COLLEX598InventoryMarkedPlan

# TOPSAIL

## TOPSAIL
## REVISION LIST - STRUCTURAL:

1.) ADDED I-JOIST SERIES AND SPACING TO SECOND FLOOR FRAMING AND CRAWL (10-17)

2.) REMOVED BEDROOM VAULTS AND BALLOON FRAMING (10-17)

3.) CHANGED STANDARD HEADER SIZE TO 2 x 6. CALLED OUT 2 x 10 WHERE NECESSARY (10-17)

4.) CHANGED TO (3) PLY GARAGE HEADERS (10-17)

5.) CODE UPDATE TO NCRC 2018 (1-19)

## TOPSAIL
## REVISION LIST - ARCHITECTURAL:

CHANGES ON 03-30-2020

1. CHANGED ALL CORNER BOARDS ON ELEVATIONS FROM 6" TO 4"
2. CHANGED NOTE FOR GARAGE LABEL ON ELEVATIONS
3. REMOVED GRIDS FROM ALL WINDOWS & DOORS ON SIDES AND REAR ELEVATIONS
4. UPDATED ALL COACH LIGHTS ON ELEVATIONS
5. REMOVED DUPLICATE DIMENSIONS AND LABELS FROM ALL ELEVATIONS
6. DIMENSIONED STONE/BRICK WATER TABLE HEIGHT
7. HATCHED 4" ROWLOCK ON WINDOWS IN ELEVATIONS WITH STONE AND BRICK
8. UPDATED STONE HATCH TO CURRENT HATCH
9. ADDED 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 12'x10'
25. FLIPPED TUB AND REMOVED ACCESS AND NOTE FROM OWNER'S BATH 1
26. ADDED NOTE TO LAUNDRY
27. ADDED OPTIONAL FLOOR OUTLETS
28. REMOVED ALL OUTLETS ON ELECTRICAL PLAN (EXCEPT OPT. FLOOR OUTLETS)
29. REMOVED ALL TV OUTLETS
30. REMOVED ALL PHONE OUTLETS
31. SHOWED ALL CEILING FANS DASHED WITH NEW NOTE
32. ADDED CO2 DETECTORS
33. ADDED NEW ELECTRICAL KEY
34. CHANGED SWING OF SERVICE DOOR (7-8-20)
35. CHANGED LIGHT IN GARAGE FROM KEYLESS TO CEILING MOUNT (7-8-20)
36. CHANGED KITCHEN LIGHT FROM 2 BULB FLUORESCENT TO 3 BULB CEILING MOUNT (7-8-20)
37. CHANGED LIGHT OVER KITCHEN SINK TO 1 BULB CEILING MOUNT (7-8-20)
38. REMOVED LIGHT IN SECONDARY BATH OVER TUB/SHOWER COMB (7-8-20)

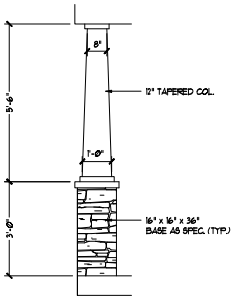
DREAM FINDERS HOMES

COVER SHEET

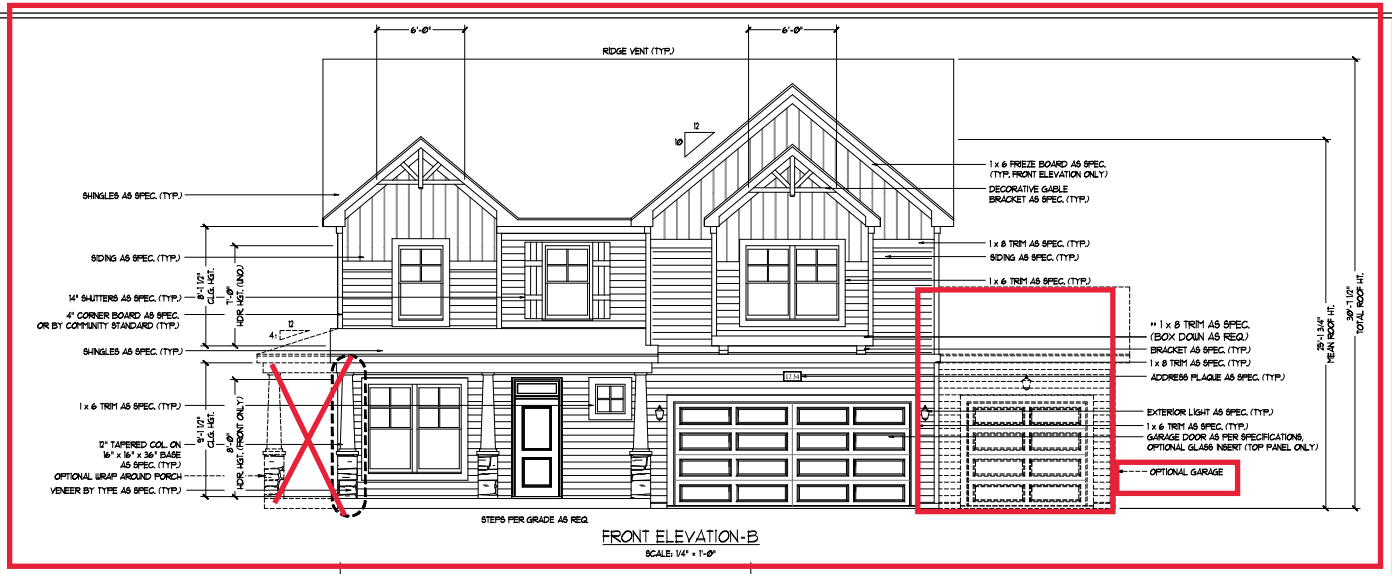
DREAM FINDERS HOMES
TOPSAIL

DATE: OCTOBER 13, 2017
REV.: MARCH 30, 2020
DRAWN BY: WG
ENGINEERED BY:
REVIEWED BY:

CS



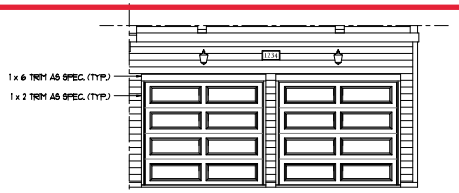

COLUMN DETAIL




FRONT ELEVATION-B

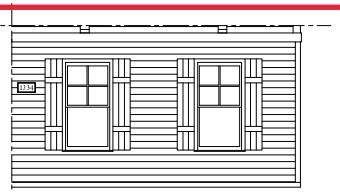
SCALE: 1/4" = 1'-0"

NOTE:
SEE SHEET A-2.1 FOR BRICK FRONT ELEVATIONS
SEE SHEET A-2.2 FOR STONE FRONT ELEVATIONS
SEE SHEET A-2.3 (ALL BRICK) ELEVATIONS




DOUBLE GARAGE DOOR OPTION

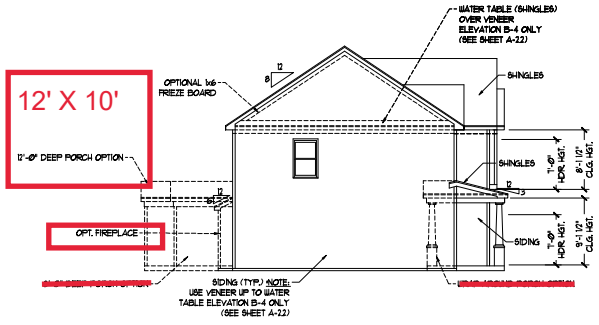
SCALE: 1/4" = 1'-0"



SIDE LOAD GARAGE OPTION

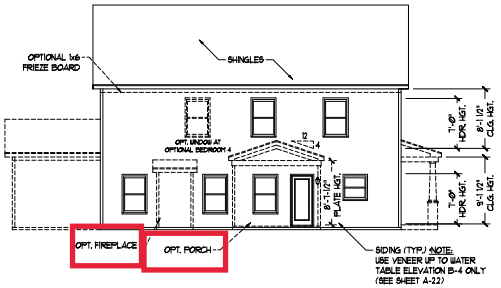
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)

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



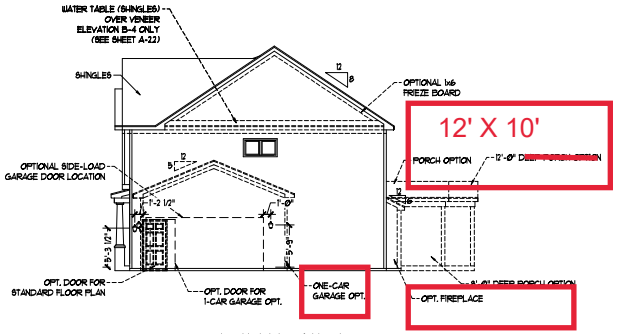

LEFT ELEVATION

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




REAR ELEVATION

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




RIGHT ELEVATION

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

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TOPSAIL

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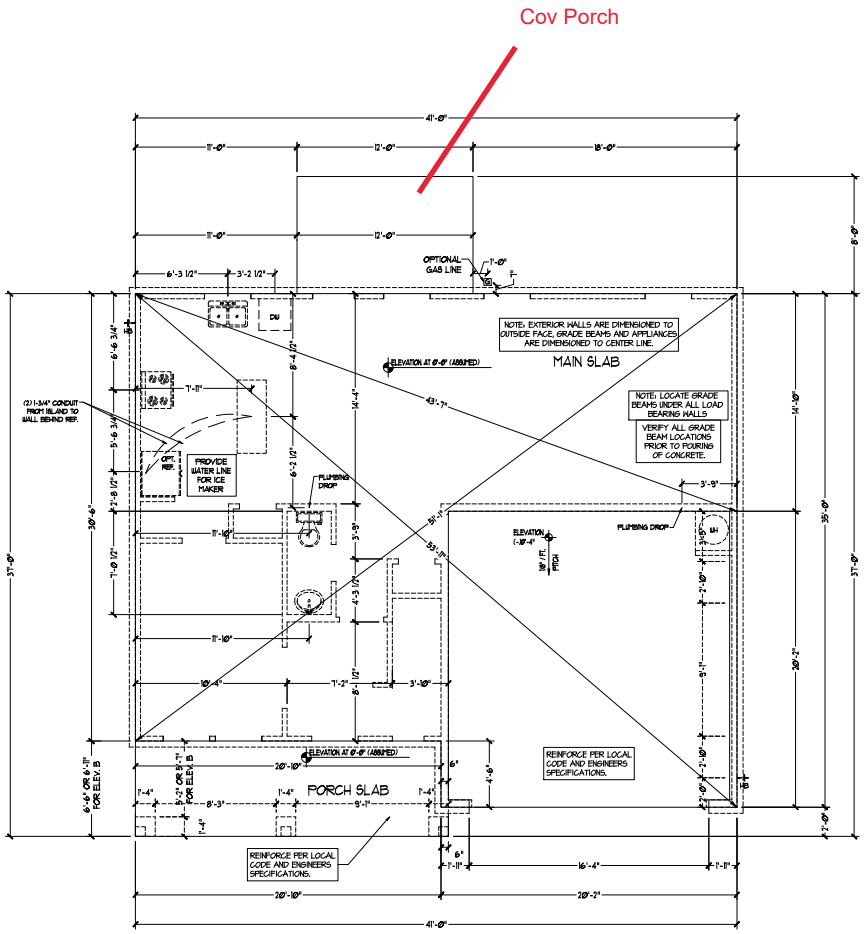
REVIEWED BY:

B - ELEVATIONS

A-2




FOUNDATION PLAN

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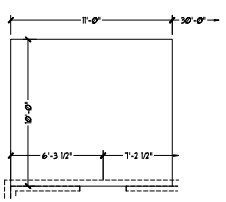
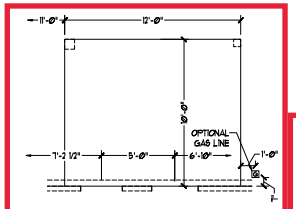
ENGINEERED BY:
REVIEWED BY:

