

KENT

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REVISION LIST - STRUCTURAL:

1)

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REVISION LIST - ARCHITECTURAL:

- 1) ADDED NOTE TO EXTEND STAIR CLIP IN POWDER ROOM THE LENGTH OF THE ROOM (3-19)
- 2) SHOWED AHU AND MECH. LOCATIONS ON SECOND FLOOR (3-19)
- 3) UPDATED PLAN TO NEW CAD FORMAT AND ADDED COVER SHEET (3-19)
- 4) UPDATED CUTSHEETS (3-19)
- 5) CHANGED FIREPLACE FROM STANDARD TO OPTIONAL (2-25)
- 6) CHANGE FIREPLACE FROM 36" TO 32" (11-21-19)
- 7) ADDED ROOM DIMENSIONS (11-21-19)
- 8) CHANGE ROOM NAMES FROM MASTERS TO OWNERS (11-21-19)
- 9) VERIFIED AND UPDATED SQUARE FOOTAGE ON FIRST AND SECOND FLOOR (11-21-19)
- 10) ADDED ROOF VENTING CALCULATIONS FOR ELEV. A, B, AND C (11-29-19)
- 11) ADDED GOULBLET KITCHEN LAYOUT OPTION (12-23-19)
- 12) CHANGE FIREPLACE FROM STANDARD TO OPTIONAL (12-23-19)
- 13) REMOVE GLASS INSERTS AT GARAGE DOORS (12-23-19)
- 14) REMOVE METAL ACCESSORIES AT GARAGE DOORS (12-23-19)
- 15) UPDATED CUTSHEETS PER H&H STANDARDS (1-16-20)
- 16) CHANGE FIREPLACE FROM STANDARD TO OPTIONAL (1-16-20)



COVER SHEET

H&H HOMES
KENT

DATE: MARCH 22, 2019
REV: JANUARY 16, 2020
DRAWN BY: WJ
CHECKED BY:
REVIEWED BY:

CS

Inventory Marked

MLP 000704



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



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



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



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

*** NOTE: B-4 (ALL SIDES BRICK) OPTION NOT AVAILABLE IN ALL MARKETS. IN AREAS WITH SEISMIC DESIGN REQUIREMENTS BRICK VENEER IS ONLY AVAILABLE ON THE FRONT ELEVATION AS SHOWN OR UNLESS NOTED OTHERWISE.



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"THE ART OF DESIGN IS TO DESIGN THE UNDESIGNABLE"

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DATE: MARCH 27, 2010
REV: JANUARY 16, 2010
SCALE: AS NOTED
DRAWN BY: WQ
CHECKED BY:
APPROVED BY:

B - ELEVATION OPTIONS
A.2.1



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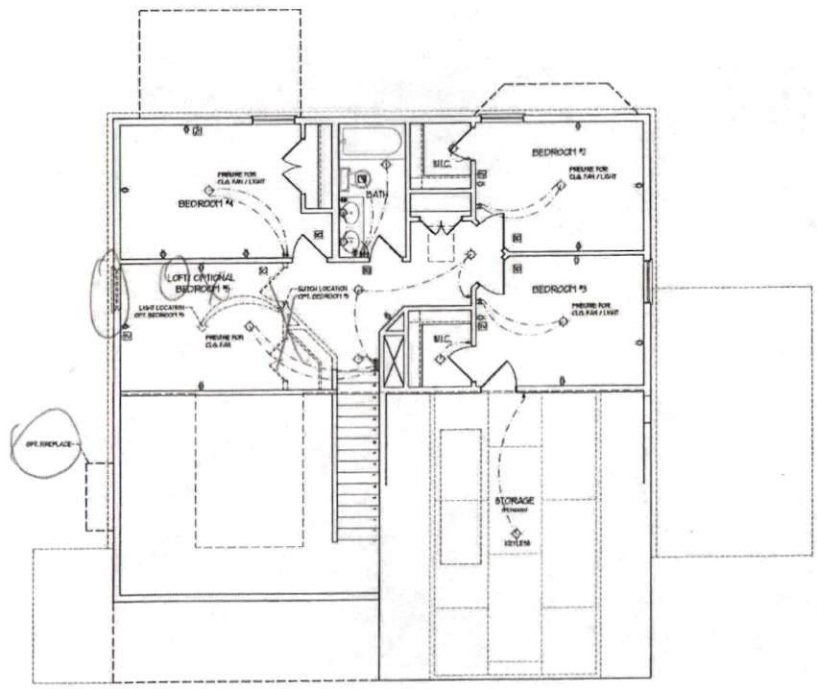
DATE: MARCH 27, 2019
REV: JANUARY 16, 2019
SCALE: 1/4" = 1'-0"
DRAWN BY: WJG
ENGINEERED BY:
REVIEWED BY:
SECOND FLOOR ELECTRICAL PLAN
E-2

