

THE "TAYLOR"
FARMHOUSE - A
MAGNOLIA ACRES
HARNETT COUNTY, NC
LOT - 55
HHHUNT HOMES

GENERAL NOTES:

1. CONTRACTOR AND EACH SUB-CONTRACTOR SHALL BE REQUIRED TO CHECK AND BE RESPONSIBLE FOR CONFORMANCE OF PLANS WITH ALL REQUIREMENTS AND LOCAL ORDINANCES, BUILDING CODES, BUILDING INSPECTOR, AND MANUFACTURERS RECOMMENDATIONS PRIOR TO SIGNING THE CONTRACT OR BEGINNING WORK. THE COST OF CORRECTION, MODIFICATIONS, ADDITIONS, ETC., WHICH ARE CALLED FOR OR REQUIRED BY LOCAL ORDINANCES, BUILDING CODES, BUILDING INSPECTOR AND MANUFACTURERS AND NOT SPECIFICALLY NOTED OR SHOWN ON THE DRAWINGS TO COMPLETE A TURNKEY JOB SHALL BE PAID FOR AND BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DRAWINGS ARE DIAGRAMMATIC, INTENDED TO OUTLINE GENERAL REQUIREMENTS ONLY AND NOT INTENDED TO BE COMPLETE IN ALL DETAILS. SPECIFIC IMPLEMENTATIONS OF PLANS SHALL BE THE REQUIREMENT OF THE CONTRACTOR WHO REPRESENTS HE HAS THE SKILL AND EXPERT KNOWLEDGE TO EXECUTE THE WORK REQUIRED.
2. ALL WORK SHALL BE ACCURATELY LAID OUT IN COOPERATION WITH OTHER TRADES TO AVOID CONFLICTS AND TO OBTAIN A NEAT WORKMANLIKE INSTALLATION. EACH SUB-CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND MAKING SURE HIS WORK PROPERLY CONNECTS WITH ADJOINING OR CONNECTING WORK ON WHICH THE CONSTRUCTION OF HIS WORK IS DEPENDENT FOR A TURNKEY JOB.
3. ALL DRAWINGS ARE INTENDED TO BE RIGID IN SPECIFIC DETAILS. WHERE SUCH DETAILS MAY BE IN CONFLICT WITH RECOMMENDATIONS OF THE MANUFACTURER OF EQUIPMENT ACTUALLY PROVIDED AND WHEN DISCREPANCIES BETWEEN DRAWINGS AND RECOMMENDATIONS CHANGE THE INTENT OF THE DRAWINGS, SUCH CHANGES ARE TO BE APPROVED BY HHHUNT.
4. THE CONTRACTOR AND EACH SUB-CONTRACTOR SHALL PROTECT HIS AND OTHERS WORK FROM DAMAGE DUE TO HIS OPERATIONS AND SHALL REPLACE, OR REPAIR AS REQUIRED, ALL DAMAGED WORK TO THE SATISFACTION OF THE OWNER.
5. MEASUREMENTS AND WORKMANSHIP AND WORKING CONDITIONS FOR ALL WORK SHALL BE TAKEN AT THE SITE AND COORDINATED WITH CONNECTING WORK BY EACH SUB-CONTRACTOR. EACH SUB-CONTRACTOR SHALL VERIFY FIGURES SHOWN ON DRAWINGS BEFORE LAYING OUT OR PROCEEDING WITH WORK AND SHALL BE HELD RESPONSIBLE FOR ANY ERRORS RESULTING FROM HIS FAILURE TO EXERCISE SUCH VERIFICATION.
6. THE ELECTRICAL AND MECHANICAL CONTRACTORS SHALL OBTAIN AND SUBMIT TO THE LOCAL DEPARTMENT OF BUILDING INSPECTIONS ALL DRAWINGS AND DOCUMENTATION REQUIRED TO OBTAIN A PERMIT FOR THE ELECTRICAL AND MECHANICAL WORK. HVAC PLANS MUST BE APPROVED BY HHHUNT PRIOR TO INSTALLATION.
7. BLOCKING: GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING ON WALLS AND CEILING FOR ATTACHING FIXTURES, EQUIPMENT, DRAPERY TRACK, ETC.

STRUCTURAL COORDINATOR:

Tanner Lester

11237 Nuckols Road, Glen Allen, VA 23059
Telephone: (804) 762-4667
Email: talester@hhhunt.com

SHEET INDEX:

- A-2 FIRST FLOOR PLAN
- A-3 SECOND FLOOR PLAN
- A-4 ROOF PLAN
- A-5 ELEVATIONS
- A-5b ELEVATIONS-SIDES-REAR
- A-7 SECTIONS-DETAILS

PLANS TO BE BUILT:

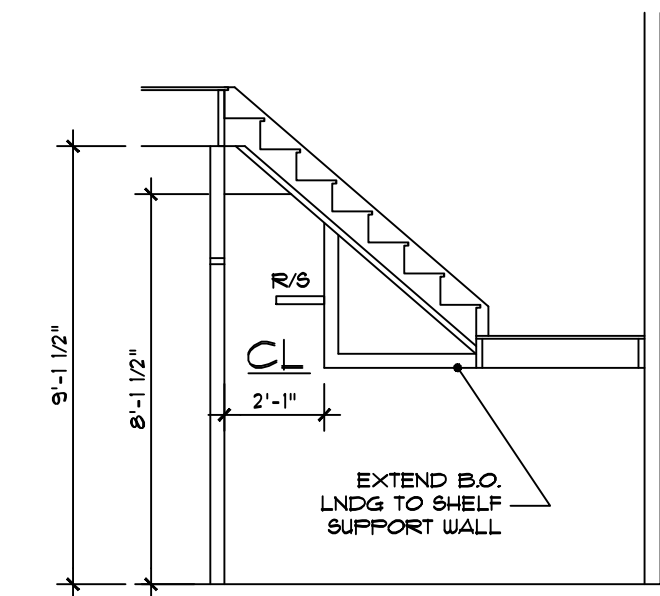
- ☐ As Drawn
- ☐ Reversed (All)

NOTES:

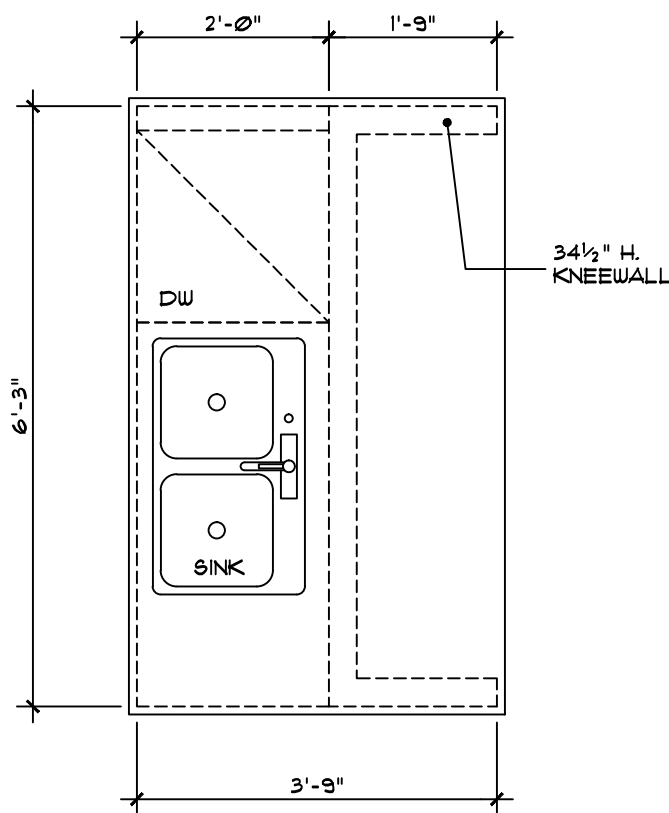
1. ALL EXTERIOR WALLS ARE 4" (U.N.O.)
2. ALL INTERIOR WALLS ARE 3 1/2" (U.N.O.)
3. SMOKE DETECTORS SHALL BE INTERCONNECTED AND SHALL RECEIVE THEIR PRIMARY POWER BY PERMANENT CONNECTION TO THE DWELLINGS ELECTRICAL SYSTEM AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY

CODE ANALYSIS

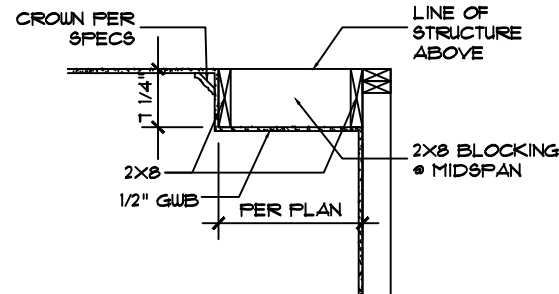
2018 NORTH CAROLINA RESIDENTIAL CODE
USE GROUP - R-5
CONSTRUCTION TYPE - 5B
BUILDING SHALL NOT BE SPRINKLERED



STAIR CLOS DETAIL
1/4" = 1'-0"



ISLAND DETAIL
1/2" = 1'-0"



DROPPED TRAY CLG DETAIL
1/2" = 1'-0"

NOTE:
** = 2-2x4 STUD POCKET
BETWEEN WINDOWS (TYPICAL)

STAIR & RAIL NOTES

- STAIR TREADS SHALL BE 9" PLUS 1" NOSING

- STAIR RISERS SHALL BE 8-1/4" MAX.

- 6'-8" MIN HEADROOM (FINISHED) AT ALL STAIR LOCATIONS

- ALL HANDRAILS SHALL BE 34"-38" ABOVE NOSING, CONTINUOUS ON ONE SIDE OF STAIR RUN

- HANDRAIL GRIP SIZED SHALL BE 1-1/4" DIA MIN TO 2" DIA MAX

- GUARDRAIL NOTES:

- STANDARD KNEEWALL WITH WOOD CAP, 42" ABOVE SUBFLOOR OR 42" ABOVE NOSING AT STAIR

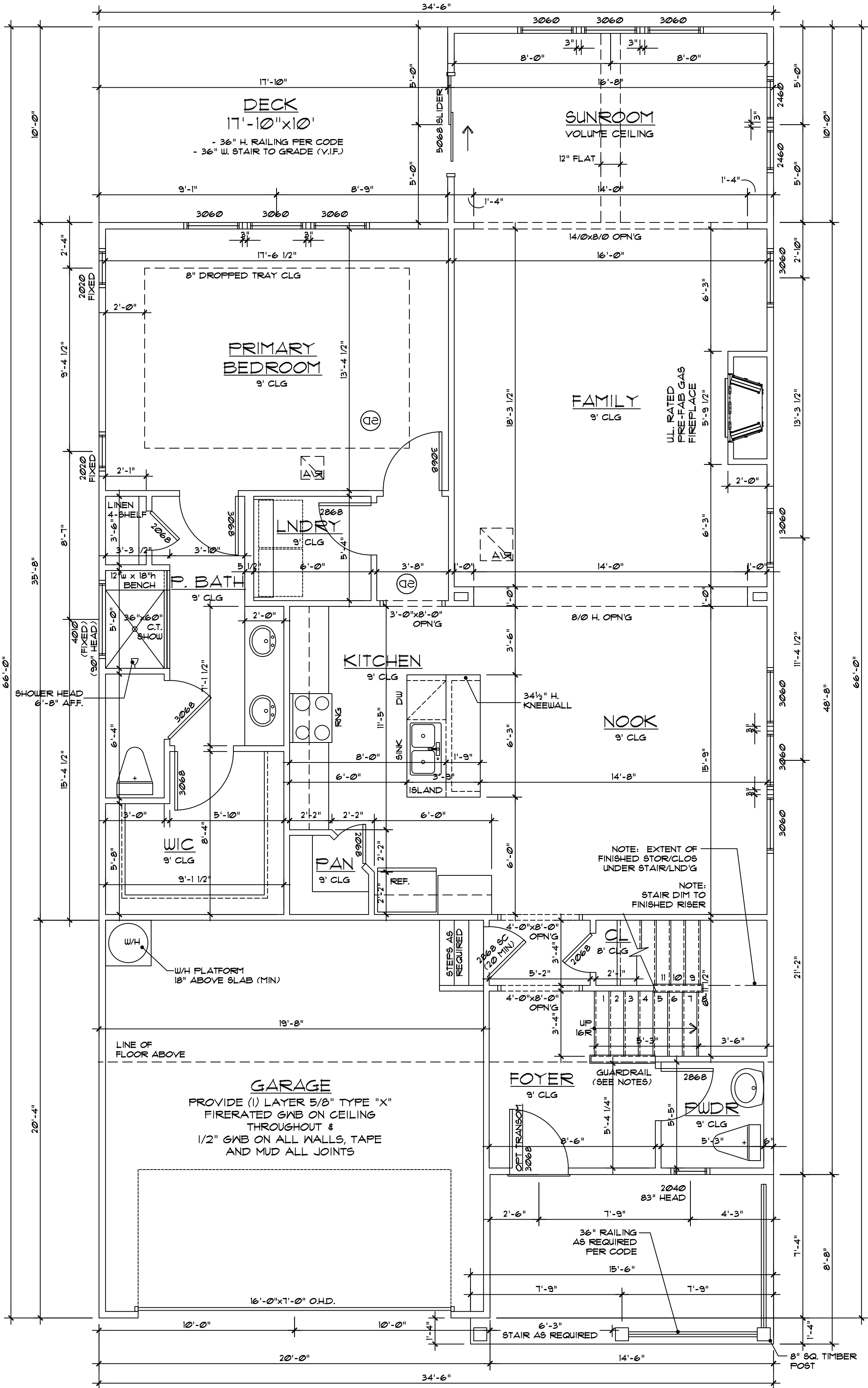
- OPTIONAL 36" H. RAILING IN LIEU OF KNEEWALL

- ALL BALUSTERS SHALL BE CONSTRUCTED TO NOT PERMIT A 4" DIA. SPHERE TO PASS

NOTE: ALL NOTES TYPICAL UNLESS NOTED OTHERWISE OR REQUIRED BY CODE

Taylor - Floor Areas	7/28/2015	
	INSIDE	OUTSIDE
FIRST FLOOR	1369 sf	1424 sf
SECOND FLOOR	749 sf	781 sf
TOTAL	2118 sf	2205 sf
GARAGE	386 sf	412 sf
OPT SUNROOM	160 sf	167 sf

FIRST FLOOR PLAN
1/4" = 1'-0"



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Purchaser understands that the plan is not precisely to scale and the dimensions shown therein are also not precise.
Purchaser agrees that it is in HHHunt Homes' sole discretion to deviate from the plans and specifications, provided the improvements as built are in substantial compliance with the approved plans.



HHHunt Homes
11237 Nuckols Road
Glen Allen, Va. 23059
(804) 762-4667

MA - 55
TAYLOR - FA

379 MAGNOLIA
ACRES
FUQUAY-VARINA,
NC 27526

Revisions:	
Scale:	1/4"=1'
Drawn By:	MFR
Checked By:	MFR
Date:	8/18/2025

A-2

STAIR & RAIL NOTES

-STAIR TREADS SHALL BE 9" PLUS 1" NOSING

- STAIR RISERS SHALL BE 8-1/4" MAX.

