

SOUTHPORT



COVER SHEET

DREAM FINDERS HOMES
SOUTHPORT

DATE: SEPTEMBER 16, 2019
REV: AUGUST 01, 2021
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:



SOUTHPORT REVISION LIST - STRUCTURAL:

1. COMBINED WILMINGTON AND WILMINGTON II PLANS. (2-18)
2. ADDED BRICK OPTION ON SECOND FLOOR. (2-18)
3. CALLED OUT SERIES/SPACING OF JOISTS ON BASEMENT. (2-18)
4. 2018 NCRG UPDATE. (6-19)
5. 2018 SC IRC. (2-15-20)
6. ADDED ELEVATION A.2 (BRICK WATERTABLE W/ SIDING ABOVE) & ELEVATION A.3 (STONE WATERTABLE W/ SIDING ABOVE). (2-15-20)

SOUTHPORT REVISION LIST - ARCHITECTURAL:

AUGUST 01, 2021

1. CREATED ELEVATIONS TO BE IN STANDARDS WITH OTHER PLANS (SEE SHEETS A-1 THROUGH A.3.5)
2. CHANGED COLUMNS ON ELEVATIONS TO STANDARD COLUMNS
3. CHANGED GARAGE DOORS TO REPRESENT STANDARD GARAGE DOOR FOR EACH ELEVATION
4. FIXED COVERED PORCH TO KEEP COLUMNS FROM OVERLAPPING EDGE OF CONCRETE
5. REMOVED GRIDS FROM TRANSOMS ABOVE FRONT DOOR
6. ADDED NOTE FOR GARAGE DOOR "GARAGE DOOR PER SPECIFICATIONS AND GLASS INSERT (TOP PANEL ONLY)"
7. MOVED ROOF PLANS TO SHEETS A.8 & A.8.1
8. CREATED SLAB INTERFACE PLAN (SEE SHEET A.4 THROUGH A.4.2)
9. MOVED ALL OPTIONS OFF BASE PLAN AND PLACED ON SEPARATE SHEET
10. ADDED NOTE FOR FLUSH COUNTERTOP ON ISLAND
11. CHANGED PATIO SIZE TO STANDARD 12'X10'
12. ADDED OPTIONAL GAS LINE
13. CHANGED KITCHEN LAYOUT
14. ADDED 2ND HOSE BIB
15. CALLED OUT "45" WALL WITH CAP" AS STANDARD
16. CHANGED ALL EXTERIOR WALLS FROM 2X6 TO 2X4 EXCEPT WHERE SHADED
17. ADDED NOTE "OPT. REF."
18. REMOVED NUMBERS ON STAIRS
19. ADDED NOTE "OPT. W/D"
20. ADDED NOTE "WASHER ALWAYS TO BE LOCATED TO THE LEFT OF DRYER"
21. VERIFIED VENTILATION AND LIGHT REQUIREMENTS AT OWNER'S BEDROOM MEETS CODE (11-01-20)
22. SQUARE FOOTAGES ARE UPDATED AND CHANGED DUE TO MOVEMENT OF WALLS FROM 2X6 TO 2X, TO KEEP JOBS IN ROOMS, EXTERIOR WALL MOVED MEANING ROOF LINES HAVE CHANGED
23. SQUARE FOOTAGE OF COVERED PORCH CHANGED DUE TO KEEPING COLUMNS FROM OVERLAPPING CONCRETE EDGE
24. CREATED PARTIAL PLANS FOR B & C ELEVATIONS (FLOOR, SLAB, & ELECTRICAL)
25. REMOVED ALL WALL OUTLETS
26. REMOVED ALL PHONE OUTLETS
27. REMOVED ALL TV OUTLETS
28. PLACED STANDARD 3 BULB LIGHT IN KITCHEN
29. VERIFIED COACH LIGHT LOCATIONS (SEE ELEVS. FOR DIMS)
30. PLACED DASHED FANS WHERE APPLICABLE WITH NOTE "STD. LIGHT, OPT. FAN/LT PREWIRE"
31. UPDATED ELECTRICAL KEY
32. VERIFIED CO2 DETECTOR LOCATIONS
33. SHOWED PENDANT LIGHTS AS OPTIONAL
34. SHOWED CAN LIGHTS IN KITCHEN AND FAMILY ROOM AS "OPTIONAL CAN LIGHTS"
35. PLACED OPTIONAL FLOOD LIGHTS
36. PLACED OPTIONAL FLOOR OUTLET IN FAMILY ROOM
37. PLACED CALCULATIONS FOR SOFFIT AND RIDGE VENT REQUIREMENTS
38. UPDATED STAIR LAYOUT TO KEEP MAIN WALL AT KITCHEN FROM MOVING WHEN OPTIONAL BASEMENT SELECTED.



Front Elevation-C-2
w/ Stone

SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



Front Elevation
W/ Opt 2-Car & Opt 3-Car side load Garage



Front Elevation-C-3
w/ Stone

SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

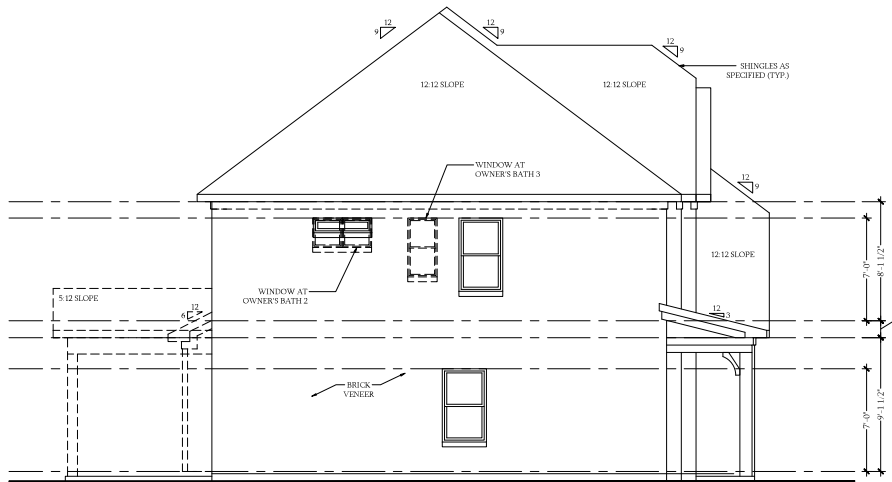


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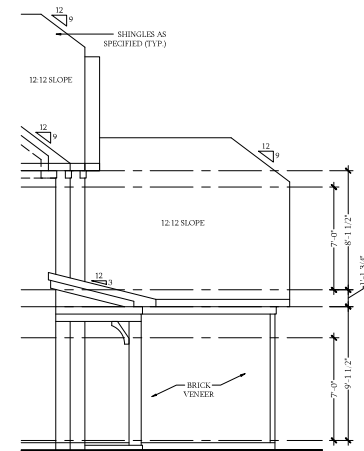
DATE: SEPTEMBER 16, 2019
REV: AUGUST 01, 2021
SCALE: AS NOTED
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:
C-2 & C-3
ELEVATIONS W/
STONE FRONT)

A-3.3



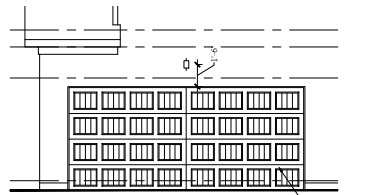
Side Elevation

SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



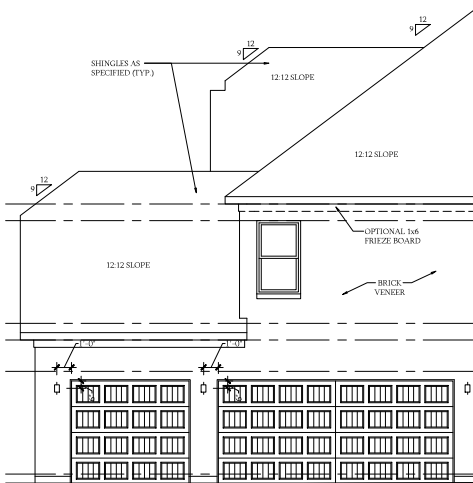
Side Elevation
w/ 3-Car Garage

SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



Side Load Garage Elevation

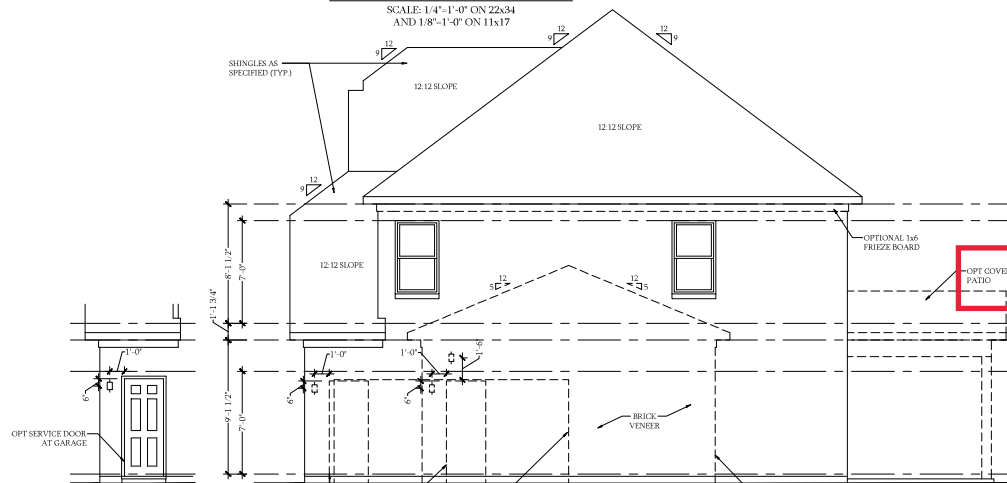
SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17



Side Elevation

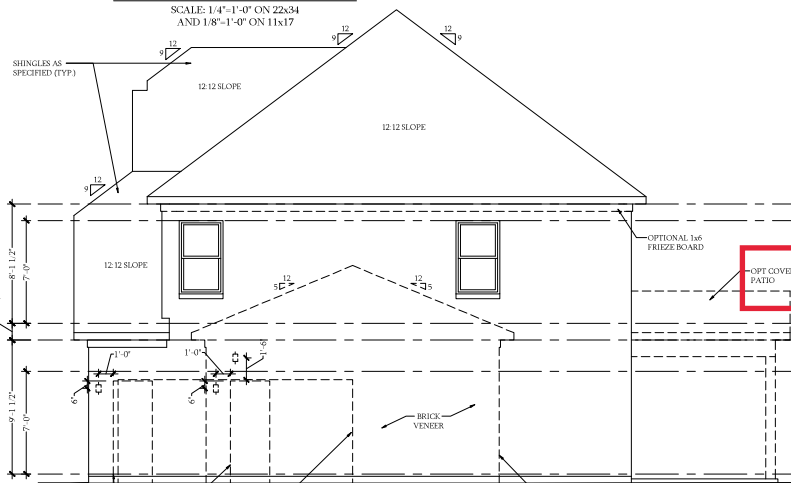
w/ 3-Car Garage

SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



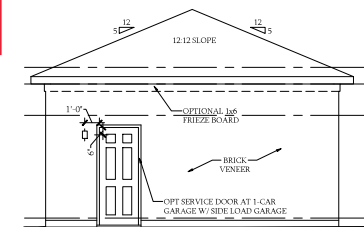
Service Door at Garage Elevation

SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17



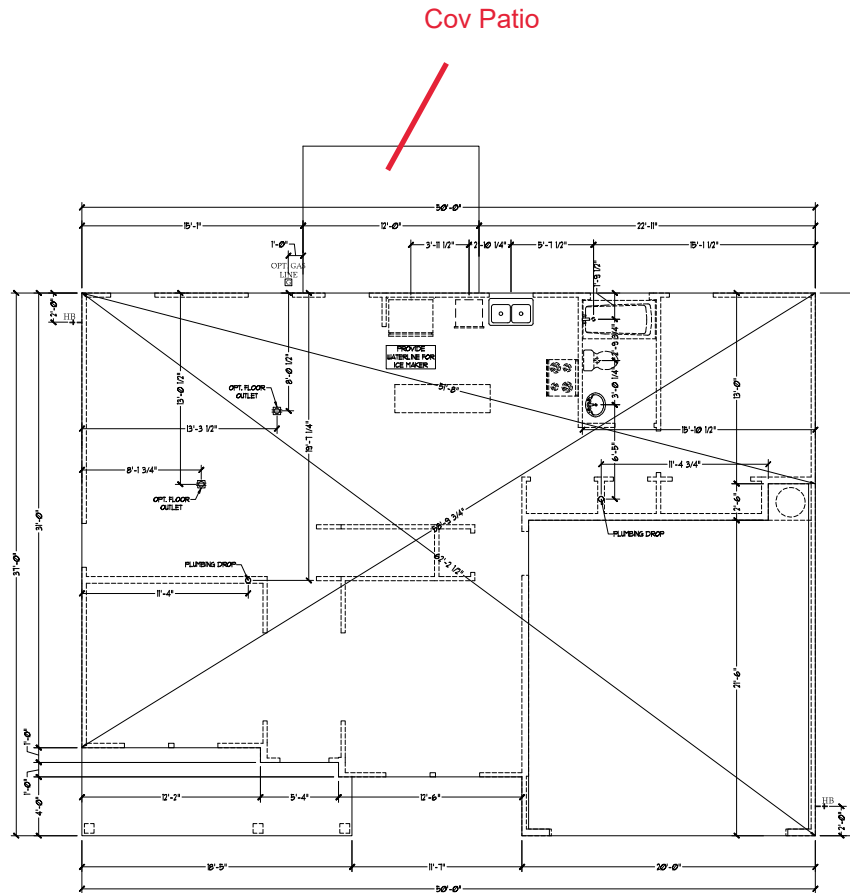
Side Elevation

SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



1-Car Garage

SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



Slab Interface Plan

SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



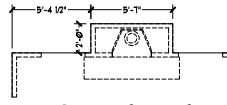
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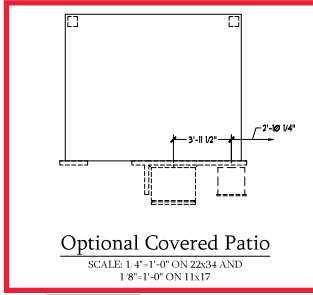
SLAB INTERFACE
PLAN

