

ROOSEVELT



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 VAILTS (4-17)
- 7.) ADDED 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. UPDATED DATES ON ALL SHEETS (05-01-20)
2. CHANGED ALL NOTES ON ELEVATIONS FOR GARAGE AS SPECIFIED (05-01-20)
3. UPDATED LOCATION AND VERIFIED ALL COACH LIGHTS ON ELEVATIONS (05-01-20)
4. CHANGED CORNER BOARDS ON ALL ELEVATIONS FROM 6" TO 4" (05-01-20)
5. REMOVED GRIDS FROM TRANSOMS AND SIDELIGHTS AROUND FRONT DOOR ON ALL ELEVATIONS (05-01-20)
6. REMOVED GRIDS FROM ALL SIDES AND REAR ELEVATIONS (05-01-20)
7. DIMENSIONED WATER TABLE WHERE APPLICABLE (05-01-20)
8. ADDED SHEETS FOR A-2/A-3, B-2/B-3, & C-2/C-3 WITH BRICK AND WITH STONE (05-01-20)
9. ADDED SHEETS FOR A-4, B-4, & C-4 (05-01-20)
10. UPDATED STONE HATCH TO REPRESENT STONE BETTER (05-01-20)
11. REMOVED DUPLICATE DIMENSIONS FROM A-2/A-3, B-2/B-3, & C-2/C-3 (05-01-20)
12. REMOVED SHINGLE HATCH FROM ALL ELEVATIONS (05-01-20)
13. ADDED COLUMN DETAIL TO ELEVATION B-1 & B-4 ON SHEETS A-2 AND A-2.3 (05-01-20)
14. REMOVED HARDWARE FROM SHUTTERS ON ALL C ELEVATIONS (05-01-20)
15. ADDED DIAGONAL DIMENSIONS TO SLAB INTERFACE PLAN (05-01-20)
16. ADDED OPTIONAL FLOOR OUTLETS TO SLAB INTERFACE PLAN (05-01-20)
17. CREATED PARTIAL PLANS FOR EACH ELEVATION LAYOUT TO SHOW LOCATION OF BRICK/STONE (05-01-20)
18. ADDED OPTIONAL GAS LINE (05-01-20)
19. UPDATED "GOURMET KITCHEN" LAYOUT (05-01-20)
20. VERIFIED AND UPDATED SQUARE FOOTAGE CALCULATIONS WITH AND WITHOUT FULL BRICK VENEER (05-01-20)
21. VERIFIED ALL ROOM DIMENSIONS (05-01-20)
22. ADD HOSE BIB LOCATIONS 2'-0" FROM CORNER OF HOUSE (05-01-20)
23. MOVED ALL OPTIONS TO SEPARATE SHEET (05-01-20)
24. CHANGED STANDARD PATIO AND OPTIONAL PATIO TO SIZE 12'x10' (05-01-20)
25. CHANGED ALL EXTERIOR WALLS FROM 2x6 TO 2x4 EXCEPT WHERE SHADED (05-01-20)
26. ADDED 34" 1 1/2" HIGH WALL TO ISLAND IN KITCHEN (05-01-20)
27. VERIFIED VENTILATION AND LIGHT REQUIREMENTS AT OWNER'S BEDROOM MEETS CODE (05-01-20)
28. REMOVED ALL CASED OPENINGS (C.O.) FROM PLAN (05-01-20)
29. UPDATED COLUMNS ON COVERED REAR PORCH TO 8x8 COLUMNS (05-01-20)
30. ADDED SHEET AD-1 WALL SECTIONS AND STAIR DETAIL (05-01-20)
31. REMOVED NUMBER (#) SIGN FROM ALL TITLES (05-01-20)
32. REMOVED ALL NUMBERS FROM STAIRS (05-01-20)
33. NOTED WASHER/ DRYER AS "OPT. W/D" (05-01-20)
34. UPDATED BASEMENT SHEET (05-01-20)
35. CHANGED ALL CEILING FANS TO SHOW STANDARD LIGHT/OPT. FAN/LT PREWIRE (05-01-20)
36. UPDATED ELECTRICAL KEY ON ALL ELECTRICAL SHEETS (05-01-20)
37. CHANGED PENDANT LIGHTS OVER ISLAND TO OPTIONAL (05-01-20)
38. ADDED STANDARD 2-BULB (2x4) FLUORESCENT LIGHT IN KITCHEN (05-01-20)
39. FLOOD LIGHTS SHOWN AS OPTIONAL (05-01-20)
40. VERIFIED COACH LIGHT LOCATIONS (05-01-20)
41. UPDATED TOTAL UNDER ROOF VENT CALCULATIONS (05-01-20)

OKM 120 Buyer Marked Plan

COVER SHEET

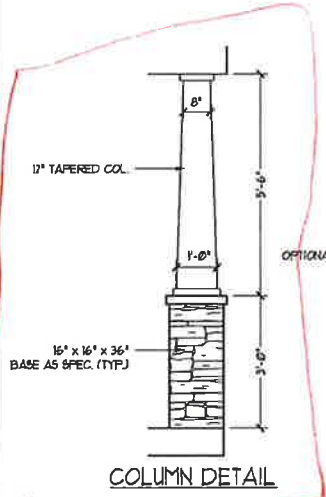
H&H HOMES
ROOSEVELT

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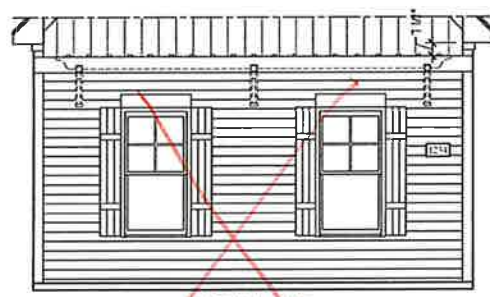


STEPS TO GRADE AS REQUIRED
FRONT ELEVATION-B
 SCALE: 1/4" = 1'-0"

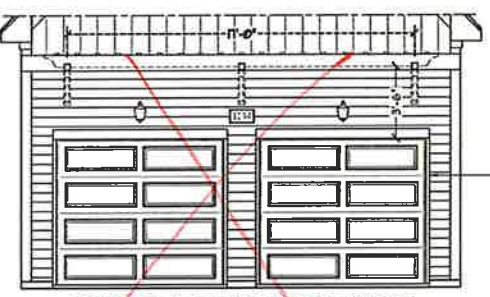


COLUMN DETAIL

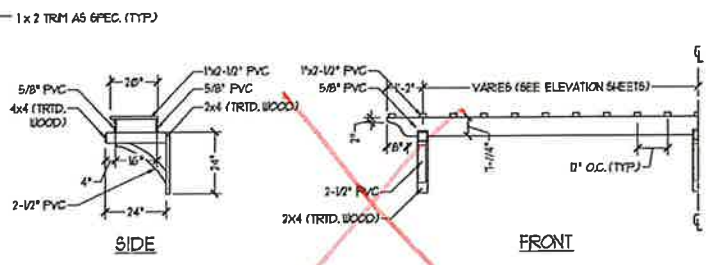
NOTE:
 SEE SHEET A-21 FOR BRICK FRONT ELEVATIONS
 SEE SHEET A-22 FOR STONE FRONT ELEVATIONS
 SEE SHEET A-23 (ALL BRICK) ELEVATIONS



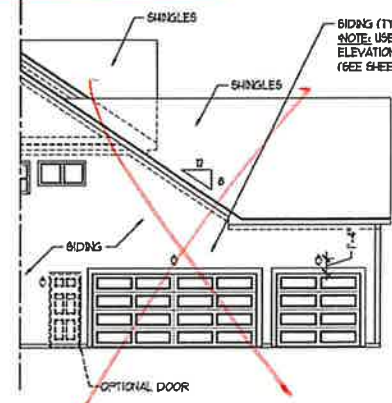
SIDE LOAD GARAGE OPTION
 (NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)
 SCALE: 1/4" = 1'-0"



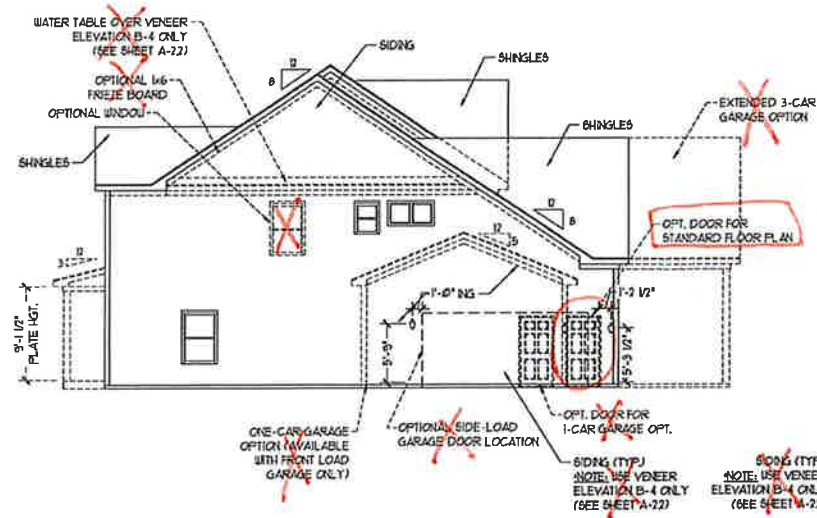
DOUBLE GARAGE DOOR OPTION W/ OPTIONAL TRELLIS
 (TRELLIS AVAILABLE WITH STANDARD SINGLE GARAGE DOOR)
 SCALE: 1/4" = 1'-0"



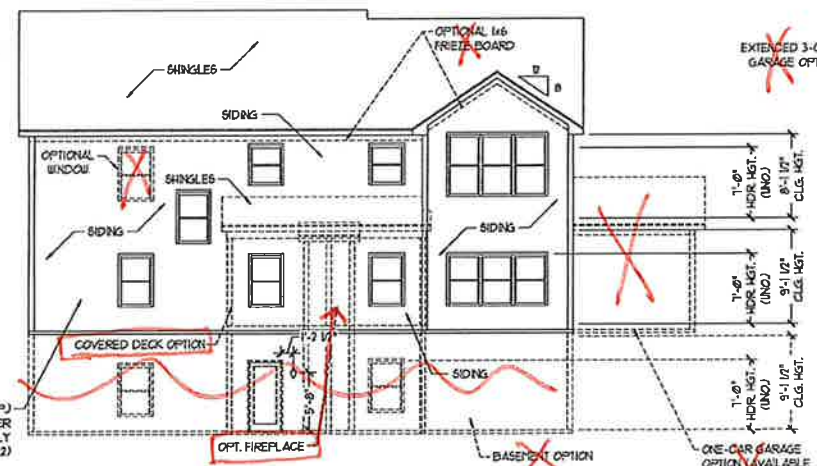
OPTIONAL TRELLIS DETAIL
 SCALE: NTS



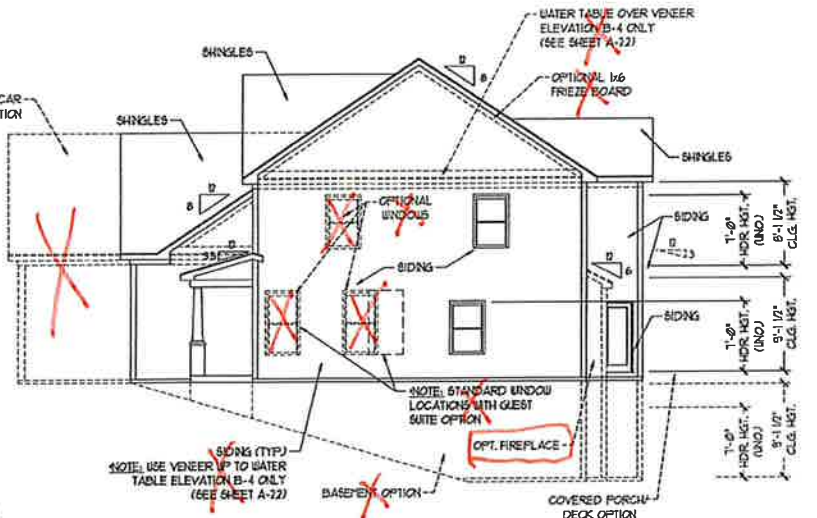
PARTIAL ELEVATION W/ THREE CAR GARAGE OPTION
 SCALE: 1/8" = 1'-0"



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



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



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

J.S. THOMPSON ENGINEERING, INC.
 100 W. MAIN ST. SUITE 100
 BALDWIN, NC 27006
 PHONE: 704.234.0909
 FAX: 704.234.0921
 N.C. LICENSE NO. 51273



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B-1 ELEVATION
 A-2

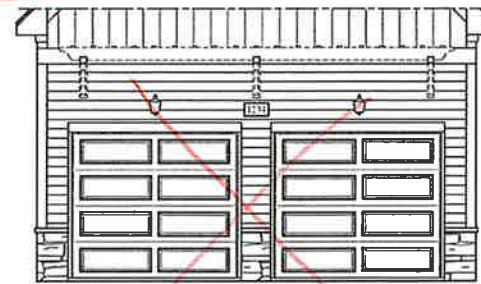
Add glass + hardware



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



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



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



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

VENEEER LEDGE
AS SPEC. (TYP.)

