OPTIONS

House Plan	Development	Lot #	Address	Garage Side	Total HSF	Total Under Roof
Janville	Anderson Creek	1143	tbd Education Drive	Right	2321.03	3181.93

EXTERIOR:

X	Elevation STD or A
	Elevation B
	Elevation C
X	Cement Siding
	Vinyl Siding
	Lap siding only
	Board and Batten
X	Trellis
	Shutters
X	3 Car Garage
	Side Load
	Garage Window Panels
	Garage door from double car to single car garage
	Garage Door to Back Yard
X	SCREENED BACK PORCH
	Extended Porch
	Side Lite
	Stone Skirt
X	Stem
	Crawl

INTERIOR:

	Extra windows in living room
	Optional Kitchen Layout
	1st Floor Guest Suite
	1st Floor Flex Room
X	Standard Electric Fireplace
	Gas Fireplace
X	Shiplap Electric Fireplace
	Shiplap Gas Fireplace
	Bookshelves
X	Under Cab Lighting
	Bonus Room
X	2nd Vanity in Secondary bathroom
	Linen Room Door (Argyle Owner Suite Only)
	Open Railing
	Attic Stairs
	Laundry Sink

ELECTRICAL:

X	Under Cab Lights
X	Second Vanity - Upstairs bathroom

ANDERSON CREEK

1. TRELLIS FOR 2 CAR GARAGE
2. STEM WALL
3. STONE VENEER AT FRONT FOUNDATION
4. SHUTTERS
5. CEMENT SIDING
6. SCREENED PORCH WITH WOOD SCREEN DOOR.
7. WOOD SHELVING IN PANTRY & MASTER CLOSET.
8. Crown molding in trays
9. GOURMENT CABINET UPGRADE
10. SHEETROCK ISLAND
11. SHOWER BASE WITH TILE WALLS
12. TILE FLOORING IN BATHS I/O LVP
13. TILE KITCHEN BACKSPLASH
14. LUXURY LIGHTING PACKAGE
15. UNDERCABINET LIGHTS
16. LUXURY APPLIANCE PACKAGE

ADDED OPTIONS

1. 3rd Car garage
2. Ship lap at fireplace
3. 2nd vanity upstairs bath

Janville Model
Garage RIGHT

STANDARD ELEVATIONS

WITH OPTIONS

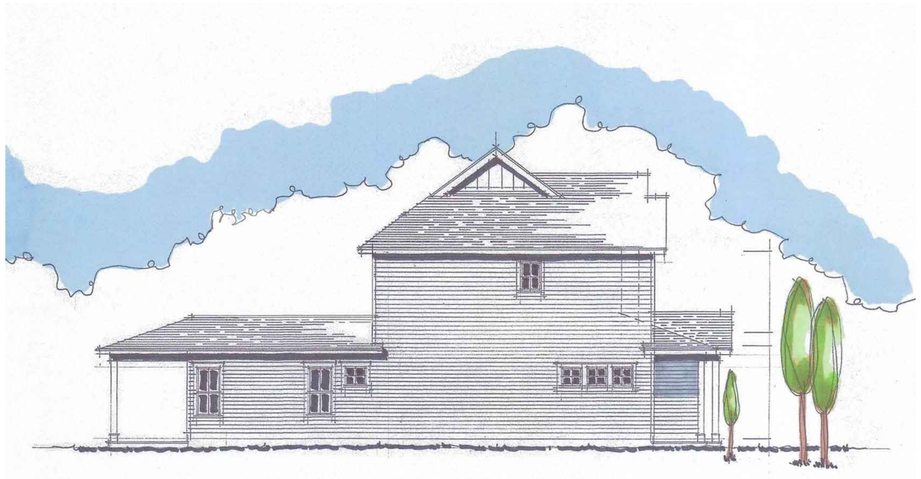
AUGUST 16th, 2024

ORIGINAL SKETCH FRONT ELEVATION

BUILDING AREAS:

HEATED AREAS:		
FIRST FLOOR	±	1,267.87 SQ FT
SECOND FLOOR	±	857.25 SQ FT
TOTAL HEATED	±	**2,125.12 SQ FT**
SECOND FLOOR (OPT)	±	1,053.16 SQ FT
OPT. TOTAL HEATED	±	**2,321.03 SQ FT**
UNHEATED AREAS:		
PORCHES	±	253.33 SQ FT
GARAGE	±	367.57 SQ FT
TOTAL UNHEATED	±	**620.90 SQ FT**
3rd car garage		240 sq ft
TOTAL AREA UNDER ROOF:	±	**2,746.02 SQ FT**
OPT. TOTAL AREA UNDER ROOF:	±	2,941.93 **SQ FT**
Total with 3rd car garage		3,181.93

SHEET INDEX



STANDARD SIDE ELEVATION

OPTIONAL SIDE ELEVATION

REVISIONS:

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333 E. SIX FORKS RD.,SUITE 180
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N.C. LICENSE NO.: C-1733

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Land Development and Construction
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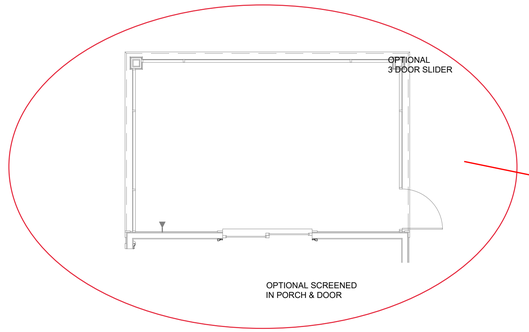
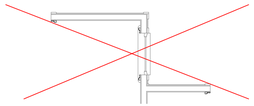
THE JANVILLE

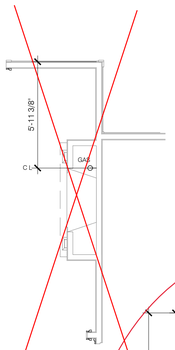
COVER SHEET

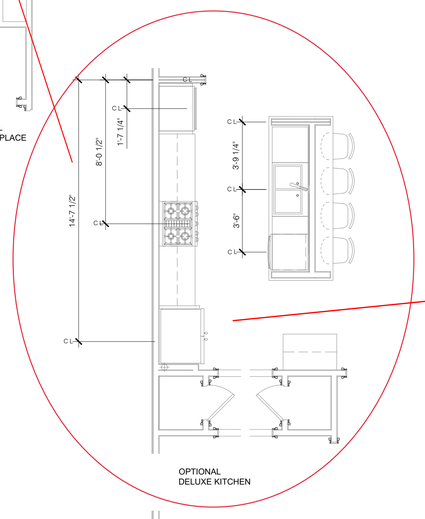
DATE: 2024-16-08
DRAWN BY: MD
REVIEWED BY: SST
CHECKED BY: NS
Q.C. BY: NS
SCALE:

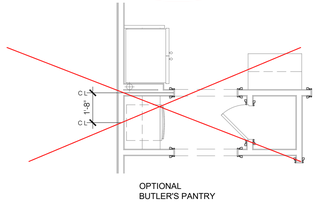
SHEET NUMBER#: A0

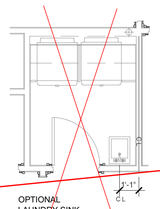


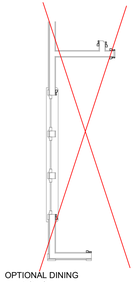


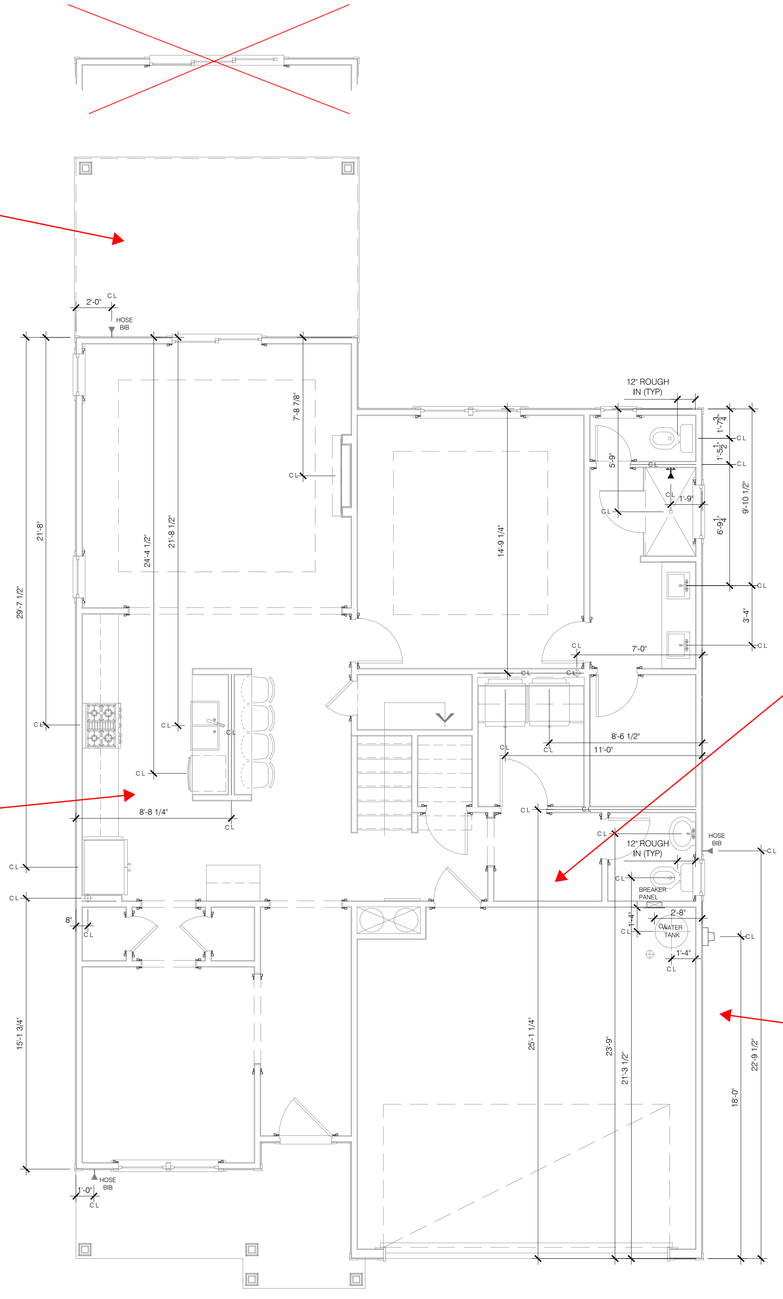


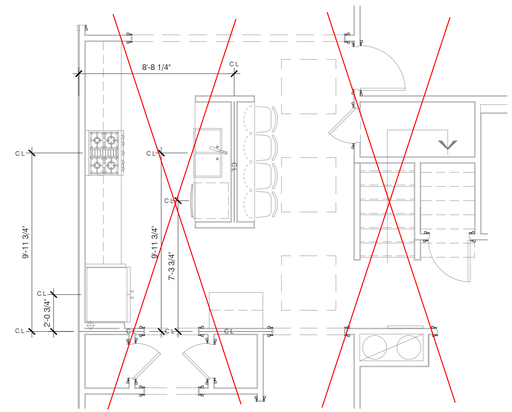


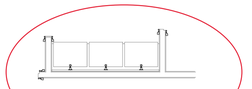


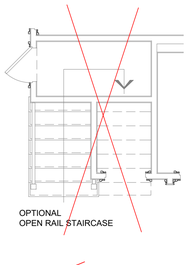


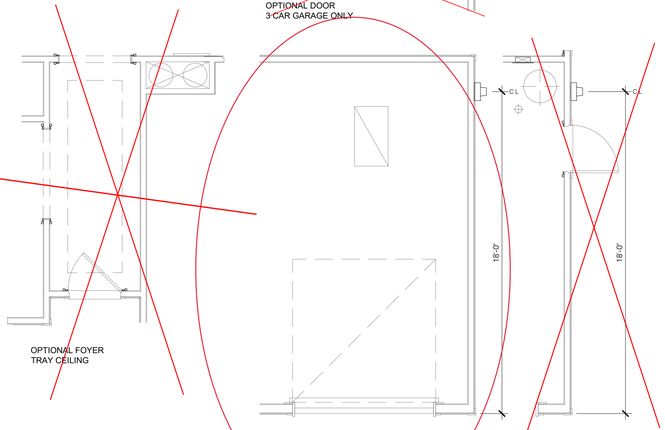


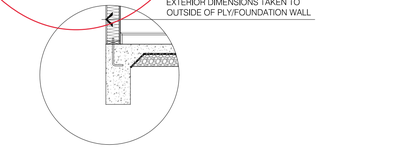












MAIN FLOOR LEVEL

PLUMBING FIXTURE LOCATIONS PLANS - STANDARD WITH OPTIONS
SCALE: 1/4" = 1'-0"

REVISIONS:

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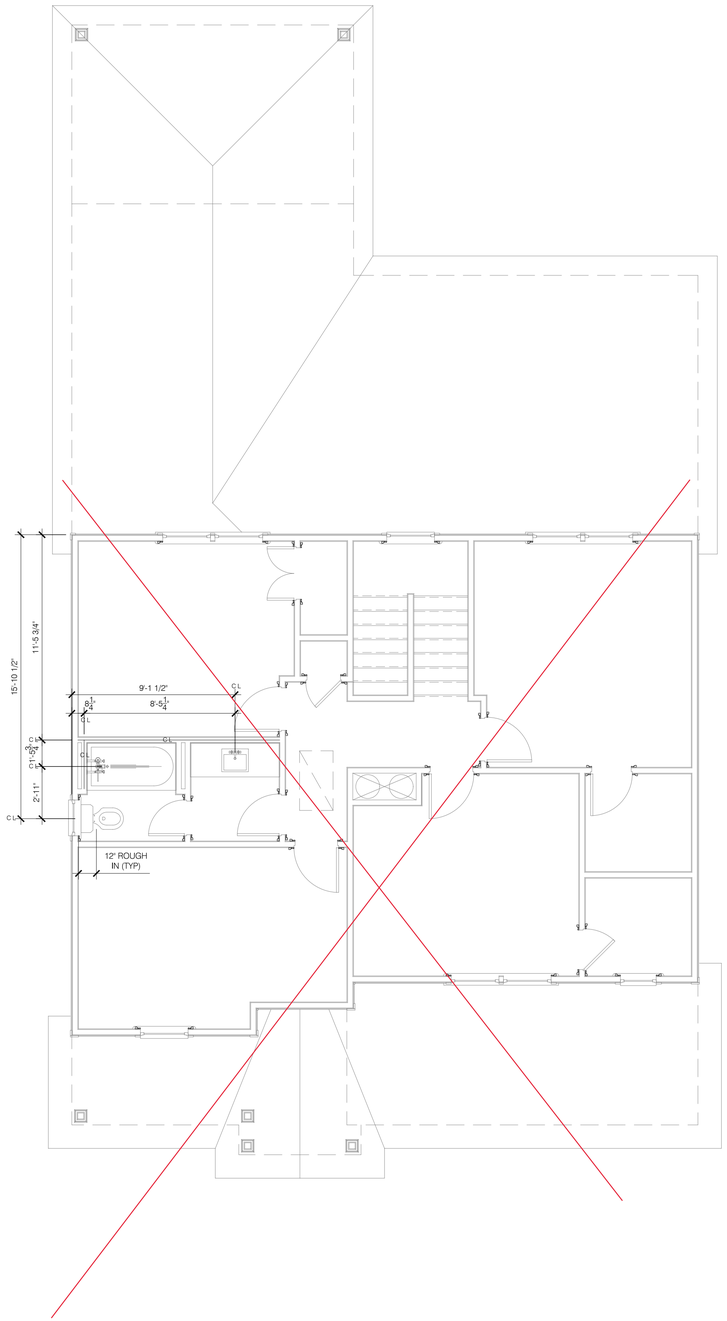
THE JANVILLE

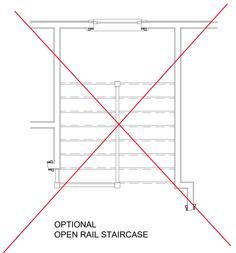
MAIN FLOOR PLAN
PLUMBING LOCATIONS

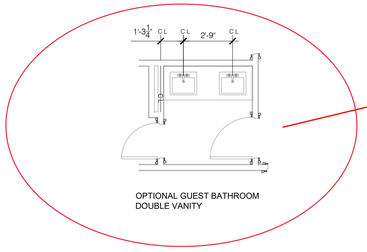
DATE: 2024-16-08
DRAWN BY: MD
ENTERED BY: IST
CHECKED BY: NS
Q.C. BY: NS
SCALE:

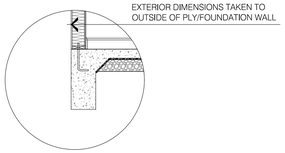
SHEET NUMBER#:
P1

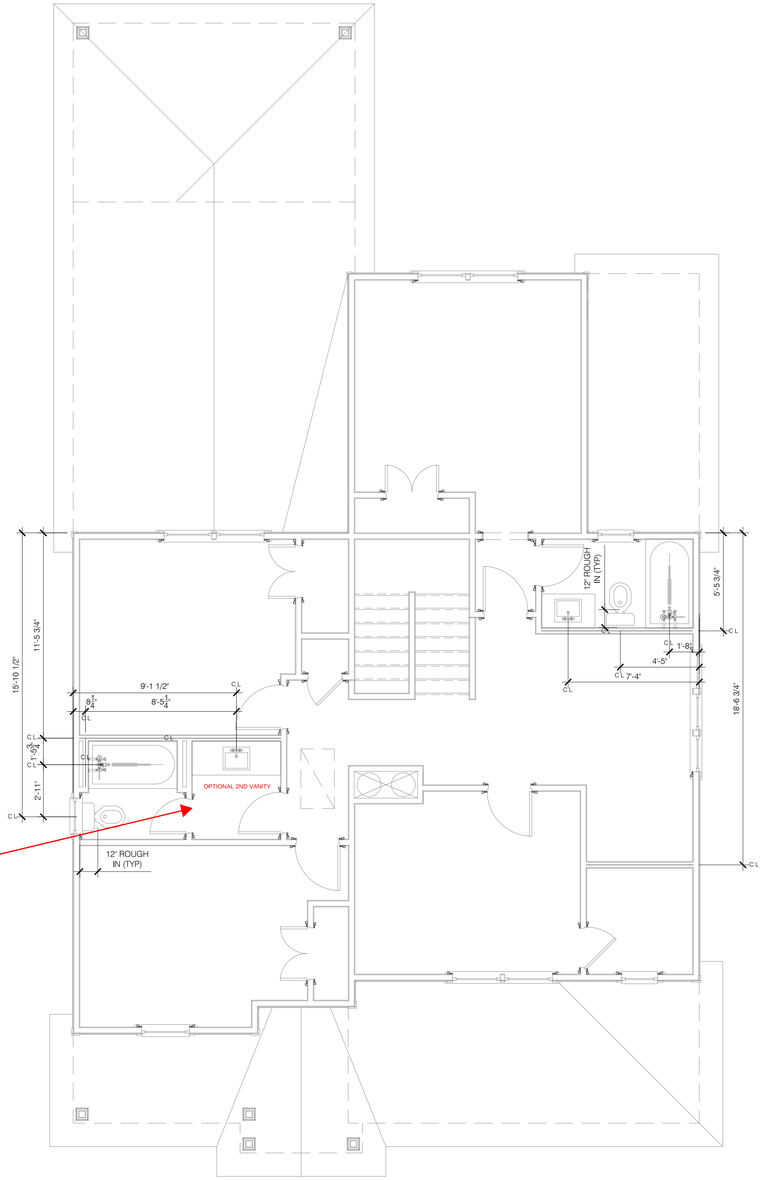


UPPER FLOOR LEVEL "STANDARD"









OPTIONAL UPPER FLOOR PLAN

PLUMBING FIXTURE LOCATIONS PLANS - WITH OPTIONS

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

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THE JANVILLE

UPPER FLOOR PLAN
PLUMBING LOCATIONS

DATE: 2024-16-08
DRAWN BY: MD
ENGINEER: JST
CHECKED BY: NS
Q.C. BY: NS
SCALE:

SHEET NUMBER#:
P1.1

BUILDING AREAS:

HEATED AREAS:		
FIRST FLOOR	±	1,267.87 SQ FT
SECOND FLOOR	±	857.25 SQ FT
TOTAL HEATED	**±**	**2,125.12 SQ FT**
SECOND FLOOR (OPT)	±	1,053.16 SQ FT
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GARAGE	±	367.57 SQ FT
TOTAL UNHEATED	**±**	**620.90 SQ FT**
TOTAL AREA UNDER ROOF:	**±**	**2,746.02 SQ FT**
OPT. TOTAL AREA UNDER ROOF:	±	2,941.93 **SQ FT**

SCREENED PORCH

5068 SLIDER

UP (STEPS PER ENGINEERING)

OPTIONAL SCREENED IN PORCH & DOOR

OPTIONAL 3 DOOR SLIDER

7668 SLIDER

GAS FIREPLACE AND SURROUND EXACTA 36 VENT FREE FIREBOX - BUF36

OPTIONAL GAS FIREPLACE

OPTIONAL FAMILY ROOM WINDOW

COVERED PORCH

24" WIDE CEILING TRAY SOFFITT IN TRUSSES TO LIVING ROOM

HOSE BIB

LINEAR ELECTRIC LIVING FLAME FIRE MODEL/SPEC - TBD

STANDARD CEILING TRAY

9-0 CEILING HGT.

8-2 CEILING HGT.

FAMILY ROOM

EGRESS

8-8 CEILING HGT.

OWNERS SUITE

OWNERS BATHROOM

8-8 CEILING HGT.

2468 GLASS

36" x 60" SHOWER INSERT

72" DOUBLE VANITY

WINDOW SILL AT 6'-8" AFFE.

OWNERS W.I.C

16 RISERS WITH 9" TREAD CUT. (7) OPTIONAL OVERHANGING TREADS

LAUNDRY

DRAIN DROP

FRAMING LINE ABOVE

ENTRY

MUD ROOM

POWDER ROOM

PEDESTAL SINK

RETURN VENT IN WALL

STEP UP 4" (MINIMUM)

SUPPLY VENT

RETURN VENT

BREAKER PANEL

WATER TANK

BOLLARD

ELECTRIC SMART METER LOCATION - FRONT LOAD GARAGE ONLY

2 CAR GARAGE

GIRDER TRUSS PER TRUSS DESIGN

1680 GARAGE DOOR ~~WITH OPTIONAL GLAZING PANELS~~

KITCHEN

8-6 CEILING HGT.

30" OVENS / MICRO

30" RANGE / MICROWAVE OVER

DOUBLE SINK

DW

PER CABINET DESIGN SEE SHEET FR.8 DESIGN OPT # 10

36" REF.

DRAIN DROP

PANTRY

OPTIONAL DELUXE KITCHEN

OPTIONAL BUTLER'S PANTRY

OPTIONAL LAUNDRY SINK

OPTIONAL DINING WINDOWS

PER CABINET DESIGN SEE SHEET FR.8 DESIGN OPT # 8

FOYER

DINING

TEMPERED

HOSE BIB

COVERED PORCH

UP (STEPS PER ENGINEERING)

OPTIONAL KITCHEN TRAY CEILING

8-6 CLG HGT.

9-0 CLG HGT.

TRAY CEILING

CL

FRAMING LINE ABOVE

SUPPLY VENT

RETURN VENT

OPTIONAL DROP OFF

PER DROP OFF DESIGN SEE SHEET AD.15 DESIGN OPT A - D

OPTIONAL OPEN RAIL STAIRCASE

OPTIONAL DOOR 3 CAR GARAGE ONLY

OPTIONAL FOYER TRAY CEILING

9-0 CEILING HGT.

22 2' X 40 ATTIC ACCESS WITH OPTIONAL LADDER

OPTIONAL 3 CAR GARAGE (WITH FRONT LOAD 2-CAR GARAGE ONLY)

8080 GARAGE DOOR WITH OPTIONAL GLAZING PANELS

OPTIONAL 3 CAR GARAGE

OPTIONAL GARAGE DOOR ENTRY

NOTES:

ALL CASED OPENINGS SHOWN ARE OPTIONAL.

MAIN FLOOR PLAN - WITH OPTIONS

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

REVISIONS:

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THE JANVILLE

MAIN FLOOR PLAN

DATE: 2024-16-08
DRAWN BY: MD
ENGINEER: JST
CHECKED BY: NS
Q.C. BY: NS
SCALE:

SHEET NUMBER#:

A1

BUILDING AREAS:

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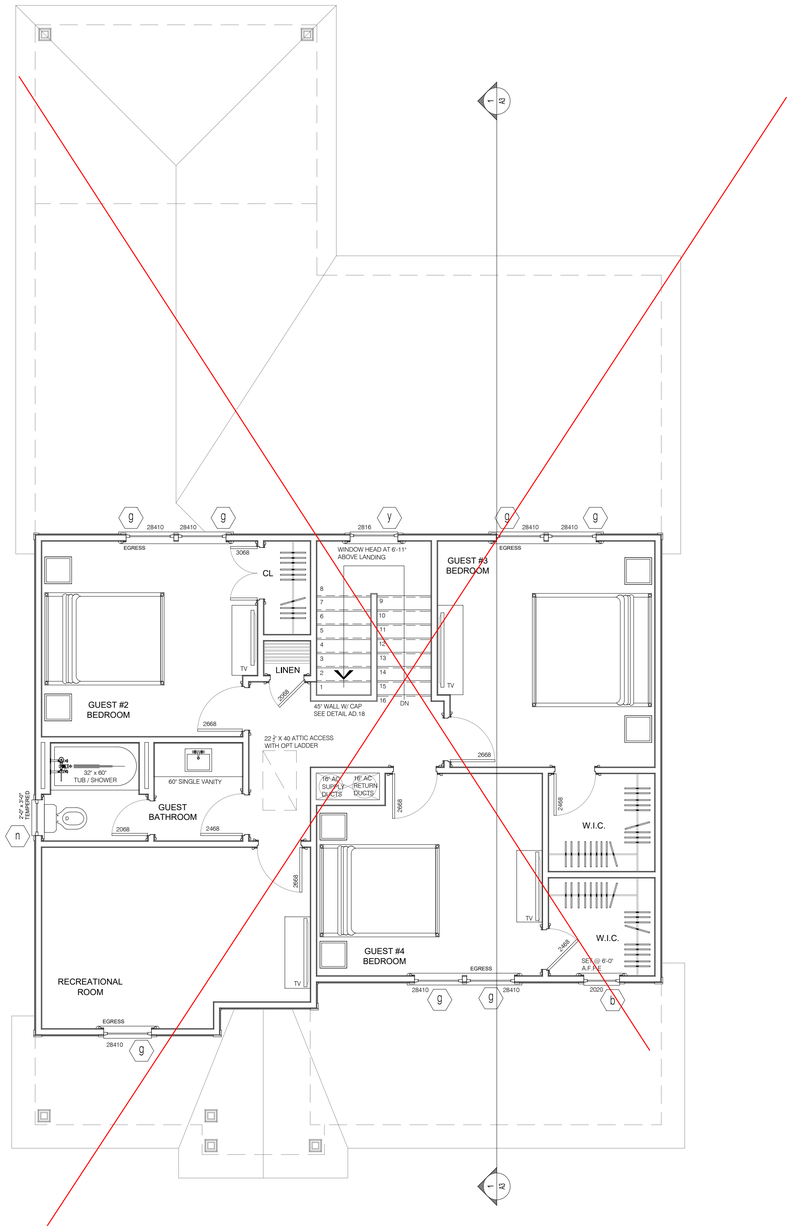
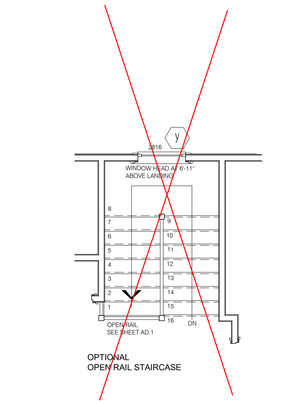
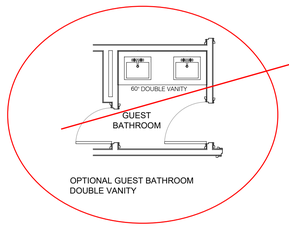


UPPER FLOOR PLAN "STANDARD"

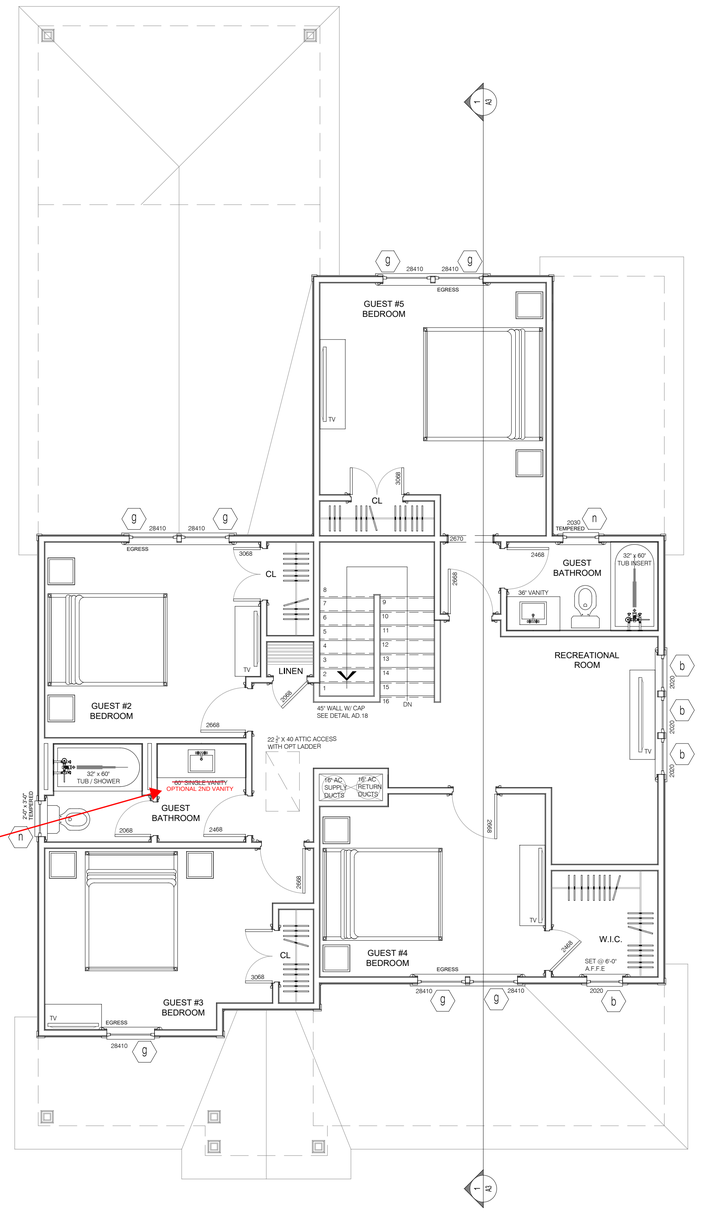




OPTIONAL GUEST BATHROOM DOUBLE VANITY

NOTES:

ALL CASED OPENINGS SHOWN ARE OPTIONAL.



OPTIONAL UPPER FLOOR PLAN

UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS:

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THE JANVILLE

UPPER FLOOR PLAN

DATE: 2024-16-08
DRAWN BY: MD
ENGINEER: JST
CHECKED BY: NS
Q.C. BY: NS
SCALE:

SHEET NUMBER#:
A1.1

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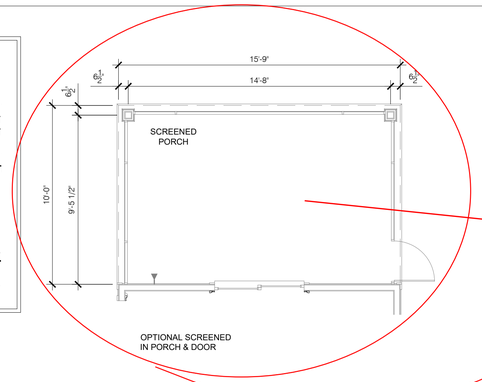
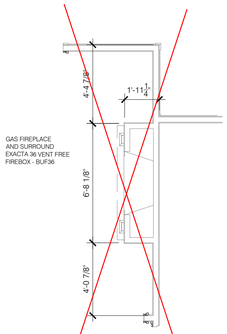
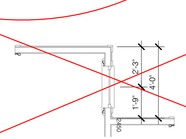
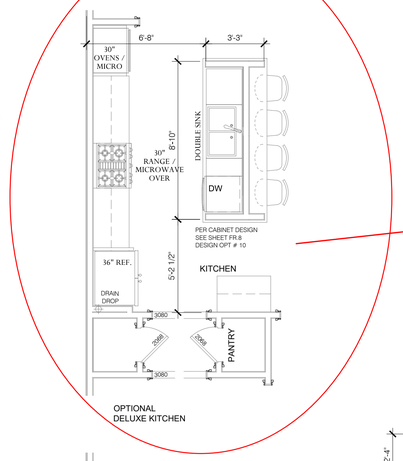


