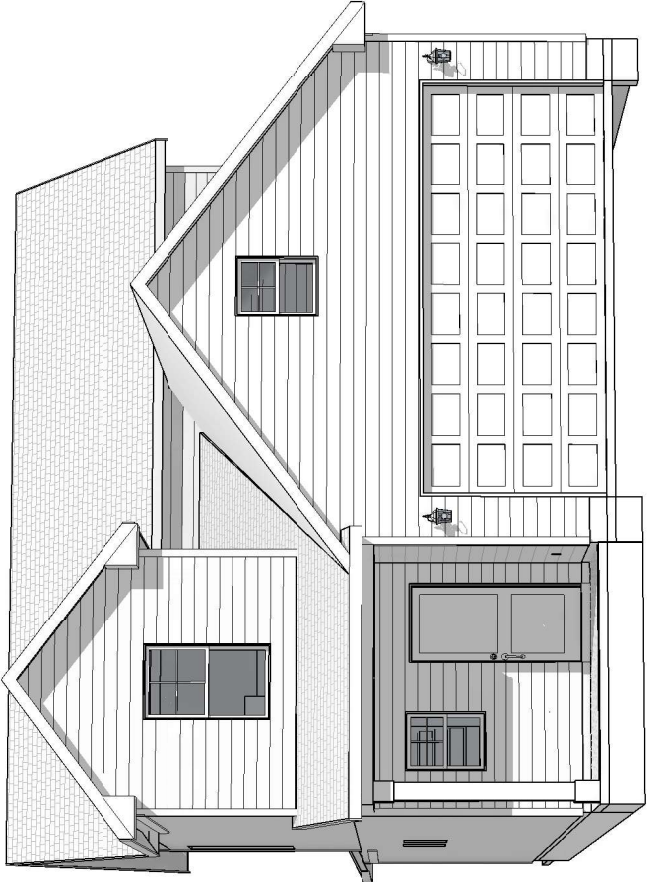


Heated SQFT Elev. ABC	
Description	Area
1st Floor Livable	1214 SF
2nd Floor Livable	521 SF
Gross Heated SF	1735 SF
Unheated SQFT	
Description	Area
Front Porch	55 SF
Opt. Patio/Opt. Cov'd Porch	88 SF
Garage	393 SF

LOT 9 STANLEY RIDGE INVENTORY MARKED



2 **Elevation B**
0-CS
1/4" = 1'-0"
WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



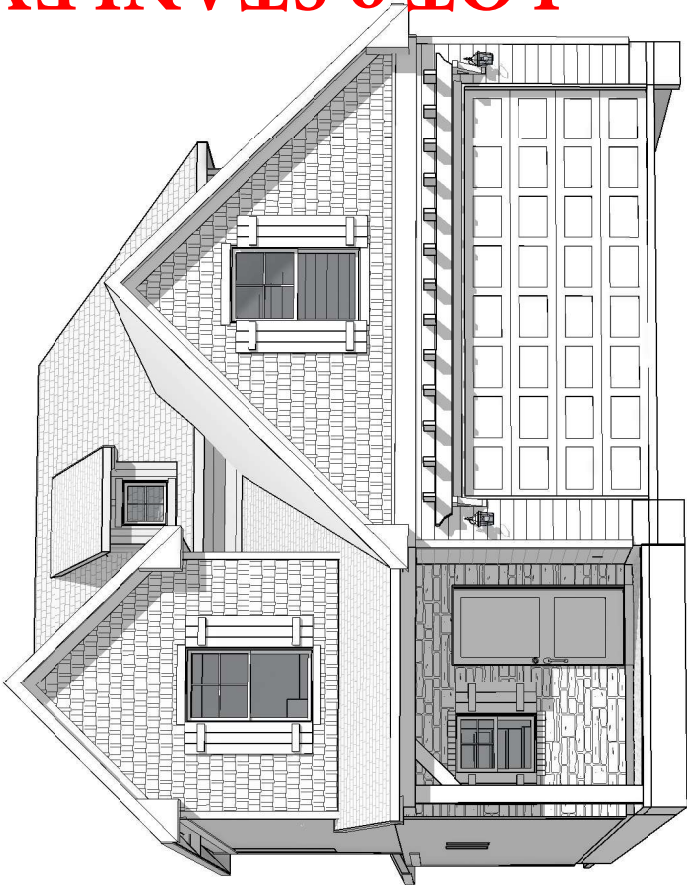
1 **Elevation A**
0-CS
1/4" = 1'-0"
WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE

- PLAN REVISIONS:**
- REV DATE: 5.13.24**
- CHANGED FROM 8' FIRST FLOOR CLG TO 9' FIRST FLOOR CEILING
- REV DATE: 5.26.24**
- CHANGED STANDARD BATH 2 INTO HALL ACCESSIBLE BATH
 - MADE BUDDY BATH AND OPTION FOR BATH 2 AT SECOND FLOOR

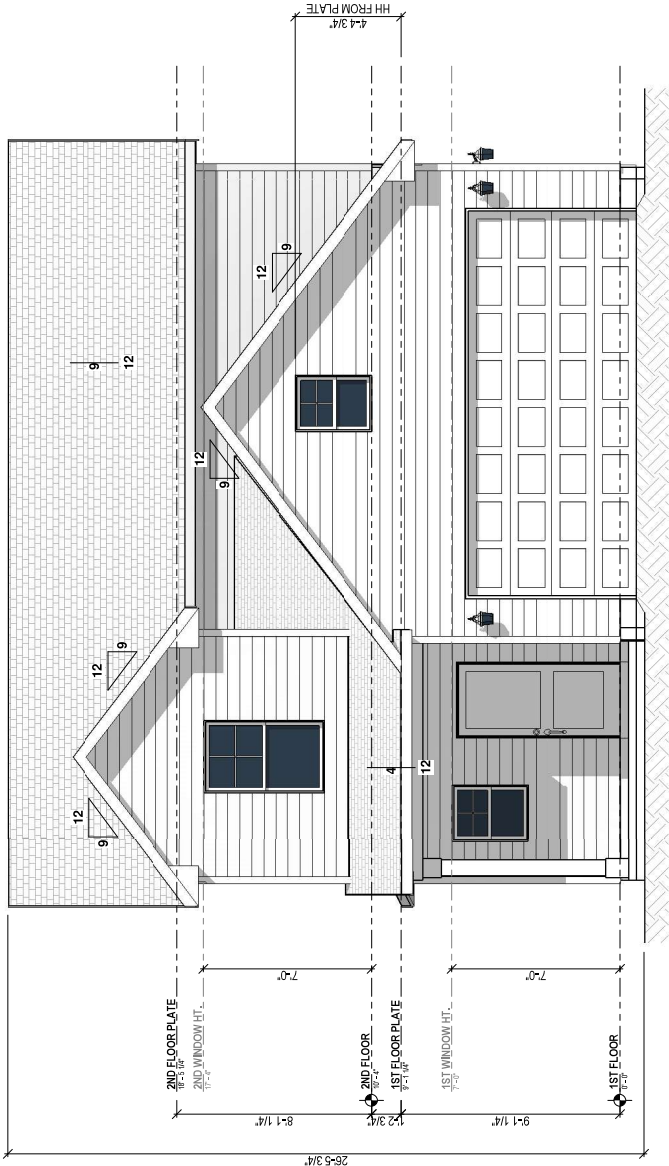
AB MEAN ROOF HGT =19'-8"
C MEAN ROOF HGT = 21'-4"

ENERGY COMPLIANCE MINIMUMS
MAX GLAZING U-FACTOR = 0.35
WALL R-VALUE = 15
CEILING R-VALUE = 38
FLOOR R-VALUE = 19

LOT 9 STANLEY RIDGE

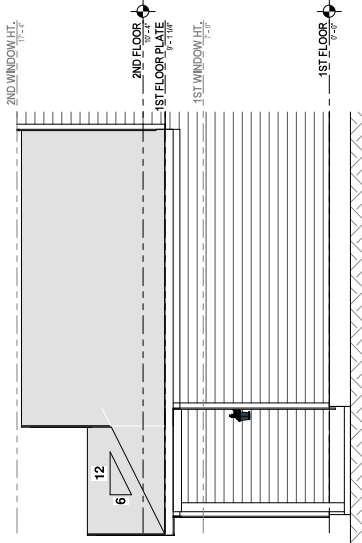


3 **Elevation C**
0-CS
1/4" = 1'-0"
WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



