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/C3 WITH BRICK AND WITH STONE (05-01-20)
9. ADDED SHEETS FOR A-4, B-4, & C-4 (05-01-20)
10. UPDATED STONE HATCH TO REPRESENT STONE BETTER (05-01-20)
11. REMOVED DUPLICATE DIMENSIONS FROM A-2/A-3, B-2/B-3, & C-2/C-3 (05-01-20)
12. REMOVED SHINGLE HATCH FROM ALL ELEVATIONS (05-01-20)
13. ADDED COLUMN DETAIL TO ELEVATION B-1 & B-4 ON SHEETS A-2 AND A-2.3 (05-01-20)
14. REMOVED HARDWARE FROM SHUTTERS ON ALL C ELEVATIONS (05-01-20)
15. ADDED DIAGONAL DIMENSIONS TO SLAB INTERFACE PLAN (05-01-20)
16. ADDED OPTIONAL FLOOR OUTLETS TO SLAB INTERFACE PLAN (05-01-20)
17. CREATED PARTIAL PLANS FOR EACH ELEVATION LAYOUT TO SHOW LOCATION OF BRICK/STONE (05-01-20)
18. ADDED OPTIONAL GAS LINE (05-01-20)
19. UPDATED "GOURMET KITCHEN" LAYOUT (05-01-20)
20. VERIFIED AND UPDATED SQUARE FOOTAGE CALCULATIONS WITH AND WITHOUT FULL BRICK VENEER (05-01-20)
21. VERIFIED ALL ROOM DIMENSIONS (05-01-20)
22. ADD HOSE BIB LOCATIONS 2'-0" FROM CORNER OF HOUSE (05-01-20)
23. MOVED ALL OPTIONS TO SEPARATE SHEET (05-01-20)
24. CHANGED STANDARD PATIO AND OPTIONAL PATIO TO SIZE 12'x10' (05-01-20)
25. CHANGED ALL EXTERIOR WALLS FROM 2x6 TO 2x4 EXCEPT WHERE SHADED (05-01-20)
26. ADDED "34 1\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

Document 7D

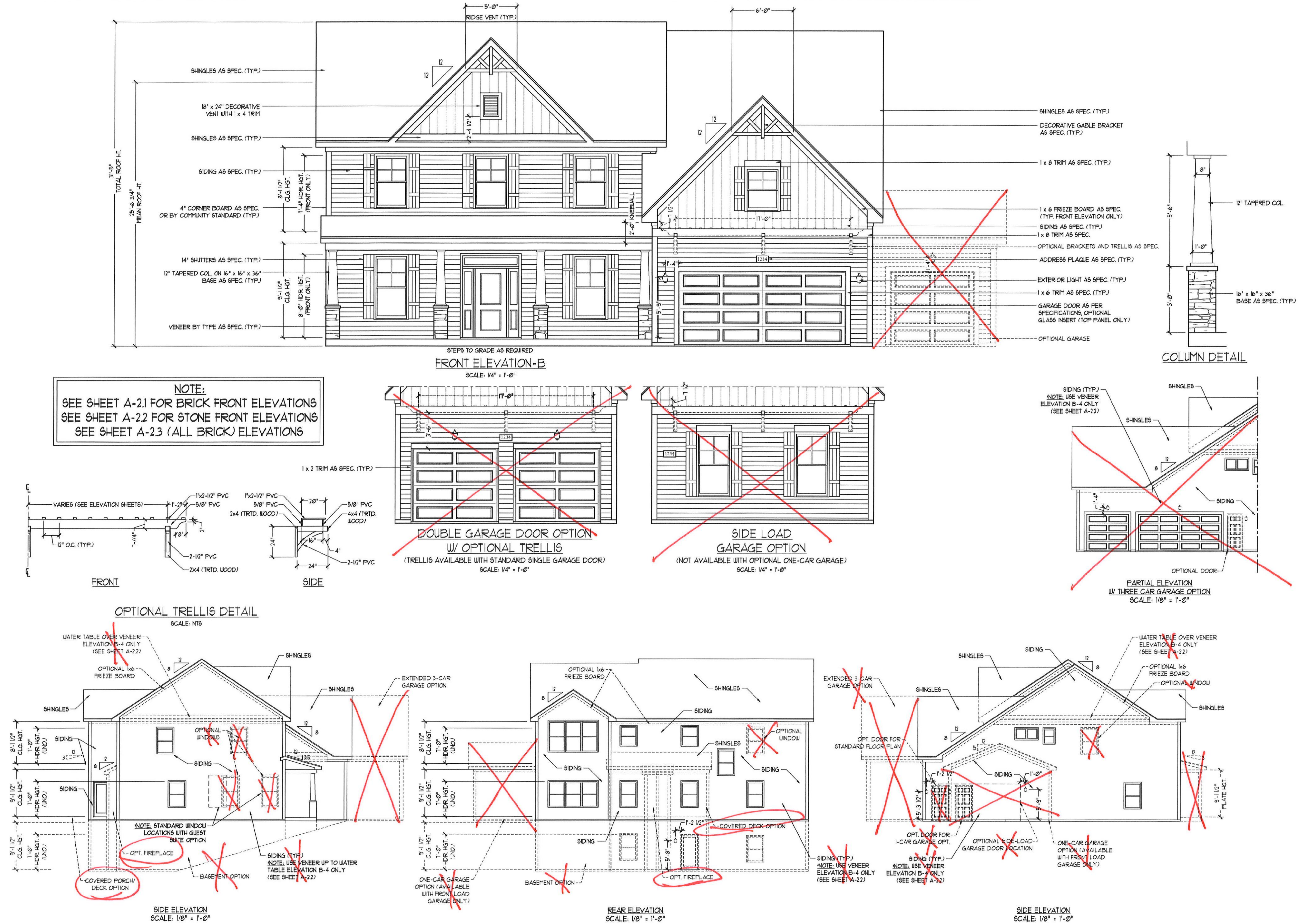
H&H HOMES

COVER SHEET

H&H HOMES
ROOSEVELT

DATE: APRIL 26, 2017
REV.: MAY 01, 2020
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

CS



5'-0"
RIDGE VENT (TYP.)
6'-0"
SHINGLES AS SPEC. (TYP.)
18" x 24" DECORATIVE VENT WITH 1 x 4 TRIM
SIDING AS SPEC. (TYP.)
4" CORNER BOARD AS SPEC. OR BY COMMUNITY STANDARD (TYP.)
14" SHUTTERS AS SPEC. (TYP.)
12" TAPERED COL. ON 16" x 16" x 36" BASE AS SPEC. (TYP.)
VENEER BY TYPE AS SPEC. (TYP.)
31'-5" TOTAL ROOF HT.
25'-6 3/4" MEAN ROOF HT.
8'-1 1/2" CLG. HGT.
7'-4" HDR. HGT. (FRONT ONLY)
9'-1 1/2" CLG. HGT.
8'-0" HDR. HGT. (FRONT ONLY)
2'-0" KNEEWALL
DECORATIVE GABLE BRACKET AS SPEC. (TYP.)
1 x 8 TRIM AS SPEC. (TYP.)
1 x 6 FRIEZE BOARD AS SPEC. (TYP. FRONT ELEVATION ONLY)
1 x 8 TRIM AS SPEC.
OPTIONAL BRACKETS AND TRELLIS AS SPEC.
ADDRESS PLAQUE AS SPEC. (TYP.)
EXTERIOR LIGHT AS SPEC. (TYP.)
1 x 6 TRIM AS SPEC. (TYP.)
GARAGE DOOR AS PER SPECIFICATIONS, OPTIONAL GLASS INSERT (TOP PANEL ONLY)
OPTIONAL GARAGE
STEPS TO GRADE AS REQUIRED
FRONT ELEVATION-B
SCALE: 1/4" = 1'-0"
12" TAPERED COL.
16" x 16" x 36" BASE AS SPEC. (TYP.)
COLUMN DETAIL
NOTE:
SEE SHEET A-2.1 FOR BRICK FRONT ELEVATIONS
SEE SHEET A-2.2 FOR STONE FRONT ELEVATIONS
SEE SHEET A-2.3 (ALL BRICK) ELEVATIONS
1 x 2 TRIM AS SPEC. (TYP.)
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"
SIDING (TYP.) *NOTE: USE VENEER ELEVATION B-4 ONLY (SEE SHEET A-2.2)
SHINGLES
SIDING
OPTIONAL DOOR
PARTIAL ELEVATION W/ THREE CAR GARAGE OPTION
SCALE: 1/8" = 1'-0"
VARIES (SEE ELEVATION SHEETS)
1"x2-1/2" PVC
5/8" PVC
12" O.C. (TYP.)
2-1/2" PVC
2x4 (TRTD. WOOD)
4x4 (TRTD. WOOD)
FRONT
SIDE
OPTIONAL TRELLIS DETAIL
SCALE: NTS
WATER TABLE OVER VENEER ELEVATION B-4 ONLY (SEE SHEET A-2.2)
OPTIONAL 1x6 FRIEZE BOARD
EXTENDED 3-CAR GARAGE OPTION
OPTIONAL WINDOW
*NOTE: STANDARD WINDOW LOCATIONS WITH GUEST SUITE OPTION
OPT. FIREPLACE
COVERED PORCH/ DECK OPTION
BASEMENT OPTION
SIDING (TYP.) *NOTE: USE VENEER UP TO WATER TABLE ELEVATION B-4 ONLY (SEE SHEET A-2.2)
SIDE ELEVATION
SCALE: 1/8" = 1'-0"
COVERED DECK OPTION
ONE-CAR GARAGE OPTION (AVAILABLE WITH FRONT LOAD GARAGE ONLY)
REAR ELEVATION
SCALE: 1/8" = 1'-0"
OPT. DOOR FOR STANDARD FLOOR PLAN
OPT. DOOR FOR 1-CAR GARAGE OPT.
OPTIONAL SIDE-LOAD GARAGE DOOR LOCATION
ONE-CAR GARAGE OPTION (AVAILABLE WITH FRONT LOAD GARAGE ONLY)
SIDING (TYP.) *NOTE: USE VENEER ELEVATION B-4 ONLY (SEE SHEET A-2.2)
9'-1 1/2" PLATE HGT.
SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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H&H HOMES, INC.
ROOSEVELT

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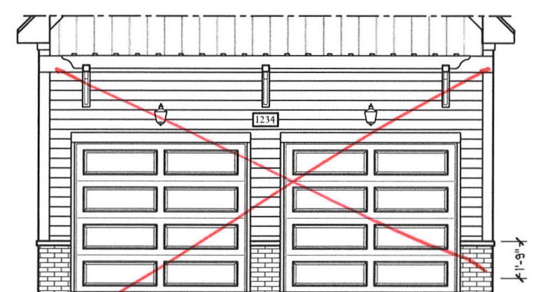
ENGINEERED BY:
REVIEWED BY:

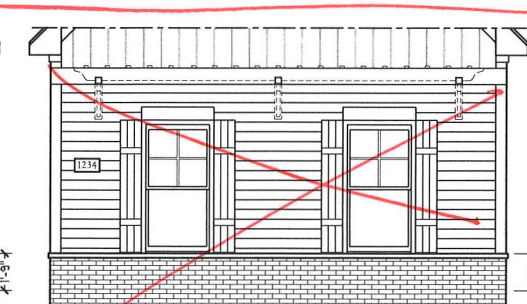
B-1 ELEVATION

A-2

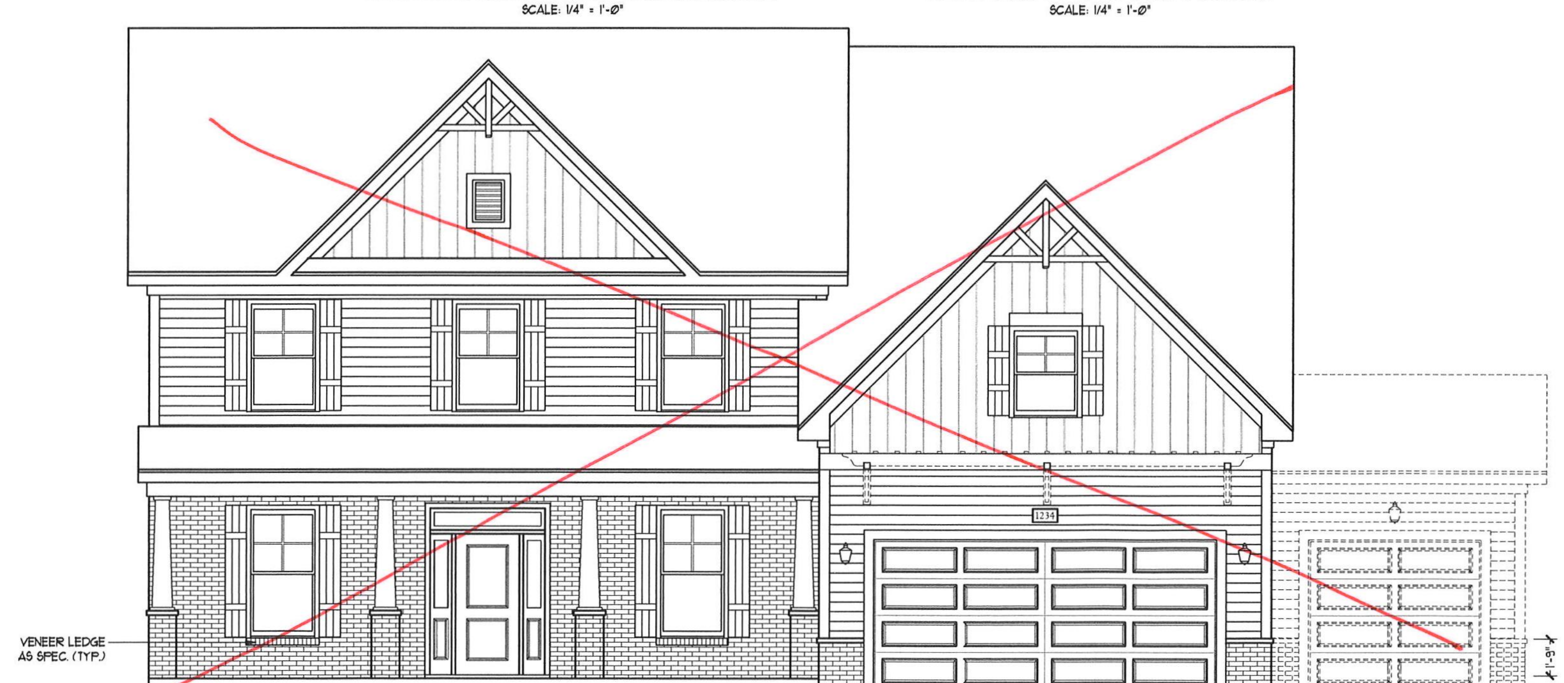
FRONT ELEVATION-B-2
SCALE: 1/4" = 1'-0"



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"

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ROOSEVELT

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REV.: MAY 01, 2020
SCALE: AS NOTED
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B-2 & B-3
ELEVATIONS W/
BRICK

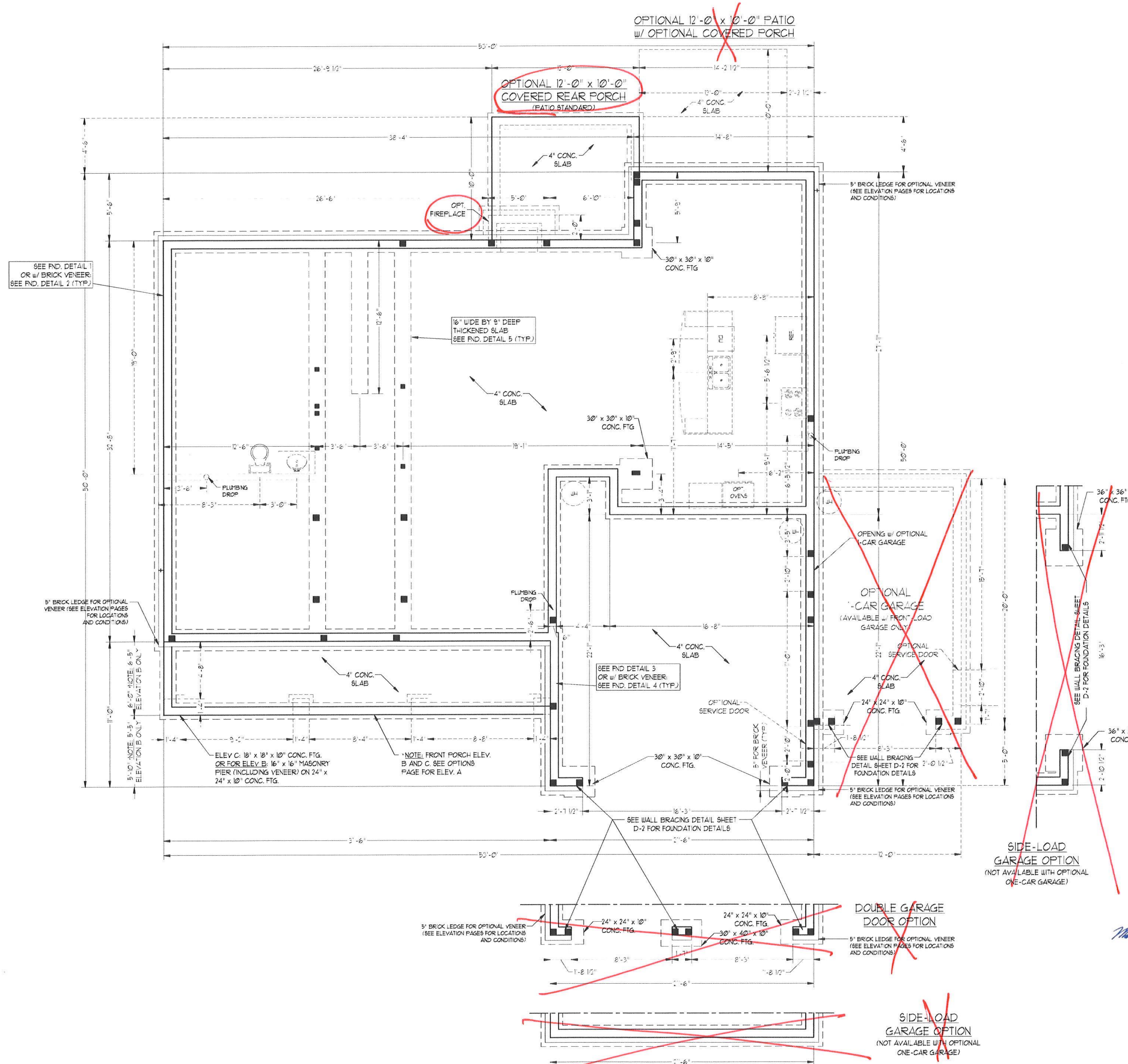
A-2.1

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

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
2. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
3. INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
4. MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
5. EXTERIOR WALLS DESIGNED FOR 120 MPH WINDS.
6. WALL CLADDING DESIGNED FOR +15.5 PSF AND -20 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP).
7. ROOF CLADDING DESIGNED FOR +14.2 PSF AND -18 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +10 PSF AND -36 PSF FOR ROOF PITCHED 2.25/12 TO 7/12.
8. INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORIES IN ACCORDANCE WITH SECTION R602.10.3 OF THE NCRC, 2018 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
9. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2018 EDITION.
10. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
2. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 ("HIGH WIND ZONES" FOR 150 MPH WINDS).
3. BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES" FOR 150 MPH WINDS) OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
4. FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
5. MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
6. WALL CLADDING DESIGNED FOR +24.3 PSF AND -32 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP).
7. ROOF CLADDING DESIGNED FOR +22.2 PSF AND -28 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +14 PSF AND -57 PSF FOR ROOF PITCHED 2.25/12 TO 7/12.
8. 7/16" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
9. WALLS TO BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION AND AS NOTED ON PLANS.
10. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2018 EDITION.



