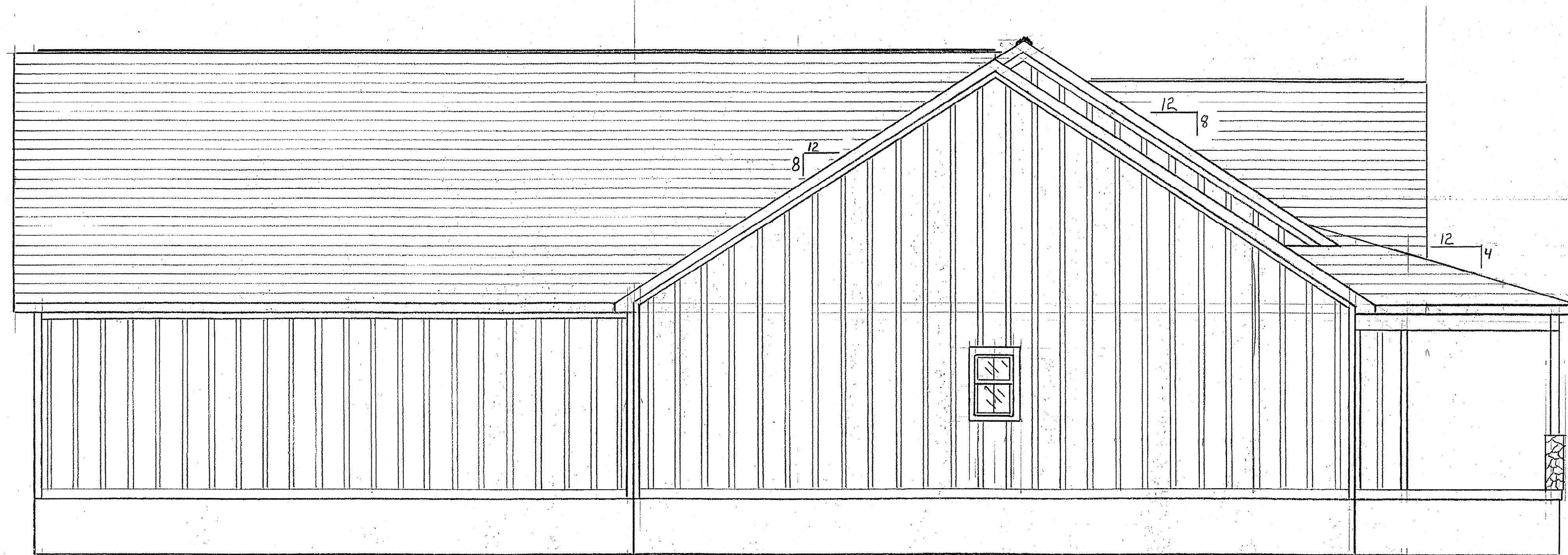


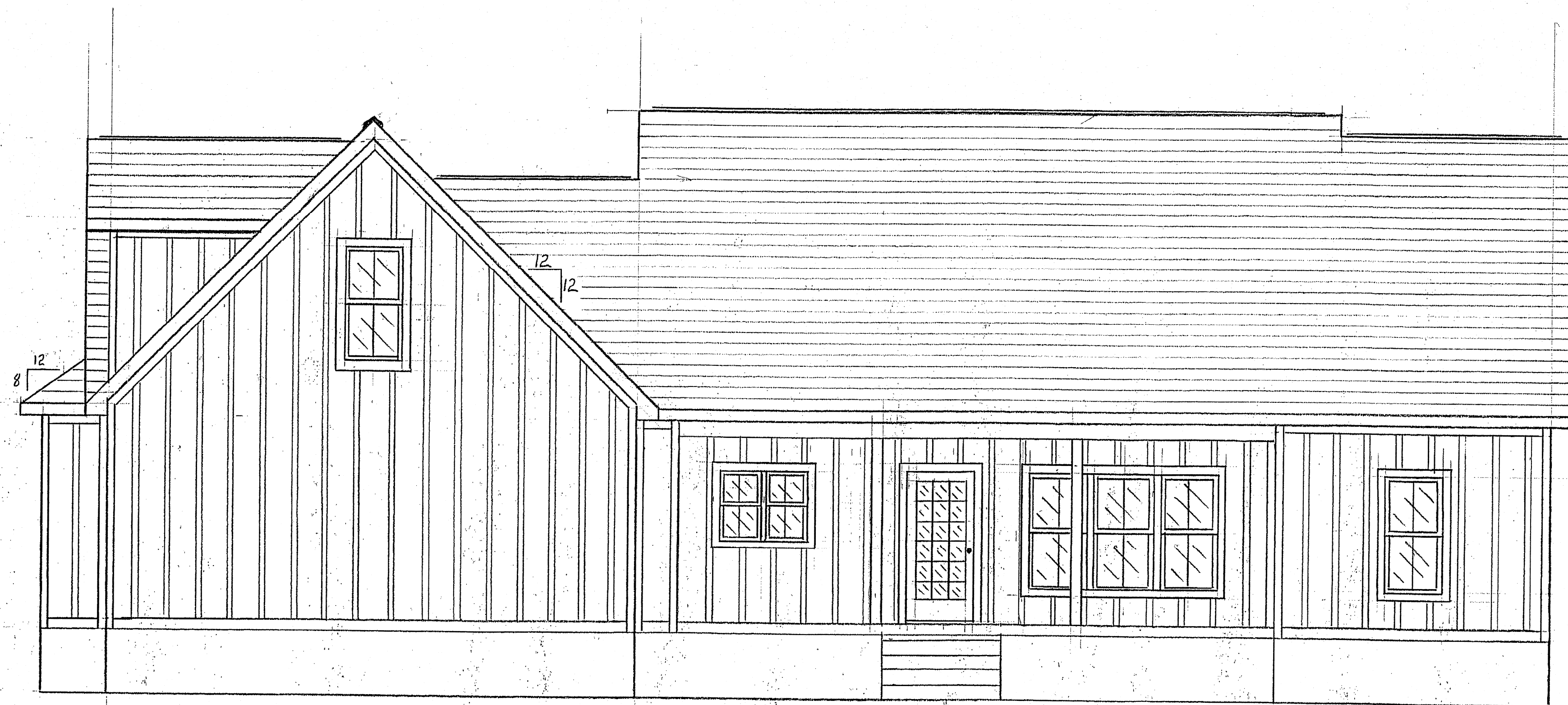


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

PEYTON & AMBERLY HOME
 ELEVATIONS - LEFT & RIGHT SIDES
 DRAWN BY: WILLIAM JOHNSON
 SCALE: 1/4" = 1'
 DATE: JANUARY 5, 2025
 PAGE: 2 OF 7



REAR ELEVATION



FRONT ELEVATION

THESE PLANS ARE DESIGNED TO MEET
THE REQUIREMENTS OF THE NORTH CAROLINA
RESIDENTIAL CODE 2018 EDITION.

ENERGY COMPLIANCE:
1-CLIMATE ZONE 4
2-WINDOW U-FACTOR: .35
SHGC: .30
3-INSULATION R-VALUES: CEILING/ROOF- R38
WALLS- R15
FLOOR- R19
FIRST LEVEL HEATED: 2126#
BONUS: 460#
GARAGE: 748#
PORCHES: 810#

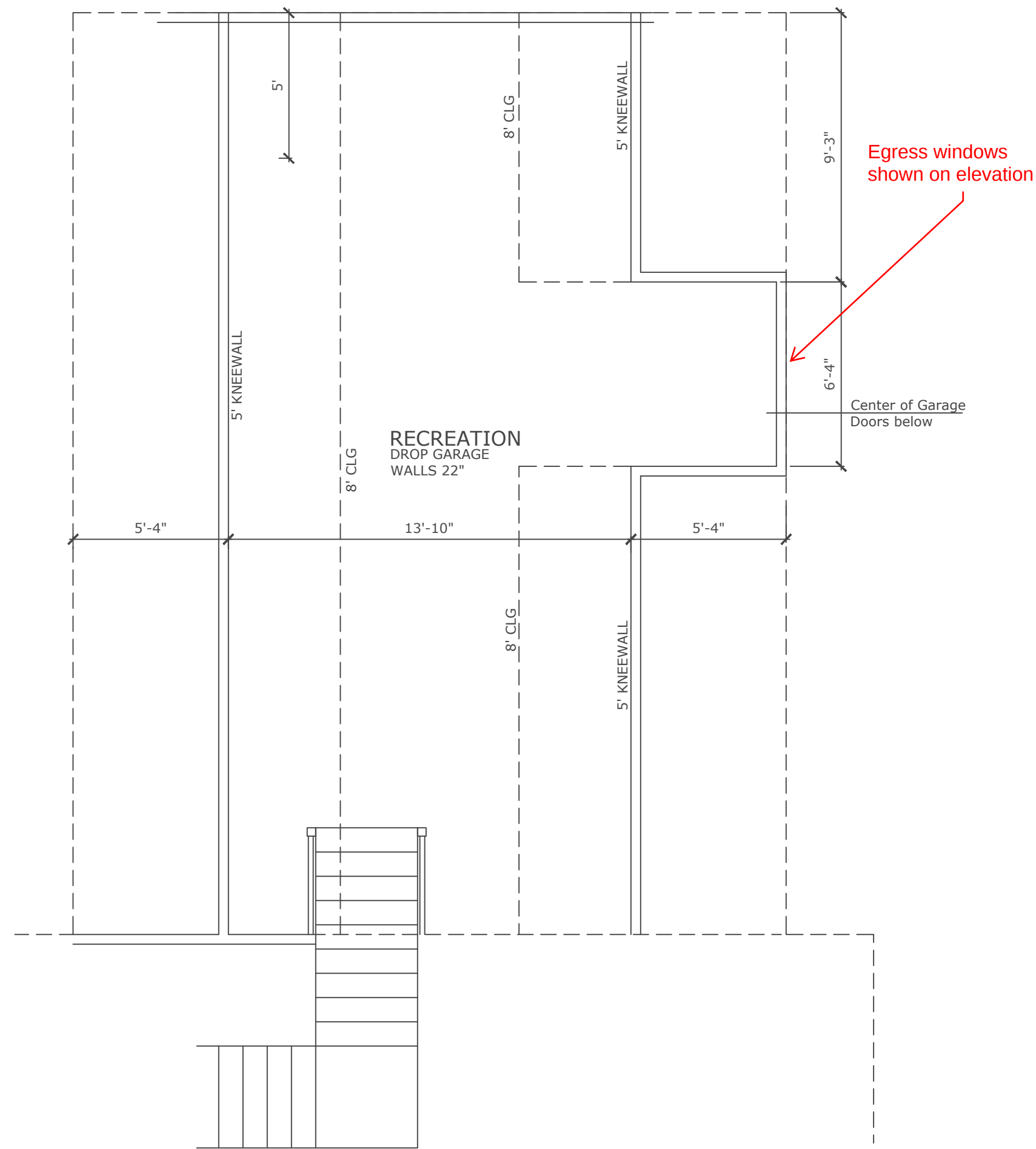
PEYTON & AMBERLY HOME

ELEVATIONS: FRONT & REAR
DRAWN BY: WILLIAM JOHNSON
SCALE: 1/4" = 1'
DATE: JANUARY 5, 2025
PAGE: 1 OF 7

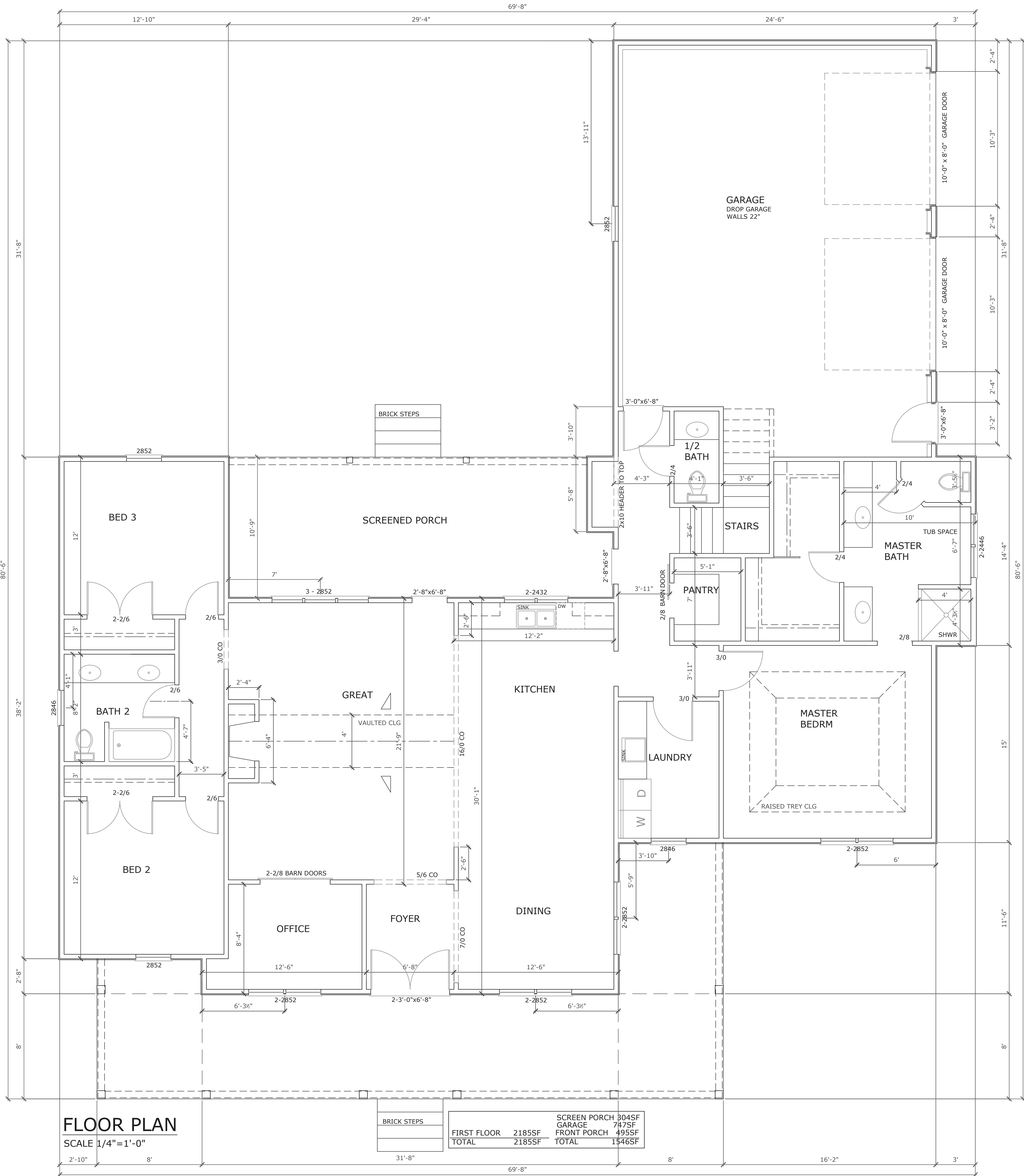
8" COLUMNS

VINYL SIDING

BRICK FOUNDATION



RECREATION FLOOR PLAN
SCALE 1/4"=1'-0"



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



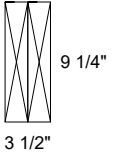
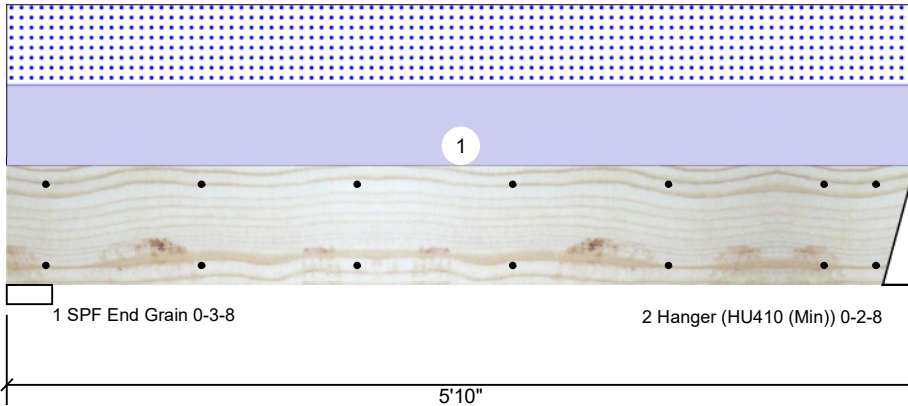
Client: QUEST DEV.
Project:
Address:

Date: 8/12/2025
Input by: LENNY NORRIS
Job Name: HENSLEY
Project #:

Page 1 of 2

BM1 Kerto-S LVL 1.750" X 9.250" 2-Ply - PASSED

Level: Level



Member Information

Type:	Girder	Application:	Floor
Plies:	2	Design Method:	ASD
Moisture Condition:	Dry	Building Code:	IBC/IRC 2015
Deflection LL:	480	Load Sharing:	No
Deflection TL:	360	Deck:	Not Checked
Importance:	Normal - II		
Temperature:	Temp <= 100°F		

Reactions UNPATTERNED lb (Uplift)

Brg	Direction	Live	Dead	Snow	Wind	Const
1	Vertical	0	477	456	0	0
2	Vertical	0	463	443	0	0

Bearings

Bearing	Length	Dir.	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF End Grain	3.500"	Vert	9%	477 / 456	932	L	D+S
2 - Hanger	2.500"	Vert	12%	463 / 443	906	L	D+S

Analysis Results

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	1174 ft-lb	2'11 1/2"	14423 ft-lb	8%	D+S	L
Unbraced	1174 ft-lb	2'11 1/2"	11110 ft-lb	11%	D+S	L
Shear	598 lb	1' 3/4"	7943 lb	8%	D+S	L
LL Defl inch	0.009 (L/7526)	2'11 1/2"	0.136 (L/480)	6%	S	L
TL Defl inch	0.018 (L/3677)	2'11 1/2"	0.182 (L/360)	10%	D+S	L

Design Notes

- 1 Provide support to prevent lateral movement and rotation at the end bearings.
- 2 Fasten all plies using 2 rows of 10d Box nails (.128x3") at 12" o.c. Maximum end distance not to exceed 6".
- 3 Refer to last page of calculations for fasteners required for specified loads.
- 4 Fill all hanger nailing holes.
- 5 Right Header: SPF, Thickness: 3 1/2"
- 6 Girders are designed to be supported on bottom edge only and across their full width.
- 7 Top loads must be supported equally by all plies.
- 8 Top must be laterally braced at end bearings.
- 9 Bottom must be laterally braced at end bearings.
- 10 Lateral slenderness ratio based on single ply width.

