

MAGNOLIA

ELEVATION B

**PRINCE
PLACE
LOT 11**



INCLUDED OPTIONS:
1st FLOOR
SCREENED PORCH
GOURMET KITCHEN
FIXED WINDOWS @ FAMILY ROOM
FRENCH DOORS @ STUDY
OWNERS SPA SHOWER
SHOWER ILO TUB @ BATH 2
SECOND SINK @ BATH 2
2nd FLOOR
BONUS ROOM
BEDROOM W/ BATH
UNFINISHED STORAGE

BASE HOUSE SQUARE FOOTAGE CALCULATIONS						TOTAL UNDER ROOF
ELEVATIONS	1st FLOOR	TOTAL FIN.	FRONT PORCH	REAR PORCH	GARAGE	
ELEV. B	2,524 s.f.	2,524 s.f.	159 s.f.	300 s.f.	396 s.f.	3,379 s.f.
MAGNOLIA OPTIONS SQUARE FOOTAGE						
OPTIONS:						
BONUS ROOM W/ BEDROOM		+927 s.f.				
BONUS ROOM STORAGE		+124 s.f.				

REVISION NUMBER

MAIN STREET
Designs
 Main Street Designs of Georgia, LLC
 www.MainStreetDesigns.com
 3650 Royal Blvd. South, Suite 135
 Alpharetta, GA 30022
 O. (404) 996-5722

DAVIDSON
HOMES
 Your Community Builder

1/8" = 1'-0"

RELEASE DATE
06-15-2021

PROJECT NUMBER

OPTION NO.

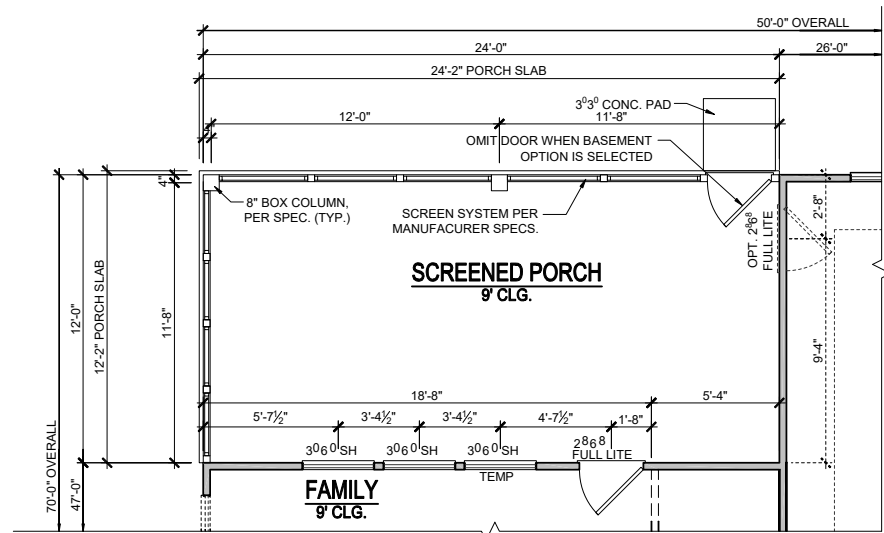
MODEL
MAGNOLIA

DRAWING TITLE
COVER SHEET

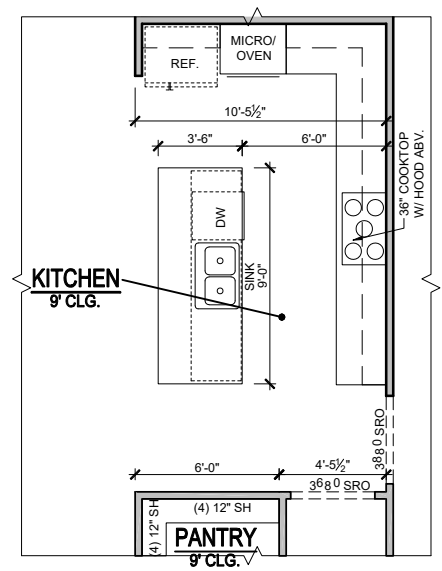
OPTION DESCRIPTION

SHEET NO.
CS-1.0

PRINCE PLACE LOT 11

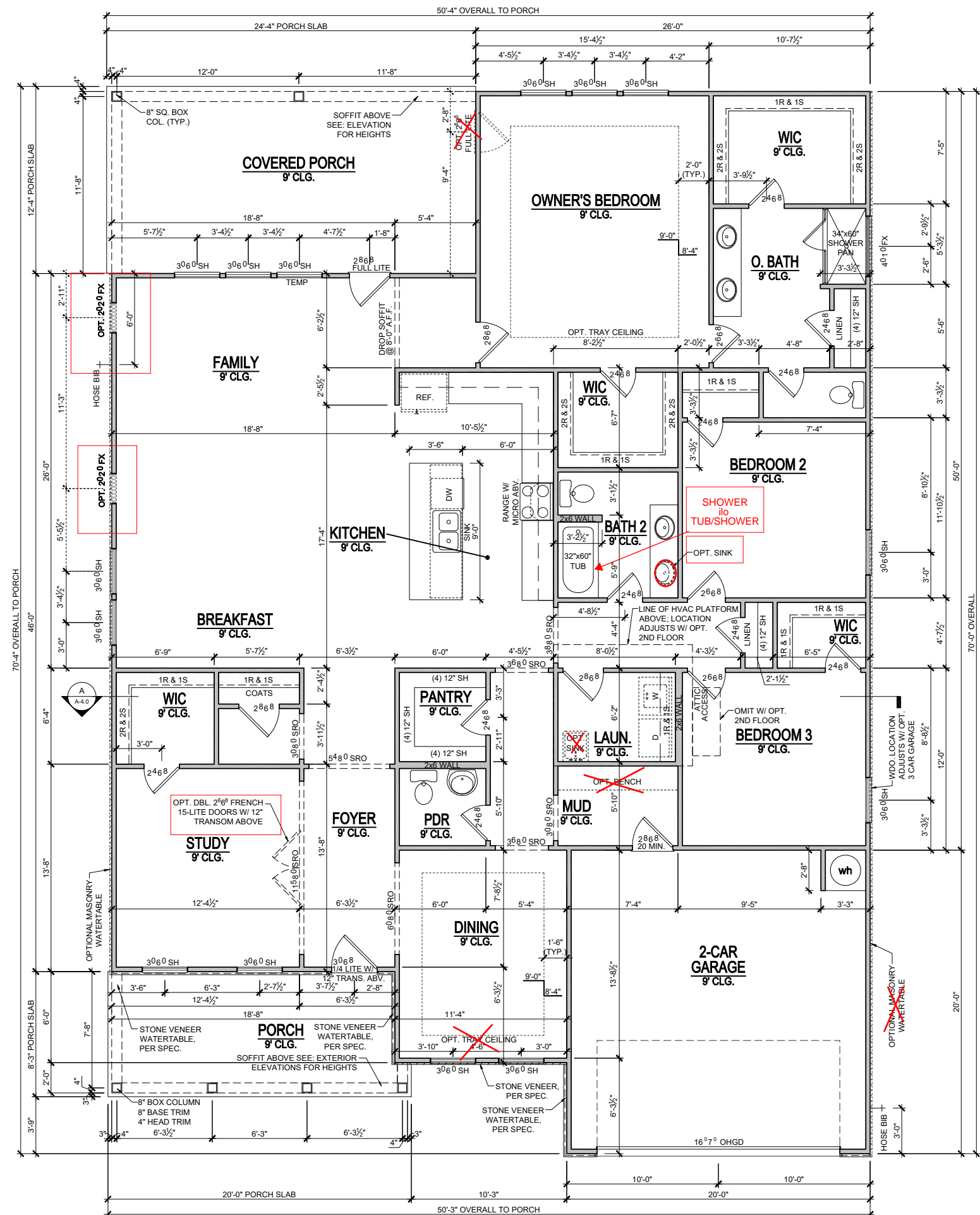


**1st FLOOR PLAN
OPT. SCREENED PORCH**
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

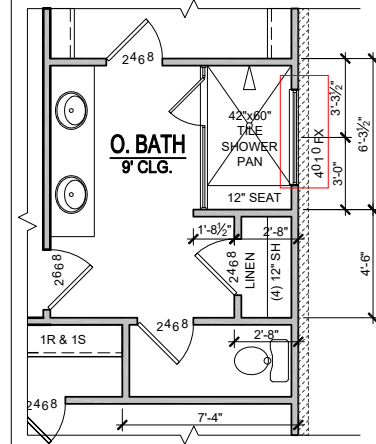


OPT. GOURMET KITCHEN
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

**SEE PAGE O-5.0
FOR
STAIRS TO SECOND FLOOR**



1st FLOOR PLAN - ELEVATION B
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



OPT. SPA SHOWER
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

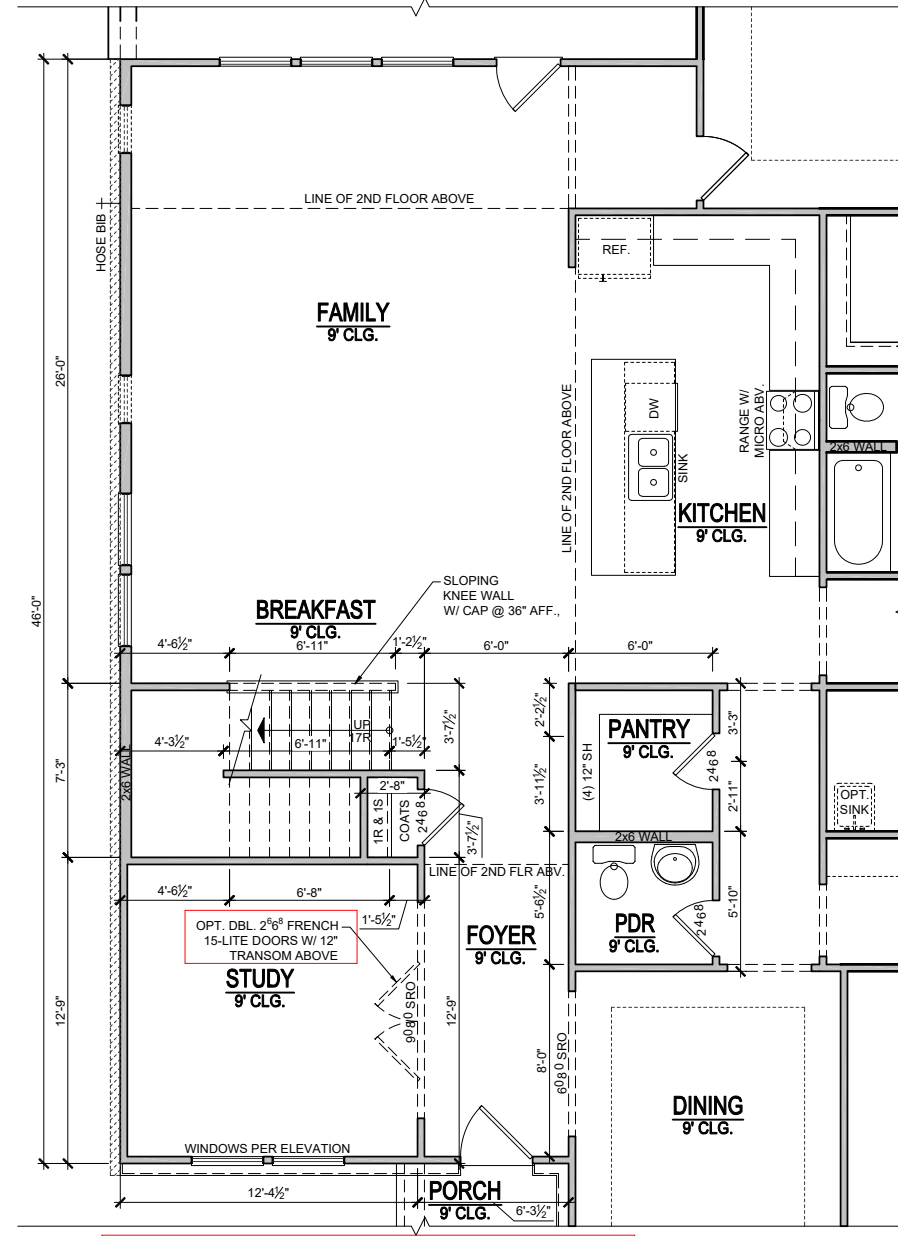
REVISION NUMBER

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Your Community Builder

MAIN STREET DESIGN
Main Street Designs of Georgia, LLC
www.MainStreetDesigns.com
3060 Royal Blvd. South, Suite 135
Alpharetta, GA 30022
O. (404) 996-5722

MODEL	MAGNOLIA
DRAWING TITLE	FIRST FLOOR PLAN
OPTION DESCRIPTION	ELEVATION - B
RELEASE DATE	06-15-2021
PROJECT NUMBER	
OPTION NO.	
SHEET NO.	A-1.0B

