

# TOPSAIL

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

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

05/13/2020



## TOPSAIL REVISION LIST - STRUCTURAL:

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

## TOPSAIL REVISION LIST - ARCHITECTURAL:

- 1.) WINDOWS CHANGED TO 30" WIDTH (5-30-14)
- 2.) STAIR TREADS CHANGED TO 10" (5-30-14)
- 3.) ELECTRICAL PLAN ADJUSTED (7-21-14)
- 4.) MOVED COAT CLOSET FROM FOYER AND RELOCATED PANTRY CLOSET (1-12-15)
- 5.) MOVED SERVICE DOOR TO FRONT OF GARAGE (1-12-15)
- 6.) ADDED PORCH WRAP OPTION, DOUBLE GARAGE DOOR OPTION, 120" DEEP REAR PORCH OPTION, 120" REAR PATIO OPTION (1-12-15)
- 7.) ELIMINATED WING WALL IN FAMILY ROOM (1-12-15)
- 8.) ELIMINATED SIDE WINDOW IN FAMILY ROOM (1-12-15)
- 9.) ADDED ALL BRICK OPTIONS (12-4-15)
- 10.) ADDED CLOSET UNDER STAIRS.
- 11.) SHIFTED GARAGE ENTRY AND COAT CLOSET TOWARDS FAMILY ROOM 4". (10-17)
- 12.) ELIMINATED SECOND PANTRY FROM KITCHEN EXTERIOR WALL. MADE VALET STD. WITH OPT. SHELVES. (10-17)
- 13.) REMOVED CEILING VAULTS FROM BEDROOMS #2, #3 AND LOFT/ BEDROOM #4. (10-17)
- 14.) ELIMINATED CHASE AT SECOND FLOOR HALL BATH. MOVED VANITY DOWN AND ADDED 45" WALL AT TOILET. (10-17)
- 15.) SWAPPED P.D.S. AND RETURN LOCATIONS ON SECOND FLOOR. (10-17)
- 16.) MODIFIED MASTER BATH TO ACCOMMODATE A WATER CLOSET. (10-17)
- 17.) CHANGED FIREPLACE FROM 36" TO 32" (3-19)

*Inventory Marked*

*OKM0000170*

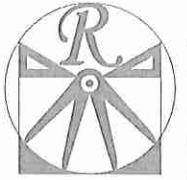


COVER SHEET

H&H HOMES  
TOPSAIL

DATE: 10-13-17  
REV.: 321-19  
DRAWN BY: WG  
ENGINEERED BY:  
REVIEWED BY:

CS



**RENAISSANCE**  
RESIDENTIAL DESIGN, INC.  
4810 GLENHIST CT., 1 RALEIGH, NC 27612  
919-459-4128  
WWW.RIDCAROLINA.COM

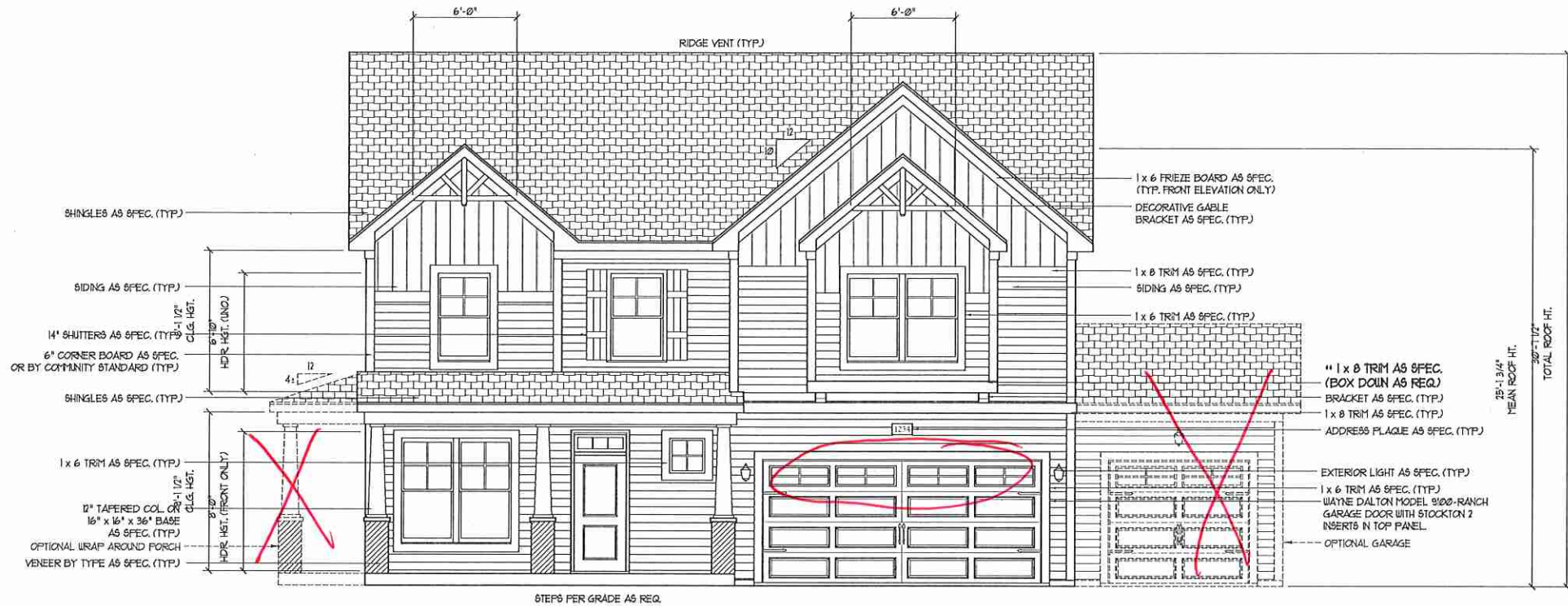
"The art of transforming your vision into reality."  
RENAISSANCE RESIDENTIAL DESIGN, INC. RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, ELEVATIONS, MATERIALS AND SPECIFICATIONS WITHOUT NOTICE. THESE DRAWINGS ARE FOR THE PURPOSE OF OBTAINING AN ARCHITECTURAL CONCEPT ONLY.

RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES ITS CONSIDERABLE 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. IF YOU ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

**J.S. THOMPSON ENGINEERING, INC.**  
105 WADE AVE., SUITE 101  
RALEIGH, NC 27609  
PHONE: (919) 788-9999  
FAX: (919) 788-9921  
N.C. LICENSE NO. C-1733

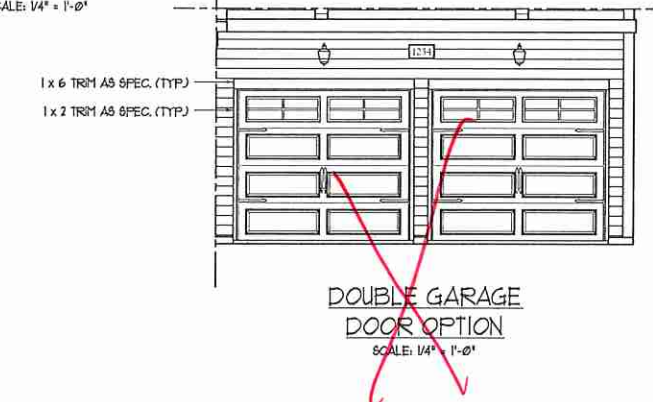


PRICE, PROMOTION, INCENTIVE, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DESIGNS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND DIMENSIONS WILL BE DETERMINED BY THE SITE PLAN AND PLOT PLAN. FLOOR PLANS AND ELEVATION RENDERINGS ARE ARTIST CONCEPTS AND NOT TO BE USED FOR CONSTRUCTION. ADAPTATION OR DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT 2017, H&H HOMES



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

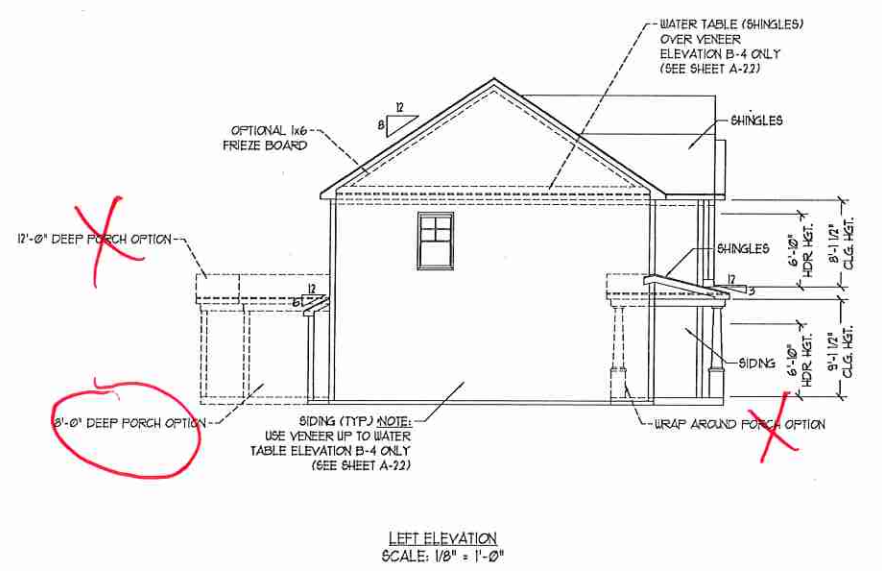
**\*\* NOTE: SEE PAGE A-2.1 FOR SPECIFIC FRONT ELEVATION-B DETAILS. SEE PAGE A-2.2 FOR B-4 (ALL BRICK) ELEVATIONS**



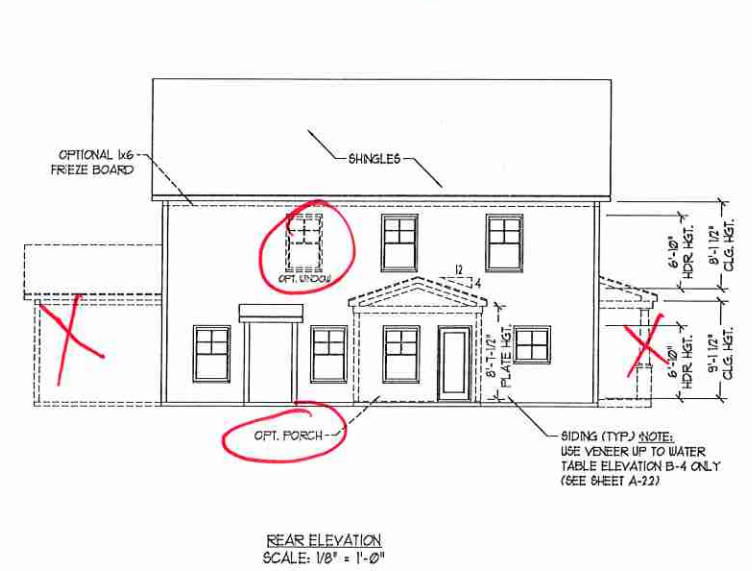
**DOUBLE GARAGE DOOR OPTION**  
SCALE: 1/4" = 1'-0"



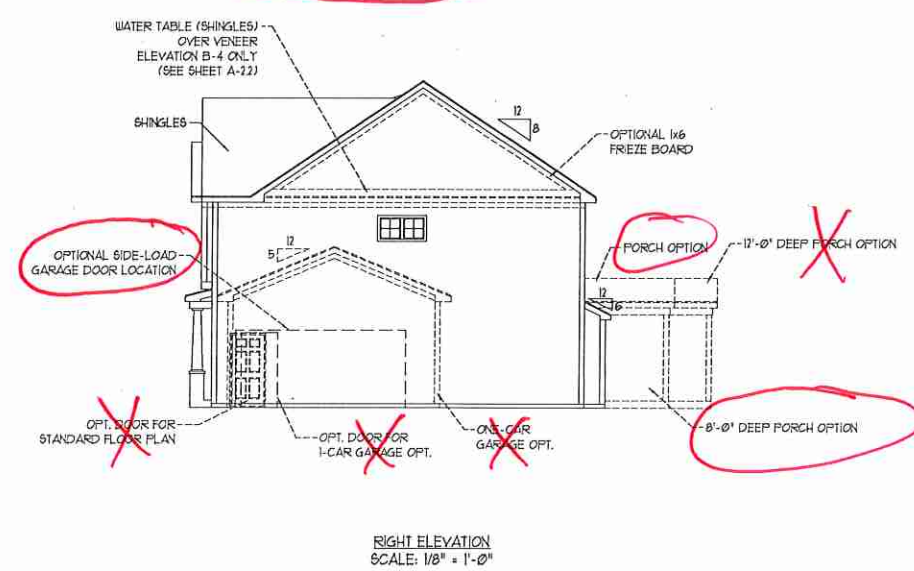
**SIDE LOAD GARAGE OPTION**  
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)  
SCALE: 1/4" = 1'-0"



