

# TOPSAIL

## TOPSAIL REVISION LIST - STRUCTURAL:

- 1.) ADDED JOIST SERIES AND SPACING TO SECOND FLOOR FRAMING AND CRAWL (10-17)
- 2.) REMOVED BEDROOM VAULTS AND BALLOON FRAMING (10-17)
- 3.) CHANGED STANDARD HEADER SIZE TO 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 12x10'
  - 25. FLIPPED TUB AND REMOVED ACCESS AND NOTE FROM OWNER'S BATH 1
  - 26. ADDED NOTE TO LAUNDRY
  - 27. ADDED OPTIONAL FLOOR OUTLETS
  - 28. REMOVED ALL OUTLETS ON ELECTRICAL PLAN (EXCEPT OPT. FLOOR OUTLETS)
  - 29. REMOVED ALL TV OUTLETS
  - 30. REMOVED ALL PHONE OUTLETS
  - 31. SHOWED ALL CEILING FANS DASHED WITH NEW NOTE
  - 32. ADDED CO2 DETECTORS
  - 33. ADDED NEW ELECTRICAL KEY
  - 34. CHANGED SWING OF SERVICE DOOR (7-8-20)
  - 35. CHANGED LIGHT IN GARAGE FROM KEYLESS TO CEILING MOUNT (7-8-20)
  - 36. CHANGED KITCHEN LIGHT FROM 2 BULB FLUORESCENT TO 3 BULB CEILING MOUNT (7-8-20)
  - 37. CHANGED LIGHT OVER KITCHEN SINK TO 1 BULB CEILING MOUNT (7-8-20)
  - 38. REMOVED LIGHT IN SECONDARY BATH OVER TUB/SHOWER COMB (7-8-20)

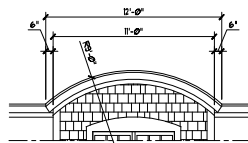


COVER SHEET

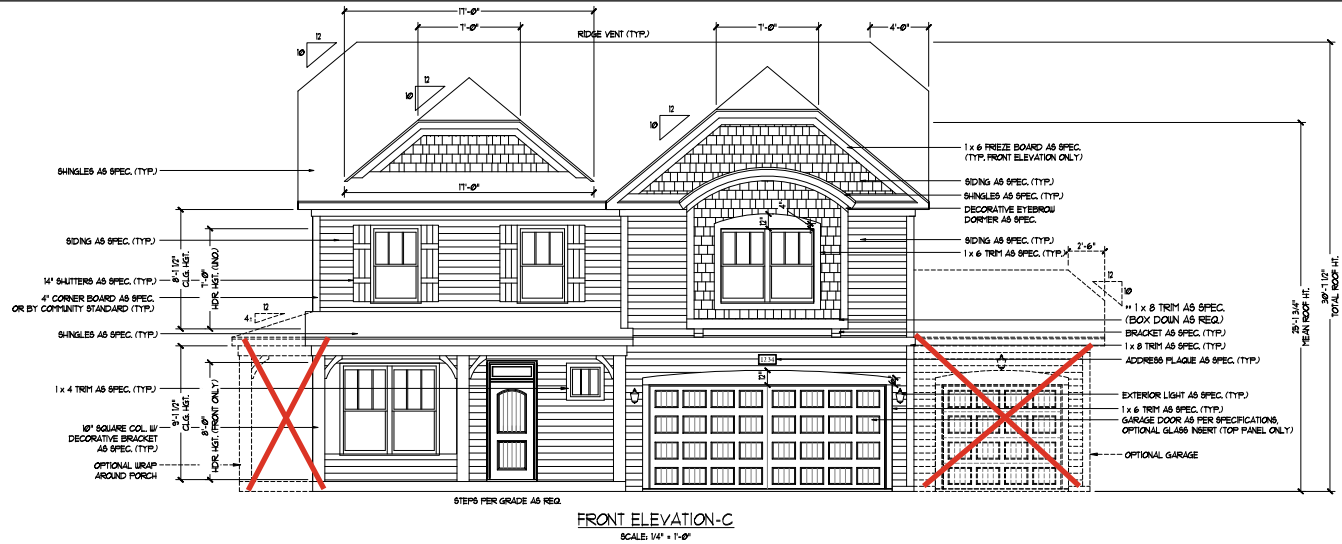
DREAM FINDERS HOMES  
TOPSAIL

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REV: MARCH 30, 2020  
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ENGINEERED BY:  
REVIEWED BY:

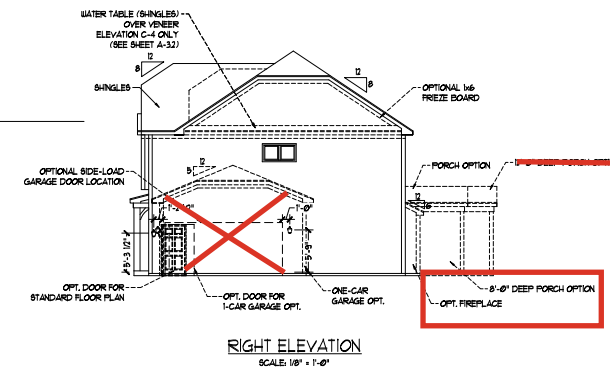
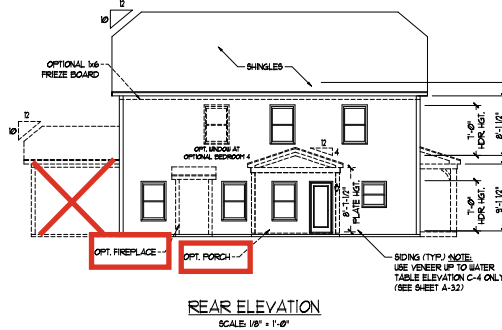
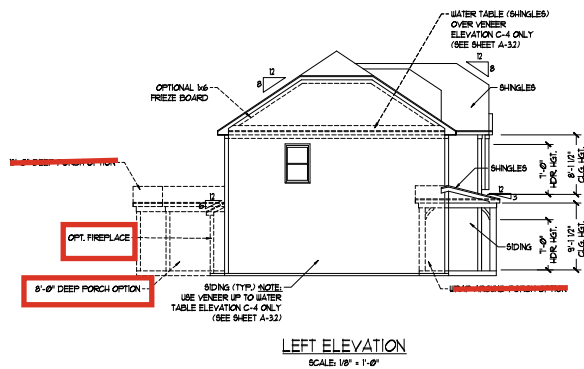
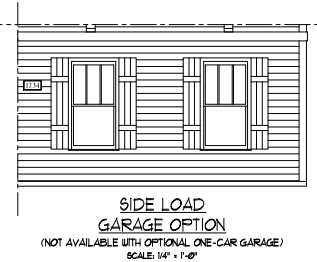
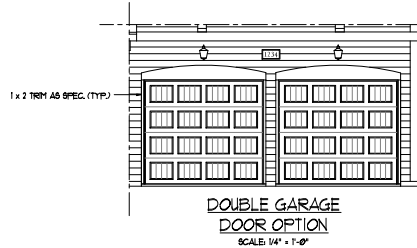
CS



