

Dream Finders Homes

JORDAN

COLLEX482INVENTORYMARKEDPLAN



COVER SHEET

DREAM FINDERS HOMES
JORDAN

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

CS

JORDAN

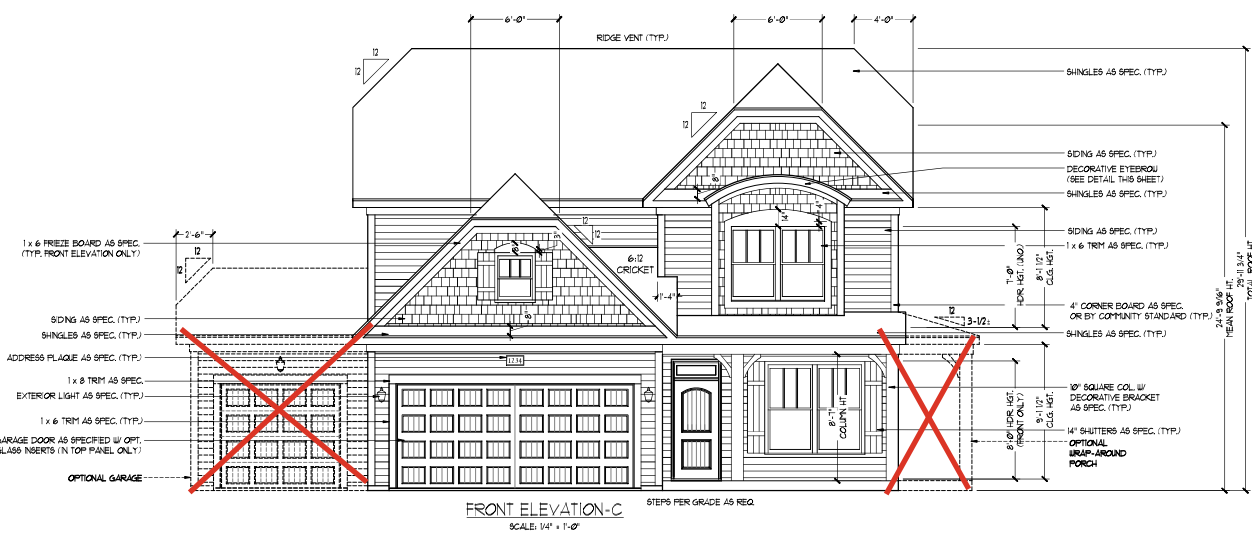
REVISION LIST - STRUCTURAL:

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

JORDAN

REVISION LIST - ARCHITECTURAL:

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



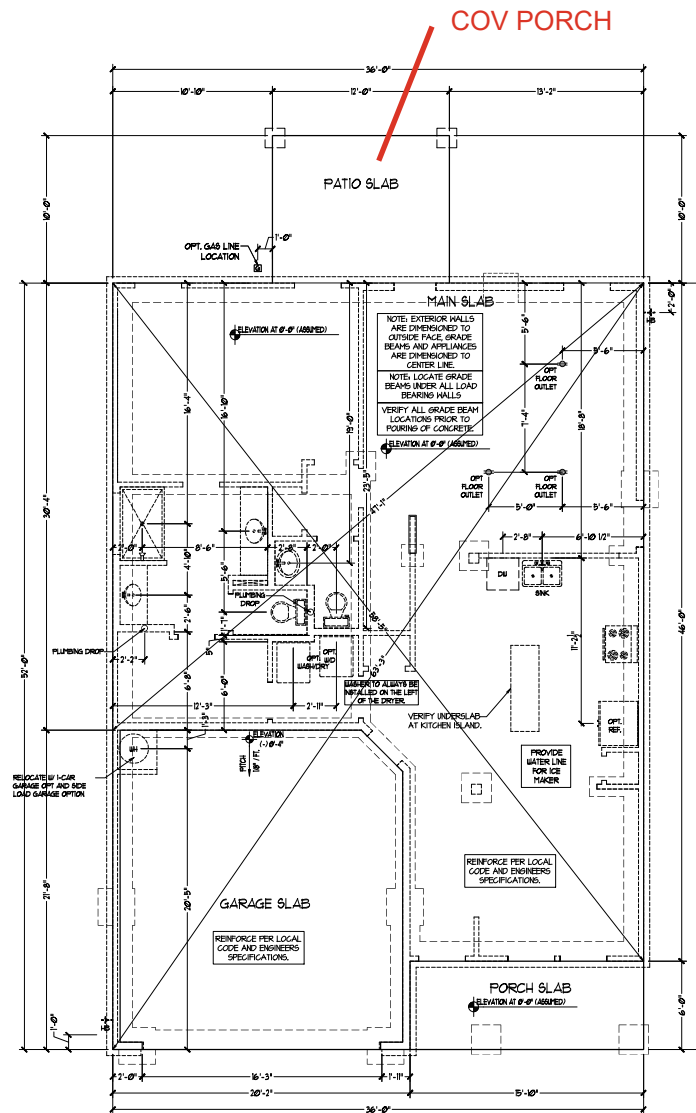
Technical drawing of a double garage door. The door is divided into two panels, each with a grid of 12 rectangular sections (3 rows by 4 columns). A central handle is located between the two panels. The drawing includes dimension lines and labels: '12 54' for the width of the left panel, '12 54' for the width of the right panel, and '12 54' for the total width. The door is shown in a perspective view, with a top rail and a bottom rail. The drawing is labeled '12 54' and '12 54'.

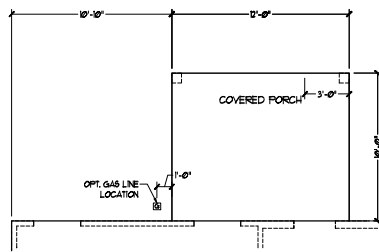
[illegible]

Architectural elevation drawing of a house with various optional features and dimensions. The drawing includes the following labels and dimensions:

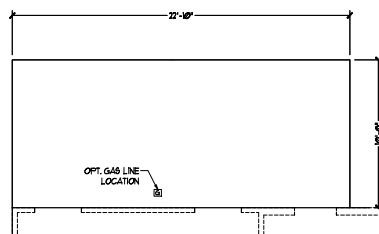
- Labels:**
 - WATER TABLE (SHINGLES) OVER VENEER ELEVATION C-4 ONLY (SEE SHEET A-3-32)
 - SHINGLES
 - CRICKET BEYOND
 - SHINGLES
 - ONE-CAR GARAGE OPT.
 - OPT. EXTERIOR LIGHT AS SPEC. (TYP.)
 - WRAP AROUND PORCH OPTION
 - OPT. BRICK-STONE WATERTABLE PER COMMUNITY SPECS.
 - REMOVE WINDOW WITH BEDROOM 5 OPTION
 - SHING (TYP.) AOT/L USE VENEER UP TO WATER TABLE ELEVATION C-4 ONLY (SEE SHEET A-3-32)
 - OPTIONAL 1x6 FREEZE BOARD
 - OPT. FIREPLACE
 - OPT. 1'-0" WIDE X 10'-0" DEEP PORCH OPTION
- Dimensions:**
 - 8'-0"
 - 12'-0"
 - 6'-0"
 - 3'-0"
 - 6'-0"
 - 12'-0"
 - 8'-0"
 - 12'-0"
 - 8'-0"
 - 9'-11/16"
 - 1'-0"
 - 9'-11/16"
 - 1'-0"
 - 9'-11/16"

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

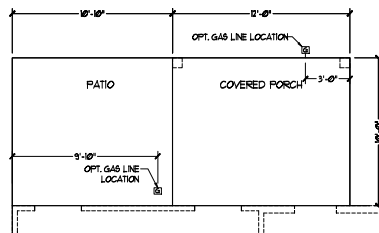




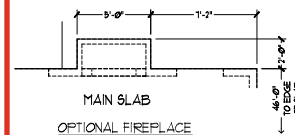
OPTIONAL 12'-0" WIDE X 10'-0"
COVERED REAR PORCH



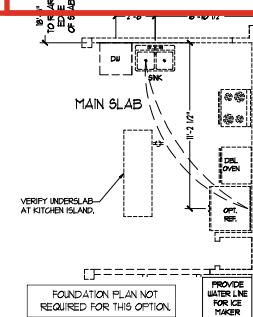
OPTIONAL 22'-10" WIDE X 10'-0"
EXTENDED PATIO



