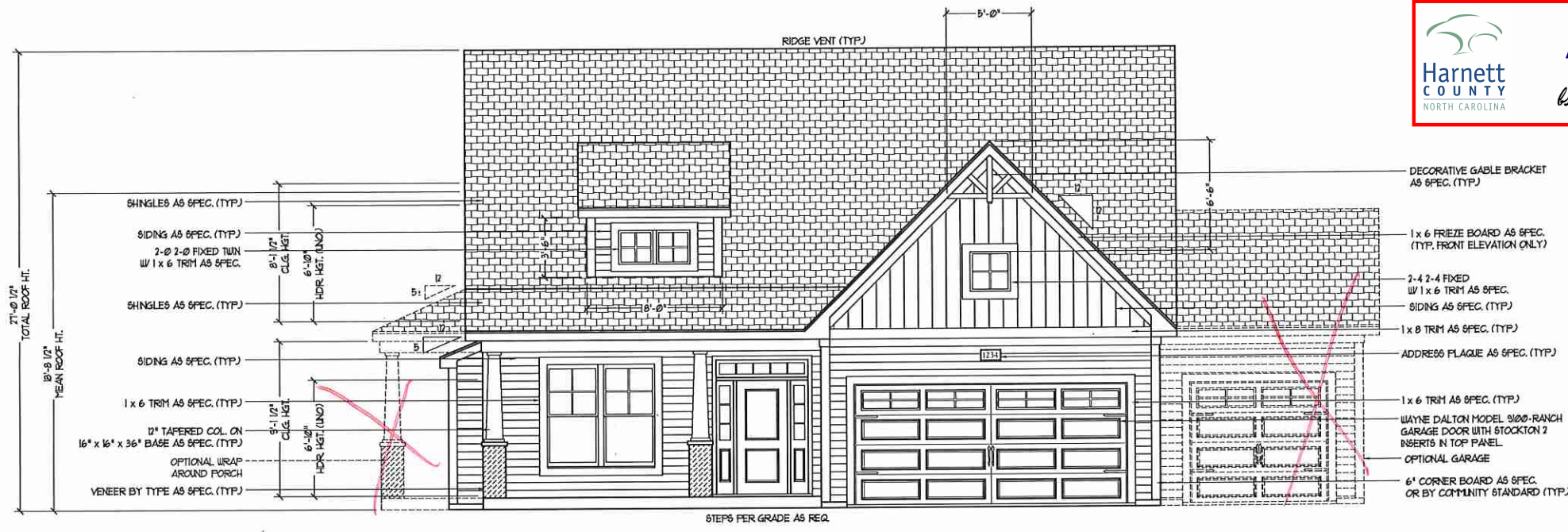




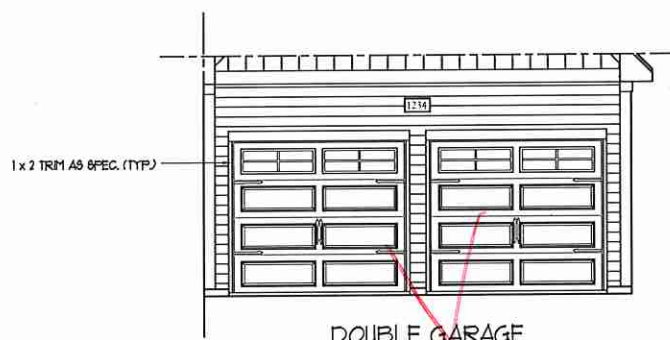
Approved

Issued 04/05/2019

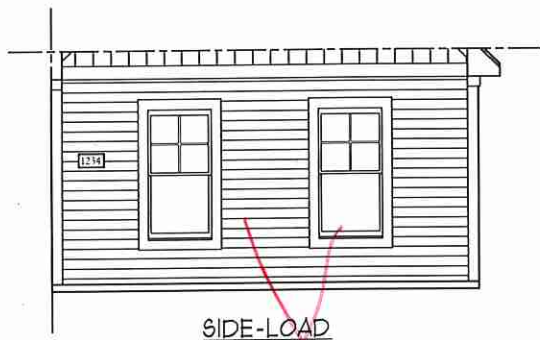


FRONT ELEVATION-B
SCALE: 1/4" = 1'-0"

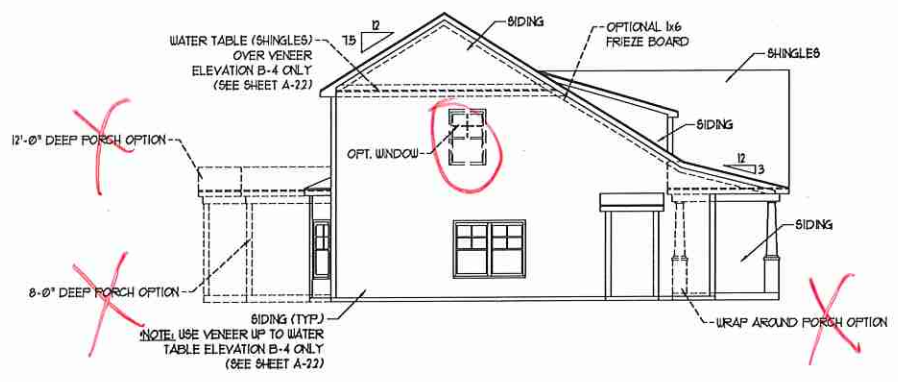
NOTE: SEE PAGE A-21 FOR SPECIFIC FRONT ELEVATION-B DETAILS. SEE PAGE A-22 FOR B-4 (ALL BRICK) ELEVATIONS



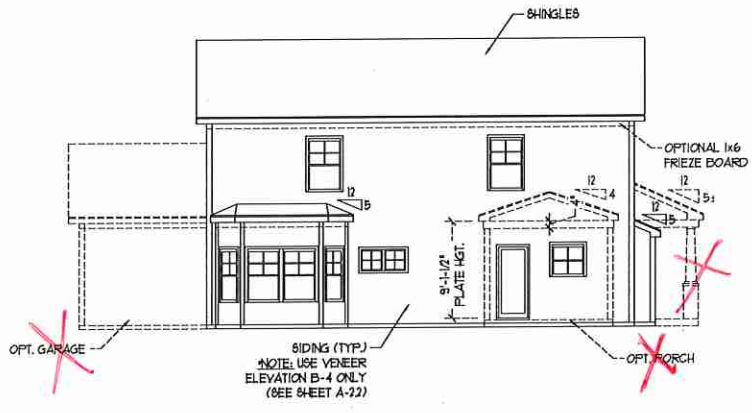
DOUBLE GARAGE DOOR OPTION
SCALE: 1/4" = 1'-0"



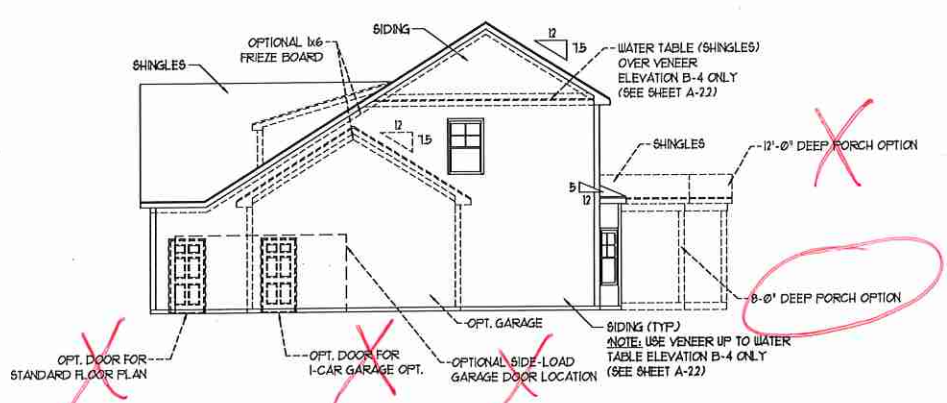
SIDE-LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)
SCALE: 1/4" = 1'-0"



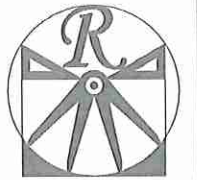
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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"



Stone

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



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

BRICK OR STONE
LEDGE AS SPEC. (TYP.)

WOOD TRIM AS SPEC. (TYP.)

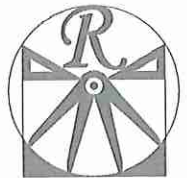


FRONT ELEVATION-B-4
SCALE: 1/4" = 1'-0"

BRICK LEDGE
AS SPEC. (TYP.)

WOOD TRIM AS SPEC. (TYP.)

** NOTE: B-4 (ALL SIDES BRICK) OPTION NOT AVAILABLE
IN ALL MARKETS. IN AREAS WITH SEISMIC DESIGN REQUIREMENTS
BRICK VENEER IS ONLY AVAILABLE ON THE FRONT ELEVATION
AS SHOWN OR UNLESS NOTED OTHERWISE.



