

APPROVED

Limited building only review  
Permit holder responsible for  
full compliance with the code

NOTICE TO CONTRACTOR

All construction must comply with current NC Building Codes  
and is subject to field inspection and verification.



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

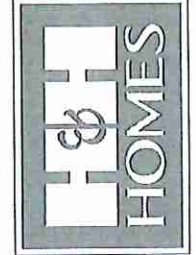
WBSW  
12-5-19



RENAISSANCE  
RESIDENTIAL DESIGN, INC.  
4810 GLENHILL CT., J. RALEIGH, NC 27612  
(919) 619-4128  
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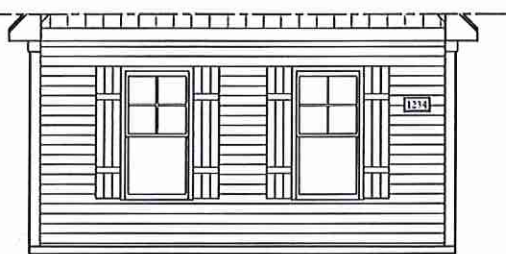
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SALEEM, NC 27165  
PHONE: (919) 249-9919  
FAX: (919) 289-0021  
N.C. LICENSE NO. C113

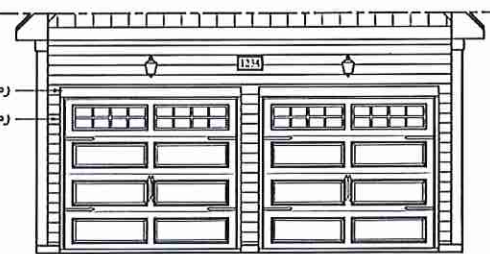


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SIDE LOAD  
GARAGE OPTION  
(NOT AVAILABLE WITH  
OPTIONAL ONE-CAR GARAGE)  
SCALE: 1/4" = 1'-0"

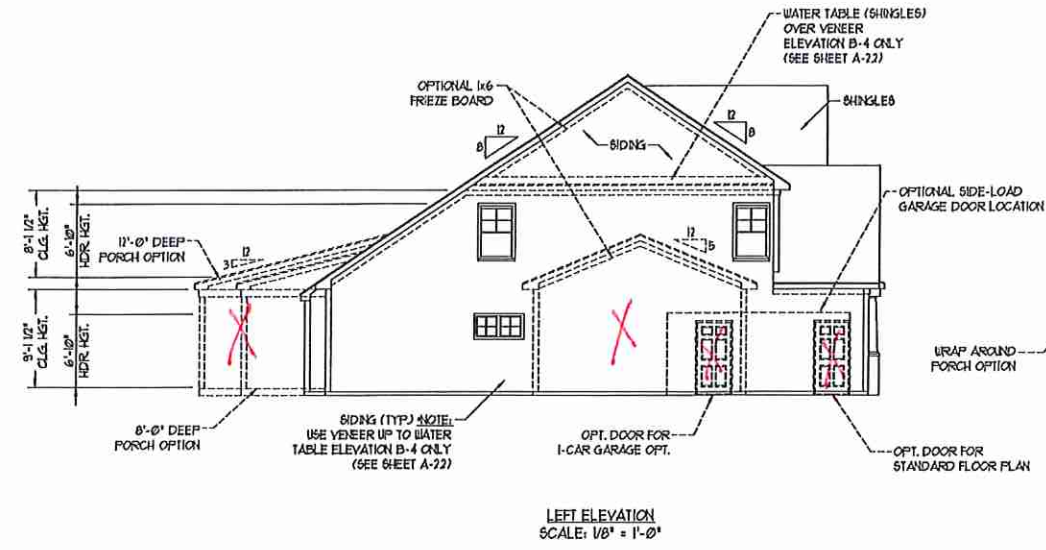


DOUBLE GARAGE  
DOOR OPTION  
SCALE: 1/4" = 1'-0"

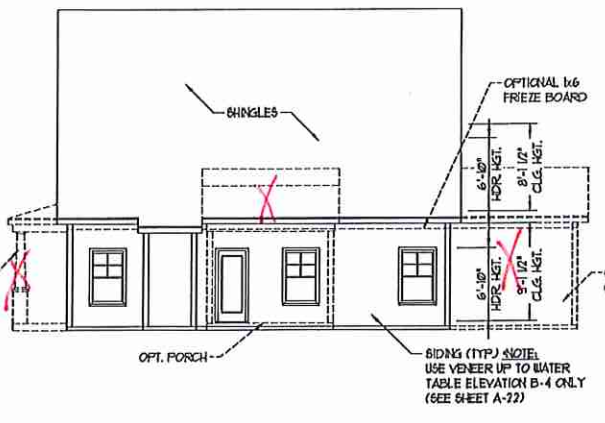


\*\* NOTE: SEE PAGE A-2.1 FOR SPECIFIC  
FRONT ELEVATION-B DETAILS. SEE PAGE  
A-2.2 FOR B-4 (ALL BRICK) ELEVATIONS

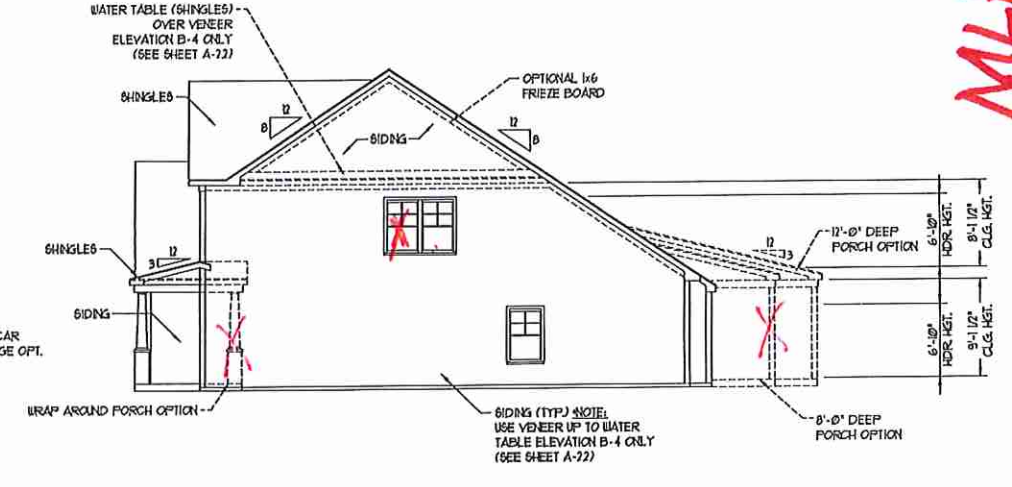
MLP 000 734



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



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



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

H&H HOMES, INC.  
JORDAN DRIVE LEFT

DATE: MARCH 15, 2019  
REV:  
SCALE: AS NOTED  
DRAWN BY: WJG  
ENGINEERED BY: WLF  
REVIEWED BY: JES

B - ELEVATIONS  
A-2



MW



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

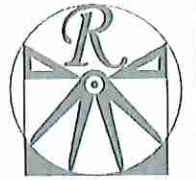


FRONT ELEVATION-B-2  
SCALE: 1/4" = 1'-0"

