TOPSAIL

TOPSAIL REVISION LIST - STRUCTURAL:

- 1.) ADDED LJOIST SERIES AND SPACING TO SECOND FLOOR FRAMING AND CRAWL (10-17)
- 2.) REMOVED BEDROOM VAULTS AND BALLOON FRAMING (10-17)
- 3.) CHANGED STANDARD HEADER SIZE TO 2 x 6. CALLED OUT 2 x 10 WHERE NECESSARY (10-17)
- 4.) CHANGED TO (3) PLY GARAGE HEADERS (10-17)
- 5.) CODE UPDATE TO NCRC 2018 (1-19)

TOPSAIL REVISION LIST - ARCHITECTURAL:

1.) WINDOWS CHANGED TO 3-0 WIDTH (5-30-14)

2.) STAIR TREADS CHANGED TO 10" (5-30-14)

3.) ELECTRICAL PLAN ADJUSTED (7-21-14)

4.) MOVED COAT CLOSET FROM FOYER AND RELOCATED PANTRY CLOSET (1-12-15)

5.) MOVED SERVICE DOOR TO FRONT OF GARAGE (1-12-15)

6.) ADDED PORCH WRAP OPTION, DOUBLE GARAGE DOOR OPTION, 12-0 DEEP REAR PORCH OPTION,

12-0 REAR PATIO OPTION (1-12-15

7.) ELIMINATED WING WALL IN FAMILY ROOM (1-12-15)

8.) ELIMINATED SIDE WINDOW IN FAMILY ROOM (1-12-15)

9.) ADDED ALL BRICK OPTIONS (124-15)

10.) ADDED CLOSET UNDER STAIRS.

11.) SHIFTED GARAGE ENTRY AND COAT CLOSET TOWARDS FAMILY ROOM 4". (10-17)

12.) ELIMINATED SECOND PANTRY FROM KITCHEN EXTERIOR WALL, MADE VALET STD. WITH OPT. SHELVES. (10-17)

13.) REMOVED CEILING VAULTS FROM BEDROOMS #2, #3 AND LOFT/ BEDROOM #4. (10-17)

14.) ELIMINATED CHASE AT SECOND FLOOR HALL BATH. 11/10VED VANITY DOWN AND ADDED 45" WALL AT TOILET. (10-17)

15.) SWAPPED P.D.S. AND RETURN LOCATIONS ON SECOND FLOOR. (10-17)

16.) MODIFIED MASTER BATH TO ACCOMMODATE A WATER CLOSET. (10-17)

COVER SHEET

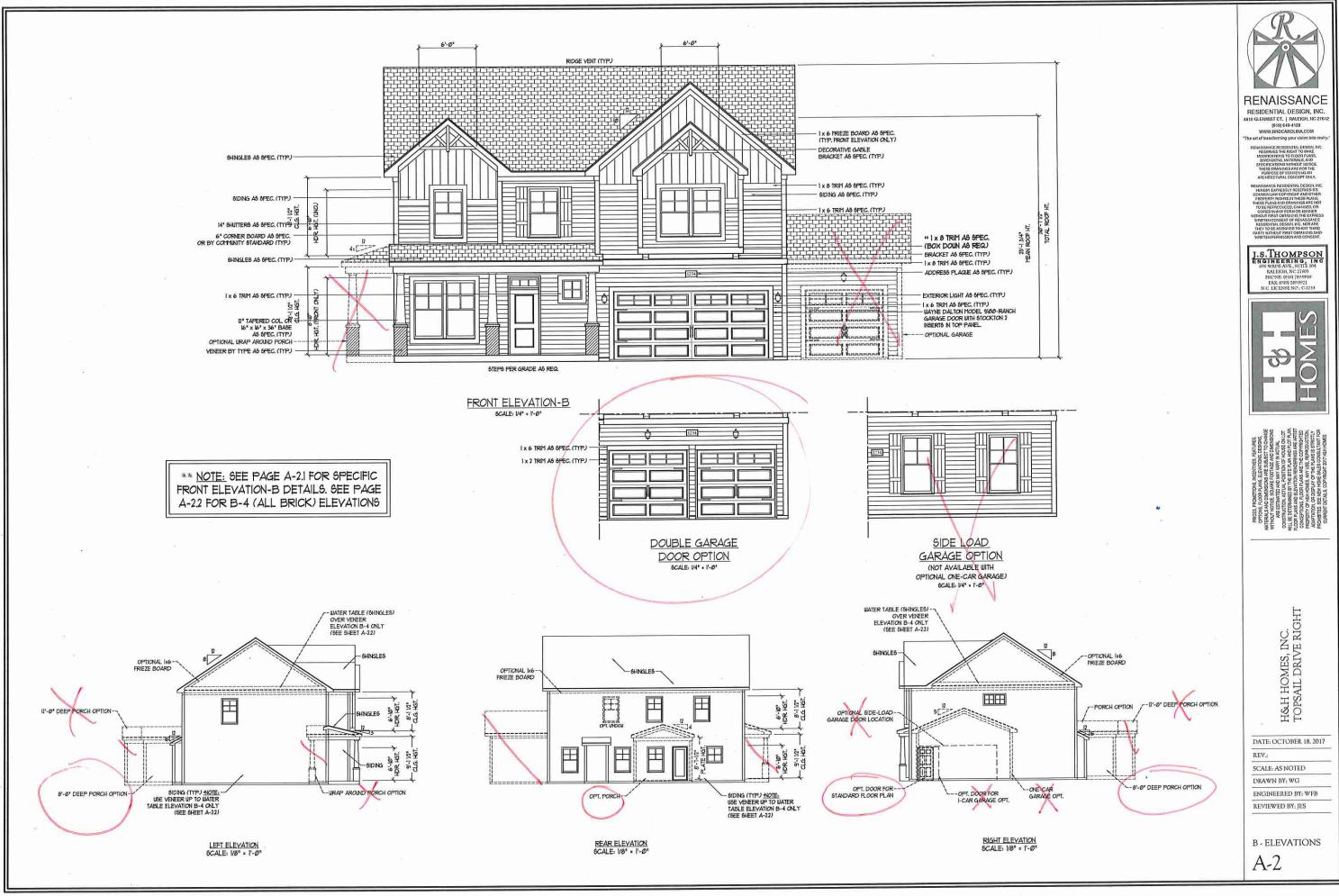
2 Instratory 1

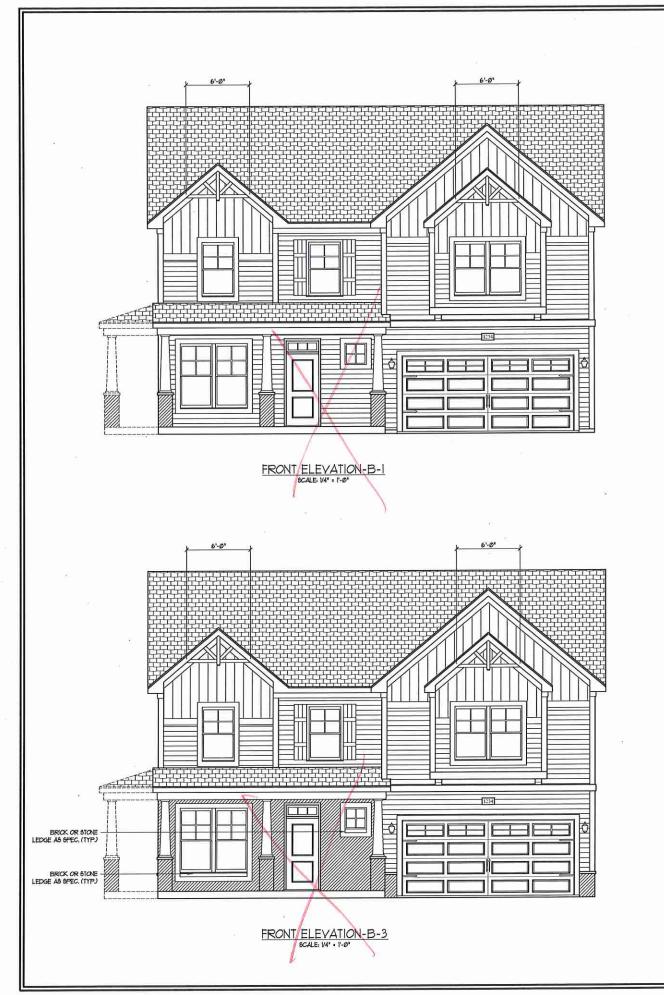
2010C

DATE: 10-13-17
REV.:
DRAWN BY: WO
ENGINEERED BY:
REVIEWED BY:

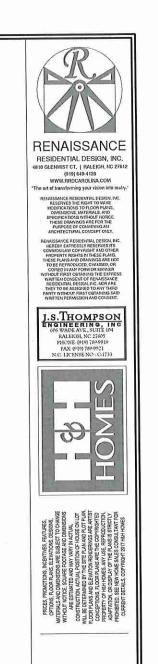
CS

C:\Users\Wade\Documents\Projects\H&H Homes\Topsall\Topsall\C\Topsall\NC\GR\Topsall_GR_10-18-17_code update 1-19.dwg, 1/16/2019 10:00:37 AM









H&H HOMES, INC. TOPSAIL DRIVE RIGHT

DATE: OCTOBER 18, 2017

SCALE: AS NOTED

DRAWN BY: WG

ENGINEERED BY: WFB REVIEWED BY: JES

B - ELEVATION **OPTIONS**

A-2.1

6 x 6 TRTD, POST MIN, W-PVC SLEEVE, FOR OPT, PORCH OPTIONAL 12'-0" DEEP OPT, PATIO/ DECK COVERED PORCH 6 x 6 TRTD, POST MIN W---PVC SLEEVE, FOR OPT, PORCH OPTIONAL COVERED PORCH 8-1-1/2"GLG, HGT (PATIO STANDARD) 8-1-1/2"GLG. HGT (PATIO STANDARD) OPTIONAL VENERA (SEE ELEVATION PAGES FOR LOCATION AND CONDITIONS) OPTIONAL VEHEER (SEE ELEVATION PAGES FOR LOCATIONS AND CONDITIONS) OPT. PATIO/ DECK 3-0 3-2 SET BOTTOM OF UNDOU 46' AFF. 3-05-0 OPTIONAL 12'-0" DEEP REAR PORCH FAMILY ROOM KITCHEN. FUMBNG DROP DINING OPTIONAL 2-CAR GARAGE -CAR GARAGE FOYER 3-0 BITRY W D' 2-03-0 BXD.
TRANS ABOVE ALKAN W BYTRY TRANS COVERED PORCH NOTE: ADD 5" TO OVERALL PORCH DEPTH FOR ALL B ELEVATIONS. -0" TAPERED COL CH 16" x 16" x 36" BROCK OR 5TONE BASE AS SPEC, (TYP) NOTE: CHIT BLASE AND USE ALTERNATE COL. PER ELEVATION AS REQ. SIDE-LOAD GARAGE OPTION (NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)

> 8-0 x 1-0 GARAGE DOOR FER COTTUNITY STANDARDS

> > DOUBLE GARAGE

DOOR OPTION

8-0 x 1-0 GARAGE DOOR PER COTTUNITY STANDARDS

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).

