NHZ-000-011

VENTURE
H&H HOMES - GARAGE RIGHT

PLAN REVISIONS

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H&H HOMES

JOB NUMBER	27167.04
CAD FILE NAME	VENTURE
ISSUED	11-08-17
REVISED	11-14-17

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DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

VENTURE
H&H HOMES

1837

TITLE
REVISION LOG
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–
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–
–

SHEET
CS

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

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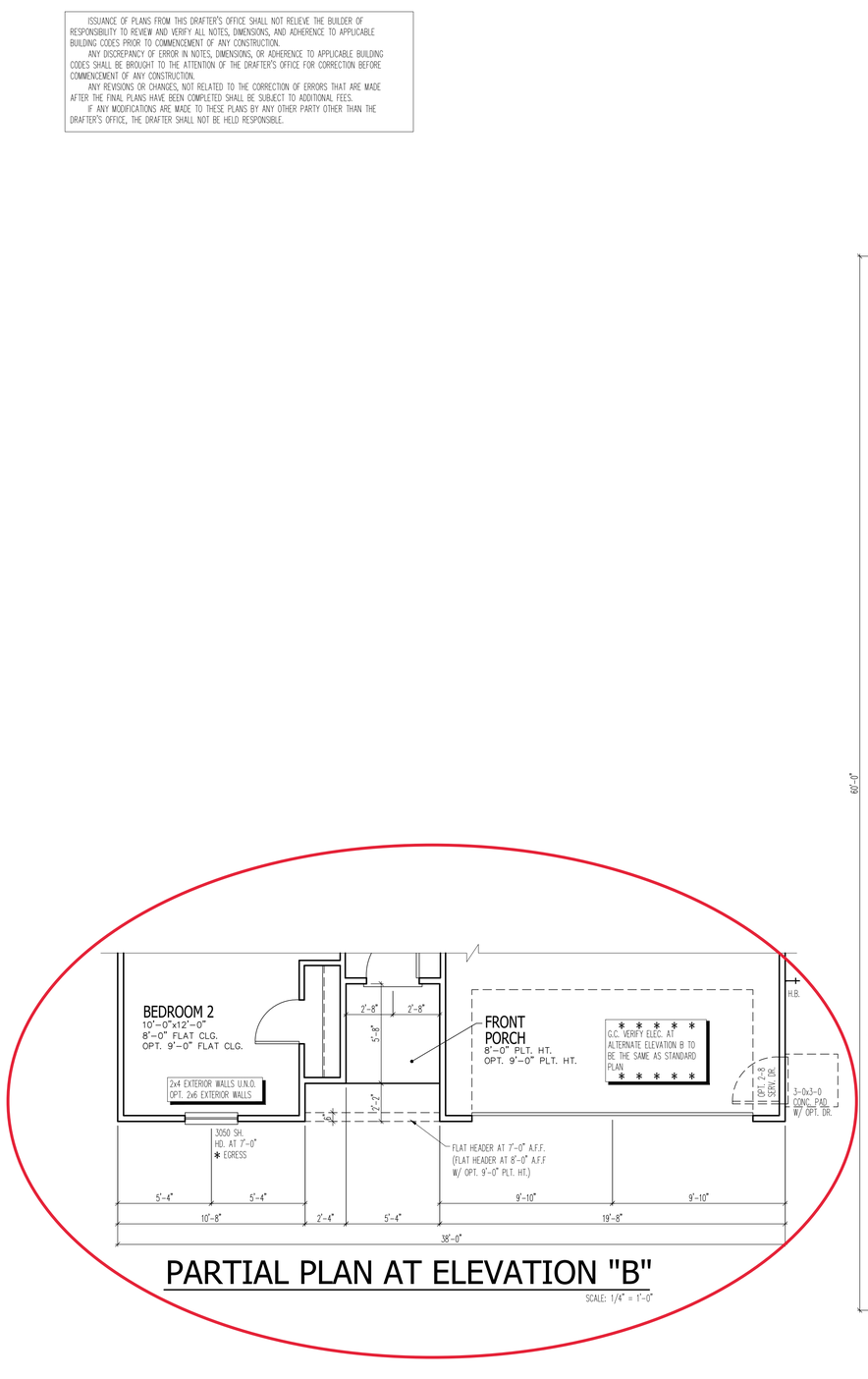
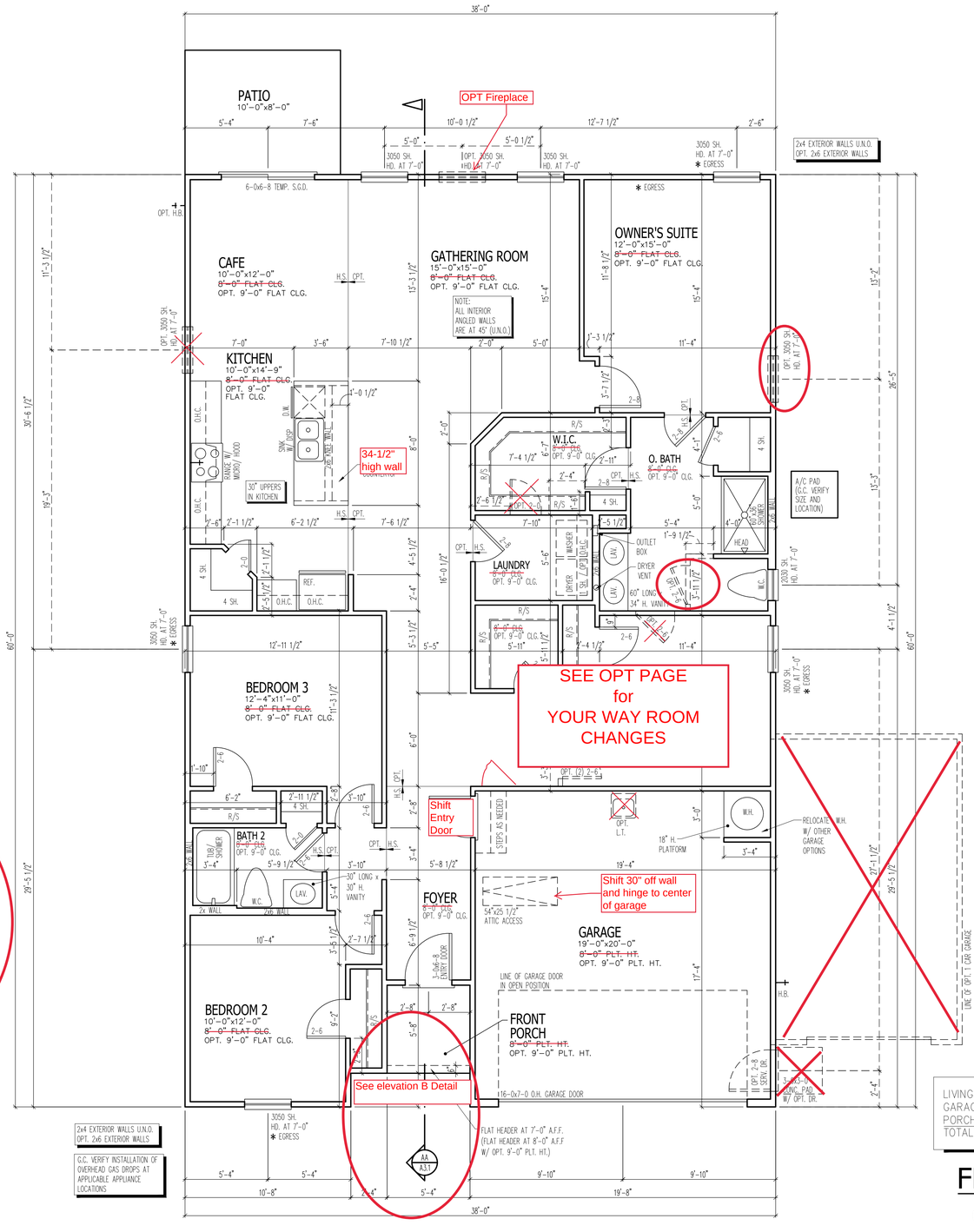


PARTIAL PLAN AT ELEVATION "B"

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



LIVING	1837 S.F.
GARAGE	396 S.F.
PORCH	30 S.F.
TOTAL SQ. FT.	2263 S.F.

FLOOR PLAN

GARAGE RIGHT

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

H&H HOMES

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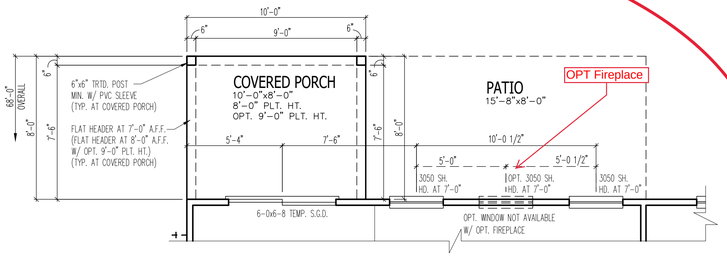
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

VENTURE

1837

TITLE
FLOOR PLAN
PARTIAL FLOOR PLAN AT ELEV. "B"

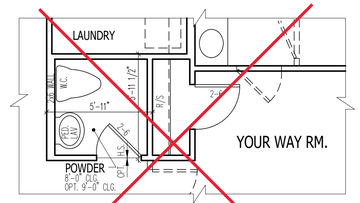
SHEET
A2.0



OPT. COVERED PORCH

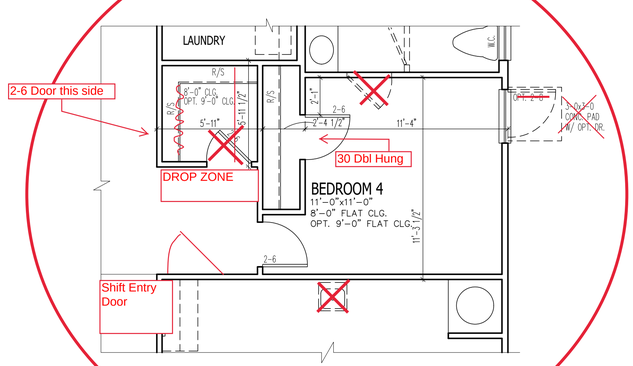
SCALE: 1/4" = 1'-0"

COVERED PORCH	80 S.F.



