

TOPSAIL

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REVISION LIST - STRUCTURAL:

- 1) ADDED JOIST SERIES AND SPACING TO SECOND FLOOR FRAMING AND CRAWL (10/17)
- 2) REMOVED BEDROOM VAULTS AND BALLOON FRAMING (10/17)
- 3) CHANGED STANDARD HEADER SIZE TO 2 x 6 CALLED OUT 2 x 4 WHERE NECESSARY (10/17)
- 4) CHANGED TO (3) BY GARAGE HEADERS (10/17)
- 5) CODE UPDATE TO NSBC-2018 (1/19)

INVENTORY MARKED ACX000194

TOPSAIL

REVISION LIST - ARCHITECTURAL:

- CHANGES ON 03/30/2020
1. CHANGED ALL CORNER BOARDS ON ELEVATIONS FROM 6" TO 4"
 2. CHANGED NOTE FOR GARAGE LABEL ON ELEVATIONS
 3. REMOVED GRIDS FROM ALL WINDOWS & DOORS ON SIDES AND REAR ELEVATIONS
 4. UPDATED ALL COACH LIGHTS ON ELEVATIONS
 5. REMOVED DUPLICATE DIMENSIONS AND LABELS FROM ALL ELEVATIONS
 6. DIMENSIONED STONE/BRICK WATER TABLE HEIGHT
 7. HATCHED 4" ROWLOCK ON WINDOWS IN ELEVATIONS WITH STONE AND BRICK
 8. UPDATED STONE HATCH TO CURRENT HATCH
 9. ADDED CHLIMN DETAILS ON B1 AND B4 ELEVATIONS
 10. REMOVED HARDWARE ON SHUTTERS ON ALL C ELEVATIONS. CHANGED TO SHOW 1/8" Ø
 11. SEPARATED ALL OPTIONS FROM BASE PLAN TO CORRESPONDING SHEETS
 12. ADDED DIAGONAL DIMENSIONS ON SLAB INTERFACE PLAN
 13. ADDED PLUMBING LEGEND TO SLAB INTERFACE PLAN
 14. ADDED CONDUIT IN KITCHEN OF THE SLAB INTERFACE PLAN
 15. CHANGED COLUMN ON PATIO TO 8x8"
 16. CHANGED EXTERIOR WALLS FROM 2x6 TO 2x4 EXCEPT AT SHADED AREAS
 19. REMOVED ALL 2x6 NOTES
 20. UPDATED ALL INTERIOR ROOM DIMENSIONS
 21. ADDED ROSE HIBS TO PLANS
 22. UPDATED SQUARE FOOTAGES
 23. ADDED SQUARE FOOTAGE WITH FULL BRICK VENEER
 24. PATIO CHANGED TO 12x10'
 25. FLIPPED TUB AND REMOVED ACCESS AND NOTE FROM OWNERS BATH 1
 26. ADDED NOTE TO LAUNDRY
 27. ADDED OPTIONAL FLOOR OUTLETS
 28. REMOVED ALL OUTLETS ON ELECTRICAL PLAN (EXCEPT OPT. FLOOR OUTLETS)
 29. REMOVED ALL PHONE OUTLETS
 30. REMOVED ALL TV OUTLETS
 31. SHOWED ALL CEILING FANS DASHED WITH NEW NOTE
 32. ADDED CO2 DETECTORS
 33. ADDED NEW ELECTRICAL KEY
 34. CHANGED SWING OF SERVICE DOOR (7-8-20)
 35. CHANGED LIGHT IN GARAGE FROM KEYLESS TO CEILING MOUNT (7-8-20)
 36. CHANGED KITCHEN LIGHT FROM 2 BULB FLUORESCENT TO 3 BULB CEILING MOUNT (7-8-20)
 37. CHANGED LIGHT OVER KITCHEN SINK TO 1 BULB CEILING MOUNT (7-8-20)
 38. REMOVED LIGHT IN SECONDARY BATH OVER TUB/SHOWER COMB (7-8-20)

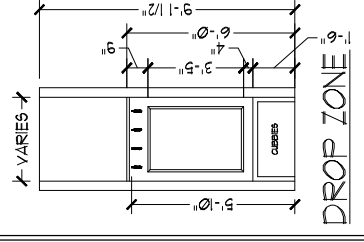
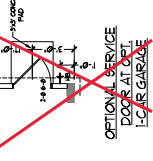
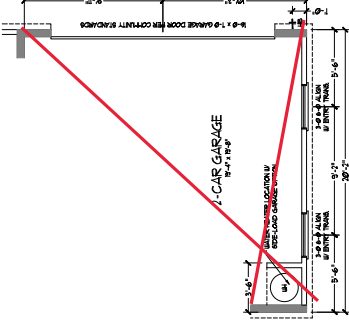
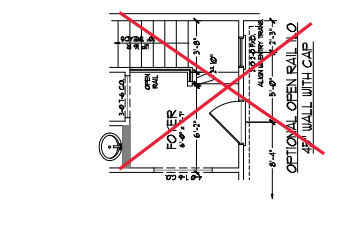
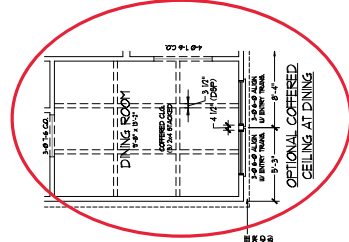
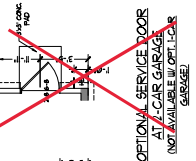
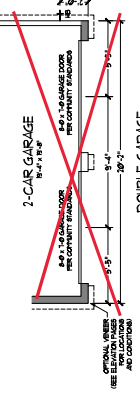
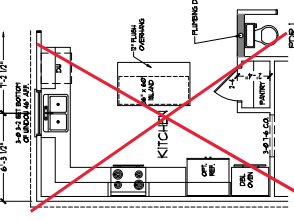
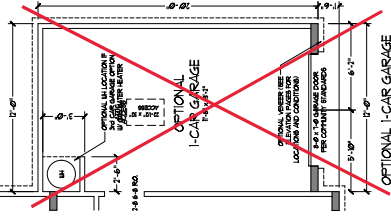
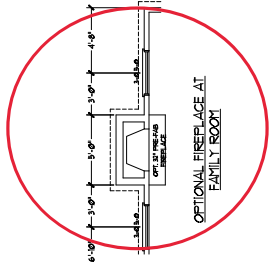
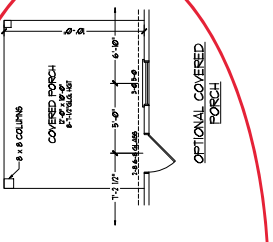
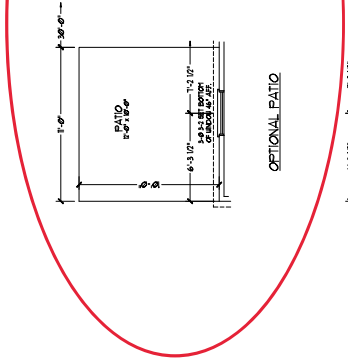
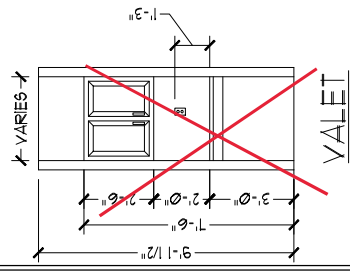


