

Dream Finders Homes JORDAN

JORDAN

REVISION LIST - STRUCTURAL:

1. CODE UPDATE TO SCRC 2018 (1-20)
2. CHANGE 2X6 EXTERIOR WALLS TO 2X4 EXTERIOR WALLS. (3-5-20)
3. ADDED BASEMENT PLAN WHICH EXTENDS GARAGE FRONT 2'0". (5-1-20)
4. UPDATING SC CODE FROM 2018 TO 2021 (11-28-22)

JORDAN

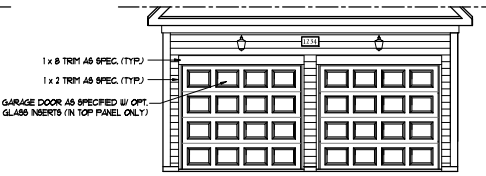
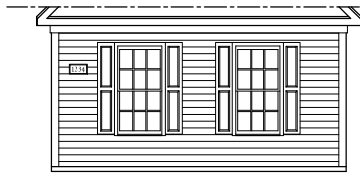
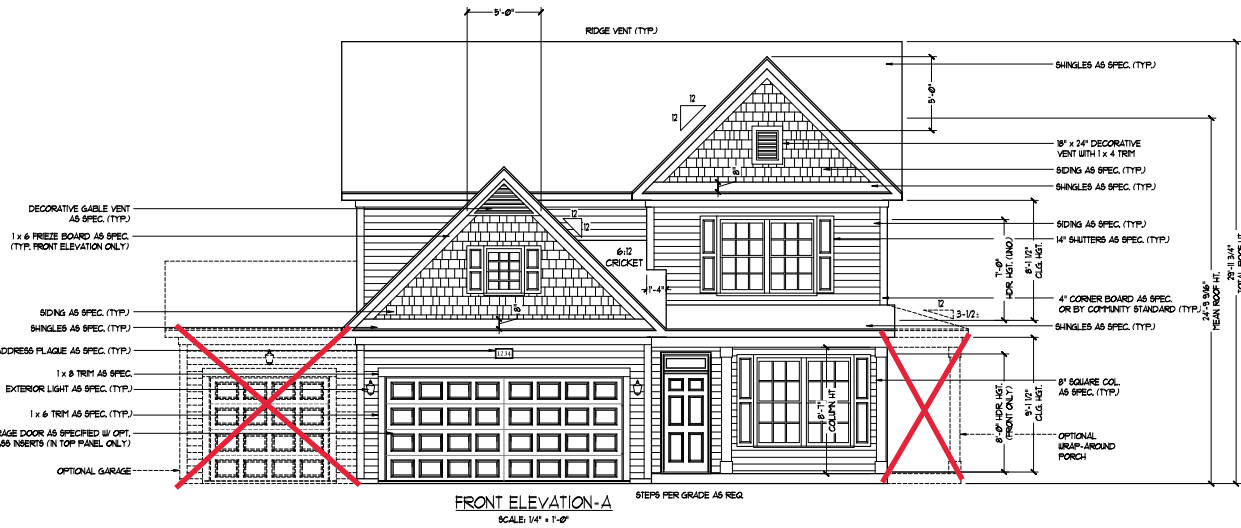
REVISION LIST - ARCHITECTURAL:

1. CHANGED WINDOW IN OPTIONAL OWNERS BATH 3 FROM 2'0 4/0 TO A 4'0 1/0 TRANSOM
2. CHANGED ATTIC ACCESS FROM 2'0 4/0 TO 22 1/2' X 38"
3. OPTIONAL BRICK/STONE WATER TABLE ADDED TO SIDE & REAR ELEVATIONS
4. REMOVED DIMENSIONS FROM ATTIC DOORS IN OPT. BEDROOM 4 I.L.O STUDY & SECOND FLOOR PLAN STUDY 7-12-23

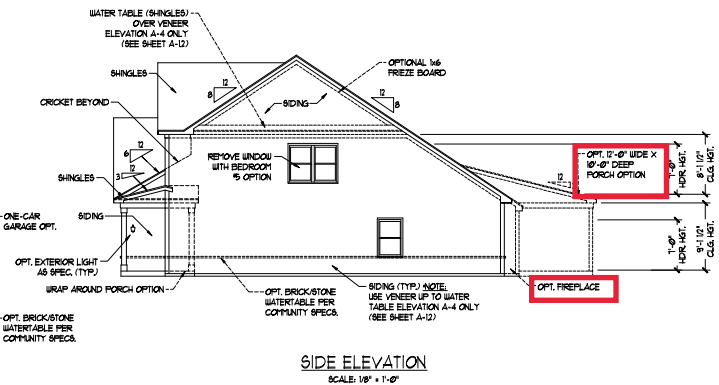
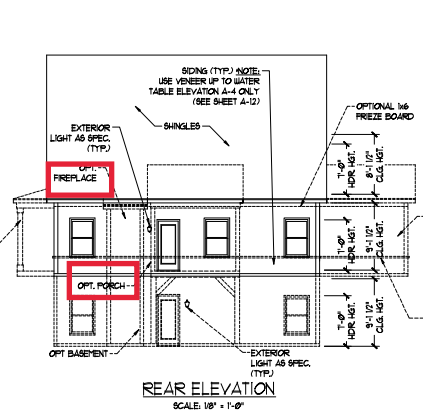
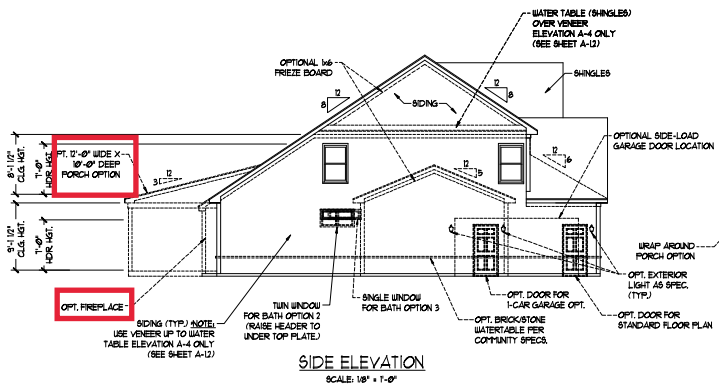
COVER SHEET

DREAM FINDERS HOMES
JORDAN

DATE: NOVEMBER 28, 2022
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:



NOTE:
SEE SHEET A-11 FOR BRICK FRONT ELEVATIONS
SEE SHEET A-12 FOR STONE FRONT ELEVATIONS
SEE SHEET A-13 (ALL BRICK) ELEVATIONS

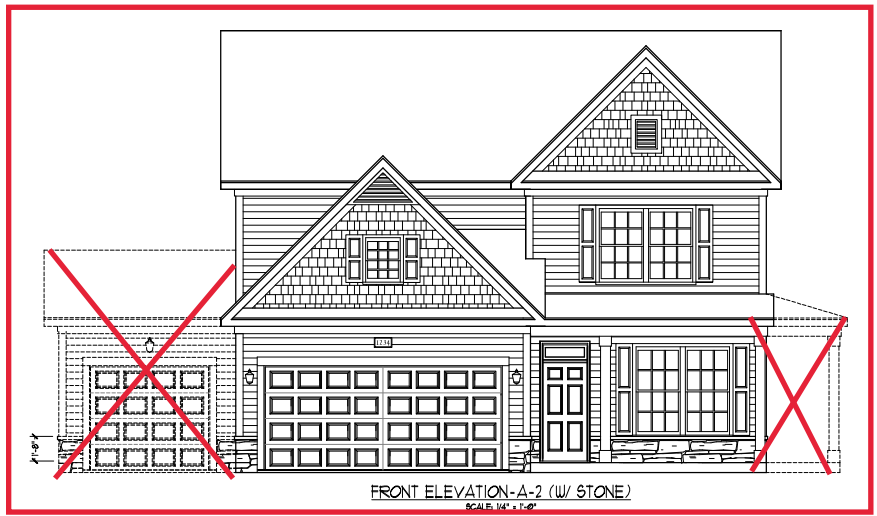


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DREAM FINDERS HOMES
JORDAN

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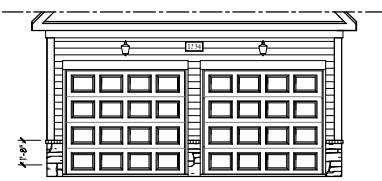
A-1 ELEVATIONS
A-1



FRONT ELEVATION-A-2 (W/ STONE)
SCALE: 1/4" = 1'-0"



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



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



FRONT ELEVATION-A-3 (W/ STONE)
SCALE: 1/4" = 1'-0"

BRICK OR STONE
LEDGE AS SPEC.

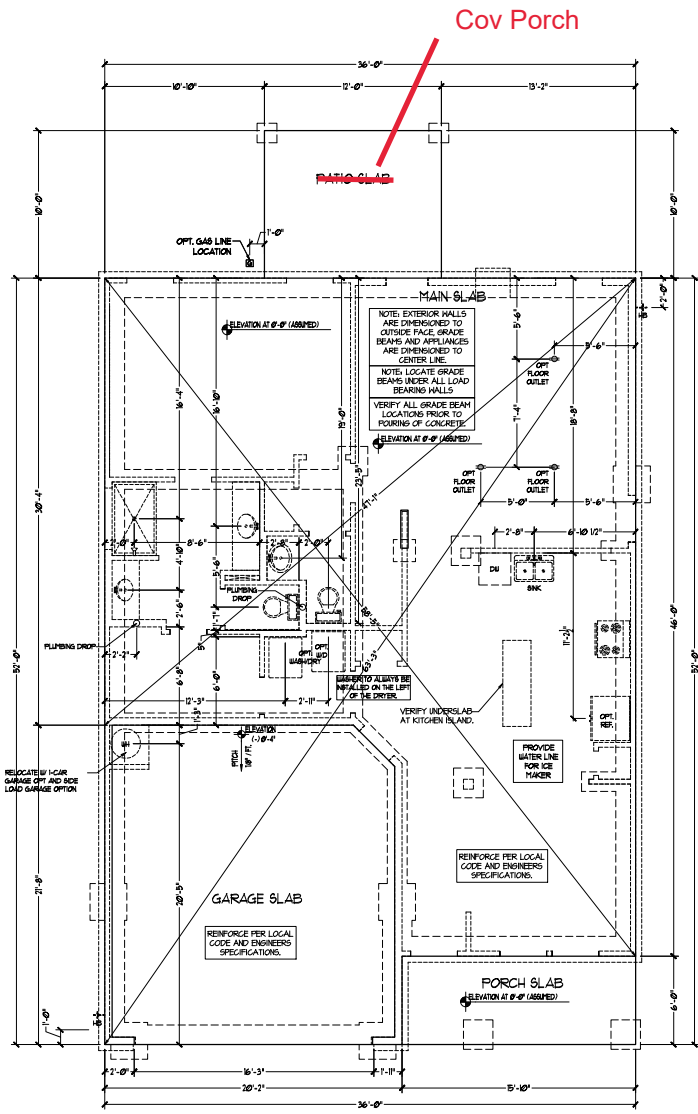


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REVIEWED BY:

A-2 & A-3
ELEVATIONS
WITH STONE
A-1.1



FOUNDATION PLAN
A-1

Cov Porch

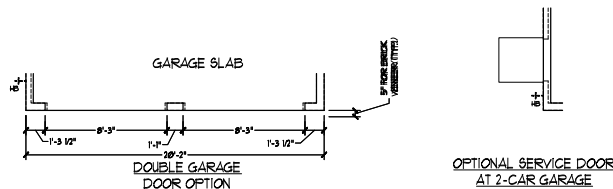
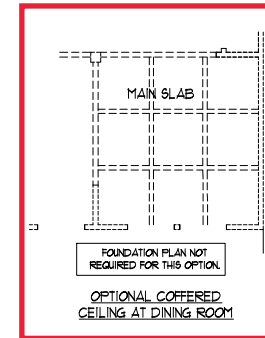
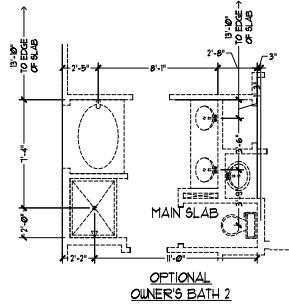
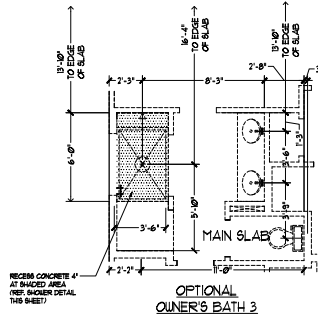
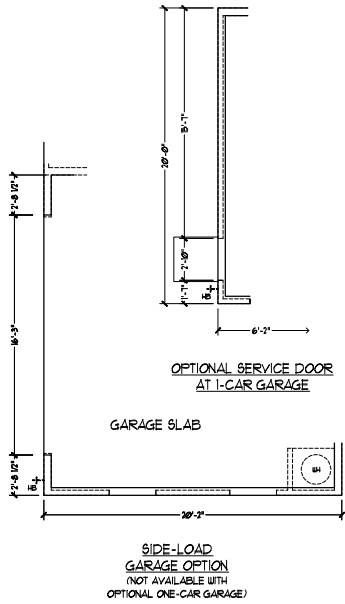
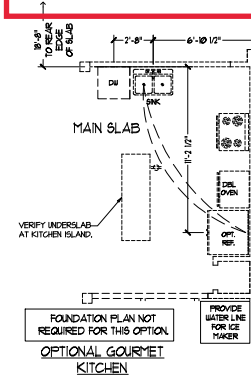
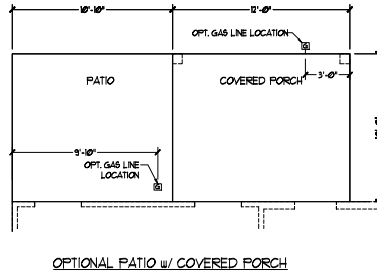
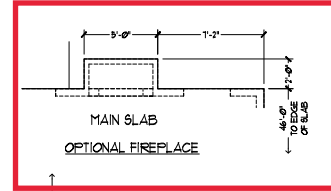
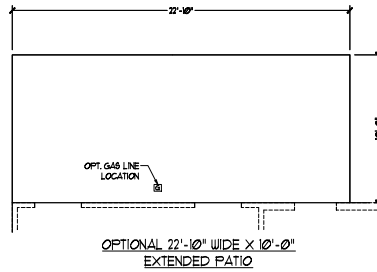
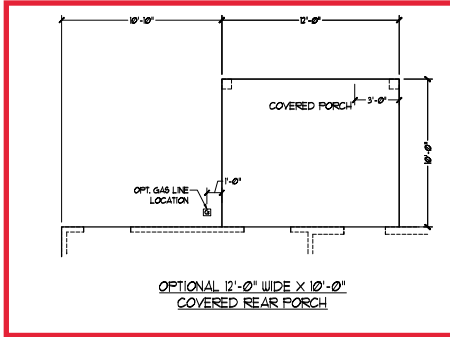

