

TOPSAIL

INVENTORY MARKED ACX000194

TOPSAIL

REVISION LIST - STRUCTURAL:

- 1) ADDED JOIST SERIES AND SPACING TO SECOND FLOOR FRAMING AND CRAWL (10/17)
- 2) REMOVED BEDROOM VAULTS AND BALLOON FRAMING (10/17)
- 3) CHANGED STANDARD HEADER SIZE TO 2 x 6 CALLED OUT 2, 3, 6 WHERE NECESSARY (10/17)
- 4) CHANGED TO (3) BY GARAGE HEADERS (10/17)
- 5) CODE UPDATE TO NSBC-2018 (1/19)

TOPSAIL

REVISION LIST - ARCHITECTURAL:

- CHANGES ON 03/30/2020
1. CHANGED ALL CORNER BOARDS ON ELEVATIONS FROM 6" TO 4"
 2. CHANGED NOTE FOR GARAGE LABEL ON ELEVATIONS
 3. REMOVED GRIDS FROM ALL WINDOWS & DOORS ON SIDES AND REAR ELEVATIONS
 4. UPDATED ALL COACH LIGHTS ON ELEVATIONS
 5. REMOVED DUPLICATE DIMENSIONS AND LABELS FROM ALL ELEVATIONS
 6. DIMENSIONED STONE/BRICK WATER TABLE HEIGHT
 7. HATCHED 4" ROWLOCK ON WINDOWS IN ELEVATIONS WITH STONE AND BRICK
 8. UPDATED STONE HATCH TO CURRENT HATCH
 9. ADDED CHLIMIN DETAILS ON B1 AND B4 ELEVATIONS
 10. REMOVED HARDWARE ON SHUTTERS ON ALL C ELEVATIONS. CHANGED TO SHOW 1/8"Ø
 11. SEPARATED ALL OPTIONS FROM BASE PLAN TO CORRESPONDING SHEETS
 12. ADDED DIAGONAL DIMENSIONS ON SLAB INTERFACE PLAN
 13. ADDED PLUMBING LEGEND TO SLAB INTERFACE PLAN
 14. ADDED CONDUIT IN KITCHEN OF THE SLAB INTERFACE PLAN
 15. CHANGED COLUMN ON PATIO TO 8x8"
 16. CHANGED EXTERIOR WALLS FROM 2x6 TO 2x4 EXCEPT AT SHADED AREAS
 19. REMOVED ALL 2x6 NOTES
 20. UPDATED ALL INTERIOR ROOM DIMENSIONS
 21. ADDED ROSE HIBS TO PLANS
 22. UPDATED SQUARE FOOTAGES
 23. ADDED SQUARE FOOTAGE WITH FULL BRICK VENEER
 24. PATIO CHANGED TO 12x10'
 25. FLIPPED TUB AND REMOVED ACCESS AND NOTE FROM OWNERS BATH 1
 26. ADDED NOTE TO LAUNDRY
 27. ADDED OPTIONAL FLOOR OUTLETS
 28. REMOVED ALL OUTLETS ON ELECTRICAL PLAN (EXCEPT OPT. FLOOR OUTLETS)
 29. REMOVED ALL TV OUTLETS
 30. REMOVED ALL PHONE OUTLETS
 31. SHOWED ALL CEILING FANS DASHED WITH NEW NOTE
 32. ADDED CO2 DETECTORS
 33. ADDED NEW ELECTRICAL KEY
 34. CHANGED SWING OF SERVICE DOOR (7/8/20)
 35. CHANGED LIGHT IN GARAGE FROM KEYLESS TO CEILING MOUNT (7/8/20)
 36. CHANGED KITCHEN LIGHT FROM 2 BULB FLUORESCENT TO 3 BULB CEILING MOUNT (7/8/20)
 37. CHANGED LIGHT OVER KITCHEN SINK TO 1 BULB CEILING MOUNT (7/8/20)
 38. REMOVED LIGHT IN SECONDARY BATH OVER TUB/SHOWER COMB (7/8/20)



COVER SHEET

H&H HOMES
TOPSAIL

DATE: OCTOBER 15, 2017

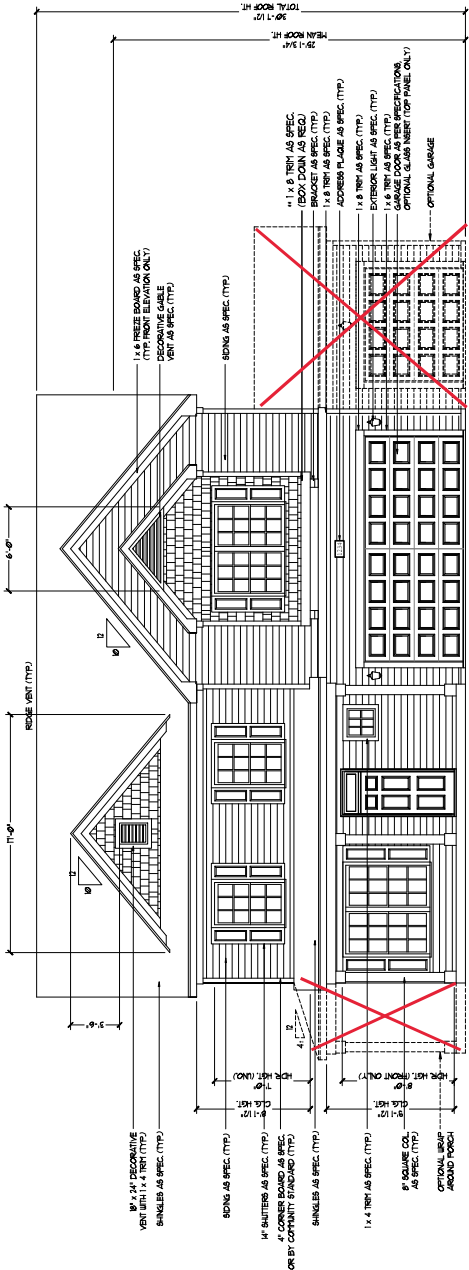
REV: MARCH 30, 2020

DRAWN BY: WJ

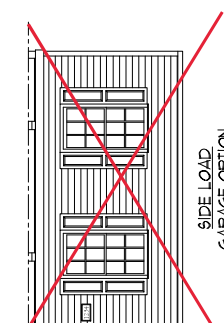
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REVIEWED BY:

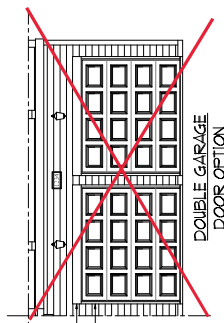




FRONT ELEVATION-A
 SCALE: 1/8" = 1'-0"

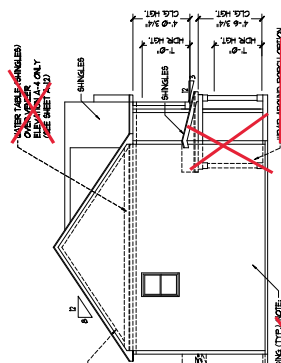


SIDE LOAD GARAGE OPTION
 (NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)
 SCALE: 1/8" = 1'-0"

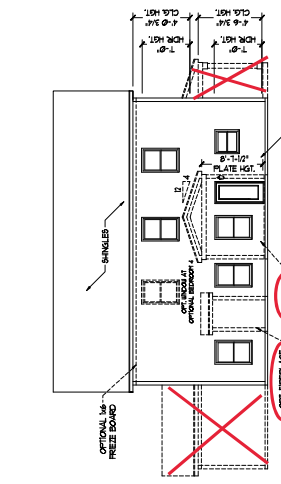


DOUBLE GARAGE DOOR OPTION
 SCALE: 1/8" = 1'-0"

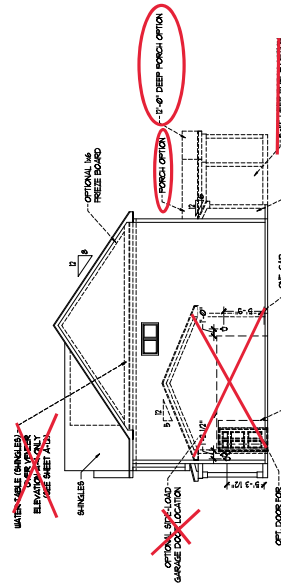
NOTE:
 SEE SHEET A-21 FOR BRICK FRONT ELEVATIONS
 SEE SHEET A-22 FOR STONE FRONT ELEVATIONS
 SEE SHEET A-23 (ALL BRICK) ELEVATIONS



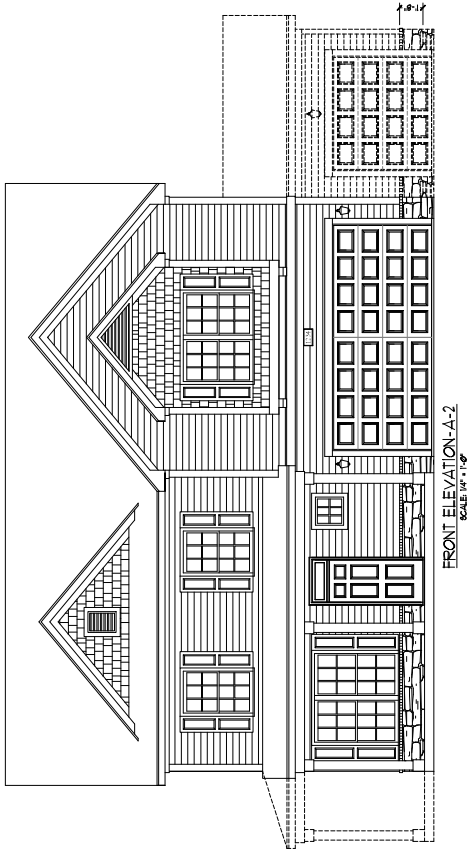
LEFT ELEVATION
 SCALE: 1/8" = 1'-0"



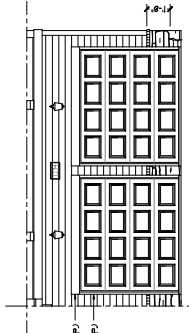
REAR ELEVATION
 SCALE: 1/8" = 1'-0"



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

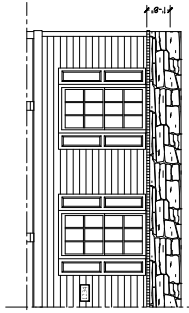


FRONT ELEVATION-A-2
 SCALE: 1/4" = 1'-0"

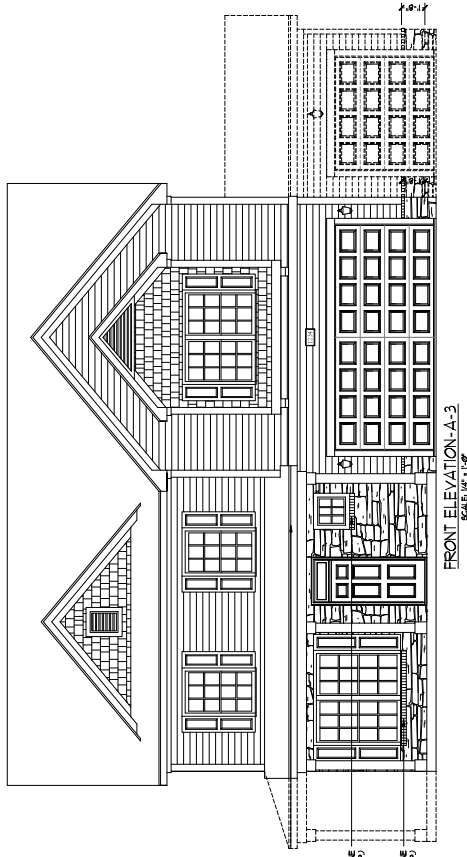


DOUBLE GARAGE DOOR OPTION
 SCALE: 1/4" = 1'-0"

1 x 8 TRIM AS SPEC. (TYP.)
 1 x 2 TRIM AS SPEC. (TYP.)

