

© 2020 BY SOUTHERN HOME DESIGNS, INCORPORATED  
 THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS.  
 THE ORIGINAL PURCHASER OF THESE PLANS IS LICENSED TO USE  
 THE PLANS FOR THE CONSTRUCTION OF ONE AND ONLY ONE  
 SINGLE FAMILY HOME. REPRODUCTION, MODIFICATION, OR REUSE  
 OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF SOUTHERN  
 HOME DESIGNS, INCORPORATED, IS EXPRESSLY PROHIBITED.

HouseplanWorks.com  
 ALL DIMENSIONS AND SITE DIMENSIONS ARE TO BE VERIFIED  
 BEFORE CONSTRUCTION BEGINS. ONCE CONSTRUCTION HAS  
 BEGUN SOUTHERN HOME DESIGNS, INCORPORATED, IS RELEASED  
 FROM ANY FURTHER RESPONSIBILITIES.

**Southern Home Designs**  
 INCORPORATED  
 301 South Salem Street, Suite 101, Apex, NC 27502  
 919.380.7400 Office 919.380.7464 Fax  
 Web: shdplans.com Email: shd@ncrr.com

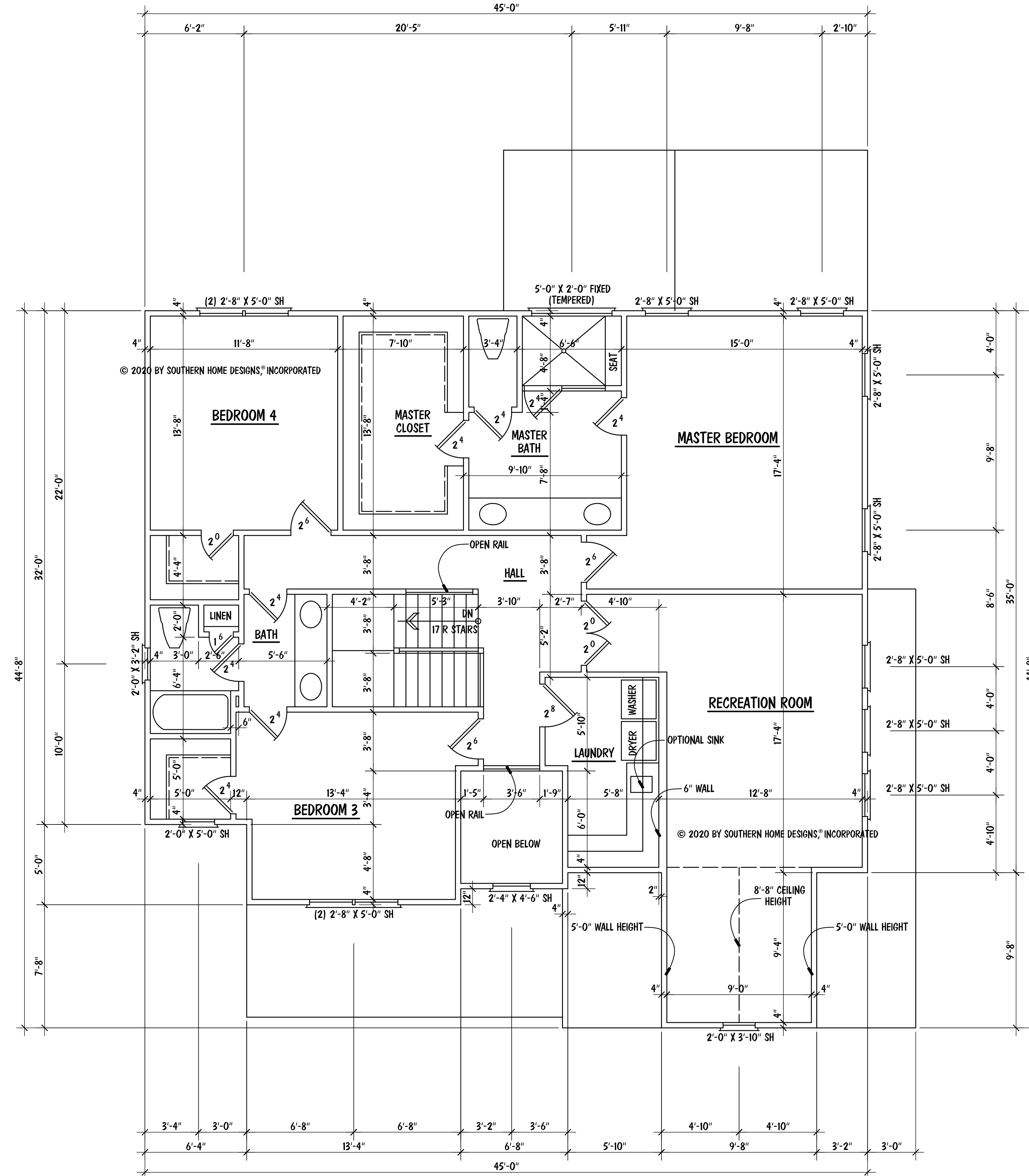
THE  
 JASPER I

**GEMSTONE HOMES**  
 P.O. Box 146, Holly Springs, NC 27540  
 Office: 919.355.6549

ENGR. #:  
 DATE: 01-16-20  
 SHEET: A-1  
 PLAN #: 20-011620-M







- NOTES:**
- 9'-0" CEILING HGT. (TYP.) U.N.O.
  - SET WINDOWS @ 7'-4" A.F.F. (TYP.) U.N.O
  - SET WINDOWS IN MASTER BEDROOM & BATH @ 8'-0" A.F.F.
  - SET WINDOWS IN MASTER BEDROOM 3 @ 7'-8" A.F.F.
  - SET FRONT WINDOW IN RECREATION ROOM @ 5'-0" A.F.F.
  - STAIRS: DN 17 R (TYP.), 2ND FLOOR TO 1ST FLOOR

**SECOND FLOOR PLAN**

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

© 2020 BY SOUTHERN HOME DESIGNS, INCORPORATED  
 THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS.  
 THE ORIGINAL PURCHASER OF THESE PLANS IS LICENSED TO USE  
 THE PLANS FOR THE CONSTRUCTION OF ONE AND ONLY ONE  
 SINGLE FAMILY HOME. REPRODUCTION, MODIFICATION, OR REUSE  
 OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF SOUTHERN  
 HOME DESIGNS, INCORPORATED, IS EXPRESSLY PROHIBITED.

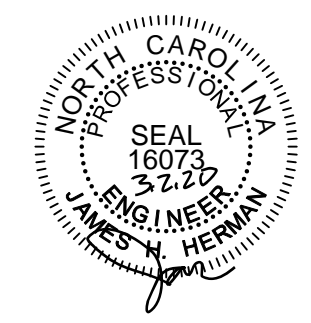
Houseplan Works.com  
 ALL DIMENSIONS AND SITE DIMENSIONS ARE TO BE VERIFIED  
 BEFORE CONSTRUCTION BEGINS. ONCE CONSTRUCTION HAS  
 BEGUN SOUTHERN HOME DESIGNS, INCORPORATED, IS RELEASED  
 FROM ANY FURTHER RESPONSIBILITIES.

**Southern Home Designs**  
 INCORPORATED  
 301 South Salem Street, Suite 101, Apex, NC 27502  
 919.380.7400 Office 919.380.7464 Fax  
 Web: shdplans.com Email: shd@ncrr.com

THE  
 JASPER I

**GEMSTONE HOMES**  
 P.O. Box 146, Holly Springs, NC 27540  
 Office: 919.355.6549

ENGR. #:	
DATE:	01-16-20
SHEET:	A-3
PLAN #:	20-011620-M



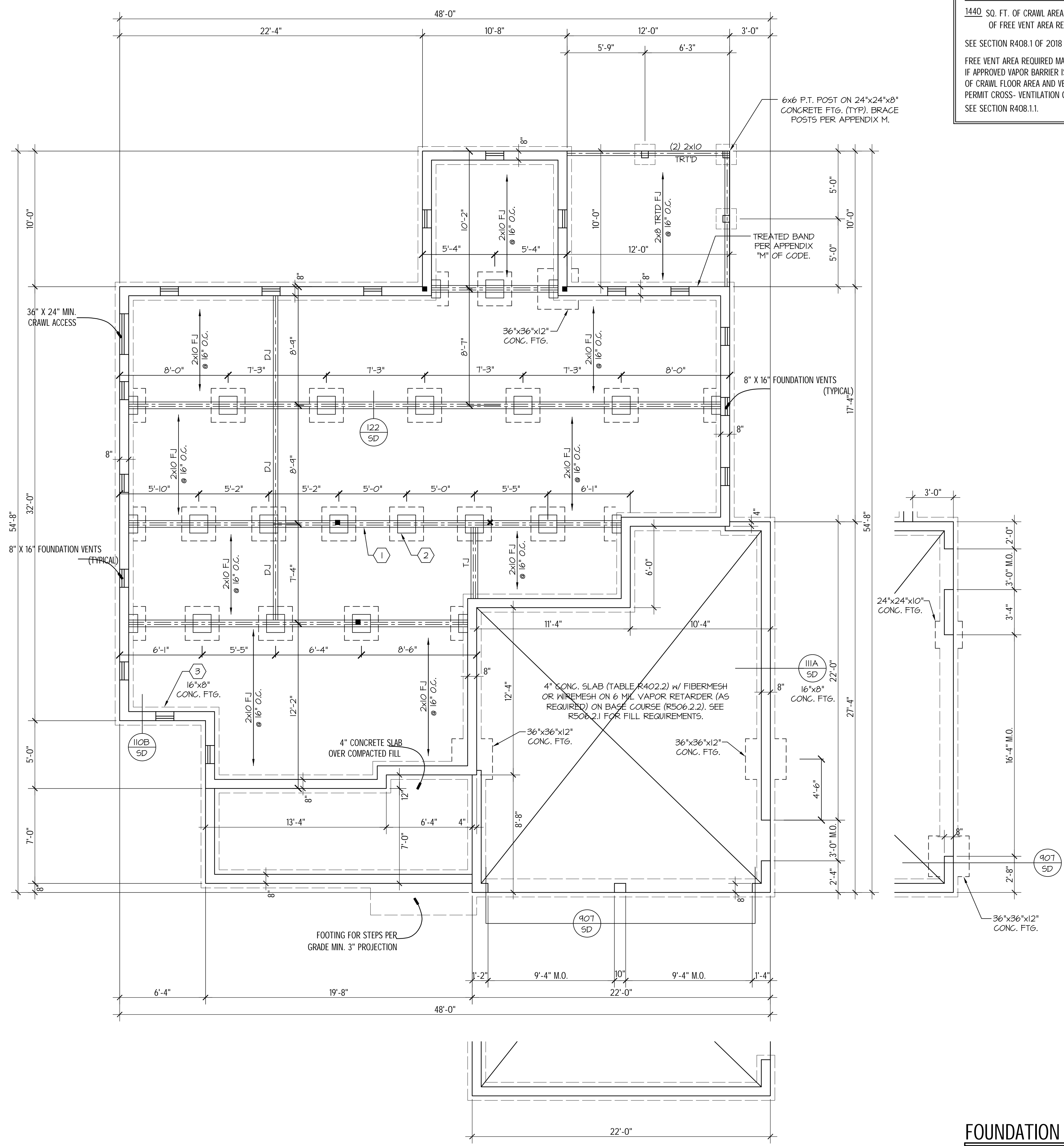
**CRAWL SPACE VENTILATION**  
 1440 SQ. FT. OF CRAWL AREA / 150 = 9.60 SQ. FT. OF FREE VENT AREA REQUIRED  
 SEE SECTION R408.1 OF 2018 NCRBC (2015 IRC)  
 FREE VENT AREA REQUIRED MAY BE REDUCED TO 1/1500 IF APPROVED VAPOR BARRIER IS INSTALLED OVER 100% OF CRAWL FLOOR AREA AND VENTS ARE INSTALLED TO PERMIT CROSS-VENTILATION OF CRAWL SPACE.  
 SEE SECTION R408.1.1.

