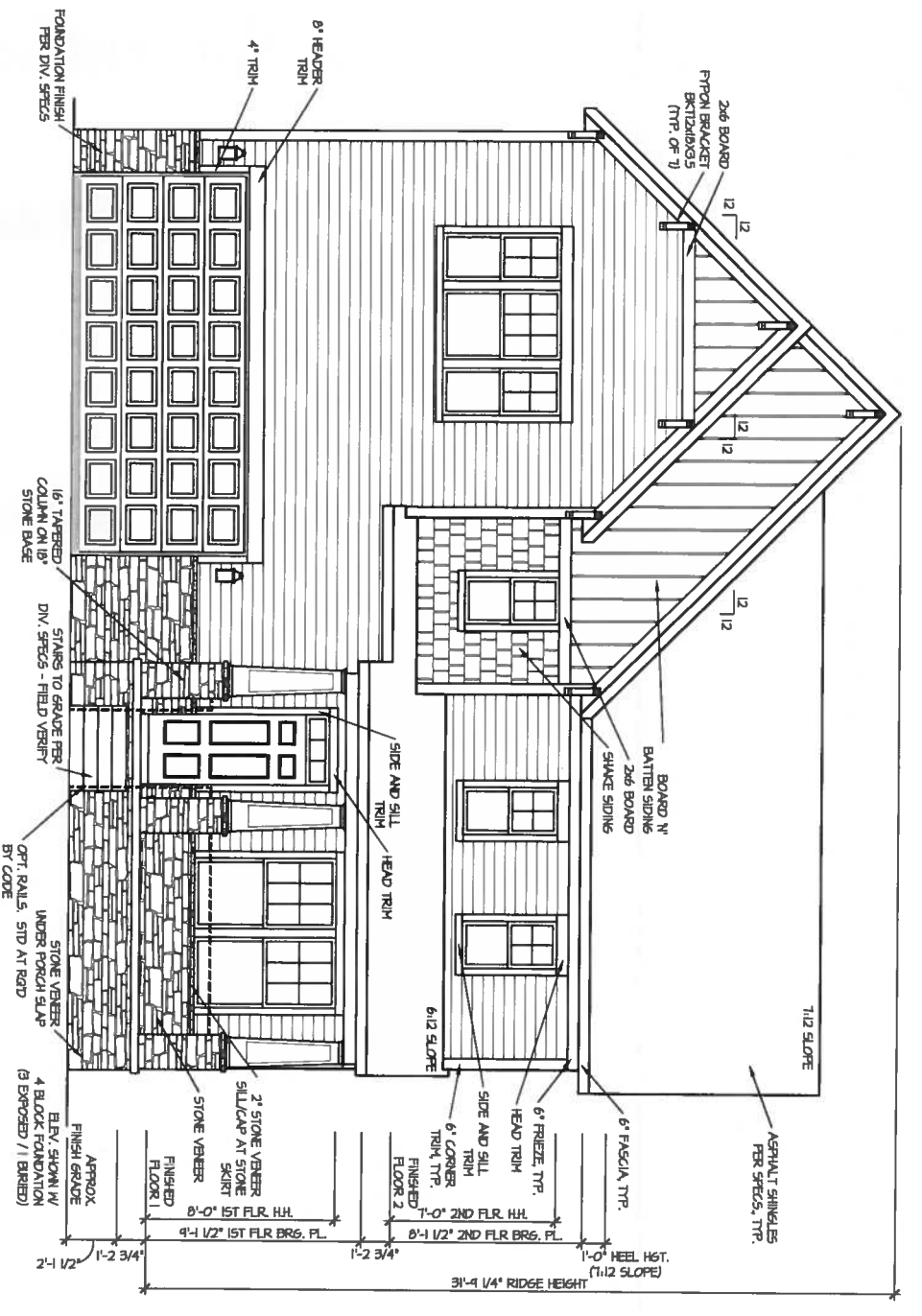


REAR ELEVATION 4

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



FRONT ELEVATION 4

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

DATE	CHANGE
X	X
X	X
X	X
X	X
X	X
X	X
X	X
X	X

SUBDIVISION:
 OLDE MILL VILLAGE (NC/RAL)
 LOT 00.0061 PHASE

Lot Address:
 TBD MILL BEND DRIVE
 FUGUAY VARINA, NC 27526

DRAWN BY:
 ITS

DATE: 12/28/2019

HOUSE ORIENTATION:
 GARAGE LEFT

PLAN REVISION:
 RALE-5

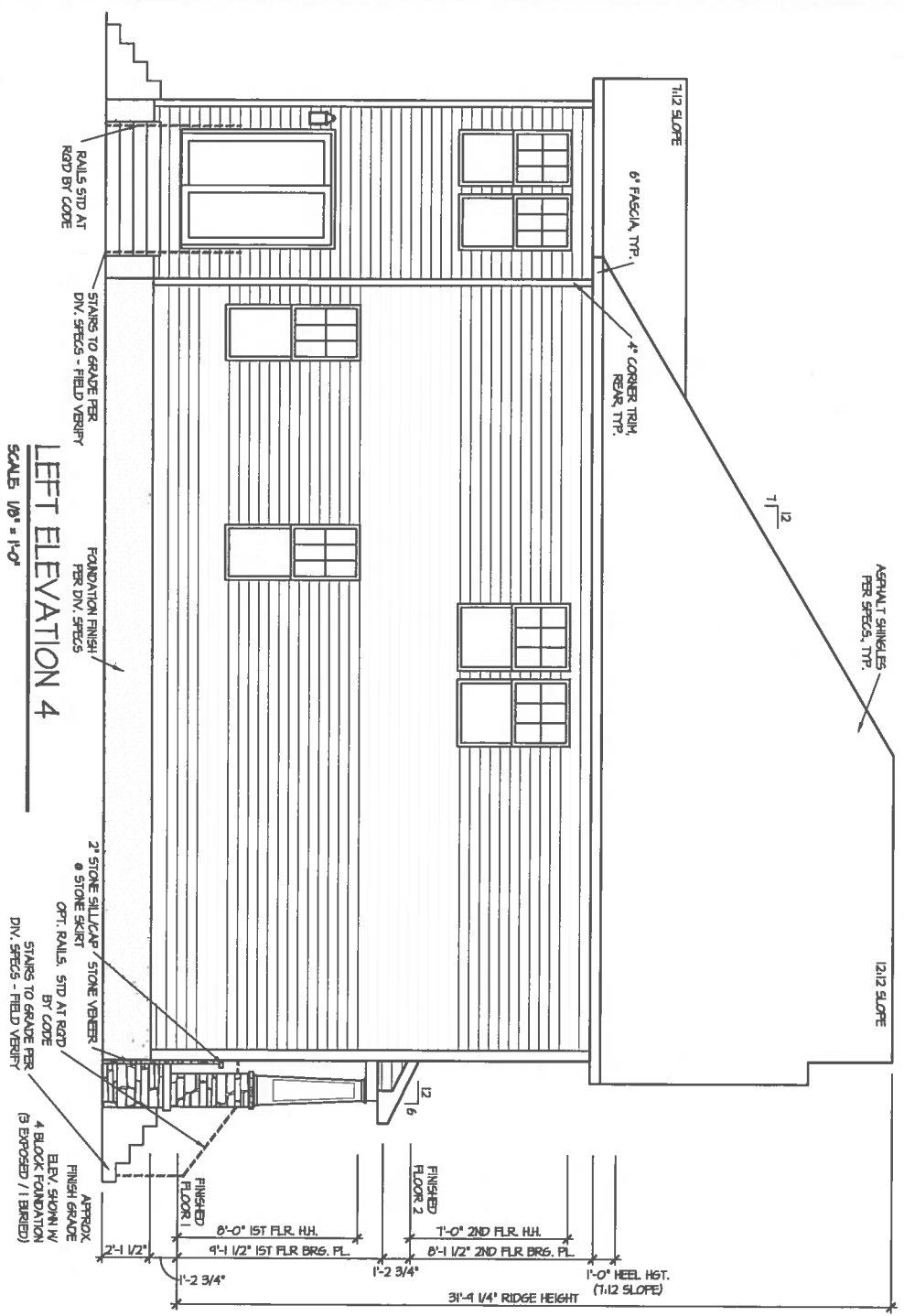
DAN RYAN BUILDERS

64 THOMAS JOHNSON DR, STE 110 | FREDERICK, MARYLAND 21702 | (301) 696-0200 / www.danryanbuilders.com

HOUSE NAME:
 2223-ELMHURST

DRAWING TITLE:
 FRONT & REAR ELEVATIONS

SHEET No.
 A.1.1



LEFT ELEVATION 4
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION 4
SCALE: 1/8" = 1'-0"

HOUSE NAME:
2223-ELMHURST

DRAWING TITLE
RIGHT & LEFT ELEVATIONS

DAN RYAN BUILDERS

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DRAWN BY:
TBS

DATE: 12/28/2014

HOUSE ORIENTATION:
GARAGE LEFT

PLAN REVISION:
RALE-9

SUBDIVISION:
**OLDE MILL VILLAGE (NC/RAL)
LOT 00.0061 PHASE**

Lot Address:
**TBD MILL BEND DRIVE
FUGUAY VARINA, NC 27526**

DATE	CHANGE
X	X
X	X
X	X
X	X
X	X
X	X
X	X
X	X

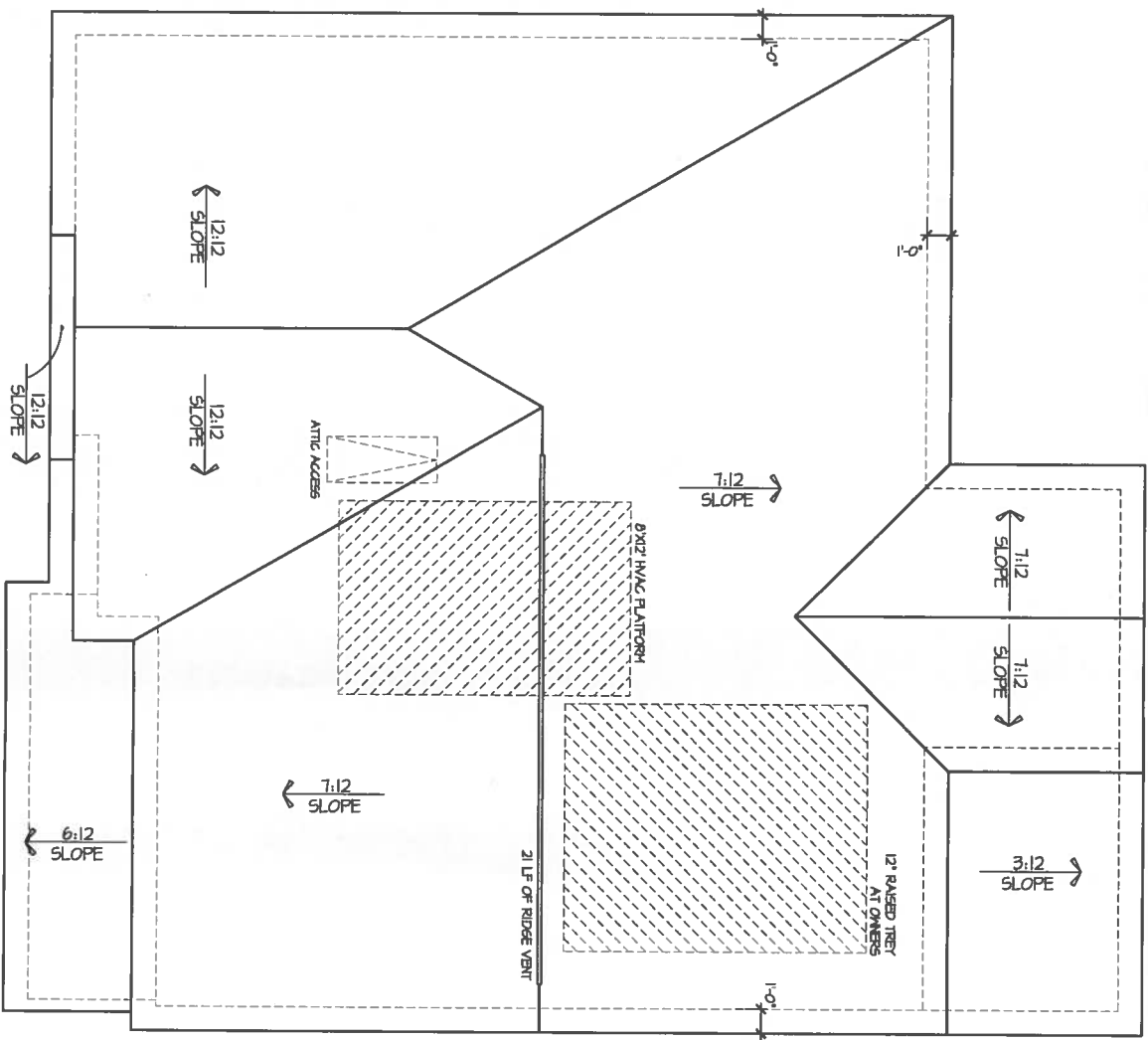
SHEET No.
A1.2

ROOF VENTILATION CALCULATIONS: OPT. THIRD FLOOR

ROOF AREA = 1897 SQ. FT.
 OVERALL REQUIRED VENTILATION:
 1 TO 500 = 6.91 SQ. FT.
 500-800 IN TOP THIRD = 2.29 - 3.90 FT. (1 TO 3000)
 NET FREE AREA OF VENTED SOFFIT = 57 SQ. IN. / LINEAR FT.
 NET FREE AREA OF RIDGE VENT = 19 SQ. IN. LINEAR FT.

