



# 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 VAULTS (4-17)
- 7.) ADDED I-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 2-4" 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 1/2" 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)

Inventory Marked

Dakmont 6/2

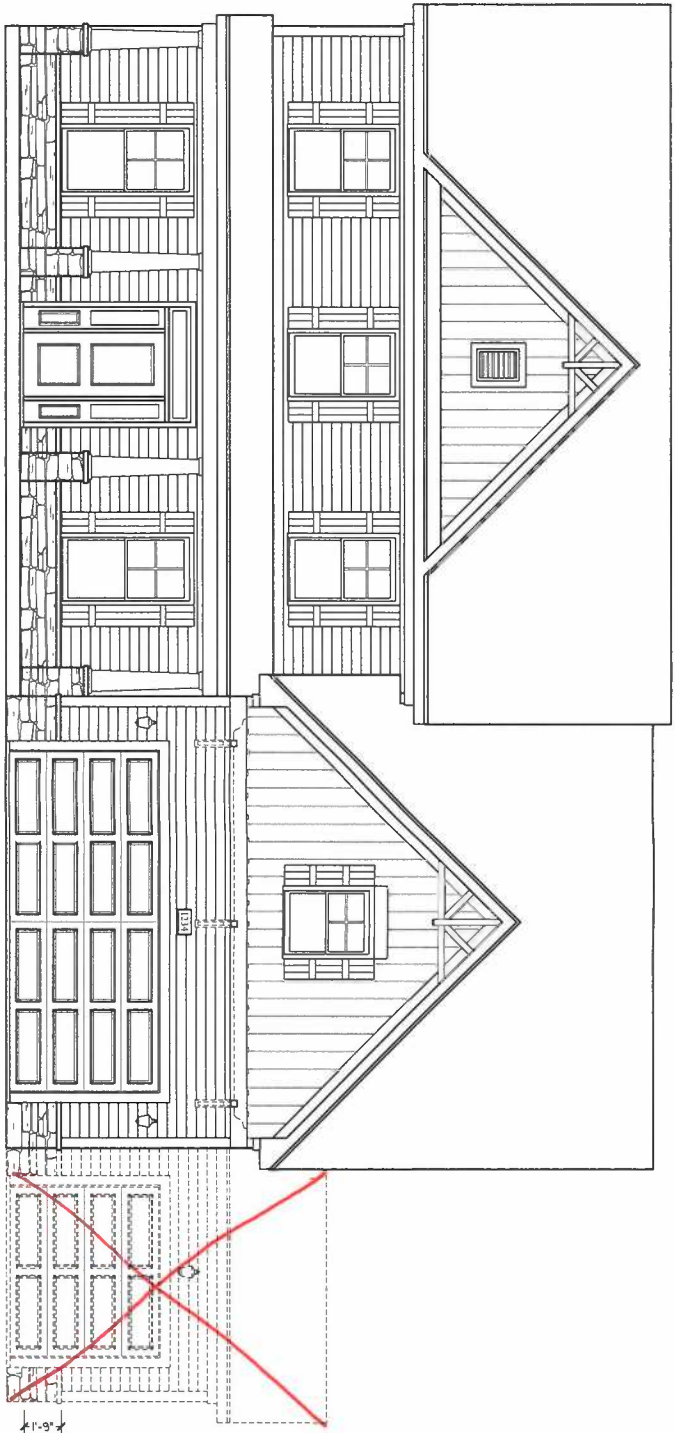
COVER SHEET

H&H HOMES  
ROOSEVELT

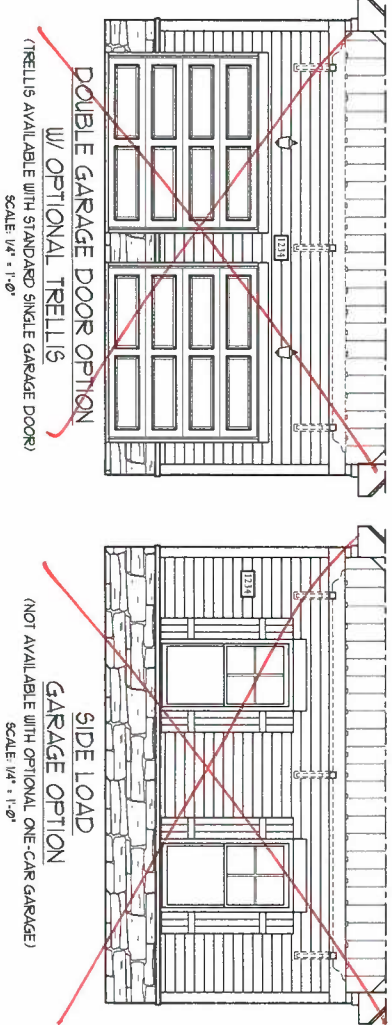
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ENGINEERED BY:
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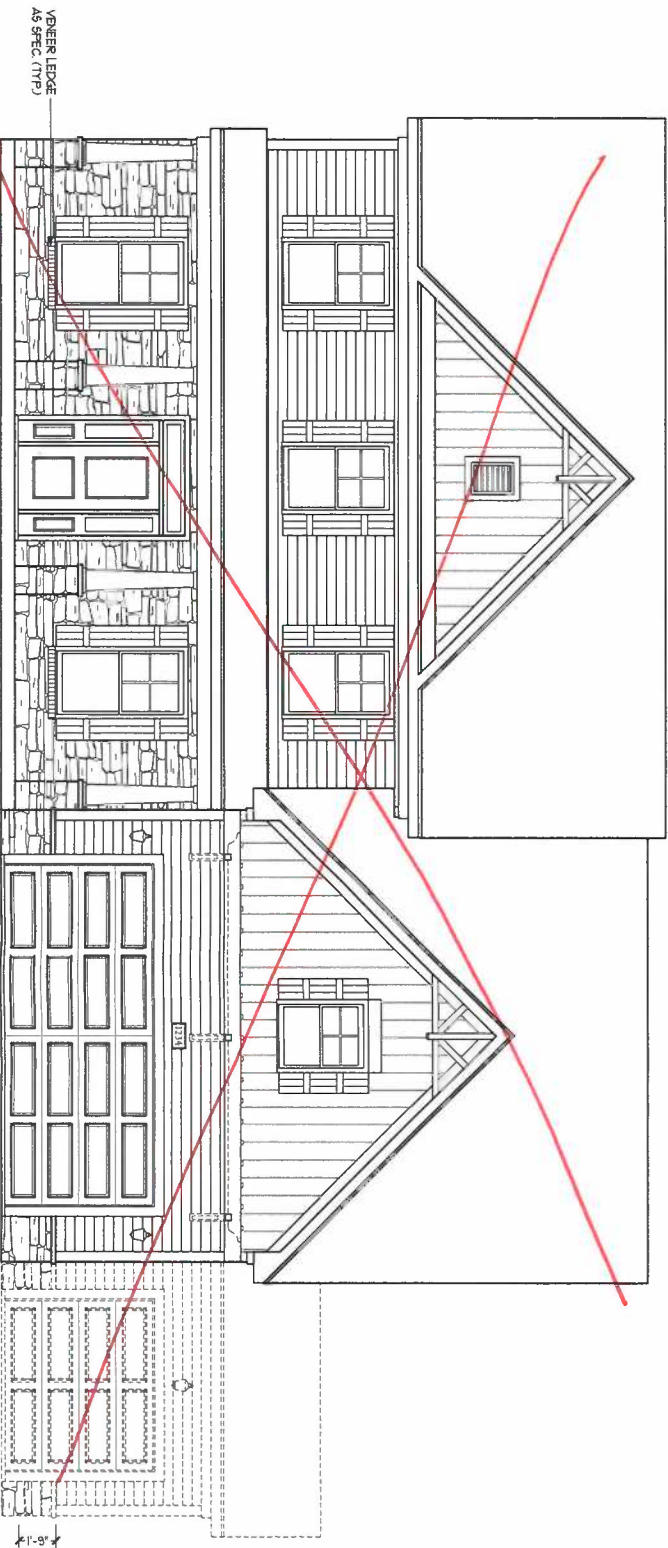


FRONT ELEVATION-B-2  
SCALE: 1/4" = 1'-0"



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

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



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

ROOFER LEDGE  
AS SPEC. (TYP)

**J.S. THOMPSON**  
ENGINEERING, INC.  
606 BALDWIN, SUITE 21005  
RALEIGH, NC 27605  
PHONE: (919) 789-9911  
FAX: (919) 789-9911  
N.C. LICENSE NO. 07193



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H&H HOMES, INC.  
ROOSEVELT

DATE: APRIL 26, 2017  
REV: MAY 01, 2020  
SCALE: AS NOTED  
DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:

B-2 & B-3  
ELEVATIONS w/  
STONE

A-2.2

**FOUNDATION VENTILATION CALCULATION**  
 1169 SQ. FT. OF CRAWL SPACE DIVIDED BY 1500 EQUALS 17.53 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.

**70 MPH ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT.**

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 1" INTO MASONRY OR CONCRETE. LOCATE BOLT WITH MIDDLE THIRD OF PLATE WIDTH. MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- EXTERIOR WALLS DESIGNED FOR 80 MPH WINDS.
- WALL CLADDING DESIGNED FOR +5.5 PSF AND -3.0 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
- ROOF CLADDING DESIGNED FOR +4.3 PSF AND -8.6 PSF FOR ROOF PITCHES 1/2 TO 1/12 AND -10 PSF AND -36 PSF FOR ROOF PITCHES 2/12 TO 1/2.
- INSTALL 1/4" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION R602.03 OF THE N.C.R.C. 2018 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 1 OF THE N.C.R.C. 2018 EDITION.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

**80 MPH ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT.**

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 ("HIGH WIND ZONES" FOR 80 MPH WINDS).
- BUILDER IS TO PROVIDE BRACING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES" FOR 80 MPH WINDS) OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- FOUNDATION ANCHORAGE TO COMPLY WITH REGION 4B/4C OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- WALL CLADDING DESIGNED FOR +4.3 PSF AND -8.6 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
- ROOF CLADDING DESIGNED FOR +2.2 PSF AND -4.4 PSF FOR ROOF PITCHES 1/2 TO 1/12 AND -14 PSF AND -51 PSF FOR ROOF PITCHES 2/12 TO 1/2.
- 1/4" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
- WALLS TO BE BRACED IN ACCORDANCE WITH SECTION R602.03 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION AND AS NOTED ON PLANS.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 1 OF THE N.C.R.C. 2018 EDITION.

**STRUCTURAL NOTES:**

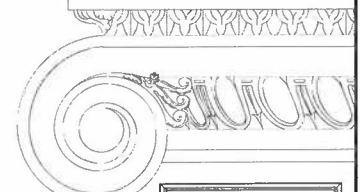
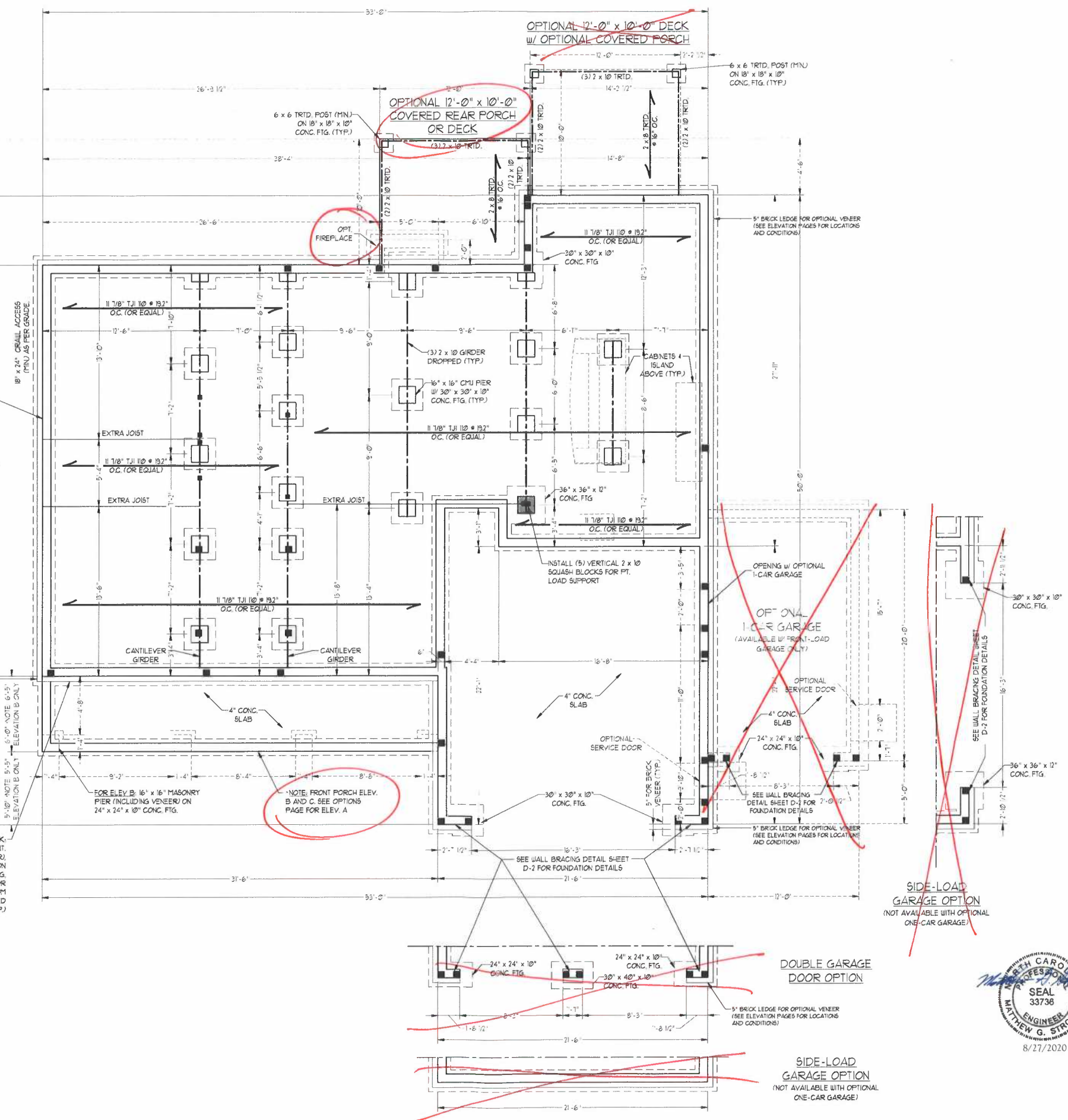
- ALL FRAMING LUMBER TO BE #2 SPF (UND). ALL TREATED LUMBER TO BE #1 SYP (UND).
- INSTALL AN EXTRA OR DOUBLE JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION.
- SHADED PIERS TO BE FILLED SOLID.
- INSTALL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

NOTE: ECI 45009-18 JOISTS MAY BE INSTALLED IN LIEU OF TJI 110 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE PLAN.

8" FDN. ON 16" WIDE BY 8" DEEP CONT. CONC. FTG. (TYP.) OR FOR "HIGH WIND ZONES" 8" FDN. ON 24" WIDE BY 8" DEEP CONT. CONC. FTG. REINFORCED W/ THREE #4 REBAR (OR TWO #5 BARS) AT 3" ABOVE THE BOTTOM OF THE FTG. SPLICES MUST BE OVERLAPPED 25" MIN. (TYP.)

5" BRICK LEDGE FOR OPTIONAL VENEER (SEE ELEVATION PAGES FOR LOCATIONS AND CONDITIONS)

FOR OPTIONAL BRICK, 12" FDN. ON 20" WIDE BY 8" DEEP CONT. CONC. FTG. (TYP. FOR BRICK VENEER) OR FOR "HIGH WIND ZONES" 12" FDN. ON 24" WIDE BY 8" DEEP CONT. CONC. FTG. REINFORCED WITH THREE #4 REBAR (OR TWO #5 BARS) AT 3" ABOVE THE BOTTOM OF THE FTG. SPLICES MUST BE OVERLAPPED 25" MIN. (TYP.)