Engineers seal applies only to structural components on this document.  
 Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.  
 Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineers' liability.  
 Seal is valid for projects permitted one year from date of seal.  
 Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

**Southern Engineers, P.A.**  
 3716 Benson Drive, Raleigh, NC 27609  
 Phone: (919) 878-1617  
 License: C-1287  
 www.southernengineers.com

**SOUTHERN HOME**  
**DESIGNS, INC.**

**The Jasper I**  
GEMSTONE HOMES



- FOUNDATION STRUCTURAL NOTES**  
 NC (2018 NCRBC); Wind: 115-120 mph - CRAWL
- ① (3) 2x10 SYP #2 OR SFF #2 GIRDER, TYPICAL UNO.
  - ② CONCRETE BLOCK PIER SIZE SHALL BE:
    - SIZE HOLLOW SOLID
    - 8x16 UP TO 32" UP TO 5'-0"
    - 12x16 UP TO 48" UP TO 9'-0"
    - 16x16 UP TO 64" UP TO 12'-0"
    - 24x24 UP TO 96"
    - WITH 30" x 30" x 10" CONCRETE FOOTING, UNO.
  - ③ WALL FOOTING AS FOLLOWS
    - DEPTH: 8" - UP TO 2 STORY
    - 10" - 3 STORY
    - WIDTH:
    - SIDING: 16" - UP TO 2 STORY
    - 20" - 3 STORY
    - BRICK: 16" - 1 STORY
    - 20" - 2 STORY
    - 24" - 3 STORY
  - FOR FOUNDATION WALL HEIGHT AND BACKFILL REQUIREMENTS, REFER TO CODE TABLE R404.1.1 (1 THRU 4) NOTE: ASSUMED SOIL BEARING CAPACITY = 2000 PSF. CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOILS ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.
  - ④ (4) 2x10 SFF #2 OR SYP #2 GIRDER
  - ⑤ (2) 1.75x9.25 LVL OR LSL GIRDER
  - ⑥ (3) 1.75x9.25 LVL OR LSL GIRDER
  - 7. ■ DESIGNATES A SIGNIFICANT POINT LOAD TO HAVE SOLID BLOCKING TO PIER. SOLID BLOCK ALL BEAM BEARING POINTS NOTED TO HAVE THREE OR MORE STUDS TO FND, TYPICAL.
  - 8. ABBREVIATIONS:
    - "S.J." = SINGLE JOIST
    - "D.J." = DOUBLE JOIST
    - "T.J." = TRIPLE JOIST
  - 9. ADJUST SUBFLOOR THICKNESS OR JOIST SPACING AS REQ'D FOR FLOOR FINISH MATERIALS.

**FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"

**HEADER/BEAM & COLUMN NOTES**

- ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)2x10 (4" WALL) OR (3)2x10 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.
- THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM "d" IN TABLE R602.3(5) OR AS BELOW:
  - UP TO 4' SPAN: (1) KING STUD
  - OVER 4' UP TO 8' SPAN: (2) KING STUDS
  - OVER 8' UP TO 11' SPAN: (3) KING STUDS
  - OVER 11' SPAN: (4) KING STUDS

**WOOD "I" JOISTS**

(SHALL BE ONE OF THE FOLLOWING):

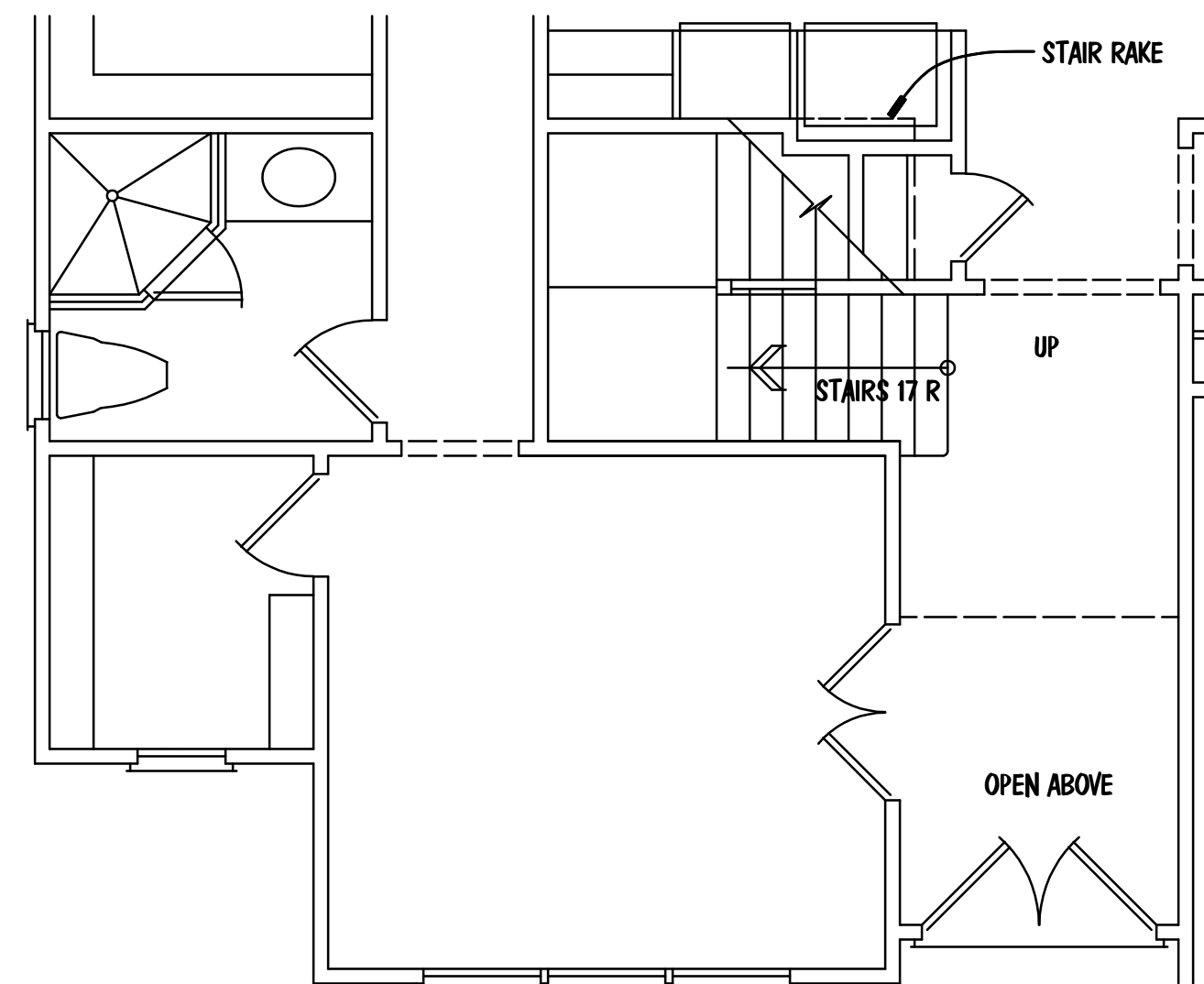
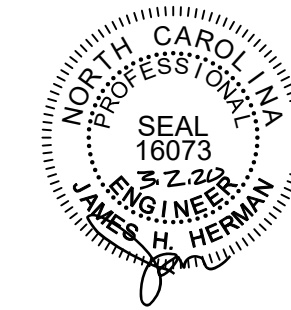
- TJI 210 BY I-LEVEL
  - LPI 20 PLUS BY LP
  - BCI 5000s I.B BY BC
- ALL WOOD "I" JOISTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- INSTALL SQUASH BLOCKS, WEB STIFFENERS, ETC. AS REQUIRED BY AND ACCORDING TO THE I-JOIST MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
- HANGERS FOR I-JOISTS ARE THE RESPONSIBILITY OF THE I-JOIST SUPPLIER.