J.S. THOMPSON
ENGINEERING, INC.
145 N. WARE AVE., SUITE 104
RALEIGH, NC 27604
PHONE: (919) 784-9911
FAX: (919) 784-9923
N.C. LICENSE NO. C12111

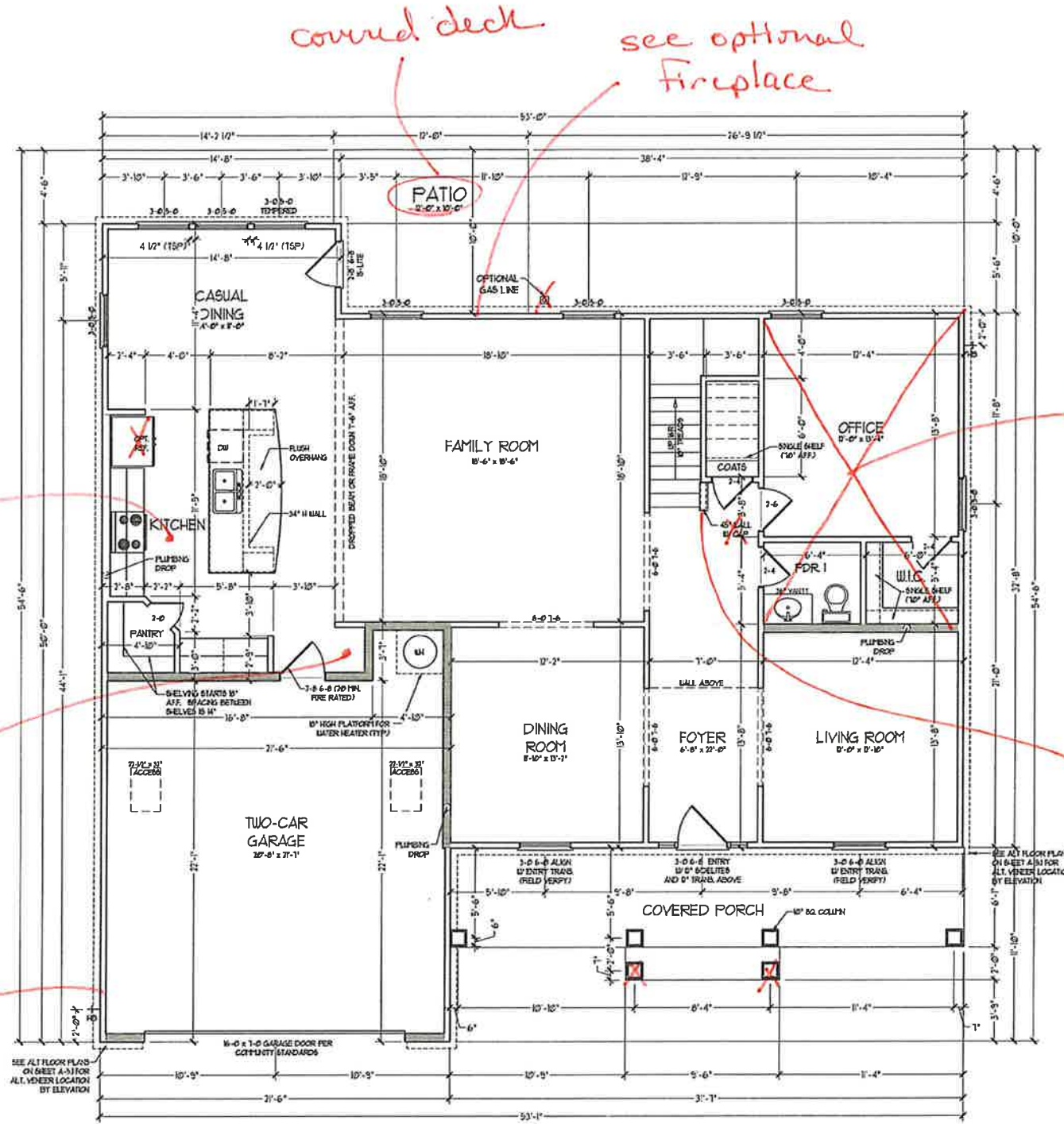


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B-2 & B-3
ELEVATIONS W/
STONE
A-2.2 *AK*



see gourmet

see Drop Zone

Service Door

covered deck

see optional fireplace

see B25/BA 3 option

curbwall w/ 2x2 pickets

SQUARE FOOTAGE	
1st FLOOR	1543 SQ. FT.
2nd FLOOR	1263 SQ. FT.
TOTAL	3,436 SQ. FT.
GARAGE	483 SQ. FT.
FRONT PORCH (A ELEVATION)	387 SQ. FT.
FRONT PORCH (B ELEVATION)	287 SQ. FT.
FRONT PORCH (C ELEVATION)	89 SQ. FT.
STANDARD REAR PATIO	11 SQ. FT.
OPTIONAL BASEMENT	1,439 SQ. FT.
1st FLOOR OPTIONS	
OPTIONAL FIREPLACE	10 SQ. FT.
UNHEATED OPTIONS	
OPT 1-CAR GARAGE	240 SQ. FT.
OPT 1'-0" X 12'-0" PATIO	80 SQ. FT.
OPT COVERED REAR PORCH	11 SQ. FT.
OPT 3-CAR SIDE ENTRY GARAGE	101 SQ. FT.

SQUARE FOOTAGE w/ FULL BRICK VENEER	
1st FLOOR	1646 SQ. FT.
2nd FLOOR	1371 SQ. FT.
TOTAL	3536 SQ. FT.
GARAGE	418 SQ. FT.
FRONT PORCH (A ELEVATION)	387 SQ. FT.
FRONT PORCH (B ELEVATION)	287 SQ. FT.
FRONT PORCH (C ELEVATION)	89 SQ. FT.
STANDARD REAR PATIO	11 SQ. FT.
OPTIONAL BASEMENT	1,464 SQ. FT.
1st FLOOR OPTIONS	
OPTIONAL FIREPLACE	14 SQ. FT.
UNHEATED OPTIONS	
OPT 1-CAR GARAGE	258 SQ. FT.
OPT 1'-0" X 12'-0" PORCH	80 SQ. FT.
OPT COVERED REAR PORCH	11 SQ. FT.
OPT 3-CAR SIDE ENTRY GARAGE	140 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. (AND) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 16" O.C. (MIN).

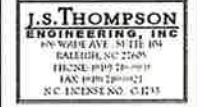
2x6 WALL

* GRADED WALLS ARE TO BE 2 x 6 @ 16" O.C. (LOAD BEARING) OR 2 x 8 @ 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION

* PROVIDE MINIMUM INSULATION IN CEILINGS AND WALLS PER SECTION N 1102J

FIRST FLOOR PLAN (A-1)

SEE PARTIAL FLOOR PLANS ON SHEET A-02, A-03, A-04 FOR CHANGES TO THE EXTERIOR VENEER FOR ALL ELEVATIONS

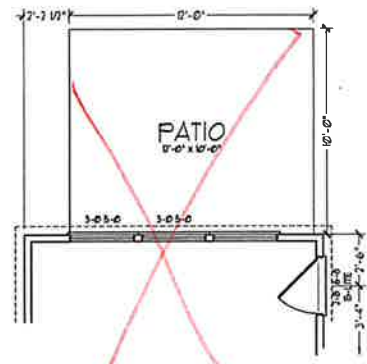
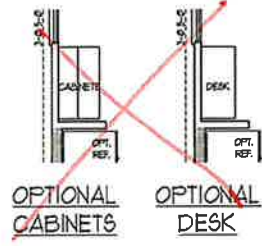


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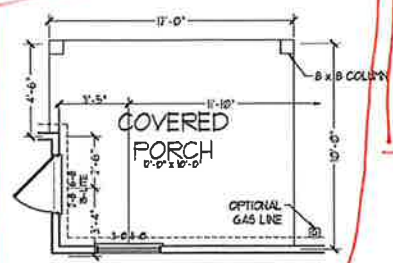
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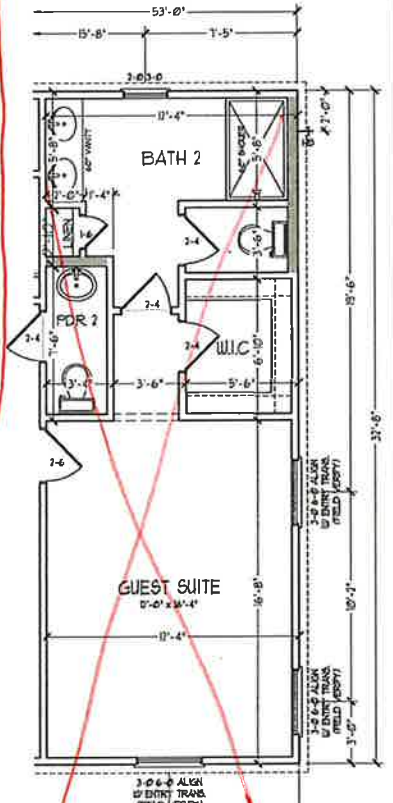
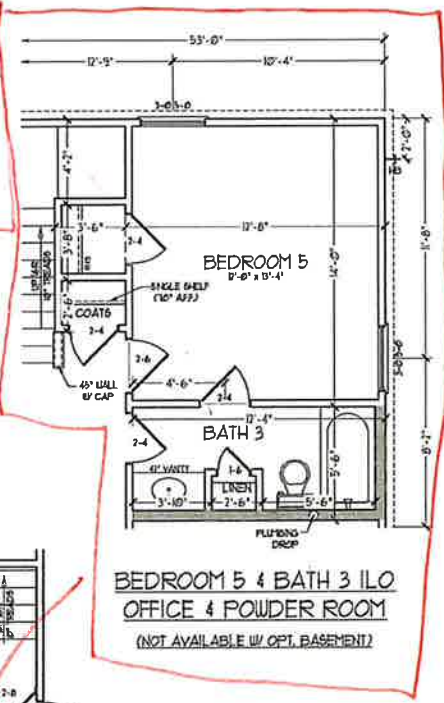
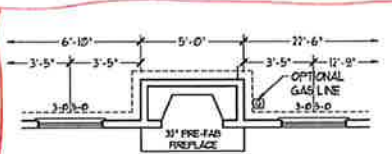
FIRST FLOOR PLAN
A-6 *[Signature]*



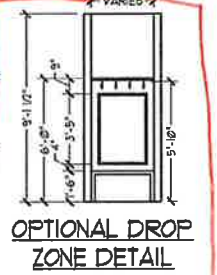
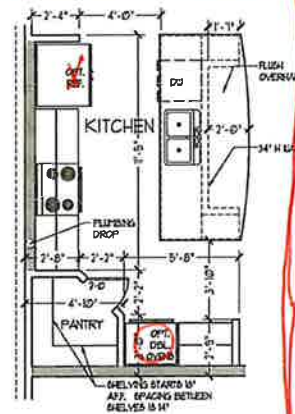
OPTIONAL 12'-0" x 10'-0" PATIO



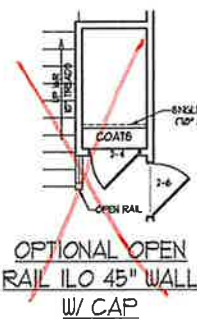
OPTIONAL 12'-0" x 10'-0" COVERED REAR PORCH



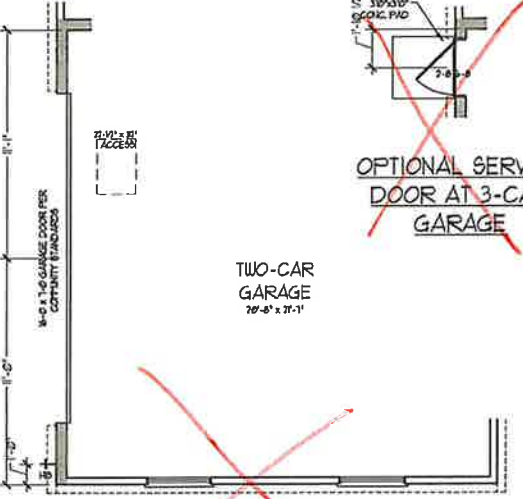
OPTIONAL GUEST SUITE I/O
LIVING ROOM 4 OFFICE



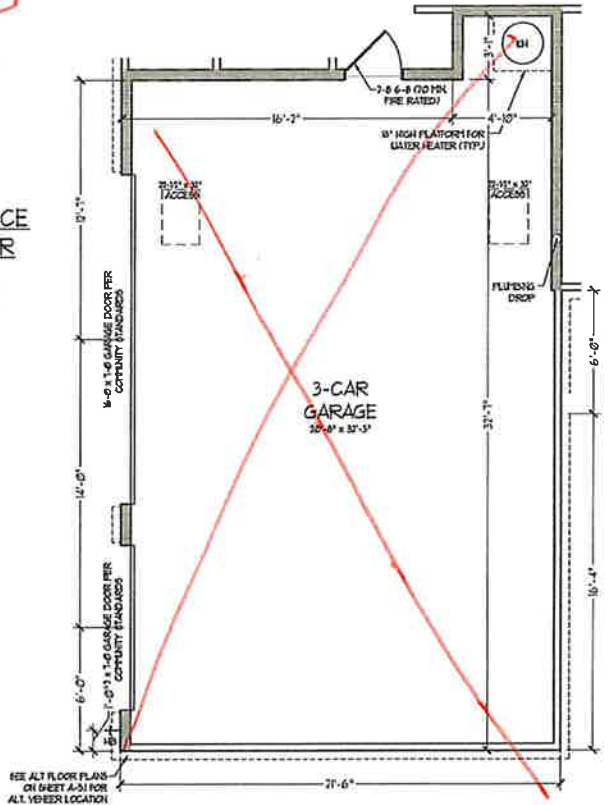
OPTIONAL DROP ZONE



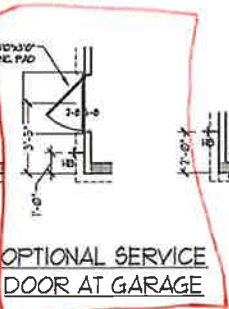
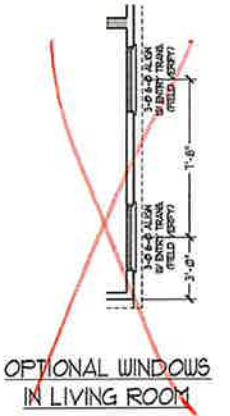
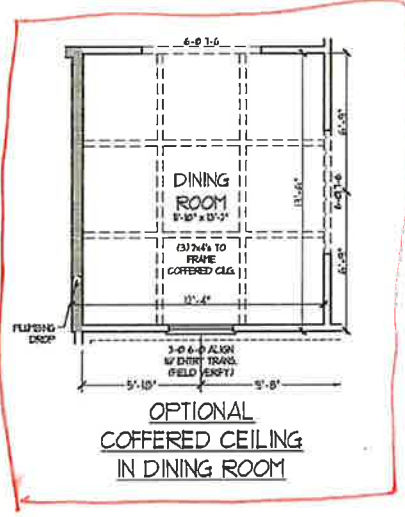
OPTIONAL 1-CAR GARAGE



OPTIONAL SERVICE DOOR AT 3-CAR GARAGE



OPTIONAL 3-CAR SIDE ENTRY GARAGE



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

DOUBLE GARAGE DOOR OPTION

J.S. THOMPSON
ENGINEERING, INC.
1100 VALLEY AVE. SUITE 104
RALEIGH, NC 27605
PHONE: (919) 781-8919
FAX: (919) 781-8921
NC LICENSE NO. C-1533