**DREAM FINDERS
HOMES**

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DREAM FINDERS HOMES
 JORDAN

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

SLAB INTERFACE
 PLAN
A-4



DREAM FINDERS HOMES

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DREAM FINDERS HOMES
JORDAN

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SLAB INTERFACE OPTIONS
A4.1

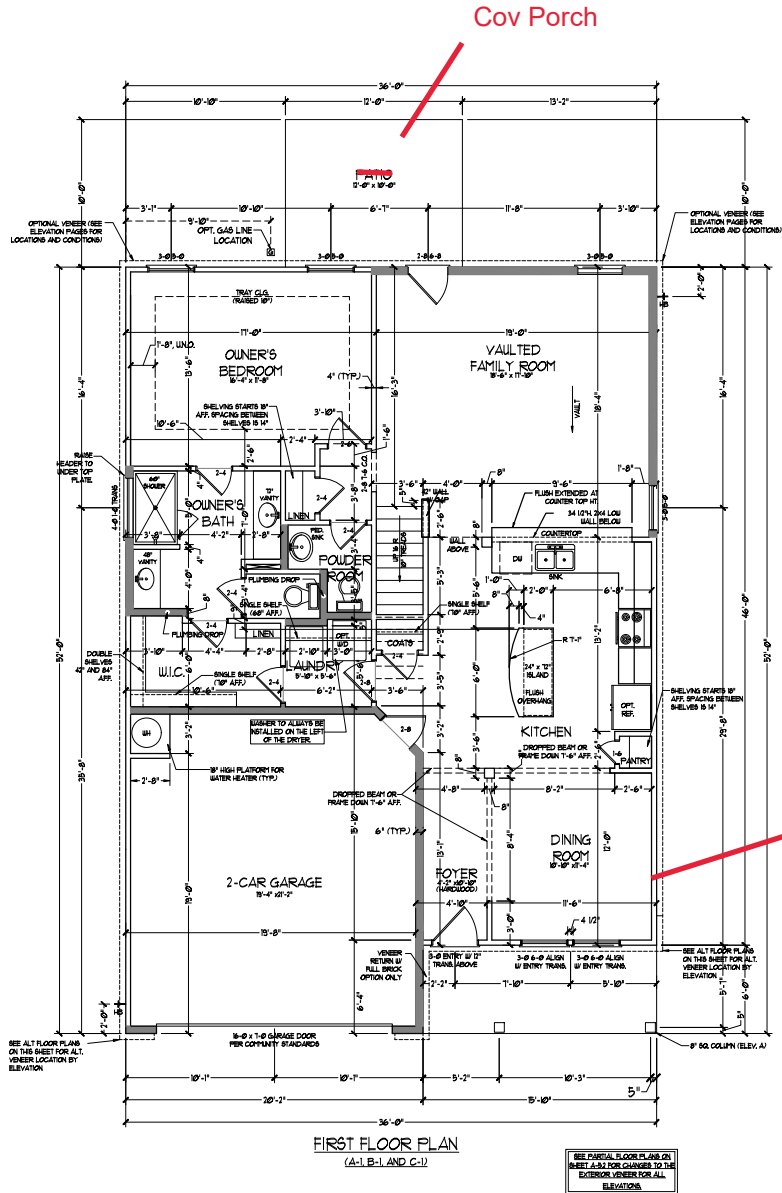
SQUARE FOOTAGE	
1st FLOOR	1891 SQ. FT.
2nd FLOOR	1091 SQ. FT.
TOTAL	2982 SQ. FT.
GARAGE:	
FRONT PORCH	45 SQ. FT.
STD. REAR PATIO	59 SQ. FT.
1st FLOOR OPTIONS	10 SQ. FT.
OPT. FIREPLACE	10 SQ. FT.
2nd FLOOR OPTIONS	9 SQ. FT.
OPT. WINDOW BOX AT BEDROOM 1	9 SQ. FT.
UNBUILT OPTIONS	
OPT. BASEMENT	1760 SQ. FT.
OPT. 1-CAR GARAGE	240 SQ. FT.
OPT. REAR COVERED PORCH	100 SQ. FT.
OPT. 2'-0" x 10'-0" PATIO	100 SQ. FT.

SQUARE FOOTAGE (W/ FULL BRICK)	
1st FLOOR	1400 SQ. FT.
2nd FLOOR	994 SQ. FT.
TOTAL	2394 SQ. FT.
GARAGE:	
FRONT PORCH	50 SQ. FT.
STD. REAR PATIO	59 SQ. FT.
1st FLOOR OPTIONS	14 SQ. FT.
OPT. FIREPLACE	14 SQ. FT.
2nd FLOOR OPTIONS	9 SQ. FT.
OPT. WINDOW BOX AT BEDROOM 1 / RELY. C ONLY	9 SQ. FT.
UNBUILT OPTIONS	
OPT. BASEMENT	1760 SQ. FT.
OPT. 1-CAR GARAGE	239 SQ. FT.
OPT. REAR COVERED PORCH	100 SQ. FT.
OPT. 2'-0" x 10'-0" PATIO	100 SQ. FT.

NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 @ 16" O.C. (ING.) ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (ING) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (ING.)

2x6 WALL

* BRACED WALLS ARE TO BE 2 x 4 @ 16" O.C. LOAD BEARING OR 2 x 6 @ 16" O.C. NON-LOAD BEARING REGARDLESS OF EXTERIOR WALL CONDITION.



Cov Porch

Coffered Ceiling

FIRST FLOOR PLAN
(A-1, B-1, AND C-1)

SEE PARTIAL FLOOR PLANS ON SHEET A-2 FOR CHANGES TO THE EXTERIOR VENEER FOR ALL ELEVATIONS.

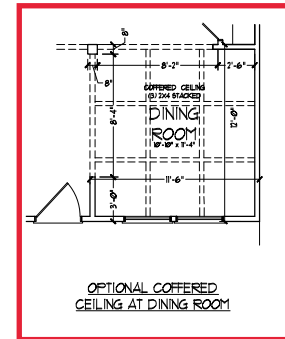
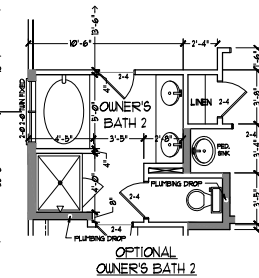
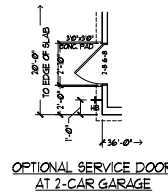
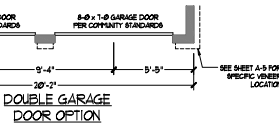
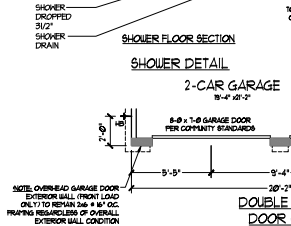
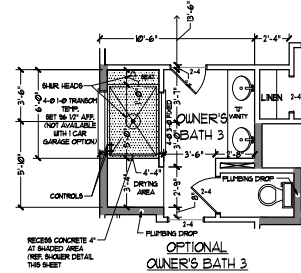
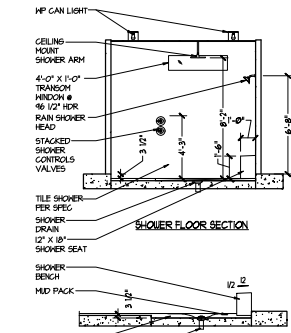
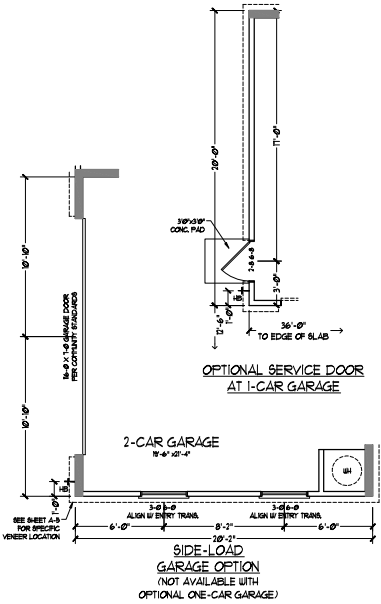
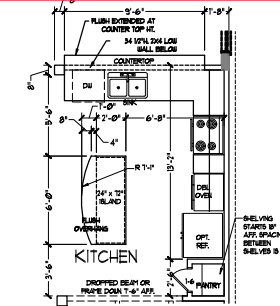
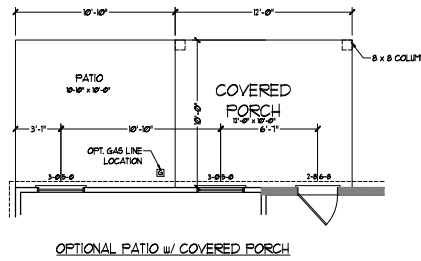
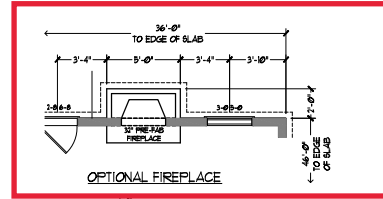
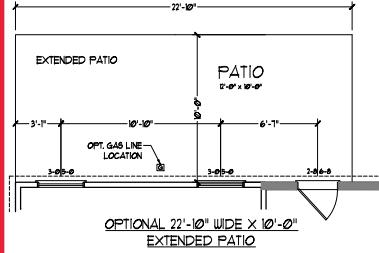
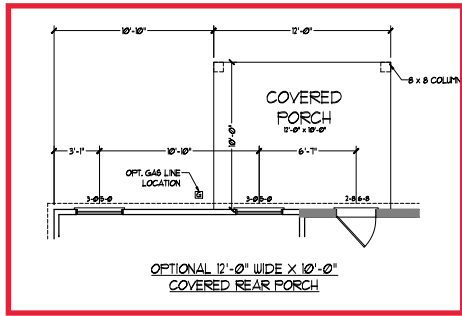
DREAM FINDERS HOMES

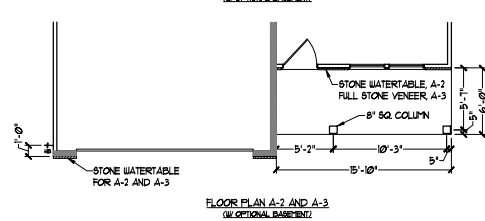
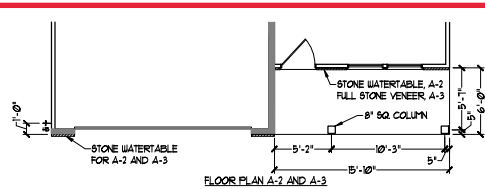
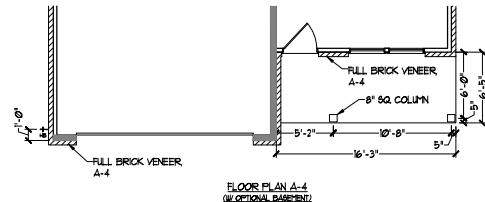
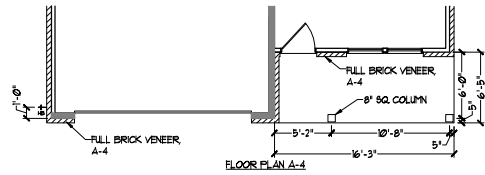
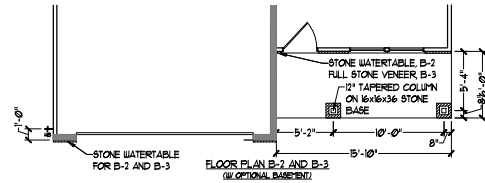
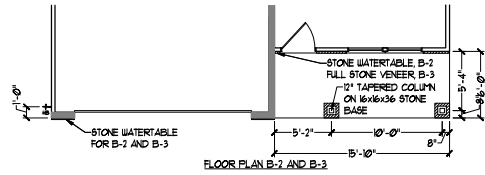
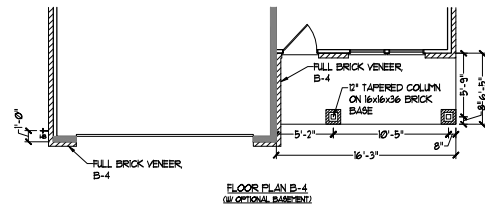
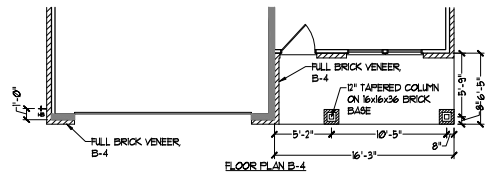
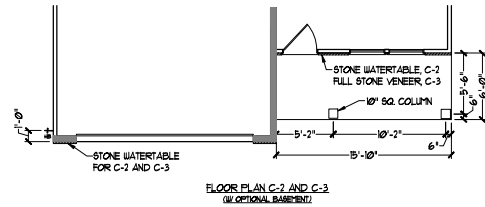
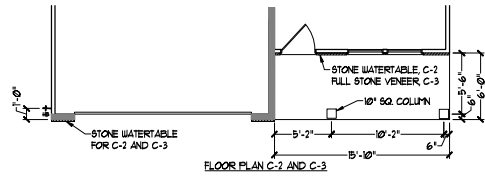
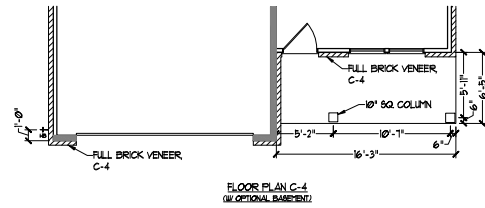
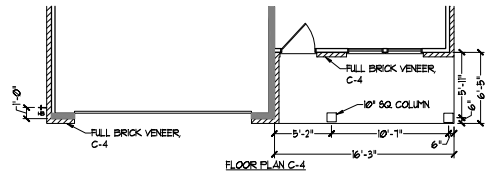
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DREAM FINDERS HOMES
JORDAN

PD. NOVEMBER 28, 2022
SCALE: 1/4" = 1'-0"
DRAWN BY:
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REVIEWED BY:

FIRST FLOOR PLAN
A-6



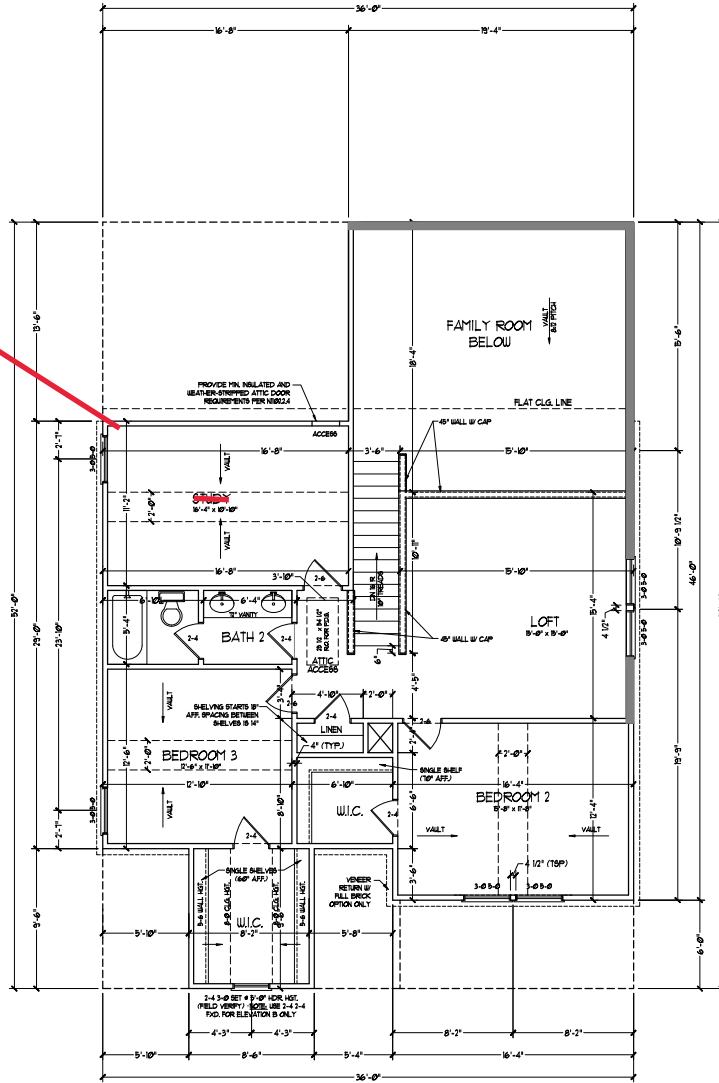


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DREAM FINDER'S HOMES
JORDAN

PD, NOVEMBER 28, 2022
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ENGINEERED BY:
REVIEWED BY:
FIRST FLOOR
PARTIAL PLANS
W/ & W/O
BASEMENT
A-6.3

Bed #4

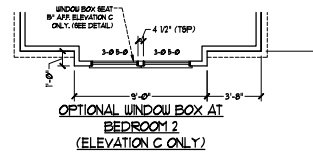
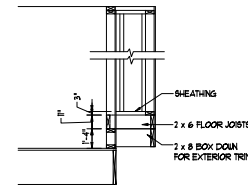


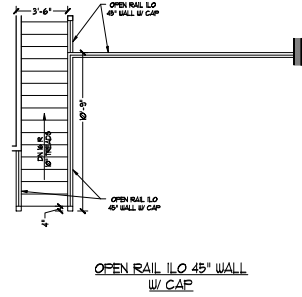
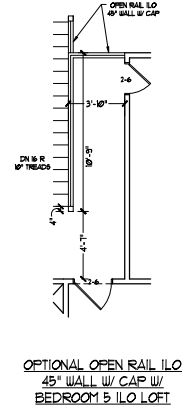
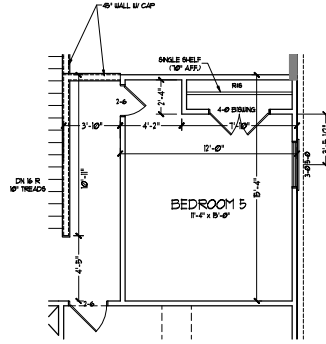
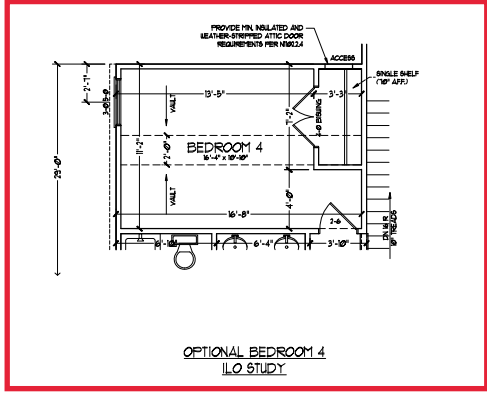
NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 @ 16" O.C. (TYP). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (TYP) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (TYP) 5/8" WALL.

* BRACED WALLS ARE TO BE 2 x 4 @ 16" O.C. (LOAD BEARING) OR 2 x 6 @ 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION.

* PROVIDE MINIMUM INSULATION IN CEILINGS AND WALLS PER SECTION N 1021.

SEE PARALLEL FLOOR PLAN ON NEXT PAGE FOR CHANGES TO THE EXTERIOR VENEER FOR ALL ELEVATIONS.





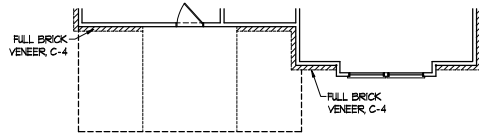
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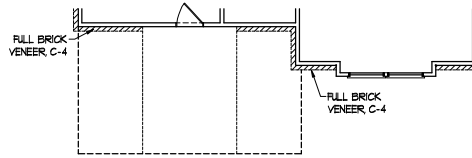
DREAM FINDER'S HOMES
JORDAN

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DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

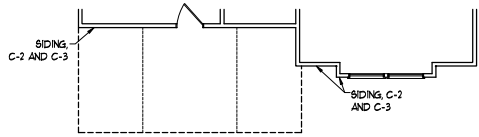
SECOND FLOOR
OPTIONS
A-7.1



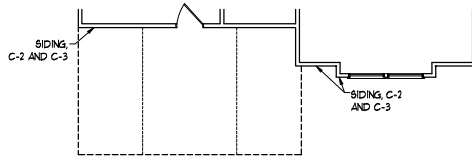
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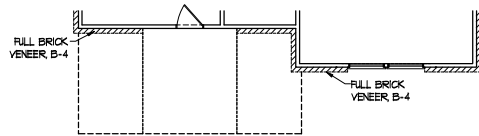
FLOOR PLAN C-4
(w/ OPTIONAL BASEMENT)



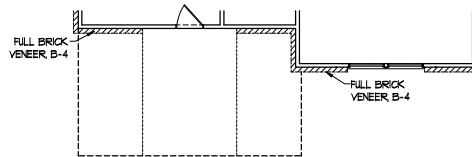
FLOOR PLAN C-2 AND C-3



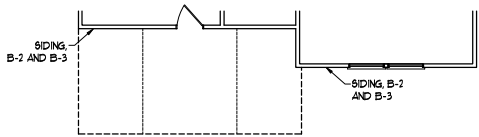
FLOOR PLAN C-2 AND C-3
(w/ OPTIONAL BASEMENT)



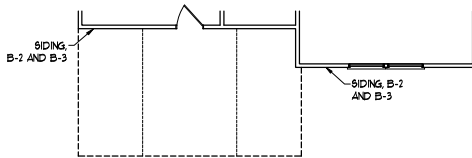
FLOOR PLAN B-4



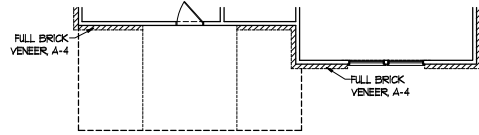
FLOOR PLAN B-4
(w/ OPTIONAL BASEMENT)



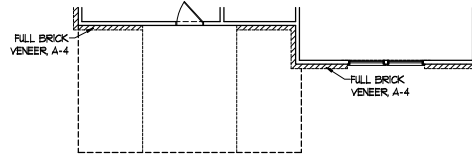
FLOOR PLAN B-2 AND B-3



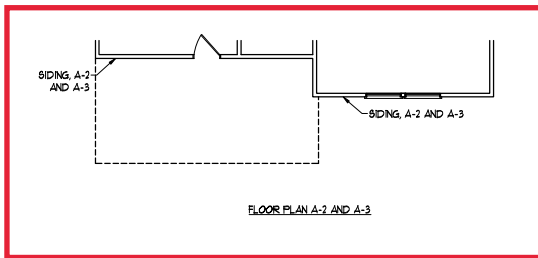
FLOOR PLAN B-2 AND B-3
(w/ OPTIONAL BASEMENT)



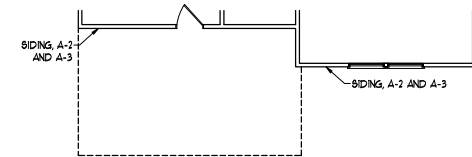
FLOOR PLAN A-4



FLOOR PLAN A-4
(w/ OPTIONAL BASEMENT)



FLOOR PLAN A-2 AND A-3



FLOOR PLAN A-2 AND A-3
(w/ OPTIONAL BASEMENT)



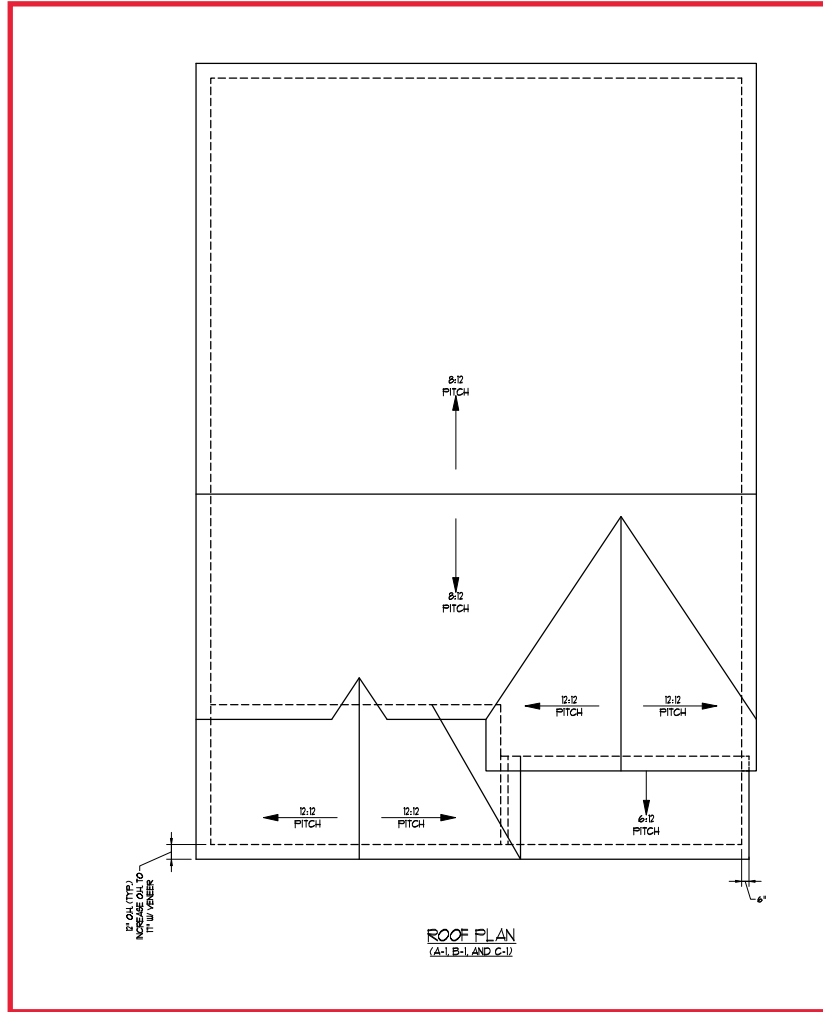
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SCALE: 1/4" = 1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

SECOND FLOOR
PARTIAL PLANS
A-7.2

TOTAL UNDER ROOF AREA:	162 SQ. FT.	162 SQ. FT.		
VENTING AREA REQUIRED:	177.0 SQ. FT.	177.0 SQ. FT.		
TOTAL REQUIREMENTS:	339.0 SQ. FT.	339.0 SQ. FT.		
LOWER AREA VENTING:	SIZE	PERMIT	AMOUNT	REMARKS
	4"	10/22/21	1.0	1.0
UPPER AREA VENTING:	SIZE	PERMIT	AMOUNT	REMARKS
	12/12/21	10/22/21	1.0	1.0
TOTAL AREA PROVIDED:	1.0	1.0	2.0	
REMARKS:				



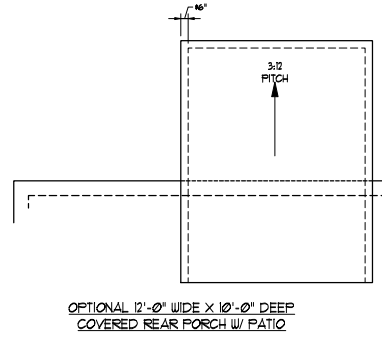
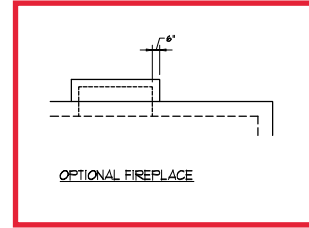
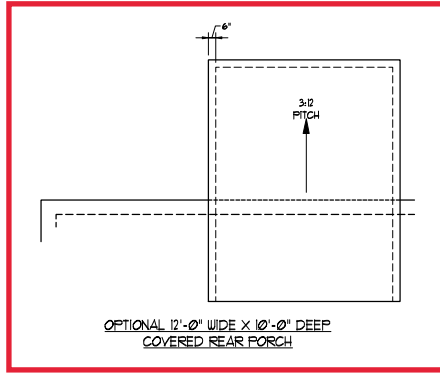
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REVIEWED BY:

ROOF PLAN
ELEVATIONS
A&B

A-8



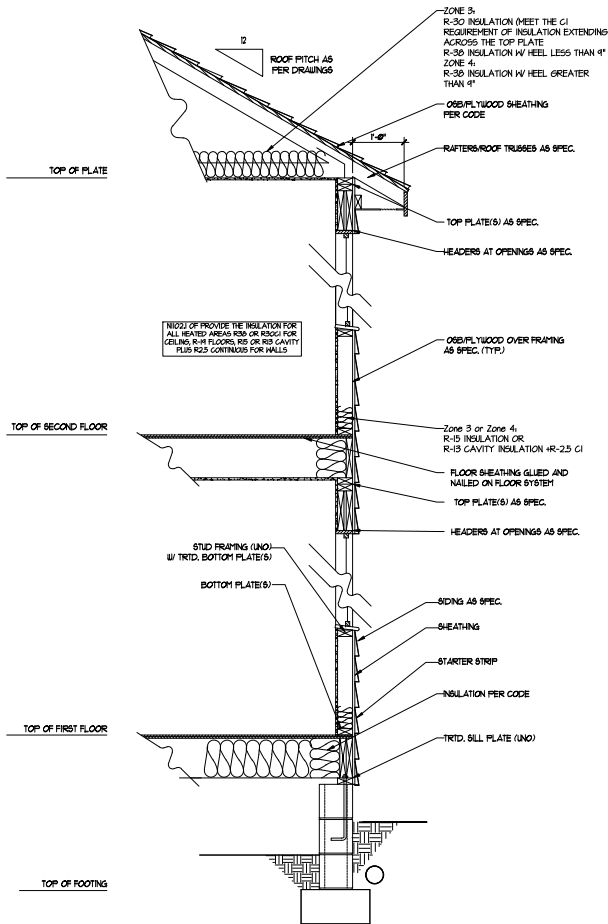
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FLOOR PLANS, ELEVATIONS, DIMENSIONS, MATERIALS AND
FINISHES, SQUARE FOOTAGE AND DIMENSIONS ARE ESTIMATED AND
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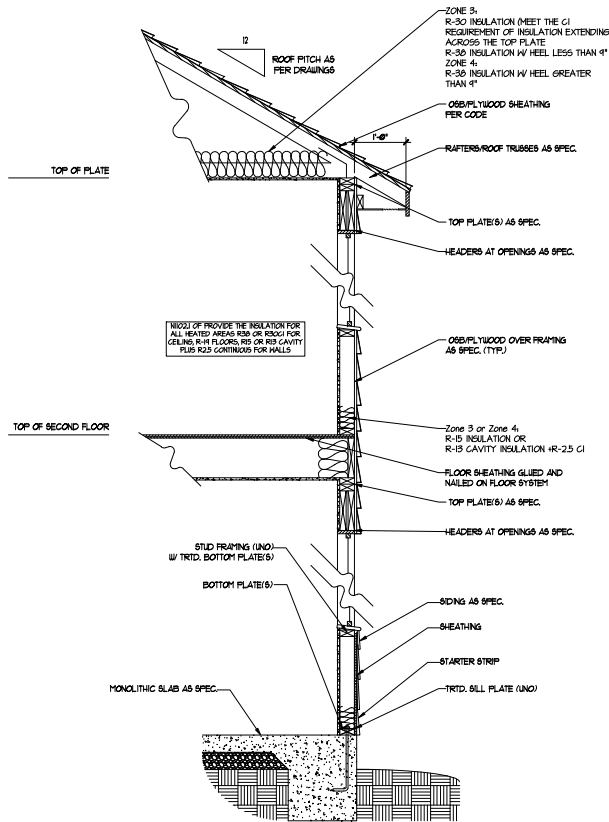
DREAM FINDER'S HOMES
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SCALE: 1/4" = 1'-0"
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ENGINEERED BY:
REVIEWED BY:
ROOF PLAN
ELEVATION - A/B
& C

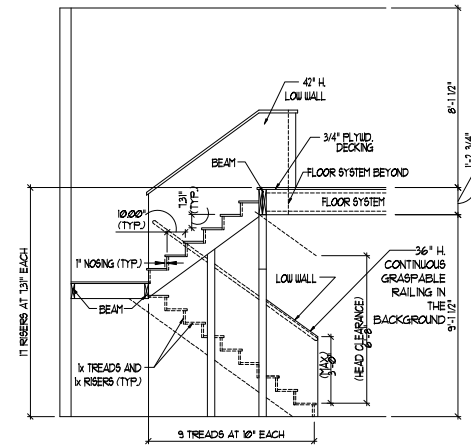
A-8.2



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:
 RISERS
 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 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 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 NEEL POSTS OR SAFETY TERMINALS.
 HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2 INCH BETWEEN THE WALL AND HANDRAILS.
 CONTINUOUS GRASPABLE HANDRAIL MUST MEET ONE OR TYPE 100 CRITERIA



DREAM FINDERS
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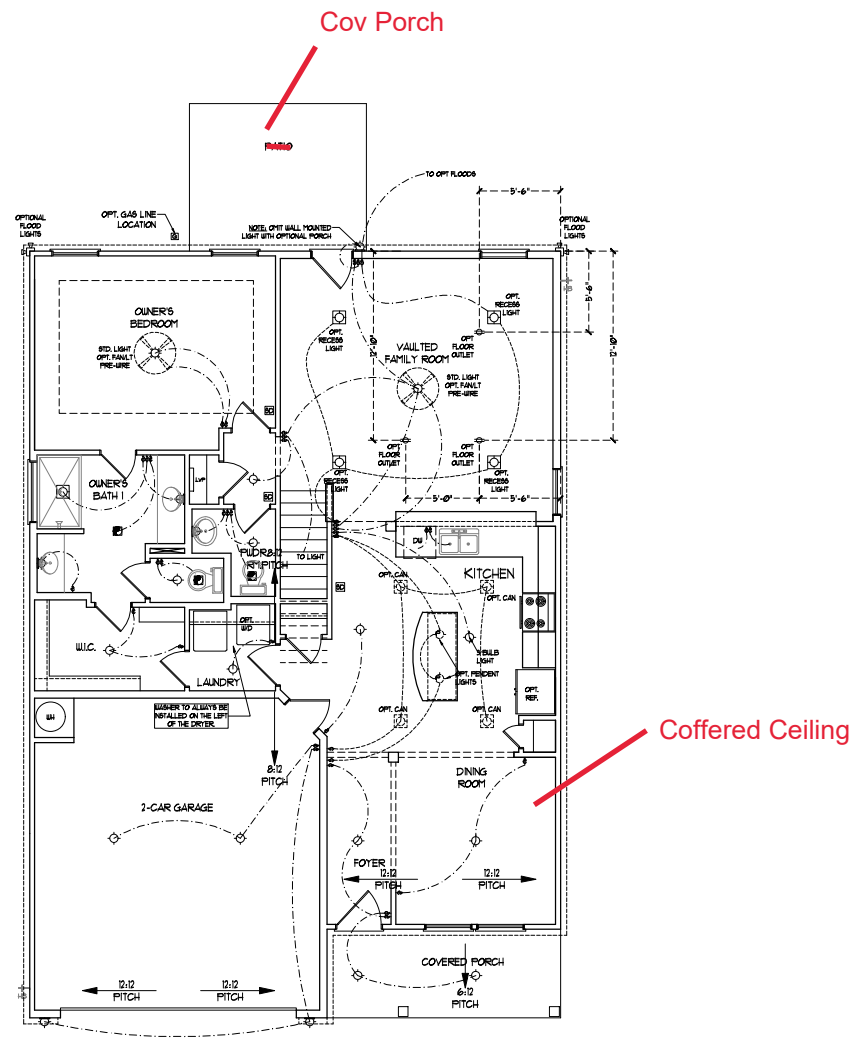
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 ENGINEERED BY:
 REVIEWED BY:
 WALL SECTIONS
AND STAIR
DETAIL
 AD-1

ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND WIRE FOR ALL CEILING FAN PERMITS.
- 2) VINTY LIGHTS TO BE SET # 50' AFF. (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
- 4) PLACE SWITCHES #7 (OR) #10/11/12 ROUGH OPENINGS.

ELECTRICAL LEGEND	
	160 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECREMER CAN LIGHT
	MINI CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMPS, 4 FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR OPPONENT WIRING
	SPEAKER
	DOORBELL CHIME
	160 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN w/ LIGHT



FIRST FLOOR PLAN
(A-1, B-1 AND C-1)

DREAM FINDERS HOMES

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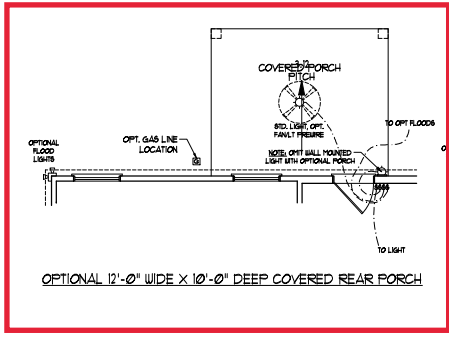
PD, NOVEMBER 28, 2022
SCALE: 1/4" = 1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:
FIRST FLOOR ELECTRICAL PLAN
E-1

ELECTRICAL LAYOUT NOTES:

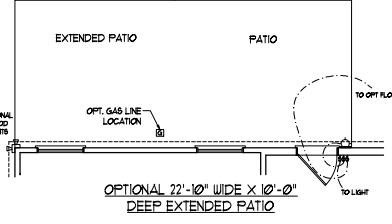
- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
- 2) VANITY LIGHTS TO BE SET # 50" APF, (TYP).
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL.
- 4) PLACE SWITCHES IF PRU FROM ROOM OPENING.

ELECTRICAL LEGEND

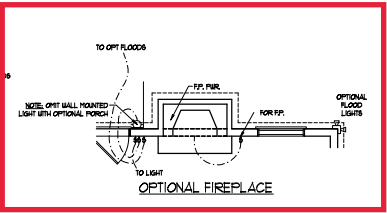
	10 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	PIVOT CAN LIGHT
	RECESSED LIGHT
	2 LAMP, 4 FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR COMPONENT WIRE
	SPEAKER
	DOORBELL CHIME
	10 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT



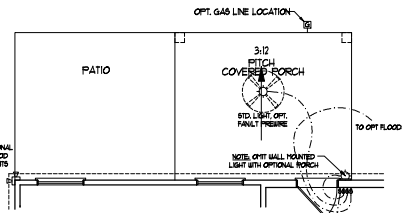
OPTIONAL 12'-0" WIDE X 10'-0" DEEP COVERED REAR PORCH



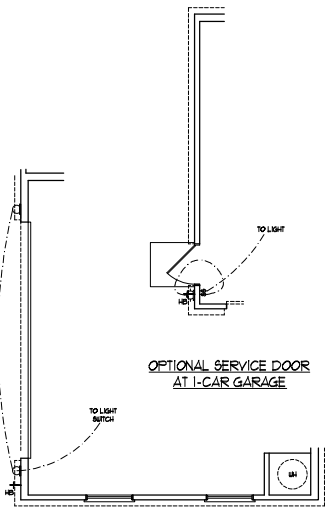
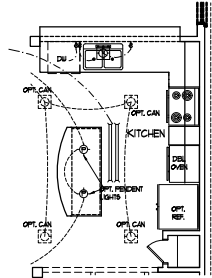
OPTIONAL 22'-10" WIDE X 10'-0" DEEP EXTENDED PATIO



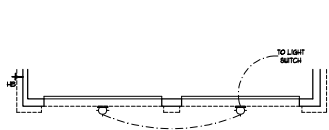
OPTIONAL FIREPLACE



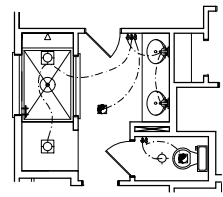
OPTIONAL 12'-0" WIDE X 10'-0" DEEP COVERED REAR PORCH W/ PATIO



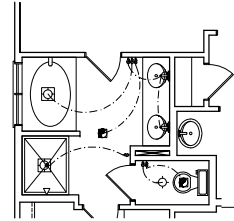
OPTIONAL SERVICE DOOR AT 1-CAR GARAGE



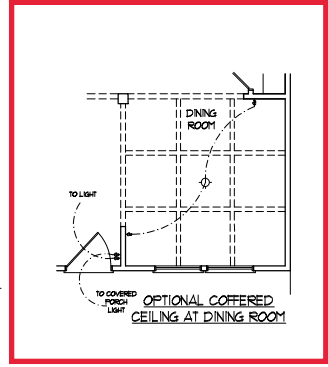
DOUBLE GARAGE DOOR OPTION



OPTIONAL OWNER'S BATH 3



OPTIONAL OWNER'S BATH 2



OPTIONAL COVERED PORCH LIGHT

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

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FIRST FLOOR ELECTRICAL OPTIONS
E-1.1

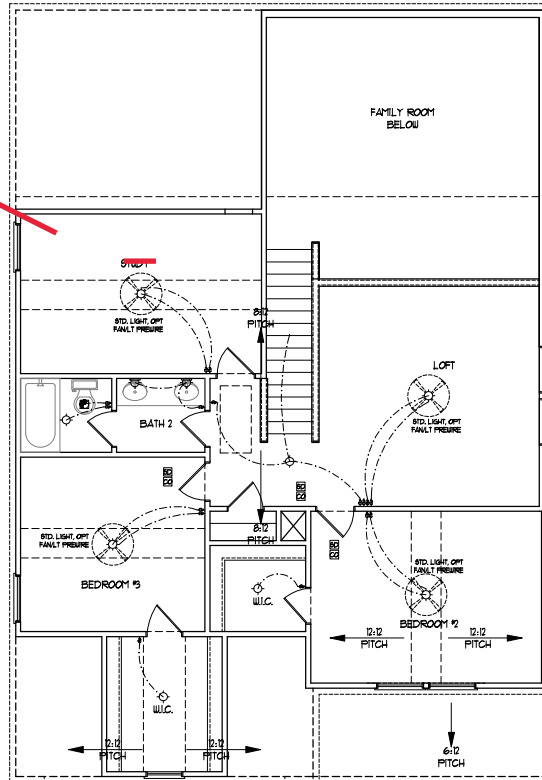
ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND WIRE FOR ALL CEILING FAN PENTRAK.
- 2) VANTY LIGHTS TO BE SET # 8" SP. APP. (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
- 4) PLACE SWITCHES IF OPEN FROM ROUGH OPENING.

