

SOUTHPORT

COVER SHEET

OKM 000 326 BUYER MARKED PLAN

H&H HOMES
SOUTHPORT

DATE: FEBRUARY 14, 2018
REV.: OCTOBER 5, 2020
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

CS

SOUTHPORT 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.) 2018 SC IRC (2-15-20)
- 6.) ADDED ELEVATION A.2 (BRICK WATERTABLE W/ SIDING ABOVE) & ELEVATION A.3 (STONE WATERTABLE W/ SIDING ABOVE). (2-15-20)

SOUTHPORT 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.) MISC. FLOOR PLAN CHANGES AND 2018 CODE UPDATE (9-16-19)
 - 23.) VERIFIED GOURMET KITCHEN WAS ADDED. (12-19)
 - 24.) CHANGED FIREPLACE FROM STANDARD TO OPTIONAL. (12-19)
 - 25.) REMOVE GLASS INSERTS FROM GARAGE WINDOWS AND REMOVE METAL ACCESSORIES. (12-19)
 - 26.) ADDED ELEVATION A.2 (BRICK WATERTABLE W/ SIDING ABOVE) & ELEVATION A.3 (STONE WATERTABLE W/ SIDING ABOVE). (2-15-20)
 - 27.) UPDATED CUTSHEETS. (2-17-20)
 - 28.) UPDATED SQUARE FOOTAGES FOR ALL ELEVATIONS (2-17-20)
- 1.) MOVED THE WALL BETWEEN THE HALL AND THE OWNER'S BEDROOM BACK 2" TO MEET CODE REQUIREMENTS FOR THE HALL WIDTH. (10-5-20)
 - 2.) CHANGED THE STUDY DOOR OPTION FROM A 3/0 BI-SWING DOOR TO THE 2-3/0 DOORS.

add glass hardware

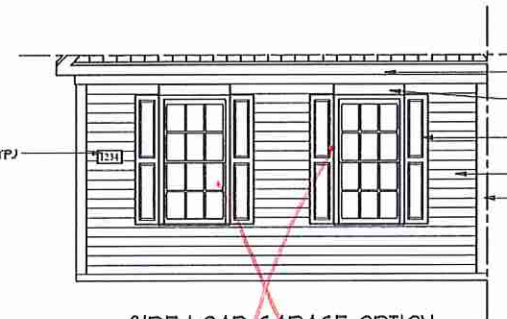
- SHINGLES AS SPEC. (TYP.)
- SIDING AS SPEC. (TYP.)
- 1 x 4 TRIM AS SPEC. (TYP.)
- 2-6 2-6 FND.
- SHINGLES AS SPEC. (TYP.)
- ADDRESS PLAQUE AS SPEC. (TYP.)
- 1 x 6 TRIM AS SPEC. (TYP.)
- 1 x 6 TRIM AS SPEC. (TYP.)
- WAYNE DALTON MODEL 9100-COLONIAL GARAGE DOOR WITH STOCKTON I INSERTS IN TOP PANEL.
- 6" CORNER BOARD AS SPEC. OR BY COMMUNITY STANDARD (TYP.)
- OPTIONAL GARAGE



- DECORATIVE GABLE VENT AS SPEC. (TYP.)
- 1 x 6 FRIEZE BOARD AS SPEC. (TYP. FRONT ELEVATION ONLY.)
- SIDING AS SPEC. (TYP.)
- SHINGLES AS SPEC. (TYP.)
- 1 x 8 FASCIA AS SPEC. (TYP.)
- 1/6 TRIM AS SPEC. (TYP.)
- 1/4 SHUTTERS AS SPEC. (TYP.)
- SIDING AS SPEC. (TYP.)
- 6" CORNING BOARD AS SPEC. (TYP.)
- SHINGLES AS SPEC. (TYP.)
- 1 x 8 FASCIA AS SPEC. (TYP.)
- 1/6 TRIM AS SPEC. (TYP.)
- 8" SQUARE COL. AS SPEC. (TYP.)

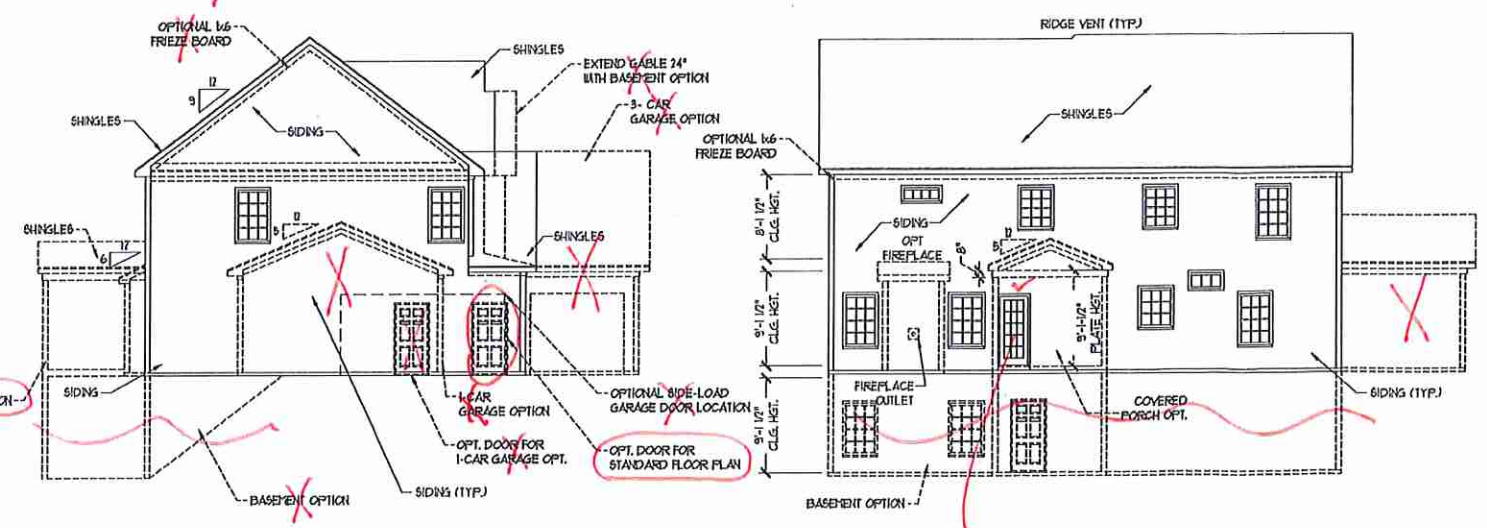
FRONT ELEVATION-A
SCALE: 1/4" = 1'-0"

No grids



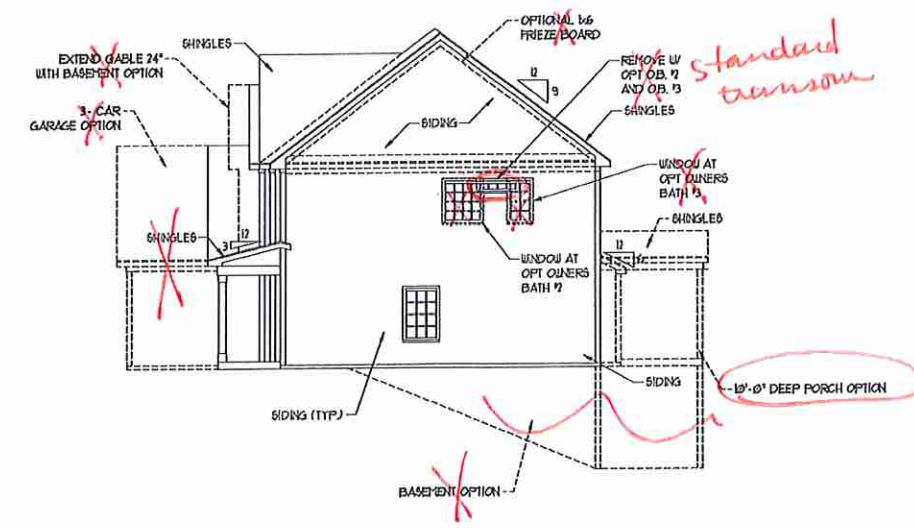
SIDE LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL 1-CAR GARAGE)
SCALE: 1/4" = 1'-0"

- 1 x 8 FASCIA AS SPEC. (TYP.)
- 1 x 6 TRIM AS SPEC. (TYP.)
- 1/4 SHUTTERS AS SPEC. (TYP.)
- SIDING AS SPEC. (TYP.)
- 6" CORNING BOARD AS SPEC. (TYP.)



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

No grids



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

standard transom

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SOUTHPORT

DATE: FEBRUARY 12, 2018
REV.: OCTOBER 15, 2020
SCALE: AS NOTED
DRAWN BY:
ENGINEERED BY: WJF
REVIEWED BY: CNG

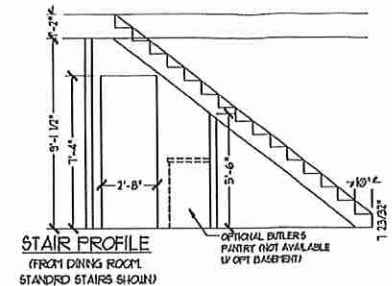
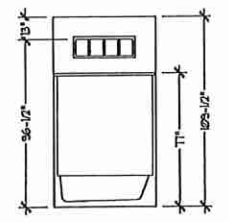
ELEVATIONS - A
A-1

WJF

SQUARE FOOTAGE	
1st FLOOR:	1711 SQ. FT.
2nd FLOOR:	1601 SQ. FT.
TOTAL:	3312 SQ. FT.
FRONT PORCH:	103 SQ. FT.
STD. REAR PATIO:	110 SQ. FT.
GARAGE:	429 SQ. FT.

SQUARE FOOTAGE (OPTIONS)	
UNFINISHED BASEMENT:	1291 SQ. FT.
1st FLOOR (w/ BASEMENT):	1291 SQ. FT.
2nd FLOOR (w/ BASEMENT):	1621 SQ. FT.
1-CAR GARAGE:	240 SQ. FT.
3-CAR GARAGE:	609 SQ. FT.
OPT. PATIO/DECK (10'-0" DEEP):	170 SQ. FT.

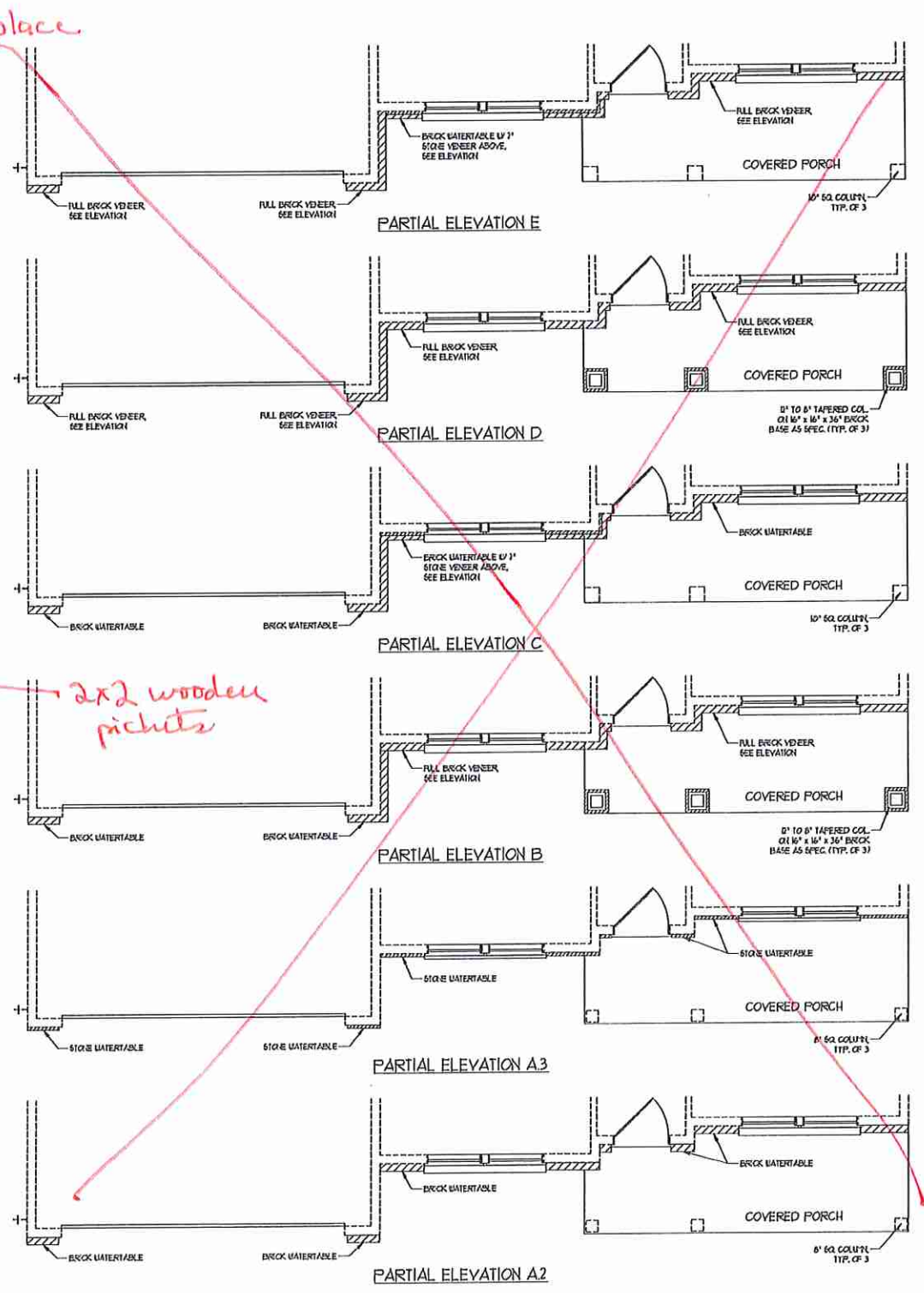
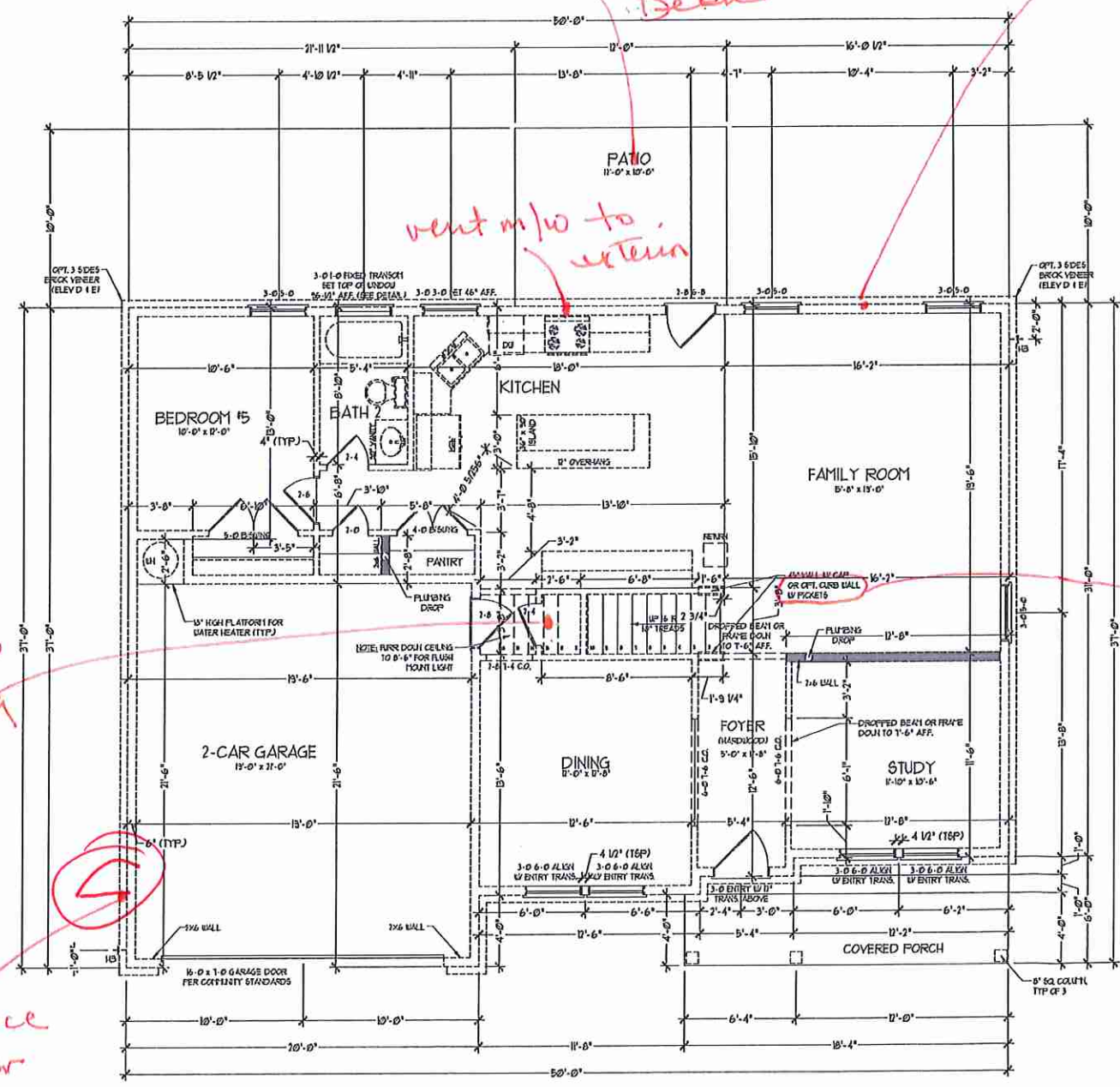
NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).