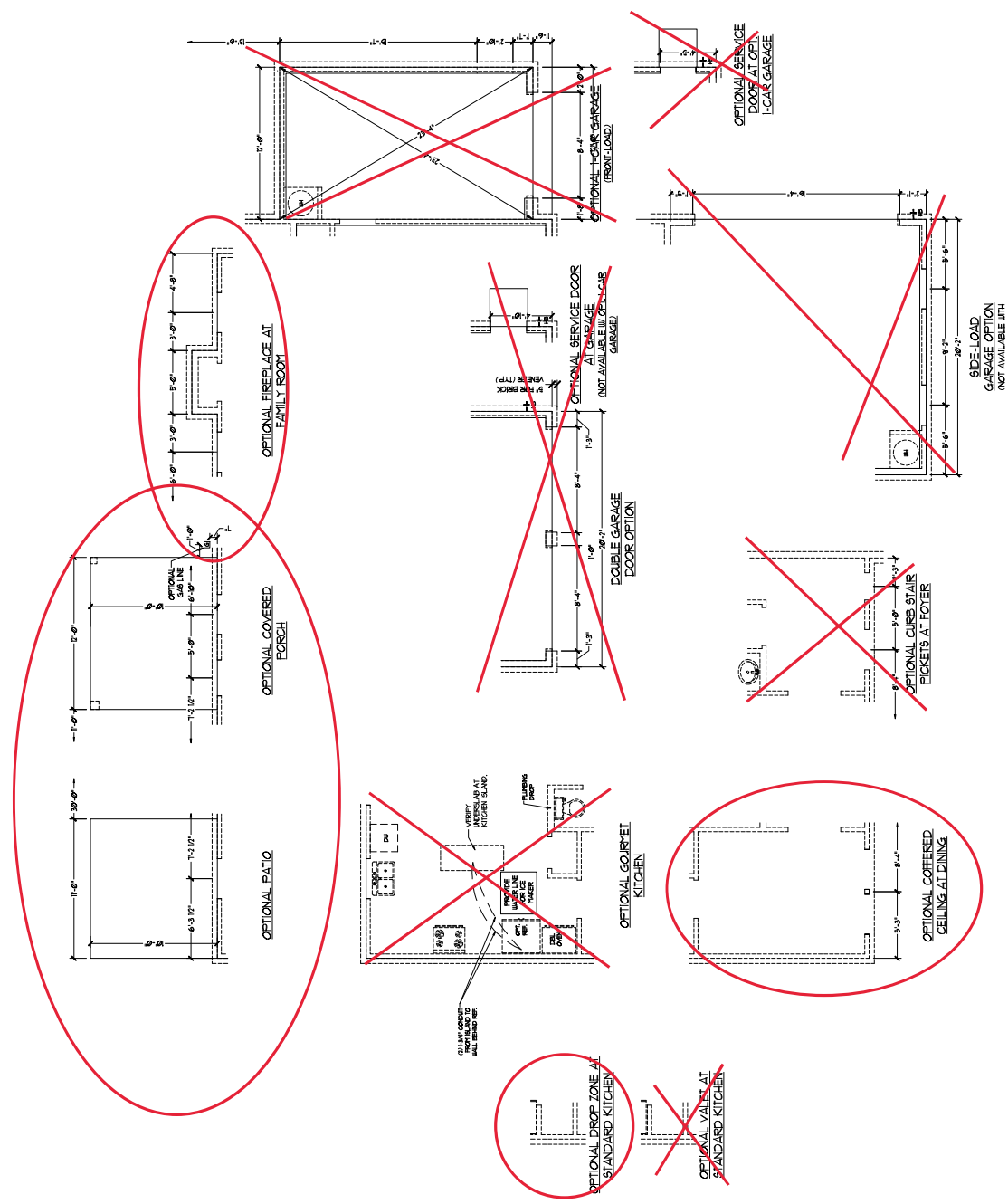


SIDE LOAD GARAGE OPTION
 NOT AVAILABLE WITH OPTIONAL ONE CAR GARAGE!
 SCALE: 1/4" = 1'-0"



FRONT ELEVATION-A-3
 SCALE: 1/4" = 1'-0"

BRICK OR STONE
 LEDGE AS SPEC. (TYP.)
 BRICK OR STONE
 LEDGE AS SPEC. (TYP.)



OPTIONAL SERVICE DOOR AT GARAGE (NOT AVAILABLE WITH ONE-CAR GARAGE)

OPTIONAL FRONT-LOAD GARAGE

OPTIONAL CURB STAIR PICKETS AT FOYER

OPTIONAL COVERED CEILING AT DINING

OPTIONAL DROP ZONE AT STANDARD KITCHEN

OPTIONAL VAULT AT STANDARD KITCHEN

OPTIONAL KITCHEN

OPTIONAL SERVICE DOOR AT GARAGE (NOT AVAILABLE WITH ONE-CAR GARAGE)

DOUBLE GARAGE DOOR OPTION

OPTIONAL SERVICE DOOR AT GARAGE (NOT AVAILABLE WITH ONE-CAR GARAGE)

OPTIONAL FRONT-LOAD GARAGE

OPTIONAL CURB STAIR PICKETS AT FOYER

OPTIONAL COVERED CEILING AT DINING

OPTIONAL DROP ZONE AT STANDARD KITCHEN

OPTIONAL VAULT AT STANDARD KITCHEN

OPTIONAL KITCHEN

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

SQUARE FOOTAGE

1st FLOOR	2466.53 SF
TOTAL	2466.53 SF
COVERED PORCH (A-C ELEVATIONS)	246.53 SF
2-CAR GARAGE (D ELEVATION)	559.00 SF
OPTIONAL PORCH (E-F ELEVATIONS)	300.00 SF
OPTIONAL FIREPLACE	10.00 SF
OPTIONAL PATIO	10.00 SF
OPTIONAL WALKER	10.00 SF
OPTIONAL WALKER (SEE ELEVATION FOR LOCATION AND CONDITIONS)	10.00 SF
OPTIONAL WALKER (SEE ELEVATION FOR LOCATION AND CONDITIONS)	10.00 SF

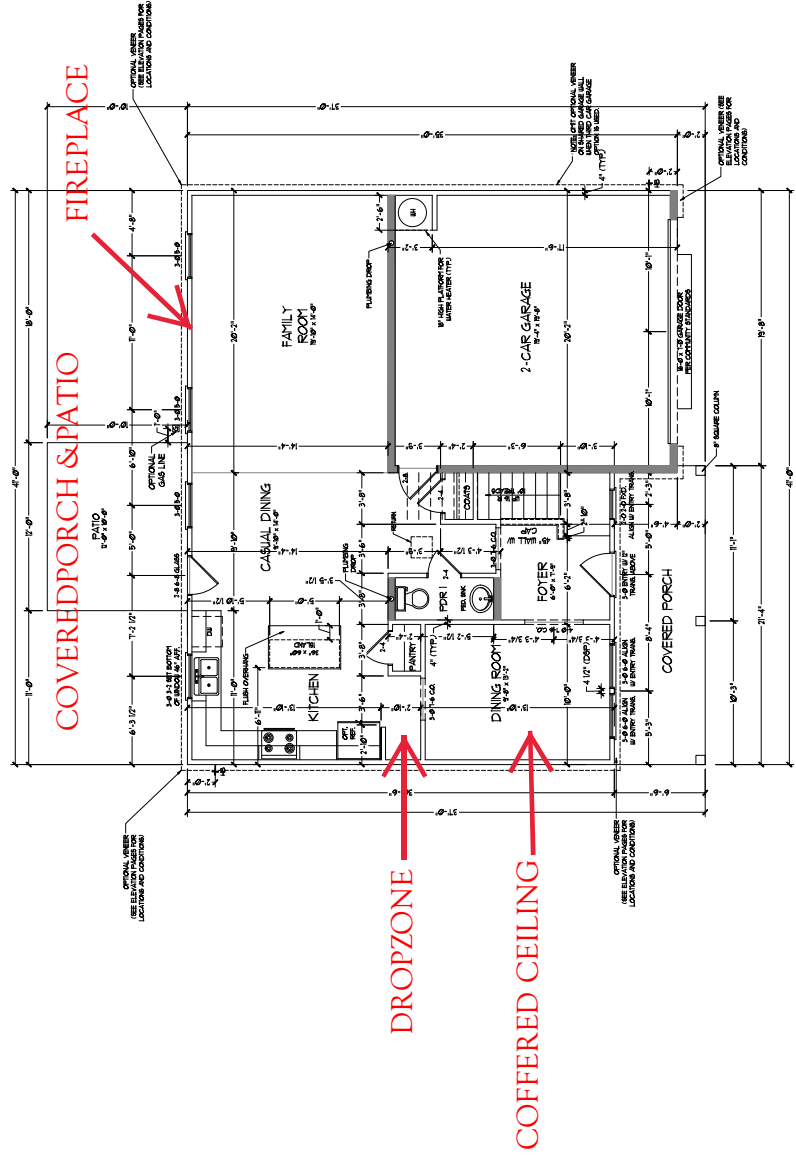
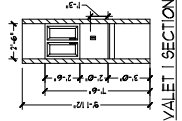
SQUARE FOOTAGE BY WALL PROFILES