ID	Load Type	Location	Trib Width	Side	Dead 0.9	Live 1	Snow 1.15	Wind 1.6	Const. 1.25	Comments
1	Uniform			Top	154 PLF	0 PLF	154 PLF	0 PLF	0 PLF	M2 TRUSS
	Self Weight				7 PLF					

Notes

Calculated Structured Designs is responsible only of the structural adequacy of this component based on the design criteria and loadings shown. It is the responsibility of the customer and/or the contractor to ensure the component suitability of the intended application, and to verify the dimensions and loads.

Lumber

1. Dry service conditions, unless noted otherwise
2. LVL not to be treated with fire retardant or corrosive

chemicals

Handling & Installation

1. LVL beams must not be cut or drilled
2. Refer to manufacturer's product information regarding installation requirements, multi-ply fastening details, beam strength values, and code approvals
3. Damaged Beams must not be used
4. Design assumes top edge is laterally restrained
5. Provide lateral support at bearing points to avoid lateral displacement and rotation

6. For flat roofs provide proper drainage to prevent ponding

This design is valid until 2/28/2028

Manufacturer Info

Metsä Wood
301 Merritt 7 Building, 2nd Floor
Norwalk, CT 06851
(800) 622-5850
www.metsawood.com/us



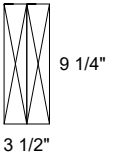
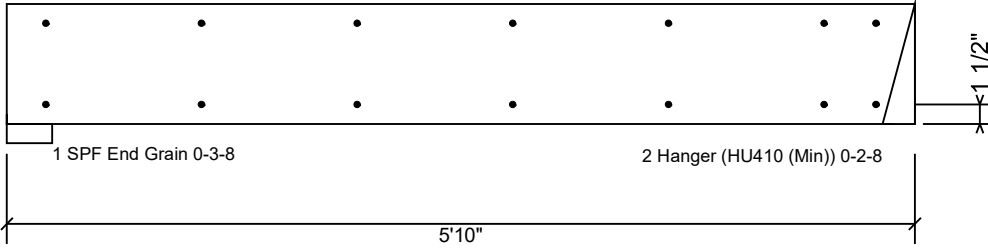
Client: QUEST DEV.
Project:
Address:

Date: 8/12/2025
Input by: LENNY NORRIS
Job Name: HENSLEY
Project #:

Page 2 of 2

BM1 Kerto-S LVL 1.750" X 9.250" 2-Ply - PASSED

Level: Level



Multi-Ply Analysis

Fasten all plies using 2 rows of 10d Box nails (.128x3") at 12" o.c.. Maximum end distance not to exceed 6".

Capacity	0.0 %
Load	0.0 PLF
Yield Limit per Foot	163.7 PLF
Yield Limit per Fastener	81.9 lb.
C _m	1
Yield Mode	IV
Edge Distance	1 1/2"
Min. End Distance	3"
Load Combination	
Duration Factor	1.00

Notes

Calculated Structured Designs is responsible only of the structural adequacy of this component based on the design criteria and loadings shown. It is the responsibility of the customer and/or the contractor to ensure the component suitability of the intended application, and to verify the dimensions and loads.

Lumber

1. Dry service conditions, unless noted otherwise
2. LVL not to be treated with fire retardant or corrosive

chemicals

Handling & Installation

1. LVL beams must not be cut or drilled
2. Refer to manufacturer's product information regarding installation requirements, multi-ply fastening details, beam strength values, and code approvals
3. Damaged Beams must not be used
4. Design assumes top edge is laterally restrained
5. Provide lateral support at bearing points to avoid lateral displacement and rotation

6. For flat roofs provide proper drainage to prevent ponding

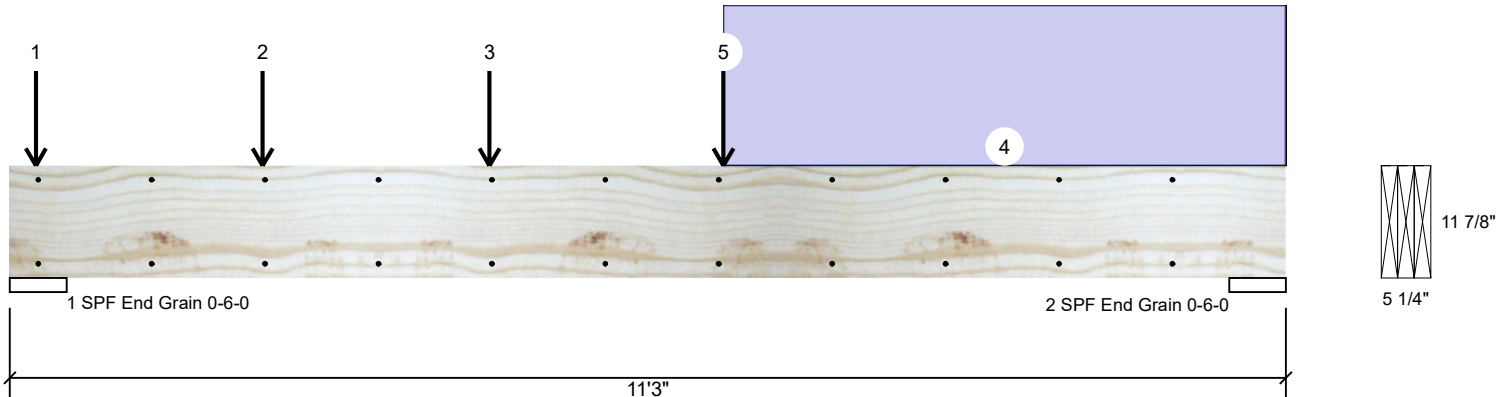
This design is valid until 2/28/2028

Manufacturer Info

Metsä Wood
301 Merritt 7 Building, 2nd Floor
Norwalk, CT 06851
(800) 622-5850
www.metsawood.com/us

GDH 10' SL Kerto-S LVL 1.750" X 11.875" 3-Ply - PASSED

Level: Level



Member Information

Type: Girder
Plies: 3
Moisture Condition: Dry
Deflection LL: 480
Deflection TL: 360
Importance: Normal - II
Temperature: Temp <= 100°F

Application: Floor
Design Method: ASD
Building Code: IBC/IRC 2015
Load Sharing: Yes
Deck: Not Checked

Reactions UNPATTERNED lb (Uplift)

Brg	Direction	Live	Dead	Snow	Wind	Const
1	Vertical	0	3421	3146	0	0
2	Vertical	0	2599	1726	0	0

Bearings

Bearing	Length	Dir.	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF End Grain	6.000"	Vert	25%	3421 / 3146	6567	L	D+S
2 - SPF End Grain	6.000"	Vert	16%	2599 / 1726	4325	L	D+S

Analysis Results

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	16943 ft-lb	6'3 1/2"	35719 ft-lb	47%	D+S	L
Unbraced	16943 ft-lb	6'3 1/2"	16973 ft-lb	100%	D+S	L
Shear	4774 lb	1'5 7/8"	15295 lb	31%	D+S	L
LL Defl inch	0.107 (L/1162)	5'8 3/8"	0.259 (L/480)	41%	S	L
TL Defl inch	0.233 (L/534)	5'8 15/16"	0.346 (L/360)	67%	D+S	L

Design Notes

- 1 Provide support to prevent lateral movement and rotation at the end bearings.
- 2 Fasten all plies using 2 rows of 10d Box nails (.128x3") at 12" o.c. Maximum end distance not to exceed 6". Nail from both sides.
- 3 Refer to last page of calculations for fasteners required for specified loads.
- 4 Girders are designed to be supported on bottom edge only and across their full width.
- 5 Top loads must be supported equally by all plies.
- 6 Top must be laterally braced at a maximum of 7'10 3/8" o.c.
- 7 Bottom must be laterally braced at end bearings.
- 8 Lateral slenderness ratio based on single ply width.

ID	Load Type	Location	Trib Width	Side	Dead 0.9	Live 1	Snow 1.15	Wind 1.6	Const. 1.25	Comments
1	Point	0-2-12		Top	886 lb	0 lb	886 lb	0 lb	0 lb	D2 TRUSS
	Bearing Length	0-3-8								
2	Point	2-2-12		Top	886 lb	0 lb	886 lb	0 lb	0 lb	D2 TRUSS
	Bearing Length	0-3-8								
3	Point	4-2-12		Top	886 lb	0 lb	886 lb	0 lb	0 lb	D2 TRUSS

Continued on page 2...

Notes

Calculated Structural Designs is responsible only of the structural adequacy of this component based on the design criteria and loadings shown. It is the responsibility of the customer and/or the contractor to ensure the component suitability of the intended application, and to verify the dimensions and loads.

Lumber

1. Dry service conditions, unless noted otherwise
2. LVL not to be treated with fire retardant or corrosive

chemicals

Handling & Installation

1. LVL beams must not be cut or drilled
2. Refer to manufacturer's product information regarding installation requirements, multi-ply fastening details, beam strength values, and code approvals
3. Damaged Beams must not be used
4. Design assumes top edge is laterally restrained
5. Provide lateral support at bearing points to avoid lateral displacement and rotation

6. For flat roofs provide proper drainage to prevent ponding

This design is valid until 2/28/2028

Manufacturer Info

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(800) 622-5850
www.metsawood.com/us



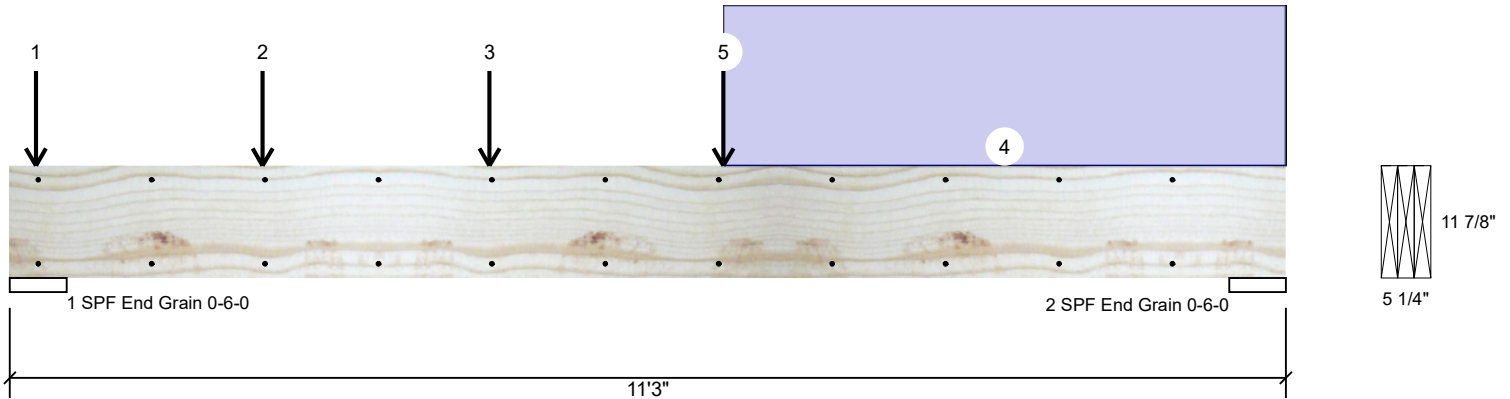
Client: QUEST DEV.
Project:
Address:

Date: 8/12/2025
Input by: LENNY NORRIS
Job Name: HENSLEY
Project #:

Page 2 of 3

GDH 10' SL Kerto-S LVL 1.750" X 11.875" 3-Ply - PASSED

Level: Level



...Continued from page 1

ID	Load Type	Location	Trib Width	Side	Dead 0.9	Live 1	Snow 1.15	Wind 1.6	Const. 1.25	Comments
	Bearing Length	0-3-8								
4	Part. Uniform	6-3-8 to 11-3-0	1-0-0	Top	200 PSF	0 PSF	0 PSF	0 PSF	0 PSF	GABLE END/WALL
5	Point	6-3-8		Top	2214 lb	0 lb	2214 lb	0 lb	0 lb	D3 TRUSS
	Bearing Length	0-3-8								
	Self Weight				14 PLF					

Notes

Calculated Structured Designs is responsible only of the structural adequacy of this component based on the design criteria and loadings shown. It is the responsibility of the customer and/or the contractor to ensure the component suitability of the intended application, and to verify the dimensions and loads.

Lumber

1. Dry service conditions, unless noted otherwise
2. LVL not to be treated with fire retardant or corrosive chemicals

Handling & Installation

1. LVL beams must not be cut or drilled
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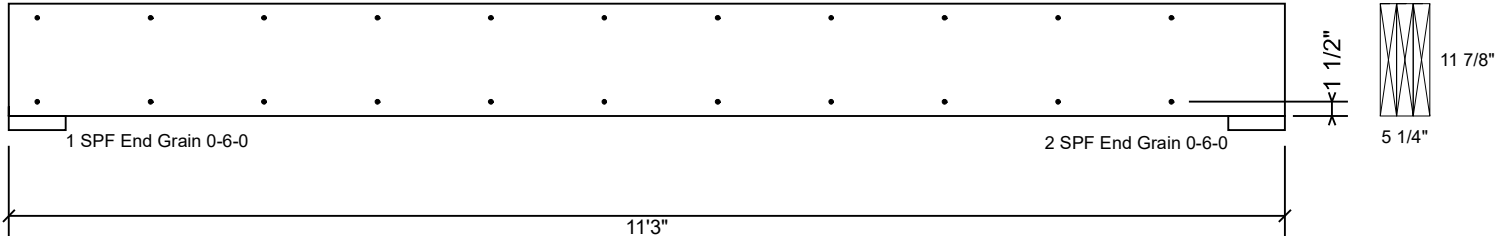
Client: QUEST DEV.
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Address:

Date: 8/12/2025
Input by: LENNY NORRIS
Job Name: HENSLEY
Project #:

Page 3 of 3

GDH 10' SL Kerto-S LVL 1.750" X 11.875" 3-Ply - PASSED

Level: Level



Multi-Ply Analysis

Fasten all plies using 2 rows of 10d Box nails (.128x3") at 12" o.c.. Nail from both sides. Maximum end distance not to exceed 6".

Capacity	0.0 %
Load	0.0 PLF
Yield Limit per Foot	163.7 PLF
Yield Limit per Fastener	81.9 lb.
C _m	1
Yield Mode	IV
Edge Distance	1 1/2"
Min. End Distance	3"
Load Combination	
Duration Factor	1.00

Notes

Calculated Structural Designs is responsible only of the structural adequacy of this component based on the design criteria and loadings shown. It is the responsibility of the customer and/or the contractor to ensure the component suitability of the intended application, and to verify the dimensions and loads.

Lumber

1. Dry service conditions, unless noted otherwise
2. LVL not to be treated with fire retardant or corrosive

chemicals

Handling & Installation

1. LVL beams must not be cut or drilled
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(800) 622-5850
www.metsawood.com/us

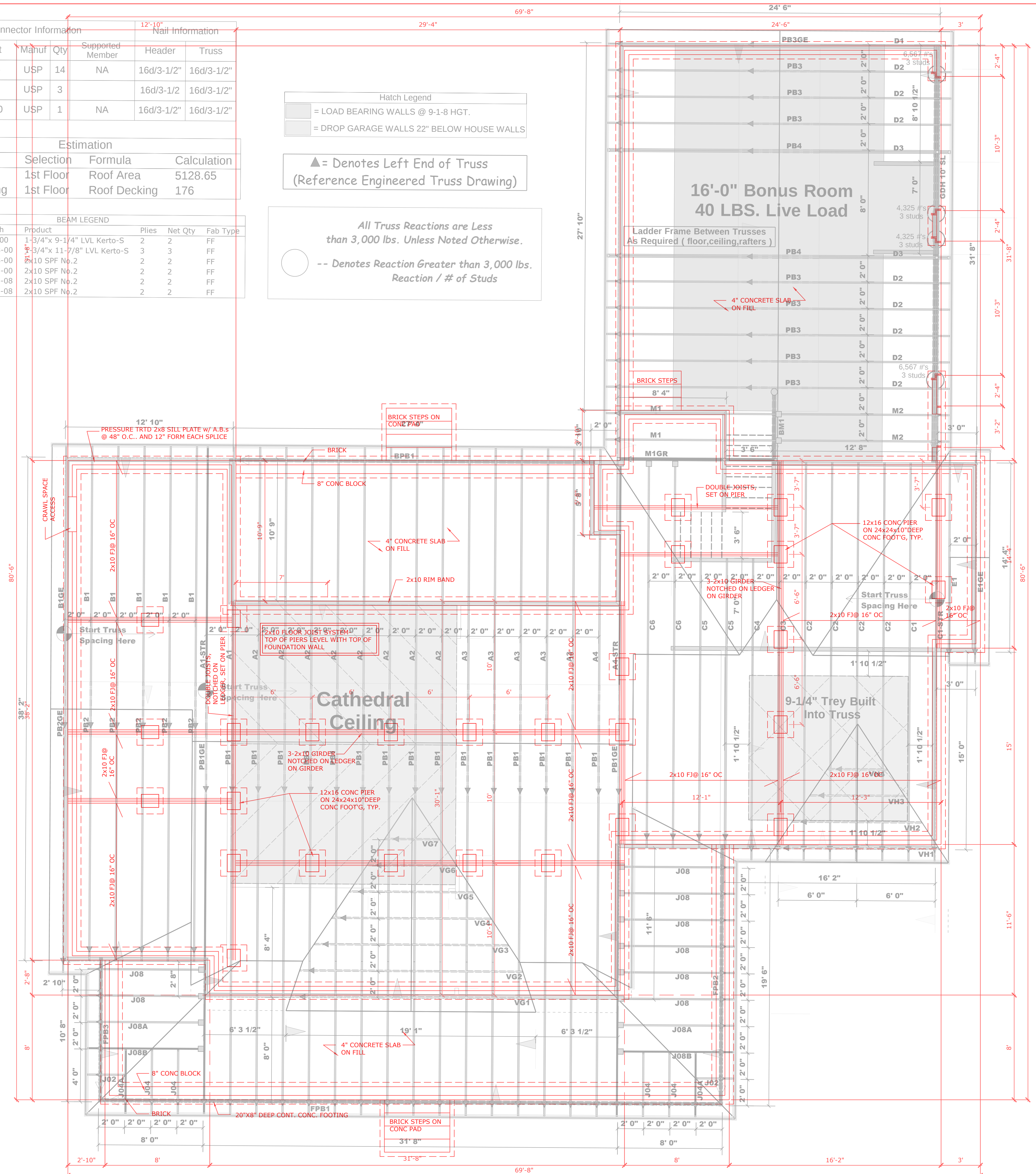
	Estimation		
Name	Selection	Formula	Calculation
Roof Area	1st Floor	Roof Area	5128.65
Roof Decking	1st Floor	Roof Decking	176

Hatch Legend	
	= LOAD BEARING WALLS @ 9-1-8 HGT.
	= DROP GARAGE WALLS 22" BELOW HOUSE WALLS

▲= Denotes Left End of Truss
(Reference Engineered Truss Drawing)

All Truss Reactions are Less than 3,000 lbs. Unless Noted Otherwise.