7x6 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

BATHROOM TRANSOM WINDOW OVER TUB DETAIL

STAIR PROFILE (FROM DINING ROOM STANDARD STAIRS SHOWN)



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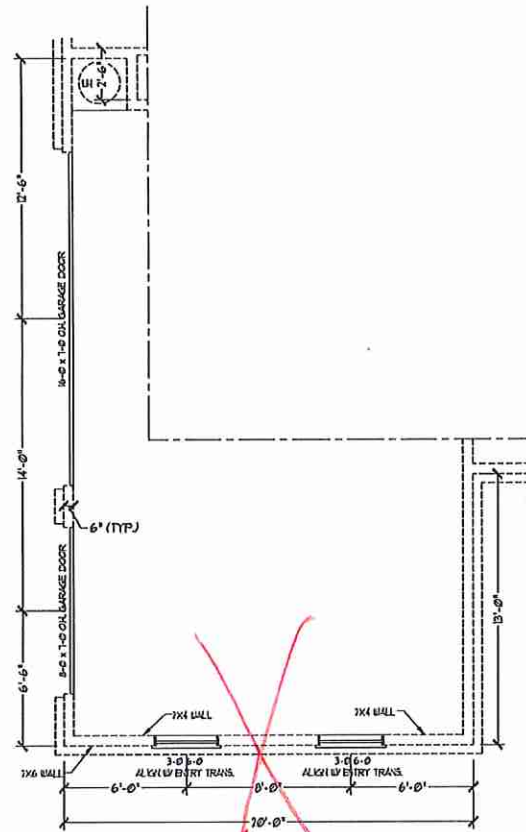
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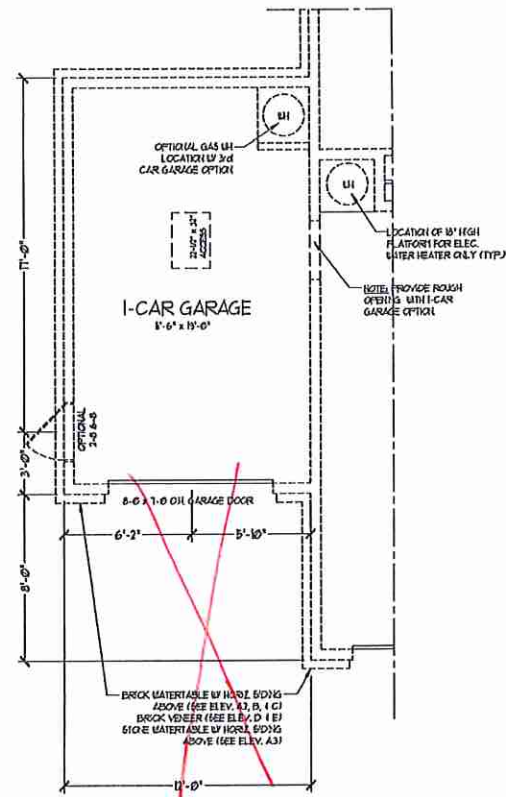
DATE: FEBRUARY 12, 2018
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 SCALE: 1/4" = 1'-0"
 DRAWN BY:
 ENGINEERED BY: WLF
 REVIEWED BY: CBG

FIRST FLOOR PLAN
 A-5

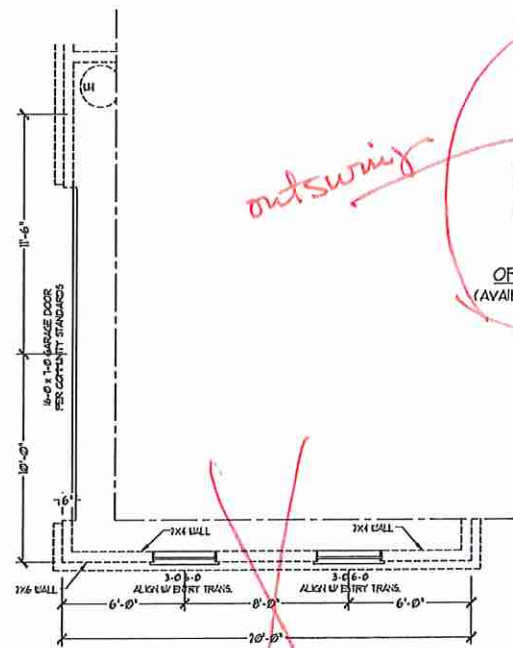
VTO



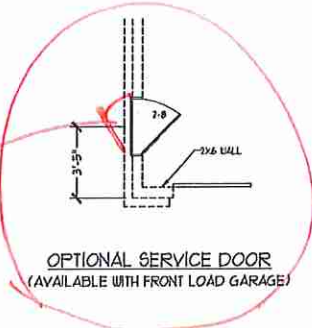
3-CAR SIDELOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)



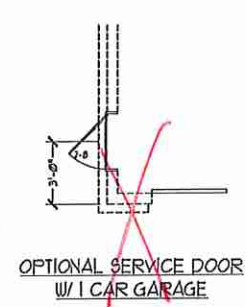
1-CAR GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL SIDELOAD GARAGES)



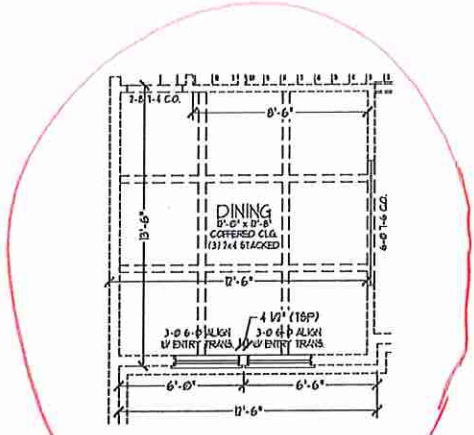
SIDE-LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)



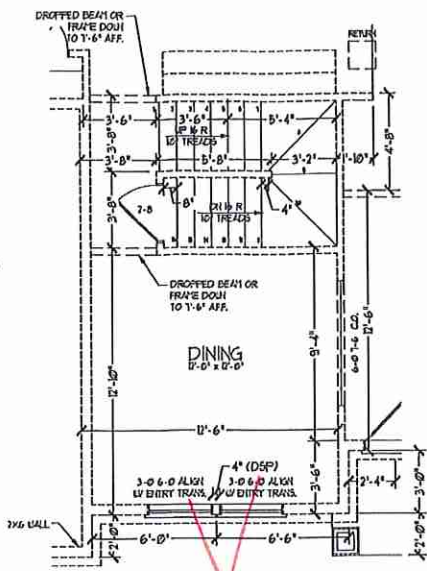
OPTIONAL SERVICE DOOR
(AVAILABLE WITH FRONT LOAD GARAGE)



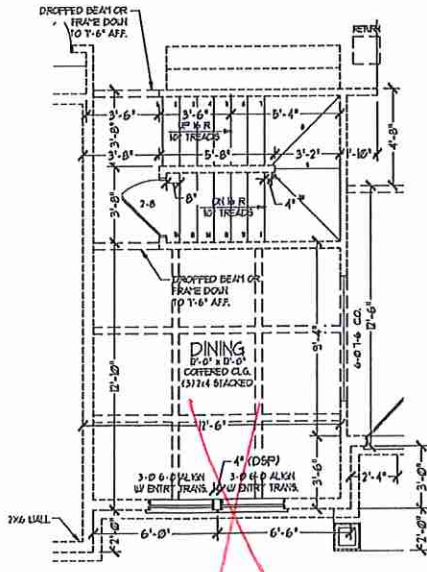
OPTIONAL SERVICE DOOR
W/ 1 CAR GARAGE



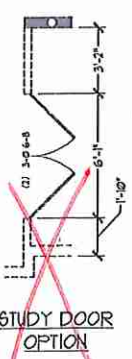
OPTIONAL DINING ROOM
COFFERED CEILING W/O BASEMENT



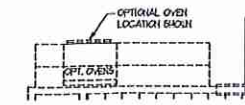
FF STAIRS
W/ BASEMENT OPTION



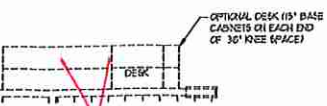
OPTIONAL DINING ROOM
COFFERED CEILING W/ BASEMENT



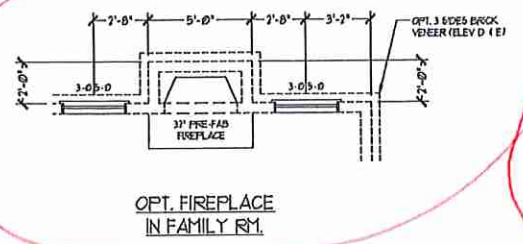
STUDY DOOR
OPTION



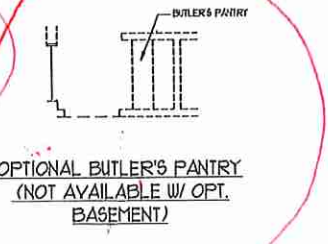
OPT. WALL OVEN LOCATION



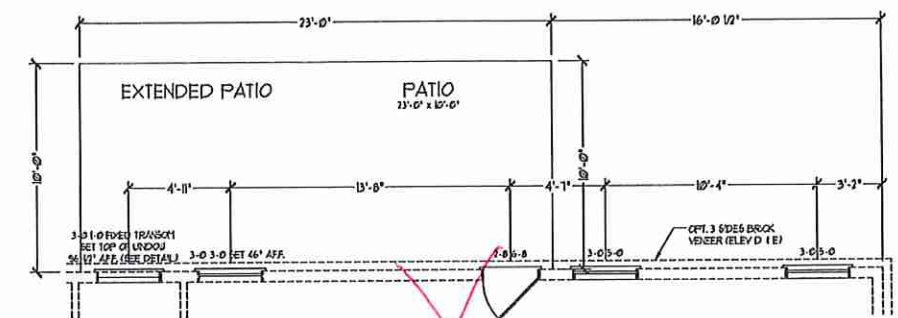
OPT. DESK LOCATION



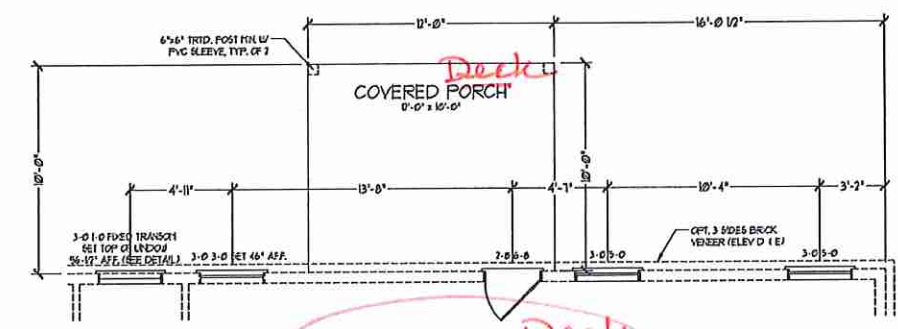
OPT. FIREPLACE
IN FAMILY RM.



