GENERAL NOTES:

- SOIL BEARING CALCULATIONS BASED ON 2000 PSF MIN. REFER TO THE FOUNDATION/FOOTING SCHEDULE.
- BACK FILL SHALL BE FREE FROM VEGETATION AND CONSTRUCTION DEBRIS.
- BACK FILL SHALL BE PLACED IN LIFTS AND COMPACTED IN SUCH A MANNER AS TO NOT DAMAGE THE FOUNDATION WALLS OR ANY WATERPROOFING/ DAMP PROOFING

- ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. ALL STUDS ARE 3 1/2" UNLESS NOTED. ALL DIMENSIONS PRESENTED HERE ARE FRAME DIMENSIONS ONLY.
- PROVIDE 1x BLOCKING UNDER ALL EXTERIOR SLIDING DOORS. JOIST HANGERS, WHERE REQUIRED, SHALL BE USED WITHOUT ANGLES
- INSTALL FIRE STOPPING AND/ OR DRAFT STOPPING AS REQUIRED.
- PROVIDE CUTTING, NOTCHING, NAILING REQUIREMENTS PER 2018-IRC SECTIONS

THERMAL & MOISTURE PROTECTION:

- INSTALL FIRE STOPPING AND/ OR DRAFT STOPPING AS REQUIRED.
- ATTIC VENTILATION SHALL BE PROVIDED AT 1/150th OF THE AREA OF THE SPACE VENTILATED, CROSS VENTILATION WITH HALF OF THE VENTILATED AREA SHALL BE PROVIDED BY RIDGE OR GABLE VENTS AND THE OTHER HALF BY EAVE OR CORNICE VENTS. VENTS SHALL BE PLACED SO AS TO NOT ALLOW INFILTRATION OF RAIN OR
- PROVIDE APPROVED TILE BACKER BOARD FOR ALL SHOWER AND BATH SPACE.
- PROVIDE ICE-SHIFLD PER CODE
- ROOF VENTING TO BE PROVIDED AS SHOWN. SOFFIT, RIDGE, AND OTHER ROOF VENTS TO BE INSTALLED AS NOTED ON THE DRAWINGS & AS PER MANUFACTURERS

DOORS & WINDOW:

- WINDOW CALL OUT PER PLAN. VERIFY WINDOW MANUFACTURER WITH PROJECT MANAGER
- REVIEW ALL WINDOW HEADER HEIGHTS PER PLATE HT. AND VERIFY W/ ELEVATIONS AND CORNICE DETAILS.
- TEMPERED GLASS SHALL BE USED IN ALL HAZARDOUS AREAS.
- FRONT DOOR WIDTH AS REQUIRED BY CODE
- GARAGE DOOR AS REQUIRED BY CODE. EMERGENCY - SLEEPING ROOMS SHALL HAVE AT LEAST ONE EGRESS OPENING OF NOT LESS THAN 5.7 SF AND A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24"
- HIGH AND SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.

EXTERIOR WALLS ZONE 4:

R-15 BATTS MINIMUM. VERIFY

CEILING WITH ATTIC ABOVE COMPRESSED INSULATION:

R-38 BATTS MINIMUM, VERIFY

CEILING WITH ATTIC ABOVE UNCOMPRESSED INSULATION (HEELS IN TRUSSES): R-38 BATTS MINIMUM, VERIFY

FLOOR OVER GARAGE

R-19 BATTS MINIMUM. VERIFY

ATTIC KNEEWALL:

R-19 BATTS MINIMUM VERIEY

BUILDING CODE ANALYSIS

APPLICABLE CODES USER GROUP: **CONSTRUCTION CLASS: EMERGENCY ESCAPE:**

SINGLE FAMILY UNPROTECTED

EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOM SHALL HAVE A MINIMUM OF 5.7 SQ. FT

 $1\!\!/_{\!\!2}$ " GYPSUM BD. WALL & $5\!\!/_{\!\!8}$ "TYPE "X" GYPSUM BD. CEILING W/ 20 MINUTE GARAGE/HOUSE DOOR

DESIGN LOAD:

SLEEPING = 30 PSF NON-SLEEPING = 40 PSF

DECKS = 40 PSF DEAD LOAD = 10 PSF

BASIC WIND SPEED = 115 MPH EXPOSURE B (CHARLOTTE) STAIR LOAD = 40 PSF ROOF LIVE LOAD = 20 PSF

LATERAL SOIL PRESSURE = 30 PCF (ASSUMED)

VERIFY ALL APPLICABLE BUILDING CODES WITH STATE AND LOCAL JURISDICTION PRIOR TO CONSTRUCTION

THE ATTACHED PLANS & SPECIFICATIONS ARE THE SOLE PROPERTY OF DAVIDSON HOMES. ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT PRIOR WRITTEN CONSENT OF DAVIDSON HOMES IS STRICTLY PROHIBITED

- MAIN STREET DESIGNS OF GEORGIA, LLC DESIGNS HOUSING AS SET FORTH BY THE FORMAT AND PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), AND THE NATIONAL ELECTRIC CODE (NEC).
- THESE PLANS ARE SUBJECT TO MODIFICATIONS TO MEET CODE REQUIREMENTS AND/OR TO FACILITATE MECHANICAL/ ELECTRICAL/ PLUMBING INSTALLATION AND/ OR TO
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AFFECTING CONTRACTOR'S PRODUCTS, INSTALLATIONS, OR FABRICATIONS IN THE FIELD PRIOR TO EXPEDITING THE CONSTRUCTION OF SUCH WORK. FIELD VERIFY ALL DIMENSIONS - DO NOT SCALE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR SURVEYING THE PROJECT AND BECOMING FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK INCLUDING BUT NOT LIMITED TO SITE AND SOIL BEARING CONDITIONS.
- ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF MAIN STREET DESIGNS OF GEORGIA, LLC IN WRITING, AND WRITTEN INSTRUCTION SHALL BE OBTAINED PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ERRORS. DISCREPANCIES, OR OMISSIONS FOR WHICH THE CONTRACTOR FAILED TO NOTIFY MAIN STREET DESIGNS OF GEORGIA. LLC PRIOR TO CONSTRUCTION AND/ OR FABRICATION OF
- 6) FLAME SPREAD AND SMOKE DENSITY NOTES:

WALL AND CEILING FINISHES SHALL HAVE A FLAME - SPREAD CLASSIFICATION OF NOT GREATER THAN 200, WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.

IF BATT OR BLANKET INSULATION, INCLUDING FACINGS SUCH AS VAPOR RETARDERS OR OTHER VAPOR PERMEABLE MEMBRANES ARE LEFT EXPOSED (IN AREAS LIKE UNFINISHED BASEMENTS). THE MATERIAL SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS. FLAME-SPREAD AND SMOKE-DEVELOPMENT LIMITATIONS DO NOT APPLY TO FACINGS THAT IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR, OR

EXCEPT WHERE OTHERWISE NOTED IN SECTION R314.2, ALL FOAM PLASTIC OR FOAM PLASTIC CORES IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPMENT RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84.

R314.1.2 THERMAL BARRIER. FOAM PLASTIC, EXCEPT WHERE OTHERWISE NOTED, SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY MINIMUM1/2-INCH (12.7 MM) GYPSLIM BOARD OR AN APPROVED FINISH MATERIAL FOLIVALENT TO A THERMAL BARRIER TO LIMIT THE AVERAGE TEMPERATURE RISE OF THE UNEXPOSED SURFACE TO NO MORE THAN 250°F(121°C) AFTER 15MINUTES OF FIRE EXPOSURE TO THE ASTM E 119 STANDARD TIME TEMPERATURE CURVE. THE GYPSUM BOARD SHALL BE INSTALLED USING A MECHANICAL FASTENING SYSTEM IN ACCORDANCE WITH SECTIOR702.3.5. RELIANCE ON ADHESIVES TO ENSURE THAT THE GYPSUM BOARD WILL REMAIN IN PLACE

MAGNOLIA

ELEVATION B



FRONT DOOR STYLE PER **PURCHASE** ORDER

INCLUDED OPTIONS:

1st FLOOR **COVERED PORCH (in footprint) GOURMET KITCHEN** FIREPLACE W/ BUILT-INS FIXED WINDOWS @ FAMILY ROOM **BOX OAK STAIRS OPEN RAIL** FRENCH DOORS @ STUDY TRAY CEILING @ DINING **OWNERS DELUXE BATH** 2ND SINK @ BATH 2 **BENCH @ MUD ROOM** SIDE ENTRY GARAGE

2nd FLOOR **BONUS ROOM & BEDROOM W/ BATH UNFINISHED STORAGE**

	BASE HOUSE SQUARE FOOTAGE CALCULATIONS TOTAL UNDE					TOTAL UNDER
ELEVATIONS	1st FLOOR	TOTAL FIN.	FRONT PORCH	REAR PORCH	GARAGE	ROOF
ELEV. B	2,524 s.f.	2,524 s.f.	159 s.f.	300 s.f.	396 s.f.	3,379 s.f
	OPTIONS SQUARE FOOTAGE CALCULATIONS					
OPTIONS:						
BONUS ROOM W/ BEDROOM			+927 s.f.	BONUS ROOM S	STORAGE	+124 s.
WELL HOUSE			+37 s.f.			