Zx6 WALL

, SHADED WALLS ARE TO BE 2 × 6 ® 16" O.C. (LOAD BEARING) OR 2 × 6 ® 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION

SQUARE FOOTAGE

SQUARE FOOTAGE (OPTIONS)

FIRST FLOOR (BRICK): 999 SQ FT. SECOND FLOOR (BRICK): 1405 SQ FT. TOTAL (BRICK): 2404 SQ. FT. GARAGE (BRICK): 418 SQ FT. FRONT PORCH (WRAP OPTION): 53 SQ. FT. REAR PORCH (8-Ø DEEP): 96 SQ FT. REAR PORCH (12-Ø DEEP): 144 SQ FT. OPT. PATIO/ DECK: (8-Ø DEEP): 88 SQ. FT. OPT. PATIO/ DECK: (12-Ø DEEP): 132 SQ FT. I-CAR GARAGE: 240 SQ FT.

RENAISSANCE RESIDENTIAL DESIGN, INC. 810 GLENMIST CT. | RALEIGH, NC 2761 (919) 649-4128 WWW.RRDCAROLEVA.COM REMAISANCE RESIDENTIAL DESIGN, INC.
RESERVES THE RIGHT TO MAKE
RESERVES THE RIGHT TO MAKE
ROSSINGNES MATERIALS, AND
SPECIFICATIONS WITHOUT MOTICE
THESE DRAWNAS ARE FOR THE
PLAPAGE OF CONFAMILIA AND
ARCHITECTURAL CONCEPT ONLY. J.S.THOMPSON H&H HOMES, INC. TOPSAIL DRIVE RIGHT DATE: OCTOBER 18, 2017 REV.: SCALE: 1/4*=1'-0" DRAWN BY: WG

SIDE-LOAD GARAGE OPTION

(NOT AVAILABLE WITH

OPTIONAL ONE-CAR GARAGE)

ENGINEERED BY: WFB

REVIEWED BY: JES

FIRST FLOOR

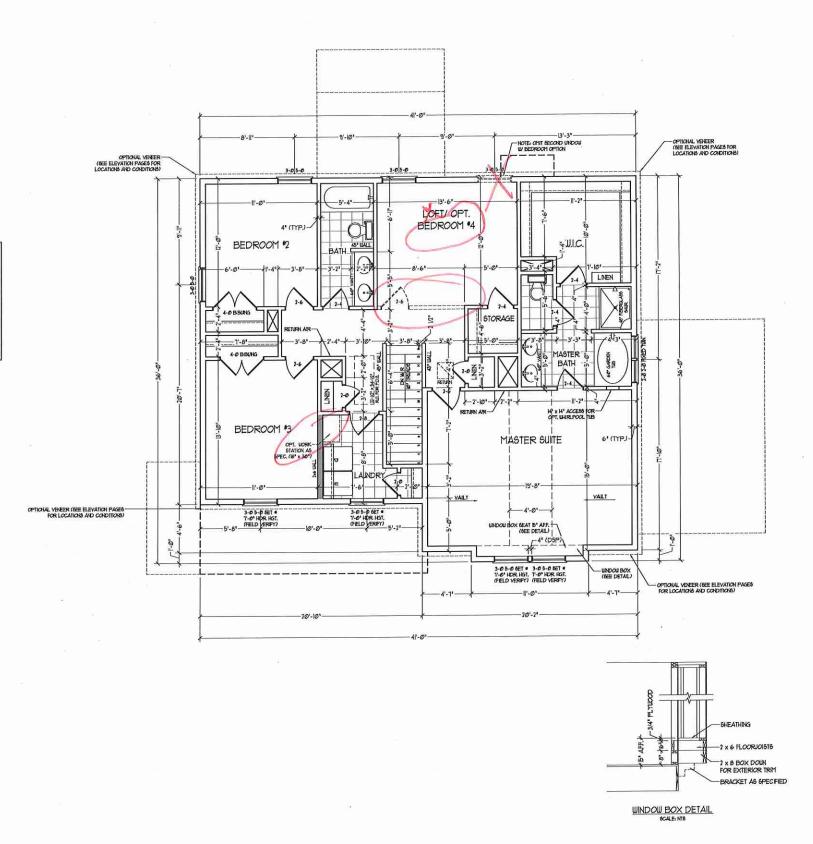
PLAN

A-4

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).

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





RESIDENTIAL DESIGN, INC.

4810 GLENNIST CT. | RALEIGH, NC 27612 (919) 649-4128 WWW.RRDCAROLINA.COM *The art of transforming your vision into reaty.*

REMAISSANCE RESIDENTIAL DESIGN, IND RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, DIMENSIONS, IMPRIALS, AND SPECIFICATIONS WITHOUT NOTICE. THESE DRIMINGS ARE FOR THE PURPOSE OF CONVINCIAN.

REMISSANCE RESIDENTIL DESIGN, INC.
JERNEW ERPRESEN RESERVES ITS
COMMON LAW COPPIDIT AND OTHER
PROPERTY ROATE NAMES PLANS,
THESE PLANS AND DRAWINGS ARE HOT
TO BE REPROJUZED, CHAMPOS OR
COMED PLANY FORMOR MANNER
WITHOUT RIST OFFIRM THE EXPRESS
WITHTEN COMESTIF OF REPAISSANCE
RESIDENTIAL DESIGN, PAR. JERN FARE
RESIDENTIAL DESIGN, PAR. JERN FARE
RESIDENTIAL DESIGN, PAR. JERN FARE

J.S.THOMPSO ENGINEERING, II 606 WADE AVE, SUITE 104 RALEIOH, NC 27603 PHONE (019) 789-9919 FAX (019) 789-9921



PRICES RANGOTIONS, MEMBERS ENTINES, POTONS, FLOOR PLANK ELM-MITONS, GESTIGN, THEN AND INDIRISONS ARE ELEGETT OCHANICE THEN TOTHER STOWER TO STOWER TO ACTUAL ASSESSMENT AND THE STORY OF THE AND AND TO PLAN POTON PLANK AND ELW-MITON FROM THE AND TO PLAN TO PLANK AND ELW-MITON FROM THE AND TO PLANK TO PLANK AND ELW-MITON FROM THE REPORT PLANK ONE-PITONS R. COST PLANS ARE THE COPYMENTED TO PLANK AND AND AND THE REPORT OF THE AND THE PLANK TO PLANK AND THE AND

> H&H HOMES, INC. TOPSAIL DRIVE RIGHT

DATE: OCTOBER 18, 2017

REV

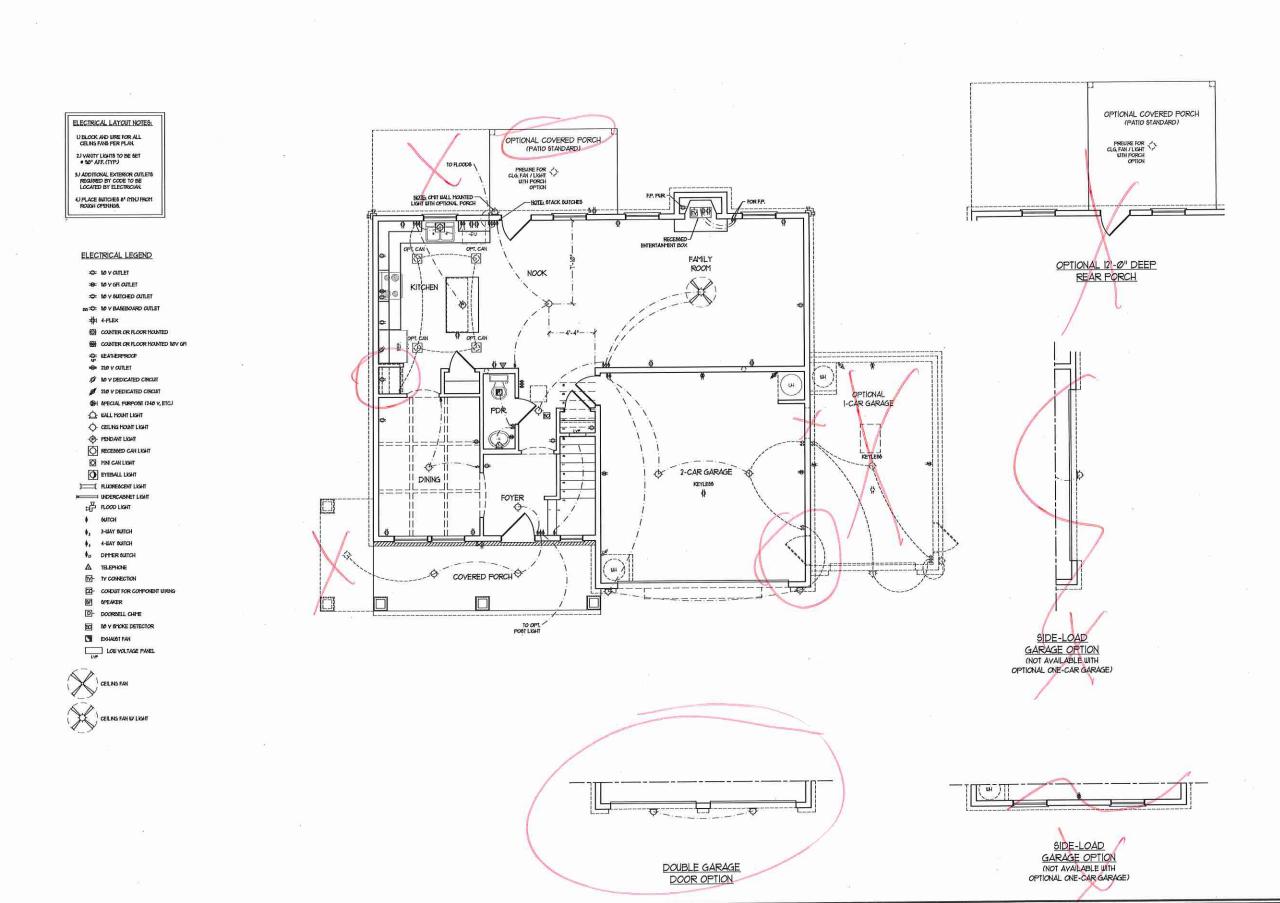
SCALE: 1/4"=1".0" DRAWN BY: WG

ENGINEERED BY: WFB

REVIEWED BY: JES

SECOND FLOOR PLAN

A-5





RESIDENTIAL DESIGN, INC.

4810 GLENMIST CT. | RALEIGH, NC 27612 (919) 649-4128 WWW.RROCAROLINA.COM "The art of transforming your vision into realty."

REMAISANCE RESIDENTIAL DESIGN, IAC.
RESERVES THE RIGHT TO MAKE
MODIFICATIONS TO FLOOR PLANS,
DAVES BROOKIS, MATERIALS, AND
SPECIFICATIONS WITHOUT NOTICE.
THESE ORAMINISS ARE FOR THE
PURPOSE OF CONVENING AN
ARCHTECTURAL CONCEPT CONV.