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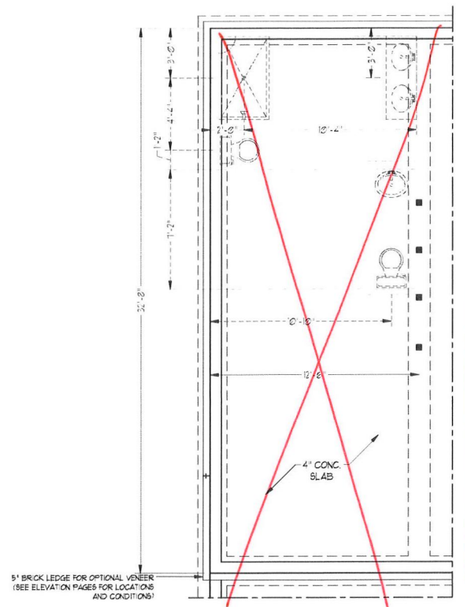
ROOSEVELT
H&H HOMES, INC.

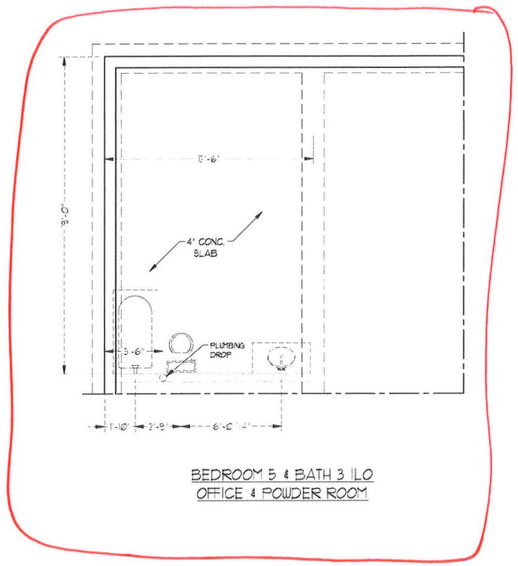
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 33736 MATTHEW G. STROTHER
8/27/2020

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

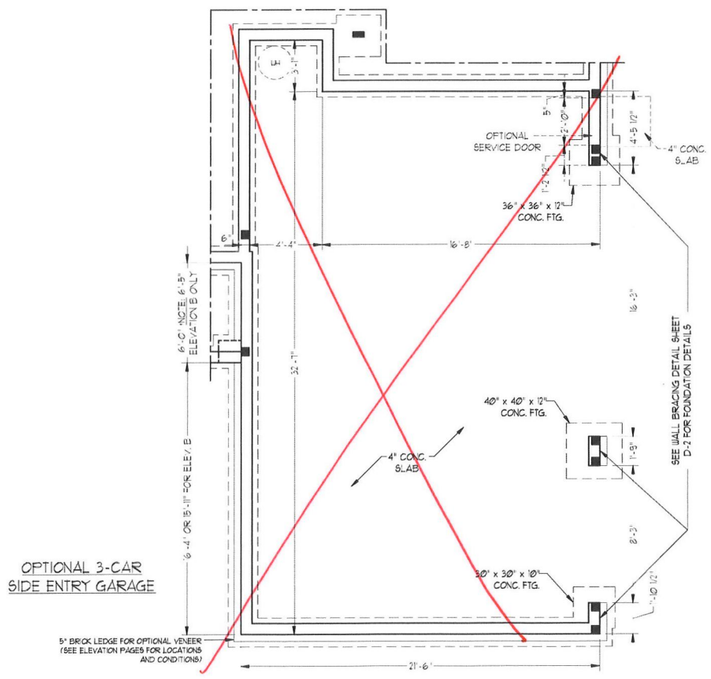
SHEET: 5 OF: 12
S-1.3a
STEM WALL FOUNDATION PLAN



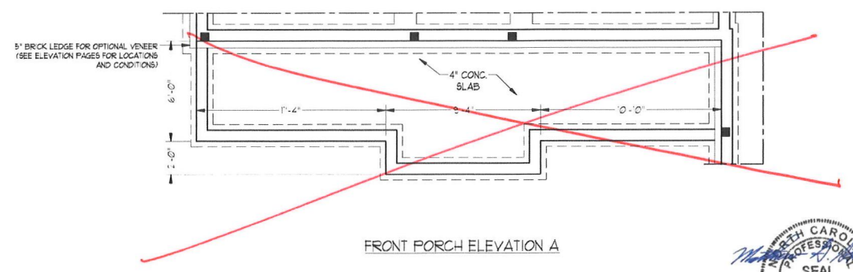
OPTIONAL GUEST SUITE ILO
LIVING ROOM & OFFICE



BEDROOM 5 & BATH 3 ILO
OFFICE & POWDER ROOM



OPTIONAL 3-CAR
SIDE ENTRY GARAGE



FRONT PORCH ELEVATION A

NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STROTHER
8/27/2020

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ROOSEVELT
H&H HOMES, INC.

DATE: AUGUST 27, 2020
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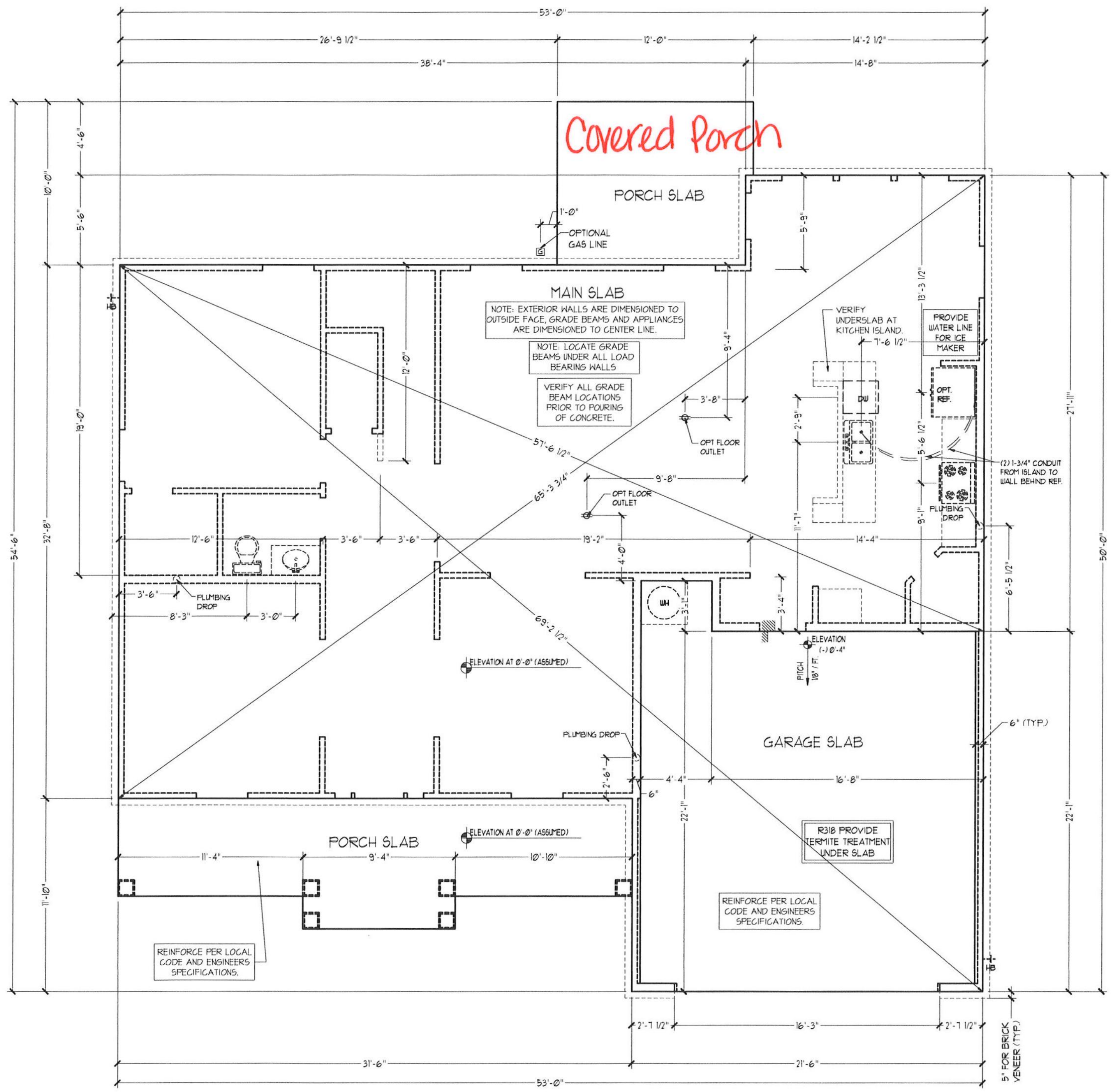
ENGINEERED BY: WFB

S-1.3b
STEM WALL
FOUNDATION PLAN



FOUNDATION PLAN

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H&H HOMES

H&H HOMES, INC.
ROOSEVELT

DATE: APRIL 26, 2017
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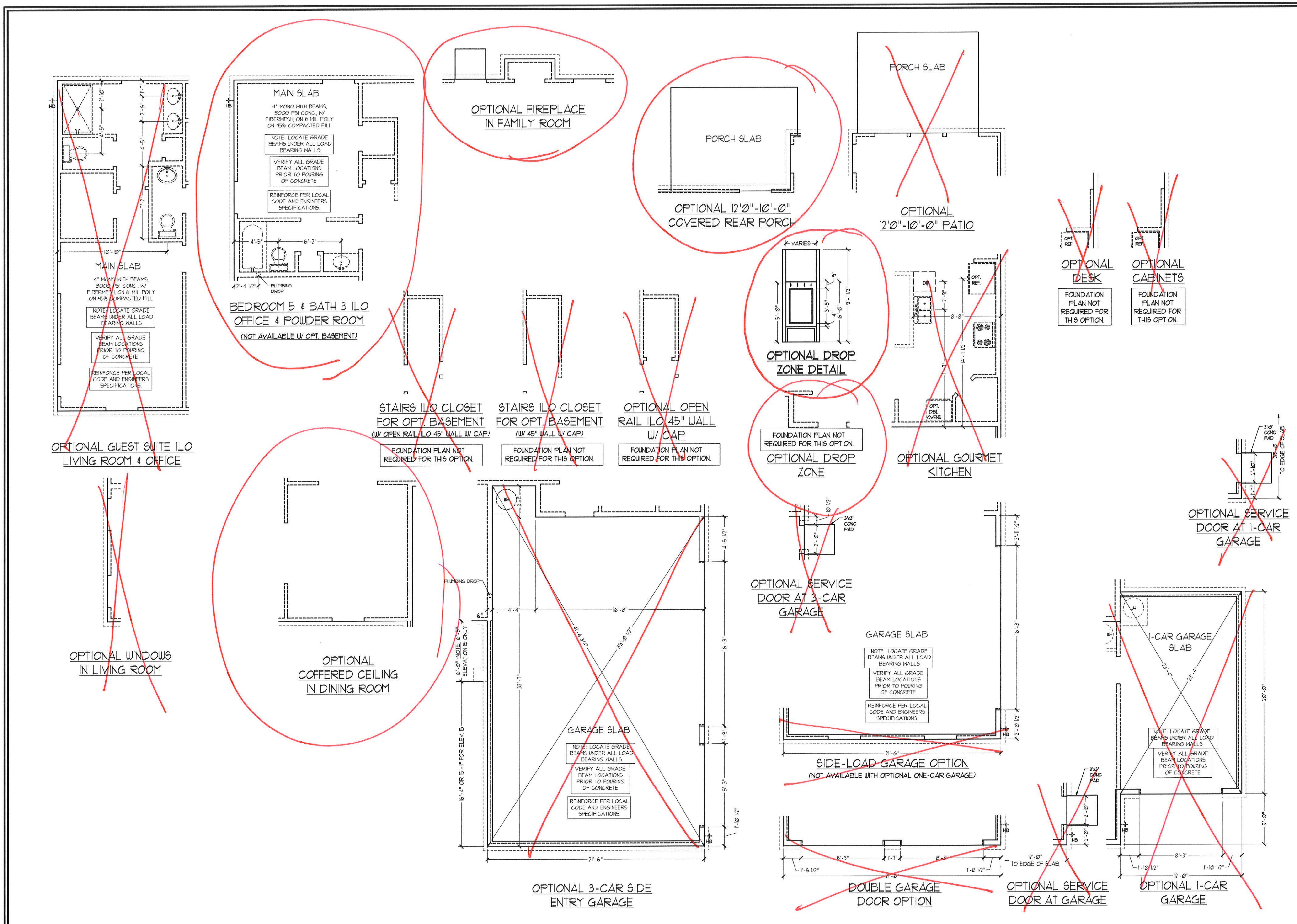
SLAB INTERFACE PLAN
A-4



MAIN SLAB
4" MONO WITH BEAMS, 3000 PSI CONC., W/ FIBERMESH, ON 6 MIL POLY ON 95% COMPACTED FILL
NOTE: LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS
VERIFY ALL GRADE BEAM LOCATIONS PRIOR TO POURING OF CONCRETE
REINFORCE PER LOCAL CODE AND ENGINEERS SPECIFICATIONS
OPTIONAL GUEST SUITE ILO LIVING ROOM & OFFICE
BEDROOM 5 & BATH 3 ILO OFFICE & POWDER ROOM
(NOT AVAILABLE W/ OPT. BASEMENT)
PLUMBING DROP
OPTIONAL FIREPLACE IN FAMILY ROOM
PORCH SLAB
OPTIONAL 12'0"-10'-0" COVERED REAR PORCH
OPTIONAL 12'0"-10'-0" PATIO
OPTIONAL DESK
OPTIONAL CABINETS
FOUNDATION PLAN NOT REQUIRED FOR THIS OPTION.
OPTIONAL DROP ZONE DETAIL
OPTIONAL DROP ZONE
OPTIONAL GOURMET KITCHEN
STAIRS ILO CLOSET FOR OPT. BASEMENT
(W/ OPEN RAIL ILO 45° WALL W/ CAP)
(W/ 45° WALL W/ CAP)
OPTIONAL OPEN RAIL ILO 45" WALL W/ CAP
OPTIONAL WINDOWS IN LIVING ROOM
OPTIONAL COFFERED CEILING IN DINING ROOM
GARAGE SLAB
OPTIONAL 3-CAR SIDE ENTRY GARAGE
OPTIONAL SERVICE DOOR AT 3-CAR GARAGE
SIDE-LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)
DOUBLE GARAGE DOOR OPTION
OPTIONAL SERVICE DOOR AT GARAGE
1-CAR GARAGE SLAB
OPTIONAL 1-CAR GARAGE
OPTIONAL SERVICE DOOR AT 1-CAR GARAGE
3'x3' CONC PAD
TO EDGE OF SLAB

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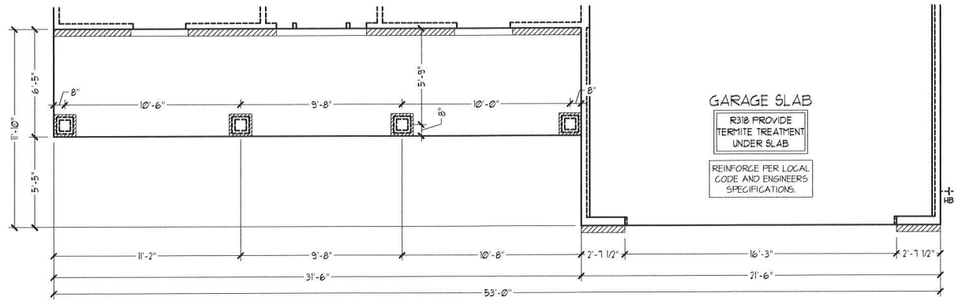
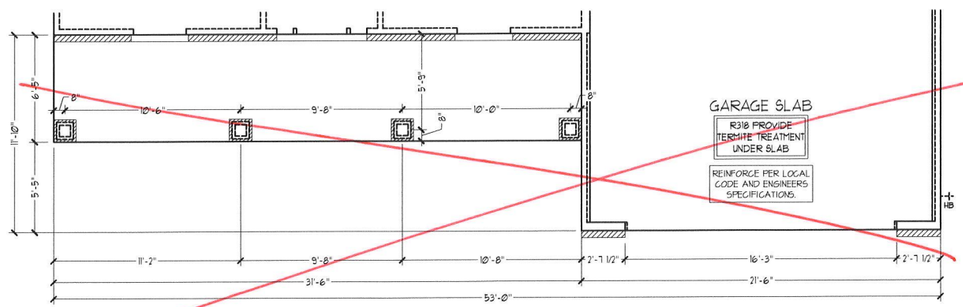
REVIEWED BY:

SLAB INTERFACE
PLAN - OPTIONS

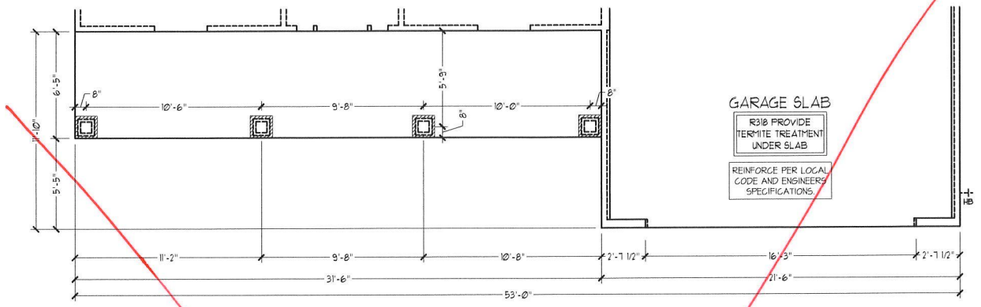
A-4.1



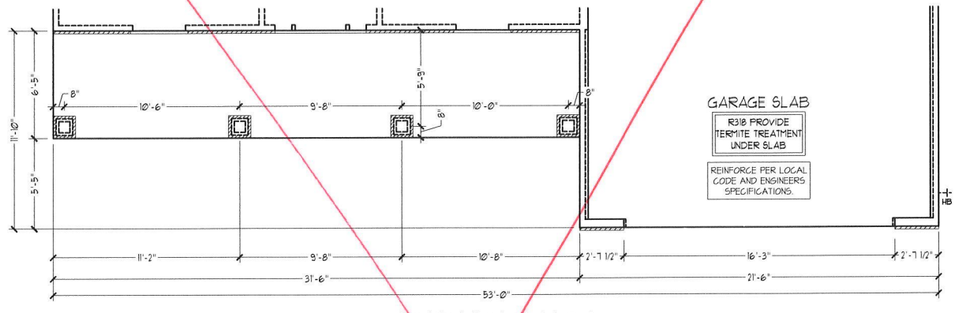
FOUNDATION PLAN B-2
(WITH BRICK)