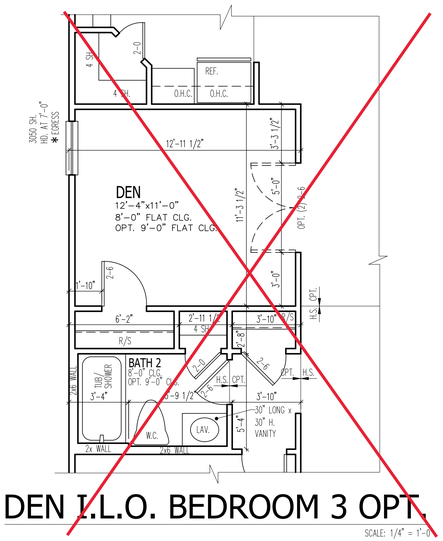
OPT. POWDER BATH

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



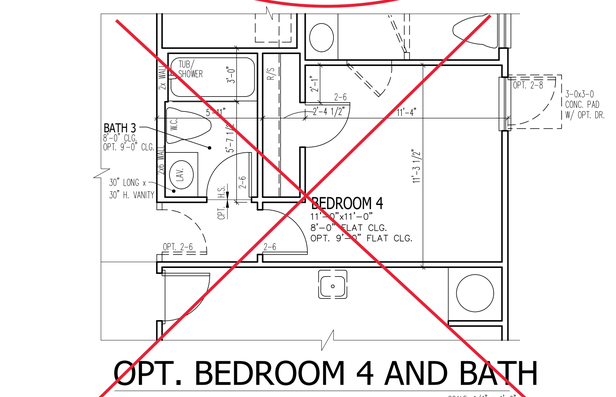
OPT. BEDROOM

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



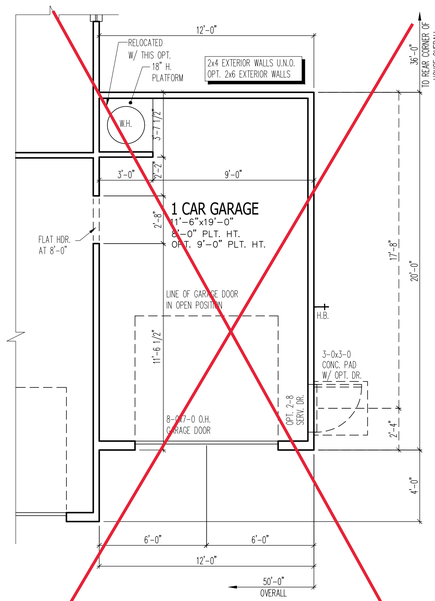
DEN I.L.O. BEDROOM 3 OPT.

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



OPT. BEDROOM 4 AND BATH

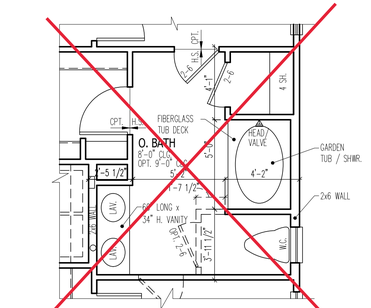
SCALE: 1/4" = 1'-0"



OPT. 1 CAR GARAGE

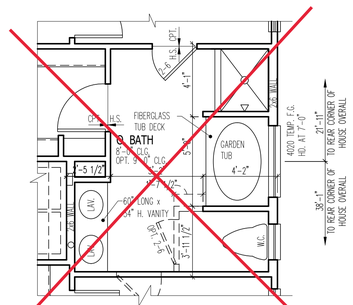
SCALE: 1/4" = 1'-0"

1 CAR GARAGE	(+) 240 S.F.



OPT. OWNER'S BATH 1

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



OPT. OWNER'S BATH 2

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

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VENTURE
H&H HOMES

1837

TITLE
PLAN OPTIONS

G.C. VERIFY INSTALLATION OF OVERHEAD GAS DROPS AT APPLICABLE APPLIANCE LOCATIONS

REFER TO STANDARD PLAN FOR INFORMATION NOT SHOWN

PLAN OPTIONS
GARAGE RIGHT

SHEET
A2.1

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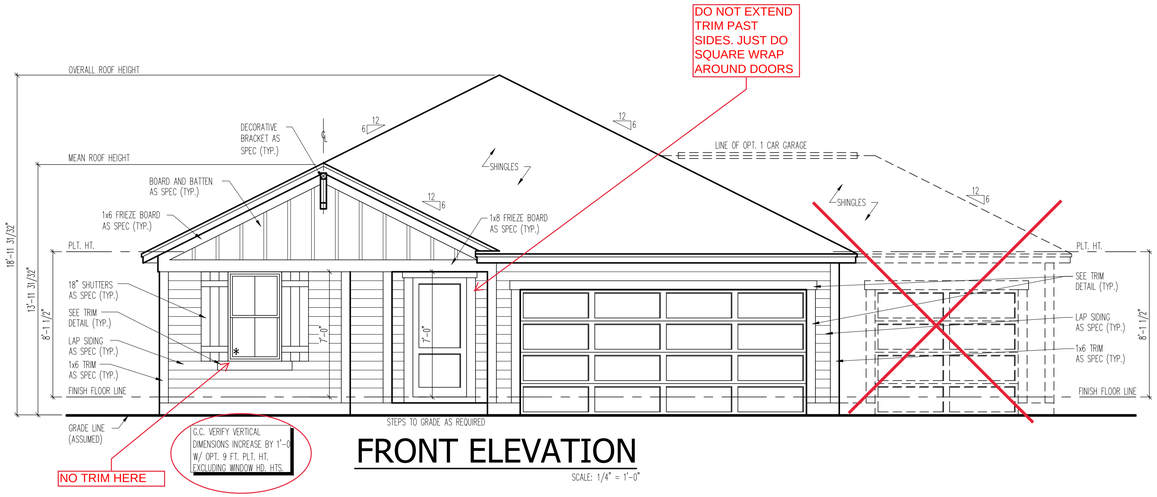
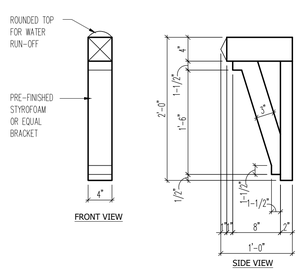


FRONT ELEVATION

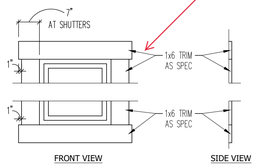
SCALE: 1/4" = 1'-0"



BRACKET DETAIL

SCALE: 1" = 1'-0"

DO NOT EXTEND TRIM ON TOP AND BOTTOM PAST SIDES. JUST DO SQUARE WRAP. ALL WINDOWS AND DOORS.



TRIM DETAIL

SCALE: NTS

ELEVATION "B" - FARMHOUSE

GARAGE RIGHT

H&H HOMES

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VENTURE

1837

TITLE
FRONT ELEVATION DETAILS

SHEET
A4.0

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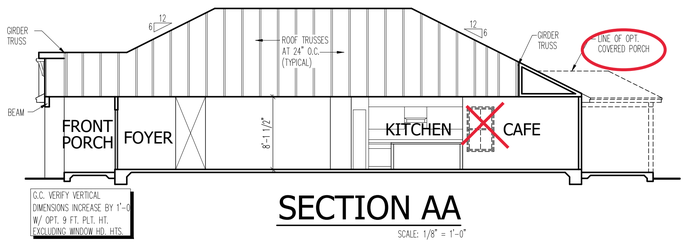
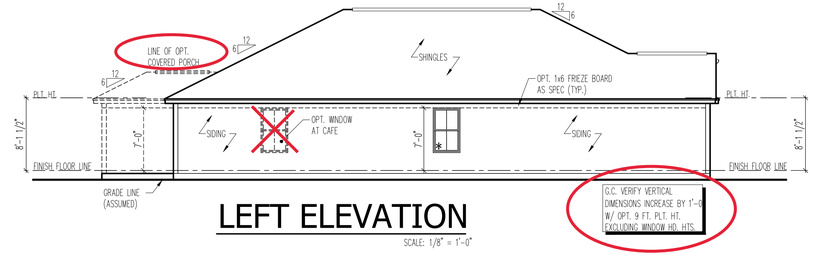


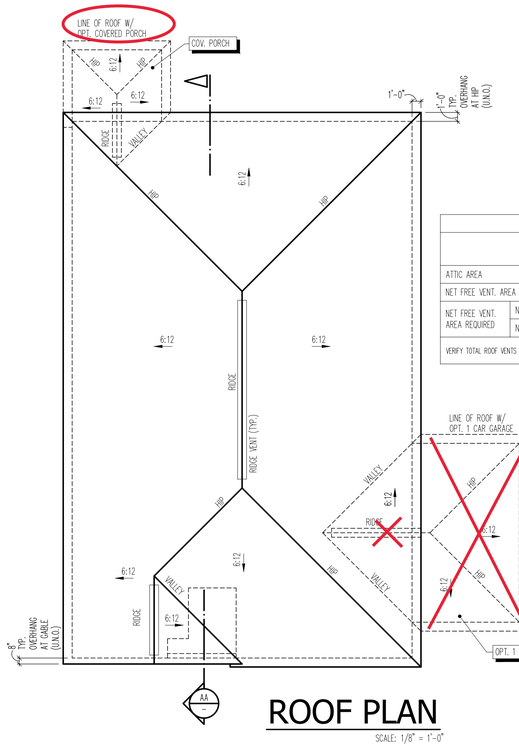
SECTION AA

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



LEFT ELEVATION

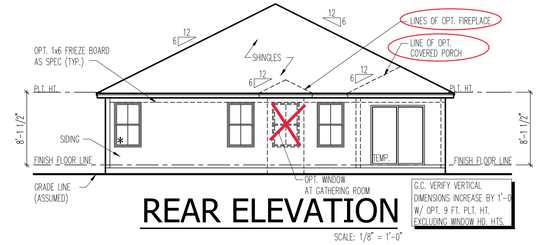
SCALE: 1/8" = 1'-0"



ROOF PLAN

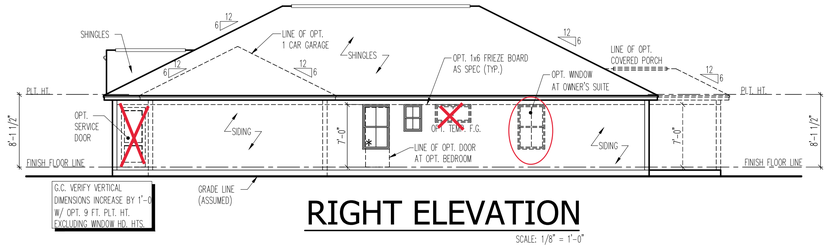
SCALE: 1/8" = 1'-0"

ROOF VENT CALCULATIONS		MAIN ROOF	OPT. COV. PORCH ROOF	OPT. 1 CAR GARAGE
ATTIC AREA		2,280 SQ. FT.	80 SQ. FT.	240 SQ. FT.
NET FREE VENT. AREA REQ'D. (AREA/300)		1094 SQ. IN.	38 SQ. IN.	115 SQ. IN.
NET FREE VENT. AREA REQUIRED	NEAR RIDGE	547 SQ. IN.	19 SQ. IN.	58 SQ. IN.
	NEAR SOFFIT	547 SQ. IN.	19 SQ. IN.	58 SQ. IN.
VERIFY TOTAL ROOF VENTS REQUIRED WITH MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT				



REAR ELEVATION

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



RIGHT ELEVATION

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

ELEVATION "B" - FARMHOUSE
GARAGE RIGHT

H&H HOMES

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VENTURE
H&H HOMES

1837

TITLE
SIDE AND REAR ELEVATIONS
ROOF PLAN
BUILDING SECTION

SHEET
A4.1

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- W.P. WEATHERPROOF DUPLEX OUTLET
- G.F.I. GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DUPLEX OUTLET IN FLOOR
- 220 VOLT OUTLET
- WALL SWITCH
- $3 THREE-WAY SWITCH
- $4 FOUR-WAY SWITCH
- $D DIMMER SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- P.C. LIGHT FIXTURE WITH PULL CHAIN
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FAN/LIGHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CH CHIMES (OPTIONAL)
- PUSHBUTTON SWITCH (OPTIONAL)
- CM CARBON MONOXIDE DETECTOR
- SD SMOKE DETECTOR
- SD/CM SMOKE / CARBON MONO. COMBO DETECTOR
- TELEPHONE (OPTIONAL)
- TELEVISION (OPTIONAL)
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SPEAKER (OPTIONAL)
- ROUGH-IN FOR OPT. CEILING FAN
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (G.F.I.) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.