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REV.:

SCALE: AS NOTED

DRAWN BY: WG

ENGINEERED BY: WLF

REVIEWED BY: JES

B - ELEVATION
OPTIONS

A-2.1

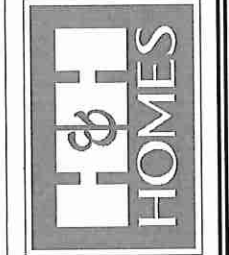


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ENGINEERED BY: WLF
REVIEWED BY: JES

FIRST FLOOR
PLAN
A-4

SQUARE FOOTAGE (STUD)

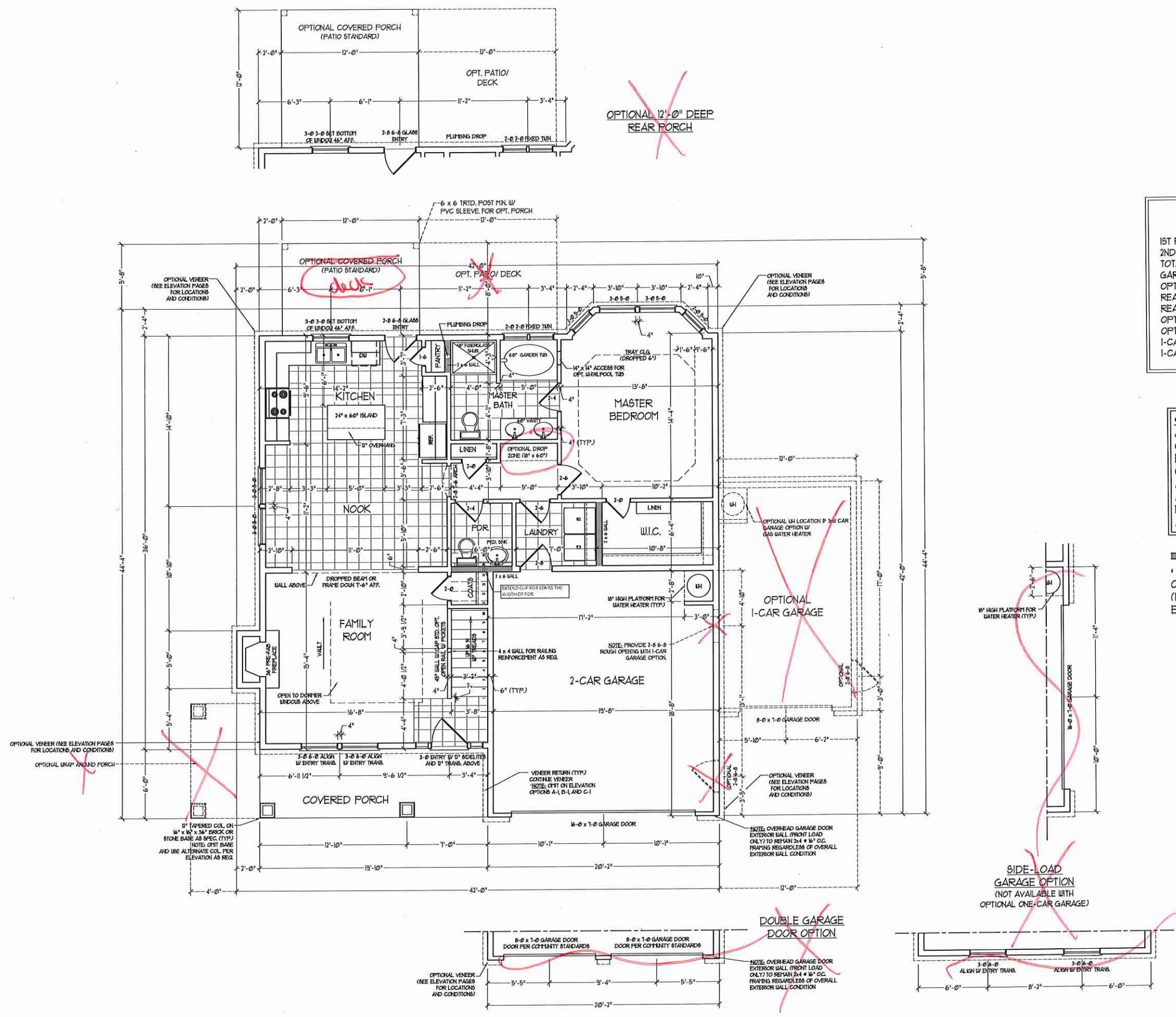
1st FLOOR:	1170 SQ. FT.
2nd FLOOR:	830 SQ. FT.
TOTAL:	2000 SQ. FT.
FRONT PORCH:	120 SQ. FT.
STD. REAR PATIO:	96 SQ. FT.
GARAGE:	423 SQ. FT.

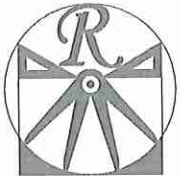
SQUARE FOOTAGE (OPTIONS)

1ST FLOOR (BRICK):	1222 SQ. FT.
2ND FLOOR (BRICK):	860 SQ. FT.
TOTAL (BRICK):	2082 SQ. FT.
GARAGE (BRICK):	443 SQ. FT.
OPT. WRAP-AROUND PORCH:	60 SQ. FT.
REAR PORCH (8'-0" DEEP):	96 SQ. FT.
REAR PORCH (12'-0" DEEP):	144 SQ. FT.
OPT. PATIO/ DECK (12'-0" DEEP):	96 SQ. FT.
OPT. PATIO/ DECK (12'-0" DEEP):	144 SQ. FT.
1-CAR GARAGE (STUD):	240 SQ. FT.
1-CAR GARAGE (BRICK):	271 SQ. FT.

NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 @ 16" O.C. MIN. (UNO), 2 x 6 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 4 WALLS. 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).

2x6 WALL
SHADE 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





RENAISSANCE

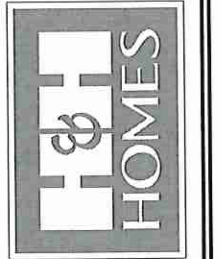
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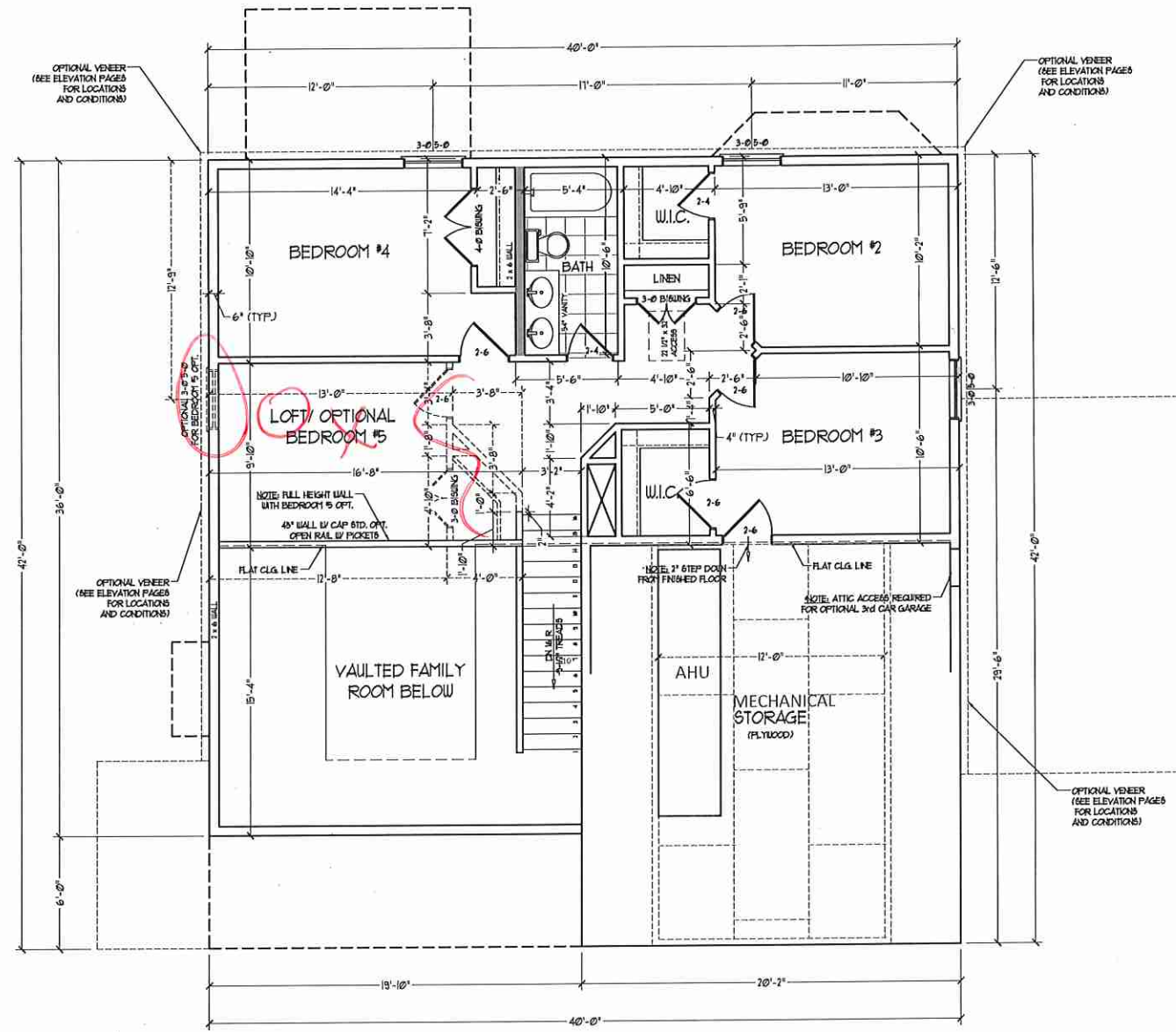
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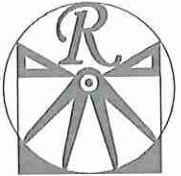
***NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 @ 16" O.C. MIN. (UNO), 2 x 6 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 4 WALLS. ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).**