COVER SHEET

H&H HOMES
TOPSAIL

DATE: OCTOBER 13, 2017
REV: MARCH 30, 2020
DRAWN BY: WJ
ENGINEERED BY:
REVIEWED BY:





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

OPTIONAL COVERED CEILING AT DINING

OPTIONAL COVERED CEILING AT DINING

OPTIONAL COVERED CEILING AT DINING

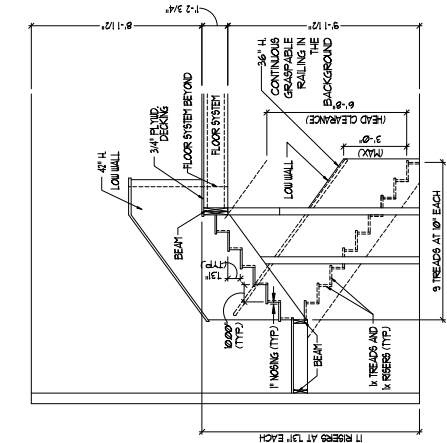
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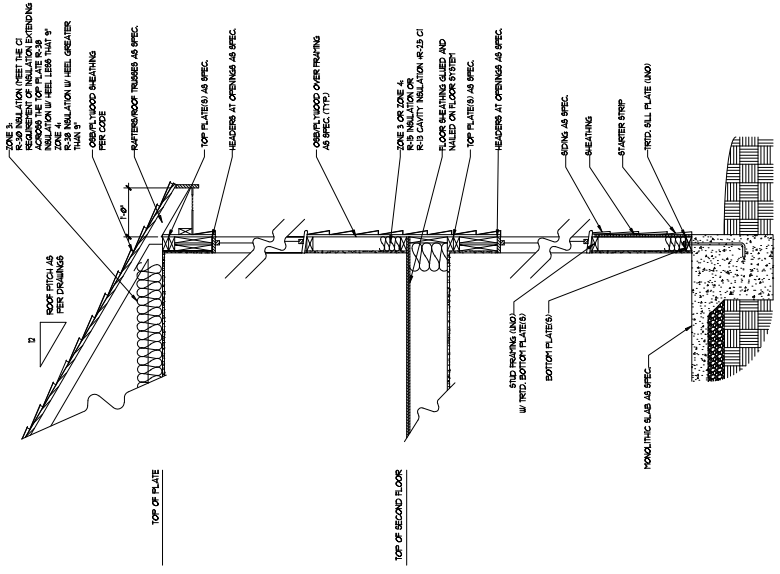
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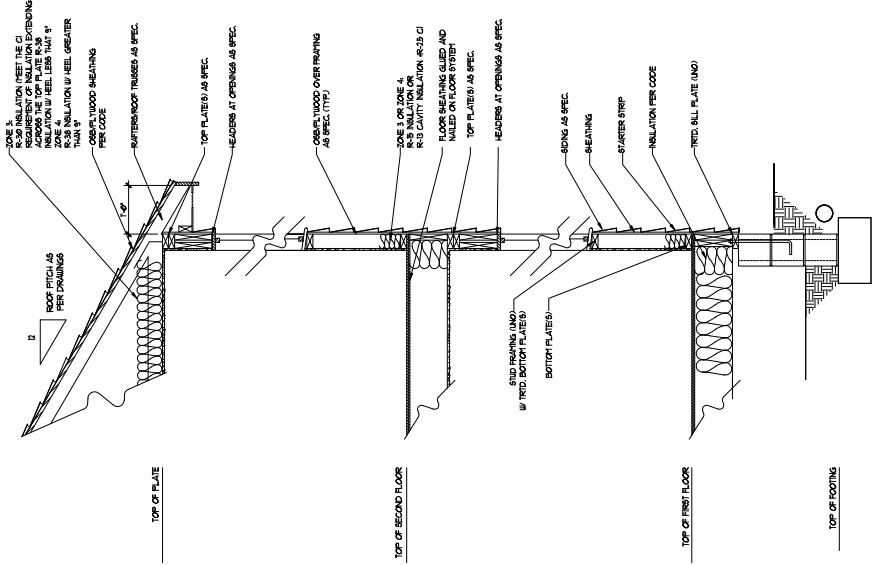


TYPICAL STAIR DETAIL
 (NTS)

STAIR NOTES:
 BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.
 THE TRAILING OPENING FORMED BY THE RISER, TREAD & STRING SHALL BE LIMITED TO A MAXIMUM OF 4" AT ANY POINT. IF A STRING IS REQUIRED TO BE A RIBBY, A RIBBY THAT IS MORE THAN 1/2" FROM THE FACE OF THE STRING SHALL BE LIMITED TO A MAXIMUM OF 4" THROUGH.
 ALL RISERS OF THE STAIR SHALL BE CONTINUOUS OPENING FROM THE TOP OF THE RISE TO A POINT DIRECTLY ABOVE THE NEXT RISE. THE MAXIMUM CLEARANCE BETWEEN RISERS SHALL BE LIMITED TO 3/4". RISERS OR STRINGERS SHALL NOT BE LESS THAN 1 1/2" THICK BETWEEN THE WALL AND HANDRAILS.
 CONTINUOUS APPROXIMATE HANDRAIL TYPE OR TYPE TO OTHERS.