2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
   - SWITCHES. . . . 42"
   - OUTLETS . . . . 14"
   - TELEPHONE . .14" (UNLESS ABV COUNTERTOP)
   - TELEVISION. . .14"

3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.

4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE A.F.C.I. DEVICE AND TAMPER-PROOF RECEPTACLES PER N.E.C. 2011 406.12 AND 406.13

5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE G.F.C.I. PROTECTED (G.F.I).

6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH N.F.P.A. 70, N.E.C. 2011, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

7. EVERY BUILDING HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

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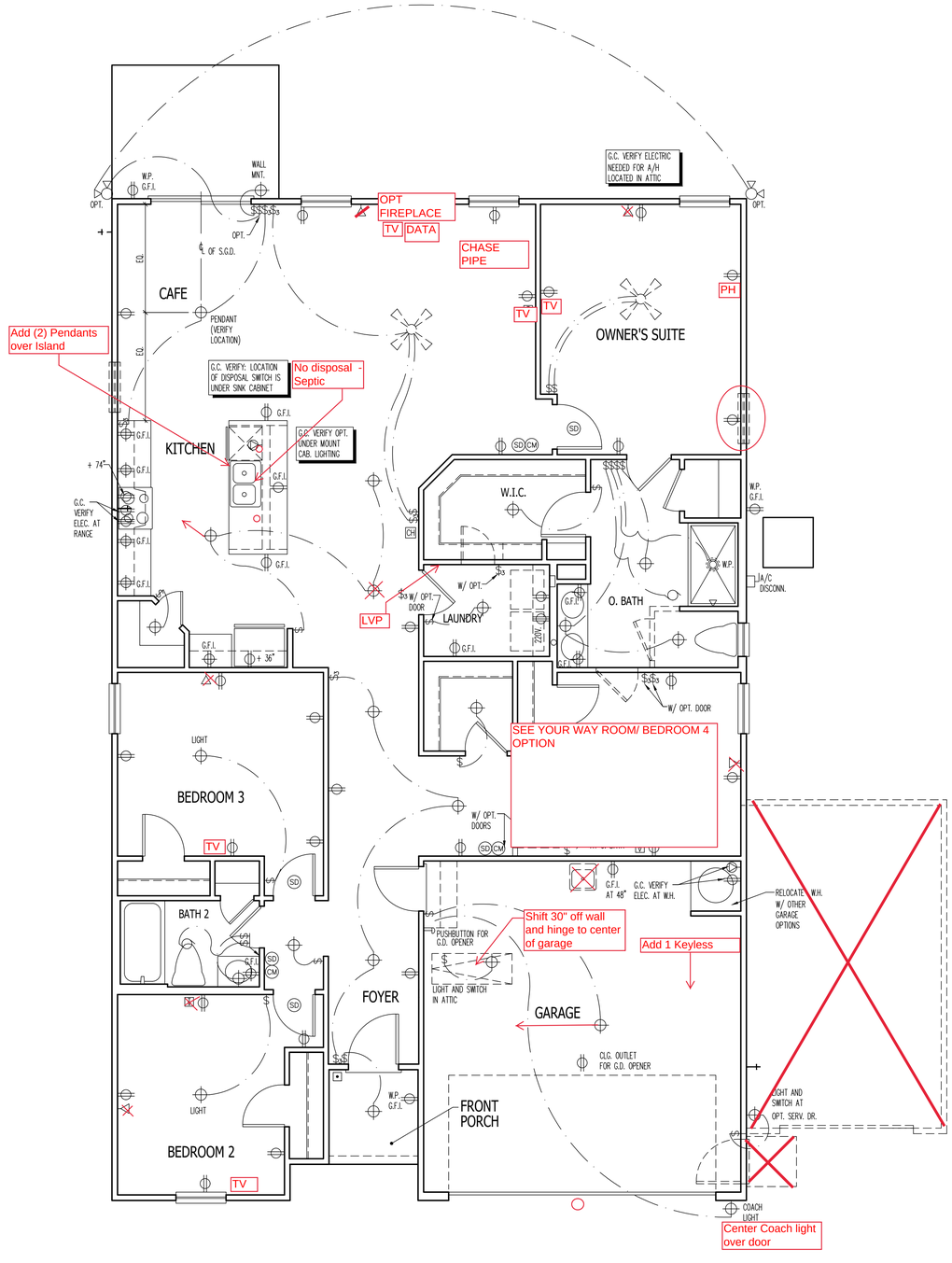

ELECTRICAL PLAN
GARAGE RIGHT

H&H HOMES

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VENTURE
H&H HOMES

1837

TITLE
ELECTRICAL PLAN

SHEET
E1

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- W.P. WEATHERPROOF DUPLEX OUTLET
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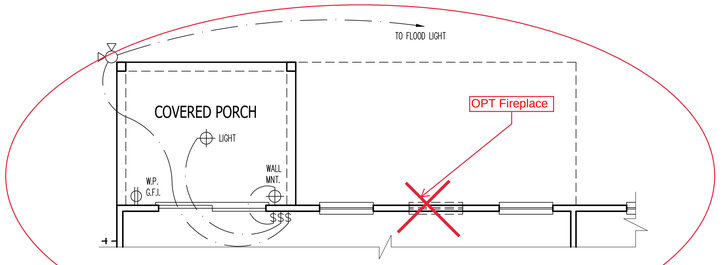
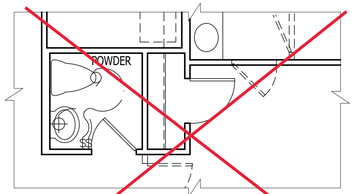
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

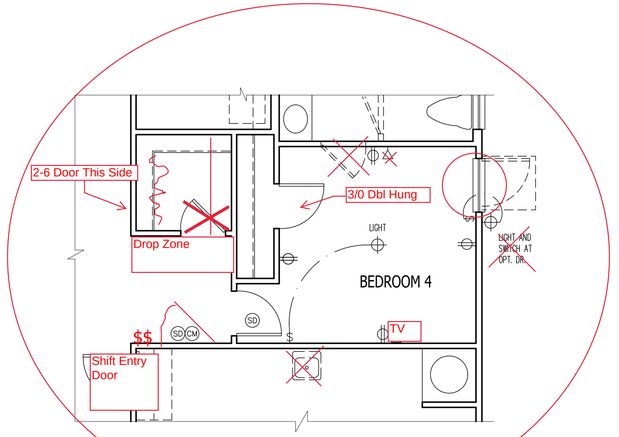
ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
ANY REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.
IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



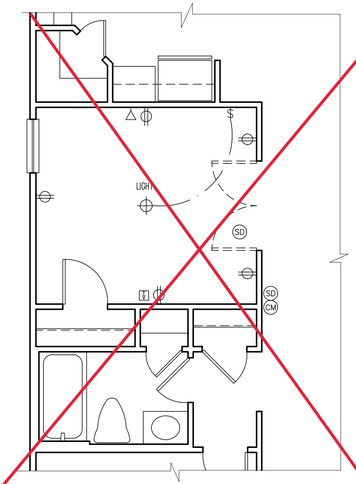
OPT. COVERED PORCH



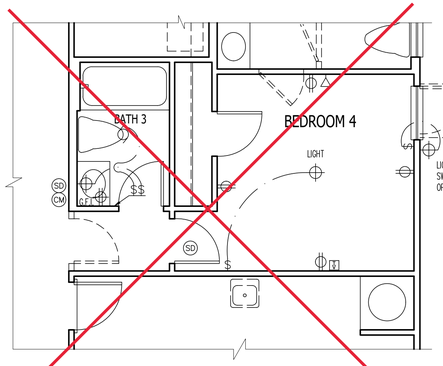
OPT. POWDER BATH



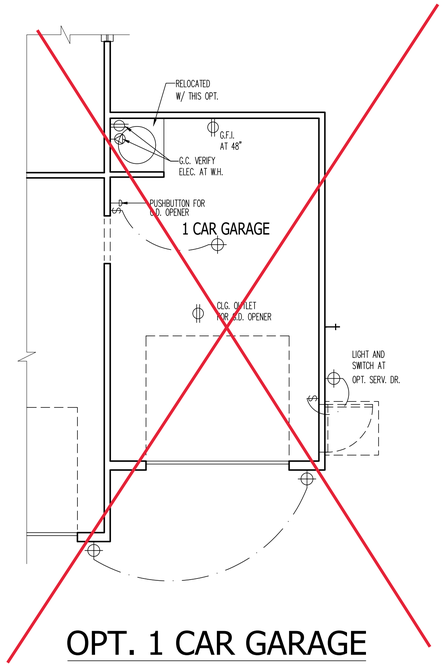
OPT. BEDROOM



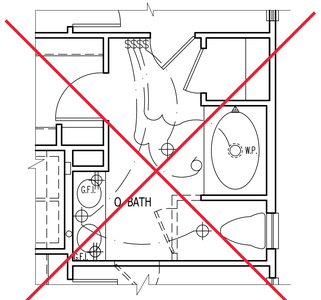
DEN I.L.O. BEDROOM 3 OPT.