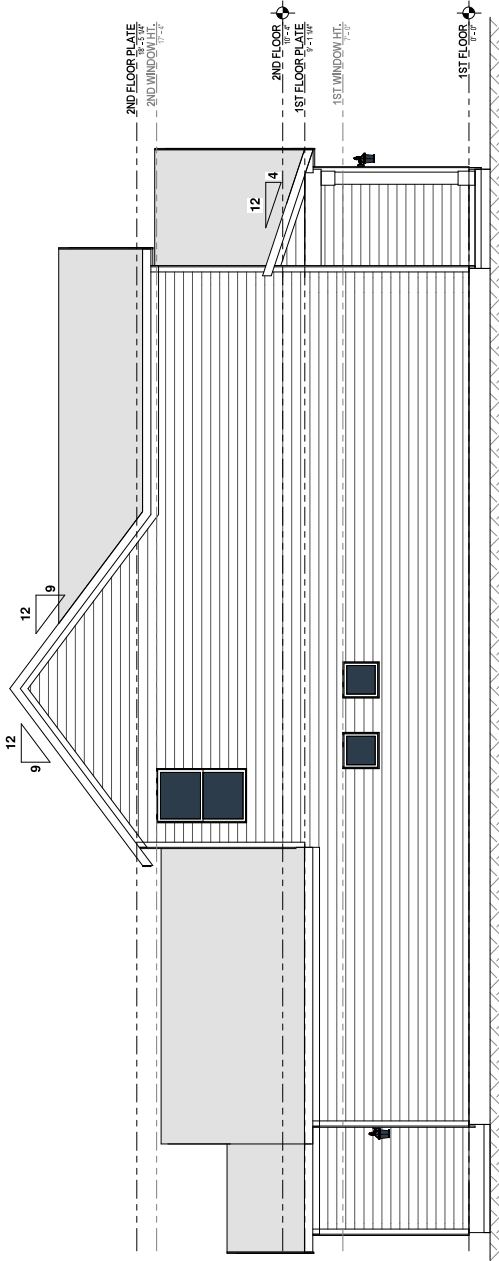
1 FRONT ELEVATION - A

A-1
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



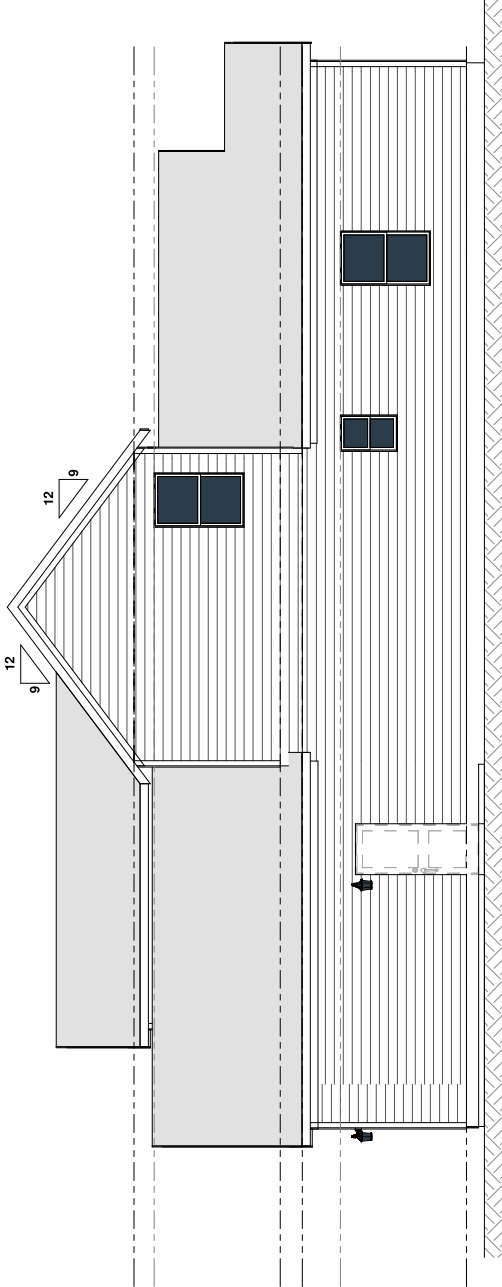
5 LEFT ELEVATION - Cov'd Porch A

A-1
3/32" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



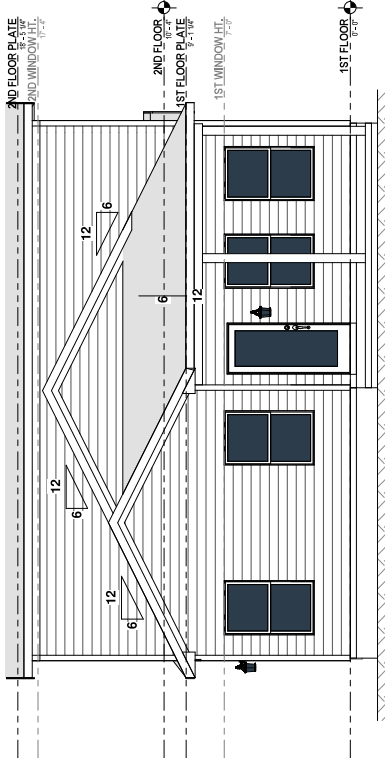
2 LEFT ELEVATION - A

A-1
3/32" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



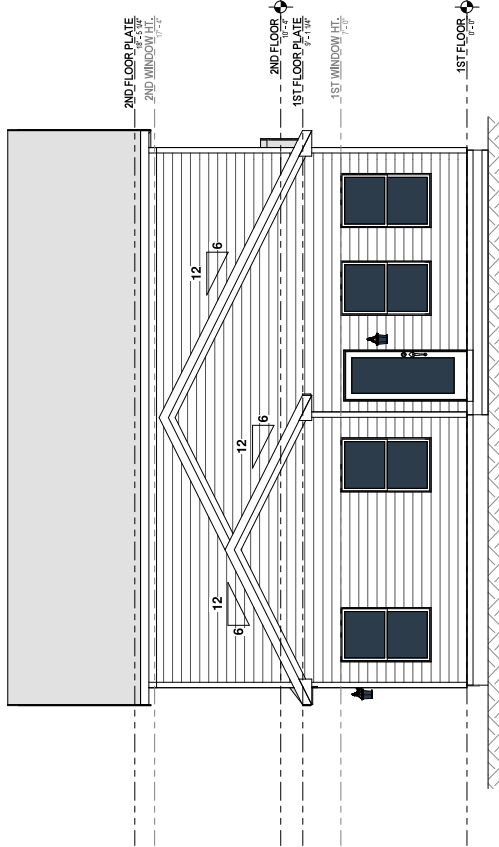
4 RIGHT ELEVATION - A

A-1
3/32" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



6 REAR ELEVATION - Cov'd Porch A

A-1
3/32" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



3 REAR ELEVATION - A

A-1
3/32" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE

Intrigue 3059 RH - Carolinas

Dream Finders Homes

Elevations

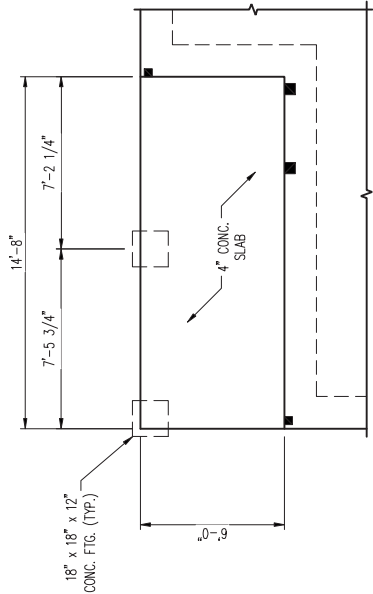
Drawn By: rdc

Date: 5/26/24

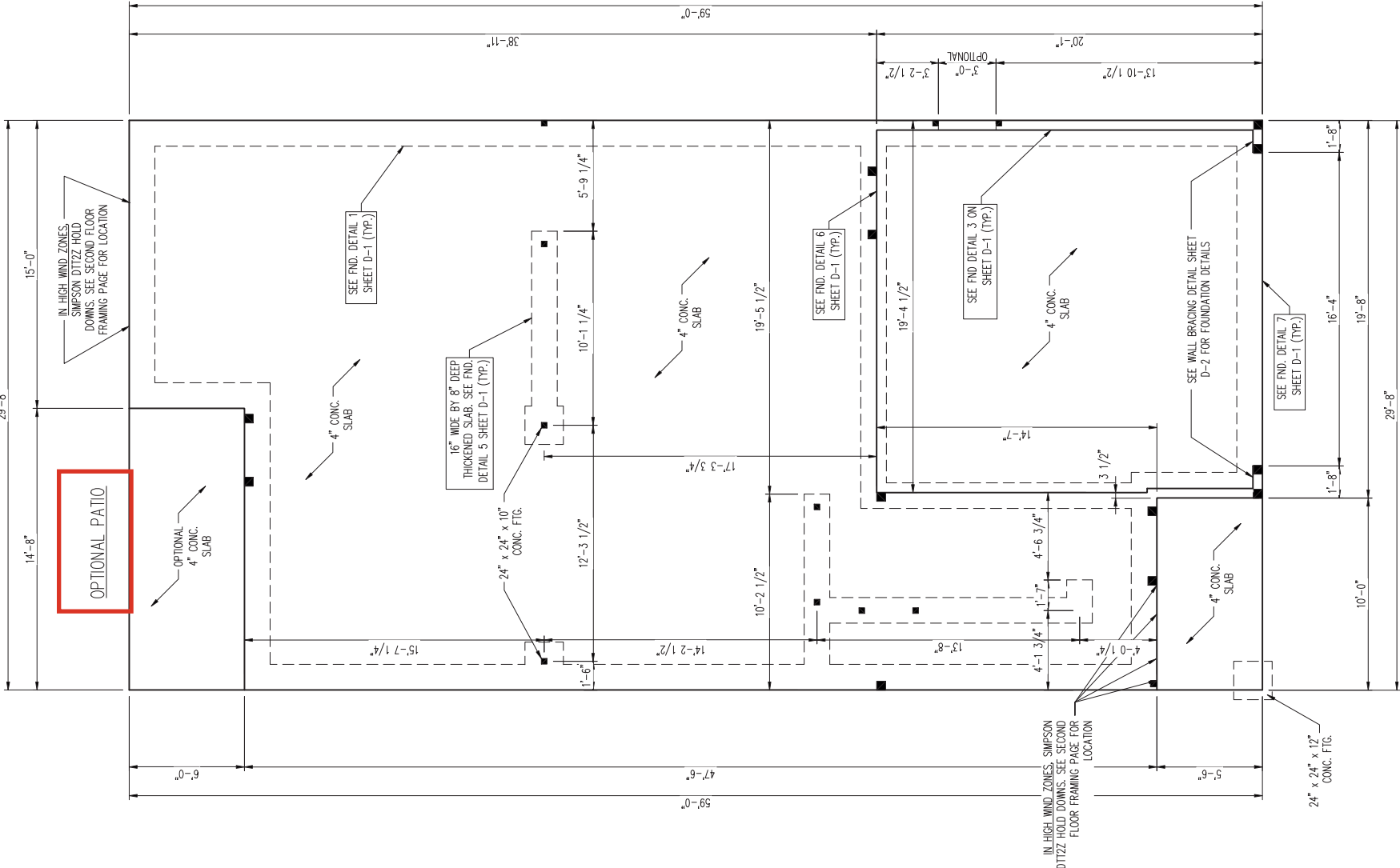
Checked By: sgm

A-1

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



OPTIONAL COVERED PORCH



ALL ELEVATIONS

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

INTRIGUE, N.C.
DREAM FINDERS HOMES

DATE: APRIL 23, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: BDC
ENGINEERED BY: WFB

S-1b
MONO SLAB
FOUNDATION PLAN

- 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 ZONES" FOR 150 MPH WINDS).
 - BOULDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES" FOR 150 MPH WINDS) OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
 - FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - WALL CLADDING DESIGNED FOR +24.3 PSF AND -32 PSF (+/-) INDICATE POSITIVE / NEGATIVE PRESSURE (TYP).
 - ROOF CLADDING DESIGNED FOR +22.2 PSF AND -28.1 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +24.3 PSF AND -31 PSF FOR ROOF PITCHED 2.25/12 TO 7/12.
 - 7/16" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
 - WALLS TO BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION AND AS NOTED ON PLANS.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES ARE TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 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.
 - ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. LOCATE BRAT WITHIN MIDDLE THIRD OF PLATE WIDTH.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - EXTERIOR WALLS DESIGNED FOR 120 MPH WINDS.
 - WALL CLADDING DESIGNED FOR +15.3 PSF AND -20 PSF (+/-) INDICATE POSITIVE / NEGATIVE PRESSURE (TYP).
 - ROOF CLADDING DESIGNED FOR +14.2 PSF AND -18 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +10 PSF AND -36 PSF FOR ROOF PITCHED 2.25/12 TO 7/12.
 - INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORIES IN ACCORDANCE WITH SECTION R602.10 OF THE NCRC, 2018 EDITION.
 - SEE THE FOUNDATION 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.