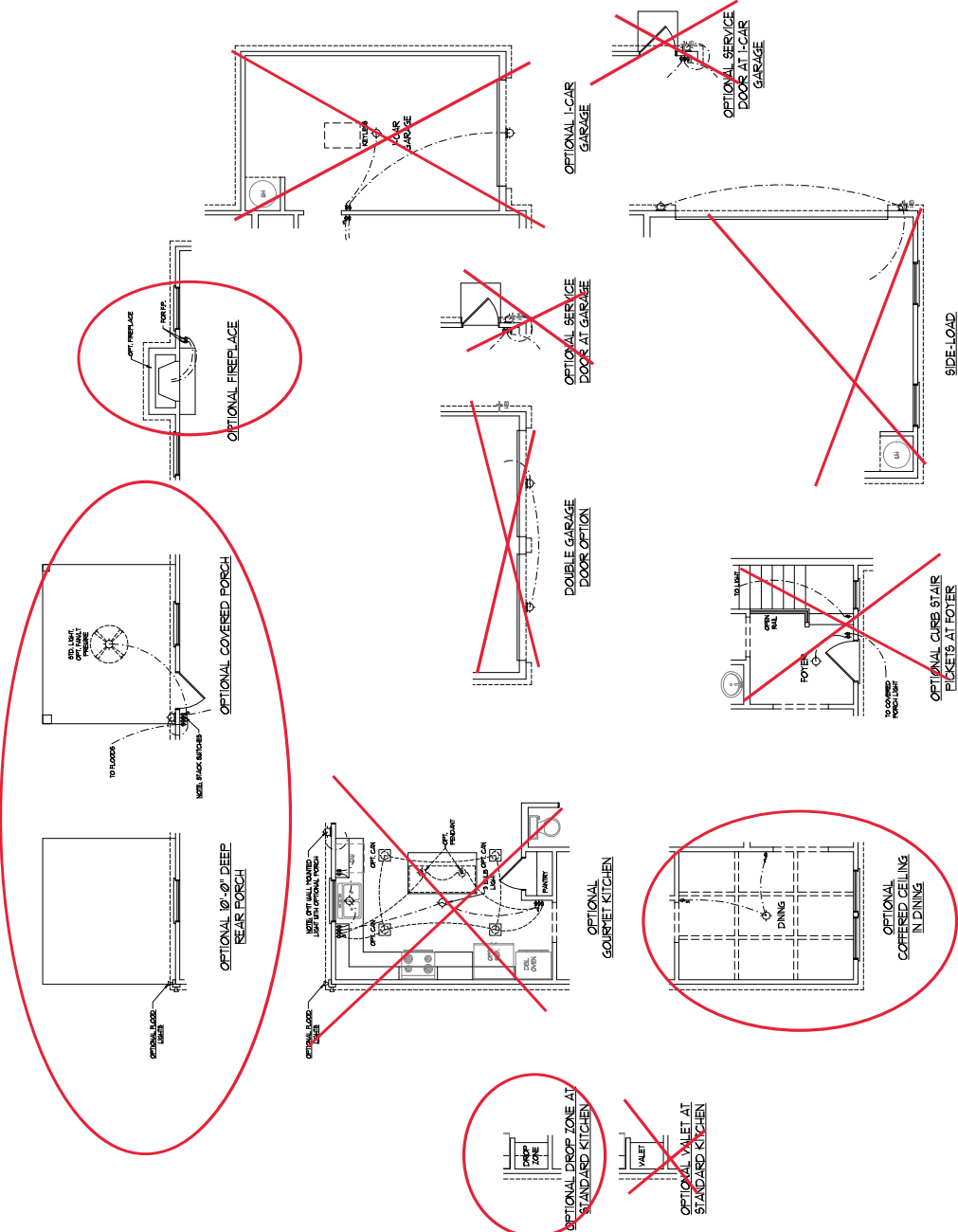
WALL SECTION W/ SLAB
 W/ STD. SIDING SHOWN (NTS)



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

ELECTRICAL LABOR NOTES:
 1) BLOCK AND WIRE ARE ALL TO BE INSTALLED BY THE CONTRACTOR.
 2) ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.
 3) ADDITIONAL WIRING COSTS LISTED BY ELECTRICAL LABOR OPTION.
 4) PLACE SWITCHES & DIM. SWITCHES AS SHOWN.

ELECTRICAL LEGEND	
	150 WATT LIGHT
	60 WATT LIGHT
	CEILING POINT LIGHT
	RECESSED CAN LIGHT
	PINE CAN LIGHT
	EXTERNAL LIGHT
	1-LAMP 4' FLUORESCENT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CONT. DUTY RELAY
	WIRING
	DOWNER CORD
	1/2" V-PORCE DUCT
	CO. EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT



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

OPTIONAL CURB STAIR PICKETS AT FOOTER

OPTIONAL COFFERED CEILING IN DINING

OPTIONAL GOURMET KITCHEN

OPTIONAL DROP ZONE AT STANDARD KITCHEN

OPTIONAL VALET AT STANDARD KITCHEN

OPTIONAL L-CAR GARAGE

OPTIONAL SERVICE DOOR AT GARAGE

DOUBLE GARAGE DOOR OPTION

OPTIONAL CURB STAIR PICKETS AT FOOTER

OPTIONAL COFFERED CEILING IN DINING

OPTIONAL GOURMET KITCHEN

OPTIONAL DROP ZONE AT STANDARD KITCHEN

OPTIONAL VALET AT STANDARD KITCHEN

OPTIONAL L-CAR GARAGE

OPTIONAL SERVICE DOOR AT GARAGE

DOUBLE GARAGE DOOR OPTION

OPTIONAL CURB STAIR PICKETS AT FOOTER

OPTIONAL COFFERED CEILING IN DINING

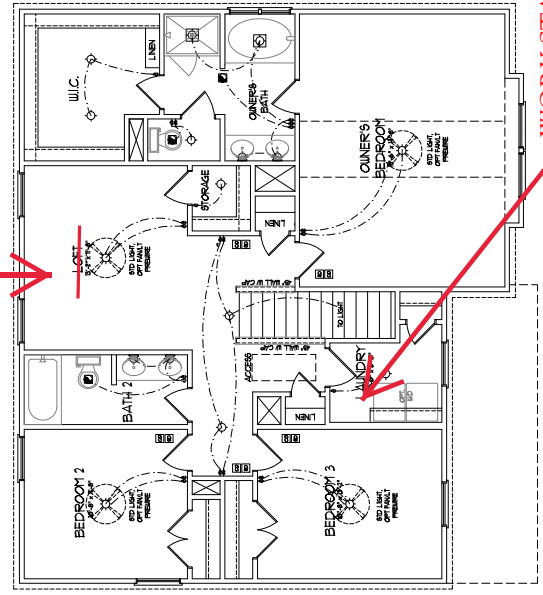
OPTIONAL GOURMET KITCHEN

OPTIONAL DROP ZONE AT STANDARD KITCHEN

OPTIONAL VALET AT STANDARD KITCHEN

ELECTRICAL LABOR NOTES:
 1. BLOCK AND WIRE ARE ALL TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE FLORIDA ELECTRICAL CODE (FEC).
 2. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE FLORIDA ELECTRICAL CODE (FEC).
 3. ADDITIONAL WIRING SHALL BE INSTALLED AS SHOWN ON THIS PLAN.
 4. PLACE SWITCHES & DIM. SWITCHES AS SHOWN ON THIS PLAN.