FIELDISSANCE RESPICTUL DESPIRAL DES INERES PERFESSAY RESERVES ITS COMMON LAW COPPINSIT AND OTHER PROCERTY ROOTS IN THESE PLANS. THESE PLANS AND ROWNINGS AND FOR THE PROCESSAY OF THE PROPERTY OF COPIED DEATH FORM OF MANNER WITHOUT PRIST CONTAINS THE EXPRESS WRITTEN COMESTION FOR MANNER PRIST CONTAINS THE EXPRESSANCE PRIST CONTAINS AND THE PROPERTY OF THE PRIST CONTAINS AND THE PRIST CONTAINS SAND

J.S.THOMPSON ENGINEERING, INC (66 WADE AVE, SUITE IOA RALEICH, NC 27605 PHCNE (919) 18-9919 FAX. (P19) 18-9921



THE SERVICE TO COMMISSION TO THE COMMISSION OF T

H&H HOMES, INC. TOPSAIL DRIVE RIGHT

DATE: OCTOBER 18, 2017

REV.:

SCALE: 1/4"=1'.0" DRAWN BY: WG

ENGINEERED BY: WFB

REVIEWED BY: JES

FIRST FLOOR ELECTRICAL PLAN E-1

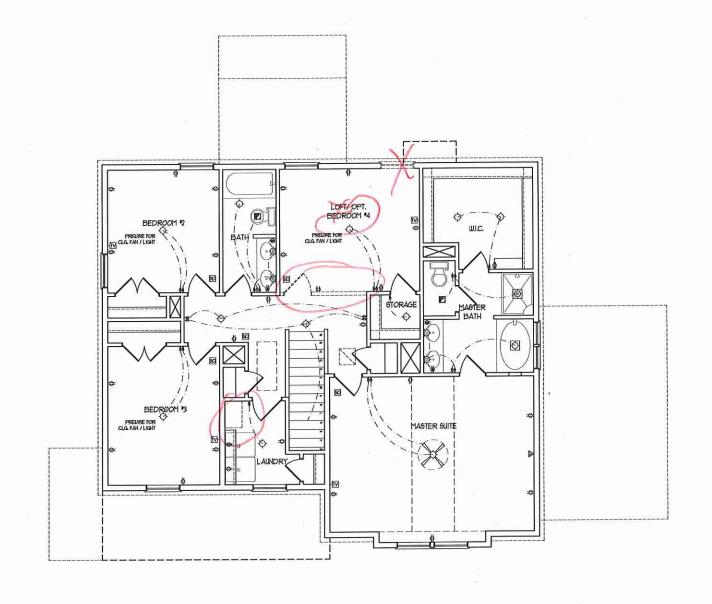


- SE Y CUTLET
- = Se v dFl cullet
- SE 10 Y SUTCHED OUTLET
- IS TO Y BASEBOARD OUTLET
- # 4·PLEX
- (COUNTER OR FLOOR HOLNTED
- 器 COUNTER OR FLOOR HOUNTED MOV GF
- E LEATHERPROOF
- * 220 Y CUTLET
- NO V DEDICATED CIRCUIT
- 200 V DEDICATED CIRCUIT
- 1 SPECIAL PURPOSE (240 V, ETC.)
- THE HOUNT LIGHT CEILING HOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- HN CAN LIGHT EYEBALL LIGHT
- HLUORESCENT LIGHT

INDERCABNET LIGHT

- ₽ BLOOD FIGHT ♦ SUTCH
- , 3-DAY BUTCH
- 4. 4-WAY SUTTCH
- DITTER SUTTCH
- **△** TELEPHONE TY CONNECTION
- 2 conduit for component us
- EF SPEAKER
- D- DOORBELL CHINE
- IN Y SYOKE DETECTOR
- EXHAUST FAN LOW VOLTAGE PANEL







RENAISSANCE

RESIDENTIAL DESIGN, INC.
4810 GLENMIST CT. | RALEIGH, NC 27612
(919) 619-4128
WWW.RRDCAROLEVA.COM
*The art of transferring your vision into realry.



H&H HOMES, INC. TOPSAIL DRIVE RIGHT

DATE: OCTOBER 18, 2017

REV.:

SCALE: 1/4"=1'0"

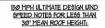
DRAWN BY: WG

ENGINEERED BY: WFB REVIEWED BY: JES

SECOND FLOOR ELECTRICAL

PLAN E-2

C:\Users\\Yade\Documents\Projects\H&H Homes\Topsail\Topsail\Topsail\NC GR\Topsail_GR_10-18-17_code update 1-19.dwg, 1/16/2019 10:00:58 AM

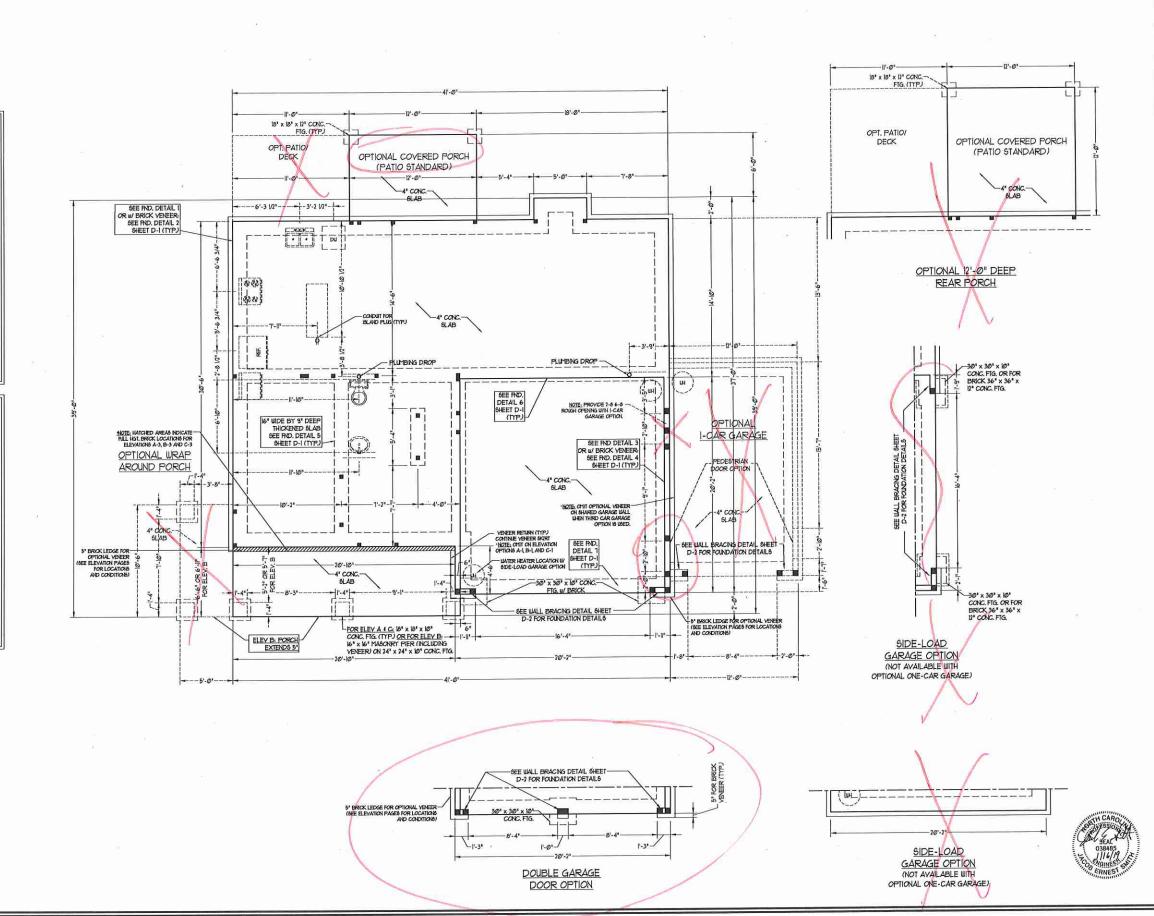


- DIGNEER'S SEAL APPLIES ONLY TO BIGSERYS SEAL APPLIES CALY TO STRUCTURAL COMPONENTS BY BASERYS SEAL DOES NOT CERTIFY DIFENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT NOLLDING ROOF SYSTEM. STRUCTURAL DESIGN FOR NORTH CAROLINA RESIDENTIAL CODE, 2018 DETIGNITUR LESSELL CODE, 2018 DETIGNITUR LESSELL CODE, 2018
- EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 48 ("HIGH WIND ZONES" FOR BO
- CHAPTER 49 ("HACH UND JOSES" FOR BO HT4 URDOS.
 BULDER 8 TO FROVIDE FRATMS
 CONECTIONS AS REGISTED DY CHAPTER
 45 ("HACH UND JOSES" FOR BO 19'41
 URDOS) OF THE KORTH CARCLINA.
 REDDENIAL CODE, JOSE DITHON.
 RECTION 4504 OF THE MORTH CARCLINA.
 TEAN BOOK THE CODE, JOSE DITHON
 THAN ROCH FETSITI 6 LEGS THAN 30 FETS.
 BULL CLADDIS ERBISCHED FOR 40 FETS
 BULL CLADDIS ERBISCHED FOR 40 FETSI
- AND -32 PSF (V- NDICATE POSITIVE /
- AND 31 PEF (M. NDICALE POMITIVE)
 REGALINE PREWINE (TIP)
 ROCK CLADONS DESIGNED FOR 922 PEF
 AND 36 PEF FOR ROCK PITCLES 102 TO
 102 AND 44 PEF AND 36 PEF FOR ROCK
 PITCLED 3356 TO TU.
 TWY 606 DESIGNES IN REQUIRED ON ALL
 EXTERIOR WALLS.

 WILLIS TO BE ERRICED IN ACCORDINCE
 WITH MECTICAL REGISTED ON PILE MORTH
 CAROLINA REPORTINAL CORP. (1/8)
 EDITION AND AS NOTICE OF PLANS
 DEBROY BIFLOSOPT CONTINUES AND
 NULLISTON WILLIS OF THE BUILDING TO
 REIN ACCORDANCE WITH GAPTIFER I OF
- THE NORC, 1648 EDITION

120 MPH ULTMATE DESIGN WND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT!

- DISNEERS SEAL APPLES OALY TO
 STRICTURAL COTPYNENTS, BEANERS SEAL
 DOES HOT GENET OF THE SHOW
 ACCIRACY OR ARCHITECTURAL LAYOUT
 NOLLIDAYS ROOF STISTED
 STRICTURAL DESIGN FER NORTH CAPCALINA
 REPORTING LOOP, \$700 EDINO
 HISTALL IN: ANCIOR BOATS 6'-9' OC. AND
 LINNIN' -9' ROOF BOATS 6'-9' OC. AND
 LINNIN' -9' ROOF BOATS 6'-9' OC. AND
 LINNIN' -9' ROOF BOATS 6'-9' OC. AND
 LINNIN' -9' NOT BOATS OF PLATE WOTH.
 BOAT LINNIN HOUSE THERO OF PLATE WOTH.
 BOAT BOATS IN SIZE BOATS AND
 HEAR BOOK PERIOT IS LESS THAN 59 HEEL
 DITTEROR WALLS DESCRIPT OF BO 19TH
 BOATS BOATS WALLS DESCRIPT OF BO 19TH
 BOATS BOATS WALLS DESCRIPT OF BOATS OF BOATS AND
 BOATS BOATS WALLS DESCRIPT OF BOATS OF BOATS AND
 BOATS BOATS WALLS DESCRIPT OF BOATS OF BOATS AND
 BOATS BOATS WALLS DESCRIPT OF BOATS OF BOATS AND
 BOATS BOATS WALLS DESCRIPT OF BOATS OF BOATS AND
 BOATS BOATS WALLS DESCRIPT OF BOATS OF BOATS AND
 BOATS BOATS WALLS DESCRIPT OF BOATS OF BOATS AND
 BOATS BOATS WALLS DESCRIPT OF BOATS OF BOATS AND
 BOATS BOATS WALLS BOATS WALLS BOATS AND
 BOATS BOATS WALLS BOATS W





