



COVER SHEET

H&H HOMES  
WRIGHTSVILLE

DATE: 2-3-16  
REV:  
DRAWN BY: WJ  
ENGINEERED BY:  
REVIEWED BY:

CS

*OKM000290 Inventory Marked*

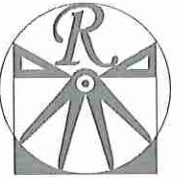
# WRIGHTSVILLE

## WRIGHTSVILLE REVISION LIST - STRUCTURAL:

- 1.) CREATED STRUCTURAL FOR NON-WALKUP VERSION (HEADER AND SUPPORT SIZES CHANGED AT SOME EXTERIOR OPENINGS, SIDE LOAD, GIRDER AND BEAM SUPPORTS ETC)
- 2.) ADDED FRAMING AND FOUNDATION FOR BAY WINDOWS, CAROLINA ROOM, 1-CAR WITH SIDE LOAD GARAGE
- 3.) ADDED DORMER FRAMING ELEVATION C
- 4.) MOVED TRUSS SUPPORT AND FOUNDATION SUPPORTS AT BED #2 FORWARD TO ALIGN WITH WALL (PIER LOCATIONS SHIFTED IN CRAWL)
- 5.) ADDED JOIST SERIES AND SPACING
- 6.) CHANGED TYPICAL HEADER SIZES FOR ALL FLOORS TO (2) 2 x 6
- 7.)
- 8.)
- 9.)
- 10.)

## WRIGHTSVILLE REVISION LIST - ARCHITECTURAL:

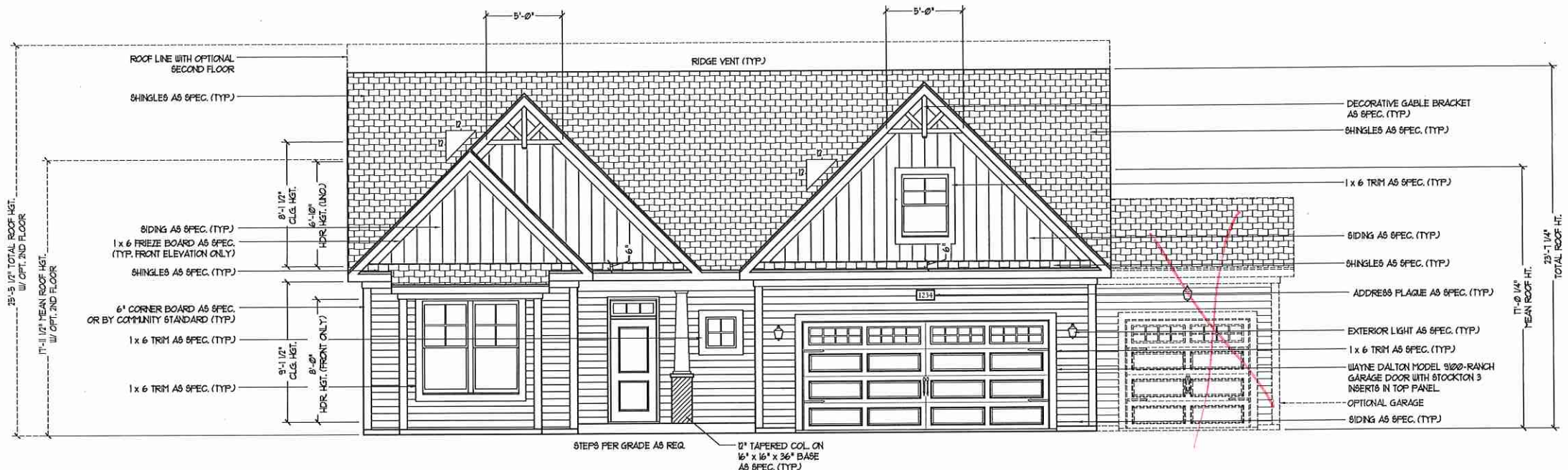
- 1.) NEW PLAN 2-3-16
- 2.) BUMPED OUT FRONT WALL OF BEDROOM #2 18". ADDED ADDITIONAL SPACE TO MASTER BEDROOM AND CLOSET. (11-16)
- 3.) REDUCED STUDY/ OPT. BEDROOM DEPTH BY 6" AND ADDED TO RECONFIGURED MASTER BATH AND CLOSET.
- 4.) RECONFIGURED MASTER BATH AND CLOSET. (11-16)
- 5.) ADDED (2) MASTER BATH OPTIONS. (11-16)
- 6.) ADDED ADDITIONAL ONE CAR GARAGE OPTION (TO BE OFFERED IN CONJUNCTION WITH SIDE-LOAD GARAGE.) (11-16)
- 7.) MOVED LOCATION OF OPTIONAL SIDE-LOAD GARAGE DOOR (TO ACCOMMODATE OPTIONAL ONE-CAR GARAGE). (11-16)
- 8.) CREATED RANCH - ONLY VERSION (WITH OPTIONAL POWDER ROOM) AND MADE SECOND FLOOR OPTIONAL. (11-16)
- 9.) CREATED BAY WINDOW OPTIONS FOR DINING AND MASTER SUITE. (11-16)
- 10.) ADDED GOURMET KITCHEN OPTION. (11-16)
- 11.) ADDED OPTIONAL CAN LIGHTING IN MASTER SUITE. (11-16)
- 12.) ADDED LIGHT IN PANTRY. (11-16)
- 13.) REMOVED CHASE SECOND FLOOR. (11-16)
- 14.) CHANGED GARAGE DOOR INSERTS FROM STOCKTON 2 TO STOCKTON 3 ON "B" ELEVATIONS (11-16).
- 15.) INCREASED MASTER BEDROOM DOOR AND C.O. OUTSIDE OF DOOR TO 2-10. (11-16)
- 16.) MADE LAUNDRY DOOR 2-10.
- 17.) REMOVED FALSE GABLE OVER PORCH AND ADDED DORMER ON ELEVATION C. (11-16)
- 18.) ADDED NOTE AND OPTIONAL MASONRY WALL AT REAR PORCH ON SLAB FOUNDATION PLAN. (11-16).



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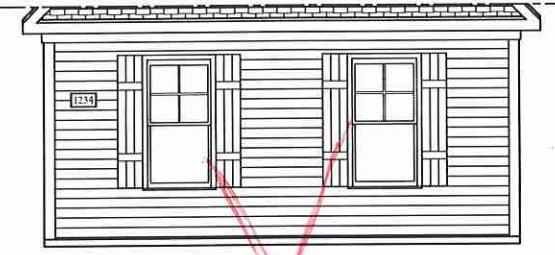
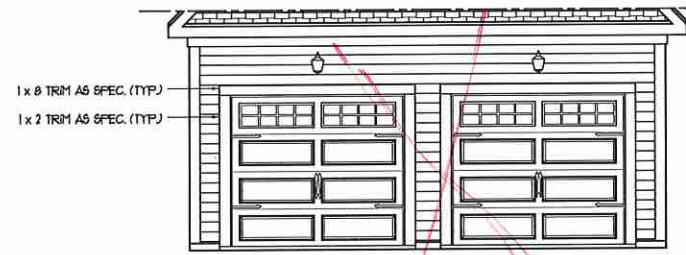
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RALEIGH, NC 27605  
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FAX: (919) 789-9921  
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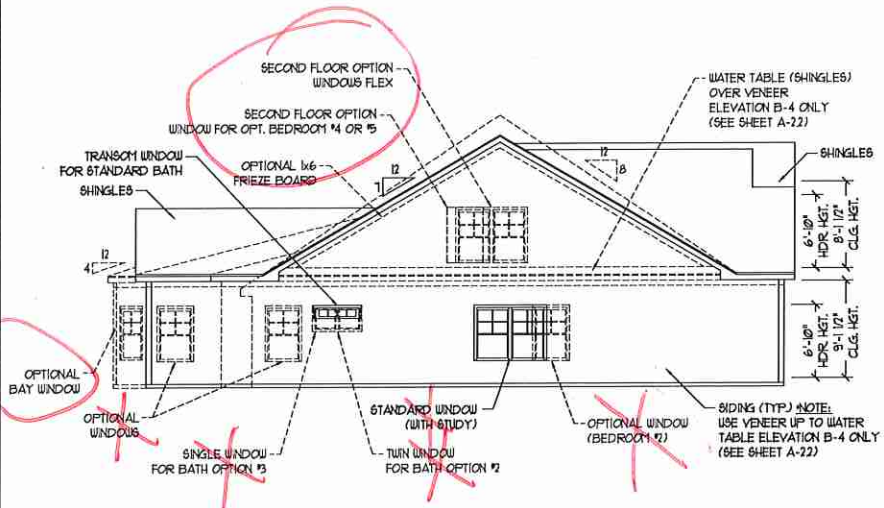


**FRONT ELEVATION-B**  
SCALE: 1/4" = 1'-0"

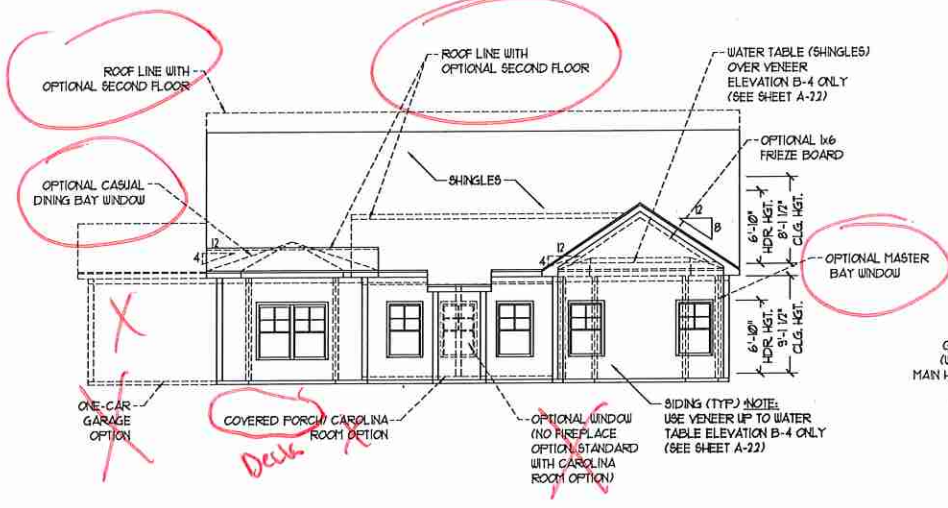
**\*\* NOTE: SEE PAGE A-2.1 FOR SPECIFIC FRONT ELEVATION-B DETAILS. SEE PAGE A-2.2 FOR B-4 (ALL BRICK) ELEVATIONS**



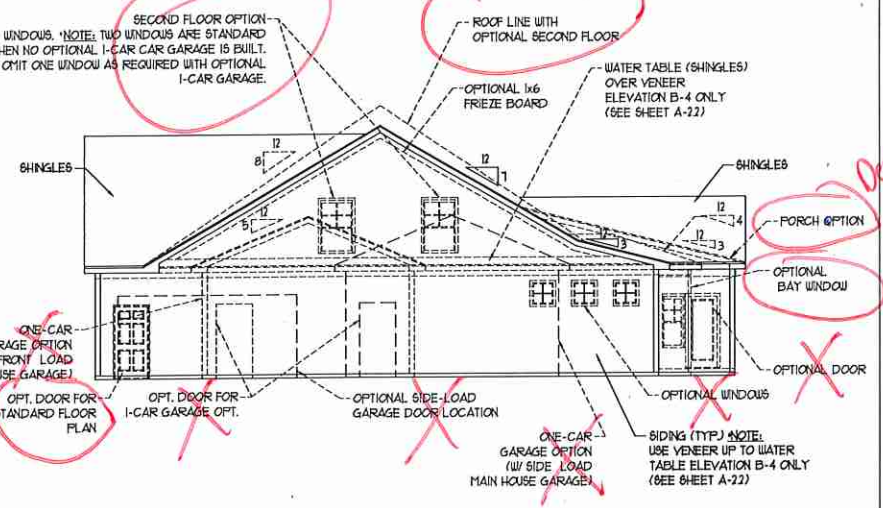
**SIDE-LOAD GARAGE OPTION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

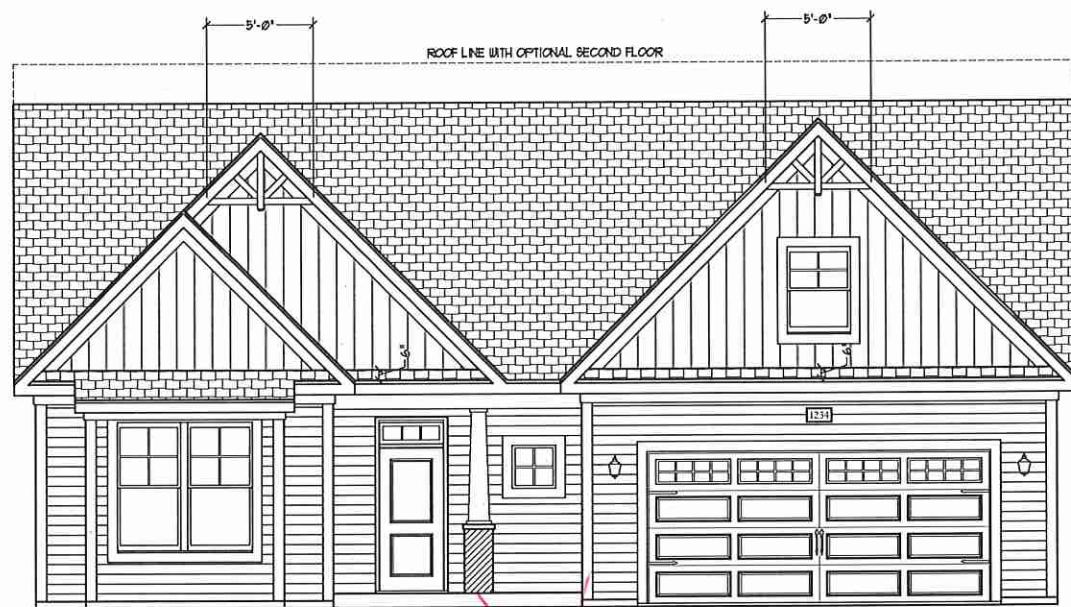


**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"

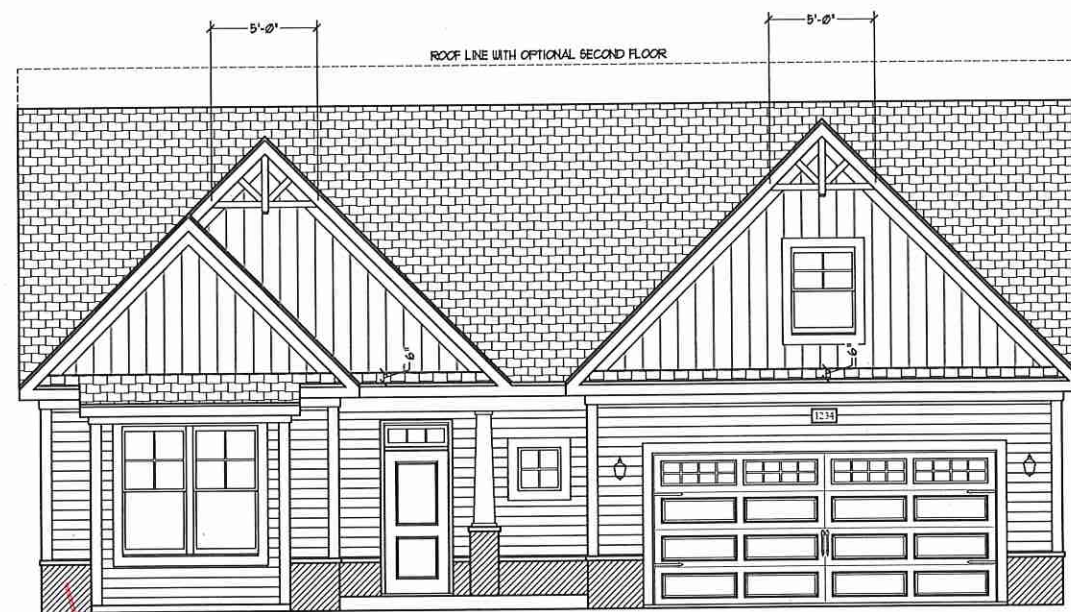
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REV.:  
SCALE: AS NOTED  
DRAWN BY: WG  
ENGINEERED BY: WLF  
REVIEWED BY: JES