ELECTRICAL LEGEND	
	15 AMP GFI
	20 AMP GFI
	30 AMP GFI
	40 AMP GFI
	50 AMP GFI
	60 AMP GFI
	70 AMP GFI
	80 AMP GFI
	90 AMP GFI
	100 AMP GFI
	110 AMP GFI
	120 AMP GFI
	130 AMP GFI
	140 AMP GFI
	150 AMP GFI
	160 AMP GFI
	170 AMP GFI
	180 AMP GFI
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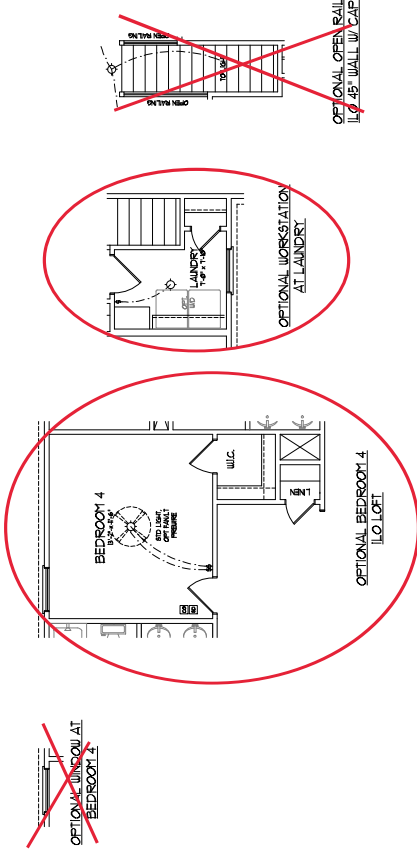


BED #4

WORK STATION

SECOND FLOOR PLAN

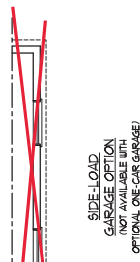
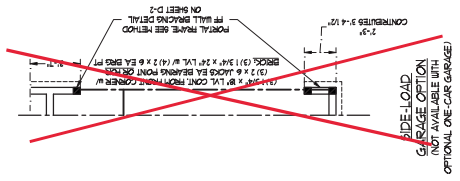
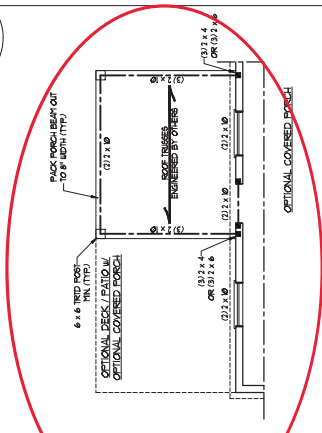
ELECTRICAL LEGEND	
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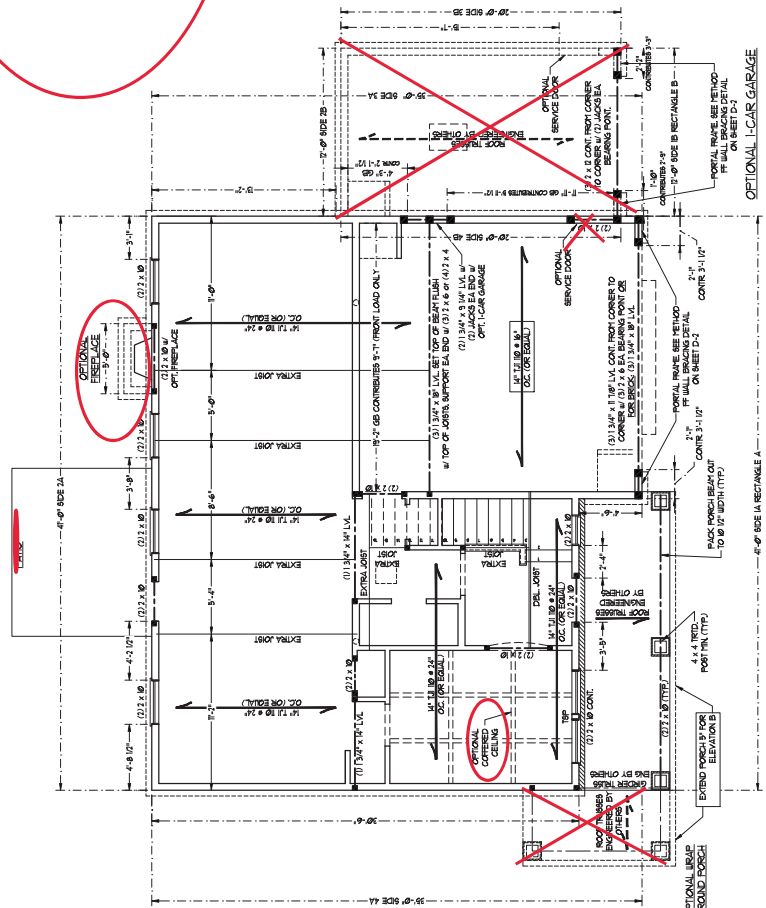
~~OPTIONAL WINDOW AT
 BEDROOM 4~~

OPTIONAL WORKSTATION
 AT LAUNDRY

~~OPTIONAL OPEN BALL
 RAIL AT LAUNDRY
 WALL W/ CAPE~~



NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 7' x 6' @ 16" O.C. (NO). 2' x 4' @ 16" O.C. EXTERIOR WALLS THAT BE CONSTRUCTED IN lieu OF 7' x 6' WALLS (NO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2' x 4' @ 16" O.C. (NO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2' x 4' @ 24" O.C. (NO).



BRACED WALL DESIGN

RECTANGULAR	RECTANGULAR
SIDE LA (INCL. LOAD)	SIDE B (INCL. LOAD)
METHOD CHAMPIFF	METHOD CHAMPIFF
NO. OF WALLS 1	NO. OF WALLS 1
TOTAL PROVIDED LENGTH 24'	TOTAL PROVIDED LENGTH 6'
TOTAL REQUIRED LENGTH 45'	TOTAL REQUIRED LENGTH 17'
DEFICIT 21'	DEFICIT 11'
METHOD CHAMPIFF	METHOD CHAMPIFF
NO. OF WALLS 1	NO. OF WALLS 1
TOTAL PROVIDED LENGTH 20'	TOTAL PROVIDED LENGTH 18'
TOTAL REQUIRED LENGTH 12'	TOTAL REQUIRED LENGTH 12'
DEFICIT 8'	DEFICIT 0'

TABLE 1: MINIMUM NUMBER OF WALL HEIGHT RIGIDS AT EACH END OF BEARERS IN EXTERIOR WALLS

HEADER (SPAN) (FEET)	MINIMUM NO. OF RIGIDS
UP TO 3'	2
3 TO 4'	3
4 TO 5'	4
5 TO 6'	5
6 TO 7'	6

STRUCTURAL NOTES:

- ALL FRAMING MEMBER TO BE 2" x 4" @ 16" O.C. ALL (NO).
- ALL INTERIOR WALLS TO BE 2" x 4" @ 16" O.C. ALL (NO).
- ALL EXTERIOR WALLS TO BE 7' x 6' @ 16" O.C. ALL (NO).
- UNDOOR AND DOOR HEADERS TO BE SUPPORTED TO BLOCK JOISTS AS NOTED ON THE PLAN.
- REQUIREMENTS FOR JOISTS (NO) REQUIRE SOLID BLOCKING TO GROUND OR FOUNDATION.
- ALL JOISTS TO BE 2" x 8" @ 16" O.C. ALL (NO).
- FOR HSH AND ZONE BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 5 OF THE 2018 IRC EDITION.
- ALL WALLS TO BE CONSTRUCTED WITH 1/2" REINFORCED CONCRETE LITTELS ENGINEERED BY OTHERS MAY BE USED IN lieu OF STEEL LITTELS.