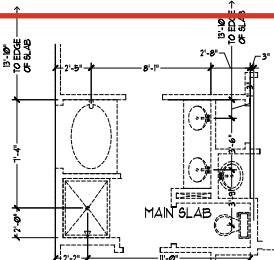
OPTIONAL PATIO w/ COVERED PORCH



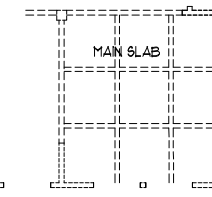
MAIN SLAB
OPTIONAL FIREPLACE



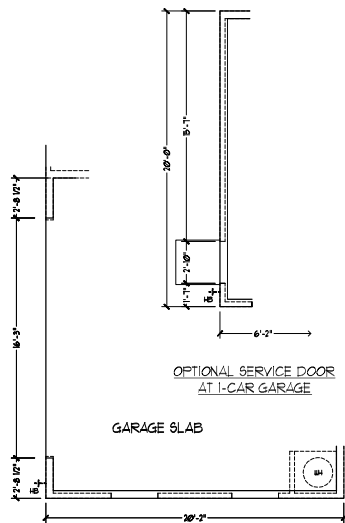
FOUNDATION PLAN NOT
REQUIRED FOR THIS OPTION.
OPTIONAL GOURMET
KITCHEN



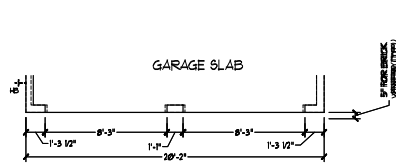
OPTIONAL
OWNER'S BATH 2



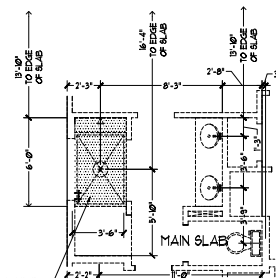
FOUNDATION PLAN NOT
REQUIRED FOR THIS OPTION.
OPTIONAL COVERED
CEILING AT DINING ROOM



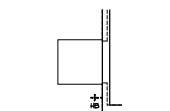
SIDE-LOAD
GARAGE OPTION
(NOT AVAILABLE WITH
OPTIONAL ONE-CAR GARAGE)



DOUBLE GARAGE
DOOR OPTION



OPTIONAL
OWNER'S BATH 3



OPTIONAL SERVICE DOOR
AT 2-CAR GARAGE



PRICES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS,
FLOOR PLANS, ELEVATIONS, DESIGNS, MATERIALS AND
FINISHES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
SQUARE FOOTAGE AND DIMENSIONS ARE ESTIMATED AND
NOT GUARANTEED. DIMENSIONS OF THIS PLAN MAY
VARY FROM ACTUAL DIMENSIONS. DIMENSIONS OF
ROOMS ARE BASED ON EXTERIOR WALLS. DIMENSIONS
OF THIS PLAN IS STRICTLY PROHIBITED. SEE NEW
CONSTRUCTION DETAIL.

DREAM FINDERS HOMES
JORDAN

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

SLAB INTERFACE
OPTIONS
A4.1

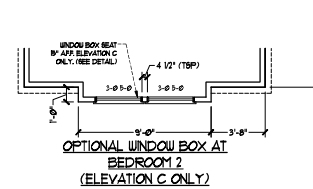
NOTES: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2' x 4' x 16' O.C. (NO.1). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2' x 4' x 16' O.C. (NO.1) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2' x 4' x 24' O.C. (NO.1).

2nd WALL

* 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.

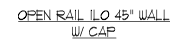
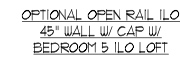
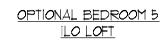
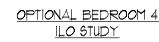
SEE PARTIAL FLOOR PLAN ON
SHEET A-52 FOR CHANGES TO THE
EXTERIOR VENEER FOR ALL
ELEVATIONS.

FIRST FLOOR
PLAN
A-6



SEE PARTIAL FLOOR PLANS ON
SHEET A-6.2 FOR CHANGES TO THE
EXTERIOR VENEER FOR ALL
ELEVATIONS.

SECOND FLOOR
PLAN
A-7



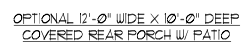
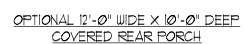
DREAM FINDERS HOMES
JORDAN

SECOND FLOOR OPTIONS

A-7.1



ROOF PLAN
ELEVATION - C
A-8.1



PRICES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DESIGNS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ANYWAY VARY IN ACTUAL CONSTRUCTION. ACTUAL POSITION AND DIMENSIONS MAY VARY FROM SHOWN. FLOOR PLANS, ELEVATIONS AND PLOT PLANS, FLOOR PLANS AND ELEVATIONS, RENDERINGS ARE ARTIST CONCEPTIONS. FLOOR PLANS ARE THE COPYRIGHTED PROPERTY OF DREAM FINDERS HOMES. ANY USE, REPRODUCTION, ADAPTATION, OR DISSEMINATION OF THE PLANS IS STRICTLY PROHIBITED. SET NEW FOR MORE DETAILS.

© 2007 DREAM FINDERS HOMES

DREAM FINDERS HOMES
JORDAN

PD.: NOVEMBER 28, 2022

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

DRAWN BY:

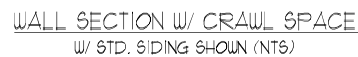
ENGINEERED BY:

REVIEWED BY:

ROOF PLAN
ELEVATION - A/B
& C

A-8.2





STAR NOTES

BALLS
BALLISTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.

THE TRIANGULAR OPENINGS FORMED BY THE RISER TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A BALCONY ARE PERMITTED TO BE A BALL, BUT NOT THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH.

FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4.38 INCHES TO PASS THROUGH.

HANDRAILS

HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAILS SHOULD BE RETURNED OR BALL TERMINATED IN RISER JOINTS OR SAFETY TERMINALS HANDRAILS ADJACENT TO WALL SHALL HAVE A GRAPES OF NOT LESS THAN 1/4 INCH BETWEEN THE WALL AND HANDRAIL.

CONTINUOUS GRAPES MINIMUM, MUST MEET OR EXCEED THE FOLLOWING:

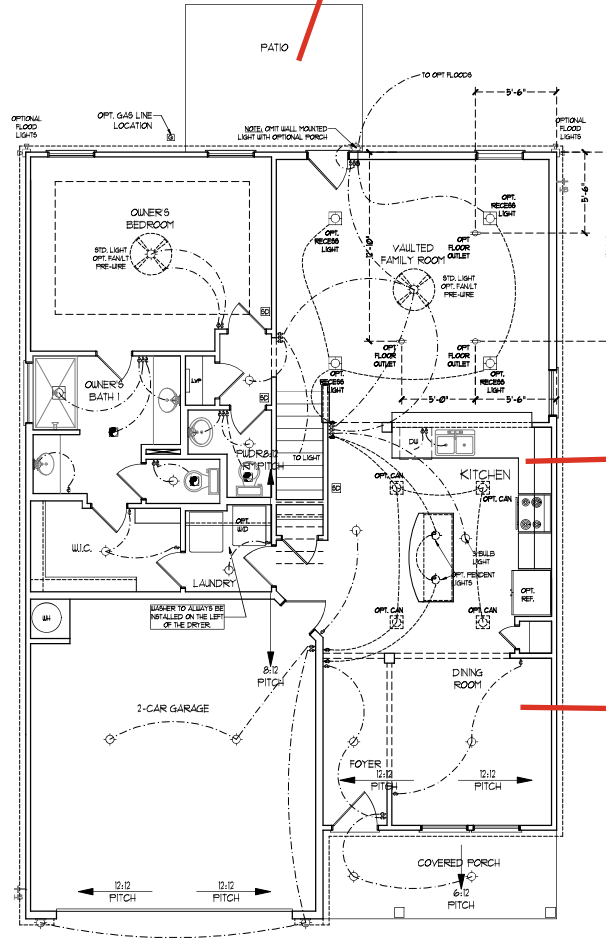
COV PORCH

ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND WIRE FOR ALL CEILING FAN PERIMETER.
- 2) VINTY LIGHTS TO BE SET # 90' AFF. (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
- 4) PLACE SWITCHES 8" FROM ROUGH OPENING.

