



SHEET COVER

HOMES FINDERS

DATE: OCTOBER 13, 20 REV.: MARCH 30, 2020 DRAWN BY: WG NGINEERED BY:

TOPSAIL REVISION LIST - STRUCTURAL:

- 1.) ADDED I-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 x 10 WHERE NECESSARY (10-17)

TOPSAIL

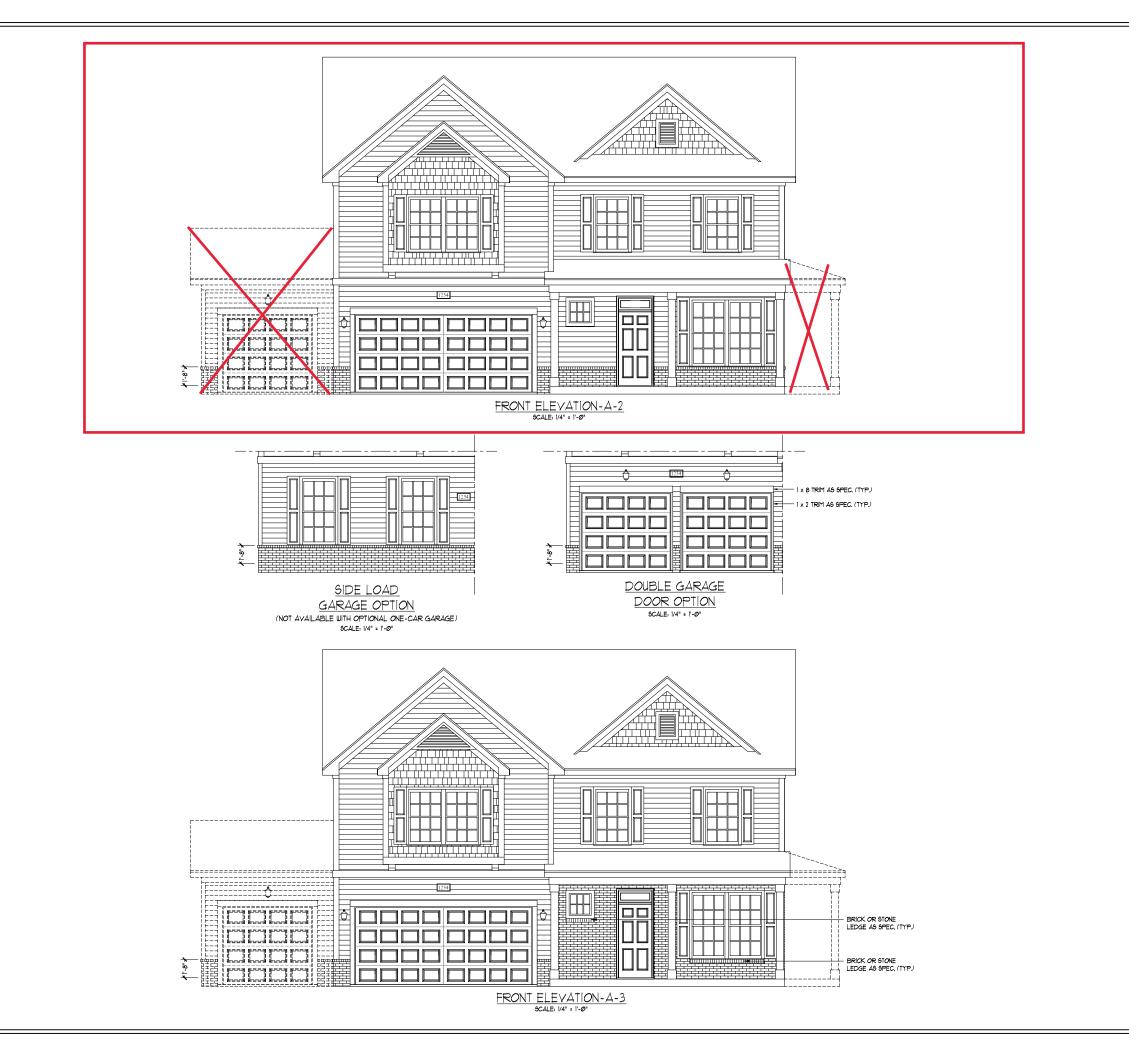
- 4.) CHANGED TO (3) PLY GARAGE HEADERS (10-17)
- 5.) CODE UPDATE TO NCRC 2018 (1-19)

TOPSAIL REVISION LIST - ARCHITECTURAL:

INVENTORY MARKED PLAN

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
- REMOVED DUPLICATE DIMENSIONS AND LABELS FROM ALL ELEVATIONS
- DIMENSIONED STONE/BRICK WATER TABLE HEIGHT
- HATCHED 4" ROWLOCK ON WINDOWS IN ELEVATIONS WITH STONE AND BRICK
- 8. UPDATED STONE HATCH TO CURRENT HATCH
- 9. ADDED COLUMN DETAILS ON B-1 AND B-4 ELEVATIONS
- 10. REMOVED HARDWARE ON SHUTTERS ON ALL CELEVATIONS, CHANGED TO SHOW B&B
- 11. SEPARATED ALL OPTIONS FROM BASE PLAN TO CORRESPONDING SHEETS
- 12. ADDED DIAGONAL DIMENSION ON SLAB INTERFACE PLAN
- 13. ADDED PLUMBING DROPS TO SLAB INTERFACE PLAN
- 14. ADDED CONDUIT IN KITCHEN OF THE SLAB INTERFACE PLAN
- 15. CHANGED COLUMN ON PATIO TO 8"x8"
- 16. CHANGED EXTERIOR WALLS FROM 2x6 TO 2x4 EXCEPT AT SHADED AREAS
- 20. UPDATED ALL INTERIOR ROOM DIMENSIONS
- 21. ADDED HOSE BIBS TO PLANS
- 22. UPDATED SQUARE FOOTAGES
- 23. ADDED SQUARE FOOTAGE WITH FULL BRICK VENEER 24. PATIO CHANGED TO 12'x10'
- 25. FLIPPED TUB AND REMOVED ACCESS AND NOTE FROM OWNER'S 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)





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PLAN AND PLOT
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DREAM FINDERS HOMES TOPSAIL

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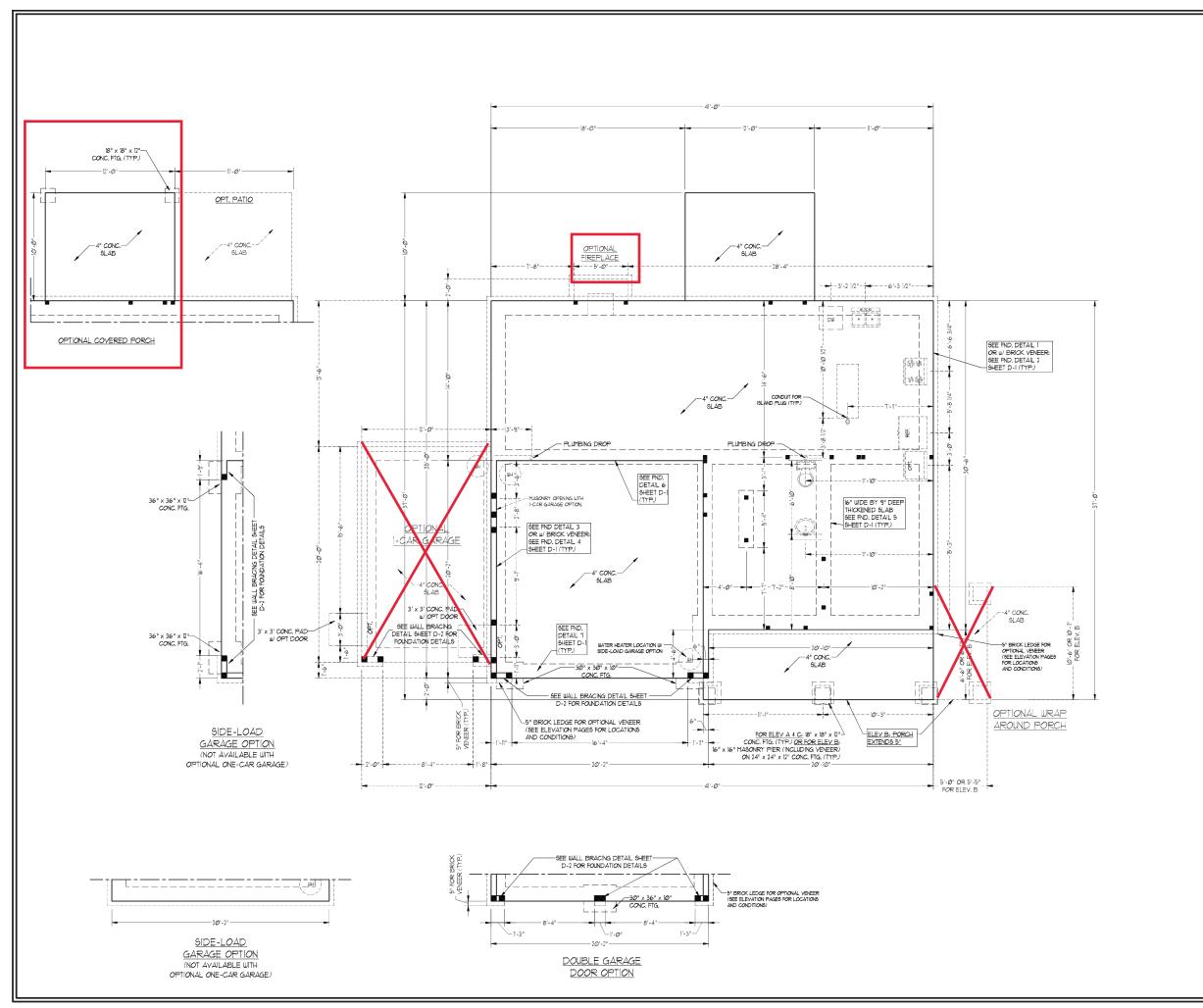
SCALE: AS NOTED DRAWN BY:

ENGINEERED BY:

REVIEWED BY:

A-2&A-3 ELEVATIONS

BRICK A-1.1



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

- 20" MEAN ROOF HEIGHT:

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 STRUCTURAL DESIGN FER NORTH CAROL NA

 RESIDENTIAL CODE, 200 EDITION

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 REFER TO NOTES AND DETAIL SHEETS FOR

 ADDITIONAL STRUCTURAL NORTHALION.

