

HATTERAS

HATTERAS

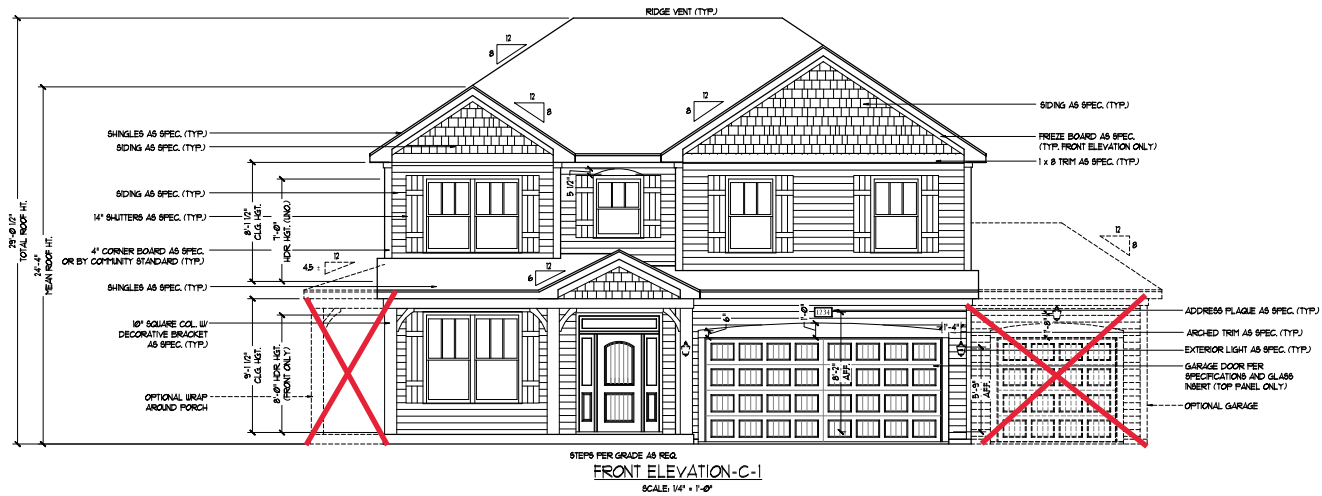
REVISION LIST - STRUCTURAL:

1. CODE UPDATE TO 2018 NGR. (1-19)
2. CALLED OUT JOIST SERIES/SPACING SECOND FLOOR FRAMING AND CRAWL. ADDED EXTRA JOISTS (1-19)
3. (2) 2 x 6 HEADERS WHERE APPLICABLE (1-19)
4. 2 x 6 GARAGE WING WALLS AND (3) PLY HEADERS (1-19)
5. EXTERIOR WALLS CHANGED FROM 2X6 TO 2X4 EXCEPT WHERE SHADED (08-01-20)
6. SQUARE FOOTAGE CHANGES DUE TO FIXES OF MISCALCULATIONS (08-01-20)

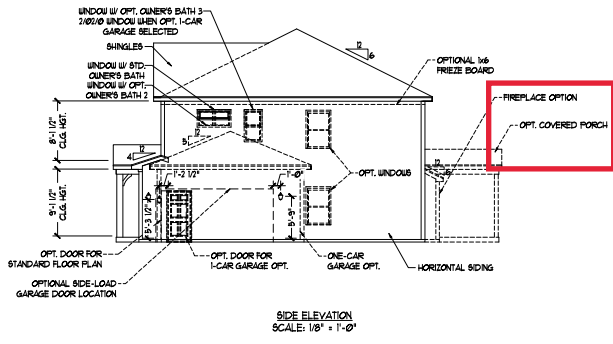
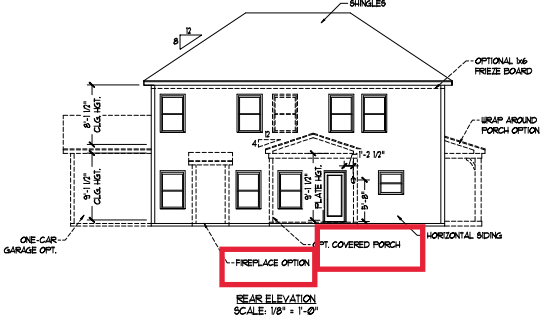
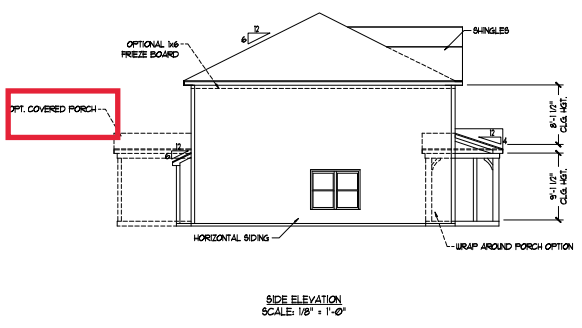
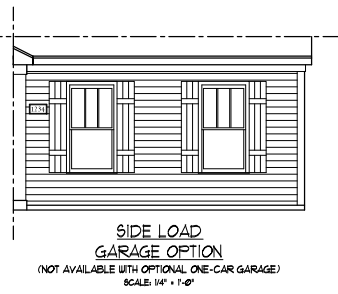
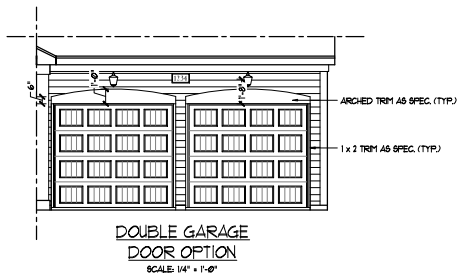
HATTERAS

REVISION LIST - ARCHITECTURAL:

- CHANGES 0801-20
1. REMOVED ALL SHINGLE HATCHES FROM ELEVATIONS
 2. REMOVED ALL GRIDS FROM SIDE AND REAR ELEVATIONS
 3. REMOVED GRIDS FROM SIDELIGHTS AND TRANSOM ABOVE FRONT DOOR
 4. CHANGED ALL CORNER BOARDS ON ELEVATIONS TO 4" INSTEAD OF 6"
 5. CHANGED NOTE FOR GARAGE DOORS ON ALL ELEVATIONS
 6. VERIFIED COACH LIGHT LOCATIONS
 7. SHOWED 'X'2/'X'3 ELEVATIONS WITH BOTH BRICK AND STONE
 8. HATCHED ROWLOCK WHERE NEEDED
 9. ADDED COLUMN DETAIL TO SHEET A-2 & A-4
 10. REMOVED HARDWARE FROM GARAGE ON ALL B- ELEVATIONS
 11. REMOVED ALL HARDWARE FROM SHUTTERS AND GARAGE DOOR ON C- ELEVATIONS AND MADE THEM B&B
 12. VERIFIED SQUARE FOOTAGE OF ALL ELEVATIONS AND UPDATED ON SHEET A-6. PORCH SIZES DIFFER DUE TO COLUMN CHOICES.
 13. MOVED ALL OPTIONS TO SEPARATE SHEET
 14. CHANGED STANDARD PATIO TO 12'X10'
 15. REMOVED 'FLEX ROOM' AND MADE IT STANDARD 'STUDY'
 16. CREATED PARTIAL PLANS FOR ALL ELEVATIONS TO SHOW BRICK/STONE
 17. ADDED INSULATION DETAIL (SEE AD-1)
 18. ADDED OPTIONAL GOURMET KITCHEN
 19. REMOVED FLOOR HATCHING
 20. REMOVED STAIR NUMBERS
 21. REMOVED VAULTS FROM BEDROOMS
 22. ADDED TRAY CEILING TO OWNER'S BEDROOM
 23. CHANGED OWNER'S BATH TO SHOW OWNER'S BATH 1 OPTION. ADDED OWNER'S BATH 2 & OWNER'S BATH 3 OPTIONS
 24. REMOVED NUMBER SIGNS FROM ALL ROOM TITLES
 25. VERIFIED ROOM SIZES
 26. ADDED SLAB INTERFACE SHEET (SEE A-4)
 27. ADDED CONDUIT LINE IN KITCHEN
 28. NOTED PENDANT LIGHTS IN KITCHEN AS 'OPTIONAL PENDANTS'
 29. CHANGED KITCHEN LIGHT TO 'STD 3-BULB'
 30. CHANGED LIGHT OVER KITCHEN SINK TO CEILING MOUNT LIGHT
 31. ADDED NOTE TO ALL CEILING FANS 'STD LIGHT, OPT FAN/LT PREWIRE'
 32. REMOVED WORD 'KEYLESS' IN GARAGE
 33. PLACED OPTIONAL FLOOR OUTLETS IN FAMILY ROOM
 34. REMOVED ALL OUTLETS (EXCEPT FLOOR OUTLETS IN FAMILY ROOM, TV OUTLETS, & PHONE OUTLETS)
 35. PLACED CO2 DETECTORS WHERE NEEDED
 36. REMOVED CEILING MOUNT LIGHT IN BATH 2
 37. ROOF VENT CALCULATIONS ADDED TO ROOF PLAN
 38. VERIFIED VENTILATION AND LIGHT REQUIREMENTS AT OWNER'S BEDROOM MEETS CODE. (2020-08-01)



NOTE:
SEE SHEET A-31 FOR BRICK FRONT ELEVATIONS
SEE SHEET A-32 FOR STONE FRONT ELEVATIONS
SEE SHEET A-33 (ALL BRICK) ELEVATIONS



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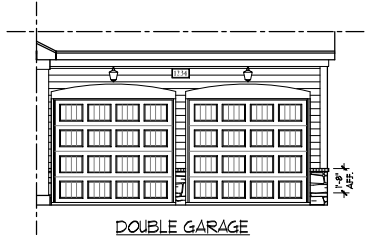
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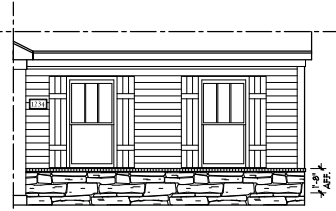
C-1 ELEVATION
A-3



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



DOUBLE GARAGE
DOOR OPTION
SCALE 1/4" = 1'-0"



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



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

BRICK OR STONE
LEDGE AS SPEC. (TYP.)

