KENT

KENT
REVISION LIST - STRUCTURAL:

1.)

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 12'x10' (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)

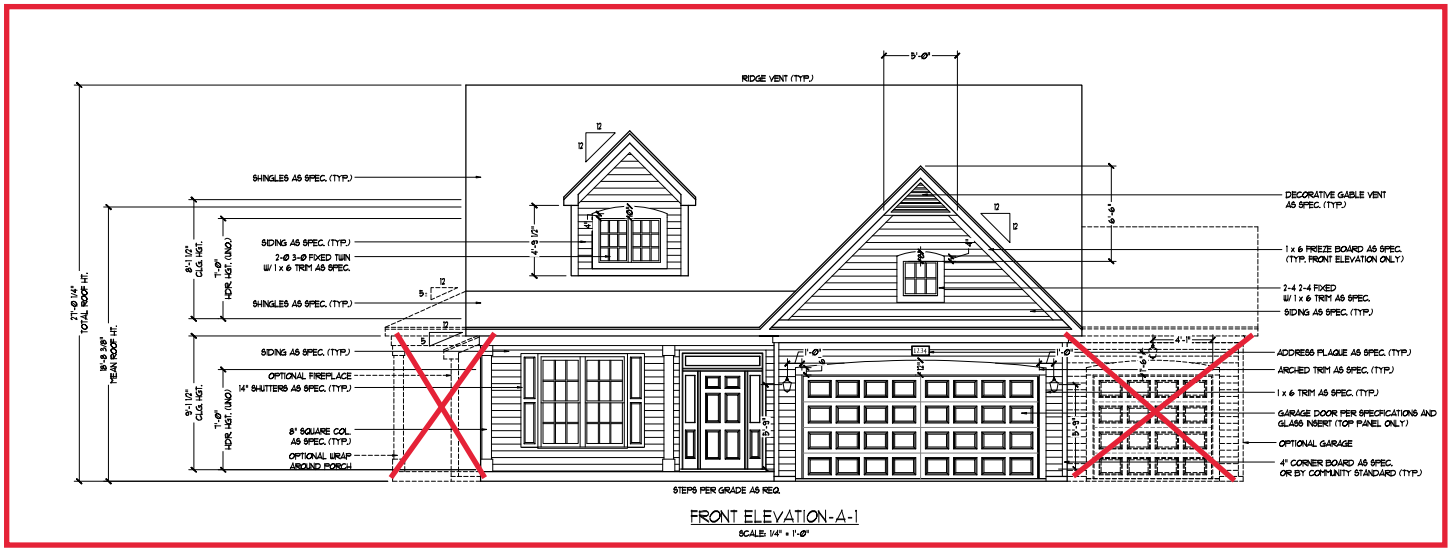
DREAM FINDERS HOMES

COVER SHEET

DREAM FINDERS HOMES
KENT

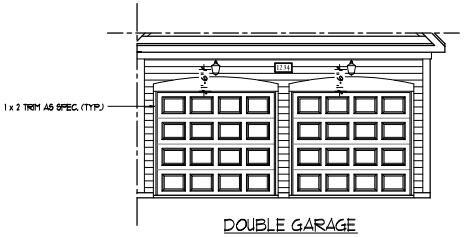
DATE: MARCH 27, 2019
REV.: JUNE 01, 2020
DRAWN BY: WG
ENGINEERED BY:
REVIEWED BY:

CS



FRONT ELEVATION-A-1

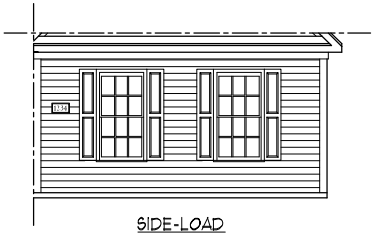
SCALE: 1/4" = 1'-0"



DOUBLE GARAGE DOOR OPTION

(ONLY AVAILABLE WITH FRONT LOAD GARAGE)

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



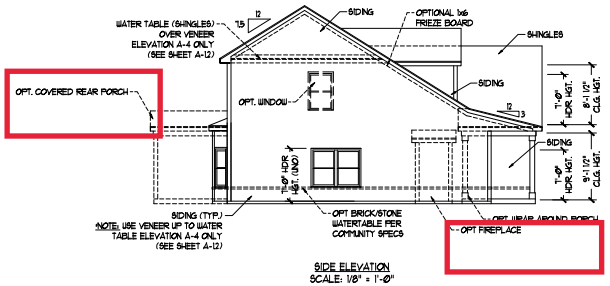
SIDE-LOAD GARAGE OPTION

(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)

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

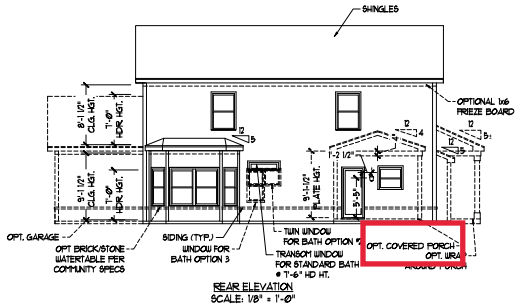
NOTE:

SEE SHEET A-1.1 FOR BRICK FRONT ELEVATIONS
SEE SHEET A-1.2 FOR STONE FRONT ELEVATIONS
SEE SHEET A-1.3 (ALL BRICK) ELEVATIONS



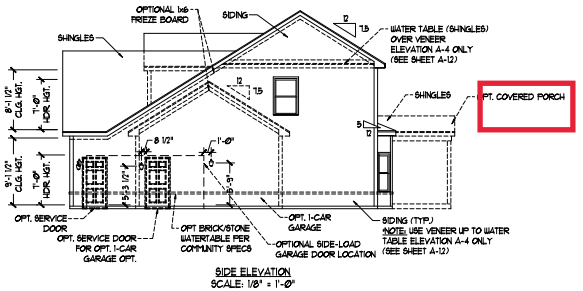
SIDE ELEVATION

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



REAR ELEVATION

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



SIDE ELEVATION

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

DREAM FINDERS HOMES

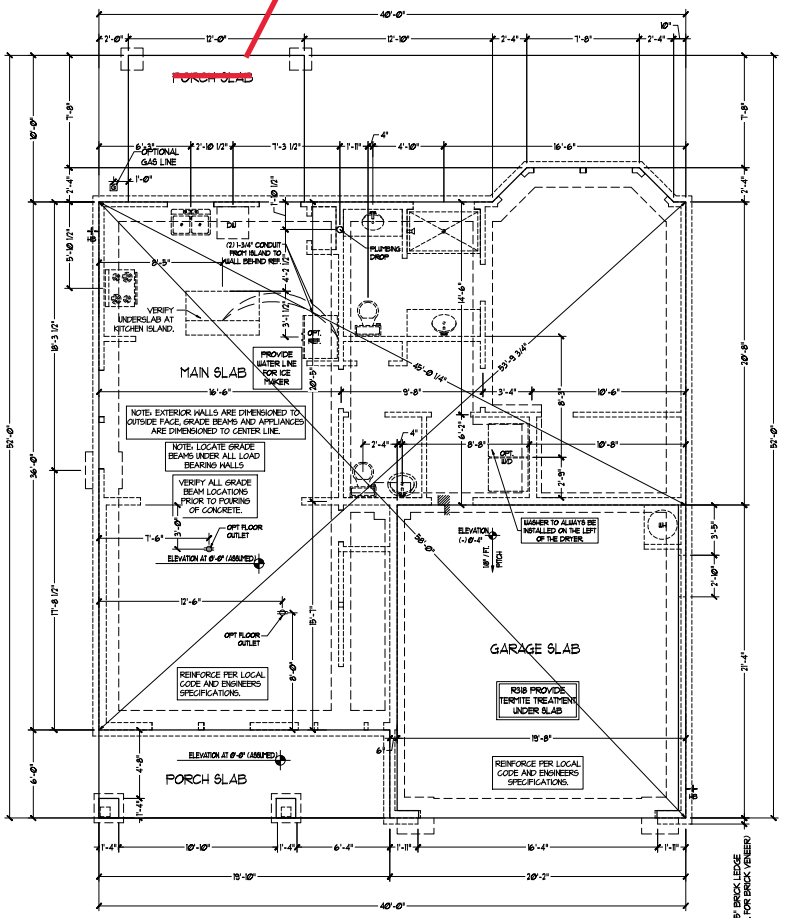
DREAM FINDERS HOMES
KENT

DATE: MARCH 27, 2019
REV.: JUNE 01, 2020
SCALE: AS NOTED
DRAWN BY: WG
ENGINEERED BY:
REVIEWED BY:

A - 1 ELEVATION

A-1

Cov Porch



FOUNDATION PLAN
(A-1, B-1 AND C-1)

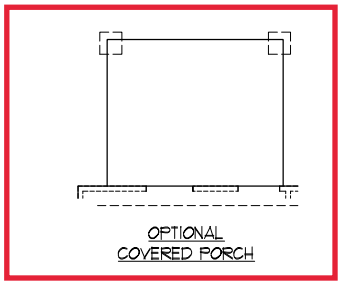
DREAM FINDERS HOMES

DREAM FINDERS HOMES
KENT

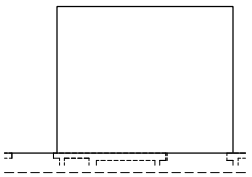
DATE: MARCH 27, 2019
REV.: JUNE 01, 2020
SCALE: 1/4"=1'-0"
DRAWN BY: WG
ENGINEERED BY:
REVIEWED BY:

SLAB INTERFACE PLAN

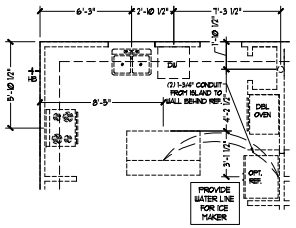
A-5



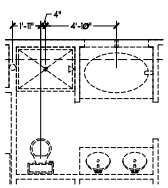
OPTIONAL
COVERED PORCH



OPTIONAL
EXTENDED PATIO

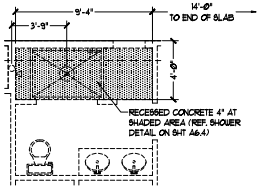


OPTIONAL
GOURMET KITCHEN



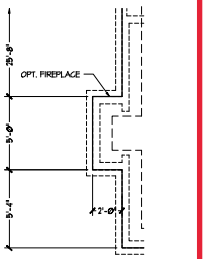
OPTIONAL
OWNER'S BATH 2

FOUNDATION PLAN NOT REQUIRED FOR THIS OPTION.

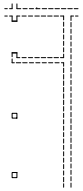


OPTIONAL
OWNER'S BATH 3

FOUNDATION PLAN NOT REQUIRED FOR THIS OPTION.

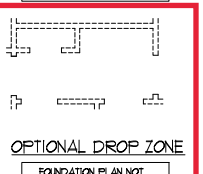


OPTIONAL
FIREPLACE



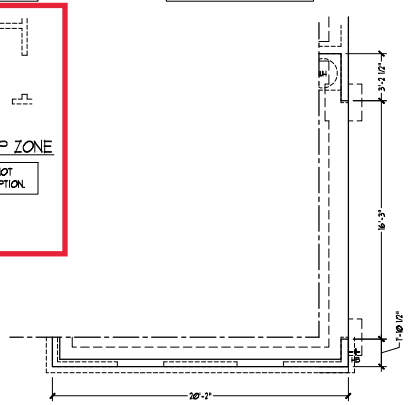
OPTIONAL OPEN RAIL
ILO 45" WALL W/ CAP

FOUNDATION PLAN NOT REQUIRED FOR THIS OPTION.