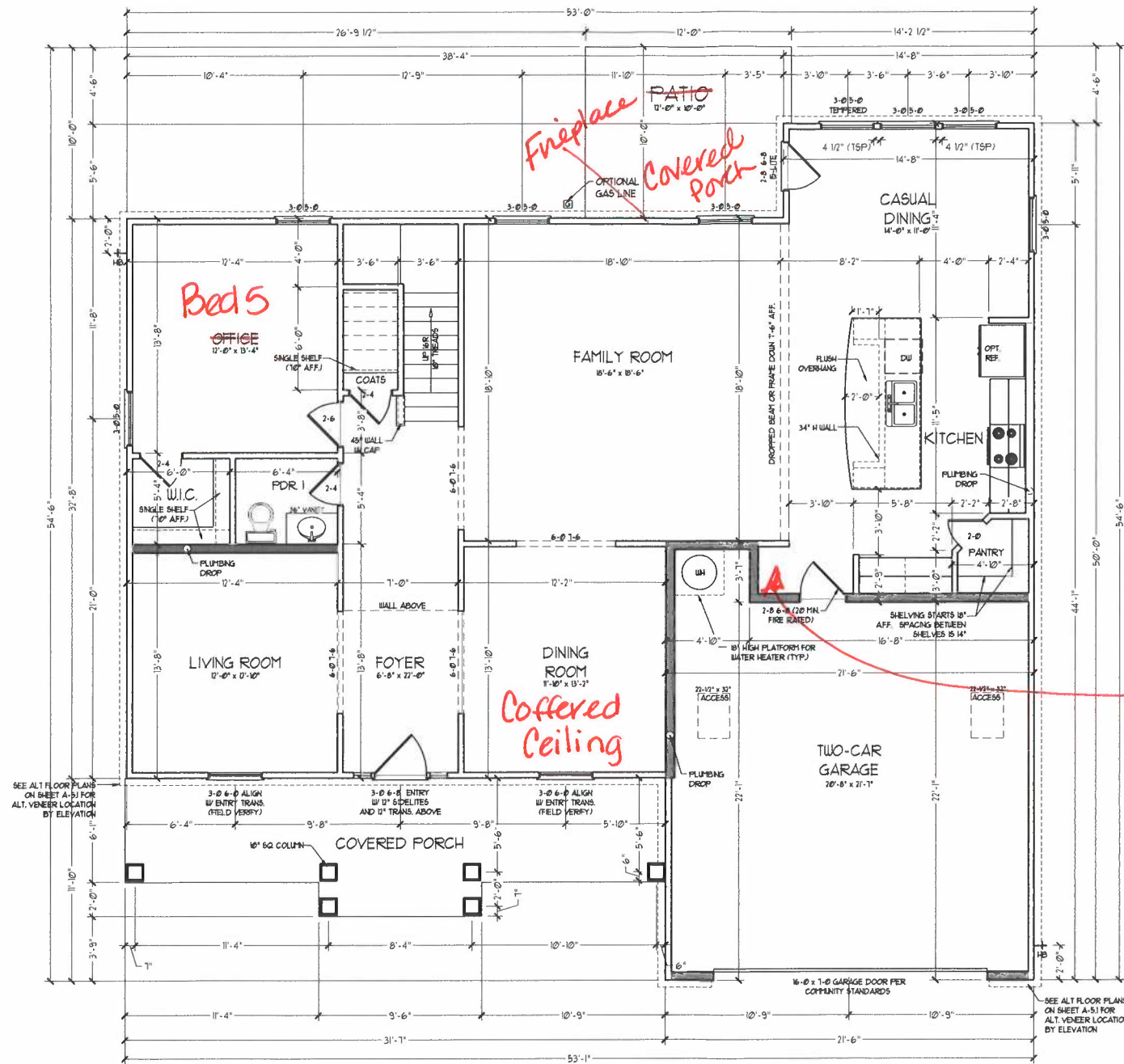
**J.S. THOMPSON ENGINEERING, INC.**  
 606 WADE AVE., SUITE 104 RALEIGH, NC 27605  
 PHONE: (919) 789-9919 FAX: (919) 789-9921  
 N.C. LICENSE NO.: C-11733

**ROOSEVELT H&H HOMES, INC.**

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



SHEET 1 OF 12  
 S-1.1a  
 CRAWL FOUNDATION PLAN



FIRST FLOOR PLAN  
(A-1)

SEE PARTIAL FLOOR PLANS ON SHEET A-6.2, 6.3, 6.4 FOR CHANGES TO THE EXTERIOR VENEER FOR ALL ELEVATIONS.

SQUARE FOOTAGE	
1st FLOOR:	1503 SQ. FT.
2nd FLOOR:	1203 SQ. FT.
TOTAL:	3436 SQ. FT.
GARAGE:	483 SQ. FT.
FRONT PORCH (A ELEVATIONS):	207 SQ. FT.
FRONT PORCH (B ELEVATIONS):	207 SQ. FT.
FRONT PORCH (C ELEVATIONS):	89 SQ. FT.
STANDARD REAR PATIO:	11 SQ. FT.
OPTIONAL BASEMENT:	1439 SQ. FT.
1st FLOOR OPTIONS:	
OPTIONAL FIREPLACE:	10 SQ. FT.
UNHEATED OPTIONS:	
OPT. 1-CAR GARAGE:	248 SQ. FT.
OPT. 11'-0" x 10'-0" PATIO:	116 SQ. FT.
OPT. COVERED REAR PORCH:	11 SQ. FT.
OPT. 3-CAR SIDE ENTRY GARAGE:	1071 SQ. FT.

SQUARE FOOTAGE W/ FULL BRICK VENEER	
1st FLOOR:	1646 SQ. FT.
2nd FLOOR:	1397 SQ. FT.
TOTAL:	3526 SQ. FT.
GARAGE:	483 SQ. FT.
FRONT PORCH (A ELEVATIONS):	207 SQ. FT.
FRONT PORCH (B ELEVATIONS):	207 SQ. FT.
FRONT PORCH (C ELEVATIONS):	89 SQ. FT.
STANDARD REAR PATIO:	11 SQ. FT.
OPTIONAL BASEMENT:	1464 SQ. FT.
1st FLOOR OPTIONS:	
OPTIONAL FIREPLACE:	14 SQ. FT.
UNHEATED OPTIONS:	
OPT. 1-CAR GARAGE:	259 SQ. FT.
OPT. 11'-0" x 10'-0" PORCH:	126 SQ. FT.
OPT. COVERED REAR PORCH:	11 SQ. FT.
OPT. 3-CAR SIDE ENTRY GARAGE:	146 SQ. FT.

NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 @ 16" O.C. (UND). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UND) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UND).  
3/8" WALL  
\* SHADY 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.  
500 WADE AVE., SUITE 104  
RALEIGH, NC 27605  
PHONE: (919) 789-9919  
FAX: (919) 789-9921  
N.C. LICENSE NO. C-1733

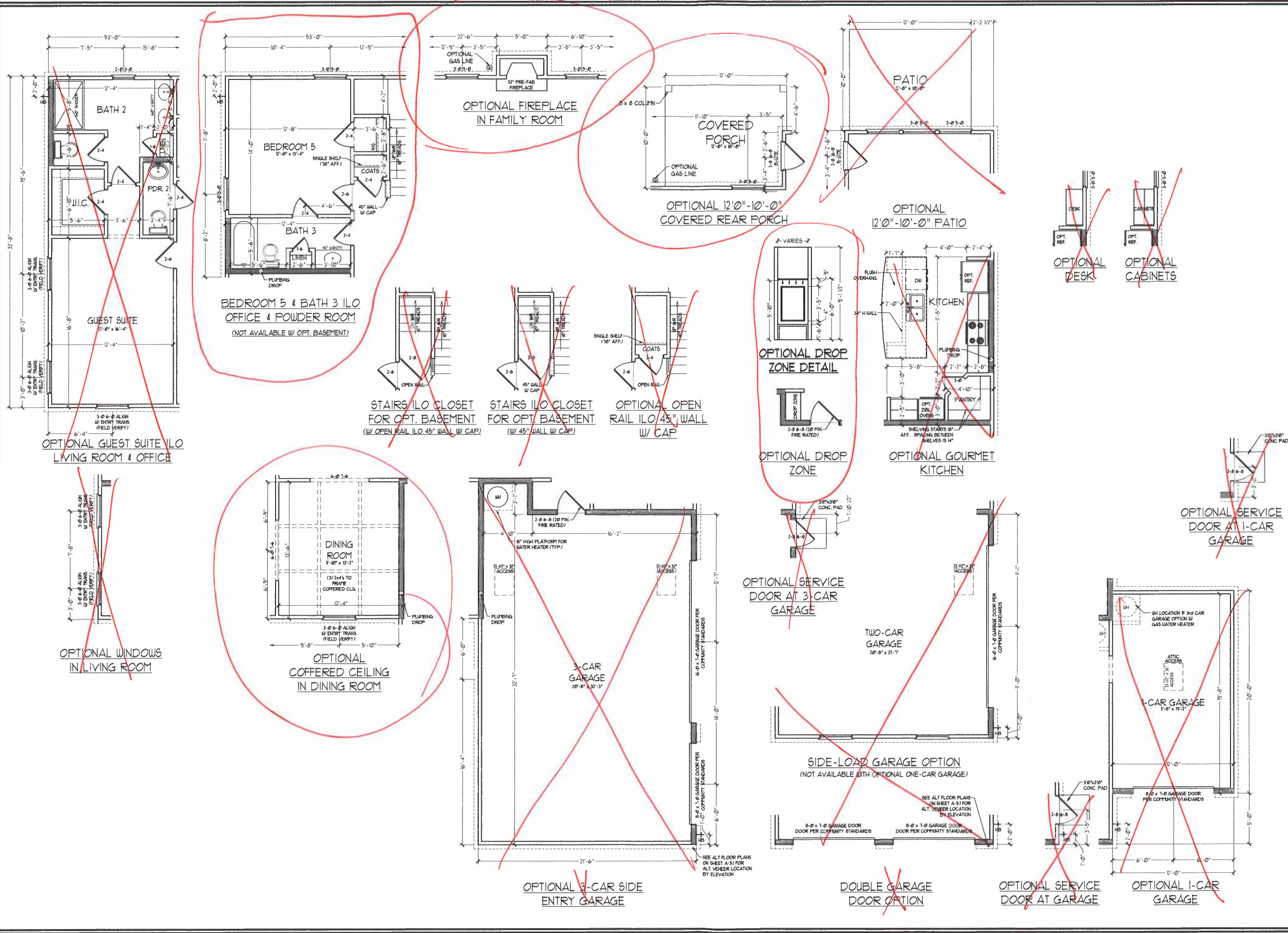


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H&H HOMES, INC.  
ROOSEVELT

DATE: APRIL 26, 2017  
REV.: MAY 01, 2020  
SCALE: 1/4"=1'-0"  
DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:

FIRST FLOOR PLAN  
A-6



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

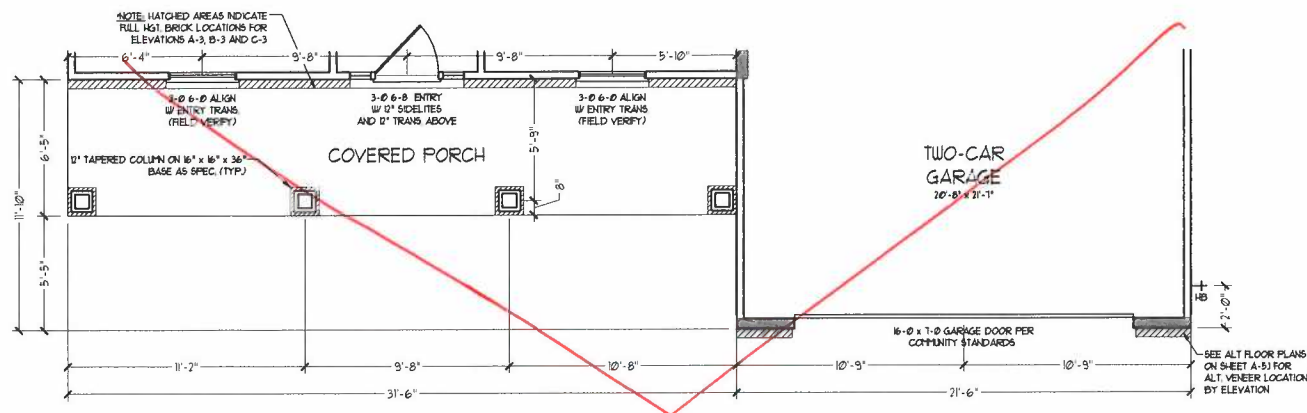


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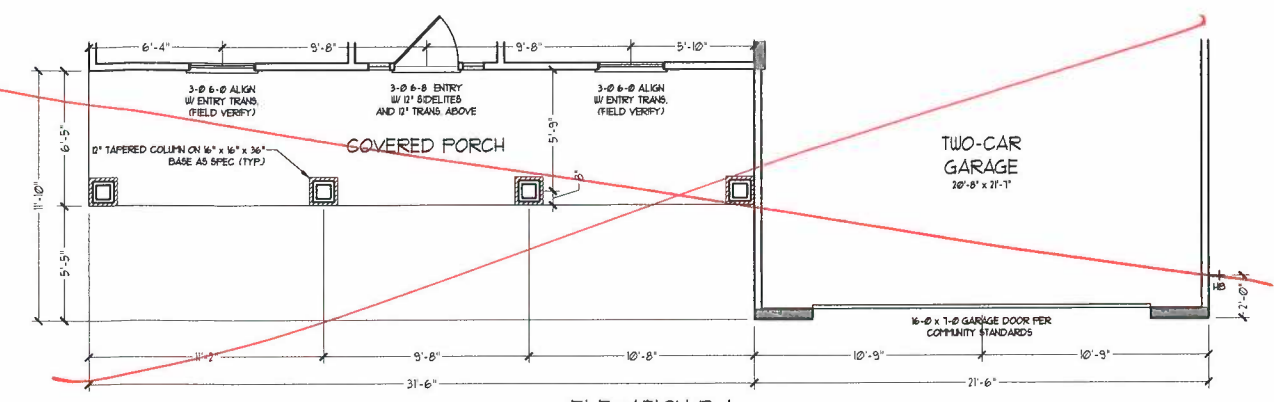
**H&H HOMES, INC.**  
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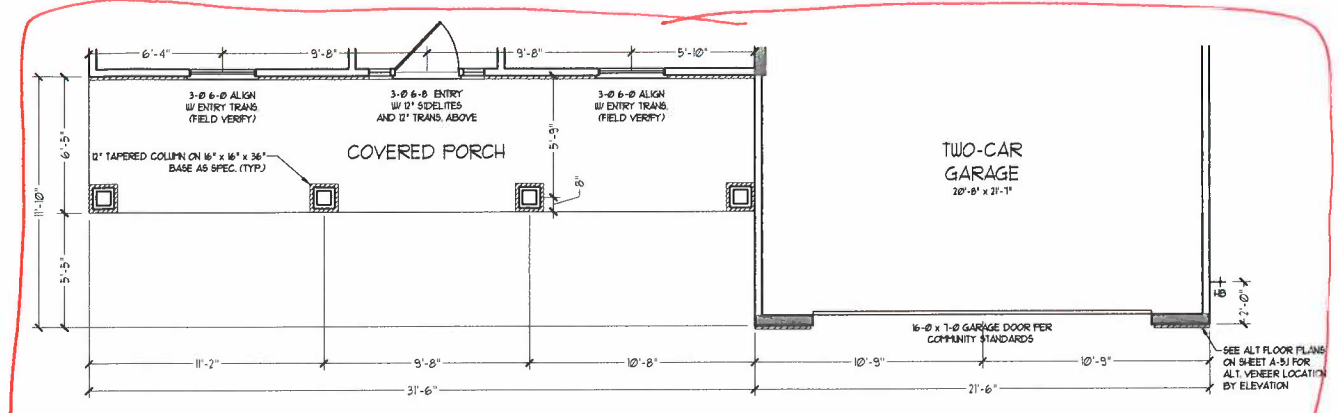
FIRST FLOOR PLAN OPTIONS  
**A-6.1**



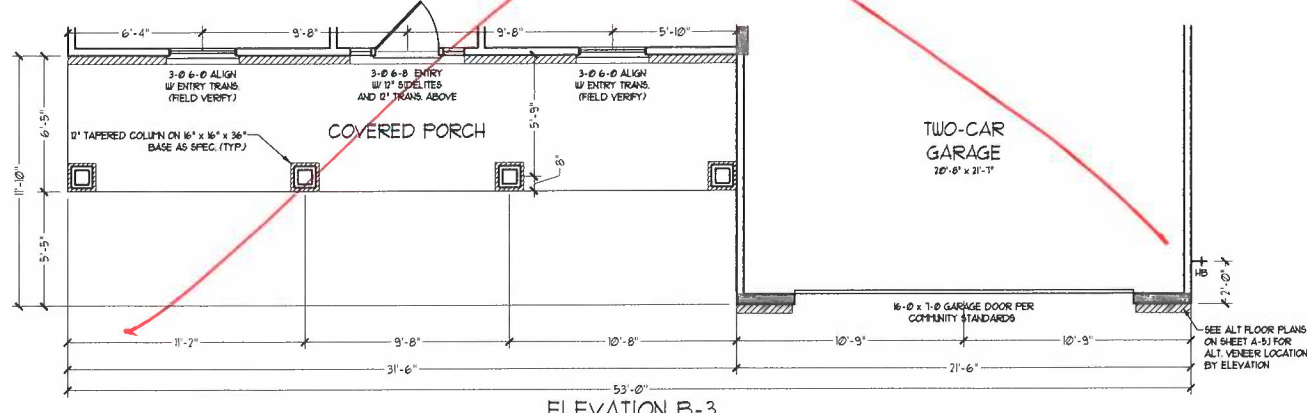
ELEVATION B-2  
(WITH BRICK)