DATE: NOVEMBER 2, 2020

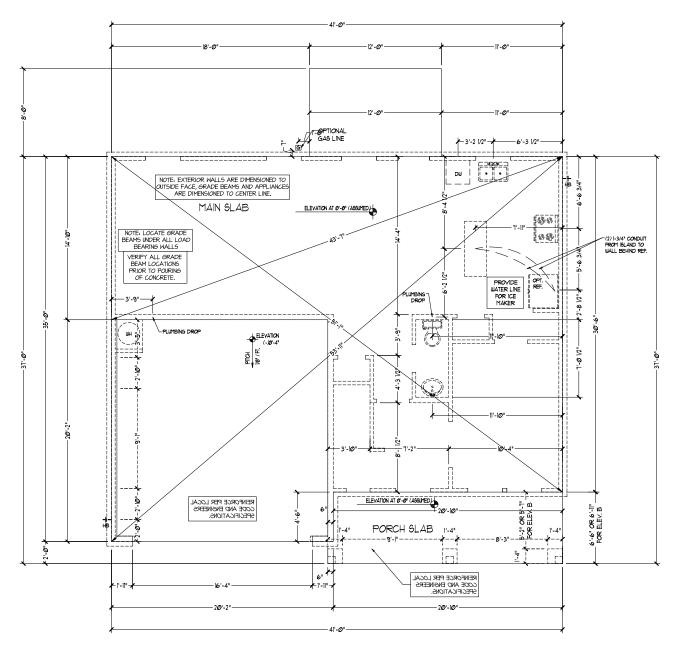
SCALE: 1/4" = 1'-0" DRAWN BY: H&H HOMES

ENGINEERED BY: WFB

SHEET: 2 OF: 8 S-1b MONO SLAB FOUNDATION PLAN

TOPSAIL H&H HOMES

ENGINEERING, INC
606 WADE AVE. SUTE 104 RALEIGH, NC 27605
PHONE, (919) 789-9919
NC. LICENSE NO. C 1733



FOUNDATION PLAN



PRICES, PROMO FILOOR PLANS, E SQUARE FOOTWA MAY VARY IN A OF HOUSE ON IL PLAN AND PLOT PLAN AND PLOT

DREAM FINDERS HOMES TOPSAIL

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REV.: MARCH 30, 2020

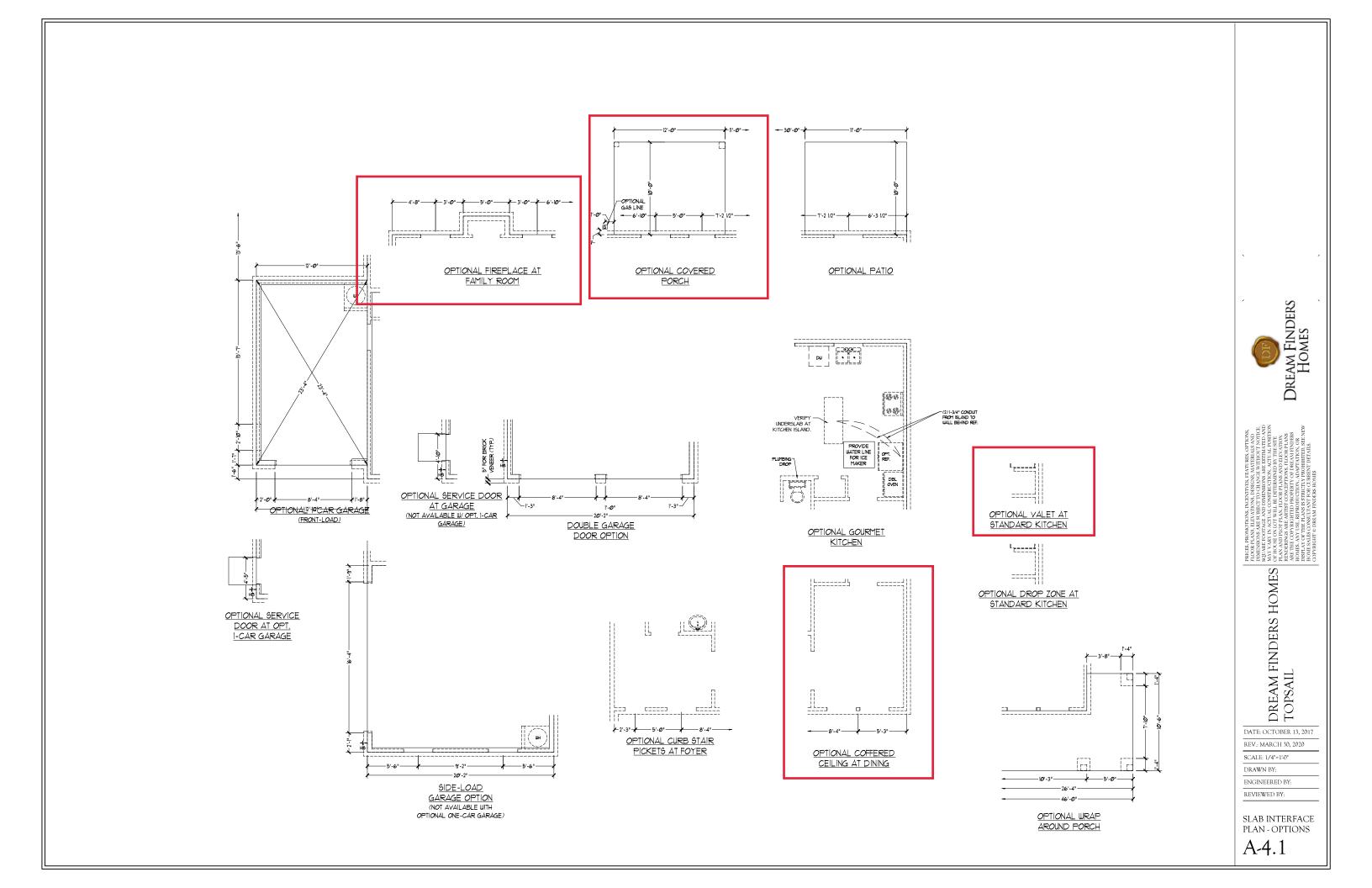
SCALE: 1/4"=1'-0"

DRAWN BY:

ENGINEERED BY: REVIEWED BY:

SLAB INTERFACE PLAN

A-4





| SI FLOCR | 986 50, FT. | 270 FLOCR | 1975 50, FT. | 1071 St. | 1

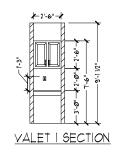
OPTIONAL FIREPLACE: 14 SQ FT.

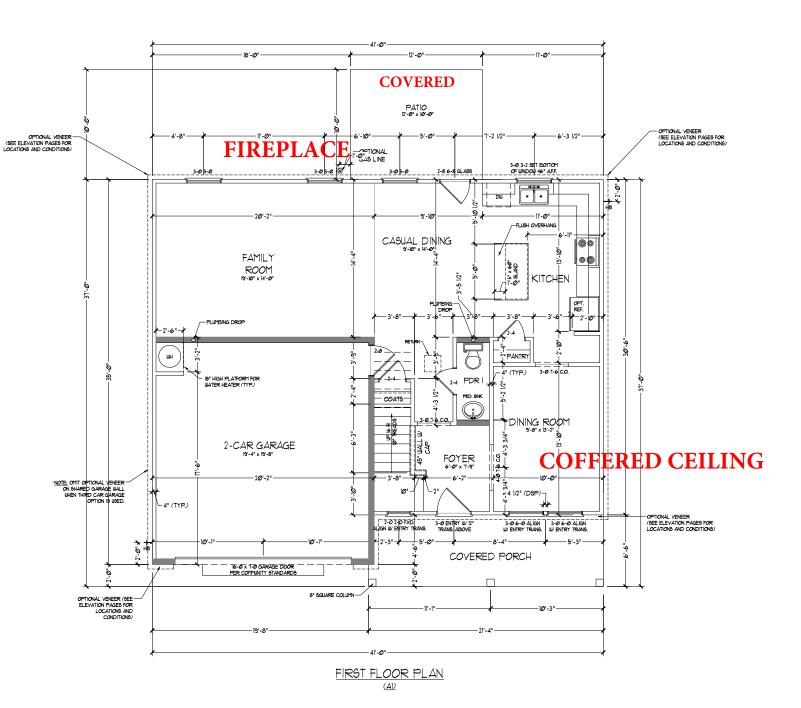
UNEATED OPTIONS
OPTI-CAR GARAGE.
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OPTI-RAY GARAGE.
OPTI-RAY GARAGE.
OPTI-RAY GARAGE PORCH:
OPTI-RAY GARAGE PORCH (ELEY ARC.)
53 SQ FT.
OPTI-RAY GARAGE PORCH (ELEY ARC.)
53 SQ FT.

NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS AND TO BE 2 x 4 ° 16" O.C. (UNO.). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 ° 16" O.C. (UNO.) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 ° 24" O.C. (UNO.). THE CONTROL WALLS ARE TO BE 2 x 4 ° 24" O.C. (UNO.). THE CONTROL WALLS ARE TO WALLS ARE TO WALLS AND WALL.

• SHADED WALLS ARE TO BE 2 \times 6 • 16° O.C. (LOAD BEARING OR 2 \times 6 • 24° O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION

PROVIDE MINIMUM INSULATION IN CEILINGS AND WALLS PER SECTION N 1102.1







PRICES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, IT HOOR PLANE ELEMYTONS, DESIGNS, MATHERIALS AND DIMINISTONS ARE SUBJECT TO GHANGE WITHOUT NOTICE. SOLICINE AND THE SUBJECT TO GHANGE WITHOUT NOTICE. SOLICINES TO A SUBJECT TO GHANGE WITH STREAM AND YAR IN ACTIVAL CONSTRUCTION, ACTIVAL POSTITON OF FLOOR PLANS AND BLEVATION FROM PLANS AND PLOY PLAN, FLOOR PLANS AND FLOOR PLANS ARE WITHOUT CONCEPTIONS, FLOOR PLANS ARE THE COPPRIGHTED PROPERTY OF DEBLAM FINDERS HOUSE, AND YOTHE PLANS IS STRICTLY PROHIBITED. SEE NEW HOUSE AND CONSULTANT POR CHRRENT DETAILS.