- 6'-8" MIN HEADROOM (FINISHED) AT ALL STAIR LOCATIONS

- ALL HANDRAILS SHALL BE 34"-38" ABOVE NOSING, CONTINUOUS ON ONE SIDE OF STAIR RUN

- HANDRAIL GRIP SIZED SHALL BE 1-1/4" DIA MIN TO 2" DIA MAX

- GUARDRAIL NOTES:

- STANDARD KNEEWALL WITH WOOD CAP, 42" ABOVE SUBFLOOR OR 42" ABOVE NOSING AT STAIR

- OPTIONAL 36" H. RAILING IN LIEU OF KNEEWALL

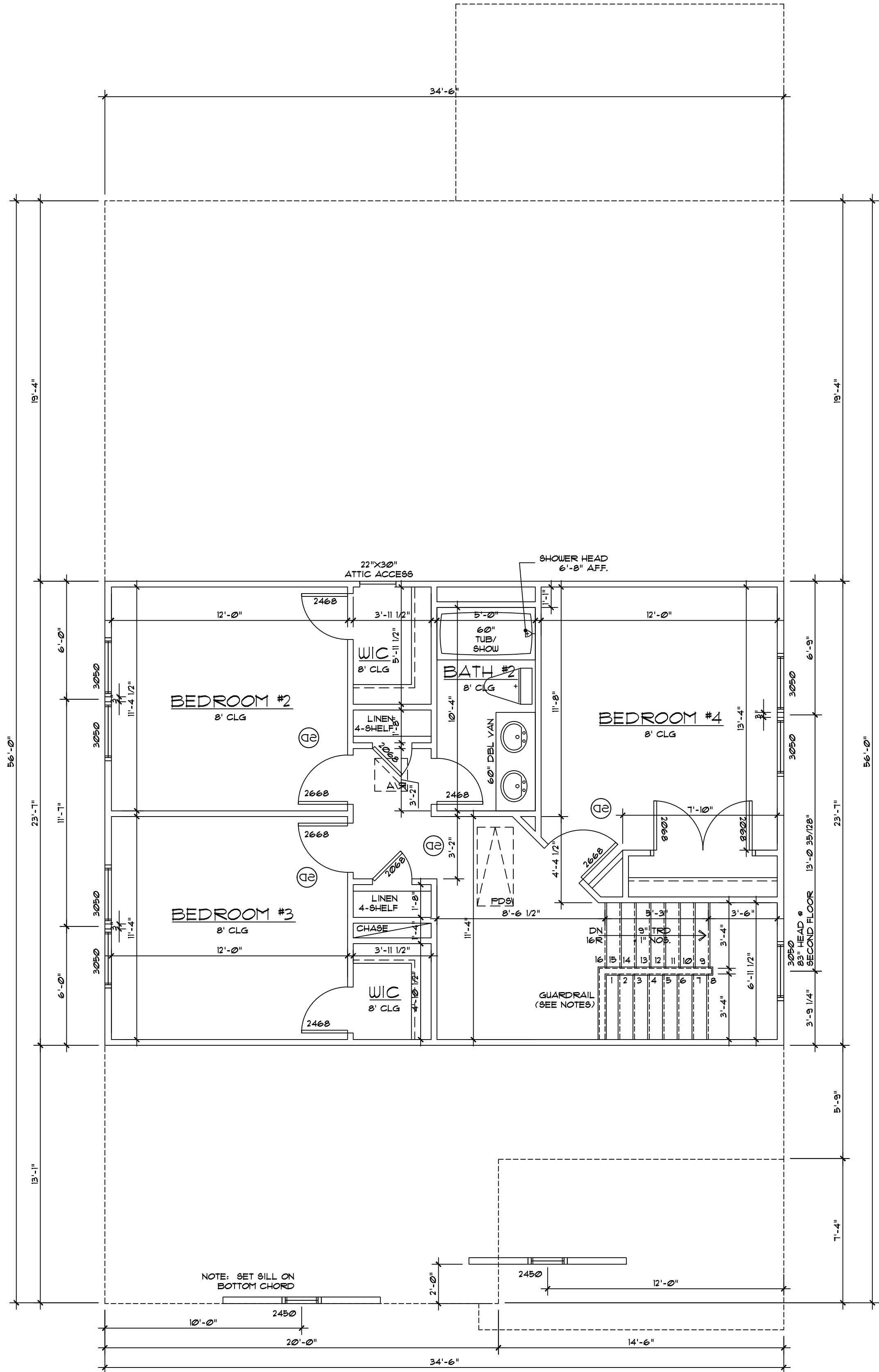
- ALL BALUSTERS SHALL BE CONSTRUCTED TO NOT PERMIT A 4" DIA. SPHERE TO PASS

NOTE: ALL NOTES TYPICAL UNLESS NOTED OTHERWISE OR REQUIRED BY CODE

NOTE:
** = 2-2x4 STUD POCKET
BETWEEN WINDOWS (TYPICAL)

SECOND FLOOR PLAN

1/4" = 1'-0"



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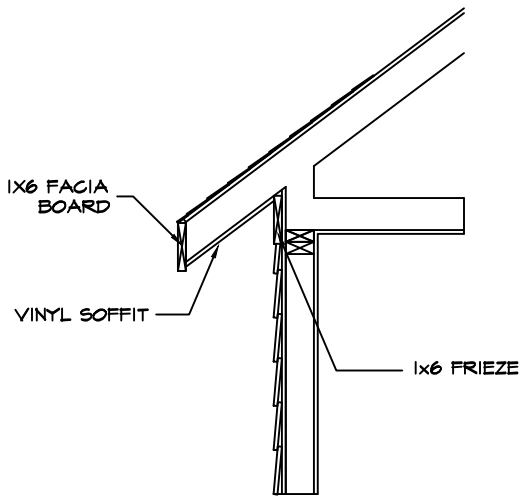
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11237 Nuckols Road
Glen Allen, Va. 23059
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TAYLOR - FA

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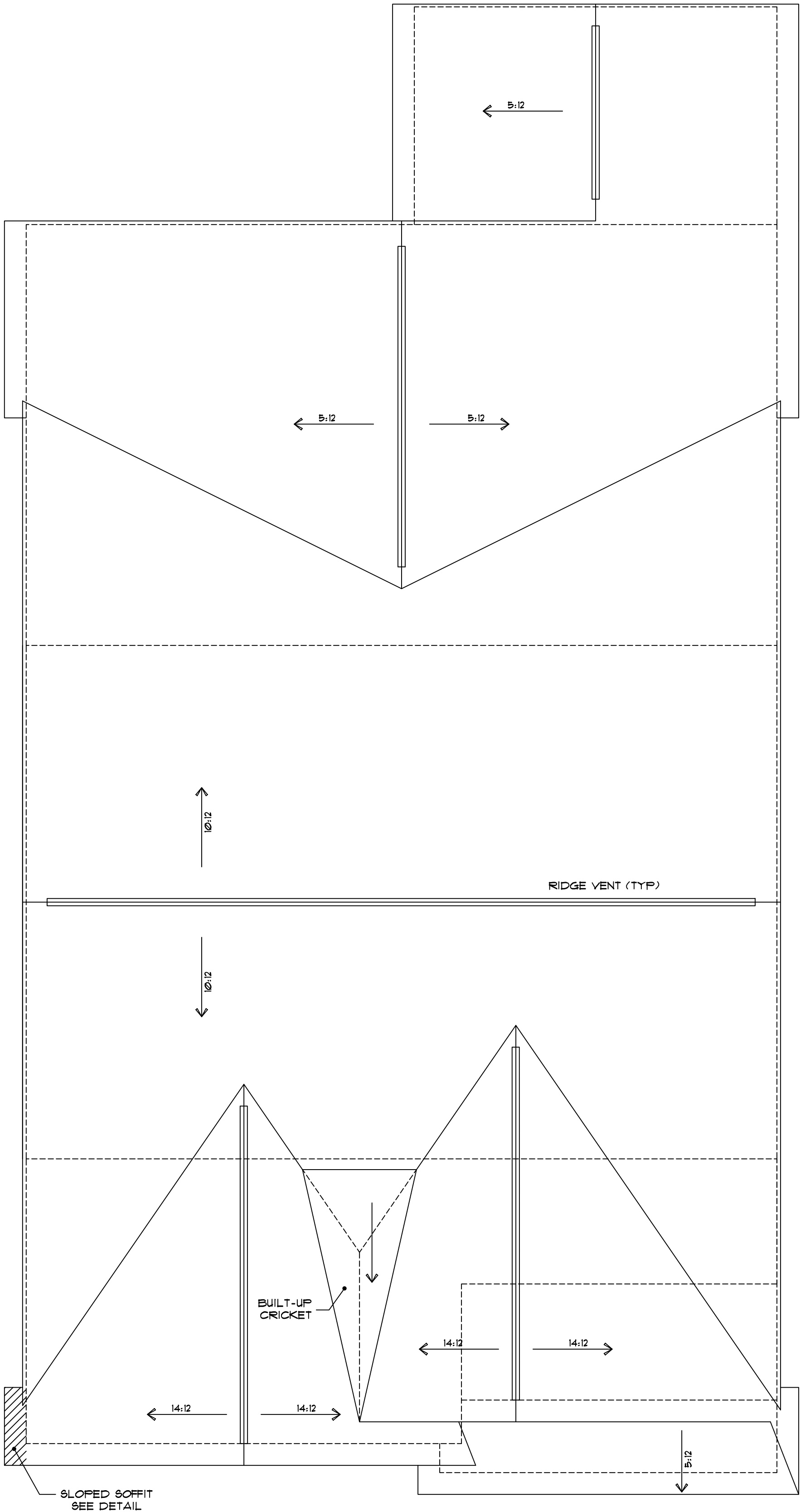
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A-3



SLOPED SOFFIT
1/2" = 1'-0"

ROOF PLAN
1/4" = 1'-0"
FARMHOUSE A



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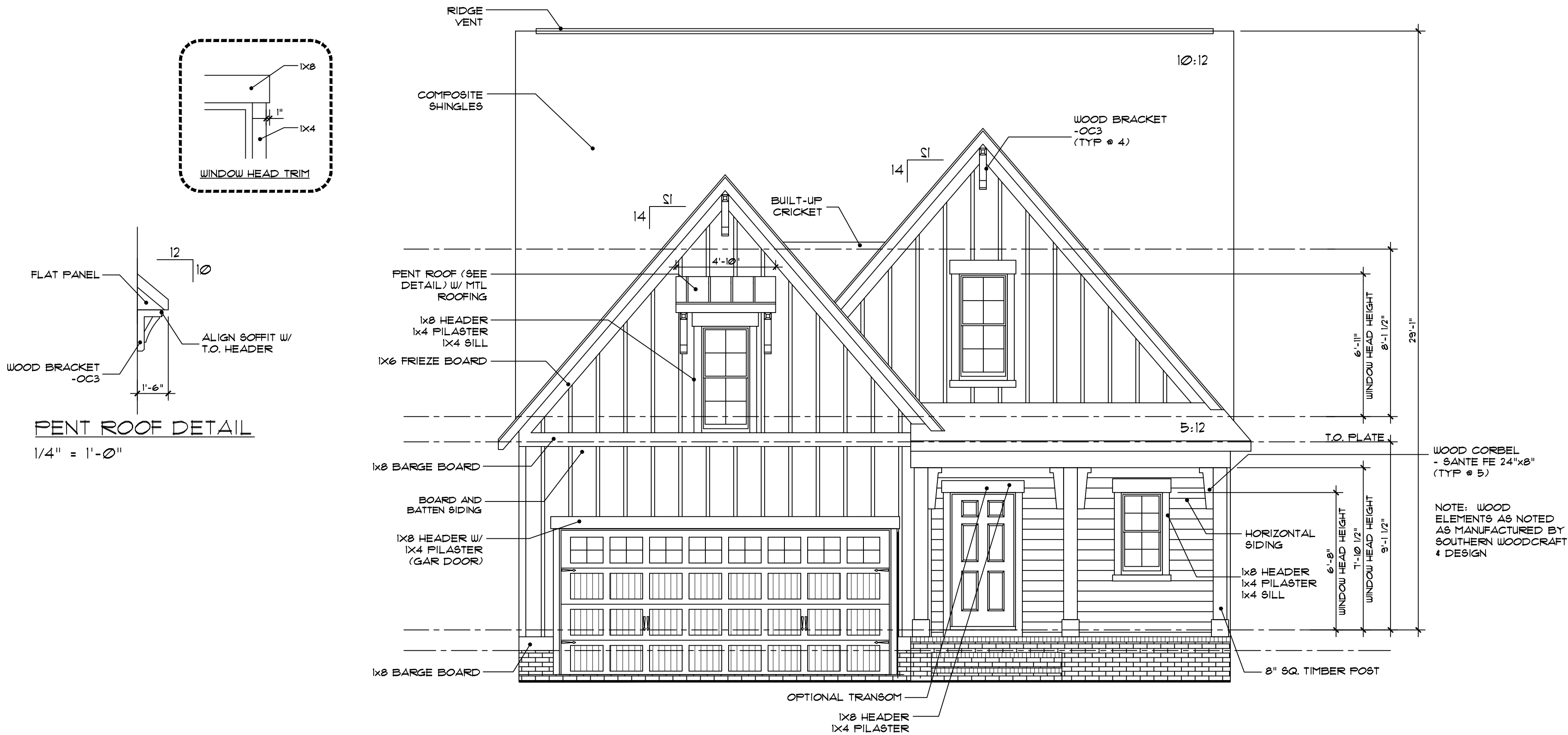
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NC 27526



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(804) 762-4667

S-4
FA



FRONT ELEVATION - FARMHOUSE A
1/4" = 1'-0"

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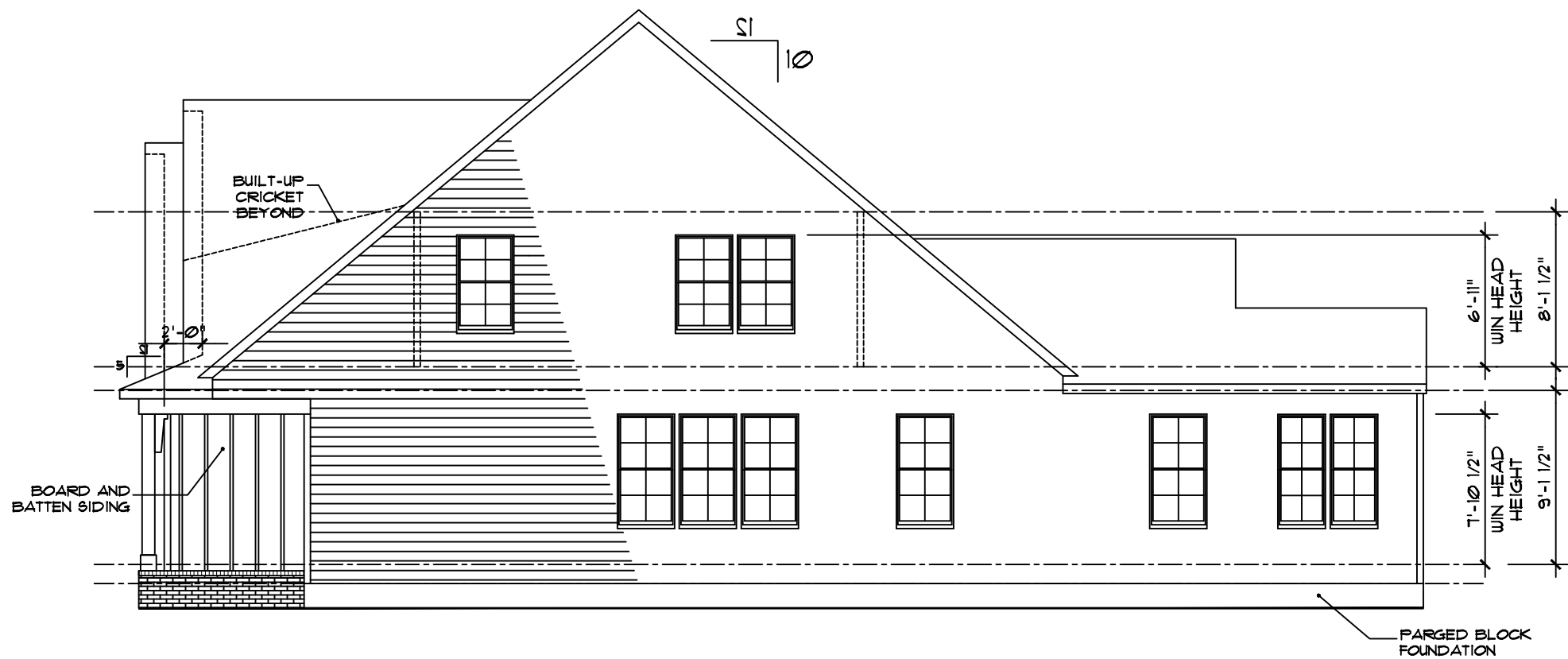
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11237 Nuckols Road
Glen Allen, Va. 23059
(804) 762-4667

