

# SOUTHPORT

LOT 601 THE COLONY AT LEXINGTON  
BUYER MARKED

## SOUTHPORT REVISION LIST - STRUCTURAL:

1. COMBINED WILMINGTON AND LEXINGTON 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 NCRC 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 12X10'
  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 OWNERS BEDROOM MEETS CODE (11-01-20)
  22. SQUARE FOOTAGES ARE UPDATED AND CHANGED DUE TO MOVEMENT OF WALLS FROM 2X6 TO 2X, TO KEEP JOGS 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 PANS 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.

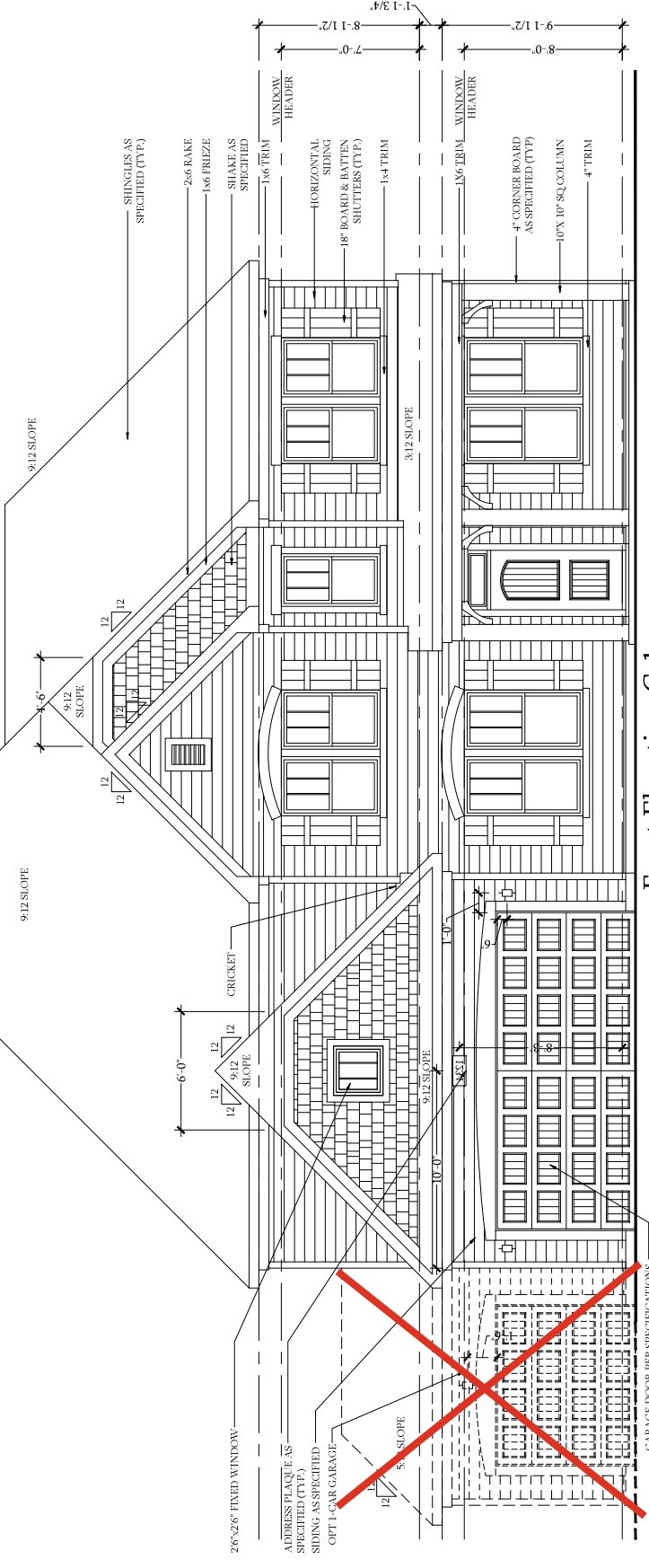
DREAM FINDERS HOMES  
SOUTHPORT

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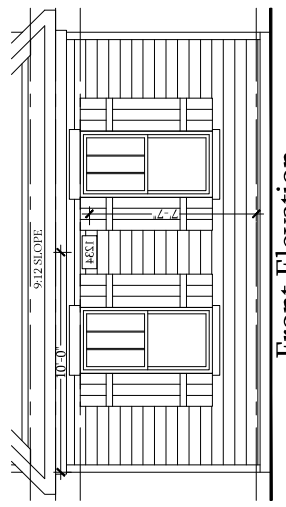


