



COVER SHEET

H&H HOMES
WILMINGTON

DATE: 2-14-18
REV: 3-20-19
S: 0610
DRAWN BY: WG
ENGINEERED BY:
REVIEWED BY:

CS

WILMINGTON

WILMINGTON REVISION LIST - STRUCTURAL:

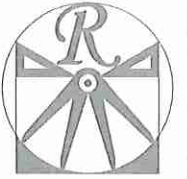
- 1.) COMBINED WILMINGTON AND WILMINGTON II PLANS. (2-18)
- 2.) ADDED BRICK OPTION ON SECOND FLOOR. (2-18)
- 3.) CALLED OUT SERIES/SPACING OF JOISTS ON BASEMENT. (2-18)
- 4.) 2018 NCRC UPDATE (6-19)
- 5.)
- 6.)
- 7.)
- 8.)
- 9.)

WILMINGTON REVISION LIST - ARCHITECTURAL:

- 1.) STAIR TREADS CHANGED TO 10" (6-14)
- 2.) REPLACED CASUAL DINING FLUSH MOUNT FIXTURE WITH (2) CAN LIGHTS (9-14)
- 3.) ADDED WATER TABLE OVER GARAGE DOOR (1-15)
- 4.) ADDED OPTION FOR (2) 8'0" GARAGE DOORS (1-15)
- 5.) ADDED OPTION FOR 12'0" DEEP COVERED PORCH. CHANGED ROOF FROM SHED TO GABLE (1-15)
- 6.) ADDED THIS COVER SHEET (9-14-17). COPIED INFORMATION ABOVE FROM H&H COVER SHEET (9-17)
- 7.) SHOWED DROPPED CEILING UNDER STAIRS AT 8'-6" TO ACCOMMODATE FLUSH MOUNT LIGHT (9-17)
- 8.) INCREASED DEPTH OF WALL BETWEEN MASTER TUB AND SHOWER BY 6" (9-17)
- 9.) MOVED LVP TO COAT CLOSET OFF OF FOYER (9-17)
- 10.) CHANGED FLUSH MOUNT LIGHT OVER KITCHEN ISLAND TO PENDANT LIGHT AND ADDED SWITCH AT STAIR WALL (9-17)
- 11.) ADDED SWITCH TO FAMILY ROOM LIGHT AT STAIR WALL (9-17)
- 12.) ADDED EXTERIOR WALL MOUNT LIGHTS AT OPT. GARAGE PEDESTRIAN DOORS (9-17)
- 13.) ADDED LIGHT SWITCH TO MEDIA ROOM OUTSIDE OF DOOR IN HALLWAY (9-17)
- 14.) MOVED SWITCHES FOR FAN, TUB AND SHOWER LIGHT IN MASTER BATH (9-17)
- 15.) UPDATED CUTSHEETS TO NEW FORMAT (9-17)
- 16.) COMBINED WILMINGTON AND WILMINGTON-II (BASEMENT). (2-18)
- 17.) ADDED ALL BRICK OPTION (A, B AND C ELEVATIONS). (2-18)
- 18.) ADDED THREE CAR GARAGE OPTION. (2-18)
- 19.) UPDATED/ ADDED CUTSHEETS. (2-18)
- 20.) ADDED GOURMET KITCHEN OPTION. (2-18)
- 21.) CHANGED FIREPLACE FROM 36" TO 32" (3-19)
- 22.)
- 23.)
- 24.)
- 25.)
- 26.)
- 27.)
- 28.)
- 29.)
- 30.)
- 31.)
- 32.)
- 33.)

Permit Marked

MCP 000706



RENAISSANCE
RESIDENTIAL DESIGN, INC.
4010 GLENMIST CT., | RALEIGH, NC 27612
(919) 619-4123
WWW.HIRDCAROLINA.COM

"The art of transforming your vision into reality."

RENAISSANCE RESIDENTIAL DESIGN, INC. RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, ELEVATIONS, INTERIORS AND SPECIFICATIONS WITHOUT NOTICE. THESE DRAWINGS ARE FOR THE PURPOSE OF CONVEYING AN ARCHITECTURAL CONCEPT ONLY.

RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPY RIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RENAISSANCE RESIDENTIAL DESIGN, INC. FOR ANY USE NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT.

J.S. THOMPSON
ENGINEERING, INC.
605 W. WARE AVE., SUITE 104
RALEIGH, NC 27603
PHONE (919) 780-9919
FAX (919) 780-9921
N.C. LICENSE NO. C1733



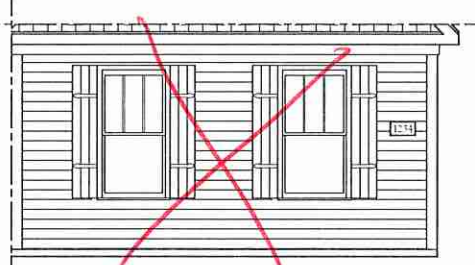
PROCES PRODUCTIONS, INVENTURES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DESIGNS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND DIMENSIONS WILL BE DETERMINED BY THE SITE PLAN AND ASSET LOT CONSTRUCTION. ACTUAL POSITION OF HOUSE ON LOT WILL BE DETERMINED BY THE SITE PLAN AND ASSET LOT. FLOOR PLANS AND ELEVATION RENDERINGS ARE ARTIST CONCEPTIONS. FLOOR PLANS ARE NOT TO BE REPRODUCED, ADAPTED, OR DISPLAYED OF THE PLANS IS STRICTLY PROHIBITED. SEE REAL ESTATE SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT © 2018 H&H HOMES



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

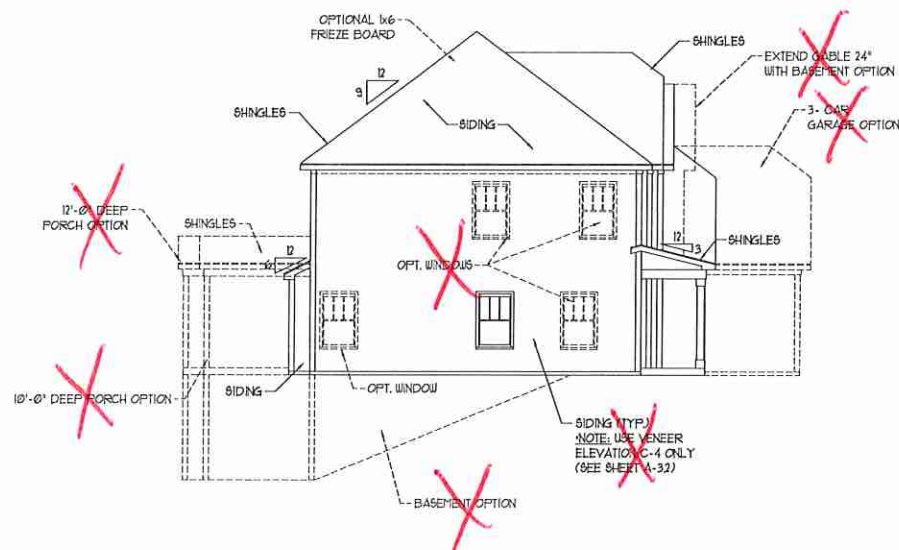


DOUBLE GARAGE DOOR OPTION
SCALE: 1/4" = 1'-0"

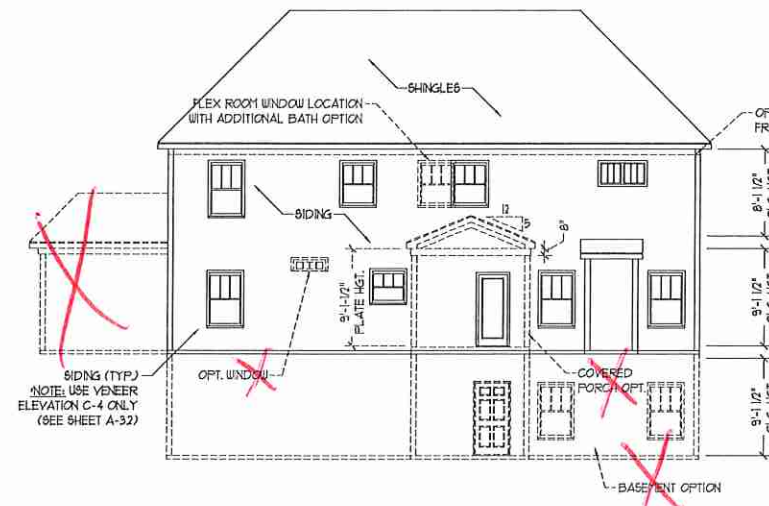


SIDE LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL 1-CAR GARAGE)
SCALE: 1/4" = 1'-0"