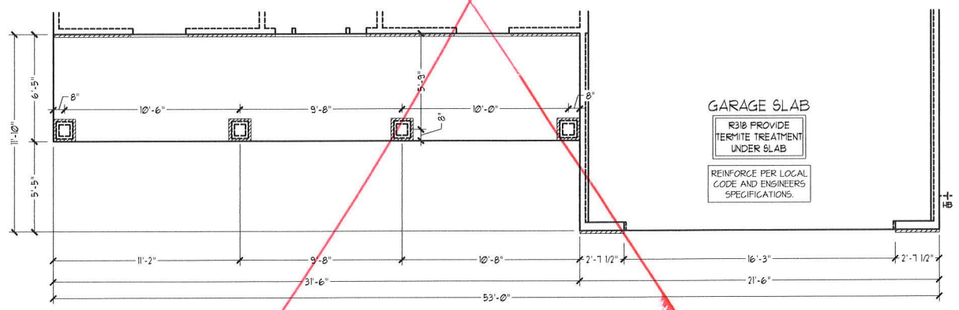
FOUNDATION PLAN B-3
(WITH BRICK)



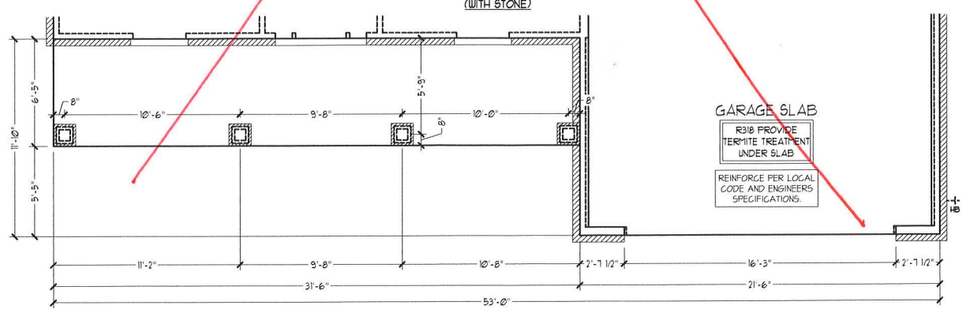
FOUNDATION PLAN B-1



FOUNDATION PLAN B-2
(WITH STONE)



FOUNDATION PLAN B-3
(WITH STONE)



FOUNDATION PLAN B-4
(WITH STONE)

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N.C. LICENSE NO.: C-1733

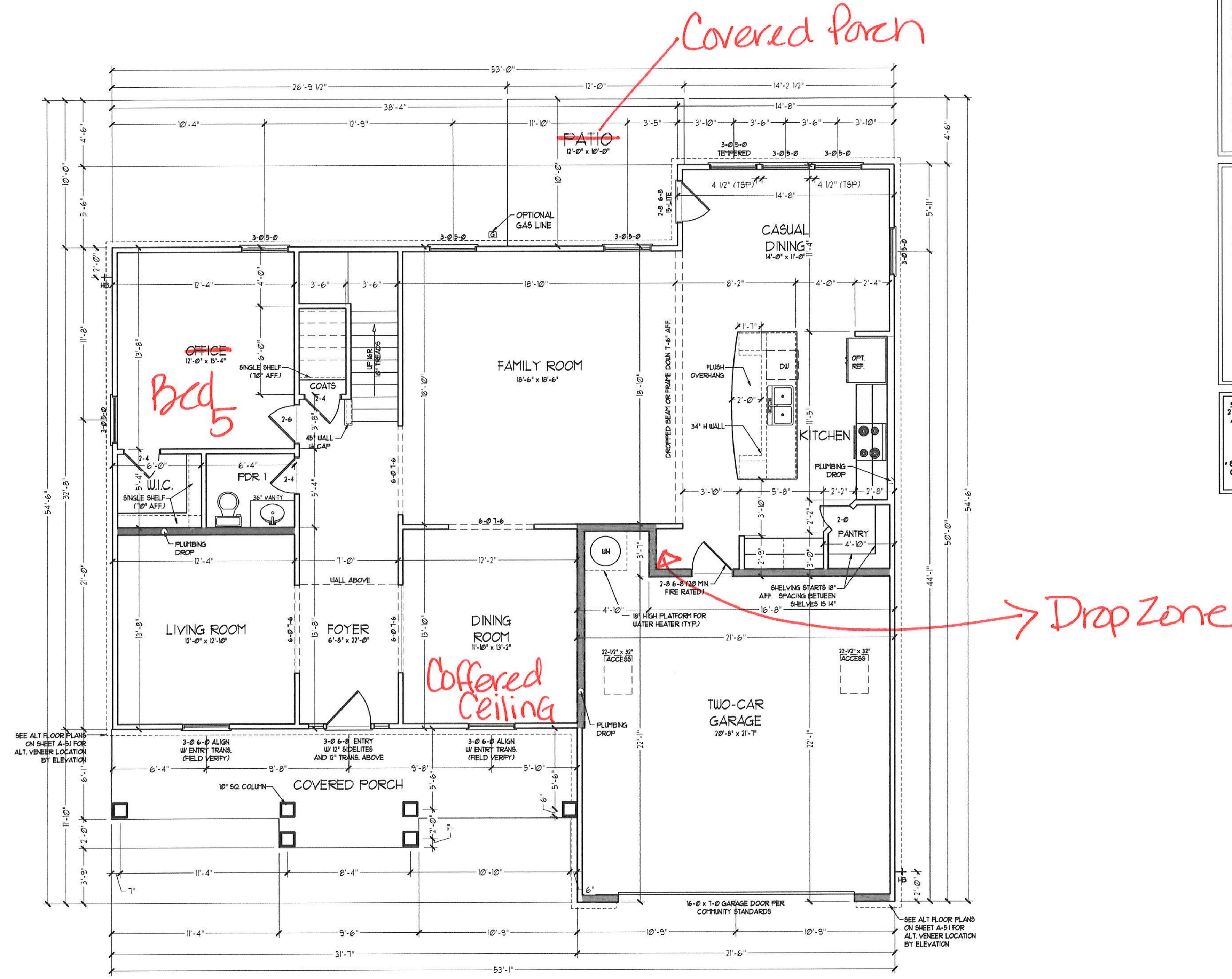
H&H HOMES

H&H HOMES, INC.
ROOSEVELT

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

SLAB INTERFACE PARTIAL PLANS - B ELEVATIONS

A-4.3



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:	1,583 SQ. FT.
2nd FLOOR:	1,853 SQ. FT.
TOTAL:	3,436 SQ. FT.
GARAGE:	483 SQ. FT.
FRONT PORCH (A ELEVATIONS):	201 SQ. FT.
FRONT PORCH (B ELEVATIONS):	202 SQ. FT.
FRONT PORCH (C ELEVATIONS):	189 SQ. FT.
STANDARD REAR PATIO:	117 SQ. FT.
OPTIONAL BASEMENT:	1,439 SQ. FT.
1st FLOOR OPTIONS	
OPTIONAL FIREPLACE:	10 SQ. FT.
UNHEATED OPTIONS	
OPT 1-CAR GARAGE:	240 SQ. FT.
OPT 12'-0" X 10'-0" PATIO:	120 SQ. FT.
OPT COVERED REAR PORCH:	117 SQ. FT.
OPT. 3-CAR SIDE ENTRY GARAGE:	701 SQ. FT.

SQUARE FOOTAGE W/ FULL BRICK VENEER

1st FLOOR:	1,646 SQ. FT.
2nd FLOOR:	1,917 SQ. FT.
TOTAL:	3,536 SQ. FT.
GARAGE:	418 SQ. FT.
FRONT PORCH (A ELEVATIONS):	201 SQ. FT.
FRONT PORCH (B ELEVATIONS):	202 SQ. FT.
FRONT PORCH (C ELEVATIONS):	189 SQ. FT.
STANDARD REAR PATIO:	117 SQ. FT.
OPTIONAL BASEMENT:	1,464 SQ. FT.
1st FLOOR OPTIONS	
OPTIONAL FIREPLACE:	14 SQ FT.
UNHEATED OPTIONS	
OPT 1-CAR GARAGE:	259 SQ. FT.
OPT 12'-0" X 10'-0" PORCH:	120 SQ. FT.
OPT COVERED REAR PORCH:	117 SQ. FT.
OPT. 3-CAR SIDE ENTRY GARAGE:	740 SQ. FT.

NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 @ 16" O.C. (U.N.O.). 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).

2x6 WALL

- SHADED 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 CEILINGS AND WALLS PER SECTION N 1102.1

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N.C. LICENSE NO.: C-1733

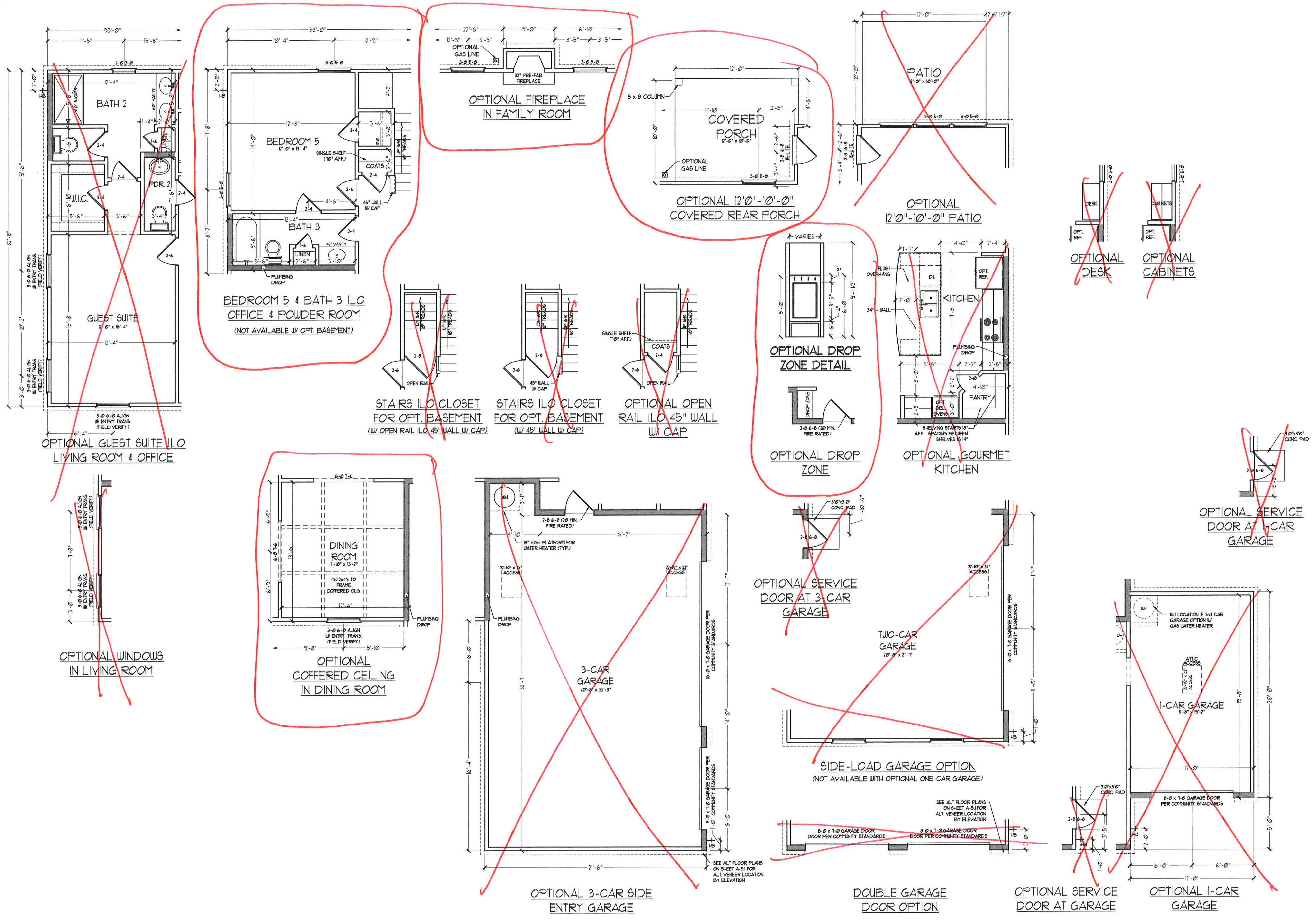
H&H HOMES

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


OPTIONAL GUEST SUITE ILO LIVING ROOM & OFFICE
BATH 2
W.I.C.
PDR 2
GUEST SUITE
12'-0" x 16'-4"
BEDROOM 5
12'-0" x 13'-4"
BATH 3
COATS
LINEN
BEDROOM 5 & BATH 3 ILO OFFICE & POWDER ROOM
(NOT AVAILABLE W/ OPT. BASEMENT)
OPTIONAL GAS LINE
32" PRE-FAB FIREPLACE
OPTIONAL FIREPLACE IN FAMILY ROOM
8 x 8 COLUMN
COVERED PORCH
12'-0" x 10'-0"
OPTIONAL GAS LINE
OPTIONAL 12'0"-10'-0" COVERED REAR PORCH
PATIO
12'-0" x 10'-0"
OPTIONAL 12'0"-10'-0" PATIO
OPTIONAL DESK
OPTIONAL CABINETS
STAIRS ILO CLOSET FOR OPT. BASEMENT
(W/ OPEN RAIL ILO 45° WALL W/ CAP)
STAIRS ILO CLOSET FOR OPT. BASEMENT
(W/ 45° WALL W/ CAP)
OPTIONAL OPEN RAIL ILO 45° WALL W/ CAP
OPTIONAL DROP ZONE DETAIL
OPTIONAL DROP ZONE
KITCHEN
PANTRY
OPTIONAL GOURMET KITCHEN
OPTIONAL WINDOWS IN LIVING ROOM
DINING ROOM
11'-10" x 13'-2"
(3) 2x4's TO FRAME COFFERED CLG.
OPTIONAL COFFERED CEILING IN DINING ROOM
3-CAR GARAGE
20'-8" x 32'-3"
OPTIONAL 3-CAR SIDE ENTRY GARAGE
OPTIONAL SERVICE DOOR AT 3-CAR GARAGE
TWO-CAR GARAGE
SIDE-LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)
DOUBLE GARAGE DOOR OPTION
OPTIONAL SERVICE DOOR AT GARAGE
OPTIONAL SERVICE DOOR AT 1-CAR GARAGE
1-CAR GARAGE
OPTIONAL 1-CAR GARAGE

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H&H HOMES, INC.
ROOSEVELT

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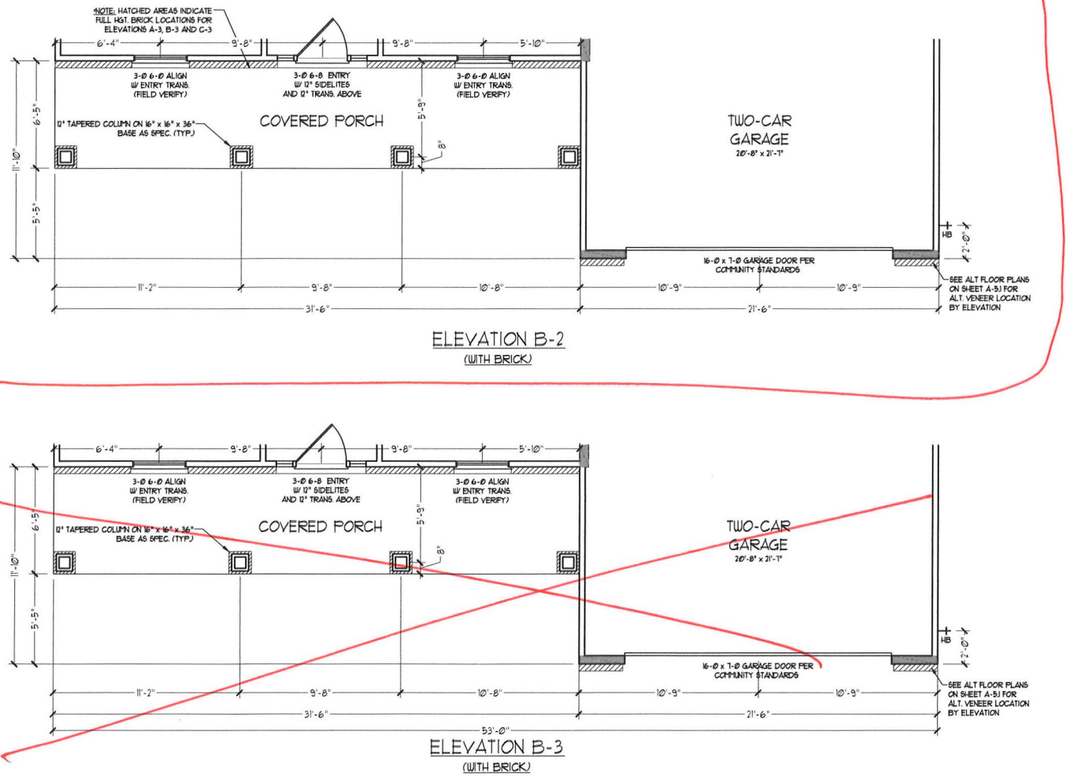
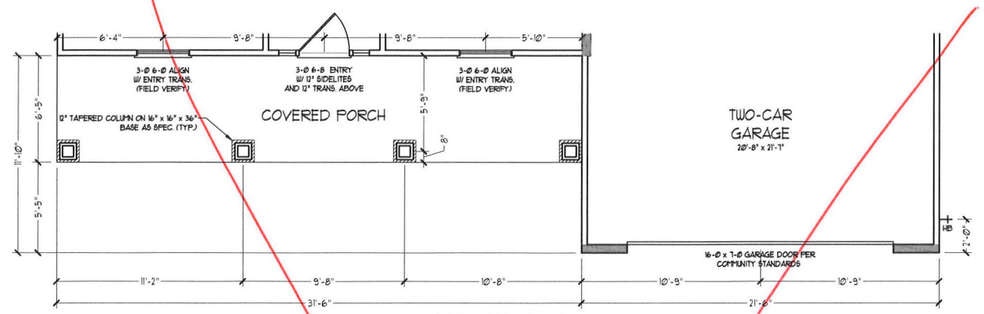
ENGINEERED BY:
REVIEWED BY:

FIRST FLOOR PLAN OPTIONS
A-6.1

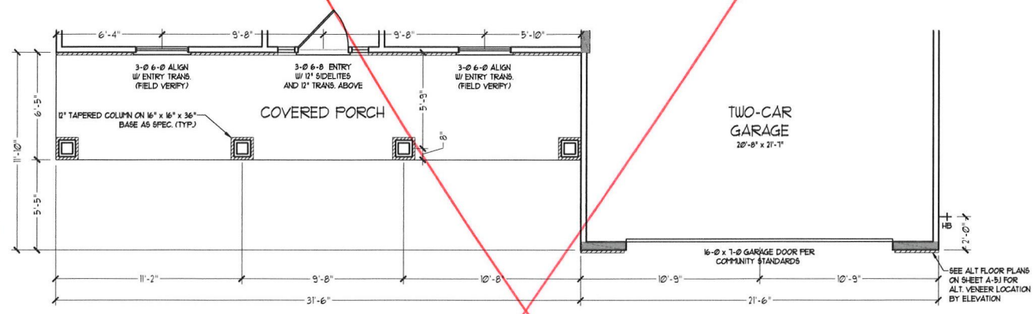


ELEVATION B-2
(WITH BRICK)

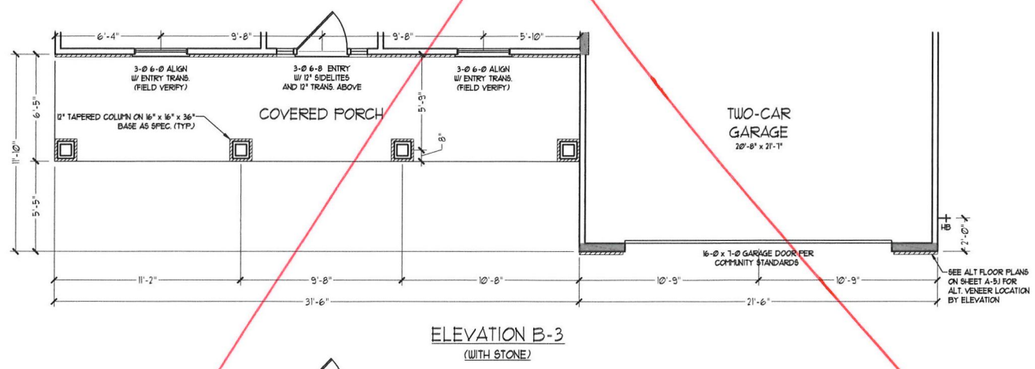
ELEVATION B-3
(WITH BRICK)



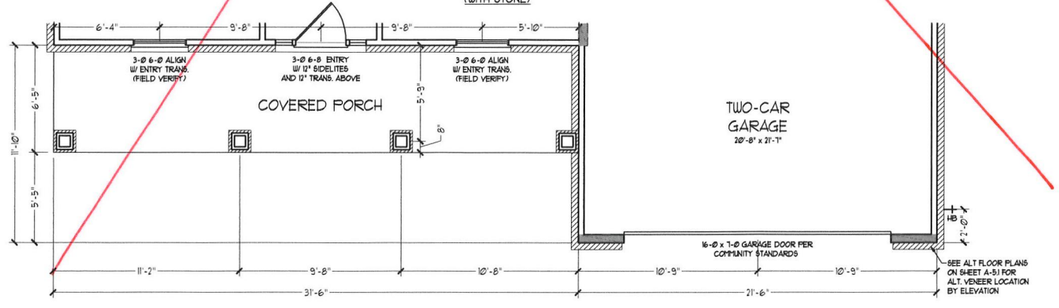
ELEVATION B-1



ELEVATION B-2
(WITH STONE)



ELEVATION B-3
(WITH STONE)



ELEVATION B-4
(WITH STONE)

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H&H HOMES

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DATE: APRIL 26, 2017
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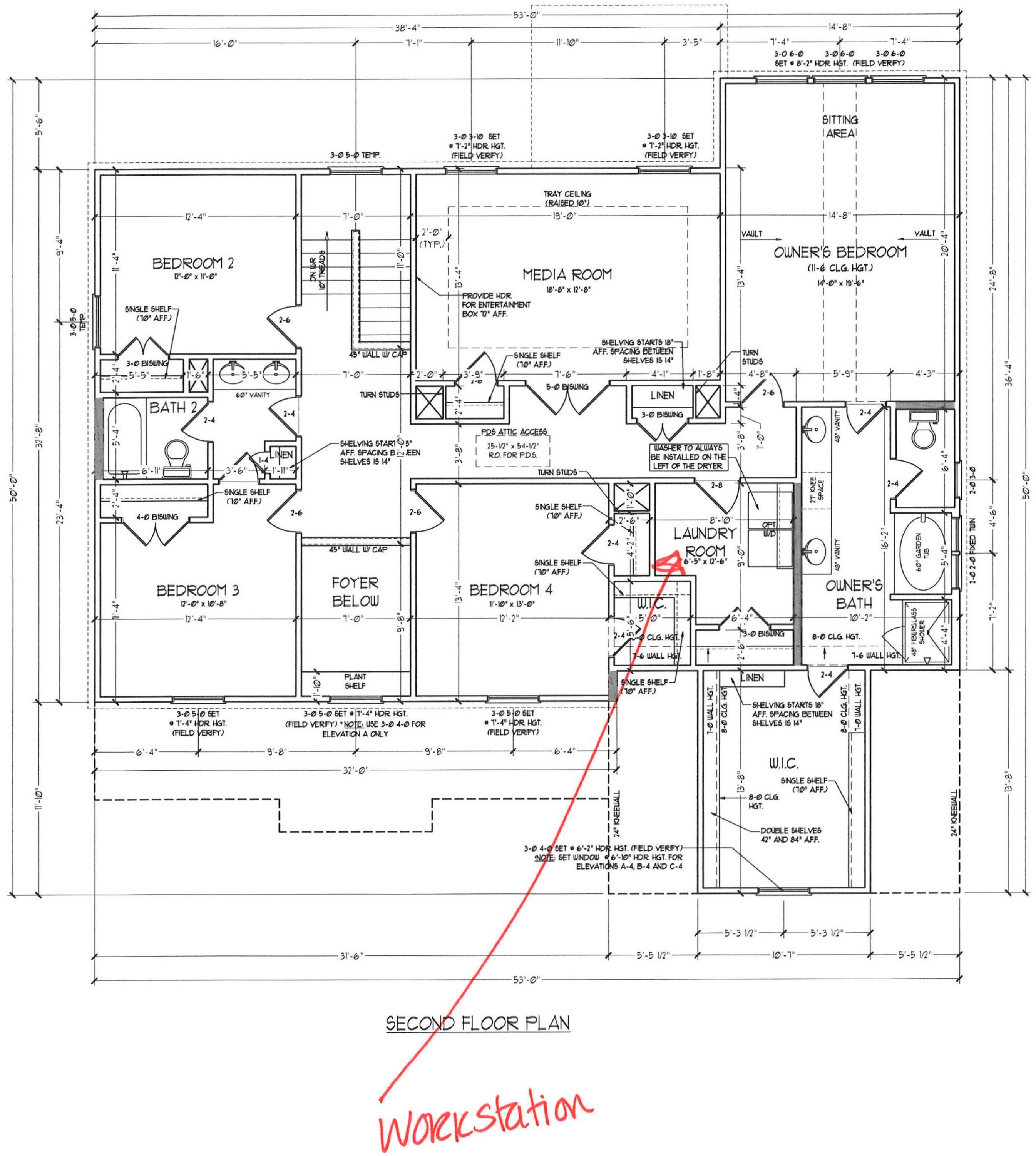
REVIEWED BY:

FIRST FLOOR PARTIAL PLANS - B ELEVATIONS

A-6.3



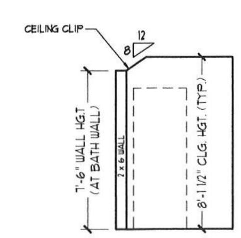
SECOND FLOOR PLAN

NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 @ 16" O.C. (U.N.O.). 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).

2x6 WALL

* SHADED 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 CEILINGS AND WALLS PER SECTION N 1102.1



CLIPPED CEILING OWNER'S BATH AND BEDROOM 4 BATH

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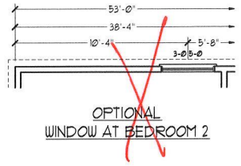
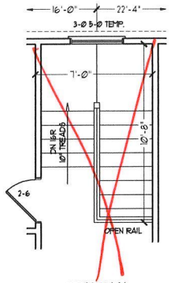
SECOND FLOOR PLAN

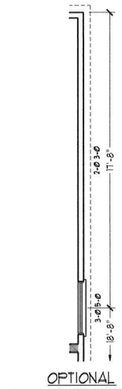
A-7



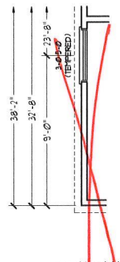
OPTIONAL
WINDOW AT BEDROOM 2



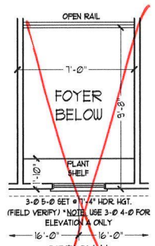
OPTIONAL
OPEN RAIL AT STAIRS



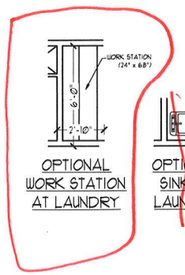
OPTIONAL
WINDOW AT OWNER'S
BEDROOM



OPTIONAL
WINDOW AT
BEDROOM 3

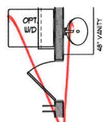


OPTIONAL
OPEN RAIL AT
FOYER

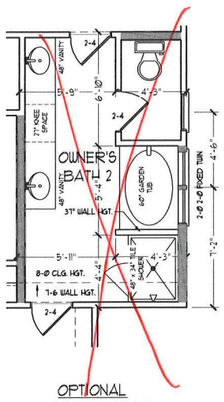


OPTIONAL
WORK STATION
AT LAUNDRY

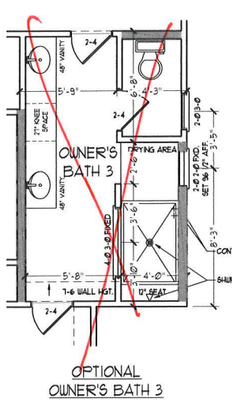
OPTIONAL
SINK AT
LAUNDRY



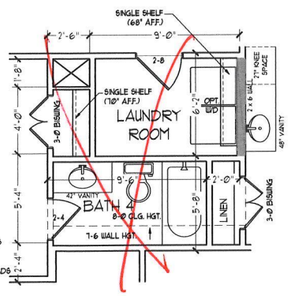
OPTIONAL
DOOR AT LAUNDRY
ROOM/OWNER'S BATH



OPTIONAL
OWNER'S BATH 2



OPTIONAL
OWNER'S BATH 3



OPTIONAL
BATH 4

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N.C. LICENSE NO.: C-1733

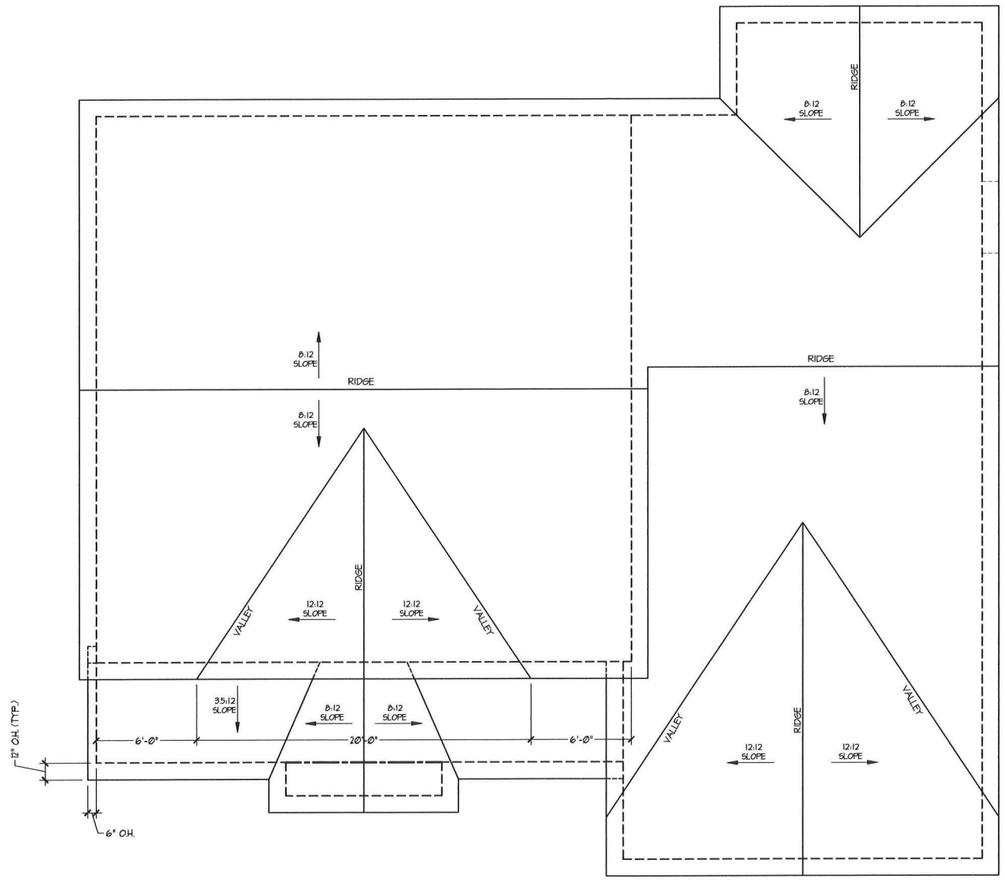
H&H HOMES

H&H HOMES, INC.
ROOSEVELT

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

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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N.C. LICENSE NO.: C-1733

H&H HOMES

H&H HOMES, INC.
ROOSEVELT

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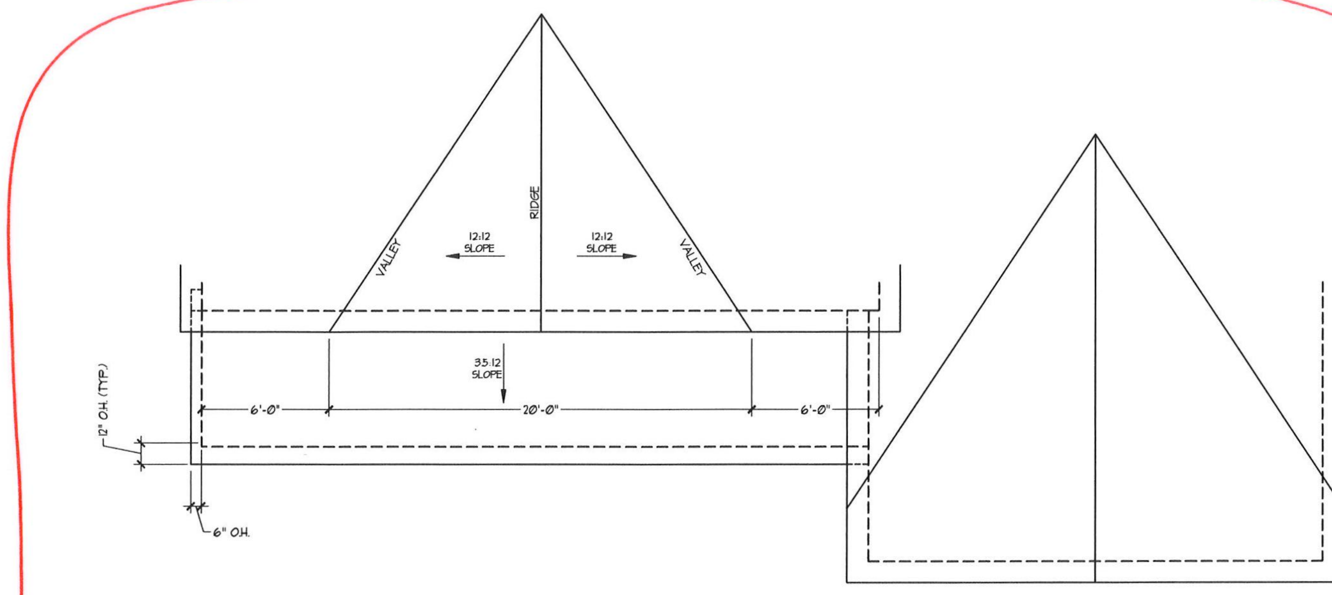
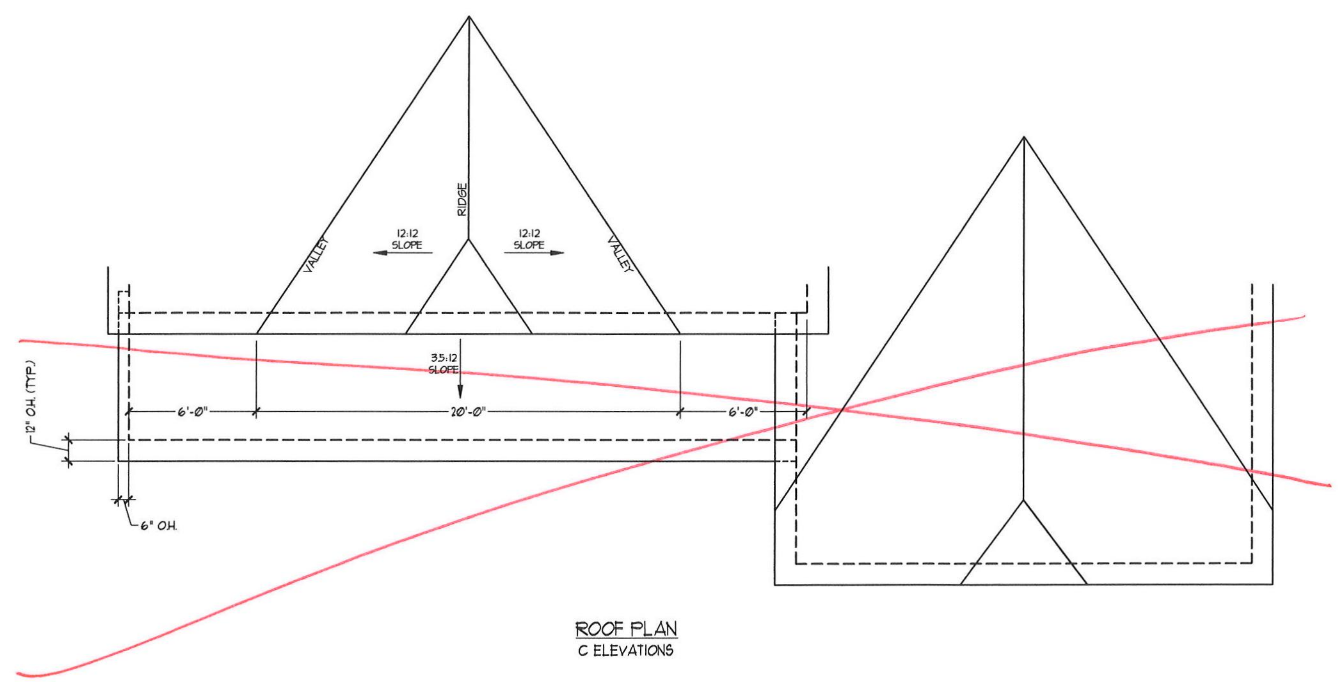
ROOF PLAN
S-4