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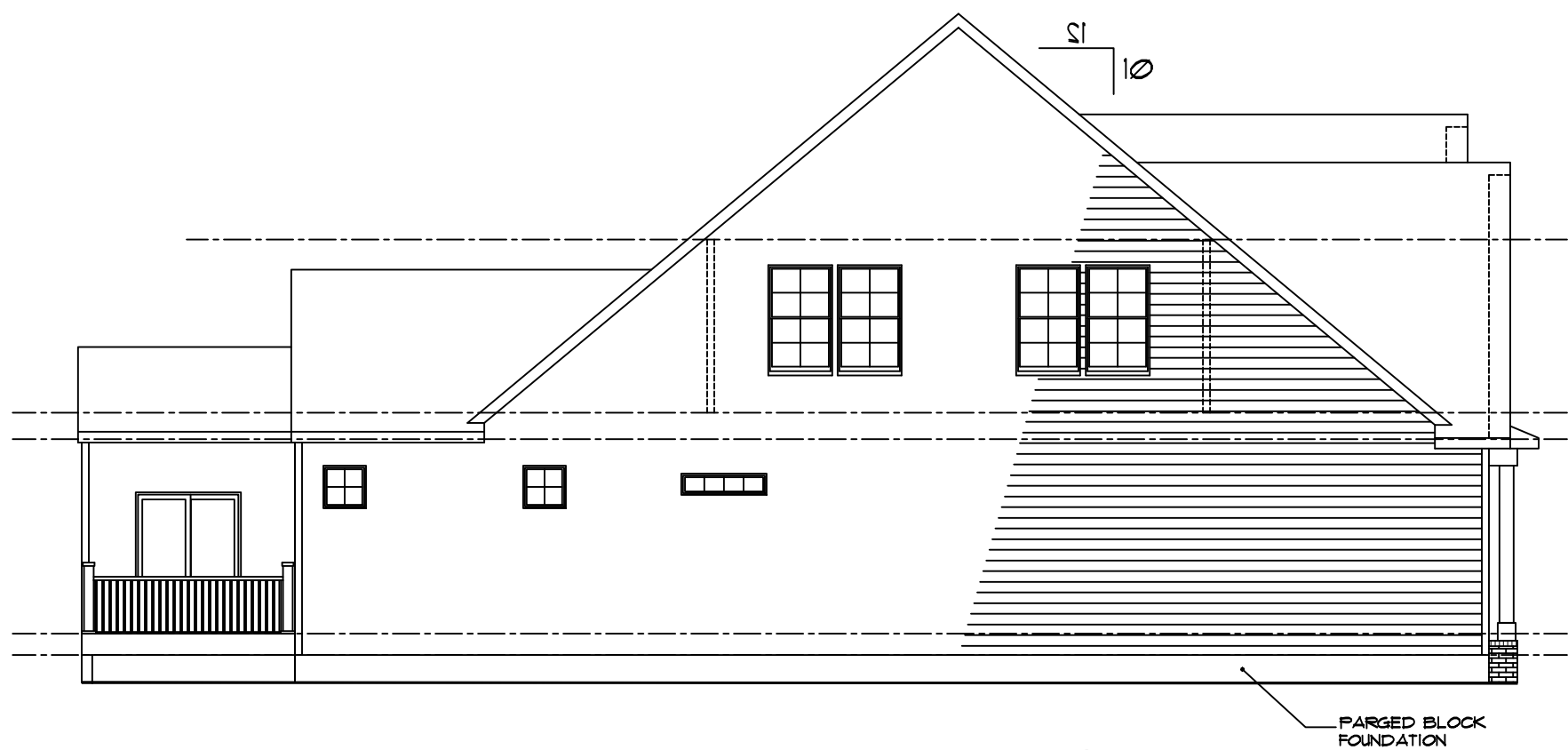
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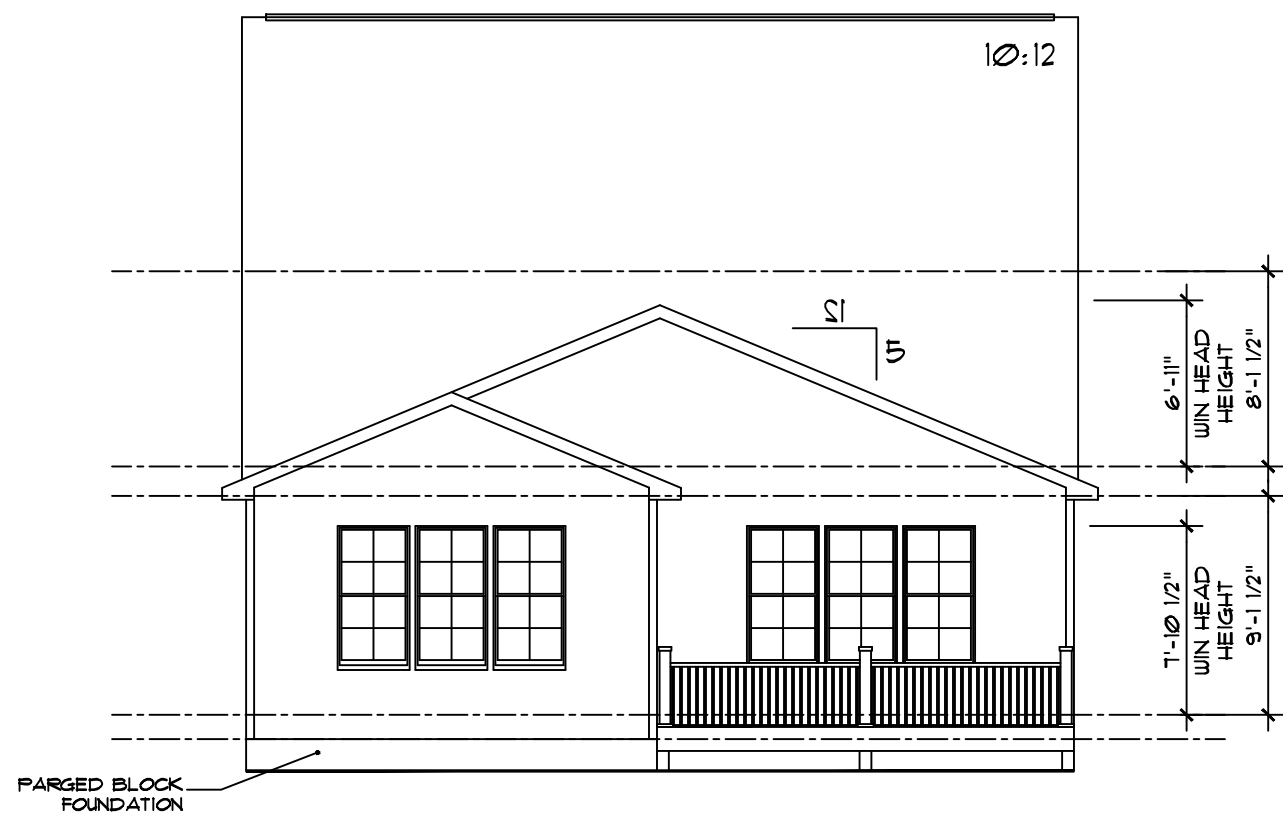
A-5
FA



RIGHT ELEVATION - FARMHOUSE A
1/8" = 1'-0"



LEFT ELEVATION - FARMHOUSE A
1/8" = 1'-0"



REAR ELEVATION -
FARMHOUSE A
1/8" = 1'-0"

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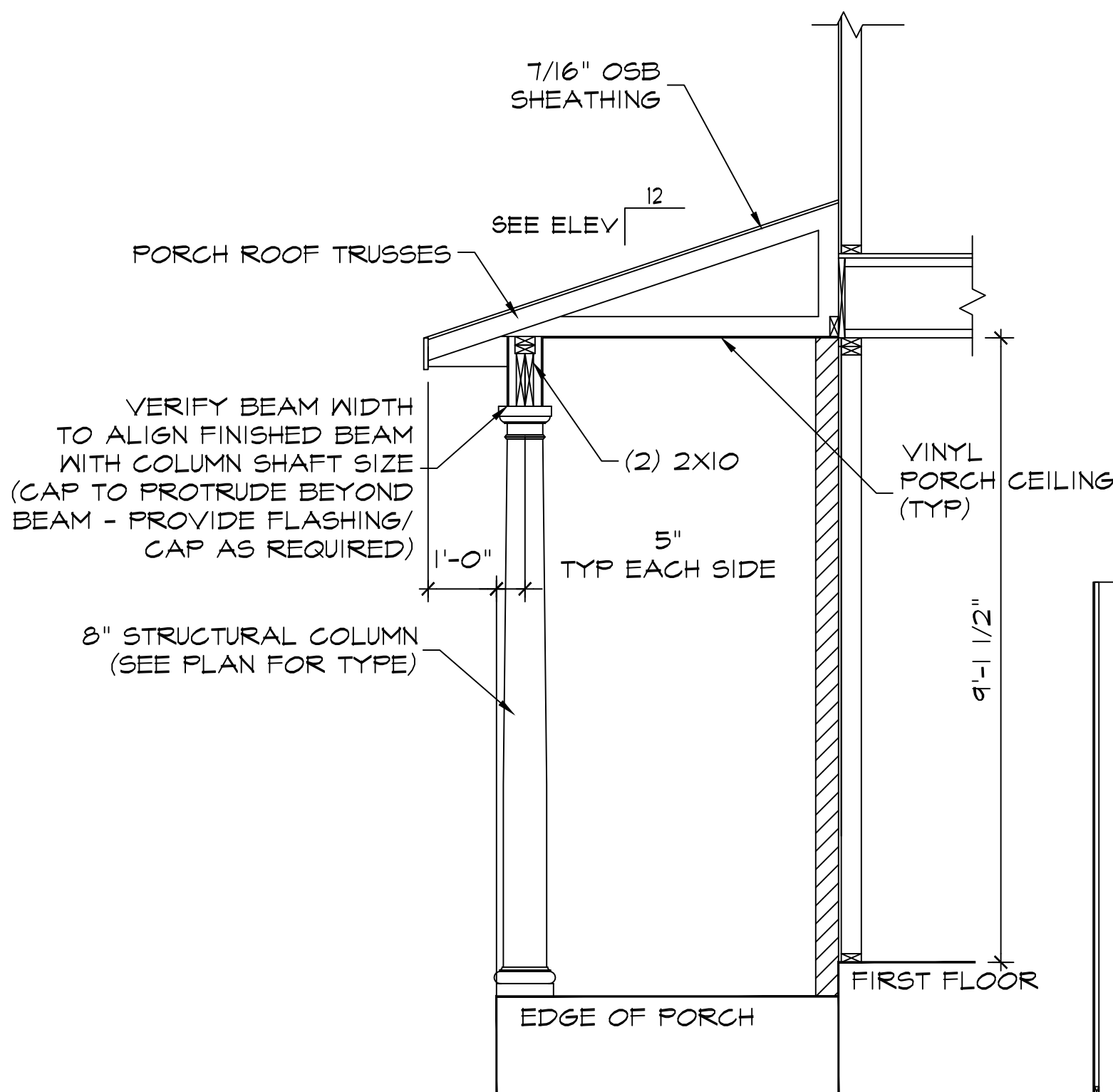
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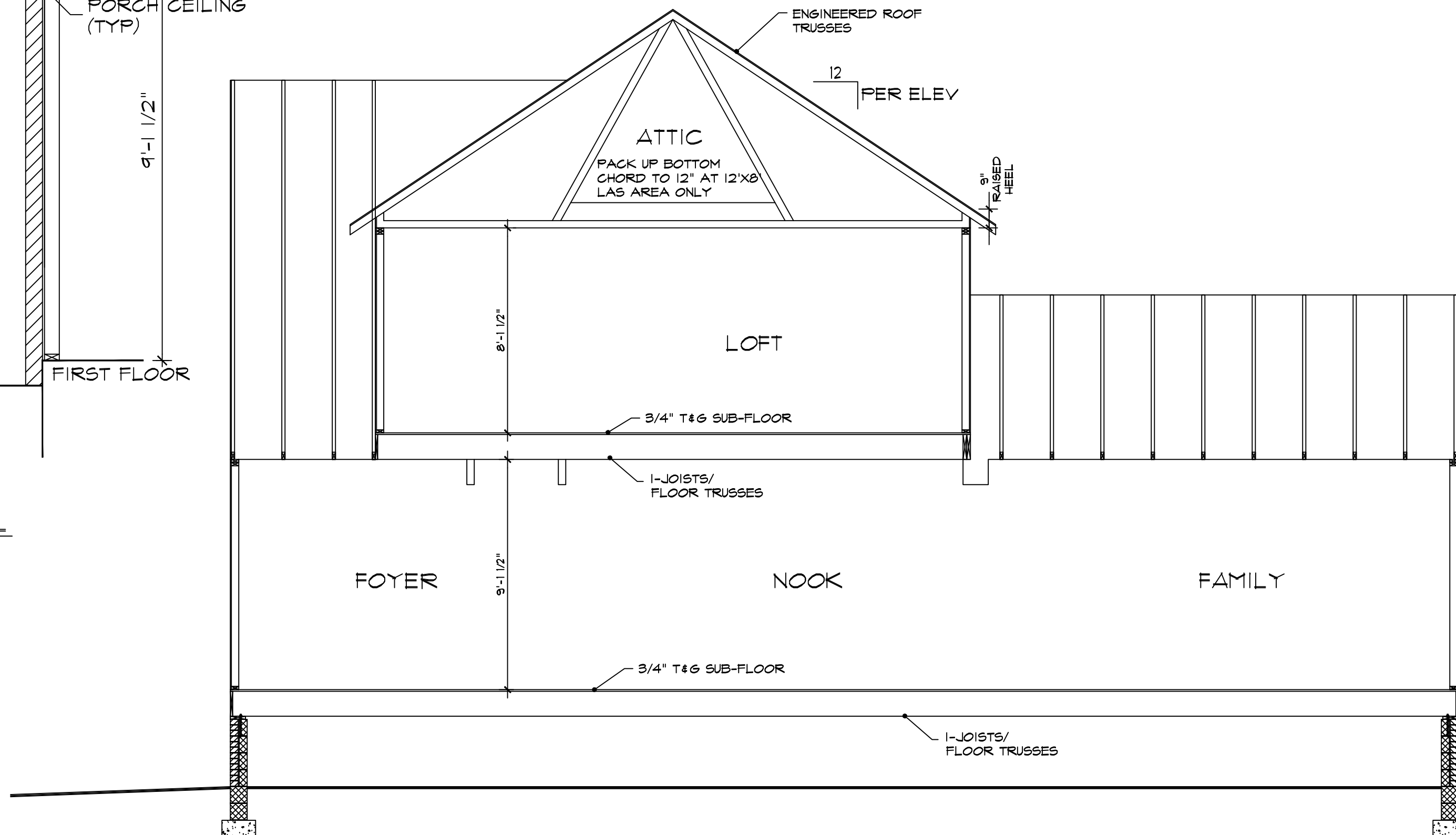
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Date: 8/18/2025	

A-5b
FA



1
A-8
PORCH DETAIL
1/2" = 1'-0"
FARMHOUSE



1
A-7
TYPICAL HOUSE SECTION
1/4" = 1'-0"
CRAWL SPACE

INSULATE PER THE PRESCRIPTIVE REQUIREMENTS OF THE IRC

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A-7

- NOTE:
- TJI 210 JOISTS MAY BE INSTALLED IN LIEU OF BCI 5000s-1.8 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE PLAN.
 - 14" FLOOR TRUSSES ENG. BY OTHERS MAY BE INSTALLED IN LIEU OF I-JOISTS. SEE FLOOR TRUSS BLOCKING DETAIL FOR FLOOR TRUSS ALTERNATIVE.