1st FLOOR	2466.53 SF
TOTAL	2466.53 SF
COVERED PORCH (A-C ELEVATIONS)	246.53 SF
2-CAR GARAGE (D ELEVATION)	559.00 SF
OPTIONAL PORCH (E-F ELEVATIONS)	300.00 SF
OPTIONAL FIREPLACE	10.00 SF
OPTIONAL PATIO	10.00 SF
OPTIONAL WALKER	10.00 SF
OPTIONAL WALKER (SEE ELEVATION FOR LOCATION AND CONDITIONS)	10.00 SF
OPTIONAL WALKER (SEE ELEVATION FOR LOCATION AND CONDITIONS)	10.00 SF

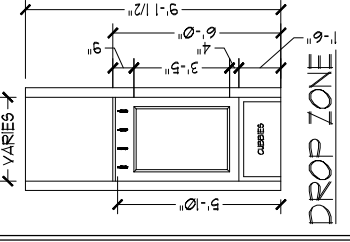
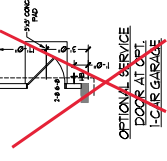
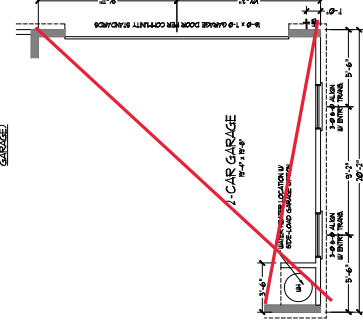
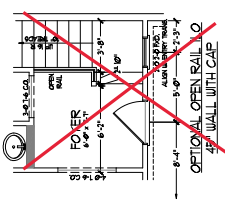
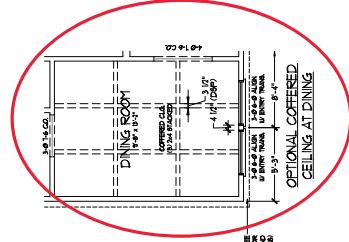
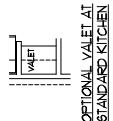
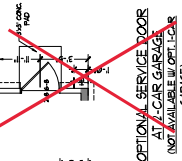
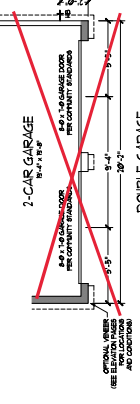
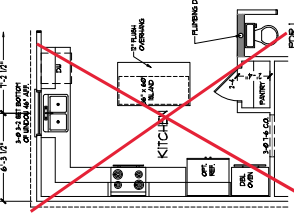
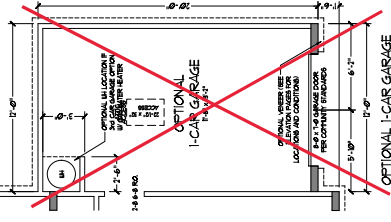
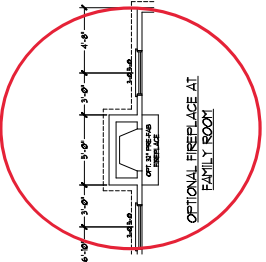
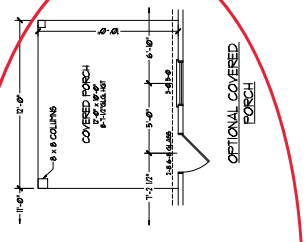
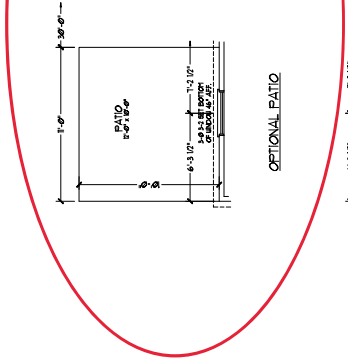
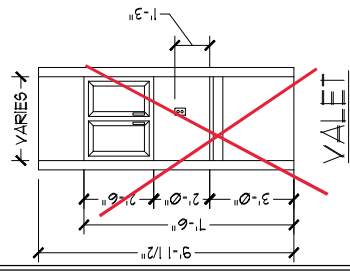
NOTE: ALL EXTERIOR WALLS AND PATIO WALLS ARE TO BE 8" MIN. THICK CONCRETE BLOCK WITH 2" MIN. INSULATION. EXTERIOR WALLS TO BE 2" x 4" 2X4 JOIST WALL SYSTEM.

MINIMUM WALLS TO BE 8" MIN. CONCRETE BLOCK WITH 2" MIN. INSULATION. EXTERIOR WALLS TO BE 2" x 4" 2X4 JOIST WALL SYSTEM.

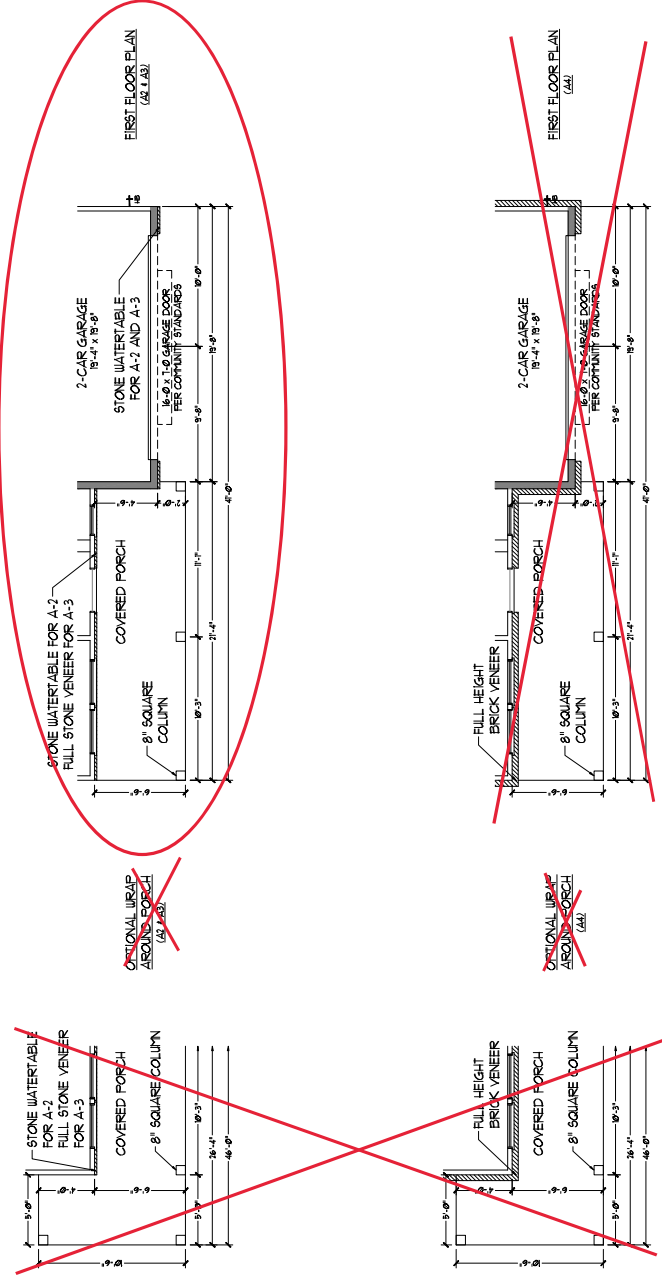
* PROVIDE PRIME INSULATION IN CEILINGS AND WALLS PER SECTION 11021.



FIRST FLOOR PLAN
 (A1)



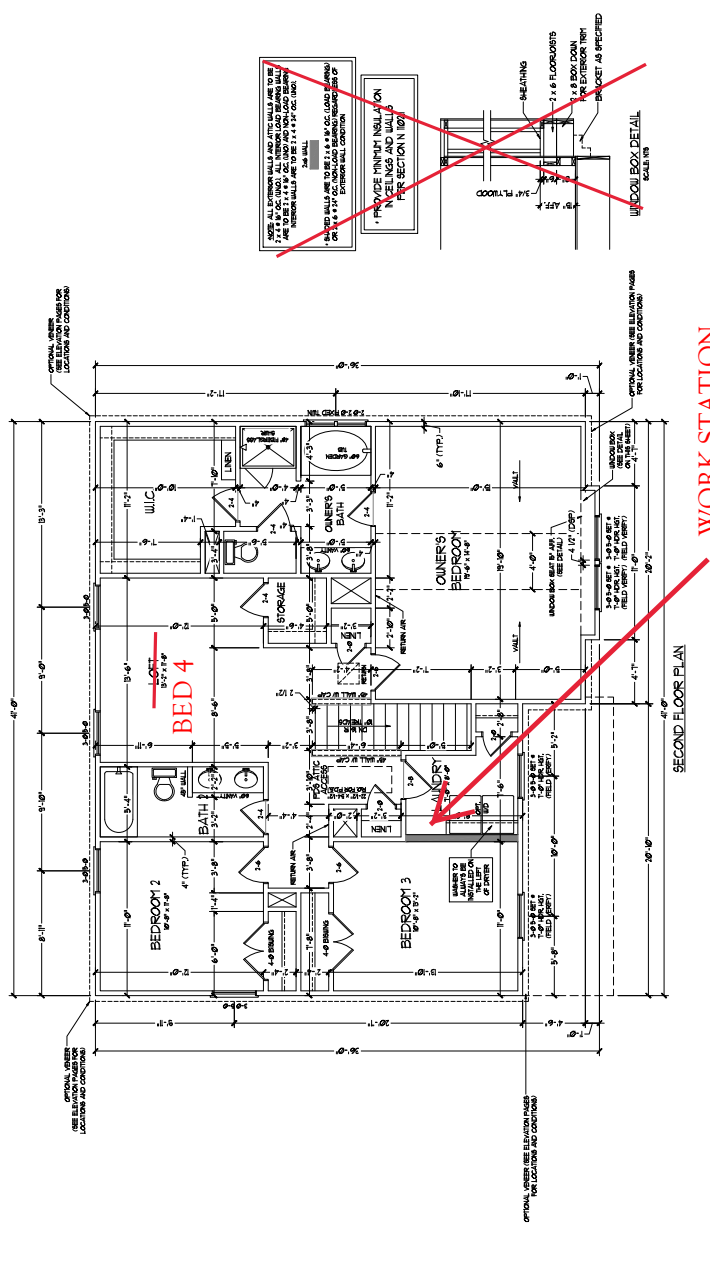
SIDE-LOAD GARAGE OPTION (NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)





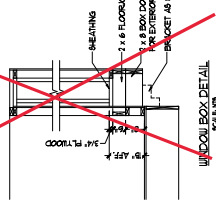
PLEASE REVISIONS, COMMENTS, SCHEDULES, GENERAL NOTES, ELEVATIONS, DETAILS, SECTION CUTS, ETC. TO BE PROVIDED TO THE ARCHITECT BY THE CLIENT. ALL REVISIONS MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION COSTS OR DELAYS CAUSED BY THE CLIENT'S FAILURE TO PROVIDE NECESSARY INFORMATION IN A TIMELY MANNER. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION COSTS OR DELAYS CAUSED BY THE CLIENT'S FAILURE TO OBTAIN NECESSARY PERMITS OR APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION COSTS OR DELAYS CAUSED BY THE CLIENT'S FAILURE TO OBTAIN NECESSARY PERMITS OR APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION COSTS OR DELAYS CAUSED BY THE CLIENT'S FAILURE TO OBTAIN NECESSARY PERMITS OR APPROVALS FROM THE APPROPRIATE AGENCIES.