A-4



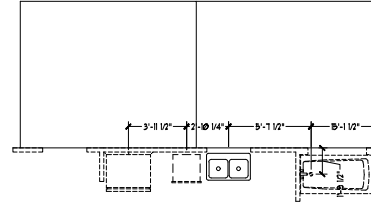
**Optional Fireplace
at Family Room**

SCALE: 1/4"-1'-0" ON 22x34
AND 1/8"-1'-0" ON 11x17



Optional Covered Patio

SCALE: 1/4"-1'-0" ON 22x34 AND
1/8"-1'-0" ON 11x17



Optional Extended Patio

SCALE: 1/4"-1'-0" ON 22x34 AND
1/8"-1'-0" ON 11x17



**Optional Butler's Pantry
at Garage Entry**

SCALE: 1/4"-1'-0" ON 22x34 AND
1/8"-1'-0" ON 11x17



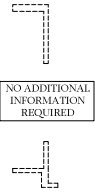
Optional Gourmet Kitchen

SCALE: 1/4"-1'-0" ON 22x34 AND
1/8"-1'-0" ON 11x17



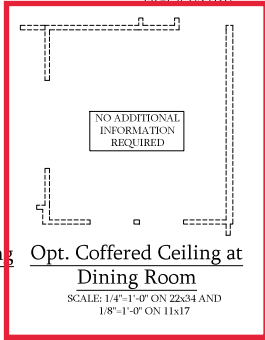
Optional Desk at Kitchen

SCALE: 1/4"-1'-0" ON 22x34 AND
1/8"-1'-0" ON 11x17



**Optional Bi-Swing
Doors at Study**

SCALE: 1/4"-1'-0" ON 22x34
AND 1/8"-1'-0" ON 11x17



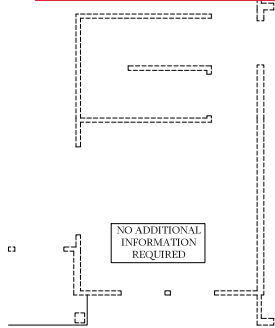
**Opt. Coffered Ceiling at
Dining Room**

SCALE: 1/4"-1'-0" ON 22x34 AND
1/8"-1'-0" ON 11x17



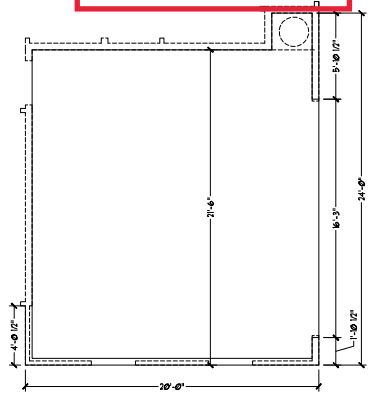
**Optional Open Rail
ILO 45" Wall w/ Cap**

SCALE: 1/4"-1'-0" ON 22x34 AND
1/8"-1'-0" ON 11x17



**Dining Room w/
Opt. Basement**

SCALE: 1/4"-1'-0" ON 22x34 AND
1/8"-1'-0" ON 11x17



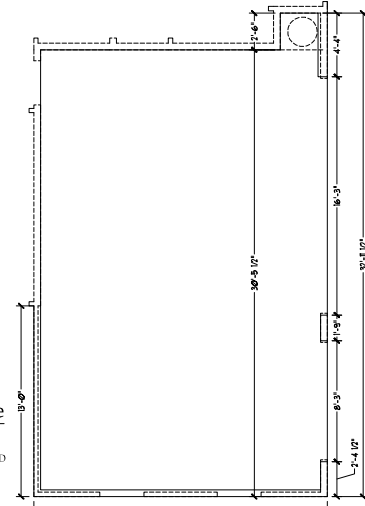
Optional 2-Car Side Load Garage

SCALE: 1/4"-1'-0" ON 22x34 AND
1/8"-1'-0" ON 11x17



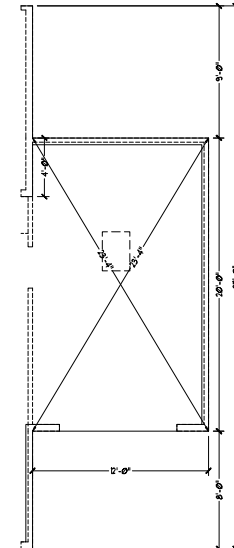
**Optional Service
Door at Garage**

SCALE: 1/4"-1'-0" ON 22x34 AND
1/8"-1'-0" ON 11x17



Optional 3-Car Side Load Garage

SCALE: 1/4"-1'-0" ON 22x34 AND
1/8"-1'-0" ON 11x17



**Optional 1-Car
Carriage Garage**

Not Available w/ Opt. 2-Car Side Load
Garage or 3-Car Side Load Garage
SCALE: 1/4"-1'-0" ON 22x34 AND
1/8"-1'-0" ON 11x17



**Optional Service
Door at 1-Car
Garage**

SCALE: 1/4"-1'-0" ON 22x34
AND 1/8"-1'-0" ON 11x17

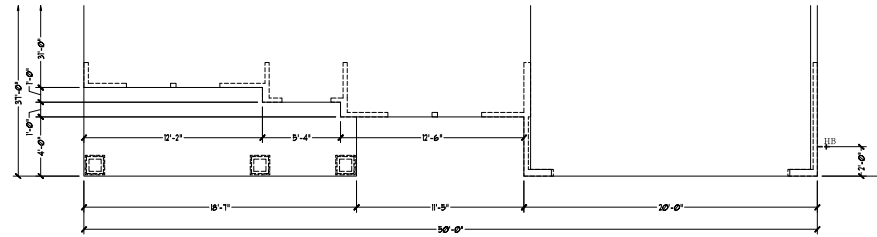


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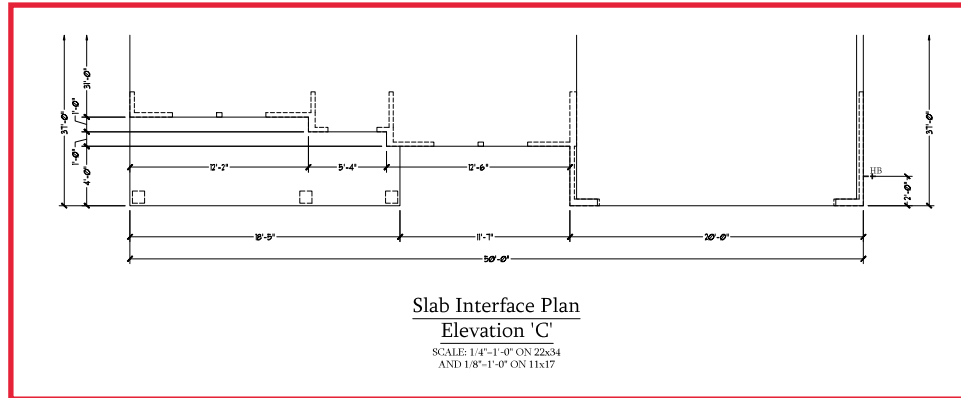
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SCALE: 1/4"-1'-0"
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REVIEWED BY:

SLAB INTERFACE
PLAN - OPTIONS
A-4.1



Slab Interface Plan
Elevation 'B'

SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17



Slab Interface Plan
Elevation 'C'

SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17

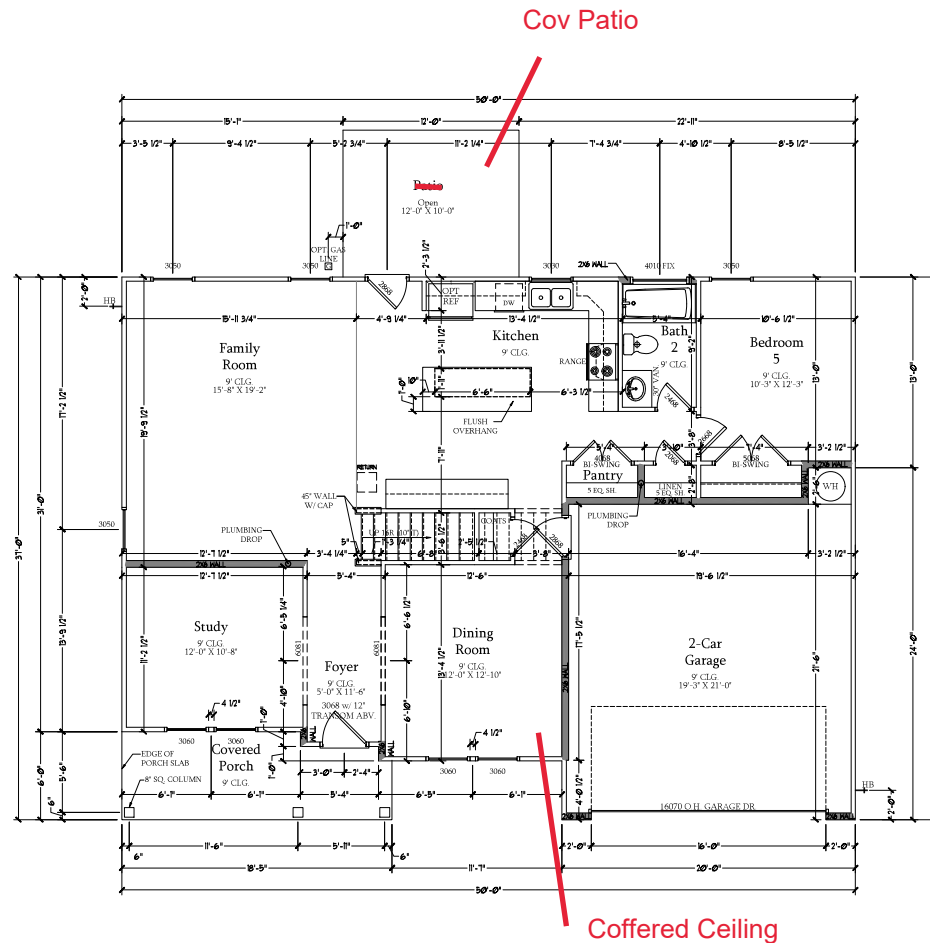


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SCALE: 1/4"=1'-0"
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REVIEWED BY:

SLAB INTERFACE
PARTIAL PLANS
A-4.2



First Floor Plan
 SCALE: 1/4"=1'-0" ON 22x34 AND
 1/8"=1'-0" ON 11x17

SQUARE FOOTAGE	
1st FLOOR	1568 SQ. FT.
2nd FLOOR	1565 SQ. FT.
TOTAL	3133 SQ. FT.
GARAGE	400 SQ. FT.
FRONT PORCH	104 SQ. FT.
PATIO	50 SQ. FT.
OPT. BARBENT	137 SQ. FT.
1st FLOOR OPTIONS	10 SQ. FT.
OPTIONAL FIREPLACE	32 SQ. FT.
1st FLOOR w/ OPT. BARBENT	32 SQ. FT.
2nd FLOOR OPTIONS	32 SQ. FT.
2nd FLOOR w/ OPT. BARBENT	32 SQ. FT.
UNABATED OPTIONS	240 SQ. FT.
OPT. 1-CAR GARAGE	400 SQ. FT.
OPT. 3-CAR GARAGE	600 SQ. FT.
OPT. COVERED PATIO	50 SQ. FT.
OPT. EXTENDED PATIO	50 SQ. FT.

SQUARE FOOTAGE w/ BRICK VENEER	
1st FLOOR	1327 SQ. FT.
2nd FLOOR	1636 SQ. FT.
TOTAL	2963 SQ. FT.
GARAGE	400 SQ. FT.
FRONT PORCH	104 SQ. FT.
PATIO	50 SQ. FT.
OPT. BARBENT	137 SQ. FT.
1st FLOOR OPTIONS	8 SQ. FT.
OPTIONAL FIREPLACE	28 SQ. FT.
1st FLOOR w/ OPT. BARBENT	28 SQ. FT.
2nd FLOOR OPTIONS	28 SQ. FT.
2nd FLOOR w/ OPT. BARBENT	28 SQ. FT.
UNABATED OPTIONS	250 SQ. FT.
OPT. 1-CAR GARAGE	400 SQ. FT.
OPT. 3-CAR GARAGE	600 SQ. FT.
OPT. COVERED PATIO	50 SQ. FT.
OPT. EXTENDED PATIO	50 SQ. FT.