OPTIONAL SCREENED IN PORCH & DOOR

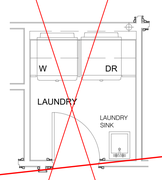


OPTIONAL GAS FIREPLACE

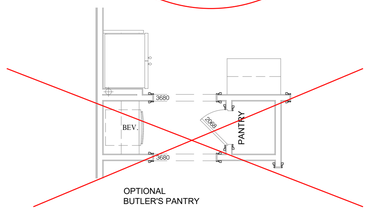

OPTIONAL FAMILY ROOM WINDOW



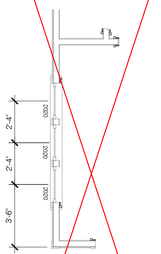
OPTIONAL DELUXE KITCHEN



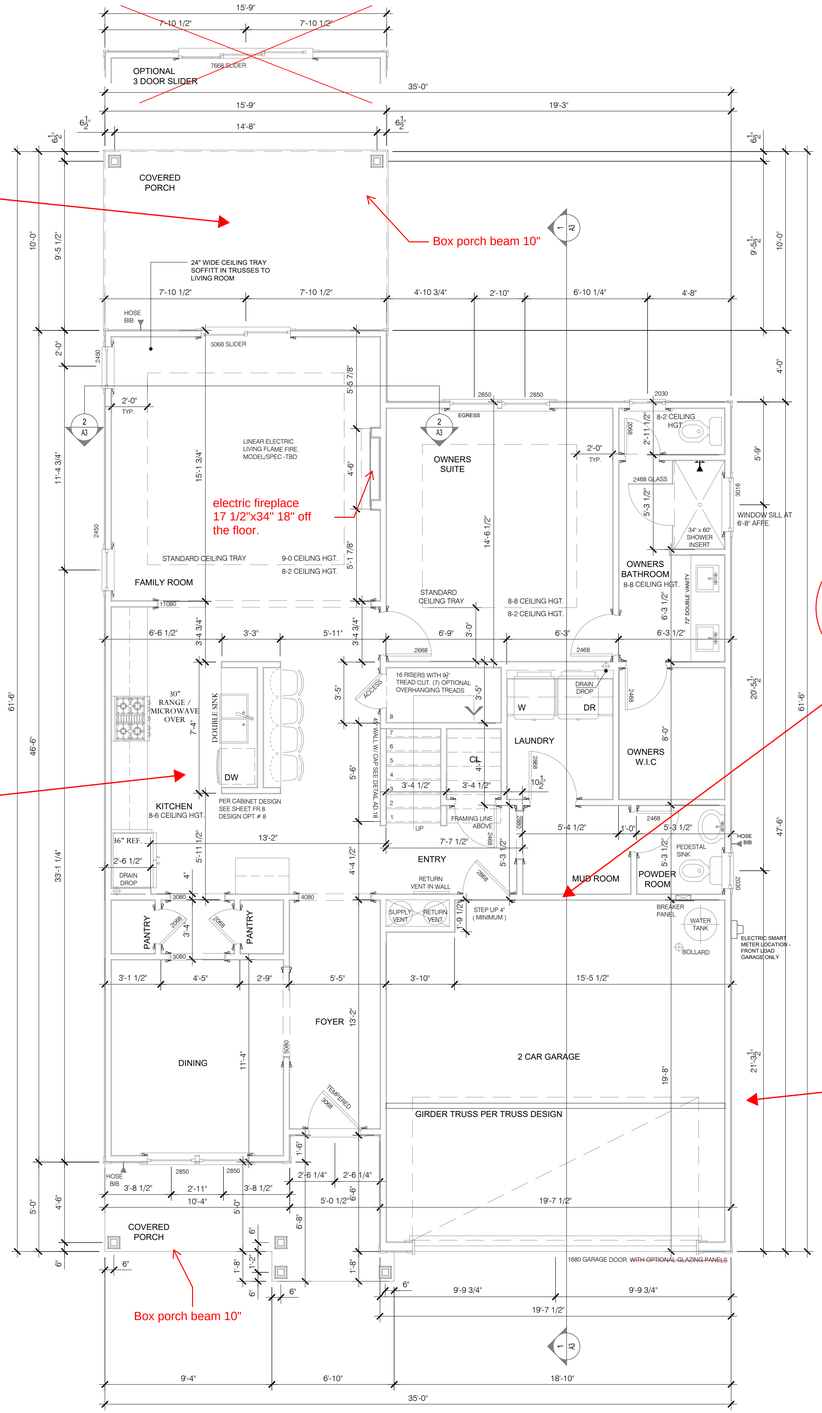
OPTIONAL LAUNDRY SINK

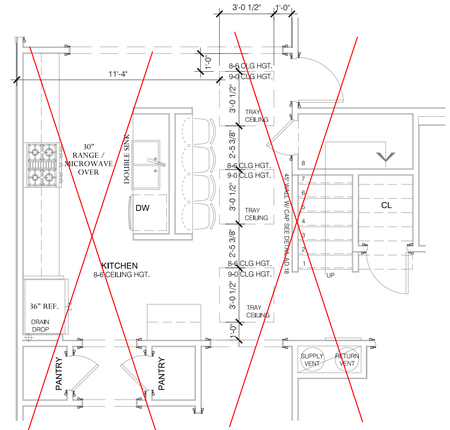


OPTIONAL BUTLER'S PANTRY

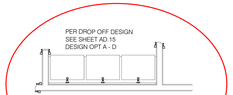


OPTIONAL DINING WINDOWS

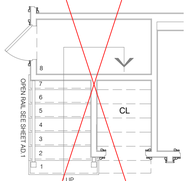




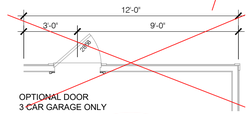
OPTIONAL KITCHEN TRAY CEILING



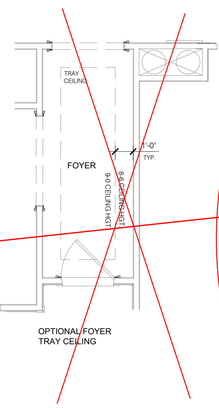
OPTIONAL DROP OFF



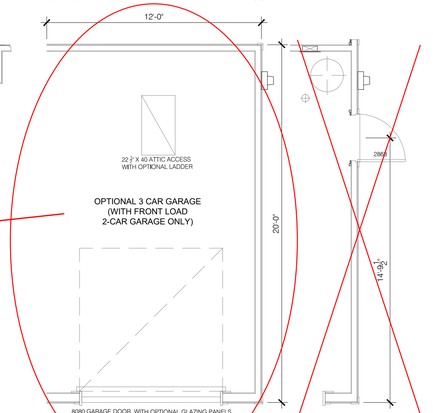
OPTIONAL OPEN RAIL STAIRCASE



OPTIONAL DOOR 3 CAR GARAGE ONLY



OPTIONAL FOYER TRAY CEILING



OPTIONAL 3 CAR GARAGE

OPTIONAL GARAGE DOOR ENTRY

NOTES:

ALL CASED OPENINGS SHOWN ARE OPTIONAL.

MAIN FLOOR PLAN - WITH OPTIONS
SCALE: 1/4" = 1'-0"

REVISIONS:

J.S.THOMPSON
ENGINEERING, INC.
333 E. SIX FORKS RD., SUITE 180
RALEIGH, NC 27609
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N.C. LICENSE NO.: C-1733

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Land Development and Construction
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THE JANVILLE

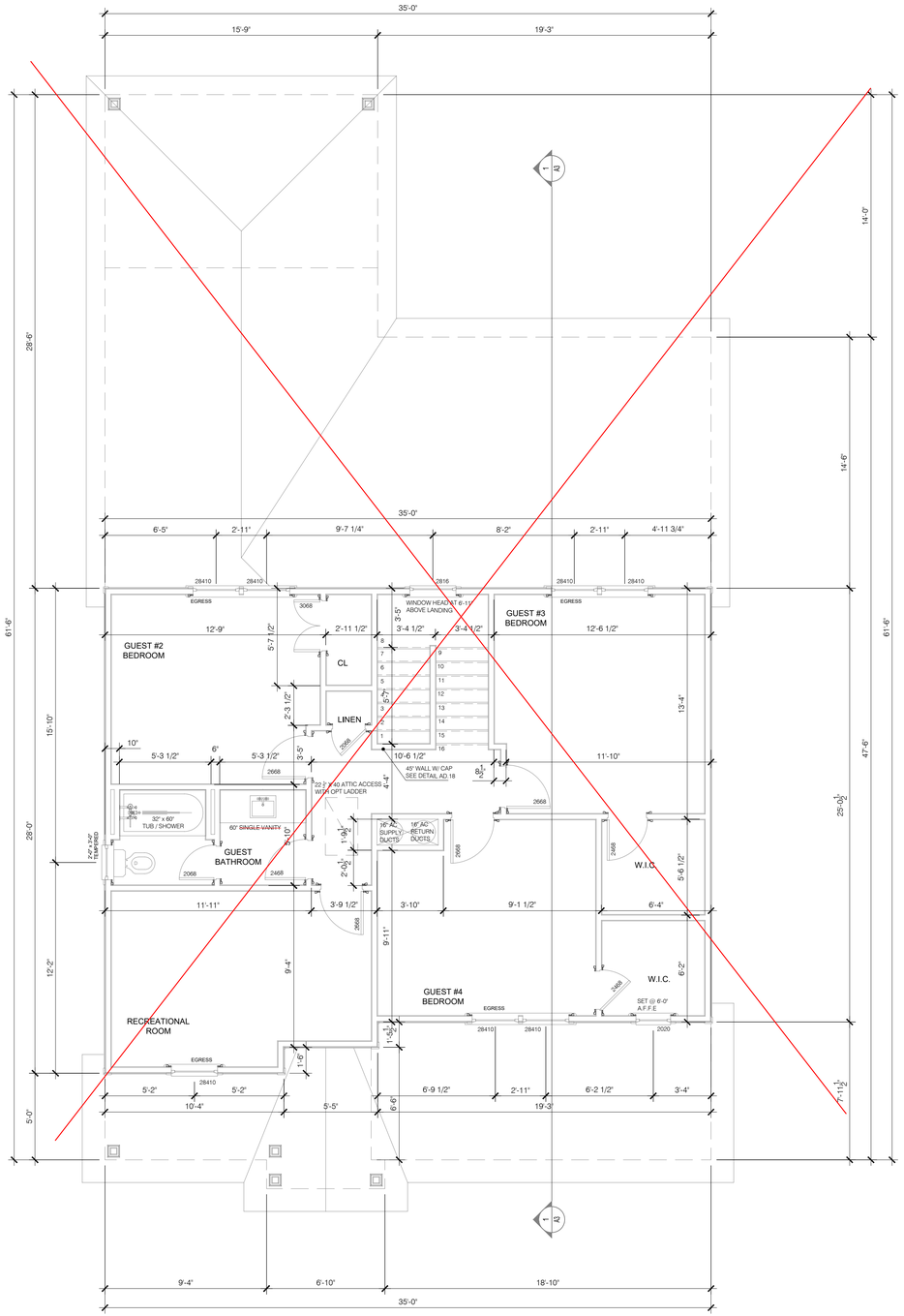
MAIN FLOOR PLAN DIMENSIONED

DATE: 2024-16-08
DRAWN BY: MD
ENGINEER: JST
CHECKED BY: NS
Q.C. BY: NS
SCALE:

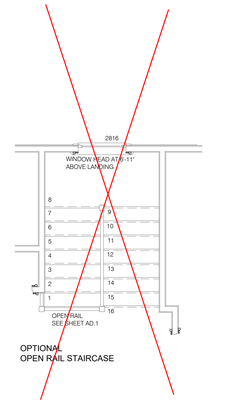
SHEET NUMBER#: A1.2

BUILDING AREAS:

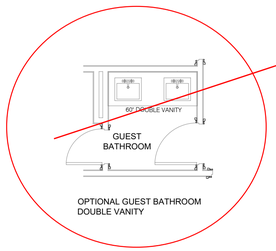
HEATED AREAS:		
FIRST FLOOR	±	1,267.87 SQ FT
SECOND FLOOR	±	857.25 SQ FT
TOTAL HEATED	**±**	**2,125.12 SQ FT**
SECOND FLOOR (OPT)	±	1,053.16 SQ FT
OPT. TOTAL HEATED	**±**	**2,321.03 SQ FT**
UNHEATED AREAS:		
PORCHES	±	253.33 SQ FT
GARAGE	±	367.57 SQ FT
TOTAL UNHEATED	**±**	**620.90 SQ FT**
TOTAL AREA UNDER ROOF:	**±**	**2,746.02 SQ FT**
OPT. TOTAL AREA UNDER ROOF:	±	2,941.93 **SQ FT**



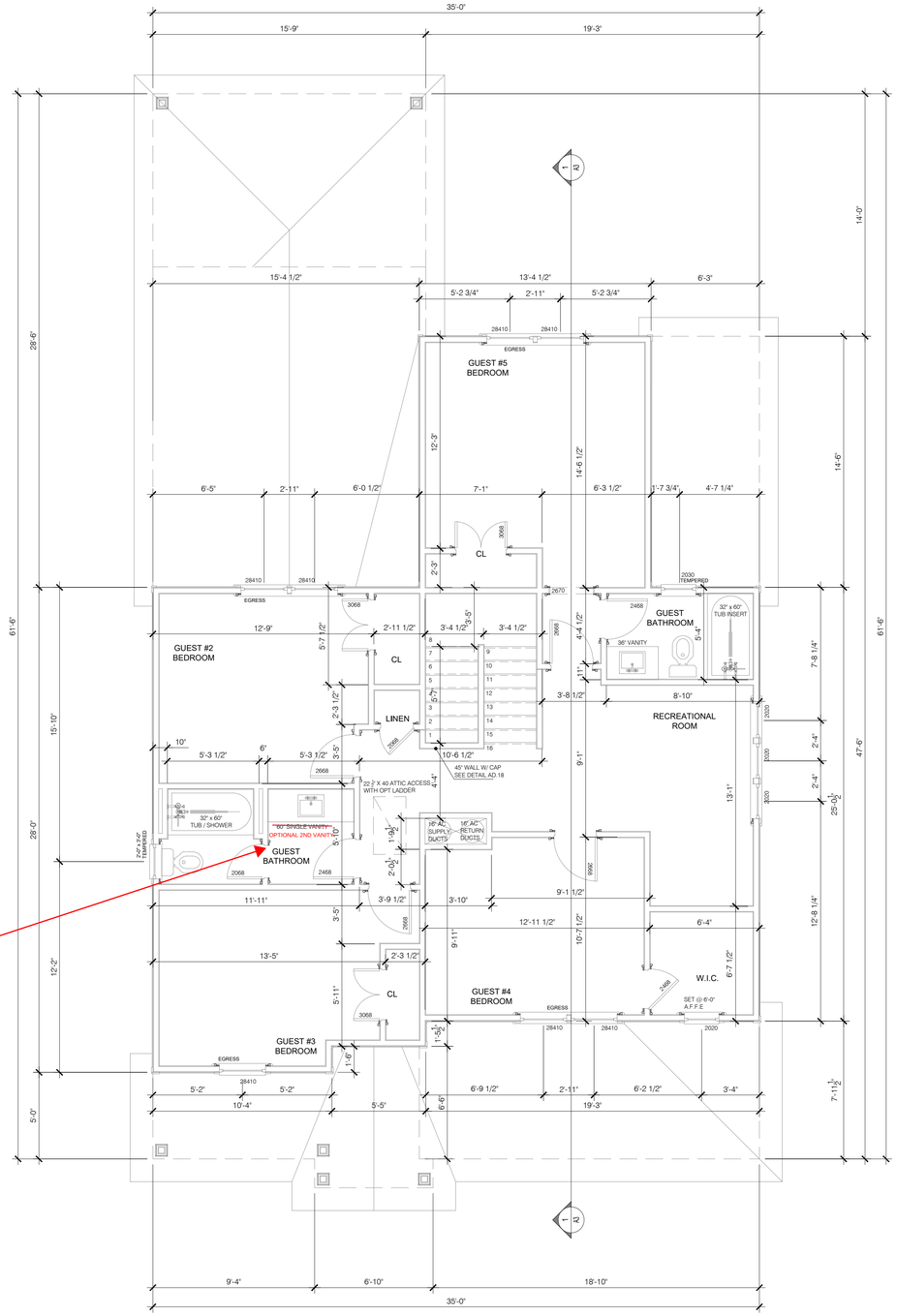
UPPER FLOOR PLAN "STANDARD"



OPTIONAL
OPEN RAIL STAIRCASE



OPTIONAL GUEST BATHROOM
DOUBLE VANITY



OPTIONAL UPPER FLOOR PLAN

UPPER FLOOR PLAN - WITH OPTIONS
SCALE: 1/4" = 1'-0"

REVISIONS:

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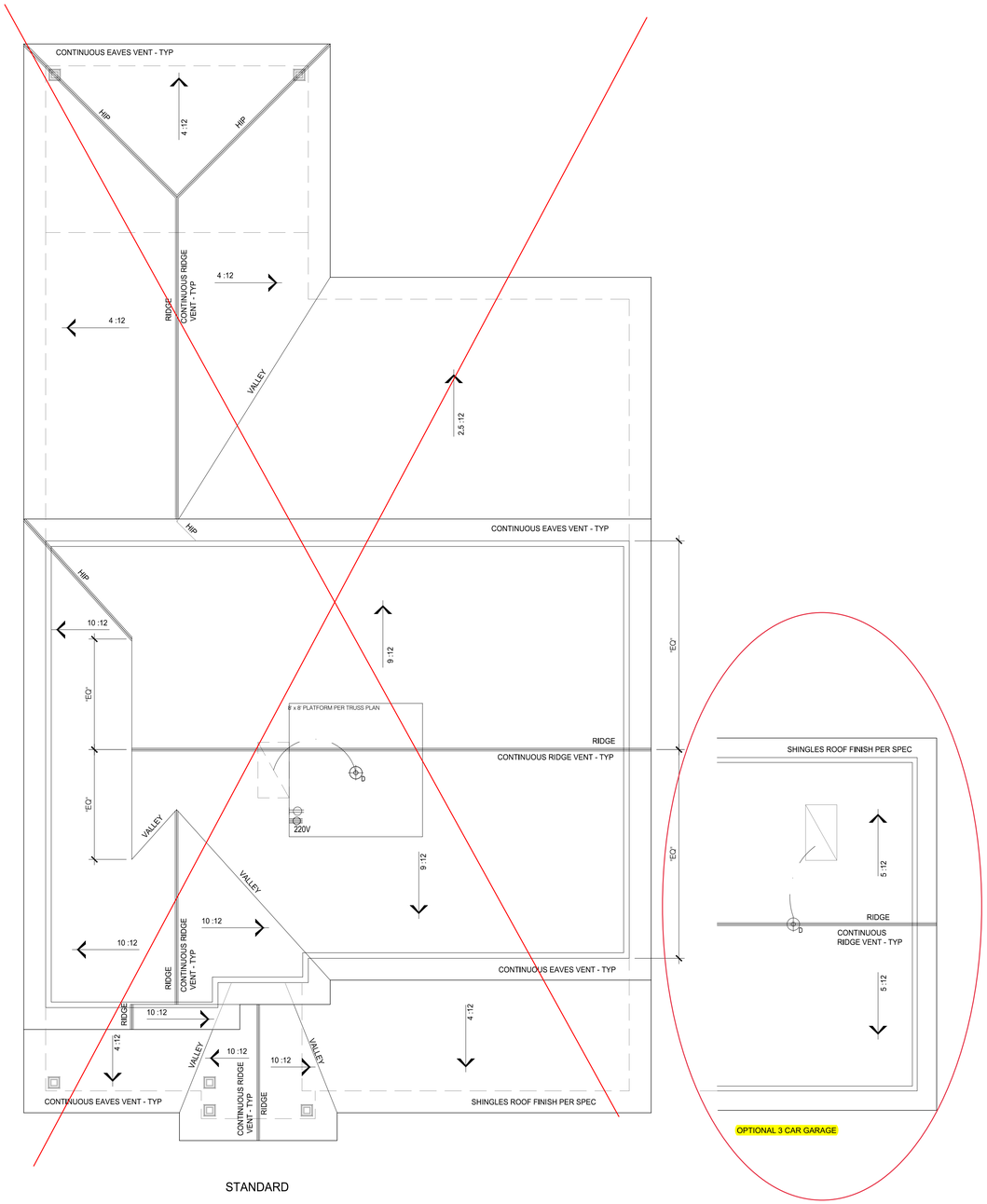
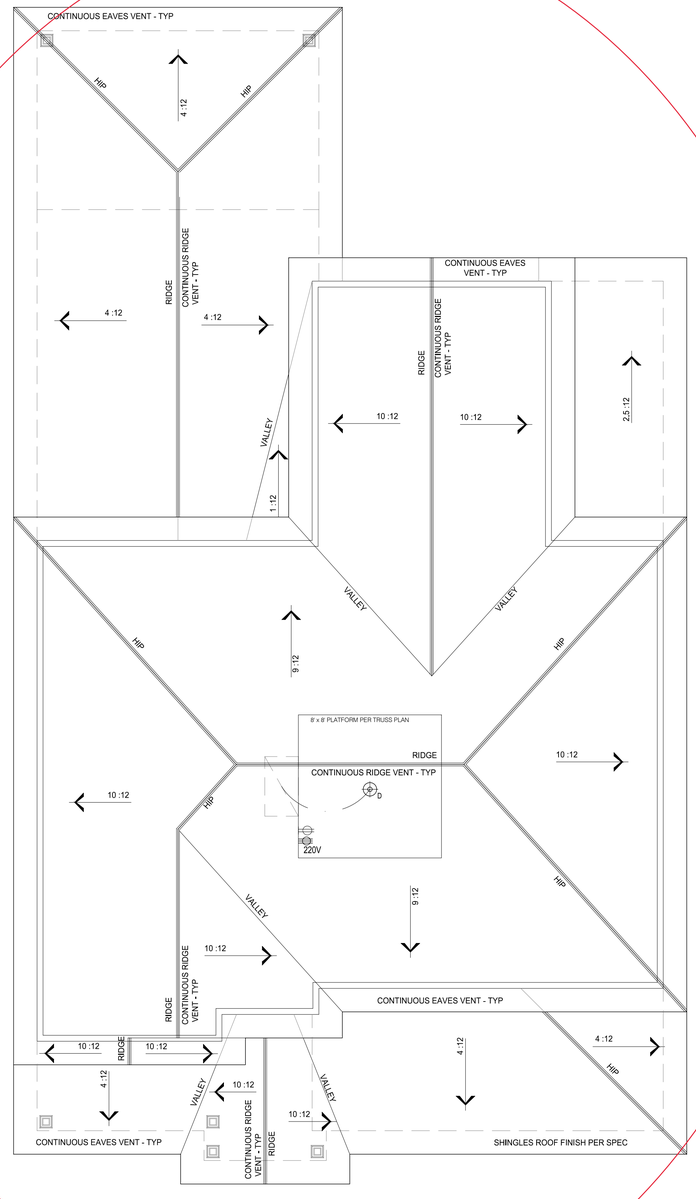
UPPER FLOOR PLAN
DIMENSIONED

DATE: 2024-16-08
DRAWN BY: MD
CHECKED BY: NST
Q.C. BY: NS
SCALE:

SHEET NUMBER#:
A1.3



STANDARD



ORTIONAL UPPER ROOF PLAN

ROOF PLAN - PRE TRUSS DESIGN
SCALE: 1/4" = 1'-0"

REVISIONS:

J.S. THOMPSON
ENGINEERING, INC.
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THE JANVILLE

ROOF PLAN

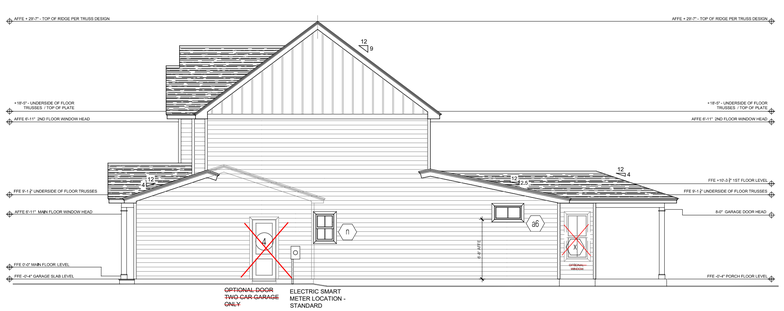
DATE: 2024-16-08
DRAWN BY: MD
ENGINEER: JST
CHECKED BY: NS
Q.C. BY: NS
SCALE:

SHEET NUMBER#:
A1.4

CEMENT SIEDING

FRONT ELEVATION - STANDARD OPTION

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



RIGHT SIDE ELEVATION - STANDARD OPTION

SCALE: 1/8" = 1'-0"

REAR ELEVATION - STANDARD OPTION

SCALE: 1/8" = 1'-0"

LEFT SIDE ELEVATION - STANDARD OPTION

SCALE: 1/8" = 1'-0"

REVISIONS:

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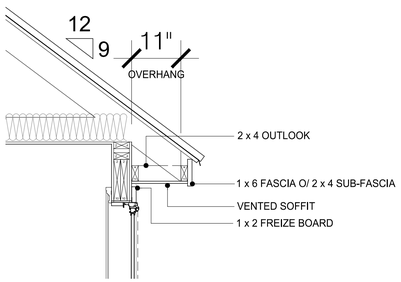
THE JANVILLE

ALL EXTERNAL ELEVATIONS

DATE: 2024-16-08
DRAWN BY: MD
REVIEWED BY: TST
CHECKED BY: NS
Q.C. BY: NS
SCALE:

SHEET NUMBER#:

A2

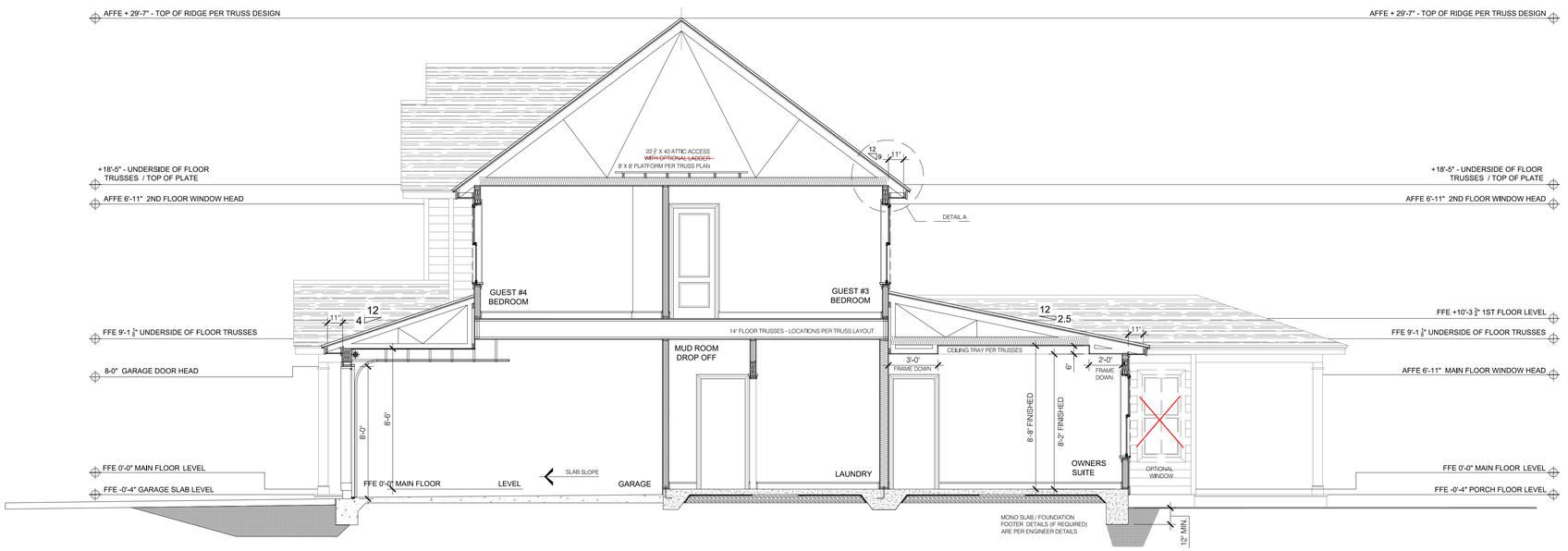


DETAIL A

SCALE: 3/4" = 1'-0"

BUILDING SECTION (SEE STANDARD FLOOR PLAN) - 2

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



BUILDING SECTION (SEE STANDARD FLOOR PLAN) - 1

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

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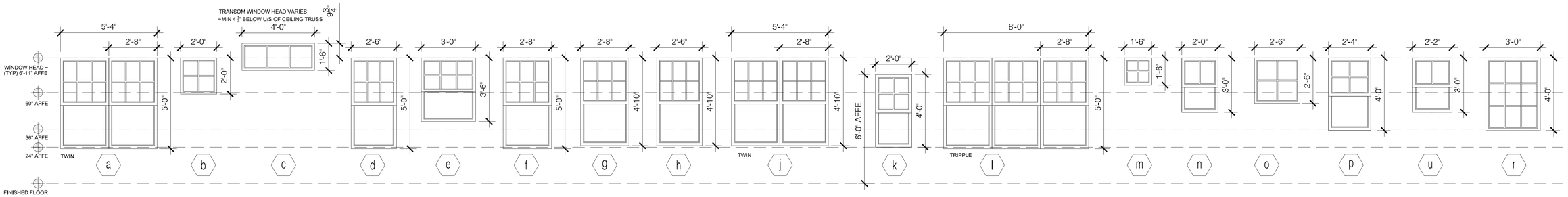
THE JANVILLE

CONSTRUCTION
SECTIONS & DETAILS

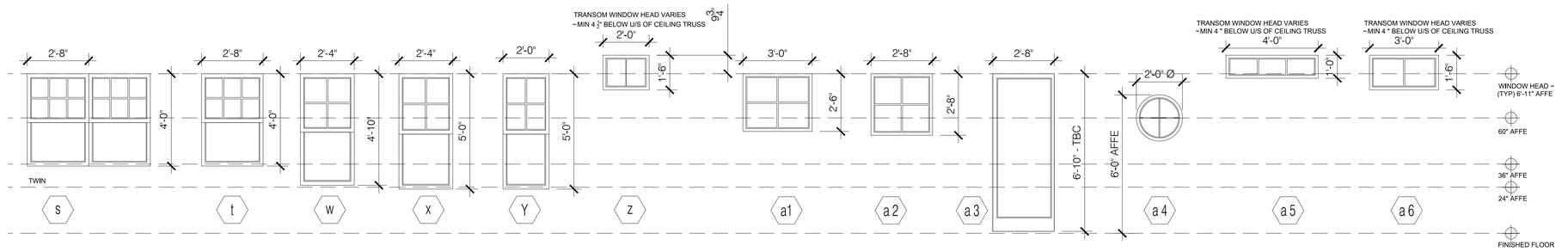
DATE: 2024-16-08
DRAWN BY: MD
REVIEWED: NS
CHECKED BY: NS
Q.C. BY:
SCALE:

SHEET NUMBER#:
A3



WINDOW & DOOR GLAZING PATTERNS

SCALE: 3/8" = 1'-0"



WINDOW & DOOR GLAZING PATTERNS

SCALE: 3/8" = 1'-0"

NOTES:

1. ALL WINDOWS SHALL BE IN DOUBLE GLAZED INSULATED LOW 'E' GLAZING

2. ALL HARDWARE TO BE PER CLIENT/ASCOT SELECTIONS

3. DETAIL SHOP DRAWINGS FOR ALL WINDOW TYPES SHALL BE APPROVED

4. ALL PROFILES TO BE APPROVED BY ASCOT

5. WINDOW DIMENSIONS AND GLAZING PATTERN ARE PER NOMINATED VINYL SIZE DOCUMENTATION COLORED VINYL SINGLE HUNG TILT & SLIDE & FIXED WINDOWS

6. WINDOWS NOTED AS EGRESS SHALL COMPLY WITH THE RELEVANT BUILDING CODE REFERENCE. ALL WINDOWS SILLS LOWER THAN 24" ABOVE FINISHED FLOOR ELEVATIONS SHALL BE PROVIDED WITH FALL PREVENTATIVE DEVICES OR RESTRICTED TO ONLY ALLOW A 4" DIAMETER SPHERE TO PASS. NO WINDOW SILL SHALL BE HIGHER THAN 72" ABOVE ADJACENT GRADE.

7. EGRESS WINDOWS SHALL HAVE A NET OPENING AREA OF NOT LESS THAN 5.0 SQFT (20 X 24) - *(NORTH CAROLINA)* FOR GRADE FLOOR EGRESS OR 5.7 SQFT TO UPPER EGRESS FLOORS. NO WINDOW SILL SHALL BE HIGHER THAN 44" ABOVE FINISHED FLOOR ELEVATION OR BELOW A MIN OF 24 ABOVE THE FINISHED FLOOR.

8. CONTRACTOR/ASCOT SUPERINTENDENT SHALL VERIFY ALL MASONRY & FRAME OPENINGS BUILT ON SITE PRIOR TO WINDOW INSTALLATION.

9. TEMPERED GLAZING SHALL BE PROVIDED AND INSTALLED WITH CRITICAL HAZARDOUS LOCATIONS PER LOCAL AND STATE CODES, AND AS NOTED ON PLANS AND ELEVATIONS HEREIN, UNLESS OTHERWISE AGREED WITH CODE OFFICIALS.

GENERAL NOTES

SCALE: NTS

NOTES:

GLAZING IN WET AREAS WHEN A BATH TUB OR SHOWER IS INSTALLED SHALL BE TEMPERED GLASS WHEN THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE THE FINISHED FLOOR ELEVATION - PER CODE: R308.4.5.

WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS BELOW 24" MEASURED VERTICALLY ABOVE THE FINISHED FLOOR ELEVATION TEMPERED GLASS SHALL COMPLY WITH EITHER ~ PREVENTATIVE FALL DEVICES SHALL BE INSTALLED OR THE WINDOW OPENING SHALL BE RESTRICTED TO A 4" OPENING DIMENSION NOT ALLOWING A 4" SPHERE TO PASS, PER CODE: R312.2.1.

GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF AN ADJACENT WALKING SURFACE OF STAIRWAYS, LANDING, BETWEEN FLIGHTS AND RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION, PER CODE: R308.4.6

WHERE GLAZING IS WITHIN 24" OF EITHER SIDE OF A DOOR IN A CLOSED POSITION SHALL BE CONSIDERED A HAZARDOUS LOCATION, PER CODE: R308.4.2

GLAZING ADJACENT TO A LANDING AT THE BOTTOM OF A STAIRWAY WHERE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN 60" HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM STAIR NOSING IS CONSIDERED A HAZARDOUS LOCATION, PER CODE: 308.4.7

EXTERNAL DOOR SCHEDULE

MARK	SIZE (WxH)	LOCATION
1	3'-0" X 6'-8"	FRONT ENTRANCE - TEMPERED GLASS
2	16'-0" X 8'-0"	GARAGE DOOR WITH OPTIONAL GLAZING PANELS
3	*5'-0" X 6'-8"	FAMILY ROOM - TEMPERED GLASS / *OPTIONAL 7668 (3) DOOR SLIDER
4	*2'-8" X 6'-8"	*OPTIONAL GARAGE SERVICE ENTRY DOOR

INTERNAL DOOR SCHEDULE

SIZE	QUANTITY	DOOR TYPE	NOTES
2'-0" X 6'-8"	3	SINGLE	PANTRY / 2ND FLOOR LINEN CLOSET / GUEST BATHROOM
2'-4" X 6'-8"	8	SINGLE	GUEST BATHRMS / OWNERS BATHRM / OWNERS CLOSET / GUEST BED 3 & 4 W.I.C. / POWDER RM
2'-6" X 6'-8"	5	SINGLE	BEDROOM ENTRIES / REC. ROOM / OPT. GUEST BEDROOM
2'-8" X 6'-8"	1	SINGLE	LAUNDRY
2'-8" X 6'-8"	1	SINGLE	GARAGE FIRE DOOR - 20 MINUTE MIN
3'-0" X 6'-8"	1 DOOR SET (*2)	BI-SWING PAIR	GUEST BEDROOM #2 / OPT. GUEST BEDROOM #3 & #5 CLOSETS

WINDOW SCHEDULE

MARK	RO SIZE (WxH)	WINDOW TYPE	LOCATION	QUANTITY	NOTES
a	NOT USED				
b	2'-0" X 2'-0"	PICTURE	BEDROOM #4 W.I.C. / DINING ROOM / OPT REC.	1 * (6)	* OPTIONAL DINING ROOM / OPTIONAL REC. ROOM
c	NOT USED				
d	NOT USED				
f	2'-8" X 5'-0"	SINGLE HUNG	DINING, OWNERS SUITE	4	EGRESS TO OWNERS SUITE
g	2'-8" X 4'-10"	SINGLE HUNG	GUEST BEDROOM #2/ #3/ #4 / REC.ROOM	7	EGRESS TO GUEST BEDROOMS / REC. ROOM
n	2'-0" X 3'-0"	SINGLE HUNG	GUEST BATHRM / POWDER ROOM / OWNERS BATHRM	4 *(1)	* OPTIONAL GUEST BATHROOM
x	*2'-4" X 5'-0"	SINGLE HUNG	FAMILY ROOM	2 * (1)	* OPTIONAL FAMILY ROOM
y	2'-8" X 1'-6"	PICTURE	STAIRCASE	1	
a6	3'-0" X 1'-6"	PICTURE	OWNERS BATHROOM	1	* WINDOW SILL AT 6'-8" AFFE

SCHEDULES

SCALE: NTS

REVISIONS:

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RALEIGH, NC 27609
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N.C. LICENSE NO.: C-1733

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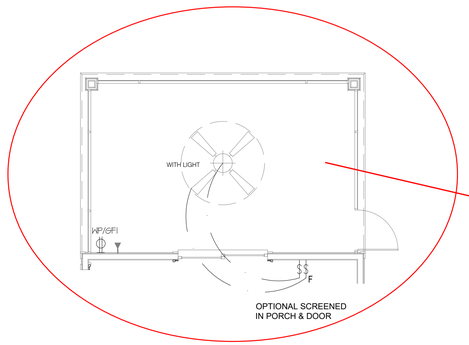
THE JANVILLE

WINDOW & DOOR SCHEDULES

DATE: 2024-16-08
DRAWN BY: MD
REVIEWED BY: JST
CHECKED BY: NS
Q.C. BY: NS
SCALE:

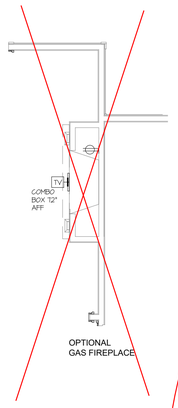
SHEET NUMBER#: A4



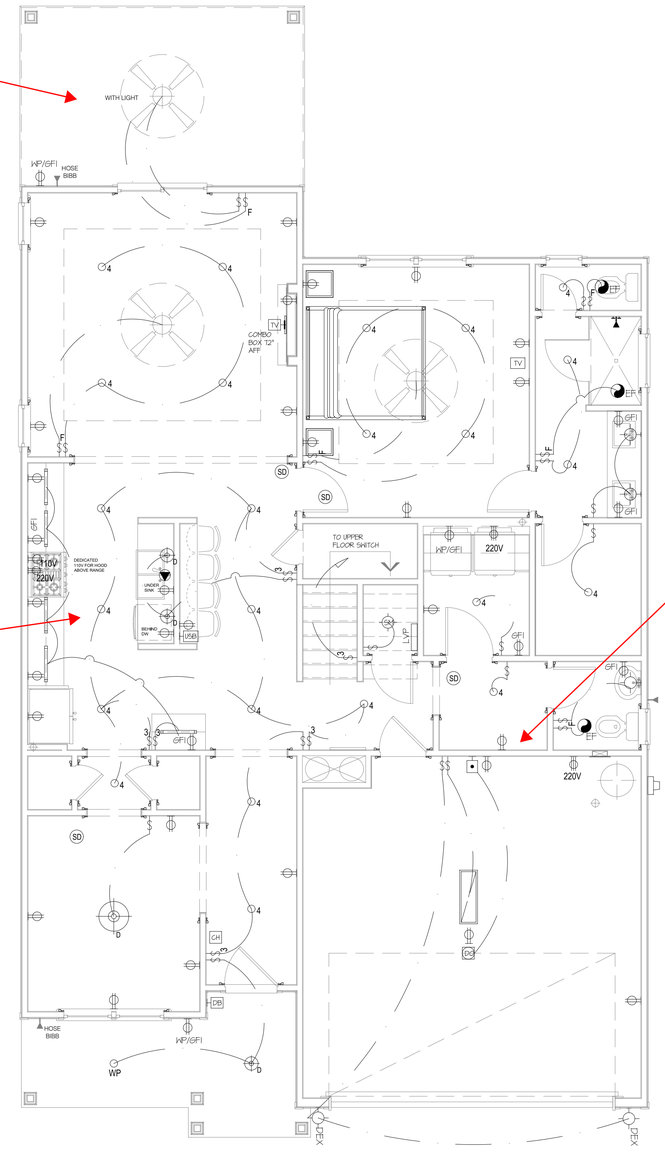
OPTIONAL SCREENED IN PORCH & DOOR

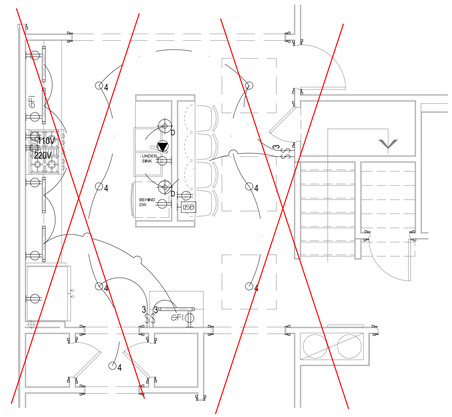
OPTIONAL 3 DOOR SLIDER

OPTIONAL FAMILY ROOM WINDOW

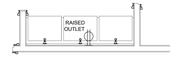


OPTIONAL GAS FIREPLACE





OPTIONAL KITCHEN TRAY CEILING



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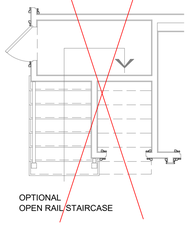
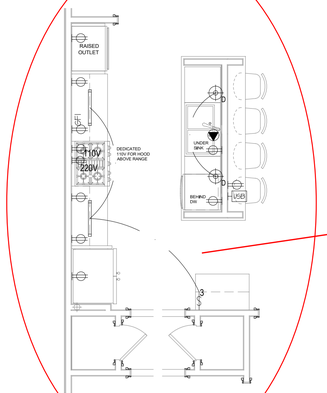
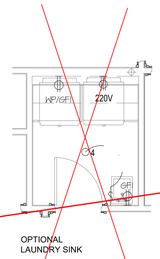


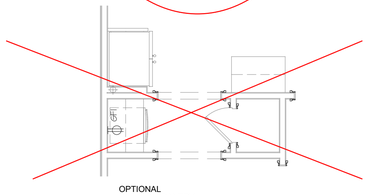
OPTIONAL OPEN RAIL STAIRCASE



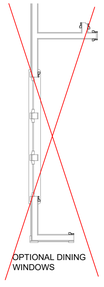
OPTIONAL DELUXE KITCHEN



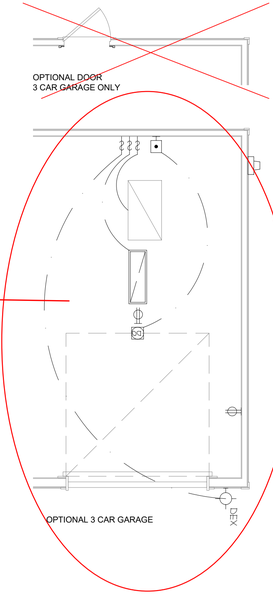
OPTIONAL LAUNDRY SINK



OPTIONAL BUTLER'S PANTRY



OPTIONAL DINING WINDOWS



OPTIONAL FOYER TRAY CEILING

OPTIONAL DOOR 3 CAR GARAGE ONLY

OPTIONAL 3 CAR GARAGE

OPTIONAL GARAGE DOOR ENTRY

ELECTRICAL NOTES:

1. PROVIDE AND INSTALL CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. ALL SMOKE DETECTORS SHALL NOT BE LOCATED WITHIN THREE FEET OF A BATHROOM OR AN A/C SUPPLY.
2. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
3. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
4. ALL ELECTRICAL AND MECHANICAL EQUIPMENT (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS, AND WATER HEATERS) ARE SUBJECT TO RELOCATION PER FIELD CONDITIONS.
5. PROJECT WALK-THRU WITH SUPERINTENDENT AND ELECTRICAL CONTRACTOR TO BE SCHEDULED PRIOR TO ELECTRICAL ROUGH-IN.
6. REFER TO CABINET DRAWINGS AND LIGHTING DETAILS FOR POWER STUB-OUT LOCATIONS FOR BUILT-IN AND CABINET LIGHTING.
7. ALL ELECTRICAL PLANS AND LOCATIONS AS SHOWN ARE TO BE LAID OUT PER LOCAL AND STATE BUILDING CODES AND ANY RELEVANT INSPECTIONS.
8. ALL LIGHTING LOCATIONS SHALL BE REVIEWED AND COORDINATED WITH APPROVED FLOOR AND ROOF TRUSS LAYOUTS PRIOR TO INSTALLATION IN THE FIELD.

MAIN FLOOR PLAN WITH OPTIONS - ELECTRICAL

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

REVISIONS:

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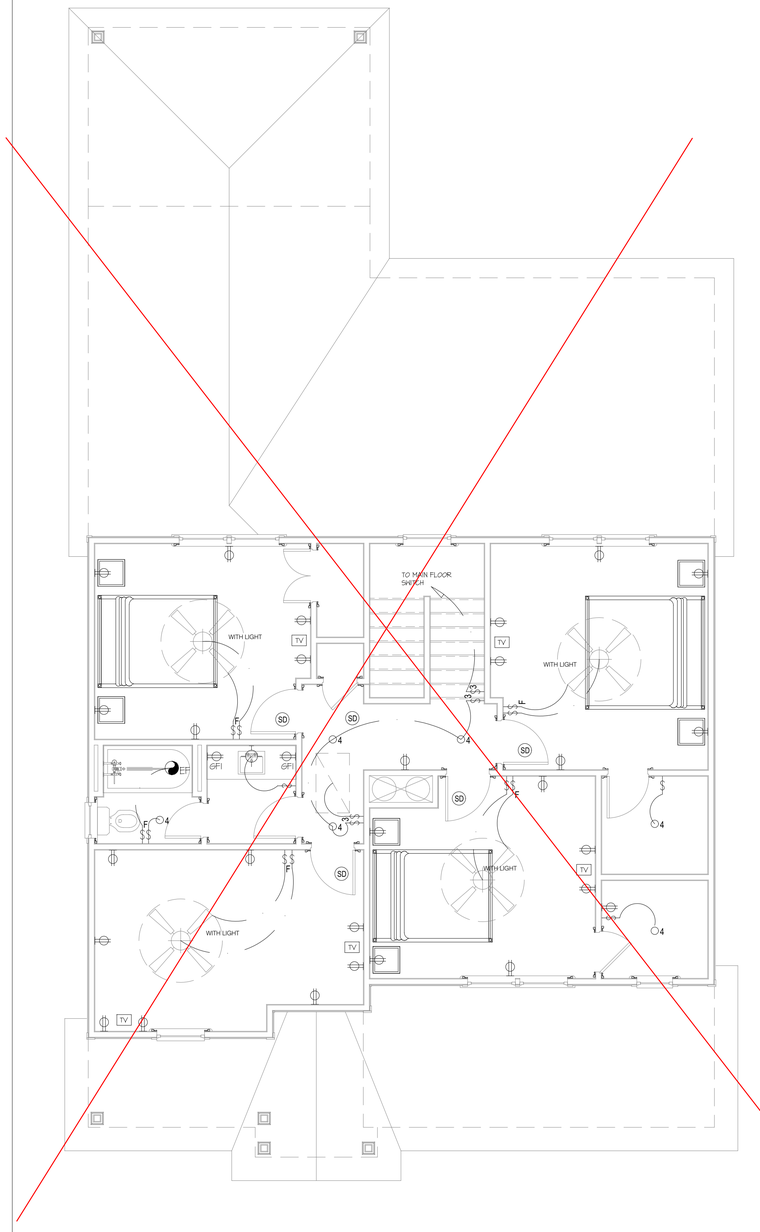
THE JANVILLE

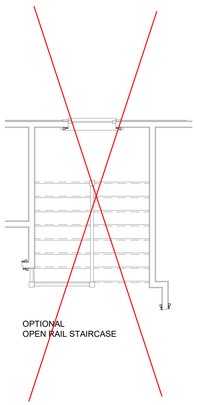
MAIN FLOOR PLAN
ELECTRICAL

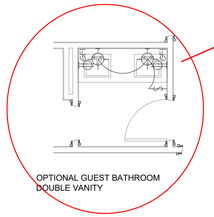
DATE: 2024-16-08
DRAWN BY: MD
ENGINEER: IST
CHECKED BY: NS
Q.C. BY: NS
SCALE:

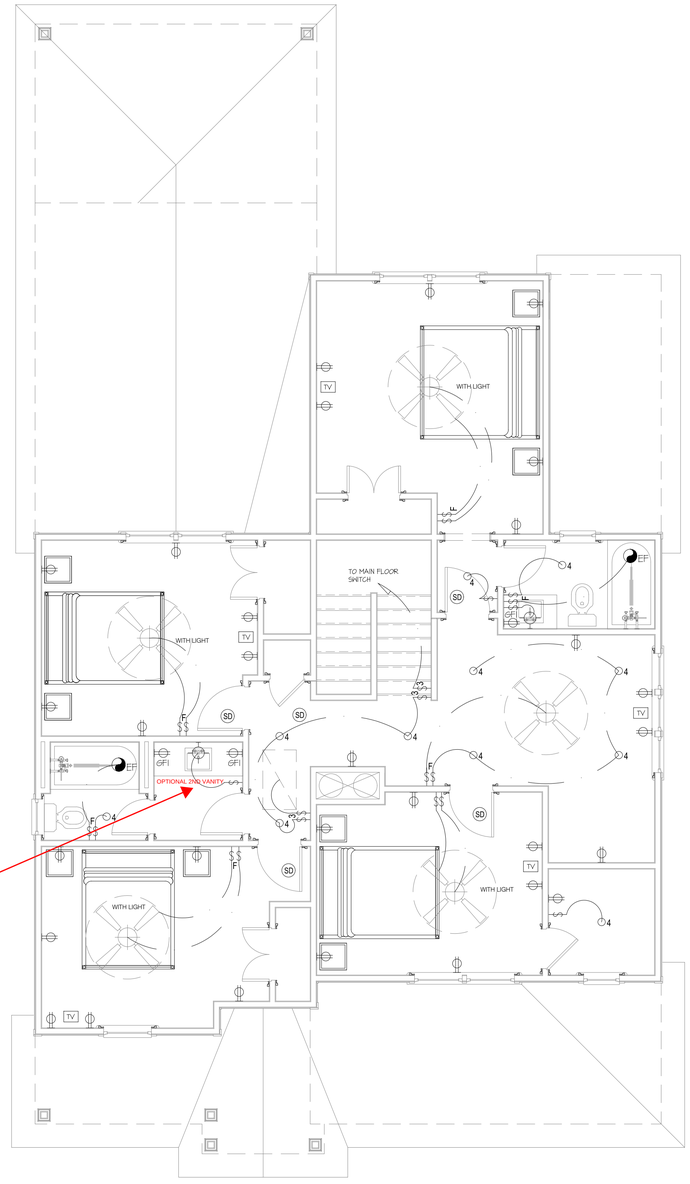
SHEET NUMBER#:
E1



UPPER FLOOR PLAN - "STANDARD"







OPTIONAL UPPER FLOOR PLAN

UPPER FLOOR PLAN WITH OPTIONS - ELECTRICAL

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

ELECTRICAL NOTES:

1. PROVIDE AND INSTALL CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. ALL SMOKE DETECTORS SHALL NOT BE LOCATED WITHIN THREE FEET OF A BATHROOM OR AN A/C SUPPLY.
2. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
3. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
4. ALL ELECTRICAL AND MECHANICAL EQUIPMENT (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS, AND WATER HEATERS) ARE SUBJECT TO RELOCATION PER FIELD CONDITIONS.
5. PROJECT WALK-THRU WITH SUPERINTENDENT AND ELECTRICAL CONTRACTOR TO BE SCHEDULED PRIOR TO ELECTRICAL ROUGH-IN.
6. REFER TO CABINET DRAWINGS AND LIGHTING DETAILS FOR POWER STUB-OUT LOCATIONS FOR BUILT-IN AND CABINET LIGHTING.
7. ALL ELECTRICAL PLANS AND LOCATIONS AS SHOWN ARE TO BE LAID OUT PER LOCAL AND STATE BUILDING CODES AND ANY RELEVANT INSPECTIONS.
8. ALL LIGHTING LOCATIONS SHALL BE REVIEWED AND COORDINATED WITH APPROVED FLOOR AND ROOF TRUSS LAYOUTS PRIOR TO INSTALLATION IN THE FIELD.