DECORATIVE EYEBROW  
DORMER DETAIL  
SCALE: 1/4" = 1'-0"



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



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C - ELEVATIONS

A-3



OPTIONAL PATIO

OPTIONAL COVERED  
PORCH

OPTIONAL FIREPLACE AT  
FAMILY ROOM

### OPTIONAL GOURMET KITCHEN

OPTIONAL VALET AT  
STANDARD KITCHEN

### OPTIONAL DROP ZONE AT STANDARD KITCHEN

OPTIONAL WRAP  
AROUND PORCH

OPTIONAL COFFERED  
CEILING AT DINING

OPTIONAL CURB STAIR  
PICKETS AT FOYER

DOUBLE GARAGE  
DOOR OPTION

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

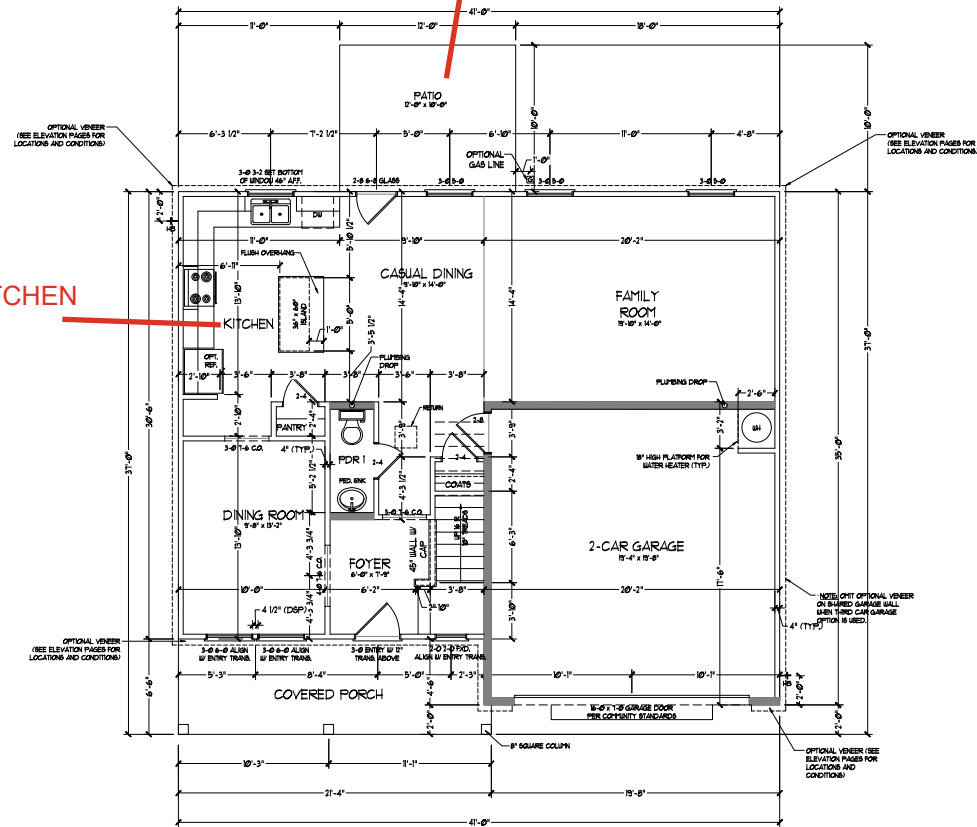
FRONT-LOAD

OPTIONAL SERVICE  
DOOR AT OPT.  
1-CAR GARAGE





100



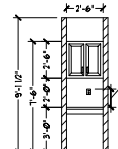
(A)

<u>SQUARE FOOTAGE</u>	
1st FLOOR:	942 SQ. FT.
2nd FLOOR:	3364 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:	220 SQ. FT.
1st FLOOR OPTIONS	
OPTIONAL FIREPLACE:	10 SQ. FT.

<b><u>SQUARE FOOTAGE w/ FULL BRICK VENEER</u></b>	
<b>1st FLOOR:</b>	<b>988 SQ. FT.</b>
<b>2nd FLOOR:</b>	<b>1575 SQ. FT.</b>
<b>TOTAL:</b>	<b>2363 SQ. FT.</b>
<b>GARAGE:</b>	<b>418 SQ. FT.</b>
<b>FRONT PORCH (A &amp; C ELEVATIONS):</b>	<b>35 SQ. FT.</b>
<b>FRONT PORCH (B ELEVATION):</b>	<b>148 SQ. FT.</b>
<b>REAR COVERED PORCH:</b>	<b>229 SQ. FT.</b>
<b>1st FLOOR OPTIONS</b>	
<b>OPTIONAL FIREPLACE:</b>	<b>14 SQ. FT.</b>

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

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

VALET | SECTION

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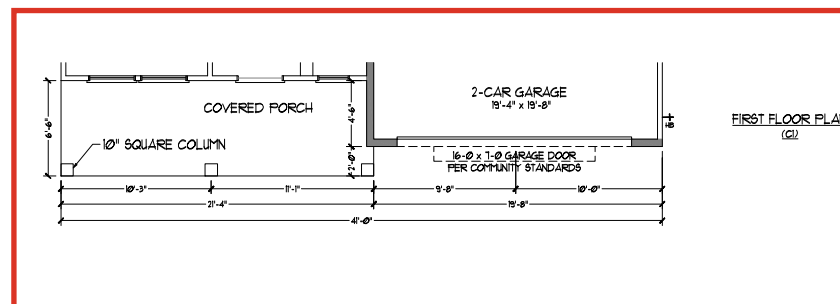
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TOPSAIL

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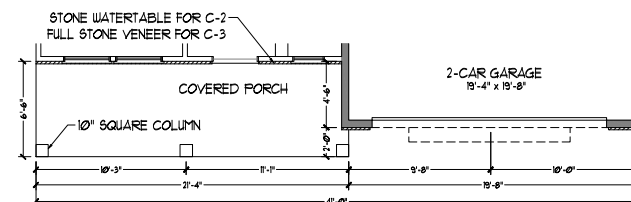
FIRST FLOOR  
PLAN

A-5

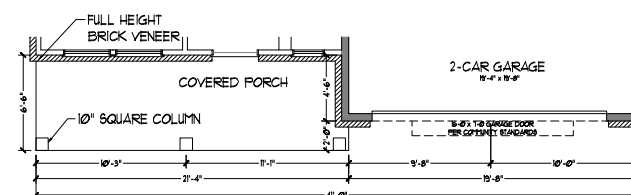
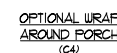




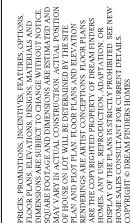
FIRST FLOOR PLAN  
(C1)



FIRST FLOOR PLAN  
(C2 & C3)



