



*JOB NUMBER	B-1815828
CAD FILE NAME	1755-R
ISSUED	11-08-17
REVISED	09-12-17
	09-12-18
	02-15-19
	02-11-20
	04-01-20
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DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

ENGAGE -GARAGE LEFT

DREAM FINDERS HOMES

1755

REVISION LOG

CS
SHEET

LOT 551 CREEKSIDE OAKS NORTH

ENGAGE DREAM FINDERS HOMES

PLAN REVISIONS

- 11-08-17 COMPLETED CONSTRUCTION DOCUMENTS INCLUDING CLIENT REVIEW COMMENTS.
- 11-16-17 MIRRORED PLANS TO CREATE LEFT HAND GARAGE VERSION.
- 09-12-18 STANDARD CLIENT CHANGES PER CLIENT WALK-THRU NOTES DATED 08-30-18. CHANGES INCLUDE BUT NOT LIMITED TO THE FOLLOWING: REMOVE OPT. LAUNDRY TUB, REMOVE KITCHEN ISLAND AND KNEEWALLS, ADD PLUMBING DROP UNDER CABINET, REVISE ALL SECONDARY CLOSETS AND LINENS TO HAVE BI-FOLD DOORS, REMOVE WINDOW GRIDS AT SIDES AND REAR ELEVATIONS, REVISE DATA DROPS TO BE 1" PHONE IN KITCHEN AND 1 1/4" IN OWNERS SUITE AND GATHERING ROOM ONLY, REMOVE COVERED PORCH OPTION, REVISE KITCHEN LIGHTING TO BE 4-BULB FLUORESCENT LIGHT.

PLAN SPECIFIC CHANGES INCLUDE BUT NOT LIMITED TO THE FOLLOWING: CENTERED WINDOW AT GATHERING ROOM IN KITCHEN HALLWAY, REMOVE OPT. DOOR AT LAUNDRY, REMOVE OPT. WINDOW AT POWDER BATH AND BEDROOM 3, WADE OPT. WINDOW AT LOFT STANDARD AND WADE AND FLOOR HALL CLOSET 7-6 DOOR.
- 02-15-19 COMPLETED CLIENT COMMENTS.
- 02-11-20 UPDATED DIMENSIONS FOR PAD AND PATIO.
REVISED ROOM DIMENSIONS FOR THE FOLLOWING ROOM:
GATHERING ROOM WAS 15'-0" X 16'-3", NOW IT IS 15'-0" X 17'-3".
CHANGED WASHER DRYER, AND REFRIGERATOR TO OPTIONAL COMPONENTS.
CREATED CHISHEETS.
CHANGE LOCATIONS OF HOSE BIBBS TO BE ON HEATED WALLS.
VERIFY HDR HGTS ARE AT LEAST 7'-0".
VERIFIED MASTERS WAS CHANGED TO OWNERS.
CHANGED 2X4 WALL AT REAR GARAGE WALL TO 2X6.
REVISED FLOOD LIGHTS AND SWITCHES/WIRING AT REAR.
ADDED ROOF VENT CALCULATIONS.
ADDED THERMOSTAT TO FIRST FLOOR ELECTRICAL PLAN.
DIMENSIONS CEILING FAN IN GATHERING ROOM ON ELECTRICAL PLAN.
UPDATED FOR IRC 2018 AND SC IRC 2018.
VERIFIED VENTILATION REQ'TS AT OWNERS BEDROOM.
ADDED INSULATION INFORMATION ON PLANS.
UPDATED THE SF AS FOLLOWS:
ELEV-A 1ST FLOOR WAS 111 SF, NOW 116 SF
ELEV-A 2ND FLOOR WAS 318 SF, NOW 316 SF
ELEV-A TOTAL SF WAS 1155 SF, NOW 1152 SF
ELEV-C 1ST FLOOR WAS 111 SF, NOW 116 SF
ELEV-C 2ND FLOOR WAS 318 SF, NOW 316 SF
ELEV-A TOTAL SF WAS 1155 SF, NOW 1148 SF

- 04-01-20 GATHERING WAS CHANGED TO FAMILY.
CAFE WAS CHANGED TO CASUAL DINING.
REVISED ROOM DIMENSIONS FOR THE FOLLOWING ROOM:
FAMILY ROOM WAS 15'-0" X 16'-3", NOW IT IS 14'-10" X 16'-3".
REVISED HANEN BOX AND DRYER VENT.
UPDATED NEW SHEETS FOR FIRST FLOOR PLAN AND SECOND FLOOR PLAN OPTIONS.
CREATED CHISHEETS
ADDED (7) HOSE BIBBS RIGHT AND LEFT SIDE OF THE HOUSE.
CHANGED 2X4 WALL AT LEFT GARAGE WALL TO 2X6.
REVISED OUTLETS, PHONES AND TV'S FROM ELECTRICAL PLANS.
ADDED CARBON MONOXIDE DETECTOR AT BEDROOMS.
UPDATED THE SF AS FOLLOWS:
ELEV-A 2ND FLOOR WAS 316 SF, NOW 312 SF
ELEV-A TOTAL SF WAS 1152 SF, NOW 1148 SF
ELEV-C 1ST FLOOR WAS 112 SF, NOW 1148 SF
ELEV-C TOTAL SF WAS 1148 SF, NOW 1144 SF
CREATED ELEVATION FARTHOUSE B.
CREATED ELEVATION ARTS AND CRAFTS D.
REVISED HATCH AT SIDES AND REAR ELEVATIONS.
CHANGED CORNER BOARDS ON ELEVATIONS TO BE 1X4 TRIM BOARD.
SHOULDER COACH LIGHTS ON ELEVATIONS.
ADDED DIAGONAL DIMENSIONS ON SLAB INTERFACE PLAN.
CREATED LEFT HAND GARAGE VERSION.
REVISED ELEVATION C.
REVISED FIRST STEP AT FIRST FLOOR AND ADDED IT TO SECOND FLOOR. UPDATED 50 FT. LOG. FIRST FLOOR WAS 972 SF, NOW 968 SF. GARAGE WAS 160 SF, NOW 159 SF.
CHANGED SHUTTERS TO BE 14" WIDE.
- 04-08-20 ADDED WINDOW SCHEDULE
CHANGED POWDER ROOM DOOR TO 7/16"
CHANGED GARAGE WALL FROM 2X6 TO 2X4
CHANGED 1X8 TRIM ON ALL ELEVATIONS TO 1X8 TRIM
ADDED WINDOW DOOR 1 GARAGE TRIM TO 4"
ADDED DECORATIVE BRACKET DETAIL TO ELEVATION A 4 D
ADDED DECORATIVE GABLE DETAIL TO ELEVATION B
FIXED PORCHES SO COLLINS DO NOT OVERHANG CONCRETE
REVISED COLUMN BASE FROM ELEVATION D AND CHANGED COLUMN TO 8" SQUARE FULL HEIGHT COLUMN
CHANGED COAT CLOSET DOOR FROM 7/16 BIFOLD TO 7/16 DOOR
CHANGED LINEN CLOSET DOOR FROM 7/16 BIFOLD TO 7/16 DOOR
CHANGED BEDROOM 2 CLOSET DOORS FROM 7/16 BIFOLD TO 7/16 DOOR
CHANGED BEDROOM 3 CLOSET DOOR FROM 7/16 BIFOLD TO 7/16 DOOR
CHANGED OWNERS LINEN CLOSET DOOR FROM 7/16 BIFOLD TO 7/16 DOOR
- 12-01-22 ADDED ELEVATION D2 SHOWING BRICK COLUMN AND D3 SHOWING STONE COLUMN.
ADDED SQUARE FOOTAGE BLOCK FOR D2 AND D3 ELEVATIONS.
CHANGED WALL BEHIND TOILET AND SINK OF BATH 2 FROM 2X6 TO 2X4
VERIFIED AND UPDATED OPTIONAL OWNERS BATH 2 4 3 LAYOUTS
- 01-14-23 WINDOW HEAD HEIGHT CHANGED TO 71" ON SECOND FLOOR
ADDED (6) OPTIONAL LED CAN LIGHTS IN KITCHEN (06-15-23)

SQUARE FOOTAGE AREA		ELEV 'A'	
FIRST FLOOR	776 SQ. FT.	FIRST FLOOR	776 SQ. FT.
SECOND FLOOR	968 SQ. FT.	SECOND FLOOR	968 SQ. FT.
TOTAL (HEATING)	1744 SQ. FT.	TOTAL (HEATING)	1744 SQ. FT.
GARAGE (UNHEATED)	259 SQ. FT.	GARAGE (UNHEATED)	259 SQ. FT.
PORCH	36 SQ. FT.	PORCH	36 SQ. FT.
PAD	16 SQ. FT.	PAD	16 SQ. FT.
OPTIONAL GARAGE	240 SQ. FT.	OPTIONAL GARAGE	240 SQ. FT.
OPTIONAL PATIO	80 SQ. FT.	OPTIONAL PATIO	80 SQ. FT.

SQUARE FOOTAGE AREA		ELEV 'B'	
FIRST FLOOR	776 SQ. FT.	FIRST FLOOR	776 SQ. FT.
SECOND FLOOR	968 SQ. FT.	SECOND FLOOR	968 SQ. FT.
TOTAL (HEATING)	1744 SQ. FT.	TOTAL (HEATING)	1744 SQ. FT.
GARAGE (UNHEATED)	260 SQ. FT.	GARAGE (UNHEATED)	260 SQ. FT.
PORCH	36 SQ. FT.	PORCH	36 SQ. FT.
PAD	16 SQ. FT.	PAD	16 SQ. FT.
OPTIONAL GARAGE	240 SQ. FT.	OPTIONAL GARAGE	240 SQ. FT.
OPTIONAL PATIO	80 SQ. FT.	OPTIONAL PATIO	80 SQ. FT.

SQUARE FOOTAGE AREA		ELEV 'D'	
FIRST FLOOR	776 SQ. FT.	FIRST FLOOR	776 SQ. FT.
SECOND FLOOR	968 SQ. FT.	SECOND FLOOR	968 SQ. FT.
TOTAL (HEATING)	1744 SQ. FT.	TOTAL (HEATING)	1744 SQ. FT.
GARAGE (UNHEATED)	260 SQ. FT.	GARAGE (UNHEATED)	260 SQ. FT.
PORCH	61 SQ. FT.	PORCH	61 SQ. FT.
PAD	16 SQ. FT.	PAD	16 SQ. FT.
OPTIONAL GARAGE	240 SQ. FT.	OPTIONAL GARAGE	240 SQ. FT.
OPTIONAL PATIO	80 SQ. FT.	OPTIONAL PATIO	80 SQ. FT.

SQUARE FOOTAGE AREA		ELEV 'D2'	
FIRST FLOOR	776 SQ. FT.	FIRST FLOOR	776 SQ. FT.
SECOND FLOOR	968 SQ. FT.	SECOND FLOOR	968 SQ. FT.
TOTAL (HEATING)	1744 SQ. FT.	TOTAL (HEATING)	1744 SQ. FT.
GARAGE (UNHEATED)	260 SQ. FT.	GARAGE (UNHEATED)	260 SQ. FT.
PORCH	61 SQ. FT.	PORCH	61 SQ. FT.
PAD	16 SQ. FT.	PAD	16 SQ. FT.
OPTIONAL GARAGE	240 SQ. FT.	OPTIONAL GARAGE	240 SQ. FT.
OPTIONAL PATIO	80 SQ. FT.	OPTIONAL PATIO	80 SQ. FT.

SQUARE FOOTAGE AREA		ELEV 'D3'	
FIRST FLOOR	776 SQ. FT.	FIRST FLOOR	776 SQ. FT.
SECOND FLOOR	968 SQ. FT.	SECOND FLOOR	968 SQ. FT.
TOTAL (HEATING)	1744 SQ. FT.	TOTAL (HEATING)	1744 SQ. FT.
GARAGE (UNHEATED)	260 SQ. FT.	GARAGE (UNHEATED)	260 SQ. FT.
PORCH	61 SQ. FT.	PORCH	61 SQ. FT.
PAD	16 SQ. FT.	PAD	16 SQ. FT.
OPTIONAL GARAGE	240 SQ. FT.	OPTIONAL GARAGE	240 SQ. FT.
OPTIONAL PATIO	80 SQ. FT.	OPTIONAL PATIO	80 SQ. FT.

ISSUANCE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTERS OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS SHALL BE MADE AFTER THE DRAFTING PROCESS HAS COMPLETED.
IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