COVER SHEET

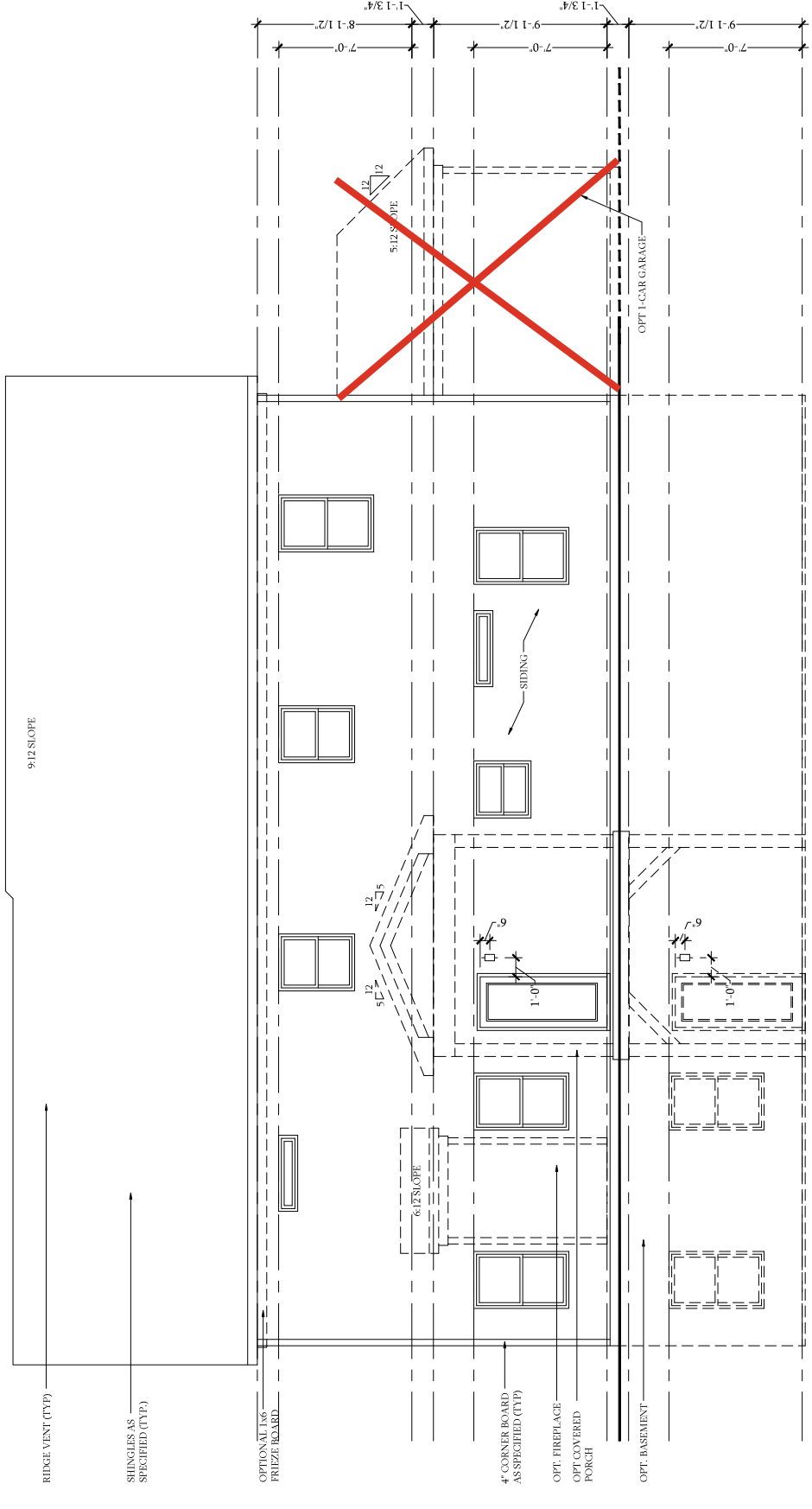
LOT 601 THE COLONY AT LEXINGTON



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

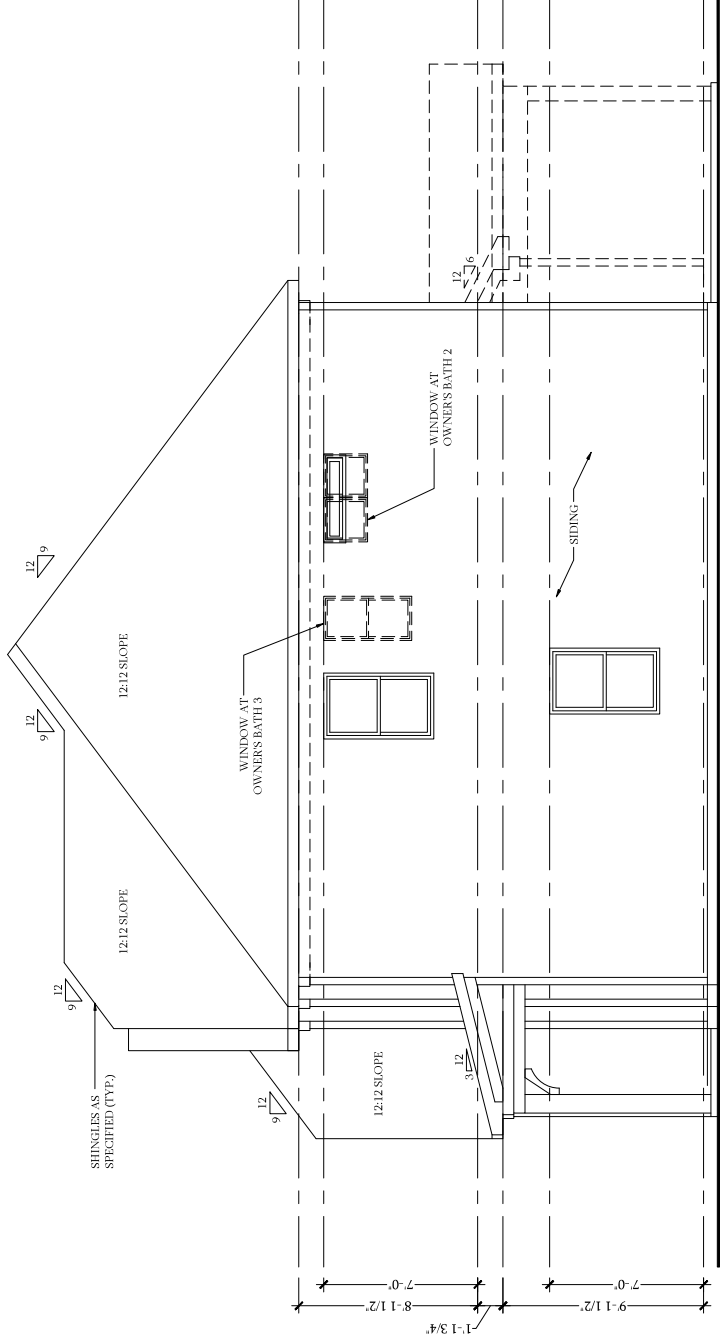


