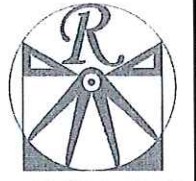
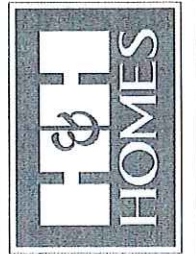


Approved
 08/17/2018

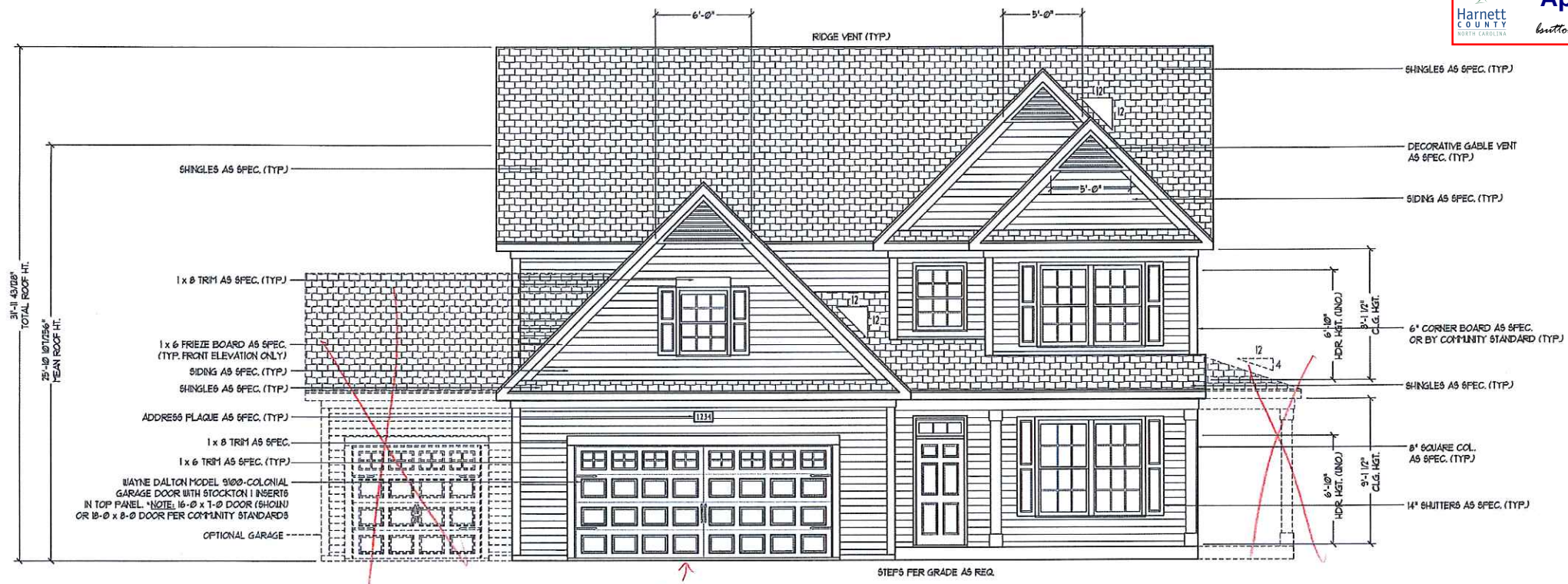


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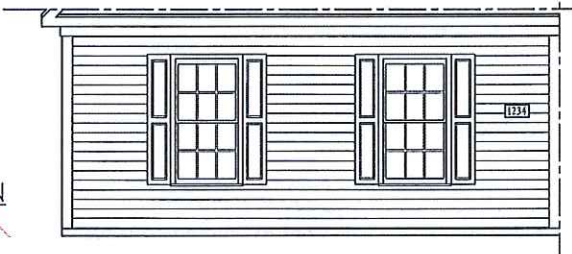
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 ENGINEERING, INC.
 605 WADE AVE., SUITE 104
 RALEIGH, NC 27605
 PLYMOUTH, NC 27859
 FAX (919) 789-9921
 N.C. LICENSE NO. C1733



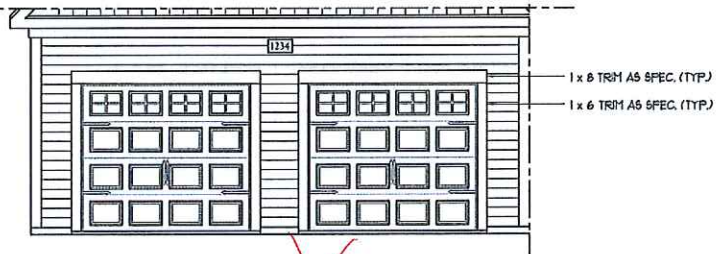
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FRONT ELEVATION-A
 SCALE: 1/4" = 1'-0"

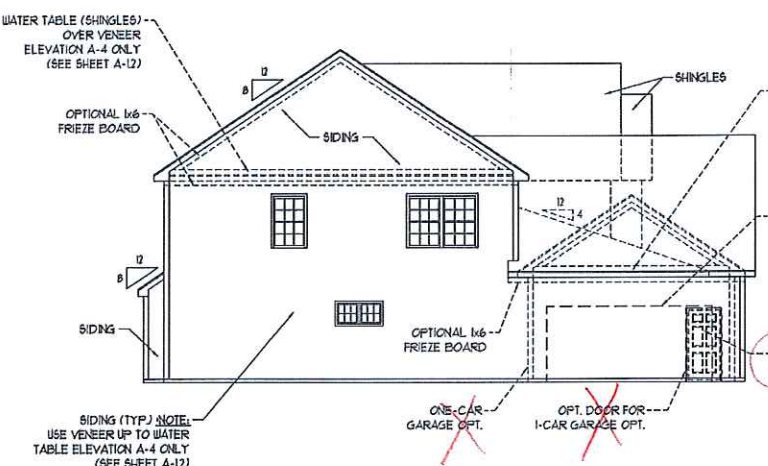


SIDE-LOAD GARAGE OPTION
 SCALE: 1/4" = 1'-0"

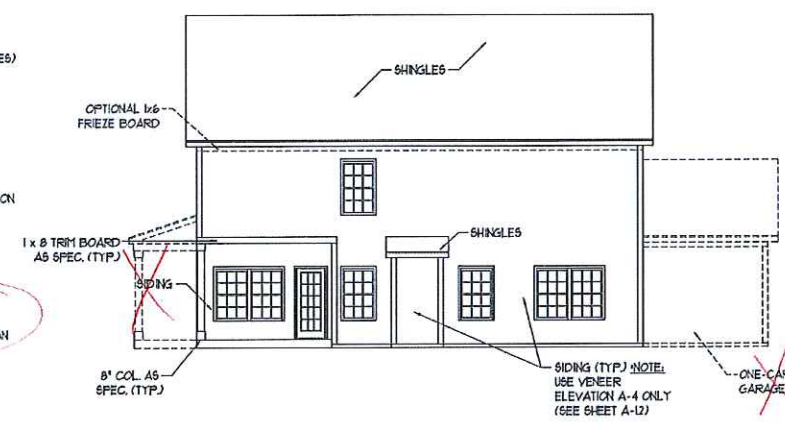


DOUBLE GARAGE DOOR OPTION
 SCALE: 1/4" = 1'-0"

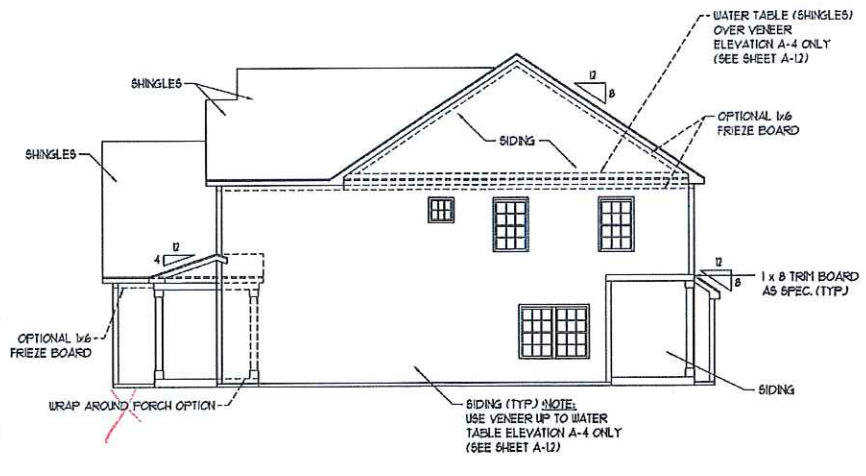
**** NOTE: SEE PAGE A-11 FOR SPECIFIC FRONT ELEVATION-A DETAILS. SEE PAGE A-12 FOR A-4 (ALL BRICK) ELEVATIONS**



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



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

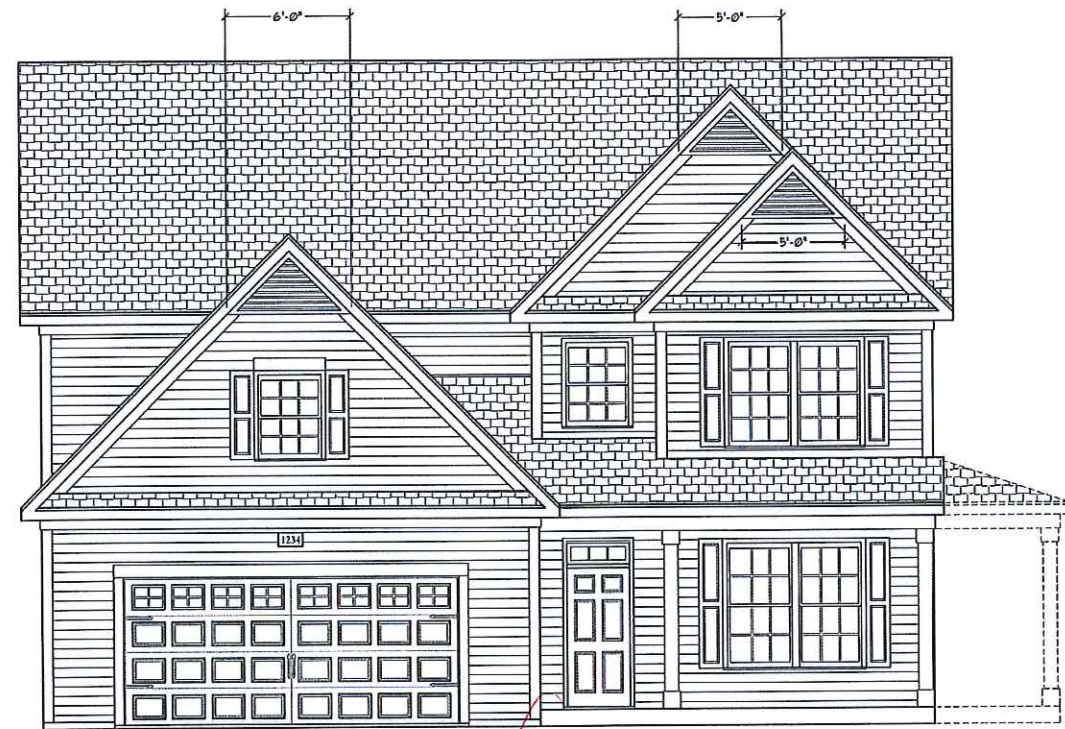


RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"

ACA000081
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 AMERICAN DREAM COLLECTION
 REAGAN
 Inventory Marked