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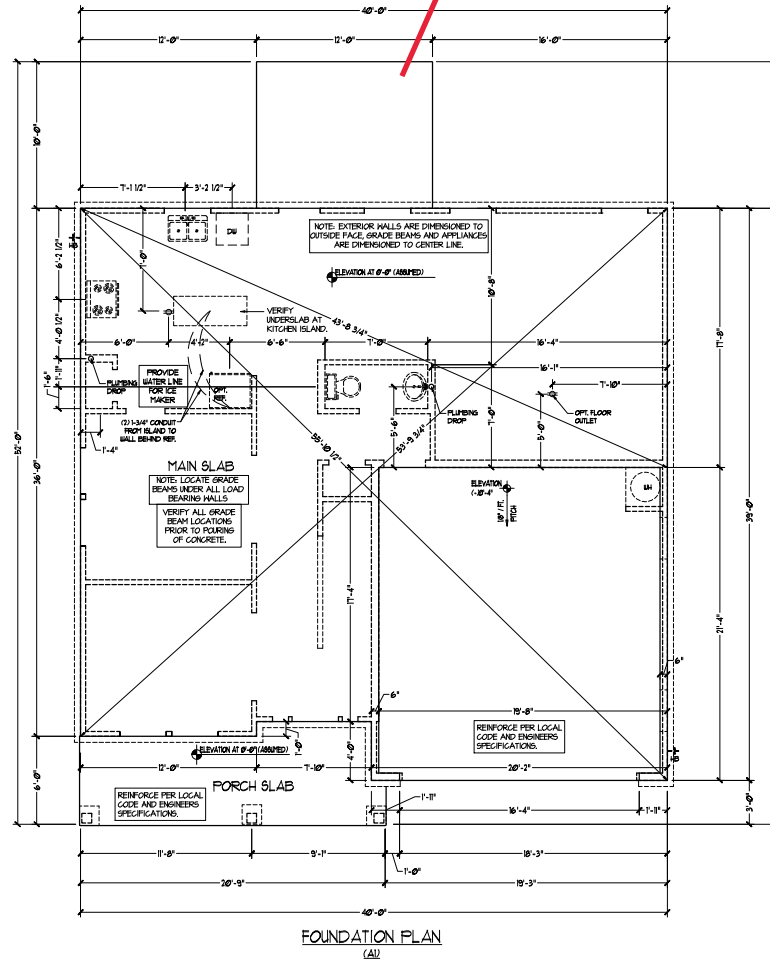
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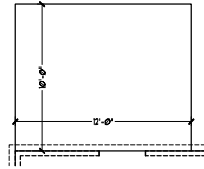
C-2 & C-3

ELEVATIONS W/

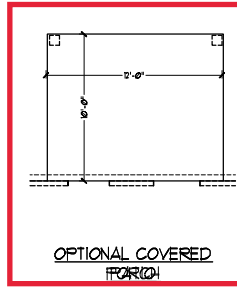
STONE

Cov Patio

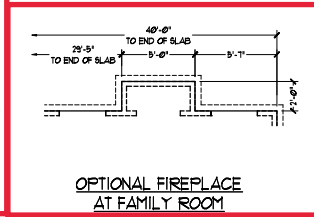




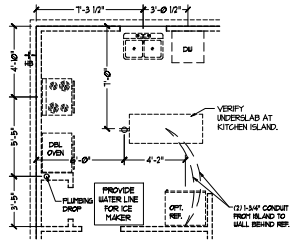
OPTIONAL EXTENDED PATIO



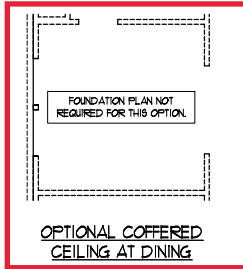
OPTIONAL COVERED PORCH



OPTIONAL FIREPLACE AT FAMILY ROOM

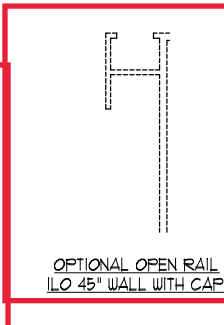


OPTIONAL GOURMET KITCHEN

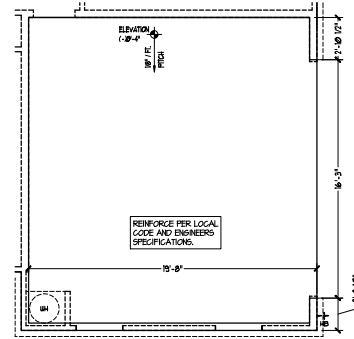


OPTIONAL COVERED CEILING AT DINING

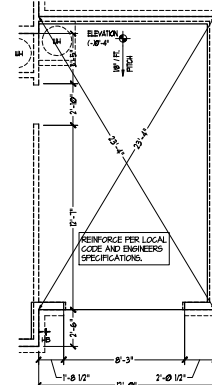
FOUNDATION PLAN NOT REQUIRED FOR THIS OPTION



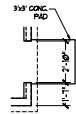
OPTIONAL OPEN RAIL I/O 45° WALL WITH CAP



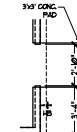
SIDE-LOAD GARAGE OPTION



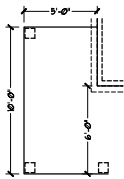
OPTIONAL 1-CAR GARAGE (NOT AVAILABLE W/ SIDE-LOAD GARAGE)



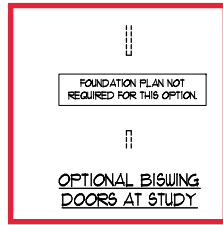
OPTIONAL SERVICE DOOR AT 1-CAR GARAGE



OPTIONAL SERVICE DOOR AT GARAGE



OPTIONAL WRAP AROUND PORCH (A-1)



OPTIONAL BISWING DOORS AT STUDY

FOUNDATION PLAN NOT REQUIRED FOR THIS OPTION

OPTIONAL WINDOW AT FAMILY ROOM

OPTIONAL OPENING TO STUDY

FOUNDATION PLAN NOT REQUIRED FOR THIS OPTION

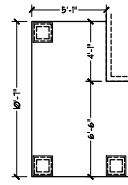


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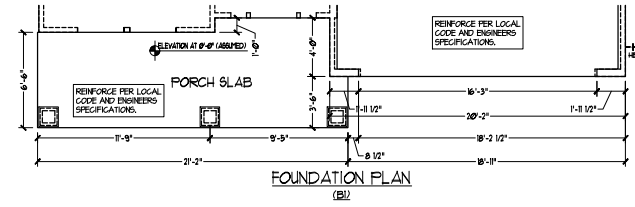
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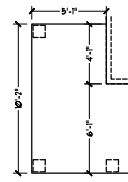
SLAB INTERFACE PLAN
A-4.1



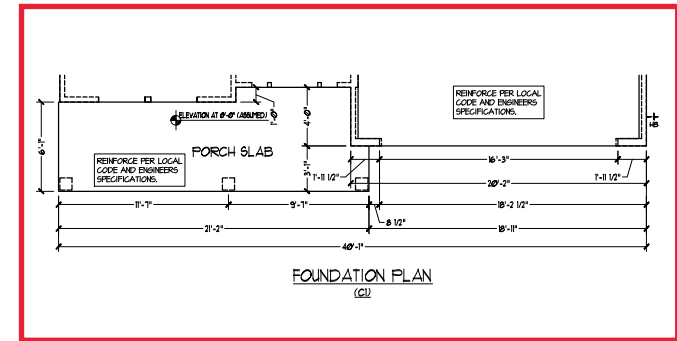
OPTIONAL WRAP
AROUND PORCH
(B-1)



FOUNDATION PLAN
(B-2)



OPTIONAL WRAP
AROUND PORCH
(C-1)



FOUNDATION PLAN
(C-2)

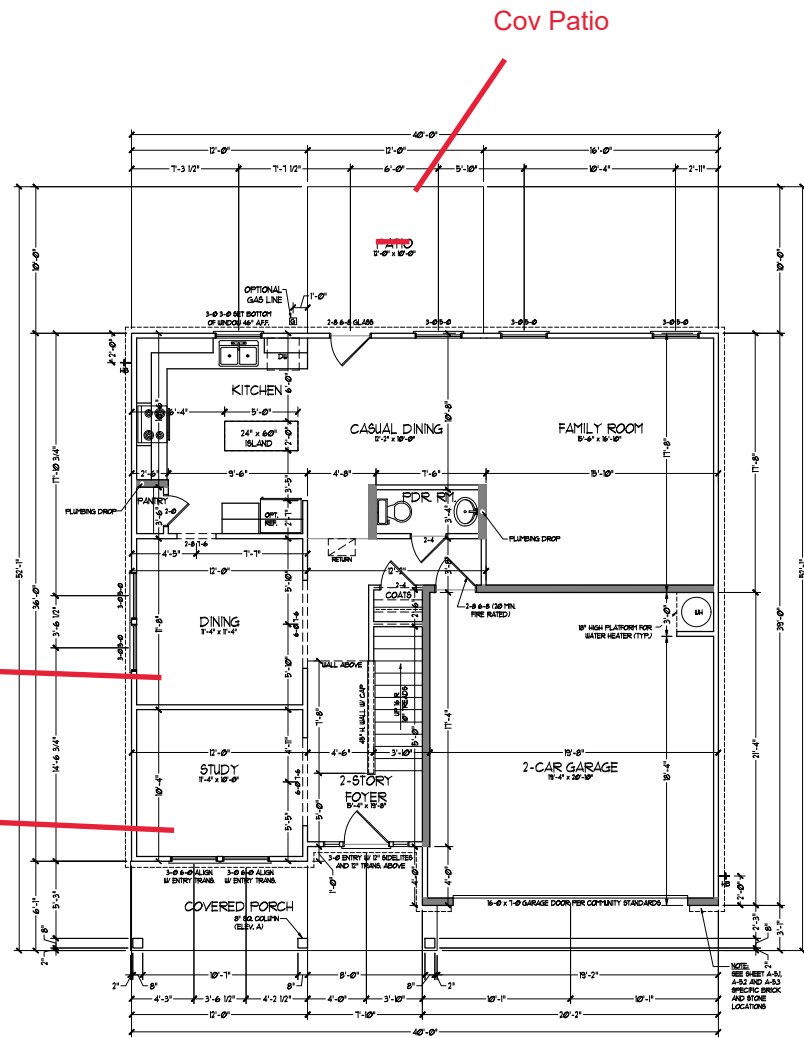


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SLAB INTERFACE
PARTIAL PLANS
A-4.2



FIRST FLOOR PLAN
(All)

SQUARE FOOTAGE	
1st FLOOR	1971 SQ. FT.
2nd FLOOR	1971 SQ. FT.
TOTAL	3942 SQ. FT.
GARAGE	450 SQ. FT.
FRONT PORCH (ELEV. A + C1)	150 SQ. FT.
FRONT PORCH (ELEV. B1)	150 SQ. FT.
STD. REAR PATIO	50 SQ. FT.
1st FLOOR OPTIONS	
OPT. COVERED PORCH	50 SQ. FT.
OPT. FIREPLACE	10 SQ. FT.
INSULATED OPTIONS	
OPT. 1-CAR GARAGE	240 SQ. FT.
OPT. 17'-0" x 17'-0" EXTENDED PORCH	350 SQ. FT.

SQUARE FOOTAGE BY WALL BRICK	
1st FLOOR	189 SQ. FT.
2nd FLOOR	189 SQ. FT.
TOTAL	378 SQ. FT.
GARAGE	450 SQ. FT.
FRONT PORCH (ELEV. A + C1)	150 SQ. FT.
FRONT PORCH (ELEV. B1)	150 SQ. FT.
STD. REAR PATIO	50 SQ. FT.
1st FLOOR OPTIONS	
OPT. COVERED PORCH	50 SQ. FT.
OPT. FIREPLACE	10 SQ. FT.
INSULATED OPTIONS	
OPT. 1-CAR GARAGE	240 SQ. FT.
OPT. 17'-0" x 17'-0" EXTENDED PORCH	350 SQ. FT.

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

2x6 WALL

2x8 WALL

2x8 @ 16" O.C. (MIN. FIRE RATED)

18" HIGH PLATFORM FOR WATER HEATER (TYP.)