ELECTRICAL LEGEND

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



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

DREAM FINDERS
HOMES

PRICES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DESIGNS, MATERIALS AND FINISHES ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND DIMENSIONS ARE ESTIMATED AND NOT TO BE USED FOR CONSTRUCTION. THE SQUARE FOOTAGE OF HOMES ON LOT WILL BE DETERMINED BY THE SELLER. DIMENSIONS ARE ALWAYS CONSIDERED AS APPROXIMATE. THE COPYRIGHTED PROPERTY OF DREAM FINDERS HOMES. NO PART OF THIS PLAN IS TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF DREAM FINDERS HOMES. SEE NEW CONSTRUCTION ACT FOR DETAILS.

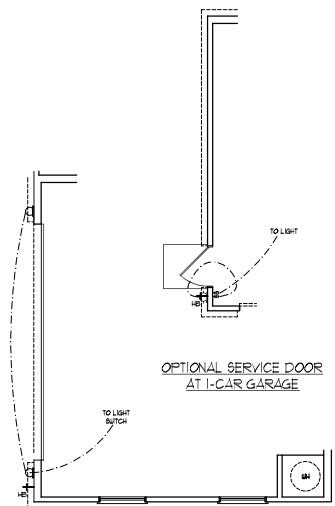
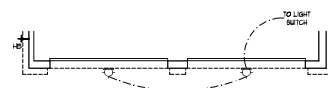
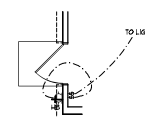
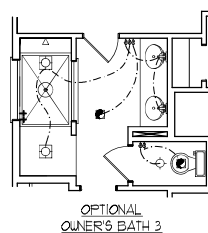
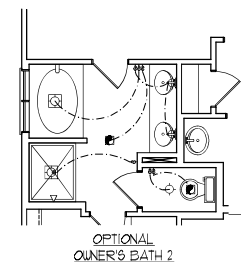
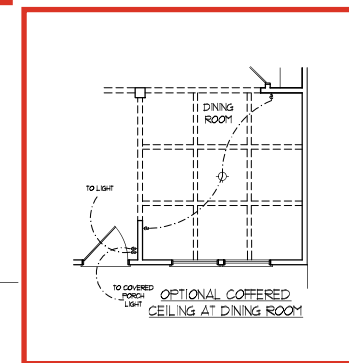
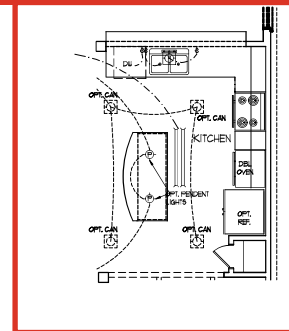
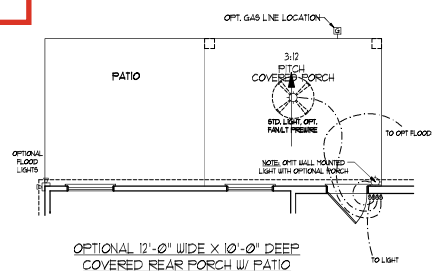
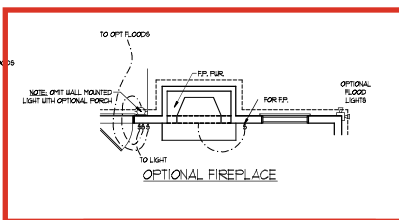
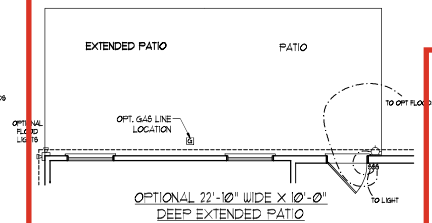
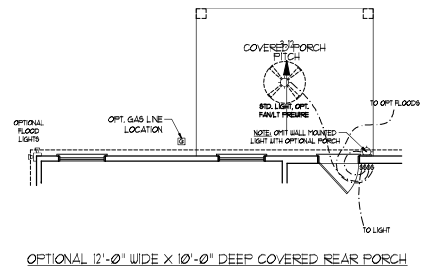
DREAM FINDERS HOMES
JORDAN
























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

FIRST FLOOR
ELECTRICAL
PLAN

E-1

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



ELECTRICAL LEGEND	
	NO V. OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAIL LIGHT
	TINI CAN LIGHT
	ETERNAL LIGHT
	FLUORESCENT LIGHT
	2 LAMP + 4 FLUORESCENT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CROISSER SWITCH
	CONDUIT FOR COMPONENT SPINN
	SPEAKER
	DOORBELL CHIME
	NO V. DETECTOR
	CO DETECTOR
	SHIELD WAVE
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN + LIGHT



DREAM FINDERS
HOMES

PRICES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, DIMENSIONS, ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND DIMENSIONS ARE ESTIMATED AND MAY VARY IN ACTUAL CONSTRUCTION. ACTUAL POSITION OF HOUSE, ON LOT WILL BE DETERMINED BY THE SITE PLAN AND PLOT PLAN. FLOOR PLANS AND ELEVATION ARE THE UNRECORDED PROPERTIES OF DREAM FINDERS, INC. HOMEOWNERS, ANY USE, REPRODUCTION, ADAPTATION, OR DISSEMINATION OF THE PLANS IS STRICTLY PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR CURRENT DETAILS.

DREAM FINDERS HOMES
JORDAN

PD.: NOVEMBER 28, 2022

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

DRAWN BY:

























ENGINEERED BY:

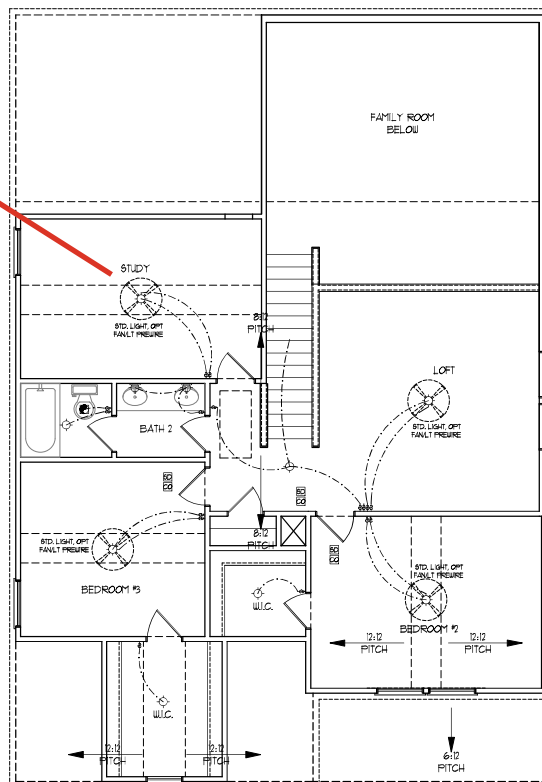
REVIEWED BY:

FIRST FLOOR ELECTRICAL OPTIONS

E-1.1

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

ELECTRICAL LEGEND	
	NO OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	TIN CAN LIGHT
	TUBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4' FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR COMPONENT
	JUMPER
	SPEAKER
	DOORBELL
	NO V. PROBE DETECTOR
	CO DETECTION
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT



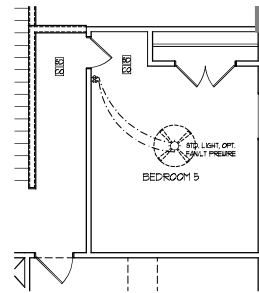
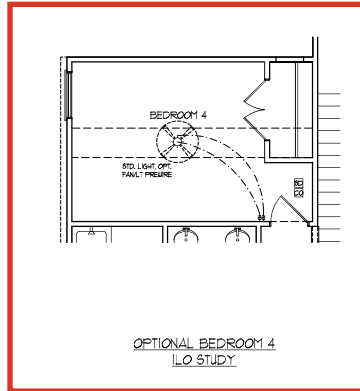
SECOND FLOOR PLAN
(A-1, B-1, AND C-1)



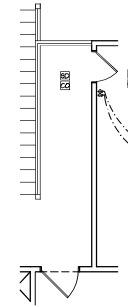
OPTIONAL WINDOW BOX AT
BEDROOM 2
(ELEVATION C ONLY)

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

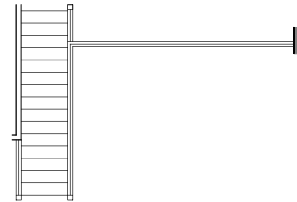
ELECTRICAL LEGEND	
	10 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	TRN CAN LIGHT
	FLUORESCENT LIGHT
	2 LIGHT 4' FLUORESCENT LIGHT
	1100D LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR COMPONENT UP/DN
	SPEAKER
	DORNBELL GAME
	10 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT



OPTIONAL BEDROOM 5
ILO LOFT



OPTIONAL OPEN RAIL ILO
45" WALL W/ CAP W/
BEDROOM 5 ILO LOFT



OPEN RAIL ILO 45" WALL
W/ CAP



DREAM FINDERS
HOMES

DREAM FINDERS HOMES
JORDAN

D.: NOVEMBER 28, 2022

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

DRAWN BY: _____

ENGINEERED BY:

REVIEWED BY:

SECOND FLOOR ELECTRICAL OPTIONS

E-2.1

FLOOR PLANS, ELEVATIONS, DESIGNS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND DIMENSIONS ARE ESTIMATED AND MAY VARY IN ACTUAL CONSTRUCTION. ACTUAL POSITION OF HOUSE ON LOT WILL BE DETERMINED BY THE SITE PLAN AND PLOT PLAN. FLOOR PLANS AND ELEVATION RENDITIONS ARE ARTIST CONCEPTIONS. FLOOR PLANS ARE THE COPYRIGHTED PROPERTY OF DREAM FINDERS. DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SET NEW HOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT © DREAM FINDERS HOMES

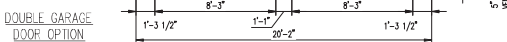
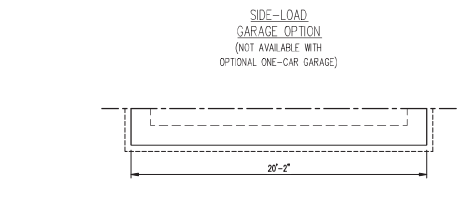
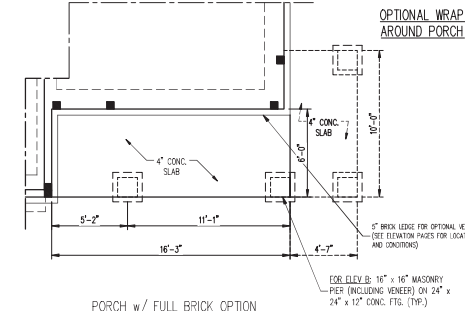
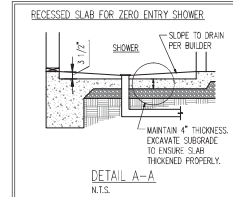
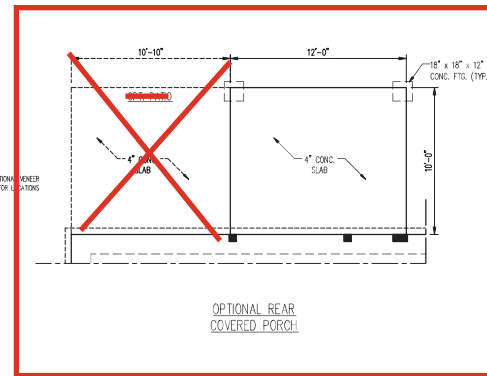
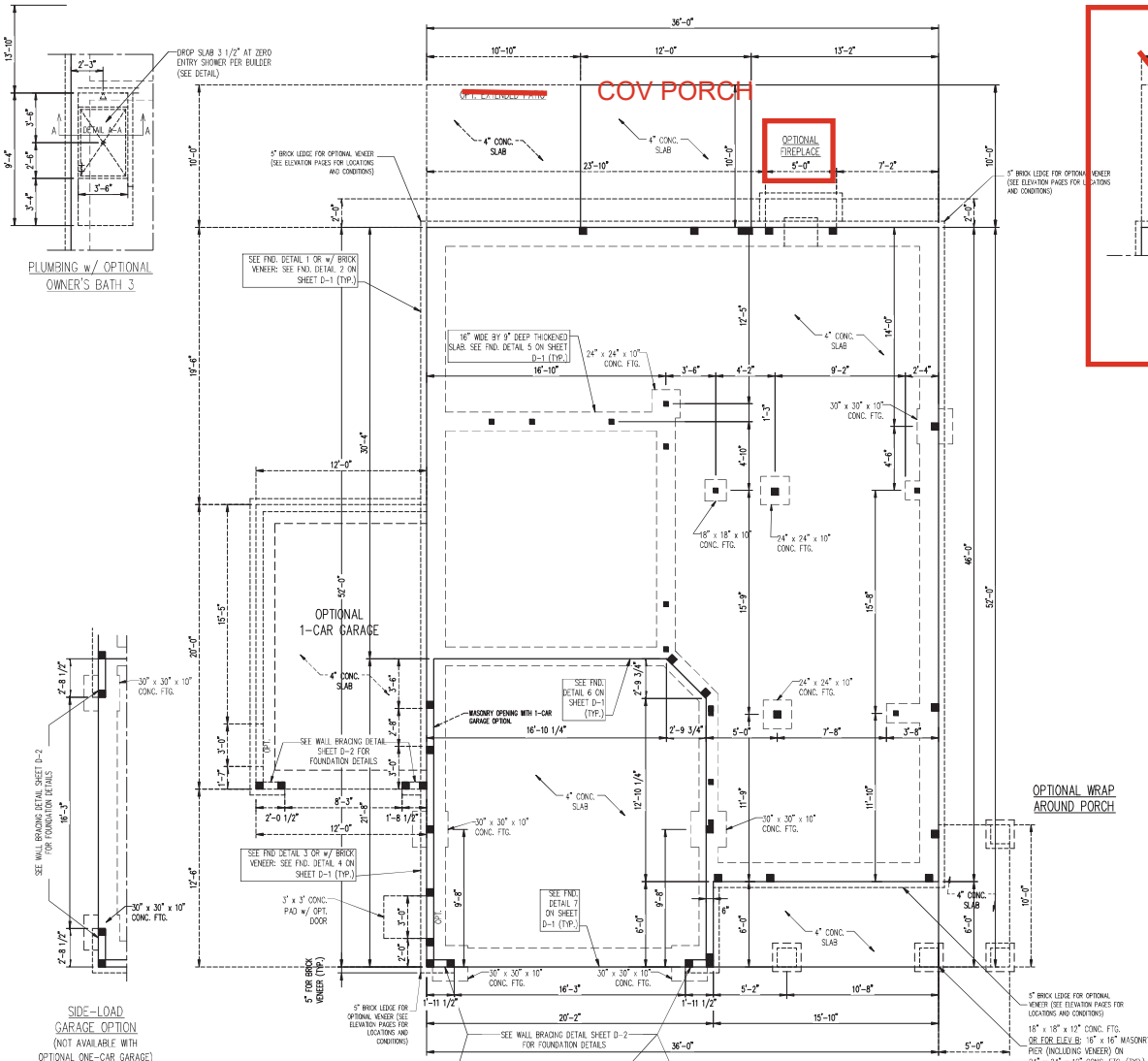
150 MPH ULTIMATE DESIGN WIND SPEED
NOTES FOR LESS THAN
30' MEAN ROOF HEIGHT:

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 (HIGH WIND DESIGN) FOR 150 MPH WINDS.
- WALLS TO PROVIDE FRAMED CONNECTIONS AS REQUIRED BY CHAPTER 45 (HIGH WIND DESIGN) FOR 150 MPH WINDS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION. FOUNDATION AND JOINTS TO COMPLY WITH SECTION 404 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- WALL CLADDING DESIGNED FOR +12.2 PSF AND -30 PSF (+/-) INDICATE POSITIVE / NEGATIVE PRESSURE (TYP).
- ROOF CLADDING DESIGNED FOR +22.2 PSF AND -18 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +14 PSF AND -30 PSF FOR ROOF PITCHES 2.5/12 TO 7/12.
- 7/8" O.D. SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
- WALLS TO BE BRACED IN ACCORDANCE WITH SECTION 404.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION AND AS NOTED ON PLANS.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE 2018 EDITION.