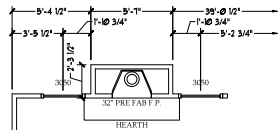
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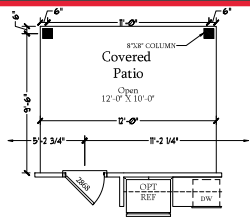
DATE: SEPTEMBER 16, 2019
 REV: AUGUST 01, 2021
 SCALE: 1/4"=1'-0"
 DRAWN BY:
 ENGINEERED BY:
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FIRST FLOOR
 PLAN
 A-6



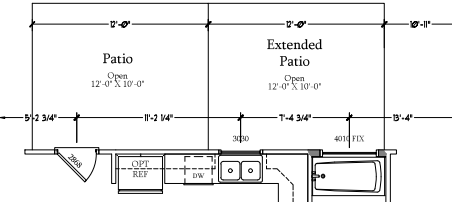
Optional Fireplace at Family Room

SCALE: 1/4"=1'-0" ON Z2x34 AND 1/8"=1'-0" ON 11x17



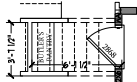
Optional Covered Patio

SCALE: 1/4"=1'-0" ON Z2x34 AND 1/8"=1'-0" ON 11x17



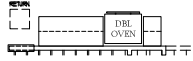
Optional Extended Patio

SCALE: 1/4"=1'-0" ON Z2x34 AND 1/8"=1'-0" ON 11x17



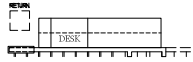
Optional Butler's Pantry at Garage Entry

SCALE: 1/4"=1'-0" ON Z2x34 AND 1/8"=1'-0" ON 11x17



Optional Gourmet Kitchen

SCALE: 1/4"=1'-0" ON Z2x34 AND 1/8"=1'-0" ON 11x17



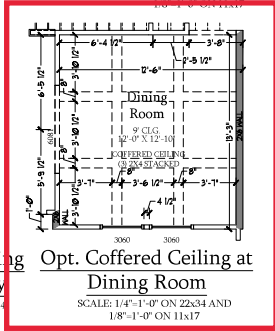
Optional Desk at Kitchen

SCALE: 1/4"=1'-0" ON Z2x34 AND 1/8"=1'-0" ON 11x17



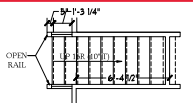
Optional Bi-Swing Doors at Study

SCALE: 1/4"=1'-0" ON Z2x34 AND 1/8"=1'-0" ON 11x17



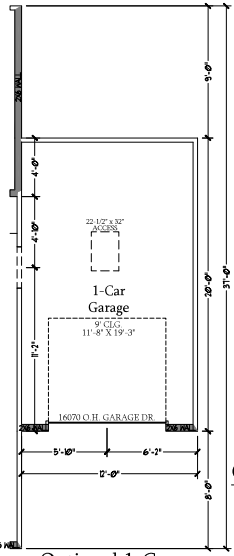
Opt. Coffered Ceiling at Dining Room

SCALE: 1/4"=1'-0" ON Z2x34 AND 1/8"=1'-0" ON 11x17



Optional Open Rail ILO 45" Wall w/ Cap

SCALE: 1/4"=1'-0" ON Z2x34 AND 1/8"=1'-0" ON 11x17



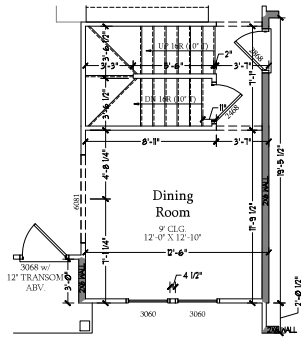
Optional 1-Car Carriage Garage

Not Available w/ Opt. 2-Car Side Load Garage or 3-Car Side Load Garage
SCALE: 1/4"=1'-0" ON Z2x34 AND 1/8"=1'-0" ON 11x17



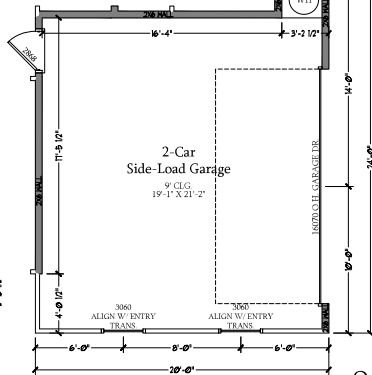
Optional Service Door at 1-Car Garage

SCALE: 1/4"=1'-0" ON Z2x34 AND 1/8"=1'-0" ON 11x17



Dining Room w/ Opt. Basement

SCALE: 1/4"=1'-0" ON Z2x34 AND 1/8"=1'-0" ON 11x17

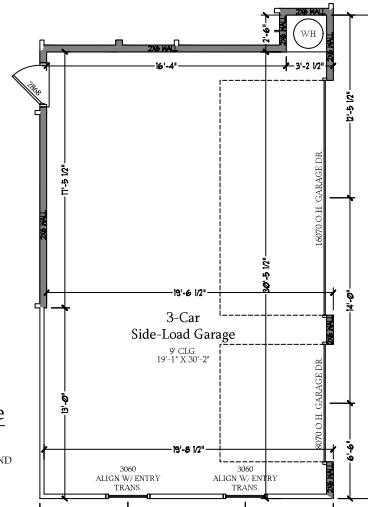


Optional 2-Car Side Load Garage

SCALE: 1/4"=1'-0" ON Z2x34 AND 1/8"=1'-0" ON 11x17

Optional Service Door at Garage

SCALE: 1/4"=1'-0" ON Z2x34 AND 1/8"=1'-0" ON 11x17



Optional 3-Car Side Load Garage

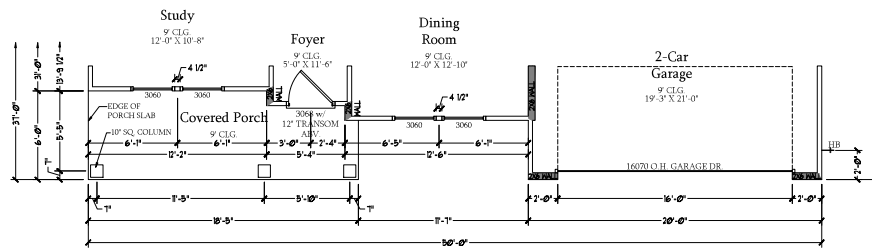
SCALE: 1/4"=1'-0" ON Z2x34 AND 1/8"=1'-0" ON 11x17

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ENGINEERED BY:
REVIEWED BY:

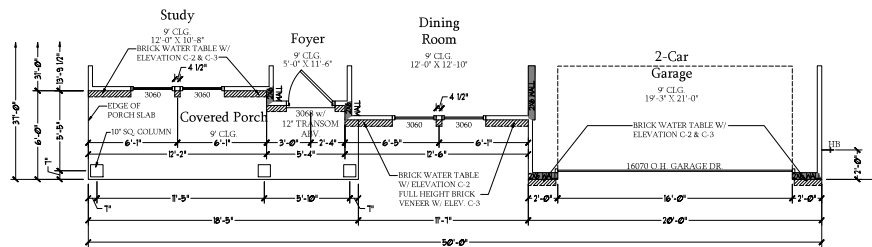
FIRST FLOOR PLAN - OPTIONS
A-6.1





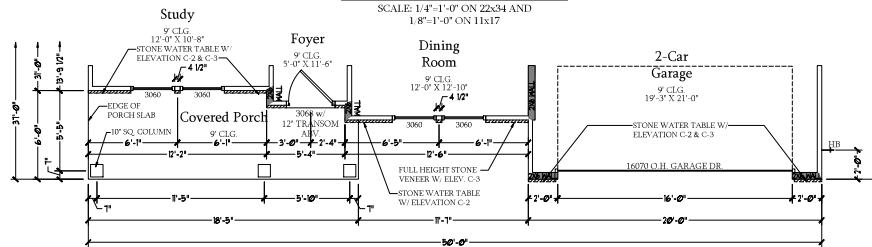
First Floor Plan
C-1

SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17



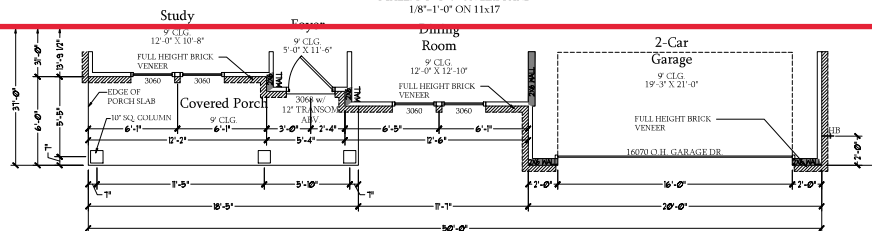
First Floor Plan
C-2 & C-3 Elev w/ Brick Front

SCALE: 1/4"=1'-0" ON 22x34 AND
1/8"=1'-0" ON 11x17



First Floor Plan
C-2 & C-3 Elev w/ Stone Front

SCALE: 1/4"=1'-0" ON 22x34 AND
1/8"=1'-0" ON 11x17



First Floor Plan
C-4 Elev

SCALE: 1/4"=1'-0" ON 22x34 AND
1/8"=1'-0" ON 11x17



DREAM FINDERS HOMES
SOUTHPORT

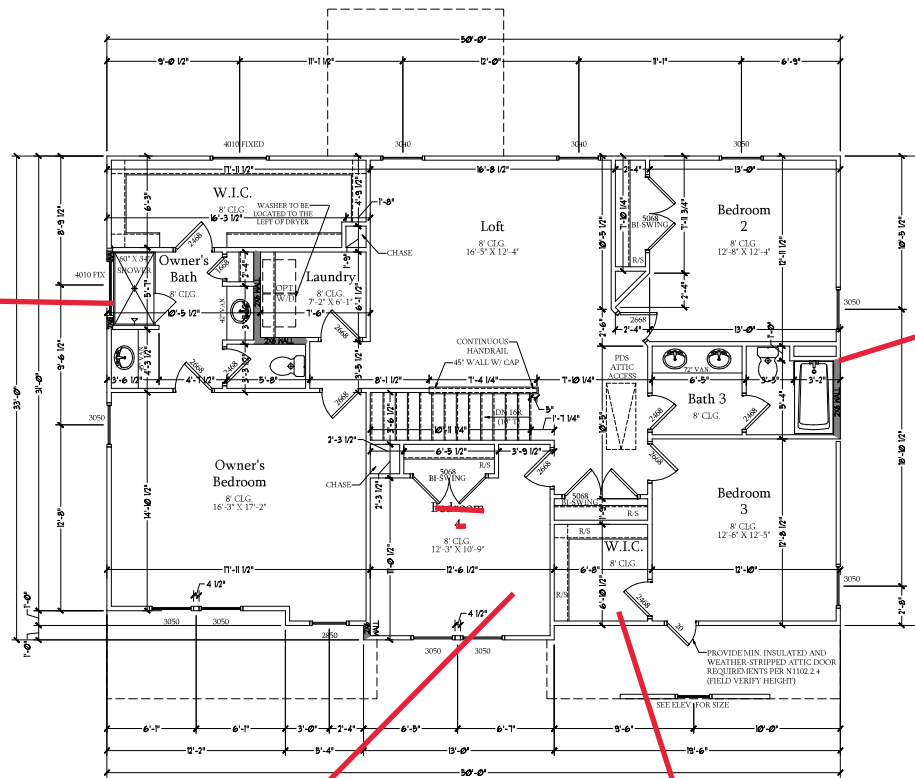
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DATE: SEPTEMBER 16, 2019
REV: AUGUST 01, 2021
SCALE: 1/4"=1'-0"

DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

C ELEVATION
FIRST FLOOR
PARTIAL PLANS

A-6.4



Second Floor Plan
 SCALE: 1/4"=1'-0" ON 22x34 AND
 1/8"=1'-0" ON 11x17

Owners Bath #3

Bath #5

Sitting Room

Bath #4

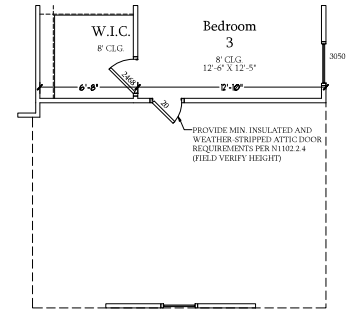
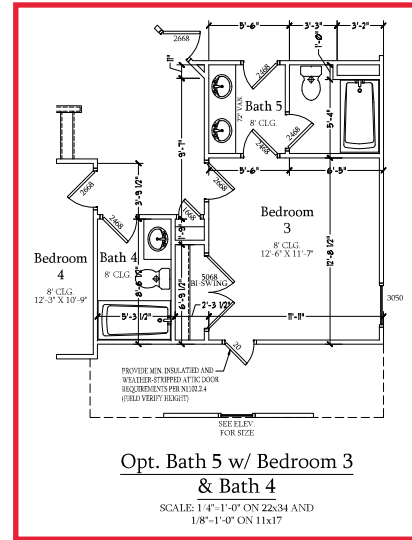
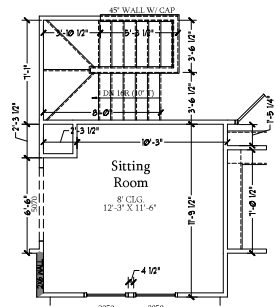
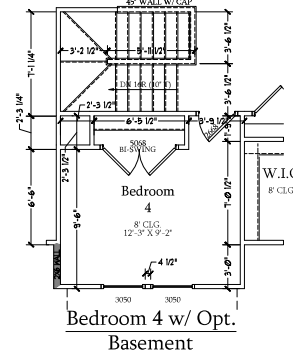
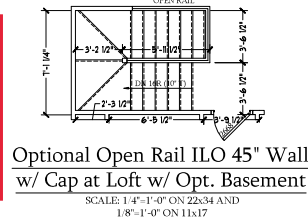
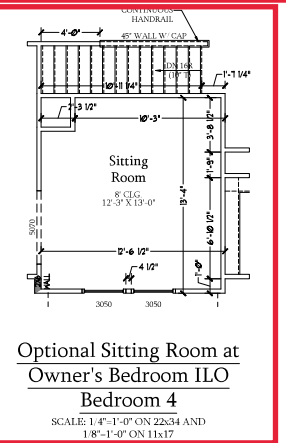
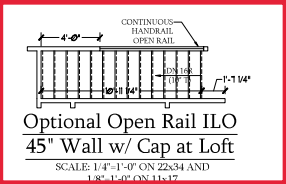
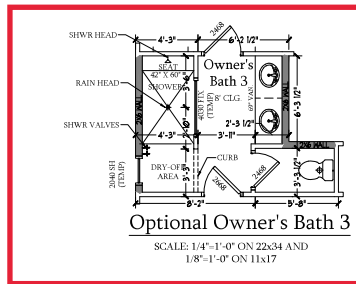
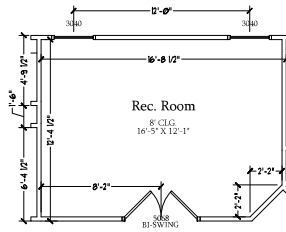
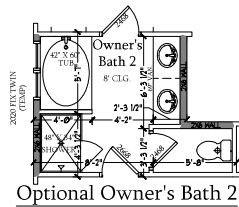