STONE



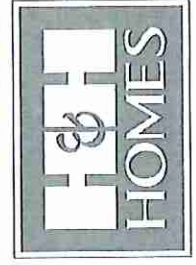
FRONT ELEVATION-B-3  
SCALE: 1/4" = 1'-0"



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H&H HOMES, INC.  
JORDAN DRIVE LEFT

DATE: MARCH 15, 2019  
REV.:  
SCALE: AS NOTED  
DRAWN BY: WG  
ENGINEERED BY: WLF  
REVIEWED BY: JES

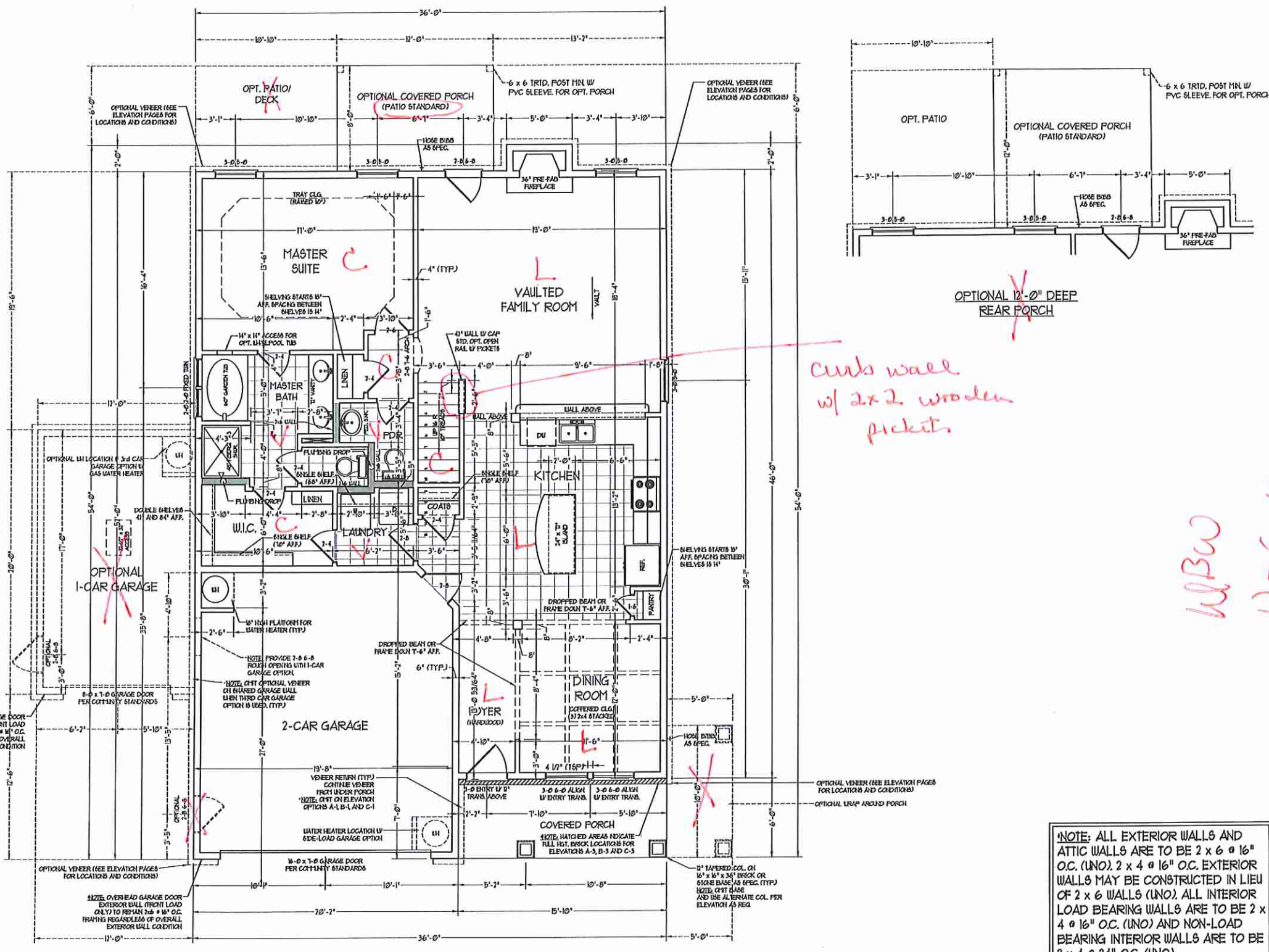
B - ELEVATION  
OPTIONS  
A-2.1



*mw*

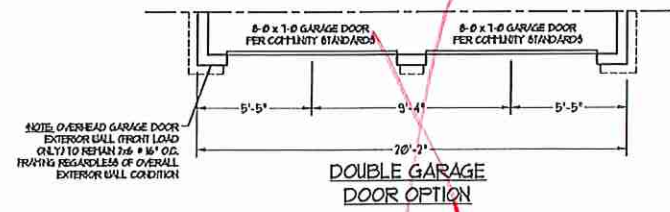
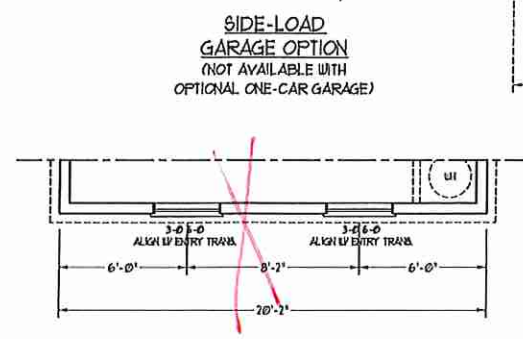
SQUARE FOOTAGE	
1st FLOOR:	1362 SQ. FT.
2nd FLOOR:	1090 SQ. FT.
TOTAL:	2452 SQ. FT.
FRONT PORCH:	96 SQ. FT.
STD. REAR PATIO:	96 SQ. FT.
GARAGE:	425 SQ. FT.

SQUARE FOOTAGE (OPTIONS)	
1st FLOOR (ALL BRICK):	1418 SQ. FT.
2nd FLOOR (ALL BRICK):	1121 SQ. FT.
TOTAL (ALL BRICK):	2545 SQ. FT.
GARAGE (ALL BRICK):	444 SQ. FT.
FRONT PORCH (WRAP OPTION):	50 SQ. FT.
REAR PORCH (8'-0" DEEP):	96 SQ. FT.
REAR PORCH (12'-0" DEEP):	144 SQ. FT.
OPT. PATIO/DECK (8'-0" DEEP):	81 SQ. FT.
OPT. PATIO/DECK (12'-0" DEEP):	130 SQ. FT.
1-CAR GARAGE:	240 SQ. FT.
1-CAR GARAGE (ALL BRICK):	250 SQ. FT.