H & H HOMES, INC.
TOPSAIL
DATE: OCTOBER 13, 2017
REV. 7: MARCH 30, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:
SECOND FLOOR PLAN
A-6



REMOVE MINOR WALLS ON PAPER AND WALLS PER SECTION IN 101

ALL WALLS TO REMAIN SHALL BE CONSTRUCTION OF 1/2" GYP BOARD ON 2x4 STUDS. ALL REMOVED WALLS SHALL BE 1/2" GYP BOARD ON 2x4 STUDS. ALL REMOVED WALLS SHALL BE 1/2" GYP BOARD ON 2x4 STUDS.



WORK STATION

SECOND FLOOR PLAN

OPTIONAL UTILITY CLOSET FOR LOCATION AND CONDITIONS

OPTIONAL UTILITY CLOSET FOR LOCATION AND CONDITIONS

OPTIONAL UTILITY CLOSET FOR LOCATION AND CONDITIONS

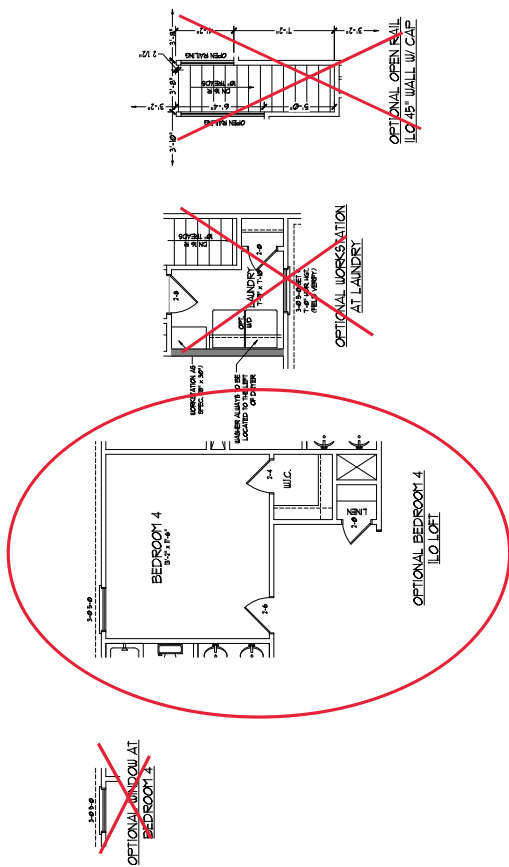


ARCHITECTURAL DRAWINGS, SPECIFICATIONS, CONTRACTS, SCHEDULES, GENERAL NOTES AND EXHIBITS SHALL BE PREPARED BY THE ARCHITECT AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL BUILDING DEPARTMENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

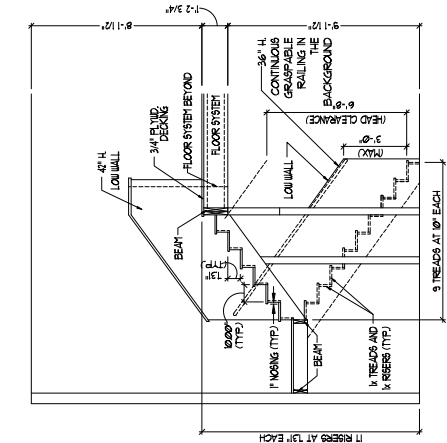
H&H HOMES, INC.
TOPSAIL

DATE: OCTOBER 13, 2017
REV: MARCH 30, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

SECOND FLOOR
PLAN OPTIONS
A-6.1

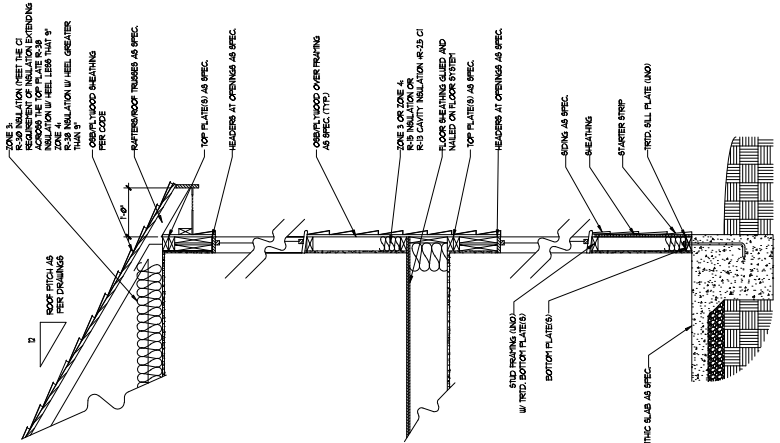


INDICATES REVISIONS TO PREVIOUS EDITIONS
 UNLESS SPECIFICALLY NOTED OTHERWISE
 DIMENSIONS ARE SHOWN IN FEET AND INCHES
 DIMENSIONS IN PARENTHESES ARE ALTERNATE
 DIMENSIONS FOR METRIC EQUIVALENTS
 DIMENSIONS ARE TO FACE UNLESS OTHERWISE
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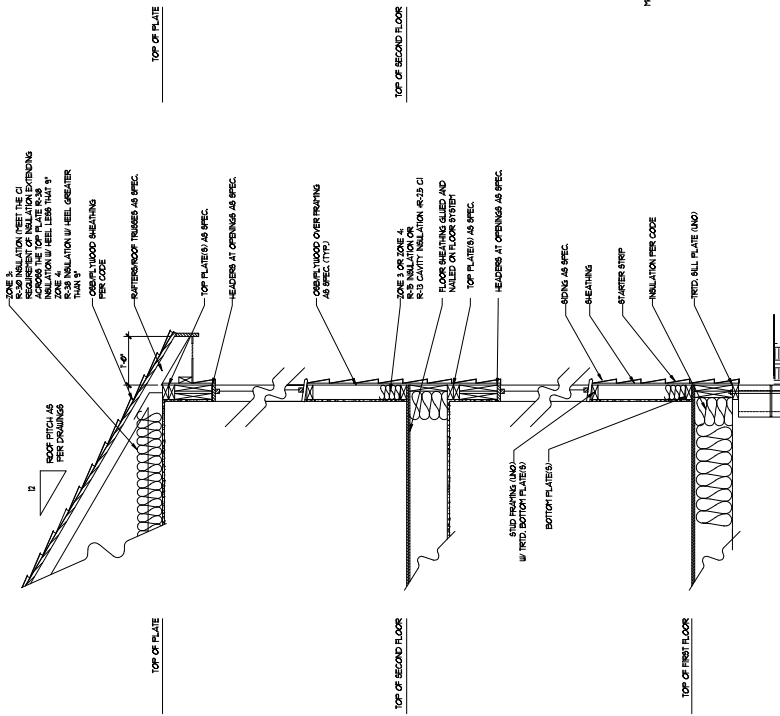


TYPICAL STAIR DETAIL
 (NTS)

STAIR NOTES:
 BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.
 THE TREADS AND RISERS SHALL BE FINISHED TO THE FACE OF THE TREAD AND RISER. THE FINISH SHALL BE TO MATCH THE FINISH OF THE FLOORING.
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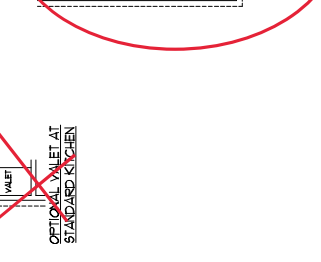
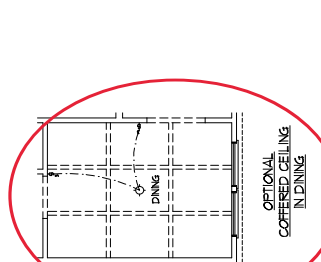
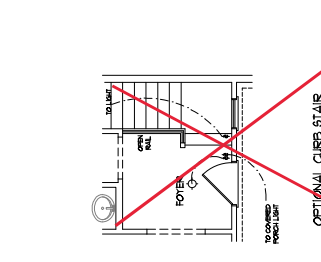
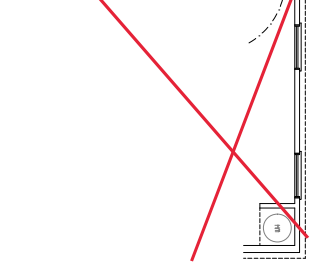
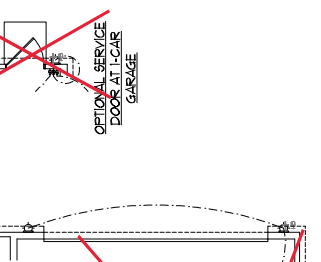
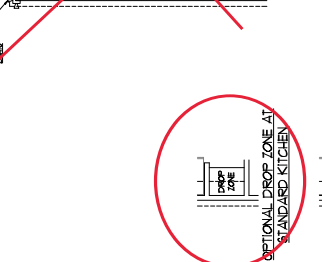
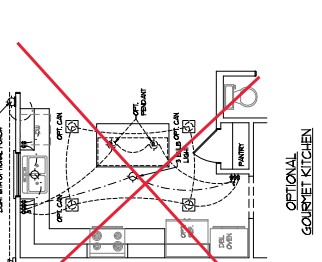
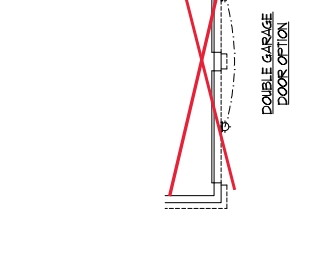
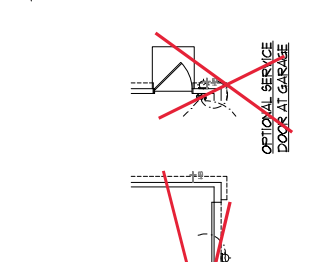
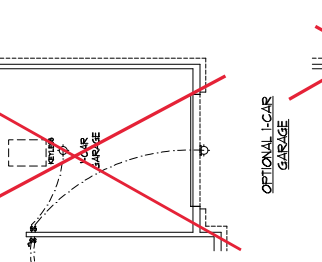
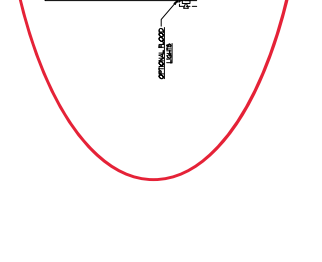
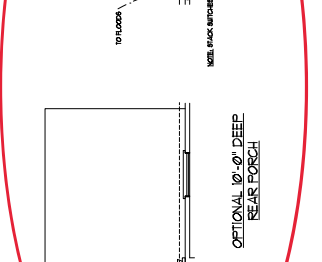
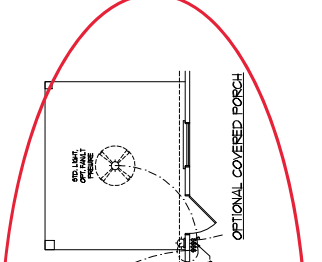
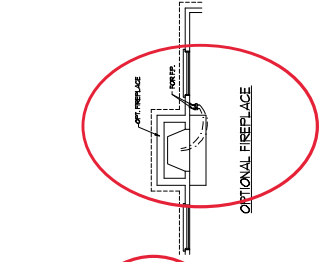
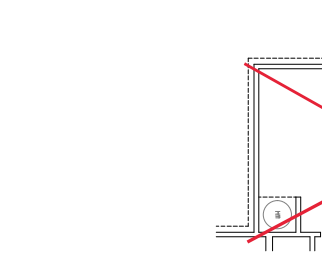
WALL SECTION WITH SLAB
 WITH STAIR SIDING SHOWN (NTS)



