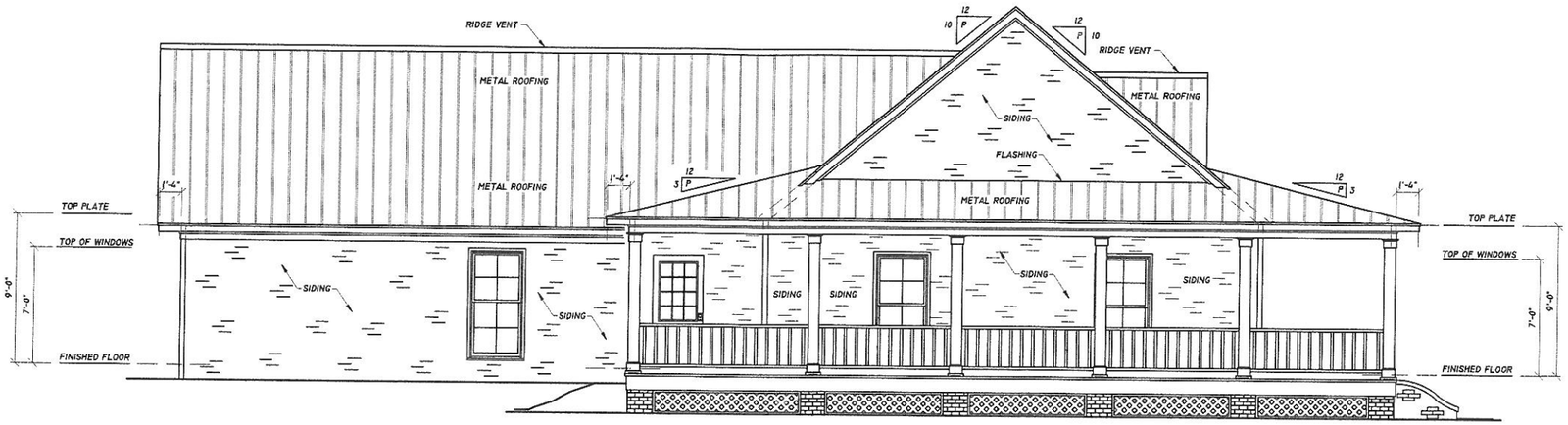



LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

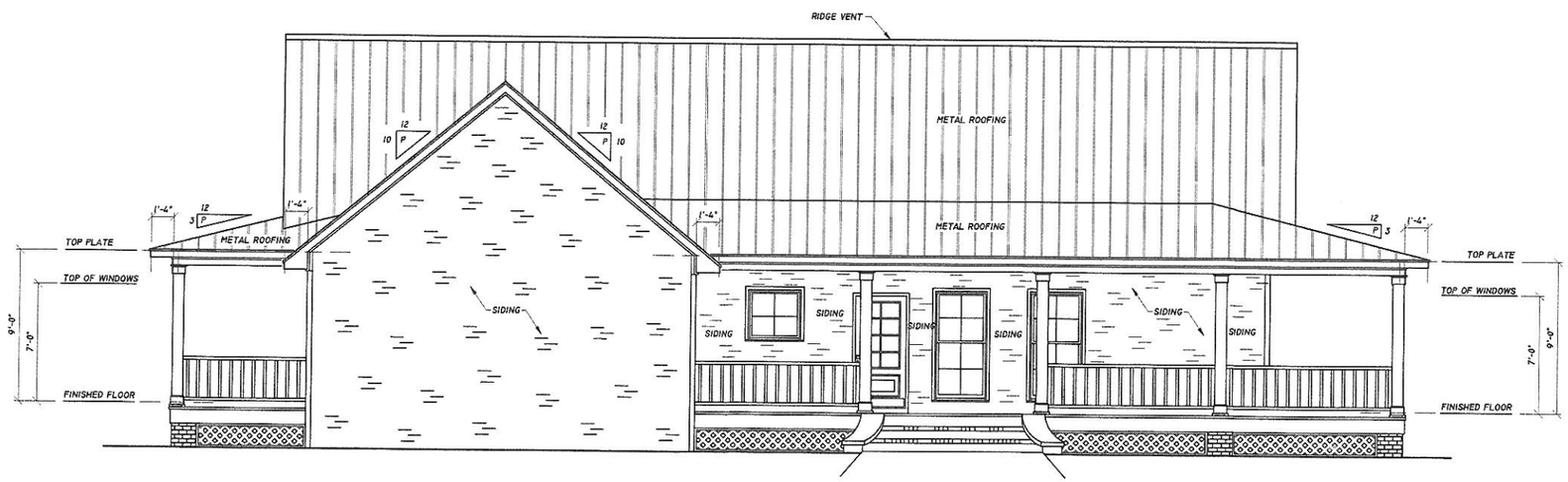
NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