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

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF SLAB WIDTH.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET. EXTERIOR WALLS DESIGNED FOR 120 MPH WINDS.
- WALL CLADDING DESIGNED FOR +12.2 PSF AND -30 PSF (+/-) INDICATE POSITIVE / NEGATIVE PRESSURE (TYP).
- ROOF CLADDING DESIGNED FOR +14.2 PSF AND -18 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +10 PSF AND -30 PSF FOR ROOF PITCHES 2.5/12 TO 7/12.
- INSTALL 7/8" O.D. SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION 404.5 OF THE NCRC, 2018 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2018 EDITION.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

LEGEND	
CONT	CONTINUOUS
EX	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
CA	CATCH
FOH	FOUNDATION
FTS	FOOTING
OC	ON CENTER
SF	SQUARE PINE FOR
SYP	SOUTHERN YELLOW PINE
PTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE



**J.S. THOMPSON
ENGINEERING, INC.**
301 EAST PINE (919) 786-8991 FAX (919) 786-9921
N.C. LICENSE NO. C-1133

JORDAN
DREAM FINDERS HOMES

DATE: JANUARY 3, 2023
SCALE: 1/4" = 1'-0"
DRAWN BY: DPH
ENGINEERED BY: JAG

S-1.1
MONO SLAB
FOUNDATION PLAN

S-1.4a
FIRST FLOOR
FRAMING PLAN

S-1.4a
FIRST FLOOR
FRAMING PLAN

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

HEADER SPAN (F.T.)	MINIMUM NUMBER OF FULL HEIGHT STUDS (ONES)
UP TO 3'	1
> 3' TO 4'	2
> 4' TO 6'	3
> 6' TO 12'	4
> 12' TO 15'	5

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

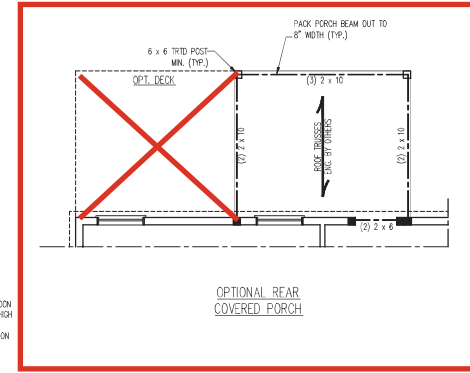
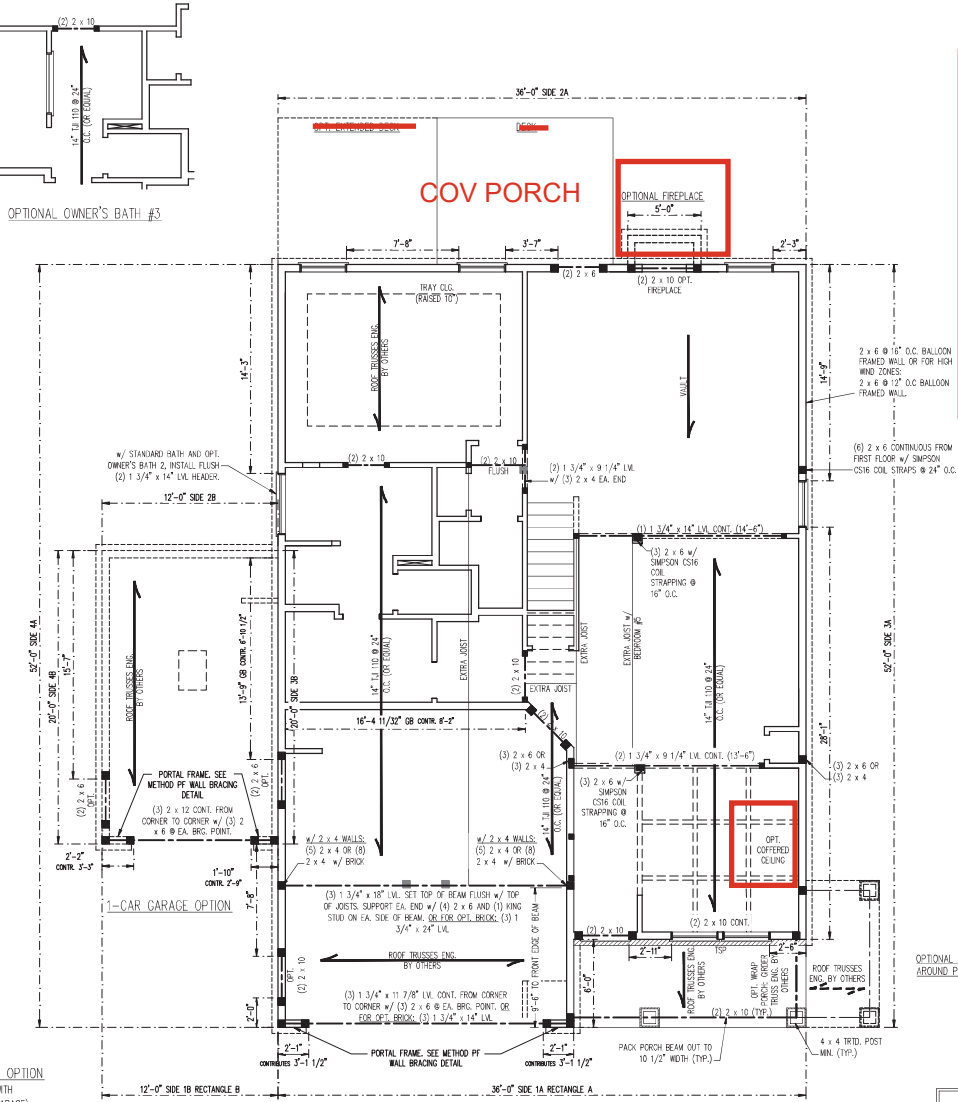
STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO).
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6.
- INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
- WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GROUND OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
- FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 4" O.C. IN THE FIELD.
- FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANGS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
- ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON A308-4 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ A308-6 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY PLUFT CONNECTORS AT TOP (UNO).
- FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB w/ (2) METAL ANGLES USING 2" CONC. SCREWS FASTENED ANGLES TO COLUMNS w/ 1/4" THROUGH BOLTS w/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

LEGEND

CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
JA	JACK
()	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SPRUCED PINE FIR
SYP	SOUTHERN YELLOW PINE
TFTD	PRESSURE TREATED
TR	TYPICAL
UNO	UNLESS NOTED OTHERWISE