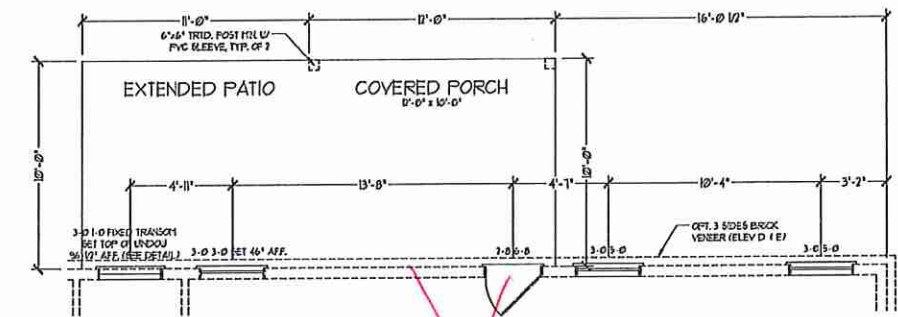
OPTIONAL BUTLER'S PANTRY
(NOT AVAILABLE W/ OPT.
BASEMENT)



OPTIONAL EXTENDED PATIO



OPTIONAL COVERED PORCH



OPTIONAL COVERED PORCH
W/ EXTENDED PATIO

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ENGINEERED BY: WLF
REVIEWED BY: CHG

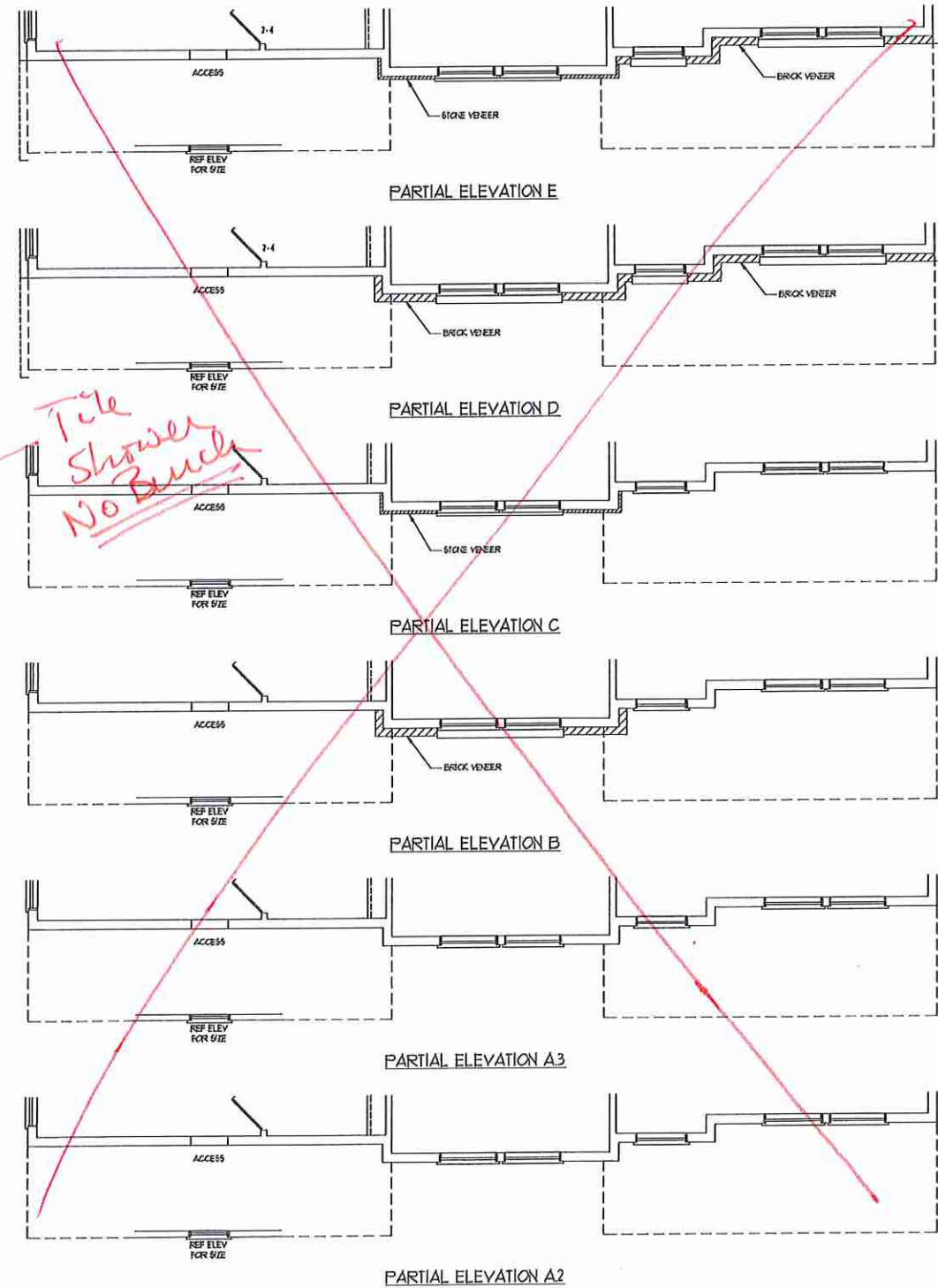
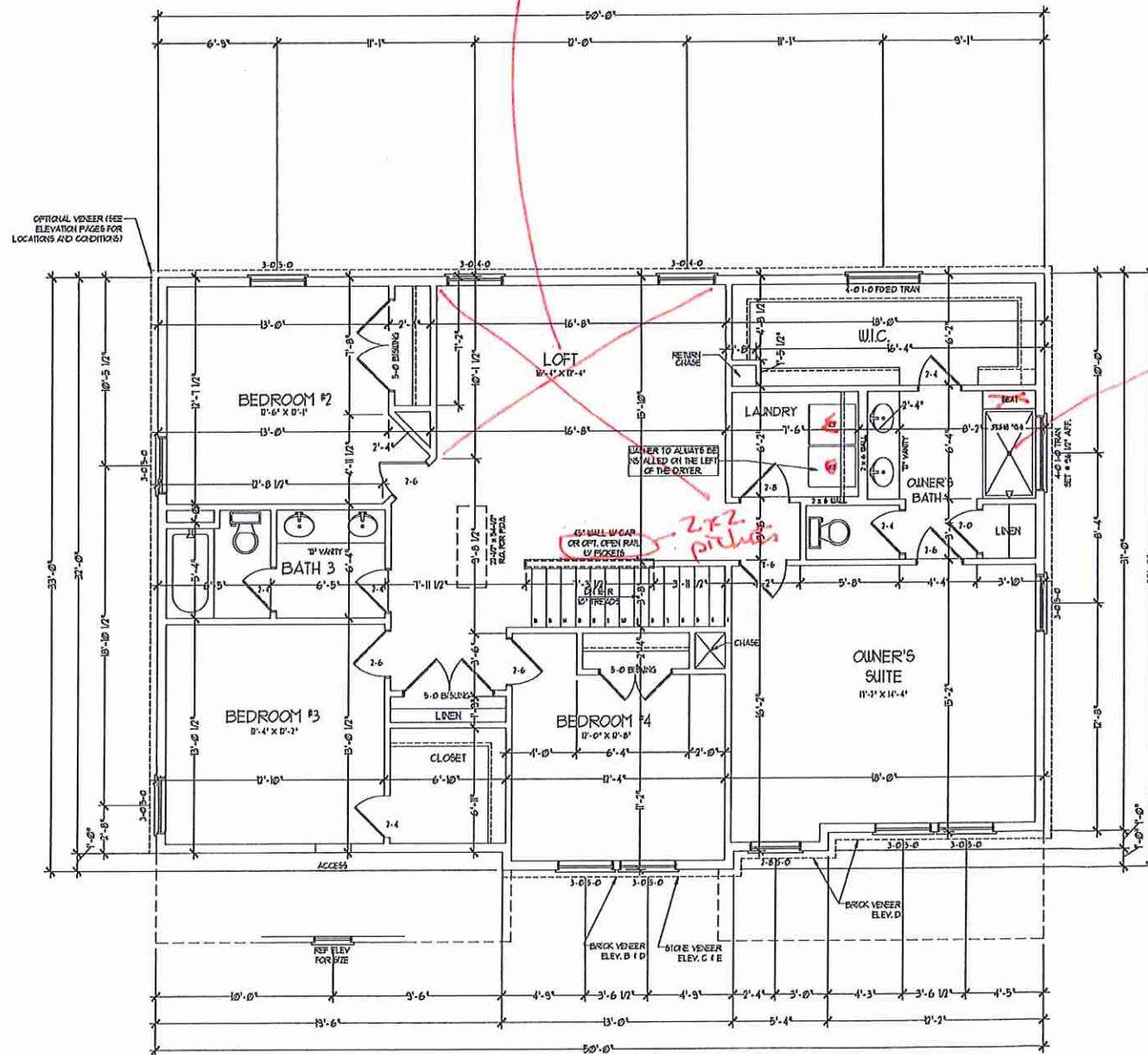
FIRST FLOOR
PLAN OPTIONS
A-5.1

VTJ

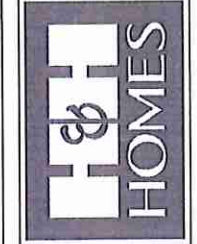
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2x6 WALL
 SHADE WALLS ARE TO BE 2 x 6 @ 16" O.C. (LOAD BEARING) OR 2 x 6 @ 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION

Bonus Room



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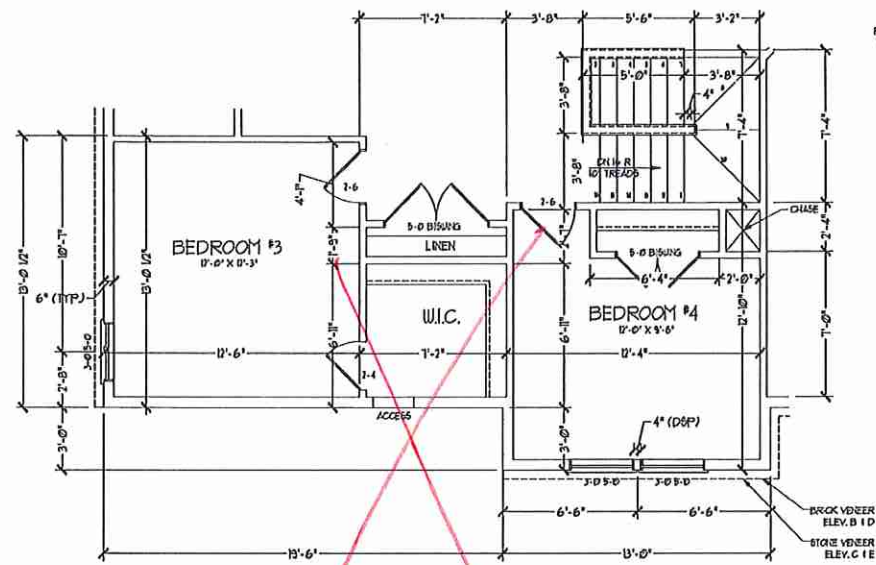
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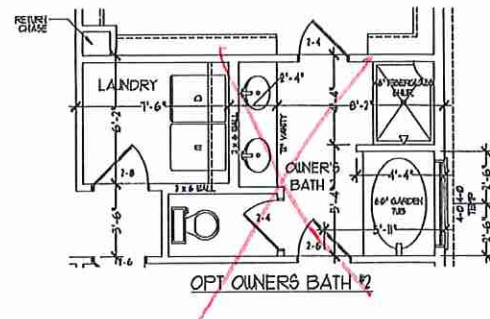
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 DRAWN BY:
 ENGINEERED BY: WLF
 REVIEWED BY: CBG

SECOND FLOOR PLAN
 A-6

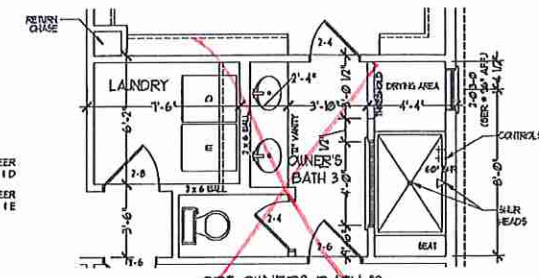
V-TJ



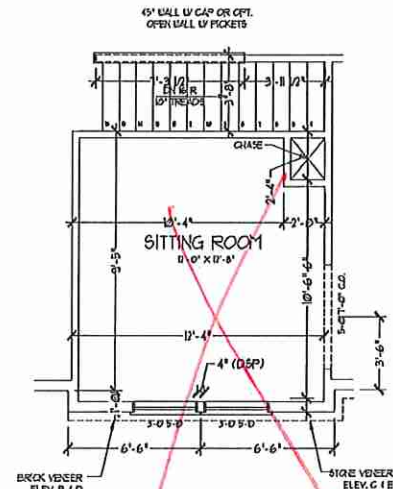
BEDROOM #4 OPTION
(WITH OPTIONAL BASEMENT)



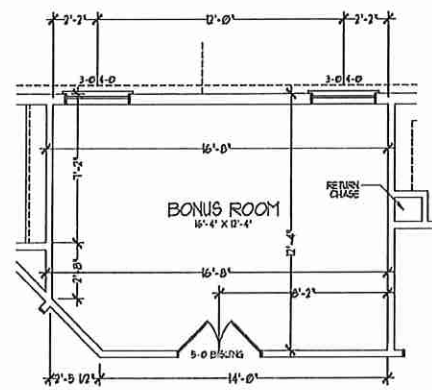
OPT OWNERS BATH #2



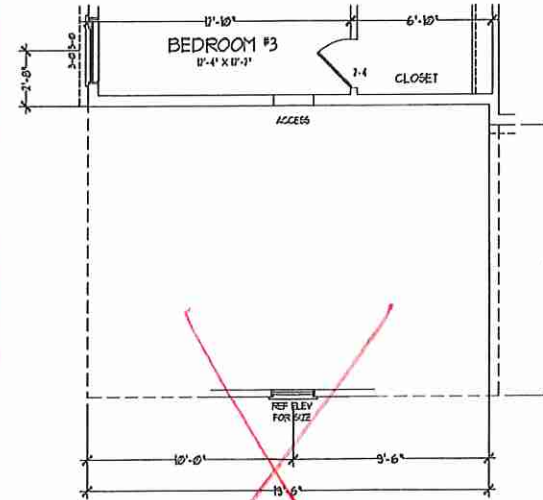
OPT OWNERS BATH #3



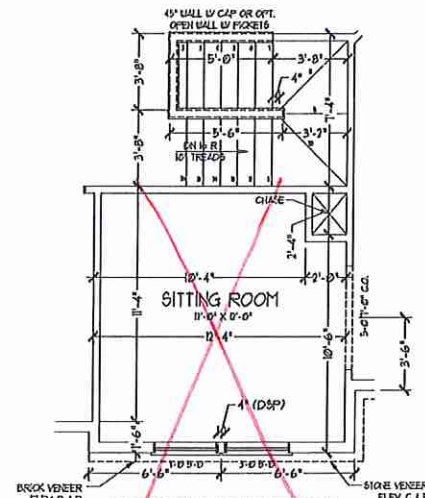
OPT SITTING ROOM W/ BASE HOUSE
STAIR CONFIGURATION
I.L.O. BEDROOM #4



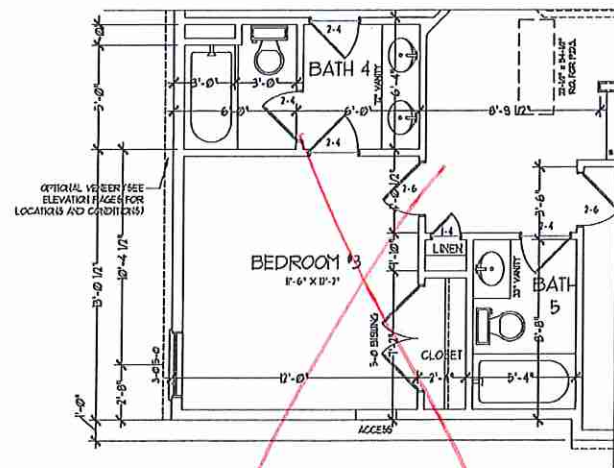
BONUS ROOM I.L.O. LOFT



OPT 3rd CAR SIDELOAD GARAGE

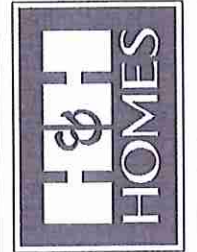


OPT SITTING ROOM W/ OPT
BASEMENT STAIR CONFIGURATION
I.L.O. BEDROOM #4



BEDROOM #3 W/ BATH #4 & 5 OPTION I.L.O. BATH #3

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DRAWN BY:
ENGINEERED BY: WLF
REVIEWED BY: CHG