* PROVIDE MINIMUM INSULATION IN CEILING AND WALLS PER SECTION N 1002

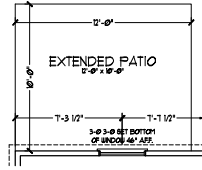
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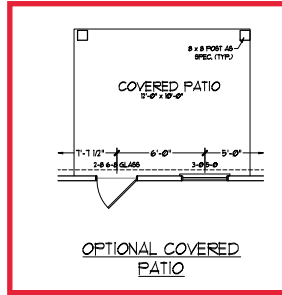
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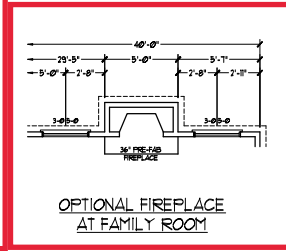
FIRST FLOOR PLAN
A-6



OPTIONAL EXTENDED PATIO



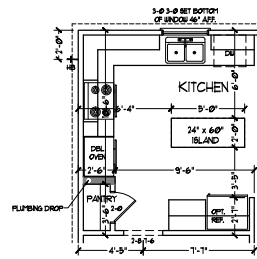
OPTIONAL COVERED PATIO



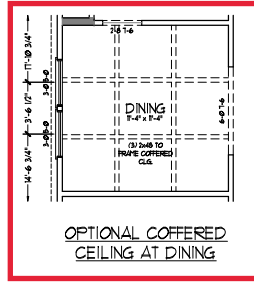
OPTIONAL FIREPLACE AT FAMILY ROOM



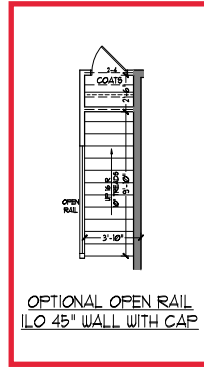
OPTIONAL WINDOW AT FAMILY ROOM



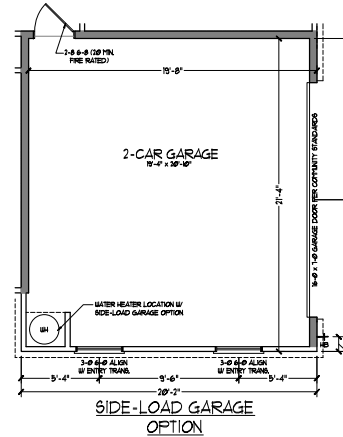
OPTIONAL GOURMET KITCHEN



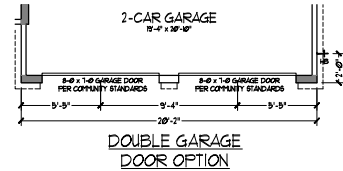
OPTIONAL COVERED CEILING AT DINING



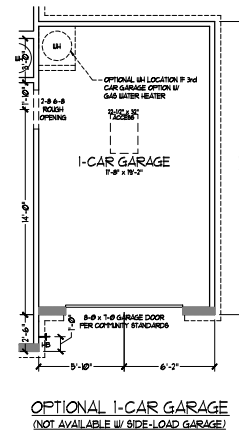
OPTIONAL OPEN RAIL I/O 45° WALL WITH CAP



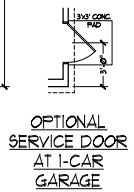
SIDE-LOAD GARAGE OPTION



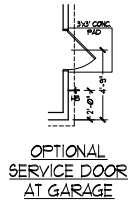
DOUBLE GARAGE DOOR OPTION



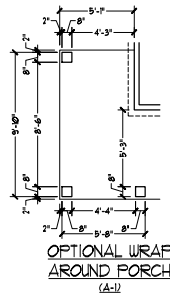
OPTIONAL 1-CAR GARAGE (NOT AVAILABLE W/ SIDE-LOAD GARAGE)



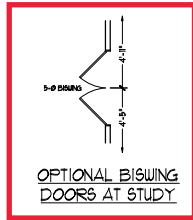
OPTIONAL SERVICE DOOR AT 1-CAR GARAGE



OPTIONAL SERVICE DOOR AT GARAGE



OPTIONAL WRAP AROUND PORCH (A-1)



OPTIONAL BISHING DOORS AT STUDY



OPTIONAL OPENING TO STUDY

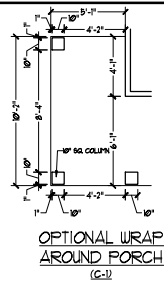


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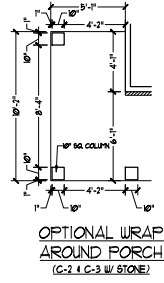
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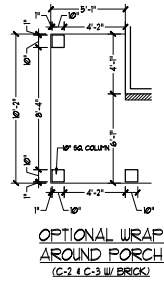
FIRST FLOOR PLAN - OPTIONS
A-6.1



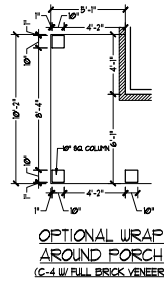
OPTIONAL WRAP
AROUND PORCH
(G-2)



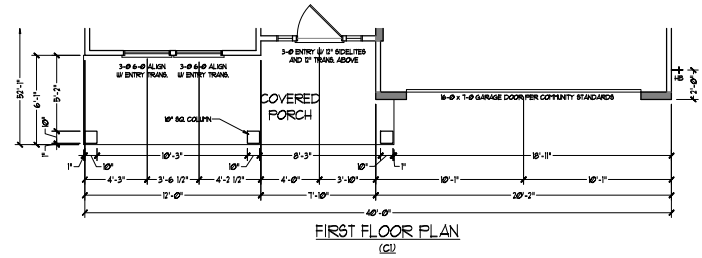
OPTIONAL WRAP
AROUND PORCH
(G-2.1, G-3 W/ STONE)



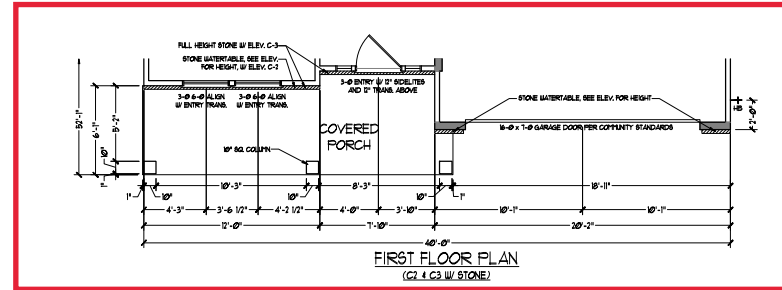
OPTIONAL WRAP
AROUND PORCH
(G-2.1, G-3 W/ BRICK)



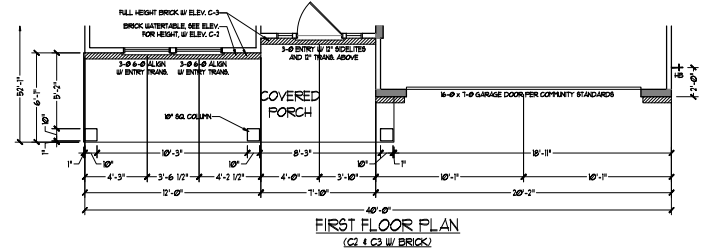
OPTIONAL WRAP
AROUND PORCH
(G-4 W/ FULL BRICK VENEER)



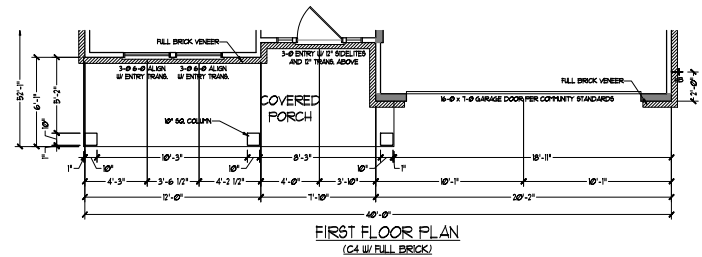
FIRST FLOOR PLAN
(G2)



FIRST FLOOR PLAN
(G2.1, G3 W/ STONE)



FIRST FLOOR PLAN
(G2.1, G3 W/ BRICK)



FIRST FLOOR PLAN
(G4 W/ FULL BRICK)



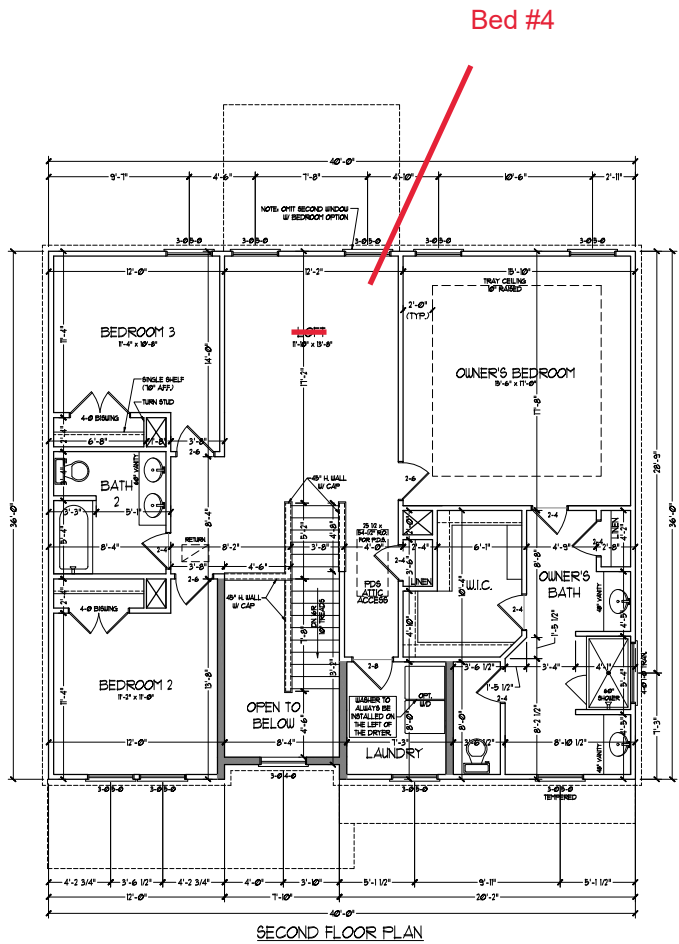
DREAM FINDERS
HOMES

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DREAM FINDERS HOMES
HATTERAS

DATE: JANUARY 15, 2019
REV: AUGUST 01, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

C ELEVATIONS
PARTIAL PLANS
A-6.4



ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 @ 16" O.C. (INS.). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (INS.) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (INS.)
2x6 WALL

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

PROVIDE MINIMUM INSULATION IN CEILINGS AND WALLS PER SECTION N 102J

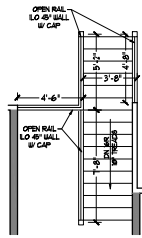

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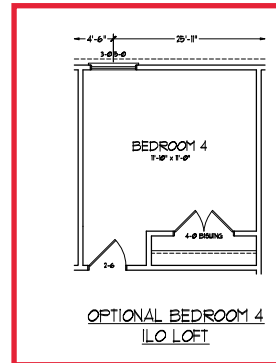
DREAM FINDERS HOMES
HATTERAS

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 REV: AUGUST 01, 2020
 SCALE: 1/4" = 1'-0"
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 ENGINEERED BY: _____
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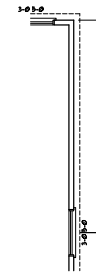
SECOND FLOOR PLAN
A-7