ELECTRICAL LEGEND

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

Bed #4



SECOND FLOOR PLAN
(A-1, B-1, AND C-1)



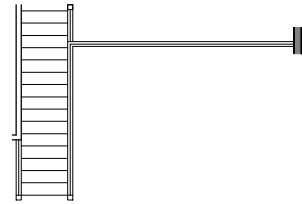
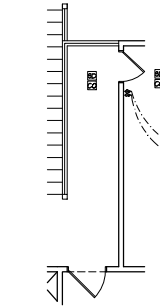
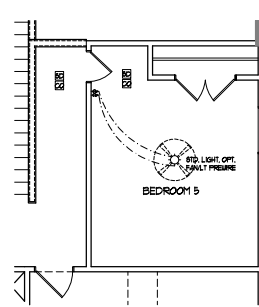
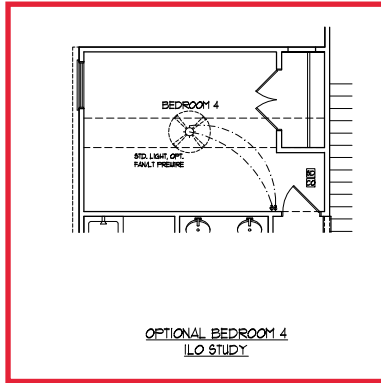
**OPTIONAL WINDOW BOX AT
BEDROOM 2
(ELEVATION C ONLY)**

ELECTRICAL LAYOUT NOTES:

- 1/ BLOCK AND WIRE FOR ALL CEILING FAN PERS. IN.
- 2/ VINTY LIGHTS TO BE SET # 8" AP. (TYP)
- 3/ ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN
- 4/ PLACE SWITCHES #7 (TYP) FROM ROUGH OPENINGS

ELECTRICAL LEGEND

	1P V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	TMI CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 2 FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR COMPONENT WIRING
	SPEAKER
	DOORBELL CHIME
	10 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT



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JORDAN**

PD: NOVEMBER 28, 2022

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SECOND FLOOR
ELECTRICAL
OPTIONS

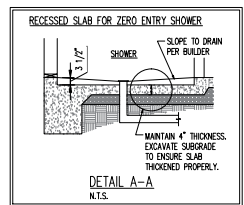
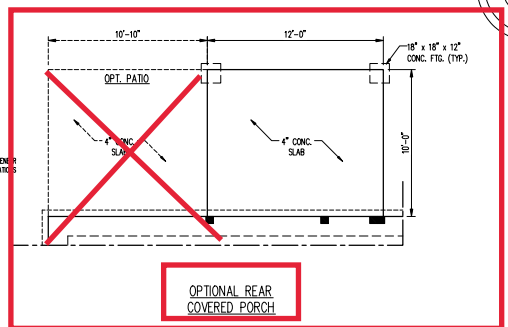
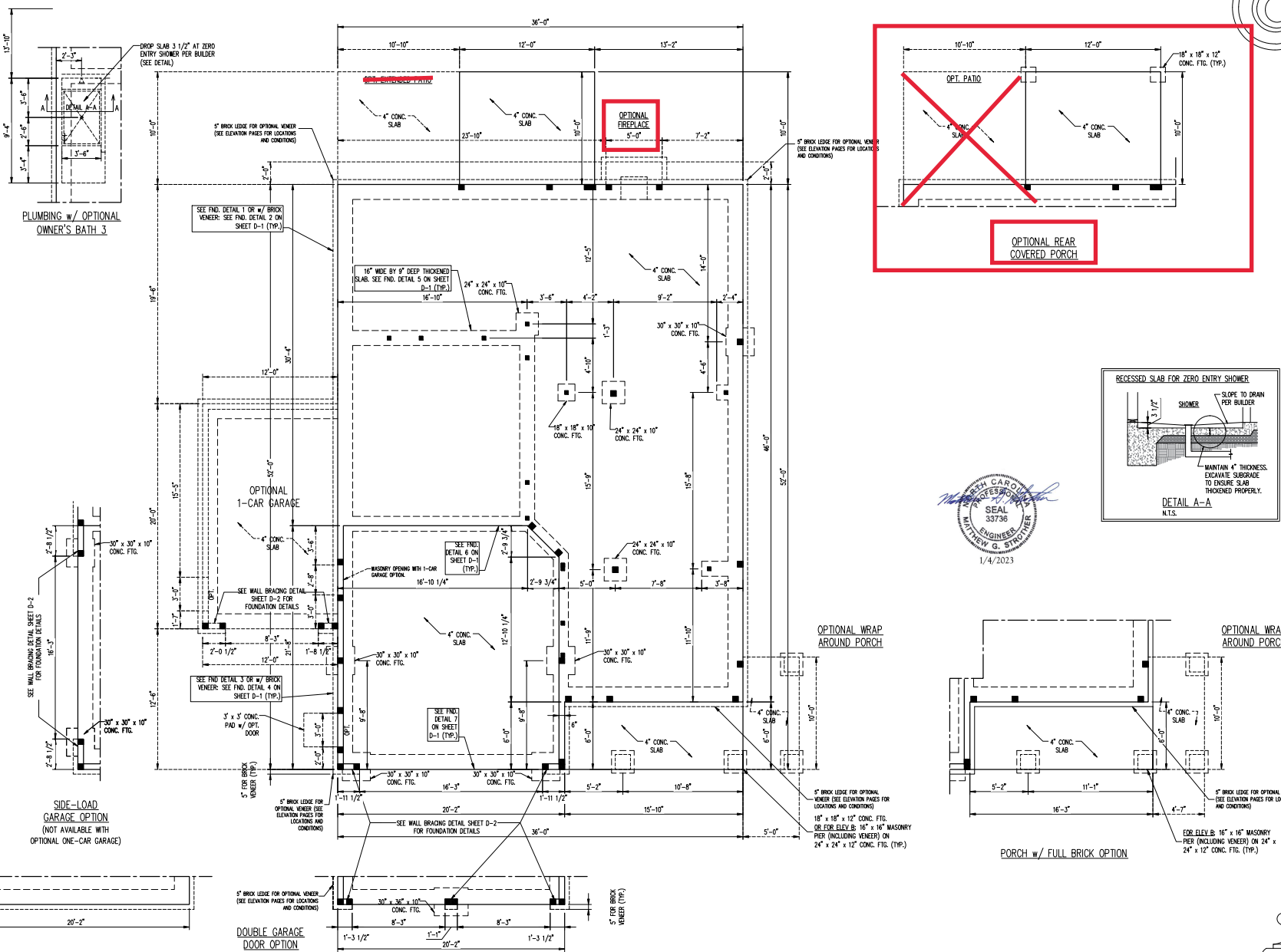
E-2.1

- 150 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 CONSIDERATION TO CHAPTER 45 ("HIGH WIND ZONES") FOR 150 MPH WINDS.
 - BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES") FOR 150 MPH WINDS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION. FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 404A OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - WALL CLADDING DESIGNED FOR +14.2 PSF AND -32 PSF (+/-) INDICATE POSITIVE / NEGATIVE PRESSURE (TPP).
 - ROOF CLADDING DESIGNED FOR +22.2 PSF AND -38 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +18 PSF AND -32 PSF FOR ROOF PITCHES 2.25/12 TO 7/12.
 - 7/16" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
 - WALLS TO BE BRACED IN ACCORDANCE WITH SECTION 1603.10 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 IRC, 2018 EDITION.

- 120 MPH ULTIMATE DESIGN WIND SPEED**
NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
 - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
 - INSTALL 1/2" ANCHOR BOLTS @ 4'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN EDGE WIND OF SLAB AND JOINT.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET. EXTERIOR WALLS DESIGNED FOR 120 MPH WINDS.
 - WALL CLADDING DESIGNED FOR +14.2 PSF AND -30 PSF (+/-) INDICATE POSITIVE / NEGATIVE PRESSURE (TPP).
 - ROOF CLADDING DESIGNED FOR +14.2 PSF AND -18 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +10 PSF AND -24 PSF FOR ROOF PITCHES 2.25/12 TO 7/12.
 - INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION 1603.10 OF THE IRC, 2018 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE IRC, 2018 EDITION. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

LEGEND

CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EACI	EACH
FEM	FOUNDATION
FTG	FOOTING
OC	ON CENTER
SF	SPRUCED PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE



J.S. THOMPSON ENGINEERING, INC.
191 EAST WILSON STREET, SUITE 100
RANDOLPH, NC 28134
PHONE: (704) 789-9919 FAX: (704) 789-9921
N.C. LICENSE NO. C-113

JORDAN DREAM FINDERS HOMES

DATE: JANUARY 3, 2023
SCALE: 1/8" = 1'-0"
DRAWN BY: DJH
ENGINEERED BY: JAG

S-1.1
MONO SLAB
FOUNDATION PLAN

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'	2
> 3' TO 6'	3
> 6' TO 9'	4
> 9' TO 12'	5
> 12' TO 15'	6

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE #2 SPF (UNO).
- ALL LOAD BEARING HEADERS TO BE (3) 2 x 8 (UNO).
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOTTING TO ORDER OR FOUNDATION SUPPORT UNSPECIFIED FT. LOADS ALONG FRAMED WALLS w/ (2) STUDS (UNO).
- INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
- STEP FOURED FOUNDATION WALL DOWN TO 2 x 4 @ 16" O.C. STUD WALL AS GRADE PERMITS.
- ALL LOAD BEARING INTERIOR WALLS TO BE 2 x 4 @ 12" O.C. OR 2 x 6 @ 16" O.C. (UNO).
- FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOISTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 4" 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 JOISTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
- ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 x 8 POSTS w/ ABUS6 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 8 POSTS TO BE INSTALLED WITH 700 LB CAPACITY LIFT CONNECTORS AT TOP (UNO).
- FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB w/ (2) METAL ANGLES USING 2" CONC. SCREWS. FASTEN ANGLES TO COLUMNS w/ 1/4" THROUGH BOLTS w/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R602.10 OF THE 2018 NCRC EDITION.
- CS-WSP REFERS TO "CONTINUOUS SHEATHING - ROOF STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
- CSB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

NOTE:

- PER SECTION R602.10.4.6 OF THE 2018 NCRC, THE AMOUNT OF BRACING REQUIRED ON THE WALL OUT BASEMENT WALLS EXCEEDS THE AMOUNT OF BRACING ON THE WALL ABOVE MULTIPLIED BY A FACTOR OF 1.15.
- SHEATH ALL EXTERIOR WALLS WITH 7/16" OSB SHEATHING ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.

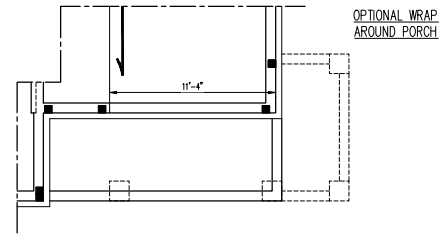
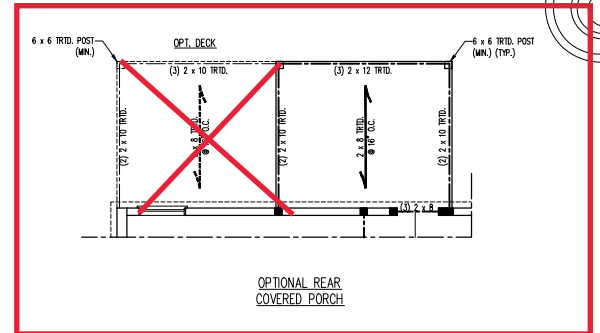
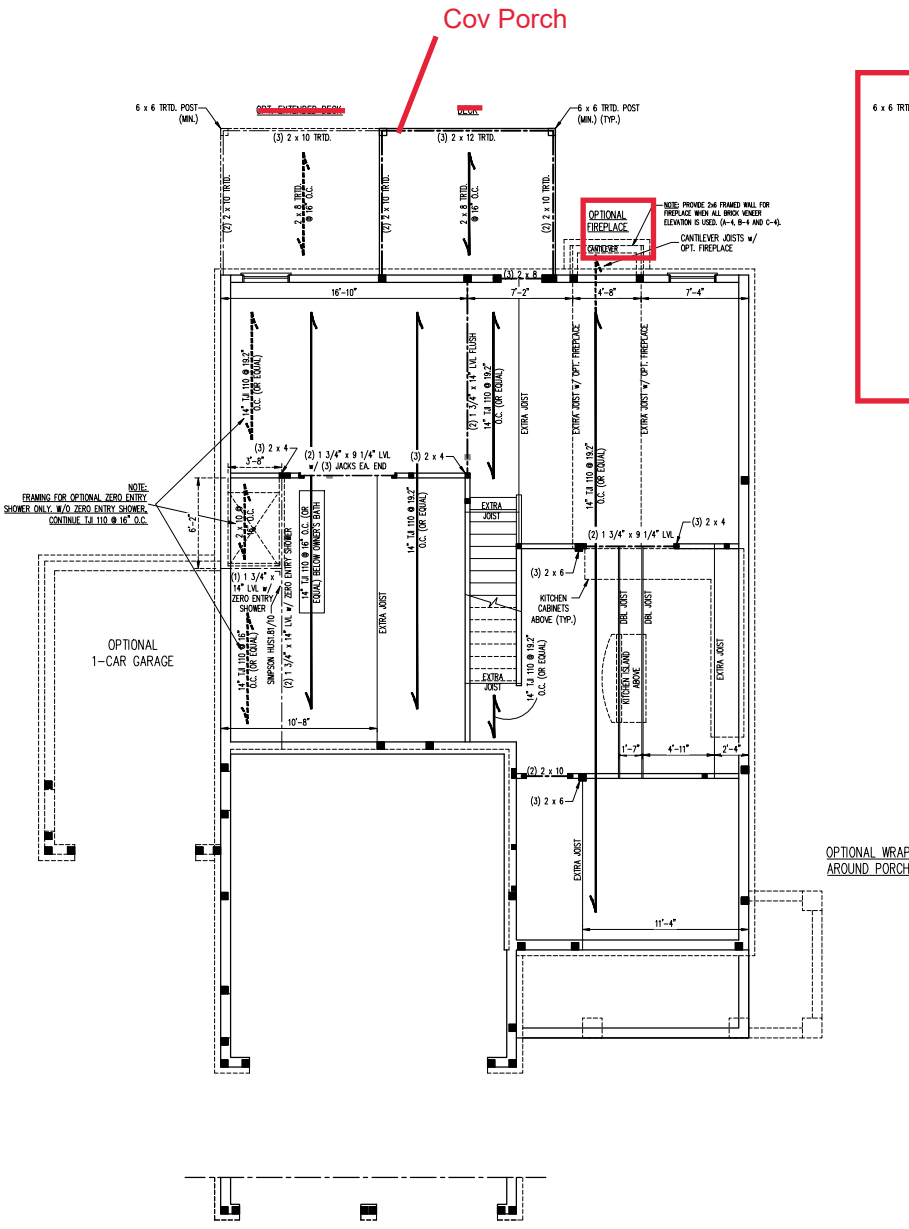
LUNTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT	
LENGTH (FT.)	SIZE OF LUNTEL
UP TO 4 FT.	L 3 1/2 x 3 1/2 x 1/4
4-8	L 5 x 3 1/2 x 5/16 LLV
8 AND GREATER	L 6 x 4 x 5/16 LLV

BRICK SUPPORT NOTES:

- LUNTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DIMS. 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 BLOTTING BETWEEN STUDS w/ (4) 10d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOTTING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R703.8.2.11 OF THE 2018 NCRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
- PRECAST REINFORCED CONCRETE LUNTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LUNTELS.

