

CALABASH



Approved

button 08/30/2019



CALABASH REVISION LIST - STRUCTURAL:

- 1.) ADDED JOIST SERIES/SPACING (11-16)
- 2.) CHANGED FRAMING AND REMOVED FOOTINGS AND FOUNDATION SUPPORT FOR THE REMOVED VAULT IN BEDROOM 3. (11-16)
- 3.) ADDED FRAMING FOR CHASE AT SECOND FLOOR (11-16)
- 4.) ADDED/REMOVED EXTRA JOISTS IN CRAWL (11-16)
- 5.) ADDED PLUMBING DIMENSIONS WITH OPTIONAL MASTER MATH ON MONO (11-16)
- 6.) CHANGED ALL GARAGE HEADERS TO (3) PLY (11-16)
- 7.) CHANGED DOUBLE STUD POCKETS TO TRIPLE STUD POCKETS (11-18)
- 8.) REMOVED BRICK FROM REAR PORCH (11-18)
- 9.) REMOVED INTERIOR WALL BRACING PANELS (11-18)
- 10.) 2018 CODE UPDATE (6-19)

CALABASH REVISION LIST - ARCHITECTURAL:

- 1.) NEW PLAN 2-8-16
- 2.) CHANGED 2-8 EXTERIOR DOORS TO 3-0. CHANGED ALL BEDROOM DOORS TO 2-10 CHANGED BATH DOORS TO 2-10 (11-16)
- 3.) CHANGED LAUNDRY DOOR TO 2-10 AND GARAGE ENTRY DOOR TO 3-0. CHANGED C.O. OFF OF FOYER TO 2-10. (11-16)
- 4.) MOVED CASUAL DINING DOOR BACK 8" TO ACCOMMODATE WALL SWITCHES. (11-16)
- 5.) CHANGED CEILING IN OPTIONAL BEDROOM #3 FROM VAULT TO TRAY.
- 6.) CHANGED GARAGE DOOR INSERTS FROM STOCKTON 2 TO STOCKTON 3 ON "B" ELEVATIONS. (11-16)
- 7.) REVERSED LOCATION OF CHASE AT TUB IN FF FULL BATH. (11-16)
- 8.) REDUCED SIZE OF CLOSET IN STUDY OPTION. (11-16)
- 9.) ADDED 14-1/2" DEAD SPACE ON SECOND FLOOR AT STAIRS. (11-16)
- 10.) ADDED ATTIC ACCESS HATCH AND RETURN AIR TO HALLWAY OUTSIDE BATH ON SECOND FLOOR. (11-16)
- 11.) REVERSED DOOR SWING ON DOOR FROM SECOND FLOOR BEDROOM TO BATH (11-16)
- 12.) REDUCED SIZE OF SECOND FLOOR BEDROOM BY 2" TO ELIMINATE 2" PURR-OUT AT STAIR WALL. (11-16)
- 13.) ADDED OPTIONAL CAN LIGHTS TO MASTER BEDROOM AND REC. ROOM. (11-16)
- 14.) ADDED 3-0 5-0 WINDOW TO CASUAL DINING. (11-16)
- 15.) ADDED FRAME-DOWN (OR DROPPED BEAM) IN FOYER. (11-16)
- 16.) REMOVED SMALL CLOSET AT MASTER ENTRANCE AND REPLACED SINGLE DOOR WITH 4-0 BISHING. (11-16)
- 17.) ADDED SPACE UNDER STAIRS FOR STORAGE. (11-16)
- 18.) REVISED MASTER BATH TO SHOWER-ONLY AND ADDED 2 MASTER BATH OPTIONS. (11-16)
- 19.) CHANGED DOOR FROM BEDROOM #2 FROM 2-10 TO 2-8 (10-18)
- 20.) MASTER BATH OPTION #3 INCREASED SHOWER OPENING TO 2'-10". REVERSED SHOWER (10-18)
- 21.) REMOVED BRICK VENEER FROM EXTERIOR WALLS AT REAR COVERED PORCH (10-18)
- 22.) ADDED PLUMBING DROP BEHIND TUB AT FIRST FLOOR HALL BATH (10-18)
- 23.) ADDED NOTE TO PACK OUT BEAM AT FOYER AND FAMILY ROOM TO 16" (10-18)
- 24.) CHANGED HEADER HEIGHT TO 8-0 AT FOYER AND LAUNDRY/PANTRY (10-18)
- 25.) CHANGED SIDING NOTES TO SPECIFY FIBER CEMENT SIDING ON A-4, B-4 AND C-4 ELEVATIONS. (10-18)
- 26.) REMOVED ALL BRICK FRONT ELEVATIONS FROM ELEVATION OPTION SHEETS (10-18)

- JULY 2, 2019
1.) UPDATED THE FRIDGE LOCATION

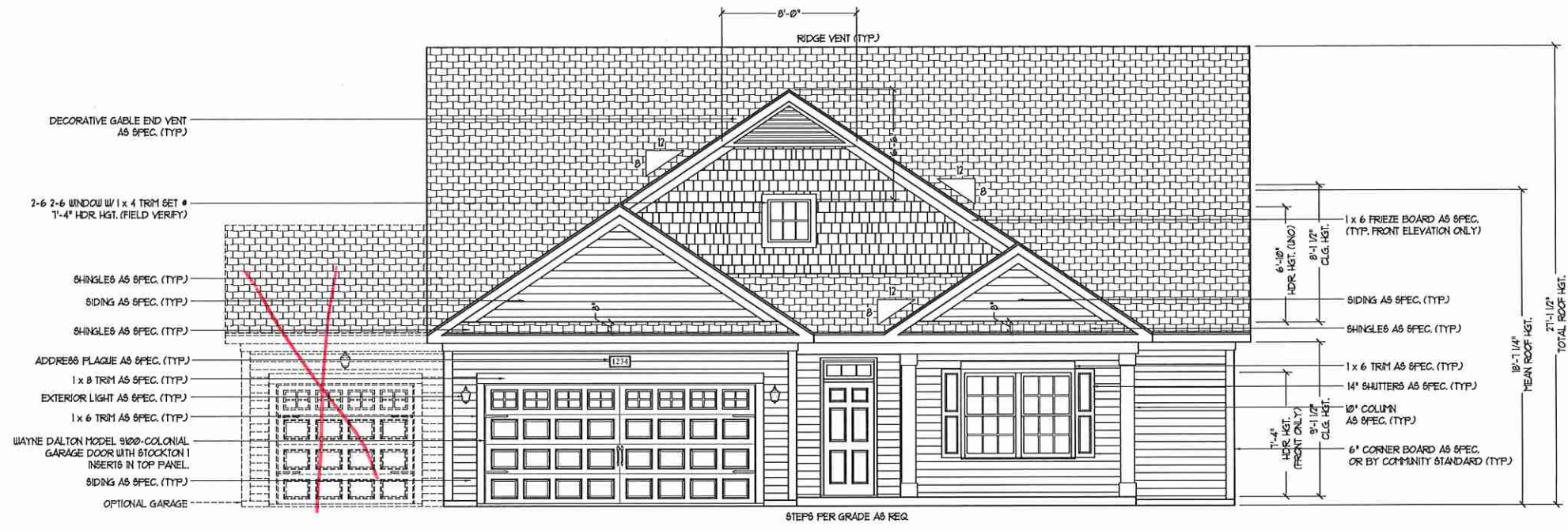
COVER SHEET

H&H HOMES
CALABASH

ACA001121

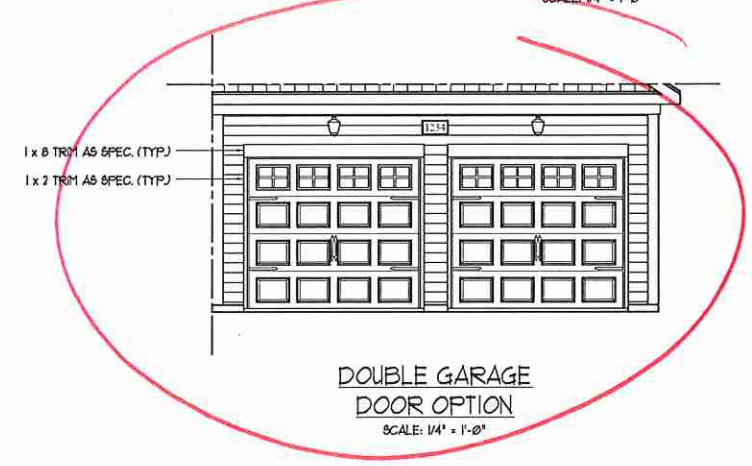
DATE: 10-25-18
REV.: 7-2-19
DRAWN BY: WCG
ENGINEERED BY:
REVIEWED BY:

CS



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

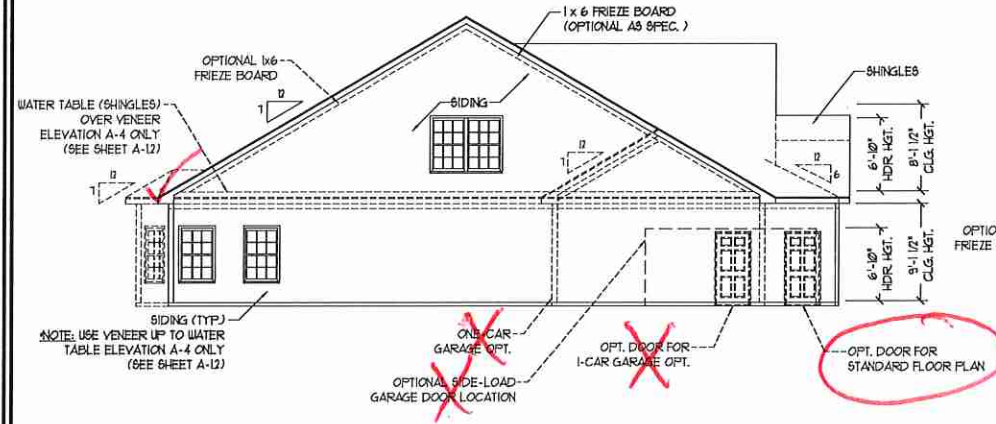
** NOTE: SEE PAGE A-11 FOR SPECIFIC FRONT ELEVATION-A DETAILS. SEE PAGE A-12 FOR A-4 (ALL BRICK) ELEVATIONS



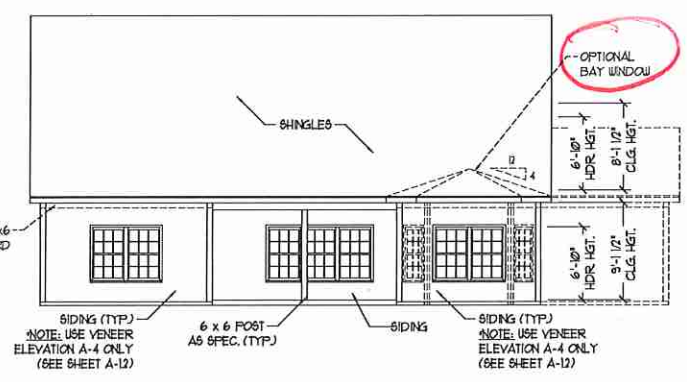
DOUBLE GARAGE DOOR OPTION
SCALE: 1/4" = 1'-0"