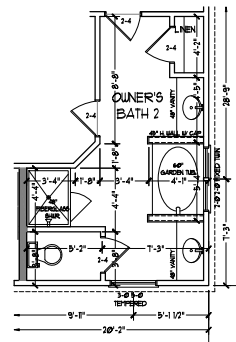
OPTIONAL OPEN RAIL I/O
45° WALL W/ CAP



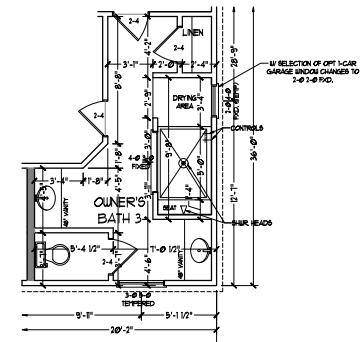
OPTIONAL BEDROOM 4
I/O LOFT



OPTIONAL WINDOW AT
OWNER'S BEDROOM



OPTIONAL OWNER'S
BATH 2



OPTIONAL OWNER'S
BATH 3

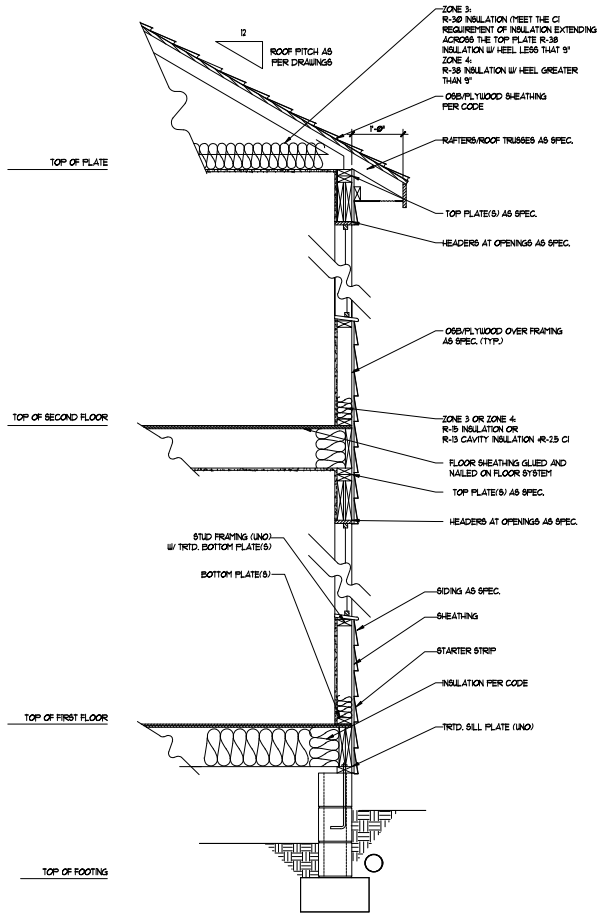


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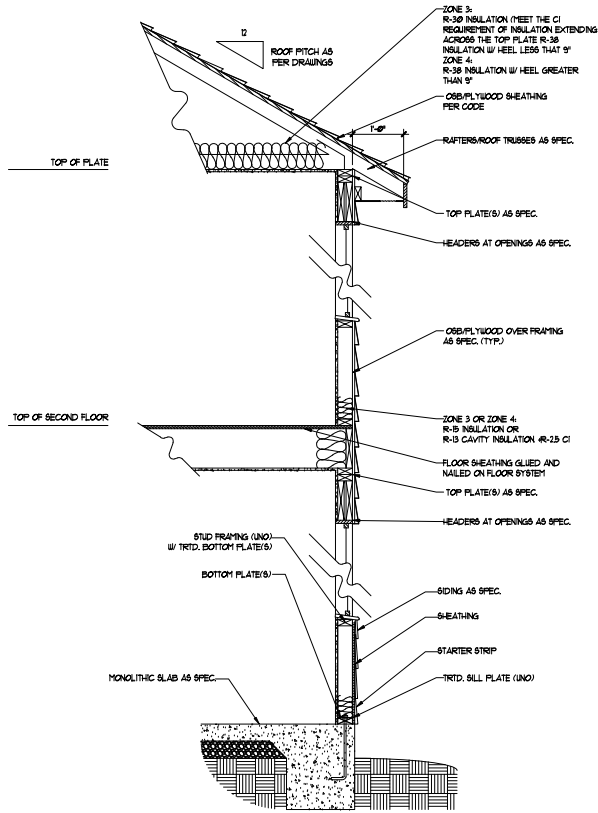
DREAM FINDERS HOMES
HATTERAS

DATE: JANUARY 15, 2019
REV: AUGUST 01, 2020
SCALE: 1/4" = 1'-0"
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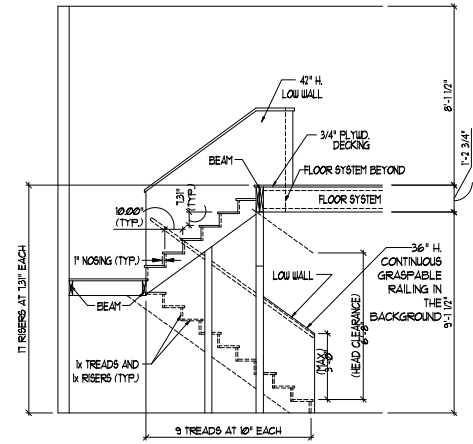
SECOND FLOOR
PLAN - OPTIONS
A-7.1



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\"/>



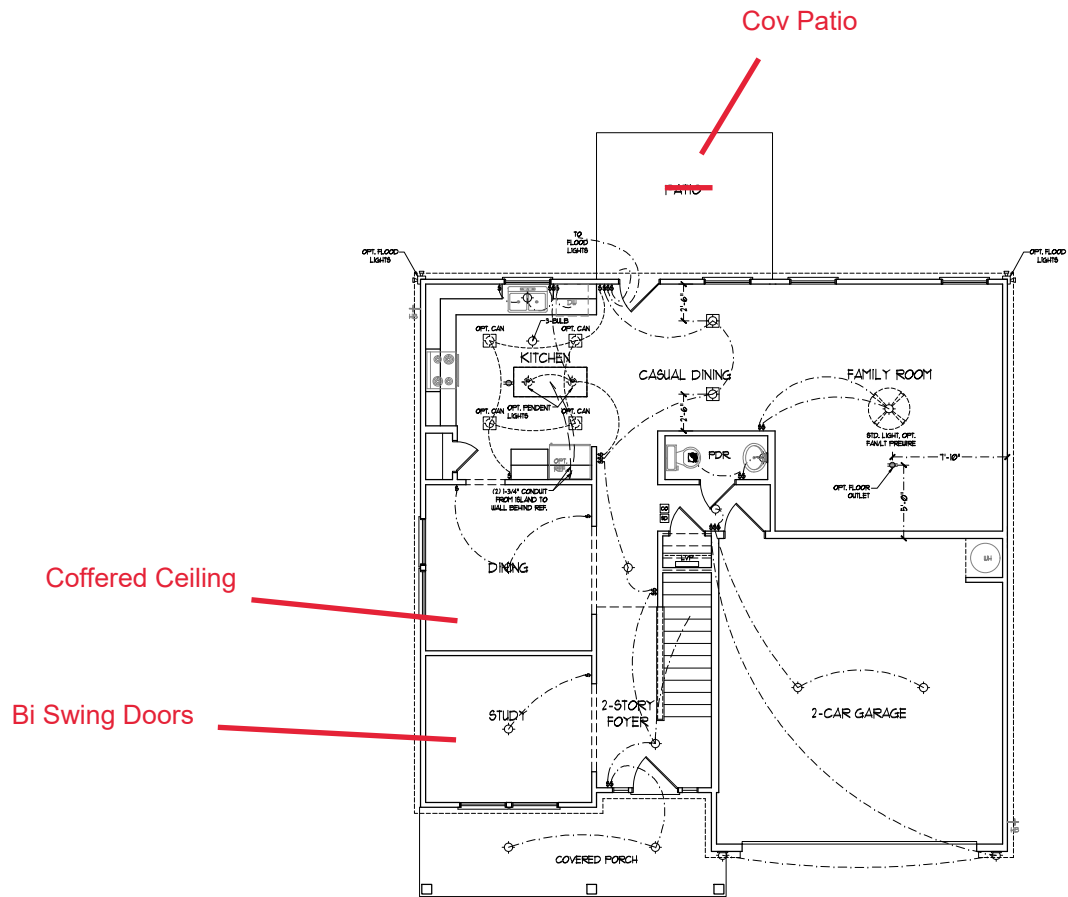
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HOMES**

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**DREAM FINDERS HOMES
HATTERAS**

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SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:
**WALL SECTIONS
AND STAIR
DETAIL**

AD-1



ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND WIRE FOR ALL CEILING FAN PER PLAN
- 2) VANITY LIGHTS TO BE NET @ 8" APX (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL
- 4) PLACE SWITCHES IF (PIN) FROM ROOM OPENING

ELECTRICAL LEGEND	
	1B V OUTLET
	WALL MOUNT LIGHT
	CEILING FRONT LIGHT
	PERCENT LIGHT
	RECESSED CAN LIGHT
	PIN CAN LIGHT
	ETHERBALL LIGHT
	FLUORESCENT LIGHT
	3 LAMP 4 FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIFFER SWITCH
	CONDUIT FOR COMPONENT WIRING
	SPEAKER
	DOORBELL CHIME
	NO V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W LIGHT

Coffered Ceiling

Bi Swing Doors

FIRST FLOOR PLAN
(ALL)

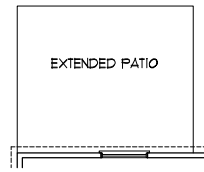


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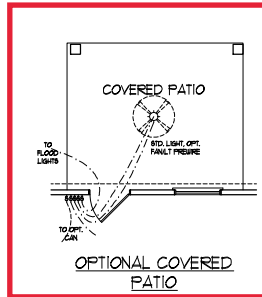
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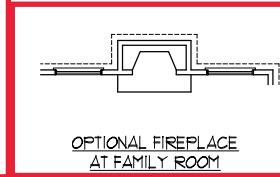
FIRST FLOOR
ELECTRICAL
PLAN



OPTIONAL EXTENDED PATIO



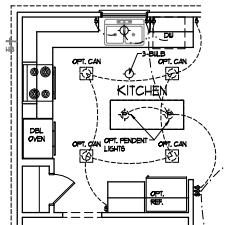
OPTIONAL COVERED PATIO



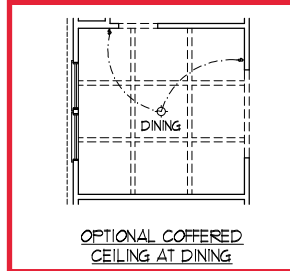
OPTIONAL FIREPLACE AT FAMILY ROOM



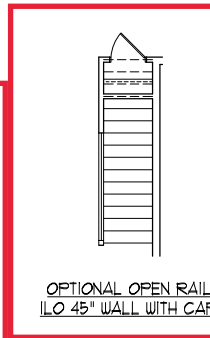
OPTIONAL WINDOW AT FAMILY ROOM



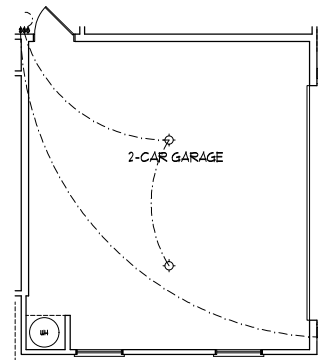
OPTIONAL GOURMET KITCHEN



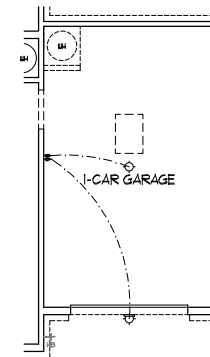
OPTIONAL COFFERED CEILING AT DINING



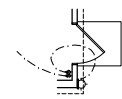
OPTIONAL OPEN RAIL W/ 45° WALL WITH CAP



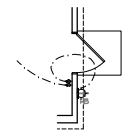
SIDE-LOAD GARAGE OPTION



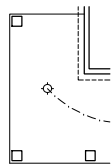
OPTIONAL 1-CAR GARAGE (NOT AVAILABLE W/ SIDE-LOAD GARAGE)