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



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

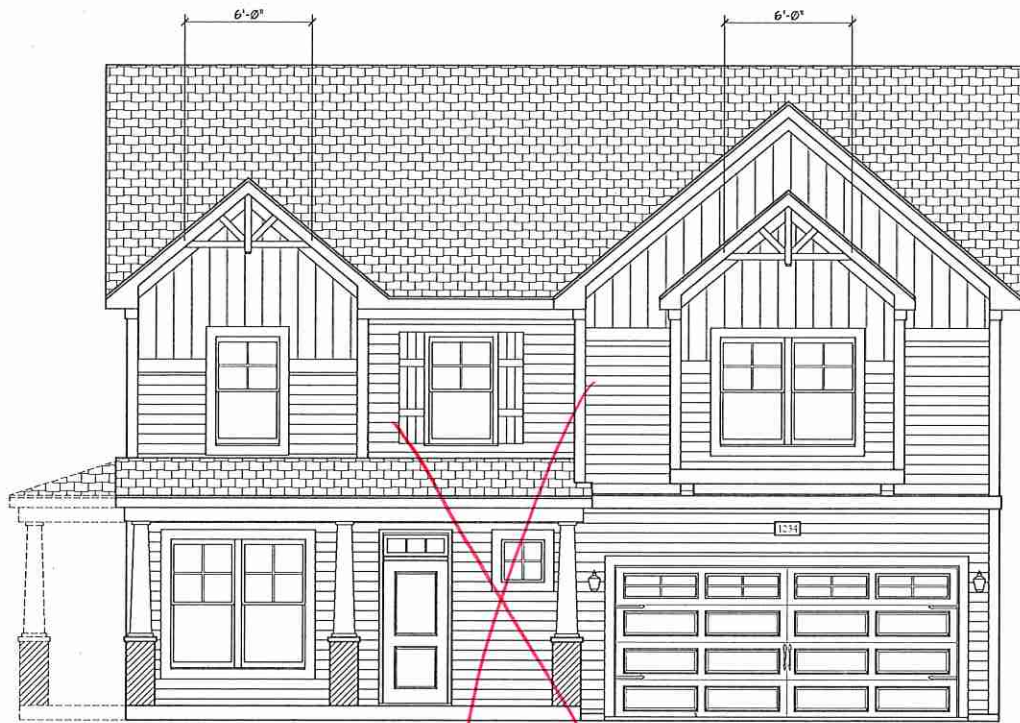


**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"

H&H HOMES, INC.  
TOPSAIL DRIVE RIGHT

DATE: OCTOBER 18, 2017  
REV.:  
SCALE: AS NOTED  
DRAWN BY: WJG  
ENGINEERED BY: WFB  
REVIEWED BY: JES

B - ELEVATIONS  
**A-2**



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



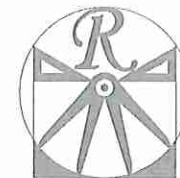
FRONT ELEVATION-B-2  
SCALE: 1/4" = 1'-0"



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



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

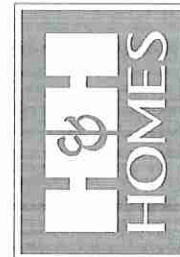


**RENAISSANCE**  
RESIDENTIAL DESIGN, INC.  
4619 GLENMIST CT. 1 RALEIGH, NC 27612  
(919) 640-4128  
WWW.RRDCAROLINA.COM

"The art of transforming your vision into reality."  
RENAISSANCE RESIDENTIAL DESIGN, INC. RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, DIMENSIONS, MATERIALS, AND SPECIFICATIONS WITHOUT NOTICE. THESE DRAWINGS ARE FOR THE PURPOSE OF CONSULTATION AND 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. SUCH AGREEMENTS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

**J.S. THOMPSON**  
ENGINEERING, INC.  
605 WADE AVE., SUITE 104  
RALEIGH, NC 27609  
PHONE: (919) 789-0921  
FAX: (919) 789-0921  
N.C. LICENSE NO. C-4733

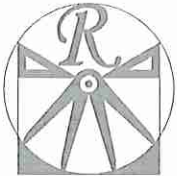


PRICE, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, TERMS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND DIMENSIONS WILL BE DETERMINED BY THE SITE PLAN AND PLAT PLAN. CONSTRUCTION, ACTUAL LOCATION OF HOUSE ON LOT, FLOOR PLANS AND ELEVATION RENDERINGS ARE ARTIST CONCEPTIONS. FLOOR PLANS ARE THE COPYRIGHTED PROPERTY OF H&H HOMES, INC. ANY REPRODUCTION, ADAPTATION OR DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT 2017 H&H HOMES

H&H HOMES, INC.  
TOPSAIL DRIVE RIGHT

DATE: OCTOBER 18, 2017  
REV:  
SCALE: AS NOTED  
DRAWN BY: WG  
ENGINEERED BY: WFB  
REVIEWED BY: JES

B - ELEVATION  
OPTIONS  
A-2.1



**RENAISSANCE**  
RESIDENTIAL DESIGN, INC.  
4818 GLENNIST CT., | RALEIGH, NC 27612  
(919) 610-4128  
WWW.RIDDCAROLINA.COM

RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES ITS RIGHTS IN THESE PLANS AND ANY OTHER FACILITY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM RENAISSANCE RESIDENTIAL DESIGN, INC. FOR THE PARTY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM RENAISSANCE RESIDENTIAL DESIGN, INC.

**J.S. THOMPSON**  
**ENGINEERING, INC.**  
105 WADE AVE., SUITE 104  
RALEIGH, NC 27615  
PHONE: (919) 260-0930  
FAX: (919) 260-0921  
NC LICENSE NO. C-1733



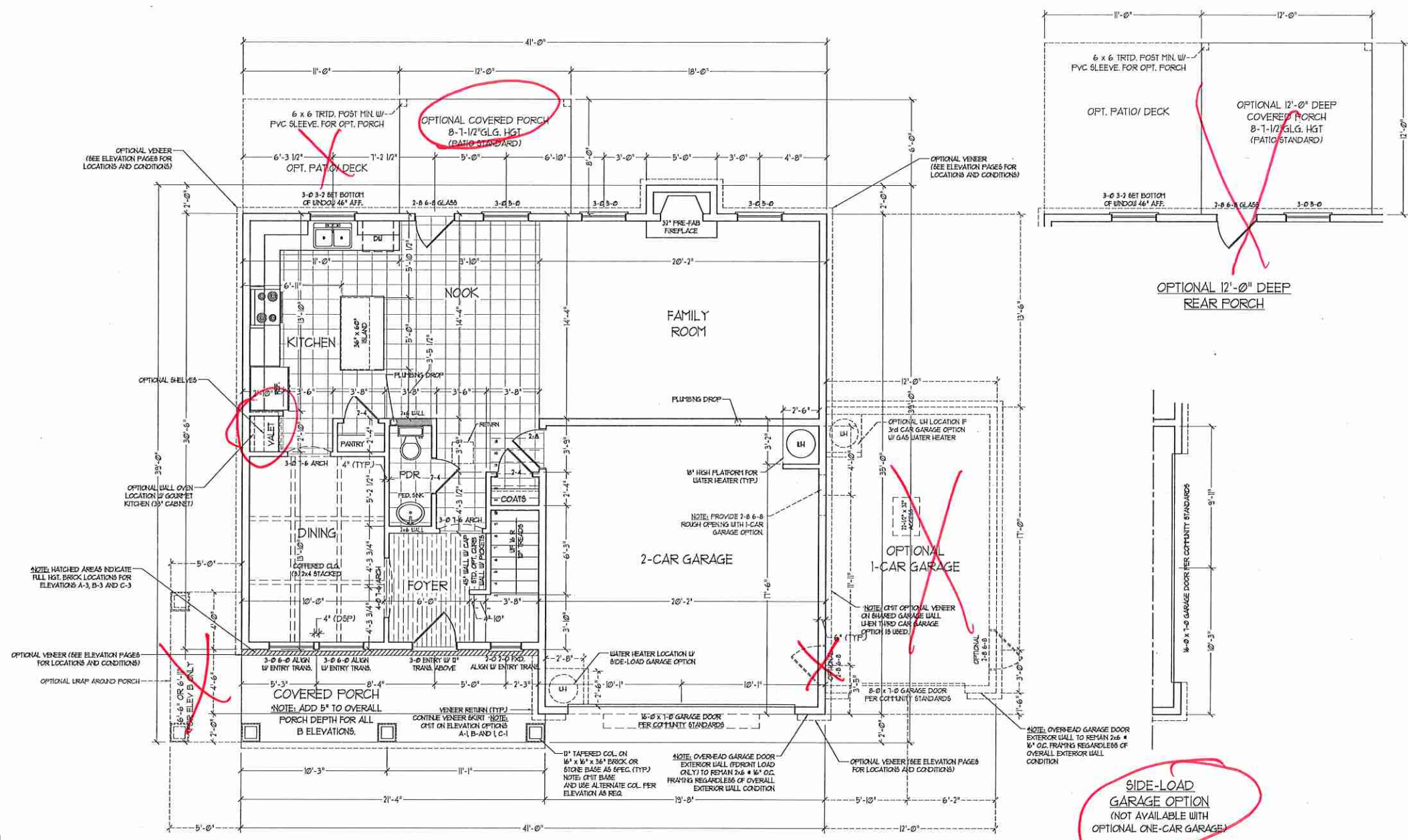
PRICES, PROMOTIONS, INTERIORS, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, SPECIFICATIONS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND DIMENSIONS WILL BE DETERMINED BY THE SITE PLAN AND PLOT PLAN. FLOOR PLANS AND ELEVATION RENDERINGS ARE ARTIST CONCEPTIONS AND NOT TO BE USED FOR CONSTRUCTION, ADAPTATION, OR DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT © 2017 H&H HOMES

H&H HOMES, INC.  
TOPSAIL DRIVE RIGHT

DATE: OCTOBER 18, 2017  
REV:  
SCALE: 1/4"=1'-0"  
DRAWN BY: WJG  
ENGINEERED BY: WFB  
REVIEWED BY: JES

FIRST FLOOR  
PLAN

A-4

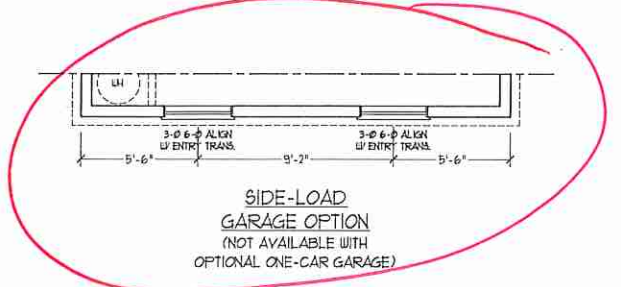
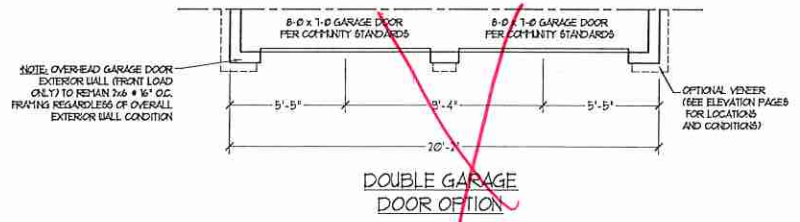


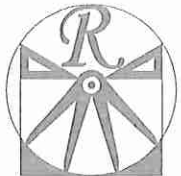
**NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).**

2x6 WALL  
SHADE 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

SQUARE FOOTAGE	
1st FLOOR:	949 SQ. FT.
2nd FLOOR:	1351 SQ. FT.
TOTAL:	2300 SQ. FT.
FRONT PORCH:	131 SQ. FT.
STD. REAR PATIO:	96 SQ. FT.
GARAGE:	401 SQ. FT.