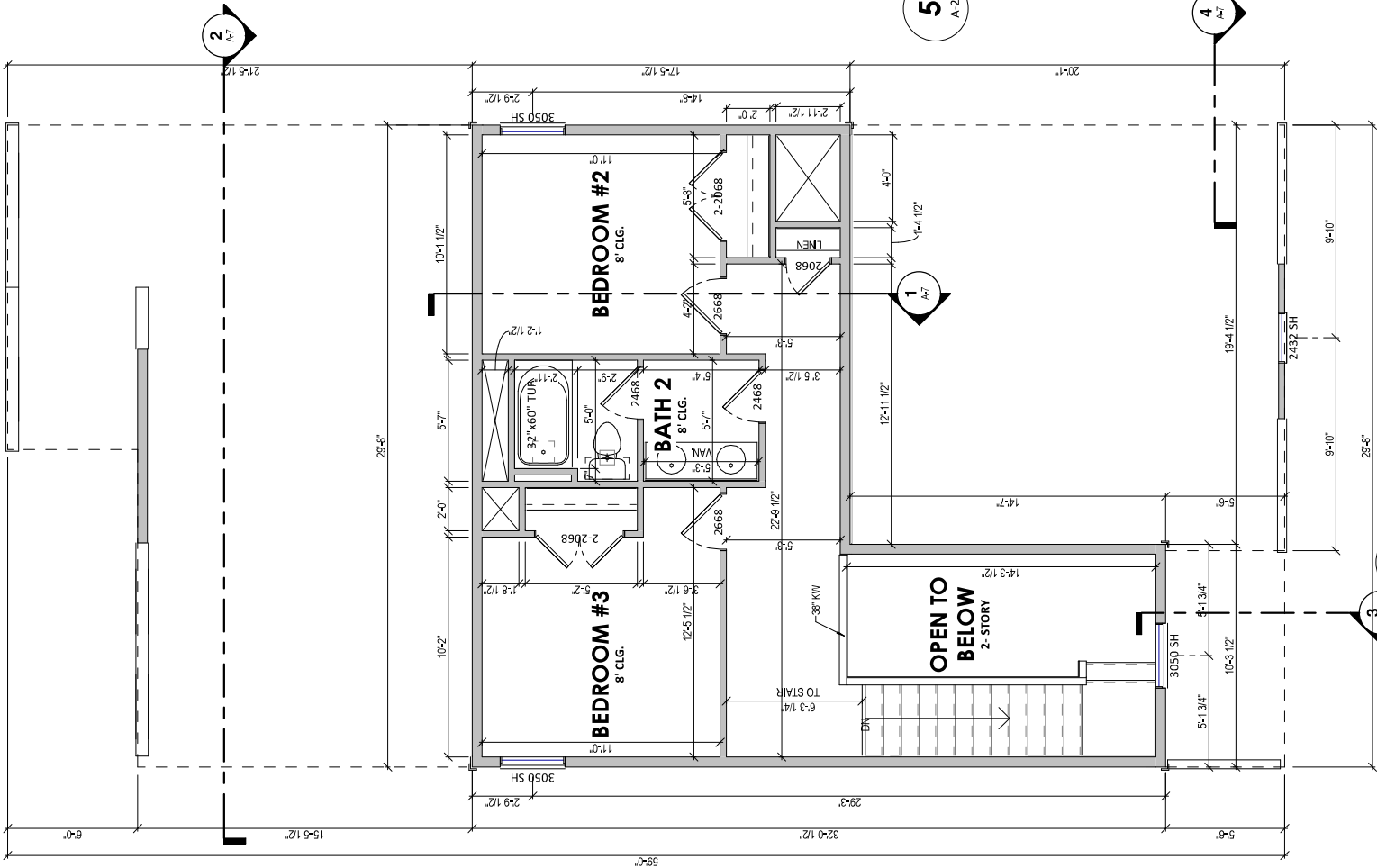
LEGEND	
CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
FDA	FOUNDATION
FIG	FOOTING
OC	ON CENTER
SPF	SPRUCE PINE FIR
SP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE



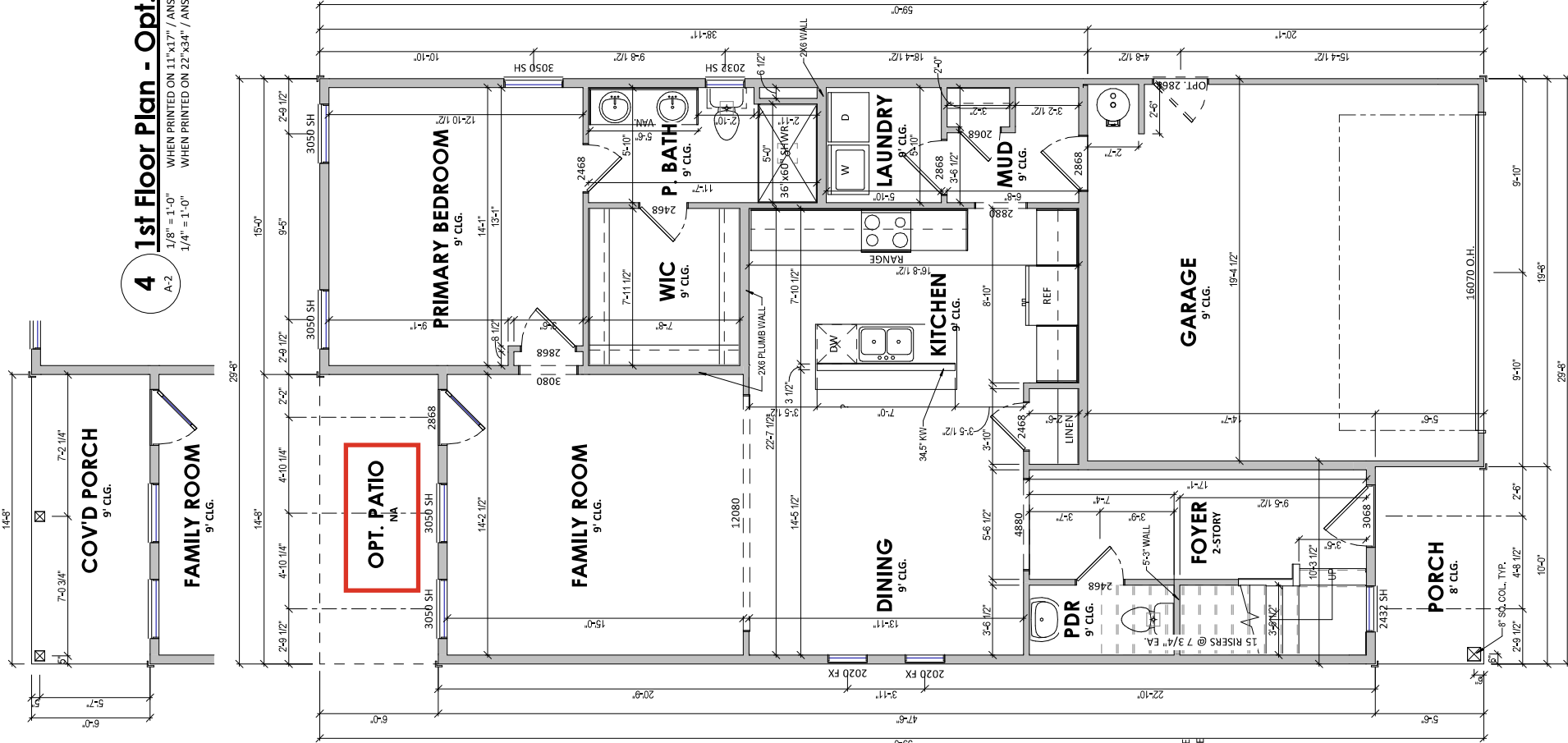
4/23/2024

Wall Notes
NOTE: • ALL EXTERIOR WALLS NEIGHBORING CONDITIONED SPACE TO BE 2X6 WALLS (STUD SPACING PER STRUCTURAL DRAWINGS) • ALL INTERIOR WALLS TO BE 2X4 UNLESS OTHERWISE NOTED (SPACING PER STRUCTURAL DRAWINGS)

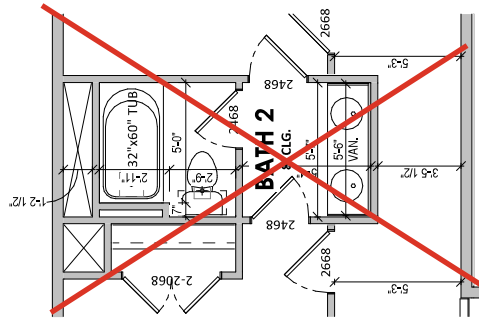
- ALL EXTERIOR WALLS NEIGHBORING CONDITIONED SPACE TO BE 2X6 WALLS (STUD SPACING PER STRUCTURAL DRAWINGS)
- ALL INTERIOR WALLS TO BE 2X4 UNLESS OTHERWISE NOTED (SPACING PER STRUCTURAL DRAWINGS)



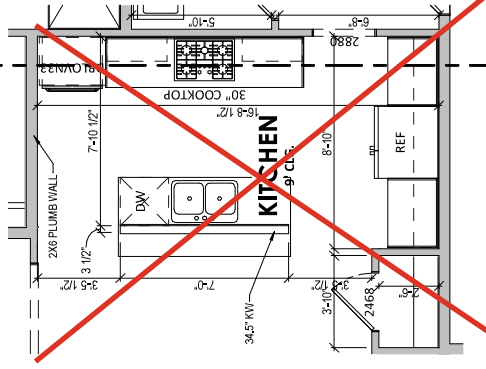
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

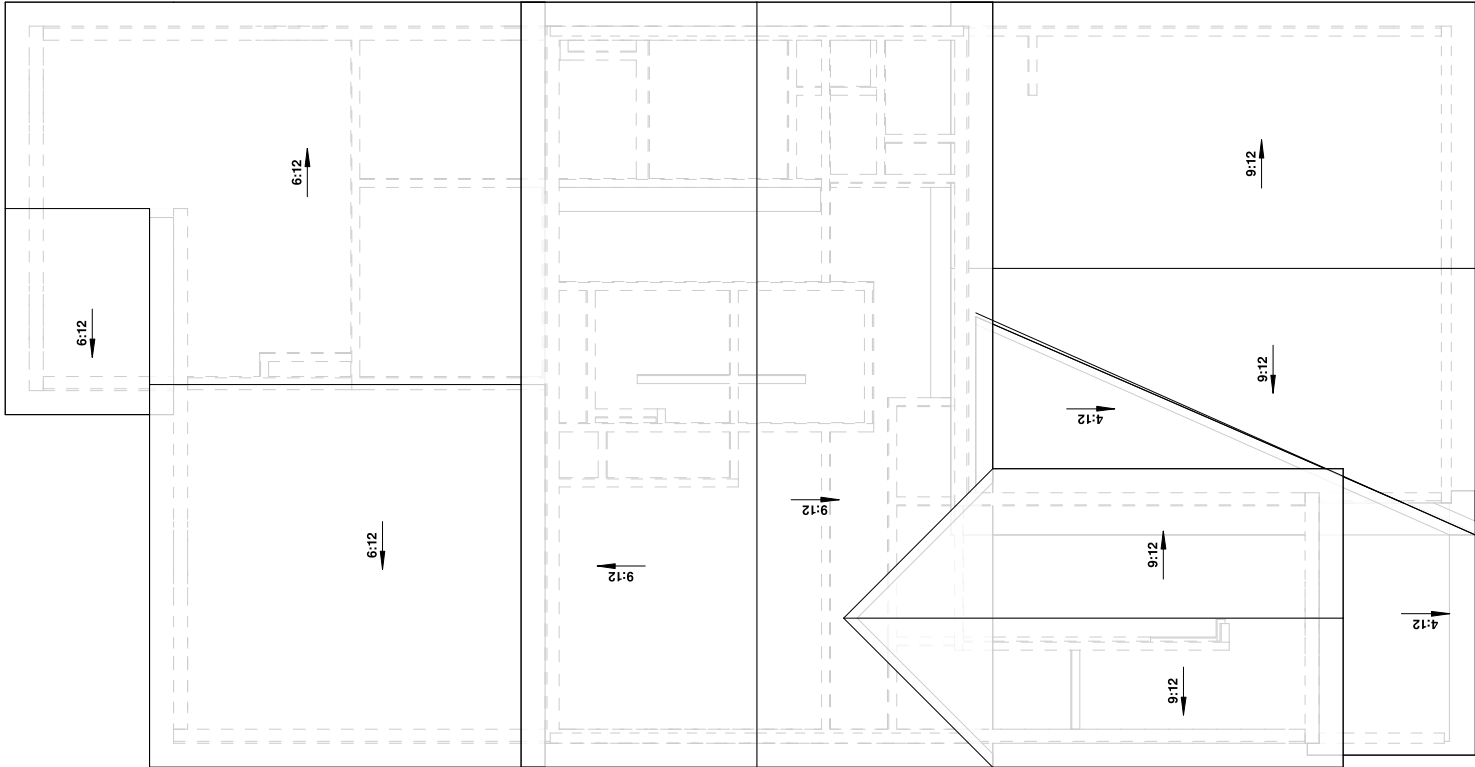
Intrigue 3059 RH - Carolinas	Dream Finders Homes	Floor Plans
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Date:	5/26/24
Drawn By:	rdc
Checked By:	sgm