-- Denotes Reaction Greater than 3,000 lbs.
Reaction / # of Studs



The Hensley

THE QUEST DEVELOPMENT COMPANY, INC.

BOX 2121 DUNN, NORTH CAROLINA 28335
910-567-6866 CELL: 910-591-8703
www.questbuilt.com



*Drawn
by
David Rogers
861 Johnson Rd
Coats, NC
919-633-8367*

OB No:
DKR25004
HEET No:

7

THE "MAXWELL" MASTER
FARMHOUSE - A
OAK MEADOW
HARNETT, NC
LOT - 2
HHHUNT HOMES

GENERAL NOTES:

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

STRUCTURAL COORDINATOR:

Tanner Lester

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

SHEET INDEX:

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

PLANS TO BE BUILT:

- ☐ As Drawn
☐ Reversed (All)

NOTES:

1. ALL EXTERIOR WALLS ARE 4" (U.N.O.)
2. ALL INTERIOR WALLS ARE 3 1/2" (U.N.O.)
3. SMOKE DETECTORS SHALL BE INTERCONNECTED AND SHALL RECEIVE THEIR PRIMARY POWER BY PERMANENT CONNECTION TO THE DWELLINGS ELECTRICAL SYSTEM AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY
4. PROVIDE (1) CARBON MONOXIDE DETECTOR PER FLOOR
5. PROVIDE (1) FIRE EXTINGUISHER (2-A:10-B:C) LOCATED IN PANTRY OR FIELD LOCATED.
6. ALL DOORS/SCUTTLES TO UNCONDITIONED SPACE TO BE WEATHERSTIPPED AND INSULATED TO MATCH PENETRATED WALL/CEILING R VALUE.
7. ALL WINDOWS SILLS TO BE 18" MIN ABOVE FLOOR

CODE ANALYSIS

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

FIRST FLOOR PLAN

1/4" = 1'-0"

STAIR TREADS SHALL BE 9" PLUS 1/4" NOSING

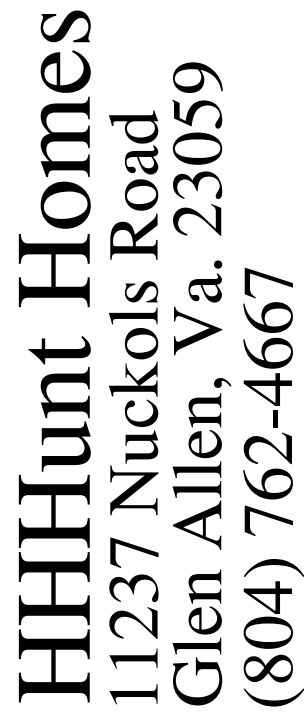
- STAIR RISERS SHALL BE 8-1/4" MAX.
- 6'-8" MIN HEADROOM (FINISHED) AT ALL STAIR LOCATIONS
- ALL HANDRAILS SHALL BE 34"-38" ABOVE NOSING, CONTINUOUS ON ONE SIDE OF STAIR RUN
- HANDRAIL GRIP SIZED SHALL BE 1-1/4" DIA MIN TO 2" DIA MAX

- GUARDRAIL NOTES:

- STANDARD KNEEWALL WITH WOOD CAP, 42" ABOVE SUBFLOOR OR 42" ABOVE NOSING AT STAIR
- OPTIONAL 36" H. RAILING IN LIEU OF KNEEWALL

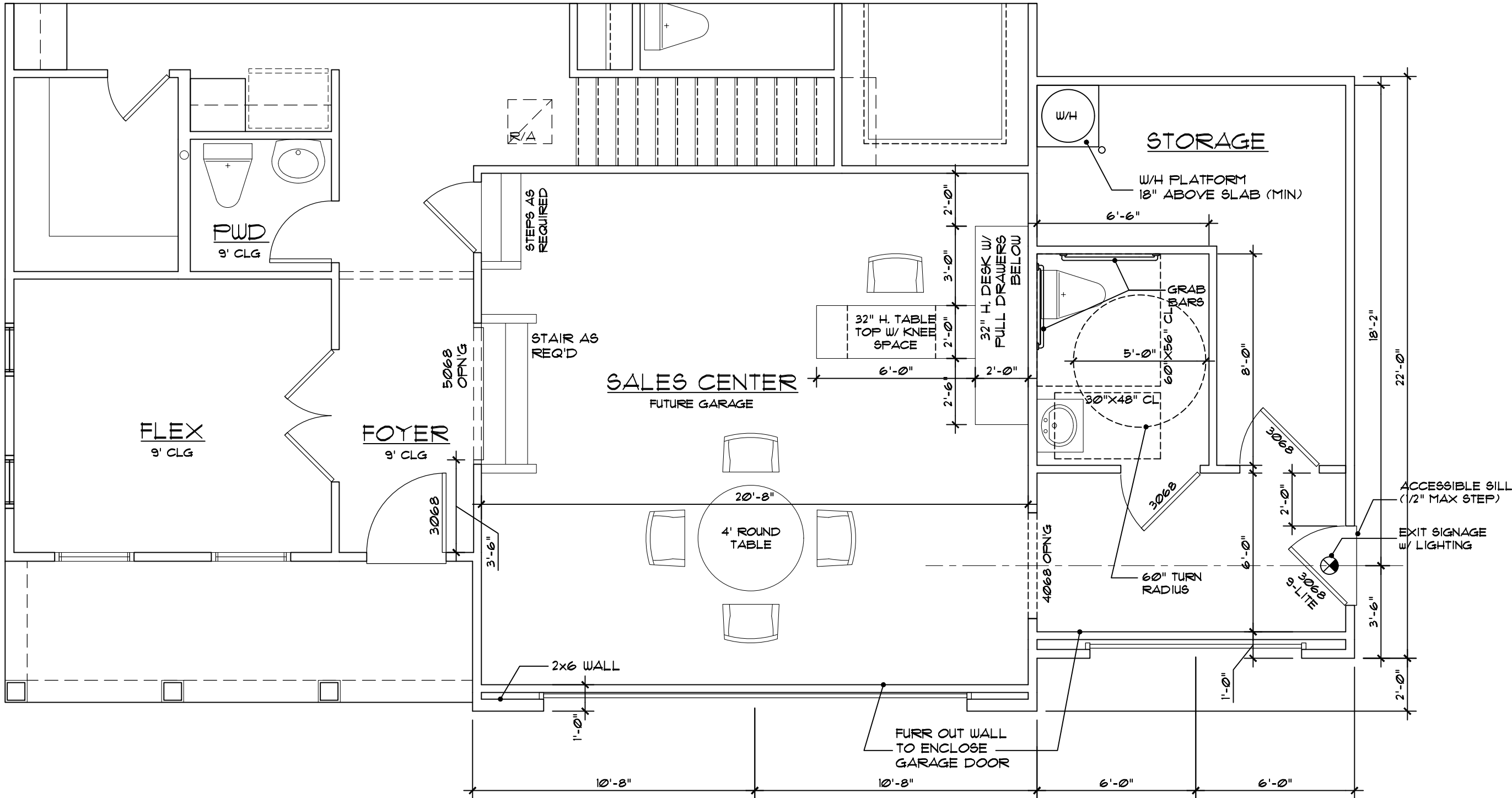
- ALL BALUSTERS SHALL BE CONSTRUCTED TO NOT PERMIT A 4" DIA. SPHERE TO PASS

NOTE: ALL NOTES UNLESS NOTED OTHERWISE OR REQUIRED BY CODE



OM - 2
MAXWELL - FA

A-2



SALES CENTER PLAN

1/4" = 1'-0"

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

OM - 2

MAXWELL - FA

Revisions:	
Scale: 1/4"=1'	
Drawn By: MFR	
Checked By: MFR	
Date: 4/21/2025	

A-2.1



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



12-3 WIRE
12-2 WIRE

A-2.2

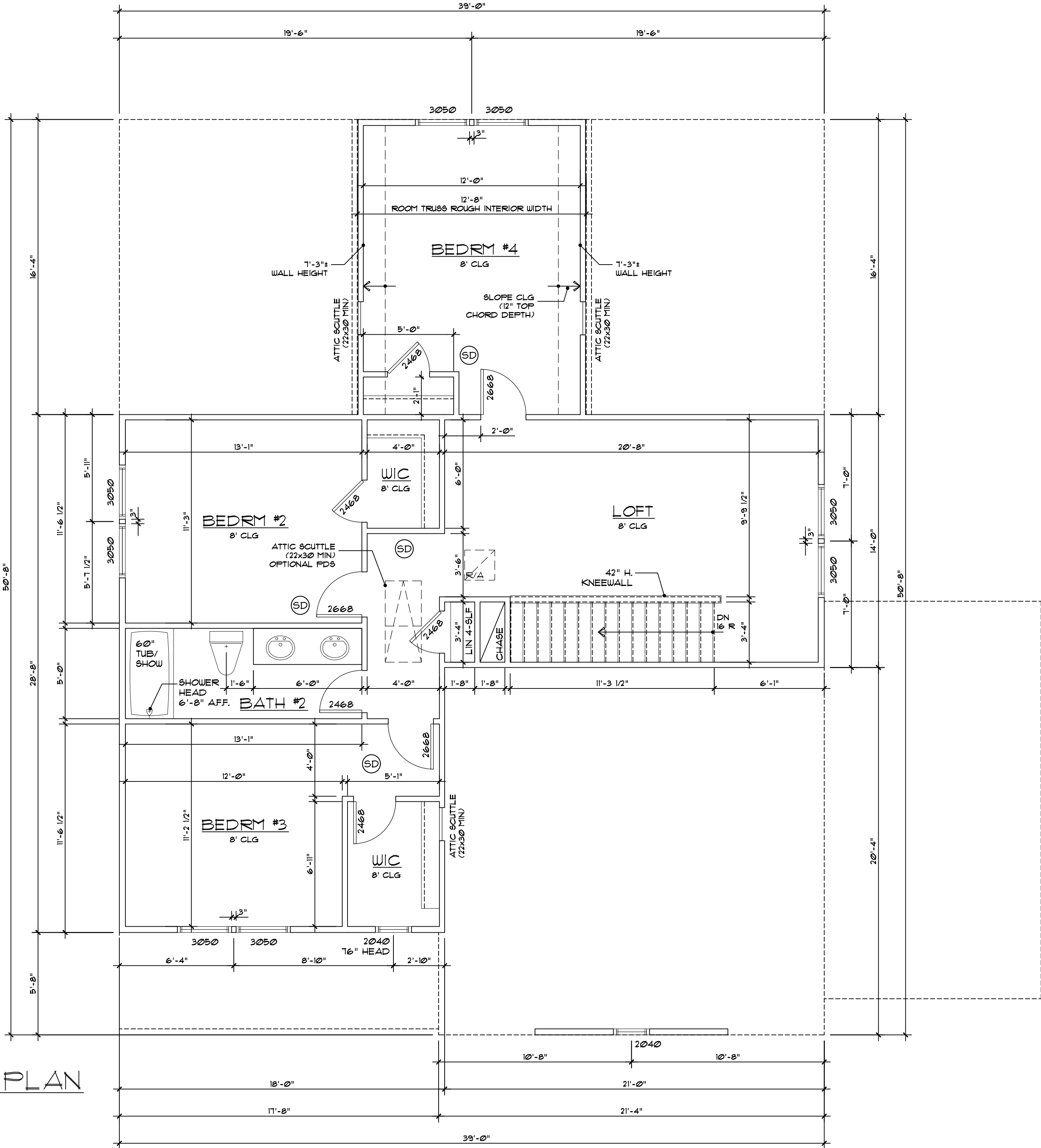
OM - 2
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SECOND FLOOR PLAN

1/4" = 1'-0"



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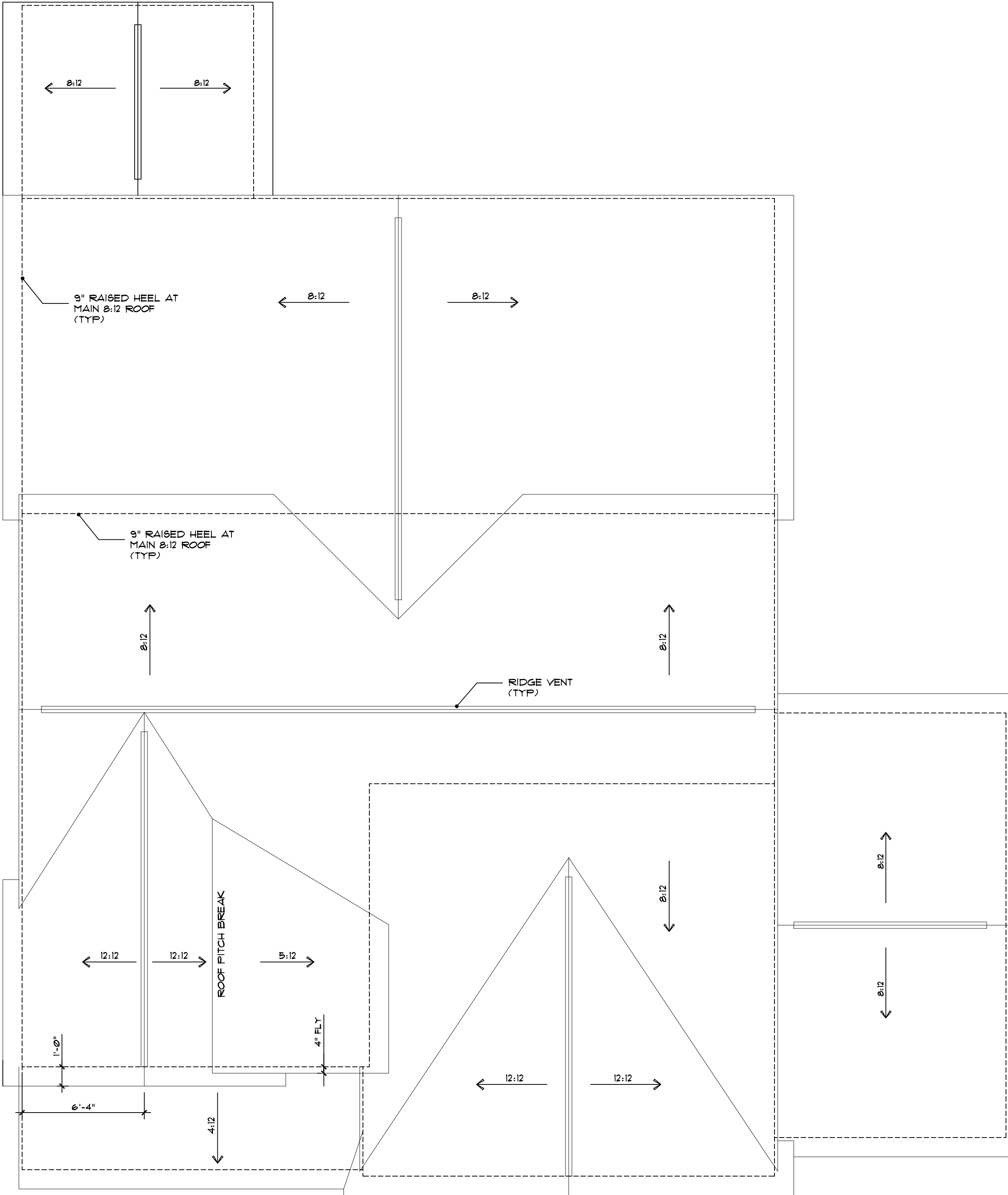
OM - 2
MAXWELL - FA

Revisions:	
Scale: 1/4"=1'	
Drawn By: MFR	
Checked By: MFR	
Date: 4/21/2025	

A-3

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





ROOF PLAN - FA

1/4" = 1'-0"

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Purchaser agrees that it is in HHHunt Homes' sole discretion to deviate from the plans and specifications, provided the improvements as built are in substantial compliance with the approved plans.