SQUARE FOOTAGE (OPTIONS)	
FIRST FLOOR (BRICK):	999 SQ. FT.
SECOND FLOOR (BRICK):	1405 SQ. FT.
TOTAL (BRICK):	2404 SQ. FT.
GARAGE (BRICK):	418 SQ. FT.
FRONT PORCH (WRAP OPTION):	53 SQ. FT.
REAR PORCH (8'-0" DEEP):	96 SQ. FT.
REAR PORCH (12'-0" DEEP):	144 SQ. FT.
OPT. PATIO/ DECK: (8'-0" DEEP):	80 SQ. FT.
OPT. PATIO/ DECK: (12'-0" DEEP):	132 SQ. FT.
1-CAR GARAGE:	240 SQ. FT.





**RENAISSANCE**

RESIDENTIAL DESIGN, INC.  
4810 GLENHIST CT. | DALEIGH, NC 27612  
(919) 649-4128

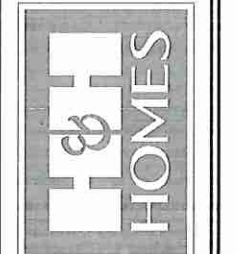
WWW.RHD-CAROLINA.COM

"The art of transforming your vision into reality."

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

RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RELEASES ITS CONTRACTOR, ARCHITECT 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. IF YOU ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

**J.S. THOMPSON ENGINEERING, INC.**  
606 WADE AVE., SUITE 104  
RALEIGH, NC 27605  
PHONE: (919) 344-9116  
FAX: (919) 780-9521  
N.C. LICENSE NO. C1173



PRICE, CONDITIONS, INCENTIVES, FEATURES, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND DIMENSIONS ARE ESTIMATED AND MAY VARY IN ACTUAL CONSTRUCTION. ALL DIMENSIONS AND FINISHES WILL BE DETERMINED BY THE SITE PLAN AND SET OF PLAN. FLOOR PLANS AND ELEVATION RENDERINGS ARE ARTIST CONCEPTIONS. FLOOR PLANS ARE THE COPYRIGHTED PROPERTY OF H&H HOMES. ANY USE, REPRODUCTION, OR MODIFICATION OF THESE PLANS IS PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT 2017 H&H HOMES.

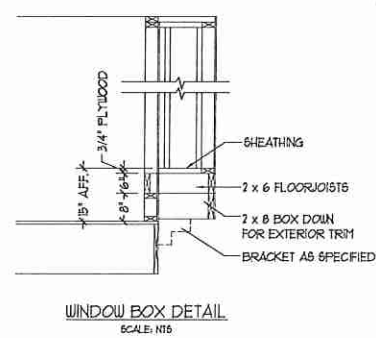
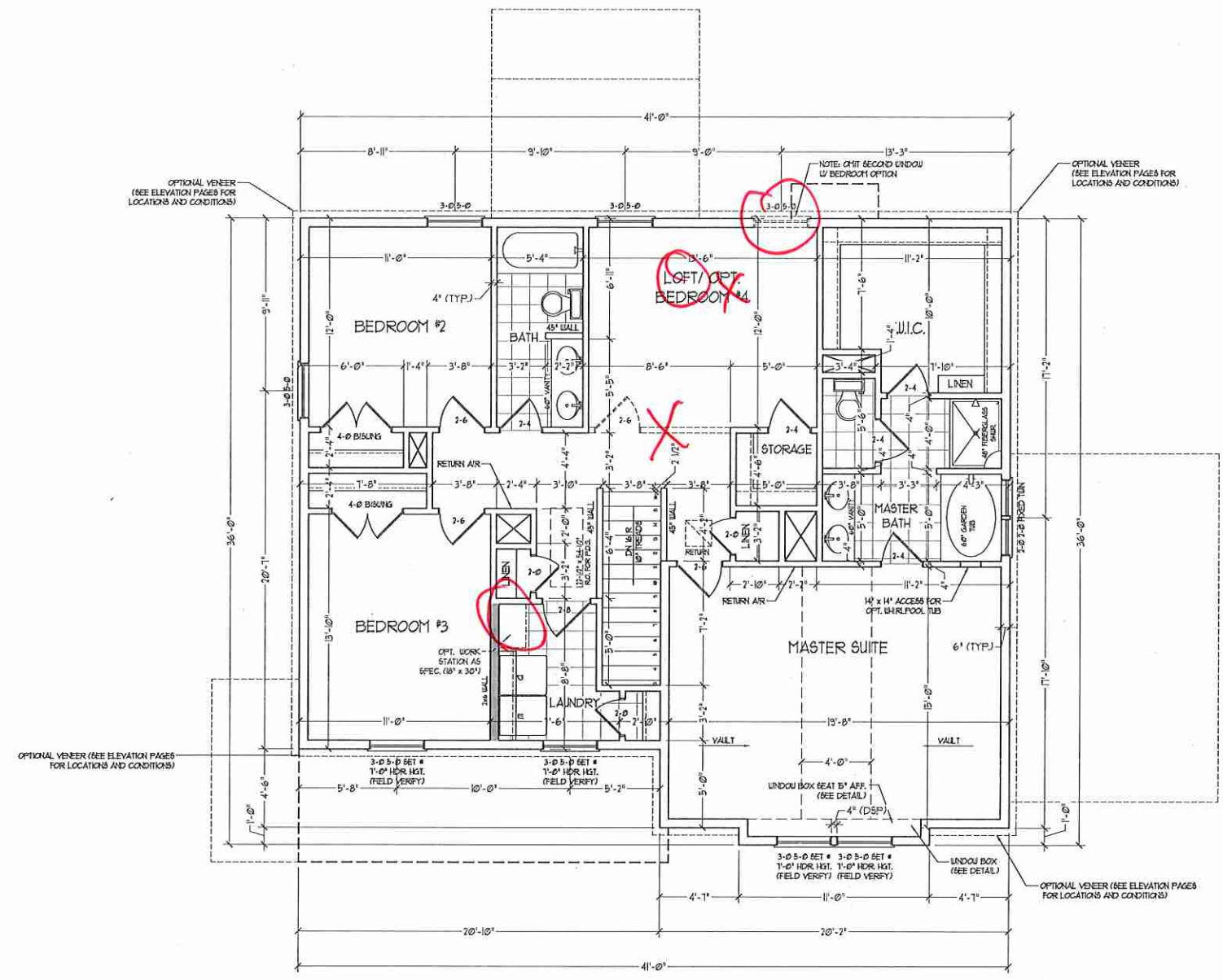
H&H HOMES, INC.  
TOPSAIL DRIVE RIGHT

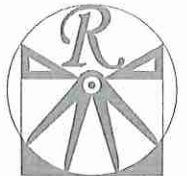
DATE: OCTOBER 18, 2017  
REV.:  
SCALE: 1/4" = 1'-0"  
DRAWN BY: WG  
ENGINEERED BY: WFB  
REVIEWED BY: JES

SECOND FLOOR PLAN  
A-5

**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



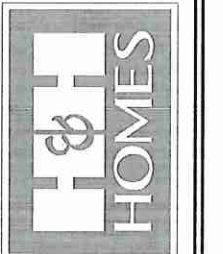


**RENAISSANCE**  
RESIDENTIAL DESIGN, INC.  
4810 GLENHIST CT. | RALEIGH, NC 27612  
(919) 649-4128  
WWW.RRDCAROLINA.COM

"The art of transforming your vision into reality."  
RENAISSANCE RESIDENTIAL DESIGN, INC. RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, DIMENSIONS, 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 CONSULTING COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DIMENSIONS 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. IF YOU ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

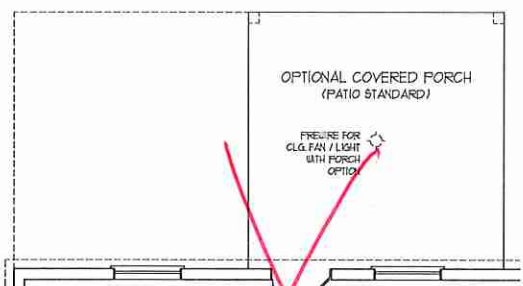
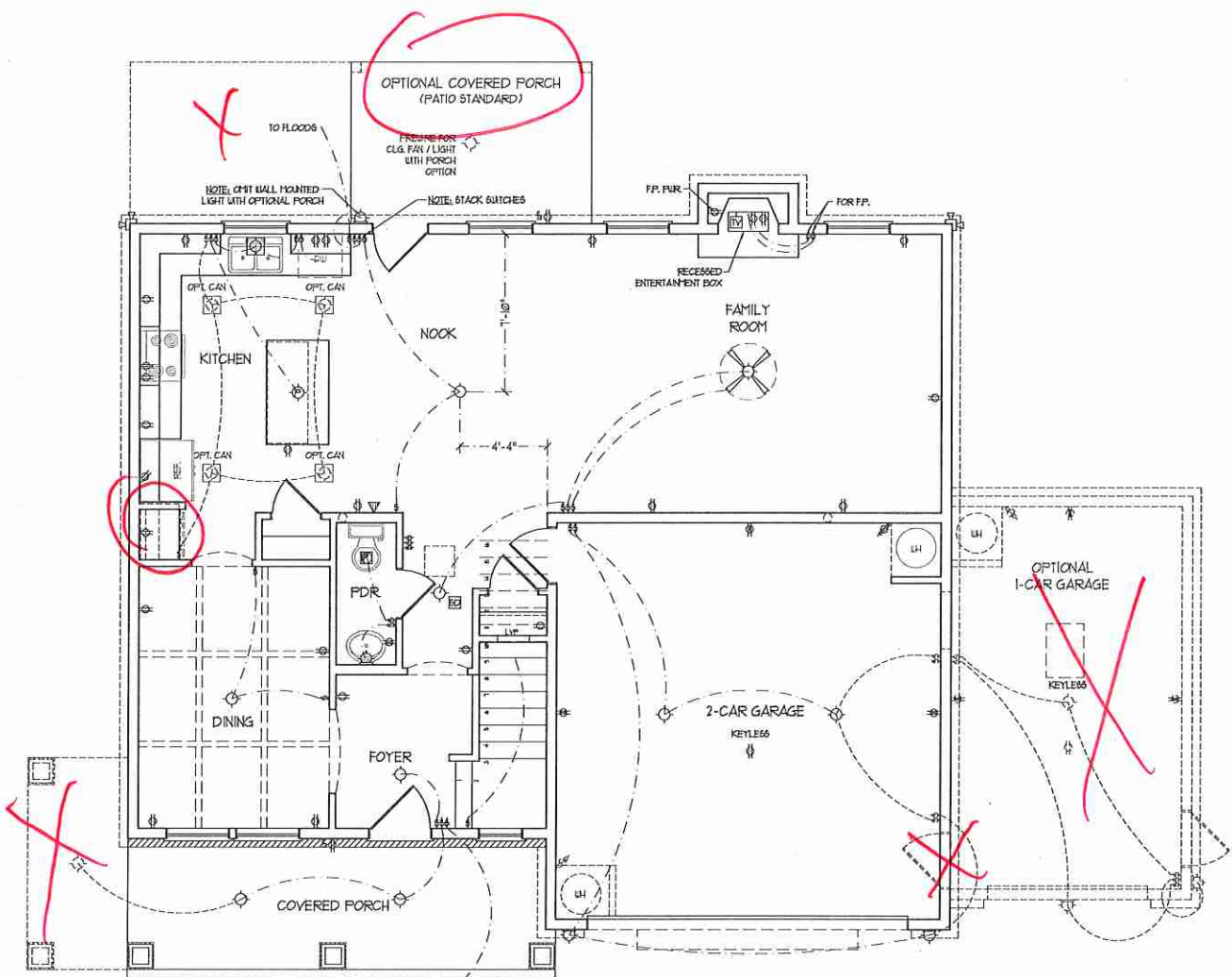
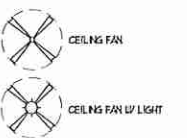
**J.S. THOMPSON**  
ENGINEERING, INC.  
605 WADE AVE., SUITE 104  
RALEIGH, NC 27609  
PHONE: (919) 236-0999  
FAX: (919) 769-0921  
N.C. REG. ENG. NO. C-4135