**Rear Elevation-C**  
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



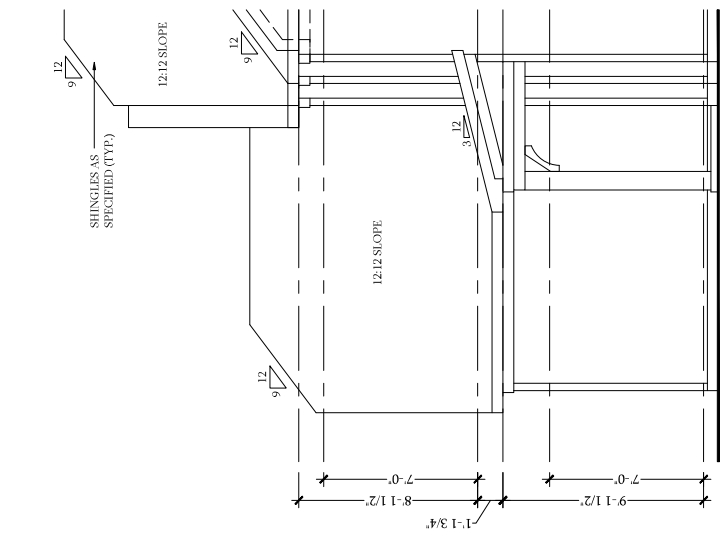
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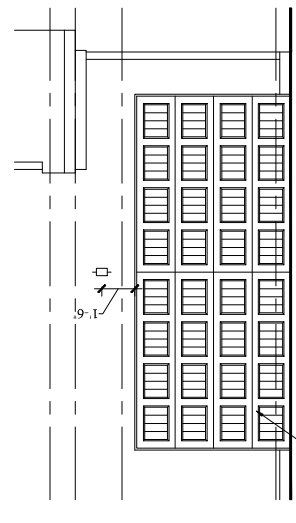
**Side Elevation**