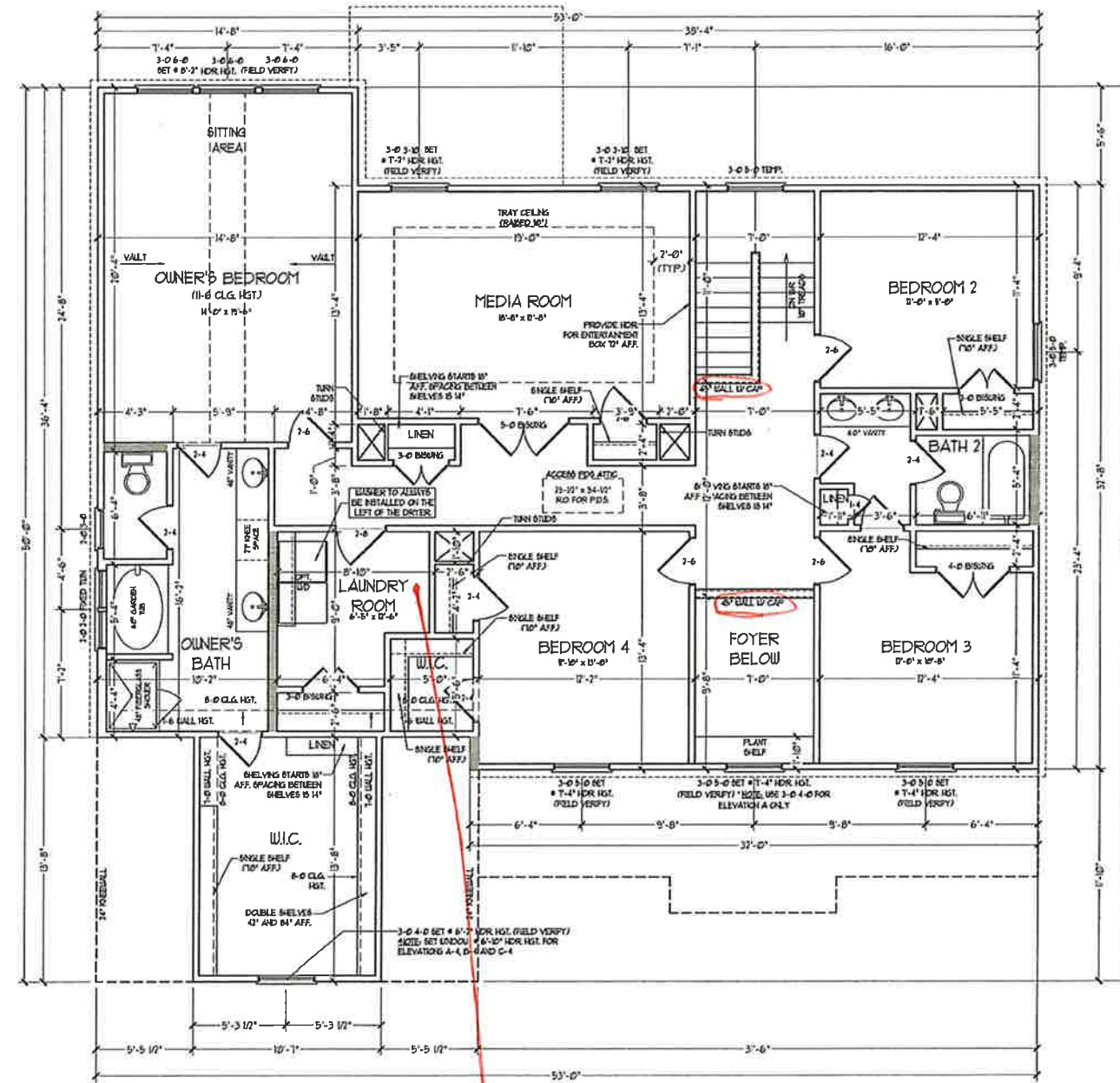


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FIRST FLOOR
PLAN OPTIONS
A-6.1

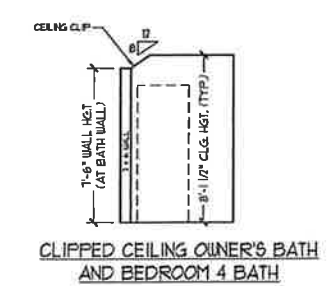


SECOND FLOOR PLAN
work zone

ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNAD). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNAD) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNAD).

SHARED 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.

PROVIDE MINIMUM INSULATION IN CEILING AND WALLS PER SECTION N 1102.1



J.S. THOMPSON
ENGINEERING, INC.
100 N. VALE AVE., SUITE 104
DALLAS, TX 75204
PHONE: (972) 261-5577
FAX: (972) 261-9321
N.C. LICENSE NO. C-1231

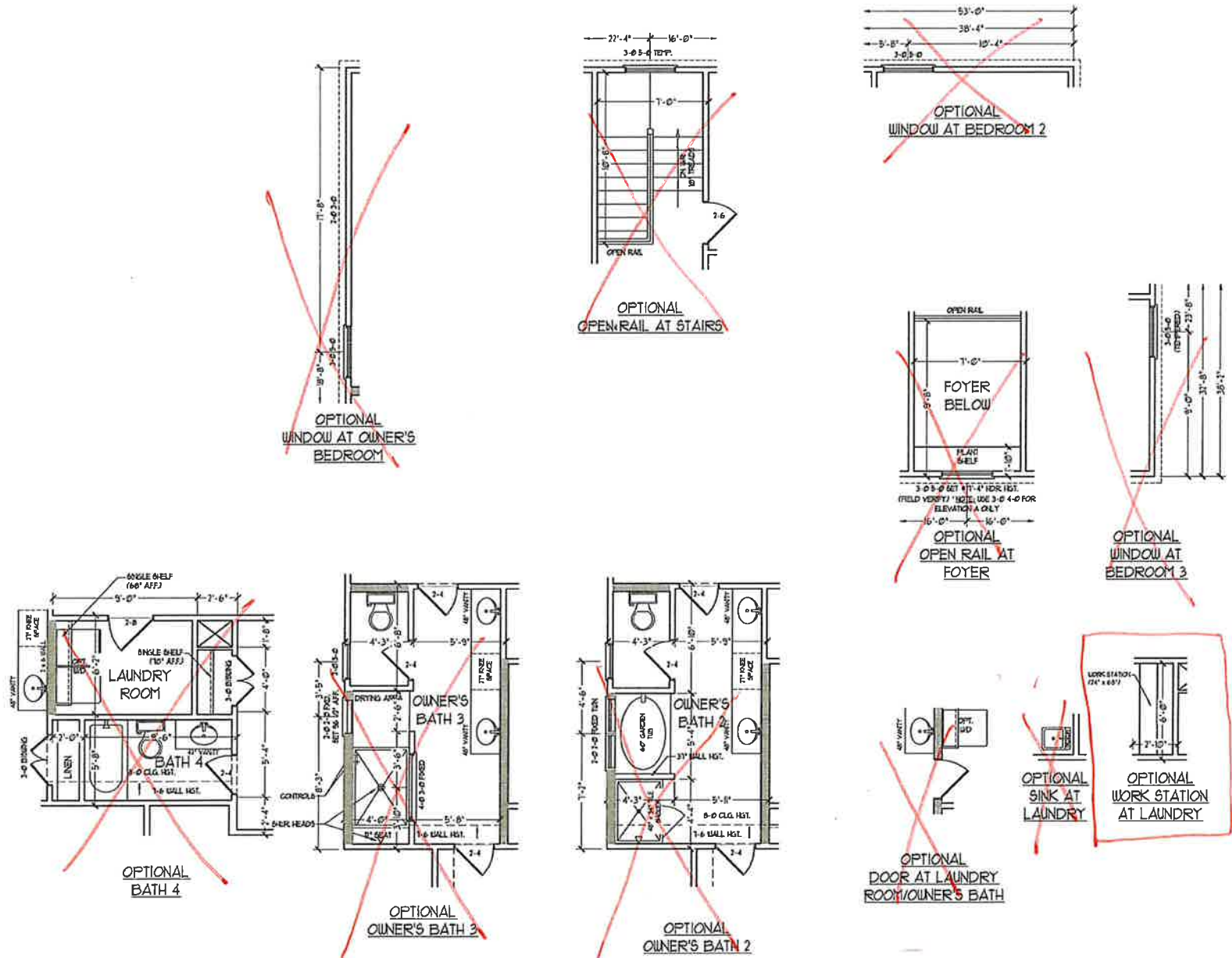


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SECOND FLOOR PLAN
A-7 *Cliff*



J.S. THOMPSON
ENGINEERING, INC.
 120 WADE AVE. SUITE 101
 RALEIGH, NC 27604
 PHONE: (919) 784-4400
 FAX: (919) 784-4421
 K.C. LICENSE NO. 03133

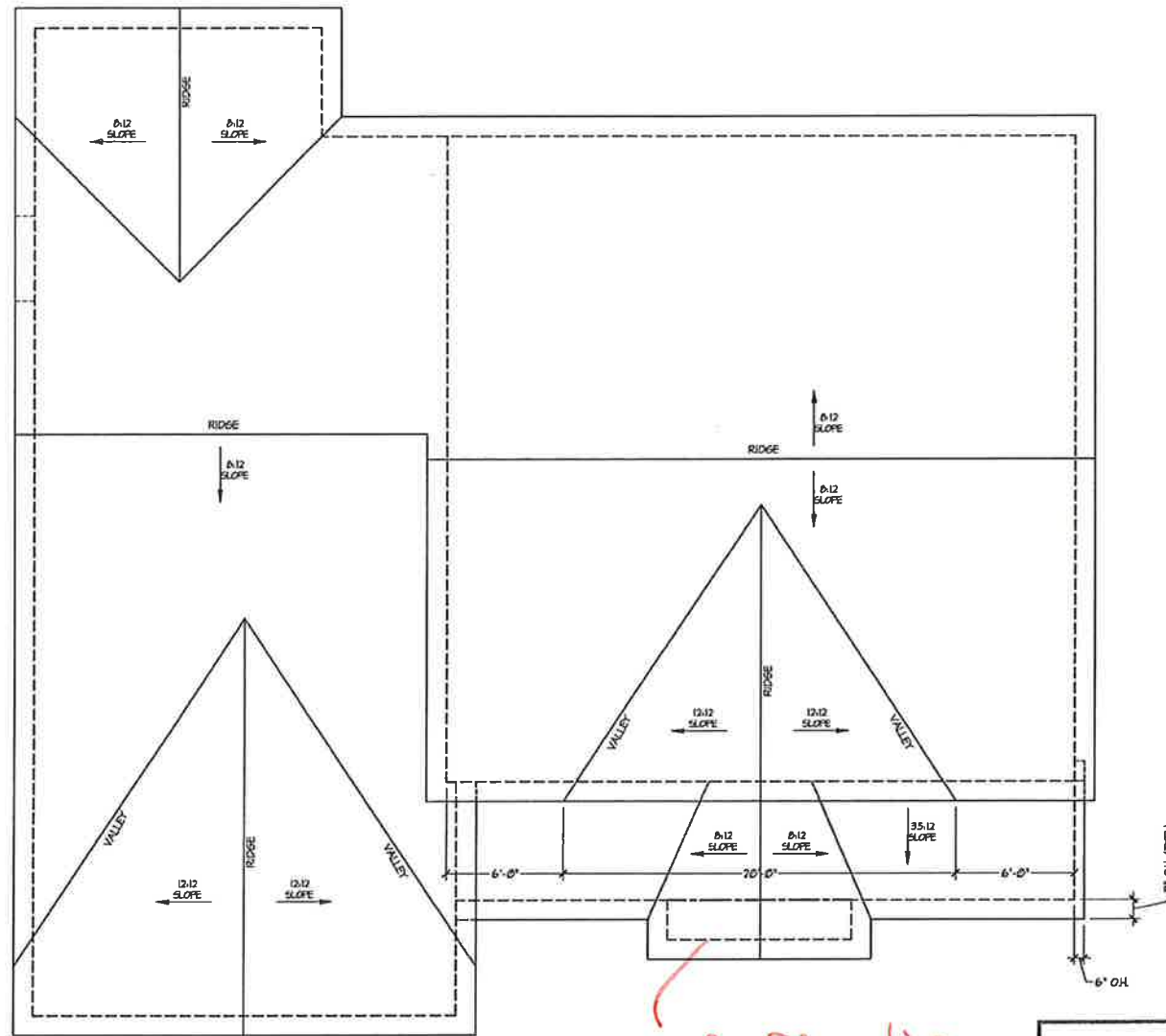


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 REVIEWED BY:

SECOND FLOOR
 PLAN - OPTIONS
 A-7.1 *[Signature]*



see B Elevation

ROOF PLAN

TOTAL UNDER ROOF AREA:		1918	SQ. FT.
VENTING AREA REQUIRED:	1918 SQ. FT. / 300 =	6.39	SQ. FT.
TOTAL REQUIREMENTS:	LOWER: 3.19	UPPER: 3.19	
LOWER AREA VENTING			
SOFFIT VENT	SIZE:	PER UNIT:	# UNITS: PROVIDED:
	-	.041 SF/LF	79'-0" 3.239
LOWER AREA VENTING PROVIDED: -			
UPPER AREA VENTING			
RIDGE VENT	SIZE:	PER UNIT:	# UNITS: PROVIDED:
	-	.125 SF/LF	82'-0" 10.25
UPPER AREA VENTING PROVIDED: -			
TOTAL AREA PROVIDED			
SOFFIT AND RIDGE VENT			13.489

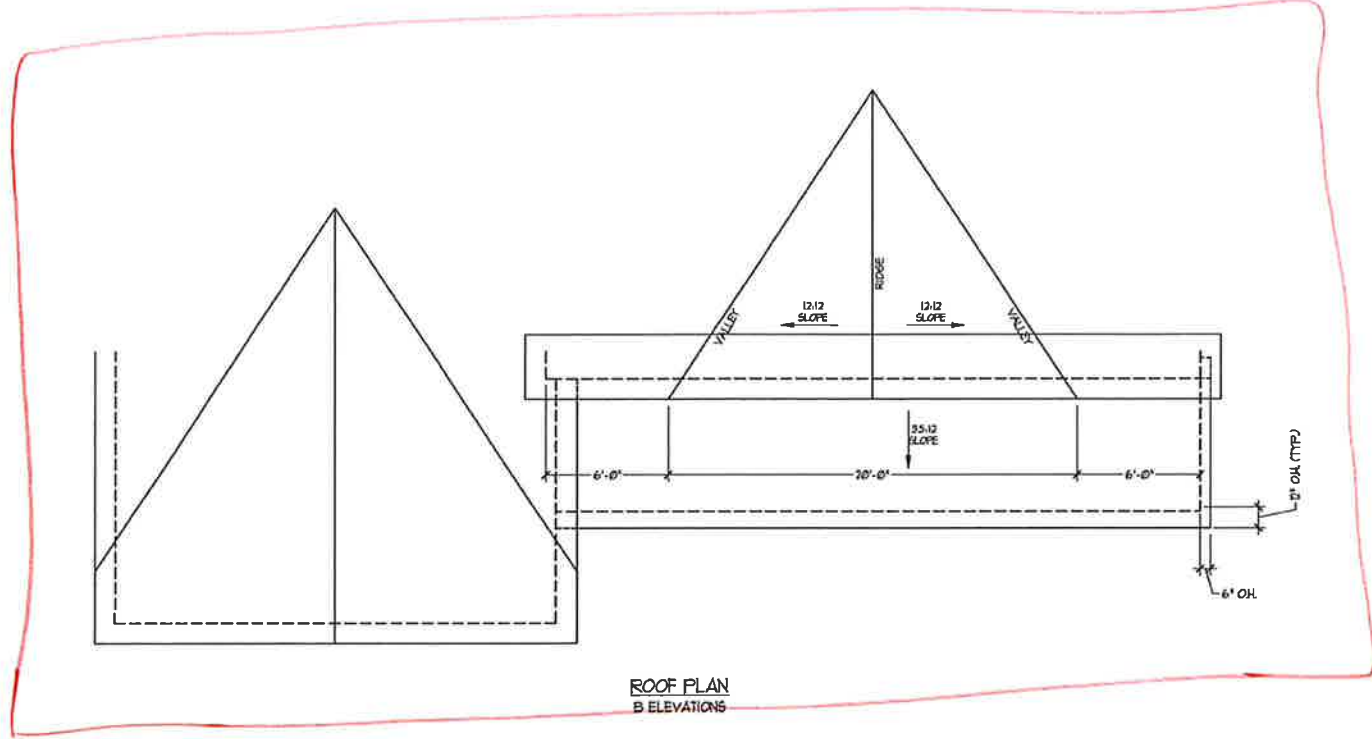
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100 WOLFE AVE., SUITE 104
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PHONE: 919.286.4411
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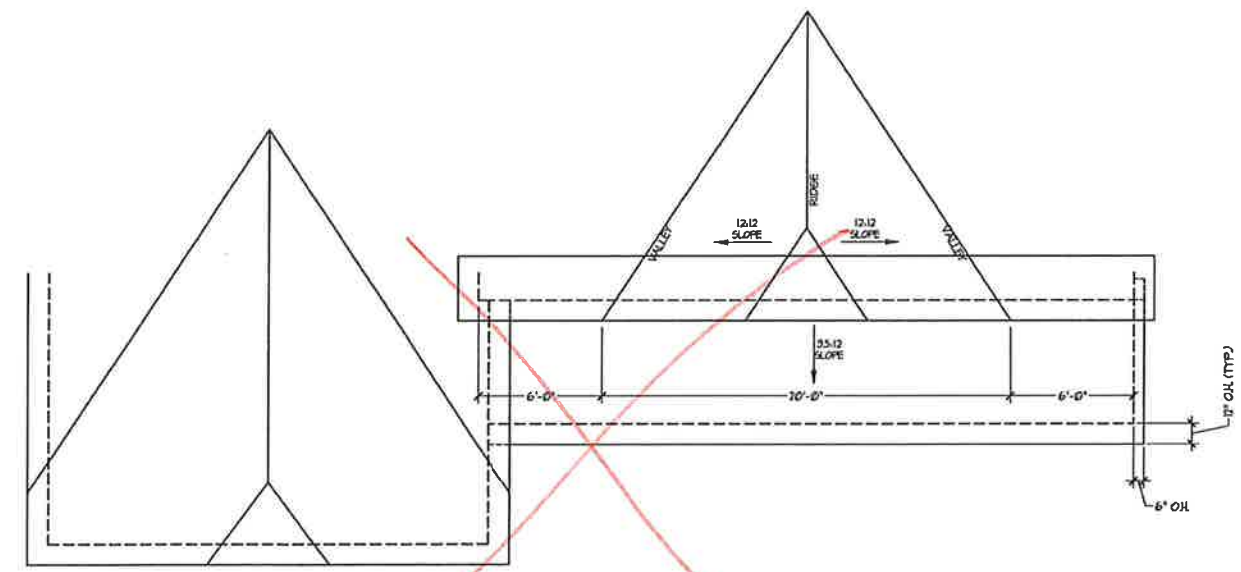
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ROOF PLAN
B ELEVATIONS