LOWER VENTING, (BOTTOM 2/3 ROOF)
 56 LINEAR FEET OF SOFFIT X 5.71 SQ. IN. = 221 SQ. FT.
UPPER VENTING, (TOP 1/3 ROOF)
 21 LINEAR FEET OF RIDGE X 19 SQ. IN. = 26 SQ. FT.
 221 SQ. FT. BETWEEN 50% - 80%
 (1 TO 300 ALLOWED)

TOTAL ROOF VENTILATION: 481 SQ. FT. (445 SQ. FT. (REQD)



ROOF PLAN ELEV. 4
 SCALE: 1/8" = 1'-0"

DATE	CHANGE
X	X
X	X
X	X
X	X
X	X
X	X
X	X
X	X

SUBDIVISION:
 OLDE MILL VILLAGE (NC)(RAL)
 LOT 00.0061 PHASE

Lot Address:
 TBD MILL BEND DRIVE
 FUGUAY VARINA, NC 27526

DRAWN BY:
 NS

DATE: 12/28/2014

HOUSE ORIENTATION:
 GARAGE LEFT

PLAN REVISION:
 RALE-9

DAN RYAN BUILDERS

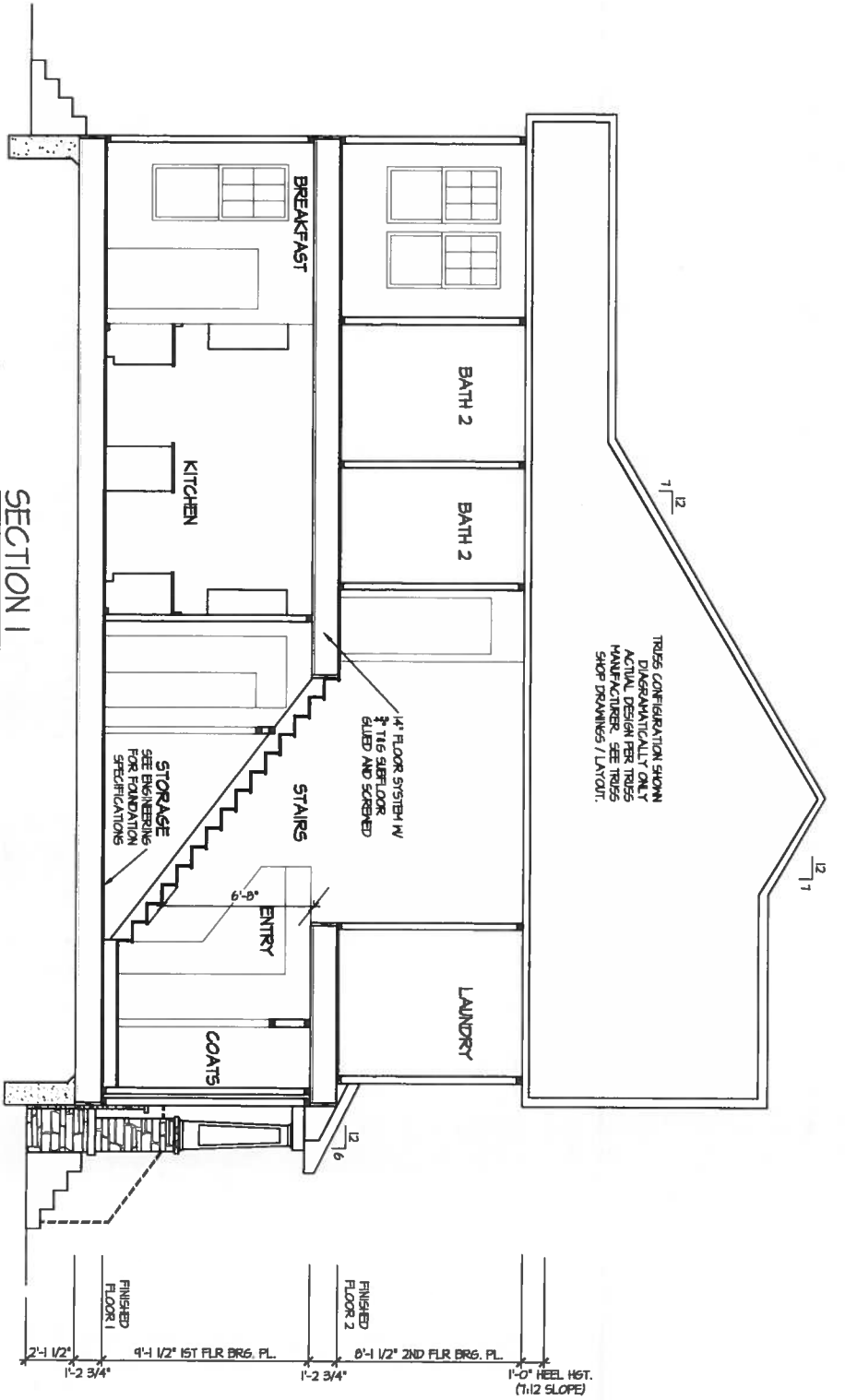
64 THOMAS JOHNSON DR, STE 110 | FREDERICK, MARYLAND 21702 | (301) 696-0200 / www.danryanbuilders.com

HOUSE NAME:
 2223-ELMHURST

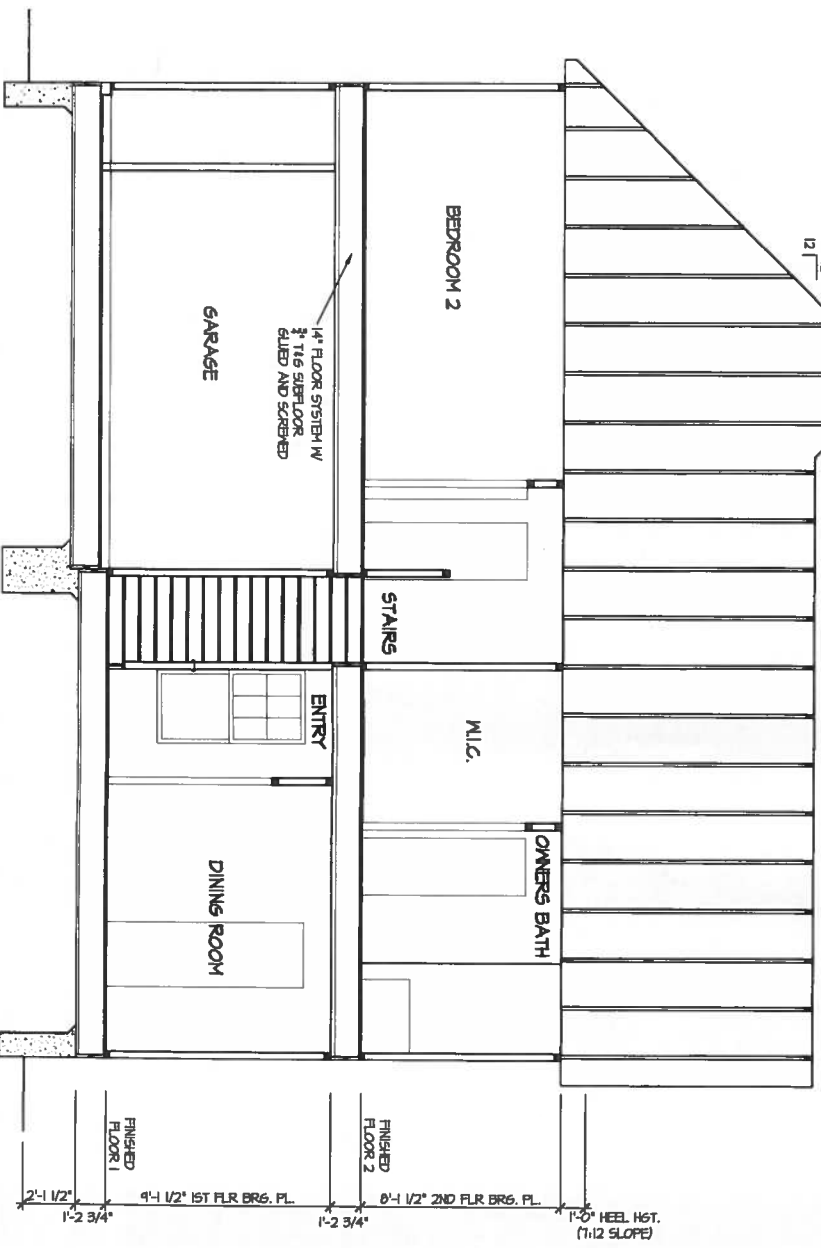
DRAWING TITLE:
 ROOF PLAN

SHEET No.:
 A13

TRUSS CONFIGURATION SHOWN
 DIAGRAMMATICALLY ONLY
 ACTUAL DESIGN PER TRUSS
 MANUFACTURER. SEE TRUSS
 SHOP DRAWINGS / LAYOUT.



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



SECTION 2
 SCALE: 1/8" = 1'-0"