SECOND FLOOR
PLAN OPTIONS

A-6.1

VTJ

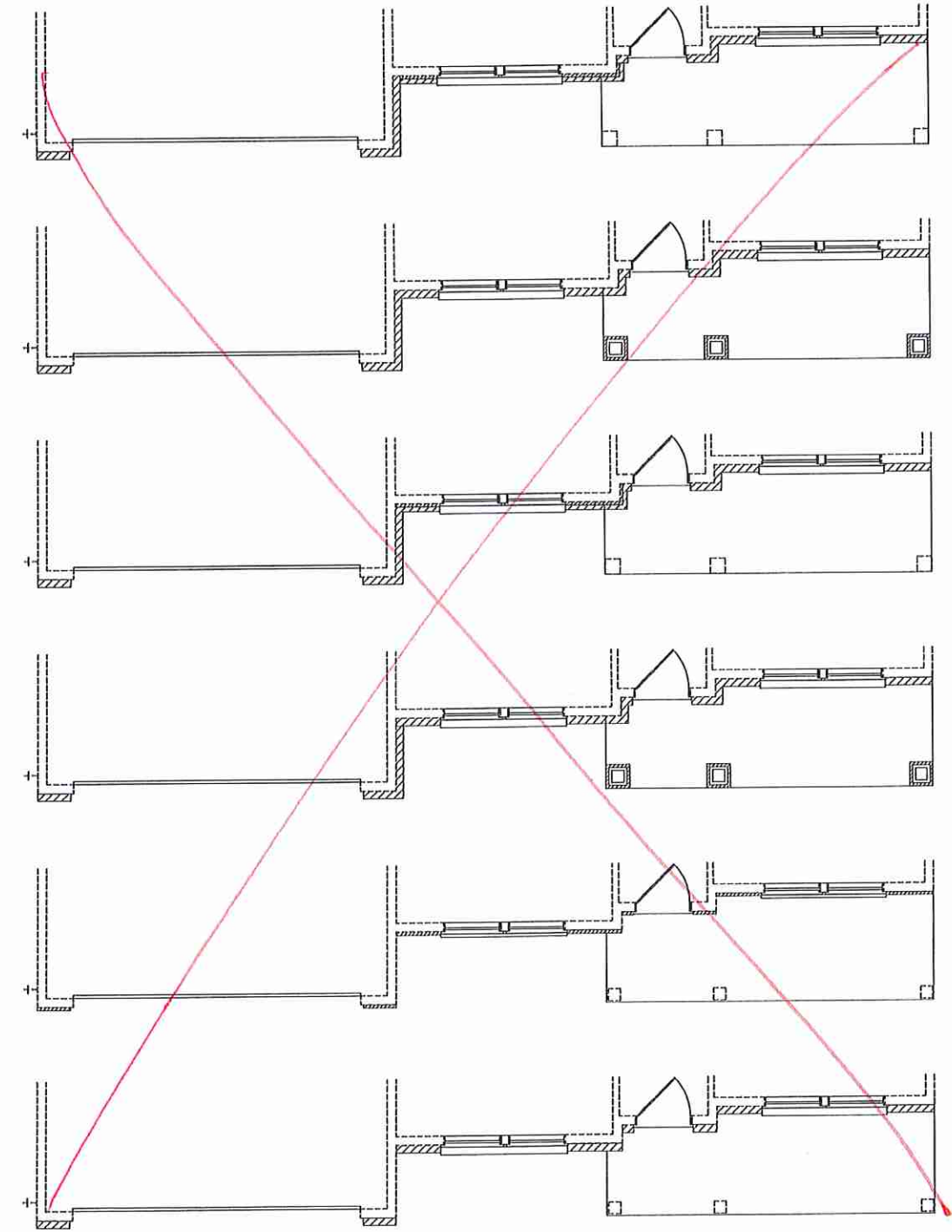
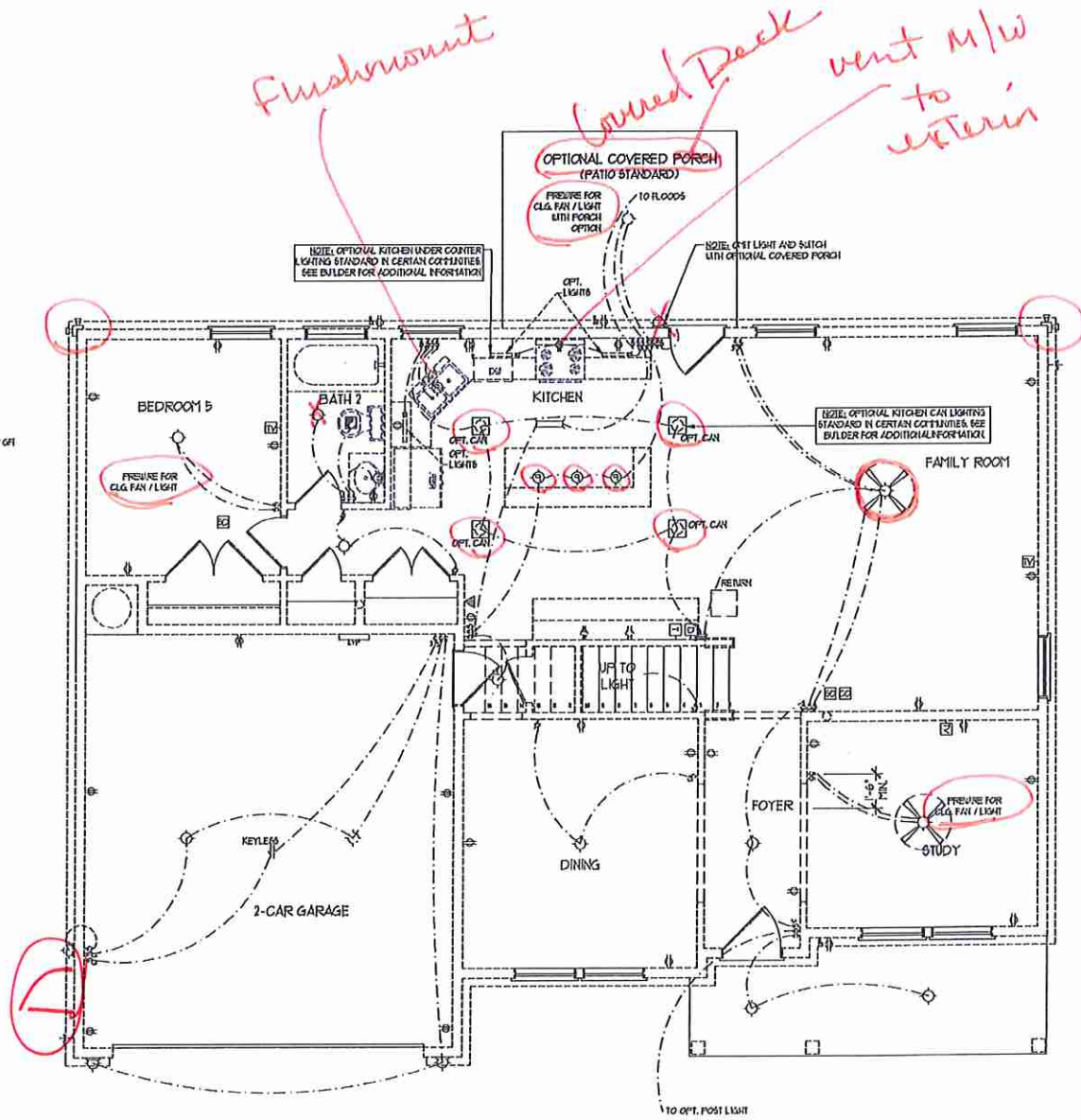
OKM
326

- ELECTRICAL LAYOUT NOTES:**
- 1) CHECK AND WIRE FOR ALL CEILING FANS PER PLAN
 - 2) VANITY LIGHTS TO BE SET 4" 50" AFF. (TYP.)
 - 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL
 - 4) PLACE SWITCHES 6" FROM FROM ROUGH OPENINGS.

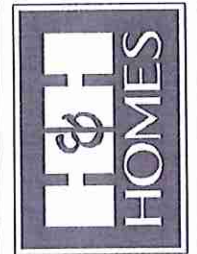
ELECTRICAL LEGEND

- ⊖ 10 V OUTLET
- ⊖ 10 V GFI OUTLET
- ⊖ 10 V SWITCHED OUTLET
- ⊖ 10 V BASEBOARD OUTLET
- ⊖ 4-FLEX
- ⊖ COUNTER OR FLOOR MOUNTED
- ⊖ COUNTER OR FLOOR MOUNTED 10Y/GFI
- ⊖ LEADER/PROOF
- ⊖ 110 V OUTLET
- ⊖ 110 V DEDICATED CIRCUIT
- ⊖ 110 V DEDICATED CIRCUIT
- ⊖ SPECIAL PURPOSE (110 V, ETC)
- ⊖ WALL MOUNT LIGHT
- ⊖ CEILING MOUNT LIGHT
- ⊖ PENDANT LIGHT
- ⊖ RECESSED CAN LIGHT
- ⊖ HXO CAN LIGHT
- ⊖ EYEBALL LIGHT
- ⊖ FLUORESCENT LIGHT
- ⊖ UNDERCABINET LIGHT
- ⊖ FLOOD LIGHT
- ⊖ SWITCH
- ⊖ 3-WAY SWITCH
- ⊖ 4-WAY SWITCH
- ⊖ DIMMER SWITCH
- ⊖ TELEPHONE
- ⊖ TV CONNECTION
- ⊖ CONDUIT FOR CONDUIT USING
- ⊖ BREAKER
- ⊖ DOORBELL CHIME
- ⊖ THERMOSTAT
- ⊖ 10 V SMOKE DETECTOR
- ⊖ CARBON MONOXIDE DETECTOR
- ⊖ EXHAUST FAN
- ⊖ LOW VOLTAGE PANEL

- ⊗ CEILING FAN
- ⊗ CEILING FAN W/ LIGHT



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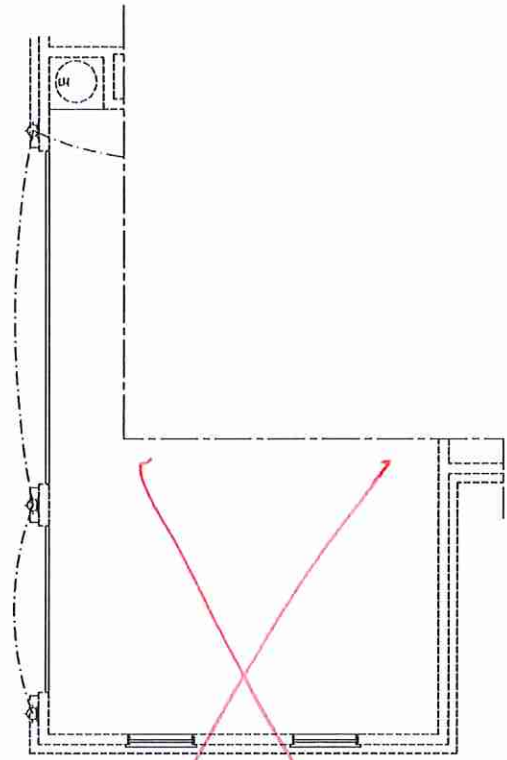
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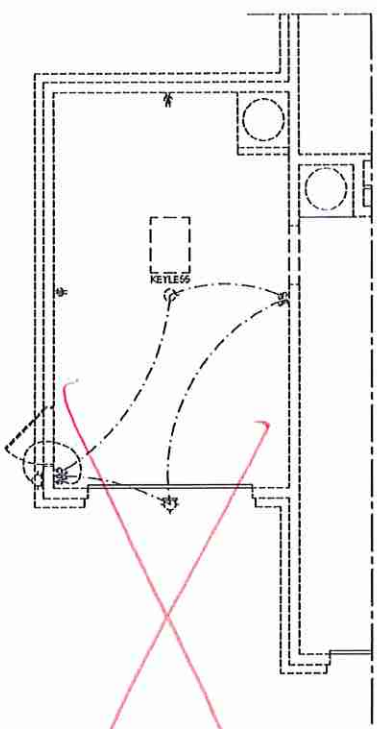
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 REV: OCTOBER 15, 2020
 SCALE: 1/4" = 1'-0"
 DRAWN BY:
 ENGINEERED BY: WLF
 REVIEWED BY: CBG

FIRST FLOOR ELECTRICAL PLAN
E-1

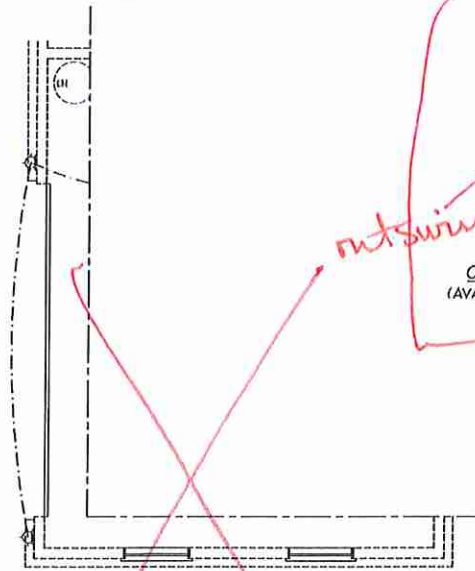
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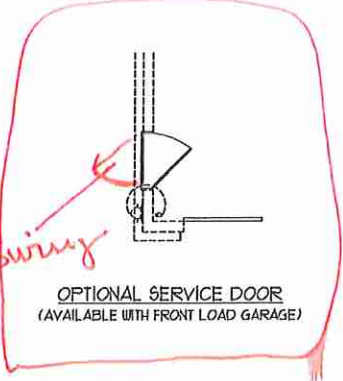
3-CAR SIDELOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)



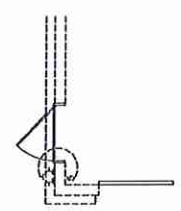
1-CAR GARAGE OPTION
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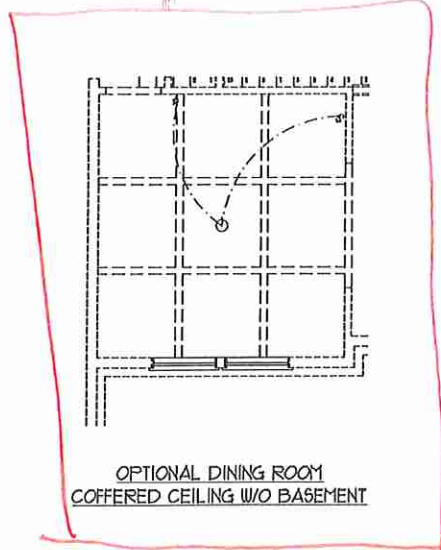
SIDE-LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)



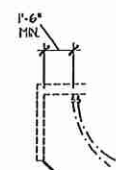
OPTIONAL SERVICE DOOR
(AVAILABLE WITH FRONT LOAD GARAGE)