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

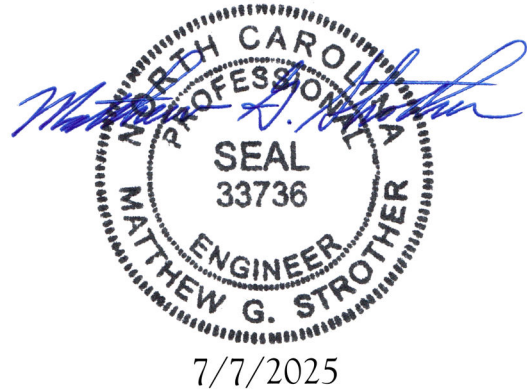
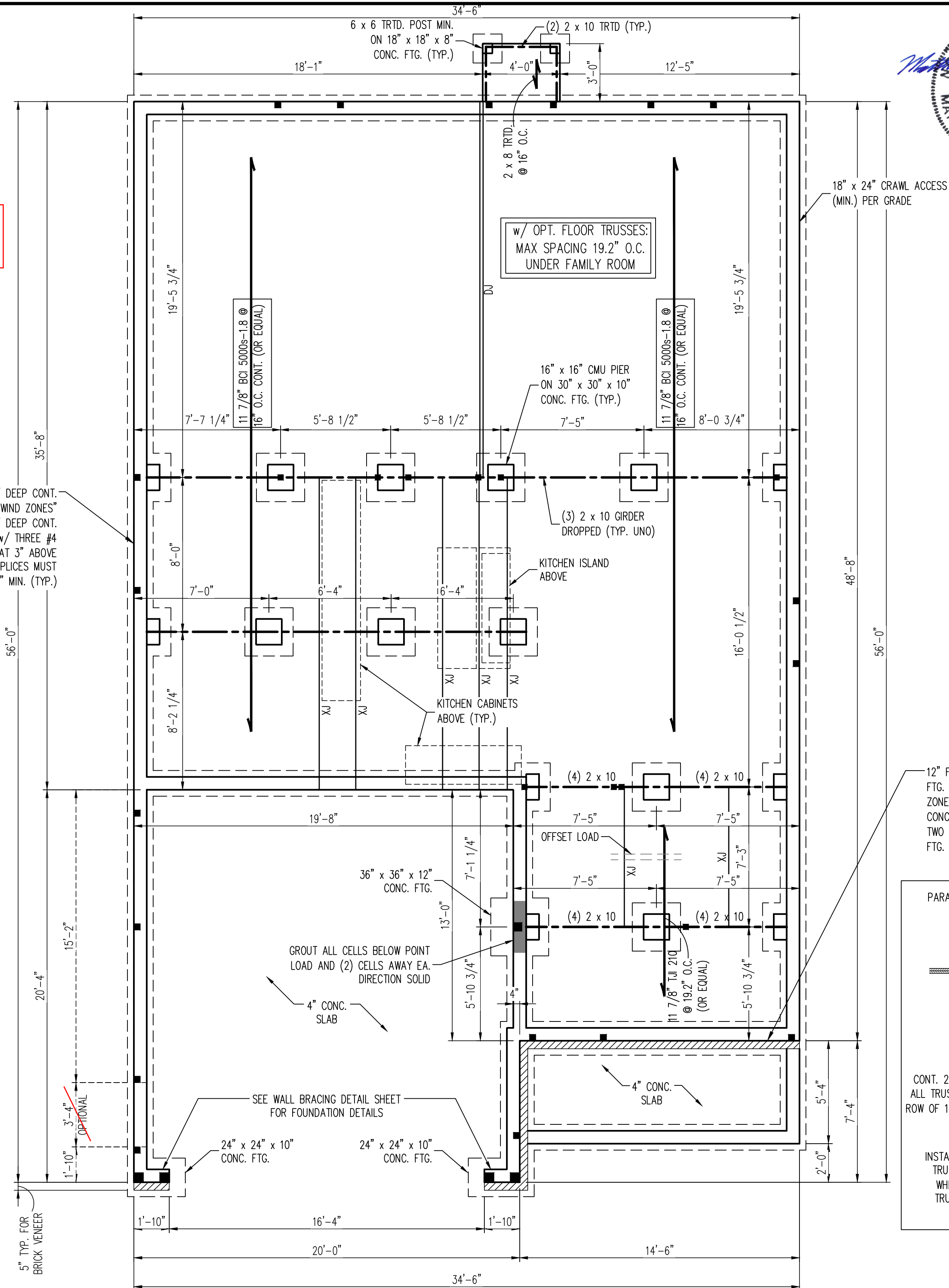
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 ("HIGH WIND ZONES" FOR 150 MPH WINDS).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

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

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

NOTE: SEE SUNROOM
W/ DECK DETAILS ON
SHEET S-1.1e

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



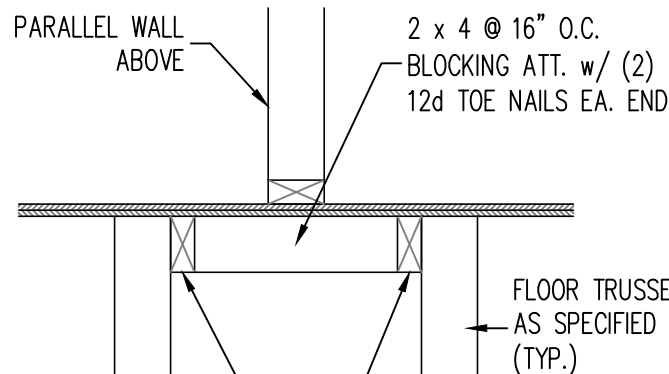
STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE #2 SPF (UNO). ALL TREATED LUMBER TO BE #2 SYP (UNO).
- INSTALL AN EXTRA OR DOUBLE JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION.
- SHADED PIERS TO BE FILLED SOLID.
- INSTALL LADDER WIRE @ 16" O.C. TO SECURE MULTIPLE WYTHE FOUNDATION WALLS TOGETHER.
- 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

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



CONT. 2 x 4 SCAB ATT. TO ALL TRUSS MEMBERS W/ (1) ROW OF 12d NAILS @ 4" O.C.

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.

J.S. THOMPSON
ENGINEERING, INC
333 EAST SIX FORKS ROAD, SUITE 180 - RALEIGH, NC 27609
PHONE: (919) 789-9919 - FAX: (919) 789-9921
N.C. LICENSE NO. C1733

TAYLOR
2018 NCRC
HH HUNT HOMES

DATE: JULY 7, 2025

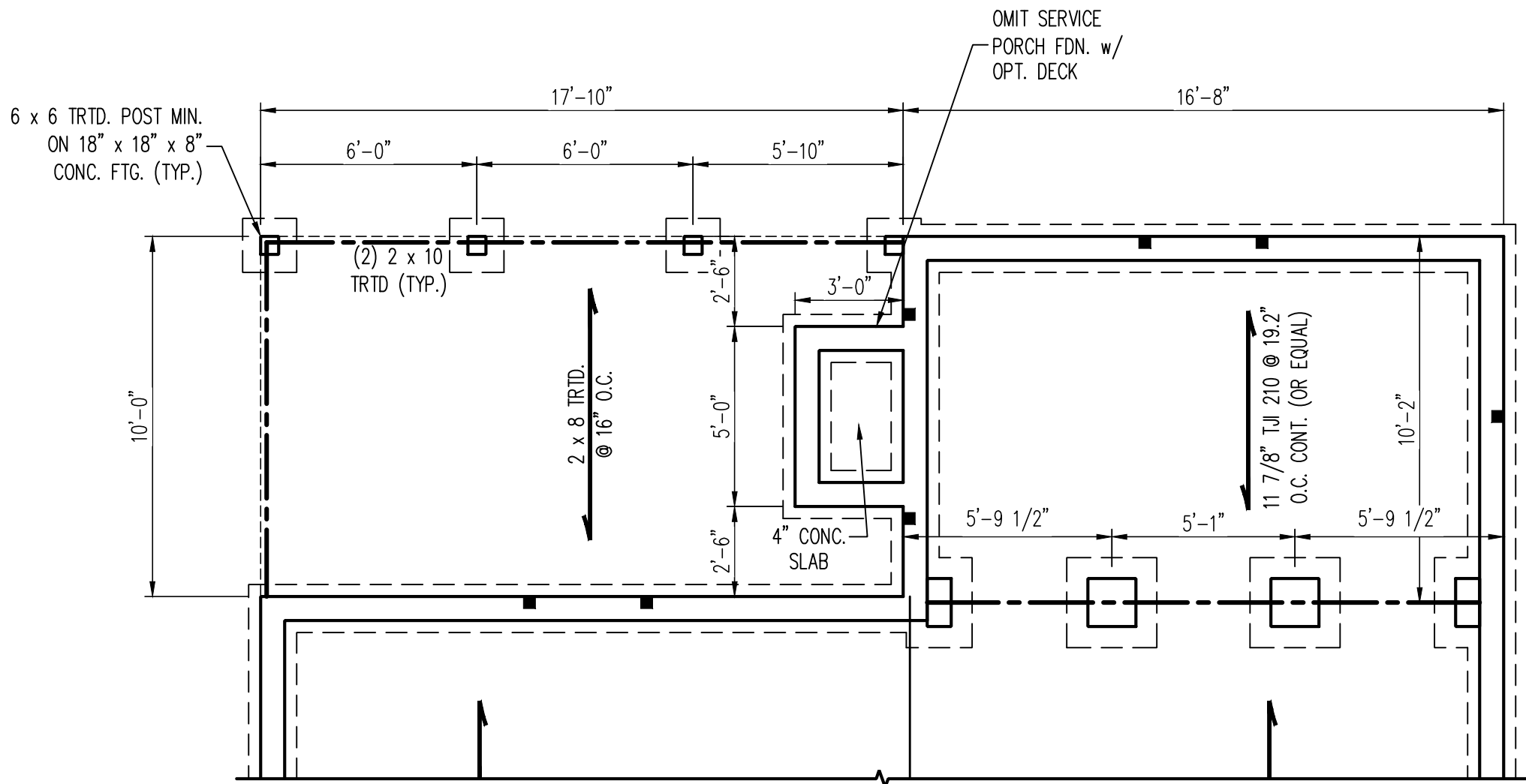
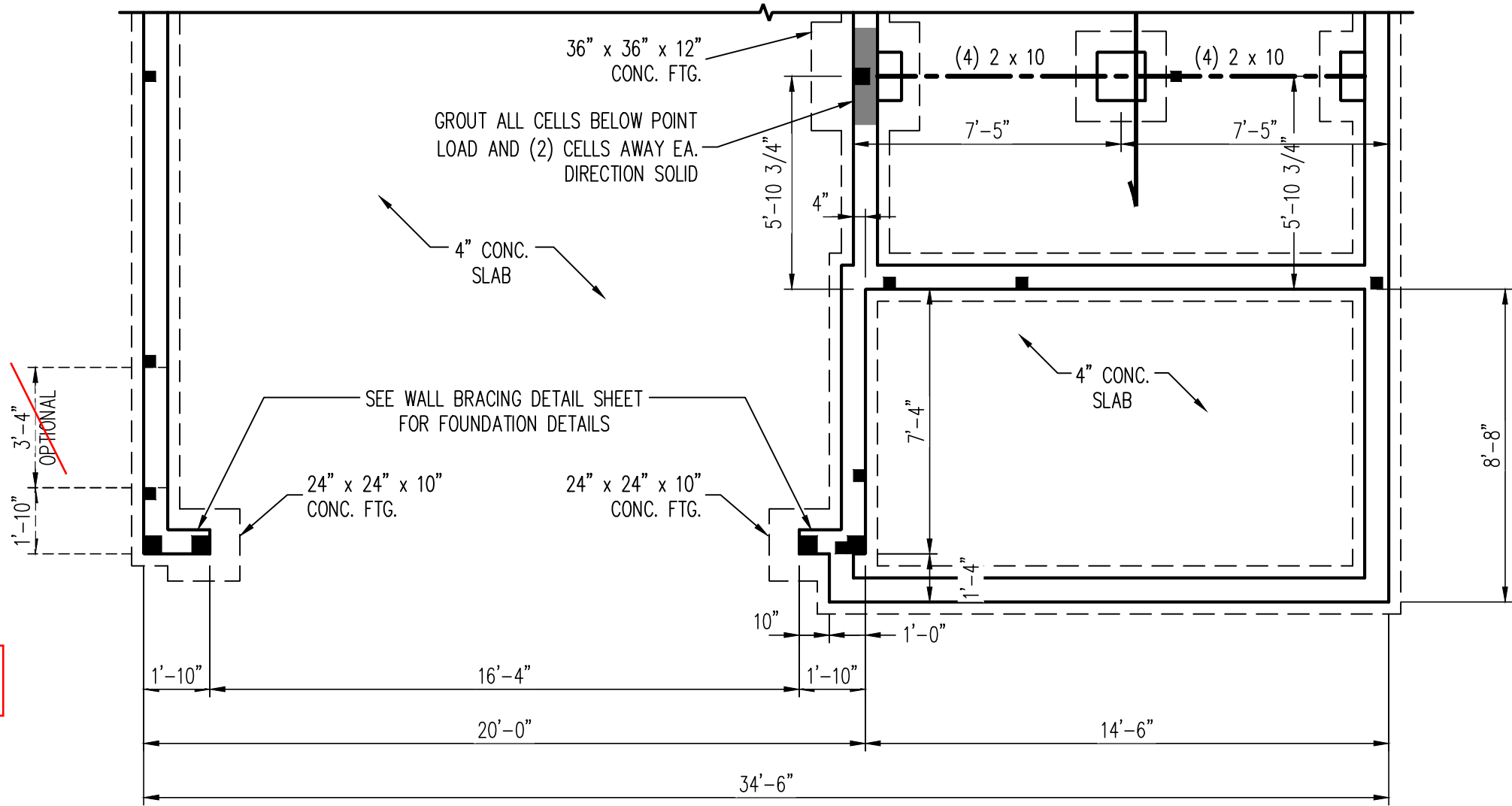
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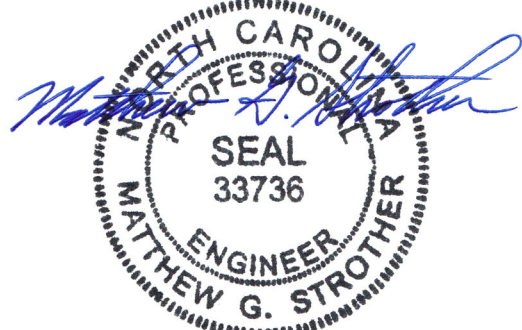
ENGINEERED BY: JAG

S-1.1a
CRAWL
FOUNDATION PLAN

FARMHOUSE A



OPTIONAL SUNROOM & OPTIONAL DECK



7/7/2025

J.S. THOMPSON
ENGINEERING, INC
333 EAST SIX FORKS ROAD, SUITE 180 - RALEIGH, NC 27609
PHONE: (919) 789-9919 - FAX: (919) 789-9921
N.C. LICENSE NO.: C1733

TAYLOR
2018 NCRC
HH HUNT HOMES

DATE: JULY 7, 2025
SCALE: 1/4" = 1'-0"
DRAWN BY: HH HUNT HOMES
ENGINEERED BY: JAG

S-1.1c
CRAWL
FOUNDATION PLAN



150 MPH ULTIMATE DESIGN WIND SPEED
STRUCTURAL NOTES

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CHAPTER 45 OF THE 2024 NCRC.
- ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO.)
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
- EXTERIOR WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (2) KING STUDS EA. END (UNO.). SEE TABLE THIS SHEET FOR ADDITIONAL KING STUD REQUIREMENTS.
- 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.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.)
- 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 1000 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO.)
- FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB w/ (2) METAL ANGLES USING 2" CONC. SCREWS. FASTEN ANGLES TO COLUMNS w/ 1/4" THROUGH BOLTS w/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
- ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG PANEL EDGES AND 6" O.C. IN THE FIELD.
- 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.