PRINCE PLACE LOT 11



STAIRS AT OPT. BONUS ROOM
1ST FLOOR PLAN
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
 SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

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 3650 Royal Blvd. South, Suite 135
 Alpharetta, GA 30022
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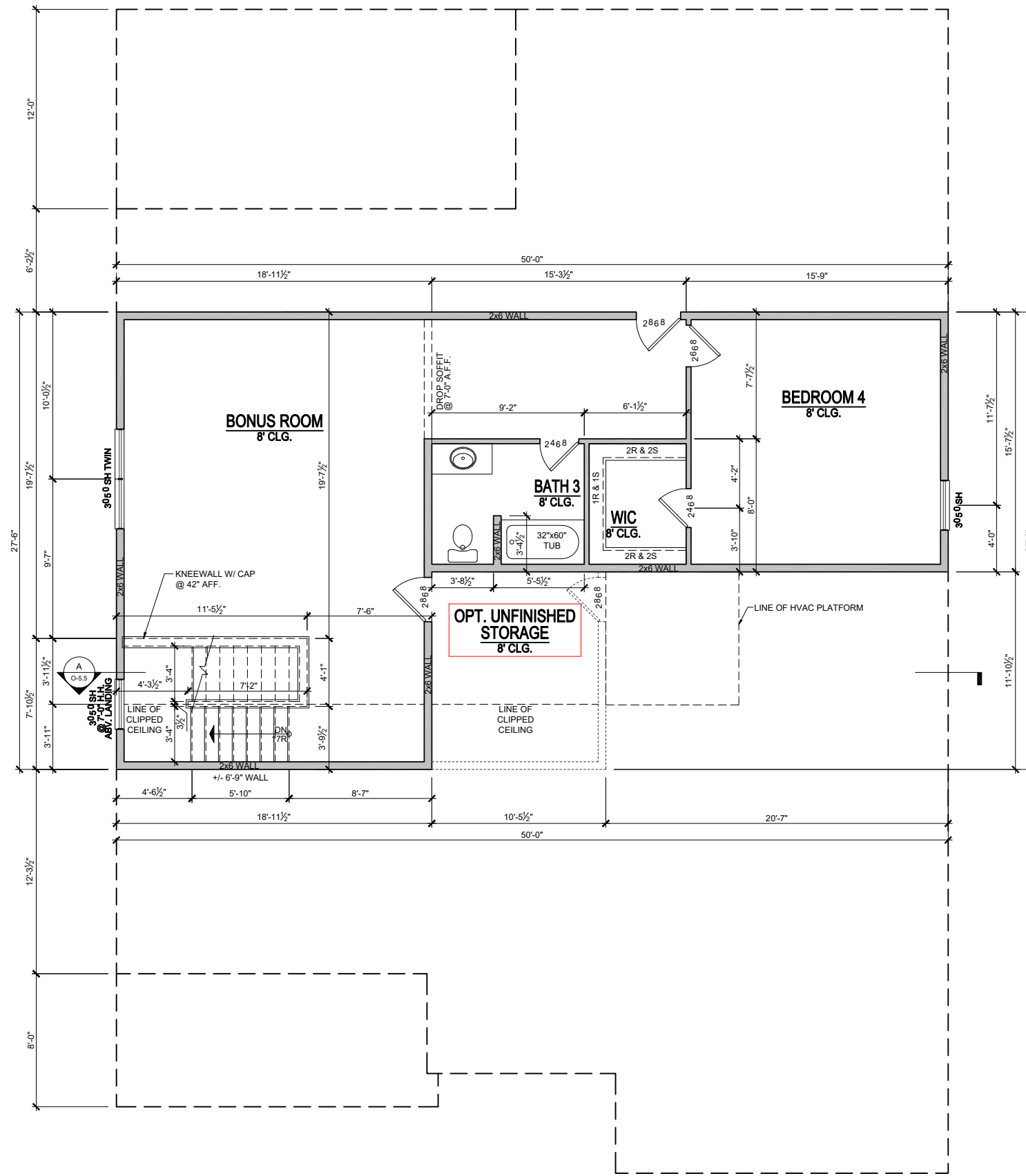
1/8" = 1'-0"

RELEASE DATE	06-15-2021
PROJECT NUMBER	---
OPTION NO.	---

MODEL	MAGNOLIA
DRAWING TITLE	PLAN OPTIONS
OPTION DESCRIPTION	BONUS ROOM

SHEET NO.
O-5.0

PRINCE PLACE LOT 11



**OPT. BONUS ROOM W/ BEDROOM
2ND FLOOR PLAN**

+927 SQ.FT.

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

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Alpharetta, GA 30022
O. (404) 996-5722

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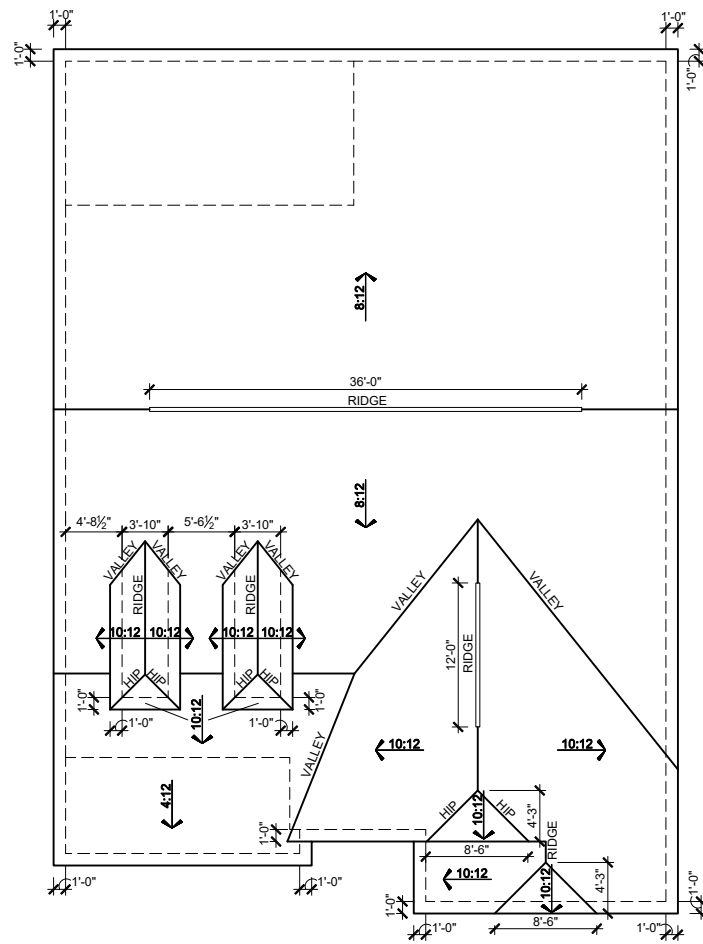
1/8" = 1'-0"

RELEASE DATE	06-15-2021
PROJECT NUMBER	-----
OPTION NO.	-----

MODEL	MAGNOLIA
DRAWING TITLE	PLAN OPTIONS
OPTION DESCRIPTION	2ND FLOOR BONUS W/ BED

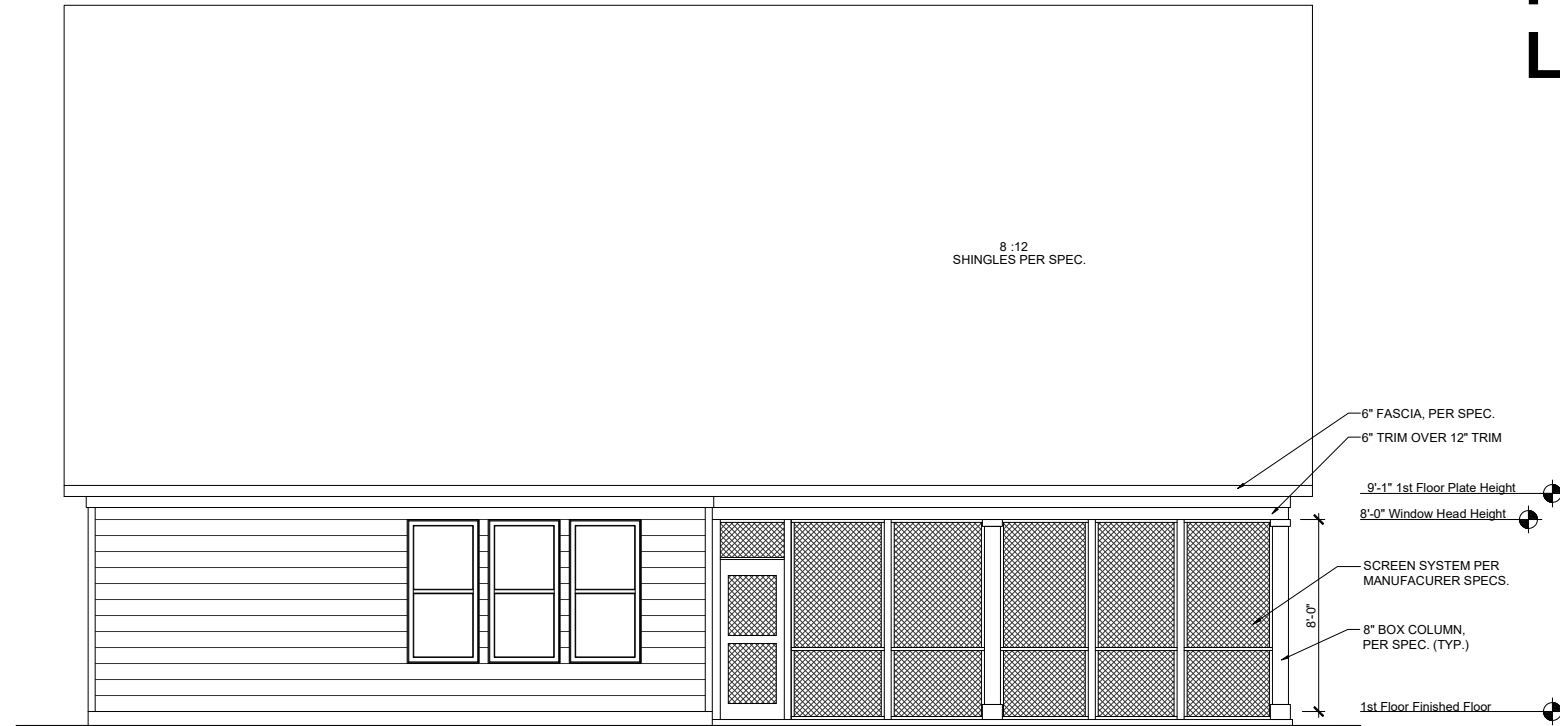
SHEET NO.
O-5.4

PRINCE PLACE LOT 11



ELEVATION -B- ROOF PLAN

SCALE: 1/16"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/8"=1'-0" (22"X34" SHEET SIZE)



SCREENED PORCH REAR ELEVATION

SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

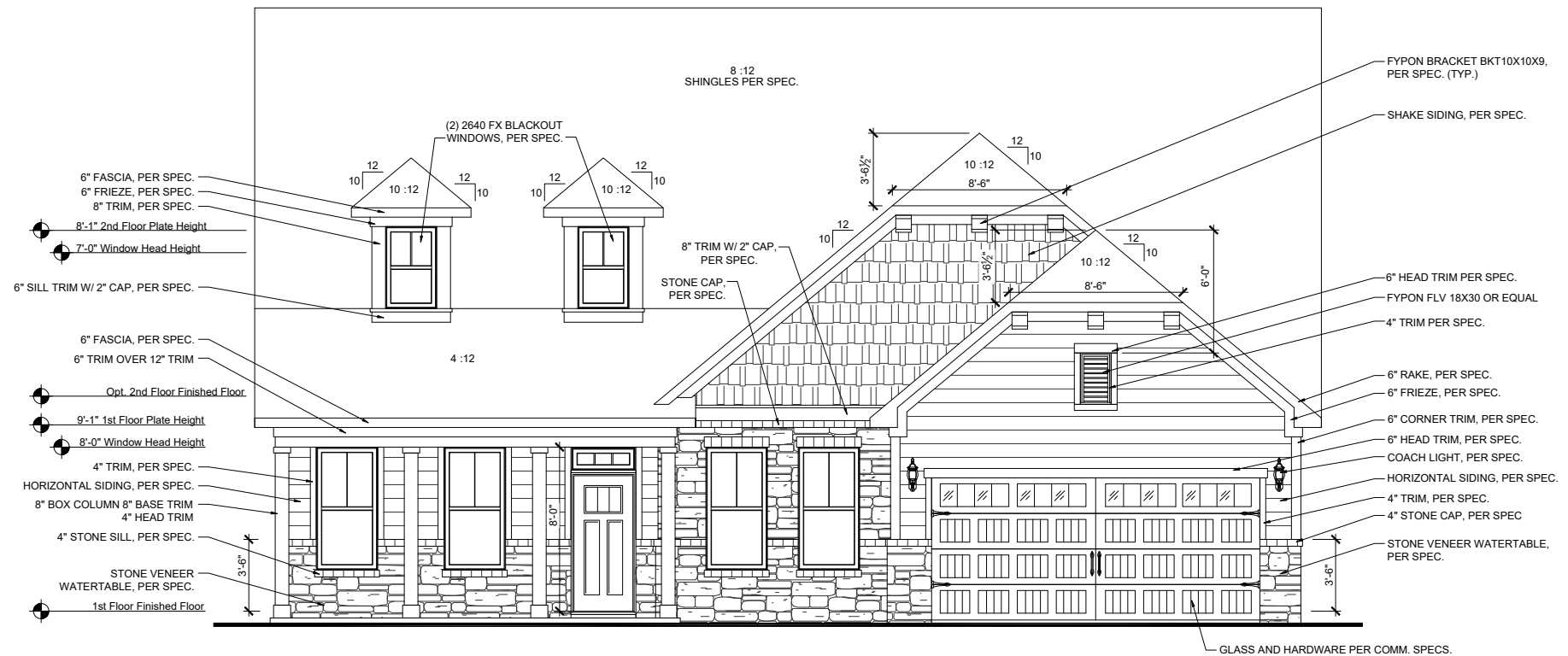
ATTIC VENT CALCULATIONS

NOTES:

- GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL. ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO CBC REQUIREMENTS.
- PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.
- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.
- DASHED LINES INDICATE WALL BELOW.
- LOCATE GUTTER AND DOWNSPOUTS PER BUILDER.
- PITCHED ROOFS AS NOTED.
- TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALCS AND SHOP DRAWINGS TO THE BUILDER'S GENERAL CONTRACTOR AND BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATIONS.
- ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE.