WALL SECTION WITH CRAWL SPACE
 WITH STAIR SIDING SHOWN (NTS)

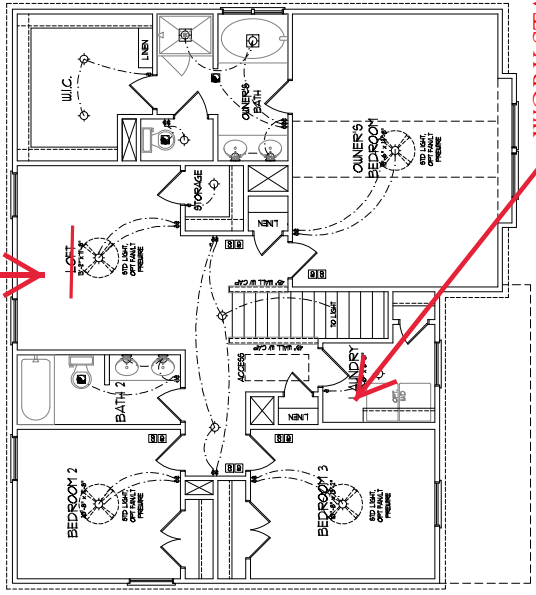
ELECTRICAL LABOR NOTES:
 1) BLOCK AND WIRE ARE ALL
 TO BE INSTALLED BY THE
 ELECTRICAL CONTRACTOR.
 2) ALL LIGHTS ARE TO BE
 INSTALLED BY THE
 ELECTRICAL CONTRACTOR.
 3) ADDITIONAL SERVICE PANELS
 LOCATED BY ELECTRICAL
 CONTRACTOR.
 4) PLACE SWITCHES & DIM. SWITCH
 ROUGH OPENING.

ELECTRICAL LEGEND	
⊙	NO. 1 W/VALVE
⊙	NO. 1 W/VALVE
⊙	CEILING POINT LIGHT
⊙	CEILING POINT LIGHT
⊙	RECESSED CAN LIGHT
⊙	RECESSED CAN LIGHT
⊙	TRN. CAN LIGHT
⊙	EXTERNAL LIGHT
⊙	1 LAMP, 4" FLUORESCENT
⊙	FLOOD LIGHT
⊙	SWITCH
⊙	3-WAY SWITCH
⊙	4-WAY SWITCH
⊙	CONDUIT BOX EQUIPMENT
⊙	WIRING
⊙	DIMMER CONTROL
⊙	NO. 1 W/VALVE DETECTOR
⊙	CO. DETECTOR
⊙	LOW VOLTAGE PANEL
⊙	CEILING FAN
⊙	CEILING FAN W/ LIGHT



ELECTRICAL LABOR NOTES:
 1. BLOCK AND WIRE ARE ALL
 TO BE INSTALLED IN ALL
 WALLS AND CEILING.
 2. WIRE SHALL BE SET
 IN 1" DEEP GROUVE
 3. ADDITIONAL BIRMINGHAM CABLE
 TO BE INSTALLED IN ALL
 LOCATIONS BY ELECTRICAL
 TO BE PROVIDED BY
 ROOM CONTRACTOR.

ELECTRICAL LEGEND	
	15 AMP GFI
	20 AMP GFI
	30 AMP GFI
	40 AMP GFI
	50 AMP GFI
	60 AMP GFI
	70 AMP GFI
	80 AMP GFI
	90 AMP GFI
	100 AMP GFI
	110 AMP GFI
	120 AMP GFI
	130 AMP GFI
	140 AMP GFI
	150 AMP GFI
	160 AMP GFI
	170 AMP GFI
	180 AMP GFI
	190 AMP GFI
	200 AMP GFI
	210 AMP GFI
	220 AMP GFI
	230 AMP GFI
	240 AMP GFI
	250 AMP GFI
	260 AMP GFI
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	350 AMP GFI
	360 AMP GFI
	370 AMP GFI
	380 AMP GFI
	390 AMP GFI
	400 AMP GFI
	410 AMP GFI
	420 AMP GFI
	430 AMP GFI
	440 AMP GFI
	450 AMP GFI
	460 AMP GFI
	470 AMP GFI
	480 AMP GFI
	490 AMP GFI
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	890 AMP GFI
	900 AMP GFI
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	960 AMP GFI
	970 AMP GFI
	980 AMP GFI
	990 AMP GFI
	1000 AMP GFI