ROOF PLAN
C ELEVATIONS

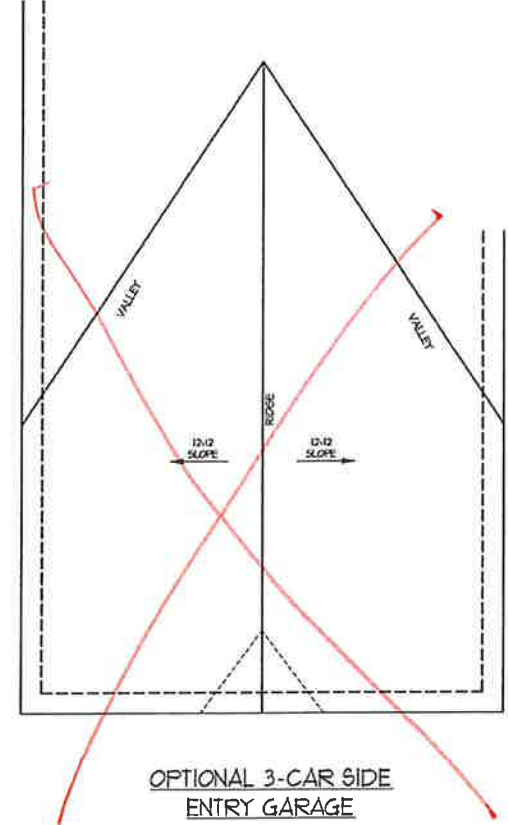
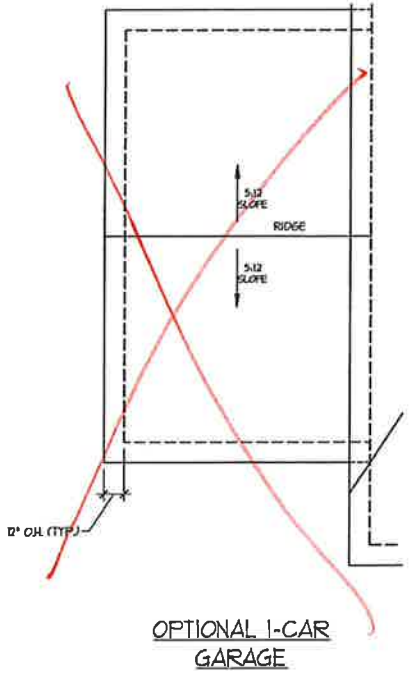
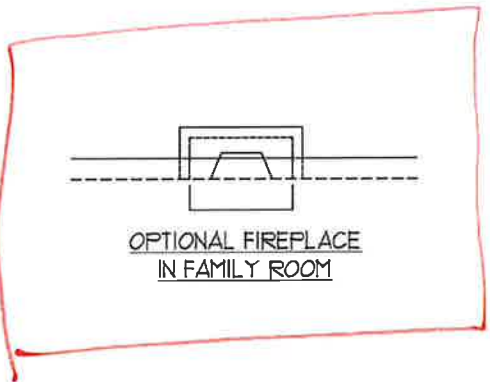
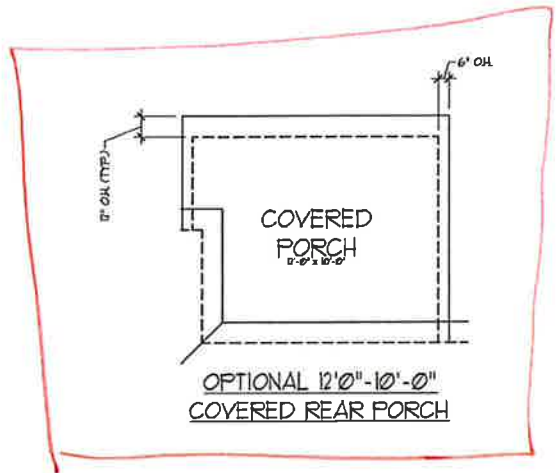
J.S. THOMPSON
ENGINEERING, INC.
100 WADE AVE. SUITE 104
RALEIGH, NC 27604
PHONE: (919) 780-7411
FAX: (919) 780-0211
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B & C
ELEVATIONS
PARTIAL ROOF
PLANS
A-8.1



J.S. THOMPSON
ENGINEERING, INC.
 100 WADE AVE., SUITE 104
 FAYETTEVILLE, NC 28404
 PHONE: (919) 781-5999
 FAX: (919) 781-0421
 N.C. LICENSE NO. 61573

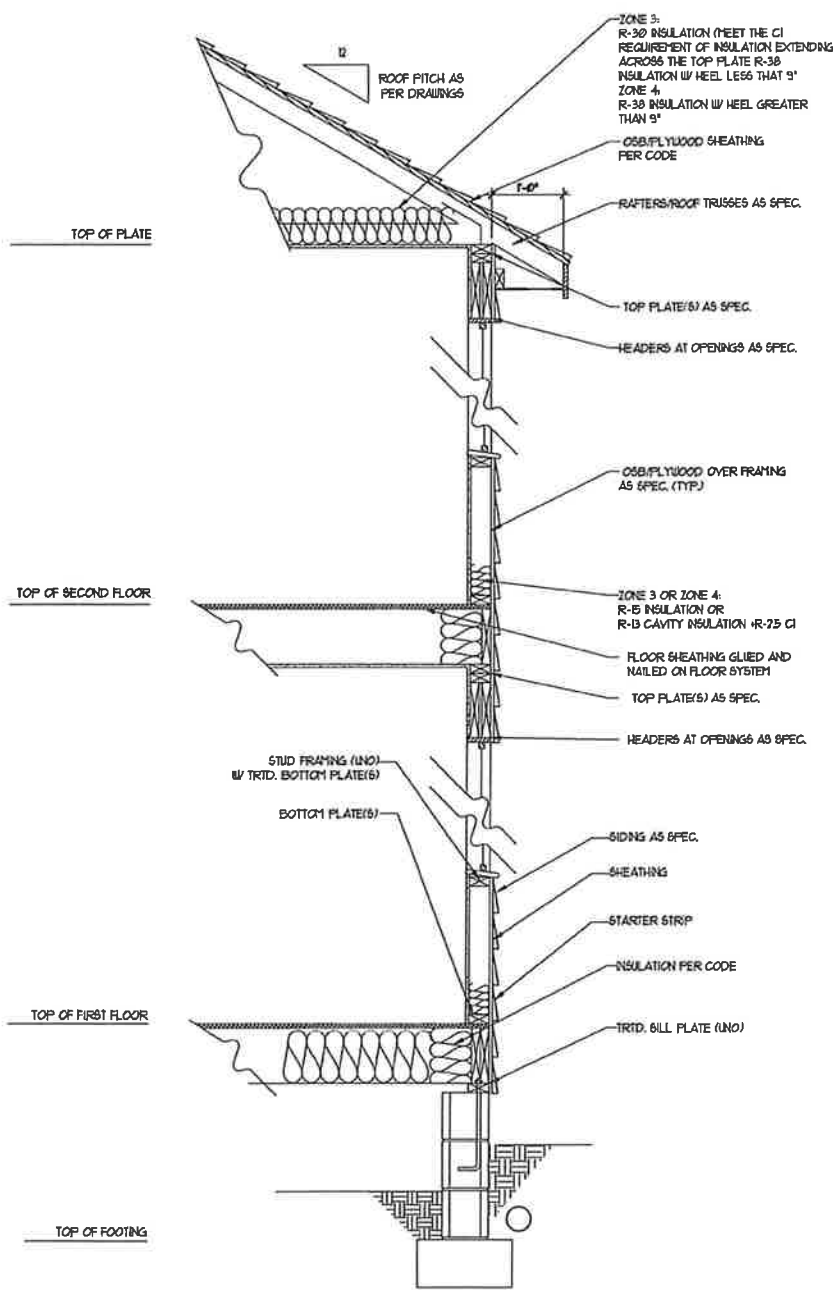


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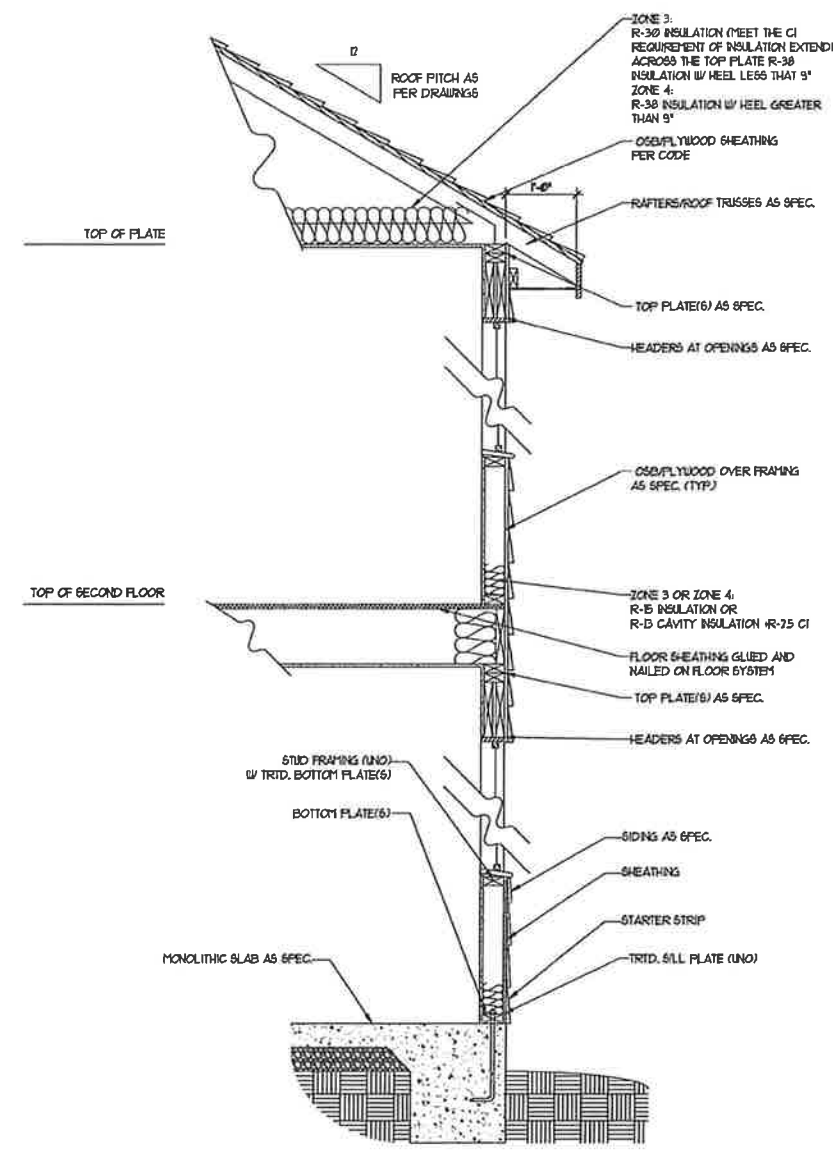
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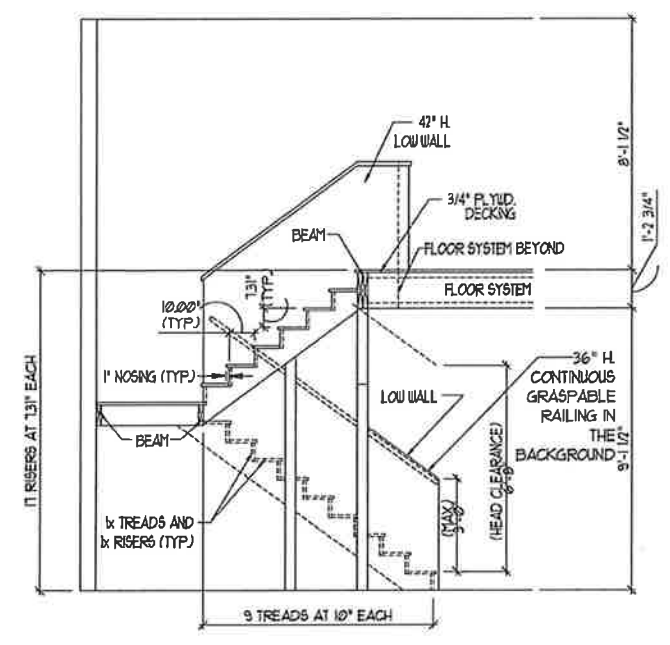
ROOF PLANS -
 OPTIONS
 A-8.2



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.

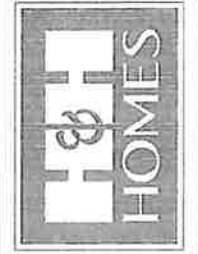
THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE A SUCH SIZE THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH.

