

ROOSEVELT



Buyer Marked

ROOSEVELT REVISION LIST - STRUCTURAL:

- 1.) DOWNSIZED SOME WINDOW HEADERS TO (2) 2 x 6 OR (2) 2 x 8 (4-17)
- 2.) EXTRA JOIST LOCATIONS (4-17)
- 3.) ADDED HEADER SIZES FOR BRICK OPTIONS (4-17)
- 4.) 3-PLY HEADERS AT GARAGES (4-17)
- 5.) PORTAL FRAMING CHANGES AT CONTINUOUS DOUBLE GARAGE DOOR HEADERS (4-17)
- 6.) REMOVED BALLOON FRAMING FROM REMOVING SECOND FLOOR VAULTS (4-17)
- 7.) ADDED 1-JOIST SERIES/SPACING TO PLANS (4-17)
- 8.) ADDED BASEMENT FRAMING FOR AREA FORMERLY CRAWL SPACE (4-17)
- 9.) SOME RECONFIGURATION OF PIERS ON CRAWL (4-17)

ROOSEVELT REVISION LIST - ARCHITECTURAL:

- 1.) ADDED BASEMENT OPTION (FROM ROOSEVELT-II PLAN). (4-17)
- 2.) ADDED THREE CAR GARAGE OPTION (FROM ROOSEVELT-II PLAN). (4-17)
- 3.) CHANGED WINDOWS OPT. GUEST SUITE FROM 3-0 5-0 TO 3-0 6-0. (4-17)
- 4.) CHANGED OPT. WINDOWS IN STUDY/ LIVING ROOM FROM 3-0 5-0 TO 3-0 6-0. (4-17)
- 5.) REVERSED ENTRY DOOR FROM GARAGE TO HOME. MOVED GARAGE WALL AND ADDED DROP ZONE AT DOOR. (4-17)
- 6.) MOVED MUD ROOM OPTION AND GUEST ROOM OPTION TO SEPARATE OPTION SHEET. (4-17)
- 7.) MOVED WINDOW IN OFFICE/ BEDROOM #5 DOWN TOWARDS BATH/ W.I.C. WALL. (4-17)
- 8.) BROKE BEDROOM #5 OPTION OUT FROM MAIN PLAN (OFFICE STD.) AND MOVED TO OPTION SHEET. (4-17)
- 9.) MADE DOUBLE OVENS OPTIONAL WITH GOURMET KITCHEN. (4-17)
- 10.) SHIFTED WINDOW IN NOOK TOWARDS REAR OF HOUSE TO CENTER ON WALL. ADDED OPT. CABINETS/ DESK. (4-17)
- 11.) ADDED ALL BRICK OPTION (4-17)
- 12.) MADE POWDER ROOM AND W.I.C. STANDARD WITH OFFICE, AND FULL BATH STANDARD WITH BEDROOM #5 OPTION (4-17)
- 13.) REMOVED CLOSET FROM UNDER STAIRS IN OFFICE. CHANGED COAT CLOSET DOOR FROM 2-0 TO 2-4. AND EXTENDED COAT CLOSET INTO SPACE UNDER STAIRS (FOR STANDARD OFFICE ONLY). (4-17)
- 14.) MOVED OPT. WINDOW IN BEDROOM #3 FROM FRONT OF ROOM BACK TOWARDS CLOSET. (4-17)
- 15.) OPTIONAL WINDOW IN BEDROOM #3 NOW HAS TEMPERED GLASS. (4-17)
- 16.) ROTATED VANITY IN SF BATH 90 DEGREES TO BEDROOM #2 WALL AND ADDED DOOR FROM HALLWAY (4-17)
- 17.) INCREASED WIDTH OF TUB/ TOILET ROOM SF BATH BY 5". ALSO INCREASED WIDTH OF BEDROOM #2 CLOSET BY 5" (4-17)
- 18.) ADDED 2 MASTER BATH OPTIONS (GRAND SHOWER AND TILE SHOWER WITH HALF WALL). (4-17)
- 19.) RECONFIGURED LAUNDRY AREA TO ALLOW OPTIONAL DOOR FROM MASTER BATH. (4-17)
- 20.) MADE BATH IN BEDROOM #4 OPTIONAL. W.I.C. IS STANDARD (4-17)
- 21.) CHANGED STUD POCKETS BETWEEN ALL WINDOWS FROM DOUBLE STUD POCKET TO TRIPLE STUD POCKET. (4-17)
- 22.) MADE OPTIONAL KITCHEN CAN LIGHTING STANDARD. (4-17)
- 23.) ADDED CLOSET SHELVING NOTES. (4-17)
- 24.) ADDED OPTIONAL CAN LIGHTING TO FAMILY ROOM AND MASTER BEDROOM. (4-17)
- 25.) REMOVED VAULTS FROM BEDROOMS 2, 3, AND 4. (4-17)
- 26.) CHANGED EXTERIOR LIGHTING ON SIDE-LOAD GARAGES. THERE ARE NOW SINGLE LIGHTS ABOVE DOORS. (4-17)
- 27.) ELIMINATED 2 LIGHTS FROM MASTER SUITE (FLANKING CENTERED FAN/ LIGHT COMBO. (4-17)
- 28.) ADDED OPTIONAL CAN LIGHTING TO MEDIA ROOM. (4-17)
- 29.) CHANGED DOOR TO SMALL CLOSET IN BEDROOM #4 FROM 3-0 BSWING TO SINGLE 2-4 DOOR. (4-17)
- 30.) REMOVED TRANSOM WINDOWS FROM REAR WALL WINDOWS IN MASTER SUITE. (4-17)
- 31.) MADE 3-0 5-0 WINDOW ON SIDE WALL IN MASTER SUITE OPTIONAL. (4-17)
- 32.) VERIFIED AND ADJUSTED SQUARE FOOTAGES TO REFLECT LATEST PLAN UPDATE. (4-17)
- 33.) ELIMINATED CRAWLSPACE PORTIONS ON BASEMENT PLAN. (4-17)
- 34.) CHANGED FIREPLACE FROM 36" TO 32" (3-19)
- 35.) REMOVE ALL ARCH C.O. AND REPLACED WITH FLAT SOFFIT C.O. (11-22-19)
- 36.) VERIFIED AND CHANGED HDR. HGT. FOR SIDE/REAR WINDOWS FROM 6'-10" TO 7'-0". (11-22-19)
- 37.) CHANGE ROOM NAMES FROM MASTERS TO OWNERS. (11-22-19)
- 38.) VERIFIED SQUARE FOOTAGE. (11-22-19)
- 39.) ADDED ROOF VENTING CALCULATIONS FOR ELEV. A. (11-29-19)
- 40.) VERIFIED GOURMET KITCHEN WAS ADDED. (1-9-20)
- 41.) CHANGED FIREPLACE FROM STANDARD TO OPTIONAL. (1-9-20)
- 42.) REMOVE GLASS INSERTS FROM GARAGE WINDOWS AND REMOVE METAL ACCESSORIES. (1-9-20)
- 43.) ELIMINATED THE MUDROOM OPTION PER THE ROOM NAMING EXERCISE (1-9-20)
- 44.) CHANGED WASHER, DRYER, AND REFRIGERATOR TO OPTIONAL COMPONENTS. (2-19-20)
- 45.) ADDED INSULATION DETAILS TO PLAN SHEETS (2-19-20)
- 46.) UPDATED CUTSHEETS AND REMOVED EXTERIOR BRICK VENEER. (2-19-20)
- 47.) VERIFIED AND UPDATED DBL OVEN WAS AN OPTION. (2-19-20)
- 48.) CALCULATED WINDOW VENTILATION WAS REQUIRED OWNER'S BEDROOM (2-19-20)

COVER SHEET

H&H HOMES
ROOSEVELT

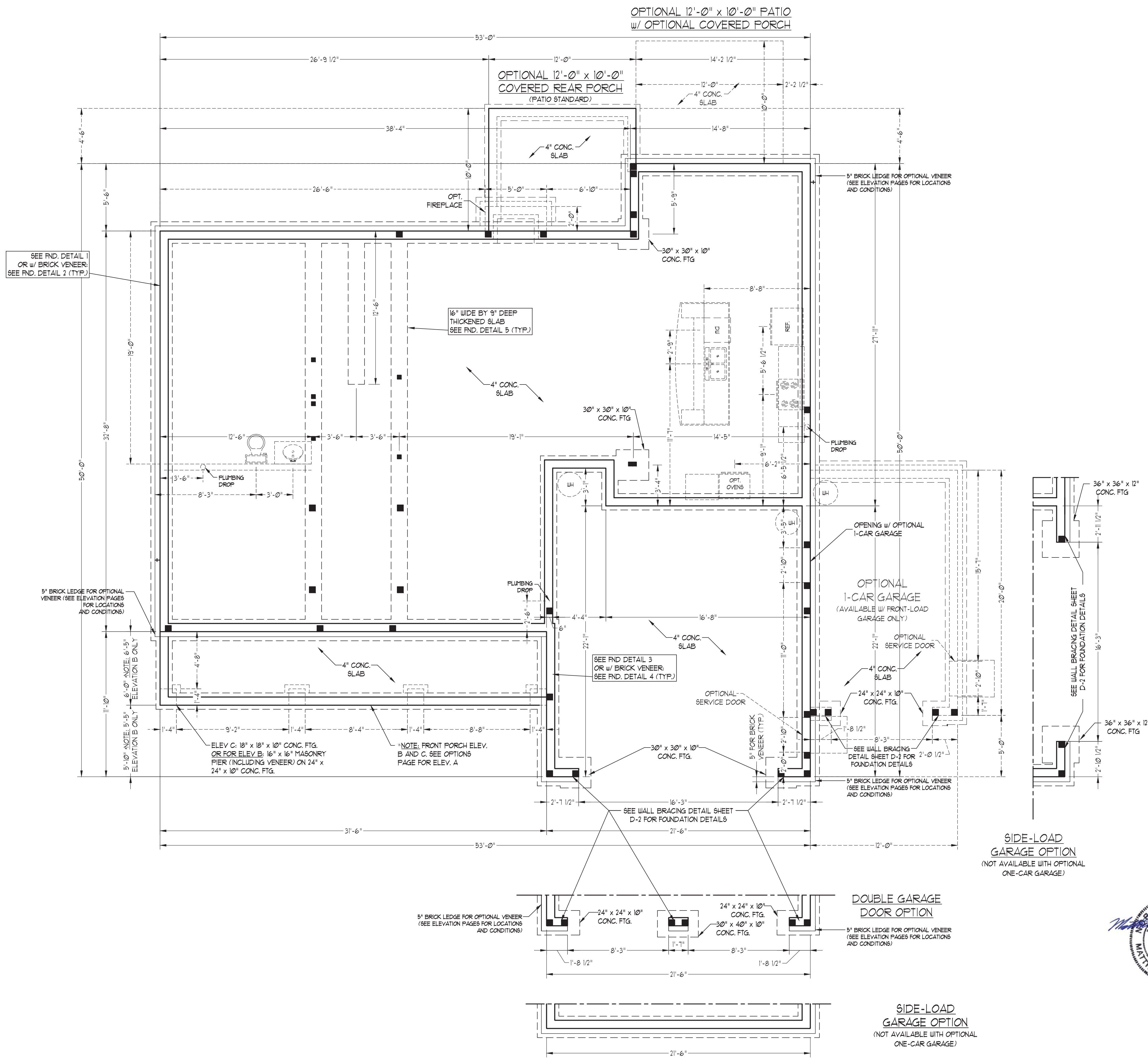
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REV.: FEBRUARY 19, 2020
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ENGINEERED BY:
REVIEWED BY:

CS

- 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, 2018 EDITION.
 - INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 1" INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - EXTERIOR WALLS DESIGNED FOR 120 MPH WINDS.
 - WALL CLADDING DESIGNED FOR +3.5 PSF AND -20 PSF (V-). INDICATE POSITIVE / NEGATIVE PRESSURE (TYP).
 - ROOF CLADDING DESIGNED FOR 44.2 PSF AND -18 PSF FOR ROOF PITCHES 1/2 TO 12/12 AND 40 PSF AND -36 PSF FOR ROOF PITCHES 22 1/2 TO 1/2.
 - INSTALL 1/4" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORIES IN ACCORDANCE WITH SECTION R602.10.3 OF THE NRC, 2018 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2018 EDITION.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

- 150 MPH ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:**
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 - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 ("HIGH WIND ZONES") FOR 150 MPH WINDS.
 - BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES") FOR 150 MPH WINDS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
 - FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - WALL CLADDING DESIGNED FOR +4.5 PSF AND -32 PSF (V-). INDICATE POSITIVE / NEGATIVE PRESSURE (TYP).
 - ROOF CLADDING DESIGNED FOR 42.2 PSF AND -28 PSF FOR ROOF PITCHES 1/2 TO 12/12 AND 44 PSF AND -51 PSF FOR ROOF PITCHES 22 1/2 TO 1/2.
 - 1/4" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
 - WALLS TO BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION AND AS NOTED ON PLANS.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2018 EDITION.



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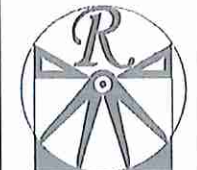
ROOSEVELT H&H HOMES, INC.

DATE: AUGUST 27, 2020
 SCALE: 1/4" = 1'-0"
 DRAWN BY: H&H HOMES
 ENGINEERED BY: WFB



SHEET 5 OF 12
S-1.3a
 STEM WALL FOUNDATION PLAN

8/27/2020

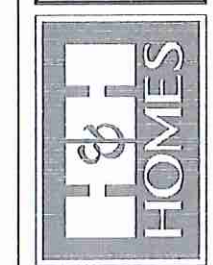


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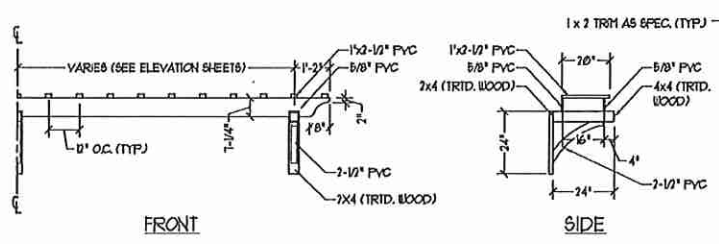
A - ELEVATIONS
A-1



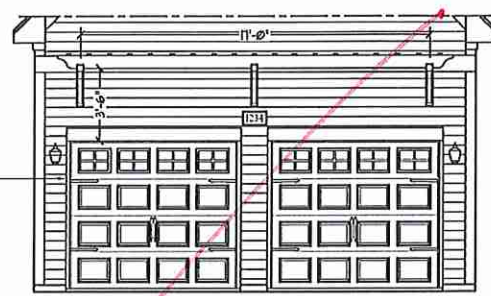
FRONT ELEVATION-A
SCALE: 1/4" = 1'-0"