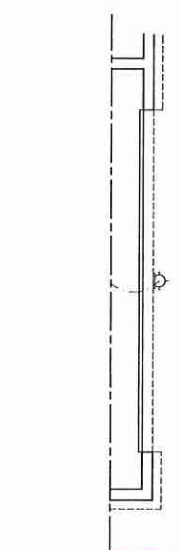
THESE PROVISIONS, INSERTIONS, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DETAILS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND DIMENSIONS WILL BE DETERMINED BY THE SITE PLAN AND PLOT PLAN. FLOOR PLANS AND ELEVATION DIMENSIONS ARE ARTIST CONCEPTIONS. FLOOR PLANS ARE THE COPYRIGHTED PROPERTY OF RENAISSANCE RESIDENTIAL DESIGN, INC. ADAPTATION OR DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT 2017 H&H HOMES

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

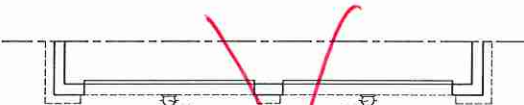
- ELECTRICAL LEGEND**
- ⊕ 10 V OUTLET
  - ⊕ 10 V GFI OUTLET
  - ⊕ 10 V SWITCHED OUTLET
  - ⊕ 10 V BASEBOARD OUTLET
  - ⊕ 4-FLX
  - ⊕ COUNTER OR FLOOR MOUNTED
  - ⊕ COUNTER OR FLOOR MOUNTED 10V GFI
  - ⊕ LEATHERPROOF
  - ⊕ 220 V OUTLET
  - ⊕ 10 V DEDICATED CIRCUIT
  - ⊕ 220 V DEDICATED CIRCUIT
  - ⊕ H SPECIAL PURPOSE (H2O V, ETC)
  - ⊕ WALL MOUNT LIGHT
  - ⊕ CEILING MOUNT LIGHT
  - ⊕ PENDANT LIGHT
  - ⊕ RECESSED CAN LIGHT
  - ⊕ MIN CAN LIGHT
  - ⊕ EYEBALL LIGHT
  - ⊕ FLUORESCENT LIGHT
  - ⊕ UNDERCABINET LIGHT
  - ⊕ FLOOD LIGHT
  - ⊕ SWITCH
  - ⊕ 3-WAY SWITCH
  - ⊕ 4-WAY SWITCH
  - ⊕ DIFFER SWITCH
  - ⊕ TELEPHONE
  - ⊕ TV CONNECTION
  - ⊕ CONDUIT FOR COMPONENT WIRING
  - ⊕ SPEAKER
  - ⊕ DOORBELL CHIME
  - ⊕ 10 V SMOKE DETECTOR
  - ⊕ EXHAUST FAN
  - ⊕ LOW VOLTAGE PANEL



OPTIONAL 12'-0" DEEP REAR PORCH



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



DOUBLE GARAGE DOOR OPTION

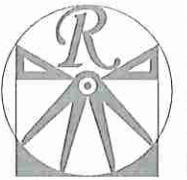


SIDE-LOAD GARAGE OPTION (NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)

H&H HOMES, INC.  
TOPSAIL DRIVE RIGHT

DATE: OCTOBER 18, 2017  
REV:  
SCALE: 1/4" = 1'-0"  
DRAWN BY: WG  
ENGINEERED BY: WFB  
REVIEWED BY: JES

FIRST FLOOR  
ELECTRICAL  
PLAN  
E-1



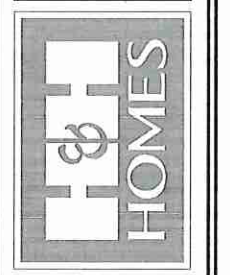
**RENAISSANCE**

RESIDENTIAL DESIGN, INC.  
4810 GLENHURST CT. 1 RALEIGH, NC 27612  
(919) 848-1128  
WWW.RHDGARCHITECTURE.COM

"The art of transforming your vision into reality."  
RENAISSANCE RESIDENTIAL DESIGN, INC. RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, DIMENSIONS, 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 DIMENSIONS ARE NOT TO BE REPRODUCED, CHANGED, 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.

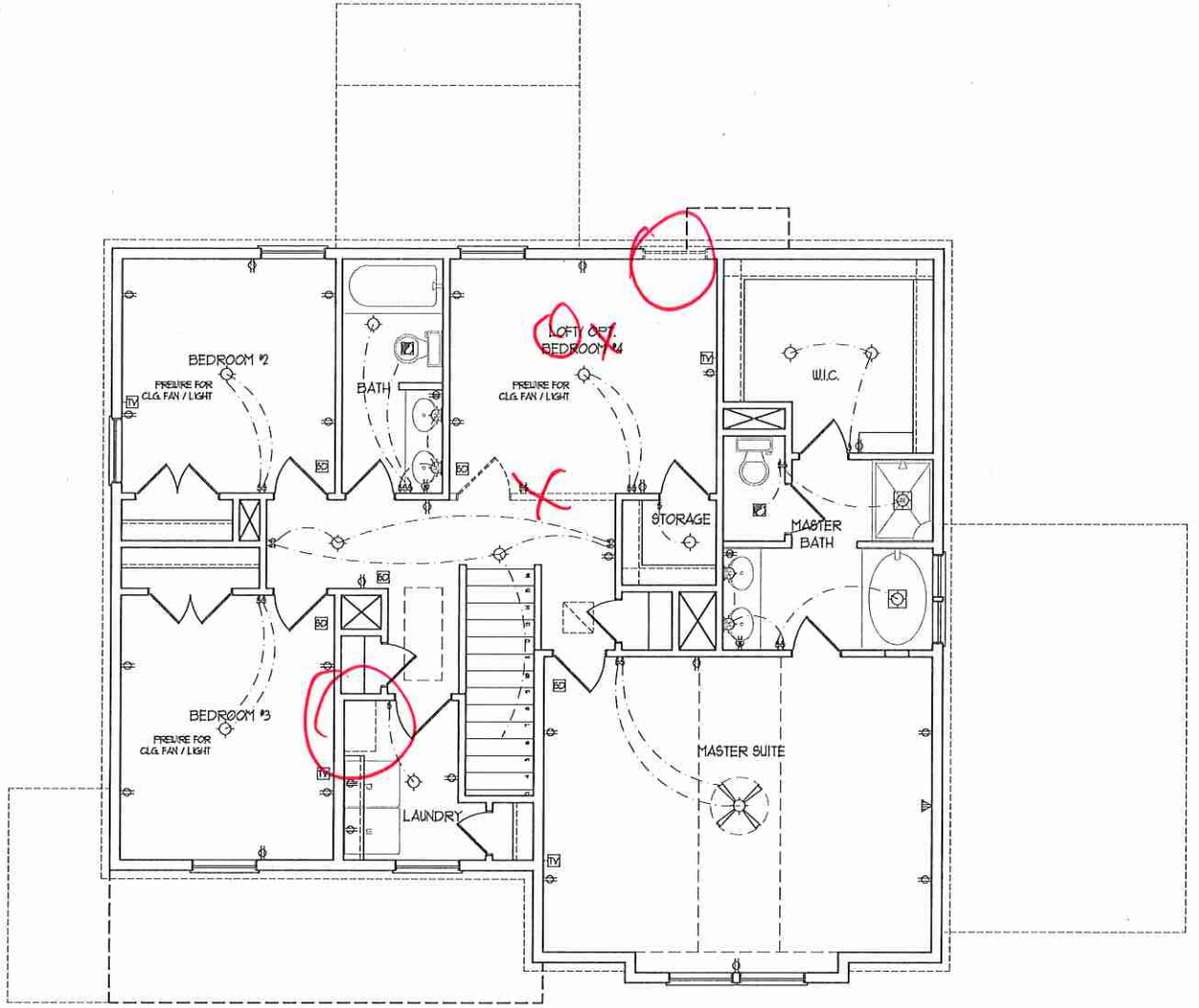
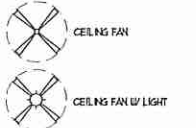
**J.S. THOMPSON ENGINEERING, INC.**  
105 WADE AVE., SUITE 101  
RALEIGH, NC 27605  
PHONE: (919) 789-9939  
FAX: (919) 789-9921  
N.C. LICENSE NO. C4133



PRICES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DESIGNS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE AND MAY VARY FROM THE INFORMATION AND MATERIALS LISTED HEREIN. CONSTRUCTION, ACTUAL POSITION OF HOUSE ON LOT WILL BE DETERMINED BY THE SITE PLAN AND PLAT PLAN. FLOOR PLANS AND ELEVATION DIMENSIONS ARE ARTIST CONCEPTS AND NOT TO BE USED FOR CONSTRUCTION, ADAPTATION, OR DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT ©2017 H&H HOMES

**ELECTRICAL LAYOUT NOTES:**  
1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.  
2) VANITY LIGHTS TO BE SET @ 30" AFF. (TYP)  
3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.  
4) PLACE SWITCHES @ MINIMUM ROUGH OPENINGS.

- ELECTRICAL LEGEND**
- ⊕ 15 V OUTLET
  - ⊕ 15 V GFI OUTLET
  - ⊕ 15 V SWITCHED OUTLET
  - ⊕ 15 V BASEBOARD OUTLET
  - ⊕ 4-FLEX
  - ⊕ COUNTER OR FLOOR MOUNTED
  - ⊕ COUNTER OR FLOOR MOUNTED 15V GFI
  - ⊕ LEATHER-PROOF
  - ⊕ 220 V OUTLET
  - ⊕ 15 V DEDICATED CIRCUIT
  - ⊕ 220 V DEDICATED CIRCUIT
  - ⊕ SPECIAL PURPOSE (240 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
  - ⊕ 15 V SMOKE DETECTOR
  - ⊕ EXHAUST FAN
  - ⊕ LOU VOLTAGE PANEL



H&H HOMES, INC.  
TOPSAIL DRIVE RIGHT

DATE: OCTOBER 18, 2017  
REV.:  
SCALE: 1/4" = 1'-0"  
DRAWN BY: WG  
ENGINEERED BY: WFB  
REVIEWED BY: JES  
SECOND FLOOR ELECTRICAL PLAN  
E-2

**FOUNDATION VENTILATION CALCULATION**

949 SQ. FT. OF CRAWL SPACE DIVIDED BY 500 EQUALS 0.6 SQ. FT. OF NET FREE AREA REQUIRED. INSTALL 6 MIL POLY TO COVER ENTIRE CRAWL SPACE. LOCATE VENTS WITHIN 3'-0" OF EACH CORNER OF THE BUILDING TO PROVIDE CROSS-VENTILATION.