ROOF PLAN
B ELEVATIONS



ROOF PLAN
C ELEVATIONS

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H&H HOMES

H&H HOMES, INC.
ROOSEVELT

DATE: APRIL 26, 2017
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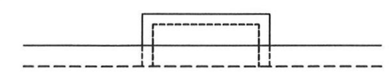
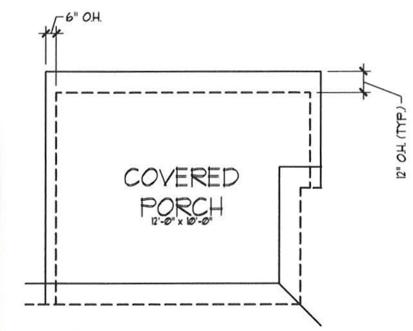
REVIEWED BY:

B & C
ELEVATIONS
PARTIAL ROOF
PLANS

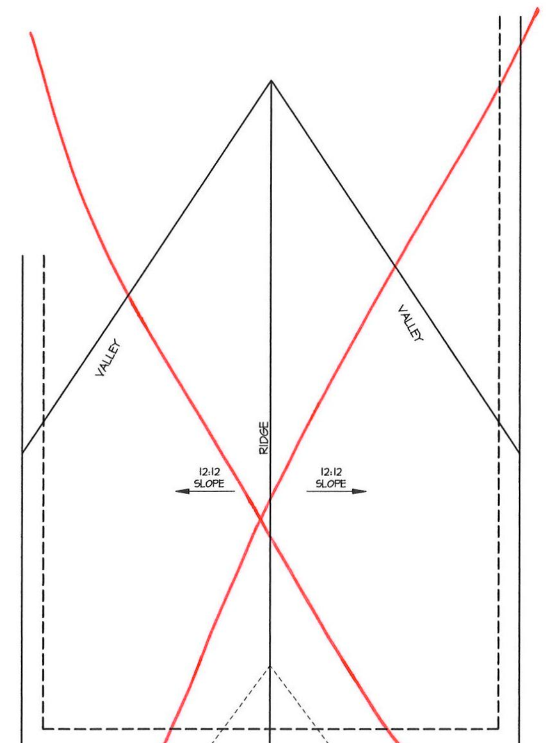
A-8.1



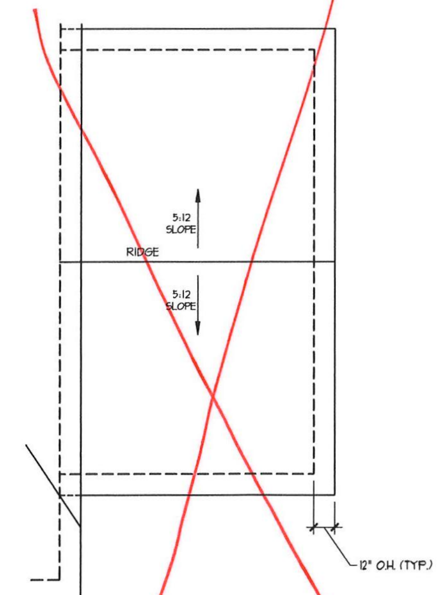
OPTIONAL FIREPLACE
IN FAMILY ROOM



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



OPTIONAL 3-CAR SIDE
ENTRY GARAGE



OPTIONAL 1-CAR
GARAGE

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H&H HOMES

H&H HOMES, INC.
ROOSEVELT

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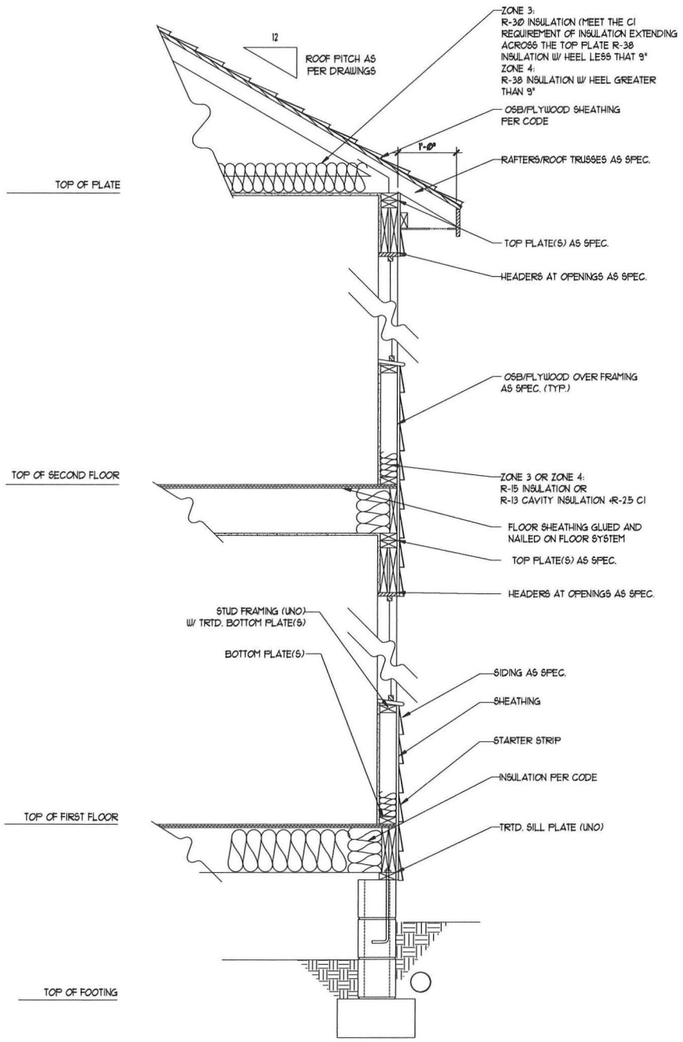
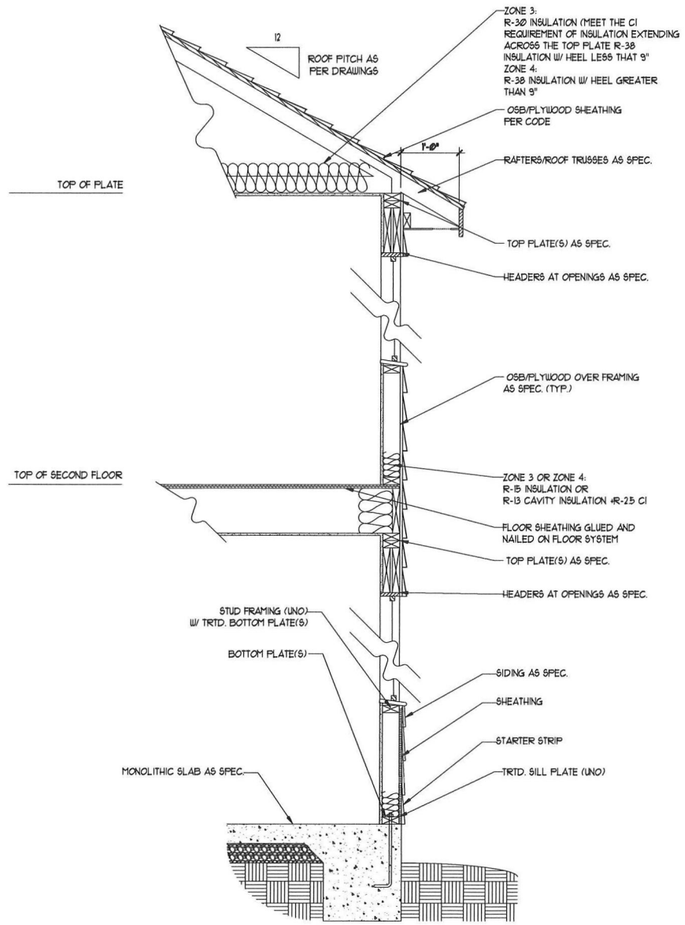
ENGINEERED BY:
REVIEWED BY:

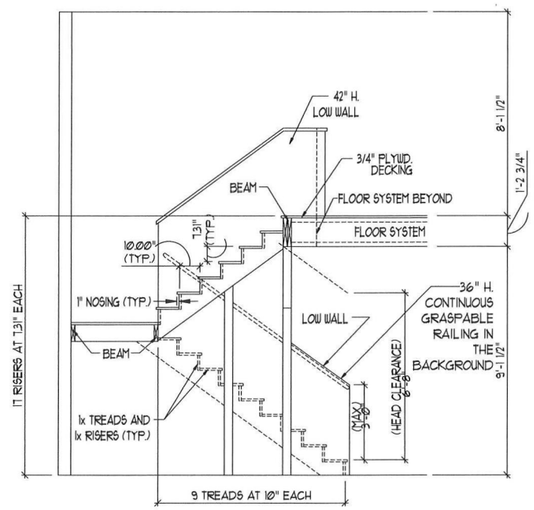
ROOF PLANS - OPTIONS
A-8.2



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 NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND HANDRAILS.

CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA

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N.C. LICENSE NO.: C-1735

H&H HOMES

H&H HOMES, INC.
ROOSEVELT

DATE: APRIL 26, 2017
REV.: MAY 01, 2020
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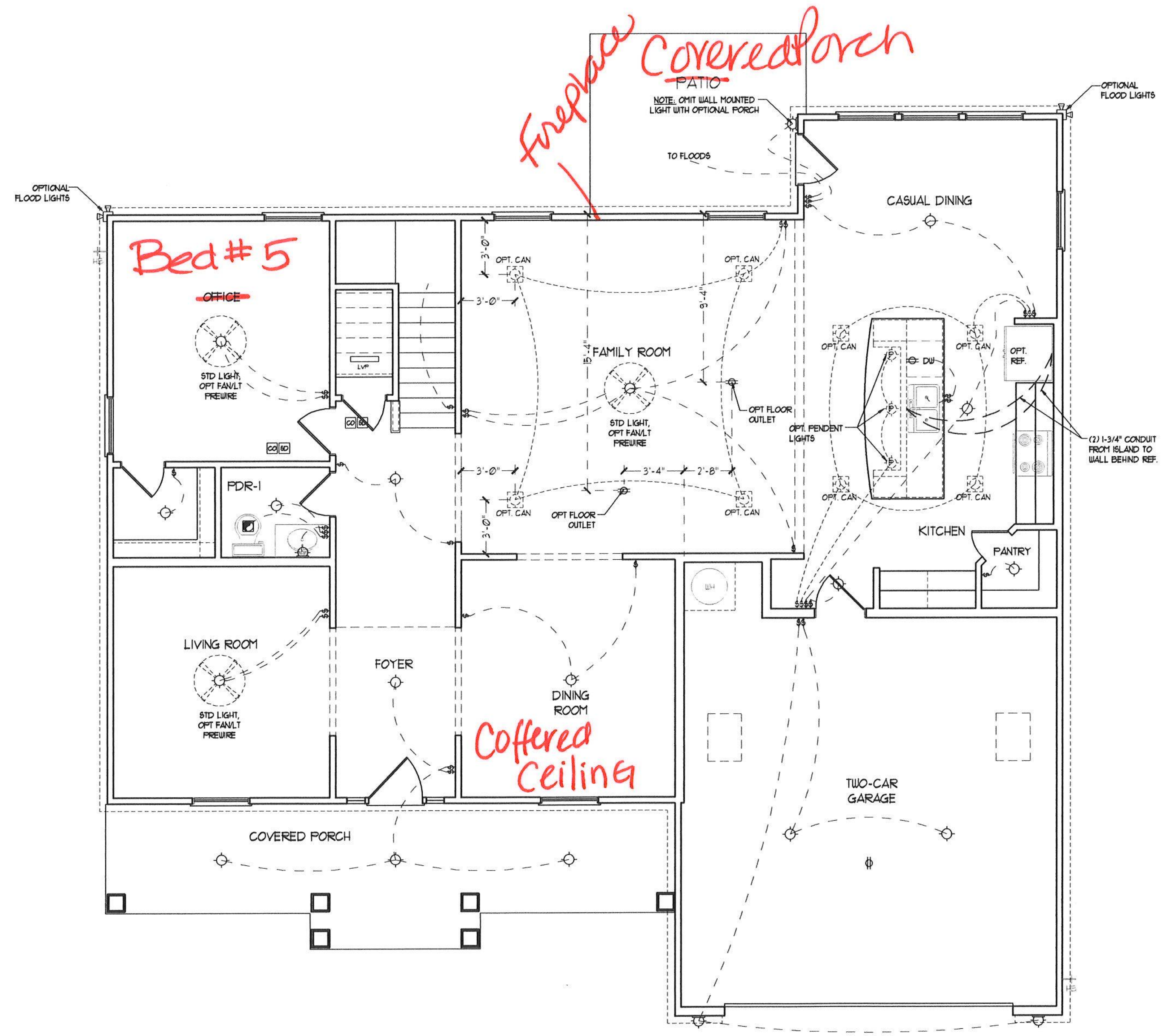
ENGINEERED BY:
REVIEWED BY:

WALL SECTIONS AND STAIR DETAIL

AD-1



FIRST FLOOR PLAN
(A-1)

ELECTRICAL LAYOUT NOTES:

1.) BLOCK AND WIRE FOR ALL CELING 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

Symbol	Description
	110 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
P	PENDANT LIGHT
	RECESSED CAN LIGHT
	MINI CAN LIGHT
E	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4' FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
CW	CONDUIT FOR COMPONENT WIRING
SP	SPEAKER
D	DOORBELL CHIME
SD	110 V SMOKE DETECTOR
CO	CO DETECTOR
	EXHAUST FAN
LVP	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

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H&H HOMES

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ROOSEVELT

DATE: APRIL 26, 2017
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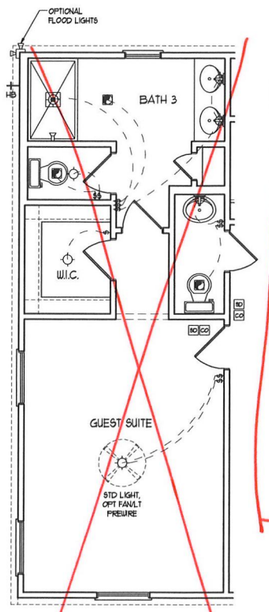
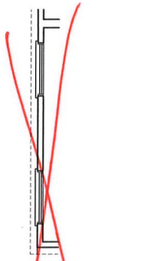
REVIEWED BY:

FIRST FLOOR ELECTRICAL PLAN

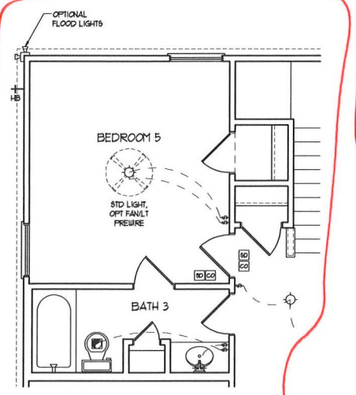
E-1



OPTIONAL GUEST SUITE ILO LIVING ROOM & OFFICE

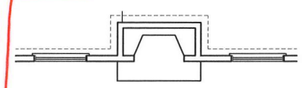


OPTIONAL WINDOWS IN LIVING ROOM

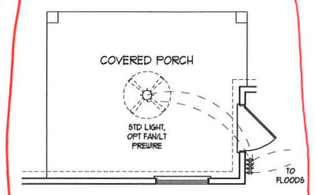


BEDROOM 5 & BATH 3 ILO OFFICE & POWDER ROOM

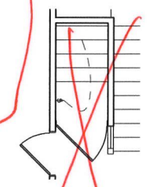
(NOT AVAILABLE W/ OPT. BASEMENT)



OPTIONAL FIREPLACE IN FAMILY ROOM

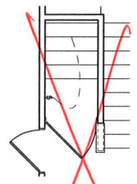


OPTIONAL 12'Ø"-10'-Ø" COVERED REAR PORCH



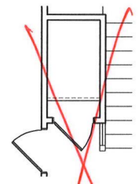
STAIRS ILO CLOSET FOR OPT. BASEMENT

(W/ OPEN RAIL ILO 45° WALL W/ CAP)

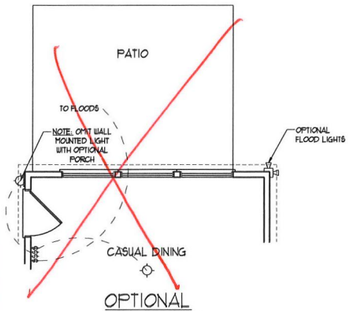


STAIRS ILO CLOSET FOR OPT. BASEMENT

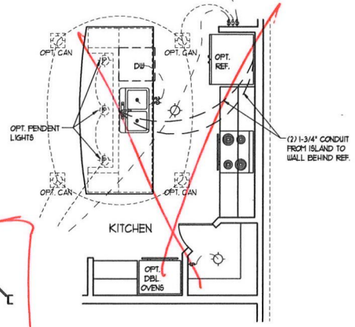
(W/ 45° WALL W/ CAP)



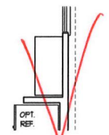
OPTIONAL OPEN RAIL ILO 45° WALL W/ CAP



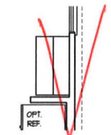
OPTIONAL 12'Ø"-10'-Ø" PATIO



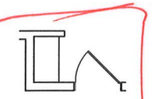
OPTIONAL GOURMET KITCHEN



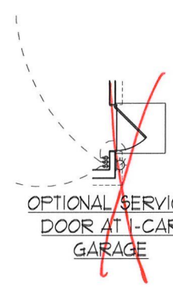
OPTIONAL DESK



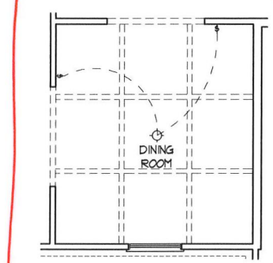
OPTIONAL CABINETS



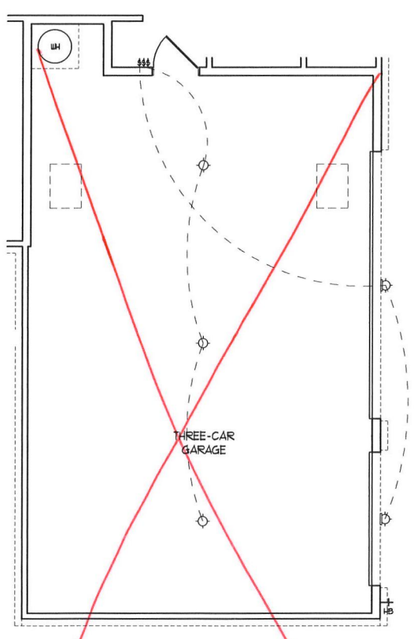
OPTIONAL DROP ZONE



OPTIONAL SERVICE DOOR AT 1-CAR GARAGE

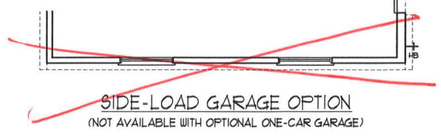


OPTIONAL COFFERED CEILING IN DINING ROOM



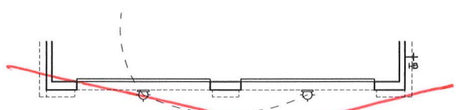
OPTIONAL 3-CAR SIDE ENTRY GARAGE

OPTIONAL SERVICE DOOR AT 3-CAR GARAGE

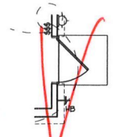


SIDE-LOAD GARAGE OPTION

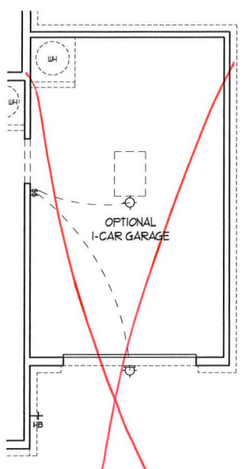
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)