DATE: MAY 12, 2015
 REV:
 SCALE: AS NOTED
 DRAWN BY: WG
 ENGINEERED BY: MGS
 REVIEWED BY: JST

A - ELEVATIONS
A-1



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



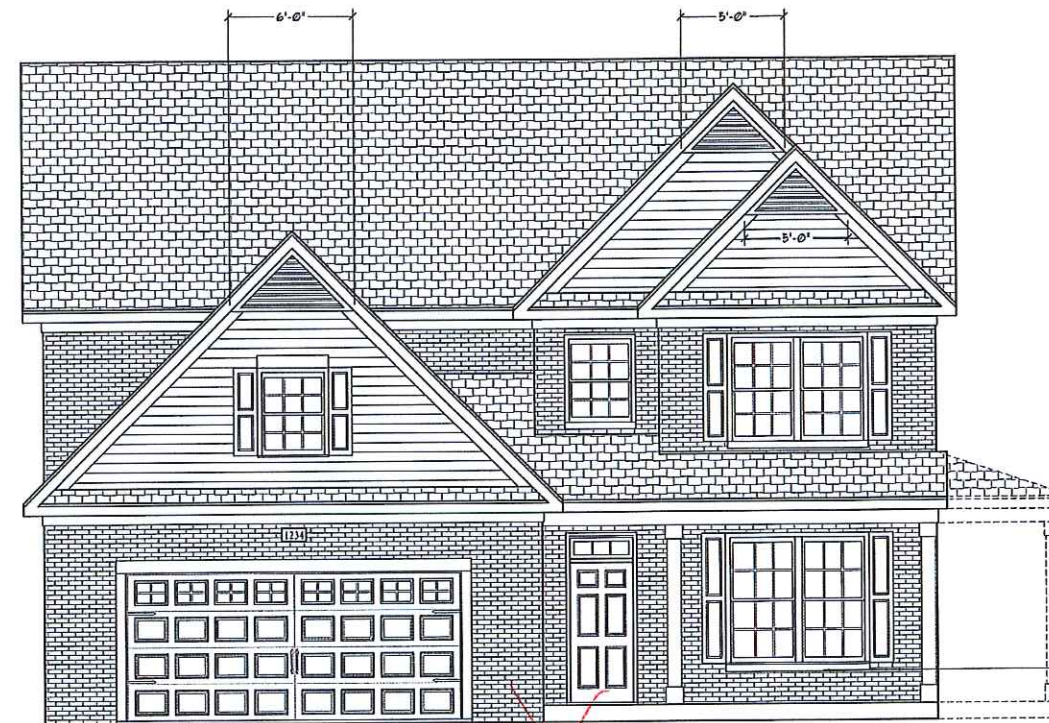
FRONT ELEVATION-A-2
SCALE: 1/4" = 1'-0"



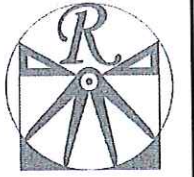
FRONT ELEVATION-A-3
SCALE: 1/4" = 1'-0"

BRICK OR STONE
LEDGE AS SPEC. (TYP.)

BRICK LEDGE
AS SPEC. (TYP.)



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

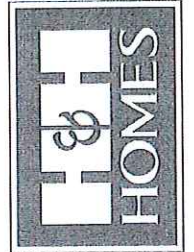


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H&H HOMES, INC.
AMERICAN DREAM
COLLECTION
REAGAN

DATE: MAY 12, 2015

REV.:

SCALE: AS NOTED

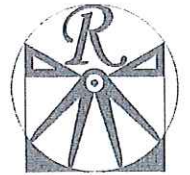
DRAWN BY: WG

ENGINEERED BY: MGS

REVIEWED BY: JST

A - ELEVATION
OPTIONS

A-1.1

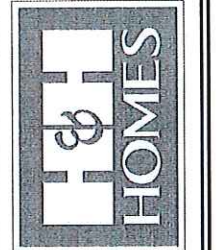


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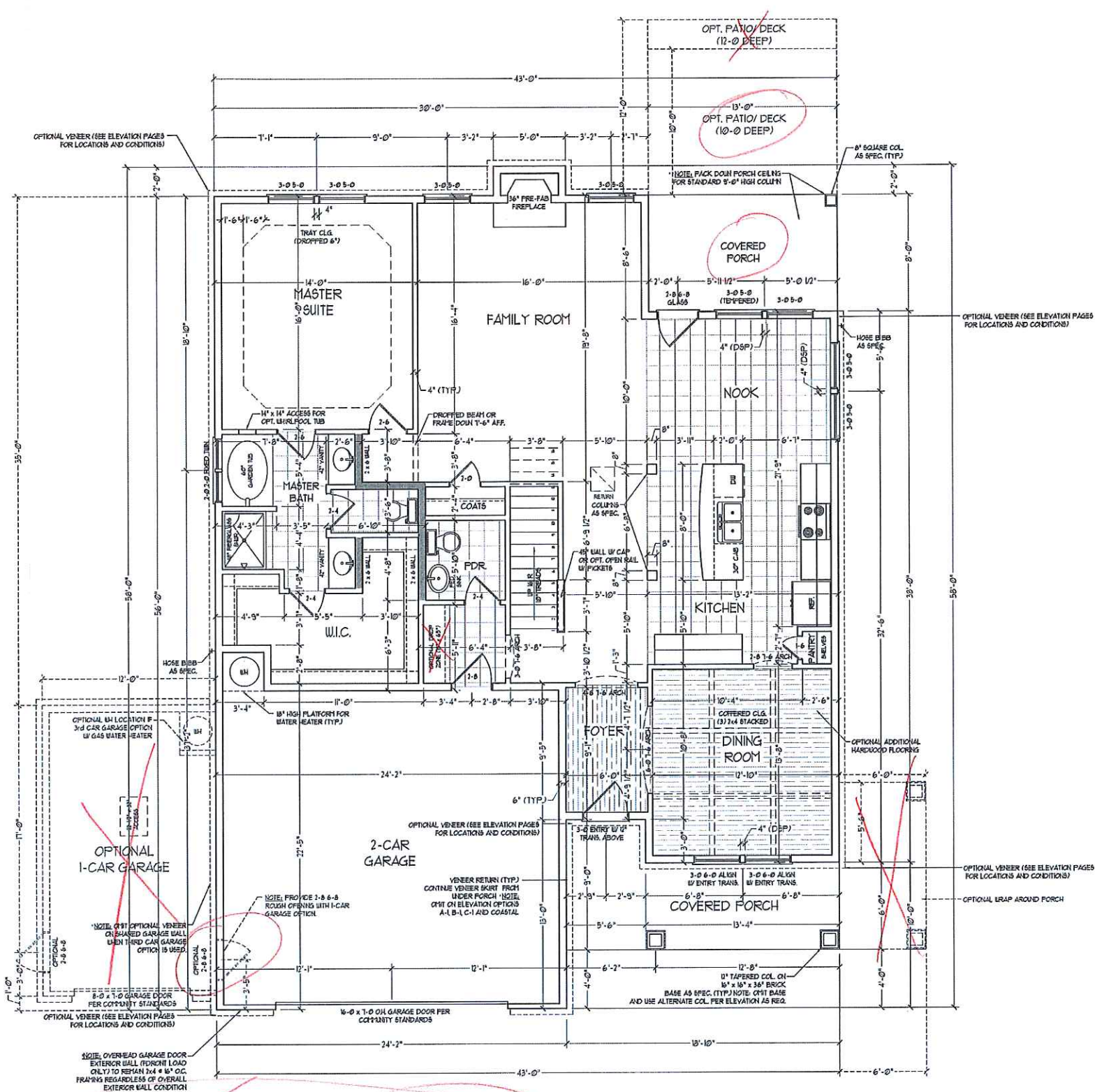
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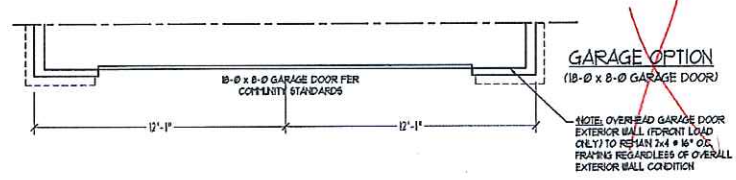
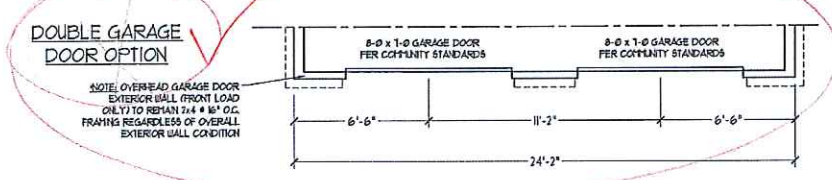
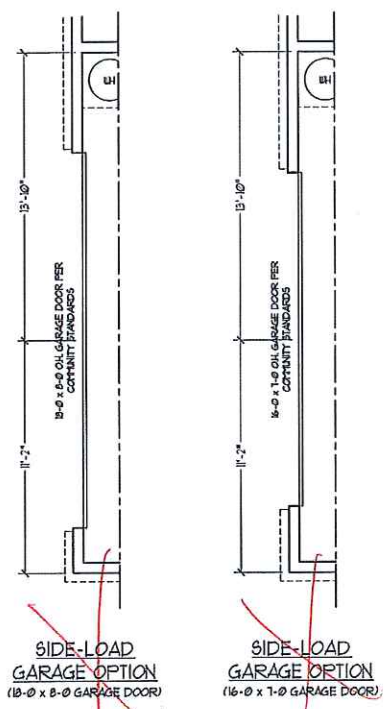


NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 @ 16" O.C. MIN. (UNO). 2 x 6 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 4 WALLS. ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

2x6 WALL
SHADED WALLS ARE TO BE 2 x 6 @ 16" O.C. (LOAD BEARING) OR 2 x 6 @ 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION

SQUARE FOOTAGE	
1st FLOOR:	1575 SQ. FT.
2nd FLOOR:	1678 SQ. FT.
TOTAL:	3253 SQ. FT.
FRONT PORCH:	130 SQ. FT.
REAR PORCH:	104 SQ. FT.
GARAGE:	534 SQ. FT.

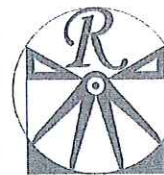
SQUARE FOOTAGE (OPTIONS)	
1ST FLOOR (BRICK):	1628 SQ. FT.
2ND FLOOR (BRICK):	1743 SQ. FT.
TOTAL (BRICK):	3371 SQ. FT.
GARAGE (BRICK):	560 SQ. FT.
UNFINISHED STORAGE/FLEX:	295 SQ. FT.
FRONT PORCH (WRAP OPTION):	60 SQ. FT.
OPT. 10'-0" DEEP PATIO/DECK:	130 SQ. FT.
OPT. 12'-0" DEEP PATIO/DECK:	156 SQ. FT.
1-CAR GARAGE (STUD):	240 SQ. FT.
1-CAR GARAGE (BRICK):	271 SQ. FT.