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



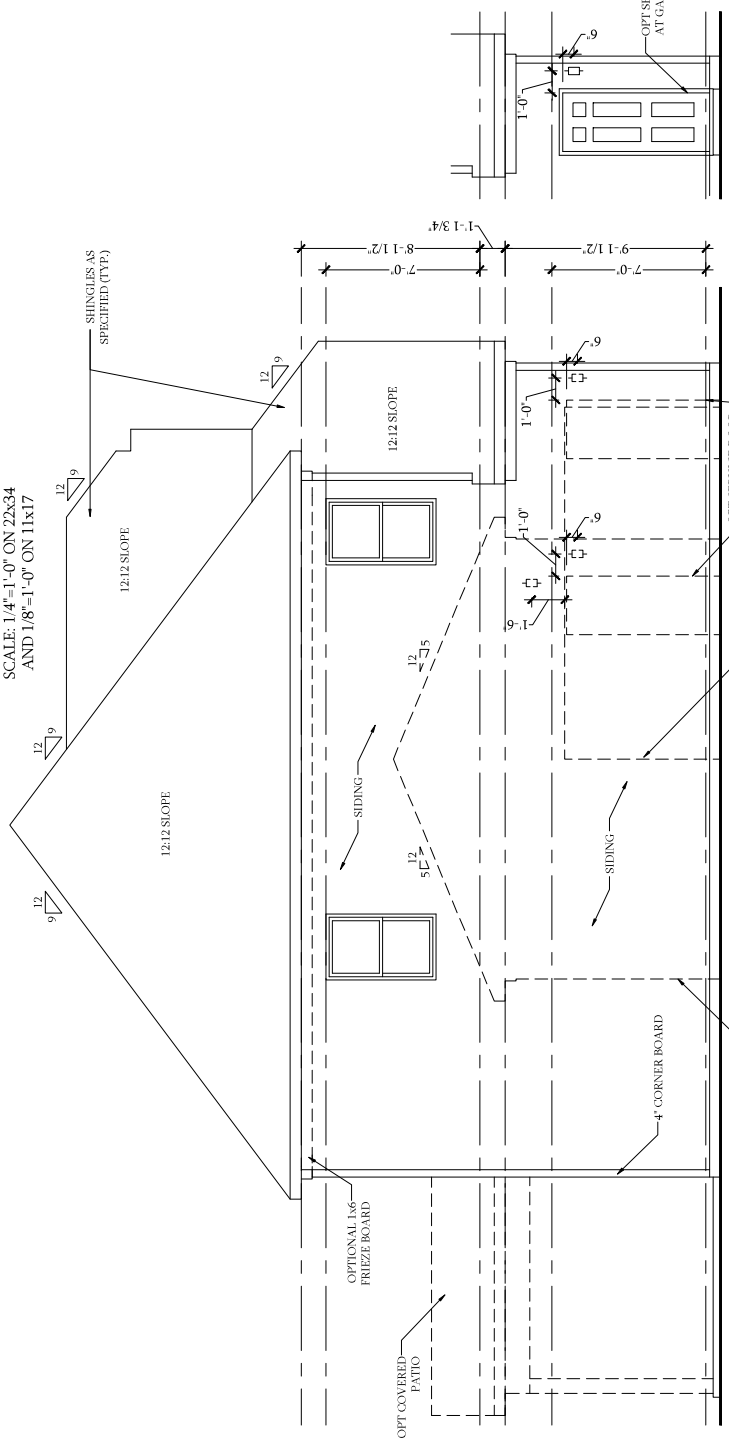
**Side Elevation**

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



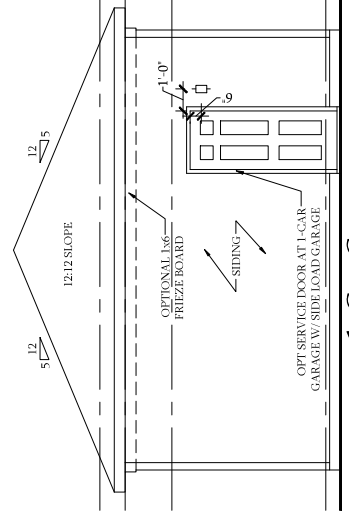
**Side Load Garage Elevation**

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