**FRAMING NOTES**

NC (2018 NCR.C): Wind: 115-120 mph

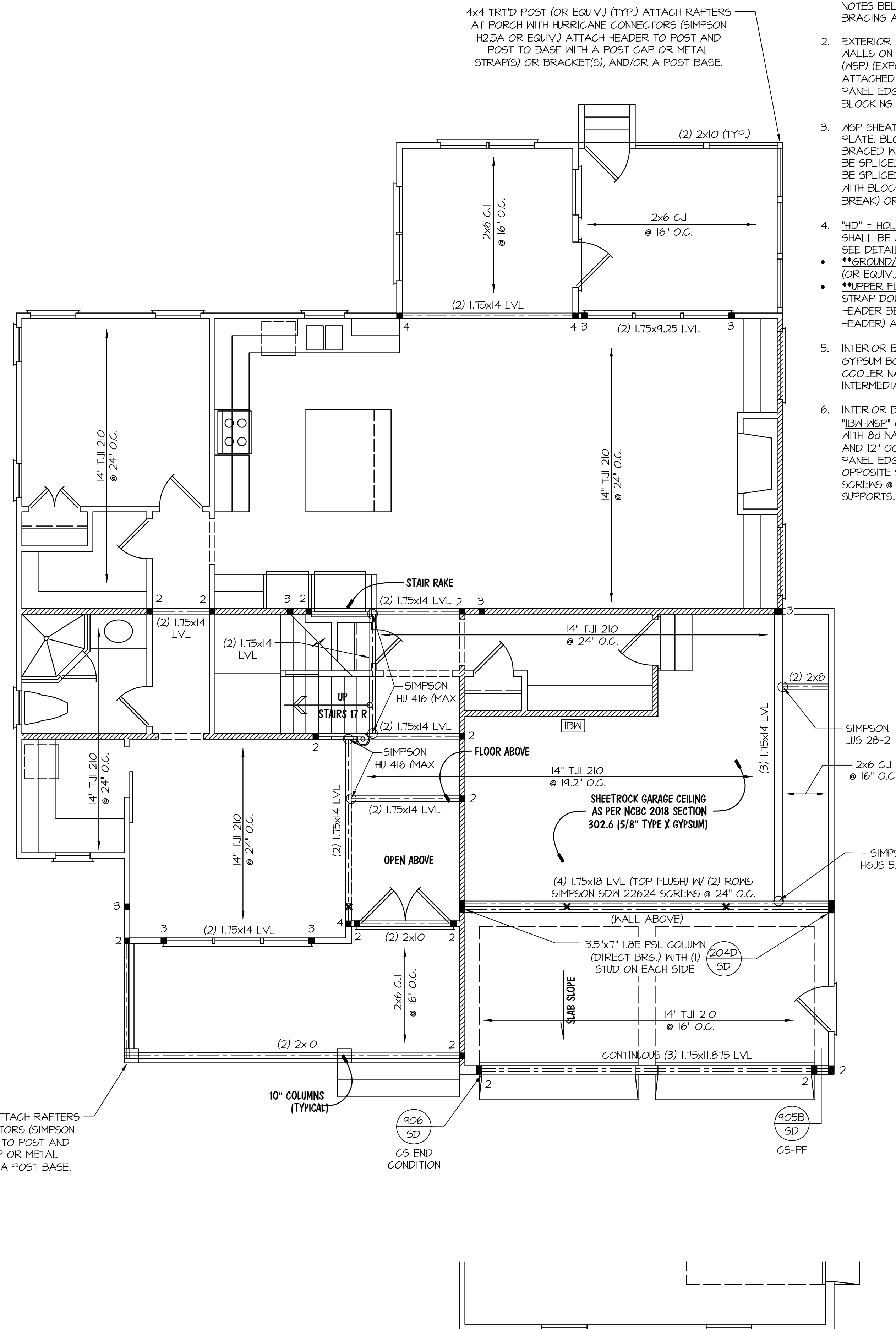
- BRACING METHOD AND TYPE. CONTINUOUSLY SHEATHED WSP: CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY SECTION R602.10 OF THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
- EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) (EXPOSURE B: 7/16", EXPOSURE C: 15/32"). SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 6"X12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.
- WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE. BLOCK AT ROOF PER SECTION R602.10.4.5 AND ATTACH BRACED WALLS PER CODE. WSP SHEATHING BETWEEN FLOORS SHALL BE SPICED ALONG CONTINUOUS BAND OR THE WSP SHEATHING MAY BE SPICED ACROSS STUDS (CONTINUOUS ACROSS FLOOR SYSTEM) WITH BLOCKING AT PANEL EDGES. (MINIMUM 12" BEYOND FLOOR BREAK) OR OTHER APPROVED METHOD.
- "HD" = HOLD-DOWN: HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR HD ASSEMBLY.
  - \*\*GROUND/FIRST FLOOR: USE "HD HOLD-DOWN DETAIL" ON SD SHEET (OR EQUIV.)
  - \*\*UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON C522 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 1" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (1) 8d NAILS.
- INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH 1/2" GYPSUM BOARD (GB) ON EACH SIDE OF WALL WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 1" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
- INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBW-WSP" ON PLANS). ATTACH ONE SIDE WITH 7/8" WSP SHEATHING WITH 8d NAILS AT A 6"X12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER WSP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 1" OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

**WHOLE HOUSE BRACING SUMMARY**  
 TOTAL REQUIRED BRACING: 98  
 TOTAL PROVIDED BRACING: 142  
 (IN FEET)



**OPTIONAL STUDY**

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



4x4 TRT'D POST (OR EQUIV.) (TYP.) ATTACH RAFTERS AT PORCH WITH HURRICANE CONNECTORS (SIMPSON H2.5A OR EQUIV.) ATTACH HEADER TO POST AND POST TO BASE WITH A POST CAP OR METAL STRAP(S) OR BRACKET(S), AND/OR A POST BASE.

**FIRST FLOOR STR. PLAN**

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

**PROJECT #**  
20-1164-GR

Engineers seal applies only to structural components on this document.  
 Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.  
 Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability.  
 Seal is valid for projects permitted one year from date of seal.  
 Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

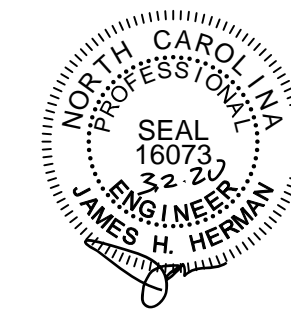
**Southern Engineers, P.A.**  
 3716 Benson Drive, Raleigh, NC 27609  
 Phone: (919) 878-1617  
 License: C-1287  
 www.southernengineers.com

**SOUTHERN HOME**  
**DESIGNS, INC.**

**The Jasper I**  
**GEMSTONE HOMES**

**S-2**





**PROJECT #**  
**20-1164-GR**

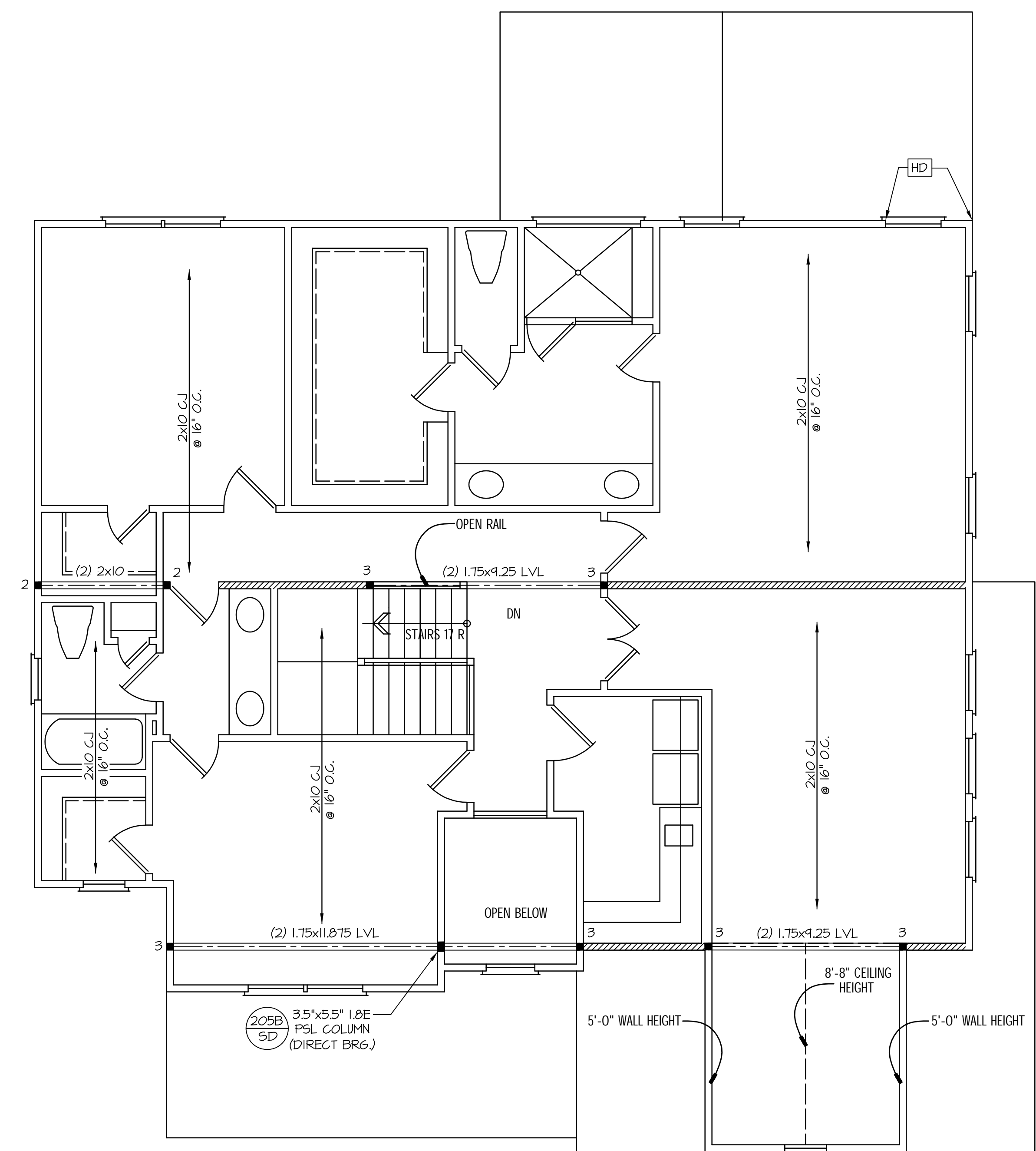
Engineers seal applies only to structural components on this document.  
Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.  
Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineers' liability.  
Seal is valid for projects permitted one year from date of seal.  
Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

**Southern Engineers, P.A.**  
3716 Benson Drive, Raleigh, NC 27609  
Phone: (919) 878-1617  
License: C-1287  
www.southernengineers.com