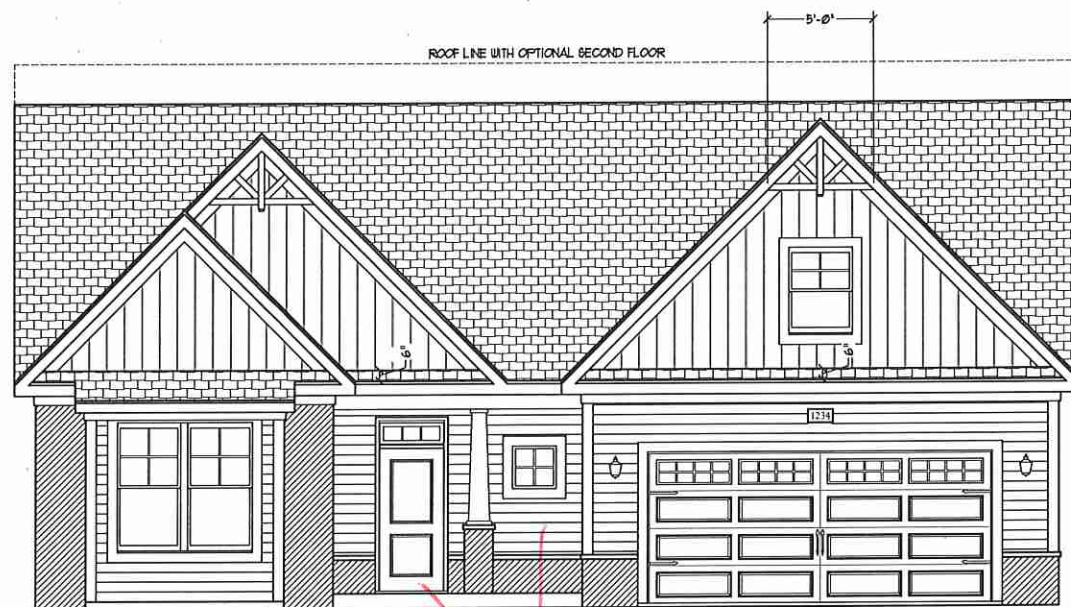
**B - ELEVATIONS**  
**A-2**



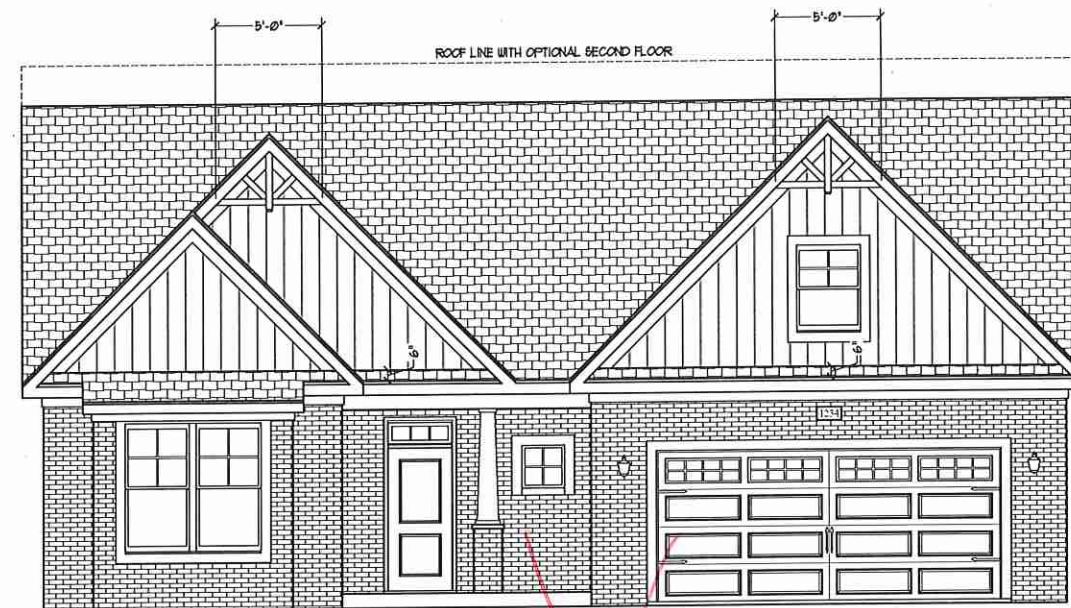
FRONT ELEVATION-B-1  
SCALE: 1/4" = 1'-0"



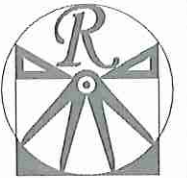
FRONT ELEVATION-B-2  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION-B-3  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION-B-4  
SCALE: 1/4" = 1'-0"

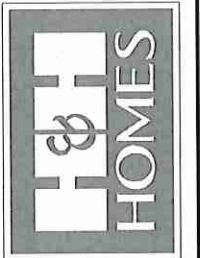


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ENGINEERING, INC.  
605 WADE AVE., SUITE 104  
RALEIGH, NC 27605  
PHONE: (919) 789-9919  
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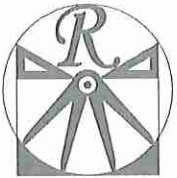
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B - ELEVATION  
OPTIONS

A-2.1

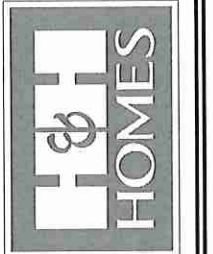


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606 WADE AVE., SUITE 104  
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SCALE: 1/4"=1'-0"

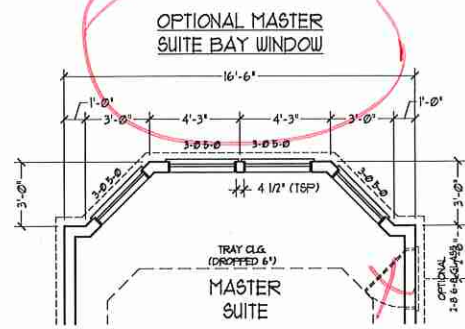
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FIRST FLOOR  
PLAN W/ OPT.  
SECOND FLOOR

A-4.1

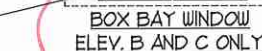
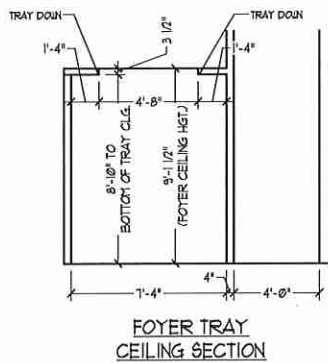


**SQUARE FOOTAGE (STANDARD)**

1st FLOOR:	1912 SQ. FT.
2nd FLOOR:	1700 SQ. FT.
TOTAL:	2632 SQ. FT.
GARAGE:	523 SQ. FT.
1st FLOOR (ALL BRICK):	1932 SQ. FT.
2nd FLOOR (ALL BRICK):	1720 SQ. FT.
TOTAL (ALL BRICK):	2712 SQ. FT.
GARAGE (ALL BRICK):	540 SQ. FT.
FRONT PORCH:	15 SQ. FT.
STD. REAR PATIO:	202 SQ. FT.

**SQUARE FOOTAGE (OPTIONS)**

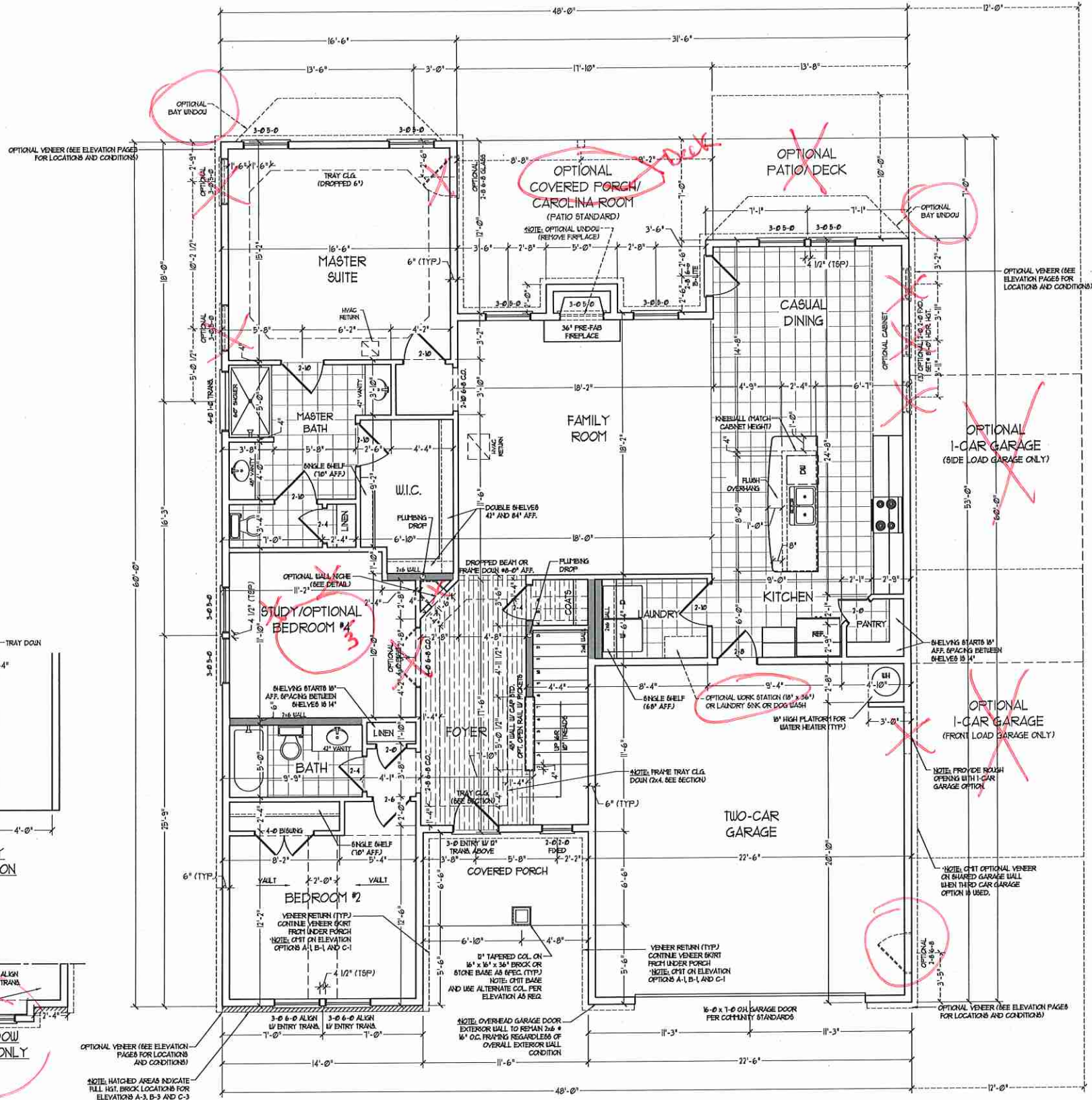
OPT. CAROLINA ROOM:	202 SQ. FT.
OPT. DINING BAY WINDOW:	34 SQ. FT.
OPT. MASTER SUITE BAY WINDOW:	33 SQ. FT.
OPT. COVERED PORCH:	202 SQ. FT.
OPT. PATIO/DECK:	131 SQ. FT.
OPT. 1-CAR GARAGE:	240 SQ. FT.
OPT. 1-CAR GARAGE (ALL BRICK):	258 SQ. FT.



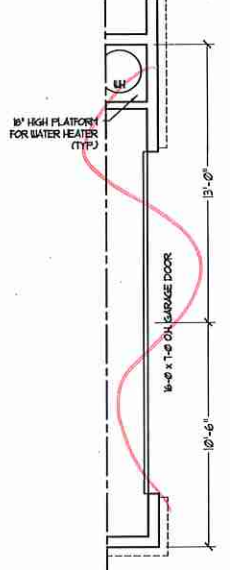
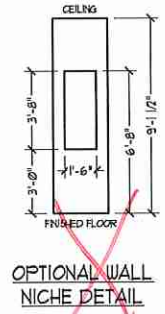
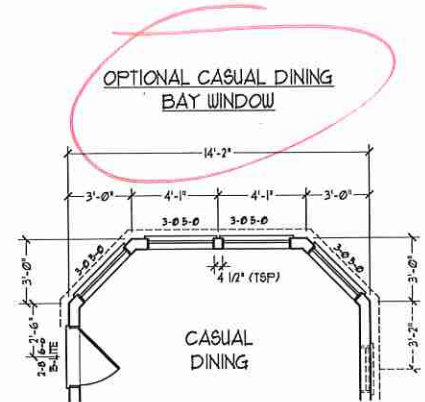
NOTE: HATCHED AREAS INDICATE FULL HGT. BRICK LOCATIONS FOR ELEVATIONS A-3, B-3 AND C-3

NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

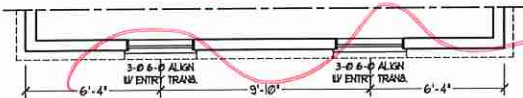
\* SHADED WALLS ARE TO BE 2 x 6 @ 16" O.C. (LOAD BEARING) OR 2 x 6 @ 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION



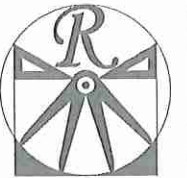
NOTE: OVERHEAD GARAGE DOOR EXTERIOR WALL TO REMAIN 2x6 @ 16" O.C. FRAMING REGARDLESS OF OVERALL EXTERIOR WALL CONDITION



SIDE-LOAD GARAGE OPTION



OPTIONAL VENEER (SEE ELEVATION PAGES FOR LOCATIONS AND CONDITIONS)

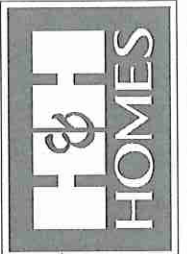


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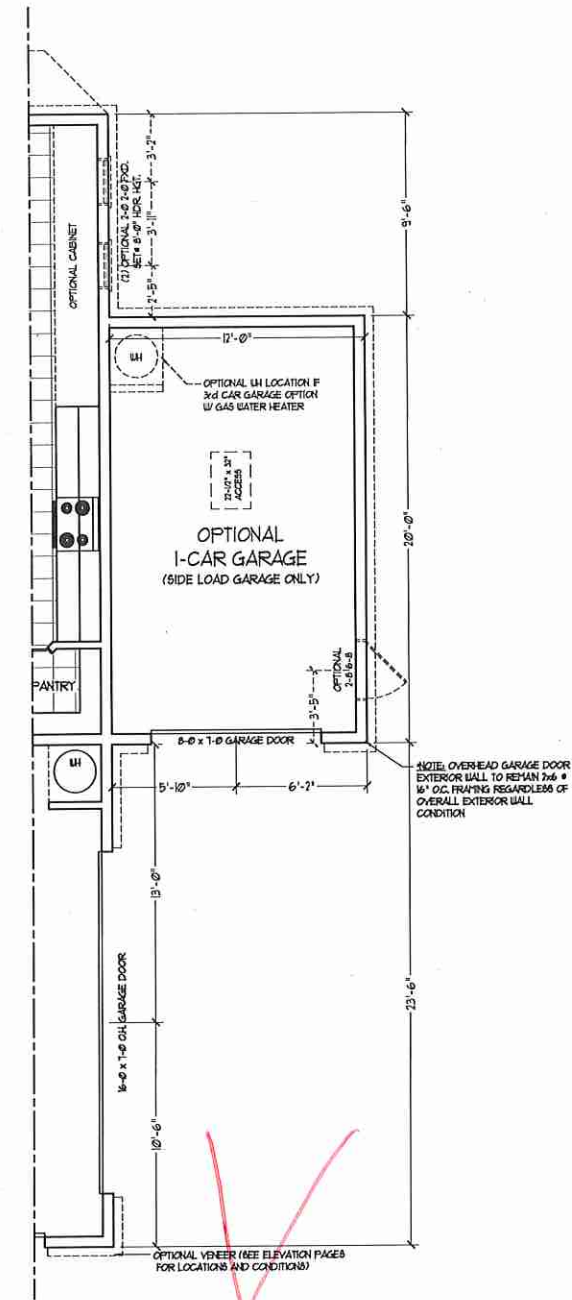
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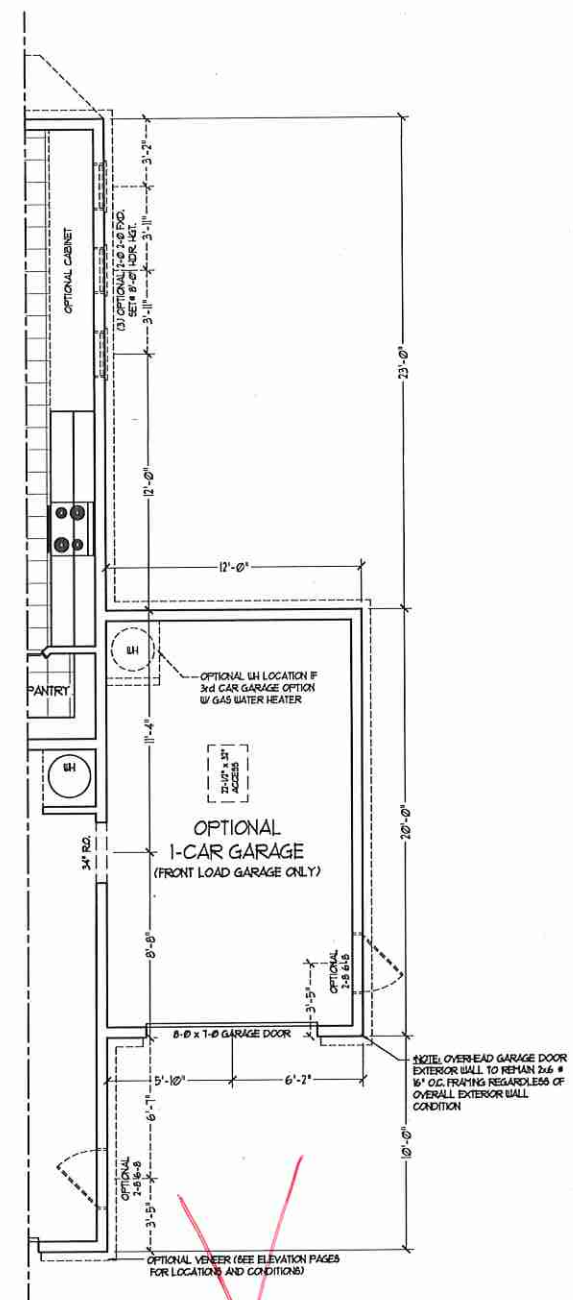
DATE: OCTOBER 25, 2016  
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REVIEWED BY: JES