SLAB INTERFACE PLAN

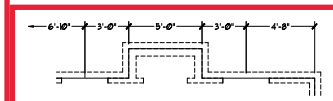
A-4



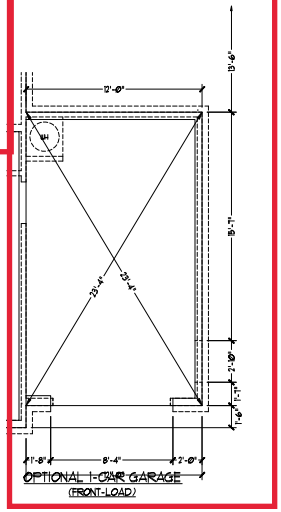

OPTIONAL PATIO



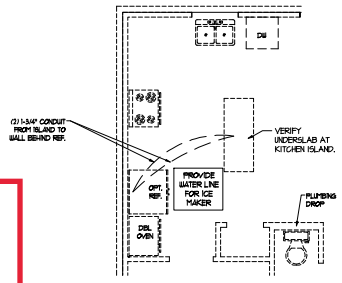

OPTIONAL COVERED PORCH



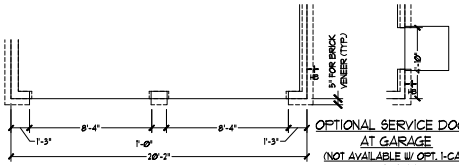

OPTIONAL FIREPLACE AT FAMILY ROOM




OPTIONAL 1-CAR GARAGE
(FRONT-LOAD)




OPTIONAL GOURMET KITCHEN

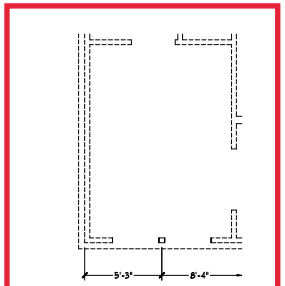



DOUBLE GARDAGE DOOR OPTION

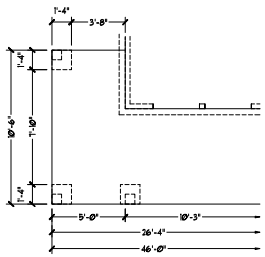
OPTIONAL SERVICE DOOR AT GARAGE
(NOT AVAILABLE W/ OPT. 1-CAR GARAGE)

OPTIONAL VALET AT STANDARD KITCHEN

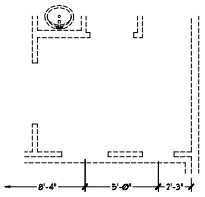
OPTIONAL DROP ZONE AT STANDARD KITCHEN



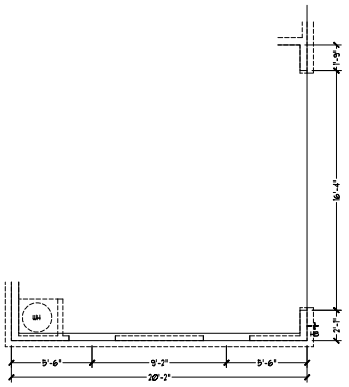

OPTIONAL COFFERED CEILING AT DINING



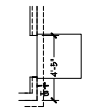

OPTIONAL WRAP AROUND PORCH




OPTIONAL CURB STAIR PICKETS AT FOYER




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




OPTIONAL SERVICE DOOR AT OPT. 1-CAR GARAGE

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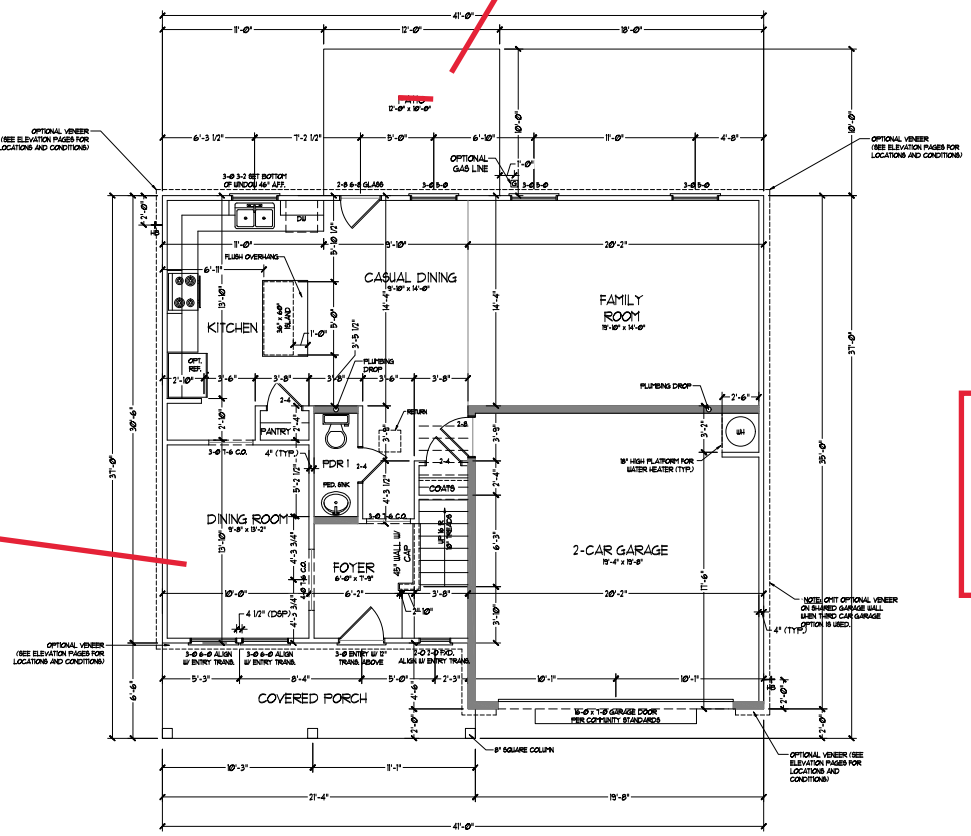
REVIEWED BY:

SLAB INTERFACE PLAN - OPTIONS

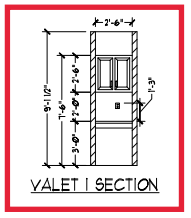
A-4.1

Cov Porch

Coffered Ceiling




FIRST FLOOR PLAN
(A1)




SQUARE FOOTAGE

| | |
|---|---|
| 1st FLOOR: | 942 SQ. FT. |
| 2nd FLOOR: | 1304 SQ. FT. |
| TOTAL: | 2246 SQ. FT. |
| GARAGE: | 399 SQ. FT. |
| FRONT PORCH (A & C ELEVATIONS): | 136 SQ. FT. |
| FRONT PORCH (B ELEVATIONS): | 145 SQ. FT. |
| REAR COVERED PORCH: | 120 SQ. FT. |
| 1st FLOOR OPTIONS | |
| OPTIONAL FIREPLACE: | 16 SQ. FT. |
| UNHEATED OPTIONS | |
| OPT 1-CAR GARAGE: | 240 SQ. FT. |
| OPT 11'-0" X 18'-0" PORCH: | 180 SQ. FT. |
| OPT. WRAP AROUND PORCH (ELEV. A/C): | 93 SQ. FT. |
| OPT. WRAP AROUND PORCH (ELEV. B): | 99 SQ. FT. |

SQUARE FOOTAGE W/ FULL BRICK VENEER

| | |
|---|---|
| 1st FLOOR: | 988 SQ. FT. |
| 2nd FLOOR: | 1375 SQ. FT. |
| TOTAL: | 2363 SQ. FT. |
| GARAGE: | 418 SQ. FT. |
| FRONT PORCH (A & C ELEVATIONS): | 136 SQ. FT. |
| FRONT PORCH (B ELEVATIONS): | 145 SQ. FT. |
| REAR COVERED PORCH: | 120 SQ. FT. |
| 1st FLOOR OPTIONS | |
| OPTIONAL FIREPLACE: | 16 SQ. FT. |
| UNHEATED OPTIONS | |
| OPT 1-CAR GARAGE: | 398 SQ. FT. |
| OPT 11'-0" X 18'-0" PORCH: | 180 SQ. FT. |
| OPT. WRAP AROUND PORCH (ELEV. A/C): | 93 SQ. FT. |
| OPT. WRAP AROUND PORCH (ELEV. B): | 99 SQ. FT. |

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

2x6 WALL

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

* PROVIDE MINIMUM INSULATION IN CEILINGS AND WALLS PER SECTION N 1102.1

DREAM FINDERS HOMES



DREAM FINDERS HOMES
TOPSAIL

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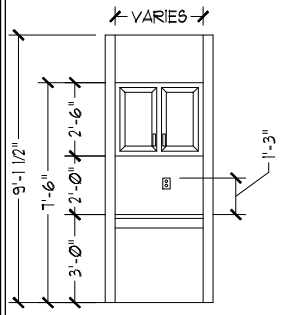
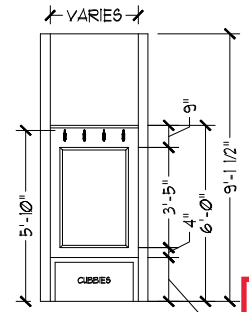
SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

FIRST FLOOR PLAN

A-5



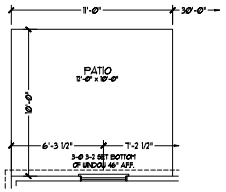

VALET



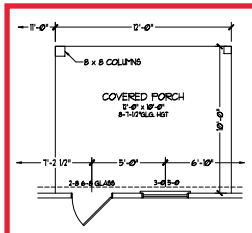

DROP ZONE 1'-6"


OPTIONAL VALET AT STANDARD KITCHEN

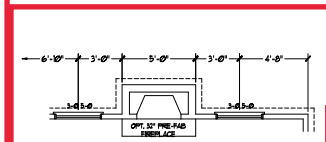

OPTIONAL DROP ZONE AT STANDARD KITCHEN



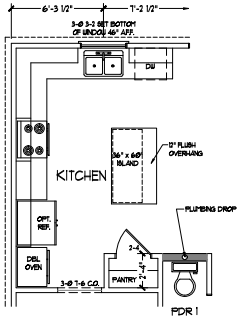

OPTIONAL PATIO



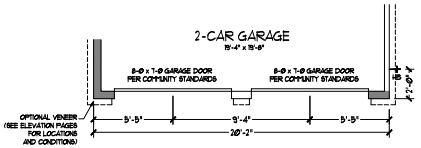

OPTIONAL COVERED PORCH



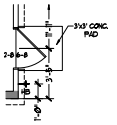

OPTIONAL FIREPLACE AT FAMILY ROOM



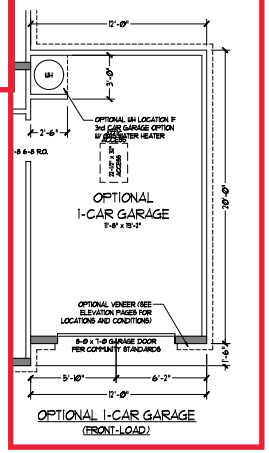

OPTIONAL GOURMET KITCHEN



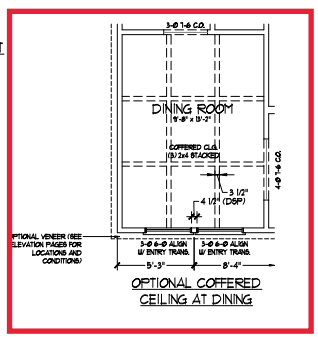

DOUBLE GARAGE DOOR OPTION



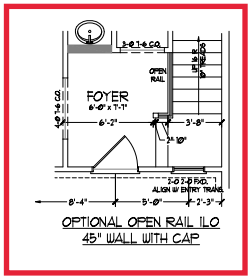

OPTIONAL SERVICE DOOR AT 2-CAR GARAGE (NOT AVAILABLE W/ OPT. 1-CAR GARAGE)