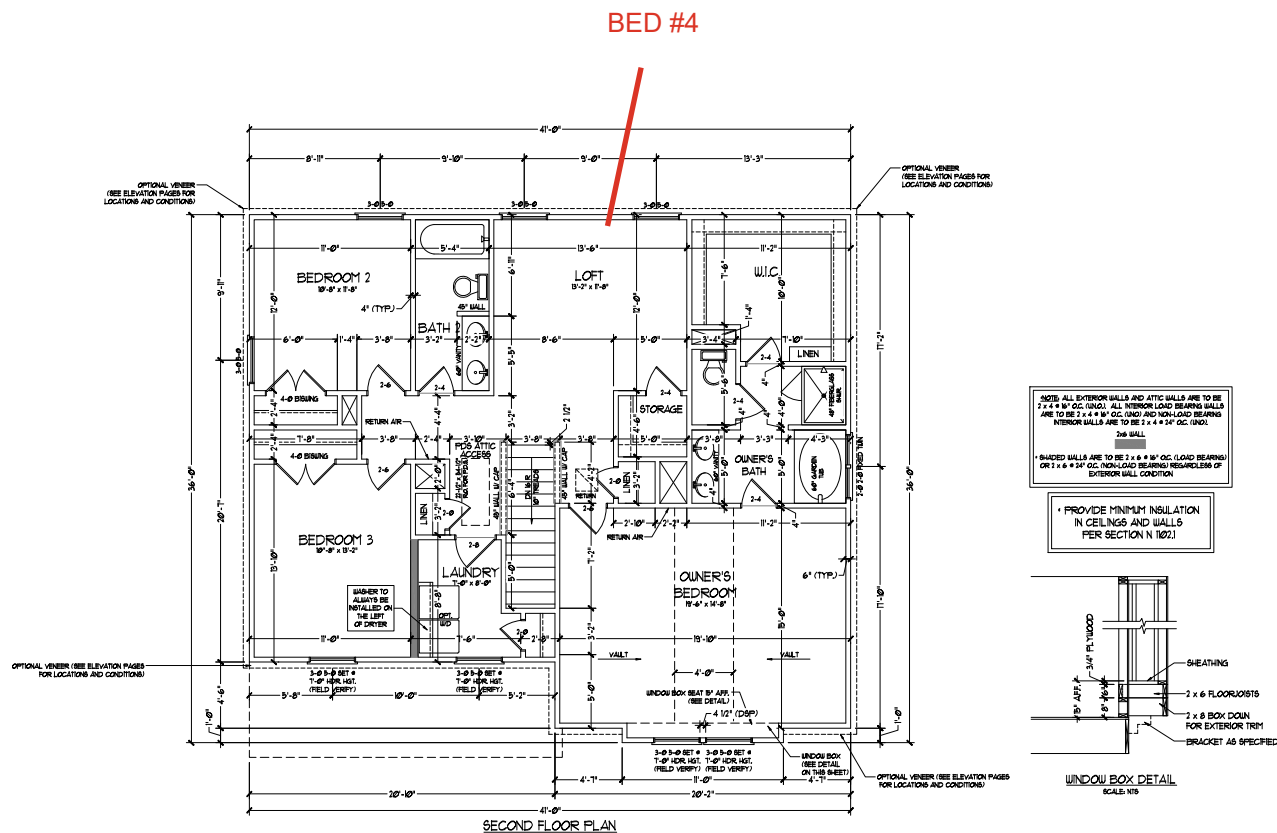
FIRST FLOOR PLAN  
(C4)

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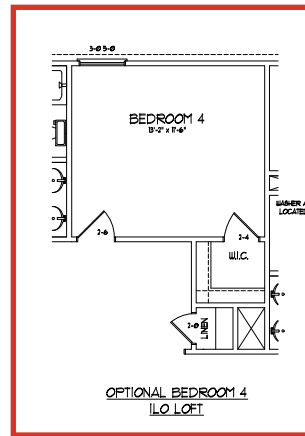
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SECOND FLOOR  
PLAN

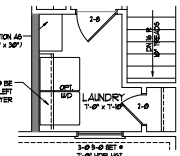
A-6



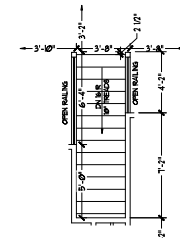
OPTIONAL WINDOW AT  
BEDROOM 4



WALKER AS  
LOCATED  
AYS TO BE  
TO THE LEFT  
OF DRIVER



OPTIONAL WORKSTATION  
AT LAUNDRY



OPTIONAL OPEN RAIL  
I/O 45° WALL W/ CAP

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SECOND FLOOR  
PLAN OPTIONS  
A-6.1







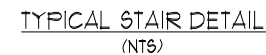
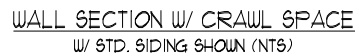
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### ROOF PLAN ELEVATION C OPTIONS

A-7.5



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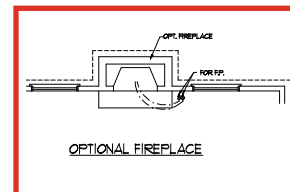
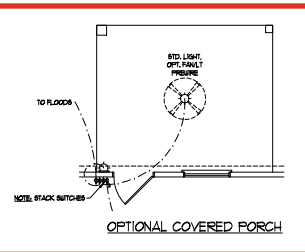
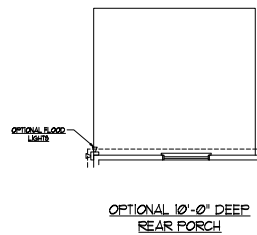
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TOPSAIL

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WALL SECTIONS  
AND STAIR  
DETAIL

AD-1

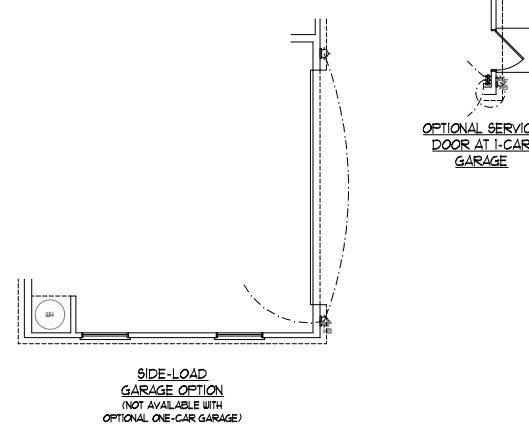
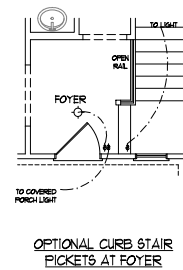
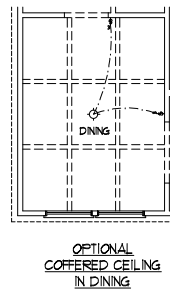
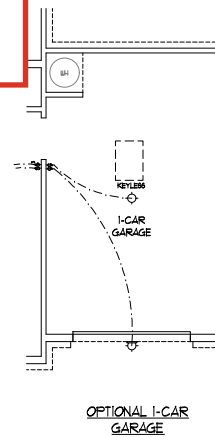
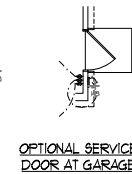
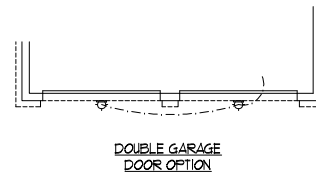
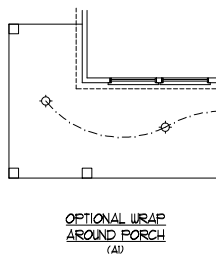
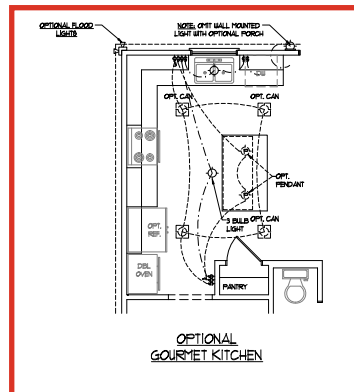






**ELECTRICAL LAYOUT NOTES:**

- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
- 2) VANTY LIGHTS TO BE SET @ 90° AFF. (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
- 4) PLACE SWITCHES 8" (MIN) FROM ROUGH OPENINGS.