UNLIT SCHEDULE FOR BRICK-SUPPORT LITTELS

LENGTH (FT.)	SIZE OF LITTEL
UP TO 4 FT.	1.310 x 12 x 14
4-6	1.5 x 10' x 16" LVL
8 AND GREATER	1.6 x 4 x 16" LVL

NOTE:
 BIG BRICKS IN JOISTS MAY BE USED IN lieu OF 12" JOISTS AT THE DEPTH AND SPACING NOTED ON THE PLAN.

BRICK-SUPPORT LITTELS:

- LITTELS SCHEDULE APPLIED TO ALL OPENINGS IN BRICK-SUPPORT (NO).
- SEE ARCH. DATA FOR SIZE AND LOCATION OF OPENING.
- LENGTH - CLEAR OPENING.
- BEHIND ALL WALLS FROM FIN. 4" EACH SIDE INTO MEMBER TO PROVIDE 4" OF LITTEL OVER EACH END.
- FOR ALL HEADERS 8" @ 16" AND GREATER IN LENGTH, ATTACH STEEL ANGLE BETWEEN STUDS 4" (10) IN WALLS PER FIN. PARTIAL 4" @ 16" STEEL ANGLE.
- FOR ALL BRICKS SUPPORT IN ROOF FAS. FABRIC (1) x 4" @ 16" BLOCKING BETWEEN STUDS 4" (10) IN WALLS PER FIN. PARTIAL 4" @ 16" STEEL ANGLE.
- SEE SECTION REBAR OF THE 2018 IRC FOR ADDITIONAL BRICKS AND REINFORCED CONCRETE LITTELS ENGINEERED BY OTHERS MAY BE USED IN lieu OF STEEL LITTELS.

DOUBLE GARAGE DOOR OPTION:
 ALL INTERIOR HEADERS SOLD IN ONS. STEEL STRAP JOISTS TOGETHER W/ (1) 3" x 4" @ 16" STEEL ANGLE TO BE USED IN lieu OF 12" JOISTS AT THE DEPTH AND SPACING NOTED ON THE PLAN.

BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R402.9 OF THE IRC
- CLAMP HEADERS TO CONTIGUOUS SHEATHING - GOOD STRUCTURAL PRACTICE
- CLAMP HEADERS TO BE INSTALLED WITH THE OSB SHEATHING - GOOD STRUCTURAL PRACTICE
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NOTE:

- THE DESIGN INFORMATION IS TO BE USED IN CONJUNCTION WITH THE PERMITS AND REGULATIONS OF THE LOCAL JURISDICTION. THE PERMITTING OFFICIALS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE PERMITTING OFFICIALS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
- SHEATH ALL EXTERIOR WALLS WITH 1/2" OSB SHEATHING AT 24" O.C. ALONG WALLS AT 8" O.C. ALONG PANEL EDGES AND 4" O.C. IN THE FIELD.

LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT

SPAN/HEIGHT	SIZE OF LINTEL
UP TO 4 FT.	1 1/2 x 3 x 12 x 14
4-8	1 1/2 x 3 x 12 x 16
8 AND GREATER	1 1/2 x 4 x 16 x 16

BRICK SUPPORT NOTES:

LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK/PRECAST CONCRETE WALLS. THE LINTEL SHALL BE INSTALLED WITH THE OSB SHEATHING AND SHALL BE SUPPORTED BY AN ANCHORED BRICK/PRECAST CONCRETE CHASE OR ANCHORED BRICK/PRECAST CONCRETE CHASE. THE LINTEL SHALL BE INSTALLED WITH THE OSB SHEATHING AND SHALL BE SUPPORTED BY AN ANCHORED BRICK/PRECAST CONCRETE CHASE OR ANCHORED BRICK/PRECAST CONCRETE CHASE.

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10. LINTEL SHALL BE INSTALLED WITH THE OSB SHEATHING AND SHALL BE SUPPORTED BY AN ANCHORED BRICK/PRECAST CONCRETE CHASE OR ANCHORED BRICK/PRECAST CONCRETE CHASE.

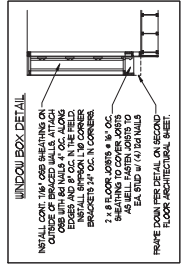
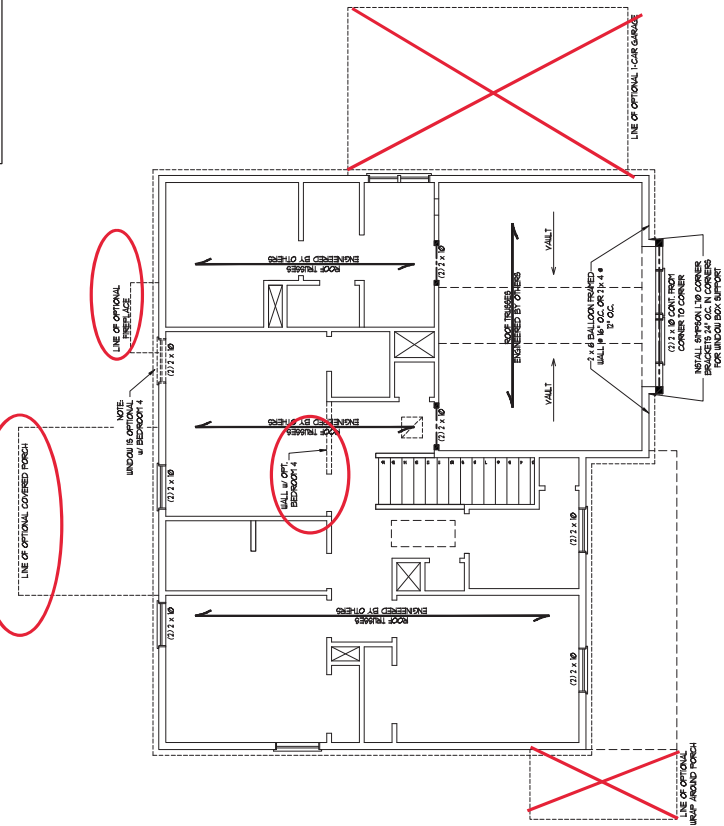
MINIMUM NUMBER OF WALL LIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MINIMUM NUMBER OF STUDS
UP TO 3'	1
3' TO 4'	2
4' TO 5'	3
5' TO 6'	4
6' TO 7'	5
7' TO 8'	6
8' TO 9'	7
9' TO 10'	8
10' TO 11'	9
11' TO 12'	10