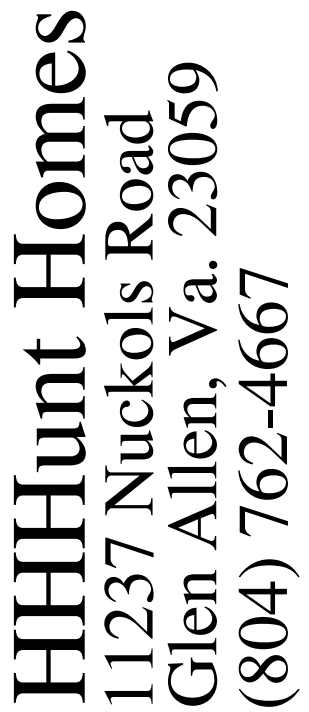
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Drawn By: MFR	
Checked By: MFR	
Date: 4/21/2025	

OM - 2
MAXWELL - FA

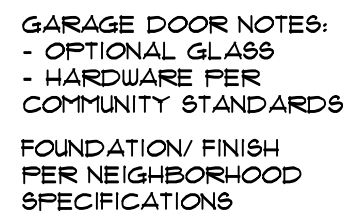


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(804) 762-4667

A-4
FA

OM - 2
MAXWELL - FA

A-5
FA



FRONT ELEVATION - FARMHOUSE A

1/4" = 1'-0"

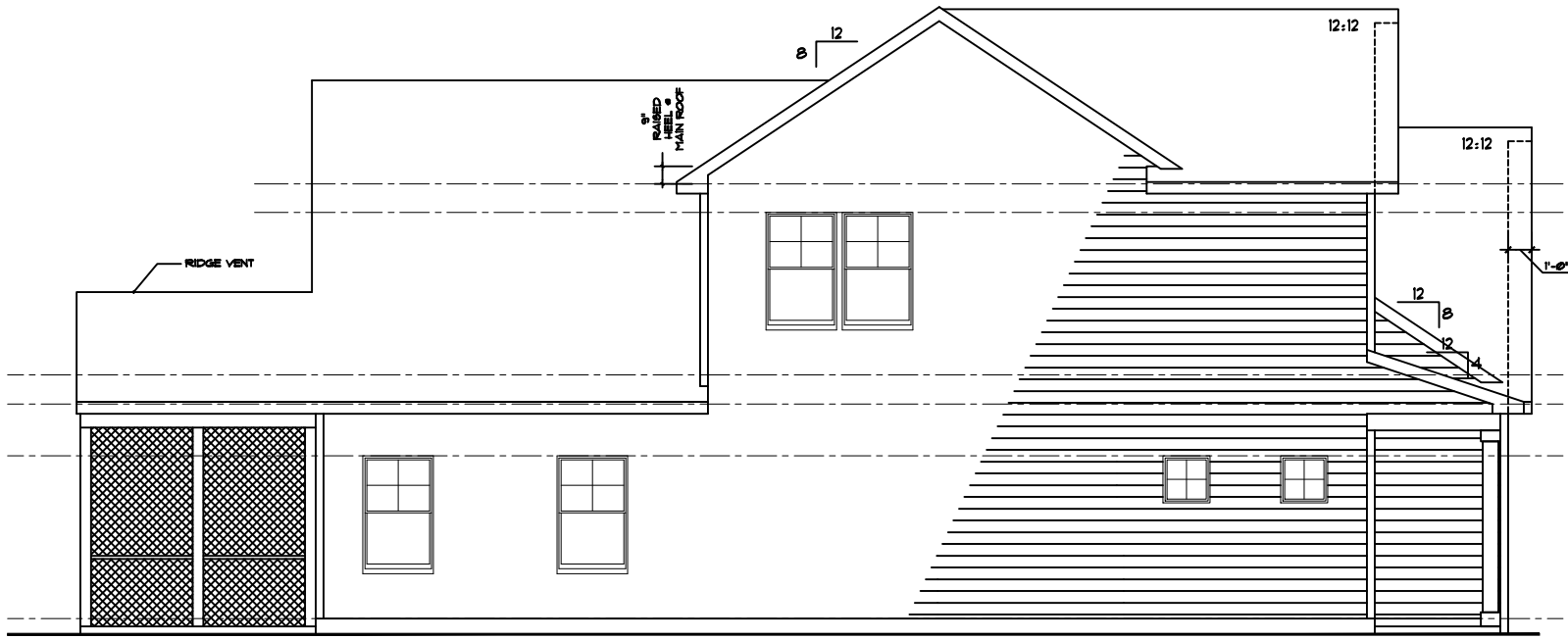
SLAB

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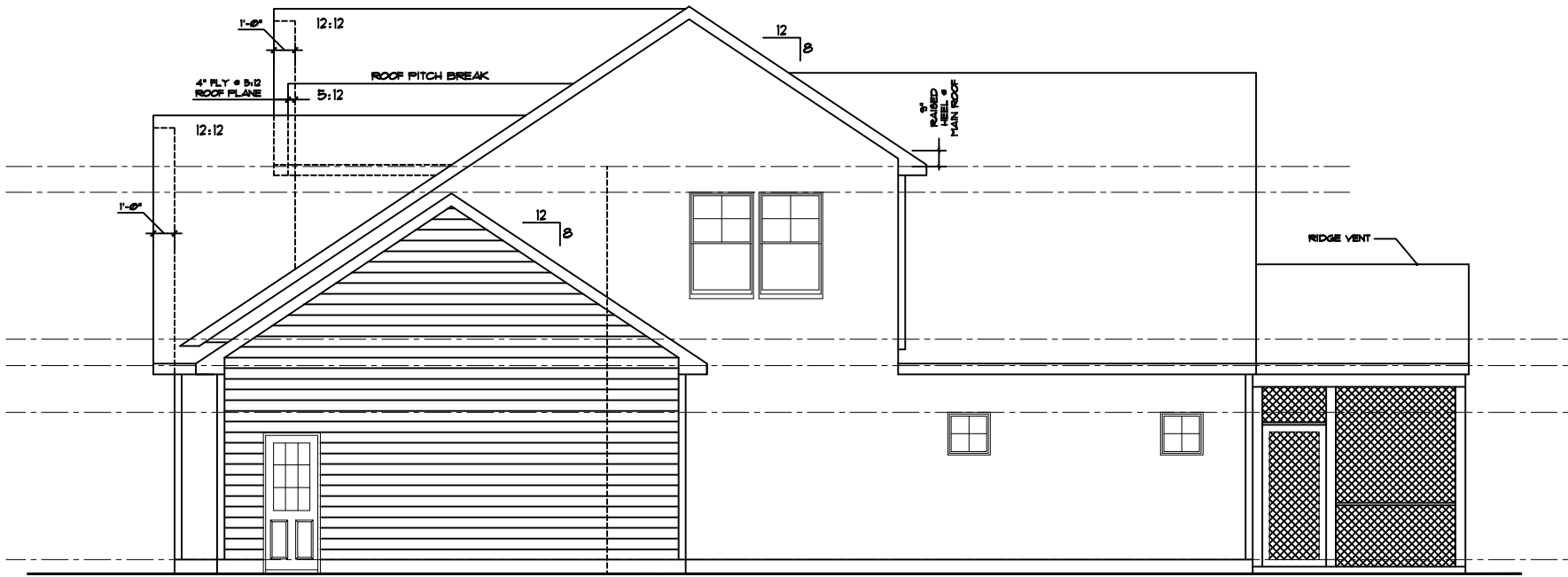
Purchaser understands that the plan is not precisely to scale and the dimensions shown therein are also not precise.

Purchaser agrees that it is in HHHunt Homes' sole discretion to deviate from the plans and specifications, provided the improvements as built are in substantial

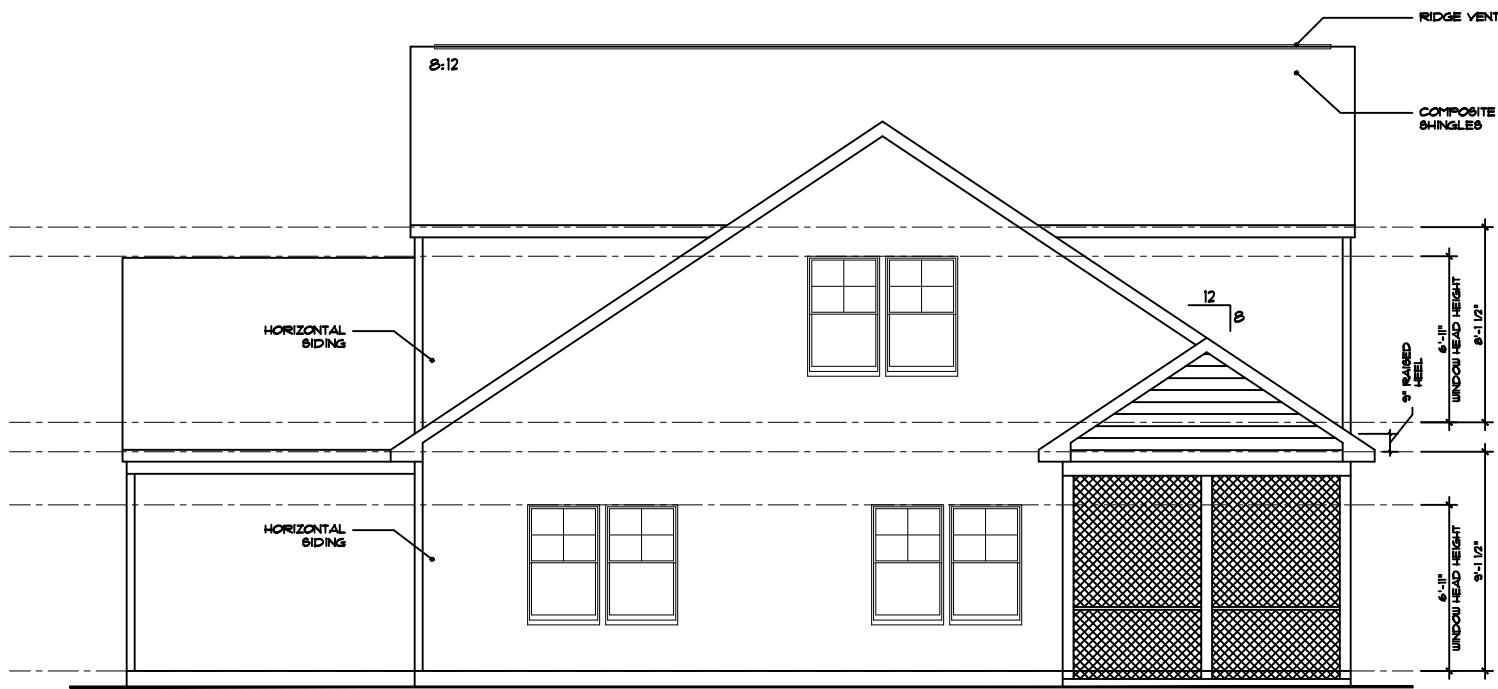
Revisions:	
Scale:	1/4"=1'
Drawn By: MFR	
Checked By: MFR	
Date: 4/21/2025	



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



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



REAR ELEVATION
1/8" = 1'-0"
SLAB

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



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

OM - 2
MAXWELL - FA

Revisions:

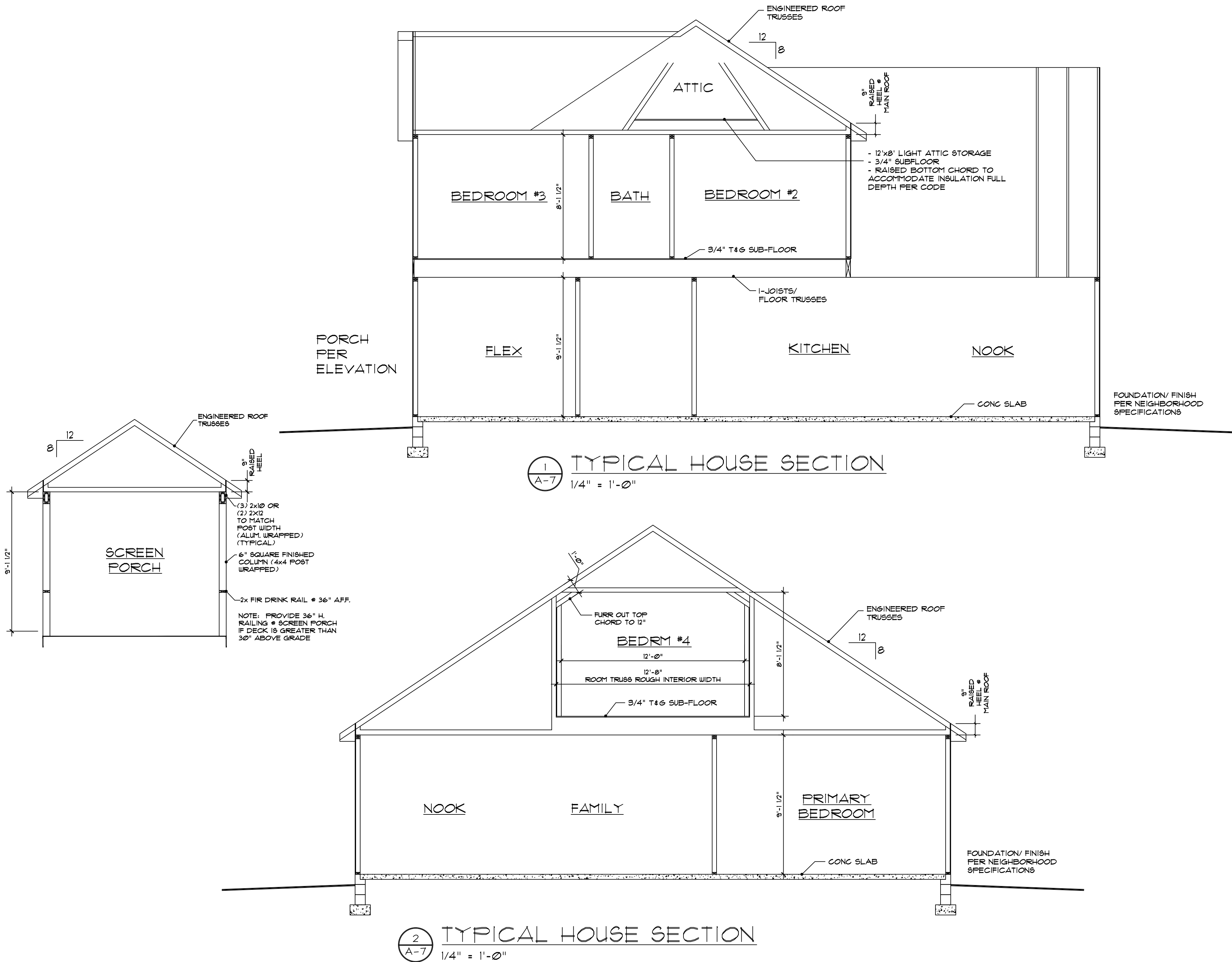
Scale: 1/4"=1'

Drawn By: MFR

Checked By: MFR

Date: 4/21/2025

A-5b
FA



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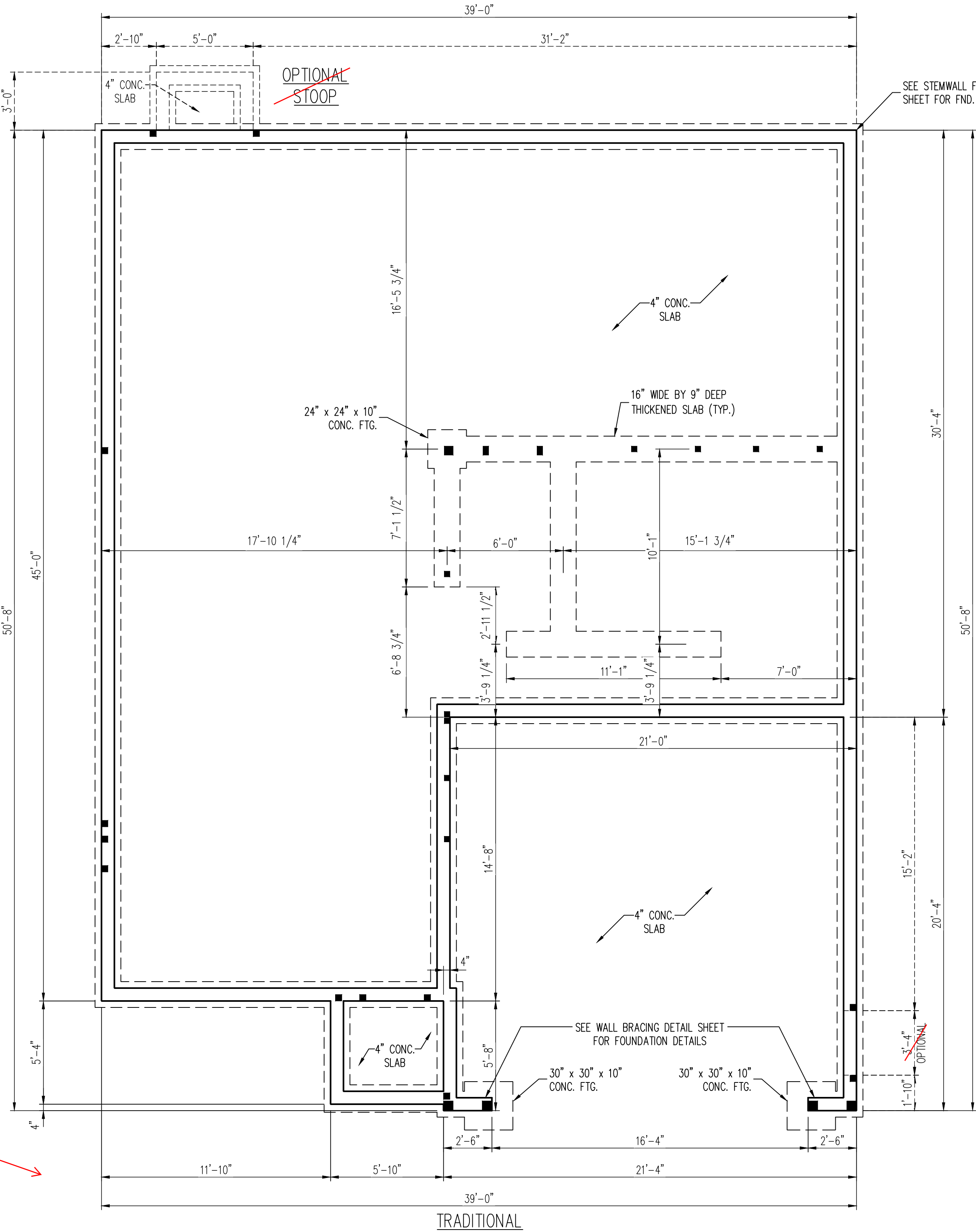


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11237 Nuckols Road
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(804) 762-4667

OM - 2
MAXWELL - FA

A-7.1

NOTE: SEE SCREEN
PORCH/PATIO DETAILS
ON SHEET S-1.3c



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

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

LEGEND

CONT	LEGEND
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
FDN	FOUNDATION
FTG	FOOTING
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE



NOTE: SEE THIRD CAR
GARAGE DETAILS ON
SHEET S-1.3c

NOTE: SEE
FARMHOUSE DETAILS
ON SHEET S-1.3b

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MAXWELL
HH HUNT HOMES

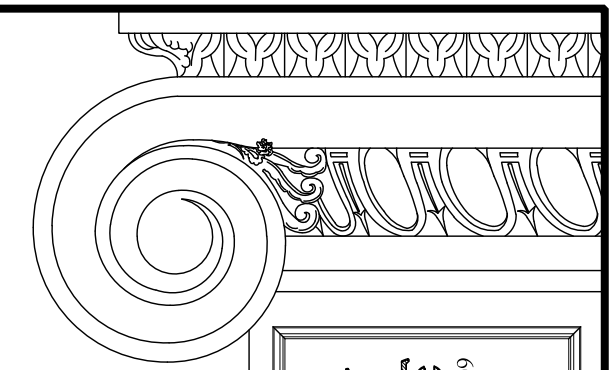
DATE: AUGUST 28, 2024

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

DRAWN BY: HH HUNT HOMES

ENGINEERED BY: WFB

S-1.3a
STEM WALL
FOUNDATION PLAN



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MAXWELL
HH HUNT HOMES

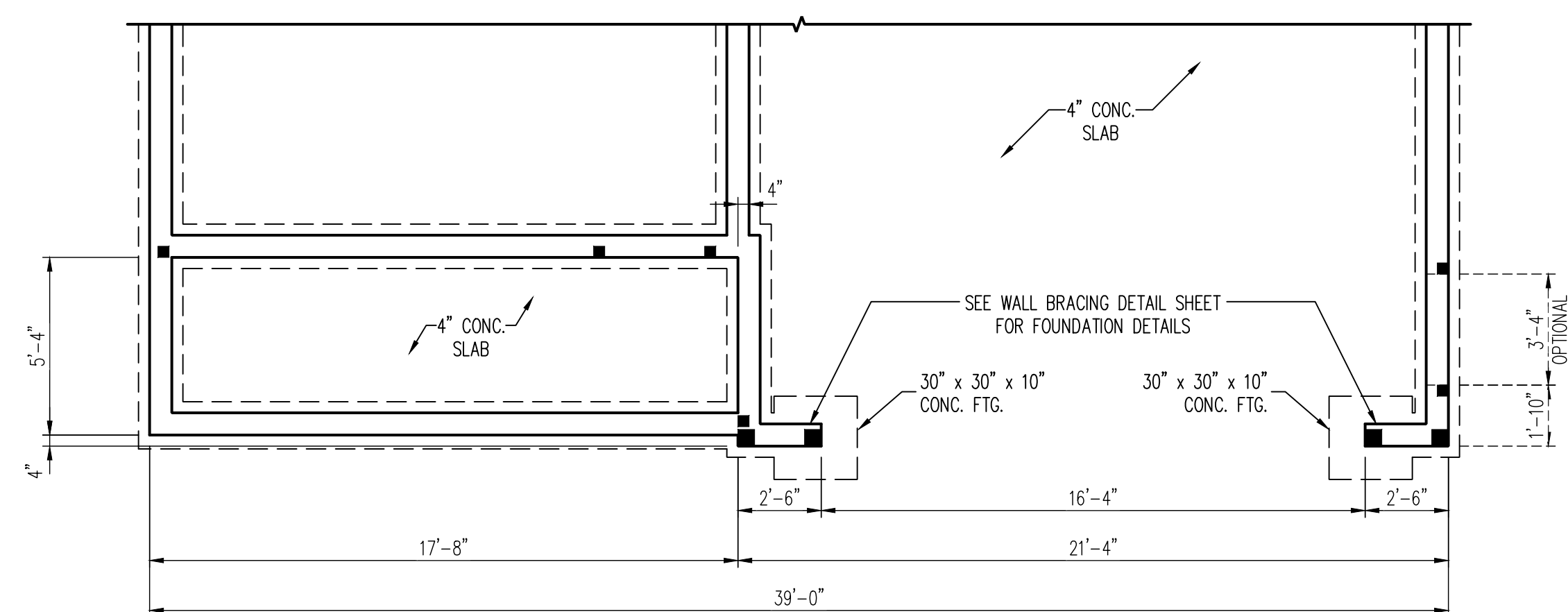
DATE: AUGUST 28, 2024

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

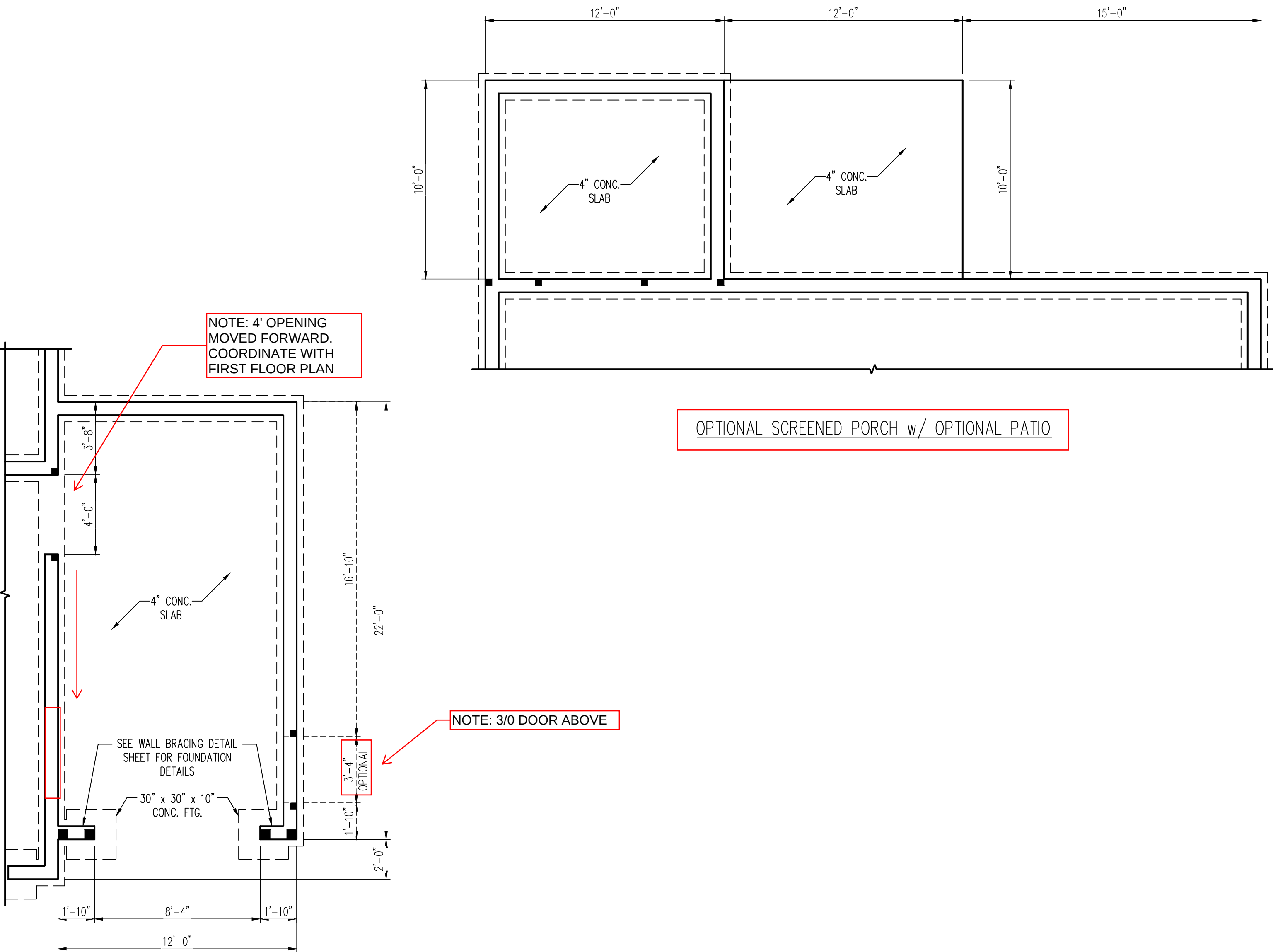
DRAWN BY: HH HUNT HOMES

ENGINEERED BY: WFB

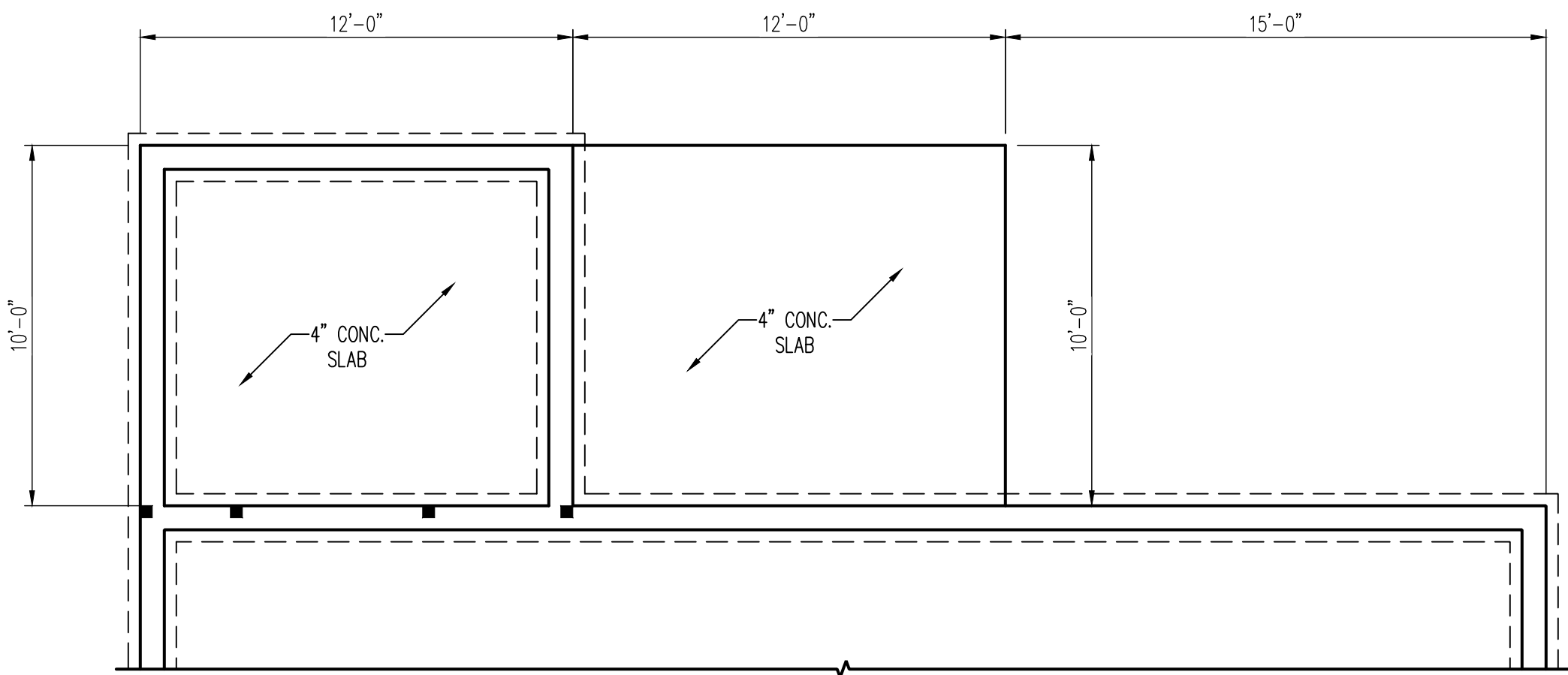
S-1.3b
STEM WALL
FOUNDATION PLAN



FARMHOUSE



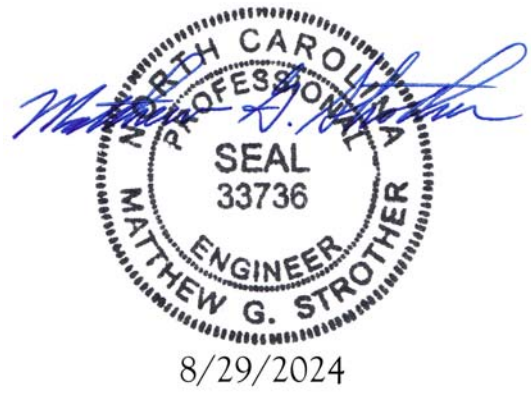
OPTIONAL THIRD CAR GARAGE



OPTIONAL SCREENED PORCH w/ OPTIONAL PATIO

NOTE: 3/0 DOOR ABOVE

NOTE: 4' OPENING
MOVED FORWARD.
COORDINATE WITH
FIRST FLOOR PLAN



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MAXWELL
HH HUNT HOMES

DATE: AUGUST 28, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: HH HUNT HOMES
ENGINEERED BY: WFB

S-1.3c
STEM WALL
FOUNDATION PLAN

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

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

BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY ENGINEERED DESIGN" OF THE NCRC 2018 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.1 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
- SHEATH ALL EXTERIOR WALLS w/ 7/16" OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NCRC 2018 EDITION.
- CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
- GB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL WHERE NOTED ON THE PLANS ATTACHED WITH 1 1/4" LONG #6 SCREWS OR 1 5/8" LONG 5d COOLER NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO.)
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 SPF #2 OR SYP #2 (KILN DRIED) (UNO). HEADERS HAVE BEEN DESIGNED BASED ON CALCULATED LOADS. CODE TABLES HAVE NOT BEEN USED.
- PROVIDE EXTRA JOIST UNDER ALL 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 R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.)
- ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ ABU66 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO.)
- FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB w/ (2) METAL ANGLES USING 2" CONC. SCREWS. FASTEN ANGLES TO COLUMNS w/ 1/4" THROUGH BOLTS w/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

NOTE:

- TJI 210 JOISTS MAY BE USED IN LIEU OF BCI 5000s-1.8 JOISTS AT THE DEPTH AND SPACING NOTED ON THE PLAN.
- SEE SHEET D-1 FOR FLOOR TRUSS ALTERNATIVE.

LEGEND

CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
()	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

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N.C. LICENSE NO.: C-1733

MAXWELL
HH HUNT HOMES

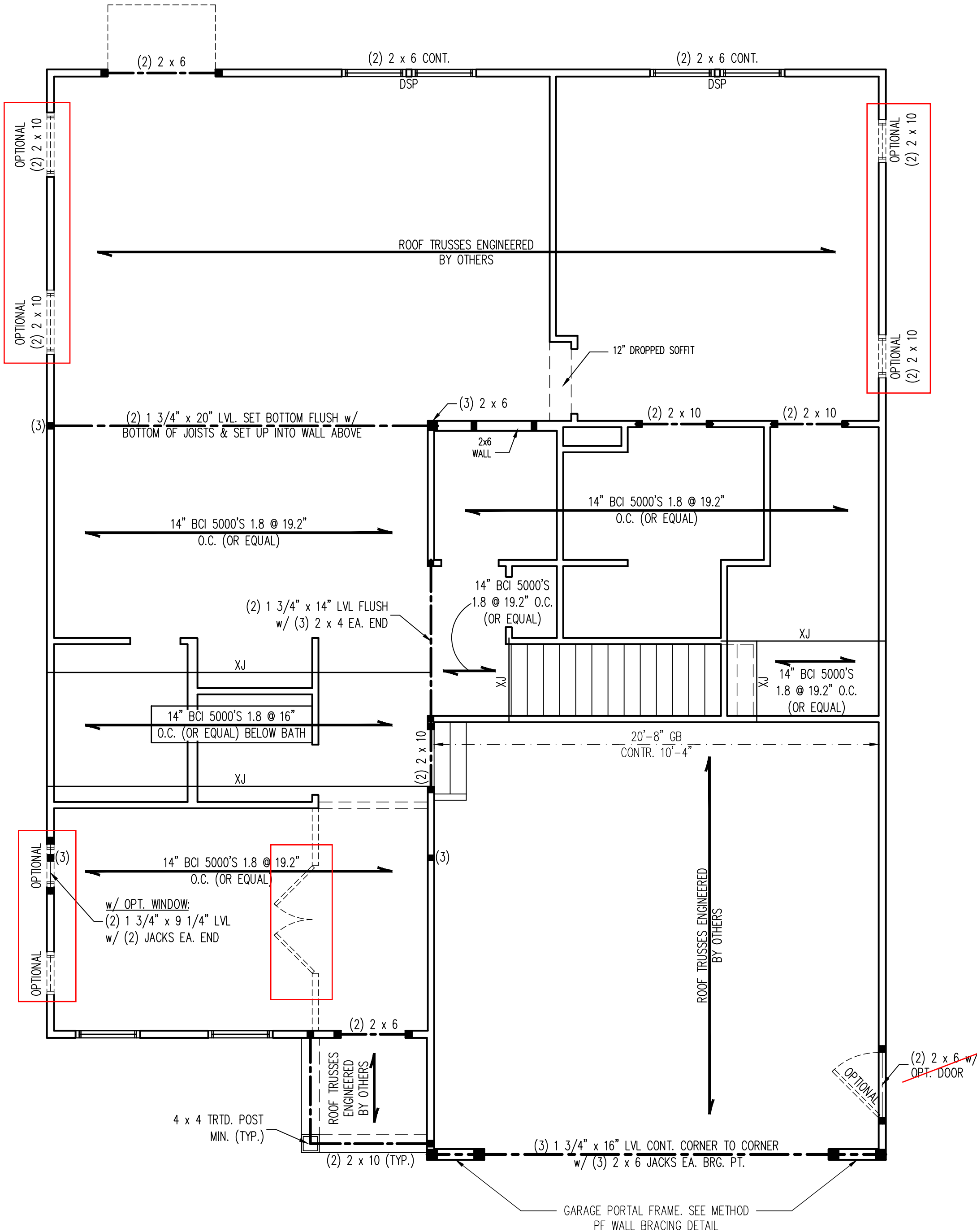
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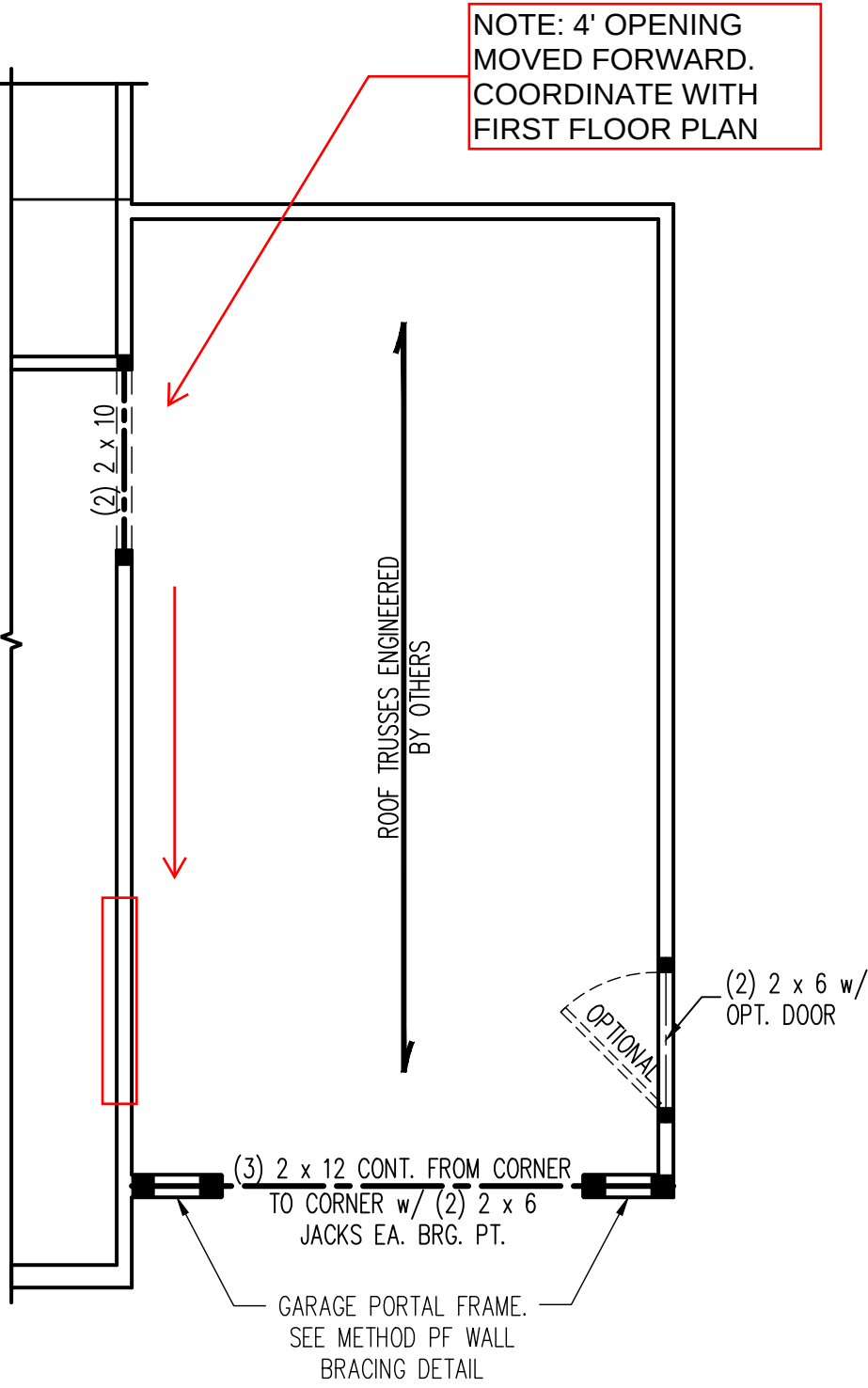
DRAWN BY: HH HUNT HOMES