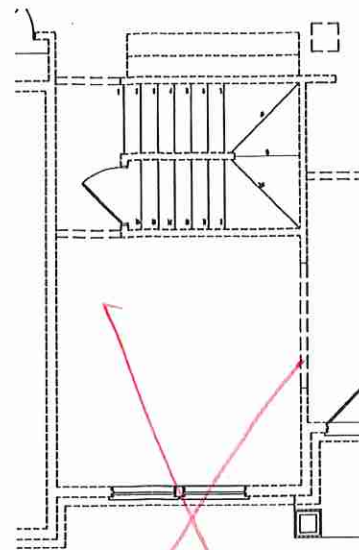
OPTIONAL SERVICE DOOR
W/ 1 CAR GARAGE



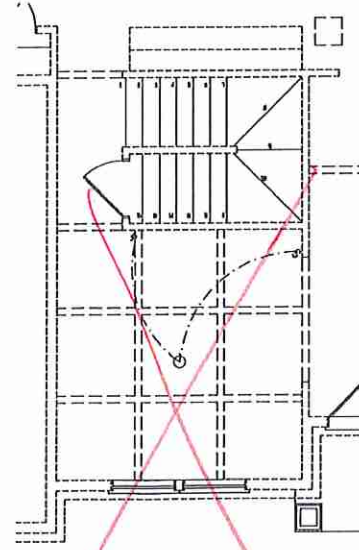
OPTIONAL DINING ROOM
COFFERED CEILING W/O BASEMENT



STUDY DOOR
OPTION



FF STAIRS
W/ BASEMENT OPTION



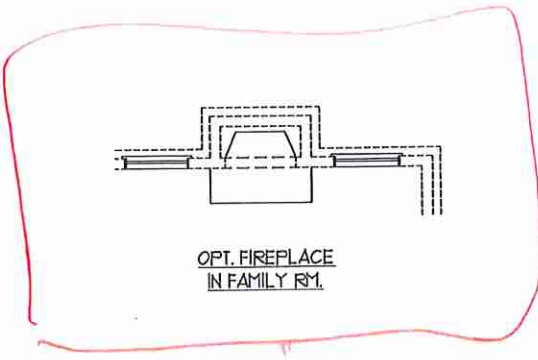
OPTIONAL DINING ROOM
COFFERED CEILING W/ BASEMENT



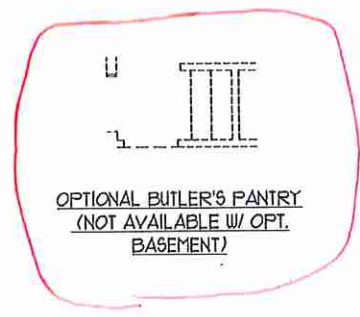
OPT. WALL OVEN LOCATION



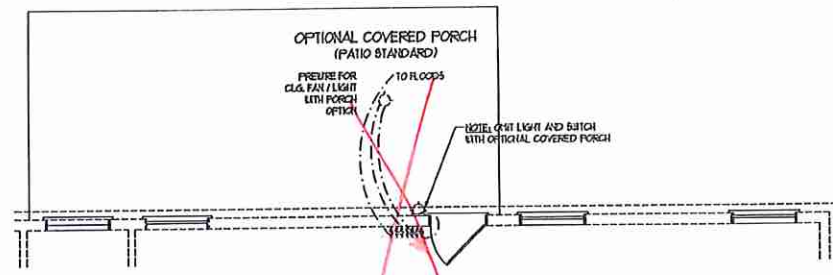
OPT. DESK LOCATION



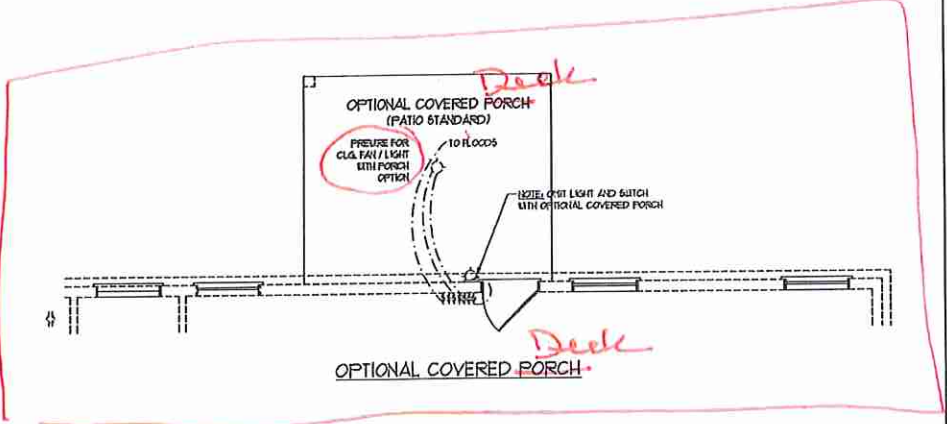
OPT. FIREPLACE
IN FAMILY RM.



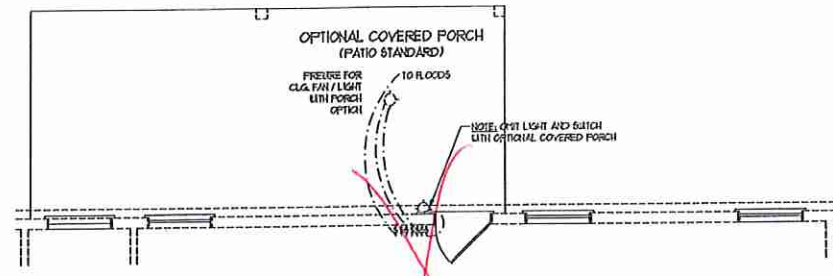
OPTIONAL BUTLER'S PANTRY
(NOT AVAILABLE W/ OPT.
BASEMENT)



OPTIONAL COVERED PORCH
W/ EXTENDED PATIO

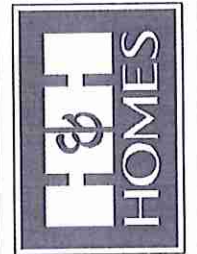


OPTIONAL COVERED PORCH



OPTIONAL COVERED PORCH
W/ EXTENDED PATIO

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DRAWN BY:
ENGINEERED BY: WLF
REVIEWED BY: CBG
FIRST FLOOR
ELECTRICAL
PLAN OPTIONS

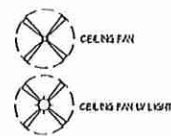
VTS

ELECTRICAL LAYOUT NOTES:

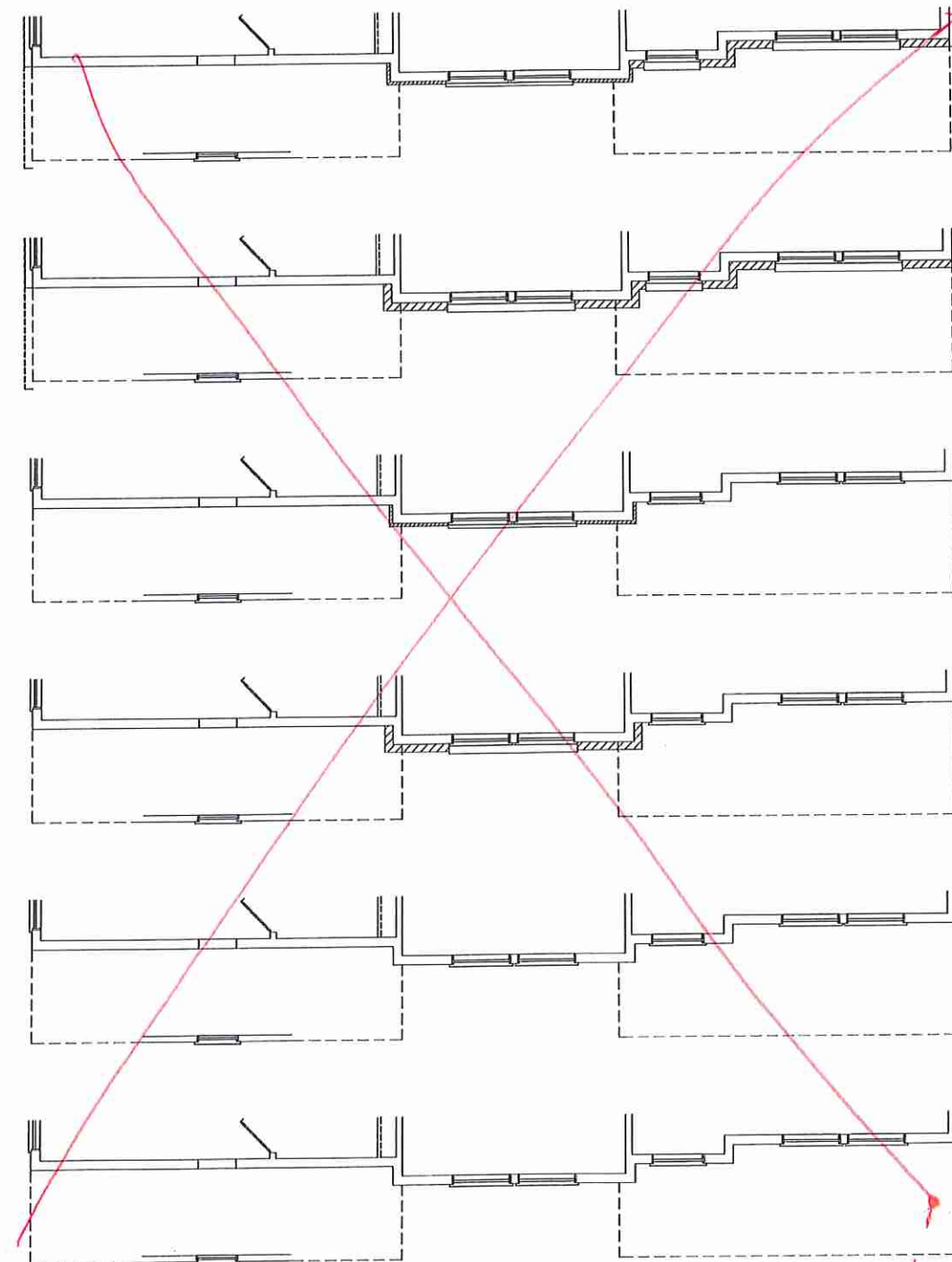
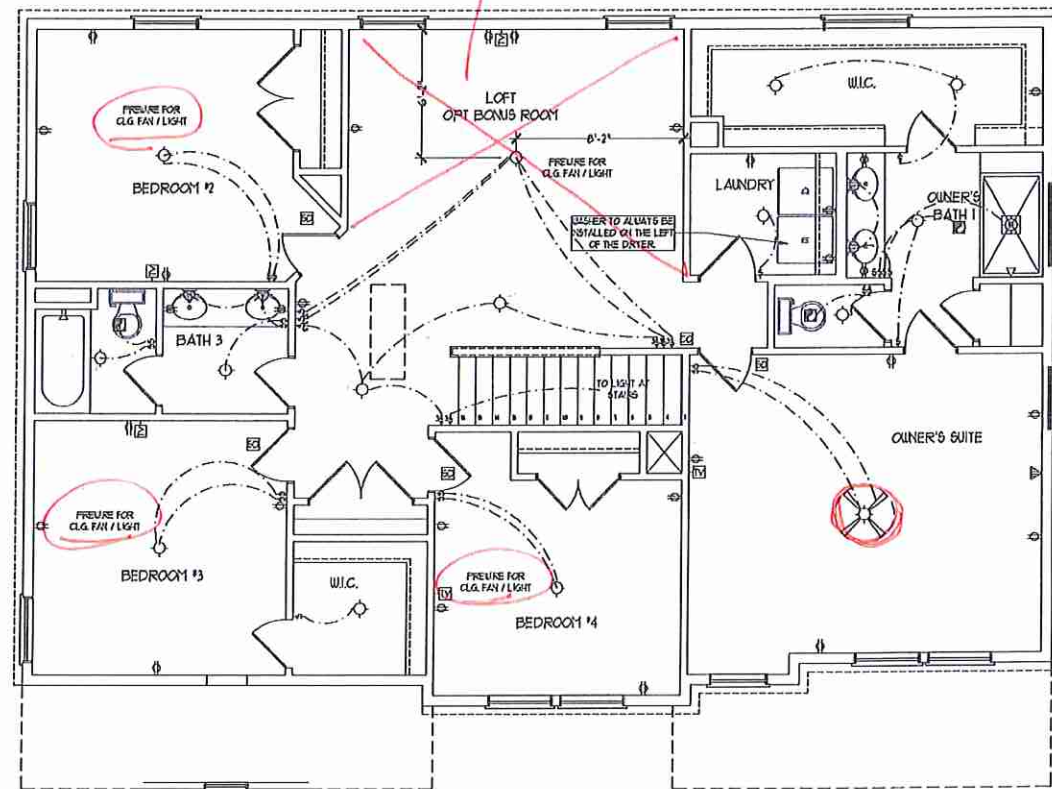
- 1) LOCK AND WIRE FOR ALL CEILING FANS PER PLAN
- 2) VANITY LIGHTS TO BE SET 4" AFF. (ITP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL
- 4) PLACE SWITCHES 6" FROM ROUGH OPENINGS

ELECTRICAL LEGEND

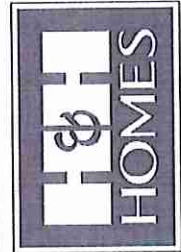
- ⊖ NO V OUTLET
- ⊖ NO V GFI OUTLET
- ⊖ NO V SWITCHED OUTLET
- ⊖ NO V BASEBOARD OUTLET
- 4-FLEX
- COUNTER OR FLOOR MOUNTED
- COUNTER OR FLOOR MOUNTED LOW GFI
- LEATHENPROOF
- 210 V OUTLET
- 10 V DEDICATED CIRCUIT
- 210 V DEDICATED CIRCUIT
- ⊖ SPECIAL PURPOSE (110 V, ETC)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- RECESSED CAN LIGHT
- MINI CAN LIGHT
- EYEBALL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIFFER SWITCH
- TELEPHONE
- TV CONNECTION
- CONDUIT FOR CAT PROSIT WIRING
- SPEAKER
- DOORBELL CHIME
- THERMOSTAT
- 10 V SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- LOU VOLTAGE PANEL



VTS



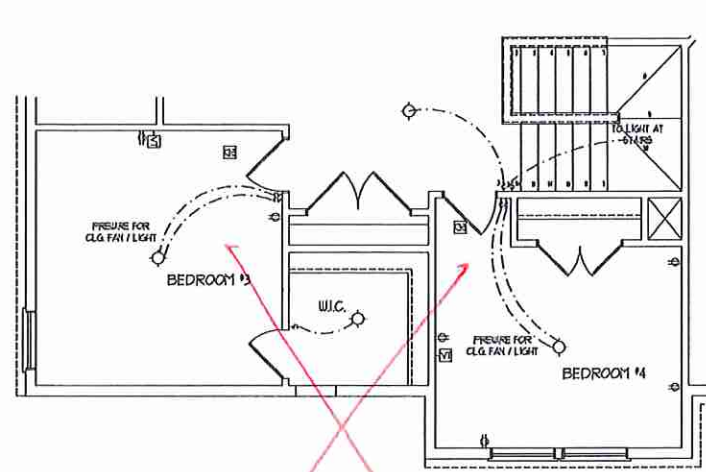
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RALEIGH, NC 27609
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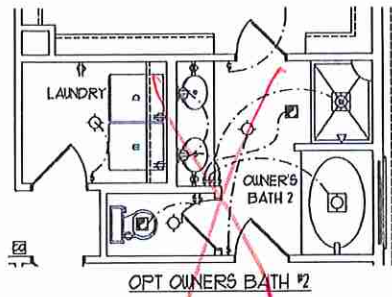
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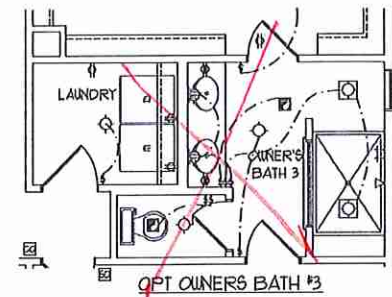
DATE: FEBRUARY 12, 2018
REV.: OCTOBER 15, 2020
SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY: WLF
REVIEWED BY: CWG
SECOND FLOOR ELECTRICAL PLAN