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 REV: AUGUST 01, 2021
 SCALE: 1/4"=1'-0"
 DRAWN BY: _____
 ENGINEERED BY: _____
 REVIEWED BY: _____

SECOND FLOOR PLAN
 A-7

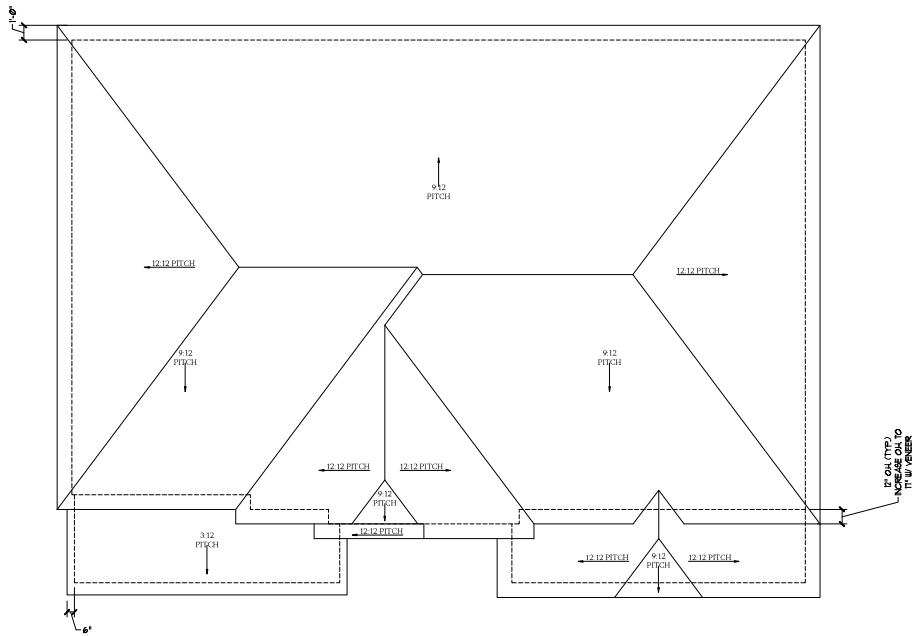


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ENGINEERED BY:
REVIEWED BY:

SECOND FLOOR
PLAN - OPTIONS
A-7.1



Roof Plan
Elevation C
SCALE: 1/4"=1'-0" ON 22x34 AND
1/8"=1'-0" ON 11x17

TOTAL UNDER ROOF AREA: 1600 SQ. FT. / 300 = 5.33 SQ. FT.
VENTING AREA REQUIRED: 1600 SQ. FT. / 300 = 5.33 SQ. FT.
TOTAL REQUIREMENTS: LOWER: 2.66 UPPER: 2.66

LOWER AREA VENTING

SOFFIT VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
	-	.041 SF/LF	106'-0"	4.346
LOWER AREA VENTING PROVIDED:				-

UPPER AREA VENTING

RIDGE VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
	-	.125 SF/LF	26'-0"	3.25
UPPER AREA VENTING PROVIDED:				-

TOTAL AREA PROVIDED
SOFFIT AND RIDGE VENT 10.162

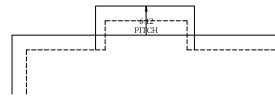
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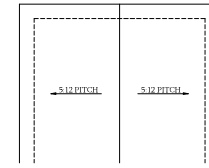
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SCALE: 1/4"=1'-0"
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C ELEVATIONS
ROOF PLAN
A-8.1



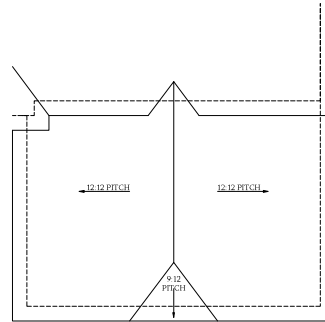
**Optional Fireplace
at Family Room**

SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17



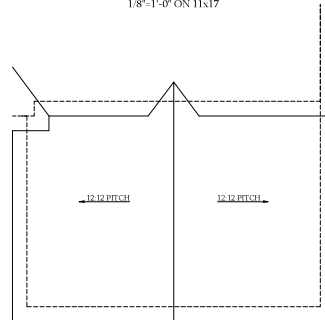
Optional Covered Patio

SCALE: 1/4"=1'-0" ON 22x34 AND
1/8"=1'-0" ON 11x17



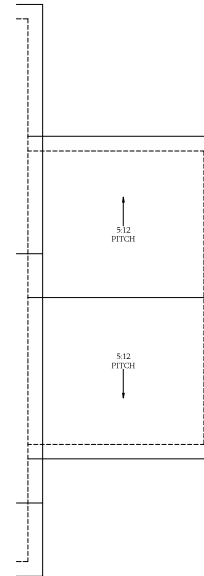
**Optional 3-Car Side Load Garage
Elevation C**

SCALE: 1/4"=1'-0" ON 22x34 AND
1/8"=1'-0" ON 11x17



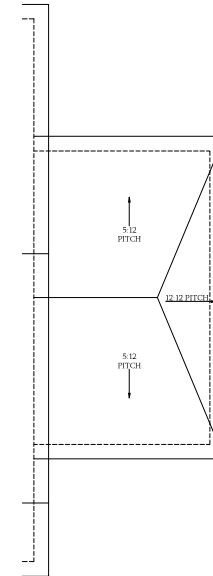
**Optional 3-Car Side Load Garage
Elevation A & B**

SCALE: 1/4"=1'-0" ON 22x34 AND
1/8"=1'-0" ON 11x17



**Optional 1-Car
Carriage Garage
Elevation A & B**

Not Available w/ Opt. 2-Car Side Load
Garage or 3-Car Side Load Garage
SCALE: 1/4"=1'-0" ON 22x34 AND
1/8"=1'-0" ON 11x17



**Optional 1-Car
Carriage Garage
Elevation C**

Not Available w/ Opt. 2-Car Side Load
Garage or 3-Car Side Load Garage
SCALE: 1/4"=1'-0" ON 22x34 AND
1/8"=1'-0" ON 11x17

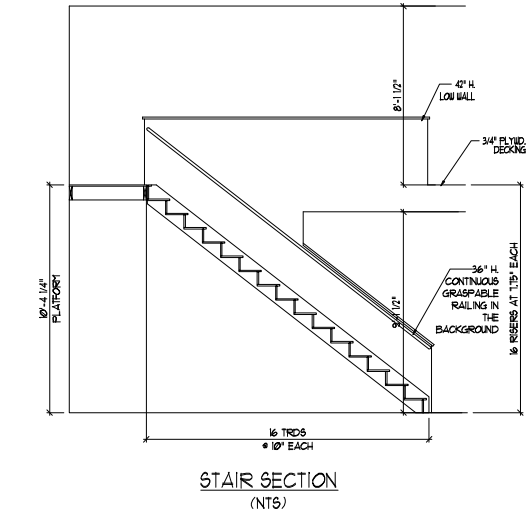
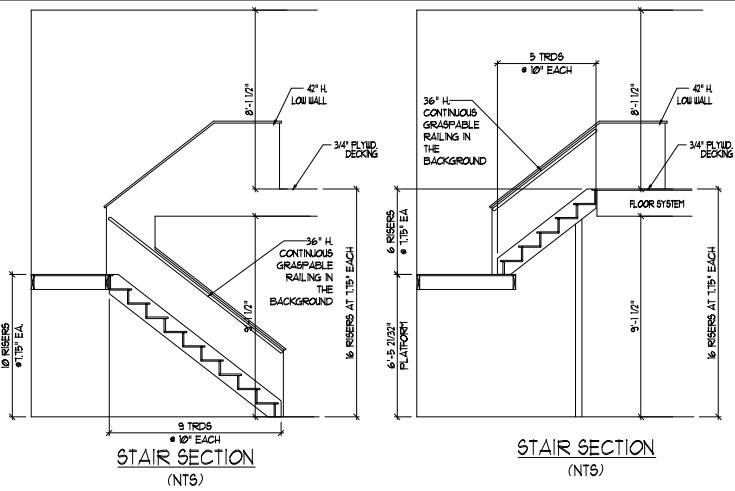


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ENGINEERED BY:
REVIEWED BY:

ROOF PLAN
OPTIONS
A-8.2



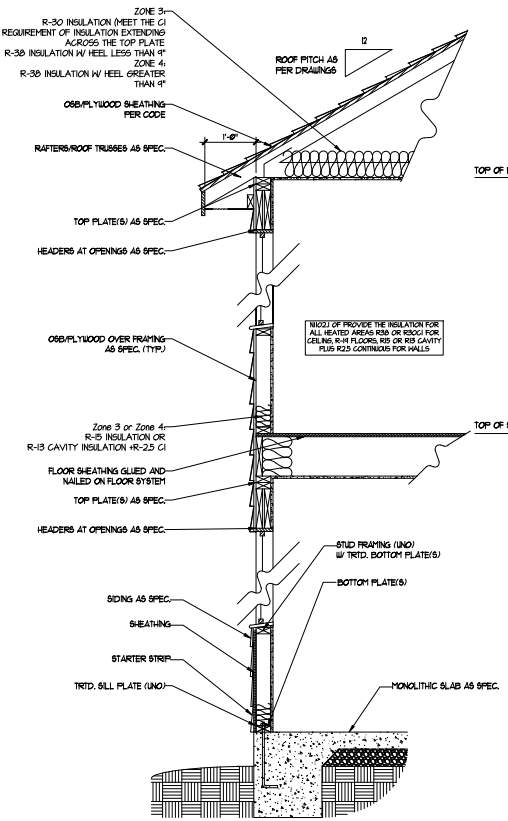
STAIR NOTES:

RAILING
BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.
THE TRIANGULAR OPENINGS FORMED BY THE RISER, HEAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE A SUCH A SIZE THAT A SPHERE OF 4 INCHES CANNOT PASS THROUGH.

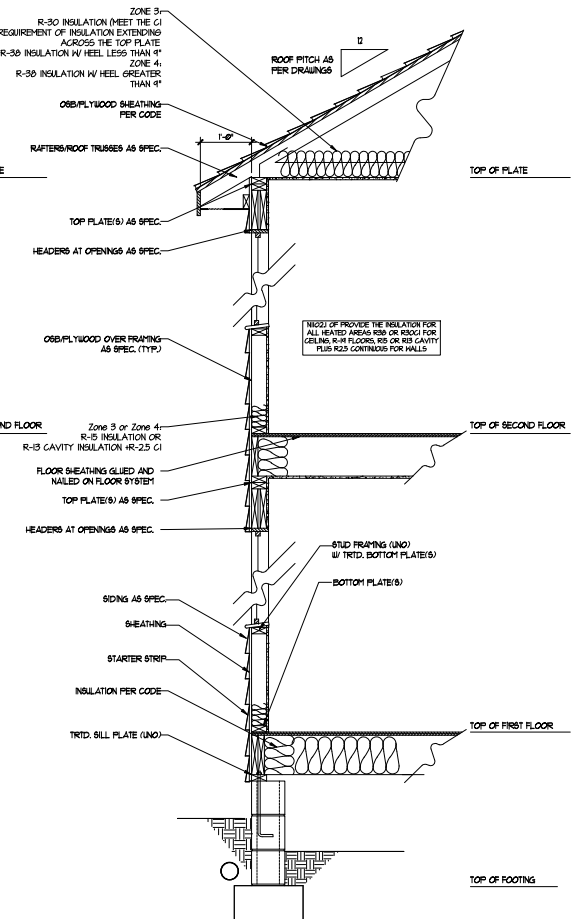
OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4.58 INCHES TO PASS THROUGH.

HANDRAILS
HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEEL, POOTH OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND HANDRAIL.

CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA



WALL SECTION W/ SLAB
W/ STD. SIDING SHOWN (NTS)



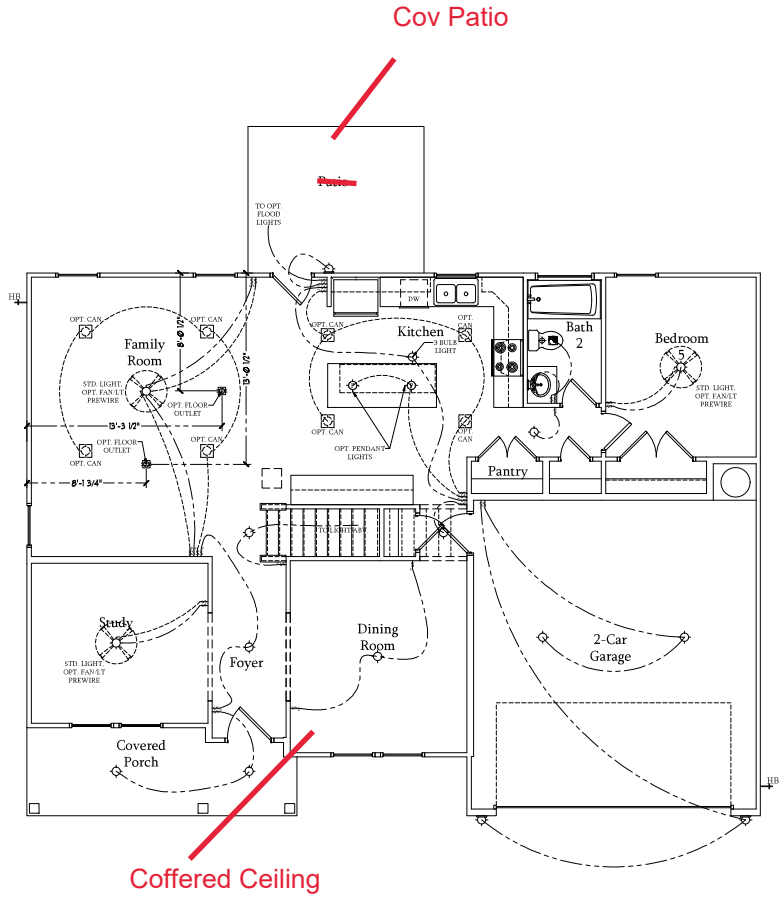
WALL SECTION W/ CRAWL SPACE
W/ STD. SIDING SHOWN (NTS)

ELECTRICAL LEGEND

- 120V OUTLET
- 120V GFI OUTLET
- 120V SWITCHED OUTLET
- 120V BASEBOARD OUTLET
- 4 PLEX
- FLOOR MOUNTED 120V
- FLOOR MOUNTED 120V GFI
- WEATHERPROOF
- 220V OUTLET
- 120V DEDICATED CIRCUIT
- 220V DEDICATED CIRCUIT
- SPECIAL PURPOSE (240 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- MINI CAN LIGHT
- INVEBALL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- TELEPHONE
- TV CONNECTION
- CONDUIT FOR COMPONENT WIRING
- SPEAKER
- COMBINATION SMOKE-CARBON MONOXIDE DETECTOR
- 110 V SMOKE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL
- CEILING FAN
- CEILING FAN W/ LIGHT

ELECTRICAL NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
 - SWITCHES . . . 4'
 - OUTLETS . . . 14'
 - TELEPHONE . . . 14' (UNLESS ASV COUNTERTOP)
 - TELEVISION . . . 14'
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARELORS, LIBRARIES, DEN, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER PROOF RECEPTACLES.
5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (G.F.I.).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A FOSSIL FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY, SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE-CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.



First Floor Plan
SCALE: 1/4"=1'-0" ON 22x34 AND
1/8"=1'-0" ON 11x17


DREAM FINDERS HOMES
 SOUTHPORT

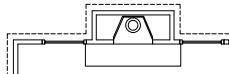
DREAM FINDERS HOMES
 SOUTHPORT
 DATE: SEPTEMBER 16, 2019
 REV: AUGUST 01, 2021
 SCALE: 1/4"=1'-0"
 DRAWN BY: _____
 ENGINEERED BY: _____
 REVIEWED BY: _____
 FIRST FLOOR ELECTRICAL PLAN

ELECTRICAL LEGEND

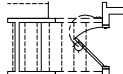
- 120V OUTLET
- 120V GFI OUTLET
- 120V SWITCHED OUTLET
- 120V BASEBOARD OUTLET
- 4 PLEX
- FLOOR MOUNTED 120V
- FLOOR MOUNTED 120V GFI
- WEATHERPROOF
- 220V OUTLET
- 120V DEDICATED CIRCUIT
- 220V DEDICATED CIRCUIT
- SPECIAL PURPOSE (240 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- MINI CAN LIGHT
- EYEBALL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- DIMMER SWITCH
- TELEPHONE
- TV CONNECTION
- CONDUIT FOR COMPONENT WIRING
- SPEAKER
- COMBO SMOKE CARBON MONOXIDE DETECTOR
- 110 V SMOKE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL
- CEILING FAN
- CEILING FAN W/ LIGHT

ELECTRICAL NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) INSTALLED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR: SWITCHES - 42" OUTLETS - 14" TELEPHONE - 14" (UNLESS A/B/C COUNTERTOP) TELEVISION - 14"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DEN, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER PROOF RECEPTACLES.
5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFI C.I. PROTECTED (G.F.I.).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A FOSIL-FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALABAMA SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.



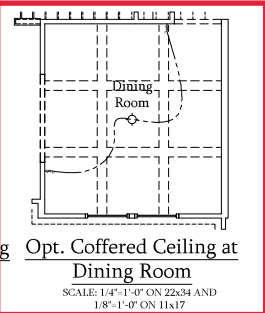
Optional Fireplace at Family Room
SCALE: 1/4"-1'-0" ON 22x34 AND 1/8"-1'-0" ON 11x17



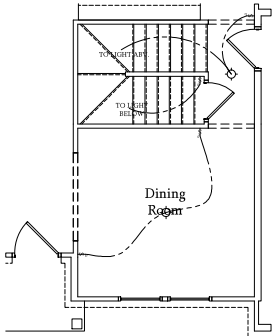
Optional Butler's Pantry at Garage Entry
SCALE: 1/4"-1'-0" ON 22x34 AND 1/8"-1'-0" ON 11x17



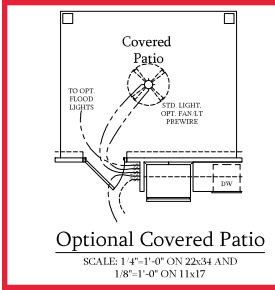
Optional Bi-Swing Doors at Study
SCALE: 1/4"-1'-0" ON 22x34 AND 1/8"-1'-0" ON 11x17



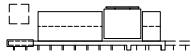
Opt. Coffered Ceiling at Dining Room
SCALE: 1/4"-1'-0" ON 22x34 AND 1/8"-1'-0" ON 11x17



Dining Room w/ Opt. Basement
SCALE: 1/4"-1'-0" ON 22x34 AND 1/8"-1'-0" ON 11x17



Optional Covered Patio
SCALE: 1/4"-1'-0" ON 22x34 AND 1/8"-1'-0" ON 11x17



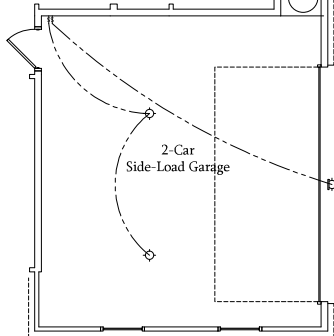
Optional Gourmet Kitchen
SCALE: 1/4"-1'-0" ON 22x34 AND 1/8"-1'-0" ON 11x17



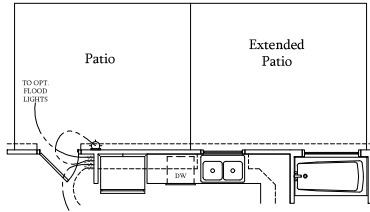
Optional Desk at Kitchen
SCALE: 1/4"-1'-0" ON 22x34 AND 1/8"-1'-0" ON 11x17



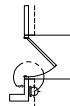
Optional Open Rail ILO 45" Wall w/ Cap
SCALE: 1/4"-1'-0" ON 22x34 AND 1/8"-1'-0" ON 11x17



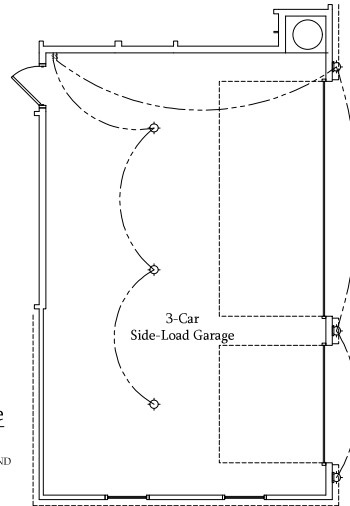
Optional 2-Car Side Load Garage
SCALE: 1/4"-1'-0" ON 22x34 AND 1/8"-1'-0" ON 11x17



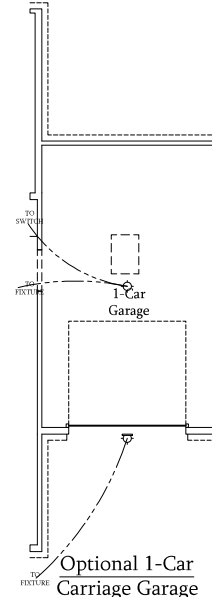
Optional Extended Patio
SCALE: 1/4"-1'-0" ON 22x34 AND 1/8"-1'-0" ON 11x17



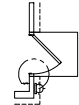
Optional Service Door at Garage
SCALE: 1/4"-1'-0" ON 22x34 AND 1/8"-1'-0" ON 11x17



Optional 3-Car Side Load Garage
SCALE: 1/4"-1'-0" ON 22x34 AND 1/8"-1'-0" ON 11x17



Optional 1-Car Carriage Garage
Not Available w/ Opt. 2-Car Side Load Garage or 3-Car Side Load Garage
SCALE: 1/4"-1'-0" ON 22x34 AND 1/8"-1'-0" ON 11x17



Optional Service Door at 1-Car Garage
SCALE: 1/4"-1'-0" ON 22x34 AND 1/8"-1'-0" ON 11x17

PRICES, FINISHES, INVENTS US, FEATURES, OPTIONS, DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALWAYS USE THE LATEST AND CORRECTED VERSIONS OF THIS PLAN. THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND WILL BE PREPARED BY THE SITE VISITOR. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES. FIRST FLOOR PLAN. HOME AS A USE. REPRODUCTION, ADAPTATION, OR HOME AS A CONSULTANT FOR CURRENT DETAILS. COPYRIGHT © DREAM FINDERS HOMES.

DREAM FINDERS HOMES SOUTHPORT

DATE: SEPTEMBER 16, 2019
REV: AUGUST 01, 2021
SCALE: 1/4"-1'-0"

DRAWN BY: _____
ENGINEERED BY: _____
REVIEWED BY: _____

FIRST FLOOR ELECTRICAL PLAN - OPTIONS

E-1.1

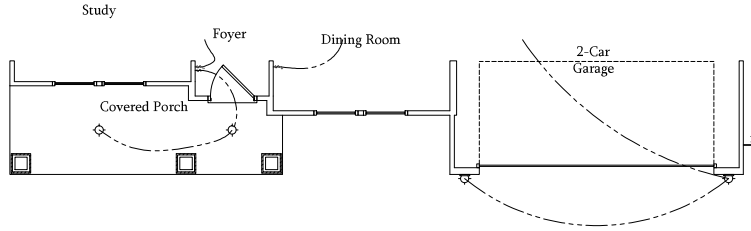


ELECTRICAL LEGEND

- 120V OUTLET
- 120V GFI OUTLET
- 120V SWITCHED OUTLET
- 120V BASEBOARD OUTLET
- 4 PEX
- FLOOR MOUNTED 120V
- FLOOR MOUNTED 120V GFI
- WEATHERPROOF
- 220V OUTLET
- 220V DEDICATED CIRCUIT
- SPECIAL PURPOSE (240 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- MINI CAN LIGHT
- TETRA BALL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- DIMMER SWITCH
- TELEPHONE
- TV CONNECTION
- CONDUIT FOR COMPONENT WIRING
- SPEAKER
- COMBINATION SMOKE CARBON MONOXIDE DETECTOR
- 110 V SMOKE DETECTOR
- 200MM BT FAN
- LOW VOLTAGE PANEL
- CEILING FAN
- CEILING FAN W/ LIGHT

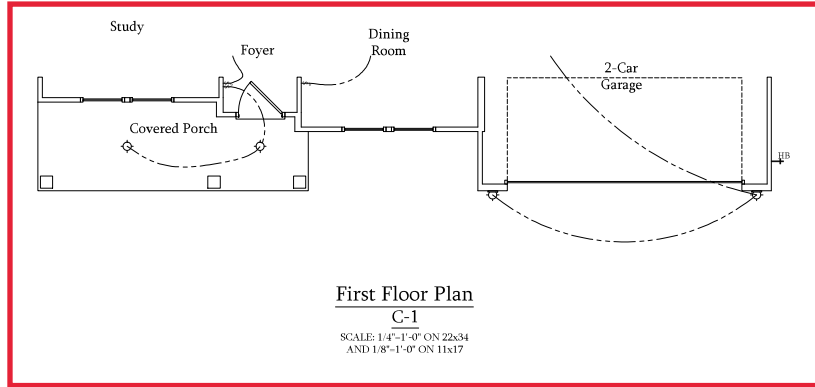
ELECTRICAL NOTES:

1. PROVIDE AND INSTALL ALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS INDICATED ON PLANS FOR ALL ITEMS NO. 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
 - SWITCHES . . . 4'
 - OUTLETS . . . 14"
 - TELEPHONE . . . 14" (UNLESS ABOVE COUNTERTOP)
 - TELEVISION . . . 14"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DEVS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER PROOF RECEPTACLES.
5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A FOSSIL FUEL BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY, SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.