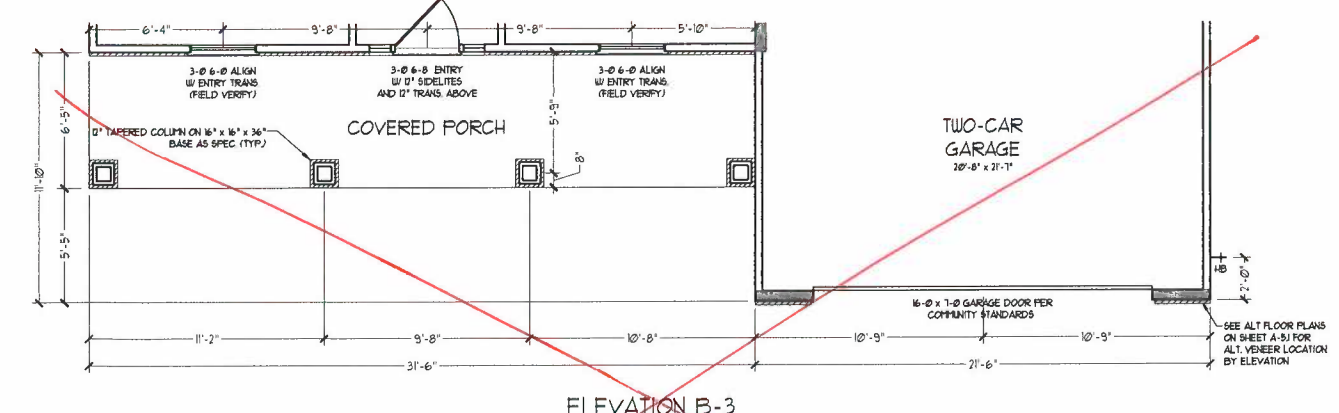
ELEVATION B-1



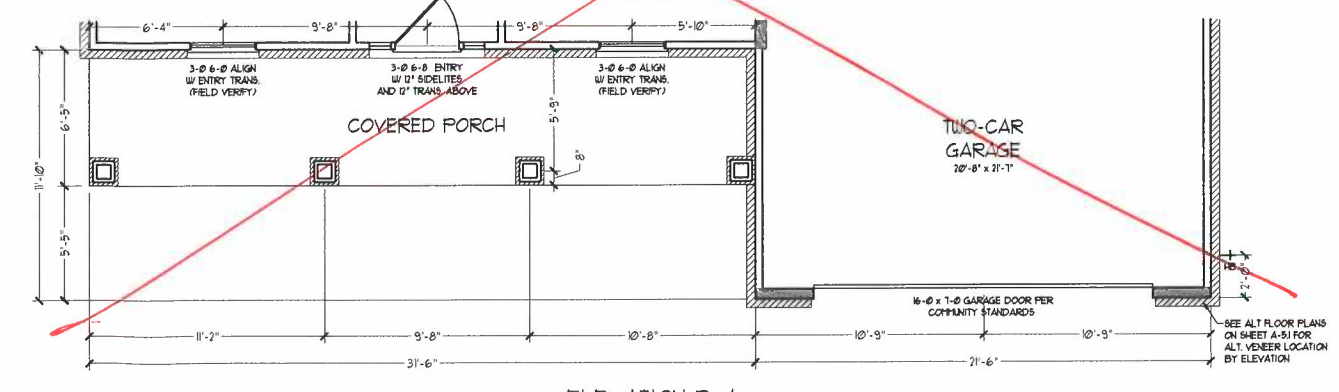
ELEVATION B-2  
(WITH STONE)



ELEVATION B-3  
(WITH BRICK)



ELEVATION B-3  
(WITH STONE)



ELEVATION B-4  
(WITH STONE)

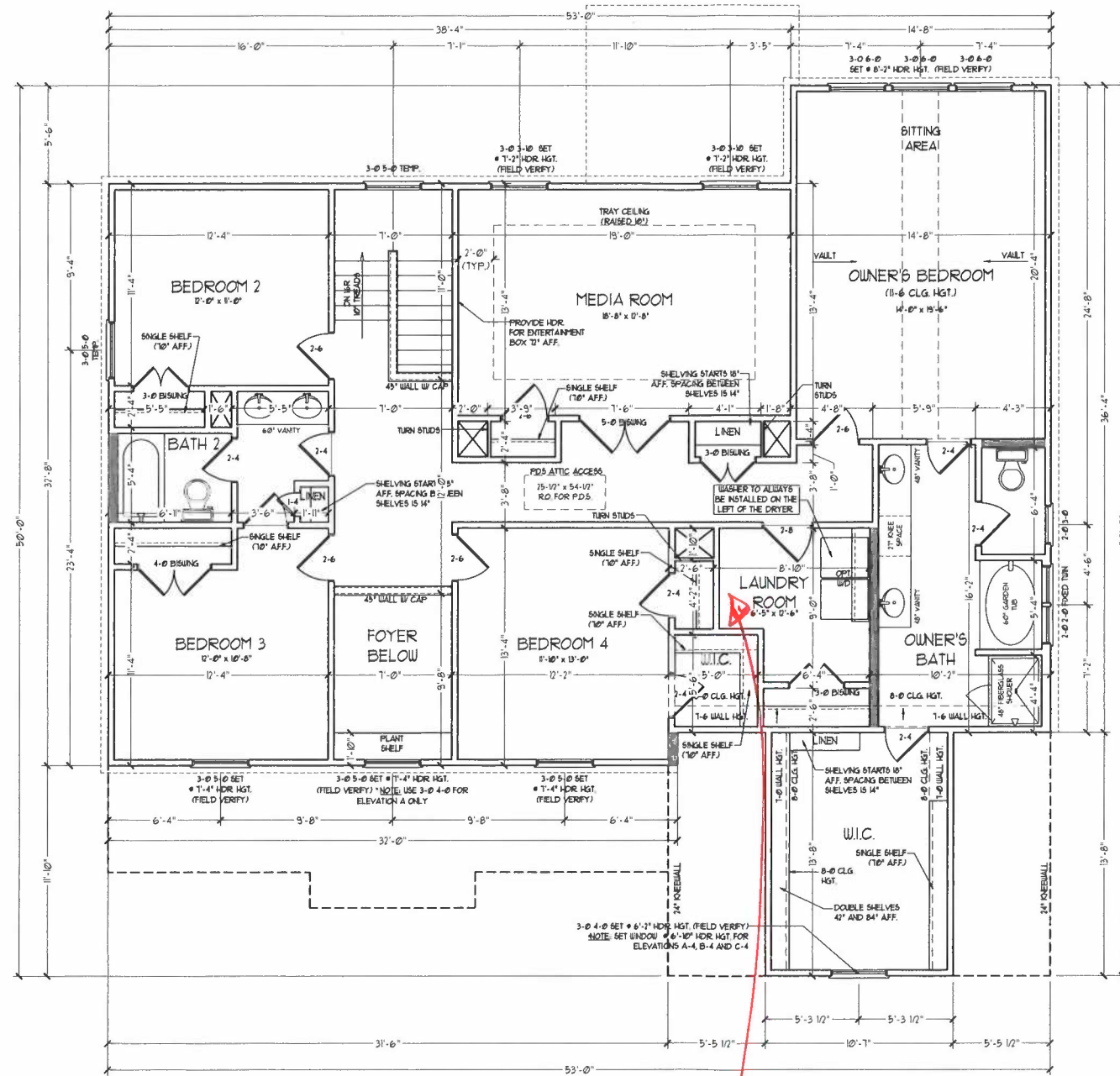
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RALEIGH, NC 27605  
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H&H HOMES, INC.  
ROOSEVELT

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SCALE: 1/4"=1'-0"  
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FIRST FLOOR  
PARTIAL PLANS -  
B ELEVATIONS  
A-6.3

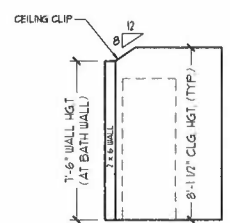


SECOND FLOOR PLAN

*Workstation*

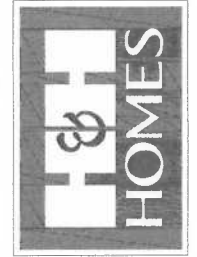
NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 @ 16" O.C. (IND). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (IND) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (IND).

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



CLIPPED CEILING OWNER'S BATH AND BEDROOM 4 BATH

**J.S. THOMPSON ENGINEERING, INC.**  
 606 WADE AVE., SUITE 104  
 WALKER, NC 27665  
 PHONE: (919) 789-9919  
 FAX: (919) 789-9921  
 N.C. LICENSE NO. C-1113



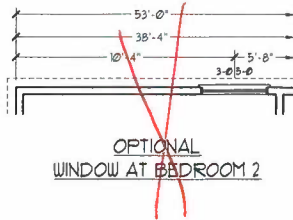
PLEASE PROMPTLY NOTIFY SALES REPRESENTATIVE OF ANY CHANGES TO THE PLAN. ALL DIMENSIONS AND MATERIALS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND DIMENSIONS WILL BE DETERMINED BY THE SITE PLAN AND PLOT PLAN. FLOOR PLANS AND ELEVATIONS/RENDERINGS ARE ARTIST CONCEPTIONS AND NOT TO BE USED FOR CONSTRUCTION OR DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT © 2017 H&H HOMES

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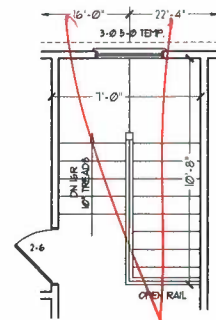
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SECOND FLOOR PLAN  
 A-7

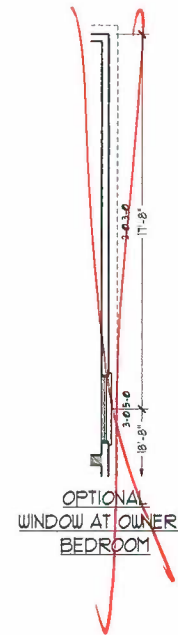




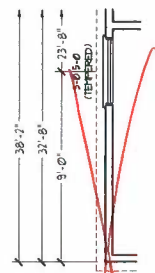
OPTIONAL WINDOW AT BEDROOM 2



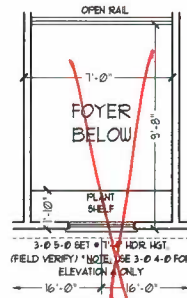
OPTIONAL OPEN RAIL AT STAIRS



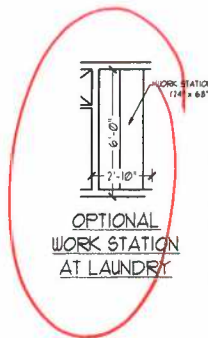
OPTIONAL WINDOW AT OWNER'S BEDROOM



OPTIONAL WINDOW AT BEDROOM 3



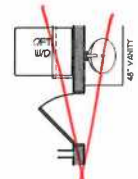
OPTIONAL OPEN RAIL AT FOYER



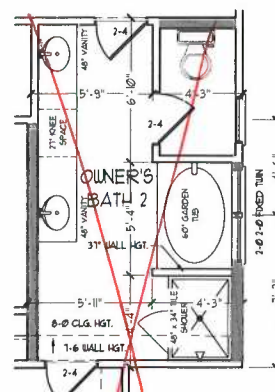
OPTIONAL WORK STATION AT LAUNDRY



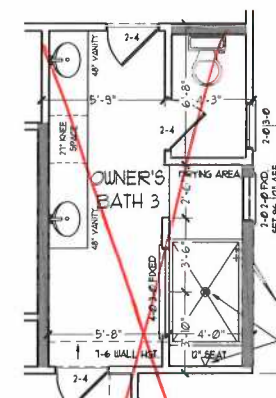
OPTIONAL SINK AT LAUNDRY



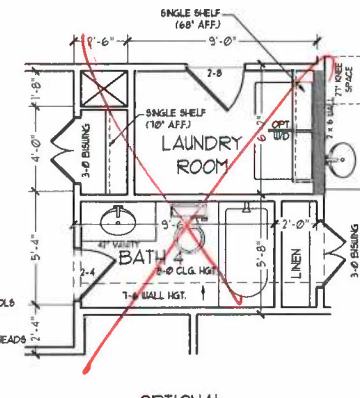
OPTIONAL DOOR AT LAUNDRY ROOM/OWNER'S BATH



OPTIONAL OWNER'S BATH 2



OPTIONAL OWNER'S BATH 3



OPTIONAL BATH 4

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ENGINEERING, INC.  
606 WADE AVE., SUITE 104  
RALEIGH, NC 27605  
PHONE: (919) 789-9910  
FAX: (919) 789-9921  
N.C. LICENSE NO. C-1713



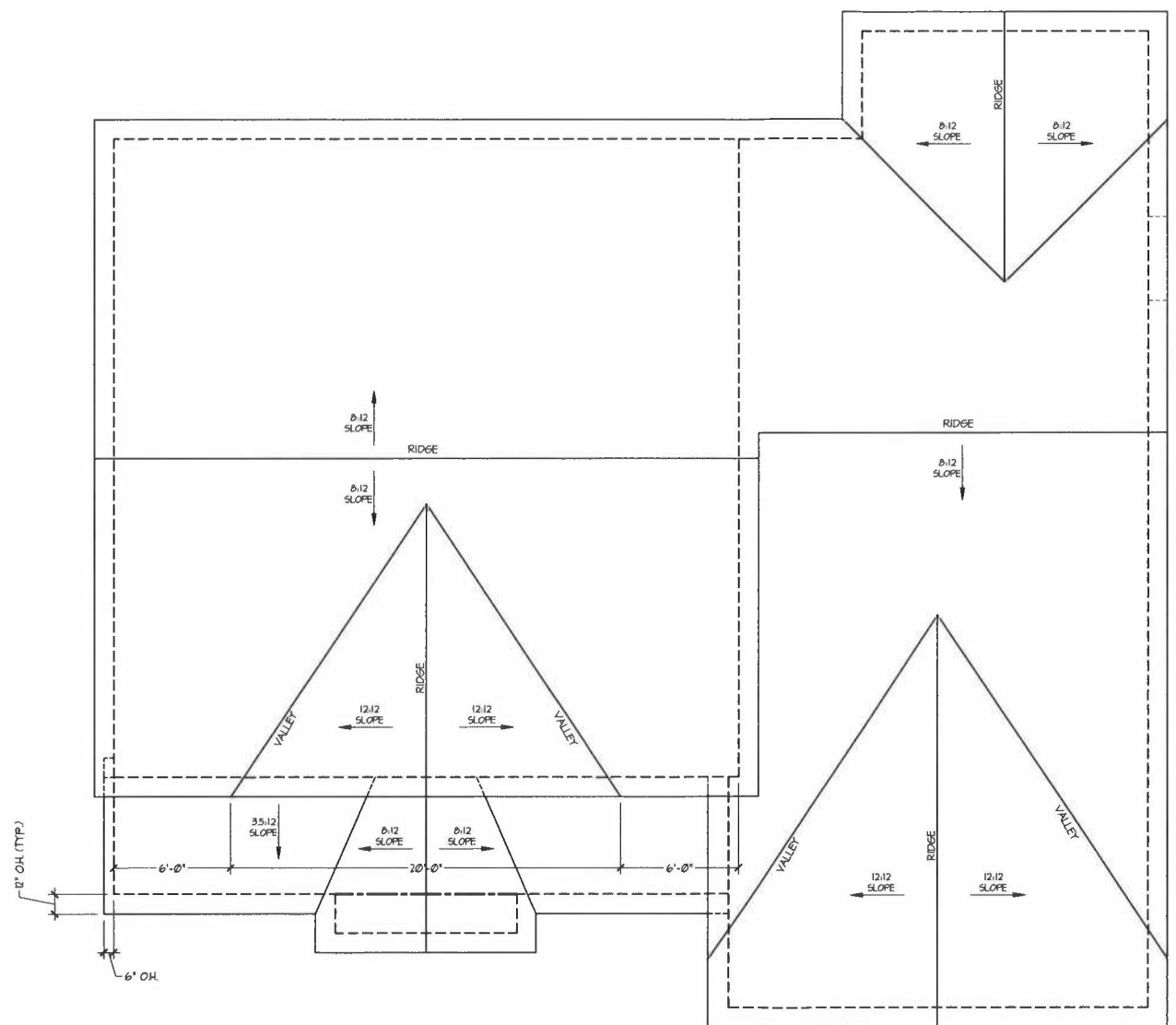
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ROOSEVELT