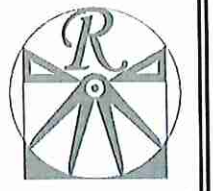
*curb wall w/ 2x2 wooden pickets.*

*WLBW 12-5-19*



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

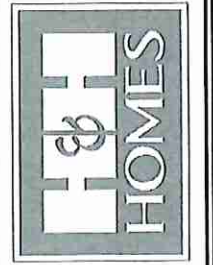
2x6 WALL  
 \* SHADED WALLS ARE TO BE 2 x 6 @ 16" O.C. (LOAD BEARING) OR 2 x 6 @ 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION



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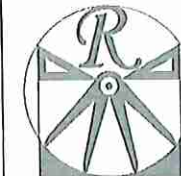
**H&H HOMES, INC.**  
 JORDAN DRIVE LEFT

DATE: MARCH 15, 2019  
 REV.:  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: WG  
 ENGINEERED BY: WLF  
 REVIEWED BY: JES

FIRST FLOOR PLAN  
**A-4**



MLW



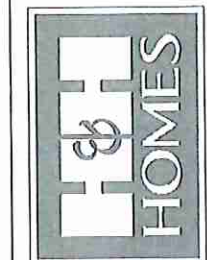
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ENGINEERING, INC.  
605 WARE AVE., SUITE 101  
RALEIGH, NC 27603  
PHONE (919) 289-9919  
FAX (919) 289-9921  
N.C. LICENSE NO.: C-1213

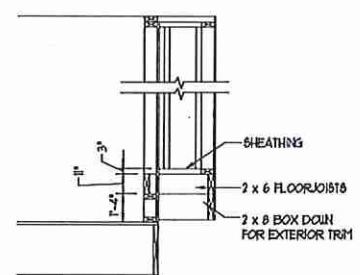


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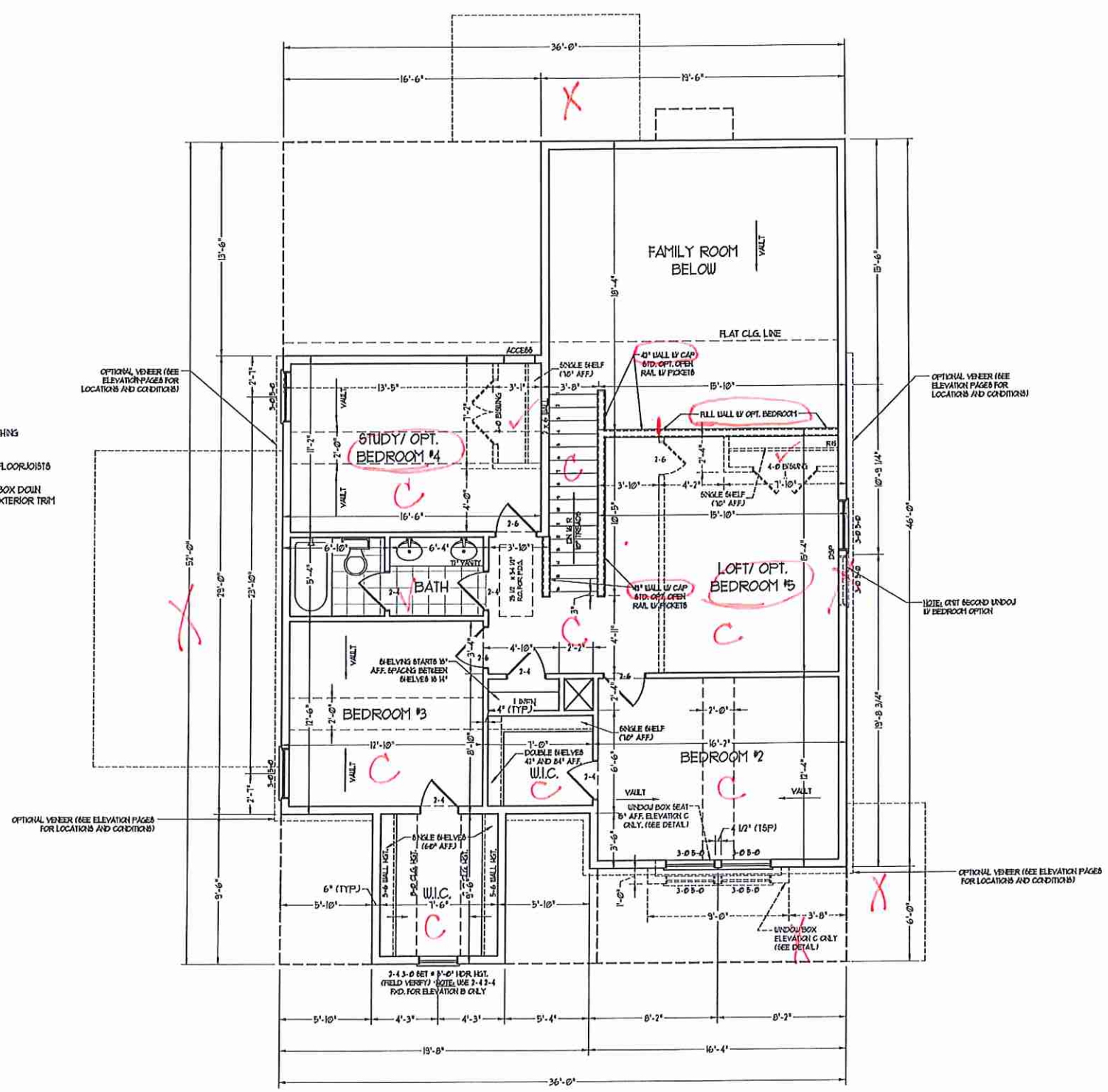
H&H HOMES, INC.  
JORDAN DRIVE LEFT

DATE: MARCH 15, 2019  
REV.:  
SCALE: 1/4" = 1'-0"  
DRAWN BY: WG  
ENGINEERED BY: WLF  
REVIEWED BY: JES

SECOND FLOOR PLAN  
A-5



WINDOW BOX DETAIL  
(ELEVATION C ONLY)  
SCALE: 1/4" = 1'-0"



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2x6 WALL  
\* SHADED WALLS ARE TO BE 2 x 6 @ 16" O.C. (LOAD BEARING) OR 2 x 6 @ 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION

WBAW  
12-5-19

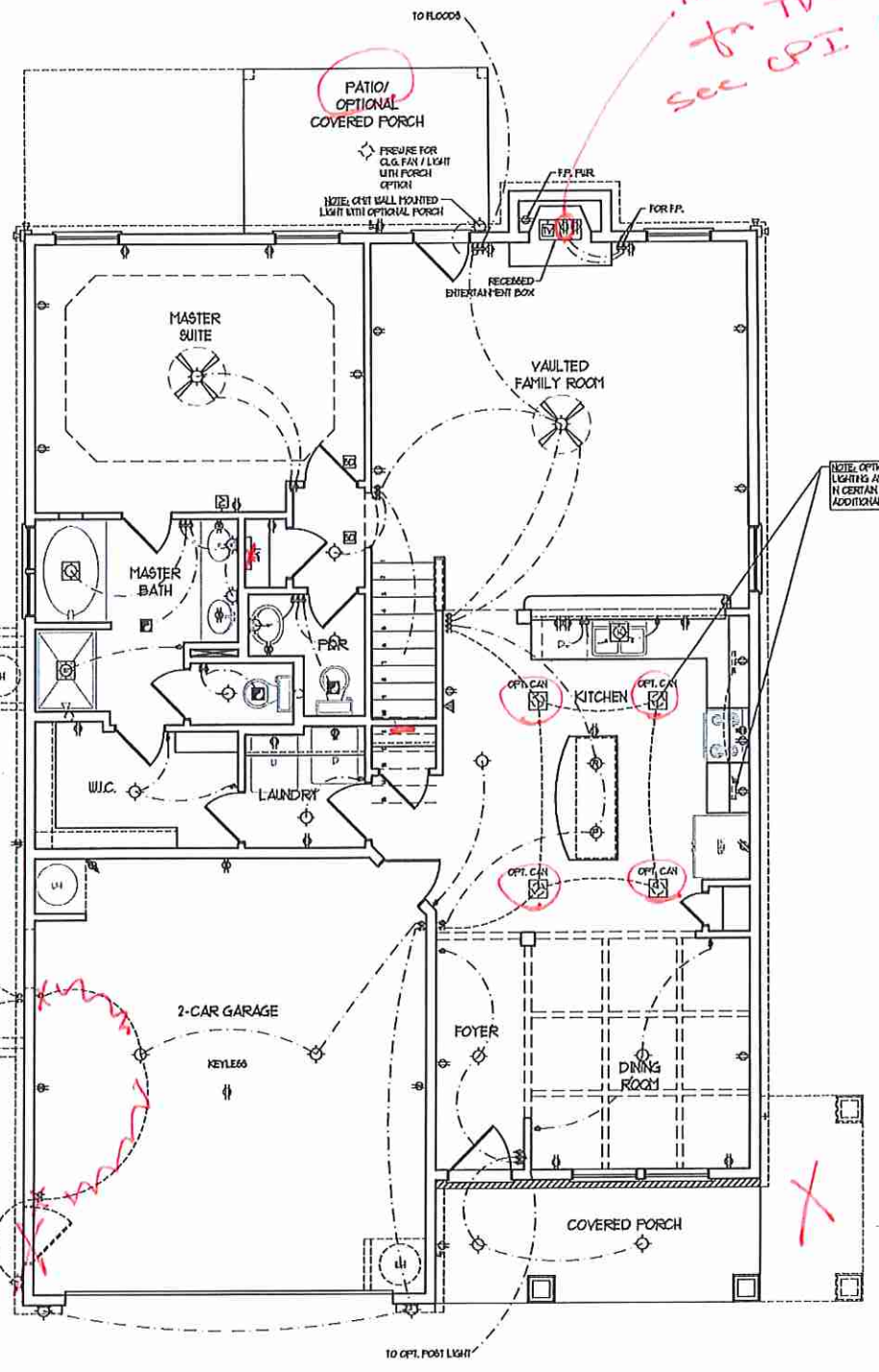
MW

- ELECTRICAL LAYOUT NOTES:**
- 1) BLOCK AND USE FOR ALL CEILING FANS PER PLAN.
  - 2) VANITY LIGHTS TO BE SET @ 80" AFF. (TYP)
  - 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL.
  - 4) PLACE SWITCHES 6" FROM ROUGH OPENING.

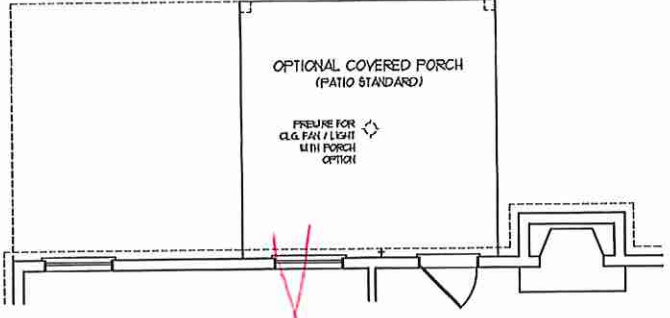
**ELECTRICAL LEGEND**

- 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 (120 V, ETC)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- 120 CAN LIGHT
- EXTERNAL LIGHT
- ▭ FLUORESCENT LIGHT
- ▭ UNDERCABINET LIGHT
- ▭ FLOOD LIGHT
- ⚡ SWITCH
- ⚡ 3-WAY SWITCH
- ⚡ 4-WAY SWITCH
- ⚡ DIMMER SWITCH
- ⚡ TELEPHONE
- ⚡ TV CONNECTION
- ▭ CONDUIT FOR COMPONENT WIRING
- ▭ KEYSWITCH
- ▭ DOORBELL CHIME
- ▭ 120 V SMOKE DETECTOR
- ▭ EXHAUST FAN
- ▭ LOW VOLTAGE PANEL
- ⊗ CEILING FAN
- ⊗ CEILING FAN W/ LIGHT

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

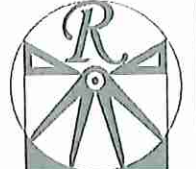


110V outlet for TV - see CPI plan



OPTIONAL 12'-0" DEEP REAR PORCH

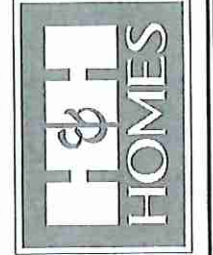
WJBW 12-5-19



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**H&H HOMES, INC.**  
 JORDAN DRIVE LEFT

DATE: MARCH 15, 2019  
 REV:  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: WJG  
 ENGINEERED BY: WJF  
 REVIEWED BY: JES  
**FIRST FLOOR ELECTRICAL PLAN**  
 E-1

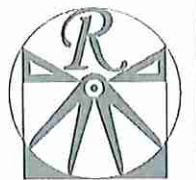
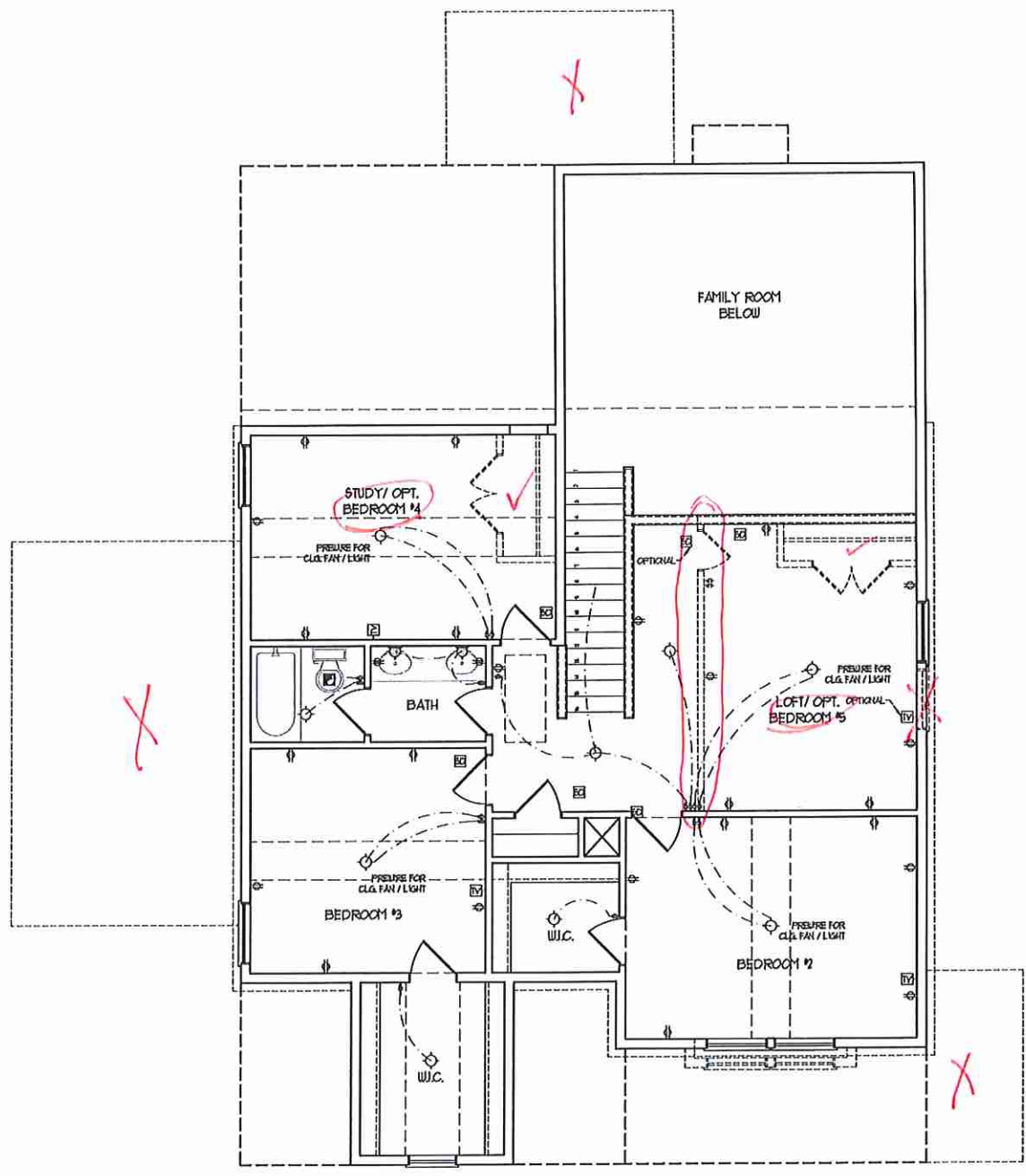
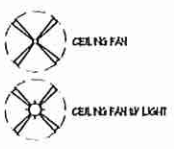