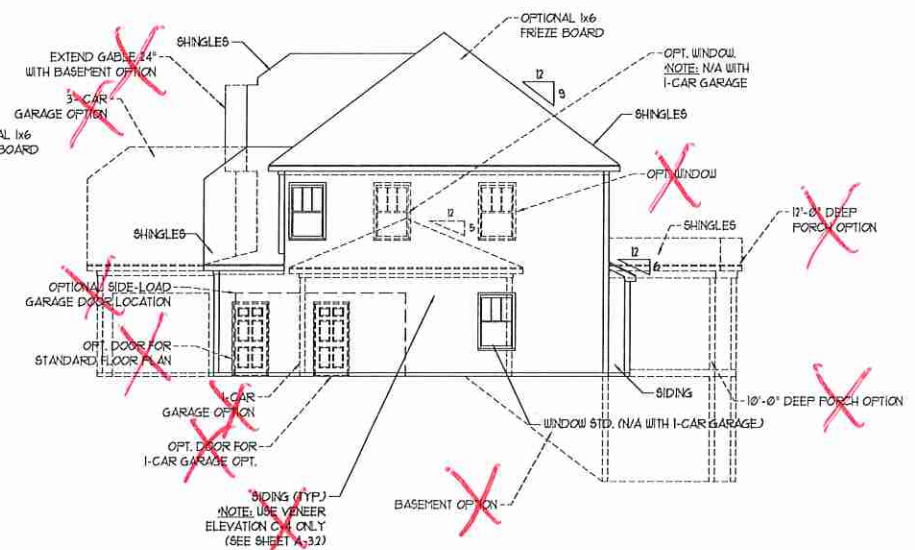
**** NOTE: SEE PAGE A-3.1 FOR SPECIFIC FRONT ELEVATION-C DETAILS. SEE PAGE A-3.2 FOR C-4 (ALL BRICK) ELEVATIONS**



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



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

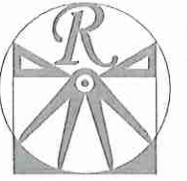


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

H&H HOMES, INC.
WILMINGTON

DATE: FEBRUARY 12, 2018
REV.:
SCALE: AS NOTED
DRAWN BY: WG
ENGINEERED BY: WLF
REVIEWED BY: JES

C - ELEVATIONS
A-3



RENAISSANCE
RESIDENTIAL DESIGN, INC.

4810 GLENHIST CT., J. RALEIGH, NC 27612
(919) 649-4128
WWW.RIDCARCHIT.COM

"The art of transferring your vision into reality."

RENAISSANCE RESIDENTIAL DESIGN, INC.
RESERVES THE RIGHT TO MAKE
MODIFICATIONS TO FLOOR PLANS,
CONCEPTS, MATERIALS, AND
SPECIFICATIONS WITHOUT NOTICE.
THESE DRAWINGS ARE FOR THE
PURPOSE OF OBTAINING AN
ARCHITECTURAL CONCEPT ONLY.

RENAISSANCE RESIDENTIAL DESIGN, INC.
HEREBY EXPRESSLY RESERVES ITS
COMMON LAW COPYRIGHT AND OTHER
PROPERTY RIGHTS IN THESE PLANS.
THESE PLANS AND DRAWINGS ARE NOT
TO BE REPRODUCED, CHANGED, OR
COPIED IN ANY FORM OR MANNER
WITHOUT FIRST OBTAINING THE EXPRESS
WRITTEN CONSENT OF RENAISSANCE
RESIDENTIAL DESIGN, INC. NOR ARE
THEY TO BE ASSIGNED TO ANY THIRD
PARTY WITHOUT FIRST OBTAINING THE
WRITTEN PERMISSION AND CONSENT.

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



PRESS PROMOTIONS, INCENTIVES, FEATURES,
OPTIONS, FLOOR PLANS, ELEVATIONS, DESIGNS,
MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE
WITHOUT NOTICE AND ARE SUBJECT TO THE
DISCRETION OF H&H HOMES. THE EXACT
CONSTRUCTION, ACTUAL POSITION OF HOUSE ON LOT
WILL BE DETERMINED BY THE SITE PLAN AND PLAT PLAN.
FLOOR PLANS AND ELEVATION DIMENSIONS ARE ARTIST
RENDERINGS AND NOT TO BE USED FOR CONSTRUCTION.
PROPERTY OF H&H HOMES. ANY USE, REPRODUCTION,
ADAPTATION, OR DISPLAY OF THE PLANS IS STRICTLY
PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR
CURRENT DETAILS. COPYRIGHT © 2018 H&H HOMES

H&H HOMES, INC.
WILMINGTON

DATE: FEBRUARY 12, 2018

REV:

SCALE: AS NOTED

DRAWN BY: WG

ENGINEERED BY: WLF

REVIEWED BY: JES

C - ELEVATION
OPTIONS

A-3.1



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



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



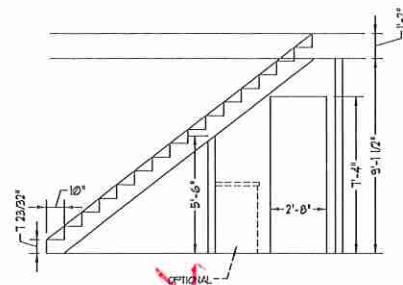
FRONT ELEVATION-C-3
SCALE: 1/4" = 1'-0"



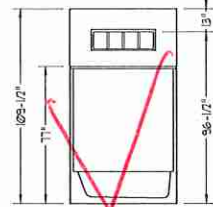
FRONT ELEVATION-C-4
SCALE: 1/4" = 1'-0"

BRICK OR STONE
LEDGE AS SPEC. (TYP)

BRICK OR STONE
LEDGE AS SPEC. (TYP)