OPTIONAL SERVICE DOOR AT 1-CAR GARAGE

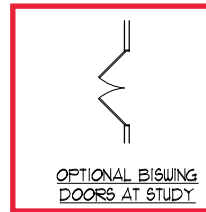


OPTIONAL SERVICE DOOR AT GARAGE



OPTIONAL WRAP AROUND PORCH (A-1)

OPTIONAL OPENING TO STUDY



OPTIONAL BISWING DOORS AT STUDY



DOUBLE GARAGE DOOR OPTION

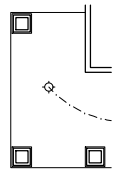


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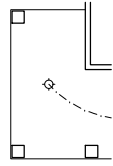
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HATTERAS

DATE: JANUARY 15, 2019
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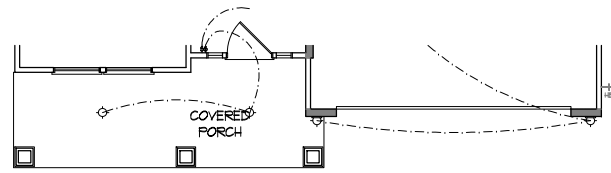
FIRST FLOOR ELECTRICAL PLAN - OPTIONS



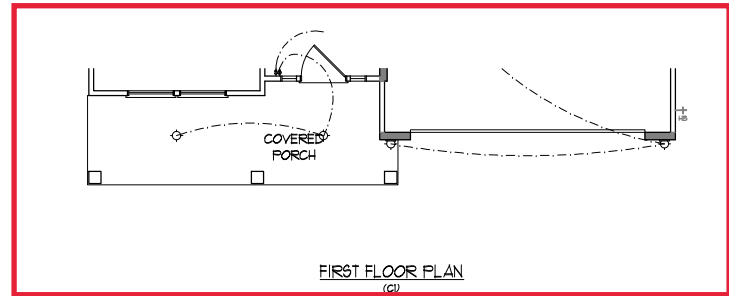
OPTIONAL WRAP
AROUND PORCH
(B-1)



OPTIONAL WRAP
AROUND PORCH
(G-1)



FIRST FLOOR PLAN
(B)



FIRST FLOOR PLAN
(G)

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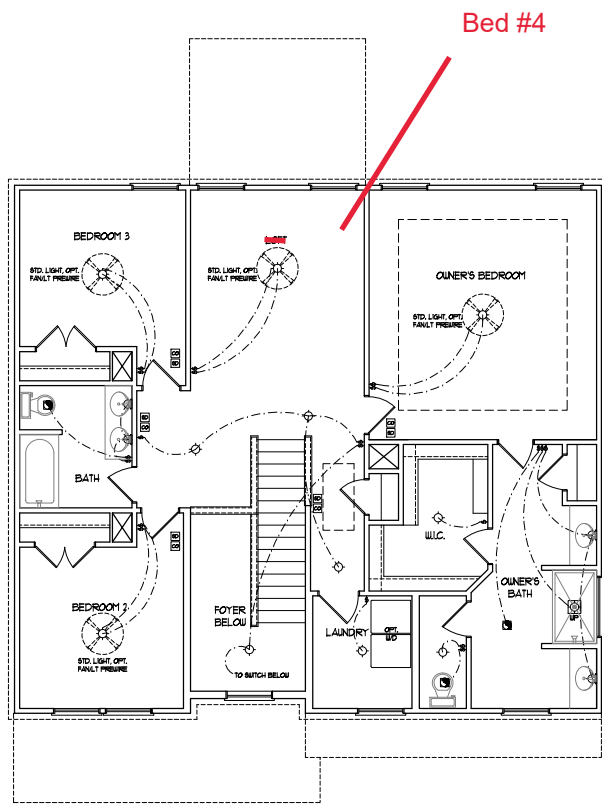


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SCALE: 1/4" = 1'-0"
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REVIEWED BY: _____

FIRST FLOOR
ELECTRICAL
PARTIAL PLANS

E-1.2



SECOND FLOOR PLAN

ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND WIRE FOR ALL CEILING FAN PER PLAN
- 2) VANITY LIGHTS TO BE NET @ 8" APX. (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL
- 4) PLACE SWITCHES 8" MIN FROM ROOM OPENING

ELECTRICAL LEGEND

	18 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PERCENT LIGHT
	RECESSED CAN LIGHT
	PIN CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP 4 FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIFFER SWITCH
	CONDUIT FOR COMPONENT WIRE
	SPEAKER
	DOORBELL CHIME
	80 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W LIGHT

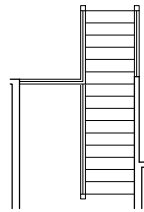


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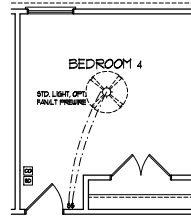
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HATTERAS

DATE: JANUARY 15, 2019
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 SCALE: 1/4"=1'-0"
 DRAWN BY:
 ENGINEERED BY:

REVIEWED BY:
 SECOND FLOOR ELECTRICAL PLAN



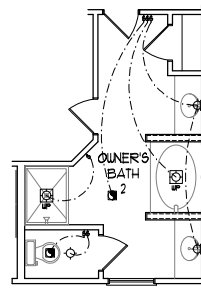
OPTIONAL OPEN RAIL ILO
45° WALL W/ CAP



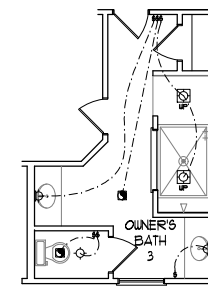
OPTIONAL BEDROOM 4
ILO LOFT



OPTIONAL WINDOW AT
OWNER'S BEDROOM



OPTIONAL OWNER'S
BATH 2



OPTIONAL OWNER'S
BATH 3

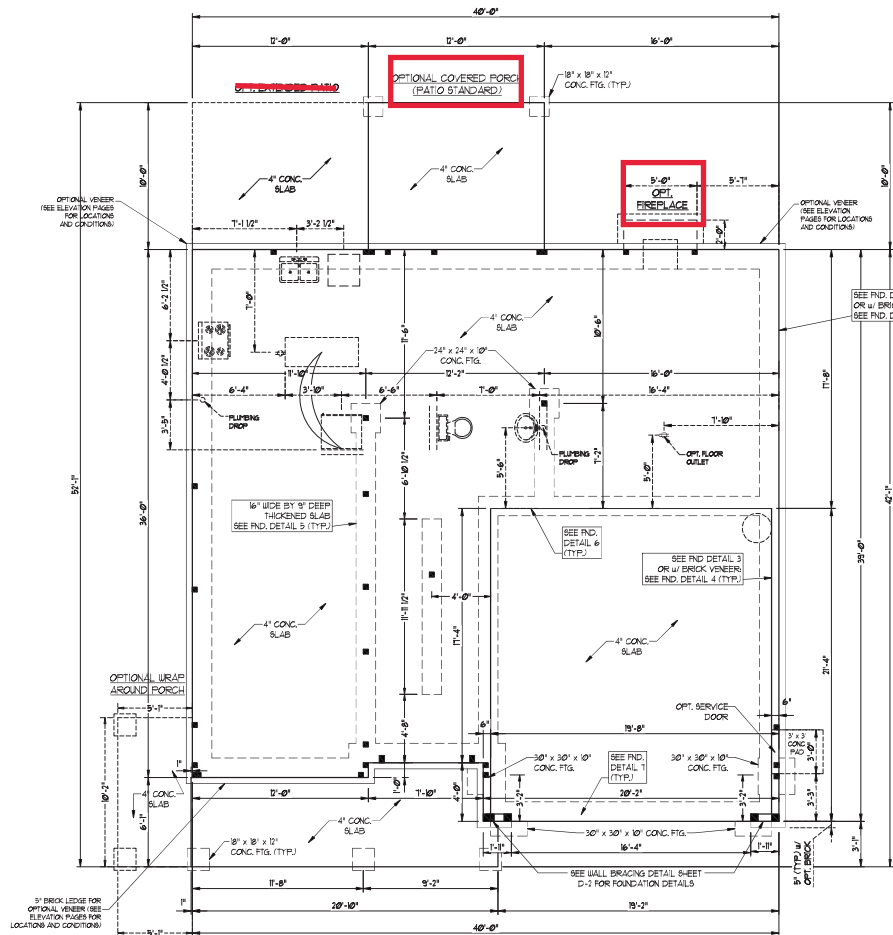


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SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

SECOND FLOOR
ELECTRICAL
PLAN - OPTIONS



- 150 MPH ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:**
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
 - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE 2008 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 16.1 AND JOSEF FOR 50 MPH WINDS.
 - BUILDER IS TO PROVIDE REMAINING CONNECTIONS AS REQUIRED BY CHAPTER 16.1 AND JOSEF FOR 50 MPH WINDS OF THE NORTH CAROLINA RESIDENTIAL CODE 2008 EDITION.
 - FOUNDATION ANCHORAGE TO CONFORM WITH SECTION 16.04 OF THE NORTH CAROLINA RESIDENTIAL CODE 2008 EDITION.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - WALL CLADDING DESIGNED FOR 40 PSF AND 30 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
 - ROOF CLADDING DESIGNED FOR 40 PSF AND 30 PSF FOR ROOF PITCHES 1/2 TO 1/12 AND 40 PSF AND 30 PSF FOR ROOF PITCHES 1/2 TO 1/12.
 - 1"X6 OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
 - WALLS TO BE BRICKED IN ACCORDANCE WITH SECTION 16.03 OF THE NORTH CAROLINA RESIDENTIAL CODE 2008 EDITION AND AS NOTED ON PLANS.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC 2008 EDITION.