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



BRACED WALL DESIGN

RECTANGLE A	RECTANGLE B
SIDE 1A (FRONT LOAD)	SIDE 1B
METHOD: CS-WSP/PP/DB	METHOD: CS-WSP/PP
TOTAL REQUIRED LENGTH: 16'	TOTAL REQUIRED LENGTH: 13.2'
TOTAL PROVIDED LENGTH: 19.85'	TOTAL PROVIDED LENGTH: 8'
SIDE 2A	SIDE 2B
METHOD: CS-WSP	METHOD: CS-WSP
TOTAL REQUIRED LENGTH: 16'	TOTAL REQUIRED LENGTH: 3.2'
TOTAL PROVIDED LENGTH: 18.5'	TOTAL PROVIDED LENGTH: 12'
SIDE 3A	SIDE 3B / SIDE 4A CUMULATIVE
METHOD: CS-WSP	METHOD: CS-WSP/DB
TOTAL REQUIRED LENGTH: 11.4'	TOTAL REQUIRED LENGTH: 13.4'
TOTAL PROVIDED LENGTH: 48.85'	TOTAL PROVIDED LENGTH: 30.6'
SIDE 4A (SIDE LOAD)	SIDE 4B
METHOD: CS-WSP/PP	METHOD: CS-WSP
TOTAL REQUIRED LENGTH: 11.4'	TOTAL REQUIRED LENGTH: 2'
TOTAL PROVIDED LENGTH: 35.2'	TOTAL PROVIDED LENGTH: 15.58'

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



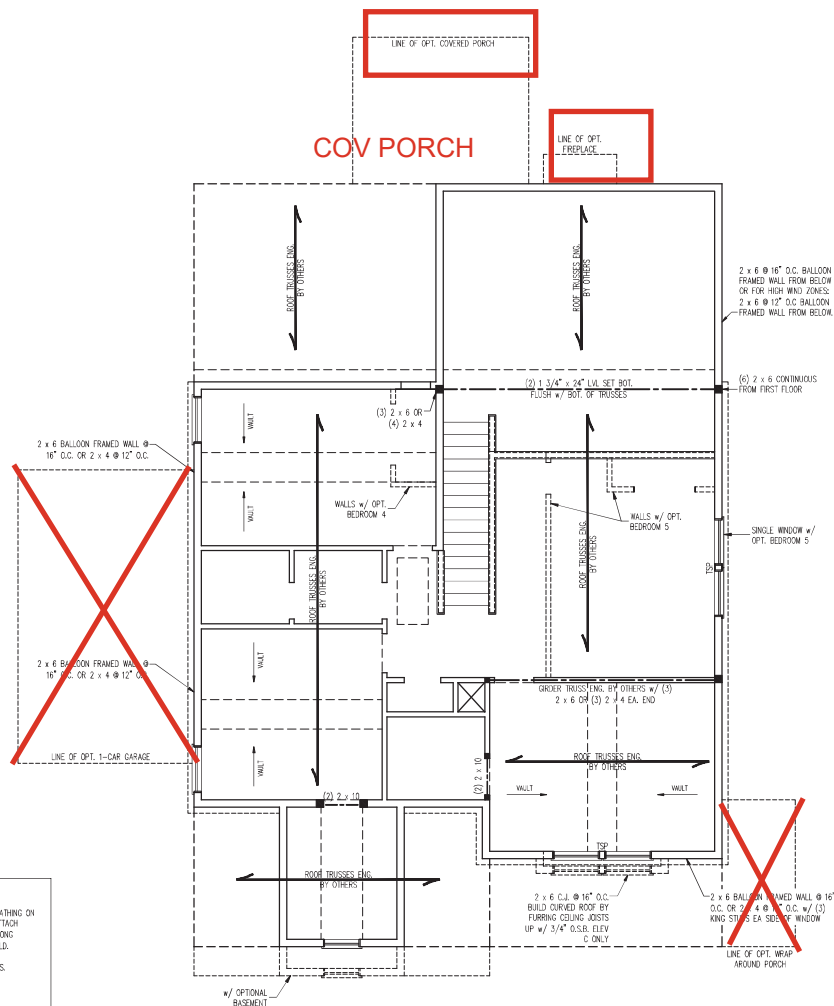
UNITS SCHEDULE FOR BRICK/NATURAL STONE SUPPORT		BRICK SUPPORT NOTES:	
LENGTH (FT.)	SIZE OF UNIT	1. UNITS SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DWGS. FOR SIZE AND LOCATION OF OPENINGS.	
UP TO 4 FT.	1 3/4 x 3 1/2 x 1/4	2. (LLV) = LONG LEG VERTICAL	
4-8	1 5/8 x 3 1/2 x 5/16 LLV	3. LENGTH = CLEAR OPENING	
8 AND GREATER	1 6 x 4 x 5/16 LLV	4. SAVED ALL ANGLES HING MIN. 4" EACH SIDE INTO HENGER TO PROVIDE BEARING.	
		5. FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER w/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.	
		6. FOR ALL BRICK SUPPORT & ROOF LINE, FASTEN (2) 2 x 10 BLOKING BETWEEN STUDS w/ (4) 10d NAILS PER PLY. FASTEN A 6" x 4" x 5/8" STEEL ANGLE TO (2) 2 x 10 BLOKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R703.2.2.1 OF THE 2018 NIRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.	
		7. PRECAST REINFORCED CONCRETE UNITS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL UNITS.	

J.S. THOMPSON
ENGINEERING, INC.
110 EAST
PHONE (919) 789-9919 FAX (919) 789-9921
N.C. LICENSE NO. C-1131

JORDAN
DREAM FINDERS HOMES

DATE: JANUARY 3, 2023
SCALE: 1/4" = 1'-0"
DRAWN BY: DJH
ENGINEERED BY: JAG

S-2
SECOND FLOOR
FRAMING PLAN



3. BRACED WALL DESIGN PER SECTION 906.2.10.2 OF THE NRC 2018 EDITION.
4. CS-WSP REFERS TO "CONTINUOUS SHEETING -- 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.
5. "OB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" MIN. THICK BOARD WHERE NOTED ON THE PLANS. FASTEN CS WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
6. BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGHER WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4.5 OF THE NRC 2018 EDITION.
7. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACE WALL INFORMATION.

1. PER SECTION R602.10.3.2 OF THE 2018 IBC, THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL ANALYSIS IS REQUIRED.
2. SHEATH ALL EXTERIOR WALLS WITH 7/16" OSB SHEATHING ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.

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

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

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

1. LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRIDGE VENEER (UNO). SET ARCH DIMS. FOR SIZE AND LOCATION OF OPENINGS.
2. (LVL) - LONG LEED VERTICAL.
3. (LVL) - CLEAR OCCUPY.
4. EMERD ALL OPENING IRONS MIN. 4" EACH SIDE UNO VENEER TO PROVIDE BRACING.
5. FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL UNO TO HEADER W/ 1/2" X 4" BOLTS @ 12" ON CENTER.
6. FOR ALL BRICK SUPPORT & ROOF LINES, FASTEN (2) 2 X 10 BLOCKING BETWEEN STUDS w/ (4) 12# NAILS PER PLY. FASTEN A 6" X 4" X 5/16" STEEL ANGLE TO PLY 2 TO 10 BLOCKING w/ (2) 1/2" X 4" BOLTS @ 12" ON CENTER.
7. SEE SECTION 870.3.8.2.1 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
8. PRECAST REINFORCED CONCRETE LINTELS (UNO) MAY BE USED INSTEAD OF STEEL LINTELS.

1. ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SPF #2 (UNO). (UNO = UNSEASONED)

2. ALL LUG BEARING HEADERS TO BE 2(2) 2 x 6 (UNO). WHERE LUGS ARE ADDED TO EXISTING HEADERS, PROVIDE A(1) JACK STUD AND (1) KING STUD END EAVE (SEE TABLE R602.7.5 FOR ADDITIONAL LUG STUD REQUIREMENTS).

3. SQUARES DEPENDENT POINT LOADS WHICH REQUIRE SQUID BEING TIED TO GRAVEL OR FOUNDATION. ALL SQUARES TO BE (2) 2'S HIND ZONE.

4. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOODED AND SECURED WITH 4" NAILS AT 1' O.C. ALONG EDGES AND 4" O.C. IN THE FIELD.

5. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANGS, POSTS, AND CHAINS WITH 4" NAILS AT 1' O.C. STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP ORDERS AND DOUBLE STRUT PLATES FULL DEPTH.