DATE	CHANGE
X	X
X	X
X	X
X	X
X	X
X	X
X	X

SUBDIVISION:
 OLDE MILL VILLAGE (NC/RAL)
 LOT 00.0061 PHASE

Lot Address:
 TBD MILL BEND DRIVE
 FIGUWAY VARINA, NC 27526

DRAWN BY:
 TS

DATE: 12/29/2014

HOUSE ORIENTATION:
 GARAGE LEFT

PLAN REVISION:
 RALE-9

DAN RYAN BUILDERS

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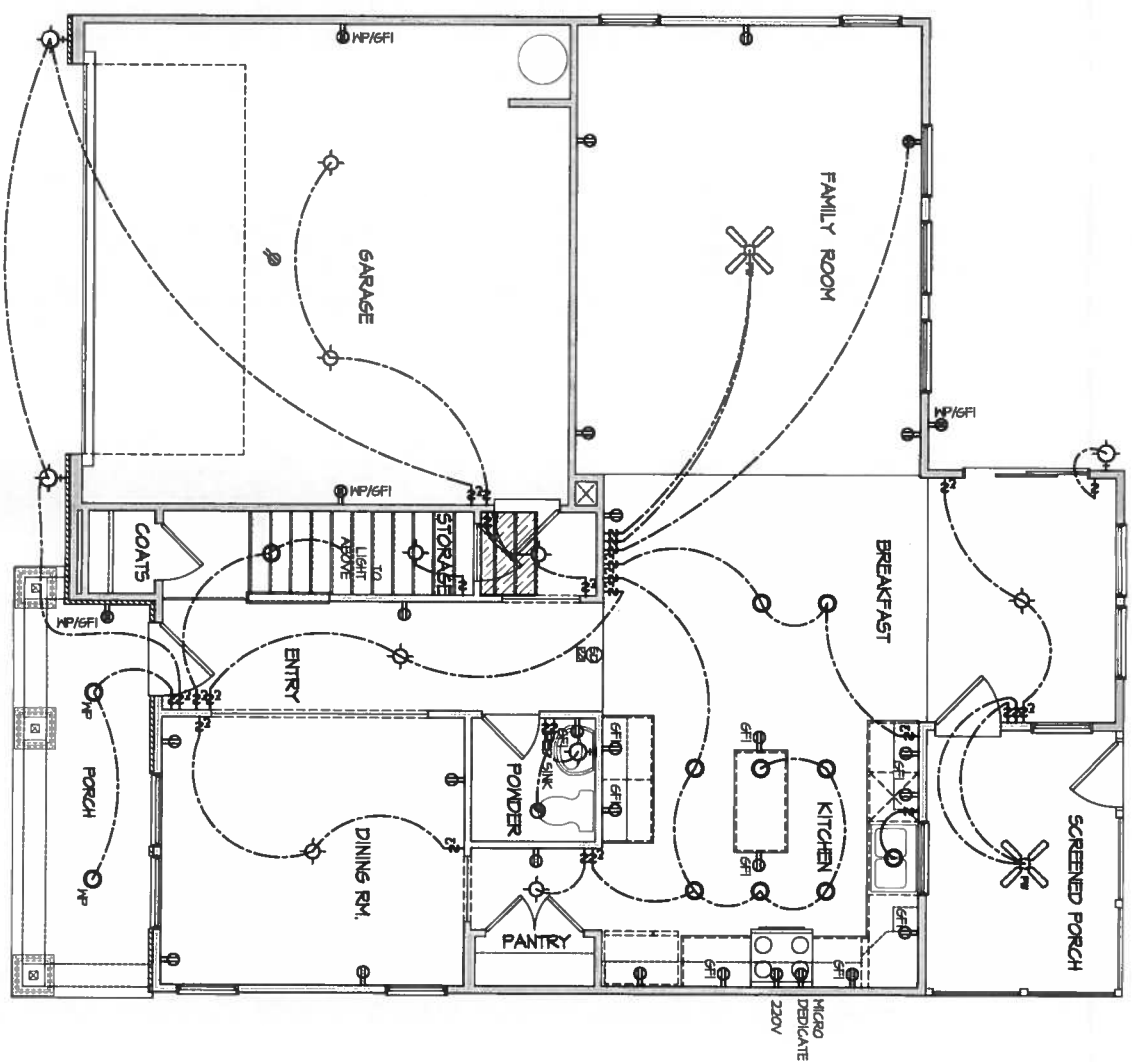
HOUSE NAME:
 2223-ELMHURST

DRAWING TITLE
 BUILDING SECTION

SHEET No.
 A4.1

ELECTRICAL LEGEND

- ⊕ SINGLE POLE SWITCH
- ⊕ THREE WAY SWITCH
- ⊕ FOUR WAY SWITCH
- ⊕ DAPLEX AFCI RECEPTACLE
- ⊕ DAPLEX AFCI RECEPTACLE - BOTTOM HALF SWITCHED
- ⊕ DAPLEX AFCI RECEPTACLE - FLOOR MOUNTED 220V
- ⊕ DAPLEX AFCI RECEPTACLE - 6FI
- ⊕ DAPLEX AFCI RECEPTACLE - WATERPROOF 6FI
- ⊕ SMOKE DETECTOR - WIRED IN SERIES
- ⊕ EXHAUST FAN MOTOR
- ⊕ CO DETECTOR
- ⊕ DOOR CHIME
- ⊕ LIGHT FIXTURE - WALL MOUNTED
- ⊕ LIGHT FIXTURE - CEILING MOUNTED
- ⊕ LIGHT FIXTURE - RECESSED CAN
- ⊕ PULLCHAIN LAMPHOLDER
- ⊕ KEYLESS LAMPHOLDER



ELECTRICAL PLAN
FIRST FLOOR - ELEV. 4
 SCALE: 1/8" = 1'-0"

DATE	CHANGE
X	X
X	X
X	X
X	X
X	X
X	X
X	X

SUBDIVISION:
 OLDE MILL VILLAGE (NC/RAL)
 LOT 00.0061 PHASE

Lot Address:
 TBD MILL BEND DRIVE
 FUGUAY VARINA, NC 27526

DRAWN BY:
 MS

DATE: 12/29/2014

HOUSE ORIENTATION:
 GARAGE LEFT

PLAN REVISION:
 RULE 5

DAN RYAN BUILDERS

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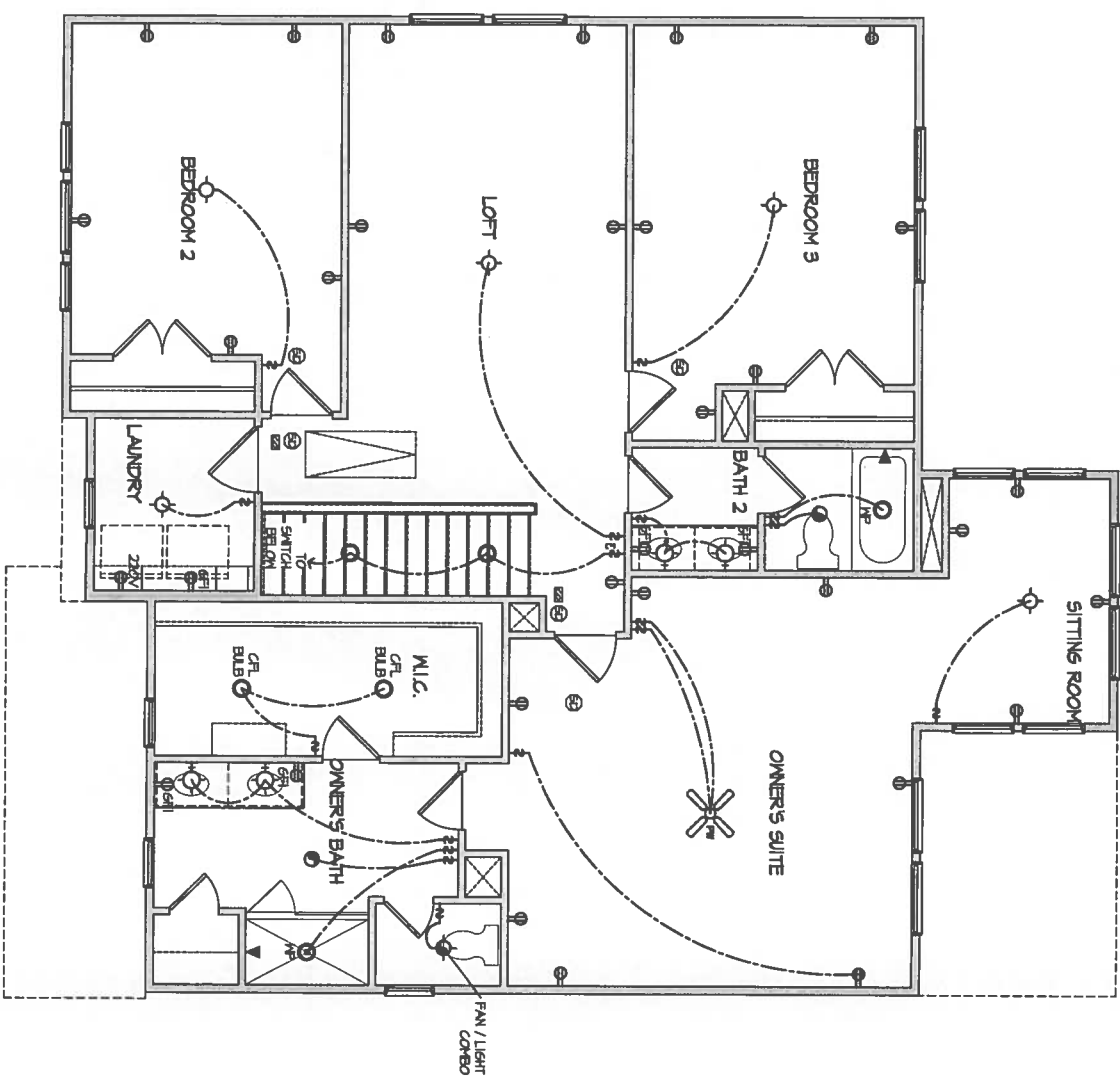
HOUSE NAME:
 2223-ELMHURST

DRAWING TITLE:
 FIRST FLOOR ELECTRICAL

SHEET No.
 E11

ELECTRICAL LEGEND

- ⊕ SINGLE POLE SWITCH
- ⊕ THREE WAY SWITCH
- ⊕ FOUR WAY SWITCH
- ⊕ DUPLEX AFCI RECEPTACLE
- ⊕ DUPLEX AFCI RECEPTACLE - BOTTOM HALF SWITCHED
- ⊕ DUPLEX AFCI RECEPTACLE - FLOOR MOUNTED 220V
- ⊕ DUPLEX AFCI RECEPTACLE - 6FH
- ⊕ DUPLEX AFCI RECEPTACLE - WATERPROOF 6FH
- ⊕ SMOKE DETECTOR - WIRED IN SERIES
- ⊕ EXHAUST FAN MOTOR
- ⊕ CO DETECTOR
- ⊕ DOOR CHIME
- ⊕ LIGHT FIXTURE - WALL MOUNTED
- ⊕ LIGHT FIXTURE - CEILING MOUNTED
- ⊕ LIGHT FIXTURE - RECESSED CAN
- ⊕ PULLCHAIN LAMPHOLDER
- ⊕ KEYLESS LAMPHOLDER



ELECTRICAL PLAN
SECOND FLOOR - ELEV. 4
 SCALE: 1/8" = 1'-0"

DATE	CHANGE
X	X
X	X
X	X
X	X
X	X
X	X
X	X

SUBDIVISION:
 OLDE MILL VILLAGE (NC/RAL)
 LOT 00.0061 PHASE

Lot Address:
 TBD MILL BEND DRIVE
 FUGUAY VARINA, NC 27526

DRAWN BY:
 ITS

DATE: 12/29/2014

HOUSE ORIENTATION:
 GARAGE LEFT

PLAN REVISIONS:
 RALE-9

DAN RYAN BUILDERS

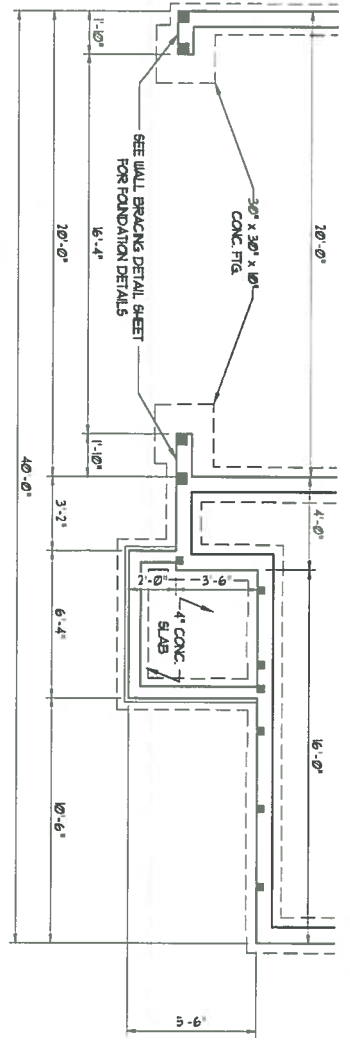
64 THOMAS JOHNSON DR, STE 110 | FREDERICK, MARYLAND 21702 | (301) 696-0200 / www.danryanbuilders.com