ELECTRICAL LEGEND	
	10/0 VOLT
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	TWIN CAN LIGHT
	FLUORESCENT LIGHT
	2 LAMP FLUORESCENT LIGHT
	FLOODED LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	200VAC FOR COMPONENT
	SPLITTER
	SIGNALING CABLE
	MP W/POLE STRUCTURE
	GAS DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

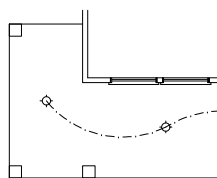
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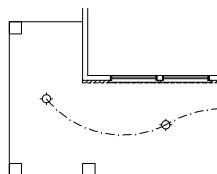
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ENGINEERED BY:  
REVIEWED BY:  
FIRST FLOOR  
ELECTRICAL  
PLAN - OPTIONS

- 1) BLOCK AND WIRE FOR ALL  
CEILING FANS PER PLAN.
- 2) VANITY LIGHTS TO BE SET  
• 90" AFF. (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS  
REQUIRED BY CODE TO BE  
LOCATED BY ELECTRICIAN.
- 4) PLACE SWITCHES 8" (MIN) FROM  
ROUGH OPENING.

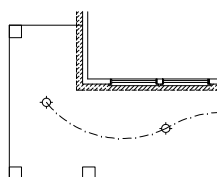
ELECTRICAL LEGEND	
	NO. 10 OUTLET
	WALL MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	1"m CAN LIGHT
	RECESSED LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4" FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR COMPONENT WIRING
	SPEAKER
	DOORBELL CHIME
	1/2" SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	Ceiling Fan
	Ceiling Fan w/ Light



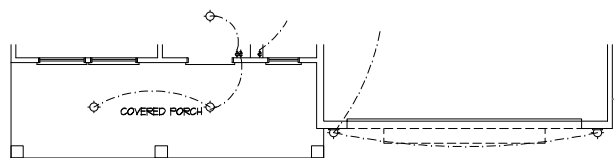
OPTIONAL WRAP  
AROUND PORCH  
(C)



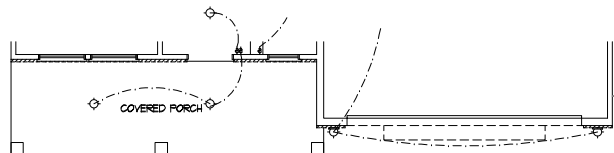
OPTIONAL WRAP  
AROUND PORCH  
(C2 & C3)



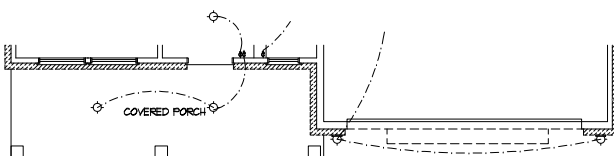
OPTIONAL WRAP  
AROUND PORCH  
(C4)



FIRST FLOOR PLAN  
(C1)



FIRST FLOOR PLAN  
(C2 & C3)



FIRST FLOOR PLAN  
(C4)



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ENGINEERED BY

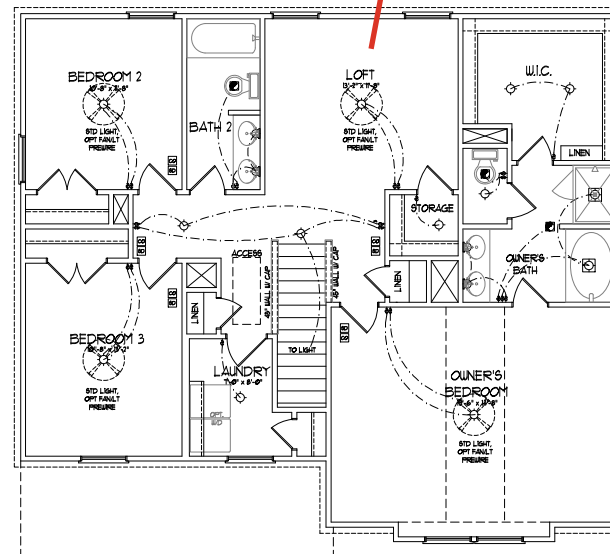
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FIRST FLO

ELECTRICAL

PARTIAL PLANS  
ELEVATION 3ELEVATION C  
E 1.4

E-1.4

SECOND FLOOR PLAN

## ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND WIRE FOR ALL  
CEILING FANS PER PLAN
- 2) VANITY LIGHTS TO BE SET  
• 50" AFF. (TYP.)
- 3) ADDITIONAL EXTERIOR OUTLETS  
REQUIRED BY CODE TO BE  
LOCATED BY ELECTRICIAN.
- 4) PLACE SWITCHES 8" (MIN) FROM  
ROUGH OPENINGS.

### ELECTRICAL LEGEND

	TWO VOLTS
	BALL POINT LIGHT
	CEILING POINT LIGHT
	PERCENT LIGHT
	RECESSED CAN LIGHT
	MINI CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP FLUORESCENT LIGHT
	FLOOD LIGHT
	3-WAY SWITCH
	4-WAY SWITCH
	DIFFER SWITCH
	CONDUIT FOR COPIPHONES WIRING
	SPRINKLER
	DOORBELL CHIME
	10 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN w/ LIGHT

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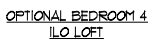


DREAM FINDERS  
HOMES

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 WORKSTATION AT LAUNDRY



OPTIONAL OPEN RAIL  
ILO 45" WALL W/ CAF

ELECTRICAL LEGEND	
	120 V OUTLET
	WALL POINT LIGHT
	CEILING POINT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	FAN CAN LIGHT
	FIBERGLASS LIGHT
	FLUORESCENT LIGHT
	2 LAMP FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR COMPONENT
	SPEAKER
	DOORBELL CHIME
	120 V SHOCK DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

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TOPSAIL

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DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:

### SECOND FLOOR ELECTRICAL PLAN OPTIONS

E-2.1



# DREAM FINDERS HOMES



1. BRACED WALL DESIGN PER SECTION R602.10 OF THE NIRC 2006 EDITION.
2. CS-08P REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 7/8" OSB ON ALL EXTERIOR WALLS ATTACHED W/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
3. CS-08P REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" GYPSUM BOARD USING NOTED NAIL TYPE AND FASTENING O.C. WITH 1 1/4" SCREWS OR 1 1/2" NAILS SPACED 2" 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, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NIRC 2006 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALLS.