STAIR PROFILE
(FROM DINING ROOM)
STANDARD STAIRS SHOWN



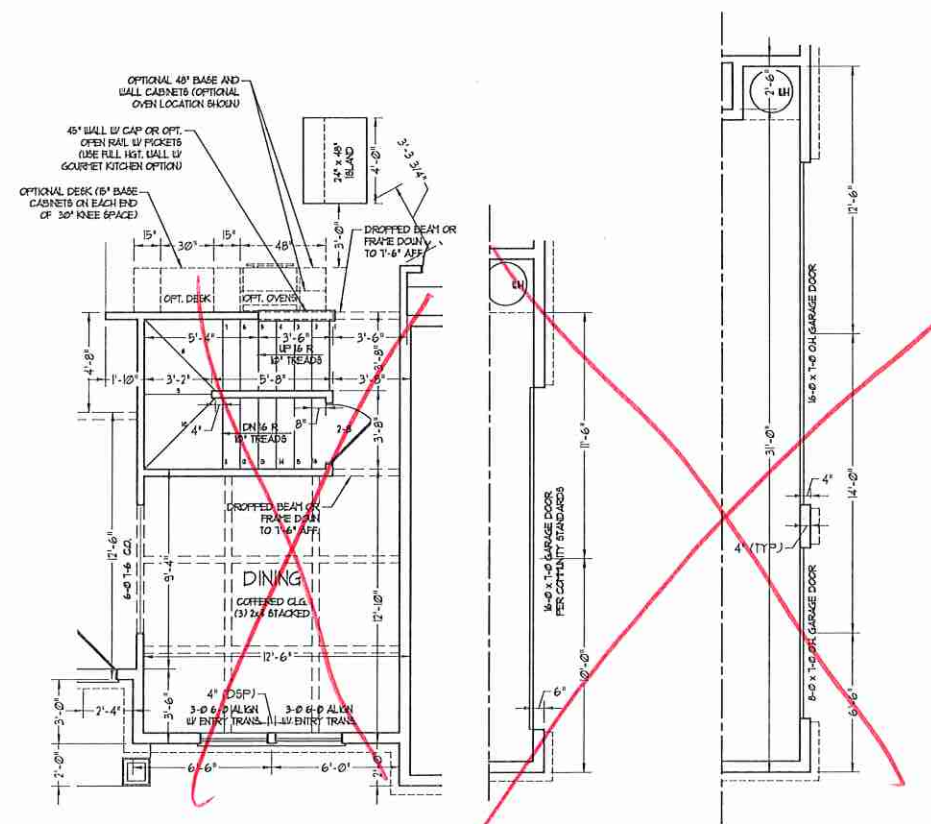
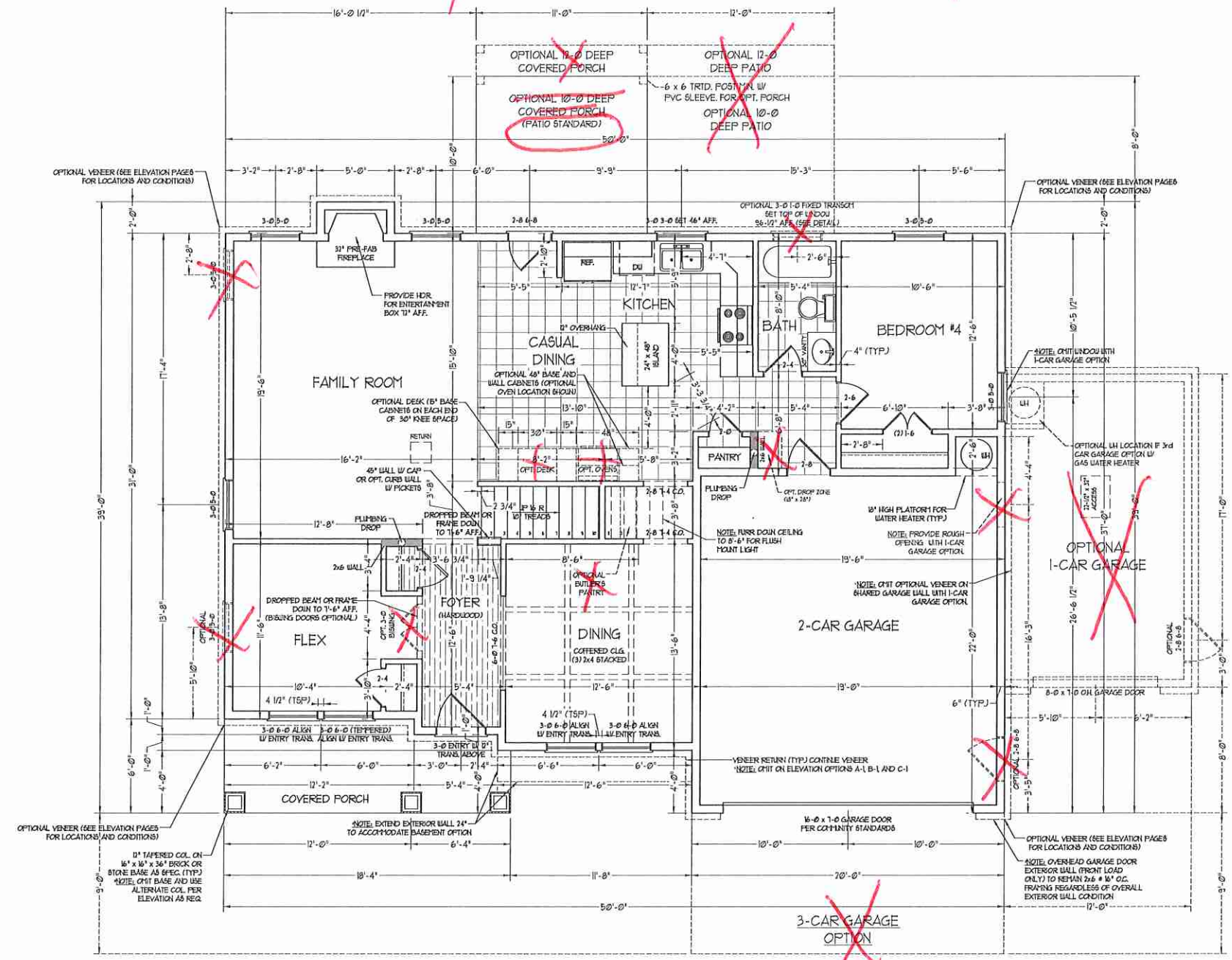
OPTIONAL BATHROOM TRANSOM
WINDOW OVER TUB DETAIL

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).

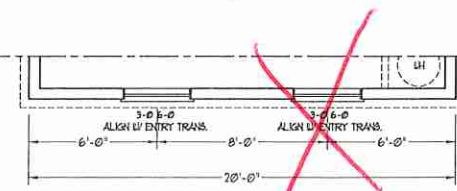
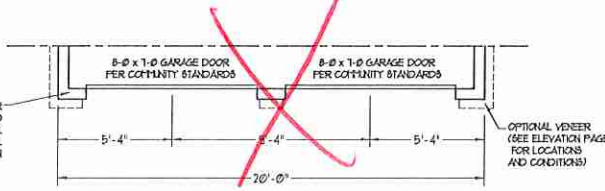
SQUARE FOOTAGE	
1st FLOOR:	1283 SQ. FT.
2nd FLOOR:	1582 SQ. FT.
TOTAL:	2865 SQ. FT.
FRONT PORCH:	105 SQ. FT.
STD. REAR PATIO:	102 SQ. FT.
GARAGE:	428 SQ. FT.

SQUARE FOOTAGE (OPTIONS)	
UNFINISHED BASEMENT:	1300 SQ. FT.
1st FLOOR (W/ BASEMENT):	1308 SQ. FT.
2nd FLOOR (W/ BASEMENT):	1601 SQ. FT.
1st FLOOR (ALL BRICK):	1336 SQ. FT.
2ND FLOOR (ALL BRICK):	1643 SQ. FT.
GARAGE (ALL BRICK):	449 SQ. FT.
1-CAR GARAGE:	240 SQ. FT.
1-CAR GARAGE (ALL BRICK):	258 SQ. FT.
3-CAR GARAGE:	601 SQ. FT.
3-CAR GARAGE (ALL BRICK):	633 SQ. FT.
UNFINISHED BASEMENT (ALL BRICK):	1358 SQ. FT.
1st FLOOR (ALL BRICK W/ BASEMENT):	1361 SQ. FT.
2nd FLOOR (ALL BRICK W/ BASEMENT):	1668 SQ. FT.
REAR PORCH (10'-0" DEEP):	110 SQ. FT.
REAR PORCH (12'-0" DEEP):	132 SQ. FT.
OPT. PATIO/ DECK: (10'-0" DEEP):	120 SQ. FT.
OPT. PATIO/ DECK: (12'-0" DEEP):	144 SQ. FT.

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



DOUBLE GARAGE DOOR OPTION

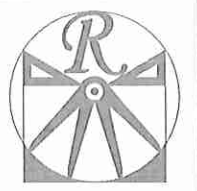


SIDE-LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)

FF STAIRS W/ BASEMENT OPTION

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

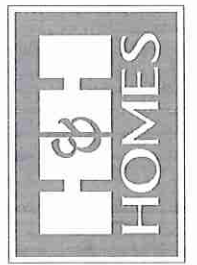
3-CAR GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)



RENAISSANCE
RESIDENTIAL DESIGN, INC.
10199 618-1128
4810 GLENHURST CT. | RALEIGH, NC 27612
WWW.RENDESIGN.COM

"The art of transforming your vision into reality."
RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, CONSTRUCTION MATERIALS, AND SPECIFICATIONS WITHOUT NOTICE. THESE DRAWINGS ARE FOR THE PURPOSE OF CONVEYING AN ARCHITECTURAL CONCEPT ONLY. RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR COPIED FROM ANY FORM OR MEDIUM WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RENAISSANCE RESIDENTIAL DESIGN, INC. DRAWINGS ARE TO BE ASSIGNED TO THE THIRD PARTY WITH WHOM FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT.