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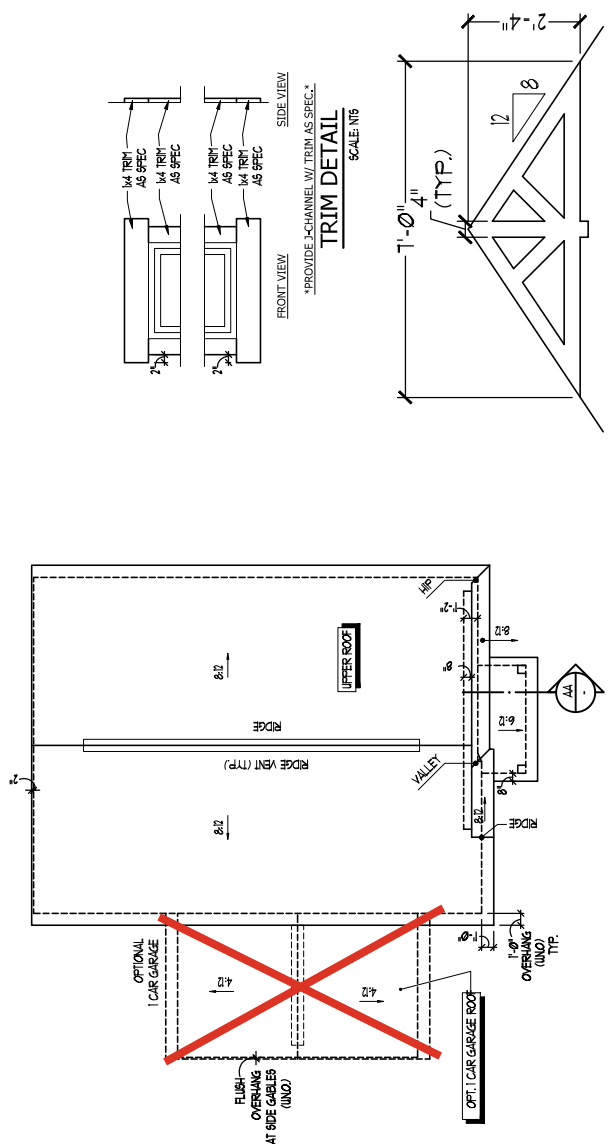
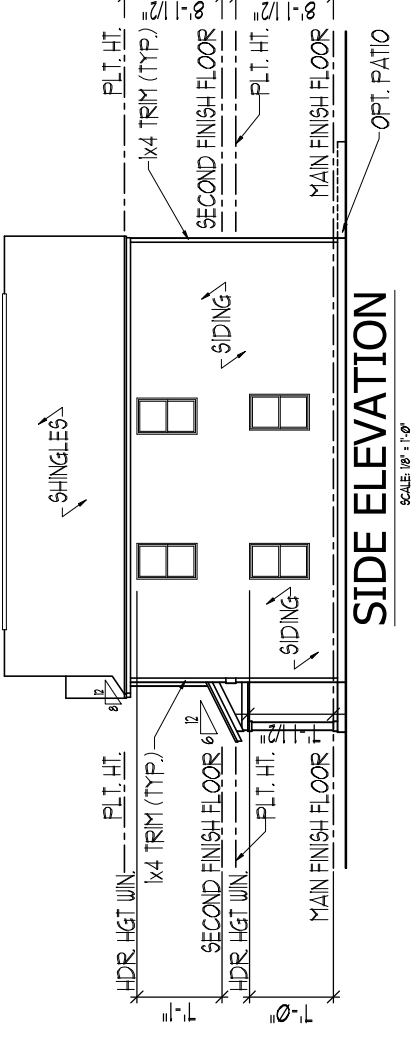
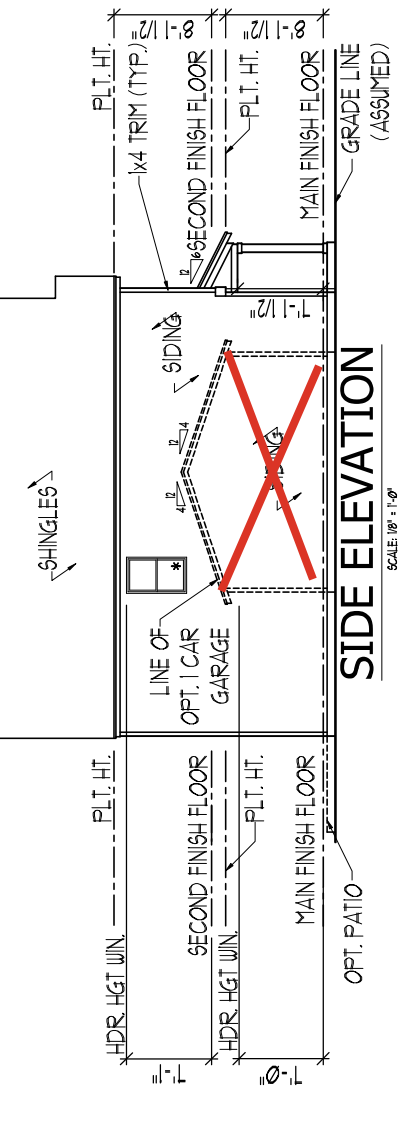
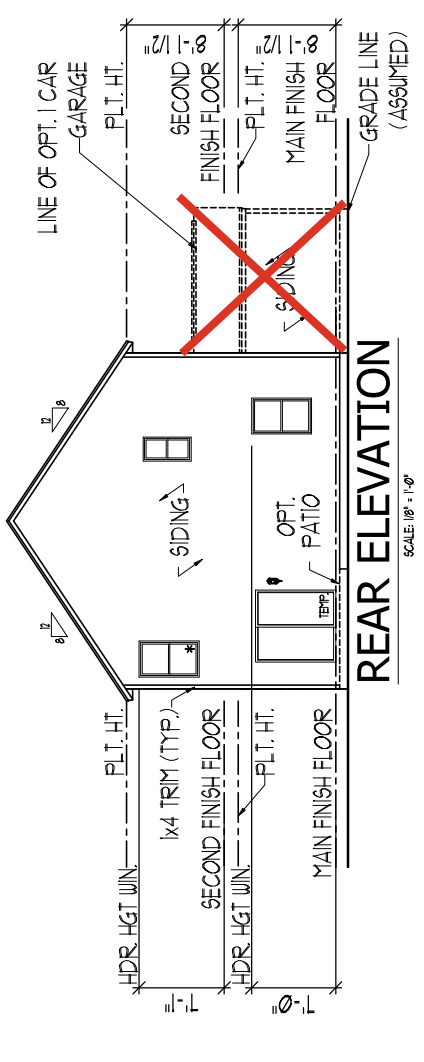
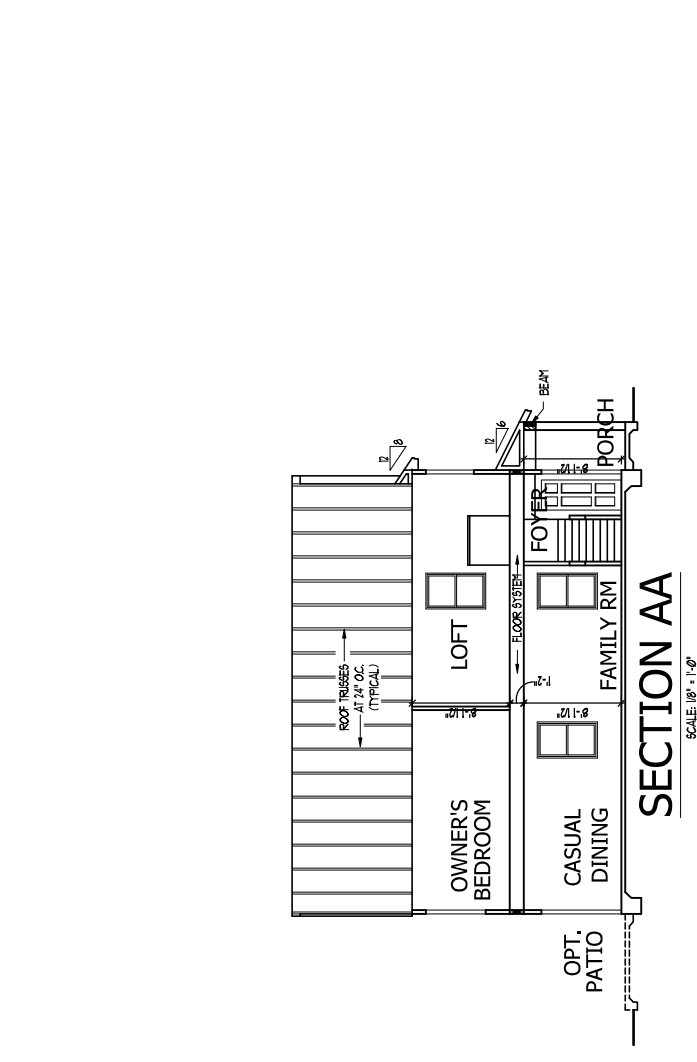
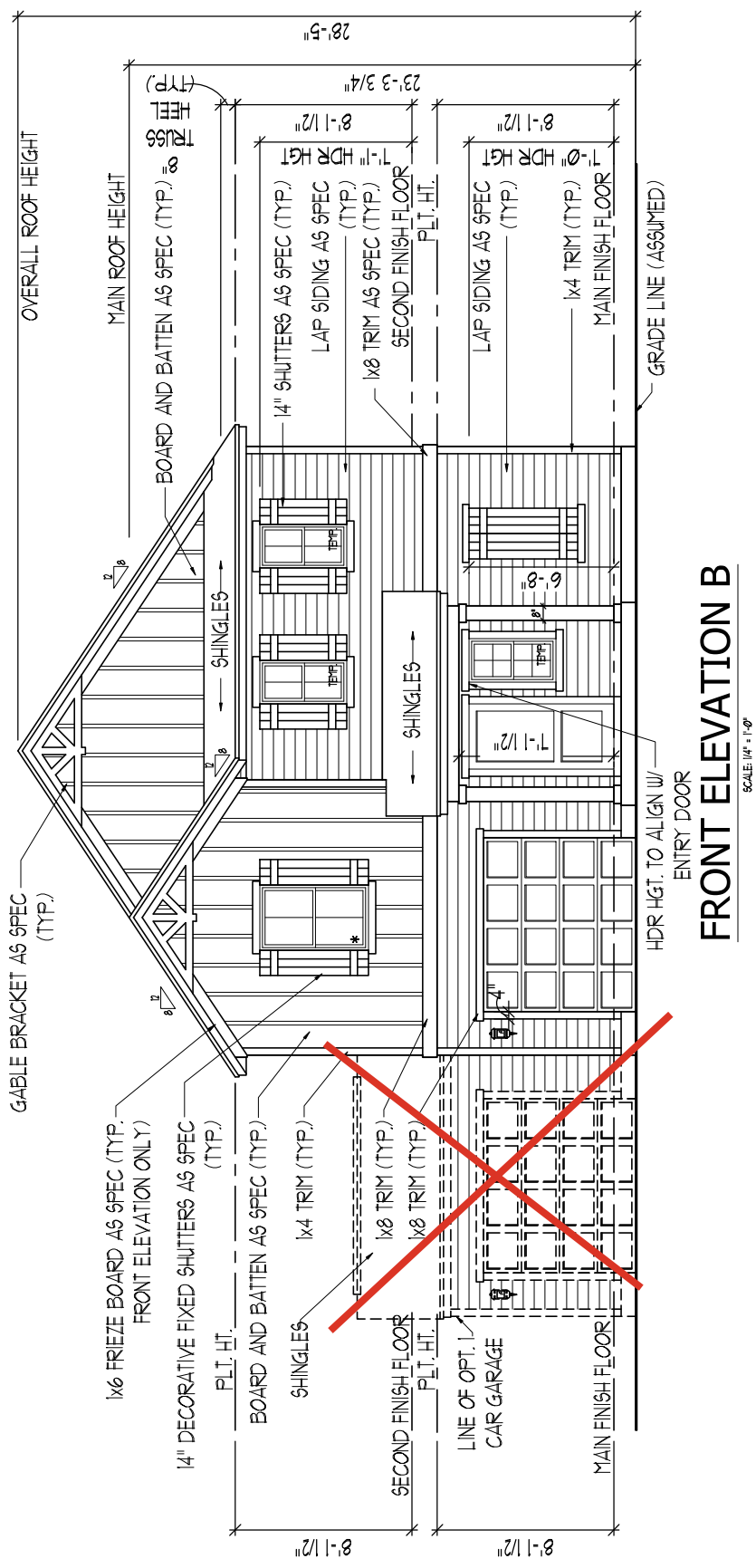
DRAWINGS ON 1/4" X 11" SHEET ARE ONE HALF THE SCALE NOTED

ENGAGE - GARAGE LEFT DREAM FINDERS HOMES

1755

TITLE
FRONT ELEVATION
REAR ELEVATION
LEFT ELEVATION
RIGHT ELEVATION
BUILDING SECTION

SHEET
A3.1



ISSUANCE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE BUILDER'S RESPONSIBILITY TO PERFORMABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTERS OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION. ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

ELEVATIONS, ROOF PLAN, & SECTION - FARMHOUSE 'B'

SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

J.S. THOMPSON ENGINEERING, INC.
333 EAST SIX FORKS ROAD, SUITE 180, RALEIGH, NC 27609
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO. C-1733

ENGAGE DREAM FINDERS HOMES

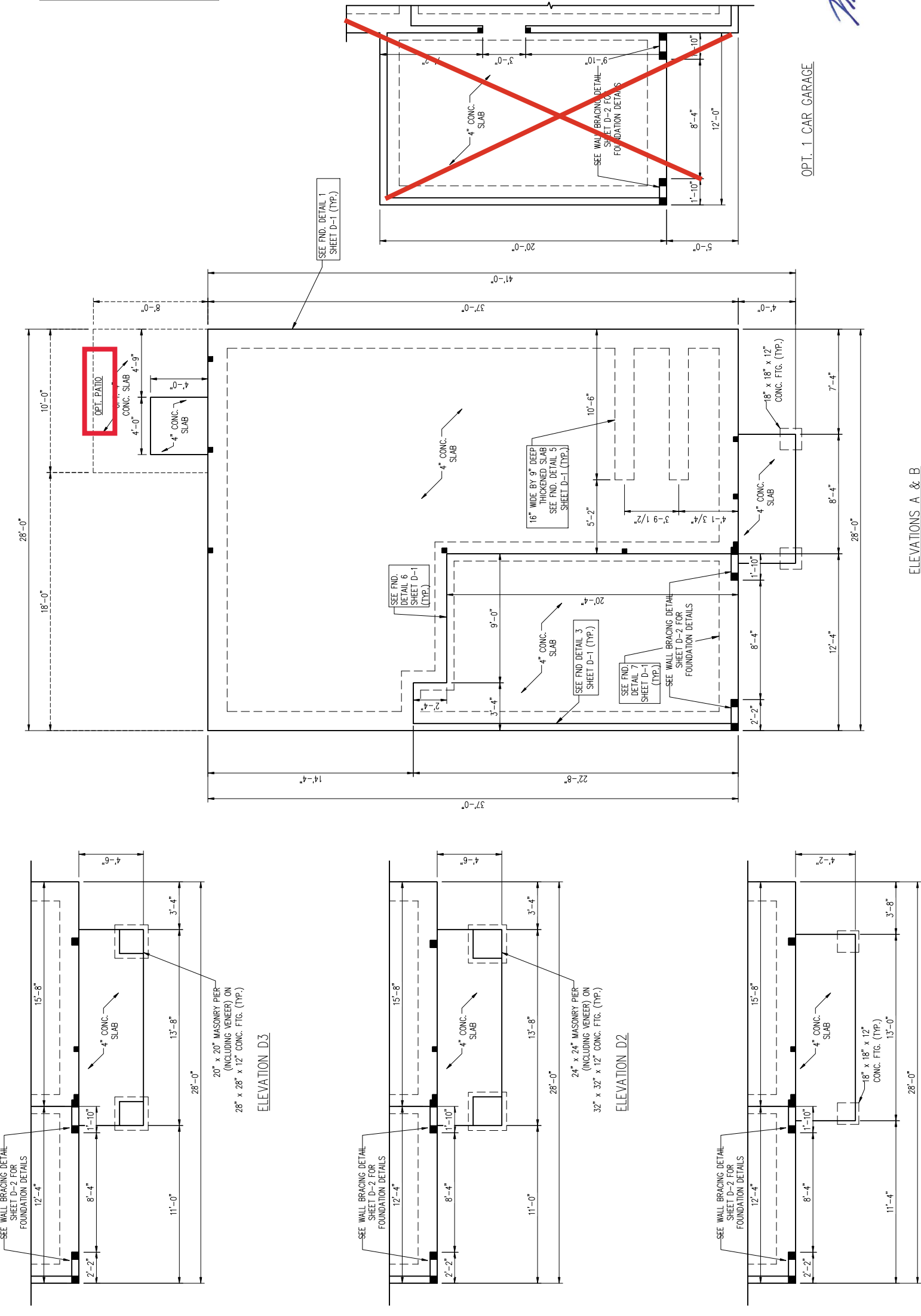
DATE: APRIL 26, 2023
SCALE: 1/4" = 1'-0"
DRAWN BY: PFL/MSM
ENGINEERED BY: WFB

S-1b
MONO SLAB
FOUNDATION PLAN

CONT	LEGEND
CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
FDN	FOUNDATION
OC	ON CENTER
SFP	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
RTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

- 150 MPH ULTIMATE DESIGN WIND SPEED.
30' MEAN ROOF HEIGHT.
NOTES FOR LESS THAN:
- 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 AND 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 1808.1.1 OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - WALL CLADDING DESIGNED FOR +24.3 PSF AND -32 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
 - ROOF CLADDING DESIGNED FOR +22.2 PSF AND -28 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +14 PSF AND -57 PSF FOR ROOF PITCHED 2.25/12 TO 7/12.
 - 7/16" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
 - WALLS TO BE BRACED IN ACCORDANCE WITH SECTION 1802.10.3 OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION AND AS NOTED ON PLANS.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC. 2018 EDITION.