6. RETURN TO NOTES AND SHEETS FOR ADDITIONAL CONSTRUCTION INFORMATION.

LEGEND	
CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
()	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SUPINE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
Typ	TYPICAL
UNO	UNLESS NOTED OTHERWISE

J.S. THOMPSON
ENGINEERING, INC.
333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609
PHONE (919) 786-6910 FAX (919) 786-0921
N.C. LICENSE NO. C-1733

JORDAN
DREAM FINDERS HOMES

DATE: JANUARY 3, 2023

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

DRAWN BY: DFH

ENGINEERED BY: JAG

S-3
CEILING FRAMING
PLAN



1/4/2023

BRICK SUPPORT NOTE:

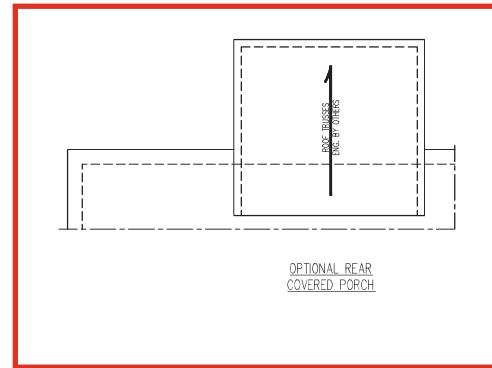
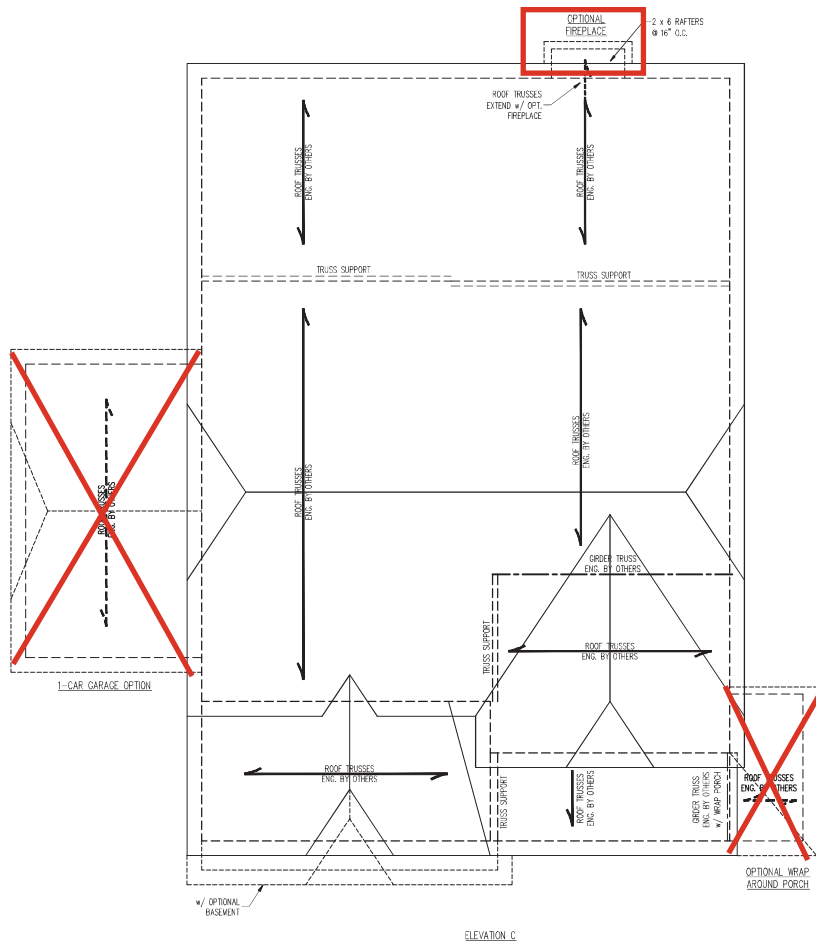
1. FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL STUDS w/ (4) 12d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R703.2.1 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
2. WHERE ROOF SLOPES EXCEED 7:12, INSTALL 3" x 3" x 1/4" STEEL PLATE STOPS AT 24" O.C. PER SECTION R703.2.1 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF (JNO).
2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
3. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
4. HIP SPRUICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
5. STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" C.C. AND FLAT 7 x 10 VALLEYS OR USE VALLEY TRUSSES.
6. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON 102-54 HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TIE NAILS.
7. REFER TO SECTION R802.11 OF THE 2018 NRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

LEGEND

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



**J.S. THOMPSON
ENGINEERING, INC.**
333 EAST PINE (1019 7804919) FAX (919) 7804921
N.C. LICENSE NO. C-1733

JORDAN
DREAM FINDERS HOMES

DATE: JANUARY 3, 2023
SCALE: 1/4" = 1'-0"
DRAWN BY: OFH
ENGINEERED BY: JAG

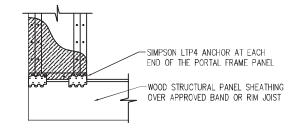
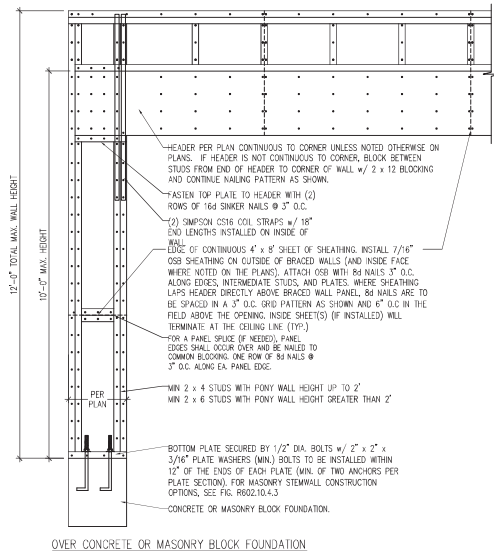
THOMPSON
PROFESSIONAL
SEAL
33736
ENGINEER
THOMAS G. STROTHER
1/4/2023

S4b
ROOF FRAMING
PLAN

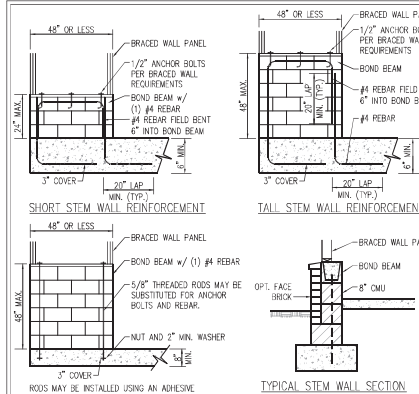
D-1
FOUNDATION DETAILS

GENERAL WALL BRACING NOTES:

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS, INCLUDING STORIES BELOW THE TOP FLOOR, HAVE BEEN DESIGNED PER R602.3.5 (5). WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST COMBINED UPLIFT AND SHEAR FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
4. SEE STRUCTURAL SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
5. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM WALLBOARD. WHEN NOT USING METHOD "68", GYPSUM TO BE FASTENED PER TABLE R602.3.5. METHOD 68 TO BE FASTENED PER TABLE R602.10.1.
7. CS-WSP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 7/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 6d (2 1/2" LONG x 0.113" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (UNLESS).
8. 68 REFERS TO THE "GYPSUM BOARD" WALL BRACING METHOD. 1/2" (MIN.) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (I.O.U.S.). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R602.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3.5. EXTERIOR 68 TO BE INSTALLED VERTICALLY.
9. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHOD CS-WSP CONTRIBUTES ITS ACTUAL LENGTH; METHOD 68 CONTRIBUTES 3 ITS ACTUAL LENGTH; METHOD P* CONTRIBUTES 1.5 TIMES ITS ACTUAL LENGTH.