MAIN ROOF			
3359	SQ FT UNDER ROOF ATTIC		
300	SQ FT / 1 SQ FT =	11.20	SQ FT VENTILATION
	RIDGE VENTS 18 SQ IN = (.125 SQ FT)		
	SOFFIT VENTS 9 SQ IN = (.0625 SQ FT)		
	BOX VENTS 50 SQ IN = (.347 SQ FT)		
11.20	SQ FT x 50%	5.598	SQ FT OF RIDGE
11.20	SQ FT x 50%	5.598	SQ FT OF SOFFIT
	RIDGE VENT	5.598	SQ FT = 44.8 FEET OF RIDGE VENT
	SOFFIT VENT	0.125	SQ FT = 89.6 FEET OF SOFFIT VENT
	SOFFIT VENT	5.598	SQ FT = 89.6 FEET OF SOFFIT VENT
	SOFFIT VENT	0.0625	SQ FT
	ACTUAL RIDGE VENT PROVIDED	48	FEET
	ACTUAL SOFFIT VENT PROVIDED	85	FEET
	NUMBER OF BOX VENTS NEEDED	-1.1	COUNT (NEGATIVE = 0)
	(REQ - ACTUAL x .347)		

FACADE PERCENTAGES		
MATERIALS	S.F.	%
SIDING	196	45
SHAKE	85	21
BOARD & BATT	0	0
HARDI BOARD	0	0
STONE VENEER	142	34
BRICK VENEER	0	0
TOTAL	413	100
MASONRY	% = 34	



FRONT ELEVATION - 'B'

SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

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MAIN STREET Designs
Main Street Designs of Georgia, LLC
www.MainStreetDesigns.com
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022
C. (404) 996-5722

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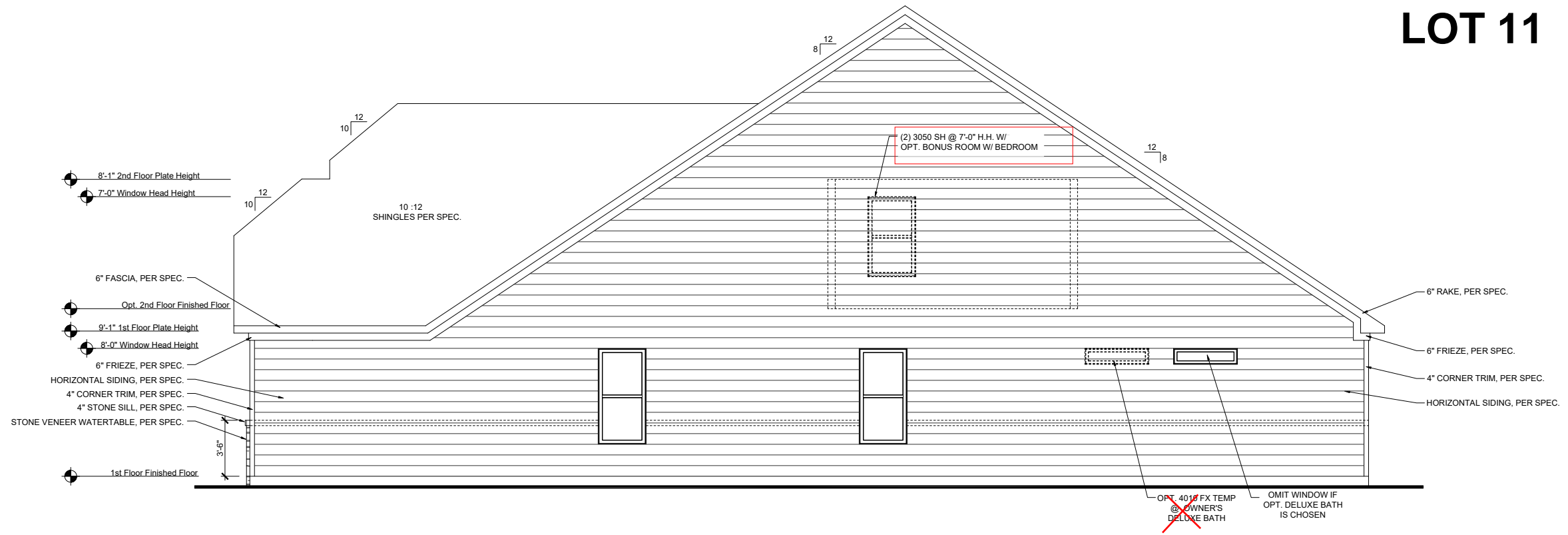
1/8" = 1'-0"

RELEASE DATE	06-15-2021
PROJECT NUMBER	-----
OPTION NO.	-----

MODEL	MAGNOLIA
DRAWING TITLE	EXT. ELEV/ ROOF PLAN
OPTION DESCRIPTION	ELEVATION - B

SHEET NO. **A-2.0B**

PRINCE PLACE LOT 11



RIGHT ELEVATION - 'B'

SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

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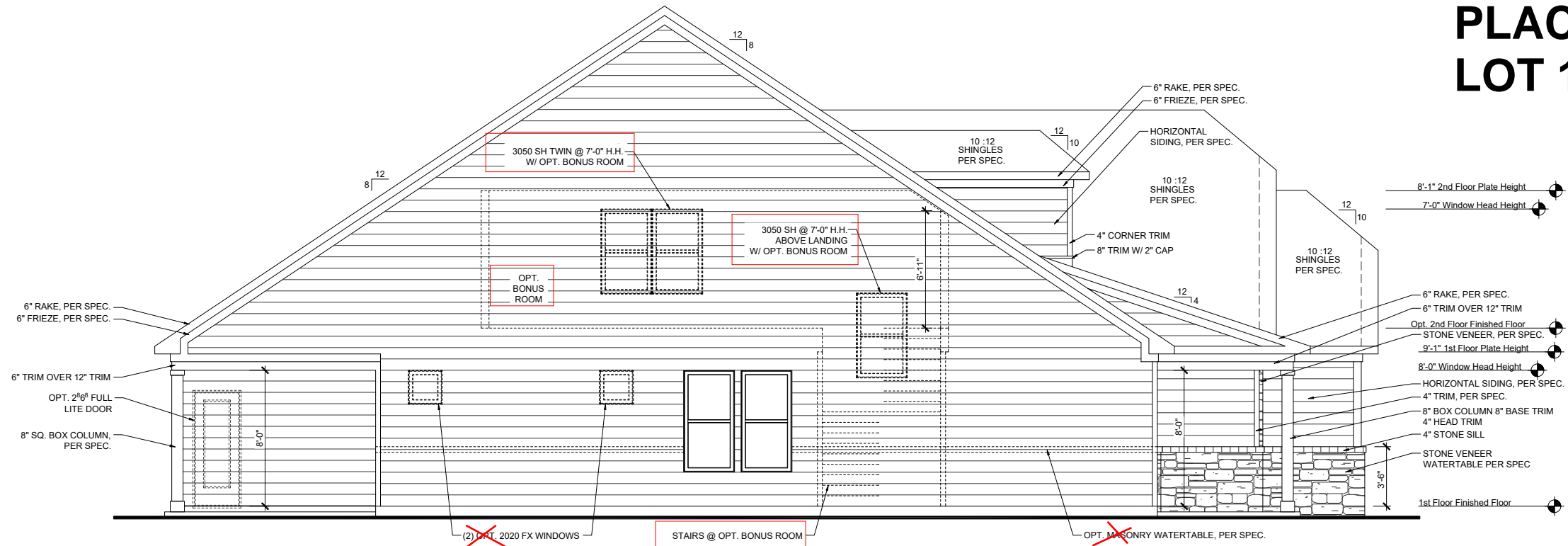
1/8" = 1'-0"

RELEASE DATE	06-15-2021
PROJECT NUMBER	-----
OPTION NO.	-----

MODEL	MAGNOLIA
DRAWING TITLE	SIDE ELEVATIONS
OPTION DESCRIPTION	ELEVATION - B

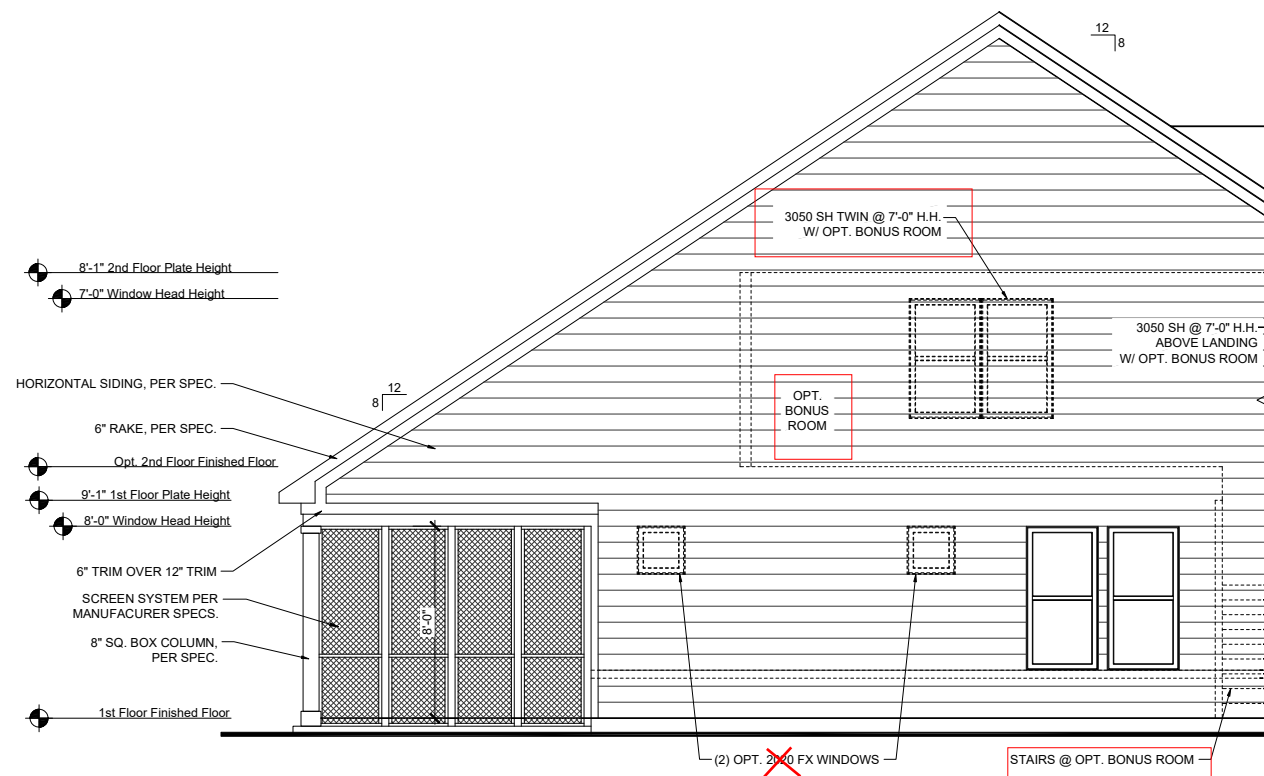
SHEET NO.
A-2.1B

PRINCE PLACE LOT 11



LEFT ELEVATION - 'B'

SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)



**SCREENED PORCH
LEFT ELEVATION - 'B'**

SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

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3050 Royal Blvd. South, Suite 135
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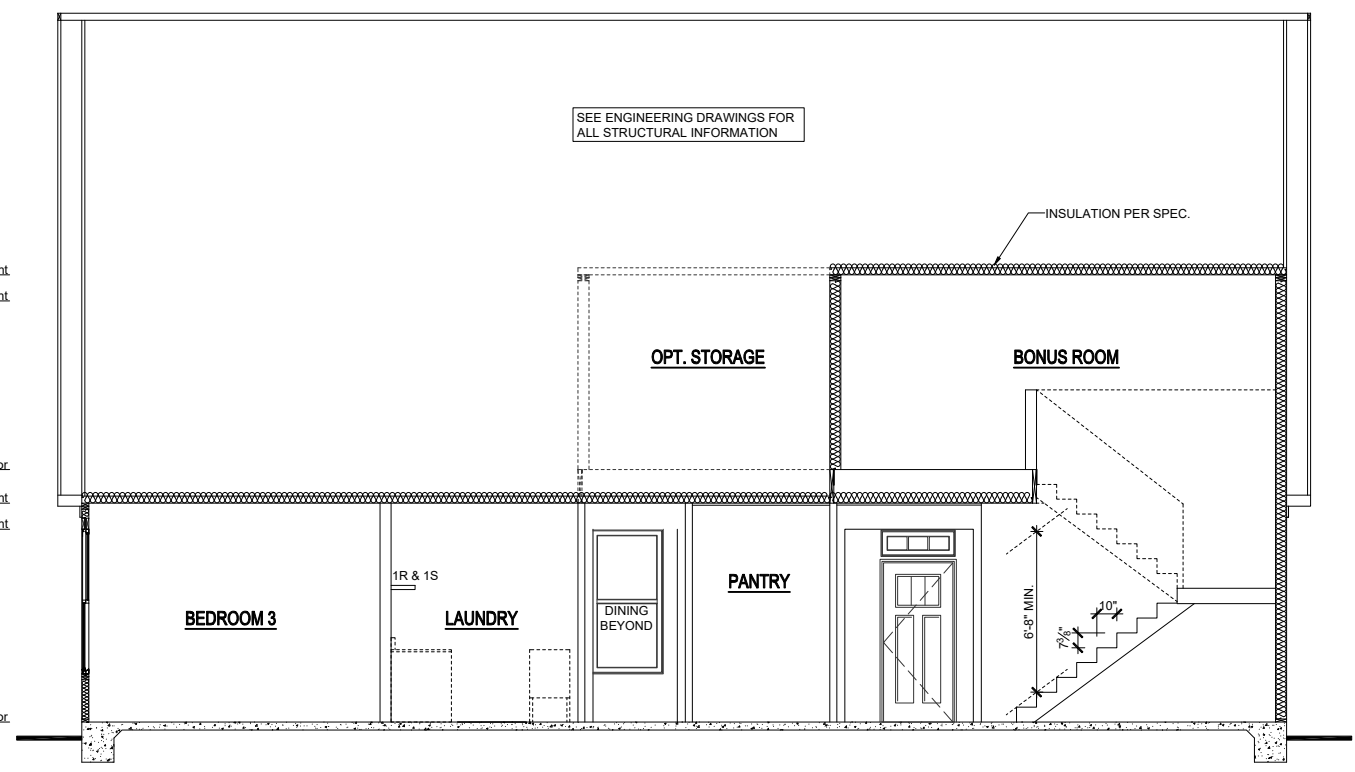
1/8" = 1'-0"

RELEASE DATE	06-15-2021
PROJECT NUMBER	-----
OPTION NO.	-----

MODEL	MAGNOLIA
DRAWING TITLE	PLAN OPTIONS
OPTION DESCRIPTION	SCREENED PORCH

SHEET NO.
O-4.0

8'-1" 2nd Floor Plate Height
 7'-0" Window Head Height
 2nd Floor Finished Floor
 9'-1" 1st Floor Plate Height
 8'-0" Window Head Height
 1st Floor Finished Floor



SEE ENGINEERING DRAWINGS FOR ALL STRUCTURAL INFORMATION

INSULATION PER SPEC.

SECTION - A @ OPT. 2ND FLOOR BONUS ROOM

SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE)
 SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)

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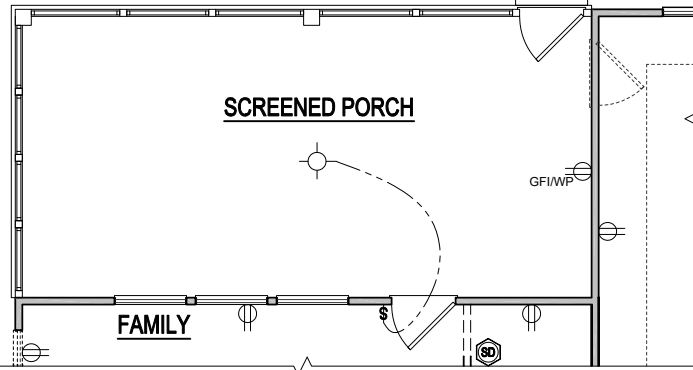
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1/8" = 1'-0"

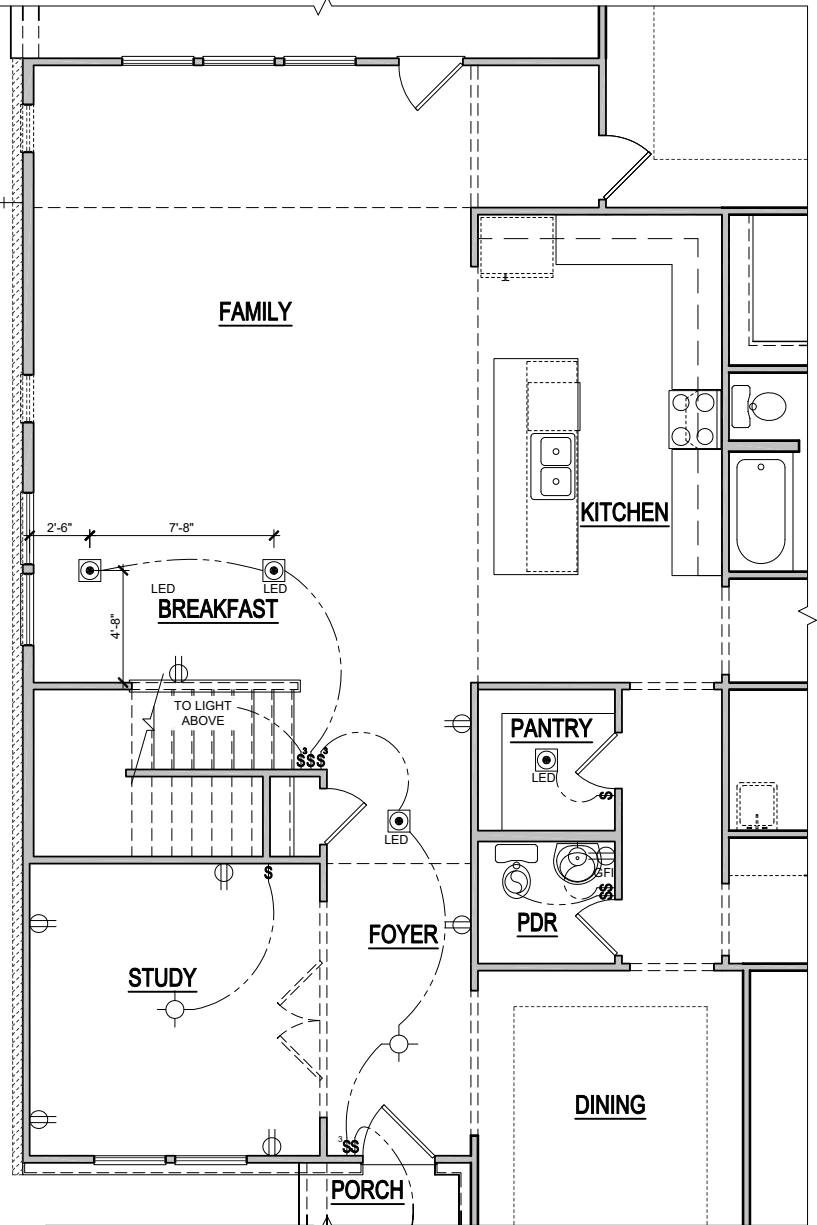
RELEASE DATE	06-15-2021
PROJECT NUMBER	-----
OPTION NO.	-----

MODEL	MAGNOLIA
DRAWING TITLE	SECTION
OPTION DESCRIPTION	OPT. BONUS ROOM & BSMT

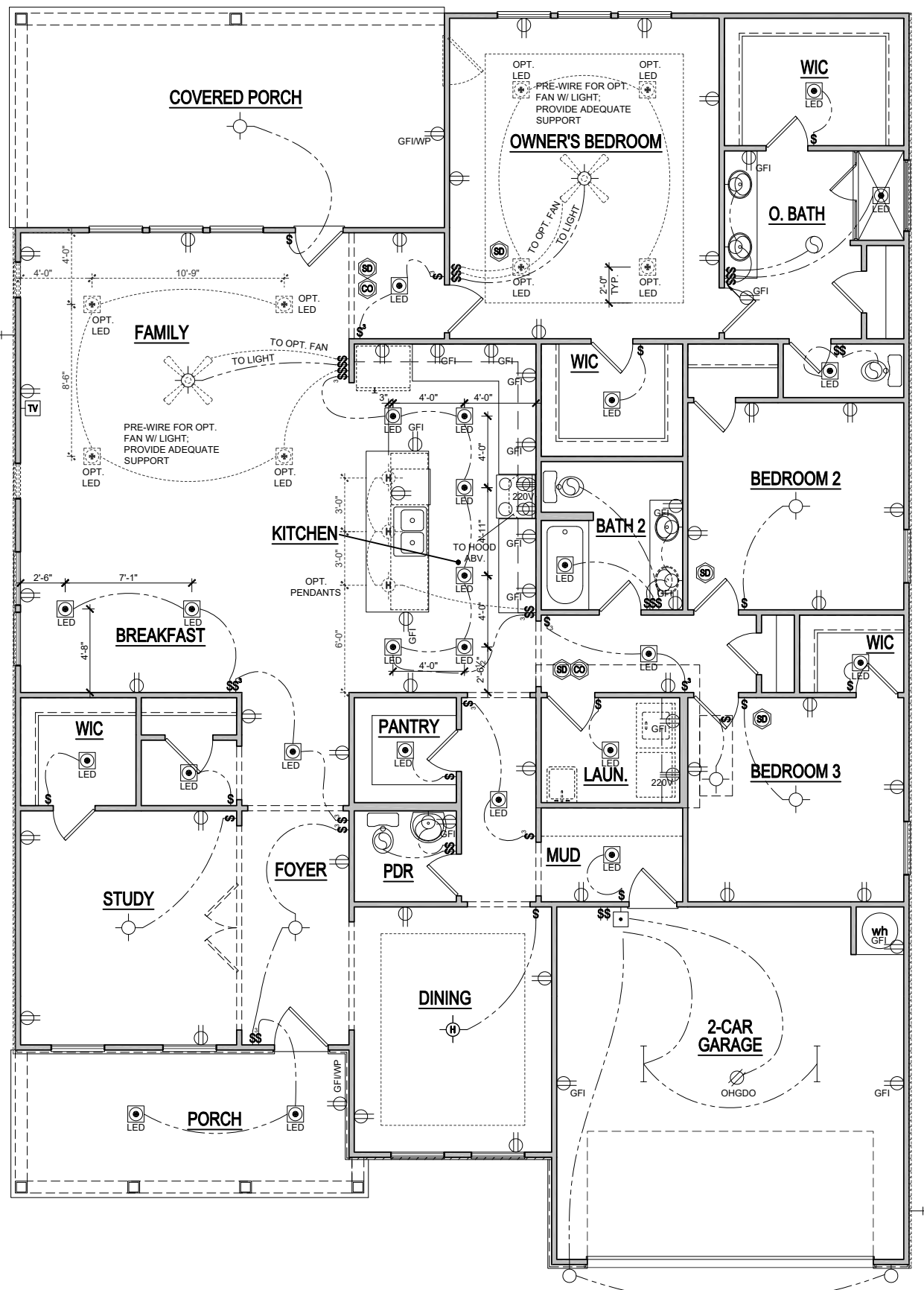
SHEET NO.
O-5.5



**ELECTRICAL PLAN
OPT. SCREENED PORCH**
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

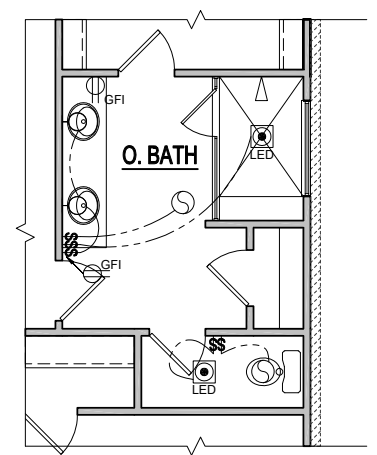


**STAIRS AT OPT. BONUS ROOM
ELECTRICAL PLAN**
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



**ELEVATION - B
FIRST FLOOR ELECTRICAL PLAN**
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

**PRINCE
PLACE
LOT 11**



OPT. SPA SHOWER
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

ELECTRICAL KEY

- CEILING RECEP.
- DUPLEX RECEP.
- SPLIT SWITCHED RECEP.
- FLOOR RECEP.
- QUADPLEX RECEP.
- GROUND FAULT RECEP.
- WEATHER PROOF RECEP.
- 220v RECEP.
- EXHAUST FAN
- EXHAUST FAN / LIGHT
- EXHAUST FAN / HEAT LIGHT
- LED CAN
- VAPOR PROTECTED LIGHT
- CEILING LIGHT
- HANGING CEILING LIGHT
- WALL LIGHT
- WALL SCONCE LIGHT
- SINGLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- CABLE T.V. JACK
- BUTTON
- PHONE JACK
- DIRECT WIRE
- SECURITY SYSTEM PHONE JACK
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- ELECTRICAL PANEL
- DISCONNECT SWITCH
- ELECTRIC METER
- 1 TUBE FLUORESCENT
- 2 TUBE FLUORESCENT
- FLOOD LIGHT
- CHIMES
- CEILING FAN
- CEILING FAN W/ LIGHT