2x6 WALL
* 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

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CAROLINAS COLLECTION
KENT

DATE: JUNE 1, 2015
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SCALE: 1/4"=1'-0"
DRAWN BY: WG
ENGINEERED BY: WLF
REVIEWED BY: JES

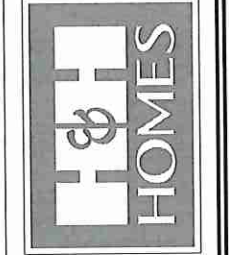
SECOND FLOOR
PLAN
A-5



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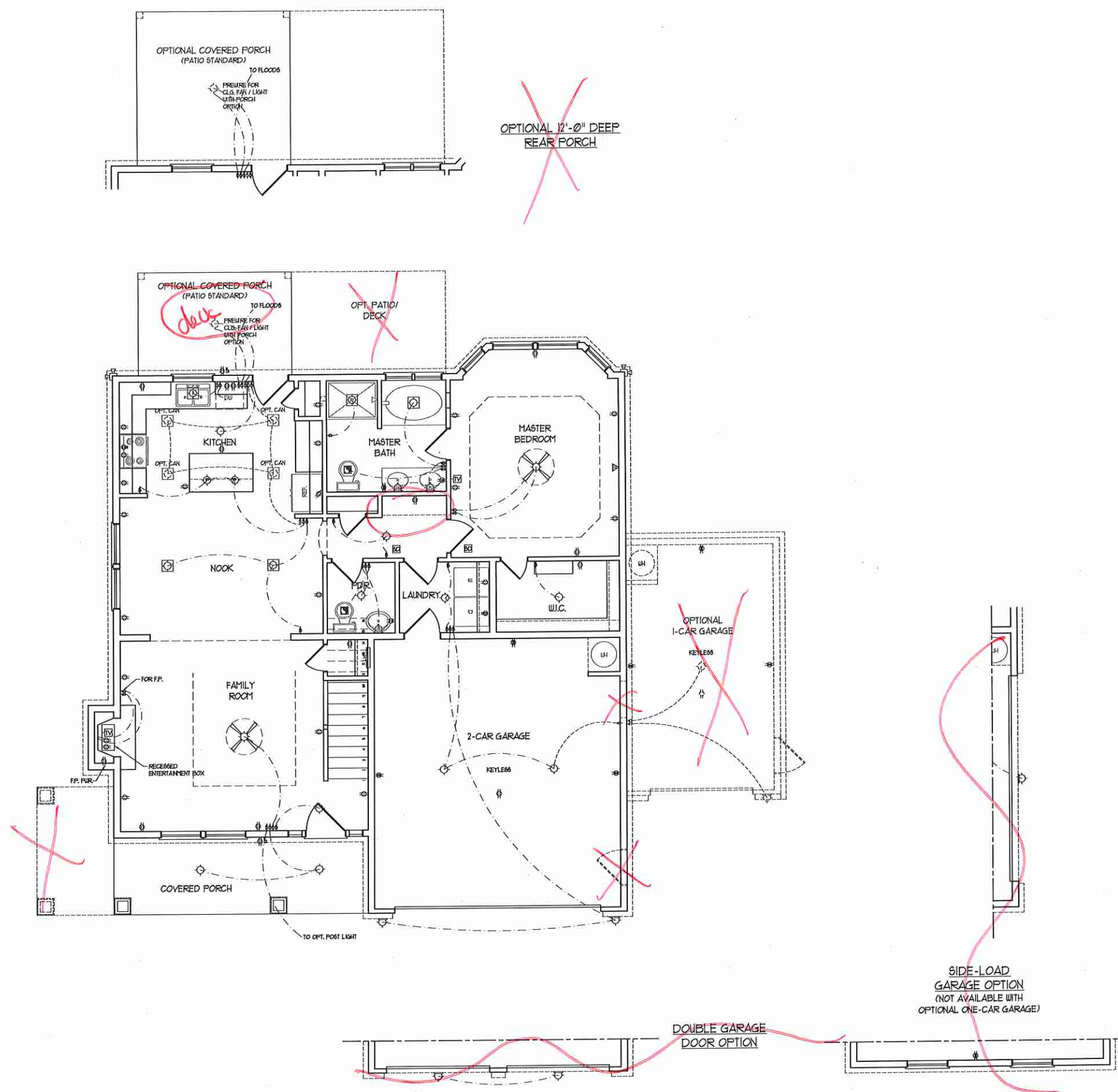
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SCALE: 1/4"=1'-0"
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REVIEWED BY: JES
FIRST FLOOR ELECTRICAL PLAN
E-1



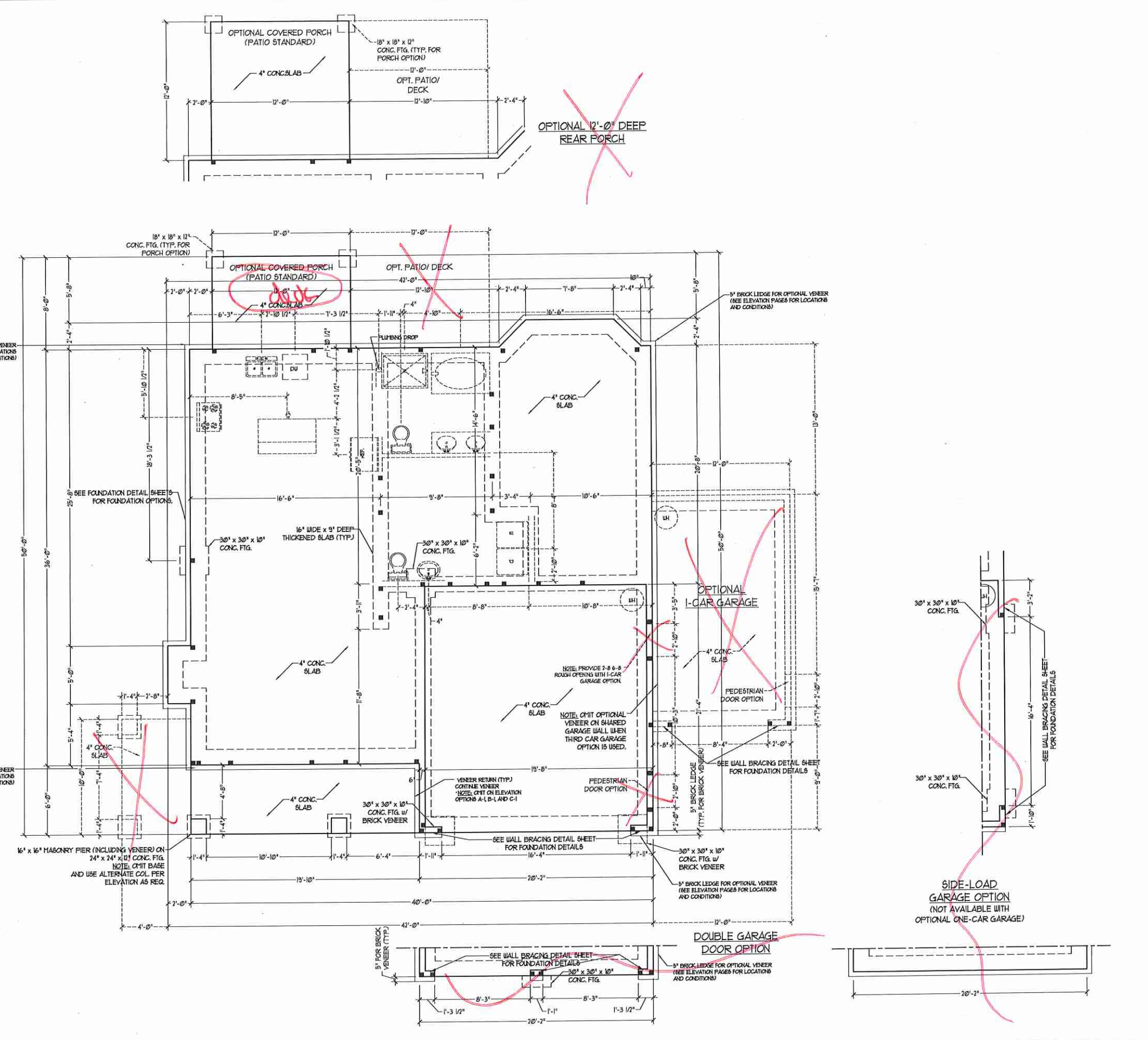
ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
- 2) VANITY LIGHTS TO BE SET @ 80" AFF. (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
- 4) PLACE SWITCHES 6" (MIN) 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 120V GFI
 - ⊕ LEATHERPROOF
 - ⊕ 220 V OUTLET
 - ⊕ 120 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
 - ⊕ BREAKER
 - ⊕ DOORBELL CHIME
 - ⊕ 120 V SMOKE DETECTOR
 - ⊕ EXHAUST FAN
 - ⊕ LOW VOLTAGE PANEL
 - ⊕ CEILING FAN
 - ⊕ CEILING FAN W/ LIGHT