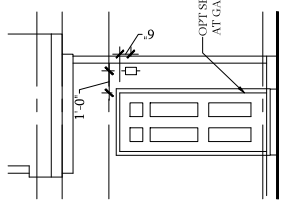
**Side Elevation**

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



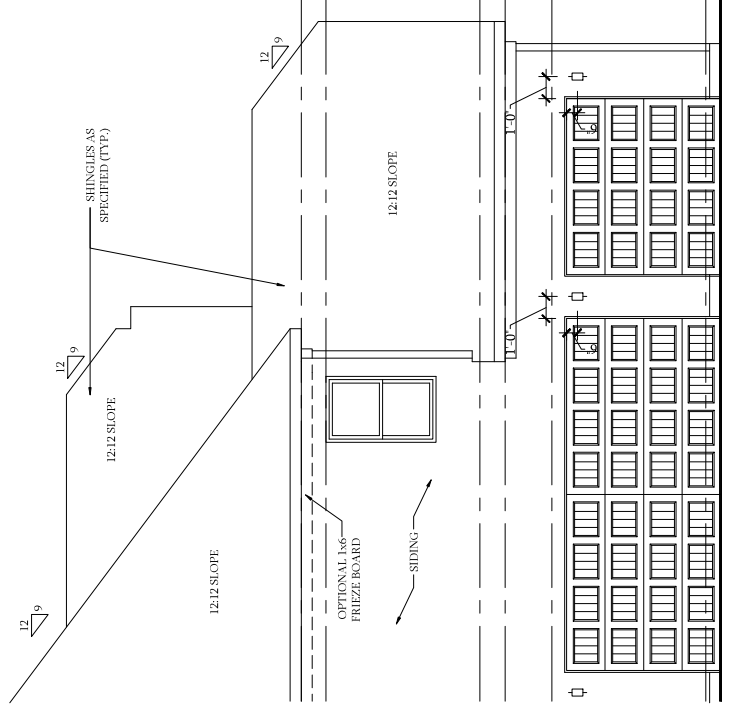
**1-Car Garage**

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