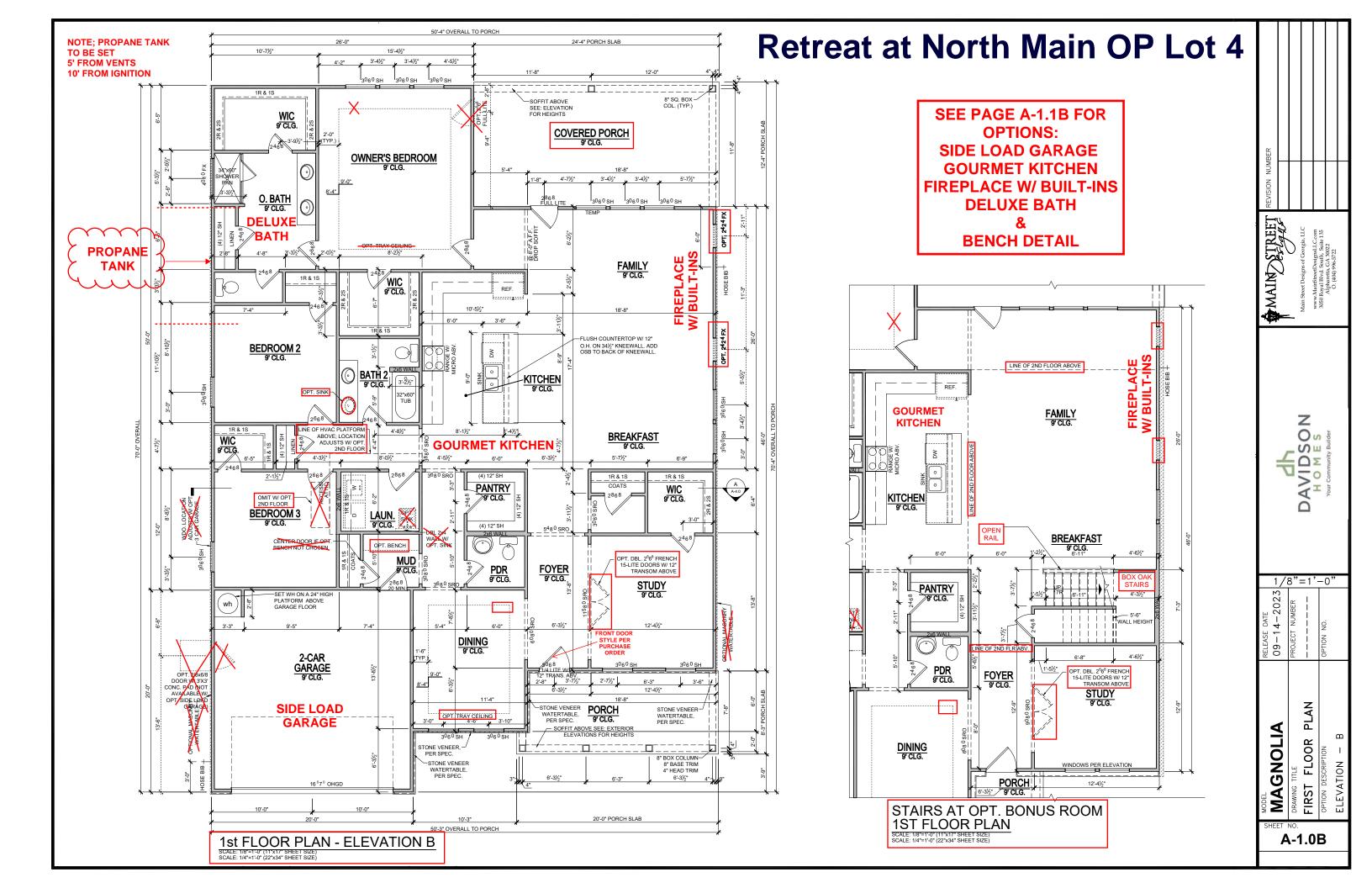


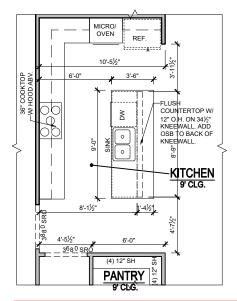


 $1/8^{"=1'-0'}$ 60

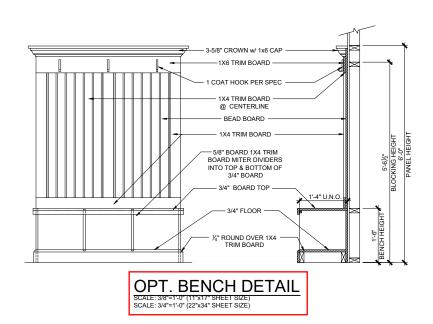
MAGNOLIA COVER

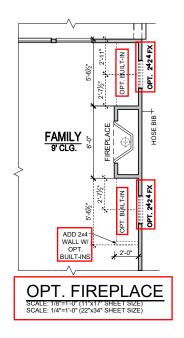
CS-1.0

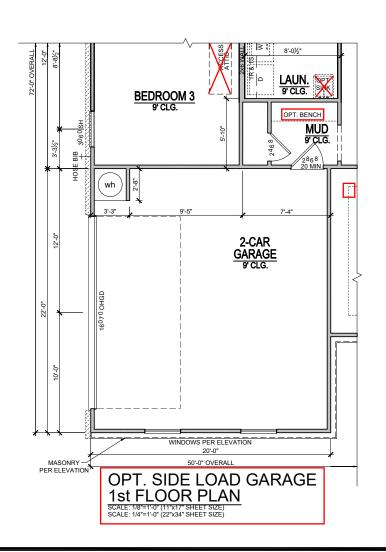


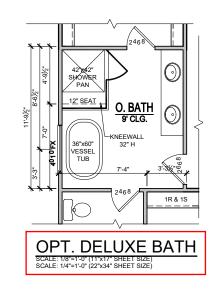


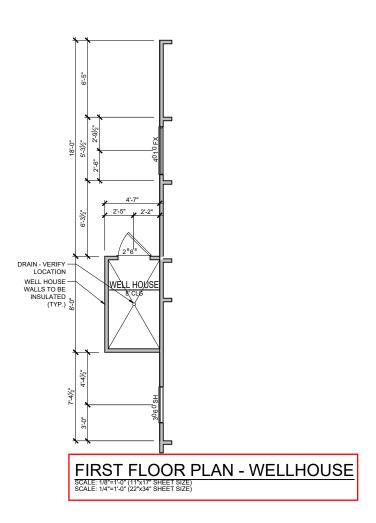
OPT. GOURMET KITCHEN
SCALE: 1/8"=1".0" (11"x1/" SHEET SIZE)
SCALE: 1/4"=1".0" (22"x34" SHEET SIZE)



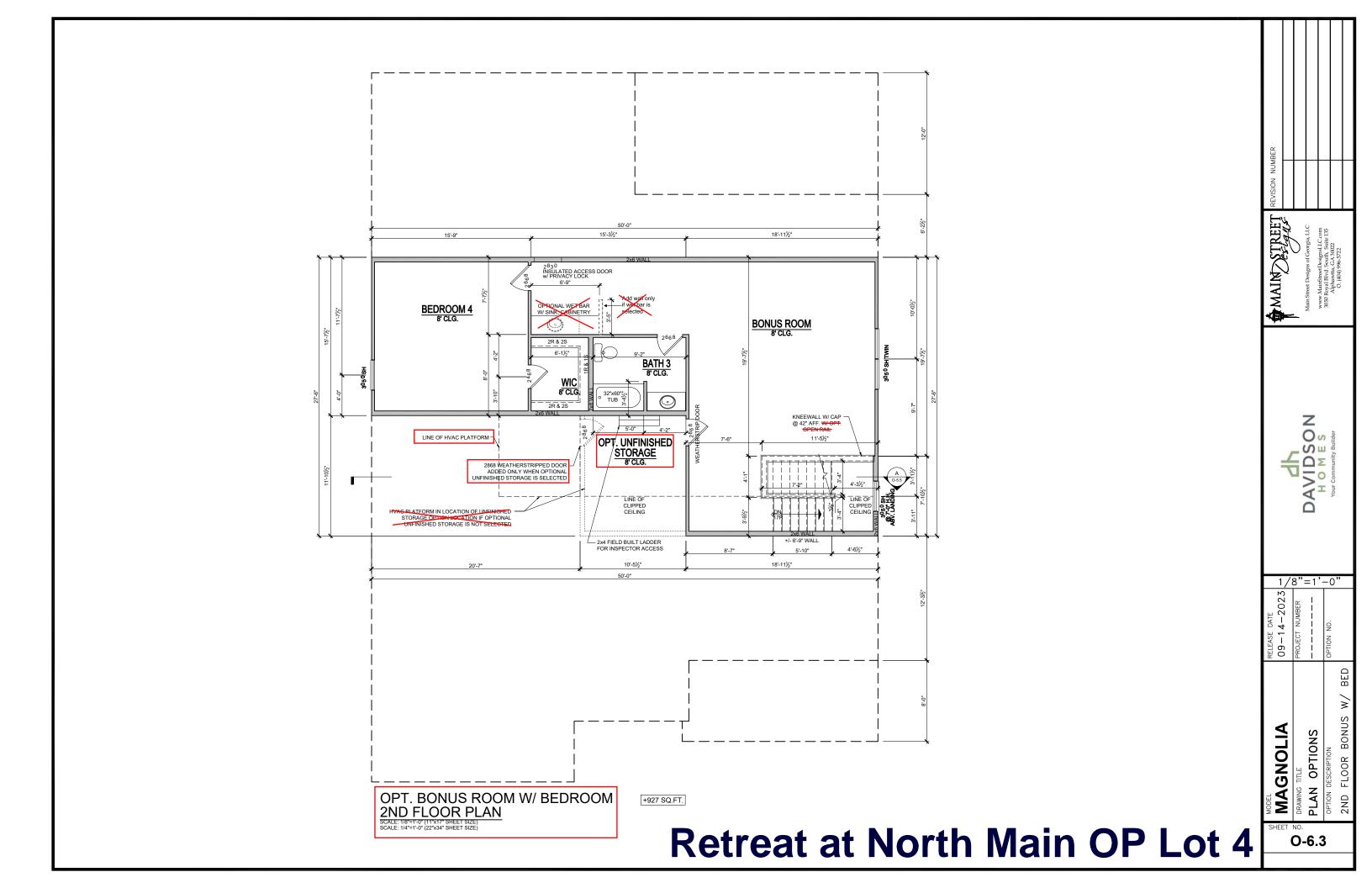












10:12 **ELEVATION -B- ROOF PLAN** SCALE: 1/16"=1"-0" (11"X17" SHEET SIZE) SCALE: 1/8"=1'-0" (22"X34" SHEET SIZE)

ATTIC VENT CALCULATIONS

GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED.
THE REQUIRED VENTILATION SHALL BE MAINTAINED.
PROVIDE INSULATION STOP SUCH THAT INSULATION
DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.

ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE

OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO CBC REQUIREMENTS.

- PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.

ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.

DASHED LINES INDICATE WALL BELOW.

LOCATE GUTTER AND DOWNSPOUTS PER BUILDER.

ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE

MAIN ROOF

3359 SQ FT UNDER ROOF ATTIC
300 SQ FT / 1 SQ FT = 11.20 SQ FT VENTILATION

RIDGE VENTS 18 SQ IN = (.125 SQ FT) SOFFIT VENTS 9 SQ IN = (.0625 SQ FT) BOX VENTS 50 SQ IN = (.347 SQ FT)

11.20 SQ FT x 50% 5.598 SQ FT OF RIDGE 11.20 SQ FT x 50% 5.598 SQ FT OF SOFFIT

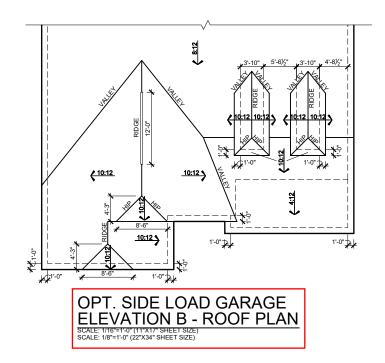
RIDGE VENT 5.598 SQ FT 0.125 SQ FT

= 44.8 FEET OF RIDGE VENT = 89.6 FEET OF SOFFIT VENT

ACTUAL RIDGE VENT PROVIDED ACTUAL SOFFIT VENT PROVIDED NUMBER OF BOX VENTS NEEDED (REQ - ACTUAL x .347)

FACADE PERCENTAGES			
MATERIALS	S.F.	%	
SIDING	186	45	
SHAKE	85	21	
BOARD & BATT	0	0	
HARDI BOARD	0	0	
STONE VENEER	142	34	
BRICK VENEER	0	0	
TOTAL= 413 100			
MASONF	RY % =	34	

Retreat at North Main OP Lot 4



ATTIC VENT CALCULATIONS

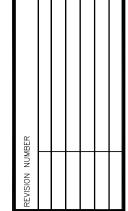
MAIN ROOF

3399 SQ FT UNDER ROOF ATTIC 300 SQ FT / 1 SQ FT = 11.33 SQ FT VENTILATION

RIDGE VENTS 18 SQ IN = (.125 SQ FT) SOFFIT VENTS 9 SQ IN = (.0625 SQ FT) BOX VENTS 50 SQ IN = (.347 SQ FT)

 $\frac{5.665}{0.0625} \frac{\text{SQ FT}}{\text{SQ FT}} = 90.6 \text{ FEET OF SOFFIT VENT}$

ACTUAL RIDGE VENT PROVIDED ACTUAL SOFFIT VENT PROVIDED NUMBER OF BOX VENTS NEEDED (REQ - ACTUAL x .347)