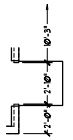


OPTIONAL DROP ZONE

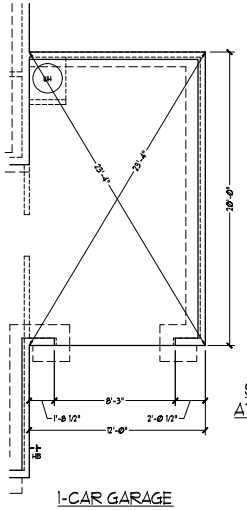
FOUNDATION PLAN NOT REQUIRED FOR THIS OPTION.



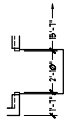
SIDE-LOAD
GARAGE OPTION
(NOT AVAILABLE WITH
OPTIONAL ONE-CAR GARAGE)



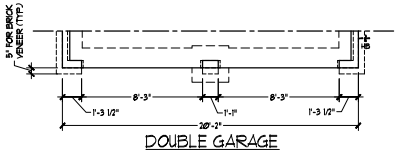
OPTIONAL
SERVICE DOOR
AT GARAGE



1-CAR GARAGE
OPTIONAL



OPTIONAL
SERVICE DOOR
AT 1-CAR GARAGE



DOUBLE GARAGE
DOOR OPTION
(ONLY AVAILABLE WITH
FRONT LOAD GARAGE)

DREAM FINDERS HOMES

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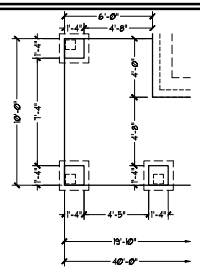
DREAM FINDERS HOMES
KENT

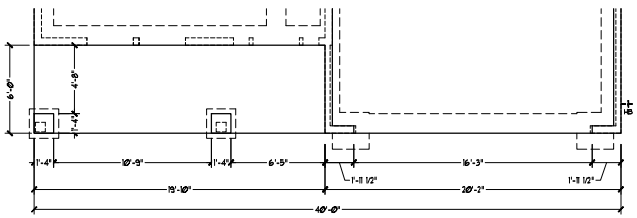
DATE: MARCH 27, 2019
REV.: JUNE 01, 2020
SCALE: 1/4"=1'-0"
DRAWN BY: WG
ENGINEERED BY:
REVIEWED BY:

SLAB INTERFACE
PLAN - OPTIONS

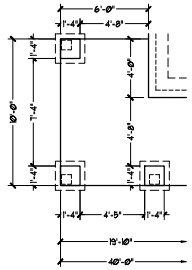
A-5.1



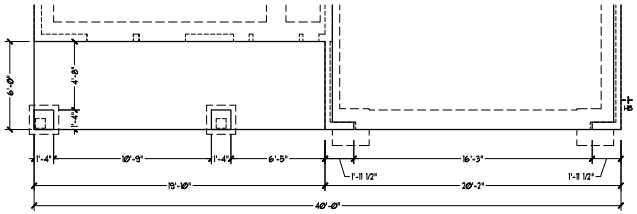
OPTIONAL WRAP AROUND PORCH
(ELEV. A-1)



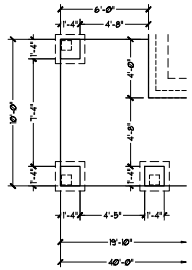
FOUNDATION PLAN A-1



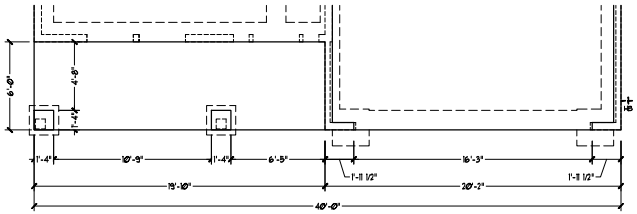
OPTIONAL WRAP AROUND PORCH
(ELEV. A-2 & A-3)



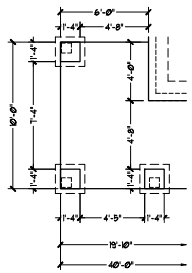
FOUNDATION PLAN A-2 & A-3
(W/ BRICK)



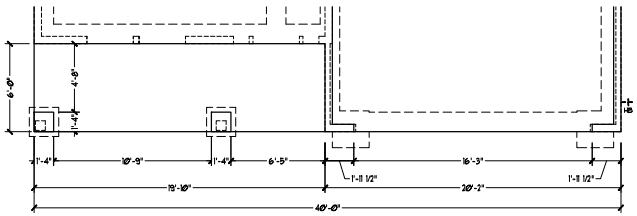
OPTIONAL WRAP AROUND PORCH
(ELEV. A-2 & A-3)



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



OPTIONAL WRAP AROUND PORCH
(ELEV. A-4)



FOUNDATION PLAN A-4

DREAM FINDERS HOMES

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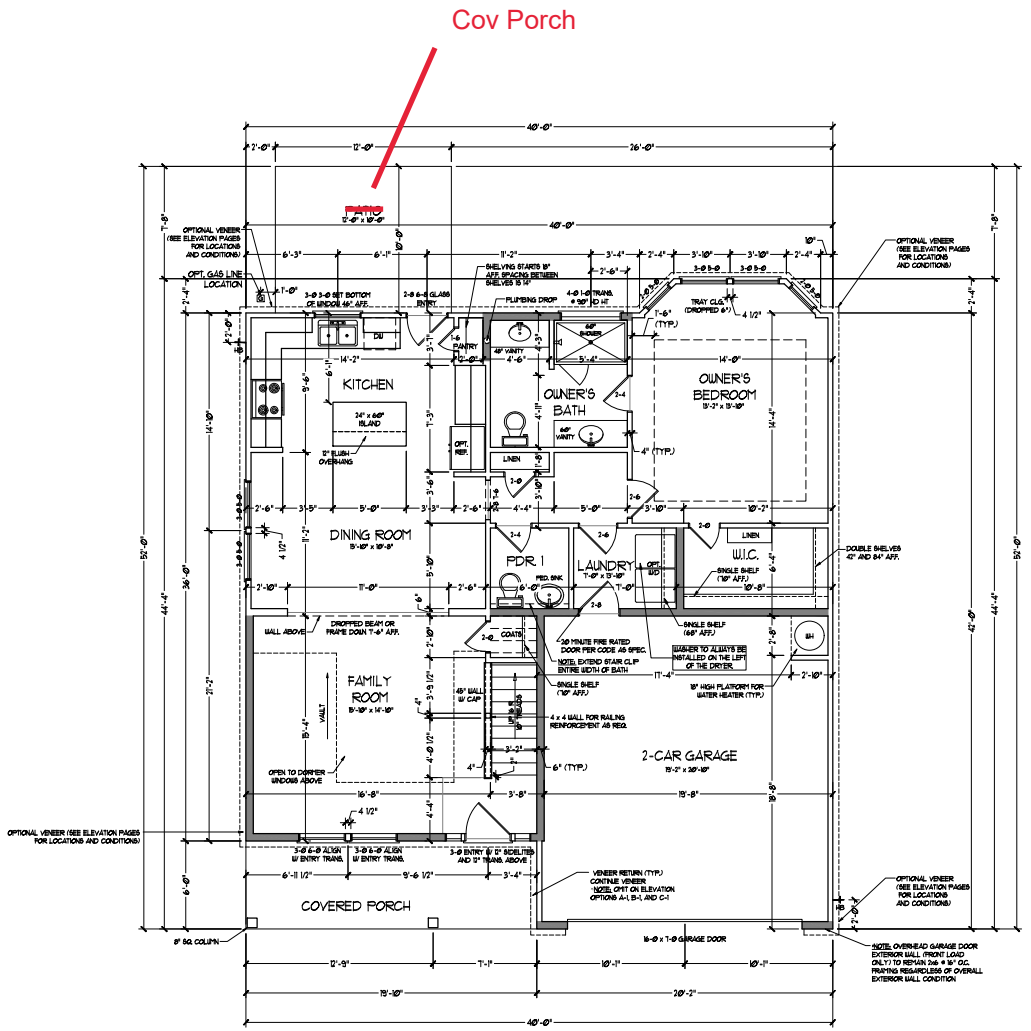
DREAM FINDERS HOMES
KENT

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:	861 SQ. FT.
2nd FLOOR:	721 SQ. FT.
TOTAL:	1582 SQ. FT.
GARAGE:	422 SQ. FT.
FRONT PORCH	78 SQ. FT.
PATIO:	159 SQ. FT.
1st FLOOR OPTIONS	
OPT. FIREPLACE:	18 SQ. FT.
UNHEATED OPTIONS	
OPT 1-CAR GARAGE:	249 SQ. FT.
OPT. COVERED PORCH:	159 SQ. FT.
OPT. EXTENDED PATIO:	159 SQ. FT.
OPT. WRAP AROUND PORCH:	468 SQ. FT.

SQUARE FOOTAGE (W/ FULL BRICK)	
1st FLOOR:	911 SQ. FT.
2nd FLOOR:	865 SQ. FT.
TOTAL:	1,976 SQ. FT.
GARAGE:	443 SQ. FT.
FRONT PORCH:	78 SQ. FT.
PATIO:	159 SQ. FT.
1st FLOOR OPTIONS	
OPT. FIREPLACE:	18 SQ. FT.
UNHEATED OPTIONS	
OPT 1-CAR GARAGE:	295 SQ. FT.
OPT. COVERED PORCH:	159 SQ. FT.
OPT. EXTENDED PATIO:	159 SQ. FT.
OPT. WRAP AROUND PORCH:	468 SQ. FT.

NOTES: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 @ 16" O.C. (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).