DREAM FINDERS HOMES TOPSAIL

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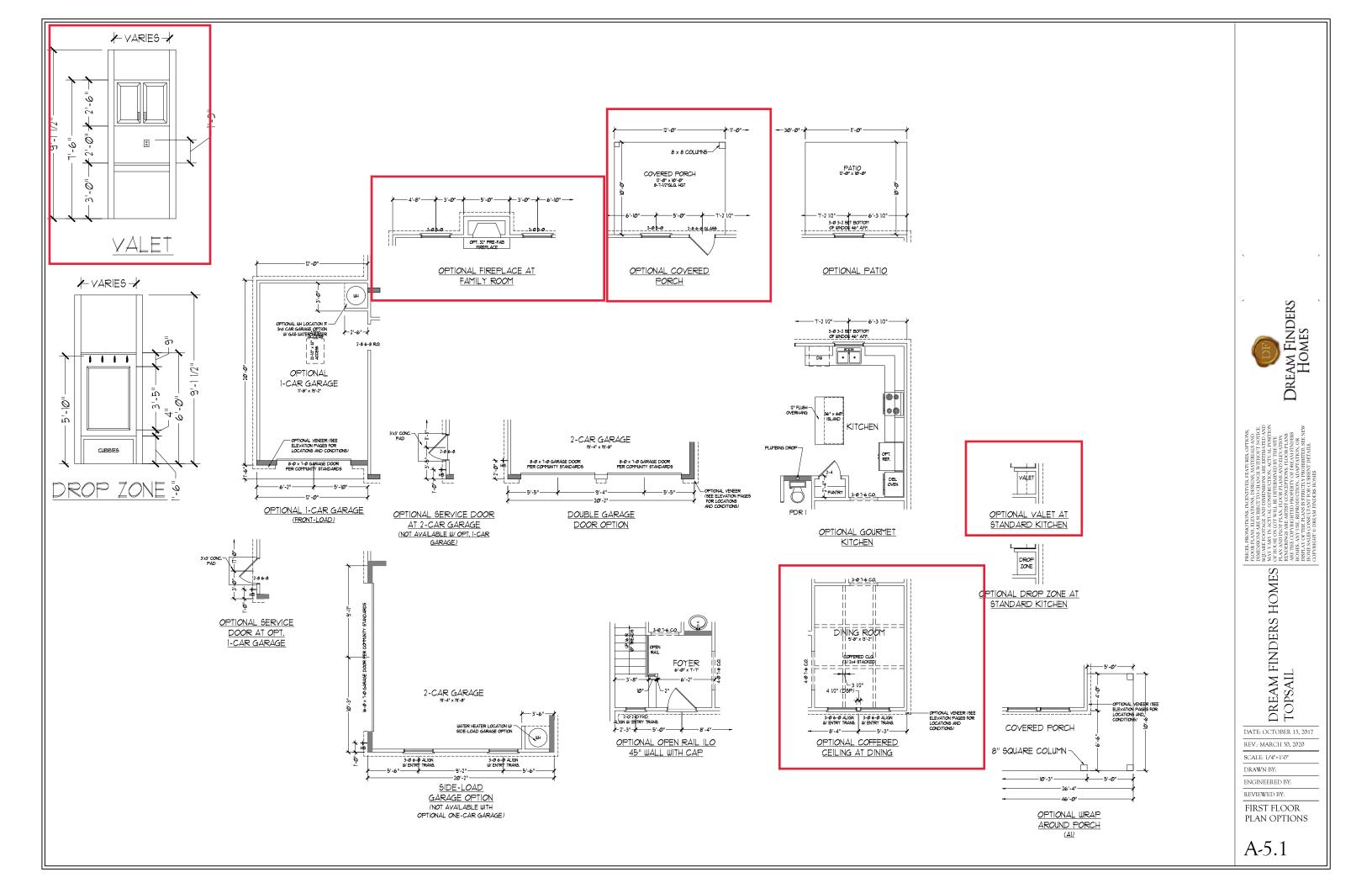
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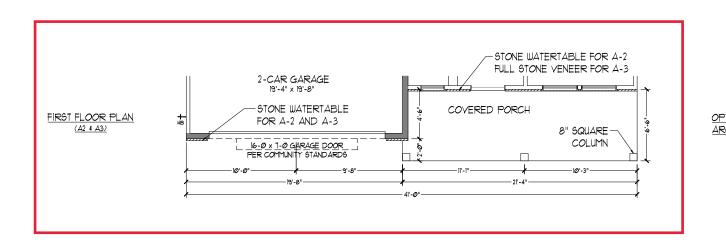
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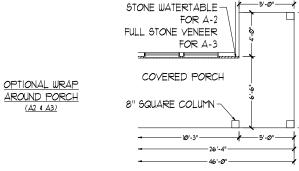
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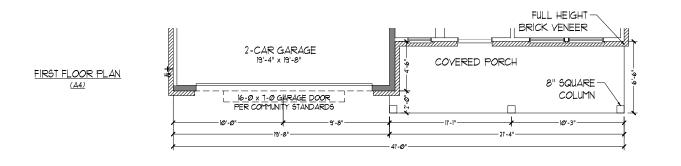
PLAN

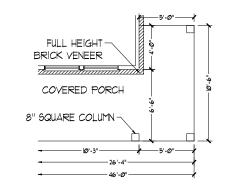
A-5











OPTIONAL WRAP AROUND PORCH (A4) DREAM FINDERS HOMES

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DREAM FINDERS HOMES TOPSAIL

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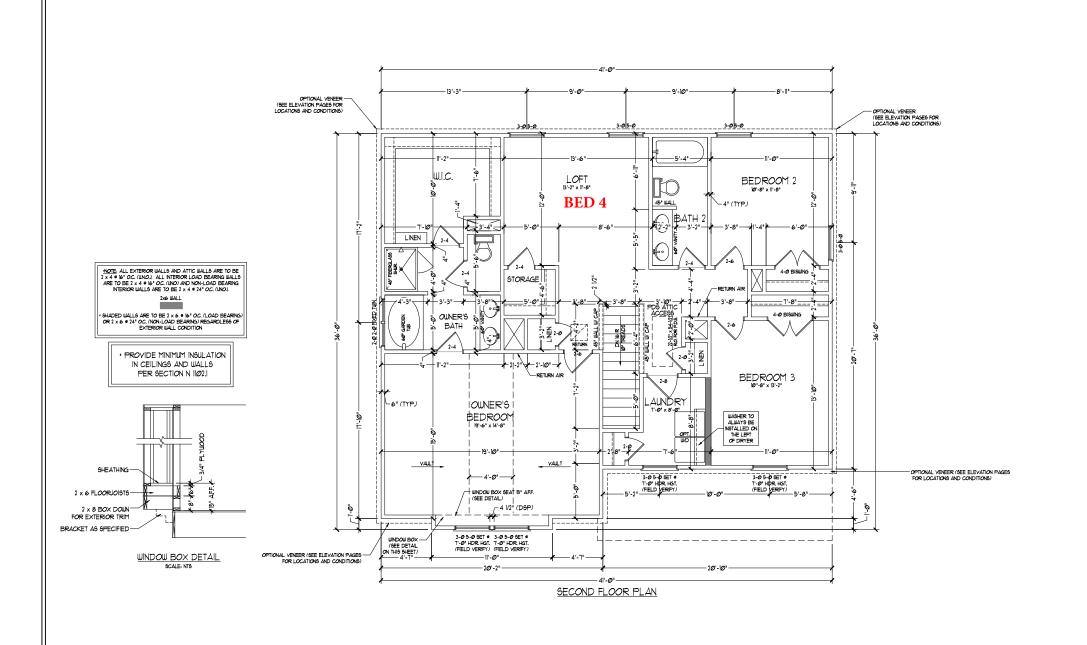
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ENGINEERED BY:

REVIEWED BY:

FIRST FLOOR

PLAN

A-5.2





PRICES, PROMOTHONS, INCENTIVES, FEATURES, OPTIONS, INCOMESSIONS, ELEVATORIS, DESIGNS, MATERIALS AND IMPRISSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

AND YARD IN ACTUAL CONSTRUCTION, ACTUAL DOSTIFON OF HOUSE ON LOT WILL BEDETERMENTED BY THE STITE PLAN AND PLOT PLAN. FLOOR PLANS AND ELEVATION RENDERINGS ARE ARRIVED CONCEPTIONS, TOOR PLANS ARE HELD CONSEPTION, TOOR PLANS ARE THE CONPRIGHTED REQUERT OF DEELAM INDIESS HANDERS AND THE LAND STRUCT RELANS ARE THE CONTROLLED AND THE PLANS BY STRUCTIVE WEDDINGS TO BE AM FINESS TO STRUCTIVE WEDDINGS AND CONTROLLED AND CONTROLLED

DREAM FINDERS HOMES
TOPSAIL

REV.: MARCH 30, 2020

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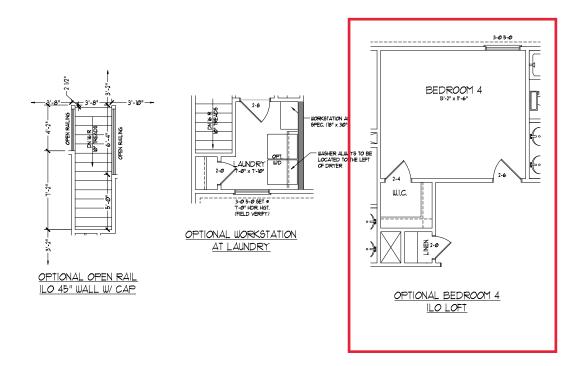
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ENGINEERED BY:

REVIEWED BY:

SECOND FLOOR

PLAN
A-6







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DREAM FINDERS HOMES

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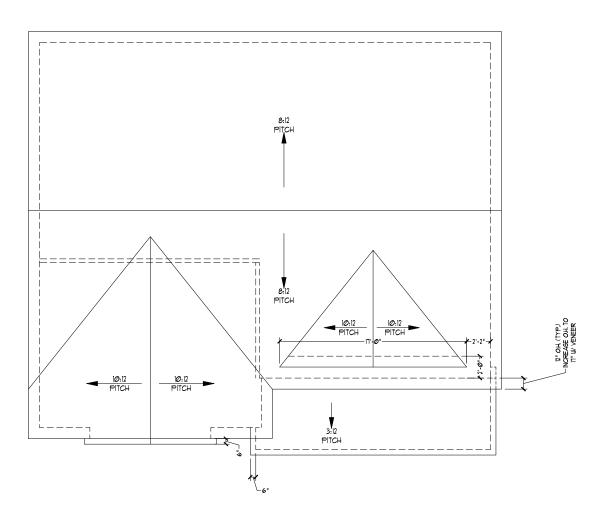
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ENGINEERED BY:

REVIEWED BY:

SECOND FLOOR PLAN OPTIONS

A-6.1



ROOF PLAN (A - ELEVATIONS)

TOTAL UNDER ROOF AREA: VENTING AREA REQUIRED:		1304 SQ. FT. / 300 = 1,304 SQ. FT. / 300 = 1,304 SQ. FT.		
TOTAL REQUIREMENT			17 UPPER:	`
LOWER AREA VENTIN	G			
SOFFIT VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
	-	.041 SF/LF	60'-0"	2.5
	LOWER AREA VENTING PROVIDED:			-
UPPER AREA VENTING				
RIDGE VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
	-	.125 SF/LF	60-0"	7.5
	UPPER AREA VENTING PROVIDED:			-
TOTAL AREA PROVIDED				
SOFFIT AND RIDGE VE	NT			10