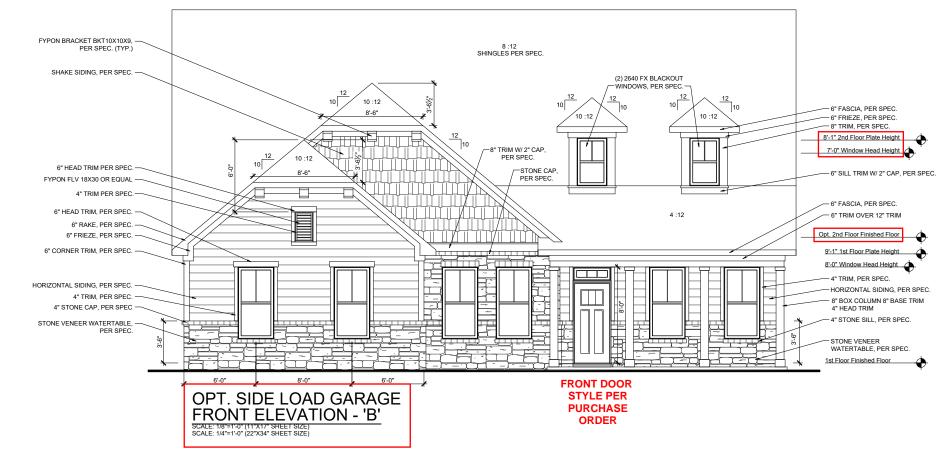


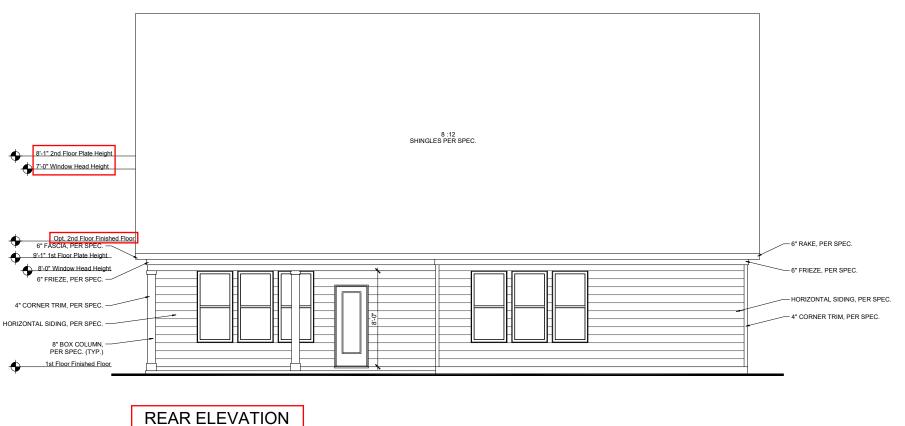




1/8"=1'-0"PLAN ROOF MAGNOLIA ELEV/

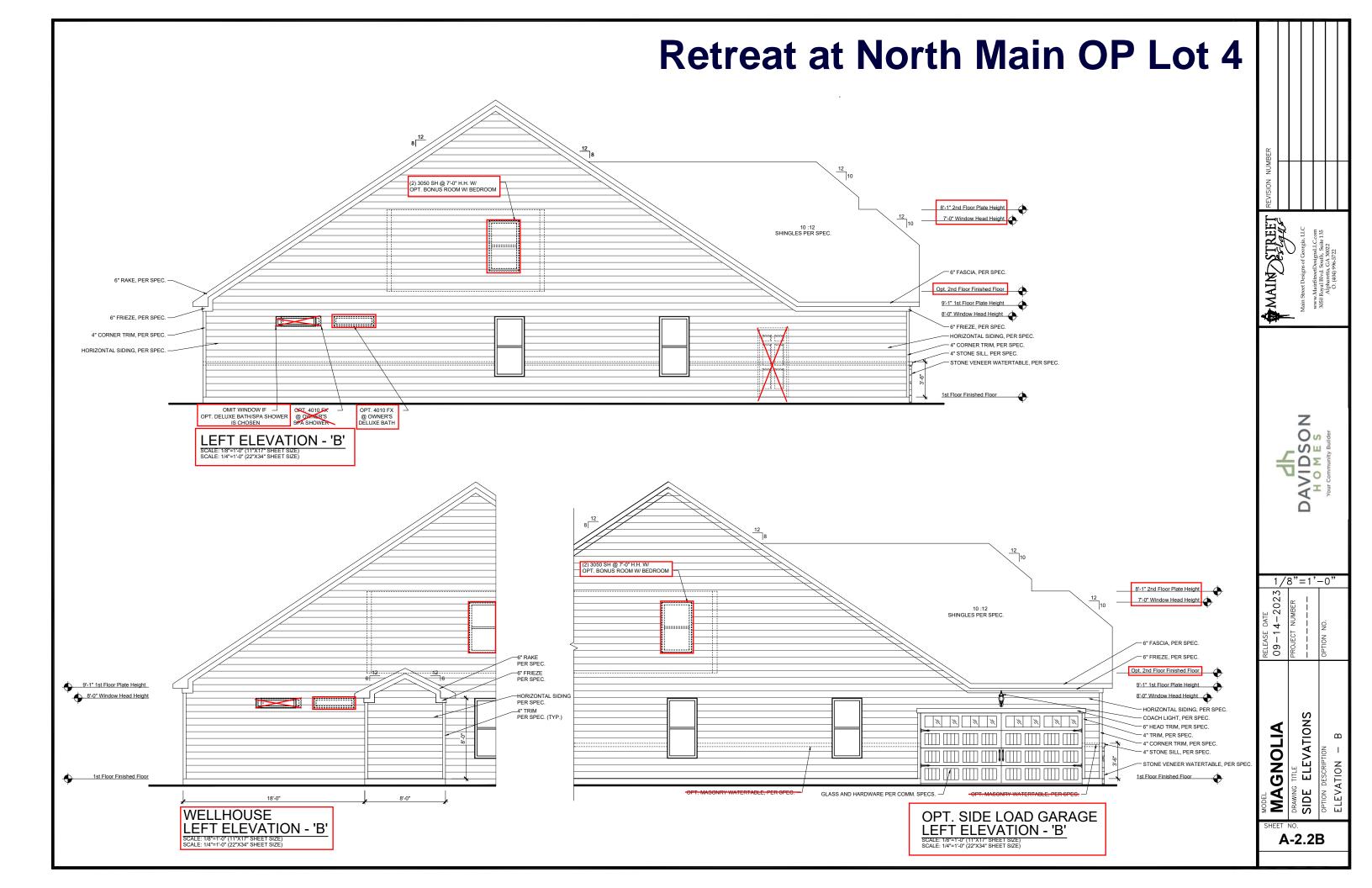
A-2.0B





SCALE: 1/8"=1'-0" (11"X17" SHEET SIZE) SCALE: 1/4"=1'-0" (22"X34" SHEET SIZE)





MAIN STREET

DAVIDSON HOMES

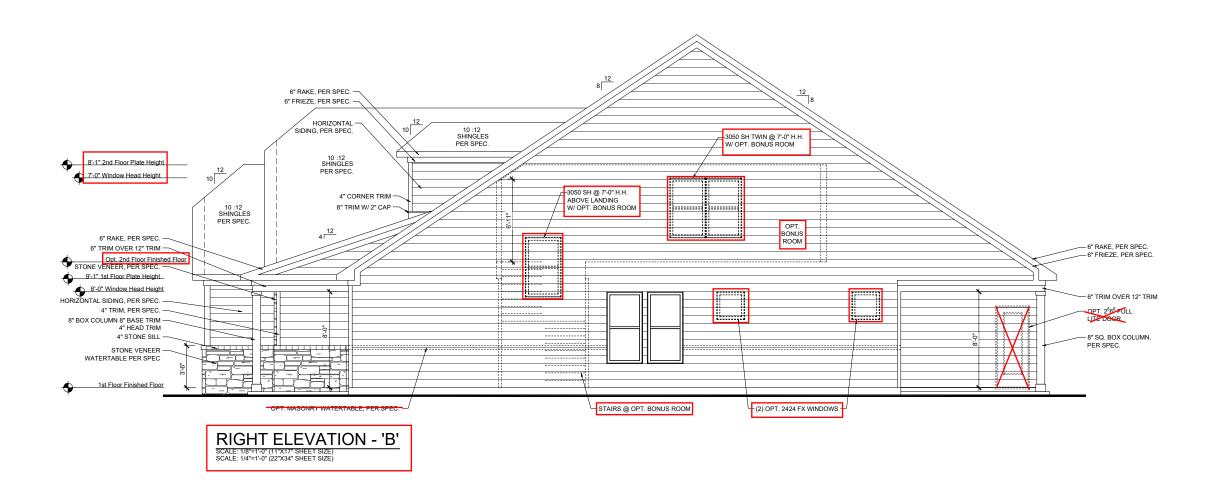
1/8"=1'-0"

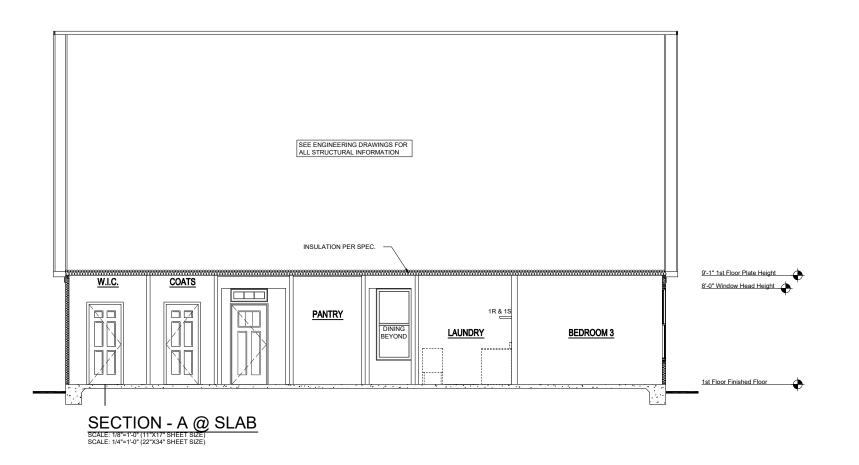
SIDE ELEVATIONS

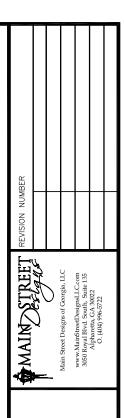
A-2.3B

MAGNOLIA

RELEASE DATE 09-14-2023







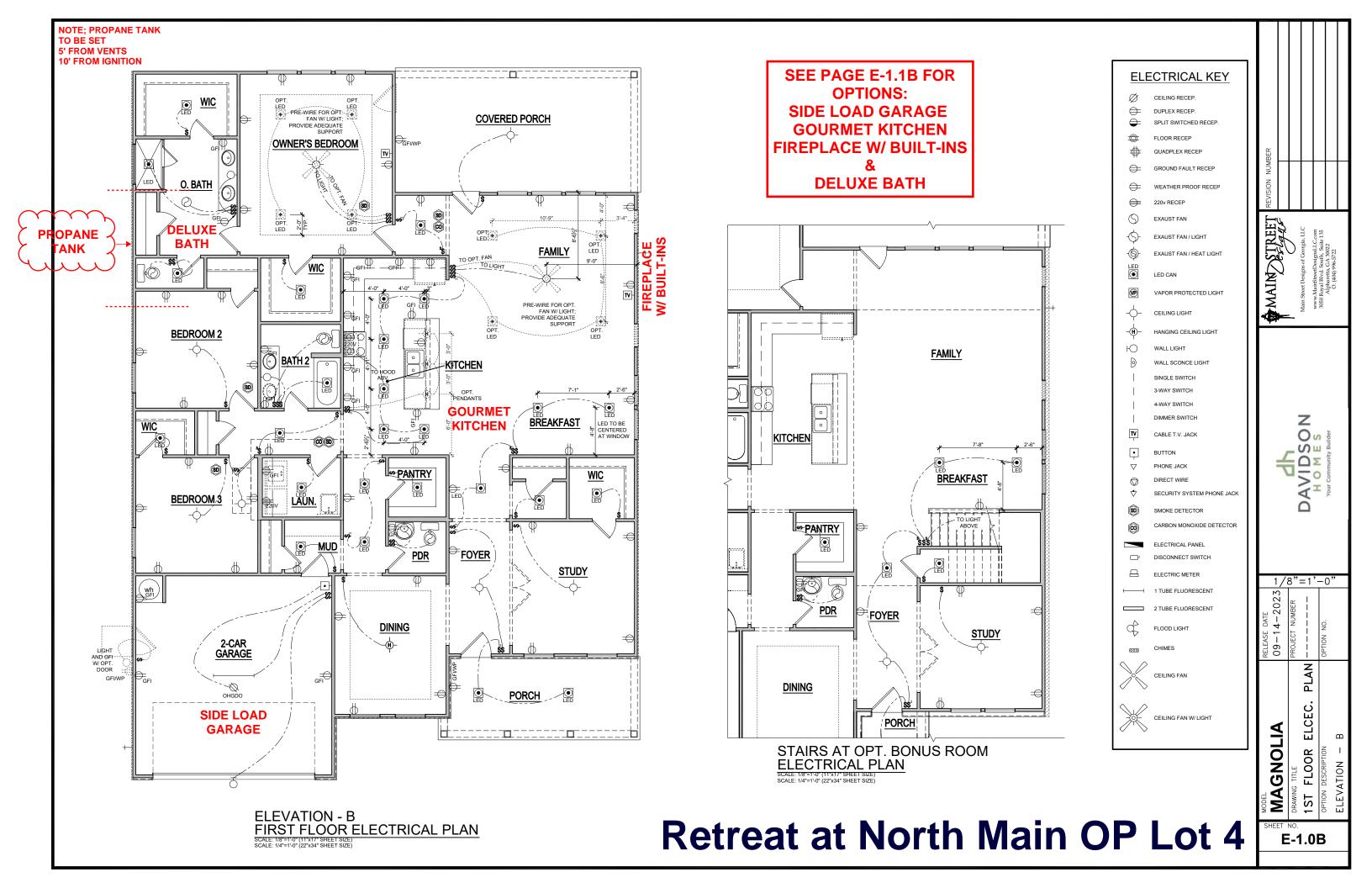
DAVIDSON HOMES

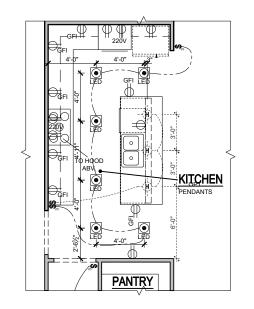
1/8"=1'-0"