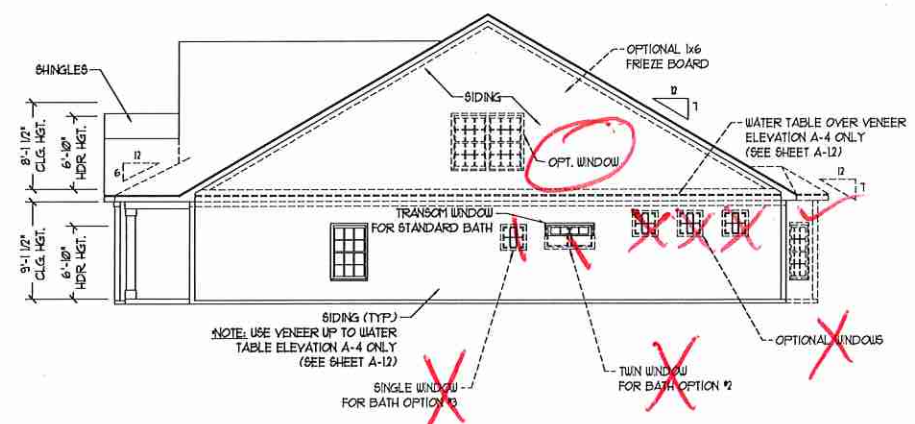
SIDE LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)
SCALE: 1/4" = 1'-0"



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



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



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

J.S. THOMPSON
ENGINEERING, INC.
65 WALKER AVE., SUITE 104
RALEIGH, NC 27605
PHONE: (919) 780-9919
FAX: (919) 780-9621
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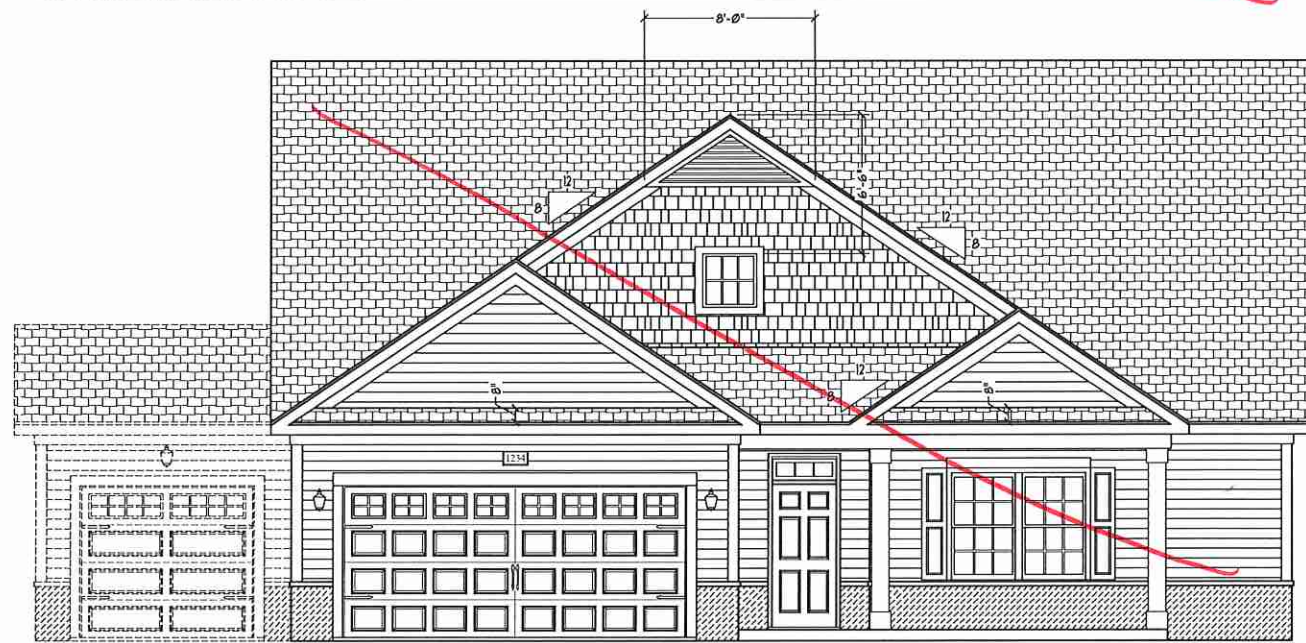
H&H HOMES, INC
CALABASH

DATE: OCTOBER 25, 2018
REV: 7/2/19
SCALE: AS NOTED
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

A - ELEVATIONS
A-1



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



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

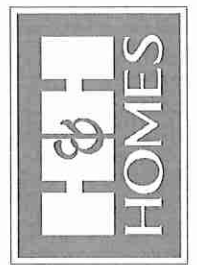


WOOD TRIM AS SPEC. (TYP.)

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

brick

J.S. THOMPSON
ENGINEERING, INC.
60 WARE AVE., SUITE 104
RALEIGH, NC 27603
PHONE: (919) 780-0919
FAX: (919) 780-0921
N.C. LICENSE NO. C-1733



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REVIEWED BY:

A - ELEVATION
OPTIONS
A-1.1

SQUARE FOOTAGE (W/ LARGER SECOND FLOOR)

2089 SQ. FT.	1st FLOOR:
880 SQ. FT.	2nd FLOOR:
418 SQ. FT.	GARAGE:
2110 SQ. FT.	1st FLOOR (ALL BRICK)
880 SQ. FT.	2nd FLOOR (ALL BRICK)
3050 SQ. FT.	TOTAL (ALL BRICK)
501 SQ. FT.	GARAGE (ALL BRICK)
152 SQ. FT.	FRONT PORCH:
182 SQ. FT.	STD. REAR PORCH:

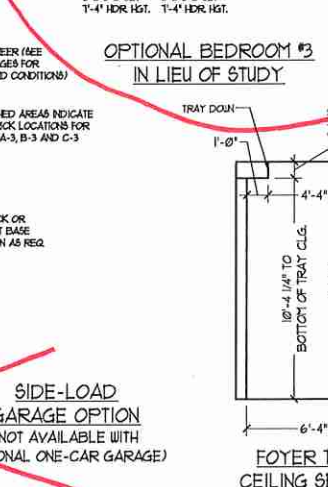
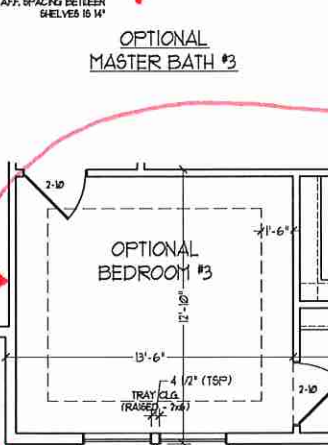
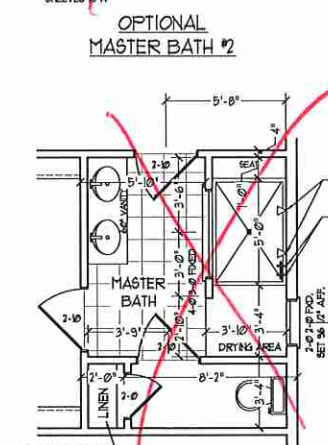
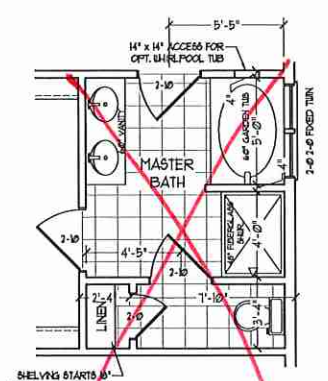
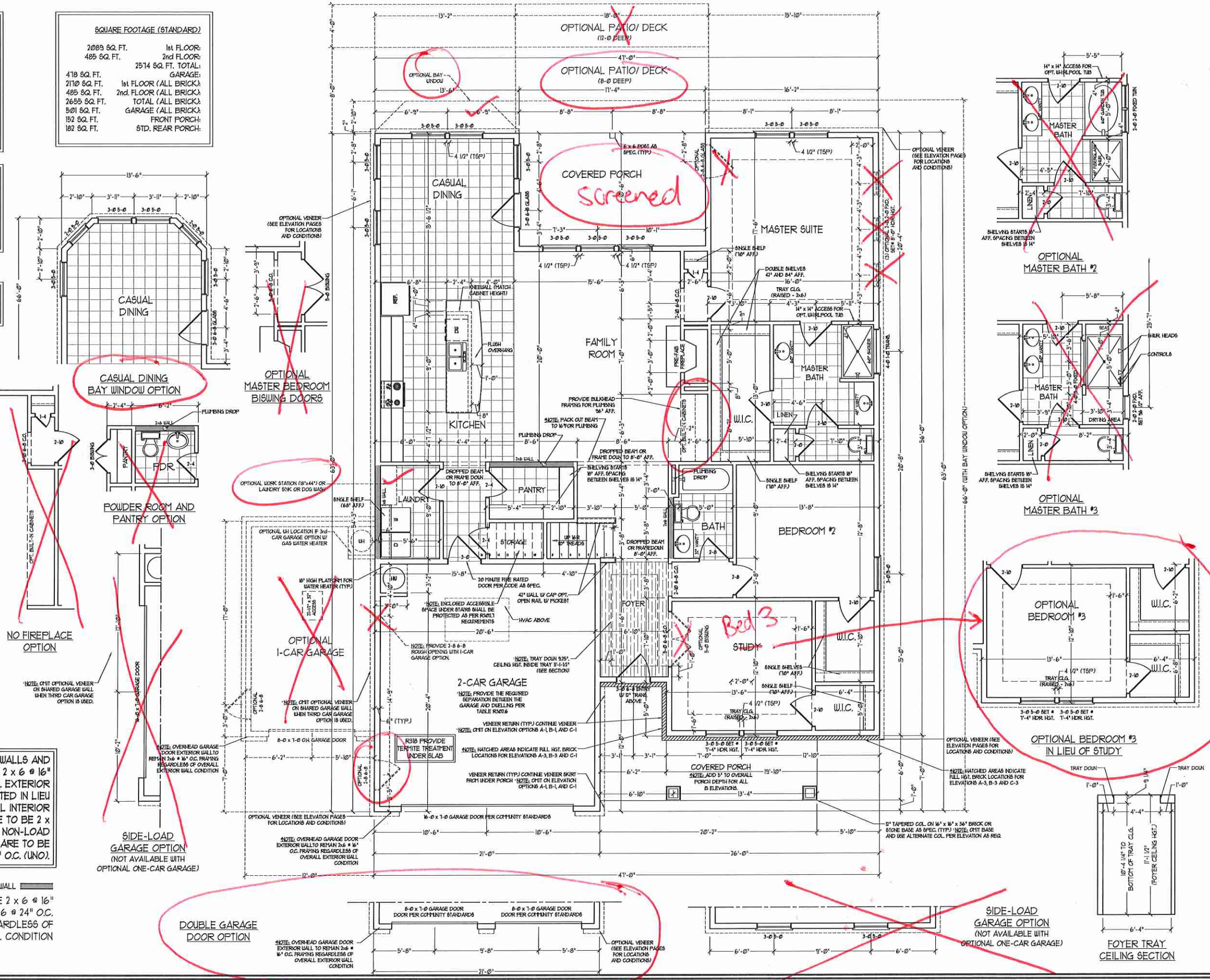
SQUARE FOOTAGE (STANDARD)

2089 SQ. FT.	1st FLOOR:
485 SQ. FT.	2nd FLOOR:
418 SQ. FT.	GARAGE:
2110 SQ. FT.	1st FLOOR (ALL BRICK)
485 SQ. FT.	2nd FLOOR (ALL BRICK)
2655 SQ. FT.	TOTAL (ALL BRICK)
501 SQ. FT.	GARAGE (ALL BRICK)
152 SQ. FT.	FRONT PORCH:
182 SQ. FT.	STD. REAR PORCH:

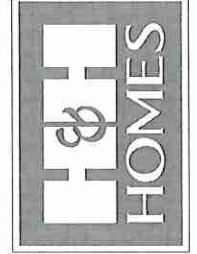
SQUARE FOOTAGE (OPTIONS)

32 SQ. FT.	OPT. BAY WINDOW:
240 SQ. FT.	OPT. ONE CAR GARAGE:
259 SQ. FT.	OPT. ONE CAR GARAGE
144 SQ. FT.	(ALL BRICK)
216 SQ. FT.	OPT. PATIO/ DECK 8'-0" DEEP:
	OPT. PATIO/ DECK 12'-0" DEEP:

• PROVIDE MINIMUM INSULATION IN CEILING AND WALLS PER SECTION N 1102.1



J.S. THOMPSON ENGINEERING, INC.
 600 WARE AVE., SUITE 104
 RALEIGH, NC 27605
 PHONE: (919) 780-9919
 FAX: (919) 780-9921
 N.C. LICENSE NO. C-1335



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CALABASH

DATE: OCTOBER 25, 2018
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 SCALE: 1/4"=1'-0"
 DRAWN BY:
 ENGINEERED BY:
 REVIEWED BY:

FIRST FLOOR PLAN
A-4

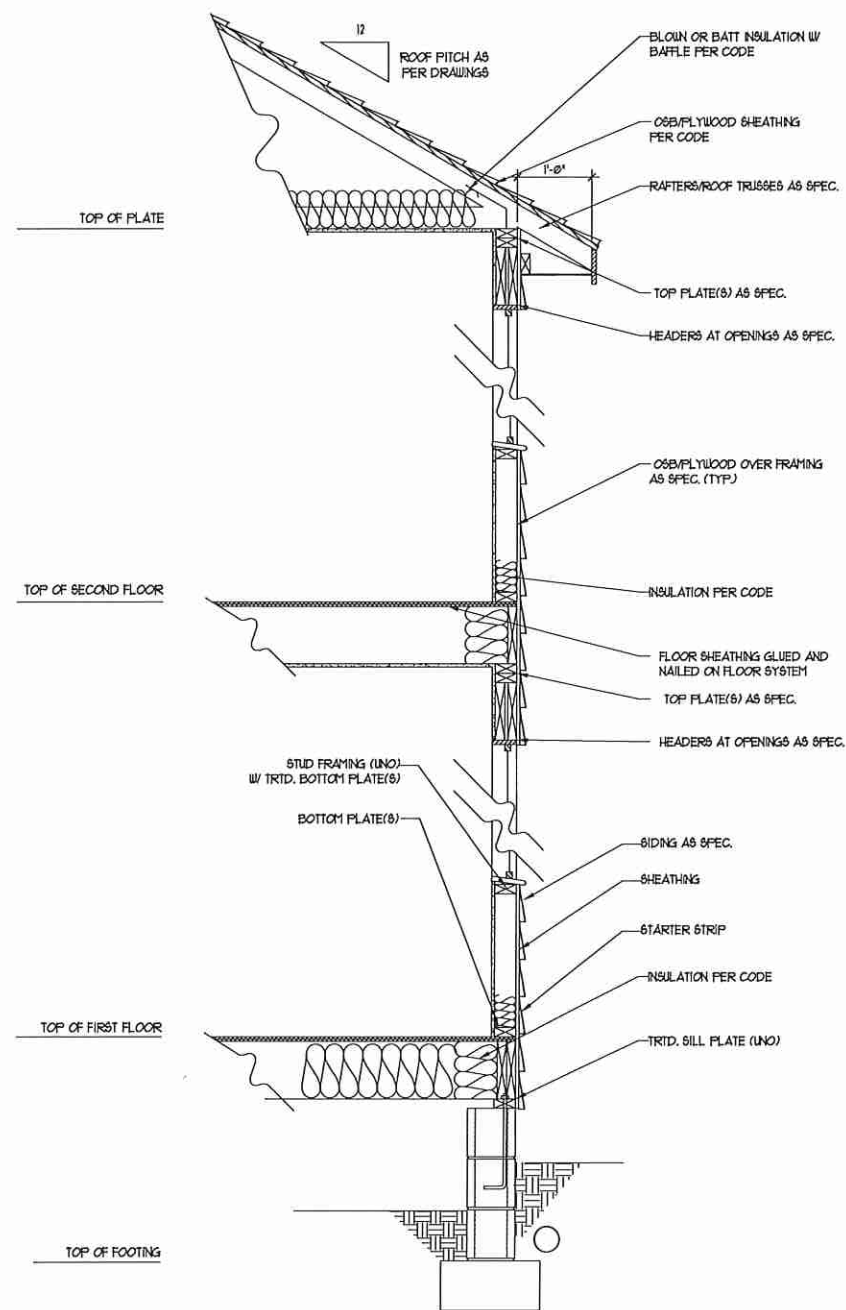
NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO), 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

• 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

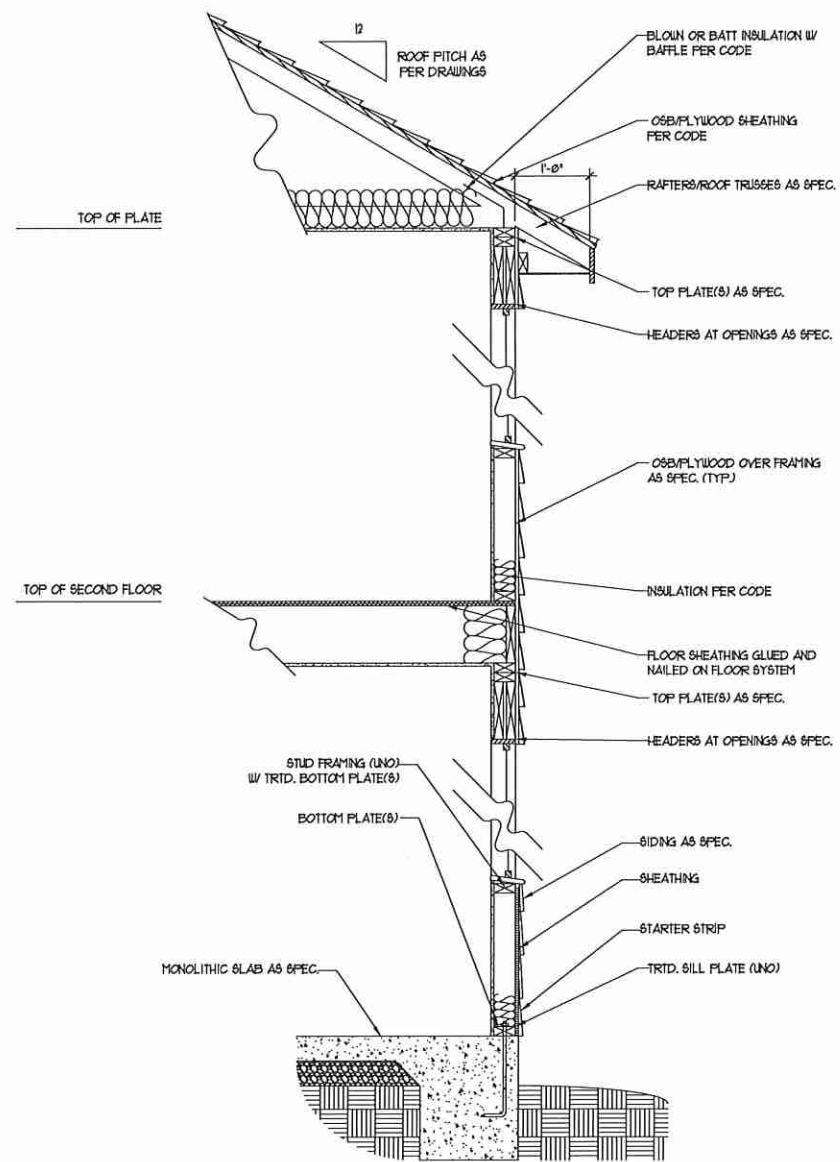
SIDE-LOAD GARAGE OPTION (NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)

DOUBLE GARAGE DOOR OPTION

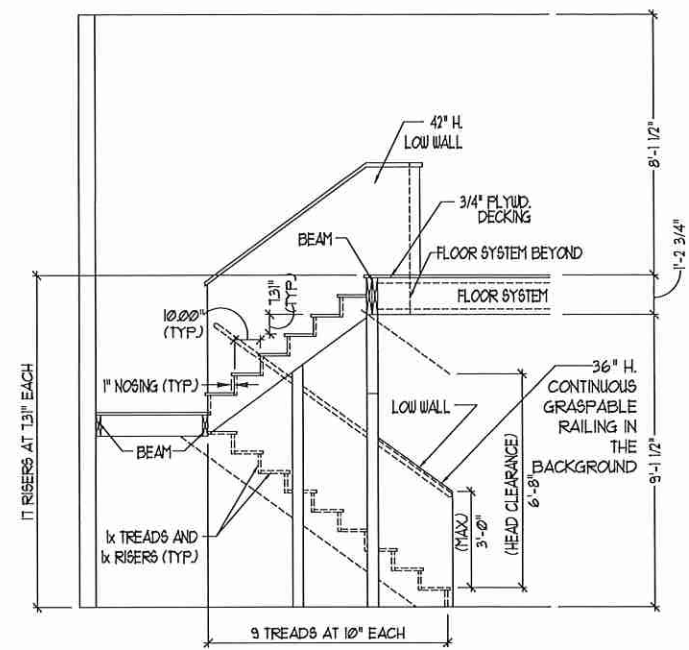
SIDE-LOAD GARAGE OPTION (NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)



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



WALL SECTION W/ SLAB
W/ STD. SIDING SHOWN (NTS)



TYPICAL STAIR DETAIL
(NTS)

* * * * *

STAIR NOTES:

RAILING

BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE A SUCH SIZE THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH.

OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES TO PASS THROUGH.

HANDRAILS:

HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND HANDRAILS.

CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA

* * * * *

**J.S. THOMPSON
ENGINEERING, INC**
165 W. WARE AVE., SUITE 101
RALEIGH, NC 27603
PHONE: (919) 780-9919
FAX: (919) 780-9921
N.C. LICENSE NO. C-1753



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CALABASH

DATE: OCTOBER 25, 2018

REV.: 7/2/19

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

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REVIEWED BY:

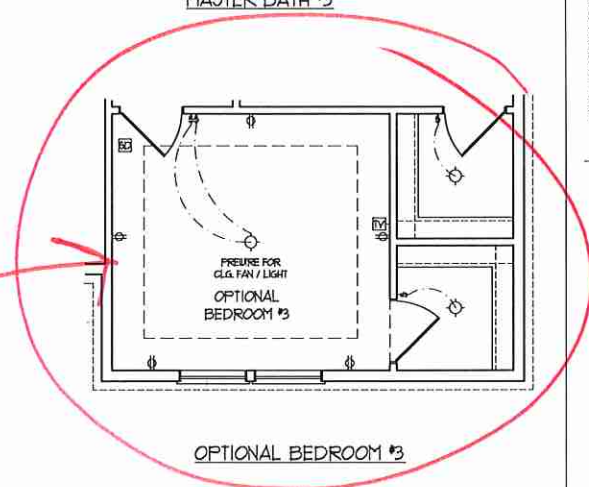
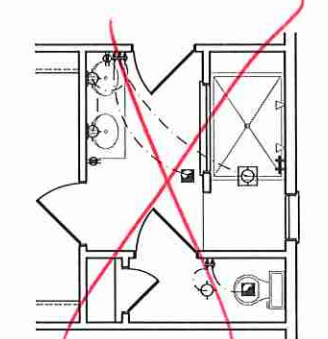
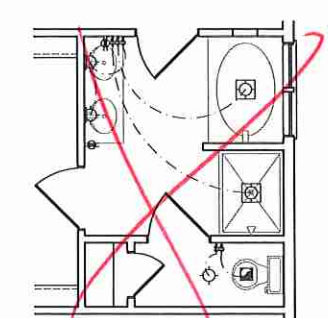
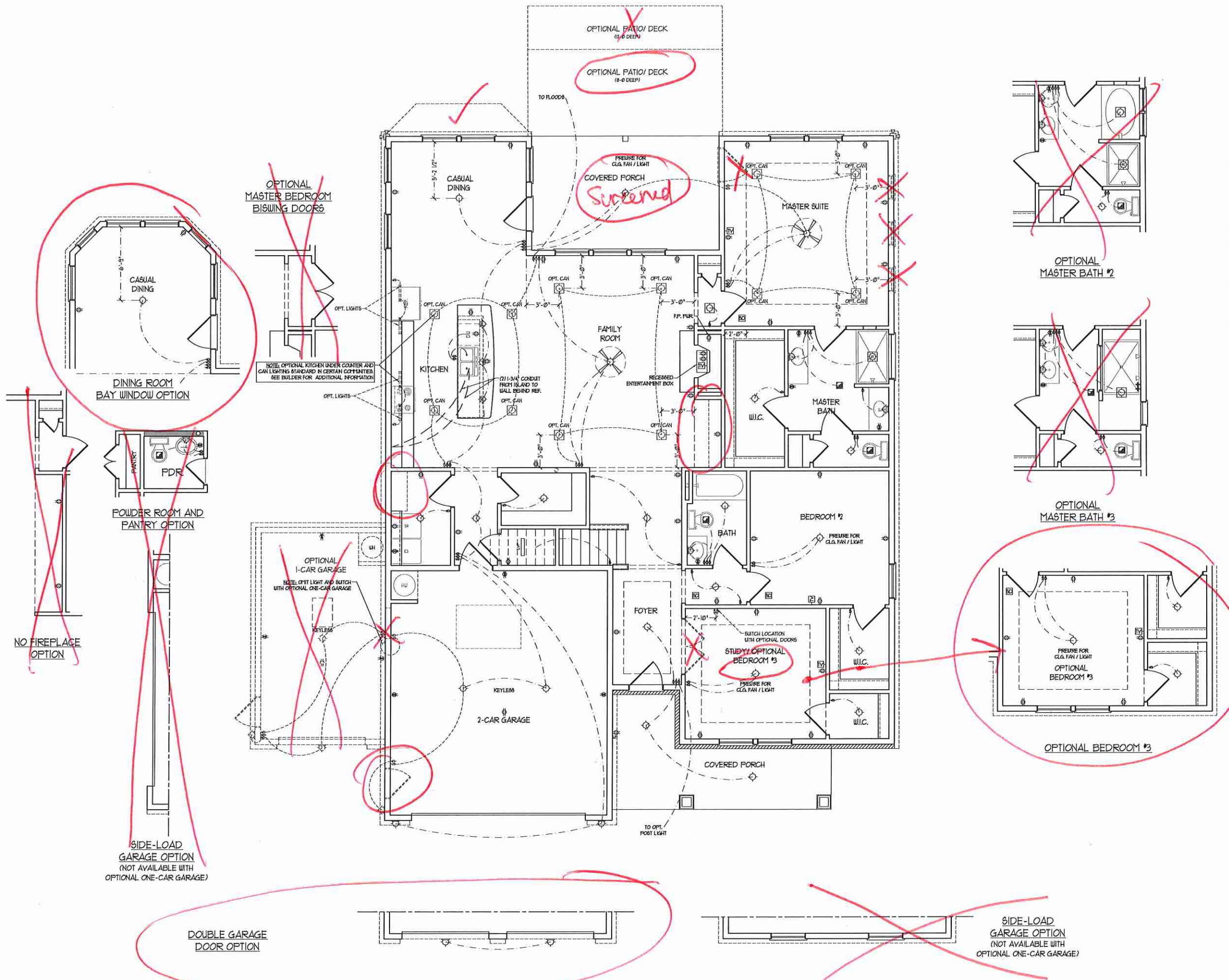
WALL SECTIONS
AND STAIR
DETAIL

AD-1

ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN
- 2) VANITY LIGHTS TO BE SET #30" AFF. (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL
- 4) PLACE SWITCHES 6" MIN FROM ROUGH OPENINGS.

- ELECTRICAL LEGEND**
- 100 V OUTLET
 - 100 V GFI OUTLET
 - 100 V SWITCHED OUTLET
 - 100 V BASEBOARD OUTLET
 - 4-FLEX
 - COUNTER OR FLOOR MOUNTED
 - COUNTER OR FLOOR MOUNTED 100 V GFI
 - LEATHERPROOF
 - 220 V OUTLET
 - 100 V DEDICATED CIRCUIT
 - 220 V DEDICATED CIRCUIT
 - SPECIAL PURPOSE (240 V, ETC)
 - WALL MOUNT LIGHT
 - CEILING MOUNT LIGHT
 - PENDANT LIGHT
 - RECESSED CAN LIGHT
 - MIN CAN LIGHT
 - EYEBALL LIGHT
 - FLUORESCENT LIGHT
 - UNDERCABINET LIGHT
 - FLOOD LIGHT
 - SWITCH
 - 3-WAY SWITCH
 - 4-WAY SWITCH
 - DIMMER SWITCH
 - TELEPHONE
 - TV CONNECTION
 - CONDUIT FOR COMPONENT WIRING
 - SPEAKER
 - CARBON MONOXIDE DETECTOR
 - 100 V SMOKE DETECTOR
 - EXHAUST FAN
 - LOW VOLTAGE PANEL
 - CEILING FAN
 - CEILING FAN W/ LIGHT



J.S. THOMPSON ENGINEERING, INC
 100 W. WALKER AVE., SUITE 101
 RALEIGH, NC 27603
 PHONE: (919) 780-9919
 FAX: (919) 780-9923
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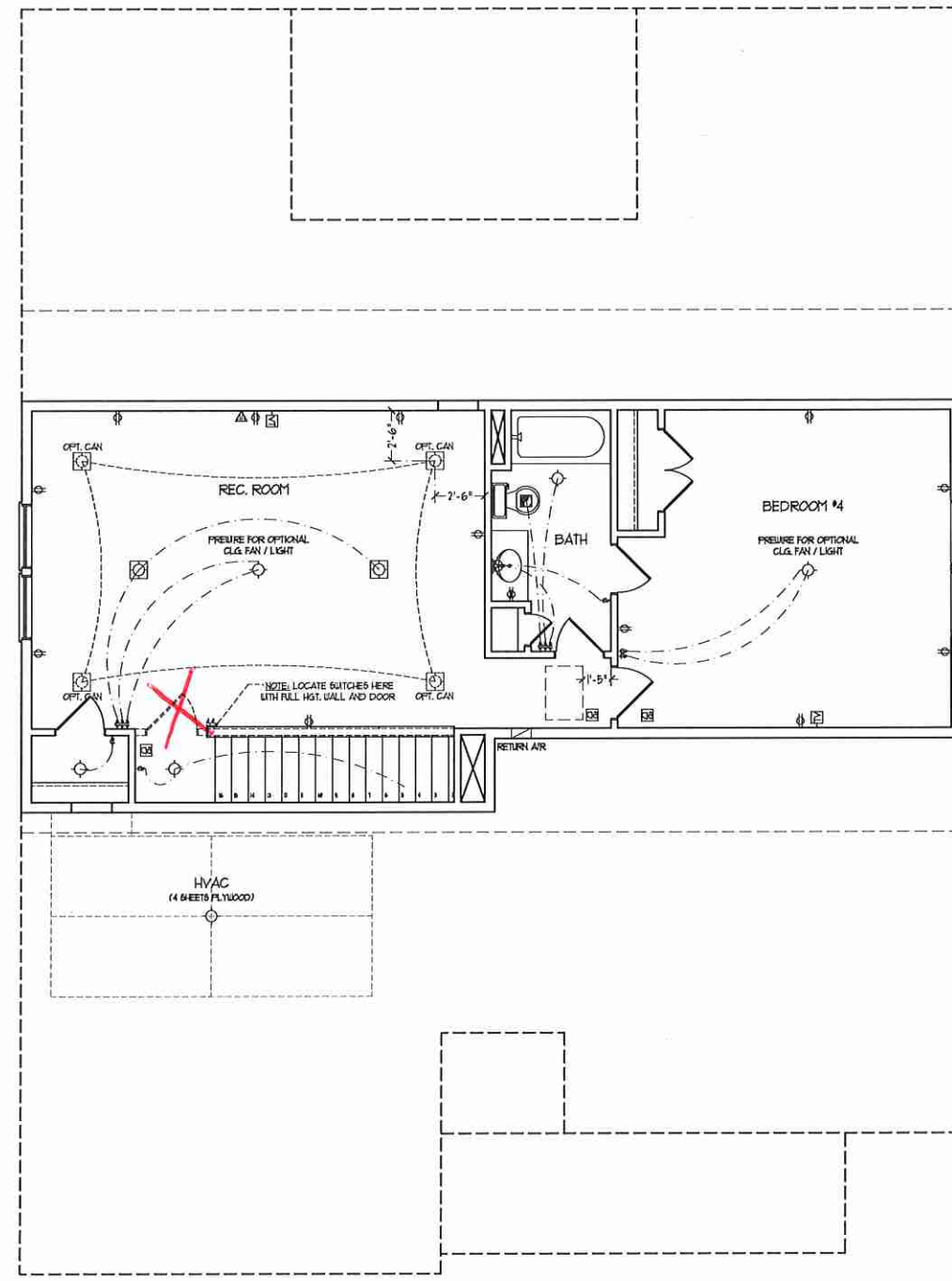
DATE: OCTOBER 25, 2018
 REV.: 7/2/19
 SCALE: 1/4"=1'-0"
 DRAWN BY:
 ENGINEERED BY:
 REVIEWED BY:
FIRST FLOOR ELECTRICAL PLAN

ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND USE FOR ALL CEILING FANS PER PLAN.
- 2) VANITY LIGHTS TO BE SET 4" 50" AFF. (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
- 4) PLACE SWITCHES 6" FROM ROUGH OPENING.