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

02/10/2022

Harnett COUNTY NORTH CAROLINA

See engineering last 2 pages




REAR ELEVATION

SCALE 1/4"=1'-0"

# HOME PLAN DESIGNS, INC.

345 KEYWAY DRIVE, SUITE C, FLOWOOD, MS 39232 #601-664-2022

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LIABILITY
All dimensions and conditions are to be checked and verified by contractor prior to the beginning of construction. Any engineering aspects should be specified to actual site and construction conditions. Due to varying conditions and situations, the designer assumes no liability for any home constructed from this plan.

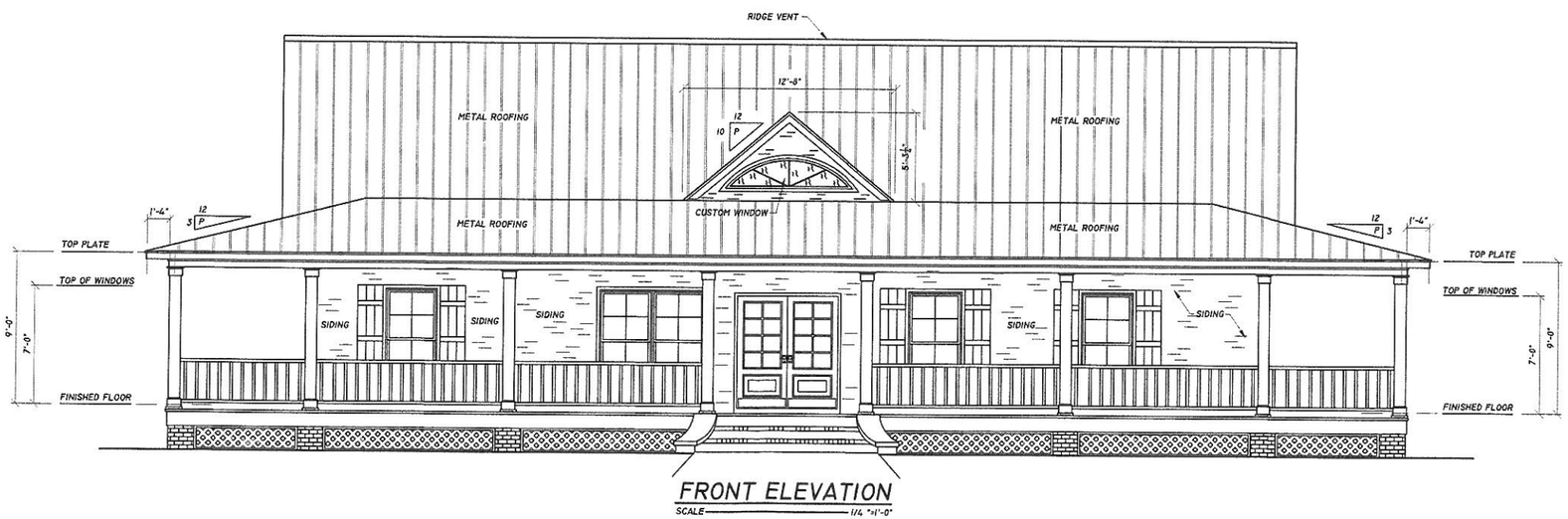
| DATE | DRAWN BY | CHECKED |
|---|---|---|
| 09-06-17 | JDW | JDW |

| SHEET | OF |
|---|---|
| 5 | 6 |

PLAN NUMBER
HPD-2149-RH


RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"




FRONT ELEVATION

SCALE 1/4"=1'-0"