**** NOTE: SEE PAGE A-11 FOR SPECIFIC FRONT ELEVATION-A DETAILS. SEE PAGE A-12 FOR A-4 (ALL BRICK) ELEVATIONS**

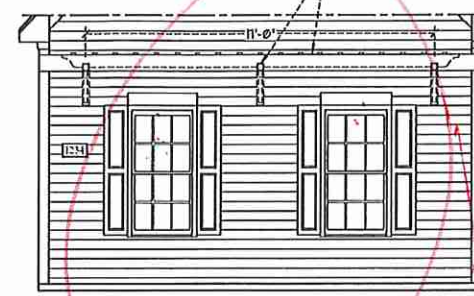
NO Grids
Stone



OPTIONAL TRELLIS DETAIL
SCALE: N15



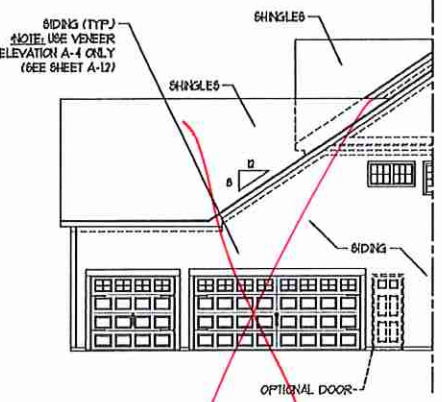
DOUBLE GARAGE DOOR OPTION
W/ OPTIONAL TRELLIS
(TRELLIS AVAILABLE WITH STANDARD SINGLE GARAGE DOOR)
SCALE: 1/4" = 1'-0"



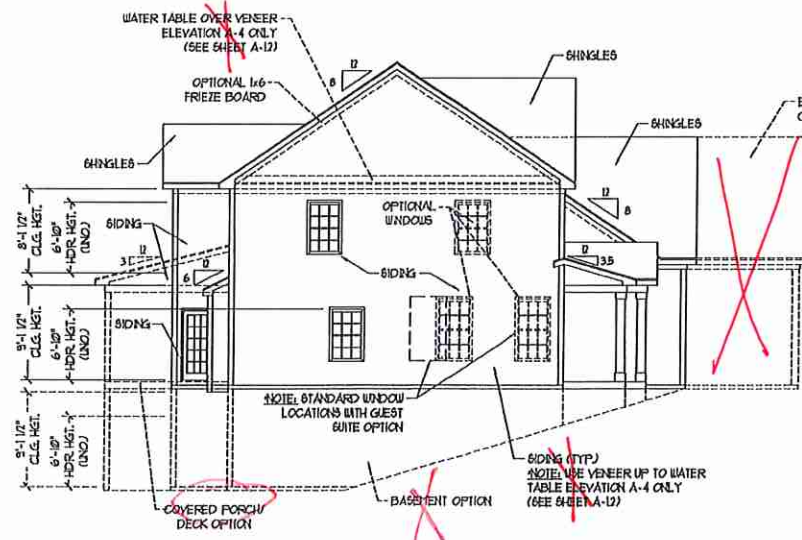
SIDE LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)
SCALE: 1/4" = 1'-0"



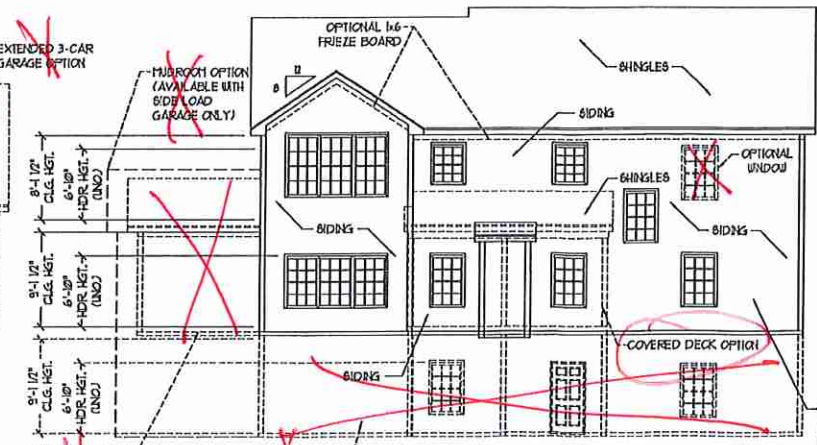
MUD ROOM OPTION
(AVAILABLE WITH SIDE LOAD GARAGE OPTION ONLY. NOT AVAILABLE IN CONJUNCTION WITH ONE CAR GARAGE OPTION)
SCALE: 1/4" = 1'-0"



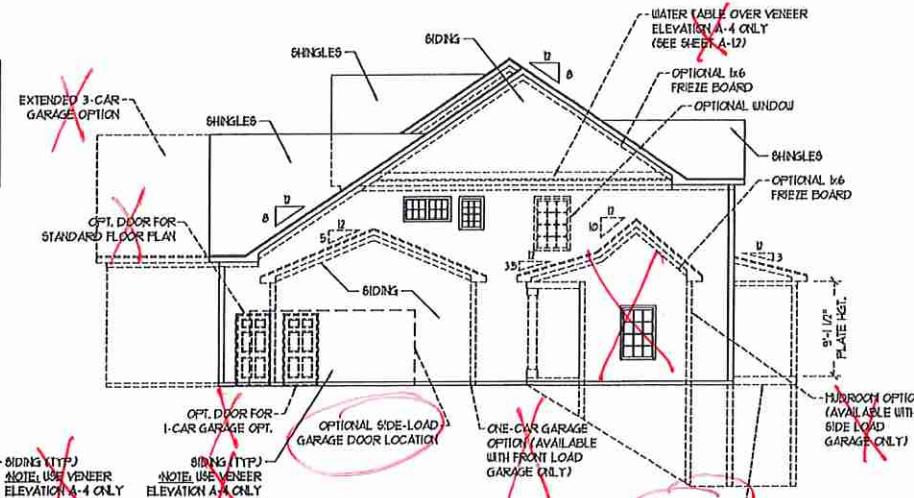
PARTIAL LEFT ELEVATION
W/ THREE CAR GARAGE OPTION
SCALE: 1/8" = 1'-0"



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



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

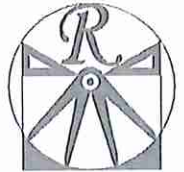


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

EM

Jm

OKM-000-073



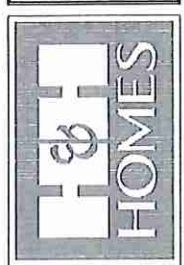
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A - ELEVATION
OPTIONS
A-1.1



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



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

stone



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

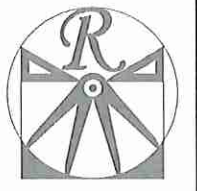
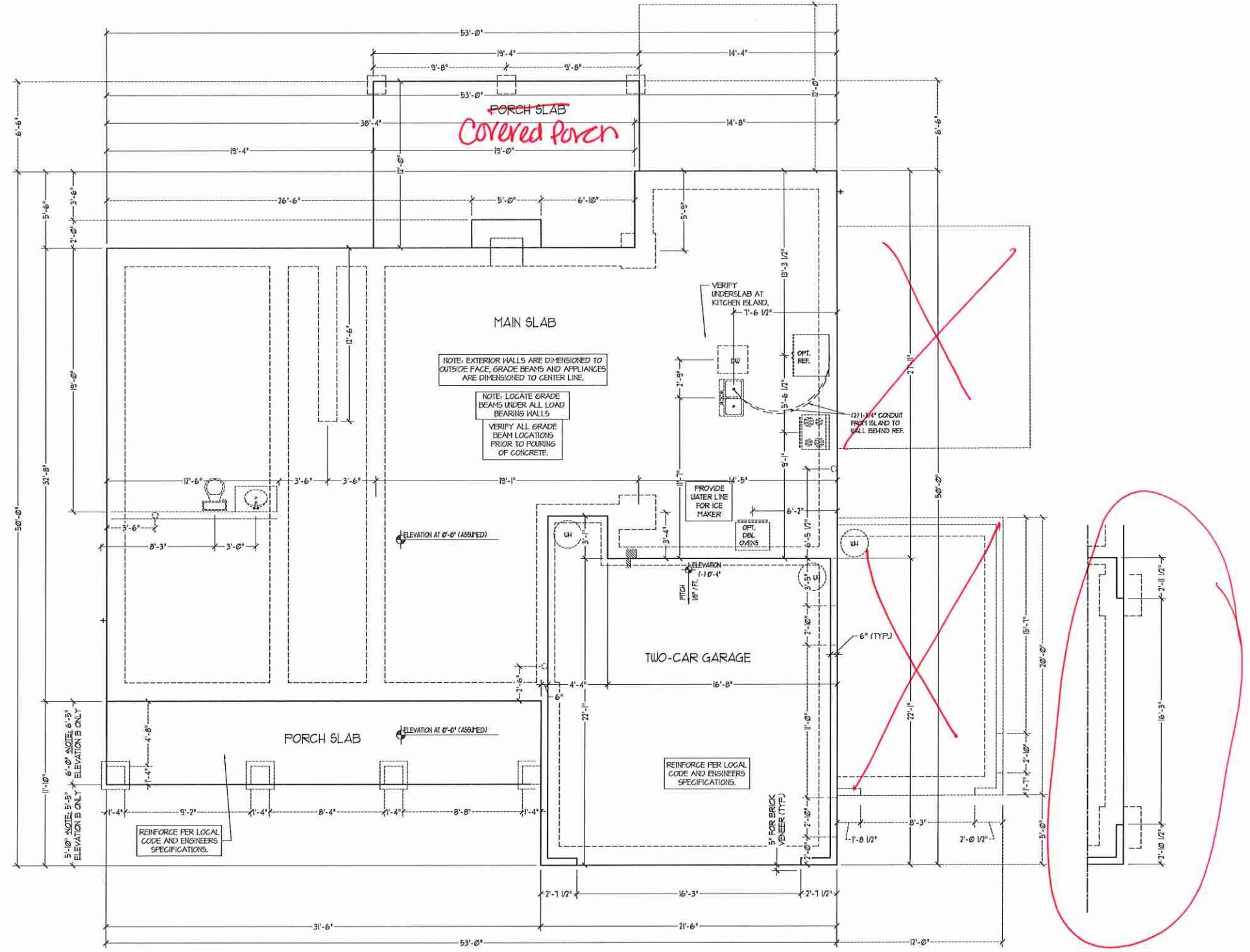
VENER LEDGE
AS SPEC. (TYP)



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

Jm

KM



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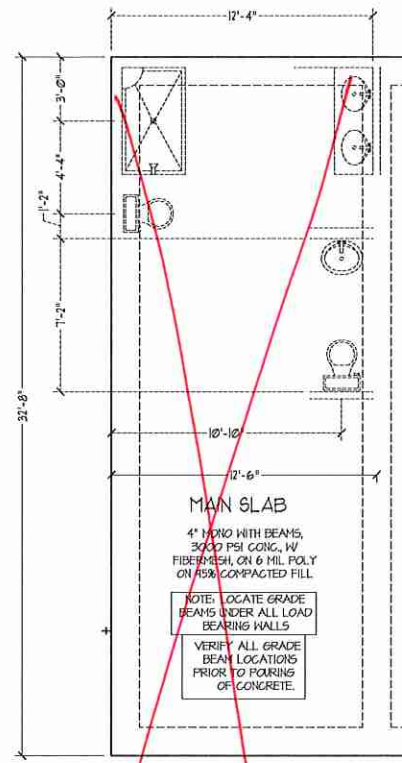


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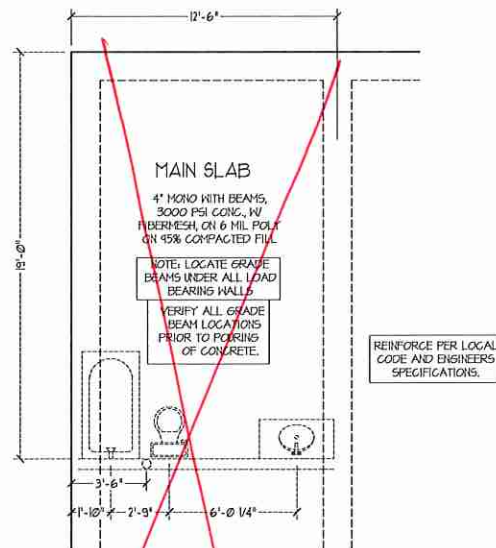
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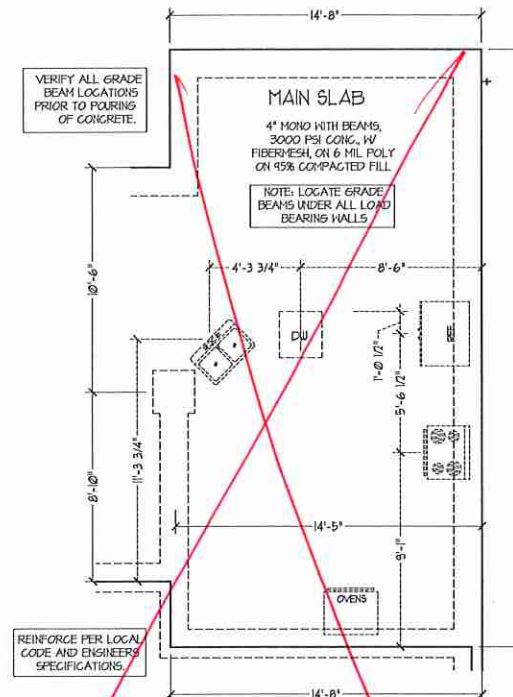
SLAB INTERFACE PLAN
A-4.2



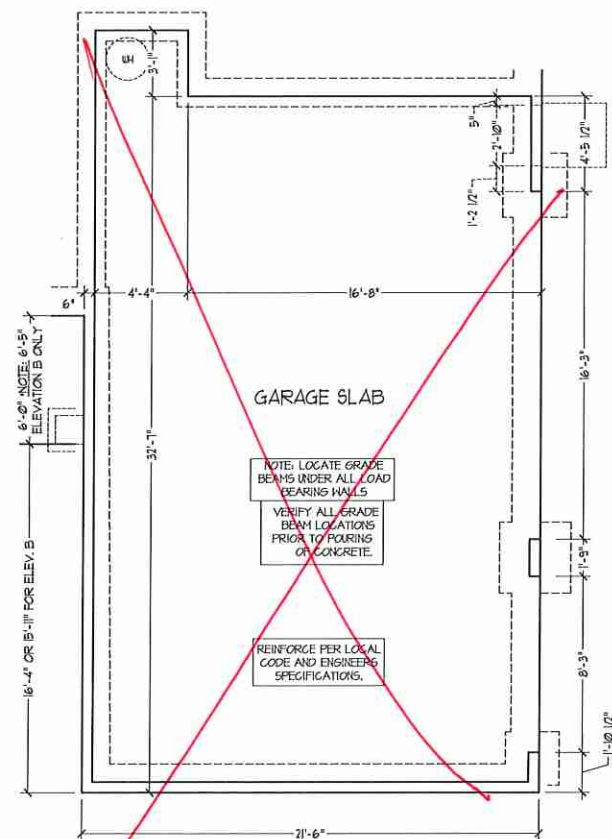
GUEST SUITE OPTION



BEDROOM 5 OPTION

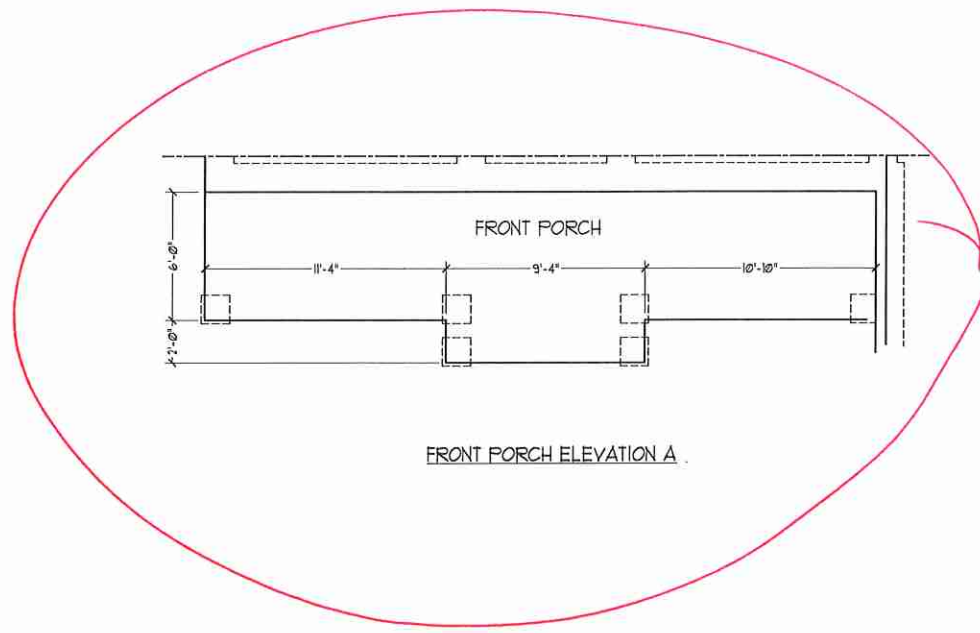


KITCHEN OPTION

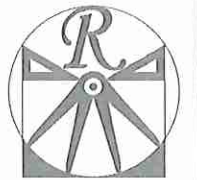


OPTIONAL EXTENDED 3-CAR GARAGE

OPTIONAL 1-CAR GARAGE (FRONT LOAD)



