

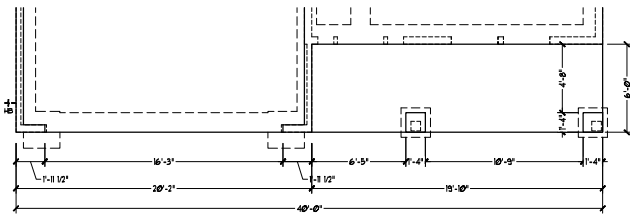
KENT

KENT REVISION LIST - STRUCTURAL:

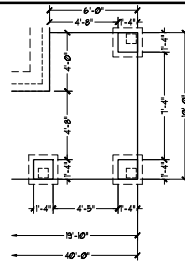
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KENT REVISION LIST - ARCHITECTURAL:

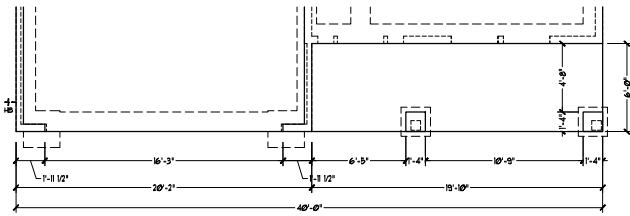
1. ADDED NOTE TO EXTEND STAIR CLIP IN POWDER ROOM THE LENGTH OF THE ROOM (3-19)
2. SHOWED AHU AND MECH. LOCATIONS ON SECOND FLOOR (3-19)
3. UPDATED PLAN TO NEW CAD FORMAT AND ADDED COVER SHEET (3-19)
4. UPDATED CUTSHEETS (3-19)
5. CHANGED FIREPLACE FROM STANDARD TO OPTIONAL (7-25)
6. CHANGE FIREPLACE 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 GOURMET 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)
17. CALLED OUT REFRIGERATOR, WASHER, AND DRYER ARE OPTIONAL COMPONENTS. (1-16-20)
18. VERIFIED COACH LIGHT LOCATIONS ON ALL ELEVATIONS (03-30-20)
19. REMOVED GRIDS FROM WINDOWS AND DOORS ON ALL SIDE AND REAR ELEVATIONS (03-30-20)
20. REMOVED ROOF HATCH FROM ALL ELEVATIONS (03-30-20)
21. CHANGED NOTE FOR ALL GARAGES ON ELEVATIONS TO UPDATED NOTE (03-30-20)
22. UPDATED HATCHES ON ALL ELEVATIONS TO REPRESENT STONE BETTER (03-30-20)
23. ADDED ELEVATIONS TO SHOW STONE AND BRICK OPTIONS ON A-2, A-3, B-2, B-3, C-2, & C-3 (03-30-20)
24. ADDED COLUMN DETAIL FOR B ELEVATIONS (03-30-20)
25. FIXED WINDOW TRIM AND BRICK ROWLOCK ON B-3 & B-4 (03-30-20)
26. VERIFIED AND UPDATED SQUARE FOOTAGE WITH & WITHOUT BRICK (03-30-20)
27. ADDED DIAGONAL DIMENSIONS TO SLAB INTERFACE PLAN (03-30-20)
28. ADDED OWNER'S BATH 2 & 3 IN OPTIONS SHEET (03-30-20)
29. REPLACED OWNER'S BATH WITH OWNER'S BATH 1 ON BASE PLAN (03-30-20)
30. CHANGED ALL WALLS FROM 2x6 TO 2x4 EXCEPT WHERE SHADED (03-30-20)
31. CHANGED ROOM NAME 'NOOK' TO 'DINING ROOM' (03-30-20)
32. ADDED HOSE BIB LOCATIONS TO OPPOSITE SIDES OF THE HOUSE ON FRONT AND REAR (03-30-20)
33. CHANGED STANDARD PATIO TO 12x10' (03-30-20)
34. NOTED *TEMP.* WINDOWS IN OWNER'S BATH (03-30-20)
35. MOVED ALL OPTIONS TO SEPARATE SHEET (03-30-20)
36. SHOWED DORMER WINDOWS ON SECOND FLOOR (03-30-20)
37. ADDED NOTE FOR ATTIC ACCESS DOOR ON SECOND FLOOR (03-30-20)
38. NOTED *TEMP.* WINDOWS IN BEDROOM 2 AND BEDROOM 4 (03-30-20)
39. CHANGED STANDARD LIGHT IN KITCHEN TO FLUORESCENT LIGHT (03-30-20)
40. NOTED PENDANT LIGHTS AS OPTIONAL (03-30-20)
41. ADDED OPTIONAL FLOOR OUTLETS IN FAMILY ROOM (03-30-20)
42. REMOVED ALL OUTLETS EXCEPT OPTIONAL FLOOR OUTLET (03-30-20)
43. VERIFIED ALL COACH LIGHT LOCATIONS (03-30-20)
44. NOTED ALL FANS AS *STD LIGHT, OPT FAN/LT PREWIRE* IN ALL BEDROOMS (03-30-20)
45. UPDATED ELECTRICAL LEGEND (03-30-20)
46. NOTED FLOOD LIGHTS AS OPTIONAL (03-30-20)
47. UPDATED OWNER'S BATHROOM WINDOWS TO REAR ELEVATIONS (08-29-22)
48. OPTIONAL BRICK/STONE WATERTABLE ADDED TO SIDE & REAR ELEVATIONS (05-01-23)



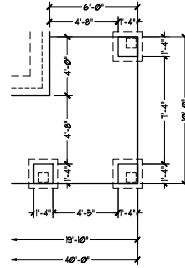
FOUNDATION PLAN A-1



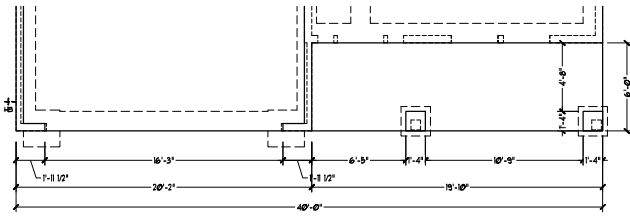
OPTIONAL WRAP AROUND PORCH
(ELEV. A-1)



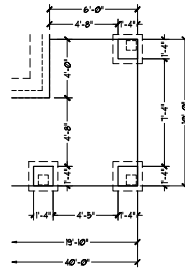
FOUNDATION PLAN A-2 & A-3
(W/ BRICK)



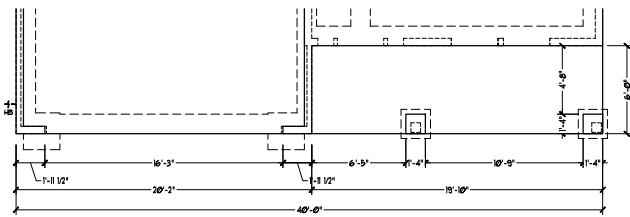
OPTIONAL WRAP AROUND PORCH
(ELEV. A-2 & A-3)



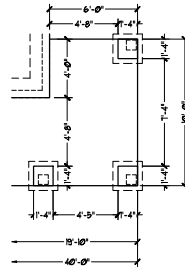
FOUNDATION PLAN A-2 & A-3
(W/ STONE)



OPTIONAL WRAP AROUND PORCH
(ELEV. A-2 & A-3)



FOUNDATION PLAN A-4



OPTIONAL WRAP AROUND PORCH
(ELEV. A-4)