120 MPH ULTIMATE DESIGN WIND SPEED
STRUCTURAL NOTES:

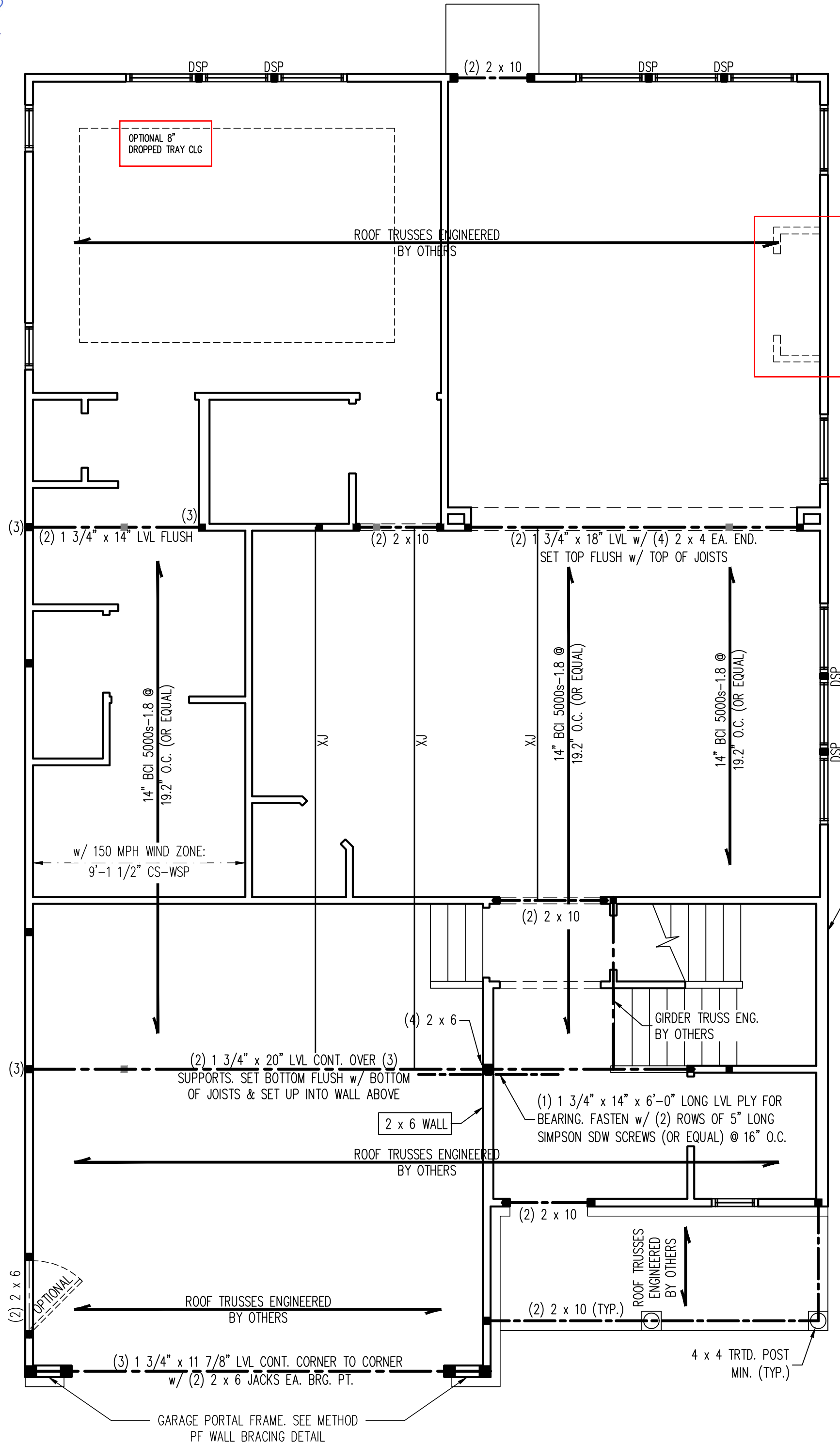
- ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO.)
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
- WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.)
- 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 (UNO.)
- 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.
- FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB w/ (2) METAL ANGLES USING 2" CONC. SCREWS. FASTEN ANGLES TO COLUMNS w/ 1/4" THROUGH BOLTS w/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 3'	1
> 3' TO 6'	2
> 6' TO 9'	3
> 9' TO 12'	4
> 12' TO 15'	5

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

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 3'	2
> 3' TO 6'	3
> 6' TO 9'	4
> 9' TO 12'	5
> 12' TO 15'	6



BRACED WALL DESIGN NOTES:

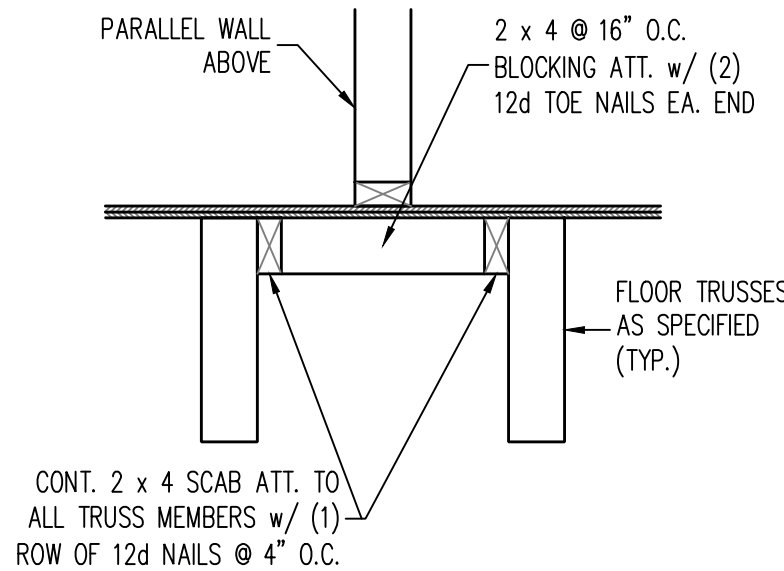
- BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY ENGINEERED DESIGN" OF THE NCRC 2018 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.1 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
- 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 2018 EDITION.
- CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
- GB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL 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.
- 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 2018 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

NOTE:

- TJI 210 JOISTS MAY BE INSTALLED IN LIEU OF BCI 5000s-1.8 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE PLAN.
- 14" FLOOR TRUSSES ENG. BY OTHERS MAY BE INSTALLED IN LIEU OF 1-JOISTS. SEE FLOOR TRUSS BLOCKING DETAIL FOR FLOOR TRUSS ALTERNATIVE.

LEGEND

CONT	CONTINUOUS
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



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.

J.S. THOMPSON
ENGINEERING, INC.

333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO.: C-1733

TAYLOR
2018 NCRC
HH HUNT HOMES

DATE: JULY 7, 2025

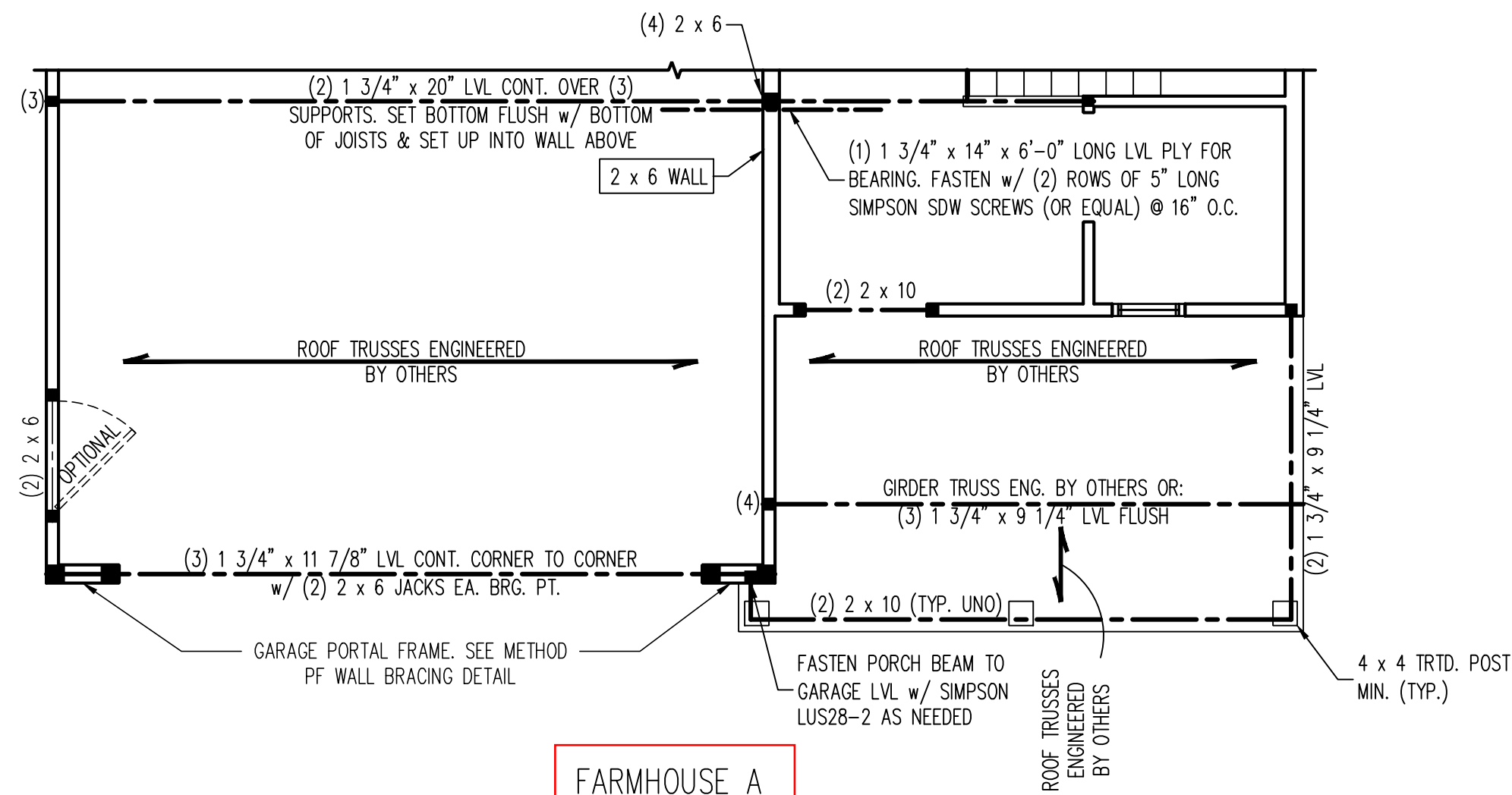
SCALE: 1/4" = 1'-0"

DRAWN BY: HH HUNT HOMES

ENGINEERED BY: JAG

S-3a
SECOND FLOOR
FRAMING PLAN

HERITAGE A



FARMHOUSE A



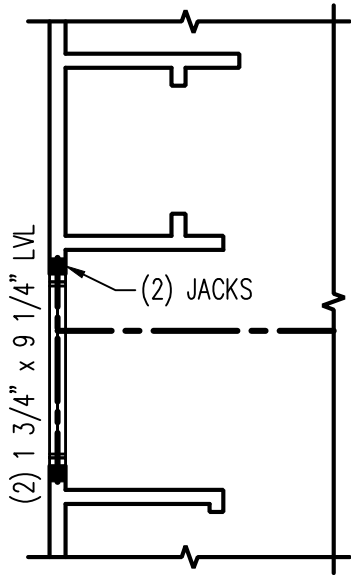
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ENGINEERING, INC**
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PHONE: (919) 789-9919 - FAX: (919) 789-9921
N.C. LICENSE NO.: C1733

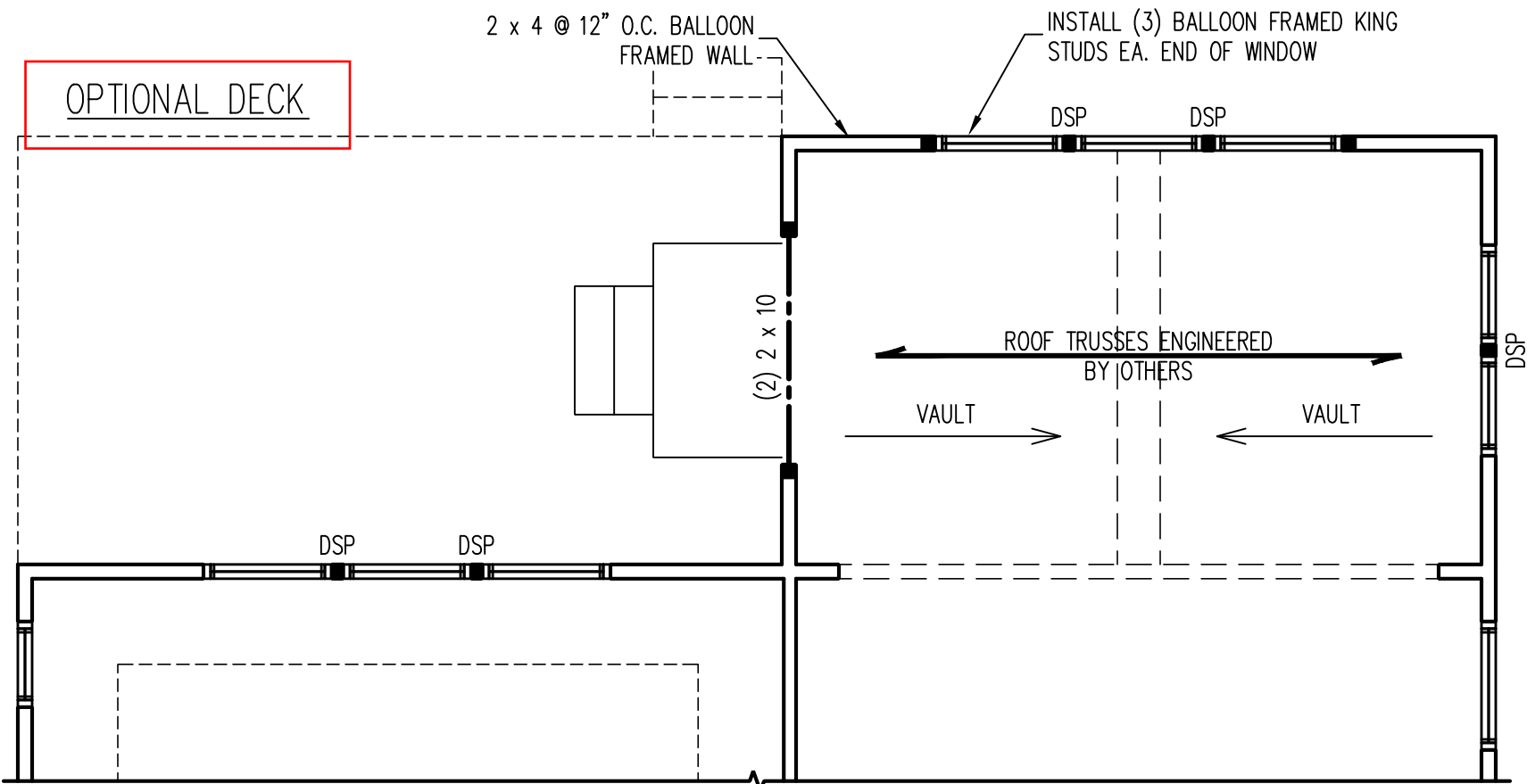
TAYLOR
2018 NCRC
HH HUNT HOMES

DATE: JULY 7, 2025
SCALE: 1/4" = 1'-0"
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S-3c
SECOND FLOOR
FRAMING PLAN



PRIMARY BATH
OPTIONAL
5' C.T. SHOWER



7/7/2025

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ENGINEERING, INC**
333 EAST SIX FORKS ROAD, SUITE 180 - RALEIGH, NC 27609
PHONE: (919) 789-9919 - FAX: (919) 789-9921
N.C. LICENSE NO.: C1733

TAYLOR
2018 NCRC
HH HUNT HOMES

DATE: JULY 7, 2025
SCALE: 1/4" = 1'-0"
DRAWN BY: HH HUNT HOMES
ENGINEERED BY: JAG

S-3d
SECOND FLOOR
FRAMING PLAN

BRACED WALL DESIGN NOTES:

1. BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY ENGINEERED DESIGN" OF THE NCRC 2018 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.1 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 2018 EDITION.
3. CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
4. GB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL 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.
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 2018 EDITION.
6. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

150 MPH ULTIMATE DESIGN WIND SPEED
STRUCTURAL NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CHAPTER 45 OF THE 2024 NCRC.
2. ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO.)
3. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
4. EXTERIOR WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (2) KING STUDS EA. END (UNO.). SEE TABLE THIS SHEET 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. ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG PANEL EDGES AND 6" O.C. IN THE FIELD.
7. 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. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