BUILDING SECTIONS

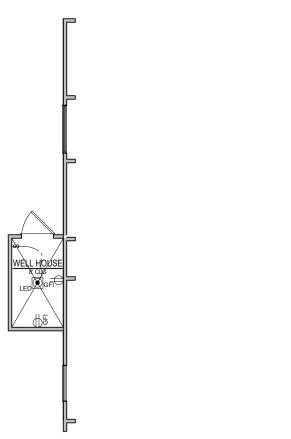
MAGNOLIA

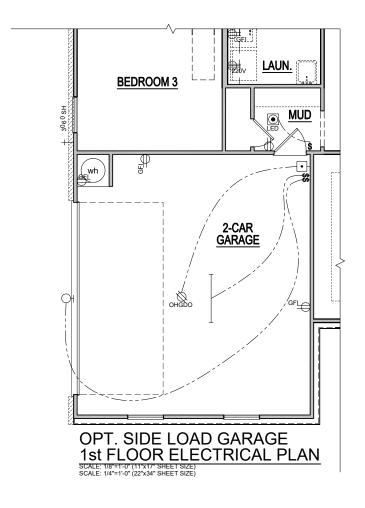
A-3.0B

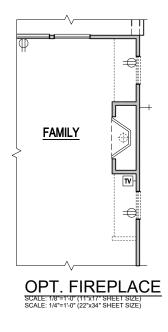


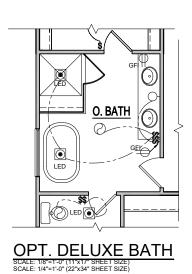


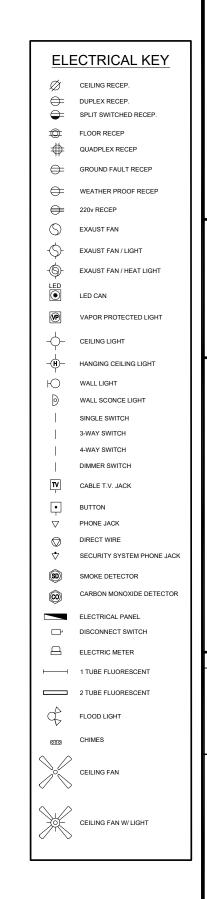
OPT. GOURMET KITCHEN











WIDSON HOMES

1/8"=1'-0"

09-14-2023

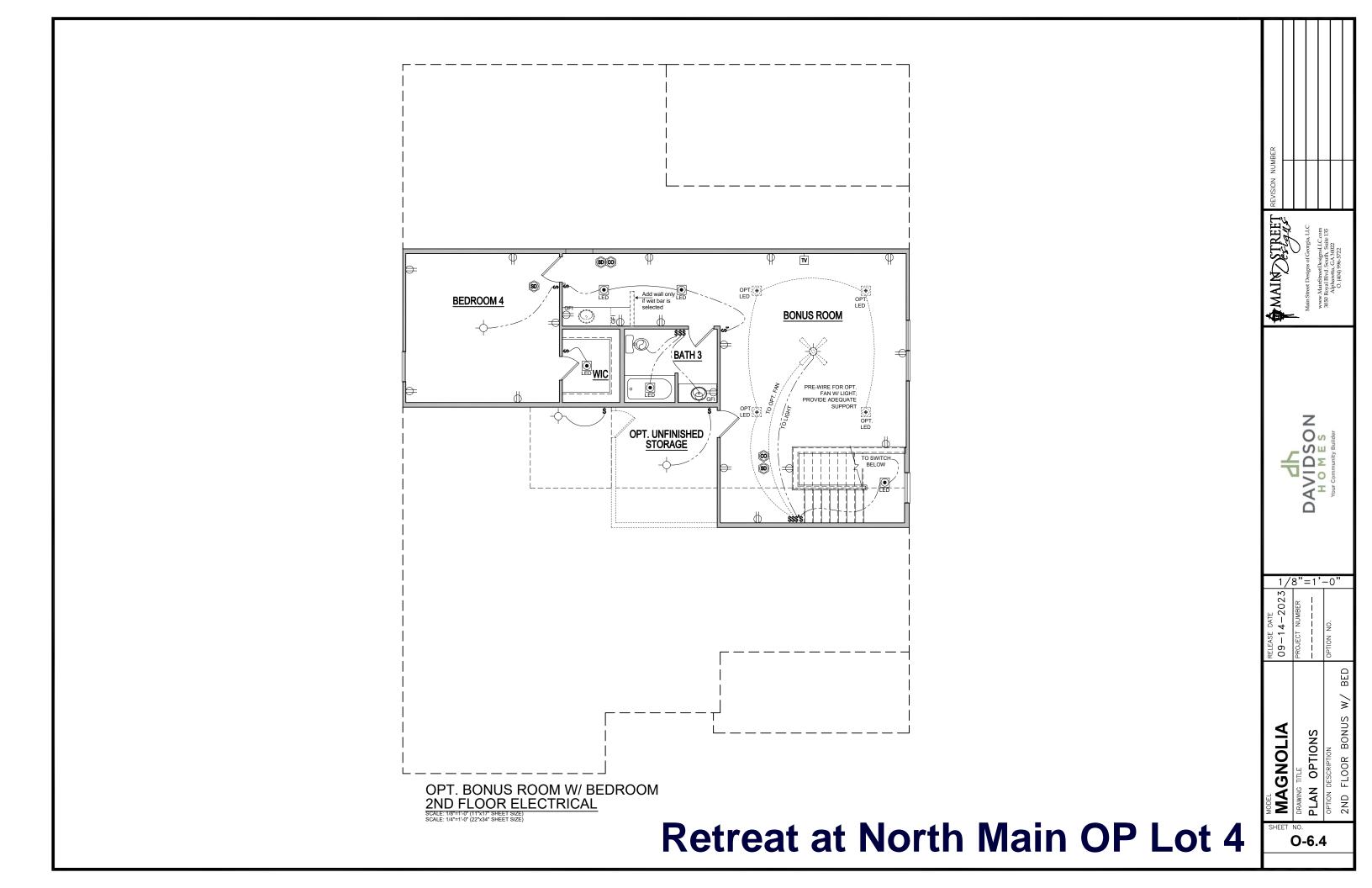
MAGNOLIA

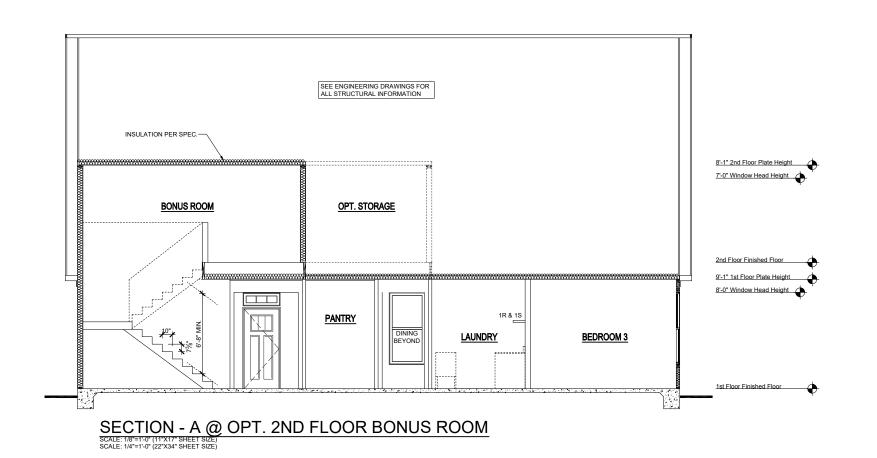
1ST

E-1.1B

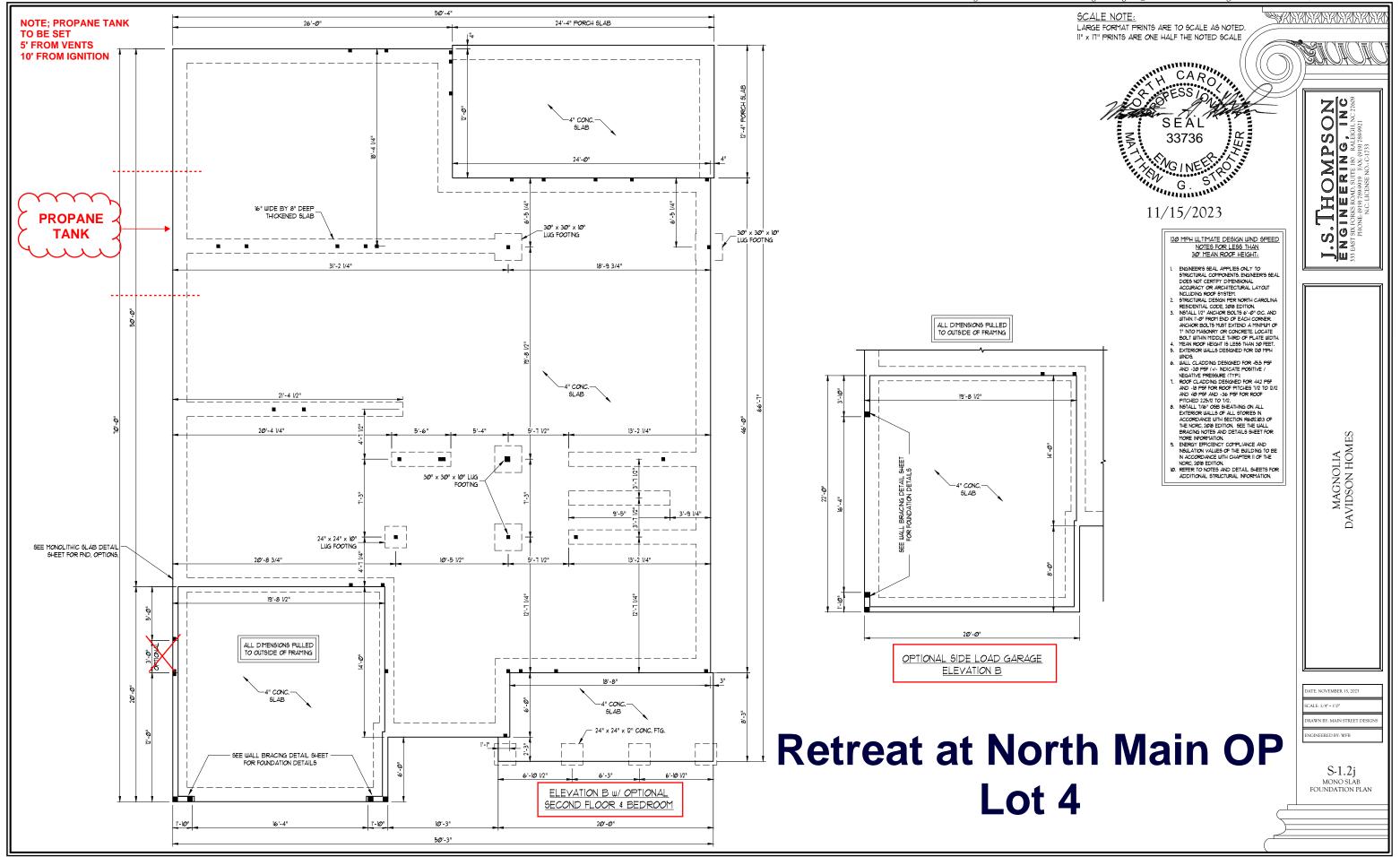
FIRST FLOOR ELECTRICAL PLAN - WELLHOUSE SCALE: 1/8"=1-0" (11"x1"" SHEET SIZE) SCALE: 1/8"=1-0" (22"x34" SHEET SIZE)