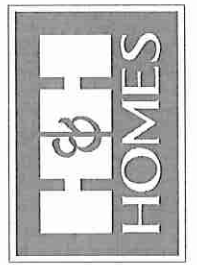
ELECTRICAL LEGEND

- 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 (140 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- HEN 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
- CARBON MONOXIDE DETECTOR
- DOORBELL CHIME
- 120 V SMOKE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL
- CEILING FAN
- CEILING FAN W/ LIGHT



BEDROOM #4
 OPTION

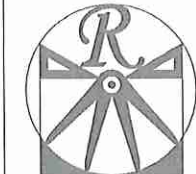
J.S. THOMPSON ENGINEERING, INC
 100 WIDE AVE., SUITE 104
 RALEIGH, NC 27605
 PHONE: (919) 788-9919
 FAX: (919) 788-9923
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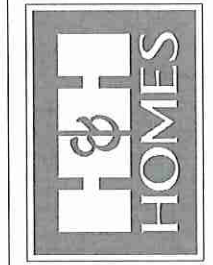
DATE: OCTOBER 25, 2018
 REV.: 7/2/19
 SCALE: 1/4" = 1'-0"
 DRAWN BY:
 ENGINEERED BY:
 REVIEWED BY:
 OPT. SECOND FLOOR ELECTRICAL PLAN
E-2.1



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 PHONE: (919) 288-9919
 FAX: (919) 288-9921
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H&H HOMES, INC.
 CALABASH DRIVE LEFT

DATE: OCTOBER 25, 2018
 REV.: 6/5/19
 SCALE: 1/4"=1'-0"
 DRAWN BY: WG
 ENGINEERED BY: WLF
 REVIEWED BY: JES

SECOND FLOOR FRAMING PLAN
S-2

BRACED WALL DESIGN

RECTANGLE A
 SIDE 1A (FRONT LOAD)
 METHOD: CS-USP/FF
 TOTAL REQUIRED LENGTH: 12'
 TOTAL PROVIDED LENGTH: 13'
 SIDE 2A (OPT BAY)
 METHOD: CS-USP/ENG DESIGN
 TOTAL REQUIRED LENGTH: 12'
 TOTAL PROVIDED LENGTH: 16'6"
 SIDE 3A
 METHOD: CS-USP
 TOTAL REQUIRED LENGTH: 9'
 TOTAL PROVIDED LENGTH: 9'58"
 SIDE 4A (SIDE LOAD)
 METHOD: CS-USP/FF
 TOTAL REQUIRED LENGTH: 9'
 TOTAL PROVIDED LENGTH: 51'2"

RECTANGLE B
 METHOD: CS-USP/FF
 TOTAL REQUIRED LENGTH: 285'
 TOTAL PROVIDED LENGTH: 6'
 SIDE 1B
 METHOD: CS-USP
 TOTAL REQUIRED LENGTH: 285'
 TOTAL PROVIDED LENGTH: 1'
 SIDE 2B / SIDE 4A CUMULATIVE
 METHOD: CS-USP
 TOTAL REQUIRED LENGTH: 10'5"
 TOTAL PROVIDED LENGTH: 44'15"
 SIDE 4B
 METHOD: CS-USP
 TOTAL REQUIRED LENGTH: 19'
 TOTAL PROVIDED LENGTH: 15'58"

BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R6-0710 OF THE NRC 2018 EDITION.
- CS-USP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 1/2" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
- "GB" REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 3/8" NAILS SPACED 12" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NRC 2018 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT

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

BRICK SUPPORT NOTES:

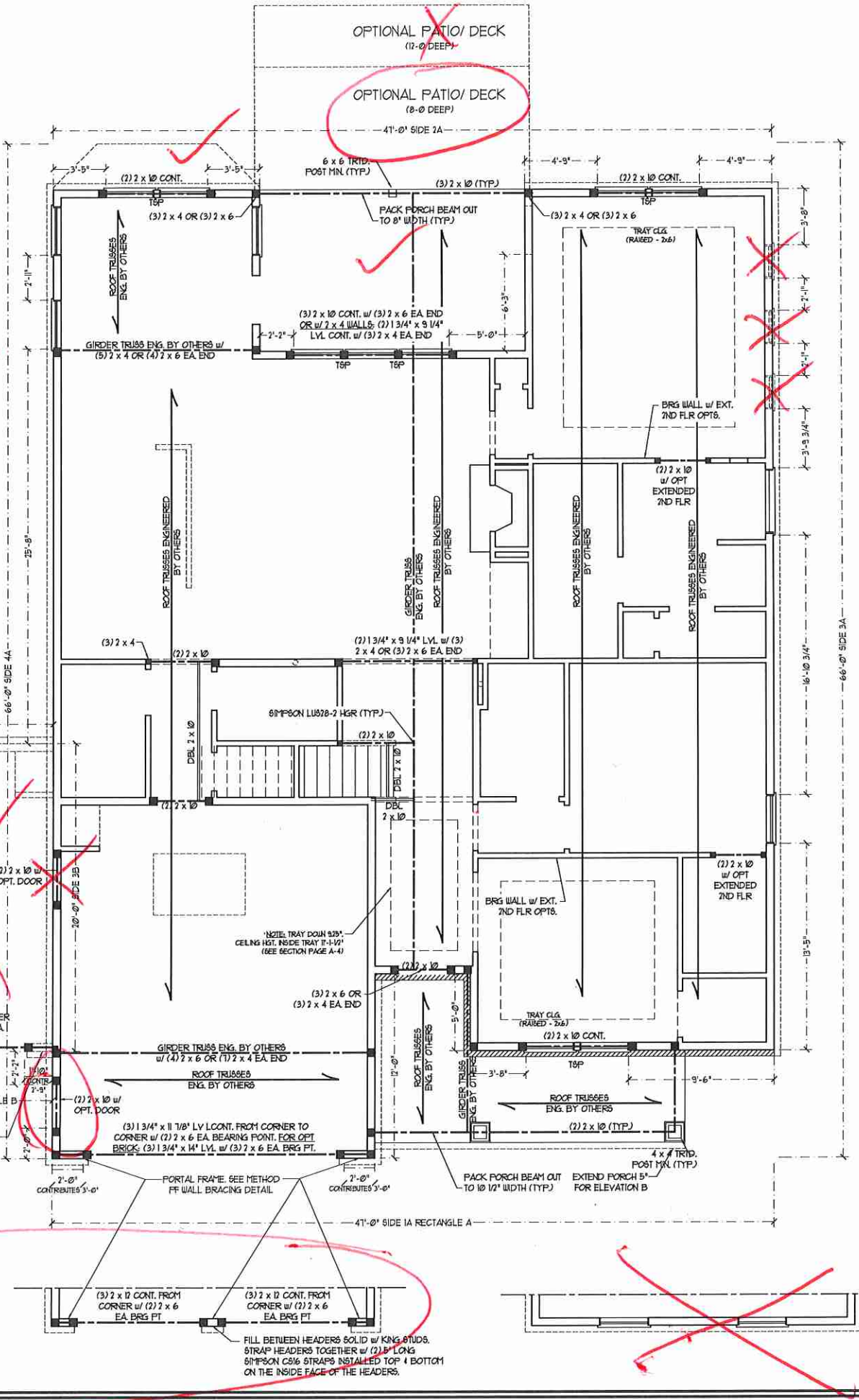
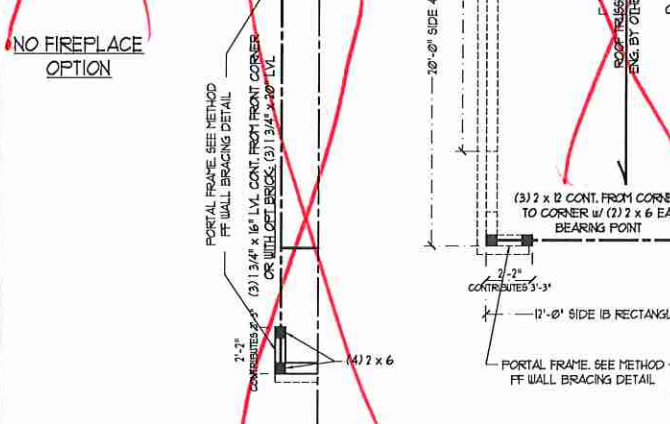
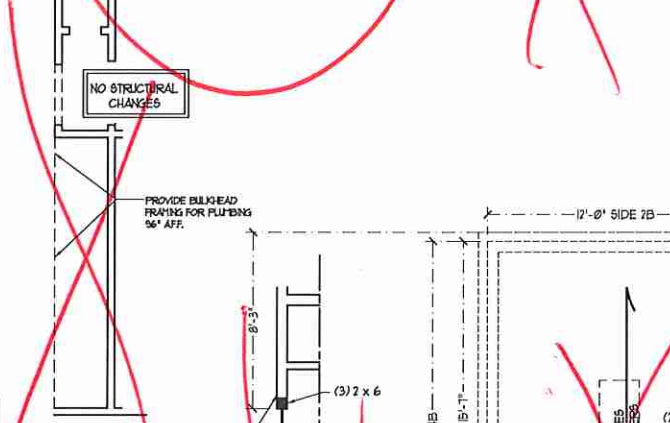
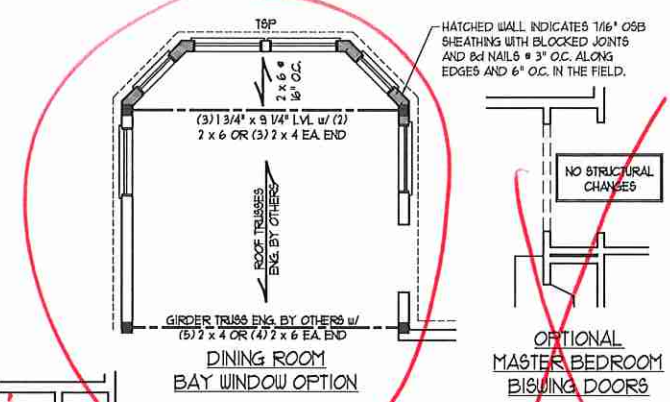
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (NO) SEE ARCH DRGS. FOR SIZE AND LOCATION OF OPENINGS.
- (LLV) = LONG LEG VERTICAL
- LENGTH = CLEAR OPENING
- EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
- FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER w/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
- FOR ALL BRICK SUPPORT # ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS w/ (4) 2d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R103.03 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
- PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTEL.

TABLE R6-0715
 MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R6-0715)
UP TO 3'	16
4'	2
6'	3
8'	5
10'	6
12'	8

STRUCTURAL NOTES:

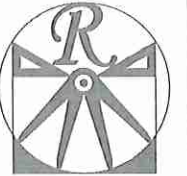
- ALL FRAMING LUMBER TO BE SPP #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO).
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
- WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA END (UNO). SEE TABLE R6-0715 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
- FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/2" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
- FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 1" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
- ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ ABU66 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY (UL FT CONNECTORS AT TOP (UNO) FOR FIBERGLASS, ALUMINUM OR COLUMN ENG. BY OTHERS, SECURE TO SLAB w/ (2) METAL ANGLES USING 2" CONC. SCREWS. FASTEN ANGLES TO COLUMNS w/ 1/4" THROUGH BOLTS w/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



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 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

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



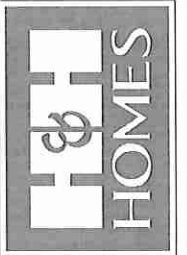


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RESIDENTIAL DESIGN, INC.
4810 GLENNST CT. | RALEIGH, NC 27612
(919) 649-4129
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J.S. THOMPSON
ENGINEERING, INC.
600 WADE AVE., SUITE 104
RALEIGH, NC 27605
PHONE: (919) 289-9919
FAX: (919) 289-9921
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H&H HOMES, INC
CALABASH DRIVE LEFT

DATE: OCTOBER 25, 2018

REV.: 6/5/19

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

DRAWN BY: WG

ENGINEERED BY: WLF

REVIEWED BY: JES

OPT. ATTIC
FLOOR FRAMING
PLAN

S-3.1

- BRACED WALL DESIGN NOTES:**
- BRACED WALL DESIGN PER SECTION R607.10 OF THE NCRC 2018 EDITION.
 - CS-WSP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 1/8" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
 - GB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (5/8") GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1/4" SCREWS OR 1 5/8" NAILS SPACED 12" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
 - BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION.
 - SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

- NOTE:**
- PER TABLE R607.03 OF THE 2018 NCRC, THE 2ND FLOOR IS CONTAINED WHOLLY WITHIN THE ROOF SYSTEM AND WALL BRACING ANALYSIS IS NOT REQUIRED ON THE SECOND FLOOR. IN ADDITION, THE SECOND FLOOR NEED NOT BE CONSIDERED A STORY IN THE FIRST FLOOR WALL BRACING ANALYSIS.
 - SHEATH ALL EXTERIOR WALLS WITH 1/8" OSB SHEATHING ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.

