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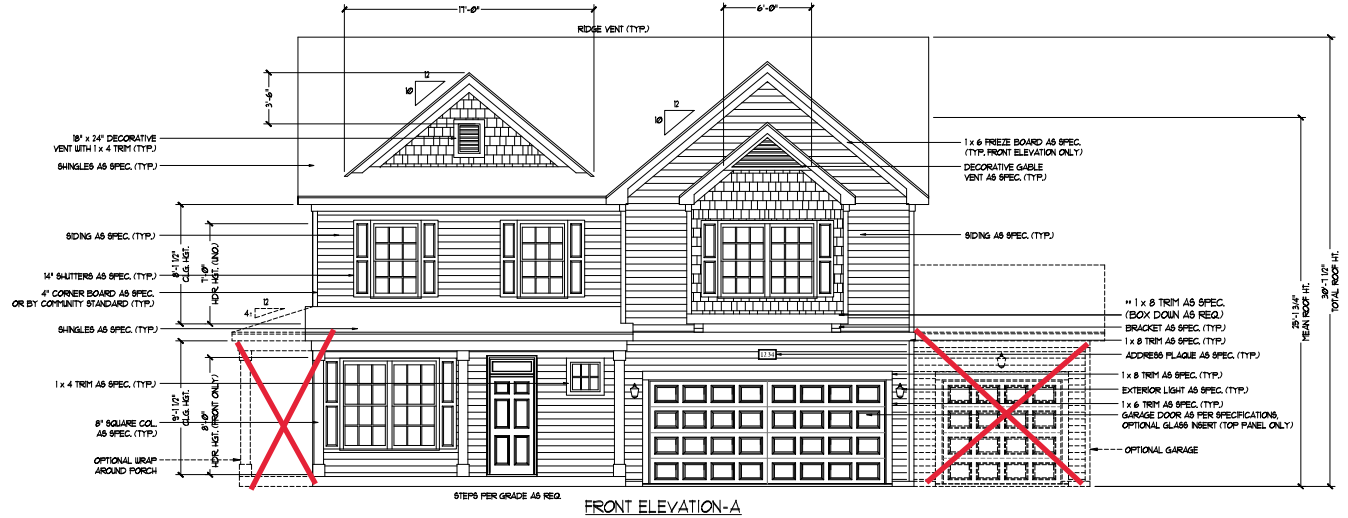
REVISION LIST - STRUCTURAL:

- 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 2x6 CALLED OUT 2x10 WHERE NECESSARY (10-17)
- 4.) CHANGED TO (3) PLY GARAGE HEADERS (10-17)
- 5.) CODE UPDATE TO NCR 2018 (1-19)

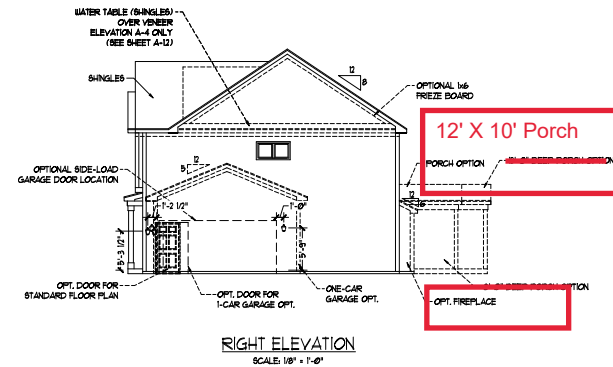
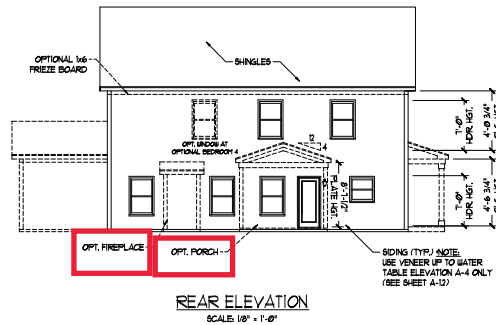
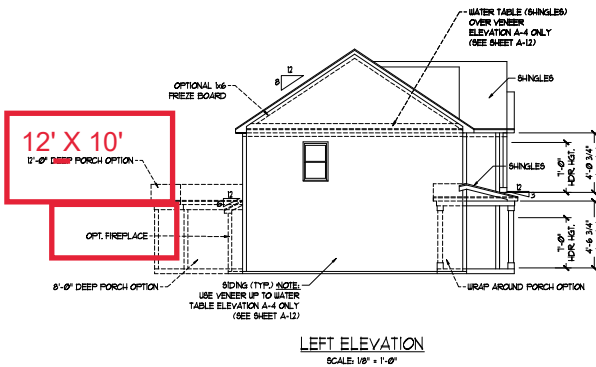
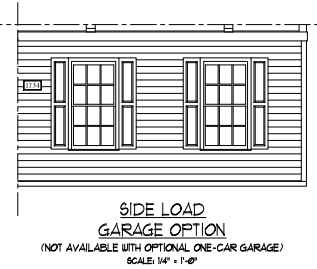
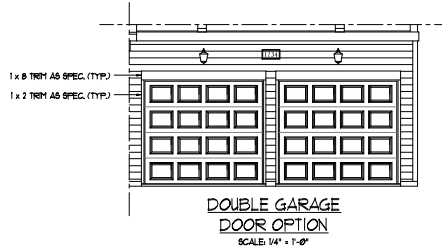
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REVISION LIST - ARCHITECTURAL:

- 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 COLUMN DETAILS ON B-1 AND B-4 ELEVATIONS
 10. REMOVED HARDWARE ON SHUTTERS ON ALL C ELEVATIONS. 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
 19. REMOVED ALL 2x6 NOTES
 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 12x10'
 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)



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



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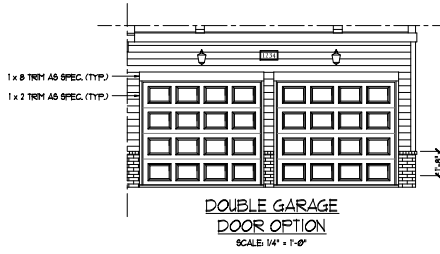
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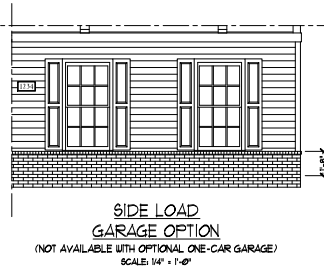
A - ELEVATIONS
A-1



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



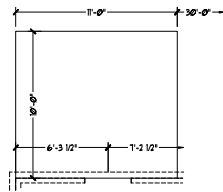
DOUBLE GARAGE
DOOR OPTION
SCALE: 1/4" = 1'-0"



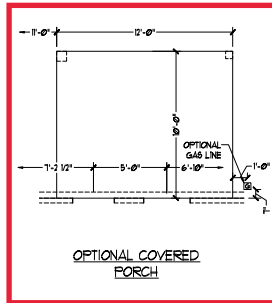
SIDE LOAD
GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)
SCALE: 1/4" = 1'-0"



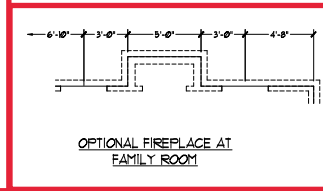
FRONT ELEVATION-A-3
SCALE: 1/4" = 1'-0"