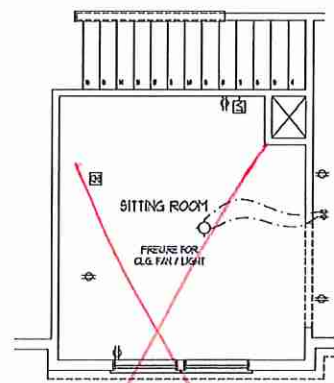
~~BEDROOM #4 OPTION
(WITH OPTIONAL BASEMENT)~~



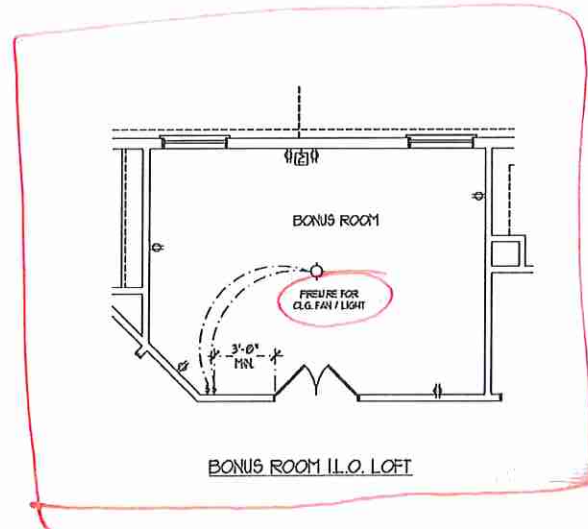
~~OPT OWNERS BATH #2~~



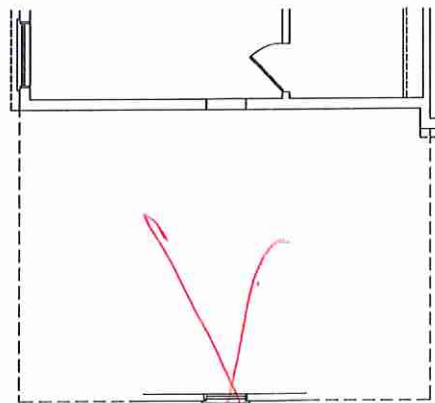
~~OPT OWNERS BATH #3~~



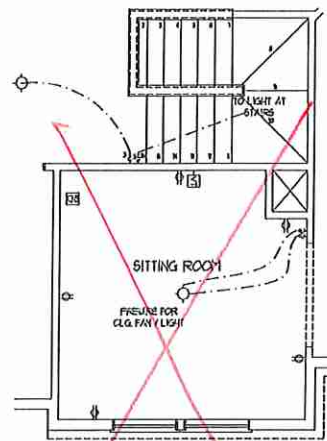
~~OPT SITTING ROOM W/ BASE HOUSE
STAIR CONFIGURATION
I.L.O. BEDROOM #4~~



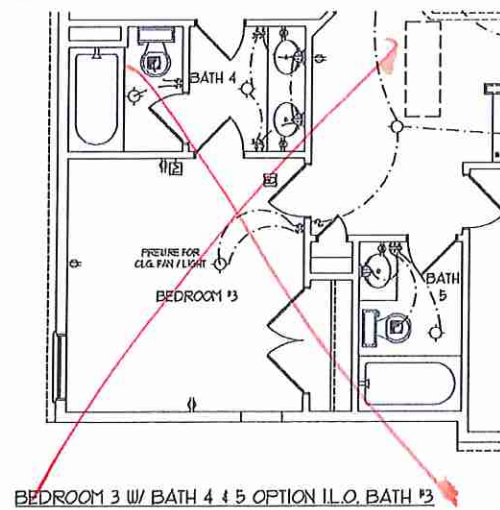
BONUS ROOM I.L.O. LOFT



~~OPT 3rd CAR SIDELOAD GARAGE~~

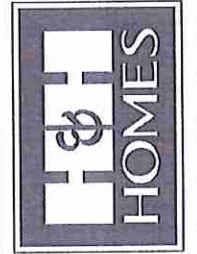


~~OPT SITTING ROOM W/ OPT
BASEMENT STAIR CONFIGURATION
I.L.O. BEDROOM #4~~



~~BEDROOM 3 W/ BATH 4 & 5 OPTION I.L.O. BATH #3~~

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DRAWN BY:
ENGINEERED BY: WLF
REVIEWED BY: CIG

SECOND FLOOR
ELECTRICAL
PLAN OPTIONS

E-2.1

VTS

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, 2018 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, 2018 EDITION.
- FOUNDATION ANCHORAGE TO COMPLY WITH SECTION R602.3 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- WALL CLADDING DESIGNED FOR 0.43 PSF AND -0.31 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
- ROOF CLADDING DESIGNED FOR 0.23 PSF AND -0.18 PSF FOR ROOF PITCHES 1/2 TO 1/12 AND 0.41 PSF AND -0.31 PSF FOR ROOF PITCHES 1/12 TO 1/8.
- 1/4" O.D. SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
- WALLS TO BE BRACED IN ACCORDANCE WITH SECTION R602.3 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION AND AS NOTED ON PLANS.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 8 OF THE NRC, 2018 EDITION.

FOUNDATION VENTILATION CALCULATION

1282 SQ. FT. OF CRAWL SPACE DIVIDED BY 500 EQUALS 0.3 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.

100 MPH ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT.

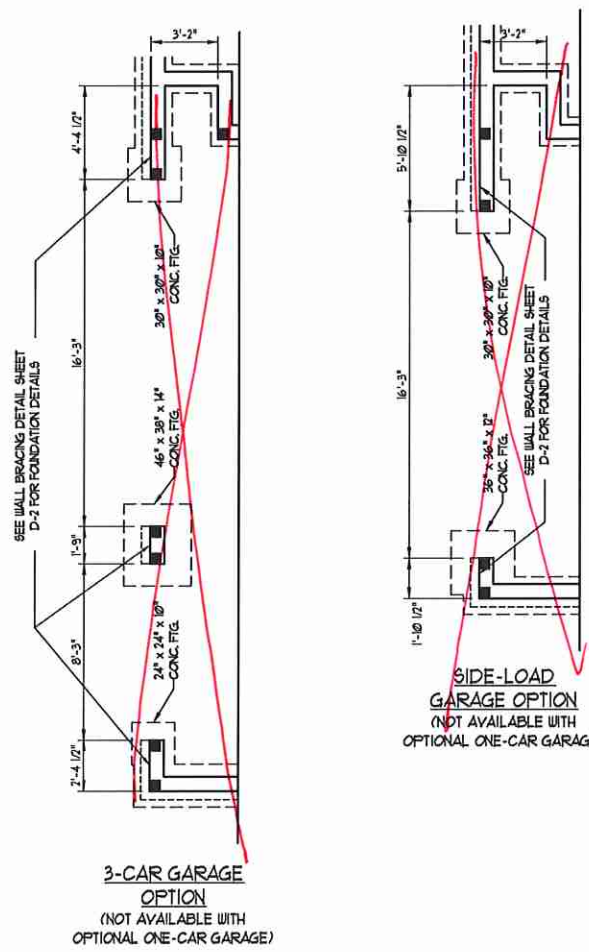
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- INSTALL 1/2" ANCHOR BOLTS 4'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 1" INTO MASONRY OR CONCRETE. LOCATE BOLTS WITHIN MIDDLE THIRD OF PLATE BOTH.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- EXTERIOR WALLS DESIGNED FOR 50 MPH WINDS.
- WALL CLADDING DESIGNED FOR 0.43 PSF AND -0.31 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
- ROOF CLADDING DESIGNED FOR 0.23 PSF AND -0.18 PSF FOR ROOF PITCHES 1/2 TO 1/12 AND 0.41 PSF AND -0.31 PSF FOR ROOF PITCHES 1/12 TO 1/8.
- INSTALL 1/4" O.D. SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION R602.3 OF THE NRC, 2018 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, 2018 EDITION.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE 1/2 SFF (UNO). ALL TREATED LUMBER TO BE 1/2 SYP (UNO).
- INSTALL AN EXTRA OR DOUBLE JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
- SQUARES DENOTE 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 W/ THE FOUNDATION WALLS TOGETHER.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

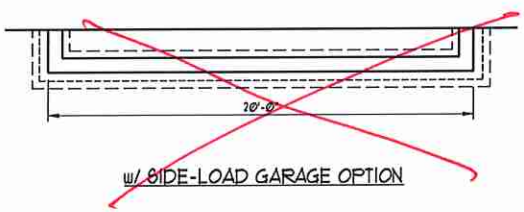
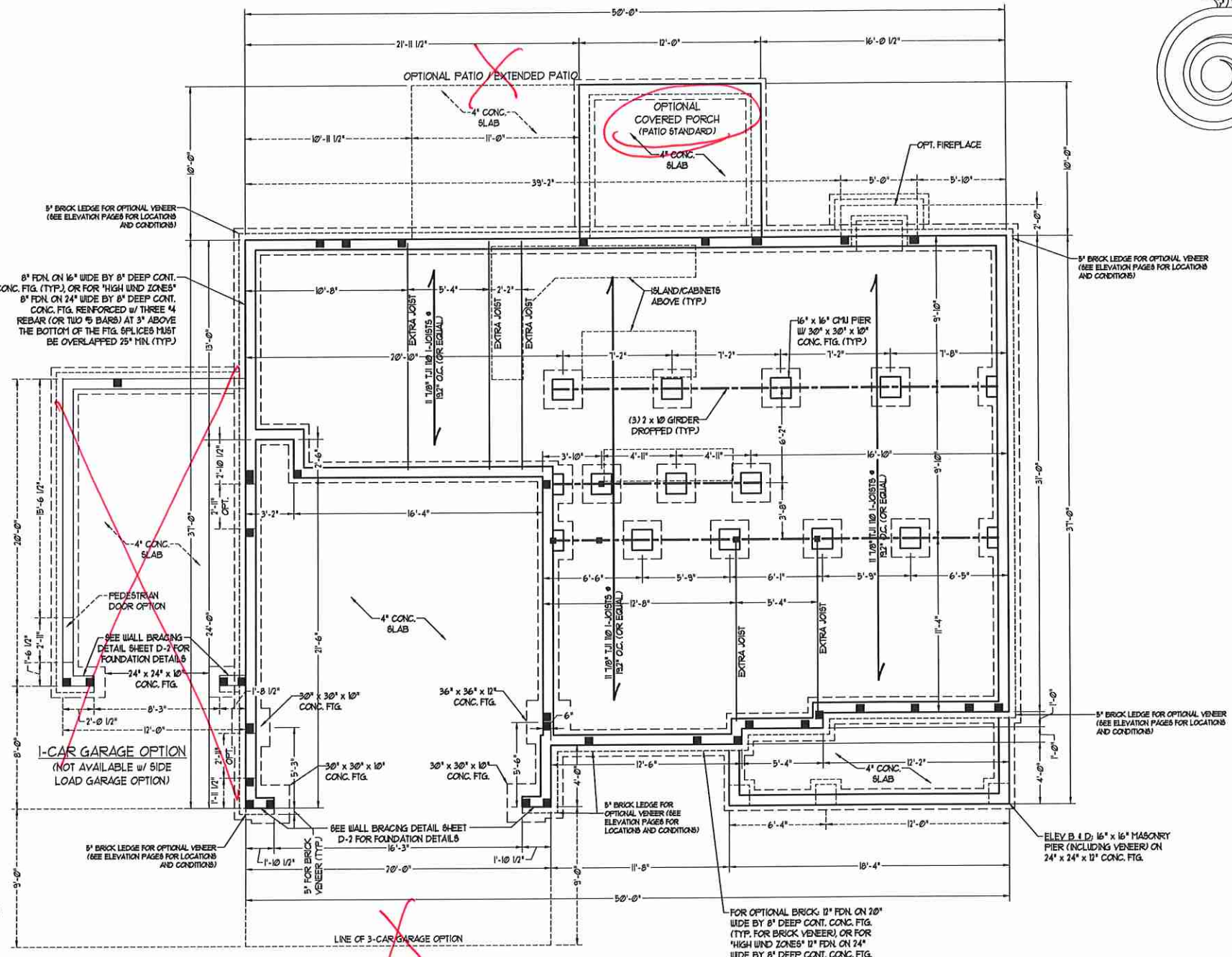
NOTE:

BCI 45004-18 JOISTS MAY BE USED IN LIEU OF TJI 100 JOISTS AT THE DEPTH AND SPACING NOTED ON THE PLAN.



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

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



~~W/ SIDE-LOAD GARAGE OPTION~~

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SOUTHPORT H&H HOMES

DATE: OCTOBER 23, 2020
SCALE: 1/4" = 1'-0"
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ENGINEERED BY: WFB



BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R602.10 OF THE NCRC 2018 EDITION.
- CS-15P 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 PLATES.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

NOTE:

- PER SECTION R602.10.2.2 OF THE 2018 NCRC, 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.

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).

LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT

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

BRICK SUPPORT NOTES:

- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (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" 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) Dd NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R103.0.2 OF THE 2018 NCRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
- PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

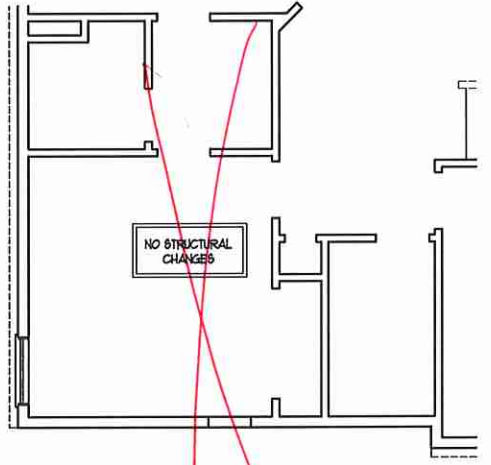
STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE 6FF 12 (UNO).
- ALL TREATED LUMBER TO BE 6TP 12 (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 (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 GILL PLATES THEIR FULL DEPTH.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

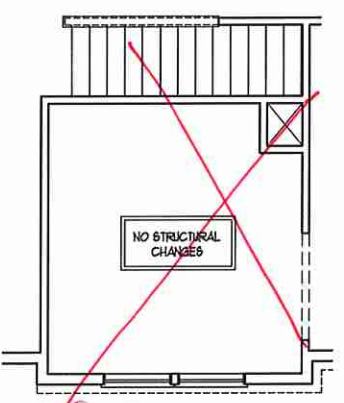
16P INDICATES TRIPLE STUD POCKET BETWEEN WINDOW UNITS.