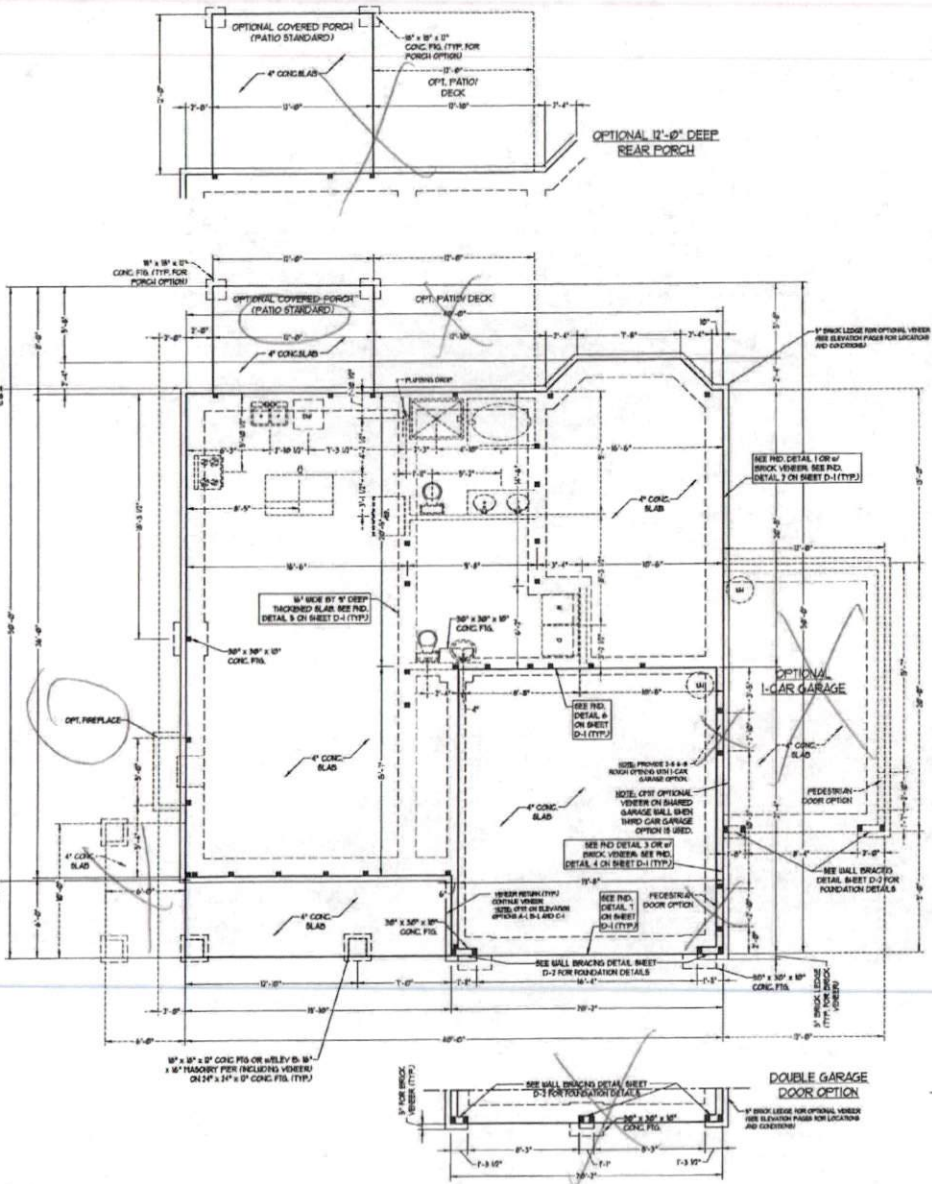
ELECTRICAL LAYOUT NOTES:
1. BLACK AND WIRE FOR ALL CEILING FAN PER PLAN
2. FANSET LIGHTS TO BE SET @ 1/2 AMP LOAD
3. ADDITIONAL OUTLET OUTLETS INDICATED BY CHECK TO BE LOCATED BY ELECTRICIAN
4. PLACE RECEPT @ OCCUPANT ENTRY OFFICES

ELECTRICAL LEGEND:

- 120 V OUTLET
- 240 V GFI OUTLET
- 120 V GFI OUTLET
- 120 V DIMMER/ROD OUTLET
- ⊕ 4-PLY
- ⊕ COATED OR FLUSH POWERED
- ⊕ COATED OR FLUSH POWERED 240V
- ⊕ DIMMER
- ⊕ 240 V OUTLET
- ⊕ 120 V DEDICATED CIRCUIT
- ⊕ 240 V DEDICATED CIRCUIT
- ⊕ SPECIAL POWERED (240 V, 3-Ø)
- ⊕ GULL FRONT LIGHT
- ⊕ CEILING TRAY LIGHT
- ⊕ PENDANT LIGHT
- ⊕ RECESSED CAN LIGHT
- ⊕ 1/2 IN CAN LIGHT
- ⊕ 1/4 IN CAN LIGHT
- ⊕ ALUMINUM LIGHT
- ⊕ DIMMABLE LIGHT
- ⊕ FLOOR LIGHT
- ⊕ SWITCH
- ⊕ 3-WAY SWITCH
- ⊕ 4-WAY SWITCH
- ⊕ OUTLET SWITCH
- ⊕ TELEPHONE
- ⊕ TV CONNECTION
- ⊕ CONNECTION FOR COFFINLET WIRE
- ⊕ REPAIR
- ⊕ EXPOSED CABLE
- ⊕ 120 V 2-WIRE SECTION
- ⊕ EXHAUST FAN
- ⊕ LOW VOLTAGE PANEL

- ⊗ CEILING FAN
- ⊗ CEILING FAN W/LIGHT





REVISIONS TO FOUNDATION PLAN

1. REVISIONS ARE APPROVED ONLY BY ORIGINAL CONTRACTOR. ENGINEER DOES NOT CONFIRM ORIGINAL ACCURACY OR STRUCTURAL LAYOUT INCLUDING ROOF SYSTEM.

2. FOUNDATIONAL DESIGN PERFORMED ACCORDING TO CANADIAN RESIDENTIAL CODE, 1995 EDITION.

3. SHALL BE ACCORDING TO 1" x 1" O.C. AND WITH 1" x 1" REINFORCING BARS AT EACH CORNER AND AT MID-SPAN OF EACH BEAM. REINFORCING BARS SHALL BE LOCATED AT 1" FROM FACE OF CONCRETE. LOCATE ALL REINFORCING BARS AT 1" FROM FACE.

4. PEAK ROOF HEIGHT IS LESS THAN 20 FEET.

5. GUTTER SHALL BE INSTALLED FOR ALL ROOF SLOPES.

6. WALL CLADDING REQUIRED FOR ALL PERMANENT ROOF SYSTEMS.

7. ROOF CLADDING REQUIRED FOR ALL PERMANENT ROOF SYSTEMS.

8. SHALL BE ACCORDING TO ALL APPLICABLE CODES AND REGULATIONS OF THE LOCAL, STATE AND FEDERAL GOVERNMENTS.

9. ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN OF THE FOUNDATION AS SHOWN ON THESE PLANS. ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OF THE ROOF, WALLS, FLOORS, OR OTHER STRUCTURAL ELEMENTS.