**50 MPH ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:**

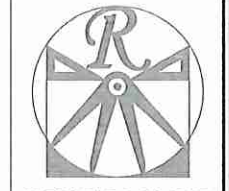
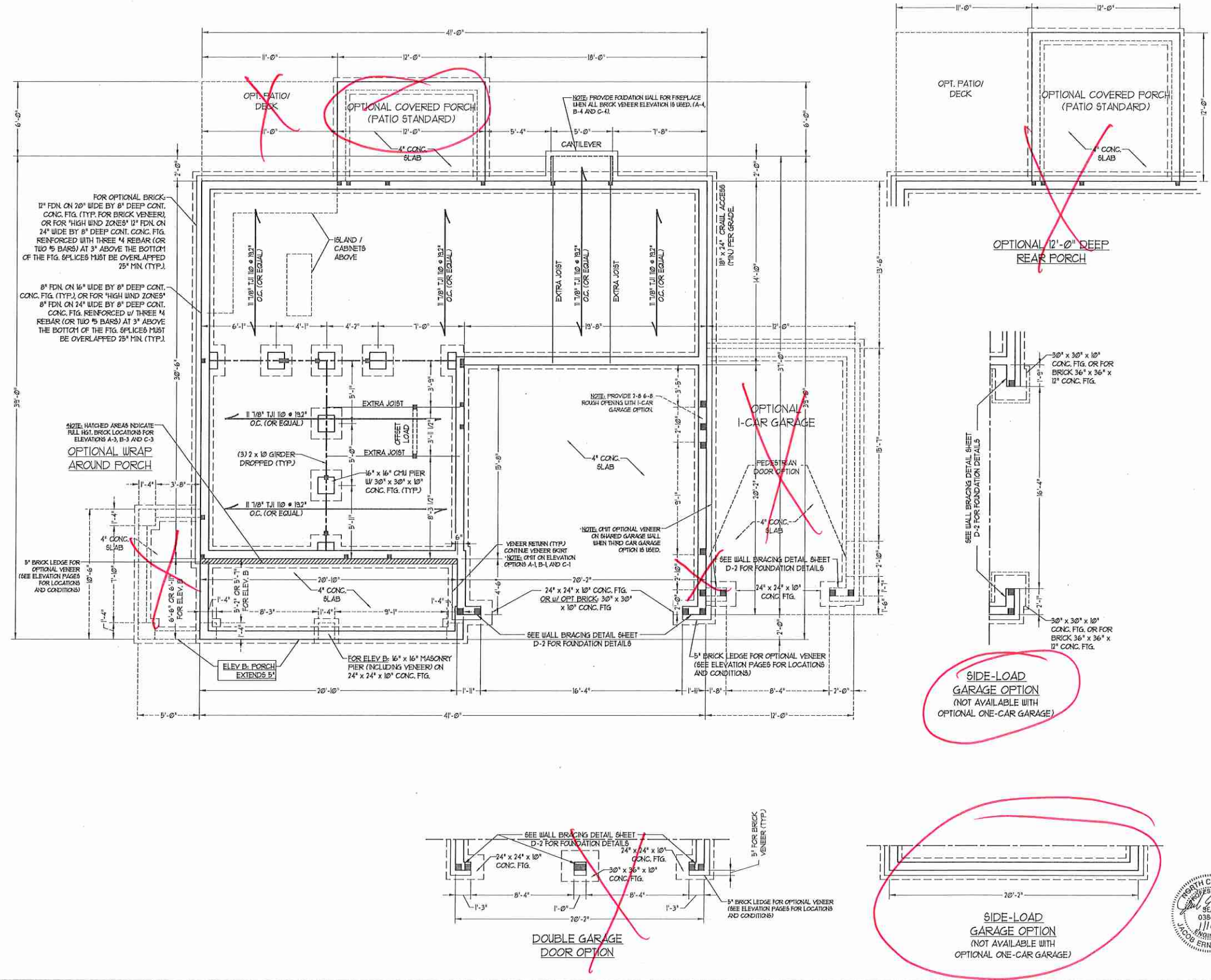
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2008 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 (HIGH WIND ZONES) FOR 50 MPH WINDS.
- BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 (HIGH WIND ZONES) FOR 50 MPH WINDS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2008 EDITION.
- FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2008 EDITION.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- WALL CLADDING DESIGNED FOR 4.3 PSF AND -31 PSF (-). INDICATE POSITIVE / NEGATIVE PRESSURE (TYP).
- ROOF CLADDING DESIGNED FOR 42.2 PSF AND -28 PSF FOR ROOF PITCHES 1/2 TO 1/12 AND 44 PSF AND -51 PSF FOR ROOF PITCHES 2/12 TO 1/2.
- 1/4" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
- WALLS TO BE BRACED IN ACCORDANCE WITH SECTION R602.10.3 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2008 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, 2008 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 SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2008 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 WITHIN MIDDLE THIRD OF FLATE WIDTH.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- EXTERIOR WALLS DESIGNED FOR 80 MPH WINDS.
- WALL CLADDING DESIGNED FOR 45.9 PSF AND -20 PSF (-). INDICATE POSITIVE / NEGATIVE PRESSURE (TYP).
- ROOF CLADDING DESIGNED FOR 44.3 PSF AND -18 PSF FOR ROOF PITCHES 1/2 TO 1/12 AND 46 PSF AND -36 PSF FOR ROOF PITCHES 2/12 TO 1/2.
- INSTALL 1/4" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION R602.10.3 OF THE NRC, 2008 EDITION. SEE THE WALL BRACING NOTES AND DETAIL SHEET FOR MORE INFORMATION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 8 OF THE NRC, 2008 EDITION.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

**STRUCTURAL NOTES:**

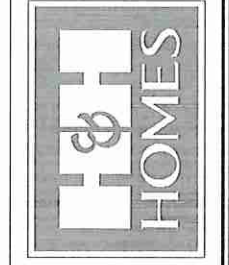
- ALL FRAMING LUMBER TO BE #2 SFF (UNO). ALL TREATED LUMBER TO BE #2 TYP (UNO).
- INSTALL AN EXTRA OR DOUBLE JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
- SQUARES DEVOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION.
- SHADED PIERS TO BE FILLED SOLID.
- INSTALL LADDER WIRE #16 O.C. TO SECURE MULTIPLE WITH THE FOUNDATION WALLS TOGETHER.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



**RENAISSANCE**  
RESIDENTIAL DESIGN, INC.  
4510 GLENHIST CT., 1 RALEIGH, NC 27617  
(919) 448-4128  
WWW.RRDCAROLINA.COM

RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES THE COPYRIGHT TO ALL RIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PROJECT OR MANAGER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RENAISSANCE RESIDENTIAL DESIGN, INC. FOR ANY PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT.

**J.S. THOMPSON**  
ENGINEERING, INC.  
60 WADE AVE., SUITE 101  
FAIRFAX, NC 27505  
TEL: (919) 280-9909  
FAX: (919) 280-9211  
N.C. LICENSE NO.: C-1733



PRICES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DESIGNS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND DIMENSIONS ARE APPROXIMATE. ACTUAL POSITION OF HOUSE ON LOT WILL BE DETERMINED BY THE SITE PLAN AND PLOT PLAN. FLOOR PLANS AND ELEVATION DRAWINGS ARE ARTIST CONCEPTS. H&H HOMES, INC. USES REPRODUCIBLE PROPERTY OF H&H HOMES, INC. USE IS STRICTLY PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT 2017 H&H HOMES

**H&H HOMES, INC.**  
TOPSAIL DRIVE RIGHT

DATE: OCTOBER 18, 2017  
REV.:  
SCALE: 1/4"=1'-0"  
DRAWN BY: WG  
ENGINEERED BY: WFB  
REVIEWED BY: JES

CRAWL  
FOUNDATION  
PLAN  
**S-1**





- BRACED WALL DESIGN NOTES:**
- BRACED WALL DESIGN PER SECTION R607.10 OF THE NCRC 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 150 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION.
  - SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

**NOTE: 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).**

**BRACED WALL DESIGN**

RECTANGLE A	RECTANGLE B
<b>SIDE 1A (FRONT LOAD)</b> METHOD: CS-USP/FF/GB TOTAL REQUIRED LENGTH: 15' TOTAL PROVIDED LENGTH: 216"	<b>SIDE 1B</b> METHOD: CS-USP/FF TOTAL REQUIRED LENGTH: 456" TOTAL PROVIDED LENGTH: 6'
<b>SIDE 2A</b> METHOD: CS-USP TOTAL REQUIRED LENGTH: 15' TOTAL PROVIDED LENGTH: 2066"	<b>SIDE 2B</b> METHOD: CS-USP TOTAL REQUIRED LENGTH: 456" TOTAL PROVIDED LENGTH: 12'
<b>SIDE 3A (SIDE LOAD)</b> METHOD: CS-USP/FF/GB TOTAL REQUIRED LENGTH: 1135" TOTAL PROVIDED LENGTH: 7012"	<b>SIDE 3B</b> METHOD: CS-USP TOTAL REQUIRED LENGTH: 318" TOTAL PROVIDED LENGTH: 1538"
<b>SIDE 4A</b> METHOD: CS-USP TOTAL REQUIRED LENGTH: 1135" TOTAL PROVIDED LENGTH: 35'	<b>SIDE 4B (CUMULATIVE)</b> METHOD: CS-USP/GB TOTAL REQUIRED LENGTH: 2074" TOTAL PROVIDED LENGTH: 3145"

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

HEADER SPAN (FEET)	MAXIMUM STUD SPACINGS (INCHES) (PER TABLE R607.3/5)	
	16	24
UP TO 3'	1	1
4'	2	1
6'	3	2
8'	5	3
10'	6	4

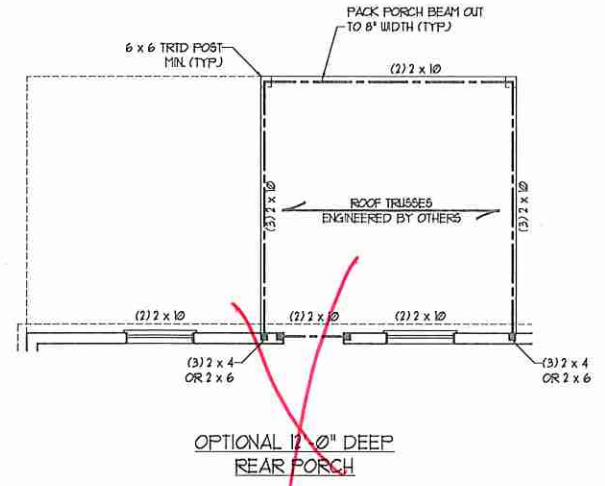
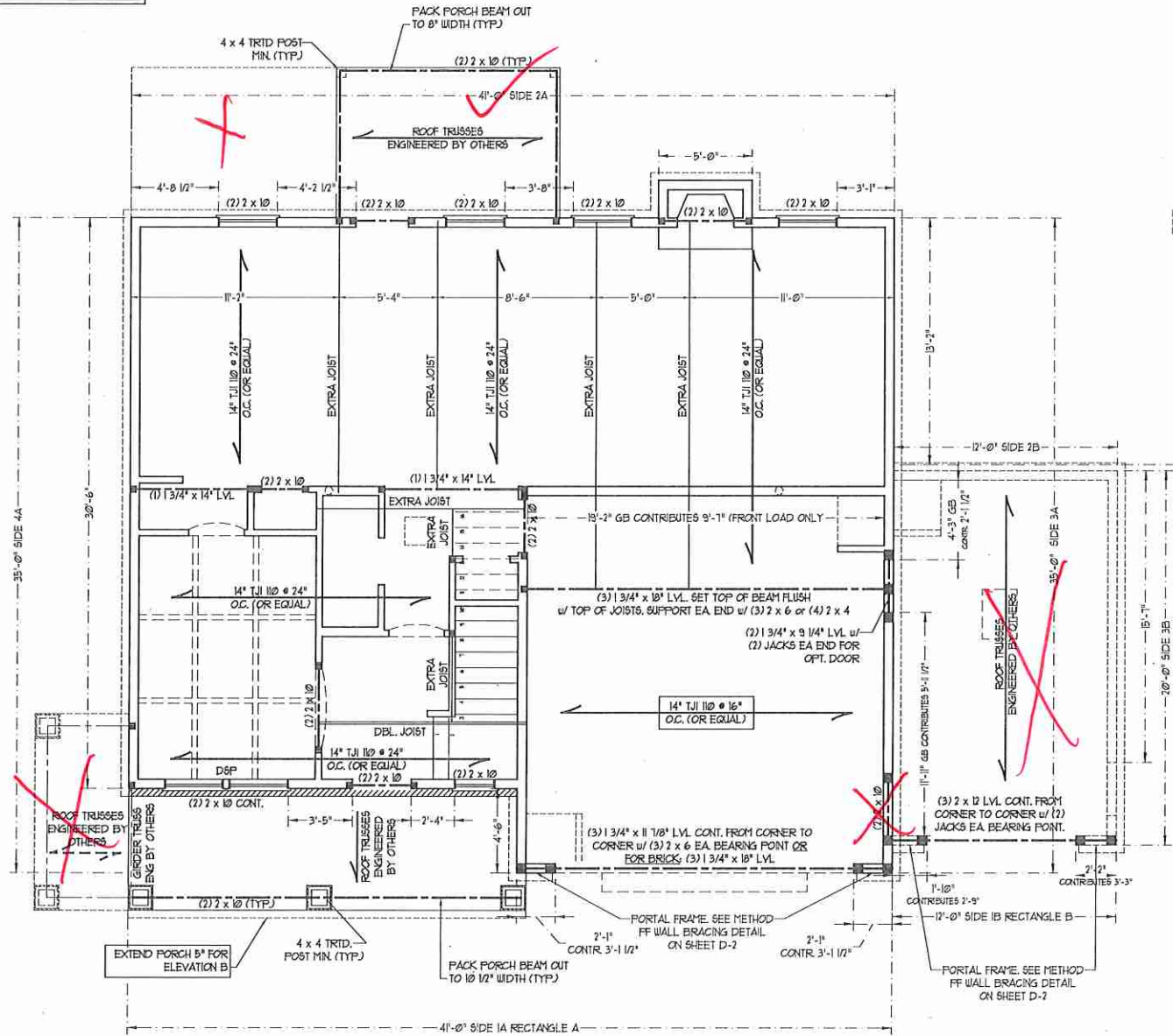
- STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE SFF 2 (UNO). ALL TREATED LUMBER TO BE SYP 2 (UNO).
  - ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
  - INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA END (UNO). SEE TABLE R607.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
  - SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
  - 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.
  - ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ ABU66 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO).
  - FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB w/ (2) METAL ANGLES USING 2" CONC. SCREWS. FASTEN ANGLES TO COLUMNS w/ 1/4" THROUGH BOLTS w/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
  - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

D6P - DOUBLE STUD POCKET

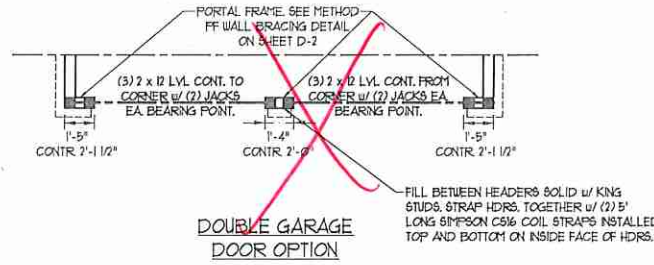
**LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT**

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

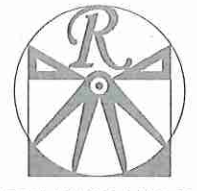
- BRICK SUPPORT NOTES:**
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DWGS. FOR SIZE AND LOCATION OF OPENINGS.
  - (LLV) - LONG LEG VERTICAL
  - LENGTH = CLEAR OPENING
  - ENDED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
  - FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER w/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
  - FOR ALL BRICK SUPPORT @ ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS w/ (4) 12d 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 R103.021 OF THE 2018 NCRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
  - PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.