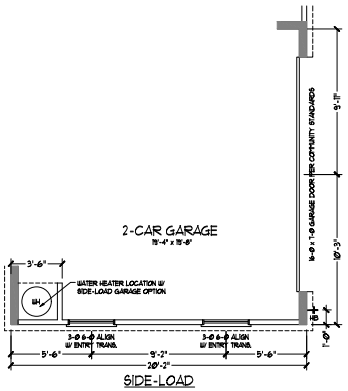

OPTIONAL 1-CAR GARAGE (FRONT-LOAD)



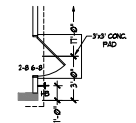

OPTIONAL COFFERED CEILING AT DINING



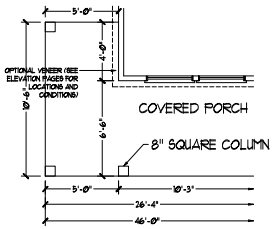

OPTIONAL OPEN RAIL ILO 45" WALL WITH CAP




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




OPTIONAL SERVICE DOOR AT OPT. 1-CAR GARAGE




OPTIONAL WRAP AROUND PORCH (A1)

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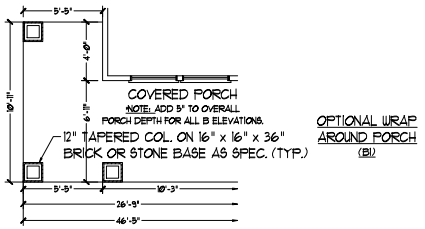
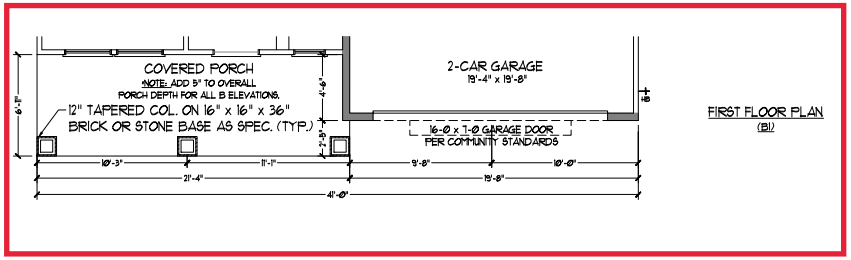
FIRST FLOOR PLAN OPTIONS

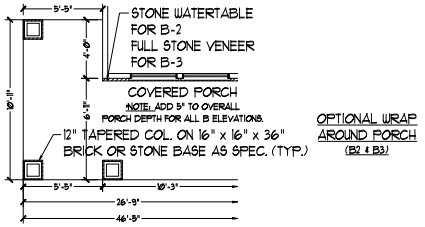
A-5.1



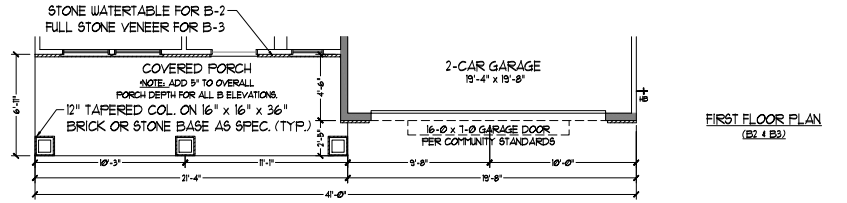

OPTIONAL WRAP AROUND PORCH
(B1)



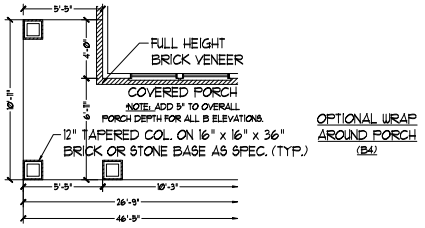

FIRST FLOOR PLAN
(B1)



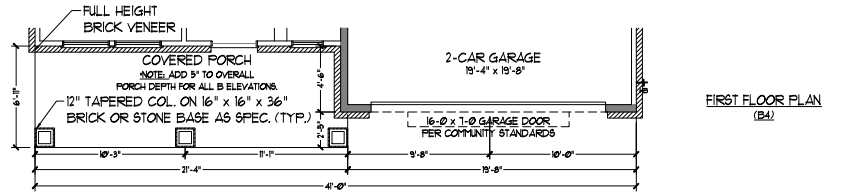

OPTIONAL WRAP AROUND PORCH
(B2 & B3)




FIRST FLOOR PLAN
(B2 & B3)




OPTIONAL WRAP AROUND PORCH
(B4)




FIRST FLOOR PLAN
(B4)

DREAM FINDERS HOMES



DREAM FINDERS HOMES
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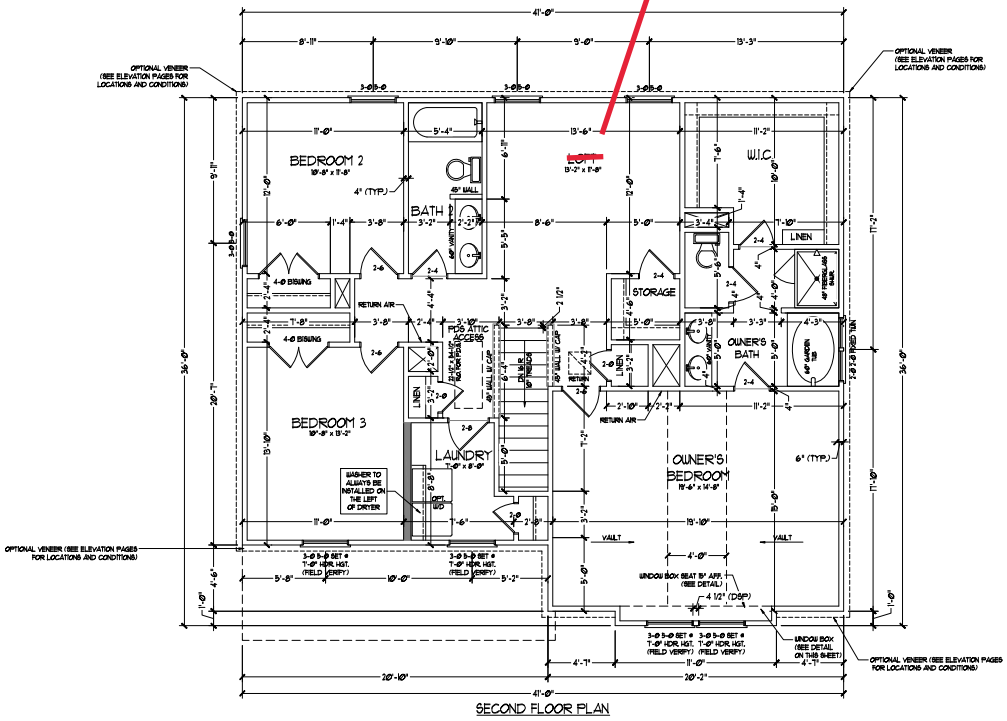
FIRST FLOOR PARTIAL PLANS - "B" ELEVATION

A-5.3



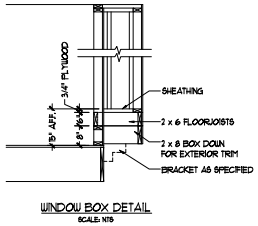

SECOND FLOOR PLAN

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

2x6 WALL

• SHADED WALLS ARE TO BE 2 x 6 @ 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 1102.1




WINDOW BOX DETAIL

SCALE: NTS

DREAM FINDERS HOMES



DREAM FINDERS HOMES

TOPSAIL

| | |
|---|---|
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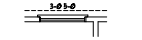
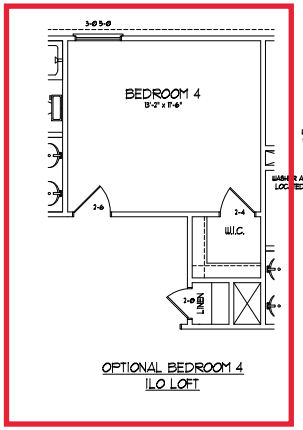
| ENGINEERED BY: | |
| REVIEWED BY: | |

SECOND FLOOR PLAN

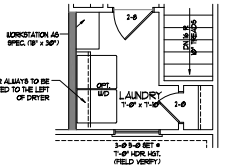
A-6



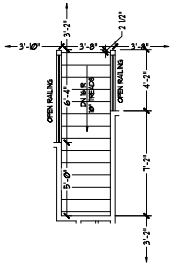
OPTIONAL WINDOW AT
BEDROOM 4




OPTIONAL BEDROOM 4
ILO LOFT




OPTIONAL WORKSTATION
AT LAUNDRY




OPTIONAL OPEN RAIL
ILO 45" WALL W/ CAP

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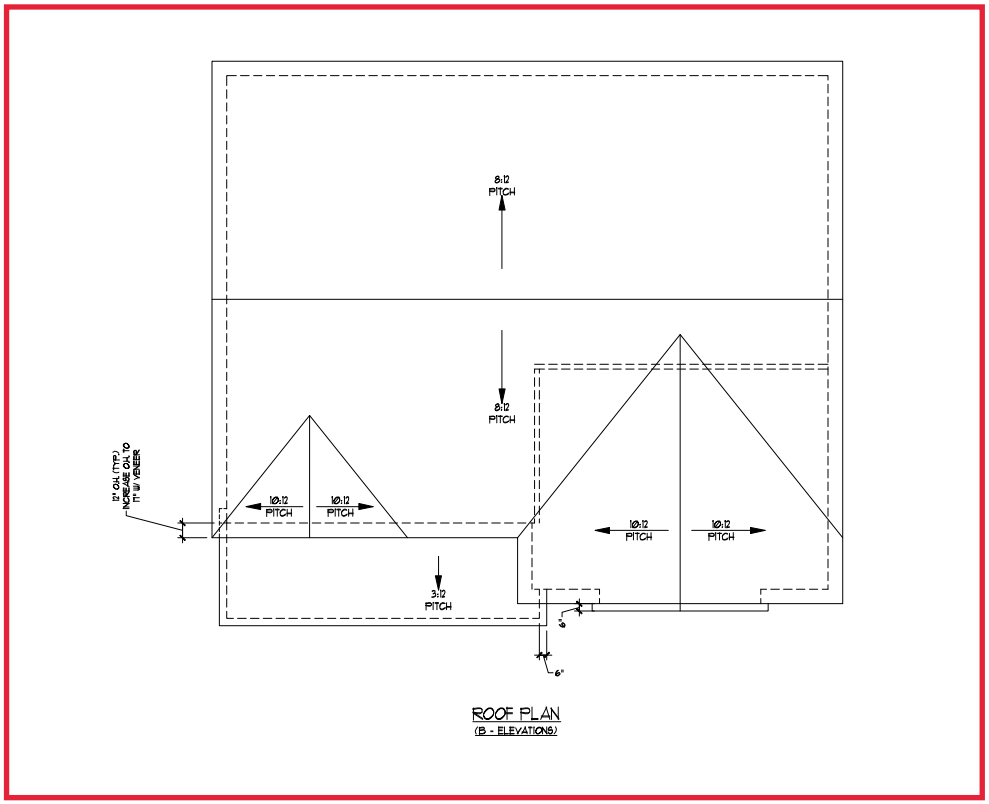
SECOND FLOOR
PLAN OPTIONS

A-6.1




ROOF PLAN
(B - ELEVATIONS)