10. REFER TO NOTES AND DETAILS SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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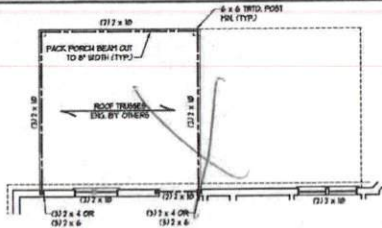
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 100 BUCKINGHAM AVENUE, SUITE 101
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KENT
 H&H HOMES, INC.



DATE: 01/23/2010
 SCALE: 1/4" = 1'-0"
 DRAWN BY: MTHOMPSON
 CHECKED BY: WWS

SHEET 2 OF 7
 S-1.2
 SECOND FLOOR FOUNDATION PLAN

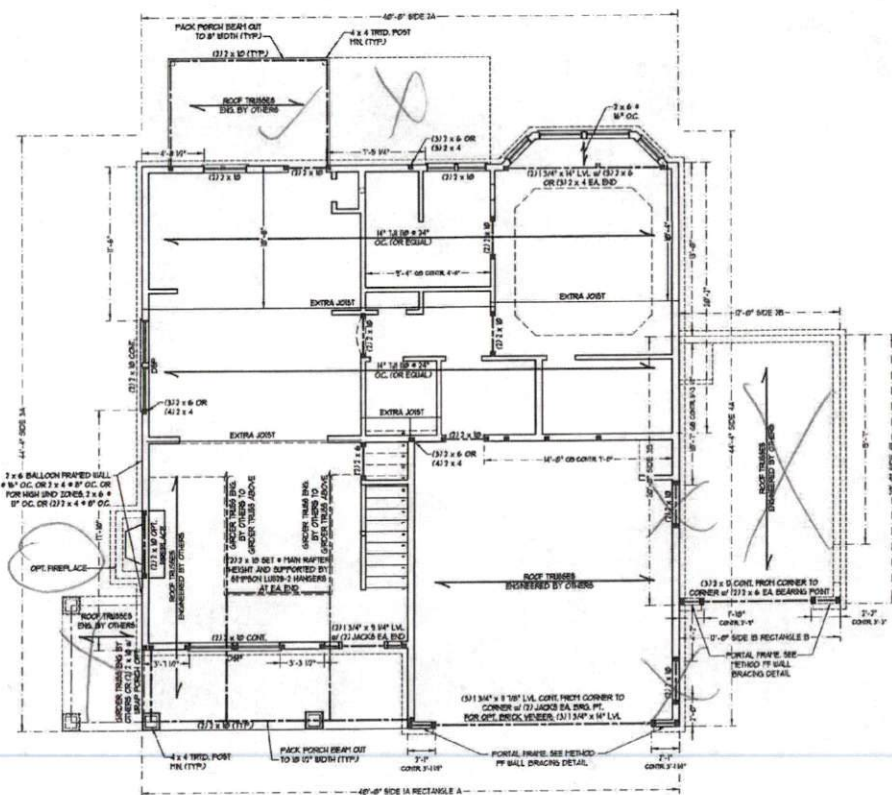


BRACED WALL DESIGN

RECTANGLE A	RECTANGLE B
SIDE 1A (RICE LOAD)	SIDE 1B
PERIOD: C5-80/60/45	PERIOD: C5-80/60/45
TOTAL REQUIRED LENGTH 13.81'	TOTAL REQUIRED LENGTH 13.81'
TOTAL PROVIDED LENGTH 13.81'	TOTAL PROVIDED LENGTH 13.81'
SIDE 2A	SIDE 2B
PERIOD: C5-80/60/45	PERIOD: C5-80/60/45
TOTAL REQUIRED LENGTH 13.81'	TOTAL REQUIRED LENGTH 13.81'
TOTAL PROVIDED LENGTH 13.81'	TOTAL PROVIDED LENGTH 13.81'
SIDE 3A	SIDE 3B (A/B BRACED)
PERIOD: C5-80/60/45	PERIOD: C5-80/60/45
TOTAL REQUIRED LENGTH 13.81'	TOTAL REQUIRED LENGTH 13.81'
TOTAL PROVIDED LENGTH 13.81'	TOTAL PROVIDED LENGTH 13.81'
SIDE 4A (SIDE LOAD)	SIDE 4B
PERIOD: C5-80/60/45	PERIOD: C5-80/60/45
TOTAL REQUIRED LENGTH 13.81'	TOTAL REQUIRED LENGTH 13.81'
TOTAL PROVIDED LENGTH 13.81'	TOTAL PROVIDED LENGTH 13.81'

- BRACED WALL DESIGN NOTES**
- BRACED WALL DESIGN PER SECTION REAR OF THE REAR PORCH SECTION.
 - C5-80/60/45 REFERS TO CONTIGUOUS BRACING WOOD STRUCTURAL PANELS ATTACHED TO 2x6 WALLS SPACED @ 16" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
 - C5-80/60/45 REFERS TO "STRIP BOARD" CONTRACTOR IS TO INSTALL 1/2" MIN. STRIP BOARD TO BE NOTED ON THE PLAN. FASTEN @ 8" MIN. SPACING ON 16" WALLS SPACING 12" O.C. ALONG PANEL EDGES AND IN THE FIELD HOLDING TOP AND BOTTOM PLATES.
 - BRACED WALL DESIGN APPLIED TO WIND ZONE 2 UP TO 100 MPH FOR HIGH WIND ZONES BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE REAR PORCH EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. MIN. (NO) 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (NO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (NO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (NO).



LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT

LENGTH (FT.)	SIZE OF LINTEL
UP TO 4 FT.	L 3 X 4 X 3/8 LVL
4-8	L 3 X 6 X 3/8 LVL LVL
8 AND GREATER	L 4 X 6 X 3/8 LVL

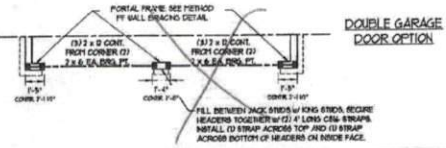
- BRICK SUPPORT NOTES**
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER GABLES SEE ARCH DRAWING FOR SIZE AND LOCATION OF OPENINGS.
 - LVL = LONG LENS VERTICAL.
 - LENGTH = CLEAR OPENING.
 - SPREAD ALL ANGLE IRON @ 18" O.C. EACH END AND VENER TO PROVIDE BRACING.
 - FOR ALL HEADERS 4" AND GREATER IN LENGTH ATTACH STEEL ANGLE TO HEADERS W/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
 - FOR ALL BRICK SUPPORT + ROOF LINES, FASTEN (2) 2 x 4 @ 16" BLOCKING BETWEEN SIDES W/ (4) 8d NAILS PER PLY. FASTEN 4" x 4" x 1/2" STEEL ANGLE TO (2) 2 x 4 @ 16" BLOCKING W/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION FOR SIZES OF THE 2005 IRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
 - PRECAST REINFORCED CONCRETE LINELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINELS.

- STRUCTURAL NOTES**
- ALL FRAMING LIPS/ENDS TO BE 5/8" x 5/8" ANGLE. ALL TREATED LIPS/ENDS TO BE 5/8" x 5/8" ANGLE.
 - ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (NO) 2 x 4.
 - PROVIDE AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLAN.
 - BRACE AND DOOR HEADERS TO BE SUPPORTED W/ (1) JACK STUD AND (1) KING STUD EA END (NO) SEE TABLE SHEETS FOR ADDITIONAL KING STUD REQUIREMENTS.
 - SQUARE CONCRETE POST LOADS WHICH REQUIRE BOLD BLOCKING TO BE OPEN OR POSITIONED. ALL SQUARES TO BE (2) 2x6 (NO) 2x4.
 - FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE BRACED WITH 1/2" MIN. BRACING WITH JOISTS BRACED AND SECURED WITH 8d NAILS AT 3' O.C. ALONG EDGES AND 4' O.C. IN THE FIELD.
 - FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL BRACING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND CONNECTIONS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3' O.C. PANELS SHALL EXTEND 6" BEYOND CONNECTION JOISTS AND SHALL OVERLAP GIRDERS AND DOUBLE END PLATES THEIR FULL DEPTH.
 - ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS W/ APPROX 4" DIA POST BARS FOR EQUAL AND 6" x 6" POSTS W/ APPROX 1" DIA BARS FOR EQUAL (NO) ALL 4 x 4 AND 6" x 6" POSTS TO BE INSTALLED WITH 300 LB CAPACITY (IP) FC CONNECTIONS AT TOP (NO) 1" CONC. SCHEDULE FASTEN ANGLE TO COLUMN (NO) BY OTHERS SECURE TO SLAB W/ (2) 1/2" ANGLE BRAS 3/4" CONC. SCHEDULE FASTEN ANGLE TO COLUMN W/ 1/2" THROUGH BOLTS W/ NUTS AND WASHERS. LOCATE ANGLE ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.
- DWP INDICATES DOUBLE STUD POCKET BETWEEN BRIDGE BEAMS.

TABLE SHEETS

TABLE SHEETS OF FULL HEIGHT BEAMS AT EACH END OF HEADERS IN EXTERIOR WALLS

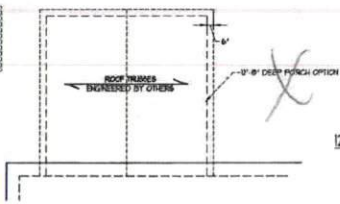
HEADER BEAM (FEET)	PARTIAL END SPACERS (FEET)	
	MIN	MAX
UP TO 7'	1	1
7'	2	2
8'	3	3
9'	4	4



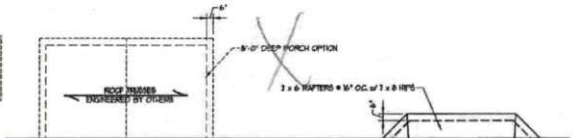
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 10000 W. 14TH AVE., SUITE 100, BAYLOR, MI 48006
 PHONE: (313) 299-9100 FAX: (313) 299-9101
 K.L. LICENSE NO. 01111

KENT G. STINSON
 H&S HOMES, INC.

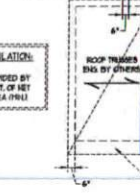
ATTIC VENT CALCULATION:
 92 SQ. FT. OF ATTIC DIVIDED BY
 R10 REQUIRES 112 SQ. FT. OF NET
 FREE VENTILATING AREA (FVA)



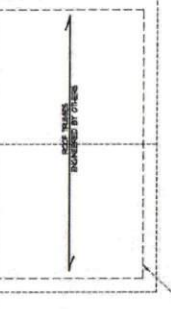
ATTIC VENT CALCULATION:
 88 SQ. FT. OF ATTIC DIVIDED BY
 R10 REQUIRES 108 SQ. FT. OF NET
 FREE VENTILATING AREA (FVA)



ATTIC VENT CALCULATION:
 63 SQ. FT. OF ATTIC DIVIDED BY
 R10 REQUIRES 84 SQ. FT. OF NET
 FREE VENTILATING AREA (FVA)



ATTIC VENT CALCULATION:
 206 SQ. FT. OF ATTIC DIVIDED BY
 R10 REQUIRES 258 SQ. FT. OF NET
 FREE VENTILATING AREA (FVA)



ATTIC VENT CALCULATION:
 878 SQ. FT. OF ATTIC DIVIDED BY
 R10 REQUIRES 1083 SQ. FT. OF NET
 FREE VENTILATING AREA (FVA)

- BRICK SUPPORT HOSE:**
1. FASTER (1) 2" x 8" BLOCKING BETWEEN WALL NEEDS 1/4" DIA. STEEL PER FT. FASTEN A 6" x 4" x 5/8" STEEL ANGLE TO (1) 2" x 8" BLOCKING @ (1) 12" LAG SCREWS @ 12" OC. ASSESSMENT, SEE SECTION 1000001 OF THE 2018 IRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
 2. RAFTER ROOF SLOPES EXCEED 10% INSTALL 3" x 3" x 1/4" BRICK FLARE SCREWS AT 24" OC. PER SECTION 1000001 OF THE 2018 CALIFORNIA RESIDENTIAL CODE, 2018 EDITION.