REVISION NUMBER

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DESIGNS**
Main Street Designs of Georgia, LLC
www.MainStreetDesigns.com
3050 Royal Blvd. South, Suite 135
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1/8"=1'-0"

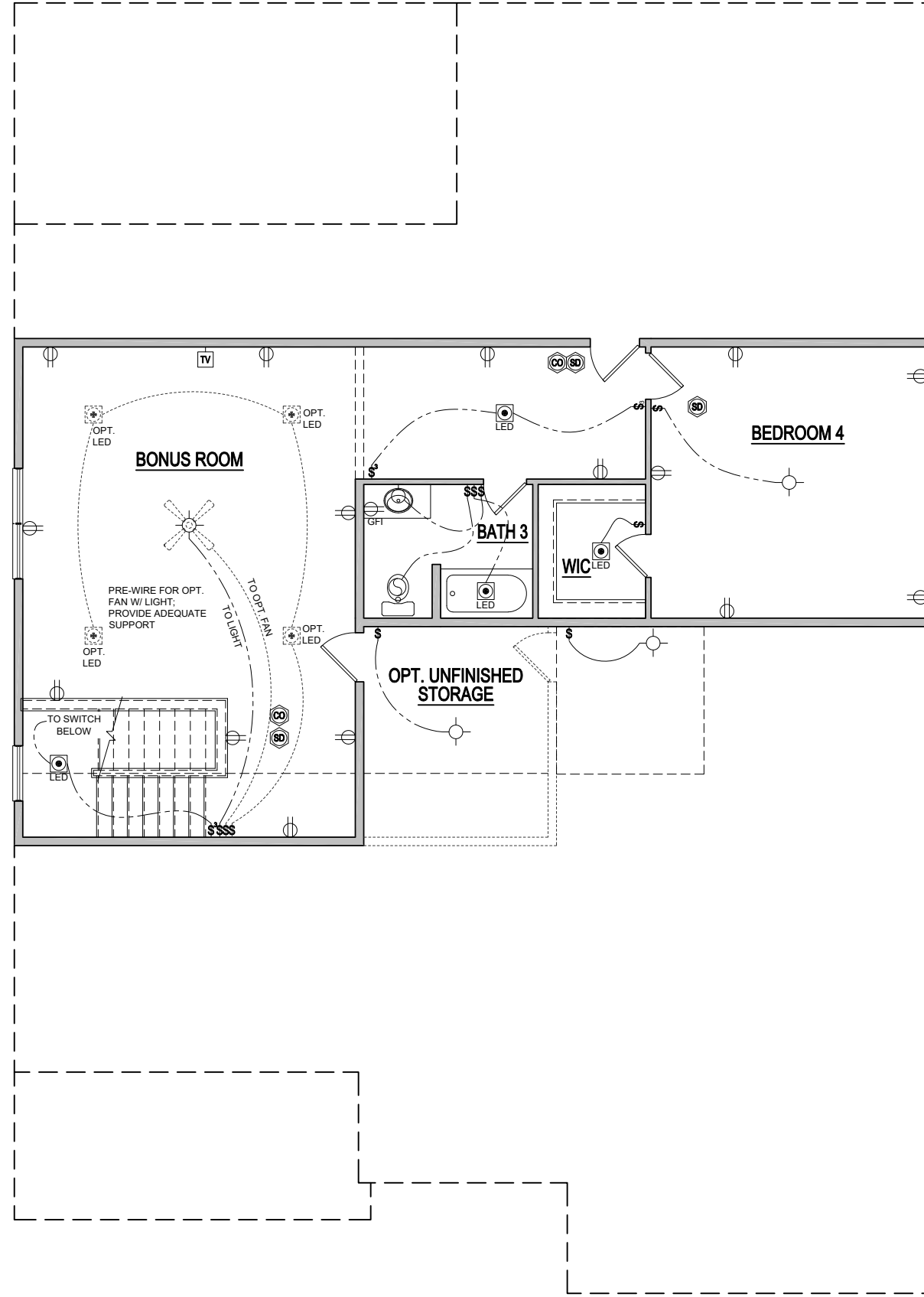
RELEASE DATE	06-15-2021
PROJECT NUMBER	
OPTION NO.	

MODEL
MAGNOLIA

DRAWING TITLE
1ST FLOOR ELCEC. PLAN

OPTION DESCRIPTION
ELEVATION - B

SHEET NO.
E-1.0B



**OPT. BONUS ROOM W/ BEDROOM
2ND FLOOR ELECTRICAL**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

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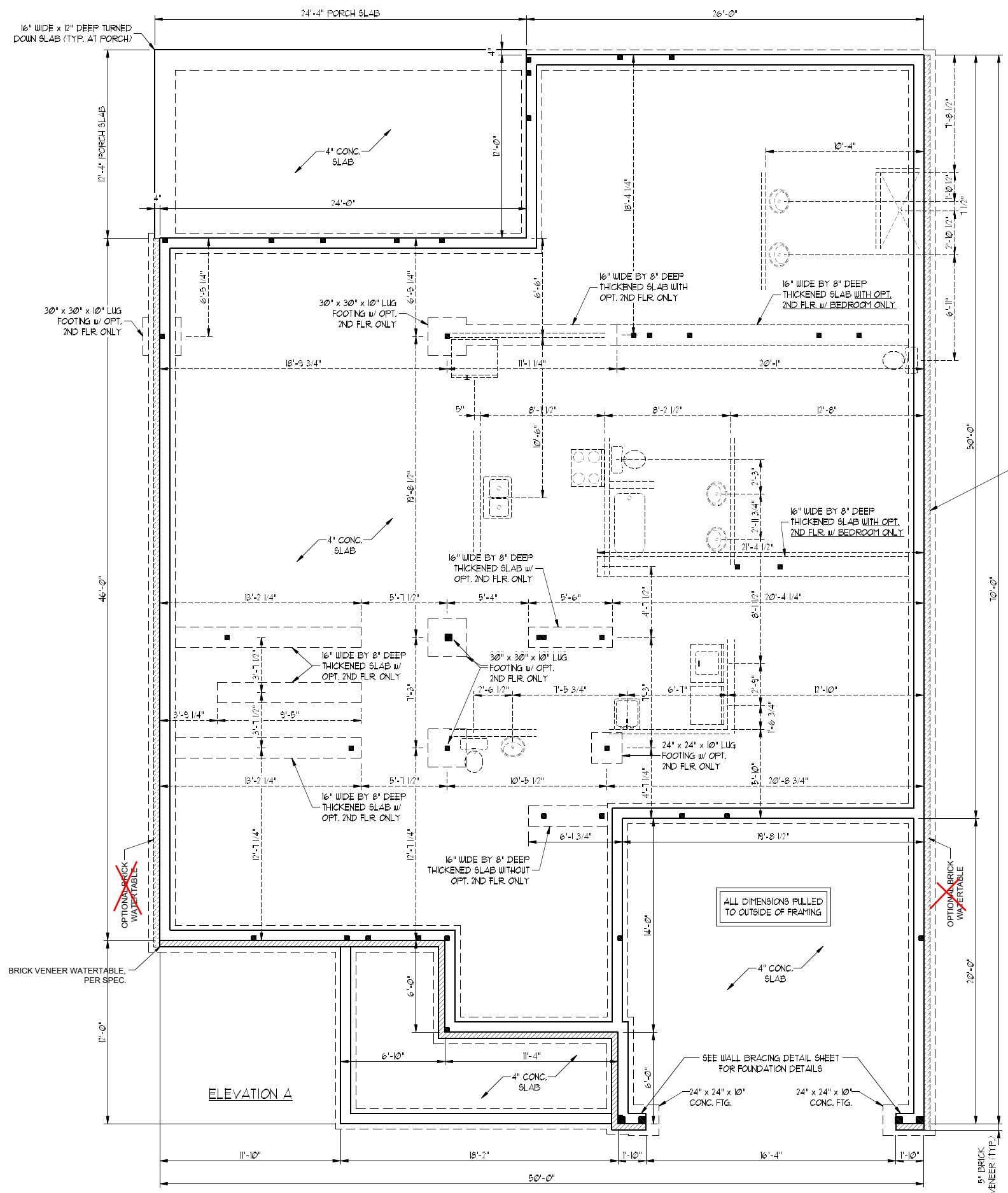


1/8" = 1'-0"

RELEASE DATE	06-15-2021
PROJECT NUMBER	-----
OPTION NO.	-----

MODEL	MAGNOLIA
DRAWING TITLE	PLAN OPTIONS
OPTION DESCRIPTION	2ND FLOOR BONUS W/ BED

SHEET NO.
E-1.1B



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

PRINCE PLACE LOT 11

- 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 +5.5 PSF AND -20 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
 - ROOF CLADDING DESIGNED FOR +42 PSF AND -18 PSF FOR ROOF PITCHES 1/12 TO 2/12 AND +40 PSF AND -36 PSF FOR ROOF PITCHES 2 2/12 TO 3/12.
 - INSTALL 1/8" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORIES IN ACCORDANCE WITH SECTION R602.10.3 OF THE NRC, 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 NRC, 2018 EDITION.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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.: C1733

MAGNOLIA DAVIDSON HOMES

DATE: AUGUST 16, 2021
 SCALE: 1/4" = 1'-0"
 DRAWN BY: MAIN STREET DESIGNS
 ENGINEERED BY: ZHH

SHEET: 6 OF 32
 S-1.3a
 STEMWALL SLAB FOUNDATION PLAN



7/13/2021
 REVISED 8/16/2021

SEE PAGE S-1.3 b FOR ELEVATION B

OPTIONAL BRICK WATERTABLE

SEE STEMWALL FND. DETAIL SHEET FOR FND. OPTIONS.

ALL DIMENSIONS PULLED TO OUTSIDE OF FRAMING

SEE WALL BRACING DETAIL SHEET FOR FOUNDATION DETAILS

OPTIONAL BRICK WATERTABLE

BRICK VENEER WATERTABLE PER SPEC.

5" BRICK VENEER (TYP.)