SIDE-LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)

DOUBLE GARAGE DOOR OPTION

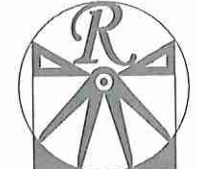
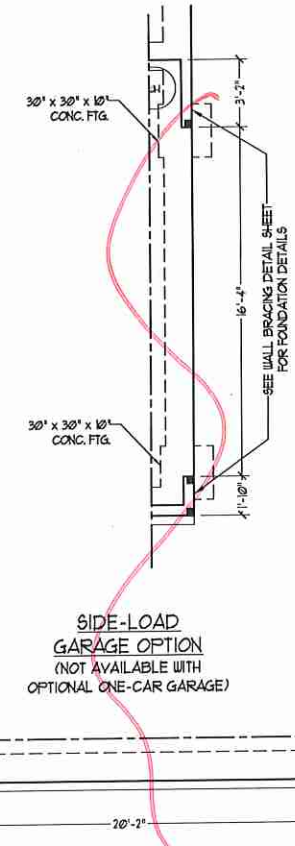


120-MPH WIND ZONE NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:

- 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, 2012 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.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- EXTERIOR WALLS DESIGNED FOR 120 MPH WINDS.
- WALL CLADDING DESIGNED FOR 241 PSF (POSITIVE AND NEGATIVE).
- ROOF CLADDING DESIGNED FOR 210 PSF (POSITIVE AND NEGATIVE) FOR ROOF PITCHES 1/2 TO 12/12 AND 248 PSF (POSITIVE AND NEGATIVE) FOR ROOF PITCHES 225/12 TO 1/12.
- INSTALL 1/6" OSB SHEATHING ON ALL EXTERIOR WALLS. WALLS TO BE BRACED IN ACCORDANCE WITH SECTION R6-02.10 OF THE CURRENT NORTH CAROLINA RESIDENTIAL CODE WALL BRACING CRITERIA.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER II OF THE NCRC, 2012 EDITION.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

130-MPH WIND ZONE NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:

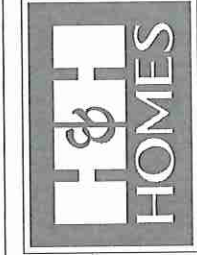
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2012 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 ("HIGH WIND ZONES" FOR 130 MPH WINDS).
- BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES" FOR 130 MPH WINDS) OF THE NORTH CAROLINA RESIDENTIAL CODE, 2012 EDITION.
- FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2012 EDITION.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- WALL CLADDING DESIGNED FOR 40.1 PSF (POSITIVE AND NEGATIVE).
- ROOF CLADDING DESIGNED FOR 35.6 PSF (POSITIVE AND NEGATIVE) FOR ROOF PITCHES 1/2 TO 12/12 AND 58.1 PSF (POSITIVE AND NEGATIVE) FOR ROOF PITCHES 225/12 TO 1/12.
- 1/6" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
- WALLS TO BE BRACED IN ACCORDANCE WITH SECTION R6-02.10 OF THE CURRENT NORTH CAROLINA RESIDENTIAL CODE WALL BRACING CRITERIA.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER II OF THE NCRC, 2012 EDITION.



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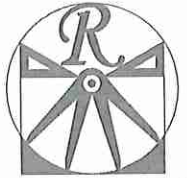
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DRAWN BY: WG
ENGINEERED BY: WLF
REVIEWED BY: JES

MONO SLAB
FOUNDATION
PLAN
S-1





RENAISSANCE

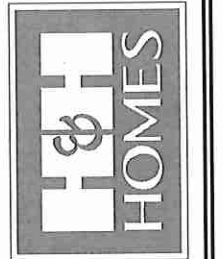
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(919) 644-4128
WWW.RRDCAROLINA.COM

"The art of transforming your vision into reality."

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J.S. THOMPSON ENGINEERING, INC.
606 WADE AVE., SUITE 104
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N.C. LICENSE NO.: C-1733



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H&H HOMES, INC.
CAROLINAS COLLECTION
KENT

DATE: JUNE 1, 2015

REV:

SCALE: 1/4"=1'-0"

DRAWN BY: WG

ENGINEERED BY: WLF

REVIEWED BY: JES

ATTIC FLOOR
FRAMING PLAN

S-3

***NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. MIN. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 4 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 SIMPLIFIED WALL BRACING CRITERIA EFFECTIVE SEPTEMBER 1, 2013.
- CS-OSB 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 APPLIES IN WIND ZONES UP TO 110 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NRC, 2012 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

NOTE:

- PER SECTION R602.10.3.2 OF THE 2012 NRC, 2012 EDITION, THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL ANALYSIS IS REQUIRED.
- 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.

LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT

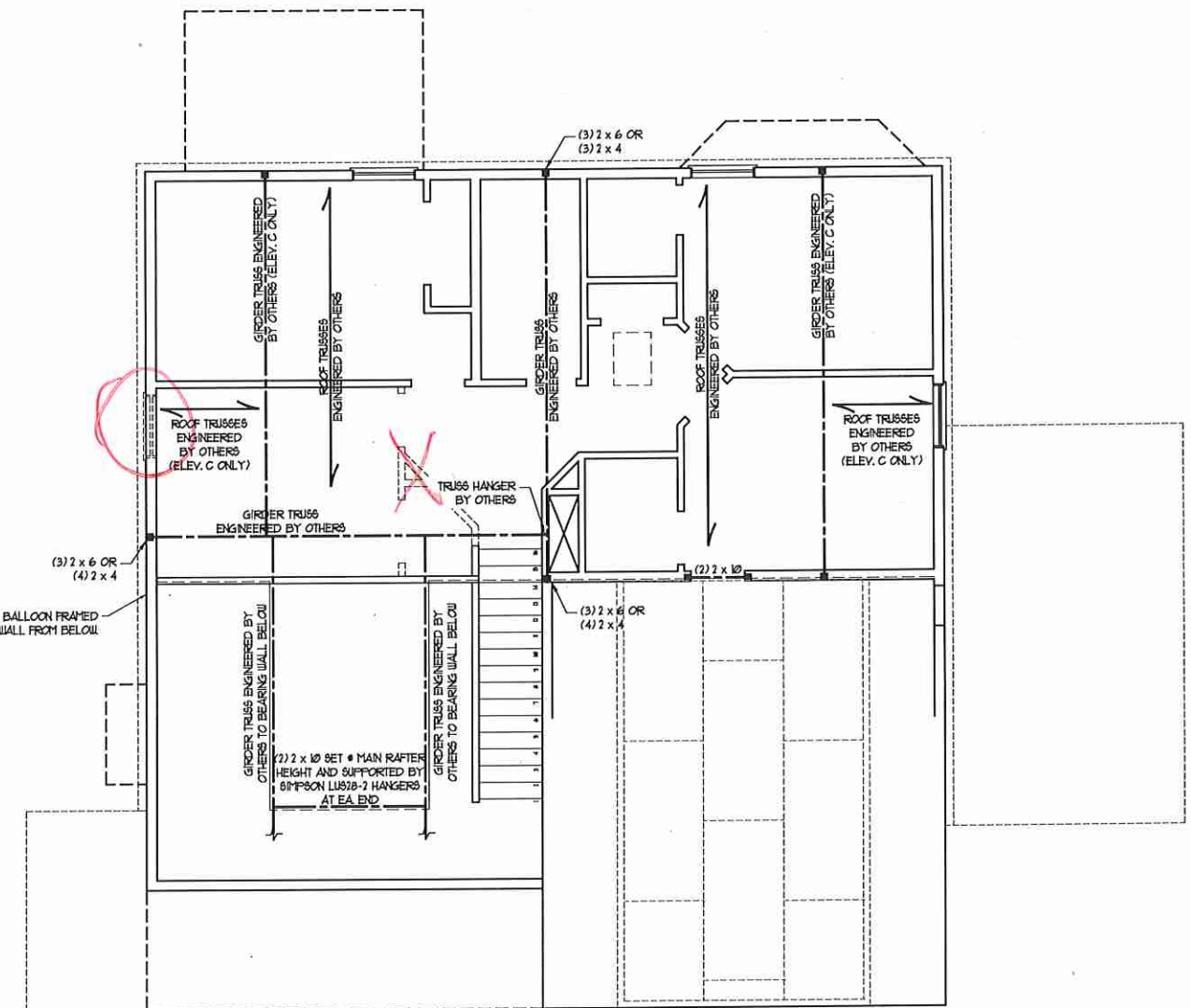
LENGTH (FT.)	SIZE OF LINTEL
UP TO 4 FT.	L 3 1/2 x 3 1/2 x 1/4
4-8	L 5 x 3 1/2 x 5/16 LLY
8 AND GREATER	L 6 x 4 x 5/16 LLY