FIRST FLOOR  
PLAN

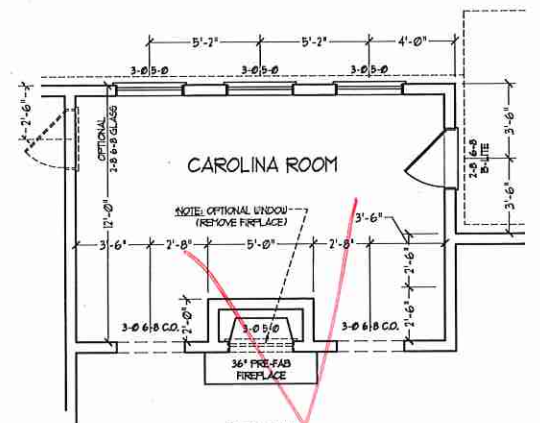
A-4.2



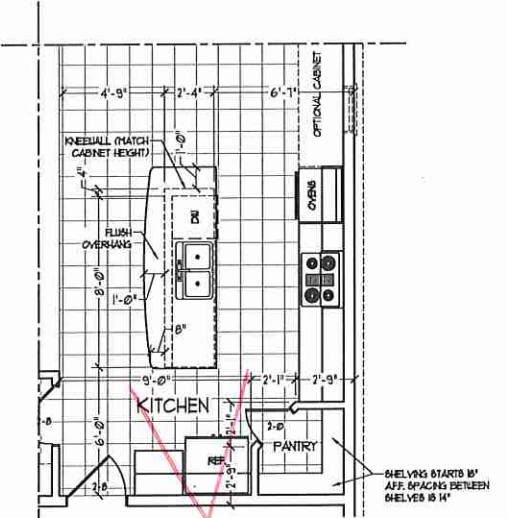
~~OPTIONAL ONE CAR GARAGE (SIDE LOAD GARAGE ONLY)~~



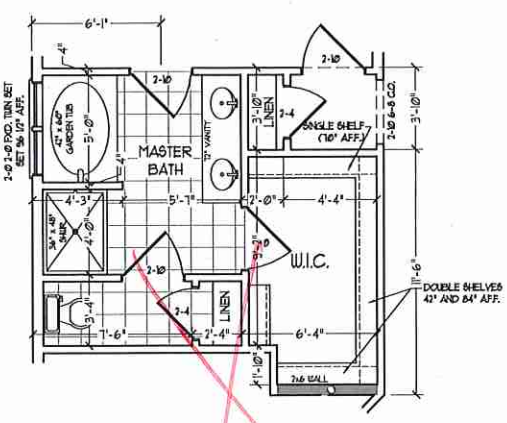
~~OPTIONAL ONE CAR GARAGE (FRONT LOAD GARAGE ONLY)~~



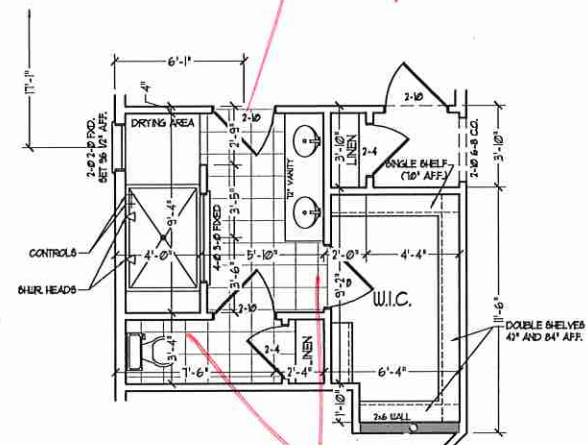
~~OPTIONAL CAROLINA ROOM~~



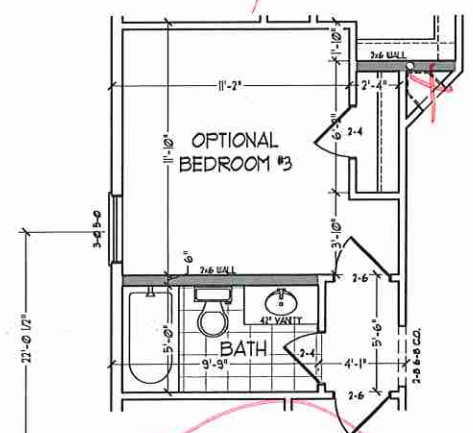
~~OPTIONAL GOURMET KITCHEN~~



~~OPTIONAL BATH #2~~



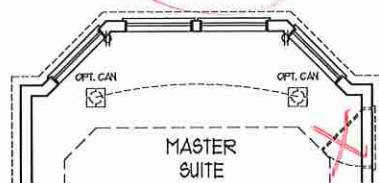
~~OPTIONAL BATH #3~~



~~OPTIONAL BEDROOM #3 IN LEIU OF STUDY~~



OPTIONAL MASTER SUITE BAY WINDOW

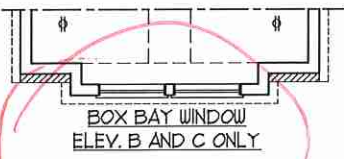


MASTER SUITE

- ELECTRICAL LAYOUT NOTES:**
- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
  - 2) VANITY LIGHTS TO BE SET @ 90" AFF. (TYP)
  - 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN
  - 4) PLACE SWITCHES 6" FROM ROUGH OPENINGS.

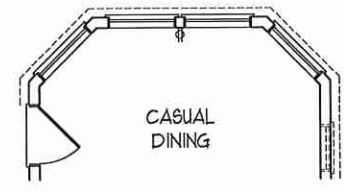
**ELECTRICAL LEGEND**

- ⊙ NO V OUTLET
- ⊙ NO V GFI OUTLET
- ⊙ NO V SWITCHED OUTLET
- ⊙ NO V BASEBOARD OUTLET
- 4-FLEX
- COUNTER OR FLOOR MOUNTED
- COUNTER OR FLOOR MOUNTED NOV GFI
- LEATHERPROOF
- 220 V OUTLET
- 220 V DEDICATED CIRCUIT
- SPECIAL PURPOSE (240 V, ETC)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- MINI CAN LIGHT
- EYEBALL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- TELEPHONE
- TV CONNECTION
- CONDUIT FOR COMPONENT WIRING
- SPEAKER
- DOORBELL CHIME
- NO V SMOKE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL

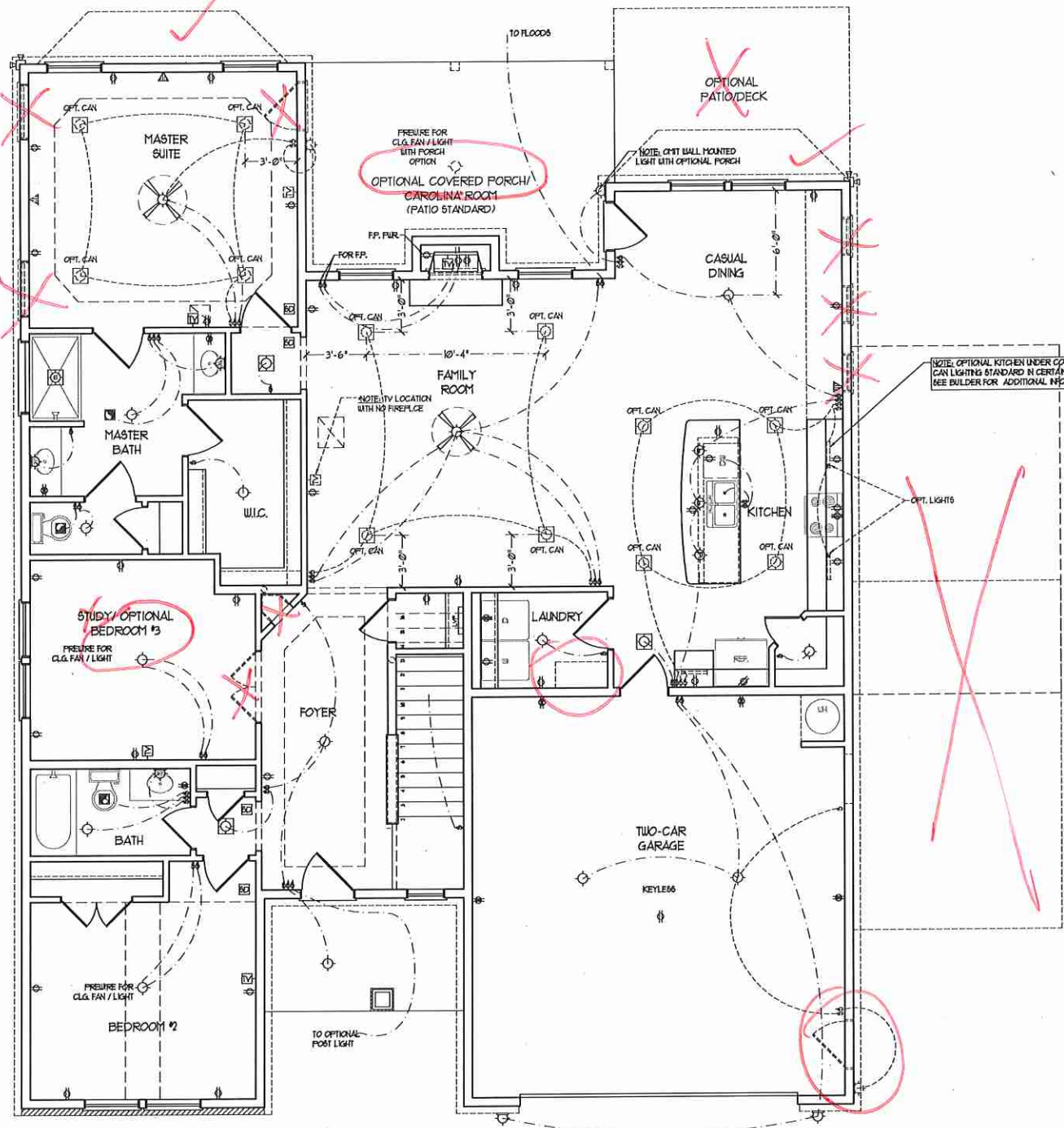


BOX BAY WINDOW  
ELEV. B AND C ONLY

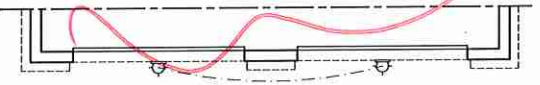
OPTIONAL CASUAL DINING BAY WINDOW



CASUAL DINING



DOUBLE GARAGE DOOR OPTION



SIDE-LOAD GARAGE OPTION

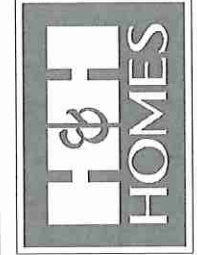


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ENGINEERING, INC.  
605 WADE AVE., SUITE 104  
RALEIGH, NC 27605  
PHONE: (919) 284-9919  
FAX: (919) 789-9921  
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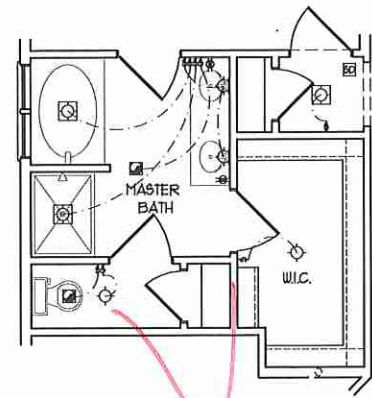
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ENGINEERED BY: WLF

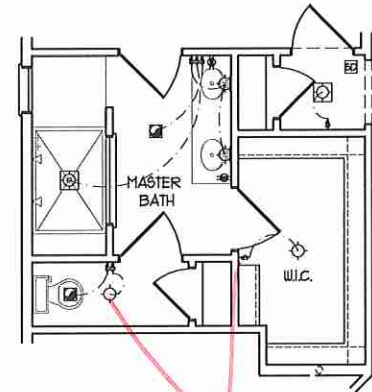
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F.F. ELECTRICAL  
PLAN W/ OPT.  
SECOND FLOOR

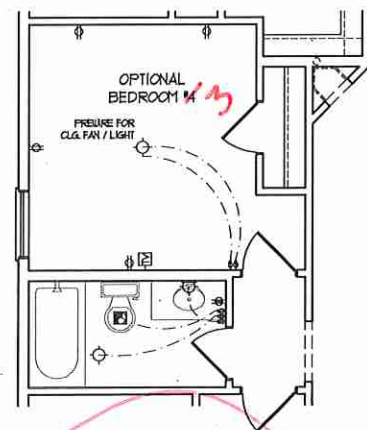
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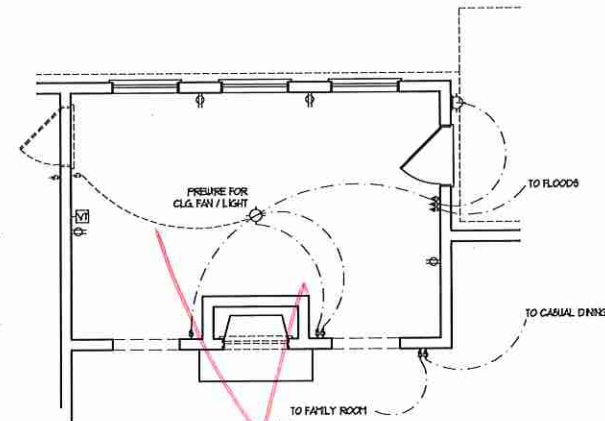
OPTIONAL BATH #2



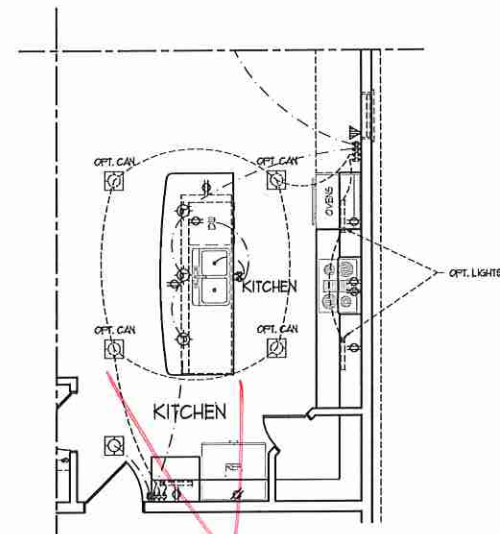
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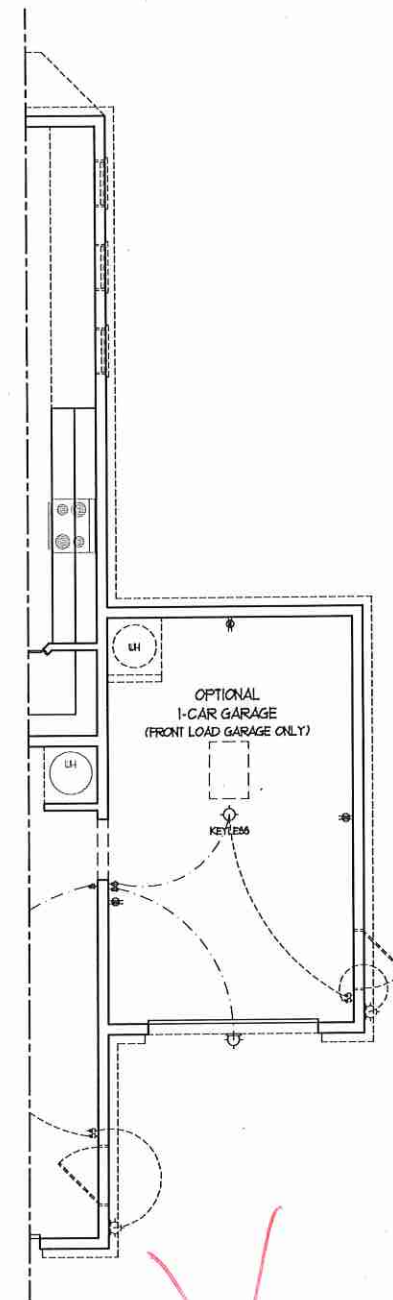
OPTIONAL BEDROOM #4  
IN LIEU OF STUDY



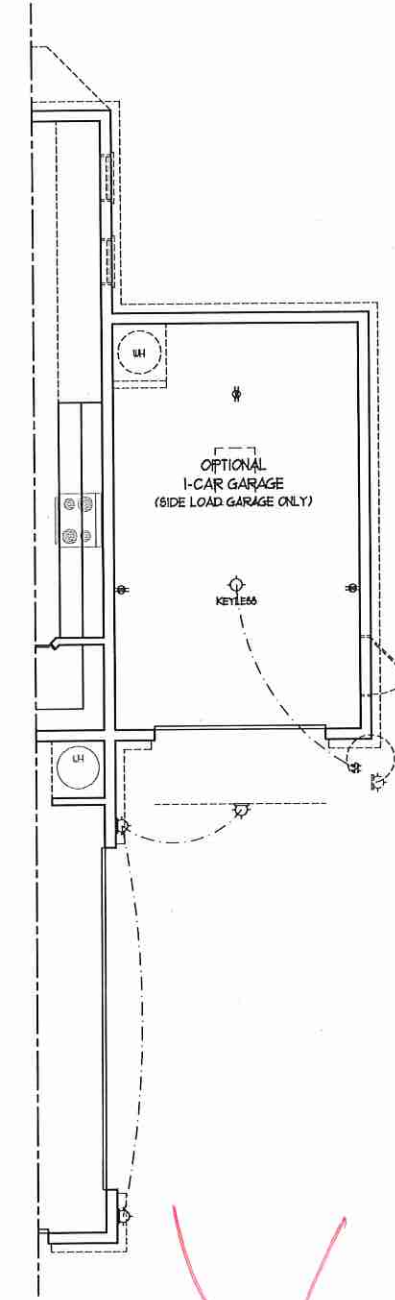
OPTIONAL CAROLINA ROOM



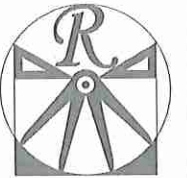
OPTIONAL GOURMET KITCHEN



OPTIONAL ONE CAR GARAGE  
(FRONT LOAD GARAGE ONLY)



OPTIONAL ONE CAR GARAGE  
(SIDE LOAD GARAGE ONLY)

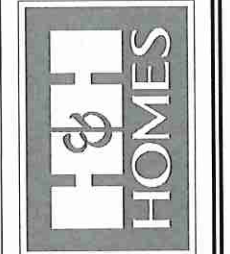


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RESIDENTIAL DESIGN, INC.  
4810 GLENNIST CT. | RALEIGH, NC 27612  
(919) 649-4128  
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ENGINEERING, INC.  
606 WADE AVE., SUITE 104  
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PHONE: (919) 789-9919  
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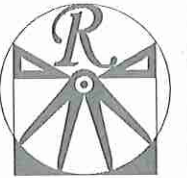
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ENGINEERED BY: WLF  
REVIEWED BY: JES  
FIRST FLOOR ELECTRICAL PLAN

E-1.2





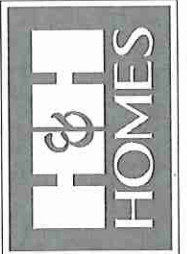
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ENGINEERING, INC.  
605 WADE AVE., SUITE 104  
RALEIGH, NC 27603  
PHONE: (919) 789-9919  
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ENGINEERED BY: WLF  
REVIEWED BY: JES