FRONT PORCH ELEVATION A



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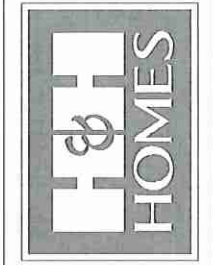
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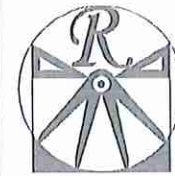


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SLAB INTERFACE
PLAN OPTIONS
A-4.3



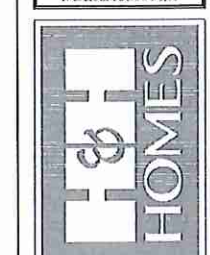
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ENGINEERED BY: WLF
REVIEWED BY: JES

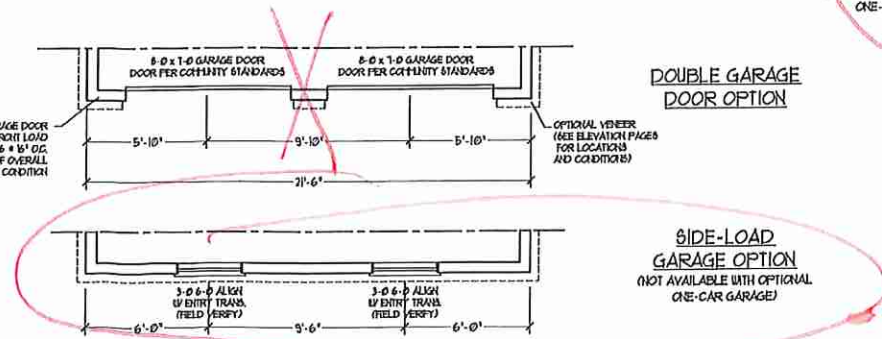
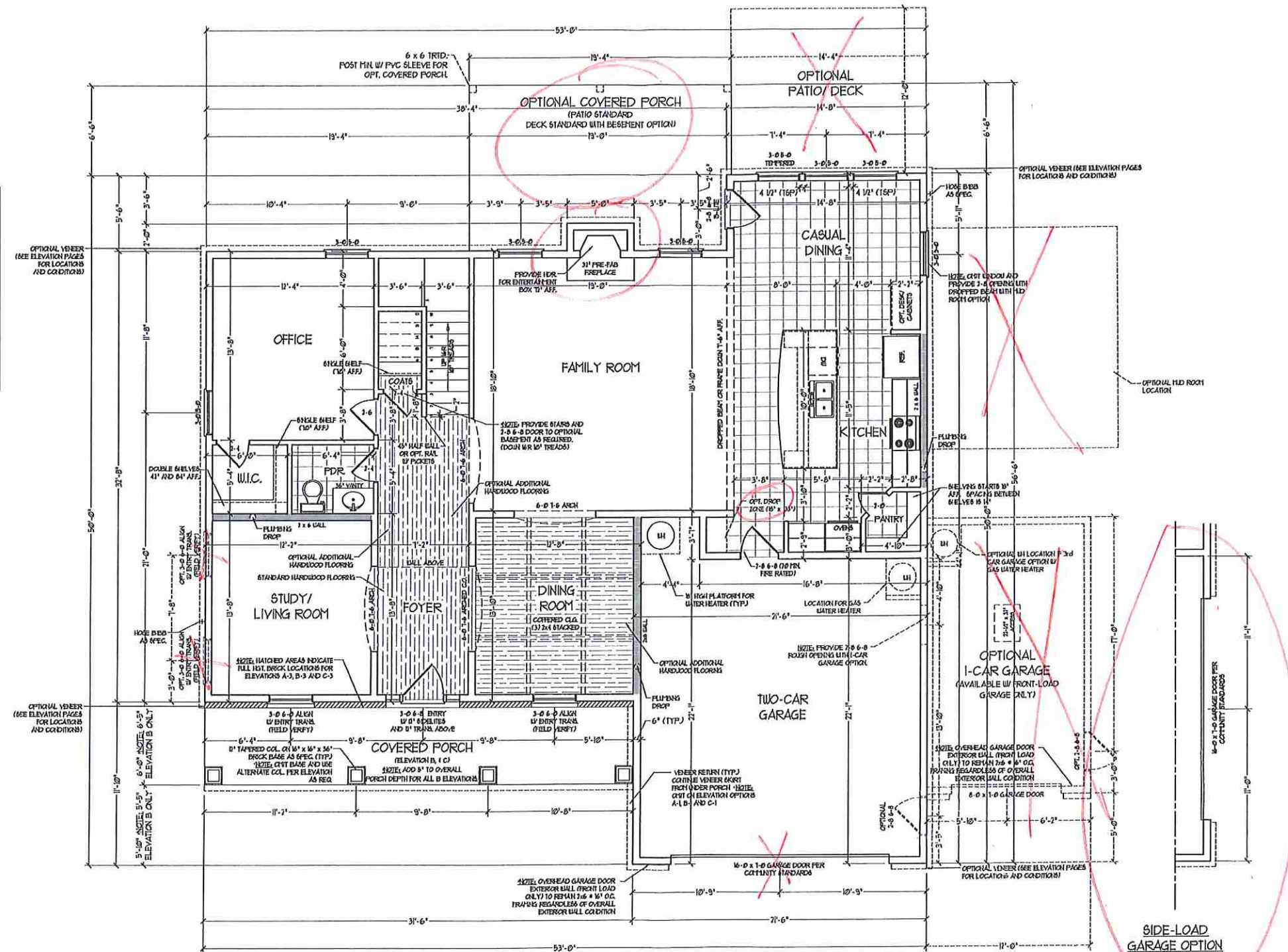
FIRST FLOOR
PLAN
A-5

SQUARE FOOTAGE (STANDARD)	
1st FLOOR:	1583 SQ. FT.
2nd FLOOR:	1054 SQ. FT.
TOTAL:	3437 SQ. FT.
GARAGE:	483 SQ. FT.
1st FLOOR (ALL BRICK):	1641 SQ. FT.
2nd FLOOR (ALL BRICK):	1910 SQ. FT.
TOTAL (ALL BRICK):	3556 SQ. FT.
GARAGE (ALL BRICK):	506 SQ. FT.
FRONT PORCH "A":	208 SQ. FT.
FRONT PORCH "B" 4' C":	130 SQ. FT.
STD. REAR PATIO:	220 SQ. FT.

SQUARE FOOTAGE (OPTIONS)	
OPT. BASEMENT:	1504 SQ. FT.
OPT. BASEMENT (ALL BRICK):	1641 SQ. FT.
OPT. MUD ROOM BASEMENT:	150 SQ. FT.
OPT. MUD ROOM BSMT. (ALL BRICK):	110 SQ. FT.
OPT. MUD ROOM:	154 SQ. FT.
OPT. MUD ROOM (ALL BRICK):	110 SQ. FT.
OPT. MUD ROOM PORCH:	70 SQ. FT.
OPT. COVERED PORCH:	220 SQ. FT.
OPT. PATIO/DECK:	112 SQ. FT.
OPT. 1-CAR GARAGE:	240 SQ. FT.
OPT. 1-CAR GARAGE (ALL BRICK):	250 SQ. FT.
OPT. EXTENDED 3-CAR GARAGE:	1093 SQ. FT.
OPT. EXT. 3-CAR GARAGE (ALL BRICK):	741 SQ. FT.

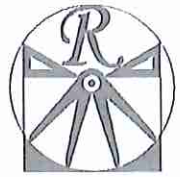
***NOTE:** ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

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



KM

JM



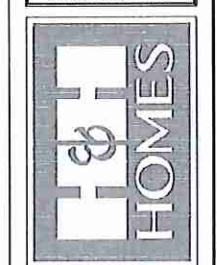
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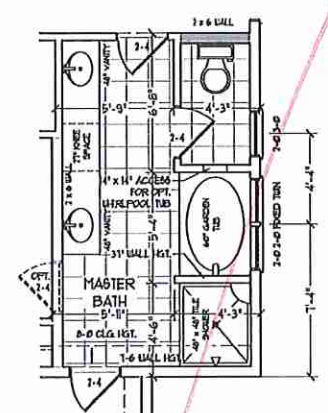
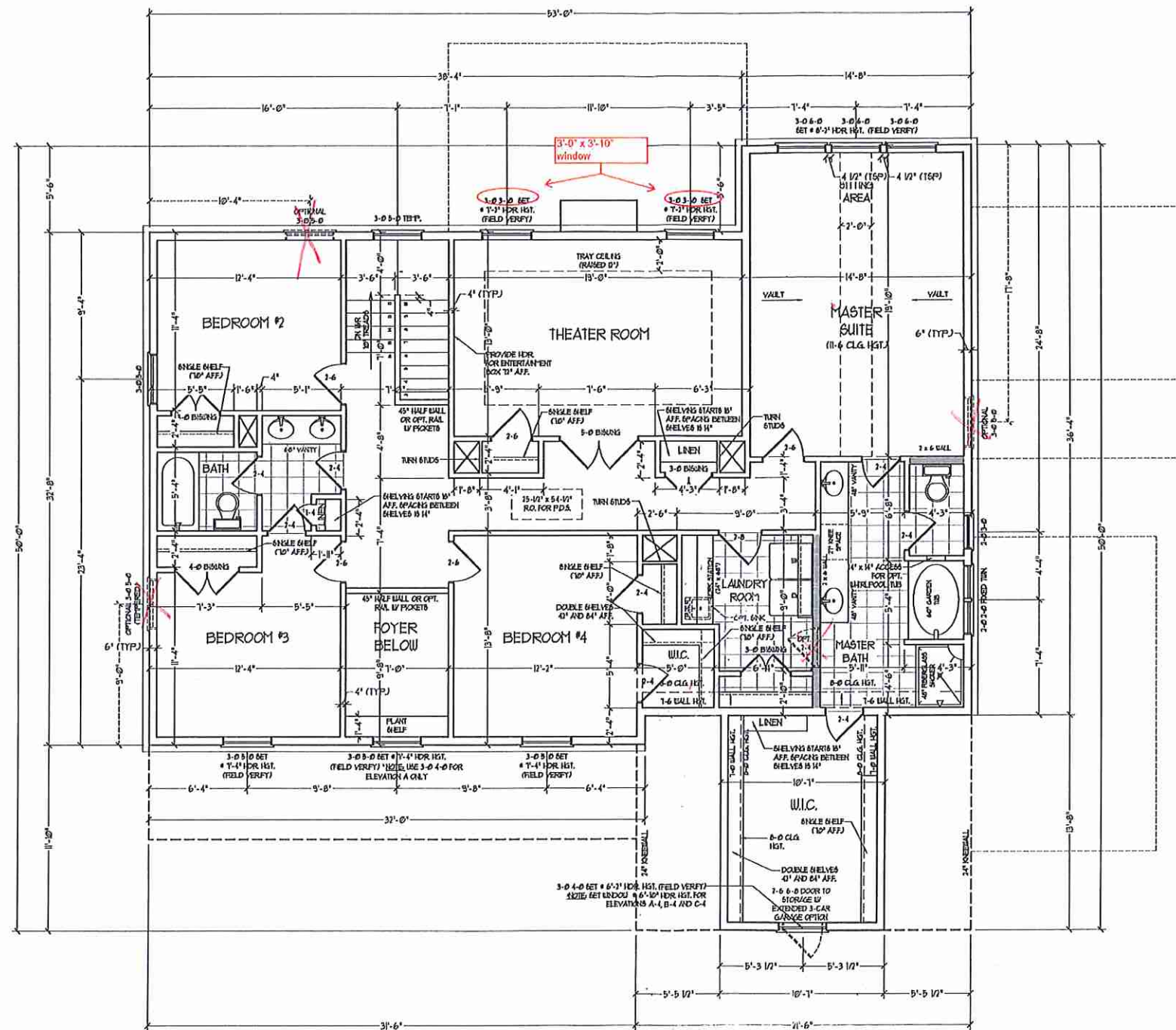


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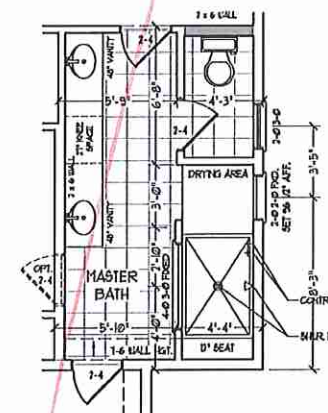
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DRAWN BY: WG
ENGINEERED BY: WLF
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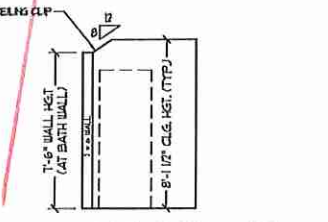
SECOND FLOOR
PLAN
A-6



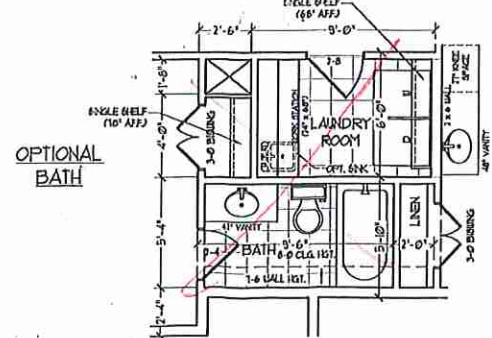
OPTIONAL MASTER BATH #2



OPTIONAL MASTER BATH #3



CLIPPED CEILING MASTER BATH AND BEDROOM #4 BATH



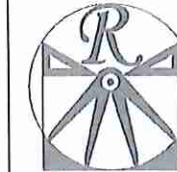
OPTIONAL BATH

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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