- STRUCTURAL NOTES:**
1. ALL FRAMING LUMBER TO BE 19 SPF (B2S)
 2. CIRCLES DENOTE (1) 2" x 4" POLES FOR ROOF SUPPORT.
 3. FLOOR JOIST END WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
 4. 1/4" BRICKS ARE TO BE SPACED A MIN. OF 8'-0". FASTER RAFTERS WITH THREE ROWS OF 20 NAILS @ 8" OC (TYP).
 5. STICK FRAME OVER-PAINTED ROOF SECTIONS 2" x 8" RIDGES, 2 x 8 RAFTERS @ 16" OC AND FLAT 2" x 8 VALLEYS OR USE VALLEY TRIMMS.
 6. FASTEN FLAT VALLEYS TO RAFTERS OR TRIMMS WITH BETWEEN 1/4" DIA. ANCHORAGE TIES @ 32" OC MAX. PANS HARRISONE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF 10 1/2" DIA. 10E NAILS.
 7. REFER TO SECTION 1000001 OF THE 2018 IRC FOR REQUIRED W/PT RESISTANCE AT RAFTERS AND TRIMMS.
 8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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 LIC. LICENSE NO. C-1111

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 H&H HOMES, INC.

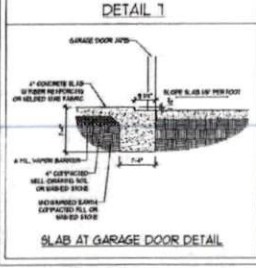
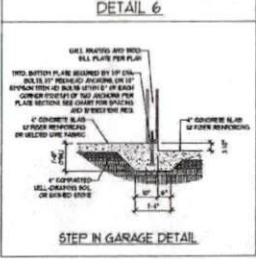
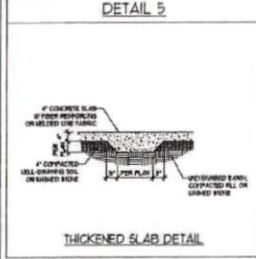
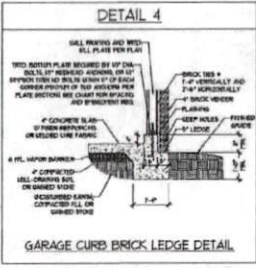
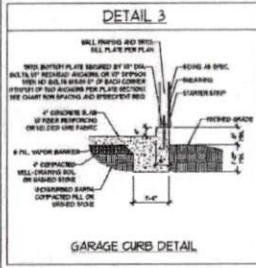
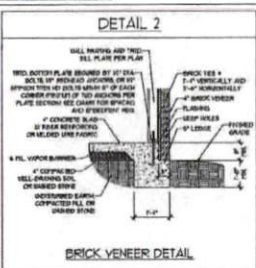
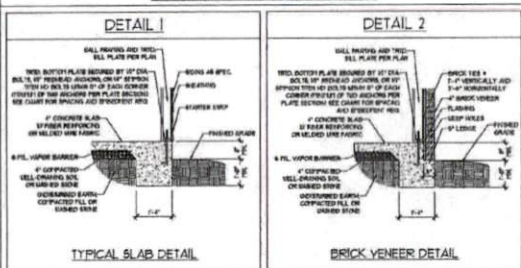


DATE: FEBRUARY 23, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY: MGH/BJM/MS
ENGINEERED BY: MGH

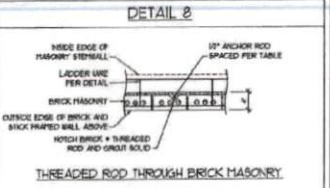
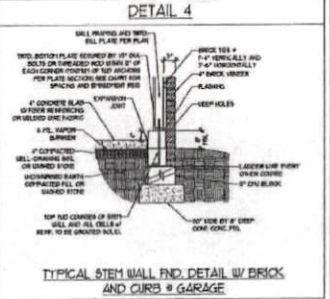
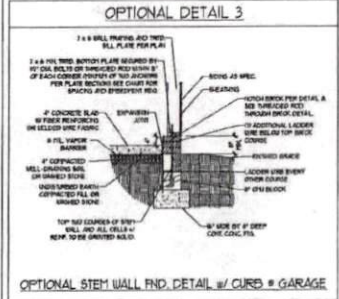
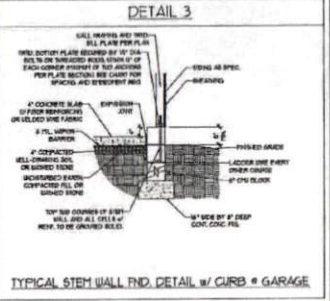
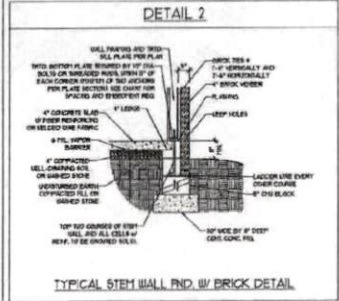
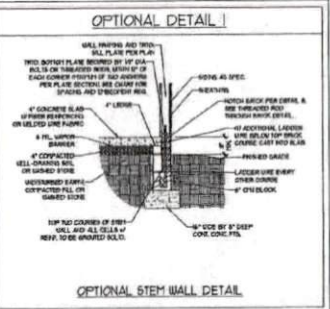
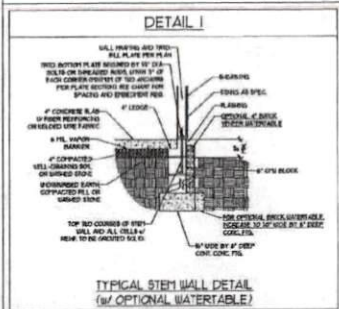
REV. 6 of 7
 S-4b
 ROOF FRAMING PLAN