# HOME PLAN DESIGNS, INC.

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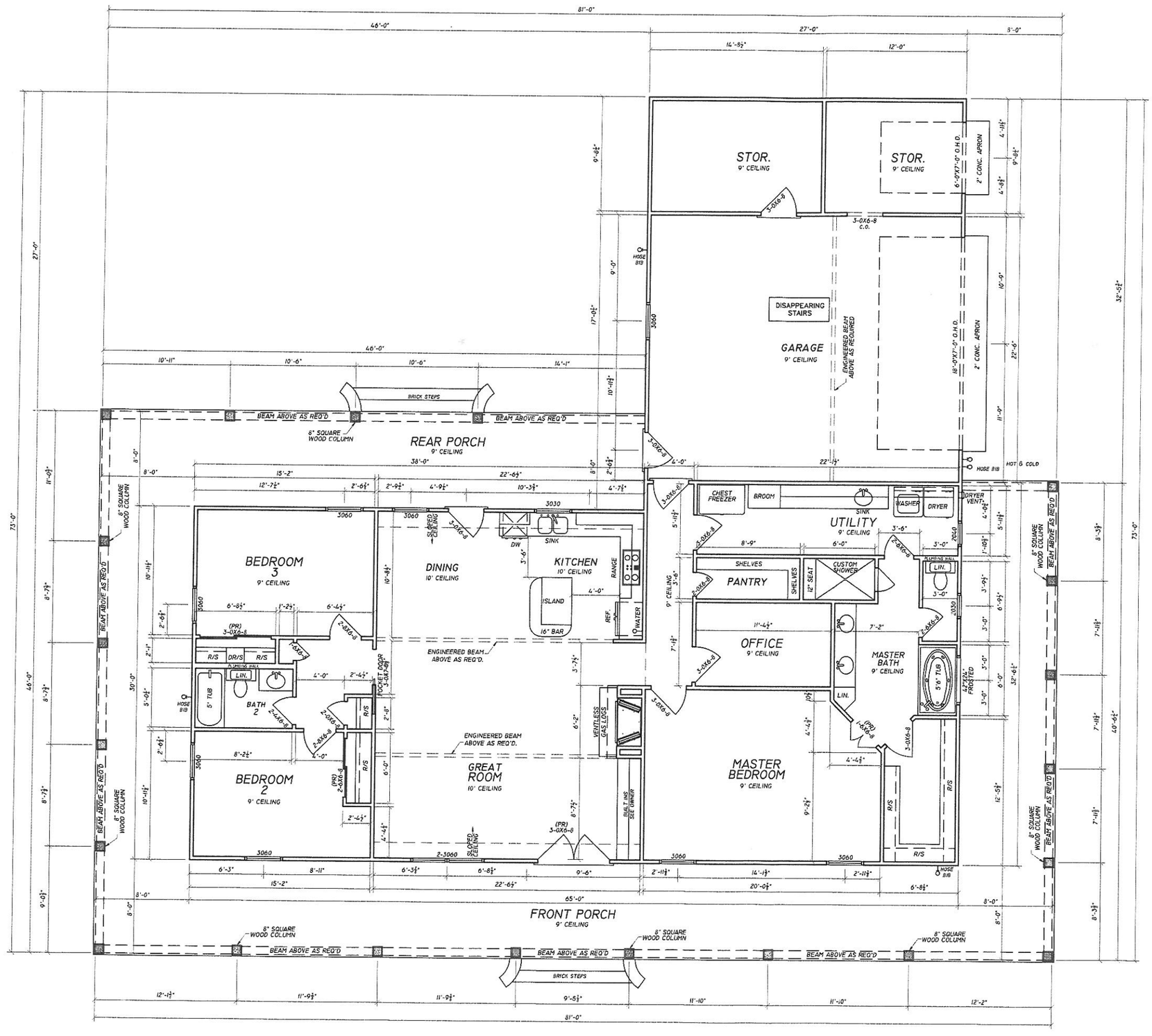
| DATE | DRAWN BY | CHECKED |
|---|---|---|
| 09-06-17 | JDW | JDW |

| SHEET | OF |
|---|---|
| 4 | 6 |

PLAN NUMBER

HPD-2149-RH




## SPAN TABLE # 2 SOUTHERN YELLOW PINE

### FLOOR JOISTS - BEDROOMS

| | 2X6 | 2X8 | 2X10 | 2X12 |
|---|---|---|---|---|
| 12" O.C. | 11'-3" | 14'-11" | 18'-1" | 21'-4" |
| 16" O.C. | 10'-3" | 13'-3" | 15'-8" | 18'-6" |
| 24" O.C. | 8'-6" | 10'-10" | 12'-10" | 15'-1" |

### FLOOR JOISTS REMAINDER OF HOUSE

| | 2X6 | 2X8 | 2X10 | 2X12 |
|---|---|---|---|---|
| 12" O.C. | 10'-3" | 13'-6" | 16'-2" | 19'-1" |
| 16" O.C. | 9'-4" | 11'-10" | 14'-0" | 16'-6" |
| 24" O.C. | 7'-7" | 9'-8" | 11'-5" | 13'-6" |

### CEILING JOISTS- ROOF LESS THAN 3:12 PITCH, NO ATTIC STOR.

| | 2X6 | 2X8 | 2X10 | 2X12 |
|---|---|---|---|---|
| 12" O.C. | 18'-8" | 14'-7" | 26'+ | 26'+ |
| 16" O.C. | 16'-11" | 21'-7" | 25'-7" | 26'+ |
| 24" O.C. | 13'-11" | 17'-7" | 20'-11" | 26'+ |