MW

**ELECTRICAL LAYOUT NOTES:**

- 1) BLOCK AND USE 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 ELECTRICIAN
- 4) PLACE SWITCHES 4" MIN FROM ROUGH OPENING

- ELECTRICAL LEGEND**
- ⊖ NO V OUTLET
  - ⊖ GFI NO V GFI OUTLET
  - ⊖ B NO V SWITCHED OUTLET
  - ⊖ B NO V BASEBOARD OUTLET
  - ⊖ B NO V BASEBOARD OUTLET
  - ⊖ B 4-FLX
  - ⊖ B COUNTER OR FLOOR MOUNTED
  - ⊖ B COUNTER OR FLOOR MOUNTED NOV GFI
  - ⊖ B LEADENPROOF
  - ⊖ B 220 V OUTLET
  - ⊖ B NO V DEDICATED CIRCUIT
  - ⊖ B 220 V DEDICATED CIRCUIT
  - ⊖ B SPECIAL PURPOSE (140 V, ETC)
  - ⊖ B WALL MOUNT LIGHT
  - ⊖ B CEILING MOUNT LIGHT
  - ⊖ B PENDANT LIGHT
  - ⊖ B RECESSED CAN LIGHT
  - ⊖ B INO CAN LIGHT
  - ⊖ B EYEWALL LIGHT
  - ⊖ B FLUORESCENT LIGHT
  - ⊖ B UNDERCABINET LIGHT
  - ⊖ B FLOOD LIGHT
  - ⊖ B SWITCH
  - ⊖ B 3-WAY SWITCH
  - ⊖ B 4-WAY SWITCH
  - ⊖ B DIMMER SWITCH
  - ⊖ B TELEPHONE
  - ⊖ B TV CONNECTION
  - ⊖ B CONDUIT FOR COMPONENT WIRING
  - ⊖ B SPEAKER
  - ⊖ B DOORBELL CHIME
  - ⊖ B NO V SMOKE DETECTOR
  - ⊖ B EXHAUST FAN
  - ⊖ B LOW VOLTAGE PANEL



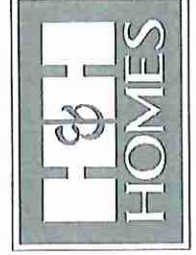
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**J.S. THOMPSON**  
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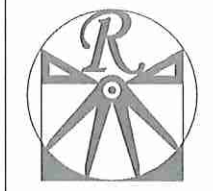
WJBW 12-5-19

**H&H HOMES, INC.**  
JORDAN DRIVE LEFT

DATE: MARCH 15, 2019  
REV.:  
SCALE: 1/4"=1'-0"  
DRAWN BY: WJG  
ENGINEERED BY: WLF  
REVIEWED BY: JES

SECOND FLOOR  
ELECTRICAL  
PLAN  
E-2

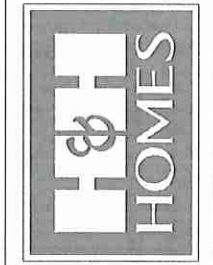




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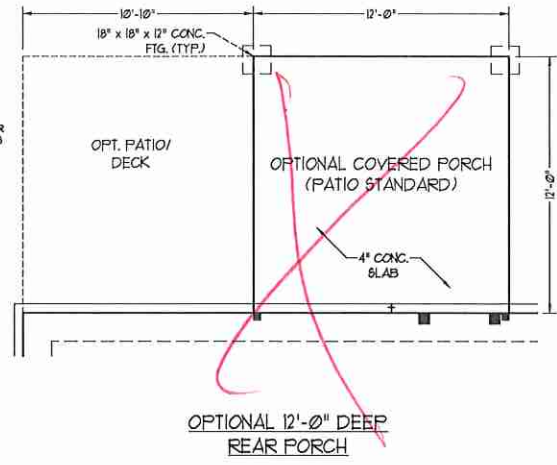