Dream Finders Homes

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DREAM FINDERS HOMES

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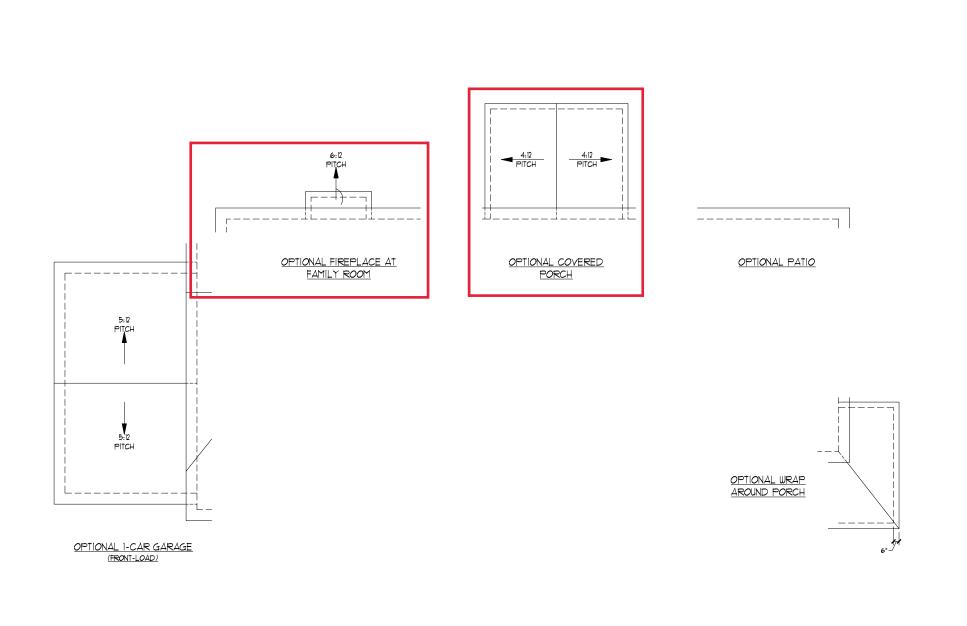
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ROOF PLAN ELEVATION - A

A-7





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DREAM FINDERS HOMES
TOPSAIL

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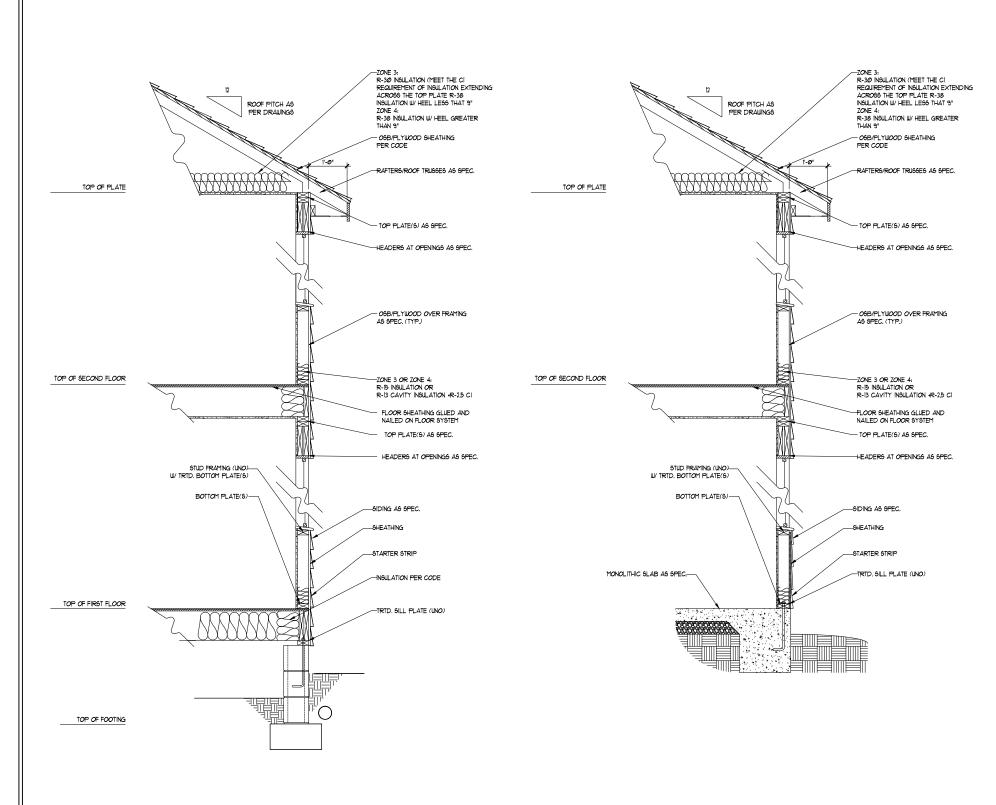
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DRAWN BY:

ENGINEERED BY:

REVIEWED BY:

ROOF PLAN ELEVATION - A OPTIONS

A-7.1



— 42" H. LOW WALL /- 3/4" PLYWD. DECKING -FLOOR SYSTEM BEYOND FLOOR SYSTEM 10.00° CONTINUOUS I" NOSING (TYP.) LOW WALL GRASPABLE RAILING IN THE -BEAM-BACKGROUND Ix TREADS AND Ix RISERS (TYP.) 9 TREADS AT 10" EACH

> TYPICAL STAIR DETAIL (NTS)

> > * * STAIR NOTES:

RAILING:

BALUSTERS SHALL BE SPACED 50 THAT A 4" SPHERE CANNOT PASS THROUGH.

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

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

HANDRAILS FOR STAIRMAYS SHALL BE CONTINUOUS FOR THE RULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAIL BNDS SHALL BE RETURNED OR SHALL TERMINATE. IN NEWEL POSTS OR SAFETY TERMINALS, HANDRAILS ADJACENT TO A WILL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 NICH BETWEEN THE WALL AND HANDRAILS.

CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA

WALL SECTION W/ CRAWL SPACE W/ STD. SIDING SHOWN (NTS)

WALL SECTION W/ SLAB W/ STD. SIDING SHOWN (NTS)



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

DRAWN BY:

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WALL SECTIONS

AND STAIR DETAIL

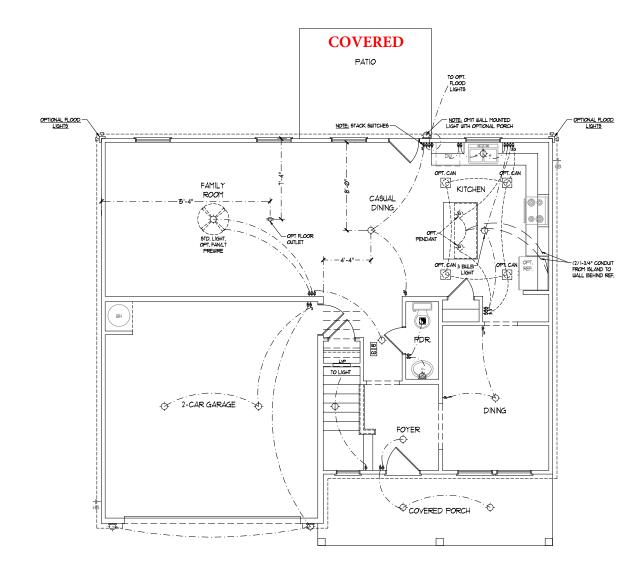
AD-1

ELECTRICAL LAYOUT NOTES: U BLOCK AND WIRE FOR ALL CELING FANS PER PLAN.

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

4.) PLACE SWITCHES 8" (MINJ FROM ROUGH OPENINGS,

ELECTRICAL LEGEND		
+	10 V OUTLET	
₾	WALL MOUNT LIGHT	
	CEILING MOUNT LIGHT	
•	PENDANT LIGHT	
Ø	RECESSED CAN LIGHT	
Ø	MINI CAN LIGHT	
(EYEBALL LIGHT	
	FLUORESCENT LIGHT	
	2 LAMP, 4' FLUORESCENT LIGHT	
格	FL00D LIGHT	
\$	SWITCH	
ş	3-WAY SWITCH	
š	4-WAY SWITCH	
\$ DIMMER SWITCH		
CONDUIT FOR COMPON		
€P.	SPEAKER	
D- DOORBELL CHIME		
SD	IIØ V 9MOKE DETECTØR	
@	CO DETECTOR	
	EXHAUST FAN	
LVP	LOW VOLTAGE PANEL	
	CEILING FAN	
	CEILING FAN W LIGHT	



FIRST FLOOR PLAN



PRICES, PROMO FLOOR PLANS, E DIMENSIONS AA SQUARE FOOTA MAY VARY IN A MAY VARY IN A PORTON FOR PLAN AND PLOT RENDERINGS AA RETHE COPY HOMES, ANY OF THE HOMES, ANY OF THE HOMES, ANY OF HOME SALLES CC COPYRIGHT © L

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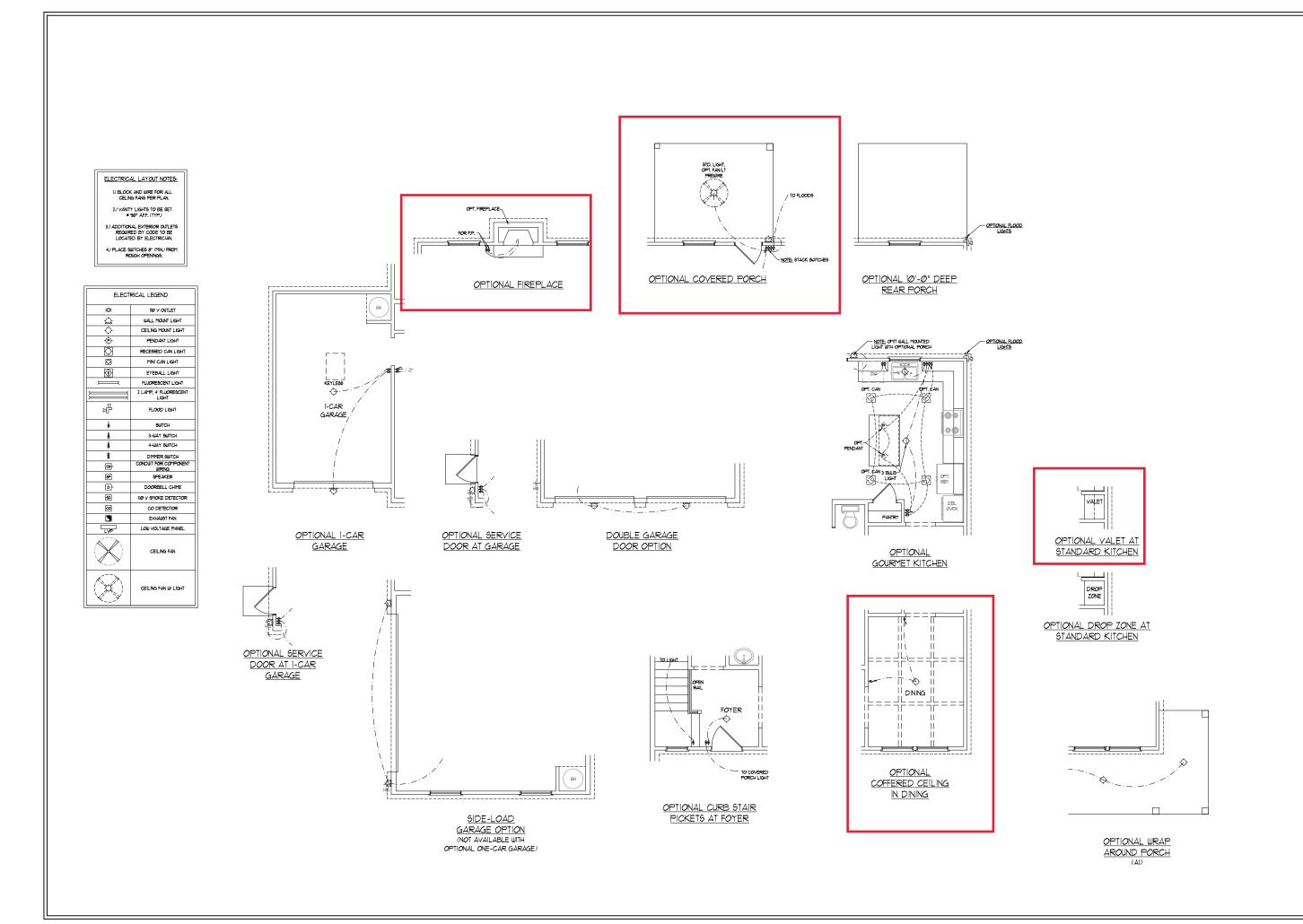
SCALE: 1/4"=1'-0"