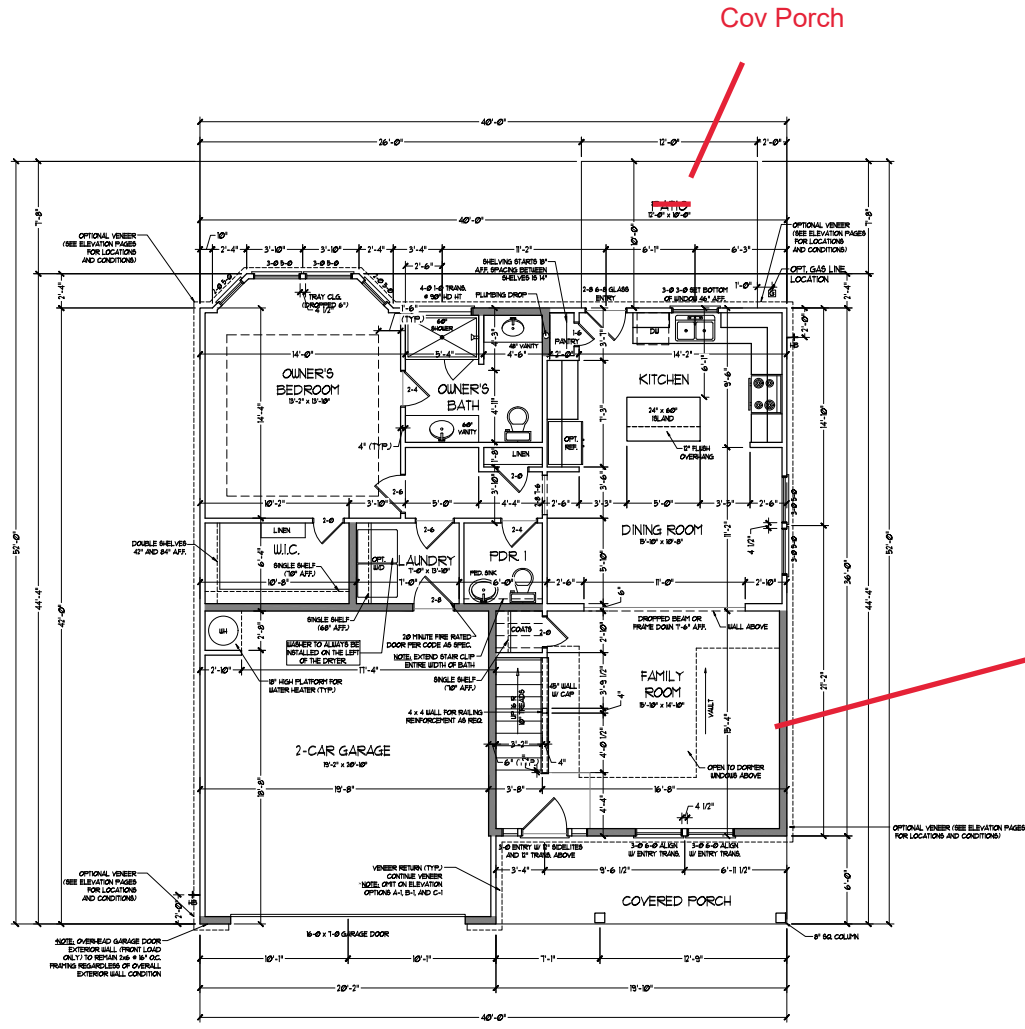
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DREAM FINDERS HOMES
KENT

DATE: MARCH 27, 2019
REV: JUNE 01, 2020
SCALE: 1/4"=1'-0"
DRAWN BY: WG
ENGINEERED BY:
REVIEWED BY:

SLAB INTERFACE
PLAN - PARTIAL
PLAN ELEV. A

A-5.2



FIRST FLOOR PLAN
(A-1, B-1 AND C-1)

SQUARE FOOTAGE	
1st FLOOR	161 SQ. FT.
2nd FLOOR	52 SQ. FT.
TOTAL	213 SQ. FT.
GARAGE	42 SQ. FT.
FRONT PORCH	79 SQ. FT.
PATIO	52 SQ. FT.
1st FLOOR OPTIONS	
OPT. FIREPLACE	19 SQ. FT.
UNHEATED OPTIONS	
OPT. 1-CAR GARAGE	249 SQ. FT.
OPT. COVERED PORCH	58 SQ. FT.
OPT. EXTENDED PATIO	158 SQ. FT.
OPT. WRAP AROUND PORCH	449 SQ. FT.

SQUARE FOOTAGE (w/ FULL BRICK)	
1st FLOOR	171 SQ. FT.
2nd FLOOR	69 SQ. FT.
TOTAL	240 SQ. FT.
GARAGE	42 SQ. FT.
FRONT PORCH	79 SQ. FT.
PATIO	52 SQ. FT.
1st FLOOR OPTIONS	
OPT. FIREPLACE	19 SQ. FT.
UNHEATED OPTIONS	
OPT. 1-CAR GARAGE	299 SQ. FT.
OPT. COVERED PORCH	128 SQ. FT.
OPT. EXTENDED PATIO	158 SQ. FT.
OPT. WRAP AROUND PORCH	449 SQ. FT.

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

2x6 WALL

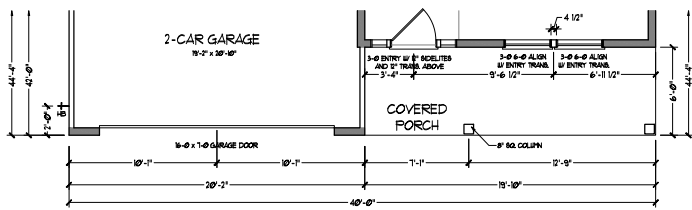
*SHADED WALLS ARE TO BE 2" x 4" @ 16" O.C. (LOAD BEARING) OR 2" x 4" @ 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION.

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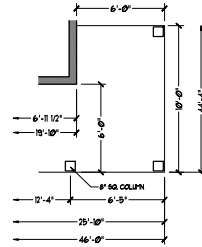
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ENGINEERED BY:
REVIEWED BY:

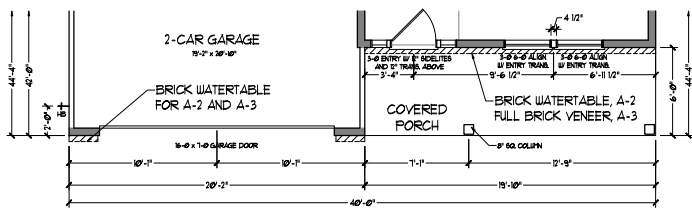
FIRST FLOOR PLAN
A-6



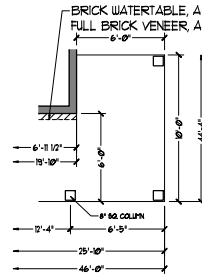
FLOOR PLAN A-1



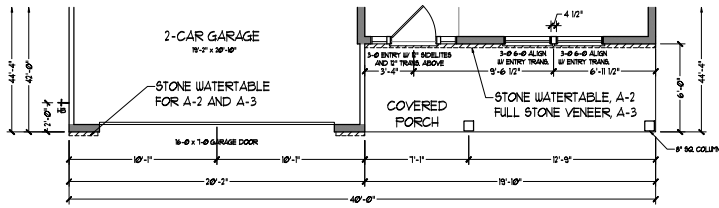
OPTIONAL WRAP AROUND PORCH
(ELEV. A-1)



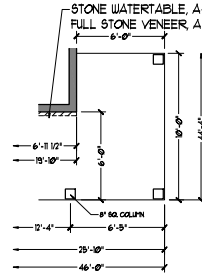
FLOOR PLAN A-2 & A-3
(W/ BRICK)



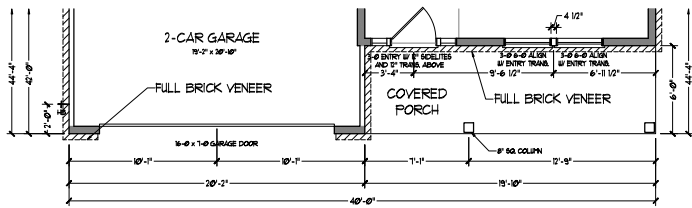
OPTIONAL WRAP AROUND PORCH
(ELEV. A-2 & A-3)



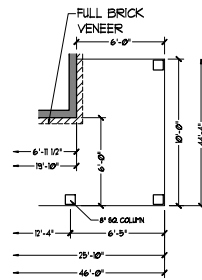
FLOOR PLAN A-2 & A-3
(W/ STONE)



OPTIONAL WRAP AROUND PORCH
(ELEV. A-2 & A-3)



FLOOR PLAN A-4



OPTIONAL WRAP AROUND PORCH
(ELEV. A-4)



DREAM FINDERS HOMES

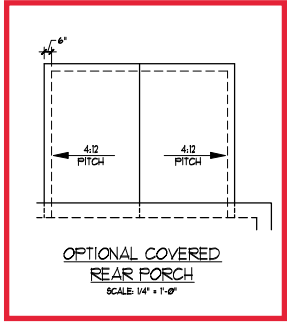
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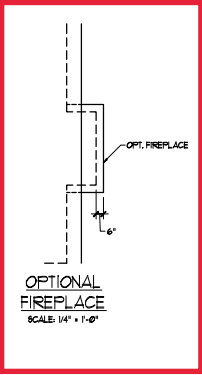
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ENGINEERED BY:
REVIEWED BY:

FIRST FLOOR
PLAN - ELEV A
PARTIAL PLANS

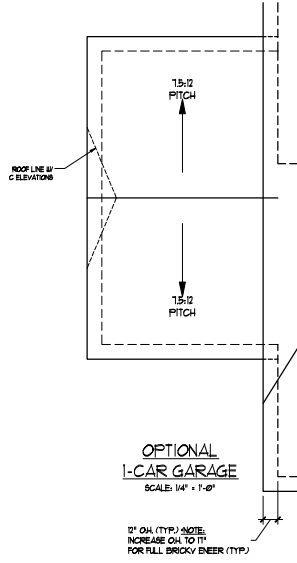
A-6.2



OPTIONAL COVERED
REAR PORCH
SCALE: 1/4" = 1'-0"

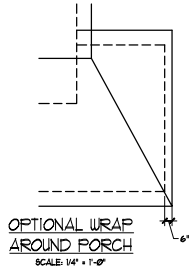


OPTIONAL
FIREPLACE
SCALE: 1/4" = 1'-0"



OPTIONAL
1-CAR GARAGE
SCALE: 1/4" = 1'-0"

1" OH (TYP.) NOTE:
INCREASE OH TO 11"
FOR FULL BRICKY BEEER (TYP.)