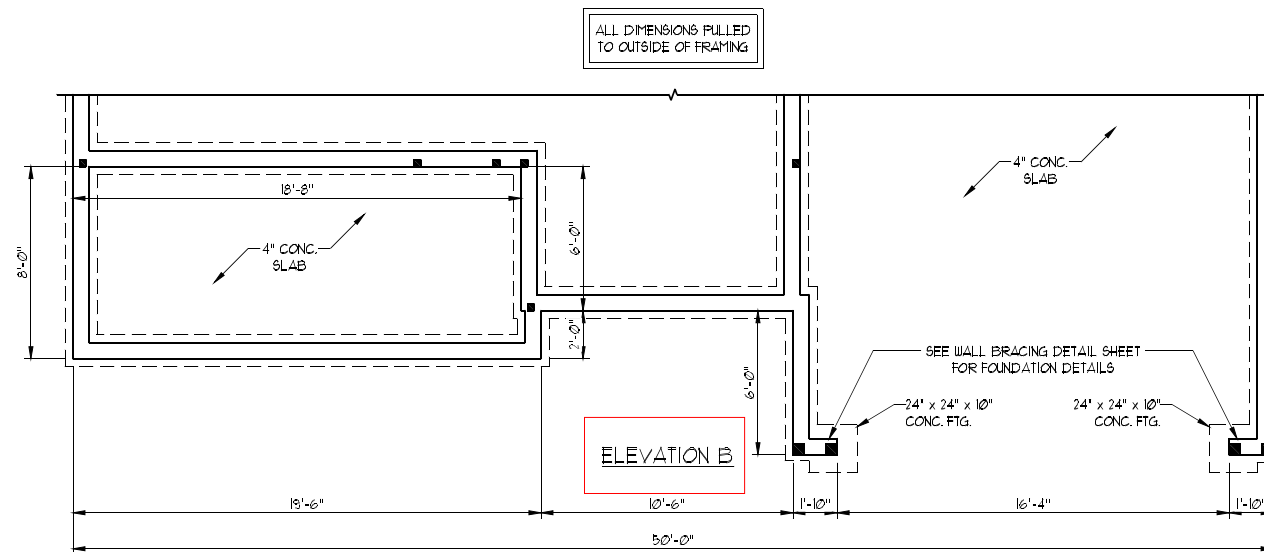
ELEVATION A

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

**PRINCE
 PLACE
 LOT 11**

**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.: C1733

MAGNOLIA
 DAVIDSON HOMES

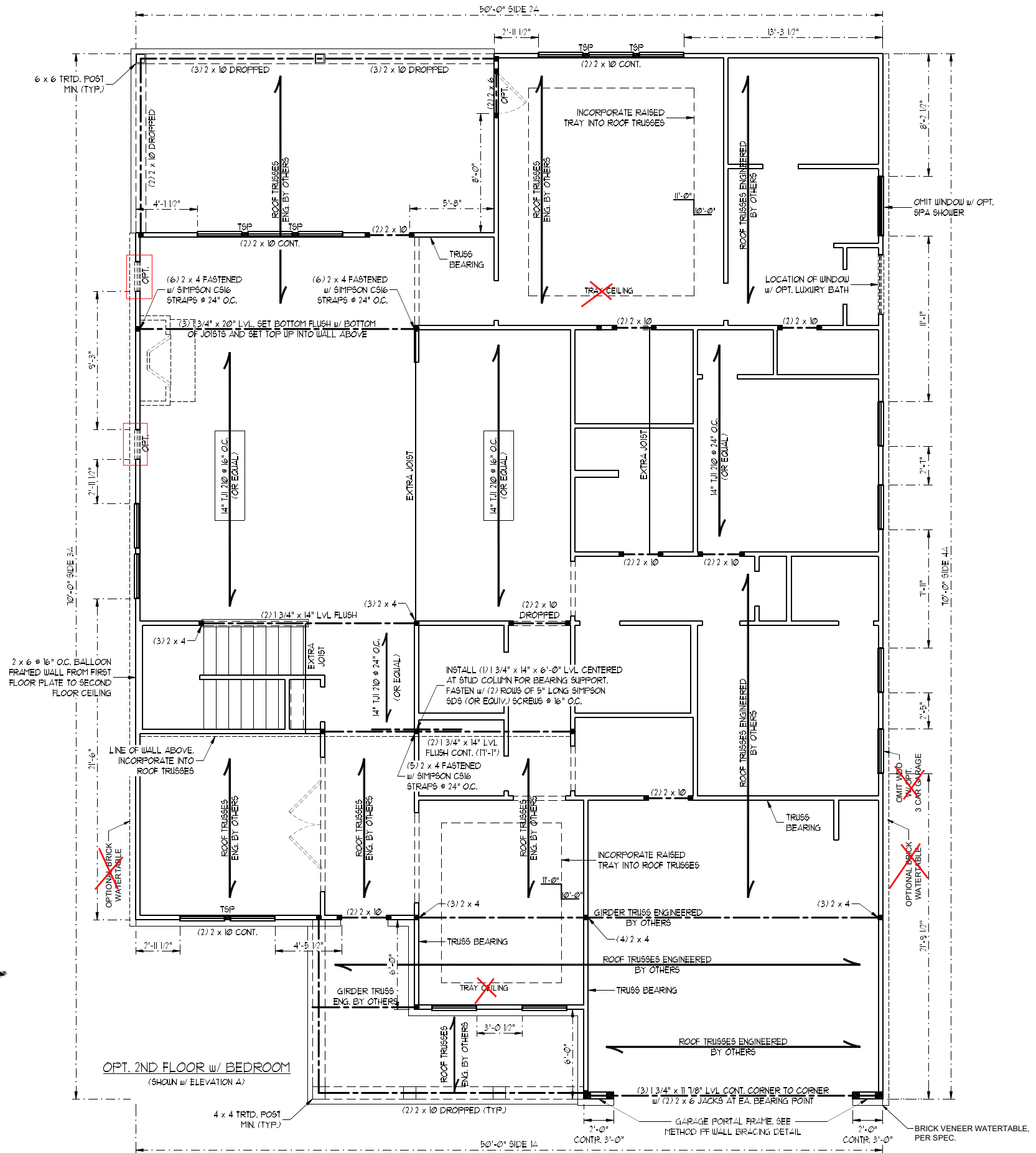


7/13/2021

DATE: JULY 13, 2021
 SCALE: 1/4" = 1'-0"
 DRAWN BY: MAIN STREET DESIGNS
 ENGINEERED BY: ZHH

SHEET: 7 OF 32
 S-1.3b
 STEMWALL SLAB
 FOUNDATION PLAN

PRINCE PLACE LOT 11



SEE PAGE S-3 b FOR ELEVATION B

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

NOTE:
BCI 5000s-18 JOISTS MAY BE INSTALLED IN LIEU OF TJI 210 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE STRUCTURAL PLANS

BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R602.10 OF THE NCRC 2018 EDITION.
- CS-USP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 1/8" 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 WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 1" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM EDGES.
- 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. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

BRACED WALL DESIGN

RECTANGLE A		RECTANGLE B	
SIDE 1A (FRONT LOAD)	SIDE 1B	SIDE 2A	SIDE 2B
METHOD: CS-USP/FF	METHOD: FF	METHOD: CS-USP	METHOD: CS-USP
TOTAL REQUIRED LENGTH: 11.5'	TOTAL REQUIRED LENGTH: 2.7'	TOTAL REQUIRED LENGTH: 11.5'	TOTAL REQUIRED LENGTH: 2.7'
TOTAL PROVIDED LENGTH: 16.46'	TOTAL PROVIDED LENGTH: 6.0'	TOTAL PROVIDED LENGTH: 26.04'	TOTAL PROVIDED LENGTH: 12.0'
SIDE 3A	SIDE 3B	SIDE 3B/4A COMBINED	SIDE 3B/4A COMBINED
METHOD: CS-USP	METHOD: CS-USP	METHOD: CS-USP	METHOD: CS-USP
TOTAL REQUIRED LENGTH: 8.5'	TOTAL REQUIRED LENGTH: 10.5'	TOTAL REQUIRED LENGTH: 8.5'	TOTAL REQUIRED LENGTH: 10.5'
TOTAL PROVIDED LENGTH: 46.2'	TOTAL PROVIDED LENGTH: 41.0'	TOTAL PROVIDED LENGTH: 45.0'	TOTAL PROVIDED LENGTH: 22.0'

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 OR 6PF #2 OR SYP #2 (KILN DRIED) (UNO).
- INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
- WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R602.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
- ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON ABA44 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ ABA66 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 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.

T&P INDICATES TRIPLE STUD POCKET BETWEEN WINDOW UNITS.

TABLE R602.15
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



7/13/2021

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.: C1733

MAGNOLIA DAVIDSON HOMES

DATE: JULY 13, 2021
SCALE: 1/4" = 1'-0"
DRAWN BY: MAIN STREET DESIGNS
ENGINEERED BY: ZHH

SHEET 13 OF 32
S-3a.2
SECOND FLOOR FRAMING PLAN

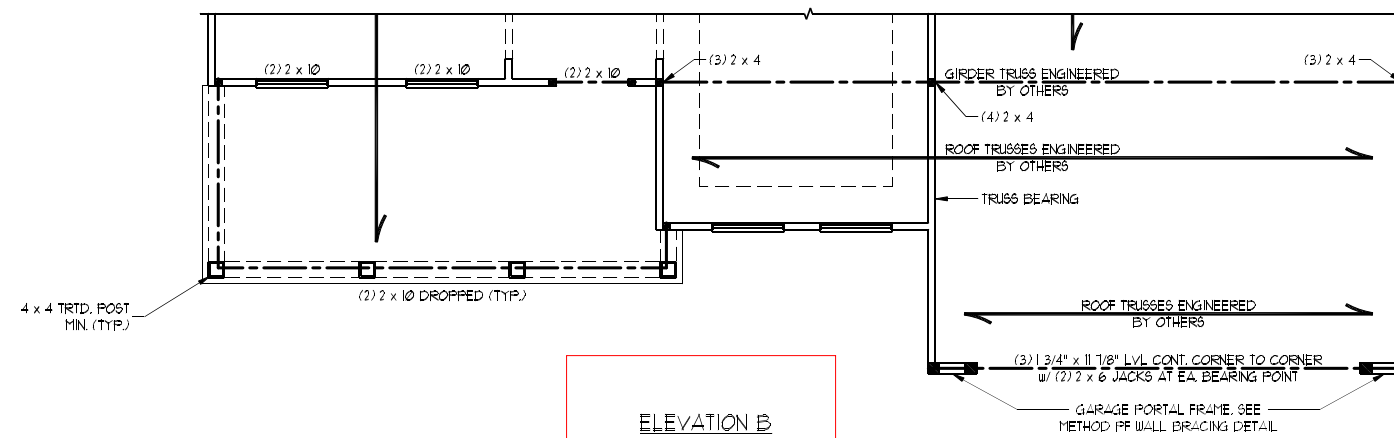
SCALE NOTE:
 LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
 11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

PRINCE PLACE LOT 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 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 DUGS 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) 10d 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 R103.B.2) OF THE 2018 NCRS FOR ADDITIONAL BRICK SUPPORT INFORMATION.
7. PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.



ELEVATION B

**J.S. THOMPSON
 ENGINEERING, INC**
 606 WADE AVE., SUITE 104 RALEIGH, NC 27605
 PHONE: (919) 789-9919 FAX: (919) 789-9921
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MAGNOLIA
 DAVIDSON HOMES



7/13/2021

DATE: JULY 13, 2021
 SCALE: 1/4" = 1'-0"
 DRAWN BY: MAIN STREET DESIGNS
 ENGINEERED BY: ZHH

SHEET: 14 OF 32
 S-3b
 SECOND FLOOR
 FRAMING PLAN

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

PRINCE PLACE LOT 11

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 1/2" 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 1" 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:

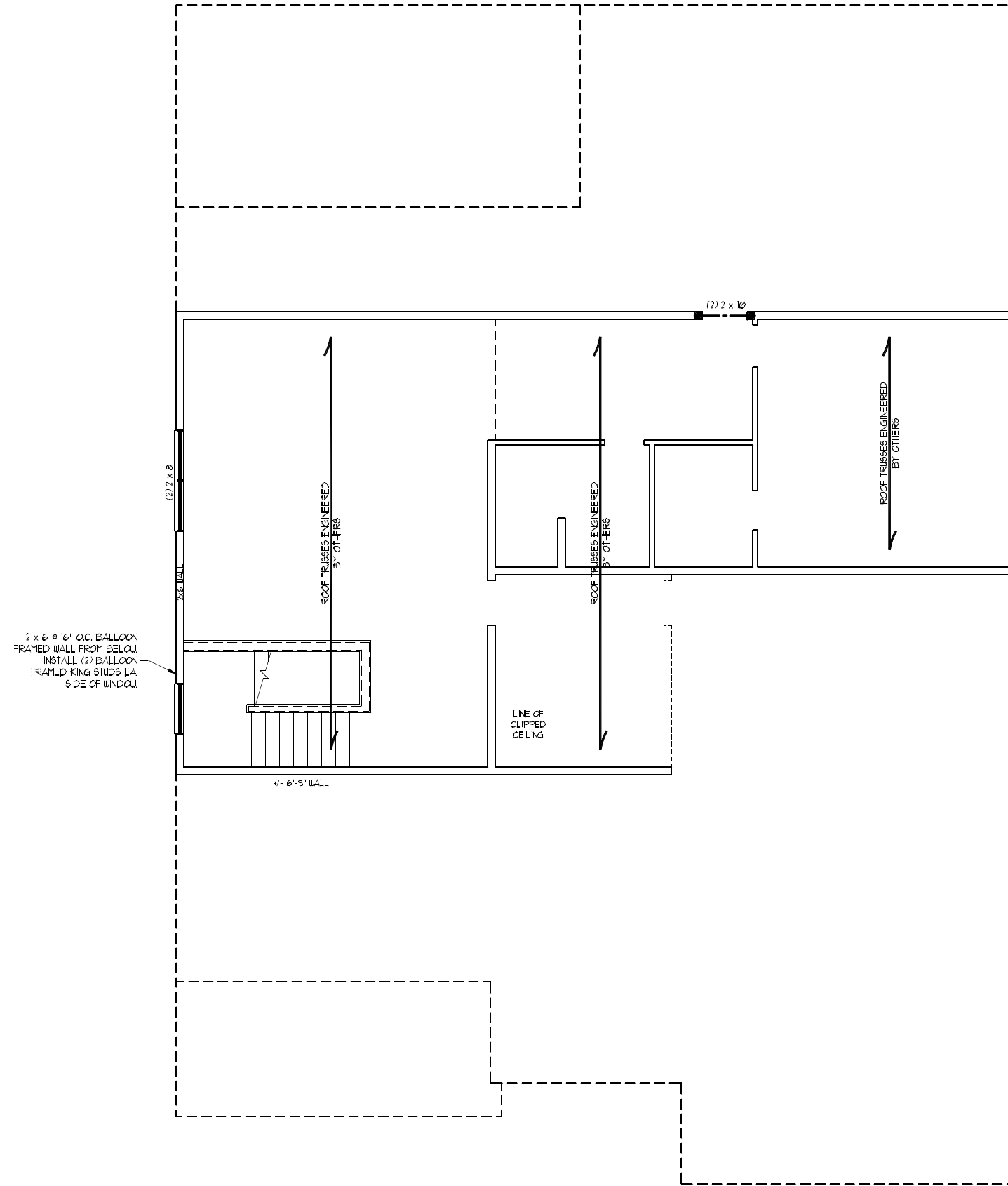
1. PER TABLE R602.10.3 OF THE 2018 NCRC THE 2ND FLOOR IS CONTAINED WHOLLY WITHIN THE ROOF SYSTEM AND WALL BRACING ANALYSIS IS NOT REQUIRED ON THE SECOND FLOOR. IN ADDITION THE SECOND FLOOR NEED NOT BE CONSIDERED A STORY IN THE FIRST FLOOR WALL BRACING ANALYSIS.
2. SHEATH ALL EXTERIOR WALLS WITH 1/2" OSB SHEATHING ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.