### CEILING JOISTS WITH ATTIC STOR.

| | 2X6 | 2X8 | 2X10 | 2X12 |
|---|---|---|---|---|
| 12" O.C. | 15'-11" | 17'-7" | 20'-11" | 26'+ |
| 16" O.C. | 12'-0" | 15'-3" | 18'-1" | 26'+ |
| 24" O.C. | 9'-10" | 12'-6" | 14'-9" | 26'+ |

### RAFTERS WITHOUT CEILING ATTACHED

| | 2X6 | 2X8 | 2X10 | 2X12 |
|---|---|---|---|---|
| 12" O.C. | 15'-7" | 19'-8" | 23'-5" | 26'+ |
| 16" O.C. | 13'-6" | 17'-1" | 20'-3" | 23'-10" |
| 24" O.C. | 11'-0" | 13'-11" | 16'-6" | 19'-6" |

### RAFTERS WITH SHEETROCK CEILING ATTACHED TO UNDERSIDE

| | 2X6 | 2X8 | 2X10 | 2X12 |
|---|---|---|---|---|
| 12" O.C. | 14'-9" | 19'-6" | 23'-5" | 26'+ |
| 16" O.C. | 13'-5" | 17'-1" | 20'-3" | 23'-10" |
| 24" O.C. | 11'-0" | 13'-11" | 16'-6" | 19'-6" |

## GENERAL NOTES:

A. ALL EXTERIOR WALLS ARE 3 1/2" WOOD STUDS. ALL INTERIOR WALLS ARE 3 1/2" WOOD STUDS EXCEPT WHERE OTHERWISE NOTED.

B. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.

C. CONTRACTOR TO VERIFY ALL DIMENSIONS AT CONSTRUCTION SITE.

D. PURCHASER IS RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDANCES.

E. BOTTOM OF ALL FOOTINGS SHALL EXTEND BELOW FROST LINE DEPTH, VERIFY DEPTH.

F. EXACT SIZE AND REINFORCEMENT OF ALL CONCRETE FOOTINGS MUST BE DETERMINED BY LOCAL SOIL CONDITIONS AND ACCEPTABLE PRACTICES OF CONSTRUCTION. VERIFY DESIGN WITH LOCAL ENGINEER.

G. VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND BUILDING OFFICIAL.

H. CONTRACTOR TO SIZE ELECTRICAL SYSTEM TO MEET LOCAL REQUIREMENTS.

I. CONTRACTOR TO SIZE HEATING AND COOLING LOADS AS FOR LOCAL CODES, CLIMATE CONDITIONS AND BUILDING ORIENTATION AND WILL BE LOCATED IN ATTIC W/ RETURN GRILL IN CEILING.

J. PLUMBING MATERIALS AND INSTALLATION TO BE DONE IN ACCORDANCE WITH LOCAL REQUIREMENTS.

K. TANKLESS WATER HEATER TO BE PLACE BY OWNER.

L. HVAC UNITS TO BE PLACED IN ATTIC WITH DRAIN PAN.

N. CEILING HEIGHTS ARE 9'-0" UNLESS OTHERWISE NOTED.

O. SEE BUILDING CONTRACTOR AND PLUMBING CONTRACTOR FOR PLACEMENT OF GAS PLUMBING FOR GAS LAMPS IF ANY ARE USED.

## WINDOW SPECIFICATION

WINDOWS SPECIFICATIONS TO BE PROVIDED BY MANFACTURER . (SEE OWNER)

## AREAS

| | |
|---|---|
| LIVING | 2018 SQ. FT. |
| GARAGE, STORAGE & SAFE ROOM | 885 SQ. FT. |
| PORCHES | 1516 SQ. FT. |
| TOTAL | 4419 SQ. FT |

## FLOOR PLAN

SCALE ——— 1/4 "=1'-0"