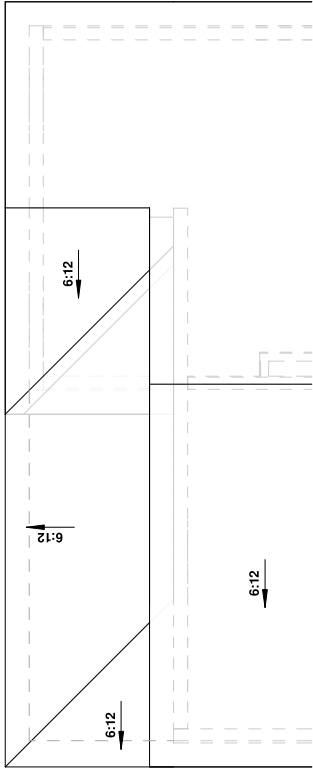
A-2

ROOF VENT CALCULATIONS		
TOTAL AREA UNDER ROOF =	523	
TOTAL VENTILATION REQ'D =	523/150	
BUILDER SHALL PROVIDE =	3.5 SQFT OF VENT	

NOTE: PLANSOURCE DESIGNS IS NOT RESPONSIBLE FOR THE STRUCTIONAL CALCULATIONS FOR THIS CONSTRUCTION PLAN SET. ALL STRUCTURAL DESIGN ELEMENTS, INCLUDING BUT NOT LIMITED TO, BEAM SIZES, FLOOR SPANS, STUD COLUMNS AND FOOTING SIZES, ARE TO BE THE RESPONSIBILITY OF THE BUILDER AND/OR ENGINEER



1 **Roof Plan - A**
A-5
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



2 **Roof Plan - Cov'd Porch A**
A-5
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE

Intrigue 3059 RH - Carolinas	Dream Finders Homes	Roof Plan - A
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Date: 5/26/24	Drawn By: rdc	Checked By: sgm
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A-5

PLANSOURCE
DESIGNS

where design meets innovation

PLANSOURCE
DESIGNS, PLLC

NC FIRM LICENSE #:
P-2917

ELECTRICAL LEGEND			
	SINGLE POLE SWITCH		DOOR BELL BUTTON
	3-WAY SWITCH		DOOR BELL CHIME
	4-WAY SWITCH		GARAGE DOOR OPENER
	DIMMER SWITCH		WEATHERPROOF OUTLET
	220 VOLT OUTLET		DUPLEX OUTLET
	GROUND FAULT OUTLET		FLOOR OUTLET
	SMOKE DETECTOR		CARBON MONOXIDE & SMOKE DETECTOR COMBO
	CARBON MONOXIDE DETECTOR		NETWORK OUTLET
	TELEVISION OUTLET		TELEPHONE OUTLET
	SERVICE PANEL		GARBAGE DISPOSAL
	SERVICE METER		ACCENT LIGHT
	WALL MOUNT LIGHT		SINGLE SCOFFCE
	FLOOD LIGHT		DOUBLE SCOFFCE
	STRIP LIGHT		STAIR LIGHT
	BATH FAN & LIGHT COMBO		BATH FAN
	CLOSET CASTER LIGHT		UNDER CABINET LIGHT
	PULL CHAIN LIGHT		KEYLESS LIGHT
	FLUSH MOUNT LIGHT		HANGING LIGHT
	HANGING PENDANT LIGHT		MINIATURE PUCK LIGHT
	LED PUCK LIGHT		RECESSED EYEBALL LIGHT
	FLUORESCENT LIGHT RECTANGULAR		FLUORESCENT LIGHT ROUND
	CEILING FAN		LIGHT w/ FAN ROUGH
	LIGHTED CEILING FAN		LCF ROUGH
	CF		LIGHT & FAN ROUGH

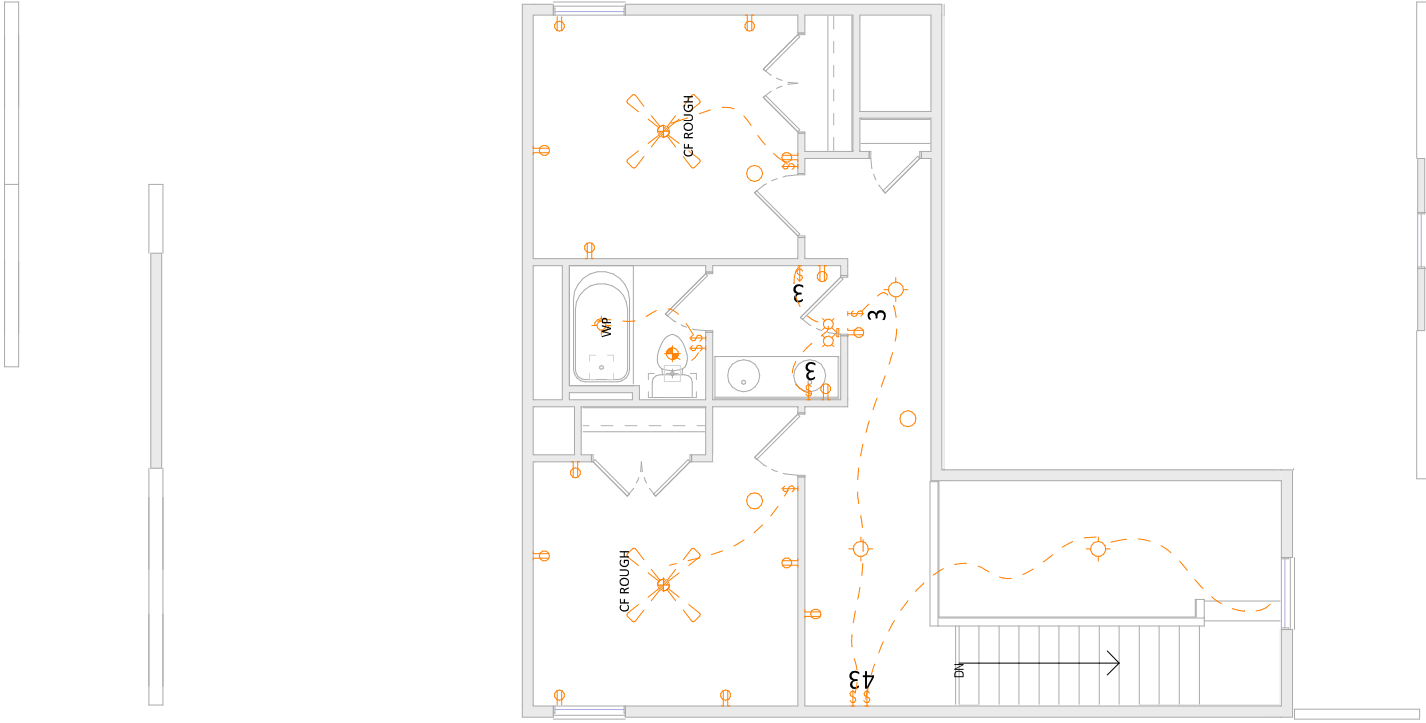
2

2nd Floor Electrical Plan

A-5

1/8" = 1'-0"
1/4" = 1'-0"

WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



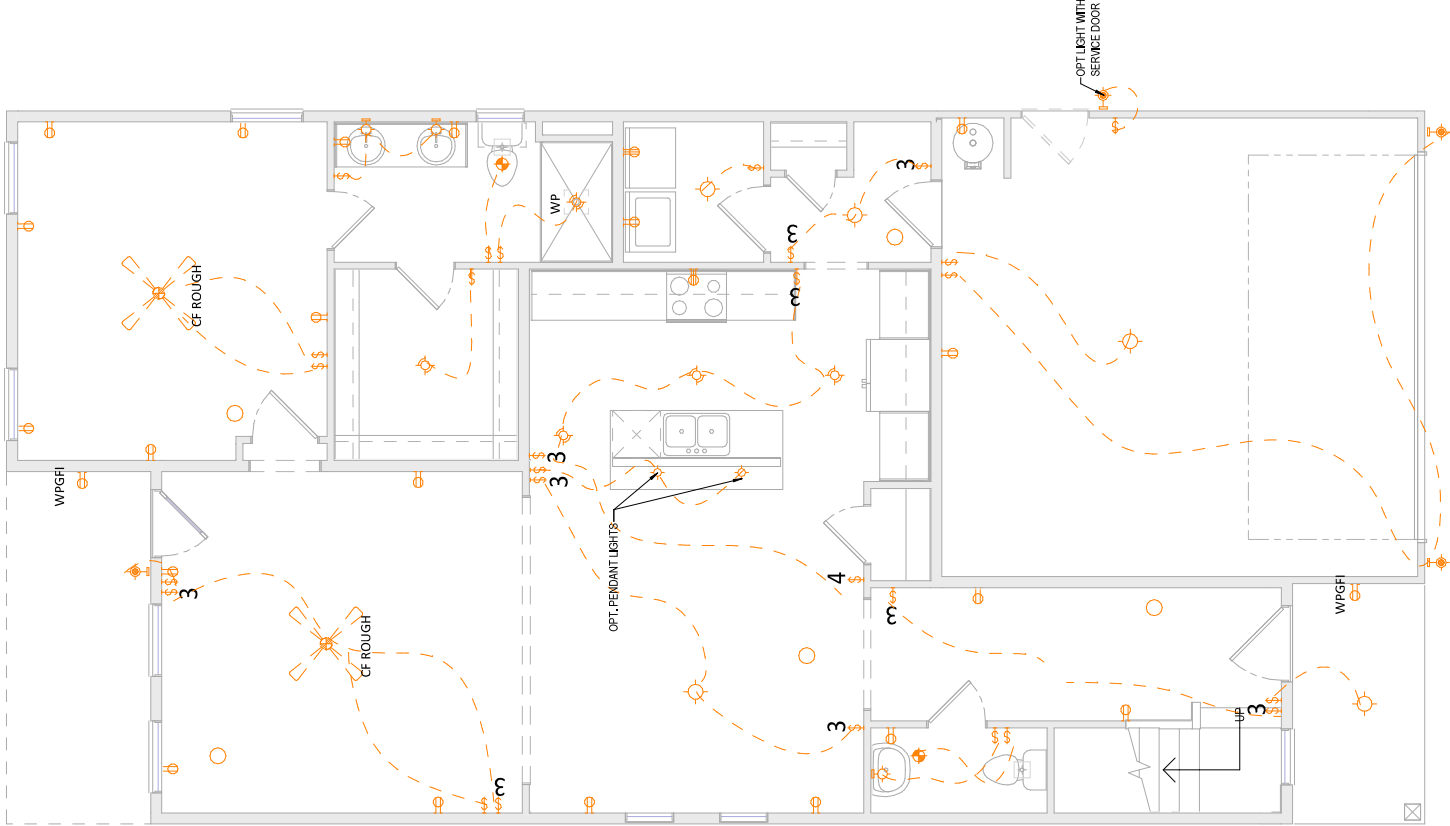
1

1st Floor Electrical

A-6

1/8" = 1'-0"
1/4" = 1'-0"

WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



Intrigue 3059 RH - Carolinas	Dream Finders Homes	Electrical - A
Checked By: sgm		
Drawn By: rdc		
Date: 5/26/24		

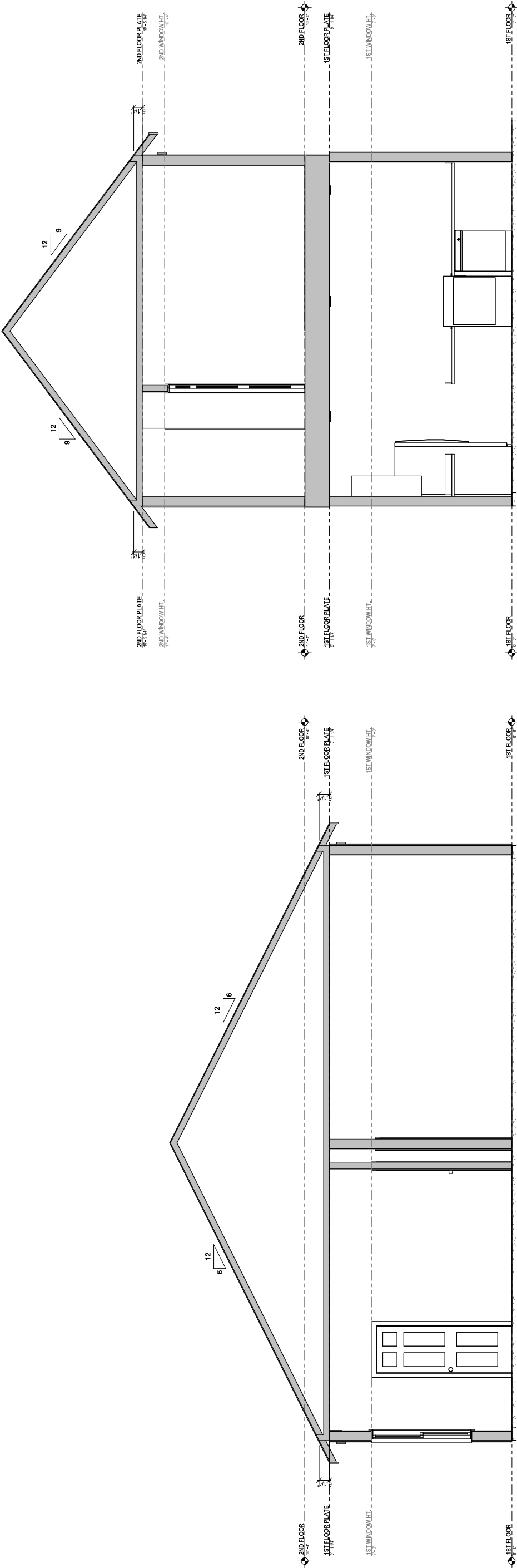
A-6

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DESIGNS, PLLC

NC FIRM LICENSE #:
P-2917

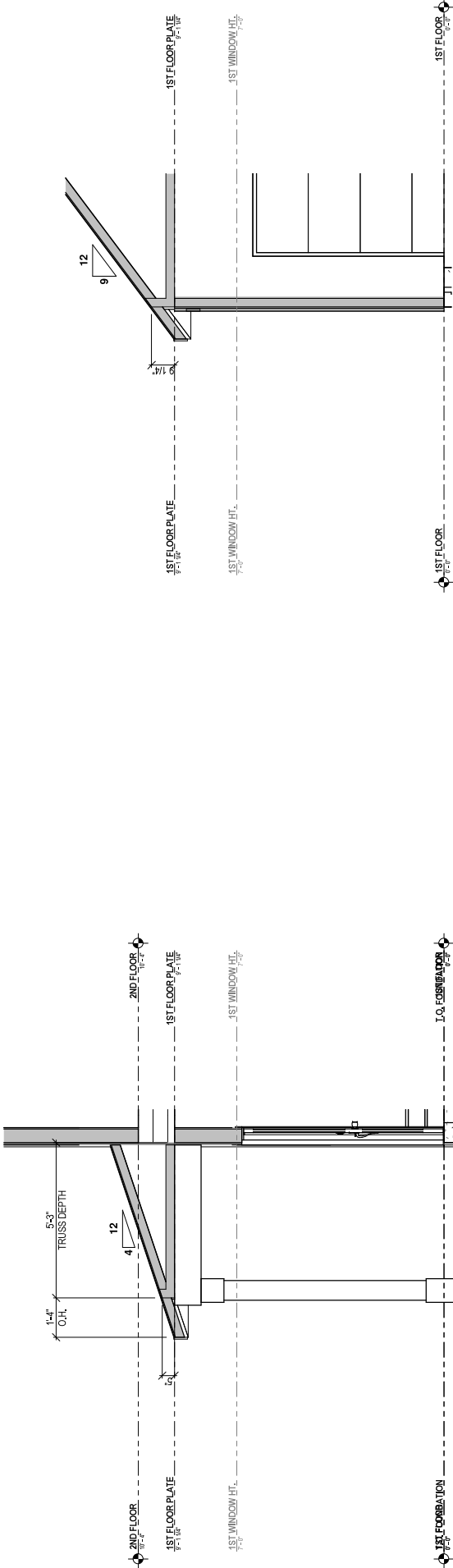


1 SF Main House - A

3/16" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE

2 FF Main House

3/16" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



3 Front Porch - A

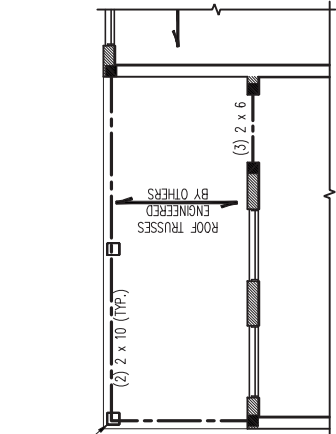
3/16" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE

4 Garage A

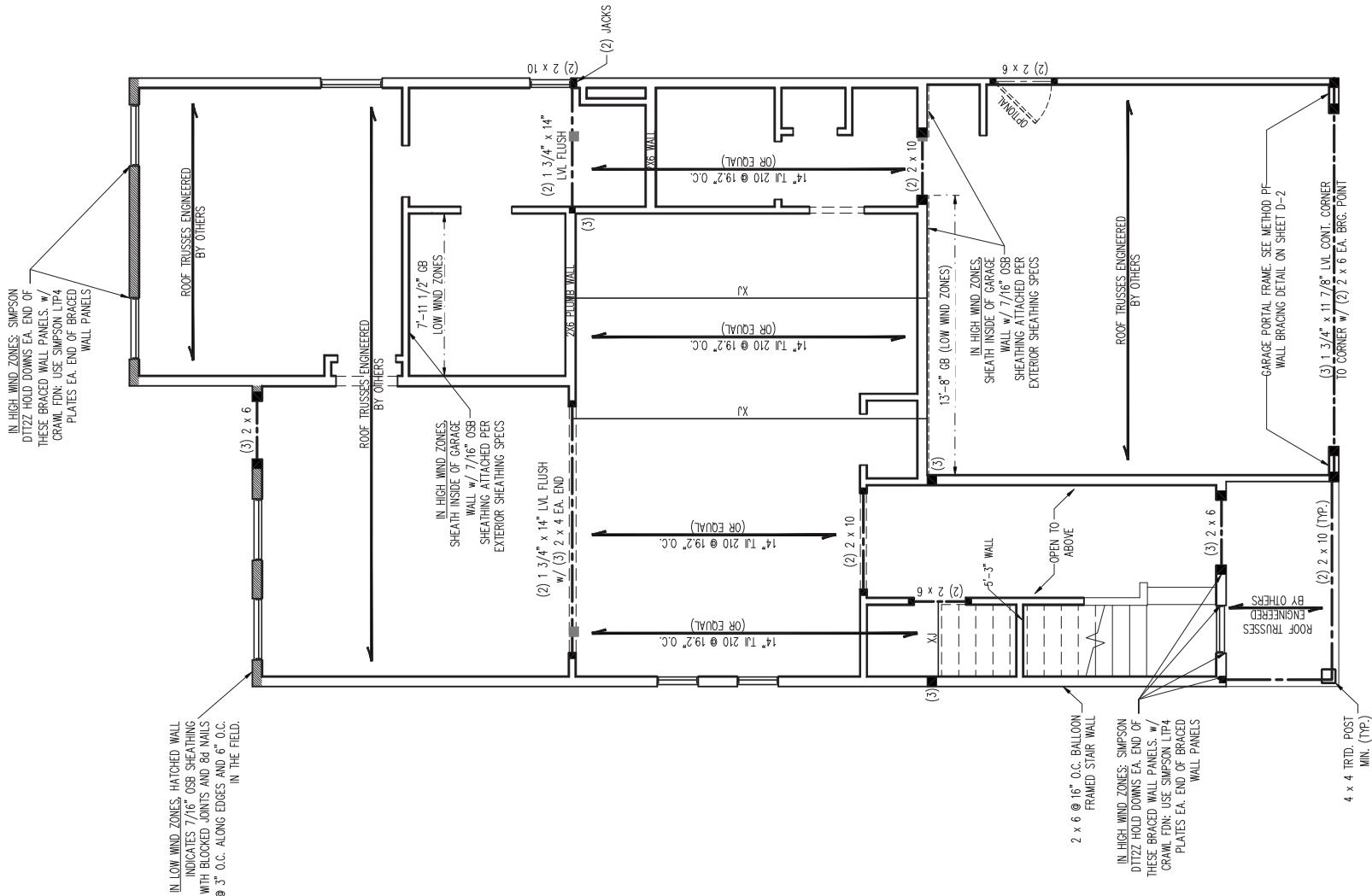
3/16" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE

SCALE NOTE:

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



OPTIONAL COVERED PORCH



ALL ELEVATIONS

S-2
SECOND FL
FRAMING P

INTRIGUE - N.C.
DREAM FINDERS HOMES

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

BRACED WALL DESIGN NOTES:

1. BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY ENGINEERED DESIGN" OF THE NRC 2018 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.1, ALONG WITH ALTERNATIVE PRACTICE, BRACED WALLS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE, BRACED WALLS ARE NOT PRESUPPOSED.
2. SHEATH ALL EXTERIOR WALLS w/ 7/16" OSB TO PROVIDE CS-NWP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NRC 2018 EDITION.
3. CS-NWP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ Bd NAILS SPACED #6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
4. GC 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 NRC 2018 EDITION.
6. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO).
2. ALL LOAD BEARING HEADERS TO BE (3) 2 x 6 (UNO).
3. INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
4. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE 2.40 FOR ADDITIONAL KING STUD REQUIREMENTS.
5. SQUARE NOTES FOR ADDITIONAL KING STUDS WHICH REQUIRE SOLID SQUARING TO GROUND OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
6. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8" NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
7. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8" NAILS STAGGERED AT 3" O.C. PANELS SHALL EXCEED 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
8. ALL POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON AUBURN SERIES POST BRACKETS (OR EQUAL) (UNO). ALL POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO).
9. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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