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

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R602.15)	
	16	24
UP TO 3'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4



2 x 6 @ 16" O.C. BALLOON
 FRAMED WALL FROM BELOW.
 INSTALL (2) BALLOON
 FRAMED KING STUDS EA
 SIDE OF WINDOW.

4'-6'-0" WALL

LINE OF
 CLIPPED
 CEILING

ROOF TRUSSES ENGINEERED
 BY OTHERS

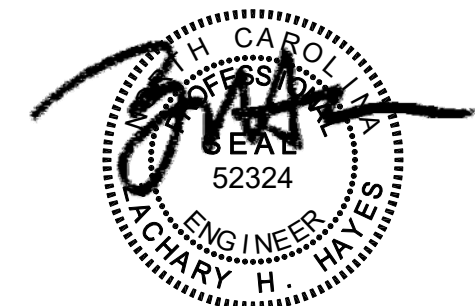
ROOF TRUSSES ENGINEERED
 BY OTHERS

ROOF TRUSSES ENGINEERED
 BY OTHERS

OPTIONAL 2ND FLOOR w/ BEDROOM

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 ENGINEERING, INC**
 606 WADE AVE., SUITE 104 RALEIGH, NC 27605
 PHONE: (919) 789-9919 FAX: (919) 789-9921
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MAGNOLIA
 DAVIDSON HOMES



DATE: JULY 13, 2021
 SCALE: 1/4" = 1'-0"
 DRAWN BY: MAIN STREET DESIGNS
 ENGINEERED BY: ZHH

SHEET: 16 OF 32
 S-4b
 CEILING
 FRAMING PLAN

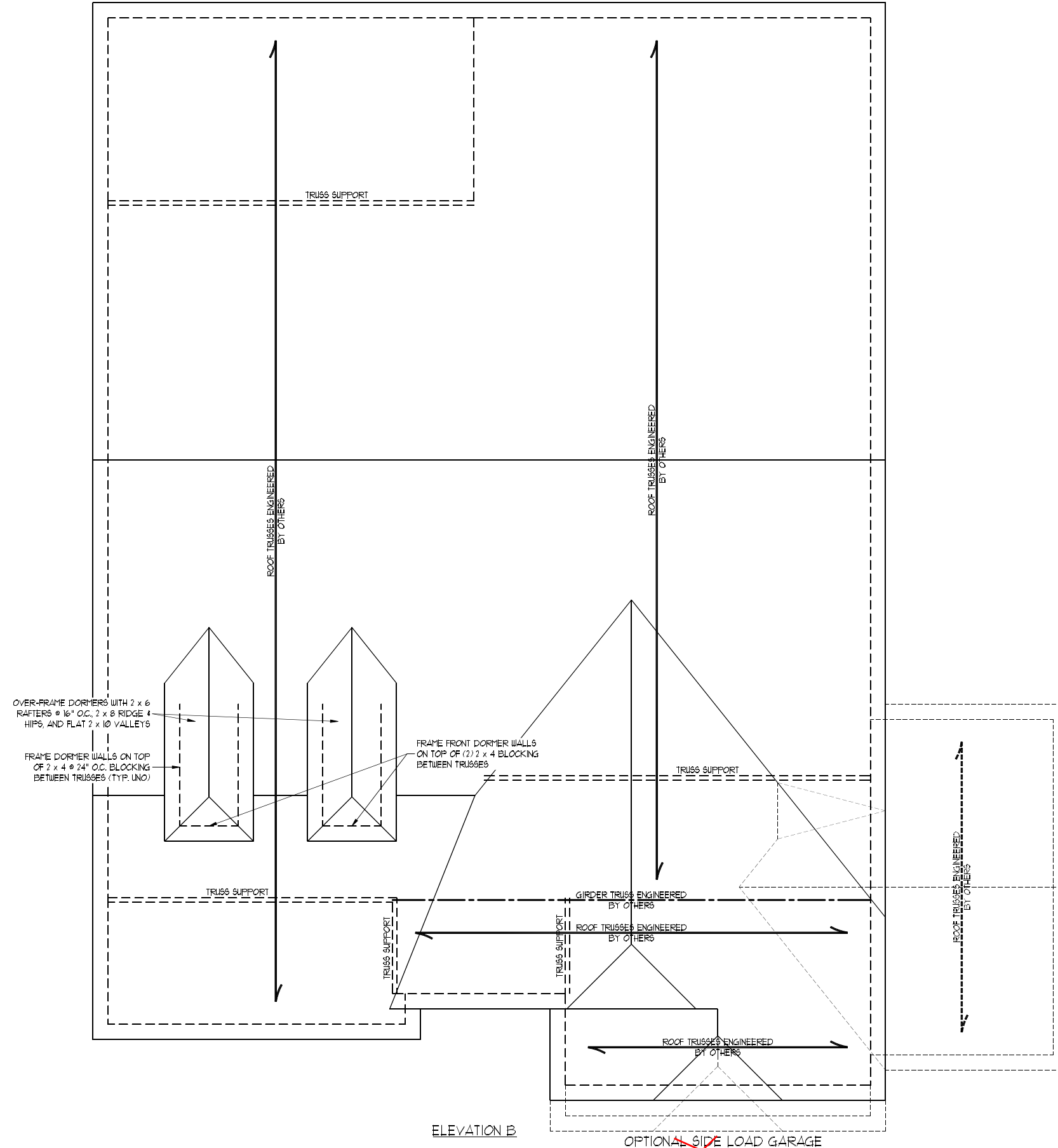
7/13/2021

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

**PRINCE
 PLACE
 LOT 11**

- STRUCTURAL NOTES:**
1. ALL FRAMING LUMBER TO BE #2 SFF (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 R202.11 OF THE 2018 NRC 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.



7/13/2021

~~OPTIONAL THIRD CAR GARAGE~~

**J.S. THOMPSON
 ENGINEERING, INC**
 606 WADE AVE., SUITE 104 RALEIGH, NC 27605
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 N.C. LICENSE NO.: C1733

MAGNOLIA
 DAVIDSON HOMES

DATE: JULY 13, 2021
 SCALE: 1/4" = 1'-0"
 DRAWN BY: MAIN STREET DESIGNS
 ENGINEERED BY: ZHH

SHEET: 20 OF 32
S-5.2a
 ROOF FRAMING
 PLAN

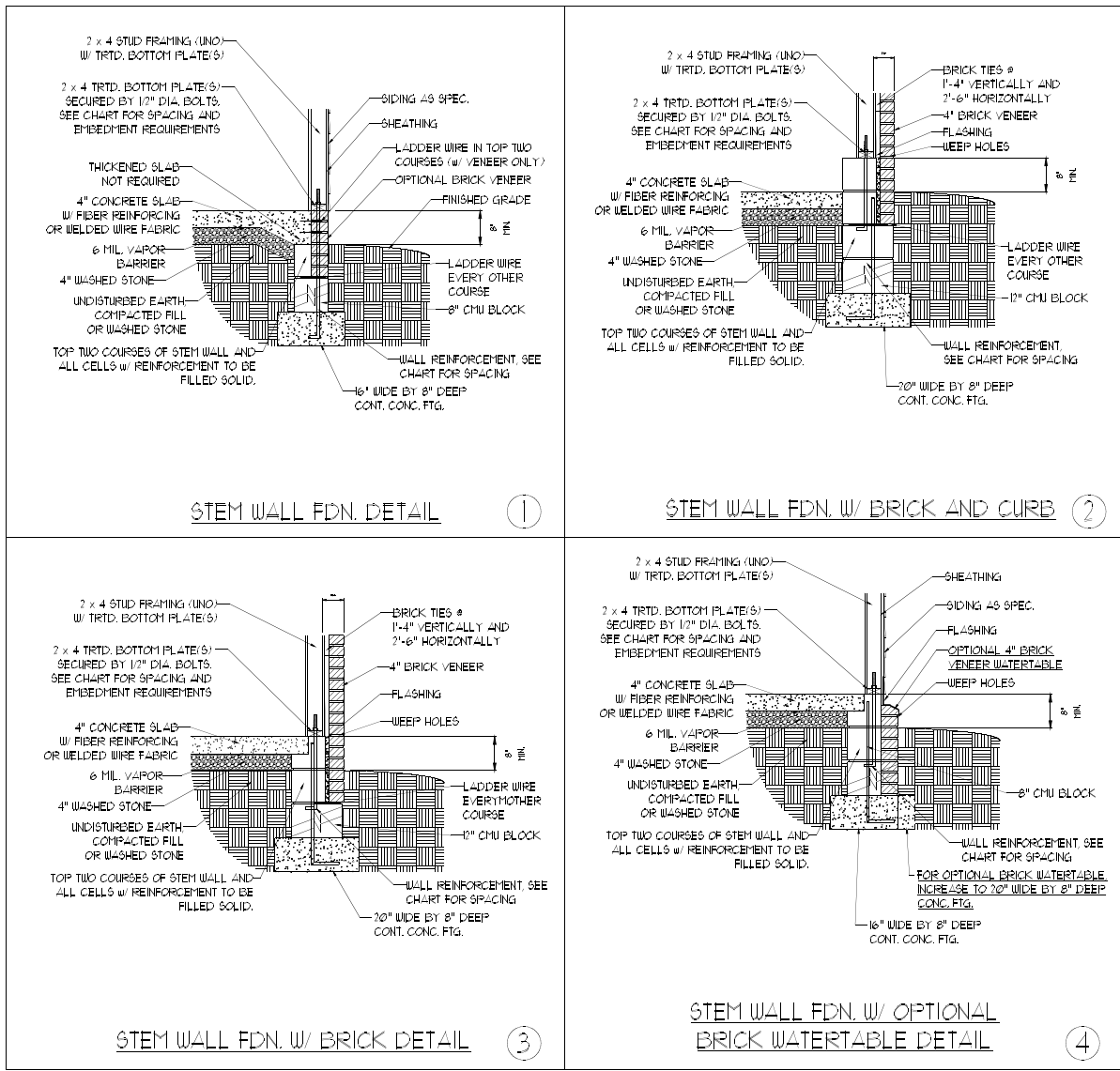
ELEVATION B

~~OPTIONAL SIDE LOAD GARAGE~~

SCALE NOTE:
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J.S. THOMPSON
ENGINEERING, INC.
606 WADE AVE., SUITE 104 RALEIGH, NC 27605
PHONE: (919) 789-9919 FAX: (919) 789-9921
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MAGNOLIA
DAVIDSON HOMES



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) THE 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 1/2" / 1/4" WASHED STONE IS ALLOWABLE.
- 5) BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (45 PSF FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE B402.1 OF THE 2018 NORTH CAROLINA RESIDENTIAL CODE ARE ALLOWABLE.
- 6) PREP SLAB PER REB06.21 AND REB06.22 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.