LEGEND

CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
FOU	FOUNDATION
FID	FOOTING
OC	ON CENTER
SPF	SPRUCE PINE FIR
SPY	SOUTHERN YELLOW PINE
PTH	PRESSURE TREATED
TP	TYPICAL
UNO	UNLESS NOTED OTHERWISE



PORCH w/ FULL BRICK OPTION

DOUBLE GARAGE DOOR OPTION

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N.C. LICENSE NO. C-1131

JORDAN DREAM FINDERS HOMES

DATE: JANUARY 3, 2023

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

DRAWN BY: DPH

ENGINEERED BY: JAG



1/4/2023

S-1.4a
FIRST FLOOR
FRAMING PLAN

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 (MIN)
UP TO 3'	1
> 3' TO 4'	2
> 4' TO 6'	3
> 6' TO 8'	4
> 8' TO 10'	5

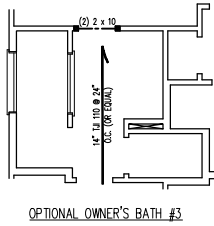
NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO) 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE SPF #2 (UNO), ALL TREATED LUMBER TO BE SPF #2 (UNO).
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6.
3. INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
4. 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.
5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO ORDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
6. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 4" O.C. IN THE FIELD.
7. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANGS, JOISTS, AND ORDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP ORDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
8. ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS W/ SIMPSON ABRAK POST BASES (OR EQUAL) AND 6 x 6 POSTS W/ ABRAK POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO).
9. FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB W/ (2) METAL ANKLES USING 2" CONC. SPOKES, FASTEN ANKLES TO COLUMNS W/ 1/4" THROUGH BOLTS W/ NUTS AND WASHERS. LOCATE ANKLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PROOF TO SETTING COLUMN.
10. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

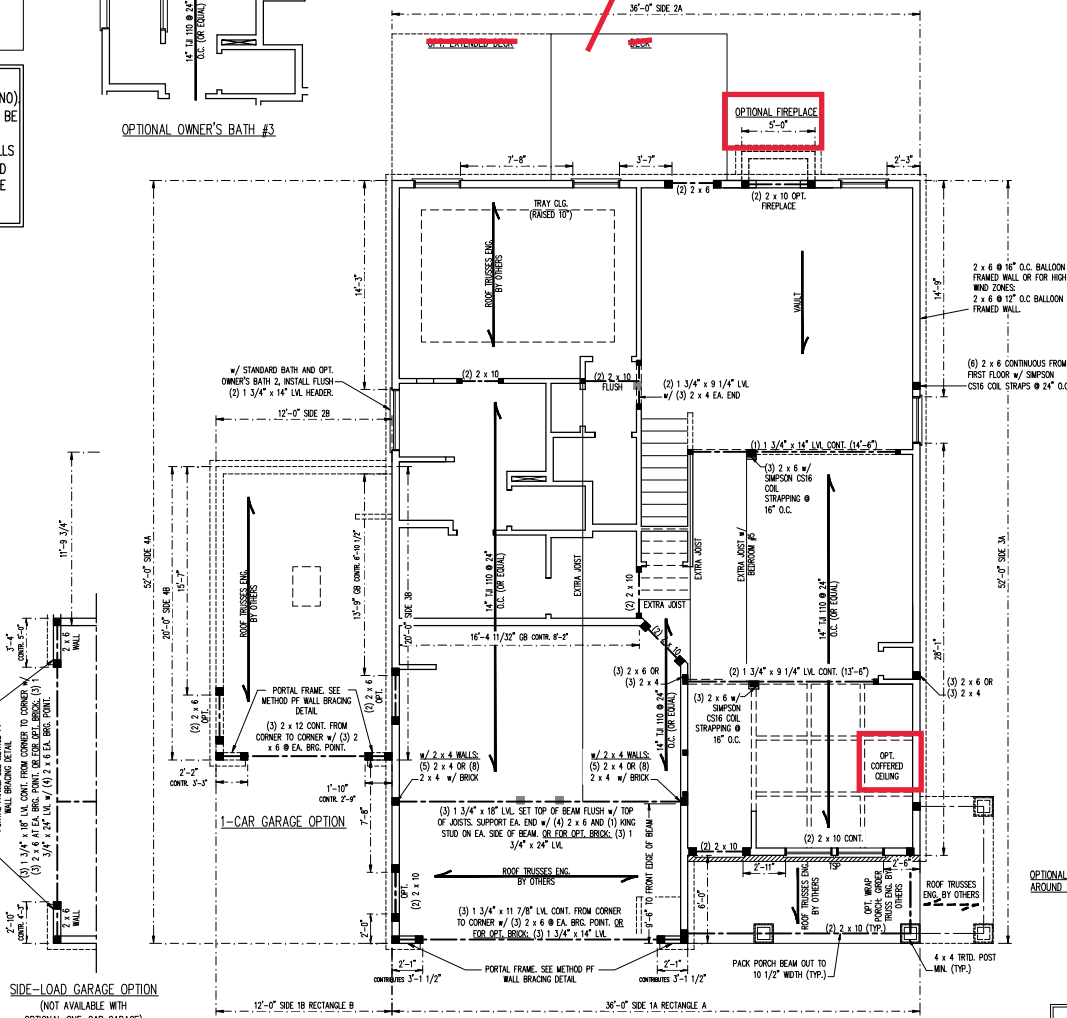
LEGEND

CONT	CONTINUOUS
XJ	EXTRA JOIST
DV	DOUBLE JOIST
BJ	TRIPLE JOIST
EA	EACH
()	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
CC	ON CENTER
SPF	SUPPLY PINE FIR
SYP	SOUTHERN YELLOW PINE
PTH	PRESSURE TREATED
TP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

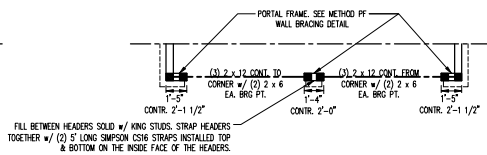


OPTIONAL OWNER'S BATH #3

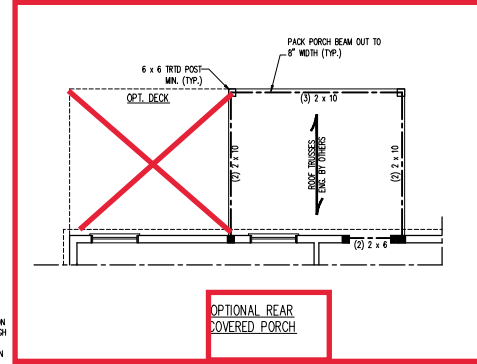
Cov Porch



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



FILL BETWEEN HEADERS SOLID W/ KING STUDS. STRAP HEADERS TOGETHER W/ (2) 5" LONG SIMPSON CS16 STRAPS INSTALLED TOP & BOTTOM ON THE INSIDE FACE OF THE HEADERS.



OPTIONAL REAR COVERED PORCH

BRACED WALL DESIGN

RECTANGLE A		RECTANGLE B	
SIDE 1A (FRONT LOAD)	SIDE 1B	SIDE 2A	SIDE 2B
METHOD: CS-WSP/PF/08	METHOD: CS-WSP/PF	METHOD: CS-WSP	METHOD: CS-WSP/08
TOTAL REQUIRED LENGTH: 18'6"	TOTAL REQUIRED LENGTH: 3.2'	TOTAL REQUIRED LENGTH: 16'5"	TOTAL REQUIRED LENGTH: 12'
TOTAL PROVIDED LENGTH: 19.8.5'	TOTAL PROVIDED LENGTH: 4'	TOTAL PROVIDED LENGTH: 18.5'	TOTAL PROVIDED LENGTH: 13.4'
SIDE 2A	SIDE 2B	SIDE 3A	SIDE 3B / SIDE 4A (CUMULATIVE)
METHOD: CS-WSP	METHOD: CS-WSP	METHOD: CS-WSP	METHOD: CS-WSP/08
TOTAL REQUIRED LENGTH: 16'5"	TOTAL REQUIRED LENGTH: 3.2'	TOTAL REQUIRED LENGTH: 11.4'	TOTAL REQUIRED LENGTH: 13.4'
TOTAL PROVIDED LENGTH: 18.5'	TOTAL PROVIDED LENGTH: 4'	TOTAL PROVIDED LENGTH: 11.4'	TOTAL PROVIDED LENGTH: 13.4'
SIDE 3A	SIDE 4B	SIDE 4A (SIDE LOAD)	SIDE 4B
METHOD: CS-WSP	METHOD: CS-WSP	METHOD: CS-WSP/PF	METHOD: CS-WSP
TOTAL REQUIRED LENGTH: 11.4'	TOTAL REQUIRED LENGTH: 2'	TOTAL REQUIRED LENGTH: 11.4'	TOTAL REQUIRED LENGTH: 15.58'
TOTAL PROVIDED LENGTH: 11.4'	TOTAL PROVIDED LENGTH: 2'	TOTAL PROVIDED LENGTH: 11.4'	TOTAL PROVIDED LENGTH: 15.58'

BRACED WALL DESIGN NOTES:

1. BRACED WALL DESIGN PER SECTION R602.10 OF THE NIRC 2018 EDITION.
2. CS-WSP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED W/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
3. WSP REFERS TO "GYPSUM BOARD" CONTRACTOR 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.
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 NIRC 2018 EDITION.
5. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT

LENGTH (FT.)	SIZE OF LINTEL
UP TO 4 FT.	1 3/2 x 3 1/2 x 1/4
4-8	1 5 x 3 1/2 x 5/16 LLV
8 AND GREATER	1 6 x 4 x 5/16 LLV

BRICK SUPPORT NOTES:

1. LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENER (UNO). SEE ARCH DWGS. FOR SIZE AND LOCATION OF OPENINGS.
2. (LLV) = LONG LEG VERTICAL.
3. LENGTH = CLEAR OPENING.
4. SAVED ANGLE IRONS MIN. 4" EACH SEE INTO HEADER TO PROVIDE BEARING.
5. FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER W/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
6. FOR ALL BRICK SUPPORT @ ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS W/ (4) 12d WALLS PER PLY. FASTEN A 4" 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 R703.8.2.1 OF THE 2018 NIRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
7. PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.



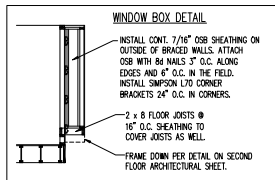
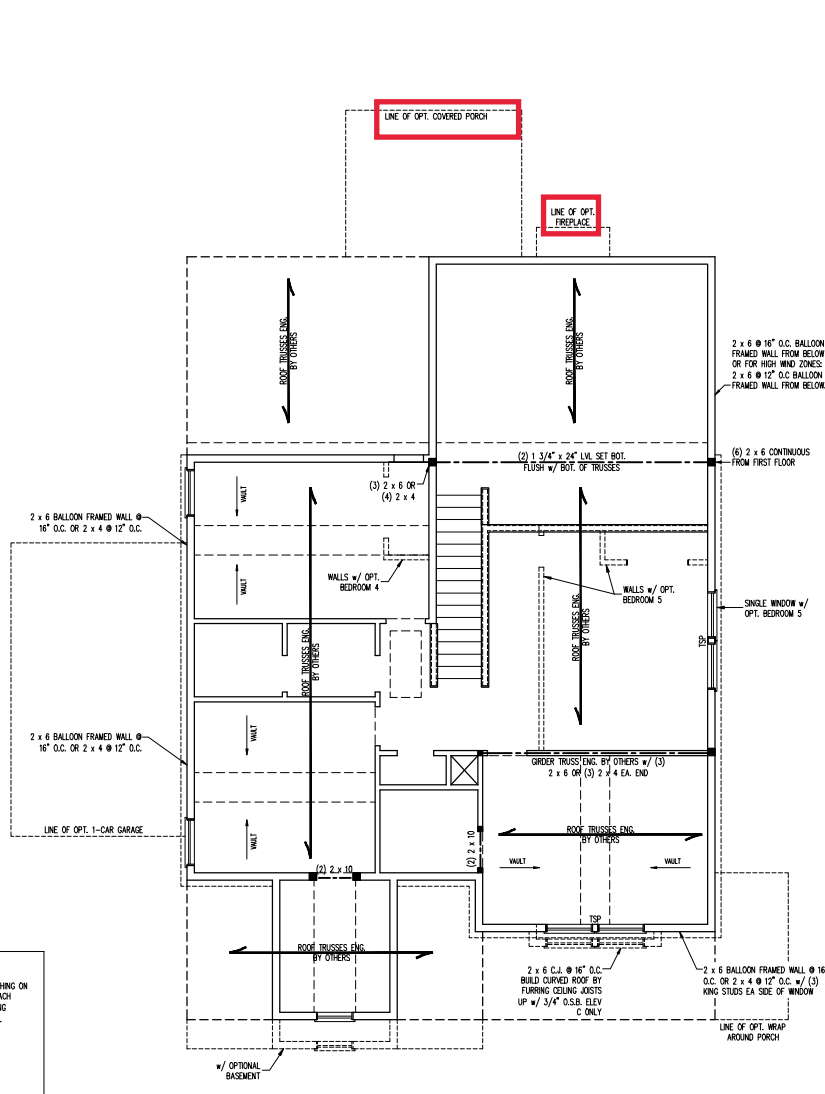
1/4/2023

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RANDOLPH, NC 28133
PHONE: (704) 399-9909 • FAX: (704) 399-9921
N.C. LICENSE NO. C-1731

JORDAN DREAM FINDERS HOMES

DATE: JANUARY 3, 2023
SCALE: 1/8" = 1'-0"
DRAWN BY: DHH
ENGINEERED BY: JAG

S-2 SECOND FLOOR FRAMING PLAN



- BRACED WALL DESIGN NOTES:**
- BRACED WALL DESIGN PER SECTION R602.10 OF THE NRCR 2018 EDITION.
 - CS-WSP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
 - "OSB" REFERS TO "OSB/SM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN) OSB WALL BOARD WHERE NOTED ON THE PLANS. FASTEN OSB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
 - 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 65 OF THE NRCR 2018 EDITION.
 - SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

- NOTE:**
- PER SECTION R602.10.3.2 OF THE 2018 NRCR, 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 7/16" OSB SHEATHING ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.