ENGINEERED BY: WFB

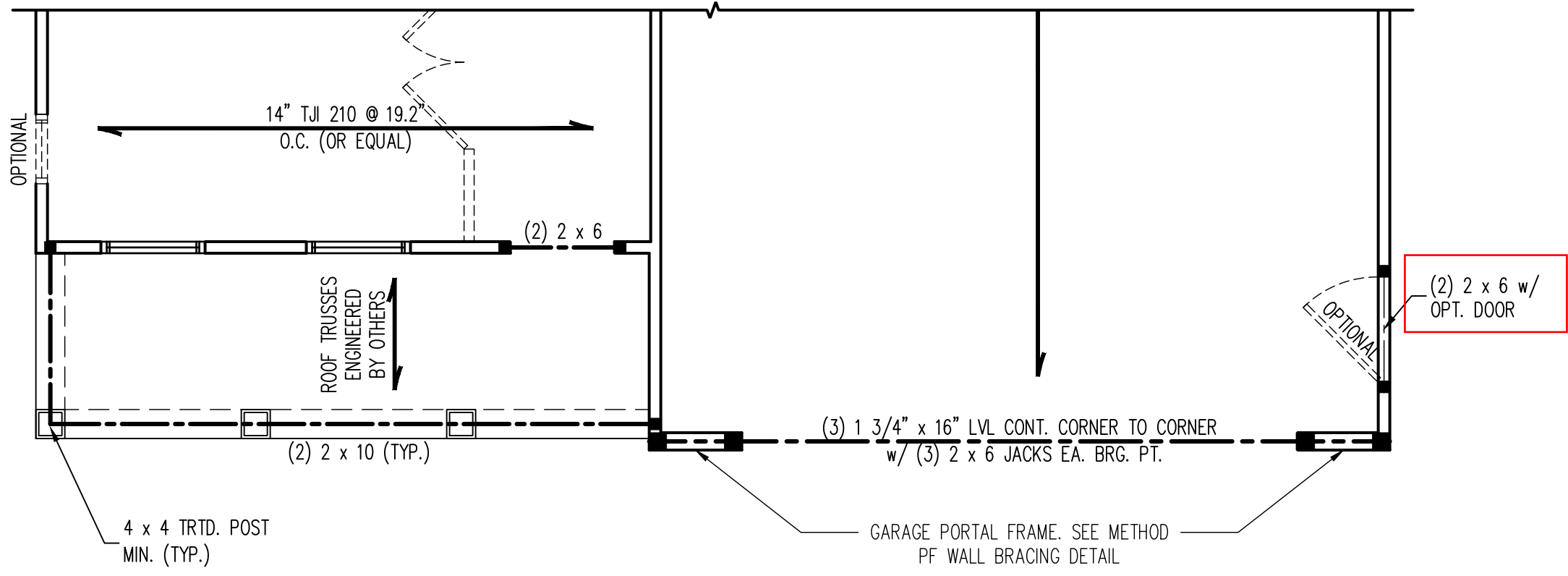
S-2a
SECOND FLOOR
FRAMING PLAN



TRADITIONAL



OPTIONAL THIRD CAR GARAGE



FARMHOUSE

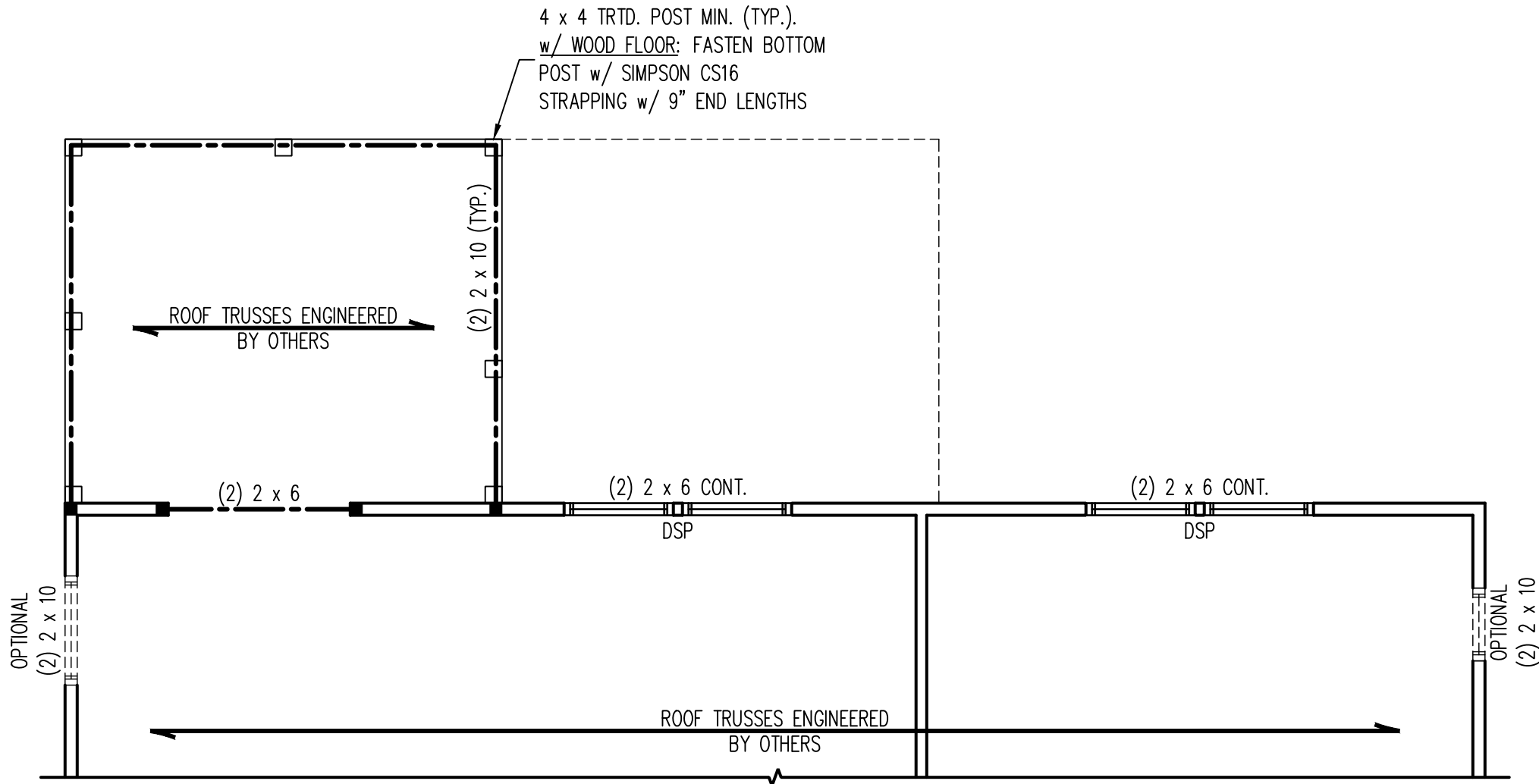


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MAXWELL
HH HUNT HOMES

DATE: AUGUST 28, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: HH HUNT HOMES
ENGINEERED BY: WFB

S-2b
SECOND FLOOR
FRAMING PLAN



OPTIONAL SCREENED PORCH



8/29/2024

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MAXWELL
HH HUNT HOMES

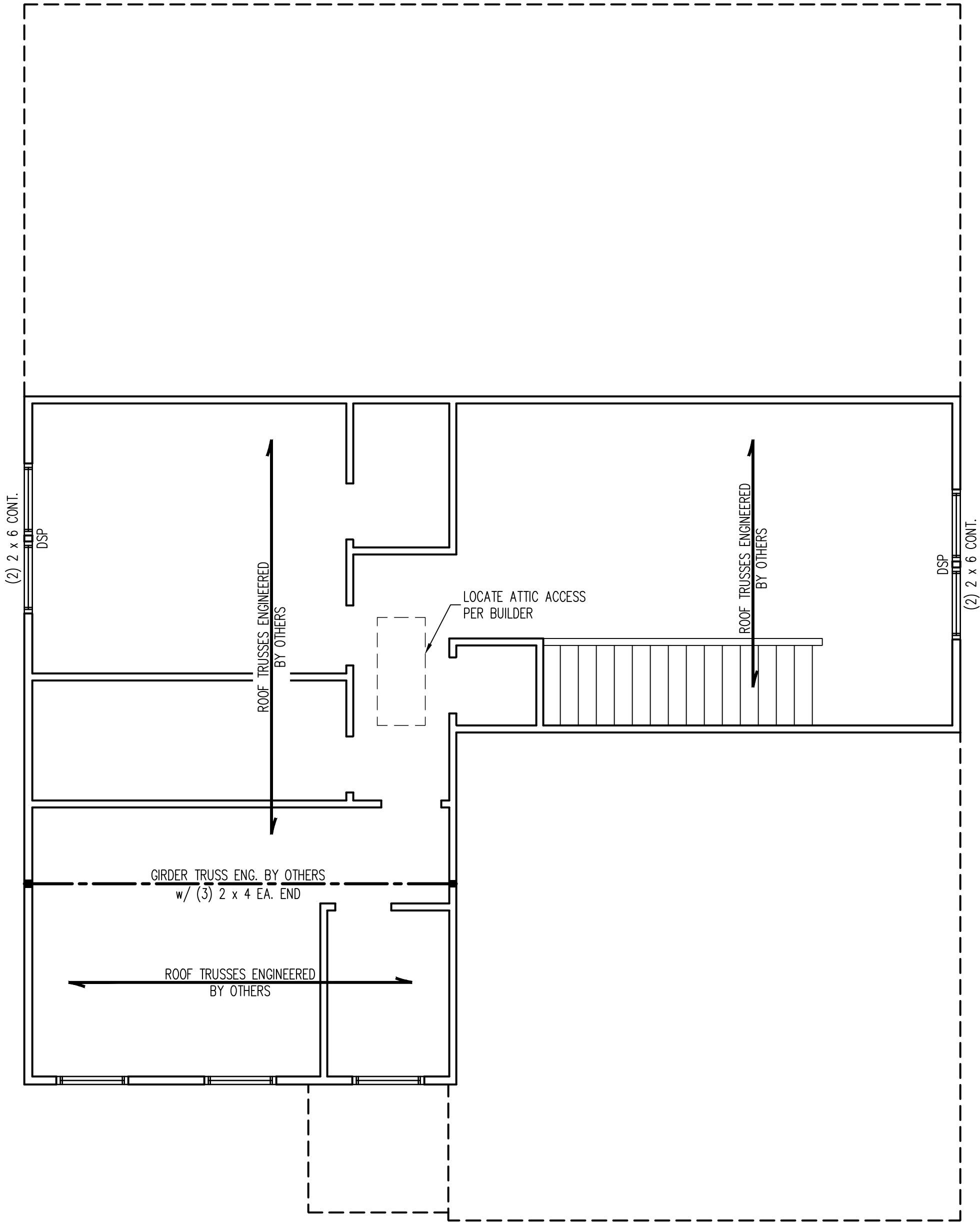
DATE: AUGUST 28, 2024

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

DRAWN BY: HH HUNT HOMES

ENGINEERED BY: WFB

S-2c
SECOND FLOOR
FRAMING PLAN



TRADITIONAL

BRACED WALL DESIGN NOTES:

1. BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY ENGINEERED DESIGN" OF THE NCRC 2018 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.1 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
2. SHEATH ALL EXTERIOR WALLS w/ 7/16" OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NCRC 2018 EDITION.
3. CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
4. GB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL WHERE NOTED ON THE PLANS ATTACHED WITH 1 1/4" LONG #6 SCREWS OR 1 5/8" LONG 5d COOLER NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD.
5. BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION.
6. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

STRUCTURAL NOTES:

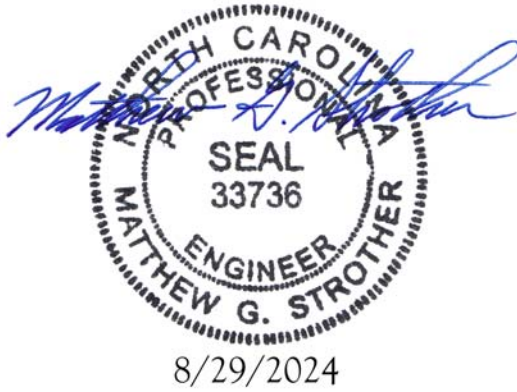
1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
4. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING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