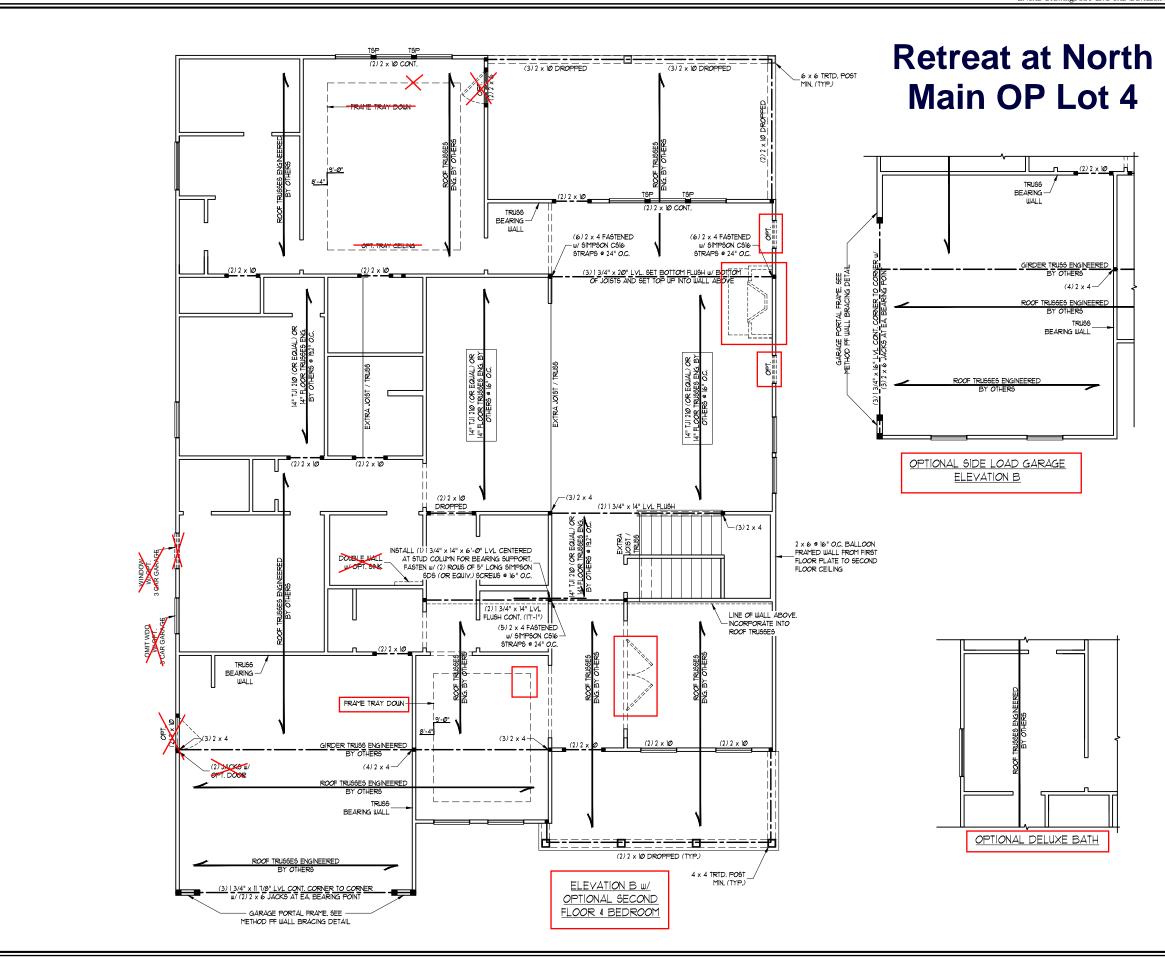
Retreat at North Main OP Lot 4











SCALE NOTE:

LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.

11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

SEAL 33736

11/15/2023

BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY ENGINEERED DESIGN" OF THE NORC 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.
- ENONCERING PRACTICE BRACES 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 NCRC 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.
- 4. 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 #6 SCREWS OR 1 5/8" LONG 5d COOLER NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD.
- 5. 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 NORC 2018 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE SPF *2 OR SYP *2 (UNO). ALL TREATED LUMBER TO BE SYP *2 (UNO.)
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 SPF 12 OR SYP 12 (KII N DRIFD) (INO)
- 3. INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
- 4. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK
 STUD AND (1) KING STUD EA END (UNO.). SEE TABLE R602.15 FOR
 ADDITIONAL KING STUD REQUIREMENTS.
 5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID.
- 5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.)
- 6. ALL 4 × 4 POSTS SHALL BE ANCHORED TO SLABS W/ SIMPSON
 ABU44 POST BASES (OR EQUAL) AND 6 × 6 POSTS W/ ABU66
 POST BASES (OR EQUAL) (NNO). ALL 4 × 4 AND 6 × 6 POSTS TO
 BE NSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS AT
 TOP (UNO.)
- 7. FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB W/ (2) METAL ANGLES USING 2" CONC. SCREUS, FASTEN ANGLES TO COLUMNS W/ 14" THROUGH BOLTS W/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.

 8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL.
- STRUCTURAL INFORMATION.

"TSP" INDICATES TRIPLE STUD POCKET BETWEEN WINDOW UNITS.

TABLE R602.15
MINIMUM NUMBER OF FULL HEIGHT KING STUDS
AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MINIMUM NUMBER OF F HEIGHT STUDS (KING
UP TO 31	1
> 3' TO 6'	2
> 6' TO 9'	3
> 9' TO 12'	4
> 12' TO 15'	5

NOTE:

BCI 50003-18 JOISTS MAY BE INSTALLED IN LIEU OF TJI 210 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE STRUCTURAL PLANS ENGINEERING, INC
333 EAST SK POKES ROAD, SUITE BOOKES, COLOR SAMPONE, (949) 789-9912
NCLICENSE NO.: C-7733
NCLICENSE NO.: C-7733

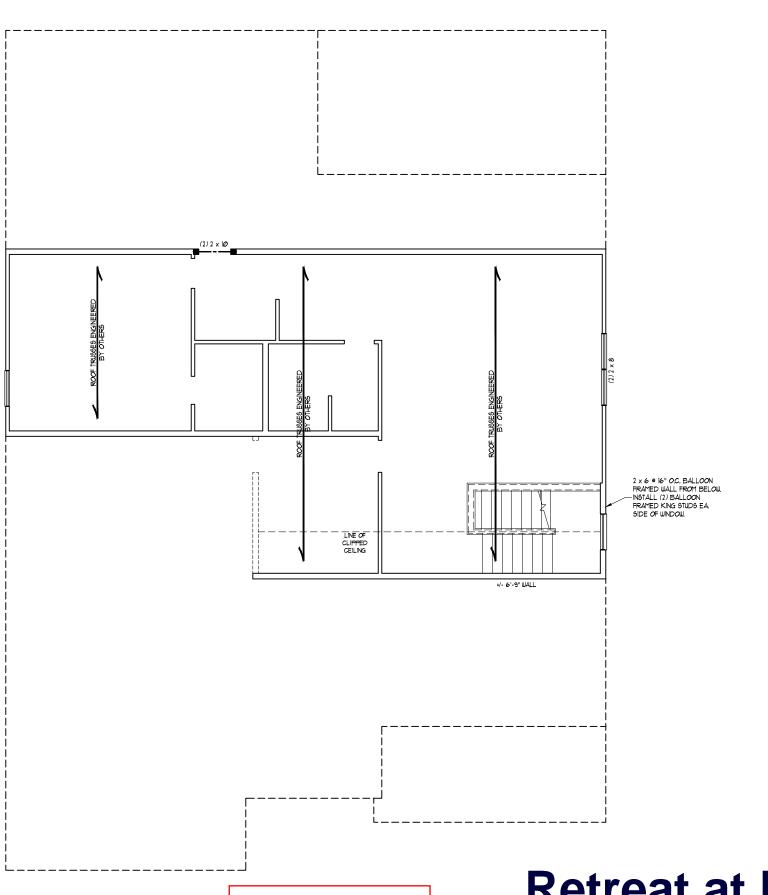
MAGNOLIA DAVIDSON HOMES

DATE: NOVEMBER 15, 2023

SCALE: 1/4* - 1'0"

DRAWN BY: MAIN STREET DESIGN:
ENGINEERED BY: WFB

SECOND FLOOR FRAMING PLAN



OPTIONAL 2ND FLOOR W/ BEDROOM

SCALE NOTE:

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

11/15/2023

BRACED WALL DESIGN NOTES:

- . BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY ENGINEERED DESIGN" OF THE NCRC 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 NCRC 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 #6 SCREWS OR 1 5/8" LONG 5d COOLER NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD.
- NAILS SPACED / 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 NCRC 2018 EDITION.
- . SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE 12 SPF OR *2 SYP (UNO).

 ALL LOAD BEARING HEADERS TO BE
- (2) 2 x 6 (UNO).

 3. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA, END (UNO.), SEE TABLE
- R602.15 FOR ADDITIONAL KING STUD REQUIREMENTS. REQUIREPIENTS.

 1. SQUARES DENOTE POINT LOADS
 WHICH REQUIRE SOLID BLOCKING TO
 GIRDER OR FOUNDATION. SQUARES
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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

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

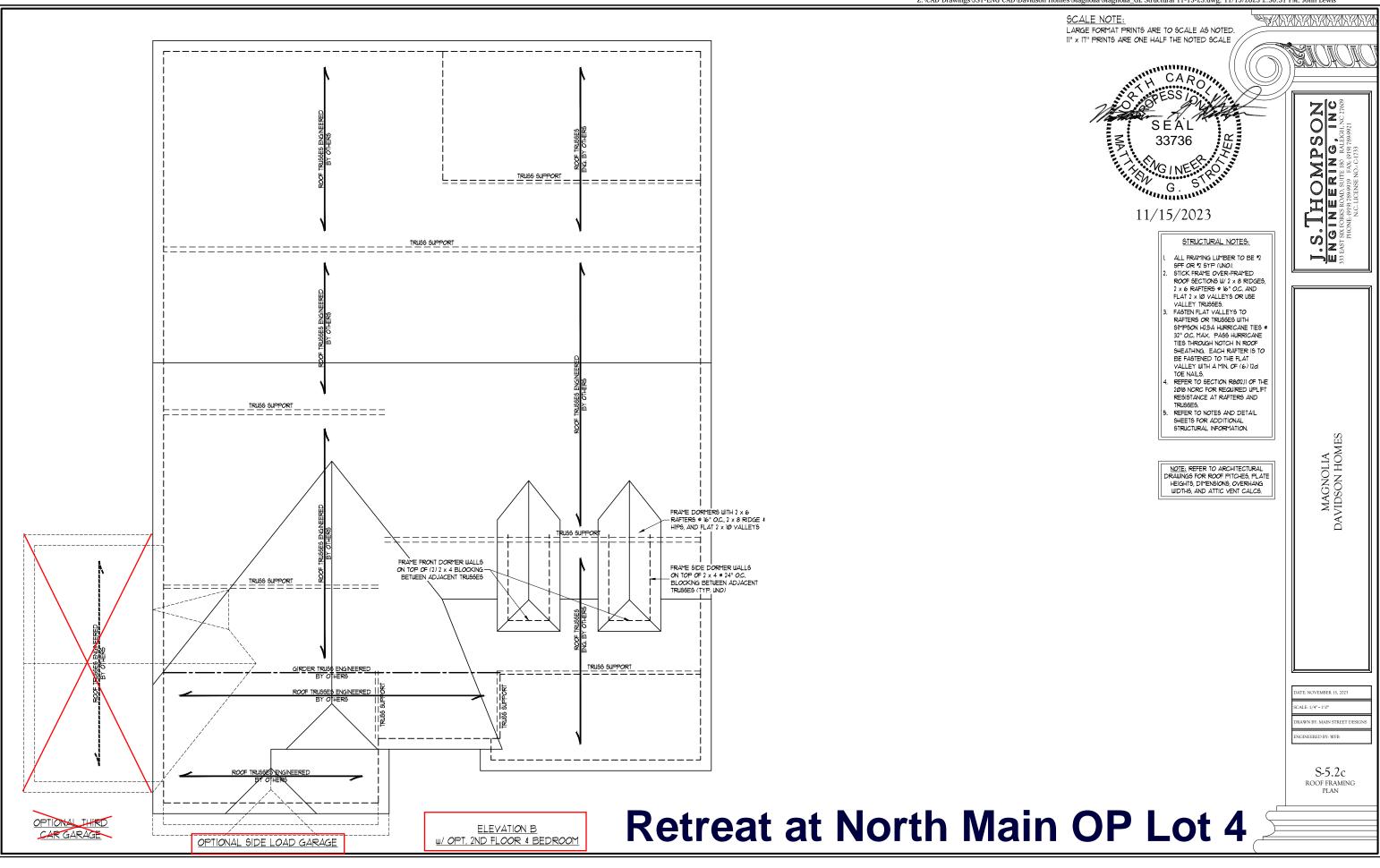
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> S-4b CEILING FRAMING PLAN