**SOUTHERN HOME**  
**DESIGNS, INC.**

**The Jasper I**  
**GEMSTONE HOMES**

**S-3**



**HEADER/BEAM & COLUMN NOTES**

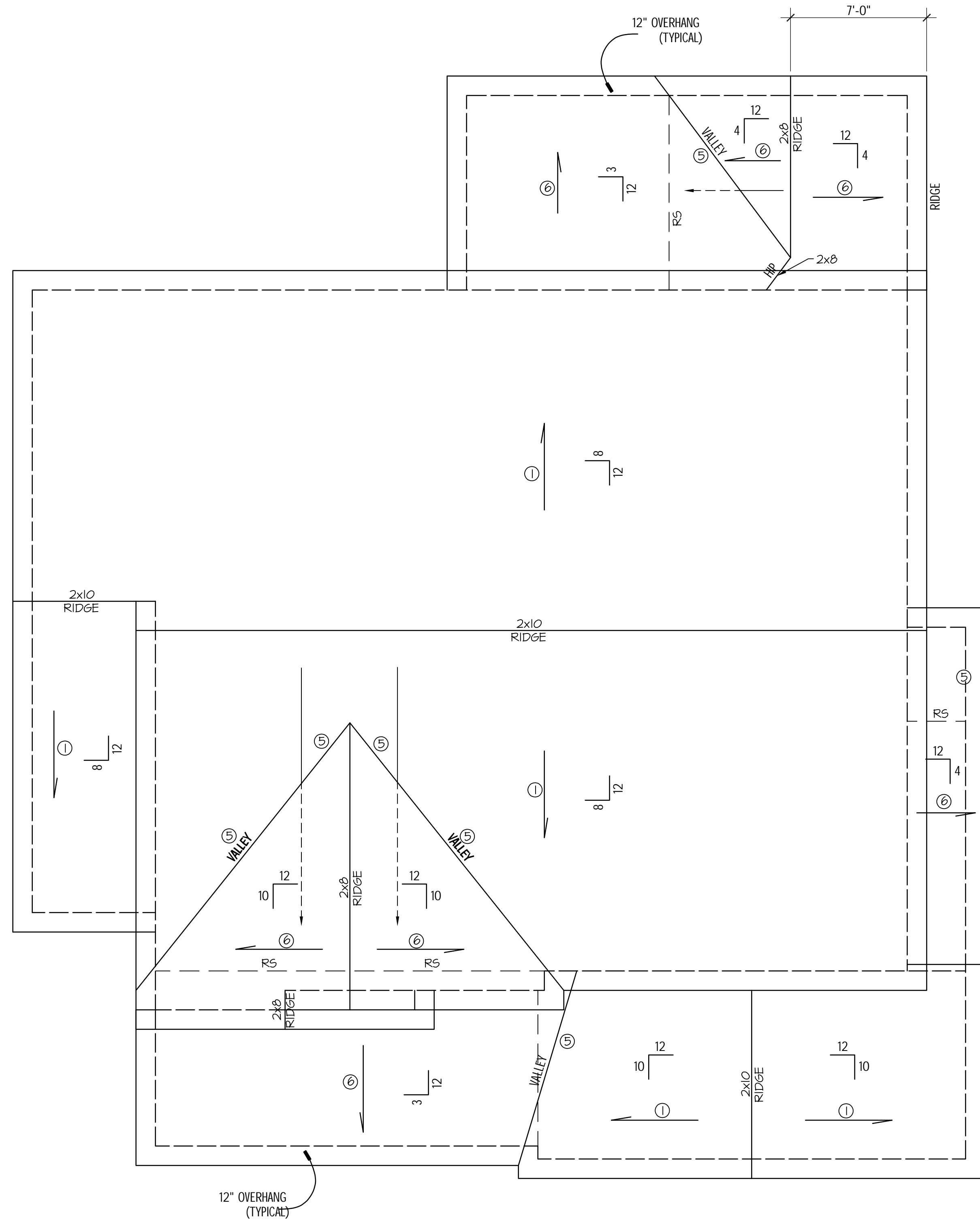
- ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)2x10 (4" WALL) OR (3)2x10 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.
- THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM "d" IN TABLE R602.3(5) OR AS BELOW:
  - UP TO 4' SPAN: (1) KING STUD
  - OVER 4' UP TO 8' SPAN: (2) KING STUDS
  - OVER 8' UP TO 11' SPAN: (3) KING STUDS
  - OVER 11' SPAN: (4) KING STUDS

**FRAMING NOTES**

- NC (2018 NGR): Wind: 115-120 mph
- BRACING METHOD AND TYPE, CONTINUOUSLY SHEATHED WSP: C5-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY SECTION R602.10 OF THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
  - EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) (EXPOSURE B: 7/16", EXPOSURE C: 15/32"). SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 6"X12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.
  - WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE, BLOCK AT ROOF PER SECTION R602.10.4.5 AND ATTACH BRACED WALLS PER CODE. WSP SHEATHING BETWEEN FLOORS SHALL BE SPLICED ALONG CONTINUOUS BAND OR THE WSP SHEATHING MAY BE SPLICED ACROSS STUDS (CONTINUOUS ACROSS FLOOR SYSTEM) WITH BLOCKING AT PANEL EDGES. (MINIMUM 12" BEYOND FLOOR BREAK) OR OTHER APPROVED METHOD.
  - "HD" = HOLD-DOWN. HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR HD ASSEMBLY.
    - \*\*GROUND/FIRST FLOOR\*\*: USE "HD HOLD-DOWN DETAIL" ON SD SHEET (OR EQUIV.)
    - \*\*UPPER FLOORS\*\*: ATTACH BASE OF KING STUD WITH A SIMPSON C522 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 1" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (1) 8d NAILS.
  - INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH 1/2" GYPSUM BOARD (GB) ON EACH SIDE OF WALL WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 1" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
  - INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBW-WSP" ON PLANS). ATTACH ONE SIDE WITH 1/8" WSP SHEATHING WITH 8d NAILS AT A 6"X12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER WSP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 1" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

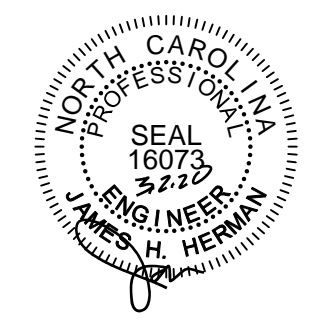
**SECOND FLOOR STR. PLAN**

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



NOTES:  
 . MEAN ROOF HEIGHT FOR THIS STRUCTURE IS 24'-2"

ATTIC VENTILATION:  
 $\frac{2225}{300}$  SQUARE FEET =  $\frac{7.42}{}$  REQUIRED  
 THE NET FREE AREA OF VENTILATION REQUIRED IS TO BE  
 $\frac{7.42}{}$  SQUARE FEET.



- ROOF FRAMING NOTES:**  
 NC (2018 NRC): Wind: 115-120 mph
- ① 2x6 RAFTERS @ 16" O.C. WITH 2x10 RIDGE, UNO.
  - ② (2) 2x10 OR 1.75x11.875 LVL HIP, (2) 2x10 HIPs MAY BE SPLICED WITH A MIN. 6'-0" OVERLAP AT CENTER
  - ③ (2) 2x10 OR 1.75x9.25 LVL VALLEY, DO NOT SPLICE VALLEYS
  - ④ 1.75x11.875 LVL OR (2) 1.75x9.25 LVL VALLEY
  - ⑤ FALSE FRAME VALLEY ON 2x10 FLAT PLATE
  - ⑥ 2x6 RAFTERS @ 16" O.C. W/ 2x8 RIDGE, UNO.
  - ⑦ 2x10 RAFTERS @ 16" O.C. W/ 2x12 RIDGE, UNO.
  - ⑧ EXTEND RIDGE 12" BEYOND INTERSECTION
- "SR" = SINGLE RAFTER
  - "DR" = DOUBLE RAFTER
  - "TR" = TRIPLE RAFTER
  - "RS" = ROOF SUPPORT
  - "■" = (3) STUD OR 4x4 POST FOR ROOF SUPPORT (USE 2x6 STUDS OR 6x6 POST FOR SUPPORT OVER 10'-0" IN HEIGHT)
  - ATTACH VAULTED RAFTERS WITH HURRICANE CLIPS; SIMPSON "H-2.5A" OR EQUIVALENT, TIES TO BE INSTALLED ON THE OUTSIDE FACE OF FRAMING.
  - INSTALL RAFTER TIES AND COLLAR TIES PER SECTION R802.3.1 OF THE 2018 NC RESIDENTIAL CODE.

**PROJECT #**  
**20-1164-GR**

Engineers seal applies only to structural components on this document.  
 Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.  
 Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineers' liability.  
 Seal is valid for projects permitted one year from date of seal.  
 Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

**Southern Engineers, P.A.**  
 3716 Benson Drive, Raleigh, NC 27609  
 Phone: (919) 878-1617  
 License: C-1287  
 www.southernengineers.com