H&H HOMES, INC.
AMERICAN DREAM
COLLECTION
REAGAN

DATE: MAY 12, 2015
REV.:
SCALE: 1/4"=1'-0"
DRAWN BY: WG
ENGINEERED BY: MGS
REVIEWED BY: JST

FIRST FLOOR
PLAN
A-4



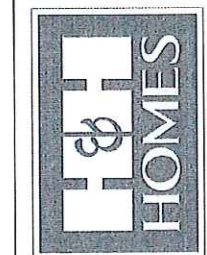
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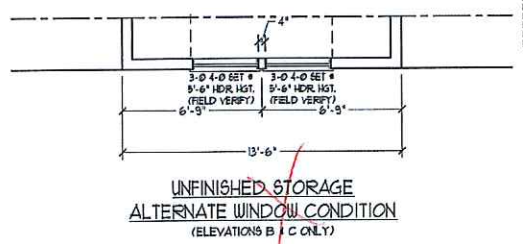
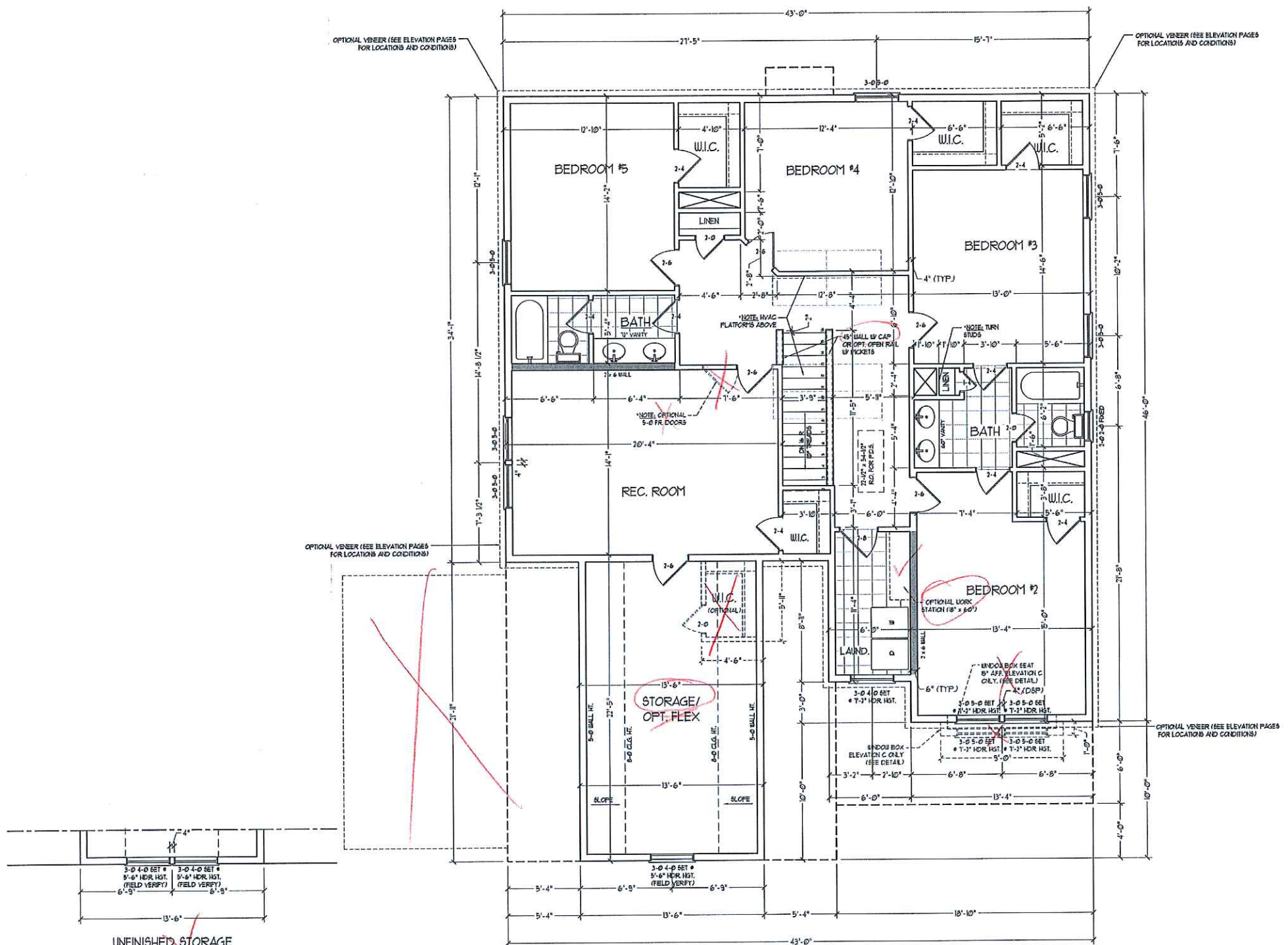
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AMERICAN DREAM
COLLECTION
REAGAN

DATE: MAY 12, 2015
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SCALE: 1/4"=1'-0"
DRAWN BY: WJC
ENGINEERED BY: MCS
REVIEWED BY: JST

SECOND FLOOR
PLAN
A-5

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

2x6 WALL
* SHADED WALLS ARE TO BE 2 x 6 @ 16" O.C. (LOAD BEARING) OR 2 x 6 @ 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION



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

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

- BRACED WALL DESIGN NOTES:**
- BRACED WALL DESIGN PER SECTION R607.10 OF THE SIMPLIFIED WALL BRACING CRITERIA EFFECTIVE SEPTEMBER 1, 2010.
 - C5-15SP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 1/8" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
 - "GB" REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (1/2") GYPSUM BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 1" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM FLATES.
 - BRACED WALL DESIGN APPLIES IN WIND ZONES UP TO 10 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NRC, 2010 EDITION.
 - SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

BRACED WALL DESIGN

RECTANGLE A		RECTANGLE B	
SIDE 1A (1/2 FRONT LOAD)	METHOD: C5-15SP/FF/GB	SIDE 1B	METHOD: C5-15SP/FF
TOTAL REQUIRED LENGTH: 24.6'	TOTAL PROVIDED LENGTH: 24.7'	TOTAL REQUIRED LENGTH: 45.6'	TOTAL PROVIDED LENGTH: 6'
SIDE 2A	METHOD: C5-15SP/GB	SIDE 2B	METHOD: C5-15SP
TOTAL REQUIRED LENGTH: 24.6'	TOTAL PROVIDED LENGTH: 24.7'	TOTAL REQUIRED LENGTH: 45.6'	TOTAL PROVIDED LENGTH: 12'
SIDE 3A (1/2 SIDE LOAD)	METHOD: C5-15SP/FF	SIDE 3B	METHOD: C5-15SP
TOTAL REQUIRED LENGTH: 19.2'	TOTAL PROVIDED LENGTH: 33.62'	TOTAL REQUIRED LENGTH: 3.19'	TOTAL PROVIDED LENGTH: 15.58'
SIDE 4A	METHOD: C5-15SP	SIDE 4B / 3A (SHARED)	METHOD: C5-15SP
TOTAL REQUIRED LENGTH: 19.2'	TOTAL PROVIDED LENGTH: 53'	TOTAL REQUIRED LENGTH: 22.39'	TOTAL PROVIDED LENGTH: 38.5'

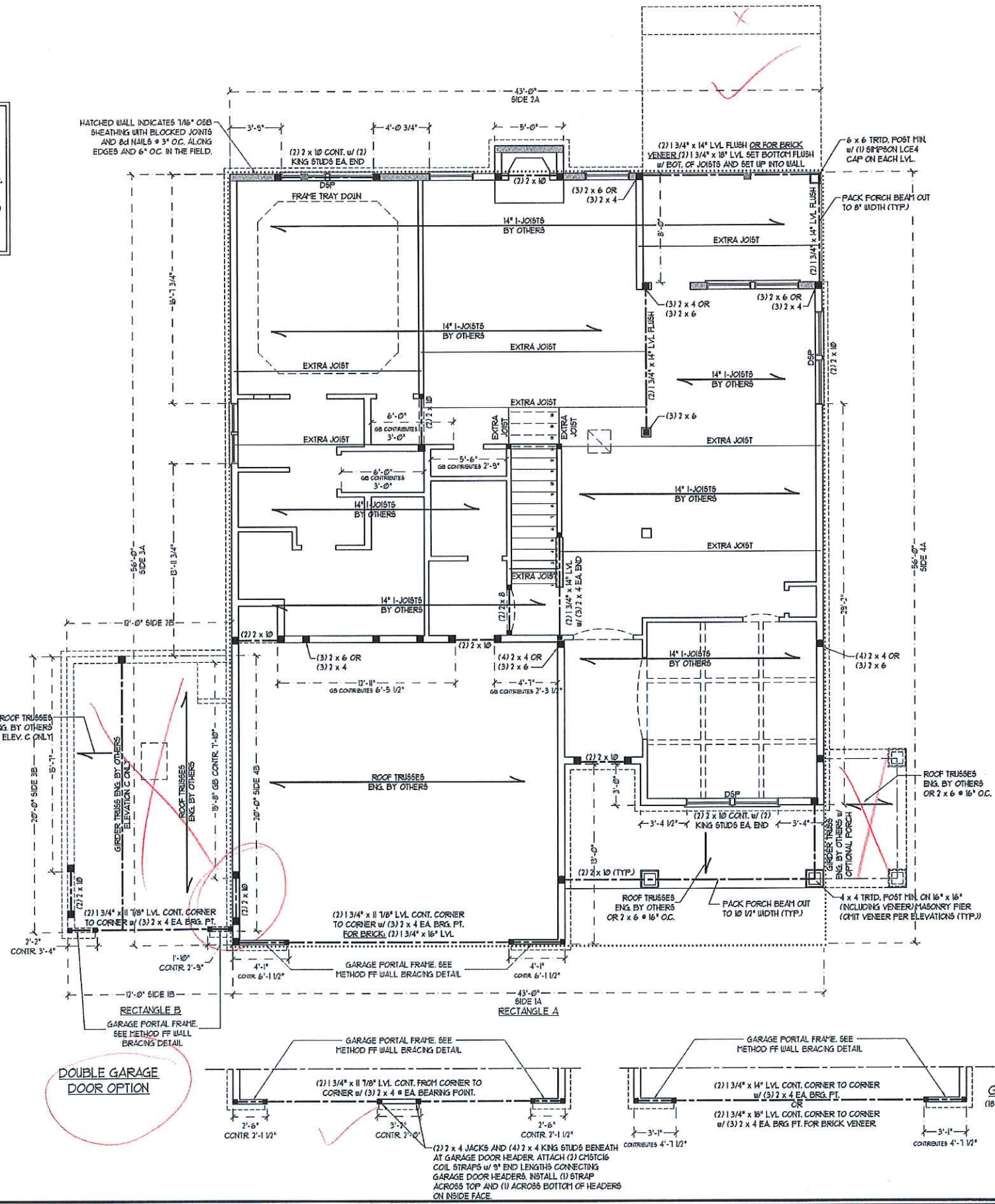
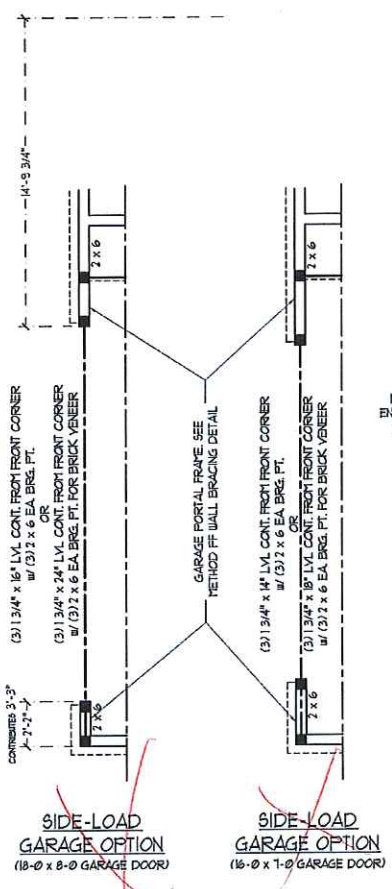
LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT

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

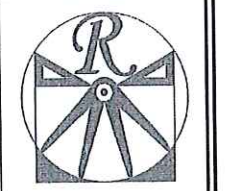
- NOTES:**
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DETAILS FOR SIZE AND LOCATION OF OPENINGS.
 - (LLV) = LONG LEG VERTICAL
 - LENGTH = CLEAR OPENING
 - EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
 - FOR ALL HEADERS 6"-6" AND GREATER IN LENGTH ATTACH STEEL ANGLE TO HEADER w/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
 - FOR ALL BRICK SUPPORT @ ROOF LINES, FASTEN A 5" x 3 1/2" x 5/16" STEEL ANGLE TO 2 x 10 BLOCKING INSTALLED BETWEEN WALL STUDS w/ 1/2" LAG SCREWS 12" O.C. STAGGERED AND IN ACCORDANCE TO SECTION R607.12 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2010 EDITION.
 - PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

- STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE #2 SFF (UNO).
 - ALL LOAD BEARING HEADERS TO BE (2) 2 x 10 (UNO).
 - PROVIDE AN EXTRA JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS.
 - ALL BEAMS ARE TO BE SUPPORTED WITH (2) 2 x 4 PER END (UNO).
 - FOR HIGH WIND ZONES, PROVIDE (2) KING STUDS EA. SIDE OF EXTERIOR WINDOW AND DOOR HEADERS w/ CLEAR OPENINGS LESS THAN 6'-0" AND (3) KING STUDS EA. SIDE OF HEADERS w/ CLEAR OPENINGS GREATER THAN 6'-0".
 - SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION.
 - ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ 8" SPAN ANCHOR POST BASES (OR EQUAL) AND 6" x 6" POSTS w/ ANCHOR POST BASES (OR EQUAL) (UNO). ALL POSTS TO BE ANCHORED TO FRAMING WITH 100 LB CAPACITY UPLIFT CONNECTORS (UNO).
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

NOTE: DSP DENOTES DOUBLE STUD POCKET



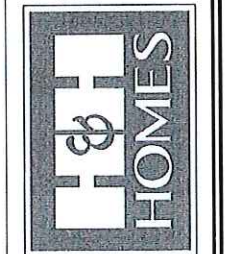
GARAGE OPTION
(18'-0" x 8'-0" GARAGE DOOR)



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FAX: (919) 789-9921
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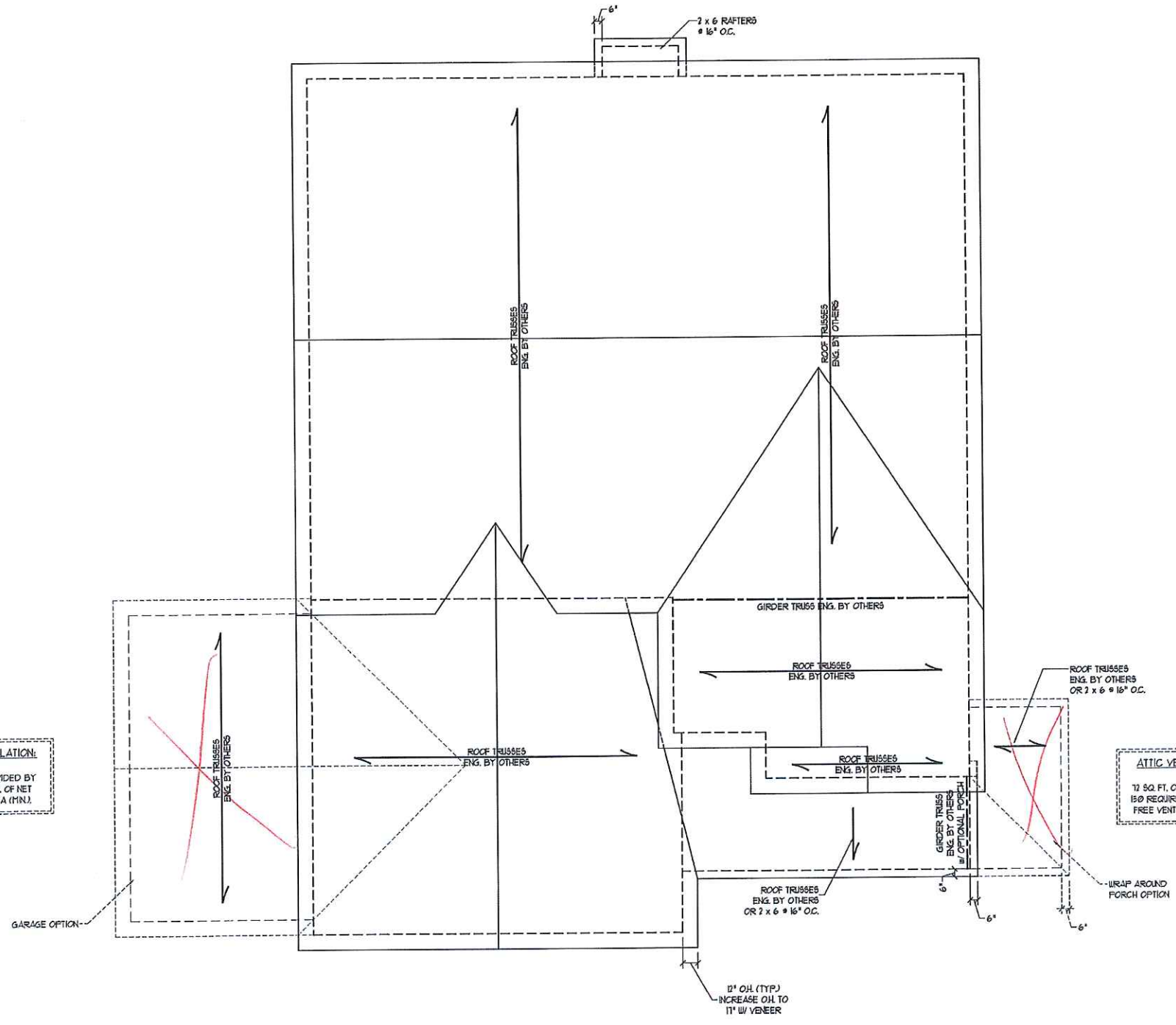


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DATE: MAY 12, 2015
REV:
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DRAWN BY: WG
ENGINEERED BY: MCS
REVIEWED BY: JST

SECOND FLOOR FRAMING PLAN



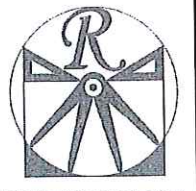
ATTIC VENT CALCULATION:
 2520 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 16.8 SQ. FT. OF NET FREE VENTILATING AREA (MIN.)

- STRUCTURAL NOTES:**
1. ALL FRAMING LUMBER TO BE #2 SFF (NO).
 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 10d 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 6d PIPSON H25A 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) 10d TOE NAILS.
 7. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

ATTIC VENT CALCULATION:
 386 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 19 SQ. FT. OF NET FREE VENTILATING AREA (MIN.)

ATTIC VENT CALCULATION:
 12 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 0.5 SQ. FT. OF NET FREE VENTILATING AREA (MIN.)

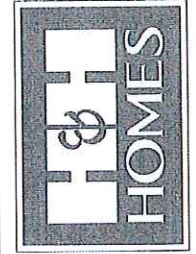
ELEVATIONS A & B



RENAISSANCE
 RESIDENTIAL DESIGN, INC.
 4810 GLENMIST CT. | RALEIGH, NC 27612
 (919) 540-4128
 WWW.RSDCAROLINA.COM

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 ENGINEERING, INC.
 606 WADE AVE., SUITE 104
 RALEIGH, NC 27605
 PHONE: (919) 783-9919
 FAX: (919) 789-9921
 N.C. LICENSE NO.: C-1713



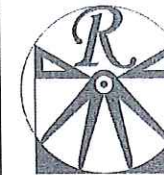
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H&H HOMES, INC.
 AMERICAN DREAM
 COLLECTION
 REAGAN

DATE: MAY 12, 2015
 REV:
 SCALE: 1/4" = 1'-0"
 DRAWN BY: WIG
 ENGINEERED BY: MCS
 REVIEWED BY: JST

ROOF PLAN
 ELEVATIONS -
 A & B

S-4

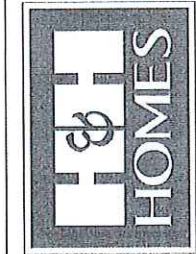


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RESIDENTIAL DESIGN, INC.
4810 GLENHIST CT. | RALEIGH, NC 27612
(919) 649-4128
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ENGINEERING, INC.
605 WADE AVE., SUITE 104
RALEIGH, NC 27605
PHONE: (919) 789-9919
FAX: (919) 789-9921
N.C. LICENSE NO. C17133



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H&H HOMES, INC.
AMERICAN DREAM
COLLECTION
REAGAN

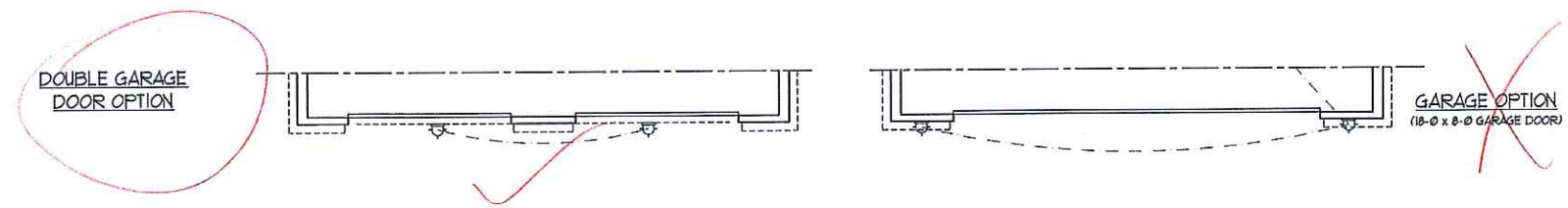
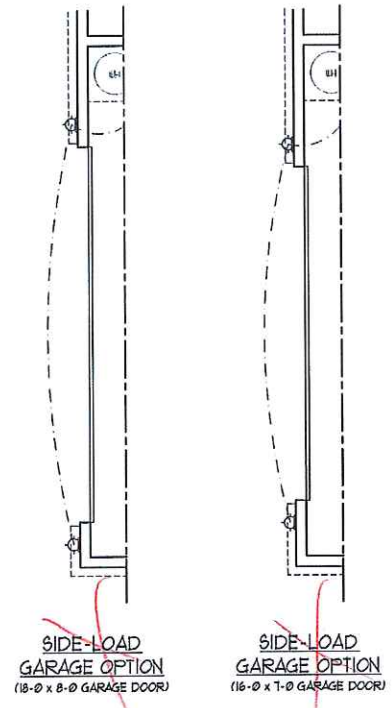
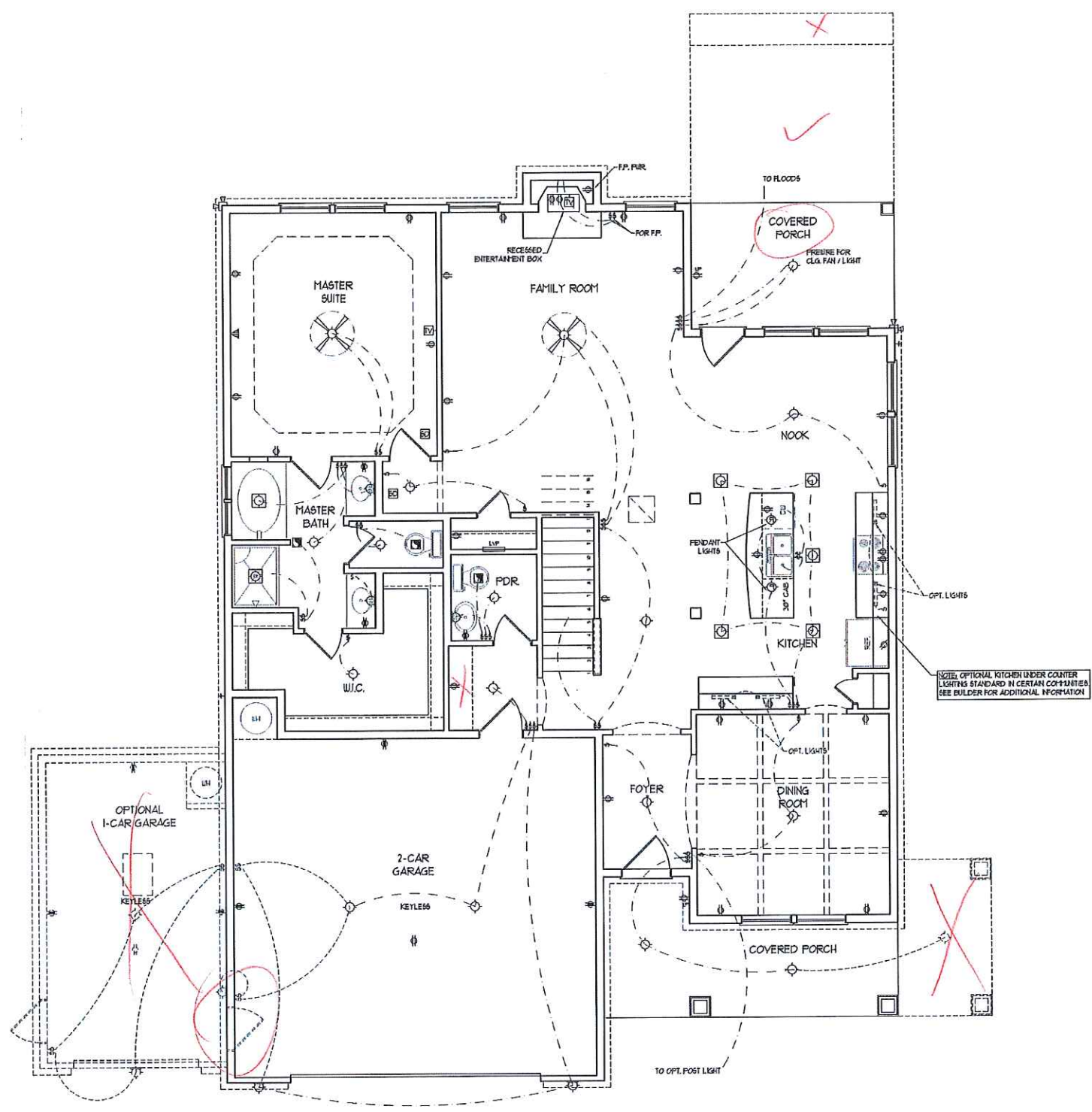
DATE: MAY 12, 2015
REV.:
SCALE: 1/4" = 1'-0"
DRAWN BY: WG
ENGINEERED BY: MGS
REVIEWED BY: JST
FIRST FLOOR
ELECTRICAL
PLAN
E-1