TOTAL UNDER ROOF AREA: 1,304 SQ FT.
VENTING AREA REQUIRED: 1304 SQ. FT. / 300 = 4.35 SQ FT.
TOTAL REQUIREMENTS: LOWER: 2.17 UPPER: 2.17

LOWER AREA VENTING

| SOFFIT VENT | SIZE: | PER UNIT: | # UNITS: | PROVIDED: |
|---|---|---|---|---|
| | - | .041 SF/LF | 50'-0" | 2.1 |
| | | | | |
| | 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 | 9.6 |
|---|---|

DREAM FINDERS HOMES



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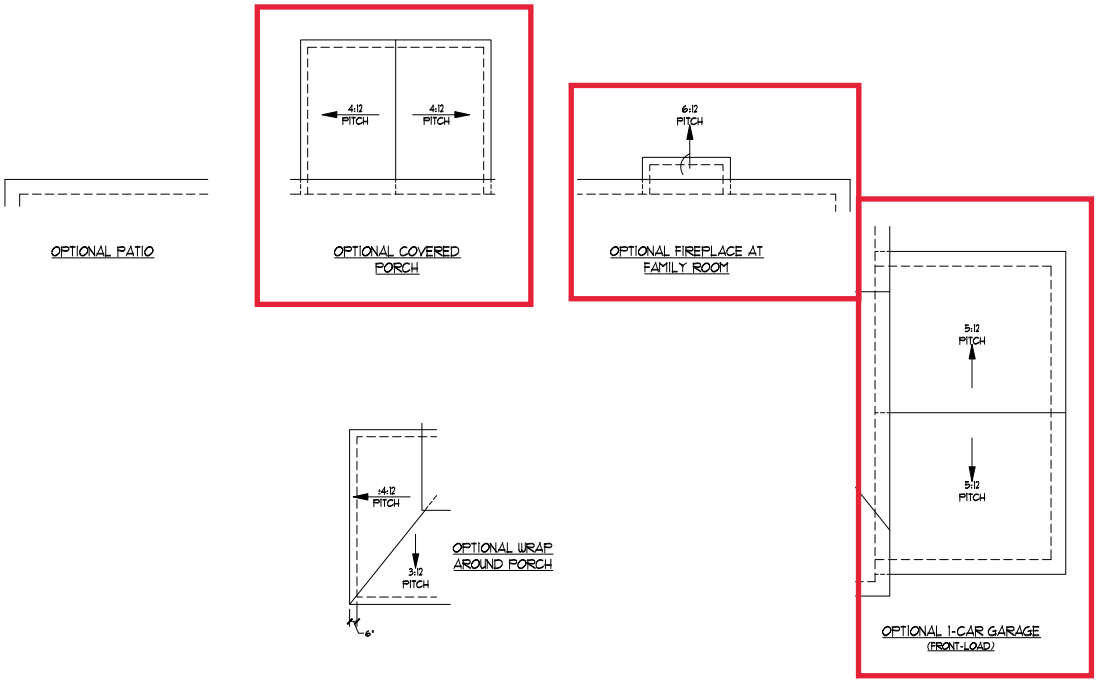
ROOF PLAN
ELEVATION - B

A-7.2




OPTIONAL PATIO

OPTIONAL COVERED PORCH

OPTIONAL FIREPLACE AT FAMILY ROOM

OPTIONAL 1-CAR GARAGE (FRONT-LOAD)

OPTIONAL WRAP AROUND PORCH

DREAM FINDERS HOMES

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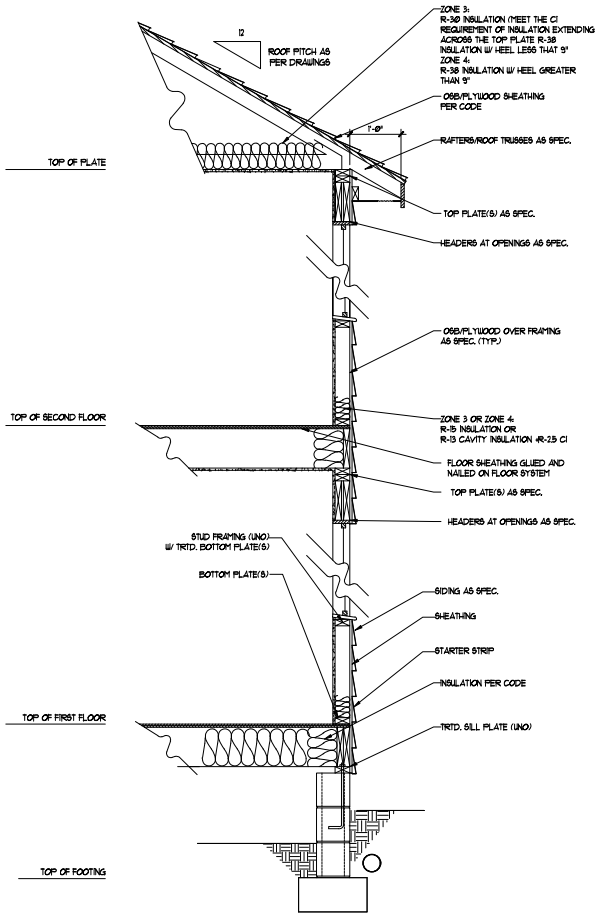
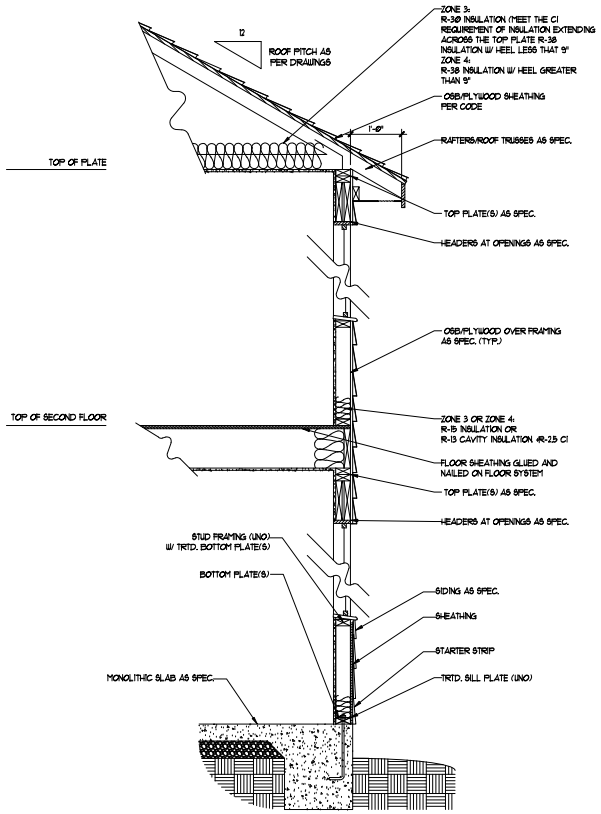
ROOF PLAN
ELEVATION -B
OPTIONS

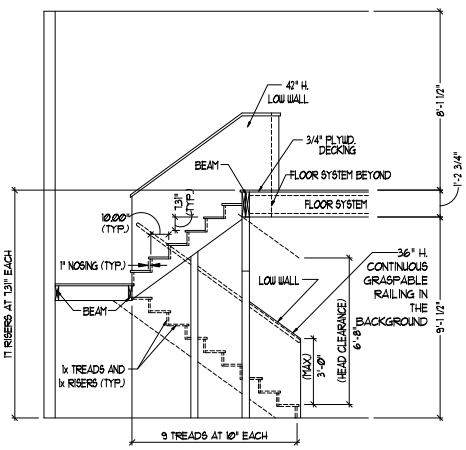
A-7.3




## 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:**

RAILING:

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 NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND HANDRAILS.

CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA

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DREAM FINDERS HOMES
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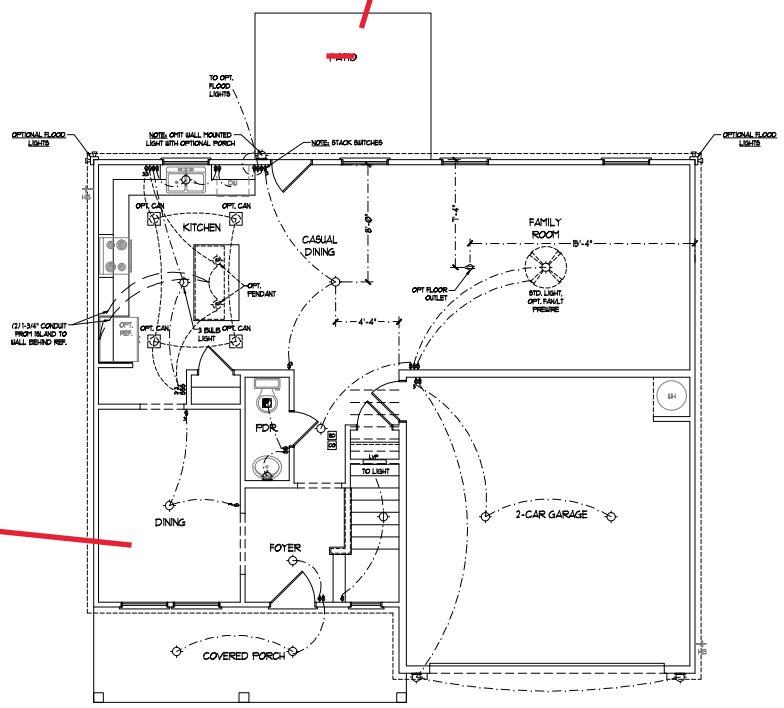
WALL SECTIONS AND STAIR DETAIL

AD-1

Cov Porch

Coffered Ceiling




FIRST FLOOR PLAN

ELECTRICAL LAYOUT NOTES:

1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.

2) VANITY LIGHTS TO BE SET @ 58" AFF. (TYP.)

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

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

ELECTRICAL LEGEND

| | |
|---|---|
| | 110 V OUTLET |
| | WALL MOUNT LIGHT |
| | CEILING MOUNT LIGHT |
| | PENDANT LIGHT |
| | RECESSED CAN LIGHT |
| | MINI CAN LIGHT |
| | EYEBALL LIGHT |
| | FLUORESCENT LIGHT |
| | 2 LAMP, 4' FLUORESCENT LIGHT |
| | FLOOD LIGHT |
| | SWITCH |
| | 3-WAY SWITCH |
| | 4-WAY SWITCH |
| | DIMMER SWITCH |
| CDC | CONDUIT FOR COMPONENT WIRING |
| SP | SPEAKER |
| D | DOORBELL CHIME |
| SD | 110 V SMOKE DETECTOR |
| CO | CO DETECTOR |
| | EXHAUST FAN |
| LVP | LOW VOLTAGE PANEL |
| | CEILING FAN |
| | CEILING FAN W/ LIGHT |

DREAM FINDERS HOMES



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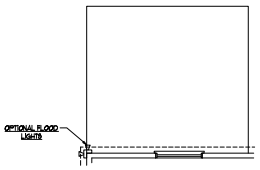
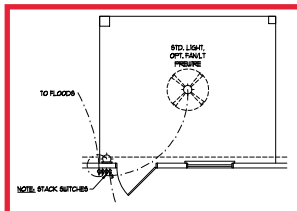
FIRST FLOOR ELECTRICAL PLAN