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

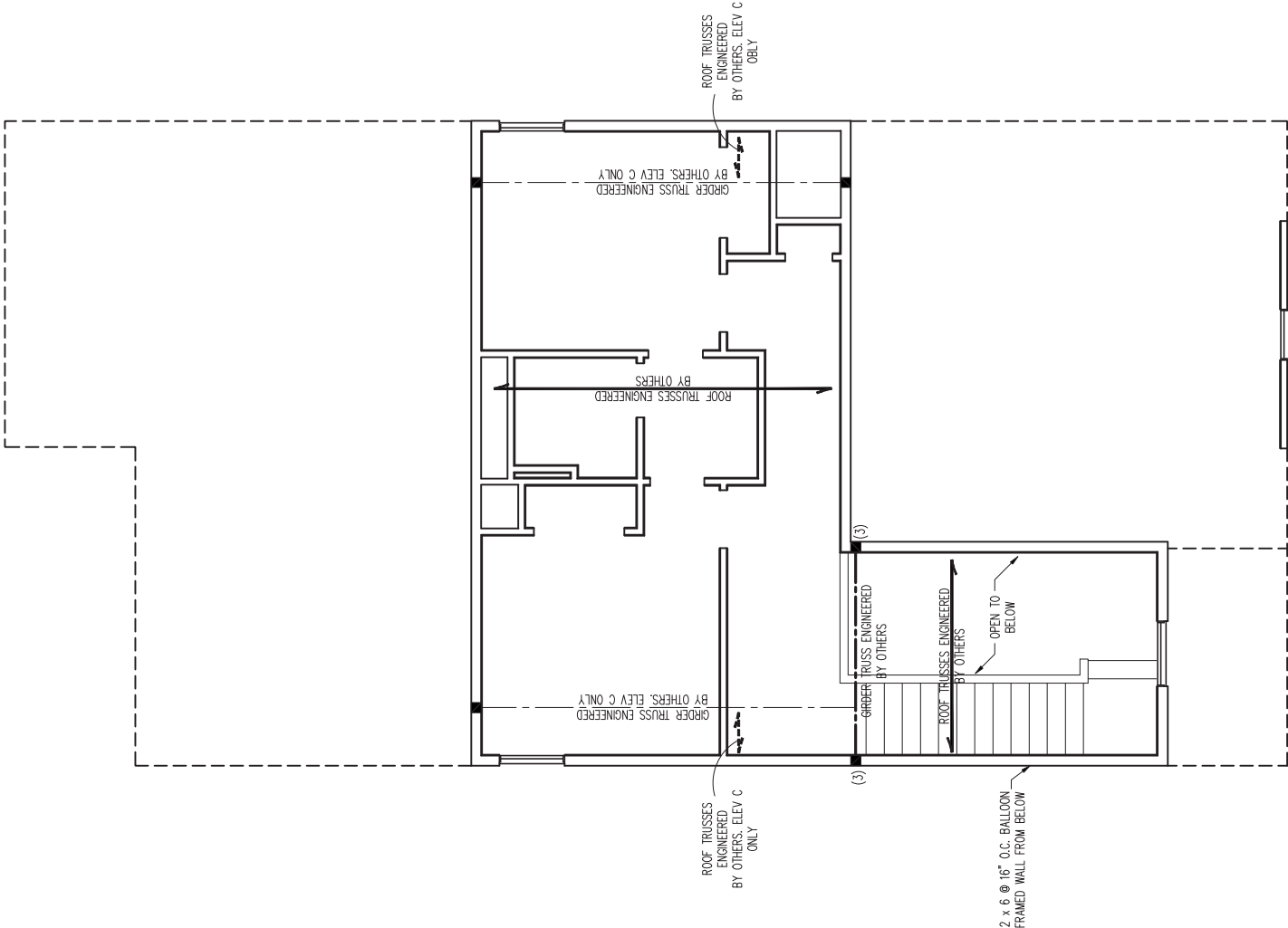
NOTE: BCI 5000s-1.8 JOISTS MAY BE INSTALLED IN LIEU OF TJI 210 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE PLAN

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
SFF	SOURCE PINE FIR
SP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

DATE: APRIL 23, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: RDC
ENGINEERED BY: WFB

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



ALL ELEVATIONS

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

INTRIGUE, N.C.
DREAM FINDERS HOMES

DATE: APRIL 23, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: BDC
ENGINEERED BY: WFB

S-3
ATTIC FLOOR
FRAMING PLAN

BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY ENGINEERED DESIGN" OF THE NRC 2018 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.1 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
- SHEATH ALL EXTERIOR WALLS W/ 7/16" OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NRC 2018 EDITION.
- CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED W/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
- 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.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NRC 2018 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SPF #2 (UNO).
- ALL LOAD BEARING HEADERS TO BE (3) 2 x 6 (UNO).
- WINDOW AND DOOR HEADERS TO BE SUPPORTED W/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.).
- FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
- FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND ORDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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

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

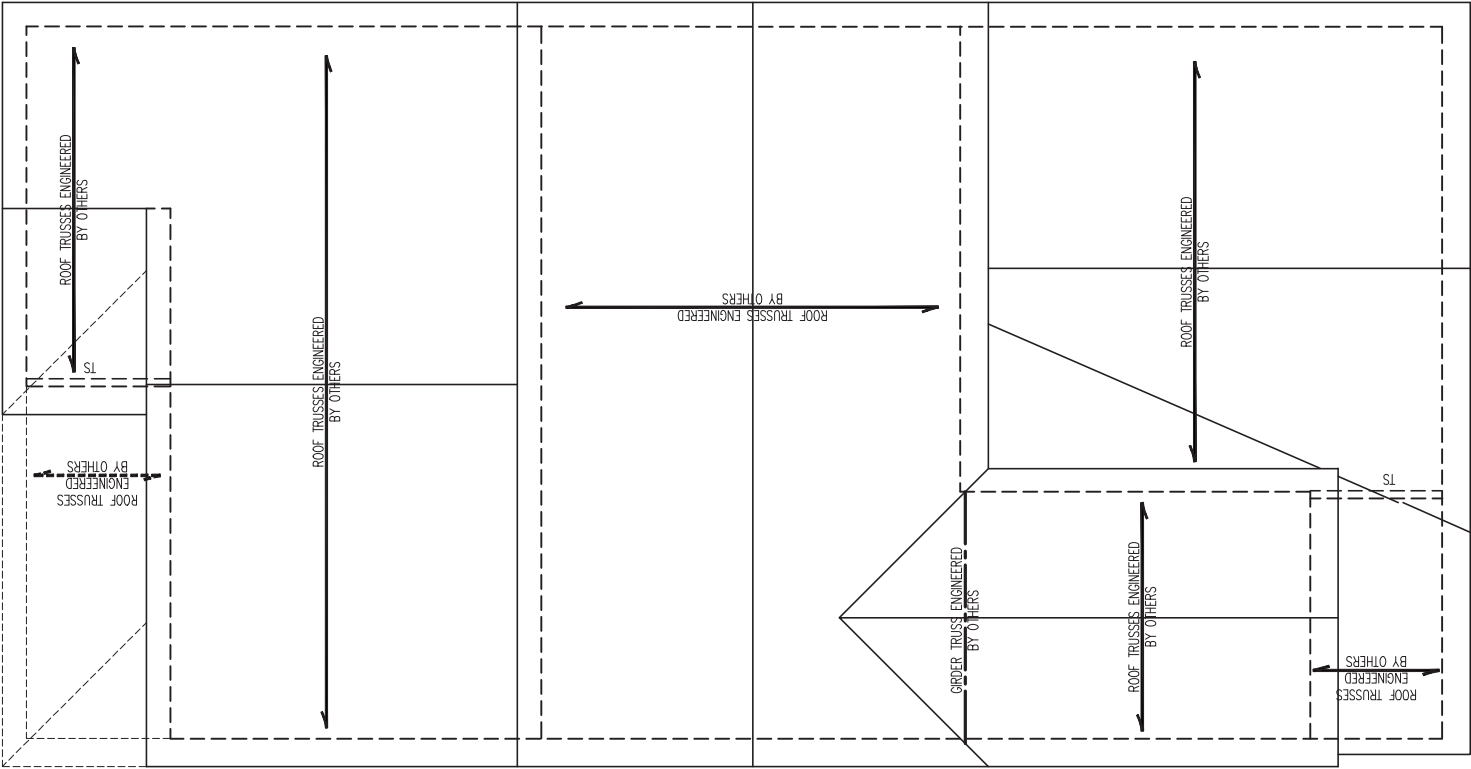
LEGEND	
CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
()	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE



4/23/2024

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

OPTIONAL COVERED PORCH



- STRUCTURAL NOTES:
1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
 2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
 3. STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS.
 4. FASTEN FLAT VALLEYS TO RAFTERS WITH SIMPSON H2.5A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
 5. REFER TO SECTION PB02.11 OF THE 2018 NRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS.
 6. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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

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



4/23/2024

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

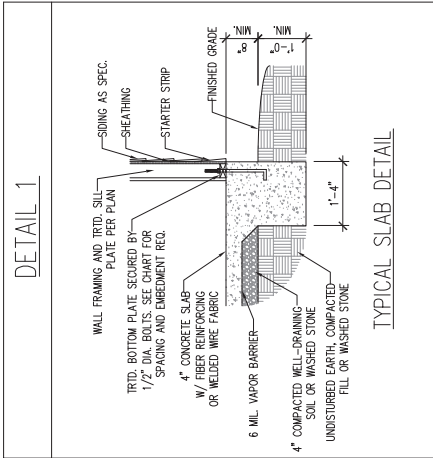
INTRIGUE, N.C.
DREAM FINDERS HOMES

DATE: APRIL 23, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: BDC
ENGINEERED BY: WFB

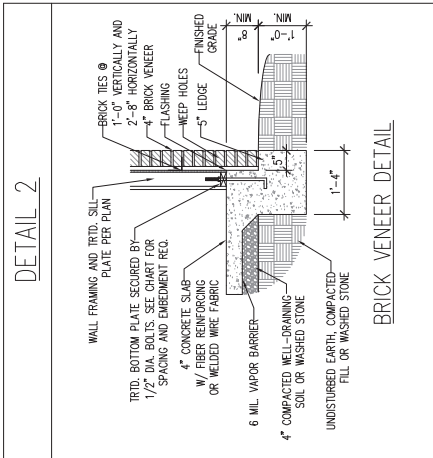
S-4a
ROOF FRAMING
PLAN

ELEVATION A

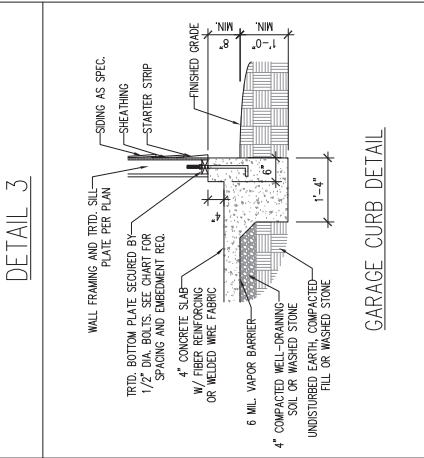
MONOLITHIC SLAB DETAILS



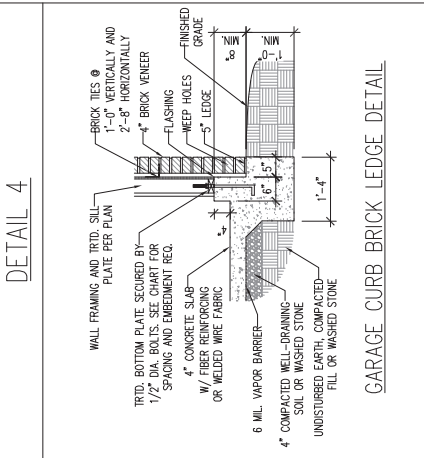
TYPICAL SLAB DETAIL



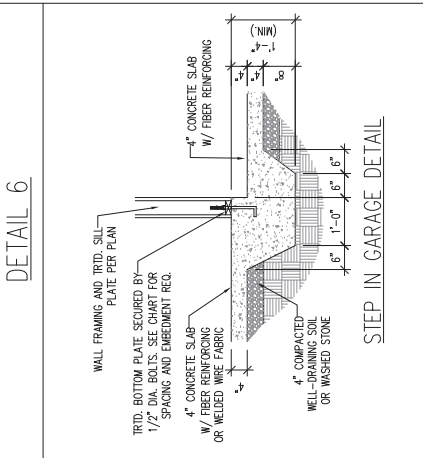
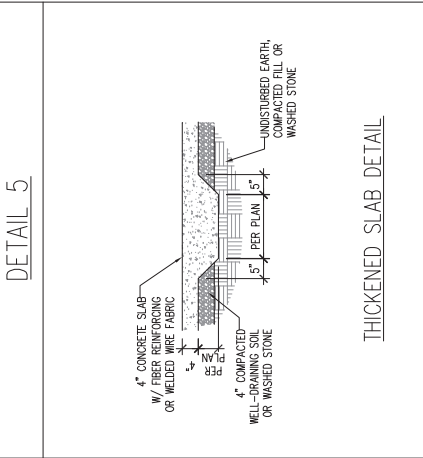
BRICK VENEER DETAIL