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

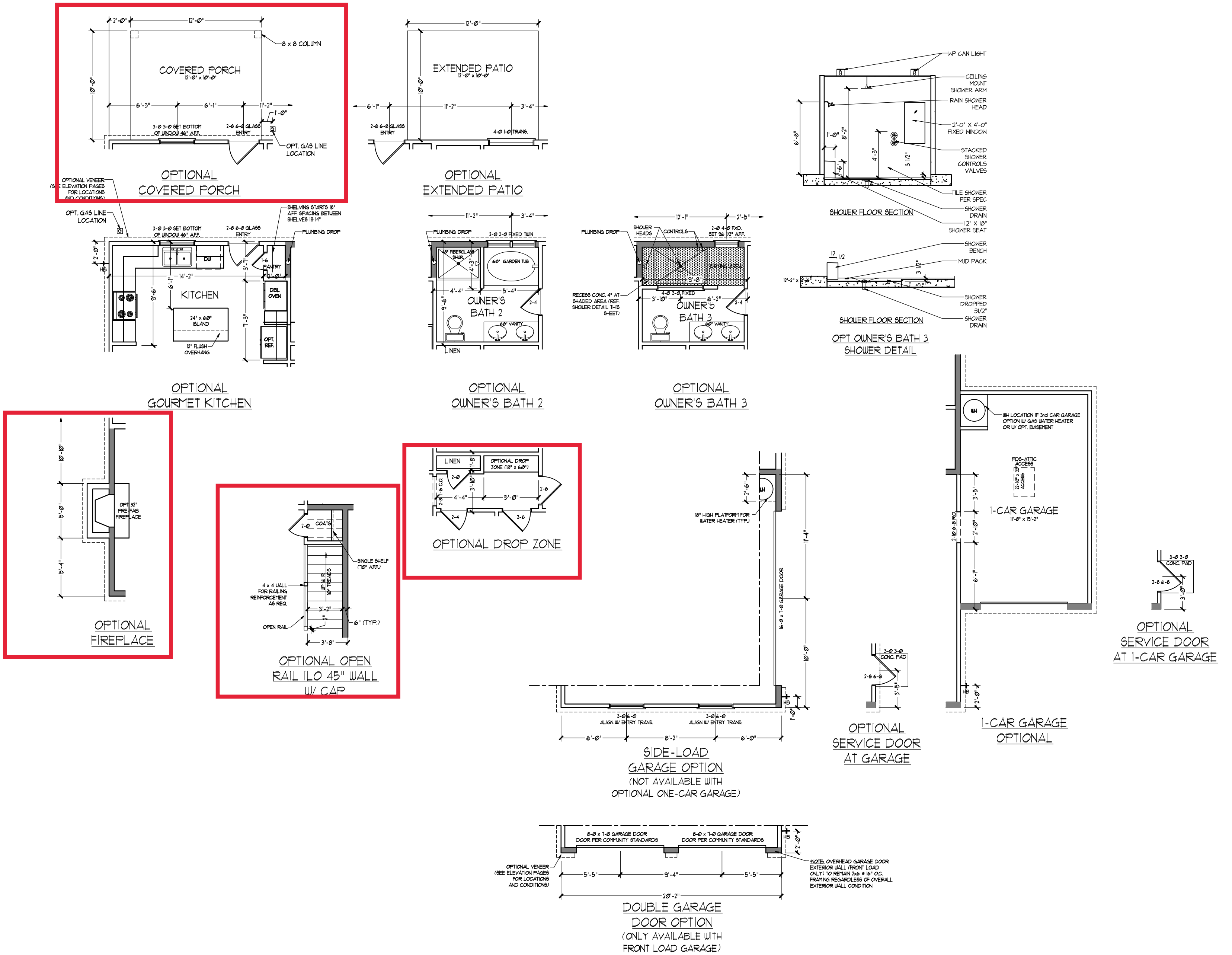
DREAM FINDERS HOMES

DREAM FINDERS HOMES
KENT

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

FIRST FLOOR PLAN

A-6


COVERED PORCH
12'-0" x 10'-0"
8 x 8 COLUMN
OPT. GAS LINE LOCATION
OPTIONAL
COVERED PORCH
EXTENDED PATIO
12'-0" x 10'-0"
OPTIONAL
EXTENDED PATIO
OPTIONAL VENEER (SEE ELEVATION PAGES FOR LOCATIONS AND CONDITIONS)
KITCHEN
24" x 60" ISLAND
12" FLUSH OVERHANG
PANTRY
DBL OVEN
OPT. REF.
PLUMBING DROP
OPTIONAL
GOURMET KITCHEN
OWNER'S BATH 2
60" GARDEN TUB
LINEN
OPTIONAL
OWNER'S BATH 2
OWNER'S BATH 3
OPTIONAL
OWNER'S BATH 3
WP CAN LIGHT
CEILING MOUNT SHOWER ARM
RAIN SHOWER HEAD
2'-0" X 4'-0" FIXED WINDOW
STACKED SHOWER CONTROLS VALVES
TILE SHOWER PER SPEC
SHOWER DRAIN
12" X 18" SHOWER SEAT
SHOWER FLOOR SECTION
SHOWER BENCH
MUD PACK
SHOWER DROPPED 3 1/2"
SHOWER DRAIN
SHOWER FLOOR SECTION
OPT OWNER'S BATH 3
SHOWER DETAIL
OPT 32" PREFAB FIREPLACE
OPTIONAL
FIREPLACE
COATS
SINGLE SHELF (70" AFF.)
4 x 4 WALL FOR RAILING REINFORCEMENT AS REQ.
OPEN RAIL
6" (TYP.)
OPTIONAL OPEN
RAIL ILO 45" WALL
W/ CAP
LINEN
OPTIONAL DROP ZONE (18" x 60")
OPTIONAL DROP ZONE
18" HIGH PLATFORM FOR WATER HEATER (TYP.)
SIDE-LOAD
GARAGE OPTION
(NOT AVAILABLE WITH
OPTIONAL ONE-CAR GARAGE)
OPTIONAL
SERVICE DOOR
AT GARAGE
WH LOCATION IF 3rd CAR GARAGE OPTION W/ GAS WATER HEATER OR W/ OPT. BASEMENT
PDS-ATTIC ACCESS
1-CAR GARAGE
11'-8" x 19'-2"
1-CAR GARAGE
OPTIONAL
OPTIONAL
SERVICE DOOR
AT 1-CAR GARAGE
8'-0 x 7'-0 GARAGE DOOR
DOOR PER COMMUNITY STANDARDS
OPTIONAL VENEER (SEE ELEVATION PAGES FOR LOCATIONS AND CONDITIONS)
NOTE: OVERHEAD GARAGE DOOR EXTERIOR WALL (FRONT LOAD ONLY) TO REMAIN 2x6 @ 16" O.C. FRAMING REGARDLESS OF OVERALL EXTERIOR WALL CONDITION
DOUBLE GARAGE
DOOR OPTION
(ONLY AVAILABLE WITH
FRONT LOAD GARAGE)

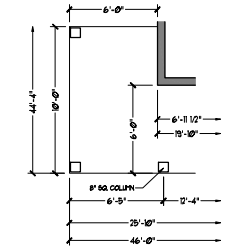
DREAM FINDERS HOMES

DREAM FINDERS HOMES
KENT

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

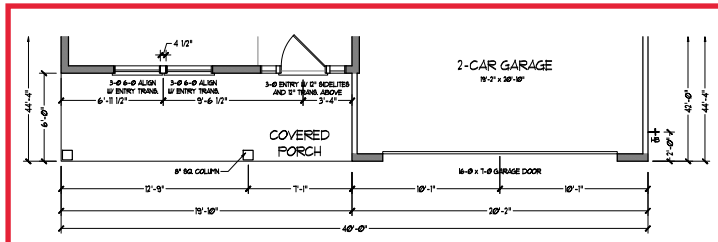
FIRST FLOOR PLAN - OPTIONS

A-6.1

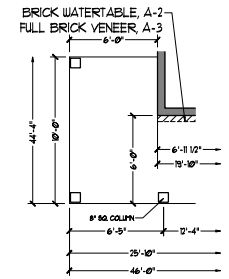


OPTIONAL WRAP AROUND PORCH

(ELEV. A-1)

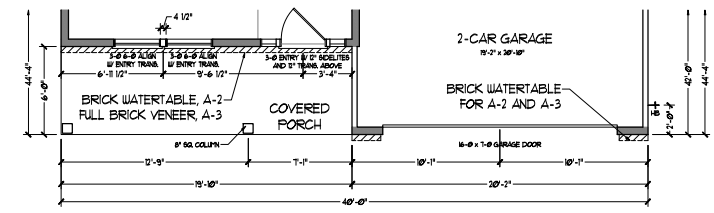


FLOOR PLAN A-1



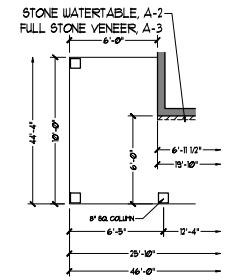
OPTIONAL WRAP AROUND PORCH

(ELEV. A-2 & A-3)



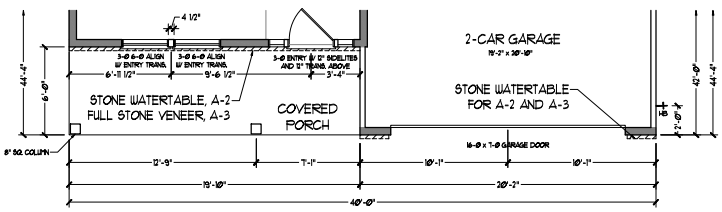
FLOOR PLAN A-2 & A-3

(W/ BRICK)



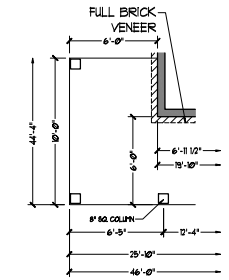
OPTIONAL WRAP AROUND PORCH

(ELEV. A-2 & A-3)



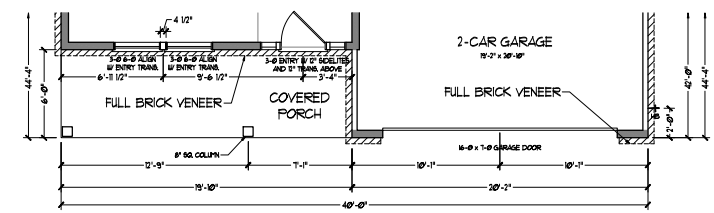
FLOOR PLAN A-2 & A-3

(W/ STONE)



OPTIONAL WRAP AROUND PORCH

(ELEV. A-4)



FLOOR PLAN A-4

DREAM FINDERS HOMES

PRICES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DESIGNS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND ROOM DIMENSIONS ARE APPROXIMATE AND MAY VARY IN ACTUAL CONSTRUCTION. ACTUAL POSITION OF HOUSE ON LOT WILL BE DETERMINED BY THE SITE PLAN APPROVED BY THE APPLICABLE GOVERNMENT AUTHORITY. RENDERINGS ARE ARTIST CONCEPTIONS. FLOOR PLANS ARE NOT TO SCALE AND ARE SUBJECT TO CHANGE. ALL PLANS AND ANY USE, REPRODUCTION, ADAPTATION, OR DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR FULL SUBDIVISION DETAILS. COPYRIGHT © DREAM FINDERS HOMES

DREAM FINDERS HOMES

KENT

DATE: MARCH 27, 2019

REV.: JUNE 01, 2020

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

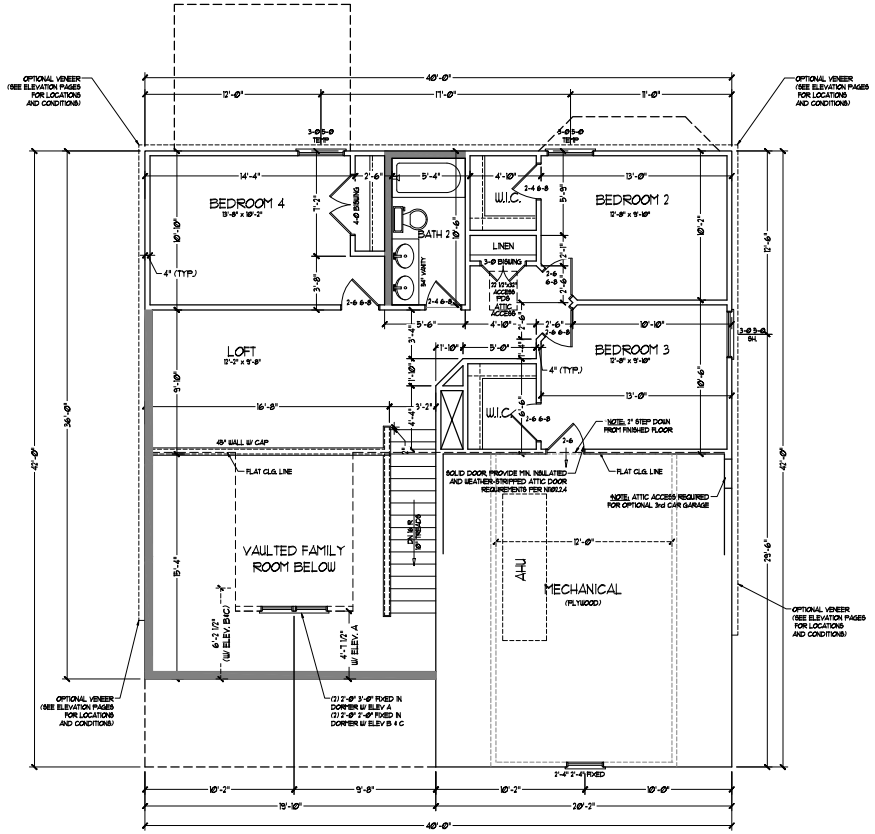
DRAWN BY: WG

ENGINEERED BY:

REVIEWED BY:

FIRST FLOOR PLAN - ELEV A PARTIAL PLANS

A-6.2



SECOND FLOOR PLAN

SIZES: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 @ 16" O.C. (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).