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FIRST FLOOR ELECTRICAL

PLAN E-1





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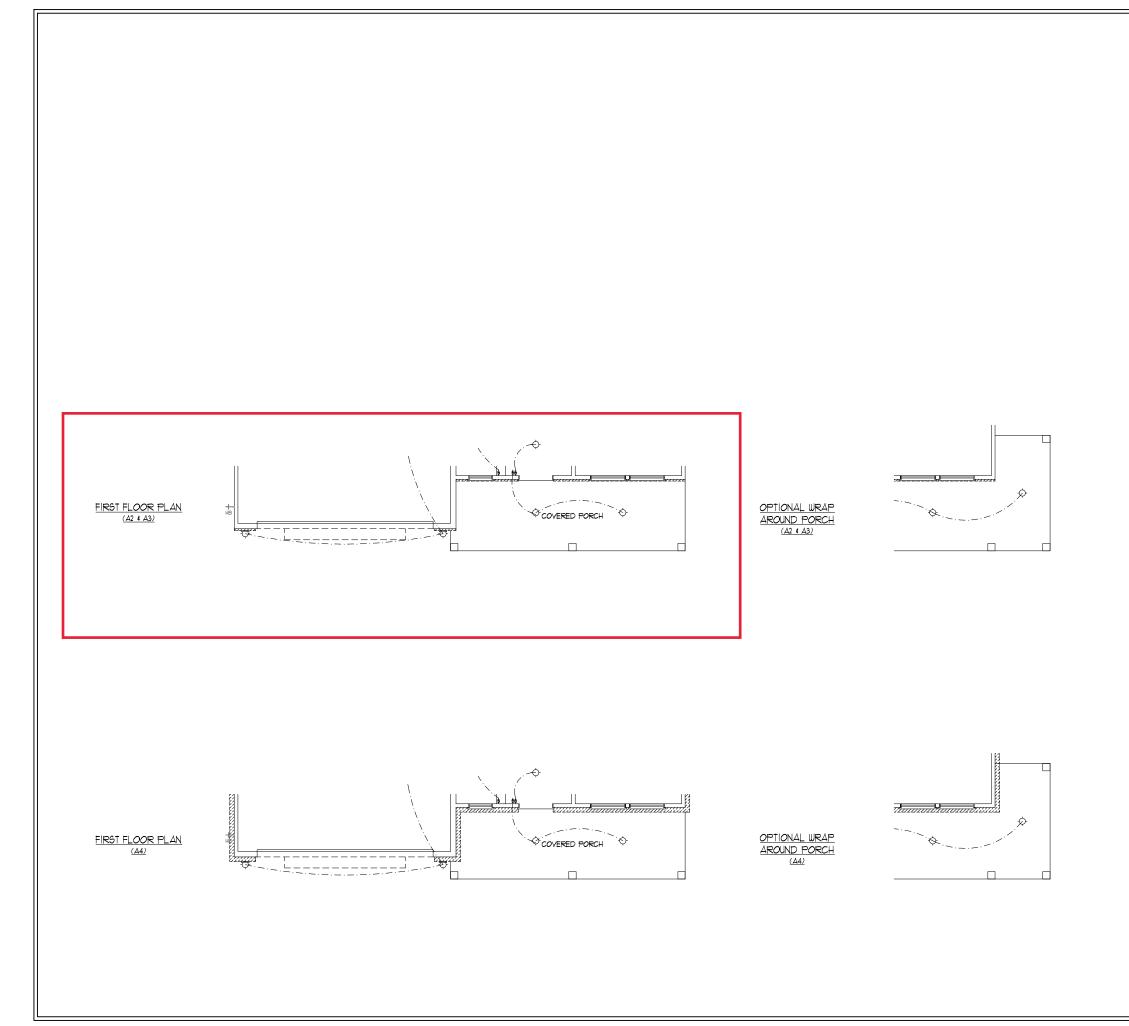
DRAWN BY:

ENGINEERED BY:

REVIEWED BY:
FIRST FLOOR

ELECTRICAL PLAN - OPTIONS

E-1





PRICES, PROMO FLOOR PLANS, E DIMENSIONS AA SQUARE FOOTA MAY VARY IN A MAY VARY IN A PORTON FOR PLAN AND PLOT RENDERINGS AA RETHE COPY HOMES, ANY OF THE HOMES, ANY OF THE HOMES, ANY OF HOME SALLES CC COPYRIGHT © L

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

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REVIEWED BY:

FIRST FLOOR
ELECTRICAL
PARTIAL PLANS
ELEVATION A
E-1.2

ELECTRICAL LAYOUT NOTES:

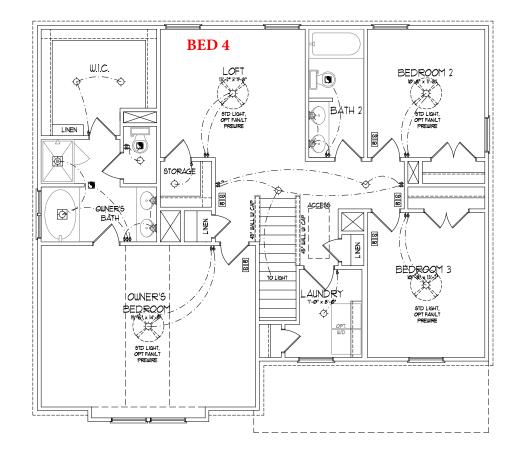
U BLOCK AND WIRE FOR ALL CELING FANS PER PLAN.

2.) VANITY LIGHTS TO BE SET

ADDITIONAL EXTERIOR OUTLE

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

ELECTRICAL LEGEND		
+	10 V OUTLET	
₾	WALL MOUNT LIGHT	
ф	CEILING MOUNT LIGHT	
•	PENDANT LIGHT	
\bigcirc	RECESSED CAN LIGHT	
Ø	MINI CAN LIGHT	
(i)	EYEBALL LIGHT	
	FLUORESCENT LIGHT	
	2 LAMP, 4' FLUORESCENT LIGHT	
译	FLOOD LIGHT	
\$	SWITCH	
å	3-WAY SWITCH	
š	4-WAY SWITCH	
\$	DIMMER SWITCH	
CUI -	CONDUIT FOR COMPONENT WIRING	
5P	9PEAKER	
D-	DOORBELL CHIME	
SD	110 V SMOKE DETECTOR	
©	CO DETECTOR	
5	EXHAUST FAN	
	LOW VOLTAGE PANEL	
	CEILING FAN	
	CEILING FAN W LIGHT	



SECOND FLOOR PLAN



PRICES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, BISICISM, MATRIRAIS AND DIMENSIONS MES, BLINATION TO CHANGE WITHOUT NOTICE. SACHARD TO CHANGE WITHOUT NOTICE. AND MAY YAR'IN ACTIVAL CONSTRUCTION, ACTIVAL POSTITION OF HOUSE OF THOSE OF PLANS AND BLINATION RENDERINGS OF THE CONFIDENCE OF PLANS AND PLOY PLANS. HE OFFICE OF PLANS AND FLINATION OF RENDERINGS ARE AFFIRE TO CHETTONS AND THE CONFIDENCE OF THE PLANS IS STRICTLY PROHIBITED SEE IN POLIS SACHARD THE CONFIDENCE OF CHARGE OF THE PLANS IS STRICTLY PROHIBITED SEE IN CONFIDENCE OF CHARGE OF THE PLANS IS STRICTLY PROHIBITED SEE IN CONFIDENCE OF CHARGE OF THE PLANS IS THE CONFIDENCE OF CHARGE OF THE PLANS IN THE PLANS INTERPRETARY PROPERTY PROPERTY PLANS INTERPRETARY PLANS INTERPRETARY PLANS INTERPRETARY PLANS PROPERTY PLANS PROPERTY PLANS PROPERY

DREAM FINDERS HOMES TOPSAIL

DATE: OCTOBER 13, 2017

REV.: MARCH 30, 2020

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

DRAWN BY:

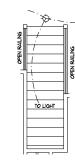
ENGINEERED BY:

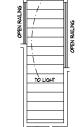
REVIEWED BY:

SECOND FLOOR ELECTRICAL PLAN

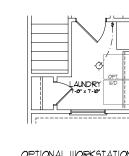
E-2



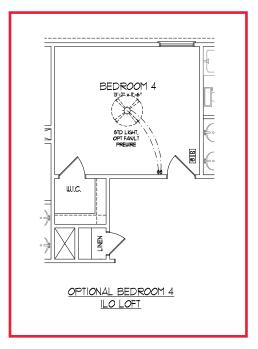




OPTIONAL OPEN RAIL ILO 45" WALL W/ CAP



OPTIONAL WORKSTATION AT LAUNDRY





Dream Finders Homes

PRICES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FOOD PLANS ELEVATIONS, DESIGNS, MATERIALA AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SOUTH OF THE SUBJECT TO CHANGE WITHOUT NOTICE. AND ANY VARY IN ACTUAL CONSTRUCTION, ACTUAL POSTITON AND THE STITE DIAN AND PLOT PLAN. BLOOK PLANS AND ELEVATION REDIGINATION CONSTRUCTION ADDITIVATION, AND ARE THE CONTROL AND STATEMENT OF THE MAN STATEMENT OF THE REPORT OF THE REPORT OF THE PLANS AND PLOY PRACTICEN ADDITIVATION, OR DEFINED THE PLANS AND THE PLANS RESTRUCTIVE ADDITIVATION, OR DEFINED THE PLANS ESTRUCTIVE ADDITIVED THE PLANS ESTRUCTIVE ADDITIVED THE PLANS ESTRUCTIVE ADDITIVED THE PLANS ESTRUCTIVE ADDITIVED THE PLANS ESTRUCTIVE THE PLANS ESTRUCTIVE THE PLANS ENTER THE PLANS ESTRUCTIVE THE PLANS ESTRUCTIVE THE PLANS ENTER THE PLANS ESTRUCTIVE THE PLANS ESTRUCTIVE

DREAM FINDERS HOMES TOPSAIL

DATE: OCTOBER 13, 2017

REV.: MARCH 30, 2020

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

DRAWN BY: ENGINEERED BY:

REVIEWED BY:

SECOND FLOOR ELECTRICAL PLAN OPTIONS

E-2.1

*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 NOTES:

- BRACED WALL DESIGN PER SECTION R602.00 OF THE NCRC 2018 EDITION. CS-USP RETERS TO "CONTINUOUS SHEATHING WOOD STRUCTURE PANELS" CONTRACTOR 16 TO INSTALL TIVE" OSB ON ALL EXTERIOR WALLS ATTACHED W/8d NAILS SPACED 6"
- ON ALL EXTENIOR WALLS AT IACHED W 28 MAILS SPACED 6"
 OC. ALONG PANEL EDGES AND 12" OC. IN THE FIELD.
 GB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL
 I/" ("INI) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS.
 FASTEN GB WITH I I/4" SCREWS OR I 5.8" NAILS SPACED TO "OC.
 ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES
- BOTTOM PLATES.