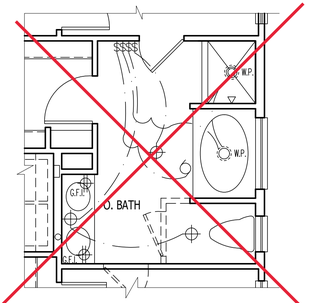
OPT. BEDROOM AND BATH



OPT. 1 CAR GARAGE



OPT. OWNER'S BATH 1



OPT. OWNER'S BATH 2

H&H HOMES

JOB NUMBER	27167.04
CAD FILE NAME	VENTURE
ISSUED	11-08-17
REVISED	11-14-17

DAVIS BEWS DESIGN GROUP
150 STATE STREET EAST
OLDSMAR, FLORIDA 34677
813 . 925 . 1300 TEL.
813 . 925 . 1800 FAX
WWW.DAVISBEWS.COM
TAMPA + DENVER
EST. 1994

VENTURE
H&H HOMES

1837

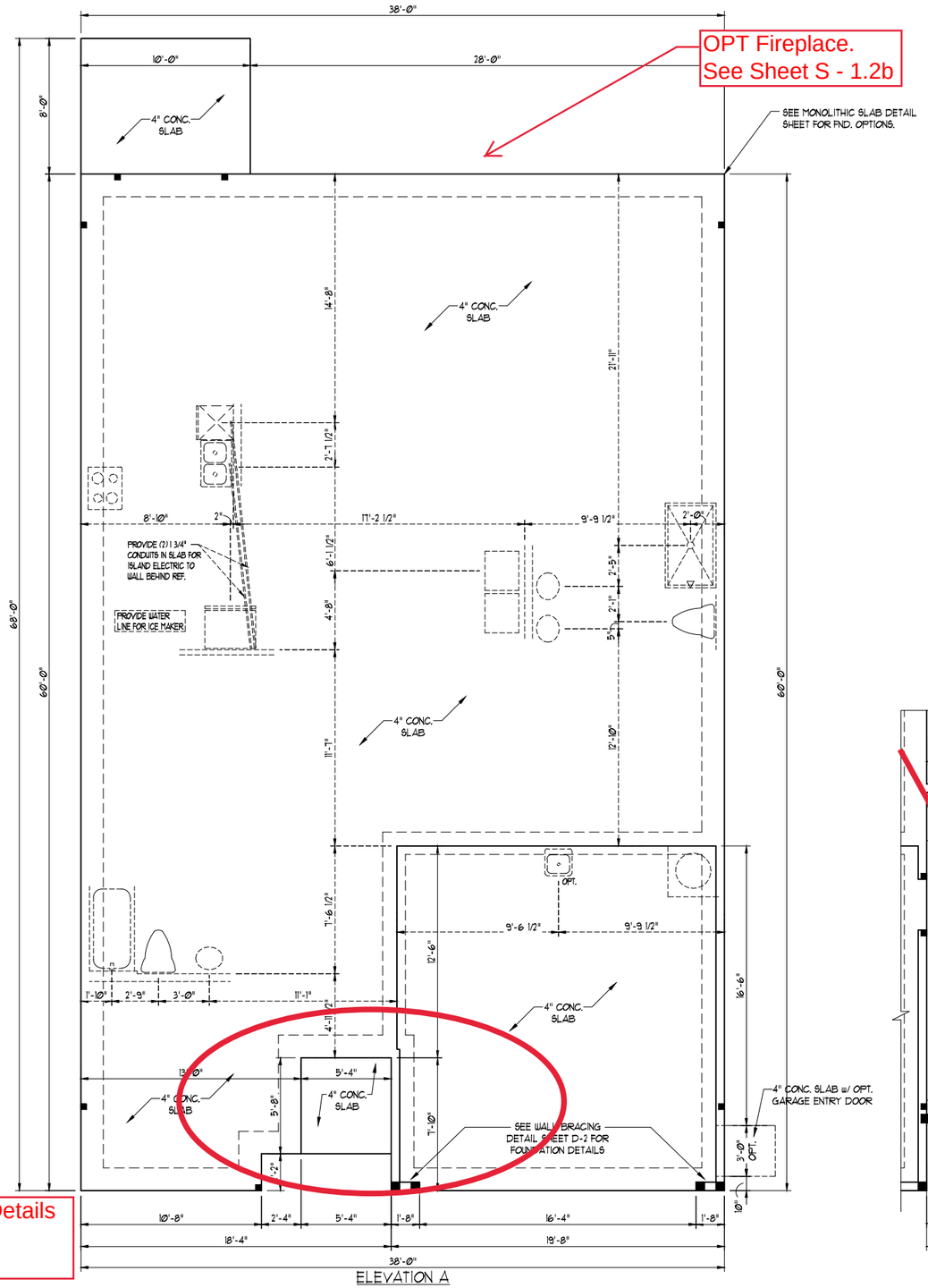
TITLE
ELECTRIC AT PLAN OPTIONS

SHEET
E2

ELECTRIC AT PLAN OPTIONS
GARAGE RIGHT

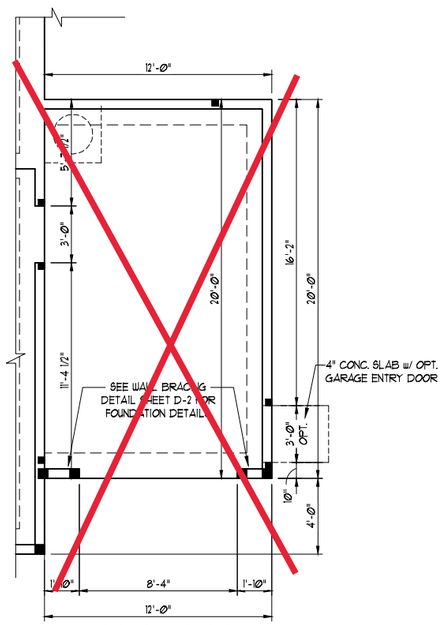
SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

OPT Fireplace.
See Sheet S - 1.2b



ELEVATION A

See Elevation B Details



OPT. 1 CAR GARAGE

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

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
2. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2012 EDITION.
3. INSTALL 1/2" ANCHOR BOLTS @ 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH PLATE. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE.
4. MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
5. EXTERIOR WALLS DESIGNED FOR 100 MPH WINDS.
6. WALL CLADDING DESIGNED FOR 24.1 PSF (POSITIVE AND NEGATIVE).
7. ROOF CLADDING DESIGNED FOR 21.0 PSF POSITIVE AND NEGATIVE) FOR ROOF PITCHES 1/12 TO 12/12 AND 34.8 PSF (POSITIVE AND NEGATIVE) FOR ROOF PITCHES 2.25/12 TO 1/12.
8. INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORIES IN ACCORDANCE WITH SECTION R602.10.3 OF THE NCRC, 2012 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
9. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2012 EDITION.
10. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
2. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2012 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 ("HIGH WIND ZONES" FOR 130 MPH WINDS).
3. BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES" FOR 130 MPH WINDS) OF THE NORTH CAROLINA RESIDENTIAL CODE, 2012 EDITION.
4. FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2012 EDITION.
5. MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
6. WALL CLADDING DESIGNED FOR 40.1 PSF POSITIVE AND NEGATIVE).
7. ROOF CLADDING DESIGNED FOR 35.6 PSF (POSITIVE AND NEGATIVE) FOR ROOF PITCHES 1/12 TO 12/12 AND 58.1 PSF (POSITIVE AND NEGATIVE) FOR ROOF PITCHES 2.25/12 TO 1/12.
8. 7/16" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
9. WALLS TO BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2012 EDITION.
10. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2012 EDITION.

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N.C. LICENSE NO. C-1733

VENTURE - GARAGE RIGHT
H & H HOMES

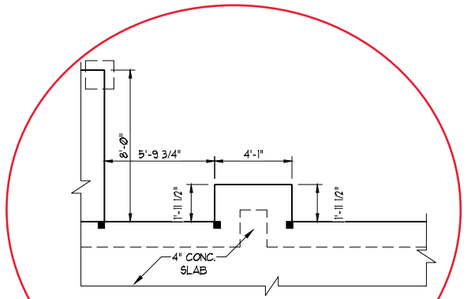
DATE: DECEMBER 22, 2017
SCALE: 1/4" = 1'-0"
DRAWN BY: DAVIS DEWS DESIGN CO.
ENGINEERED BY: WLF

SHEET: 3 OF: 10

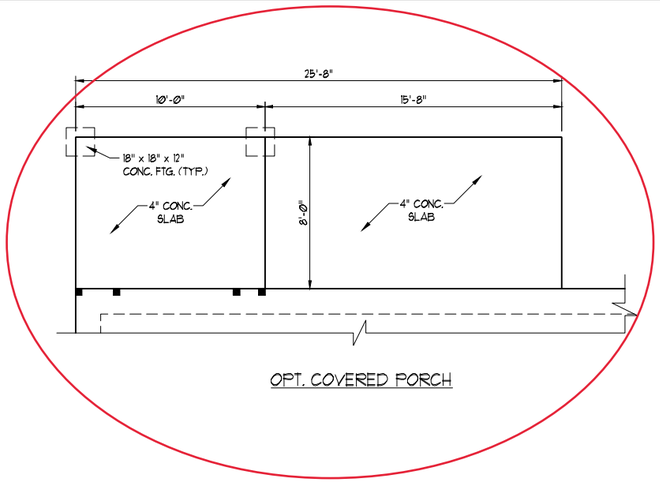
S-1.2a
MONO SLAB FOUNDATION PLAN

NORTH CAROLINA PROFESSIONAL SEAL 038485 12/22/17 ENGINEER JACOB ERNEST SMITH

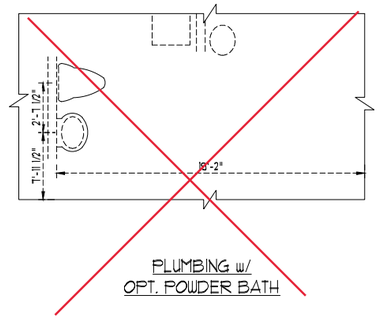
SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE



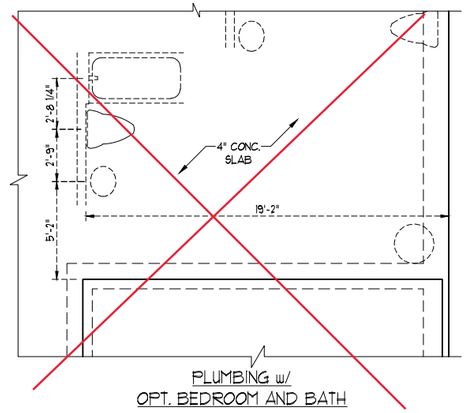
OPT. FIREPLACE



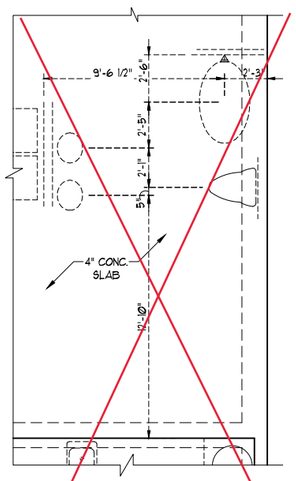
OPT. COVERED PORCH



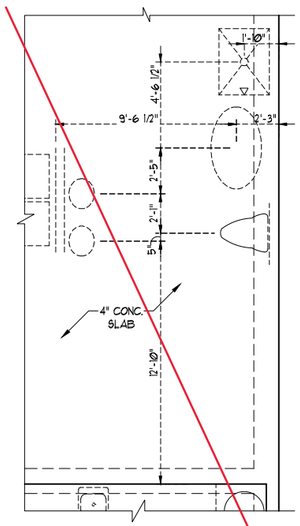
PLUMBING w/
OPT. POWDER BATH



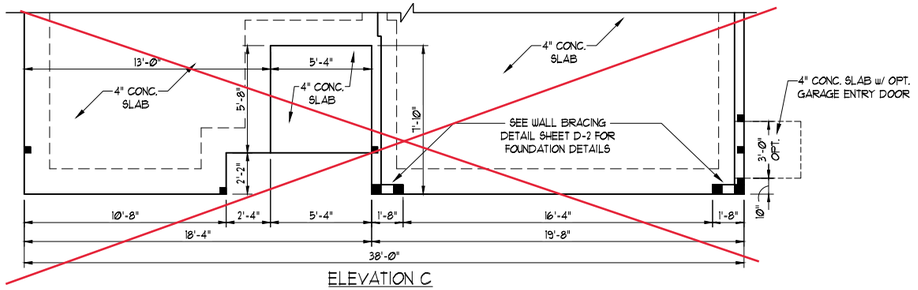
PLUMBING w/
OPT. BEDROOM AND BATH



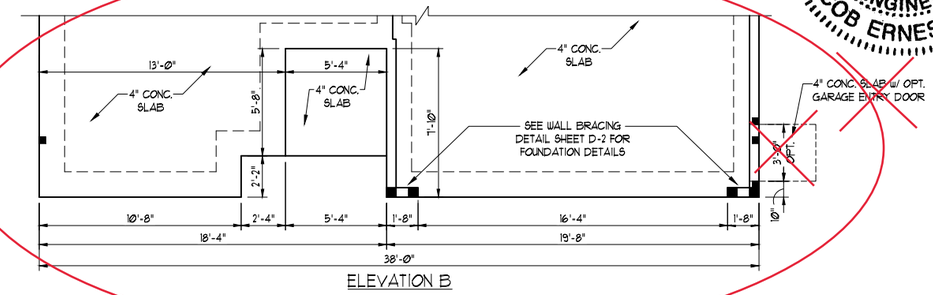
PLUMBING w/
OPT. OWNER'S BATH 1



PLUMBING w/
OPT. OWNER'S BATH 2



ELEVATION C



ELEVATION B

J.S. THOMPSON ENGINEERING, INC
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N.C. LICENSE NO. C-1733

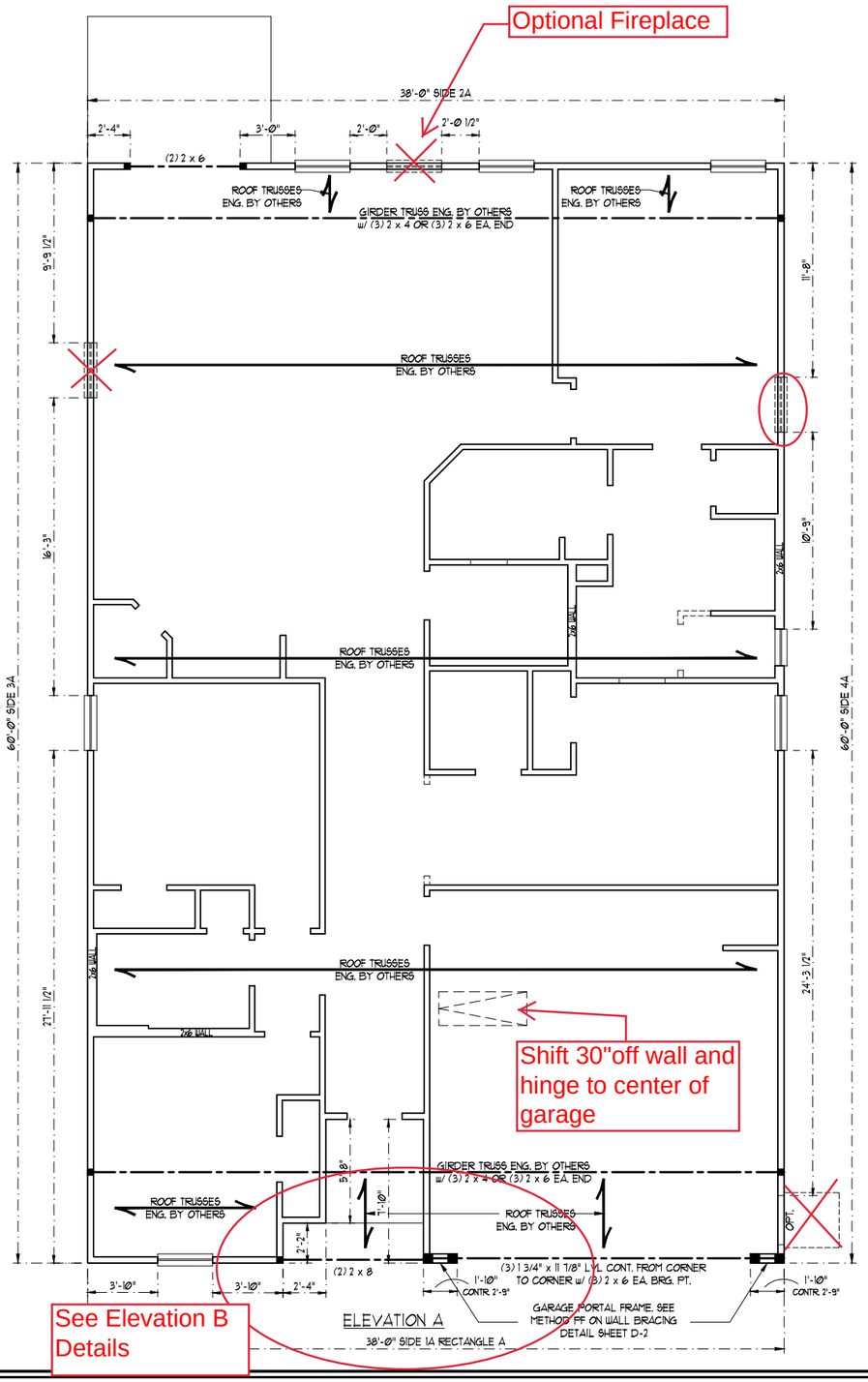
VENTURE - GARAGE RIGHT
H & H HOMES

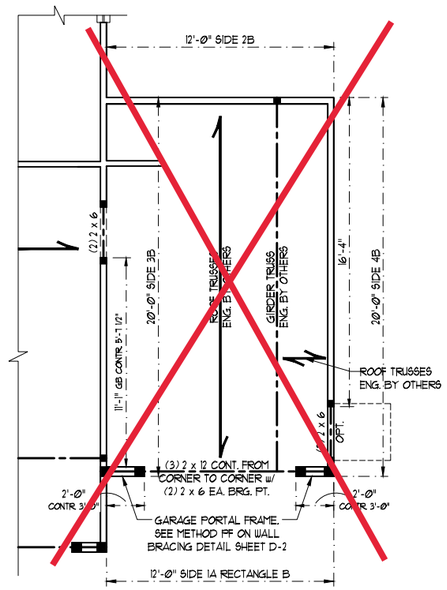
NORTH CAROLINA PROFESSIONAL SEAL 038485 12/22/17 ENGINEER JACOB ERNEST SMITH

DATE: DECEMBER 22, 2017
SCALE: 1/4" = 1'-0"
DRAWN BY: DAVIS DEWS DESIGN CO.
ENGINEERED BY: WLF

SHEET: 4 OF: 10

S-1.2b
MONO SLAB
FOUNDATION PLAN





OPT. 1 CAR GARAGE

BRACED WALL DESIGN NOTES:

1. BRACED WALL DESIGN PER SECTION R6Ø2.1Ø OF THE SIMPLIFIED WALL BRACING CRITERIA EFFECTIVE SEPTEMBER 1, 2Ø13.
2. CS-WSP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
3. GB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
4. BRACED WALL DESIGN APPLIES IN WIND ZONES UP TO 11Ø MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC, 2Ø12 EDITION.
5. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

BRACED WALL DESIGN

RECTANGLE A

SIDE 1A
METHOD: CS-WSP/PF
TOTAL REQUIRED LENGTH: 1Ø.45'
TOTAL PROVIDED LENGTH: 12.46'

SIDE 2A
METHOD: CS-WSP
TOTAL REQUIRED LENGTH: 1Ø.45'
TOTAL PROVIDED LENGTH: 13.6'1'

SIDE 3A
METHOD: CS-WSP
TOTAL REQUIRED LENGTH: 5.1'
TOTAL PROVIDED LENGTH: 6Ø.Ø'

SIDE 4A
METHOD: CS-WSP
TOTAL REQUIRED LENGTH: 5.1'
TOTAL PROVIDED LENGTH: 53.1'

RECTANGLE B

SIDE 1B
METHOD: CS-WSP/PF
TOTAL REQUIRED LENGTH: 3.8'
TOTAL PROVIDED LENGTH: 6.Ø'

SIDE 2B
METHOD: CS-WSP
TOTAL REQUIRED LENGTH: 3.8'
TOTAL PROVIDED LENGTH: 12.Ø'

SIDE 3B & 4A COMBINED
METHOD: CS-WSP/GB
TOTAL REQUIRED LENGTH: 8.36'
TOTAL PROVIDED LENGTH: 36.Ø'

SIDE 4B
METHOD: CS-WSP
TOTAL REQUIRED LENGTH: 2.66'
TOTAL PROVIDED LENGTH: 16.33'

SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF (UNO). ALL TREATED LUMBER TO BE #1 SYP (UNO.)
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO.)
3. ALL BEAMS ARE TO BE SUPPORTED WITH (2) JACK STUDS EA. END (UNO). WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.)
4. FOR HIGH WIND ZONES, PROVIDE (2) 2 x 6 KING STUDS EA. SIDE OF EXTERIOR WINDOW AND DOOR HEADERS w/ CLEAR OPENINGS LESS THAN 6'-Ø" AND (3) 2 x 6 KING STUDS EA. SIDE OF HEADERS w/ CLEAR OPENINGS GREATER THAN 6'-Ø".
5. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
6. 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 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
7. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.)
8. 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 7ØØ LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO.)
9. 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.
10. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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

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N.C. LICENSE NO. C-1753

VENTURE - GARAGE RIGHT
H & H HOMES

NORTH CAROLINA PROFESSIONAL SEAL 038485 12/22/17 ENGINEER JACOB ERNEST SMITH

DATE: DECEMBER 22, 2017
SCALE: 1/4" = 1'-Ø"
DRAWN BY: DAVIS DEWS DESIGN CO.
ENGINEERED BY: WLF

SHEET: 7 OF: 10

S-2a
SECOND FLOOR FRAMING PLAN

SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
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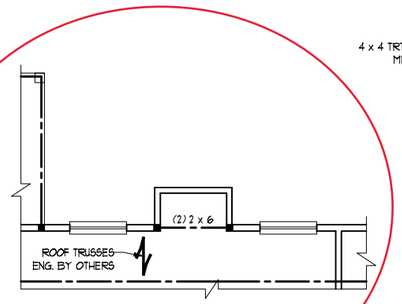
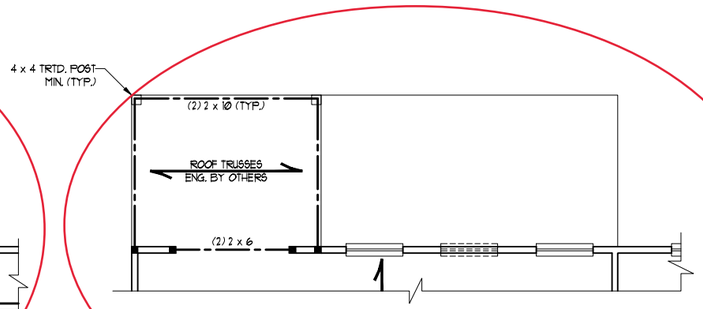
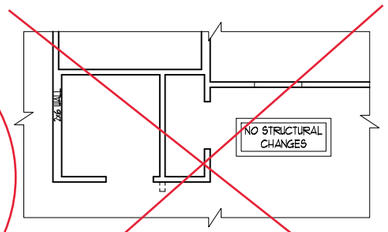