**First Floor Plan
B-1**

SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17



**First Floor Plan
C-1**

SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17



PRICES, FINISHES, INVENTS, FEATERS, OPTIONS,
DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
SCHEDULES, MATERIALS AND CONSTRUCTION METHODS
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**DREAM FINDERS HOMES
SOUTHPORT**

DATE: SEPTEMBER 16, 2019
REV: AUGUST 01, 2021
SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

FIRST FLOOR
ELECTRICAL
PARTIAL PLANS

E-1.2

ELECTRICAL LEGEND

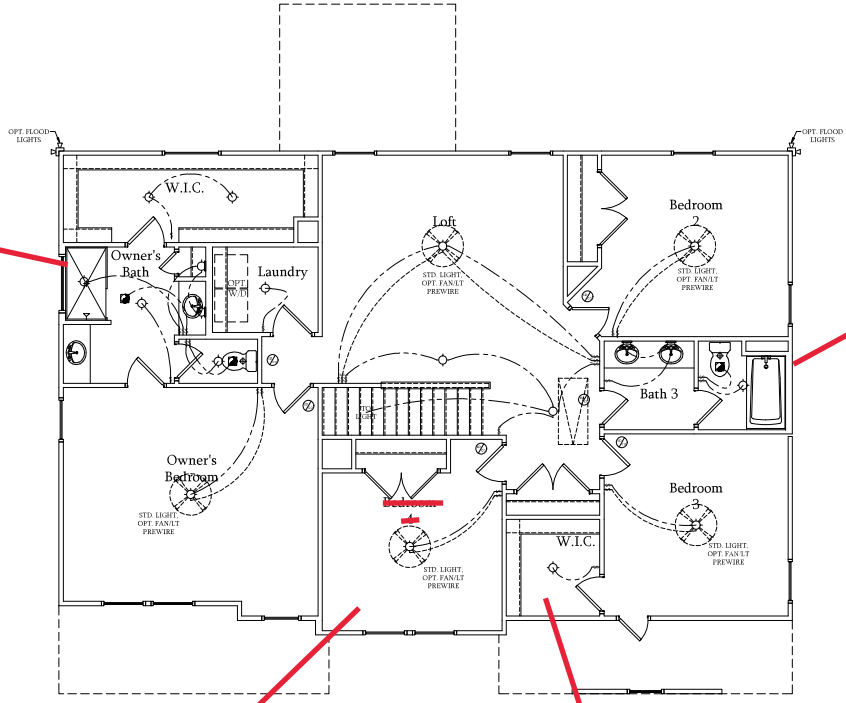
- 120V OUTLET
- 120V GFI OUTLET
- 120V SWITCHED OUTLET
- 120V BASEBOARD OUTLET
- 4 PLEX
- FLOOR MOUNTED 120V
- FLOOR MOUNTED 120V GFI
- WEATHERPROOF
- 220V OUTLET
- 120V DEDICATED CIRCUIT
- 220V DEDICATED CIRCUIT
- SPECIAL PURPOSE (240 V, ETC.)
- WALL MOUNT LIGHT
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- RECESSED CAN LIGHT
- MINI CAN LIGHT
- INTEGRAL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- TELEPHONE
- TV CONNECTION
- CONDUIT FOR COMPONENT WIRING
- SPEAKER
- COMBINATION CARBON MONOXIDE DETECTOR
- 110 V SMOKE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL
- CEILING FAN
- CEILING FAN W/ LIGHT

ELECTRICAL NOTES:

1. PROVIDE AND INSTALL ALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR: SWITCHES ... 42" OUTLETS ... 14" TELEPHONE ... 14" (UNLESS ABOVE COUNTERTOP) TELEVISION ... 14"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARELORS, LIBRARIES, DEN, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER PROOF RECEPTACLES.
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8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY, SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

Owners Bath #3

Bath #5



Sitting Room

Second Floor Plan

SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

Bath #4



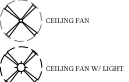
PRICES, FRANCHISES, INVENTIONS, FEATURES, OPTIONS, DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. ALL WORK SHALL BE PERFORMED BY THE SITE SUPERVISOR AND SHALL BE SUBJECT TO INSPECTION BY THE LOCAL BUILDING DEPARTMENT. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. HOME MAKE CONSULTANT FOR CURRENT DETAILS. COPYRIGHT © DREAM FINDERS HOMES.

DREAM FINDERS HOMES
SOUTHPORT

DATE: SEPTEMBER 16, 2019
REV: AUGUST 01, 2021
SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

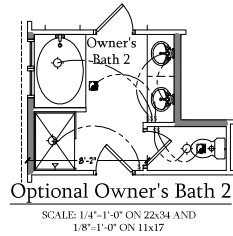
SECOND FLOOR
ELECTRICAL PLAN
E-2

ELECTRICAL LEGEND

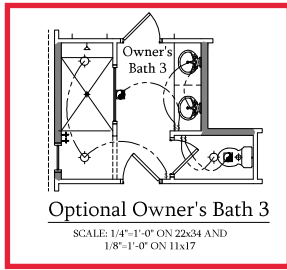


ELECTRICAL NOTES:

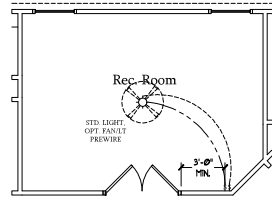
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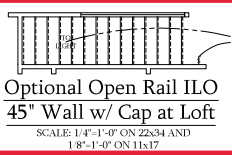
Optional Owner's Bath 2
SCALE: 1/4\"-1'-0\" ON 22x34 AND 1/8\"-1'-0\" ON 11x17



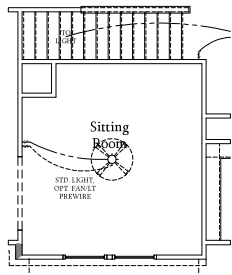
Optional Owner's Bath 3
SCALE: 1/4\"-1'-0\" ON 22x34 AND 1/8\"-1'-0\" ON 11x17



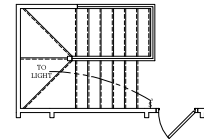
Optional Rec. Room ILO Loft
SCALE: 1/4\"-1'-0\" ON 22x34 AND 1/8\"-1'-0\" ON 11x17



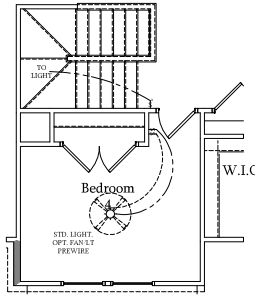
Optional Open Rail ILO 45\" Wall w/ Cap at Loft
SCALE: 1/4\"-1'-0\" ON 22x34 AND 1/8\"-1'-0\" ON 11x17



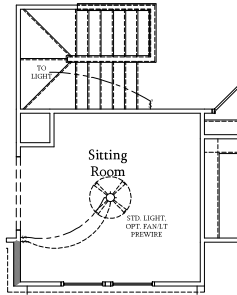
Optional Sitting Room at Owner's Bedroom ILO Bedroom 4
SCALE: 1/4\"-1'-0\" ON 22x34 AND 1/8\"-1'-0\" ON 11x17



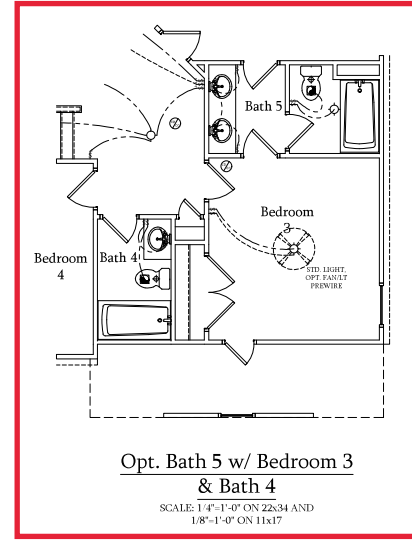
Optional Open Rail ILO 45\" Wall w/ Cap at Loft w/ Opt. Basement
SCALE: 1/4\"-1'-0\" ON 22x34 AND 1/8\"-1'-0\" ON 11x17



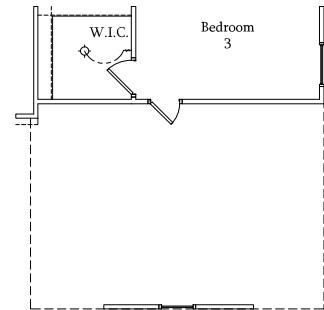
Bedroom 4 w/ Opt. Basement
SCALE: 1/4\"-1'-0\" ON 22x34 AND 1/8\"-1'-0\" ON 11x17



Optional Sitting Room at Owner's Bedroom ILO Bedroom 4 w/ Opt Basement
SCALE: 1/4\"-1'-0\" ON 22x34 AND 1/8\"-1'-0\" ON 11x17



Opt. Bath 5 w/ Bedroom 3 & Bath 4
SCALE: 1/4\"-1'-0\" ON 22x34 AND 1/8\"-1'-0\" ON 11x17



Opt. 3-Car Side-Load Garage
SCALE: 1/4\"-1'-0\" ON 22x34 AND 1/8\"-1'-0\" ON 11x17



PRICE, FRANCHISE, INVENTOR, FEATURES, OPTIONS, DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SCHEDULES, MATERIALS AND CONSTRUCTION ARE SUBJECT TO THE DESIGNER'S DISCRETION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

DREAM FINDERS HOMES SOUTHPORT

DATE: SEPTEMBER 16, 2019
REV: AUGUST 01, 2021
SCALE: 1/4\"-1'-0\"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

SECOND FLOOR ELECTRICAL PLAN - OPTIONS

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).

- BRACED WALL DESIGN NOTES**
- BRACED WALL DESIGN PER SECTION R602.10 OF THE NRC 2006 EDITION.
 - CS-UBP REFERS TO CONTINUOUS SHEATHING - 4000 STRUCTURAL PANELS. CONTRACTOR IS TO INSTALL 1/4" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
 - CSB REFERS TO TOPRIM BOARD. CONTRACTOR IS TO INSTALL 1/2" MIN. GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN SB WITH 1 1/4" SCREWS OR 1 3/8" NAILS SPACED 12" O.C. ALONG PANEL EDGES AND 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 NRC 2006 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

BRACED WALL DESIGN

RECTANGLE A		RECTANGLE B	
SIDE 1A (FRONT LOAD)	SIDE 2B	SIDE 3A	SIDE 4B
METHOD: CS-UBP/PF	METHOD: PF/CS-UBP	METHOD: CS-UBP/PF	METHOD: PF/CS-UBP
TOTAL REQUIRED LENGTH: 8'	TOTAL REQUIRED LENGTH: 28'	TOTAL REQUIRED LENGTH: 28'	TOTAL REQUIRED LENGTH: 28'
TOTAL PROVIDED LENGTH: 11'	TOTAL PROVIDED LENGTH: 6'	TOTAL PROVIDED LENGTH: 11'	TOTAL PROVIDED LENGTH: 11'
SIDE 2A	SIDE 3B	SIDE 4A (CUMULATIVE)	SIDE 4B
METHOD: CS-UBP	METHOD: CS-UBP	METHOD: CS-UBP/PF	METHOD: CS-UBP
TOTAL REQUIRED LENGTH: 17'	TOTAL REQUIRED LENGTH: 20'	TOTAL REQUIRED LENGTH: 16'	TOTAL REQUIRED LENGTH: 17'
TOTAL PROVIDED LENGTH: 16'	TOTAL PROVIDED LENGTH: 20'	TOTAL PROVIDED LENGTH: 16'	TOTAL PROVIDED LENGTH: 17'
SIDE 3A	SIDE 4A	SIDE 4B	SIDE 4B
METHOD: CS-UBP	METHOD: CS-UBP	METHOD: CS-UBP	METHOD: CS-UBP
TOTAL REQUIRED LENGTH: 16'	TOTAL REQUIRED LENGTH: 28'	TOTAL REQUIRED LENGTH: 17'	TOTAL REQUIRED LENGTH: 27'
TOTAL PROVIDED LENGTH: 16'	TOTAL PROVIDED LENGTH: 27'	TOTAL PROVIDED LENGTH: 17'	TOTAL PROVIDED LENGTH: 27'

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 5/8 LVL
8 AND GREATER	L 6 x 4 x 5/8 LVL

- BRICK SUPPORT NOTES:**
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DRAWS FOR SIZE AND LOCATION OF OPENINGS.
 - LVL = LONG LEG VERTICAL
 - LENGTH + CLEAR OPENING
 - EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
 - FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER w/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
 - FOR ALL BRICK SUPPORT & ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS w/ (4) 10d NAILS PER FL.Y. FASTEN 4" @ 4" @ 2 x 5/8" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R709.021 OF THE 2006 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
 - PRECAST REINFORCED CONCRETE LINELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINELS.