OPTIONAL WRAP
AROUND PORCH
SCALE: 1/4" = 1'-0"

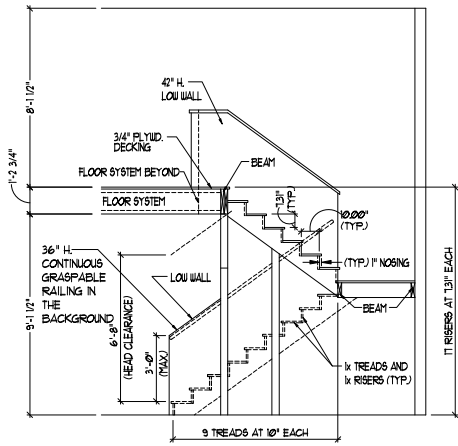


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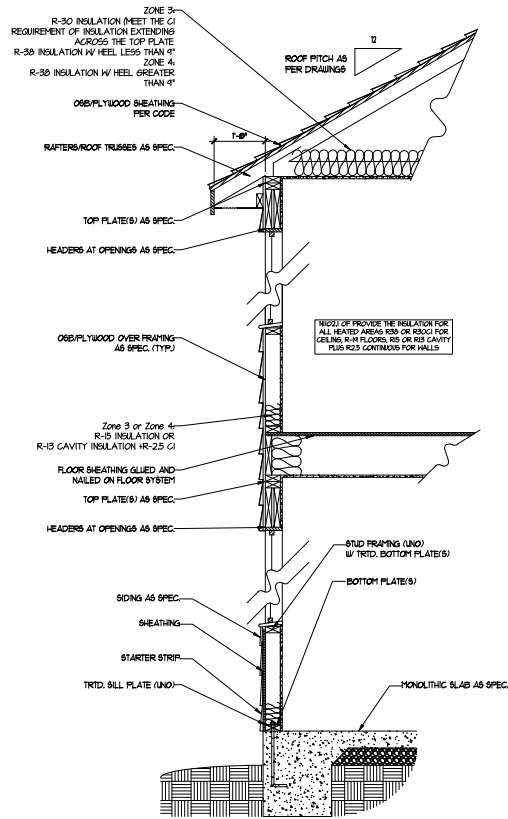
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SCALE: 1/4" = 1'-0"
DRAWN BY: WJG
ENGINEERED BY:
REVIEWED BY:

ROOF PLAN
OPTIONS
A-8.3

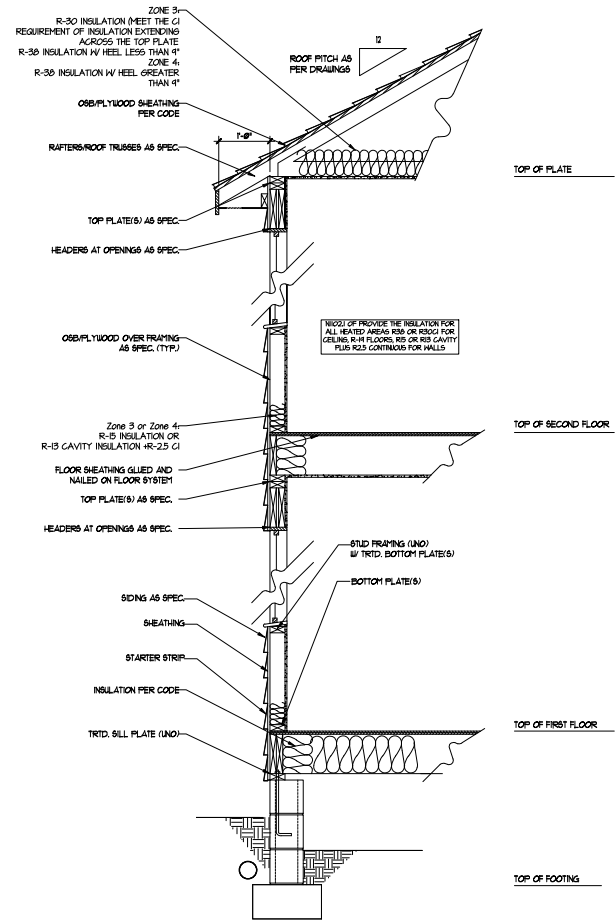


TYPICAL STAIR DETAIL
(NTS)

STAIR NOTES
 BALUS
 BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.
 THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, AT THE OPEN ENDS OF A STAIRWAY ARE PERMITTED TO BE A SUCH A SIZE THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH.
 OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES TO PASS THROUGH.
HANDRAILS
 HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT, TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN VERTICAL PORTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2" INCH BETWEEN THE WALL AND HANDRAIL.
 CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA



WALL SECTION W/ SLAB
W/ STD. SIDING SHOWN (NTS)



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



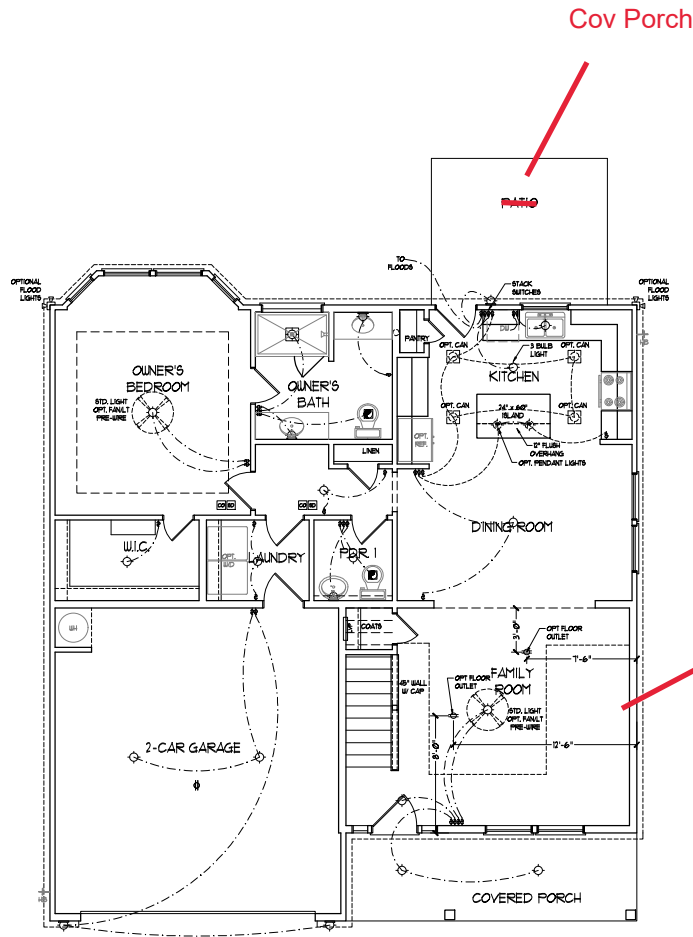
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 REVIEWED BY:

WALL SECTIONS
AND STAIR
DETAIL

AD-1



FIRST FLOOR PLAN
(A-1, B-1 AND C-1)

- ELECTRICAL LAYOUT NOTES:**
- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
 - 2) VANITY LIGHTS TO BE SET # 8" BY 4" (TYP).
 - 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
 - 4) PLACE SWITCHES # 1" FROM ROUGH OPENING.