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

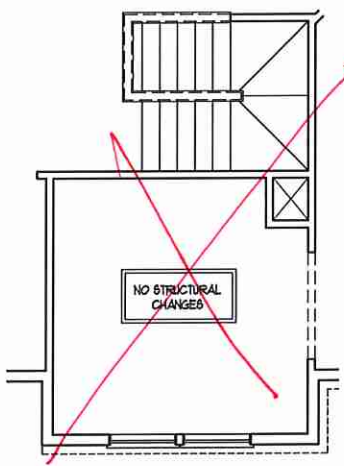
HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R602.15)	
	16	24
UP TO 3'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4



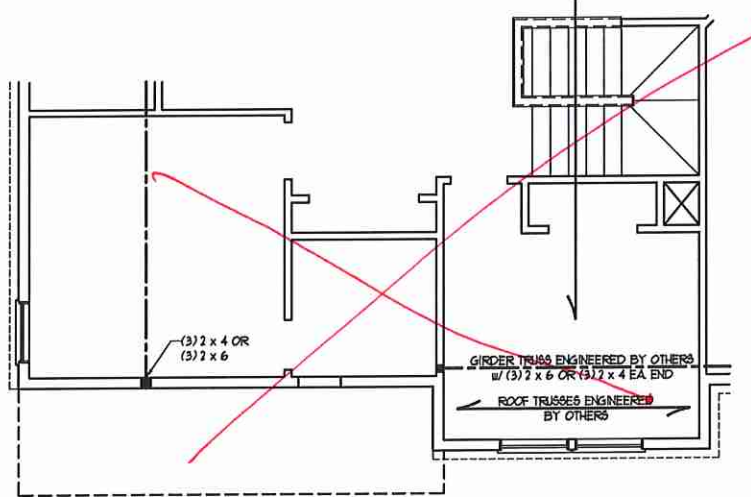
BEDROOM 3 w/ BATH 4 AND 5 OPTION



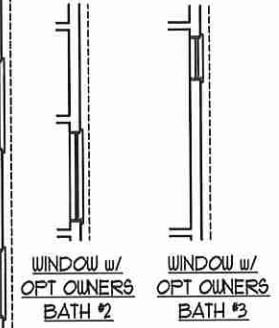
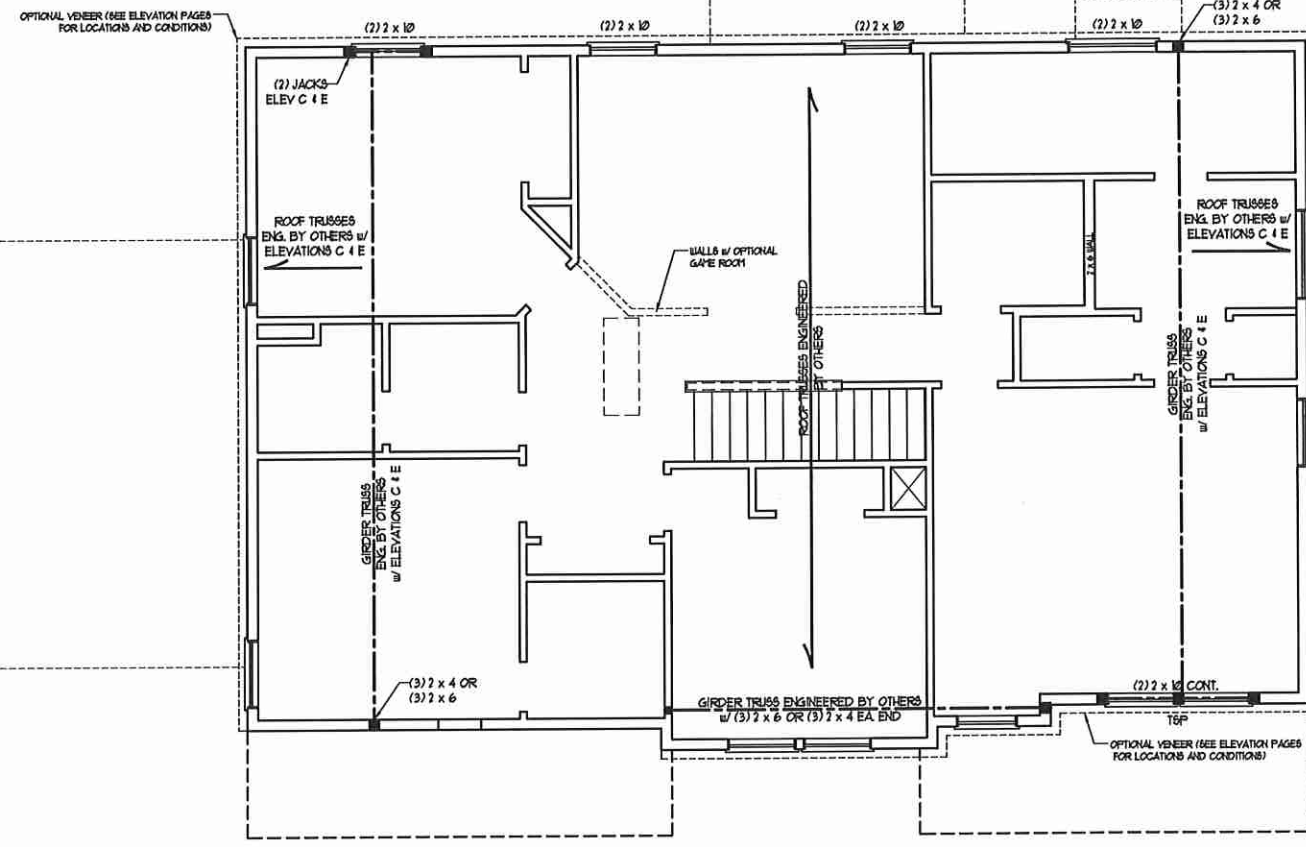
SITTING ROOM OPTION



SITTING ROOM OPTION AND SF STAIRS (WITH BASEMENT OPTION)



BEDROOM #4 OPTION (WITH BASEMENT OPTION)



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SOUTHPORT H&H HOMES

DATE: OCTOBER 23, 2020
 SCALE: 1/4" = 1'-0"
 DRAWN BY: H&H HOMES
 ENGINEERED BY: WTB

SHEET 7 OF 9
 S4
 CEILING FRAMING PLAN

ATTIC VENT CALCULATION:
 183 SQ. FT. OF ATTIC DIVIDED BY
 150 REQUIRED 121 SQ. FT. OF NET
 FREE VENTILATING AREA (MIN.)

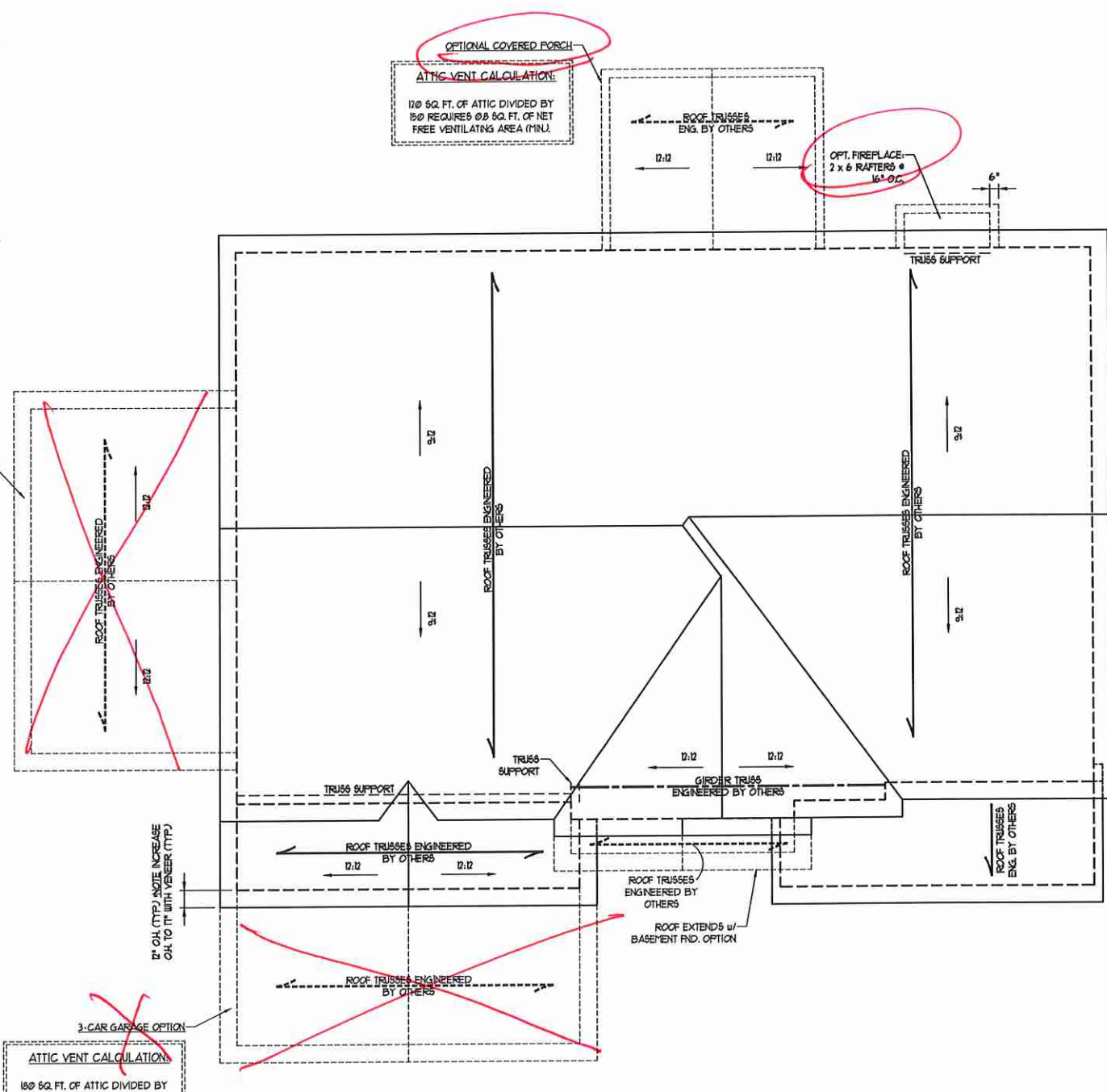
BRICK SUPPORT NOTE:
 1. FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL
 STUDS w/ (4) 1/4" Dd NAILS PER PLY. FASTEN A
 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10
 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C.
 STAGGERED. SEE SECTION R103.821 OF
 THE 2018 NRC FOR ADDITIONAL BRICK
 SUPPORT INFORMATION.
 2. WHERE ROOF SLOPES EXCEED 1:10, INSTALL
 3" x 3" x 1/4" STEEL PLATE STOPS AT 24"
 O.C. PER SECTION R103.821 OF THE NORTH
 CAROLINA RESIDENTIAL CODE, 2018
 EDITION.

STRUCTURAL NOTES:
 1. ALL FRAMING LUMBER TO BE #2
 SFF (INO).
 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
 1/4" Dd NAILS @ 16" O.C. (TYP.)
 5. STICK FRAME OVER-FRAMED
 ROOF SECTIONS w/ 2 x 8 RIDGES,
 2 x 6 RAFTERS @ 16" O.C. AND
 FLAT 2 x 10 VALLEYS OR USE
 VALLEY TRUSSES.
 6. FASTEN FLAT VALLEYS TO
 RAFTERS OR TRUSSES WITH
 SIMPSON H2BA HURRICANE TIES @
 32" O.C. MAX. PASS HURRICANE
 TIES THROUGH NOTCH IN ROOF
 SHEATHING. EACH RAFTER IS TO
 BE FASTENED TO THE FLAT
 VALLEY WITH A MIN. OF (6) 1/4" Dd
 TOE NAILS.
 7. REFER TO SECTION R802.11 OF THE
 2018 NRC FOR REQUIRED UPLIFT
 RESISTANCE AT RAFTERS AND
 TRUSSES.
 8. REFER TO NOTES AND DETAIL
 SHEETS FOR ADDITIONAL
 STRUCTURAL INFORMATION.

OPTIONAL 1-CAR GARAGE
ATTIC VENT CALCULATION:
 240 SQ. FT. OF ATTIC DIVIDED BY
 150 REQUIRED 16 SQ. FT. OF NET
 FREE VENTILATING AREA (MIN.)

3-CAR GARAGE OPTION
ATTIC VENT CALCULATION:
 180 SQ. FT. OF ATTIC DIVIDED BY
 150 REQUIRED 12 SQ. FT. OF NET
 FREE VENTILATING AREA (MIN.)

OPTIONAL COVERED PORCH
ATTIC VENT CALCULATION:
 170 SQ. FT. OF ATTIC DIVIDED BY
 150 REQUIRED 90 SQ. FT. OF NET
 FREE VENTILATING AREA (MIN.)



ELEVATIONS A, B, 1 & D

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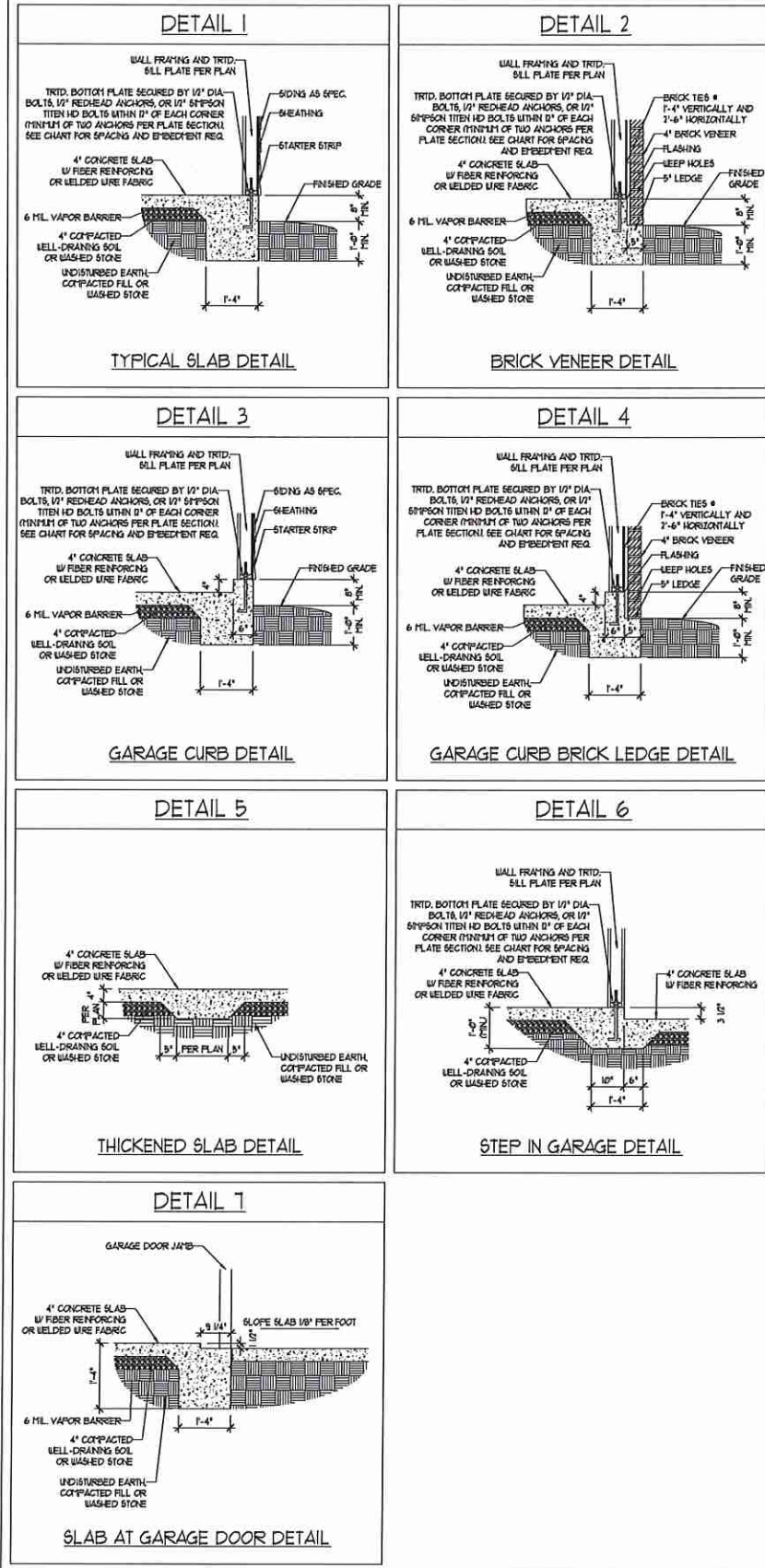
SOUTHPORT
 H&H HOMES