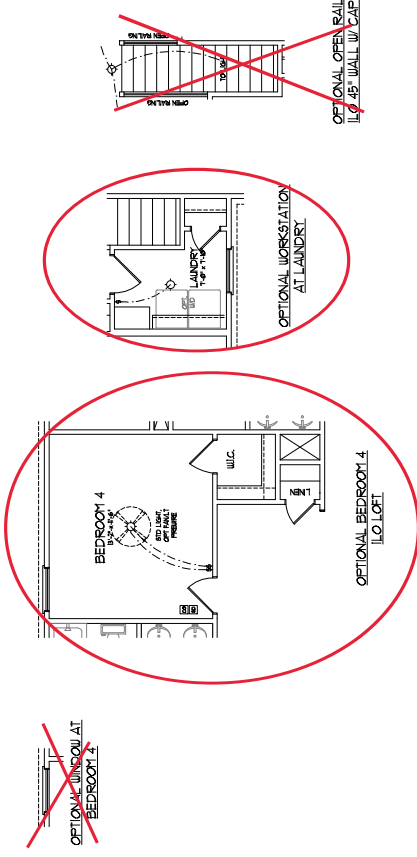


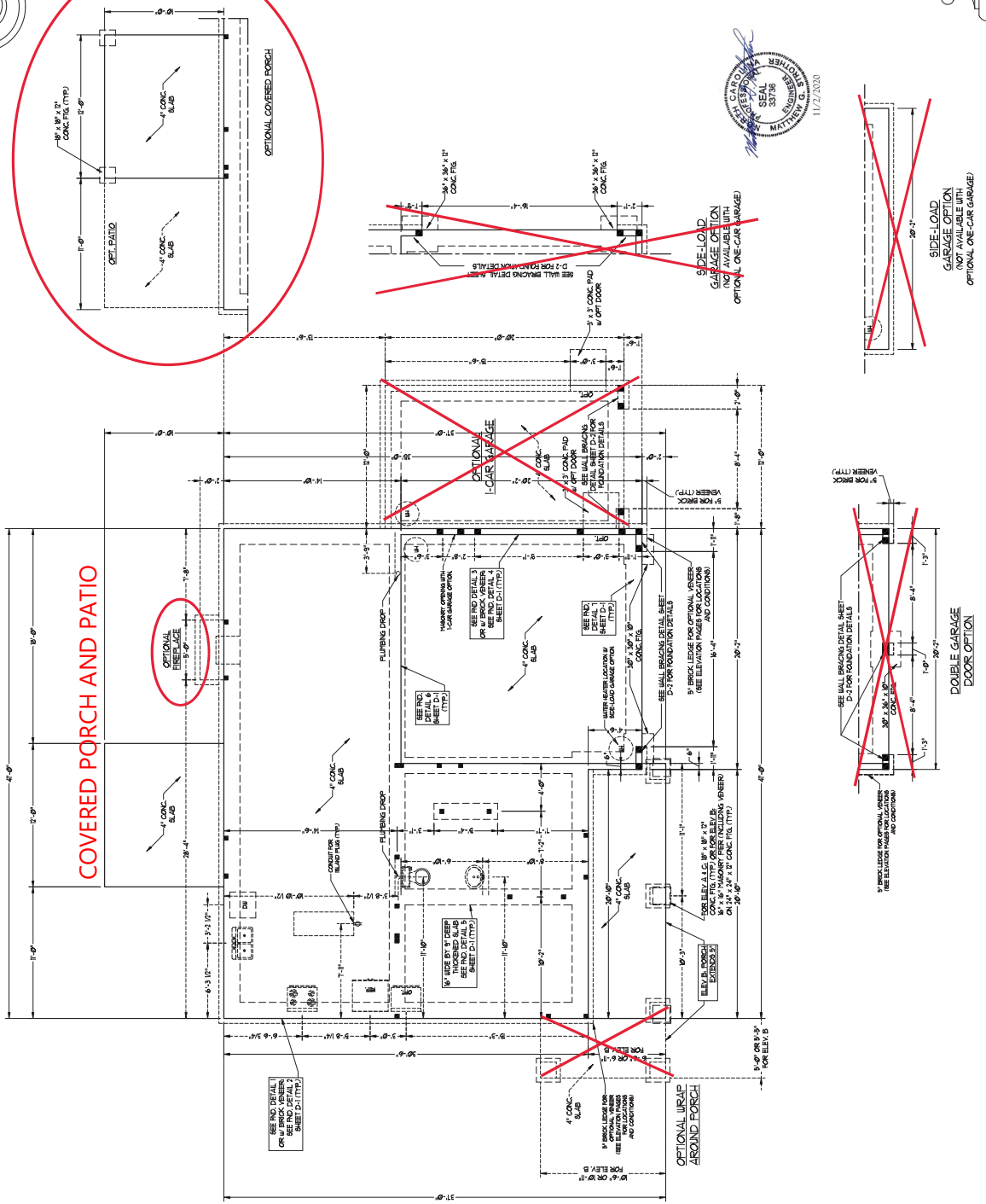
BED #4

WORK STATION

SECOND FLOOR PLAN

ELECTRICAL LEGEND	
	15 AMP GFI
	20 AMP GFI
	30 AMP GFI
	40 AMP GFI
	50 AMP GFI
	60 AMP GFI
	70 AMP GFI
	80 AMP GFI
	90 AMP GFI
	100 AMP GFI
	110 AMP GFI
	120 AMP GFI
	130 AMP GFI
	140 AMP GFI
	150 AMP GFI
	160 AMP GFI
	170 AMP GFI
	180 AMP GFI
	190 AMP GFI
	200 AMP GFI
	210 AMP GFI
	220 AMP GFI
	230 AMP GFI
	240 AMP GFI
	250 AMP GFI
	260 AMP GFI
	270 AMP GFI
	280 AMP GFI
	290 AMP GFI
	300 AMP GFI
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	400 AMP GFI
	410 AMP GFI
	420 AMP GFI
	430 AMP GFI
	440 AMP GFI
	450 AMP GFI
	460 AMP GFI
	470 AMP GFI
	480 AMP GFI
	490 AMP GFI
	500 AMP GFI
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	900 AMP GFI
	910 AMP GFI
	920 AMP GFI
	930 AMP GFI
	940 AMP GFI
	950 AMP GFI
	960 AMP GFI
	970 AMP GFI
	980 AMP GFI
	990 AMP GFI
	1000 AMP GFI





COVERED PORCH AND PATIO

OPTIONAL COVERED PORCH

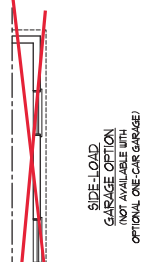
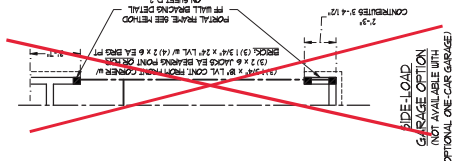
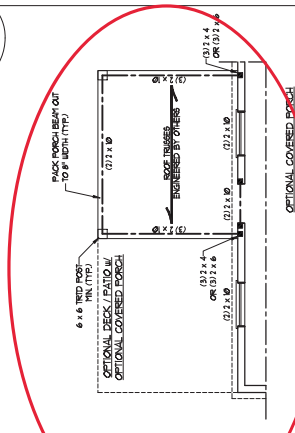
OPTIONAL RAMP AROUND PORCH

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

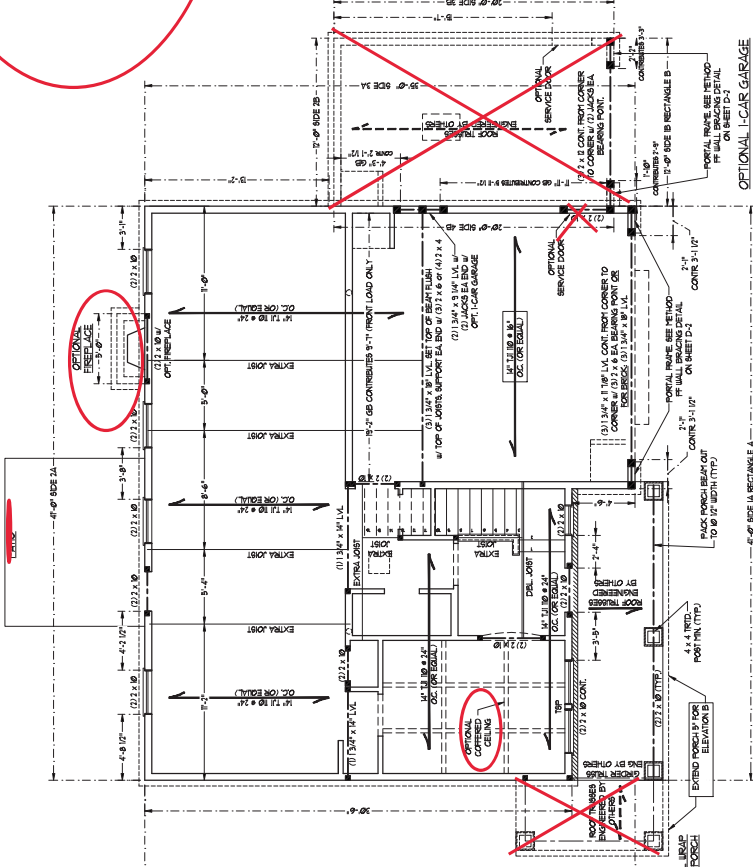
DOUBLE GARAGE DOOR OPTION

- DO NOT SCALE DIMENSIONS AND VERIFY ALL DIMENSIONS FROM THE SHEET.**
1. DIMENSIONS SHALL APPLY ONLY TO THE DIMENSIONS SHOWN ON THE SHEET. DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED.
 2. DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED.
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 15. DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED.
 16. DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED.
 17. DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED.
 18. DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED.
 19. DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED.
 20. DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED.

- DO NOT SCALE DIMENSIONS AND VERIFY ALL DIMENSIONS FROM THE SHEET.**
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 19. DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED.
 20. DIMENSIONS SHALL BE GIVEN TO THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED.



NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 7' x 6' @ 16" O.C. (NO). 2' x 4' @ 16" O.C. EXTERIOR WALLS THAT BE CONSTRUCTED IN lieu OF 7' x 6' WALLS (NO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2' x 4' @ 16" O.C. (NO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2' x 4' @ 24" O.C. (NO).



BRACED WALL DESIGN

RECTANGLE A	RECTANGLE B
SIDE LA (NO LOAD)	SIDE B (NO LOAD)
METHOD: CHAMPIER	METHOD: CHAMPIER
TOTAL PROVIDED LENGTH: 45W	TOTAL PROVIDED LENGTH: 45W
TOTAL REQUIRED LENGTH: 24	TOTAL REQUIRED LENGTH: 6
SIDE LA (NO LOAD)	SIDE 2B
METHOD: CHAMPIER	METHOD: CHAMPIER
TOTAL PROVIDED LENGTH: 45W	TOTAL PROVIDED LENGTH: 17'
TOTAL REQUIRED LENGTH: 26W	TOTAL REQUIRED LENGTH: 13W
SIDE 2A (NO LOAD)	SIDE 2A (NO LOAD)
METHOD: CHAMPIER	METHOD: CHAMPIER
TOTAL PROVIDED LENGTH: 20W	TOTAL PROVIDED LENGTH: 18W
TOTAL REQUIRED LENGTH: 13W	TOTAL REQUIRED LENGTH: 12.74'
SIDE 2A (NO LOAD)	SIDE 2A (NO LOAD)
METHOD: CHAMPIER	METHOD: CHAMPIER
TOTAL PROVIDED LENGTH: 34W	TOTAL PROVIDED LENGTH: 34W
TOTAL REQUIRED LENGTH: 3'	TOTAL REQUIRED LENGTH: 3'

TABLE 1: MINIMUM NUMBER OF WALL HEIGHT RIGIDS AT EACH END OF BEAMS IN EXTERIOR WALLS

HEADER (SPAN) (FEET)	MINIMUM END RIGIDS (MINIMUM)
UP TO 3'	2
3 TO 4'	3
4 TO 5'	3
5 TO 6'	3
6 TO 7'	3
7 TO 8'	3

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE SPC #2, UNO. ALL (NO). ALL END JOISTS TO BE 2" x 8" UNO. ALL (NO). ALL END JOISTS TO BE 2" x 8" UNO. ALL (NO).
- UNO AND DOOR HEADERS TO BE SUPPORTED BY BRICKS OR CONCRETE. SEE TABLE 1 FOR ADDITIONAL END JOIST REQUIREMENTS.
- REQUIREMENTS FOR JOISTS WHICH REQUIRE SOLID BLOCKING TO GROUND OR FOUNDATION.
- ALL JOISTS TO BE 7/8" DIA. UNO. ALL (NO). ALL JOISTS TO BE 7/8" DIA. UNO. ALL (NO).
- FOR HSA AND ZONES BEHIND ALL INTERIOR WALLS TO BE 7/8" DIA. UNO. ALL (NO). ALL JOISTS TO BE 7/8" DIA. UNO. ALL (NO).
- FOR HSA AND ZONES BEHIND ALL INTERIOR WALLS TO BE 7/8" DIA. UNO. ALL (NO). ALL JOISTS TO BE 7/8" DIA. UNO. ALL (NO).
- FOR HSA AND ZONES BEHIND ALL INTERIOR WALLS TO BE 7/8" DIA. UNO. ALL (NO). ALL JOISTS TO BE 7/8" DIA. UNO. ALL (NO).
- FOR HSA AND ZONES BEHIND ALL INTERIOR WALLS TO BE 7/8" DIA. UNO. ALL (NO). ALL JOISTS TO BE 7/8" DIA. UNO. ALL (NO).
- FOR HSA AND ZONES BEHIND ALL INTERIOR WALLS TO BE 7/8" DIA. UNO. ALL (NO). ALL JOISTS TO BE 7/8" DIA. UNO. ALL (NO).
- FOR HSA AND ZONES BEHIND ALL INTERIOR WALLS TO BE 7/8" DIA. UNO. ALL (NO). ALL JOISTS TO BE 7/8" DIA. UNO. ALL (NO).

NOTE:
 BIG BRICKS IN JOISTS MAY BE USED IN LIEU OF 2" x 8" JOISTS AT THE DEPTH AND SPACING NOTED ON THE PLAN.