METHOD PF-PORTAL FRAME DETAIL ①



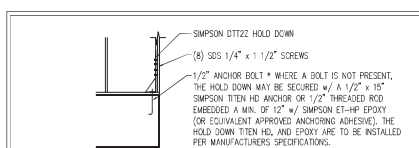
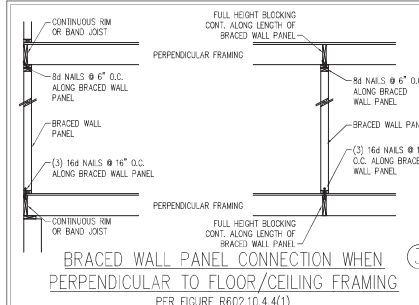
RODS MAY BE INSTALLED USING AN ADHESIVE ANCHORING SYSTEM WITH A MINIMUM TENSILE CAPACITY OF 3750 LBS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECS.

OPTIONAL STEM WALL REINFORCEMENT

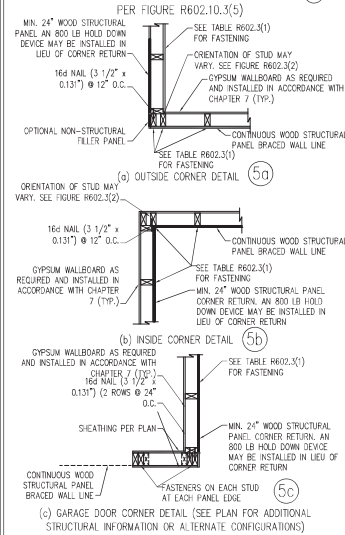
NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS

MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS ②

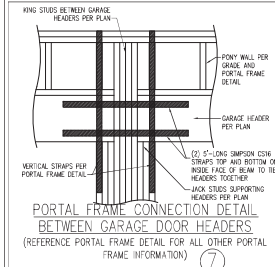
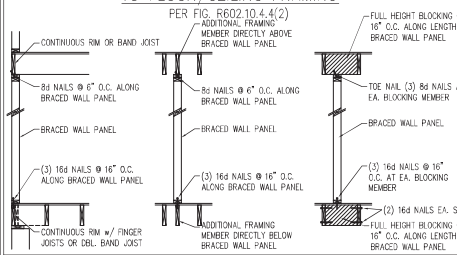
PER FIGURE R602.10.4.3



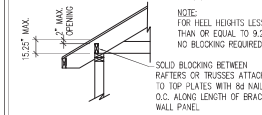
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤



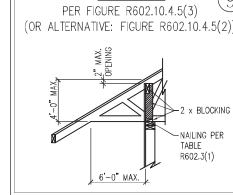
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥



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



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES ⑧



This sheet is to be used in conjunction with a full plan set prepared by J.S. Thompson Engineering, Inc. Each use of this sheet shall require the architect and engineer to be notified by letter or e-mail. The architect and engineer shall be responsible for obtaining all necessary permits and approvals. The engineer shall be responsible for obtaining all necessary permits and approvals. The engineer shall be responsible for obtaining all necessary permits and approvals.



J.S. THOMPSON ENGINEERING, INC.
1100 S. 10TH ST. SUITE 100
FARMINGHAM, VA 22031
703.899.9999
JST@JSTENGINEERING.COM

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

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

D-2
BRACED WALL
NOTES AND DETAILS
AND 77 DETAIL

FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE SDF MINIMUM (F_y = 875 PSI, F_v = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE. (UNO) ALL TREATED LUMBER SHALL BE #2 SDF MINIMUM (F_y = 975 PSI, F_v = 175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE. (UNO)
2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_y = 2600 PSI, F_v = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_y = 2325 PSI, F_v = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_y = 2500 PSI, E = 1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_y = 2500 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
3. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
- | | |
|--------------------------------|--------------------------------|
| A. W AND Wt SHAPES: | ASTM A992 |
| B. CHANNELS AND ANGLES: | ASTM A36 |
| C. PLATES AND BARS: | ASTM A36 |
| D. HOLLOW STRUCTURAL SECTIONS: | ASTM A500 GRADE B |
| E. STEEL PIPE: | ASTM A53, GRADE B, TYPE E OR S |
4. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SLOD 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 CROUDED) | (2) 1/2" DIA. x 4" LONG SIMPSON TIE-ROD NAILS |
| D. STEEL PIPE COLUMN | (4) 3/4" DIA. A325 BOLTS OR 3/16" FILLET WELD |
- LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOINTS ARE TOE NAILED TO THE 2x12 NAILED ON TOP OF THE STEEL BEAM, AND THE 2x12 NAILED IS SECURED TO THE TOP OF THE STEEL BEAM (2) ROWS OF SELF TAPPING TOE NAILS TO THE END OF EACH JOINT WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION 602.7.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
5. ALL BEAM, HEADERS, OR ORDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR ORDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (2) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR ORDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (2) STUDS OR OTHER VERTICAL COLUMNS ARE TO BEAR FULLY ON SUPPORT COLUMNS FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO HAVE EACH BEAR EQUAL LENGTHS (UNO).
6. FULCRUM BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT 1/4" 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 -JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
10. BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE MAXIMUM LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION 602.6.10.
11. PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR -JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR POINT LOADS ALOOF 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 EACH END FOR BLOCK SUPPORT. FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE AT EACH END WITH (2) 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BLOCK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE AT EACH END (2) x 2 TO BLOCKING INSTALLED AT (6") 120 NAILS IN PL. BETWEEN WALL STUDS WITH (2) 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION 703.8.2.1 OF THE NRC, 2008 EDITION.
13. FOR STICK FRAMED ROOFS, ROOF DECKING (2) x 4" JOISTS PER 16" O.C. SPACING, W/ HIPS ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME JOINDER WALLS ON TOP OF DOUBLE OR TRIPLE PLATES AS SHOWN (UNO).
14. FOR TRUSSED ROOFS, FRAME ROOFER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. WITH 16" O.C. DOUBLE OR TRIPLE TRUSSES. STICK FRAME OVER-TRAMMED ROOF SECTIONS WITH 2 x 6 ROOFES, 2 x 6 RATTIES AT 16" O.C. AND PLATE 2 x 10 VALLEYS (UNO).
15. ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON HLB OR L1512 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 1/2" SECTION OF SIMPSON CHAIN LINK CHAINING WITH (4) 12d NAILS EACH AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION, POSTS MUST BASE.

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 DEVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREMAN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREMAN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF ALL LOADS. CONCRETE WORKING APPROXIMATE 14" FILL DIPS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL, 4" OR THICK BASED COURSE COMPOSITIONS OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A GROUP COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURES. MATERIALS SHALL BE CLASSIFIED AS CLASS 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE A6.6(1) OF THE NCRS 8:2018 EDITION.

3. PROPERLY DESIGN EXCAVATION BEFORE TO BE PAVED WITHIN 42 HOURS OF CONCRETE SLAB IS AT OR BELOW WATER LEVEL. IF APPLICABLE, 3/4" - 1" DEEP CONTOUR LINES ARE TO BE SPOUED CONCRETE 12 TO 18 CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.

4. CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NCRS, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60, WELDED WIRE FABRIC TO BE ASTM A185, MAINTAIN A MINIMUM CONCRETE COVER ABOVE REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. REINFORCING STEEL SHALL BE MEASURED FROM THE INSIDE FACE OF THE WALL. SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL. SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.

5. MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.

6. THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED WITH SOLID CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.

7. THE CENTER OF EACH PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH CORNER 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 NCRS, 2018 EDITION OR IN ACCORDANCE WITH SECTION 1302, 1303, 1304, TMS 6-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER R404.1(1)(1), R404.1(1)(2), R404.1(3), OR R404.1(4) OF THE NCRS, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER R404.1(1)(1) OF THE NCRS, 2018 EDITION. STEEL CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

This sealed cover is to be used to construct

This sealed page is to be used in conjunction with a full plan set engineered by J.S. Thompson Engineering, Inc. only. Use of this individual sealed page within architectural pages or shop drawings by others is a punishable offense under N.C. Statute § 89C-23

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

DATE: JUNE 17, 2022
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JST

S-0
STRUCTURAL
NOTES

1/4/2023