120 MPH ULTIMATE DESIGN WIND SPEED
STRUCTURAL NOTES:

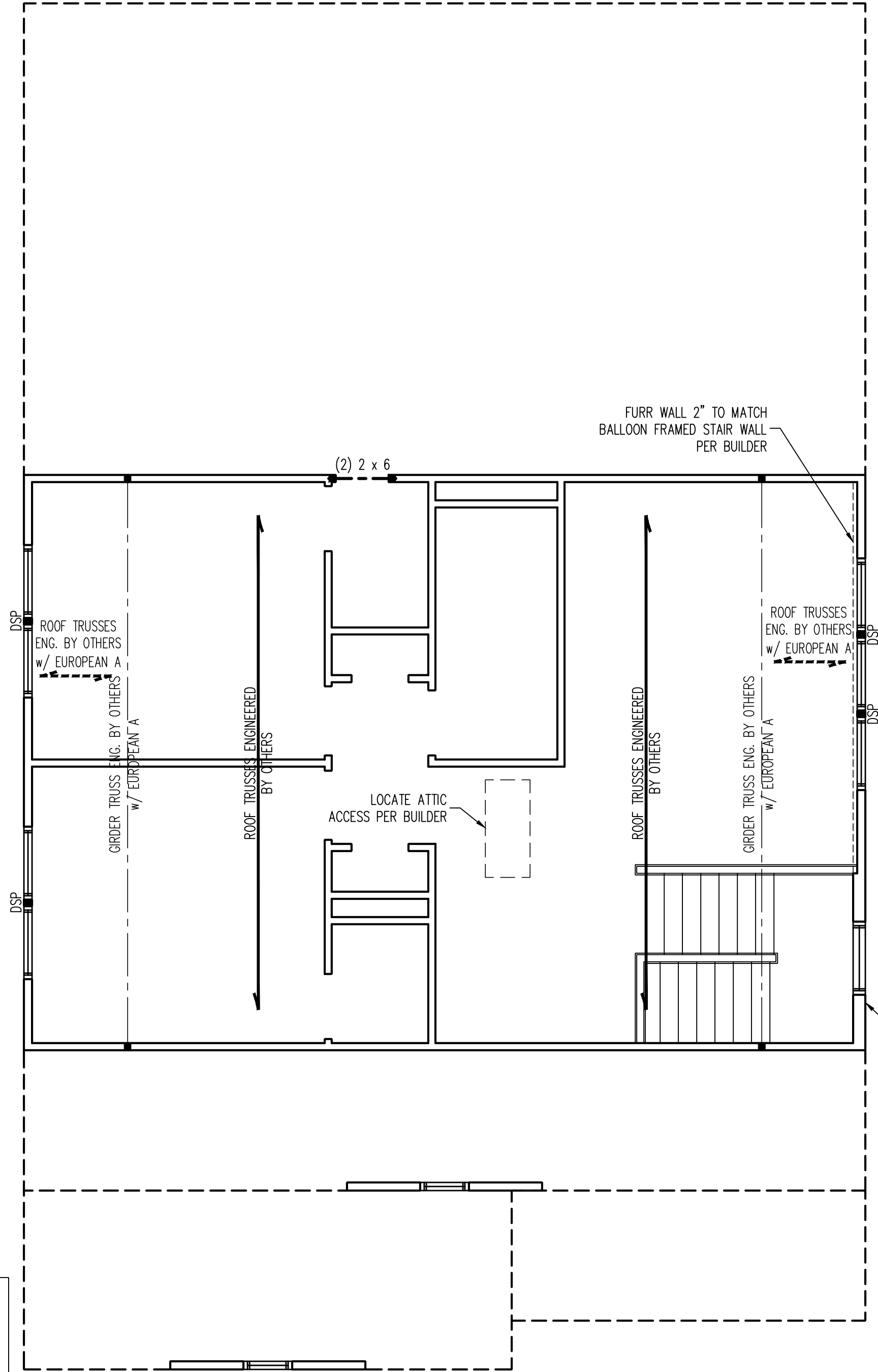
1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
4. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SQUARES TO BE (2) STUDS (UNO.)
5. 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

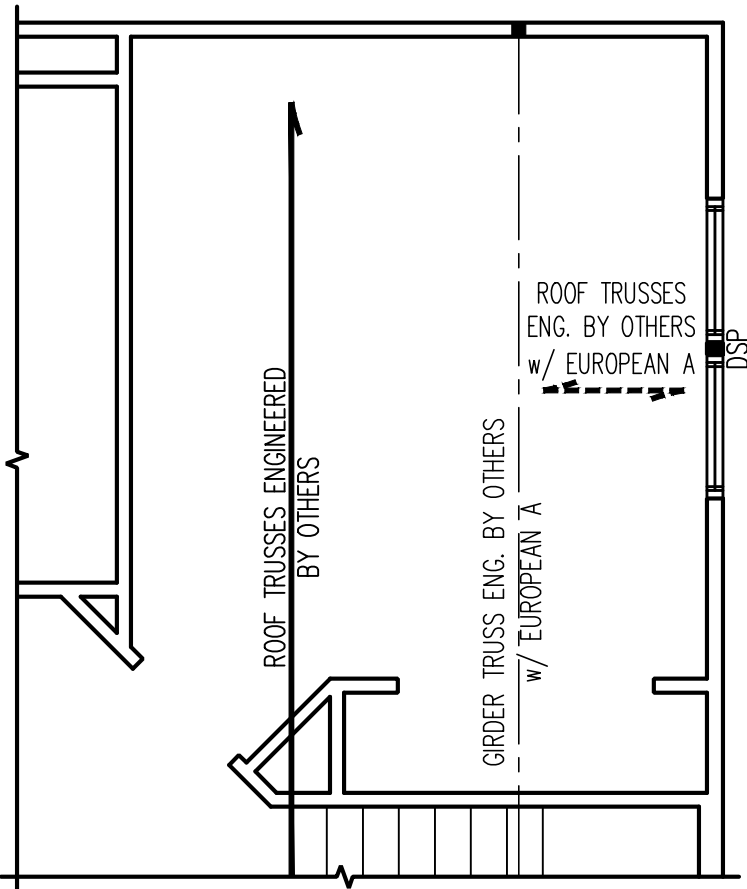
HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 3'	1
> 3' TO 6'	2
> 6' TO 9'	3
> 9' TO 12'	4
> 12' TO 15'	5

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

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 3'	2
> 3' TO 6'	3
> 6' TO 9'	4
> 9' TO 12'	5
> 12' TO 15'	6



LEGEND	
CONT	CONTINUOUS
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



OPTIONAL BEDROOM #4

2 x 6 @ 16" O.C. BALLOON FRAMED WALL
FROM BELOW. INSTALL (2) 2 x 6 BALLOON
FRAMED KING STUDS EA. SIDE OF WINDOW
OR IN HIGH WIND ZONES: 2 x 6 @ 12"
O.C. BALLOON FRAMED WALL FROM BELOW.



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**J.S. THOMPSON
ENGINEERING, INC**
333 EAST SIX FORKS ROAD, SUITE 180 - RALEIGH, NC 27609
PHONE: (919) 789-9919 - FAX: (919) 789-9921
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TAYLOR
2018 NCRC
HH HUNT HOMES

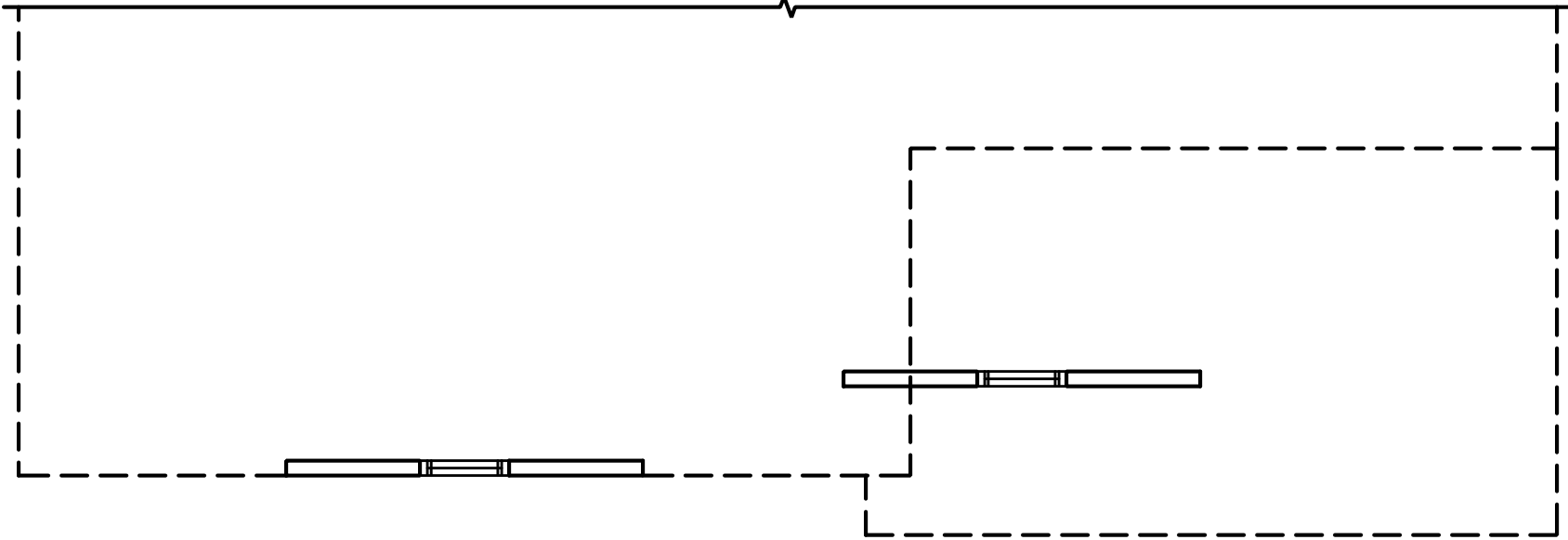
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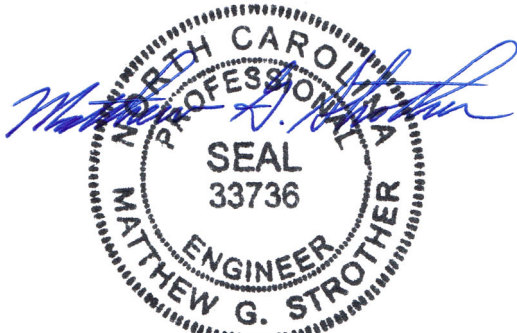
DRAWN BY: HH HUNT HOMES

ENGINEERED BY: JAG

S4a
ATTIC FLOOR
FRAMING PLAN



FARMHOUSE A



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ENGINEERING, INC
333 EAST SIX FORKS ROAD, SUITE 180 - RALEIGH, NC 27609
PHONE: (919) 789-9919 - FAX: (919) 789-9921
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2018 NCRC
HH HUNT HOMES

DATE: JULY 7, 2025

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

DRAWN BY: HH HUNT HOMES

ENGINEERED BY: JAG

S-4c
ATTIC FLOOR
FRAMING PLAN

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

150 MPH ULTIMATE DESIGN WIND SPEED
ROOF STRUCTURAL NOTES:

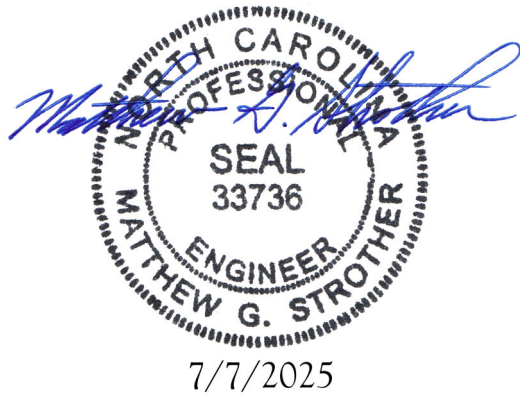
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CHAPTER 45 OF THE 2018 NCRC.
- ALL FRAMING LUMBER TO BE #2 SPF (UNO).
- SECURE EA. RAFTER OR TRUSS TO BEARING WALL w/ (1) SIMPSON H10A HURRICANE TIE (OR EQUAL) UNLESS NOTED OTHERWISE BY TRUSS ENGINEER BASED ON DESIGN UPLIFT FOR EA. TRUSS. REFER TO SECTION R4508 OF THE 2018 NCRC TO ENSURE COMPLIANCE WITH REQUIRED UPLIFT AND LATERAL CONNECTIONS.
- ROOF SHEATHING PANELS TO BE 7/16" MINIMUM THICKNESS. SECURE PANELS TO RAFTERS OR TRUSSES w/ 10d NAILS AT 6" O.C. ALONG EDGES AND 12" O.C. IN THE FIELD. ATTACH SHEATHING TO GABLE FRAMING AT 4" O.C..
- INSTALL 2x BLOCKING AT SHEATHING JOINTS, INCLUDING RIDGES, IN THE END TWO RAFTER OR TRUSS SPACES.
- 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.
- 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.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

120 MPH ULTIMATE DESIGN WIND SPEED
ROOF STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE #2 SPF (UNO).
- STICK FRAME OVER-FRAMED ROOF SECTIONS w/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS.
- FASTEN FLAT VALLEYS TO RAFTERS 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.
- REFER TO SECTION R802.11 OF THE 2018 NCRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

LEGEND

XR	EXTRA RAFTER
DR	DOUBLE RAFTER
TR	TRIPLE RAFTER
RS	RAFTER 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
333 EAST SIX FORKS ROAD, SUITE 180 - RALEIGH, NC 27609
PHONE: (919) 789-9919 - FAX: (919) 789-9921
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TAYLOR
2018 NCRC
HH HUNT HOMES