Retreat at North Main OP Lot 4

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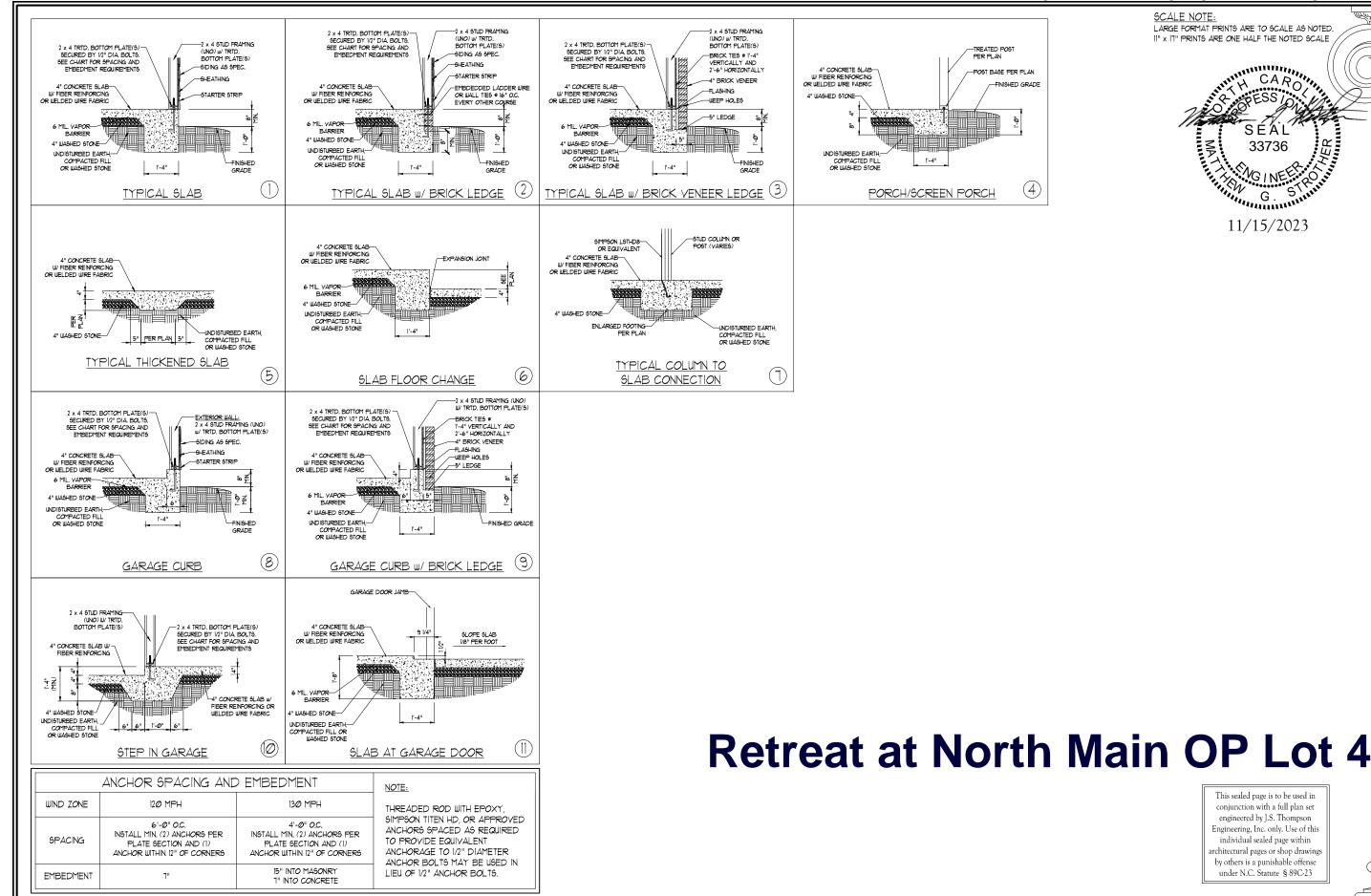
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MONO SLAB

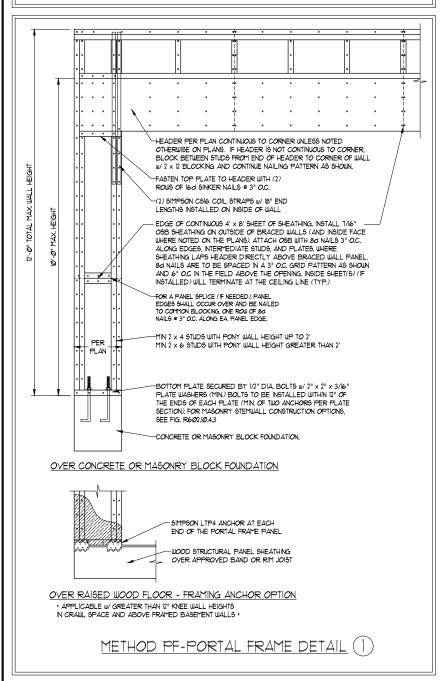
FOUNDATION DETAILS

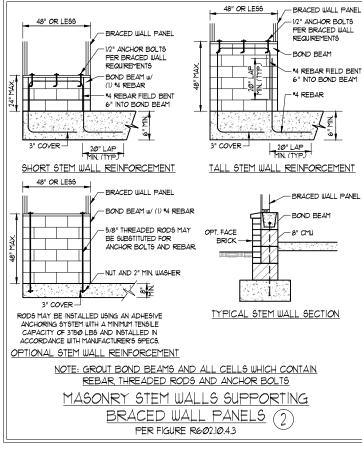


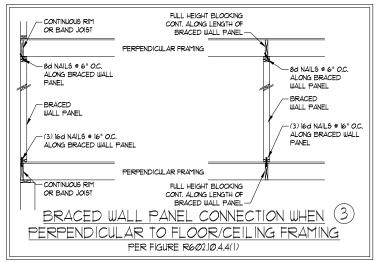
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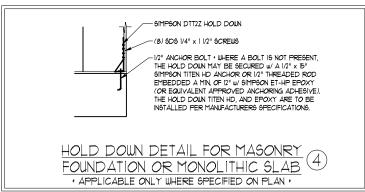
GENERAL WALL BRACING NOTES:

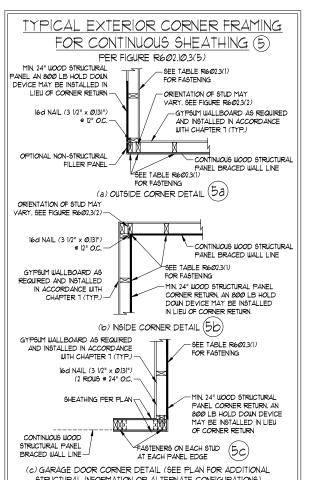
- WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NCRC.) TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NORC.
 SEE THIS SHEET FOR GENERAL DETAILS, REFER TO THE 2018 NORC FOR ADDITIONAL INFORMATION AS NEEDED.
- BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS, INCLUDING STORIES BELOW THE TOP FLOOR, HAVE
- BEEN DESIGNED PER R602.3.5 (3), WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST COMBINED UPLIFT AND SHEAR FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERED 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.
- 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 R1023.5. METHOD GB TO BE FASTENED PER TABLE R602.10.1
- CS-USP REFERS TO THE "CONTINUOUS SHEATHING WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 1/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED W/ 6d COMMON NAILS OR 8d (2 1/2" LONG X Ø/13" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (UNO.).
- 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 1/4" SCREWS OR 15/8" NAILS SPACED TO OC. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (UN.O.). YERRY ALL FASTENER OPTIONS FOR 1/2" AND 5/8' GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE RT02.35. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3(I). EXTERIOR GB TO BE INSTALLED VERTICALLY.
- REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE READ. 103, METHOD CE-MEP CONTRIBUTES 115 ACTUAL LENGTH, METHOD GB CONTRIBUTES 5 115 ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 15 IMPES 115 ACTUAL LENGTH.

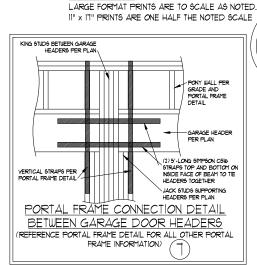


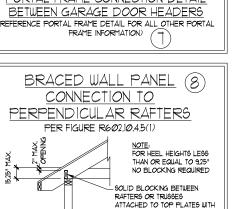


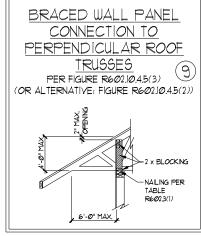












8d NAILS 6" O.C. ALONG LENGTH

OF BRACED WALL PANEL



BRACED WALL PANEL

(3) 16d NAILS @ 16" O.C.

>(2) 16d NAILS EA. SIDE

FULL HEIGHT BLOCKING ®

AT EA. BLOCKING

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RAWN BY: MAIN STREET DE INEERED BY: WFB D-4 WALL BRACING NOTES AND DETAILS

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STRUCTURAL INFORMATION OR ALTERNATE CONFIGURATIONS) BRACED WALL PANEL CONNECTION WHEN 6 PARALLEL TO FLOOR/CEILING FRAMING PER FIG. R602 10 4 4(2) FULL HEIGHT BLOCKING - ADDITIONAL FRAMING 16" O.C. ALONG LENGTH OF MEMBER DIRECTLY ABOVE BRACED WALL PANEL - CONTINUOUS RIM OR BAND JOIST BRACED WALL PANEL

TOE NAIL (3) 8d NAILS AT 8d NAILS @ 6" O.C. ALONG 8d NAILS # 6" O.C. ALONG BRACED WALL PANEL EA, BLOCKING MEMBER BRACED WALL PANEL

- BRACED WALL PANEL BRACED WALL PANEL

-(3) 16d NAILS @ 16" O.C. -(3) 16d NAILS @ 16" O.C. ALONG BRACED WALL PANEL ALONG BRACED WALL PANEL

ADDITIONAL FRAMING ITINUOUS RIM W/ FINGER MEMBER DIRECTLY BELOW BRACED WALL PANEL

JOISTS OR DBL. BAND JOIST

Retreat at North Main OP Lot 4

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GENERAL NOTES

- I. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
- 2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NCRC), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 3. STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NCRC, 2018 EDITION (R3014 R301.7)

DESIGN CRITERIA;	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN)
ATTIC WITH LIMITED STORAGE	2Ø	10	L/240 (L/360 w/ BRITTLE FINISHES)
ATTIC WITHOUT STORAGE	10	10	L/3600
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	5Ø	10	L/360
ROOMS OTHER THAN SLEEPING ROOM	4Ø	10	L/360
SLEEPING ROOMS	3Ø	10	L/360
STAIRS	4Ø	10	L/360
WIND LOAD	(BASED ON TABLE R3Ø12)	4) WIND ZONE AND EXPOSURE.)
GROUND SNOW LOAD: Pa	2Ø (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 15 TO COMPLY WITH SECTION R403.16 OF THE NCRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE 15 TO COMPLY WITH SECTION 4504 OF THE NCRC, 2018 EDITION.
- 5. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER II OF THE NCRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- I. FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- 2. FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAIDED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NCRC, 2018 EDITION.
- 3. PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE 6LAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" I" DEEP CONTROL JOINTS ARE TO BE SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- 4. CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NCRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR 55 BARS OR SMALLER, AND NOT LESS THAN 2" FOR 65 BARS OR LARGER.
- 5. MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
- 6. THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- 1. THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING, EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- 8. ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NCRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCMA TR68-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.I.I(1), R404.I.I(2), R404.I.I(3), OR R404.I.I(4) OF THE NCRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.I.I(15) OF THE NCRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS AT 16" OC WHERE GRADE PERMITS (UNO)

Retreat at North Main OP Lot 4

FRAMING NOTES

- I. ALL FRAMING LUMBER SHALL BE 12 SPF (Fb = 875 PS), Fv = 375 PS), E = 16000000 PS)) OR 12 SYP (Fb = 975 PS), Fv = 175 PS), E = 16000000 PS)) MINIMUM UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE 12 SYP MINIMUM UNLESS NOTED OTHERWISE (UNO).
- 2. LAMINATED VENEER LUMBER (LYL) 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 IT DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E = 1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2900 PSI, E = 2000000 PSI. PSI INSTALL ALL CONNECTIONS PER MANIFACTURER'S SPECIFICATIONS
- 3. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS

A. W AND WT SHAPES: ASTM A992
B. CHANNELS AND ANGLES: ASTM A36
C. PLATES AND BARS: ASTM A36

). HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B

E. STEEL PIPE: ASTM A53, GRADE B, TYPE E OR S

4. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):

A, WOOD FRAMING

B, CONCRETE

C, MASONRY (FULLY GROUTED)

(2) 1/2" DIA, x 4" LONG SIMPSON TITEN HD ANCHORS

(2) 1/2" DIA, x 4" LONG SIMPSON TITEN HD ANCHORS

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

- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS
 FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- 6. ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NCRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.7.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- 7. ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (NO.). 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 EQUIAL LENGTHS (UNO).
- 8. FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A3Ø1) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- 9. ALL 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.
- IØ. 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.
- II. PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- 12. FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (UN.O.). 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 RT03.82.1 OF THE NCRC, 2018 EDITION.
- 13. FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROUS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- 14. FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 × 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 × 8 RIDGES, 2 × 6 RAFTERS AT 16" O.C. AND FLAT 2 × 10 VALLEYS (UNO).
- IB. ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 1000 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO.) POSTS MAY BE SECURED USING ONE SIMPSON H6 OR LTS12 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON CS16 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

SCALE NOTE:

LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.