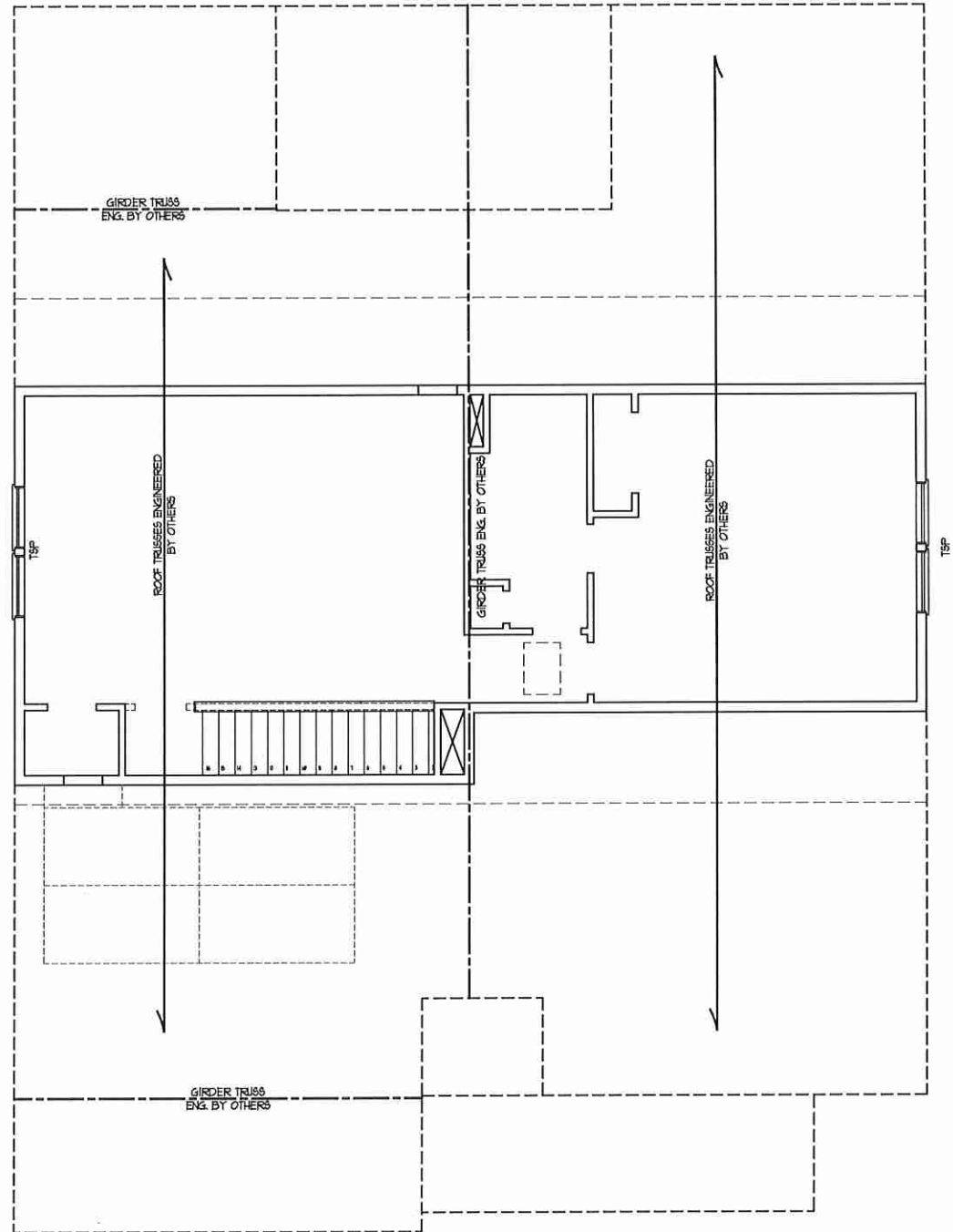
NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

- STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE 2 SFF (UNO).
 - ALL LOAD BEARING HEADERS TO BE (2) 2 x 10 (UNO).
 - WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA END (UNO). SEE TABLE R607.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
 - SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SQUARES TO BE (2) STUDS (UNO).
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

T&P - TRIPLE STUD POCKET

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

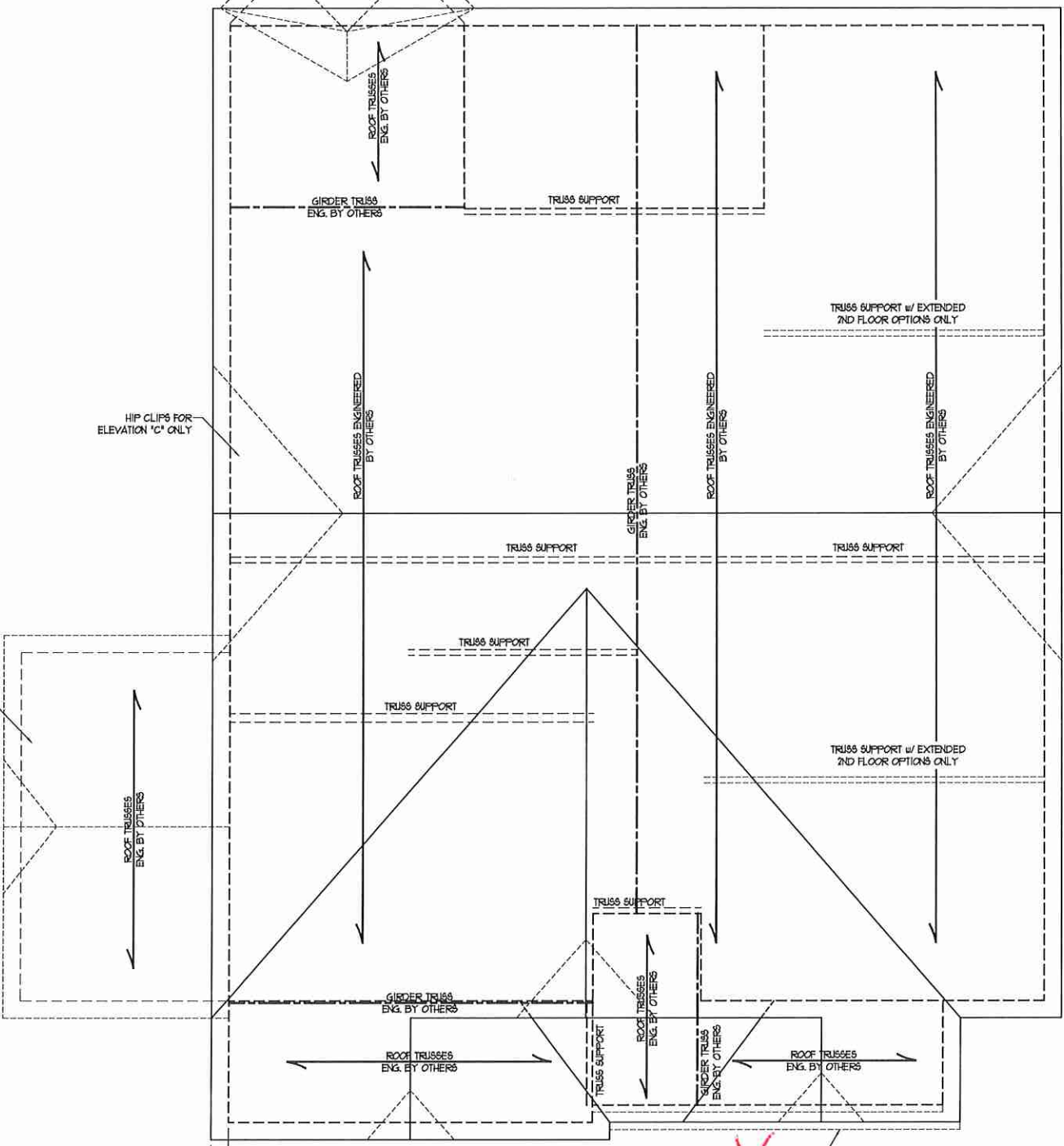
HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R607.3(5))	
	16	24
UP TO 3'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4



BEDROOM #4
OPTION



ATTIC VENT CALCULATION:
 35 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 0.23 SQ. FT. OF NET FREE VENTILATING AREA (MIN).



ATTIC VENT CALCULATION:
 294 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 1.96 SQ. FT. OF NET FREE VENTILATING AREA (MIN).

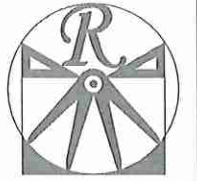


12\"/>

EXTEND PORCH 5\"/>

ATTIC VENT CALCULATION:
 2400 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 16.0 SQ. FT. OF NET FREE VENTILATING AREA (MIN).

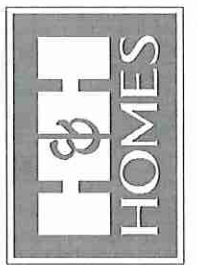
- STRUCTURAL NOTES:**
1. ALL FRAMING LUMBER TO BE #2 SFF (UND).
 2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
 3. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
 4. HIP SPLICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
 5. STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
 6. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H2BA HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
 7. REFER TO SECTION R20211 OF THE 2018 NRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
 8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