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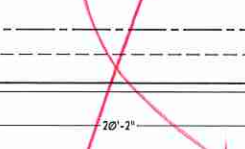
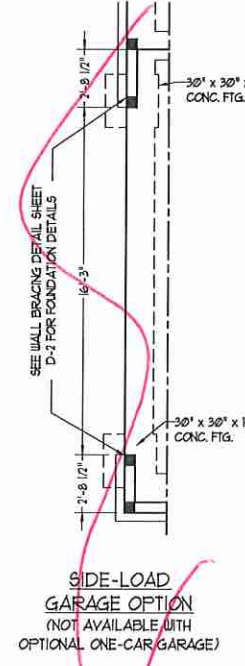
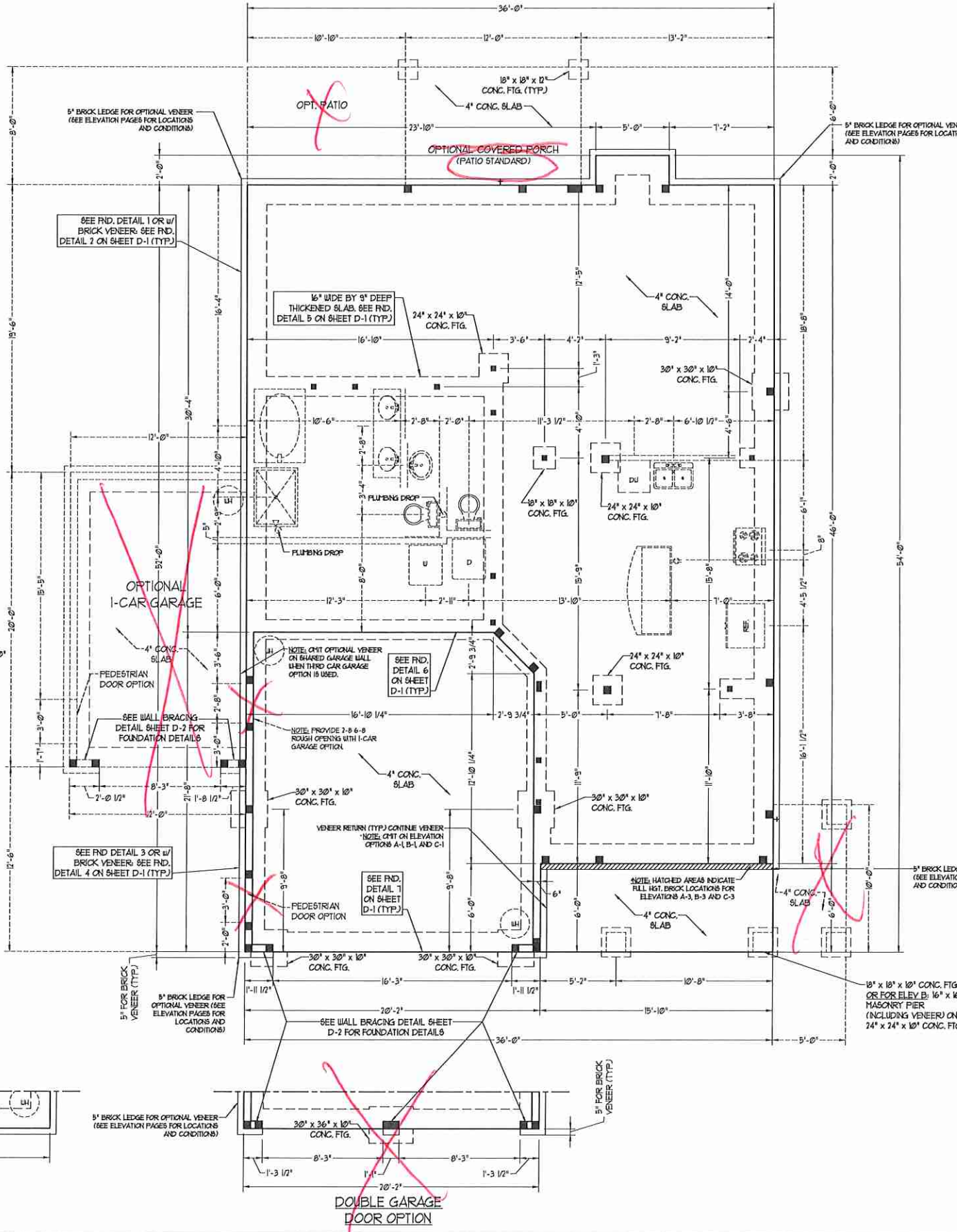
DATE: MARCH 15, 2019  
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DRAWN BY: WJG  
ENGINEERED BY: WLF  
REVIEWED BY: JES

MONO SLAB  
FOUNDATION  
PLAN  
**S-1**



- 120 MPH ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:**
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEMS.
  - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 ("HIGH WIND ZONES" FOR 60 MPH WINDS).
  - BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES" FOR 60 MPH WINDS) OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
  - FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4804 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
  - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
  - WALL CLADDING DESIGNED FOR 43 PSF AND -31 PSF (-V- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
  - ROOF CLADDING DESIGNED FOR 42 PSF AND -28 PSF FOR ROOF PITCHES 1/2 TO 2/12 AND 44 PSF AND -31 PSF FOR ROOF PITCHES 225/12 TO 1/12.
  - 1/2" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
  - WALLS TO BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION AND AS NOTED ON PLANS.
  - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 8 OF THE NRC, 2018 EDITION.

- 120 MPH ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:**
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEMS.
  - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
  - INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 1' INTO MASONRY OR CONCRETE. LOCATE BOLT WITH MIDDLE THIRD OF PLATE WIDTH.
  - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
  - EXTERIOR WALLS DESIGNED FOR 80 MPH WINDS.
  - WALL CLADDING DESIGNED FOR 43 PSF AND -31 PSF (-V- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
  - ROOF CLADDING DESIGNED FOR 42 PSF AND -28 PSF FOR ROOF PITCHES 1/2 TO 2/12 AND 44 PSF AND -34 PSF FOR ROOF PITCHES 225/12 TO 1/12.
  - INSTALL 1/2" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION R602.10.3 OF THE NRC, 2018 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
  - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 8 OF THE NRC, 2018 EDITION.
  - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