- 150 MPH ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:**
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
 - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE 2008 EDITION.
 - INSTALL 1/2" ANCHOR BOLTS @ 4'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 1" INTO MASONRY OR CONCRETE. LOCATE BOLTS WITHIN TROUBLE THIRD OF PLATE LENGTH.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - EXTERIOR WALLS DESIGNED FOR 50 MPH WINDS.
 - WALL CLADDING DESIGNED FOR 40 PSF AND 30 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
 - ROOF CLADDING DESIGNED FOR 40 PSF AND 30 PSF FOR ROOF PITCHES 1/2 TO 1/12 AND 40 PSF AND 30 PSF FOR ROOF PITCHES 1/2 TO 1/12.
 - INSTALL 1"X6 OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL 9' OR LESS IN ACCORDANCE WITH SECTION 16.03 OF THE NRC 2008 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC 2008 EDITION.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

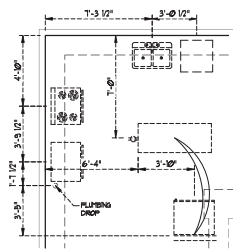


J.S. THOMPSON ENGINEERING, INC.
 605 W. HATTERAS AVENUE, SUITE 100
 WAREHOUSES, NC 27886
 PHONE: (919) 789-9919 FAX: (919) 789-9921
 N.C. LICENSE NO. C-173

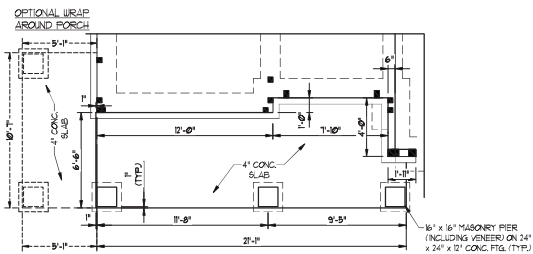
HATTERAS H&H HOMES

DATE: OCTOBER 16, 2020
 SCALE: 1/4" = 1'-0"
 DRAWN BY: HSH
 ENGINEERED BY: WTB

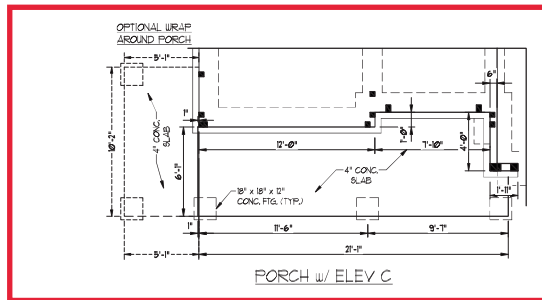
SHEET 5 OF 11
 S-1.3a
 MONO SLAB
 FOUNDATION PLAN



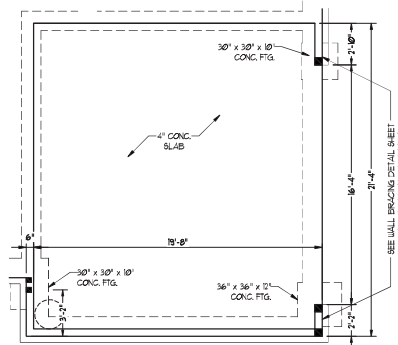
PLUMBING w/ OPTIONAL GOURMET KITCHEN



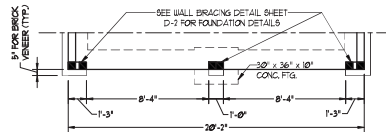
PORCH w/ ELEV B



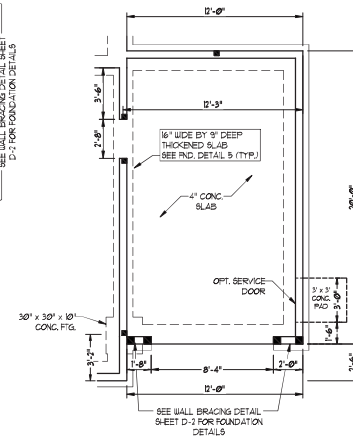
PORCH w/ ELEV C



SIDE-LOAD GARAGE OPTION



DOUBLE GARAGE DOOR OPTION



OPTIONAL 1-CAR GARAGE (NOT AVAILABLE w/ SIDE-LOAD GARAGE)



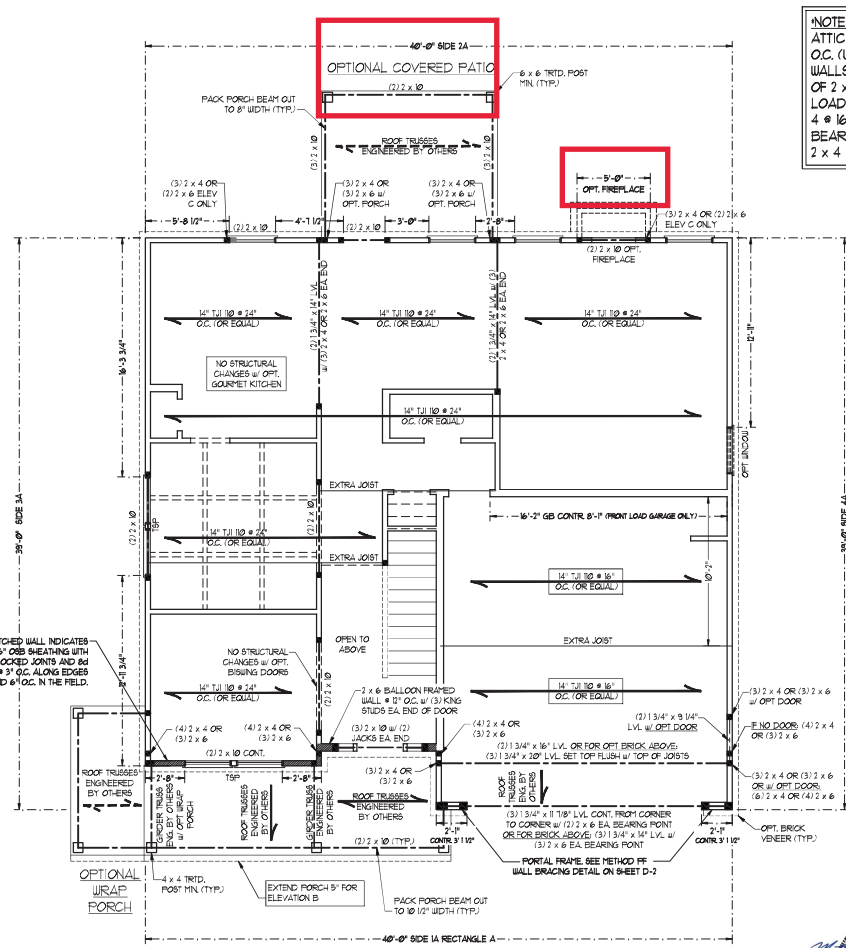
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N.C. LICENSE NO. C-1133

HATTERAS
H&H HOMES

DATE: OCTOBER 16, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY: HSH
ENGINEERED BY: WTB

SHEET 6 OF 11
S-1.3b
MONO SLAB
FOUNDATION PLAN

10/19/2020



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).

NOTE: BCI #9004-18 JOISTS MAY BE INSTALLED IN LIEU OF TJI 10 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE PLAN

LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT

LENGTH (FT)	SIZE OF LINTEL
UP TO 4 FT.	1.5" x 3.12" x 14
4-8	1.5" x 3.12" x 5/16 LLV
8 AND GREATER	1.6" x 4" x 5/16 LLV

- BRICK SUPPORT NOTES:**
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (DO NOT SEE ARCH DRAW FOR SIZE AND LOCATION OF OPENINGS).
 - 11'-0" LONG LEG VERTICAL
 - LENGTH + CLEAR OPENING
 - EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
 - FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADERS W/ 1" LAG SCREWS @ 12" O.C. STAGGERED.
 - FOR ALL BRICK SUPPORT & ROOF LINES, FASTEN (2) x 10 BLOCCING BETWEEN STUDS W/ (4) 10d NAILS PER PLY, FASTEN 4" x 4" x 5/8" STEEL ANGLE TO TJI 2" x 10 BLOCCING W/ (2) 12" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R100.8(3) OF THE IBC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
 - PRECAST REINFORCED CONCRETE LINTEL IS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

TABLE R602.13 MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R602.13)
UP TO 3'	16
4'	24
8'	32
12'	48
16'	64

- STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE SPF #1 (UNO). ALL TREATED LUMBER TO BE SYP #1 (UNO).
 - ALL LOAD BEARING HEADERS TO BE (2) 2" x 10 (UNO).
 - INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
 - WINDOW AND DOOR HEADERS TO BE SUPPORTED W/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R602.13 FOR ADDITIONAL KING STUD REQUIREMENTS.
 - SQUARES INDICATE POINT LOADS WHICH REQUIRE SOLID BLOCCING TO GRADER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
 - FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/2" OSB SHEATHING WITH JOISTS BLOCCED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
 - FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES BEHIND JOISTS AND GROUNDING WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 1" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
 - ALL 4" x 4 POSTS SHALL BE ANCHORED TO EQUALS W/ SHOWN U-BOLT POST BASES (OR EQUIV.) & 6 POSTS W/ ABUSE POST BASES (OR EQUIV.) (UNO). ALL 4" x 4 AND 6" x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY U-PIN CONNECTORS AT TOP (UNO).
 - FOR FIBERGLASS, ALUMINUM OR COLUMN ENG. BY OTHERS REQUIRE TO FLASH W/ (1) 1/2" x 1/4" ANGLES USING 2 CONC. SCREWS FASTEN ANGLES TO COLUMN W/ 1/4" THROUGH BOLTS W/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

- BRACED WALL DESIGN NOTES:**
- BRACED WALL DESIGN PER SECTION R602.10 OF THE NRC 2006 EDITION.
 - CS-WRP REFERS TO CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS CONTRACTOR IS TO INSTALL 1/8" OSB ON ALL EXTERIOR WALLS ATTACHED W/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
 - GB REFERS TO GYPSUM BOARD CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 3/8" NAILS SPACED 12" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
 - 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 49 OF THE NRC 2006 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

BRACED WALL DESIGN

RECTANGLE A
SIDE 1A (FRONT LOAD)
METHOD: CS-WRP
TOTAL REQUIRED LENGTH: 162'
TOTAL PROVIDED LENGTH: 162'

SIDE 2A
METHOD: CS-WRP
TOTAL REQUIRED LENGTH: 27'
TOTAL PROVIDED LENGTH: 27'

SIDE 3A
METHOD: CS-WRP
TOTAL REQUIRED LENGTH: 164'
TOTAL PROVIDED LENGTH: 233'

SIDE 4A (SIDE LOAD)
METHOD: CS-WRP
TOTAL REQUIRED LENGTH: 166'
TOTAL PROVIDED LENGTH: 201'

HATCHED WALL INDICATES 1/8" OSB SHEATHING WITH BLOCCED JOISTS AND 8d NAILS @ 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.

NO STRUCTURAL CHANGES W/ OPT. BISING DOORS

NO STRUCTURAL CHANGES W/ OPT. GOURMET KITCHEN

NO STRUCTURAL CHANGES W/ OPT. BISING DOORS

NO STRUCTURAL CHANGES W/ OPT. BISING DOORS

OPTIONAL WRAP PORCH

4 x 4 TRID. POST MIN. (TYP.)

EXTEND PORCH 5' FOR ELEVATION B

PACK PORCH BEAM OUT TO 10" 12" WIDTH (TYP.)