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

• PROVIDE MINIMUM INSULATION IN CEILINGS AND WALLS PER SECTION N1102.1

DREAM FINDERS HOMES

DREAM FINDERS HOMES
KENT

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

SECOND FLOOR PLAN

A-7

TOTAL UNDER ROOF AREA:			1161	SQ FT.
VENTING AREA REQUIRED:	1161 SQ. FT. / 300 =		3.87	SQ FT.
TOTAL REQUIREMENTS:	LOWER: 1.94		UPPER: 1.94	

LOWER AREA VENTING

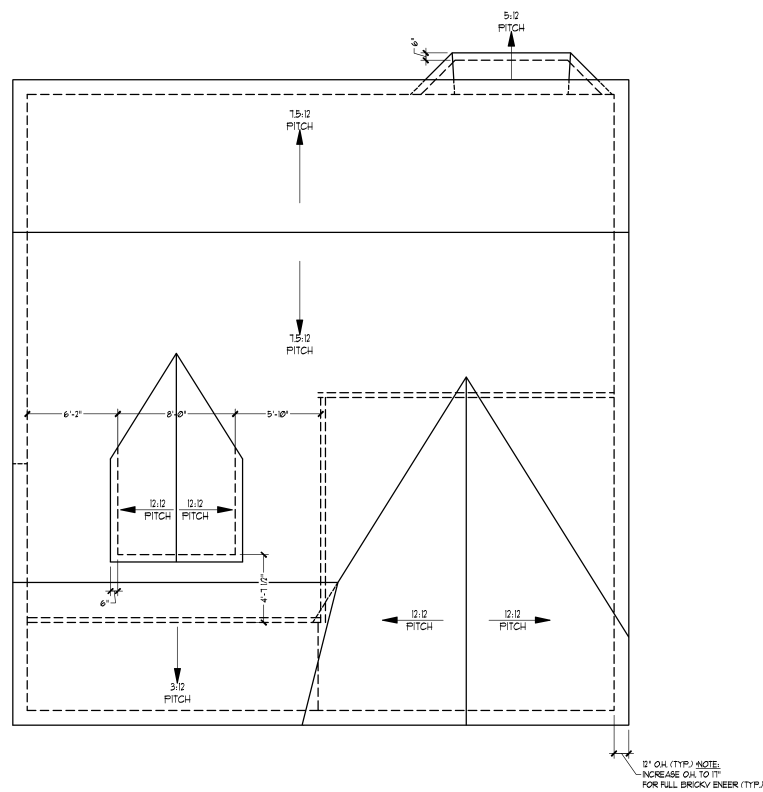
SOFFIT VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
	-	.041 SF/LF	56-0"	2.29
	LOWER AREA VENTING PROVIDED:			

UPPER AREA VENTING

RIDGE VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
	-	.125 SF/LF	38'-0"	4.75
	UPPER AREA VENTING PROVIDED:			-

TOTAL AREA PROVIDED

SOFFIT AND RIDGE VENT	7.04



ROOF PLAN
(A ELEVATIONS)
SCALE: 1/4" = 1'-0"

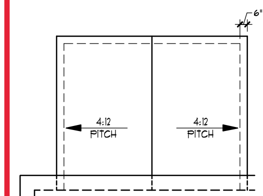
DREAM FINDERS HOMES

DREAM FINDERS HOMES
KENT

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

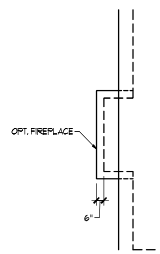
ROOF PLAN
ELEVATION - A

A-8



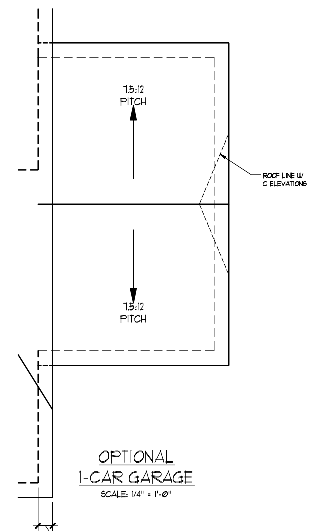
OPTIONAL COVERED REAR PORCH

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



OPTIONAL FIREPLACE

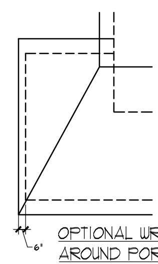
SCALE: 1/4" = 1'-0"



OPTIONAL 1-CAR GARAGE

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

12" O.H. (TYP.) *NOTE:
INCREASE O.H. TO 17"
FOR FULL BRICKV ENEER (TYP.)



OPTIONAL WRAP AROUND PORCH

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

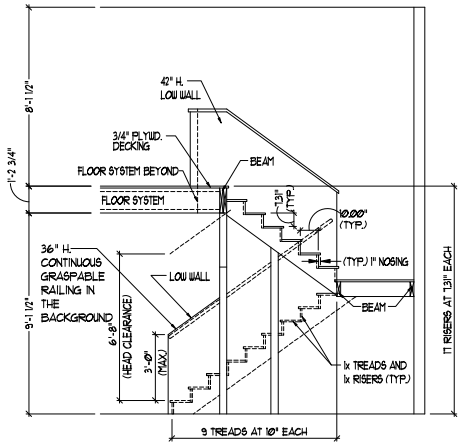
DREAM FINDERS HOMES

DREAM FINDERS HOMES
KENT

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

ROOF PLAN OPTIONS

A-8.3



TYPICAL STAIR DETAIL
(NTS)

STAIR NOTES:

RAILING

BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.

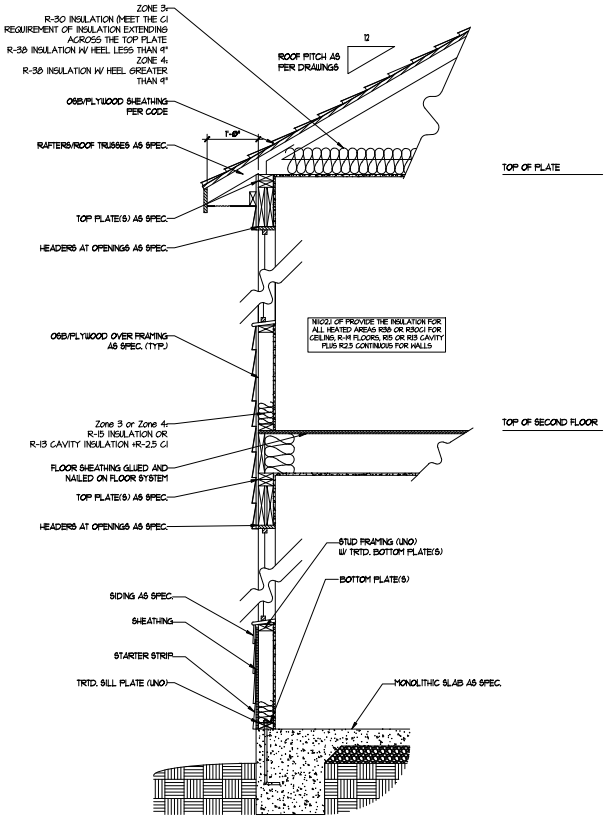
THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE A SUCH A SIZE THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH

OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES TO PASS THROUGH

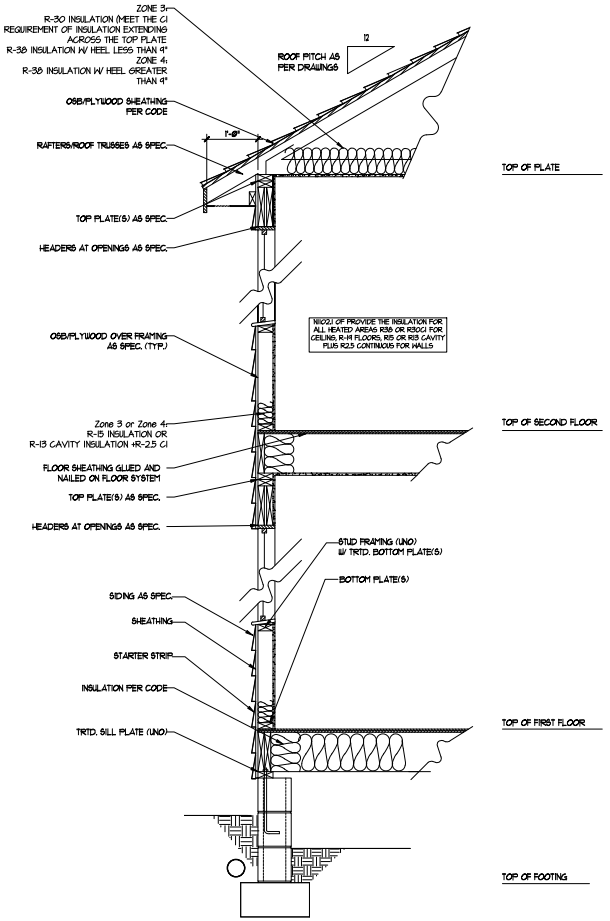
HANDRAILS:

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 NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND HANDRAILS.

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)

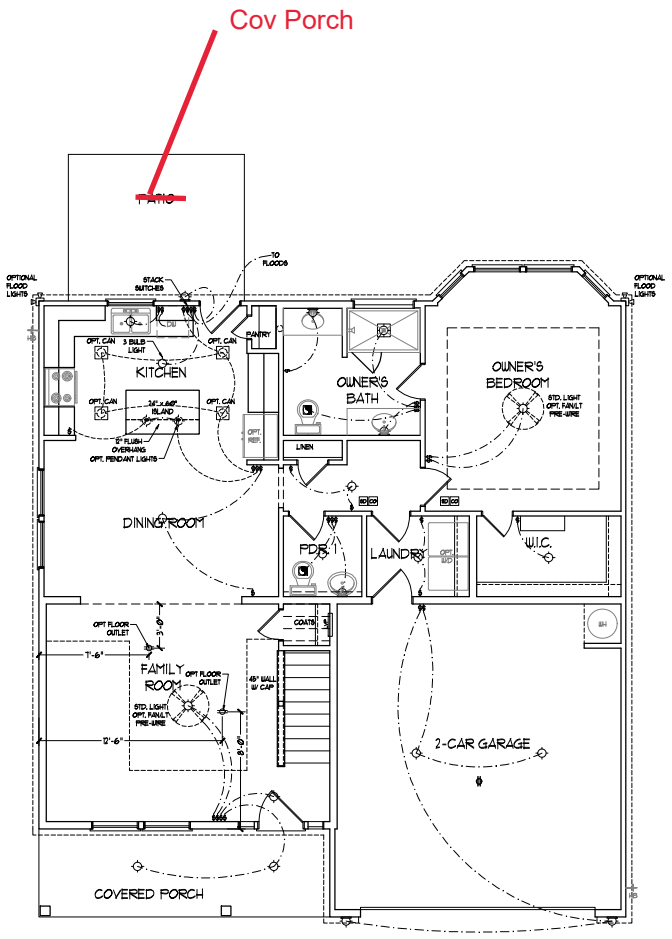
DREAM FINDERS HOMES

DREAM FINDERS HOMES
KENT

DATE: MARCH 27, 2019
REV.: JUNE 01, 2020
SCALE: 1/4"=1'-0"
DRAWN BY: WG
ENGINEERED BY:
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 @ 78" AFF. (TYP.)