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SECOND FLOOR PLAN - OPTIONS

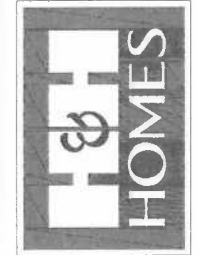
A-7.1



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	

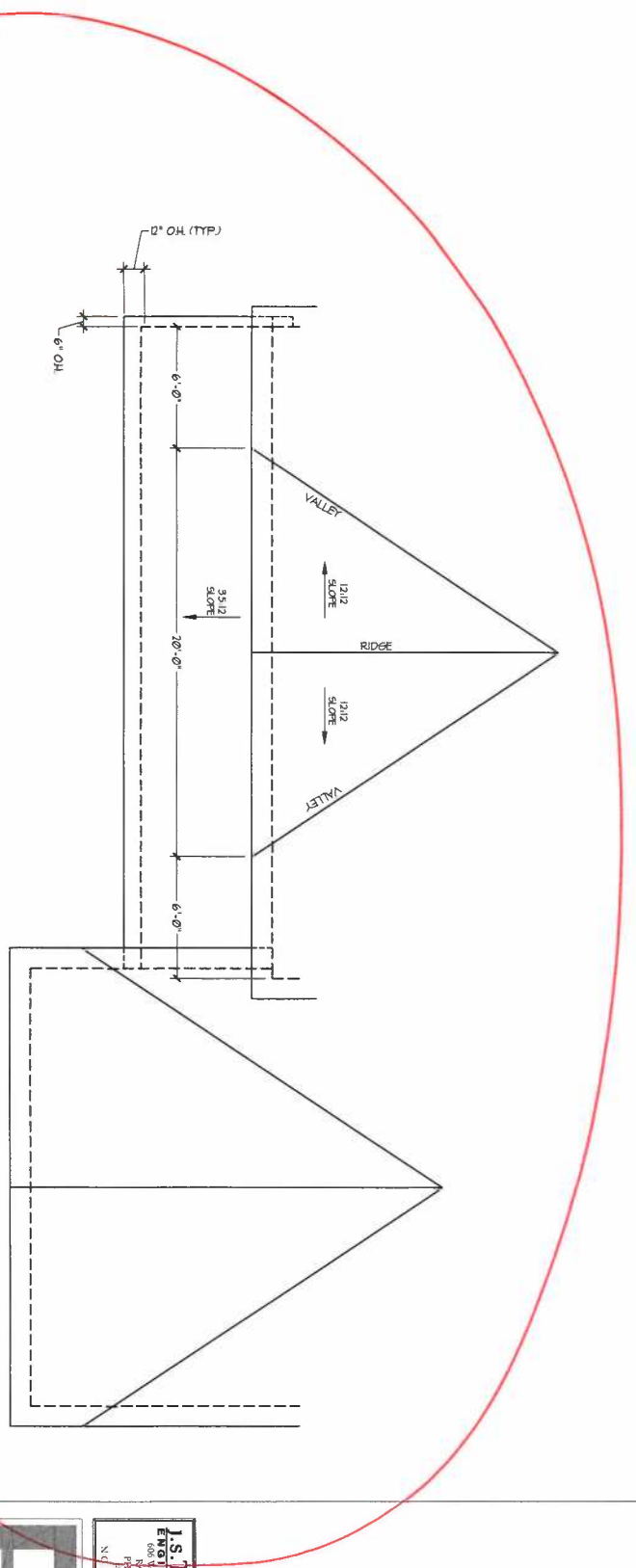
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**ENGINEERING, INC.**  
 606 WADE AVE., SUITE 104  
 RALEIGH, NC 27605  
 PHONE: (919) 789-9919  
 FAX: (919) 789-9921  
 N.C. LICENSE NO.: C-1133



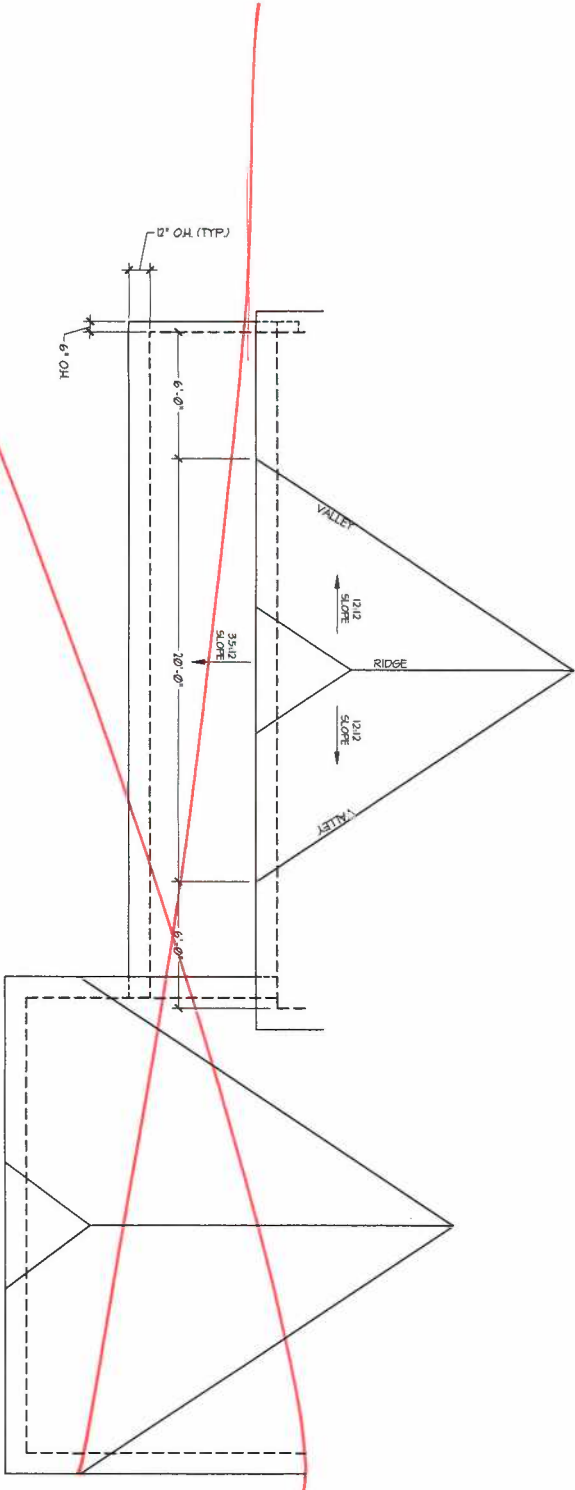
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ROOF PLAN  
B ELEVATIONS



ROOF PLAN  
C ELEVATIONS

**J.S. THOMPSON**  
ENGINEERING, INC.  
460 W. STATE AVE., SUITE 104  
DALLAS, TEXAS 75201  
PHONE: (972) 789-9910  
FAX: (972) 789-9911  
N.E. LICENSE NO. 03113

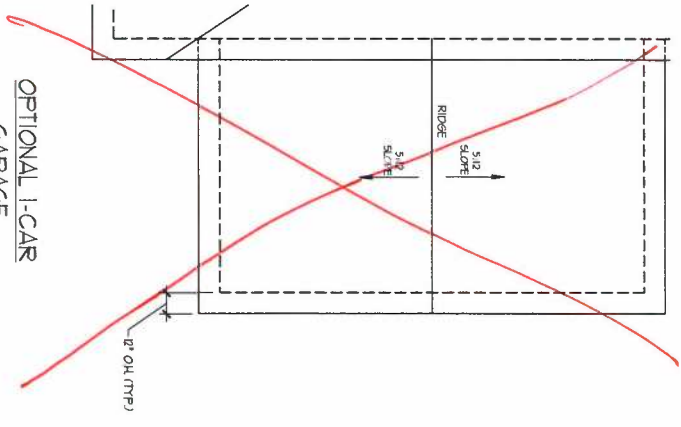
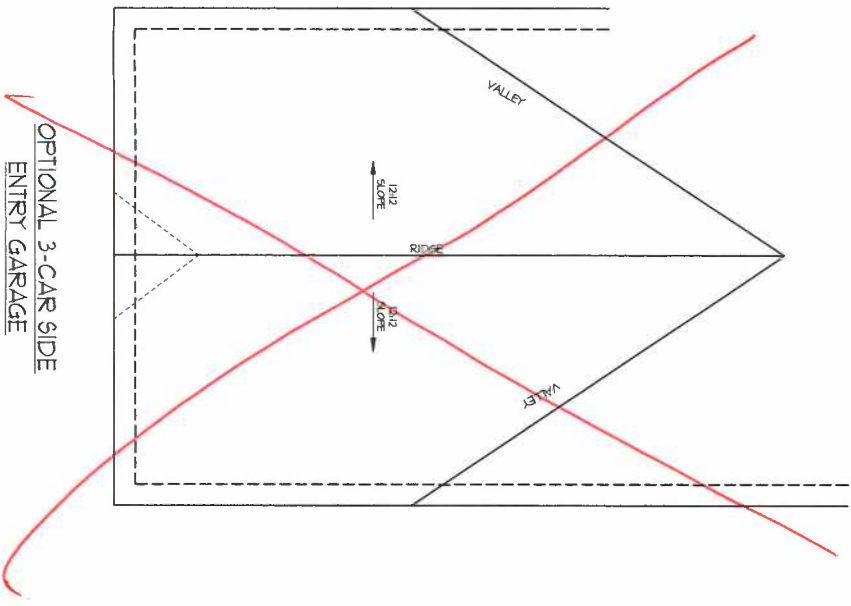
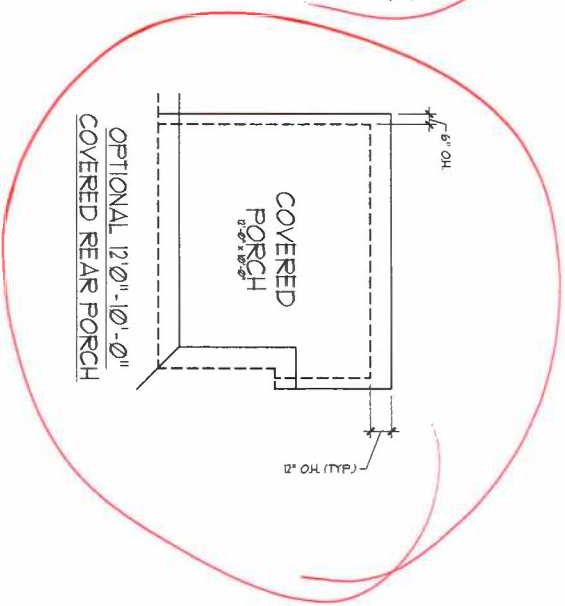
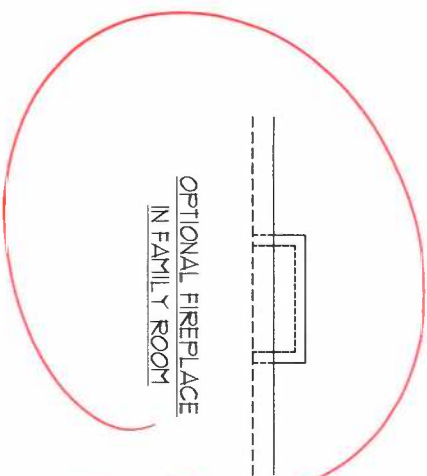


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B & C  
ELEVATIONS  
PARTIAL ROOF  
PLANS  
A-8.1



**J.S. THOMPSON**  
ENGINEERING, INC.  
1001  
WALTON, NC 27055  
PHONE: 919.786.9919  
FAX: 919.786.9921  
N.C. LICENSE NO. 52173