HOUSE NAME:
 2223-ELMHURST

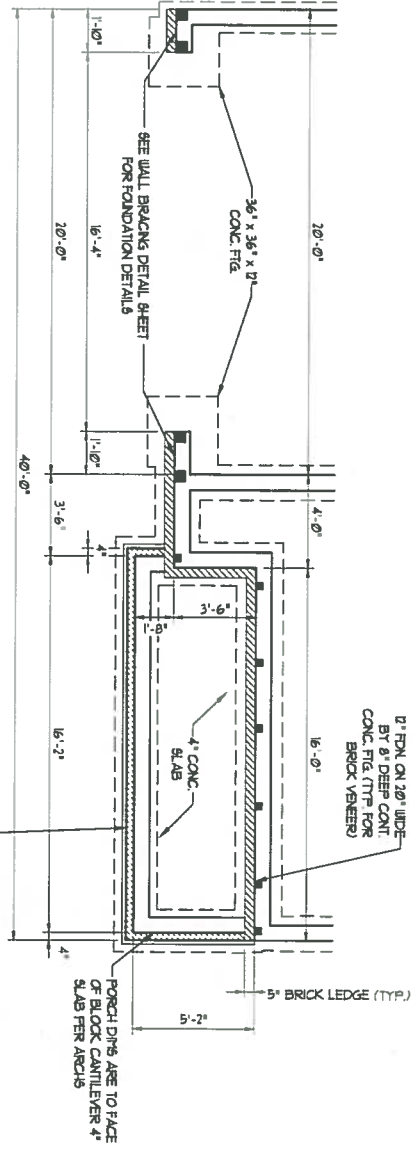
DRAWING TITLE:
 SECOND FLOOR ELECTRICAL

SHEET No.
 E1.2

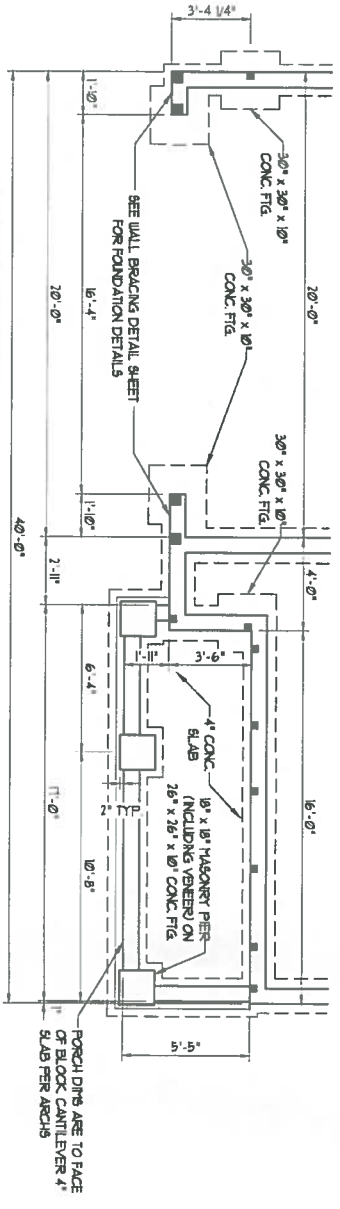
SCALE NOTE:
 LARGE FORMAT PRINTS ARE TO SCALE AS NOTED
 11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE



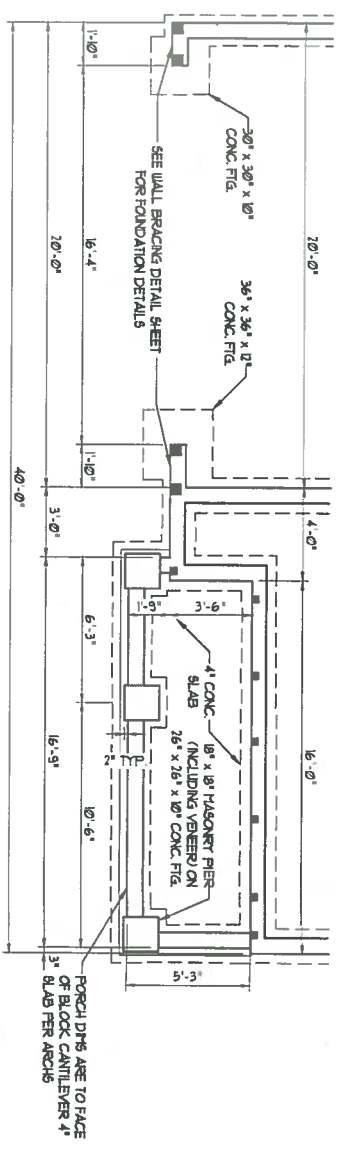
ELEVATION 2



ELEVATION 3



ELEVATION 4



ELEVATION 5



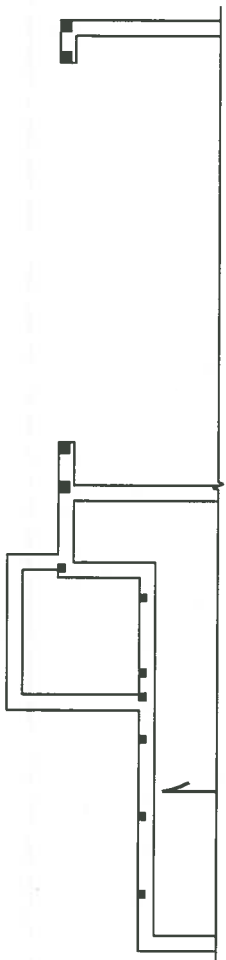
DATE: SEPTEMBER 3, 2019
 SCALE: 1/4" = 1'-0"
 DRAWN BY: DAN RYAN BUILDERS
 ENGINEERED BY: WRS

ELMHURST - RALE
 RELEASE #3 - 08/23/19
 DAN RYAN BUILDERS

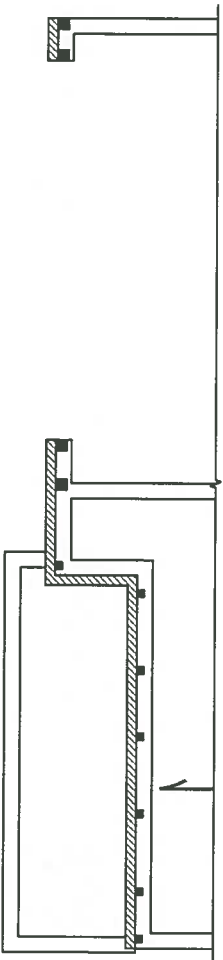
J.S. THOMPSON
ENGINEERING, INC
 606 WADE AVE., SUITE 104 RALEIGH, NC 27605
 PHONE: (919) 789-9919 FAX: (919) 789-9921
 N.C. LICENSE NO.: C-1733

SHEET 2 OF 17
 S-1.1b
 CRAWL
 FOUNDATION PLAN

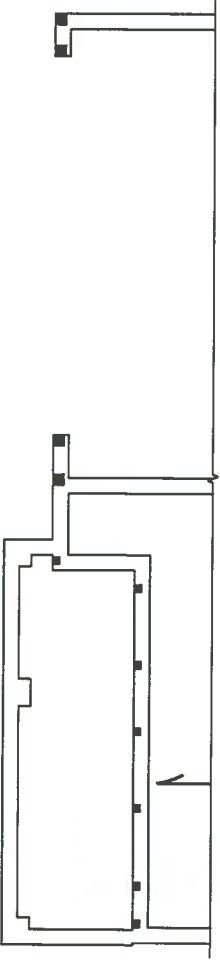
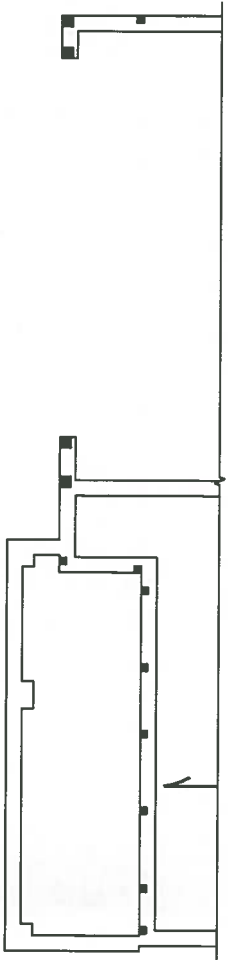
SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED
1/4" x 11" PRINTS ARE ONE HALF THE NOTED SCALE



ELEVATION 2



ELEVATION 3



ELEVATION 5



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ENGINEERING, INC
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N.C. LICENSE NO.: C-1733

ELMHURST - RALE
RELEASE #3 - 08/23/19
DAN RYAN BUILDERS

DATE: SEPTEMBER 3, 2019
SCALE: 1/4" = 1'-0"
DRAWN BY: DAN RYAN BUILDERS
ENGINEERED BY: JST

SHEET 10 OF 17
S-2.2
FIRST FLOOR
FRAMING PLAN

NOTE:
 1. ALL 360 JOISTS AT THE SPACING NOTED ON THE PLANS.
 2. ALL 360 JOISTS AT THE SPACING NOTED ON THE PLANS.
 3. ALL 360 JOISTS AT THE SPACING NOTED ON THE PLANS.

STRUCTURAL NOTES:

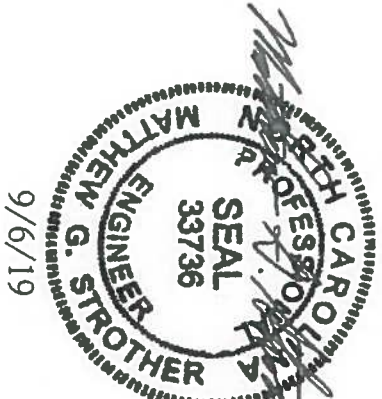
1. ALL FRAMING LUMBER TO BE SYP #2 (DNQ). ALL TREATED LUMBER TO BE SYP #2 (DNQ).
2. ALL LOAD BEARING LEADERS TO BE (2) 2" x 6" SYP #2 OR SYP #2 (DNQ) DEPEND (DNQ). LEADERS HAVE BEEN DERIVED BASED ON CALCULATED LOADS. CORRE TABLES HAVE NOT BEEN USED.
3. INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS UNDER WINDOW AND DOOR LEADERS TO BE SUPPORTED BY (1) 1/2" x 6" SYP #2 OR SYP #2 (DNQ). SEE TABLE BRG113 FOR ADDITIONAL SYP #2 REQUIREMENTS.
4. SQUARE DIRT POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GROUND OR FOUNDATION. ALL BLOCKING TO BE (2) 2" x 6" (DNQ).
5. ALL 4" x 4" POSTS SHALL BE ANCHORED TO SLABS BY BRITSON MANTA POST BASES (OR EQUAL) AND 6" x 6" FORMS w/ ANCHOR POST BASES (OR EQUAL) (DNQ). ALL 4" x 4" AND 6" x 6" FORMS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS AT TOP (DNQ).
6. FOR FURNACE, ALTIMAT, OR COLUMN BKG BY OTHERS, SECURE TO SLAB w/ (2) METAL ANCHOR BUSHES 7" CONC. SECURE FASTEN ANCHORS TO COLUMN w/ 1/4" THROUGH BOLTS w/ NUTS AND WASHERS. LOCATE ANCHORS 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: DFP DEVOTES DOUBLE STUD POCKET TRP DEVOTES TRIPLE STUD POCKET

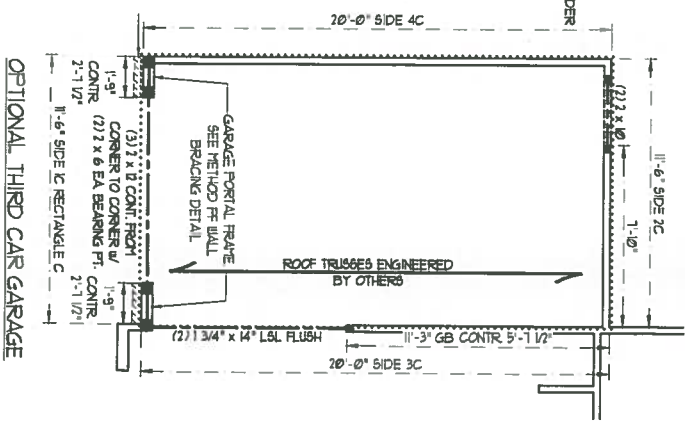
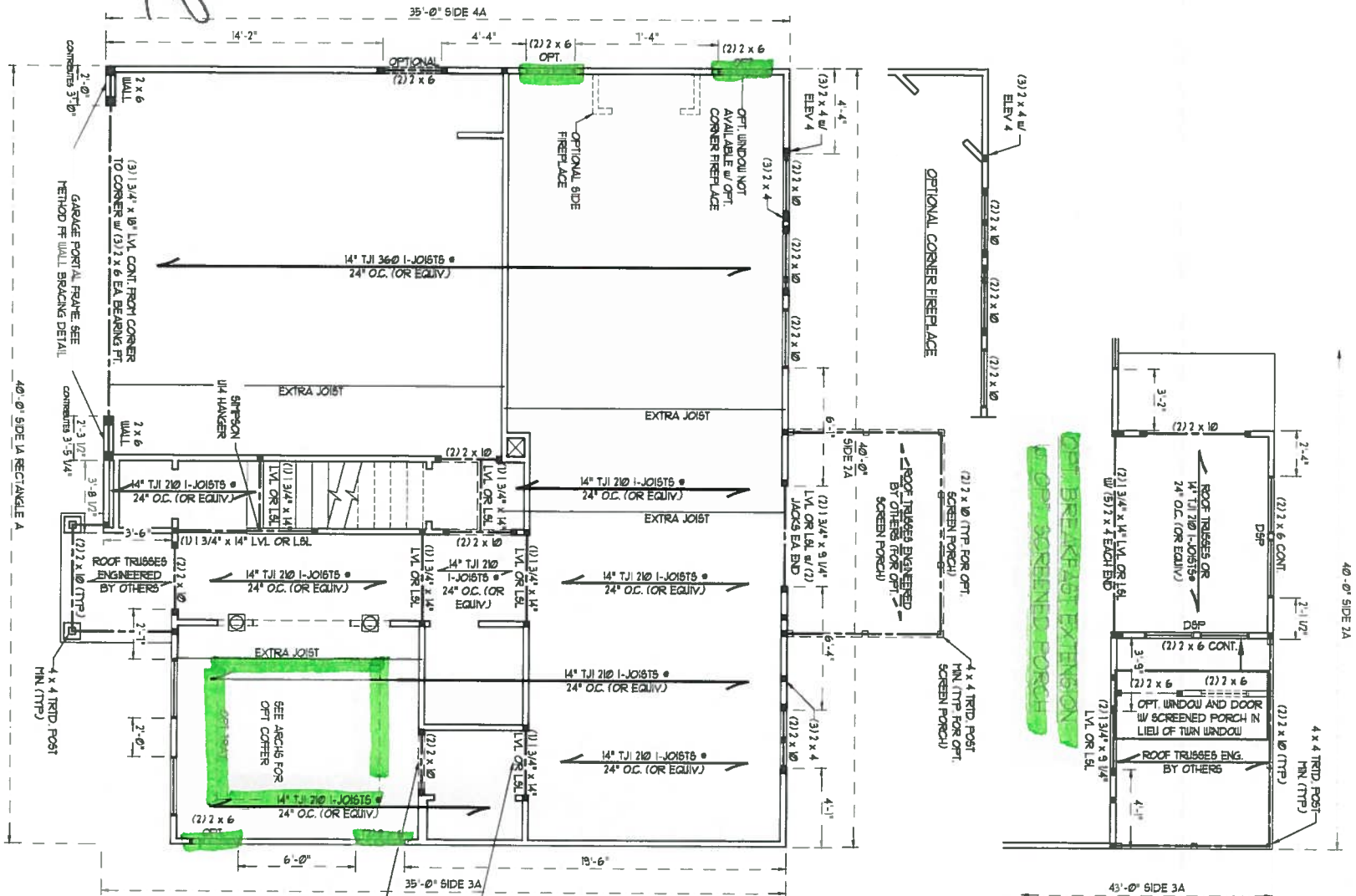
TABLE BRG113

MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MINIMUM STUD SPACING (INCHES)	MINIMUM NUMBER OF STUDS
4'	24"	2
6'	24"	3
8'	24"	4



9/6/19



BRACED WALL DESIGN
 RECTANGLE C

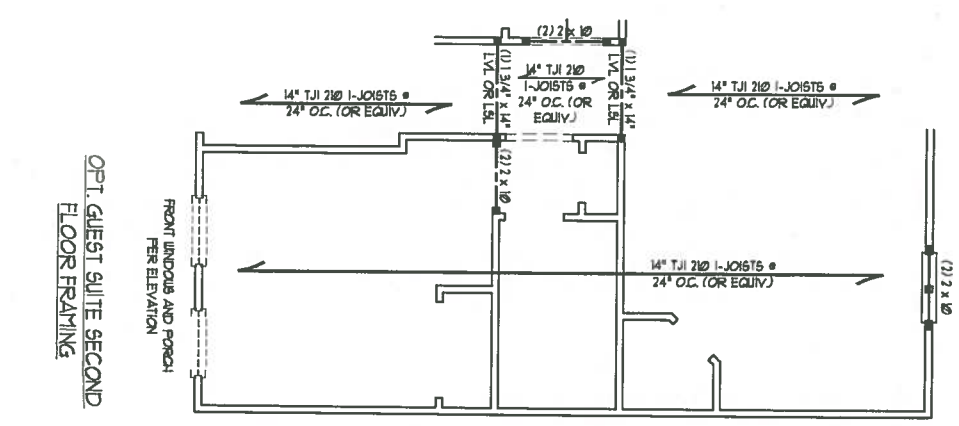
SIDE	METHOD	TOTAL REQUIRED LENGTH	TOTAL PROVIDED LENGTH
SIDE 1C	CF-1UP	138'	138'
SIDE 2C	CF-1UP	535'	535'
SIDE 3C	CF-1UP	138'	138'
SIDE 4C	CF-1UP	138'	138'
TOTAL		550'	550'

BRACED WALL DESIGN NOTES:

1. BRACED WALL DESIGN PER SECTION R602.02 OF THE NCCRC 2008 EDITION.
2. CF-1UP REFERS TO CONTINUOUS SHEATHING - WOOD ON ALL EXTERIOR WALLS ATTACHED TO BR WALLS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
3. 'CF' REFERS TO 'CEILING BOARD' CONTRACTOR IS TO INSTALL FASTENERS TO 'CEILING BOARD' CONTRACTOR NOTED ON THE PLANS. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
4. BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 180 MPH. FOR HIGH WIND ZONES BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCCRC 2008 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

BRACED WALL DESIGN
 (w/ OPTIONAL EXTENDED BREAKFAST SEE ELEVATION D)

SIDE	METHOD	TOTAL REQUIRED LENGTH	TOTAL PROVIDED LENGTH
SIDE 1A (ELEVATION D)	CF-1UP	527'	527'
SIDE 2A	CF-1UP	1713'	1713'
SIDE 3A	CF-1UP	1713'	1713'
SIDE 4A	CF-1UP	1664'	1664'
TOTAL		5617'	5617'



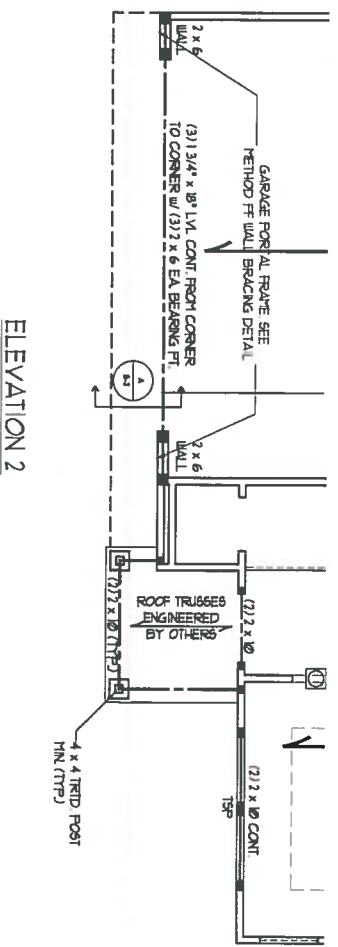
SCALE NOTE:
 LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
 11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE.

DATE: SEPTEMBER 4, 2019
 SCALE: 1/4" = 1'-0"
 DRAWN BY: DAN RYAN BUILDERS
 CHECKED BY: WBS

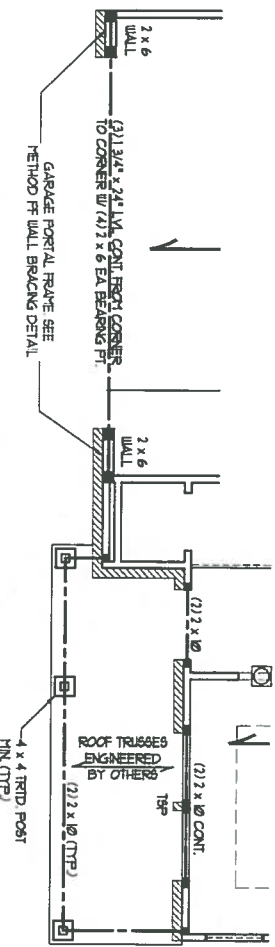
ELMHURST - RALE
 RELEASE #3 - 08/23/19
 DAN RYAN BUILDERS

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

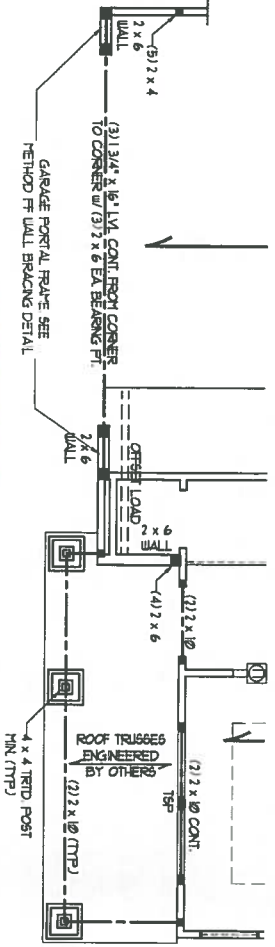
SHEET 11 OF 17
 S3.1
 SECOND FLOOR
 FRAMING PLAN



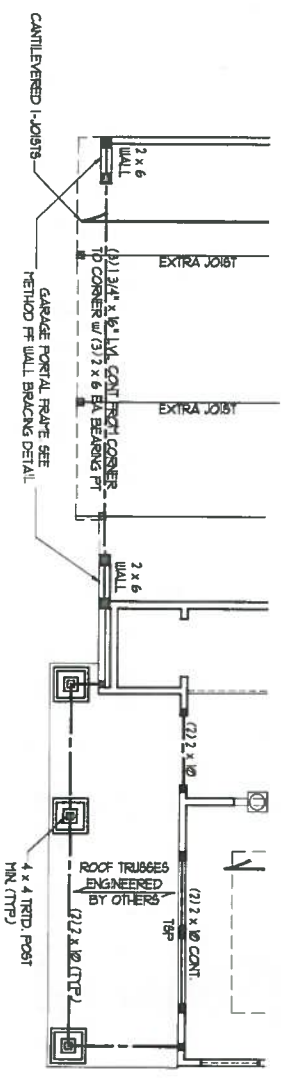
ELEVATION 2



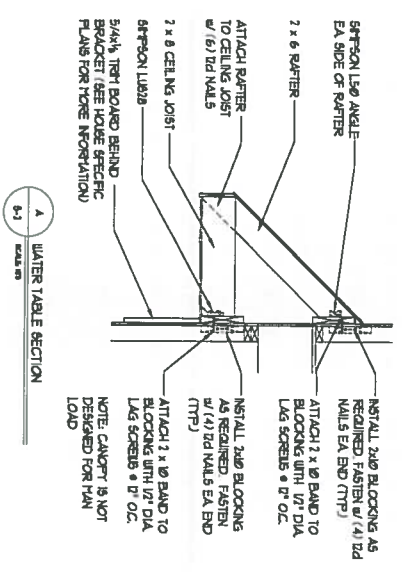
ELEVATION 3



ELEVATION 4



ELEVATION 5



WATER TABLE SECTION

SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11\"/>

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 LTV	
8 AND GREATER	L 6 x 4 x 5/16 LTV	

- BRICK SUPPORT NOTES:
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (NO) SEE ARCH. DWGS. FOR SIZE AND LOCATION OF OPENING.
 - (LTV) = LONG LEG VERTICAL
 - LENGTH = CLEAR OPENING
 - ERECT ALL ANGLE IRONS H/4 EACH SIDE INTO VENEER TO PROVIDE BEARING FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH. ATTACH STEEL ANGLE TO HEADERS W/ 1/2" LAG SCREWS @ 12" O.C.
 - SHADED.
 - INSTALL BRICK SUPPORT & ROOF LINES. FASTEN (1) 1/2" DIA. WALL ANGLE BETWEEN 4'-0" & 4'-4" 5/16" STEEL ANGLE TO 1/2" O.C. STAGGERED. SEE SECTION R009.021 OF THE 2008 IBC FOR ADDITIONAL BRICK SUPPORT INFORMATION. PRECAST REINFORCED CONCRETE LINTEL & ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.