3.) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.

4.) PLACE SWITCHES 8" (MIN.) FROM ROUGH OPENINGS.

ELECTRICAL LEGEND	
	110 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
	DIMMER SWITCH
	CONDUIT FOR COMPONENT WIRING
	SPEAKER
	DOORBELL CHIME
	110 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
LVP	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

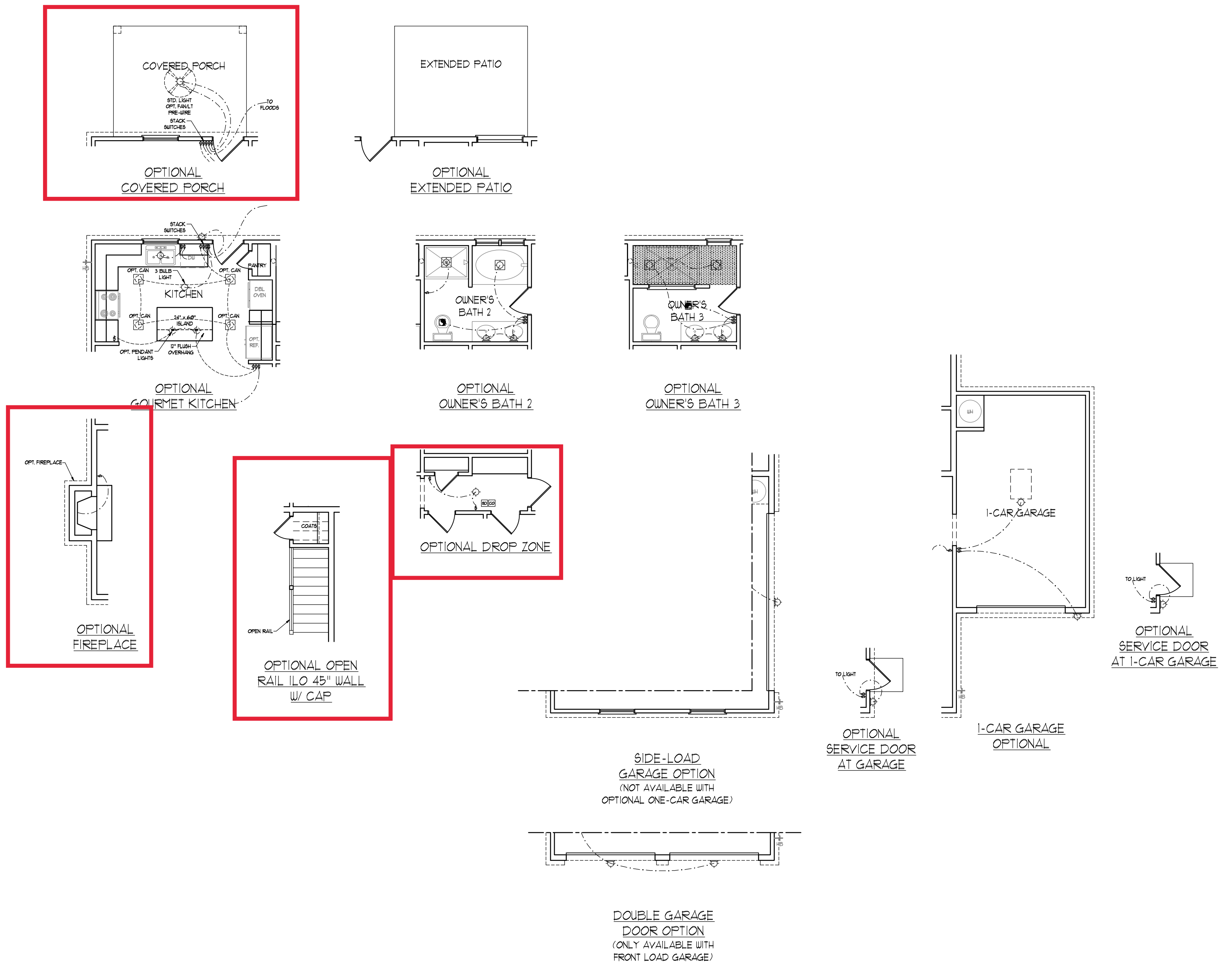
DREAM FINDERS HOMES

DREAM FINDERS HOMES
KENT

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

FIRST FLOOR ELECTRICAL PLAN

E-1


COVERED PORCH
STD. LIGHT
OPT. FAN/LT
PRE-WIRE
STACK
SWITCHES
TO
FLOODS
OPTIONAL
COVERED PORCH
EXTENDED PATIO
OPTIONAL
EXTENDED PATIO
STACK
SWITCHES
OPT. CAN
3 BULB
LIGHT
OPT. CAN
PANTRY
KITCHEN
DBL
OVEN
OPT. CAN
24" x 60"
ISLAND
OPT. CAN
OPT.
REF.
OPT. PENDANT
LIGHTS
12" FLUSH
OVERHANG
OPTIONAL
GOURMET KITCHEN
OWNER'S
BATH 2
OPTIONAL
OWNER'S BATH 2
OWNER'S
BATH 3
OPTIONAL
OWNER'S BATH 3
OPT. FIREPLACE
OPTIONAL
FIREPLACE
COATS
OPEN RAIL
OPTIONAL OPEN
RAIL ILO 45" WALL
W/ CAP
OPTIONAL DROP ZONE
SIDE-LOAD
GARAGE OPTION
(NOT AVAILABLE WITH
OPTIONAL ONE-CAR GARAGE)
TO LIGHT
OPTIONAL
SERVICE DOOR
AT GARAGE
WH
1-CAR GARAGE
1-CAR GARAGE
OPTIONAL
TO LIGHT
OPTIONAL
SERVICE DOOR
AT 1-CAR GARAGE
DOUBLE GARAGE
DOOR OPTION
(ONLY AVAILABLE WITH
FRONT LOAD GARAGE)

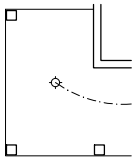
DREAM FINDERS HOMES

DREAM FINDERS HOMES
KENT

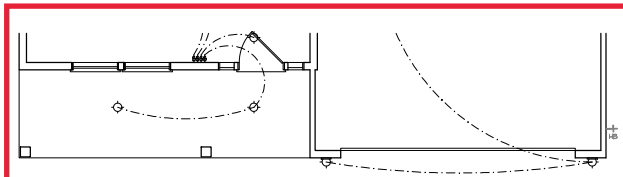
DATE: MARCH 27, 2019
REV.: JUNE 01, 2020
SCALE: 1/4"=1'0"
DRAWN BY: WG
ENGINEERED BY:
REVIEWED BY:

FIRST FLOOR
ELECTRICAL
PLAN

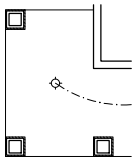
E-1.1



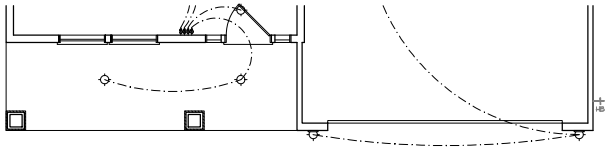
OPTIONAL WRAP AROUND PORCH
(ELEV. A-1)



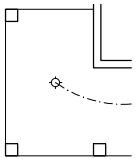
FLOOR PLAN A-1



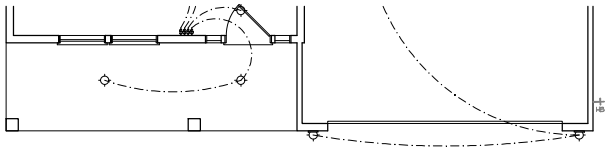
OPTIONAL WRAP AROUND PORCH
(ELEV. B-1)



FLOOR PLAN B-1



OPTIONAL WRAP AROUND PORCH
(ELEV. C-1)



FLOOR PLAN C-1

DREAM FINDERS HOMES

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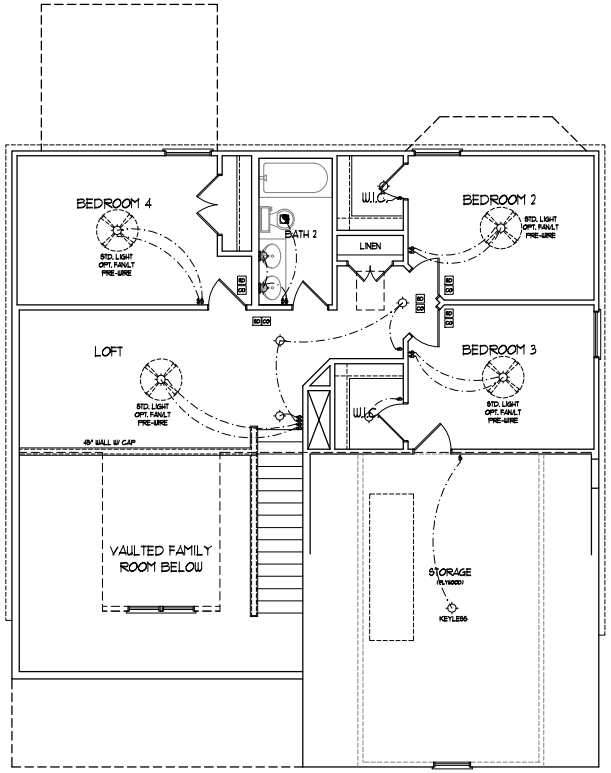
DREAM FINDERS HOMES
KENT

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

FIRST FLOOR ELECTRICAL PLAN - PARTIAL PLANS

E-1.2



SECOND FLOOR PLAN

ELECTRICAL LAYOUT NOTES:

1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.

2) VANITY LIGHTS TO BE SET @ 78" AFF. (TYP.)

3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.

4) PLACE SWITCHES 8" (MIN.) FROM ROUGH OPENINGS.