BRICK SUPPORT NOTES:

- UNITS SCHEDULED APPLICABLE TO ALL OPENINGS IN BRICK OR OTHER (NO).
- SEE ARCH. DATA FOR SIZE AND LOCATION OF OPENING.
- LENGTH - CLEAR OPENING.
- BEHIND ALL WALLS FROM FIN. FLOOR TO FIN. CEILING.
- FOR ALL HEADERS 8" @ 8" AND GREATER IN LENGTH, ATTACH STEEL ANGLE BETWEEN STUDS 4" (1) OR 6" (2) FROM FIN. FLOOR TO FIN. CEILING.
- FOR ALL BRICKS SUPPORTING ROOF, FLASHING (1) x 6" BLOCKING BETWEEN STUDS 4" (1) OR 6" (2) FROM FIN. FLOOR TO FIN. CEILING.
- STAGGERED SEE SECTION REBAR. SEE SECTION REBAR FOR ADDITIONAL BRICKS AND REBARING CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

LINTEL SCHEDULE FOR BRICK/CONCRETE SIDE SUPPORT

LENGTH (FT.)	SIZE OF LINTEL
UP TO 4 FT.	1.310 x 10 x 14
4-6	1.5 x 10 x 16 LVL
8 AND GREATER	1.6 x 14 x 16 LVL

DOUBLE END POST:
 10" - DOUBLE END POST

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

BRACED WALL DESIGN NOTE:

- BRACED WALL DESIGN PER SECTION R402.9 OF THE IRC
- CLAMP HEADERS TO CONTINUE SHEATING - GOOD STRUCTURAL PRACTICE
- STRUCTURAL PANELS TO INSTALL THE OSB SUPPORTING THE BRACING
- OSB SUPPORTING THE BRACING TO BE 1/2" THICK @ 12" O.C. ALONG PANEL EDGES AND 18" O.C. IN THE FIELD.
- USE MINIMUM 2x6 WALL BRACING FOR ALL INTERIOR WALLS UNLESS OTHERWISE NOTED ON THE PLAN.
- FASTENERS WITH 1/4" SPACERS OR 1/2" WALL SPACED 17" O.C. FOR WALLS AND IN THE FIELD FOLLOWING TOP AND BOTTOM PLATES.
- BRACED WALL DESIGN APPLIED IN UNO ZONES UP TO 10' PER WALL.
- BRACED WALL DESIGN APPLIED IN UNO ZONES UP TO 10' PER WALL IN ACCORDANCE WITH CHAPTER 6 OF THE IRC OR SECTION N.1.
- USE METAL BRACKET FOR ADDITIONAL BRACED WALL UNO ZONES.

NOTE:

- THE SECTION INDICATES THE MINIMUM THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL
- SHEATH ALL EXTERIOR WALLS WITH 7/8" OSB SHEATHING ATTACHED TO 16" O.C. WALLS AT 8" O.C. ALONG PANEL EDGES AND 24" O.C. IN THE FIELD.

LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT

LINTEL SIZE	SIZE OF LINTEL
UP TO 4 FT.	1.3 1/2 x 3 1/2 x 14
4-8	1.9 x 3 1/2 x 8.6 LVL
8 AND GREATER	1.6 x 4 x 8.6 LVL

BRICK SUPPORT NOTES:

LINTEL SCHEDULE APPLIED TO ALL OPENINGS IN BRICK/PRECAST CONCRETE WALLS FOR SIZE AND LOCATION OF OPENINGS:

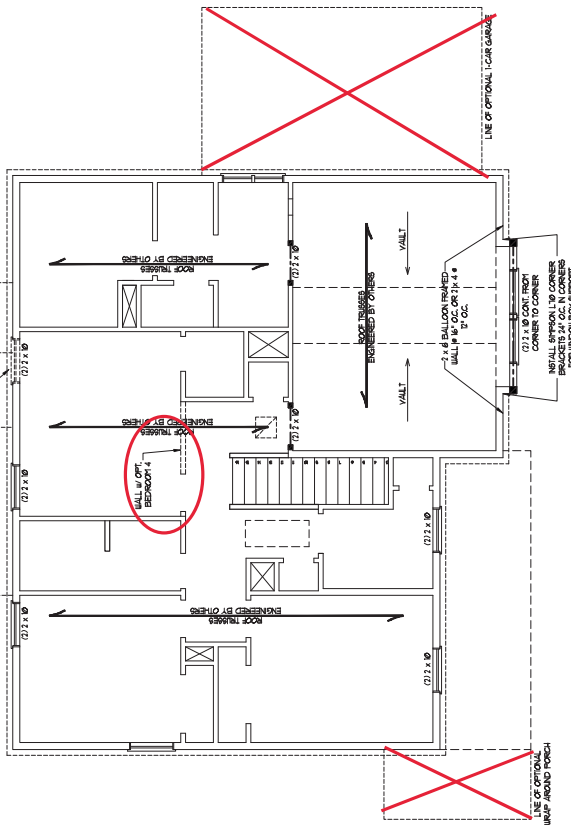
- LINTEL SHALL BE VERTICAL.
- EMBED ALL WALLS INTO TOP OF EACH COURSE OF BRICK/PRECAST CONCRETE.
- FOR ALL HEADERS 8" W/ AND GREATER IN LENGTH, ATTACH STEEL LINTEL TO BRICK/PRECAST CONCRETE WITH BRASS BOLTS.
- FOR ALL HEADERS 8" W/ AND GREATER IN LENGTH, ATTACH STEEL LINTEL TO BRICK/PRECAST CONCRETE WITH BRASS BOLTS.
- FOR ALL HEADERS 8" W/ AND GREATER IN LENGTH, ATTACH STEEL LINTEL TO BRICK/PRECAST CONCRETE WITH BRASS BOLTS.
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- FOR ALL HEADERS 8" W/ AND GREATER IN LENGTH, ATTACH STEEL LINTEL TO BRICK/PRECAST CONCRETE WITH BRASS BOLTS.
- FOR ALL HEADERS 8" W/ AND GREATER IN LENGTH, ATTACH STEEL LINTEL TO BRICK/PRECAST CONCRETE WITH BRASS BOLTS.

MINIMUM NUMBER OF WALL LIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MINIMUM STUDS (EACH END)
UP TO 3	2
3-6	3
6-9	4
9-12	5
12-15	6

STRUCTURAL NOTES:

- ALL BEARING WALLS TO BE 2 x 6 @ 16" (UNO).
- ALL TREATED LAMBERS TO BE 5/4" (UNO).
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 @ 16" (UNO) AND (2) 2 x 4 @ 16" (UNO) SUPPORTED BY (1) JACK STUD AND (1) KING STUD.
- ROOF TRUSSES TO BE 2 x 6 @ 24" (UNO) FOR ADDITIONAL KING STUD BEARING FOR ADDITIONAL KING STUD BEARING FOR FOUNDATION. ALL SQUARES TO BE (2) 2 x 6 @ 16" (UNO).
- FOR UNO ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/8" OSB SHEATHING ATTACHED TO 16" O.C. WALLS AT 8" O.C. ALONG EDGES AND 24" O.C. IN THE FIELD.
- EXTERIOR WALL SHEATHING PANELS TO DOUBLE UP AT CORNERS, JOISTS AND STAGGERED AT 3" O.C. PANELS SHALL BE 5/8" THICK OSB SHEATHING AND SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS FOR ADDITIONAL STRUCTURAL INFORMATION.
- DOUBLE WALL PLATES WITH FULL DEPTH, DOUBLE END STUDS AND DOUBLE STUDS FOR ADDITIONAL STRUCTURAL INFORMATION.



WINDOW BOX DETAIL

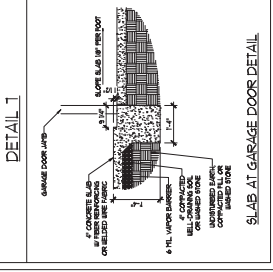
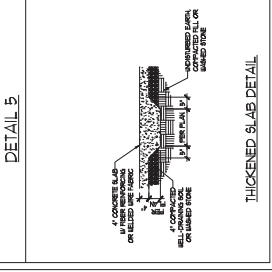
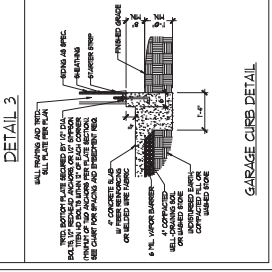
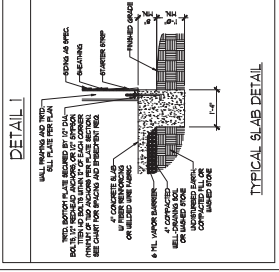
INSTALL CONT. 7/8" OSB SHEATHING ON EXTERIOR WALLS 4" O.C. ALONG EDGES AND 24" O.C. IN CORNERS. BRACKETS AT 8" O.C. IN CORNERS.

2 x 6 FLOOR JOISTS @ 16" O.C. TO BE INSTALLED PARALLEL TO WALLS WITH STUDS TO EACH END @ 4" FOR WALLS.

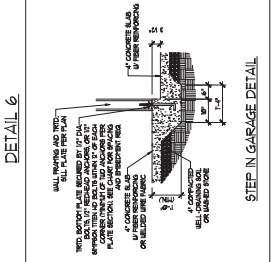
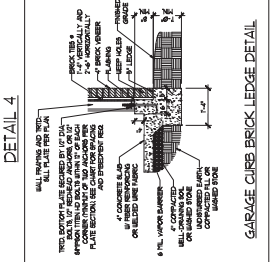
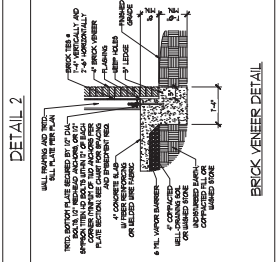
FRAME DOWN PER DETAIL ON SECOND FLOOR ARCHITECTURAL SHEET.