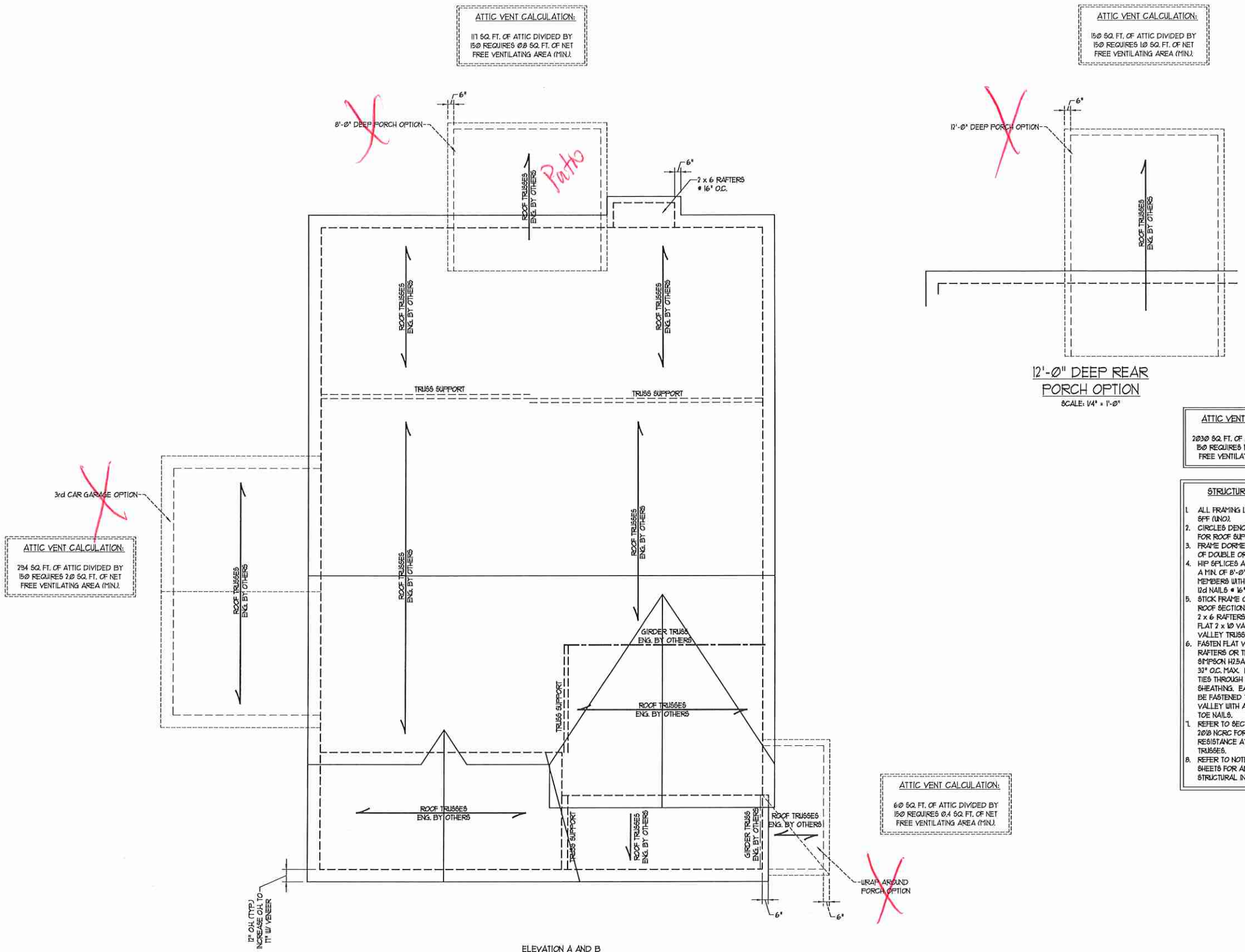












**ATTIC VENT CALCULATION:**  
171 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 0.8 SQ. FT. OF NET FREE VENTILATING AREA (MIN.)

**ATTIC VENT CALCULATION:**  
150 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 1.0 SQ. FT. OF NET FREE VENTILATING AREA (MIN.)

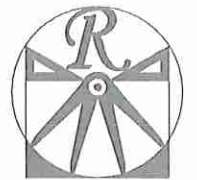
**ATTIC VENT CALCULATION:**  
794 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 5.3 SQ. FT. OF NET FREE VENTILATING AREA (MIN.)

**ATTIC VENT CALCULATION:**  
60 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 0.4 SQ. FT. OF NET FREE VENTILATING AREA (MIN.)

**ATTIC VENT CALCULATION:**  
2030 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 13.5 SQ. FT. OF NET FREE VENTILATING AREA (MIN.)

- STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE #2 SFF (UND).
  - CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
  - FRAME DOOR/WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
  - HIP SPLICERS ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP).
  - STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
  - FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H25A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
  - REFER TO SECTION R20211 OF THE 2018 NCR FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
  - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

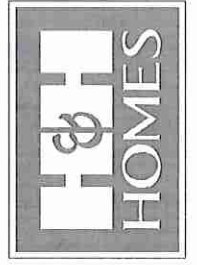
ELEVATION A AND B



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N.C. LICENSE NO.: C-1733



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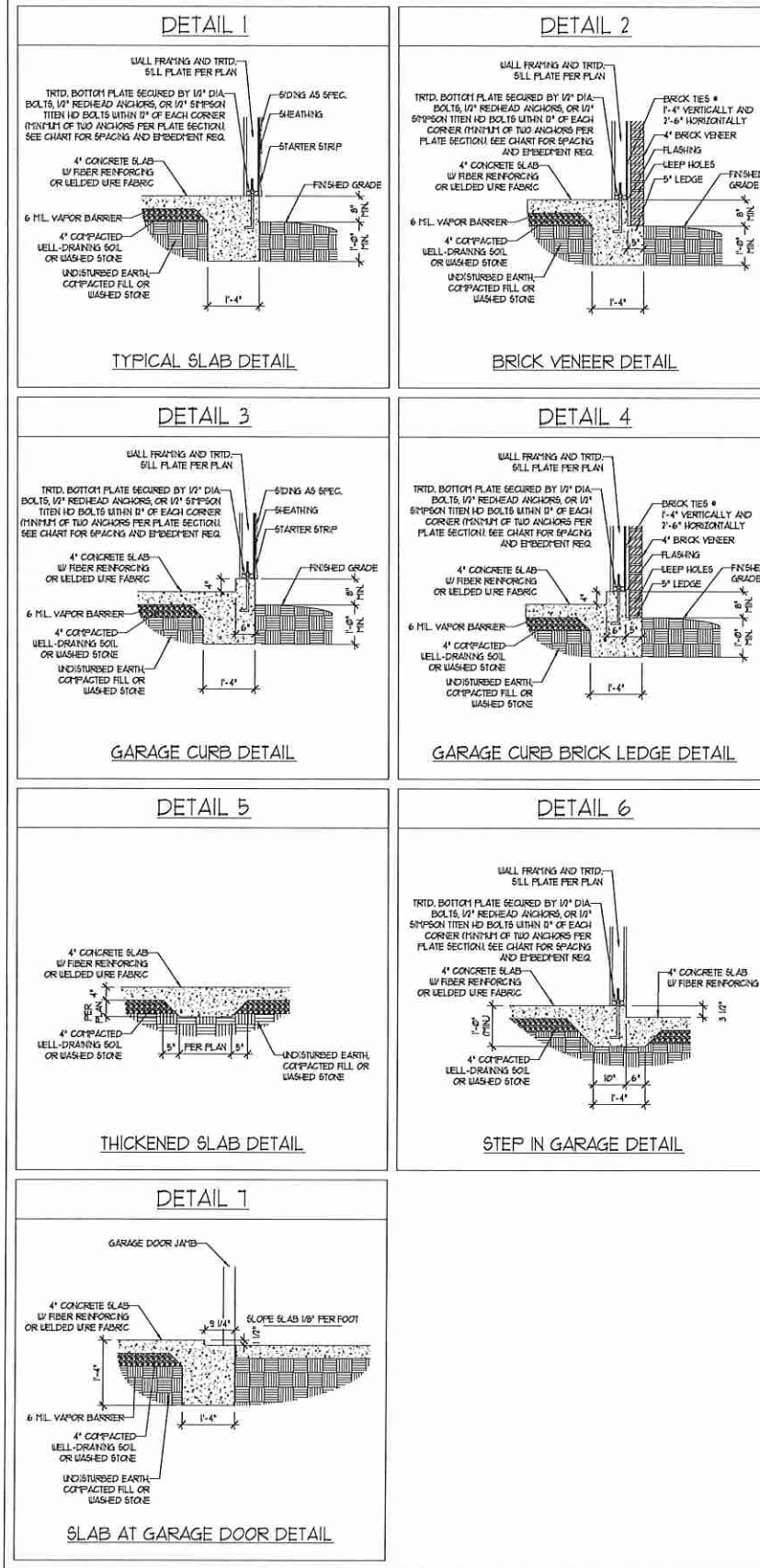
**H&H HOMES, INC.**  
JORDAN DRIVE LEFT

DATE: MARCH 15, 2019  
REV.:  
SCALE: 1/4" = 1'-0"  
DRAWN BY: WG  
ENGINEERED BY: WLF  
REVIEWED BY: JES  
**ROOF PLAN**  
ELEVATIONS  
A&B  
**S-4**