- 120 MPH ULTIMATE DESIGN WIND SPEED.
30' MEAN ROOF HEIGHT.
NOTES FOR LESS THAN:
- 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 6'-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 CENTERLINE OF ANCHOR BOLT WITHIN 30 FEET OF MEAN ROOF HEIGHT. LESS THAN 30 FEET.
 - EXTERIOR WALLS DESIGNED FOR 120 MPH WINDS. -20 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
 - ROOF CLADDING DESIGNED FOR +14.2 PSF AND -18 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +7 PSF AND -36 PSF FOR ROOF PITCHED 2.25/12 TO 7/12.
 - INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION 1802.10.3 OF THE NRC. 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 NRC. 2018 EDITION.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



4/27/2023



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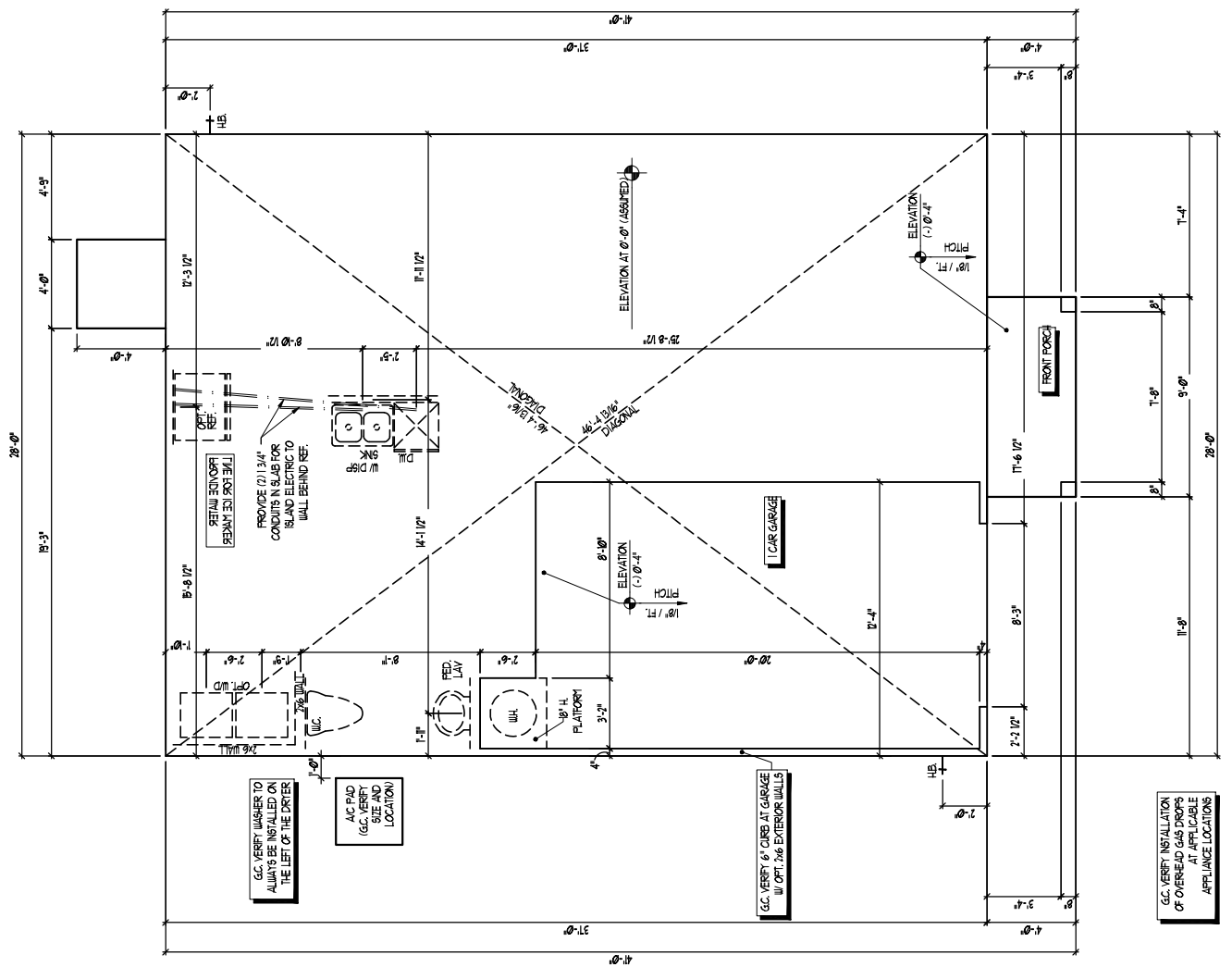
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

ENGAGE - GARAGE LEFT

1755

TITLE	SLAB INTERFACE PLAN
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A1.0
SHEET



SLAB INTERFACE PLAN

ELEVATION 1:8000
SCALE 1/4" = 1'-0"

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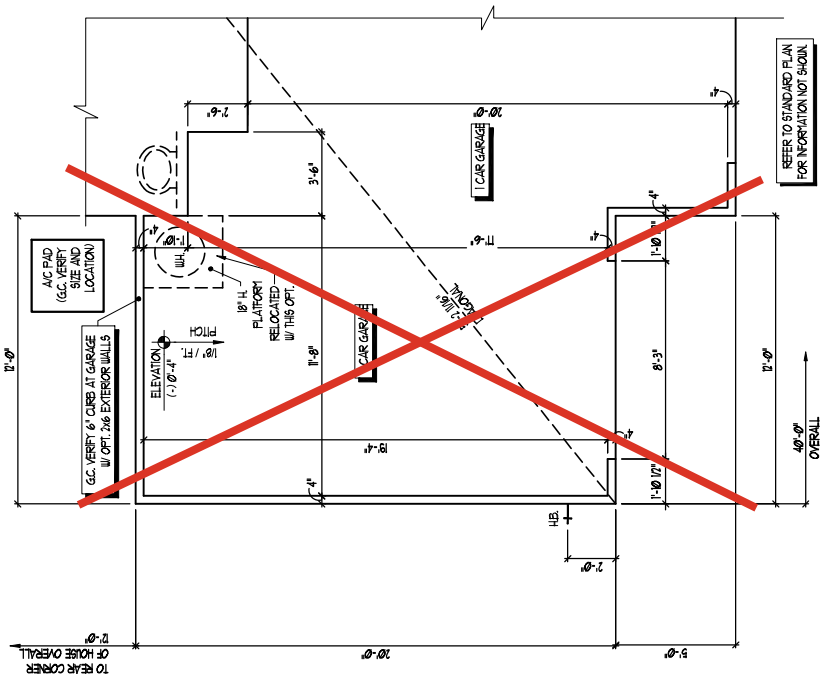
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ENGAGE - GARAGE LEFT
DREAM FINDERS HOMES

1755

TITLE
OPT. SLAB INTERFACE PLAN

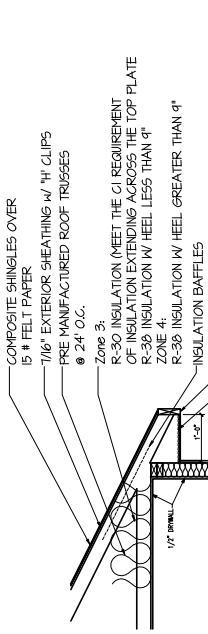
SHEET
A1.1



OPT. 1 CAR GARAGE
SCALE 1/4" = 1'-0"

SLAB INTERFACE PLAN
ELEVATION A SHOWN
SCALE 1/4" = 1'-0"

BALANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT BE THE BUILDER'S RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION. ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES. IT IS THE BUILDER'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



NI021 OF PROVIDE THE INSULATION FOR THE WALLS, CEILING, FLOORS, ROOF OR CAVITY FILLUS R25 CONTINUOUS FOR WALLS

A WATER RESISTIVE BARRIER MEETING THE REQUIREMENTS OF THE LATEST NORTH CAROLINA RESIDENTIAL BUILDING CODE MUST BE INSTALLED OVER ANY EXTERIOR SHEATHING THAT DOES NOT ALREADY MEET WATER RESISTIVE REQUIREMENTS.

R-25 INSULATION OR R-15 INSULATION + R-25 CI

INSULATION DETAIL

WINDOW SCHEDULE

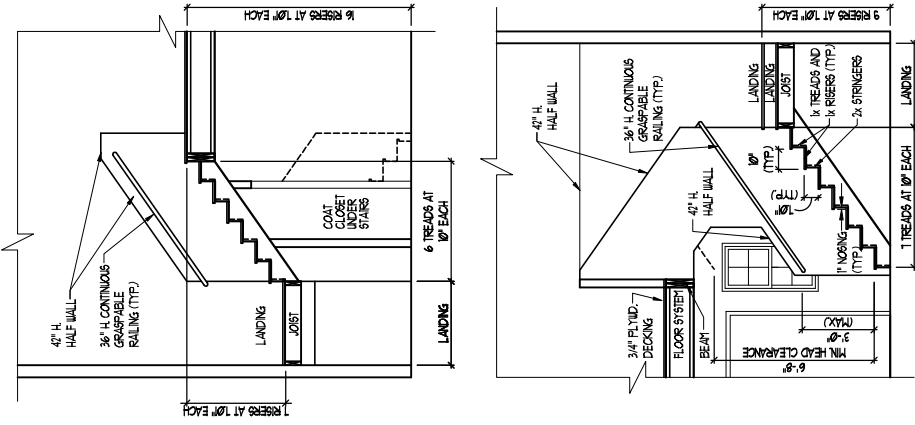
MARK	SIZE	TYPE	HEAD HEIGHT
(1)	30" x 50"	SINGLE HUNG	70"
(2)	20" x 40"	SINGLE HUNG	70"
(3)	26" x 30"	SINGLE HUNG	70"

SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.

Zone 3:
R-30 INSULATION (MEET THE C1 REQUIREMENT OF INSULATION EXTENDING ACROSS THE TOP PLATE)
R-30 INSULATION (W/ FEEL LESS THAN 9")
R-30 INSULATION (W/ FEEL GREATER THAN 9")
INSULATION BAFFLES

Zone 4:
2x6 SIBFASCIA
VENTED SOFFITS

INSULATION DETAIL



STAIR SECTION

STAIR NOTES:

BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL AT A POINT ABOVE THE OPENING OF A SPHERE. BALUSTERS ARE REQUIRED TO BE A SUCH A SIZE THAT A SPHERE OF 6" DIAMETER 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 FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FIRST STEP TO A POINT DIRECTLY BELOW THE BOTTOM RISER OF THE LAST STEP. HANDRAILS SHALL TERMINATE IN REEL 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 TYPE ONE OR TYPE TWO CRITERIA

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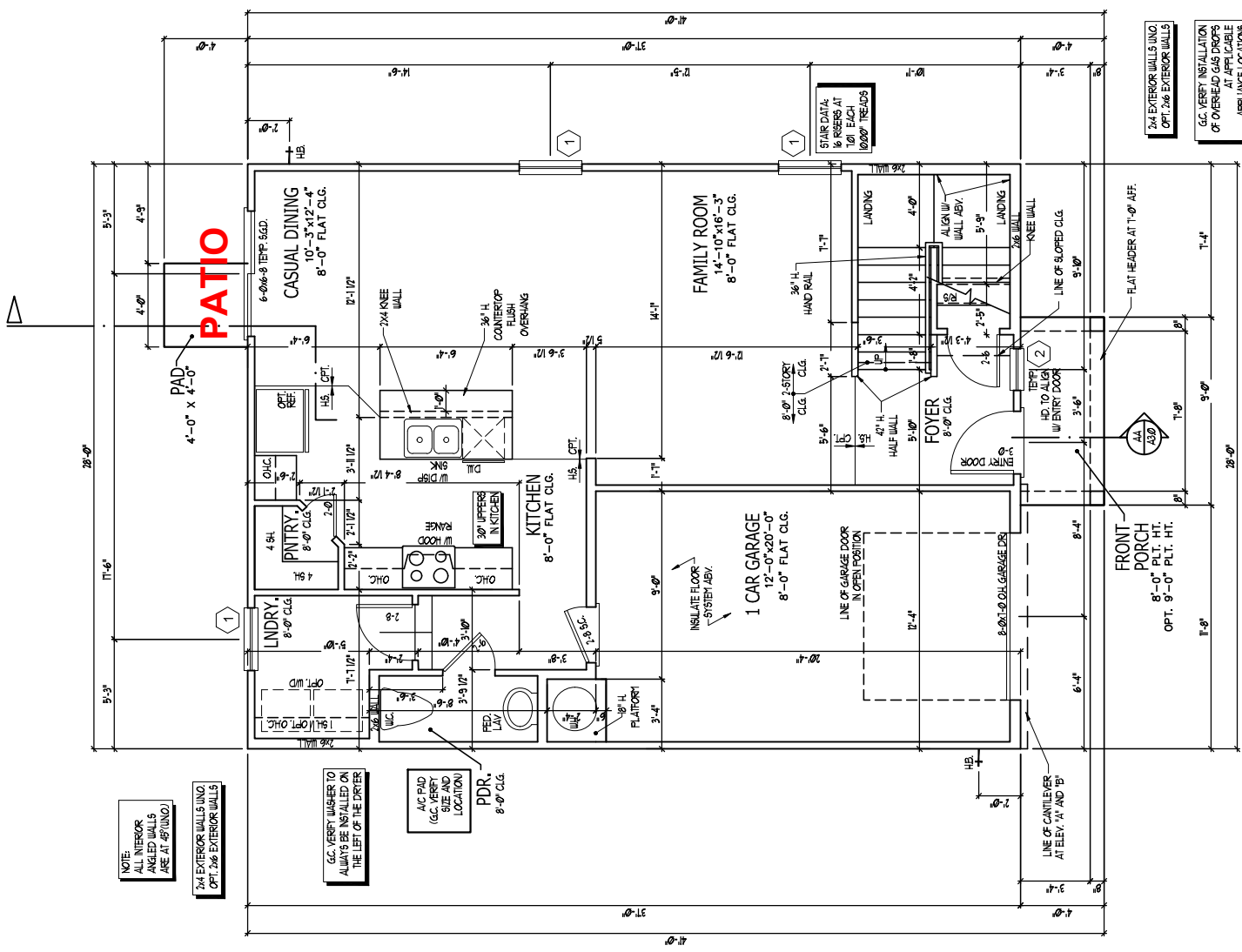
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

ENGAGE - GARAGE LEFT
DREAM FINDERS HOMES

1755

TITLE
MAIN FLOOR PLAN
STAIR SECTION
INSULATION DETAIL

A2.0
SHEET



FIRST FLOOR PLAN A AND B

SCALE 1/4" = 1'-0"

AREA	ELEV 'A'	SQUARE FOOTAGE
FIRST FLOOR	776 SQ. FT.	776 SQ. FT.
SECOND FLOOR	968 SQ. FT.	968 SQ. FT.
TOTAL (HEATING)	1744 SQ. FT.	1744 SQ. FT.
GARAGE (UNHEATED)	299 SQ. FT.	260 SQ. FT.
PORCH	36 SQ. FT.	36 SQ. FT.
PAD	16 SQ. FT.	16 SQ. FT.
OPTIONAL GARAGE	240 SQ. FT.	240 SQ. FT.
OPTIONAL PATIO	80 SQ. FT.	80 SQ. FT.