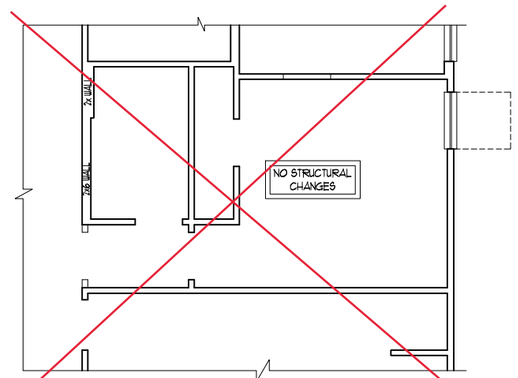
OPT. FIREPLACE



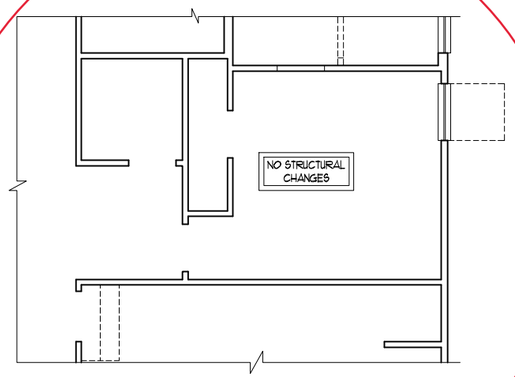
OPT. COVERED PORCH



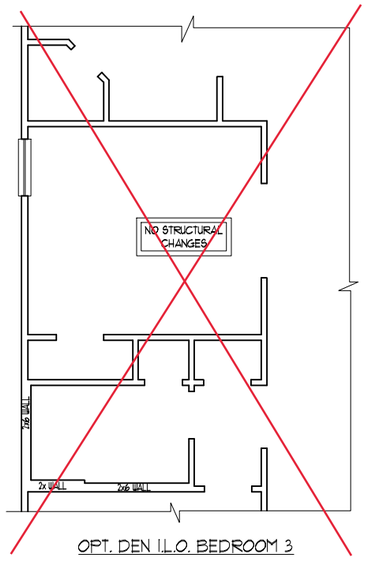
OPT. POWDER BATH



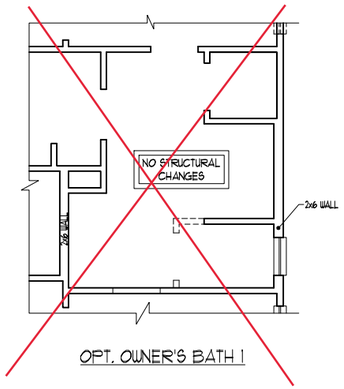
OPT. BEDROOM AND BATH



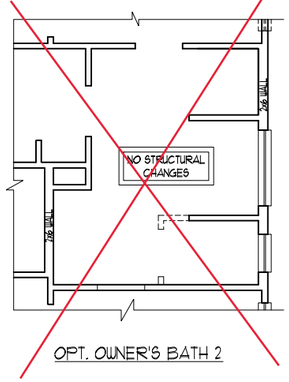
OPT. BEDROOM



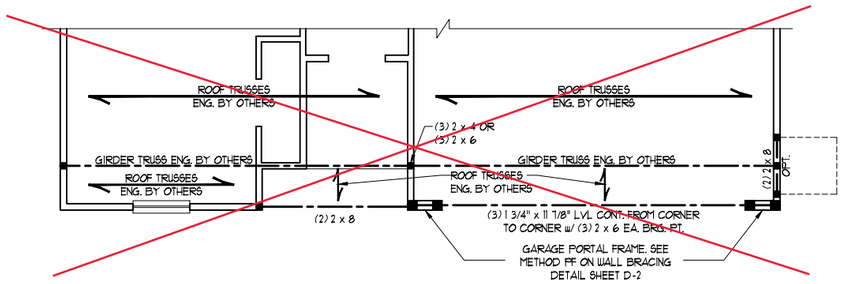
OPT. DEN I.L.O. BEDROOM 3



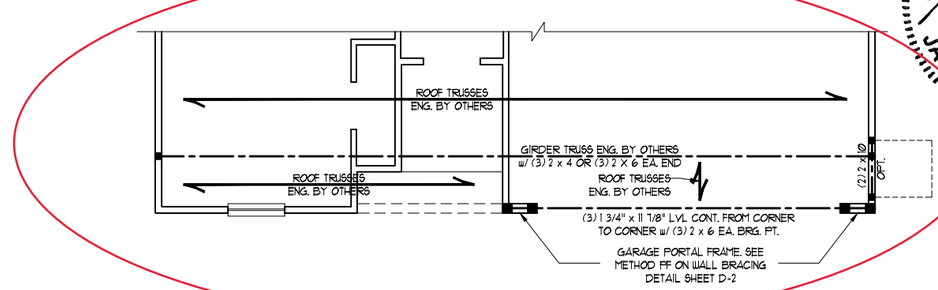
OPT. OWNER'S BATH 1



OPT. OWNER'S BATH 2



ELEVATION C



ELEVATION B

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PHONE (919) 789-9104 FAX (919) 789-9921
N.C. LICENSE NO. C-1733