ELECTRICAL LEGEND

	110 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
	DIMMER SWITCH
	CONDUIT FOR COMPONENT WIRING
	SPEAKER
	DOORBELL CHIME
	110 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
LVP	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

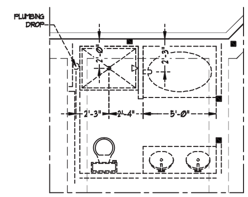
DREAM FINDERS HOMES

DREAM FINDERS HOMES
KENT

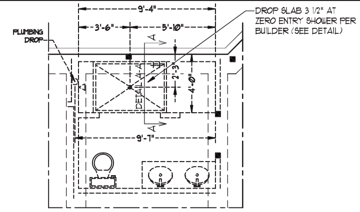
DATE: MARCH 27, 2019
REV.: JUNE 01, 2020
SCALE: 1/4"=1'-0"
DRAWN BY: WG
ENGINEERED BY:
REVIEWED BY:

SECOND FLOOR ELECTRICAL PLAN

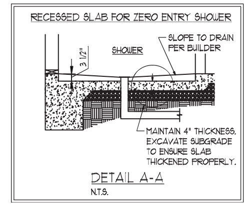
E-2

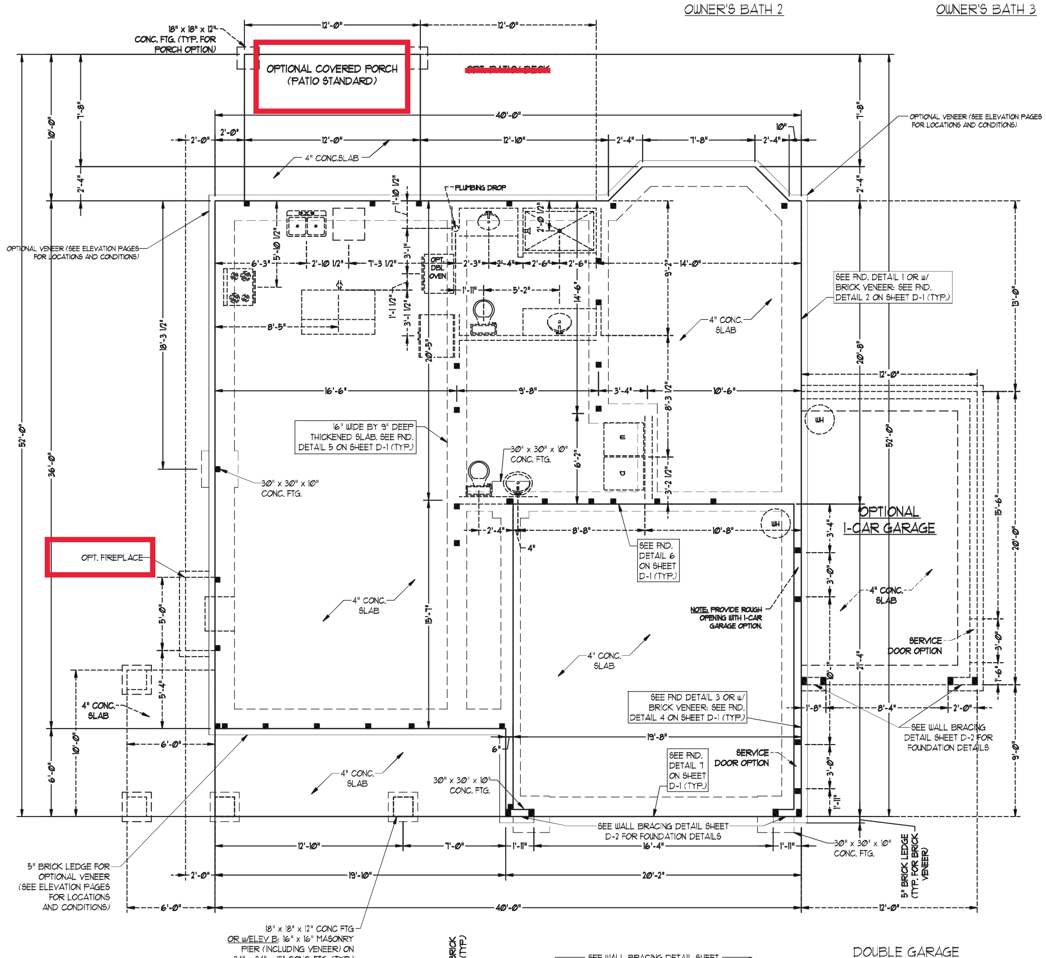


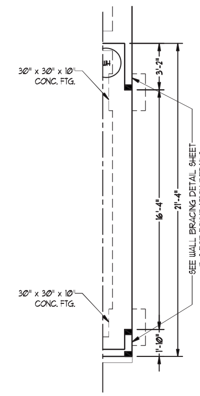
PLUMBING w/ OPTIONAL OWNER'S BATH 2



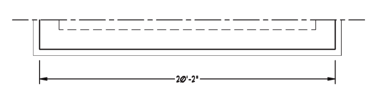
PLUMBING w/ OPTIONAL OWNER'S BATH 3



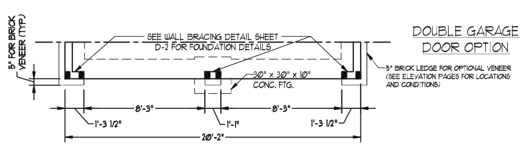

18" x 18" x 12" CONC. FTG. (TYP. FOR PORCH OPTION)
OPTIONAL COVERED PORCH (PATIO STANDARD)
12'-0"
40'-0"
4" CONC.SLAB
PLUMBING DROP
OPTIONAL VENEER (SEE ELEVATION PAGES FOR LOCATIONS AND CONDITIONS)
SEE FND. DETAIL 1 OR w/ BRICK VENEER; SEE FND. DETAIL 2 ON SHEET D-1 (TYP.)
4" CONC. SLAB
16" WIDE BY 9" DEEP THICKENED SLAB. SEE FND. DETAIL 5 ON SHEET D-1 (TYP.)
30" x 30" x 10" CONC. FTG.
OPTIONAL 1-CAR GARAGE
SEE FND. DETAIL 6 ON SHEET D-1 (TYP.)
OPT. FIREPLACE
NOTE: PROVIDE ROUGH OPENING WITH 1-CAR GARAGE OPTION.
SERVICE DOOR OPTION
SEE FND DETAIL 3 OR w/ BRICK VENEER; SEE FND. DETAIL 4 ON SHEET D-1 (TYP.)
SEE FND. DETAIL 7 ON SHEET D-1 (TYP.)
SEE WALL BRACING DETAIL SHEET D-2 FOR FOUNDATION DETAILS
5" BRICK LEDGE FOR OPTIONAL VENEER (SEE ELEVATION PAGES FOR LOCATIONS AND CONDITIONS)
5" BRICK LEDGE (TYP. FOR BRICK VENEER)
18" x 18" x 12" CONC FTG OR w/ELEV B; 16" x 16" MASONRY PIER (INCLUDING VENEER) ON 24" x 24" x 12" CONC. FTG. (TYP.)
52'-0"
36'-0"
19'-10"
20'-2"
16'-4"



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



DOUBLE GARAGE DOOR OPTION



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

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

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

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
2. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 ("HIGH WIND ZONES" FOR 150 MPH WINDS).
3. BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES" FOR 150 MPH WINDS) OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
4. FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
5. MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
6. WALL CLADDING DESIGNED FOR +24.3 PSF AND -32 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP).
7. ROOF CLADDING DESIGNED FOR +22.2 PSF AND -28 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +14 PSF AND -57 PSF FOR ROOF PITCHED 2.25/12 TO 7/12.
8. 7/16" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
9. WALLS TO BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION AND AS NOTED ON PLANS.
10. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2018 EDITION.

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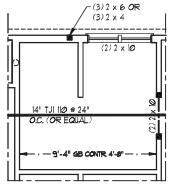
N.C. LICENSE NO.: C-1733

KENT
H&H HOMES, INC.

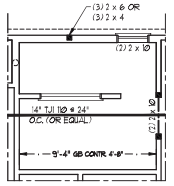
DATE: AUGUST 12, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY: H&H HOMES
ENGINEERED BY: WFB

9/25/2020

SHEET: 2 OF 8
S-1.2
MONO SLAB FOUNDATION PLAN



OPTIONAL OWNER'S BATH 2



OPTIONAL OWNER'S BATH 3

BRACED WALL DESIGN NOTES:

1. BRACED WALL DESIGN PER SECTION R602.10 OF THE NCRC 2018 EDITION.
2. GS-WSP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED W/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
3. "GB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM WALL BOARD W/ERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
4. 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 NCRC 2018 EDITION.
5. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

BRACED WALL DESIGN

RECTANGLE A		RECTANGLE B	
SIDE 1A (FRONT LOAD)		SIDE 1B	
METHOD: GS-WSP/GB-FF		METHOD: FF/CS-WSP	
TOTAL REQUIRED LENGTH:	13.58'	TOTAL REQUIRED LENGTH:	2.85'
TOTAL PROVIDED LENGTH:	20.16'	TOTAL PROVIDED LENGTH:	6'
SIDE 2A		SIDE 2B	
METHOD: GS-WSP/GB		METHOD: GS-WSP	
TOTAL REQUIRED LENGTH:	13.58'	TOTAL REQUIRED LENGTH:	2.85'
TOTAL PROVIDED LENGTH:	16.83'	TOTAL PROVIDED LENGTH:	12'
SIDE 3A		SIDE 3B / 4A SHARED	
METHOD: GS-WSP		METHOD: GS-WSP/GB	
TOTAL REQUIRED LENGTH:	17.35'	TOTAL REQUIRED LENGTH:	14.45'
TOTAL PROVIDED LENGTH:	29.33'	TOTAL PROVIDED LENGTH:	24.45'
SIDE 4A (SIDE LOAD)		SIDE 4B	
METHOD: GS-WSP/FF		METHOD: GS-WSP	
TOTAL REQUIRED LENGTH:	17.35'	TOTAL REQUIRED LENGTH:	2.1'
TOTAL PROVIDED LENGTH:	24.45'	TOTAL PROVIDED LENGTH:	11.58'

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

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R602.3.5)	
	16	24
UP TO 3'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4

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).

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

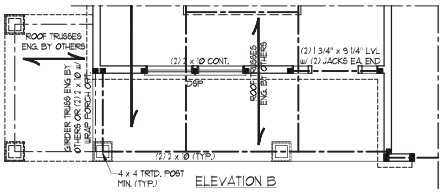
BRICK SUPPORT NOTES:

1. LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DWGS. FOR SIZE AND LOCATION OF OPENINGS.
2. (LLV) = LONG LEG VERTICAL
3. LENGTH = CLEAR OPENING
4. EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
5. FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER W/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
6. FOR ALL BRICK SUPPORT @ ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS W/ (4) 12d NAILS PER PLY. FASTEN 4 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING W/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R703.8.2.1 OF THE 2018 NCRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
7. PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

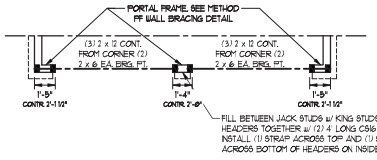
STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO.)
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. PROVIDE AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
4. WINDOW AND DOOR HEADERS TO BE SUPPORTED W/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.)
6. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
7. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
8. ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS W/ SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 x 6 POSTS W/ ABU66 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO.)
9. FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB W/ (2) METAL ANGLES USING 2" CONC. SCREWS. FASTEN ANGLES TO COLUMNS W/ 1/4" THROUGH BOLTS W/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
10. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

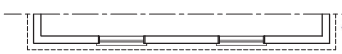
DSP INDICATES DOUBLE STUD POCKET BETWEEN WINDOW UNITS.