NOTES:

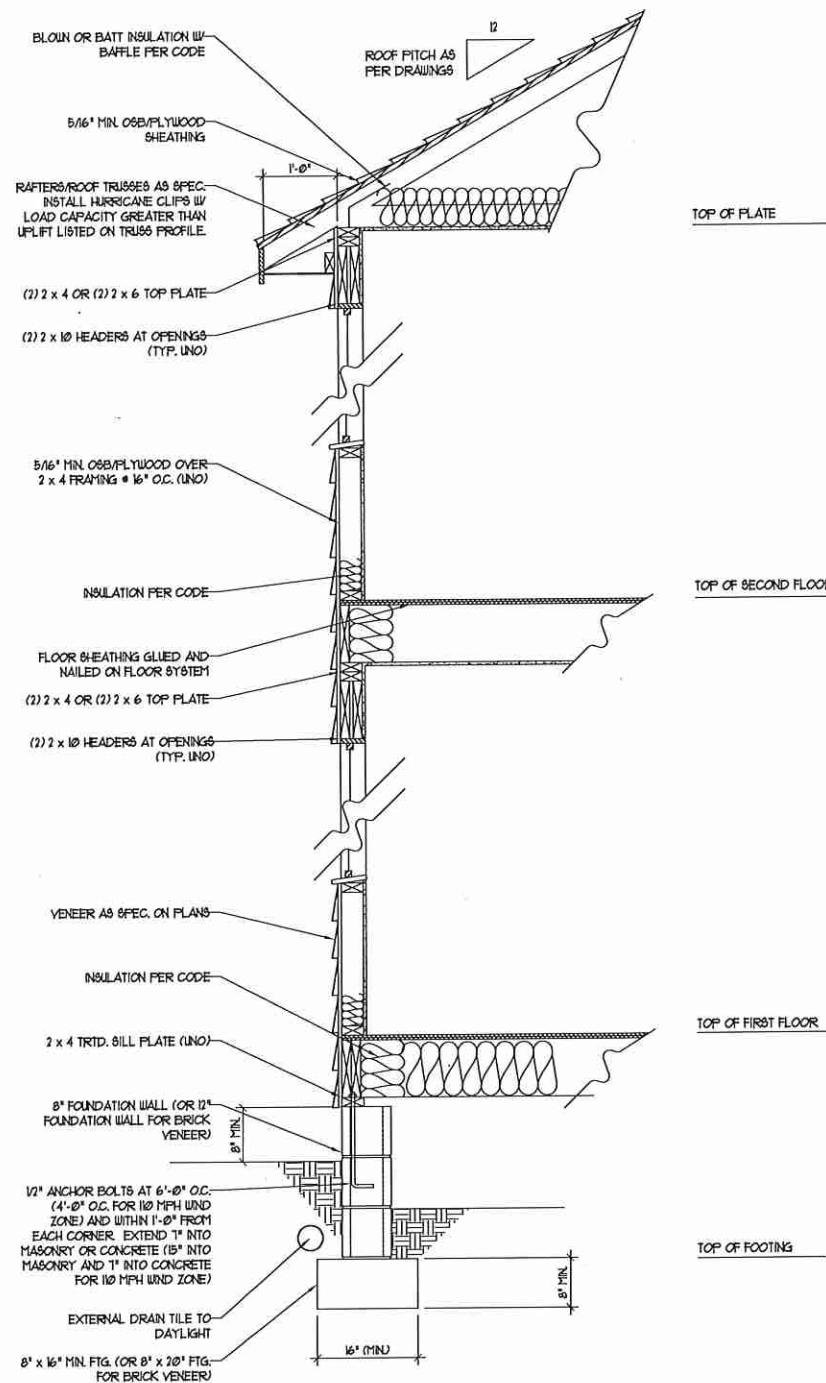
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DETAILS FOR SIZE AND LOCATION OF OPENINGS.
- (LLV) = LONG LEG VERTICAL
- LENGTH = CLEAR OPENING
- EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
- FOR ALL HEADERS 8"-Ø" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER W/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
- FOR ALL BRICK SUPPORT & ROOF LINES, FASTEN A 5" x 3 1/2" x 5/16" STEEL ANGLE TO 2 x 10 BLOCKING INSTALLED BETWEEN WALL STUDS W/ 1/2" LAG SCREWS 12" O.C. STAGGERED AND IN ACCORDANCE TO SECTION R103.1.2.2 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2012 EDITION.
- PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE #2 SFF (UNO).
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 10 (UNO).
- ALL BEAMS ARE TO BE SUPPORTED WITH (2) 2 x 4 PER END (UNO).
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

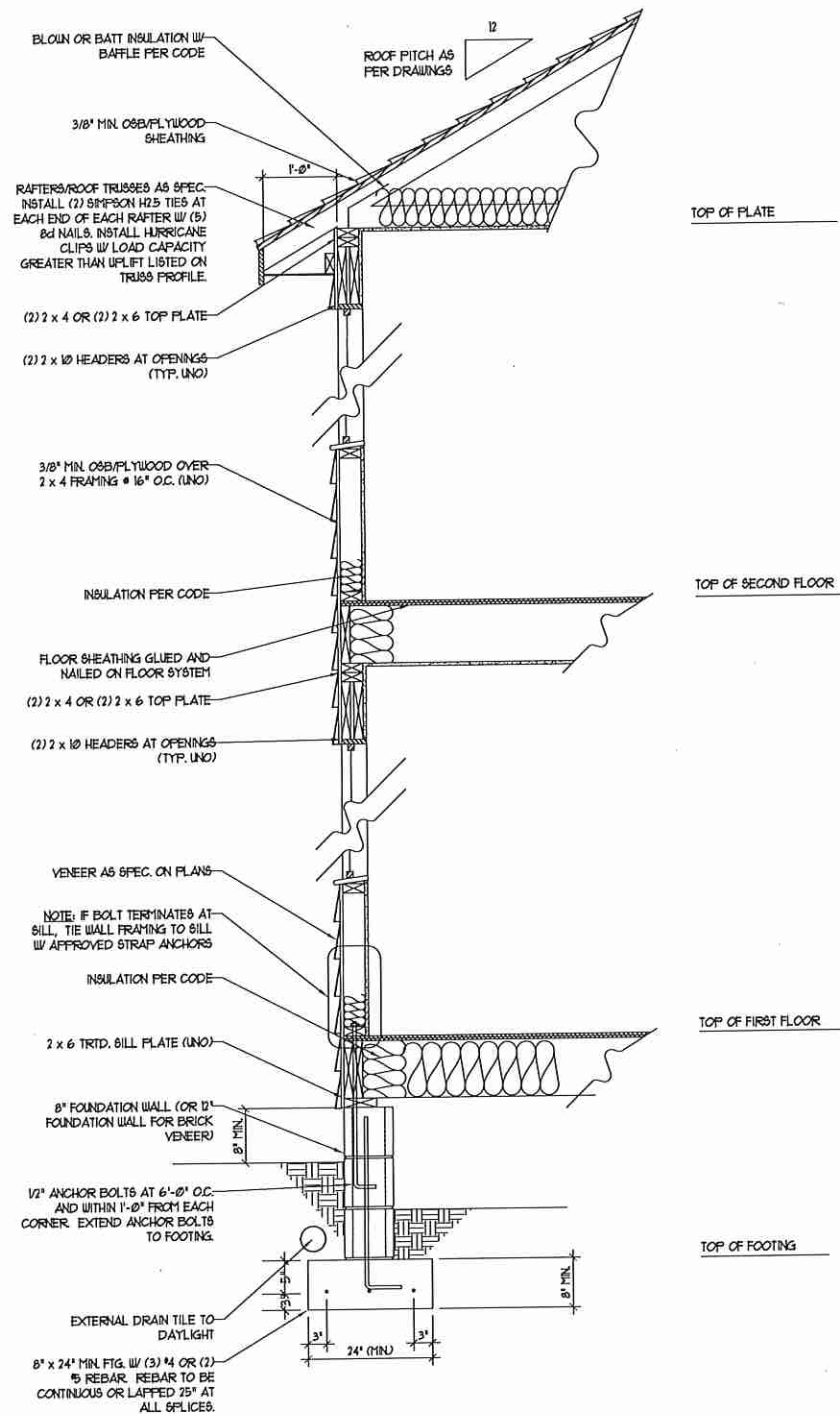


100/110 MPH WIND ZONE



WALL SECTION W/ CRAWL SPACE
W/ STD. SIDING SHOWN (NTS)

120/130 MPH WIND ZONE



WALL SECTION W/ CRAWL SPACE
W/ STD. SIDING SHOWN (NTS)

NOTE:
- BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES" FOR 100/120/130 MPH WINDS) AND CHAPTER 46 (COASTAL AND FLOOD PLAIN CONSTRUCTION STANDARDS) OF THE NORTH CAROLINA STATE BUILDING CODE, 2012 EDITION.



