

Buyer Marked

ACX000178

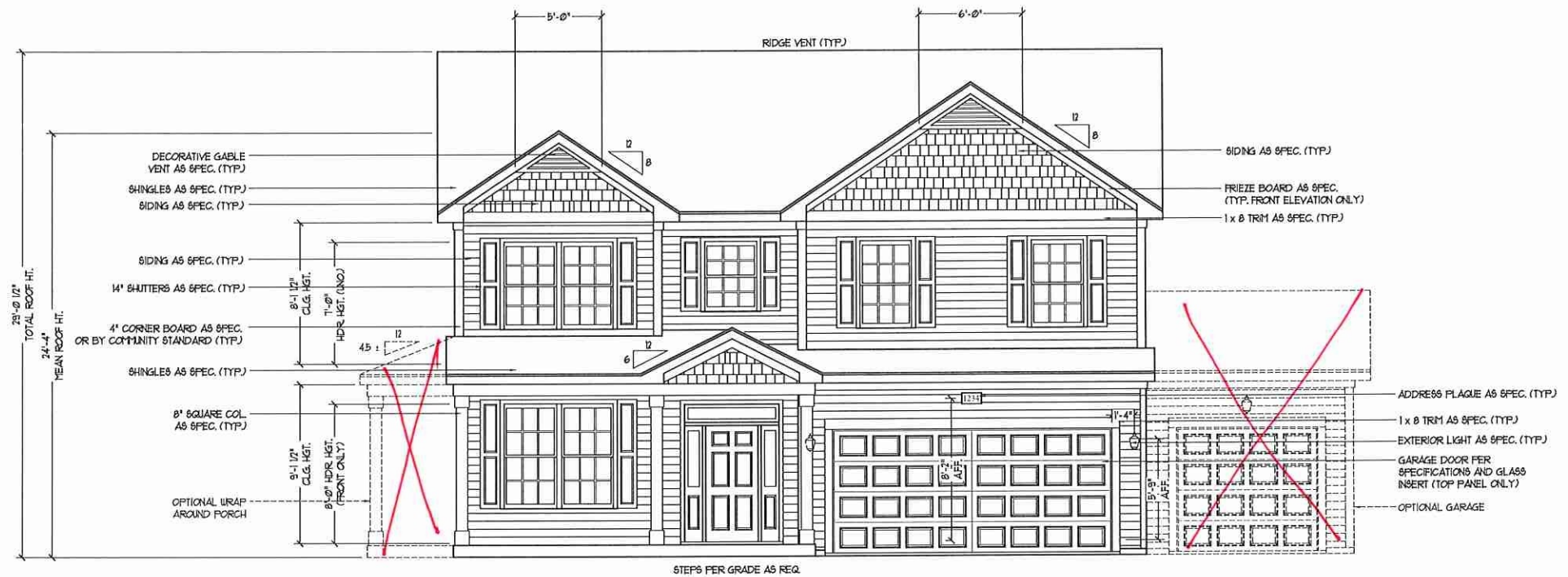
HATTERAS

HATTERAS REVISION LIST - STRUCTURAL:

1. CODE UPDATE TO 2018 NCRC (1-19)
2. CALLED OUT L-JOIST SERIES/SPACING SECOND FLOOR FRAMING AND CRAWL. ADDED EXTRA JOISTS (1-19)
3. (2) 2 x 6 HEADERS WHERE APPLICABLE (1-19)
4. 2 x 6 GARAGE WING WALLS AND (3) PLY HEADERS (1-19)
5. EXTERIOR WALLS CHANGED FROM 2X6 TO 2X4 EXCEPT WHERE SHADED (08-01-20)
6. SQUARE FOOTAGE CHANGES DUE TO FIXES OF MISCALCULATIONS (08-01-20)

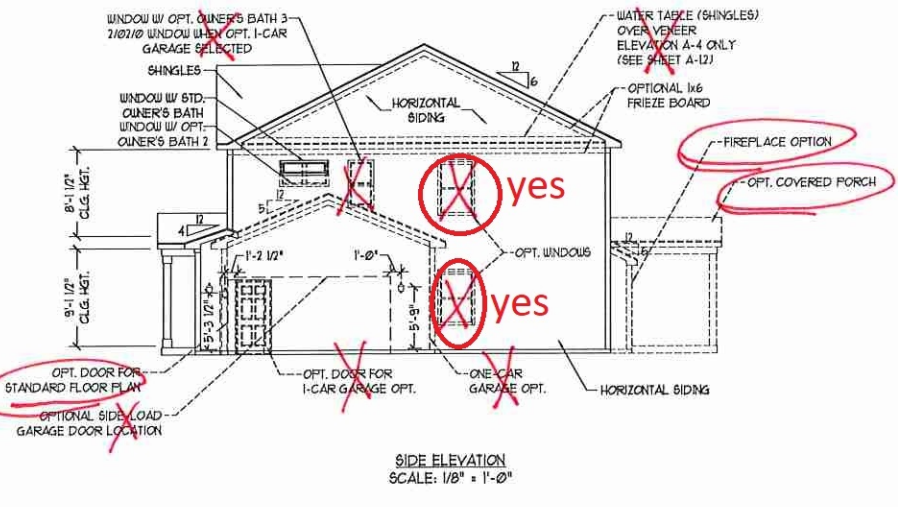
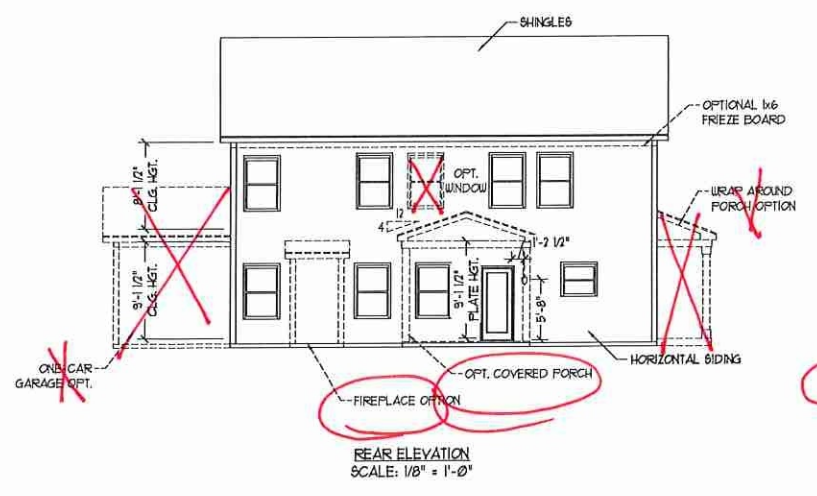
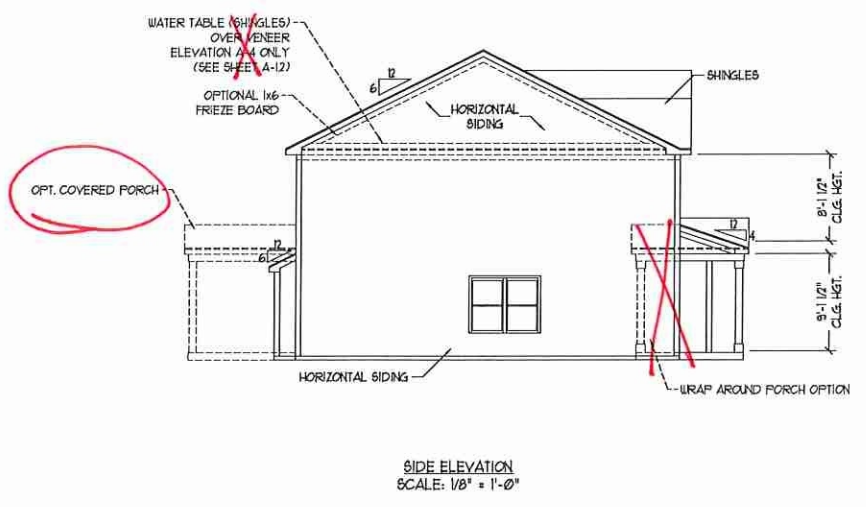
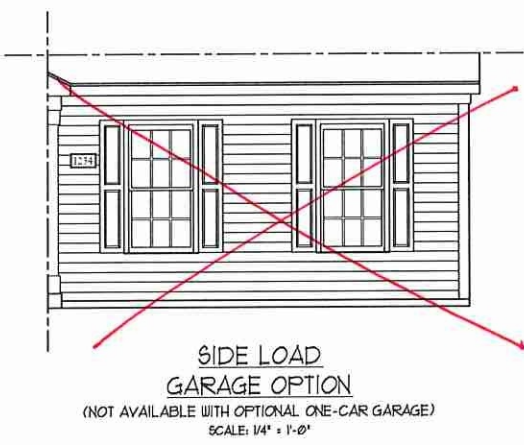
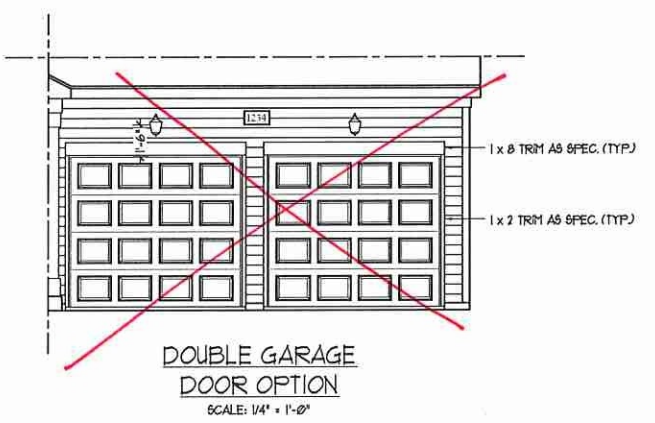
HATTERAS REVISION LIST - ARCHITECTURAL:

- CHANGES 08-01-20
1. REMOVED ALL SHINGLE HATCHES FROM ELEVATIONS
 2. REMOVED ALL GRIDS FROM SIDE AND REAR ELEVATIONS
 3. REMOVED GRIDS FROM SIDELIGHTS AND TRANSOM ABOVE FRONT DOOR
 4. CHANGED ALL CORNER BOARDS ON ELEVATIONS TO 4" INSTEAD OF 6"
 5. CHANGED NOTE FOR GARAGE DOORS ON ALL ELEVATIONS
 6. VERIFIED COACH LIGHT LOCATIONS
 7. SHOWED "X-2"/"X-3" ELEVATIONS WITH BOTH BRICK AND STONE
 8. HATCHED ROWLOCK WHERE NEEDED
 9. ADDED COLUMN DETAIL TO SHEET A-2 & A-4
 10. REMOVED HARDWARE FROM GARAGE ON ALL B - ELEVATIONS
 11. REMOVED ALL HARDWARE FROM SHUTTERS AND GARAGE DOOR ON C - ELEVATIONS AND MADE THEM B&B
 12. VERIFIED SQUARE FOOTAGE OF ALL ELEVATIONS AND UPDATED ON SHEET A-6. PORCH SIZES DIFFER DUE TO COLUMN CHOICES.
 13. MOVED ALL OPTIONS TO SEPARATE SHEET
 14. CHANGED STANDARD PATIO TO 12'X10'
 15. REMOVED "FLEX ROOM" AND MADE IT STANDARD "STUDY"
 16. CREATED PARTIAL PLANS FOR ALL ELEVATIONS TO SHOW BRICK/STONE
 17. ADDED INSULATION DETAIL (SEE AD-1)
 18. ADDED OPTIONAL GOURMET KITCHEN
 19. REMOVED FLOOR HATCHING
 20. REMOVED STAIR NUMBERS
 21. REMOVED VAULTS FROM BEDROOMS
 22. ADDED TRAY CEILING TO OWNER'S BEDROOM
 23. CHANGED OWNER'S BATH TO SHOW OWNER'S BATH 1 OPTION. ADDED OWNER'S BATH 2 & OWNER'S BATH 3 OPTIONS
 24. REMOVED NUMBER SIGNS FROM ALL ROOM TITLES
 25. VERIFIED ROOM SIZES
 26. ADDED SLAB INTERFACE SHEET (SEE A-4)
 27. ADDED CONDUIT LINE IN KITCHEN
 28. NOTED PENDANT LIGHTS IN KITCHEN AS "OPTIONAL PENDANTS"
 29. CHANGED KITCHEN LIGHT TO "STD 3-BULB"
 30. CHANGED LIGHT OVER KITCHEN SINK TO CEILING MOUNT LIGHT
 31. ADDED NOTE TO ALL CEILING FANS "STD LIGHT, OPT FAN/LT PREWIRE"
 32. REMOVED WORD "KEYLESS" IN GARAGE
 33. PLACED OPTIONAL FLOOR OUTLETS IN FAMILY ROOM
 34. REMOVED ALL OUTLETS (EXCEPT FLOOR OUTLETS IN FAMILY ROOM, TV OUTLETS, & PHONE OUTLETS)
 35. PLACED CO2 DETECTORS WHERE NEEDED
 36. REMOVED CEILING MOUNT LIGHT IN BATH 2
 37. ROOF VENT CALCULATIONS ADDED TO ROOF PLAN
 38. VERIFIED VENTILATION AND LIGHT REQUIREMENTS AT OWNER'S BEDROOM MEETS CODE. (2020-08-01)



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

NOTE:
SEE SHEET A-11 FOR BRICK FRONT ELEVATIONS
SEE SHEET A-12 FOR STONE FRONT ELEVATIONS
SEE SHEET A-13 (ALL BRICK) ELEVATIONS



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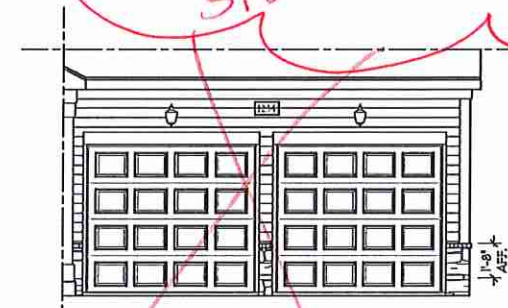
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HATTERAS

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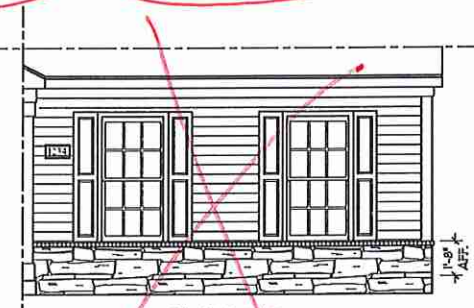
A-1 ELEVATIONS
A-1



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



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



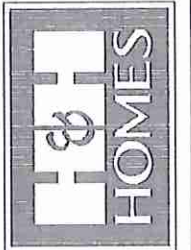
SIDE LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)
SCALE: 1/4" = 1'-0"



BRICK OR STONE LEDGE AS SPEC. (TYP)