**SOUTHERN HOME**  
**DESIGNS, INC.**

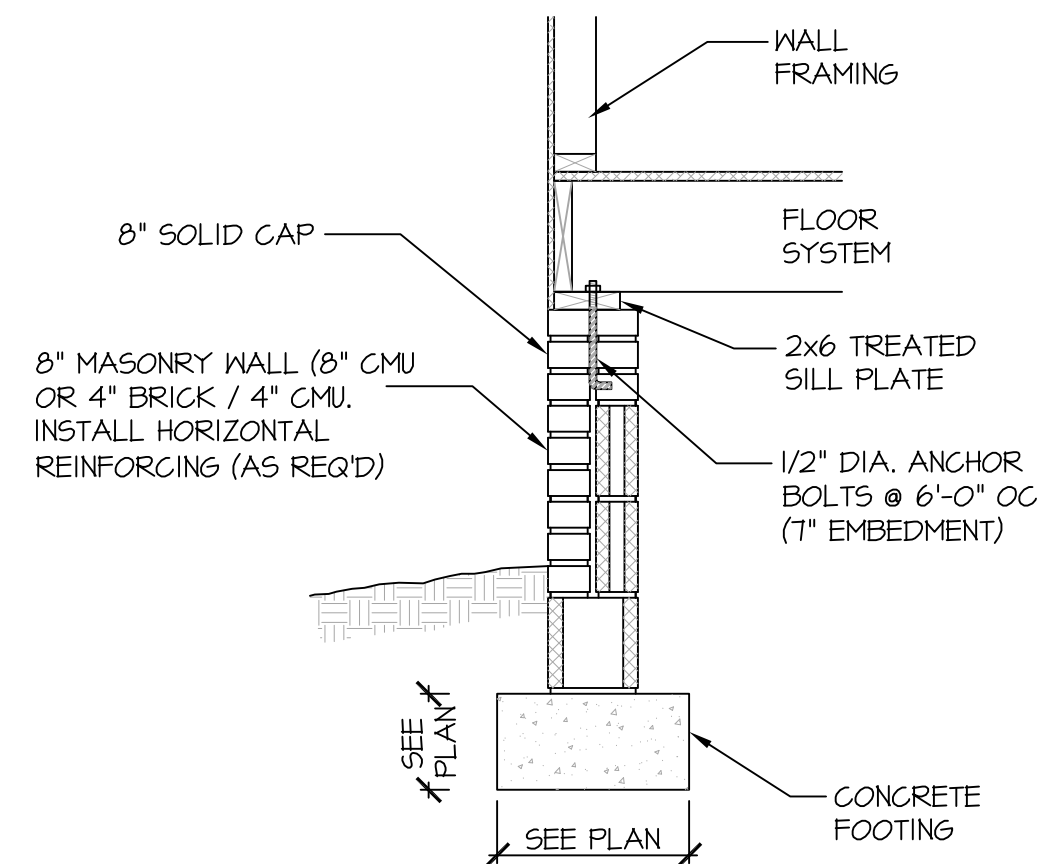
**The Jasper I**  
 GEMSTONE HOMES

**S-4**

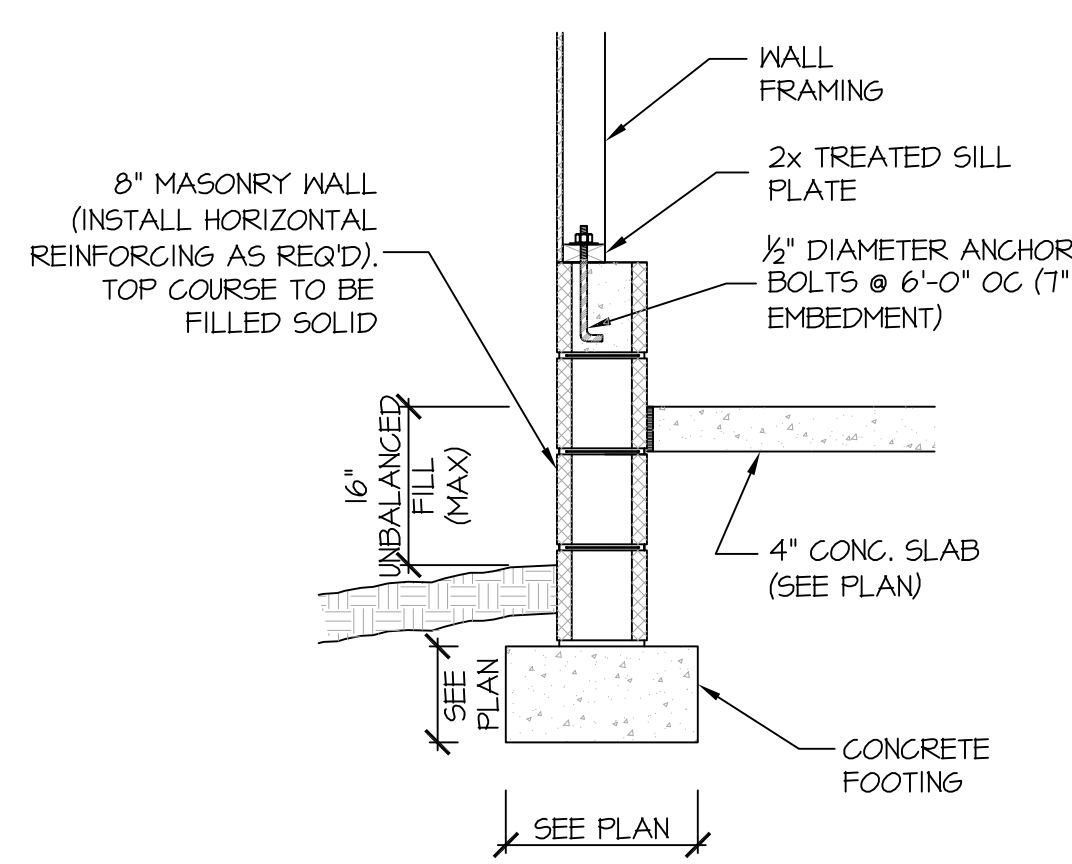
**STRUCTURAL NOTES**

NC (2018 NCRG): Wind: 115-120 mph

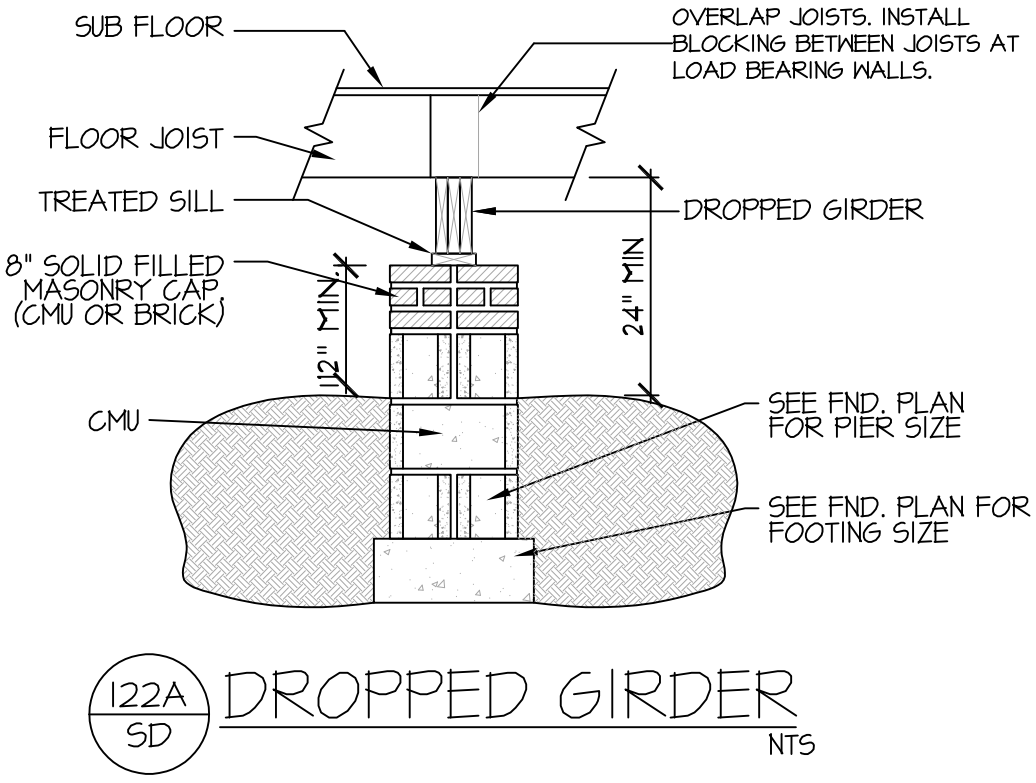
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS AND HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIER & GIRDER SYSTEM, FOOTING, AND PILING SYSTEM. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM. ALL REQUIREMENTS FOR PROFESSIONAL CERTIFICATION SHALL BE PROVIDED BY THE APPROPRIATE PROFESSIONAL. SOUTHERN ENGINEERS, P.A. CERTIFIES ONLY THE STRUCTURAL COMPONENTS AS SPECIFICALLY STATED.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF RESIDENTIAL CODE, 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 FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK, NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. "CONSTRUCTION REVIEW" SERVICES ARE NOT PART OF OUR CONTRACT. ALL MEMBERS SHALL BE FRAMED ANCHORED, TIED AND BRACED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND THE BUILDING CODE.
- DESIGN LOADS (LISTED AS: LIVE LOAD, DEAD LOAD, DEFLECTION)
  - ROOMS OTHER THAN SLEEPING ROOMS: (40 PSF, 10 PSF, L/360)
  - SLEEPING ROOMS: (30 PSF, 10 PSF, L/360)
  - ATTIC WITH PERMANENT STAIR: (40 PSF, 10 PSF, L/360)
  - ATTIC WITHOUT PERMANENT STAIR: (20 PSF, 10 PSF, L/360)
  - ATTIC WITHOUT STORAGE: (10 PSF, 10 PSF, L/240)
  - STAIRS: (40 PSF, 10 PSF, L/360)
  - EXTERIOR BALCONIES: (60 PSF, 10 PSF, L/360)
  - DECKS: (40 PSF, 10 PSF, L/360)
  - GUARDRAILS AND HANDRAILS: (200 LBS)
  - PASSENGER VEHICLE GARAGES: (50 PSF, 10 PSF, L/360)
  - FIRE ESCAPES: (40 PSF, 10 PSF, L/360)
  - SNOW: (20 PSF)
- WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANELS. SEE FRAMING NOTES FOR THICKNESS AND NAILING REQUIREMENTS.
- SEE APPENDIX M (DCA6) FOR EXTERIOR DECK REQUIREMENTS INCLUDING ATTACHMENTS FOR LATERAL LOADS.
- CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (UNO). AIR ENTRAINMENT PER TABLE 402.2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, TESTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPING SHALL BE TAKEN FROM THE EXIT END OF THE PUMP. CONTROL JOINTS IN SLABS SHALL BE SPACED ON A GRID OF +30 TIMES THE DEPTH (D). CONTROL JOINTS SHALL BE SAWCUT TO A DEPTH OF 1/D. (I.E. 4" CONCRETE SLABS SHALL HAVE 1/4" DEEP CONTROL JOINTS SAWCUT IN SLAB ON A +10'-0" x +10'-0" GRID).
- ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER IF UNSATISFACTORY SUBSURFACE CONDITIONS ARE ENCOUNTERED. THE SURFACE AREA ADJACENT TO THE FOUNDATION WALL SHALL BE PROVIDED WITH ADEQUATE DRAINAGE, AND SHALL BE GRADED 50 AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.
- ALL FRAMING LUMBER SHALL BE SPF #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE SYP #2. PLATE MATERIAL MAY BE SPF #3 OR SYP #3 (Fc(perp) = 425 PSI - MIN).
  - L.V.L. SHALL BE LAMINATED VENEER LUMBER; Fb=2600 PSI, Fv=285 PSI, E=1.9x10<sup>6</sup> PSI.
  - P.S.L. SHALL BE PARALLEL STRAND LUMBER; Fb=2900 PSI, Fv=290 PSI, E=2.0x10<sup>6</sup> PSI.
  - L.S.L. SHALL BE LAMINATED STRAND LUMBER; Fb=2250 PSI, Fv=400 PSI, E=1.55x10<sup>6</sup> PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S INSTRUCTIONS.
- ALL ROOF TRUSS AND I-JOIST LAYOUTS SHALL BE PREPARED IN ACCORDANCE WITH THE SEALED STRUCTURAL DRAWINGS. TRUSSES AND I-JOISTS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. ANY CHANGE IN TRUSS OR I-JOIST LAYOUT SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
- ALL STRUCTURAL STEEL SHALL BE ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER x 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOIST ARE TOE NAILED TO THE SOLE PLATE, AND SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE @ 48" O.C. ALL STEEL TUBING SHALL BE ASTM A500. LAP ALL REBAR SPLICES 30 BAR DIAMETERS.
- REBAR SHALL BE DEFORMED STEEL, ASTM615, GRADE 60.
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM A325) WITH WASHERS PLACED UNDER THE THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" O.C. (MAX) AND STAGGERED AT THE TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH 2 BOLTS LOCATED AT 6" FROM EACH END.
- BRICK LINTELS (WHEN REQUIRED) SHALL BE 3 1/2"x3 1/2"x1/4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x5/16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 4'-0". SEE PLANS FOR SPANS OVER 4'-0". SEE ALSO SECTION RT03.13 LINTELS.