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 4810 GLENMIST CT. | RALEIGH, NC 27612
 (919) 649-4128
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J.S. THOMPSON ENGINEERING, INC.
 100 WADE AVE., SUITE 104
 RALEIGH, NC 27605
 PHONE: (919) 789-9919
 FAX: (919) 789-9921
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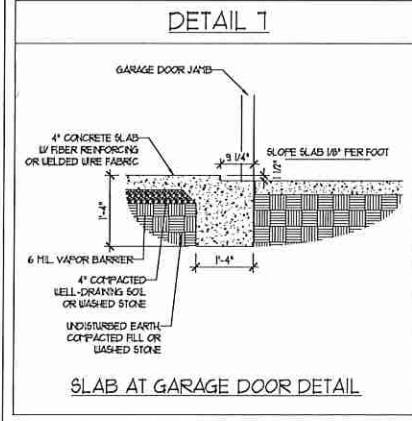
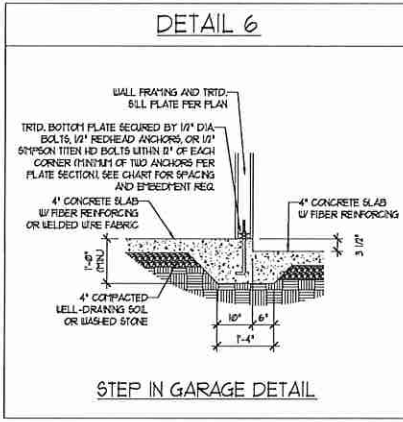
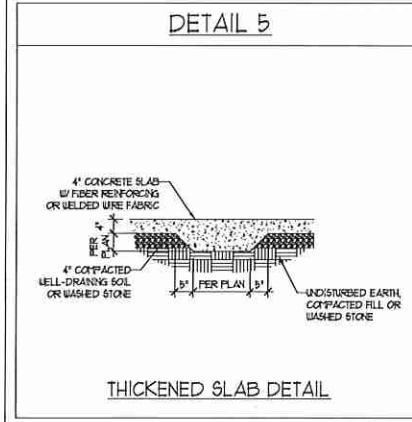
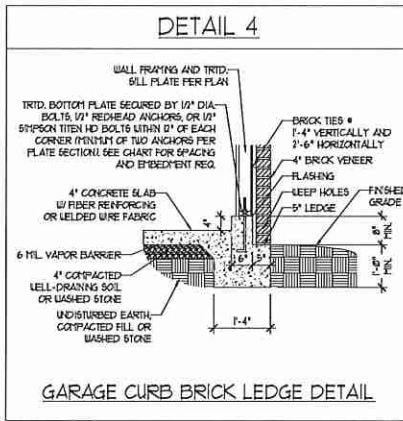
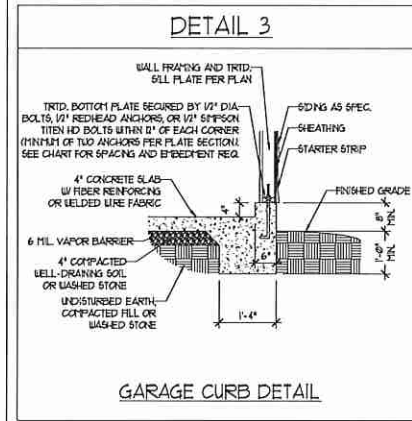
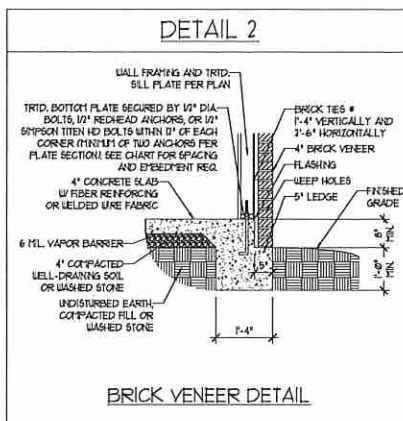
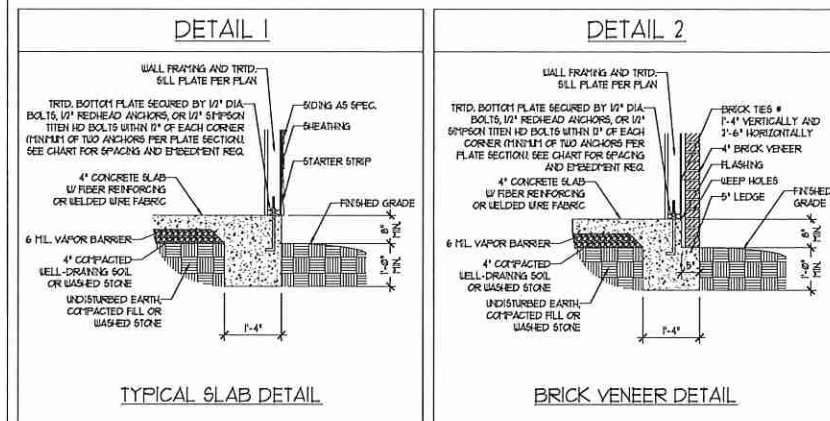
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 CALABASH DRIVE LEFT

DATE: OCTOBER 25, 2018
 REV.: 6/5/19
 SCALE: 1/4"=1'-0"
 DRAWN BY: WG
 ENGINEERED BY: WLF
 REVIEWED BY: JES

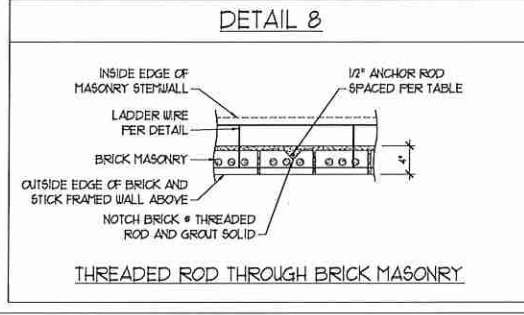
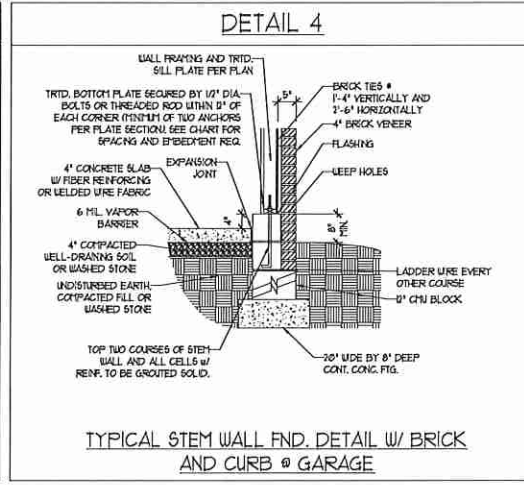
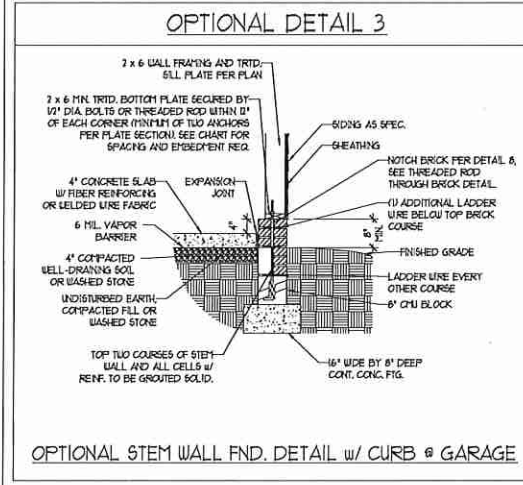
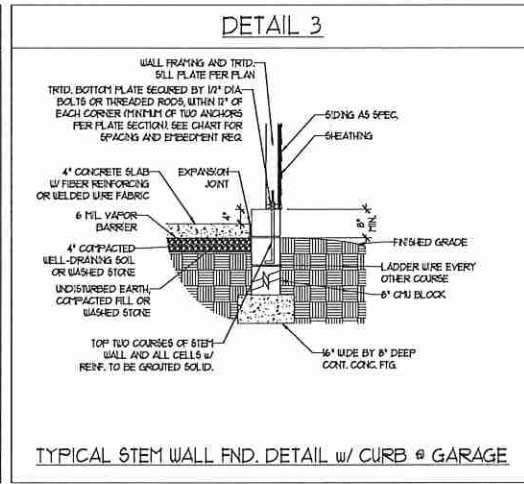
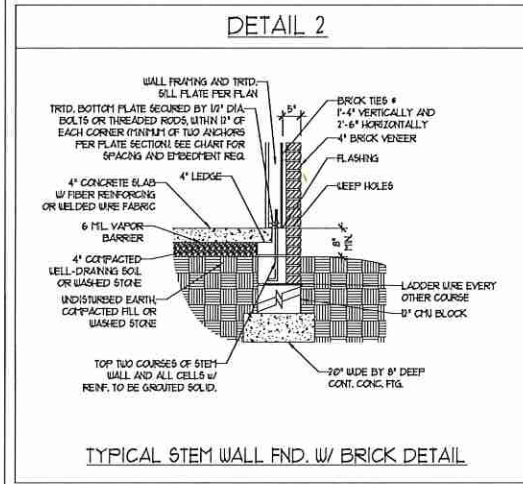
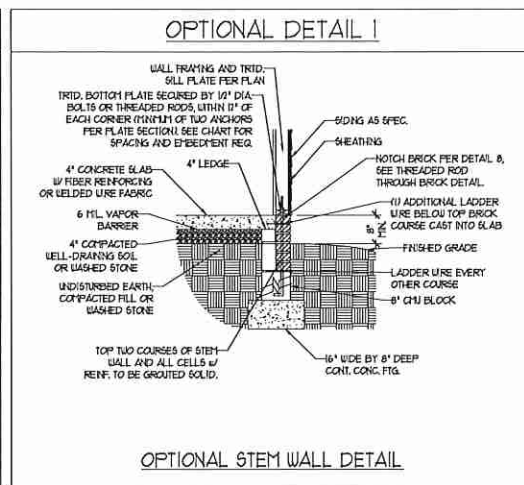
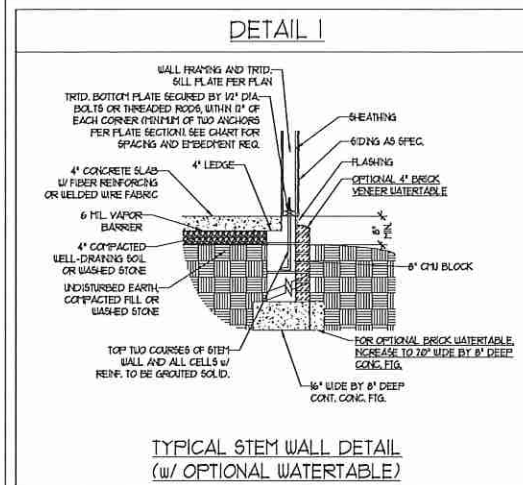


ROOF PLAN
S-4

MONOLITHIC SLAB DETAILS



STEMWALL DETAILS



MASONRY STEMWALL SPECIFICATIONS

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

STRUCTURAL NOTES:

1. WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
2. THE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
3. CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
4. BACKFILL OF CLEAN #1 / #1 WASHED STONE IS ALLOWABLE.
5. BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (45 Pcf FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE 4.02.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
6. PREP SLAB PER RS206.21 AND RS206.22 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. MINIMUM 24" LAP SPlice LENGTH.
7. LOCATE REBAR IN CENTER OF FOUNDATION WALL.
8. WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE "S" MORTAR OR 3000 PSI GROUT. USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

ANCHOR SPACING AND EMBEDMENT

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

J.S. THOMPSON ENGINEERING, INC.
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120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
FOUNDATION DETAILS

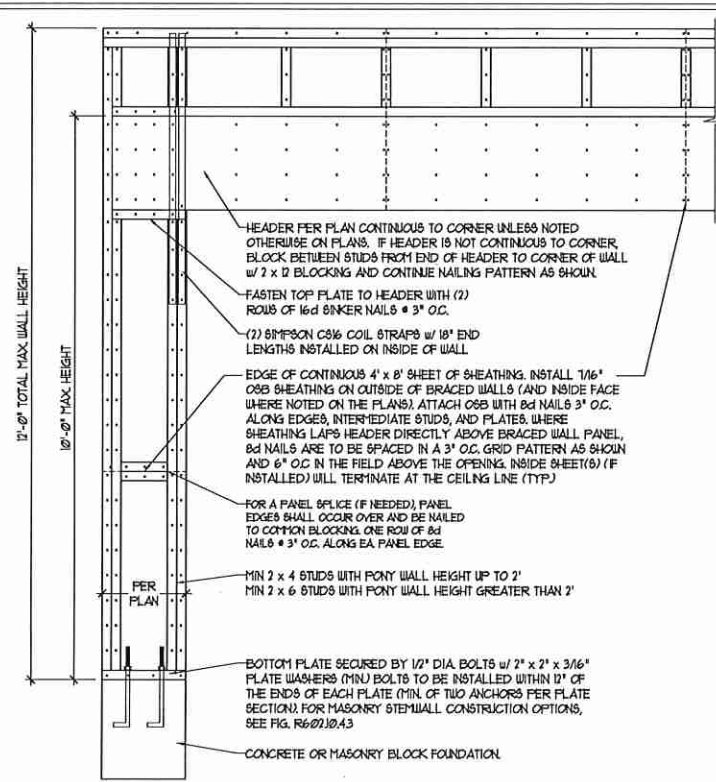
DATE: NOVEMBER 14, 2018
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DRAWN BY: JST
ENGINEERED BY: JES



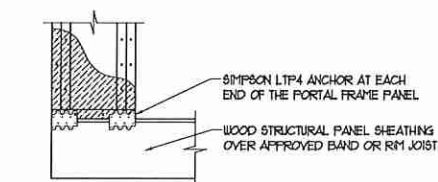
D-1
FOUNDATION DETAILS

GENERAL WALL BRACING NOTES:

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
4. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-USP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED PER TABLE R102.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.1.
6. CS-USP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL" WALL BRACING METHOD. 1/6" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x Ø1/3" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (UNO).
7. GB REFERS TO THE "GYPSUM BOARD" WALL BRACING METHOD. 1/2" (MIN) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 1" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (UNO). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R102.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3(1). EXTERIOR GB TO BE INSTALLED VERTICALLY.
8. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHOD CS-USP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES 5 ITS ACTUAL LENGTH, AND METHOD FF CONTRIBUTES 15 TIMES ITS ACTUAL LENGTH.