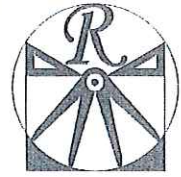
ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
- 2) VANITY LIGHTS TO BE SET 4" SP AFF. (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
- 4) PLACE SWITCHES 6" MIN FROM ROUGH OPENINGS.

ELECTRICAL LEGEND

- ⊕ 120 V OUTLET
- ⊕ 120 V GFI OUTLET
- ⊕ 120 V SWITCHED OUTLET
- ⊕ 120 V BASEBOARD OUTLET
- ⊕ 4-FLX
- ⊕ COUNTER OR FLOOR MOUNTED
- ⊕ COUNTER OR FLOOR MOUNTED 120V GFI
- ⊕ LEATHERPROOF
- ⊕ 220 V OUTLET
- ⊕ 120 V DEDICATED CIRCUIT
- ⊕ 220 V DEDICATED CIRCUIT
- ⊕ SPECIAL PURPOSE (240 V, ETC.)
- ⊕ WALL MOUNT LIGHT
- ⊕ CEILING MOUNT LIGHT
- ⊕ PENDANT LIGHT
- ⊕ RECESSED CAN LIGHT
- ⊕ HIN CAN LIGHT
- ⊕ EYEBALL LIGHT
- ⊕ FLUORESCENT LIGHT
- ⊕ UNDERCABINET LIGHT
- ⊕ FLOOD LIGHT
- ⊕ SWITCH
- ⊕ 3-WAY SWITCH
- ⊕ 4-WAY SWITCH
- ⊕ DIMMER SWITCH
- ⊕ TELEPHONE
- ⊕ TV CONNECTION
- ⊕ COHEAT FOR COMPONENT WIRING
- ⊕ SPEAKER
- ⊕ DOORBELL CHIME
- ⊕ 120 V SMOKE DETECTOR
- ⊕ EXHAUST FAN
- ⊕ LOW VOLTAGE PANEL
- ⊕ CEILING FAN
- ⊕ CEILING FAN W/ LIGHT





RENAISSANCE

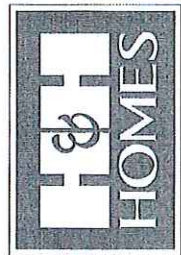
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(919) 440-4128
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J.S. THOMPSON ENGINEERING, INC.
600 WADE AVE., SUITE 104
RALEIGH, NC 27604
PHONE: (919) 783-9919
FAX: (919) 783-9921
N.C. LICENSE NO.: C-1133



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H&H HOMES, INC.
AMERICAN DREAM
COLLECTION
REAGAN

DATE: MAY 12, 2015

REV: _____

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

DRAWN BY: WG

ENGINEERED BY: MCS

REVIEWED BY: JST

SECOND FLOOR
ELECTRICAL
PLAN

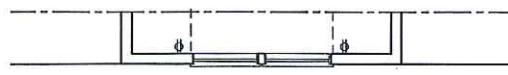
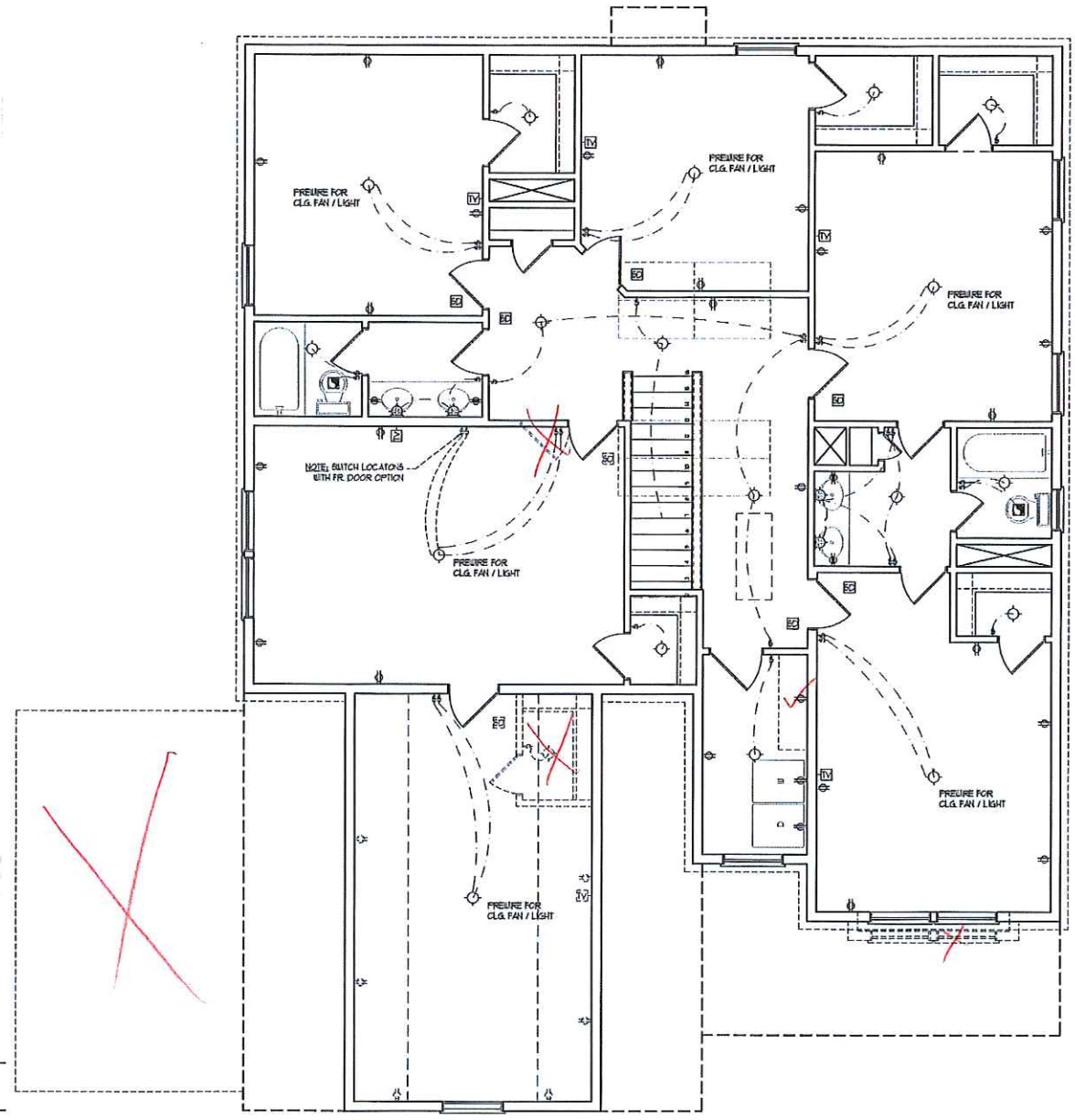
E-2

ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN
- 2) VANITY LIGHTS TO BE SET @ 50" AFF. (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN
- 4) PLACE SWITCHES 6" (MIN) FROM ROUGH OPENINGS.