AREA	ELEV 'B'	SQUARE FOOTAGE
FIRST FLOOR	776 SQ. FT.	776 SQ. FT.
SECOND FLOOR	968 SQ. FT.	968 SQ. FT.
TOTAL (HEATING)	1744 SQ. FT.	1744 SQ. FT.
GARAGE (UNHEATED)	260 SQ. FT.	260 SQ. FT.
PORCH	36 SQ. FT.	36 SQ. FT.
PAD	16 SQ. FT.	16 SQ. FT.
OPTIONAL GARAGE	240 SQ. FT.	240 SQ. FT.
OPTIONAL PATIO	80 SQ. FT.	80 SQ. FT.

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND IS AN AREA BY NOT LESS THAN 1/2" INCHES FROM THE EXTERIOR WALLS. THE SIDES OF GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" INCH (53 mm) TYPE 1" G/FRAM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" INCH (12.7 mm) G/FRAM BOARD OR EQUIVALENT.

FIRST FLOOR PLAN

WINDOW SCHEDULE			
MARK	SIZE		TYPE
	WIDTH	HEIGHT	
(1)	30"	50"	SINGLE HUNG
(2)	20"	40"	SINGLE HUNG
(3)	26"	30"	SINGLE HUNG

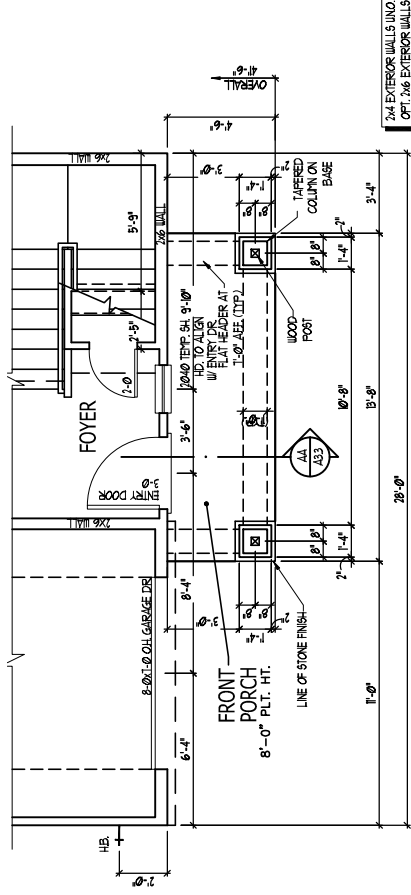
SEE PLAN FOR NOTES ON EGRESS, TEMP. & ETC.

SQUARE FOOTAGE	
AREA	ELEV D3'
FIRST FLOOR	776 SQ. FT.
SECOND FLOOR	968 SQ. FT.
TOTAL (HEATING)	1744 SQ. FT.
GARAGE (UNHEATED)	260 SQ. FT.
PORCH	61 SQ. FT.
PAD	16 SQ. FT.
OPTIONAL GARAGE	240 SQ. FT.
OPTIONAL PATIO	80 SQ. FT.

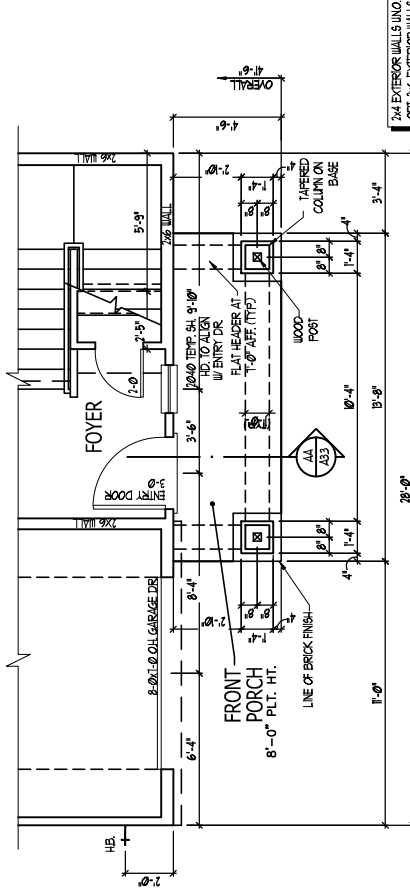
SQUARE FOOTAGE	
AREA	ELEV D2'
FIRST FLOOR	776 SQ. FT.
SECOND FLOOR	968 SQ. FT.
TOTAL (HEATING)	1744 SQ. FT.
GARAGE (UNHEATED)	260 SQ. FT.
PORCH	61 SQ. FT.
PAD	16 SQ. FT.
OPTIONAL GARAGE	240 SQ. FT.
OPTIONAL PATIO	80 SQ. FT.

SQUARE FOOTAGE	
AREA	ELEV D'
FIRST FLOOR	776 SQ. FT.
SECOND FLOOR	968 SQ. FT.
TOTAL (HEATING)	1744 SQ. FT.
GARAGE (UNHEATED)	260 SQ. FT.
PORCH	61 SQ. FT.
PAD	16 SQ. FT.
OPTIONAL GARAGE	240 SQ. FT.
OPTIONAL PATIO	80 SQ. FT.

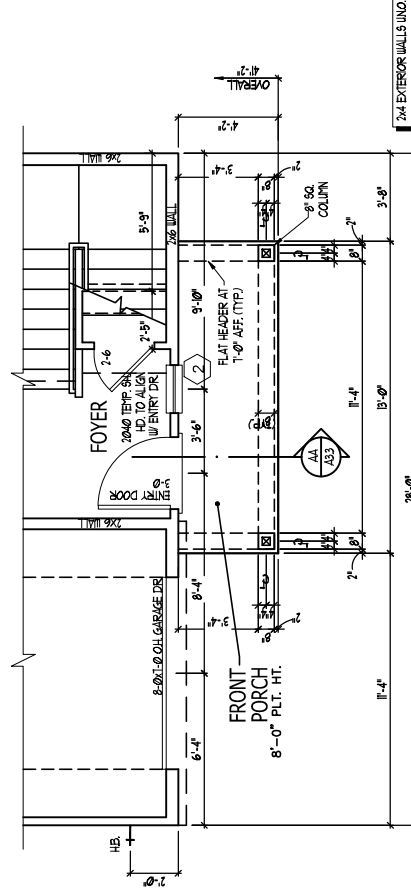
DISCLAIMER OF LIABILITY: THE DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS AND ADHERENCE TO APPLICABLE BUILDING CODES FROM ALL JURISDICTIONS. THE DRAFTER'S OFFICE SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE DRAFTER'S OFFICE SHALL BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE DRAFTER'S OFFICE SHALL BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE DRAFTER'S OFFICE SHALL BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.



PARTIAL FIRST FLOOR PLAN D3
SCALE: 1/4" = 1'-0"



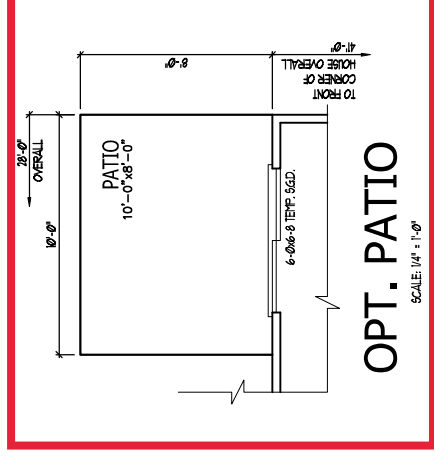
PARTIAL FIRST FLOOR PLAN D2
SCALE: 1/4" = 1'-0"



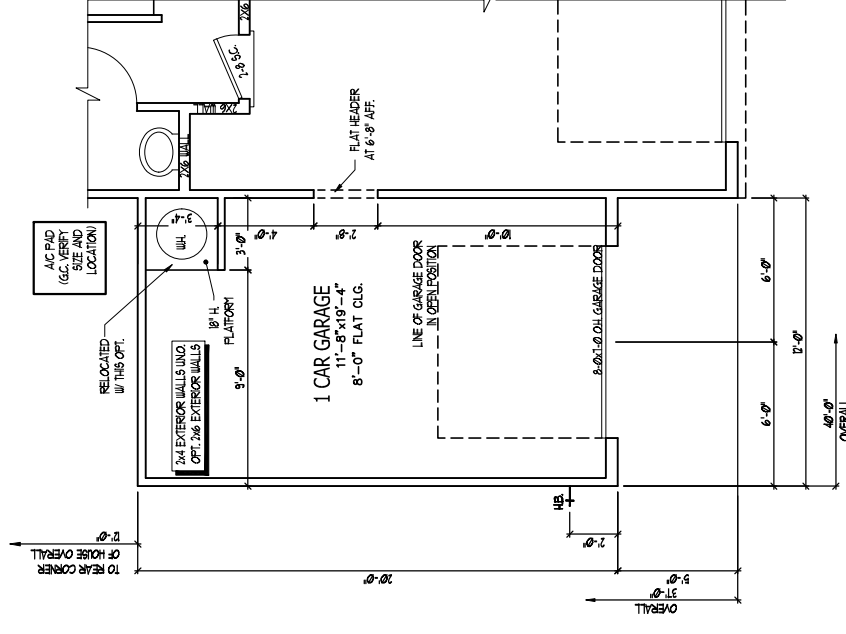
PARTIAL FIRST FLOOR PLAN D
SCALE: 1/4" = 1'-0"

REFER TO STANDARD PLAN FOR INFORMATION NOT SHOWN.

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2 INCH (1/2") MINIMUM Gypsum BOARD. APPLIED TO THE GARAGE SIDE GARAGES BENEATH HABITABLE ROOFS SHALL BE SEPARATED FROM ALL HABITABLE ROOFS ABOVE BY 1/2 INCH (1/2") MINIMUM Gypsum BOARD. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2 INCH (1/2") MINIMUM Gypsum BOARD OR EQUIVALENT.



OPT. PATIO
SCALE: 1/4" = 1'-0"



OPT. 1 CAR GARAGE
SCALE: 1/4" = 1'-0"

DREAM FINDERS
DREAM HOMES

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	04-11-21

DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

ENGAGE - GARAGE LEFT
DREAM FINDERS HOMES

1755

TITLE
MAIN FLOOR PLAN OPT.

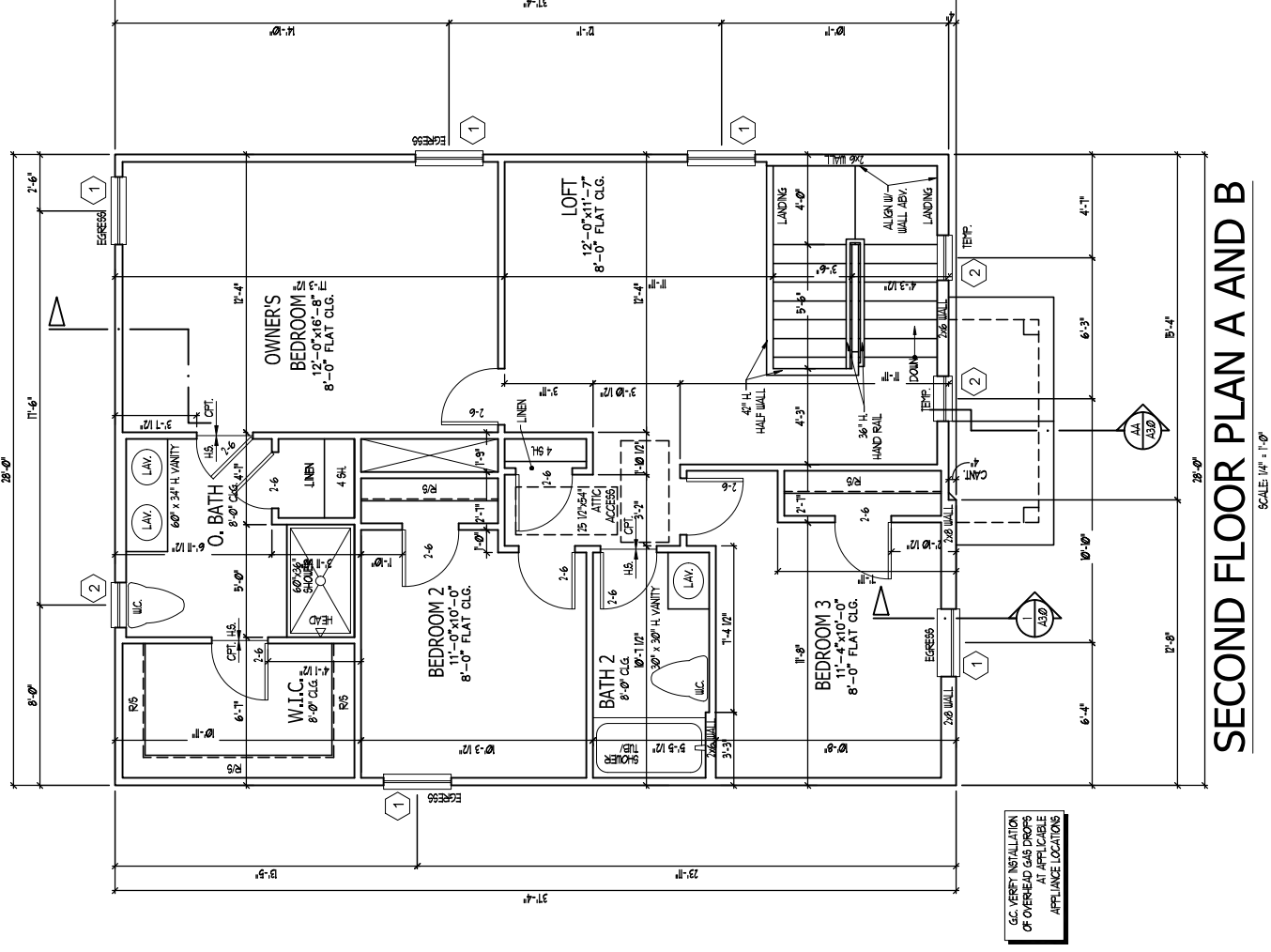
A2.1
SHEET

WINDOW SCHEDULE			
MARK	SIZE		TYPE
	WIDTH	HEIGHT	
(1)	3'0"	5'0"	SINGLE HUNG
(2)	2'0"	4'0"	SINGLE HUNG
(3)	2'6"	3'0"	SINGLE HUNG

SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.

WINDOW SCHEDULE			
MARK	SIZE		TYPE
	WIDTH	HEIGHT	
(1)	3'0"	5'0"	SINGLE HUNG
(2)	2'0"	4'0"	SINGLE HUNG
(3)	2'6"	3'0"	SINGLE HUNG

SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.