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

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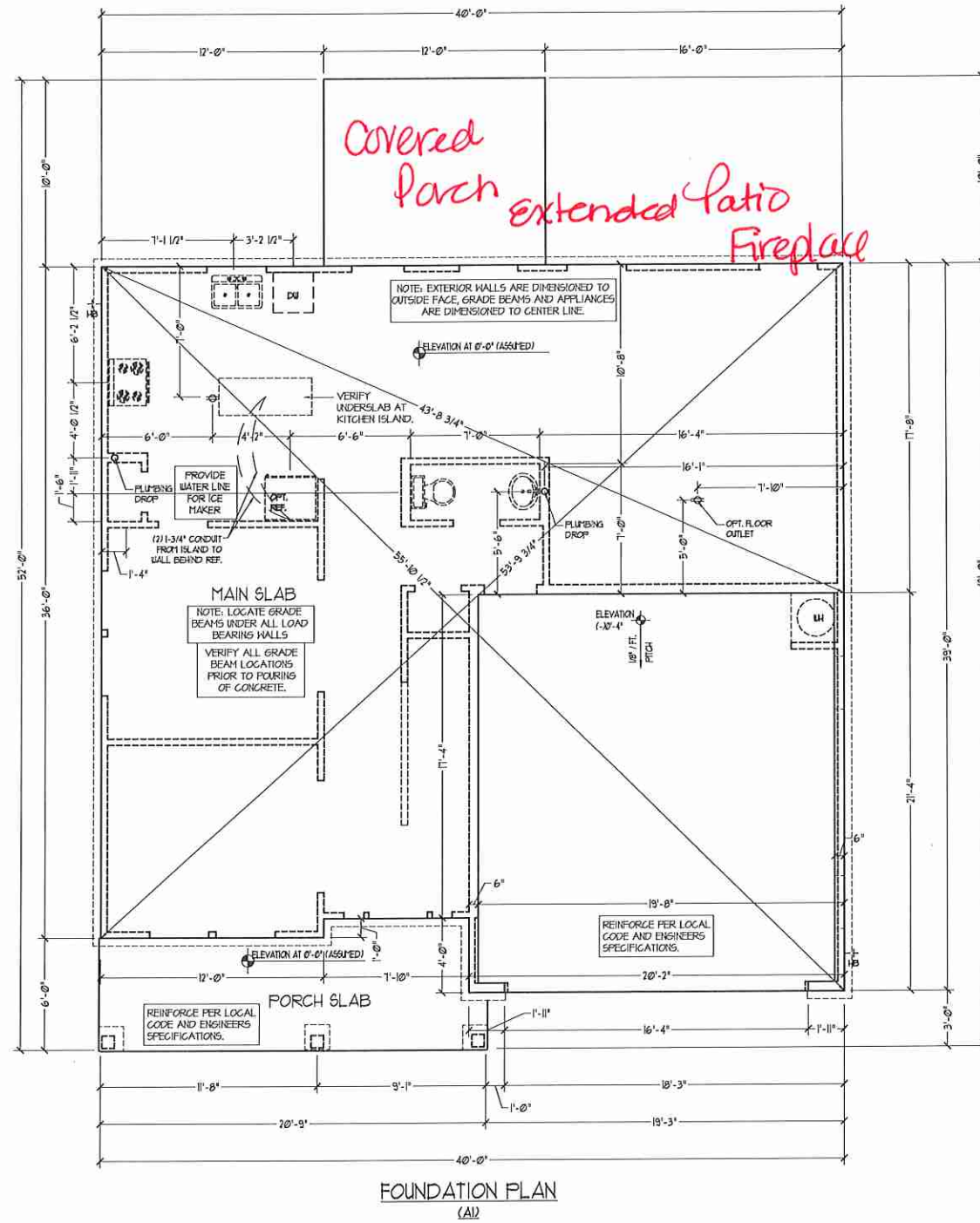
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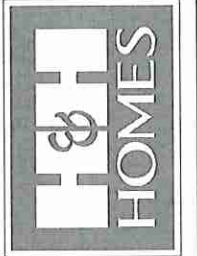
A - 2 & A - 3
ELEVATIONS W/
STONE

A-1.2

TC PJ



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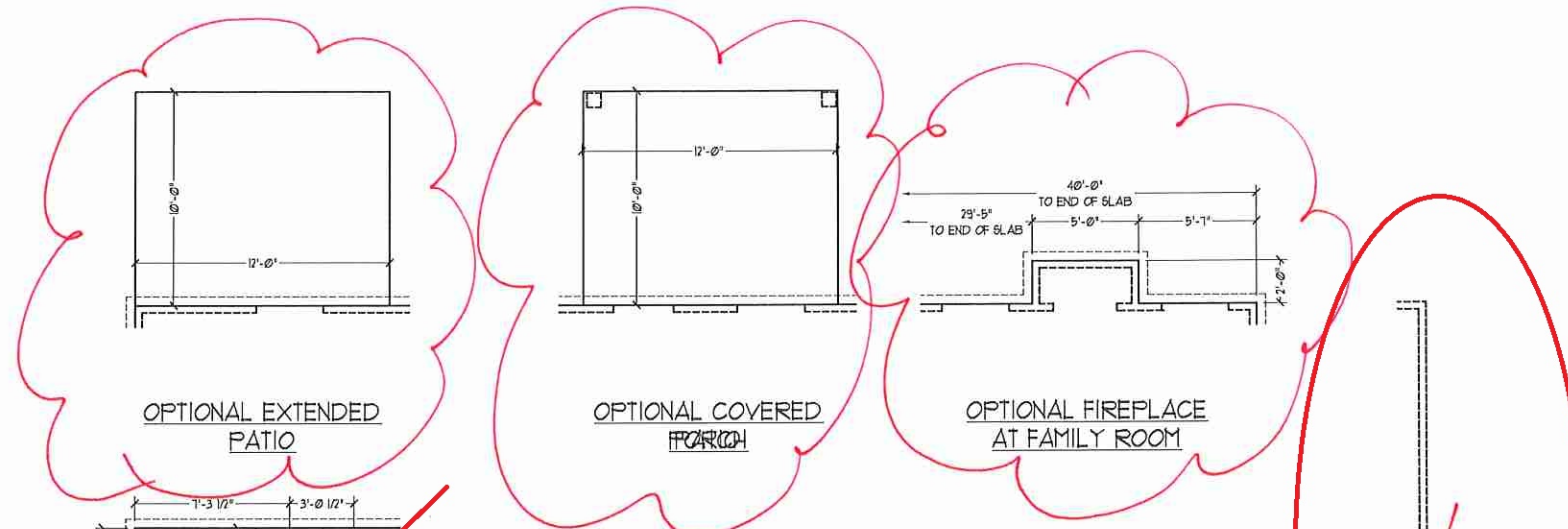


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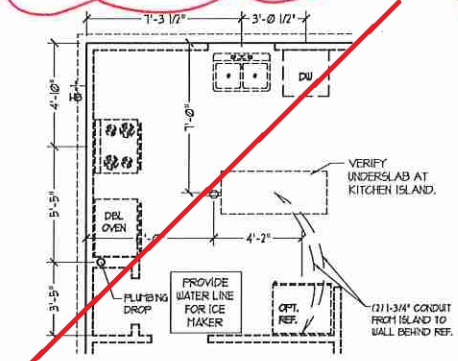
SLAB INTERFACE
PLAN
A-4



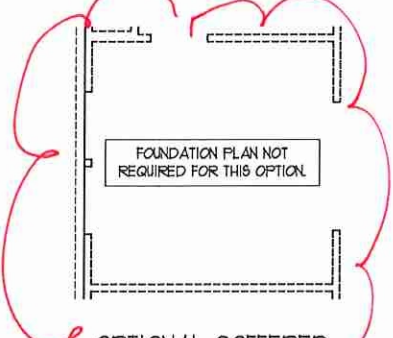
OPTIONAL EXTENDED PATIO

OPTIONAL COVERED PORCH

OPTIONAL FIREPLACE AT FAMILY ROOM



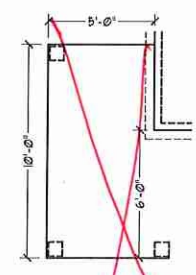
OPTIONAL GOURMET KITCHEN



OPTIONAL COFFERED CEILING AT DINING

FOUNDATION PLAN NOT REQUIRED FOR THIS OPTION

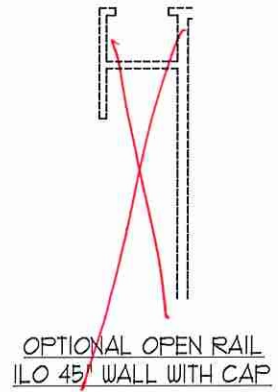
OPTIONAL OPENING TO STUDY



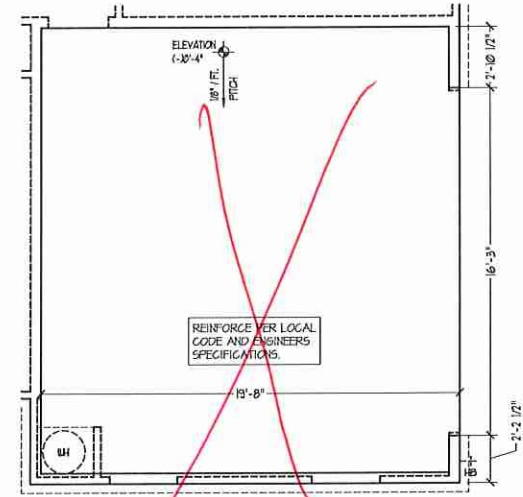
OPTIONAL WRAP AROUND PORCH (A-1)



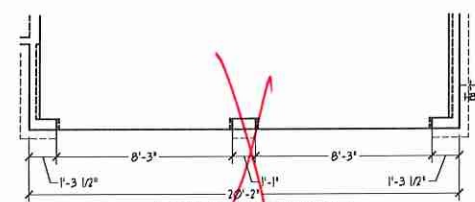
OPTIONAL BISHING DOORS AT STUDY



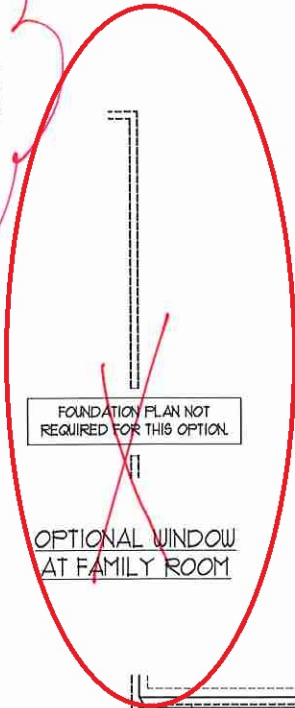
OPTIONAL OPEN RAIL (LO 45° WALL WITH CAP)



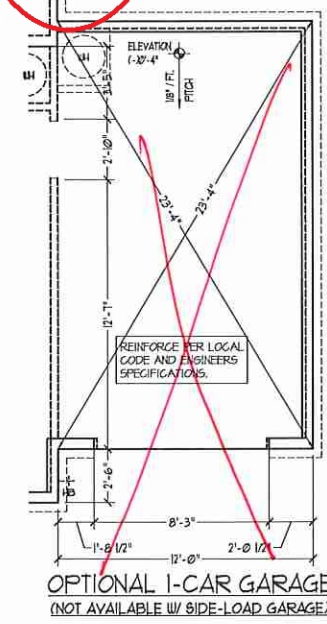
SIDE-LOAD GARAGE OPTION



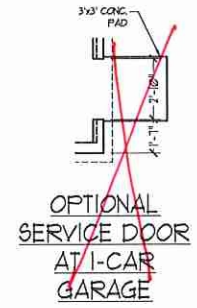
DOUBLE GARAGE DOOR OPTION



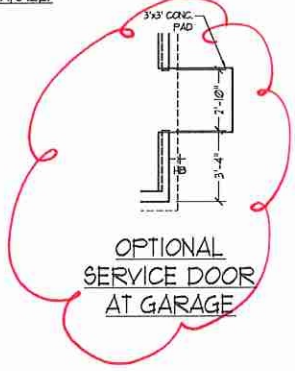
OPTIONAL WINDOW AT FAMILY ROOM



OPTIONAL I-CAR GARAGE (NOT AVAILABLE W/ SIDE-LOAD GARAGE)

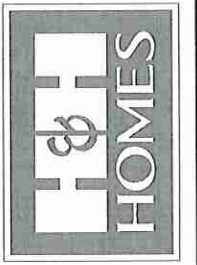


OPTIONAL SERVICE DOOR AT 1-CAR GARAGE



OPTIONAL SERVICE DOOR AT GARAGE

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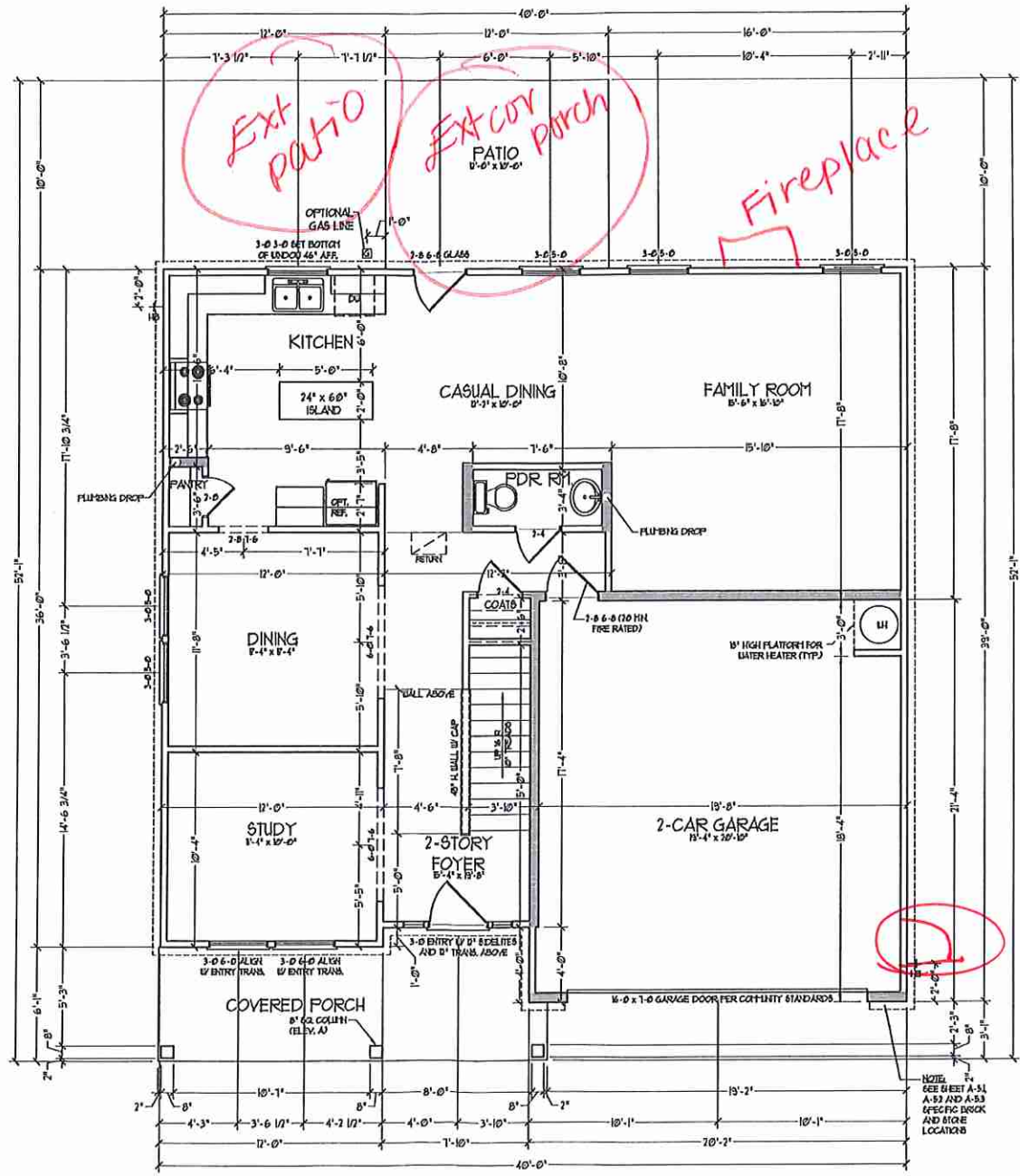