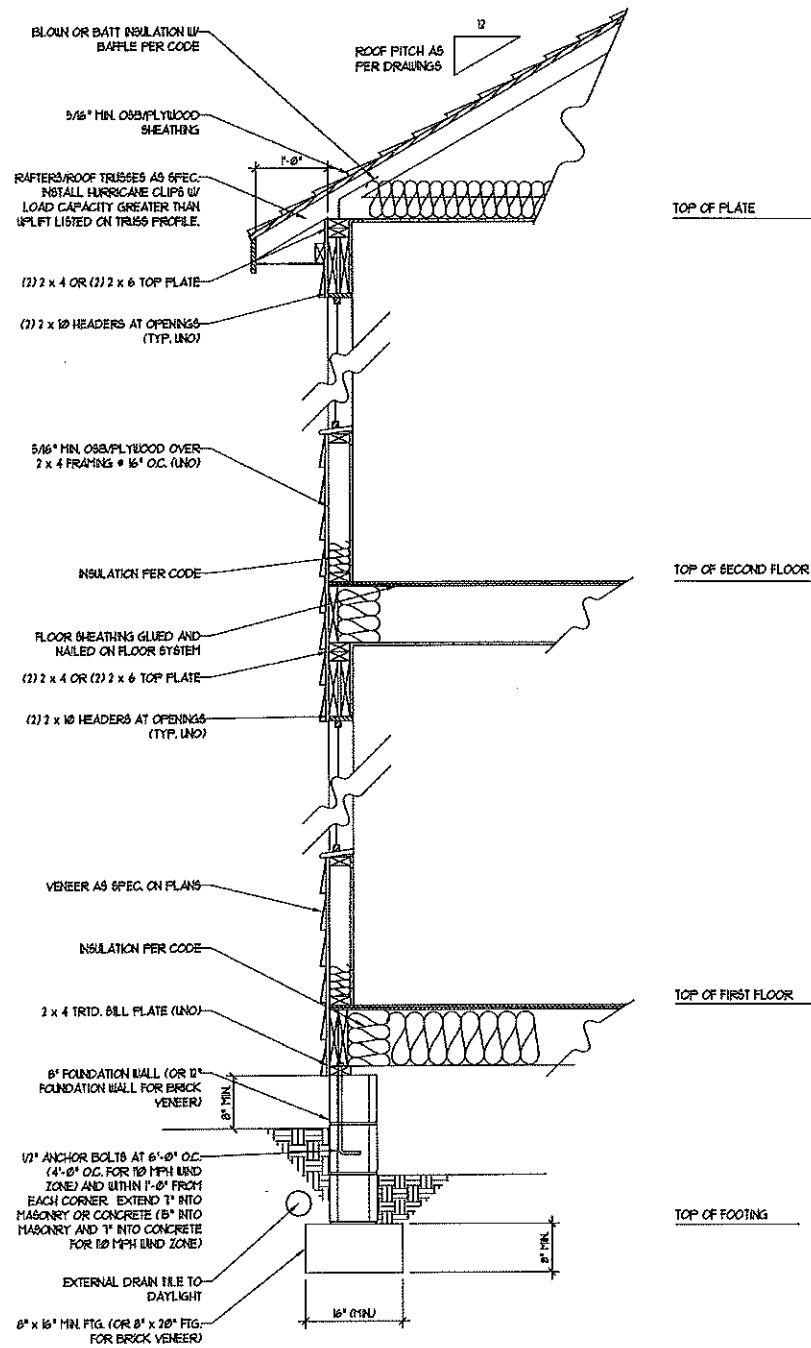
ELECTRICAL LEGEND

- ⊕ 80 V OUTLET
- ⊕ 80 V GFI OUTLET
- ⊕ 80 V SWITCHED OUTLET
- ⊕ 80 V BASEBOARD OUTLET
- ⊕ 4-PLX
- ⊕ COUNTER OR FLOOR MOUNTED
- ⊕ COUNTER OR FLOOR MOUNTED 100 GFI
- ⊕ LEATHERPROOF
- ⊕ 720 V OUTLET
- ⊕ 120 V DEDICATED CIRCUIT
- ⊕ 720 V DEDICATED CIRCUIT
- ⊕ SPECIAL PURPOSE (120 V, ETC.)
- ⊕ BALL MOUNT LIGHT
- ⊕ CEILING MOUNT LIGHT
- ⊕ PENDANT LIGHT
- ⊕ RECESSED CAN LIGHT
- ⊕ MRN CAN LIGHT
- ⊕ EYEBALL LIGHT
- ⊕ FLUORESCENT LIGHT
- ⊕ UNDERCABINET LIGHT
- ⊕ FLOOD LIGHT
- ⊕ SWITCH
- ⊕ 3-WAY SWITCH
- ⊕ 4-WAY SWITCH
- ⊕ DIFFER SWITCH
- ⊕ TELEPHONE
- ⊕ TV CONNECTION
- ⊕ CONDUIT FOR COMPONENT WIRING
- ⊕ SPEAKER
- ⊕ DOORBELL CHIME
- ⊕ 120 V SMOKE DETECTOR
- ⊕ EXHAUST FAN
- ⊕ LOW VOLTAGE PANEL
- ⊕ LVP
- ⊕ CEILING FAN
- ⊕ CEILING FAN W/ LIGHT



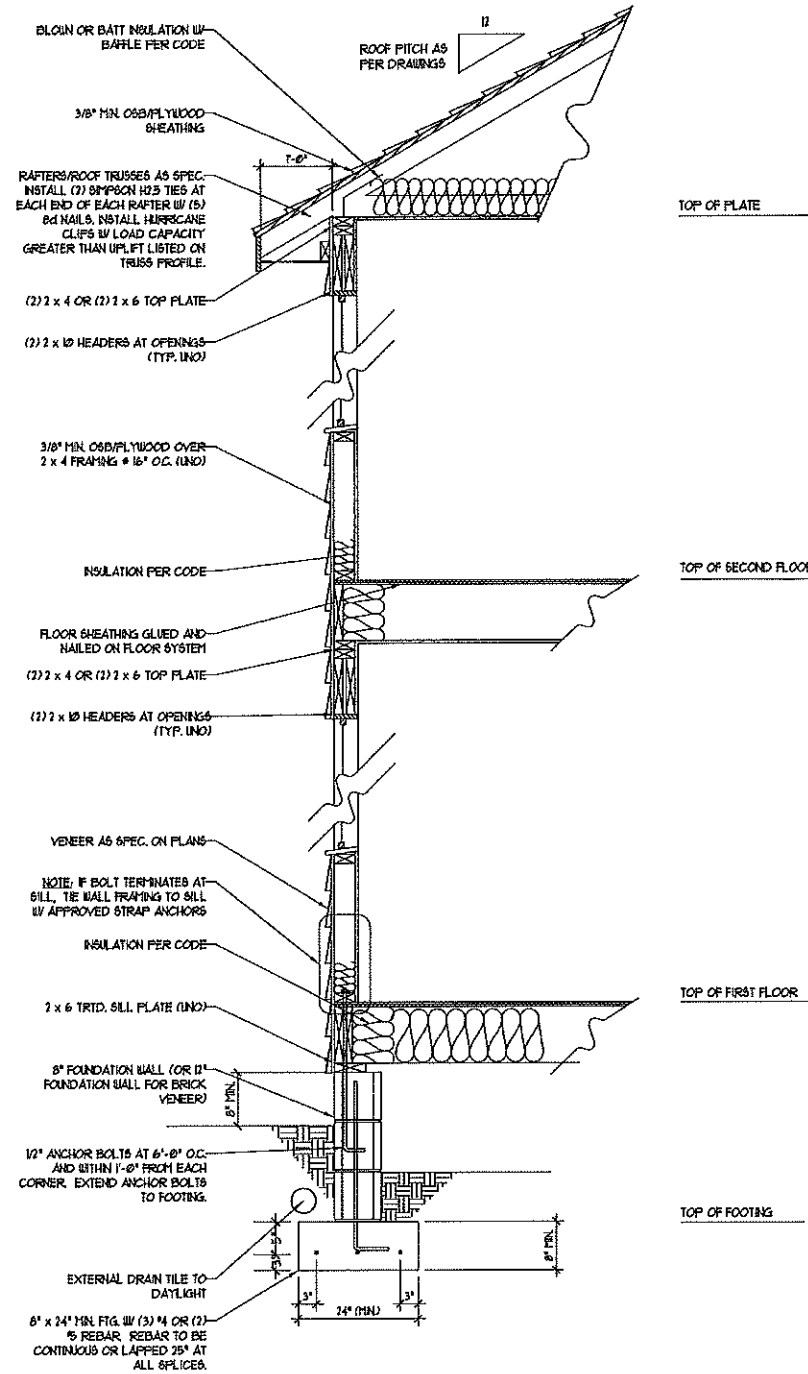
UNFINISHED STORAGE
ALTERNATE WINDOW CONDITION
(ELEVATIONS B + C ONLY)

100/110 MPH WIND ZONE



WALL SECTION W/ CRAWL SPACE
W/ STD. SIDING SHOWN (NTS)

120/130 MPH WIND ZONE



WALL SECTION W/ CRAWL SPACE
W/ STD. SIDING SHOWN (NTS)

NOTE:
- BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES" FOR 100/110/120 MPH WINDS) AND CHAPTER 46 (COASTAL AND FLOOD PLAIN CONSTRUCTION STANDARDS) OF THE NORTH CAROLINA STATE BUILDING CODE, 2012 EDITION.

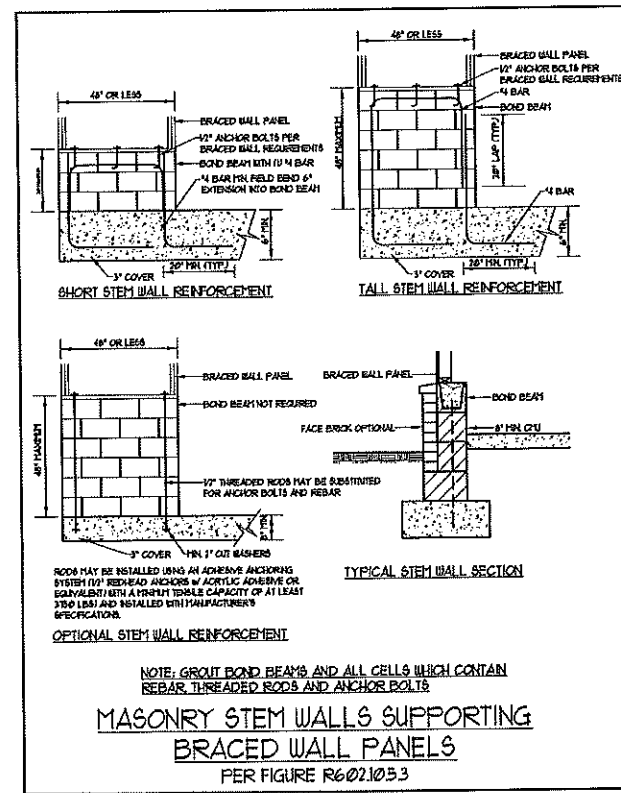
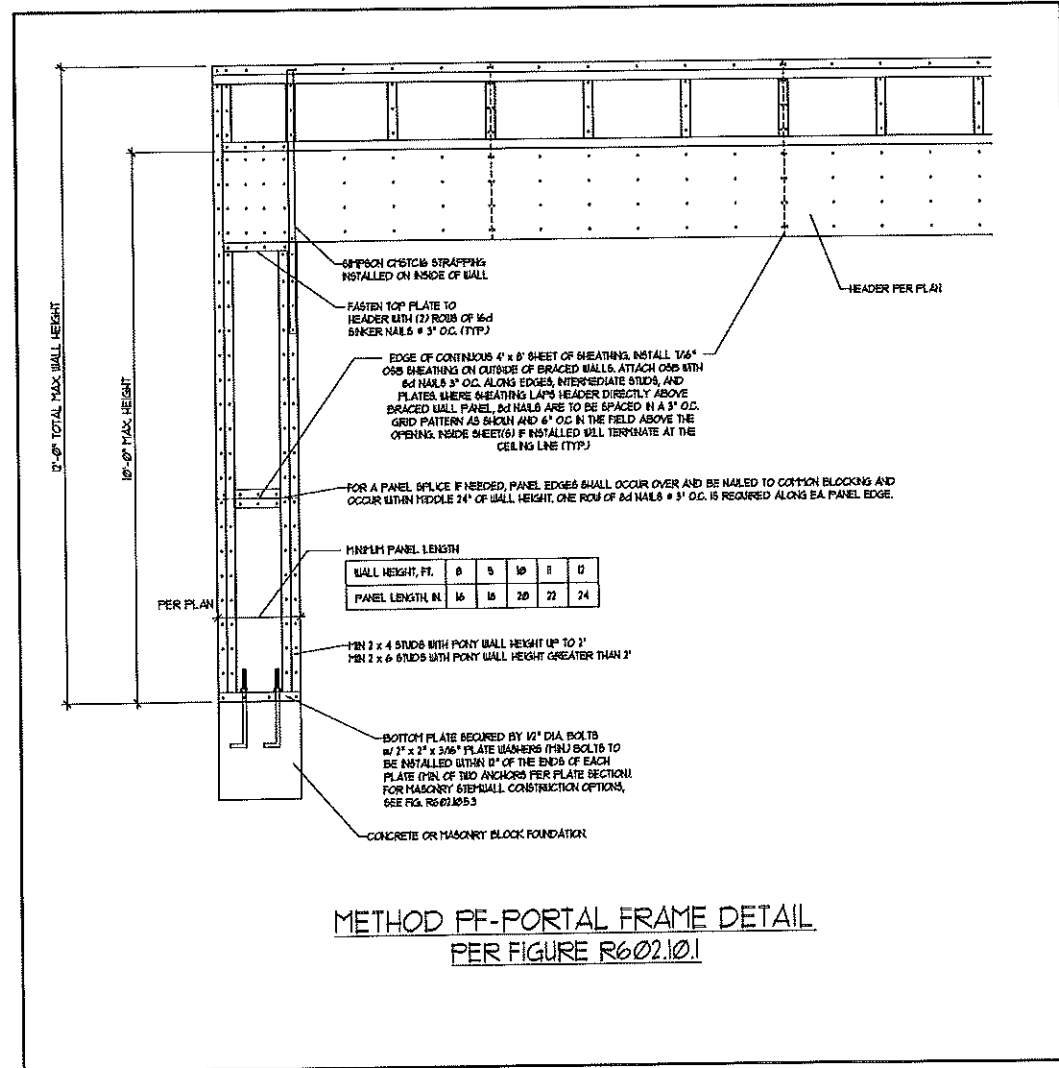
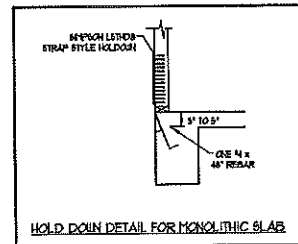
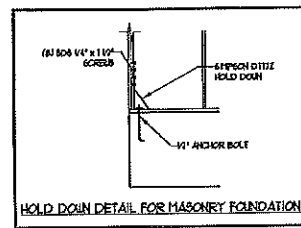