ELEVATION B



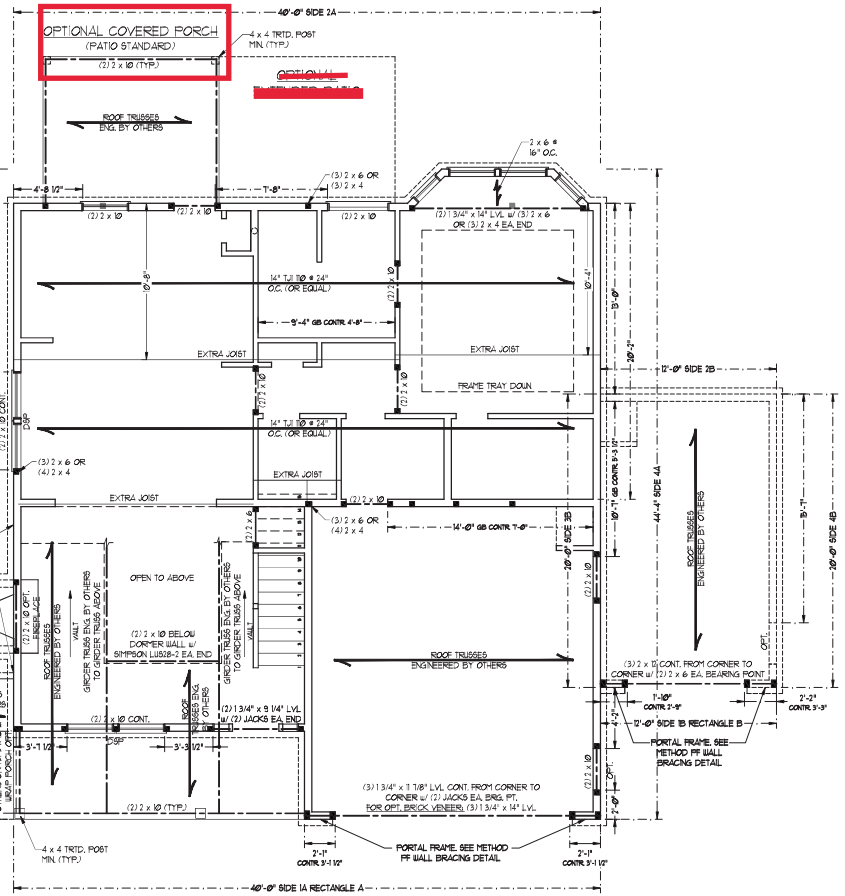
DOUBLE GARAGE DOOR OPTION



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

9/25/2020

NOTE: PCI 450DN-18 JOISTS MAY BE INSTALLED IN LIEU OF TJI 110 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE PLAN.



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KENT
H&H HOMES, INC.

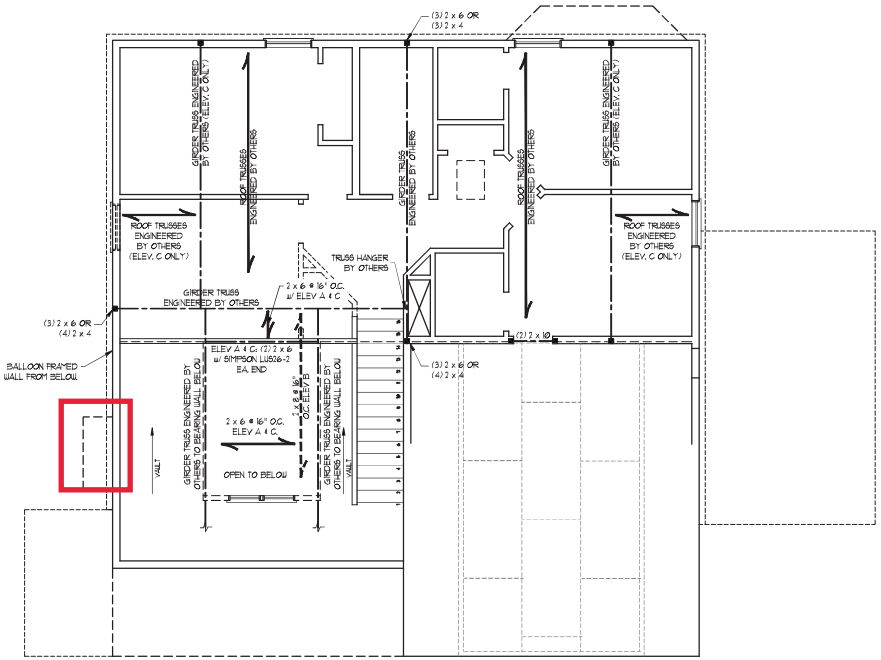
DATE: AUGUST 12, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY: H&H HOMES
ENGINEERED BY: WTB

SHEET: 4 OF 8

S-2
SECOND FLOOR FRAMING PLAN

Z:\CAD Drawings\JS-ENGV1 (S-H Homes\Kent\Kent_GR Structural Ext.dwg, 9/25/2020 12:06:05 PM, Whitney Boykin, J.S. Thompson Engineering Inc.

*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:

1. BRACED WALL DESIGN PER SECTION R602.10 OF THE NCRC 2018 EDITION.
2. CS-WSP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
3. "GB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
4. 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 NCRC 2018 EDITION.
5. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

NOTE:

1. PER SECTION R602.10.3.2 OF THE 2018 NCRC, THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL ANALYSIS IS REQUIRED.
2. SHEATH ALL EXTERIOR WALLS WITH 7/16" 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 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

BRICK SUPPORT NOTES:

1. LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DWGS FOR SIZE AND LOCATION OF OPENINGS.
2. (LLV) = LONG LEG VERTICAL
3. LENGTH = CLEAR OPENING
4. EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING. FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH ATTACH STEEL ANGLE TO HEADER W/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
5. FOR ALL BRICK SUPPORT @ ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS w/ (4) 12d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R703.8.2.1 OF THE 2018 NCRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
7. PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO)
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA END (UNO). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
4. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.)
5. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
6. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
7. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STROTHER

9/25/2020

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

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R602.3(5))	
	16	24
UP TO 3'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4

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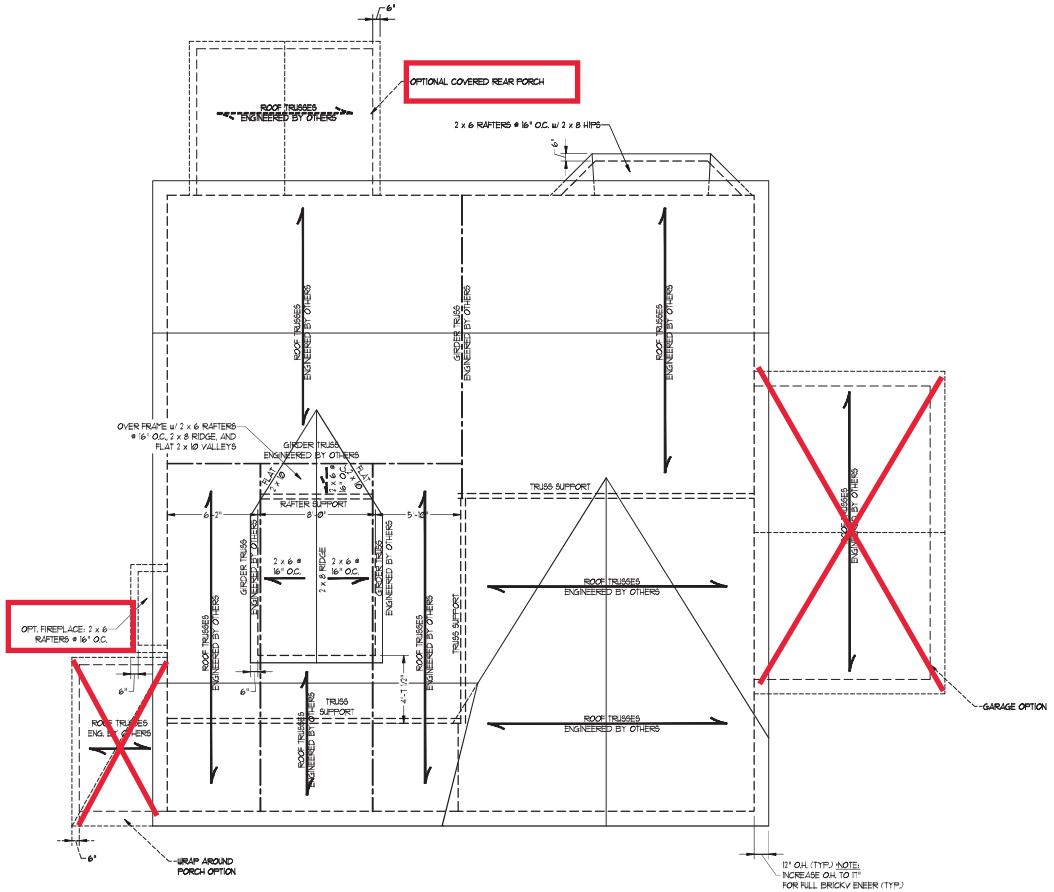
KENT
H&H HOMES, INC.

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



ELEVATION A

ATTIC VENT CALCULATION:

1875 SQ. FT. OF ATTIC DIVIDED BY 150 REQUIRES 12.5 SQ. FT. OF NET FREE VENTILATING AREA (MIN.).

BRICK SUPPORT NOTE:

1. FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL STUDS w/ (4) 12d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R703.8.2.1 OF THE 2018 NCRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
2. WHERE ROOF SLOPES EXCEED 7:12, INSTALL 3" x 3" x 1/4" STEEL PLATE STOPS AT 24" O.C. PER SECTION R703.8.2.1 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF (U.N.O.).
2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
3. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
4. HIP SPLICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
5. STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
6. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H2.5A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
7. REFER TO SECTION R802.11 OF THE 2018 NCRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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KENT
H&H HOMES, INC.

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

SHEET: 6 OF: 8

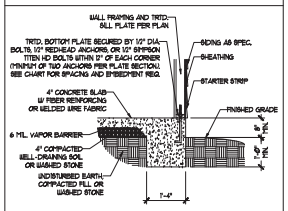
S-4a
ROOF FRAMING PLAN

NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STROTHER

9/25/2020

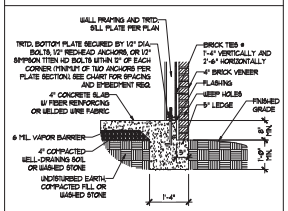
MONOLITHIC SLAB DETAILS

DETAIL 1



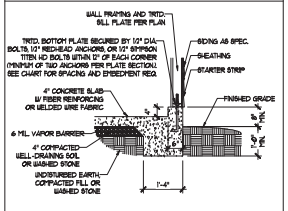
TYPICAL SLAB DETAIL

DETAIL 2



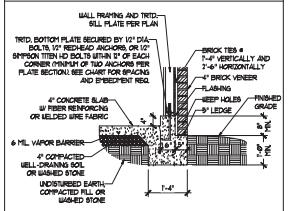
BRICK VENEER DETAIL

DETAIL 3



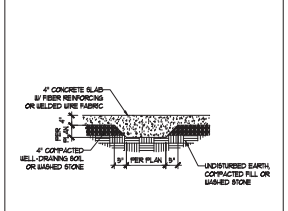
GARAGE CURB DETAIL

DETAIL 4



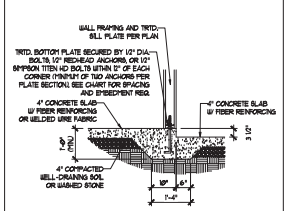
GARAGE CURB BRICK LEDGE DETAIL

DETAIL 5



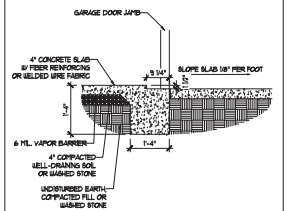
THICKENED SLAB DETAIL

DETAIL 6



STEP IN GARAGE DETAIL

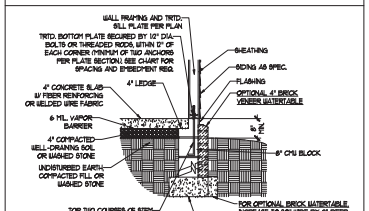
DETAIL 7



SLAB AT GARAGE DOOR DETAIL

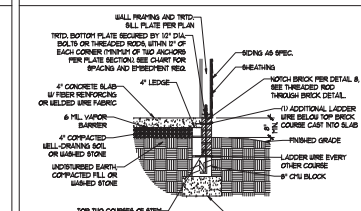
STEMWALL DETAILS

DETAIL 1



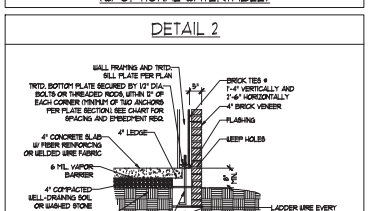
TYPICAL STEM WALL DETAIL (W/ OPTIONAL WATERTABLE)