RENAISSANCE

RESIDENTIAL DESIGN, INC. 4810 GLENMIST CT. | RALEIGH, NC 27612 (019) 649-4128 WWW.RRDCAROLINA.COM "The art of transforming your vision into realty

J.S.THOMPSON ENGINEERING, INC 606 WADE AVE., SUITE IN RALEIGH, NC 27605 FHONEL (191) 769-9919 FAX. (191) 769-9921 N.C. LICENSE NO.: C.1733



H&H HOMES, INC. TOPSAIL DRIVE RIGHT

DATE: OCTOBER 18, 2017 REV.:

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

DRAWN BY: WG ENGINEERED BY: WFB

REVIEWED BY: JES

MONO SLAB **FOUNDATION** PLAN

S-1

BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R602J0 OF THE
- NCRC 2018 EDITION. C5-W5P REFERS TO "CONTINUOUS SHEATHING WOOD STRUCTURAL PANELS' CONTRACTOR IS TO INSTALL 1/16" OSB
- STRUCTURAL PARELS* CONTRACTOR IS 10 NSTALL IN6* OBS ON ALL EXTERIOR WALLS ATTACHED W BA NAILS SPACED 6* OC. ALONG PAREL EDGES AND 18* OC. IN THE FIELD. OBS PETERS TO "GYTPSM DAOAD" CONTRACTOR IS 10 NSTALL 18" (MIN) GYTPSM WALL BOARD WHERE NOTED ON THE FLANG. FASTEN GB WITH I 14" SCREWED OR IS 18" NAILS SPACED 1" OC. ALONG PAREL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM IS A GREY.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND TONES BRACE WALLS ARE TO BE CONSTRUCTED N ACCORDANCE WITH CHAPTER 45 OF THE NORC 2018 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED

BRACED WALL DESIGN

RECTANGLE A RECTANGLE B SIDE IA (FRONT LOAD)
METHOD: C5-USP/FF/GB SIDE IB METHOD: CS-WSP/FF TOTAL REQUIRED LENGTH: 15.1" TOTAL REGUIRED LENGTH: 456' TOTAL PROVIDED LENGTH: 216' TOTAL PROVIDED LENGTH: 6' SIDE 2A
METHOD: C5-USP
TOTAL, REQUIRED LENGTH: ISI'
TOTAL PROVIDED LENGTH: 2066'
TOTAL PROVIDED LENGTH: 12' SIDE 3A (SIDE LOAD)
METHOD: CS-WSP/FF/GB SIDE 3B METHOD: CS-WSP TOTAL PROVIDED LENGTH: 3J9'
TOTAL PROVIDED LENGTH: 3J9'
SIDE 48/3A CUMULATIVE
METHOD: C5-W5P/GB TOTAL REQUIRED LENGTH: 1155' TOTAL PROVIDED LENGTH: 2012' SIDE 4A METHOD: C5-USP

TOTAL REQUIRED LENGTH: 1155' TOTAL REQUIRED LENGTH: 2014' TOTAL PROVIDED LENGTH: 35' TOTAL PROVIDED LENGTH: 345'

TABLE R607.15 MINIMIM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MAXIMIM STUD SPACING (INCHES) (PER TABLE R6013/5)		
(PEEI)	16	24	
UP TO 3'	1	1	
4'	2	1	
8'	3	2	
ים י	5	3	
. 16'	6	4	

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE SFF 2 (UNO). ALL
- TREATED LUMBER TO BE 6YP 12 (UNO.) ALL LOAD BEARING HEADERS TO BE (2) 2 x 6
- NOTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS, 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.)
- ALL SUMMES TO DE MY SHIP TO KNOW

 FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO

 BE SHEATHED WITH TIME OSS SHEATHING WITH

 JONTS BLOCKED AND SECURED WITH 8d NAILS AT

 3' OC. ALONG EDGES AND 6' OC. IN THE FIELD.
- FOR HIGH WIND ZONES, SECURE ALL EXTERIOR IIIAI I SHEATHING PANELS TO DOUBLE TOP WALL SHEATHING PARKES TO DUDDLE TOP

 PLATES, BANDS, JOISTS, AND GIRDERS WITH (2)

 ROUS OF 84 NAILS STAGGERED AT 3" OC. PARELS

 SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS

 AND SHALL OVERLAP GIRDERS AND DOUBLE SILL
- PLATES THEIR RILL DEPTH.
 ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS
 W 9PPPSON ABU44 POST BASES (OR EQUAL) AND
 6 x 6 POSTS W ABU66 POST BASES (OR EQUAL) (INO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT
- CONNECTORS AT TOP (UNO.)
 FOR FIBERGLASS, ALUMNUM, OR COLUMN ENG. BY
 OTHERS, SECURE TO SLAB W/ (2) METAL ANGLES USING 2" CONC. SCREUS, FASTEN ANGLES TO COLUMNS W/ 1/4" THROUGH BOLTS W/ NUTS AND MASHERS, 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

DSP - DOUBLE STUD POCKET

	CHEDULE FOR AL STONE SUPPORT	I. L
LENGTH (FT.)	SIZE OF LINTEL	2. (3. L 4. E
UP TO 4 FT.	L 3 1/2 x 3 1/2 x 1/4	5. F 6. F
4-8	L 5 x 3 1/2 x 5/16 LLV	E A
8 AND GREATER	L 6 x 4 x 5/16 LLY	1. F

SUPPORT NOTES:

- NTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). E ARCH DUIGS, FOR SIZE AND LOCATION OF OPENINGS.
- () = LONG LEG VERTICAL GTH . CLEAR OPENING
- BED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE
- ARMS.

 ARMS.

 ARMS.

 ALL HEADERS 8-0° AND GREATER IN LENGTH, ATTACH STEEL ANGLE
 HEADER W 10° LAG SCREWS 6 10° OC. STAGGERED.

 R ALL BRICK SUPPORT 6 ROOF LINES, FASTEN (2)° 2 × 10° ELOCKING
 THEEN STUDS W (4) 10° ANILS FER THEY, FASTEN A 6° × 4° × 5′ 66° STEEL
 SLE TO (7)° 2 × 10° ELOCKING W (7)° 10° LOCKING SCREWS 6 10° OC.

 GGERED, SEE SECTION R10°3821 OF THE 20° IN ORC FOR ADDITIONAL

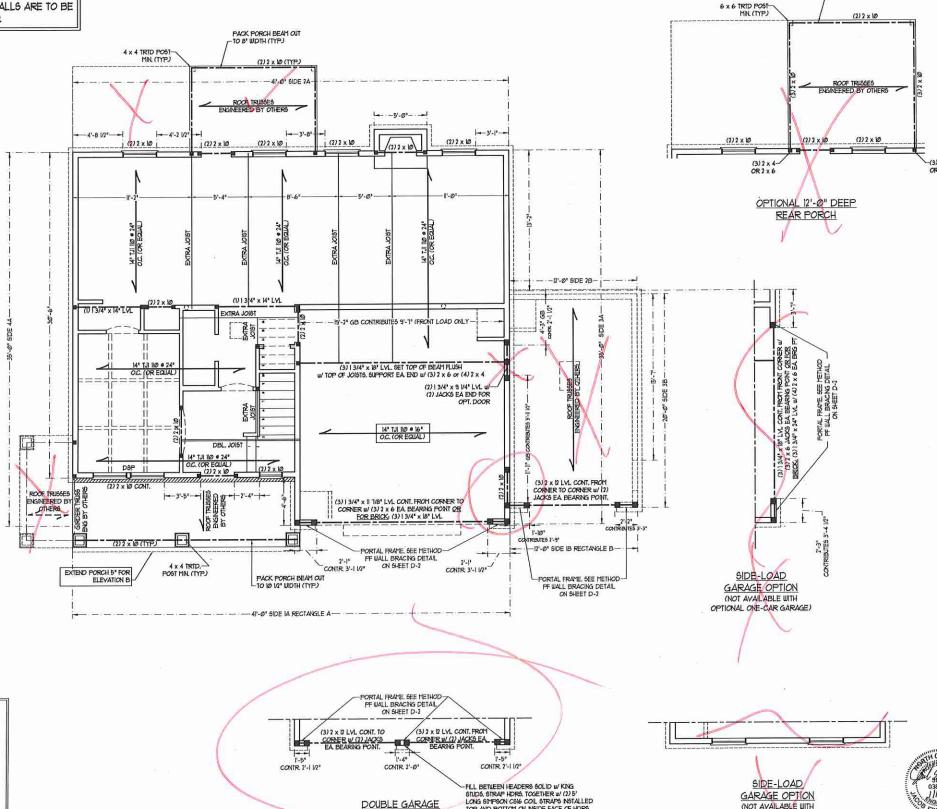
 OCCUPANTION AND STAGES AND STAGES AND STAGES AND STAGES AND STAGES.
- CAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY ISED IN LIEU OF STEEL LINTELS.

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).

NOTE: ALL EXTERIOR WALLS AND

ATTIC WALLS ARE TO BE 2 x 6 9 16"

O.C. (UNO). 2 x 4 9 16" O.C. EXTERIOR



TOP AND BOTTOM ON INSIDE FACE OF HORS.

DOOR OPTION



RENAISSANCE RESIDENTIAL DESIGN, INC.

PACK PORCH BEAM OUT

810 GLENMIST CT. | RALEIGH, NC 2761 (919) 649-4128 WWW.RRDCAROLINA.COM he art of transforming your vision into re at





H&H HOMES, INC. TOPSAIL DRIVE RIGHT

DATE: OCTOBER 18, 2017

SCALE: 1/4"=1'40"

DRAWN BY: WG ENGINEERED BY: WFB

REVIEWED BY: JES

SECOND FLOOR FRAMING PLAN

OPTIONAL ONE-CAR GARAGE)

4 8 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 = 24" O.C. (UNO). -2 x & BALLOON FRAMED-WALL 10 16' O.C. OR 2 |x 4 4 n' oc. (2) 2 x l/2 CONT. FROM CORNER TO CORNER

NSTALL SIMPSON LTØ CORNER

WINDOW BOX DETAIL

2 x 6 FLOOR JOISTS 4-16" O.C. SHEATHING TO COVER JOISTS AS WELL.

INSTALL CONT. 1/16" OSB SHEATHING ON NSTALL CONT. THE "OSB SHEATHING ON-CUTSIDE OF BRACED UALLS, ATTACH OSB WITH 8d NAILS 4" O.C. ALONG EGGES AND 8" O.C. IN THE FIELD. NSTALL SITESON LTD CORNERS. BRACKETS 24" O.C. IN CORNERS.