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



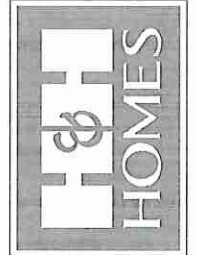
**SIDE-LOAD GARAGE OPTION**  
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)



**RENAISSANCE**  
RESIDENTIAL DESIGN, INC.  
4810 GLENHURST CT., J. RALEIGH, NC 27612  
(919) 614-1128  
WWW.RENARCHITECTURE.COM

"The art of transforming your vision into reality."  
RENAISSANCE RESIDENTIAL DESIGN, INC. RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THESE PLANS. EXISTENTIAL 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 CONTRACTOR'S OBLIGATION TO PROTECT THE PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN CONSENT OF RENAISSANCE RESIDENTIAL DESIGN, INC. IF YOU ARE THEY ARE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT.

**J.S. THOMPSON ENGINEERING, INC.**  
100 WADE AVE., SUITE 101  
FAIRFORTH, NC 27409  
TEL: (919) 748-9919  
FAX: (919) 734-9921  
N.C. LICENSE NO. C-1733



PRICES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, RENDERINGS 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 OF LOT. FLOOR PLANS AND ELEVATION RENDERINGS ARE ARTIST CONCEPTS AND NOT TO BE USED FOR CONSTRUCTION. PROPERTY OF H&H HOMES, INC. ANY USE, REPRODUCTION, ADAPTATION, OR DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT 2017 H&H HOMES

**H&H HOMES, INC.**  
TOPSAIL DRIVE RIGHT

DATE: OCTOBER 18, 2017  
REV.:  
SCALE: 1/4" = 1'-0"  
DRAWN BY: WJG  
ENGINEERED BY: WFB  
REVIEWED BY: JES

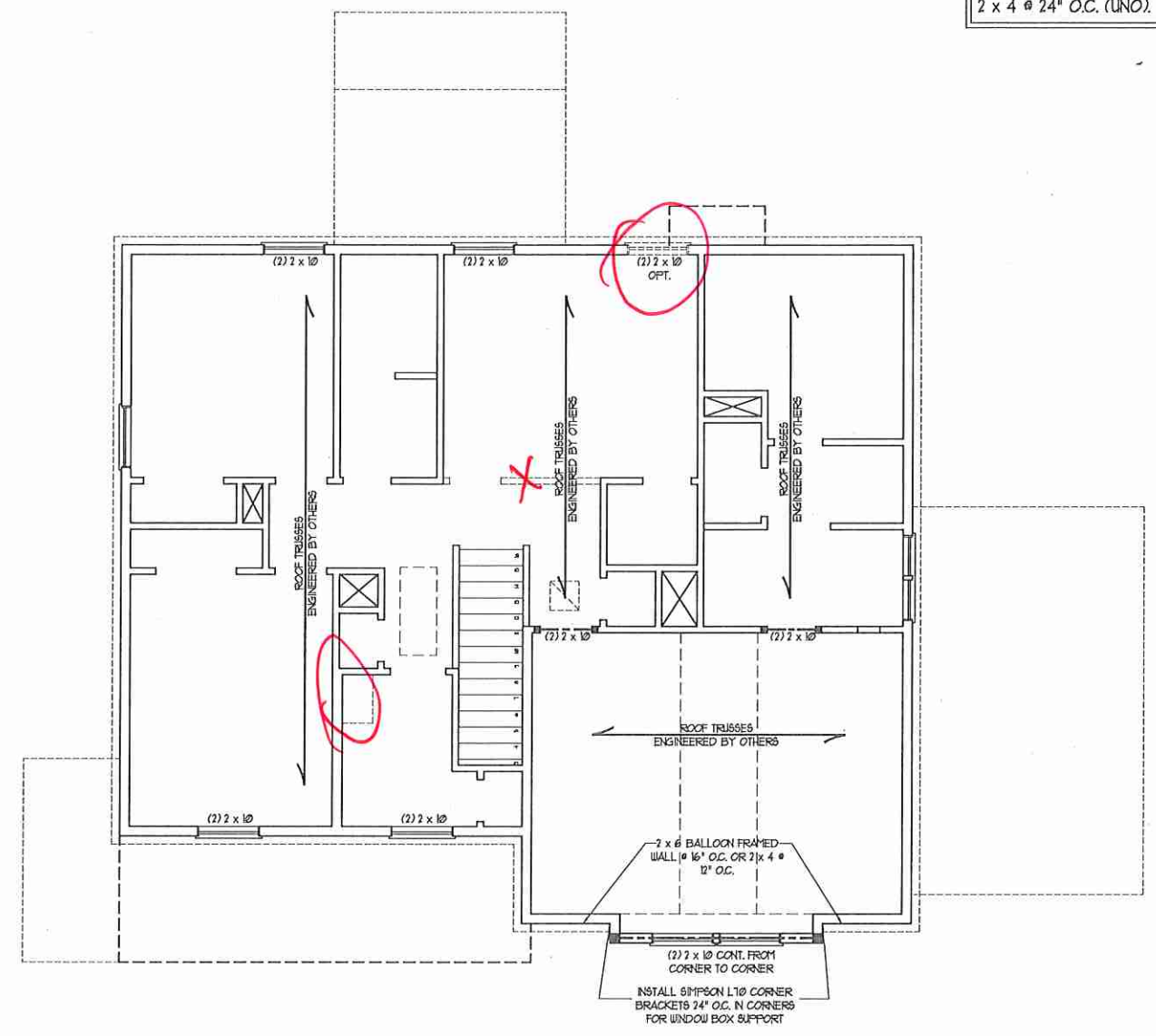
SECOND FLOOR FRAMING PLAN  
**S-2**



**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).**

- BRACED WALL DESIGN NOTES:**
- BRACED WALL DESIGN PER SECTION R60210 OF THE NCR 2018 EDITION.
  - 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.
  - GB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN) GYPSUM 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 PLATES.
  - BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCR 2018 EDITION.
  - SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

- NOTE:**
- PER SECTION R60210.32 OF THE 2018 NCR, 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 7/16" 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**

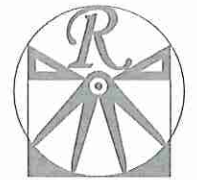
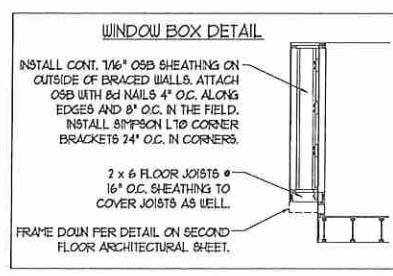
LENGTH (FT.)	SIZE OF LINTEL
UP TO 4 FT.	L 3 1/2 x 3 1/2 x 1/4
4-8	L 5 x 3 1/2 x 5/16 LLV
8 AND GREATER	L 6 x 4 x 5/16 LLV

- BRICK SUPPORT NOTES:**
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO) SEE ARCH DRGS. FOR SIZE AND LOCATION OF OPENINGS.
  - (LLV) - LONG LEG VERTICAL
  - LENGTH + CLEAR OPENING
  - EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
  - FOR ALL HEADERS 8" 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) 1/2" NAILS PER PLY, FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R60210.32 OF THE 2018 NCR FOR ADDITIONAL BRICK SUPPORT INFORMATION.
  - PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

**TABLE R60215  
MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS**

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R60210)	
	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 6PP #2 (UNO).
  - ALL TREATED LUMBER TO BE 51P #2 (UNO).
  - ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
  - WINDOW AND DOOR HEADERS TO BE SUPPORTED W/ (1) JACK STUD AND (1) KING STUD EA. END (UNO) SEE TABLE R60215 FOR ADDITIONAL KING STUD REQUIREMENTS.
  - SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
  - FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 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.
  - 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.
  - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

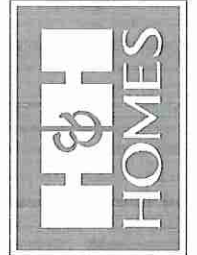


**RENAISSANCE**  
RESIDENTIAL DESIGN, INC.  
4510 GLENHIST CT., J. RALEIGH, NC 27612  
(919) 648-4128  
WWW.RDIDCAROLINA.COM

"The art of transforming your vision into reality."

RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES ITS COPYRIGHT AND ALL OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DIMENSIONS 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. IF YOU ARE TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING OUR WRITTEN PERMISSION AND CONSENT.

**J.S. THOMPSON ENGINEERING, INC.**  
606 WADE AVE., SUITE 104  
RALEIGH, NC 27605  
TEL: (919) 734-9919  
FAX: (919) 734-9921  
N.C. LICENSE NO.: C-1733

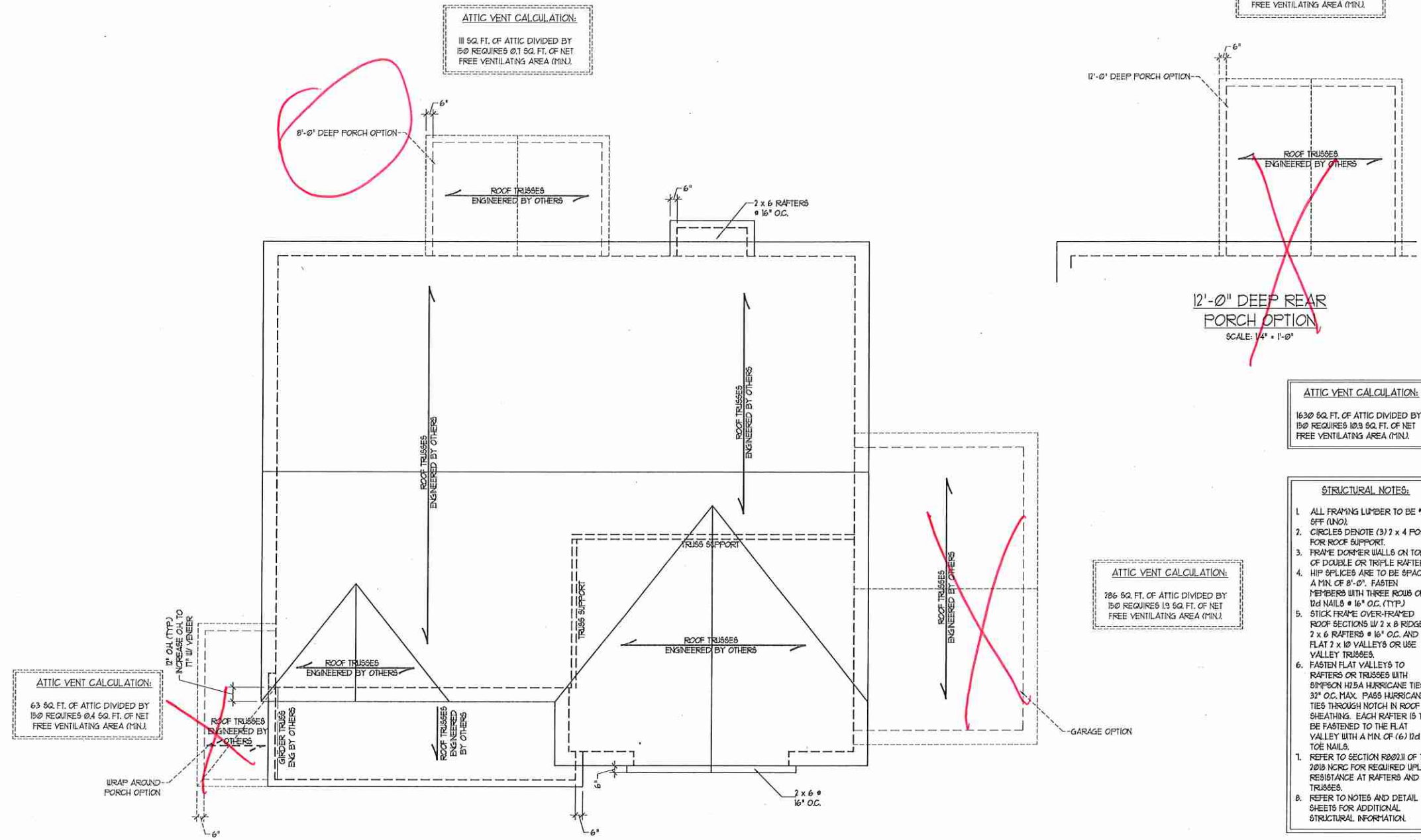


PRICES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DIMENSIONS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE AND MAY VARY IN ACTUAL CONSTRUCTION. ACTUAL POSITION OF HOUSE ON LOT WILL BE DETERMINED BY THE SITE PLAN AND PLOT PLAN. FLOOR PLANS AND ELEVATION DRAWINGS ARE ARTIST CONCEPTS AND NOT TO BE USED FOR PERMITS, ADAPTATION OR DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT © 2011 H&H HOMES