\*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).

RECTANGLE A	RECTANGLE B
SIZE 1A (FRONT LOAD)	SIZE 2B
METHOD: C-3/5P/F/6B	METHOD: C-3/5P/F/6
TOTAL REQUIRED LENGTH 8' 7"	TOTAL REQUIRED LENGTH 4' 56"
TOTAL PROVIDED LENGTH 7' 6"	TOTAL PROVIDED LENGTH 6'
SIZE 2A	SIZE 2B
METHOD: C-3/5P	METHOD: C-3/5P
TOTAL REQUIRED LENGTH 8' 7"	TOTAL REQUIRED LENGTH 4' 56"
TOTAL PROVIDED LENGTH 10' 6"	TOTAL PROVIDED LENGTH 7'
SIZE 3A (SIDE LOAD)	SIZE 3B
METHOD: C-3/5P/F/6B	METHOD: C-3/5P
TOTAL REQUIRED LENGTH 17' 58"	TOTAL REQUIRED LENGTH 3' 31"
TOTAL PROVIDED LENGTH 20' 1"	TOTAL REQUIRED LENGTH 5' 53"
SIZE 4A	SIZE 4B/A CUMULATIVE
METHOD: C-3/5P	METHOD: C-3/5P/6B
TOTAL REQUIRED LENGTH 17' 58"	TOTAL REQUIRED LENGTH 20' 1"
TOTAL PROVIDED LENGTH 35'	TOTAL PROVIDED LENGTH 34'

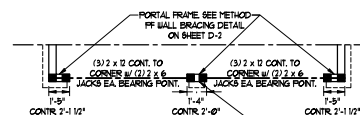
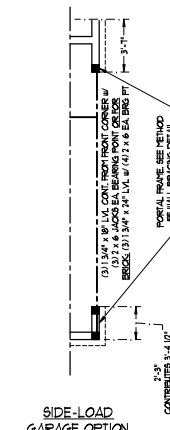
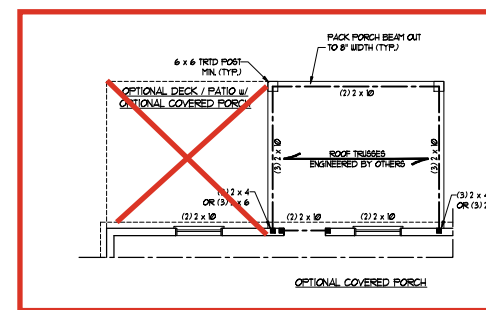
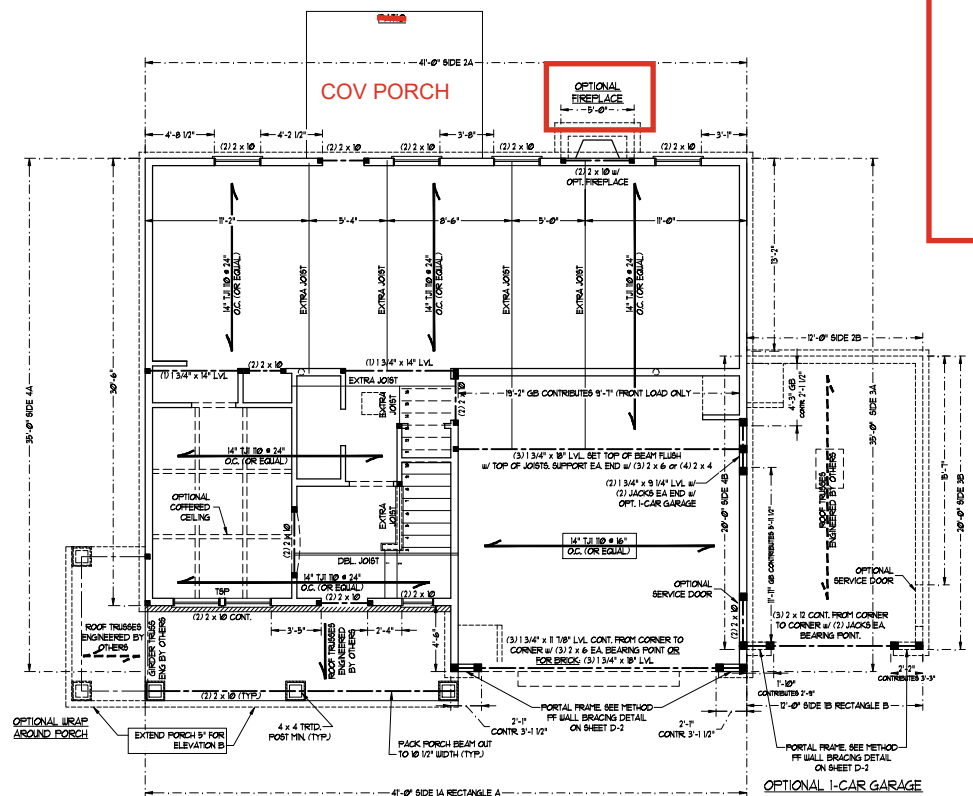
HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 3'	1
>3' TO 6'	2
>6' TO 9'	3
>9' TO 12'	4
>12' TO 15'	5

[illegible]

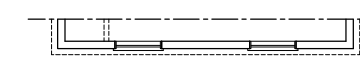
BCI 4500s-18 I-JOISTS MAY BE USED IN LIEU OF TJI 110 I-JOISTS AT THE DEPTH AND SPACING NOTED ON THE PLAN.

LINTEL SCHEDULE FOR BRICK/VANALITE STRUCT SUPPORT		BRICK SUPPORT APPLIES:	
LENGTH (FT.)	SIZE OF LINTEL	1. LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (AND). SEE ARCH DRAWING FOR SIZE AND LOCATION OF OPENINGS. 2. LENGTH + LONG LESS VERTICAL. 3. ANCHOR + CLEAR OPENINGS. 4. BRICK WALL ANGLE IRON PIN 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.	
UP TO 4 FT.	L 3 x 12 x 3/16 L x 1/4	5. FOR ALL HEADERS 6" OF AND GREATER IN LENGTH ATTACH STEEL ANGLE TO HEADERS W/ 1/4" LAG SCREWS @ 6" ON CENTER. 6. FOR ALL BRICK SUPPORT + ROOF LINTEL FASTEN (7/16" x 16" BLOCCING BARS) W/ 1/4" LAG W/ 1/4" PER FT. FASTEN (4" x 4" x 3/16" STEEL ANGLE @ (7/16" x 16" BLOCCING W/ 1/4" LAG SCREWS @ 6" ON CENTER). 7. FOR ALL SECTION HEADINGS (KINSEID) OF THE 20# NING FOR ADDITIONAL BRICK SUPPORT INFORMATION.	
4-8	L 4 x 12 x 3/16 L x 1/4	8. PRECAST REINFORCED CONCRETE LINTELS ENGINEERED FOR OTHERS MAY BE USED IN L&L STEEL LINTEL.	
8 AND GREATER	L 6 x 4 x 3/16 L x 1/4		

2. SEE ARCH DRAWS FOR SIZE AND LOCATION OF OPENINGS.
3. (LVL) + 10" LONG LEG VERTICAL
4. LENGTH + CLEAR OPENING
5. EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VINYLER TO PROVIDE BEARING.
6. FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER W/ 1/2" LAG BOLDS @ 12" OC. STAGGERED.
6. FOR ALL BRICK SUPPORT @ ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS @ 12" L24 NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING @ (2) 1/2" LAG BOLDS @ 12" OC.
7. STAIRS AND SEASIDE WALKWAY (305.5.2) OF THE 2018 NIRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
7. PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.