DOUBLE GARAGE DOOR OPTION



OPTIONAL SERVICE DOOR AT GARAGE



OPTIONAL 1-CAR GARAGE

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N.C. LICENSE NO.: C-1733

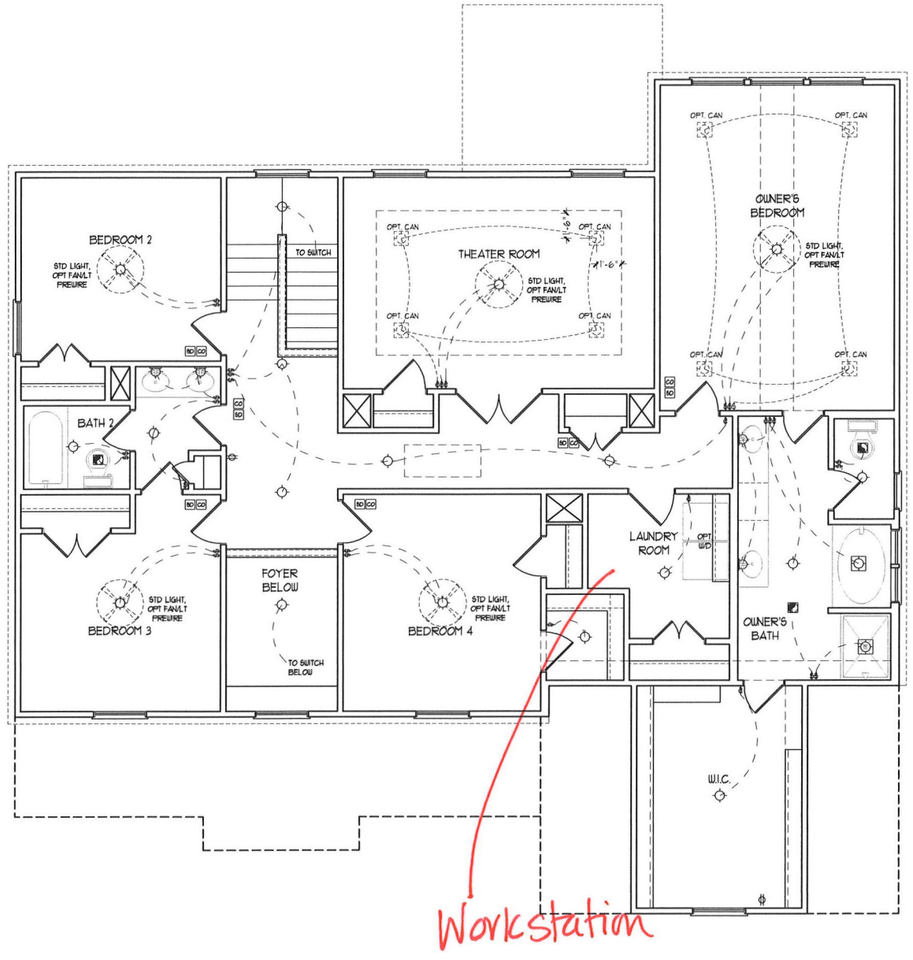
H&H HOMES

H&H HOMES, INC.
ROOSEVELT

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

F.F. ELECTRICAL PLAN OPTIONS

E-1.1



SECOND FLOOR PLAN

ELECTRICAL LAYOUT NOTES:

1.) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.

2.) VANITY LIGHTS TO BE SET @ 80" A.F.F. (TYP.)

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

4.) PLACE SWITCHES 8" (MIN.) FROM ROUGH OPENINGS.

ELECTRICAL LEGEND

	110 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
P	PENDANT LIGHT
	RECESSED CAN LIGHT
	MINI CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4' FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
3	3-WAY SWITCH
4	4-WAY SWITCH
D	DIMMER SWITCH
CW	CONDUIT FOR COMPONENT WIRING
SP	SPEAKER
D	DOORBELL CHIME
SD	110 V SMOKE DETECTOR
CO	CO DETECTOR
	EXHAUST FAN
LVP	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

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N.C. LICENSE NO.: C-1733

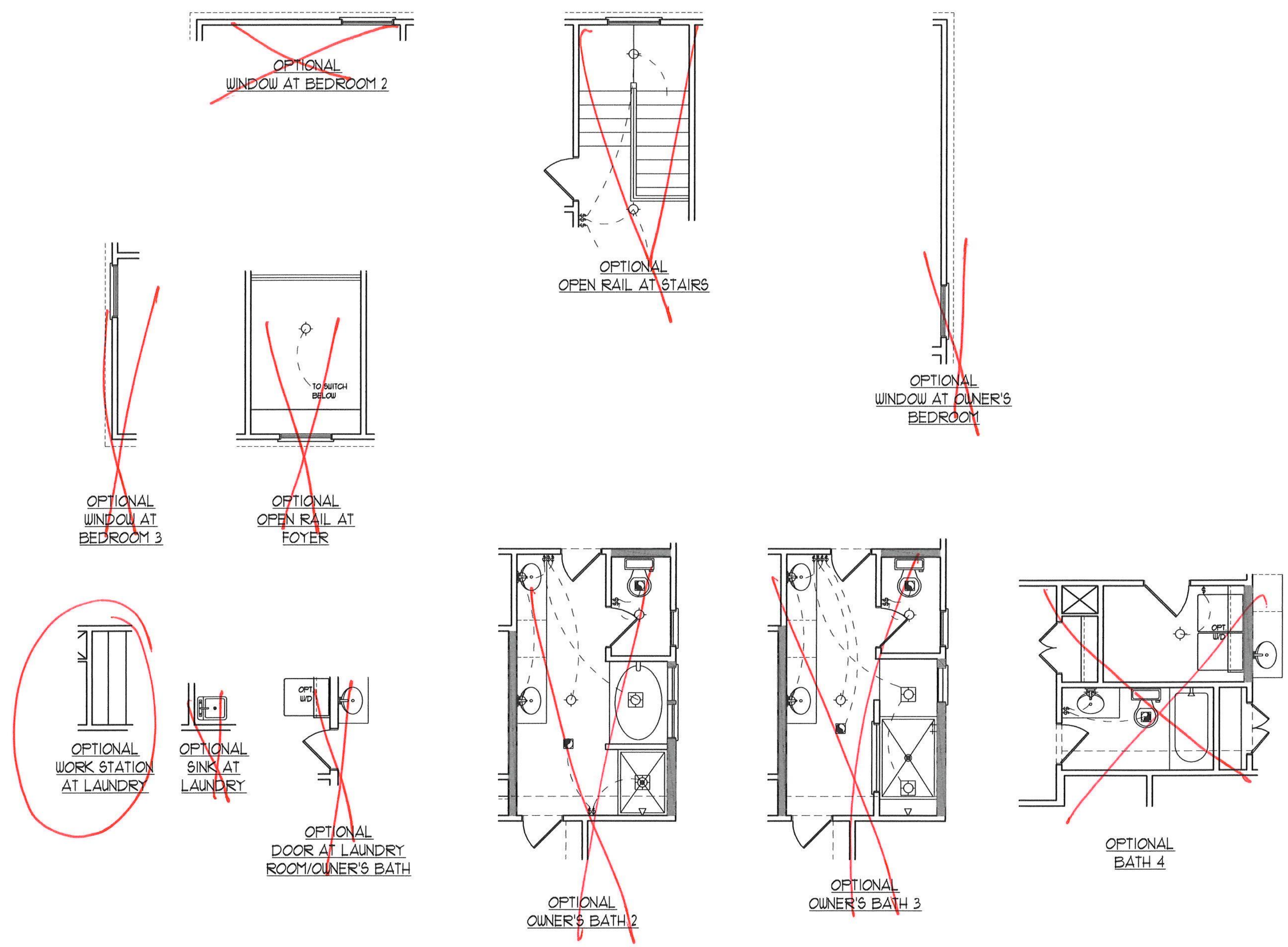
H&H HOMES

H&H HOMES, INC.
ROOSEVELT

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

SECOND FLOOR ELECTRICAL PLAN

E-2



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H&H HOMES

H&H HOMES, INC.
ROOSEVELT

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

SECOND FLOOR ELECTRICAL PLAN - OPTIONS

E-2.1

C:\Users\Whitney Desktop\FILES FROM OFFICE HP\H&H Roosevelt\Roosevelt_GR Structural B-2D.dwg, 8/27/2020 10:29:31 AM, Whitney Boykin, J.S. Thompson Engineering, PA

BRACED WALL DESIGN NOTES:

1. BRACED WALL DESIGN PER SECTION R602.10 OF THE NCRC 2018 EDITION.
2. CS-WSP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED W/ 8D NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
3. "GB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" OC ALONG PANEL EDGES AND 10" IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
4. BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION.
5. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

BRACED WALL DESIGN

RECTANGLE A	RECTANGLE B
SIDE 1A (FRONT LOAD)	SIDE 1B
METHOD: CS-WSP/FF	METHOD: CS-WSP/FF
TOTAL REQUIRED LENGTH: 13'10"	TOTAL REQUIRED LENGTH: 2'3"
TOTAL PROVIDED LENGTH: 28'	TOTAL PROVIDED LENGTH: 6'
SIDE 2A	SIDE 2B
METHOD: CS-WSP	METHOD: CS-WSP
TOTAL REQUIRED LENGTH: 13'10"	TOTAL REQUIRED LENGTH: 2'3"
TOTAL PROVIDED LENGTH: 27'8.5"	TOTAL PROVIDED LENGTH: 12'
SIDE 3A (SIDE LOAD)	SIDE 3B
METHOD: CS-WSP/FF	METHOD: CS-WSP
TOTAL REQUIRED LENGTH: 14'6.3"	TOTAL REQUIRED LENGTH: 2'
TOTAL PROVIDED LENGTH: 40'6.6"	TOTAL PROVIDED LENGTH: 19'5.8"
SIDE 4A	SIDE 4B / 3A COMBINED
METHOD: CS-WSP	METHOD: CS-WSP/GB
TOTAL REQUIRED LENGTH: 14'6.3"	TOTAL REQUIRED LENGTH: 16'6.3"
TOTAL PROVIDED LENGTH: 21'7.5"	TOTAL PROVIDED LENGTH: 40'6"

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO.)
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
4. WINDOW AND DOOR HEADERS TO BE SUPPORTED W/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.) SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.)
6. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
7. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
8. 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 7000 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO.)
9. 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.
10. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

TSP - TRIPLE STUD POCKET

TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

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

LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT

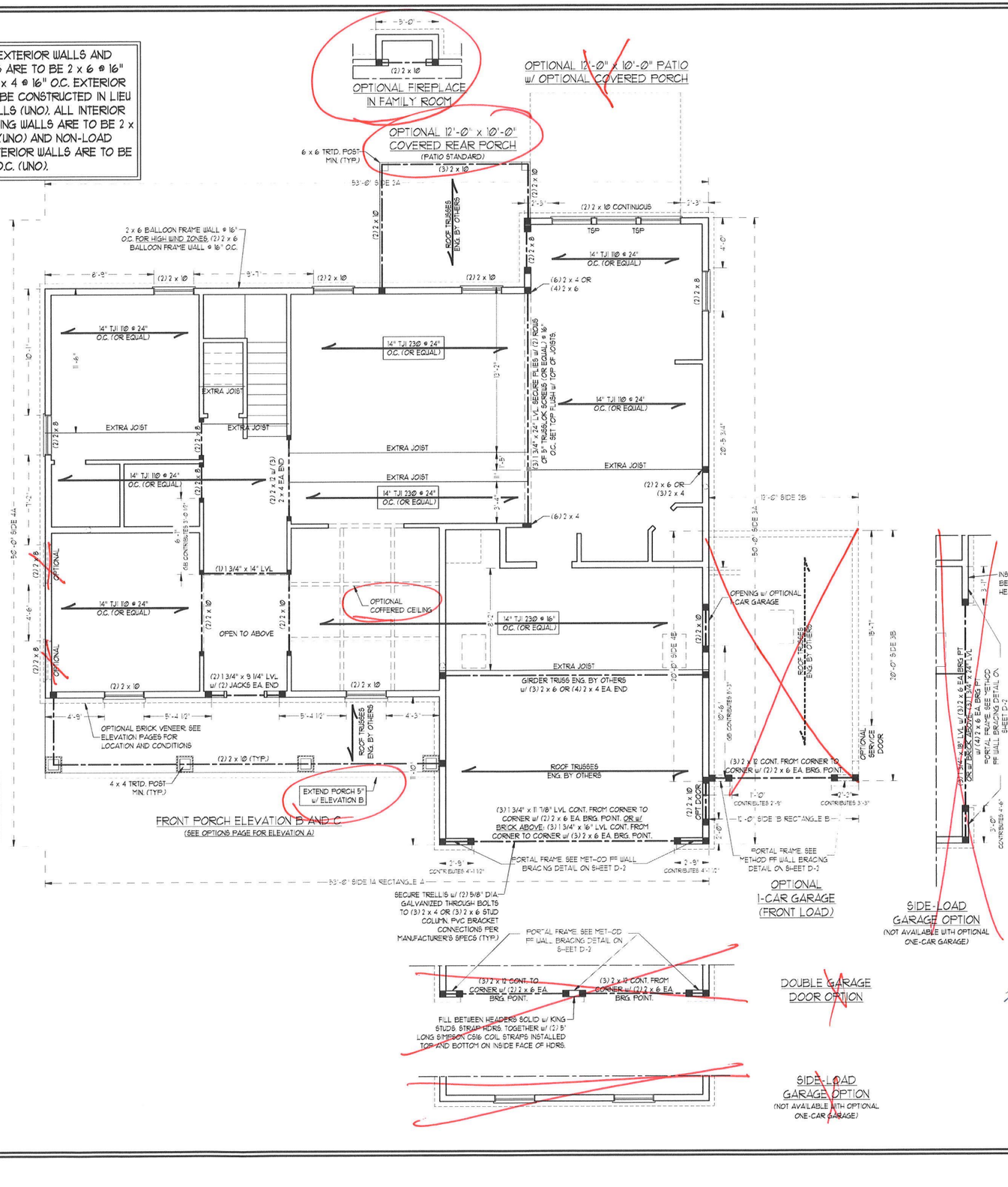
LENGTH (FT.)	SIZE OF LINTEL
UP TO 4 FT.	L 3 1/2 x 3 1/2 x 1/4
4-8	L 5 x 3 1/2 x 5/16 LLV
8 AND GREATER	L 6 x 4 x 5/16 LLV

BRICK SUPPORT NOTES:

1. LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO) SEE ARCH DWGS. FOR SIZE AND LOCATION OF OPENINGS.
2. (LLV) = LONG LEG VERTICAL
3. LENGTH = CLEAR OPENING
4. EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
5. FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER W/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
6. FOR ALL BRICK SUPPORT @ ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS W/ (4) 12d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING W/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R703.8.2.1 OF THE 2018 NCRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
7. PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

NOTE:
- BCI 4500s-18 JOISTS MAY BE INSTALLED IN LIEU OF TJI 110 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE PLAN.
- BCI 6000s-18 JOISTS MAY BE INSTALLED IN LIEU OF TJI 230 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE PLAN.

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



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N.C. LICENSE NO: C-1733

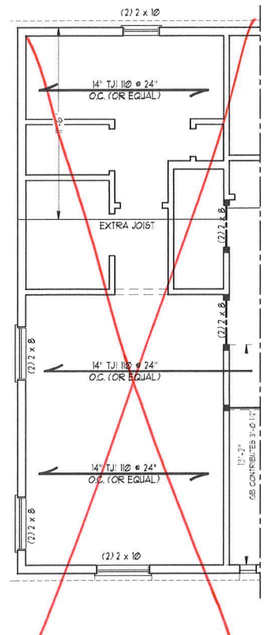
ROOSEVELT
H&H HOMES, INC.

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

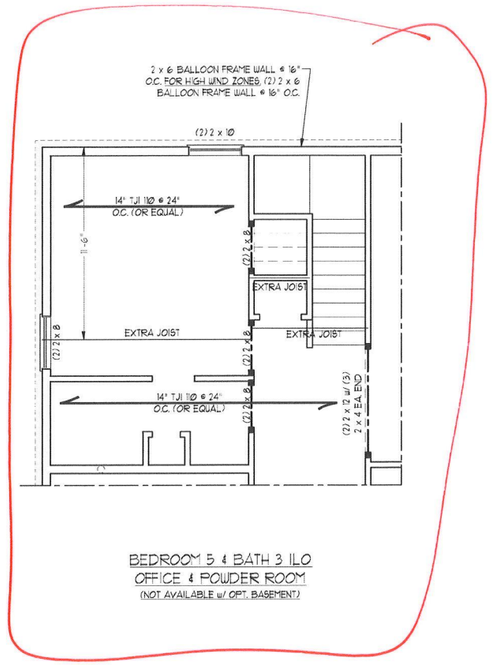
SHEET 9 OF 12

S-2a
SECOND FLOOR FRAMING PLAN

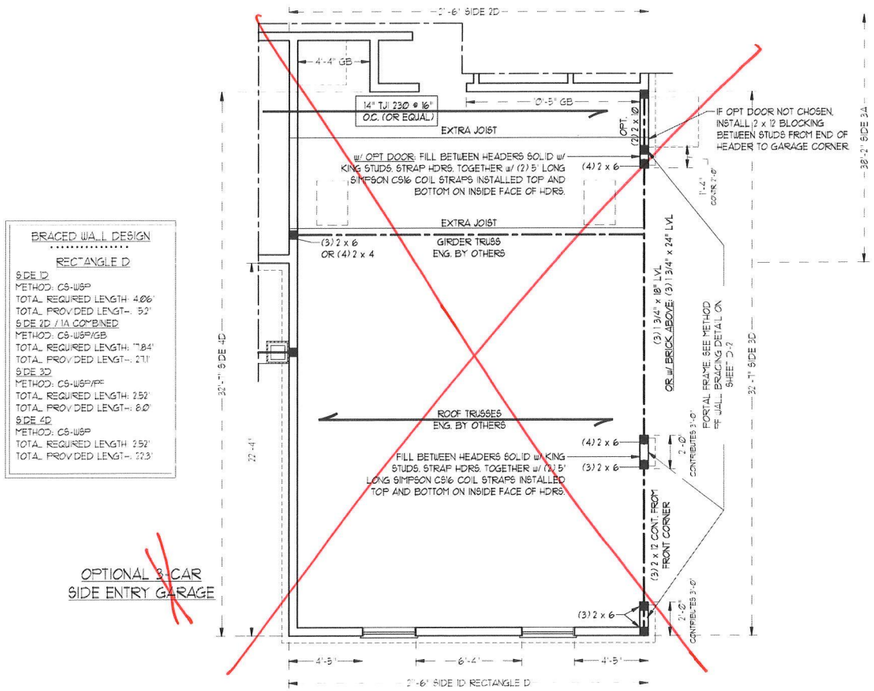
NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STROTHER
8/27/2020



OPTIONAL GUEST SUITE ILO
LIVING ROOM & OFFICE



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

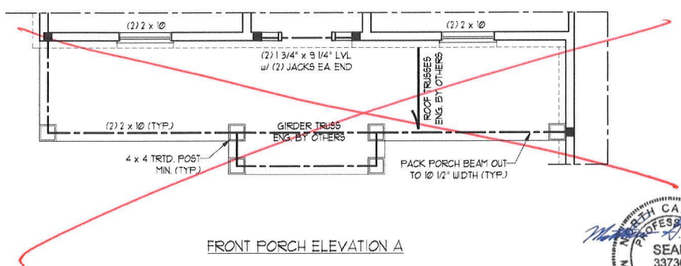


BRACED WALL DESIGN

RECTANGLE D

SIDE 1D
METHOD: CS-WSP
TOTAL REQUIRED LENGTH: 4.06'
TOTAL PROVIDED LENGTH: 5.2'
SIDE 2D // 1A COMBINED
METHOD: CS-WSP/GB
TOTAL REQUIRED LENGTH: 11.84'
TOTAL PROVIDED LENGTH: 27.1'
SIDE 3D
METHOD: CS-WSP/PF
TOTAL REQUIRED LENGTH: 2.52'
TOTAL PROVIDED LENGTH: 8.0'
SIDE 4D
METHOD: CS-WSP
TOTAL REQUIRED LENGTH: 2.52'
TOTAL PROVIDED LENGTH: 12.3'

OPTIONAL 3 CAR
SIDE ENTRY GARAGE



FRONT PORCH ELEVATION A

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 33736 MATTHEW G. STROTHER

8/27/2020

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609 WADE AVE. SUITE 104 RALEIGH, NC 27605
PHONE (919) 789-9921 FAX (919) 789-9921
N.C. LICENSE NO.: C-1733

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

*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).