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SLAB INTERFACE PLAN
A-4.1



FIRST FLOOR PLAN
(A1)

SQUARE FOOTAGE	
1st FLOOR	1315 SQ. FT.
2nd FLOOR	1340 SQ. FT.
TOTAL	2655 SQ. FT.
GARAGE	471 SQ. FT.
FRONT PORCH (ELEV. A) (C1)	131 SQ. FT.
FRONT PORCH (ELEV. B1)	131 SQ. FT.
BT. REAR PATIO	80 SQ. FT.
1st FLOOR OPTIONS	
OPT. COVERED PORCH	80 SQ. FT.
OPT. FIREPLACE	10 SQ. FT.
UNHEATED OPTIONS	
OPT 1-CAR GARAGE	240 SQ. FT.
OPT 11'-0" X 10'-0" EXTENDED PORCH	80 SQ. FT.

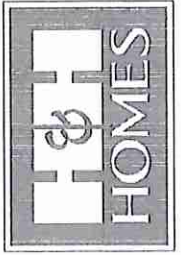
SQUARE FOOTAGE W/ FULL BRICK	
1st FLOOR	1315 SQ. FT.
2nd FLOOR	1340 SQ. FT.
TOTAL	2655 SQ. FT.
GARAGE	440 SQ. FT.
FRONT PORCH (ELEV. A) (C1)	131 SQ. FT.
FRONT PORCH (ELEV. B1)	131 SQ. FT.
BT. REAR PATIO	80 SQ. FT.
1st FLOOR OPTIONS	
OPT. COVERED PORCH	80 SQ. FT.
OPT. FIREPLACE	10 SQ. FT.
UNHEATED OPTIONS	
OPT 1-CAR GARAGE	256 SQ. FT.
OPT 11'-0" X 10'-0" EXTENDED PORCH	80 SQ. FT.

NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 X 4 @ 16" O.C. (MIN.) ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 X 4 @ 16" O.C. (MIN) AND HIGH-LOAD BEARING INTERIOR WALLS ARE TO BE 2 X 4 @ 24" O.C. (MIN)

* ALL USED WALLS ARE TO BE 2 X 6 @ 16" O.C. (LOAD BEARING) OR 2 X 6 @ 24" O.C. (HIGH-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION

* PROVIDE MINIMUM INSULATION IN CEILING AND WALLS PER SECTION H 102.1

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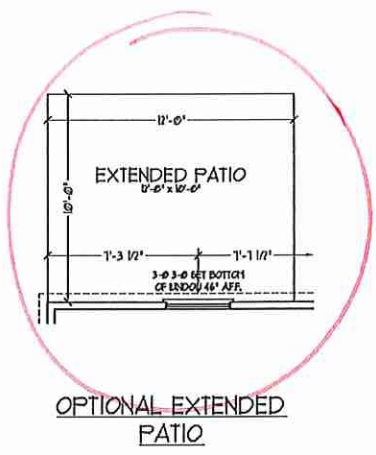
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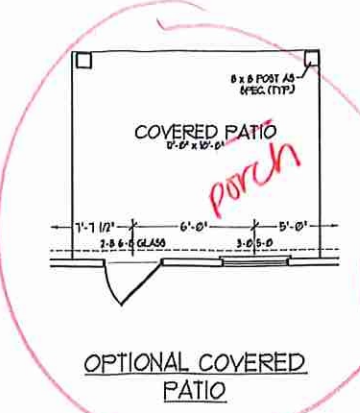
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FIRST FLOOR PLAN
A-6

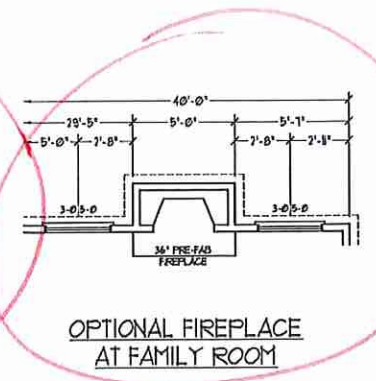
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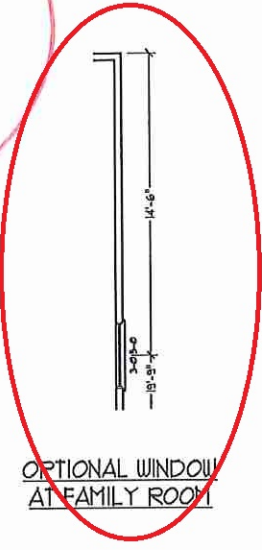
OPTIONAL EXTENDED PATIO



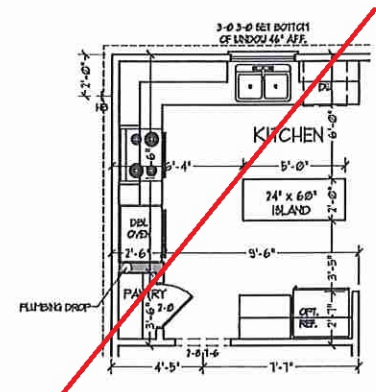
OPTIONAL COVERED PATIO



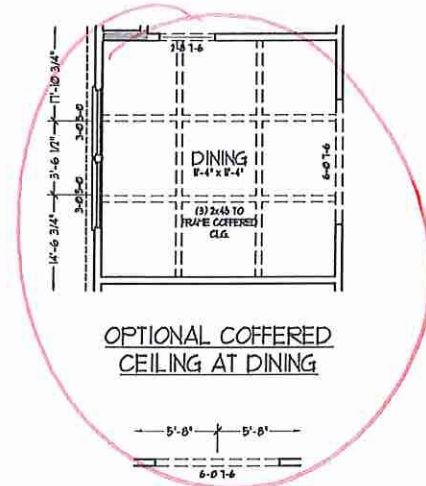
OPTIONAL FIREPLACE AT FAMILY ROOM



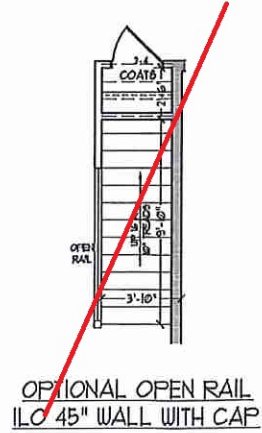
OPTIONAL WINDOW AT FAMILY ROOM



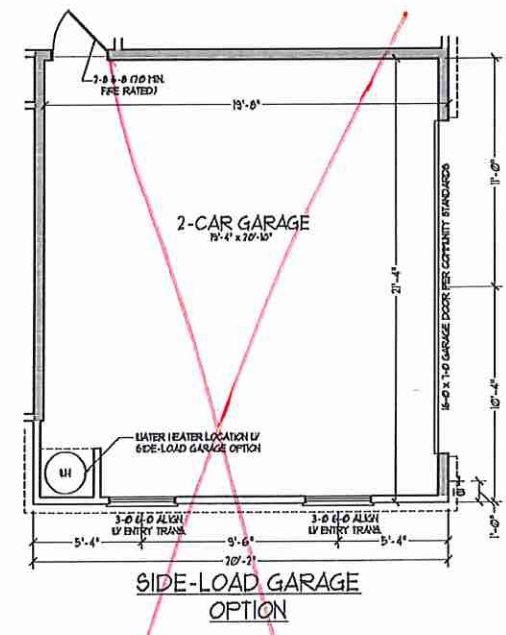
OPTIONAL GOURMET KITCHEN



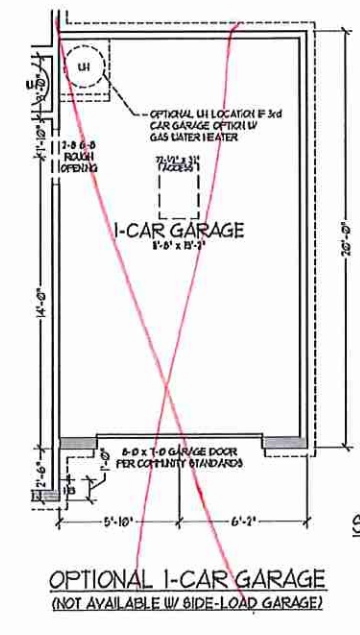
OPTIONAL COVERED CEILING AT DINING



OPTIONAL OPEN RAIL ILO 45" WALL WITH CAP



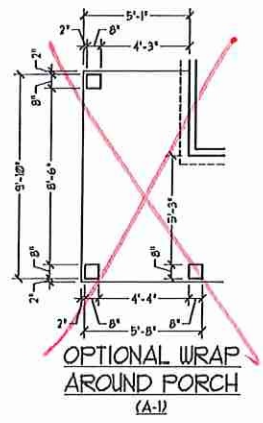
SIDE-LOAD GARAGE OPTION



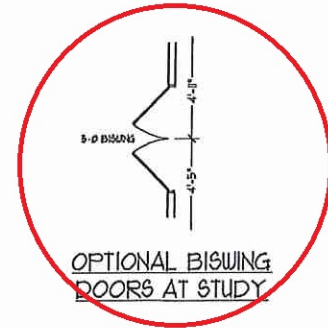
OPTIONAL 1-CAR GARAGE (NOT AVAILABLE W/ SIDE-LOAD GARAGE)



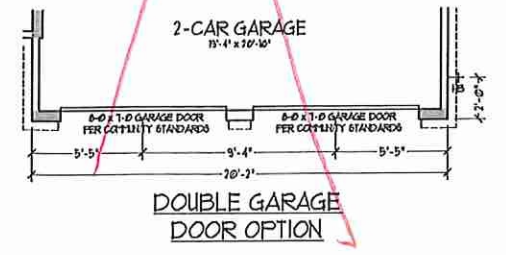
OPTIONAL SERVICE DOOR AT 1-CAR GARAGE



OPTIONAL WRAP AROUND PORCH (A-1)



OPTIONAL BISWING DOORS AT STUDY

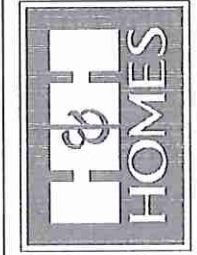


DOUBLE GARAGE DOOR OPTION



OPTIONAL SERVICE DOOR AT GARAGE

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600 WADE AVE., SUITE 101
RALEIGH, NC 27603
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NC LICENSE NO. C1133

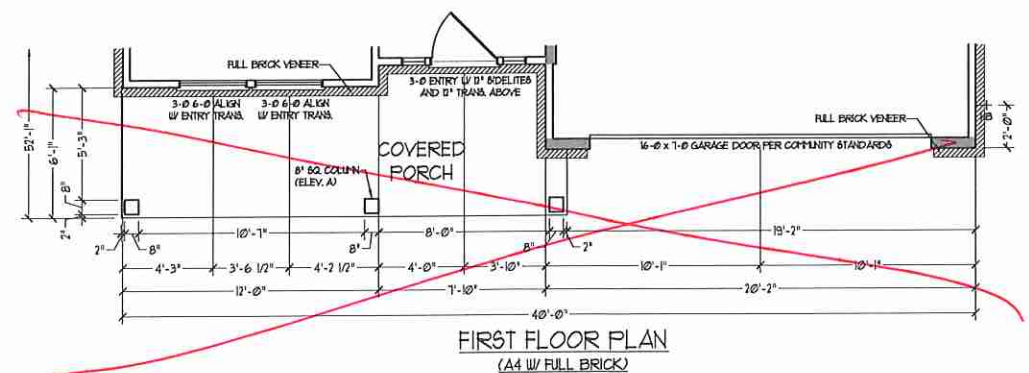
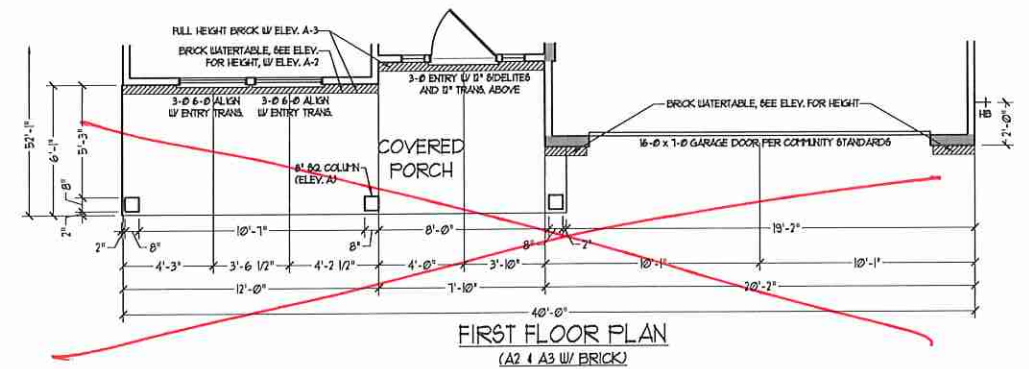
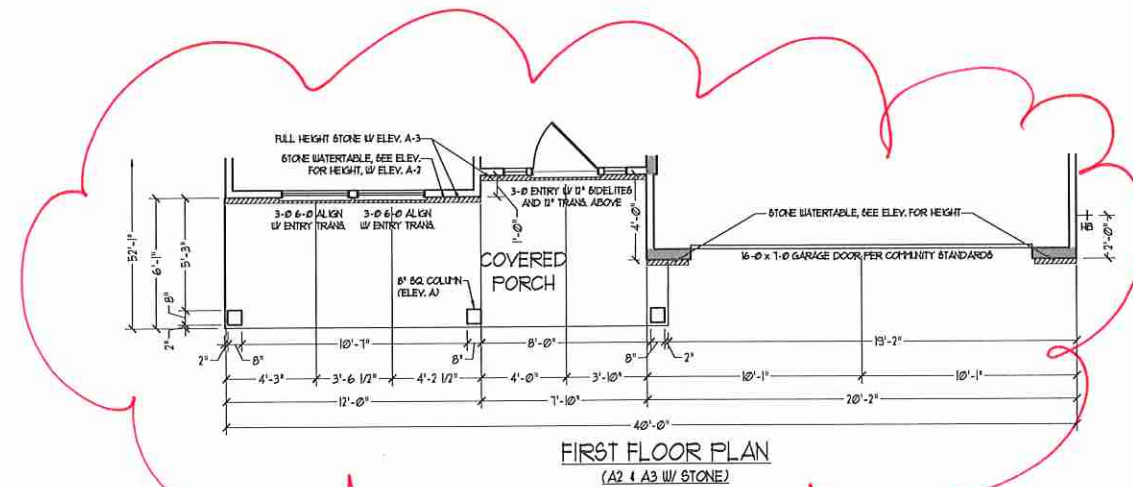
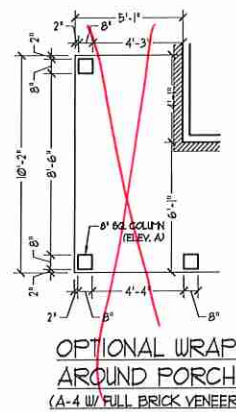
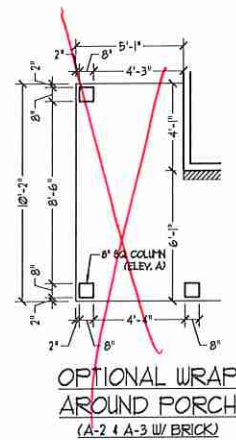
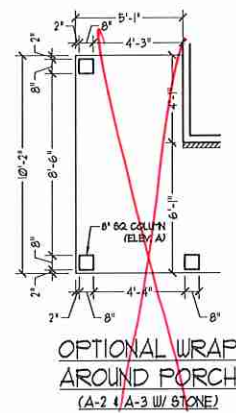