DOUBLE GARAGE  
DOOR OPTION



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

**J.S. THOMPSON**  
**ENGINEERING, INC.**

TOPSAIL  
H&H HOMES11/2/2020  
(REVISED 7/14/2022)

DATE: NOVEMBER 2, 2020

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

DRAWN BY: H&amp;H HOMES

ENGINEERED BY: WTB

PAGE 4 OF 8

S-2  
SECOND FLOOR  
FRAMING PLAN

**BRACED WALL DESIGN NOTES:**

1. BRACED WALL DESIGN PER SECTION R602.10.5 OF THE NIRC 2008 EDITION.
2. C-8-UB STRUCTURAL JOIST CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS' CONTRACTOR IS TO INSTALL 1/4" OSB OR ALL EXISTING WALLS ATTACHED TO AN IN-PLACE BRICK OR CMU. ALONG PANEL EDGES AND 1' ON CMU IN THE FIELD.
3. OSB REINFORCED TO "OUTSPAN BOARD" CONTRACTOR IS TO INSTALL 1/2" MIN. OUTSPAN WALL BOARDING WHERE NOTED ON THE PLANS. FASTEN OSB WITH 1 1/4" SCREWS OR 1 1/4" WALL SPACERS 12" OC ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
4. BRACED WALL DESIGN AFFORDS IN AND ZONES UP TO 150 MPH. FOR ZONE 3 ZONES BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 405 OF THE NIRC 2008 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

**NOTE:**

1. PER SECTION R602.10.3.2 OF THE 2019 NRCR, 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 1/8" 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 (UNLESS ARCH DRESS FOR SIZE AND LOCATION OF OPENINGS).
2. (1) 1" LONG LEG VERTICAL.
3. LENGTH + CLEAR OPENING.
4. EMBED ALL ANGLE IRONS MIN 1" EACH SIDE INTO VENEER TO PROVIDE BEARING.
5. ALL HEADERS 8" 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 7/12 @ 16" BLOCKING BETWEEN (1) 4" NAILED PERPENDICULAR TO 6" x 4" x 5/16" STEEL ANGLE TO 2/12 x 16" BLOCKING + (7) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. REF. SPEC. R109.6.7.1 FOR NAILING FOR ADDITIONAL BRICK SUPPORT INFORMATION.
7. PRECAST REINFORCED CONCRETE LINTEL ENGINEERED TO SUPPORT LOADS MAY BE USED IN LIEU OF STEEL LINTELS.

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 FRAMED LUMBER TO BE 6"X 9" (UNO).  
ALL TRATY LUMBER TO BE 8"X 11" (UNO).  
2. ALL BEARING HEADERS TO BE 12" X 6" (UNO).  
3. WINDOW AND DOOR HEADERS TO BE 12" X 6" (UNO).  
4. ALL STUD AND JOIST (SEE TABLE 86-007.13 FOR ADDITIONAL KING STUD REQUIREMENTS).  
5. SQUARE JOINTS FOR ALL JOISTS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) 4" X 4" (UNO).  
6. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE BRIDGED WITH 2" X 6" (UNO) JOISTS WITH BLOCKS AND SECURED WITH 8d NAILS AT 3' OC. (DOWN EDGES AND 6" APART).  
7. FOR HIGH WIND ZONES SECURE ALL EXTERIOR WALL SHEATHING PANELS TO ALL PLATING STRIPS AND JOISTS AND GIRDCES WITH (2) ROWS OF 8d NAILS STAGGERED AT 3' OC. PANELS SHALL BE EXTENDED BEYOND ALL JOISTS AND SHALL OVERLAP GIRDCES AND DOUBLE 5d PLATED THEIR FULL DEPTH. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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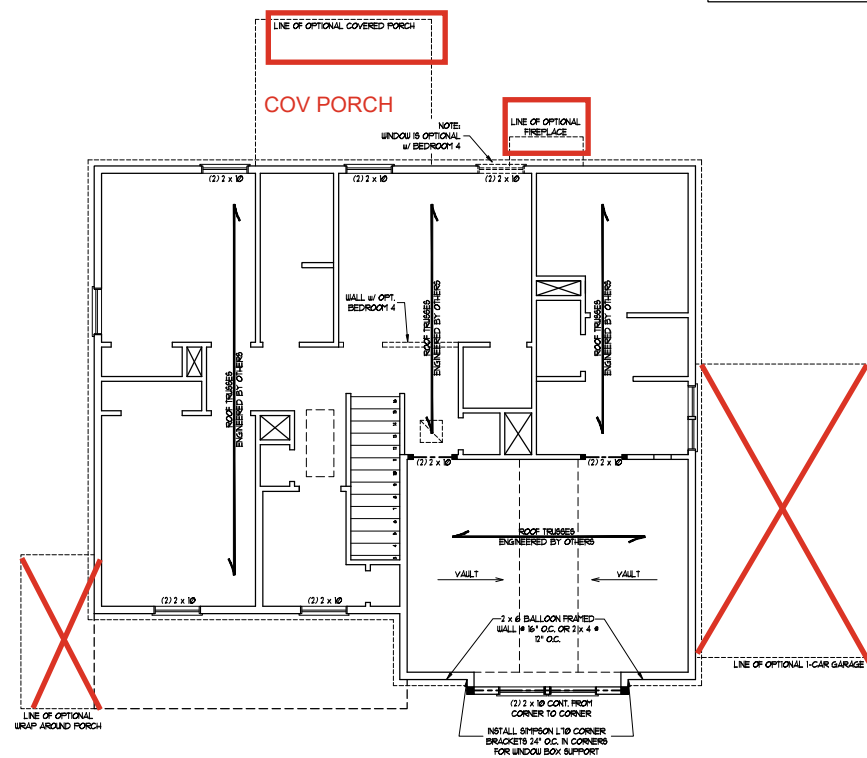
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H&H HOMES