H&H HOMES, INC.  
TOPSAIL DRIVE RIGHT

DATE: OCTOBER 18, 2017  
REV.:  
SCALE: 1/4" = 1'-0"  
DRAWN BY: WJG  
ENGINEERED BY: WFB  
REVIEWED BY: JES

ATTIC FLOOR FRAMING PLAN  
S-3



**ATTIC VENT CALCULATION:**  
 115 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 0.77 SQ. FT. OF NET FREE VENTILATING AREA (MIN.)

**ATTIC VENT CALCULATION:**  
 163 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 1.1 SQ. FT. OF NET FREE VENTILATING AREA (MIN.)

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

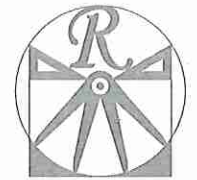
**ATTIC VENT CALCULATION:**  
 786 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 5.24 SQ. FT. OF NET FREE VENTILATING AREA (MIN.)

**ATTIC VENT CALCULATION:**  
 1630 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 10.87 SQ. FT. OF NET FREE VENTILATING AREA (MIN.)

- STRUCTURAL NOTES:**
1. ALL FRAMING LUMBER TO BE #2 SFF (UND).
  2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
  3. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
  4. HIP SPLICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 10d 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 HUB5A HURRICANE TIES @ 3' 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) 10d TOE NAILS.
  7. REFER TO SECTION R200.11 OF THE 2018 NRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
  8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

- BRICK SUPPORT NOTE:**
1. FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL STUDS w/ (4) 10d 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.B2.1 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
  2. WHERE ROOF SLOPES EXCEED 1:12, INSTALL 3" x 3" x 1/4" STEEL PLATE 6" OFS AT 24" O.C. PER SECTION R103.B2.1 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

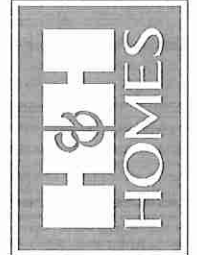
ELEVATION B



**RENAISSANCE**  
 RESIDENTIAL DESIGN, INC.  
 4816 GLENHIST CT., 1 RALEIGH, NC 27612  
 (919) 849-4158  
 WWW.RRDCAROLINA.COM

RENAISSANCE RESIDENTIAL DESIGN, INC. RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, DIMENSIONS, 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 COPYRIGHT AND CONVEYANCE 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. NO PART OF THESE PLANS IS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT.

**J.S. THOMPSON**  
 ENGINEERING, INC.  
 606 WADE AVE., SUITE 104  
 RALEIGH, NC 27609  
 PH: (919) 284-8819  
 FAX: (919) 284-9211  
 N.C. LICENSE NO. C-1133



PRICES, PROMOTIONS, INCENTIVES, 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 PLOT PLAN. FLOOR PLANS AND ELEVATION RENDERINGS ARE ARTIST CONCEPTIONS AND NOT TO BE USED FOR CONSTRUCTION, ADAPTATION, OR DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT 2017 H&H HOMES

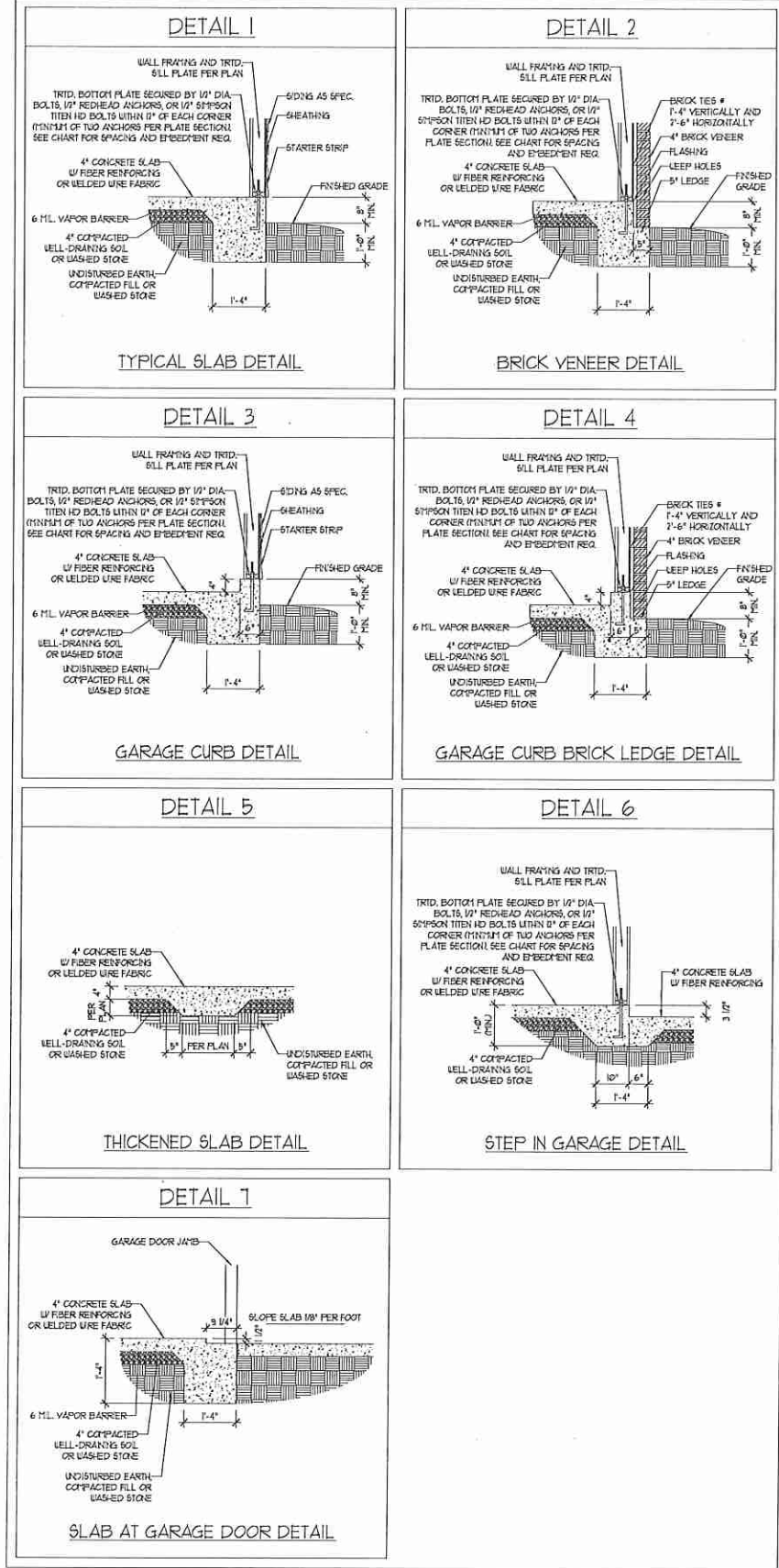
H&H HOMES, INC.  
 TOPSAIL DRIVE RIGHT

DATE: OCTOBER 18, 2017  
 REV.:  
 SCALE: 1/4"=1'-0"  
 DRAWN BY: WG  
 ENGINEERED BY: WFB  
 REVIEWED BY: JES

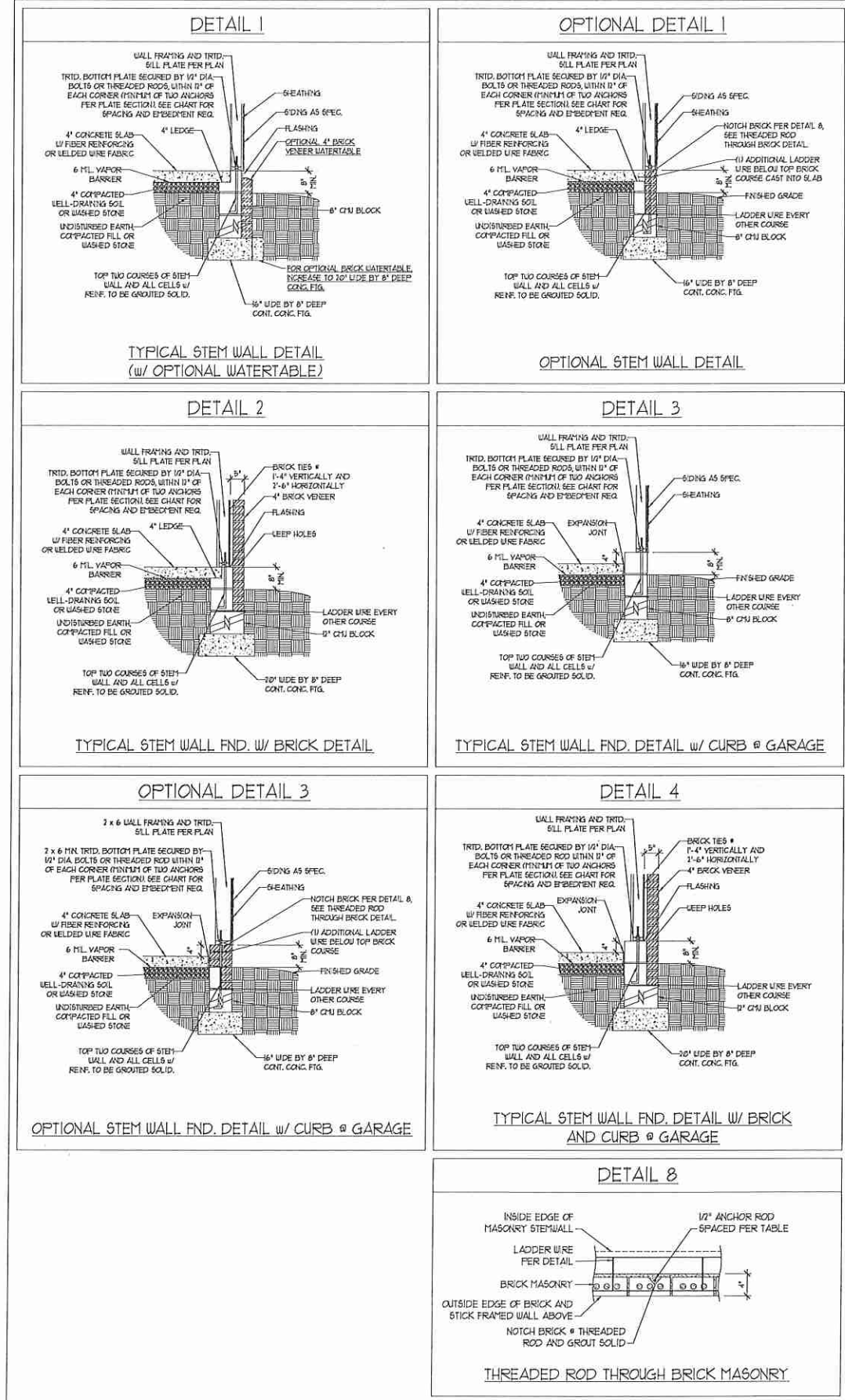
ROOF PLAN  
 ELEVATION - B  
 S-4



### 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	UNROUTED	GROUT SOLID	UNROUTED	UNROUTED
3	UNROUTED	GROUT SOLID	UNROUTED	UNROUTED
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 UNITIES 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 / #1 WASHED STONE IS ALLOWABLE.
- BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (45 PPF/FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE 2002.1 OF THE 2009 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
- PREP SLAB PER RS206.21 AND RS206.22 BASE OF THE 2009 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