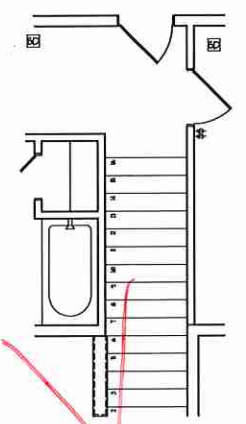
OPT. SECOND  
FLOOR  
ELECTRICAL PLAN

E-2

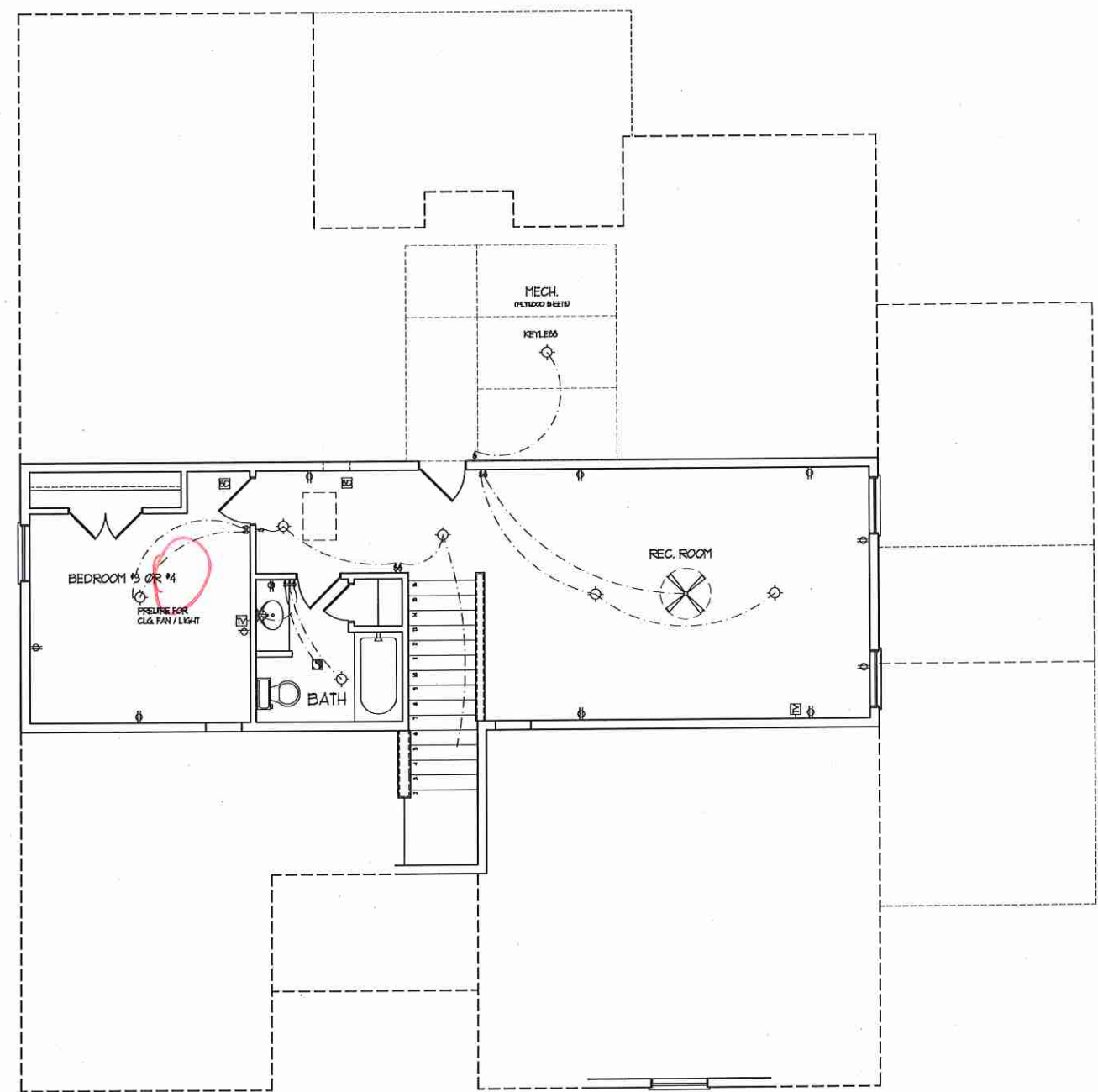
**ELECTRICAL LAYOUT NOTES:**  
1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.  
2) VANITY LIGHTS TO BE SET @ 50" AFF. (TYP.)  
3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.  
4) PLACE SWITCHES @ 1/4" FROM ROUGH OPENINGS.

**ELECTRICAL LEGEND**

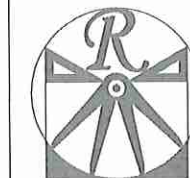
- ⊙ 120 V OUTLET
- ⊙ 120 V GFI OUTLET
- ⊙ 120 V SWITCHED OUTLET
- ⊙ 120 V BASEBOARD OUTLET
- ⊙ 4-FLEX
- ⊙ COUNTER OR FLOOR MOUNTED
- ⊙ COUNTER OR FLOOR MOUNTED MOV GFI
- ⊙ LEATHERPROOF
- ⊙ 220 V OUTLET
- ⊙ 220 V DEDICATED CIRCUIT
- ⊙ 220 V DEDICATED CIRCUIT
- ⊙ SPECIAL PURPOSE (240 V, ETC.)
- ⊙ WALL MOUNT LIGHT
- ⊙ CEILING MOUNT LIGHT
- ⊙ PENDANT LIGHT
- ⊙ RECESSED CAN LIGHT
- ⊙ MINI CAN LIGHT
- ⊙ EYEBALL LIGHT
- ⊙ FLUORESCENT LIGHT
- ⊙ UNDERCABINET LIGHT
- ⊙ FLOOD LIGHT
- ⊙ SWITCH
- ⊙ 3-WAY SWITCH
- ⊙ 4-WAY SWITCH
- ⊙ DIMMER SWITCH
- ⊙ TELEPHONE
- ⊙ TV CONNECTION
- ⊙ CONDUIT FOR COMPONENT WIRING
- ⊙ SPEAKER
- ⊙ DOORBELL CHIME
- ⊙ 120 V SMOKE DETECTOR
- ⊙ EXHAUST FAN
- ⊙ LOW VOLTAGE PANEL



**OPTIONAL REC ROOM**  
FULL WALL WITH DOOR  
(DOOR AND WALL STANDARD WHEN REC ROOM IS UNFINISHED)



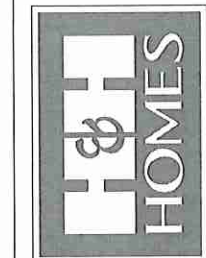
**SECOND FLOOR**  
**STANDARD**



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**J.S. THOMPSON**  
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606 WADE AVE., SUITE 104  
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PHONE: (919) 284-9919  
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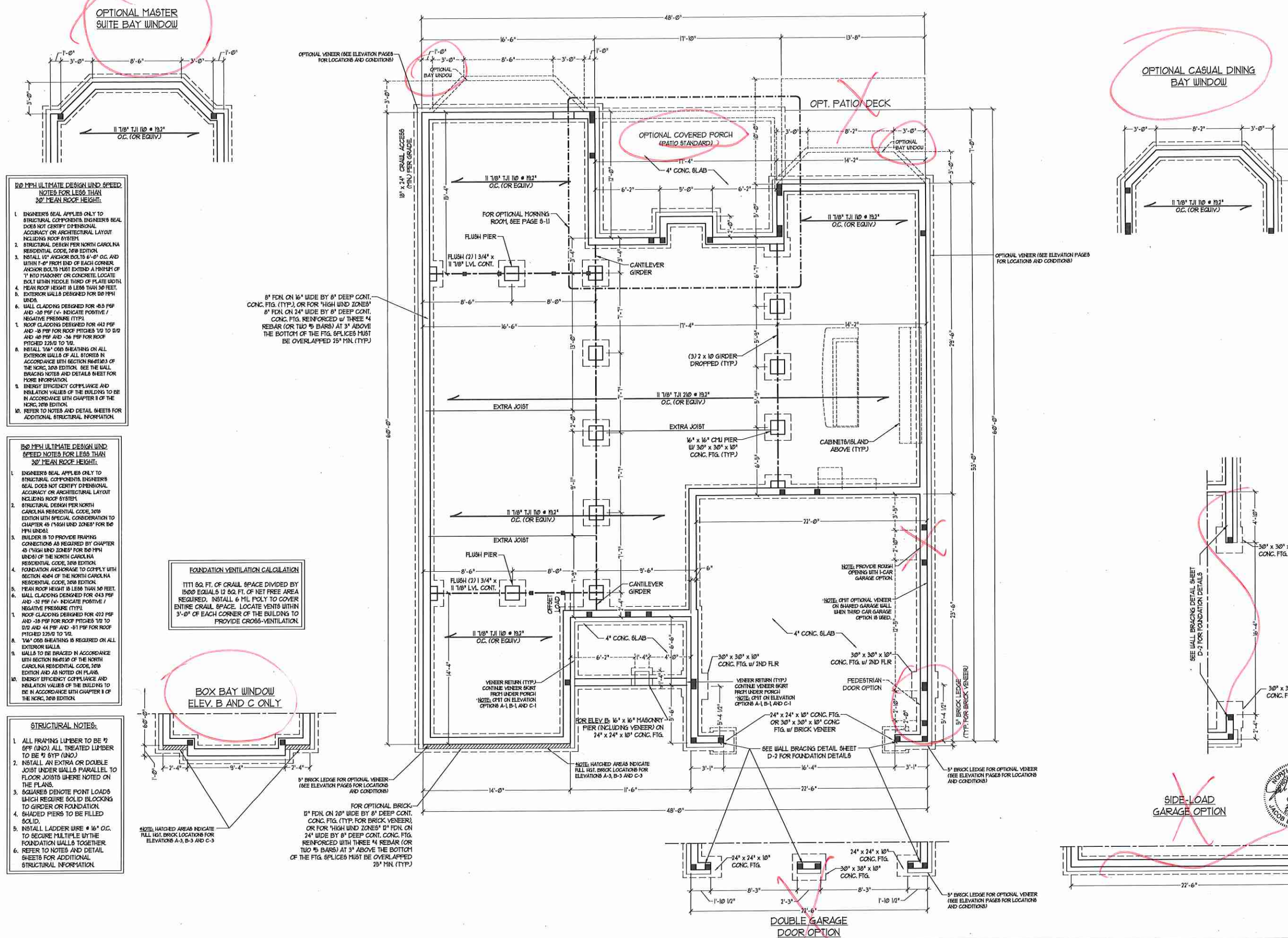
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ENGINEERED BY: WLF

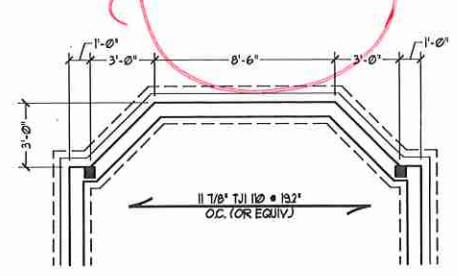
REVIEWED BY: JES

CRAWL  
FOUNDATION  
PLAN

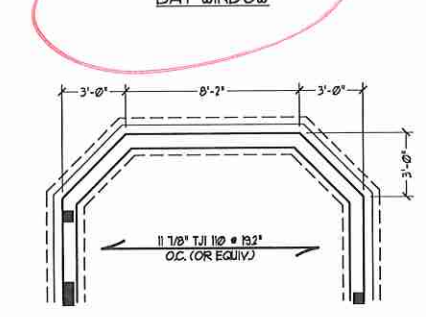
S-1



OPTIONAL MASTER SUITE BAY WINDOW



OPTIONAL CASUAL DINING BAY WINDOW

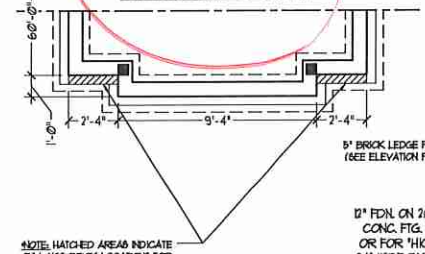


- 80 MPH ULTIMATE DESIGN WIND SPEED**  
NOTES FOR LESS THAN 20' MEAN ROOF HEIGHT:
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
  - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
  - INSTALL 1/2" ANCHOR BOLTS 6"-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 1" INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF FLUTE WIDTH.
  - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
  - EXTERIOR WALLS DESIGNED FOR 80 MPH WINDS.
  - WALL CLADDING DESIGNED FOR -15.5 PSF AND -38 PSF (4" INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
  - ROOF CLADDING DESIGNED FOR 40 PSF AND -18 PSF FOR ROOF PITCHES 1/2 TO 3/12 AND 40 PSF AND -38 PSF FOR ROOF PITCHES 12/12 TO 12/12.
  - INSTALL 1/4" OGD SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION R502.3 OF THE NRC, 2018 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
  - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2018 EDITION.
  - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

- 80 MPH ULTIMATE DESIGN WIND SPEED**  
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  - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 ("HIGH WIND ZONES") FOR 80 MPH WINDS.
  - BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES") FOR 80 MPH WINDS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
  - FOUNDATION ANCHORAGE TO COMPLY WITH SECTION R504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
  - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
  - WALL CLADDING DESIGNED FOR 43 PSF AND -31 PSF (4" INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
  - ROOF CLADDING DESIGNED FOR 42 PSF AND -18 PSF FOR ROOF PITCHES 1/2 TO 3/12 AND 44 PSF AND -51 PSF FOR ROOF PITCHES 12/12 TO 12/12.
  - 1/4" OGD SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
  - WALLS TO BE BRACED IN ACCORDANCE WITH SECTION R502.3 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION AND AS NOTED ON PLANS.
  - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2018 EDITION.

**FOUNDATION VENTILATION CALCULATION**  
1111 SQ. FT. OF CRAWL SPACE DIVIDED BY 1500 EQUALS 12 SQ. FT. OF NET FREE AREA REQUIRED. INSTALL 6 MIL POLY TO COVER ENTIRE CRAWL SPACE. LOCATE VENTS WITHIN 3'-0" OF EACH CORNER OF THE BUILDING TO PROVIDE CROSS-VENTILATION.

**BOX BAY WINDOW**  
ELEV. B AND C ONLY



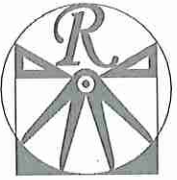
- STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE #2 SYP (UNO). ALL TREATED LUMBER TO BE #2 SYP (UNO).
  - INSTALL AN EXTRA OR DOUBLE JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
  - SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED PIERS TO BE FILLED SOLID.
  - INSTALL LADDER WIRE @ 16" O.C. TO SECURE MULTIPLE W/ THE FOUNDATION WALLS TOGETHER.
  - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

FOR OPTIONAL BRICK:  
12" FDN ON 20" WIDE BY 8" DEEP CONT. CONC. FIG. (TYP. FOR BRICK VENEER), OR FOR "HIGH WIND ZONES" 12" FDN ON 24" WIDE BY 8" DEEP CONT. CONC. FIG. REINFORCED WITH THREE #4 REBAR (OR TWO #5 BARS) AT 3" ABOVE THE BOTTOM OF THE FIG. SPLICES MUST BE OVERLAPPED 25" MIN. (TYP.)

DOUBLE GARAGE DOOR OPTION

SIDE-LOAD GARAGE OPTION





**RENAISSANCE**

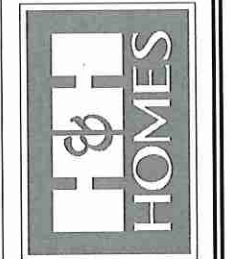
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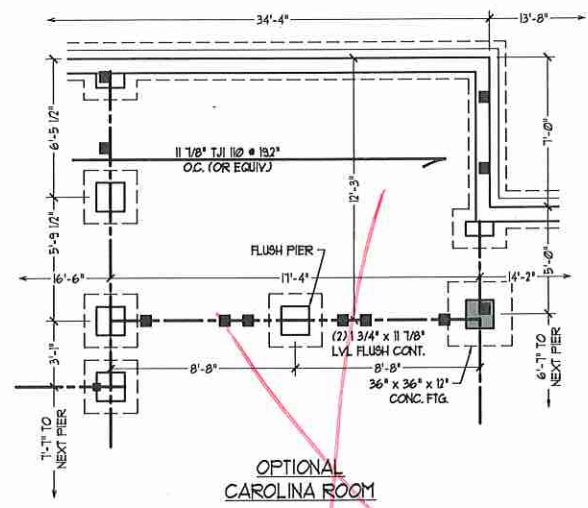
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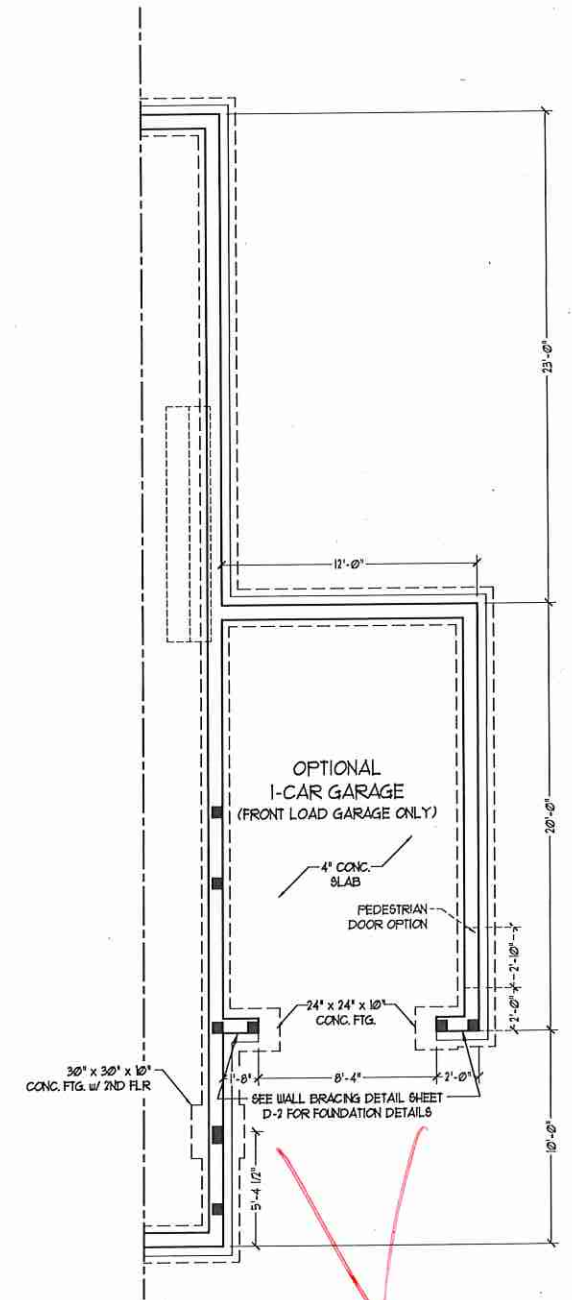
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REVIEWED BY: JES