HOME PLAN DESIGNS, INC.
345 KEYWAY DRIVE, SUITE C, FLOWOOD, MS 39232 #601-664-2022



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LIABILITY
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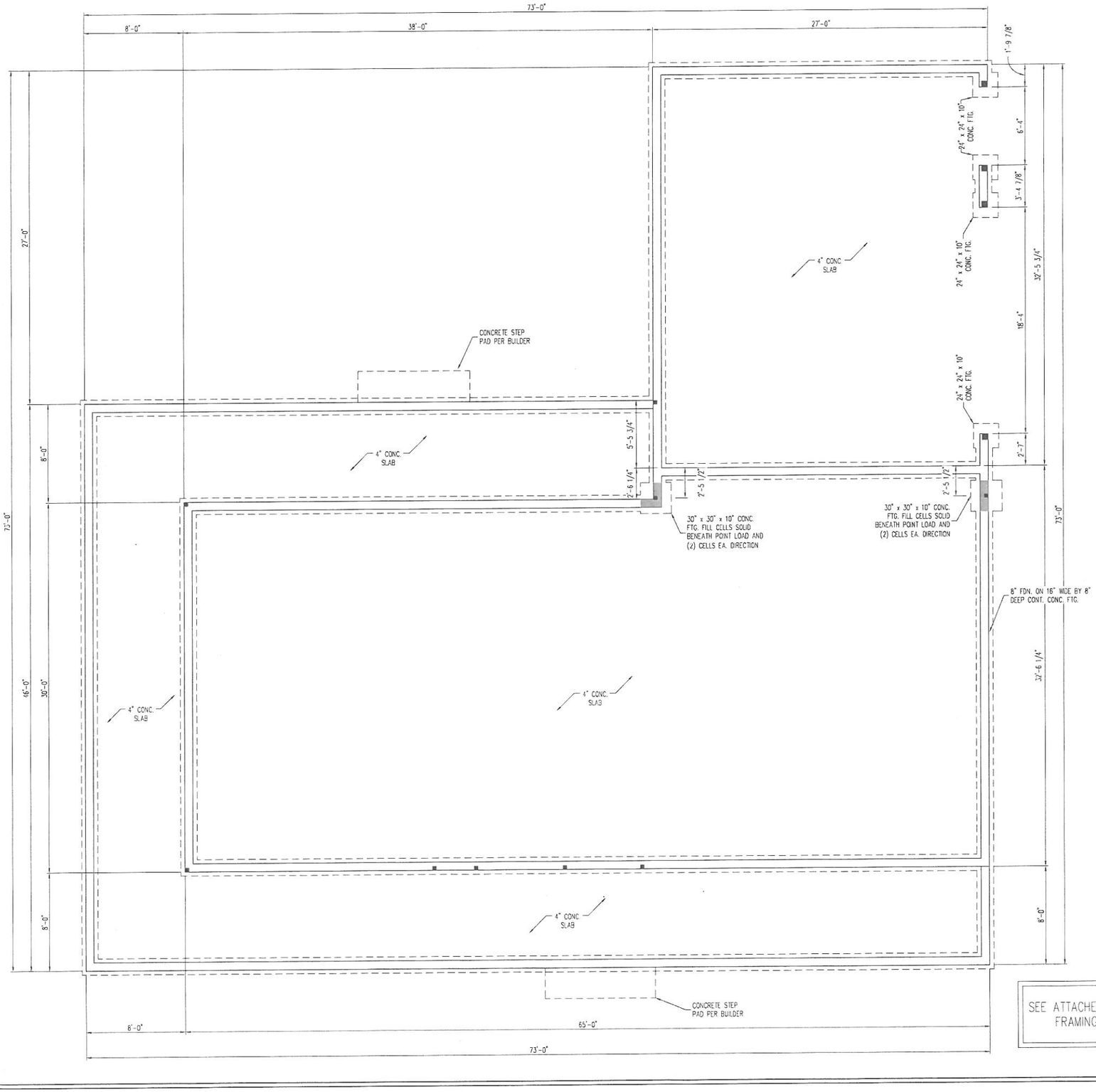
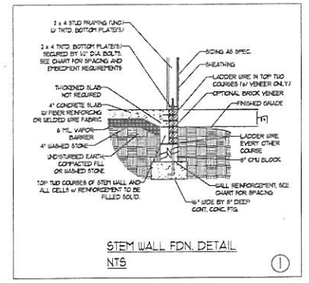
| DATE | DRAWN BY | CHECKED |
|---|---|---|
| 10-20-21 | JDW | JDW |

| SHEET | OF |
|---|---|
| 2 | 6 |

PLAN NUMBER
McKINNEY




STEM WALL FDN. DETAIL
NTS
1

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

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM
2. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION
3. 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 7" INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
4. MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
5. EXTERIOR WALLS DESIGNED FOR 120 MPH WINDS.
6. WALL CLADDING DESIGNED FOR +15.5 PSF AND -20 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)
7. ROOF CLADDING DESIGNED FOR +14.2 PSF AND -18 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +10 PSF AND -36 PSF FOR ROOF PITCHED 2.25/12 TO 7/12.
8. INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORIES IN ACCORDANCE WITH SECTION R602.10.3 OF THE NCRC, 2018 EDITION.
9. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2018 EDITION.
10. REFER TO NOTES AND DETAILS THIS SHEET FOR ADDITIONAL STRUCTURAL INFORMATION.