**J.S. THOMPSON ENGINEERING, INC.**  
 605 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  
 FOUNDATION DETAILS

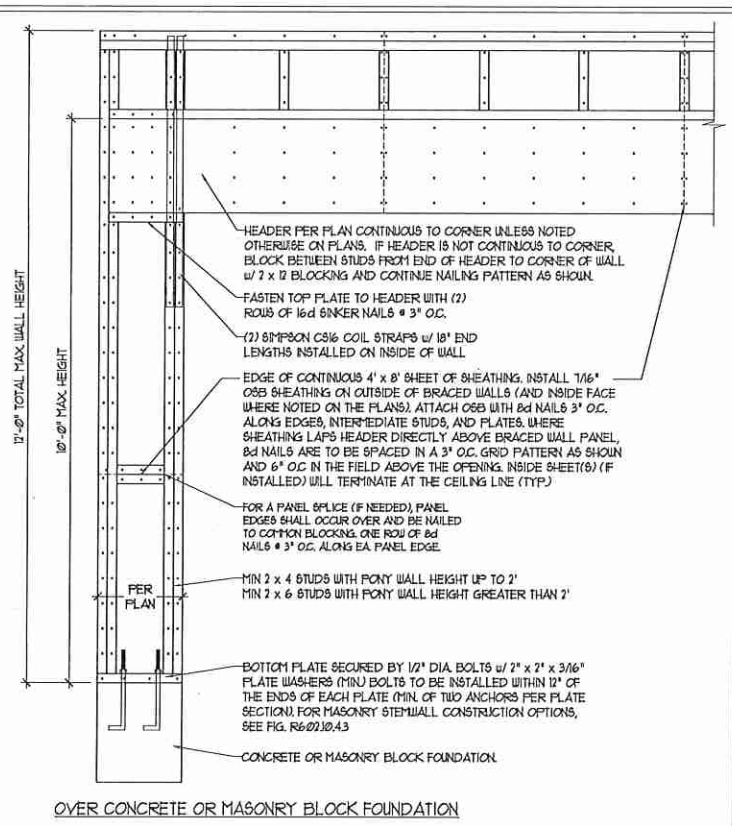
DATE: NOVEMBER 14, 2018  
 SCALE: 1/8"=1'-0"  
 DRAWN BY: JST  
 ENGINEERED BY: JRS



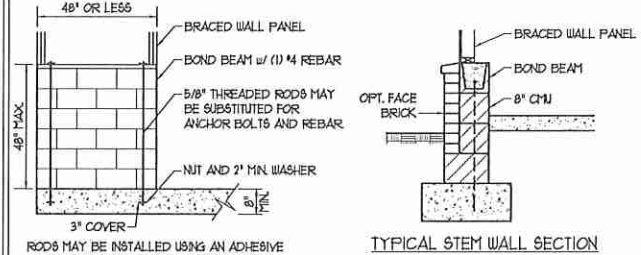
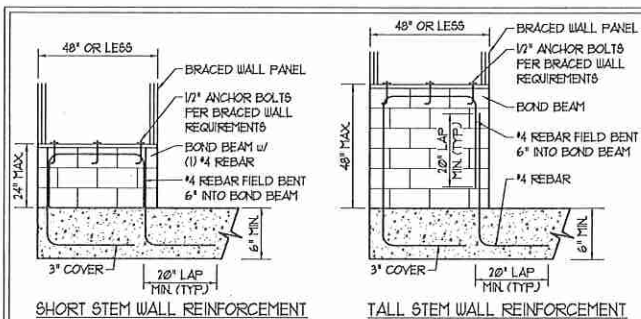
D-1  
 FOUNDATION DETAILS

**GENERAL WALL BRACING NOTES:**

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
4. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-USP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED PER TABLE R102.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.1.
6. CS-USP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 1/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.13" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (UNO.).
7. GB REFERS TO THE "GYPSUM BOARD" WALL BRACING METHOD. 1/2" (MIN) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 1" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (UNO.). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R102.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3(1). EXTERIOR GB TO BE INSTALLED VERTICALLY.
8. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHOD CS-USP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES 5/8 ITS ACTUAL LENGTH, AND METHOD FF CONTRIBUTES 15/16 ITS ACTUAL LENGTH.



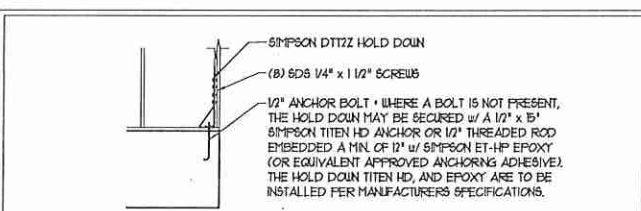
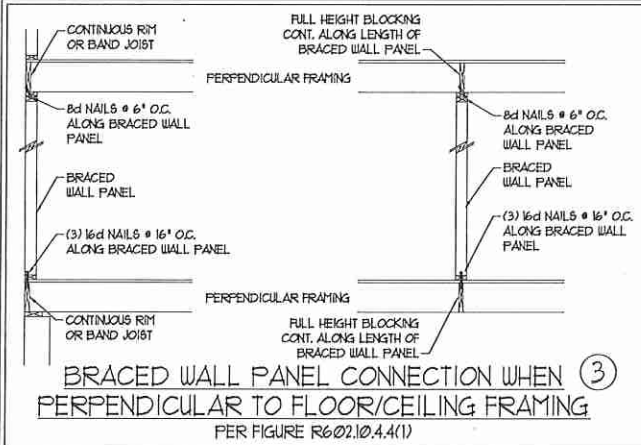
**METHOD FF-PORTAL FRAME DETAIL ①**



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

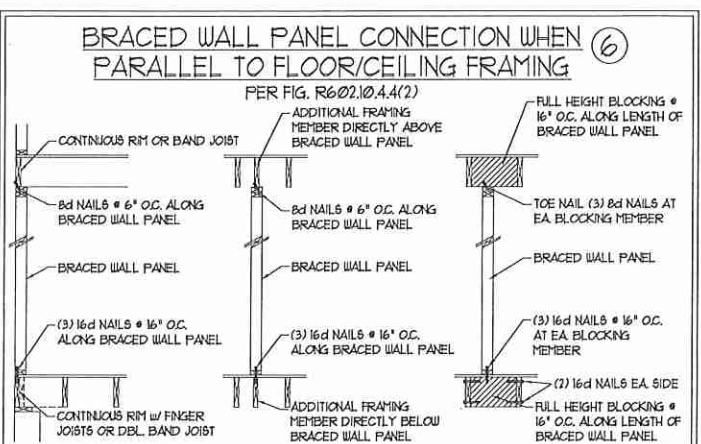
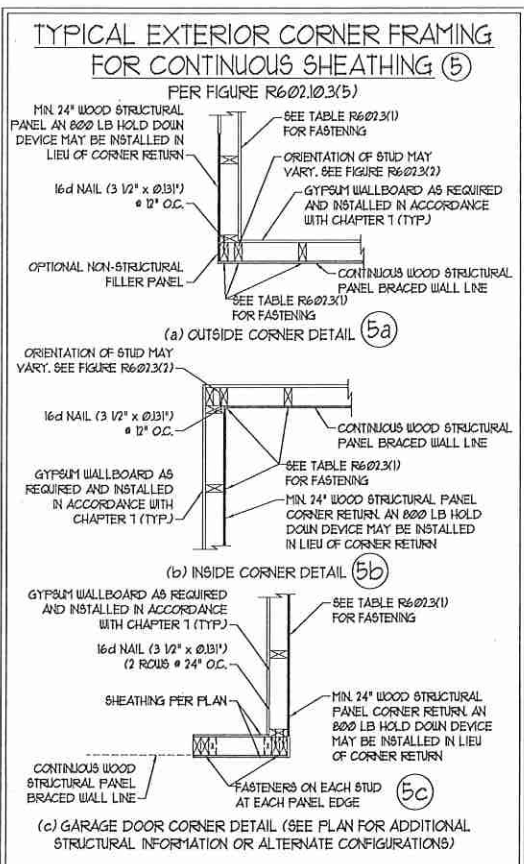
**MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS ②**

PER FIGURE R602.10.4.3

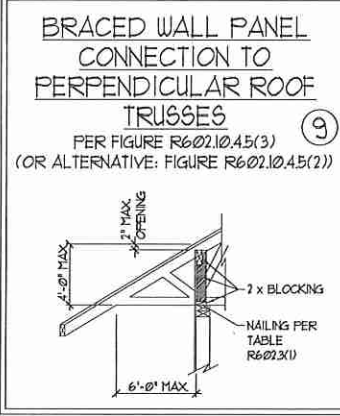
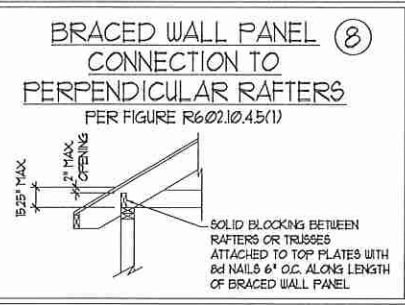
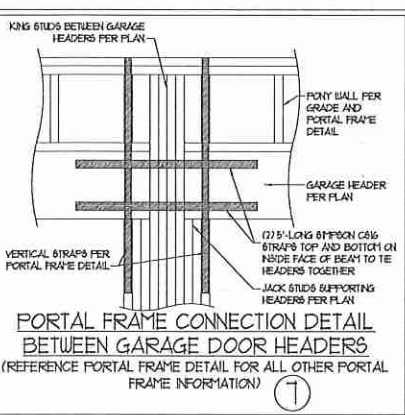


**HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB ④**

\* APPLICABLE ONLY WHERE SPECIFIED ON PLAN \*



This sealed page is to be used in conjunction with a full plan set engineered by J.S. Thompson Engineering, Inc. 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.**  
 606 WADE AVE., SUITE 104, RALEIGH, NC 27605  
 PHONE: (919) 789-9919 FAX: (919) 789-9921  
 N.C. LICENSE NO.: C-1731

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

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



D-2  
 BRACED WALL NOTES AND DETAILS AND PF DETAIL

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2018 EDITION (R301.4 - R301.7)

DESIGN CRITERIA:	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN)
ATTIC WITH LIMITED STORAGE	20	10	L/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 <sub>g</sub>	20 (PSF)		

- I-JOIST SYSTEMS DESIGNED WITH 10 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
  - FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD
- FOR 15 AND 10 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.6 OF THE NRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 450.4 OF THE NRC, 2018 EDITION.
  - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 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 R409.1 OF THE NRC, 2018 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SALED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60, WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/11/15 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR INFILLED 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, NCHA TR68-A OR ACE 530/ASCE 5/11/15 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(1), R404.1(2), R404.1(3), OR R404.1(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(5) OF THE NRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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 = 16,000,000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SFF MINIMUM (Fb = 975 PSI, Fv = 475 PSI, E = 16,000,000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2600 PSI, Fv = 205 PSI, E = 1300,000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2375 PSI, Fv = 310 PSI, E = 850,000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E = 1800,000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2300 PSI, E = 2000,000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
  - A. W AND WT SHAPES: ASTM A992
  - B. CHANNELS AND ANGLES: ASTM A36
  - C. FLATES 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 SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 3/8" 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 3/8" 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 5/8" 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 5/8" 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 5/8" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 10d NAILS EA. FLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R103.2(1) OF THE NRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS, CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICERS ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 10d 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 1200 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON 145 OR L182 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 1/2" SECTION OF SIMPSON C516 COL. STRAPPING WITH (8) 8d HD3 NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST 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



S-0  
 STRUCTURAL  
 NOTES