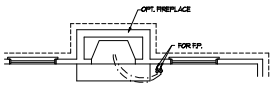
E-1



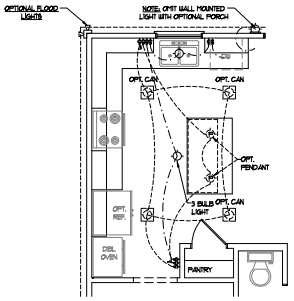

OPTIONAL 10'-0" DEEP REAR PORCH



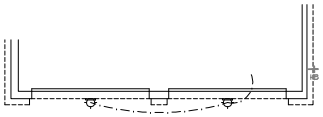

OPTIONAL COVERED PORCH



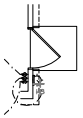

OPTIONAL FIREPLACE



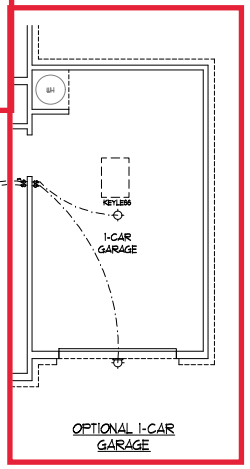

OPTIONAL GOURMET KITCHEN



DOUBLE GARAGE DOOR OPTION

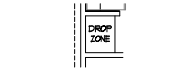


OPTIONAL SERVICE DOOR AT GARAGE

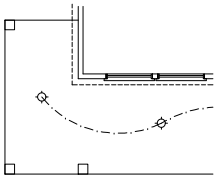



OPTIONAL 1-CAR GARAGE

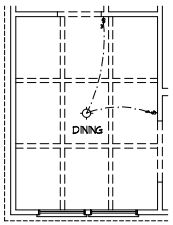

OPTIONAL VALET AT STANDARD KITCHEN



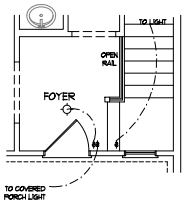

OPTIONAL DROP ZONE AT STANDARD KITCHEN



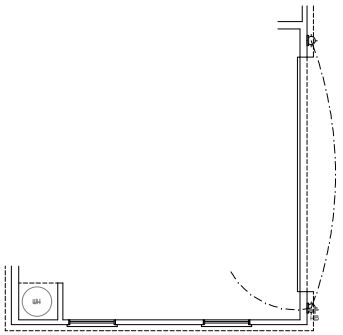
OPTIONAL WRAP AROUND PORCH
(A1)



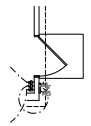

OPTIONAL COFFERED CEILING IN DINING




OPTIONAL CURB STAIR PICKETS AT FOYER



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



OPTIONAL SERVICE DOOR AT 1-CAR GARAGE

**ELECTRICAL LAYOUT NOTES:**

1.) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.

2.) VANITY LIGHTS TO BE SET @ 96" AFF. (TYP.)

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

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

**ELECTRICAL LEGEND**

| | |
|---|---|
| | 110 V OUTLET |
| | WALL MOUNT LIGHT |
| | CEILING MOUNT LIGHT |
| | PENDANT LIGHT |
| | RECESSED CAN LIGHT |
| | MINI CAN LIGHT |
| | EYEBALL LIGHT |
| | FLUORESCENT LIGHT |
| | 2 LAMP, 4' FLUORESCENT LIGHT |
| | FLOOD LIGHT |
| | SWITCH |
| | 3-WAY SWITCH |
| | 4-WAY SWITCH |
| | DIMMER SWITCH |
| | CONDUIT FOR COMPONENT WIRING |
| SP | SPEAKER |
| D | DOORBELL CHIME |
| SD | 110 V SMOKE DETECTOR |
| CO | CO DETECTOR |
| | EXHAUST FAN |
| LVP | LOW VOLTAGE PANEL |
| | CEILING FAN |
| | CEILING FAN W/ LIGHT |

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REVIEWED BY:

FIRST FLOOR ELECTRICAL PLAN - OPTIONS

E-1

**ELECTRICAL LAYOUT NOTES:**

1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.

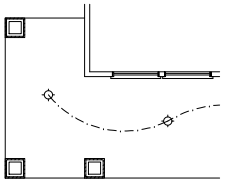
2) VANITY LIGHTS TO BE SET @ 80" AFF. (TYP.)

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

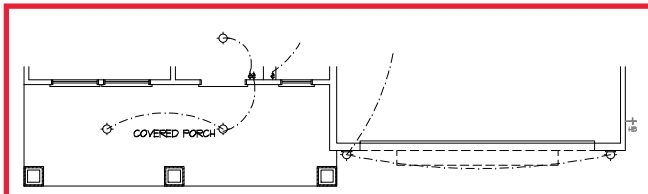
4) PLACE SWITCHES 8" (TYP.) FROM ROUGH OPENINGS.

**ELECTRICAL LEGEND**

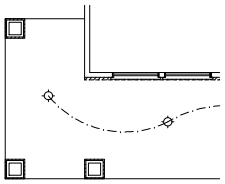
| | |
|---|---|
| | 110 V OUTLET |
| | WALL MOUNT LIGHT |
| | CEILING MOUNT LIGHT |
| | PENDANT LIGHT |
| | RECESSED CAN LIGHT |
| | MINI CAN LIGHT |
| | EYEBALL LIGHT |
| | FLUORESCENT LIGHT |
| | 2 LAMP, 4' FLUORESCENT LIGHT |
| | FLOOD LIGHT |
| | SWITCH |
| | 3-WAY SWITCH |
| | 4-WAY SWITCH |
| | DIMMER SWITCH |
| CPT | CONDUIT FOR COMPONENT WIRING |
| SP | SPEAKER |
| D | DOORBELL CHIME |
| SD | 110 V SMOKE DETECTOR |
| CO | CO DETECTOR |
| | EXHAUST FAN |
| LVP | LOW VOLTAGE PANEL |
| | CEILING FAN |
| | CEILING FAN W/ LIGHT |



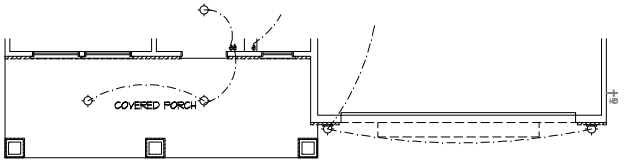
OPTIONAL WRAP AROUND PORCH
(B1)



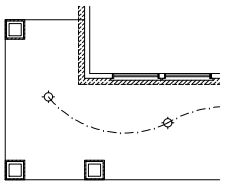

FIRST FLOOR PLAN
(B1)



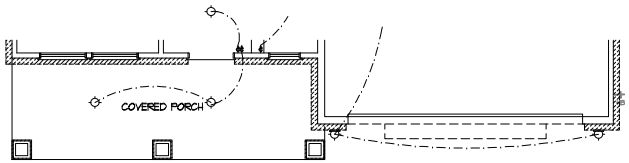
OPTIONAL WRAP AROUND PORCH
(B2 & B3)




FIRST FLOOR PLAN
(B2 & B3)



OPTIONAL WRAP AROUND PORCH
(B4)




FIRST FLOOR PLAN
(B4)

DREAM FINDERS HOMES



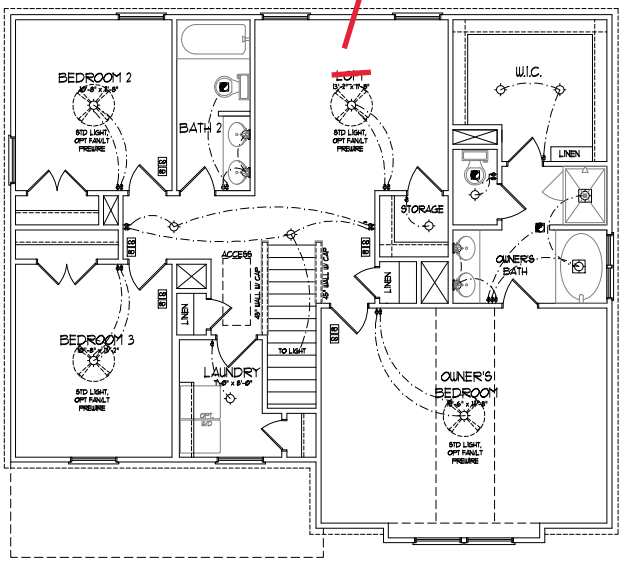
DREAM FINDERS HOMES
TOPSAIL

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

FIRST FLOOR ELECTRICAL PARTIAL PLANS ELEVATION B

E-1.3

Bed #4




SECOND FLOOR PLAN

ELECTRICAL LAYOUT NOTES:

1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.

2.) VANITY LIGHTS TO BE SET @ 78" AFF. (TYP.)

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

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

ELECTRICAL LEGEND

| | |
|---|---|
| | 110 V OUTLET |
| | WALL MOUNT LIGHT |
| | CEILING MOUNT LIGHT |
| | PENDANT LIGHT |
| | RECESSED CAN LIGHT |
| | MINI CAN LIGHT |
| | EYEBALL LIGHT |
| | FLUORESCENT LIGHT |
| | 2 LAMP, 4' FLUORESCENT LIGHT |
| | FLOOD LIGHT |
| | SWITCH |
| | 3-WAY SWITCH |
| | 4-WAY SWITCH |
| | DIMMER SWITCH |
| | CONDUIT FOR COMPONENT WIRING |
| | SPEAKER |
| | DOORBELL CHIME |
| | 110 V SMOKE DETECTOR |
| | CO DETECTOR |
| | EXHAUST FAN |
| | LOW VOLTAGE PANEL |
| | CEILING FAN |
| | CEILING FAN W/ LIGHT |

DREAM FINDERS HOMES

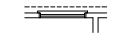


DREAM FINDERS HOMES
TOPSAIL

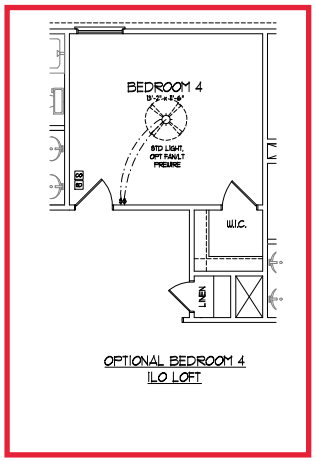
DATE: OCTOBER 13, 2017
REV.: MARCH 30, 2020
SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

SECOND FLOOR ELECTRICAL PLAN

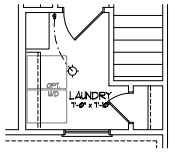
E-2



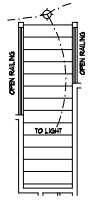
OPTIONAL WINDOW AT
BEDROOM 4




OPTIONAL BEDROOM 4
ILO LOFT




OPTIONAL WORKSTATION
AT LAUNDRY




OPTIONAL OPEN RAIL
ILO 45" WALL W/ CAP

| ELECTRICAL LEGEND | |
|---|---|
| | 110 V OUTLET |
| | WALL MOUNT LIGHT |
| | CEILING MOUNT LIGHT |
| | PENDANT LIGHT |
| | RECESSED CAN LIGHT |
| | MINI CAN LIGHT |
| | EYEBALL LIGHT |
| | FLUORESCENT LIGHT |
| | 2 LAMP, 4' FLUORESCENT LIGHT |
| | FLOOD LIGHT |
| | SWITCH |
| | 3-WAY SWITCH |
| | 4-WAY SWITCH |
| | DIMMER SWITCH |
| | CONDUIT FOR COMPONENT WIRING |
| | SPEAKER |
| | DOORBELL CHIME |
| | 110 V SMOKE DETECTOR |
| | CO DETECTOR |
| | EXHAUST FAN |
| | LOW VOLTAGE PANEL |
| | CEILING FAN |
| | CEILING FAN W/ LIGHT |