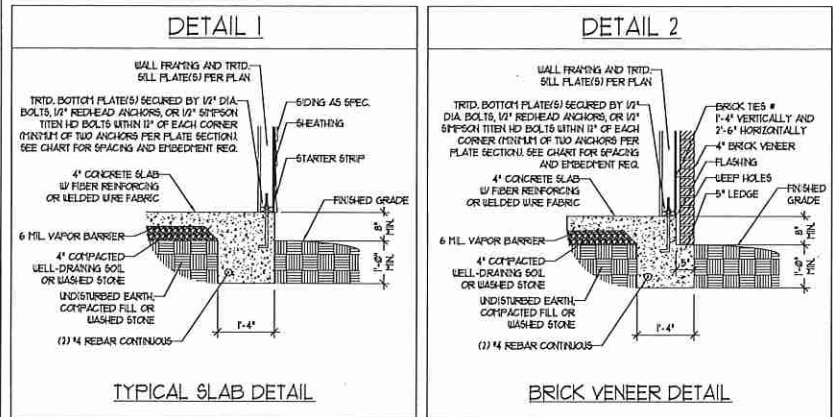
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DETAILS

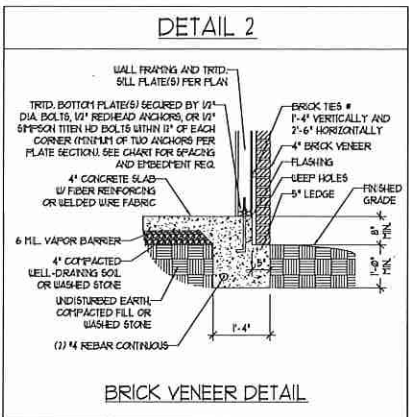
DATE: JULY 12, 2012
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JST
REVIEWED BY: MCS

TYPICAL WALL SECTION

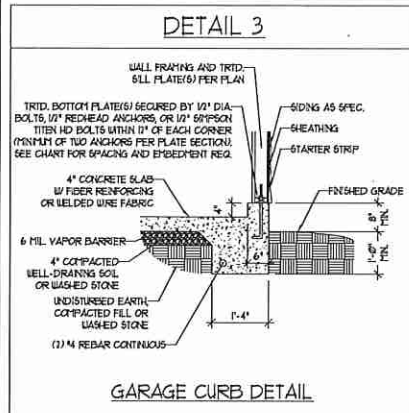
MONOLITHIC SLAB DETAILS



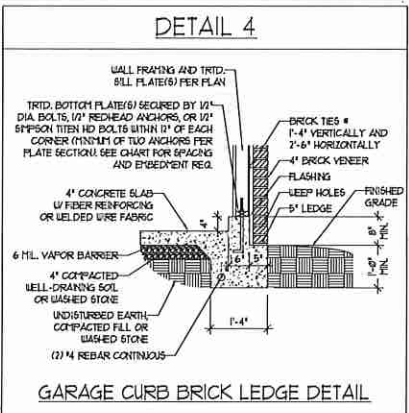
TYPICAL SLAB DETAIL



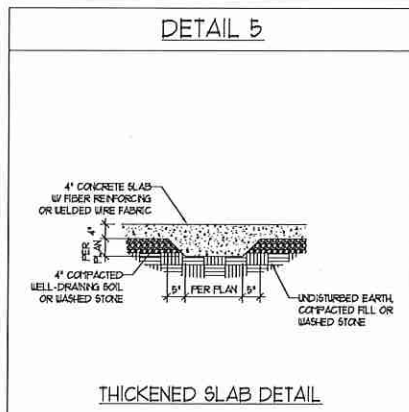
BRICK VENEER DETAIL



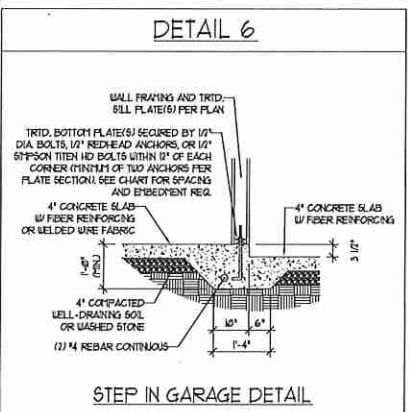
GARAGE CURB DETAIL



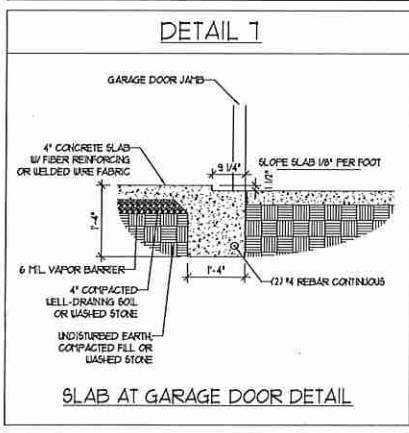
GARAGE CURB BRICK LEDGE DETAIL



THICKENED SLAB DETAIL

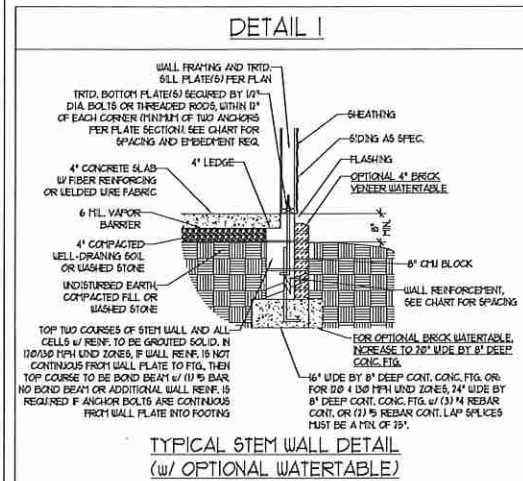


STEP IN GARAGE DETAIL

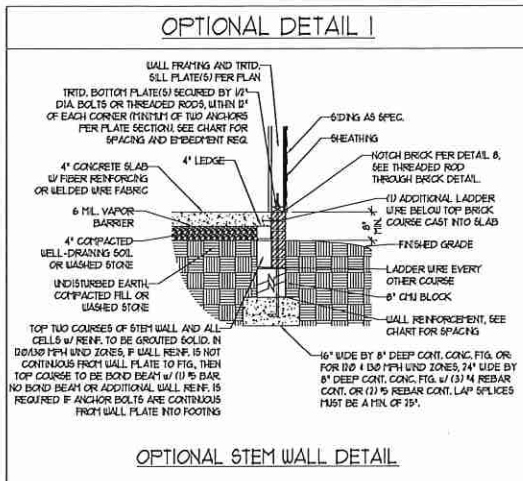


SLAB AT GARAGE DOOR DETAIL

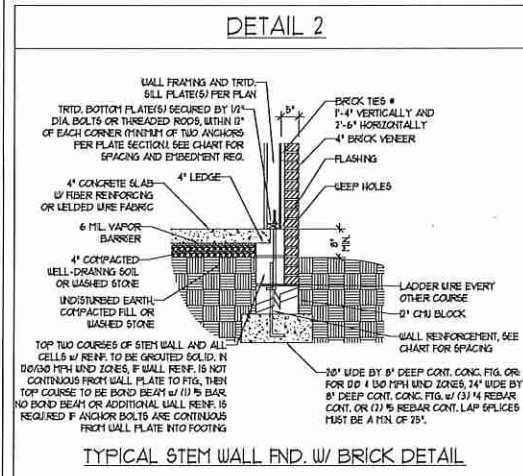
STEMWALL DETAILS



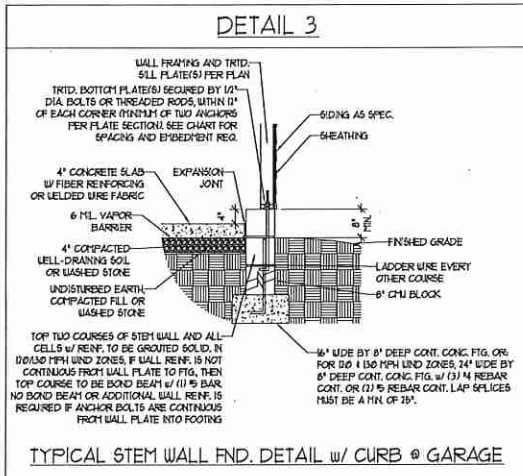
TYPICAL STEM WALL DETAIL (w/ OPTIONAL WATERTABLE)