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

J.S. THOMPSON
ENGINEERING, INC.
146 WALDE AVE. SUITE 104
RALEIGH, NC 27604
PHONE: (919) 286-4411
FAX: (919) 286-4421
N.C. LICENSE NO. C-173

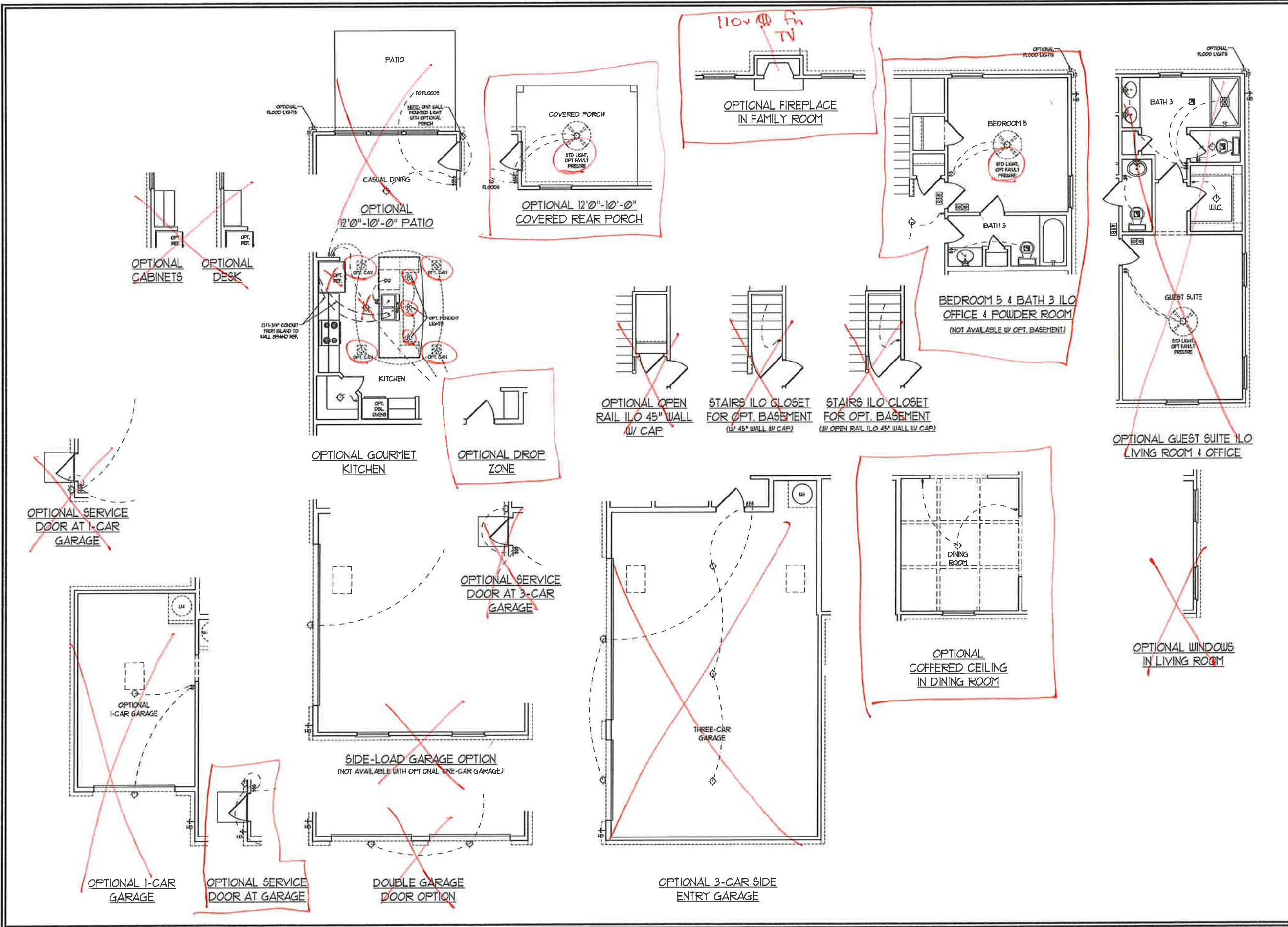


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WALL SECTIONS
AND STAIR
DETAIL
AD-1



J.S. THOMPSON ENGINEERING, INC.
 100 WADE AVE. SUITE 100
 RALEIGH, NC 27609
 PHONE: 919-876-1111
 FAX: 919-876-9211
 N.C. LICENSE NO. 03113

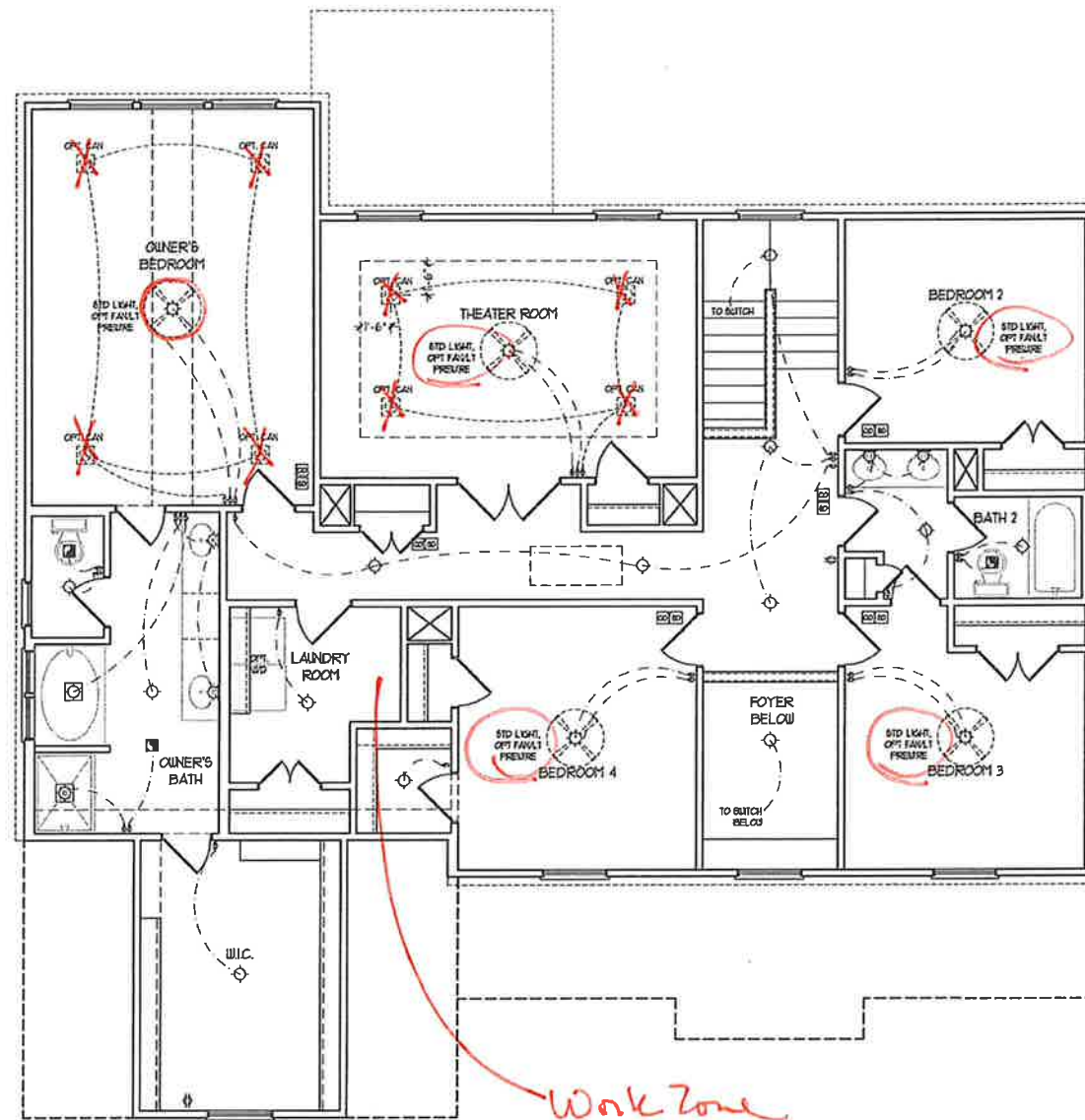


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 REVIEWED BY:

F.F. ELECTRICAL
 PLAN OPTIONS
 E-1.1



SECOND FLOOR PLAN

ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND WIRE 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 ELECTRICIAN
- 4) PLACE SWITCHES 8" FROM FRONT ROUGH OPENINGS

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

J.S. THOMPSON ENGINEERING, INC.
 105 WALKER AVE., SUITE 104
 RALEIGH, NC 27603
 PHONE: (919) 781-1111
 FAX: (919) 781-4211
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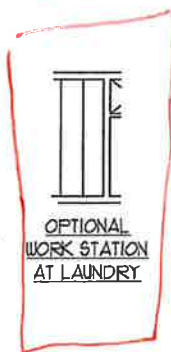
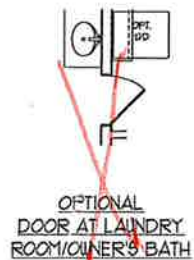
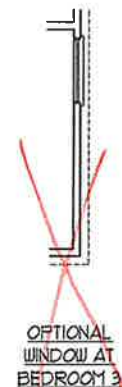
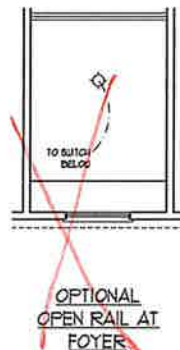
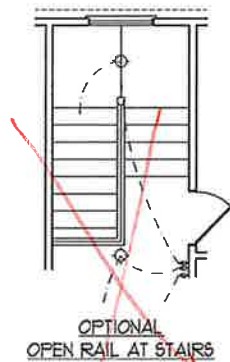
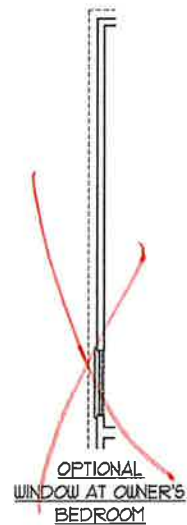
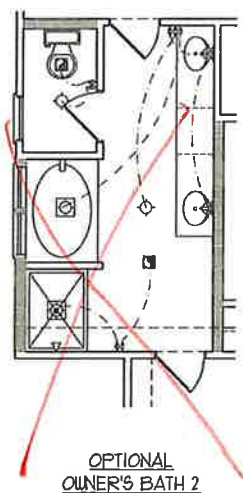
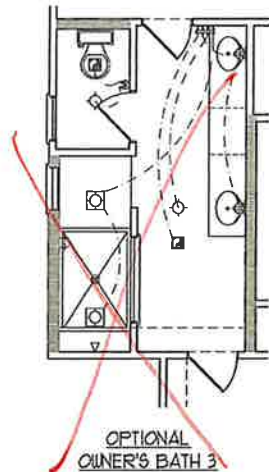
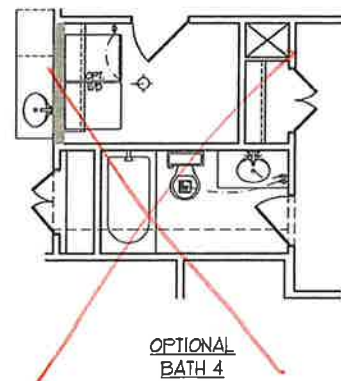


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SECOND FLOOR ELECTRICAL PLAN
 E-2 *[Signature]*



J.S. THOMPSON
ENGINEERING, INC.
100 WALKER AVE. SUITE 104
RALEIGH, NC 27604
PHONE #919.726.8214
FAX #919.726.8221
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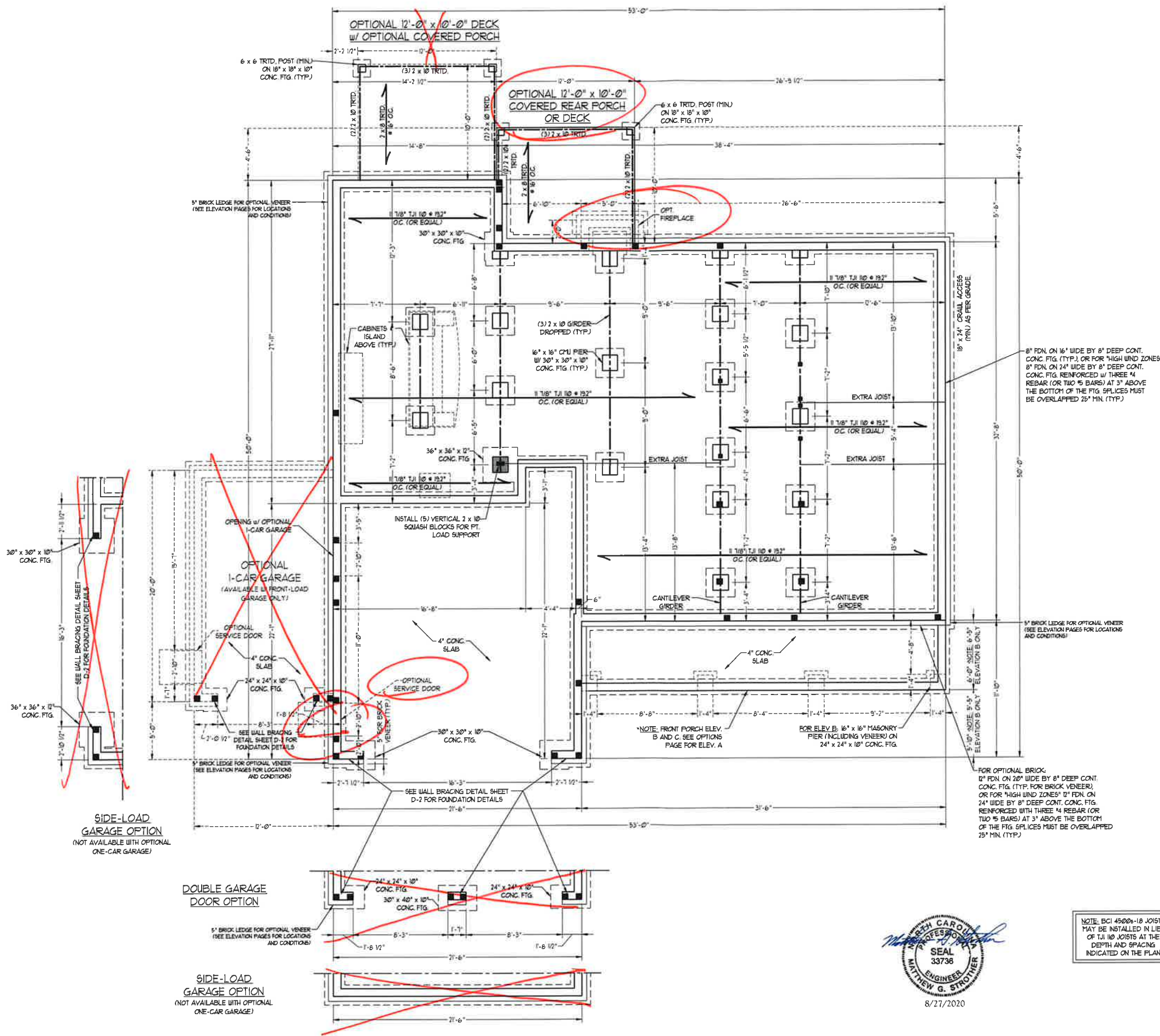
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SECOND FLOOR
ELECTRICAL
PLAN - OPTIONS

E-2.1 *clax*



FOUNDATION VENTILATION CALCULATION
 169 SQ. FT. OF CRAWL SPACE DIVIDED BY 1500 EQUALS 12 SQ. FT. OF NET FREE AREA REQUIRED. INSTALL 6 MIL POLY TO COVER ENTIRE CRAWL SPACE. LOCATE VENTS WITHIN 3'-0" OF EACH CORNER OF THE BUILDING TO PROVIDE CROSS-VENTILATION.