RAME DOWN FER DETAIL ON SECOND-FLOOR ARCHITECTURAL SHEET.



- BRACED WALL DESIGN FER SECTION R602J0 OF THE
- NCRC 2018 EDITION. CS-WSP REFERS TO "CONTINUOUS SHEATHING WOOD
- CS-USP RETERS TO "CONTINUOUS SHEATHING WOOD STRUCTURED, PANELS" CONTRACTOR IS TO INSTALL TIG" OSB ON ALL EXTERIOR WALLS ATTACKED WE AN INALIS SPACED 6" O.C. ALONG PANEL EDGES AND 1" O.C. IN THE FIELD.

 OS REFERS TO "CYTPEN BOARD" CONTRACTOR IS TO INSTALL IN" (MIN) GYPSUN WALL BOARD WHERE NOTED ON THE FLANS, FASTEN GB WITH 14" SCREWE OR 15 80" NAILS SPACED 1" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.

 BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO BY MIPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CAPPIERS AS OF THE KNCE 2018 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

NOTE:

NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 9 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

- L FER SECTION RE021/03.2 OF THE 2018 NCRC, THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL AMALYSIS IS REQUIRED. 2. SHEATH ALL EXTERIOR WALLS WITH TIME OSS SHEATHING ATTACHED WITH BE AND STATE OF OC. ALONG PANEL EDGES AND 12° O.C. N THE FIELD.

	CHEDULE FOR AL STONE SUPPORT	
LENGTH (FT.)	SIZE OF LINTEL	
UP TO 4 FT.	L 3 V2 x 3 V2 x V4	
4-8	L 5 x 3 1/2 x 5/16 LLV	
8 AND GREATER	L 6 x 4 x 5/16 LLV	

BRICK SUPPORT NOTES:

- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (INO.), SEE ARCH DUISS, FOR SIZE AND LOCATION OF

- ARCH DUISS, FOR SIZE AND LOCATION OF OFENNISS, (LLLY) LONG LEG VERTICAL LENGTH CLEAR OFENNIG EYBED ALL AVGLE ROOMS HN 4" EACH SIDE NITO VABEER TO PROVIDE BEARING, FOR ALL HEADERS 8"-8" AND GREATER WAS ALL HEADERS 8" AND GREATER WAS ALL HEAD
- IN LENGTH, ATTACH STEEL ANGLE TO HEADER W 1/2" LAG SCREWS . 12" O.C.
- HEADER IV 1/1 L/G SCREUB 0" O.C.
 STAGGERED.
 FOR ALL BRICK SUPPORT ROOF LNES,
 FASTEN (2) 7 × 1/0 ELOCKING BETWEEN
 STUDO 5/ (1/0 M AULE PER PLY, FASTEN
 A 6' x 4' x 5/6' STEEL AYGLE TO (2) 2 x
 1/0 ELOCKING 1/1 (2) 1/1 L/G SCREUB 0"
 C. STAGGERED. SEE SECTION R 10/3321
 CF THE 10/9 NCRC FOR ADDITIONAL
 ENERGY SUPPORT BASCOMATION.
- PRECAST RENFORCED CONCRETE
 LINTELS ENGINEERED BY OTHERS MAY BE
 USED IN LIEU OF STEEL LINTELS.

TABLE R600.15
MINMUM NUMBER OF FULL HEIGHT STUDS
FACUL FUD OF HEADERS IN EXTERIOR IIIA

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R6073(5)	
	16	24
UP TO 3'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE 87F 12 (UNO). ALL TREATED LUMBER TO BE 81F 12 (UNO). ALL LOAD BEARING HEADERS TO BE (2) 2 x
- ALL LOAD BEARING HEADERS TO BE (1772).
 WINDOW AND DOOR HEADERS TO BE SUFFORTED W (1) JACK STUD AND (1) KING STUD EA BIO (1804). SEE TABLE REPORTED FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FORDATION, ALL SQUARES TO BE (2) STUDS (UNO.)
 FOR HIGH WIND ZONES, ALL EXTERIOR WALLS
- TO BE SHEATHED WITH 1/6" OSB SHEATHING TO BE SHEATHED WITH 1/16* COST SHEATHING WITH JOINTS BLOCKED AND SECURED WITH BUT AND ALL ALL AND SECURES AND 6* OC. IN THE FIELD.

 FOR HIGH WIND ZONES, SECURE ALL
- EXTERIOR WALL SHEATHING PAVELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROUS OF SIGNALS STAGGERED AT 3" O.C. PAVELS SHALL EXTEND D* BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR RULL DEPTH.





RENAISSANCE RESIDENTIAL DESIGN, INC.

810 GLENMIST CT. | RALEIGH, NC 27612 (919) 649-4128 WWW,RRDCAROLINA.COM

he art of transforming your vision into re at





H&H HOMES, INC. TOPSAIL DRIVE RIGHT

DATE: OCTOBER 18, 2017

REV.:

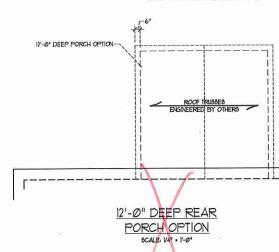
DRAWN BY: WG

ENGINEERED BY: WFB REVIEWED BY: JES

ATTIC FLOOR FRAMING PLAN



163 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES U SQ. FT. OF NET FREE VENTILATING AREA (MIN.).



ATTIC VENT CALCULATION:

163/0 60, FT. OF ATTIC DIVIDED BY 15/0 REQUIRES 10:3 50, FT. OF NET PREE YENTILATING AREA (MIN.).

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE 12
- ALL FRAMING LUMBER TO BE 12
 SFF (IND).

 CIRCLES DENOTE (3) 2 x 4 POSTS
 FOR ROCK BUPPORT.

 RAM'E DOP'REN MALLS ON TOP
 OF DOUBLE OR TIPPLE RAFTERS.
 HIP SPLICES ARE TO BE SPACED
 A MIN OF 8"-0". FASTEN
 MEMBERS WITH THREE ROUS OF
 IZE MALLS ON 6" OC. (TYP)

 5. STICK FRAM'E OVER-TRAM'ED
 ROCK SPCICKS WIY 2 x 8 BIOLESS.
- 5. SICK FRAYE OVER-FRAYED
 ROOF SECTIONS WIF 2 AS PICIGES,
 2 x 6 RAFTERS 9 16* O.C. AND
 H.AT 2 x 10* VALLEYS OR USE
 VALLEY TRISOSES.
 6. FASTEN FLAT VALLEYS TO
 RAFTERS OR TRISOSES WITH
 SOMPOCH MUSA HARRICAME
 THES THROUGH NOTCH IN ROOF
 SHEATHING EACH RAFTER 15 TO
 DE FASTENED TO THE FLAT
 VALLEY WITH A MIN GRE ON DE
- BE FASTENED TO THE FLAT
 VALLEY WITH A MIN. OF (6) 12d
 TOE NAILS.
 REFER TO SECTION REGULATED UPLIFT
 RESISTANCE AT RAFTERS AND
- TRUSSES.
 REFER TO NOTES AND DETAIL
 SHEETS FOR ADDITIONAL
 STRUCTURAL INFORMATION.

BRICK SUPPORT NOTE:

- L FASTEN (2) 2 x 10 BLOCKNS DETUEEN WALL STUDS at (4) 10d NAILS FER PLY, FASTEN A 6' x 4' x 5/16' STEEL ANSILE TO (7) 2 x 10 BLOCKNS (1') 10' 11 NE GERRIUS 8 10' O.C. STAGGERED. SEE SECTION RIDSSEL CHEE 700' NACRE FOR ADDITIONAL DRICK SUPPORT INFORMATION.

 21 WHERE ROOF 6LOPES EXCEED 1-10, NSTALL 3' x 3' x 14' STEEL PLATE STOPS AT 74' O.C. FER SECTION RIDSSEL] OF THE NORTH CAROLINA RESIDENTIAL CODE, 7010

 EDITION.





RENAISSANCE RESIDENTIAL DESIGN, INC.

4810 GLENMIST CT. | RALEIGH, NC 27612 (919) 649-4128 WWW.RRDCAROLINA.COM



H&H HOMES, INC. TOPSAIL DRIVE RIGHT

DATE: OCTOBER 18, 2017

REV.:

DRAWN BY: WG

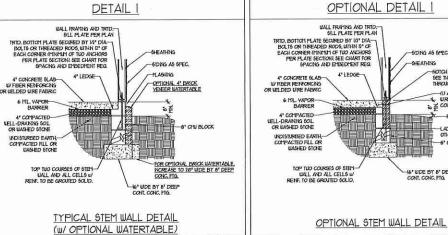
ENGINEERED BY: WFB

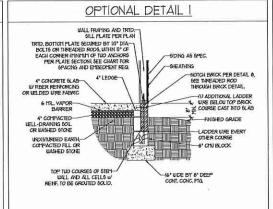
ROOF PLAN

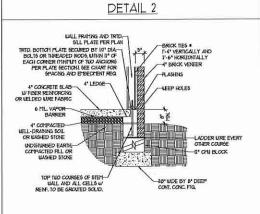
REVIEWED BY: JES

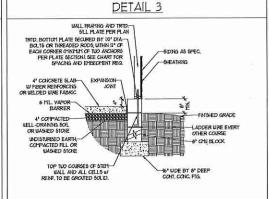
ELEVATION - B

STEMWALL DETAILS





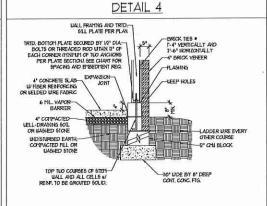




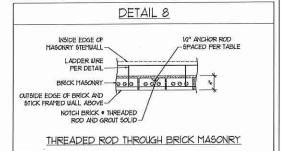
TYPICAL STEM WALL FND. W/ BRICK DETAIL

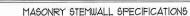
TYPICAL STEM WALL FND. DETAIL W/ CURB @ GARAGE

OPTIONAL DETAIL 3 2 x 6 HN, TRID, BOTTOM PLATE SECURED BY-Nº DIA BOLTS OR THREADED POOR WITHIN IT! OF EACH CORRER (TENTIAM OF TWO ANCHORS PER PLATE SECTION), SEE CHART FOR SPACING AND EMPERIPENT FRO. -6'DNG AS SPEC. - GEATHING -NOTCH BRICK PER DETAIL 8 SEE THREADED ROD THROUGH BRICK DETAIL 4" CONCRETE SLAB-URE BELOW TOP BRICK FINISHED GRADE 4" COMPACTED UELL-DRANNIS SOIL OR WASHED STONE -LADDER WIRE EVERY OTHER COURSE e, CHI BYOCK TOP TWO COURSES OF STEM WALL AND ALL CELLS W/ RENF, TO BE GROUTED BOLID.



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





WALL HEIGHT (FEET)	MASONRY WALL TYPE				
	8" CMJ	4" BRICK AND 4" CMJ	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 #/ 14 REBAR # 48" O.C.	GROUT SOLID	GROUT SOLID u/ 94 REBAR # 64" O.C.	
5	GROUT 60LID w/ "4 REBAR # 36" O.C.	NOT APPLICABLE	GROUT SOLID u/ 14 REBAR # 36" O.C.	GROUT SOLID u/ 14 REBAR # 64" O.C.	
6	GROUT SOLID u/ 14 REBAR © 24° O.C.	NOT APPLICABLE	GROUT SOLID u/ *4 REBAR # 24" O.C.	GROUT SOLID u/ "4 REBAR # 64" O.C.	