J.S. THOMPSON
ENGINEERING, INC.
100 W. WATKINS AVE., SUITE 101
RALEIGH, NC 27605
PHONE: (919) 784-0919
FAX: (919) 784-0921
N.C. LICENSE NO. C-11733

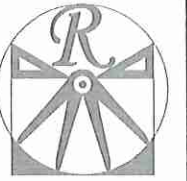


PRICES PROMOTIONS INCENTIVES FEATURES
OPTIONAL FLOOR PLANS ELEVATIONS DESIGN
MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE
WITHOUT NOTICE. DIMENSIONS MAY VARY FROM
ACTUAL. SEE ESTIMATE FOR ANY VARIATIONS.
CONSTRUCTION ACTUAL POSITION OF HOUSE ON LOT
WILL BE DETERMINED BY THE SITE PLAN AND PLAT PLAN.
FLOOR PLANS AND ELEVATIONS REQUIREMENTS ARE ARTIST
PROPERTY OF H&H HOMES ANY USE, REPRODUCTION,
ADAPTATION, OR DISPLAY OF THE PLANS IS STRICTLY
PROHIBITED. SEE REV. HOME SALES CONSULTANT FOR
CURRENT DETAILS. COPYRIGHT © 2018 H&H HOMES

H&H HOMES, INC.
WILMINGTON

DATE: FEBRUARY 12, 2018
REV:
SCALE: 1/4" = 1'-0"
DRAWN BY: WG
ENGINEERED BY: WLF
REVIEWED BY: JES

FIRST FLOOR PLAN
A-5



RENAISSANCE
RESIDENTIAL DESIGN, INC.

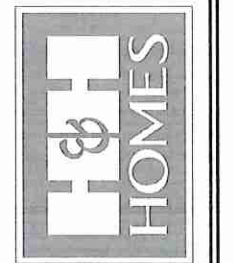
4810 GLENNHURST CT. | RALEIGH, NC 27612
(919) 649-4123
WWW.RHDCA.ORG/RESA.COM

"The art of transforming your vision into reality."

RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES ITS CONSULTANT COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF RENAISSANCE RESIDENTIAL DESIGN, INC. ANY SUCH REPRODUCTION OR USE BY A THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION IS PROHIBITED.

RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES ITS CONSULTANT COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF RENAISSANCE RESIDENTIAL DESIGN, INC. ANY SUCH REPRODUCTION OR USE BY A THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION IS PROHIBITED.

**J.S. THOMPSON
ENGINEERING, INC.**
105 WARE AVE., SUITE 101
RALEIGH, NC 27605
PHONE: (919) 788-9910
FAX: (919) 788-9911
N.C. LICENSE NO. C-1733



PLEASE PROMPTLY INVESTIGATE FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DETAILS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE AND MAY VARY IN ACTUAL CONSTRUCTION. ACTUAL POSITION OF HOUSE OR LOT WILL BE DETERMINED BY THE SITE PLAN AND LOT PLAN. FLOOR PLANS AND ELEVATIONS DIMENSIONS ARE ARTIST CONCEPTIONS AND NOT TO BE USED FOR CONSTRUCTION OR ADAPTATION. REPRODUCTION OR DISPLAY OF THESE PLANS IS STRICTLY PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT © 2018 H&H HOMES

H&H HOMES, INC.
WILMINGTON

DATE: FEBRUARY 12, 2018
REV:
SCALE: 1/4" = 1'-0"
DRAWN BY: WG
ENGINEERED BY: WLF
REVIEWED BY: JES

FIRST FLOOR
ELECTRICAL
PLAN

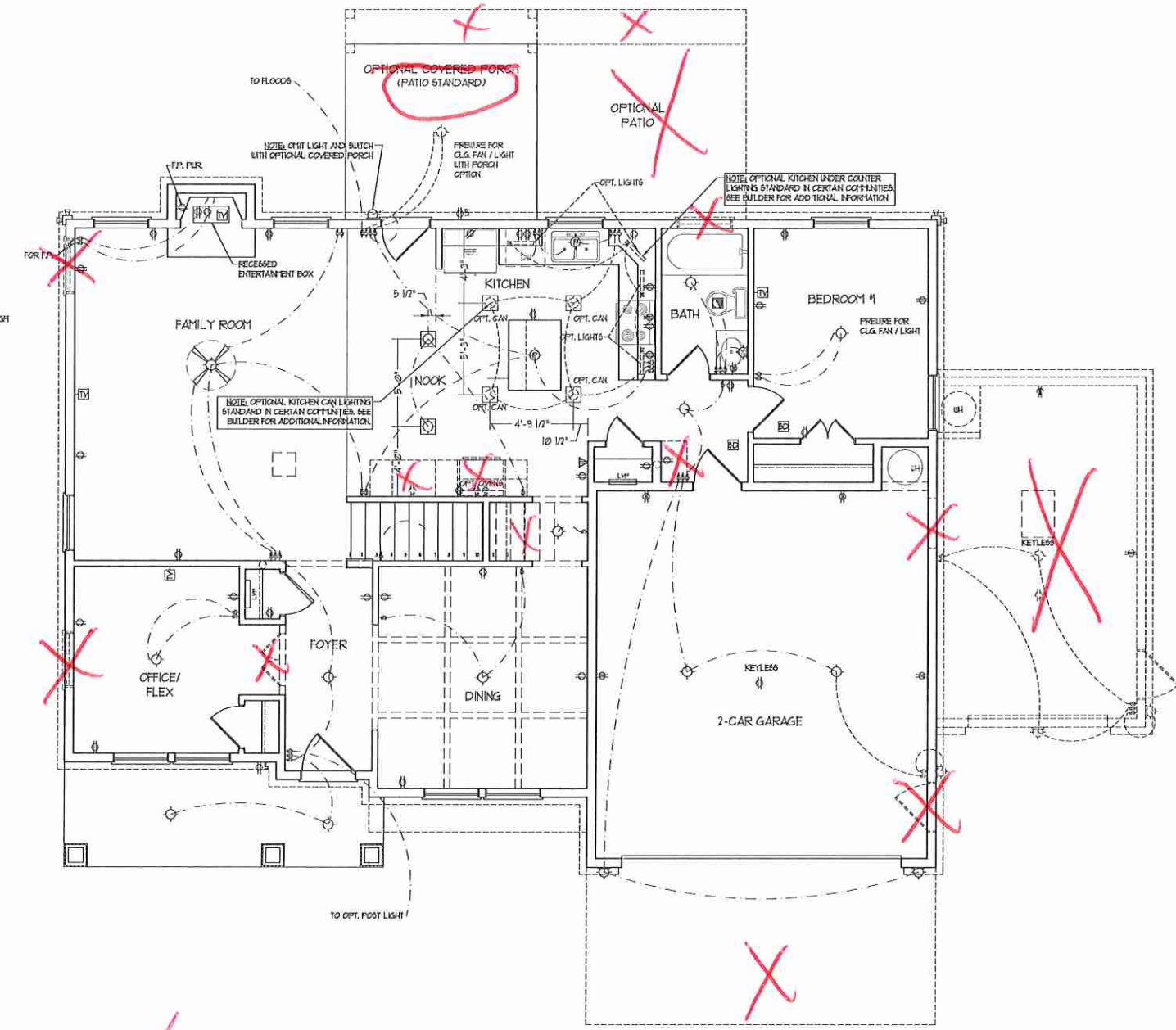
E-1

ELECTRICAL LAYOUT NOTES:
1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
2) VANTY LIGHTS TO BE SET 4" 20" AFF. (TYP.)
3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
4) PLACE SWITCHES 6" FROM FINISH ROUGH OPENINGS.

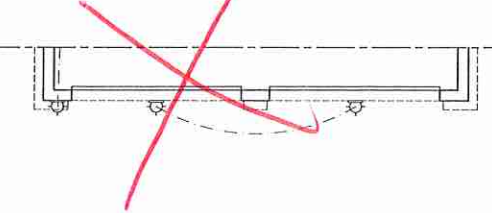
ELECTRICAL LEGEND

- ⊕ TO V OUTLET
- ⊕ TO GFI OUTLET
- ⊕ TO V SWITCHED OUTLET
- ⊕ TO V BASEBOARD OUTLET
- 4-FLEX
- ⊕ COUNTER OR FLOOR MOUNTED
- ⊕ COUNTER OR FLOOR MOUNTED 100V GFI
- ⊕ LEATHERPROOF
- ⊕ 220 V OUTLET
- ⊕ 10 V DEDICATED CIRCUIT
- ⊕ 220 V DEDICATED CIRCUIT
- ⊕ SPECIAL PURPOSE (140 V, ETC.)
- ⊕ WALL MOUNT LIGHT
- ⊕ CEILING MOUNT LIGHT
- ⊕ PENDANT LIGHT
- ⊕ RECESSED CAN LIGHT
- ⊕ MINI CAN LIGHT
- ⊕ EYEBALL LIGHT
- ⊕ FLUORESCENT LIGHT
- ⊕ UNDERCABINET LIGHT
- ⊕ FLOOD LIGHT
- ⊕ SWITCH
- ⊕ 3-WAY SWITCH
- ⊕ 4-WAY SWITCH
- ⊕ DIMMER SWITCH
- ⊕ TELEPHONE
- ⊕ TV CONNECTION
- ⊕ CONDUIT FOR COMPONENT WIRING
- ⊕ SPEAKER
- ⊕ DOORBELL CHIME
- ⊕ 100 V SMOKE DETECTOR
- ⊕ EXHAUST FAN
- ⊕ LOW VOLTAGE PANEL