SECOND FLOOR PLAN A AND B

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

GC VERIFY INSTALLATION OF OVERHEAD GAS DROPS AT APPLICABLE APPLIANCE LOCATIONS

BRANCH OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE THE RESPONSIBILITY OF THE DRAFTERS OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF CONSTRUCTION. ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



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DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

ENGAGE -GARAGE LEFT
DREAM FINDERS HOMES

1755

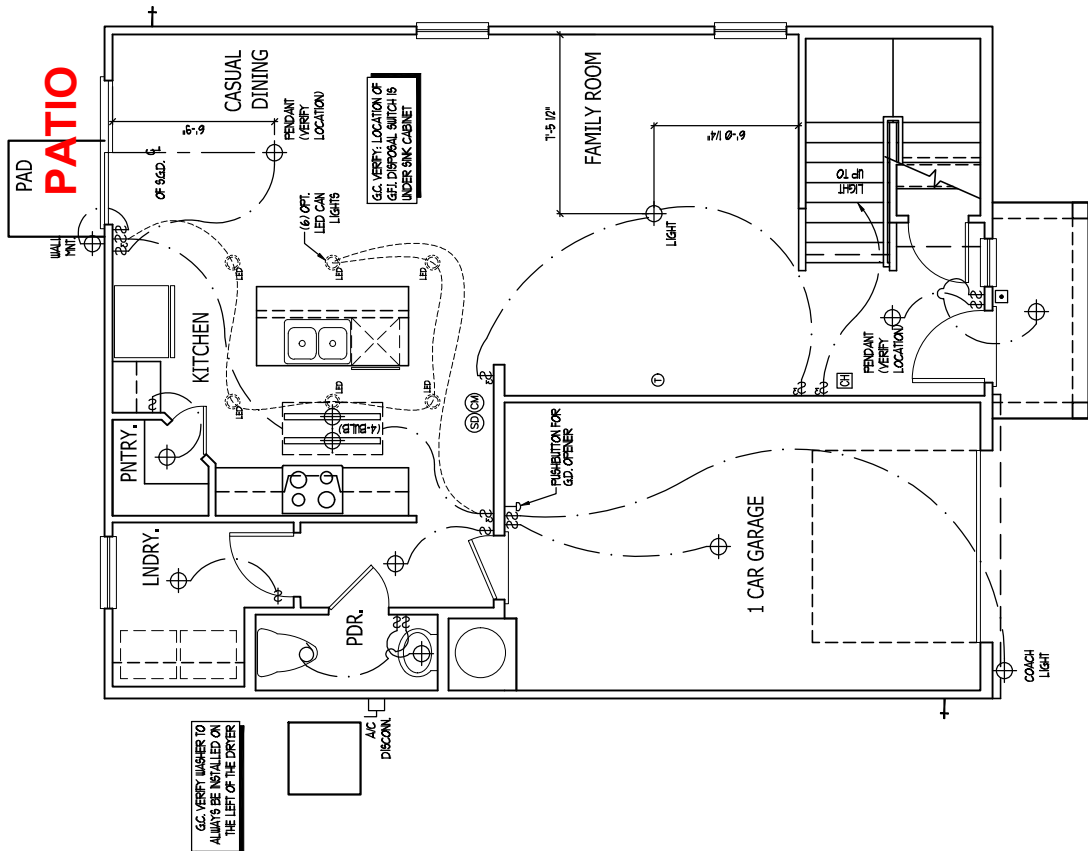
TITLE	UPPER FLOOR PLAN
DETAIL	

A2.2
SHEET

SECOND FLOOR PLAN

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

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FIRST FLOOR PLAN A AND B

ELECTRICAL KEY

- ☐ DIFLEX CONVENIENCE OUTLET
- ☐ DIFLEX OUTLET ABOVE COUNTER
- ☐ WEATHERPROOF DIFLEX OUTLET
- ☐ GROUND FAULT INTERRUPTER DIFLEX OUTLET
- ☐ HALF-SWITCHED DIFLEX OUTLET
- ☐ SPECIAL PURPOSE OUTLET
- ☐ DIFLEX OUTLET IN FLOOR
- ☐ 200 VOLT OUTLET
- ☐ WALL SWITCH
- ☐ THREE-WAY SWITCH
- ☐ FOUR-WAY SWITCH
- ☐ DIMMER SWITCH
- ☐ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ☐ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ☐ RECESSED INCANDESCENT LIGHT FIXTURE
- ☐ LED CAN LIGHT
- ☐ LIGHT FIXTURE WITH PULL CHAIN
- ☐ TRACK LIGHT
- ☐ FLUORESCENT LIGHT FIXTURE
- ☐ EXHAUST FAN
- ☐ EXHAUST FAN LIGHT COMBINATION
- ☐ ELECTRIC DOOR OPERATOR (OPTIONAL)
- ☐ CHIMNEY (OPTIONAL)
- ☐ FURNITURE SWITCH (OPTIONAL)
- ☐ CARBON MONOXIDE DETECTOR
- ☐ SMOKE DETECTOR
- ☐ SMOKE / CARBON MONOXIDE DETECTOR
- ☐ TELEPHONE (OPTIONAL)
- ☐ THERMOSTAT
- ☐ ELECTRIC METER
- ☐ ELECTRIC PANEL
- ☐ BREAKER (OPTIONAL)
- ☐ ROUGH-IN FOR OPT. CEILING FAN
- ☐ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/
- ☐ ROUGH-IN FOR OPT. CEILING FAN

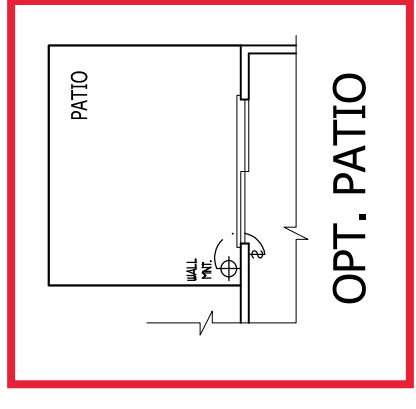
NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
 SWITCHES: 4'-0"
 OUTLETS: 1'-0" (UNLESS 4BY/COUNTERTOP)
 TELEVISION: 1'-0"
3. ALL SMOKE DETECTORS SHALL BE HARDCWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP PROVIDED AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL BA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DEN'S, SUNROOMS, RECREATION ROOMS, LOGGERS, PATIOS, AND DECKS SHALL BE HARDCWIRED TO A COMBINATION TYPE AFCI DEVICE AND 140WATT-POWER RECEPTACLES PER NEC 408.17 AND 408.25
5. ALL BA AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 70, NEC, 2018, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
7. EVERY BUILDING (INCLUDING A FOSHA-BELT, SPRINKLER, LEAKER, OR AIR FLUENCE FREEZACE OR AN ATTACHED GARAGE) SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

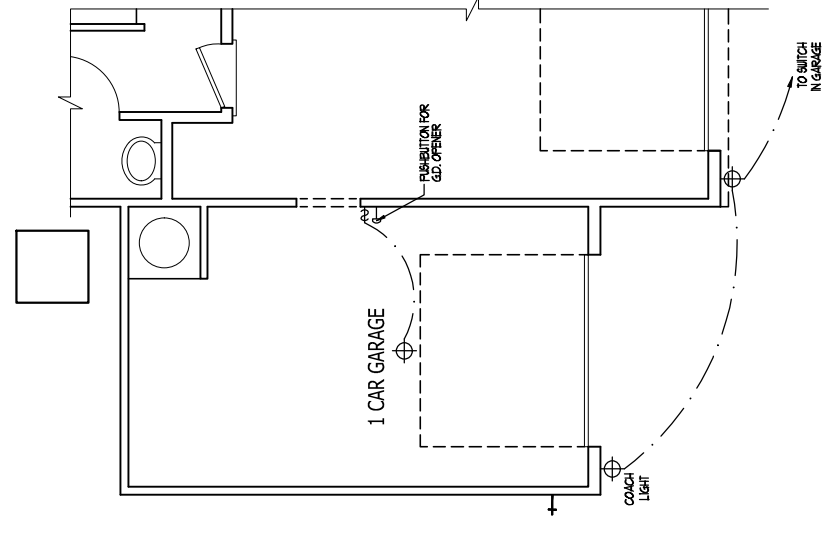
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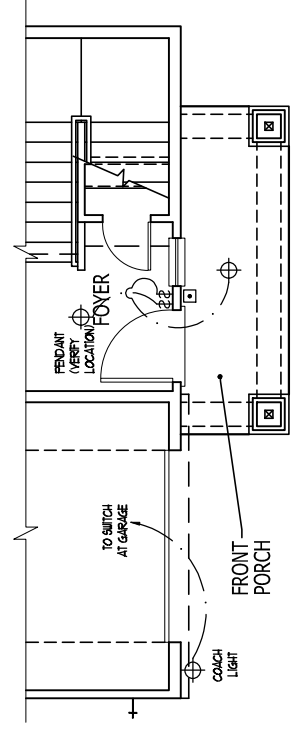
DRAWINGS ON THIS SHEET ARE ONE HALF THE SCALE NOTED



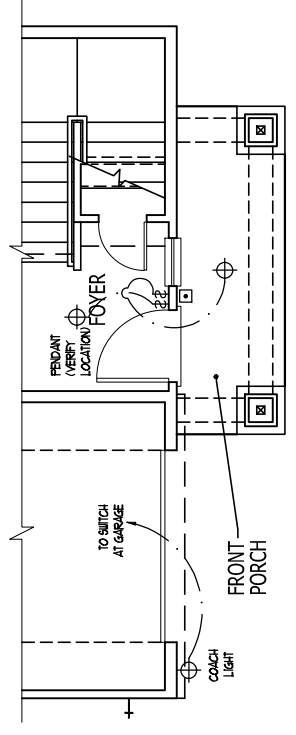
OPT. PATIO



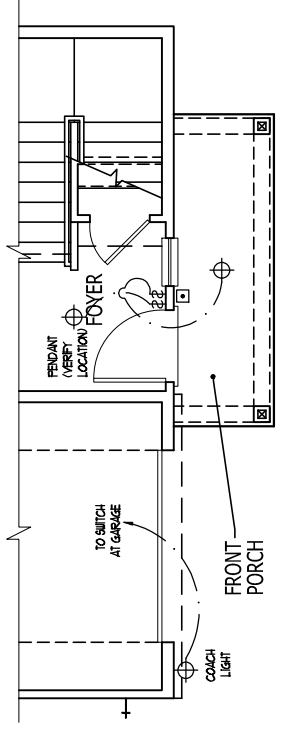
OPT. 1 CAR GARAGE



PARTIAL FIRST FLOOR PLAN D3



PARTIAL FIRST FLOOR PLAN D2



PARTIAL FIRST FLOOR PLAN D

ELECTRICAL KEY

- ⊕ DIFLEX CONVENIENCE OUTLET
- ⊕ DIFLEX OUTLET ABOVE COUNTER
- ⊕ WEATHERPROOF DIFLEX OUTLET
- ⊕ GROUND FAULT INTERRUPTER DIFLEX OUTLET
- ⊕ HALF-SWITCHED DIFLEX OUTLET
- ⊕ SPECIAL PURPOSE OUTLET
- ⊕ DIFLEX OUTLET IN FLOOR
- ⊕ 20 VOLT OUTLET
- ⊕ WALL SWITCH
- ⊕ THREE-WAY SWITCH
- ⊕ FOUR-WAY SWITCH
- ⊕ DIMMER SWITCH
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ LED CAN LIGHT
- ⊕ LIGHT FIXTURE WITH PULL CHAIN
- ⊕ TRACK LIGHT
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAN LIGHT COMBINATION
- ⊕ ELECTRIC DOOR OPERATOR (OPTIONAL)
- ⊕ CHIMES (OPTIONAL)
- ⊕ FIBERATION SWITCH (OPTIONAL)
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ SMOKE DETECTOR
- ⊕ SMOKE / CARBON MONOXIDE DETECTOR
- ⊕ TELEPHONE (OPTIONAL)
- ⊕ TELEVISION (OPTIONAL)
- ⊕ THERMOSTAT
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC PANEL
- ⊕ DISCONNECT SWITCH
- ⊕ SPEAKER (OPTIONAL)
- ⊕ ROUGH-IN FOR OPT. CEILING FAN
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

NOTES:

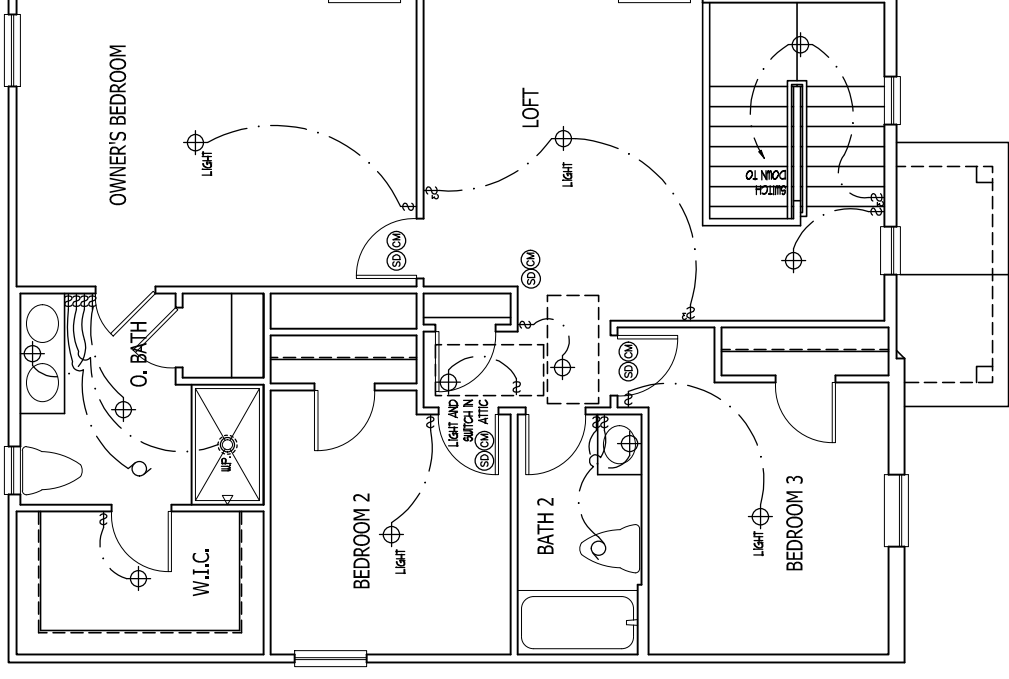
1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
 SWITCHES... 4'
 RECEPTACLES... 18" (UNLESS ASY/CONTERTOP)
 TELEVISION... 4'
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL 8A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, TERRACES, DEBS, BATHS, RECREATION ROOMS, GARAGES, ATTACHED GARAGES, AND ATTACHED GARAGES SHALL BE APPL. DEVICE AND WEATHER-PROOF RECEPTACLES PER NEC. 408.403 AND 408.5.
5. ALL 8A AND 20A 100V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFPI).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NECA, NFPA 70, NEC, 304, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A FURNACE, BURNING HEATERS OR APPLIANCE FURNACE OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP COMBINATION SMOKE CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

ISSUANCE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTERS OFFICE FOR CORRECTION BEFORE ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