 BRACED MALL 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

BRACED WALL DESIGN

RECTANGLE A SIDE 14 (FRONT LOAD) METHOD: C3-W5P/FF/GB TOTAL REQUIRED LENGTH: 15.1'

TOTAL PROVIDED LENGTH: 21,61 SIDE 2A METHOD: CS-WSP TOTAL REQUIRED LENGTH: 15.1" TOTAL PROVIDED LENGTH: 2066' TOTAL PROVIDED LENGTH: 12'

9IDE 3A (9IDE LOAD)

METHOD: CS-WSP/FF/GB

METHOD: CS-WSP

TOTAL REQUIRED LENGTH: 1155" TOTAL RECOURED LENGTH: 1.55

TOTAL PROVIDED LENGTH: 20.12'

<u>SIDE 4A</u>

METHOD: CS-WSP

TOTAL REQUIRED LENGTH: 17,55"

RECTANGLE B

SIDE IB METHOD: CS-WSP/PF TOTAL REQUIRED LENGTH: 456 TOTAL PROVIDED LENGTH: 6' SIDE 2B METHOD: CS-WSP

TOTAL REQUIRED LENGTH: 4561

TOTAL REQUIRED LENGTH: 3.191 TOTAL REQUIRED LENGTH: 5.59'
TOTAL PROVIDED LENGTH: 15.58'
SIDE 4B/3A CUMULATIVE
METHOD: CS-WSP/GB TOTAL REQUIRED LENGTH: 20,14

TOTAL PROVIDED LENGTH: 31.45" TABLE R602.7.5

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

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

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
- INSTALL AN EXTRA JOIST INDER IIJALLS PARALLEI
- INSTALL AN EARL AUGH WIDER 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 (UNC)
 FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO
 BE SHEATHED WITH 1/16" OSB SHEATHING WITH
 JOINTS BLOCKED AND SECURED WITH 3d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP
- PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS
 AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
- ALL 4 × 4 POSTS SHALL BE ANCHORED TO SLABS W/SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 × 6 POSTS W/ABU66 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, ALUMNUM, 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.

DSP - DOUBLE STUD POCKET TSP - TRIPLE STUD POCKET



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	

NOTE:

BCI 45006-18 I-JOISTS MAY BE USED IN LIEU OF TJI 1100 I-JOISTS AT THE DEPTH AND SPACING NOTED ON THE PLAN.

BRICK SUPPORT NOTES:

- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DIUGS. FOR SIZE AND LOCATION OF OPENINGS. (LLV) = LOVIS LEG VERTICAL LENGTH = CLEAR OPENING . EMBED ALL ANGLE IRONG MIN. 4" EACH SIDE INTO VENEER TO PROVIDE
- 5. FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE
- FOR ALL HEADERS 8"-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER WI (2" LAG SCREUS 6 " "C. O. 5 TAGGERED.
 FOR ALL BRICK SUPPORT ® ROOF LINES, FASTEN (2) 2 x |0| BLOCKING BETILEEN STUDS WI (4) 12d NALLS PER PLY, FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x |0| BLOCKING WI (2) 12" LAG SCREUS ® 1" OC. 51AGGERED. SEE SECTION R103821 OF THE 2018 NCRC FOR ADDITIONAL
- BRICK SUPPORT INFORMATION. PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

(S ഗ OMPS. S. THO

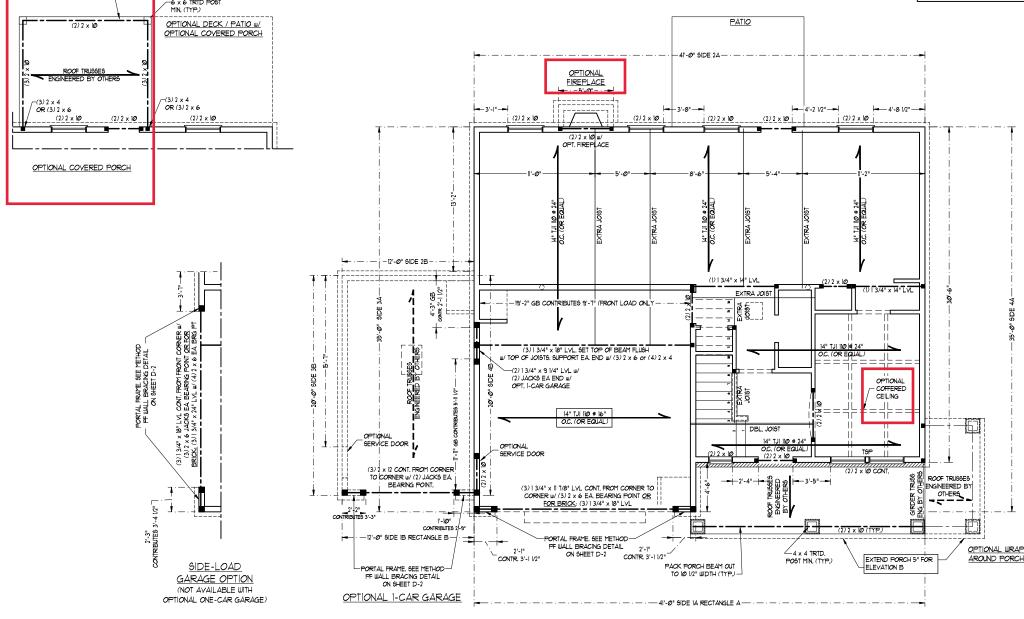
TOPSAIL H&H HOMES

DATE: NOVEMBER 2, 2020 CALE: 1/4" = 1'-0" DRAWN BY: H&H HOMES

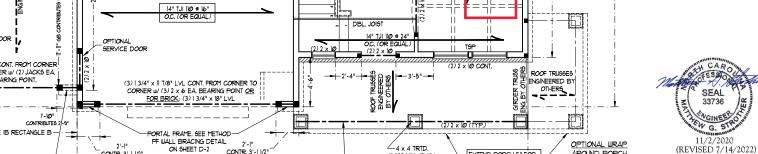
NGINEERED BY: WFB

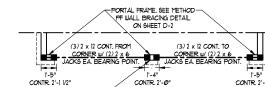
SHEET: 4 OF: 8 S-2

SECOND FLOOR FRAMING PLAN



PACK PORCH BEAM OUT





FILL BETWEEN HEADERS SOLID III/ KING-TOP AND BOTTOM ON INSIDE FACE OF HDRS.

DOUBLE GARAGE DOOR OPTION

SIDE-LOAD

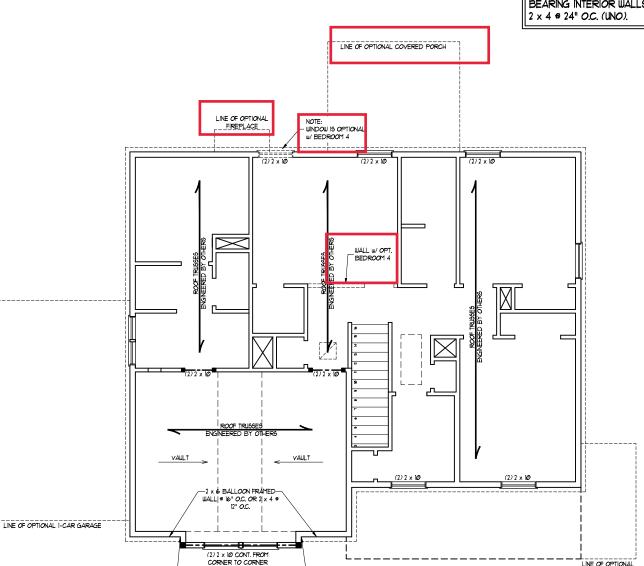
GARAGE OPTION

(NOT AVAILABLE WITH

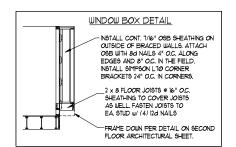
OPTIONAL ONE-CAR GARAGE)

CONTR. 2'-1 1/2"

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 > 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE



INSTALL SIMPSON LTØ CORNER BRACKETS 24" O.C. IN CORNERS FOR WINDOW BOX SUPPORT





BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R602.10 OF THE NCRC
- 20/8 EDITION.

 S-USP REFERS TO "CONTINUOUS SHEATHING WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL TIME" OSB ON ALL EXTERIOR WALLS ATTACHED W BO NAILS SPACED 6" OC. ALONG PANEL EDGES AND 12" OC. N. THE FIELD.

 GB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL PLAYED TO CONTRACTOR IS TO INSTALL PLAYED TO CONTRACTOR IS TO INSTALL SECTION OF THE PLAYED THE PLAYED TO CONTRACTOR IN THE PLAYED.

 FASTEN GB WITH 1 1/4" SCREWS OR 15/8" NAILS SPACED T" OC.
- FASTEN GE WITH I 1/4" SCREWS OR I 5/8" NAILS SPACED "I" OZ. ALONG PAREL EDGES AND IN THE FIELD INCLIDING TOP AND BOTTOM PLATES.

 BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 13/9 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NORC 20/9 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

NOTE:

- PER SECTION R602/032 OF THE 2018 NCRC, THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL
- ANAL 1981 IS REQUIRED.

 SHEATH ALL EXTERIOR WALLS WITH 17/6" OSB SHEATHING

 ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND

 IZ" O.C. IN THE FIELD.

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

BRICK SUPPORT NOTES:

- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO), SEE ARCH DUGS, FOR SIZE AND LOCATION OF OPENINGS.
- OPENINGS,
 (LLV) = LONG LEG YERTICAL
 LENGTH = CLEAR OPENING
 EMBED ALL ANGLE IRONG MIN. 4" EACH
 SIDE INTO VENEER TO PROVIDE BEARING.
 FOR ALL HEADERS 8"-0" AND GREATER
- IN LENGTH, ATTACH STEEL ANGLE TO
- N LEWSTH, ATTACH STEEL ANGLE TO HEADER W 1/2" LAG SCREWS 12" O.C. STAGGERED.
 FOR ALL BRICK SUPPORT ROOF LINES, FASTEN (7) 2 x 1/0 BLOCKING BETWEEN STUDS W (4) 1/2d NAILS FER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 0 BLOCKING W (2) 1/2" LAG SCREWS 12" O.C. STAGGERED, SEE SECTION R103.82.1 OF THE 2010 NCRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
 PRECAST REINFORCED CONCRETE
 LINTELS ENGINEEREED BY OTHERS MAY BE
- LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

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

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

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE SYP 12 (UNO.) ALL TREATED LUMBER TO BE SYP 12 (UNO.) ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
- . WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.). SEE TABLE R602.1.5 FOR ADDITIONAL KING STUD REQUIREMENTS. SQUARES DENOTE POINT LOADS WHICH
- REQUIRE 60LID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.) STUDS (UNO).