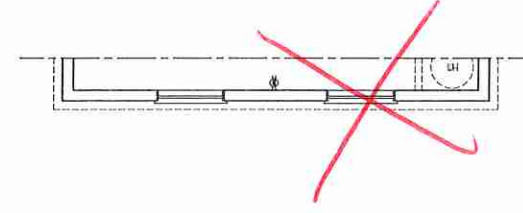
- ⊕ CEILING FAN
- ⊕ CEILING FAN W/ LIGHT



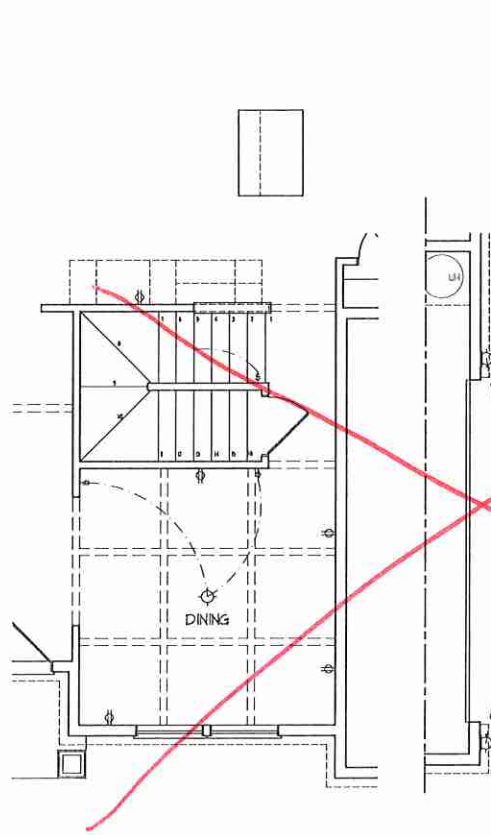
DOUBLE GARAGE DOOR OPTION



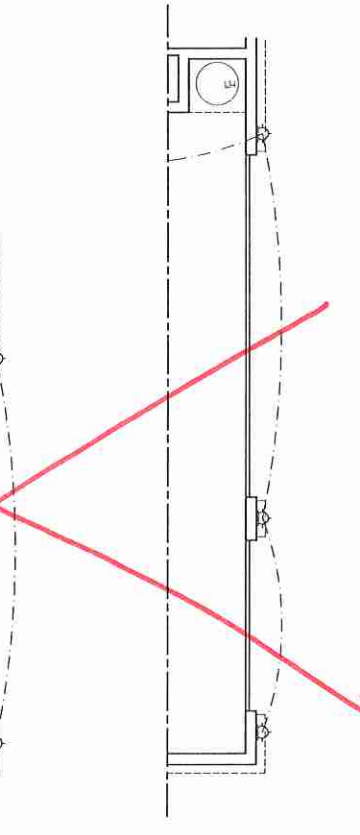
SIDE-LOAD GARAGE OPTION (NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)

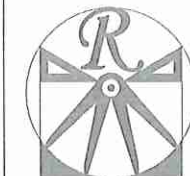


SIDE-LOAD GARAGE OPTION (NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)



3-CAR GARAGE OPTION (NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)



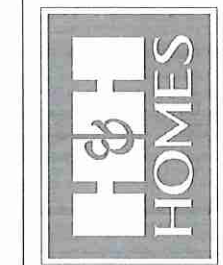


RENAISSANCE
RESIDENTIAL DESIGN, INC.
4810 GLENHIST CT. | RALEIGH, NC 27612
(919) 619-4128
WWW.RENDDESIGN.COM

"The art of transforming your vision into reality."

RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES ITS CONSULTING, COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RENAISSANCE RESIDENTIAL DESIGN, INC. WORK IS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

J.S. THOMPSON
ENGINEERING, INC.
607 WALKER AVE., SUITE 101
RALEIGH, NC 27609
PHONE: (919) 788-9919
FAX: (919) 788-9221
N.C. LICENSE NO. C-11733



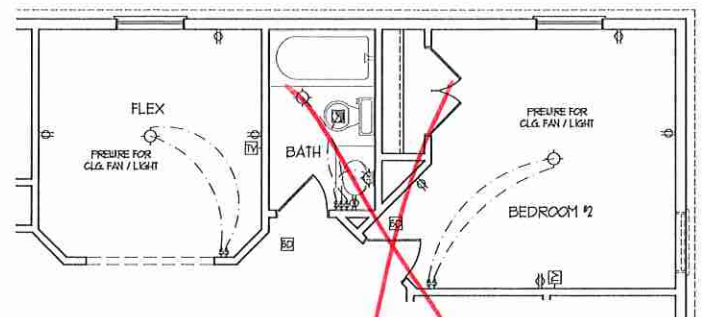
PROCES PROMOTIONS INCENTIVES FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DESIGNS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE AND MAY VARY IN ACTUAL CONSTRUCTION. ACTUAL POSITION OF HOUSE ON LOT WILL BE DETERMINED BY THE SITE PLAN AND PLOT PLAN. FLOOR PLANS AND ELEVATIONS INDICATED ARE ARTIST CONCEPTS AND NOT TO BE USED FOR REPRODUCTION, ADAPTATION, OR DISPLAY OF THE PLANS IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF H&H HOMES. SEE H&H HOMES SALES CONSULTANT FOR CURRENT DETAILS, COPYRIGHT © 2018 H&H HOMES.

H&H HOMES, INC.
WILMINGTON

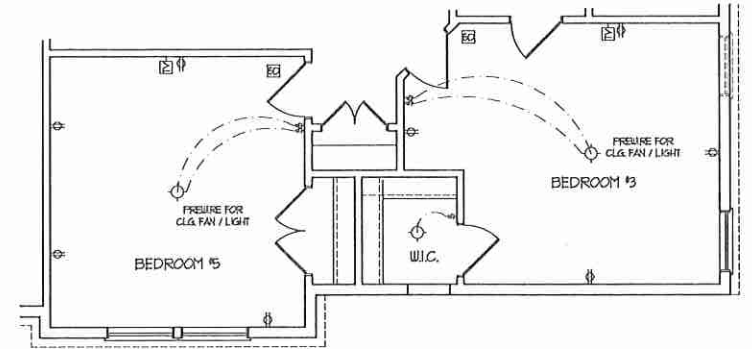
DATE: FEBRUARY 12, 2018
REV.:
SCALE: 1/4" = 1'-0"
DRAWN BY: WG
ENGINEERED BY: WLF
REVIEWED BY: JES