| ANCHOR SPACING AND EMBEDMENT | | | NOTE: |
|---|---|---|---|
| WIND ZONE | 110 MPH | 130 MPH | 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. |
| 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 | 7" | 15" INTO MASONRY 7" INTO CONCRETE | |

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

STRUCTURAL NOTES:

1) WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
2) TIE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O/C VERTICALLY.
3) CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
4) BACKFILL OF CLEAN #57 / #67 WASHED STONE IS ALLOWABLE.
5) BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (40 PSF/FT BELOW GRADE) CLASSIFIED AS GROUP I ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE 2018 NORTH CAROLINA RESIDENTIAL CODE ARE ALLOWABLE.
6) PREP SLAB PER R506.2.1 AND R506.2.2 BASE AND EXCEPTION OF 2018 NORTH CAROLINA RESIDENTIAL CODE.
7) MINIMUM 24" LAP SPLICE LENGTH.
8) LOCATE REBAR IN CENTER OF FOUNDATION WALL.
9) 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.

SEE ATTACHED LETTER FOR FRAMING DETAILS

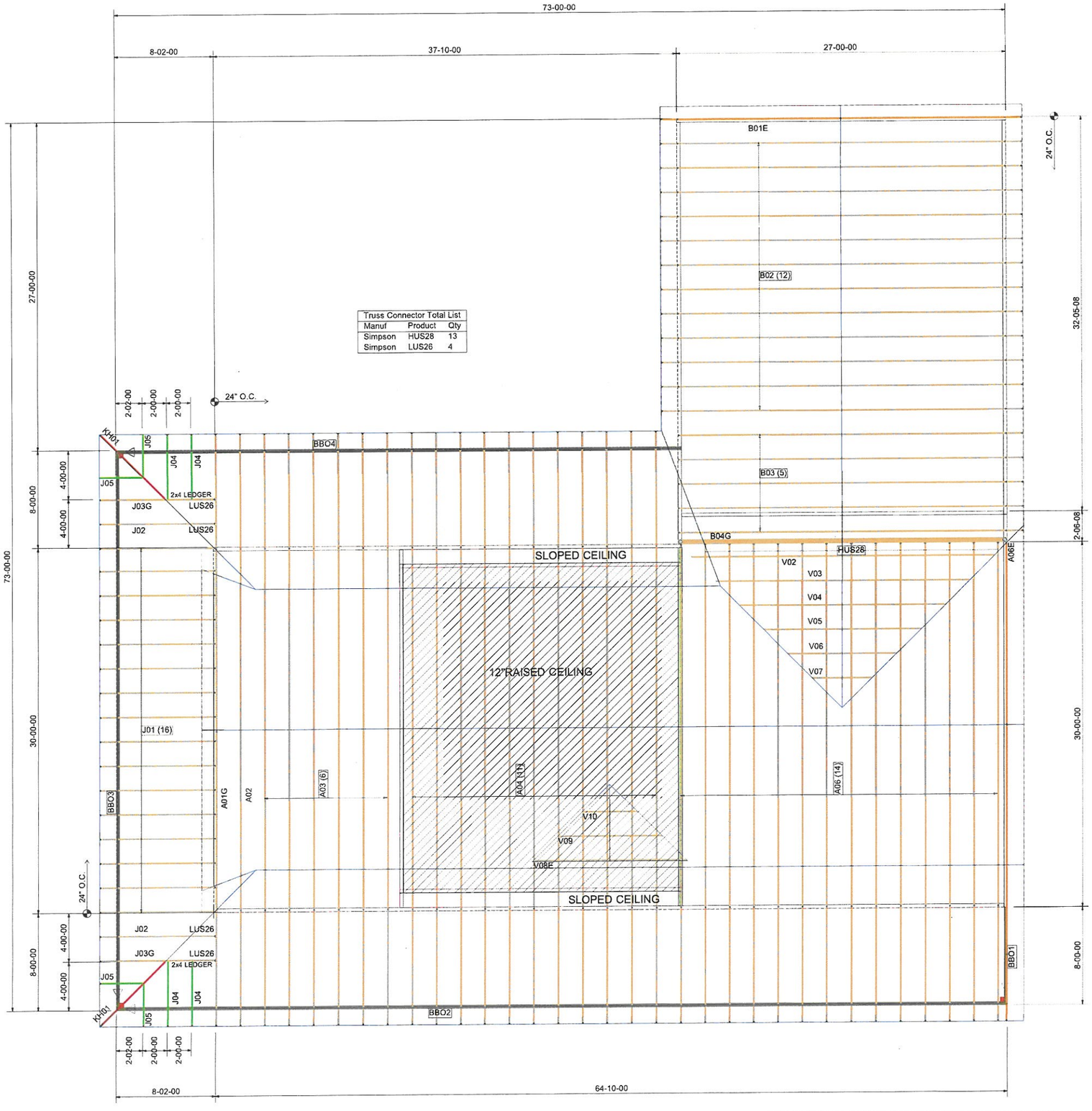
NORTH CAROLINA PROFESSIONAL SEAL 23619 ENGINEER J. SCOTT THOMPSON
2/4/22

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

2563 HILLMAN GROVE ROAD
THOMAS PROPERTIES

DATE: FEBRUARY 4, 2022
SCALE: 1/4" = 1'-0"
DRAWN BY: JST
ENGINEERED BY: JAG

SHEET 1 OF 1
S-1
STEM WALL FOUNDATION PLAN





TRUSWOOD

NC 1-919-787-8787 / 1-800-473-8787
Fax 1-919-783-0617

VA 1-757-833-5300 / 1-800-868-8787
Fax 1-757-833-5400


## THIS IS A TRUSS PLACEMENT DIAGRAM ONLY.

These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the entire truss support structure including, but not limited to headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult "Bracing of wood trusses" available from the Truss Plate Institute, 583 D'Onifrio Drive; Madison, WI 53179

## TRUSS TO BEARING DESIGN RESPONSIBILITY.

Truss to bearing connections if shown on this layout are suggested by Truswood based solely on the uplift reactions and considerations for the truss component. All truss to bearing connections must be specified or approved by the Building Designer to adequately transfer all loads to the building system and foundation. Consult hardware manufacturer's specifications for all installation requirements.