ELECTRICAL LEGEND

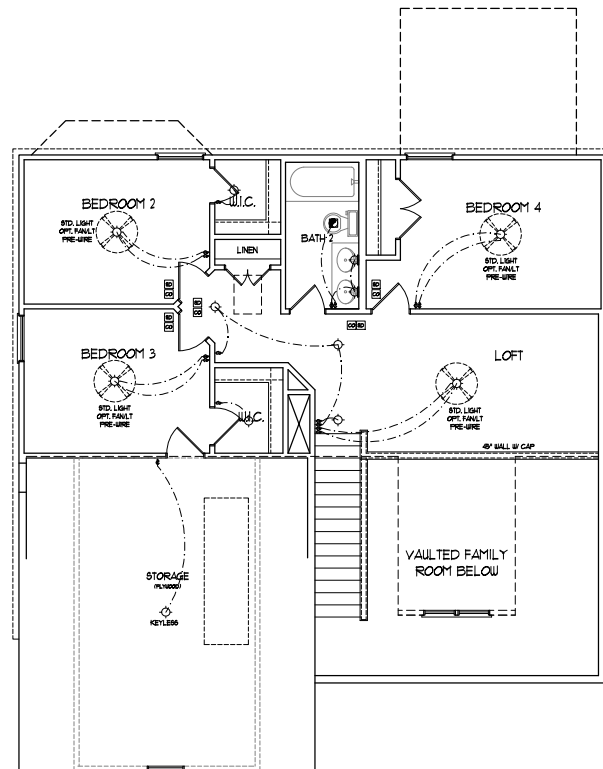
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	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	MINI CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4' FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIPPER SWITCH
	CONDUIT FOR COMPONENT WIRES
	SPEAKER
	DOORBELL CHIME
	10 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN w/ LIGHT



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ENGINEERED BY:
REVIEWED BY:
FIRST FLOOR ELECTRICAL PLAN



SECOND FLOOR PLAN

- ELECTRICAL LAYOUT NOTES:**
- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
 - 2) VANITY LIGHTS TO BE SET @ 8" AFF. (TYP).
 - 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
 - 4) PLACE SWITCHES #1 18" FROM ROUGH OPENING.

ELECTRICAL LEGEND

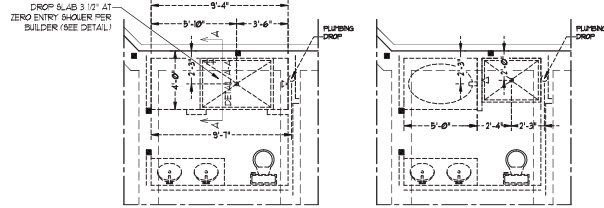
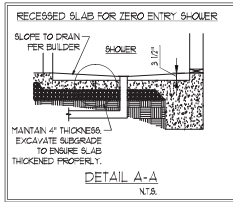
	10 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	MINI CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4' FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIFFER SWITCH
	CONDUIT FOR COMPONENT WIRING
	SPEAKER
	DOORBELL CHIME
	NO V SPOKE DETECTOR
	CO DETECTOR
	SMOKE FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

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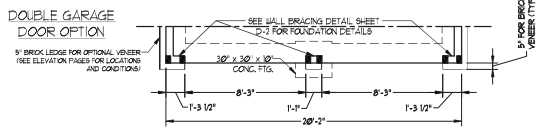
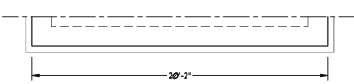
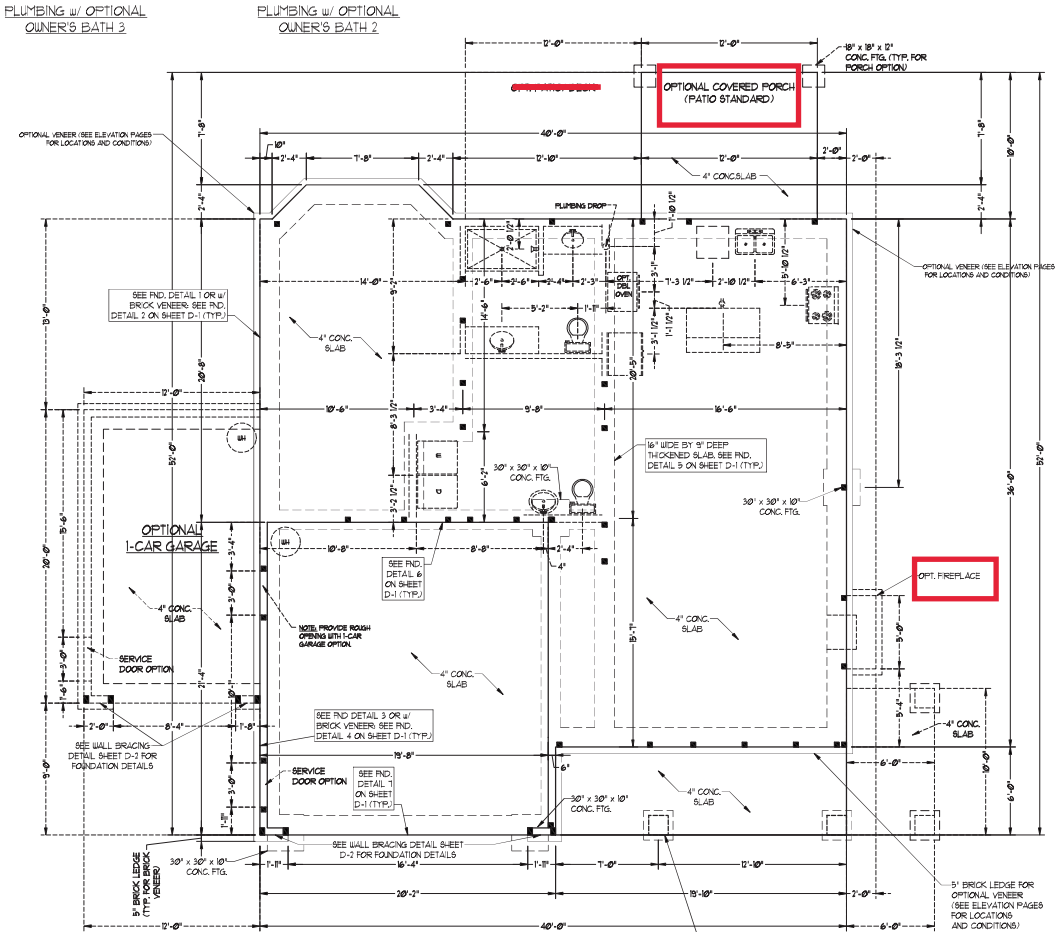
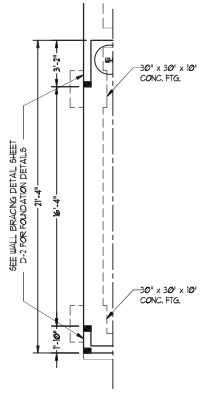
DREAM FINDER'S HOMES
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 REV: JUNE 01, 2020
 SCALE: 1/4"=1'-0"
 DRAWN BY: WG
 ENGINEERED BY:
 REVIEWED BY:
 SECOND FLOOR ELECTRICAL PLAN



- 150 MPH ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:
- ENGINEERS SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEERS SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
 - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2008 EDITION.
 - NETAL 1/2\"/>

- 150 MPH ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:
- ENGINEERS SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEERS SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
 - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2008 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 6 "HIGH WIND ZONES" FOR 150 MPH WINDS.
 - BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 6B "HIGH WIND ZONES" FOR 150 MPH WINDS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2008 EDITION.
 - FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 1504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2008 EDITION.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET. WALL GLASSING DESIGNED FOR 0.43 PSF AND 0.2 PSF (W. INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
 - ROOF GLASSING DESIGNED FOR 0.23 PSF AND 0.8 PSF FOR ROOF PITCHES 1/2 TO 3/12 AND 0.4 PSF AND 0.1 PSF FOR ROOF PITCHES 3/12 TO 1/2.
 - W/ OOB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
 - WALLS TO BE BRACED IN ACCORDANCE WITH SECTION 1505 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2008 EDITION AND AS NOTED ON PLANS.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 1 OF THE N.C. 2008 EDITION.



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 N.C. LICENSE NO. C-113

KENT
 HSH HOMES, INC.

DATE: AUG-21-2020
 SCALE: 1/4\"/>

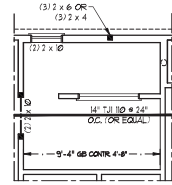


SHEET 2 OF 8
 S-1.2
 MONO SLAB
 FOUNDATION PLAN

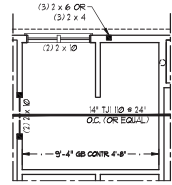
9/25/2020

BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R602.10 OF THE NIRC 2018 EDITION.
- CS-UBP REFERS TO CONTINUOUS SHEATHING + WOOD STRUCTURAL PANELS. CONTRACTOR IS TO INSTALL 1/4" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
- OSB REFERS TO "STRIP BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN OSB WITH 1/4" SCREWS OR 1 3/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NIRC 2018 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.