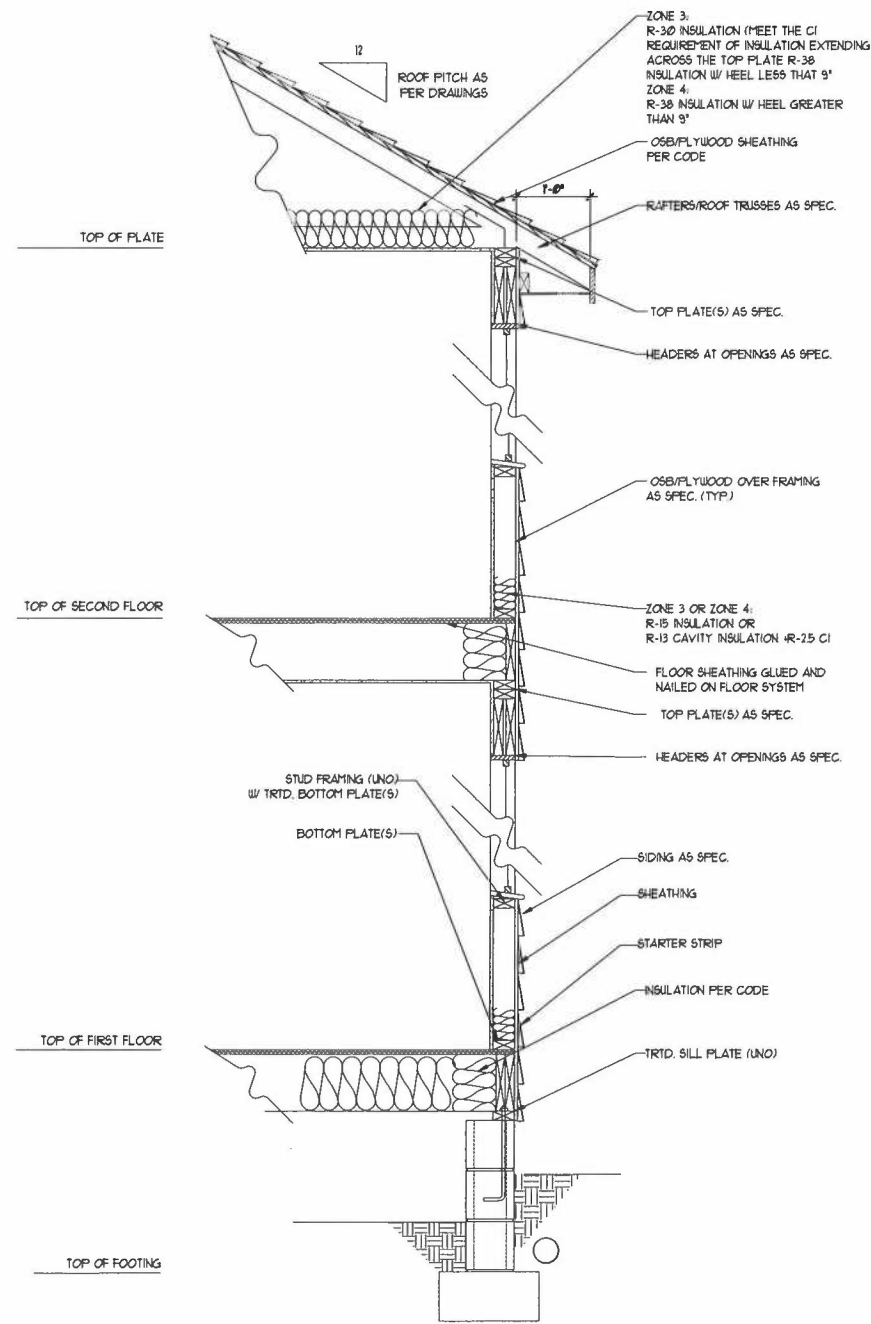


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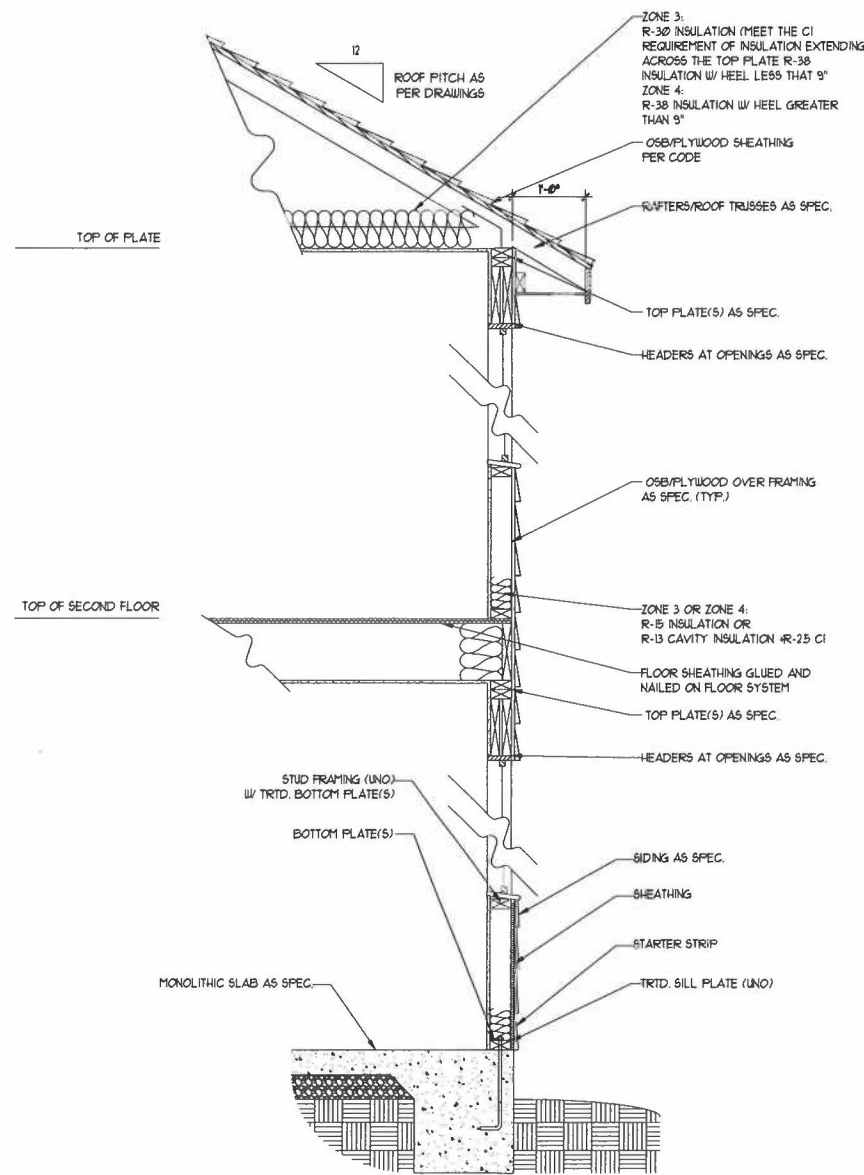
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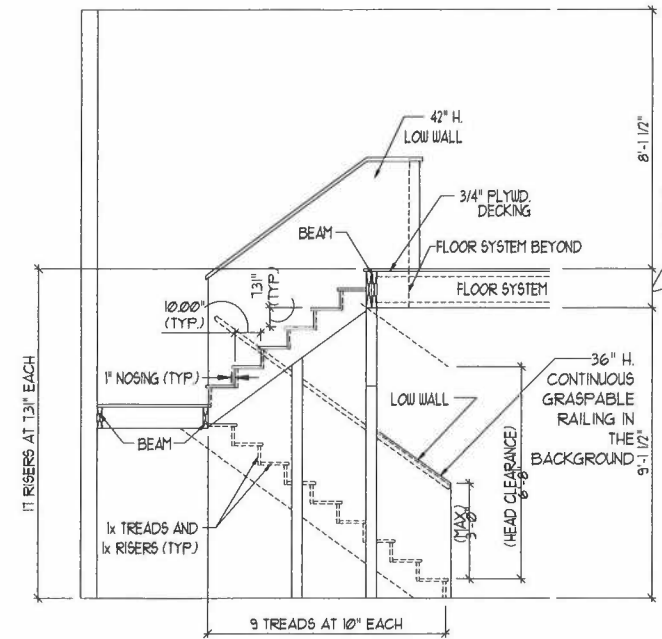
ROOF PLANS -  
OPTIONS  
A-8.2



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 A SIZE THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH.

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

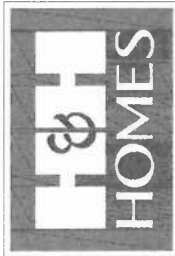
**HANDRAILS:**

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

CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA

\* \* \* \* \*

**J.S. THOMPSON  
ENGINEERING, INC.**  
606 WADE AVE., SUITE 104  
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PHONE: (919) 789-9919  
FAX: (919) 789-9921  
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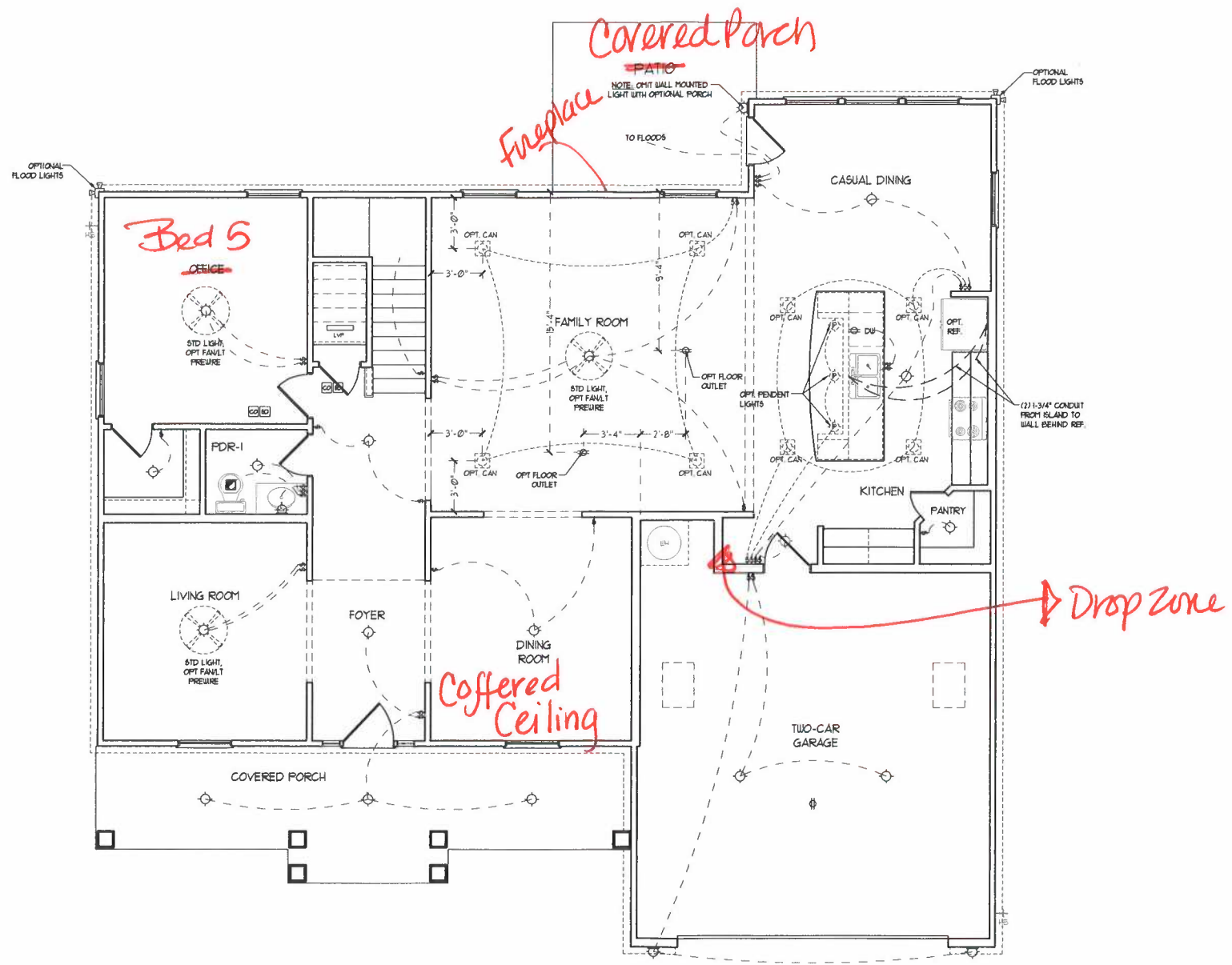
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REVIEWED BY:

WALL SECTIONS  
AND STAIR  
DETAIL

AD-1



- ELECTRICAL LAYOUT NOTES:**
- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN
  - 2) VANITY LIGHTS TO BE SET @ 80" AFF. (TYP.)
  - 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN
  - 4) PLACE SWITCHES 8" MIN FROM ROUGH OPENINGS

**ELECTRICAL LEGEND**

	120 V. OUTLET
	BALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	MINI 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

FIRST FLOOR PLAN  
(A-1)

**J.S. THOMPSON ENGINEERING, INC.**  
 606 WADE AVE., SUITE 104  
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 PHONE: (919) 789-9919  
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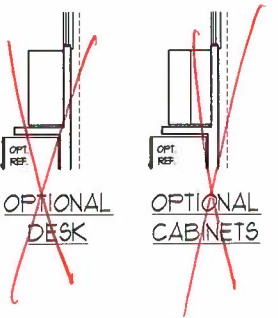
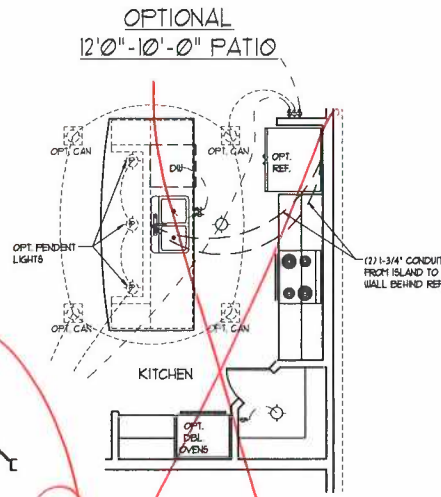
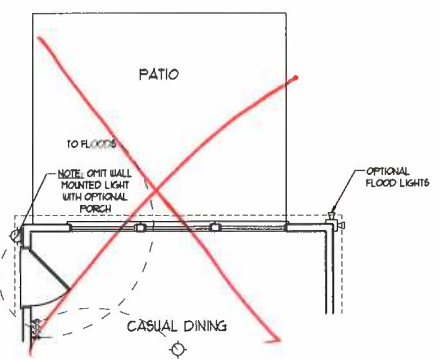
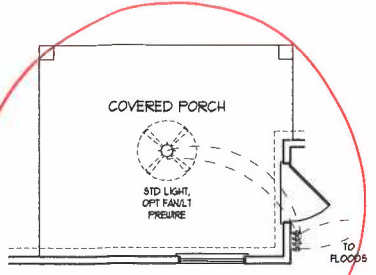
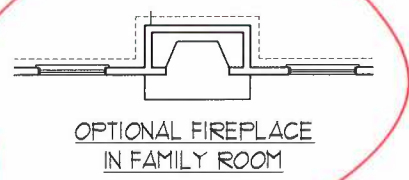
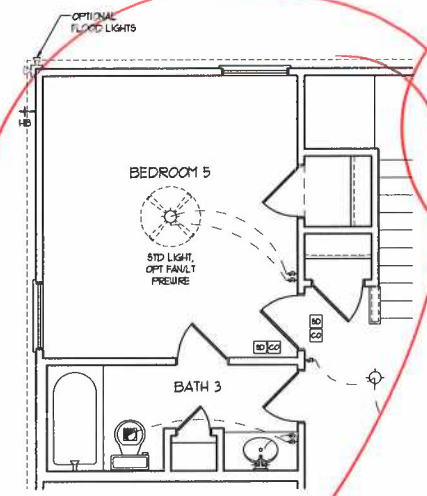
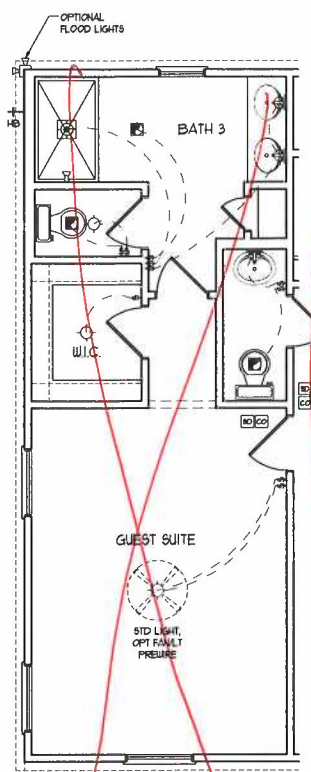


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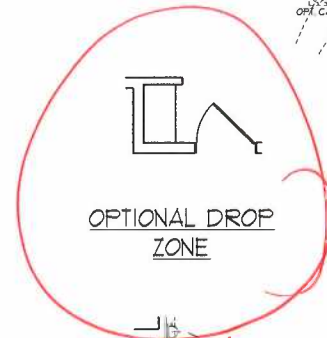
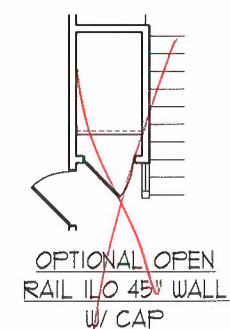
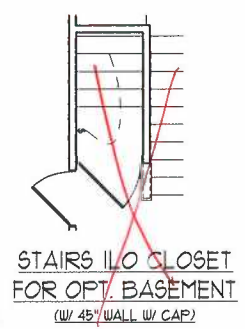
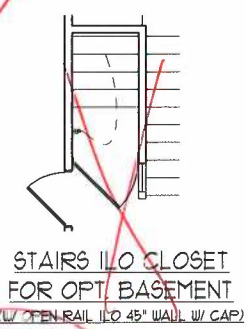
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FIRST FLOOR ELECTRICAL PLAN



BEDROOM 5 & BATH 3 I/O  
OFFICE & POWDER ROOM  
(NOT AVAILABLE W/ OPT. BASEMENT)

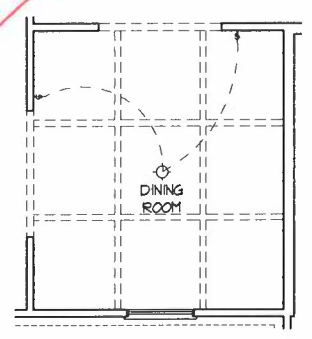


OPTIONAL GOURMET KITCHEN

OPTIONAL GUEST SUITE I/O  
LIVING ROOM & OFFICE

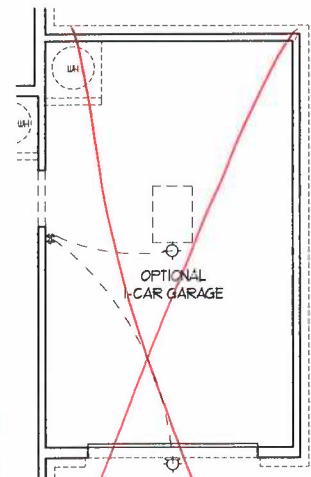
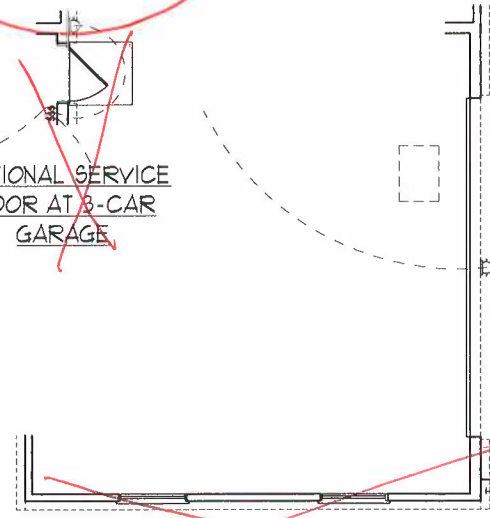
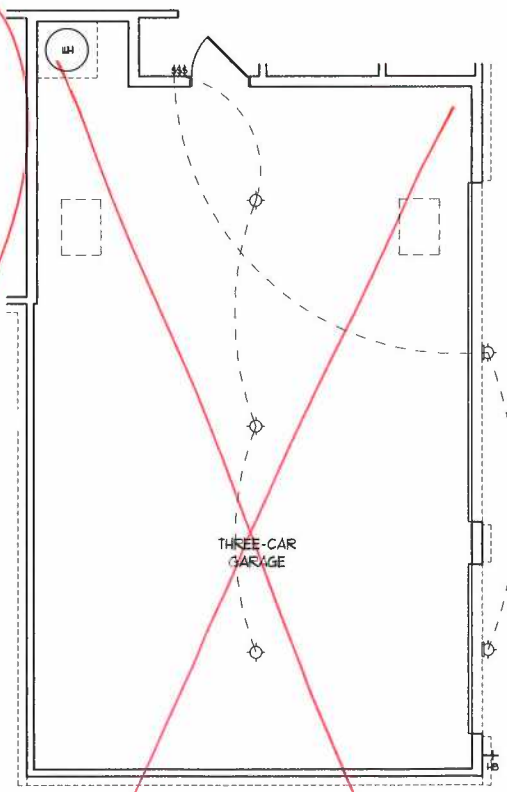