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

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE 2008 EDITION.
- INSTALL 1/2" ANCHOR BOLTS 4'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 1" INTO MASONRY OR CONCRETE. LOCATE BOLTS WITH HEADS TOWARD OF FLUTE BOTTOM.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- EXTERIOR WALLS DESIGNED FOR 50 MPH WINDS.
- WALL CLADDING DESIGNED FOR +5.5 PSF AND -30 PSF (-V. INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
- ROOF CLADDING DESIGNED FOR +4.3 PSF AND -18 PSF FOR ROOF PITCHES 1/2 TO 3/8 AND 40 PSF AND -36 PSF FOR ROOF PITCHES 3/8 TO 1/2.
- INSTALL 1/4" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION R402.3 OF THE NRC, 2008 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, 2008 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 2008 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 ("HIGH WIND ZONES") FOR 50 MPH WINDS.
- BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES") FOR 50 MPH WINDS OF THE NORTH CAROLINA RESIDENTIAL CODE 2008 EDITION.
- FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4564 OF THE NORTH CAROLINA RESIDENTIAL CODE 2008 EDITION.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- WALL CLADDING DESIGNED FOR +4.3 PSF AND -30 PSF (-V. INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
- ROOF CLADDING DESIGNED FOR +3.2 PSF AND -18 PSF FOR ROOF PITCHES 1/2 TO 3/8 AND 44 PSF AND -51 PSF FOR ROOF PITCHES 3/8 TO 1/2.
- 1/4" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
- WALLS TO BE BRACED IN ACCORDANCE WITH SECTION R402.3 OF THE NORTH CAROLINA RESIDENTIAL CODE 2008 EDITION AND AS NOTED ON PLANS.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2008 EDITION.

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE #2 SFT (UNQ). ALL TREATED LUMBER TO BE #1 SFT (UNQ).
- INSTALL AN EXTRA OR DOUBLE JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED PIERS TO BE FILLED SOLID.
- INSTALL LADDER WIRE #16" O.C. TO SECURE MULTIPLE WITH THE FOUNDATION WALLS TOGETHER.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

J.S. THOMPSON ENGINEERING, INC.
 606 WADE AVE., SUITE 104 RALEIGH, NC 27605
 PHONE: (919) 899-9119 FAX: (919) 789-9921
 N.C. LICENSE NO. C1713

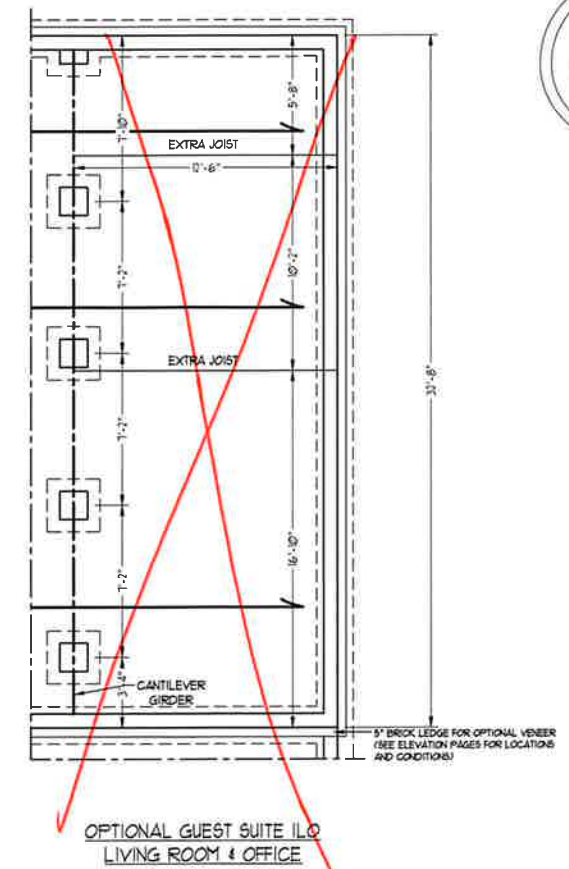
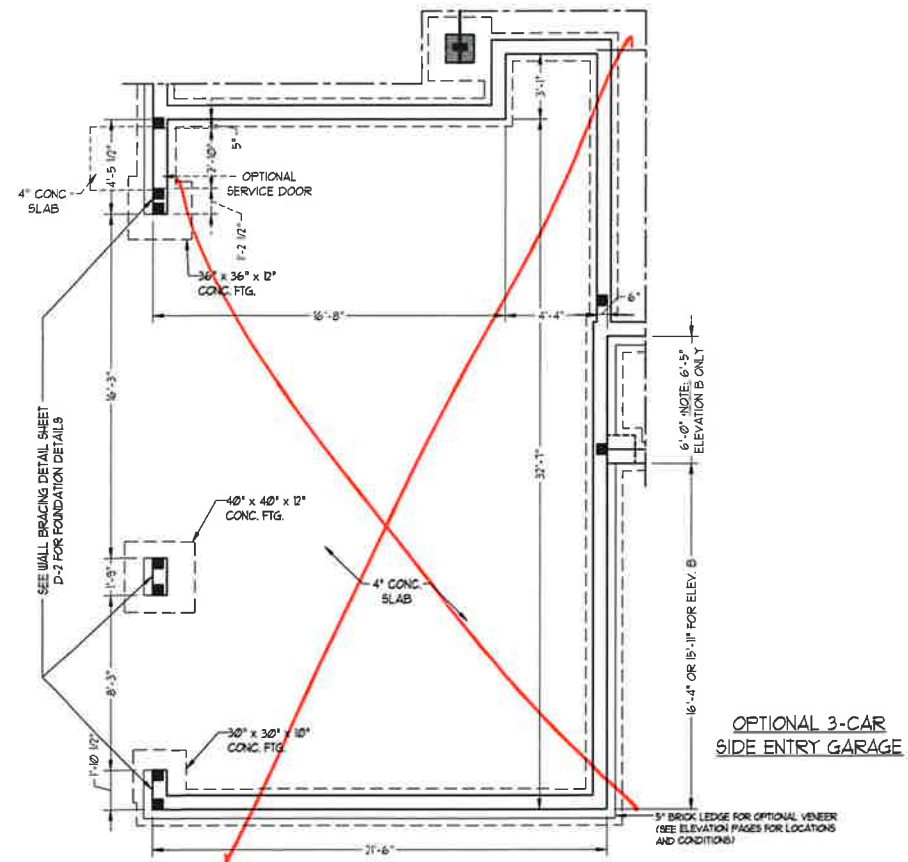
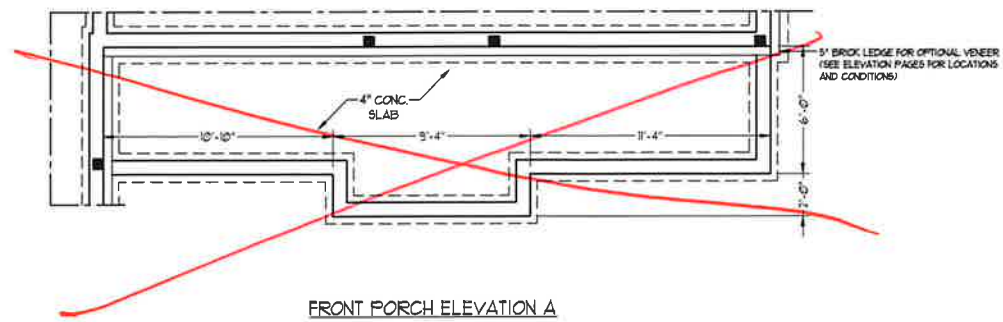
ROOSEVELT H&H HOMES, INC.

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 DRAWN BY: H&H HOMES
 ENGINEERED BY: WFB

SHEET 1 OF 12
 S-1.1a
 CRAWL FOUNDATION PLAN



NOTE: ECI 4500a-10 JOISTS MAY BE INSTALLED IN LIEU OF TJI 10 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE PLAN



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

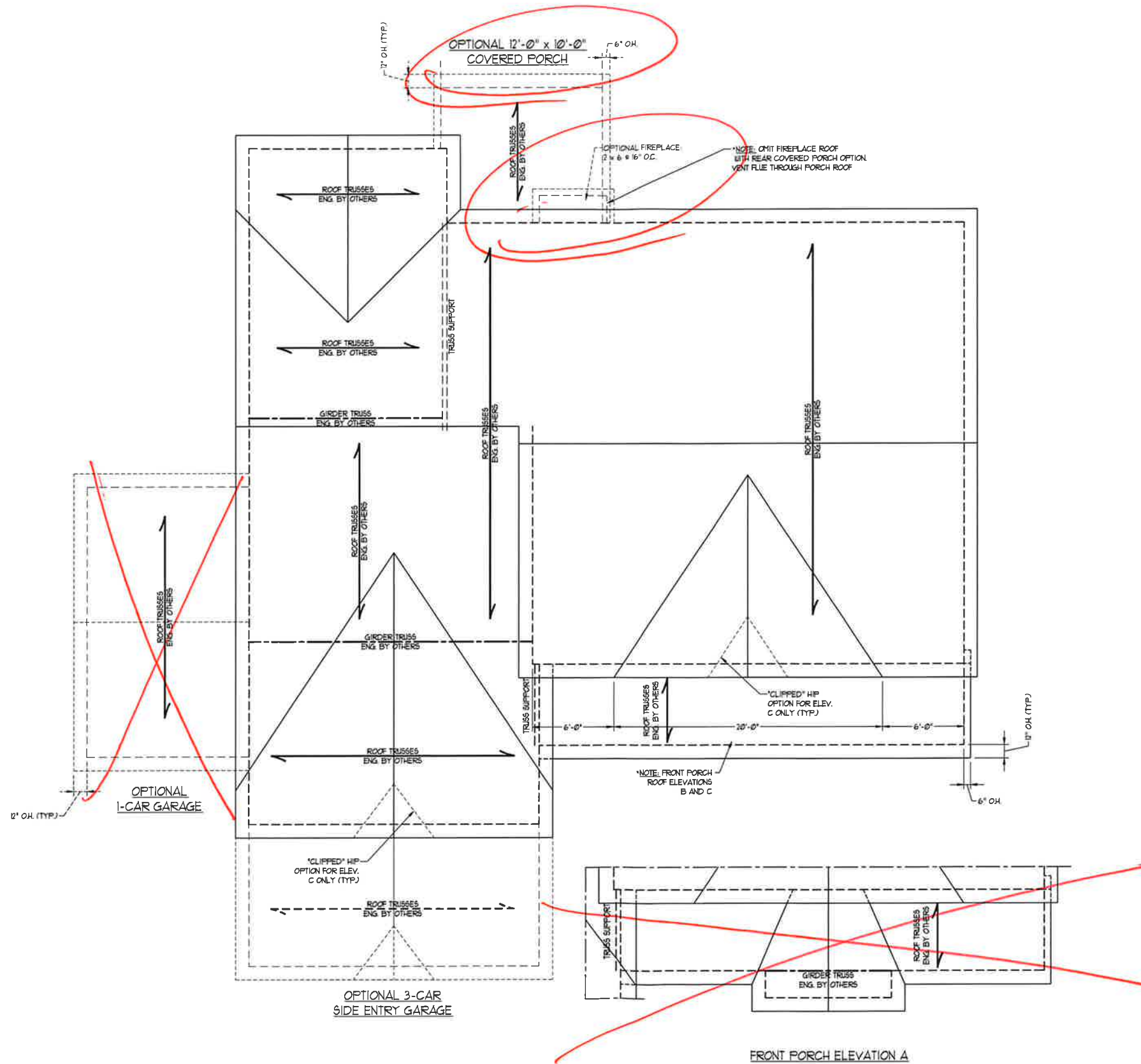
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SHEET 2 OF 12
S-1.1b
CRAWL FOUNDATION PLAN

8/27/2020



BRICK SUPPORT NOTE:

1. FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL STUDS w/ (4) 12d NAILS PER FLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R103.821 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 R103.821 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SFF (NO).
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 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 H25A 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.
1. REFER TO SECTION R802.11 OF THE 2018 NRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
2. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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

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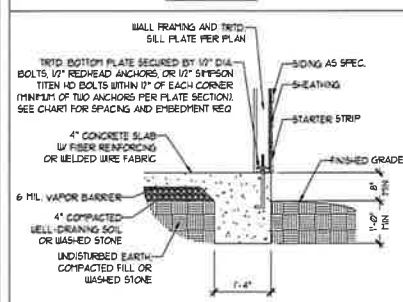
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SHEET 12 OF 12
S-4
ROOF FRAMING PLAN