CRAWL  
FOUNDATION  
PLAN - OPTIONS

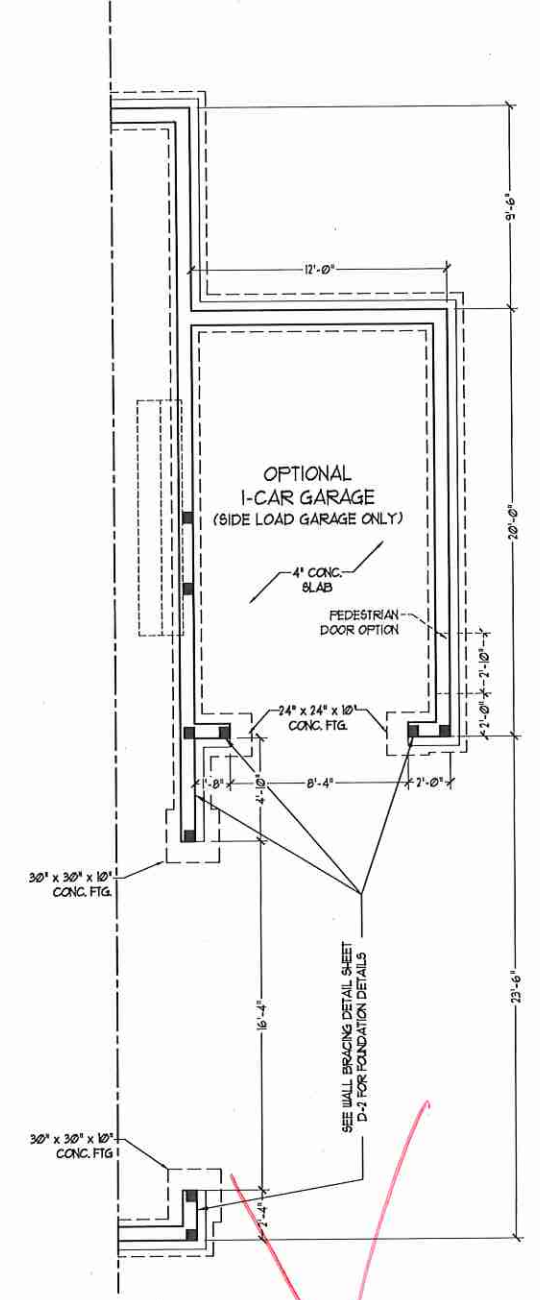
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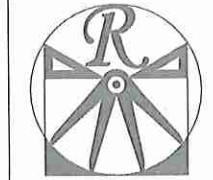
~~OPTIONAL  
CAROLINA ROOM~~



~~OPTIONAL ONE CAR  
GARAGE  
(FRONT LOAD GARAGE ONLY)~~



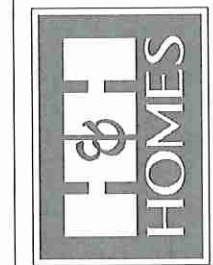
~~OPTIONAL ONE CAR  
GARAGE  
(SIDE LOAD GARAGE ONLY)~~



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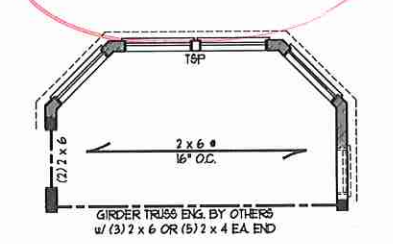


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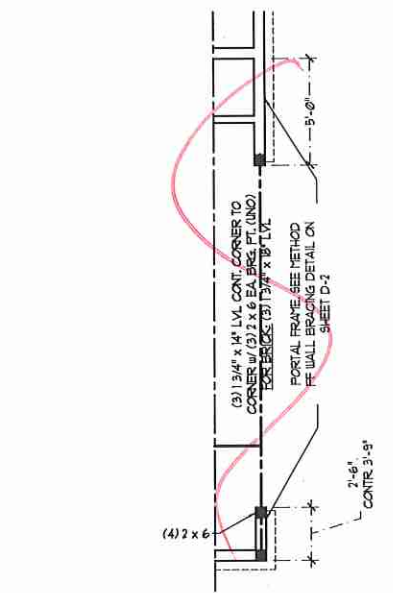
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**WRIGHTSVILLE**  
**DRIVE RIGHT**

DATE: OCTOBER 25, 2016  
REV.:  
SCALE: 1/4"=1'-0"  
DRAWN BY: WG  
ENGINEERED BY: WLF  
REVIEWED BY: JES

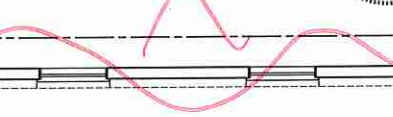
OPT. SECOND FLOOR FRAMING PLAN  
**S-2.1**



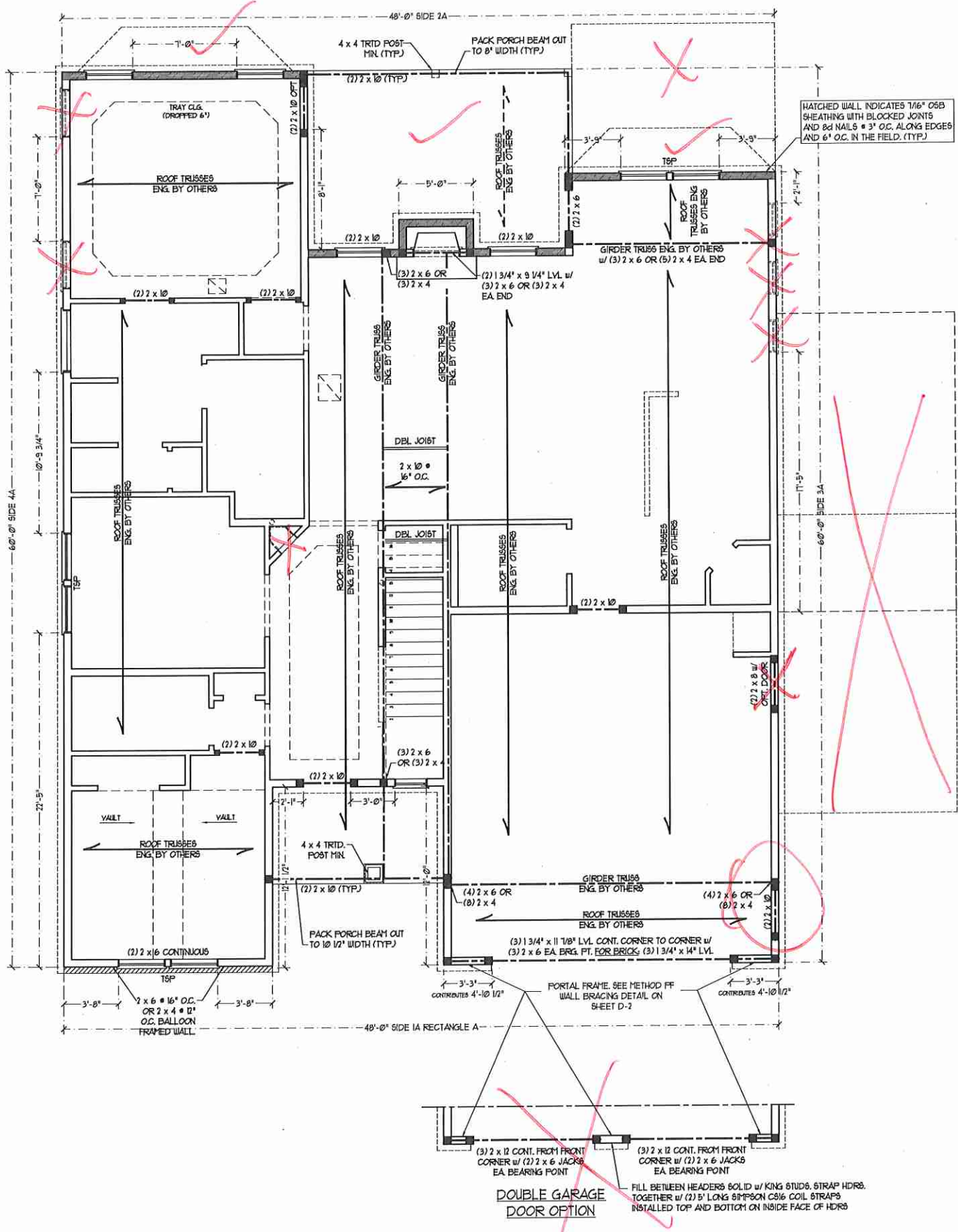
**NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).**



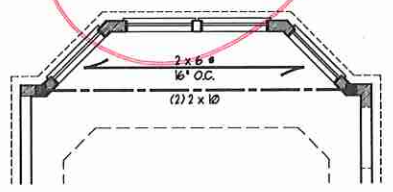
**SIDE-LOAD GARAGE OPTION**



**DOUBLE GARAGE DOOR OPTION**



**OPTIONAL MASTER SUITE BAY WINDOW**



**STRUCTURAL NOTES:**

- ALL FRAMING LUMBER TO BE SYP #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO).
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO). WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA END (UNO). SEE TABLE R602.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
- FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/8" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
- FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 2" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE BILL PLATES THEIR FULL DEPTH.
- ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON AUB44 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ AUB66 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 1000 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO).
- FOR FIBERGLASS, ALUMINUM OR COLUMN ENCL. BY OTHERS, SECURE TO SLAB w/ (2) METAL ANGLES USING 2" CONC. SCREWS. FASTEN ANGLES TO COLUMNS w/ 1/4" THROUGH BOLTS w/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

**LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT**

LENGTH (FT.)	SIZE OF LINTEL
UP TO 4 FT.	L 3 1/2 x 3 1/2 x 1/4
4-8	L 5 x 3 1/2 x 5/16 LLY
8 AND GREATER	L 6 x 4 x 5/16 LLY

**BRICK SUPPORT NOTES:**

- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DINGS FOR SIZE AND LOCATION OF OPENINGS.
- (LLV) = LONG LEG VERTICAL.
- EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
- FOR ALL HEADERS 8"-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER w/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
- FOR ALL BRICK SUPPORT @ ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS w/ (4) 2d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R103.8.21 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
- PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

DS&P INDICATES DOUBLE STUD POCKET BETWEEN WINDOW UNITS.  
TSP INDICATES TRIPLE STUD POCKET BETWEEN WINDOW UNITS.

**BRACED WALL DESIGN**

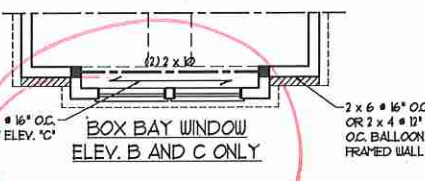
**RECTANGLE A**  
**SIDE 1A (FRONT LOAD)**  
METHOD: CS-USP/FF  
TOTAL REQUIRED LENGTH: 8.00'  
TOTAL PROVIDED LENGTH: 22.16'  
**SIDE 2A**  
METHOD: CS-USP/FF  
TOTAL REQUIRED LENGTH: 8.00'  
TOTAL PROVIDED LENGTH: 19.5'  
**SIDE 3A (SIDE LOAD)**  
METHOD: CS-USP/FF  
TOTAL REQUIRED LENGTH: 6.46'  
TOTAL PROVIDED LENGTH: 40.25'  
**SIDE 4A**  
METHOD: CS-USP  
TOTAL REQUIRED LENGTH: 6.46'  
TOTAL PROVIDED LENGTH: 60.44'

**BRACED WALL DESIGN NOTES:**

- BRACED WALL DESIGN PER SECTION R602.10 OF THE NRC 2018 EDITION.
- CS-USP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 1/8" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
- GB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (UNO) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 12" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NRC 2018 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

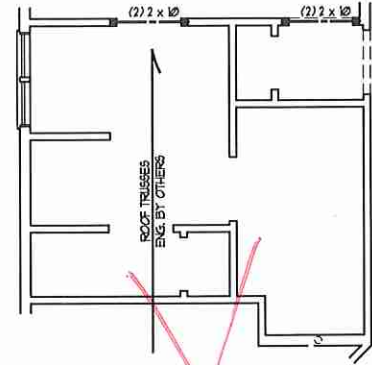
**TABLE R602.15**  
**MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS**

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R602.15)	16	24
UP TO 3'	1	1	1
4'	2	1	1
5'	3	2	2
6'	5	3	3
16'	6	4	4

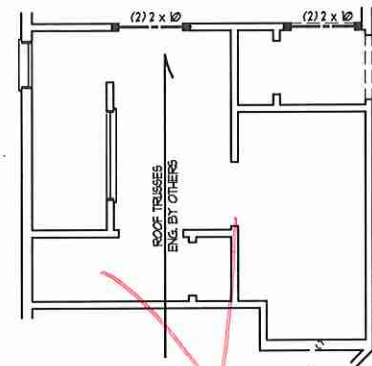


**BOX BAY WINDOW ELEV. B AND C ONLY**

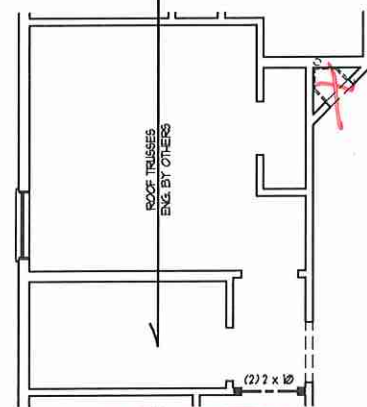




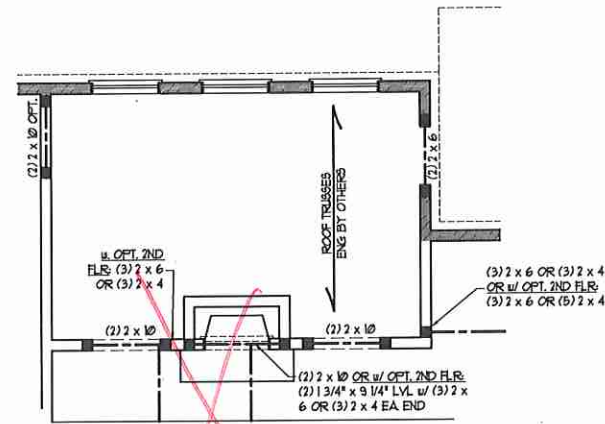
OPTIONAL BATH #2



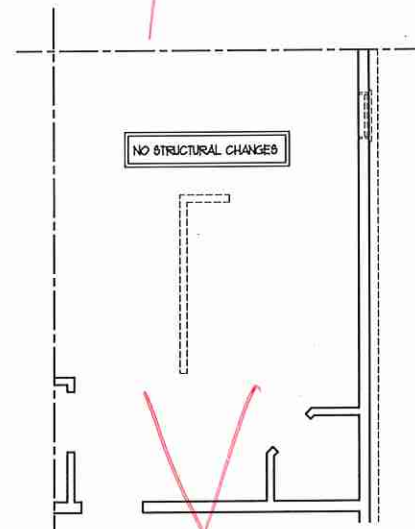
OPTIONAL BATH #3



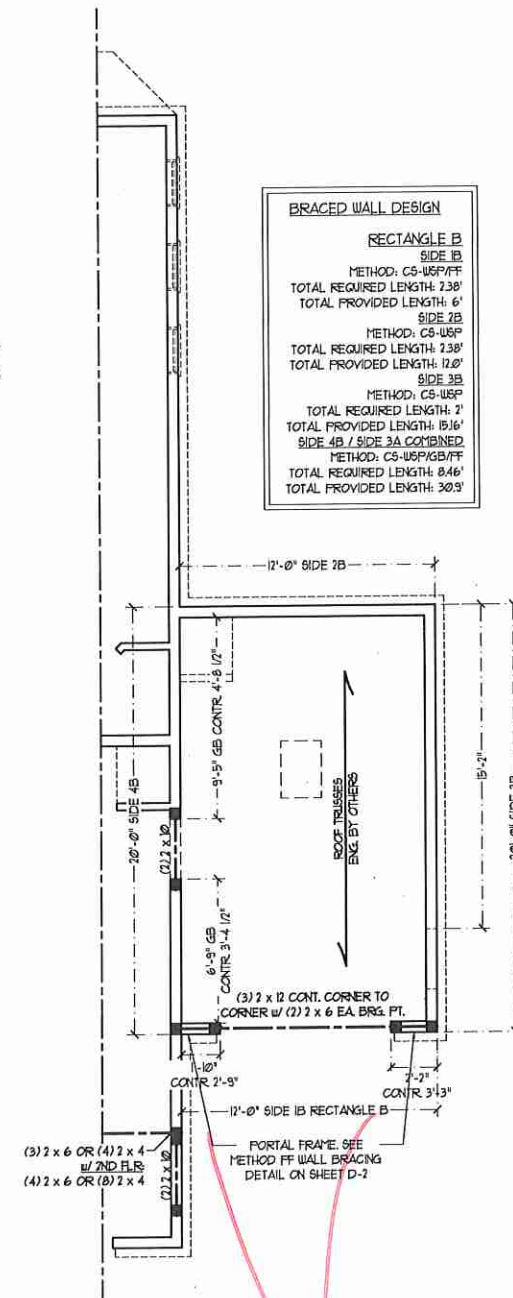
OPTIONAL BEDROOM #3 IN LEIU OF STUDY



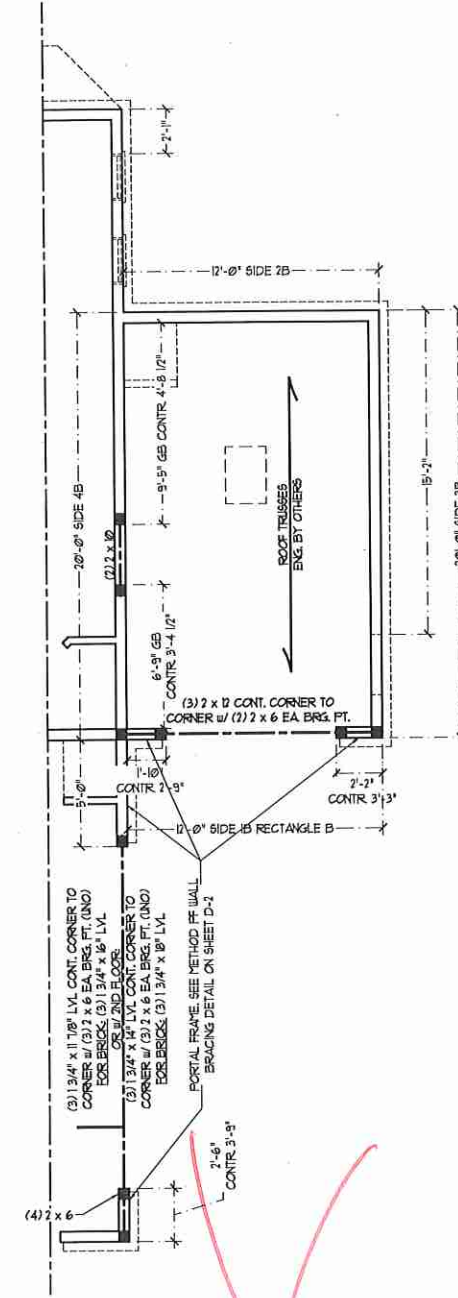
OPTIONAL CAROLINA ROOM



OPTIONAL GOURMET KITCHEN



OPTIONAL ONE CAR GARAGE (FRONT LOAD GARAGE ONLY)