OPTIONAL DETAIL 1



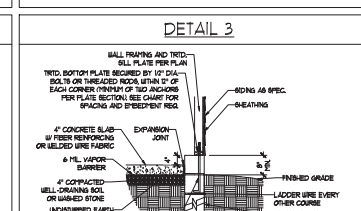
OPTIONAL STEM WALL DETAIL

DETAIL 2



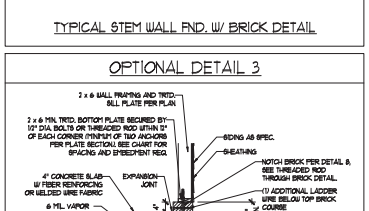
TYPICAL STEM WALL FND. W/ BRICK DETAIL

DETAIL 3



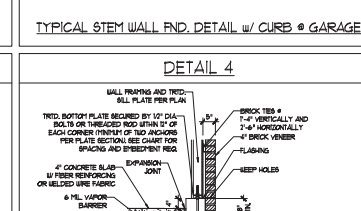
TYPICAL STEM WALL FND. DETAIL W/ CURB @ GARAGE

OPTIONAL DETAIL 3



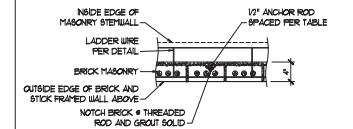
OPTIONAL STEM WALL FND. DETAIL W/ CURB @ GARAGE

DETAIL 4



TYPICAL STEM WALL FND. DETAIL W/ BRICK AND CURB @ GARAGE

DETAIL 8



THREADED ROD THROUGH BRICK MASONRY

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 #57 / #67 WASHED STONE IS ALLOWABLE.
5. BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (48" PREFIT BELOW GRADE) CLASSIFIED AS GROUP I ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
6. FREEP SLAB PER R506.2.1 AND R506.2.2 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. MINIMUM 24" LAP SPLICE LENGTH.
7. LOCATE REBAR IN CENTER OF FOUNDATION WALL.
8. 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.

ANCHOR SPACING AND EMBEDMENT

WIND ZONE	120 MPH	130 MPH
SPACING	6'-0" O.C.	4'-0" O.C.
EMBEDMENT	7"	5" INTO MASONRY 7" INTO CONCRETE

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N.C. LICENSE NO.: C-1733

120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
FOUNDATION DETAILS

DATE: NOVEMBER 14, 2018
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JES

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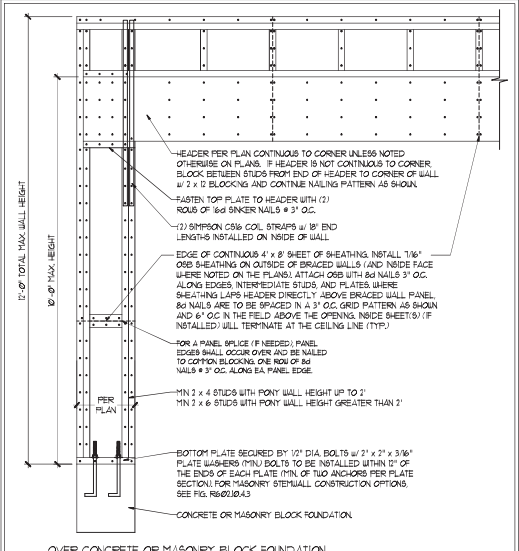
FOUNDATION DETAILS

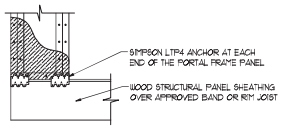
NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STROTHER
9/25/2020

GENERAL WALL BRACING NOTES:

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NCRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NCRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NCRC 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 GS-USP 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 R702.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.
6. GS-USP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. "7/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x Ø.113" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (U.N.O.).
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 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (U.N.O.). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R702.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3.(1). EXTERIOR GB TO BE INSTALLED VERTICALLY.
8. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHOD GS-USP CONTRIBUTES ITS ACTUAL LENGTH. METHOD GB CONTRIBUTES 3/4 ITS ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 1.5 TIMES ITS ACTUAL LENGTH.



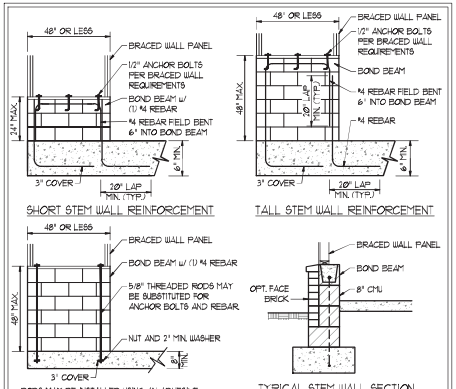
OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

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

METHOD PF-PORTAL FRAME DETAIL (1)

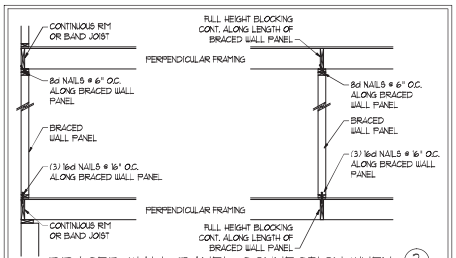


OPTIONAL STEM WALL REINFORCEMENT

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

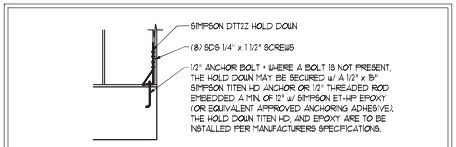
MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS (2)

PER FIGURE R602.10.4.3



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

PER FIGURE R602.10.4.4(1)

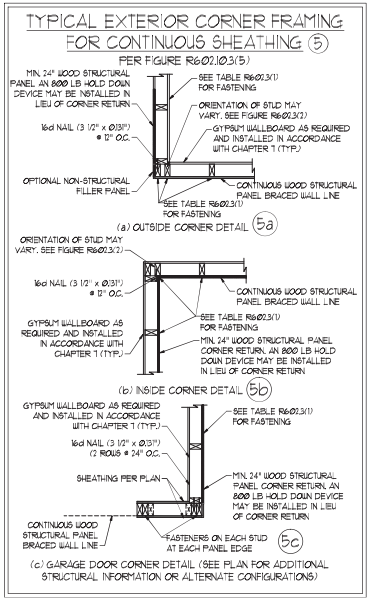


HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB (4)

* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING (5)

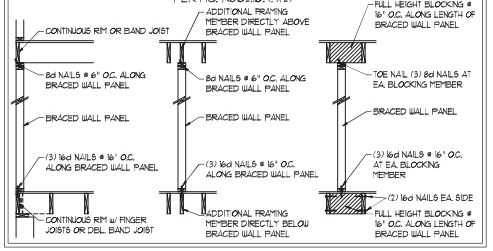
PER FIGURE R602.10.3(5)

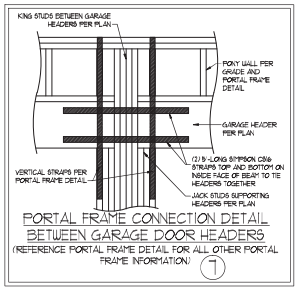


(SEE PLAN FOR ADDITIONAL STRUCTURAL INFORMATION OR ALTERNATE CONFIGURATIONS)

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

PER FIG. R602.10.4.4(2)



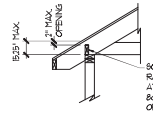


PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS

(REFERENCE PORTAL FRAME DETAIL FOR ALL OTHER PORTAL FRAME INFORMATION) (7)

BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS (8)

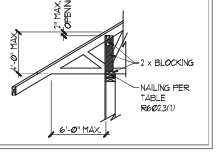
PER FIGURE R602.10.4.5(1)



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES (9)

PER FIGURE R602.10.4.5(3)

(OR ALTERNATIVE: FIGURE R602.10.4.5(2))



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9/25/2020

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N.C. LICENSE NO. C-1733

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 WALL NOTES AND DETAILS AND PF DETAIL

GENERAL NOTES

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.

2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NCRC) 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

3. STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NCRC, 2018 EDITION (R301.4 - R301.7)

DESIGN CRITERIA:	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN)
ATTIC WITH LIMITED STORAGE	20	10	L/240 (L/360 W/ BRITTLE FINISHES)
ATTIC WITHOUT STORAGE	10	10	L/360
DECKS	40	10	L/360
EXTERIOR BALCONIES	40	10	L/360
FIRE ESCAPES	40	10	L/360
HANDRAILS/GUARDRAILS	200 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 R301.2(4) WIND ZONE AND EXPOSURE)		
GROUND SNOW LOAD: Pg	20 (PSF)		

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

4. FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NCRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NCRC, 2018 EDITION.

5. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

1. FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.

2. FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL, AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. 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 I, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405, OF THE NCRC, 2018 EDITION.

3. PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.

4. CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NCRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.

5. MASONRY UNITS TO CONFORM TO ACE B30/ASCE 9/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.

6. THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.

7. THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.

8. ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NCRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCMA TR68-A OR ACE 5.1-07/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(1), R404.1.1(2), R404.1.1(3) OR R404.1.1(4) OF THE NCRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(5) OF THE NCRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

FRAMING NOTES

1. ALL FRAMING LUMBER SHALL BE #1 SPF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 975 PSI, Fv =175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).

2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb =2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 PSI, Fv = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 11" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2300 PSI, E =1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 11" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2300 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.

3. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS

A.	W AND WT SHAPES:	ASTM A992
B.	CHANNELS AND ANGLES:	ASTM A36
C.	PLATES AND BARS:	ASTM A36
D.	HOLLOW STRUCTURAL SECTIONS:	ASTM A500 GRADE B
E.	STEEL PIPE:	ASTM A53, GRADE B, TYPE E OR S

4. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):

A. WOOD FRAMING	(2) 1/2" DIA. x 4" LONG LAG SCREWS
B. CONCRETE	(2) 1/2" DIA. x 4" WEDGE ANCHORS
C. MASONRY (FULLY GROUTED)	(2) 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 9/16" DIAMETER HOLES @ 16" O.C.

5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.

6. ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7.1(1) AND R602.7.1(2) OF THE NCRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER. ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.7.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

7. ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).

8. FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).

9. ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

10. BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA, THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.

11. PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.

12. FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (UNO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 12d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R703.8.1 OF THE NCRC, 2018 EDITION.

13. FOR STICK FRAMED ROOFS: CIRCLED DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).

14. FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).

15. ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 7000 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO.) POSTS MAY BE SECURED USING ONE SIMPSON H6 OR LTS12 UPLFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON CS16 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STROTHER

9/25/2020

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

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

S-0
STRUCTURAL NOTES