KM

JM

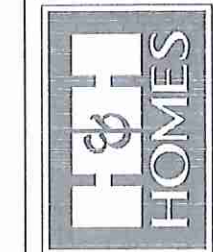


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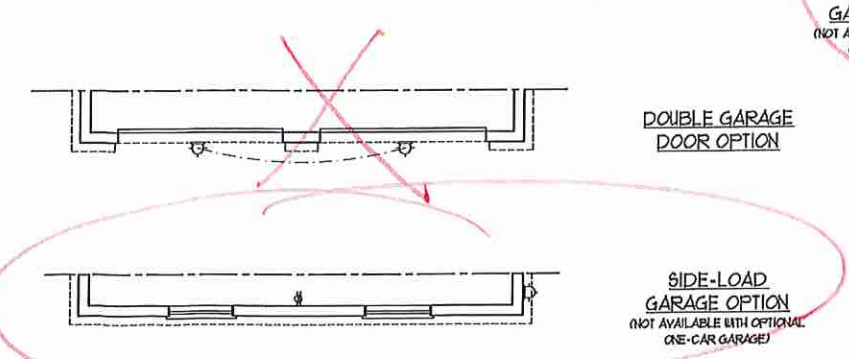
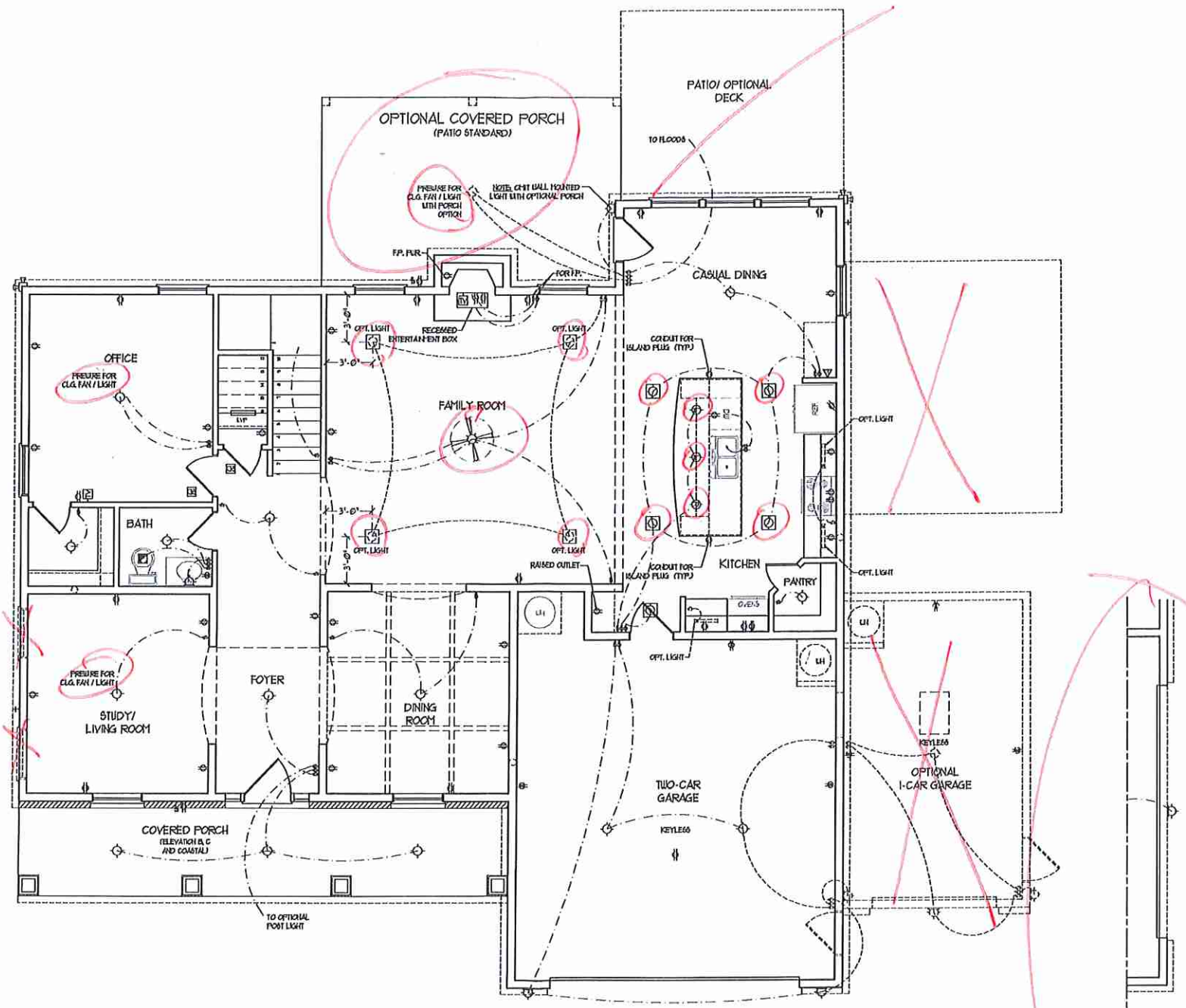
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DRAWN BY: WG
ENGINEERED BY: WLF
REVIEWED BY: JES

FIRST FLOOR
ELECTRICAL
PLAN
E-1

ELECTRICAL LAYOUT NOTES:
1) UNLOCK AND USE FOR ALL CEILING FANS PER PLAN.
2) VANTY LIGHTS TO BE SET # 50' AFF. (TYP)
3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL.
4) PLACE SWITCHES IN (H) FIRST ROUGH OPENING.

- ELECTRICAL LEGEND**
- 10 V OUTLET
 - 10 V GFI OUTLET
 - 10 V GATED OUTLET
 - 10 V BASEBOARD OUTLET
 - 4-FLEX
 - COUNTER OR FLOOR MOUNTED
 - COUNTER OR FLOOR MOUNTED 10V GFI
 - LEANER PROOF
 - 210 V OUTLET
 - 10 V DEDICATED CIRCUIT
 - 210 V DEDICATED CIRCUIT
 - SPECIAL PURPOSE (10V, ETC.)
 - WALL MOUNT LIGHT
 - CEILING MOUNT LIGHT
 - FENDANT LIGHT
 - RECESSED CAN LIGHT
 - MIN CAN LIGHT
 - EYEWALL LIGHT
 - FLUORESCENT LIGHT
 - UNDERCABINET LIGHT
 - FLOOD LIGHT
 - SWITCH
 - 3-WAY SWITCH
 - 4-WAY SWITCH
 - DIFFER SWITCH
 - TELEPHONE
 - TV CONNECTION
 - CONDUIT FOR COMPONENT WIRING
 - SEPARATOR
 - DOORBELL CHIME
 - 10 V SMOKE DETECTOR
 - EXHAUST FAN
 - LOW VOLTAGE PANEL
 - CEILING FAN
 - CEILING FAN W/ LIGHT



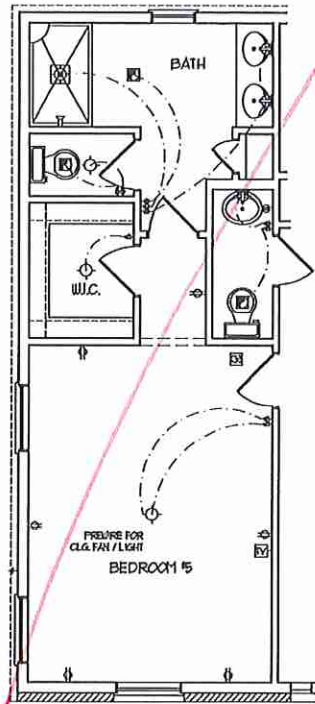
SIDE-LOAD
GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL
ONE-CAR GARAGE)

DOUBLE GARAGE
DOOR OPTION

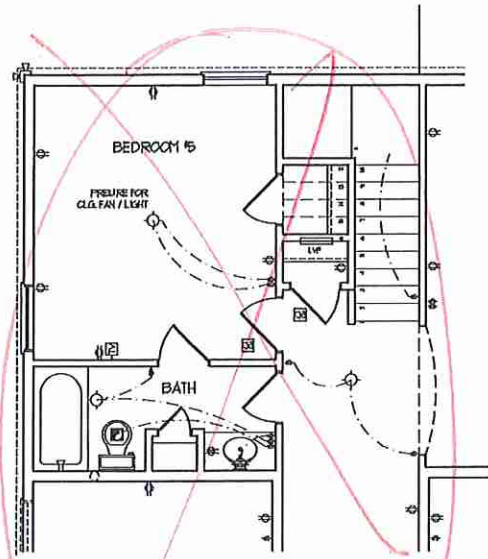
SIDE-LOAD
GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL
ONE-CAR GARAGE)

Jm

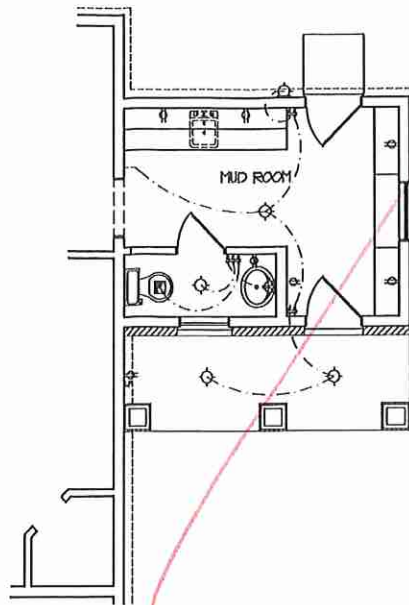
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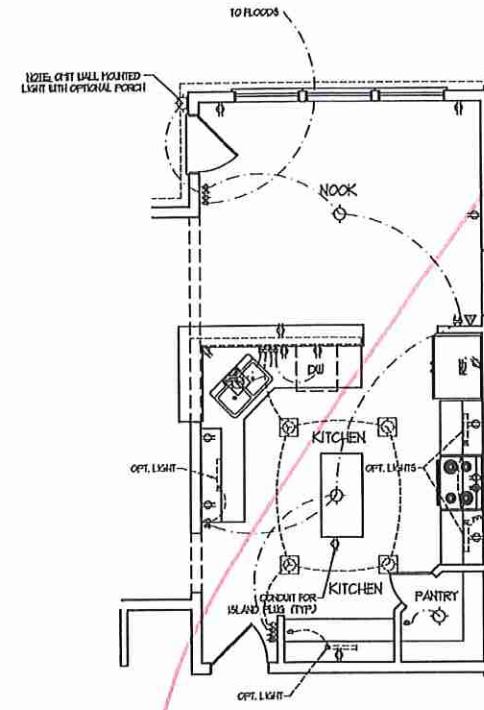
GUEST SUITE
OPTION



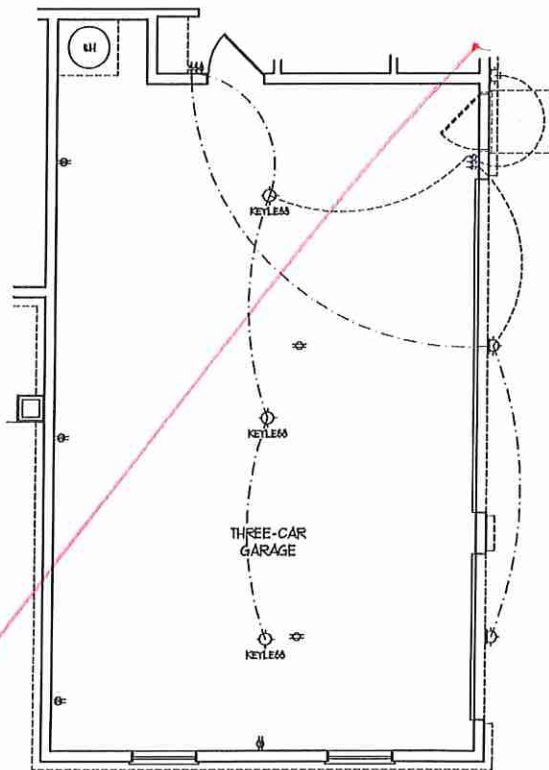
BEDROOM 15
OPTION



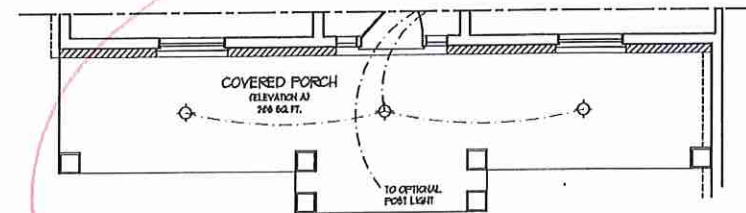
MUD ROOM
OPTION



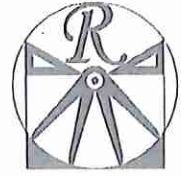
KITCHEN
OPTION



OPTIONAL EXTENDED
3-CAR GARAGE



FRONT PORCH ELEVATION A

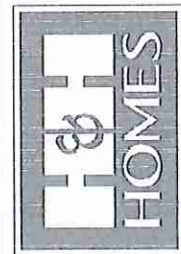


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ENGINEERED BY: WLF
REVIEWED BY: JES

F.F. ELECTRICAL
PLAN OPTIONS
E-1.1

Jm

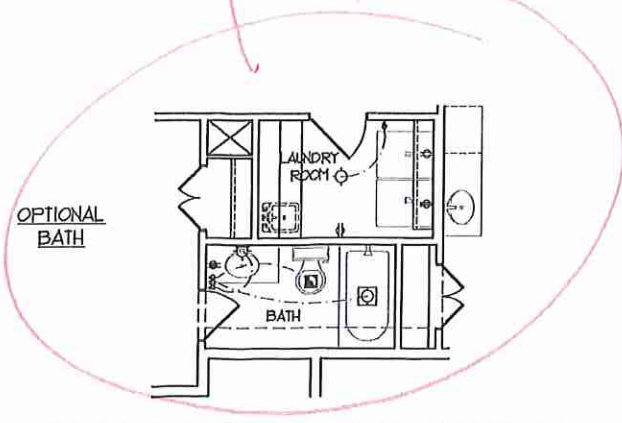
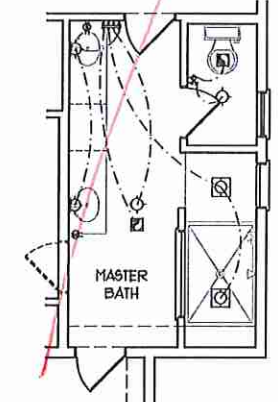
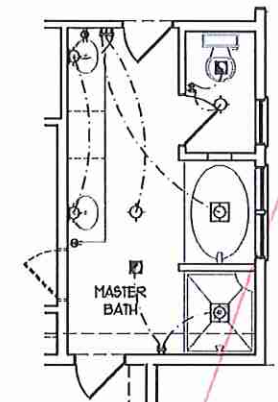
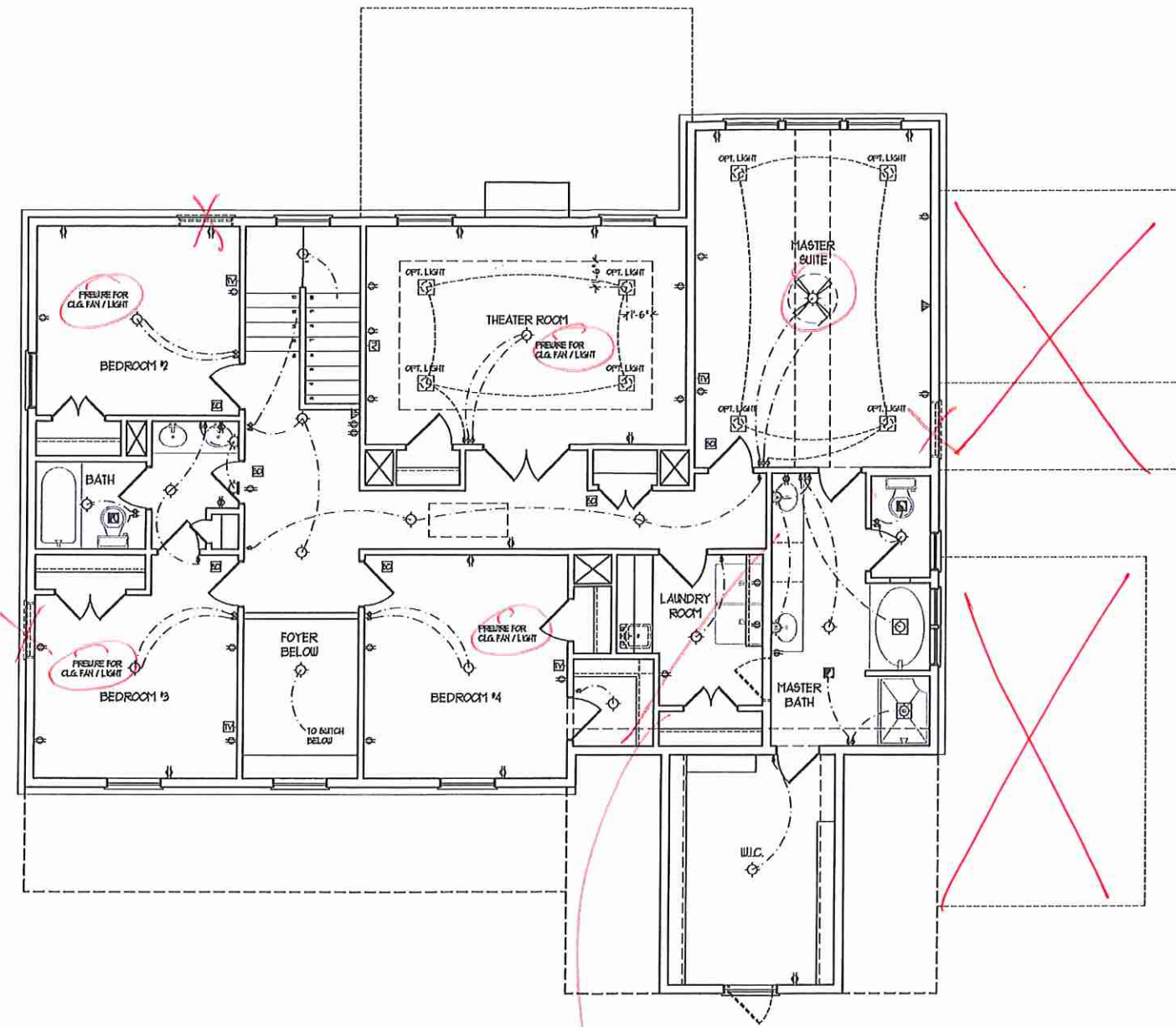
KM

ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND USE FOR ALL CEILING FAN PER PLAN
- 2) VARY LIGHTS TO BE SET @ 50' A.F. (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL
- 4) PLACE SWITCHES BY OTHER FROM ROOM OPENING

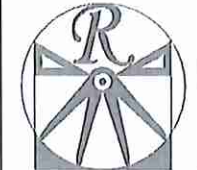
ELECTRICAL LEGEND

- NO V OUTLET
- NO V GFI OUTLET
- NO V SWITCHED OUTLET
- NO V BREAKER OUTLET
- 4-FLEX
- COUNTER OR FLOOR MOUNTED
- COUNTER OR FLOOR MOUNTED NO V GFI
- LEANER/POOF
- 720 V OUTLET
- 720 V DEDICATED CIRCUIT
- 720 V DEDICATED CIRCUIT
- SPECIAL PURPOSE (120 V, ETC)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- RIN CAN LIGHT
- EYEBALL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIFFER SWITCH
- TELEPHONE
- TV CONNECTION
- CABINET FOR COMPONENT WIRING
- REF/ACER
- DOORBELL CHIME
- NO V SMOKE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL
- CEILING FAN
- CEILING FAN W/ LIGHT



CLIPPED CEILING MASTER BATH AND BEDROOM 4 BATH

Jm

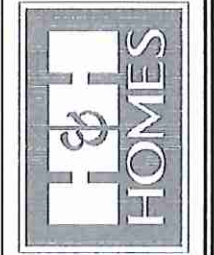


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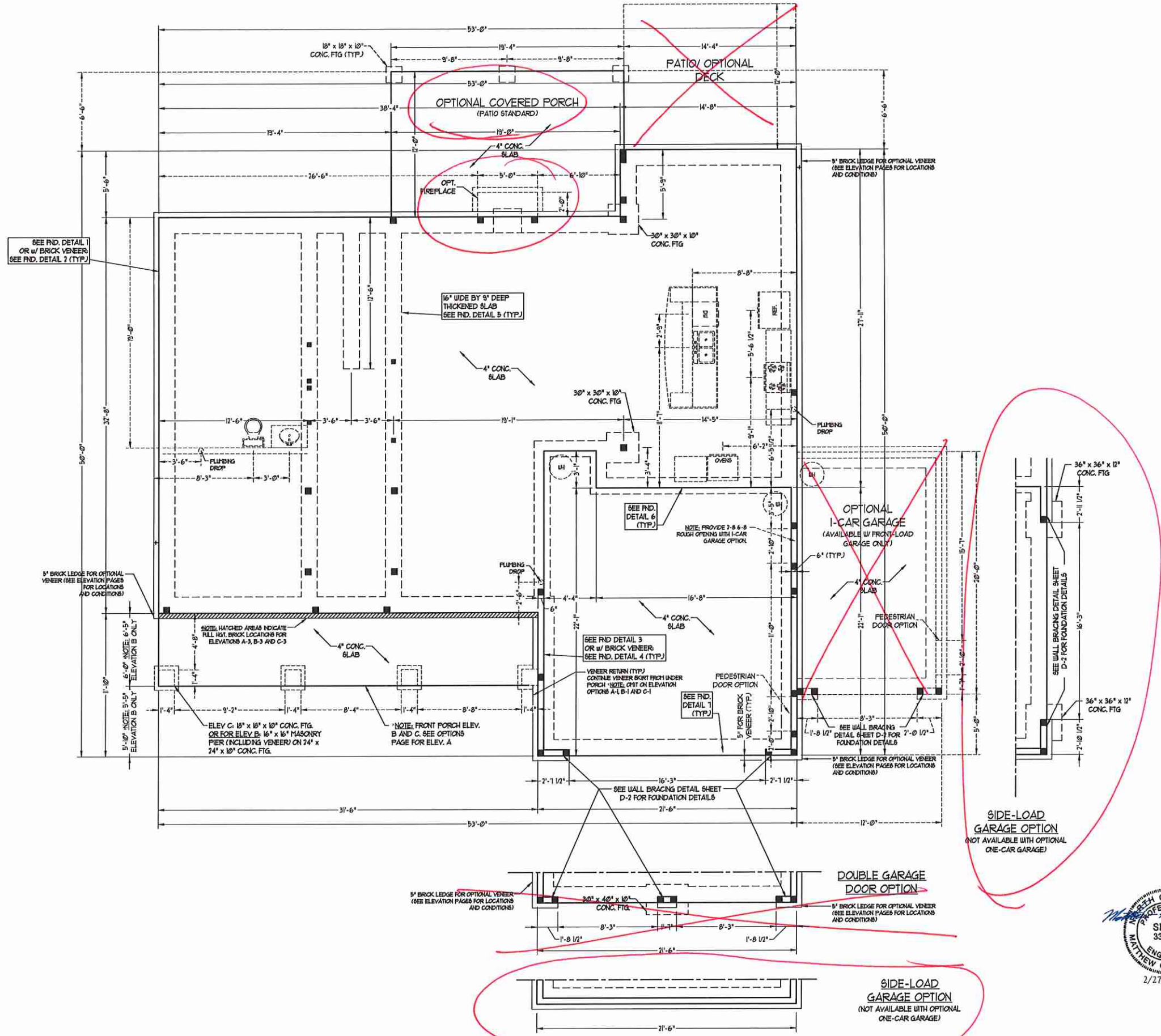
DATE: APRIL 26, 2017
REV.:
SCALE: 1/4" = 1'-0"
DRAWN BY: WO
ENGINEERED BY: WLF
REVIEWED BY: JES

SECOND FLOOR
ELECTRICAL
PLAN
E-2

KM

- 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 BOLT WITH MIDDLE THIRD OF FLATE WIDTH. MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - EXTERIOR WALLS DESIGNED FOR 60 MPH WINDS.
 - WALL CLADDING DESIGNED FOR 40 PSF AND -30 PSF (4. INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
 - ROOF CLADDING DESIGNED FOR 40 PSF AND -30 PSF FOR ROOF PITCHES 1/2 TO 2/3 AND 40 PSF AND -36 PSF FOR ROOF PITCHES 2/3 TO 1/2.
 - INSTALL 1/4" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION R6-01.03 OF THE NRC, 2018 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 1 OF THE NRC, 2018 EDITION.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

- 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 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - WALL CLADDING DESIGNED FOR 40 PSF AND -30 PSF (4. INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
 - ROOF CLADDING DESIGNED FOR 40 PSF AND -30 PSF FOR ROOF PITCHES 1/2 TO 2/3 AND 44 PSF AND -31 PSF FOR ROOF PITCHES 2/3 TO 1/2.
 - 1/4" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
 - WALLS TO BE BRACED IN ACCORDANCE WITH SECTION R6-01.03 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 1 OF THE NRC, 2018 EDITION.



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 N.C. LICENSE NO.: C-1733

ROOSEVELT
 H&H HOMES, INC.

DATE: FEBRUARY 26, 2020
 SCALE: 1/4" = 1'-0"
 DRAWN BY: H&H
 ENGINEERED BY: WFB



SHEET 3 OF 10
 S-1.2a
 MONO SLAB
 FOUNDATION PLAN

BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R602.10 OF THE NRC 2018 EDITION.
- C5-USP REFERS TO CONTIGUOUS SHEATHING - WOOD STRUCTURAL PANELS. CONTRACTOR IS TO INSTALL 1/4" 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 1/4" SCREWS OR 1 5/8" NAILS SPACED 1" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM FLATES.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NRC 2018 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

NOTE: 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	
SIDE 1A (FRONT LOAD)	METHOD: C5-USP/FF	SIDE 1B	METHOD: C5-USP/FF
TOTAL REQUIRED LENGTH: 13.78'	TOTAL PROVIDED LENGTH: 13.78'	TOTAL REQUIRED LENGTH: 23.8'	TOTAL PROVIDED LENGTH: 23.8'
SIDE 2A	METHOD: C5-USP	SIDE 2B	METHOD: C5-USP
TOTAL REQUIRED LENGTH: 13.78'	TOTAL PROVIDED LENGTH: 21.83'	TOTAL REQUIRED LENGTH: 2'	TOTAL PROVIDED LENGTH: 19.58'
SIDE 3A (SIDE LOAD)	METHOD: C5-USP/FF	SIDE 3B	METHOD: C5-USP
TOTAL REQUIRED LENGTH: 14.63'	TOTAL PROVIDED LENGTH: 40.66'	TOTAL REQUIRED LENGTH: 7'	TOTAL PROVIDED LENGTH: 40.66'
SIDE 4A	METHOD: C5-USP	SIDE 4B / 3A COMBINED	METHOD: C5-USP/GB
TOTAL REQUIRED LENGTH: 14.63'	TOTAL PROVIDED LENGTH: 21.9'	TOTAL REQUIRED LENGTH: 16.63'	TOTAL PROVIDED LENGTH: 40.6'

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE SFF 7 (UNO). ALL TREATED LUMBER TO BE SYP 7 (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 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 1/4" 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 FLATES, 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 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.

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

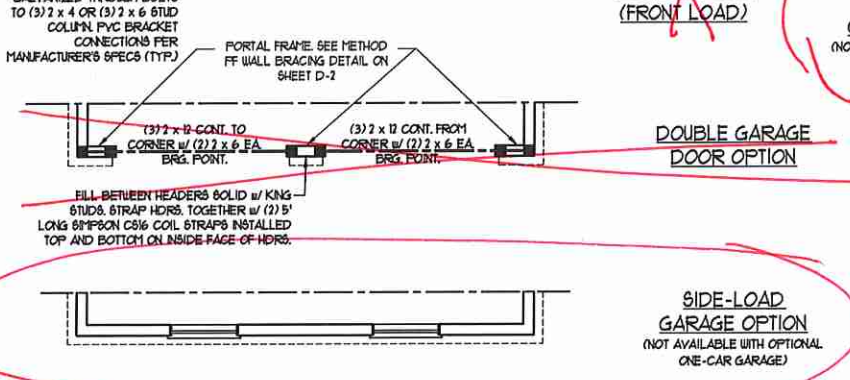
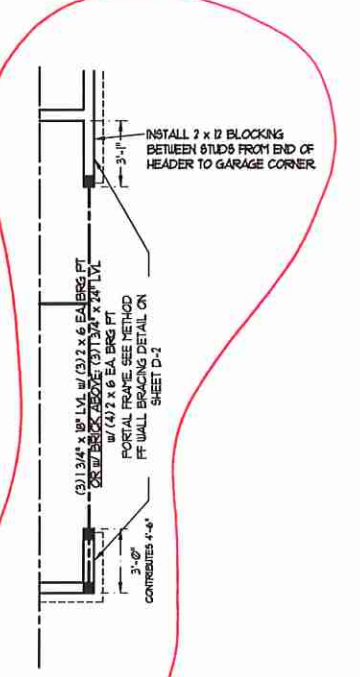
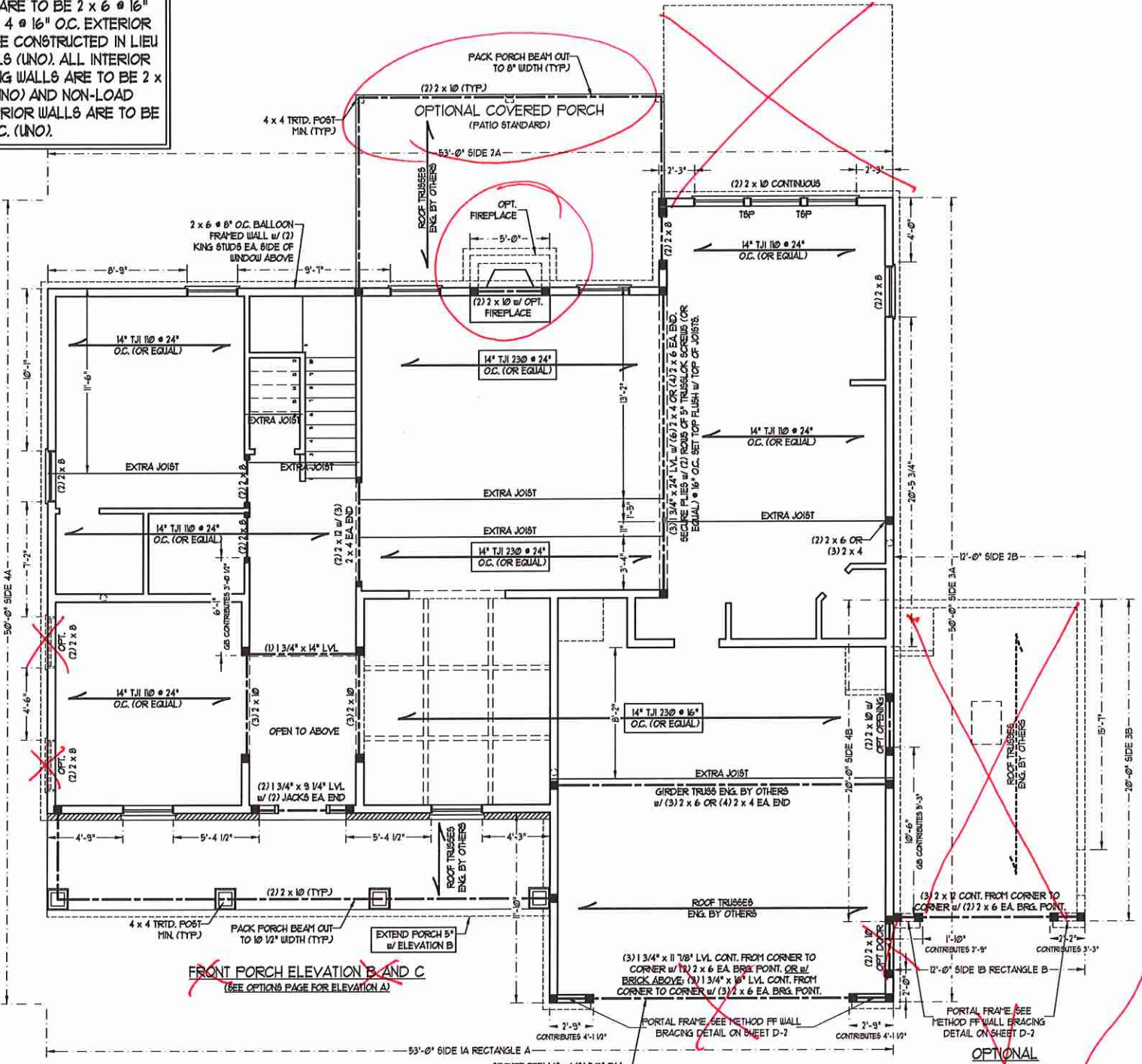
BRICK SUPPORT NOTES:

- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DWS. 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"-6" 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 6 BLOCKING BETWEEN STUDS w/ (4) 8d NAILS PER FLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 6 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R103.821 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
- PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

TSP - TRIPLE STUD POCKET

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
6'		3	2
8'		5	3
10'		6	4



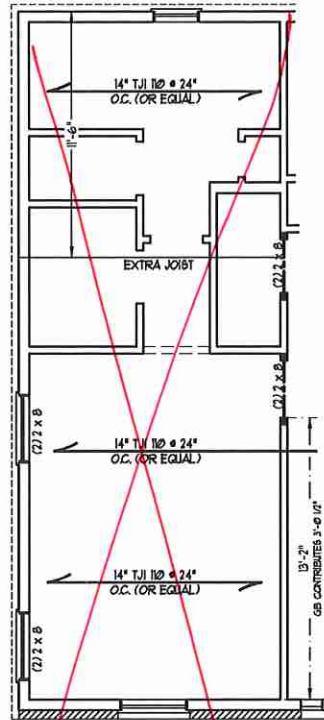
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ROOSEVELT
H&H HOMES, INC.

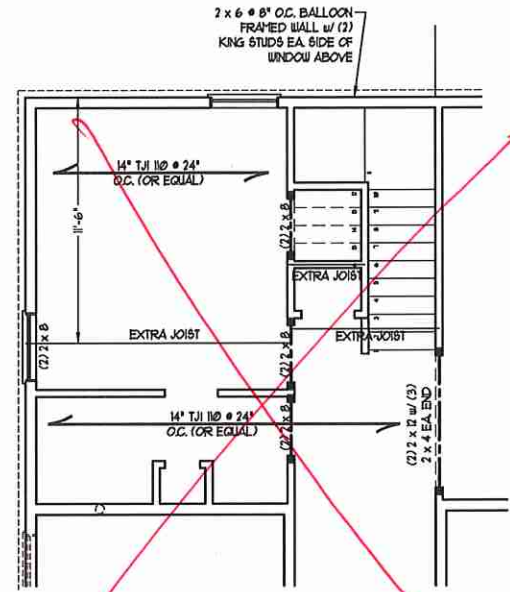
DATE: FEBRUARY 26, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY: H&H
ENGINEERED BY: WFB



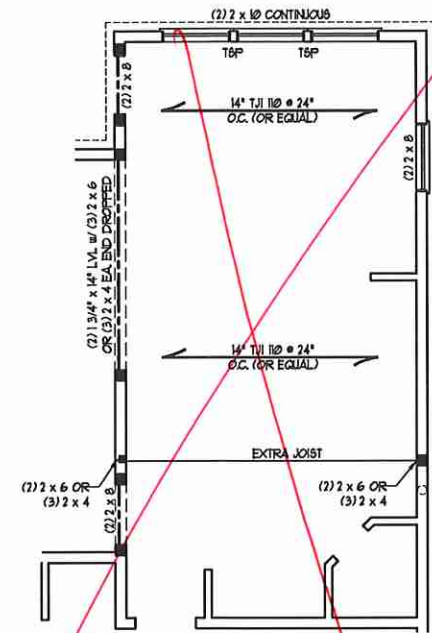
SHEET 7 OF 10
S-2a
SECOND FLOOR FRAMING PLAN
2/27/2020



GUEST SUITE
OPTION



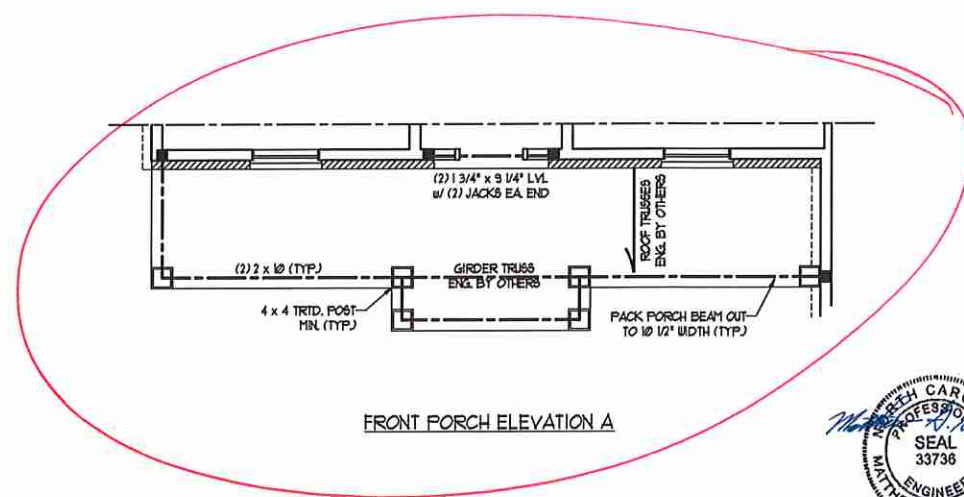
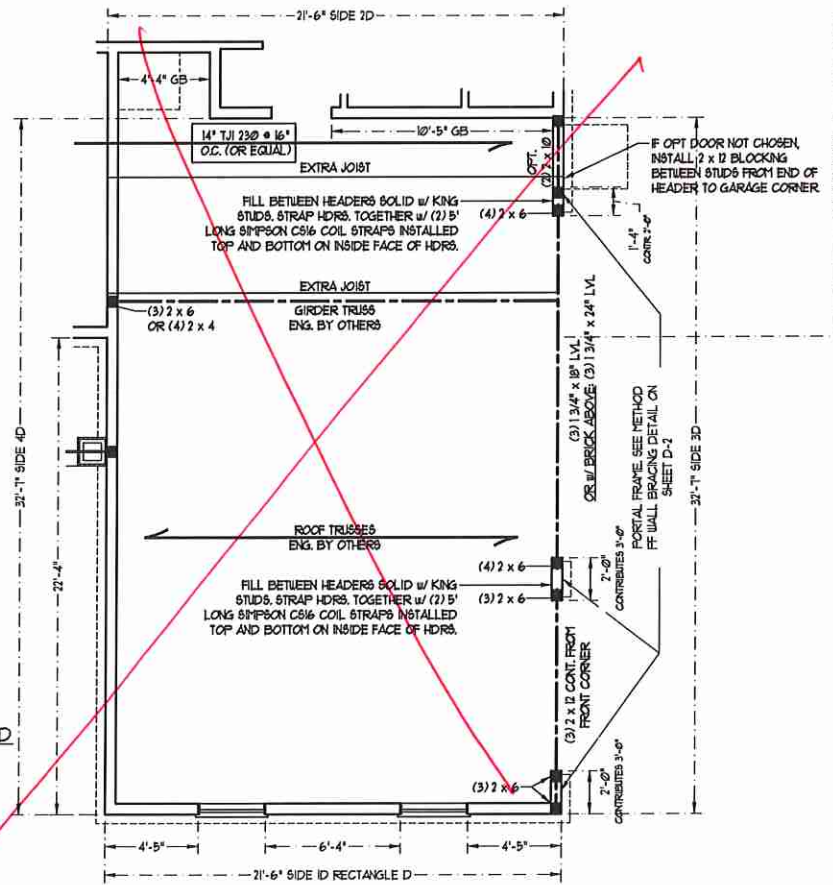
BEDROOM #5
OPTION



GOURMET KITCHEN
OPTION

BRACED WALL DESIGN	
RECTANGLE D	
SIDE ID	METHOD: C5-W6P
TOTAL REQUIRED LENGTH: 4.06'	TOTAL PROVIDED LENGTH: 15.2'
SIDE 2D / 1A COMBINED	METHOD: C5-W6P/GB
TOTAL REQUIRED LENGTH: 11.84'	TOTAL PROVIDED LENGTH: 21'
SIDE 3D	METHOD: C5-W6P/FF
TOTAL REQUIRED LENGTH: 2.52'	TOTAL PROVIDED LENGTH: 8.0'
SIDE 4D	METHOD: C5-W6P
TOTAL REQUIRED LENGTH: 2.52'	TOTAL PROVIDED LENGTH: 22.3'

OPTIONAL EXTENDED
3-CAR GARAGE



FRONT PORCH ELEVATION A



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ROOSEVELT
H&H HOMES, INC.

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ENGINEERED BY: WFB

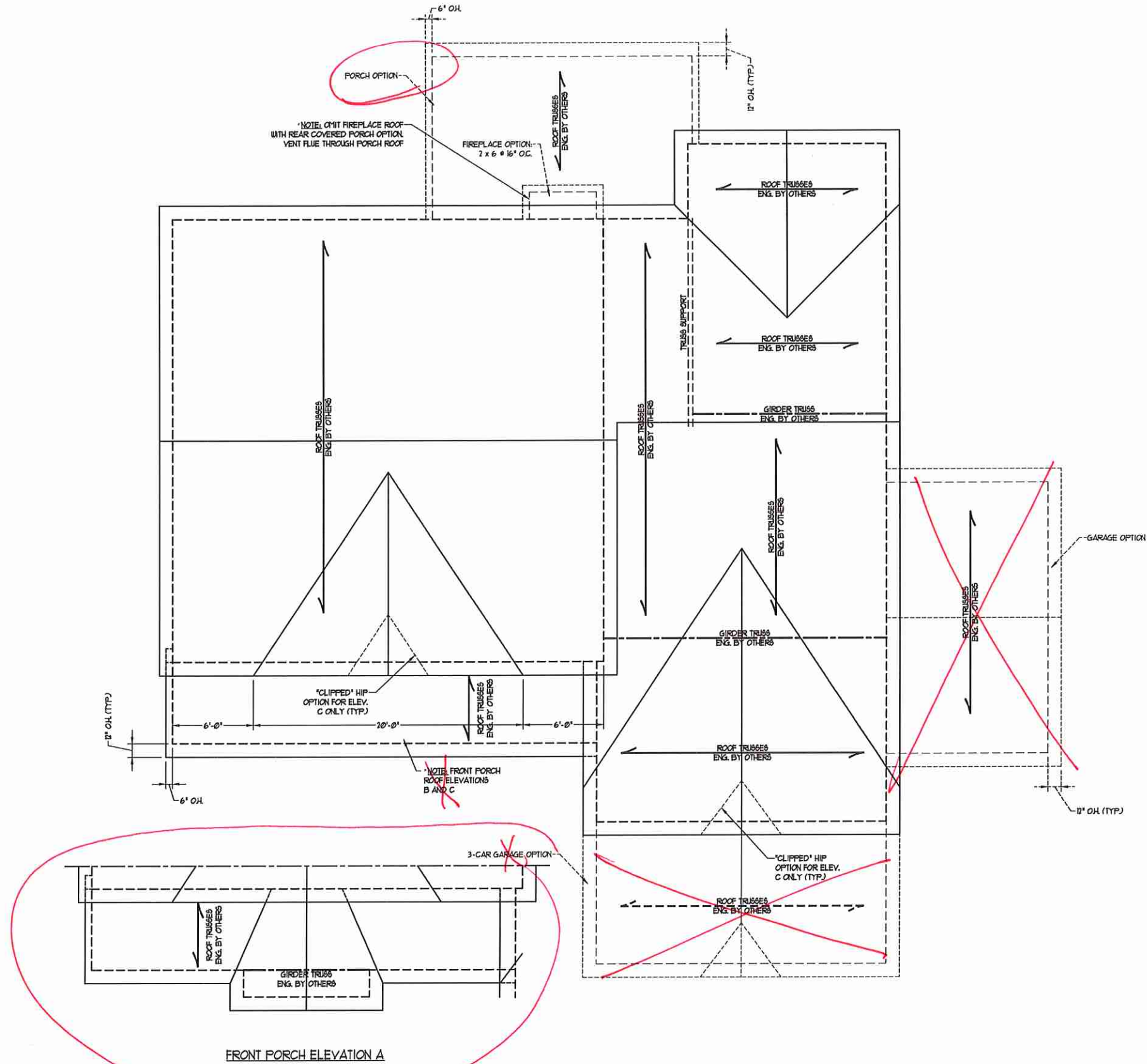
SHEET 8 OF 10
S-2b
SECOND FLOOR
FRAMING PLAN

BRICK SUPPORT NOTE:

1. FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL STUDS w/ (4) 1/4" Dd NAILS PER FLY, FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R103.8.2.1 OF THE 2018 NCRS FOR ADDITIONAL BRICK SUPPORT INFORMATION.
2. WHERE ROOF SLOPES EXCEED 1:12, INSTALL 3" x 3" x 1/4" STEEL PLATE STOPS AT 24" O.C. PER SECTION R103.8.2.1 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SFT (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 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 SHIPSON 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) Dd TOE NAILS.
7. REFER TO SECTION R202.1 OF THE 2018 NCRS FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



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ROOSEVELT
 H&H HOMES, INC.