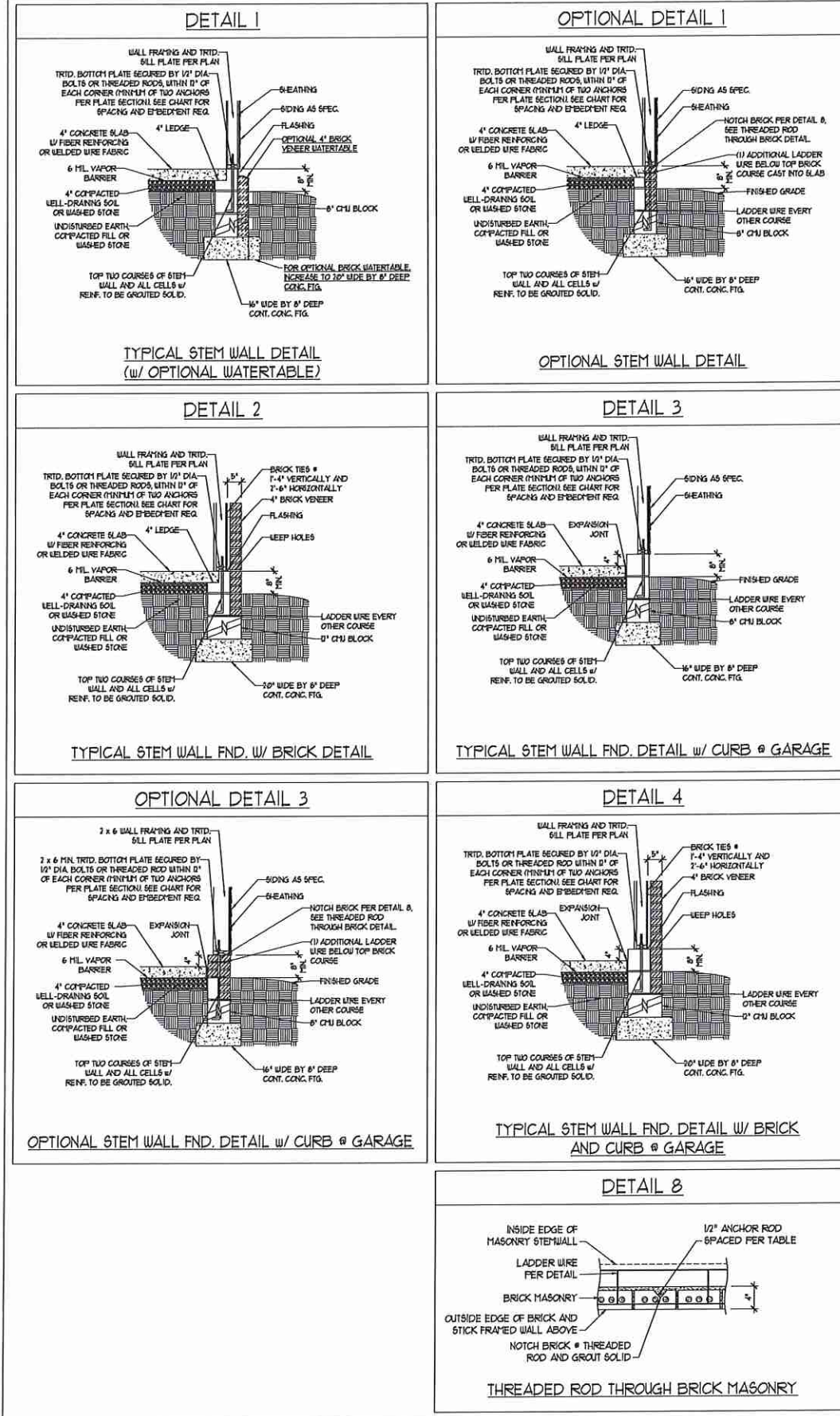
DATE: OCTOBER 23, 2020
 SCALE: 1/4" = 1'-0"
 DRAWN BY: H&H HOMES
 ENGINEERED BY: WFB

SHEET 8 OF 9
 S-5a
 ROOF FRAMING
 PLAN

MONOLITHIC SLAB DETAILS



STEMWALL DETAILS



MASONRY STEMWALL SPECIFICATIONS

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

- STRUCTURAL NOTES:**
1. WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
 2. TIE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
 3. CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
 4. BACKFILL OF CLEAN #1 / #1 WASHED STONE IS ALLOWABLE.
 5. BACKFILL OF WELL DRAINED SAND - GRAVEL MIXTURE SOILS (45 PSF/FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R402.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
 6. PREP SLAB PER R506.2.1 AND R506.2.2 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. MINIMUM 24" LAP SPlice LENGTH.
 7. LOCATE REBAR IN CENTER OF FOUNDATION WALL.
 8. WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE "B" MORTAR OR 3000 PSI GROUT. USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

ANCHOR SPACING AND EMBEDMENT

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

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120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
 FOUNDATION DETAILS

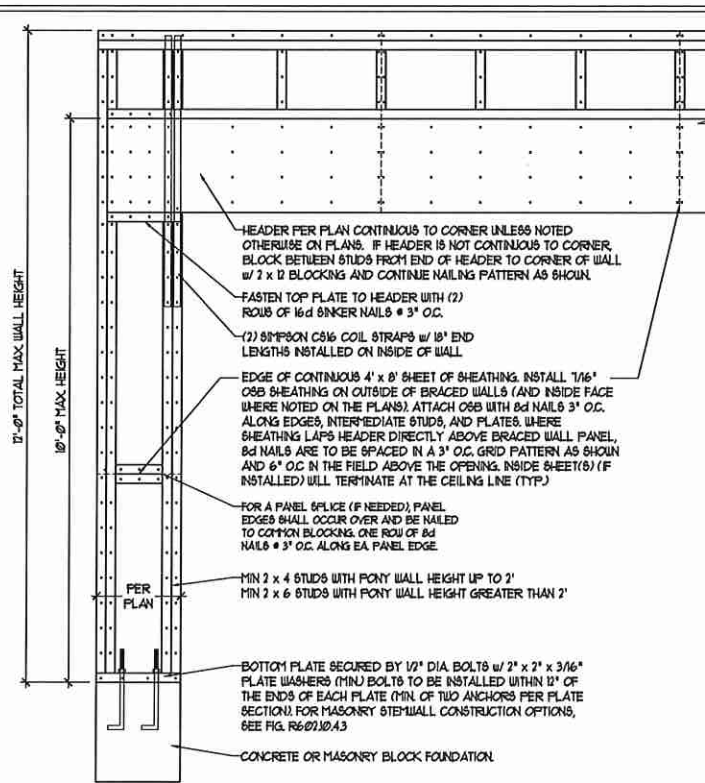
DATE: NOVEMBER 14, 2018
 SCALE: NTS
 DRAWN BY: JST
 ENGINEERED BY: JES



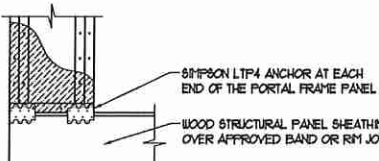
D-1
 FOUNDATION DETAILS

GENERAL 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. 1/8" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 6d (2 1/2" LONG x 0.13" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (MIN.).
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 5/8" NAILS SPACED 7" 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 3/5 ITS ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 1/5 TIMES ITS ACTUAL LENGTH.

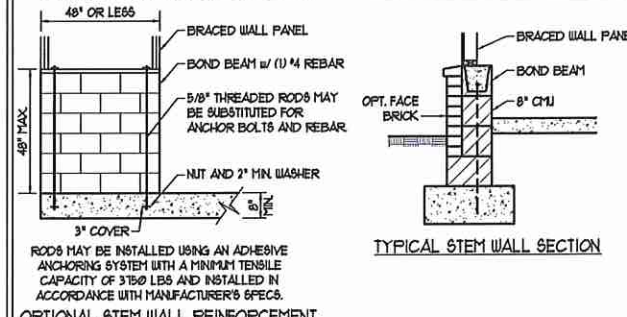
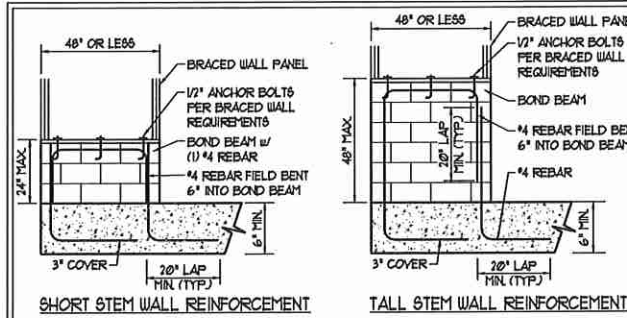


OVER CONCRETE OR MASONRY BLOCK FOUNDATION

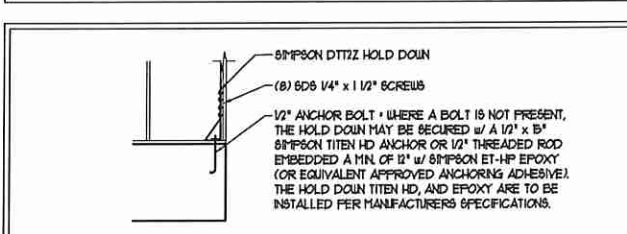
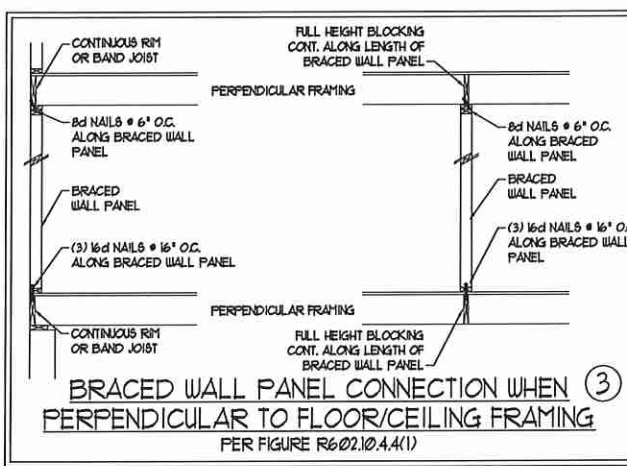


OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
 * APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS
 IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS *

METHOD PF-PORTAL FRAME DETAIL ①

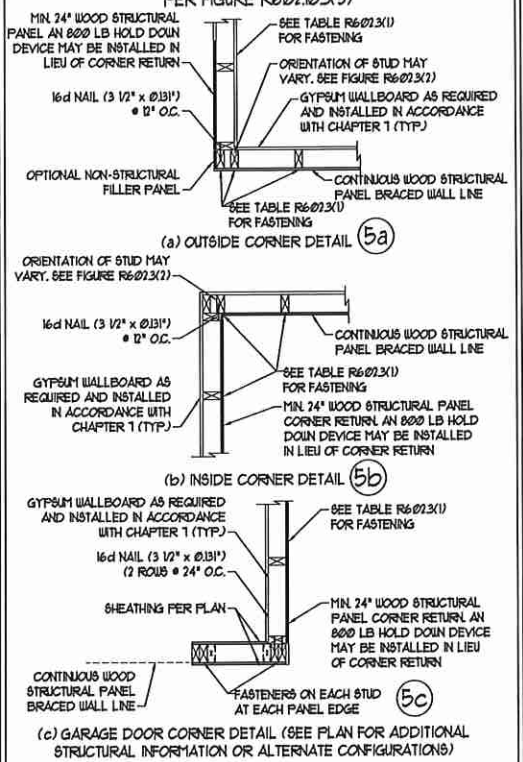


NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR THREADED RODS AND ANCHOR BOLTS
MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS ②
 PER FIGURE R602.10.4.3

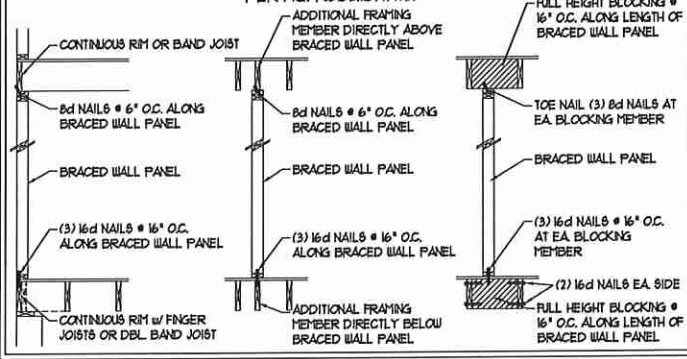


HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB ④
 * APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

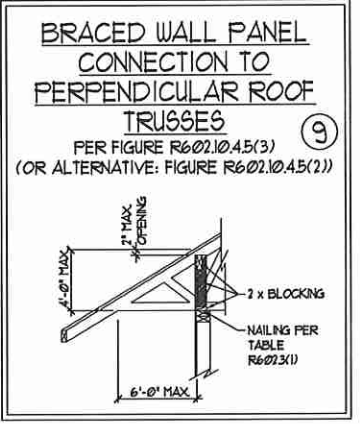
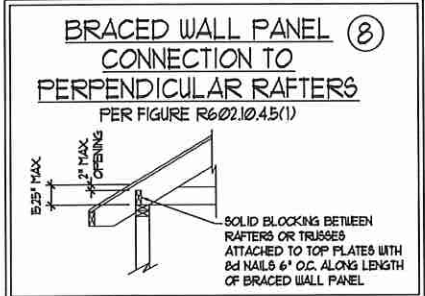
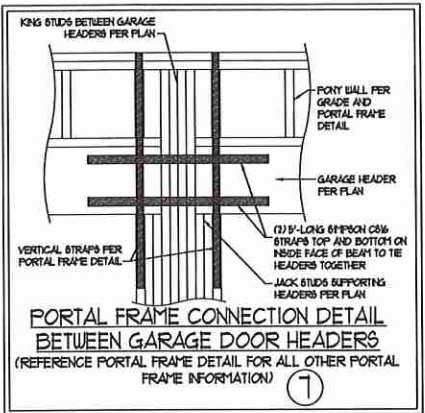
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤



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



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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

SEAL
 33736
 M. THOMPSON
 ENGINEER
 10/27/2020

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, 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 CONTRACTORS 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: Pg	20 (PSF)		

- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/400
 - FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD
- FOR 15 AND 100 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.16 OF THE NRC, 2018 EDITION. FOR 100 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2018 EDITION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER II OF THE NRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL, AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP I, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NRC, 2018 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SALED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A105. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C710.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCHA TR-68-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1X(1), R404.1X(2), R404.1X(3), OR R404.1X(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1X(5) OF THE NRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE 2" 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 = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2375 PSI, Fv = 310 PSI, E = 1900000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E = 1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2900 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS

A. I 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 SELF TAPPING SCREWS # 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS # 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 3/16" DIAMETER HOLES # 16" O.C.

- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.1(1) AND R602.1(2) OF THE NRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER. ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.15 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE) WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R607.10.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (UNO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 8d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R103.2(1) OF THE NRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS, CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 8d 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 L182 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON CS16 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TRUSS STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

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

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



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 STRUCTURAL
 NOTES