II" x IT" PRINTS ARE ONE HALF THE NOTED SCALE

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

DRAWN BY: MAIN STREET DE

ENGINEERED BY: WFB

D-5 STANDARD STRUCTURAL NOTES

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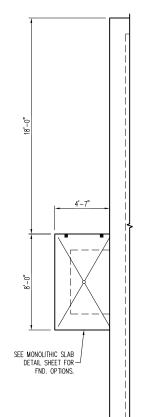
under N.C. Statute § 89C-23

LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.

11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

SCALE NOTE:

Retreat at North Main OP Lot 4



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

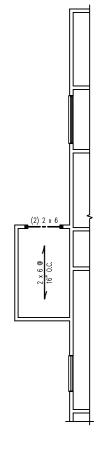
- FNGINFER'S SEAL APPLIES ONLY TO STRUCTURAL ENGINEER'S SEAL APPLIES OWLT TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- LAYOUT NOLUBNG ROOF SYSTEM.

 STRUCTURAL DESIGN FER NORTH CARCUNA
 RESIDENTIAL CODE, 2024 EDITION.

 INSTALL 1/2" ANCHOR BUSTS 6"-0" O.C. AND
 WITHIN 1"-0" FROM END OF EACH CORNER.
 ANCHOR BOLTS MUST EXTERD A MINNIAM OF 7"
 NTO MASCHINY FOR CONCRETE. LOCATE BOLT WITHIN
 MIDULE THRO OF PLATE WIDTH.

 JEAN ROOF HEIGHT IS LESS THAN 30 FEET.

 LETERORY WALLD SESSIONED FOR 120 MPH WINDS.
 ROOF AND WALL CLADING DESIGNED FOR WIND
 PRESSURES FER TABLE RSD1_21/10 or THE 7024
- PRESSURES PER TABLE R301.2.1(1) OF THE 2024
- INSTALL 7/16" OSR SHEATHING ON ALL EXTERIOR INSTALL 7/16 OSB SHEATHING ON ALL EXTERIOR
 WALLS OF ALL STORIES IN ACCORDANCE WITH
 SECTION R602.10 OF THE NCRC, 2024 EDITION.
 SEE THE WALL BRACING NOTES SHEET FOR MORE
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2024 EDITION.
 REFER TO NOTES SHEET FOR ADDITIONAL STRUCTURAL INFORMATION.



BRACED WALL DESIGN NOTES:

- WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R301.1.3 "ENGINEERED DESIGN" OF THE NCRC 2024 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.4 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
- SHEATH ALL EXTERIOR WALLS w/ $7/16^{\prime\prime}$ OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NCRC 2024 EDITION.
- CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS WITH HORIZONTAL JOINTS BLOCKED. ATTACH SHEATHING W/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
- GB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL (UNO) 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 INCLUDING TOP AND BOTTOM PLATES. WHERE METHOD GB PANELS ARE INSTALLED HORIZONTALLY, BLOCKING OF HORIZONTAL JOINTS IS NOT
- 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 NCRC 2024 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO.)
 REFER TO SECTION R802.11 OF THE 2024 NCRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 10 SPF #2 OR SYP #2 (KILN DRIED) (UNO). HEADERS HAVE BEEN DESIGNED BASED ON CALCULATED LOADS. CODE TABLES HAVE NOT
- 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.

REFER TO NOTES SHEET FOR ADDITIONAL

MINIMUM NUMBER OF FULL HEIGHT KING STUDS
AT EACH END OF HEADERS IN EXTERIOR WALLS IN 120/130 MPH WIND ZONES

HEADER SPAN	MINIMUM NUMBER OF FULL
(FEET)	HEIGHT STUDS (KINGS)
UP TO 4' > 4' TO 8'	1 2
> 8' TO 14'	3
> 14' TO 18'	4

FRAMING PLAN

- STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10
- 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
- 2024 NCRC FOR REQUIRED UPLIET

ADDITIONAL STRUCTURAL INFORMATION.

WIDTHS, AND ATTIC VENT CALCS.

STRUCTURAL NOTES: ALL FRAMING LUMBER TO BE #2 SPF

VALLEYS.
FASTEN FLAT VALLEYS TO RAFTERS A MIN. OF (6) 12d TOE NAILS. REFER TO SECTION R802.11 OF THE

REFER TO NOTES SHEET FOR

NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR ROOF PITCHES, PLATE HEIGHTS, DIMENSIONS, OVERHANG

5/8/2025

ROOF PLAN

CONT CONTINUOUS TS TRUSS SUPPORT EA EACH FDN FOUNDATION FTG FOOTING OC ON CENTER

SPF SPRUCE PINE FIR
SYP SOUTHERN YELLOW PINE TRTD PRESSURE TREATED UNO UNLESS NOTED OTHERWISE

S-1 FOUNDATION, FRAMING AND ROOF PLANS

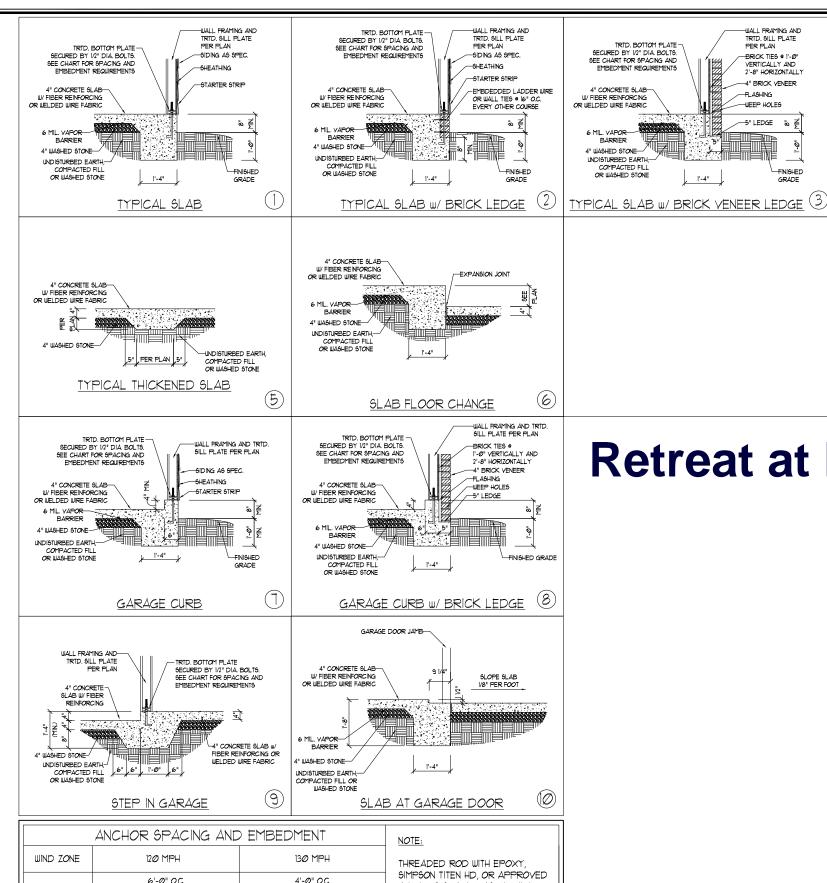
ALE: 1/4" = 150"

DRAWN BY: DH

WELL HOUSE OPTION RETREAT AT NORTH MAIN 004 MAGNOLIA B DAVIDSON HOMES

THOMPSON NEERING, INC.

FOUNDATION PLAN



INSTALL MIN. (2) ANCHORS PER

PLATE SECTION AND (1)

ANCHOR WITHIN 12" OF CORNERS

15" INTO MASONRY

1" INTO CONCRETE

INSTALL MIN. (2) ANCHORS PER

PLATE SECTION AND (1)

ANCHOR WITHIN 12" OF CORNERS

SPACING

EMBEDMENT

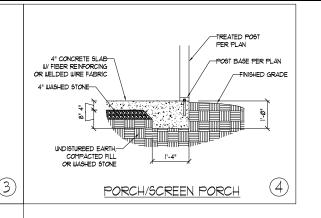
ANCHORS SPACED AS REQUIRED

ANCHOR BOLTS MAY BE USED IN

ANCHORAGE TO 1/2" DIAMETER

LIEU OF 1/2" ANCHOR BOLTS.

TO PROVIDE EQUIVALENT



-WALL FRAMING AND TRTD. SILL PLATE PER PLAN

BRICK TIES @ 1'-@"

VERTICALLY AND 2'-8" HORIZONTALLY

-4" BRICK VENEER

-5" LEDGE & ₹

-FLASHING

WEEP HOLES





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MONOLITHIC SLAB FOUNDATION DETAILS

I.S. THOMPS ENGINEERING.

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DRAWN BY: JST GINEERED BY: JST

FOUNDATION DETAILS

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

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STRUCTURAL STANDARD

DATE: NOVEMBER 4, 2024

STRUCTURAL NOTES

GENERAL NOTES

- 1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS. OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NCRC), 2024 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 FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 3. STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NCRC, 2024 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

SEISMIC DESIGN CATEGORY:

	120 MPH WIND	ZONE	
		POS. (PSF) PRESSURE	NEG. (PSF) PRESSURE
	FLAT ROOF	+ 6.3	- 44.5
GABLE ROOF	2.25 TO 5/12	+ 9.6	- 49.8
CLADDING	5 TO 7/12	+ 11.6	- 41.9
	7 TO 12/12	+ 14.2	- 35.3
	2.25 TO 5/12	+ 11.6	- 36.6
HIP ROOF CLADDING	5 TO 7/12	+ 11.6	- 28.7
OLADDING	7 TO 12/12	+ 11.1	- 35.6
WALL CLADDING		+ 15.5	- 20.8

130 MPH WIND ZONE			
		POS. (PSF) PRESSURE	NEG. (PSF) PRESSURE
	FLAT ROOF	+ 7.4	- 52.2
GABLE ROOF	2.25 TO 5/12	+ 11.3	- 58.4
CLADDING	5 TO 7/12	+ 13.6	- 49.2
	7 TO 12/12	+ 16.7	- 41.4
	2.25 TO 5/12	+ 13.6	- 43
HIP ROOF CLADDING	5 TO 7/12	+ 13.6	- 33.7
	7 TO 12/12	+ 13	- 41.7
WALL CLADDING		+ 18.2	- 24.4

140 MPH WIND ZONE			
		POS. (PSF) PRESSURE	NEG. (PSF) PRESSURE
	FLAT ROOF	+ 8.6	- 60.6
GABLE ROOF	2.25 TO 5/12	+ 13.1	- 67.8
CLADDING	5 TO 7/12	+ 15.8	- 57
	7 TO 12/12	+ 19.4	- 48
	2.25 TO 5/12	+ 15.8	- 49.8
HIP ROOF CLADDING	5 TO 7/12	+ 15.8	- 39.1
	7 TO 12/12	+ 15.1	- 48.4
WALL CLADDING		+ 21.1	- 28.3

150 MPH WIND ZONE				
POS. (PSF) NEG. (PSF) PRESSURE PRESSURE				
	FLAT ROOF	+ 9.9	- 69.6	
GABLE ROOF	2.25 TO 5/12	+ 15	- 77.8	
CLADDING	5 TO 7/12	+ 18.1	- 65.4	
	7 TO 12/12	+ 22.2	- 55.2	
HIP ROOF CLADDING	2.25 TO 5/12	+ 18.1	- 57.2	
	5 TO 7/12	+ 18.1	- 44.9	
	7 TO 12/12	+ 17.3	- 55.6	
WALL CLADDING		+ 24.3	- 32.5	

- 4. FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NCRC, 2024 EDITION, FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NCRC, 2024 EDITION.
- 5. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2024 EDITION.