ENGINEERED DESIGN BASED ON SITE CONDITIONS 1 AND GREATER

STRUCTURAL NOTES:

. WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.

7. TIE MULTIPLE WITHES TOGETHER WITH LADDER WIRE AT 16" OC. YERTICALLY.

7. CHART APPLICABLE FOR HOUSE FOUNDATION ONLY, CONSULT ENGINEER FOR DESIGN OF GARAGE
FOUNDATION NOT COTYCN TO HOUSE.

4. BACKFILL OF CLEAN \$1.7 %T WASHED STONE IS ALLOWABLE.

. BACKPILL OF CLEAR 917 491 WASHED STORE 19 ALLCOMEDIE.

BACKPILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (45 PSF/FT BELOW GRADE)

CLASSFIED AS GROUP I ACCORDING TO UNFIED SOILS CLASSIFICATION SYSTEM IN ACCORDING

GREATER

CLASSFIED AS GROUP! ACCORDING TO WHIELD SOLES CLASSFIED AS GROUP! ACCORDING TO WHIELD SOLES CLASSFIED AS GROUP! ACCORDING TO WHIELD SOLES CLASSFIED ALLOWABLE.

6. PREP 9LAD FER 15:26:21] AND 15:26:22 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.
MINIMAT 17 LAD SPLICE I ENGIN!

1. LOCATE REBAR IN CENTER OF FOUNDATION WALL.

1. WHERE REQUIRED, FILL BLOCK SOLID WHIT TYPE 15! MORTAR OR 3:2000 PSI GROUT, USE OF 1LOU.
LET GROUTING* METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND.

CIEF ATERS.

AN	ICHOR SPACING AND	O EMBEDMENT
WIND ZONE	120 MPH	130 МРН
5PACING	6'-0" O.C.	4'-0" O.C.
EMBEDMENT	1'	15" INTO MASONRY 1" INTO CONCRETE

3 P OMIE ERIN UNTE 104 RALE S.TH(

Z 99

M

SPEED WIND E DESIGN Y MPH ULTIMATE FOUNDATION I 130 MPH.

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

20

D-1 FOUNDATION DETAILS



ites and detabli(Wall bracking notes and detabling-18 daig in 1/14/2016 12:50:50 PM Whitney Faulines: J.S. Thompson Engineering Pr

L WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2019 NC RESIDENTIAL BUILDING CODE (NCRC).

TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NCRC.

1. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NCRC FOR ADDITIONAL INFORMATION AS NEEDED.

3. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIPENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL
LINE KEY WITH WALL DESIGN SUPPLAYS OF RECUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES

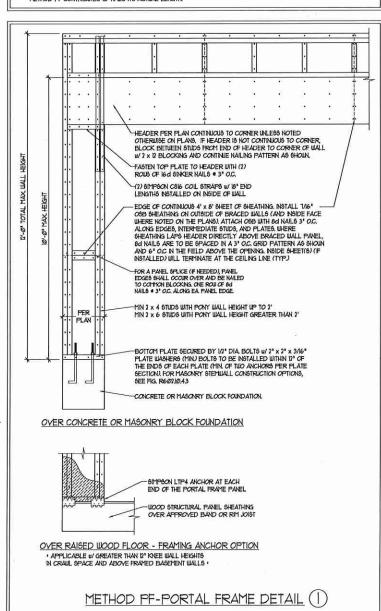
4. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R6/07/0/3 UNLESS NOTED

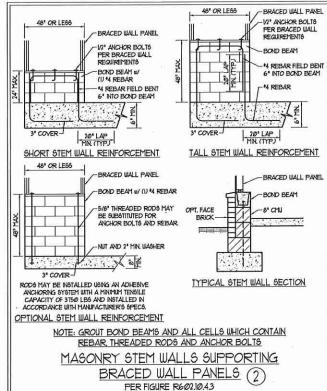
OTHERWISE.

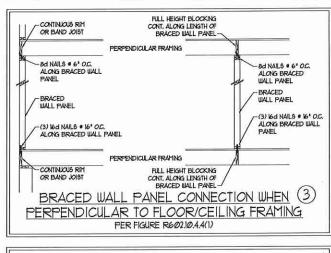
ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/3" GYPSUM INSTALLED, WIEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED FER TABLE RIGHTS. NETHOD GB TO BE FASTENED FER TABLE RIGHTS.

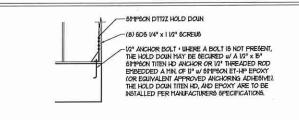
6. CS-WEP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PAYELS" WALL BRACING METHOD. TIME" OSB SHEATHING IS TO BE INSTALLED CH, ALL EXTERIOR WALLS ATTACHED W 64 CONTINUALS OR 84 (2 1/3" LONG NOIS" DIAMETER) NAILS SPACED 6" OC. ALONG PANEL EDGES AND 12" OC. IN THE FIELD (UNO.).

GB REFERS TO THE "GYPSUM BOARD" WALL BRACKS METHOD. 1/2" (MN.) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH BIDES OF THE BRACED HALL EASTENED WITH LIVE SCREINS OR LEWS NAMES PRACED TO OC ALOW PANEL EDGES BOTH SIDES OF THE BRACED WALL ANSINED WITH 1/4" SCREUG ON 1 59" MAIS SPACED 1" OZ. A.CMS PANEL ELGES MICLIDMS TOP AND BOTTOM PLATES AND MITERFEDIATE SUPPORTS (MIX) VERFY ALL FASTENER OPTIONS FOR 12" AND 59" GYPS.MT PRIOR TO CONSTRUCTION. FOR NITERIOR FASTENER OPTIONS SEE TABLE RIØJ35. FOR EXTERIOR FASTENER PRICE TABLE RIGHTS OF TABL

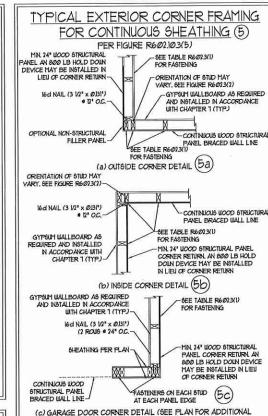








HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB · APPLICABLE ONLY WHERE SPECIFIED ON PLAN



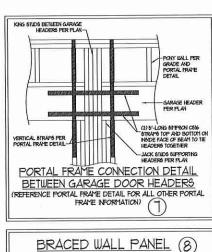
STRUCTURAL INFORMATION OR ALTERNATE CONFIGURATIONS)

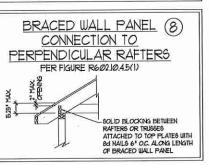
This sealed page is to be used in conjunction with a ful

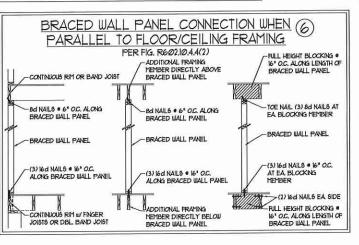
plan set engineered by J.S. Thompson Engineering, Inc. only. Use of this individual sealed page within

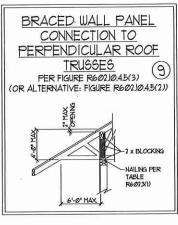
architectural pages or shop drawings by others is a

punishable offense under N.C. Statute § 89C-23









DATE NOVEMBER 14, 2015 SCALE: 1/4" = 1"0" DRAWN BY: IST

NGINEERED BY: JST

D-2 BRACED WALL NOTES AND DETAILS AND PF DETAIL



KANYANYANYANYANYANY

O = 27 65 5 12% 3 ERING,
UTERING,
UTERING,
UTERION,
SSS-9919 FAX. (919) 78
ICENSE NO.: C.1733 HH H 3

> SPEED DESIGN WIND S AND DETAILS MPH ULTIMATE D. BRACING NOTES A - 130 ALL J MPH. 120

Details and Noter(Standard Notes)Standard Structural Notes 10-18 day. 11/14/2018 12:53:43 FM, Whitney Faultiner. J.S. Thompson Engineering Inc.

GENERAL NOTES

- 1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLLINAS, CAVILLEVERS, OFFSET LOAD BEARNS WALLS, PIERS, GIRDER SYSTEM AND FOOTNS. ENSINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF, ENSINEER'S SEAL DOES NOT APPLY TO 1-JOIST OR FLOOR/ROOF TRUSS. LAYOUT DEAGN AND ACCURACY
- 2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NCRC), 2018 EDITION, FLUS 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 CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE
- 3. STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NORG, 2019 EDITION (R3014 R301.7)

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	100	ю	L/36Ø
DECKS	40	Ø	L/36Ø
EXTERIOR BALCONIES	40	lø lø	L/360
FIRE ESCAPES	40	lø	L/36Ø
HANDRAILS/GUARDRAILS	200 LB OR 50 (PLF)	Ø	L/36Ø
PASSENGER VEHICLE GARAGE	5Ø	Ø	L/36Ø
ROOMS OTHER THAN SLEEPING ROOM	40	lø	L/36Ø
SLEEPING ROOMS	30	Ø	L/36Ø
STAIRS	40	M2	L/36Ø
WND LOAD	(BASED ON TABLE R3/012)	4) WND ZONE AND EXPOSURE)	
GROUND SNOW LOAD: Pg	20 (PSF)		

- 1-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480 - FLOOR TRUSS SYSTEMS DESIGNED WITH IS PSF DEAD LOAD
- 4. FOR 15 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R40316 OF THE NORC, 2010 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, POUNDATION ANCHORAGE 15 TO COMPLY WITH SECTION 4504 OF THE NORC, 2019 EDITION.
- 5. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER II OF THE NORC, 70/8 EDITION.

FOOTING AND FOUNDATION NOTES

- L FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARNIS CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARNIS CAPACITY 18 NOT ACHIEVED.
- 7. FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP 80 IL AND FOREIGN MATERIAL REPOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE INFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL A 4" THICK BASED CORRSE 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
- 3. PROPERLY DEMATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" I" DEEP CONTROL JOINTS ARE TO BE SAILED WITHIN 4 TO 17 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HA BEEN MARKED. ADJUST WHERE NECESSARY
- 4. CONCRETE SHALL CONFORM TO SECTION R4022 OF THE NCRC, 2018 EDITION, CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FARRIC TO BE ASTIT AIRS, MAINTAIN A FINIMIMIT CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND I IVI" IN SLABS, FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL HEASURED FROM THE USIDE FACE OF THE WALL SHALL. NOT BE LEES THAN 34". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL. SHALL NOT BE LESS THAN I IVI" FOR 15 BARS OR SMALLER, AND NOT LESS THAN 2" FOR 16 BARS OR LARSEER.
- 5. MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL COMFORM
- 6. THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMESSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND THIS TIMES THEIR LEAST DIMESSION FOR SOLID OR SOLID FILLED PIERS, FERS MAY BE FILLED SOLID WITH CONCRETE TYPE M OR 8 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.
- 8. ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDIANCE WITH THE FROVISIONS OF SECTION RADA OF THE NORC, 76/96 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 323, NOTA TROBA OR ACE 53/01/36CE 5/THS 402. HASONITY FOUNDATION WALLS ARE TO BE REPROPORCED FOR TABLE RADA WITH THE NORTH FOUNDATION WALLS OR THE CHENFORCED FOR TABLE RADAWALING, RADAWALING, RADAWALING OR FRADAWALY OF THE NORC, 2006 EDITIOL CONCRETE FORD ATTOM WALLS ARE TO BE REINFORCED FER TABLE REGULDS OF THE NORC, 2006 EDITION OFFER CONCRETE FOUNDATION WALLS 10 2 x 6 FRAMED WALLS AT 10 F. WERE READED FERSH TIS (INO.)