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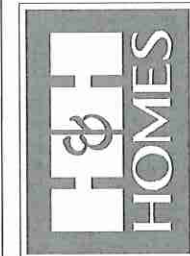
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SCALE: 1/4"=1'-0"
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ENGINEERED BY:
REVIEWED BY:

FIRST FLOOR PLAN - OPTIONS
A-6.1



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

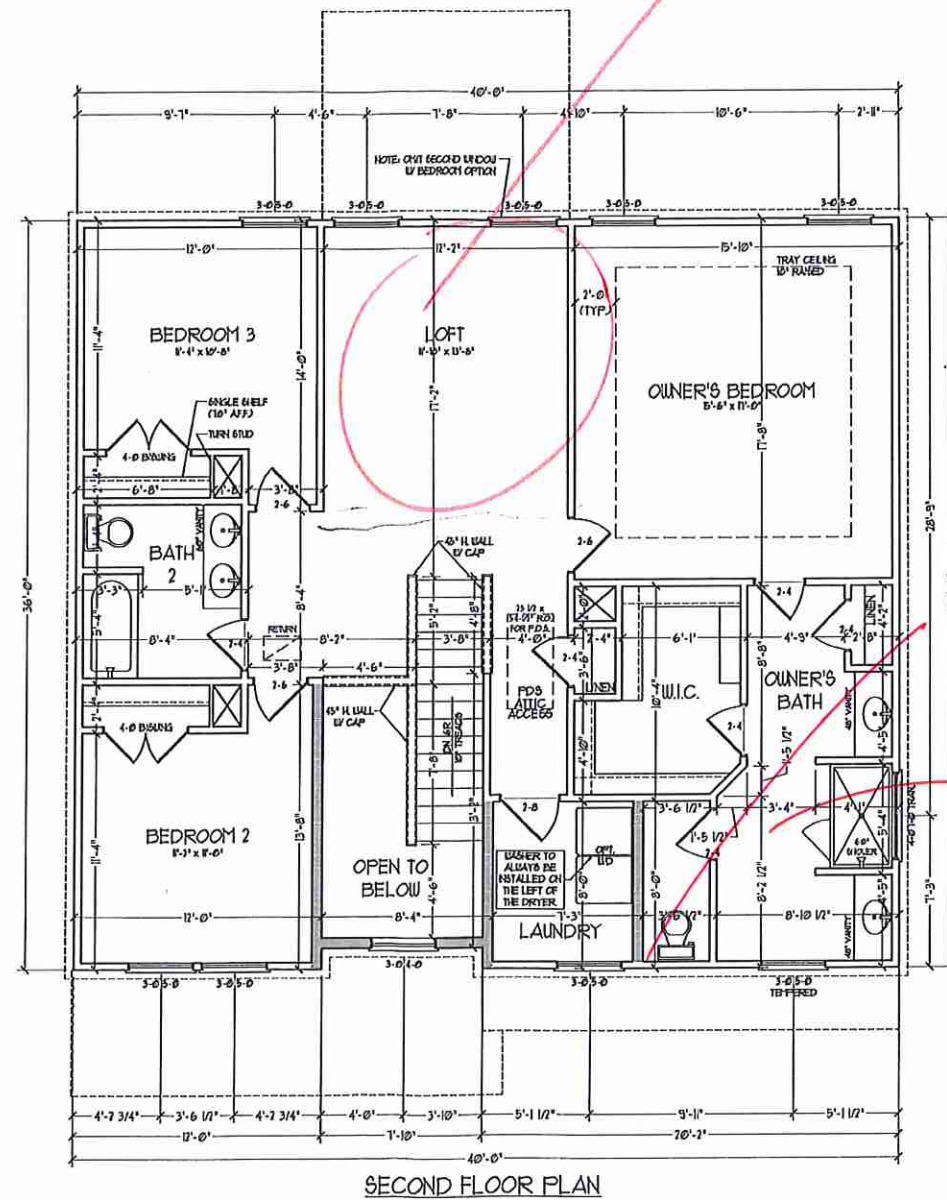


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REVIEWED BY:

A ELEVATIONS
PARTIAL PLANS
A-6.2



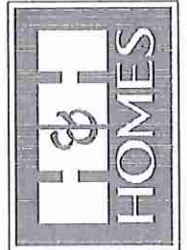
SIZE ALL EXTERIOR WALLS AND ATIC WALLS ARE TO BE 2x4 @ 16" O.C. (MAX). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2x4 @ 16" O.C. (MAX) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2x4 @ 24" O.C. (MAX).
2x6 WALL
 FINISHED WALLS ARE TO BE 2x6 @ 16" O.C. (LOAD BEARING) OR 2x6 @ 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION.

* PROVIDE MINIMUM INSULATION IN CEILINGS AND WALLS PER SECTION N 11021

Owner's Bath #2

T.C. PJ

J.S. THOMPSON ENGINEERING, INC.
 100 WALKER AVE., SUITE 104
 RALEIGH, NC 27605
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 FAX: (919) 787-9921
 N.C. LICENSE NO. C-12133

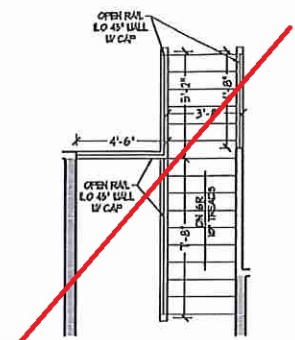


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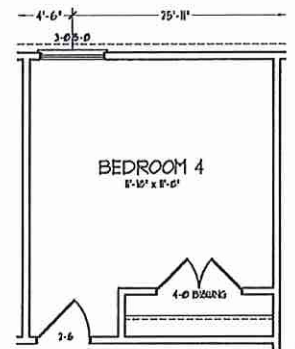
H&H HOMES, INC.
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 SCALE: 1/4"=1'-0"
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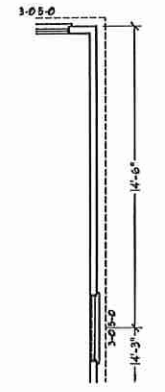
SECOND FLOOR PLAN
 A-7



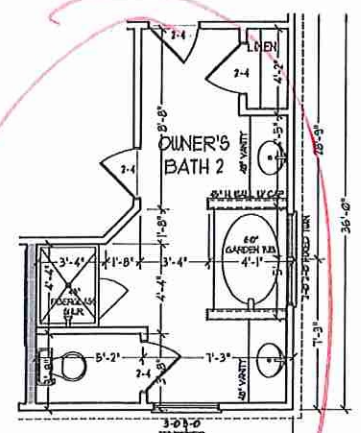
OPTIONAL OPEN RAIL ILO
45° WALL W/ CAP



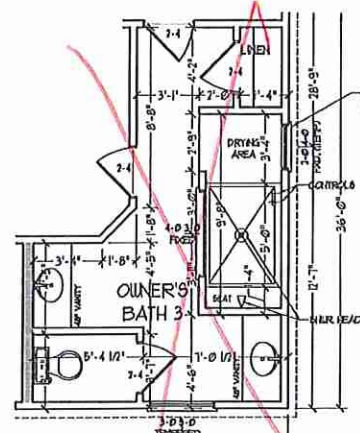
OPTIONAL BEDROOM 4
ILO LOFT



OPTIONAL WINDOW AT
OWNER'S BEDROOM



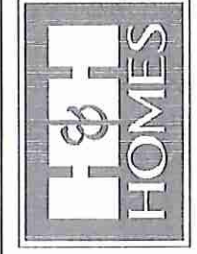
OPTIONAL OWNER'S
BATH 2



OPTIONAL OWNER'S
BATH 3

T.C. Pfl

**J.S. THOMPSON
ENGINEERING, INC.**
60 WADE AVE., SUITE 104
RALEIGH, NC 27605
PHONE: (919) 789-9910
FAX: (919) 789-9921
S.C. LICENSE NO. C-1133

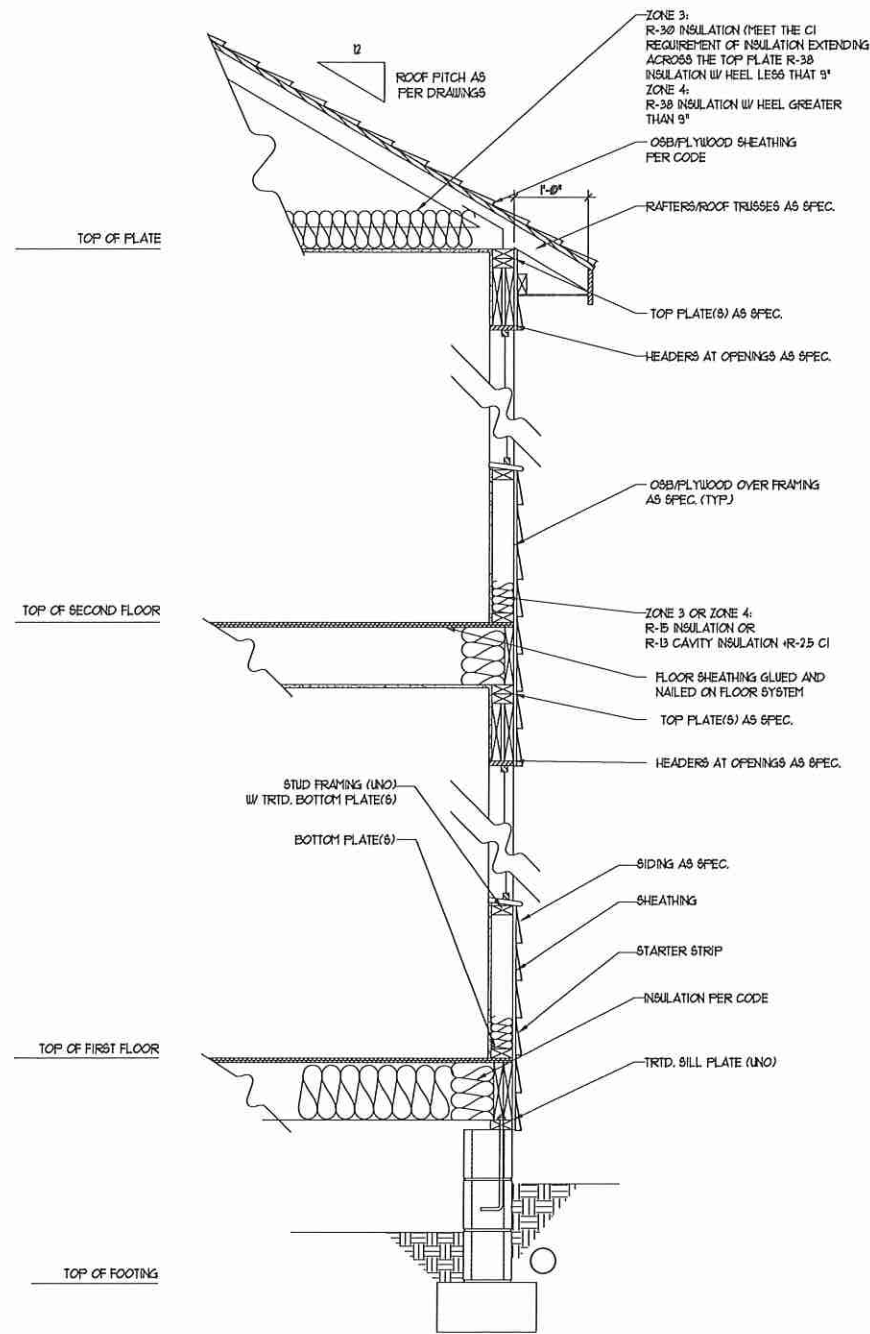


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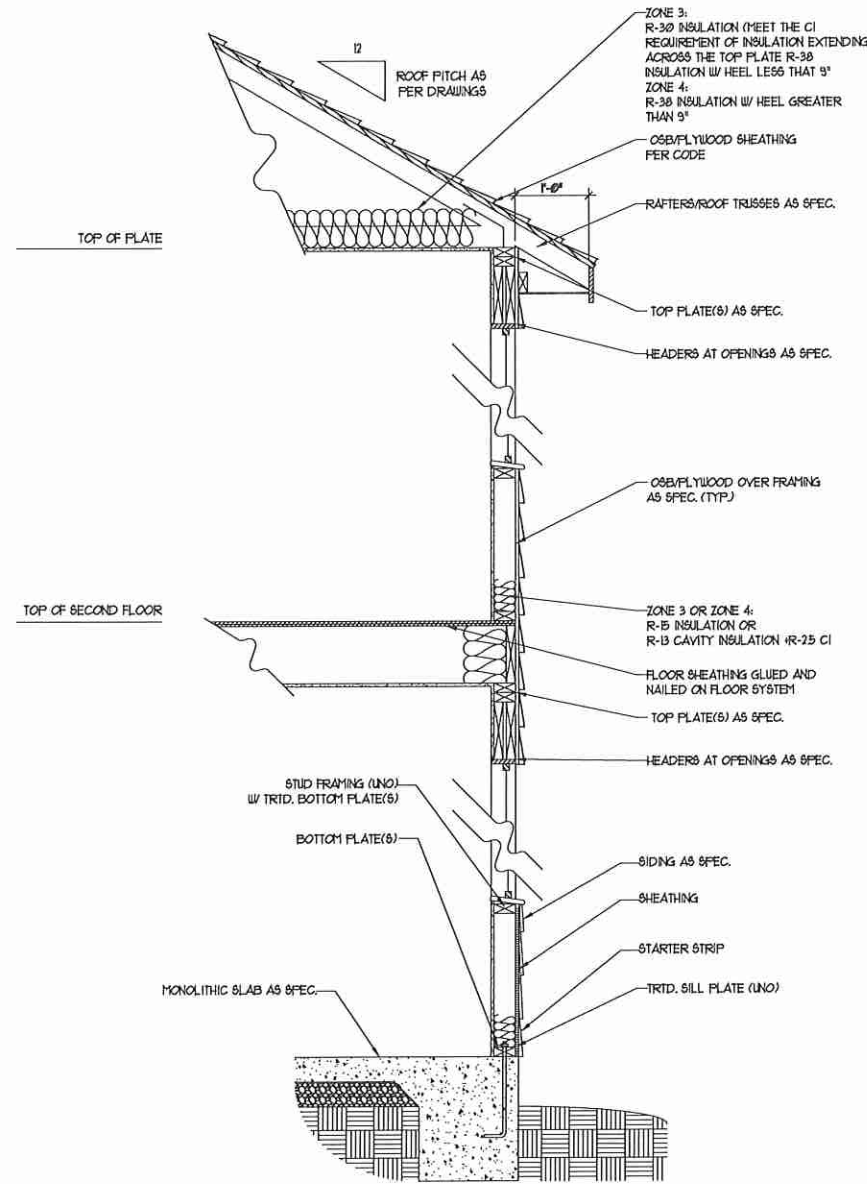
H&H HOMES, INC.
HATTERAS