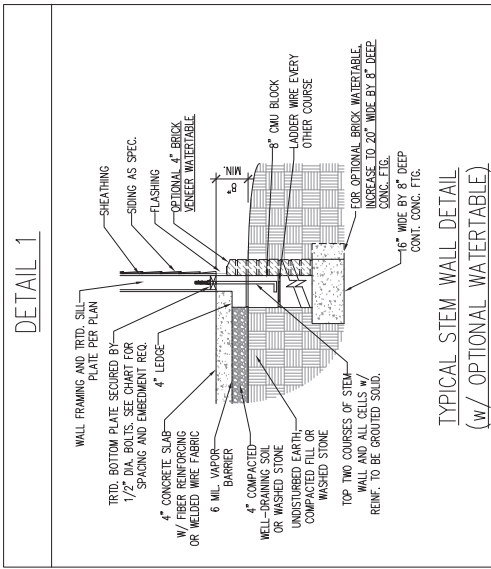
GARAGE CURB DETAIL



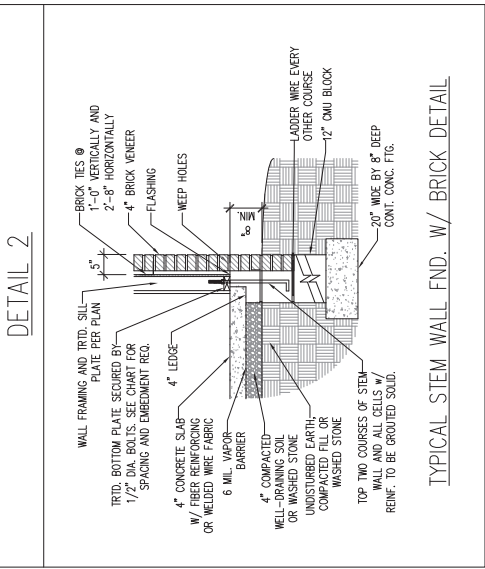
GARAGE CURB BRICK LEDGE DETAIL



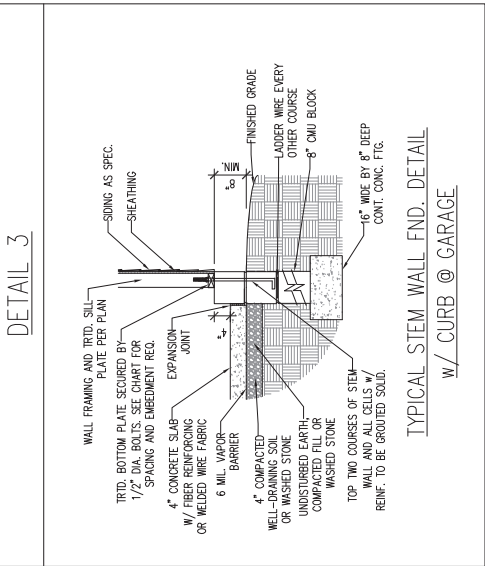
STEMWALL DETAILS



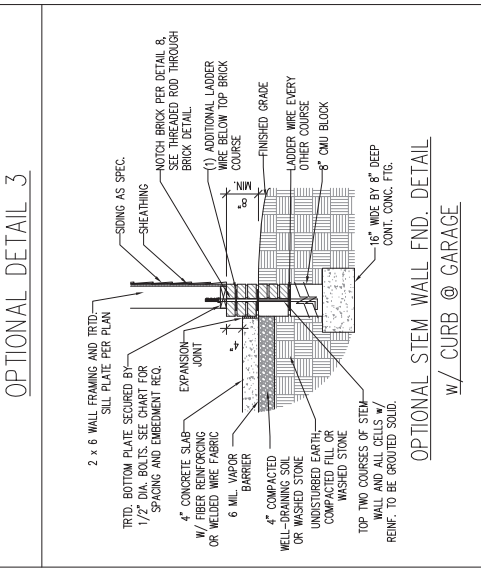
TYPICAL STEM WALL DETAIL (W/ OPTIONAL WATERTABLE)



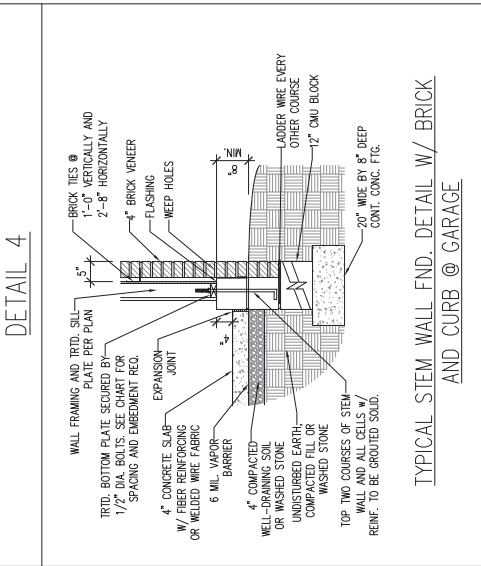
TYPICAL STEM WALL FND. W/ BRICK DETAIL



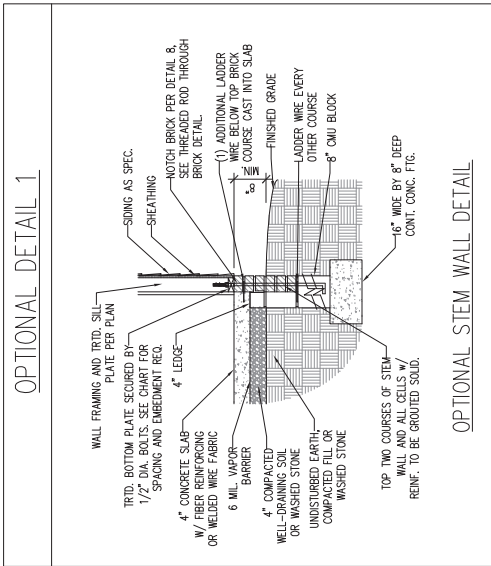
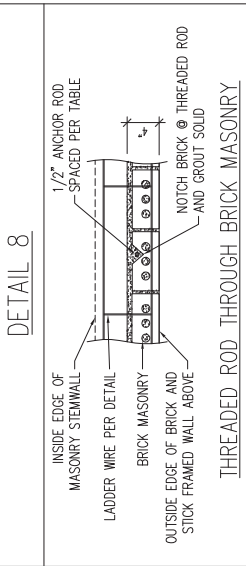
TYPICAL STEM WALL FND. DETAIL W/ CURB @ GARAGE



OPTIONAL STEM WALL FND. DETAIL W/ CURB @ GARAGE



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



OPTIONAL STEM WALL DETAIL

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

- STRUCTURAL NOTES:
- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
 - IE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
 - CHART APPLICABLE FOR HOUSE FOUNDATION ONLY; CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
 - BACKFILL OF CLEAN #57 / #67 WASHED STONE IS ALLOWABLE.
 5. BACKFILL OF WELL DRAINED TO SAND - GRAVEL MIXTURE SOILS (45 PSF/FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE B405.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
 6. PREP SLAB PER E506.2.1 AND E506.2.2 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.
 7. MINIMUM 24" LAP SPICE LENGTH.
 8. LOCATE REBAR IN CENTER OF FOUNDATION WALL.
 9. WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE "S" MORTAR OR 3000 PSI GROUT. USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

ANCHOR SPACING AND EMBEDMENT		
WIND ZONE	120 MPH	130 MPH
SPACING	6'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS	4'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS
EMBEDMENT	7"	15" INTO MASONRY 7" INTO CONCRETE
NOTE: THREADED ROD WITH EPOXY, SIMPSON TITEN HD, OR APPROVED ANCHORS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" DIAMETER ANCHOR BOLTS MAY BE USED IN LIEU OF 1/2" ANCHOR BOLTS.		



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D-1

FOUNDATION DETAILS

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

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

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

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

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2018 EDITION (R301.4 – R301.7)

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

- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
 - FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD
- FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2018 EDITION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NRC, 2018 EDITION.
- PROPERLY Dewater excavation prior to pouring concrete when bottom of concrete slab is at or below water table. If applicable, 3/4" – 1" deep control joints are to be sawed within 4 to 12 hours of concrete finishing and wall locations have been marked. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCMA IT688-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 NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(5) OF THE NRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE #2 SPF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 975 PSI, Fv =175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb =2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 PSI, Fv = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E =1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2900 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS
A. W AND WT SHAPES: ASTM A992
B. CHANNELS AND ANGLES: ASTM A36
C. PLATES AND BARS: ASTM A36
D. HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B
E. STEEL PIPE: ASTM A53, GRADE B, TYPE E OR S

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

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

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

- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO ORDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.

- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.7.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

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

- FITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).

- ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.

- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.

- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (UNO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 12d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R703.8.2.1 OF THE NRC, 2018 EDITION.

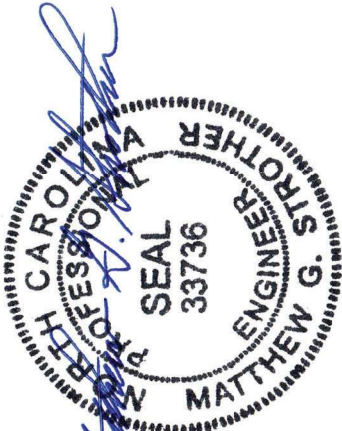
- FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).