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ELMHURST - RALE
RELEASE #3 - 08/23/19
DAN RYAN BUILDERS

DATE: SEPTEMBER 3, 2019
SCALE: 1/4" = 1'-0"
DRAWN BY: DAN RYAN BUILDERS
ENGINEERED BY: WTB

SHEET 12 OF 17
S-3.2
SECOND FLOOR
FRAMING PLAN

SCALE NOTE:
 LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
 1/4" x 1/4" PRINTS ARE ONE HALF THE NOTED SCALE

- BRACED WALL DESIGN NOTES:**
- BRACED WALL DESIGN PER SECTION R60210 OF THE NCBC 2008 EDITION
 - CS-JWP REFERS TO "CONTINUOUS SHEATHING - WOOD ON ALL EXTERIOR WALLS ATTACHED BY BR WALLS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD
 - NOTES ON GYPSUM BOARD CONNECTION IS TO INSTALL 1/2" x 1/2" x 1/2" GYPSUM BOARD OVER THE BR WALLS SPACED 12" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES
 - BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 60 MPH IN ACCORDANCE WITH CHAPTER 45 OF THE NCBC 2008 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

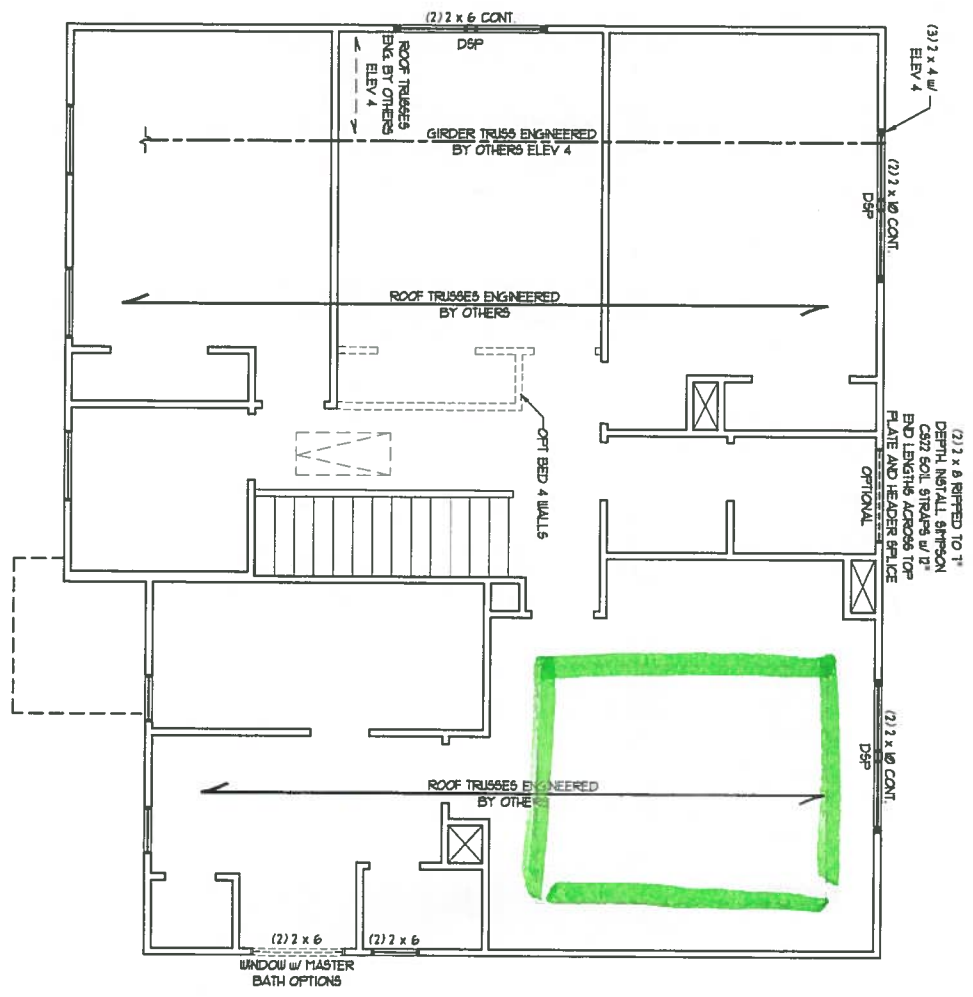
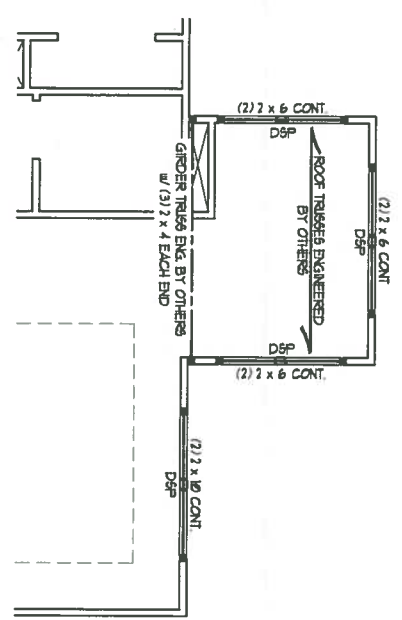
- NOTE:**
- PER SECTION R60210.3 OF THE 2008 NCBC, THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL ANALYSIS IS REQUIRED
 - SHEATH ALL EXTERIOR WALLS WITH 1/2" x 1/2" x 1/2" GYPSUM BOARD WITH BR WALLS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.

- STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE #1 SPF (IND.)
 - ALL LOAD BEARING HEADERS TO BE (2) 2" x 10" (IND.)
 - WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA END (IND.) SEE TABLE R60215 FOR ADDITIONAL KING STUD REQUIREMENTS.
 - SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SQUARES TO BE (2) STUDS (IND.)
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION

DSP - DOUBLE STUD POCKET

TABLE R60215
 MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MINIMUM STUD SPACING (INCHES) (PER TABLE R60215)	MINIMUM NUMBER OF STUDS
UP TO 3'	6"	24
4'	7"	11
6'	3"	2
8'	5"	3
10'	6"	4



SEAL
 33736
 ENGINEER
 MATTHEW G. STROTHER
 9/6/19

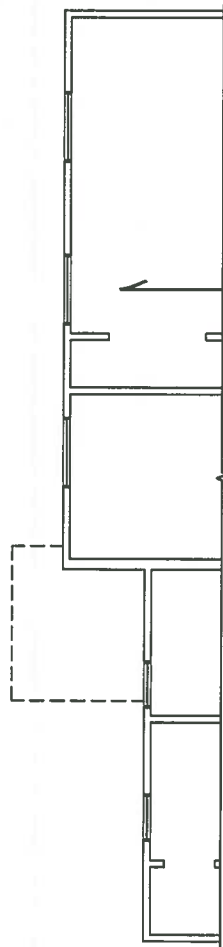
J.S. THOMPSON ENGINEERING, INC
 606 WADE AVE., SUITE 104 RALEIGH, NC 27605
 PHONE: (919) 789-9919 FAX: (919) 789-9921
 N.C. LICENSE NO.: C-1733

ELMHURST - RALE
 RELEASE #3 - 08/23/19
 DAN RYAN BUILDERS

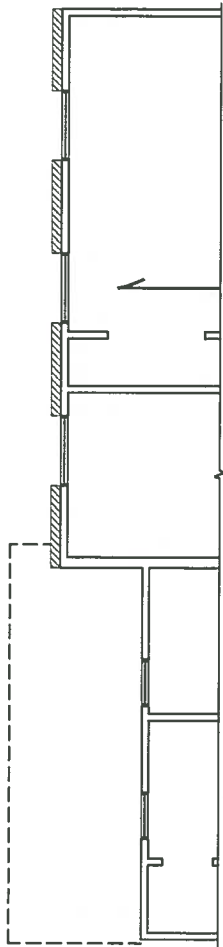
DATE: SEPTEMBER 3, 2019
 SCALE: 1/4" = 1'-0"
 DRAWN BY: DAN RYAN BUILDERS
 ENGINEERED BY: WRS

SHEET 13 OF 17
 S4.1
 CEILING FRAMING PLAN

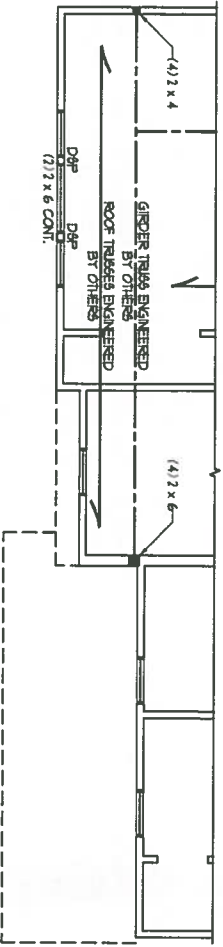
SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED
1/8" x 11" PRINTS ARE ONE HALF THE NOTED SCALE



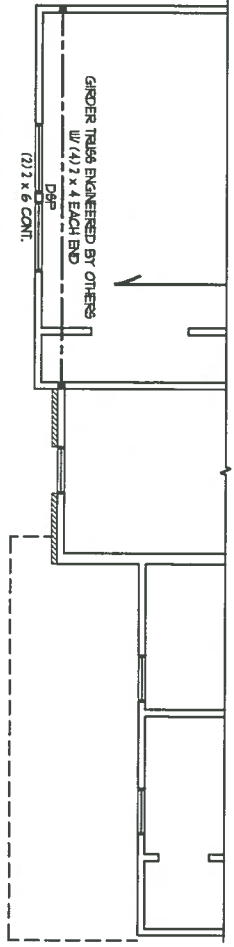
ELEVATION 2



ELEVATION 3



ELEVATION 4



ELEVATION 5

LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT		
LENGTH (FT)	SIZE OF LINTEL	
UP TO 4 FT	L 3 1/2 x 3 1/2 x 1/4	
4-8	L 5 x 3 1/2 x 5/16 LLV	
8 AND GREATER	L 6 x 4 x 5/16 LLV	

- BRICK SUPPORT NOTES:**
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (IND). SEE ARCH NOTES FOR SIZE AND LOCATION OF OPENINGS.
 - L 1/4" x LONGER LEGS VERTICAL.
 - L 1/4" x LONGER LEGS HORIZONTAL.
 - DRILL ALL LAG BOLTS 1/4" DIA. AT EACH END INTO GIBBER 1/4" THICK W/ 1/4" BEARING FOR ALL HEADERS & ANGLE IRON. ANGLE IRON IN LENGTH ATTACH STEEL ANGLE CENTER HEADERS W/ 1/4" LAG BOLTS @ 12" O.C. STAGGERED.
 - FOR ALL BRICK SUPPORT & ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS w/ (4) D4 NAILS PER PLY FASTEN @ 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/4" LAG BOLTS @ 12" O.C. STAGGERED. SEE SECTION R703.521 OF THE 2009 IBC FOR ADDITIONAL BRICK SUPPORT INFORMATION. PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.



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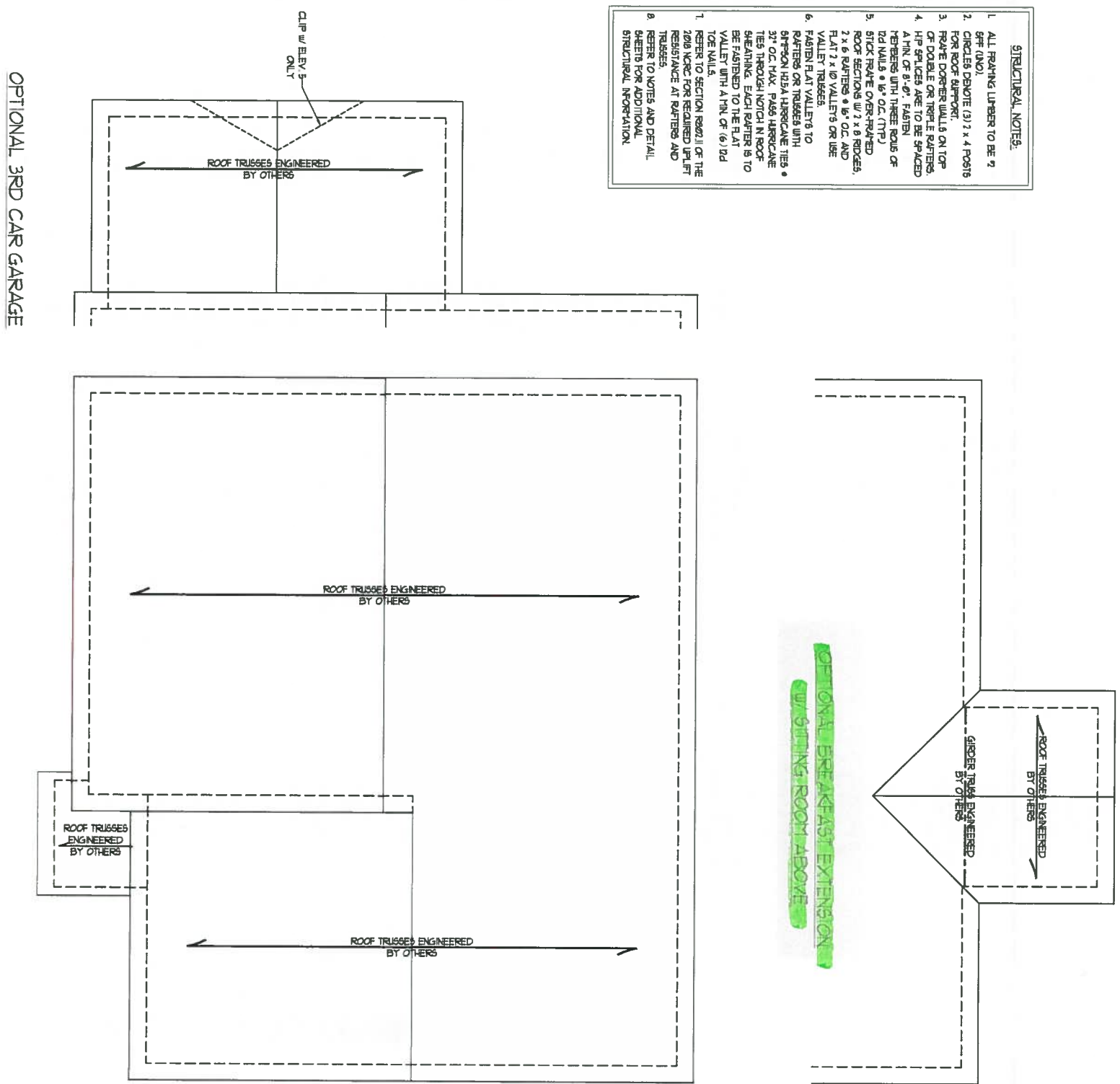
ELMHURST - RALE
RELEASE #3 - 08/23/19
DAN RYAN BUILDERS

DATE: SEPTEMBER 3, 2019
SCALE: 1/4" = 1'-0"
DRAWN BY: DAN RYAN BUILDERS
ENGINEERED BY: WRS

SHEET: 14 OF 17
S4.2
CEILING FRAMING PLAN

SCALE NOTE:
 LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
 1/2" x 1/4" PRINTS ARE ONE HALF THE NOTED SCALE.