8/27/2020

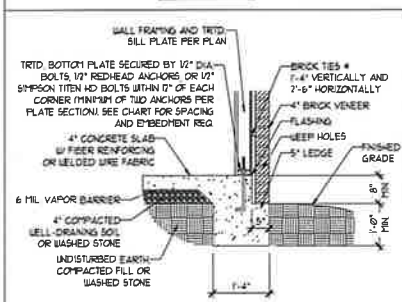
MONOLITHIC SLAB DETAILS

DETAIL 1



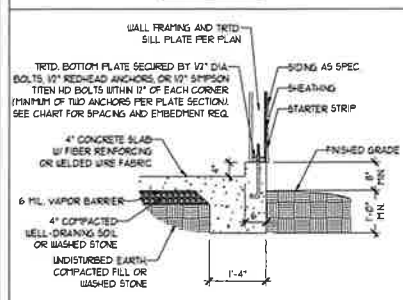
TYPICAL SLAB DETAIL

DETAIL 2



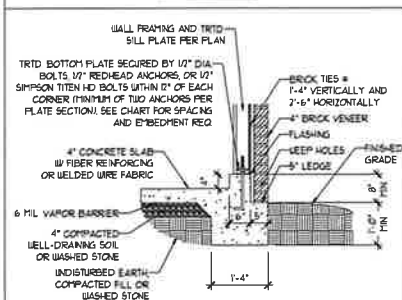
BRICK VENEER DETAIL

DETAIL 3



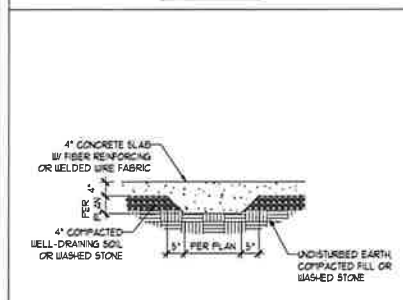
GARAGE CURB DETAIL

DETAIL 4



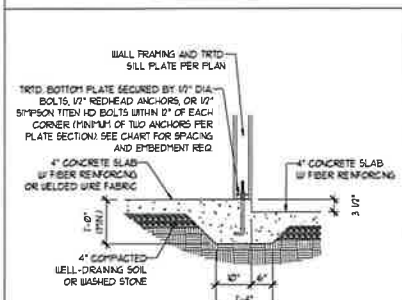
GARAGE CURB BRICK LEDGE DETAIL

DETAIL 5



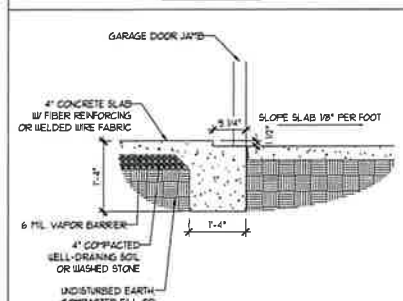
THICKENED SLAB DETAIL

DETAIL 6



STEP IN GARAGE DETAIL

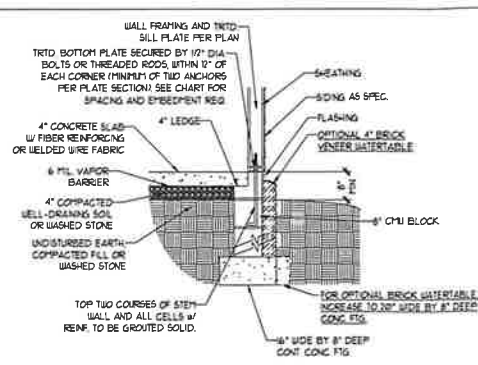
DETAIL 7



SLAB AT GARAGE DOOR DETAIL

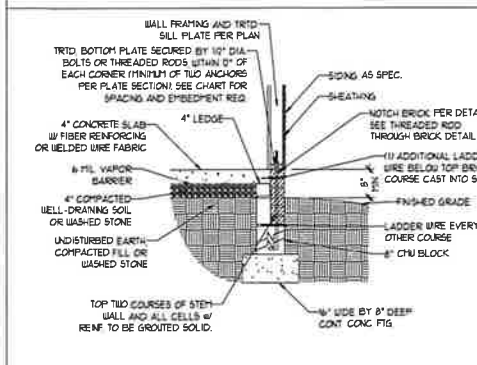
STEMWALL DETAILS

DETAIL 1



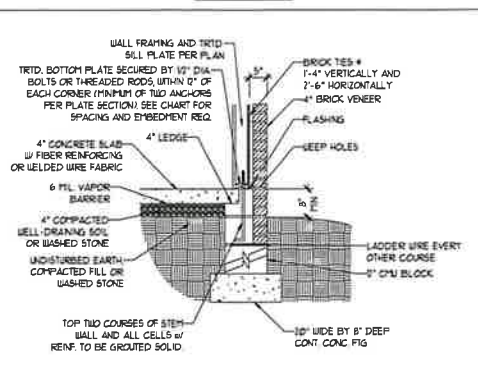
TYPICAL STEM WALL DETAIL
(w/ OPTIONAL WATERTABLE)

OPTIONAL DETAIL 1



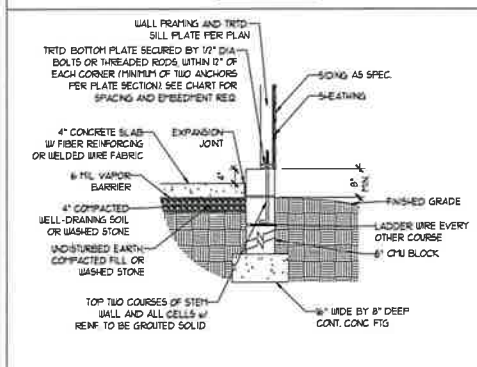
OPTIONAL STEM WALL DETAIL

DETAIL 2



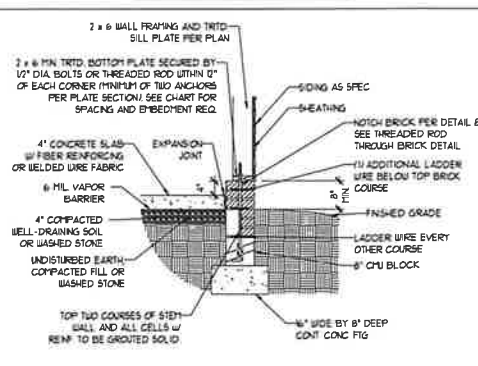
TYPICAL STEM WALL FND. w/ BRICK DETAIL

DETAIL 3



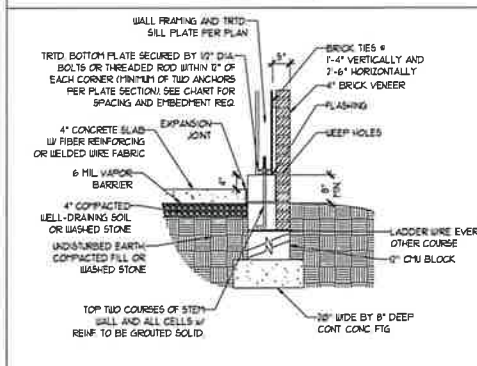
TYPICAL STEM WALL FND. DETAIL w/ CURB @ GARAGE

OPTIONAL DETAIL 3



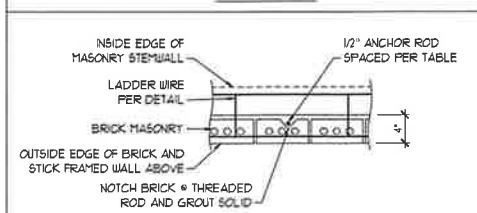
OPTIONAL STEM WALL FND. DETAIL w/ CURB @ GARAGE

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
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

- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
- THE MULTIPLE WITNES TOGETHER WITH LADDER WIRE AT 16" VERTICALLY.
- CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
- BACKFILL OF CLEAN 5/1" WASHED STONE IS ALLOWABLE.
- BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (45 PSF/FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R402.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
- PREP SLAB PER R502.2.1 AND R502.2.2 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 15" 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	WIND SPEED	
	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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605 WADE AVE., SUITE 104 RALEIGH, NC 27605
PHONE: (919) 789-9919 FAX: (919) 789-9921
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120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
FOUNDATION DETAILS

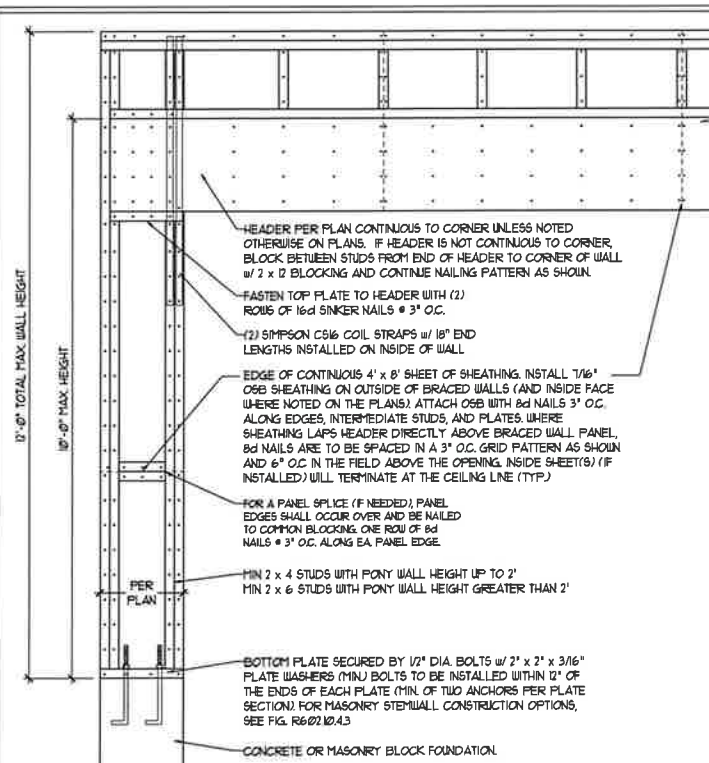
DATE: NOVEMBER 14, 2018
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JES



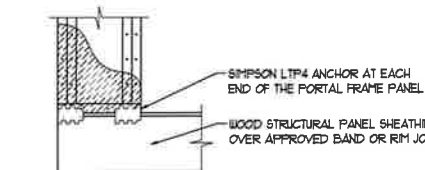
D-1
FOUNDATION DETAILS

GENERAL WALL BRACING NOTES:

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
4. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-105P IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED PER TABLE R102.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.1.
6. CS-105P REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 1/8" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.13" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (I.N.O.).
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 (I.N.O.). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R102.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3(1). EXTERIOR GB TO BE INSTALLED VERTICALLY.
8. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHOD CS-105P CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES 5 ITS ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 15 TIMES ITS ACTUAL LENGTH.

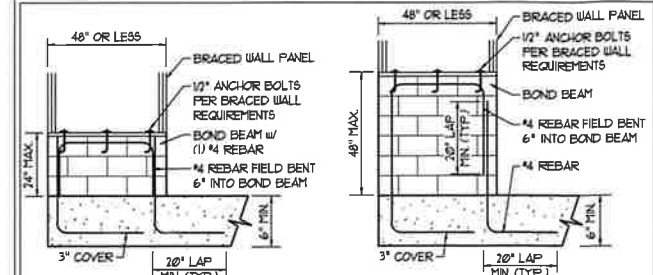


OVER CONCRETE OR MASONRY BLOCK FOUNDATION

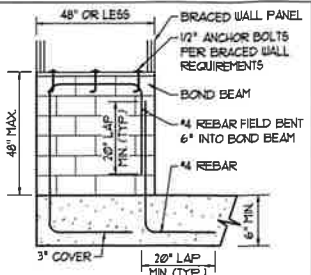


OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
* APPLICABLE w/ GREATER THAN 0\"/>

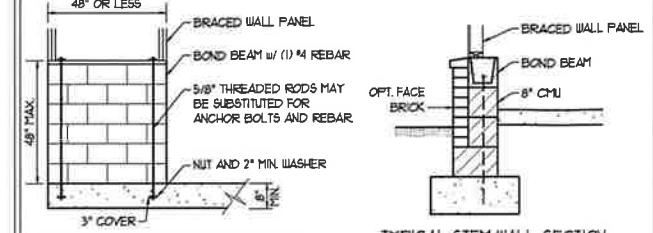
METHOD PF-PORTAL FRAME DETAIL ①



SHORT STEM WALL REINFORCEMENT



TALL STEM WALL REINFORCEMENT



TYPICAL STEM WALL SECTION

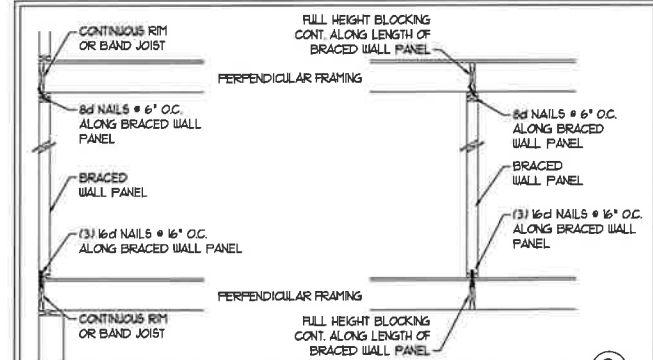
RODS MAY BE INSTALLED USING AN ADHESIVE ANCHORING SYSTEM WITH A MINIMUM TENSILE CAPACITY OF 3750 LBS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECS.

OPTIONAL STEM WALL REINFORCEMENT

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

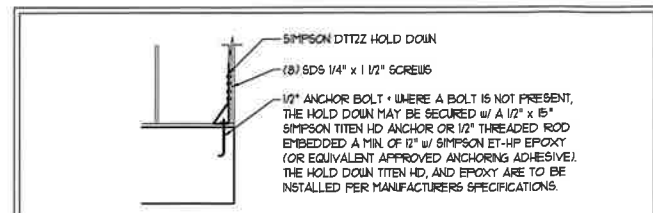
MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS ②

PER FIGURE R602.10.4.3



BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING ③

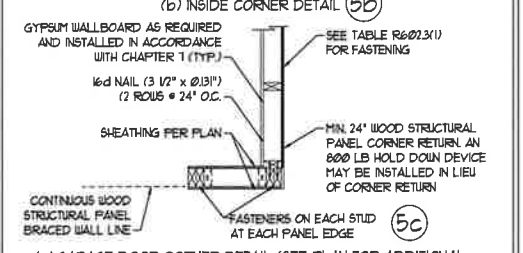
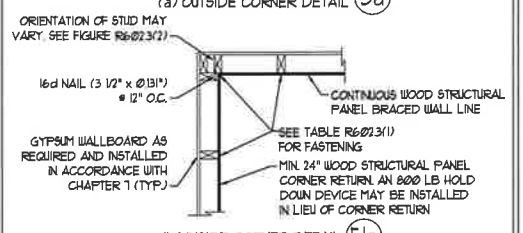
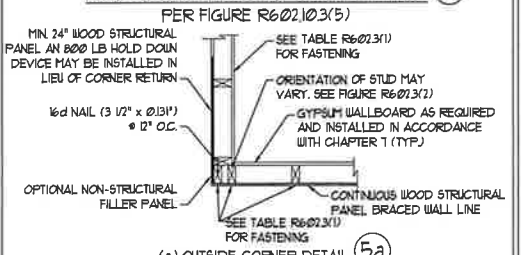
PER FIGURE R602.10.4.4(1)



HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB ④

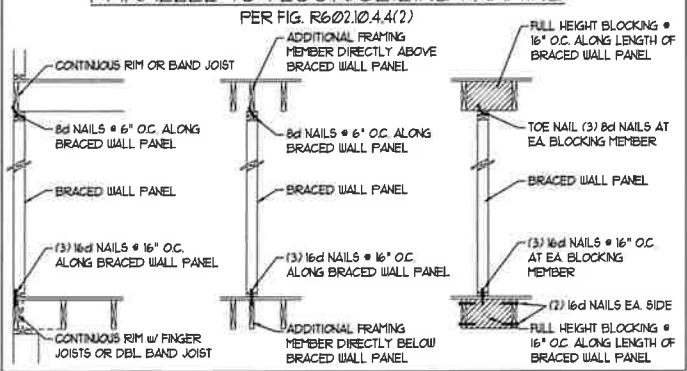
* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤

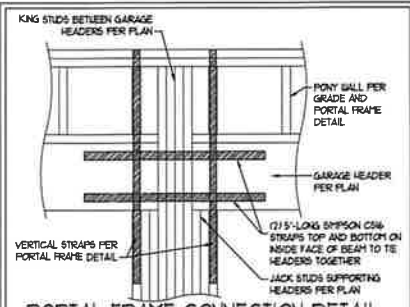


(c) GARAGE DOOR CORNER DETAIL (SEE PLAN FOR ADDITIONAL STRUCTURAL INFORMATION OR ALTERNATE CONFIGURATIONS)