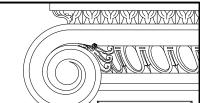
 FOR HIGH WIND ZONES, ALL EXTERIOR WALLS

 TO BE SHEATHED WITH 17/6" OSB SHEATHING

 WITH JOINTS BLOCKED AND SECURED WITH

 8d NAILS AT 3" O.C. ALONG EDGES AND 6"
- OC IN THE FIELD O.C. N THE FIELD.
 FOR HIGH BIND ZONES, SECURE ALL
 EXTERIOR WALL SHEATHING PANELS TO
 DOUBLE TOP PLATES, BANDS, JOISTS, AND
 GIRDERS WITH (2) ROUS OF 84 NAILS
 STAGGERED AT 3" O.C. PANELS SHALL
 EXTEND 2" BEYOND CONSTRUCTION J
- AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

TSP - TRIPLE STUD POCKET



SON IN CZ7605 I.S. THOMPS ENGINEERING, 606 WADE AVE, SUITE 104 RALEIGH, N PHONE (919) 789-9919 1789

DATE: NOVEMBER 2, 2020

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

DRAWN BY: H&H HOMES

NGINEERED BY: WFB

SHEET: 5 OF: 8 S-3

OPTIONAL COVERED PORCH

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

STRUCTURAL NOTES:

- STRUCTURAL NOTES:

 STRUCTURAL NOTES:

 ALL FRAMING LUMBER TO BE *2

 FOR (NO.)

 CIRCLES DENOTE (3) 2 x 4 POSTS
 FOR ROOF SUPPORT.

 FRAME DORTHER WALLS ON TOP
 OF DOUBLE OR TRIPLE RAFTERS.

 HIP SPLICES ARE TO BE SPACED
 A MIN OF 8'-0'. FASTEN
 MEMBERS WITH THREE ROUS OF
 IZA NALLS 9 %" OC. (TYP.)

 STICK FRAME OVER-FRAMED
 ROOF SECTIONS W 2 x 8 RIDGES,
 2 x 6 RAFTERS 9 %" OC. AND
 FLAT 2 x 10' VALLEYS OR USE
 VALLEY TRUSSES.

 FASTEN FLAT VALLEYS OR USE
 VALLEY TRUSSES.

 FASTEN FLAT VALLEYS OR USE
 VALLEY TRUSSES.

 FASTEN FLAT VALLEYS TO RUSE
 VALLEY TRUSSES.

 FASTEN FLAT VALLEYS TO USE
 VALLEY TRUSSES.

 FASTEN FLAT VALLEYS TO RUSE
 VALLEY TRUSSES.

 FASTEN FLAT VALLEYS TO RUSE
 VALLEY WITH A MYN. OF (6) 12'd
 TOE NALLS.

 FLETER TO SECTION REQUIL OF THE
 2018 NORCE FOR REGUIRED UPLIFT
 RESISTANCE AT RAFTERS AND
 TRUSSES.

 REFER TO NOTES AND DETAIL
 SHEETS FOR ADDITIONAL
 STRUCTURAL INFORMATION.

BRICK SUPPORT NOTE:

- FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL STUDS W (4) 12d NAILS FER PLY, FASTEN A 6" x 4" x 5" 16" STEEL ANGLE TO (2) 2 x 10" BLOCKING W (2) 12" L 00. STAGGERED. SEE SECTION R10322.1 OF THE 20" NORF FOR ADDITIONAL BRICK SUPPORT INFORMATION.

 JUHEER ROOF BLOPE'S EXCEED 1-12, INSTALL 3" x 3" x 14" STEEL PLATE STOPS AT 24" OC. PER SECTION R1032.2 OF THE NORTH CAROLINA RESIDENTIAL CODE, 20"8 EDITION.



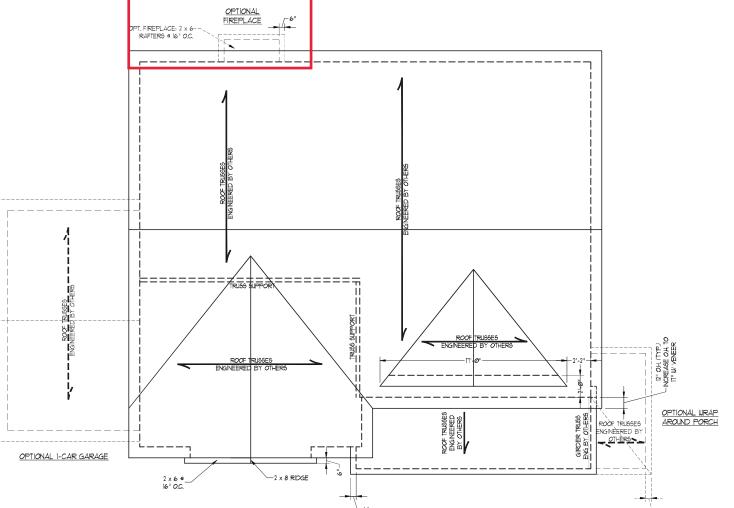
TOPSAIL H&H HOMES

DATE: NOVEMBER 2, 2020

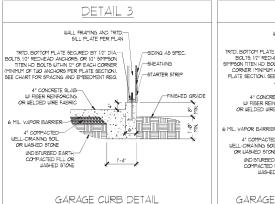
SCALE: 1/4" = 1'-0" DRAWN BY: H&H HOMES

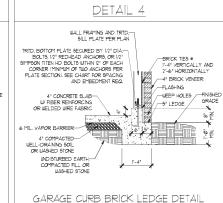
ENGINEERED BY: WFB

SHEET: 6 OF: 8 S-4a ROOF FRAMING PLAN

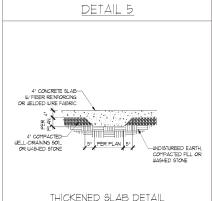


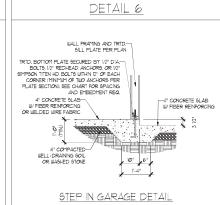
ELEVATION A

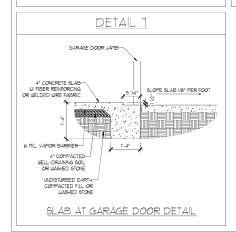




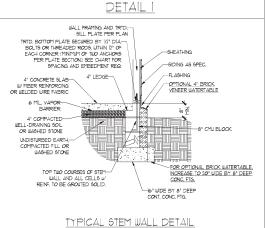
FNISHED GRADE

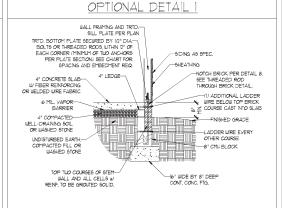




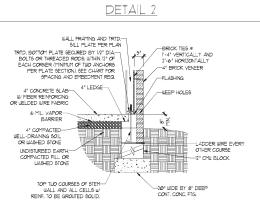


STEMWALL DETAILS





OPTIONAL STEM WALL DETAIL

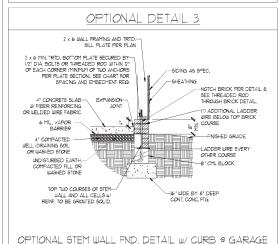


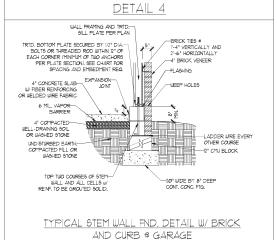
TYPICAL STEM WALL FND. W/ BRICK DETAIL

(W/ OPTIONAL WATERTABLE

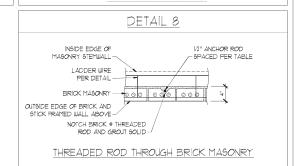
DETAIL 3 SILL PLATE FER PLATE

TRID. BOTTOM PLATE SECURED BY 1/2" DIA.—
BOLTS OR THREADED RODS, WITHIN 2" OF
EACH CORNER (MINIMUM OF TUD ANCHORS
PER PLATE SECTION), SEE CHART FOR SIDING AS SPEC SHEATHING. W FIBER REINFORCING OR WELDED WIRE FABRIC 6 MIL. VAPOR— BARRIER FNISHED GRADE 4" COMPACTED-UNDISTURBED EARTH,-COMPACTED FILL OR WASHED STONE -8" CMU BLOCK WALL AND ALL CELLS W/ REINF. TO BE GROUTED SOLID.





TYPICAL STEM WALL FND. DETAIL W/ CURB @ GARAGE



MASONRY STEMWALL SPECIFICATIONS MASONRY WALL TYPE WALL HEIGHT (FEET) 4" BRICK AND 4" 4" BRICK AND 8" 8" CMU 12" CMU 2 AND BELOW UNGROUTED GROUT SOLID UNGROUTED UNGROUTED UNGROUTED GROUT SOLID UNGROUTED UNGROUTED GROUT SOLID w/ *4 REBAR @ 48" O.C. GROUT SOLID w/ *4 REBAR @ 64" O.C. GROUT SOLID GROUT SOLID GROUT SOLID W/ *4 GROUT SOLID W/ *4 GROUT SOLID w/ #4 5 NOT APPLICABLE REBAR @ 36" O.C. NOT APPLICABLE GROUT SOLID W/ *4 GROUT SOLID W/ *4 REBAR @ 24* O.C. REBAR @ 64* O.C. GROUT SOLID w/ *4 REBAR @ 24" O.C. 6 1 AND GREATER ENGINEERED DESIGN BASED ON SITE CONDITIONS

STRUCTURAL NOTES:

- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
 TIE MULTIPLE WITHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
 CHART APPLICABLE FOR HOUSE FOUNDATION ONLY, CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
- FOUNDATION NOT COMMON TO HOUSE.

 BACKFILL OF CLEAN 51 / 51 MASHED STONE 16 ALLOWABLE.

 BACKFILL OF WELL DRAINED OR SAND GRAVEL MIXTURE SOILS (45 PSF.FT BELOW GRADE)

 CLASSIFIED AS GROUP I ACCORDING TO INFIRED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE

 WITH TABLE RADS OF THE 708 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.

 PREP \$LAB PER RS0621 AND RS0621 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.
- MINIMUM 24" LAP SPLICE LENGTH.
- LOCATE REBAR IN CENTER OF FOUNDATION WALL.

 LUCATE REBAR IN CENTER OF FOUNDATION WALL.