STANDARD ELECTRICAL & LIGHTING KEY

	WIRING CIRCUIT		WHIP FOR LIGHTING
LV	WIRING CIRCUIT LOW VOLTAGE	AR2	3" RECESSED INCANDESCENT CEILING LIGHT
	LIGHTING CONTROL	AR3	4" RECESSED INCANDESCENT CEILING LIGHT
		AR4	4" RECESSED LED CEILING CAN LIGHT
S	WALL SWITCH SINGLE POLE	VP2	4" VAPOR PROOF LED RECESSED CAN LIGHT
S3	THREE-WAY SWITCH	JUB	JUNCTION BOX REINFORCED CEILING MOUNT
S4	FOUR-WAY SWITCH	J	CEILING JUNCTION BOX
SF	FAN SWITCH	SM	SURFACE MOUNTED LED CEILING LIGHT
SD	DIMMER SWITCH	P	PENDANT LIGHT
S3D	THREE-WAY DIMMER SWITCH	C	CHANDELIER (REINFORCED CEILING MOUNT)
D	DIMMER SWITCH ON SYSTEM	WM	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
S	SINGLE POLE SWITCH ON SYSTEM	DEX	DECORATIVE EXTERIOR SCONCE
PB	PUSH BUTTON SWITCH (GARAGE DOOR)	LVD	AIMABLE RECESSED DOWN LIGHT LOW VOLTAGE
MS	MOTORIZED SHADE (INTERIOR)	LVD	LED RECESSED DOWN LIGHT - PHOTO CELL
MSEX	MOTORIZED SHUTTERS (EXTERIOR)		PUCK LIGHT
DB	DOOR BELL		DOUBLE LAMP CEILING LIGHT (CLOSET)
CH	CHIMES		TRIPLE LAMP CEILING LIGHT (CLOSET)
	DUPLEX OUTLET		JAMB LIGHT FIXTURE
	GROUND FAULT DUPLEX OUTLET ABOVE COUNTER		TRACK LIGHT FIXTURE
GFI	GROUND FAULT INTERRUPTER DUPLEX OUTLET		FLUORESCENT FIXTURE-SURFACE MOUNT
WP/GFI	WEATHERPROOF GROUND FAULT DUPLEX OUTLET		CEILING FAN *(Add light where indicated)*
	HALF-SWITCHED DUPLEX OUTLET		SINGLE FLOOD LIGHT
	DEDICATED OUTLET		PHOTO CELL DOUBLE FLOOD LIGHT
220V	220 VOLT OUTLET		
	FLOOR OUTLET		UC STRIP LIGHT
	HALF SWITCHED FLOOR OUTLET		STRIP LIGHT ABOVE CABINET
TP	TELEPHONE/DATA-FLOOR		TOE KICK STRIP LIGHT
CB	CLOCK BOX-WALL		UNDER CABINET LIGHT
COMBO BOX 12"AFF	RECESSED TV COMBINATION BOX		PLUG MOLD
TV	TV CONNECTION		COVE LIGHTING-LINEAR
T	TELEPHONE/DATA-WALL	TR SWIVEL	TRANSFORMER
USB	ELECTRICAL OUTLET / USB COMBO	DRIVER MIN. 24W	DRIVER
DTV	DTV SHOWERING SYSTEM	D	DEMARCATION BOX
	KEYPAD-SYSTEM CONTROL	E	ELECTRIC METER
T	THERMOSTAT		ELECTRIC PANEL
KP	KEYPAD FOR ALARM		DISCONNECT SWITCH
HD	HEAT DETECTOR	G	GAS METER
	LIGHT & EXHAUST FAN	W	WATER METER
EF	EXHAUST FAN		GAS VALVE
L	LANDSCAPE LIGHTING (POWER/SWITCH LEG)		AIR SWITCH
CO	CARBON MONOXIDE/SMOKE DETECTOR COMBINATION UNIT		PIN LIGHT
S	SPEAKER (OPTIONAL)	LVP	LOW VOLTAGE PANEL
	GARBAGE DISPOSAL		
DO	ELECTRIC DOOR OPERATOR (GARAGE)		

ELECTRICAL SYMBOLS LEGEND

SCALE: NTS

REVISIONS:

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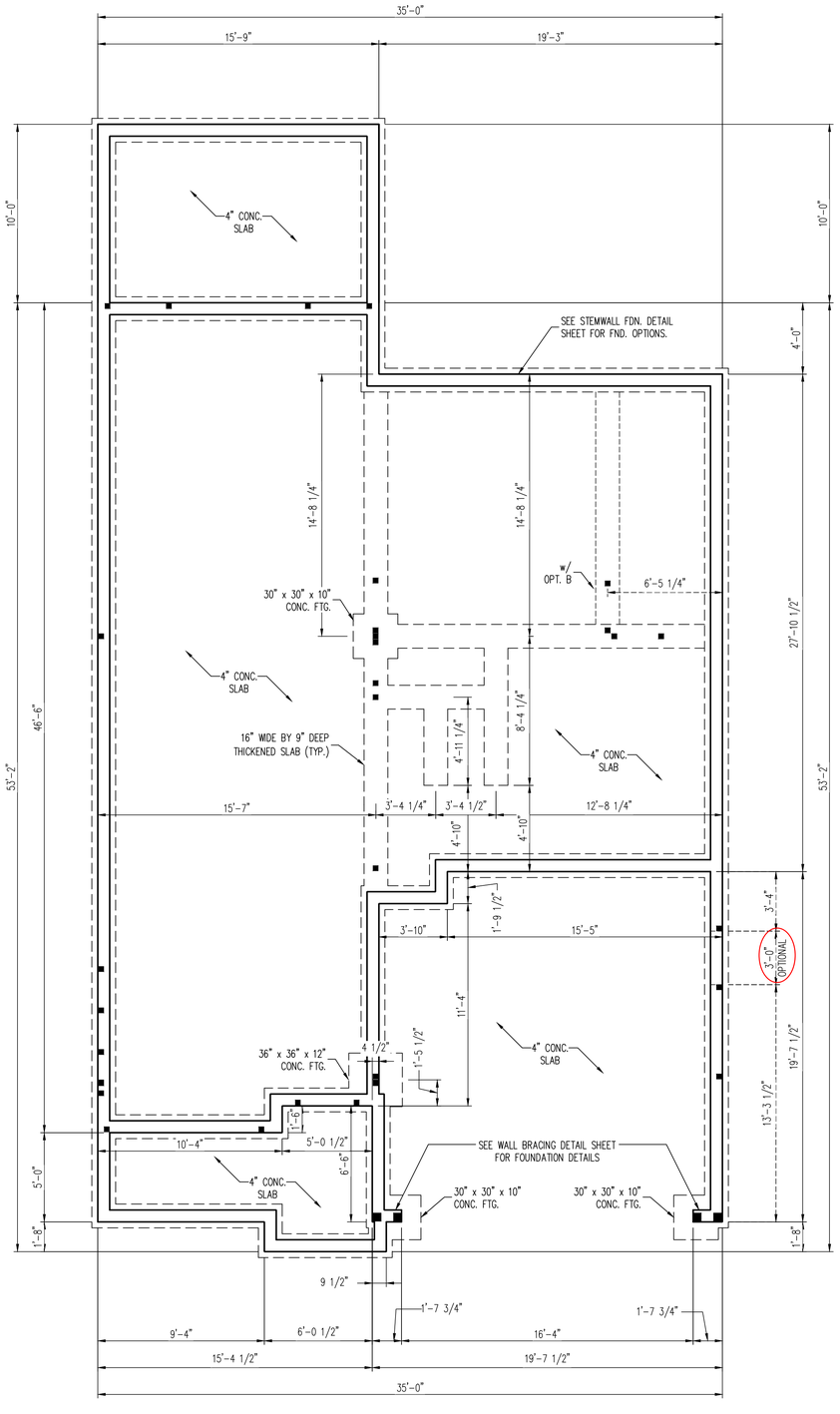
ASCOT
Land Development and Construction
(910) 688-7361 • www.ascotgrp.com

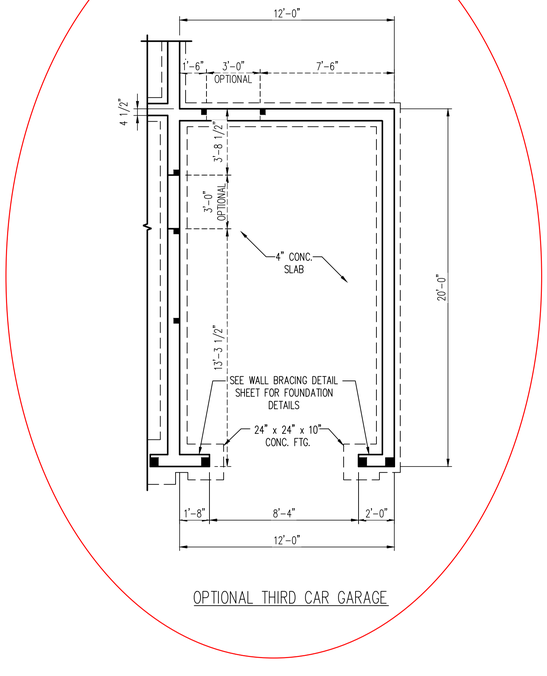
THE JANVILLE

UPPER FLOOR PLAN
ELECTRICAL

DATE: 2024-16-08
DRAWN BY: MD
ENGINEER: JST
CHECKED BY: NS
Q.C. BY: NS
SCALE:

SHEET NUMBER#:
E1.2





OPTIONAL THIRD CAR GARAGE

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, 2024 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, 2024 EDITION.
4. FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
5. MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
6. ROOF AND WALL CLADDING DESIGNED FOR WIND PRESSURES PER TABLE R301.2.1(1) OF THE 2024 NCRC.
7. 7/16" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
8. WALLS TO BE BRACED IN ACCORDANCE WITH CHAPTER 45 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION AND AS NOTED ON PLANS.
9. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2024 EDITION.

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, 2024 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. ROOF AND WALL CLADDING DESIGNED FOR WIND PRESSURES PER TABLE R301.2.1(1) OF THE 2024 NCRC.
7. INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORIES IN ACCORDANCE WITH SECTION R602.10 OF THE NCRC, 2024 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
8. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2024 EDITION.
9. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

LEGEND	
CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
FDN	FOUNDATION
FTG	FOOTING
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

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N.C. LICENSE NO.: C-1733

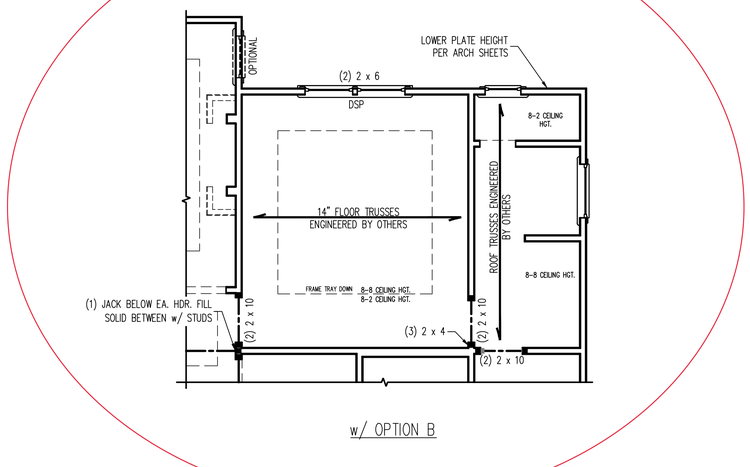
JANVILLE
ASCOT LAND DEVELOPMENT

NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STROTHER

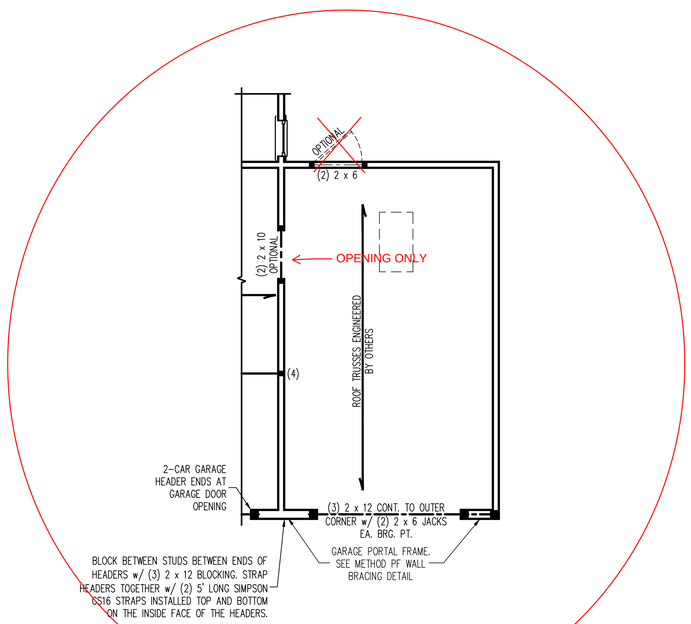
4/2/2025

DATE: APRIL 2, 2025
SCALE: 1/4" = 1'-0"
DRAWN BY: NS
ENGINEERED BY: WFB

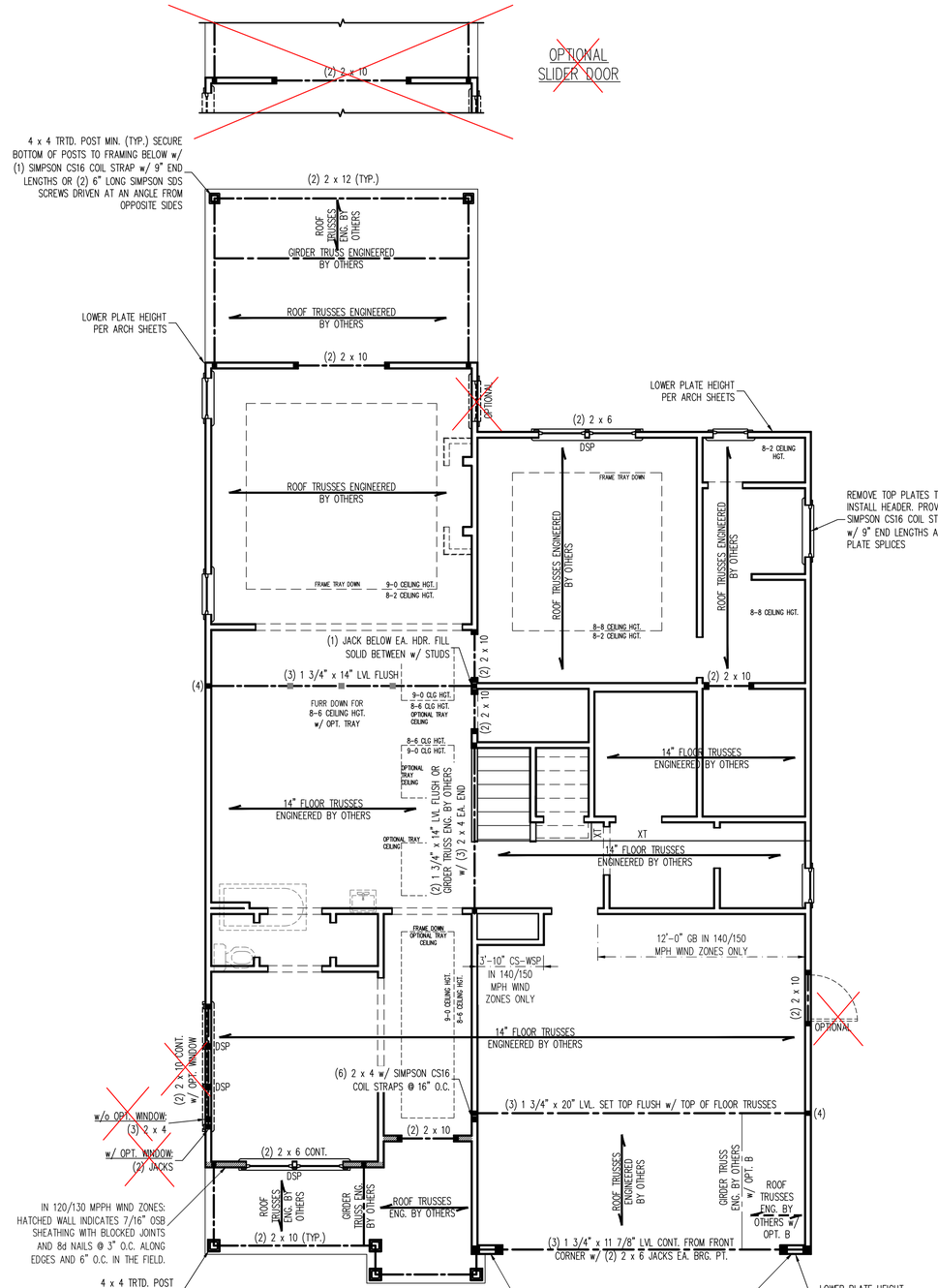
S-1c
STEM WALL FOUNDATION PLAN



w/ OPTION B



OPTIONAL THIRD CAR GARAGE

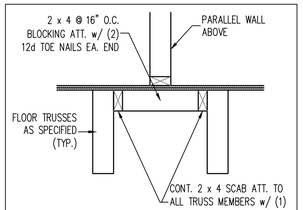


BRACED WALL DESIGN NOTES:

1. WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R301.1.3 "ENGINEERED DESIGN" OF THE NCRC 2024 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.4 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
2. SHEATH ALL EXTERIOR WALLS w/ 7/16" OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NCRC 2024 EDITION.
3. CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS WITH HORIZONTAL JOINTS BLOCKED. ATTACH SHEATHING w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
4. GB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL (UNO) WHERE NOTED ON THE PLANS ATTACHED WITH 1 1/4" LONG #6 SCREWS OR 1 5/8" LONG 5d COOLER NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES. WHERE METHOD GB PANELS ARE INSTALLED HORIZONTALLY, BLOCKING OF HORIZONTAL JOINTS IS NOT REQUIRED.
5. BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2024 EDITION.
6. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

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 2 x 4 @ 16" O.C. BLOCKING BETWEEN ADJACENT TRUSSES UNDER WALLS PARALLEL TO FLOOR TRUSSES WHERE WALL LENGTH EXCEEDS 1/3 OF TRUSS SPAN (SEE DETAIL THIS SHEET). TRUSS DESIGNER TO DESIGN ADJACENT TRUSSES FOR ADDITIONAL LOADING FROM WALLS.
4. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.). SEE KING STUD TABLES 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 700 LB CAPACITY UPLIFT CONNECTORS AT TOP OR IN HIGH WIND ZONES 1000 LB UPLIFT CONNECTOR 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.



TRUSS BLOCKING DETAIL

INSTALL 2 x 4 @ 16" O.C. BLOCKING BETWEEN ADJACENT TRUSSES UNDER WALLS PARALLEL TO FLOOR TRUSSES WHERE WALL LENGTH EXCEEDS 1/3 OF TRUSS SPAN. TRUSS DESIGNER TO DESIGN ADJACENT TRUSSES FOR ADDITIONAL LOADING FROM WALLS.

TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS IN 120/130 MPH WIND ZONES

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 4'	1
> 4' TO 8'	2
> 8' TO 14'	3
> 14' TO 18'	4

MINIMUM NUMBER OF FULL HEIGHT KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS IN 140/150 MPH WIND ZONES

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 4'	2
> 4' TO 8'	3
> 8' TO 14'	4
> 14' TO 18'	5

LEGEND	
CONT	CONTINUOUS
XT	EXTRA TRUSS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
( )	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 33736 MATTHEW G. STROTHER
4/2/2025

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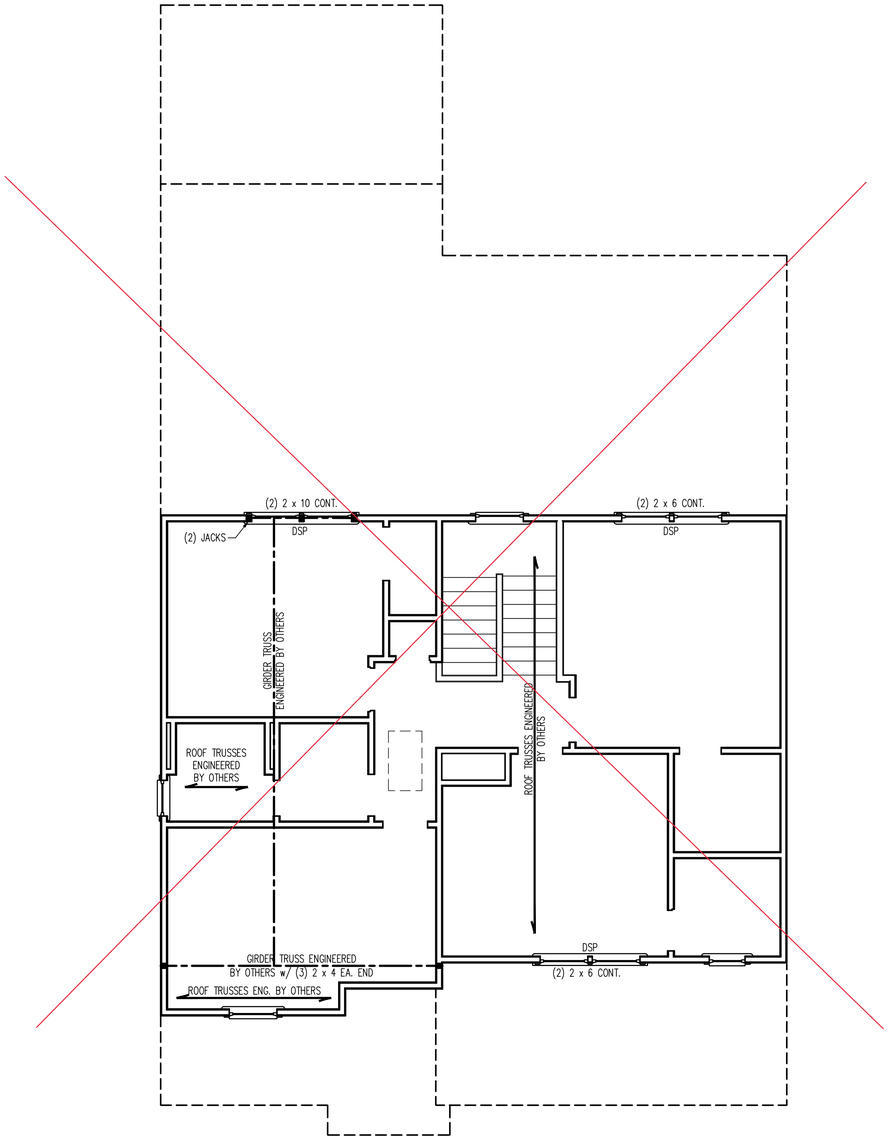
N.C. LICENSE NO.: C-1733

JANVILLE
ASCOT LAND DEVELOPMENT

DATE: APRIL 2, 2025
SCALE: 1/4" = 1'-0"
DRAWN BY: NS
ENGINEERED BY: WFB

S-2
SECOND FLOOR FRAMING PLAN



BRACED WALL DESIGN NOTES:

1. WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R301.1.3 "ENGINEERED DESIGN" OF THE NCRC 2024 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.4 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
2. SHEATH ALL EXTERIOR WALLS w/ 7/16" OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NCRC 2024 EDITION.
3. CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS WITH HORIZONTAL JOINTS BLOCKED. ATTACH SHEATHING w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
4. GB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL (UNO) WHERE NOTED ON THE PLANS ATTACHED WITH 1 1/4" LONG #6 SCREWS OR 1 5/8" LONG 5d COOLER NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES. WHERE METHOD GB PANELS ARE INSTALLED HORIZONTALLY, BLOCKING OF HORIZONTAL JOINTS IS NOT REQUIRED.
5. BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2024 EDITION.
6. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

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. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS IN 120/130 MPH WIND ZONES

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 4'	1
> 4' TO 8'	2
> 8' TO 14'	3
> 14' TO 18'	4

MINIMUM NUMBER OF FULL HEIGHT KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS IN 140/150 MPH WIND ZONES

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 4'	2
> 4' TO 8'	3
> 8' TO 14'	4
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LEGEND	
CONT	CONTINUOUS
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XJ	EXTRA JOIST
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EA	EACH
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TSP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STROTHER

4/2/2025

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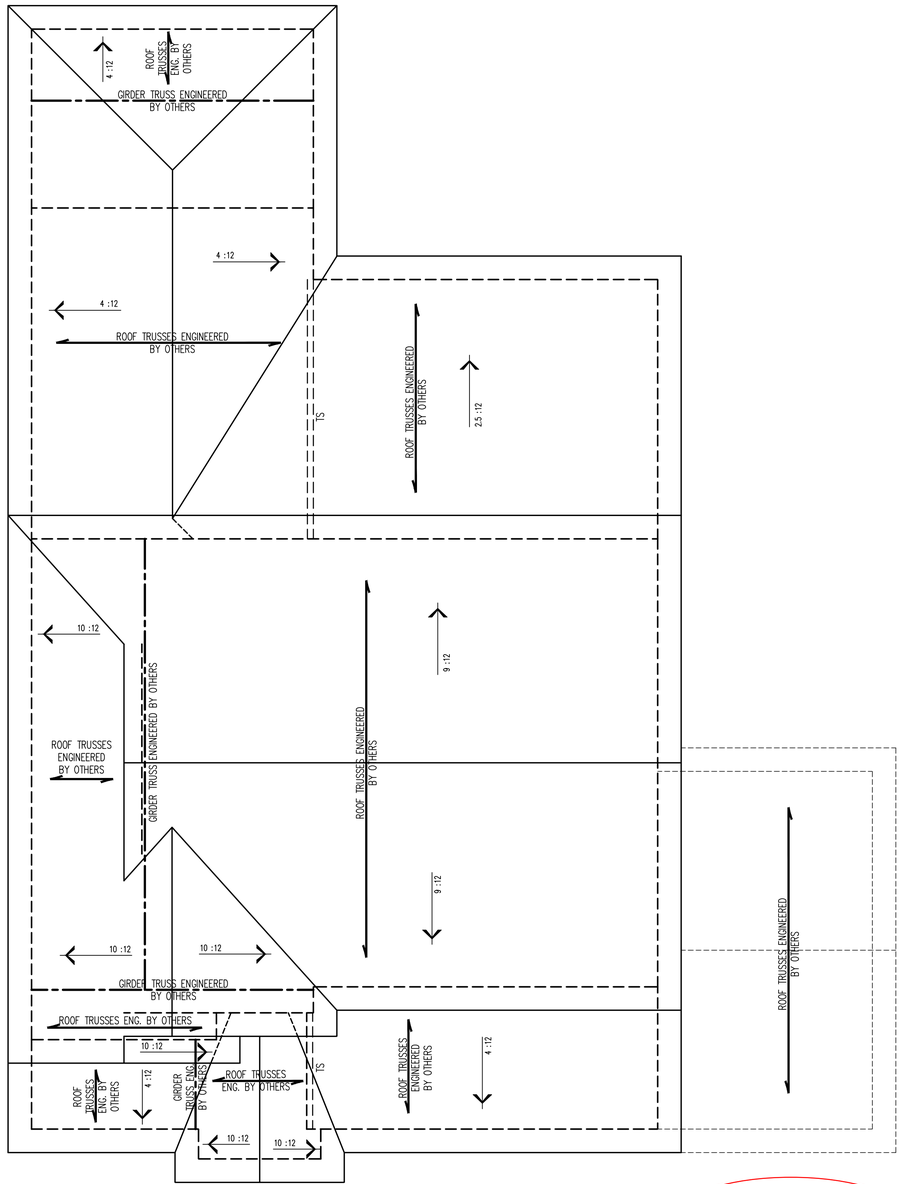
N.C. LICENSE NO.: C-1733

JANVILLE
ASCOT LAND DEVELOPMENT

DATE: APRIL 2, 2025
SCALE: 1/4" = 1'-0"
DRAWN BY: NS
ENGINEERED BY: WFB

S-3
ATTIC FLOOR FRAMING PLAN



OPTIONAL THIRD CAR GARAGE

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 R802.11 OF THE 2024 NCRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES. IN HIGH WIND ZONES, SECURE EA. RAFTER OR TRUSS TO BEARING WALL WITH SIMPSON H10 HURRICANE TIE (OR EQUAL) UNLESS NOTED OTHERWISE BY TRUSS ENGINEER BASE ON DESIGN UPLIFT FOR EA. TRUSS. REFER TO SECTION R4508 OF THE 2024 NCRC TO ENSURE COMPLIANCE WITH REQUIRED UPLIFT AND LATERAL CONNECTIONS.
8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR ROOF PITCHES, PLATE HEIGHTS, DIMENSIONS, OVERHANG WIDTHS, AND ATTIC VENT CALCS.

LEGEND	
XR	EXTRA RAFTER
XT	EXTRA TRUSS
DR	DOUBLE RAFTER
TR	TRIPLE RAFTER
RS	RAFTER SUPPORT
TS	TRUSS SUPPORT
CONT	CONTINUOUS
EA	EACH
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

J.S. THOMPSON ENGINEERING, INC
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N.C. LICENSE NO.: C-1733

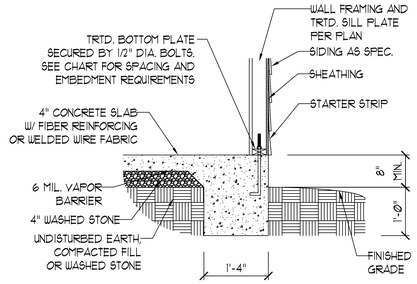
NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STROTHER

4/2/2025

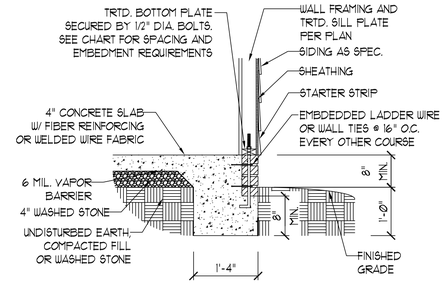
JANVILLE
ASCOT LAND DEVELOPMENT

DATE: APRIL 2, 2025
SCALE: 1/4" = 1'-0"
DRAWN BY: NS
ENGINEERED BY: WFB

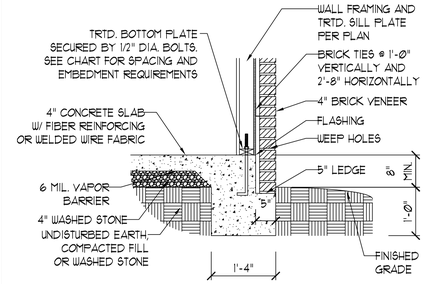
S-4a
ROOF FRAMING PLAN



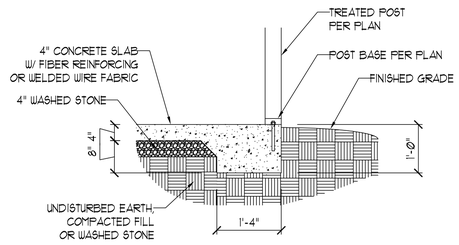
TYPICAL SLAB ①



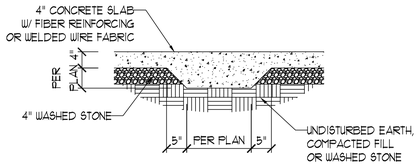
TYPICAL SLAB w/ BRICK LEDGE ②



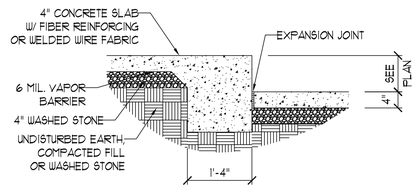
TYPICAL SLAB w/ BRICK VENEER LEDGE ③



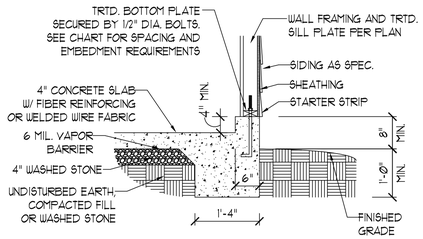
PORCH/SCREEN PORCH ④



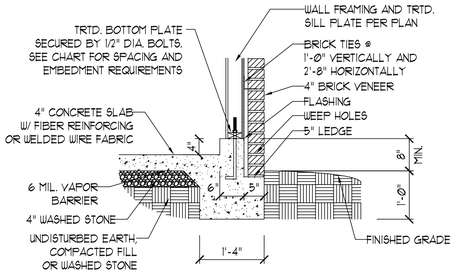
TYPICAL THICKENED SLAB ⑤



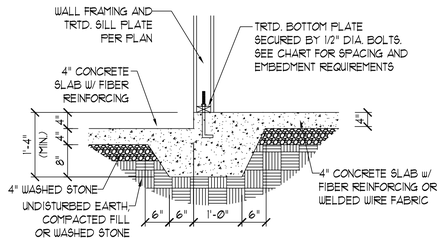
SLAB FLOOR CHANGE ⑥



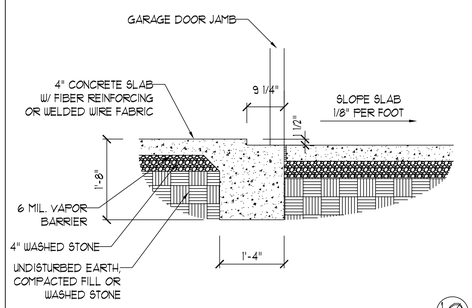
GARAGE CURB ⑦



GARAGE CURB w/ BRICK LEDGE ⑧



STEP IN GARAGE ⑨



SLAB AT GARAGE DOOR ⑩

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.