- STRUCTURAL NOTES:**
1. ALL FRAMING LUMBER TO BE #2 SPT (NO).
 2. CIRCLES DENOTE (3/4" x 4 POSIT) FOR ROOF SUPPORT.
 3. FRAME DOGGER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS. HIP SPLICES ARE TO BE SPACED A MIN OF 8'-0". FASTEN RAFTERS WITH THREE ROWS OF 2D NAILS @ 8" O.C. (17P)
 4. STICK FRAME OVER-RAISED ROOF SECTIONS W/ 2" x 8 RIDGES, 2" x 6 RAFTERS @ 8" O.C. AND FLAT 2" x 10 VALLEYS OR USE VALLEY TRUSSES.
 5. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH BRPSON H2/A HURICANE TIES @ 37" O.C. MAX. PASS HURICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN OF (6) 2D JOE NAILS.
 6. REFER TO SECTION 9002.1 OF THE 2008 NRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
 7. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



ELEVATION 1

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ELMHURST - RALE
 RELEASE #3 - 08/23/19
 DAN RYAN BUILDERS

DATE: SEPTEMBER 5 2019
SCALE: 1/4" = 1'-0"
DRAWN BY: DAN RYAN BUILDERS
ENGINEERED BY: WJA

SHEET 15 OF 17
 S-5.1
 ROOF FRAMING PLAN
 ELEVATION 1

PROFESSIONAL SEAL
 MATTHEW G. STROTHER
 ENGINEER
 33736
 9/6/19

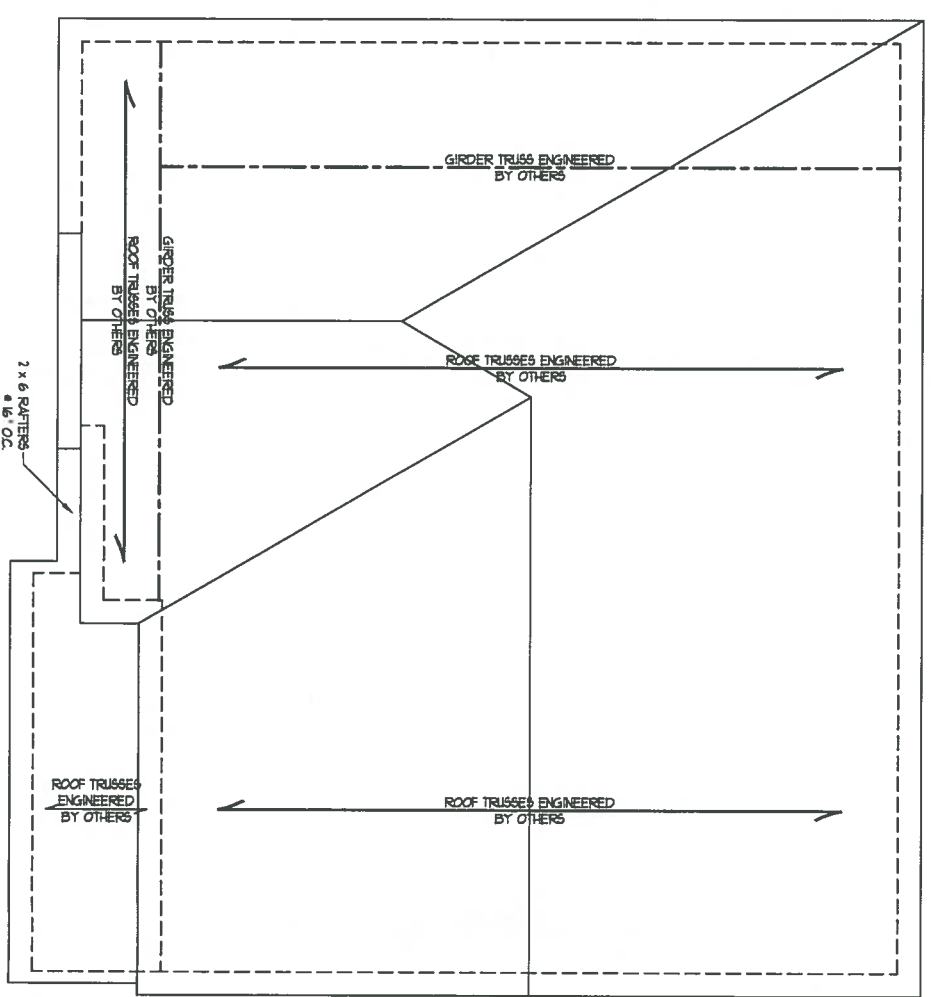
SCALE NOTE:
 LARGE FORMAT PRINTS ARE TO SCALE AS NOTED
 11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE



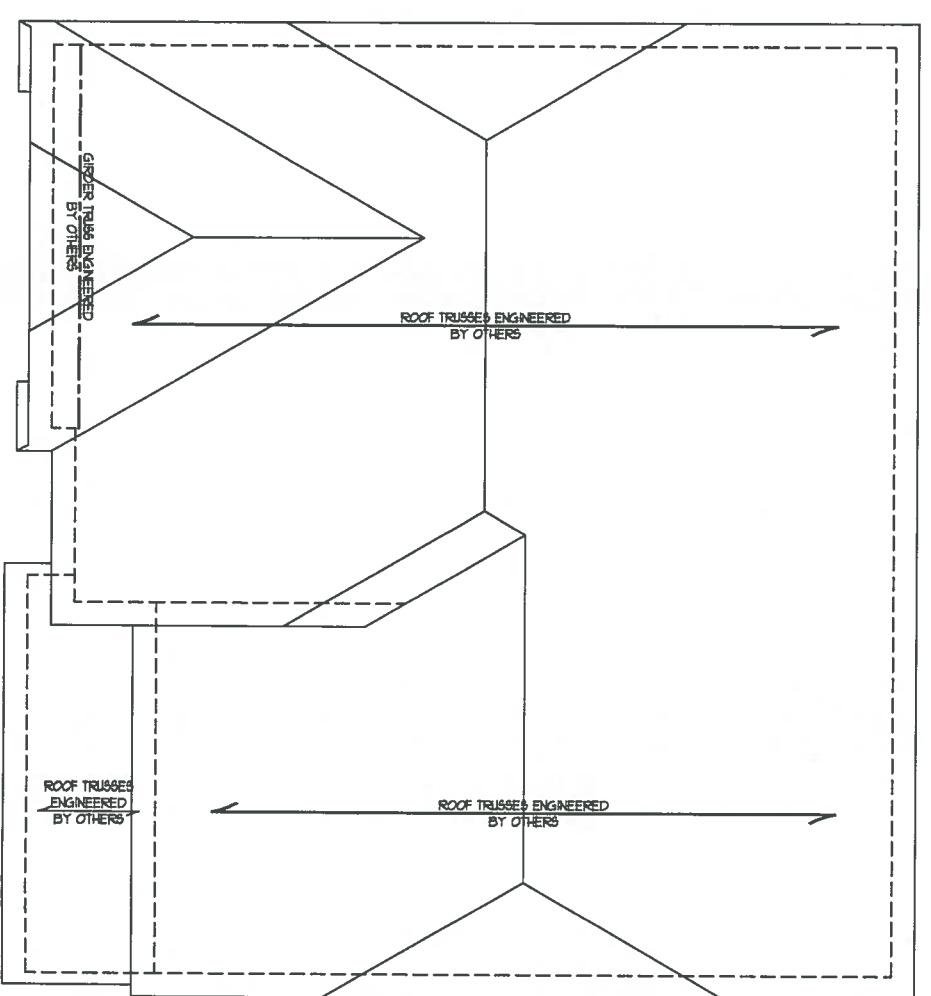
- STRUCTURAL NOTES:**
1. ALL RAFTING LIMBS TO BE 2" GFF (MIN).
 2. CHECKED DRAWING (3) 2" x 4" POSTS FOR ROOF SUPPORT.
 3. RAFTER DOGGER WILL BE ON TOP OF DOUBLE OR TRIPLE RAFTERS.
 4. HIP BRACES ARE TO BE SPACED A MIN. OF 8'-0" (FATHER PITCHES WITH THREE ROWS OF 2D WALLS @ 8'-0" (17').
 5. STOCK RAFTS OVER-FRAMED ROOF SECTIONS 11'-0" BRACES, 2" x 4" BRACES @ 16" OC AND 2" x 4" WALLS TO USE WALL BRACES.
 6. FASTER AT VALLES TO RAFTERS OR TRUSSES WITH SECTION 1224 HANGING TIES @ 24" ON TYP. TIES HANGING TIES THROUGH NOTCH IN ROOF BEAMS. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 1/2" DIA WALLS.
 7. REFER TO SECTION 1224 OF THE 2008 NCB FOR REQUIRED W/FT RESISTANCE AT RAFTERS AND TRUSSES.
 8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

SEE SHEET S-5.1 FOR OPTIONS

SEE SHEET S-5.1 FOR OPTIONS



ELEVATION 4



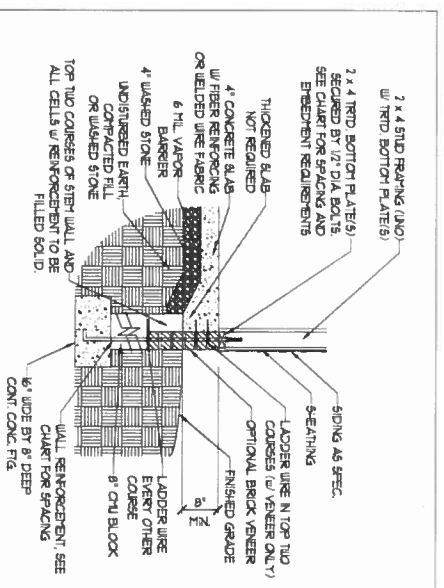
ELEVATION 5

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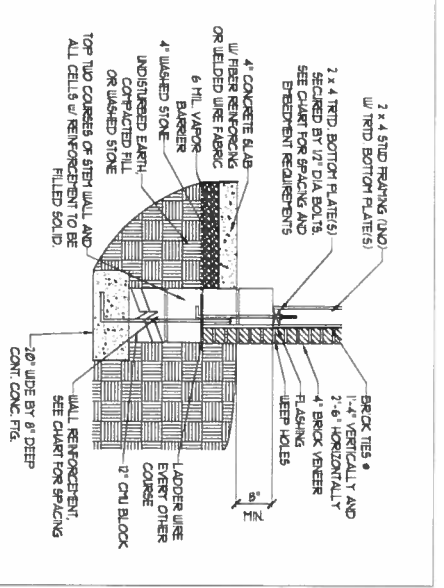
ELMHURST - RALE
 RELEASE #3 - 08/23/19
 DAN RYAN BUILDERS