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REGISTERED PROFESSIONAL ENGINEER
NO. 10000
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N.C. LICENSE NO. C173

HATTERAS H&H HOMES



DATE: OCTOBER 16, 2020
SCALE: 1/8" = 1'-0"
DRAWN BY: HSH
EXAMINED BY: WTB

SHEET 7 OF 11
S-2a
SECOND FLOOR FRAMING PLAN

10/19/2020

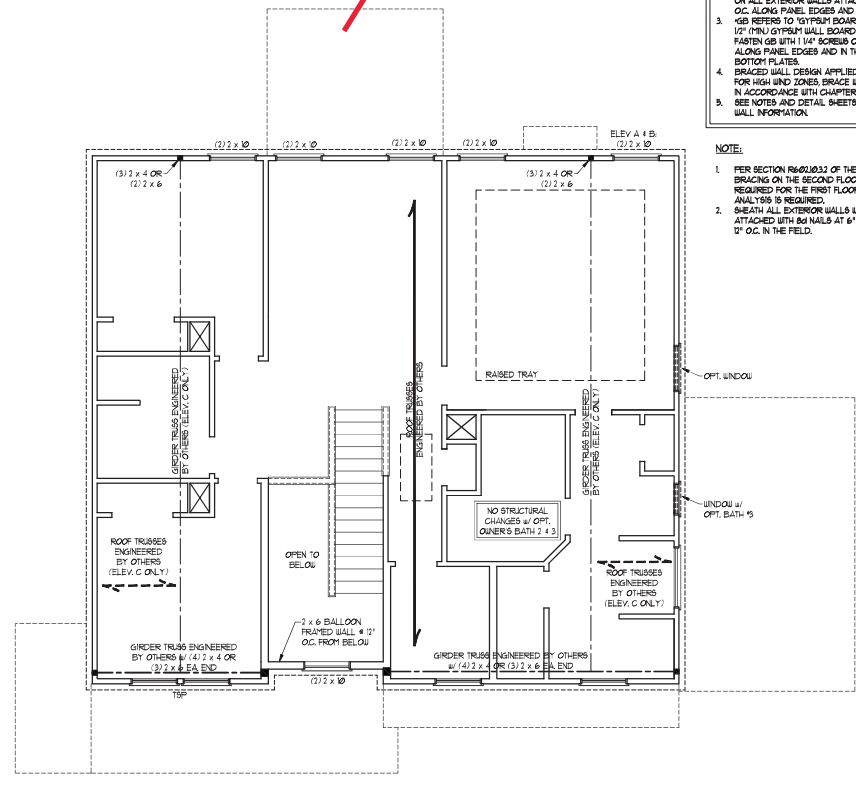
TSP - TRIPLE STUD POCKET

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).

Cov Patio

- BRACED WALL DESIGN NOTES:**
- BRACED WALL DESIGN PER SECTION R602.10 OF THE NRC 2008 EDITION.
 - CS-WEP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 1/4" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
 - WEP REFERS TO "WYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" WYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN W/ 1 1/4" SCREWS OR 1 3/8" NAILS SPACED 12" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
 - BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 120 MPH. FOR HIGH WIND ZONES, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NRC 2008 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

- NOTE:**
- PER SECTION R602.03.2 OF THE 2008 NRC, THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL ANALYSIS IS REQUIRED.
 - SHEATH ALL EXTERIOR WALLS WITH 1/4" OSB SHEATHING ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.



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 14
4-8	L 5 x 3 1/2 x 5/16 LLV
8 AND GREATER	L 6 x 4 x 5/16 LLV

- BRICK SUPPORT NOTES:**
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH. DWGS. FOR SIZE AND LOCATION OF OPENINGS.
 - (LLV) = LONG LEG VERTICAL
 - LENGTH = CLEAR OPENING
 - EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
 - FOR ALL HEADERS 8" OR GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER w/ 10" LAG SCREWS @ 12" O.C. STAGGERED.
 - FOR ALL BRICK SUPPORT & ROOF LINES, FASTEN (2) 2 x 4 BLOCKING BETWEEN STUDS w/ (4) 10d NAILS PER FL.Y. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 4 BLOCKING w/ (2) 10" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R702.02.1 OF THE 2008 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
 - PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

- STRUCTURAL NOTES:**
- ALL FINISH LUMBER TO BE SP 9 (UNO). ALL TREATED LUMBER TO BE SP 9 (UNO).
 - ALL LOAD BEARING HEADERS TO BE (2) 2 x 8 (UNO).
 - WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EACH END (UNO). SEE TABLE R602.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
 - SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (1) STUDS (UNO).
 - FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/4" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
 - FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) 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. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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

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

TOP - TRIPLE STUD POCKET

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 N.C. LICENSE NO. C-1131

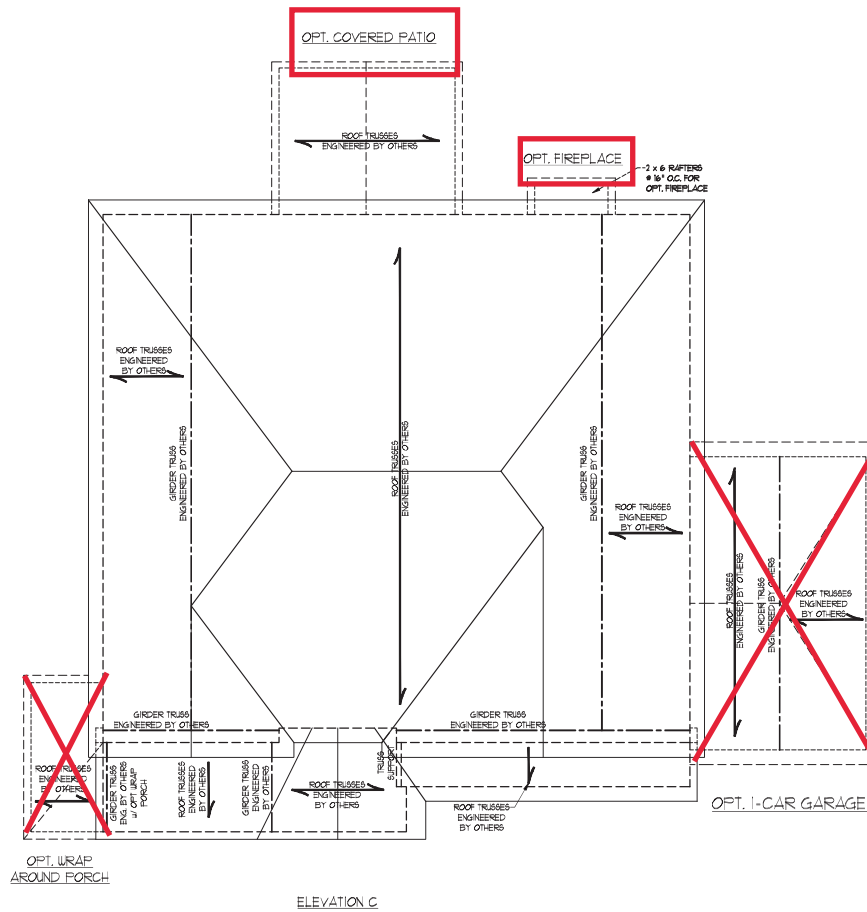
HATTERAS H&H HOMES



DATE: OCTOBER 16, 2020
 SCALE: 1/4" = 1'-0"
 DRAWN BY: H&H
 ENGINEERED BY: WTS

SHEET 9 OF 11
 S-3
 ATTIC FLOOR FRAMING PLAN

10/19/2020



- STRUCTURAL NOTES:**
1. ALL FRAMING LUMBER TO BE $1\frac{1}{2}$ OFF (100).
 2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
 3. FRAME CORNER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
 4. HIP BRICES ARE TO BE SPACED 4" MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 10d NAILS $\# 16$ O.C. (11" P).
 5. STICK FRAME OVER-PRIMED ROOF SECTIONS w/ 2 x 8 RIDGES, 2 x 6 RAFTERS $\# 16$ O.C. AND FLAT 2 x 12 VALLEYS OR USE VALLEY TRUSSES.
 6. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H234 HURRICANE TIES $\# 30$ 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) 10d TOE NAILS.
 7. REFER TO SECTION R002.11 OF THE 2018 IBC FOR REQUIRED UP-LIFT RESISTANCE AT RAFTERS AND TRUSSES.
 8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

- BRICK SUPPORT NOTE:**
1. FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL STUDS w/ (4) 10d NAILS PER PLY. FASTEN A 6" x 6" x 1/2" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS $\# 2$ O.C. STAGGERED. SEE SECTION R103.8.2.1 OF THE 2018 IBC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
 2. WHERE ROOF SLOPES EXCEED $3/12$, INSTALL 3" x 2" x 1/4" STEEL PLATE STOPS AT 24" O.C. PER SECTION R103.8.2.1 OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION.

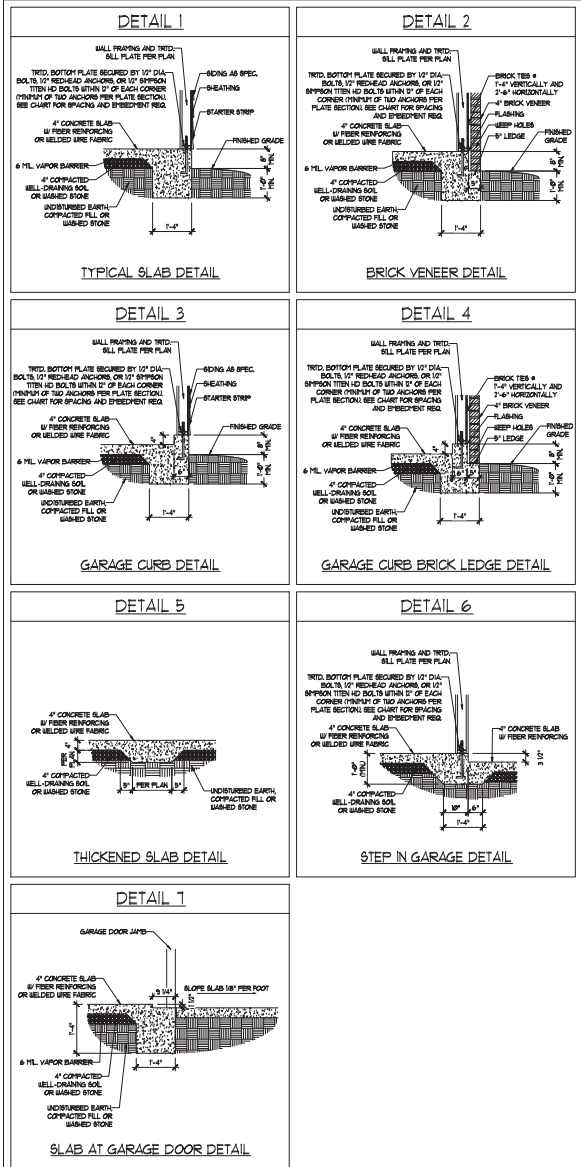
J.S. THOMPSON ENGINEERING, INC.
 655 SHILOH ROAD, SUITE 103
 HUNTERDON, NJ 07033
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HATTERAS H&H HOMES