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:

1. LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DWGS. FOR SIZE AND LOCATION OF OPENINGS.
2. (LLV) = LONG LEG VERTICAL
3. LENGTH = CLEAR OPENING
4. EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
5. FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER W/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
6. FOR ALL BRICK SUPPORT @ ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS w/ (4) 12d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R703.8.2.1 OF THE 2018 NCRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
7. PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

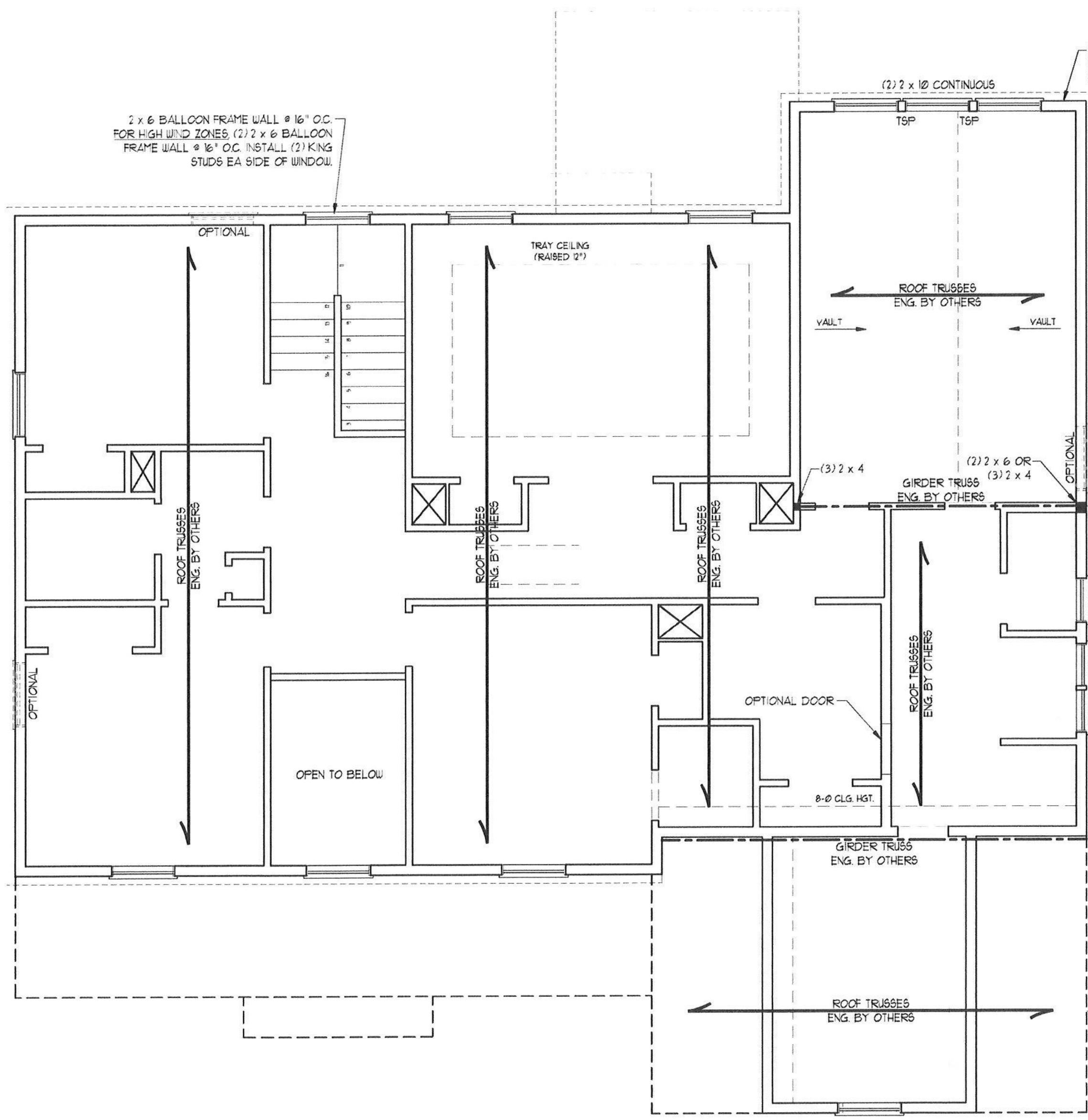
STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO.)
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
4. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.)
5. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
6. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
7. SUPPORT GABLE WALLS NOT BRACED BY CEILING JOISTS OR FLOOR SYSTEM WITH 2 x 4 LATERAL BRACING INSTALLED ON TOP OF CEILING JOISTS OR TRUSS BOTTOM CHORDS AT 8'-0" O.C. AND EXTEND INWARD FROM GABLE WALLS 8'-0" MIN.
8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

TSP - TRIPLE STUD POCKET

TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT STUDS
AT EACH END OF HEADERS IN EXTERIOR WALLS

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

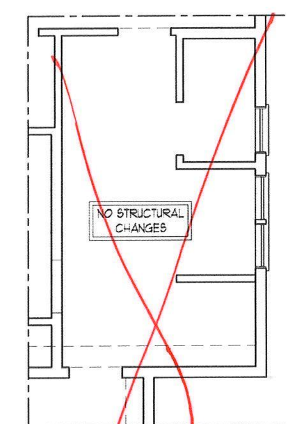


BRACED WALL DESIGN NOTES:

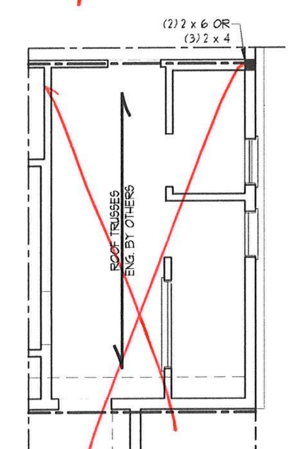
1. BRACED WALL DESIGN PER SECTION R602.10 OF THE NCRC 2018 EDITION.
2. CS-WSP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
3. GB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
4. BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION.
5. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

NOTE:

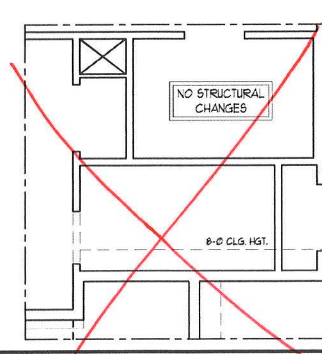
1. PER SECTION R602.10.3.2 OF THE 2018 NCRC, THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL ANALYSIS IS REQUIRED.
2. SHEATH ALL EXTERIOR WALLS WITH 7/16" OSB SHEATHING ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.



OPTIONAL OWNER'S BATH 2



OPTIONAL OWNER'S BATH 3



OPTIONAL BATH 4

8/27/2020

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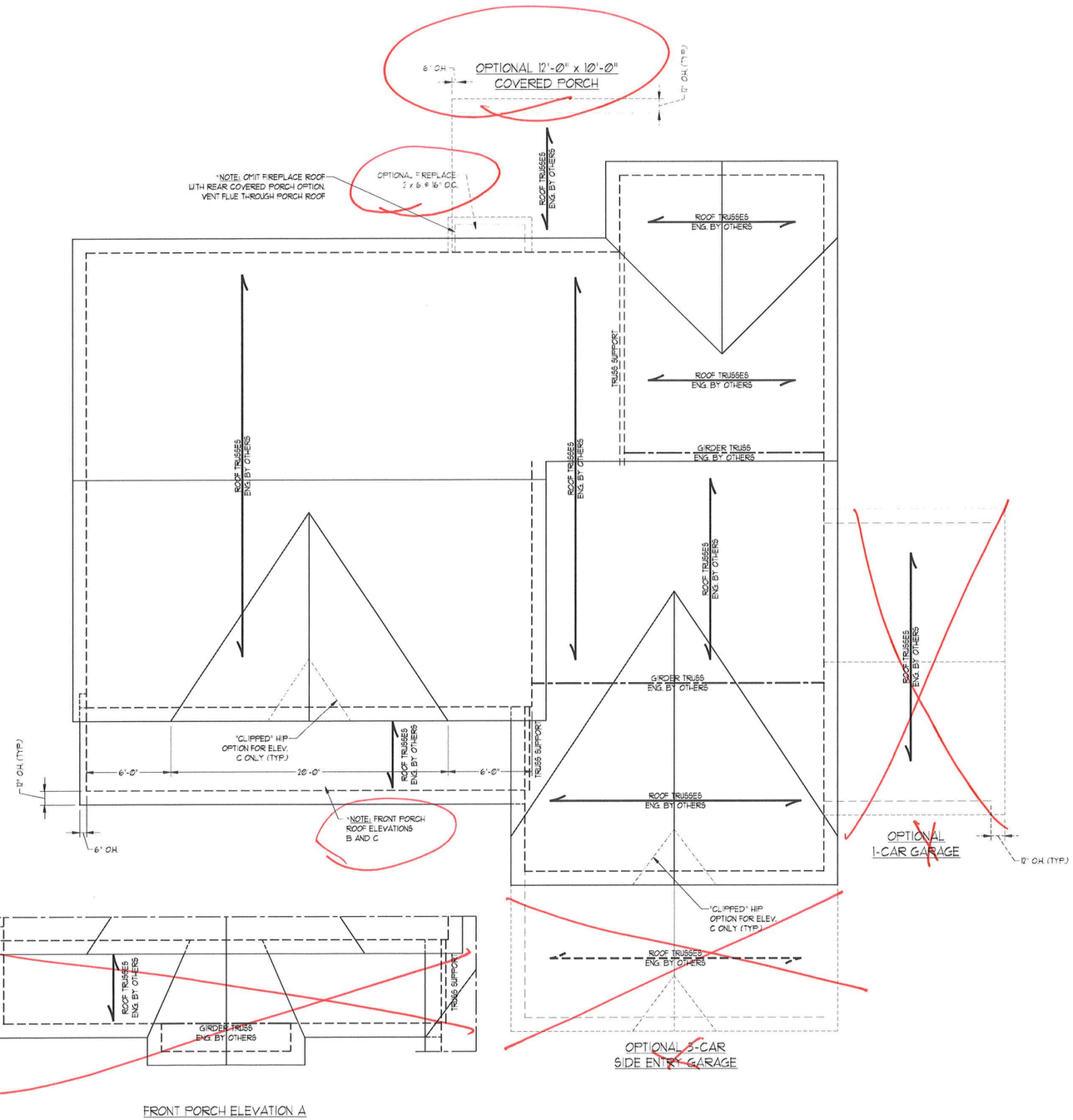
N.C. LICENSE NO.: C-1733

ROOSEVELT
H&H HOMES, INC.

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

SHEET 11 OF 12

S-3
ATTIC FLOOR FRAMING PLAN



BRICK SUPPORT NOTE:

1. FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL STUDS w/ (4) 12d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R103.8.2.1 OF THE 2018 NCRC 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 R103.8.2.1 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
3. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
4. HIP SPLICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
5. STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
6. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H2.5A 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 R802.1 OF THE 2018 NCRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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N.C. LICENSE NO: C-1733

ROOSEVELT
H&H HOMES, INC.

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

SHEET 12 OF 12

S-4
ROOF FRAMING PLAN

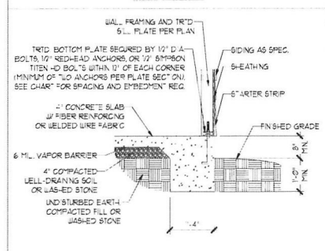
NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STROTHER

8/27/2020

Z:\CAD Drawings\Details and Notes\Foundation Details_H&H_foundation details_11-19.dwg 4/2/2019 1:59:51 PM Whitney Faulkner, J.S. Thompson Engineering Inc.

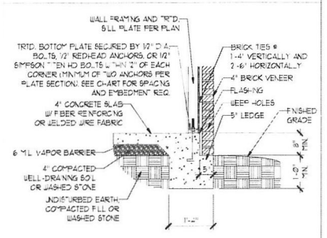
MONOLITHIC SLAB DETAILS

DETAIL 1



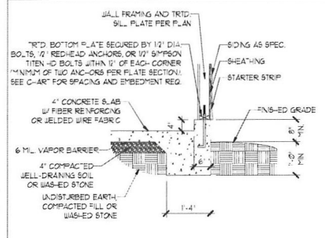
TYPICAL SLAB DETAIL

DETAIL 2



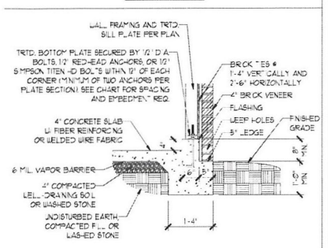
BRICK VENEER DETAIL

DETAIL 3



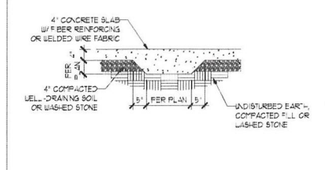
GARAGE CURB DETAIL

DETAIL 4



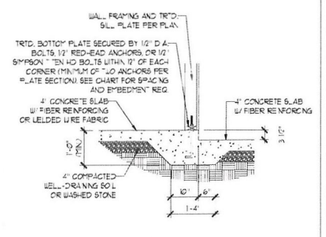
GARAGE CURB BRICK LEDGE DETAIL

DETAIL 5



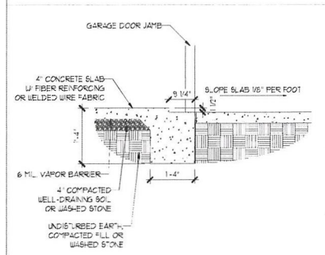
THICKENED SLAB DETAIL

DETAIL 6



STEP IN GARAGE DETAIL

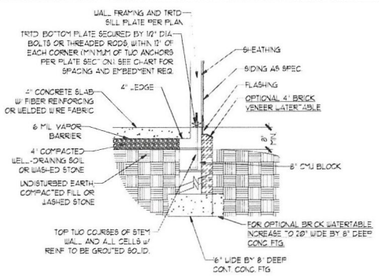
DETAIL 7



SLAB AT GARAGE DOOR DETAIL

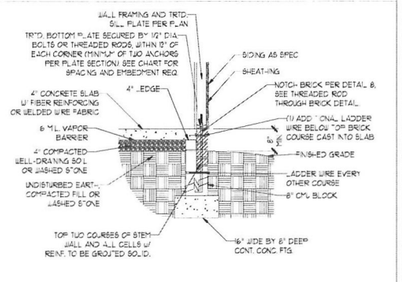
STEMWALL DETAILS

DETAIL 1



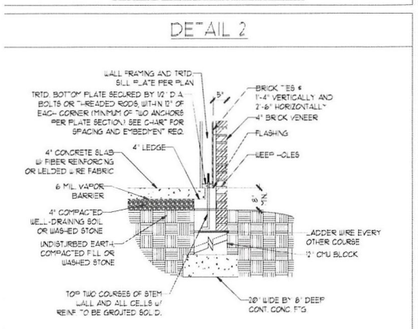
TYPICAL STEM WALL DETAIL (W/ OPTIONAL WATERTABLE)

OPTIONAL DETAIL 1



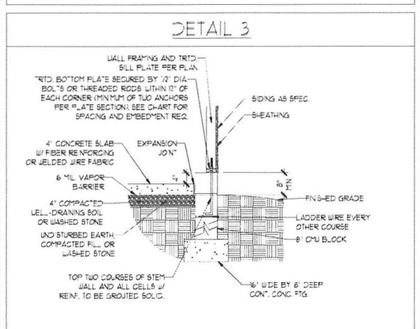
OPTIONAL STEM WALL DETAIL

DETAIL 2



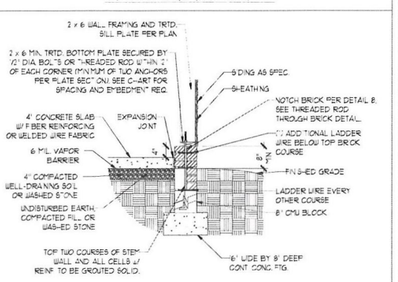
TYPICAL STEM WALL END. W/ BRICK DETAIL

DETAIL 3



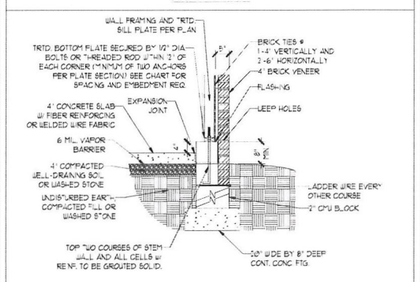
TYPICAL STEM WALL END. DETAIL W/ CURB @ GARAGE

OPTIONAL DETAIL 3



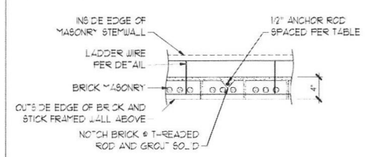
OPTIONAL STEM WALL END. DETAIL W/ CURB @ GARAGE

DETAIL 4



TYPICAL STEM WALL END. DETAIL W/ BRICK AND CURB @ GARAGE

DETAIL 8



THREADED ROD THROUGH BRICK MASONRY

MASONRY STEMWALL SPECIFICATIONS

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

STRUCTURAL NOTES:

1. WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
2. TIE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 8" O.C. VERTICALLY.
3. CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
4. BACKFILL OF CLEAN #57 / #67 WASHED STONE IS ALLOWABLE.
5. BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (45 PSF/FT BELOW GRADE) CLASSIFIED AS GROUP I ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
6. FREE SLAB PER R506.2.3 AND R506.2.2 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. MINIMUM 24" LAP SPLICE LENGTH.
7. LOCATE REBAR IN CENTER OF FOUNDATION WALL.
8. WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE 'S' MORTAR OR 3000 PSI GROUT. USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

ANCHOR SPACING AND EMBEDMENT

WIND ZONE	120 MPH	130 MPH
SPACING	6'-0" O.C.	4'-0" O.C.
EMBEDMENT	7"	15" INTO MASONRY 7" INTO CONCRETE

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N.C. LICENSE NO: C-1751

120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
FOUNDATION DETAILS

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

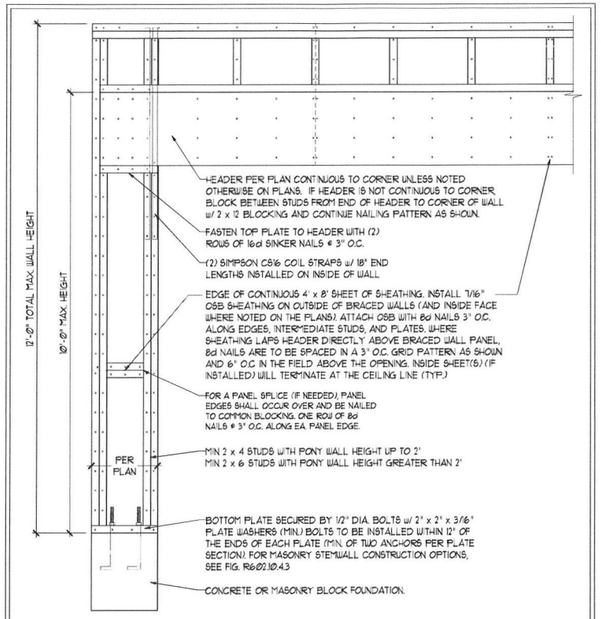
D-1
FOUNDATION DETAILS

NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STROTHER

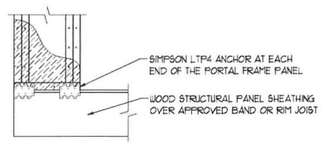
8/27/2020

GENERAL WALL BRACING NOTES:

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NCRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NCRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NCRC 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-WSP 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 R702.3.5, METHOD GB TO BE FASTENED PER TABLE R602.10.1
6. CS-WSP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 7/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x Ø.113" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (U.N.O.).
7. GB REFERS TO THE "GYPSUM BOARD" WALL BRACING METHOD. 1/2" (MIN.) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (U.N.O.). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R702.3.5. 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-WSP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES .5 ITS ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 1.5 TIMES ITS ACTUAL LENGTH.



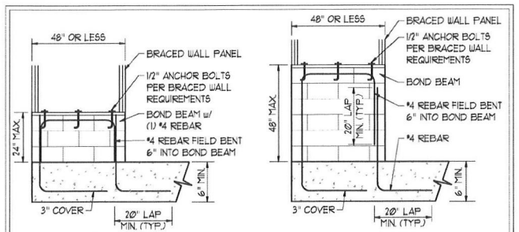
OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

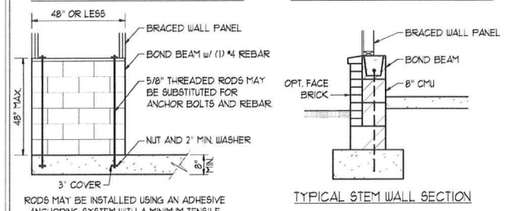
* APPLICABLE w/ GREATER THAN 2' KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS *

METHOD PF-PORTAL FRAME DETAIL (1)



SHORT STEM WALL REINFORCEMENT

TALL STEM WALL REINFORCEMENT



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

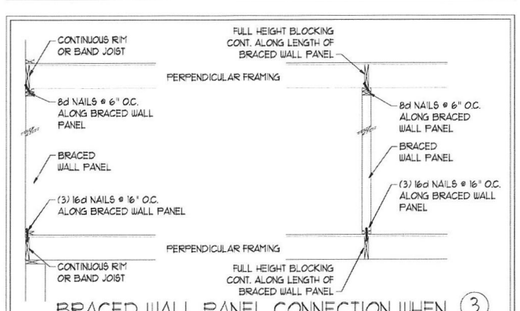
OPTIONAL STEM WALL REINFORCEMENT

TYPICAL STEM WALL SECTION

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

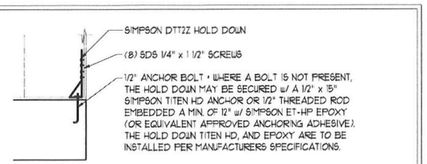
MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS (2)

PER FIGURE R602.10.4.3



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

PER FIGURE R602.10.4.4(1)

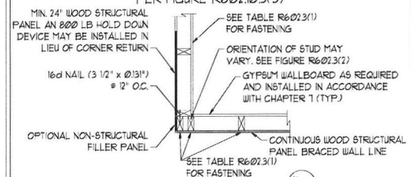


HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB (4)

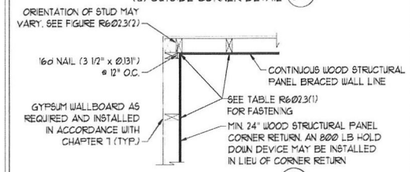
* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING (5)

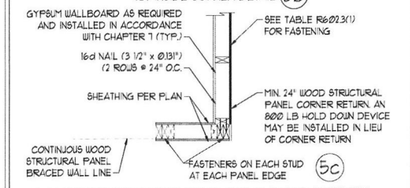
PER FIGURE R602.10.3(5)



(a) OUTSIDE CORNER DETAIL (5a)



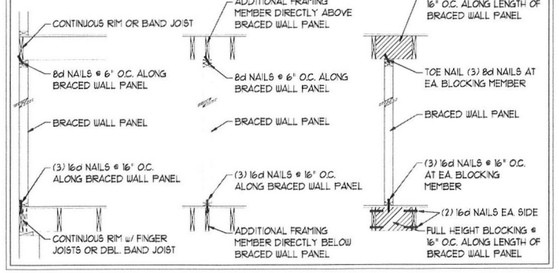
(b) INSIDE CORNER DETAIL (5b)

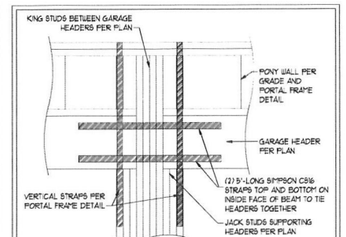


(c) GARAGE DOOR CORNER DETAIL (SEE PLAN FOR ADDITIONAL STRUCTURAL INFORMATION OR ALTERNATE CONFIGURATIONS) (5c)

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

PER FIG. R602.10.4.4(2)



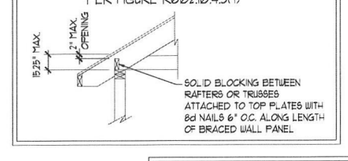


PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS

(REFERENCE PORTAL FRAME DETAIL FOR ALL OTHER PORTAL FRAME INFORMATION) (7)

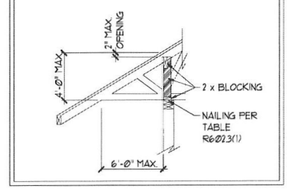
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS (8)

PER FIGURE R602.10.4.5(1)



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES (9)

PER FIGURE R602.10.4.5(3)
(OR ALTERNATIVE: FIGURE R602.10.4.5(2))



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NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STROTHER

8/27/2020

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N.C. LICENSE NO.: C-1733

120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
WALL BRACING NOTES AND DETAILS

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

D-2
BRACED WALL NOTES AND DETAILS AND PF DETAIL

GENERAL NOTES

1. 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.

2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NCRC), 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.

3. STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NCRC, 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 R301.2(4) WIND ZONE AND EXPOSURE)		
GROUND SNOW LOAD: Pg	20 (PSF)		

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

4. FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NCRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NCRC, 2018 EDITION.

5. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

1. FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.

2. 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 NCRC, 2018 EDITION.

3. 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 SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.

4. CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NCRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.

5. MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.

6. THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.

7. 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.

8. ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NCRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCMA TR68-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(1), R404.1.1(2), R404.1.1(3), OR R404.1.1(4) OF THE NCRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(5) OF THE NCRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

FRAMING NOTES

1. ALL FRAMING LUMBER SHALL BE #2 SPF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 975 PSI, Fv =175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).

2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb =2600 PSI, Fv = 285 PSI, E = 1800000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 PSI, Fv = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 11" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E =1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 11" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.

3. 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

4. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):

A. WOOD FRAMING	(2) 1/2" DIA. x 4" LONG LAG SCREWS
B. CONCRETE	(2) 1/2" DIA. x 4" WEDGE ANCHORS
C. MASONRY (FULLY GROUTED)	(2) 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 9/16" DIAMETER HOLES @ 16" O.C.

5. 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.

6. ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NCRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER. ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.7.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

7. 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).

8. 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).

9. 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.

10. BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.

11. 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.

12. 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) 12d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R703.8.2.1 OF THE NCRC, 2018 EDITION.

13. 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).

14. 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).

15. ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR LTS12 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON CS16 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

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8/27/2020

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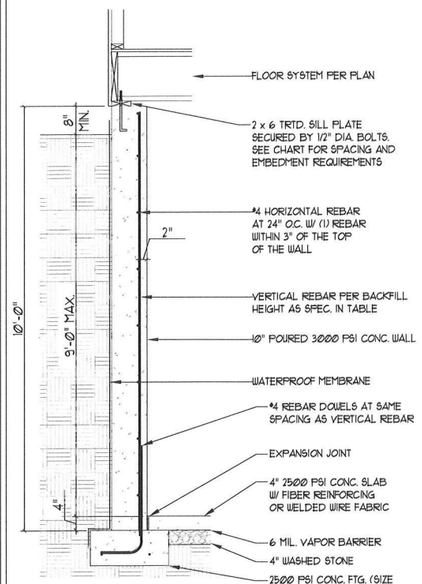
120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
STANDARD STRUCTURAL NOTES

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

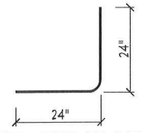
S-0
STRUCTURAL NOTES

10" POURED BASEMENT WALL



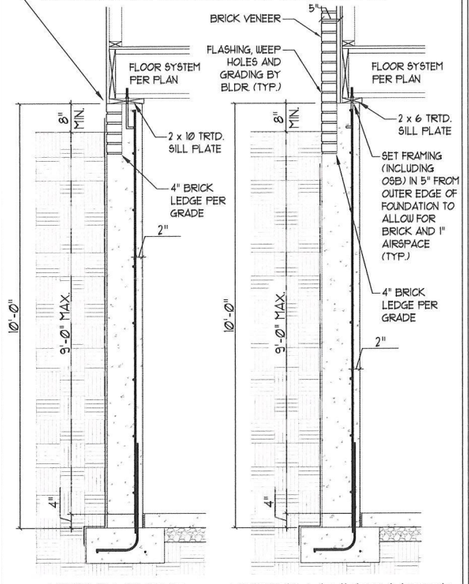
BACKFILL HEIGHT (FT.)	VERTICAL REBAR
≤ 5	#4 @ 48" O.C.
6	#4 @ 32" O.C.
7	#4 @ 24" O.C. OR #5 @ 36" O.C. OR #6 @ 56" O.C.
8	#4 @ 20" O.C. OR #5 @ 32" O.C. OR #6 @ 48" O.C.
9	#4 @ 16" O.C. OR #5 @ 24" O.C. OR #6 @ 40" O.C.

BASEMENT WALL REINFORCEMENT TABLE



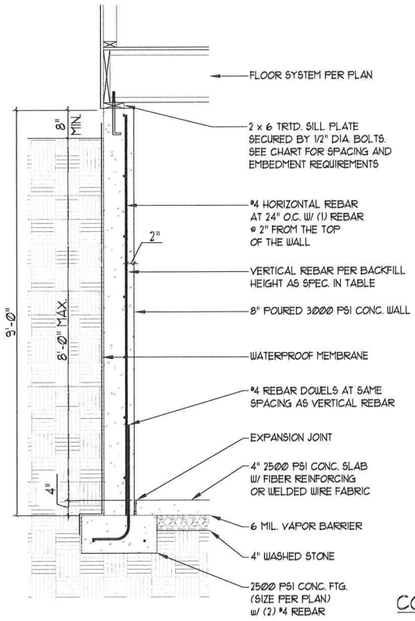
CORNER REBAR DETAIL

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



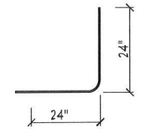
W/ BRICK WYTHE W/ BRICK VENEER LEDGE

8" POURED BASEMENT WALL

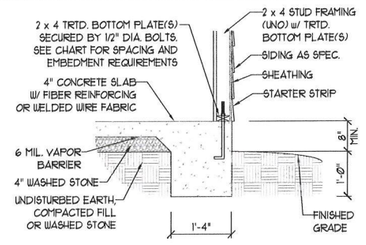


BACKFILL HEIGHT (FT.)	VERTICAL REBAR
≤ 5	#4 @ 48" O.C.
6	#4 @ 24" O.C. OR #5 @ 36" O.C.
7	#4 @ 16" O.C. OR #5 @ 24" O.C. OR
8	#4 @ 12" O.C. OR #5 @ 18" O.C. OR #6 @ 28" O.C. OR

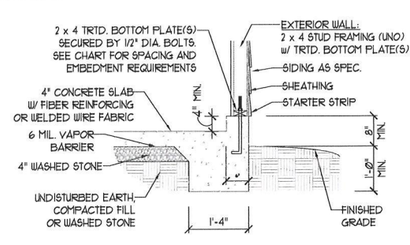
BASEMENT WALL REINFORCEMENT TABLE



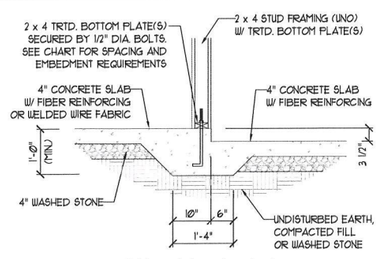
CORNER REBAR DETAIL



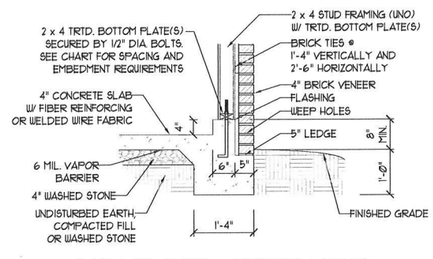
TYPICAL SLAB



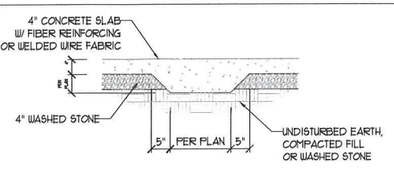
GARAGE CURB



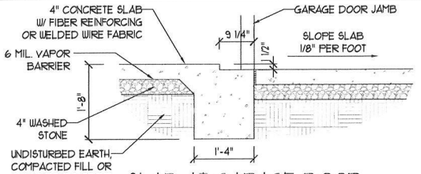
STEP IN GARAGE



GARAGE CURB W/ BRICK LEDGE



TYPICAL THICKENED SLAB



SLAB AT GARAGE DOOR

ANCHOR SPACING AND EMBEDMENT

WIND ZONE	120 MPH	130 MPH
SPACING	6'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS	4'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS
EMBEDMENT	7"	15" INTO MASONRY 7" INTO CONCRETE

NOTE:

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

IMPORTANT NOTE:

FOUNDATIONS AS DENOTED IN THESE DETAILS ARE NOT SUITABLE FOR SUPPORT OF ADDITIONAL SURCHARGE LOADING FROM ADJACENT STRUCTURES OR DRIVEWAYS. FOUNDATIONS WITH EXTRA LATERAL LOADING IN THESE SCENARIOS WILL REQUIRE LOT SPECIFIC DESIGN ON A CASE BY CASE BASIS. CONSULT THE ENGINEER OF RECORD WHEN PLANNING TO BUILD IN CLOSE PROXIMITY TO THE FOUNDATION AS WE WILL NOT BE HELD LIABLE FOR FOUNDATION FAILURE. SEE R403.1.9 OF THE 2018 NCRC FOR ADDITIONAL INFORMATION.

STRUCTURAL NOTES:

1. FOR #4 REBAR, 24" MINIMUM REBAR LAP SPLICE LENGTH. FOR #5 REBAR, 32" MINIMUM REBAR LAP SPLICE LENGTH. FOR #6 REBAR, 38" MINIMUM REBAR LAP SPLICE LENGTH.
2. REBAR TO MAINTAIN A MINIMUM CONCRETE COVER OF 3" (UNO).
3. REBAR TO BE ASTM A615 GRADE 60.
4. SOIL BEARING CAPACITY IS REQUIRED TO BE 2000 PSF MIN.
5. INSTALL #4 L-BARS AT ALL WALL CORNERS AT SAME SPACING AS HORIZ. STEEL. SEE DETAIL.
6. THE FLOOR FRAMING IS TO BE INSTALLED AND A MIN. OF SEVEN DAYS IS REQUIRED TO ALLOW THE CONCRETE TO CURE BEFORE THE BACKFILL CAN BE INSTALLED. THE BACKFILL IS RECOMMENDED TO BE PLACED IN 12" LIFTS AND CAREFULLY TAMPED.
7. A 4" LEDGE IS TO BE PROVIDED FOR THE PORCH SLAB. THE WALLS ARE REQUIRED TO BE BONDED TO THE SLABS USING #4 x 36" REBAR DOWELS 32" O.C. EMBEDDED 4" INTO THE CONC. USING EPOXY.
8. WHERE THE FLOOR JOISTS ARE PARALLEL TO THE WALLS, 2 x 4 BLOCKING IS TO BE INSTALLED 24" O.C. BETWEEN THE BOTTOM FLANGES OF THE I-JOISTS FOR A MIN. OF 6'-0" AWAY FROM THE WALL OR DIAGONAL 2 x 6 BLOCKS MAY BE INSTALLED 24" O.C. FROM THE EDGE OF THE SILL PLATE TO THE TOP FLANGE AND SUBFLOORING, ATTACHED W/ (3) 12d NAILS EACH END.

NOTE TO FOUNDATION CONTRACTOR:

ALTERNATE REINFORCED CONCRETE POURED WALL DESIGNS ENGINEERED BY OTHERS MAY BE CONSTRUCTED. NO CONTINUOUS FOOTINGS OR LUG FOOTINGS MAY BE REDUCED IN SIZE.

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8/27/2020

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N.C. LICENSE NO. C-1733

POURED WALL BASEMENT FOUNDATION DETAILS

DATE: JULY 17, 2020
SCALE: N.T.S.
DRAWN BY: JES/JST
ENGINEERED BY: JES/JST

FOUNDATION DETAILS