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 (MIN)
UP TO 5'	1
> 5 TO 8'	2
> 8 TO 9'	3
> 9 TO 12'	4
> 12 TO 15'	5

***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).

LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT

LENGTH (FT.)	SIZE OF LINTEL
UP TO 4 FT.	L 3 1/2 x 3 1/2 x 1/4
4-8	L 5 x 3 1/2 x 5/16 LLV
8 AND GREATER	L 6 x 4 x 5/16 LLV

- BRICK SUPPORT NOTES:**
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENER (UNO). SEE ARCH DIMS. FOR SIZE AND LOCATION OF OPENINGS.
 - (LLV) = LONG LEG VERTICAL.
 - LENGTH = CLEAR OPENING.
 - EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENER 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 BLOOMING BETWEEN STUDS w/ (4) 12d NAILS PER PLY. FASTEN 4 8" x 4" x 5/8" STEEL ANGLE TO (2) 2 x 10 BLOOMING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R703.6.21 OF THE 2018 NRCR FOR ADDITIONAL BRICK SUPPORT INFORMATION.
 - PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

- 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 (UNO).
 - 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 STUD BLOOMING TO ORDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
 - FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" 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 ORDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP ORDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

LEGEND

CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
()	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
CC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
HTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE



1/4/2023

J.S. THOMPSON ENGINEERING, INC.
101 EAST WILSON ROAD, SUITE 100
RANDLEM, NC 27884
PHONE: (919) 789-9999 | FAX: (919) 789-9921
N.C. LICENSE NO. C-1313

JORDAN FINDERS HOMES
DREAM FRAMING

DATE: JANUARY 3, 2023
SCALE: 1/8" = 1'-0"
DRAWN BY: DPH
ENGINEERED BY: JAG

S-3
CEILING FRAMING PLAN

BRICK SUPPORT NOTE.

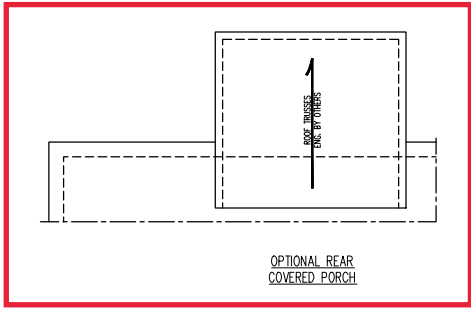
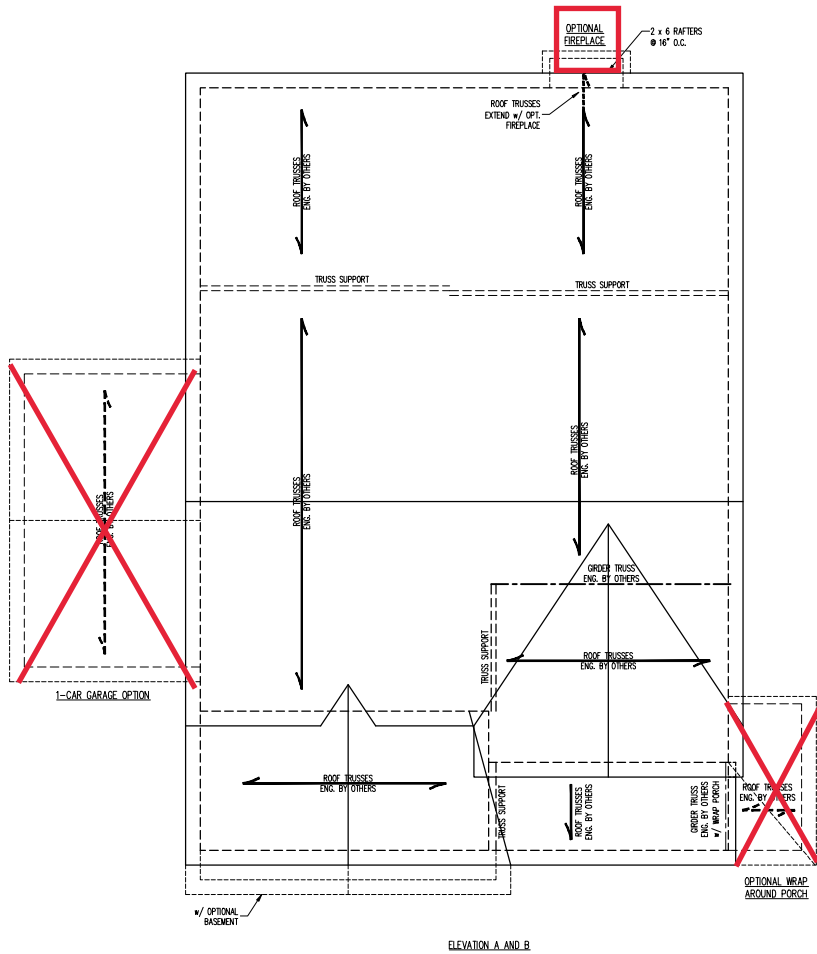
1. FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL STUDS w/ (4) 12d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R703.8.2.1 OF THE 2018 NIRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
2. WHERE ROOF SLOPES EXCEED 7:12, INSTALL 1" x 3" x 1/4" STEEL PLATE STOPS AT 24" O.C. PER SECTION R703.8.2.1 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF (UND).
2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
3. FRAME CORNER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
4. HIP SPLICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
5. STOCK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES OR TRUSSES WITH SIMPSON H2.5A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TIE NAILS.
7. REFER TO SECTION R802.11 OF THE 2018 NIRC FOR REINFORCED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

LEGEND

XT	EXTRA TRUSS
TS	TRUSS SUPPORT
XR	EXTRA RAFTER
RS	RAFTER SUPPORT
CONT	CONTINUOUS
EA	EACH
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TYP	TYPICAL
UND	UNLESS NOTED OTHERWISE



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 N.C. LICENSE NO. C-131

JORDAN
 DREAM FINDERS HOMES

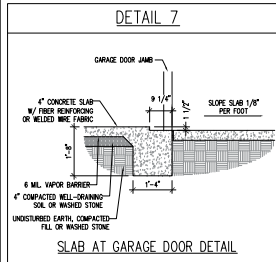
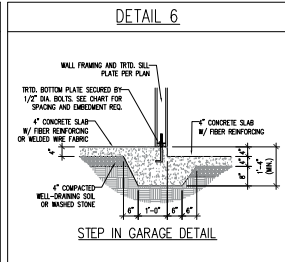
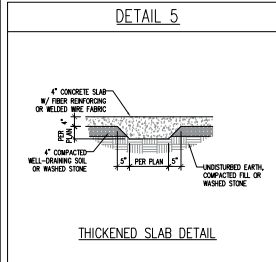
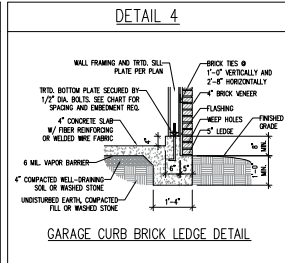
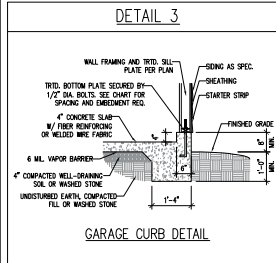
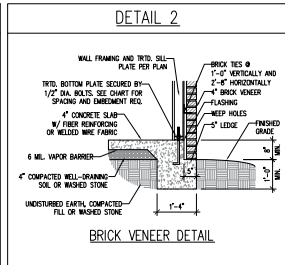
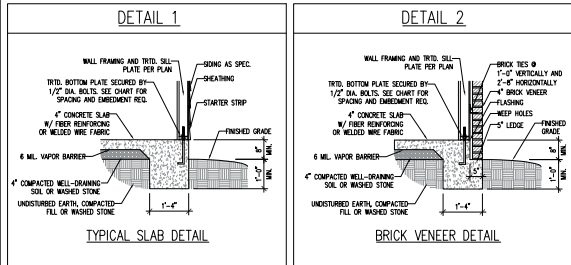
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SCALE: 1/4" = 1'-0"
DRAWN BY: OFH
ENGINEERED BY: JAG



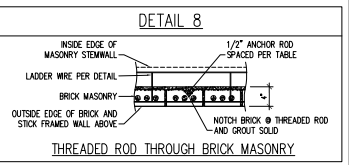
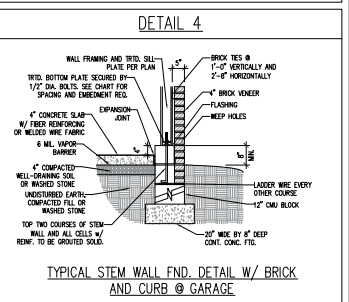
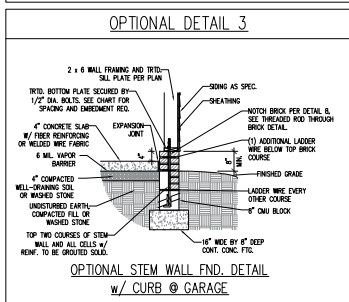
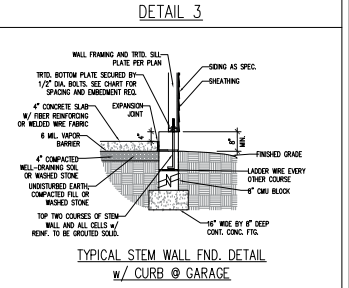
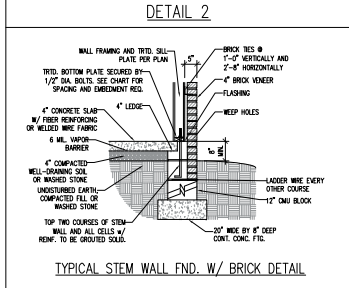
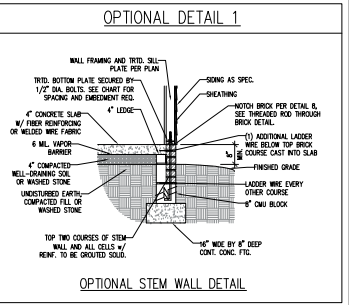
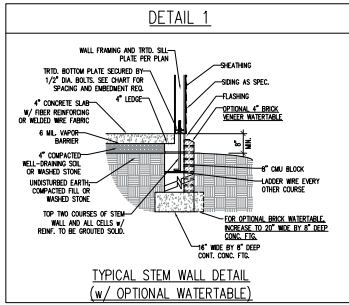
S-4a
 ROOF FRAMING
 PLAN

1/4/2023

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:
1. WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
 2. THE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
 3. CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
 4. BACKFILL OF CLEAN #57 / #57 WASHED STONE IS ALLOWABLE.
 5. BACKFILL OF WELL DRAINING OR SAND - GRAVEL MIXTURE SOILS (AS PER FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNITED STATES CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE B502.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
 6. PREP SLAB PER B502.1.1 AND B502.2.2 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.
 7. MINIMUM 24" LAP SPLICE LENGTH.
 8. LOCATE REBAR IN CENTER OF FOUNDATION WALL.
 9. WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE "S" MORTAR OR 3000 PSI GROUT. USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

ANCHOR SPACING AND EMBEDMENT

WIND ZONE	120 MPH	130 MPH
SPACING	6'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS	4'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS
EMBEDMENT	7"	15" INTO MASONRY 7" INTO CONCRETE

NOTE:
THREADED ROD WITH EPOXY, SIMPSON TITEN HD, OR APPROVED ANCHORS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" DIAMETER ANCHOR BOLTS MAY BE USED IN LIEU OF 1/2" ANCHOR BOLTS.

J.S. THOMPSON ENGINEERING, INC.
 100 LINDSEY ROAD, SUITE 100
 FAYETTEVILLE, NC 28404
 PHONE: (919) 889-9944 FAX: (919) 889-9941
 N.C. LICENSE NO. C-1711

120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
 FOUNDATION DETAILS
 DREAM FINDERS HOMES

DATE: NOVEMBER 28, 2022
 SCALE: 3/8"
 DRAWN BY: PJT
 CHECKED BY: JTS

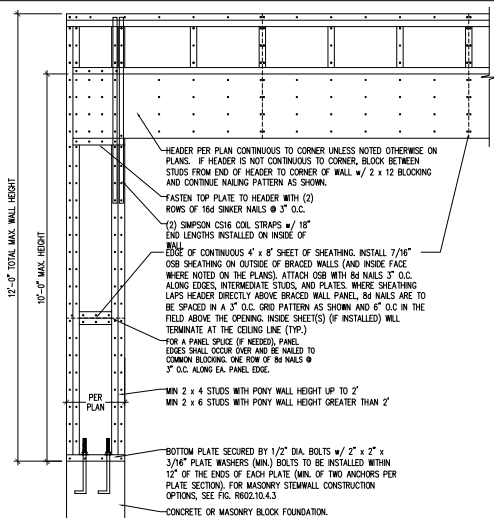


This sealed plan is to be used in connection with the plan prepared by J.S. Thompson Engineering, Inc. Any law or regulation which may require additional plans or drawings by others is the responsibility of the client. Stamp # 88-21

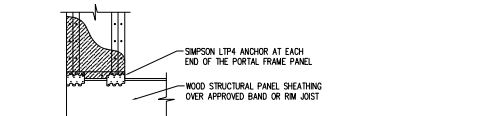
D-1
 FOUNDATION DETAILS

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. BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS, INCLUDING STORES BELOW THE TOP FLOOR, HAVE BEEN DESIGNED PER R602.3.5 (3). WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST COMBINED UPLIFT AND SHEAR FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
4. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
5. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM WALLBOARD. WHEN NOT USING METHOD "GB", GYPSUM IS TO BE FASTENED PER TABLE R702.3.5. METHOD GB IS TO BE FASTENED PER TABLE R602.10.1.
7. CS-WSP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 7/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ #6 COMMON NAILS OR #4 (2 1/2" LONG x 0.113" DIAMETER) NAILS SPACED @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (UNLESS).
8. GB REFERS TO THE "GYPSUM BOARD" WALL BRACING METHOD. 1/2" (MIN.) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (I.E.K.). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R602.3(1). EXTERIOR GB TO BE INSTALLED VERTICALLY.
9. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE GROUNDSTORED RESISTANCE ARE INTERPOLATED PER TABLE R602.10.3. METHOD CS-WSP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES 3/5 ITS ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 1.5 TIMES ITS ACTUAL LENGTH.