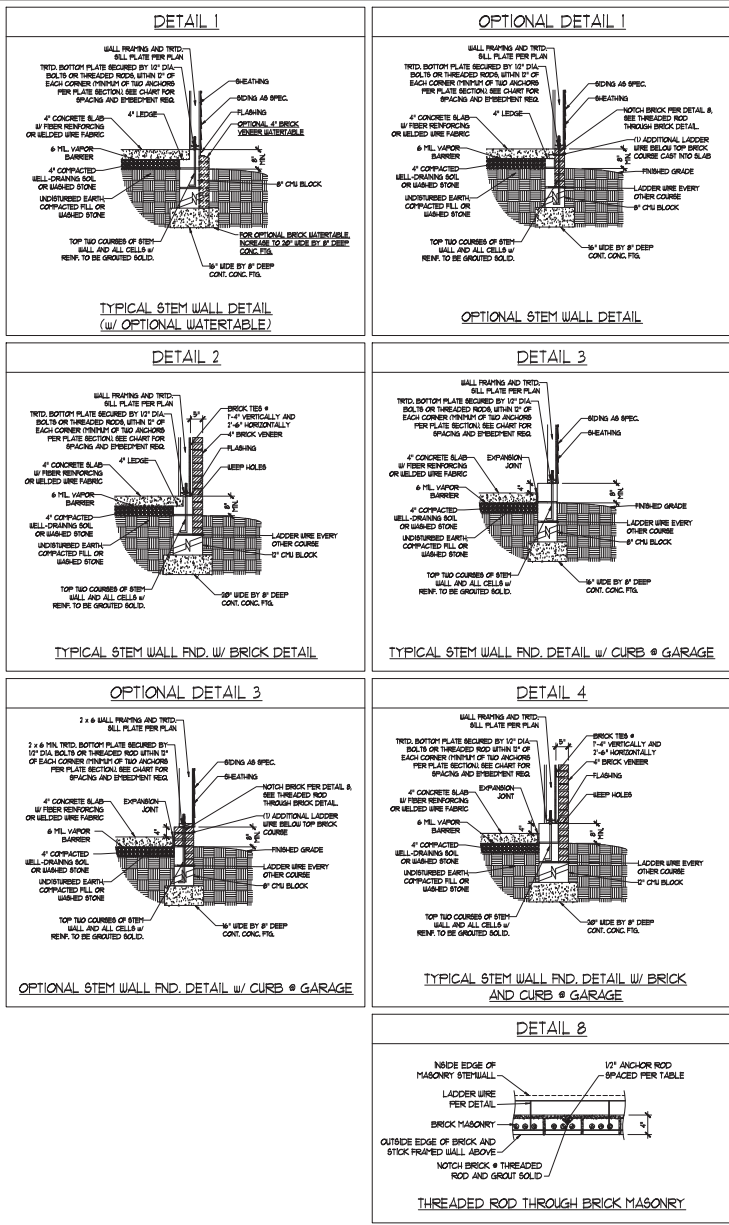


DATE: OCTOBER 16, 2020
 SCALE: 1/4" = 1'-0"
 DRAWN BY: HSH
 ENGINEERED BY: WH

MONOLITHIC SLAB DETAILS



STEMWALL DETAILS



WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8\"/>			
2 AND BELOW	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
3	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
4	GROUT SOLID	GROUT SOLID w/ 4\"/>		
5	GROUT SOLID w/ 4\"/>			
6	GROUT SOLID w/ 4\"/>			
7 AND GREATER	ENGINEERED DESIGN BASED ON SITE CONDITIONS			

WIND ZONE	ANCHOR SPACING AND EMBEDMENT	
	120 MPH	130 MPH
SPACING	6'-0\"/>	
EMBEDMENT	1'	1\"/>

- STRUCTURAL NOTES:**
- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
 - THE MULTIPLE B-TIES TOGETHER WITH LADDER WIRE AT 16\"/>



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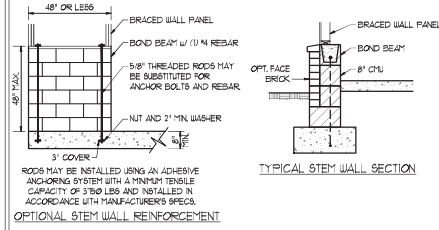
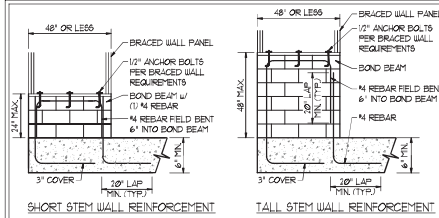
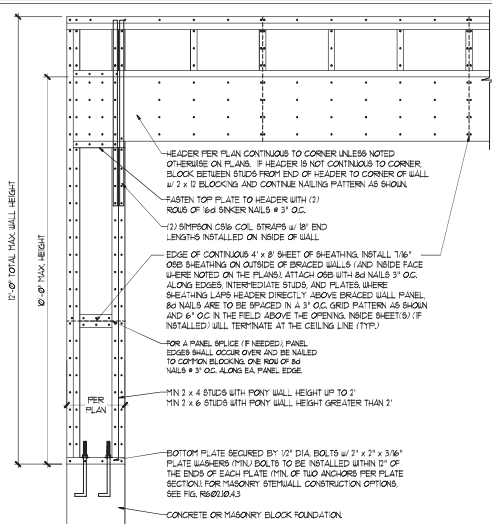
120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
 FOUNDATION DETAILS

DATE: NOVEMBER 14, 2018
 SCALE: MTS
 DRAWN BY: JBT
 ENGINEERED BY: JST

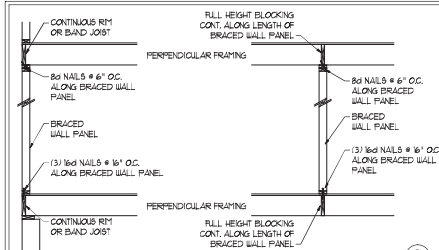
D-1
 FOUNDATION DETAILS

GENERAL WALL BRACING NOTES:

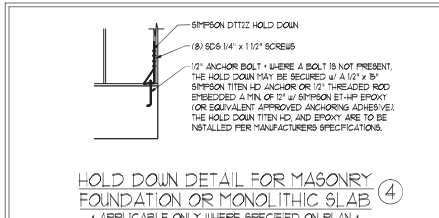
1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. SEE STRUCTURAL SHEETS FOR BRACED WALL POSITIONS, DIMENSIONS, HOLD DOWN TIES AND LOCATIONS. BRACED WALL LINE KEY TYPICAL 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-UP 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 R602.3. METHOD GB TO BE FASTENED PER TABLE R602.10.
6. CS-UP REFERS TO THE 'CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS' WALL BRACING METHOD. 1/8" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 8d COMMON NAILS OR 8d 12" LONG x 8D19 DIAPHRAGM WALL BRACING 6" O.C. ALONG PANEL EDGES AND 21" O.C. IN THE FIELD (UNCL).
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 3/8" NAILS SPACED 12" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (UNCL). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 3/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R702.3.3. 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-UP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES ITS ACTUAL LENGTH, AND METHOD FF CONTRIBUTES ITS ACTUAL LENGTH.



MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS (2)
PER FIGURE R602.10.4.3

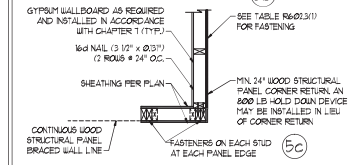
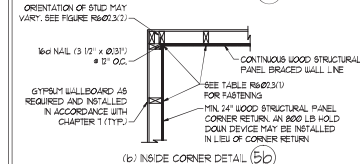
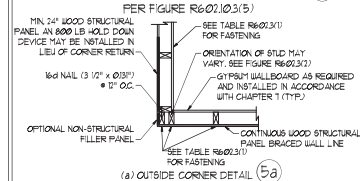


BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING (3)
PER FIGURE R602.10.4.4(1)



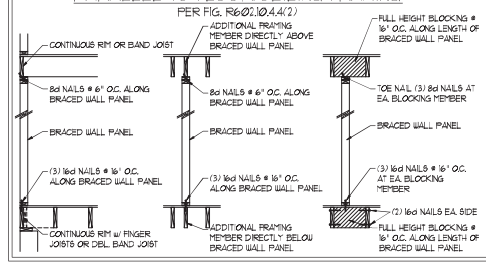
HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB (4)
• APPLICABLE ONLY WHERE SPECIFIED ON PLAN •

TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING (5)

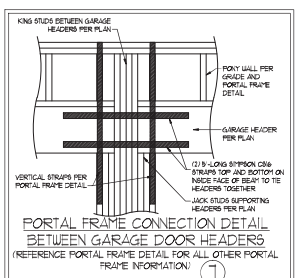


(c) GARAGE DOOR CORNER DETAIL (SEE PLAN FOR ADDITIONAL STRUCTURAL INFORMATION OR ALTERNATE CONFIGURATIONS)

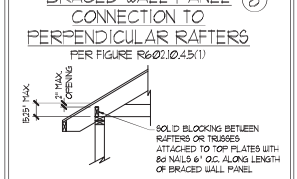
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING (6)



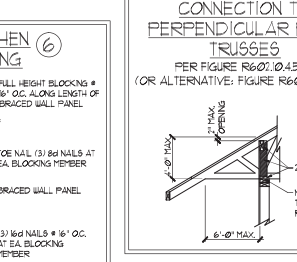
PER FIG. R602.10.4.4(2)



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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10/19/2020

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

DATE: NOVEMBER 14, 2018
SCALE: 1/8" = 1'-0"
DRAWN BY: JST
ENGINEERED BY: JST

D-2 BRACED WALL NOTES AND DETAILS AND FF DETAIL

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLLARS, 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 JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ANCHORAGE.
 - ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2018 EDITION (R602.4 - R602.1)
- | 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 | 100 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 R602.4(1) WIND ZONE AND EXPOSURE) | | |
| GROUND SNOW LOAD, Pg | 20 (PSF) | | |
- 1-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
 - FLOOR TRUSS SYSTEMS DESIGNED WITH 8 PSF DEAD LOAD
- FOR 15 AND 20 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R602.6 OF THE NRC, 2018 EDITION. FOR 30 MPH, 40 MPH, AND 50 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2018 EDITION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 1 OF THE NRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 3000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASE 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 R602.1 OF THE NRC, 2018 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SALED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. JOISTS WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R602.1 OF THE NRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A63 GRADE 60 WELDED WIRE FABRIC TO BE ASTM A95. 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 9" WIDER, AND NOT LESS THAN 1" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/11MS 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE II OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH #1 OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R604 OF THE NRC, 2018 EDITION OR IN ACCORDANCE WITH ACE 318, ACE 335, NCHA 1988-4 OR ACE 530/ASCE 5/11MS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R604.1(1), R604.1(2), R604.1(3), OR R604.1(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R604.1(5) OF THE NRC, 2018 EDITION. STEEL CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (IND).

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FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE #2 SFF MINIMUM (F_b = 875 PSI, F_v = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (IND). ALL TREATED LUMBER SHALL BE #2 SFF MINIMUM (F_b = 975 PSI, F_v = 475 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (IND).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2600 PSI, F_v = 285 PSI, E = 1000000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2325 PSI, F_v = 330 PSI, E = 1900000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2600 PSI, E = 1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2300 PSI, E = 1000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
 - A. W AND WT SHAPES: ASTM A992
 - B. CHANNELS AND ANGLES: ASTM A36
 - C. PLATES AND BARS: ASTM A36
 - D. HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B
 - E. STEEL PIPE: ASTM A53, GRADE B, TYPE E OR S
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH 4 MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (IND). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (IND):
 - 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) ROUS OF SELF TAPPING SCREWS # 16" O.C. OR (2) DIAMETER 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) ROUS OF 9/16" DIAMETER HOLES # 16" O.C.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.1(1) AND R602.1(2) OF THE NRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (IND). 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 (IND). INSTALL KING STUDS PER SECTION R602.3 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- ALL BEAM 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 (IND). 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 (IND). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (IND).
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE BRACED AT 24" CENTERS (MAXIMUM) AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE) WITH (2) BOLTS LOCATED AT 6" FROM EACH END (IND).
- ALL 1-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACINGS SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR 1-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM SLOPEMENT AT SIDES FOR BRICK SUPPORT (IND). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADERS WITH 1/2" LAG SCREWS AT 2' O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT 2 1/2" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 16d NAILS FL. PL. BETWEEN WALL STUDS WITH (2) ROUS OF 1/2" LAG SCREWS AT 2' O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R702.8.2 OF THE NRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS, CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROUS OF 16d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (IND).
- 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 B. RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (IND).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 200 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (IND). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR L192 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 18" SECTION OF SIMPSON C586 COLL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TUBS STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.



10/19/2020

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120 MPH - 1-30 MPH ULTIMATE DESIGN WIND SPEED
 STANDARD STRUCTURAL NOTES

DATE: NOVEMBER 14, 2018
SCALE: 1/8" = 1'-0"
DRAWN BY: JES
ENGINEERED BY: JST

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