OPTIONAL ONE CAR GARAGE (SIDE LOAD GARAGE ONLY)

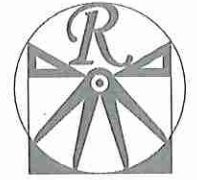
**BRACED WALL DESIGN**

RECTANGLE B  
SIDE 1B  
METHOD: CS-18F/FT  
TOTAL REQUIRED LENGTH: 238'  
TOTAL PROVIDED LENGTH: 6'

SIDE 2B  
METHOD: CS-18F  
TOTAL REQUIRED LENGTH: 238'  
TOTAL PROVIDED LENGTH: 120'

SIDE 3B  
METHOD: CS-18F  
TOTAL REQUIRED LENGTH: 7'  
TOTAL PROVIDED LENGTH: 19.16'

SIDE 4B / SIDE 3A COMPANED  
METHOD: CS-18F/FT  
TOTAL REQUIRED LENGTH: 8.46'  
TOTAL PROVIDED LENGTH: 30.9'



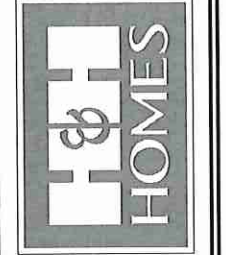
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606 WADE AVE., SUITE 104  
RALEIGH, NC 27605  
PHONE: (919) 789-9919  
FAX: (919) 789-9921  
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DATE: OCTOBER 25, 2016  
REV.:  
SCALE: 1/4"=1'-0"  
DRAWN BY: WG  
ENGINEERED BY: WLF  
REVIEWED BY: JES

SECOND FLOOR FRAMING PLAN - OPTIONS  
S-2.2



**NOTE:** ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

**BRACED WALL DESIGN NOTES:**

- BRACED WALL DESIGN PER SECTION R602.10 OF THE NCRC 2010 EDITION.
- CS-USP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 1/2" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
- GB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 1" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM FLATES.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2010 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

**NOTE:**

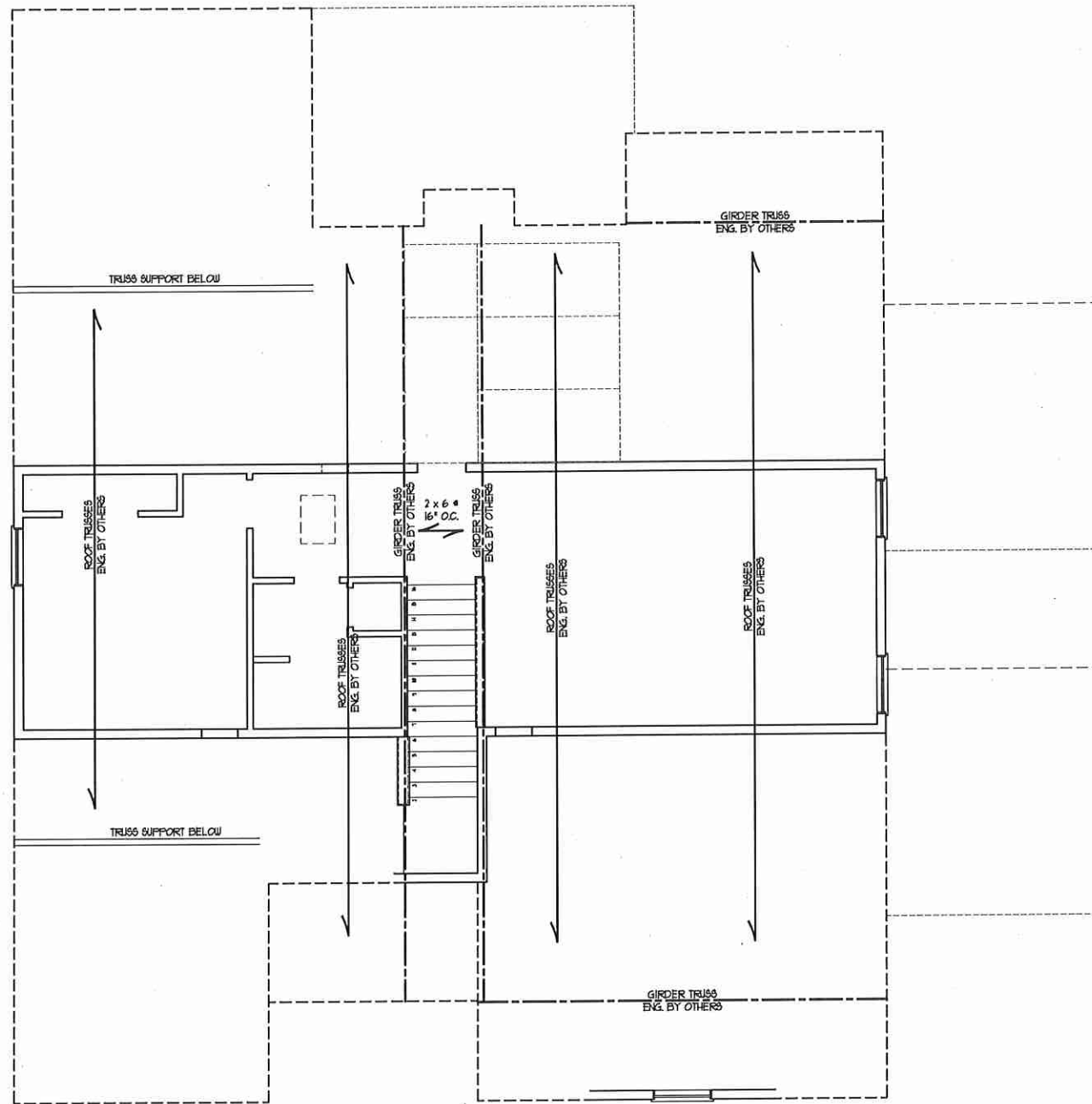
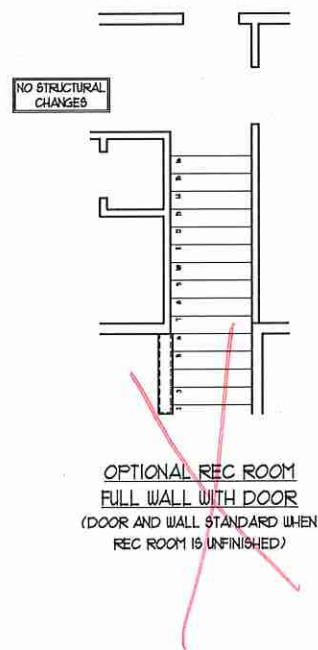
- PER TABLE R602.10.3 OF THE 2010 NCRC, THE 2ND FLOOR IS CONTAINED WHOLLY WITHIN THE ROOF SYSTEM AND WALL BRACING ANALYSIS IS NOT REQUIRED ON THE SECOND FLOOR. IN ADDITION THE SECOND FLOOR NEED NOT BE CONSIDERED A STORY IN THE FIRST FLOOR WALL BRACING ANALYSIS.
- SHEATH ALL EXTERIOR WALLS WITH 1/2" OSB SHEATHING ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.

**STRUCTURAL NOTES:**

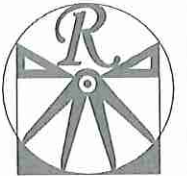
- ALL FRAMING LUMBER TO BE OFF 2 (UNO). ALL TREATED LUMBER TO BE 6YP 2 (UNO).
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
- WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R602.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
- FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/2" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
- FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (7) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

TABLE R602.15  
MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R602.15)	
	16	24
UP TO 3'	1	1
4'	2	1
5'	3	2
6'	5	3
16'	6	4



SECOND FLOOR  
STANDARD

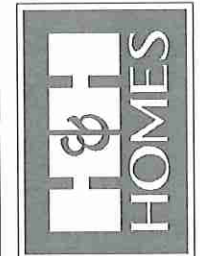


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ENGINEERING, INC.  
606 WADE AVE., SUITE 104  
RALEIGH, NC 27605  
PHONE: (919) 289-9919  
FAX: (919) 789-9921  
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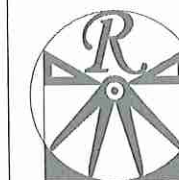
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REV:  
SCALE: 1/4" = 1'-0"  
DRAWN BY: WJG  
ENGINEERED BY: WLF  
REVIEWED BY: JES

OPT. ATTIC  
FLOOR FRAMING  
PLAN

S-3



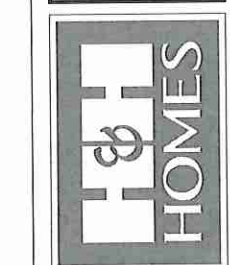


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RESIDENTIAL DESIGN, INC.  
4810 GLENVIEW CT., J. RALEIGH, NC 27612  
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**ENGINEERING, INC.**  
606 W. VALE AVE., SUITE 104  
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PHONE: (919) 789-9919  
FAX: (919) 789-9921  
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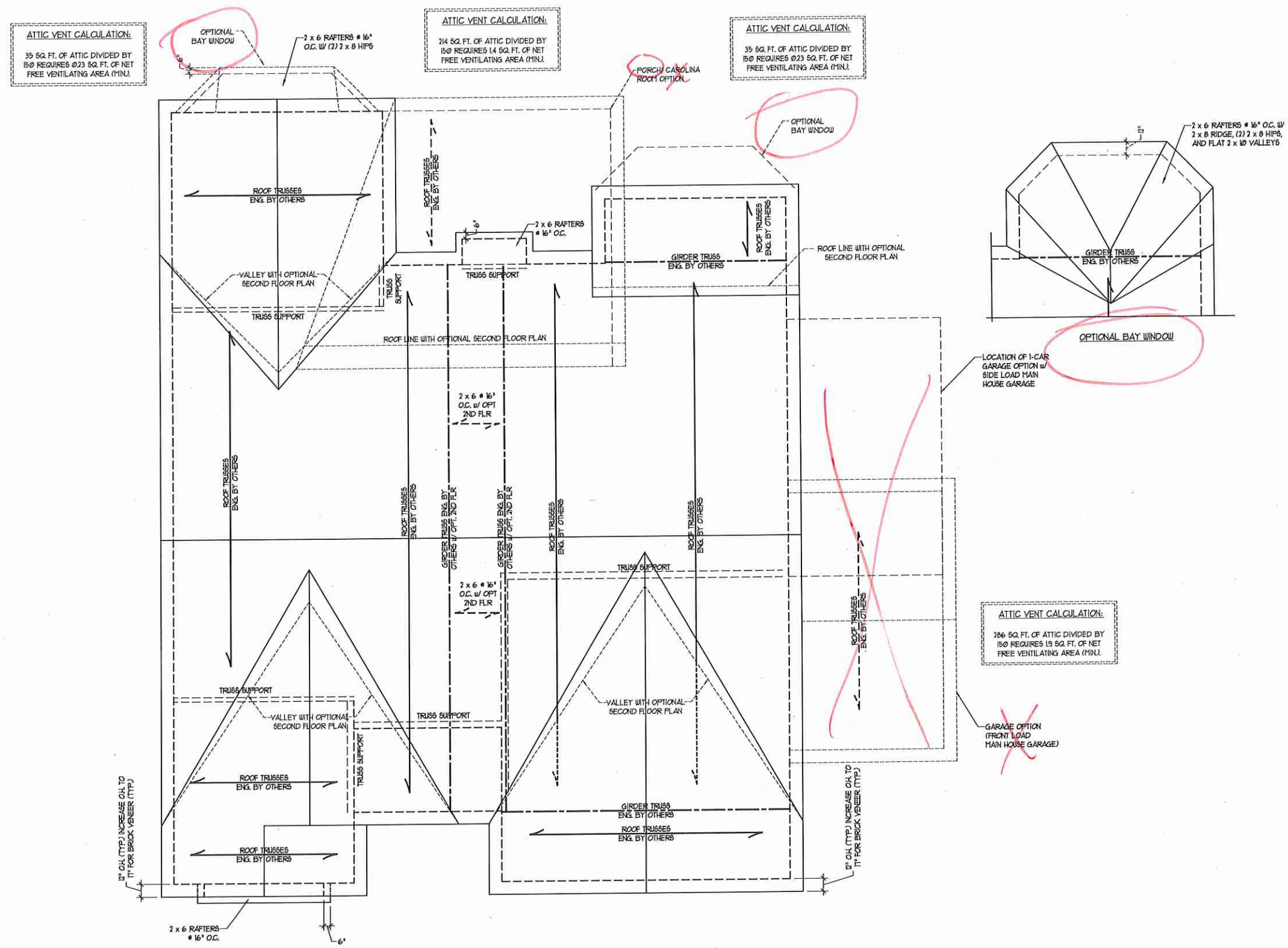


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REV.:  
SCALE: 1/4" = 1'-0"  
DRAWN BY: WJG  
ENGINEERED BY: WLF  
REVIEWED BY: JES

ROOF PLAN  
ELEVATION - B  
**S-4**



ROOF PLAN ELEVATION-B

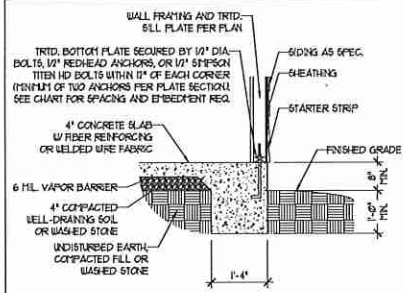
**ATTIC VENT CALCULATION:**  
2932 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 19.3 SQ. FT. OF NET FREE VENTILATING AREA (MIN).

**STRUCTURAL NOTES:**

- ALL FRAMING LUMBER TO BE #1 SFT (UNO).
- CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
- FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
- HIP SPLICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROUD OF 12d NAILS @ 16" O.C. (TYP.)
- STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
- FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON 1035A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
- REFER TO SECTION R202211 OF THE 2018 NCRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

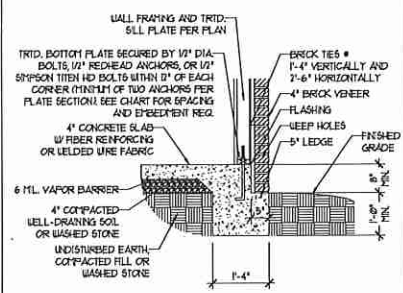
### MONOLITHIC SLAB DETAILS

DETAIL 1



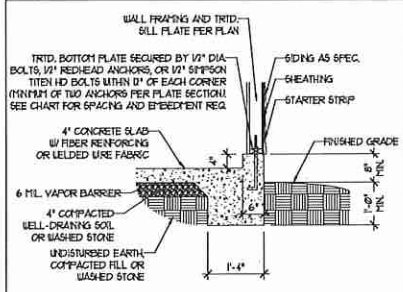
TYPICAL SLAB DETAIL

DETAIL 2



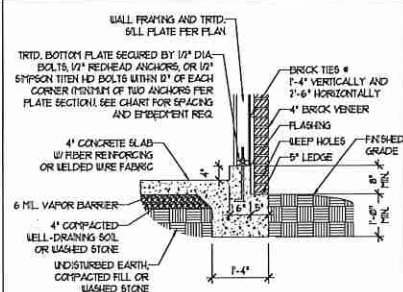
BRICK VENEER DETAIL

DETAIL 3



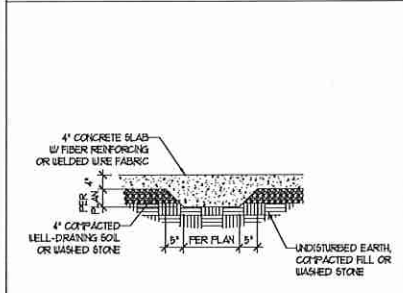
GARAGE CURB DETAIL

DETAIL 4



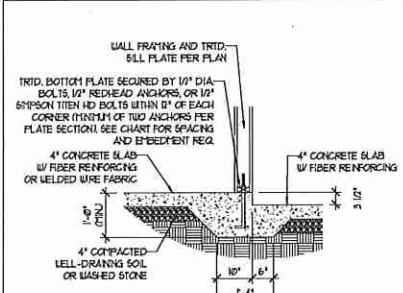
GARAGE CURB BRICK LEDGE DETAIL

DETAIL 5



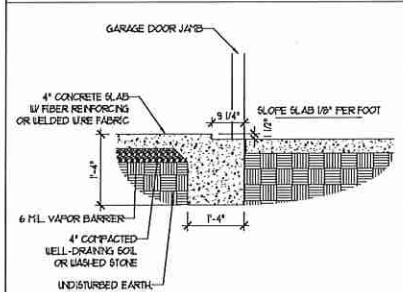
THICKENED SLAB DETAIL

DETAIL 6



STEP IN GARAGE DETAIL

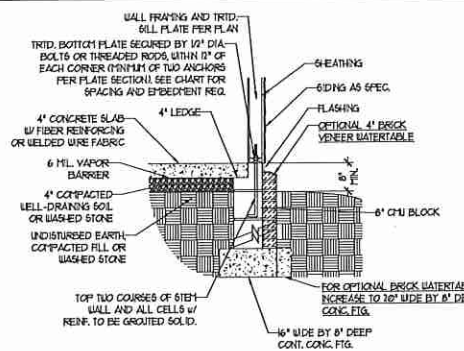
DETAIL 7



SLAB AT GARAGE DOOR DETAIL

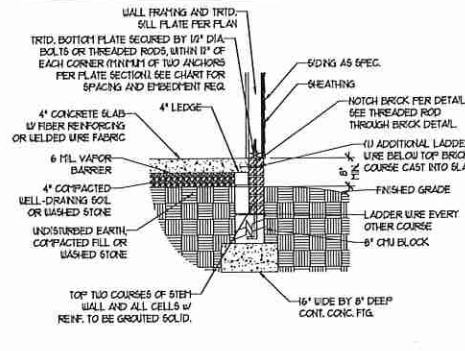
### STEMWALL DETAILS

DETAIL 1



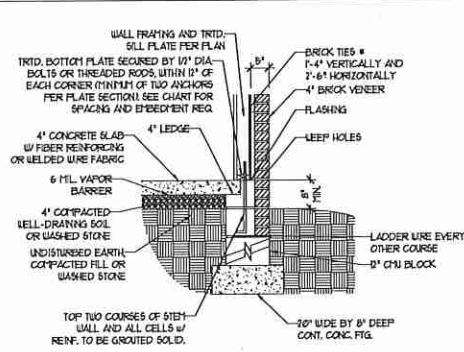
TYPICAL STEM WALL DETAIL  
(w/ OPTIONAL WATERTABLE)