VENTURE - GARAGE RIGHT
H & H HOMES

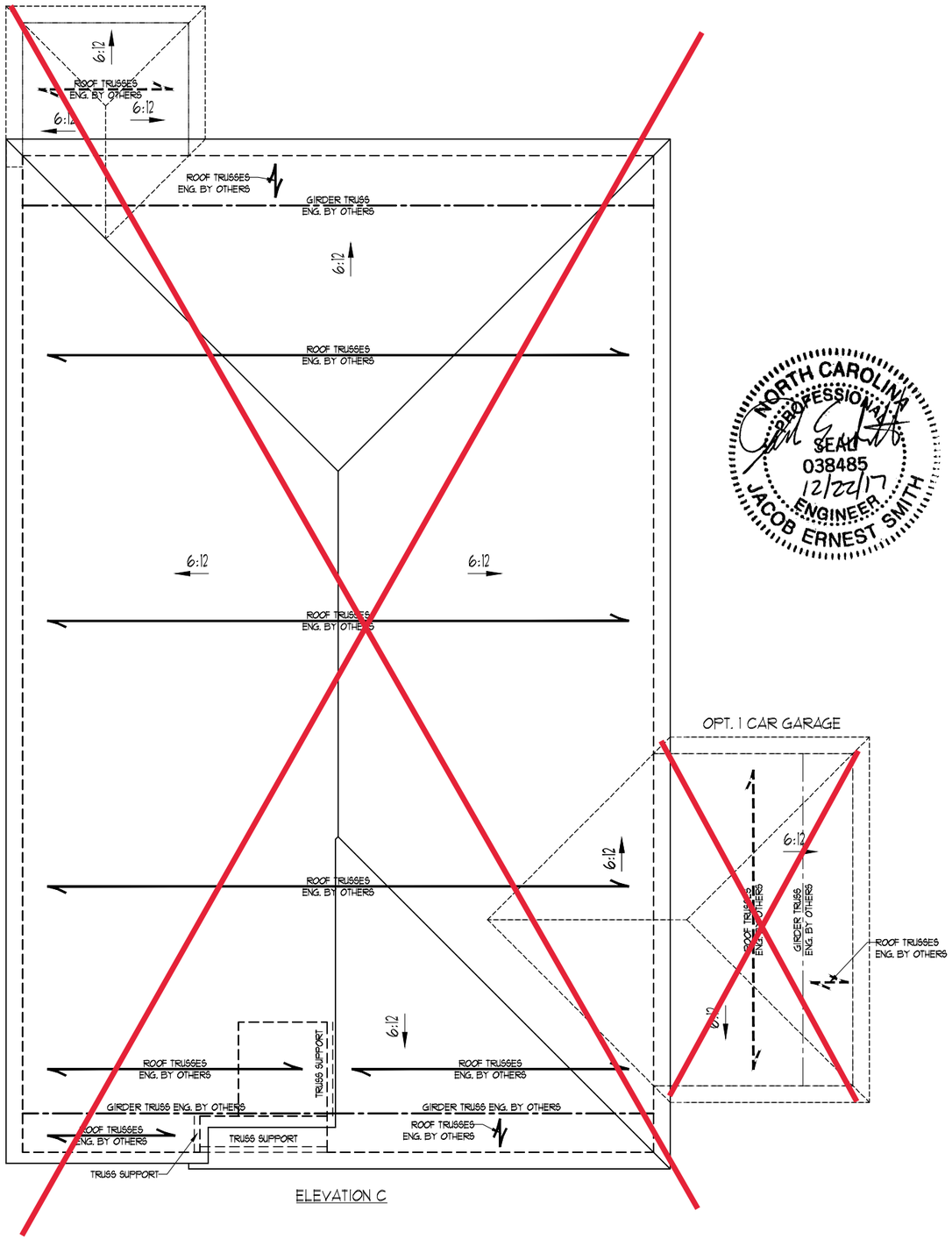
NORTH CAROLINA PROFESSIONAL SEAL 038485 12/22/17 ENGINEER JACOB ERNEST SMITH

DATE: DECEMBER 22, 2017
SCALE: 1/4" = 1'-0"
DRAWN BY: DAVIS DEWS DESIGN CO.
ENGINEERED BY: WLF

SHEET: 8 OF: 10

S-2b
SECOND FLOOR
FRAMING PLAN

OPT. COVERED PORCH

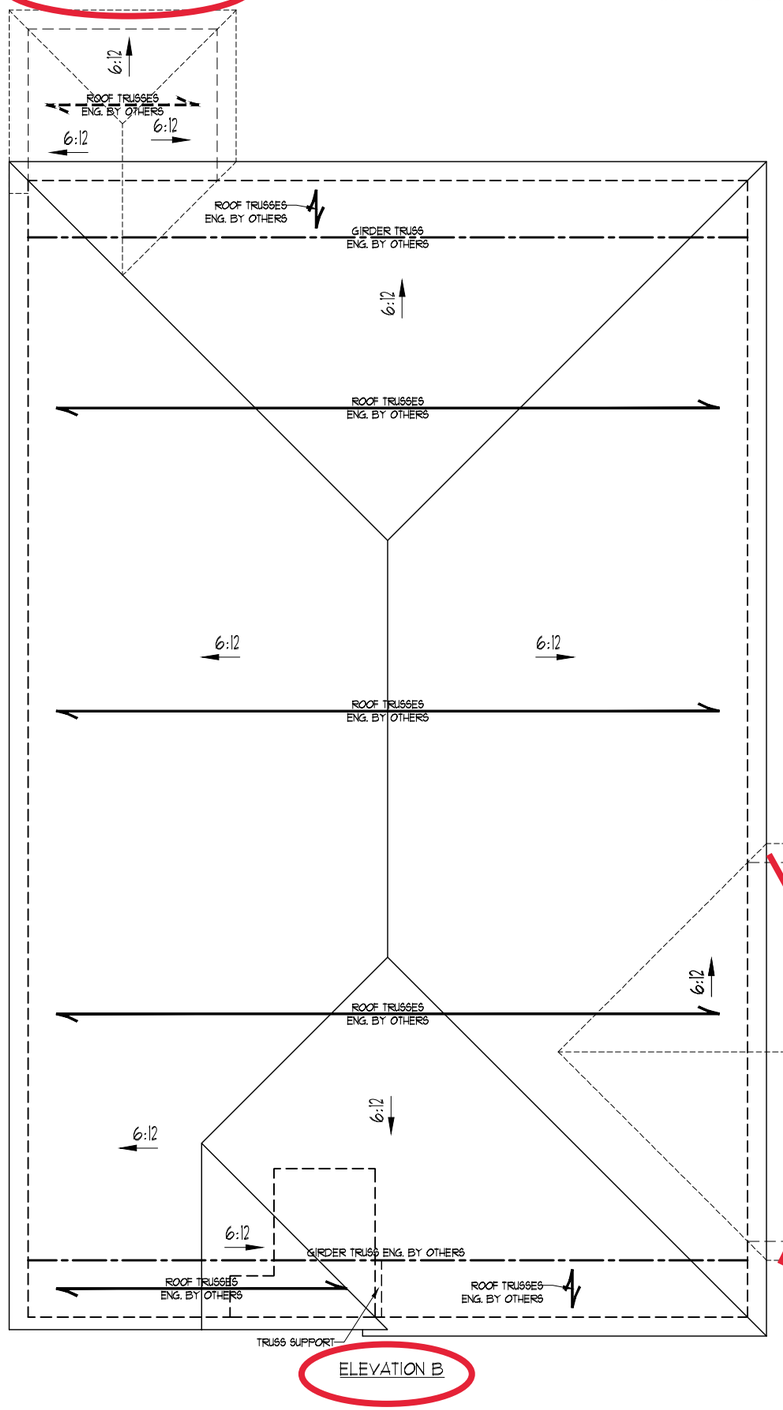


OPT. 1 CAR GARAGE

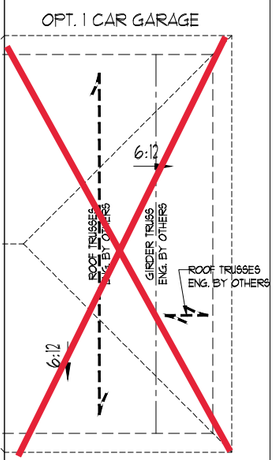
ELEVATION C

NORTH CAROLINA PROFESSIONAL SEAL 038485 ENGINEER JACOB ERNEST SMITH 12/22/17

OPT. COVERED PORCH



OPT. 1 CAR GARAGE



ELEVATION B

SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

ATTIC VENT CALCULATION:

2600 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 17.3 SQ. FT. OF NET FREE VENTILATING AREA (MIN.).

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
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 H2.5A 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 NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

J.S. THOMPSON ENGINEERING, INC
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PHONE (919) 789-9434 FAX (919) 789-9921
N.C. LICENSE NO. C-1733

VENTURE - GARAGE RIGHT
H & H HOMES

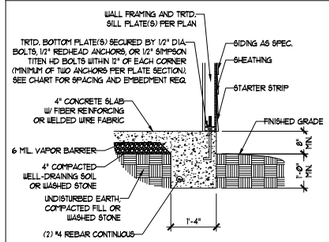
DATE: DECEMBER 22, 2017
SCALE: 1/4" = 1'-0"
DRAWN BY: DAVIS HEWS DESIGN CO.
ENGINEERED BY: WLF

SHEET: 10 OF: 10

S-3b
ROOF FRAMING PLAN

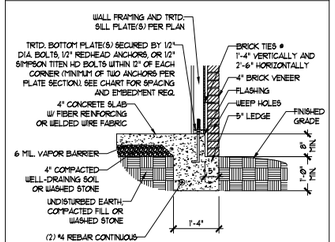
MONOLITHIC SLAB DETAILS

DETAIL 1



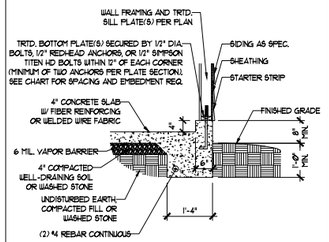
TYPICAL SLAB DETAIL

DETAIL 2



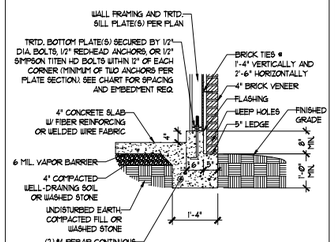
BRICK VENEER DETAIL

DETAIL 3



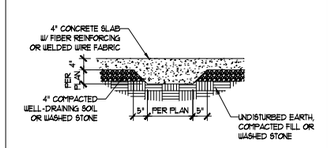
GARAGE CURB DETAIL

DETAIL 4



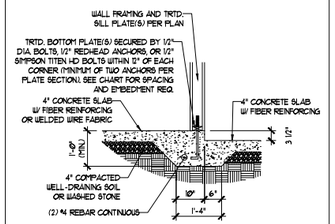
GARAGE CURB BRICK LEDGE DETAIL

DETAIL 5



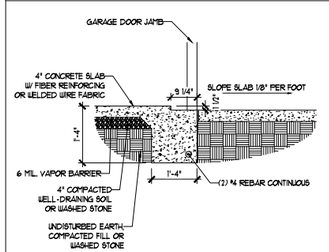
THICKENED SLAB DETAIL

DETAIL 6



STEP IN GARAGE DETAIL

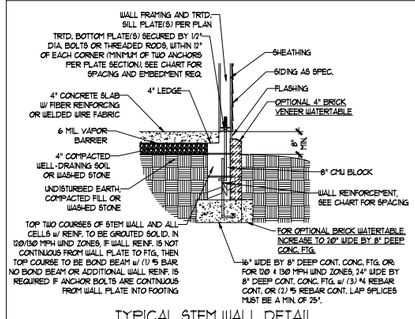
DETAIL 7



SLAB AT GARAGE DOOR DETAIL

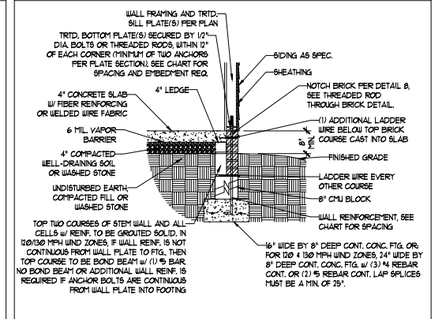
STEMWALL DETAILS

DETAIL 1



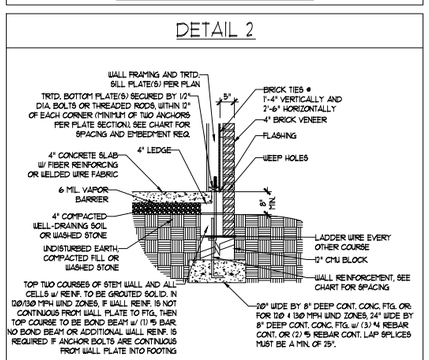
TYPICAL STEM WALL DETAIL
(w/ OPTIONAL WATERTABLE)

OPTIONAL DETAIL 1



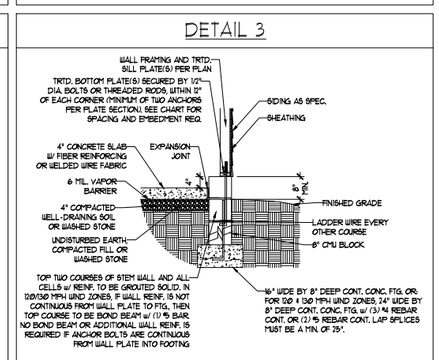
OPTIONAL STEM WALL DETAIL

DETAIL 2



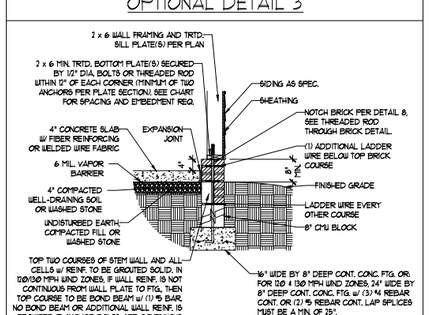
TYPICAL STEM WALL FND. W/ BRICK DETAIL

DETAIL 3



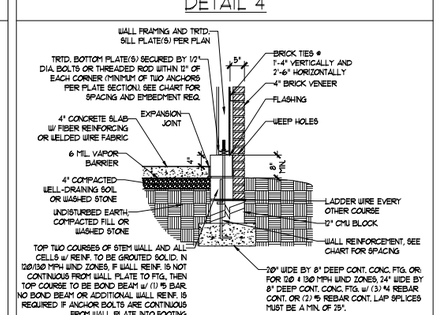
TYPICAL STEM WALL FND. DETAIL w/ CURB @ GARAGE

OPTIONAL DETAIL 3



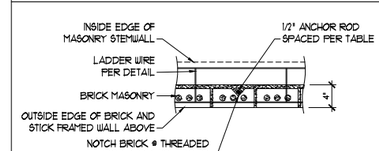
OPTIONAL STEM WALL FND. DETAIL w/ CURB @ GARAGE

DETAIL 4



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

DETAIL 8



THREADED ROD THROUGH BRICK MASONRY

MASONRY STEMWALL SPECIFICATIONS

WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8" CMU	4" BRICK AND 4" CMU	4" BRICK AND 8" CMU	12" CMU
2 AND BELOW	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
3	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
4	GROUT SOLID	GROUT SOLID w/ #4 REBAR @ 48" O.C.	GROUT SOLID	GROUT SOLID w/ #4 REBAR @ 64" O.C.
5	GROUT SOLID w/ #4 REBAR @ 56" O.C.	NOT APPLICABLE	GROUT SOLID w/ #4 REBAR @ 56" O.C.	GROUT SOLID w/ #4 REBAR @ 64" O.C.
6	GROUT SOLID w/ #4 REBAR @ 24" O.C.	NOT APPLICABLE	GROUT SOLID w/ #4 REBAR @ 24" O.C.	GROUT SOLID w/ #4 REBAR @ 64" O.C.
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. TIE 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 #57 / #67 WASHED STONE IS ALLOWABLE.
5. BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (45 PSF/FT BELOW GRADE) CLASSIFIED AS GROUP I ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE 2012 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
6. PREP SLAB PER R506.2.1 AND R506.2.2 BASE OF THE 2012 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	100 MPH	110 MPH
SPACING	6'-0" O.C. 3'-0" O.C. FOR STRAPS	4'-0" O.C. 2'-0" O.C. FOR STRAPS
EMBEDMENT	7"	15" INTO MASONRY 7" INTO CONCRETE
WIND ZONE	**120 MPH**	**130 MPH**
SPACING	6'-0" O.C. w/ DBL. SILL PLATE OR 4'-0" O.C w/ SINGLE SILL PLATE w/ 2" x 2" x 1/8" WASHERS	6'-0" O.C. w/ DBL. SILL PLATE OR 4'-0" O.C w/ SINGLE SILL PLATE w/ 2" x 2" x 1/8" WASHERS
EMBEDMENT	15" INTO MASONRY 7" INTO CONCRETE	15" INTO MASONRY 7" INTO CONCRETE