OPTIONAL WINDOWS  
IN LIVING ROOM



OPTIONAL SERVICE DOOR AT 3-CAR GARAGE

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



OPTIONAL 3-CAR SIDE ENTRY GARAGE

OPTIONAL SERVICE DOOR AT GARAGE

OPTIONAL 1-CAR GARAGE

J.S. THOMPSON  
ENGINEERING, INC.  
600 WADE AVE., SUITE 104  
RALEIGH, NC 27605  
PHONE: (919) 789-9919  
FAX: (919) 789-9921  
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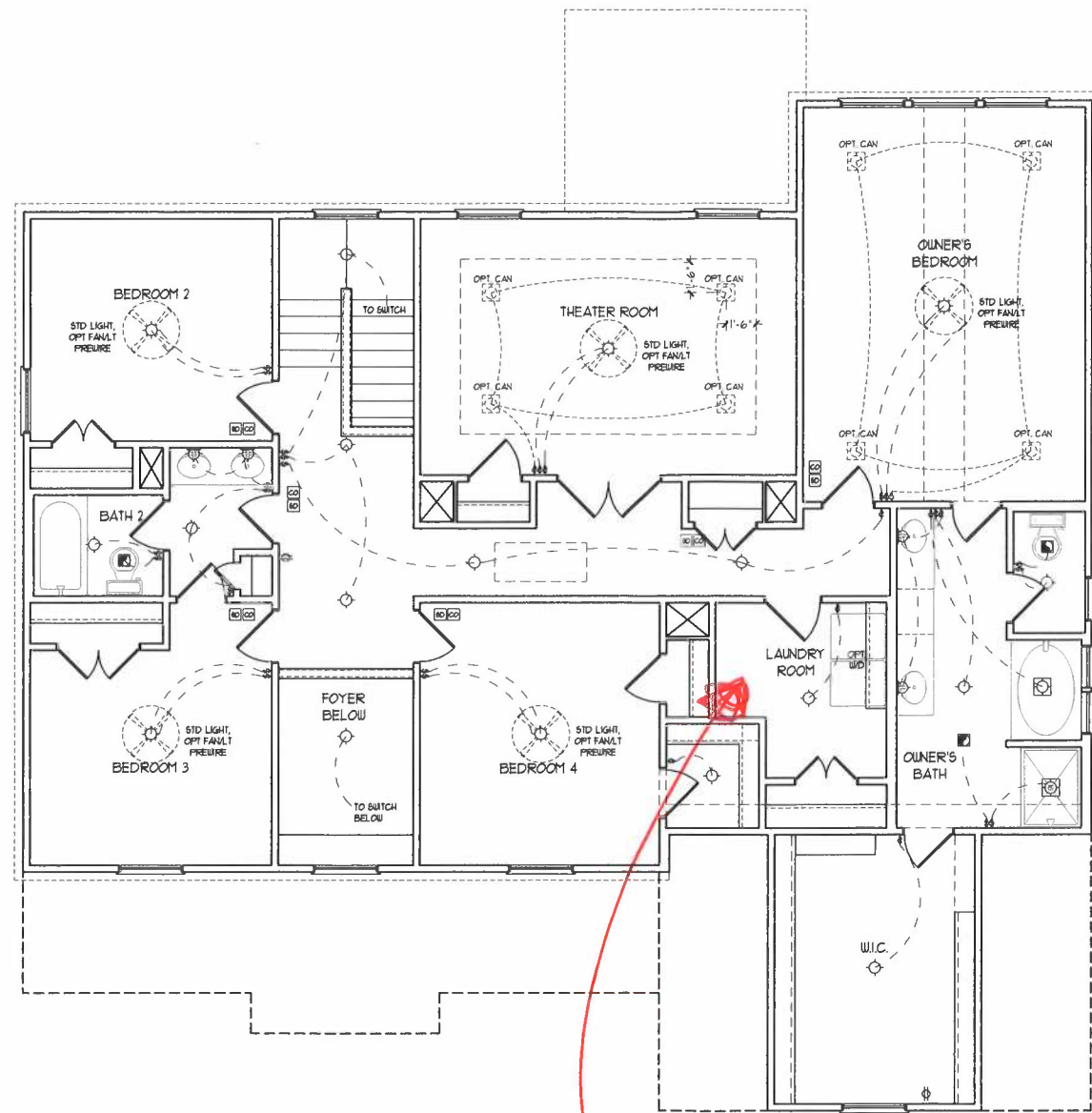


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F.F. ELECTRICAL  
PLAN OPTIONS  
E-1.1



SECOND FLOOR PLAN

Work station

- ELECTRICAL LAYOUT NOTES:**
- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
  - 2) VANITY LIGHTS TO BE SET @ 90" AFF. (TYP.)
  - 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
  - 4) PLACE SWITCHES 8" MIN FROM ROUGH OPENINGS.

**ELECTRICAL LEGEND**

	120 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	MINI 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.**  
 606 WADE AVE., SUITE 104  
 RALEIGH, NC 27605  
 PHONE: (919) 789-9919  
 FAX: (919) 789-9921  
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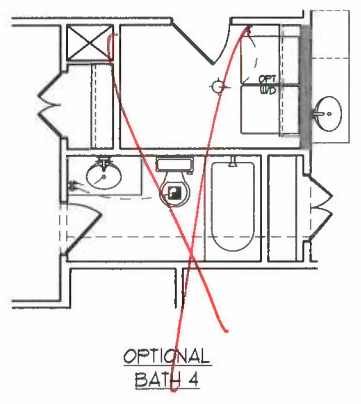
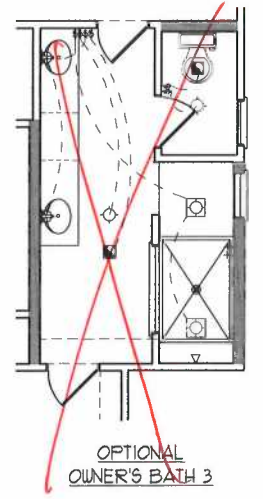
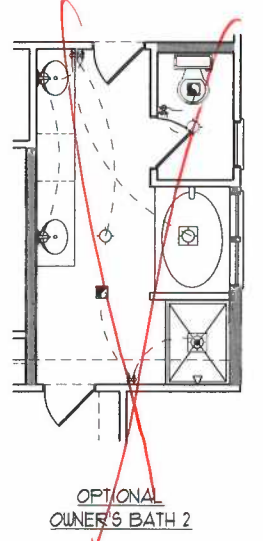
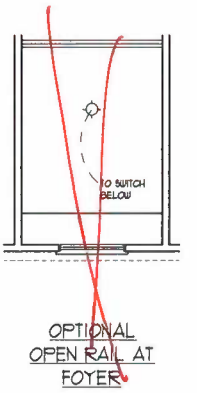
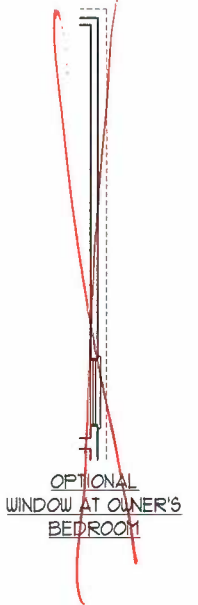
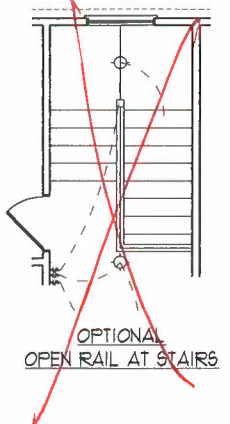
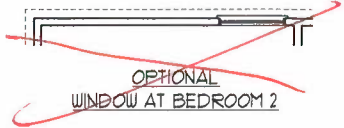
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 ROOSEVELT

DATE: APRIL 26, 2017  
 REV.: MAY 01, 2020  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY:  
 ENGINEERED BY:  
 REVIEWED BY:

SECOND FLOOR ELECTRICAL PLAN





**J.S. THOMPSON ENGINEERING, INC.**  
 606 WARD AVENUE, SUITE 104  
 RALEIGH, NC 27605  
 PHONE: (919) 789-9919  
 FAX: (919) 789-9921  
 N.C. LICENSE NO. C-1133



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DATE: APRIL 26, 2017  
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 SCALE: 1/4"=1'-0"  
 DRAWN BY:  
 ENGINEERED BY:  
 REVIEWED BY:  
 SECOND FLOOR ELECTRICAL PLAN - OPTIONS  
 E-2.1

**BRACED WALL DESIGN NOTES:**

- BRACED WALL DESIGN PER SECTION R602.10 OF THE AISC 2018 EDITION.
- CS-USP REFERS TO CONTINUOUS S-EATING - LOOD STRUCTURAL PANELS CONTRACTOR IS TO INSTALL 1/2" OSB ON ALL EXTERIOR WALLS ATTACHED W/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 7" O.C. IN THE FIELD.
- GB REFERS TO GYPSUM BOARD CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD WHERE NOTED ON THE PLANS. FASTEN GB W/ 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES AND 7" O.C. IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
- BRACED WALL DESIGN APPLIED IN WIND ZONE UP TO 130 MPH FOR HIGH WIND ZONES. BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 5 OF THE AISC 2018 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

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

**BRACED WALL DESIGN**

RECTANGLE A	RECTANGLE B
<b>SIDE 1A (FRONT LOAD)</b>	<b>SIDE 1B</b>
METHOD: CS-USP/FF	METHOD: CS-USP/FF
TOTAL REQ. RED LENGTH 13'8"	TOTAL REQ. RED LENGTH 23'
TOTAL PROVIDED LENGTH 28'	TOTAL PROVIDED LENGTH 6'
<b>SIDE 2A</b>	<b>SIDE 2B</b>
METHOD: CS-USP	METHOD: CS-USP
TOTAL REQ. RED LENGTH 13'8"	TOTAL REQ. RED LENGTH 23'
TOTAL PROVIDED LENGTH 21'8"	TOTAL PROVIDED LENGTH 12'
<b>SIDE 3A (SIDE LOAD)</b>	<b>SIDE 3B</b>
METHOD: CS-USP/FF	METHOD: CS-USP
TOTAL REQ. RED LENGTH 14'6"	TOTAL REQ. RED LENGTH 2'
TOTAL PROVIDED LENGTH 40'6"	TOTAL PROVIDED LENGTH 15'8"
<b>SIDE 4A</b>	<b>SIDE 4B / 3A COMBINED</b>
METHOD: CS-USP	METHOD: CS-USP/GB
TOTAL REQ. RED LENGTH 14'6"	TOTAL REQ. RED LENGTH 16'6"
TOTAL PROVIDED LENGTH 21'6"	TOTAL PROVIDED LENGTH 42'6"

**STRUCTURAL NOTES:**

- ALL FRAMING LUMBER TO BE SYP #1 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO).
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
- INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
- WINDOW AND DOOR HEADERS TO BE SUPPORTED W/ (1) JACK STUD AND (1) KING STUD EA END (UNO). SEE TABLE R602.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
- FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/2" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROUS OR 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 1" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
- ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS W/ SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 x 6 POSTS W/ ABU66 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO).
- FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG BY OTHERS, SECURE TO SLAB W/ (2) METAL ANGLES USING 2" CONC. SCREWS, FASTEN ANGLES TO COLUMNS W/ 1/4" THROUGH BOLTS W/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

**LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT**

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

**BRICK SUPPORT NOTES:**

- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DINGS FOR SIZE AND LOCATION OF OPENINGS.
- (LLV) - LONG LEG VERTICAL
- LENGTH - CLEAR OPENING
- EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
- FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER W/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
- FOR ALL BRICK SUPPORT & ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS W/ (4) 10d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING W/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R703.82) OF THE 2018 NCRIC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
- PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

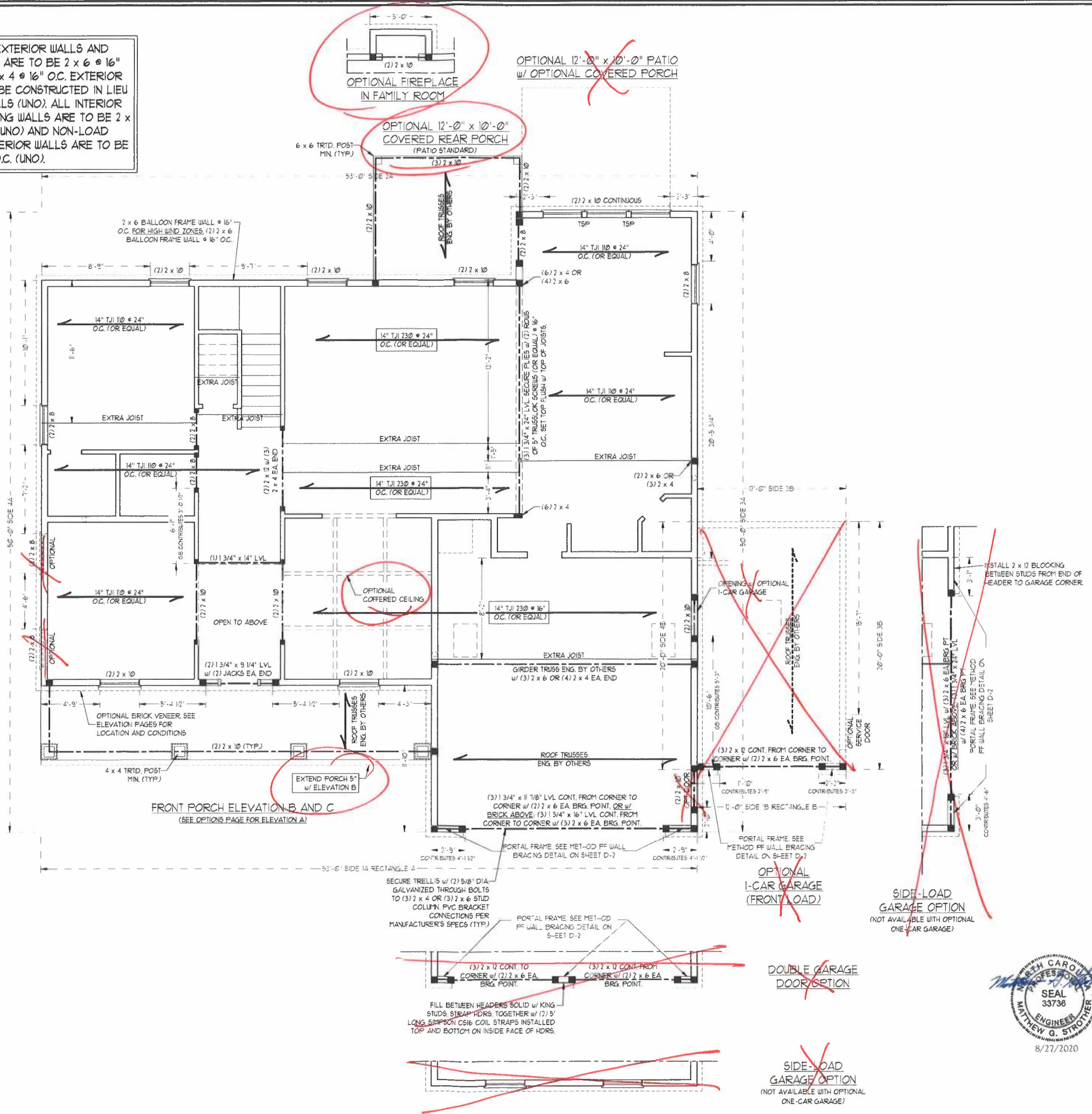
**NOTE:**

- BCI 450203-18 JOISTS MAY BE INSTALLED IN LIEU OF TJI 100 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE PLAN.
- BCI 60203-18 JOISTS MAY BE INSTALLED IN LIEU OF TJI 230 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE PLAN.