This sealed page is to be used in conjunction with a full plan set engineered by J.S. Thompson Engineering, Inc. only. Use of this individual sealed page within architectural pages or shop drawings by others is a punishable offense under N.C. Statute § 89C-23

FRAMING NOTES

- L ALL FRAMING LIMBER SHALL BE 12 SFF MINMUM (Fb = 815 P6), Fv = 315 P6), E = 16,000,00 P6)) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE 12 9YP MINMUM (Fb = 915 P6), Fv = 115 P6), E = 16,000,00 P6)) UNLESS NOTED OTHERWISE (UNO).
- LAMMATED VENEER LIMBER (LVL.) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Ho *2600 PSI, FV * 285 PSI, E * 15000000 PSI.
 LAMMATED STRAND LIMBER (LSL.) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Ho * 2335 PSI, FV * 310 PSI, E * B500000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc . 2500 PSI, E . 18000000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2900 PSI, E = 20000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- 3. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS

W AND WT SHAPES: CHANNELS AND ANGLES: ASTM A992

PLATES AND BARS: ASTM A36

HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B

ASTM A53, GRADE B, TYPE E OR S STEEL PIPE:

4. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMM BEARNG LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UND). PROVIDE SOLID BEARN'S FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS

(2) 1/2" DIA x 4" LONG LAG SCREUS A IIIOOD FRAMING (2) 1/2" DIA x 4" UEDGE ANCHORS (2) V2" DIA x 4" LONG SIMPSON TITEN HD ANCHORS C. MASONRY (FULLY GROUTED)

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) ROUS OF SELF TAPPING SCREUS ** IS* O.C. OR (2) ROUS OF VI* DIA*ETER BOALS ** IS* O.C. IF IV* BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED W (2) ROUS OF 9/6* DIA*ETER

- 5. 8QUARES 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
- 6. ALL LOAD BEARN'S HEADERS TO CONFORM TO TABLE RESULT(I) AND RESULT(2) OF THE NORC, 2018 EDITION OR BE (2) 2 x 6 WITH (I) JACK AND (I) KING STUD EACH END (IND), WHICHEVER 18 GREATER ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARNG PONT (UNO). INSTALL KING STUDS PER SECTION R602.TS 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 MINIMAM OR THE NUMBER OF
 JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERFENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO
 HAVE I VI* MINIMAM BEARMS (INO). ALL BEAMS OR GIRDER TRUSSES PERFENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FILLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO), BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
- 8. FLITCH BEAMS SHALL BE BOLTED JOSETHER USING IV! DIAMETER BOLTS (ASTM A301) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS
- 9. ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION
- 10. 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 R603,10
- IL PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. FROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR 1-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETILEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- 12. 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 BIDES FOR BRICK SUPPORT (UND). FOR ALL HEADERS 8"-8" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/6" STEEL ANGLE TO HEADER WITH 1/3" LAG SCREUS AT 1/3" OC. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/46" ATTEL ANGLE TO (2) 2 x 1/2 BLOCKING INSTALLED W/ (4) I/2 NAILS EA FLY BETWEEN WALL STUDS WITH (2) ROWS OF I/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION RT03821 OF THE NORC, 2018 EDITION
- B. 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 ROUS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS
- 14. FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK RAYE OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- 5. 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 USA'S ONE SIMPSON HE OR LIBU UPLET CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE IS' SECTION OF SIMPSON CSIG 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.

Q Z 50972 3 **₽** 0 5

KANYANYANYANYANYANY

SPEED WIND S ULTIMATE I ND STRUCTU · 130 MPH U STANDARI MPH 20

DATE-NOVEMBER 14: 2018 SCALE: 1/4" = 1'0"

DRAWN BY: JES

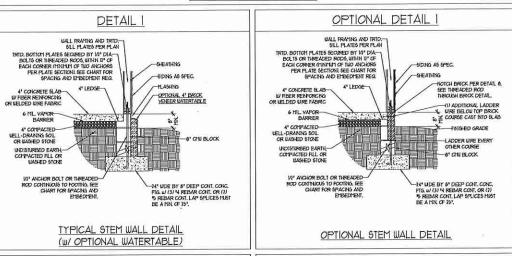
INEERED BY, JST

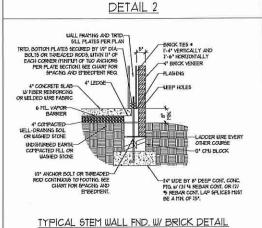


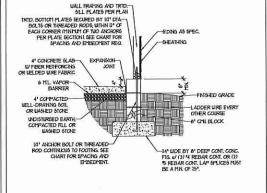
STRUCTURAL NOTES

otes/Foundation Details/Stift_Foundation details_11-18 dwg_11/14/2018 12:45:53 FM, Whitney Faulkner, LS. Thompson Engineering In

STEMWALL DETAILS

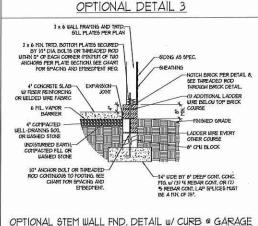


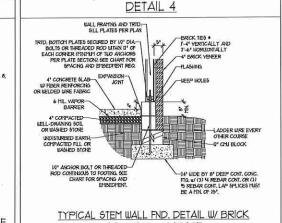




TYPICAL STEM WALL FND. DETAIL W/ CURB @ GARAGE

DETAIL 3





DET	AIL 8
NSIDE EDGE OF MASCARY STEMMALL LADDER WRE FER DETAIL BRICK HASONRY 9 9 9 UTSIDE EDGE OF BRICK AND STICK FRAMED WALL ABOVE NOTCH BRICK OF THREADED ROD AND GROUT SOLID	IA* ANCHOR ROD SPACED PER TABLE
THREADED ROD THR	OUGH BRICK MASONRY

MASONRY STEMWALL SPECIFICATIONS MASONRY WALL TYPE WALL HEIGHT 4" BRICK AND 4" CMJ (FEET) 4" BRICK AND 8" 8" CMJ 12" CHU UNGROUTED GROUT SOLID 2 AND BELOW UNGROUTED UNGROUTED GROUT SOLID UNGROUTED UNGROUTED GROUT SOLID w/ 44 GROUT SOLID W/ 14 4 GROUT SOLID GROUT SOLID REBAR # 48" OC. REBAR # 64" O.C. GROUT SOLID w/ *4 REBAR # 64" O.C. 5 NOT APPLICABLE REBAR # 36" O.C. GROUT SOLID w/ 14 GROUT SOLID w/ 14 GROUT SOLID w/ 14 NOT APPLICABLE

STRUCTURAL NOTES:

WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL. TIE MILTIPLE WITHES TOGETHER WITH LADDER WIRE AT 16" O.C., VERTICALLY, CHART APPLICABLE FOR HOUSE FOUNDATION CALLY, CONSULT ENGINEER FOR DESIGN OF GARAGE

FOUNDATION NOT CONTON TO HOUSE.

BACKFILL OF CLEAN 51 / 61 WASHED STONE IS ALLOWABLE.

BACKFILL OF CLEAR 917 91 MASHED STOKE TO ALLCUADURE.

BACKFILL OF ILELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (45 PSF/FT BELOW GRADE)

CLASSFIED AS GROUP I ACCORDING TO UNFIED SOILS CLASSFICATION SYSTEM IN ACCORDANCE

ENGINEERED DESIGN BASED ON SITE CONDITIONS

AND GREATER

CLASSFIED AS GROW! ACCORDING TO WHIELD SOILS CLASSFIED AS GROW! ACCORDANCE WITH TABLE RANGE) OF THE 700 MITERNATIONAL RESIDENTIAL CODE ARE ALLOWARLE.

6. PREP SLAS FER 15:06:21 AND 15:06:22 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.

HINDIAN 14 LA DISPLICE IDENTIA.

1. LOCATE REBAR IN CENTER OF FOUNDATION WALL.

1. WHERE REQUIRED, THE JE LOCK SOULD WITH TYPE 15! MORTAR OR 30:00 PSI GROUT, USE OF 1/LOU

LET GROUTING* METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER

ANCH	OR SPACING AND EMBEI	OMENT - STEM WALL
WIND ZONE	140 MPH	150 MPH
SPACING	1'-9' O.C u/ DOUBLE SILL PLATE u/ 2" x 2" x 1/8' WASHERS	I'-6' OC w/ DOUBLE SILL PLATE w/ 2" x 2" x I/8' WASHERS
EMBEDMENT	RODS CONTINUOUS FROM FOOTING UP THROUGH SILL PLATE b/ 1" MIN CONCRETE EMBEDMENT	RODS CONTINUOUS FROM FOOTING UP THROUGH SILL PLATE W 1" MIN CONCRETE EMBEDMENT

WIND ZONE	140 MPH	15Ø MPH
WIND ZONE	IND I II II	OD / III (I
SPACING	6'-0" O.C. u/ DBL. SILL PLATE OR I'-9" O.C u/ SINGLE SILL PLATE u/ 2" x 2" x 1/8" WASHERS	6'-0" O.C. w/ DBL. SILL PLATE OR I'-6" O.C. w/ SINGLE SILL PLATE w/ 2" x 2" x I/8" WASHERS
EMBEDMENT	Ţr:	-Jn

SON INCITEDS 189,9921 0 2 RALEI FAX: 91 NO.: C17 SUITE 104 NGINE SOG WADEAVE

 \rightarrow

SPEED WIND E DESIGN Y MPH ULTIMATE FOUNDATION I 150 MPH. 4

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

D-1 FOUNDATION DETAILS



WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 AND CHAPTER 45 OF THE 20% NO RESIDENTIAL BUILDING CODE (NORD). TABLES AND FIGURES REFERENCED ARE FROM THE 20% NORD.
 SEE THIS PHEET FOR GENERAL DETAILS, REFER TO THE 20% NORD FOR ADDITIONAL INFORMATION AS NEEDED.
 SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, AND ANY

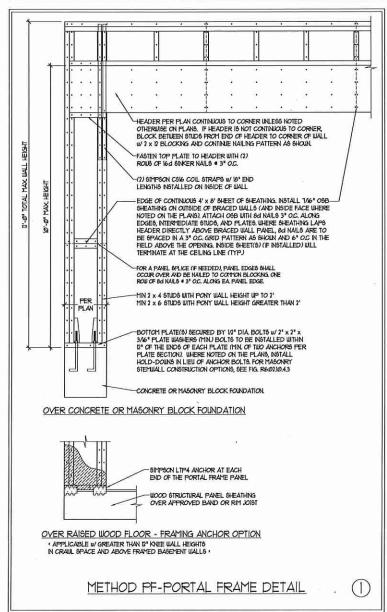
SPECIAL NOTES OR REQUIREMENTS.