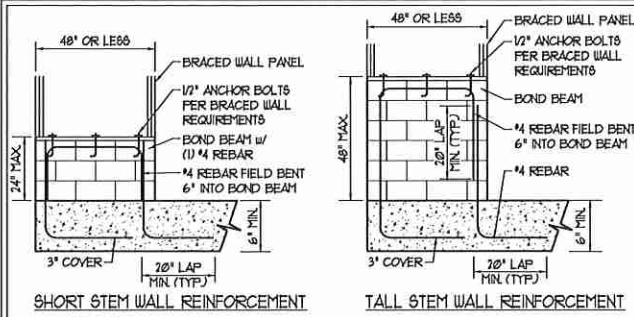


OVER CONCRETE OR MASONRY BLOCK FOUNDATION

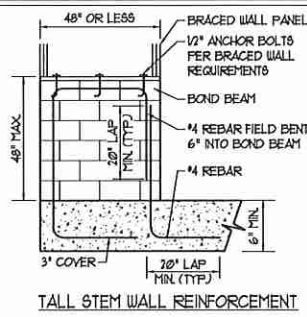


OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
 * APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS *

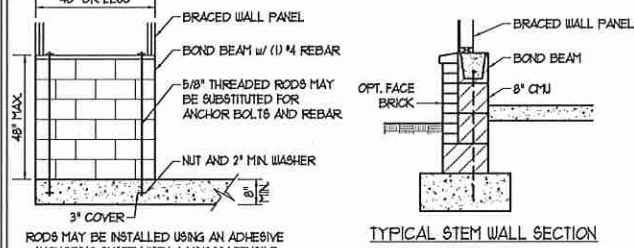
METHOD FF-PORTAL FRAME DETAIL ①



SHORT STEM WALL REINFORCEMENT



TALL STEM WALL REINFORCEMENT



TYPICAL STEM WALL SECTION

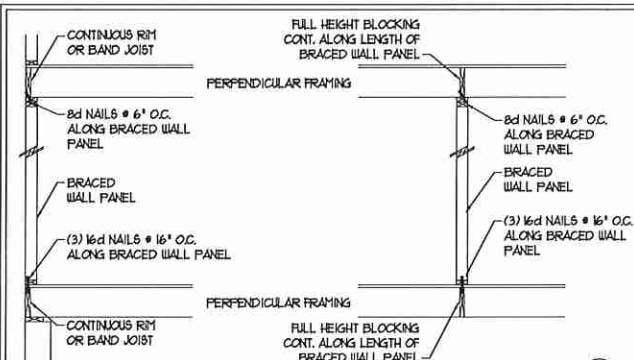
RODS MAY BE INSTALLED USING AN ADHESIVE ANCHORING SYSTEM WITH A MINIMUM TENSILE CAPACITY OF 3750 LBS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECS.

OPTIONAL STEM WALL REINFORCEMENT

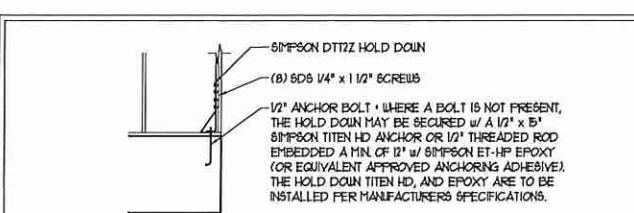
NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS

MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS ②

PER FIGURE R602.10.4.3



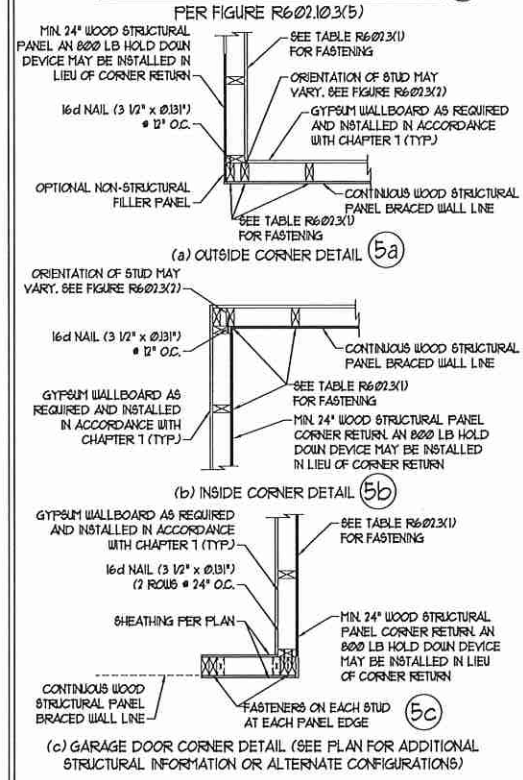
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING PER FIGURE R602.10.4.4(1)



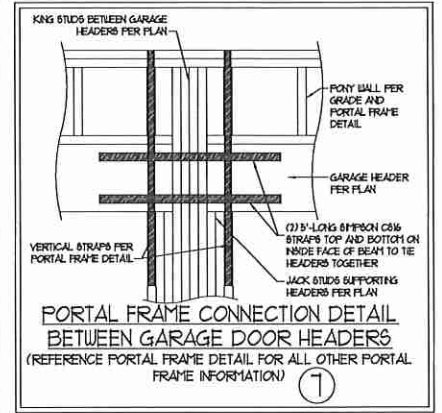
HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB ④

* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

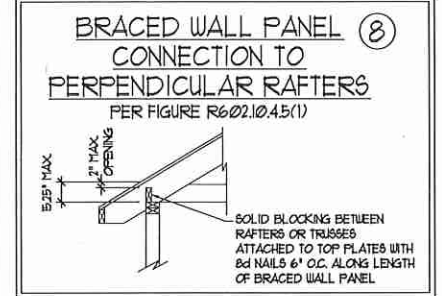
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤



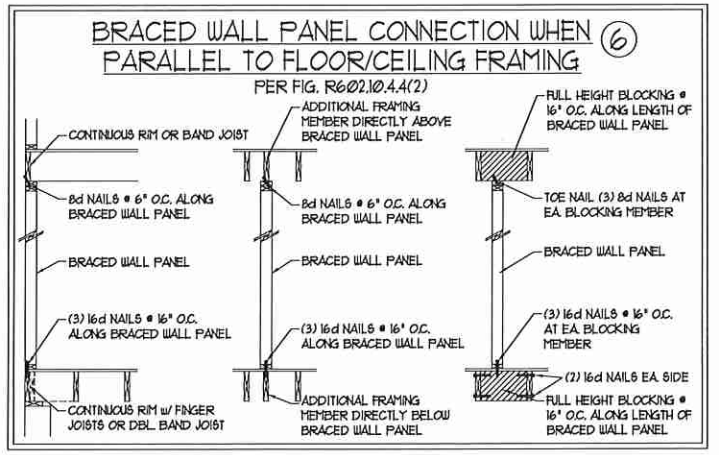
(c) GARAGE DOOR CORNER DETAIL (SEE PLAN FOR ADDITIONAL STRUCTURAL INFORMATION OR ALTERNATE CONFIGURATIONS)



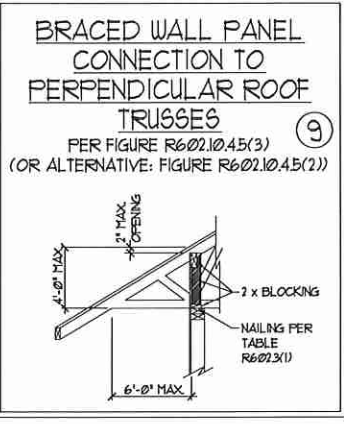
PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS (REFERENCE PORTAL FRAME DETAIL FOR ALL OTHER PORTAL FRAME INFORMATION) ⑦



BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS PER FIGURE R602.10.4.5(1)



BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING PER FIG. R602.10.4.4(2)



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES PER FIGURE R602.10.4.5(3) (OR ALTERNATIVE: FIGURE R602.10.4.5(2))

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J.S. THOMPSON ENGINEERING, INC.
 606 WADE AVE., SUITE 104 RALEIGH, NC 27605
 PHONE: (919) 789-9919 FAX: (919) 789-9921
 N.C. LICENSE NO.: C-1733

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

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

North Carolina Professional Engineer
 JACOB ERNEST SMITH
 039485
 8/18/19

D-2
 BRACED WALL NOTES AND DETAILS AND FF DETAIL

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
 - ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2018 EDITION (R301.4 - R301.7)
- | DESIGN CRITERIA: | LIVE LOAD (PSF) | DEAD LOAD (PSF) | DEFLECTION (IN) |
|--|--------------------|-----------------|-----------------------------------|
| ATTIC WITH LIMITED STORAGE | 20 | 10 | L/140 (L/240 w/ BRITTLE FINISHES) |
| ATTIC WITHOUT STORAGE | 10 | 10 | L/360 |
| DECKS | 40 | 10 | L/360 |
| EXTERIOR BALCONIES | 40 | 10 | L/360 |
| FIRE ESCAPES | 40 | 10 | L/360 |
| HANDRAILS/GUARDRAILS | 200 LB OR 50 (PLF) | 10 | L/360 |
| PASSENGER VEHICLE GARAGE | 50 | 10 | L/360 |
| ROOMS OTHER THAN SLEEPING ROOM | 40 | 10 | L/360 |
| SLEEPING ROOMS | 30 | 10 | L/360 |
| STAIRS | 40 | 10 | L/360 |
| WIND LOAD
(BASED ON TABLE R301.2(4) WIND ZONE AND EXPOSURE) | | | |
| GROUND SNOW LOAD: Pg | 20 (PSF) | | |
- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
- FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD
- FOR 15 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 450.4 OF THE NRC, 2018 EDITION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER II OF THE NRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP I, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NRC, 2018 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE 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, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60, WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR 5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR 6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/11/18 402. MORTAR SHALL CONFORM TO ASTM C210.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 308, ACI 330, NCHRP TR-18-A OR ACE 530/ASCE 5/11/18 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(1), R404.1(2), R404.1(3), OR R404.1(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(5) OF THE NRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE #2 GFF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 16,000,000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 GYP MINIMUM (Fb = 975 PSI, Fv = 175 PSI, E = 16,000,000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2600 PSI, Fv = 205 PSI, E = 1,900,000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2375 PSI, Fv = 310 PSI, E = 1,900,000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E = 1,900,000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E = 2,000,000 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 BRIMSON TITEN HD ANCHORS

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 3/16" DIAMETER HOLES @ 16" O.C.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.1(1) AND R602.1(2) OF THE NRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER. ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.15 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACINGS SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
- 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 (UNO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 8d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R103.2(1) OF THE NRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE BRIMSON 146 OR L182 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF BRIMSON C816 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 BRIMSON POST BASE.

**J.S. THOMPSON
ENGINEERING, INC**
606 WADE AVE., SUITE 104 RALEIGH, NC 27605
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO.: C1733

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

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



S0
STRUCTURAL
NOTES