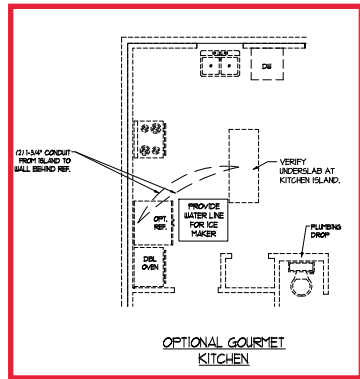
OPTIONAL PATIO



OPTIONAL COVERED PORCH



OPTIONAL FIREPLACE AT FAMILY ROOM



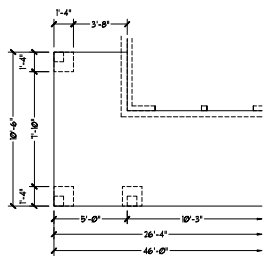
OPTIONAL GOURMET KITCHEN



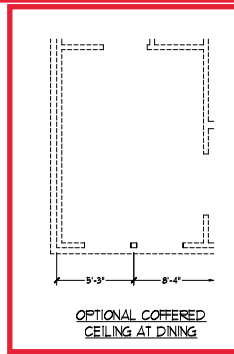
OPTIONAL VALET AT STANDARD KITCHEN



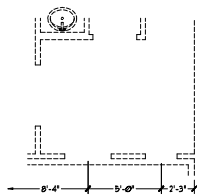
OPTIONAL DROP ZONE AT STANDARD KITCHEN



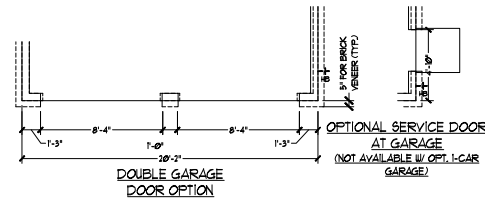
OPTIONAL WRAP AROUND PORCH



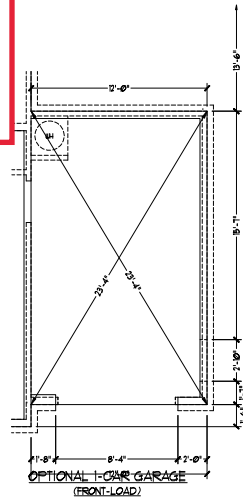
OPTIONAL COVERED CEILING AT DINING



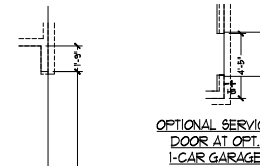
OPTIONAL CURB STAIR PICKETS AT FOYER



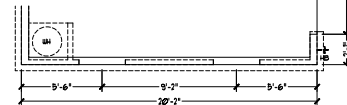
DOUBLE GARAGE DOOR OPTION



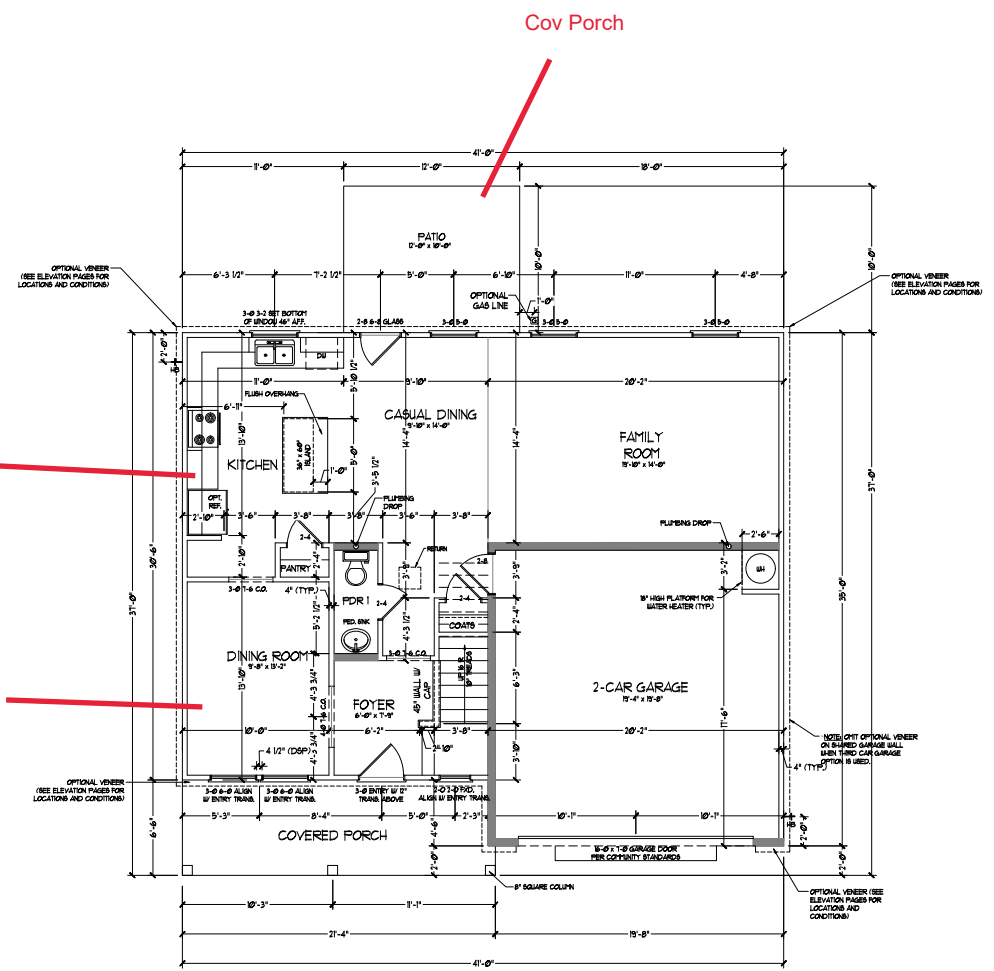
OPTIONAL 1-CAR GARAGE (FRONT-LOAD)



OPTIONAL SERVICE DOOR AT OPT. 1-CAR GARAGE



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



Gourmet Kitchen

Coffered Ceiling

Cov Porch

FIRST FLOOR PLAN
(A1)

SQUARE FOOTAGE

1st FLOOR	945 SQ. FT.
2nd FLOOR	1364 SQ. FT.
TOTAL	2309 SQ. FT.
GARAGE:	
FRONT PORCH (A & C ELEVATIONS)	156 SQ. FT.
FRONT PORCH (B ELEVATIONS)	145 SQ. FT.
REAR COVERED PORCH	120 SQ. FT.
1st FLOOR OPTIONS:	
OPTIONAL FIREPLACE	10 SQ. FT.
UNHEATED OPTIONS:	
OPT 1-CAR GARAGE	240 SQ. FT.
OPT 1-4P X 8'-0" PORCH	32 SQ. FT.
OPT WRAP AROUND PORCH (ELEV. A&C)	55 SQ. FT.
OPT WRAP AROUND PORCH (ELEV. B)	55 SQ. FT.

SQUARE FOOTAGE W/ FULL BRICK VENEER

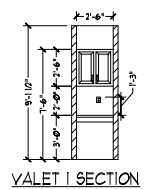
1st FLOOR	988 SQ. FT.
2nd FLOOR	1376 SQ. FT.
TOTAL	2364 SQ. FT.
GARAGE:	
FRONT PORCH (A & C ELEVATIONS)	48 SQ. FT.
FRONT PORCH (B ELEVATIONS)	35 SQ. FT.
REAR COVERED PORCH	140 SQ. FT.
120 SQ. FT.	
1st FLOOR OPTIONS:	
OPTIONAL FIREPLACE	14 SQ. FT.
UNHEATED OPTIONS:	
OPT 1-CAR GARAGE	259 SQ. FT.
OPT 1-4P X 8'-0" PORCH	32 SQ. FT.
OPT WRAP AROUND PORCH (ELEV. A&C)	55 SQ. FT.
OPT WRAP AROUND PORCH (ELEV. B)	55 SQ. FT.

NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2" x 4" @ 16" O.C. (NO. 1). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2" x 4" @ 16" O.C. (NO. 1) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 1" x 4" @ 16" O.C. (NO. 1).

3/4" WALL

BRICKED WALLS ARE TO BE 2" x 4" @ 16" O.C. (LOAD BEARING) OR 1" x 4" @ 16" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION.

PROVIDE MINIMUM INSULATION IN CEILINGS AND WALLS PER SECTION N 1021



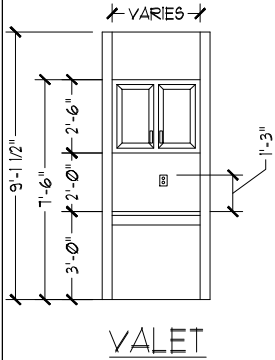
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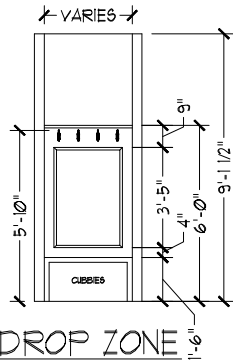
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FIRST FLOOR PLAN
A-5



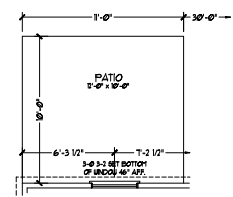
VALET



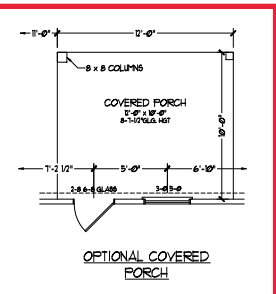
DROP ZONE

OPTIONAL VALET AT STANDARD KITCHEN

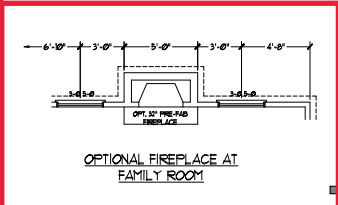
OPTIONAL DROP ZONE AT STANDARD KITCHEN



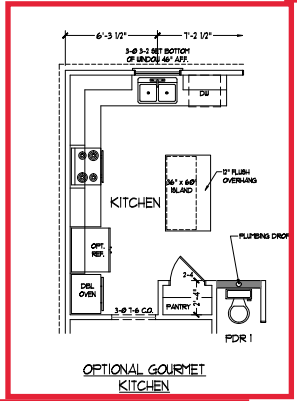
OPTIONAL PATIO



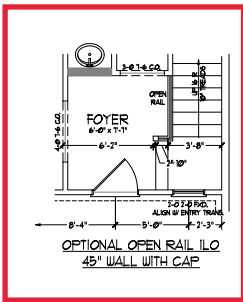
OPTIONAL COVERED PORCH



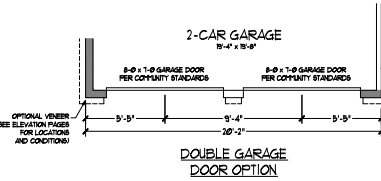
OPTIONAL FIREPLACE AT FAMILY ROOM



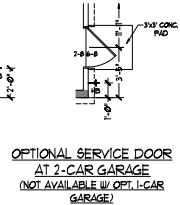
OPTIONAL GOURMET KITCHEN



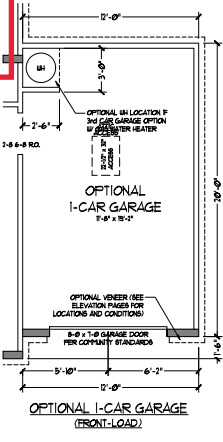
OPTIONAL OPEN RAIL LLO 45" WALL WITH CAP



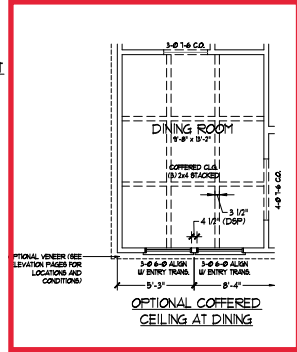
DOUBLE GARAGE DOOR OPTION



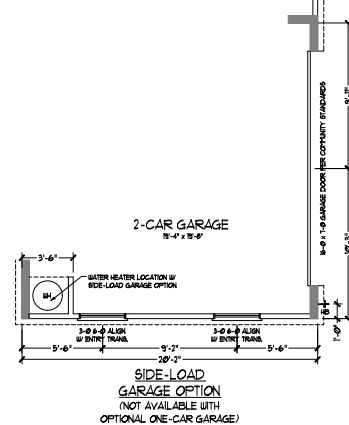
OPTIONAL SERVICE DOOR AT 2-CAR GARAGE (NOT AVAILABLE W/ OPT. 1-CAR GARAGE)



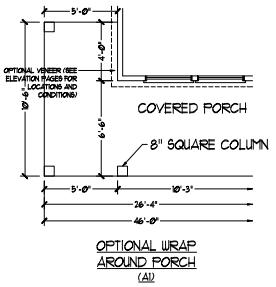
OPTIONAL 1-CAR GARAGE (FRONT-LOAD)



OPTIONAL COVERED CEILING AT DINING

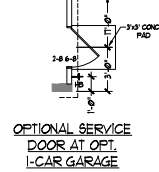


SIDE-LOAD GARAGE OPTION (NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)



COVERED PORCH

OPTIONAL WRAP AROUND PORCH (A)



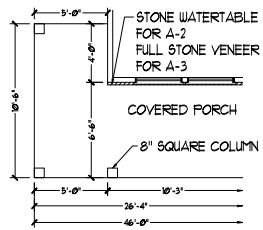
OPTIONAL SERVICE DOOR AT OPT. 1-CAR GARAGE



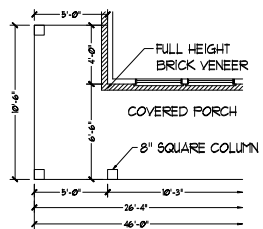
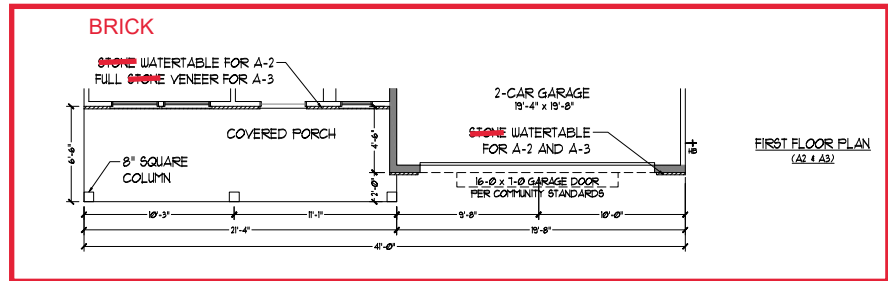
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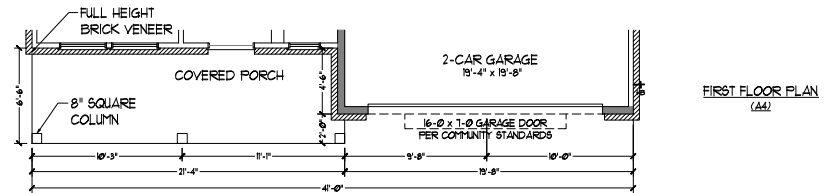
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FIRST FLOOR PLAN OPTIONS