ELEVATION B

MONOLITHIC SLAB DETAILS



STEMWALL DETAILS



MASONRY STEMWALL SPECIFICATIONS

WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8" CMU	8" BRICK AND 4" CMU	8" BRICK AND 8" CMU	8" CMU
1 AND BELOW	UNGRADED	GRADED SOLID	UNGRADED	UNGRADED
2	UNGRADED	GRADED SOLID	UNGRADED	UNGRADED
3	GRADED SOLID	GRADED SOLID w/ 4" REBAR # 4 @ 4' OC.	GRADED SOLID	GRADED SOLID w/ 4" REBAR # 4 @ 4' OC.
4	GRADED SOLID w/ 4" REBAR # 3 @ 4' OC.	NOT APPLICABLE	GRADED SOLID w/ 4" REBAR # 3 @ 4' OC.	GRADED SOLID w/ 4" REBAR # 4 @ 4' OC.
5	GRADED SOLID w/ 4" REBAR # 3 @ 4' OC.	NOT APPLICABLE	GRADED SOLID w/ 4" REBAR # 3 @ 4' OC.	GRADED SOLID w/ 4" REBAR # 4 @ 4' OC.
6	GRADED SOLID w/ 4" REBAR # 3 @ 4' OC.	NOT APPLICABLE	GRADED SOLID w/ 4" REBAR # 3 @ 4' OC.	GRADED SOLID w/ 4" REBAR # 4 @ 4' OC.

1 AND GREATER ENGINEER DETERMINED ON SITE EXAMINATION

- STRUCTURAL NOTES:**
1. WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
 2. THE TIE TYPE & TIES TOGETHER WITH LADDER WIRE AT 8" OC. VERTICALLY.
 3. LADDER WIRE APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COVERED TO HERE.
 4. BACKFILL OF CLEAR 90% UNBURNED SORE IS ALLOWABLE.
 5. BACKFILL OF CLEAR 90% UNBURNED SORE (40 PWFAT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNBURNED SORE CLASSIFICATION SYSTEM IN ACCORDANCE WITH (ENCL. B) OF THE 2008 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
 6. PREP SLAB PER (ENCL. 2) AND (ENCL. 2) BASE OF THE 2008 INTERNATIONAL RESIDENTIAL CODE.
 7. MINIMUM 12" LAP OVER LAPPING.
 8. LOCATE REBAR IN CENTER OF FOUNDATION WALL.
 9. WARE REQUIRED FILL BLOCK SOLID WITH TYPE "S" PORTLAND OR MORTAR PER (ENCL. USE OF "S" OF 12" LEFT GROUP) PERIOD REQUIRED WITH FILLING WALLS WITH GROUT AT HEIGHTS OF 9' AND GREATER.

ANCHOR SPACING AND EMBEDMENT

WIND ZONE	DR FPM	130 FPM
SPACING	6" @ OC.	4" @ OC.
EMBEDMENT	"	3" INTO MASONRY 1" INTO CONCRETE

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 ALL LICENSE NO. 02731

120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
 FOUNDATION DETAILS

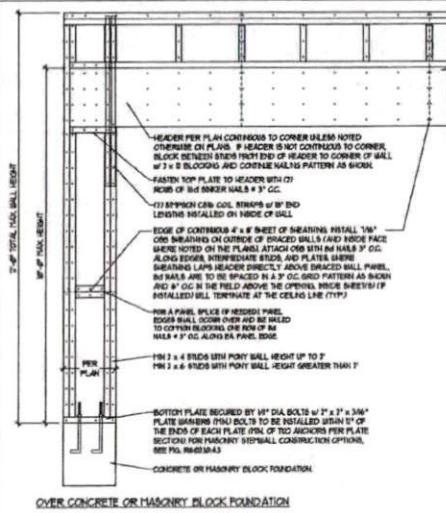
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 DRAWING NO.: 017
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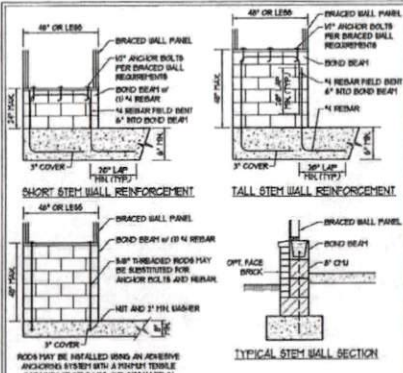
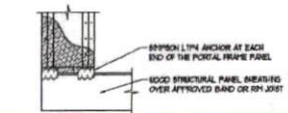
D-1
 FOUNDATION DETAILS

GENERAL WALL BRACING NOTES:

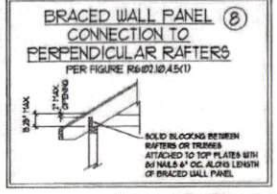
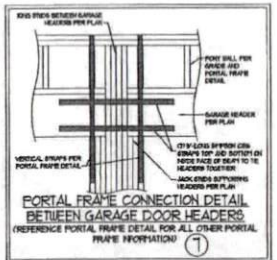
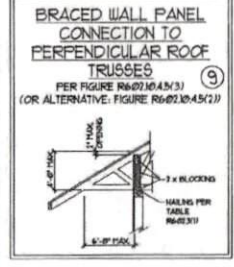
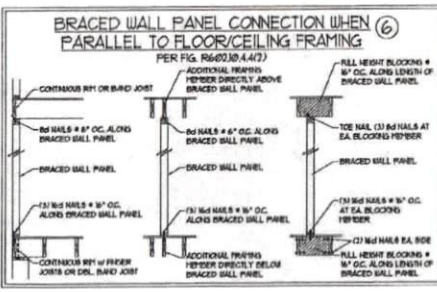
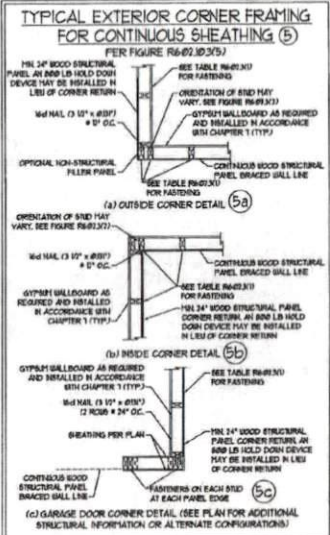
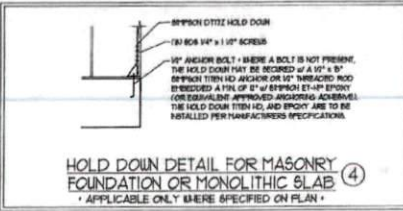
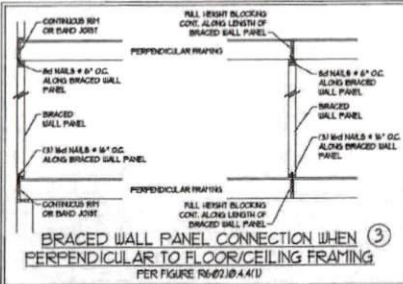
1. WALL BRACING DERIVED IN ACCORDANCE WITH CHAPTER 6 OF THE IBC-NC RESIDENTIAL BUILDING CODE (RIBC) TABLES AND FIGURES REFERENCED ARE FROM THE 2009 RIBC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE BRACING FOR ADDITIONAL INFORMATION AS NEEDED.
3. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE AND NEW WALL DESIGN SUMMARY OF REQUIRED/PROPOSED WALLS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
4. ALL EXTERIOR WALLS ARE TO BE BRACED WITH C8-10P IN ACCORDANCE WITH SECTION NUMBERS UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED WHEN NOT USING METHOD 'M', GYPSUM TO BE FASTENED PER TABLE R6-07.10.4.1. METHOD 'M' TO BE FASTENED PER TABLE R6-07.10.4.2.
6. C8-10P REFERS TO THE 'CONTINUOUS BRACING' - WOOD STRUCTURAL PANEL BRACING METHOD. 1/2" OSB BRACING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED TO CONCRETE FOUNDATION OR 4x4 (7" LONG x 4" DEEP) DIMENSIONAL WOOD BRACED 4" OC ALONG PANEL EDGES AND 2' OC IN THE FIELD (UNLESS NOTED OTHERWISE).
7. OSB REFERS TO THE 'STIFF BOARD' WALL BRACING METHOD. 1/2" GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1/2" SCREWS ON 12" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (UNLESS NOTED OTHERWISE). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R6-07.10.4.3. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R6-07.10.4.4. FOR EXTERIOR OSB TO BE INSTALLED VERTICALLY.
8. REQUIRED BRACED WALL LENGTHS FOR EACH LINE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R6-07.10.4.1. METHOD 'M' CONTRIBUTES ITS ACTUAL LENGTH PERIODIC BRACING 3' IN ACTUAL LENGTH AND METHOD 'C' CONTRIBUTES 12' PER 8' ACTUAL LENGTH.



METHOD FF-PORTAL FRAME DETAIL ①



MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS ②
PER FIGURE R6-07.10.4.3



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

DATE: NOVEMBER 14, 2018
SCALE: 1/4" = 1'-0"
DRAWN BY: JST
ENGINEERED BY: JST

D-2
BRACED WALLS
NOTES AND DETAILS
AND FF DETAIL

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIP, VALLEY, RIDGE, FLOOR WALLS, BEAMS, BEGERS, COLUMNS, CANTILEVERS, OPEN END BEARING WALLS, PIERS, GIRDERS, SYSTEMS AND FOOTINGS. ENGINEER'S SEAL DOES NOT CONFIRM DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO 1-JOIST OR FLOOR/CEILING TRUSS LAYOUT DESIGN AND CONTRACT.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NCRC) 2009 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION 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 NCRC, 2009 EDITION (REMARKS - REMARKS)

DESIGN CRITERIA	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN)
ATTIC UNLIFTED STORAGE	20	10	L/240 (L/360 IF BRITTLE FIBERGLASS)
DECKS	40	10	L/240
EXTERIOR BALCONIES	40	10	L/240
POLE ESCAPES	40	10	L/240
HANDRAILS/GUARDRAILS	200 LB OR 50 (PSF)	10	L/240
PASSENGER VEHICLE GARAGE	40	10	L/240
ROOFS OTHER THAN SLEEPING ROOF	40	10	L/240
SLEEPING ROOFS	30	10	L/240
STAIRS	40	10	L/240
END LOAD (BASED ON TABLE R402.4 (1) OF IBC 2006 AND EXPOSURE)	20 (PSF)		

 - 1-JOIST SYSTEMS DESIGNED WITH 5 PSF DEAD LOAD AND DEFLECTION (IN) OF L/360
 - FLOOR TRUSS SYSTEMS DESIGNED WITH 5 PSF DEAD LOAD
- FOR IS AND 20 PERCENT ZONE FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 1803.1.6 OF THE NCRC, 2009 EDITION. FOR 10 PERCENT ZONE FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 1803.1.6 OF THE NCRC, 2009 EDITION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 15 OF THE NCRC, 2009 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 AVERAGE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTH SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL, 4" 4" THICK SANDY COARSE CONCRETE OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A SAND COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON BELL-CURVED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R401.1 OF THE NCRC, 2009 EDITION.
- PROPERLY DESIGNER 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 MADE WITHIN 4 TO 8 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN INDICATED. ACUTE CORNERS NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION 1803.2 OF THE NCRC, 2009 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A63 GRADE 60. SCHEDULE 40 FABRIC TO BE ASTM A992. MAINSPAN A 190-191 CONCRETE COVER AROUND REINFORCING STEEL OF 1" IN FOOTING AND 1 1/2" IN SLABS. FOR FORMED CONCRETE WALLS CONCRETE COVER FOR REINFORCING STEEL PLACED FROM THE INNER FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL PLACED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR 5 BARS OR SMALLER, AND NOT LESS THAN 1" FOR 8 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE EXHIBIT 419.01. FORMER SHALL CONFORM TO ASTM C750.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR FILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR BORED FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE III OR 5 PORTLAND PIER AND FILLS 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 OTHER 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 1803.4 OF THE NCRC, 2009 EDITION OR IN ACCORDANCE WITH ACE 98.02130 NCSA TRIM-A OR ACE EXHIBIT 419.01. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R401.1.6 (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) OF THE NCRC, 2009 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R401.1.6 (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) OF THE NCRC, 2009 EDITION. REEF CONCRETE FOUNDATION WALLS TO 3'-6" FINISHED WALLS AT 8" OC WIRE GRADE PER 1803.2.