**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



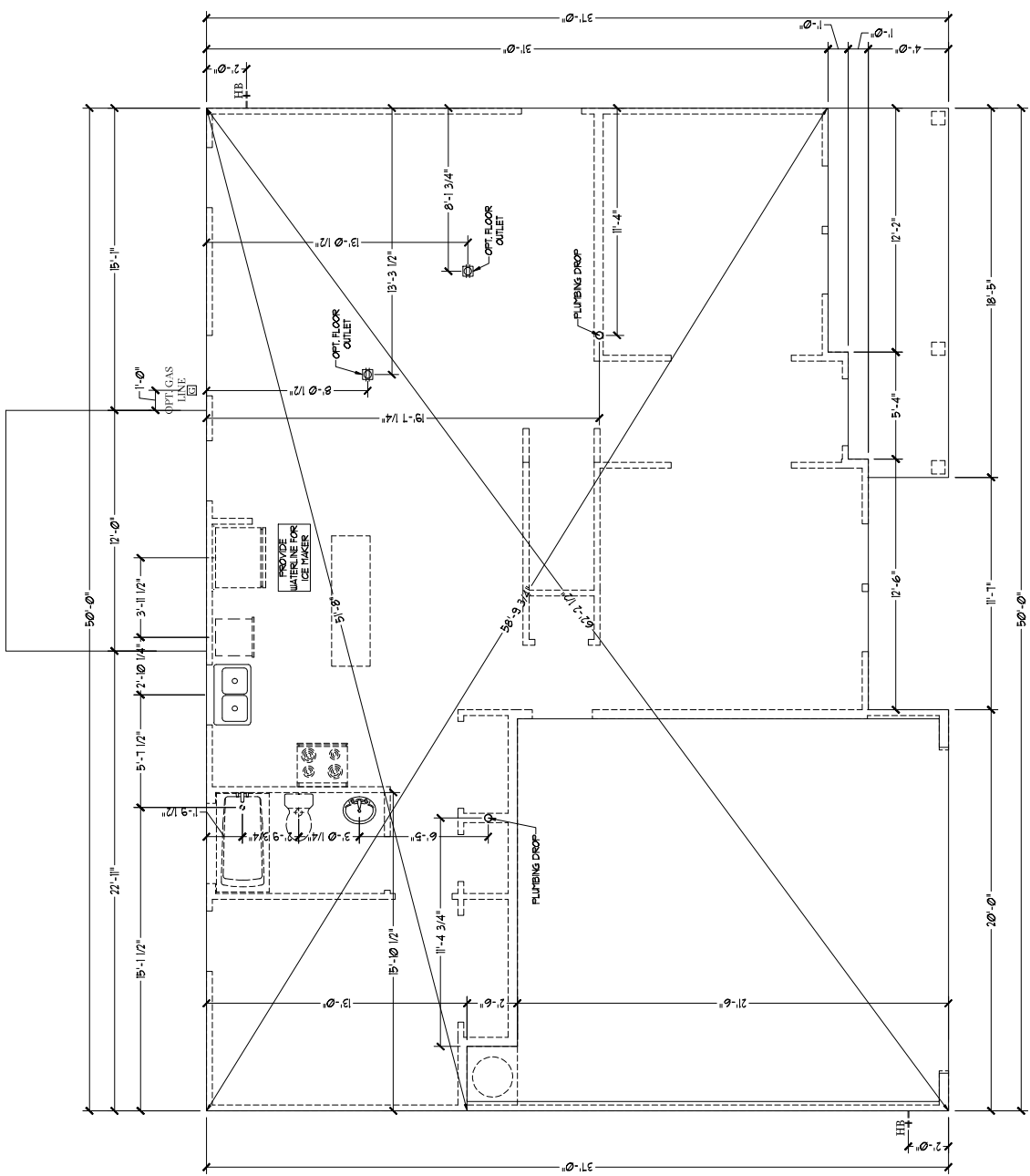
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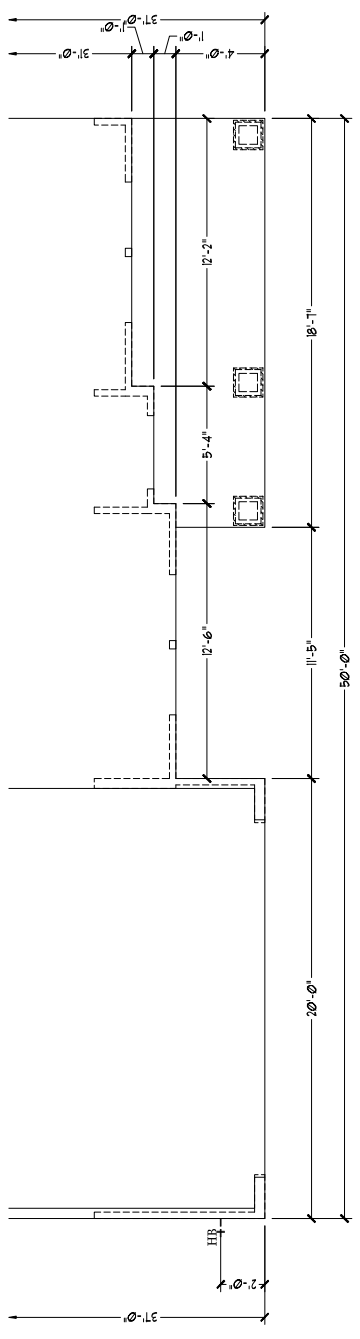
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**Slab Interface Plan**  
SCALE: 1/4"=1'-0" ON 22X34 AND 1/8"=1'-0" ON 11X17