OPTIONAL WRAP
AROUND PORCH
(A2 & A3)

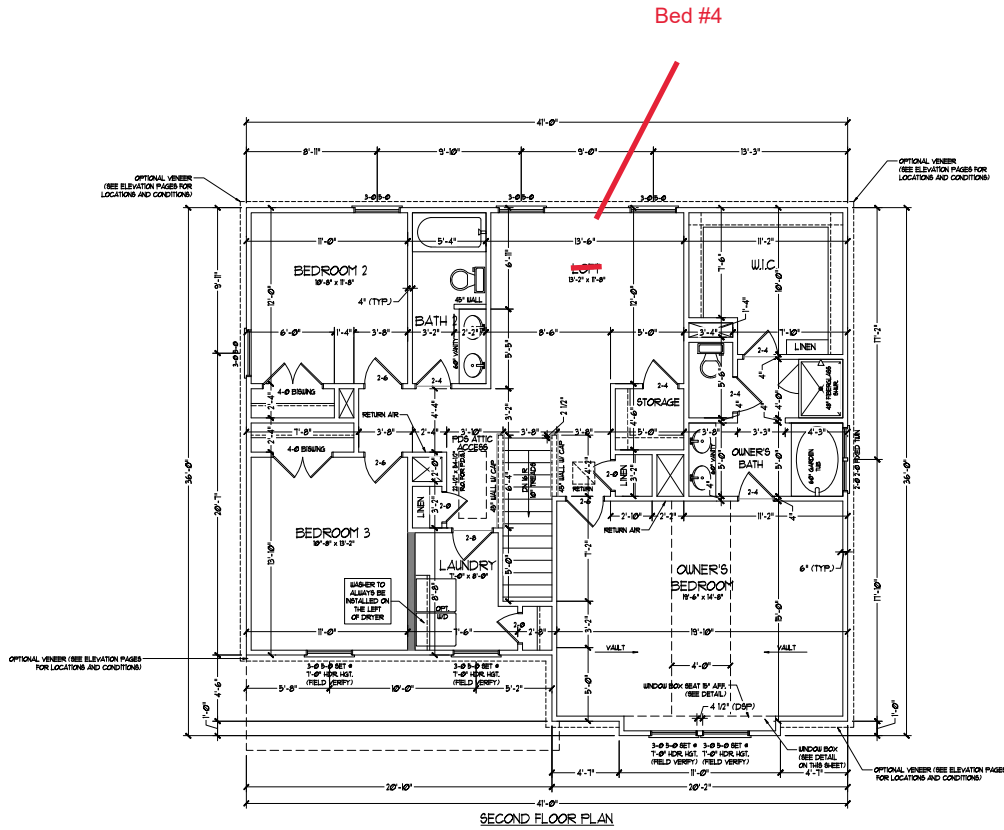


OPTIONAL WRAP
AROUND PORCH
(A4)



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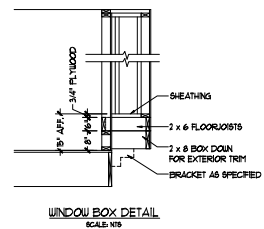
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2x6 WALL

2x4 WALL

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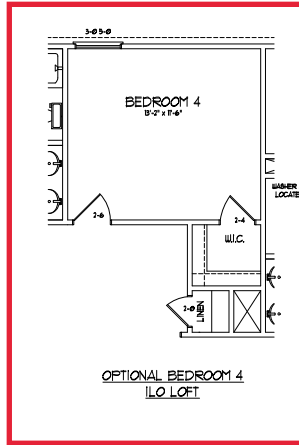
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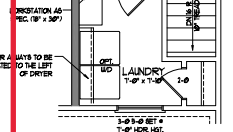
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SECOND FLOOR PLAN
A-6

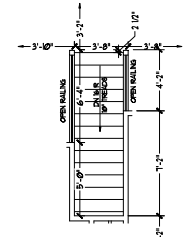
OPTIONAL WINDOW AT
BEDROOM 4



WALKER ALWAYS TO BE
LOCATED TO THE LEFT
OF DRIVER



OPTIONAL WORKSTATION
AT LAUNDRY



OPTIONAL OPEN RAIL
I/O 45° WALL W/CAP



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SECOND FLOOR
PLAN OPTIONS
A-6.1

TOTAL UNDER ROOF AREA: 1304 SQ. FT. / 300 - 1304 SQ. FT.
 VENTING AREA REQUIRED: 1304 SQ. FT. / 300 - 435 SQ. FT.
 TOTAL REQUIREMENTS: LOWER: 2.17 UPPER: 2.17

LOWER AREA VENTING

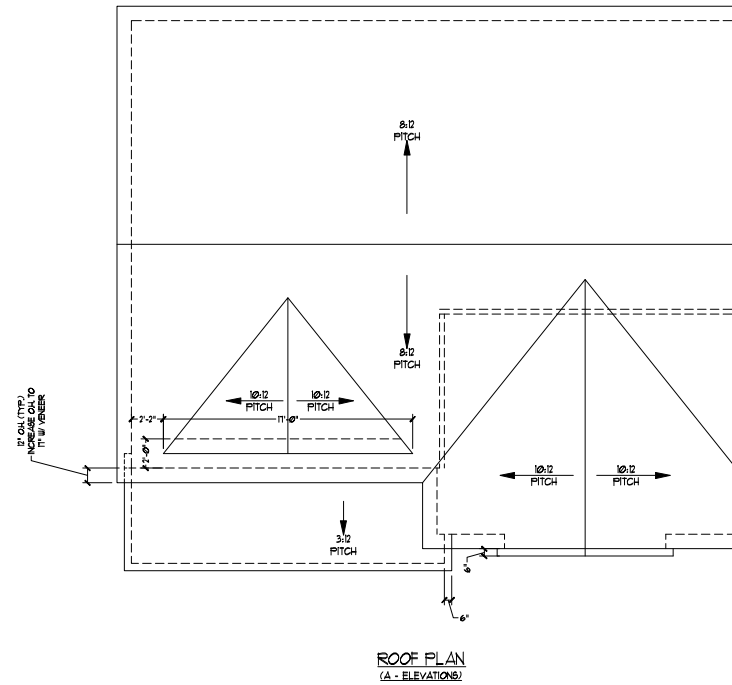
SOFFIT VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
-	.041 SF/LF	60'-0"	2.5	
LOWER AREA VENTING PROVIDED:				-

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 VENT	10
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REV: MARCH 30, 2020

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

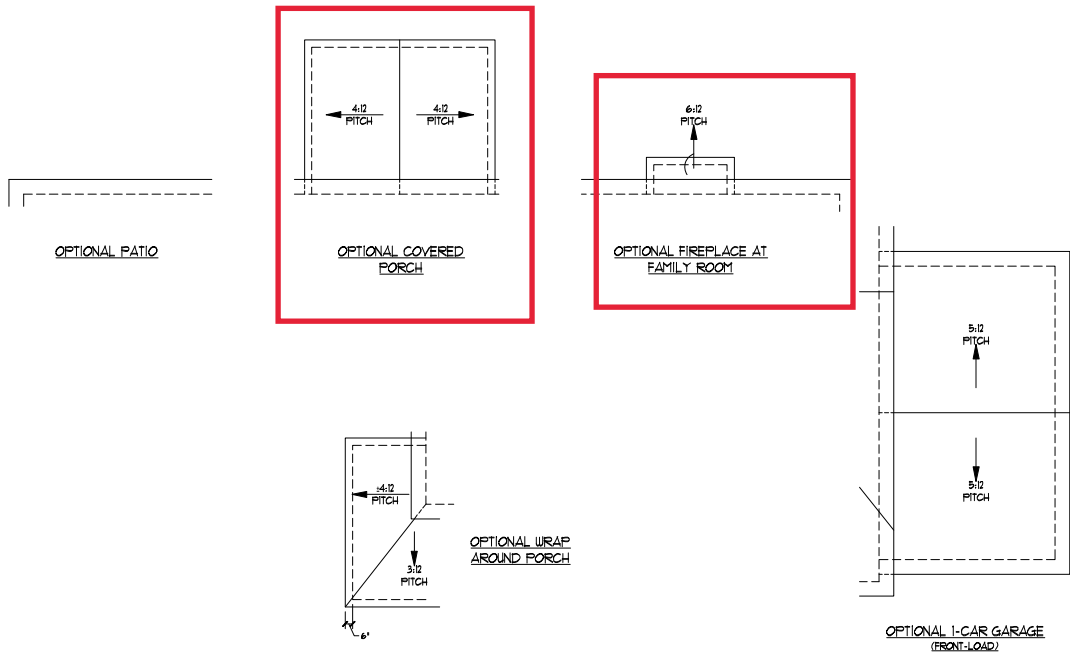
DRAWN BY:

ENGINEERED BY:

REVIEWED BY:

ROOF PLAN
ELEVATION - A

A-7

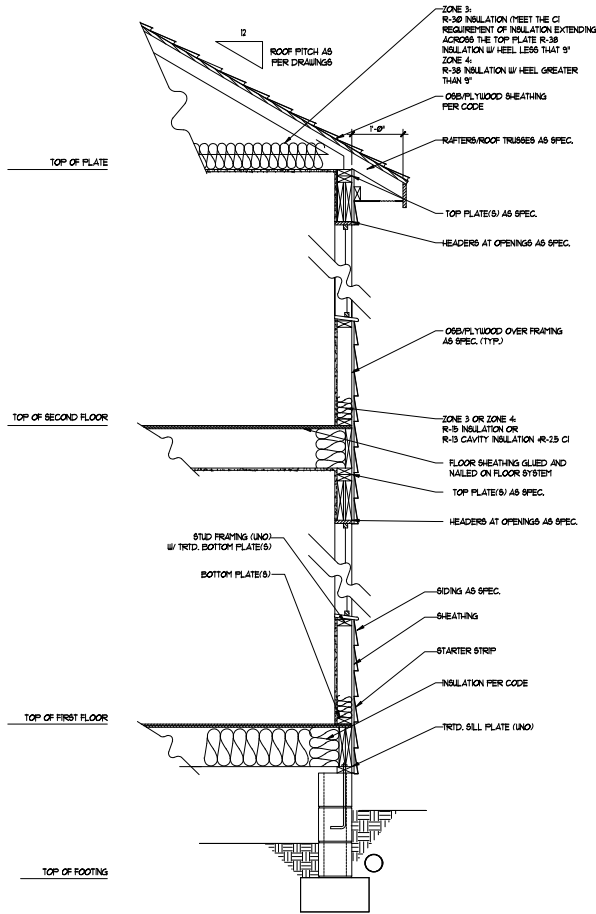


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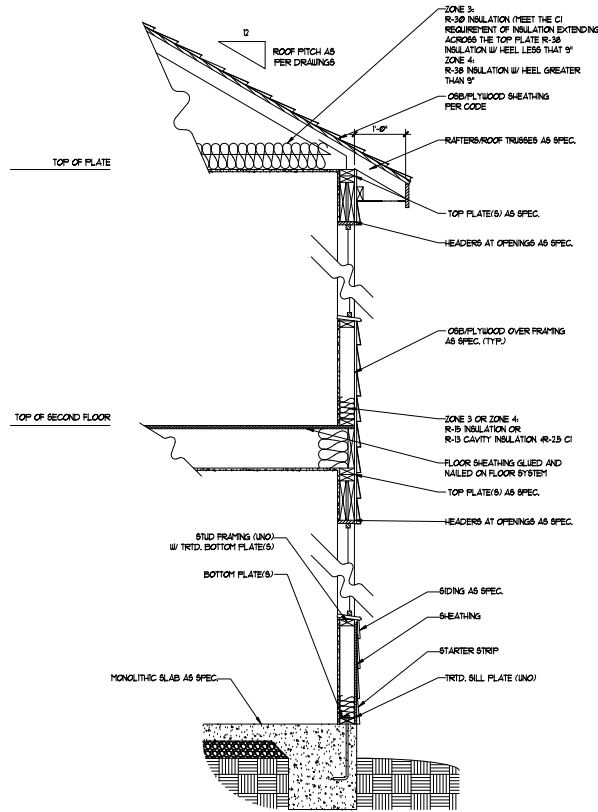
DREAM FINDERS HOMES
TOPSAIL