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DRAWINGS ON THIS SHEET ARE ONE HALF THE SCALE NOTED



SECOND FLOOR PLAN A AND B

ELECTRICAL KEY

- ☐ DIFLEX CONVENIENCE OUTLET
- ⊕ DIFLEX OUTLET ABOVE COUNTER
- ⊕ WEATHERPROOF DIFLEX OUTLET
- ⊕ GROUND FAULT INTERRUPTER DIFLEX OUTLET
- ⊕ HALF-SWITCHED DIFLEX OUTLET
- ⊕ SPECIAL PURPOSE OUTLET
- ⊕ DIFLEX OUTLET IN FLOOR
- ⊕ 200 VOLT OUTLET
- ⊕ WALL SWITCH
- ⊕ THREE-WAY SWITCH
- ⊕ FOUR-WAY SWITCH
- ⊕ DIMMER SWITCH
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ LED CAN LIGHT
- ⊕ LIGHT FIXTURE WITH PULL CHAIN
- ⊕ TRACK LIGHT
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAN LIGHT COMBINATION
- ⊕ ELECTRIC DOOR OPERATOR (OPTIONAL)
- ⊕ CHAIRS (OPTIONAL)
- ⊕ FURNITURE SWITCH (OPTIONAL)
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ SMOKE DETECTOR
- ⊕ SMOKE / CARBON MONOXIDE DETECTOR
- ⊕ TELEPHONE (OPTIONAL)
- ⊕ TELEVISION (OPTIONAL)
- ⊕ THERMOSTAT
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC PANEL
- ⊕ DISCONNECT SWITCH
- ⊕ BREAKER (OPTIONAL)
- ⊕ ROUGH-IN FOR OPT. CEILING FAN
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
SWITCHES: 48"
OUTLETS: 18" (UNLESS ABV/ COUNTERTOP)
TELEVISION: 48"
3. ALL SMOKE DETECTORS SHALL BE HARDCWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP PROVIDED AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL BA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DECKS, SUNROOMS, RECREATION ROOMS, COVERS, PATIOS, AND DECKS SHALL BE HARDCWIRED TO A COMBINATION TYPE AFCI DEVICE AND 10 AMPER-POUR RECEPTACLES PER NEC 408.17 AND 408.25
5. ALL BA AND 20A 100V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 70, NEC, 2018, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

7. EVERY BUILDING (INCLUDING POSEL-BEL, BRINKS, LEUTER OR AIRLINE) FREEZE OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

ISSUANCE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF DIMENSIONS OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE THE RESPONSIBILITY OF THE DRAFTERS OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION. ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

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

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
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRID	PRESSURE TREATED
UNO	TYPICAL
	UNLESS NOTED OTHERWISE

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

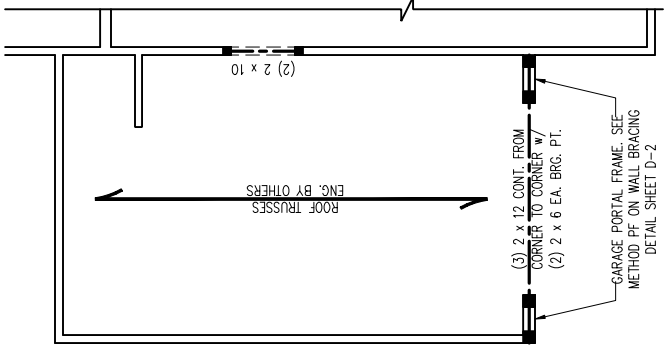
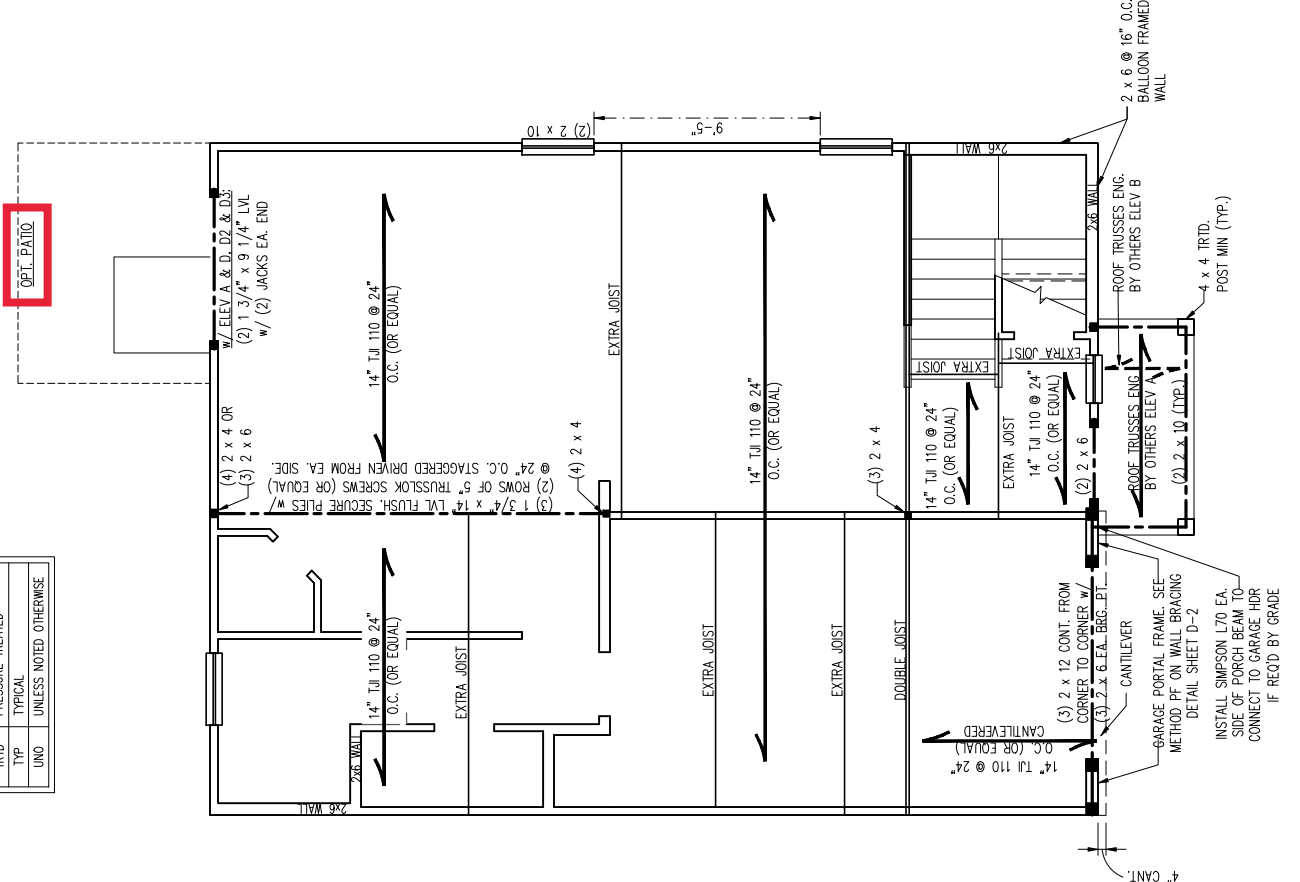
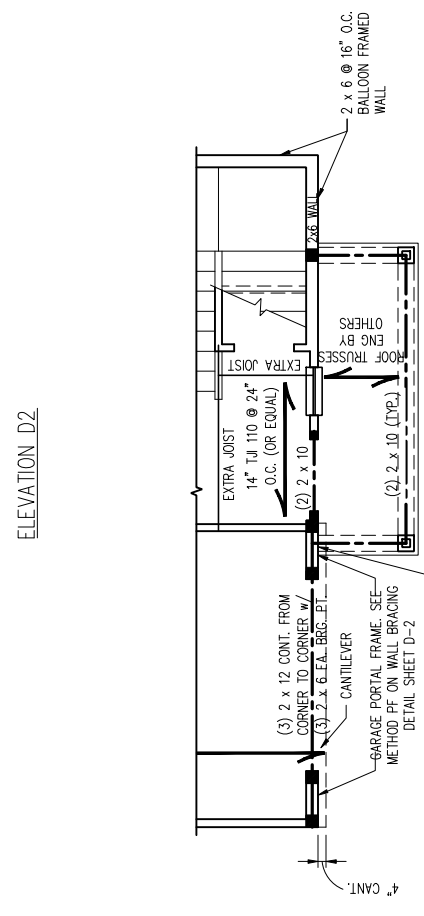
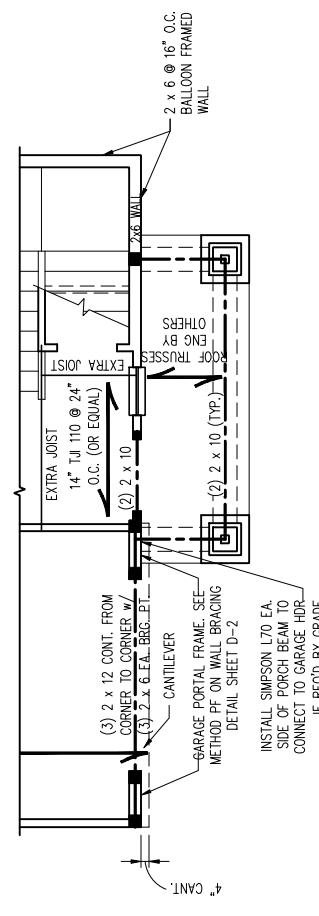
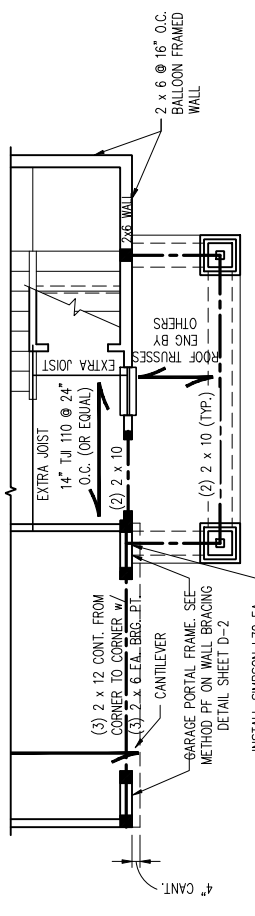
NOTE: BC 4500S-1.8 JOISTS MAY BE INSTALLED IN LIEU OF TJI 110 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE PLAN

BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R602.10.5. WALL BRACING BY ENGINEER DESIGN OF THE IBC 2018 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.1 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
- SHEATH ALL EXTERIOR WALLS w/ 7/16" OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE IBC 2018 EDITION.
- CS-WSP REFERS TO "CONTINUOUSLY SHEATHED 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.
- GB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL WHERE NOTED ON THE PLANS, ATTACHED WITH 1 1/4" LONG #8 SCREWS OR 1 5/8" LONG 5d COOLER NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 49 OF THE IBC 2018 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

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).
- INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
- WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GORDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
- FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB 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 GORDER WITH (2) ROWS OF 8d WALL STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOISTS AND SHALL OVERLAP GORDER AND DOUBLE SILL PLATES. THEIR FULL DEPTH GREYS AND DOUBLE SILL PLATES SHALL BE ANCHORED TO SLABS w/ SIMPSON A1044 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ A1066 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).
- 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. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



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N.C. LICENSE NO. C-1733

ENGAGE
DREAM FINDERS HOMES

DATE: APRIL 26, 2023
SCALE: 1/4" = 1'-0"
DRAWN BY: PFL/MS/AS
ENGINEERED BY: WFB

S-2
SECOND FLOOR
FRAMING PLAN



4/27/2023

SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

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ENGLAGE
DREAM FINDERS HOMES

DATE: APRIL 26, 2023
SCALE: 1/4" = 1'-0"
DRAWN BY: PULJANAS
ENGINEERED BY: WFB

S-3
CEILING FRAMING PLAN

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

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
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

BRACED WALL DESIGN NOTES:

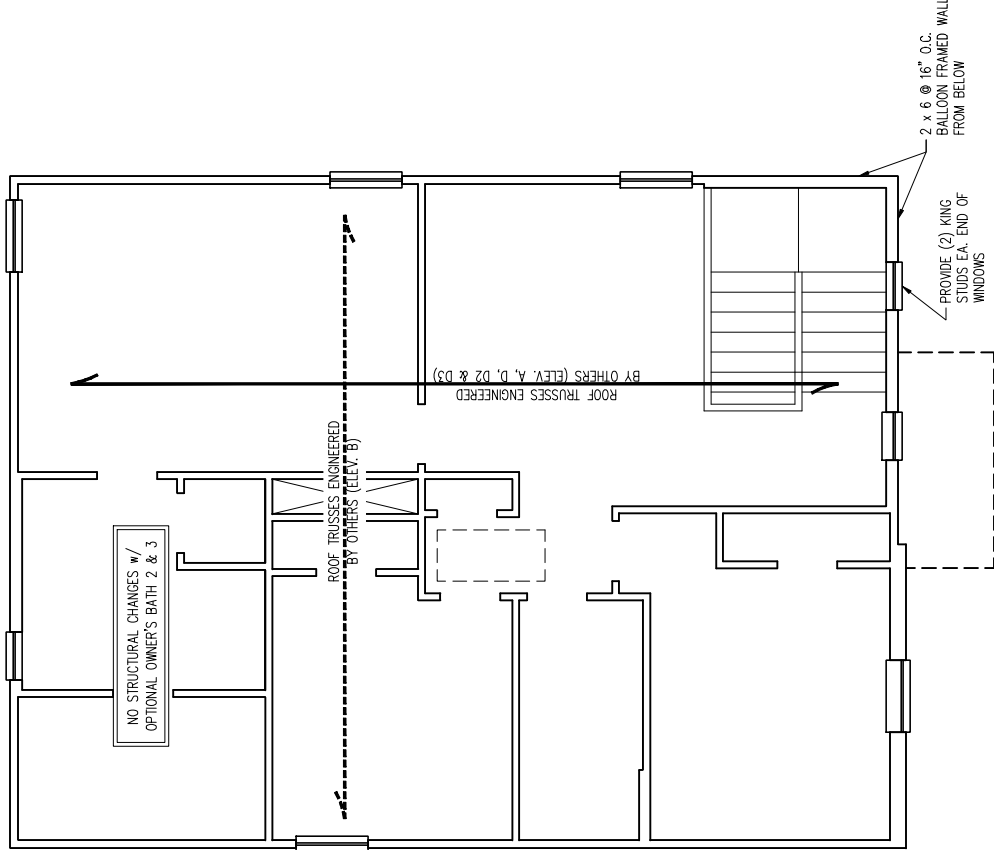
- BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY ENGINEERED DESIGN" OF THE NRC 2018 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.1 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
- SHEATH ALL EXTERIOR WALLS w/ 7/16" OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NRC 2018 EDITION.
- CS-WSP REFERS TO "CONTINUOUSLY SHEATHED 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.
- CB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL WHERE NOTED ON THE PLANS ATTACHED WITH 1 1/4" LONG #6 SCREWS OR 1 5/8" LONG 5d COOLER NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NRC 2018 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

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 SOLID BLOCKING TO GIRDER 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.
- 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. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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



4/27/2023

SCALE NOTE:
 LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
 11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