FOOTING AND FOUNDATION NOTES

- 1. FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- 2. FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. EXCEPTION; #57 OR #67 STONE MAY BE USED AS FILL FOR MAXIMUM DEPTH OF 4 FEET WITHOUT CONSOLIDATION. 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
- 3. PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" 1" DEEP CONTROL JOINTS ARE TO BE SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- 4. CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NCRC, 2024 EDITION, CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.

- 5. MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
- TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- 7. THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE
- 8. ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NCRC. 2024 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCMA TR68-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(1) R404.1.1(2), R404.1.1(3), OR R404.1.1(4) OF THE NCRC, 2024 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.2(8) OF THE NCRC, 2024 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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 (UN0).
- 2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 PSI, Fv = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 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 = 2900 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.

STRUCTURA	L 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):

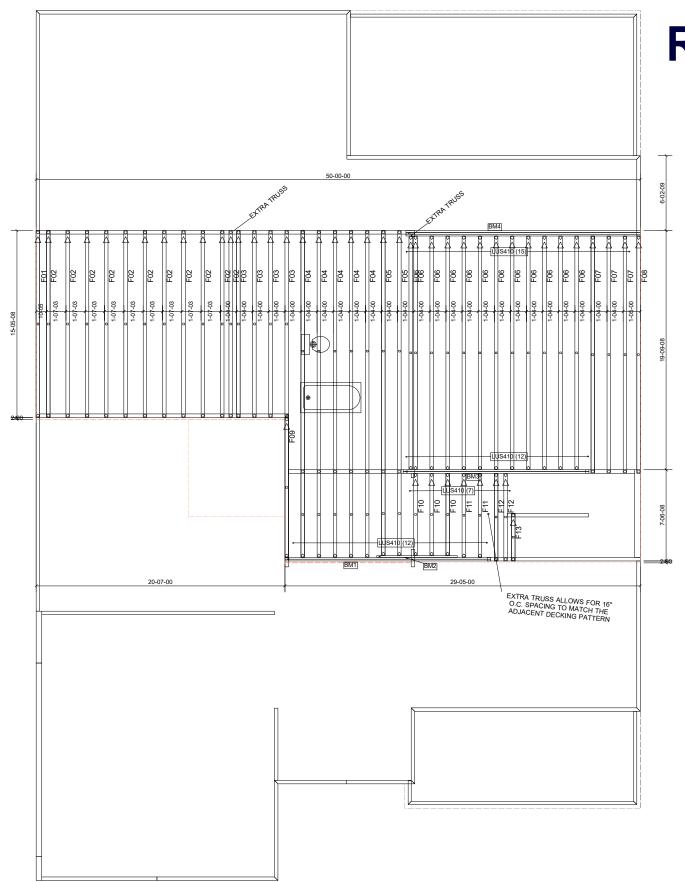
Α.	WOOD FRAMING	(2) 1/2" DIA. x 4" LONG LAG SCREWS
В.	CONCRETE	(2) 1/2" DIA. x 4" WEDGE ANCHORS
C.	MASONRY (FULLY GROUTED)	(2) 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS
D.	STEEL PIPE COLUMN	(4) 3/4" DIA. A325 BOLTS OR 3/16" FILLET WELD

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

- 5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION, SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NCRC, 2024 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, 2024 EDITION.
- 7. ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24 CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO)
- 9. ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION
- 10. BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2024 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND
- 11. PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER STRUCTURAL
- 12. FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (U.N.O). 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 NCRC, 2024 EDITION.
- 13. FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- 14. FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO)
- 15. ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO.) POSTS MAY BE SECURED TO WOOD FRAMING WITH SIMPSON CS16 COIL STRAPPING WITH 9" END LENGTHS OR (2) 6" LONG SIMPSON SDS SCREWS (OR EQUAL) DRIVEN AT AN ANGLE FROM OPPOSITE SIDES. FOR MASONRY OR
- 16. CONSTRUCT ALL WOOD DECKS ACCORDING TO CHAPTER 47-WOOD DECKS.

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Retreat at North Main OP Lot 4

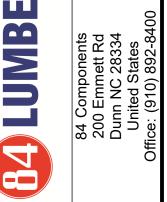


FLOOR BEAMS (ENG BY OTHERS)				
PlotID	Length	Product	Plies	Net Qty
BM1	18-00-00	1-3/4" x 14" LVL	2	2
BM2	8-00-00	1-3/4" x 14" LVL	1	1
ВМ3	16-00-00	1-3/4" x 14" LVL	2	2
BM4	20-00-00	1-3/4" x 20" LVL	3	3

HANGER LIST				
LOOR	LUS410	46		
ROOF	LUS26	15		

ALL WALL DIMENSIONS ARE TO FACE OF STUDS PER FRAMING NOTE (1) PAGE CS-1.0. EXTEND BEAMS WHERE NECESSARY TO ACCOMMODATE HANGER FLANGES. B2 & B3 TRUSSES ARE DESIGNED TO CARRY STICK-FRAMED DORMERS ABOVE. ALL TRUSS-TO-BEAM CONNECTORS ARE SIMPSON LUS410. ALL TRUSS-TO-GIRDER (G6G) CONNECTORS ARE SIMPSON LUS26. OTHERS TO PROVIDE 2x MATERIAL AS SILL PLATES AND DOUBLE TOP PLATES IN WALLS WHERE THE END BLOCKS OF A-, B-, AND C- TRUSSES WILL ACT AS WALL STUDS.

P



reat At North Main

Davidson Homes

Location

2383-Dunn

4

Retreat At

- ROOF

North Main

P02623-25487

Designer James Mcintyre

DO NOT CUT, NOTCH, OR BORE HOLES UNLESS SPECIFIC, WRITTEN PERMISSION IS ROVIDED BY AN AUTHORIZED REPRESENTATIVE OI 84 LUMBER.

TRUSS INSTALLATION REQUIRES TEMPORARY AND PERMANENT BRACING, GENERAL GUIDANCE IS PROVIDED IN SBCA DOC'S B-1 and B-3. THESE ARE INCLUDED WITH EACH JOE IN YOUR TRUSS PACKET.

Sheet # 1 of 1

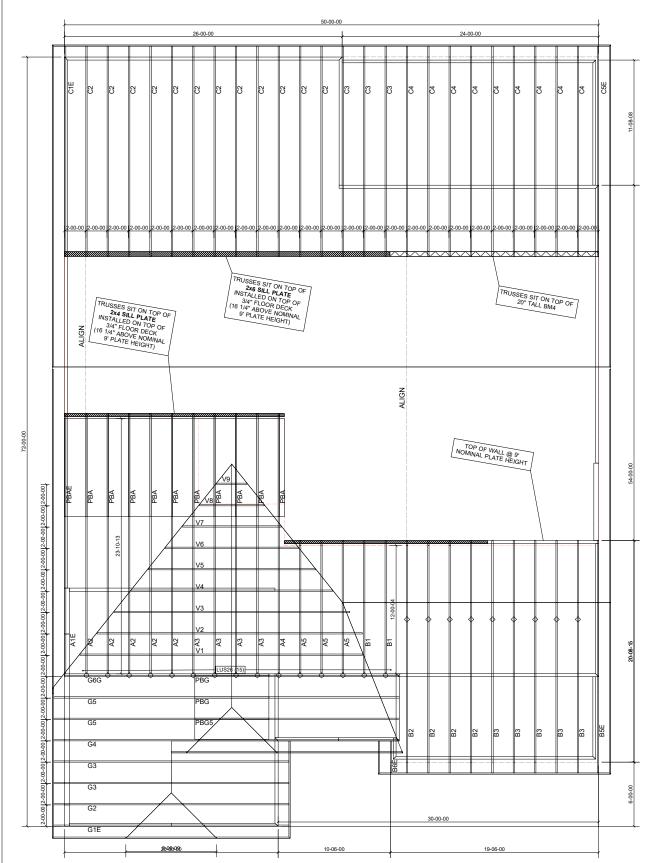
Roof Truss
Placement Plan

NOT TO SCALE

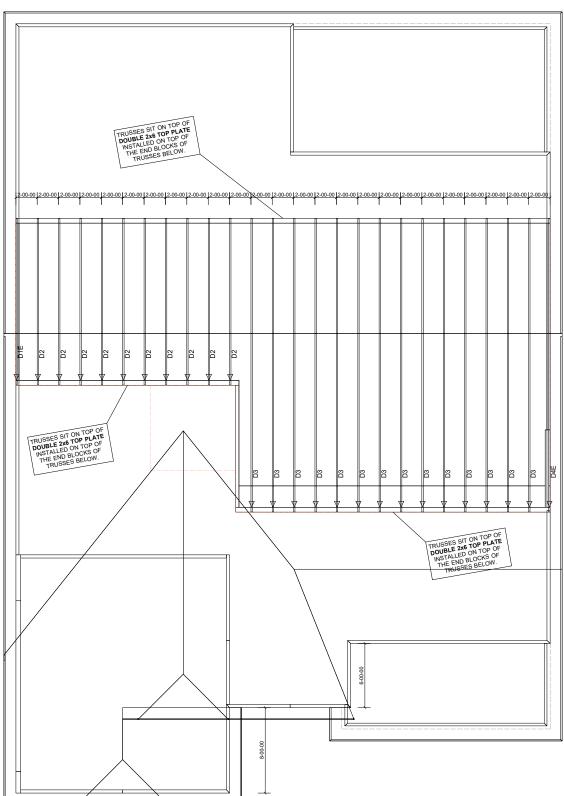
DESIGNED DATE

5/20/2025

FLOOR TRUSS PLACEMENT



LOWER ROOF TRUSS PLACEMENT



HANGER LIST		
FLOOR	LUS410	46
ROOF	LUS26	15

ALL WALL DIMENSIONS ARE TO FACE OF STUDS PER FRAMING NOTE (1) PAGE CS-1.0. EXTEND BEAMS WHERE NECESSARY TO ACCOMMODATE HANGER FLANGES. BE & B3 TRUSSES ARE DESIGNED TO CARRY STICK-FRAMED DORMERS ABOVE.
ALL TRUSS-TO-BEAM CONNECTORS ARE SIMPSON LUS410. ALL TRUSS-TO-GIRDER (G6G) CONNECTORS ARE SIMPSON LUS26 OTHERS TO PROVIDE 2x MATERIAL AS SILL PLATES AND DOUBLE TOP PLATES IN WALLS WHERE THE END BLOCKS OF A-, B-, AND C- TRUSSES WILL ACT AS WALL STUDS.

UPPER ROOF TRUSS PLACEMENT

Designer	James Mcintyre
DO NOT CUT, NOTCH, OR BORE HOLES UNLESS SPECIFIC, WRITTEN PERMISSION IS PROVIDED BY AN AUTHORIZED REPRESENTATIVE (84 LUMBER.	
TD::00 !!!0T!!! 4T!	ON DECUMPES TEMPORARY AND

2383-Dunn

Retreat At North Main - ROOF

Davidson Homes

PERMANENT BRACING. GENERAL GUIDANCE IS PROVIDED IN SBCA DOC'S
B-1 and B-3. THESE ARE INCLUDED WITH EACH JO
IN YOUR TRUSS PACKET.

Sheet # 1 of 1

Roof Truss Placement Plan

NOT TO SCALE

DESIGNED DATE

5/20/2025