7/13/2021

ANCHOR SPACING AND EMBEDMENT			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.
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 7" INTO CONCRETE	

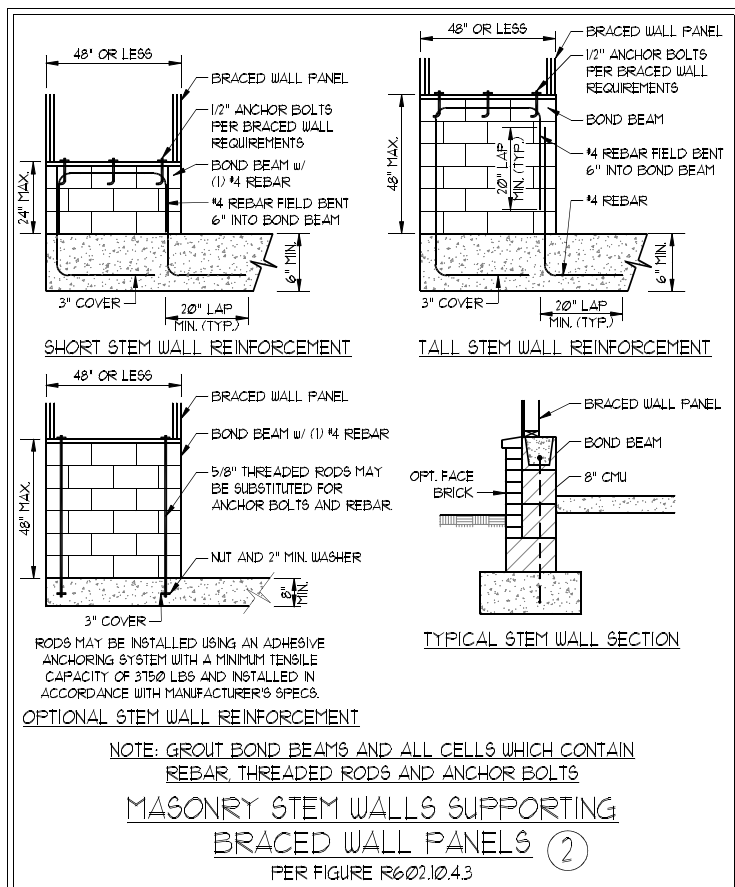
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DATE: JULY 13, 2021
SCALE: 1/4" = 1'-0"
DRAWN BY: MAIN STREET DESIGNS
ENGINEERED BY: JSH

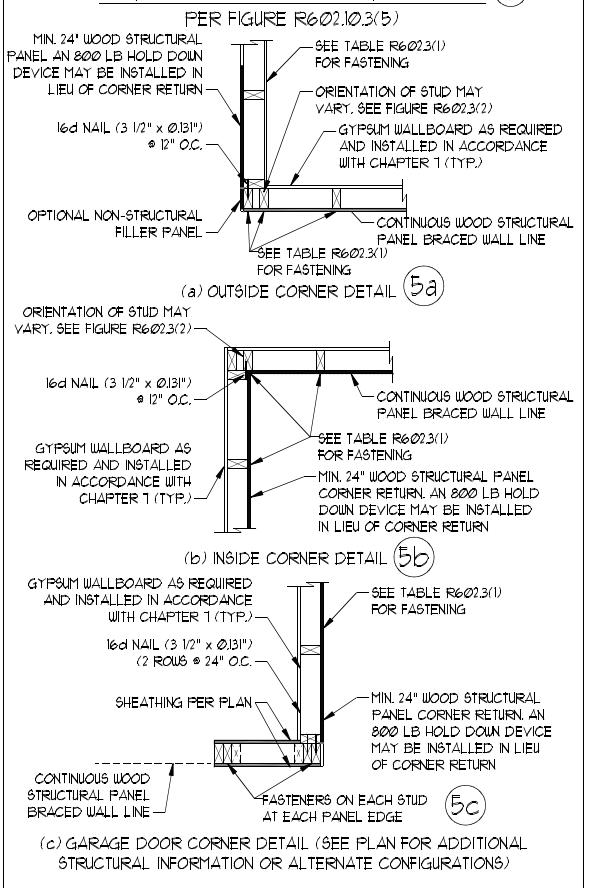
SHEET: 29 OF 32
D-2
STEM WALL FOUNDATION DETAILS

GENERAL WALL BRACING NOTES:

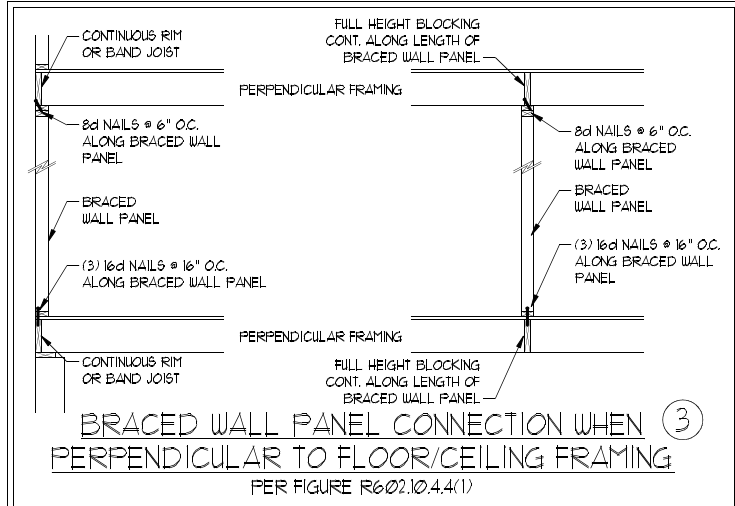
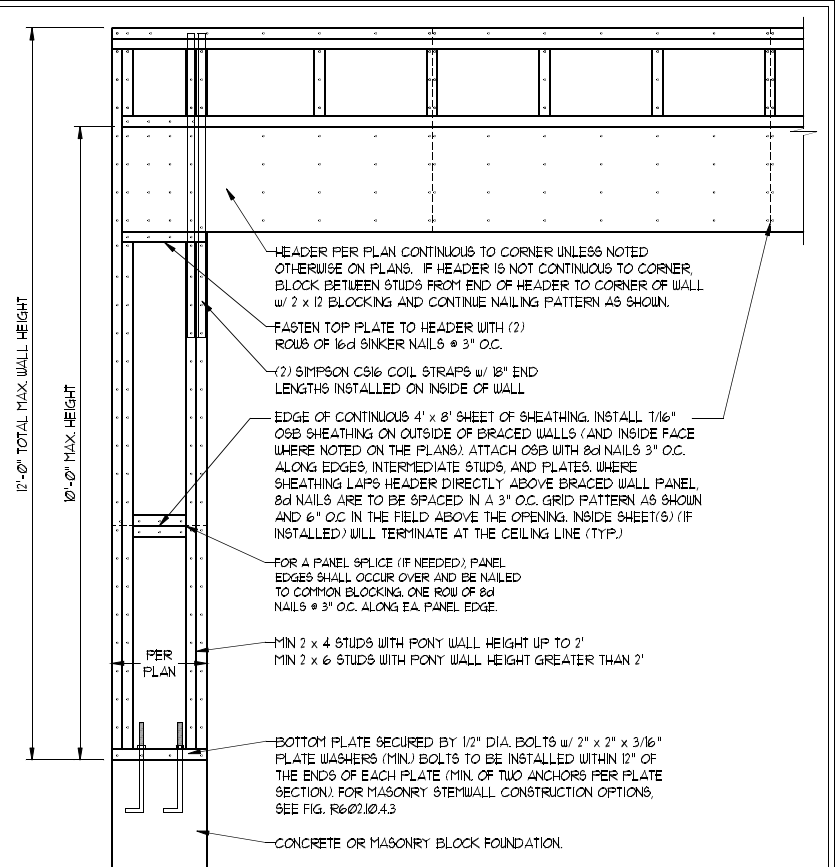
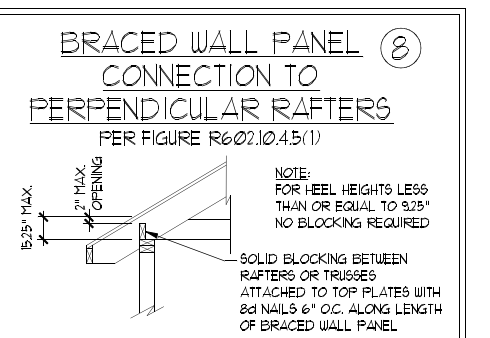
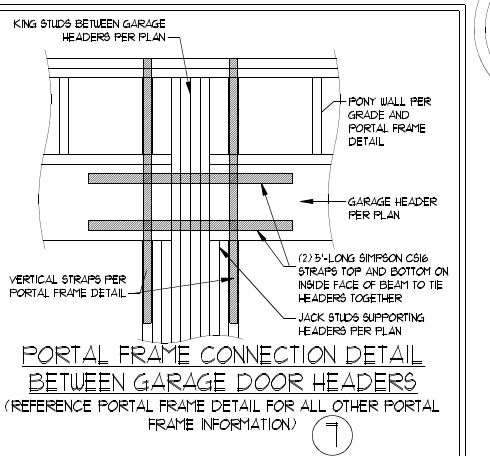
1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS INCLUDING STORIES BELOW THE TOP FLOOR, HAVE BEEN DESIGNED PER R602.3.5 (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-40SP 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-40SP 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 0.131" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (UNO).
8. 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 12" 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-40SP CONTRIBUTES ITS ACTUAL LENGTH. METHOD GB CONTRIBUTES 5 ITS ACTUAL LENGTH. AND METHOD PF CONTRIBUTES 15 TIMES ITS ACTUAL LENGTH.



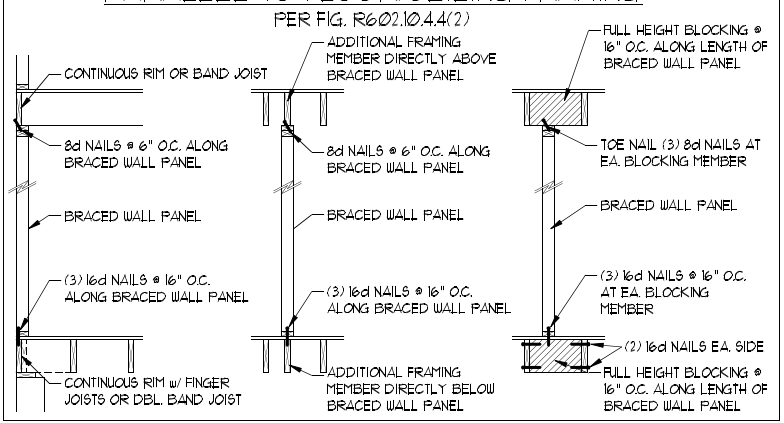
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING (5)



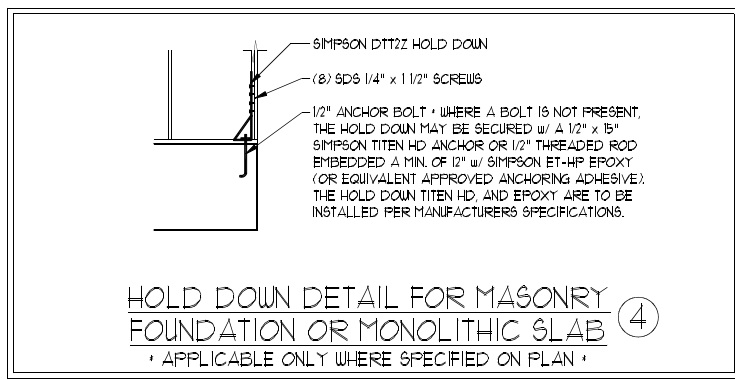
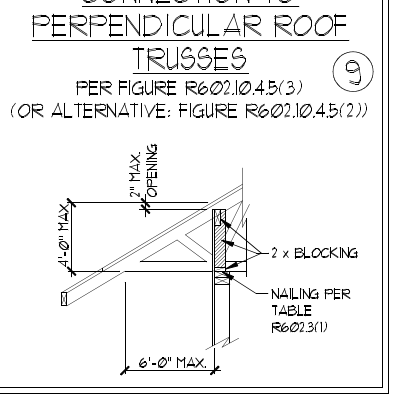
SCALE NOTE:
 LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
 11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE



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



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES (9)



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MAGNOLIA DAVIDSON HOMES



DATE: JULY 13, 2021
 SCALE: 1/4" = 1'-0"
 DRAWN BY: MAIN STREET DESIGNS
 ENGINEERED BY: ZHH

SHEET 31 OF 32
 D-4
 WALL BRACING NOTES AND DETAILS

7/13/2021

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, 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 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

- 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. PIERS 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).

FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE #2 SPP 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 R602.1(1) AND R602.1(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 R602.1.5 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 (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 R703.2.21 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 100 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR L7512 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON C916 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.

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

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.: C1713

MAGNOLIA DAVIDSON HOMES



7/13/2021

DATE: JULY 13, 2021
SCALE: 1/4" = 1'-0"
DRAWN BY: MAIN STREET DESIGNS
ENGINEERED BY: JZH

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