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N.C. LICENSE NO.: C-1733

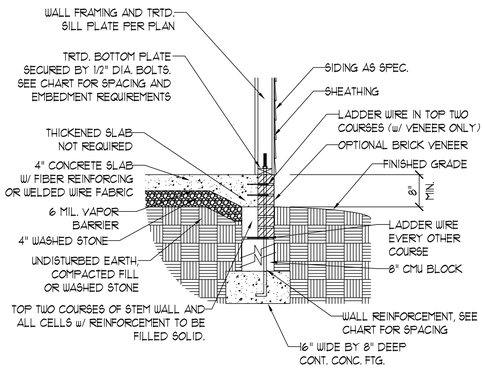
MONOLITHIC SLAB FOUNDATION DETAILS

NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STROTHER

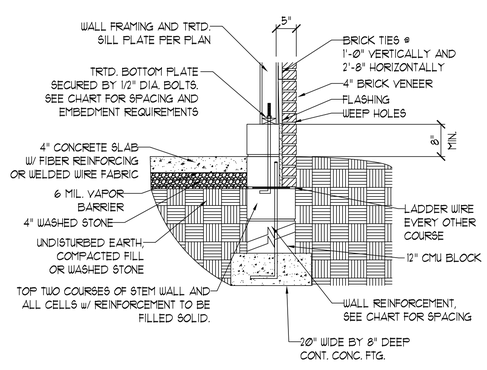
4/2/2025

DATE: NOVEMBER 1, 2024
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JST

FOUNDATION DETAILS



STEM WALL FDN. DETAIL (1)

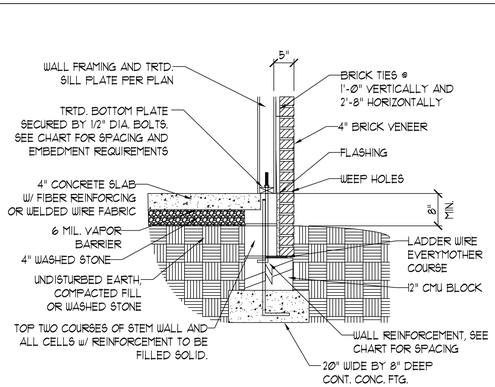


STEM WALL FDN. W/ BRICK AND CURB (2)

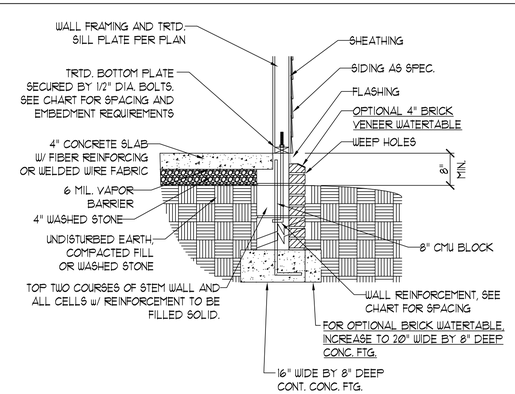
MASONRY STEMWALL SPECIFICATIONS				
WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8" CMU	4" BRICK AND 4" CMU	4" BRICK AND 8" CMU	12" CMU
2 AND BELOW	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
3	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
4	GROUT SOLID w/ #4 REBAR @ 64" O.C.	GROUT SOLID w/ #4 REBAR @ 48" O.C.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

STRUCTURAL NOTES:

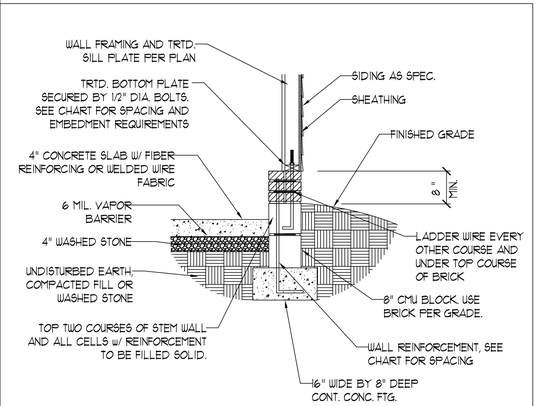
1) WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
2) TIE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
3) CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE w/ GREATER THAN 3' OF FILL AS MEASURED FROM THE TOP OF THE FOOTING.
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 2024 NORTH CAROLINA RESIDENTIAL CODE ARE ALLOWABLE.
6) PREP SLAB PER R506.2.1 AND R506.2.2 BASE AND EXCEPTION OF 2024 NORTH CAROLINA RESIDENTIAL CODE.
7) MINIMUM 24" LAP SPLICE LENGTH.
8) LOCATE REBAR IN CENTER OF FOUNDATION WALL.
9) 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.



STEM WALL FDN. W/ BRICK DETAIL (3)



STEM WALL FDN. W/ OPTIONAL BRICK WATERTABLE DETAIL (4)



STEM WALL FDN. DETAIL AT GARAGE (5)

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.

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N.C. LICENSE NO.: C-1733

STEM WALL FOUNDATION DETAILS

NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STROTHER

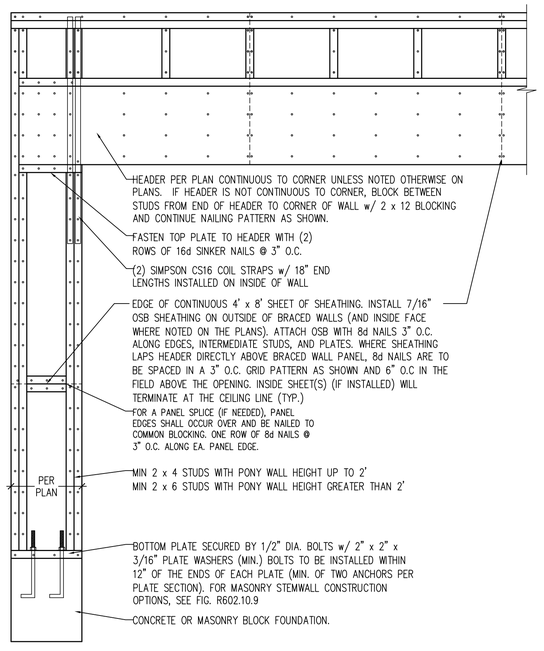
4/2/2025

DATE: NOVEMBER 1, 2024
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JST

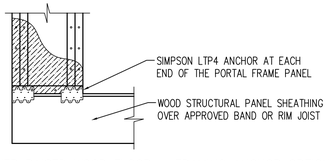
FOUNDATION DETAILS

GENERAL WALL BRACING NOTES:

1. WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R301.1.3 "ENGINEERED DESIGN" OF THE NCRC 2024 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.4 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2024 NCRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS, INCLUDING STORIES BELOW THE TOP FLOOR, HAVE BEEN DESIGNED PER R602.3.5 (3). WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST COMBINED UPLIFT AND SHEAR FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERED PRACTICE.
4. SEE STRUCTURAL SHEETS FOR HOLD DOWN TYPE AND LOCATIONS WHERE REQUIRED AND ANY SPECIAL NOTES OR REQUIREMENTS.
5. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10 UNLESS NOTED OTHERWISE.
6. 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 R602.10.4
7. 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 WITH JOINTS BLOCKED. ATTACH SHEATHING w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.113" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (U.N.O.).
8. 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). WHERE METHOD GB PANELS ARE INSTALLED HORIZONTALLY, BLOCKING OF HORIZONTAL JOINTS IS NOT REQUIRED. EXTERIOR GB TO BE INSTALLED VERTICALLY.



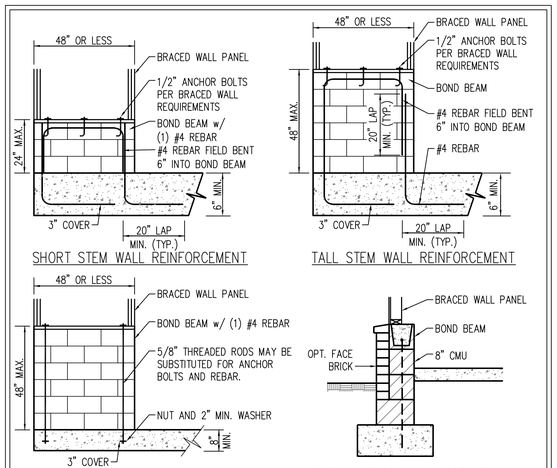
OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR – FRAMING ANCHOR OPTION

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

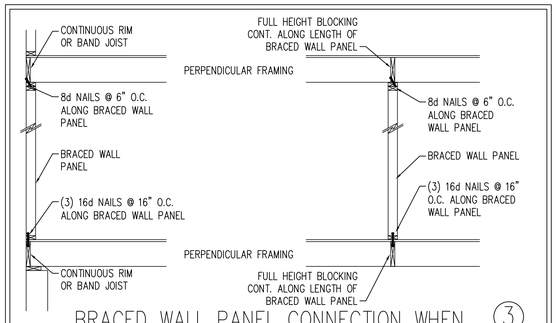
METHOD PF-PORTAL FRAME DETAIL (1)



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

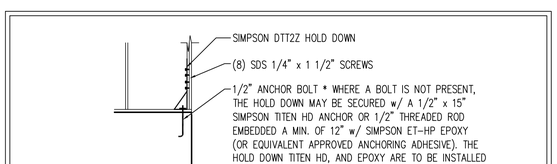
MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS (2)

PER FIGURE R602.10.9



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

PER FIGURE R602.10.8(1)

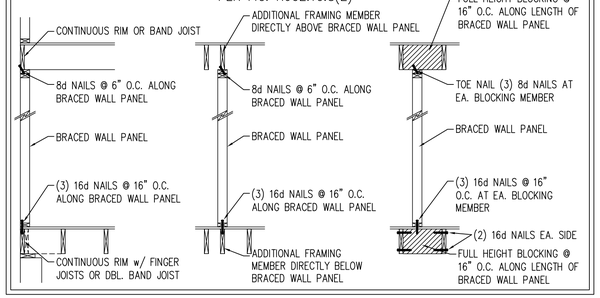


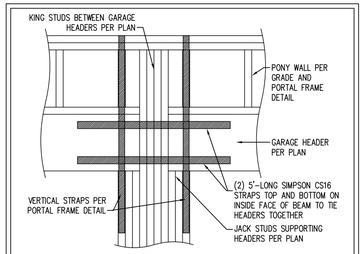
HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB (4)

* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING (5)

PER FIG. R602.10.8(2)



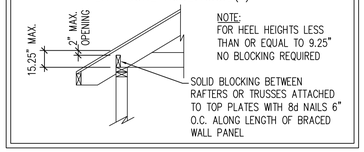


PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS (6)

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

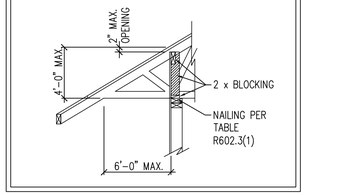
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS (7)

PER FIGURE R602.10.8.2(1)



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES (8)

PER FIGURE R602.10.8.2(3)
(OR ALTERNATIVE: FIGURE R602.10.8.2(2))



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NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STROTHER

4/2/2025

WALL BRACING NOTES AND DETAILS

DATE: NOVEMBER 1, 2024
SCALE: NOT TO SCALE
DRAWN BY: JST
ENGINEERED BY: JST

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), 2024 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, 2024 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	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)		
SEISMIC DESIGN CATEGORY:	B		

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

– CLADDING DESIGNED FOR:

120 MPH WIND ZONE			
		POS. (PSF) PRESSURE	NEG. (PSF) PRESSURE
GABLE ROOF CLADDING	FLAT ROOF	+ 6.3	– 44.5
	2.25 TO 5/12	+ 9.6	– 49.8
	5 TO 7/12	+ 11.6	– 41.9
	7 TO 12/12	+ 14.2	– 35.3
HIP ROOF CLADDING	2.25 TO 5/12	+ 11.6	– 36.6
	5 TO 7/12	+ 11.6	– 28.7
	7 TO 12/12	+ 11.1	– 35.6
WALL CLADDING		+ 15.5	– 20.8

130 MPH WIND ZONE			
		POS. (PSF) PRESSURE	NEG. (PSF) PRESSURE
GABLE ROOF CLADDING	FLAT ROOF	+ 7.4	– 52.2
	2.25 TO 5/12	+ 11.3	– 58.4
	5 TO 7/12	+ 13.6	– 49.2
	7 TO 12/12	+ 16.7	– 41.4
HIP ROOF CLADDING	2.25 TO 5/12	+ 13.6	– 43
	5 TO 7/12	+ 13.6	– 33.7
	7 TO 12/12	+ 13	– 41.7
WALL CLADDING		+ 18.2	– 24.4

140 MPH WIND ZONE			
		POS. (PSF) PRESSURE	NEG. (PSF) PRESSURE
GABLE ROOF CLADDING	FLAT ROOF	+ 8.6	– 60.6
	2.25 TO 5/12	+ 13.1	– 67.8
	5 TO 7/12	+ 15.8	– 57
	7 TO 12/12	+ 19.4	– 48
HIP ROOF CLADDING	2.25 TO 5/12	+ 15.8	– 49.8
	5 TO 7/12	+ 15.8	– 39.1
	7 TO 12/12	+ 15.1	– 48.4
WALL CLADDING		+ 21.1	– 28.3

150 MPH WIND ZONE			
		POS. (PSF) PRESSURE	NEG. (PSF) PRESSURE
GABLE ROOF CLADDING	FLAT ROOF	+ 9.9	– 69.6
	2.25 TO 5/12	+ 15	– 77.8
	5 TO 7/12	+ 18.1	– 65.4
	7 TO 12/12	+ 22.2	– 55.2
HIP ROOF CLADDING	2.25 TO 5/12	+ 18.1	– 57.2
	5 TO 7/12	+ 18.1	– 44.9
	7 TO 12/12	+ 17.3	– 55.6
WALL CLADDING		+ 24.3	– 32.5

4. FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NCRC, 2024 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NCRC, 2024 EDITION.

5. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2024 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. EXCEPTION: #57 OR #67 STONE MAY BE USED AS FILL FOR MAXIMUM DEPTH OF 4 FEET WITHOUT CONSOLIDATION. 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, 2024 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, 2024 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. PERS 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, 2024 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, 2024 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.2(8) OF THE NCRC, 2024 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 = 1900000 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 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E =1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2900 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
D. STEEL PIPE COLUMN	(4) 3/4" DIA. A325 BOLTS OR 3/16" FILLET WELD

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, 2024 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, 2024 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 2024 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 STRUCTURAL PLAN. 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 (U.N.O). 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, 2024 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 TO WOOD FRAMING WITH SIMPSON CS16 COIL STRAPPING WITH 9" END LENGTHS OR (2) 6" LONG SIMPSON SDS SCREWS (OR EQUAL) DRIVEN AT AN ANGLE FROM OPPOSITE SIDES. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

16. CONSTRUCT ALL WOOD DECKS ACCORDING TO CHAPTER 47-WOOD DECKS.

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NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STROTHER
4/2/2025

STANDARD STRUCTURAL NOTES

DATE: NOVEMBER 4, 2024

DRAWN BY: JST

ENGINEERED BY: JST

STRUCTURAL NOTES