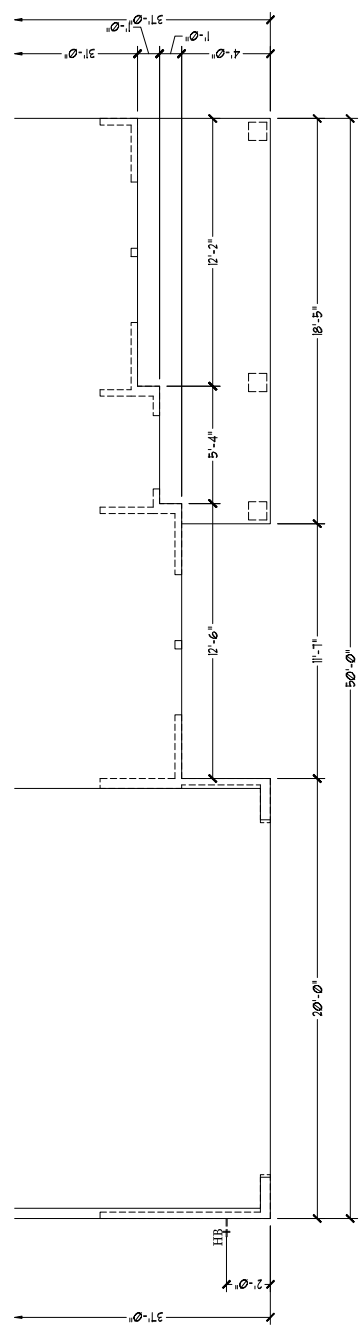






**Slab Interface Plan  
Elevation 'B'**

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



**Slab Interface Plan  
Elevation 'C'**

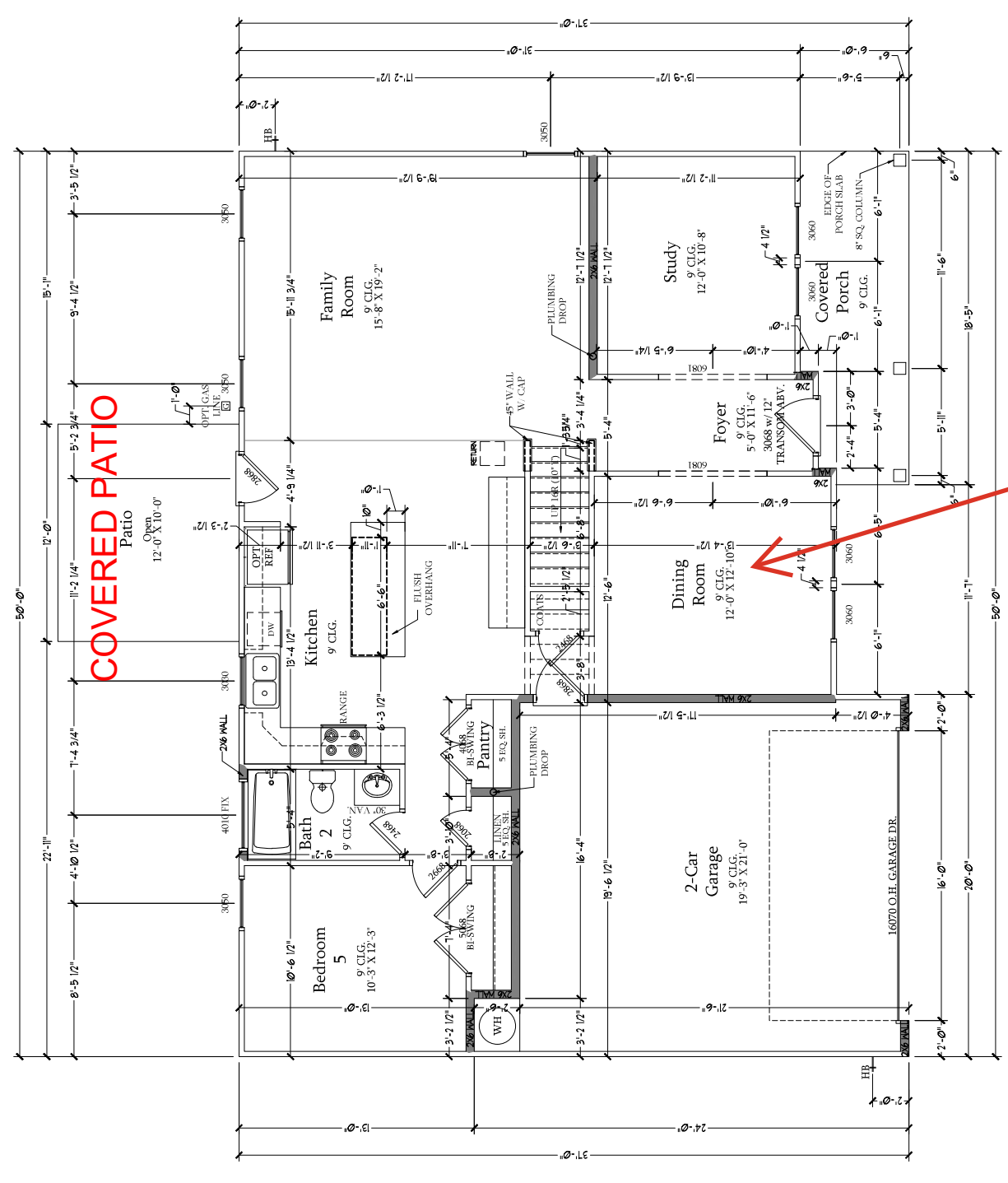
SCALE: 1/4"=1'-0" ON 22x34  
AND 1/8"=1'-0" ON 11x17