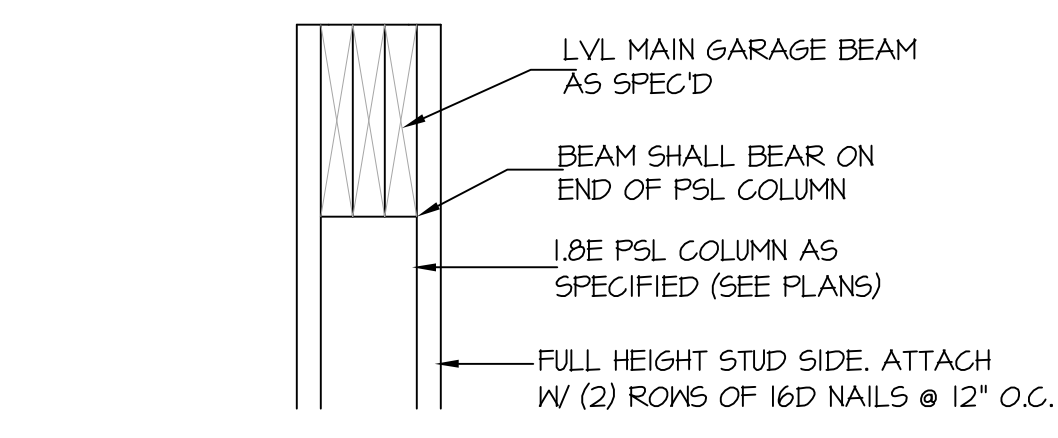
115-120 MPH 110B SD CRAWL SPACE FOOTING (SIDING W/ BRICK SKIRT)



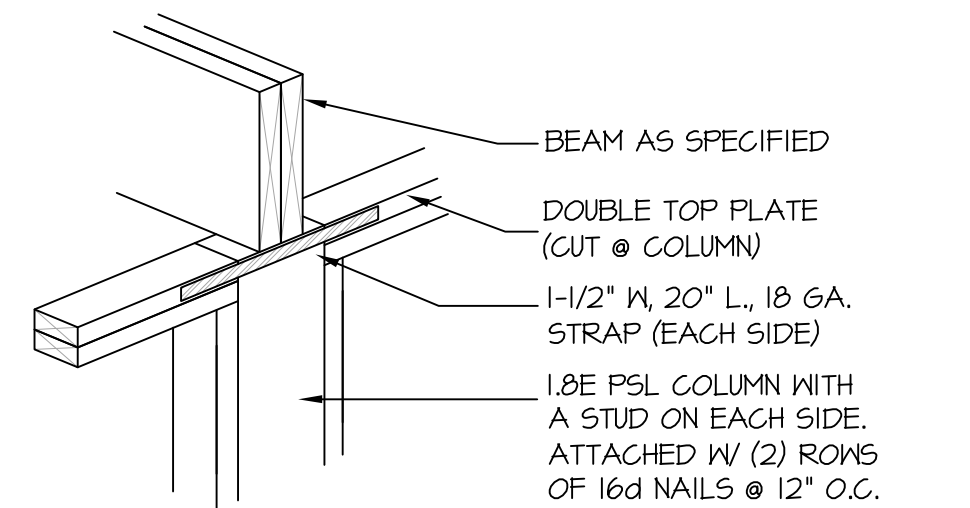
115-120 MPH 111A SD GARAGE WALL FOOTING (SIDING OR EQUAL)