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REV.: AUGUST 01, 2020
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ENGINEERED BY:
REVIEWED BY:

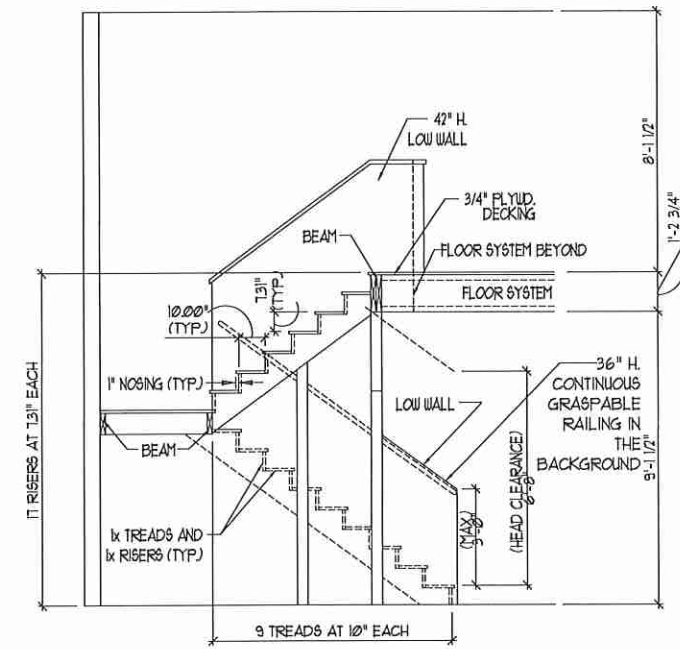
SECOND FLOOR
PLAN - OPTIONS
A-7.1



WALL SECTION W/ CRAWL SPACE
W/ STD. SIDING SHOWN (NTS)



WALL SECTION W/ SLAB
W/ STD. SIDING SHOWN (NTS)



TYPICAL STAIR DETAIL
(NTS)

STAIR NOTES:

RAILING:

BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE A SUCH A SIZE THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH.

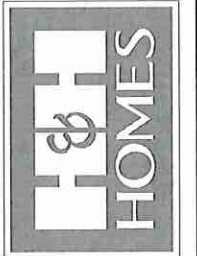
OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES TO PASS THROUGH.

HANDRAILS:

HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND HANDRAILS.

CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA

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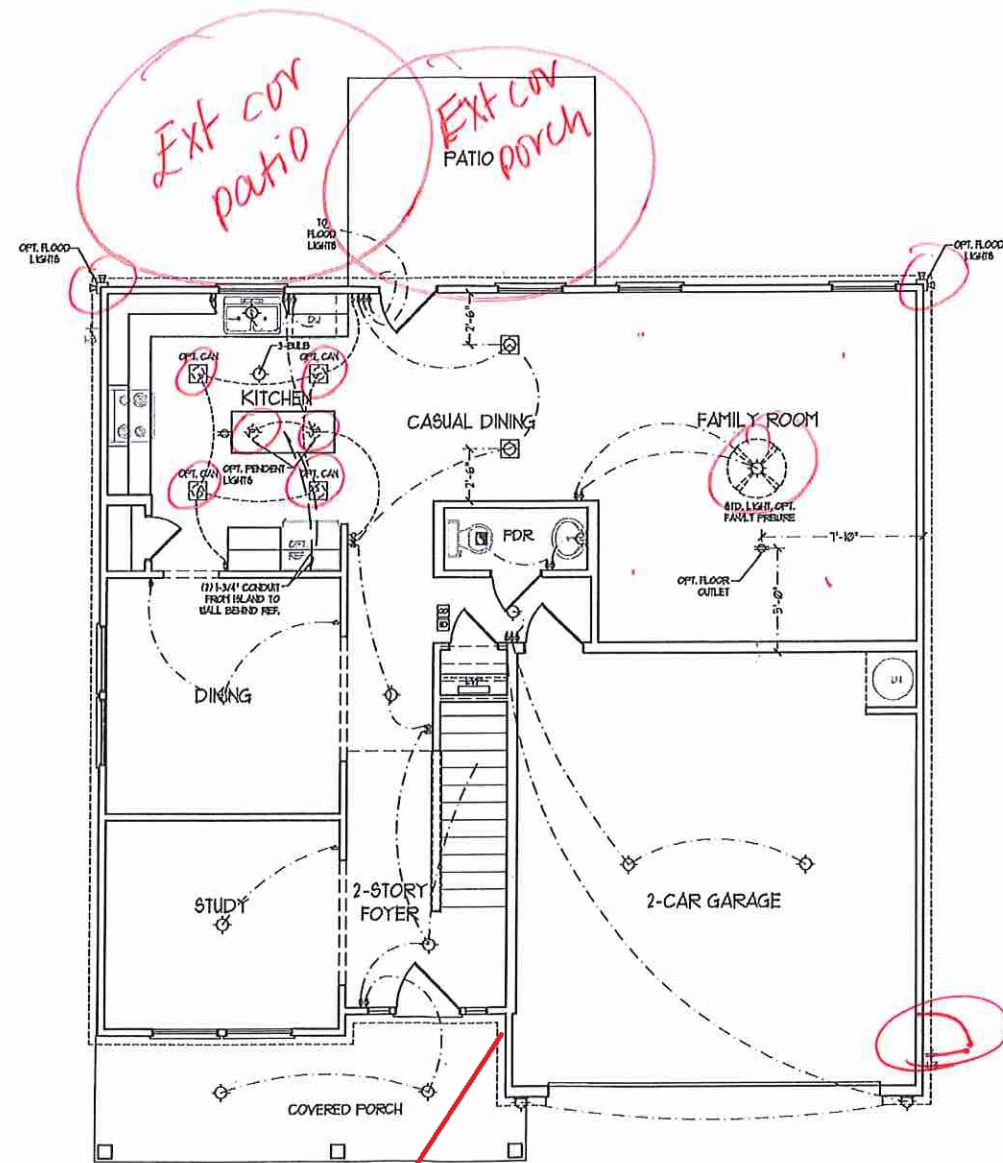
DRAWN BY:

ENGINEERED BY:

REVIEWED BY:

WALL SECTIONS
AND STAIR
DETAIL

AD-1



ELECTRICAL LAYOUT NOTES:

1) BLOCK AND USE FOR ALL CEILING FANS PER PLAN

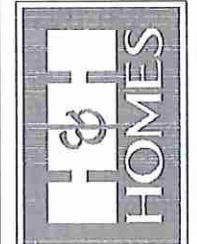
2) VARY LIGHTS TO BE SET # 30" AFF. (TYP)

3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN

4) PLACE SWITCHES 6" FROM FINISH ROUGH OPENINGS.

ELECTRICAL LEGEND	
	TO V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	HFI CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	7 LAMP, 4' FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR COMPONENT WIRING
	SPEAKER
	DOORBELL CHIME
	TO V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

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 FAX: (919) 780-9921
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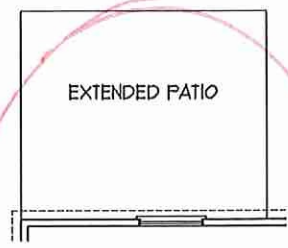
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FIRST FLOOR ELECTRICAL PLAN

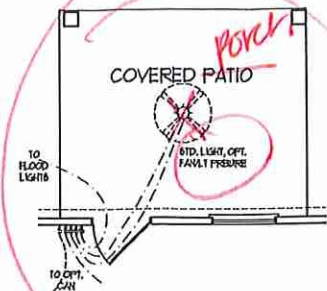
E-1

T.C. P.J.

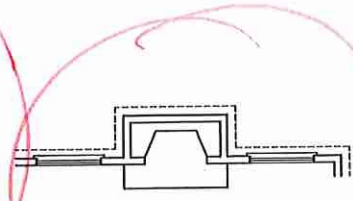
DEDICATED GCFI OUTLET FIRST FLOOR PLAN



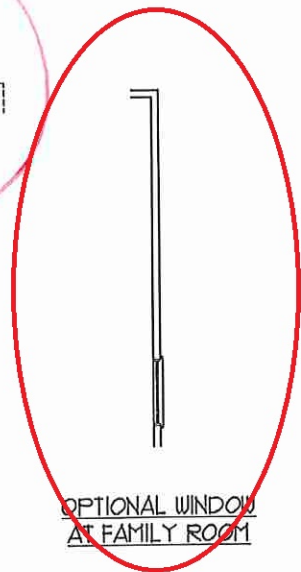
OPTIONAL EXTENDED PATIO



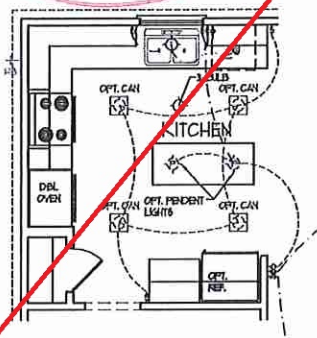
OPTIONAL COVERED PATIO



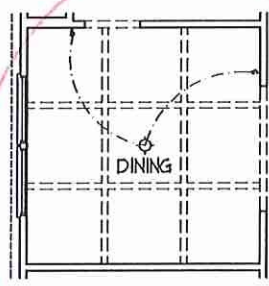
OPTIONAL FIREPLACE AT FAMILY ROOM



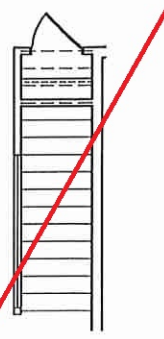
OPTIONAL WINDOW AT FAMILY ROOM



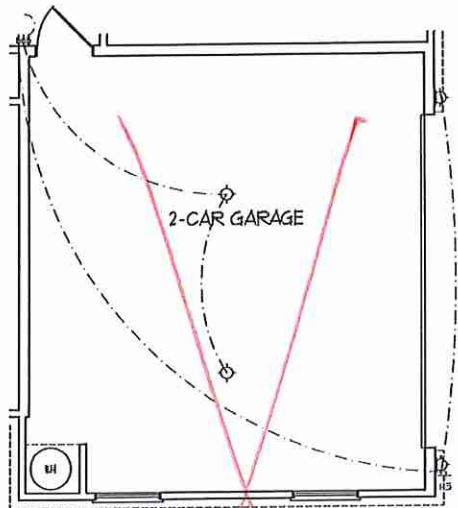
OPTIONAL GOURMET KITCHEN



OPTIONAL COFFERED CEILING AT DINING



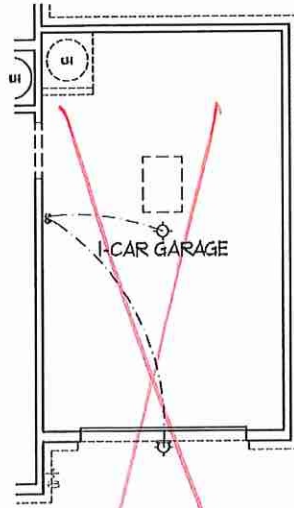
OPTIONAL OPEN RAIL 110 45" WALL WITH CAP



SIDE-LOAD GARAGE OPTION



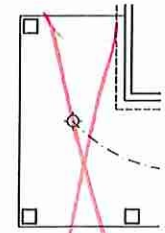
DOUBLE GARAGE DOOR OPTION



OPTIONAL 1-CAR GARAGE (NOT AVAILABLE W/ SIDE-LOAD GARAGE)



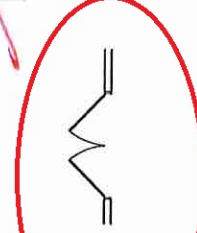
OPTIONAL SERVICE DOOR AT 1-CAR GARAGE



OPTIONAL WRAP AROUND PORCH (A-1)