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

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

LEGEND

CONT	CONTINUOUS
XT	EXTRA TRUSS
TS	TRUSS SUPPORT
EA	EACH
()	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE



8/29/2024

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MAXWELL
HH HUNT HOMES

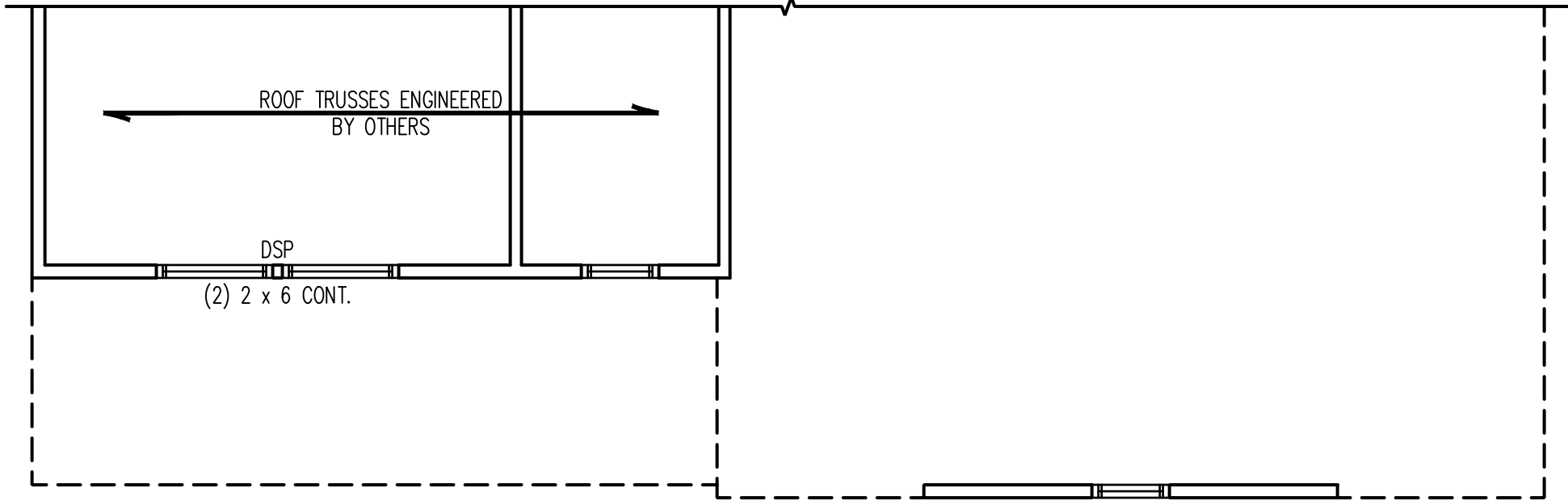
DATE: AUGUST 28, 2024

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

DRAWN BY: HH HUNT HOMES

ENGINEERED BY: WFB

S-3a
ATTIC FLOOR
FRAMING PLAN



FARMHOUSE



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MAXWELL
HH HUNT HOMES

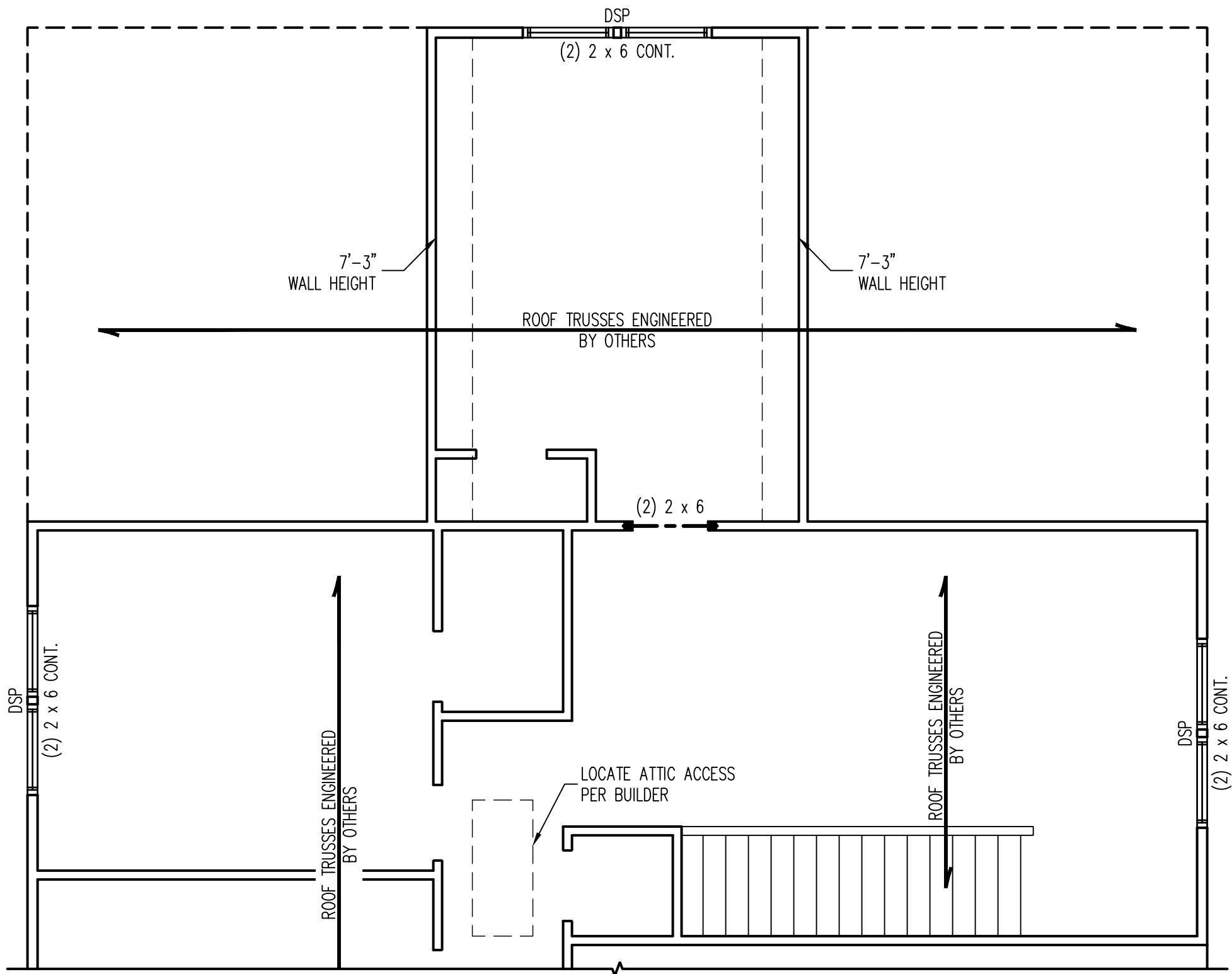
DATE: AUGUST 28, 2024

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

DRAWN BY: HH HUNT HOMES

ENGINEERED BY: WFB

S-3b
ATTIC FLOOR
FRAMING PLAN



OPTIONAL BEDROOM 4



8/29/2024

DATE: AUGUST 28, 2024

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

DRAWN BY: HH HUNT HOMES

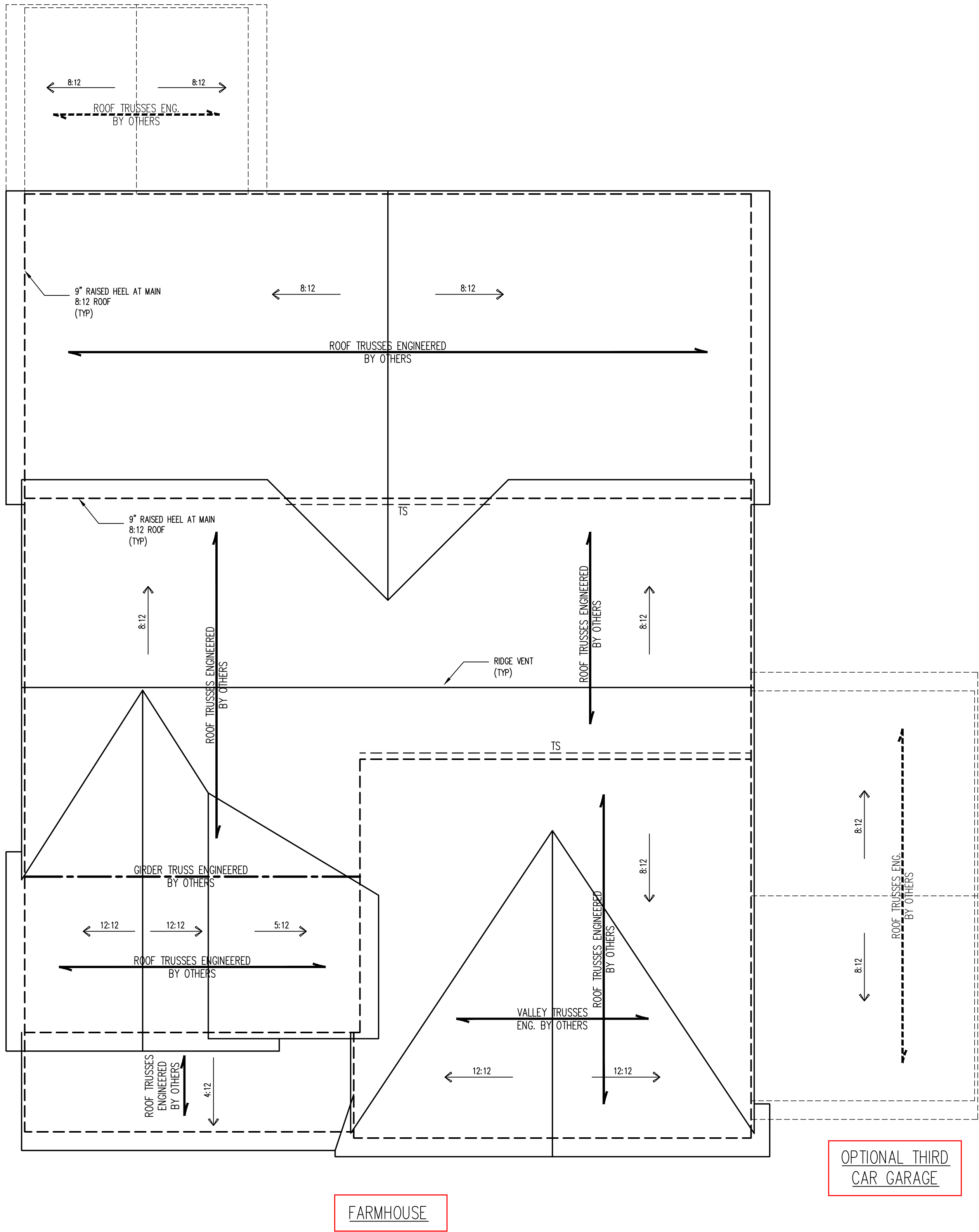
ENGINEERED BY: WFB

S-3c
ATTIC FLOOR
FRAMING PLAN

MAXWELL
HH HUNT HOMES

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OPTIONAL MORNING ROOM /
SCREEN PORCH



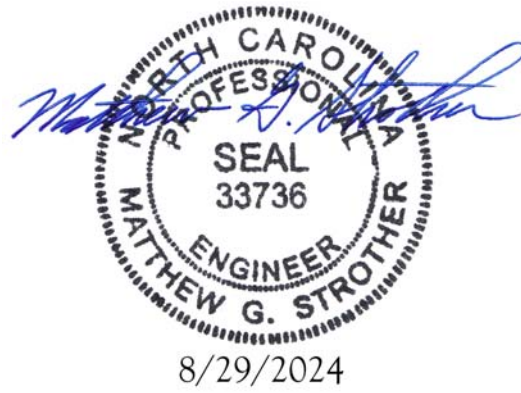
STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. 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.
3. 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.
4. REFER TO SECTION R802.11 OF THE 2018 NCRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
5. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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

LEGEND

XT	EXTRA TRUSS
TS	TRUSS SUPPORT
XR	EXTRA RAFTER
RS	RAFTER SUPPORT
CONT	CONTINUOUS
EA	EACH
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE



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N.C. LICENSE NO.: C-1733

MAXWELL
HH HUNT HOMES

DATE: AUGUST 28, 2024

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

DRAWN BY: HH HUNT HOMES

ENGINEERED BY: WFB

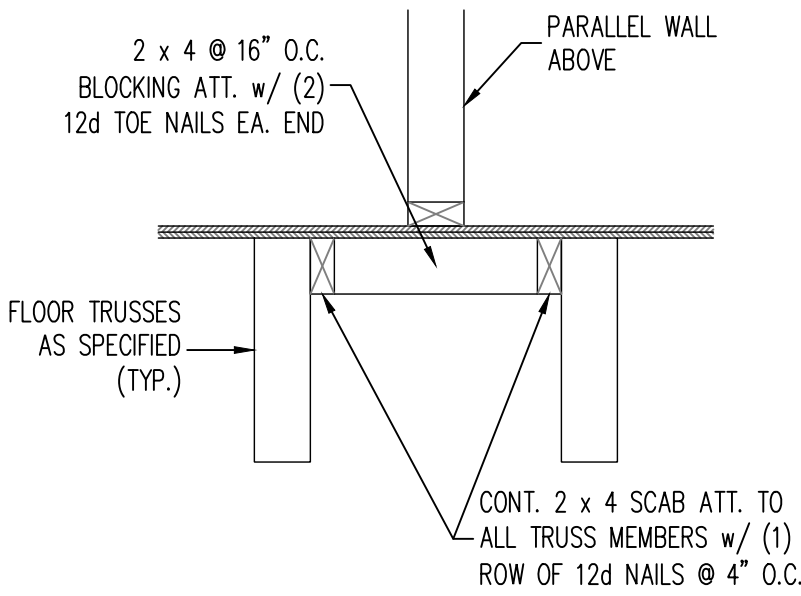
S-4b
ROOF FRAMING
PLAN

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MAXWELL
HH HUNT HOMES

FLOOR TRUSS ALTERNATIVE

1. FLOOR TRUSSES ENGINEERED BY OTHERS AT THE DEPTH INDICATED ON THE PLAN SPACED AT 19.2" O.C. MAY BE USED IN LIEU OF I-JOISTS.
2. EXTRA TRUSSES ARE TO BE INSTALLED IN LIEU OF EXTRA JOISTS SPECIFIED UNDER THE KITCHEN.
3. INSTALL 2 x 4 @ 16" O.C. BLOCKING BETWEEN ADJACENT TRUSSES UNDER WALLS PARALLEL TO FLOOR TRUSSES WHERE WALL LENGTH EXCEEDS 1/3 OF TRUSS SPAN (SEE DETAIL THIS SHEET). TRUSS DESIGNER TO DESIGN ADJACENT TRUSSES FOR ADDITIONAL LOADING FROM WALLS.



TRUSS BLOCKING DETAIL



8/29/2024

DATE: AUGUST 28, 2024

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

DRAWN BY: HH HUNT HOMES

ENGINEERED BY: WFB

D4
FLOOR TRUSS
ALTERNATIVE

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606 WADE AVE., SUITE 104 RALEIGH, NC 27605
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO.: C1733

STEM WALL
FOUNDATION DETAILS

DATE: JUNE 2, 2022
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JST

FOUNDATION
DETAILS

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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 #51 / #61 WASHED STONE IS ALLOWABLE.
- 5) BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (45 PSF/FT BELOW GRADE) CLASSIFIED AS GROUP I ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE 2018 NORTH CAROLINA RESIDENTIAL CODE ARE ALLOWABLE.
- 6) PREP SLAB PER R506.21 AND R506.22 BASE AND EXCEPTION OF 2018 NORTH CAROLINA RESIDENTIAL CODE.
- 7) MINIMUM 24" LAP SPLICE LENGTH.
- 8) LOCATE REBAR IN CENTER OF FOUNDATION WALL.
- 9) WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE "S" MORTAR OR 3000 PSI GROUT. USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.



8/29/2024

STEM WALL FDN. DETAIL

STEM WALL FDN. W/ BRICK AND CURB

STEM WALL FDN. W/ BRICK DETAIL

STEM WALL FDN. W/ OPTIONAL
BRICK WATERTABLE DETAIL

ANCHOR SPACING AND EMBEDMENT

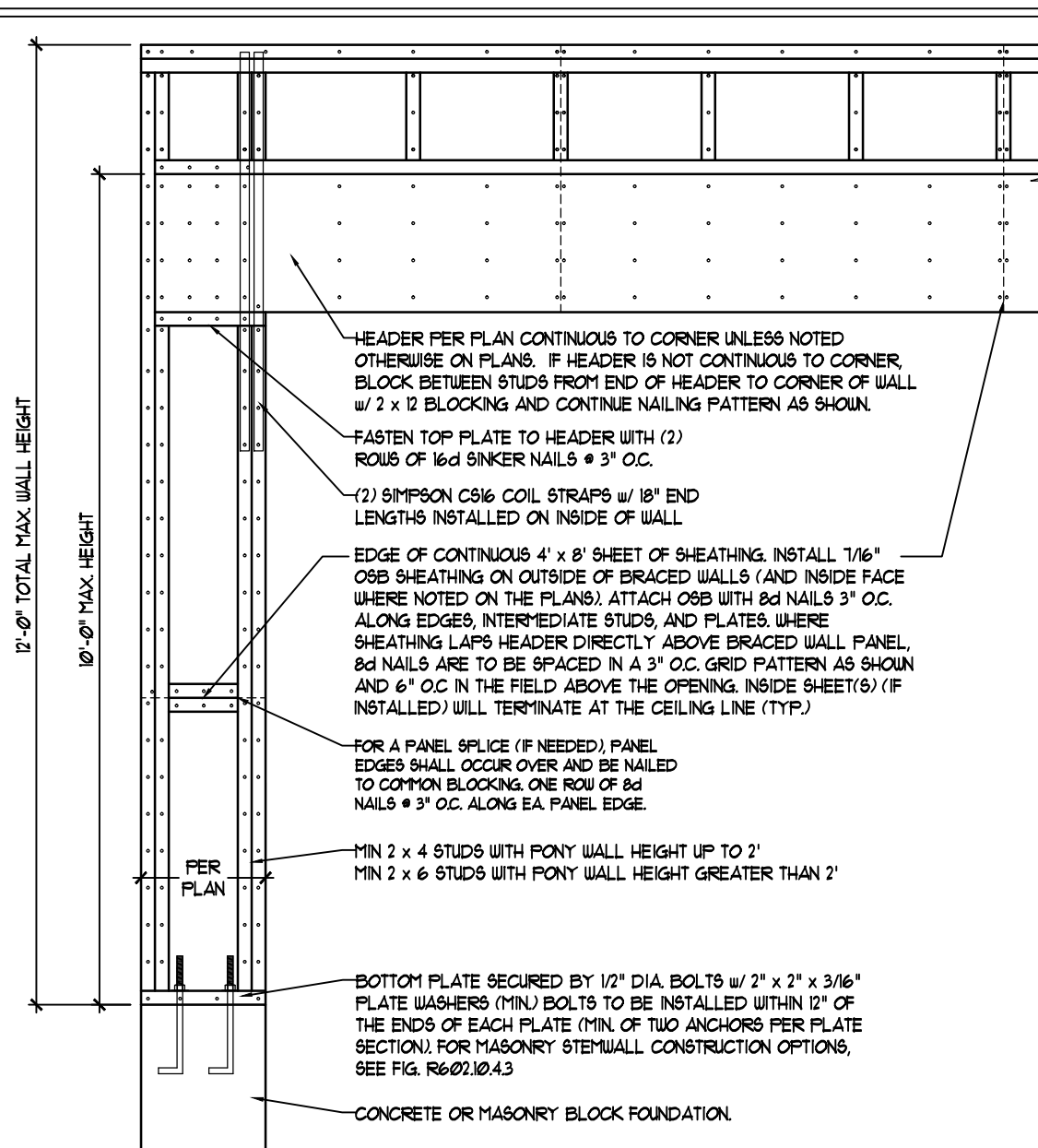
WIND ZONE	120 MPH	130 MPH
SPACING	6'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS	4'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS
EMBEDMENT	1"	15" INTO MASONRY 1" INTO CONCRETE

NOTE:

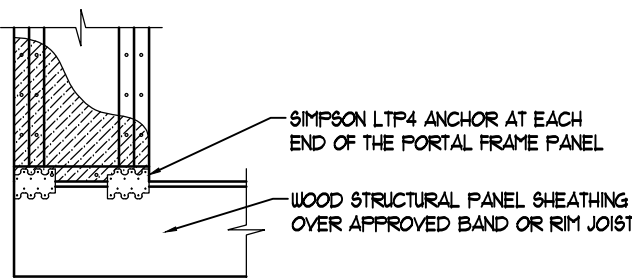
THREADED ROD WITH EPOXY,
SIMPSON TITEN HD, OR APPROVED
ANCHORS SPACED AS REQUIRED
TO PROVIDE EQUIVALENT
ANCHORAGE TO 1/2" DIAMETER
ANCHOR BOLTS MAY BE USED IN
LIEU OF 1/2" ANCHOR BOLTS.

GENERAL WALL BRACING NOTES:

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NCR). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NCR.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NCR FOR ADDITIONAL INFORMATION AS NEEDED.
3. BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS, INCLUDING STORIES BELOW THE TOP FLOOR, HAVE BEEN DESIGNED PER R602.3. (3) WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST COMBINED UPLIFT AND SHEAR FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
4. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
5. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED PER TABLE R102.3.5, METHOD GB TO BE FASTENED PER TABLE R602.10.1
7. CS-WSP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 7/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.13" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (UNO.).
8. 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 (UNO.). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R102.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3(1). EXTERIOR GB TO BE INSTALLED VERTICALLY.
9. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHOD CS-WSP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES 5 ITS ACTUAL LENGTH, AND METHOD FF CONTRIBUTES 15 TIMES ITS ACTUAL LENGTH.