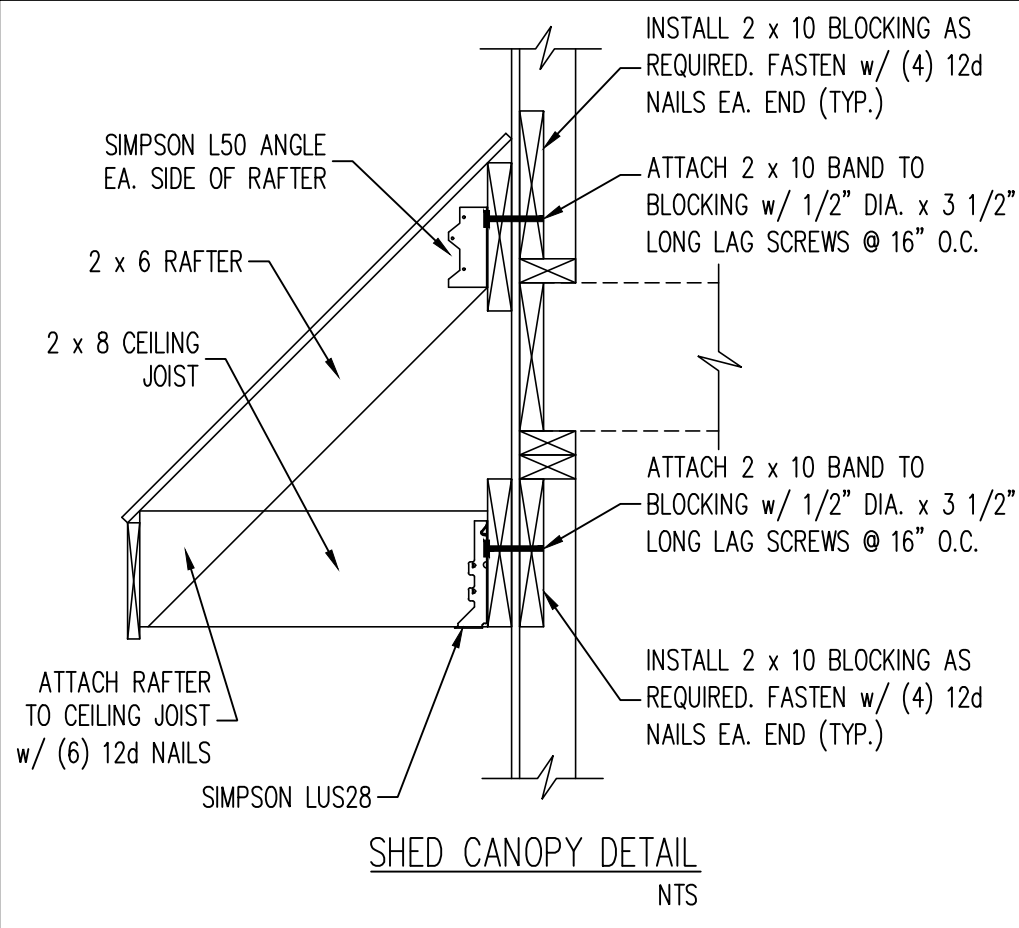
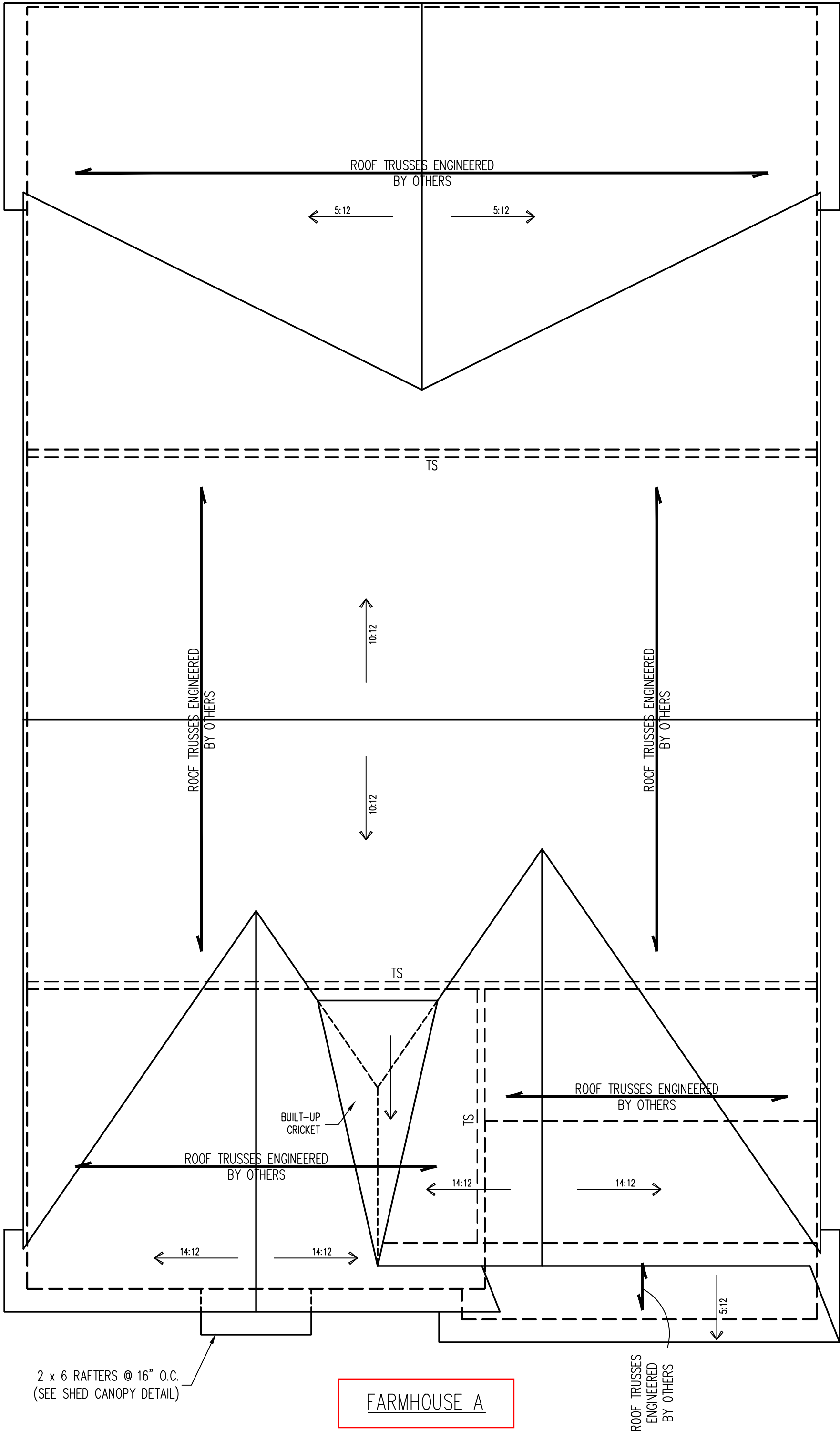
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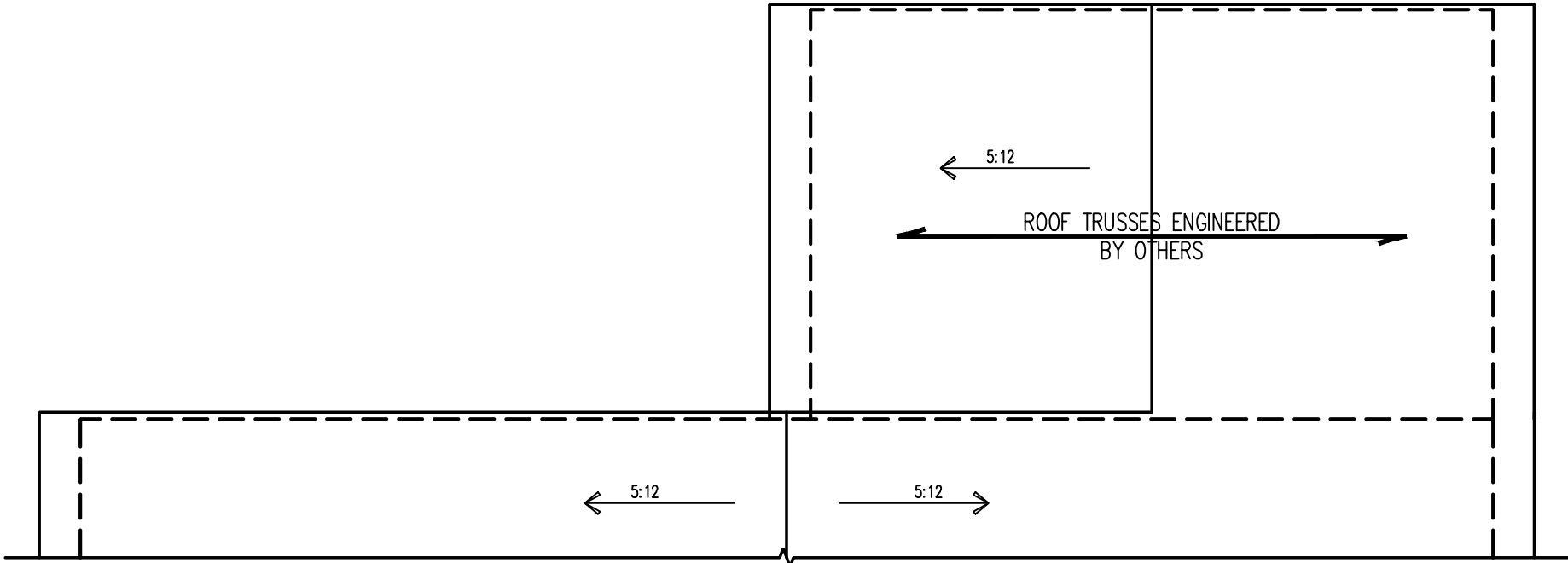
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DRAWN BY: HH HUNT HOMES

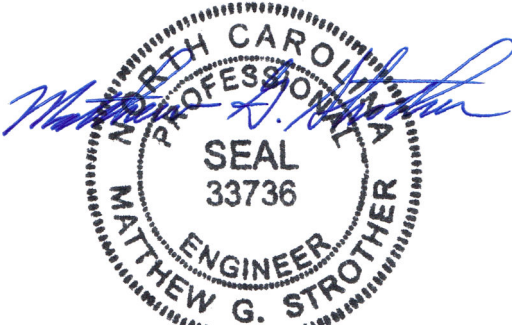
ENGINEERED BY: JAG

S-5f
ROOF FRAMING
PLAN





OPTIONAL SCREEN PORCH / SUNROOM



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333 EAST SIX FORKS ROAD, SUITE 180 - RALEIGH, NC 27609
PHONE: (919) 789-9919 - FAX: (919) 789-9921
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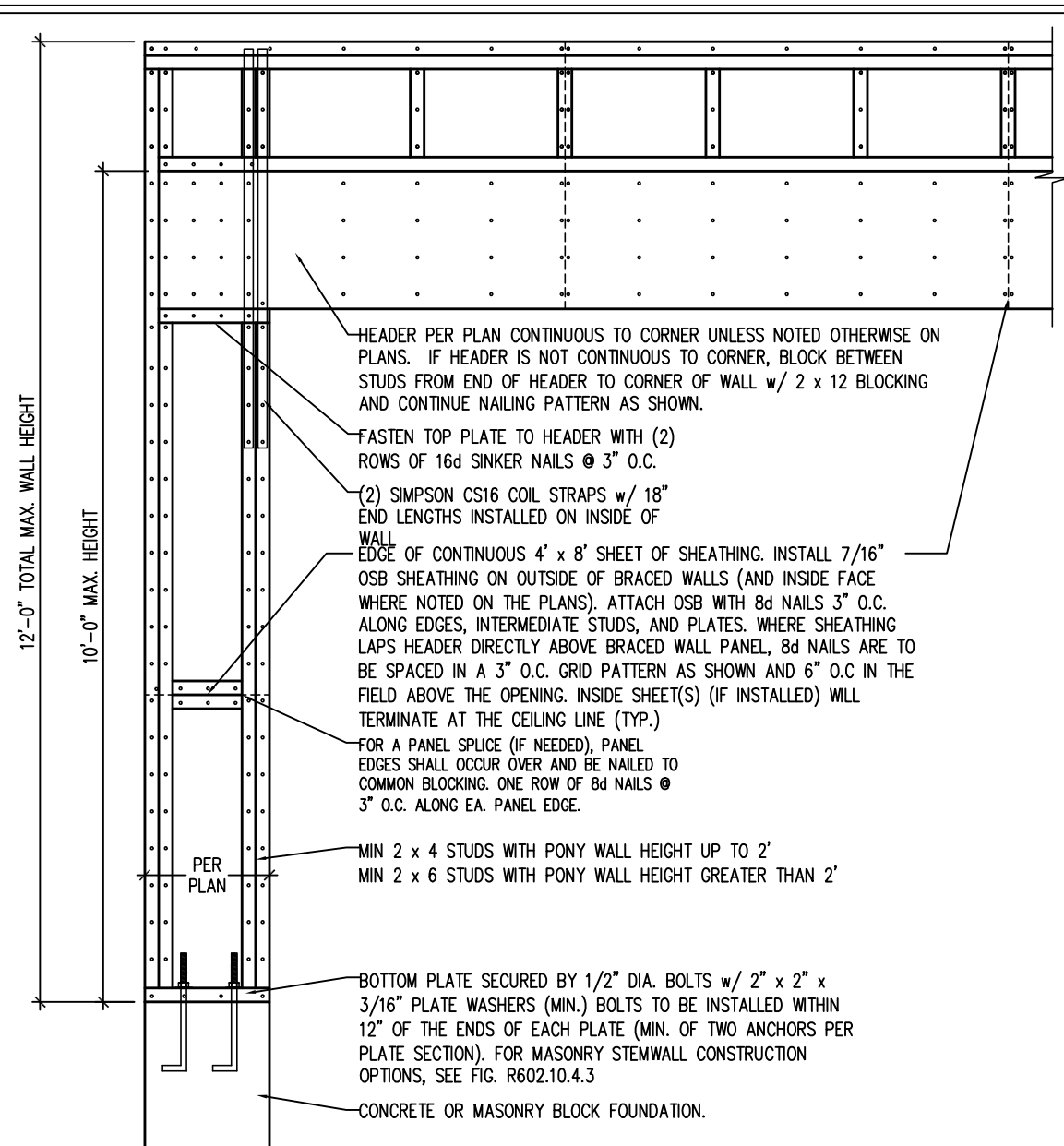
TAYLOR
2018 NCRC
HH HUNT HOMES

DATE: JULY 7, 2025
SCALE: 1/4" = 1'-0"
DRAWN BY: HH HUNT HOMES
ENGINEERED BY: JAG

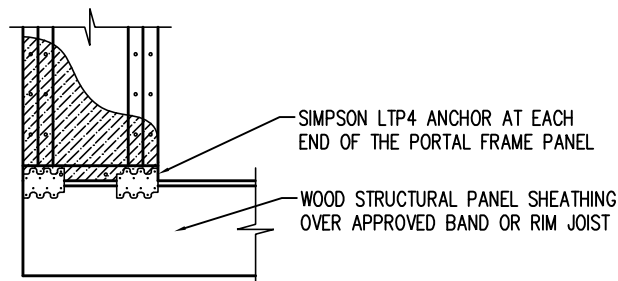
S-5g
ROOF FRAMING
PLAN

GENERAL WALL BRACING NOTES:

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NCRBC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NCRBC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NCRBC 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 ENGINEERING PRACTICE.
4. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
5. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10.3 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 R602.10.1.
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 ATTACHED 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). EXTERIOR GB TO BE INSTALLED VERTICALLY.
9. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602. 10.3. METHOD CS-WSP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES .5 ITS ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 1.5 TIMES ITS ACTUAL LENGTH.



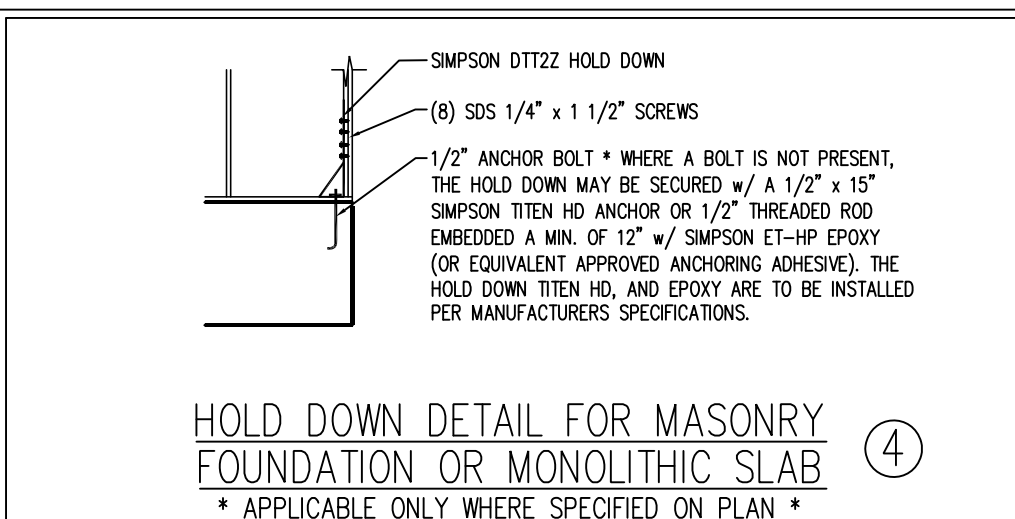
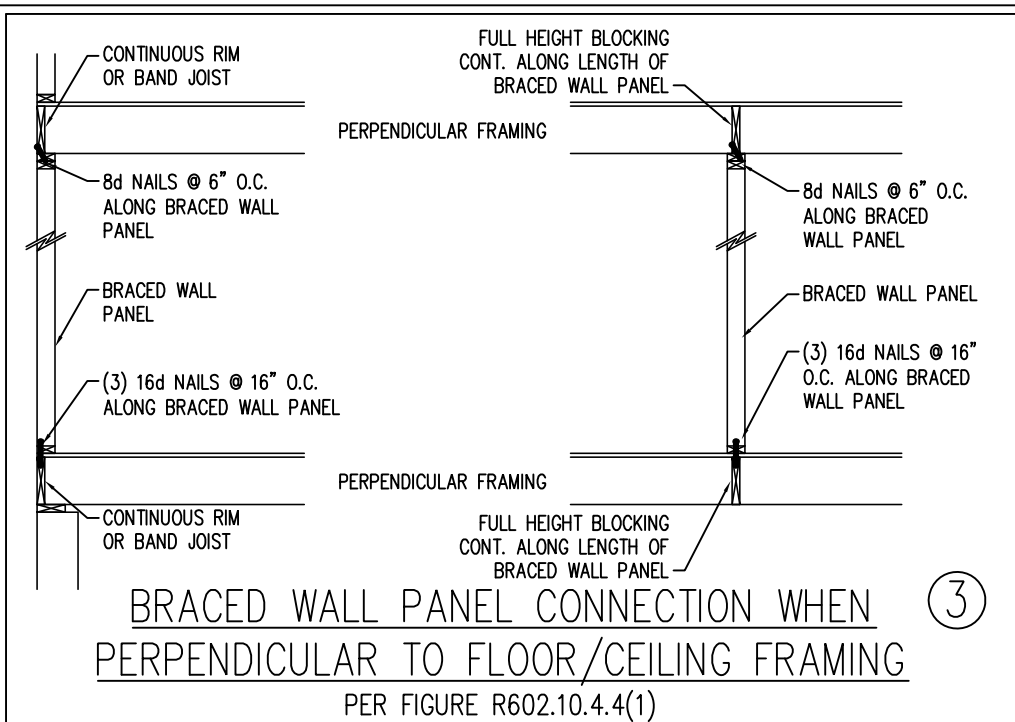
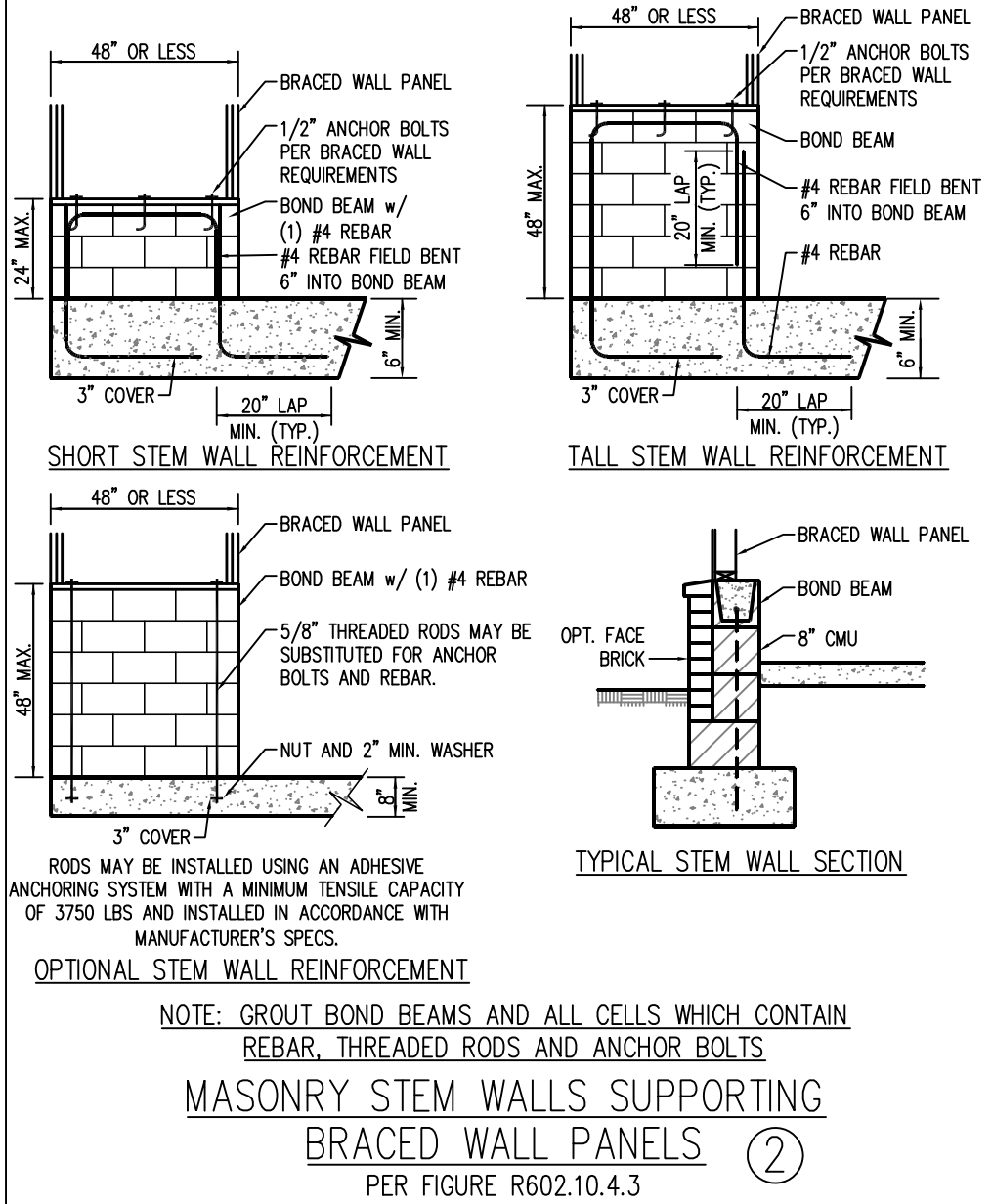
OVER CONCRETE OR MASONRY BLOCK FOUNDATION