DREAM FINDERS HOMES



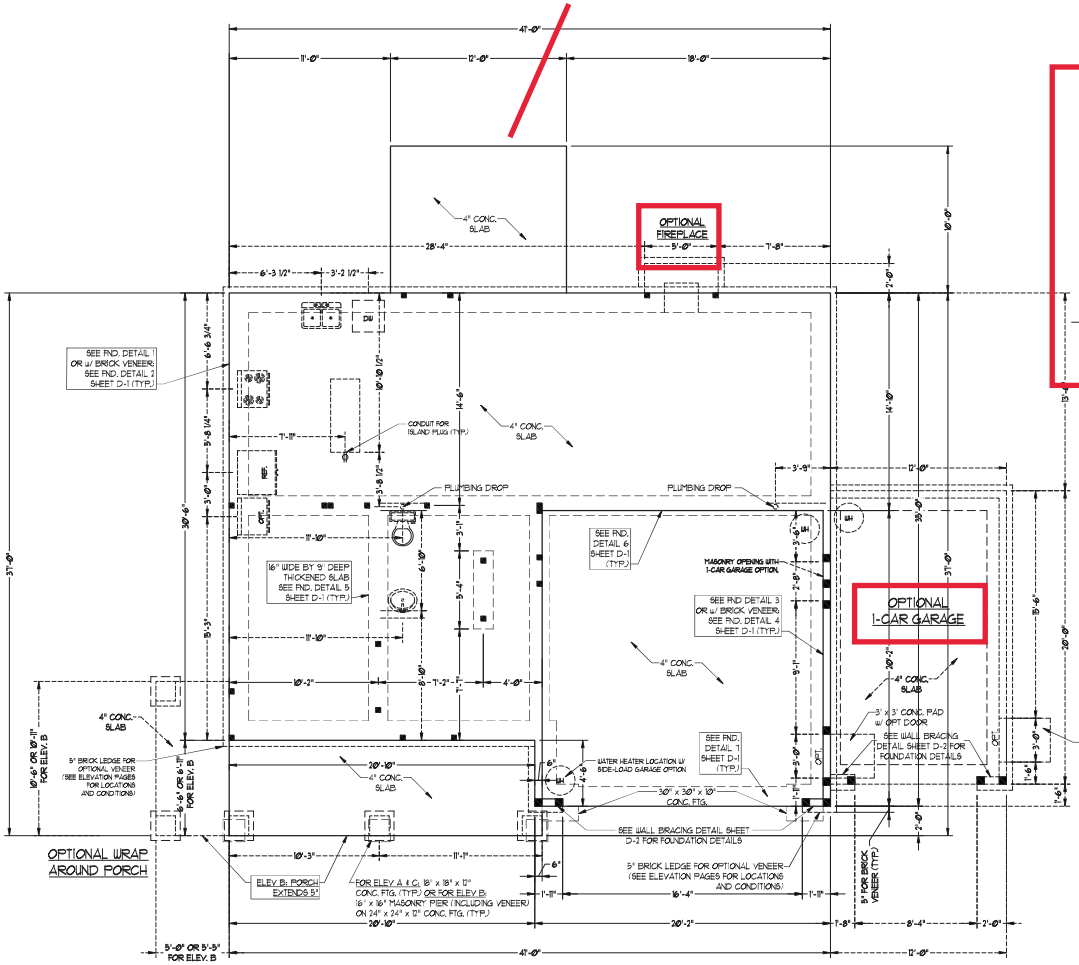
DREAM FINDERS HOMES
TOPSAIL

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

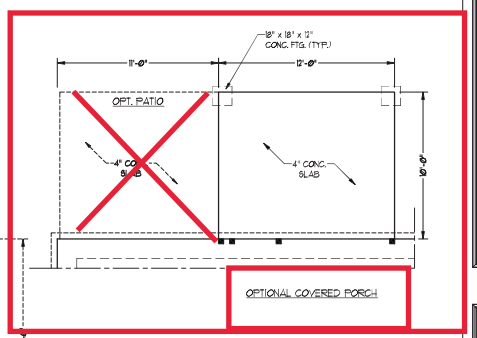
SECOND FLOOR
ELECTRICAL
PLAN OPTIONS

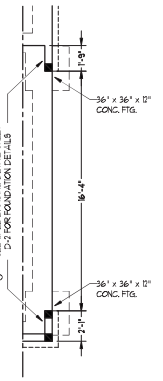
E-2.1

Cov Porch

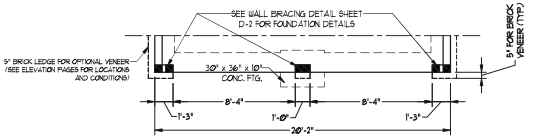



OPTIONAL WRAP AROUND PORCH

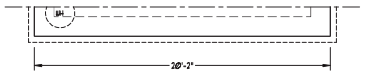



SIDE-LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)




DOUBLE GARAGE DOOR OPTION




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

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

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
2. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 ("HIGH WIND ZONES" FOR 140 MPH WINDS)
3. BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES" FOR 140 MPH WINDS) OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
4. FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
5. MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
6. WALL CLADDING DESIGNED FOR -24.3 PSF AND +.32 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP.)
7. ROOF CLADDING DESIGNED FOR -22.2 PSF AND +.28 PSF FOR ROOF PITCHES 1/12 TO 12/12 AND .44 PSF AND -.51 PSF FOR ROOF PITCHED 12/12 TO 7/12.
8. 7/16" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
9. WALLS TO BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION, AND AS NOTED ON PLANS.
10. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 1 OF THE NCRC, 2018 EDITION.

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

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
2. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
3. 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 MIDDLE THIRD OF PLATE WIDTH.
4. MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
5. EXTERIOR WALLS DESIGNED FOR 130 MPH WINDS.
6. WALL CLADDING DESIGNED FOR -45.3 PSF AND .38 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP.)
7. ROOF CLADDING DESIGNED FOR -44.2 PSF AND .18 PSF FOR ROOF PITCHES 1/12 TO 12/12 AND -48 PSF AND .36 PSF FOR ROOF PITCHED 12/12 TO 7/12.
8. INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORIES IN ACCORDANCE WITH SECTION R602.10.3 OF THE NCRC, 2018 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
9. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 1 OF THE NCRC, 2018 EDITION.
10. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO. C-1733

TOPSAIL
H&H HOMES

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 33736 MATTHEW G. STROTHER
11/2/2020

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

SHEET 2 OF 8

S-1b
MONO SLAB FOUNDATION PLAN

**BRACED WALL DESIGN NOTES:**

1. BRACED WALL DESIGN PER SECTION R602.10 OF THE NCRC 2018 EDITION.
2. CS-WSP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 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. "GB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 3/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
4. BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION.
5. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

**BRACED WALL DESIGN**

| RECTANGLE A | RECTANGLE B |
|---|---|
| SIDE 1A (FRONT LOAD) | SIDE 1B |
| METHOD: CS-WSP/FF/GB | METHOD: CS-WSP/FF |
| TOTAL REQUIRED LENGTH: 15.1' | TOTAL REQUIRED LENGTH: 4.56' |
| TOTAL PROVIDED LENGTH: 21.6' | TOTAL PROVIDED LENGTH: 6' |
| SIDE 2A | SIDE 2B |
| METHOD: CS-WSP | METHOD: CS-WSP |
| TOTAL REQUIRED LENGTH: 15.1' | TOTAL REQUIRED LENGTH: 4.56' |
| TOTAL PROVIDED LENGTH: 20.66' | TOTAL PROVIDED LENGTH: 12' |
| SIDE 3A (SIDE LOAD) | SIDE 3B |
| METHOD: CS-WSP/FF/GB | METHOD: CS-WSP |
| TOTAL REQUIRED LENGTH: 17.55' | TOTAL REQUIRED LENGTH: 3.19' |
| TOTAL PROVIDED LENGTH: 20.12' | TOTAL PROVIDED LENGTH: 13.58' |
| SIDE 4A | SIDE 4B/3A CUMULATIVE |
| METHOD: CS-WSP | METHOD: CS-WSP/GB |
| TOTAL REQUIRED LENGTH: 11.59' | TOTAL REQUIRED LENGTH: 20.14' |
| TOTAL PROVIDED LENGTH: 35' | TOTAL PROVIDED LENGTH: 31.45' |

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

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

**STRUCTURAL NOTES:**

1. ALL FRAMING LUMBER TO BE SYP #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO.)
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO.).
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 GIRDER 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 6" O.C. IN THE FIELD.
7. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
8. ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ ABU66 POST BASES (OR EQUAL) (UNO.). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 1000 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO.)
9. 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.
10. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

DSP - DOUBLE STUD POCKET
TSP - TRIPLE STUD POCKET

**LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT**

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

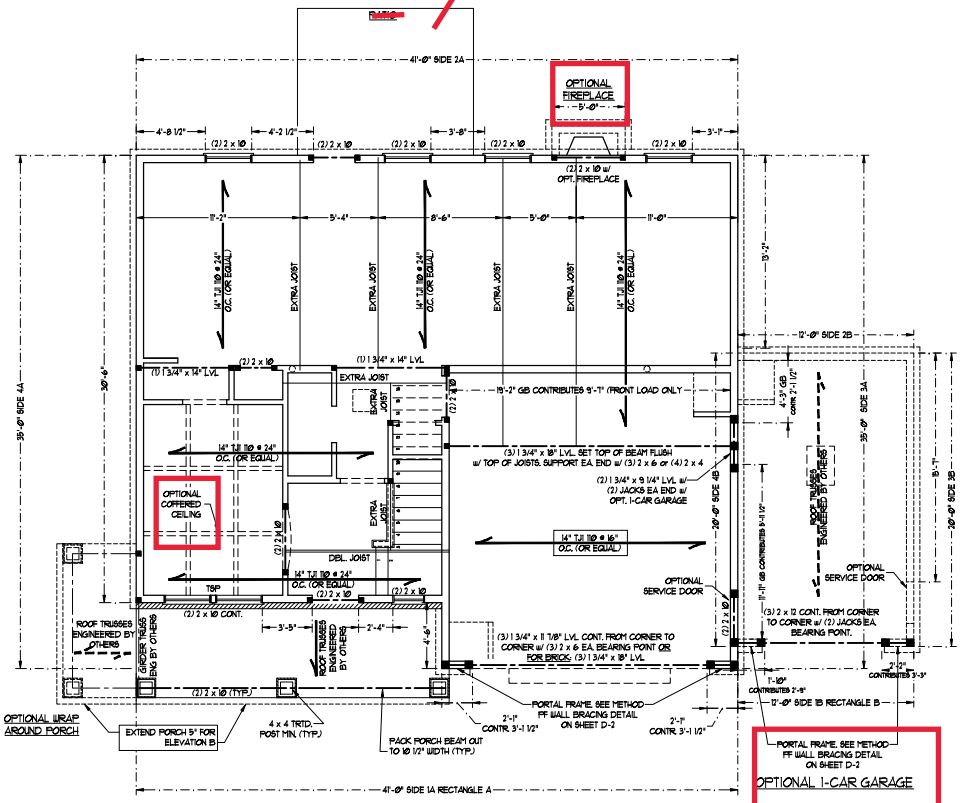
**BRICK SUPPORT NOTES:**

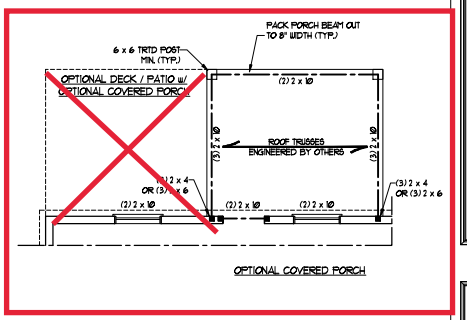
1. LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DWGS. FOR SIZE AND LOCATION OF OPENINGS.
2. (LLV) = LONG LEG VERTICAL
3. LENGTH = CLEAR OPENING
4. EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
5. FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER W/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
6. FOR ALL BRICK SUPPORT @ ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS w/ (4) 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 R1603.8.2.1 OF THE 2018 NCRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
7. PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

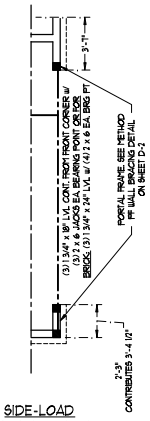
**NOTE:** BCI 45D9s-LB I-JOISTS MAY BE USED IN LIEU OF TJI 150 I-JOISTS AT THE DEPTH AND SPACING NOTED ON THE PLAN.