 LUFTER REQUIRED, FILL BLOCK SOLID WITH TYPE "S" MORTAR OR 3000 PSI GROUT, USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5" AND GREATER

	ANCHOR SPACING AND EMBEDMENT			
l	WIND ZONE	120 MPH	130 MPH	
	5PACING	6'-0" O.C.	4'-0" O.C.	
	EMBEDMENT	٦"	15" INTO MASONRY T" INTO CONCRETE	

S CC ഗ NEW PARTY NEW PA 世世 S. II. NGINE GGG WADE AVT PHONT

CALE: NTS GINEERED BY: JES

D-1 FOUNDATION DETAILS



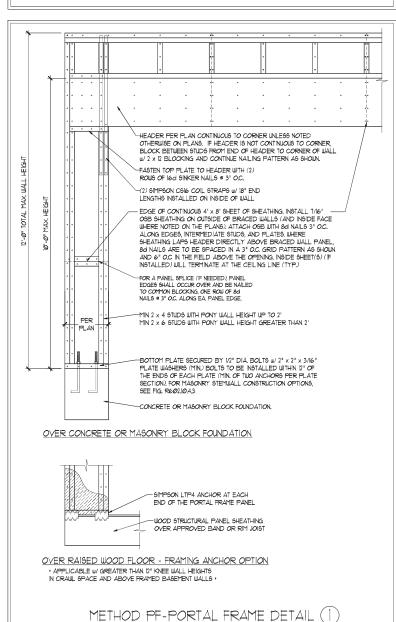
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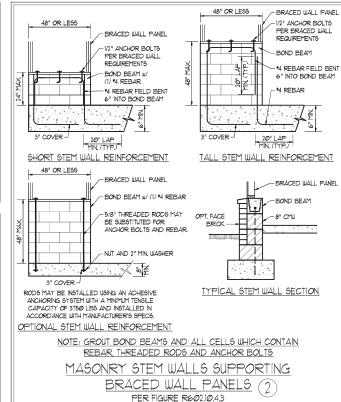
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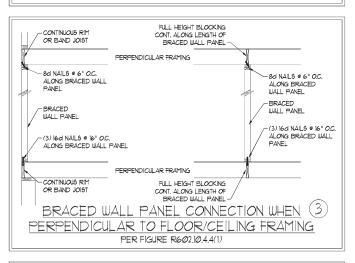
- WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NCRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NCRC.
- SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NORG FOR ADDITIONAL INFORMATION AS NEEDED SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOUR TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES
- 4. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
- O HERWISE.

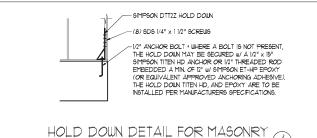
 ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED, WHEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED PER TABLE RIGOLS, METHOD GB TO BE FASTENED PER TABLE REGOL/Ø]

 6. CS-WSP REFERS TO THE "CONTINUOUS SHEATHING. WOOD STRUCTURAL PANELS" WALL BRACING METHOD. TI/6" OSB SHEATHING IS TO BE NISTALLED ON ALL EXTERIOR WALLS ATTACHED W 6d COMMON NAILS OR 8d (2) 1/2" LONG X Ø113" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (UN.O.).
- GB REFERS TO THE "GTPSMM BOARD" WALL BRACING METHOD. 12" (MIN) GYPSMM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 114" SCREWS OR 15.0" NALLS SPACED T" OC. ALONG PARAL EDGES NICLUDING TOP AND BOTHOM PLATES AND INTERMEDIATE SUPPORTS (MIN). VERBY ALL FASTENED WITH STORY AND SOTOM PLATES AND INTERMEDIATE SUPPORTS (MIN). VERBY ALL FASTENED WITH STORY AND 5/8" GYPSMM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE RT0235. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R6023(1). EXTERIOR GB TO BE INSTALLED VERTICALLY.
- REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602, 103, METHOD CS-USP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES 5 ITS ACTUAL LENGTH, AND METHOD PF CONTRIBUTES IS TIMES ITS ACTUAL LENGTH.









FOUNDATION OR MONOLITHIC SLAB

* APPLICABLE ONLY WHERE SPECIFIED ON PLAN

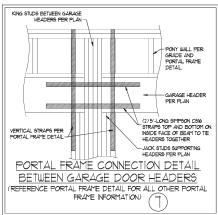
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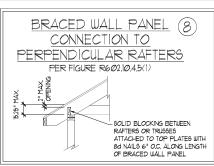
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING (5) PER FIGURE R602.10.3(5) MIN. 24" WOOD STRUCTURAL SEE TABLE R6@23(1) PANEL AN 800 LB HOLD DOWN VARY, SEE FIGURE R6023(2) -GYP9UM WALLBOARD AS REQUIRED AND INSTALLED IN ACCORDANCE WITH CHAPTER 1 (TYP) OPTIONAL NON-STRUCTURAL CONTINUOUS WOOD STRUCTURA FILLER PANEL -PANEL BRACED WALL LINE SEE TABLE R6023(1) FOR FASTENING (a) OUTSIDE CORNER DETAIL (5a) ORIENTATION OF STUD MAY VARY, SEE FIGURE R602.3(2) 16d NAIL (3 1/2" x Ø.131". CONTINUOUS WOOD STRUCTURAL PANEL BRACED WALL LINE SEE TABLE R602.3(1) GYPSIM IIIALI BOARD AS MIN. 24" WOOD STRUCTURAL PANEL CORNER RETURN, AN 800 LB HOLD CHAPTER 1 (TYP.) DOWN DEVICE MAY BE INSTALLED IN LIEU OF CORNER RETURN (b) INSIDE CORNER DETAIL (5b) GYPSUM WALLBOARD AS REQUIRED - SEE TABLE R602 3(1) AND INSTALLED IN ACCORDANCE WITH CHAPTER 1 (TYP.

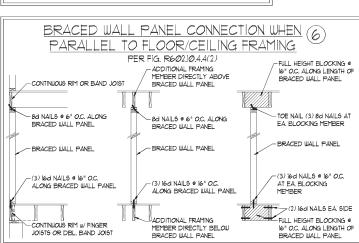
(2 ROUS @ 24" O.C. -

SHEATHING PER PLAN

CONTINUOUS ILLOOD





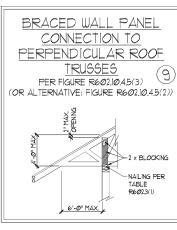


FASTENERS ON EACH STUD (5c) AT EACH PANEL EDGE (c) GARAGE DOOR CORNER DETAIL (SEE PLAN FOR ADDITIONAL STRUCTURAL INFORMATION OR ALTERNATE CONFIGURATIONS)

MIN. 24" WOOD STRUCTURAL

PANEL CORNER RETURN. AN

800 LB HOLD DOWN DEVICE MAY BE INSTALLED IN LIEU



SPEED S DESIGN WIND S AND DETAILS

DATE: NOVEMBER 14, 2018

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CALE: 1/4" = 1'-0" DRAWN BY: IST NGINEERED BY: IST

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S-0 STRUCTURAL NOTES

GENERAL NOTES

- 1 ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS HIPS VALLEYS RIDGES FLOORS WALLS BEAMS HEADERS, COLUMNS, CANTILEYERS, 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 1-JOIST OR FLOOR/ROOF TRUSS
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NORC.), 2018 EDITION, PLUS
 ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS METHODS TECHNIQUES SEQUENCES OR PROCEDURES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 3. STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NCRC, 2018 EDITION (R3014 R3011)

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/36Ø
FIRE ESCAPES	40	Ø	L/36Ø
HANDRAILS/GUARDRAILS	200 LB OR 50 (PLF)	10	L/360
PASSENGER VEHICLE GARAGE	5Ø	10	L/360
ROOMS OTHER THAN SLEEPING ROOM	40	10	L/36Ø
SLEEPING ROOMS	3Ø	10	L/36Ø
STAIRS	40	10	L/360
WIND LOAD	(BASED ON TABLE R3Ø12(4) WIND ZONE AND EXPOSURE)		
GROUND SNOW LOAD: Pa	20 (PSF)		

- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
- FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD
- 4. FOR 115 AND 120 MPH WIND ZONES FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.16 OF THE NCRC, 2018 EDITION, FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NCRC, 2018 EDITION.
- 5. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER II OF THE NCRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- 1. FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARNG CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARNG CAPACITY IS NOT ACHIEVED.
- 2. FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP FOR ALL CORCNETE IS LABS AND FOOTINGS, THE AREA WITHIN THE PERITE ER OF THE BUILDING ENVELOYE SHALL HAVE ALL YEELFATON, TO SOIL AND FOREIGN MATERIAL REMOVED, FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPRACTED TO ASSURE UNFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24 FOR CLEAN SAND OR GRAYEL. A 4" THICK BASED CONSET CONSISTING OF CLEAN GRADED SAND OR GRAYEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED UNERSE A CONCRETE SLAB IS INSTALLED ON URELL-DRAINED OR SAND-GRAY INTURINES OLD SCLASSIFIED AS GROUP I, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R4051 OF THE NORC, 2018 EDITION.
- 3. PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SAUED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- 4. CONCRETE SHALL CONFORM TO SECTION R4022 OF THE NCRC, 2018 EDITION, CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60 WELDED WIRE FABRIC TO BE ASTM AIRS. 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 ONOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL. SHALL NOT BE LESS THAN 11/2" FOR 15 BARS OR SMALLER, AND NOT LESS THAN 2" FOR 16 BARS OR LARGER.
- 5. MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL COMFORM
- 6. THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR 5 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.
- 8. ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION RIPS OF INC. (2018 EDITION) OR IN ACCORDANCE WITH ACI 318, ACI 332, NCM* AREA-A OR & ACE 350/ASCE 5/1705 462. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE RAGALINI), RAGALINIZ), RAGALINIZ), OR RAGALINIZ OF THE NCRC, 2019 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE RAGALINIZ) OF THE NCRC, 2019 EDITION. STEP CONCRETE FOUNDATION WALLS AT 16" OC. WHERE GRADE PERMITS (UNO).

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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 RT03.82.1 OF THE NCRC, 2018 EDITION.

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

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

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 LTS12 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON CS16 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST

FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE \$2 SPF MINIMUM (Fb = 815 PS) Fv = 315 PS) F = 16000000 PS)) LINLESS NOTED OTHERWISE (UNO.) ALL TREATED LUMBER SHALL BE 1 2 SYP MINIMUM (Fb = 915 PSI, Fv =115 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNC
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fo =2600 PSI, Fv = 285 PSI, E = 19000000 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 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fo = 2500 FSI, E = 18000000 FSI, PARALLEL STRAND LUMBER (PSL.) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fo = 2900 FSI, E = 20000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- 3. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS

W AND WT SHAPES: CHANNELS AND ANGLES: ASTM A36 HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B ASTM A53, GRADE B, TYPE E OR S

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

A. WOOD FRAMING (2) 1/2" DIA. x 4" LONG LAG SCREWS B. CONCRETE 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 16 SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROUG OF SELF TAPPING SCREUG ® 16" O.C. OR (2) ROUG 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) ROUG OF 9/6" DIAMETER

- 5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION, SHADED SQUARES DENOTE POINT LOADS
- $6. \quad \text{ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NCRC, 2018 EDITION OR BE (2) 2 × 6 WITH (1) JACK } \\$ 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.
- 1. 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 I 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 A301) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO)
- 9. ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS, ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- IØ. 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 1-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- 12. FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/6" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (UN.O.). FOR ALL HEADERS 8'-Ø" 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
- 13. FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2×4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF
- STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.