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ENGINEERING, INC**
605 WADE AVE., SUITE 104 RALEIGH, NC 27605
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO.: C1773

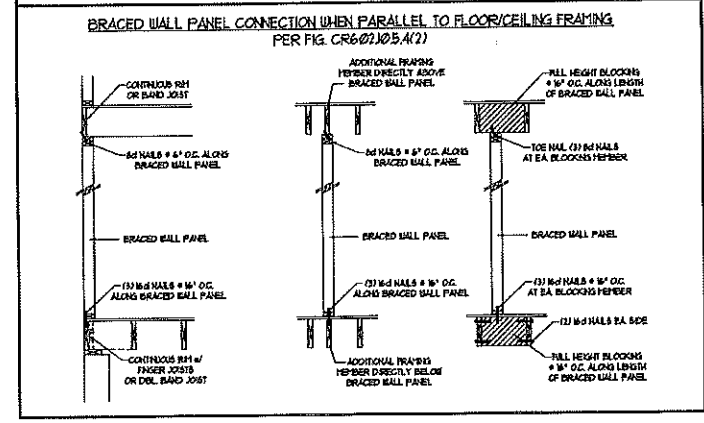
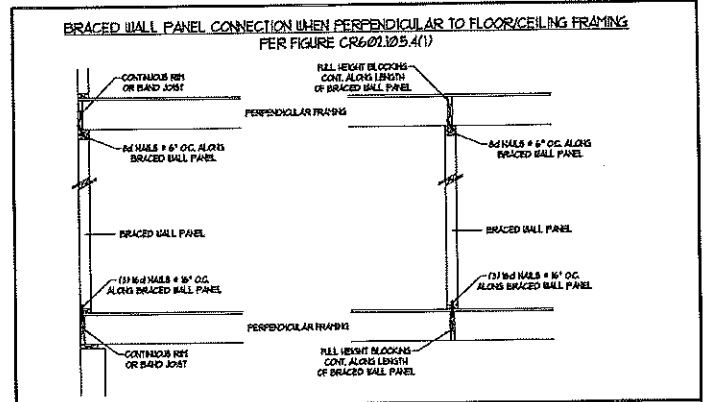
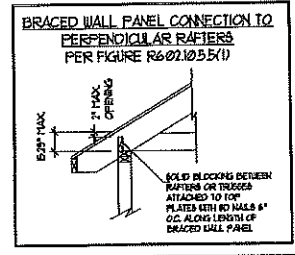
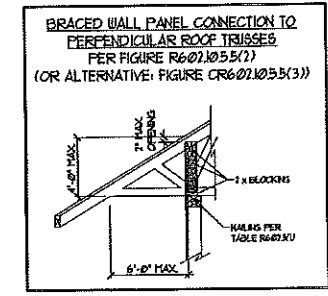
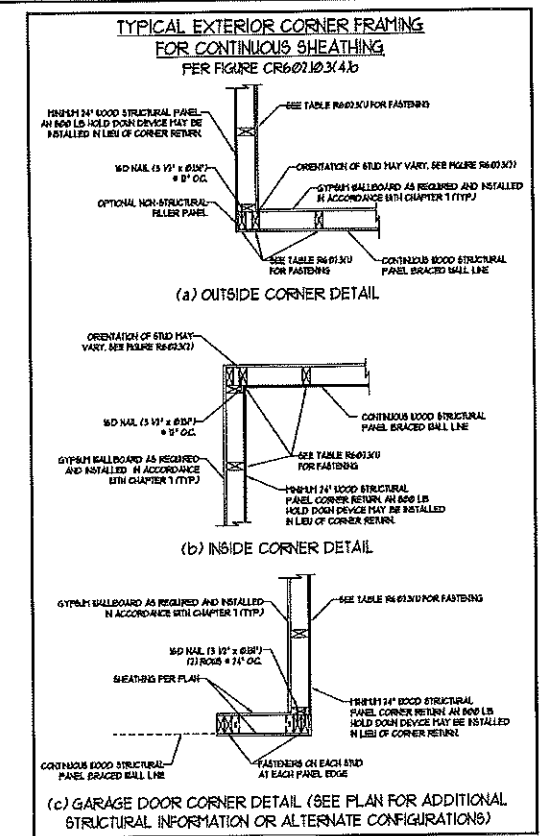
DETAILS

DATE: JULY 11, 2012
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JST
REVIEWED BY: MDS

TYPICAL WALL SECTION



MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS
PER FIGURE R602.10.3



- GENERAL WALL BRACING NOTES:**
1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2012 NC RESIDENTIAL BUILDING CODE (NCRCC). TABLES AND FIGURES REFERENCED ARE FROM THE 2012 NCRCC.
 2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2012 NCRCC FOR ADDITIONAL INFORMATION AS NEEDED.
 3. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
 4. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-18P IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
 5. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2\"/>



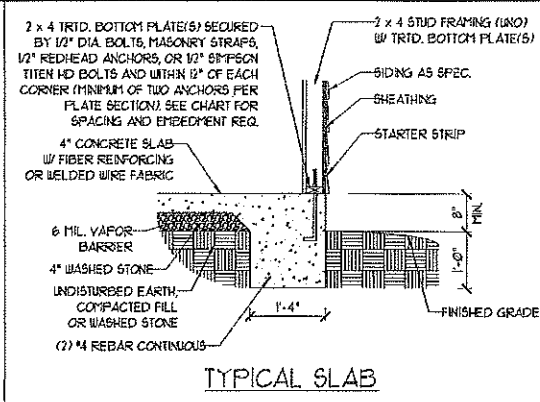
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PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO.: C-1173

WALL BRACING NOTES AND DETAILS

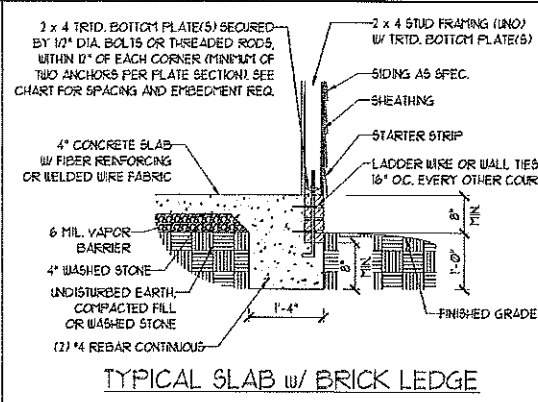
DATE: JULY 25, 2013
SCALE: NONE
DRAWN BY: JST
ENGINEERED BY: JST
REVIEWED BY: JES

BRACED WALL NOTES AND DETAILS AND PF DETAIL

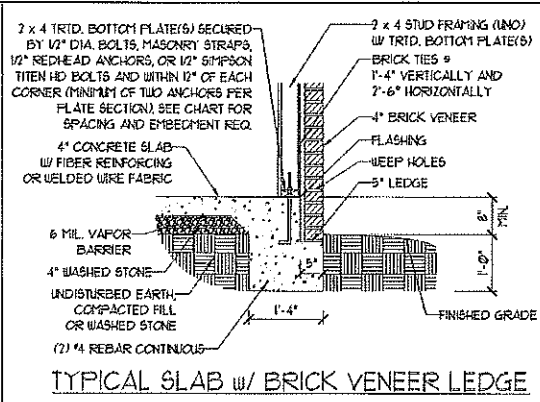




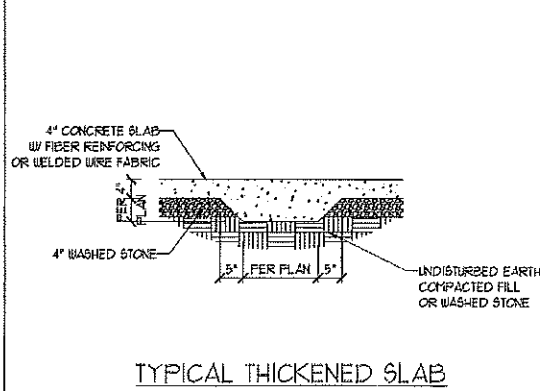
TYPICAL SLAB



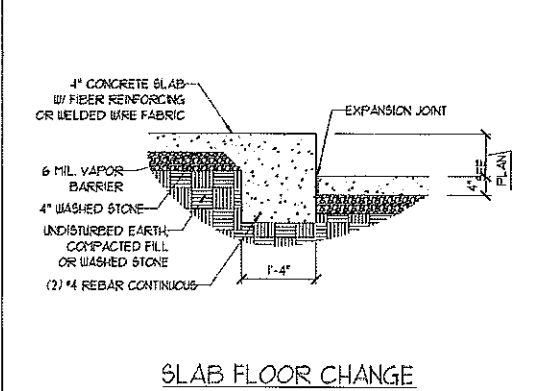
TYPICAL SLAB w/ BRICK LEDGE



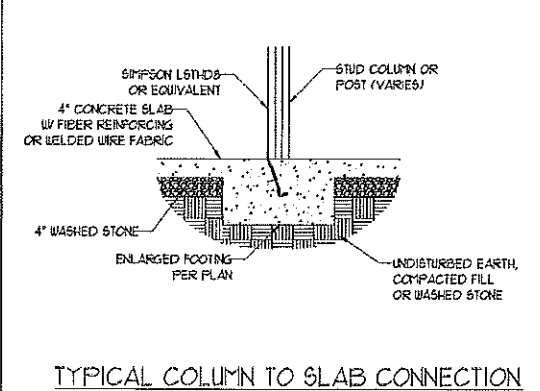
TYPICAL SLAB w/ BRICK VENEER LEDGE



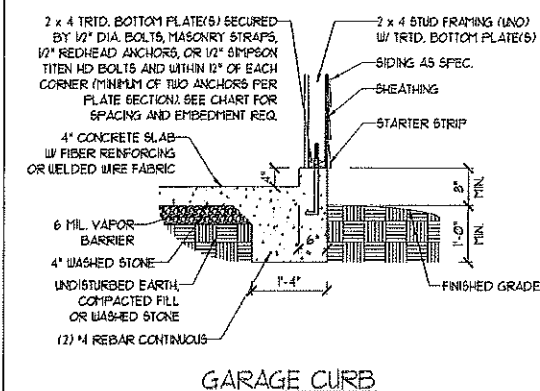
TYPICAL THICKENED SLAB



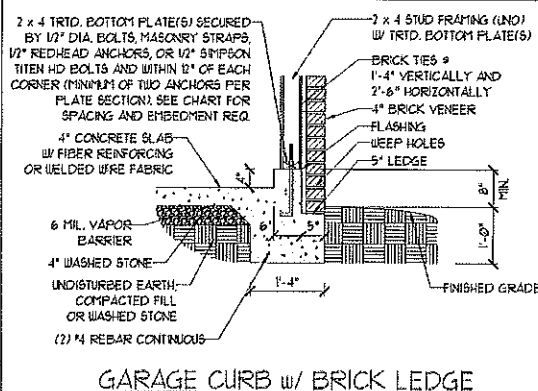
SLAB FLOOR CHANGE



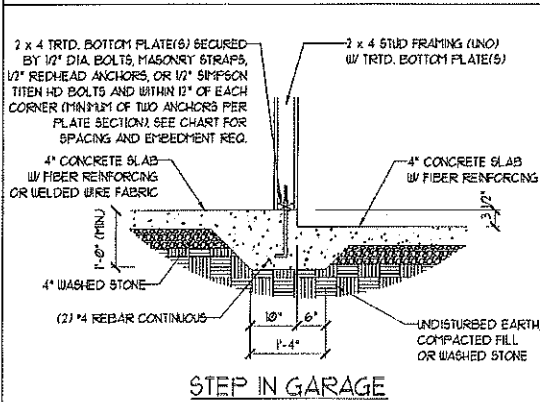
TYPICAL COLUMN TO SLAB CONNECTION



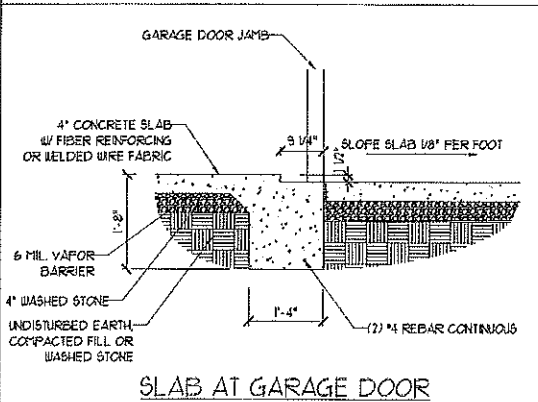
GARAGE CURB



GARAGE CURB w/ BRICK LEDGE



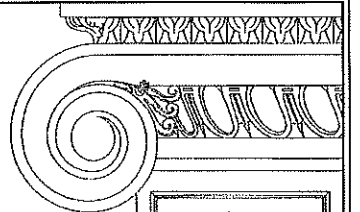
STEP IN GARAGE



SLAB AT GARAGE DOOR

ANCHOR SPACING AND EMBEDMENT				
WIND ZONE	100 MPH	110 MPH	120 MPH	130 MPH
SPACING	6'-0" O.C. 3'-0" O.C. FOR STRAPS	4'-0" O.C. 2'-0" O.C. FOR STRAPS	6'-0" O.C. w/ DBL. SILL PLATE OR 4'-0" O.C. w/ SINGLE SILL PLATE w/ 2" x 2" x 1/8" WASHERS	6'-0" O.C. w/ DBL. SILL PLATE OR 4'-0" O.C. w/ SINGLE SILL PLATE w/ 2" x 2" x 1/8" WASHERS
EMBEDMENT	1"	15" INTO MASONRY 1" INTO CONCRETE	15" INTO MASONRY 1" INTO CONCRETE	15" INTO MASONRY 1" INTO CONCRETE