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ENGINEERED BY: WFB

SHEET 5 OF 8

S-3

ATTIC FLOOR  
FRAMING PLAN



**WINDOW BOX DETAIL**

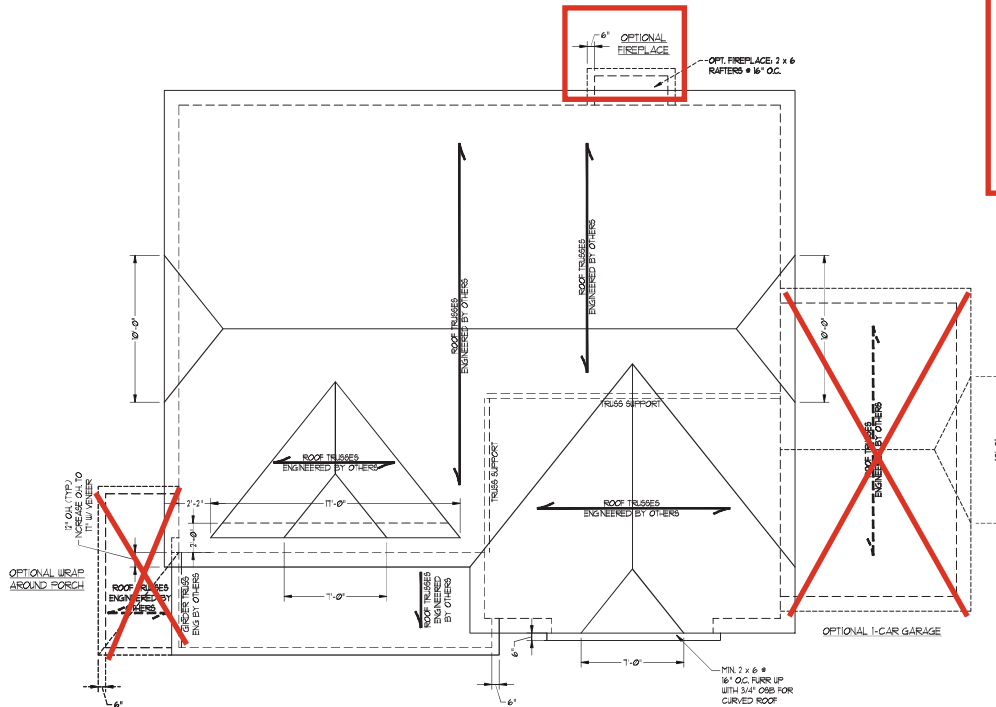
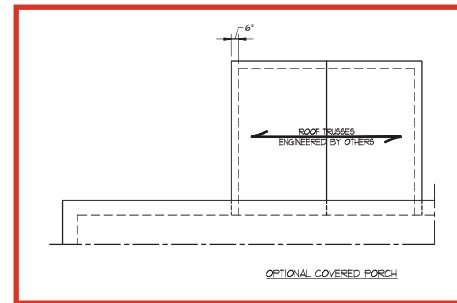
INSTALL CONT. 7/8" OSB SHEATHING ON OUTSIDE OF BRACKET WALLS. ATTACH OSB WITH 8d NAILS 4" O.C. ALONG EDGES AND 8" O.C. IN THE FIELD. INSTALL SIMPSON L70 CORNER BRACKETS 24" O.C. IN CORNERS.

2 x 8 FLOOR JOISTS @ 16" O.C. SHEATHING TO COVER JOISTS AS WELL. FASTEN JOISTS TO EA. STUD w/ (4) 12d NAILS

FRAME DOWN PER DETAIL ON SECOND FLOOR ARCHITECTURAL SHEET.





ELEVATION C

- STRUCTURAL NOTES:

1. ALL FLOORING LUMBER TO BE "G" SFR (NO. 1).
2. CIRCLES DENOTE (3/2" x 4" POSTS FOR ROOF SUPPORT).
3. RAFTERS TO BE 12' ON CENTER ON TOP OF DOUBBLE OR TRIPLE RAFTERS.
4. HIP OR CABLE ARE TO BE SPACED A MIN. OF 8'-0". FASTEN WITH 3" x 6" LAG BOLTS.
5. TRUSSES WITH THREE NOGS OF 2" dals nails @ 16" O.C. (TYP).
6. 5/8" FRAM OVER-RAFTER ROOF SECTIONS W/ 4" x 8" RIGIDUS. 2" x 6" RIGIDUS @ 16" O.C. AND FLAT 2" x 10 VALLEYS OR 10" x 10" TRUSSES.
7. FASTEN FLAT VALLEYS TO RIGIDUS OR TRUSSES WITH 5/16" H254 HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NAIL IN ROOF. EACH END OF FLAT IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 2d TAIL NAILS.
8. ROOF SECTION RESISTS OF THE 10% RMC TO PROTECT UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
9. 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 F.L.Y. FASTEN A 6" x 4" x 5/8" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 12" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R103.8.21 OF THE 2018 NRCR 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 R103.8.21 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.



11/2/2020

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H&H HOMES

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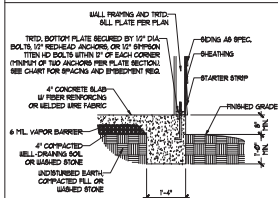
ENGINEERED BY: WFB

SHORT. 8 OR. 8

S4c  
ROOF FRAMING  
PLAN

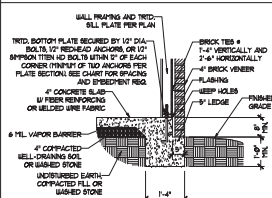
## MONOLITHIC SLAB DETAILS

DETAIL 1



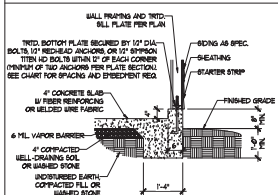
TYPICAL SLAB DETAIL

DETAIL 2



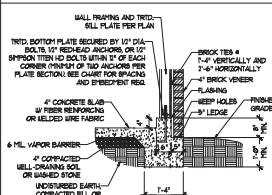
BRICK VENEER DETAIL

DETAIL 3



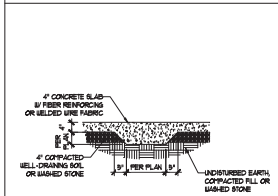
GARAGE CURB DETAIL

DETAIL 4



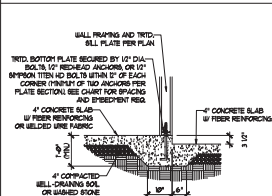
GARAGE CURB BRICK LEDGE DETAIL

DETAIL 5



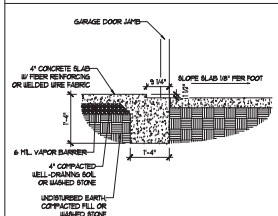
THICKENED SLAB DETAIL

DETAIL 6



STEP IN GARAGE DETAIL

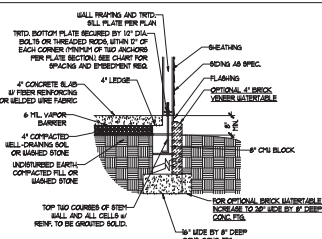
DETAIL 7



SLAB AT GARAGE DOOR DETAIL

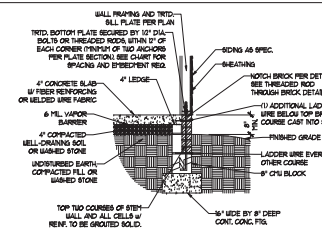
## STEM WALL DETAILS

DETAIL 1



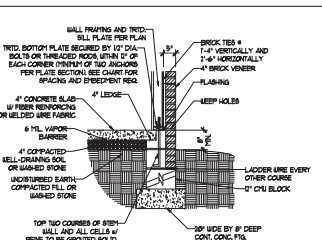
TYPICAL STEM WALL DETAIL  
(w/ OPTIONAL WATERTABLE)