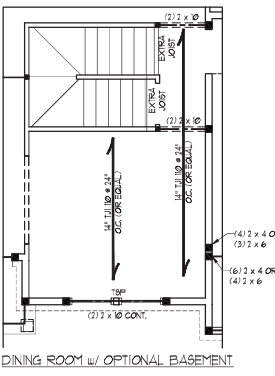
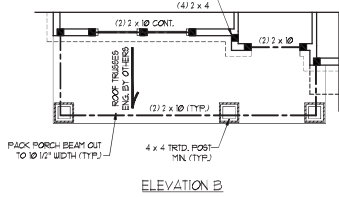
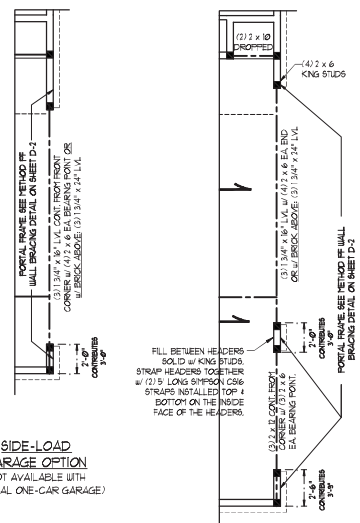
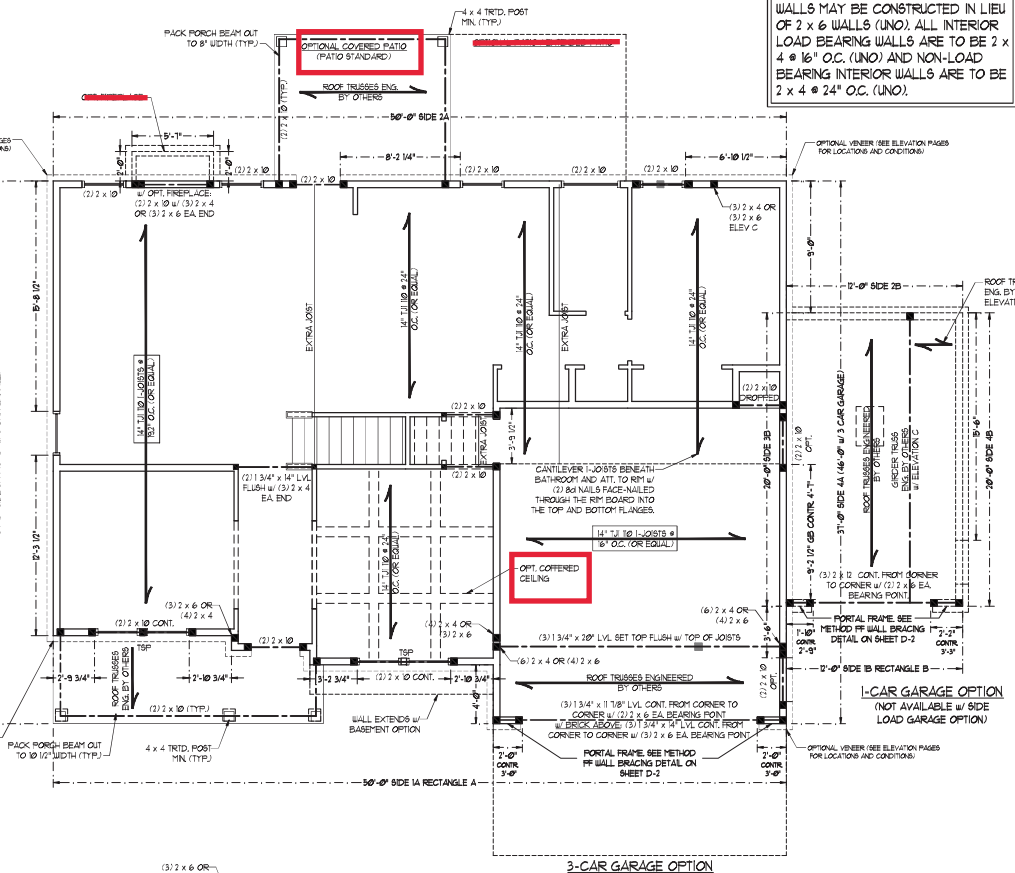
- STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE 5/8" P (UNO). ALL TREATED LUMBER TO BE 5/8" P (UNO).
 - ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
 - WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA END (UNO). SEE TABLE R602.13 FOR ADDITIONAL KING STUD REQUIREMENTS.
 - SQUARES EDGEOFT POINT LOADS HIGH REQUIRE SOLID BLOCKING TO GIRDERS OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
 - FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/4" OSB SHEATHING TO BE SHEATHED WITH 1/4" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 24" 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 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 A3044 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ 25046 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY LIFT CONNECTIONS AT TOP (UNO).
 - FOR FIBERGLASS ALUMINUM OR COLUMN ENG. BY OTHERS, SECURE TO SLAB w/ (2) METAL ANGLES USING 1" CONC. BOLTS. BOLTS FASTEN ANGLES TO COLUMNS w/ 1/4" THROUGH BOLTS w/ NUTS AND WASHERS. LOCATE ANCHORS ON OPPOSITE SIDES OF COLUMN THROUGH JOISTS TO BE INSTALLED PRIOR TO SETTING COLUMN.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

J.S. THOMPSON ENGINEERING, INC.
 600 W. 10TH ST. SUITE 100
 FAYETTEVILLE, NC 27515
 PHONE: (919) 799-9919 FAX: (919) 799-9921
 N.C. LICENSE NO. C-1131

SOUTHPORT H&H HOMES

DATE: NOVEMBER 2, 2021
 SCALE: 1/8" = 1'-0"
 DRAWN BY: H&H HOMES
 ENGINEERED BY: WB

SHEET 6 OF 9
S-3
 SECOND FLOOR FRAMING PLAN

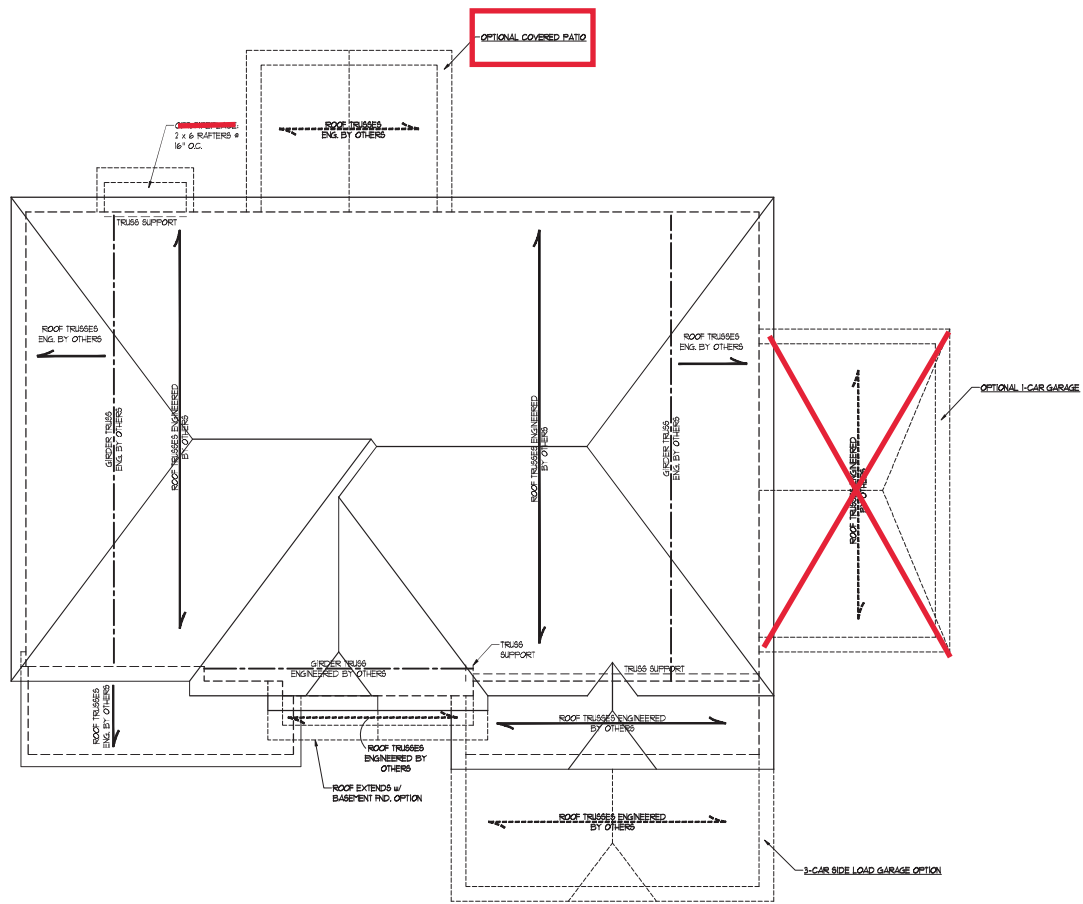


NOTE:
 • ECI 4500s-18 JOISTS MAY BE USED IN LIEU OF 12" JOISTS AT THE DEPTH AND BRACING NOTED ON THE PLAN.

SEAL
 33736
 MATTIEU G. STRIMMER
 ENGINEER
 11/2/2021

TABLE R602.13
 MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R602.13.5)	MINIMUM NUMBER OF STUDS
UP TO 3	24	1
4	2	1
6	2	2
8	2	3
10	6	4



ELEVATION C

BRICK SUPPORT NOTE:

1. FASTEN 2" x 10" BLOCKING BETWEEN WALL STUDS w/ (4) 10d NAILS PER FLY, FASTEN A 6" x 4" x 3/8" STEEL ANGLE TO 12" x 10" BLOCKING w/ (2) 1/2" LAG BOLTS @ 1' O.C. STAGGERED. SEE SECTION R103.8.1 OF THE 2018 NCS FOR ADDITIONAL BRICK SUPPORT INFORMATION.
2. WHERE ROOF SLOPES EXCEED 7:12, INSTALL 3" x 3" x 1/4" STEEL PLATE STOPS AT 24" O.C. PER SECTION R103.8.2 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF (NO.1).
2. CIRCLES DENOTE (3) 2" x 4" POSTS FOR ROOF SUPPORT.
3. FRAMING DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
4. HP SPLICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 10d NAILS @ 16" O.C. (TYP).
5. STICK FRAME OVER-FRAMED ROOF SECTIONS w/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
6. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH 5/8" IMSSON #254 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 4 MIN. OF (6) 10d TOE NAILS.
7. REFER TO SECTION R800.11 OF THE 2018 NCS FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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 N.C. LICENSE NO. C-173

SOUTHPORT H&H HOMES

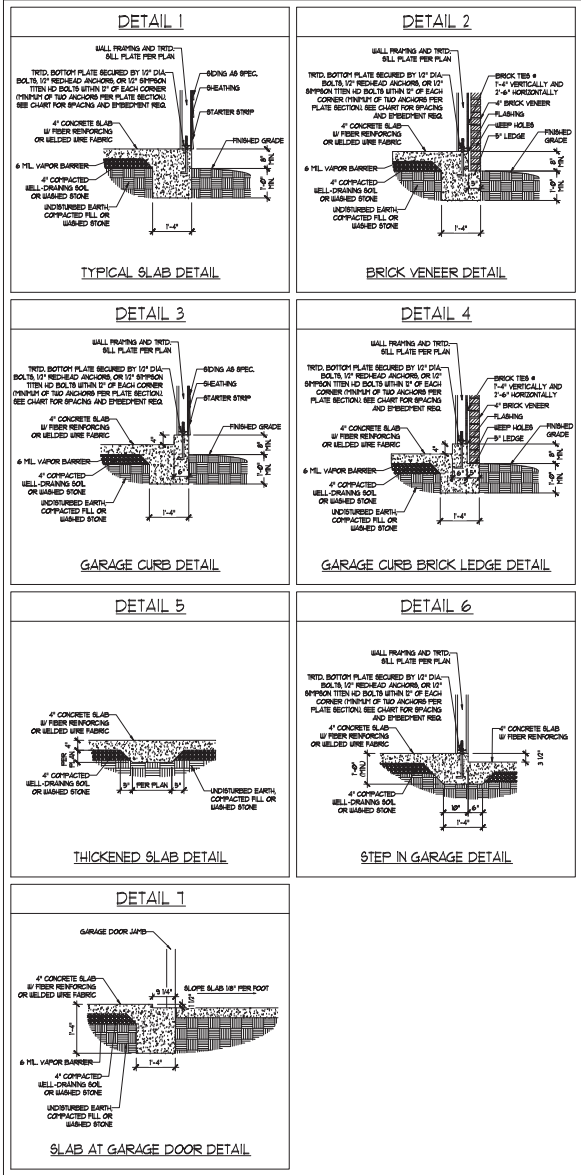
DATE: NOVEMBER 2, 2021
SCALE: 1/4" = 1'-0"
DRAWN BY: H&H HOMES
ENGINEERED BY: WTH