NOTE: REBAR REQUIRED IN HIGH WIND ZONES ONLY (120 MPH - 130 MPH)

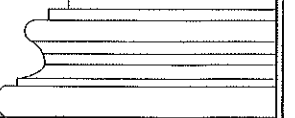


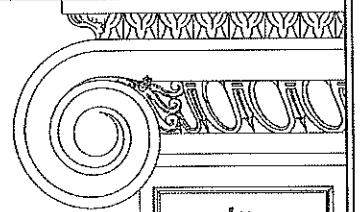
J.S. THOMPSON ENGINEERING, INC.
 606 WADE AVE., SUITE 104 RALEIGH, NC 27605
 PHONE: (919) 789-9919 FAX: (919) 789-9921
 N.C. LICENSE NO.: C-1733

MONOLITHIC SLAB FOUNDATION DETAILS

DATE: MAY 4, 2014
 SCALE: NTS
 DRAWN BY: JST
 ENGINEERED BY: JST

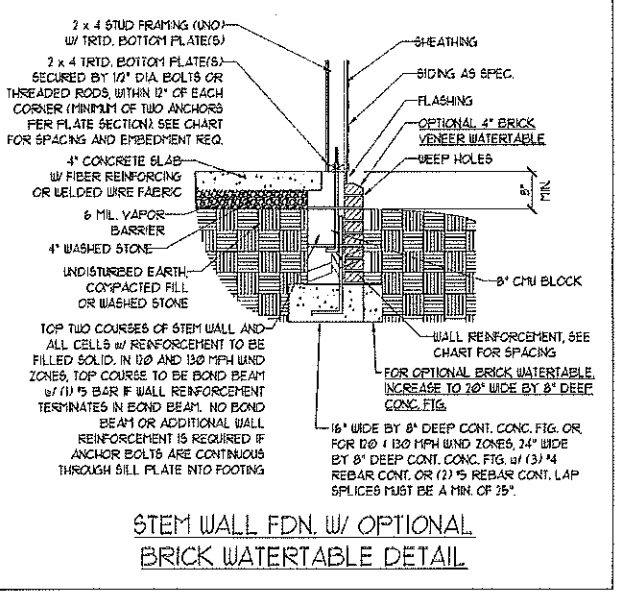
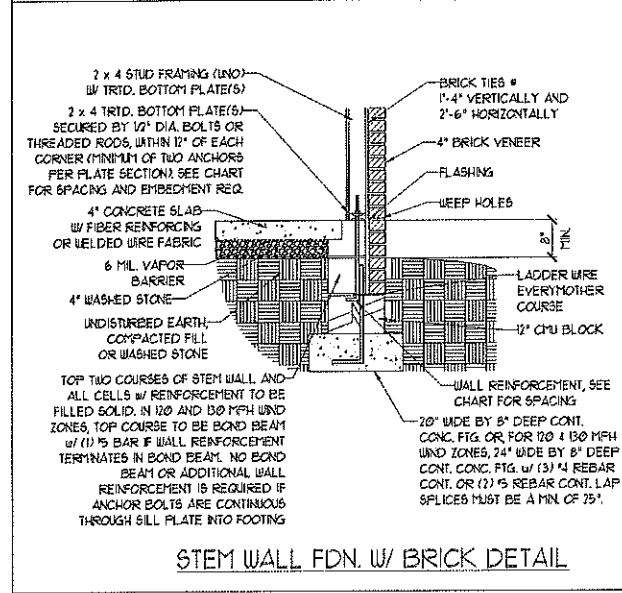
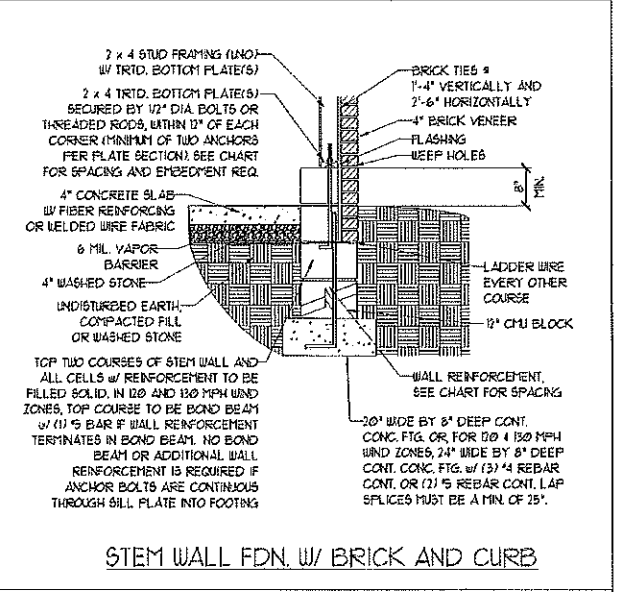
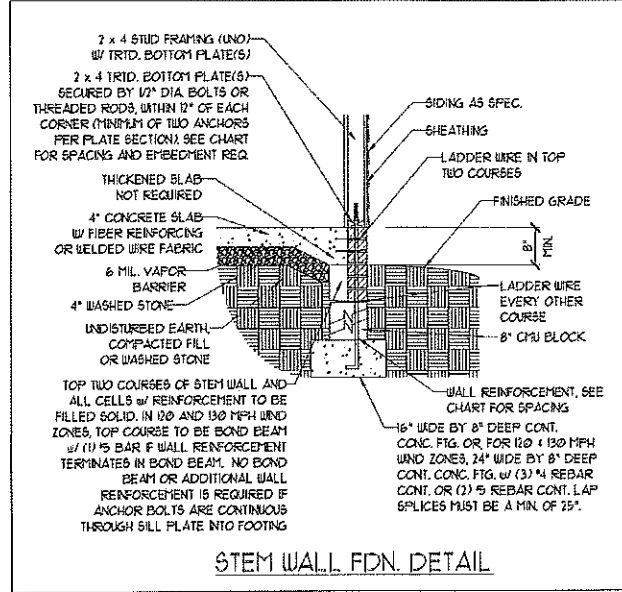
FOUNDATION DETAILS





**J.S. THOMPSON
ENGINEERING, INC**
608 WADE AVE, SUITE 104 RALEIGH, NC 27605
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO.: C-1733

**STEM WALL
FOUNDATION DETAILS**



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

- STRUCTURAL NOTES:**
- 1) WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
 - 2) TIE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
 - 3) CHART APPLICABLE FOR HOUSE FOUNDATION ONLY, CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
 - 4) BACKFILL OF CLEAN #5 / #6 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 R402.1 OF THE 2012 NORTH CAROLINA RESIDENTIAL CODE ARE ALLOWABLE.
 - 6) FREE SLAB PER R506.21 AND R506.22 BASE AND EXCEPTION OF 2012 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.

NOTE: REBAR REQUIRED IN HIGH WIND ZONES ONLY (120 MPH - 130 MPH)



DATE: MAY 4, 2015
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JST

FOUNDATION DETAILS

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HPS, 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 JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC) 2012 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2012 EDITION (R3014 - R3017)

DESIGN CRITERIA:	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN)
ATTIC WITH LIMITED STORAGE	20	10	L/240
ATTIC WITHOUT STORAGE	10	10	L/360
DECKS	40	10	L/360
EXTERIOR BALCONIES	40	10	L/360
FIRE ESCAPES	40	10	L/360
HANDRAILS/GUARDRAILS	200 LB OR 50 (PLF)	10	L/360
PASSENGER VEHICLE GARAGE	100	10	L/360
ROOFS OTHER THAN SLEEPING ROO	40	10	L/360
SLEEPING ROOFS	30	10	L/360
STAIRS	40	10	L/360
WIND LOAD	(BASED ON FIGURE R3012(4) WIND ZONE AND EXPOSURE)		
GROUND SNOW LOAD: Pg	20 (PSF)		

- JOIST SYSTEMS DESIGNED WITH 1/2 PSF DEAD LOAD
- FLOOR TRUSS SYSTEMS DESIGNED WITH 1/2 PSF DEAD LOAD

- FOR 90 AND 100 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R4031.6 OF THE NRC, 2012 EDITION. FOR 10 MPH, 120 MPH, AND 130 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2012 EDITION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 1 OF THE NRC, 2012 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 R4051 OF THE NRC, 2012 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 SAUED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R4122 OF THE NRC, 2012 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A63 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 OR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND N/A LESS THAN 2" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C770.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- 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 NRC, 2012 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 333, NCHA TR88-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R4041(1), R4041(2), R4041(3), OR R4041(4) OF THE NRC, 2012 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R4041(5) OF THE NRC, 2012 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (NO).

FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE 2 SFF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1,600,000 PSI) UNLESS NOTED OTHERWISE (NO). ALL TREATED LUMBER SHALL BE 2 SYP MINIMUM (Fb = 975 PSI, Fv = 475 PSI, E = 1,600,000 PSI) UNLESS NOTED OTHERWISE (NO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 1,920,000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2375 PSI, Fv = 310 PSI, E = 1,920,000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2500 PSI, E = 1,920,000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2300 PSI, E = 1,920,000 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 (NO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (NO):

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 BRIPSON TITEN HD ANCHORS

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 5/16" 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 R5021(1) AND R5021(2) OF THE NRC, 2012 EDITION OR BE (2) 1 x 6 WITH (1) JACK AND (1) KING STUD EACH END (NO), 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 (NO).
- 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 (NO). 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 (NO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (NO).
- KLITCH 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 (NO).
- 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 CURRENT NORTH CAROLINA RESIDENTIAL CODE WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R6021.2.
- 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 LINE.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/8" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT. FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH BOLT A 6" x 4" x 5/8" 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 3/8" STEEL ANGLE TO 2 x 10 BLOCKING INSTALLED BETWEEN WALL STUDS WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R1031.22 OF THE NRC, 2012 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 8d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (NO).
- 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 (NO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 1000 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (NO). POSTS MAY BE SECURED USING ONE BRIPSON H6 OR L780 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF BRIPSON CS6 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TIGHT STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE BRIPSON POST BASE.



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STANDARD STRUCTURAL NOTES

DATE: AUGUST 11, 2013
SCALE: N/A
DRAWN BY: JES
ENGINEERED BY: JES
REVIEWED BY: JST



SHEET:
 STRUCTURAL NOTES