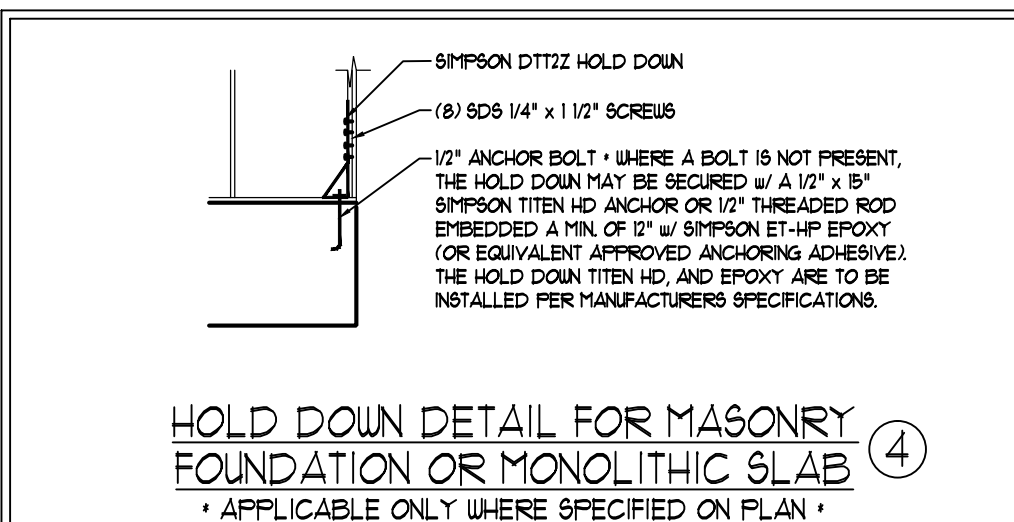
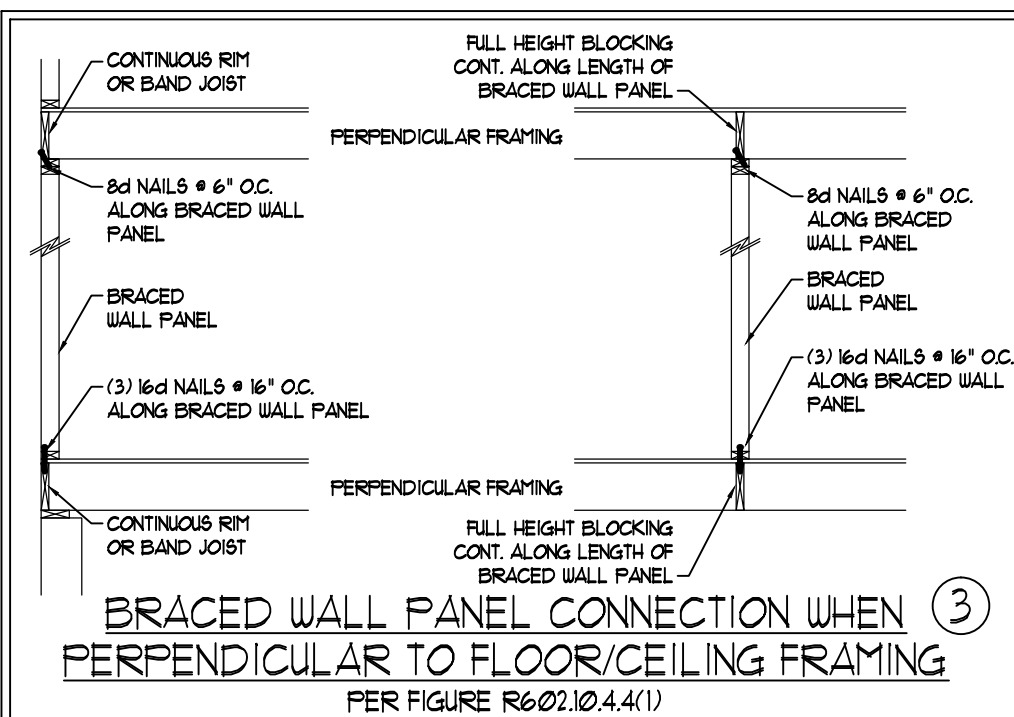
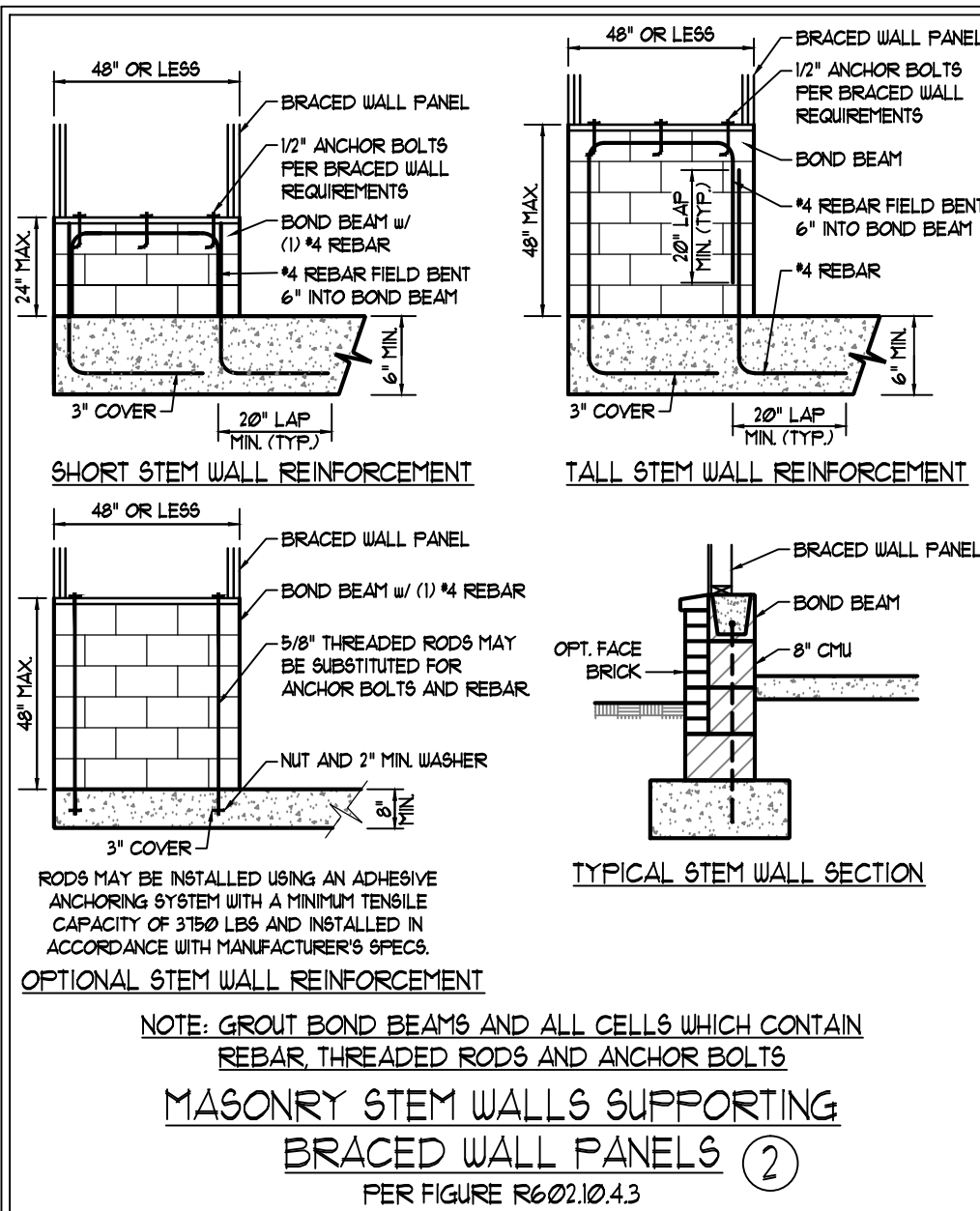
OVER CONCRETE OR MASONRY BLOCK FOUNDATION



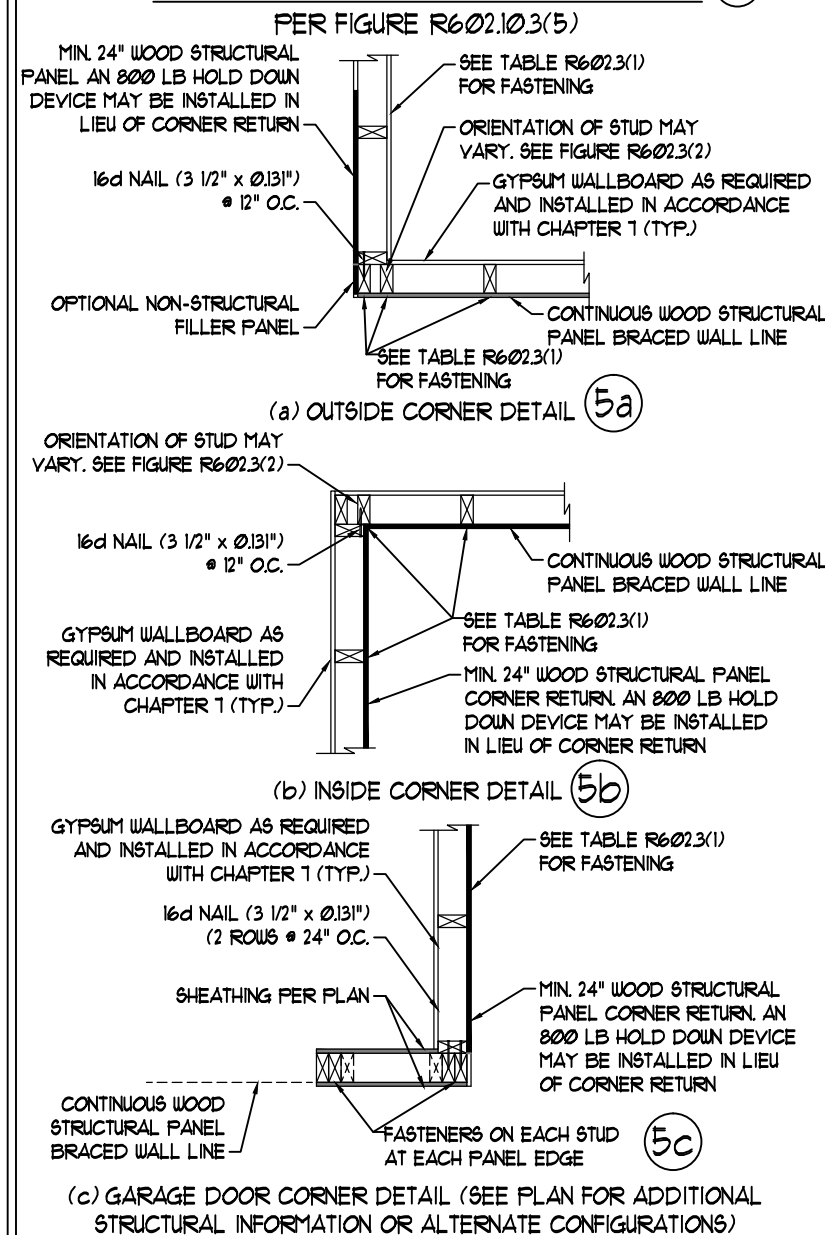
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

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

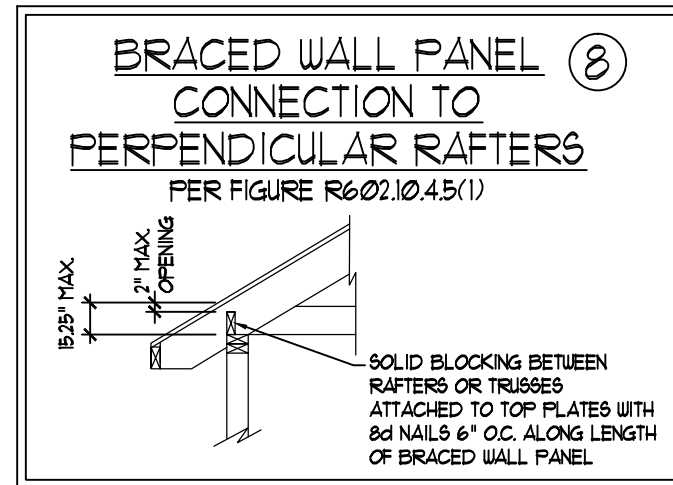
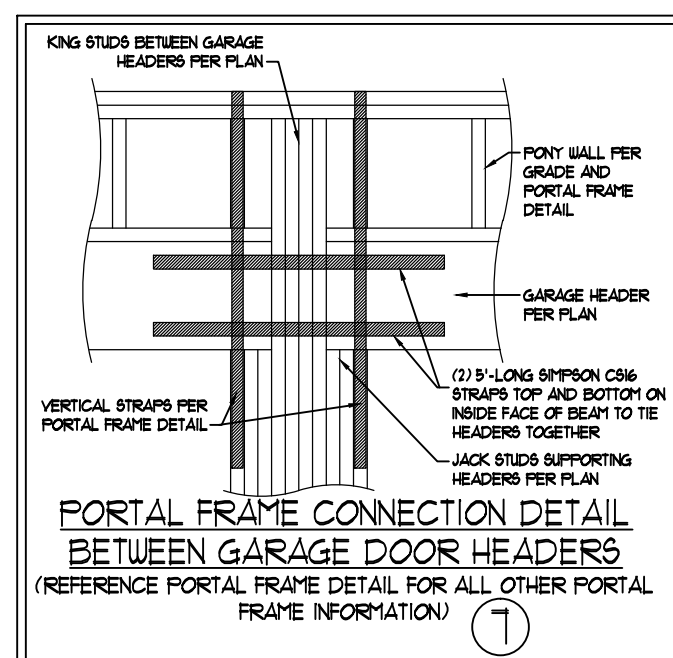
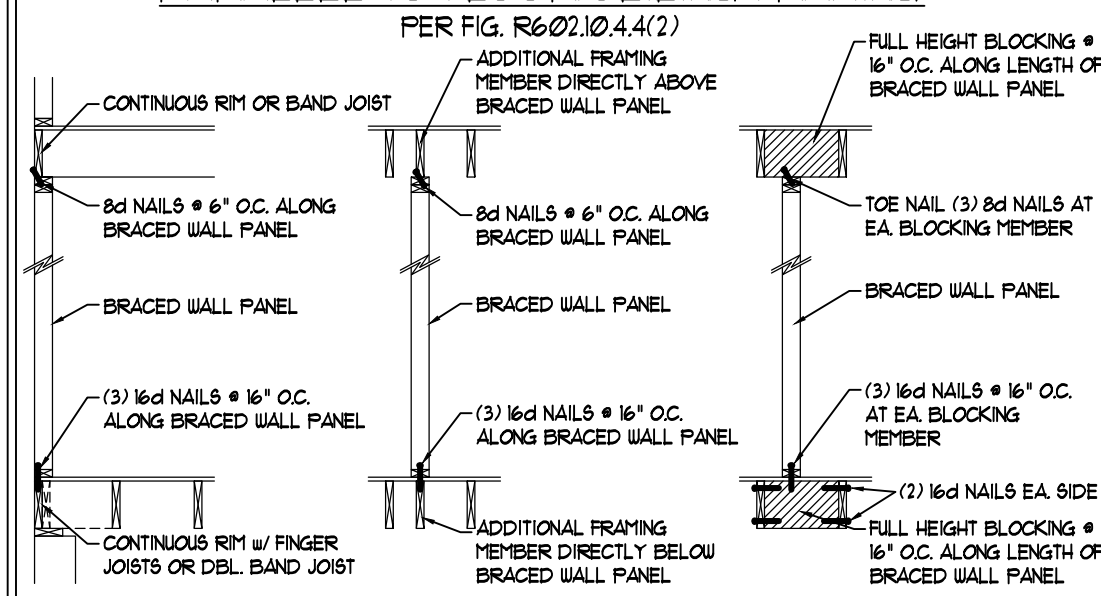
METHOD PF-PORTAL FRAME DETAIL ①



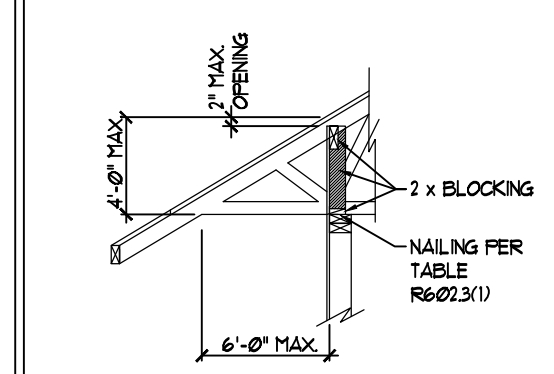
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤



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



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES ⑨



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WALL BRACING NOTES AND DETAILS

DATE: OCTOBER 30, 2018
SCALE: 1/4" = 1'-0"
DRAWN BY: JST
ENGINEERED BY: JST

BRACED WALL NOTES AND DETAILS AND PF DETAIL

GENERAL NOTES

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

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

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

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

FOOTING AND FOUNDATION NOTES

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



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FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE #2 SPF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 975 PSI, Fv =175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb =2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 PSI, Fv = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7” DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E =1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7” DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2900 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER’S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS
A. W AND WT SHAPES: ASTM A992
B. CHANNELS AND ANGLES: ASTM A36
C. PLATES AND BARS: ASTM A36
D. HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B
E. STEEL PIPE: ASTM A53, GRADE B, TYPE E OR S
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2” AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):

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

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16” O.C. OR (2) ROWS OF 1/2” DIAMETER BOLTS @ 16” O.C. IF 1/2” BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 9/16” DIAMETER HOLES @ 16” O.C.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NCRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.7.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2” MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2” DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24” CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2” EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6” FROM EACH END (UNO).
- ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER’S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8’-0” IN LENGTH, REST A 6” x 4” x 5/16” STEEL ANGLE WITH 6” MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (U.N.O). FOR ALL HEADERS 8’-0” AND GREATER IN LENGTH, BOLT A 6” x 4” x 5/16” STEEL ANGLE TO HEADER WITH 1/2” LAG SCREWS AT 12” O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6” x 4” x 5/16” STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 12d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2” LAG SCREWS AT 12” O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R703.8.2.1 OF THE NCRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8’-0”. FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16” O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24” O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16” O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO.) POSTS MAY BE SECURED USING ONE SIMPSON H6 OR LTS12 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16” SECTION OF SIMPSON CS16 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

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STANDARD STRUCTURAL NOTES

DATE: JUNE 2, 2022
SCALE: 1/4" = 1'-0"
DRAWN BY: JST
ENGINEERED BY: JST

SHEET:

STRUCTURAL
NOTES