OPTIONAL OWNER'S BATH 3



OPTIONAL OWNER'S BATH 2

BRACED WALL DESIGN

RECTANGLE A		RECTANGLE B	
SIDE 1A (FRONT LOAD)	SIDE 1B	SIDE 2A	SIDE 2B
METHOD: CS-UBP/CS-UBP	METHOD: FF/CB-UBP	METHOD: CS-UBP	METHOD: CS-UBP
TOTAL REQUIRED LENGTH: 13.56'	TOTAL REQUIRED LENGTH: 1.88'	TOTAL REQUIRED LENGTH: 1.88'	TOTAL REQUIRED LENGTH: 1.88'
TOTAL PROVIDED LENGTH: 20.96'	TOTAL PROVIDED LENGTH: 6'	TOTAL PROVIDED LENGTH: 6'	TOTAL PROVIDED LENGTH: 6'
SIDE 2A	SIDE 2B	SIDE 3A	SIDE 3B / 4A / 4B
METHOD: CS-UBP/CS-UBP	METHOD: CS-UBP	METHOD: CS-UBP/CS-UBP	METHOD: CS-UBP/CS-UBP
TOTAL REQUIRED LENGTH: 13.56'	TOTAL REQUIRED LENGTH: 1.88'	TOTAL REQUIRED LENGTH: 14.45'	TOTAL REQUIRED LENGTH: 14.45'
TOTAL PROVIDED LENGTH: 23.33'	TOTAL PROVIDED LENGTH: 24.45'	TOTAL PROVIDED LENGTH: 24.45'	TOTAL PROVIDED LENGTH: 24.45'
SIDE 4A (SIDE LOAD)	SIDE 4B	SIDE 5A	SIDE 5B
METHOD: CS-UBP/FF	METHOD: CS-UBP/FF	METHOD: CS-UBP/FF	METHOD: CS-UBP/FF
TOTAL REQUIRED LENGTH: 13.56'	TOTAL REQUIRED LENGTH: 1.88'	TOTAL REQUIRED LENGTH: 1.88'	TOTAL REQUIRED LENGTH: 1.88'
TOTAL PROVIDED LENGTH: 24.45'	TOTAL PROVIDED LENGTH: 24.45'	TOTAL PROVIDED LENGTH: 24.45'	TOTAL PROVIDED LENGTH: 24.45'

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

HEADER SPAN (FEET)	MINIMUM STUD SPACING (INCHES) (PER TABLE R602.15)	MINIMUM NUMBER OF STUDS
UP TO 3'	16"	2
3' TO 4'	12"	3
4' TO 5'	8"	4
5' TO 6'	6"	5
6' TO 7'	4"	6

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

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 3/16 LLV

BRICK SUPPORT NOTES:

- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER UNO. SEE ARCH DIMS FOR SIZE AND LOCATION OF OPENINGS.
- 1/4" LONG LEG VERTICAL LENGTH + CLEAR OPENING.
- EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING. FOR ALL HEADERS 8" OR GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADERS w/ 1" LAG SCREWS @ 12" O.C. STAGGERED.
- FOR ALL BRICK SUPPORT + ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS w/ (4) 8d NAILS PER PLY. FASTEN 4" x 4" x 3/8" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R103.821 OF THE 2018 NIRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
- PRECAST REINFORCED CONCRETE LINELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINELS.

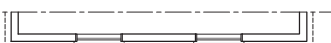
STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE S1P #2 (UNO).
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
- PROVIDE AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
- WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R602.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
- FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/4" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 12" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
- FOR HIGH WIND ZONES, REQUIRE 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.
- ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON ABA44 POST BASES (OR EQUAL) AND 8 x 6 POSTS w/ ABA46 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY LPL FT CONNECTORS AT TOP (UNO).
- FOR FIBERGLASS ALUMINUM OR COLUMN ENDS BY OTHERS, REQUIRE TO SLAB w/ (2) 1/2" 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.

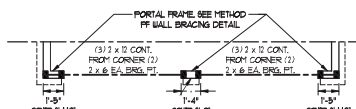
DSP INDICATES DOUBLE STUD POCKET BETWEEN WINDOW UNITS.

NOTE: ECI 4900N-18 JOISTS MAY BE INSTALLED IN LIEU OF 12" I/O JOISTS AT THE DEPTH AND SPACING INDICATED ON THE PLAN

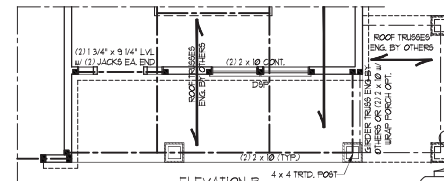
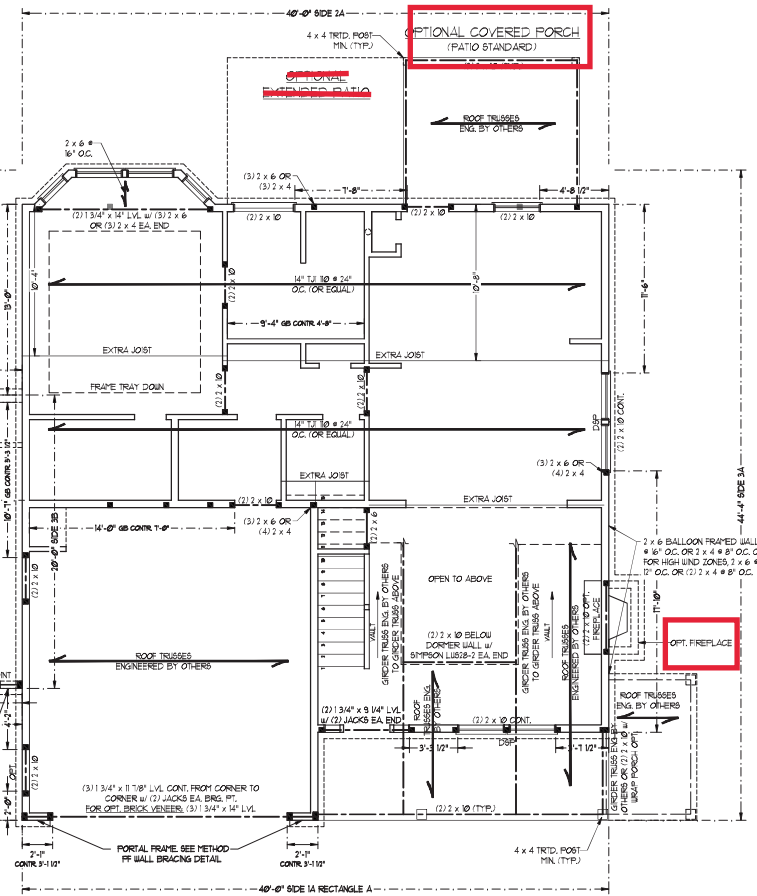
SIDE-LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)



DOUBLE GARAGE DOOR OPTION



FILL BETWEEN JACK STUDS w/ KING STUDS. SECURE HEADERS TOGETHER w/ (2) 1/4" LONG OSB STRIPS. INSTALL (1) STRIP ACROSS TOP AND (1) STRIP ACROSS BOTTOM OF HEADERS ON INSIDE FACE.



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N.C. LICENSE NO. C-1313

KENT H&H HOMES, INC.

DATE: AUGUST 12, 2020
SCALE: 1/8" = 1'-0"
DRAWN BY: HSH/HOMES
ENGINEERED BY: WTB

SHEET 4 OF 8
S-2 SECOND FLOOR FRAMING PLAN

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

- BRACED WALL DESIGN NOTES:**
- BRACED WALL DESIGN PER SECTION R6-02.10 OF THE NCRC 2008 EDITION.
 - OS-4WP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 1/4" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
 - 4CB REFERS TO "KEYFRAM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN OSB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 12" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
 - BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 300 MPH. FOR HIGH WIND ZONES BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 40 OF THE NCRC 2008 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

- NOTE:**
- PER SECTION R6-02.10.2 OF THE 2008 NCRC, THE AMOUNT OF BRACINGS ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL ANALYSIS IS REQUIRED.
 - SHEATH ALL EXTERIOR WALLS WITH 1/4" OSB SHEATHING ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.