OPTIONAL DETAIL 1



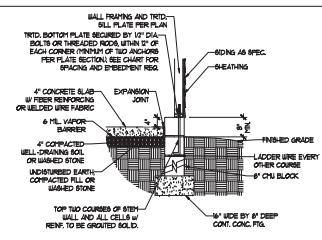
OPTIONAL STEM WALL DETAIL

DETAIL 2



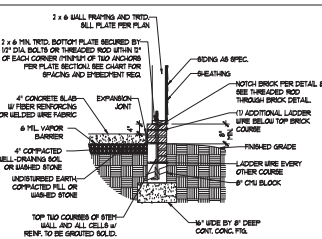
TYPICAL STEM WALL FND. w/ BRICK DETAIL

DETAIL 3



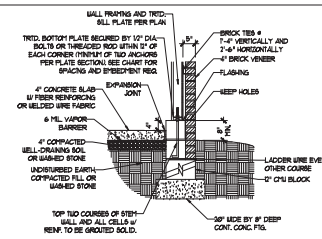
TYPICAL STEM WALL FND. DETAIL w/ CURB @ GARAGE

OPTIONAL DETAIL 3



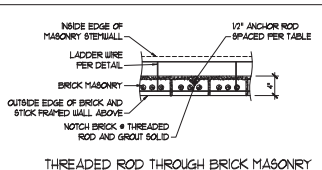
OPTIONAL STEM WALL FND. DETAIL w/ CURB @ GARAGE

DETAIL 4



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

DETAIL 8



THREADED ROD THROUGH BRICK MASONRY

## MASONRY STEM WALL SPECIFICATIONS

WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8" CMU	4" BRICK AND 4" CMU	4" BRICK AND 8" CMU	12" CMU
2 AND BELOW	UNGRAOUTED	GROUT SOLID	UNGRAOUTED	UNGRAOUTED
3	UNGRAOUTED	GROUT SOLID	UNGRAOUTED	UNGRAOUTED
4	GROUT SOLID	GROUT SOLID w/ 1/4 REBAR @ 48" O.C.	GROUT SOLID	GROUT SOLID w/ 1/4 REBAR @ 64" O.C.
5	GROUT SOLID w/ 1/4 REBAR @ 36" O.C.	NOT APPLICABLE	GROUT SOLID w/ 1/4 REBAR @ 36" O.C.	GROUT SOLID w/ 1/4 REBAR @ 64" O.C.
6	GROUT SOLID w/ 1/4 REBAR @ 24" O.C.	NOT APPLICABLE	GROUT SOLID w/ 1/4 REBAR @ 24" O.C.	GROUT SOLID w/ 1/4 REBAR @ 64" O.C.

1 AND GREATER ENGINEERED DESIGN BASED ON SITE CONDITIONS

### STRUCTURAL NOTES

- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
- TIE MULTIPLE BATHS 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 #51 / #57 WASHED STONE IS ALLOWABLE.
- CLASSIFIED AS GROUP 1 ACCORDING TO UNPAID SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE (B-20) OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
- PREP SLAB PER 806.2.1 AND 806.2.2 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 "N" MORTAR OR 3000 PSI GROUT. USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 8' AND GREATER.

## ANCHOR SPACING AND EMBEDMENT

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

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120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED  
FOUNDATION DETAILS

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



11/2/2020

D-1  
FOUNDATION DETAILS



## GENERAL NOTES

- 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 1-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 CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
  - STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2018 EDITION (R602.4 - R602.1)
- | DESIGN CRITERIA  | LIVE LOAD (PSF)    | DEAD LOAD (PSF) | DEFLECTION (IN)                   |
|--|--------------------|-----------------|-----------------------------------|
| ATTIC WITH LIMITED STORAGE                                     | 20                 | 10              | L/240 (L/360 w/ BRITTLE FINISHES) |
| ATTIC WITHOUT STORAGE  | 10                 | 10              | L/360                             |
| DECKS  | 40                 | 10              | L/360                             |
| EXTERIOR BALCONIES   | 40                 | 10              | L/360                             |
| FIRE ESCAPES   | 40                 | 10              | L/360                             |
| HANDRAILS/GUARDRAILS   | 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<br>(BASED ON TABLE R602.4(4) WIND ZONE AND EXPOSURE) |                    |                 |                                   |
| GROUND SNOW LOAD, Ps   | 20 (PSF)           |                 |                                   |
- 1-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
  - FLOOR TRUSS SYSTEMS DESIGNED WITH 8 PSF DEAD LOAD
- FOR 15 AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R602.6 OF THE NRC, 2018 EDITION. FOR 150 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2018 EDITION.
  - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 1 OF THE NRC, 2018 EDITION.

## FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 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 BASE COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R602.5 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 SAUED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN TURNED. ADJUST WATERS NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R602.2 OF THE NRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A63 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A95. 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 9" SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 930/ASCE 5/THS 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 HOLLOW FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE S 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 R604 OF THE NRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 333, NORTH 1988-4 OR ACE 930/ASCE 5/THS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R604.1(1), R604.1(2), R604.1(3), OR R604.1(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R604.1(5) OF THE NRC, 2018 EDITION. STEEL CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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## FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE % OFF MINIMUM (F<sub>o</sub> = 875 PSI, F<sub>v</sub> = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE % OFF MINIMUM (F<sub>o</sub> = 975 PSI, F<sub>v</sub> = 475 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F<sub>o</sub> = 2600 PSI, F<sub>v</sub> = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F<sub>o</sub> = 2325 PSI, F<sub>v</sub> = 310 PSI, E = 1900000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F<sub>o</sub> = 2600 PSI, E = 1900000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F<sub>o</sub> = 2300 PSI, E = 1900000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
 

A. W AND WT SHAPES:	ASTM A992
B. CHANNELS AND ANGLES:	ASTM A36
C. PLATES AND BARS:	ASTM A36
D. HOLLOW STRUCTURAL SECTIONS:	ASTM A500 GRADE B
E. STEEL PIPE:	ASTM A53, GRADE B, TYPE E OR S
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (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 3/4" DIAMETER HOLES # 16" O.C.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.1(1) AND R602.1(2) OF THE NRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (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 R602.3 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 24" CENTERS (MAXIMUM) AND STAGGERED AT TOP AND BOTTOM OF BEAM 1/2" EDGE DISTANCE, WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- ALL 1-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.8.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR 1-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/8" STEEL ANGLE WITH 6" MINIMUM SLOPE/INCH AT SIDES FOR BRICK SUPPORT (UNO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/8" STEEL ANGLE TO HEADERS WITH 1/2" LAG SCREWS AT 2' O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/8" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 10d NAILS EA. PL. BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R603.8(2) OF THE NRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS, CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 10d 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 LACED 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 200 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR L150 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 18" SECTION OF SIMPSON C586 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIN STRAP. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

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

DATE: NOVEMBER 14, 2018

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

DRAWN BY: JES

ENGINEERED BY: JET

S0  
STRUCTURAL  
NOTES



11/2/2020