DATE: SEPTEMBER 3, 2019
SCALE: 1/4" = 1'-0"
DRAWN BY: DAN RYAN BUILDERS
ENGINEERED BY: JTB

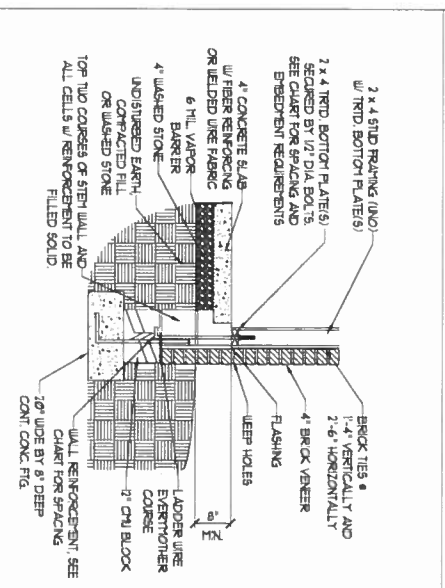
SHEET 17 OF 17
S-5.3
 ROOF RAFTING PLAN
 ELEVATIONS 4 & 5



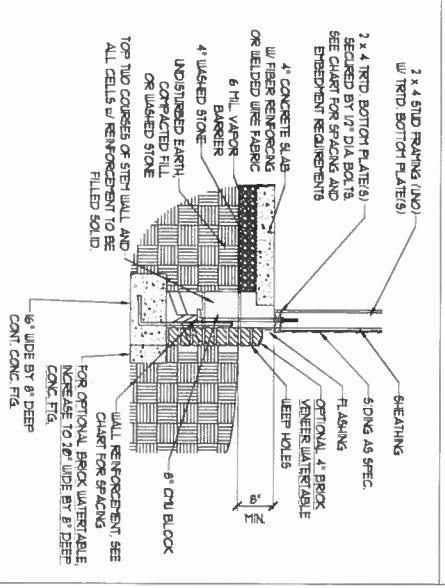
STEM WALL FDN DETAIL (1)



STEM WALL FDN w/ BRICK AND CURB (2)



STEM WALL FDN w/ BRICK DETAIL (3)



STEM WALL FDN w/ OPTIONAL BRICK WATERBAY DETAIL (4)

MASONRY STEMWALL SPECIFICATIONS				
WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	2 AND BELOW	8" CMU	4" BRICK AND 4" CMU	4 BRICK AND 8" CMU
3	UNROUTED	GROUT SOLID	UNROUTED	UNROUTED
4	GROUT SOLID	GROUT SOLID w/ 1/4 REBAR @ 48" O.C.	GROUT SOLID	GROUT SOLID w/ 1/4 REBAR @ 64 O.C.
5	GROUT SOLID w/ 1/4 REBAR @ 36 O.C.	NOT APPLICABLE	GROUT SOLID w/ 1/4 REBAR @ 36" O.C.	GROUT SOLID w/ 1/4 REBAR @ 64 O.C.
6	GROUT SOLID w/ 1/4 REBAR @ 24" O.C.	NOT APPLICABLE	GROUT SOLID w/ 1/4 REBAR @ 24" O.C.	GROUT SOLID w/ 1/4 REBAR @ 64 O.C.
1 AND GREATER	ENGINEERED DESIGN BASED ON SITE CONDITIONS			

STRUCTURAL NOTES:

- 1) WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
- 2) THE MULTIPLE UNITERS TOGETHER WITH LADDER WIRE AT 8" O.C. VERTICALLY.
- 3) CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION ON COTTON TO HOUSE.
- 4) BACKFILL OF CLEAN #1 / #1 WASHED STONE IS ALLOWABLE.
- 5) BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (AS PER FT BELOW GRADE) CLASSIFIED AS GROUP CAROLINA RESIDENTIAL CODE ARE ALLOWABLE.
- 6) PREP SLAB FOR (2002) AND (2002) BASE AND EXECUTION OF 2008 NORTH CAROLINA RESIDENTIAL AL CODE MINIMUM 24" LAP SPlice LENGTH.
- 7) LOCATE REBAR IN CENTER OF FOUNDATION WALL.
- 8) WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE "S" HORTAR OR 3000 PSI GROUT USE OF LOU LEFT 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. 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"	5" 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.

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STEM WALL FOUNDATION DETAILS

DATE: NOVEMBER 1, 2018
 SCALE: NTS
 DRAWN BY: JST
 RED BY: JST

MATTHEW G. STROTHER
 PROFESSIONAL ENGINEER
 SEAL 33736
 9/6/19

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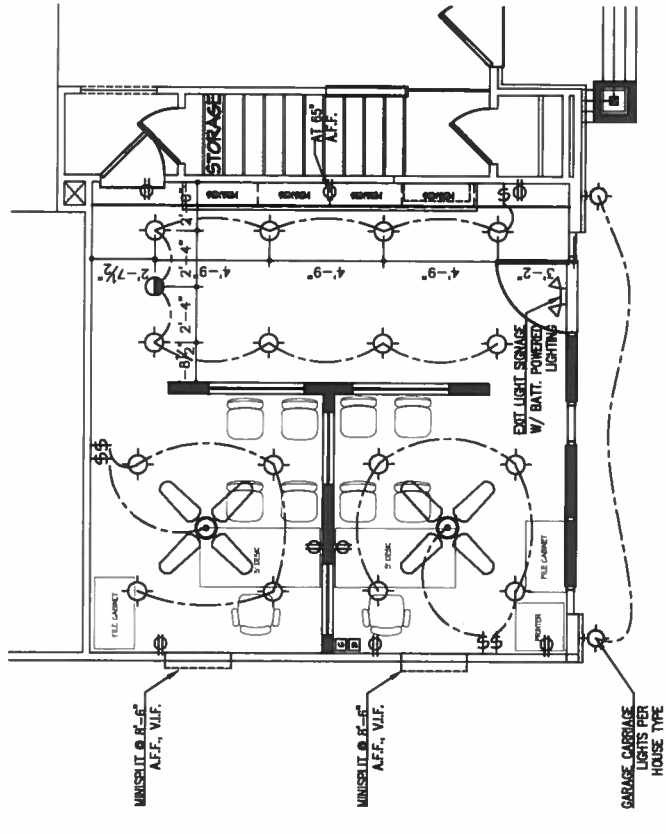
DATE	CHANGE

DRAWN BY:
DATE:
PLAN NO.

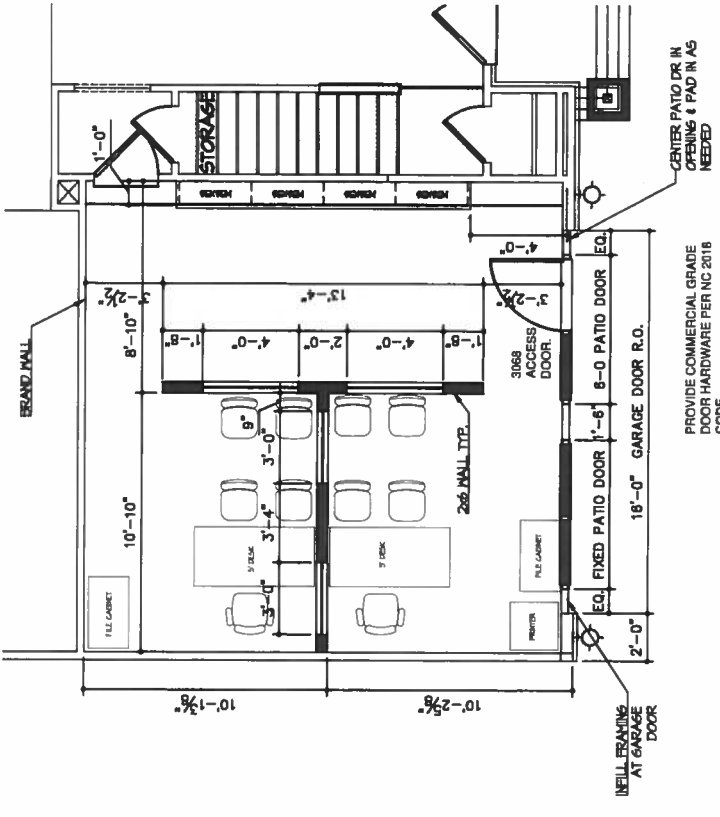
DAN RYAN BUILDERS
 2099 GAITHER ROAD, SUITE 600,
 ROCKVILLE, MARYLAND 20850
 (301) 696-0200 | www.danryanbuilders.com

HOUSE NAME:
ELMHURST
 DRAWING TITLE
PARTIAL PLANS
SALES CENTER

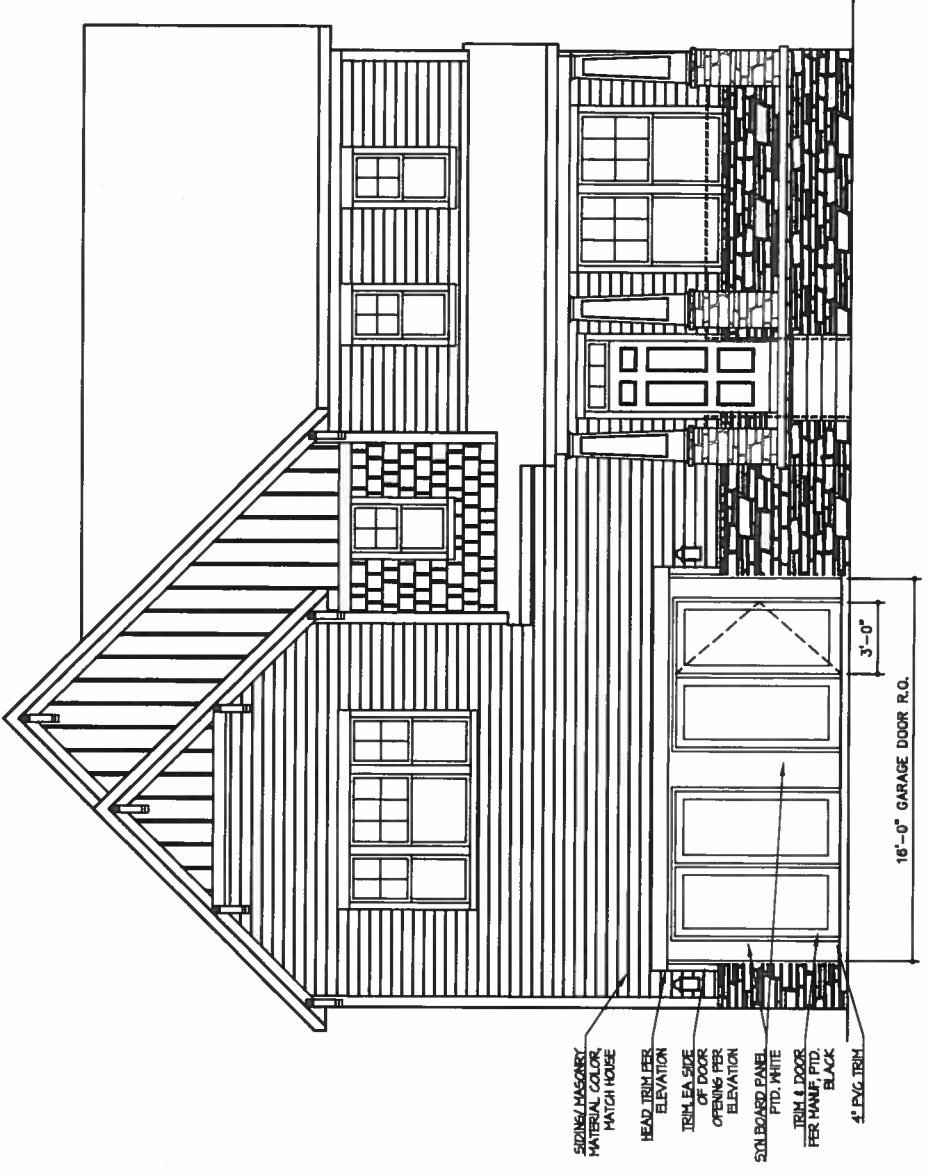
SHEET No.
SC-1



PARTIAL ELECTRICAL FLOOR PLAN
SALES OFFICE
 SCALE: 1/8" = 1'-0"



PARTIAL 1ST FLOOR PLAN
SALES OFFICE
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SALES OFFICE
 SCALE: 1/8" = 1'-0"