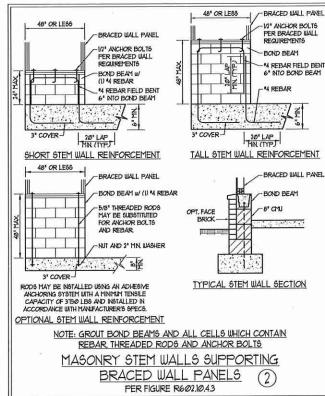
4. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH 1/16* OSB WITH BLOCKING AT ALL SHEATHING JOINTS AND 8d NAILS AT 3" OC. ALONG EDGES AND 6" OC. IN THE FIELD UNLESS NOTED OTHERWISE.

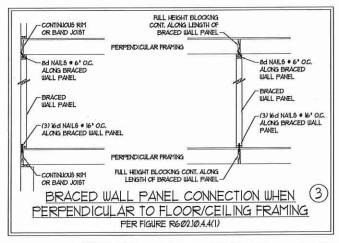
5. SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES BAND JOISTS, AND GIRDERS WITH (2) ROUS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP

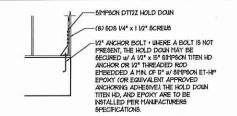
GIRDERS AND SILL PLATES THEIR RILL DEFTH.

6. ALL EXTERIOR WALLS TO BE SHEATHED ON INSIDE FACE WITH 1/2" GYPSUM BOARD FER TABLE R10/135 (INO).

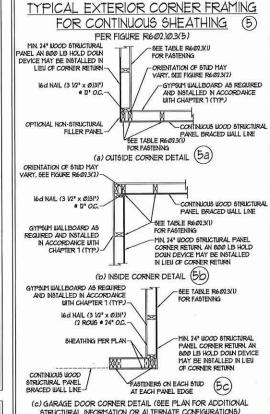


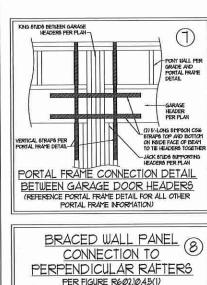


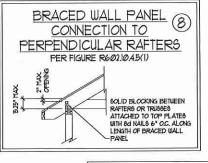


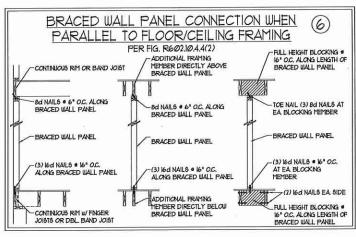


HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB · APPLICABLE ONLY WHERE SPECIFIED ON PLAN .





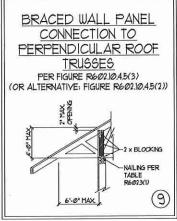




This sealed page is to be used in conjunction with a full

architectural pages or shop drawings by others is a punishable offense under N.C. Statute § 89C-23

plan set engineered by I.S. Thompson Engineering, Inc. only. Use of this individual sealed page within



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

> D-2 BRACED WALL

Sizzes C 0 O A RALE RALE OM S. TH. **M**

> SPEED WIND DESIGN Y MPH ULTIMATE D. BRACING NOTES A MPH - 150 WALL F

DRAWN BY- IST

NGINEERED BY: IST

- L ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAYS, HEADERS COLUMNS CAVILLEVERS 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 1-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
- 2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NORC), 2019 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OF CONSTRUCTION YEARS, NETHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK, NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE
- 3. STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NORC, 2018 EDITION (R30L4 R30LT)

DESIGN CRITERIA:	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN)
ATTIC WITH LIMITED STORAGE	20	10	L/140 (L/360 w/ BRITTLE FINISHES)
ATTIC WITHOUT STORAGE	10	10	L/36Ø
DECKS .	40	lø.	L/36Ø
EXTERIOR BALCONIES	40	Ø	L/36Ø
FIRE ESCAPES	40	10	L/36Ø
HANDRAILS/GUARDRAILS	200 LB OR 50 (PLF)	10	L/360
PASSENGER VEHICLE GARAGE	5Ø	Ø	L/360
ROOMS OTHER THAN SLEEPING ROOM	40	10	L/36Ø
SLEEPING ROOMS	3Ø	lØ	L/36Ø
STAIRS	40	10	L/36Ø
WIND LOAD	(BASED ON TABLE ROOLS)	(4) WIND ZONE AND EXPOSURE)	
GROUND SNOW LOAD: Pa	20 (PSF)		

- 1-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480 - FLOOR TRUSS SYSTEMS DESIGNED WITH IS PSF DEAD LOAD
- 4. FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE 16 TO COMPLY WITH SECTION R40316 OF THE NORC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND BØ MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 45Ø4 OF THE NORC, 2018 EDITION.
- 5. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER II OF THE NORC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- L FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF, CONTACT GEOTECHNICAL ENGINEER IF BEARING
- 2. FOR ALL CONCRETE BLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING BINYELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN HATERIAL, REMOVED. FILL HATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MISTERIAL. THE FILL SHALL BE COMPACTED TO ASSURE INFORM SUPPORT OF THE BLAB, AND EXCEPT WHERE APPROVED, THE TILL DEPTHS SHALL NOT EXCEED AY FOR CLEAN SAND OR GRAVEL A 4" THICK BASED CONSE 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 I, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R406.) OF THE INCRC, 2010 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE 8LAB IS AT OR BELOW WATER TABLE. F APPLICABLE, 34" I" DIEEP CONTROL, JOHNS ARE TO BE SAILED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAS BEEN MARKED. ADJUST UNERGE NECESSARY.
- 4. CONCRETE SHALL CONFORM TO SECTION R4022 OF THE NORC, 2018 EDITION CONCRETE RENFORCING STEEL TO BE ASTM A615 GRADE 60, WELDED WIRE FABRIC TO BE ASTM A615, MANTAN A MINIMAL CONCRETE COVER ABOUND RENFORCING STEEL OF 3" IN FOOTINGS AND 1 IV!" IN SLABS, FOR POURED CONCRETE WALLS, CONCRETE COVER FOR RENFORCING 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
- MASCARY UNITS TO CONFORM TO ACE 530/ASCE 5/IMS 402. MORTAR SHALL CONFORM TO ASTM C210.
- 6. THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOU CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLUD OR SOLUD FILLED PIERS, FERS HAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR 6 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,
- 8. ALL CONCRETE AND MASCHRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION RADA OF THE NORG, 70% EDITION OR IN ACCORDANCE WITH ACI 318, ACI 337, NOMA TRESE-A OR ACE 5300/ASCE 5/THS 402, MASCHRY FOUNDATION WALLS ARE TO BE REINFORCED FER TABLE REAULKI), RADALIVID, RADALIVID, OR RADALIVI OF THE NORG, 70% BEDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED FER TABLE R404.1(5) OF THE NORG, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

This sealed page is to be used in conjunction with a full dan set engineered by J.S. Thompson Engineering, Inc only. Use of this individual sealed page within architectural pages or shop drawings by others is a punishable offense under N.C. Statute § 89C23

FRAMING NOTES

- ALL FRAMING LIMBER SHALL BE 19 SPF MINIMIM (Fb = 815 P6), Fy = 315 P6), E = 16000000 P6)) UNLE65 NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE 19 SYP MINIMIM (Fb = 916 P6), Fy = 115 P6), E = 16000000 P6)) UNLE66 NOTED OTHERWISE (UNO).
- 2. LAMNATED VENEER LUMBER (LYL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fo +2600 PSI, Fv + 285 PSI, E + 19000000 PSI. LAMNATED STRAND LUMBER (LSL.) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2375 PSI, Fy = 380 PSI, E = 8500000 PSI. PARALLEL STRAND LIMBER (PBL) UP 10 1º DEPTH SHALL HAVE THE FOLLOUNG MININUM PROPERTIES, Fc + 2500 PBI, E +1800000 PBI. PARALLEL STRAND LIMBER (PBL) MORE THAN 1º DEPTH SHALL HAVE THE FOLLOUNG MININUM PROPERTIES, Fc + 2500 PBI, E + 2000000 PSI NATALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- 3. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS

W AND WT SHAPES: ASTM A992 CHANNELS AND ANGLES

PLATES AND BARS ASTM A36

ASTM A500 GRADE B ASTM A53, GRADE B, TYPE E OR S STEEL PIPE:

STEEL BEAYS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARNS LENGTH OF 3 (2) AND FULL FLANGE WIDTH (INO). PROVIDE SOLID BEARNS FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS

A IIIOOD PRAMING (2) 1/2" DIA x 4" LONG LAG SCREUS (2) V2" DIA x 4" WEDGE ANCHORS (2) V2" DIA x 4" LONG SIMPSON TITEN HD ANCHORS C. MASONRY (FULLY GROUTED)

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) ROUS OF SELF TAPPING SCREUS . IS * O.C. OR (2) ROUS OF IN'S DIAPETER BOLTS . IG. O.C. IF IV. BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED W/ (2) ROUS OF 9/16 DIAMETER

- 5. 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
- 6. ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NORC, 2016 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STILD FACH FIND (UND), 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 BEARNS 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 RULLY ON (1) JACK OR (2) STUDS MINIMM 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 I 1/2" MINIMI BEARNG (INO) 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).
- 8. FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A3/21) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMIM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS
- 9. ALL 1-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- 10, BRACED WALL PAYELS 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 R602.10.
- IL PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR 1-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- 2. 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" MNIPLM EMBEDMENT AT SIDES FOR BRICK SUPPORT (UNO), FOR ALL HEADERS S'-O' AND GREATER IN LENGTH, BOLT A 6' x 4' x 5/6' STEEL ANGLE TO HEADER WITH UZ' LAG BOREUS AT U' OL. STAGGERED FOR BRICK SUPPORT, FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6' x 4' x 5/16* STEEL AVGLE TO (2) 2 x 10 BLOCKING INSTALLED W (4) 12d NAILS EA FLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2* LAG SCREWS AT 12* O.C. STAGGERED AND IN ACCORDANCE WITH SECTION RT0/38/21 OF THE NORC, 20/18 EDITION.
- B. 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'-Ø', FASTEN MEMBERS WITH THREE ROUS OF IZI MAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS
- IA FOR TRISSED ROOFS, FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK RAYE OVER-FRAYED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- B. 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 USA'S ONE SIMPSON HE OR LIBUTURE TO CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST, ONE 16" SECTION OF SIMPSON CSIG COIL. STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TRIST STRAP IF DESIRED, FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.



0 0 Z

2022/2022/2022/2022

SPEED WIND DESIGN V ULTIMATE D ND STRUCTUR 150 MPH USTANDARI MPH. 4

DATE: NOVEMBER 14, 2018 SCALE: 1/4" - 1'0"

RAWN BY: IES NGINEERED BY, IST



STRUCTURAL