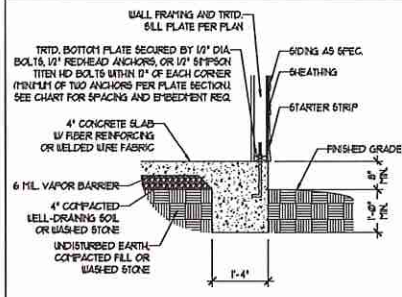


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 SCALE: 1/4" = 1'-0"
 DRAWN BY: H&H
 ENGINEERED BY: WFB

SHEET 10 OF 10
 S-4
 ROOF FRAMING PLAN

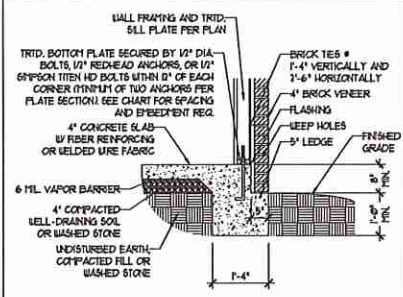
MONOLITHIC SLAB DETAILS

DETAIL 1



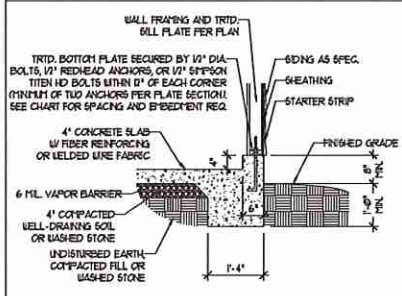
TYPICAL SLAB DETAIL

DETAIL 2



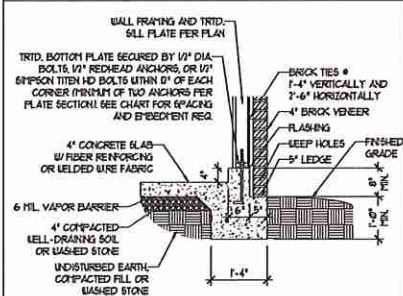
BRICK VENEER DETAIL

DETAIL 3



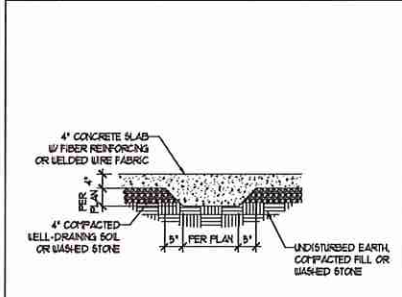
GARAGE CURB DETAIL

DETAIL 4



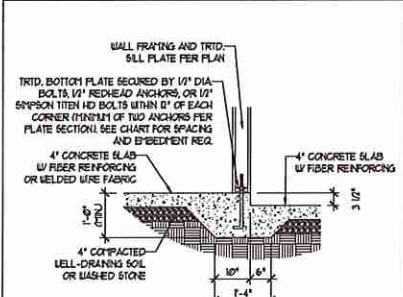
GARAGE CURB BRICK LEDGE DETAIL

DETAIL 5



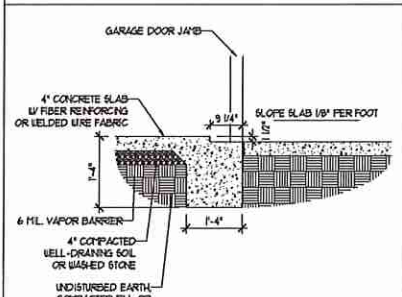
THICKENED SLAB DETAIL

DETAIL 6



STEP IN GARAGE DETAIL

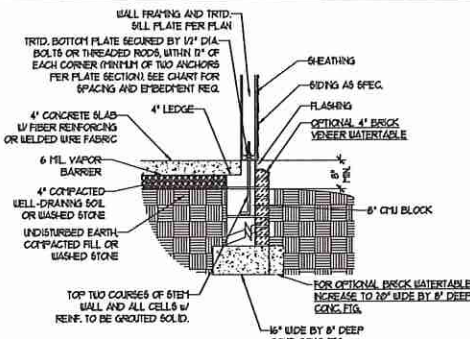
DETAIL 1



SLAB AT GARAGE DOOR DETAIL

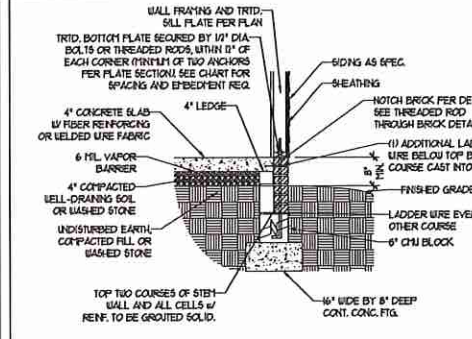
STEMWALL DETAILS

DETAIL 1



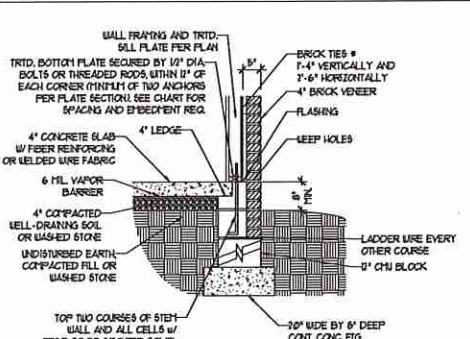
TYPICAL STEM WALL DETAIL
(w/ OPTIONAL WATERTABLE)

OPTIONAL DETAIL 1



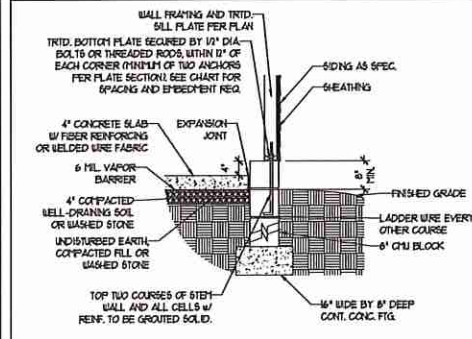
OPTIONAL STEM WALL DETAIL

DETAIL 2



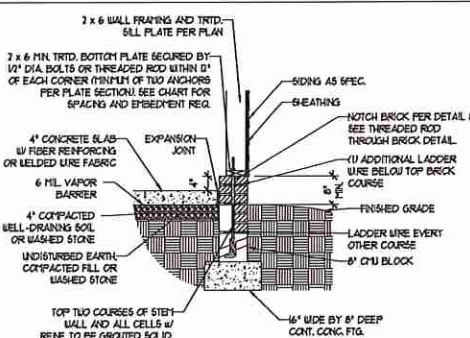
TYPICAL STEM WALL FND. W/ BRICK DETAIL

DETAIL 3



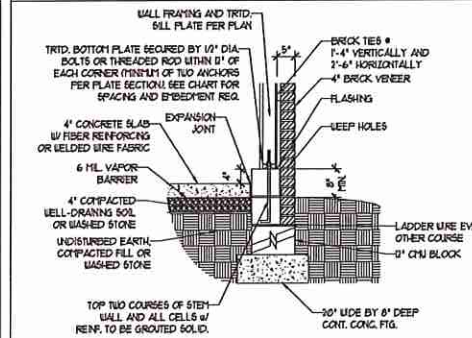
TYPICAL STEM WALL FND. DETAIL w/ CURB @ GARAGE

OPTIONAL DETAIL 3



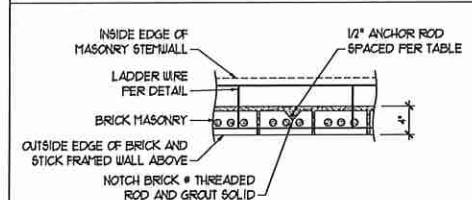
OPTIONAL STEM WALL FND. DETAIL w/ CURB @ GARAGE

DETAIL 4



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

DETAIL 8



THREADED ROD THROUGH BRICK MASONRY

MASONRY STEMWALL SPECIFICATIONS

WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8" CMU	4" BRICK AND 4" CMU	4" BRICK AND 8" CMU	12" CMU
7 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:

- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
- TIE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
- CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
- BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (45 P.S.F. 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.
- PREP SLAB PER R506.2.1 AND R506.2.2 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. MINIMUM 24" LAP SPLICE LENGTH.
- LOCATE REBAR IN CENTER OF FOUNDATION WALL.
- WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE 'S' MORTAR OR 3000 PSI GROUT. USE OF 'LOW LIFT GROUTING' METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

ANCHOR SPACING AND EMBEDMENT

WIND ZONE	120 MPH	130 MPH
SPACING	6'-0" O.C.	4'-0" O.C.
EMBEDMENT	1'	5" INTO MASONRY 1' INTO CONCRETE

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120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
FOUNDATION DETAILS

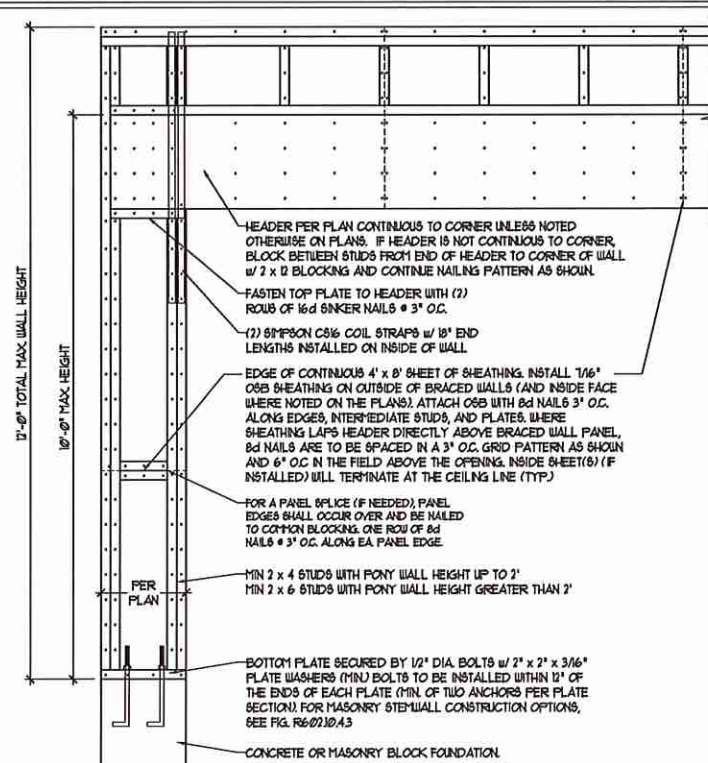


DATE: NOVEMBER 14, 2018
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JES

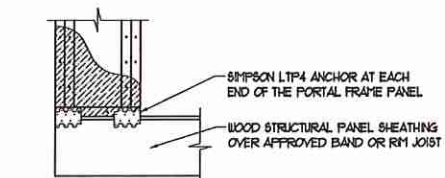
D-1
FOUNDATION DETAILS

GENERAL WALL BRACING NOTES:

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NCR). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NCR.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NCR 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-WSF IN ACCORDANCE WITH SECTION R6-02.10.3 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 R6-02.3.5. METHOD GB TO BE FASTENED PER TABLE R6-02.10.
6. CS-WSF REFERS TO THE 'CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL' 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 (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 1 5/8" NAILS SPACED 1" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (MIN.). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R6-02.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R6-02.3(1). EXTERIOR GB TO BE INSTALLED VERTICALLY.
8. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R6-02.10.3. METHOD CS-WSF CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES 5 ITS ACTUAL LENGTH AND METHOD FF CONTRIBUTES 15 TIMES ITS ACTUAL LENGTH.

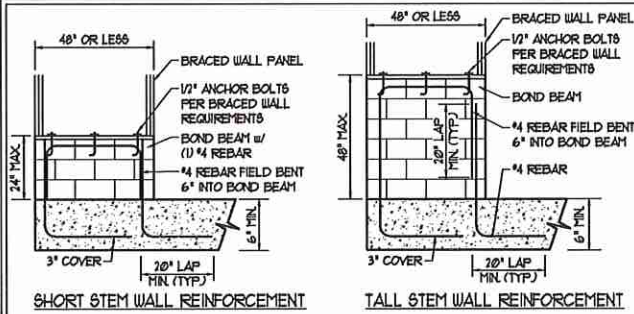


OVER CONCRETE OR MASONRY BLOCK FOUNDATION

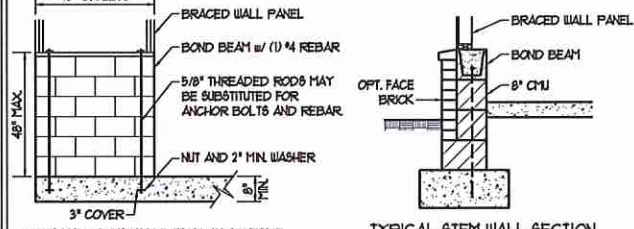


OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
* APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS *

METHOD FF-PORTAL FRAME DETAIL ①

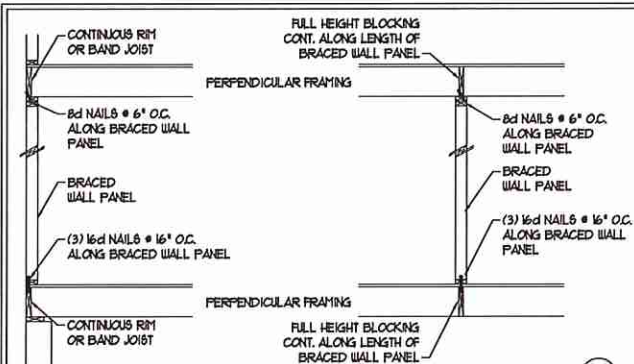


SHORT STEM WALL REINFORCEMENT TALL STEM WALL REINFORCEMENT

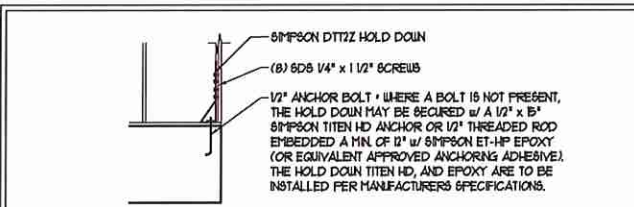


OPTIONAL STEM WALL REINFORCEMENT TYPICAL STEM WALL SECTION

RODS MAY BE INSTALLED USING AN ADHESIVE ANCHORING SYSTEM WITH A MINIMUM TENSILE CAPACITY OF 3750 LBS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECS.
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 R6-02.10.4.3

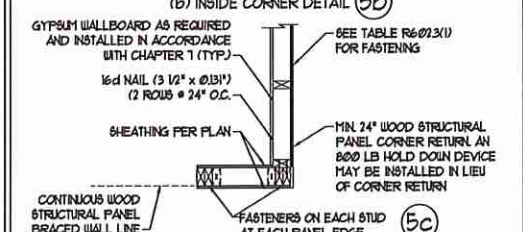
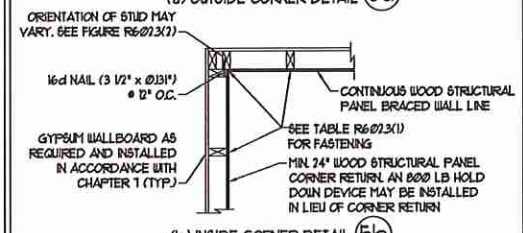
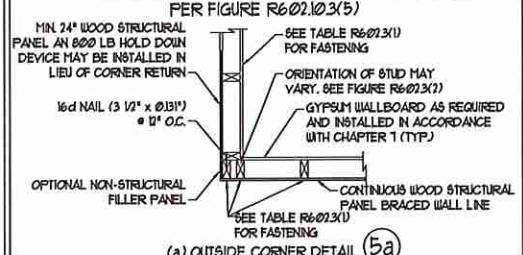


BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING PER FIGURE R6-02.10.4.4(1)



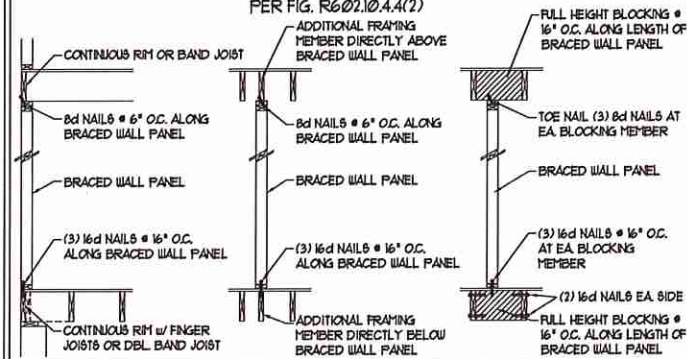
HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB ④
* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤
PER FIGURE R6-02.10.3(5)