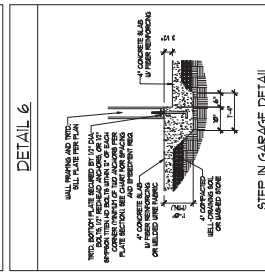
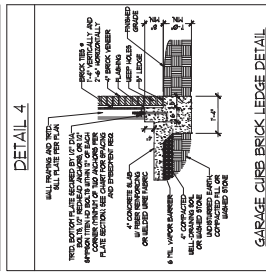
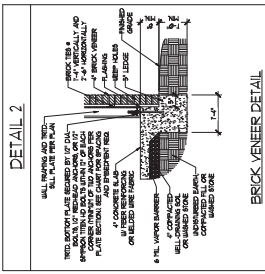
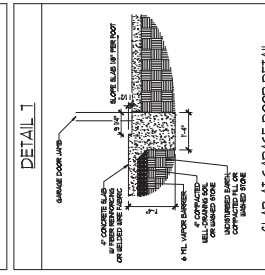
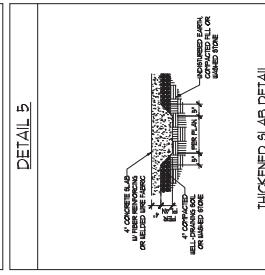
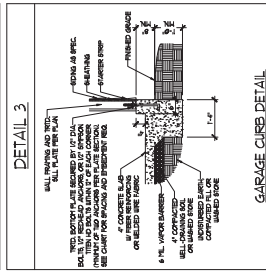
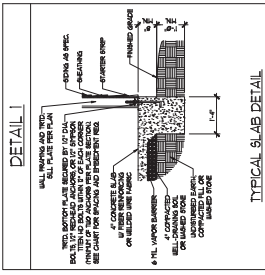
STRUCTURAL NOTES:

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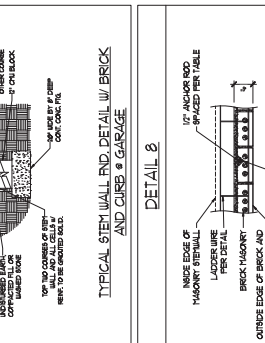
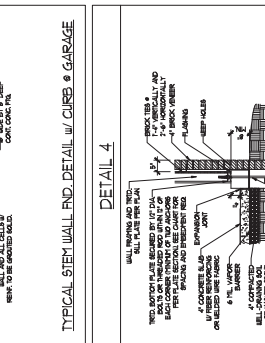
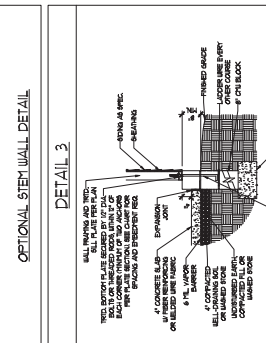
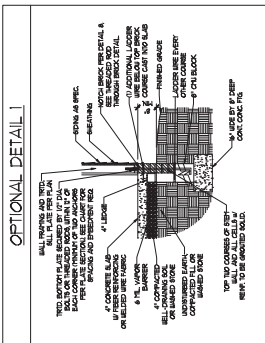
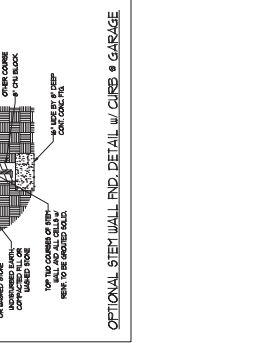
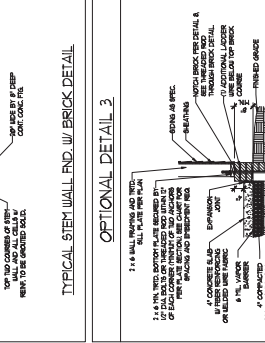
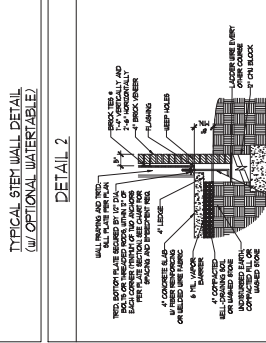
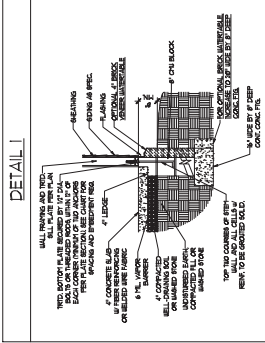
NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2" x 6" @ 16" O.C. (UNO). 2" x 4" @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2" x 6" WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2" x 4" @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2" x 4" @ 24" O.C. (UNO).



MONOLITHIC SLAB DETAILS



STEM WALL DETAILS



MASONRY STEM WALL SPECIFICATIONS

WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8\"/>			
7 AND BELOW	UNANCHORED	UNANCHORED	UNANCHORED	UNANCHORED
3	UNANCHORED	UNANCHORED	UNANCHORED	UNANCHORED
4	UNANCHORED	UNANCHORED	UNANCHORED	UNANCHORED
5	UNANCHORED	UNANCHORED	UNANCHORED	UNANCHORED
6	UNANCHORED	UNANCHORED	UNANCHORED	UNANCHORED
7 AND GREATER	UNANCHORED	UNANCHORED	UNANCHORED	UNANCHORED

STRUCTURAL NOTES:

- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
- WALLS SHALL BE REINFORCED WITH #4 BARS AT 16\"/>

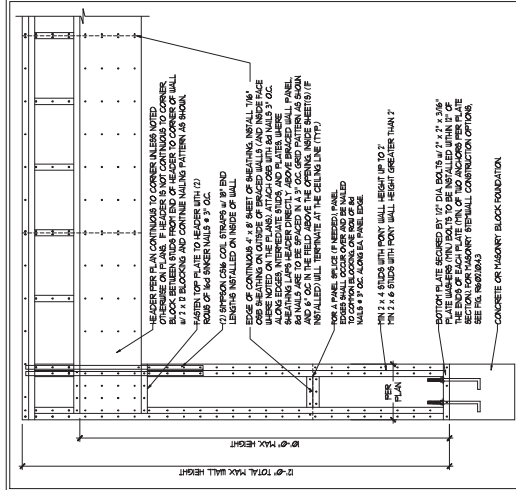
ANCHOR SPACING AND EMBEDMENT

WIND ZONE	100 MPH	130 MPH
SPACING	6\"/>	

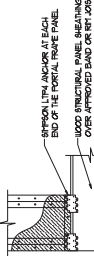


GENERAL WALL BRACING NOTES:

1. WALL BRACING SYSTEMS TO ACCOMMODATE THE SEISMIC OR THE 2009 IBC RESIDENTIAL BUILDING CODE (RBC).
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2009 IBC FOR ADDITIONAL INFORMATION AS REQUIRED.
3. THE SET WITH WALL DESIGN SUMMARY OF REQUIREMENTS TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES.
4. ON REQUIREMENTS, ALL ARE TO BE INSTALLED WITH CHAMP N ACCORDANCE WITH SECTION ENGR303 (AS NOTED OTHERWISE).
5. FASTENERS PER TABLE ENGR303 ARE TO BE FASTENED PER TABLE ENGR303.
6. CHAMP N FASTENERS TO THE CONTINUOUS BEATING, WOOD STRUCTURAL PANELS OF WALL BRACING METHOD. 1/4" x 8" x 8" DIAMETER WALL BRACING TO O.C. ALONG PANEL EDGES AND TO O.C. IN THE FIELD (NOT). TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL. BRACING SHALL BE INSTALLED WITH CHAMP N FASTENERS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL AND INTERMEDIATE SUPPORTS (NOT). VERIFY ALL FASTENERS OPTIONS FOR (7) AND (8) WITH THE MANUFACTURER'S TECHNICAL SUPPORT. VERIFY ALL FASTENERS OPTIONS FOR (7) AND (8) WITH THE MANUFACTURER'S TECHNICAL SUPPORT.
7. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMFERENTIAL BEAMS ARE INTERPOLATED PER TABLE ENGR303. BRACED WALL LENGTH, PERIODS OR CONTRASTS TO ACTUAL LENGTH AND PERIODS PER CONTRASTS 5 THRU 8 TO ACTUAL LENGTH.

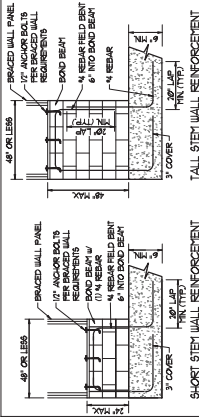


OVER CONCRETE OR MASONRY BLOCK FOUNDATION

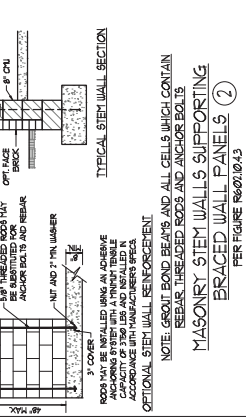


OVER RAISED WOOD FLOOR-CREATING ANCHOR OPTION
APPLICABLE WHERE ANCHOR IS GREATER THAN 2" KNEE WALL HEIGHTS
IN CRAIL SPACE AND ABOVE FRAMED DAMPENT WALLS.

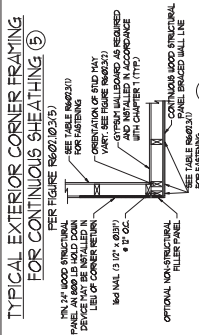
METHOD FF-PORTAL FRAME DETAIL ①



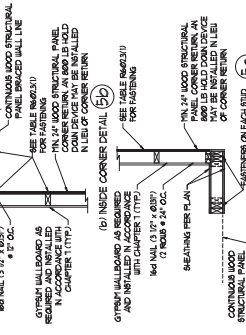
RODS MAY BE INSTALLED USING AN ADHESIVE ANCHORING SYSTEM WITH A PRINTED TABLE ACCORDANCE WITH MANUFACTURER'S SPEC.



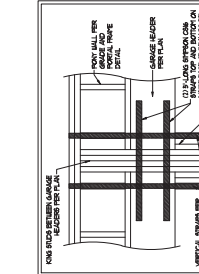
NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS.



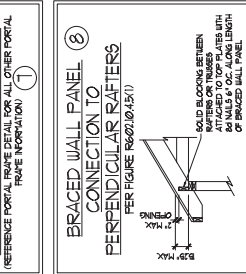
OPTIONAL INS. STRUCTURAL FULLER PANEL ORIENTED OF RID THAT VARY BE TABLE ENGR303 WITH UNPLATED N ACCORDANCE WITH CHAPTER 1 (TYP).



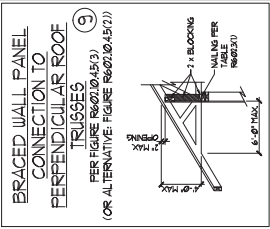
PER FIGURE ENGR303(4.5.1)



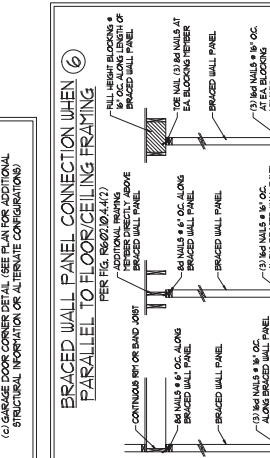
PER FIGURE ENGR303(4.5.2)



PER FIGURE ENGR303(4.5.1)



PER FIGURE ENGR303(4.5.3)



PER FIG. ENGR303(4.4.7)



APPLICABLE ONLY WHERE SPECIFIED ON PLAN.



120 MPH + I30 MPH ULTIMATE DESIGN WIND SPEED
STANDARD STRUCTURAL NOTES

DATE: NOVEMBER 14, 2019
SCALE: 1/4" = 1'-0"
DRAWN BY: JF
DESIGNED BY: JF

SO
STANDARD
NOTES



11/27/2020

FRAMING NOTES

- ALL FRAMING MEMBERS SHALL BE 2" MIN THICK (IN. x 8.75 IN. x 7.75 IN. E.). 1x6 JOISTS SHALL BE 1x6 S4S UNLESS NOTED OTHERWISE (INO.). ALL NOTED BEAMS SHALL BE 2" OPTIMUM (IN. x 5.75 IN. x 11.75 IN. E.). 2x6 JOISTS SHALL BE 2x6 S4S UNLESS NOTED OTHERWISE (INO.).
- LARNATED MEMBER (L.V.M.) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: 2x6 JOIST: 1.9 E. 1x6 JOIST: 1.9 E. 1x8 JOIST: 2.0 E. 1x10 JOIST: 2.0 E. PARALLEL BRAND LAMBER (P.B.L.) UP TO 10' DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: 2x6 JOIST: 1.9 E. 1x6 JOIST: 1.9 E. 1x8 JOIST: 2.0 E. 1x10 JOIST: 2.0 E. P.B.L. SHALL ALL CONNECTIONS PER MANUFACTURERS SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING AISC SPECIFICATIONS:
 - A. STRUCTURAL STEEL JOISTS: AISC 308
 - B. CHANNELS AND ANGLES: AISC 308
 - C. PLATES AND BEAMS: AISC 308
 - D. HOLLOW STRUCTURAL SECTIONS: AISC 308
 - E. STEEL PIPE: AISC 308
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A PERMIT BEARING LENGTH OF 3'-0" AND FULL FLANGE WIDTH (INO.). PROVIDE PERMIT BEAM SUPPORT TO EACH END. BEAMS SHALL BE ATTACHED AT THE EDGTH FLANGE TO EACH SUPPORT AS FOLLOWS (INO.):
 - A. I-BEAM: BOLTED TO TOP AND BOTTOM FLANGES
 - B. W-SECTION: BOLTED TO TOP AND BOTTOM FLANGES
 - C. CHANNEL: BOLTED TO TOP AND BOTTOM FLANGES
 - D. PLATE: BOLTED TO TOP AND BOTTOM FLANGES
 - E. BEAM: BOLTED TO TOP AND BOTTOM FLANGES
- ALL LOAD BEARERS OR OTHER TRUSSES PARALLEL TO WALLS ARE TO BE FULLY OR TO STUDS PERMIT OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR OTHER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS SHALL BE BRACED AT 2'-0" CENTERS MAJORIT, AND BRACED AT TOP AND BOTTOM OF BEAM IF BEAM DEPTH EXCEEDS 12". BRACING SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO INSTALLATION.