DATE: OCTOBER 13, 2017
 REV: MARCH 30, 2020
 SCALE: 1/4"=1'-0"
 DRAWN BY:
 ENGINEERED BY:
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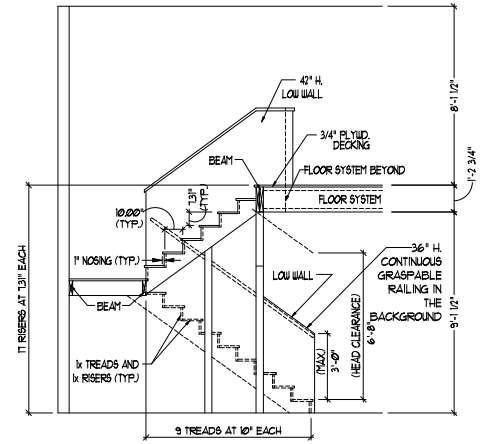
ROOF PLAN
 ELEVATION - A
 OPTIONS
 A-7.1



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



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



TYPICAL STAIR DETAIL
(NTS)

* * * * *

STAIR NOTES:

BALING:

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

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE A SUCH A SIZE THAT A SPHERE OF 4 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 STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEVEL POSTS OR SAFETY TERMINALS.

HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2 INCH BETWEEN THE WALL AND HANDRAIL.

CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA

* * * * *

PRICES, FRAMING, INVENTORIES, FEATURES, OPTIONS, DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALWAYS USE LATEST AND CORRECTING ANY DISCREPANCIES. OF HOUSE ONLY WILL BE DETERMINED BY THE SITE. REVISIONS ARE MADE IN CONSTRUCTION, FLOOR PLANS, HOMES, AS A USE, REPRODUCTION, ADAPTATION, OR HOME. MAKE CONSULTANT FOR CURRENT DETAILS. COPYRIGHT © DREAM FINDERS HOMES.



DREAM FINDERS HOMES
TOPSAIL

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

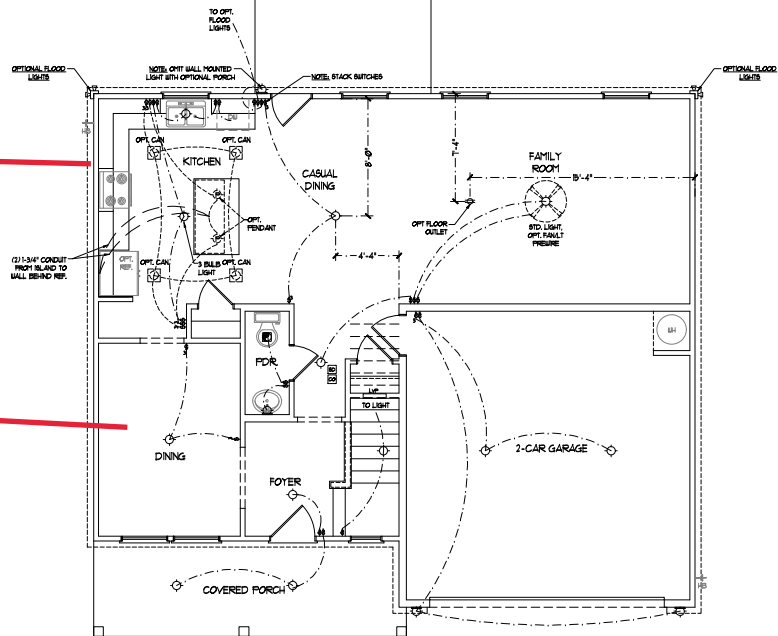
WALL SECTIONS
AND STAIR
DETAIL

AD-1

Cov Patio

Gourmet Kitchen

Coffered Ceiling



FIRST FLOOR PLAN

ELECTRICAL LAYOUT NOTES:

- 1/ BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
- 2/ VANTY LIGHTS TO BE SET # 8\" 1/2\" ARE (17\")
- 3/ ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
- 4/ PLACE SWITCHES #\" 10\" FROM ROUGH OPENING.

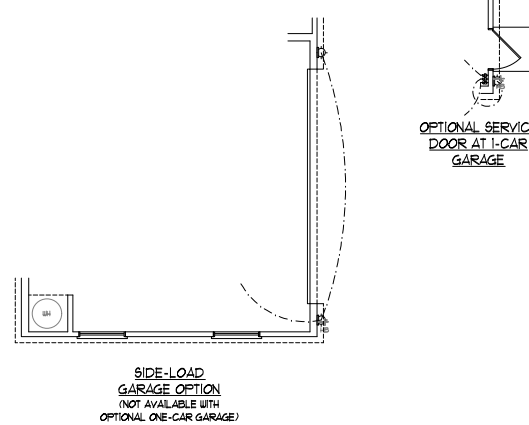
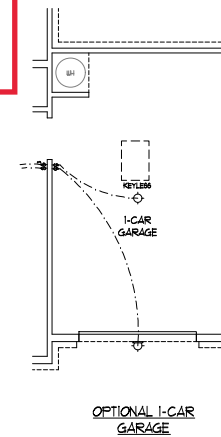
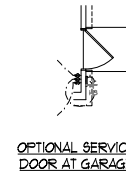
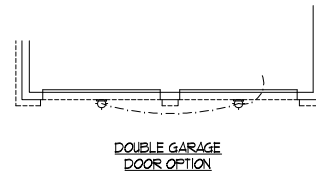
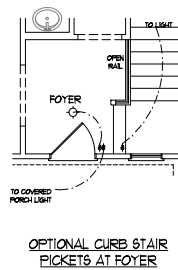
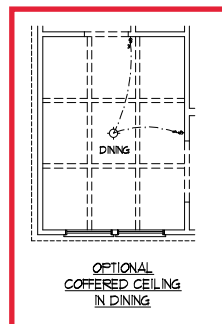
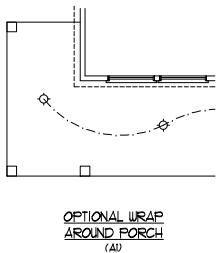
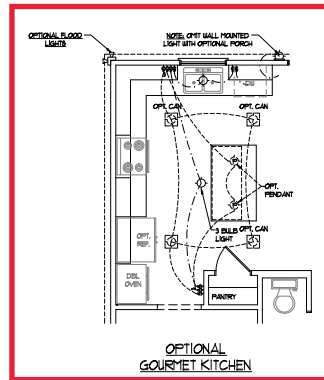
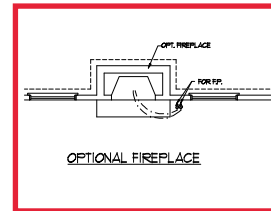
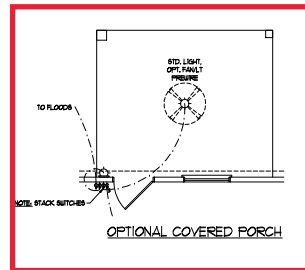
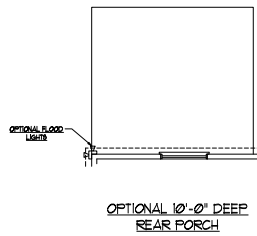
	18 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	HIN CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4 FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIPPER SWITCH
	CONDUIT FOR COMPONENT WIRING
	SPEAKER
	DOORBELL CHIME
	18 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

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DREAM FINDERS HOMES
TOPSAIL

DATE: OCTOBER 13, 2017
 REV: MARCH 30, 2020
 SCALE: 1/4\" 1/2\"
 DRAWN BY:
 ENGINEERED BY:
 REVIEWED BY:
 FIRST FLOOR
 ELECTRICAL
 PLAN



ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
- 2) VANITY LIGHTS TO BE SET # 8" APART.
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL.
- 4) PLACE SWITCHES # 12" FROM RAUGH OPENING.

ELECTRICAL LEGEND

	18 V OUTLET
	BALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	HIN CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAPP. 4 FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR COMPONENT WIRING
	SPEAKER
	DOORBELL CHIME
	18 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN w/ LIGHT

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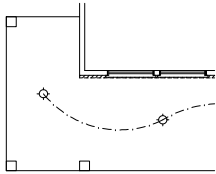
DREAM FINDER'S HOMES
TOPSAIL

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

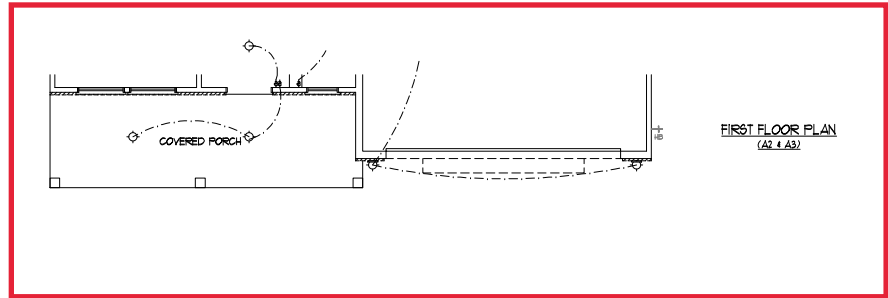
FIRST FLOOR ELECTRICAL PLAN - OPTIONS

- ELECTRICAL LAYOUT NOTES:**
- 1/ BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
 - 2/ VANTY LIGHTS TO BE SET # RP AFF. (TYP.)
 - 3/ ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
 - 4/ PLACE SWITCHES 1' FROM FRONT RUSH OPENING.