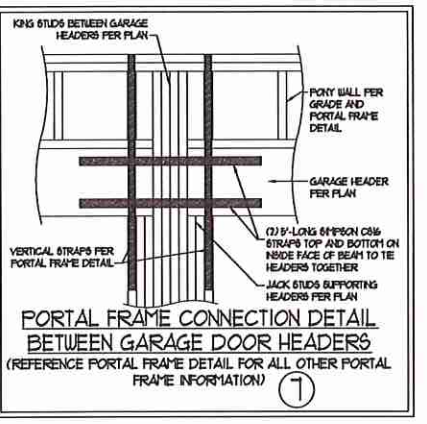


(a) OUTSIDE CORNER DETAIL ⑤a
(b) INSIDE CORNER DETAIL ⑤b
(c) GARAGE DOOR CORNER DETAIL (SEE PLAN FOR ADDITIONAL STRUCTURAL INFORMATION OR ALTERNATE CONFIGURATIONS) ⑤c

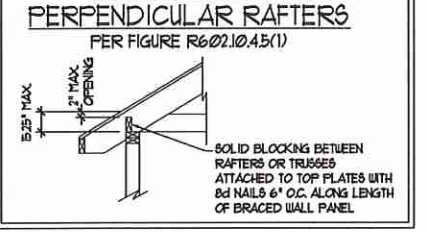
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥
PER FIG. R6-02.10.4.4(2)



BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING PER FIG. R6-02.10.4.4(2)

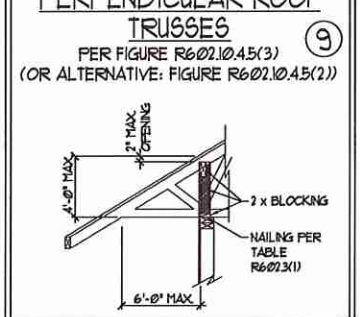


PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS (REFERENCE PORTAL FRAME DETAIL FOR ALL OTHER PORTAL FRAME INFORMATION) ⑦



BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS PER FIGURE R6-02.10.4.5(1)

BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES ⑨
PER FIGURE R6-02.10.4.5(3) (OR ALTERNATIVE: FIGURE R6-02.10.4.5(2))



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES PER FIGURE R6-02.10.4.5(3) (OR ALTERNATIVE: FIGURE R6-02.10.4.5(2))

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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

D-2
BRACED WALL NOTES AND DETAILS AND PF DETAIL

2/27/2020

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
 - ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2018 EDITION (R3014 - R3017)
- | 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 R3012(4) WIND ZONE AND EXPOSURE) | | | |
| GROUND SNOW LOAD: Pg | 20 (PSF) | | |
- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
 - FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD
- FOR 15 AND 100 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.16 OF THE NRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 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 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/THS 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 WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID CONCRETE.
- 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/THS 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 SYP MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 575 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 = 1500000 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. W AND WT SHAPES:	ASTM A992
B. CHANNELS AND ANGLES:	ASTM A36
C. PLATES AND BARS:	ASTM A36
D. HOLLOW STRUCTURAL SECTIONS:	ASTM A500 GRADE B
E. STEEL PIPE:	ASTM A53, GRADE B, TYPE E OR S
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):

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

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF 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) 12d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R103.02.1 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 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAME 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 L1812 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 TWIN STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.



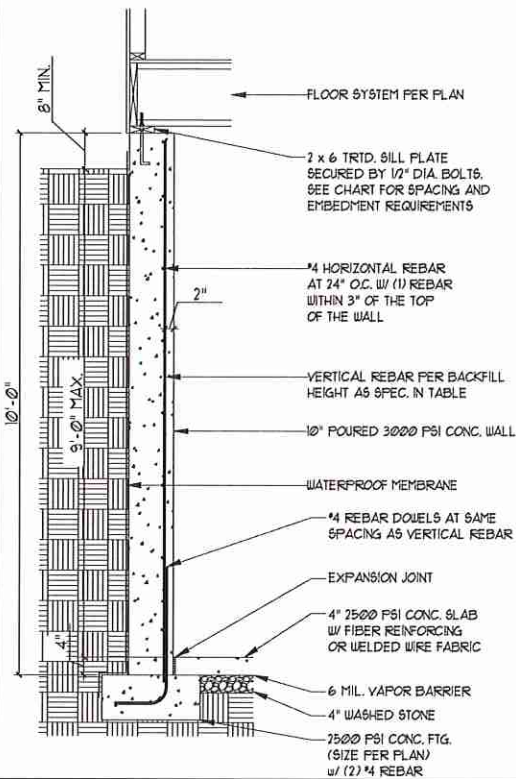
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 N.C. LICENSE NO.: C1173

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

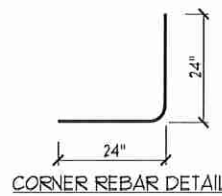
S-0
 STRUCTURAL
 NOTES

10" POURED BASEMENT WALL



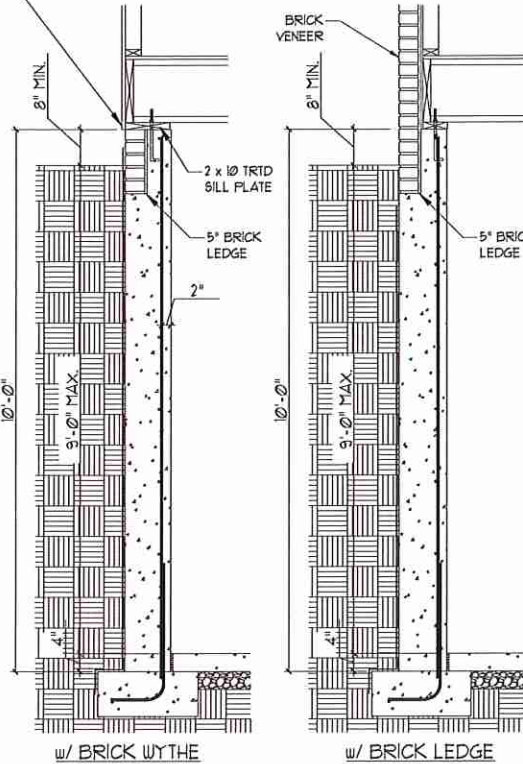
BACKFILL HEIGHT (FT)	VERTICAL REBAR
≤ 5	#4 @ 48" O.C.
6	#4 @ 32" O.C.
7	#4 @ 24" O.C. OR #5 @ 36" O.C. OR #6 @ 56" O.C.
8	#4 @ 20" O.C. OR #5 @ 32" O.C. OR #6 @ 48" O.C.
9	#4 @ 16" O.C. OR #5 @ 24" O.C. OR #6 @ 40" O.C.

BASEMENT WALL REINFORCEMENT TABLE

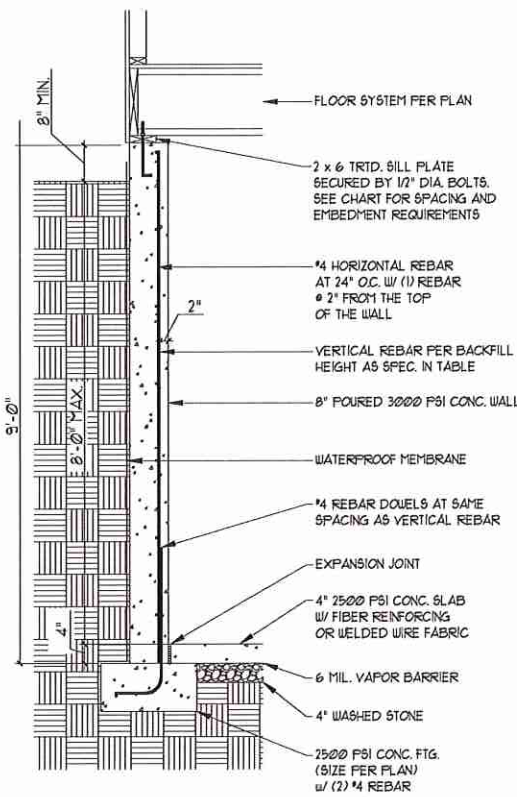


CORNER REBAR DETAIL

WHERE FRAMED WALLS WILL BE SUPPORTED PARTIALLY BY THE BRICK W/ THE STANDARD CORRUGATED WALL TIES ARE TO BE FASTENED TO THE POURED WALLS w/ 1/4" LONG CONCRETE SCREWS OR 1 1/8" POWDER DRIVEN FASTENERS @ 16" O.C. HORIZONTALLY AND VERTICALLY. WALL TIES ARE TO BE LOCATED A MIN. OF 8" FROM THE TOP OF THE WALL AND ARE FULLY EMBEDDED INTO THE HEAD AND BED JOINTS. ALL FASTENERS ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECS.

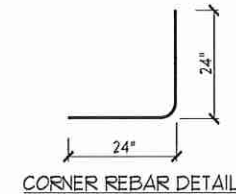


8" POURED BASEMENT WALL

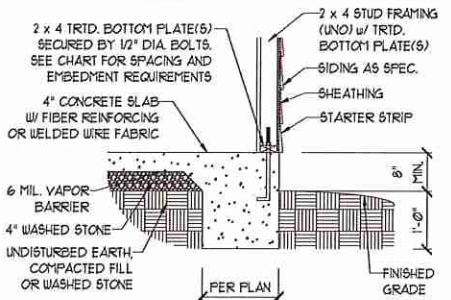


BACKFILL HEIGHT (FT)	VERTICAL REBAR
≤ 5	#4 @ 48" O.C.
6	#4 @ 24" O.C. OR #5 @ 36" O.C.
7	#4 @ 16" O.C. OR #5 @ 24" O.C. OR
8	#4 @ 12" O.C. OR #5 @ 18" O.C. OR #6 @ 28" O.C. OR

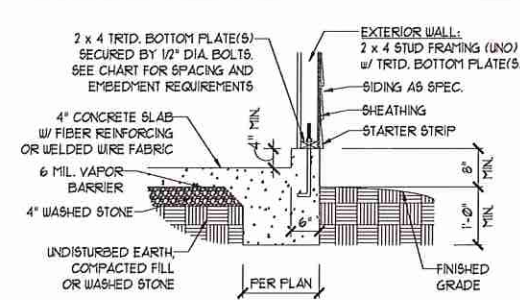
BASEMENT WALL REINFORCEMENT TABLE



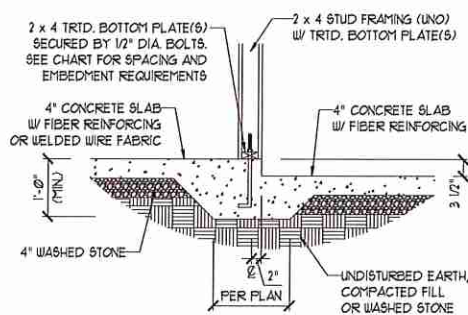
CORNER REBAR DETAIL



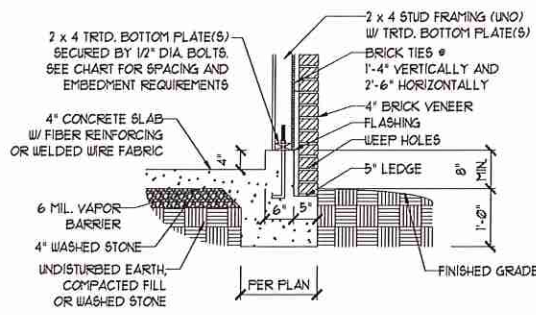
TYPICAL SLAB



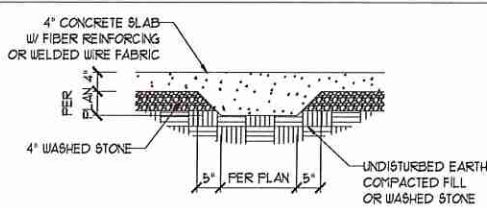
GARAGE CURB



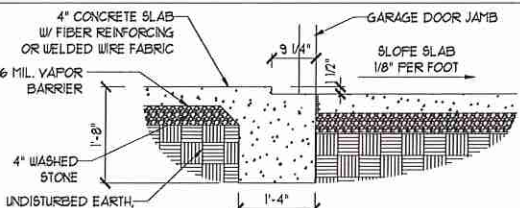
STEP IN GARAGE



GARAGE CURB w/ BRICK LEDGE



TYPICAL THICKENED SLAB



SLAB AT GARAGE DOOR

ANCHOR SPACING AND EMBEDMENT

WIND ZONE	120 MPH	130 MPH
SPACING	6'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS	4'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS
EMBEDMENT	1"	1"
WIND ZONE	140 MPH	150 MPH
SPACING	6'-0" O.C. w/ DBL. SILL PLATE OR 1'-9" O.C. w/ SINGLE SILL PLATE w/ 2" x 2" x 1/8" WASHERS	6'-0" O.C. w/ DBL. SILL PLATE OR 1'-6" O.C. w/ SINGLE SILL PLATE w/ 2" x 2" x 1/8" WASHERS
EMBEDMENT	1"	1"

NOTE:

THREADED ROD WITH EPOXY, SIMPSON TITEN HD, OR APPROVED ANCHORS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" DIAMETER ANCHOR BOLTS MAY BE USED IN LIEU OF 1/2" ANCHOR BOLTS.

STRUCTURAL NOTES:

- 1) FOR #4 REBAR 24" MINIMUM REBAR LAP SPLICE LENGTH. FOR #5 REBAR 32" MINIMUM REBAR LAP SPLICE LENGTH. FOR #6 REBAR 38" MINIMUM REBAR LAP SPLICE LENGTH.
- 2) REBAR TO MAINTAIN A MINIMUM CONCRETE COVER OF 3" (INO).
- 3) REBAR TO BE ASTM A615 GRADE 60.
- 4) SOIL BEARING CAPACITY IS REQUIRED TO BE 2000 PSF MIN.
- 5) INSTALL #4 L-BARS AT ALL WALL CORNERS AT SAME SPACING AS HORIZ. STEEL. SEE DETAIL.
- 6) THE FLOOR FRAMING IS TO BE INSTALLED AND A MIN. OF SEVEN DAYS IS REQUIRED TO ALLOW THE CONCRETE TO CURE BEFORE THE BACKFILL CAN BE INSTALLED. THE BACKFILL IS RECOMMENDED TO BE PLACED IN 12" LIFTS AND CAREFULLY TAMPED.
- 7) A 4" LEDGE IS TO BE PROVIDED FOR THE PORCH SLAB. THE WALLS ARE REQUIRED TO BE BONDED TO THE SLABS USING #4 x 36" REBAR DOUELS @ 32" O.C. EMBEDDED 4" INTO THE CONC. USING EPOXY.
- 8) WHERE THE FLOOR JOISTS ARE PARALLEL TO THE WALLS, 2 x 4 BLOCKING IS TO BE INSTALLED 24" O.C. BETWEEN THE BOTTOM FLANGES OF THE 1-JOISTS FOR A MIN. OF 6'-0" AWAY FROM THE WALL OR DIAGONAL 2 x 6 BLOCKS MAY BE INSTALLED 24" O.C. FROM THE EDGE OF THE SILL PLATE TO THE TOP FLANGE AND SUBFLOORING, ATTACHED w/ (3) 10d NAILS EACH END.

NOTE TO FOUNDATION CONTRACTOR:

ALTERNATE REINFORCED CONCRETE POURED WALL DESIGNS ENGINEERED BY OTHERS MAY BE CONSTRUCTED. NO CONTINUOUS FOOTINGS OR LUG FOOTINGS MAY BE REDUCED IN SIZE.



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POURED WALL BASEMENT FOUNDATION DETAILS

DATE: FEBRUARY 22, 2019
SCALE: NTS
DRAWN BY: JST
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FOUNDATION DETAILS D-3

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