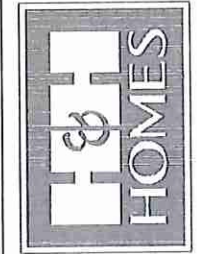


OPTIONAL OPENING TO STUDY



OPTIONAL BISWING DOORS AT STUDY

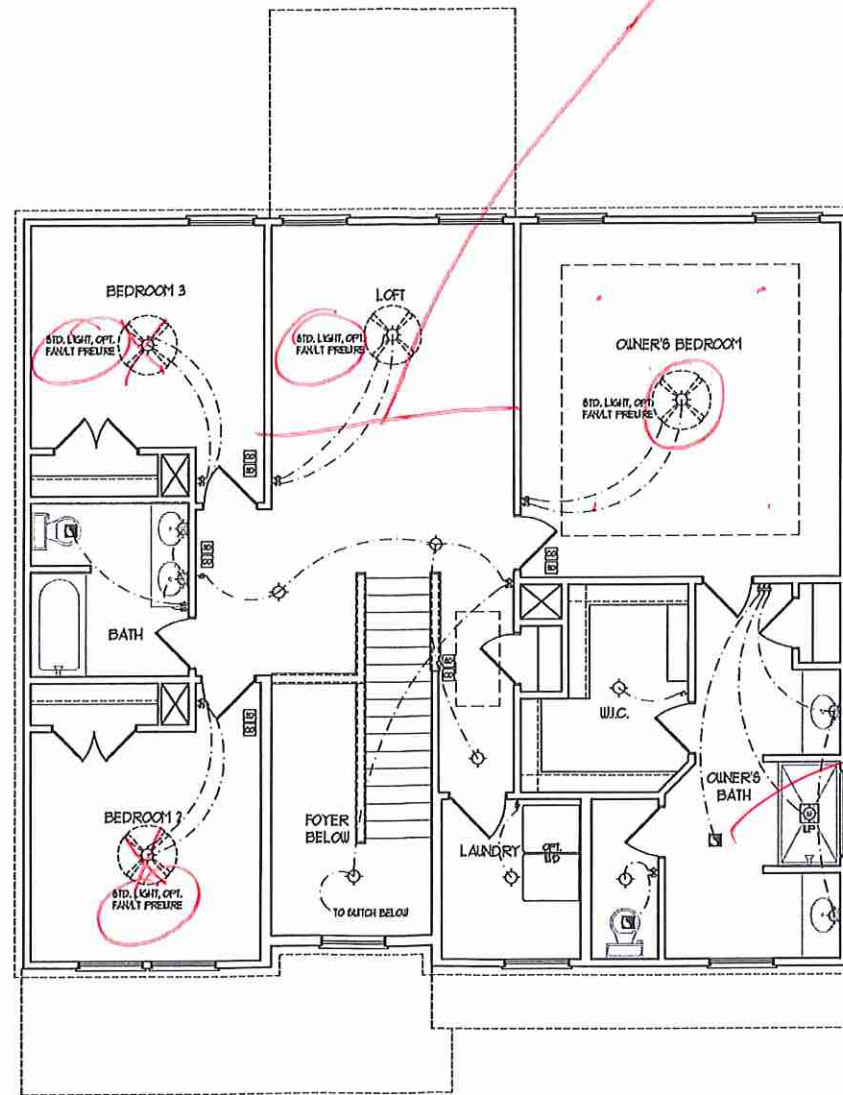
J.S. THOMPSON ENGINEERING, INC.
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PHONE: (919) 784-9919
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FIRST FLOOR ELECTRICAL PLAN - OPTIONS



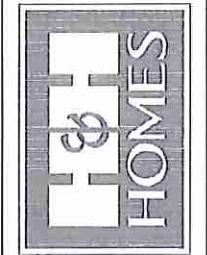
SECOND FLOOR PLAN

ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND USE FOR ALL CEILING FANS PER PLAN
- 2) VANITY LIGHTS TO BE SET # 10" AFF. (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL
- 4) PLACE SWITCHES AT (2)X1 FROM ROUGH OPENINGS

ELECTRICAL LEGEND	
	120 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	HX CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4' FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR CONDUIT BUNCH
	BREAKER
	DOORBELL CHIME
	120 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN w/ LIGHT

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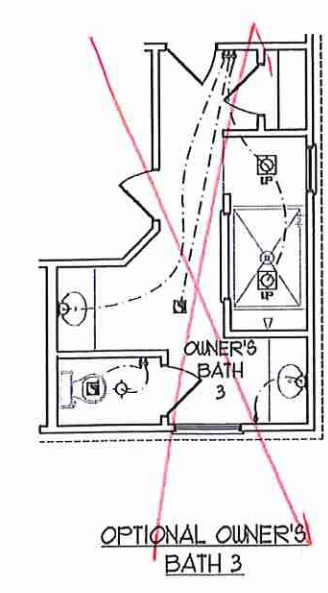
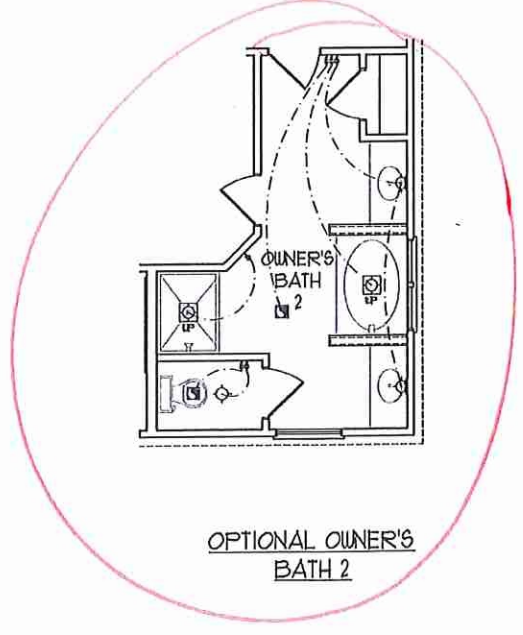
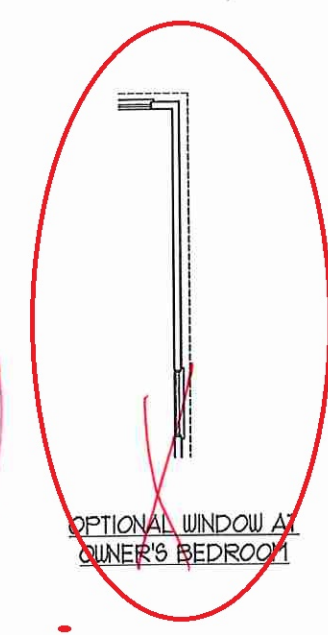
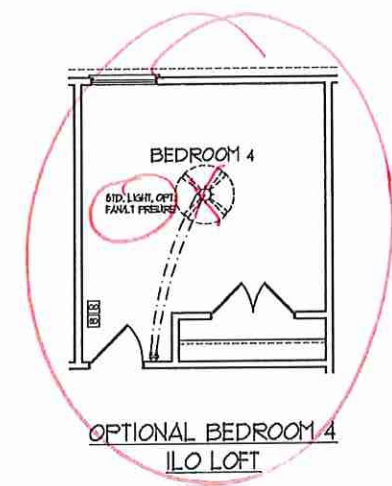
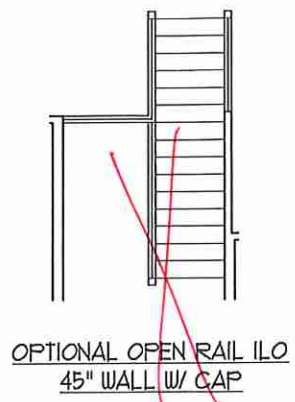
owner's Bath #2

T.C. [Signature]

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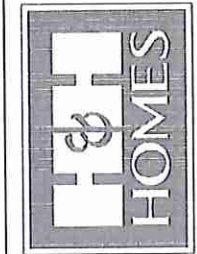
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 ENGINEERED BY:
 REVIEWED BY:

SECOND FLOOR ELECTRICAL PLAN
 E-2



F.C. Jy

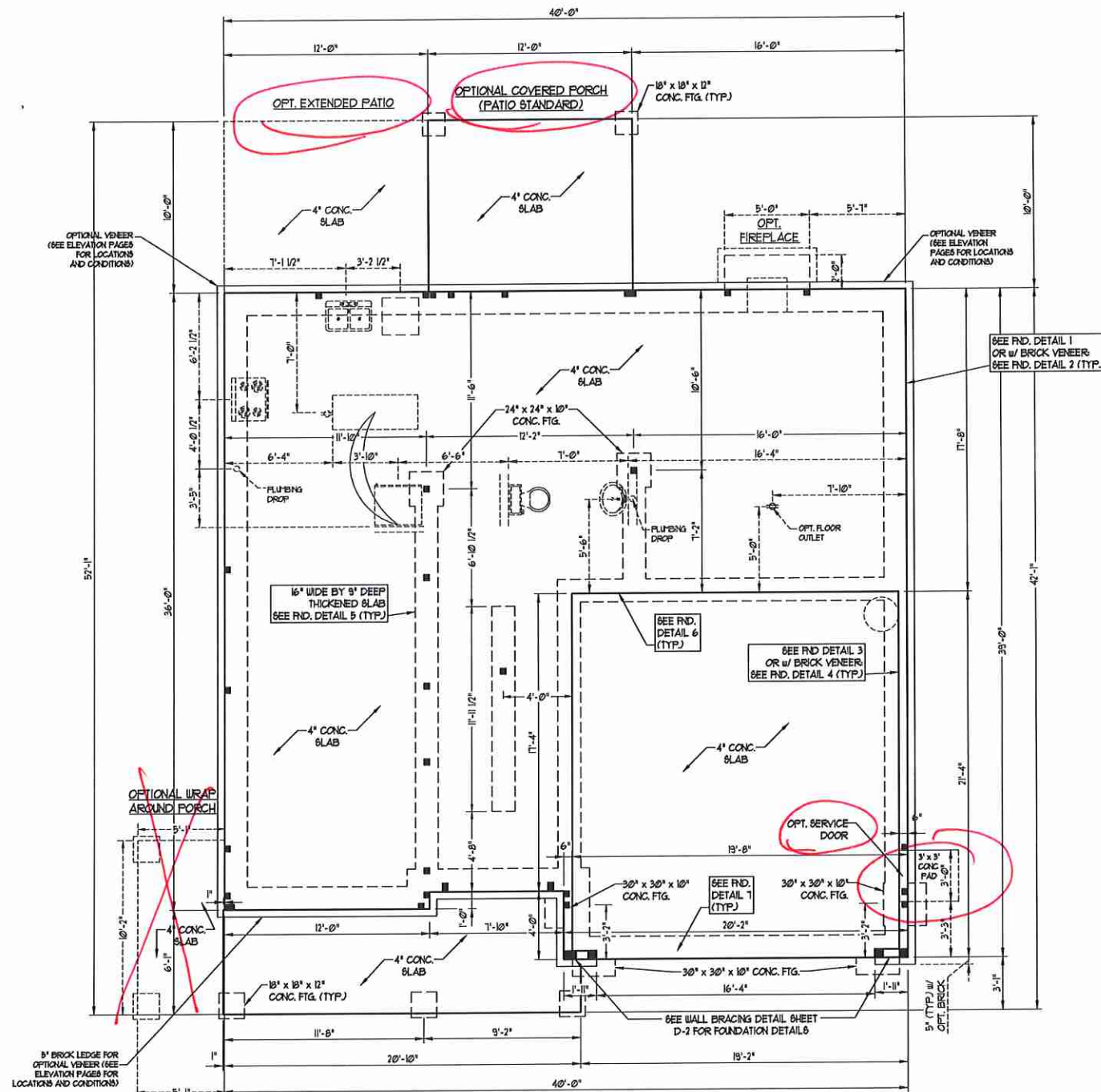
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ENGINEERED BY:
REVIEWED BY:
SECOND FLOOR
ELECTRICAL
PLAN - OPTIONS
E-2.1



80 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 80 MPH WIND).
- BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES" FOR 80 MPH WIND) 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 44.8 PSF AND -33 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP.)).
- ROOF CLADDING DESIGNED FOR 42.3 PSF AND -38 PSF FOR ROOF PITCHES 1/2 TO 2/3 AND 44 PSF AND -51 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 1602.10 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION AND AS NOTED ON PLANS.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 8 OF THE NRC, 2018 EDITION.

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 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 60 MPH WIND.
- WALL CLADDING DESIGNED FOR 48.5 PSF AND -36 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP.)).
- ROOF CLADDING DESIGNED FOR 41.2 PSF AND -38 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 1602.10 OF THE NRC, 2018 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 8 OF THE NRC, 2018 EDITION.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

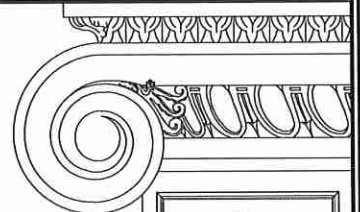
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HATTERAS
 H&H HOMES



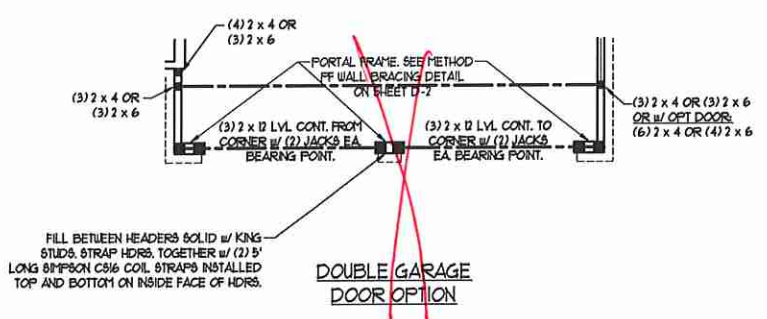
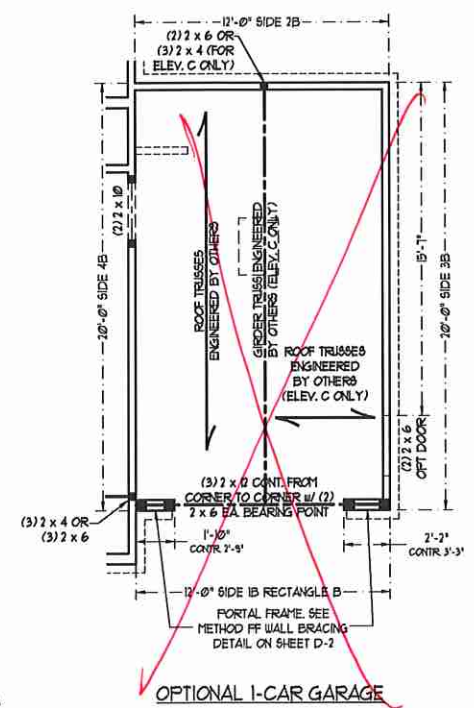
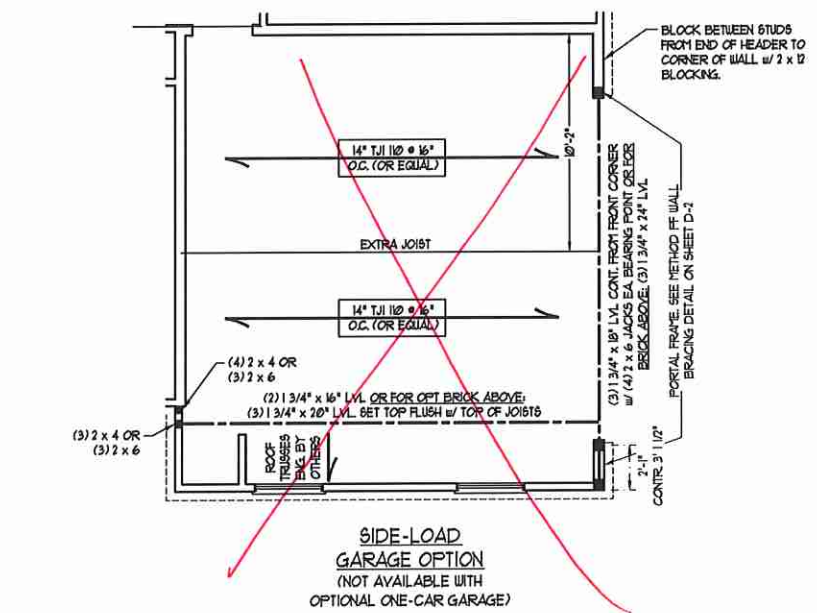
DATE: OCTOBER 16, 2020
 SCALE: 1/4" = 1'-0"
 DRAWN BY: HSH
 ENGINEERED BY: WTB

SHEET 5 OF 11
 S-1.3a
 MONO SLAB
 FOUNDATION PLAN



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BRACED WALL DESIGN

RECTANGLE B

SIDE 1B
METHOD: C5-W5P/PF
TOTAL REQUIRED LENGTH: 456'
TOTAL PROVIDED LENGTH: 6'
SIDE 7B
METHOD: C5-W5P
TOTAL REQUIRED LENGTH: 456'
TOTAL PROVIDED LENGTH: 12'
SIDE 3B
METHOD: C5-W5P
TOTAL REQUIRED LENGTH: 319'
TOTAL PROVIDED LENGTH: 1538'
SIDE 4B/5A SHARED
METHOD: C5-W5P/G8
TOTAL REQUIRED LENGTH: 1919'
TOTAL PROVIDED LENGTH: 2333'



DATE: OCTOBER 16, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY: H&H
ENGINEERED BY: WFR

SHEET: 8 OF 11
S-2b
SECOND FLOOR
FRAMING PLAN

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

BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R6-0210 OF THE NRC 2018 EDITION.
- CS-WSP 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.
- GSB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 1" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM FLATES.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NRC 2018 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

NOTE:

- PER SECTION R6-021032 OF THE 2018 NRC, THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL ANALYSIS IS REQUIRED.
- SHEATH ALL EXTERIOR WALLS WITH 1/8" OSB SHEATHING ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.

LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT

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

- BRICK SUPPORT NOTES:**
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DRGS. FOR SIZE AND LOCATION OF OPENINGS.
 - (LLV) = LONG LEG VERTICAL
 - LENGTH = CLEAR OPENING
 - EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
 - FOR ALL HEADERS 8"-10" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER w/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
 - FOR ALL BRICK SUPPORT @ ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS w/ (4) 12d NAILS PER 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 R703.02 OF THE 2018 NRC 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 SPF # (UNO).
 - ALL TREATED LUMBER TO BE SYP # (UNO).
 - ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
 - WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA END (UNO). SEE TABLE R6-0215 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, REQUIRE 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 1" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE GILL FLATES THEIR FULL DEPTH.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

TABLE R6-0215
MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MAXIMUM STUD SPACINGS (INCHES) (PER TABLE R6-0213)	
	16	24
UP TO 3'	1	1
4'	2	1
6'	3	2
12'	5	3
16'	6	4

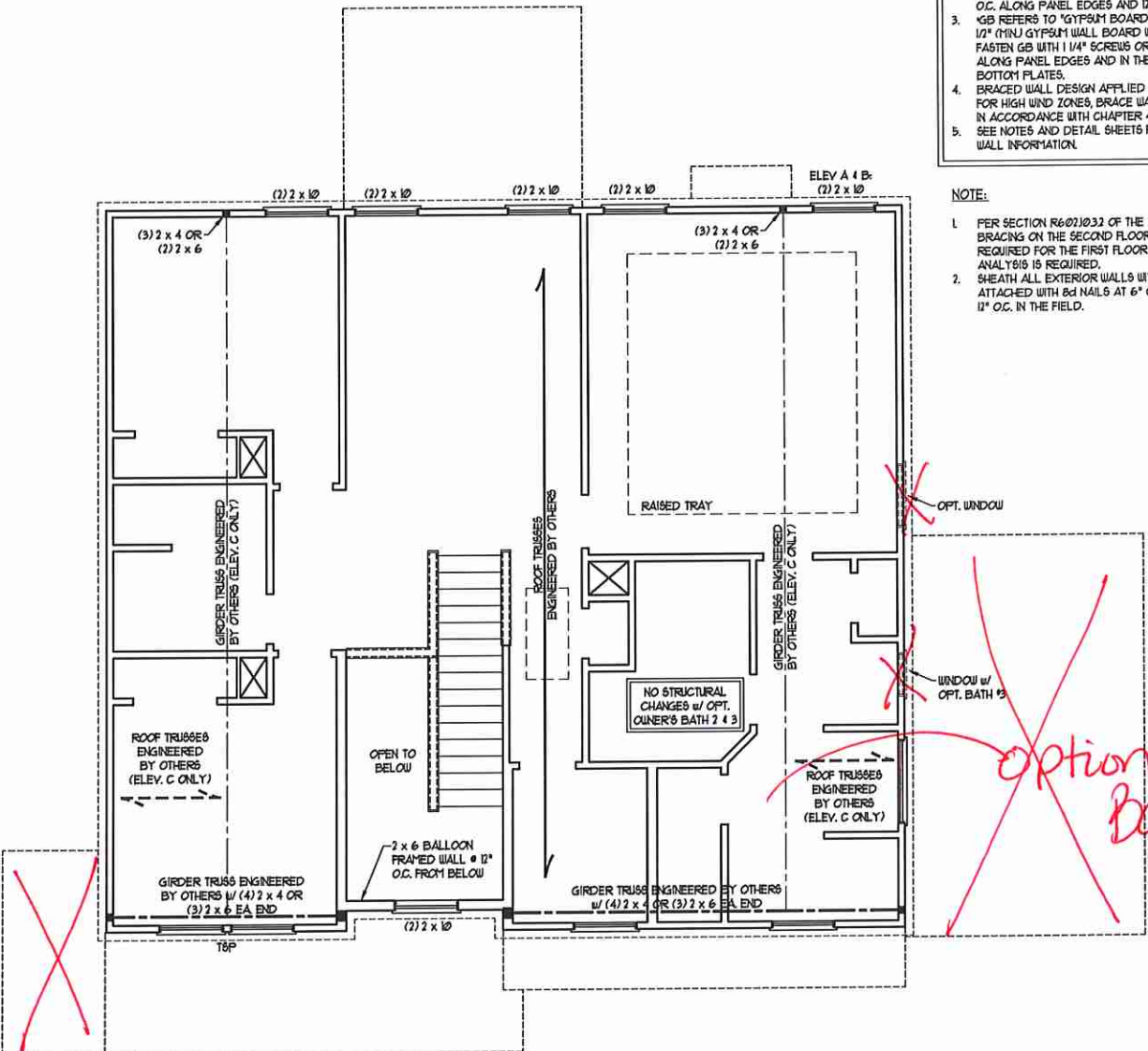
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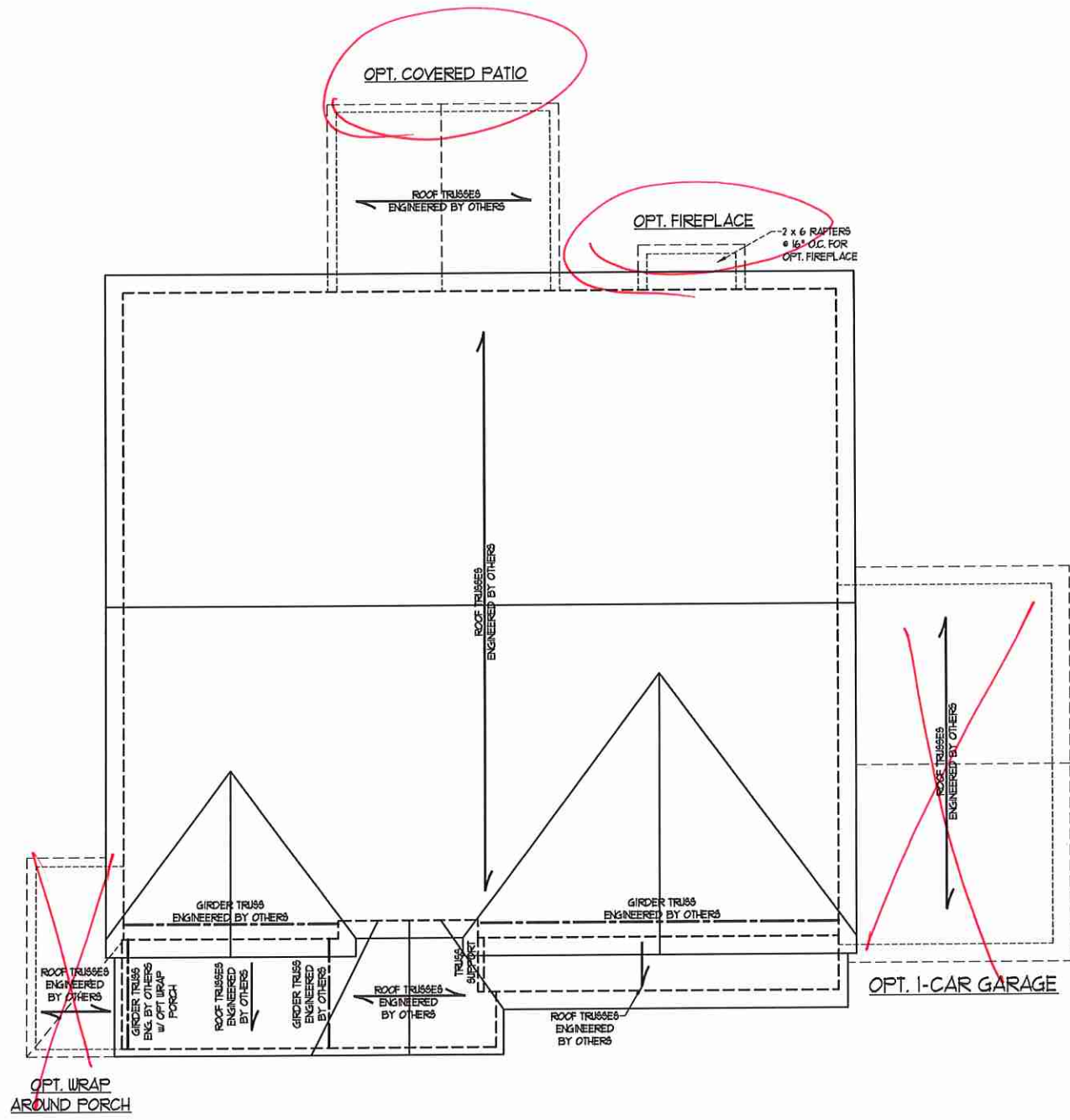
HATTERAS
H&H HOMES

DATE: OCTOBER 16, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY: H&H
ENGINEERED BY: WFB



SHEET 9 OF 11
S-3
ATTIC FLOOR FRAMING PLAN





ELEVATION A & B

- STRUCTURAL NOTES:**
1. ALL FRAMING LUMBER TO BE #2 SFF (UND).
 2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
 3. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
 4. HIP BRACES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d 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) 12d TOE NAILS.
 7. REFER TO SECTION R20211 OF THE 2018 NRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
 8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

- BRICK SUPPORT NOTE:**
1. FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL STUDS w/ (4) 12d 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 R103B21 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
 2. WHERE ROOF SLOPES EXCEED 1:12, INSTALL 3" x 3" x 1/4" STEEL PLATE STOPS AT 24" O.C. PER SECTION R103B21 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

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HATTERAS
H&H HOMES

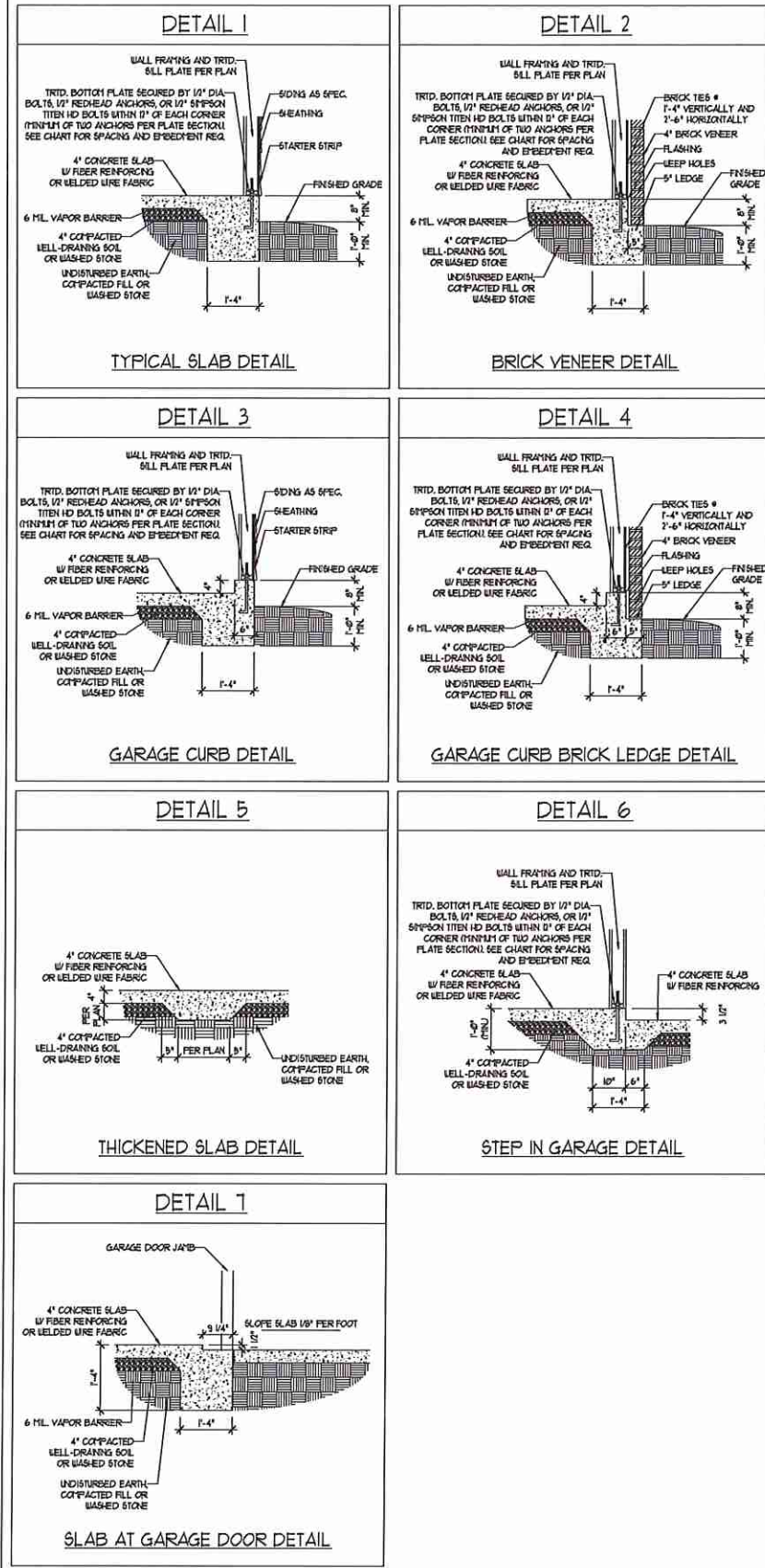


DATE: OCTOBER 16, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY: H&H
ENGINEERED BY: WEB