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FRAMING NOTES

- ALL FINISHING LUMBER SHALL BE 2" JOIST PERFORM (No. 2) PSF No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. UNLESS NOTED OTHERWISE (NO). ALL TREATED LUMBER SHALL BE 8" 10" PERFORM (No. 2) PSF No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. UNLESS NOTED OTHERWISE (NO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: No. 2-2000 PSF, No. 1-3000 PSF, E - 1800000 PSI, UNLESS NOTED OTHERWISE (NO). PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: No. 2-2000 PSF, No. 1-3000 PSF, E - 1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: No. 2-2000 PSF, No. 1-3000 PSF, E - 1800000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
 - A. 8" AND 10" SHAPES: ASTM A992
 - B. CHANNELS AND ANGLES: ASTM A36
 - C. PLATES AND SHIMS: ASTM A36
 - D. SOLE OF STRUCTURAL SECTIONS: ASTM A588 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" 10" 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" EDGE ANCHORS
 - C. MASONRY (FULLY GRADED): (2) 1/2" DIA. x 4" LONG ANCHORS WITH 10" ED ANCHORS
 LATRUAL SUPPORT IS CONSIDERED ADEQUATE PROVIDED THE JOISTS ARE 100% HALLED TO THE 3/4" HALLER ON TOP OF THE STEEL BEAM, AND THE 3/4" HALLER IS SECURED TO THE TOP OF THE STEEL BEAM (2) 20# OF SELF TAPPING SCREWS x 3/4" OC OR (2) ROUS OF 1/2" DIAMETER BOLTS x 3/4" OC. IF 1/2" BOLTS ARE USED TO FASTEN THE HALLER, THE STEEL BEAM SHALL BE FABRICATED AT 1/2" ROUS OF 5/8" DIAMETER HOLES x 3/4" OC.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDERS OR FOUNDATION. SHAPED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING MEMBERS TO CONFORM TO TABLE R401.1.6 (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) OF THE NCRC, 2009 EDITION OR BE (2) 3" x 6" WITH (1) JACK AND (2) END KNOB EACH END (NO). WHENEVER IS GREATER ALL BEAMS TO BE SECURED TO EACH JACK END WITH (4) 1/2" HALLER. ALL BEAMS TO BE SUPPORTED WITH (2) BRIDS AT EACH BEARING POINT (NO). INSTALL END BRIDS PER SECTION 1803.2 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2009 EDITION.
- ALL BEAMS, HEADERS, OR GIRDERS TRIMMED PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) BRID PERFORM OR THE NUMBER OF JACKS OR BRIDS NOTED. ALL BEAMS OR GIRDERS TRIMMED PERPENDICULAR TO WALL AND SUPPORTED BY (3) BRID OR LINE ARE TO HAVE 1/2" FINISH BEARING (NO). ALL BEAMS OR GIRDERS TRIMMED PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) BRID OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE BEAM LENGTH (NO). BEAM ENDS THAT BUT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTH (NO).
 - FLUSH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THE BEARING END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MINIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (7" EDGE DISTANCE) WITH (2) BOLTS LOCATED AT 6" FROM EACH END (NO).
- ALL 1-JOIST OR TRUSS LAYERS 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 2009 EDITION WALL BRACING CRITERIA, THE APPROX. LOCATION AND LOCATION OF BRACING WALL, CORRELATE WITH ALL APPLICABLE TABLES IN SECTION 1803.2.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRIMMED OR 1-JOIST PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OPEN END LOAD LINES.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 6" x 8'-0" STEEL ANGLE WITH 1/2" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (NO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 6" x 8'-0" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 3' OC, STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 6" x 8'-0" STEEL ANGLE TO (2) x 12" BLOCKING INSTALLED 1/2" (1) 1/2" HALLER (A 1/2" BETWEEN WALL, BRID WITH (2) ROUS OF 1/2" LAG SCREWS AT 3' OC, STAGGERED AND IN ACCORDANCE WITH SECTION 1803.2.3 OF THE NCRC, 2009 EDITION.
- FOR BRICK FINISHED ROOFS, CIRCLES DENOTE (3) x 4 POSTS FOR ROOF VENEER SUPPORT. 1/4" SPICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN TRUSSES WITH THREE ROUS OF 5/8" HALLER AT 3' OC. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (NO).
- FOR TRIMMED ROOFS, FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" OC, BETWEEN ADJACENT ROOF TRIMMED. STICK FRAME OVER-FRAMED ROOF SECTION WITH 2 x 8 ROUSES, 3 x 6 RAFTERS AT 24" OC, AND PLAT 2 x 10 WALLS (NO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 1000 LB CAPACITY LIFT CONNECTIONS TOP AND BOTTOM (NO). POSTS MAY BE SECURED USING ONE APPROX 1/4" OR LESS (LIFT CONNECTION FASTENED TO THE BRACK AT THE BOTTOM AND THE BRACK AT THE TOP OF EACH POST). ONE 1/2" SECTION OF APPROX 20# GAL. STRAPPING WITH 1/4" HDS NAILS AT EACH END MAY BE USED IN LIEU OF EACH POST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE BRICKMOR POST BASE.



120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
STANDARD STRUCTURAL NOTES



DATE: NOVEMBER 14, 2019
SCALE: 1/4" = 1'-0"
PROJECT NO.:
REVISIONS BY: BT

SO
STRUCTURAL
NOTES