LINTEL SCHEDULE FOR BRICK NATURAL STONE SUPPORT

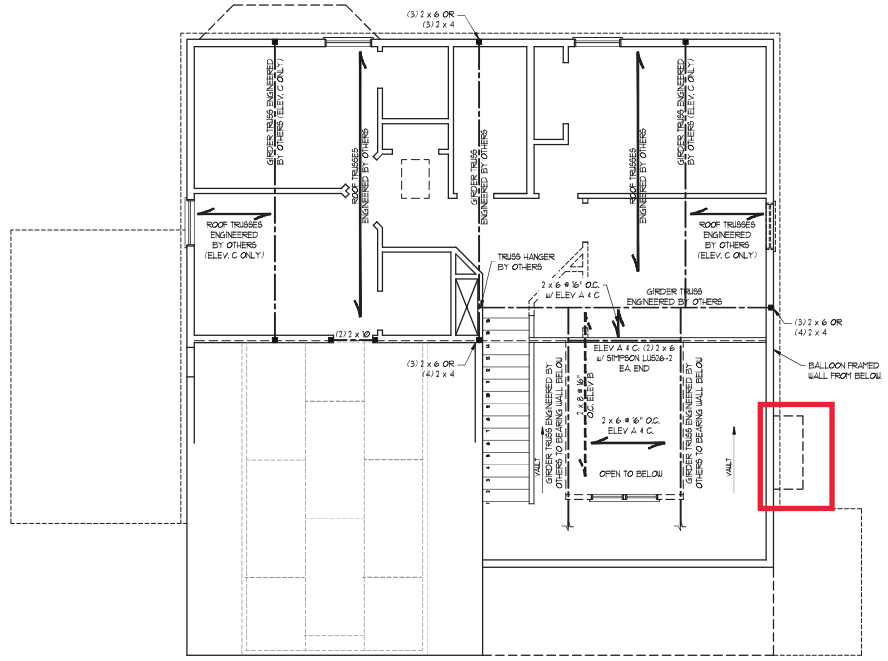
LENGTH (FT.)	SIZE OF LINTEL
UP TO 4 FT.	L 3 1/2 x 3 1/2 x 14
4-8	L 5 x 3 1/2 x 5/16 LLV
8 AND GREATER	L 6 x 4 x 5/16 LLV

- BRICK SUPPORT NOTES:**
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DIGES FOR SIZE AND LOCATION OF OPENINGS.
 - (LLV) = LONG LEG VERTICAL.
 - LENGTH + CLEAR OPENING.
 - SPYED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING. FOR ALL HEADERS 8" Ø AND GREATER IN LENGTH ATTACH STEEL ANGLE TO HEADER w/ 12" LAG SCREWS # 12" O.C. STAGGERED.
 - FOR ALL BRICK SUPPORT # ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS w/ 4d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 12" LAG SCREWS # 12" O.C. STAGGERED. SEE SECTION R6-02.1 OF THE 2008 NCRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
 - PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

- STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE 8FT 0" (UNO). ALL TREATED LUMBER TO BE 8FT 0" (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 R6-02.1 FOR ADDITIONAL KING STUD REQUIREMENTS.
 - SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
 - FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/4" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 12" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
 - FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 12" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE GILL PLATES THEIR FULL DEPTH.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

TABLE R6-02.1
MINIMUM MEMBER OR JOIST HEIGHTS AND EACH END OR CENTER IN EXTERIOR WALLS

MEMBER TYPE	MINIMUM HEIGHT (INCHES)	MINIMUM WIDTH (INCHES)
1	12	12
2	12	12
3	12	12
4	12	12



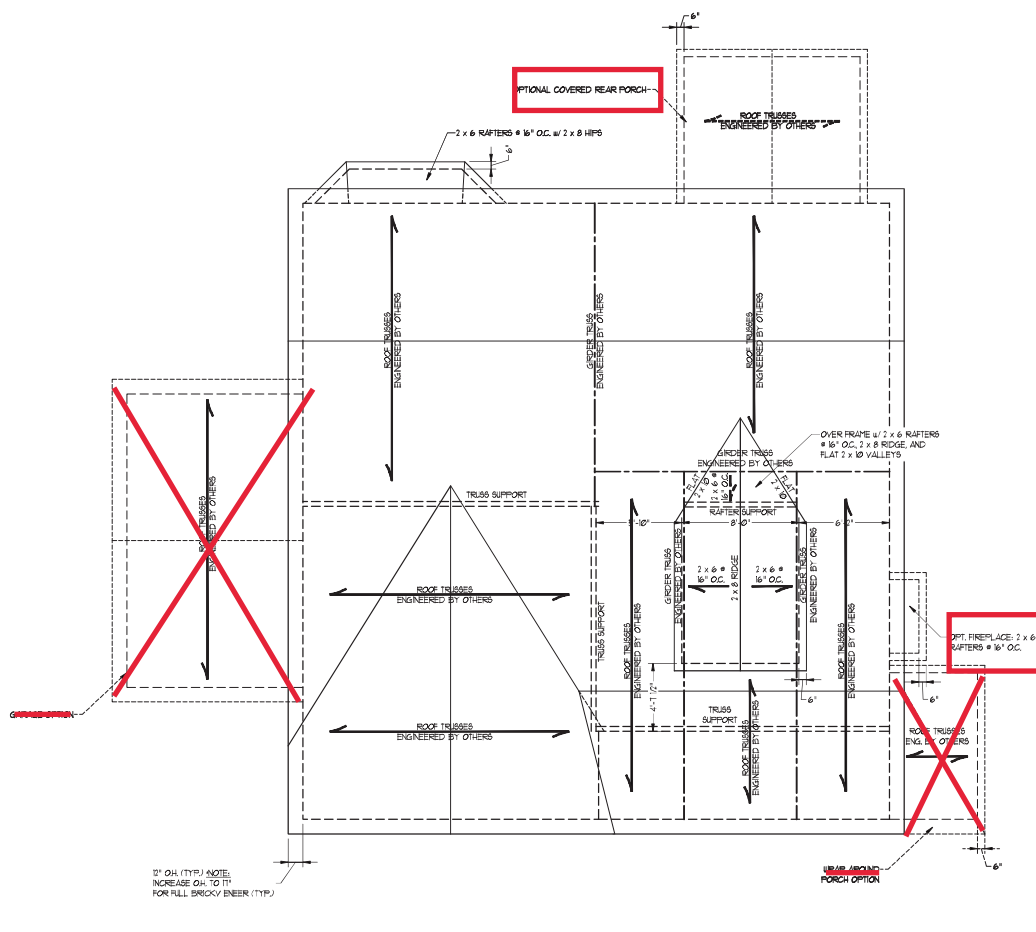
J.S. THOMPSON ENGINEERING, INC.
 605 W. HARRIS ST. SUITE 200
 RALEIGH, NC 27603
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 N.C. LICENSE NO. C-113

KENT H&H HOMES, INC.

DATE: AUGUST 12, 2020
 SCALE: 1/4" = 1'-0"
 DRAWN BY: H&H HOMES
 ENGINEERED BY: WTB



SHEET 5 OF 8
 S-3
 CEILING FRAMING PLAN



12" OH (TYP) NOTE:
INCREASE OH TO 11"
FOR FULL BRICKY BENCH (TYP.)

ELEVATION A

ATTIC VENT CALCULATION:
1875 SQ. FT. OF ATTIC DIVIDED BY
80 REQUIRED = 23.44 SQ. FT. OF NET
FREE VENTILATING AREA (MIN.)

BRICK SUPPORT NOTE:
1. FASTEN 2" x 10" BLOCKING BETWEEN WALL
STUDS w/ (4) 7d NAILS PER FLY. FASTEN A
6" x 4" x 5/8" STEEL ANGLE TO 12" x 10"
BLOCKING w/ (2) 1/2" LAG SCREWS @ 1' O.C.
BTAGGERED. SEE SECTION R101.821 OF
THE 2018 NRC FOR ADDITIONAL BRICK
SUPPORT INFORMATION.
2. WHERE ROOF SLOPES EXCEED 1:10, INSTALL
3" x 3" x 1/4" STEEL PLATE STOPS AT 24"
O.C. PER SECTION R101.821 OF THE NORTH
CAROLINA RESIDENTIAL CODE, 2018
EDITION.

STRUCTURAL NOTES:
1. ALL FRAMING LUMBER TO BE #1
SPF LUND.
2. CIRCLES DENOTE (3) 2 x 4 POSTS
FOR ROOF SUPPORT.
3. FRAME DORMER WALLS ON TOP
OF DOUBLE OR TRIPLE RAFTERS.
4. HIP BRACES ARE TO BE SPACED
A MIN. OF 8'-0". FASTEN
MEMBERS WITH THREE NAILS OF
1/2" 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
SYMPSON HES4 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) 1/2"
1/2" NAILS.
7. REFER TO SECTION R601.1 OF THE
2018 NRC FOR REQUIRED UPLIFT
RESISTANCE AT RAFTERS AND
TRUSSES.
8. REFER TO NOTES AND DETAIL
SHEETS FOR ADDITIONAL
STRUCTURAL INFORMATION.