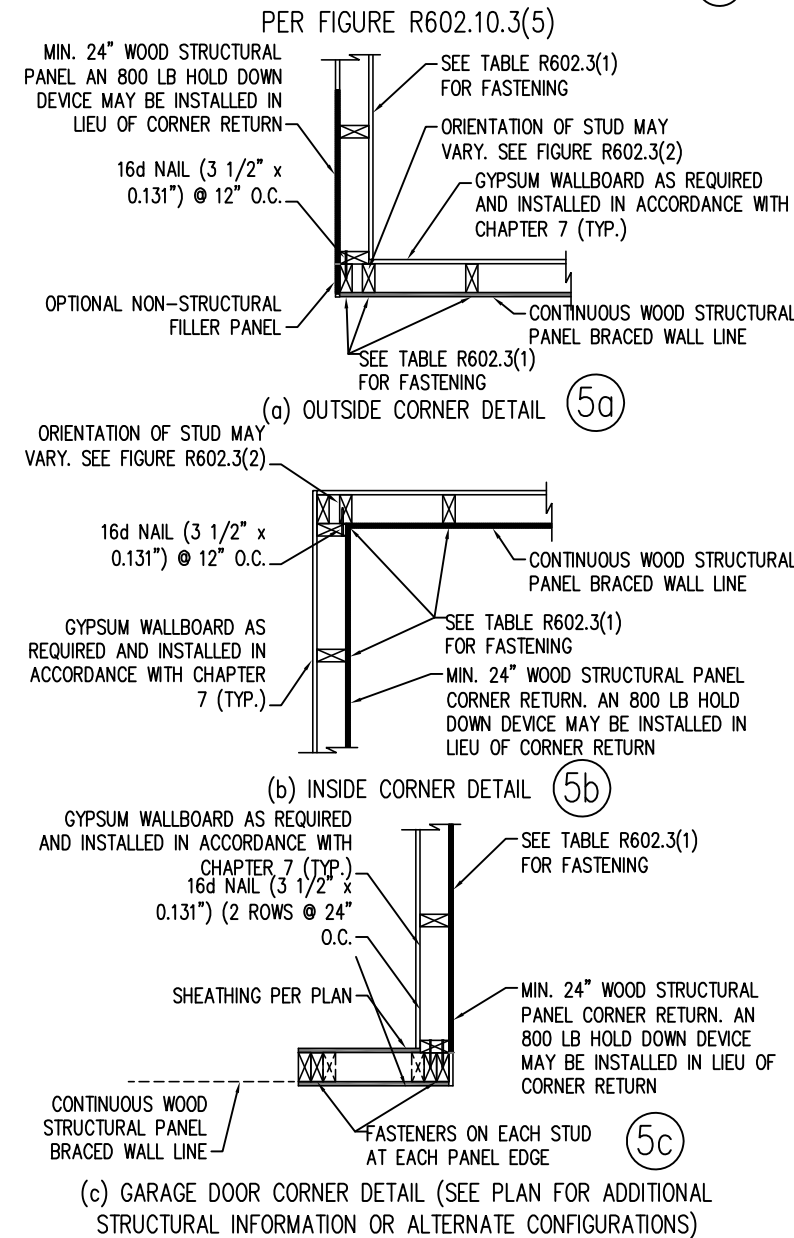
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

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

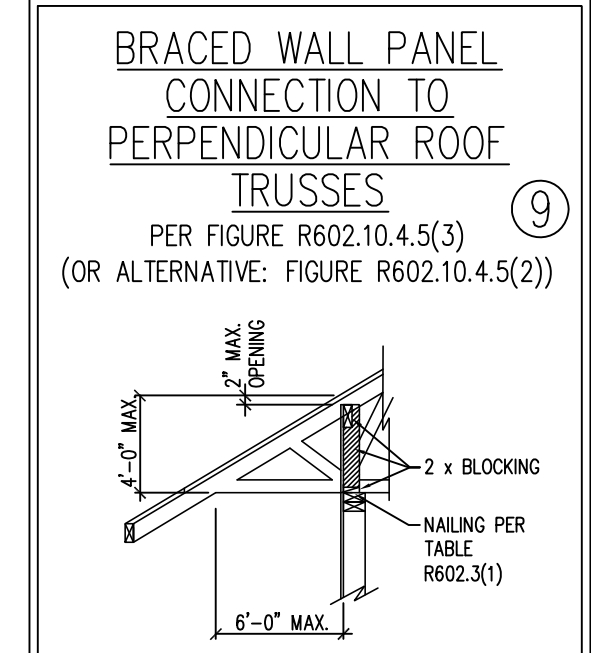
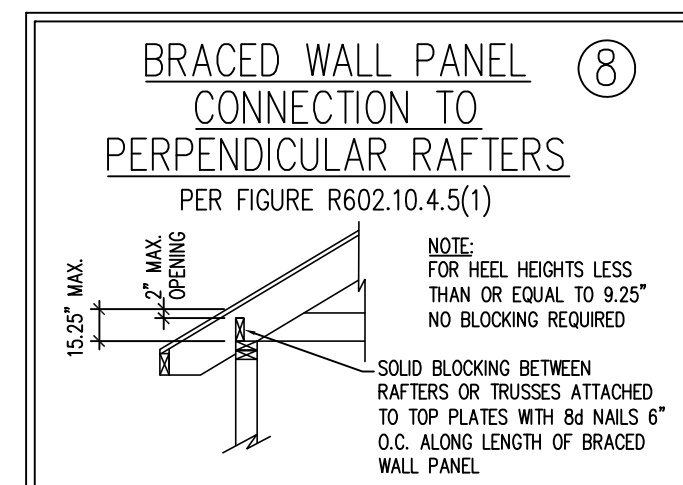
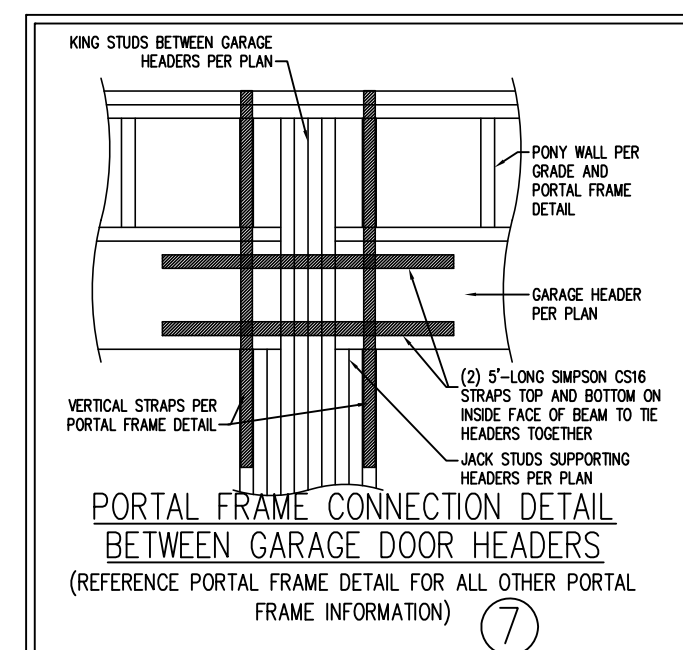
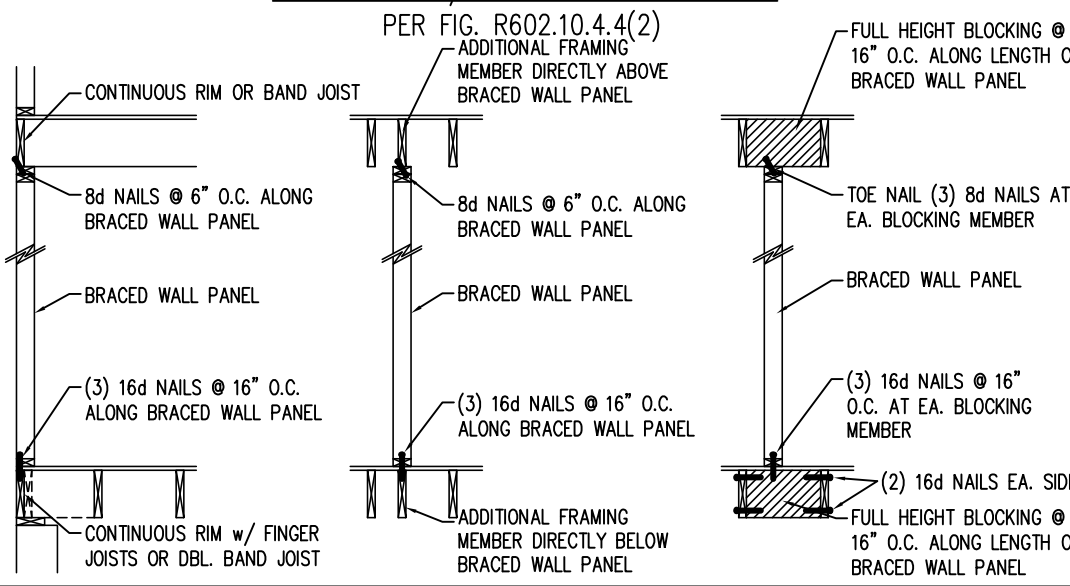
METHOD PF-PORTAL FRAME DETAIL ①



TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤



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



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J.S. THOMPSON ENGINEERING, INC.
331 EAST SIX FORKS ROAD SUITE 100 RALEIGH, NC 27609
PHONE: (919) 789-0919 FAX: (919) 789-9911
N.C. LICENSE NO. C-1733

WALL BRACING NOTES AND DETAILS

DATE: MAY 18, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY: JST
ENGINEERED BY: JST

BRACED WALL NOTES AND DETAILS AND PF DETAIL

GENERAL NOTES

- ENGINEER’S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER’S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER’S SEAL DOES NOT APPLY TO I–JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NCRC), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NCRC, 2018 EDITION (R301.4 – R301.7)

DESIGN CRITERIA:	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN)
ATTIC WITH LIMITED STORAGE	20	10	L/240 (L/360 w/ BRITTLE FINISHES)
ATTIC WITHOUT STORAGE	10	10	L/360
DECKS	40	10	L/360
EXTERIOR BALCONIES	40	10	L/360
FIRE ESCAPES	40	10	L/360
HANDRAILS/GUARDRAILS	200	10	L/360
PASSENGER VEHICLE GARAGE	50	10	L/360
ROOMS OTHER THAN SLEEPING ROOM	40	10	L/360
SLEEPING ROOMS	30	10	L/360
STAIRS	40	10	L/360
WIND LOAD	(BASED ON TABLE R301.2(4) WIND ZONE AND EXPOSURE)		
GROUND SNOW LOAD: Pg	20 (PSF)		

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

- FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NCRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NCRC, 2018 EDITION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24” FOR CLEAN SAND OR GRAVEL. A 4” THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL–DRAINED OR SAND–GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NCRC, 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 SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NCRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3” IN FOOTINGS AND 1 1/2” IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4”. CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2” FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2” FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8” OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NCRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCMA TR68–A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(1), R404.1.1(2), R404.1.1(3), OR R404.1.1(4) OF THE NCRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(5) OF THE NCRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16” O.C. WHERE GRADE PERMITS (UNO).

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FRAMING NOTES

- 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).
- 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.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS
A. W AND WT SHAPES: ASTM A992
B. CHANNELS AND ANGLES: ASTM A36
C. PLATES AND BARS: ASTM A36
D. HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B
E. STEEL PIPE: ASTM A53, GRADE B, TYPE E OR S
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2” AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):
A. WOOD FRAMING (2) 1/2” DIA. x 4” LONG LAG SCREWS
B. CONCRETE (2) 1/2” DIA. x 4” WEDGE ANCHORS
C. MASONRY (FULLY GROUTED) (2) 1/2” DIA. x 4” LONG SIMPSON TITEN HD ANCHORS
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.

- 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 R602.7(1) AND R602.7(2) OF THE NCRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.7.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2” MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2” DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24” CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2” EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6” FROM EACH END (UNO).
- ALL I–JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I–JOISTS PER MANUFACTURER’S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8’–0” IN LENGTH, REST A 6” x 4” x 5/16” STEEL ANGLE WITH 6” MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (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, 2018 EDITION.
- FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8’–0”. FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16” O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24” O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER–FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16” O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO.) POSTS MAY BE SECURED USING ONE SIMPSON H6 OR LTS12 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16” SECTION OF SIMPSON CS16 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

J.S. THOMPSON
ENGINEERING, INC
333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO.: C1733

STANDARD STRUCTURAL NOTES

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ENGINEERED BY: JST

STRUCTURAL
NOTES