OPTIONAL DETAIL 1



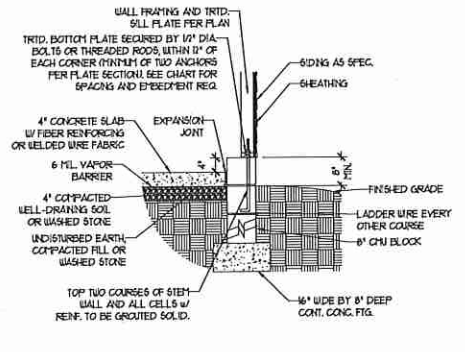
OPTIONAL STEM WALL DETAIL

DETAIL 2



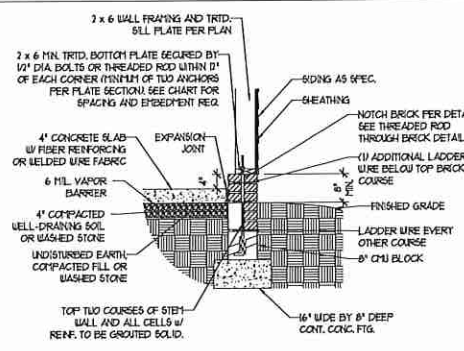
TYPICAL STEM WALL FND. w/ BRICK DETAIL

DETAIL 3



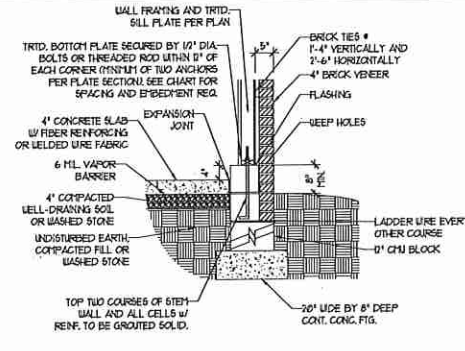
TYPICAL STEM WALL FND. DETAIL w/ CURB @ GARAGE

OPTIONAL DETAIL 3



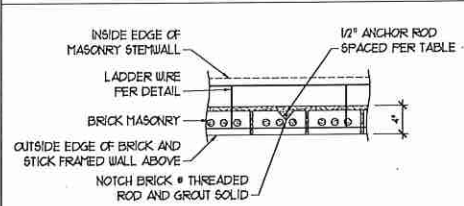
OPTIONAL STEM WALL FND. DETAIL w/ CURB @ GARAGE

DETAIL 4



TYPICAL STEM WALL FND. DETAIL w/ BRICK  
AND CURB @ GARAGE

DETAIL 8



THREADED ROD THROUGH BRICK MASONRY

### MASONRY STEMWALL SPECIFICATIONS

WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8" CMU	4" BRICK AND 4" CMU	4" BRICK AND 8" CMU	12" CMU
2 AND BELOW	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
3	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
4	GROUT SOLID	GROUT SOLID w/ #4 REBAR @ 48" O.C.	GROUT SOLID	GROUT SOLID w/ #4 REBAR @ 64" O.C.
5	GROUT SOLID w/ #4 REBAR @ 36" O.C.	NOT APPLICABLE	GROUT SOLID w/ #4 REBAR @ 36" O.C.	GROUT SOLID w/ #4 REBAR @ 64" O.C.
6	GROUT SOLID w/ #4 REBAR @ 24" O.C.	NOT APPLICABLE	GROUT SOLID w/ #4 REBAR @ 24" O.C.	GROUT SOLID w/ #4 REBAR @ 64" O.C.
1 AND GREATER	ENGINEERED DESIGN BASED ON SITE CONDITIONS			

### STRUCTURAL NOTES:

- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
- THE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
- CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
- BACKFILL OF CLEAN #1 / #1 WASHED STONE IS ALLOWABLE.
- BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (45 PSF/FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE B-601 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
- FREP SLAB PER 1506.2.1 AND 1506.2.2 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. MINIMUM 2" LAP SPlice LENGTH.
- LOCATE REBAR IN CENTER OF FOUNDATION WALL.
- WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE "S" MORTAR OR 3000 PSI GROUT. USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

### ANCHOR SPACING AND EMBEDMENT

WIND ZONE	120 MPH	130 MPH
SPACING	6'-0" O.C.	4'-0" O.C.
EMBEDMENT	1'	15" INTO MASONRY 1" INTO CONCRETE

**J.S. THOMPSON ENGINEERING, INC.**  
605 WADE AVE. SUITE 104 RALEIGH, NC 27605  
PHONE: (919) 789-9919 FAX: (919) 789-9921  
N.C. LICENSE NO.: C-17133

120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED  
FOUNDATION DETAILS

DATE: NOVEMBER 14, 2018

SCALE: NTS

DRAWN BY: JST

ENGINEERED BY: JES

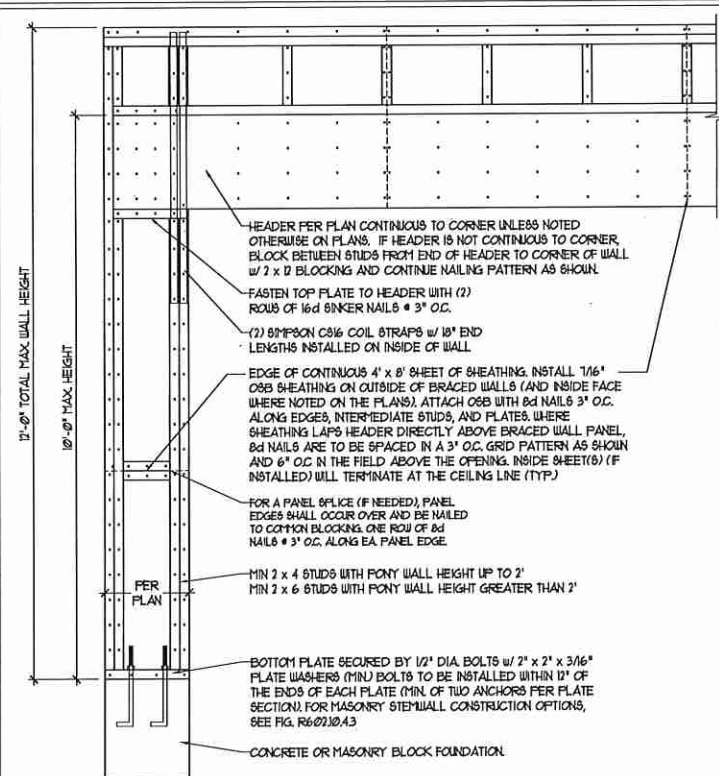


D-1  
FOUNDATION DETAILS

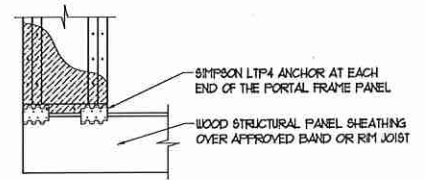


**GENERAL WALL BRACING NOTES:**

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
4. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED PER TABLE R102.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.1.
6. CS-WSP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 1/4" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x Ø13" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (UNO).
7. GB REFERS TO THE "GYPSUM BOARD" WALL BRACING METHOD. 1/2" (MSU GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 1' O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (UNO). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R102.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3(1). EXTERIOR GB TO BE INSTALLED VERTICALLY.
8. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHOD CS-WSP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES 5 ITS ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 15 TIMES ITS ACTUAL LENGTH.

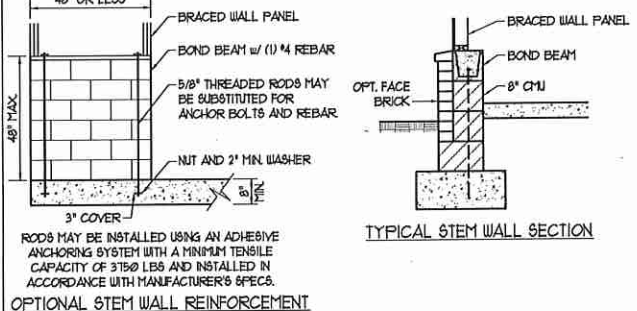
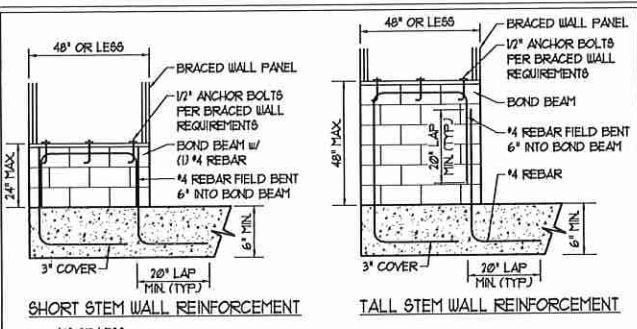


OVER CONCRETE OR MASONRY BLOCK FOUNDATION

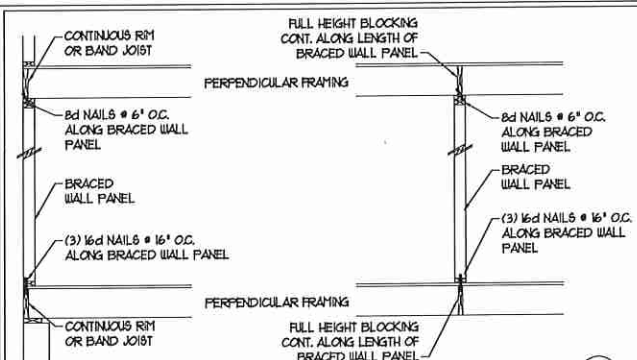


OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION  
 \* APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS \*

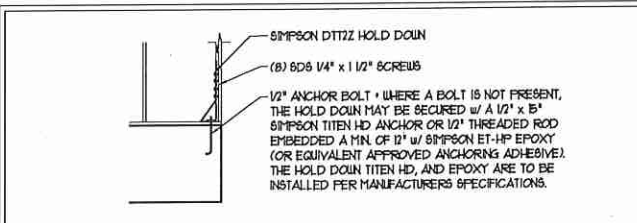
METHOD PF-PORTAL FRAME DETAIL ①



NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR THREADED RODS AND ANCHOR BOLTS  
**MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS ②**  
 PER FIGURE R602.10.4.3

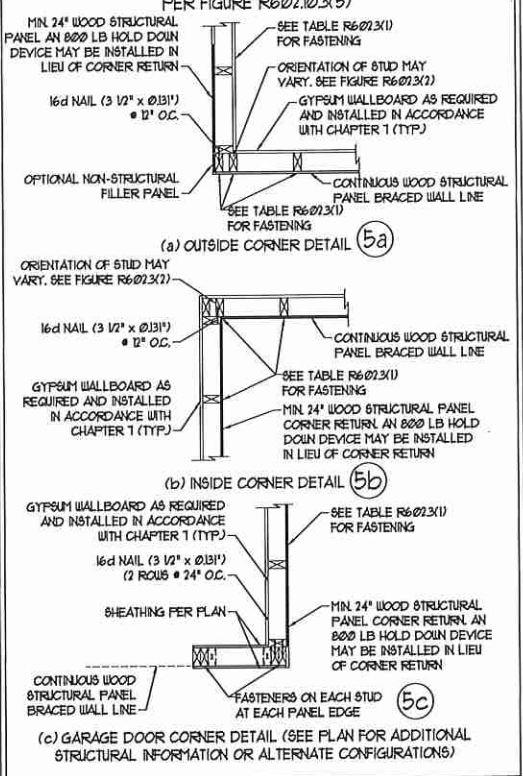


**BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING ③**  
 PER FIGURE R602.10.4.4(1)

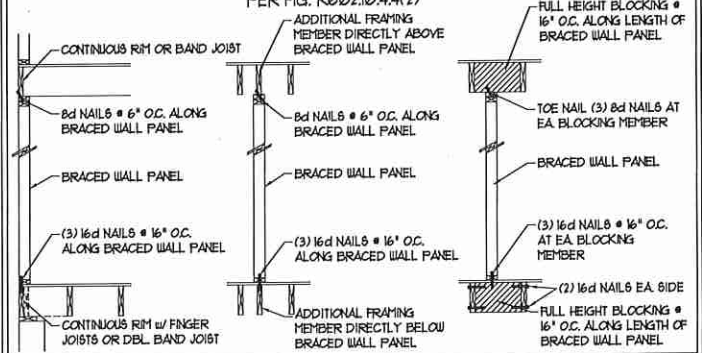


**HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB ④**  
 \* APPLICABLE ONLY WHERE SPECIFIED ON PLAN \*

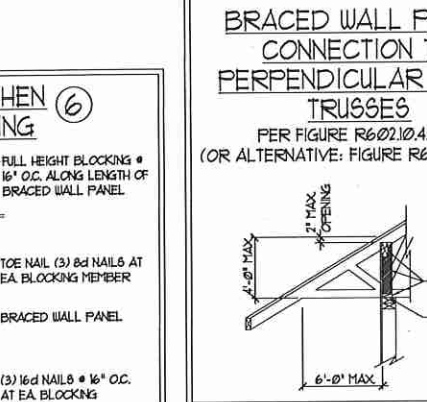
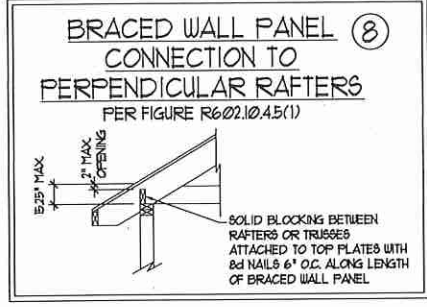
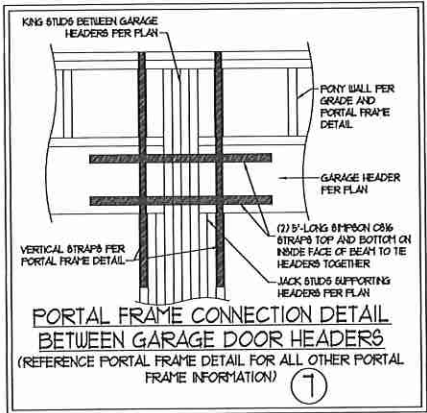
**TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤**



**BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥**



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**J.S. THOMPSON ENGINEERING, INC.**  
 606 WADE AVE., SUITE 104 • RALEIGH, NC 27605  
 PHONE: (919) 789-9921 FAX: (919) 789-9921  
 N.C. LICENSE NO.: C-1173

120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED  
 WALL BRACING NOTES AND DETAILS

DATE: NOVEMBER 14, 2018  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: JST  
 ENGINEERED BY: JST

D-2  
 BRACED WALL NOTES AND DETAILS AND PF DETAIL

**GENERAL NOTES**

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
  - ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
  - STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2018 EDITION (R3014 - R3017)
- | DESIGN CRITERIA:   | LIVE LOAD (PSF)    | DEAD LOAD (PSF) | DEFLECTION (IN)                   |
|--|--------------------|-----------------|-----------------------------------|
| ATTIC WITH LIMITED STORAGE                                   | 20                 | 10              | L/240 (L/360 w/ BRITTLE FINISHES) |
| ATTIC WITHOUT STORAGE  | 10                 | 10              | L/360                             |
| DECKS  | 40                 | 10              | L/360                             |
| EXTERIOR BALCONIES   | 40                 | 10              | L/360                             |
| FIRE ESCAPES   | 40                 | 10              | L/360                             |
| HANDRAILS/GUARDRAILS   | 200 LB OR 50 (PLF) | 10              | L/360                             |
| PASSENGER VEHICLE GARAGE                                     | 50                 | 10              | L/360                             |
| ROOMS OTHER THAN SLEEPING ROOM                               | 40                 | 10              | L/360                             |
| SLEEPING ROOMS   | 30                 | 10              | L/360                             |
| STAIRS   | 40                 | 10              | L/360                             |
| WIND LOAD<br>(BASED ON TABLE R301(4) WIND ZONE AND EXPOSURE) |                    |                 |                                   |
| GROUND (SNOW) LOAD, P <sub>g</sub>                           | 20 (PSF)           |                 |                                   |
- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480  
 - FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD
- FOR 105 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.16 OF THE NRC, 2018 EDITION. FOR 150 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2018 EDITION.
  - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER II OF THE NRC, 2018 EDITION.