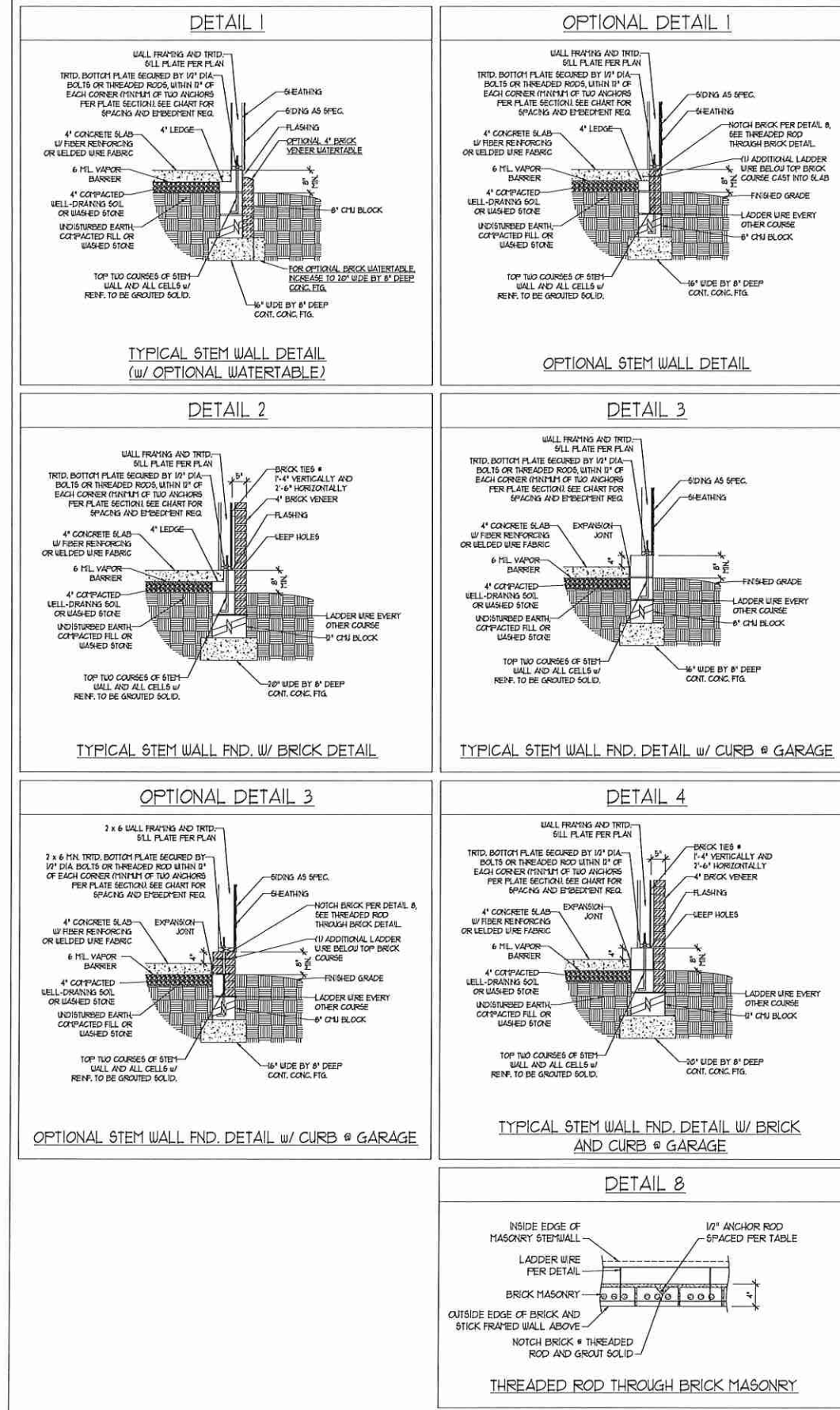




### MONOLITHIC SLAB DETAILS



### 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.
1 AND GREATER	ENGINEERED DESIGN BASED ON SITE CONDITIONS			

- #### STRUCTURAL NOTES:
- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
  - TIE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
  - CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
  - BACKFILL OF CLEAN #1 / #2 WASHED STONE IS ALLOWABLE.
  - BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (45 PFG/FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE 2405.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
  - PREP SLABS PER R506.21 AND R506.23 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. MINIMUM 24" LAP SPLICE LENGTH.
  - LOCATE REBAR IN CENTER OF FOUNDATION WALL.
  - WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE "S" MORTAR OR 3000 PSI GROUT. USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

#### ANCHOR SPACING AND EMBEDMENT

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

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120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED  
FOUNDATION DETAILS

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



D-1  
FOUNDATION DETAILS







**GENERAL 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 - R301.1)
- | DESIGN CRITERIA:   | LIVE LOAD (PSF)    | DEAD LOAD (PSF) | DEFLECTION (IN)                   |
|--|--------------------|-----------------|-----------------------------------|
| ATTIC WITH LIMITED STORAGE                                     | 20                 | 10              | L/240 (L/360 w/ BRITTLE FINISHES) |
| ATTIC WITHOUT STORAGE  | 10                 | 10              | L/360                             |
| DECKS  | 40                 | 10              | L/360                             |
| EXTERIOR BALCONIES   | 40                 | 10              | L/360                             |
| FIRE ESCAPES   | 40                 | 10              | L/360                             |
| HANDRAILS/GUARDRAILS   | 200 LB OR 50 (FLP) | 10              | L/360                             |
| PASSENGER VEHICLE GARAGE                                       | 50                 | 10              | L/360                             |
| ROOMS OTHER THAN SLEEPING ROOM                                 | 40                 | 10              | L/360                             |
| SLEEPING ROOMS   | 30                 | 10              | L/360                             |
| STAIRS   | 40                 | 10              | L/360                             |
| WIND LOAD<br>(BASED ON TABLE R301.2(4) WIND ZONE AND EXPOSURE) |                    |                 |                                   |
| GROUND SNOW LOAD: P <sub>g</sub>                               | 20 (PSF)           |                 |                                   |
- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
  - FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD
- FOR 15 AND 20 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.6 OF THE NRC, 2018 EDITION. FOR 30 MPH, 40 MPH, AND 50 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 11 OF THE NRC, 2018 EDITION.

**FOOTING AND FOUNDATION NOTES**

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405J 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 SAUED 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 A105. 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 15 BARS OR SMALLER, AND NOT LESS THAN 2" FOR 16 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/11/15 402. MORTAR SHALL CONFORM TO ASTM C710.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCMA TR-68-A OR ACE 530/ASCE 5/11/15 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1X(1), R404.1X(2), R404.1X(3), OR R404.1X(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1X(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 = 16000000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 575 PSI, Fv = 175 PSI, E = 16000000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 19000000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2375 PSI, Fv = 310 PSI, E = 15000000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E = 18000000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2300 PSI, E = 20000000 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 BIMPSON TITEN HD ANCHORS

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 3/16" DIAMETER HOLES @ 16" O.C.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.1(1) AND R602.1(2) OF THE NRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER. ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.15 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION 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 R103.8(2) OF THE NRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 1000 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE BIMPSON 146 OR L1812 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF BIMPSON C516 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIN STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE BIMPSON POST BASE.

**J.S. THOMPSON ENGINEERING, INC.**  
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120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED  
 STANDARD STRUCTURAL NOTES

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



S-0  
 STRUCTURAL  
 NOTES