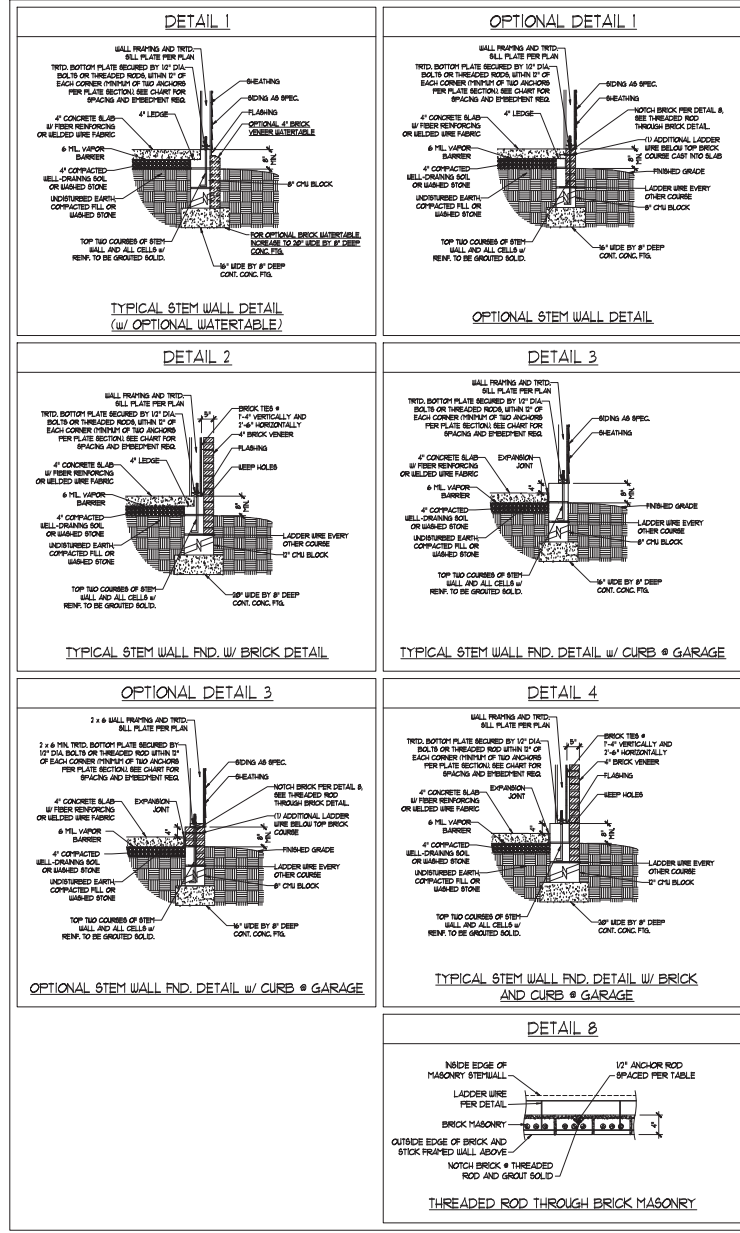
sheet 9 of 9
S-5b
 ROOF FRAMING PLAN

11/2/2021

MONOLITHIC SLAB DETAILS



STEMWALL DETAILS



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	UNGRAOUTED	GROUT SOLID	UNGRAOUTED	UNGRAOUTED
3	UNGRAOUTED	GROUT SOLID	UNGRAOUTED	UNGRAOUTED
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.
 - THE MULTIPLE B-TIES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY. FOUNDATION NOT COMMON TO HOUSE.
 - CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION.
 - BACKFILL OF CLEAN #51 / #61 WASHED STONE IS ALLOWABLE.
 - BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOLLS (48" PER FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE (B-20) OF THE 2016 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
 - PREP SLAB PER 806.2.1 AND 806.2.2 BASE OF THE 2016 INTERNATIONAL RESIDENTIAL CODE. MINIMUM 2" LAP SPLICE LENGTH.
 - LOCATE REBAR IN CENTER OF FOUNDATION WALL.
 - WHERE REQUIRED, FULL BLOCK SOLID WITH TYPE "N" PORTLAND CEMENT 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.	SPACING	4'-0" O.C.
EMBEDMENT	1"		5" INTO MASONRY 1" INTO CONCRETE	

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120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
 FOUNDATION DETAILS

DATE: NOVEMBER 14, 2019
 SCALE: MTS
 DRAWN BY: JBT
 ENGINEERED BY: JES

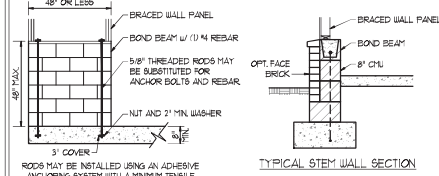
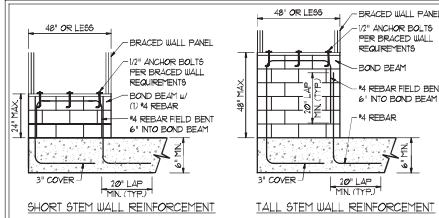
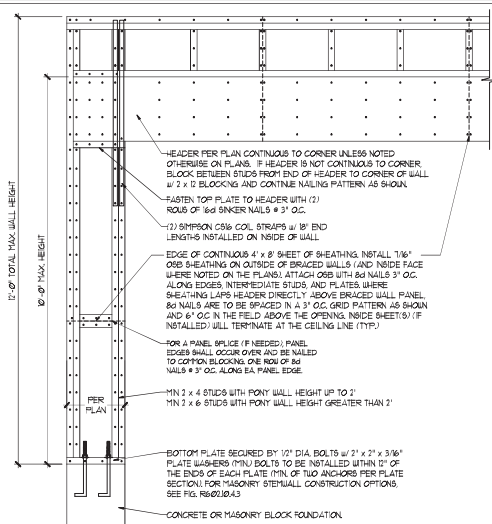


D-1 FOUNDATION DETAILS

11/2/2019

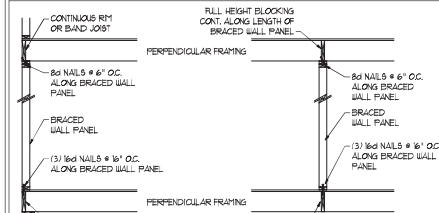
GENERAL WALL BRACING NOTES:

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. SEE STRUCTURAL SHEETS FOR BRACED WALL DIMENSIONS, HOLD DOWN TIES AND LOCATIONS. BRACED WALL LINE KEY TIE WALL DESIGN SUMMARY OF REQUIRED PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
4. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-48P IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED, WHEN NOT USING METHOD 'GB'. GYPSUM TO BE FASTENED PER TABLE R602.3. METHOD GB TO BE FASTENED PER TABLE R602.10.
6. CS-48P REFERS TO THE 'CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS' WALL BRACING METHOD. 1/8" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED W/ 8d COMMON NAILS OR 8d 12" LONG x 8D18 DIAPHRAGM WALL BRACING 6" O.C. ALONG PANEL EDGES AND 24" O.C. IN THE FIELD (N.O.).
7. GB REFERS TO THE 'GYPSUM BOARD' WALL BRACING METHOD. 1/2" (MIN) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL, FASTENED WITH 1 1/4" SCREWS OR 1 3/8" NAILS SPACED 12" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (N.O.). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R702.3.3. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3.1. EXTERIOR GB TO BE INSTALLED VERTICALLY.
8. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHOD CS-48P CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES ITS ACTUAL LENGTH AND METHOD FF CONTRIBUTES ITS ACTUAL LENGTH.

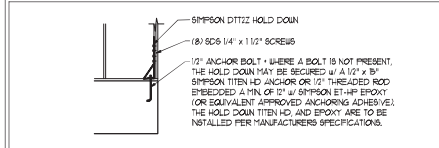


MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS (2)
PER FIGURE R602.10.4.3

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

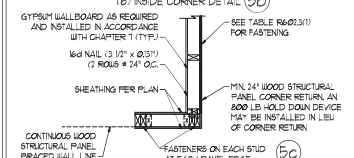
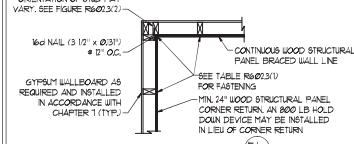
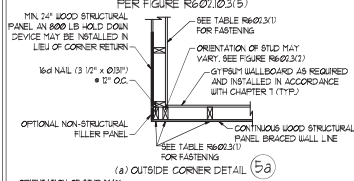


BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING (3)
PER FIGURE R602.10.4.4(1)

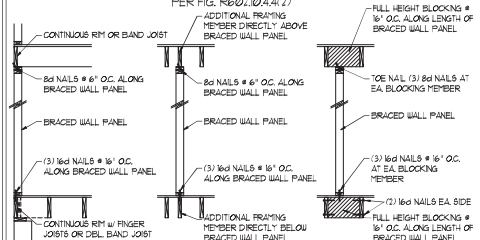


HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB (4)
• APPLICABLE ONLY WHERE SPECIFIED ON PLAN •

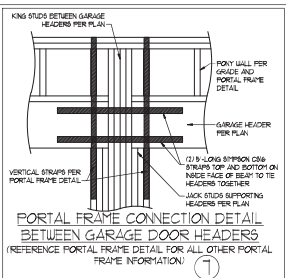
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING (5)



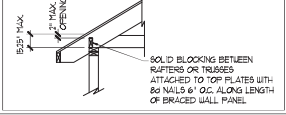
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING (6)



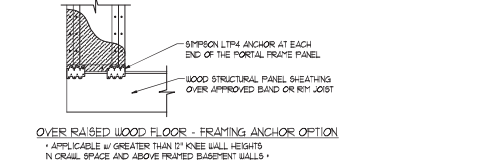
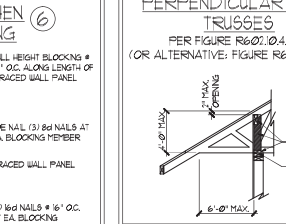
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BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS (8)
PER FIGURE R602.10.4.5(1)



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES (9)



METHOD FF-PORTAL FRAME DETAIL (1)

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N.C. LICENSE NO. C-173

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

DATE: NOVEMBER 14, 2018
SCALE: 1/8" = 1'-0"
DRAWN BY: JST
ENGINEERED BY: JST



11/2/2021

D-2 BRACED WALL NOTES AND DETAILS AND FF DETAIL

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLLARS, 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 JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
 - ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2018 EDITION (R602.4 - R602.1)
- | DESIGN CRITERIA | LIVE LOAD (PSF) | DEAD LOAD (PSF) | DEFLECTION (IN) |
|--|--------------------|-----------------|-----------------------------------|
| ATTIC WITH LIMITED STORAGE | 20 | 10 | L/240 (L/360 w/ BRITTLE FINISHES) |
| ATTIC WITHOUT STORAGE | 10 | 10 | L/360 |
| DECKS | 40 | 10 | L/360 |
| EXTERIOR BALCONIES | 40 | 10 | L/360 |
| FIRE ESCAPES | 40 | 10 | L/360 |
| HANDRAILS/GUARDRAILS | 100 LB OR 50 (PLF) | 10 | L/360 |
| PASSENGER VEHICLE GARAGE | 50 | 10 | L/360 |
| ROOMS OTHER THAN SLEEPING ROOM | 40 | 10 | L/360 |
| SLEEPING ROOMS | 30 | 10 | L/360 |
| STAIRS | 40 | 10 | L/360 |
| WIND LOAD
(BASED ON TABLE R602.4(4) WIND ZONE AND EXPOSURE)
GROUND SNOW LOAD, Pg | 20 (PSF) | | |
- 1-JOIST SYSTEMS DESIGNED WITH 1/2 PSF DEAD LOAD AND DEFLECTION (IN) OF L/400
 - FLOOR TRUSS SYSTEMS DESIGNED WITH 1/2 PSF DEAD LOAD
- FOR 15 AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R602.6 OF THE NRC, 2018 EDITION. FOR 150 MPH, 140 MPH, AND 130 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2018 EDITION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 1 OF THE NRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 3000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASE COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R602.5 OF THE NRC, 2018 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE 3/4" - 1" DEEP CONTROL JOISTS ARE TO BE SALED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. JOISTS WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R602.5 OF THE NRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A63 GRADE 60 WELDED WIRE FABRIC TO BE ASTM A95. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR 3" WIDER, AND NOT LESS THAN 1" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/11/15 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE II OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH #1 OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R604 OF THE NRC, 2018 EDITION, OR IN ACCORDANCE WITH ACE 318, ACE 335, NCHA 1988-4 OR ACE 530/ASCE 5/11/15 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R604.1(1), R604.1(2), R604.1(3), OR R604.1(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R604.1(5) OF THE NRC, 2018 EDITION. STEEL CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16' OC, WHERE GRADE PERMITS (UNO).

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FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE #2 SFF MINIMUM (F_b = 875 PSI, F_v = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SFF MINIMUM (F_b = 975 PSI, F_v = 475 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2600 PSI, F_v = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2325 PSI, F_v = 330 PSI, E = 1900000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2600 PSI, E = 1900000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2300 PSI, E = 1900000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
 - A. W AND WT SHAPES: ASTM A992
 - B. CHANNELS AND ANGLES: ASTM A36
 - C. PLATES AND BARS: ASTM A36
 - D. HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B
 - E. STEEL PIPE: ASTM A53, GRADE B, TYPE E OR S
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):
 - A. WOOD FRAMING (2) 1/2" DIA. x 4" LONG LAG SCREWS
 - B. CONCRETE (2) 1/2" DIA. x 4" WEDGE ANCHORS
 - C. MASONRY (FULLY GROUTED) (2) 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS
 LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROUS OF SELF TAPPING SCREWS # 16' OC, OR (2) ROUS OF 1/2" DIAMETER BOLTS # 16' OC. F 1/2" BOLTS ARE USED TO FASTEN THE NAILER. THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROUS OF 9/16" DIAMETER HOLES # 16' OC.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.1(1) AND R602.1(2) OF THE NRC, 2018 EDITION, OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO). WHICHEVER IS GREATER, ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.3 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- ALL BEAM 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 BRACED 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 1-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACINGS SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.8.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR 1-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINE.
- 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 OVERHANG 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 HEADERS WITH 1/2" LAG SCREWS AT 2' OC. 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) 16d NAILS EA. PL. BETWEEN WALL STUDS WITH (2) ROUS OF 1/2" LAG SCREWS AT 2' OC. STAGGERED AND IN ACCORDANCE WITH SECTION R702.8.2 OF THE NRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS, CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROUS OF 16d NAILS AT 16' OC. 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" OC. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16' OC, AND PLAT 2 x 10 VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR L157 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON CS66 COLL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TUBS STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.



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

DATE: NOVEMBER 14, 2018
SCALE: 1/8" = 1'-0"
DRAWN BY: JES
ENGINEERED BY: JST

S0
STRUCTURAL
NOTES

11/2/2021