**TSP - TRIPLE STUD POCKET**

TABLE R602.15  
MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R602.15)	16"	24"
UP TO 3'	1	1	1
4'	2	1	1
8'	3	2	2
12'	5	3	3
16'	6	4	4



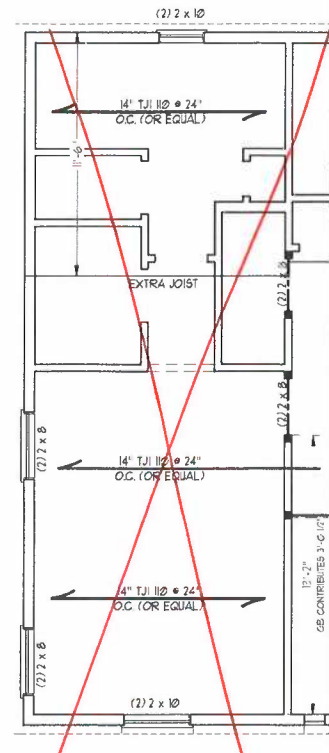
**J.S. THOMPSON ENGINEERING, INC.**  
 606 MADE AVE. SUITE 104 KALEICHI, NC 27605  
 PHONE: (919) 789-9919 FAX: (919) 789-9921  
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**ROOSEVELT H&H HOMES, INC.**

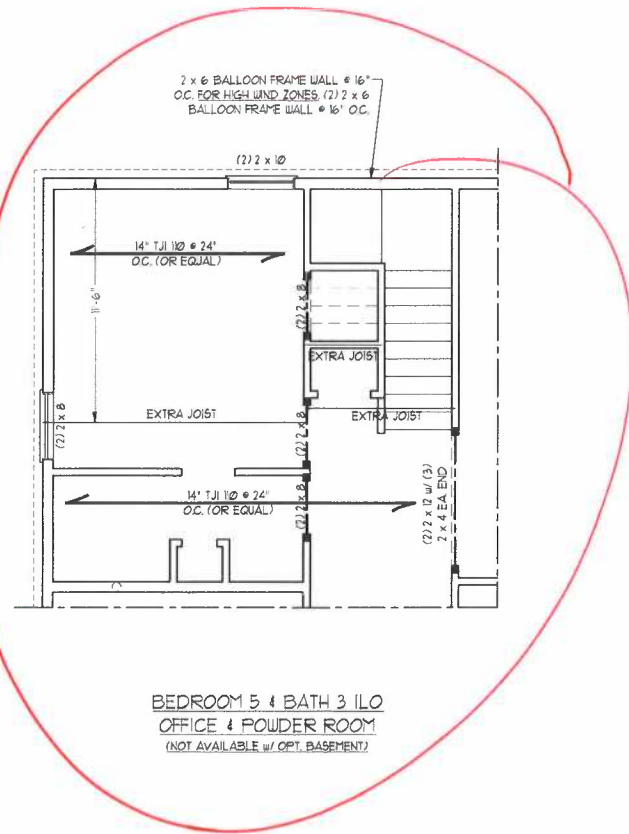
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 SCALE: 1/4" = 1'-0"  
 DRAWN BY: H&H HOMES  
 ENGINEERED BY: WFR



SHEET 9 OF 12  
 S-2a  
 SECOND FLOOR FRAMING PLAN  
 8/27/2020



OPTIONAL GUEST SUITE ILO  
LIVING ROOM & OFFICE



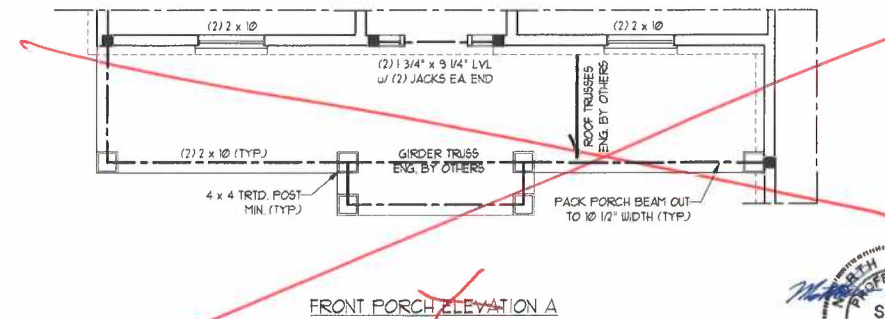
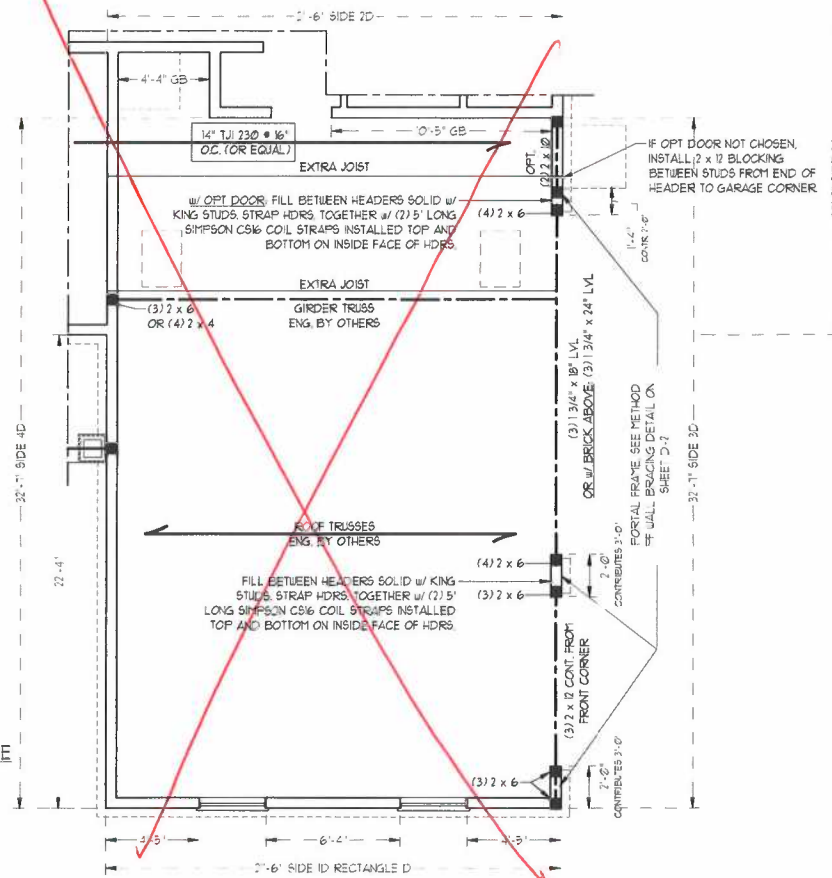
BEDROOM 5 & BATH 3 ILO  
OFFICE & POWDER ROOM  
(NOT AVAILABLE w/ OPT. BASEMENT)

**BRACED WALL DESIGN**

**RECTANGLE D**

<b>SIDE 1D</b>
METHOD: CS-WSP
TOTAL REQUIRED LENGTH: 4.06'
TOTAL PROVIDED LENGTH: 5.2'
<b>SIDE 2D / 1A COMBINED</b>
METHOD: CS-WSP/GB
TOTAL REQUIRED LENGTH: 7.84'
TOTAL PROVIDED LENGTH: 7.1'
<b>SIDE 3D</b>
METHOD: CS-WSP/PC
TOTAL REQUIRED LENGTH: 2.52'
TOTAL PROVIDED LENGTH: 6.0'
<b>SIDE 4D</b>
METHOD: CS-WSP
TOTAL REQUIRED LENGTH: 2.52'
TOTAL PROVIDED LENGTH: 7.3'

OPTIONAL 3-CAR  
SIDE ENTRY GARAGE



FRONT PORCH ELEVATION A



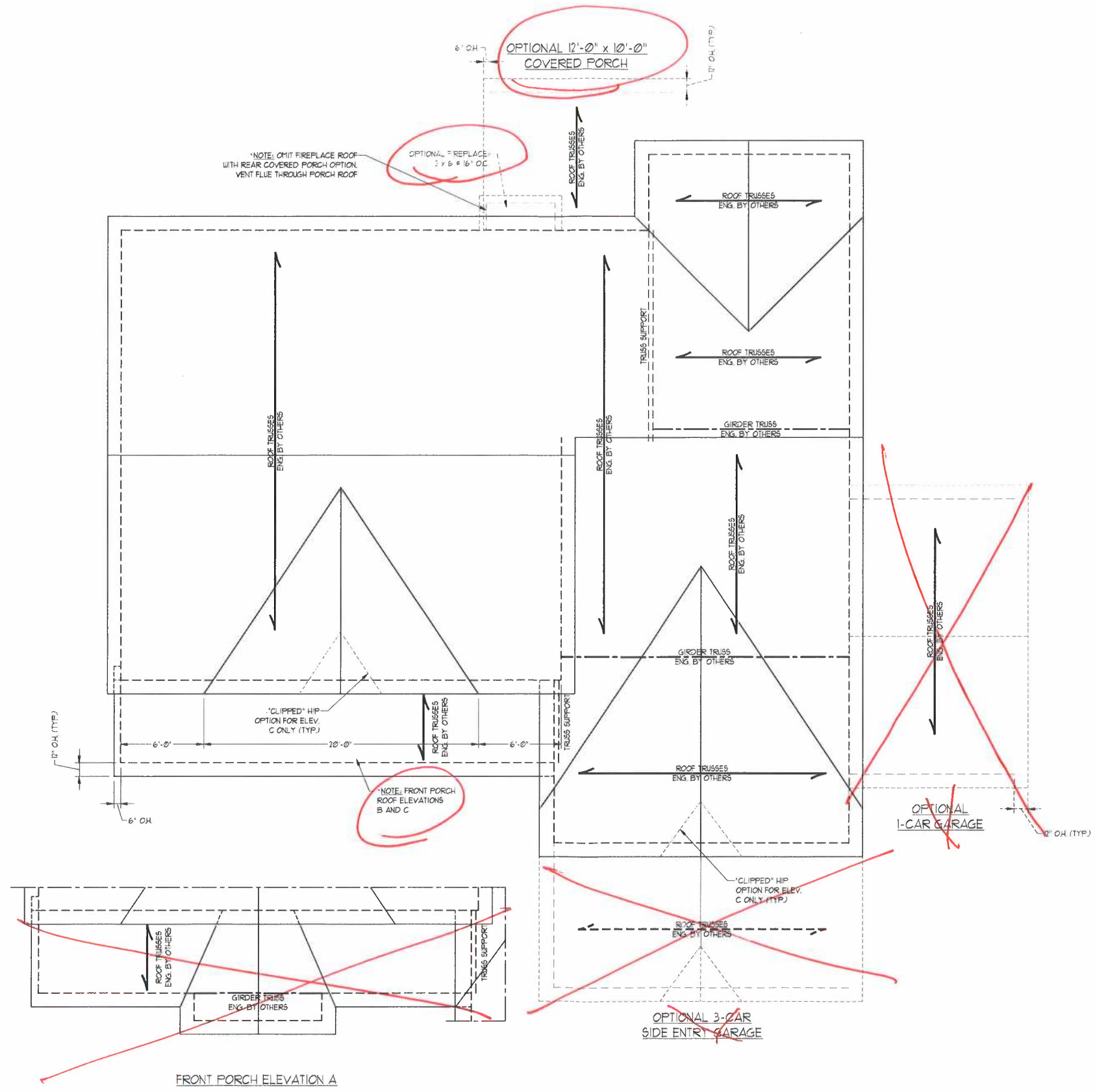
**J.S. THOMPSON  
ENGINEERING INC**  
606 WADE AVE., SUITE 104, RALEIGH, NC 27605  
PHONE: (919) 789-9919 FAX: (919) 789-9921  
N.C. LICENSE NO.: C11733

**ROOSEVELT  
H&H HOMES, INC.**

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

SHEET 10 OF 12  
S-2b  
SECOND FLOOR  
FRAMING PLAN





**BRICK SUPPORT NOTE:**

1. FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL STUDS w/ (4) 12d NAILS PER FLT. 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 7:12, 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 SPF (UND).
2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
3. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
4. HIP BRICES 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 HQ3A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
7. REFER TO SECTION RB021 OF THE 2018 NRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

**J.S. THOMPSON ENGINEERING, INC.**  
 606 W. MAIN ST. SUITE 104 WALKER, NC 27605  
 PHONE: (919) 789-9919 FAX: (919) 789-9921  
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ROOSEVELT  
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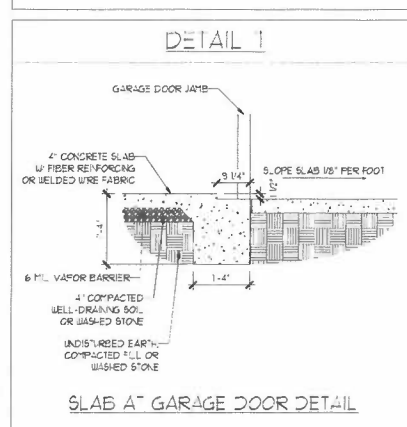
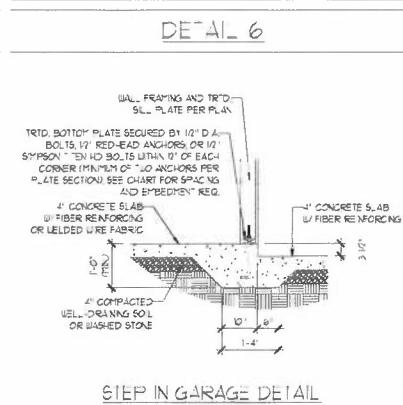
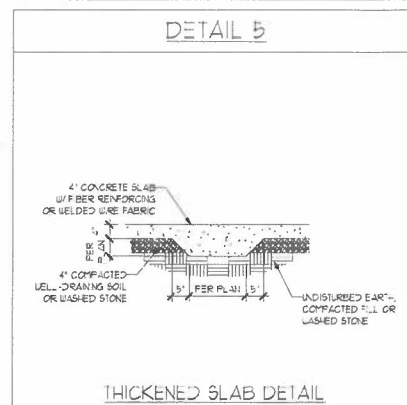
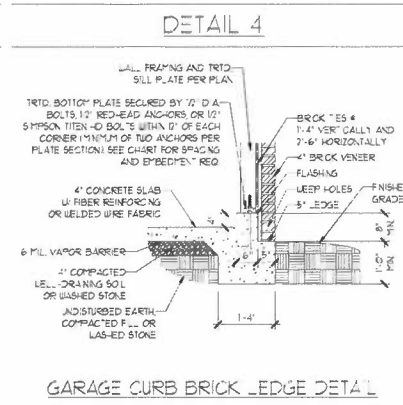
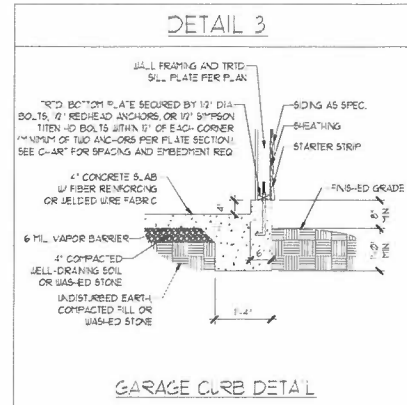
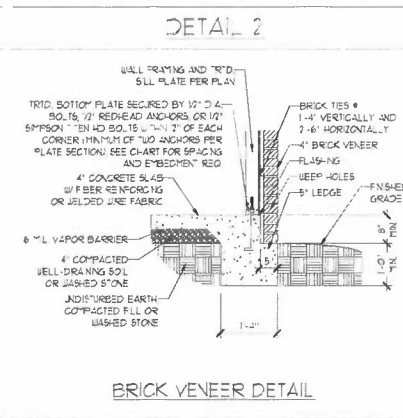
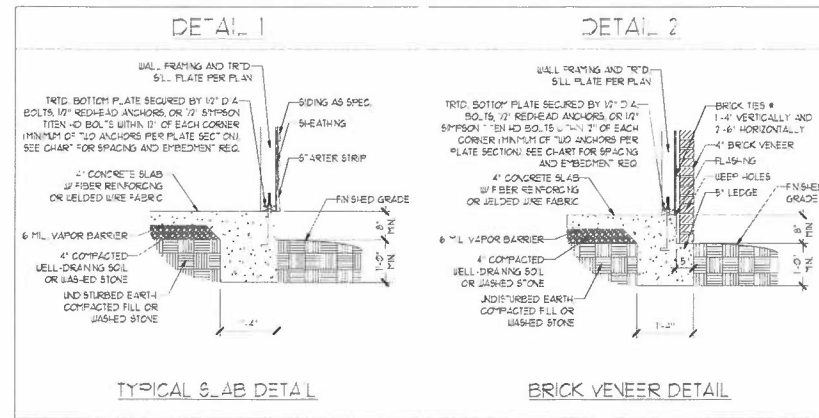
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 DRAWN BY: H&H HOMES  
 ENGINEERED BY: WFB