**FOOTING AND FOUNDATION NOTES**

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL, AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NRC, 2018 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SAID WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/11/18 402. MORTAR SHALL CONFORM TO ASTM C710.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCHA TR68-A OR ACE 530/ASCE 5/11/18 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(1), R404.1(2), R404.1(3), OR R404.1(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(5) OF THE NRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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**FRAMING NOTES**

- ALL FRAMING LUMBER SHALL BE 2" RPT MINIMUM (Fb = 815 PSI, Fv = 315 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 YP MINIMUM (Fb = 915 PSI, Fv = 115 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 PSI, Fv = 310 PSI, E = 1800000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E = 1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2300 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS
 

A. W AND WT SHAPES:	ASTM A992
B. CHANNELS AND ANGLES:	ASTM A36
C. PLATES AND BARS:	ASTM A36
D. HOLLOW STRUCTURAL SECTIONS:	ASTM A500 GRADE B
E. STEEL PIPE:	ASTM A53, GRADE B, TYPE E OR S
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):
 

A. WOOD FRAMING	(2) 1/2" DIA. x 4" LONG LAG SCREWS
B. CONCRETE	(2) 1/2" DIA. x 4" WEDGE ANCHORS
C. MASONRY (FULLY GROUTED)	(2) 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 3/16" DIAMETER HOLES @ 16" O.C.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.1(1) AND R602.1(2) OF THE NRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER. ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.15 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE) WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R603.0.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (UNO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 10d NAILS EA. FLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R703.2(2) OF THE NRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 10d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 1000 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON L6 OR LTB2 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON C56 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TIGHT STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

**J.S. THOMPSON ENGINEERING, INC.**  
 606 WADE AVE. SUITE 104 RALEIGH, NC 27605  
 PHONE: (919) 789-9919 FAX: (919) 789-9921  
 N.C. LICENSE NO.: C-11733

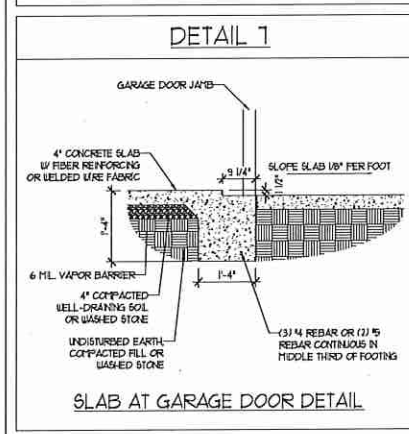
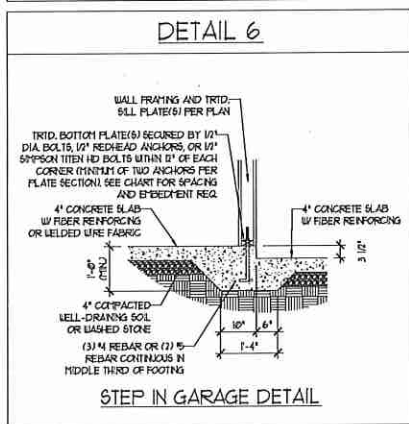
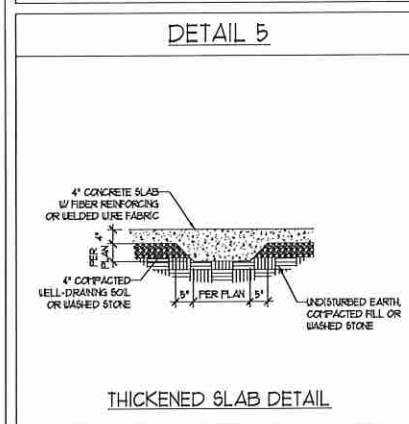
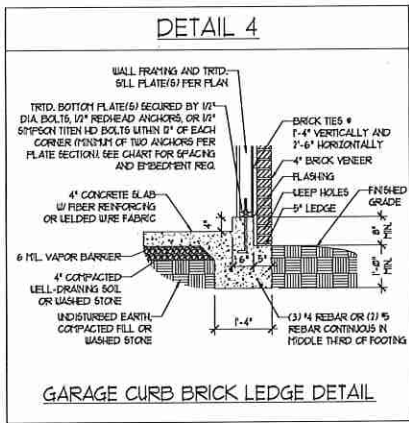
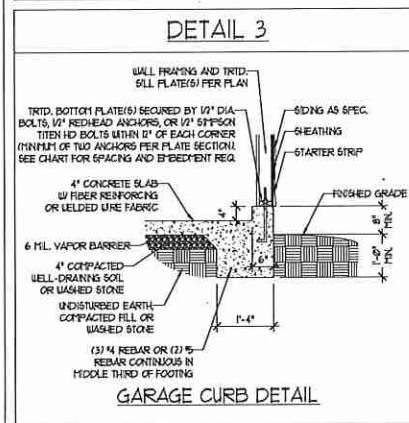
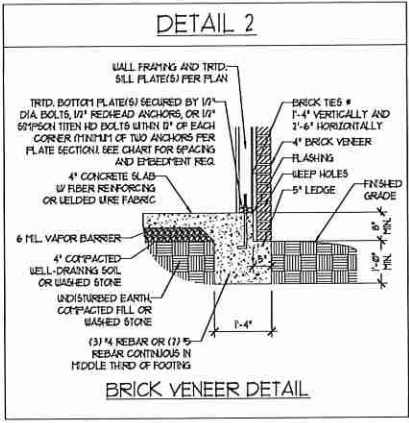
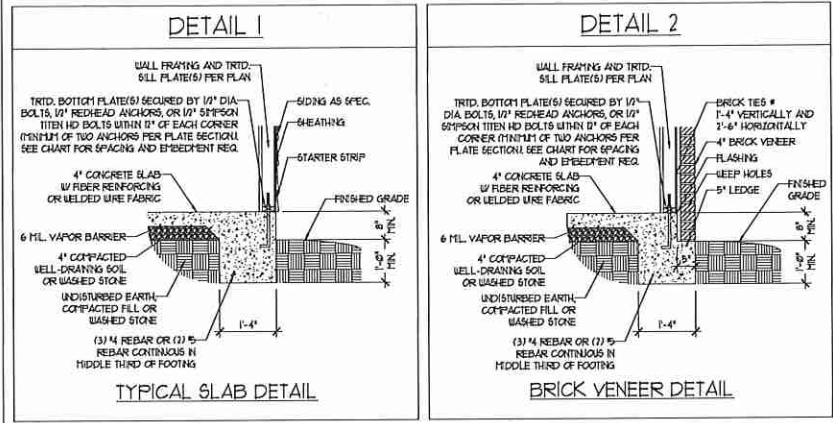
120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED  
 STANDARD STRUCTURAL NOTES

DATE: NOVEMBER 14, 2018  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: JES  
 ENGINEERED BY: JST

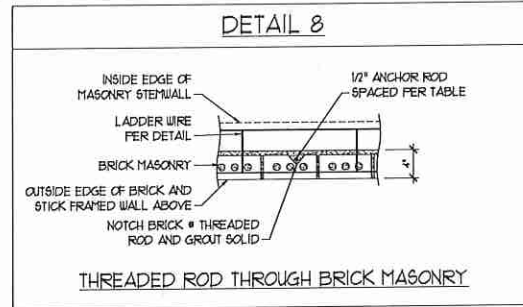
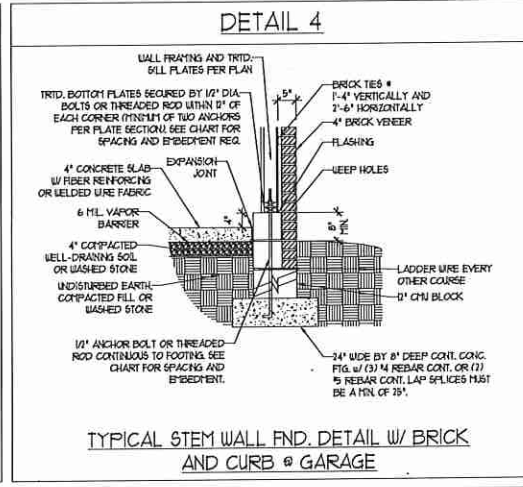
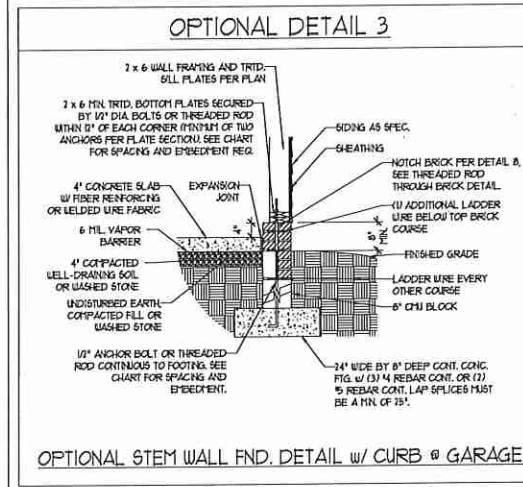
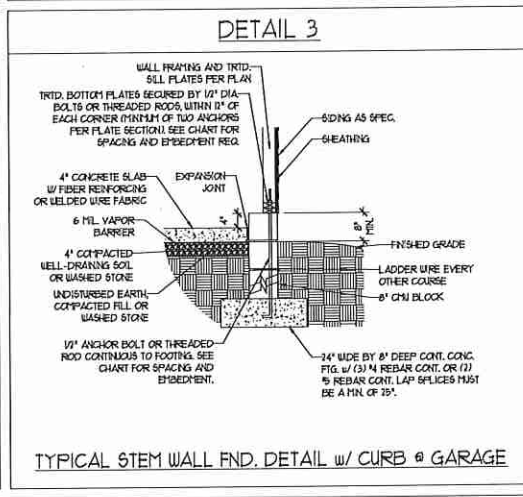
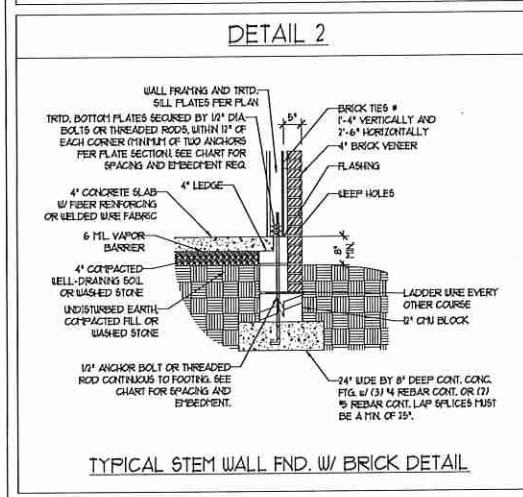
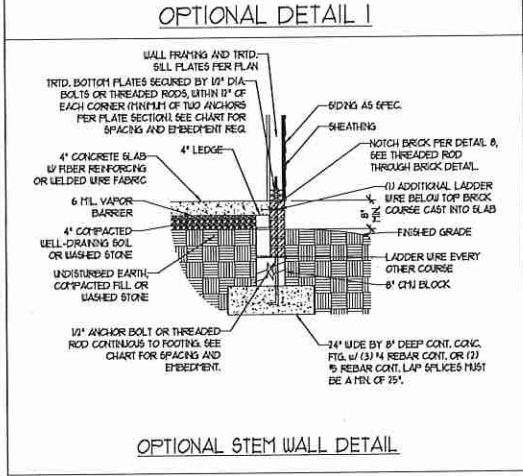
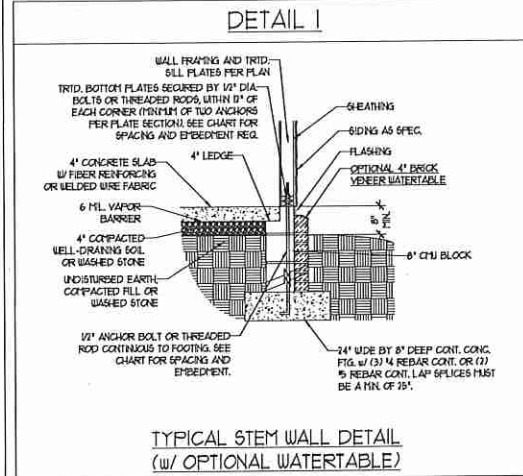


S-0  
 STRUCTURAL NOTES

MONOLITHIC SLAB DETAILS



STEMWALL DETAILS



MASONRY STEMWALL SPECIFICATIONS

WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8" CMU	4" BRICK AND 4" CMU	4" BRICK AND 8" CMU	12" CMU
2 AND BELOW	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
3	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
4	GROUT SOLID	GROUT SOLID w/ 1/4 REBAR @ 48" O.C.	GROUT SOLID	GROUT SOLID w/ 1/4 REBAR @ 64" O.C.
5	GROUT SOLID w/ 1/4 REBAR @ 36" O.C.	NOT APPLICABLE	GROUT SOLID w/ 1/4 REBAR @ 36" O.C.	GROUT SOLID w/ 1/4 REBAR @ 64" O.C.
6	GROUT SOLID w/ 1/4 REBAR @ 24" O.C.	NOT APPLICABLE	GROUT SOLID w/ 1/4 REBAR @ 24" O.C.	GROUT SOLID w/ 1/4 REBAR @ 64" O.C.
7 AND GREATER	ENGINEERED DESIGN BASED ON SITE CONDITIONS.			

STRUCTURAL NOTES:

1. WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
2. THE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
3. CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
4. BACKFILL OF CLEAN #1 / #1 WASHED STONE IS ALLOWABLE.
5. BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (45 PSF FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE 1402.1 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
6. PREP SLAB PER R506.21 AND R506.22 BASE OF THE 2015 INTERNATIONAL RESIDENTIAL CODE. MINIMUM 24" LAP SPLICE LENGTH.
7. LOCATE REBAR IN CENTER OF FOUNDATION WALL.
8. WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE "S" MORTAR OR 3000 PSI GROUT. USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

ANCHOR SPACING AND EMBEDMENT - STEM WALL

WIND ZONE	140 MPH	150 MPH
SPACING	1'-9" O.C. w/ DOUBLE SILL FLATE w/ 2" x 2" x 1/8" WASHERS	1'-6" O.C. w/ DOUBLE SILL FLATE w/ 2" x 2" x 1/8" WASHERS
EMBEDMENT	RODS CONTINUOUS FROM FOOTING UP THROUGH SILL FLATE w/ 1" MIN. CONCRETE EMBEDMENT	RODS CONTINUOUS FROM FOOTING UP THROUGH SILL FLATE w/ 1" MIN. CONCRETE EMBEDMENT

ANCHOR SPACING AND EMBEDMENT - MONO SLAB

WIND ZONE	140 MPH	150 MPH
SPACING	6'-0" O.C. w/ DBL. SILL FLATE OR 1'-9" O.C. w/ SINGLE SILL FLATE w/ 2" x 2" x 1/8" WASHERS	6'-0" O.C. w/ DBL. SILL FLATE OR 1'-6" O.C. w/ SINGLE SILL FLATE w/ 2" x 2" x 1/8" WASHERS
EMBEDMENT	1'	1'

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140 MPH - 150 MPH ULTIMATE DESIGN WIND SPEED  
FOUNDATION DETAILS

DATE: NOVEMBER 14, 2018  
SCALE: NTS  
DRAWN BY: JST  
ENGINEERED BY: JES



D-1  
FOUNDATION DETAILS



**GENERAL NOTES**

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
  - ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2018 EDITION PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
  - STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2018 EDITION (R3014 - R3017)
- | DESIGN CRITERIA:               | LIVE LOAD (PSF)                                  | DEAD LOAD (PSF) | DEFLECTION (IN)                   |
|--------------------------------|--|-----------------|-----------------------------------|
| ATTIC WITH LIMITED STORAGE     | 20   | 10              | L/240 (L/360 w/ BRITTLE FINISHES) |
| ATTIC WITHOUT STORAGE          | 10   | 10              | L/360                             |
| DECKS                          | 40   | 10              | L/360                             |
| EXTERIOR BALCONIES             | 40   | 10              | L/360                             |
| FIRE ESCAPES                   | 40   | 10              | L/360                             |
| HANDRAILS/GUARDRAILS           | 700 LB OR 50 (PLF)                               | 10              | L/360                             |
| PASSENGER VEHICLE GARAGE       | 50   | 10              | L/360                             |
| ROOMS OTHER THAN SLEEPING ROOM | 40   | 10              | L/360                             |
| SLEEPING ROOMS                 | 30   | 10              | L/360                             |
| STAIRS                         | 40   | 10              | L/360                             |
| WIND LOAD                      | (BASED ON TABLE R3012(1) WIND ZONE AND EXPOSURE) |                 |                                   |
| GROUND SNOW LOAD, Pg           | 20 (PSF)   |                 |                                   |
- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480  
 - FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD
- FOR 15 AND 100 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R4031.6 OF THE NRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2018 EDITION.
  - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2018 EDITION.

**FOOTING AND FOUNDATION NOTES**

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R4051 OF THE NRC, 2018 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SAILED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R4022 OF THE NRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A65. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR 5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR 6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/1715 402. MORTAR SHALL CONFORM TO ASTM C710.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCM A TR8-B-A OR ACE 530/ASCE 5/1715 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R4041X(1), R4041X(2), R4041X(3), OR R4041X(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R4041X(5) OF THE NRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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**FRAMING NOTES**

- ALL FRAMING LUMBER SHALL BE 2" 6PF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE 2" 6PF MINIMUM (Fb = 975 PSI, Fv = 475 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2375 PSI, Fv = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E = 1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2300 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
 

A. W AND WT SHAPES:	ASTM A992
B. CHANNELS AND ANGLES:	ASTM A36
C. PLATES AND BARS:	ASTM A36
D. HOLLOW STRUCTURAL SECTIONS:	ASTM A500 GRADE B
E. STEEL PIPE:	ASTM A53, GRADE B, TYPE E OR S
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):
 

A. WOOD FRAMING	(2) 1/2" DIA x 4" LONG LAG SCREWS
B. CONCRETE	(2) 1/2" DIA x 4" WEDGE ANCHORS
C. MASONRY (FULLY GROUTED)	(2) 1/2" DIA x 4" LONG SIMPSON TITEN HD ANCHORS

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 3/16" DIAMETER HOLES @ 16" O.C.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R607.1(1) AND R607.1(2) OF THE NRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER. ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R607.15 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARINGS (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R607.10.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT 8IDES TO BRICK SUPPORT (UNO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 8d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R103.8(2) OF THE NRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 1000 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON L6 OR L782 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON C516 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TRUSS STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

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