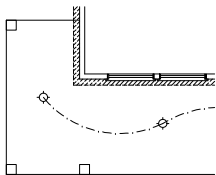
ELECTRICAL LEGEND	
	120 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	MINI CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	2-WAY SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR DIFFERENT SERIES
	SPEAKER
	DOORBELL CHIME
	120 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN w/ LIGHT



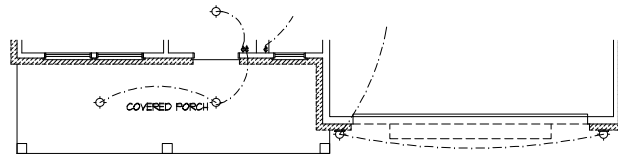
OPTIONAL WRAP AROUND PORCH (A2 + A3)



FIRST FLOOR PLAN (A2 + A3)



OPTIONAL WRAP AROUND PORCH (A4)



FIRST FLOOR PLAN (A4)



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DREAM FINDERS HOMES
TOPSAIL

DATE: OCTOBER 13, 2017

REV: MARCH 30, 2020

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

DRAWN BY: _____

ENGINEERED BY: _____

REVIEWED BY: _____

FIRST FLOOR

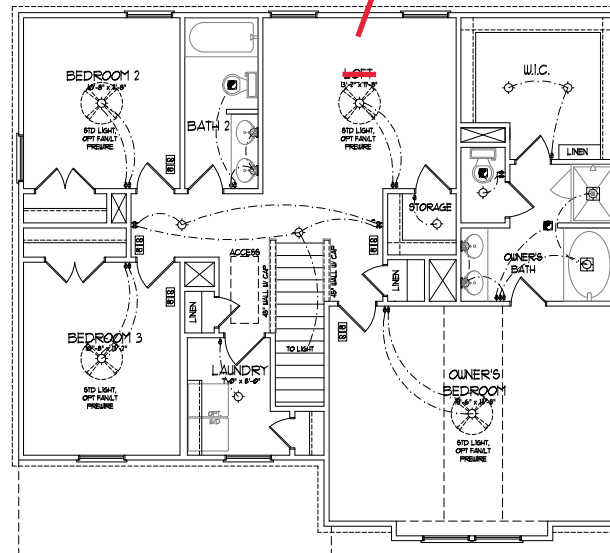
ELECTRICAL

PARTIAL PLANS

ELEVATION A

E-1.2

Bed #4



SECOND FLOOR PLAN

- ELECTRICAL LAYOUT NOTES:**
- 1/ BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
 - 2/ VANITY LIGHTS TO BE SET 8" OFF AISL ETP.
 - 3/ ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL.
 - 4/ PLACE SWITCHES IF YOU WANT RAUGH OPENINGS.

ELECTRICAL LEGEND	
[Symbol]	16 V OUTLET
[Symbol]	WALL MOUNT LIGHT
[Symbol]	CEILING MOUNT LIGHT
[Symbol]	PENDANT LIGHT
[Symbol]	RECESSED CAN LIGHT
[Symbol]	TRN CAN LIGHT
[Symbol]	EYEBALL LIGHT
[Symbol]	FLUORESCENT LIGHT
[Symbol]	2 LAMP, 4' FLUORESCENT LIGHT
[Symbol]	FLOOD LIGHT
[Symbol]	SWITCH
[Symbol]	3-WAY SWITCH
[Symbol]	4-WAY SWITCH
[Symbol]	DIFFER SWITCH
[Symbol]	CONDUIT FOR OPPOSITE END
[Symbol]	SPEAKER
[Symbol]	DOORBELL CHIME
[Symbol]	16 V SMOKE DETECTOR
[Symbol]	CO DETECTOR
[Symbol]	EXHAUST FAN
[Symbol]	LOW VOLTAGE PANEL
[Symbol]	CEILING FAN
[Symbol]	CEILING FAN W/ LIGHT

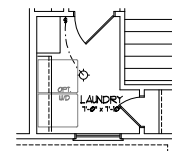
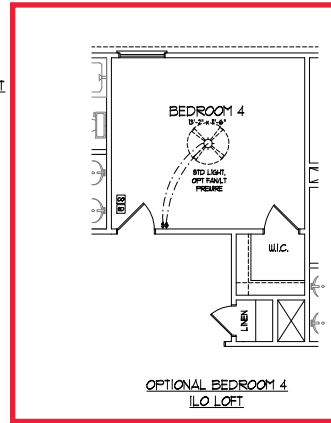

**DREAM FINDERS
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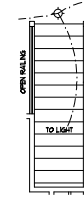
**DREAM FINDERS HOMES
 TOPSAIL**

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 WINDOW AT
BEDROOM 4



OPTIONAL WORKSTATION
AT LAUNDRY



OPTIONAL OPEN RAIL
ILO 48" WALL W/ CAP

ELECTRICAL LEGEND	
	18 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	FIN CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4 FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR EQUIPMENT
	SPEAKER
	DOORBELL CHIME
	18 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

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DREAM FINDERS HOMES
TOPSAIL

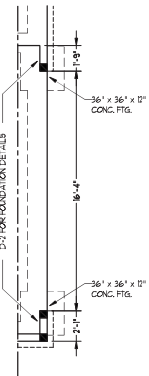
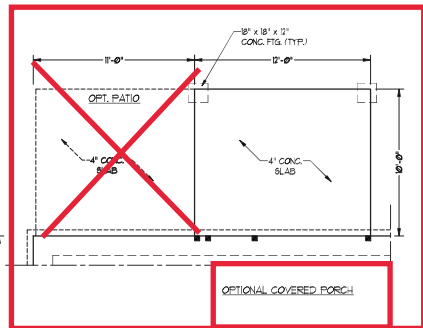
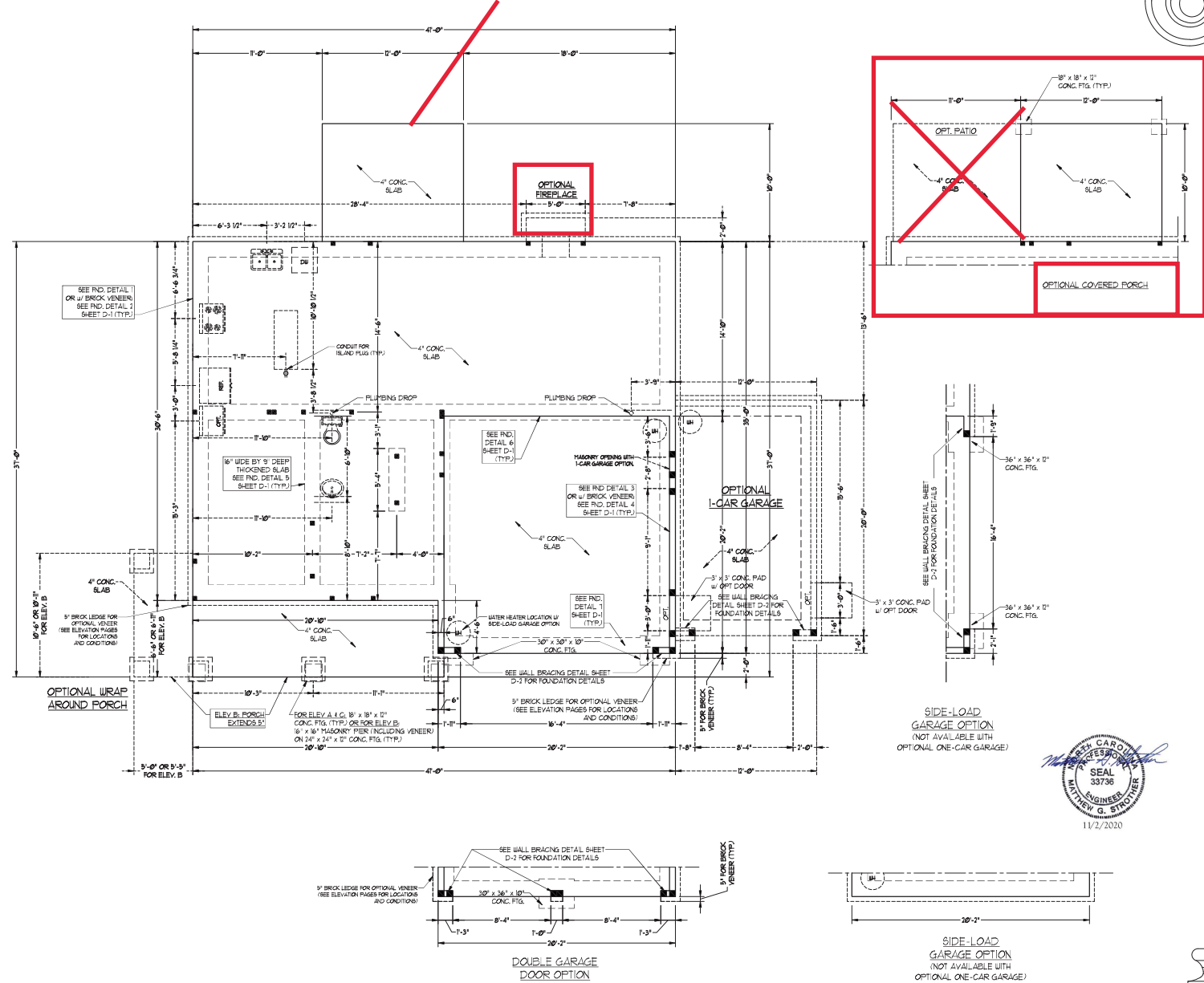
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REV: MARCH 30, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

SECOND FLOOR
ELECTRICAL
PLAN OPTIONS
E-2.1

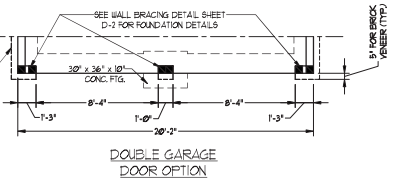
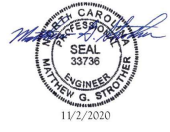
Cov Porch

- 100 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 WITH SPECIAL CONCERNATION TO CHAPTER 16 HIGH WIND ZONE FOR 90 MPH WINDS.
 - BUILDERS TO PROVIDE FASTENING CONNECTIONS AS REQUIRED BY CHAPTER 16 HIGH WIND ZONE FOR 90 MPH WINDS OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION FOUNDATION AND GARAGE TO COMPLY WITH SECTION 1604 OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - WALL CLADDING DESIGNED FOR 30 PSF AND 35 PSF W/ INDICATE POSITIVE / NEGATIVE PRESSURE (TYP).
 - ROOF CLADDING DESIGNED FOR 20 PSF AND 35 PSF FOR ROOF PITCHES TO 10/12 AND 4/12 RESPECTIVELY AND 35 PSF FOR ROOF PITCHES GREATER THAN 10/12.
 - 1"X6" ODS BRACING IS REQUIRED ON ALL EXTERIOR WALLS.
 - WALLS TO BE BRACED IN ACCORDANCE WITH SECTION 1605 OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION AND AS NOTED ON PLANS.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC 2018 EDITION.

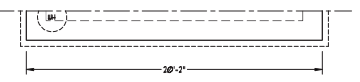
- 100 MPH ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
 - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION.
 - INSTALL 1"X4" ANCHOR BOLTS 8'-0" O.C. AND SET IN UP FROM END OF EACH CORNER ANCHOR BOLTS MUST EXTEND A MINIMUM OF 1" INTO MASONRY ON CORNERS. LOCATE BOLTS WITHIN MIDDLE THIRD OF PLATE WIDTH.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - EXTERIOR WALLS DESIGNED FOR 90 MPH WINDS.
 - WALL CLADDING DESIGNED FOR 30 PSF AND 35 PSF W/ INDICATE POSITIVE / NEGATIVE PRESSURE (TYP).
 - ROOF CLADDING DESIGNED FOR 40 PSF AND 35 PSF FOR ROOF PITCHES TO 10/12 AND 4/12 RESPECTIVELY AND 35 PSF FOR ROOF PITCHES GREATER THAN 10/12.
 - INSTALL 1"X6" ODS BRACING ON ALL EXTERIOR WALLS OF ALL STOREYS IN ACCORDANCE WITH SECTION 1605 OF THE NRC 2018 EDITION. SEE THE WALL BRACING NOTES AND DETAIL 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.