## GENERAL NOTES:

1.) REFER TO INDIVIDUAL TRUSS DRAWINGS FOR ADDITIONAL .....INFO.
2.) DIMENSIONS SHOWN ARE FROM FACE OF STUD OF BEARING .....WALL U.N.O.
3.) DIMENSIONAL VERIFICATION IS THE RESPONSIBILITY OF THE .....SITE CONTRACTOR AND /OR ARCHITECT.
4.) ALL INTERIOR HEADERS TO BE DROPPED EXCEPT AS NOTED.
5.) ALL TRUSSES MUST BE SPACED AT A MAXIMUM OF 24" OC .....UNLESS OTHERWISE NOTED.
6.) *DO NOT CUT, DRILL, OR ALTER ANY TRUSS WITHOUT THE .....*WRITTEN CONSENT FROM A REGISTERED ENGINEER.

CUSTOMER NAME: DAVE McKINNEY

PROJECT: McKINNEY RESIDENCE

DATE: 12/3/2021 FILENAME: 2100999.MMDL

SCALE: SCALE LOT:

REVISION: FINALIZED DESIGNS FOR PERMIT DATE: 1/3/2022 BY:

REVISION: DATE: BY:

REVISION: DATE: BY:

DESIGNED BY: TS CHECKED BY: JMR

JOB NUMBER: 2100999

J.S. THOMPSON
ENGINEERING, INC
structural and geotechnical
custom residential design

6) The garage door header is to be (3) 1 3/4" x 18" LVL supported by (3) 2 x 6 jacks and (3) 2 x 6 king studs at each end. The exterior garage door wall is to be 2 x 6 @ 16" o.c. to provide adequate bearing for the (3) ply beam. The exterior storage door header is to be (2) 2 x 10 supported by (1) 2 x 4 king stud and (2) 2 x 4 jacks at each end.

7) The front French doors and front twin window headers are to be (2) 2 x 12 supported by (1) king stud and (2) 2 x 4 jacks at each end. All other exterior headers are to be (2) 2 x 6 and supported by (1) 2 x 4 jack and (1) 2 x 4 king stud.

8) The front porch posts are to be re-spaced as needed not to exceed a maximum span of 13'-0". All front porch beams are to be (2) 2 x 10 supported by 4 x 4 treated posts (minimum).

9) The left porch posts on the left elevation cannot exceed a maximum span of 13'-0". All left porch beams are to be (2) 2 x 10 supports by 4 x 4 treated posts (minimum).

10) The rear porch posts at the rear elevation are to be re-spaced and cannot exceed a maximum span of 13'-0". All rear porch beams are to be (2) 2 x 10 supported by min 4 x 4 treated posts.