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ENGAGE
 DREAM FINDERS HOMES

DATE: APRIL 26, 2023
 SCALE: 1/4" = 1'-0"
 DRAWN BY: PFL/MS/MS
 ENGINEERED BY: WFB

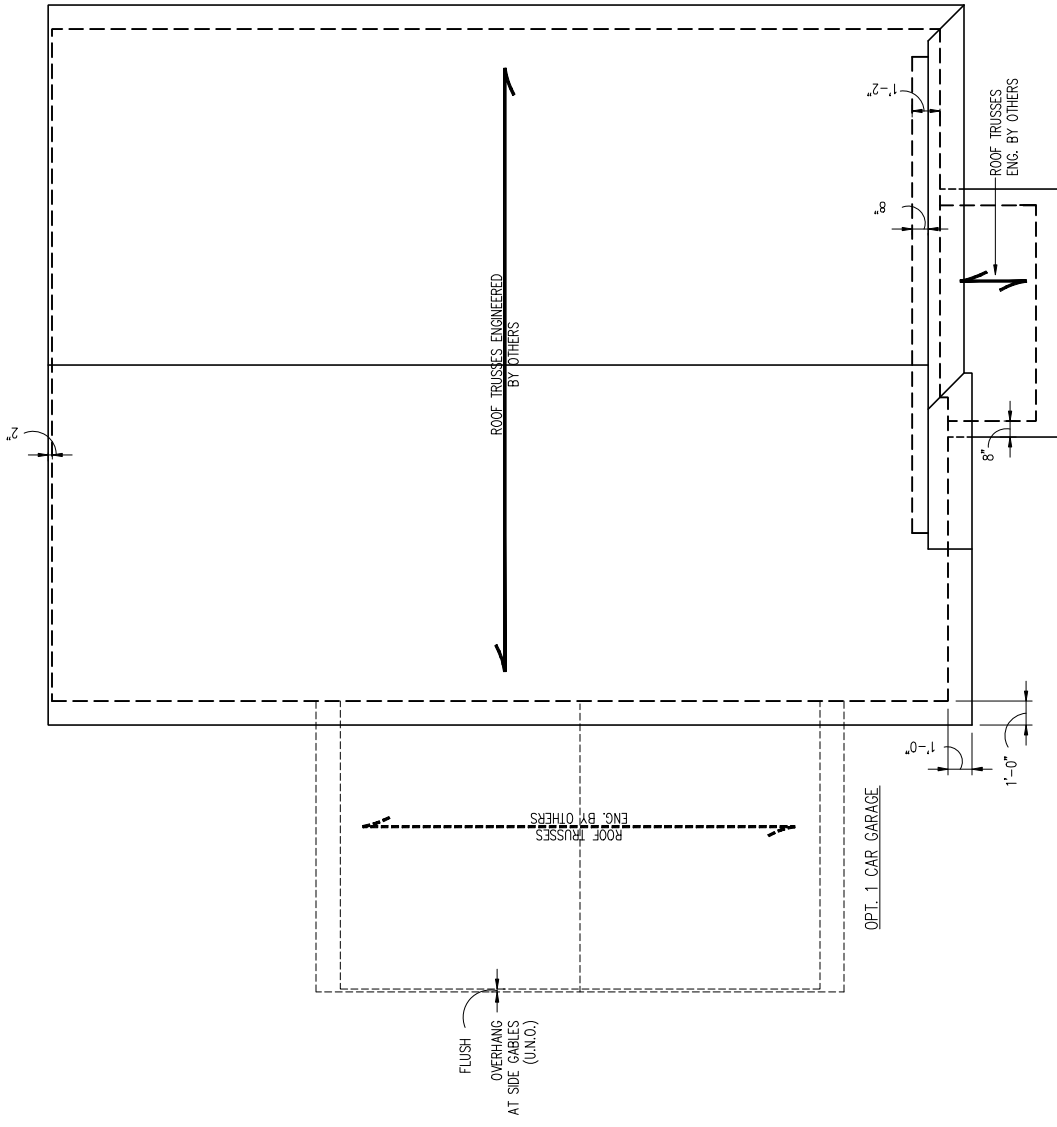
S-4b
 ROOF FRAMING
 PLAN

NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR ROOF PITCHES, PLATE HEIGHTS, DIMENSIONS, OVERHANG WIDTHS, AND ATTIC VENT CALCS.

- 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 RB0211 OF THE 2018 NRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
 8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

LEGEND

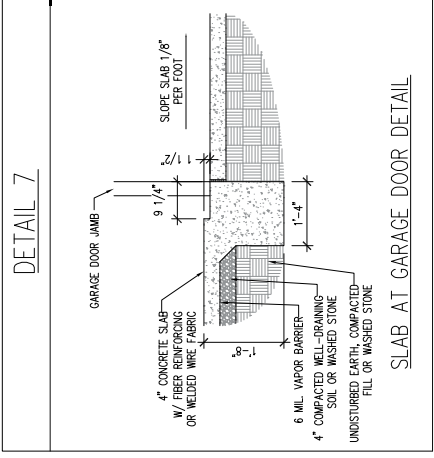
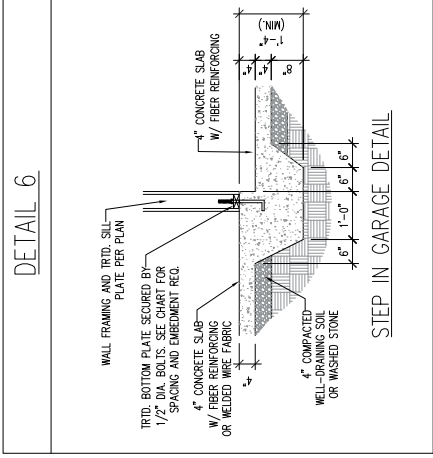
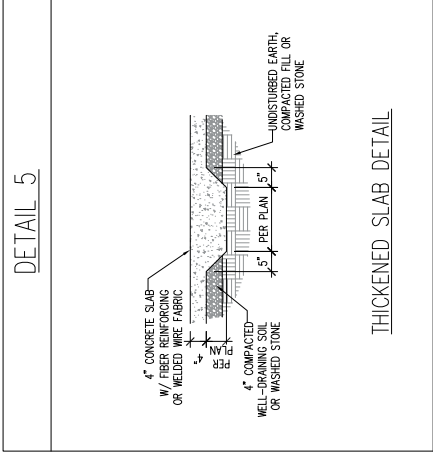
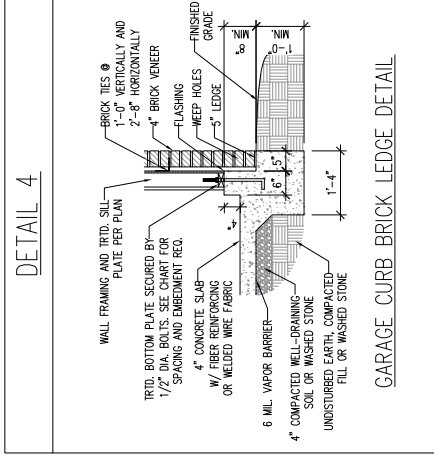
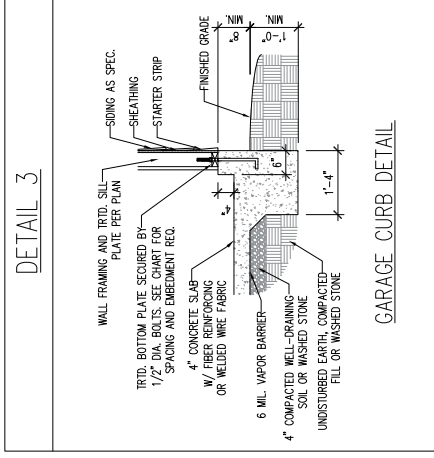
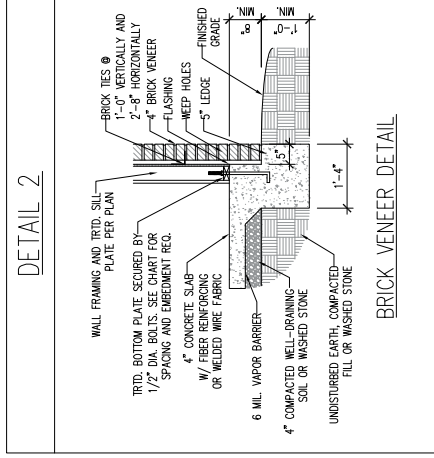
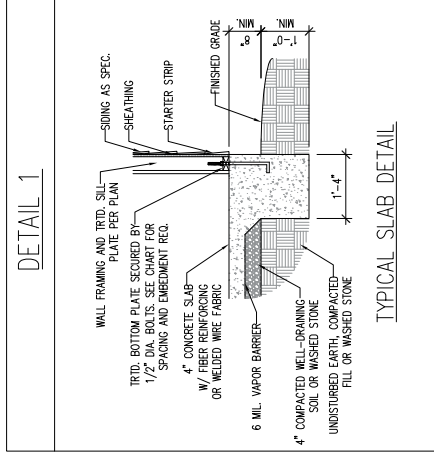
XT	EXTRA TRUSS
TS	TRUSS SUPPORT
XR	EXTRA RAFTER
RS	RAFTER SUPPORT
CONT	CONTINUOUS
EA	EACH
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE



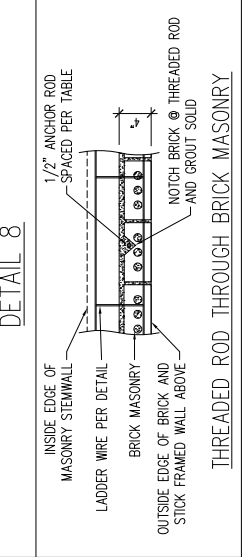
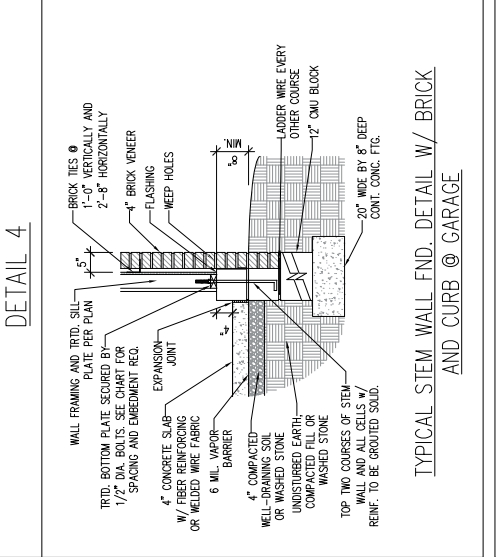
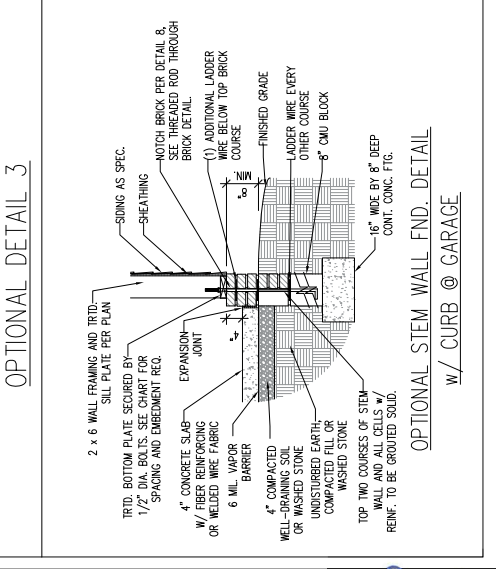
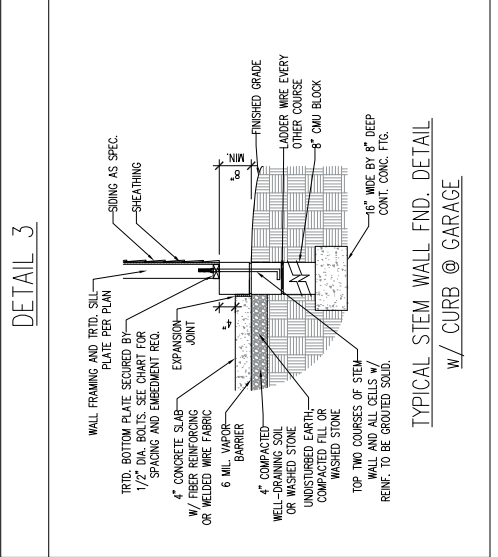
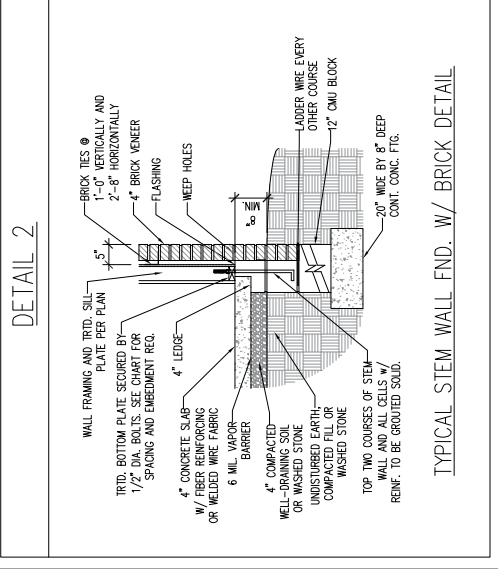
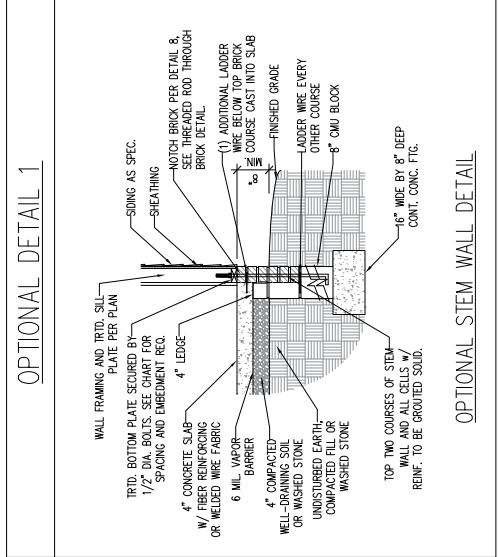
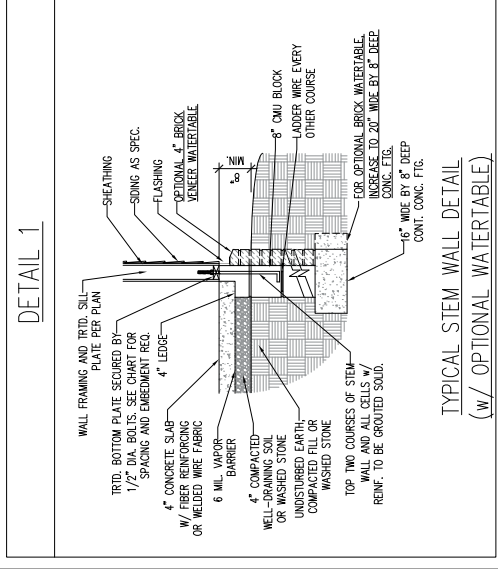
4/27/2023

ELEVATION B

MONOLITHIC SLAB DETAILS



STEMWALL DETAILS



MASONRY STEMWALL SPECIFICATIONS

WALL HEIGHT (FEET)	MASONRY WALL TYPE		REINFORCEMENT
	8" CMU	4" BRICK AND 8" CMU	
2 AND BELOW	UNGRADED	UNGRADED	UNGRADED
3	UNGRADED	UNGRADED	UNGRADED
4	GRADED	GRADED	GRADED
5	GRADED	GRADED	GRADED
6	GRADED	GRADED	GRADED
7 AND GREATER	GRADED	GRADED	GRADED

- STRUCTURAL NOTES:
- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
 - IF MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
 - CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
 - BACKFILL OF CLEAN #57 / #67 WASHED STONE IS ALLOWABLE.
 - BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (45 PSF/FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE B405.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
 - PREP SLAB PER 8506.2.1 AND 8506.2.2 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.
 - MINIMUM 24" LAP SPlice LENGTH.
 - LOCATE REBAR IN CENTER OF FOUNDATION WALL.
 - 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.