**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).

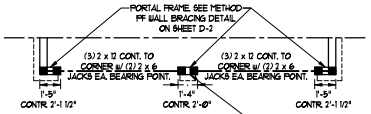
Cov Porch



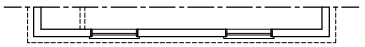




SIDE-LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)




DOUBLE GARAGE DOOR OPTION



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

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N.C. LICENSE NO. C-1733

TOPSAIL
H&H HOMES

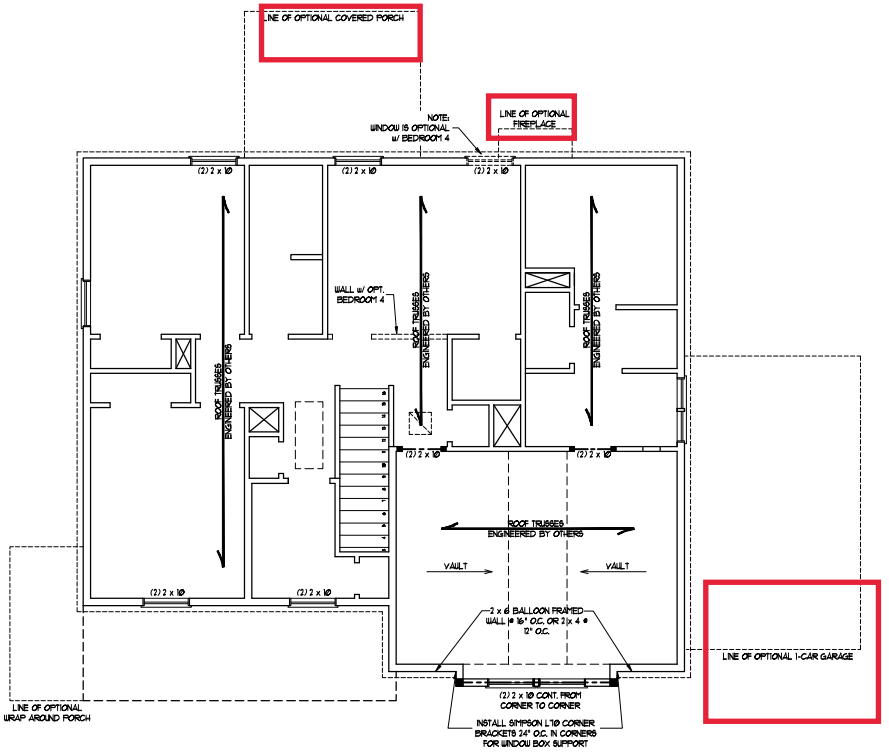
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 33736 MATTHEW G. STROTHER

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

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

SHEET 4 OF 8
S-2
SECOND FLOOR FRAMING PLAN

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




**BRACED WALL DESIGN NOTES:**

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

**NOTE:**

1. PER SECTION R602.10.3.2 OF THE 2018 NCRC, THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL ANALYSIS IS REQUIRED.
2. 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.

**LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT**

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

**BRICK SUPPORT NOTES:**

1. LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DWGS. FOR SIZE AND LOCATION OF OPENINGS.
2. (LLV) = LONG LEG VERTICAL
3. LENGTH = CLEAR OPENING
4. EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
5. FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER W/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
6. FOR ALL BRICK SUPPORT @ ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS w/ (4) 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 NCRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
7. 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

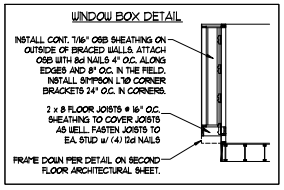
| HEADER SPAN (FEET) | MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS) |
|---|---|
| UP TO 3' | 1 |
| >3' TO 6' | 2 |
| >6' TO 9' | 3 |
| >9' TO 12' | 4 |
| >12' TO 15' | 5 |

**STRUCTURAL NOTES:**

1. ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO.)
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.) SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
4. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.)
5. 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.
6. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
7. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

TSP - TRIPLE STUD POCKET

**WINDOW BOX DETAIL**





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

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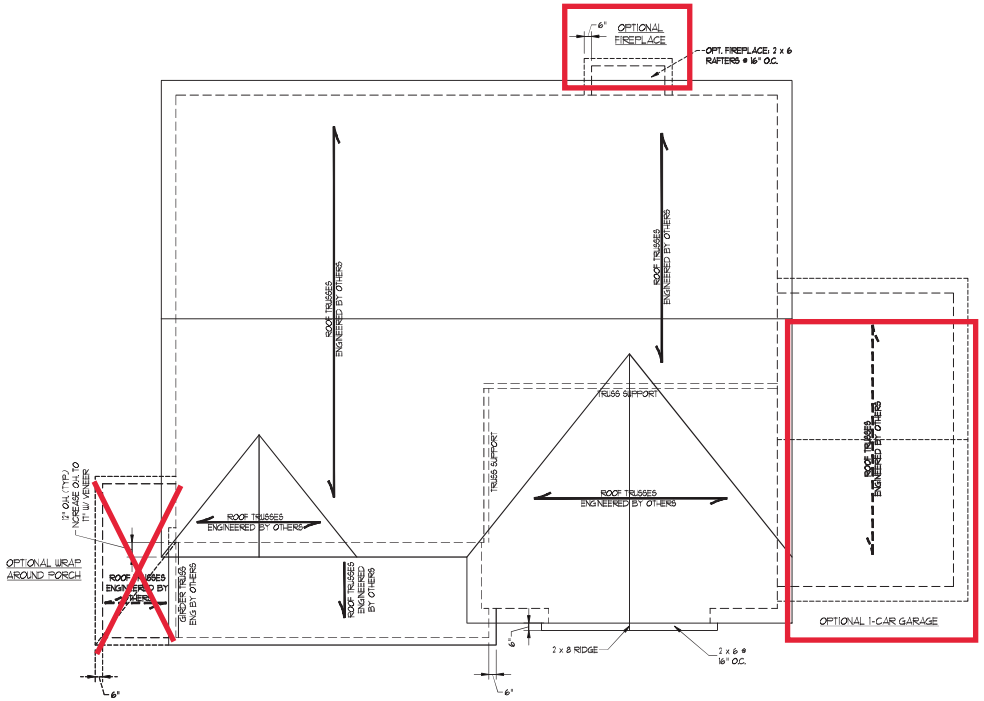
TOPSAIL
H&H HOMES

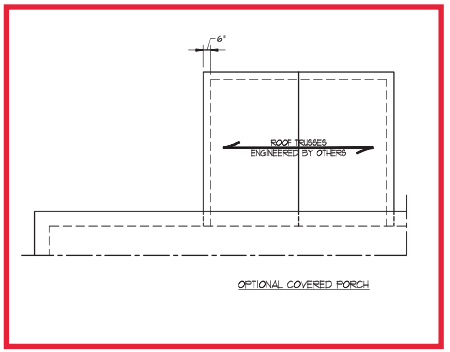
DATE: NOVEMBER 2, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY: H&H HOMES
ENGINEERED BY: WFB

SHEET 5 OF 8

S-3
ATTIC FLOOR FRAMING PLAN




ELEVATION B




OPTIONAL COVERED PORCH

## STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
3. FRAME DORMER 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. STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
6. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H2.5A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
7. REFER TO SECTION R802.11 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) 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 NCRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
2. WHERE ROOF SLOPES EXCEED 7:12, INSTALL 3" 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.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 33736 MATTHEW G. SNOTHER ENGINEER

11/2/2020

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N.C. LICENSE NO.: C-1733

TOPSAIL
H&H HOMES

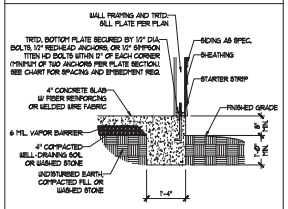
DATE: NOVEMBER 2, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY: H&H HOMES
ENGINEERED BY: WPB

SHEET 7 OF 8

S-4b
ROOF FRAMING PLAN

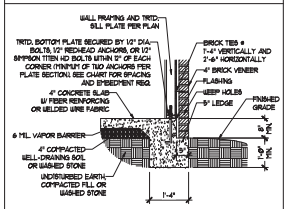
# MONOLITHIC SLAB DETAILS

## DETAIL 1



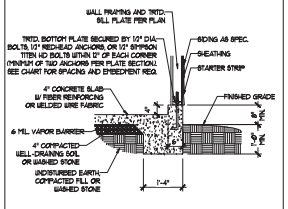

TYPICAL SLAB DETAIL

## DETAIL 2



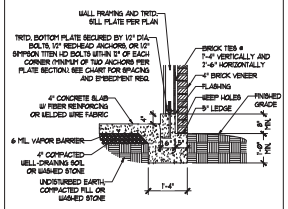

BRICK VENEER DETAIL

## DETAIL 3



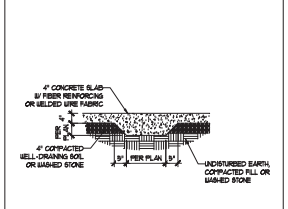

GARAGE CURB DETAIL

## DETAIL 4



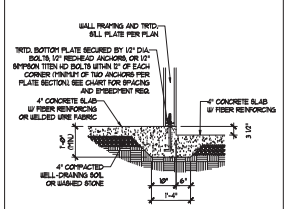

GARAGE CURB BRICK LEDGE DETAIL

## DETAIL 5



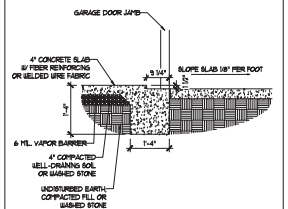

THICKENED SLAB DETAIL

## DETAIL 6




STEP IN GARAGE DETAIL

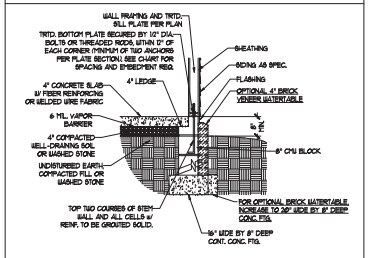
## DETAIL 7




SLAB AT GARAGE DOOR DETAIL

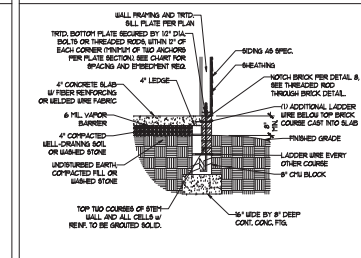
# STEMWALL DETAILS

## DETAIL 1



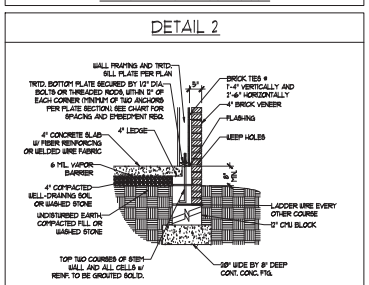

TYPICAL STEM WALL DETAIL (W/ OPTIONAL WATERTABLE)