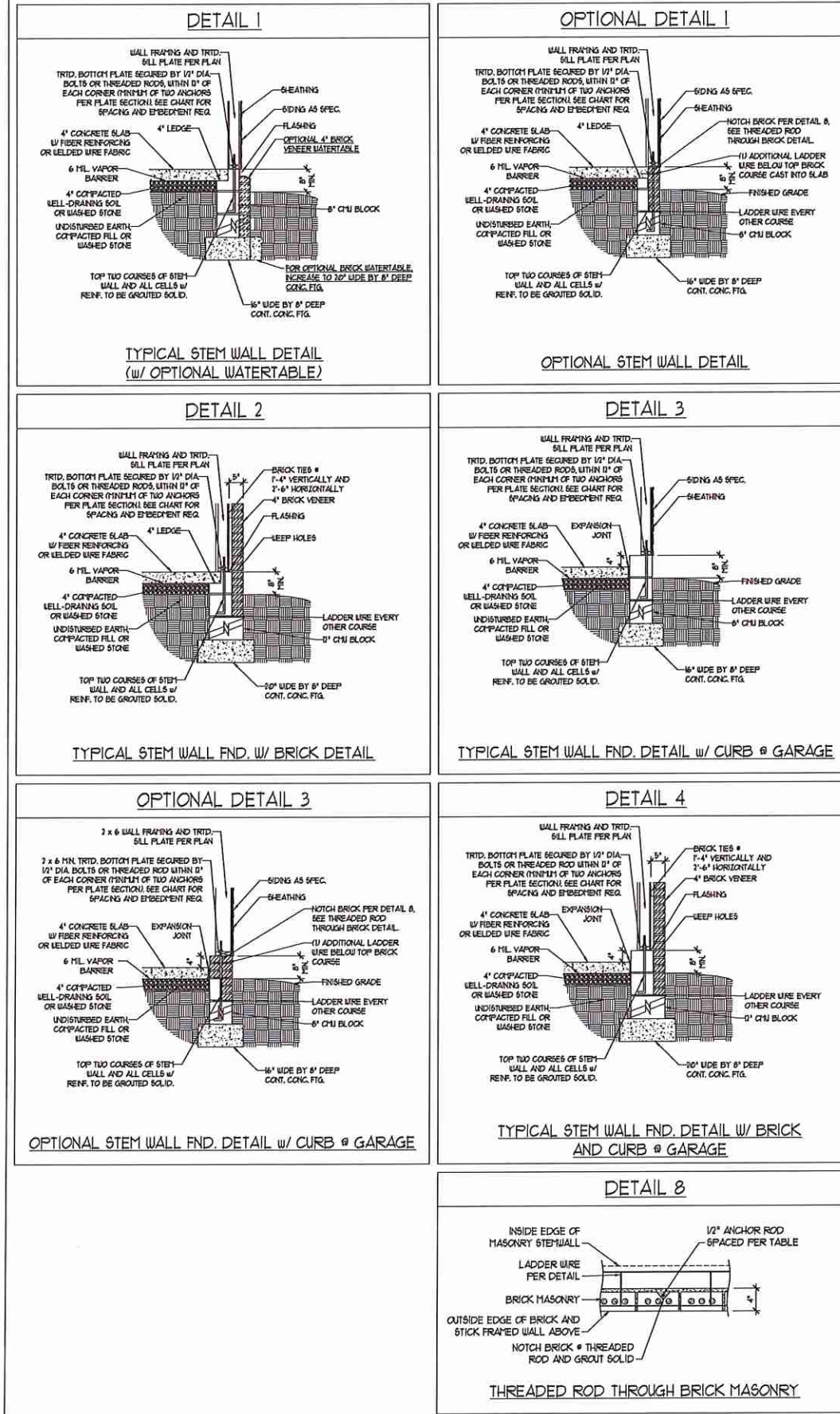
SHEET 10 OF 11
S4a
ROOF FRAMING
PLAN

10/19/2020

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	UNGRAOUTED	GROUT SOLID	UNGRAOUTED	UNGRAOUTED
3	UNGRAOUTED	GROUT SOLID	UNGRAOUTED	UNGRAOUTED
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 OR SAND - GRAVEL MIXTURE SOILS (45 PSF FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNITED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
6. PREP SLAB PER R502.21 AND R502.22 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 "S" MORTAR OR 3000 PSI GROUT. USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

ANCHOR SPACING AND EMBEDMENT

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

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120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
FOUNDATION DETAILS

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

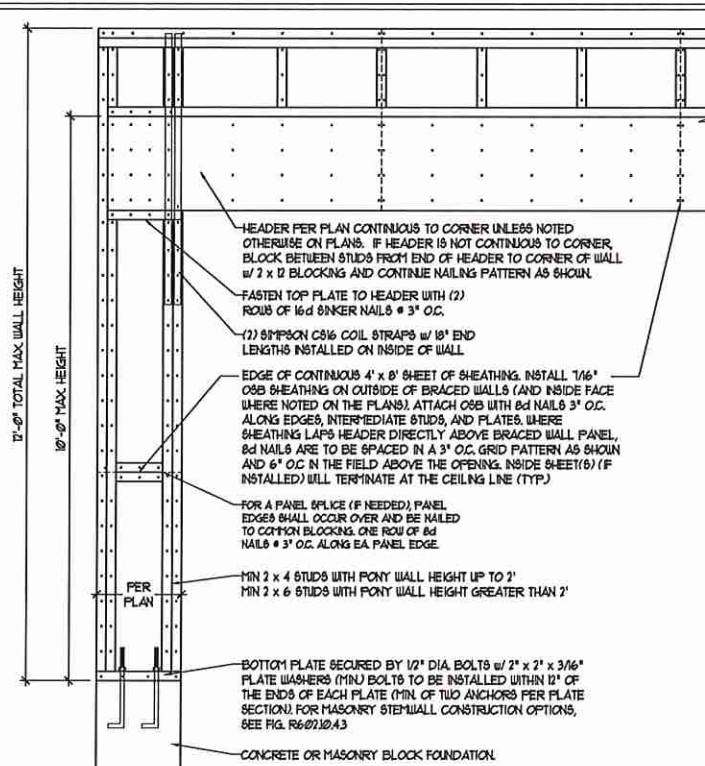


10/19/2020

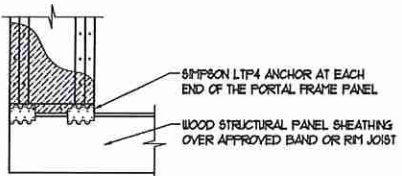
D-1
FOUNDATION DETAILS

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 R602.3.5, METHOD GB TO BE FASTENED PER TABLE R602.10.
6. CS-USP REFERS TO THE 'CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS' WALL BRACING METHOD. 1/4" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED W/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.13" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (UNO).
7. GB REFERS TO THE 'GYPSUM BOARD' WALL BRACING METHOD. 1/2" (MIN) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 1" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (UNO). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R602.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3(1). EXTERIOR GB TO BE INSTALLED VERTICALLY.
8. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHOD CS-USP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES 3 ITS ACTUAL LENGTH, AND METHOD FF CONTRIBUTES 15 TIMES ITS ACTUAL LENGTH.

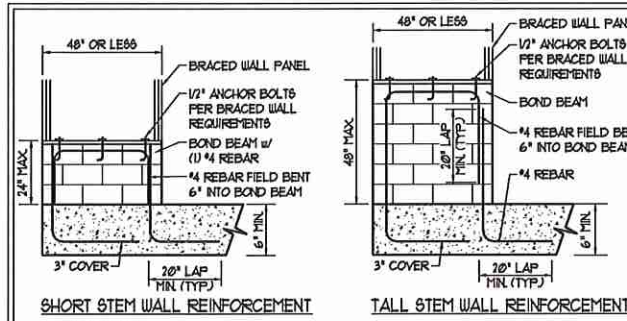


OVER CONCRETE OR MASONRY BLOCK FOUNDATION



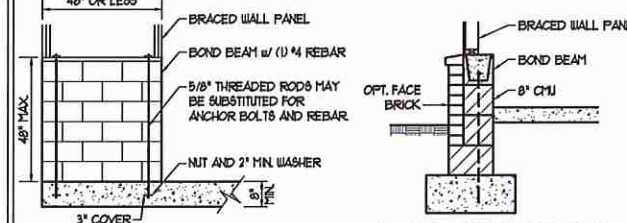
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
 * APPLICABLE W/ GREATER THAN 12" KNEE WALL HEIGHTS
 IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS *

METHOD FF-PORTAL FRAME DETAIL ①



SHORT STEM WALL REINFORCEMENT

TALL STEM WALL REINFORCEMENT



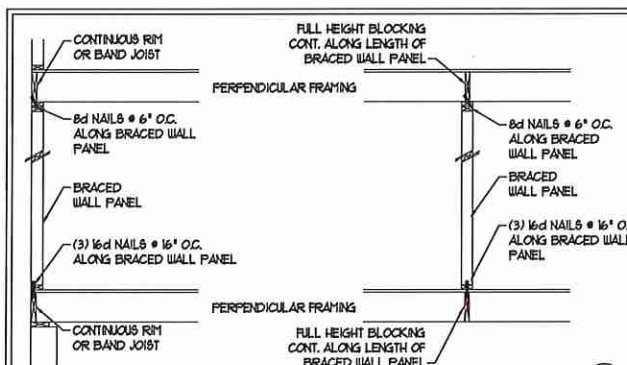
TYPICAL STEM WALL SECTION

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.

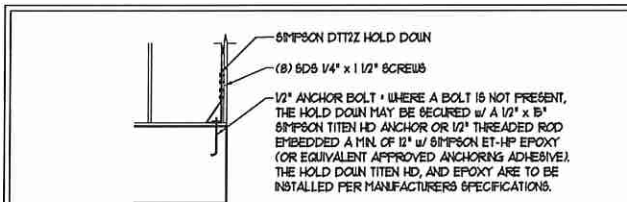
OPTIONAL STEM WALL REINFORCEMENT

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

MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS ②
 PER FIGURE R602.10.4.3

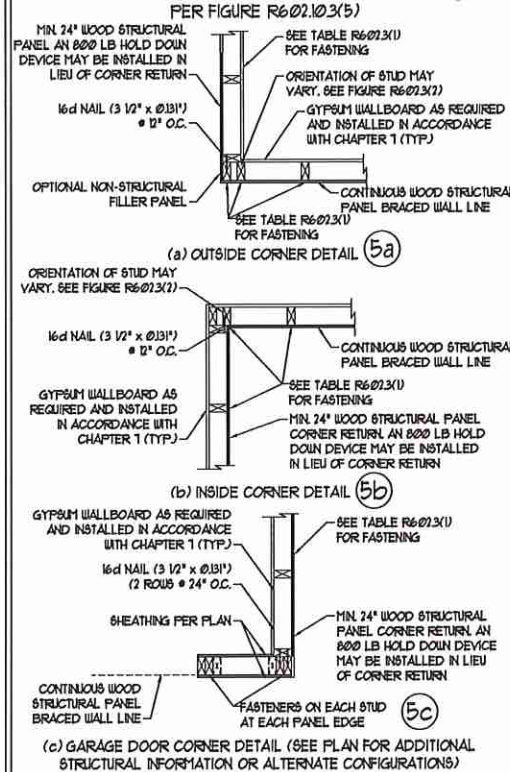


BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING ③
 PER FIGURE R602.10.4.4(1)

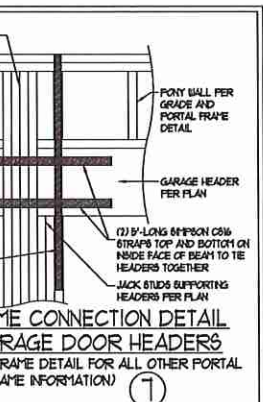
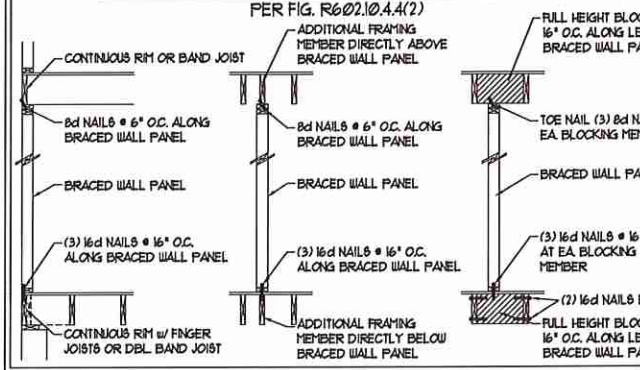


HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB ④
 * APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

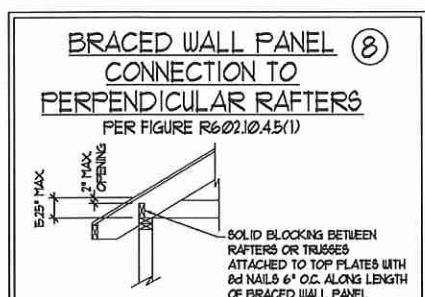
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤



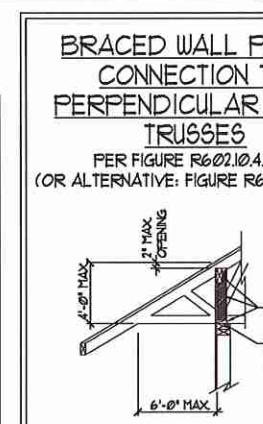
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥



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 R602.10.4.5(1)



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

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND 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 | 700 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 18 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.16 OF THE NRC, 2018 EDITION. FOR 30 MPH, 40 MPH, AND 50 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 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 SAILED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR 5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR 6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/11/18 402. MORTAR SHALL CONFORM TO ASTM C210.
- 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 333, NCHA TR68-A OR ACE 530/ASCE 5/11/18 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(1), R404.1(2), R404.1(3), OR R404.1(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(1) 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 = 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 = 1300000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 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 = 1000000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2920 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS

A. I AND IIT 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 9/16" 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 R603.10.
- 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) 10d NAILS EA. FLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R103.2(1) OF THE NRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 10d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON 145 OR L182 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 1/2" SECTION OF SIMPSON C616 COLL. STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TIGHT 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
 ENGINEERED BY: JST

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 STRUCTURAL NOTES