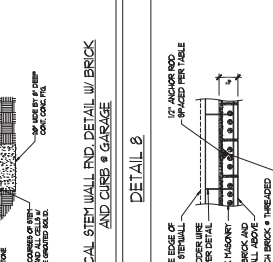
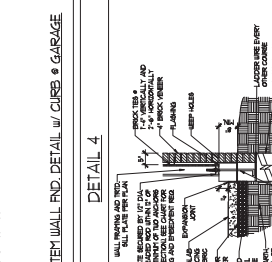
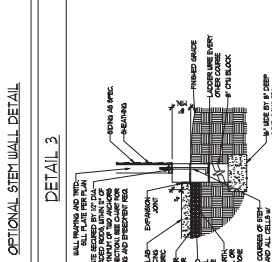
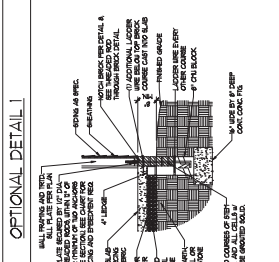
MONOLITHIC SLAB DETAILS



STEM WALL DETAILS



STEM WALL DETAILS



J.S. THOMPSON ENGINEERING, INC.
 606 W. AVE. SUITE 104 FAYETTE, NC 27033
 PHONE: (704) 799-5151 FAX: (704) 799-5953
 N.C. LICENSE NO. C-1173

120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
 FOUNDATION DETAILS

DATE: NOVEMBER 14, 2024
 SCALE(S):
 DRAWN BY:
 CHECKED BY:

D-1
 FOUNDATION DETAILS



11/7/2020

WALL HEIGHT (FEET)	MAJORITY WALL TYPE			
	8' CH	4' BRICK AND 4' CH	4' BRICK AND 4' CH	8' CH
7 AND BELOW	UNANCHORED	UNANCHORED	UNANCHORED	UNANCHORED
3	UNANCHORED	UNANCHORED	UNANCHORED	UNANCHORED
4	UNANCHORED	UNANCHORED	GROUT SOLID REBAR # 4 @ 4" OC.	GROUT SOLID REBAR # 4 @ 4" OC.
5	GROUT SOLID REBAR # 4 @ 4" OC.	GROUT SOLID REBAR # 4 @ 4" OC.	GROUT SOLID REBAR # 4 @ 4" OC.	GROUT SOLID REBAR # 4 @ 4" OC.
6	GROUT SOLID REBAR # 4 @ 4" OC.	GROUT SOLID REBAR # 4 @ 4" OC.	GROUT SOLID REBAR # 4 @ 4" OC.	GROUT SOLID REBAR # 4 @ 4" OC.
1 AND GREATER	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE

ENGINEERED DESIGN BASED ON SITE CONDITIONS

STRUCTURAL NOTES:

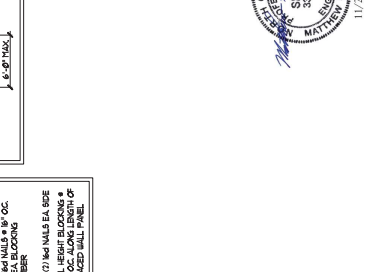
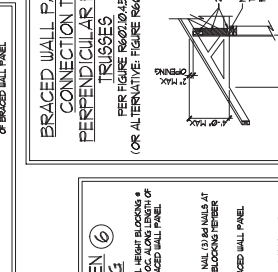
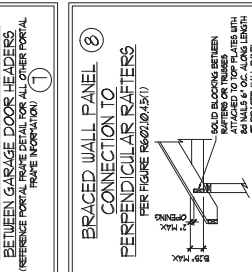
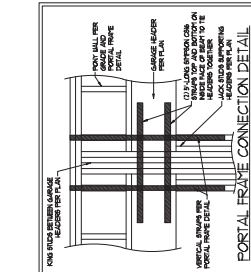
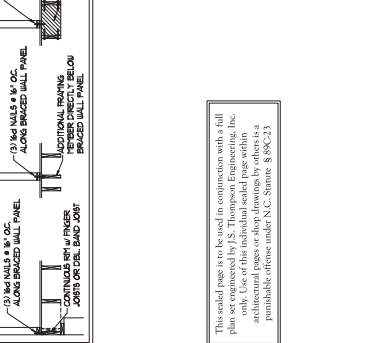
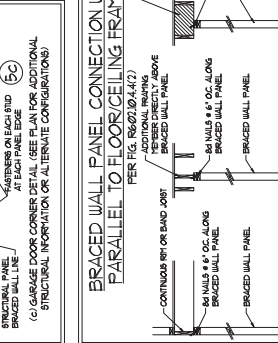
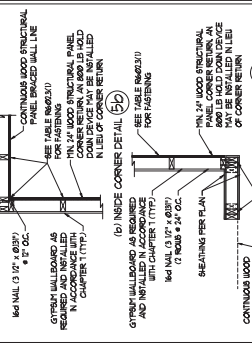
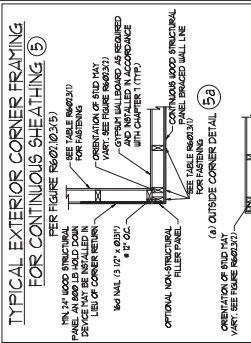
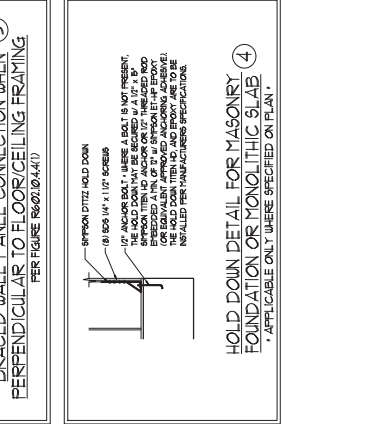
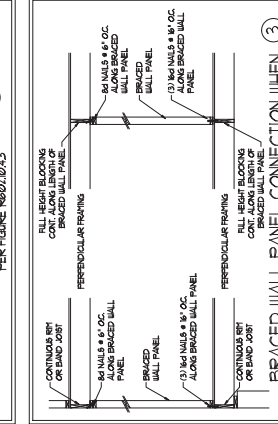
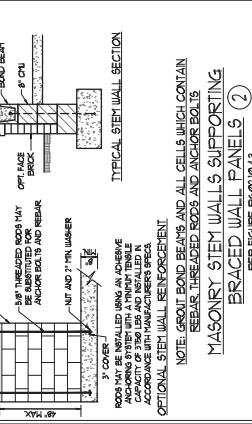
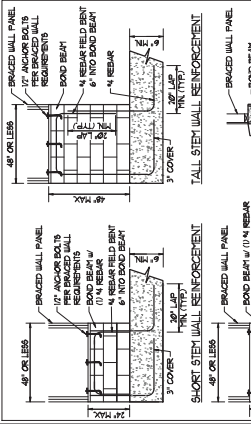
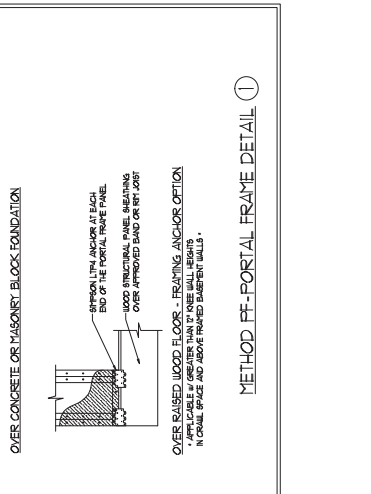
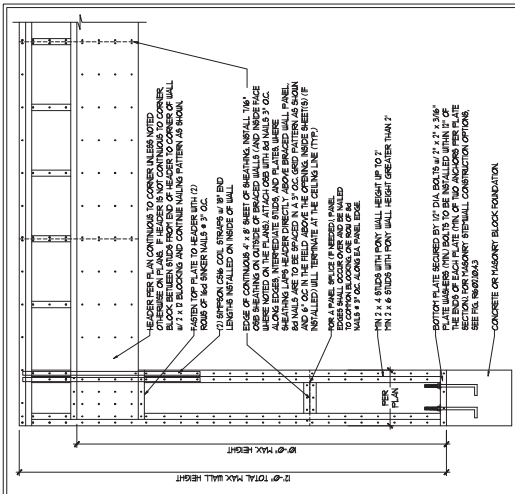
- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
- WALL TOP SURFACE FINISH TO BE INDICATED ON WALL SECTION.
- WALL TOP SURFACE FINISH TO BE INDICATED ON WALL SECTION.
- FOUNDATION NOT TO BE CONSIDERED FOR DESIGN UNLESS FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE.
- WALL TOP SURFACE FINISH TO BE INDICATED ON WALL SECTION.
- BACKFILL OF WALL-TRAINED ONE SAND-GRAVEL MIXTURE SHALL BE USED FOR ALL BACKFILL EXCEPT FOR THE AREA OF THE CURB AND GARAGE.
- UNFINISHED BASE OF THE CURB AND GARAGE SHALL BE TO THE 2008 INTERNATIONAL RESIDENTIAL CODE.
- FINISH SLAB PER FINISH AND BRICK LAYER OF THE CURB AND GARAGE SHALL BE TO THE 2008 INTERNATIONAL RESIDENTIAL CODE.
- LOCATE REBAR IN CENTER OF FOUNDATION WALL.
- WALLS REQUIRED TO BE GROUT SOLID WITH THE 1/4" THICK TOP OR 3/8" TOP FOR GROUT USE OF 100' OR GREATER.
- ANCHOR BOLT PERIOD REQUIRED WITH FINISH SLAB WITH GREAT AT LEAST OF 8" AND GREATER.

ANCHOR SPACING AND EMBEDMENT	
WIND ZONE	100 MPH 130 MPH
SPACING	6" @ 4" OC. 4" @ 4" OC.
EMBEDMENT	1" 18" MIN. MAXIMUM 7" MIN. CONCRETE



GENERAL WALL BRACING NOTES:

- WALL BRACING SYSTEMS TO ACCOMMODATE THE 2019 IBC OF THE 2018 NC RESIDENTIAL BUILDING CODE (NBC). TABLE AND FIGURES REFERRED TO ARE FROM THE 2018 IBC. SEE THIS SHEET FOR ADDITIONAL INFORMATION AS REQUIRED.
- SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2019 IBC FOR ADDITIONAL INFORMATION AS REQUIRED.
- THE KEY WITH WALL DESIGN SUMMARY OF REQUIREMENTS TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES.
- ON REQUIREMENTS, ALL ARE TO BE INSTALLED WITH CHAIN-N-AccORDANCE WITH SECTION ENCL. (3) UNLESS NOTED OTHERWISE.
- CHAINS ARE TO BE INSTALLED WITH CHAIN-N-AccORDANCE WITH SECTION ENCL. (3) UNLESS NOTED OTHERWISE. FASTENERS PER TABLE ENCL. (3) ARE TO BE FASTENED PER TABLE ENCL. (3).
- CHAINS REFER TO THE CONTINUOUS BRACING, WOOD STRUCTURAL PANELS OF WALL BRACING METHOD. 1/2" x 2" x 8" DIAMETER WALLS BRACED BY OC, ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (NO. 1).
- ON REQUIREMENTS, ALL ARE TO BE INSTALLED WITH CHAIN-N-AccORDANCE WITH SECTION ENCL. (3) UNLESS NOTED OTHERWISE.
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