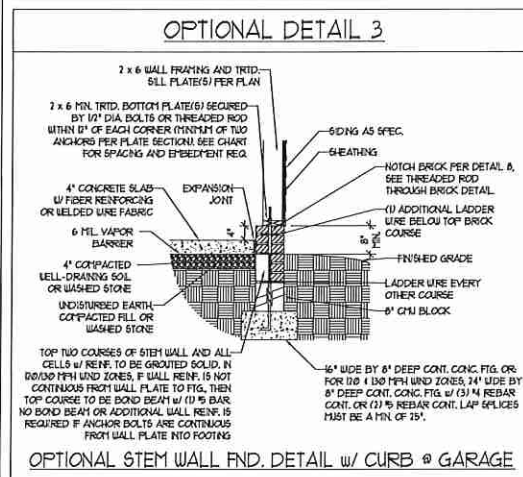
OPTIONAL STEM WALL DETAIL



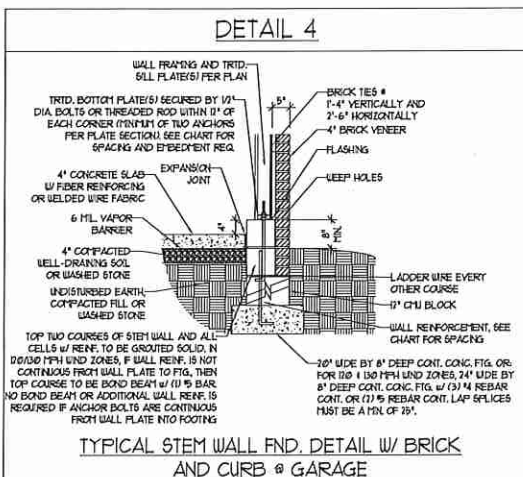
TYPICAL STEM WALL FND. w/ BRICK DETAIL



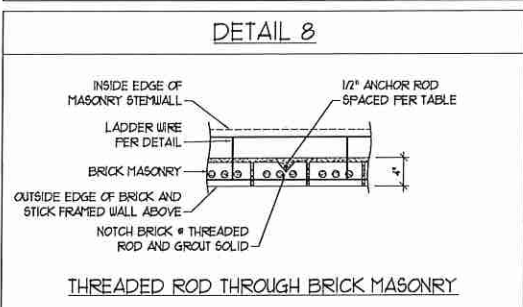
TYPICAL STEM WALL FND. DETAIL w/ CURB @ GARAGE



OPTIONAL STEM WALL FND. DETAIL w/ CURB @ GARAGE



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



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/ 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.
1 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 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 2002.1 OF THE 2003 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
5. PREP SLAB PER RS0621 AND RS0622 BASE OF THE 2003 INTERNATIONAL RESIDENTIAL CODE. MINIMUM 24" LAP SPlice LENGTH.
6. LOCATE REBAR IN CENTER OF FOUNDATION WALL.
7. 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

	120 MPH		130 MPH	
	SPACING	EMBEDMENT	SPACING	EMBEDMENT
WIND ZONE	100 MPH	110 MPH	120 MPH	130 MPH
SPACING	6'-0" O.C. 3'-0" O.C. FOR STRAPS	4'-0" O.C. 2'-0" O.C. FOR STRAPS	6'-0" O.C. w/ DBL. SILL PLATE OR 4'-0" O.C. w/ SINGLE SILL PLATE w/ 2" x 2" x 1/8" WASHERS	6'-0" O.C. w/ DBL. SILL PLATE OR 4'-0" O.C. w/ SINGLE SILL PLATE w/ 2" x 2" x 1/8" WASHERS
EMBEDMENT	1"	1"	15" INTO MASONRY 1" INTO CONCRETE	15" INTO MASONRY 1" INTO CONCRETE

NOTE: HORIZONTAL FOOTING REBAR REQUIRED IN HIGH WIND ZONES ONLY (120 MPH - 130 MPH)

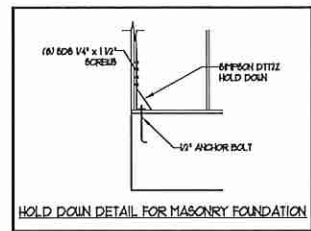
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N.C. LICENSE NO.: C-1133

FOUNDATION DETAILS

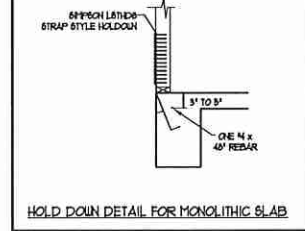
DATE: AUGUST 14, 2015
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JES