SECOND FLOOR ELECTRICAL PLAN

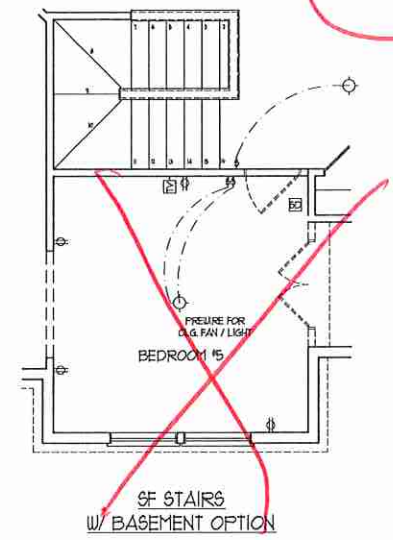
E-2



~~BATHROOM #4 OPTION~~



~~BEDROOM #5 OPTION~~

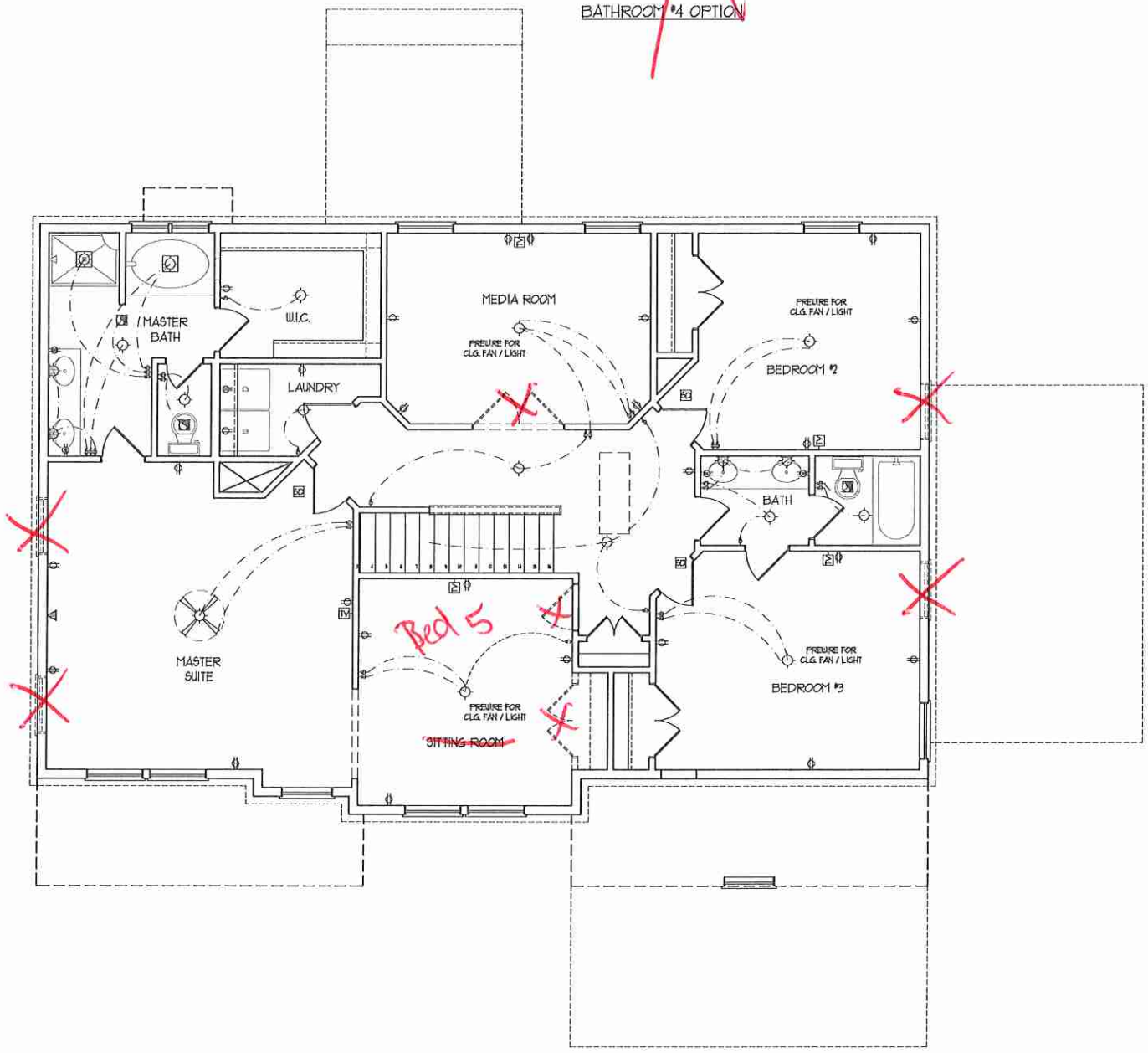
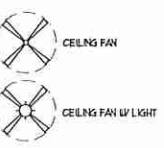


~~BEDROOM #5 OPTION (WITH OPTIONAL BASEMENT)~~

ELECTRICAL LAYOUT NOTES:
1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
2) VANTY LIGHTS TO BE SET 4' 0" AFF. (TYP.)
3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
4) PLACE SWITCHES 6" FROM ROUGH OPENINGS.

ELECTRICAL LEGEND

- ⊕ 120 V OUTLET
- ⊕ 120 V GFI OUTLET
- ⊕ 120 V SWITCHED OUTLET
- ⊕ 120 V BASEBOARD OUTLET
- ⊕ 4-FLEX
- ⊕ COUNTER OR FLOOR MOUNTED
- ⊕ COUNTER OR FLOOR MOUNTED 120V GFI
- ⊕ WEATHERPROOF
- ⊕ 220 V OUTLET
- ⊕ 120 V DEDICATED CIRCUIT
- ⊕ 220 V DEDICATED CIRCUIT
- ⊕ SPECIAL PURPOSE (120V, ETC.)
- ⊕ WALL MOUNT LIGHT
- ⊕ CEILING MOUNT LIGHT
- ⊕ PENDANT LIGHT
- ⊕ RECESSED CAN LIGHT
- ⊕ MINI CAN LIGHT
- ⊕ EYEBALL LIGHT
- ⊕ FLUORESCENT LIGHT
- ⊕ UNDERCABINET LIGHT
- ⊕ FLOOD LIGHT
- ⊕ SWITCH
- ⊕ 3-WAY SWITCH
- ⊕ 4-WAY SWITCH
- ⊕ DIMMER SWITCH
- ⊕ TELEPHONE
- ⊕ TV CONNECTION
- ⊕ CONDUIT FOR COMPONENT WIRING
- ⊕ SPEAKER
- ⊕ DOORBELL CHIME
- ⊕ 120 V SMOKE DETECTOR
- ⊕ EXHAUST FAN
- ⊕ LOW VOLTAGE PANEL



BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R602.10 OF THE NRC 2018 EDITION.
- CS-USP 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" (MIN) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 1" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM FLATES.
- BRACED WALL DESIGN 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.

NOTE:

- PER SECTION R602.10.3.2 OF THE 2018 NRC, THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL ANALYSIS IS REQUIRED.
- SHEATH ALL EXTERIOR WALLS WITH 1/8" OSB SHEATHING ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.

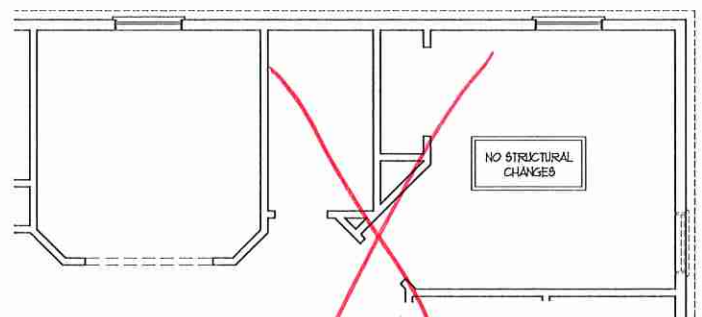
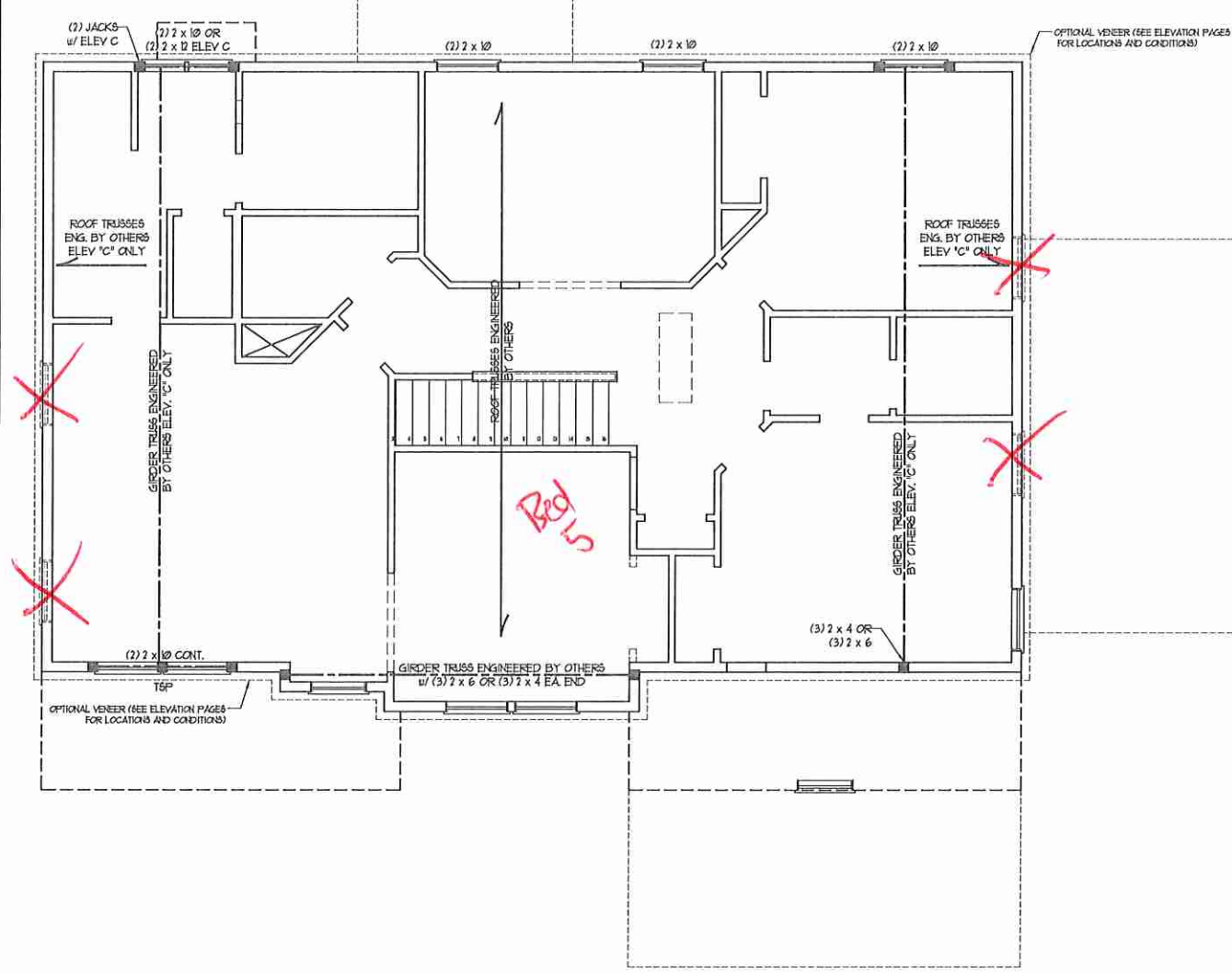
LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT

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

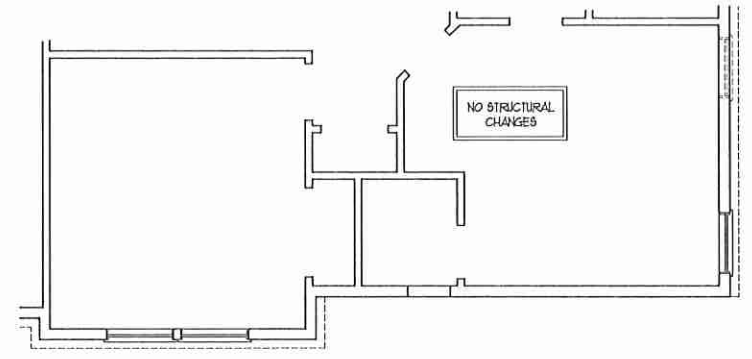
BRICK SUPPORT NOTES:

- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DINGS 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"-8" 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) 8d NAILS PER FLY; 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 R103.8.2 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
- PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

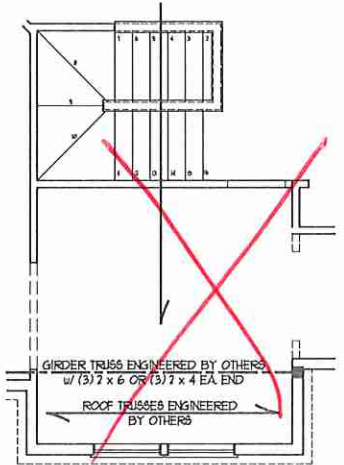
NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).



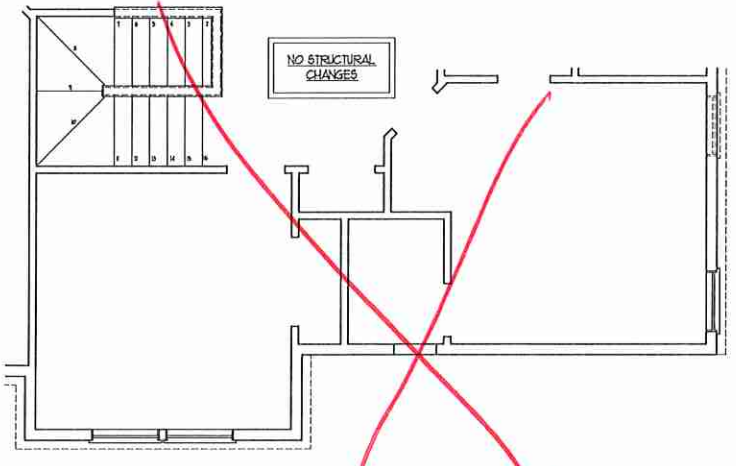
BATHROOM #4 OPTION



BEDROOM #5 OPTION



SF STAIRS w/ BASEMENT OPTION



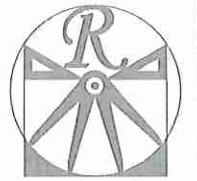
BEDROOM #5 OPTION (WITH OPTIONAL BASEMENT)

TABLE R602.15
MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R602.15)	
	16	24
UP TO 3'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4

- STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE SPT # (UNO). ALL TREATED LUMBER TO BE SYP # (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 R602.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
 - SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (7) STUDS (UNO).
 - FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/8" 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 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL FLATES THEIR FULL DEPTH.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

NOTE: TSP DENOTES TRIPLE STUD POCKET



RENAISSANCE
RESIDENTIAL DESIGN, INC.
4810 OLEAST CT., 1 FLOOR, NC 27612
(919) 642-4128
WWW.HIDCAROLINA.COM

"The art of transforming your vision into reality."
RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RENAISSANCE RESIDENTIAL DESIGN, INC. NO PART OF THESE PLANS OR DRAWINGS IS TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT.

J.S. THOMPSON
ENGINEERING, INC.
100 WADE AVE., SUITE 101
RALEIGH, NC 27601
PHONE: (919) 789-9919
FAX: (919) 789-9921
N.C. LICENSE NO.: C-1333



PRICES, PROVISIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DETAILS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE AND MAY VARY IN ACTUAL CONSTRUCTION. ACTUAL POSITION OF HOUSE ON LOT WILL BE DETERMINED BY THE SITE PLAN AND PLAT PLAN. COORDINATION OF COORDINATES AND THE PROPERTY OF H&H HOMES. ANY USE, REPRODUCTION, ADAPTATION, OR DISPLAY OF THESE PLANS IS STRICTLY PROHIBITED. SEE WITH HOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT © 2018 H&H HOMES

H&H HOMES, INC.
WILMINGTON

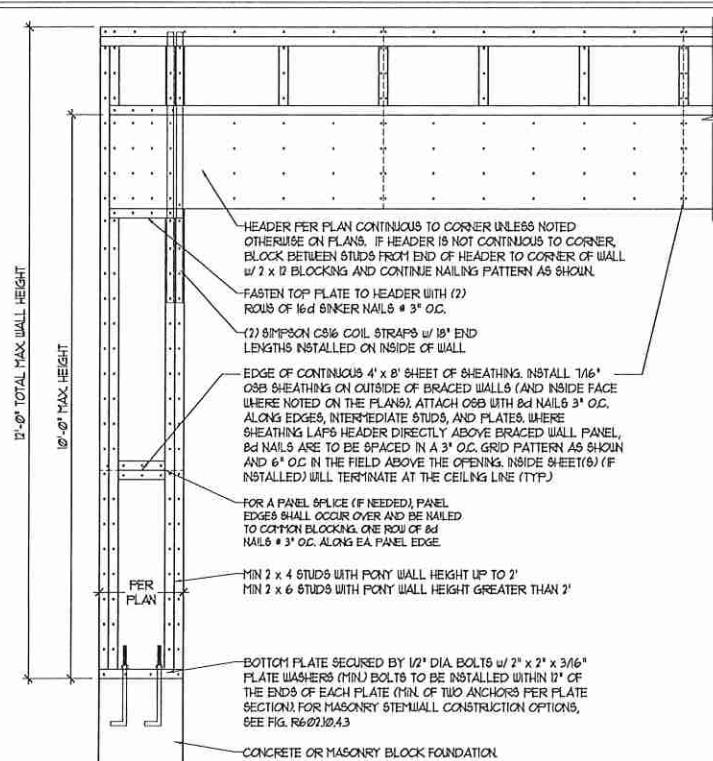
DATE: FEBRUARY 12, 2018
REV.:
SCALE: 1/4" = 1'-0"
DRAWN BY: WG
ENGINEERED BY: WLF
REVIEWED BY: JES

CEILING FRAMING PLAN
S-3

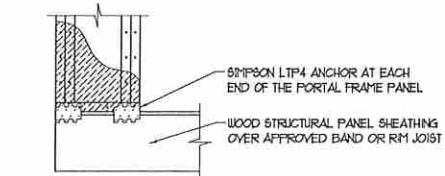


GENERAL WALL BRACING NOTES:

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 R602.3.5, METHOD GB TO BE FASTENED PER TABLE R602.10.1.
6. CS-USP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL" WALL BRACING METHOD. 1/4" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x Ø13" 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 R602.3.5. 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.