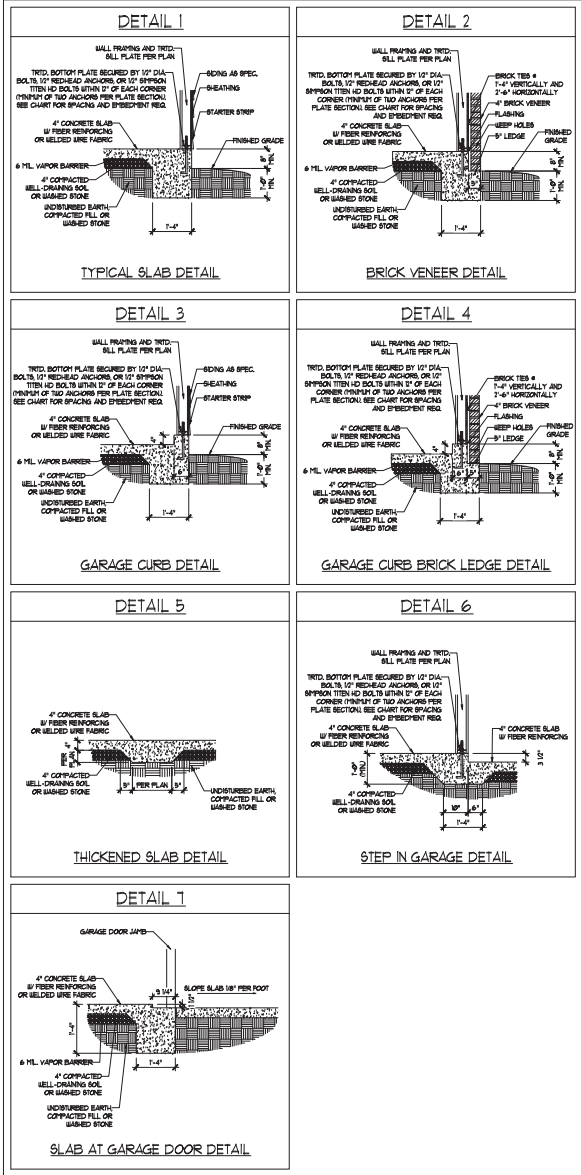
**J.S. THOMPSON
ENGINEERING, INC.**
605 S. HARRIS ST., SUITE 205
RANDLEM, NC 27851
PHONE: (919) 789-9919 • FAX: (919) 789-9921
N.C. LICENSE NO. C-1131

**KENT
H&H HOMES, INC.**

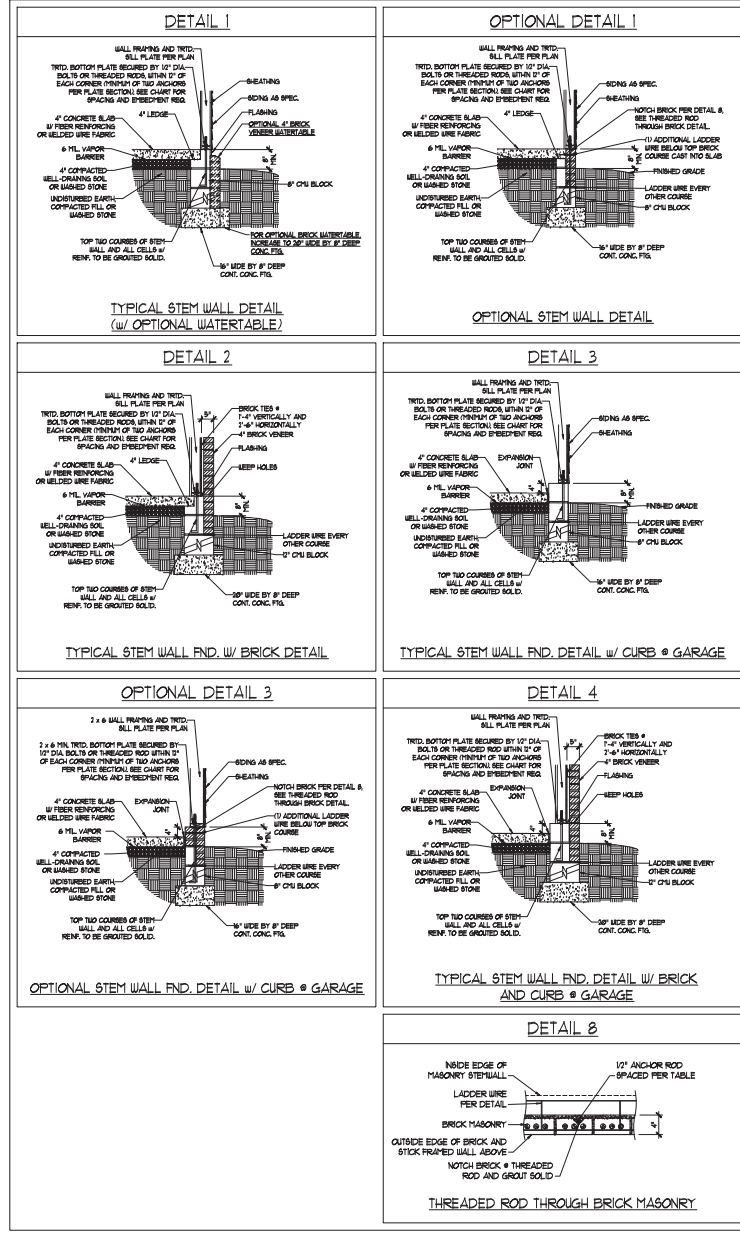
DATE: AUGUST 12, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY: ESH HOMES
ENGINEERED BY: WTH

SEAL
33736
WALTER G. STROUBER
REGISTERED PROFESSIONAL ENGINEER
9/25/2020

MONOLITHIC SLAB DETAILS



STEMWALL 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

- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
- THE MULTIPLE B-TIES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY. FOUNDATION NOT COMMON TO HOUSE.
- CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION.
- BACKFILL OF CLEAN #51 / #01 WASHED STONE IS ALLOWABLE.
- BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOLLS (48" PER FT. BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE (B-20) OF THE 2016 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
- PREP SLAB PER 806.2.1 AND 806.2.2 BASE OF THE 2016 INTERNATIONAL RESIDENTIAL CODE. MINIMUM 2" LAP SPLICE LENGTH.
- LOCATE REBAR IN CENTER OF FOUNDATION WALL.
- WHERE REQUIRED, FULL BLOCK SOLID WITH TYPE "N" PORTLAND CEMENT GROUT. USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

ANCHOR SPACING AND EMBEDMENT

WIND ZONE	ANCHOR SPACING AND EMBEDMENT	
	120 MPH	130 MPH
SPACING	6'-0" O.C.	4'-0" O.C.
EMBEDMENT	1'	16" INTO MASONRY 1" INTO CONCRETE

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 1503101.DWG
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 N.C. LICENSE NO. C-1731

120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
 FOUNDATION DETAILS

DATE: NOVEMBER 14, 2019
 SCALE: MTS
 DRAWN BY: JBT
 ENGINEERED BY: JES

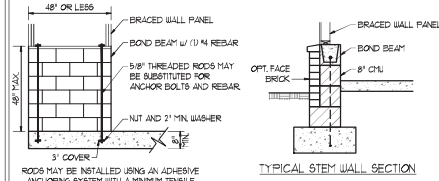
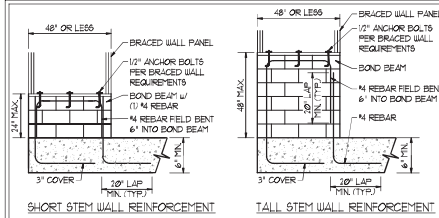
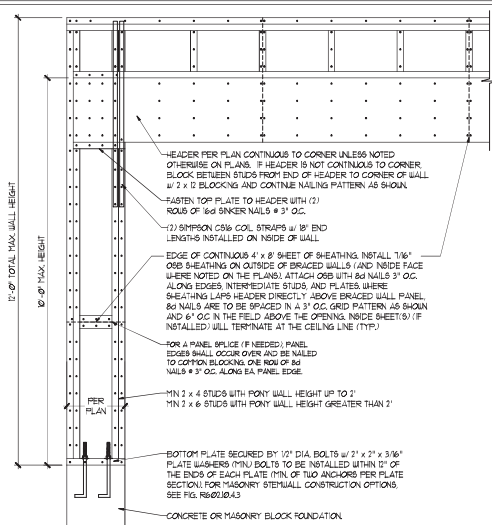


D-1
 FOUNDATION DETAILS

9/25/2020

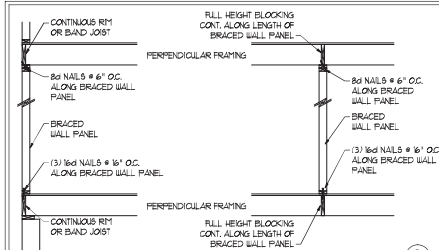
GENERAL WALL BRACING NOTES:

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. SEE STRUCTURAL SHEETS FOR BRACED WALL DIMENSIONS, HOLD DOWN TIES AND LOCATIONS. BRACED WALL LINE KEY TIE 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-48P IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED, WHEN NOT USING METHOD 'GB'. GYPSUM TO BE FASTENED PER TABLE R602.3. METHOD GB TO BE FASTENED PER TABLE R602.10.
6. CS-48P REFERS TO THE 'CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS' WALL BRACING METHOD. 1/8" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED W/ 8d COMMON NAILS OR 8d 12" LONG x 8D18 DIAPHRAGM WALL BRACING 6" O.C. ALONG PANEL EDGES AND 24" O.C. IN THE FIELD (UNO).
7. GB REFERS TO THE 'GYPSUM BOARD' WALL BRACING METHOD. 1/2" (MIN) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL, FASTENED WITH 1 1/4" SCREWS OR 1 3/8" NAILS SPACED 12" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (UNO). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 3/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R702.3.3. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3.1. EXTERIOR GB TO BE INSTALLED VERTICALLY.
8. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHOD CS-48P CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES ITS ACTUAL LENGTH, AND METHOD FF CONTRIBUTES ITS ACTUAL LENGTH.