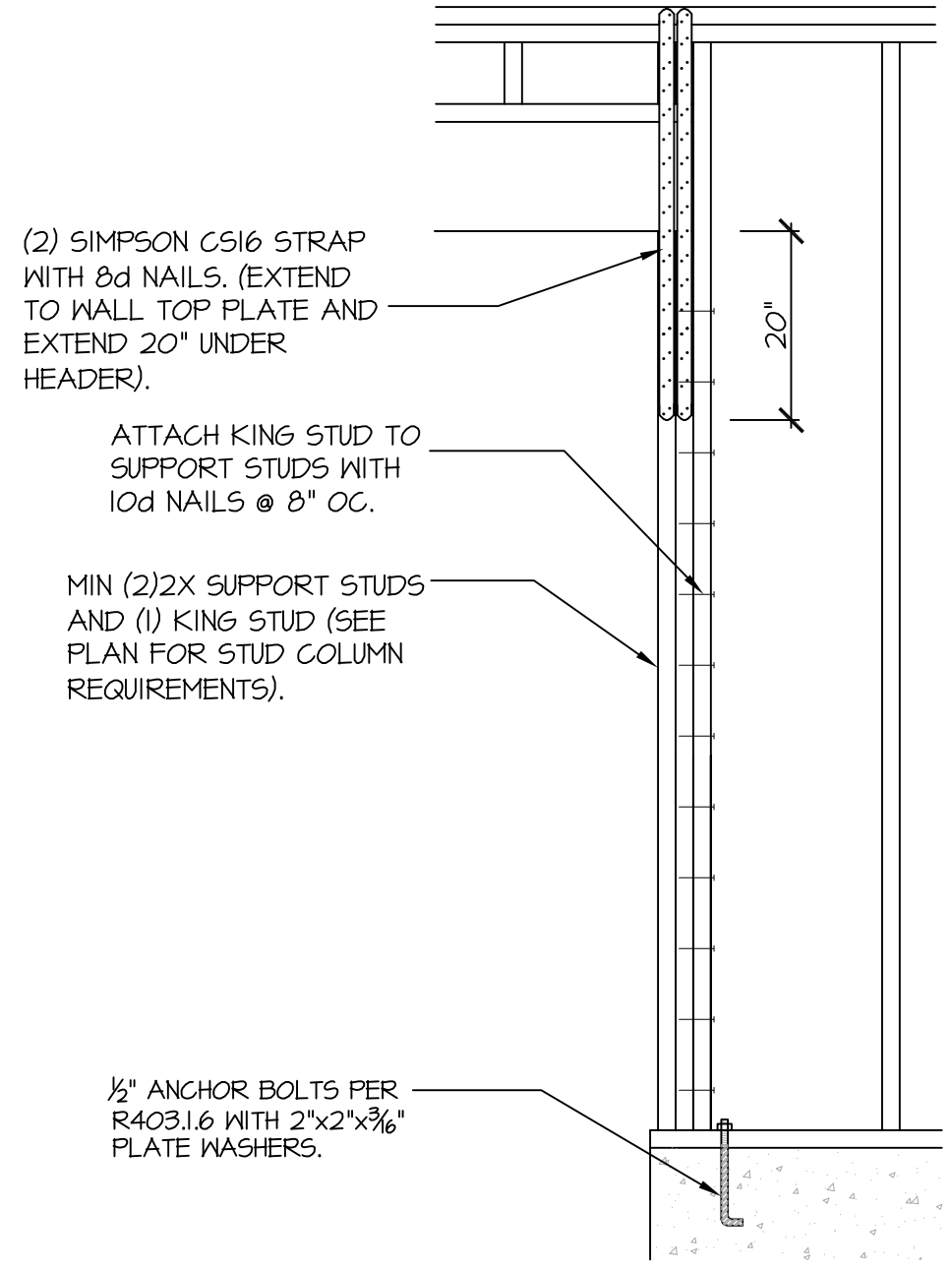
122A SD DROPPED GIRDER NTS



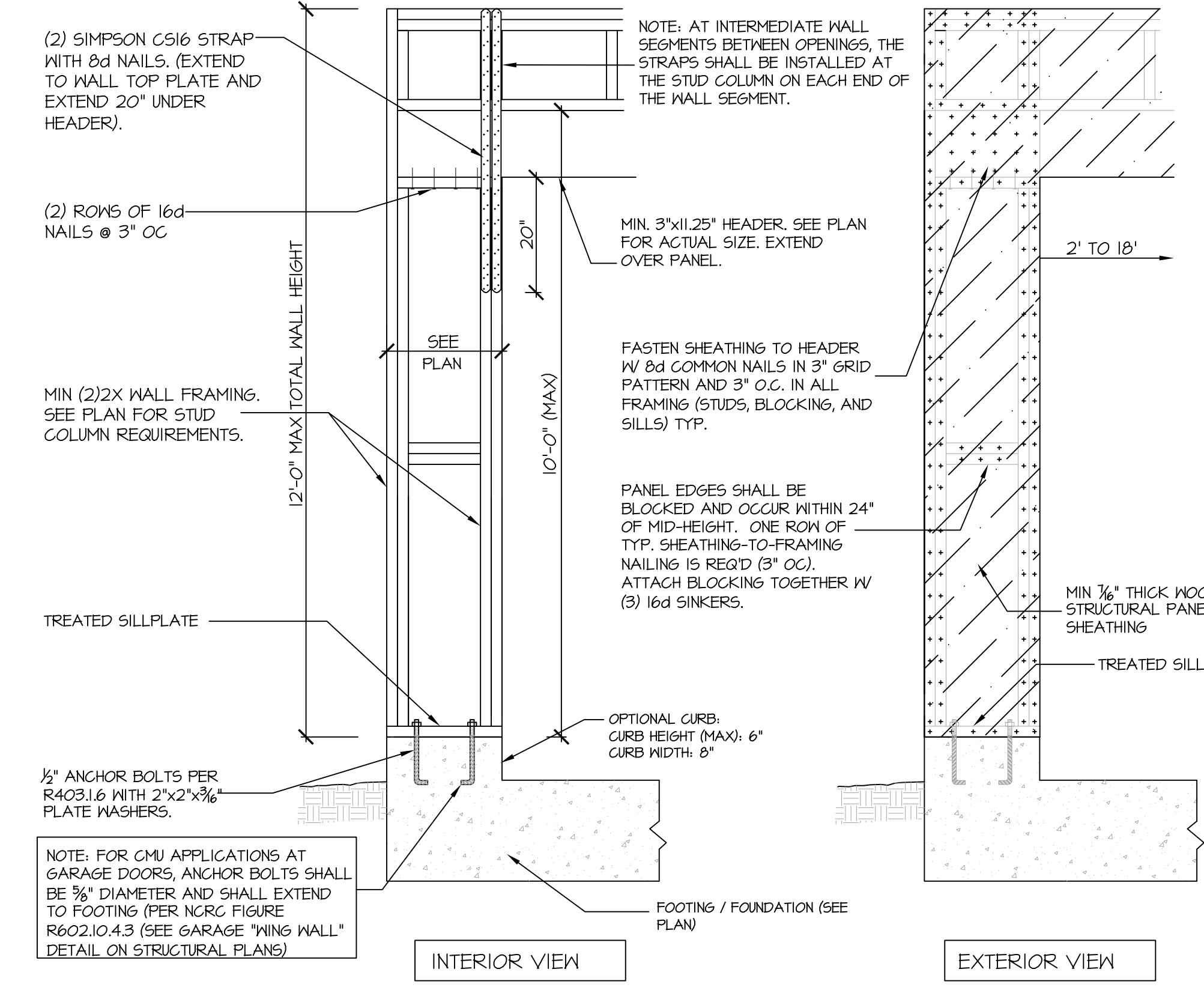
204D SD TYP. GARAGE BEAM BEARING NTS



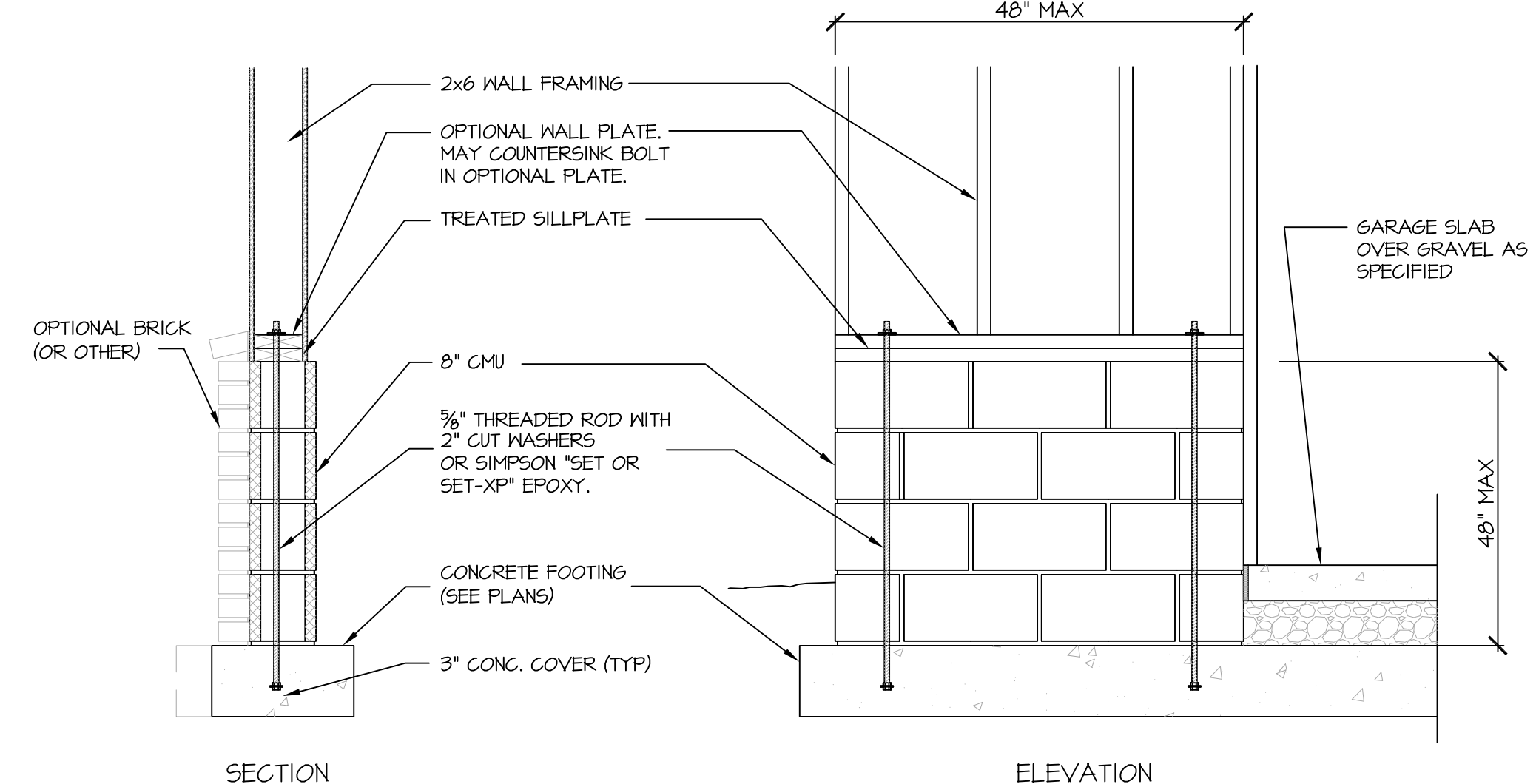
205B SD DIRECT BEAM BEARING NTS



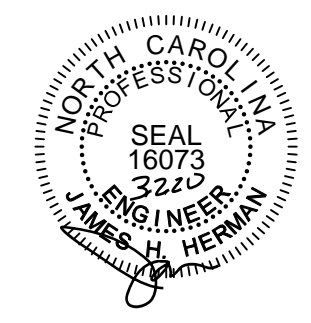
906 SD CS-PF: END CONDITION DETAIL (FOR USE WITH SINGLE CS-PF CONDITION) DETAIL AND APPLICATION BASED ON NCRG FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



905B SD CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION DETAIL AND APPLICATION BASED ON NCRG FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



907 SD GARAGE 'WING WALL' REINFORCING PER IRC FIGURE R602.10.4.3



PROJECT # 20-1164-GR

Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences or safety precautions. Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineers' liability. Seal is valid for projects completed one year from date of seal. Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

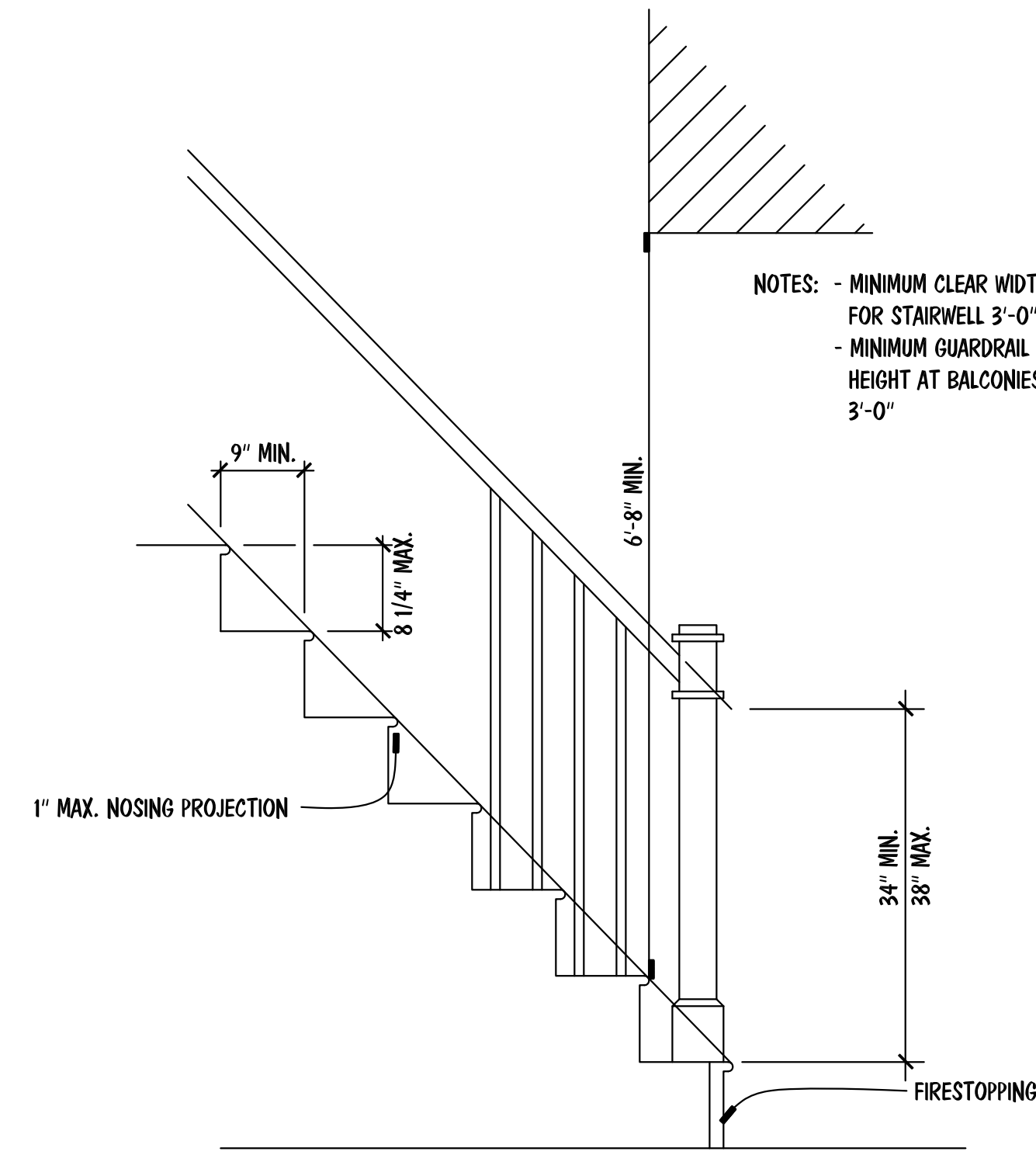
**Southern Engineers, P.A.**  
 3716 Benson Drive, Raleigh, NC 27609  
 Phone: (919) 878-1617  
 License: C-1287  
 www.southernengineers.com