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

DATE: NOVEMBER 28, 2022
 SCALE: NTS
 DRAWN BY: JST
 ENGINEERED BY: JST

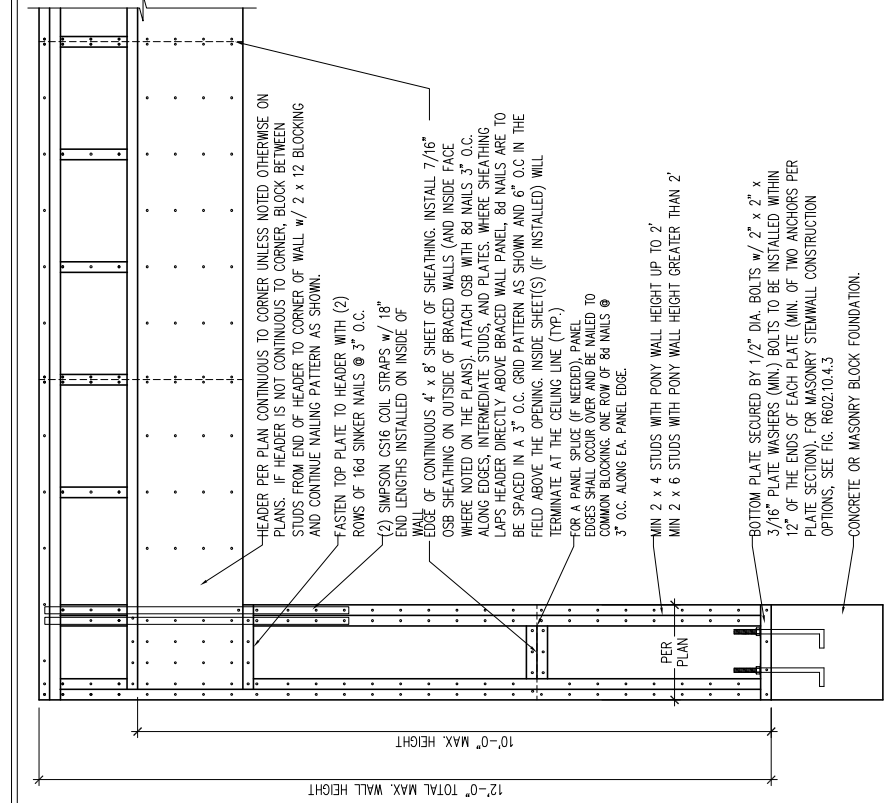
D-1
 FOUNDATION DETAILS

This sealed page is to be used in conjunction with a full plan set engineered by J.S. Thompson Engineering, Inc. only. Use of this individual sealed page within architectural pages or shop drawings by others is a punishable offense under N.C. Statute § 89C23

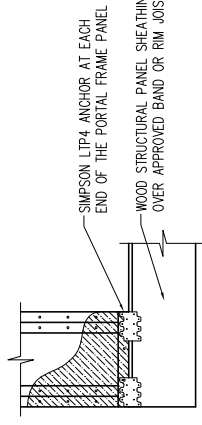
Professional Engineer Seal for Matthew G. Strother, No. 33736, State of North Carolina. Includes date 4/27/2023.

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 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 INSTALLED. WHEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED PER TABLE R702.3.5. METHOD GB 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/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.113" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (U.N.O.).
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 (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.
9. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHOD CS-WSP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES .5 ITS ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 1.5 TIMES ITS ACTUAL LENGTH.

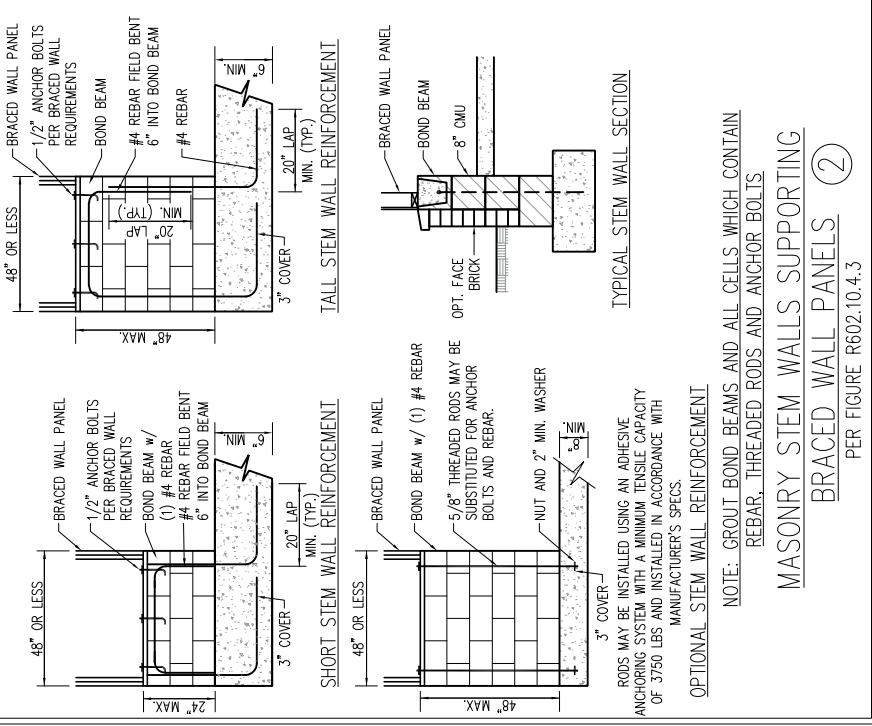


OVER CONCRETE OR MASONRY BLOCK FOUNDATION



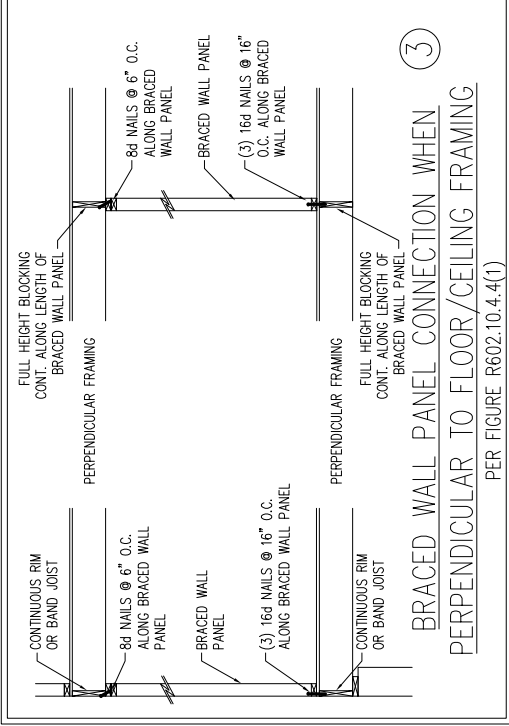
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
* APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS *

METHOD PF-PORTAL FRAME DETAIL (1)



MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS (2)

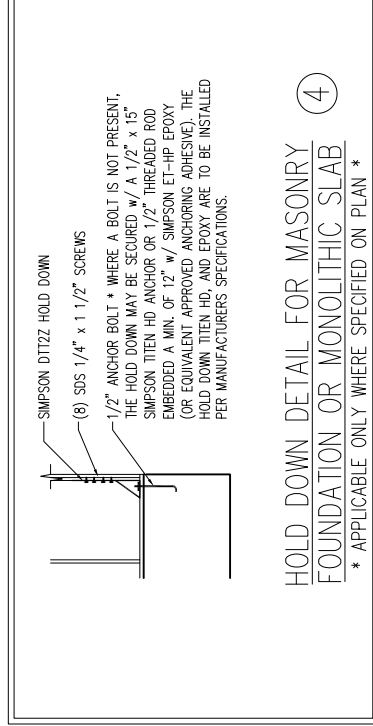
PER FIGURE R602.10.4.3



(3)

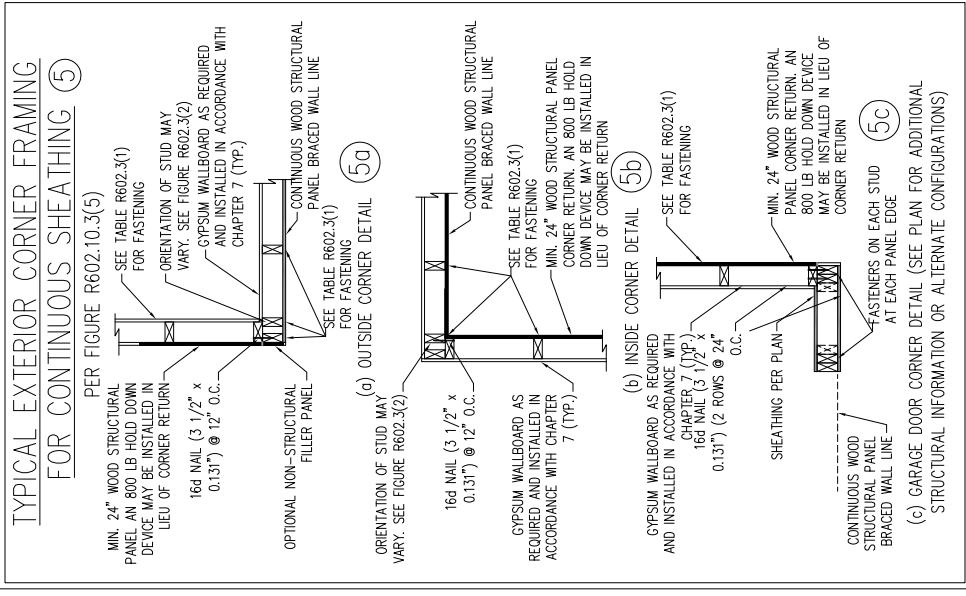
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

PER FIGURE R602.10.4.4(1)



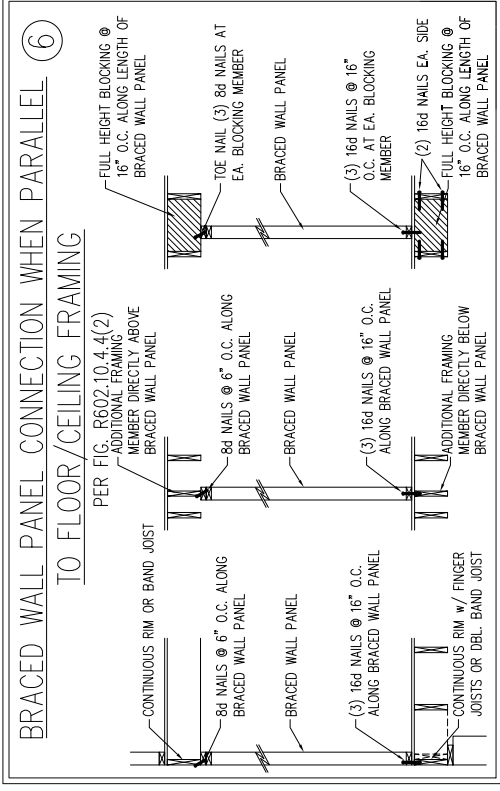
HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB (4)

* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *



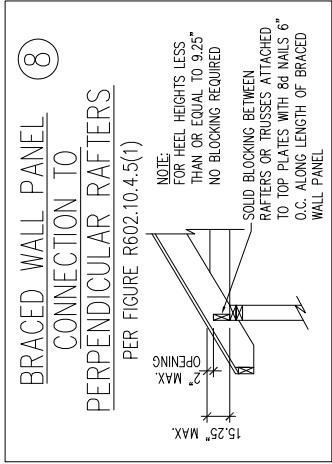
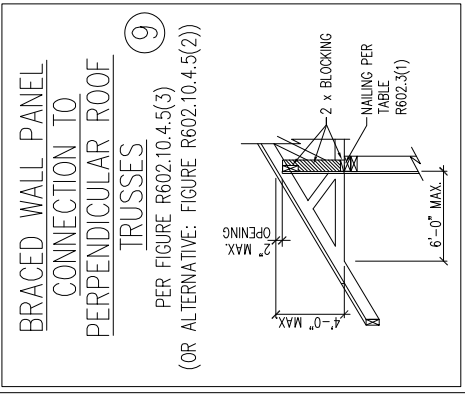
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING (5)

PER FIGURE R602.10.3(5)



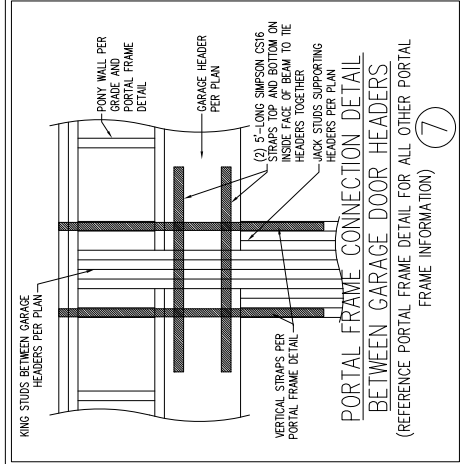
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING (6)

PER FIG. R602.10.4.4(2)



BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS (8)

PER FIGURE R602.10.4.5(1)



PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS (7)

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

SCALE NOTE:
LARGE FORMAT PRINTS TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

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

DATE: NOVEMBER 28, 2022
SCALE: 1/4" = 1'-0"
DRAWN BY: JST
ENGINEERED BY: JST

D-2
BRACED WALL NOTES AND DETAILS AND PF DETAIL

PROFESSIONAL SEAL 33736
ENGINEER MATTHEW G. STROTHER
NORTH CAROLINA
4/27/2023

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GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIP, 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.
- 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.
- 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)		
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 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

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. 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 R405.1.7 OF THE NRC, 2018 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- 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 #6 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR 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.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NOMA T168-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(1), R404.1(2), R404.1(3), OR R404.1(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(5) OF THE NRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE #2 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).
- 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 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E = 1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2800 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS
 - W AND WT SHAPES: ASTM A992
 - CHANNELS AND ANGLES: ASTM A36
 - PLATES AND BARS: ASTM A36
 - HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B
 - 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):

- WOOD FRAMING
 - 1/2" DIA. x 4" LONG LAG SCREWS
- CONCRETE
 - 1/2" DIA. x 4" WEDGE ANCHORS
- MASONRY (FULLY GROUTED)
 - 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS
- STEEL PIPE COLUMN
 - 3/4" DIA. A325 BOLTS OR 3/16" FILLET WELD

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TIE 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.

- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADDED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NRC, 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.
- 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).
- 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).
- 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.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.

- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" 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 R703.8.2(1) OF THE NRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS: CROILES 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).
- FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON I6 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 C516 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.

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120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
DREAM FINDERS HOMES
STANDARD STRUCTURAL NOTES

DATE: NOVEMBER 28, 2022

SCALE: NTS

DRAWN BY: JST

CHECKED BY: JST

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STRUCTURAL
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NOTES

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