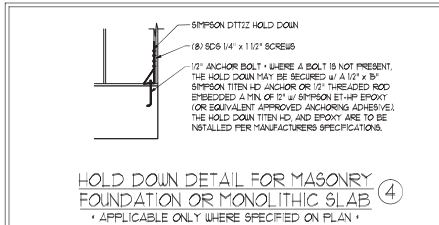


MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS (2)
PER FIGURE R602.10.4.3

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

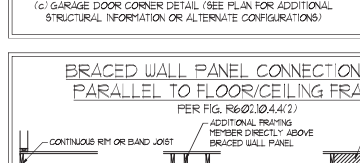
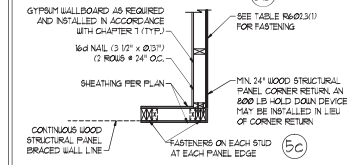
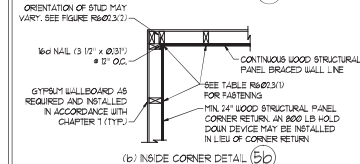
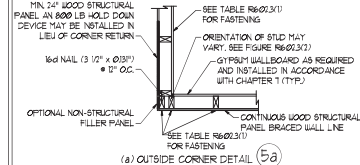


BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING (3)
PER FIGURE R602.10.4.4(1)

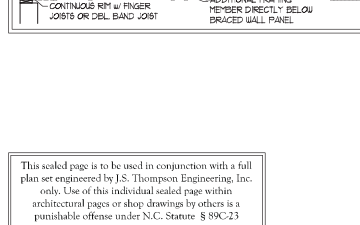


HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB (4)
• APPLICABLE ONLY WHERE SPECIFIED ON PLAN •

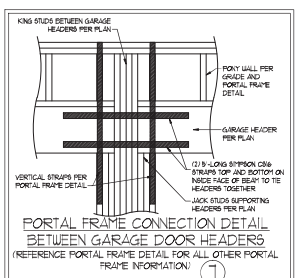
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING (5)



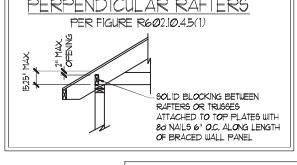
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING (6)
PER FIG. R602.10.4.4(2)



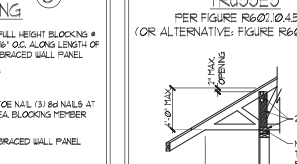
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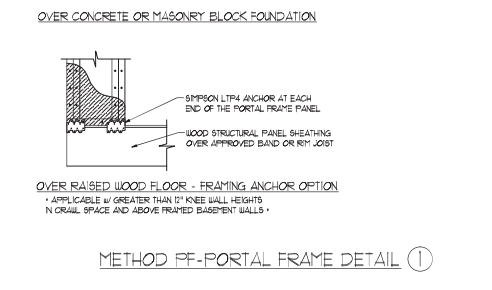
PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS (7)
(REFERENCE PORTAL FRAME DETAIL FOR ALL OTHER PORTAL FRAME INFORMATION!)



BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS (8)
PER FIGURE R602.10.4.5(1)



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES (9)
PER FIGURE R602.10.4.5(3) (OR ALTERNATIVE: FIGURE R602.10.4.5(2))



METHOD FF-PORTAL FRAME DETAIL (1)
• APPLICABLE W/ GREATER THAN 12\"/>

J.S. THOMPSON ENGINEERING, INC.
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N.C. LICENSE NO. C-173

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

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

SEAL 33736
MILITARY G. STROTHER
REGISTERED PROFESSIONAL ENGINEER
STATE OF NORTH CAROLINA

D-2 BRACED WALL NOTES AND DETAILS AND FF DETAIL

9/25/2020

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLLARS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
 - ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2018 EDITION (R602.4 - R602.1)
- | DESIGN CRITERIA | LIVE LOAD (PSF) | DEAD LOAD (PSF) | DEFLECTION (IN) |
|--------------------------------|---|-----------------|-----------------------------------|
| ATTIC WITH LIMITED STORAGE | 20 | 10 | L/240 (L/360 w/ BRITTLE FINISHES) |
| ATTIC WITHOUT STORAGE | 10 | 10 | L/360 |
| DECKS | 40 | 10 | L/360 |
| EXTERIOR BALCONIES | 40 | 10 | L/360 |
| FIRE ESCAPES | 40 | 10 | L/360 |
| HANDRAILS/GUARDRAILS | 100 LB OR 50 (PLF) | 10 | L/360 |
| PASSENGER VEHICLE GARAGE | 50 | 10 | L/360 |
| ROOMS OTHER THAN SLEEPING ROOM | 40 | 10 | L/360 |
| SLEEPING ROOMS | 30 | 10 | L/360 |
| STAIRS | 40 | 10 | L/360 |
| WIND LOAD | (BASED ON TABLE R602.4(1) WIND ZONE AND EXPOSURE) | | |
| GROUND SNOW LOAD, Pg | 20 (PSF) | | |
- 1-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
 - FLOOR TRUSS SYSTEMS DESIGNED WITH 8 PSF DEAD LOAD
- FOR 15 AND 20 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R602.6 OF THE NRC, 2018 EDITION. FOR 30 MPH, 40 MPH, AND 50 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2018 EDITION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 1 OF THE NRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 3000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASE COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R602.1 OF THE NRC, 2018 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SALED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. JOINTS WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R602.1 OF THE NRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A63 GRADE 60 WELDED WIRE FABRIC TO BE ASTM A955. 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 #4 WALL, AND NOT LESS THAN 1" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/11MS 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR FILL HOLLOW PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE II OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH #4 OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R604 OF THE NRC, 2018 EDITION, OR IN ACCORDANCE WITH ACE 318, ACE 335, NORTH 1988-4 OR ACE 530/ASCE 5/11MS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R604.1(1), R604.1(2), R604.1(3), OR R604.1(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R604.1(5) OF THE NRC, 2018 EDITION. STEEL CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 6" OC, WHERE GRADE PERMITS (UNO).

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FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE #2 SFF MINIMUM (F_b = 875 PSI, F_v = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SFF MINIMUM (F_b = 975 PSI, F_v = 475 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2600 PSI, F_v = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2325 PSI, F_v = 330 PSI, E = 1900000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2600 PSI, E = 1900000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2300 PSI, E = 1900000 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
 LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROUS OF SELF TAPPING SCREWS # 16" OC, OR (2) ROUS OF 1/2" DIAMETER BOLTS # 1/4" OC. F 1/2" BOLTS ARE USED TO FASTEN THE NAILER. THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROUS OF 3/16" DIAMETER HOLES # 1/4" OC.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.1(1) AND R602.1(2) OF THE NRC, 2018 EDITION, OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (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 R602.3 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- ALL BEAM'S 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 BEAM'S OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAM'S 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 BRACED AT 24" CENTERS (MAXIMUM) AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE) WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- ALL 1-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACINGS SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.8.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR 1-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM OVERHANG AT SIDES FOR BRICK SUPPORT (UNO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADERS WITH 1/2" LAG SCREWS AT 2' OC. 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) 16d NAILS EA. PL. BETWEEN WALL STUDS WITH (2) ROUS OF 1/2" LAG SCREWS AT 2' OC. STAGGERED AND IN ACCORDANCE WITH SECTION R702.8(2) OF THE NRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS, CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROUS OF 16d NAILS AT 16" OC. 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" OC. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" OC. AND PLAT 2 x 10 VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR L197 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON CS66 COLL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TUBS STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.



9/25/2020



120 MPH - 1-130 MPH ULTIMATE DESIGN WIND SPEED
STANDARD STRUCTURAL NOTES

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

S0
STRUCTURAL
NOTES