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

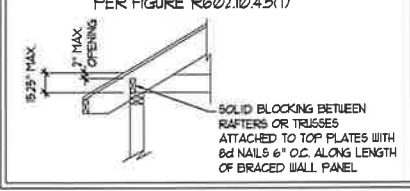


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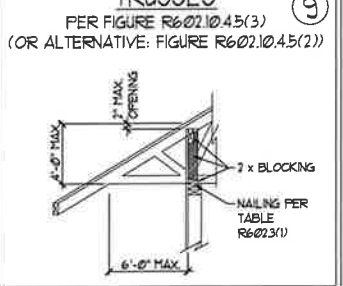


PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS (REFERENCE PORTAL FRAME DETAIL FOR ALL OTHER PORTAL FRAME INFORMATION) ⑦

BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS ⑧



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES ⑨



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

120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
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

8/27/2020

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 CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2018 EDITION (R301.4 - R301.7)
- | DESIGN CRITERIA | LIVE LOAD (PSF) | DEAD LOAD (PSF) | DEFLECTION (IN) |
|--|--------------------|-----------------|-----------------------------------|
| ATTIC WITH LIMITED STORAGE | 20 | 10 | L/740 (L/360 w/ BRITTLE FINISHES) |
| ATTIC WITHOUT STORAGE | 10 | 10 | L/360 |
| DECKS | 40 | 10 | L/360 |
| EXTERIOR BALCONIES | 40 | 10 | L/360 |
| FIRE ESCAPES | 40 | 10 | L/360 |
| HANDRAILS/GUARDRAILS | 200 LB OR 50 (PLF) | 10 | L/360 |
| PASSENGER VEHICLE GARAGE | 50 | 10 | L/360 |
| ROOMS OTHER THAN SLEEPING ROOM | 40 | 10 | L/360 |
| SLEEPING ROOMS | 30 | 10 | L/360 |
| STAIRS | 40 | 10 | L/360 |
| WIND LOAD
(BASED ON TABLE R301.2(4) WIND ZONE AND EXPOSURE) | 20 (PSF) | | |
| GROUND SNOW LOAD: P _g | 20 (PSF) | | |
- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (N) OF L/480
 - FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD
- FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 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 11 OF THE NRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL, AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R403.1 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 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 A605 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 5/7/15 402. MORTAR SHALL CONFORM TO ASTM C710.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCHA TR88-A OR ACE 530/ASCE 5/7/15 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(1), R404.1(2), R404.1(3), OR R404.1(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(5) OF THE NRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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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 = 975 PSI, Fv = 175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 PSI, Fv = 310 PSI, E = 1550000 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 R602.1.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA, THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (UNO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 8d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R103.2(2) 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-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 1000 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR L752 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON C516 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.



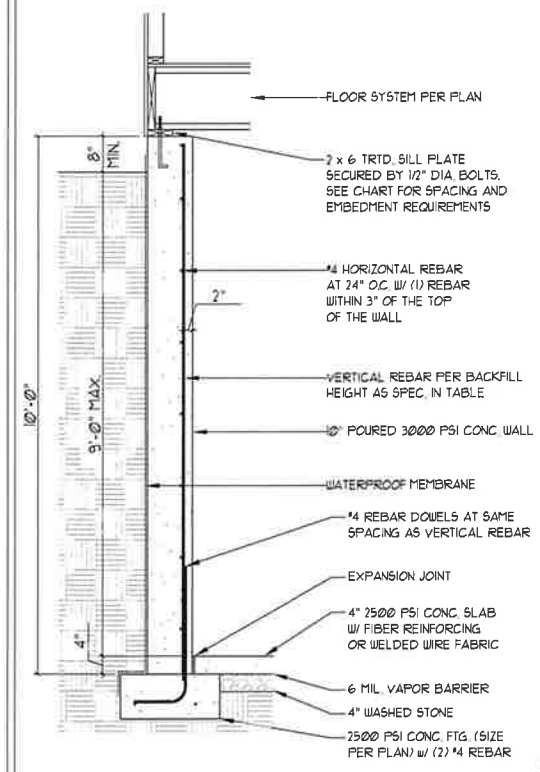
J.S. THOMPSON ENGINEERING, INC.
 605 WADE AVE., SUITE 104 RALEIGH, NC 27605
 PHONE: (919) 789-9919 FAX: (919) 789-9921
 N.C. LICENSE NO.: C1133

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

DATE: NOVEMBER 14, 2019
 SCALE: 1/4" = 1'-0"
 DRAWN BY: JES
 ENGINEERED BY: JST

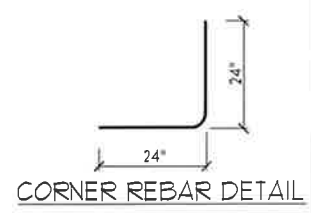
S-0
 STRUCTURAL NOTES

10" POURED BASEMENT WALL

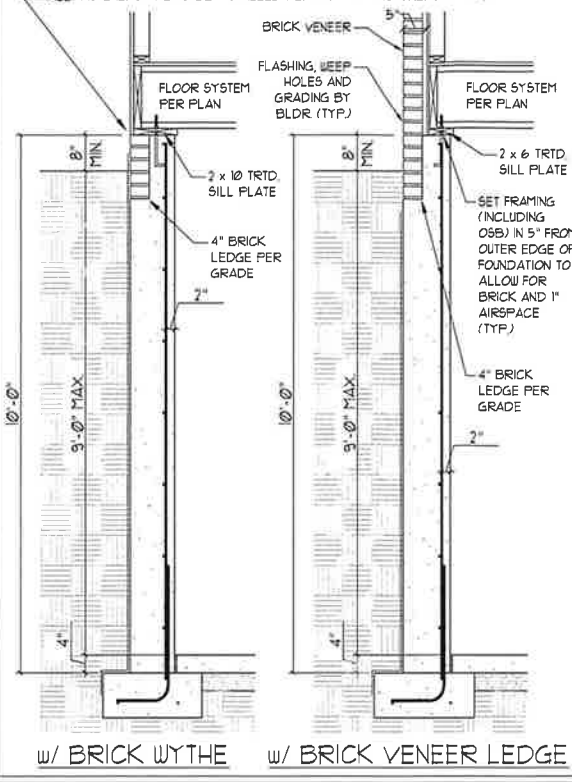


BACKFILL HEIGHT (FT)	VERTICAL REBAR
≤ 5	#4 @ 48" O.C.
6	#4 @ 32" O.C.
7	#4 @ 24" O.C. OR #5 @ 36" O.C. OR #6 @ 56" O.C.
8	#4 @ 20" O.C. OR #5 @ 32" O.C. OR #6 @ 48" O.C.
9	#4 @ 16" O.C. OR #5 @ 24" O.C. OR #6 @ 40" O.C.

BASEMENT WALL REINFORCEMENT TABLE

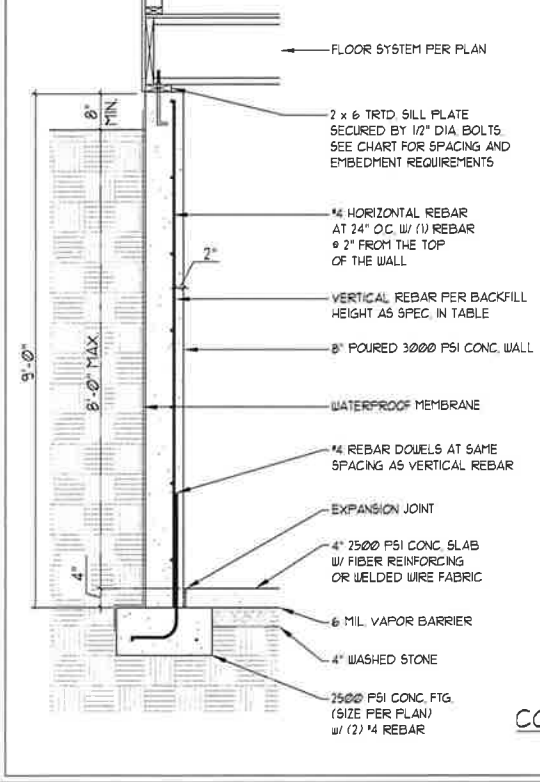


WHERE FRAMED WALLS WILL BE SUPPORTED PARTIALLY BY THE BRICK WYTHE, STANDARD CORRUGATED WALL TIES ARE TO BE FASTENED TO THE POURED WALLS w/ 1 1/4" LONG CONCRETE SCREWS OR 1 1/8" POWDER DRIVEN FASTENERS @ 16" O.C. HORIZONTALLY AND VERTICALLY. WALL TIES ARE TO BE LOCATED A MIN. OF 8" FROM THE TOP OF THE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



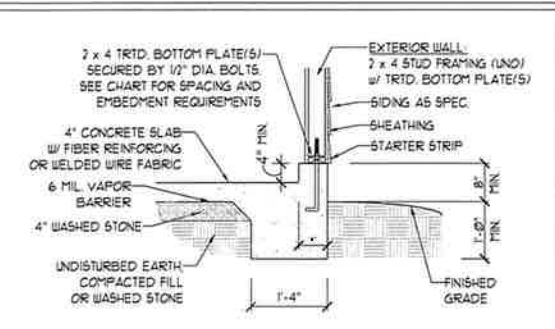
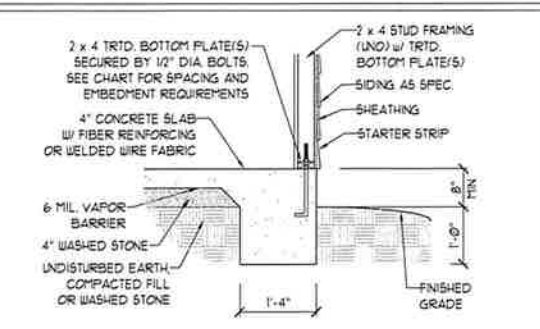
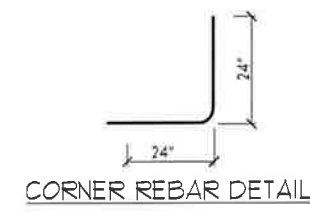
w/ BRICK WYTHE w/ BRICK VENEER LEDGE

8" POURED BASEMENT WALL



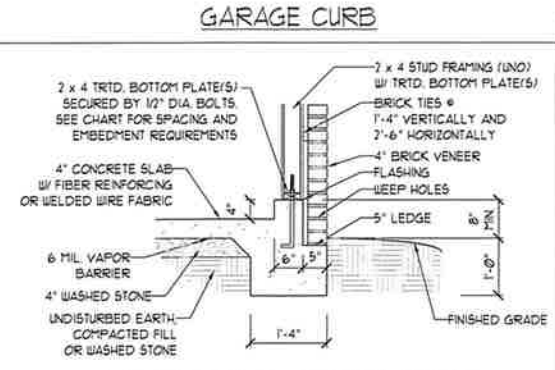
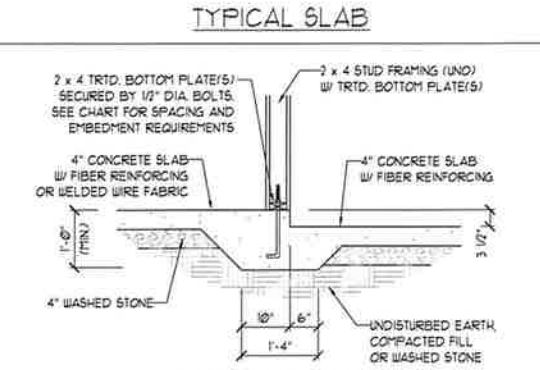
BACKFILL HEIGHT (FT)	VERTICAL REBAR
≤ 5	#4 @ 48" O.C.
6	#4 @ 24" O.C. OR #5 @ 36" O.C.
7	#4 @ 16" O.C. OR #5 @ 24" O.C. OR #6 @ 48" O.C.
8	#4 @ 12" O.C. OR #5 @ 18" O.C. OR #6 @ 28" O.C. OR

BASEMENT WALL REINFORCEMENT TABLE



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	7"	15" INTO MASONRY 7" INTO CONCRETE

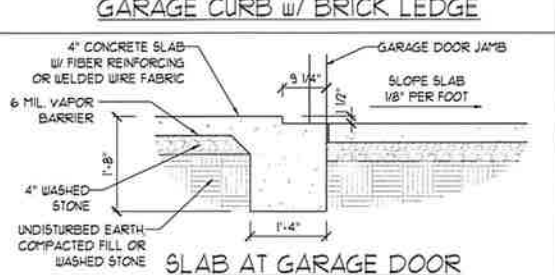
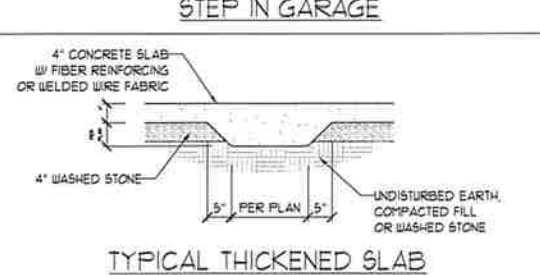
NOTE:
THREADED ROD WITH EPOXY, SIMPSON TITEN HD, OR APPROVED ANCHORS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" DIAMETER ANCHOR BOLTS MAY BE USED IN LIEU OF 1/2" ANCHOR BOLTS.



IMPORTANT NOTE:
FOUNDATIONS AS DENOTED IN THESE DETAILS ARE NOT SUITABLE FOR SUPPORT OF ADDITIONAL SURCHARGE LOADING FROM ADJACENT STRUCTURES OR DRIVEWAYS. FOUNDATIONS WITH EXTRA LATERAL LOADING IN THESE SCENARIOS WILL REQUIRE LOT SPECIFIC DESIGN ON A CASE BY CASE BASIS. CONSULT THE ENGINEER OF RECORD WHEN PLANNING TO BUILD IN CLOSE PROXIMITY TO THE FOUNDATION AS WE WILL NOT BE HELD LIABLE FOR FOUNDATION FAILURE. SEE R403.19 OF THE 2018 NCRC FOR ADDITIONAL INFORMATION.

- STRUCTURAL NOTES:**
- 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.
 - REBAR TO MAINTAIN A MINIMUM CONCRETE COVER OF 3" (MIN).
 - REBAR TO BE ASTM A615 GRADE #6.
 - SOIL BEARING CAPACITY IS REQUIRED TO BE 2000 PSF MIN.
 - INSTALL #4 L-BARS AT ALL WALL CORNERS AT SAME SPACING AS HORIZ. STEEL. SEE DETAIL.
 - 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.
 - 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.
 - 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 I-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) 12d 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.



J.S. THOMPSON ENGINEERING, INC.
68 WADE AVE., SUITE 104 RALEIGH, NC 27605
PHONE: (919) 7860910 FAX: (919) 7860921
N.C. LICENSE NO. C-1713

POURED WALL BASEMENT FOUNDATION DETAILS

DATE: JULY 17, 2020
SCALE: N/A
DRAWN BY: JES/JST
ENGINEERED BY: JES/JST

FOUNDATION DETAILS

This sealed page is to be used in conjunction with a full plan set engineered by J.S. Thompson Engineering, Inc. only. Use of this individual sealed page within architectural pages or shop drawings by others is a punishable offense under N.C. Statute § 89C-23