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

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PHONE (919) 789-9921 FAX (919) 789-9921
N.C. LICENSE NO.: C-1733

FOUNDATION DETAILS

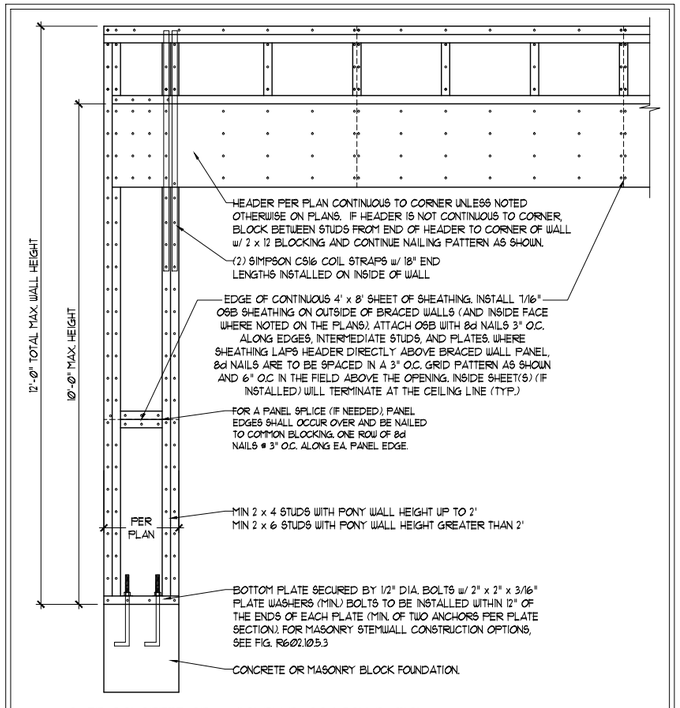
DATE: DECEMBER 22, 2017
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JES

NORTH CAROLINA PROFESSIONAL SEAL 038485 12/22/17 ENGINEER JACOB ERNEST SMITH

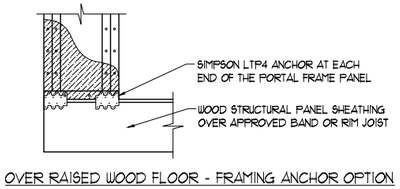
D-1
FOUNDATION DETAILS

GENERAL WALL BRACING NOTES:

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2012 NC RESIDENTIAL BUILDING CODE (NCRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2012 NCRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2012 NCRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
4. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED, WHEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED PER TABLE R701.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.1
6. CS-WSP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 7/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.113" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (U.N.O.)
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 7" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (U.N.O.). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R701.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3(1). EXTERIOR GB TO BE INSTALLED VERTICALLY.
8. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602. 10.3. METHOD CS-WSP CONTRIBUTES 1:1 ACTUAL LENGTH, METHOD GB CONTRIBUTES .5 IT'S ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 1.5 TIMES IT'S ACTUAL LENGTH.



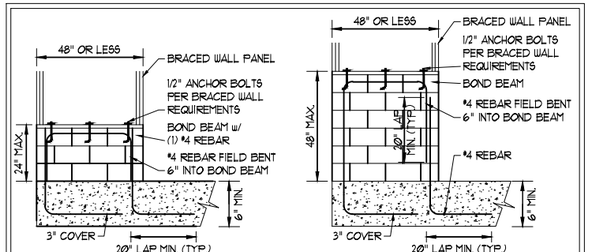
OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

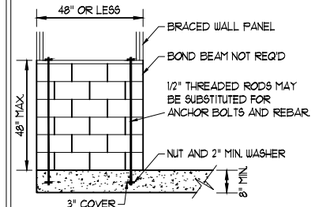
* APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS *

METHOD PF-PORTAL FRAME DETAIL (1)



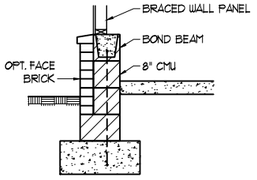
SHORT STEM WALL REINFORCEMENT

TALL STEM WALL REINFORCEMENT



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

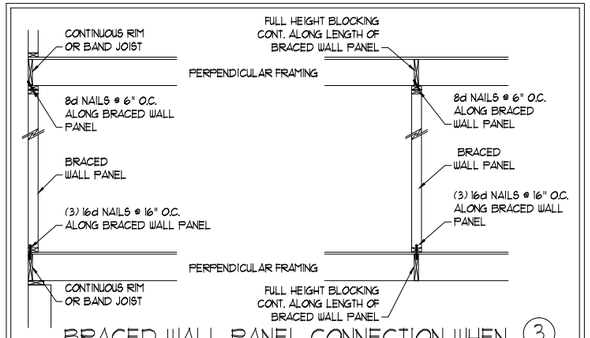


TYPICAL STEM WALL SECTION

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

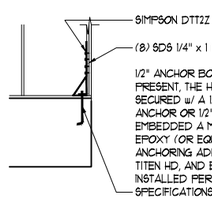
MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS (2)

PER FIGURE R602.10.5.3



BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING (3)

PER FIGURE CR602.10.5.4(1)

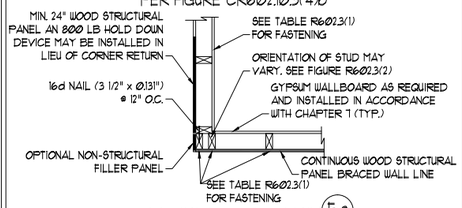


HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB (4)

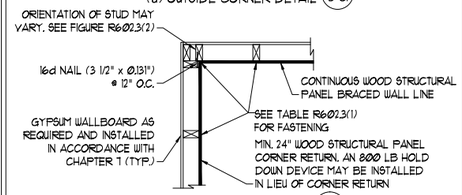
* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING (5)

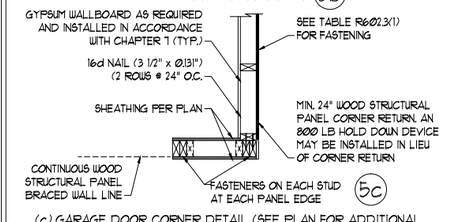
PER FIGURE CR602.10.3(4)b



(a) OUTSIDE CORNER DETAIL (5a)



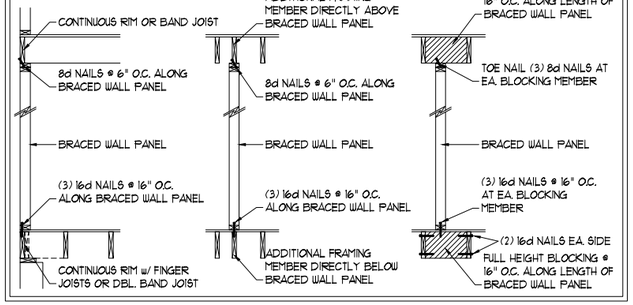
(b) INSIDE CORNER DETAIL (5b)

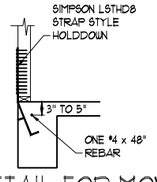


(c) GARAGE DOOR CORNER DETAIL (SEE PLAN FOR ADDITIONAL STRUCTURAL INFORMATION OR ALTERNATE CONFIGURATIONS) (5c)

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

PER FIG. CR602.10.5.4(2)

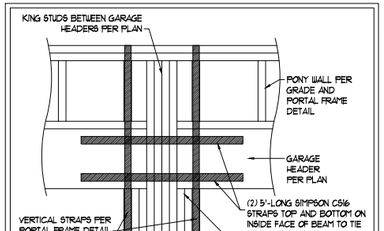




HOLD DOWN DETAIL FOR MONOLITHIC SLAB (7)

* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

SCALE NOTE:
-24" x 36" PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

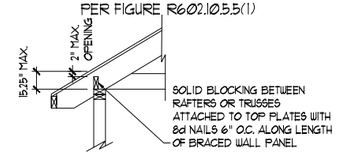


PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS (8)

(REFERENCE PORTAL FRAME DETAIL FOR ALL OTHER PORTAL FRAME INFORMATION)

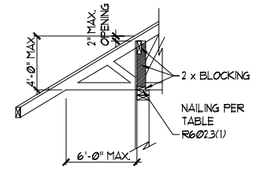
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS (9)

PER FIGURE R602.10.5.5(1)



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES (10)

PER FIGURE R602.10.5.5(2)
(OR ALTERNATIVE: FIGURE CR602.10.5.5(3))



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NORTH CAROLINA PROFESSIONAL SEAL 038485 12/22/17 ENGINEER JACOB ERNEST SMITH

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-1353

WALL BRACING NOTES AND DETAILS

DATE: DECEMBER 22, 2017
SCALE: NONE
DRAWN BY: JST
ENGINEERED BY: JST
REVIEWED BY: JES

D-2
BRACED WALL NOTES AND DETAILS

GENERAL NOTES

1. 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.

2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NCRC), 2012 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCITON WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

3. STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NCRC, 2012 EDITION (R301.4 - R301.7)

DESIGN CRITERIA:	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN)
ATTIC WITH LIMITED STORAGE	20	10	L/240
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 ROO	40	10	L/360
SLEEPING ROOMS	30	10	L/360
STAIRS	40	10	L/360
WIND LOAD	(BASED ON FIGURE 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

4. FOR 90 AND 100 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NCRC, 2012 EDITION. FOR 110 MPH, 120 MPH, AND 130 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NCRC, 2012 EDITION.

5. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2012 EDITION.

FOOTING AND FOUNDATION NOTES

1. FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.

2. FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NCRC, 2012 EDITION.

3. 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 SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.

4. CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NCRC, 2012 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.

5. MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL COMFORM TO ASTM C270.

6. 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.

7. 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 ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NCRC, 2012 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCMA TR68-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(1), R404.1.1(2), R404.1.1(3), OR R404.1.1(4) OF THE NCRC, 2012 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(5) OF THE NCRC, 2012 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

1. ALL FRAMING LUMBER SHALL BE #2 SPF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 975 PSI, Fv =175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).

2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb =2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 PSI, Fv = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E =1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2900 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.

3. 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

4. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):

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

   LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 9/16" DIAMETER HOLES @ 16" O.C.

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 R502.5(1) AND R502.5(2) OF THE NCRC, 2012 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO).

7. 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).

8. 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).

9. 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.

10. BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE CURRENT NORTH CAROLINA RESIDENTIAL CODE WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.

11. 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.

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 SIDES FOR BRICK SUPPORT. FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO 2 x 10 BLOCKING INSTALLED BETWEEN WALL STUDS WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R703.7.2.2 OF THE NCRC, 2012 EDITION.

13. 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).

14. 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).

15. ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO.) POSTS MAY BE SECURED USING ONE SIMPSON H6 OR LTS12 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON CS16 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

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STANDARD STRUCTURAL NOTES

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