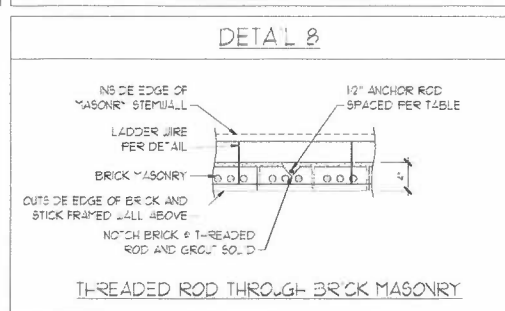
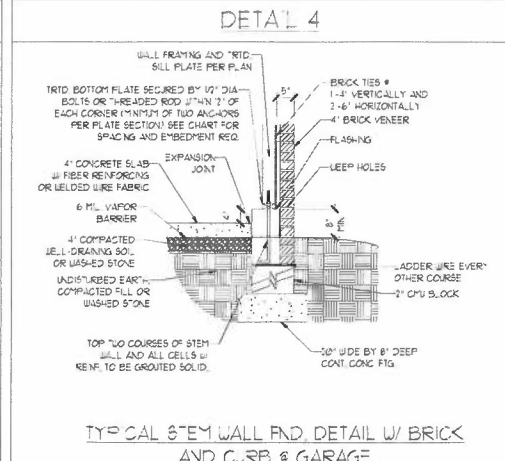
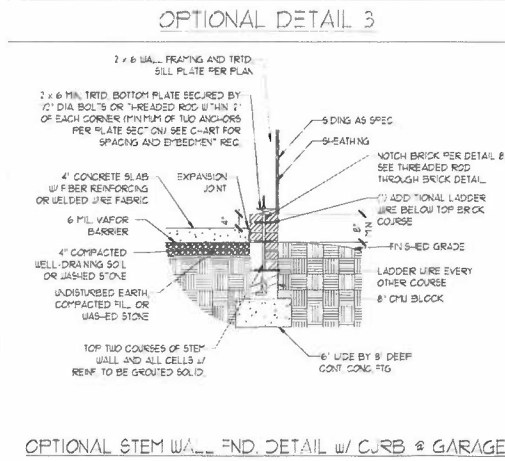
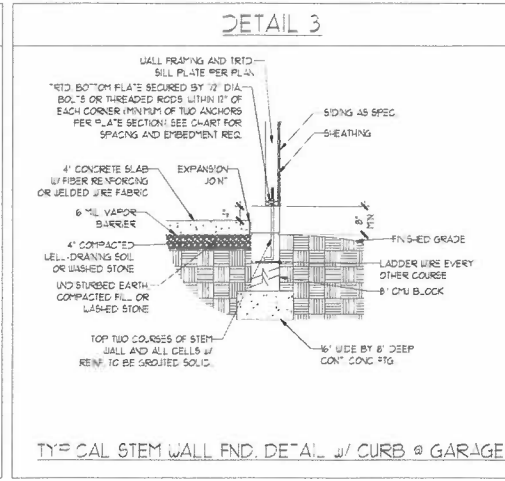
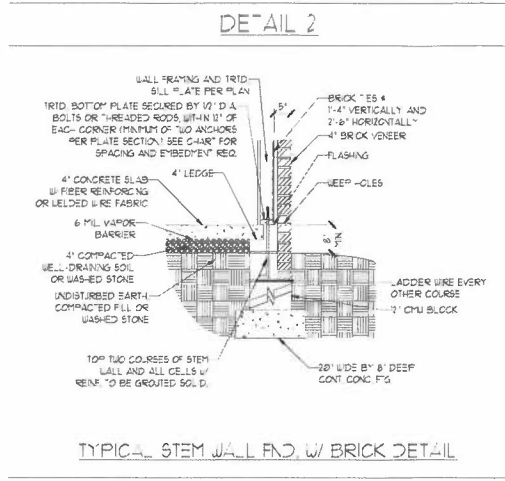
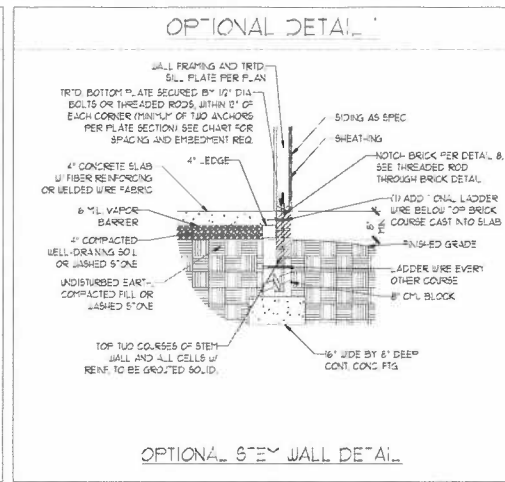
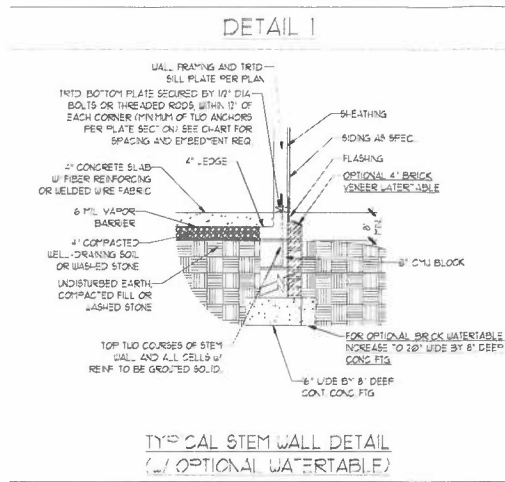
SHEET 12 OF 12  
**S-4**  
 ROOF FRAMING PLAN

8/27/2020

MONOLITHIC SLAB DETAILS



STEM WALL DETAILS



MASONRY STEM WALL SPECIFICATIONS

WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8" CMU	4" BRICK AND 4" CMU	4" BRICK AND 8" CMU	7" CMU
2 AND BELOW	UNGRADED	GRAUT SOLID	UNGRADED	UNGRADED
3	UNGRADED	GRAUT SOLID	UNGRADED	UNGRADED
4	GRAUT SOLID	GRAUT SOLID w/ #4 REBAR @ 48" O.C.	GRAUT SOLID	GRAUT SOLID w/ #4 REBAR @ 64" O.C.
5	GRAUT SOLID w/ #4 REBAR @ 36" O.C.	NOT APPLICABLE	GRAUT SOLID w/ #4 REBAR @ 36" O.C.	GRAUT SOLID w/ #4 REBAR @ 64" O.C.
6	GRAUT SOLID w/ #4 REBAR @ 24" O.C.	NOT APPLICABLE	GRAUT SOLID w/ #4 REBAR @ 24" O.C.	GRAUT 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 JOINTS TOGETHER WITH LADDER WIRE AT 6' O.C. VERTICALLY.
  - CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
  - BACKFILL OF CLEAN #7 1/2" WASHED STONE IS ALLOWABLE.
  - BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (AS PER TABLE 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 AND R502.2.2 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. MINIMUM 2" LAP SPlice LENGTH.
  - LOCATE REBAR IN CENTER OF FOUNDATION WALL.
  - WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE S MORTAR OR 3000 PSI GRAUT. USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GRAUT AT HEIGHTS OF 5' AND GREATER.

ANCHOR SPACING AND EMBEDMENT

WIND ZONE	70 MPH	130 MPH
SPACING	6'-0" O.C.	4'-0" O.C.
EMBEDMENT	1'	1' INTO MASONRY 1' INTO CONCRETE

**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-171

120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED  
FOUNDATION DETAILS

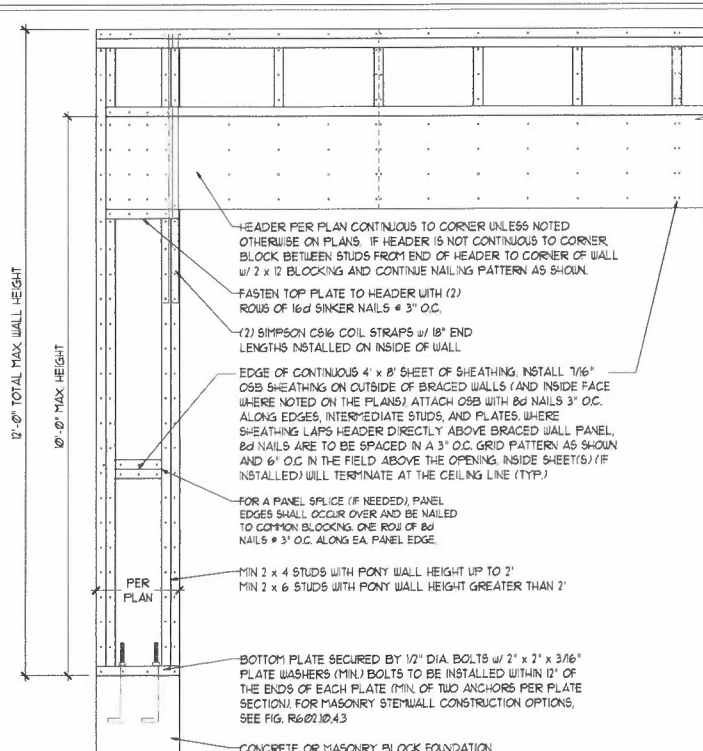
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DRAWN BY: JST  
ENGINEERED BY: JES



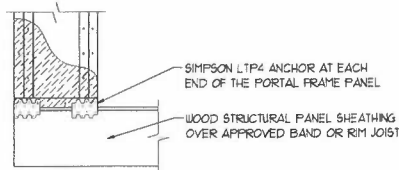
D-1  
FOUNDATION DETAILS

**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-USP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED, WHEN NOT USING METHOD 'GB', GYPSUM TO BE FASTENED PER TABLE R102.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.1.
6. CS-USP REFERS TO THE 'CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS' WALL BRACING METHOD. 1/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.13" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (UNO).
7. GB REFERS TO THE 'GYPSUM BOARD' WALL BRACING METHOD. 1/2" (MIN) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 1" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (UNO). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE 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-USP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES 3/5 ITS ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 15 TIMES ITS ACTUAL LENGTH.



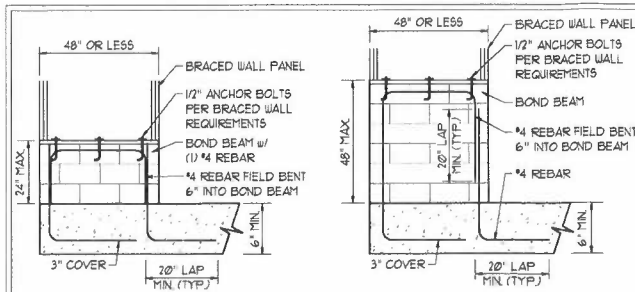
OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

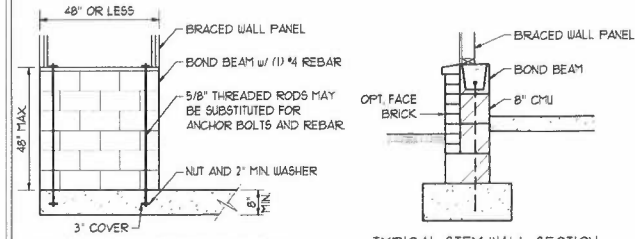
- \* APPLICABLE w/ GREATER THAN 12' KNEE WALL HEIGHTS
- IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS \*

**METHOD PF-PORTAL FRAME DETAIL ①**



SHORT STEM WALL REINFORCEMENT

TALL STEM WALL REINFORCEMENT



TYPICAL STEM WALL SECTION

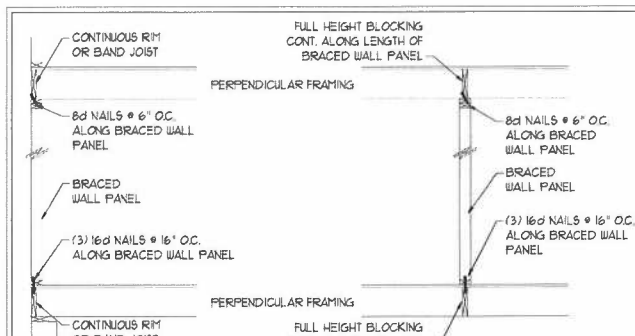
RODS MAY BE INSTALLED USING AN ADHESIVE ANCHORING SYSTEM WITH A MINIMUM TENSILE CAPACITY OF 3150 LBS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECS.

**OPTIONAL STEM WALL REINFORCEMENT**

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

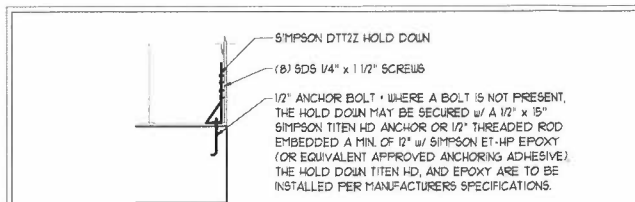
**MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS ②**

PER FIGURE R602.10.4.3



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

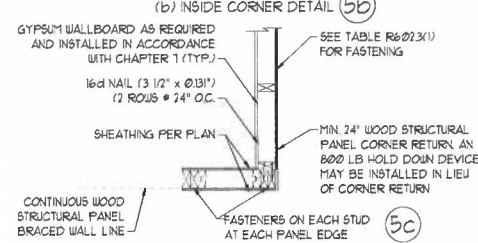
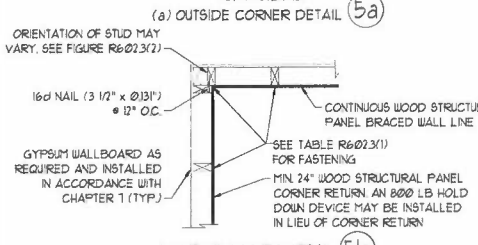
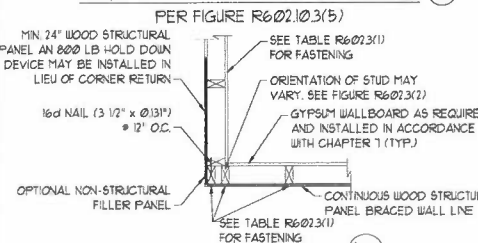
PER FIGURE R602.10.4.4(1)



**HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB ④**

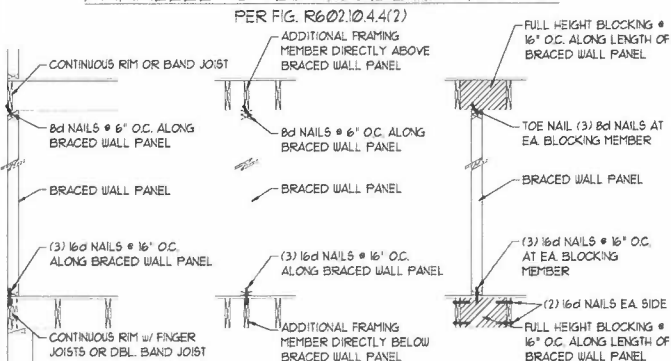
\* APPLICABLE ONLY WHERE SPECIFIED ON PLAN \*

**TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤**

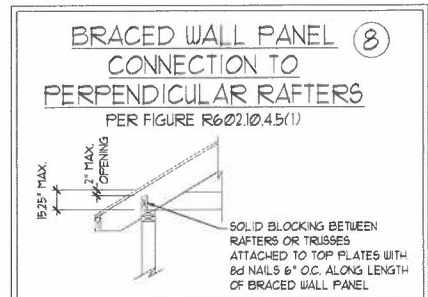
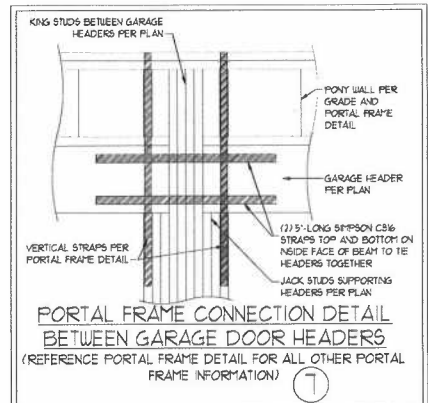


(c) GARAGE DOOR CORNER DETAIL (SEE PLAN FOR ADDITIONAL STRUCTURAL INFORMATION OR ALTERNATE CONFIGURATIONS)

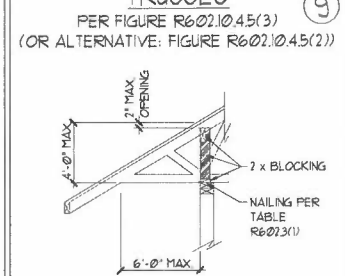
**BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥**



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**BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES ⑨**



8/27/2020

**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-17133

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

**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/240 (L/360 w/ BRITTLE FINISHES)
ATTIC WITHOUT STORAGE	10	10	L/360
DECKS	40	10	L/360
EXTERIOR BALCONIES	40	10	L/360
FIRE ESCAPES	40	10	L/360
HANDRAILS/GUARDRAILS	200 LB OR 50 (PLF)	10	L/360
PASSENGER VEHICLE GARAGE	50	10	L/360
ROOMS OTHER THAN SLEEPING ROOM	40	10	L/360
SLEEPING ROOMS	30	10	L/360
STAIRS	40	10	L/360
WIND LOAD (BASED ON TABLE R301.1(4) WIND ZONE AND EXPOSURE)			
GROUND SNOW LOAD, P <sub>g</sub>	20 (PSF)		

- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
- FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD

- FOR 15 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.16 OF THE NRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2018 EDITION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 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 R405.1 OF THE NRC, 2018 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SAUED 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/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID 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 302, NCHA TR68-A OR ACE 530/ASCE 5/TMS 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" 5/8" MINIMUM (F<sub>b</sub> = 875 PSI, F<sub>v</sub> = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE 2" 5/8" MINIMUM (F<sub>b</sub> = 975 PSI, F<sub>v</sub> = 475 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F<sub>b</sub> = 2600 PSI, F<sub>v</sub> = 285 PSI, E = 1300000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F<sub>b</sub> = 2325 PSI, F<sub>v</sub> = 310 PSI, E = 6500000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F<sub>c</sub> = 2500 PSI, E = 18000000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F<sub>c</sub> = 2300 PSI, E = 20000000 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 IS TO BE SECURED TO EACH JACK STUD WITH (4) #2 NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.15 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA THE AMOUNT, LENGTH AND LOCATION OF BRACINGS 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) 10d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R103.3.2 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 I46 OR L7512 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16' SECTION OF SIMPSON C816 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TIGHT STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.



**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.: C1713

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

DATE: NOVEMBER 14, 2018
SCALE: 1/4" = 1'-0"
DRAWN BY: JHS
ENGINEERED BY: JST

S-0  
 STRUCTURAL  
 NOTES