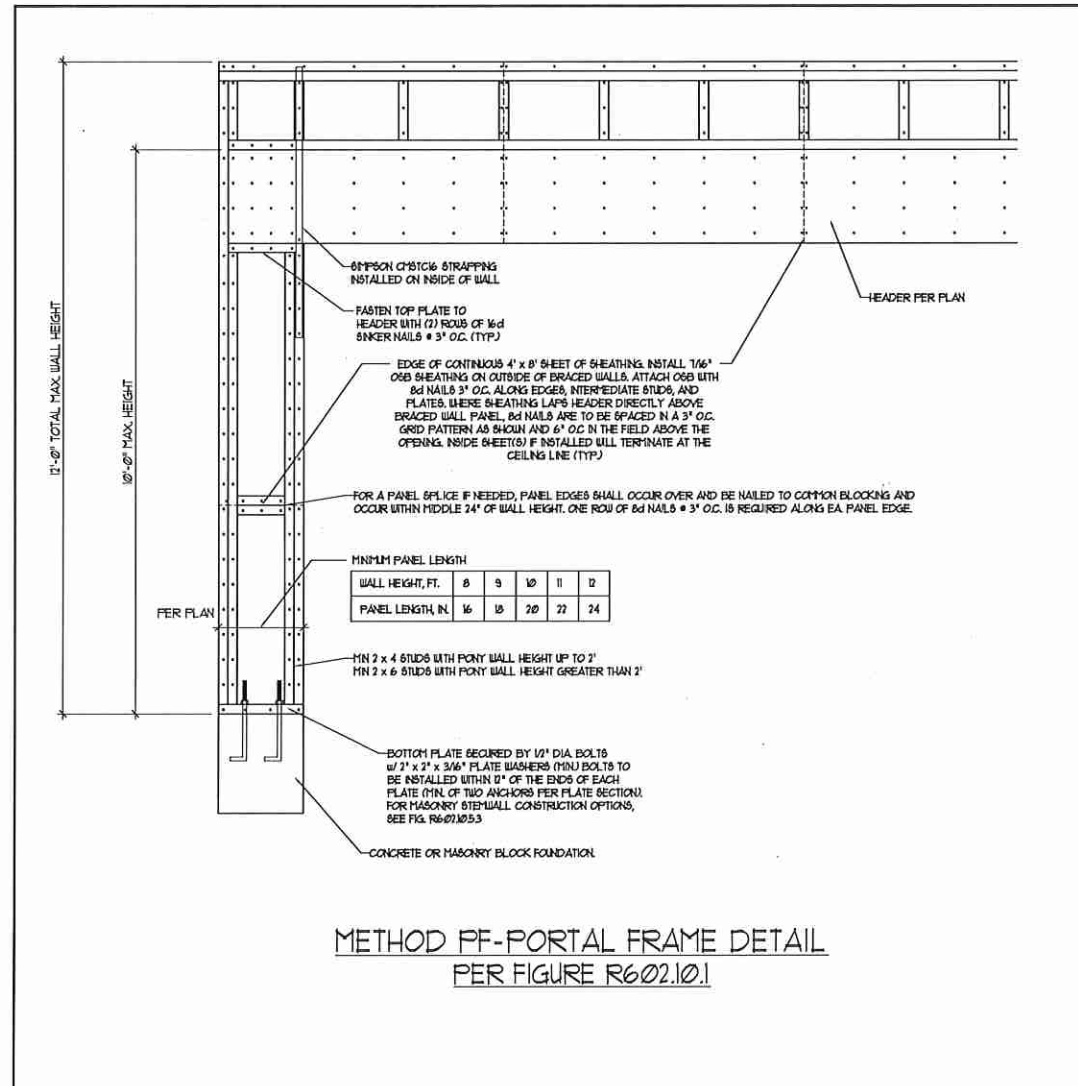
FOUNDATION DETAILS



HOLD DOWN DETAIL FOR MASONRY FOUNDATION

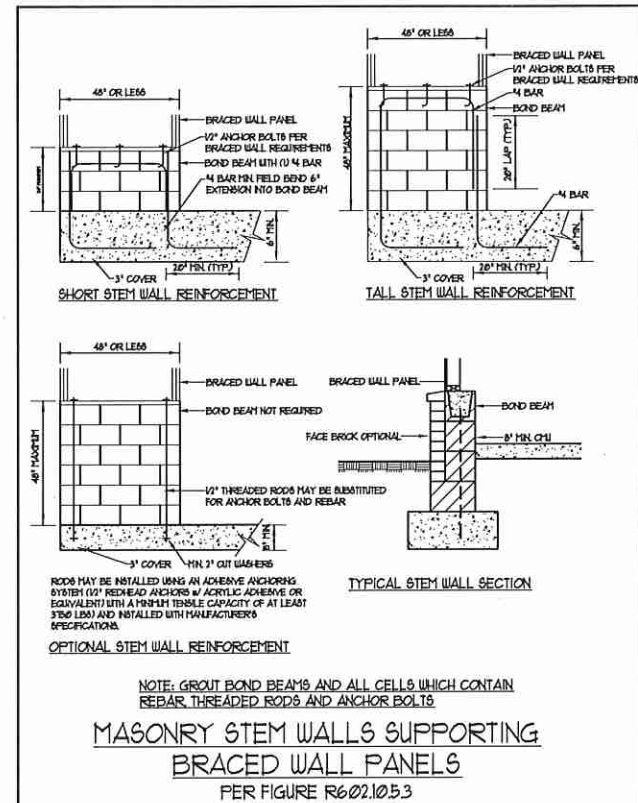


HOLD DOWN DETAIL FOR MONOLITHIC SLAB

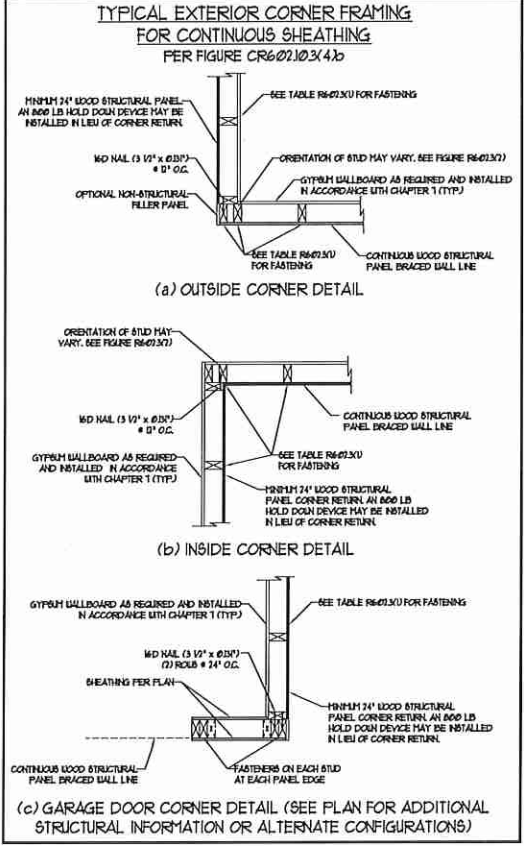


METHOD PF-PORTAL FRAME DETAIL
PER FIGURE R602.10.1

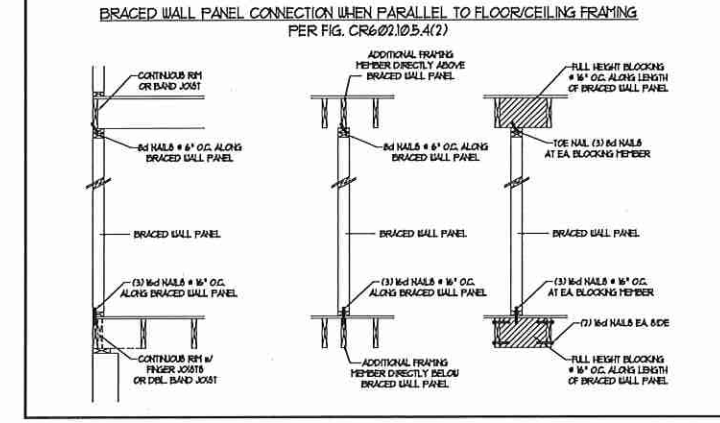
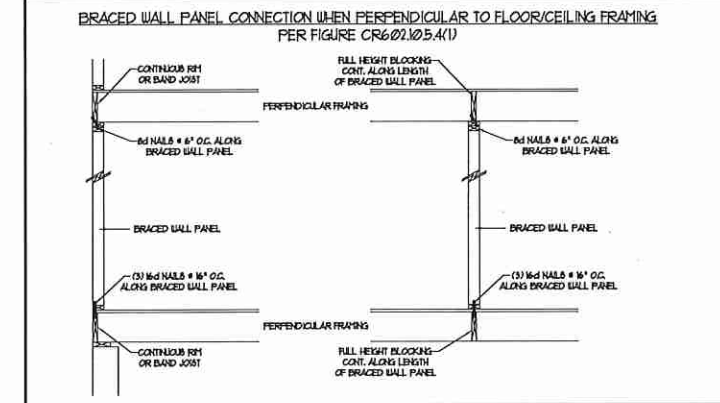
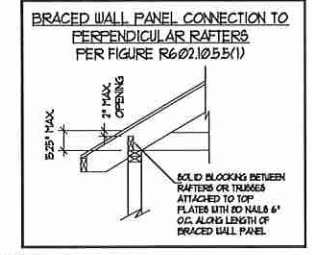
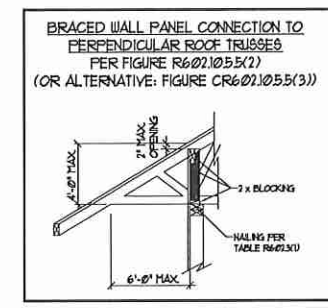
WALL HEIGHT, FT.	8	9	10	11	12
PANEL LENGTH, IN.	16	18	20	22	24



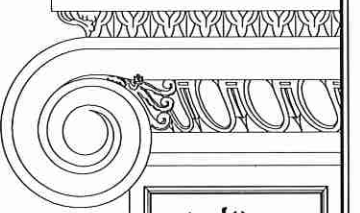
MASONRY STEM WALLS SUPPORTING
BRACED WALL PANELS
PER FIGURE R602.10.5.3



(c) GARAGE DOOR CORNER DETAIL (SEE PLAN FOR ADDITIONAL STRUCTURAL INFORMATION OR ALTERNATE CONFIGURATIONS)



- GENERAL WALL BRACING NOTES:
1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2012 NC RESIDENTIAL BUILDING CODE (NCRBC). TABLES AND FIGURES REFERENCED ARE FROM THE 2012 NCRBC.
 2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2012 NCRBC 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 C5-10SP 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 R602.10.3.
 6. C5-10SP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL 6\"/>



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N.C. LICENSE NO.: C-1733

WALL BRACING NOTES AND DETAILS

DATE: JULY 25, 2013
SCALE: NONE
DRAWN BY: JET
ENGINEERED BY: JET
REVIEWED BY: JES

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), 2012 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, 2012 EDITION (R301.4 - R301.7)

DESIGN CRITERIA:	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN)
ATTIC WITH LIMITED STORAGE	20	10	L/140
ATTIC WITHOUT STORAGE	10	10	L/160
DECKS	40	10	L/160
EXTERIOR BALCONIES	40	10	L/160
FIRE ESCAPES	40	10	L/160
HANDRAIL & GUARDRAILS	700 LB OR 50 (PLF)	10	L/160
PASSENGER VEHICLE GARAGE	50	10	L/160
ROOMS OTHER THAN SLEEPING ROOM	40	10	L/160
SLEEPING ROOMS	30	10	L/160
STAIRS	40	10	L/160
WIND LOAD	(BASED ON FIGURE R301.4(4) WIND ZONE AND EXPOSURE)		
GROUND SNOW LOAD, P _g	20 (PSF)		

- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD
- FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD

- FOR 30 AND 100 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.16 OF THE NRC, 2012 EDITION. FOR 110 MPH, 120 MPH, AND 130 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2012 EDITION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER II OF THE NRC, 2012 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER F 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 R409.1 OF THE NRC, 2012 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 SALED 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, 2012 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A65 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 5/1115 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, 2012 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCHRP TR-55-A OR ACE 530/ASCE 5/1115 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, 2012 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(5) OF THE NRC, 2012 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE 2" OFF MINIMUM (F_b = 875 PSI, F_v = 375 PSI, E = 16,000,000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE 2" GYP MINIMUM (F_b = 975 PSI, F_v = 475 PSI, E = 16,000,000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2600 PSI, F_v = 285 PSI, E = 13,000,000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2375 PSI, F_v = 310 PSI, E = 15,500,000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2500 PSI, E = 16,000,000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2300 PSI, E = 16,000,000 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 R502.5(1) AND R502.5(2) OF THE NRC, 2012 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).
- 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 CURRENT NORTH CAROLINA RESIDENTIAL CODE WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R502.10.
- 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 SIDES FOR BRICK SUPPORT. 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 x 10 BLOCKING INSTALLED BETWEEN WALL STUDS WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R103.122 OF THE NRC, 2012 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 100 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON L6 OR L182 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 TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

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STANDARD STRUCTURAL NOTES

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SHEET:
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NOTES