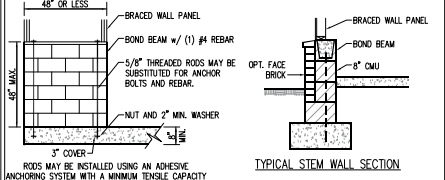
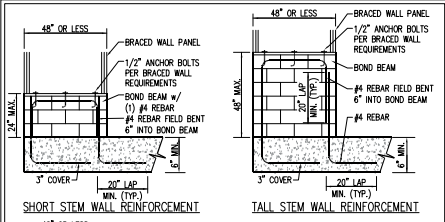


OVER CONCRETE OR MASONRY BLOCK FOUNDATION



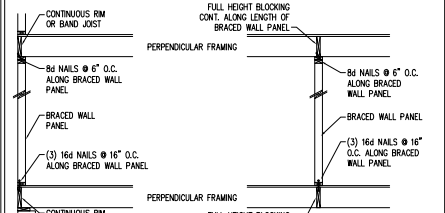
METHOD PF--PORTAL FRAME DETAIL ①

* APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS *

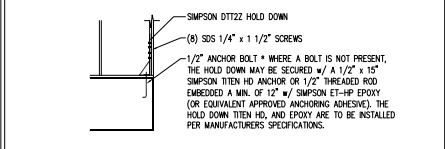


MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS
PER FIGURE R602.10.4.3 ②

NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS



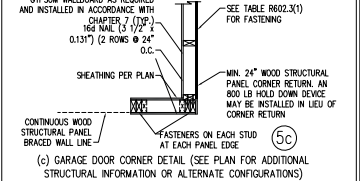
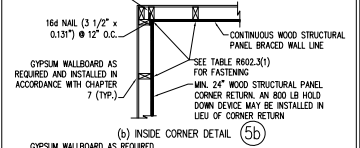
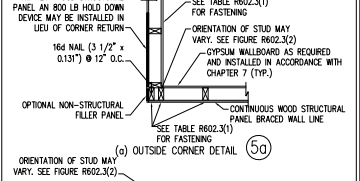
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING
PER FIGURE R602.10.4.4(1) ③



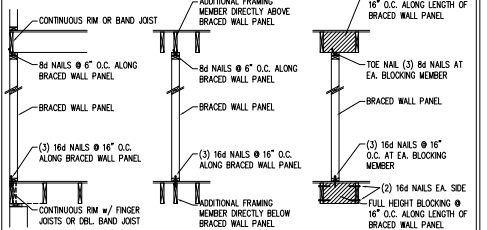
HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB
④

* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

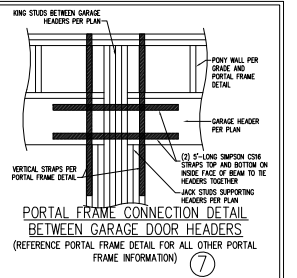
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤



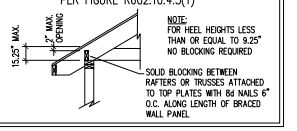
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥



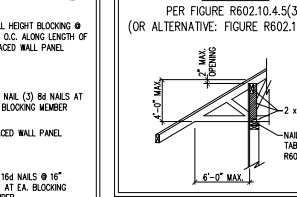
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BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS
PER FIGURE R602.10.4.5(1) ⑧



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES
PER FIGURE R602.10.4.5(3) (OR ALTERNATIVE: FIGURE R602.10.4.5(2)) ⑨



1/4/2023

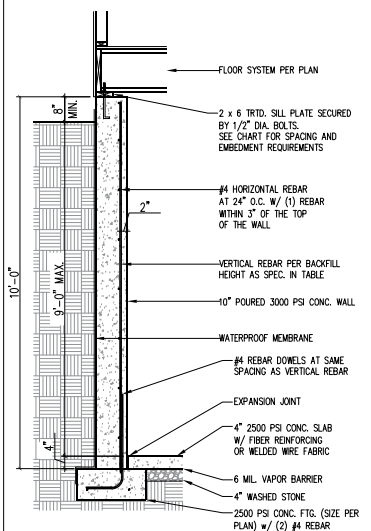
J.S. THOMPSON ENGINEERING, INC.
1100 W. HARRIS STREET
RANDOLPH COUNTY, NC 28134
704.785.1100
www.jsthompsoneng.com

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

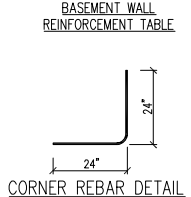
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CHECKED BY: JSP

D-2
BRACED WALL
NOTES AND DETAILS
AND 77 DETAIL

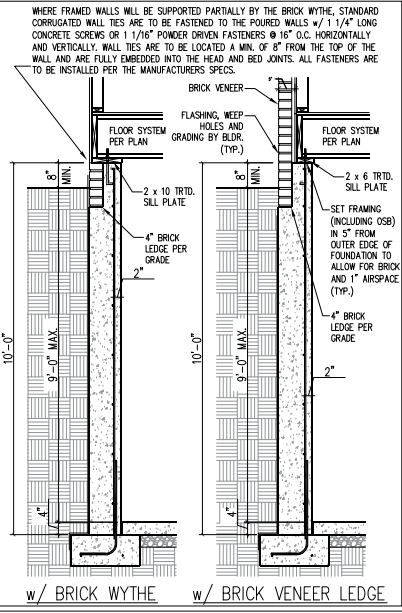
10" POURED BASEMENT WALL



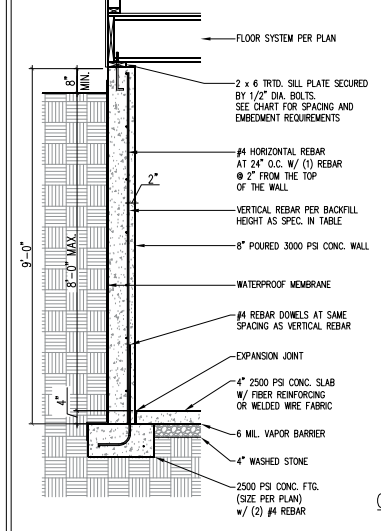
BACKFILL HEIGHT (FT)	VERTICAL REBAR
≤ 5	#4 @ 48" O.C.
6	#4 @ 32" O.C.
7	#4 @ 24" O.C. OR #5 @ 36" O.C. OR #6 @ 56" O.C.
8	#4 @ 20" O.C. OR #5 @ 32" O.C. OR #6 @ 48" O.C.
9	#4 @ 16" O.C. OR #5 @ 24" O.C. OR #6 @ 40" O.C.



BASEMENT WALL REINFORCEMENT TABLE

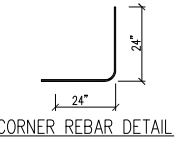


8" POURED BASEMENT WALL



BACKFILL HEIGHT (FT)	VERTICAL REBAR
≤ 5	#4 @ 48" O.C.
6	#4 @ 24" O.C. OR #5 @ 36" O.C.
7	#4 @ 16" O.C. OR #5 @ 24" O.C. OR #6 @ 28" O.C. OR
8	#4 @ 12" O.C. OR #5 @ 18" O.C. OR #6 @ 28" O.C. OR

BASEMENT WALL REINFORCEMENT TABLE



CORNER REBAR DETAIL

J.S. THOMPSON ENGINEERING, INC.
 101 LINDSEY DRIVE, SUITE 100
 FAYETTEVILLE, NC 28404
 PHONE: 910-399-9899 FAX: 910-399-8941
 N.C. LICENSE NO. C-171

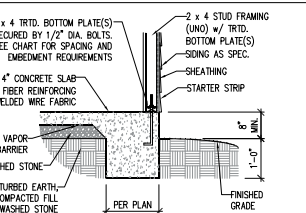
**120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
 POURED WALL BASEMENT FOUNDATION DETAILS
 DREAM FINDERS HOMES**



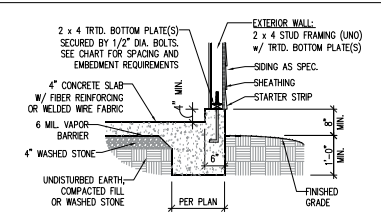
DATE: NOVEMBER 29, 2022
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DRAWN BY: PJ
ENGINEERED BY: PJ

FOUNDATION DETAILS D-3

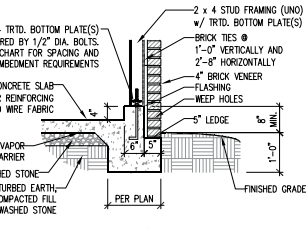
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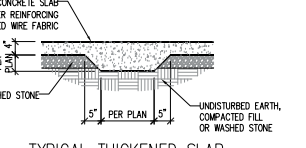
TYPICAL SLAB



GARAGE CURB



GARAGE CURB w/ BRICK LEDGE



TYPICAL THICKENED SLAB

ANCHOR SPACING AND EMBEDMENT		
WIND ZONE	120 MPH	130 MPH
SPACING	6'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS	4'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS
EMBEDMENT	7"	15" INTO MASONRY 7" INTO CONCRETE

NOTE:
 THREADED ROD WITH EPOXY, SIMPSON TITEN HD, OR APPROVED ANCHORS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" DIAMETER ANCHOR BOLTS MAY BE USED IN LIEU OF 1/2" ANCHOR BOLTS.

IMPORTANT NOTE:
 FOUNDATIONS AS DENOTED IN THESE DETAILS ARE NOT SUITABLE FOR SUPPORT OF ADDITIONAL SURCHARGE LOADING FROM ADJACENT STRUCTURES OR DRIVEWAYS. FOUNDATIONS WITH EXTRA LATERAL LOADING IN THESE SCENARIOS WILL REQUIRE LOT SPECIFIC DESIGN ON A CASE BY CASE BASIS. CONSULT THE ENGINEER OF RECORD WHEN PLANNING TO BUILD IN CLOSE PROXIMITY TO THE FOUNDATION AS WE WILL NOT BE HELD LIABLE FOR FOUNDATION FAILURE. SEE §403.1.9 OF THE 2018 NRC FOR ADDITIONAL INFORMATION.

- STRUCTURAL NOTES:**
- FOR #4 REBAR, 24" MINIMUM REBAR LAP SPICE LENGTH. FOR #6 REBAR, 32" MINIMUM REBAR LAP SPICE LENGTH. FOR #8 REBAR, 38" MINIMUM REBAR LAP SPICE LENGTH.
 - REBAR TO MAINTAIN A MINIMUM CONCRETE COVER OF 3" (3").
 - REBAR TO BE ASTM A635 GRADE 60.
 - SOIL BEARING CAPACITY IS REQUIRED TO BE 2000 PSF MIN.
 - INSTALL #4 L-BARS AT ALL WALL CORNERS AT SAME SPACING AS HORIZ. STEEL. SEE DETAIL.
 - THE FLOOR FRAMING IS TO BE INSTALLED AND A MIN. OF SEVEN DAYS IS REQUIRED TO ALLOW THE CONCRETE TO CURE BEFORE THE BACKFILL CAN BE INSTALLED. THE BACKFILL IS RECOMMENDED TO BE PLACED IN 12" LIFTS AND CAREFULLY TAMPED.
 - A 4" LEDGE IS TO BE PROVIDED FOR THE PORCH SLAB. THE WALLS ARE REQUIRED TO BE BONDED TO THE SLABS USING #4 x 36" REBAR DOMES 32" O.C. EMBEDDED 4" INTO THE CONC. USING EPOXY.
 - WHERE THE FLOOR JOISTS ARE PARALLEL TO THE WALLS, 2 x 4 BLOCKING IS TO BE INSTALLED 24" O.C. BETWEEN THE BOTTOM FLANGES OF THE 1-JOISTS FOR A MIN. OF 6'-0" AWAY FROM THE WALL OR DIAGONAL 2 x 6 BLOCKS MAY BE INSTALLED 24" O.C. FROM THE EDGE OF THE SILL PLATE TO THE TOP FLANGE AND SUBFLOORING ATTACHED W/ (3) 12d NAILS EACH END.

NOTE TO FOUNDATION CONTRACTOR:
 ALTERNATE REINFORCED CONCRETE POURED WALL DESIGNS ENGINEERED BY OTHERS MAY BE CONSTRUCTED. NO CONTINUOUS FOOTINGS OR LUG FOOTINGS MAY BE REDUCED IN SIZE.



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 100 WEST 10TH STREET, SUITE 200
 RALEIGH, NC 27601-1000
 PHONE: (919) 880-8500 FAX: (919) 880-9021
 N.C. LICENSE NO. 0313

GENERAL NOTES

- 1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, ORDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
- 2. 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 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 NRC, 2018 EDITION (R301.4 - R301.7)

DESIGN CRITERIA:	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN)
ATTIC WITH LIMITED STORAGE	20	10	L/240 (L/360 w/ BRITTLE FINISHES)
ATTIC WITHOUT STORAGE	10	10	L/360
DECKS	40	10	L/360
EXTERIOR BALCONIES	40	10	L/360
FIRE ESCAPES	40	10	L/360
HANDRAILS/GUARDRAILS	200	10	L/360
PASSENGER VEHICLE GARAGE	50	10	L/360
ROOMS OTHER THAN SLEEPING ROOM	40	10	L/360
SLEEPING ROOMS	30	10	L/360
STAIRS	40	10	L/360
WIND LOAD (BASED ON TABLE R301.2(4) WIND ZONE AND EXPOSURE)	20 (PSF)		
GROUND SNOW LOAD: P _g	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 R403.1.6 OF THE NRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2018 EDITION.
- 5. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- 1. FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING 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 SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK 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 R404.1 OF THE NRC, 2018 EDITION.
- 3. PROPERLY BENCHER 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 SAWS WITH 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- 4. CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60, WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
- 5. MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
- 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. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- 7. THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH ORDER 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 R404 OF THE NRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NOMA 1768-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(1), R404.1.1(2), R404.1.1(3), OR R404.1.1(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(5) OF THE NRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAME WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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FRAMING NOTES

- 1. ALL FRAMING LUMBER SHALL BE #2 SPF MINIMUM (F_b = 875 PSI, F_v = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (F_b = 975 PSI, F_v = 175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- 2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2600 PSI, F_v = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2325 PSI, F_v = 310 PSI, E = 1900000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_c = 2500 PSI, E = 1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_c = 2900 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- 3. 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 SHIMS: ASTM A36
 - D. HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B
 - E. STEEL PIPE: 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 (2) 1/2" DIA. x 4" WEDGE ANCHORS
 - C. MASONRY (FULLY GROUTED) (2) 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS
 - D. STEEL PIPE COLUMN (4) 3/4" DIA. A325 BOLTS OR 3/16" FILLET WELD

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDED THE JOISTS ARE TOE NAILED TO THE 2x NAILED ON TOP OF THE STEEL BEAM, AND THE 2x NAILED IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILED, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 9/16" DIAMETER HOLES @ 16" O.C.
- 5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GORDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- 6. ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NRC, 2018 EDITION OR BE (2) x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHOEVER IS GREATER. ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) #4 NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.7.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- 7. ALL BEAMS, HEADERS, OR ORDER 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 ORDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR ORDER 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).
- 8. FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- 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.
- 10. 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.
- 11. PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- 12. FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (UNO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 12# NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R703.8.2.1 OF THE NRC, 2018 EDITION.
- 13. FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPICES ARE TO BE SPACED A MINIMUM OF 8'-0". FRAME MEMBERS WITH THREE ROWS OF 12# NALS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS SHOWN (UNO).
- 14. FOR TRUSS ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAME ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- 15. ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR L1512 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) #4 HDG NALS AT EACH END MAY BE USED IN LIEU OF EACH TITEN STRIP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
 STANDARD STRUCTURAL NOTES
 DREAM FINDER'S HOMES



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S-O
 STRUCTURAL
 NOTES