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



DOUBLE GARAGE DOOR OPTION



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

J.S. THOMPSON ENGINEERING, INC.
 105 W. MARKET ST., SUITE 200
 PHONE: (919) 789-9919 FAX: (919) 789-9911
 N.C. LICENSE NO. C-113

TORSAIL H&H HOMES

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

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

BRACED WALL DESIGN NOTES:
 1. BRACED WALL DESIGN PER SECTION R6-01.09 OF THE NRC 2018 EDITION.
 2. CS-16P REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 1/4" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
 3. CS-18P REFERS TO "JOIST BRACING" CONTRACTOR IS TO INSTALL 1/2" (MIN) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1/4" SCREWS OR 1 5/8" NAILS SPACED 12" 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 NRC 2018 EDITION.
 5. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

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).

Cov Porch

BRACED WALL DESIGN

.....

RECTANGLE A		RECTANGLE B	
SIDE 1A (FRONT LOAD)	METHOD: CS-16P/FF/GB	SIDE 1B	METHOD: CS-16P/FF
TOTAL REQUIRED LENGTH: 87'	TOTAL PROVIDED LENGTH: 456'	TOTAL REQUIRED LENGTH: 456'	TOTAL PROVIDED LENGTH: 6'
TOTAL PROVIDED LENGTH: 216'			
SIDE 2A	METHOD: CS-16P	SIDE 2B	METHOD: CS-16P
TOTAL REQUIRED LENGTH: 87'	TOTAL REQUIRED LENGTH: 456'	TOTAL REQUIRED LENGTH: 456'	TOTAL PROVIDED LENGTH: 12'
TOTAL PROVIDED LENGTH: 2066'			
SIDE 3A (SIDE LOAD)	METHOD: CS-16P	SIDE 3B	METHOD: CS-16P
TOTAL REQUIRED LENGTH: 1159'	TOTAL REQUIRED LENGTH: 339'	TOTAL REQUIRED LENGTH: 339'	TOTAL PROVIDED LENGTH: 636'
TOTAL PROVIDED LENGTH: 2821'			
SIDE 4A (SIDE LOAD)	METHOD: CS-16P/FF/GB	SIDE 4B	METHOD: CS-16P/FF/GB
TOTAL REQUIRED LENGTH: 1159'	TOTAL REQUIRED LENGTH: 339'	TOTAL REQUIRED LENGTH: 339'	TOTAL PROVIDED LENGTH: 2814'
TOTAL PROVIDED LENGTH: 1159'			
TOTAL PROVIDED LENGTH: 30'			

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

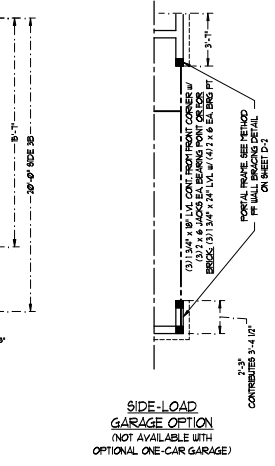
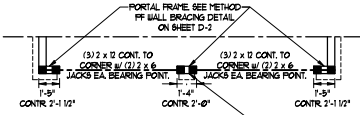
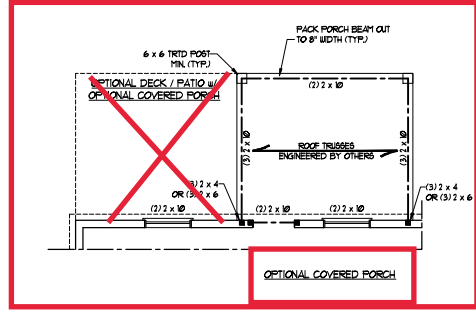
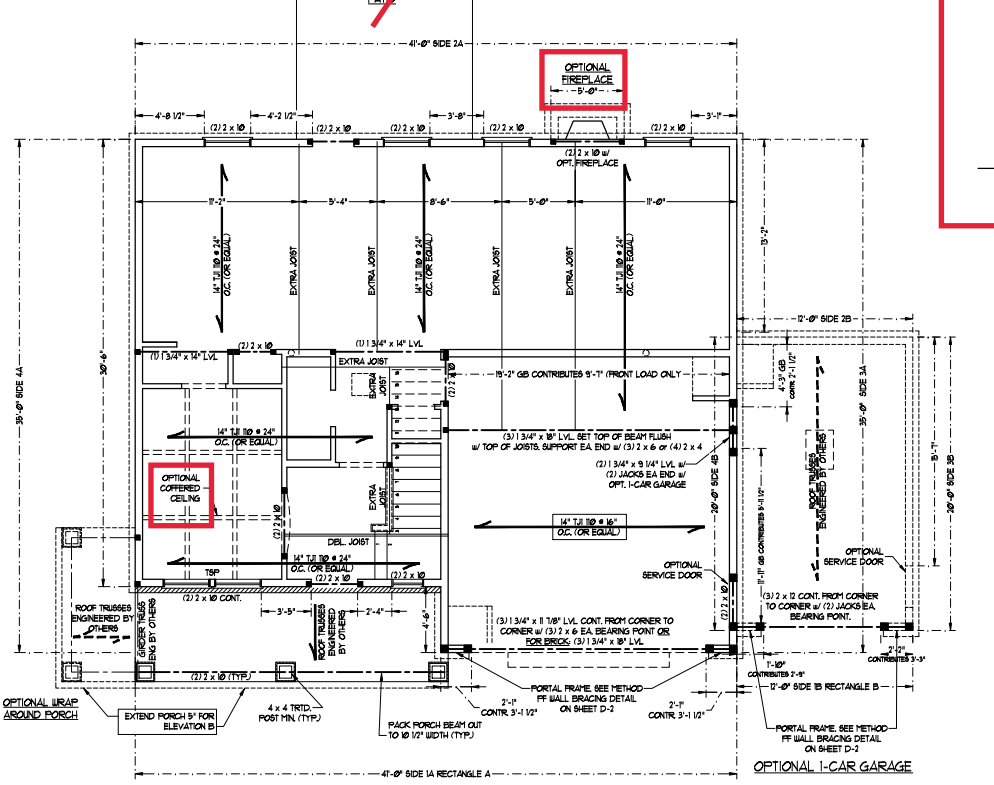
- STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SPF #1 (UNO).
 - ALL LOAD BEARING HEADERS TO BE (7) 2 x 6 (UNO).
 - INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
 - WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA END (UNO). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
 - SQUARES DENOTE POINT LOADS WHICH REQUIRE G.O.D. BLOCKING TO GIRDERS OR FOUNDATION. ALL SQUARES TO BE (7) STUDS (UNO).
 - FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/4" OSB SHEATHING WITH JOISTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
 - FOR HIGH WIND ZONES, 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 END PLATES THEIR FULL DEPTH.
 - ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON ANCHOR POST BARS (OR EQUAL) AND 6 x 6 POSTS w/ ANCHOR POST BARS (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 1000 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO).
 - FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, REQUIRE TO SLAB w/ (2) METAL ANGLES BRG 7" CONC. SCREWS FASTEN ANGLES TO COLUMNS w/ 1/4" THROUGH BOLTS w/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

NOTE:
 BCT 4500N-18 L-JOISTS MAY BE USED IN LIEU OF TJI 10 L-JOISTS AT THE DEPTH AND SPACING NOTED ON THE PLAN.

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 5/8 LLV
8 AND GREATER	L 6 x 4 x 5/8 LLV

- BRICK SUPPORT NOTES:**
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DIGGS FOR SIZE AND LOCATION OF OPENINGS.
 - (LLV) - LONG LEG VERTICAL.
 - LENGTH - CLEAR OPENING.
 - EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
 - FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH ATTACH STEEL ANGLE TO HEADER w/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
 - FOR ALL BRICK SUPPORT # ROOF LINES FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS w/ (4) 10d NAILS PER FLY. FASTEN 4 @ 6" x 4" x 5/8" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R608.2.1 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
 - PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.



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 RALEIGH, NC 27601
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 N.C. LICENSE NO. C-1731

TOPSAIL H&H HOMES

STATE OF NORTH CAROLINA
 PROFESSIONAL ENGINEER
 SEAL 33736
 MICHAEL G. STRUBBE

DATE: NOVEMBER 2, 2020
 SCALE: 1/8" = 1'-0"
 DRAWN BY: H&H HOMES
 ENGINEERED BY: JTB

SHEET 4 OF 8
 S-2 SECOND FLOOR FRAMING PLAN

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

FILL BETWEEN HEADERS SOLD w/ KING BRICK STRAP HOES TOGETHER w/ (2) 2 x 10 LONG SIMPSON CS#6 COIL STRAPS INSTALLED TOP AND BOTTOM ON INSIDE FACE OF HOES.

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 R602.10 OF THE NIRC 2006 EDITION.
- CS-WIP REFERS TO CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS. CONTRACTOR IS TO INSTALL 1/8" OSB ON ALL EXTERIOR WALLS ATTACHED W/ 8d NAILS BRACED @ 4" O.C. ALONG PANEL EDGES AND 17" O.C. IN THE FIELD.
- OSB REFERS TO "STRUT BOARD" CONSTRUCTION IS TO INSTALL 1/2" MIN. GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN OSB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 17" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 160 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NIRC 2006 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

NOTE:

- PER SECTION R602.10.3.2 OF THE 2009 NIRC, THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL ANALYSIS IS REQUIRED.
- SHEATH ALL EXTERIOR WALLS WITH 1/8" OSB SHEATHING ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND 17" 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 3 x 3 1/2 x 3/8 LLY
8 AND GREATER	L 6 x 4 x 5/8 LLY

BRICK SUPPORT NOTE:

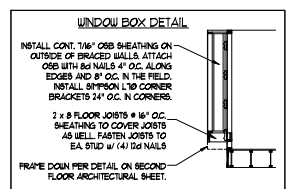
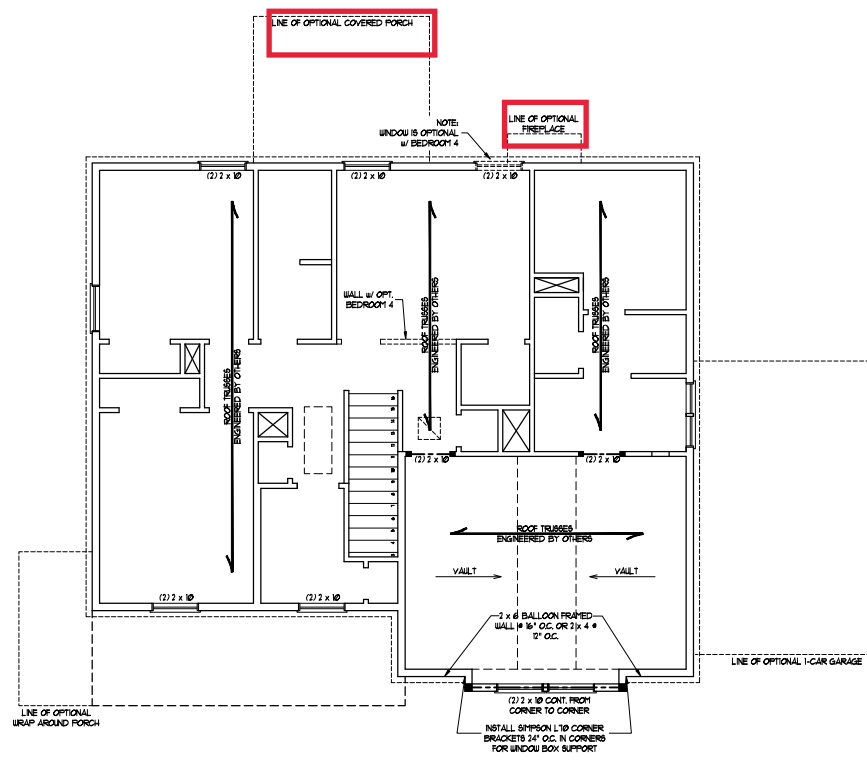
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DRAWG FOR SIZE AND LOCATION OF OPENINGS.
- LLV - LONG LEGS VERTICAL LENGTH + CLEAR OPENING.
- EMBED ALL ANGLE IRONS PIN 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
- FOR ALL HEADERS 8"-Ø" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER W/ 1/2" LAG SCREWS @ 17" O.C. STAGGERED.
- FOR ALL BRICK SUPPORT & ROOF LINES, FASTEN (1) 1/2" x 10" BLOCKING BETWEEN STUDS W/ (4) 5d NAILS PER FLY. FASTEN A 6" x 4" x 5/8" STEEL ANGLE TO 2 1/2" x 10" BLOCKING W/ (2) 1/2" LAG SCREWS @ 2' O.C. STAGGERED. SEE SECTION R703.8.2.1 OF THE 2009 NIRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
- PRECAST REINFORCED CONCRETE 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 SPF #1 (UNO). ALL TREATED LUMBER TO BE SYP #1 (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 R602.10.3.1 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES RESISTE FRONT LOADS WHICH REQUIRE SOLID BLOCKING TO GROUND OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
- FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/8" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d 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 1" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE GILL PLATES THEIR FULL DEPTH.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



SEAL
33736
11/2/2020
(REVISED 7/14/2022)

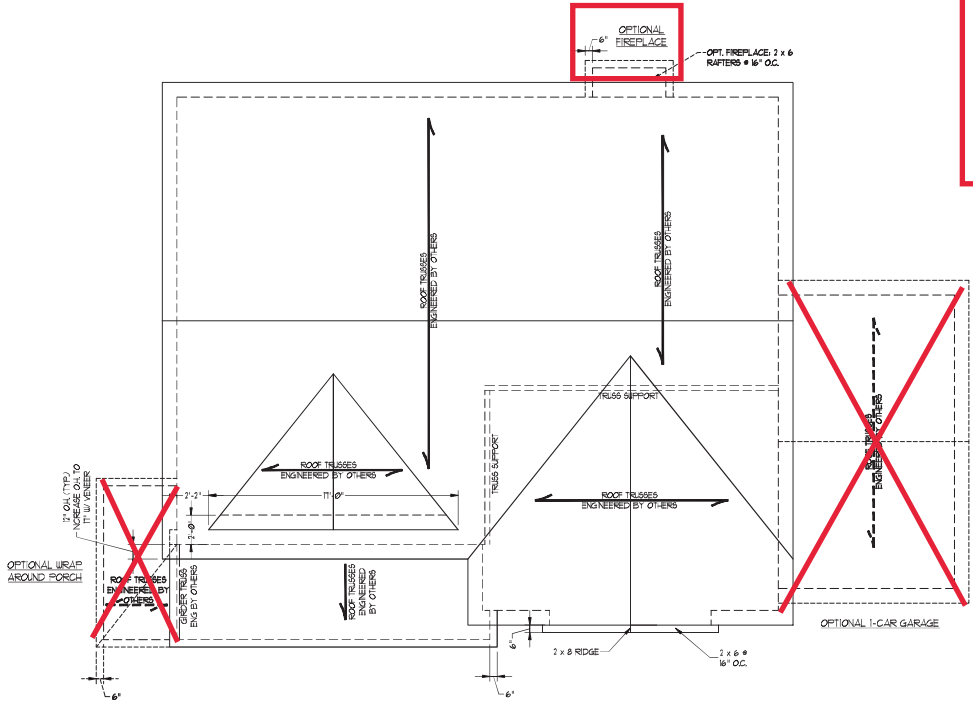
J.S. THOMPSON ENGINEERING, INC.
1000 W. 10TH ST. SUITE 100
RANDOLPH, NC 28133
PHONE: (704) 789-9919 FAX: (704) 789-9921
N.C. LICENSE NO. C-1311

TORSAIL H&H HOMES

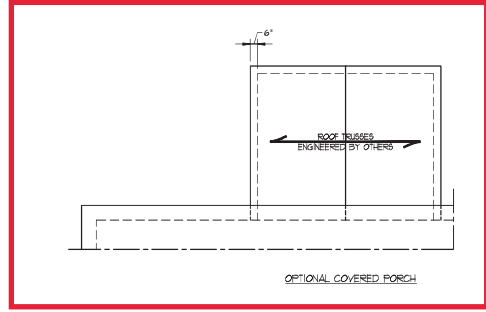
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SCALE: 1/4" = 1'-0"
DRAWN BY: H&H HOMES
ENGINEERED BY: WTB

SHEET 5 OF 8
S-3
ATTIC FLOOR FRAMING PLAN

TSP - TRIPLE STUD POCKET



ELEVATION A



- STRUCTURAL NOTES:**
1. ALL TRIMMING LUMBER TO BE #1 SPF (INO).
 2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
 3. FRAMING EXPOSED WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
 4. HIF BRIDGES ARE TO BE SPACED 4 MIN OF #2x4 FASTENERS WITH THREE ROWS OF 2x6 NAILS @ 16\"/>
 - 5. STOCK FRAME OVER-NATED ROOF SECTIONS w/ 2 x 6 RIDGES, 2 x 6 RAFTERS @ 16\"/>
 - 6. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON 1-2-3-4 HURRICANE TIES @ 32\"/>
 - 7. REFER TO SECTION R103.011 OF THE 2018 NCRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
 - 8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

- BRICK SUPPORT NOTE:**
1. FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL STUDS w/ (4) 2x6 NAILS PER FLY, FASTEN 4 6\"/>
 - 2. WHERE ROOF SLOPES EXCEED 1:1, INSTALL 2 x 2 x 1/4\"/>



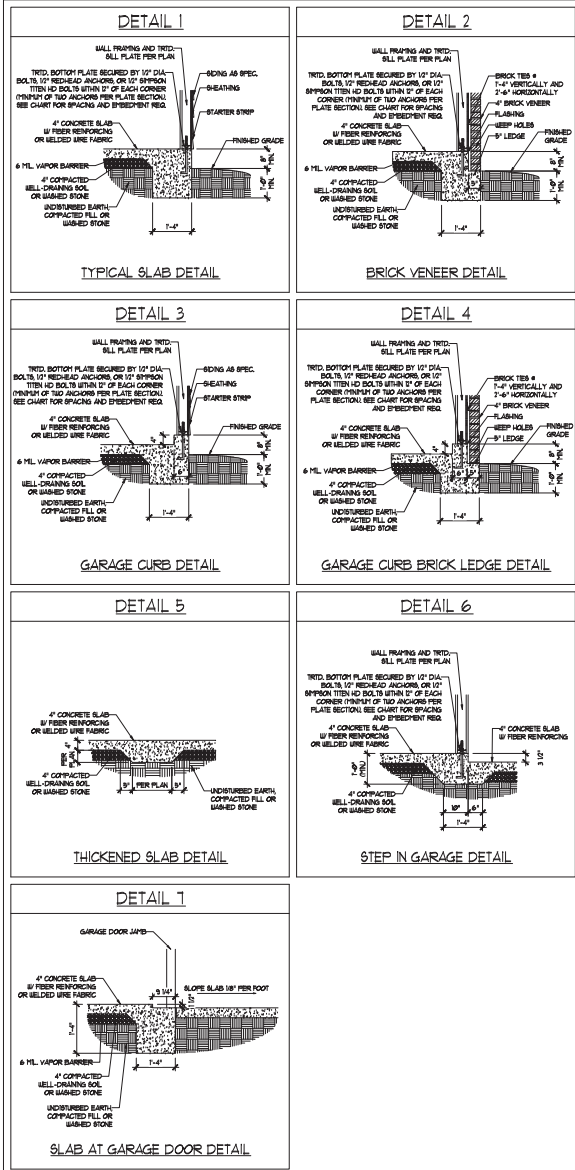
J.S. THOMPSON ENGINEERING, INC.
 600 W. MAIN ST. #300
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 N.C. LICENSE NO. C-1131

TOPRAIL H&H HOMES

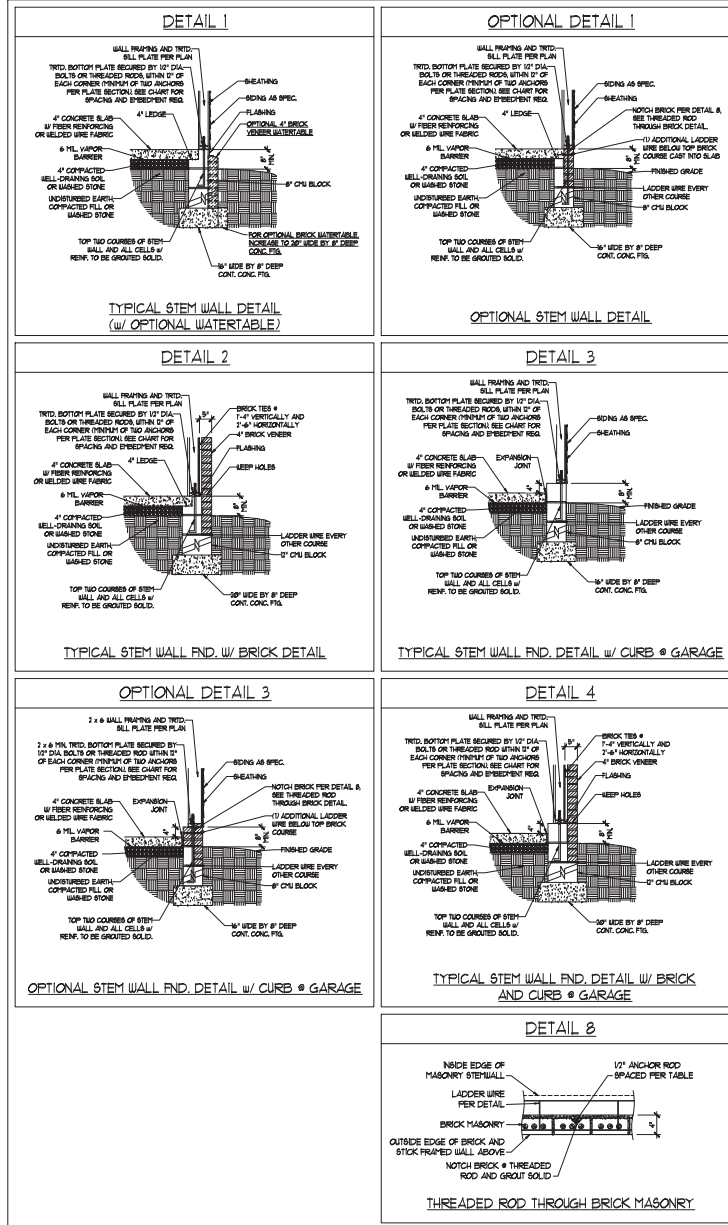
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DRAWN BY: ESK/HMS
ENGINEERED BY: WTB

sheet 6 of 8
S-4a
 ROOF FRAMING
 PLAN

MONOLITHIC SLAB DETAILS



STEMWALL DETAILS



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	UNGRAOUTED	GROUT SOLID	UNGRAOUTED	UNGRAOUTED
3	UNGRAOUTED	GROUT SOLID	UNGRAOUTED	UNGRAOUTED
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

- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
- THE MULTIPLE B-TIES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY. FOUNDATION NOT COMMON TO HOUSE.
- CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION.
- BACKFILL OF CLEAN #51 / #1 WASHED STONE IS ALLOWABLE.
- BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOLLS (AS PER FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE (B-20) OF THE 2008 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
- PREP SLAB PER 806.2.1 AND 806.2.2 BASE OF THE 2008 INTERNATIONAL RESIDENTIAL CODE. MINIMUM 2" LAP SPLICE LENGTH.
- LOCATE REBAR IN CENTER OF FOUNDATION WALL.
- WHERE REQUIRED, FULL BLOCK SOLID WITH TYPE "S" PORTLAND 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

WIND ZONE	ANCHOR SPACING AND EMBEDMENT	
	120 MPH	130 MPH
SPACING	6'-0" O.C.	4'-0" O.C.
EMBEDMENT	1'	5" INTO MASONRY 1" INTO CONCRETE

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 N.C. LICENSE NO. C-173

120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
 FOUNDATION DETAILS

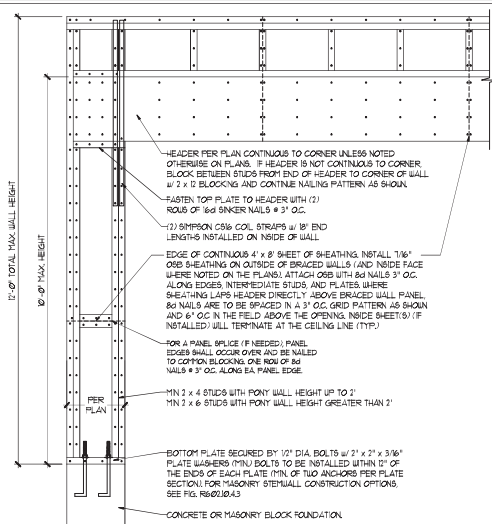
DATE: NOVEMBER 14, 2010
 SCALE: NTS
 DRAWN BY: JBT
 ENGINEERED BY: JES



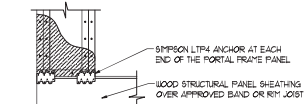
D-1
 FOUNDATION DETAILS

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. SEE STRUCTURAL SHEETS FOR BRACED WALL DIMENSIONS, HOLD DOWN TIES AND LOCATIONS. BRACED WALL LINE KEY TIE WALL DESIGN SUMMARY OF REQUIRED PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
4. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-48P IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED, WHEN NOT USING METHOD 'GB'. GYPSUM TO BE FASTENED PER TABLE R602.3. METHOD GB TO BE FASTENED PER TABLE R602.10.
6. CS-48P REFERS TO THE 'CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS' WALL BRACING METHOD. 1/8" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED W/ 8d COMMON NAILS OR 8d 12" LONG x 8D19 DIAPHRAGM WALL BRACING 6" O.C. ALONG PANEL EDGES AND 24" O.C. IN THE FIELD (UNCL).
7. 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 3/8" NAILS 6" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (UNCL). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R702.3.3. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3.1. EXTERIOR GB TO BE INSTALLED VERTICALLY.
8. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHOD CS-48P CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES ITS ACTUAL LENGTH AND METHOD FF CONTRIBUTES ITS TIES ITS ACTUAL LENGTH.

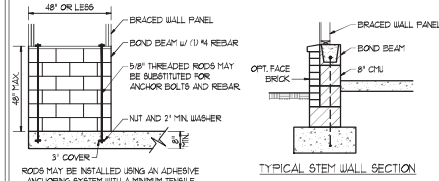
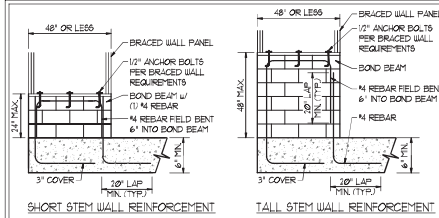


OVER CONCRETE OR MASONRY BLOCK FOUNDATION

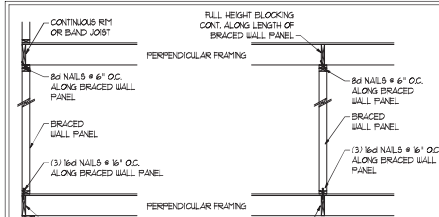


OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
• APPLICABLE W/ GREATER THAN 12" KNEE WALL HEIGHTS
N ORAL SPRAE AND ABOVE FRAMED BASEMENT WALLS.

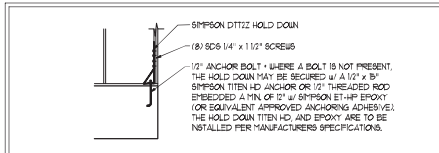
METHOD FF-PORTAL FRAME DETAIL ①



NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR THREADED RODS AND ANCHOR BOLTS
MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS ②
PER FIGURE R602.10.4.3

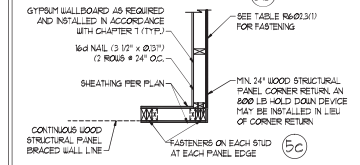
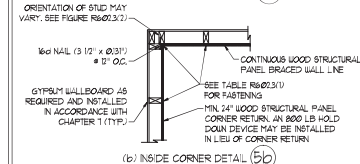
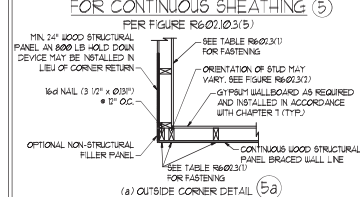


BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING ③
PER FIGURE R602.10.4.4(1)



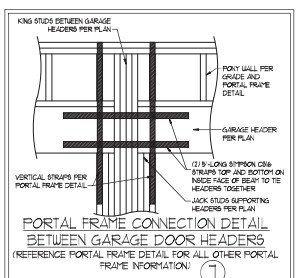
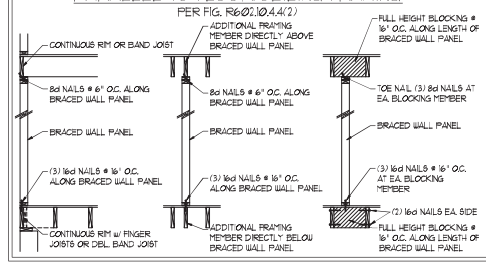
HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB ④
• APPLICABLE ONLY WHERE SPECIFIED ON PLAN.

TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤

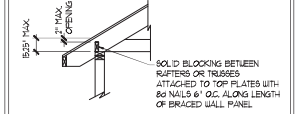


(c) GARAGE DOOR CORNER DETAIL (SEE PLAN FOR ADDITIONAL STRUCTURAL INFORMATION OR ALTERNATE CONFIGURATIONS)

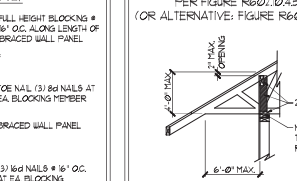
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥



BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS ⑧



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES ⑨



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N.C. LICENSE NO. C-173

120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
WALL BRACING NOTES AND DETAILS

DATE: NOVEMBER 14, 2018
SCALE: 1/8" = 1'-0"
DRAWN BY: JST
ENGINEERED BY: JST



D-2 BRACED WALL NOTES AND DETAILS AND FF DETAIL

11/2/2020

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLLARS, 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 JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
 - ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 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 SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2018 EDITION (R602.4 - R602.1)
- | 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 | 100 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 R602.4(1) WIND ZONE AND EXPOSURE) | | |
| GROUND SNOW LOAD, Pg | 20 (PSF) | | |
- 1-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
 - FLOOR TRUSS SYSTEMS DESIGNED WITH 8 PSF DEAD LOAD
- FOR 15 AND 20 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R602.6 OF THE NRC, 2018 EDITION. FOR 30 MPH, 40 MPH, AND 50 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2018 EDITION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 1 OF THE NRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 3000 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, 4" IF THICK BASE 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 R602.1 OF THE NRC, 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 SALED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. JOINTS WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R602.1 OF THE NRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A63 GRADE 60 WELDED WIRE FABRIC TO BE ASTM A955. 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 1" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/11MS 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 FILL HOLLOW PIERs. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE II OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH #1 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 R604 OF THE NRC, 2018 EDITION, OR IN ACCORDANCE WITH ACE 318, ACE 332, NORTH 1988-4 OR ACE 530/ASCE 5/11MS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R604.1(1), R604.1(2), R604.1(3), OR R604.1(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R604.1(5) OF THE NRC, 2018 EDITION. STEEL CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16' OC, WHERE GRADE PERMITS (IND).

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FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE #2 SFF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (IND). ALL TREATED LUMBER SHALL BE #2 SFF MINIMUM (Fb = 975 PSI, Fv = 475 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (IND).
- 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 = 330 PSI, E = 1900000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2600 PSI, E = 1900000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2300 PSI, E = 1900000 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 (IND). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (IND):

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) ROUS OF SELF TAPPING SCREWS # 16' OC, OR (2) ROUS OF 1/2" DIAMETER BOLTS # 16' OC. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROUS OF 9/16" DIAMETER HOLES # 16' OC.
- 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 NRC, 2018 EDITION, OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (IND). 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 (IND). INSTALL KING STUDS PER SECTION R602.3 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- ALL BEAM 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 (IND). 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 (IND). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (IND).
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE BRACED AT 24" CENTERS (MAXIMUM) AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (IND).
- ALL 1-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 BRACINGS 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.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH REST A 6" x 4" x 5/8" STEEL ANGLE WITH 6" MINIMUM OVERHANG AT SIDES FOR BRICK SUPPORT (IND). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/8" STEEL ANGLE TO HEADERS WITH 1/2" LAG SCREWS AT 2' OC, STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/8" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 16d NAILS PL. BETWEEN WALL STUDS WITH (2) ROUS OF 1/2" LAG SCREWS AT 2' OC, STAGGERED AND IN ACCORDANCE WITH SECTION R702.8.2 OF THE NRC, 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 ROUS OF 16d NAILS AT 16' OC. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (IND).
- FOR TRUSSED ROOFS, FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" OC BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16' OC, AND FLAT 2 x 10 VALLEYS (IND).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (IND). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR L157 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON CS66 COLL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TUBS STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.



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120 MPH - 1-30 MPH ULTIMATE DESIGN WIND SPEED
 STANDARD STRUCTURAL NOTES

DATE: NOVEMBER 14, 2018
SCALE: 1/8" = 1'-0"
DRAWN BY: JES
ENGINEERED BY: JST



11/27/2020

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