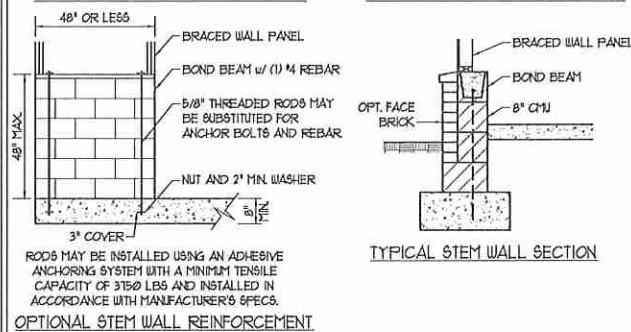
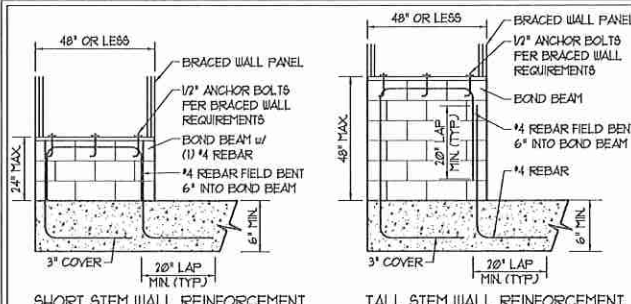


OVER CONCRETE OR MASONRY BLOCK FOUNDATION

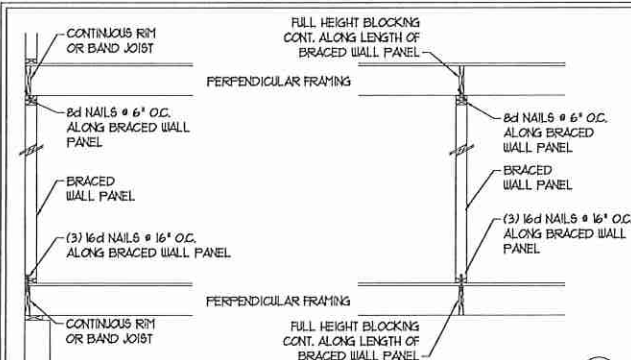


OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
 * APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS *

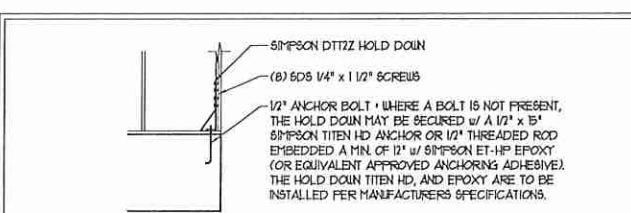
METHOD FF-PORTAL FRAME DETAIL ①



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

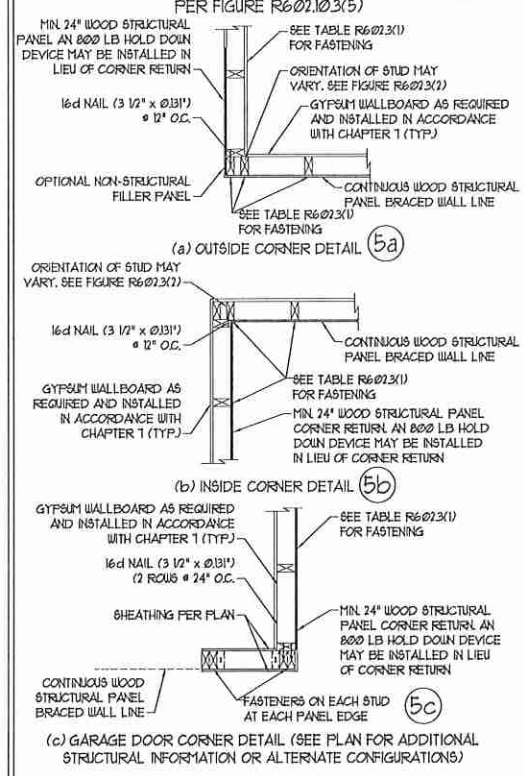


BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING ③
 PER FIGURE R602.10.4.4(1)

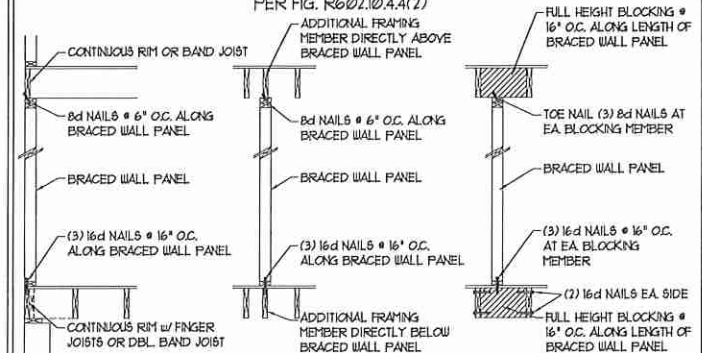


HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB ④
 * APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

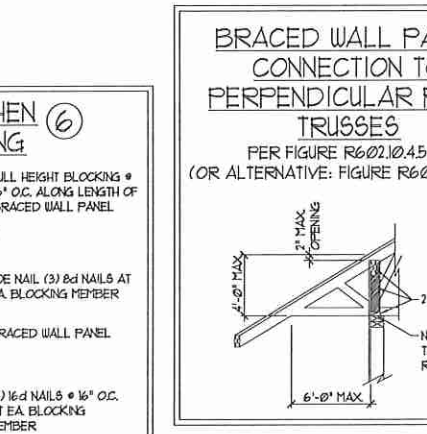
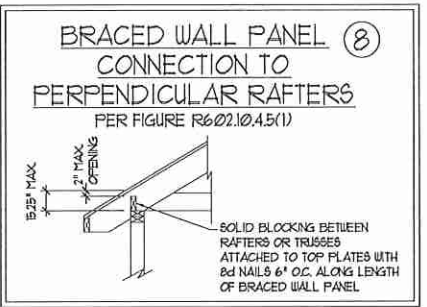
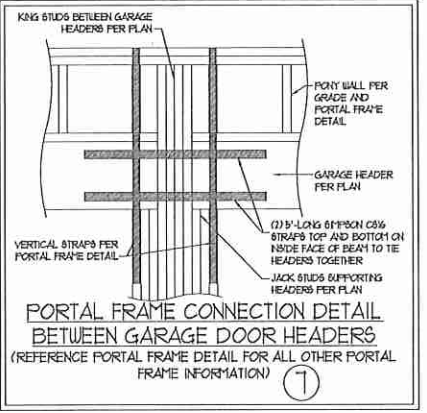
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤



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



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



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES ⑨
 PER FIGURE R602.10.4.5(3)
 (OR ALTERNATIVE: FIGURE R602.10.4.5(2))

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



J.S. THOMPSON ENGINEERING, INC.
 600 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, 2015
 SCALE: 1/4" = 1'-0"
 DRAWN BY: JST
 ENGINEERED BY: JST

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 FOOTINGS. 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/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 (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: P _g | 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 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.16 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 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 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 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 A603 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 B301/ASCE 5/11/18 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNBRIDGED 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 309, NCHA TR60-A OR ACE B301/ASCE 5/11/18 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(X1), R404.1(X2), R404.1(X3), OR R404.1(X4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(X5) OF THE NRC, 2018 EDITION. 6"EP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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

FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE #2 SFF 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).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 1300000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2375 PSI, Fv = 310 PSI, E = 8500000 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 = 2900 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 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 6ELF 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(U) AND R602.1(V) 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 EXIT 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 100 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR L180 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16' SECTION OF SIMPSON C916 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH 100LB STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON 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.: C-1733

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