GENERAL NOTES

- ENGINEER SEAL APPLIED ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF PARTITION WALLS, VALLEY ROOFERS (STONE WALLS BEFORE FINISH), AND OTHER PARTITION WALLS. ENGINEER SEAL DOES NOT APPLY TO LOADS OR FLOORPLAN TRADE LAYOUT DESIGN AND ACCURACY.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2009 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION OF NON-STRUCTURAL TRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF NON-STRUCTURAL TRADES AND SHALL CONFORM TO THE CONTRACT DOCUMENTS.
- STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2009 EDITION (SEISMIC + FEMT):

SEISMIC CRITERIA	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN)
ATTC WITH LIMITED STORAGE	20	10/10	0.125 (L/360) W/ BRITTLE FINISHES
ATTC WITH STORAGE	30	10/10	0.125 (L/360)
EXTERIOR BALCONIES	40	10/10	0.125 (L/360)
FIRE ESCAPES	40	10/10	0.125 (L/360)
REAR PORCHES	30 (LS OR 60 (PL))	10/10	0.125 (L/360)
PASSENGER VEHICLE GARAGE	40	10/10	0.125 (L/360)
SLEEPING ROOMS	40	10/10	0.125 (L/360)
REAR PORCHES	30 (LS OR 60 (PL))	10/10	0.125 (L/360)
GROUND SMOULD, P3	20 (BASED ON TABLE R602.4 (IND. ZONE AND EPOXIDE))		

 - 1-HOUR SYSTEMS DERIVED WITH 15 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
 - FLOOR TRUSS SYSTEMS DERIVED WITH 15 PSF DEAD LOAD
 - FOR IS AND 180 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 604 OF THE NRC, 2009 EDITION, FOR 130 MPH, 140 MPH, AND 160 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 604 OF THE NRC, 2009 EDITION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 1 OF THE NRC, 2009 EDITION.

FOOTING AND FOUNDATION NOTES

- FRAMES SHALL BE BUILT ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER FOR BEARING CAPACITY IF NOT AGREED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL, AND FOREAN MATERIAL REMOVED. FULL MATERIAL SHALL BE FREE OF VEGETATION AND FOREAN MATERIAL. THE FULL SHALL BE REMOVED AND THE AREA TO BE FULLED WITH CLEAN SAND OR CLEAN GRAVEL. A 4" THICK SAND OR CLEAN GRAVEL OR SAND-DRAVEL MIXTURE SHALL BE PLACED IN A 6" DEEP COURSE IF NOT REQUIRD THERE. A CONCRETE SLAB IS INSTALLED ON WEL-DRAINED SAND OR GRAVEL, MOISTURE SOILS CLAIMED AS GROUP 1, IS NOT REQUIRD THERE IN ACCORDANCE WITH TABLE 602 OF THE NRC, 2009 EDITION.
- PROVIDE SLAB WITH POSITIVE MOMENT TO CONCRETE WITHIN 2'-0" OF WALLS WITH 4 #5 BARS AT 18" ON CENTER WITHIN 18" OF WALLS. 4 #5 BARS SHALL BE WELDED TO EACH OTHER AND TO REINFORCING BARS. ALL REINFORCING BARS SHALL BE WELDED TO EACH OTHER AND TO REINFORCING BARS. ALL REINFORCING BARS SHALL BE WELDED TO EACH OTHER AND TO REINFORCING BARS.
- CONCRETE SHALL CONFORM TO SECTION 602 OF THE NRC, 2009 EDITION. CONCRETE REINFORCING STEEL TO BE A573 A65 GRADE 60 UNLESS NOTED OTHERWISE. PROVIDE A MINIMUM 2" CLEARANCE FROM REINFORCING STEEL TO 3" IN WALLS AND 1 1/2" IN SLABS. PROVIDE A MINIMUM 2" CLEARANCE FROM REINFORCING STEEL TO 3" IN WALLS AND 1 1/2" IN SLABS. PROVIDE A MINIMUM 2" CLEARANCE FROM REINFORCING STEEL TO 3" IN WALLS AND 1 1/2" IN SLABS. PROVIDE A MINIMUM 2" CLEARANCE FROM REINFORCING STEEL TO 3" IN WALLS AND 1 1/2" IN SLABS.
- MAJORIT UNITS TO SPILLERS TO AGE EXPOSURE WITH 1467. HOPIER SHALL CONFORM TO AISC 308.
- CONCRETE SHALL CONFORM TO SECTION 602 OF THE NRC, 2009 EDITION. CONCRETE REINFORCING STEEL TO BE A573 A65 GRADE 60 UNLESS NOTED OTHERWISE. PROVIDE A MINIMUM 2" CLEARANCE FROM REINFORCING STEEL TO 3" IN WALLS AND 1 1/2" IN SLABS. PROVIDE A MINIMUM 2" CLEARANCE FROM REINFORCING STEEL TO 3" IN WALLS AND 1 1/2" IN SLABS.
- THE CENTER OF EACH OF THE FEET SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING UNLESS OTHERWISE NOTED IN THE DRAWINGS OF THE FEET.
- ALL FOOTINGS SHALL BE BUILT ON THE PROVISIONS OF SECTION 602 OF THE NRC, 2009 EDITION OR IN ACCORDANCE WITH SECTION 602 OF THE NRC, 2009 EDITION. CONCRETE REINFORCING STEEL SHALL BE A573 A65 GRADE 60 UNLESS NOTED OTHERWISE.
- CONCRETE SHALL CONFORM TO SECTION 602 OF THE NRC, 2009 EDITION. CONCRETE REINFORCING STEEL TO BE A573 A65 GRADE 60 UNLESS NOTED OTHERWISE. PROVIDE A MINIMUM 2" CLEARANCE FROM REINFORCING STEEL TO 3" IN WALLS AND 1 1/2" IN SLABS. PROVIDE A MINIMUM 2" CLEARANCE FROM REINFORCING STEEL TO 3" IN WALLS AND 1 1/2" IN SLABS.

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