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

- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO.). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR L1512 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON C516 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

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

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

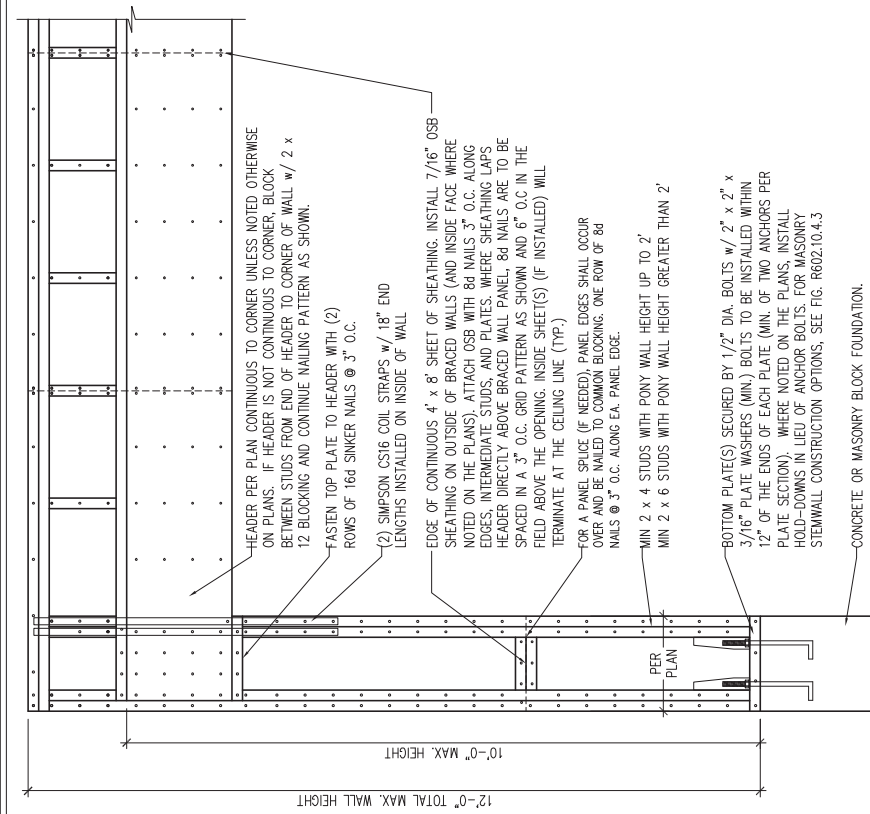


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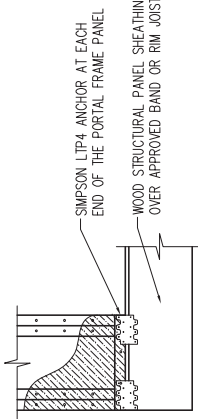
S-O
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NOTES

GENERAL WALL BRACING NOTES:

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 AND CHAPTER 45 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. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, AND ANY SPECIAL NOTES OR REQUIREMENTS.
4. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH 7/16" OSB WITH BLOCKING AT ALL SHEATHING JOINTS AND 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD UNLESS NOTED OTHERWISE.
5. SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BAND 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 SILL PLATES THEIR FULL DEPTH.
6. ALL EXTERIOR WALLS TO BE SHEATHED ON INSIDE FACE WITH 1/2" GYPSUM BOARD PER TABLE R702.3.5 (UNO).



OVER CONCRETE OR MASONRY BLOCK FOUNDATION

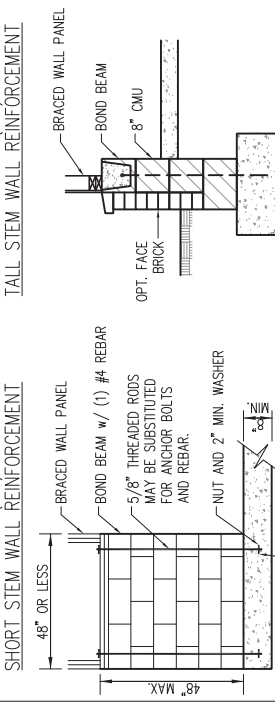
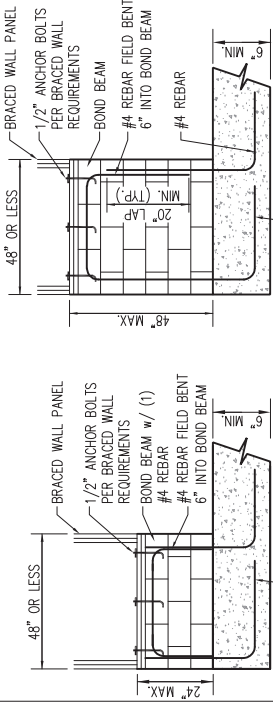


OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

- APPLICABLE W/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS •

METHOD PF-PORTAL FRAME DETAIL

1



TYPICAL STEM WALL SECTION

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

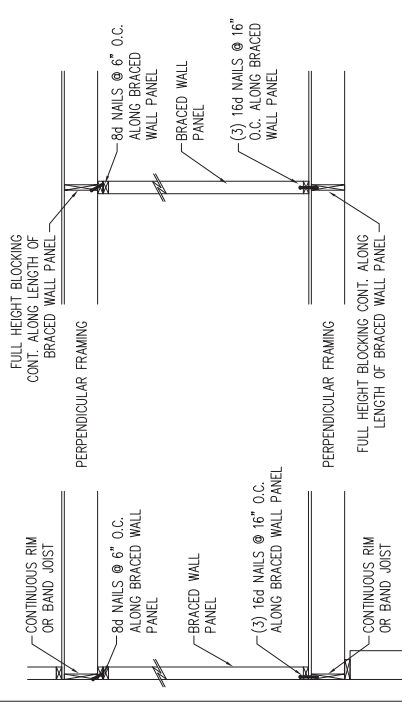
NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS

MASONRY STEM WALLS SUPPORTING

BRACED WALL PANELS

2

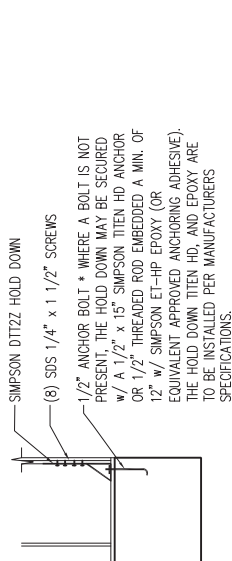
PER FIGURE R602.10.4.3



BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

3

PER FIGURE R602.10.4.4(1)



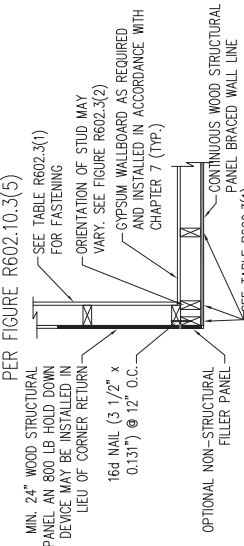
HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB

* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

4

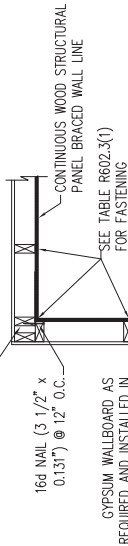
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING

5



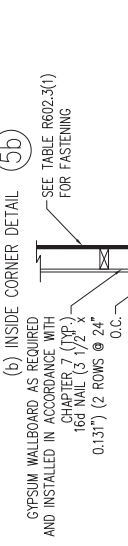
5a

ORIENTATION OF STUD MAY VARY. SEE FIGURE R602.3(2)



5b

ORIENTATION OF STUD MAY VARY. SEE FIGURE R602.3(2)

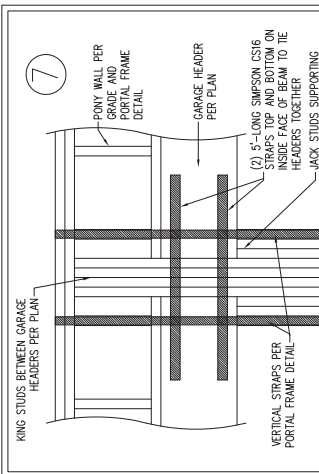


5c

ORIENTATION OF STUD MAY VARY. SEE FIGURE R602.3(2)



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



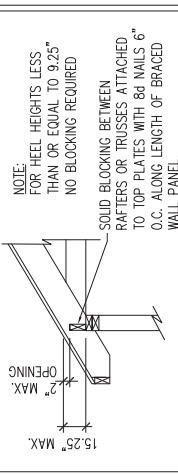
PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS

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

BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS

8

PER FIGURE R602.10.4.5(1)

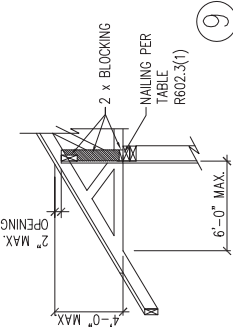


NOTE: FOR RAIL HEIGHTS LESS THAN OR EQUAL TO 9.25' NO BLOCKING REQUIRED

SOLID BLOCKING BETWEEN RAFTERS OR TRUSSES ATTACHED TO TOP PLATES WITH 8d NAILS 6" O.C. ALONG LENGTH OF BRACED WALL PANEL

BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES

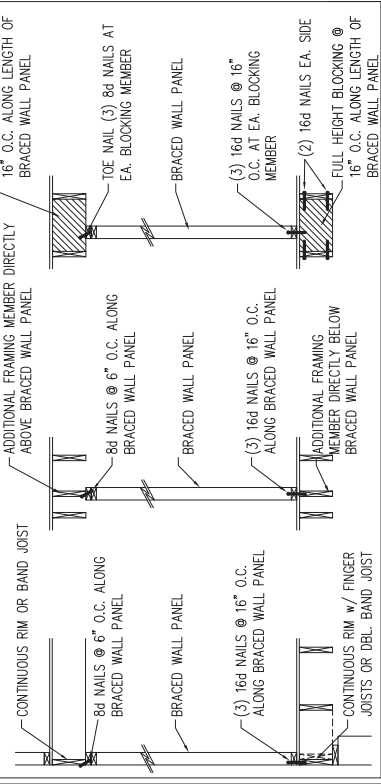
PER FIGURE R602.10.4.5(3) (OR ALTERNATIVE: FIGURE R602.10.4.5(2))



9

BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

PER FIG. R602.10.4.4(2)



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4/23/2024

D-2
BRACED WALL
NOTES AND DETAILS
AND PF DETAIL

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

140 MPH - 150 MPH ULTIMATE DESIGN WIND SPEED
WALL BRACING NOTES AND DETAILS
DREAM FINDERS HOMES

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

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

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2018 EDITION (R301.4 – R301.7)

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

- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
 - FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD
- FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2018 EDITION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NRC, 2018 EDITION.
- PROPERLY Dewater excavation prior to pouring concrete when bottom of concrete slab is at or below water table. If applicable, 3/4" – 1" deep control joints are to be sawed within 4 to 12 hours of concrete finishing and wall locations have been marked. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCMA IT888-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 NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(5) OF THE NRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE #2 SPF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 975 PSI, Fv =175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb =2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 PSI, Fv = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E =1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2900 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS
A. W AND WT SHAPES: ASTM A992
B. CHANNELS AND ANGLES: ASTM A36
C. PLATES AND BARS: ASTM A36
D. HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B
E. STEEL PIPE: ASTM A53, GRADE B, TYPE E OR S

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

- | | |
|----------------------------|--|
| A. WOOD FRAMING | (2) 1/2" DIA. x 4" LONG LAG SCREWS |
| B. CONCRETE | (2) 1/2" DIA. x 4" WEDGE ANCHORS |
| C. MASONRY (FULLY GROUTED) | (2) 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS |
| 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.

- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO ORDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.

- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.7.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

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

- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).

- ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.

- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.

- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (UNO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 12d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R703.8.2.1 OF THE NRC, 2018 EDITION.

- FOR STICK FRAMED ROOFS: 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).

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

- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR L1512 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON C516 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

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

140 MPH - 150 MPH ULTIMATE DESIGN WIND SPEED
STANDARD STRUCTURAL NOTES
DREAM FINDERS HOMES

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

S-O
STRUCTURAL
STRUCTURAL
NOTES



4/23/2024