**SOUTHERN HOME DESIGNS, INC.**

**The Jasper I GEMSTONE HOMES**

**SD**

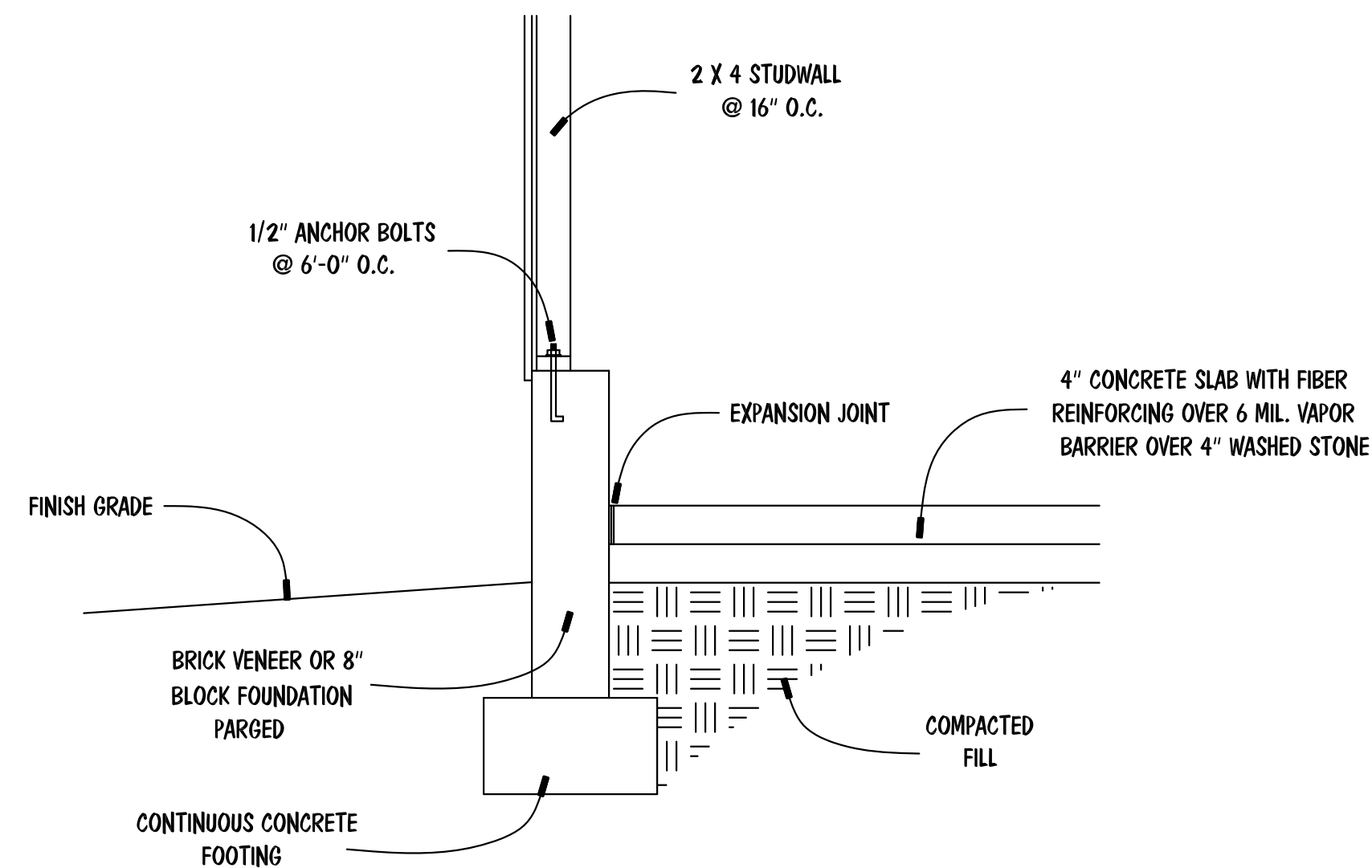




NOTES: - MINIMUM CLEAR WIDTH FOR STAIRWELL 3'-0"  
 - MINIMUM GUARDRAIL HEIGHT AT BALCONIES 3'-0"

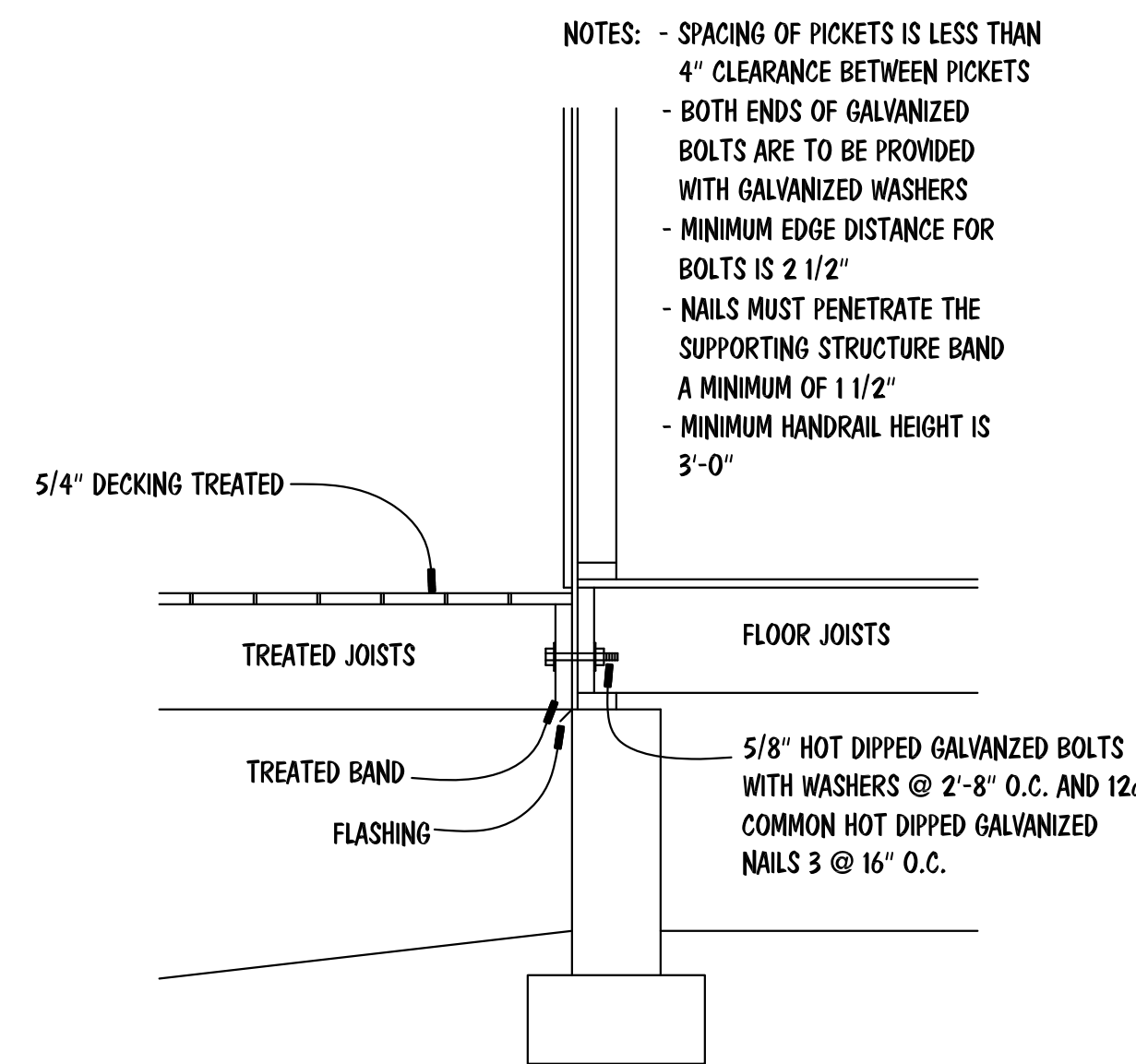
STAIR DETAIL

N.T.S.



GARAGE SLAB SECTION

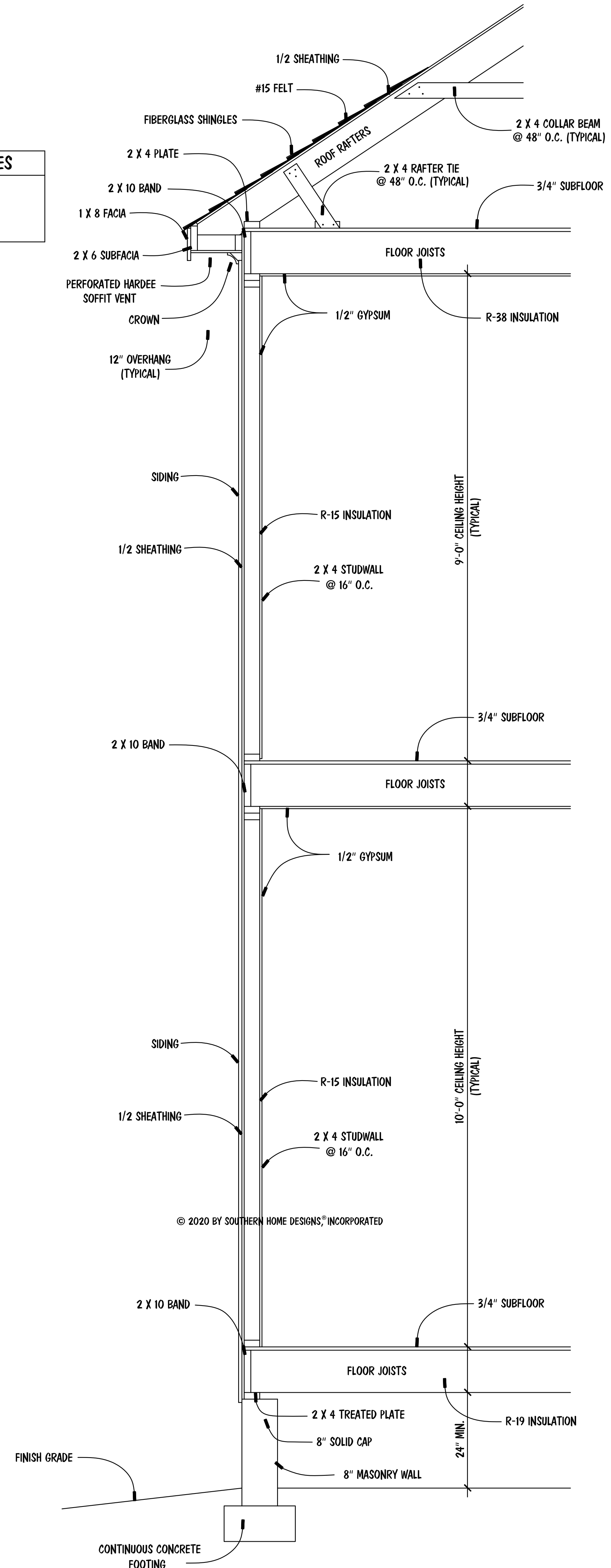
3/4" = 1'-0"



DECK ATTACHMENT DETAIL

3/4" = 1'-0"

INSULATION VALUES	
WALLS	R-15
FLOORS	R-19
CEILINGS	R-38



TYPICAL SECTION

3/4" = 1'-0"

STR. DETAIL PLAN

© 2020 BY SOUTHERN HOME DESIGNS, INCORPORATED

© 2020 BY SOUTHERN HOME DESIGNS, INCORPORATED  
 THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS.  
 THE ORIGINAL PURCHASER OF THESE PLANS IS LICENSED TO USE  
 THE PLANS FOR THE CONSTRUCTION OF ONE AND ONLY ONE  
 SINGLE FAMILY HOME. REPRODUCTION, MODIFICATION, OR REUSE  
 OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF SOUTHERN  
 HOME DESIGNS, INCORPORATED, IS EXPRESSLY PROHIBITED.

Houseplan Works.com  
 ALL DIMENSIONS AND SITE DIMENSIONS ARE TO BE VERIFIED  
 BEFORE CONSTRUCTION BEGINS. ONCE CONSTRUCTION HAS  
 BEGUN SOUTHERN HOME DESIGNS, INCORPORATED, IS RELEASED  
 FROM ANY FURTHER RESPONSIBILITIES.

Southern Home Designs  
 INCORPORATED  
 301 South Salem Street, Suite 101, Apex, NC 27502  
 919.380.7400 Office 919.380.7464 Fax  
 Web: shdplans.com Email: shd@ncrr.com

THE  
 JASPER I

GEMSTONE HOMES  
 P.O. Box 146, Holly Springs, NC 27540  
 Office: 919.355.6549

ENGR. #:  
 DATE: 01-16-20  
 SHEET: A-4  
 PLAN #: 20-011620-M