11) The roof trusses are to be installed per the truss layout provided by Truswood and per the manufacturer's specs.

This configuration will provide the required support for all applied loads. Please call me if you have any questions.

Sincerely,

J.S. Thompson Engineering, Inc.
N.C. License No. C-1733

Joshua A. Grantham, E.I.

J. Scott Thompson, P.E.

NORTH CAROLINA PROFESSIONAL SEAL 23449 ENGINEER J. SCOTT THOMPSON

2/4/22

606 Wade Avenue
Raleigh, NC 27605
(919) 789-9919 OFFICE
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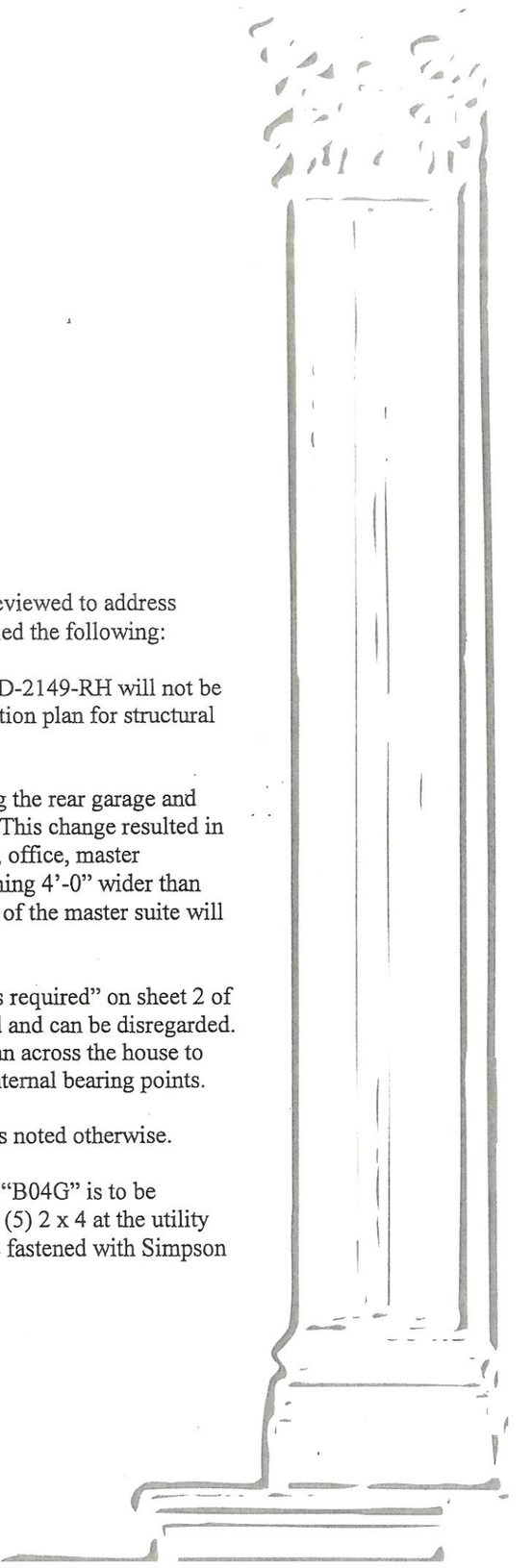
J.S. THOMPSON
ENGINEERING, INC
structural and geotechnical
custom residential design



February 4, 2022

Steve Thomas
Thomas Properties
PO Box 875
Broadway, NC 27505

Dear Mr. Thomas:

Per your request, the McKinney residence plan was reviewed to address several framing issues. Analysis of these areas revealed the following:

1) The slab foundation per sheet 1 from Plan HPD-2149-RH will not be constructed per the plan. See attached foundation plan for structural information.

2) The structure's width increased by 8'-0" along the rear garage and shared great room and master bedroom wall. This change resulted in the garage, storage room, utility room, pantry, office, master bedroom, kitchen, and great room each becoming 4'-0" wider than the original plans. The porch at the right side of the master suite will not be constructed.

3) The items labeled "Engineered beam above as required" on sheet 2 of 6 of the McKinney plan are not to be installed and can be disregarded. The roof trusses engineered by others will span across the house to each exterior wall and there will not be any internal bearing points.

4) All dimensional lumber is to be SPF #2 unless noted otherwise.

5) The girder truss engineered by others labeled "B04G" is to be supported by (4) 2 x 4 at the kitchen wall and (5) 2 x 4 at the utility room exterior wall. The stud columns are the fastened with Simpson CS16 straps at 24" o.c.

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Raleigh, NC 27605
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