## OPTIONAL DETAIL 1



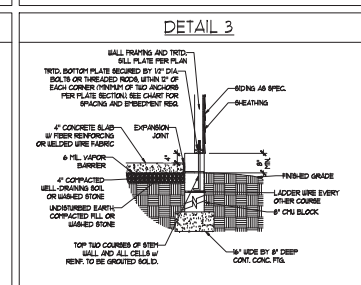

OPTIONAL STEM WALL DETAIL

## DETAIL 2



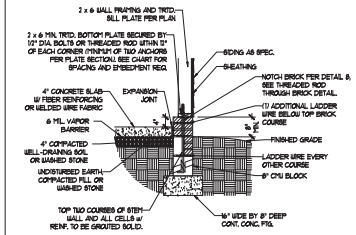

TYPICAL STEM WALL FND. W/ BRICK DETAIL

## DETAIL 3



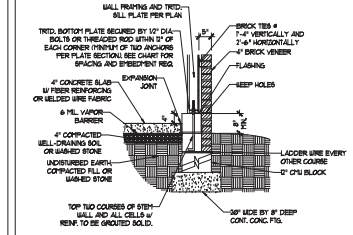

TYPICAL STEM WALL FND. DETAIL W/ CURB @ GARAGE

## OPTIONAL DETAIL 3



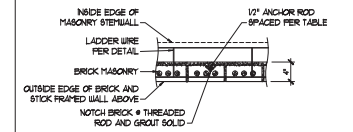

OPTIONAL STEM WALL FND. DETAIL W/ CURB @ GARAGE

## DETAIL 4




TYPICAL STEM WALL FND. DETAIL W/ BRICK AND CURB @ GARAGE

## DETAIL 8




THREADED ROD THROUGH BRICK MASONRY

## MASONRY STEMWALL SPECIFICATIONS

| WALL HEIGHT (FEET) | MASONRY WALL TYPE | | | |
|---|---|---|---|---|
| | 8" CMU | 4" BRICK AND 4" CMU | 4" BRICK AND 8" CMU | 12" CMU |
| 2 AND BELOW | UNGROUTED | GROUT SOLID | UNGROUTED | UNGROUTED |
| 3 | UNGROUTED | GROUT SOLID | UNGROUTED | UNGROUTED |
| 4 | GROUT SOLID | GROUT SOLID w/ #4 REBAR @ 48" O.C. | GROUT SOLID | GROUT SOLID w/ #4 REBAR @ 64" O.C. |
| 5 | GROUT SOLID w/ #4 REBAR @ 36" O.C. | NOT APPLICABLE | GROUT SOLID w/ #4 REBAR @ 36" O.C. | GROUT SOLID w/ #4 REBAR @ 64" O.C. |
| 6 | GROUT SOLID w/ #4 REBAR @ 24" O.C. | NOT APPLICABLE | GROUT SOLID w/ #4 REBAR @ 24" O.C. | GROUT SOLID w/ #4 REBAR @ 64" O.C. |
| 7 AND GREATER | ENGINEERED DESIGN BASED ON SITE CONDITIONS | | | |

STRUCTURAL NOTES:

1. WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
2. TIE 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 / #67 WASHED STONE IS ALLOWABLE.
5. BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (48 PSF/FT BELOW GRADE) CLASSIFIED AS GROUP I ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
6. FREEP SLAB PER R506.2.1 AND R506.2.2 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. MINIMUM 24" LAP SPLICE LENGTH.
7. LOCATE REBAR IN CENTER OF FOUNDATION WALL.
8. 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. | 4'-0" O.C. |
| EMBEDMENT | 7" | 5" INTO MASONRY<br>7" INTO CONCRETE |

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N.C. LICENSE NO.: C-1733

120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
FOUNDATION DETAILS

DATE: NOVEMBER 14, 2018
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JES

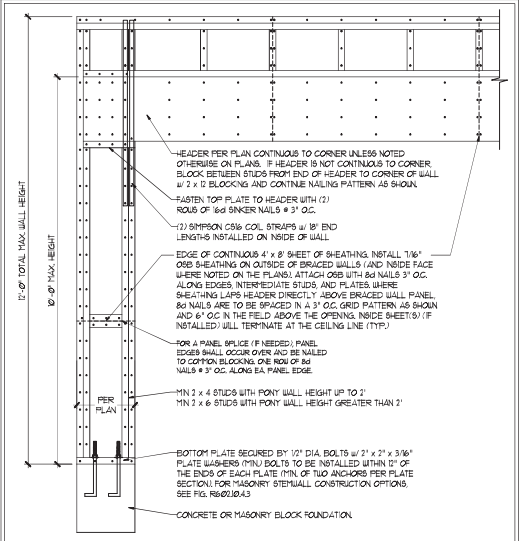
D-1
FOUNDATION DETAILS

NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STROTHER

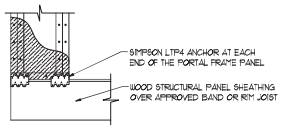
11/2/2020

## GENERAL WALL BRACING NOTES:

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NCRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NCRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NCRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. 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.
4. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH GS-WSP 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 R702.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.
6. GS-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/ 6d COMMON NAILS OR 8d (2 1/2" LONG x Ø.113" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (U.N.O.).
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 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (U.N.O.). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R702.3.5. 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 GS-WSP CONTRIBUTES 1'S ACTUAL LENGTH, METHOD GB CONTRIBUTES .5 1'S ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 1.5 TIMES 1'S ACTUAL LENGTH.



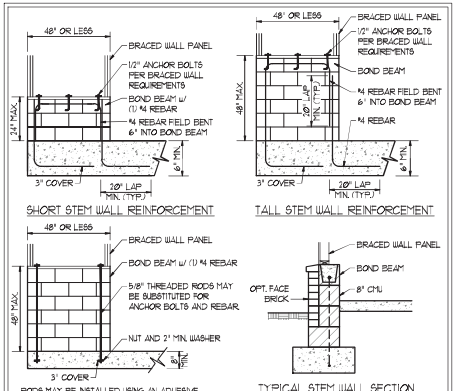

OVER CONCRETE OR MASONRY BLOCK FOUNDATION




OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

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

## METHOD PF-PORTAL FRAME DETAIL (1)

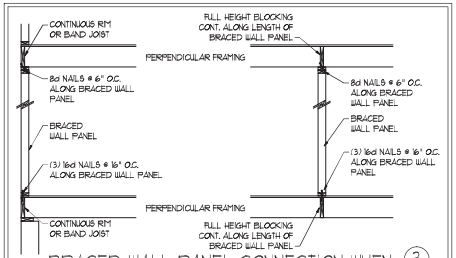



OPTIONAL STEM WALL REINFORCEMENT

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

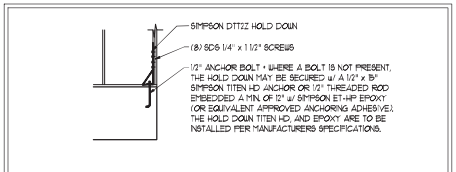
## MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS (2)

PER FIGURE R602.10.4.3




## BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING (3)

PER FIGURE R602.10.4.4(1)

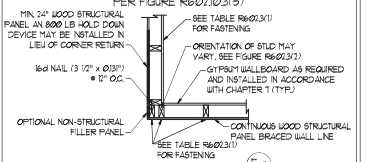



## HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB (4)

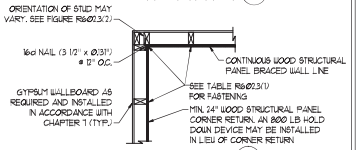
* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

## TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING (5)

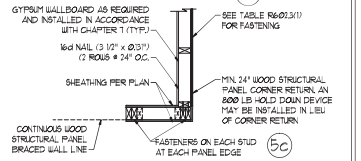
PER FIGURE R602.10.3(5)




(a) OUTSIDE CORNER DETAIL (5a)



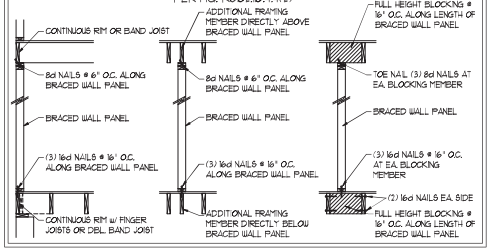

(b) INSIDE CORNER DETAIL (5b)

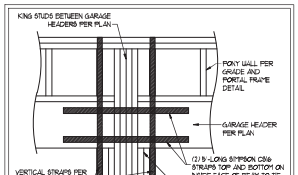



(c) GARAGE DOOR CORNER DETAIL (SEE PLAN FOR ADDITIONAL STRUCTURAL INFORMATION OR ALTERNATE CONFIGURATIONS) (5c)

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

PER FIG. R602.10.4.4(2)



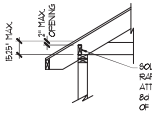




## PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS

(REFERENCE PORTAL FRAME DETAIL FOR ALL OTHER PORTAL FRAME INFORMATION) (7)

## BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS (8)

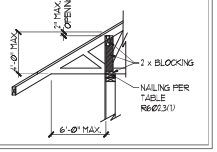
PER FIGURE R602.10.4.5(1)




## BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES (9)

PER FIGURE R602.10.4.5(3)

(OR ALTERNATIVE: FIGURE R602.10.4.5(2))






NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STROTHER

11/2/2020

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

DATE: NOVEMBER 14, 2018
SCALE: 1/4" = 1'-0"
DRAWN BY: JST
ENGINEERED BY: JST

D-2
BRACED WALL NOTES AND DETAILS AND PF DETAIL

## 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, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.

2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NCRC) 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

3. STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NCRC, 2018 EDITION (R301.4 - R301.7)

| DESIGN CRITERIA: | LIVE LOAD (PSF) | DEAD LOAD (PSF) | DEFLECTION (IN) |
|---|---|---|---|
| ATTIC WITH LIMITED STORAGE | 20 | 10 | L/240 (L/360 W/ BRITTLE FINISHES) |
| ATTIC WITHOUT STORAGE | 10 | 10 | L/360 |
| DECKS | 40 | 10 | L/360 |
| EXTERIOR BALCONIES | 40 | 10 | L/360 |
| FIRE ESCAPES | 40 | 10 | L/360 |
| HANDRAILS/GUARDRAILS | 200 LB. OR 50 (PLF) | 10 | L/360 |
| PASSENGER VEHICLE GARAGE | 50 | 10 | L/360 |
| ROOMS OTHER THAN SLEEPING ROOM | 40 | 10 | L/360 |
| SLEEPING ROOMS | 30 | 10 | L/360 |
| STAIRS | 40 | 10 | L/360 |
| WIND LOAD | (BASED ON TABLE R301.2(4) WIND ZONE AND EXPOSURE) | | |
| GROUND SNOW LOAD: Pg | 20 (PSF) | | |

- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
- FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD

4. FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NCRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NCRC, 2018 EDITION.

5. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2018 EDITION.

## FOOTING AND FOUNDATION NOTES

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 BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405, OF THE NCRC, 2018 EDITION.

3. PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SAWED WITHIN 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 NCRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.

5. MASONRY UNITS TO CONFORM TO ACE B30/ASCE 9/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 GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.

8. ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NCRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCMA TR68-A OR ACE 5.1-07/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(1), R404.1.1(2), R404.1.1(3) OR R404.1.1(4) OF THE NCRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(5) OF THE NCRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).



## FRAMING NOTES

1. ALL FRAMING LUMBER SHALL BE #1 SPF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 975 PSI, Fv =175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).

2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb =2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 PSI, Fv = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 11" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E =1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 11" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2300 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 BARS: | 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 |

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 9/16" DIAMETER HOLES @ 16" O.C.

5. 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.

6. ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7.1(1) AND R602.7.1(2) OF THE NCRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER. ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.7.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

7. ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).

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) 12d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R703.8.1 OF THE NCRC, 2018 EDITION.

13. FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).

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

15. ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 7,000 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO.) POSTS MAY BE SECURED USING ONE SIMPSON H6 OR LTS12 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON CS16 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STROTHER

11/2/2020

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# 120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
# STANDARD STRUCTURAL NOTES

DATE: NOVEMBER 14, 2018
SCALE: 1/4" = 1'-0"
DRAWN BY: JLB
ENGINEERED BY: JST

S-0
STRUCTURAL NOTES