**SQUARE FOOTAGE**

1st FLOOR	1945.56 FT.
2nd FLOOR	2992.56 FT.
TOTAL	4938.12 FT.
GARAGE	459.56 FT.
FRONT PORCH	804.56 FT.
PATIO	129.56 FT.
OPT. BASEMENT	1311.56 FT.
1st FLOOR OPTIONS	19.56 FT.
OPTIONAL FIREPLACE	31.56 FT.
1st FLOOR w/ OPT. BASEMENT	31.56 FT.
2nd FLOOR OPTIONS	31.56 FT.
1st FLOOR w/ OPT. BASEMENT	31.56 FT.
UNHEATED OPTIONS	249.56 FT.
OPT. 1-CAR GARAGE	669.56 FT.
OPT. 3-CAR GARAGE	109.56 FT.
OPT. COVERED PATIO	109.56 FT.
OPT. EXTENDED PATIO	109.56 FT.

**SQUARE FOOTAGE w/ BRICK VENEER**

1st FLOOR	1371.56 FT.
2nd FLOOR	1649.56 FT.
TOTAL	2921.12 FT.
GARAGE	459.56 FT.
FRONT PORCH	804.56 FT.
PATIO	129.56 FT.
OPT. BASEMENT	1311.56 FT.
1st FLOOR OPTIONS	19.56 FT.
OPTIONAL FIREPLACE	29.56 FT.
1st FLOOR w/ OPT. BASEMENT	29.56 FT.
2nd FLOOR OPTIONS	29.56 FT.
1st FLOOR w/ OPT. BASEMENT	29.56 FT.
UNHEATED OPTIONS	259.56 FT.
OPT. 1-CAR GARAGE	639.56 FT.
OPT. 3-CAR GARAGE	109.56 FT.
OPT. COVERED PATIO	109.56 FT.
OPT. EXTENDED PATIO	109.56 FT.



**COVERED PATIO**

**COVERED CEILING**

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

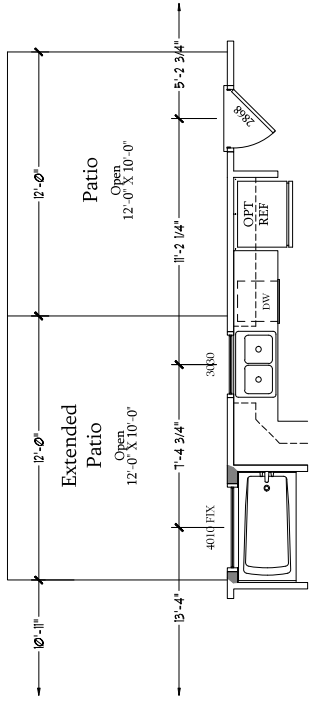


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**DREAM FINDERS HOMES**  
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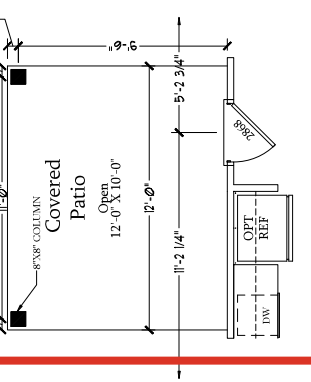
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FIRST FLOOR  
 PLAN  
 A-6



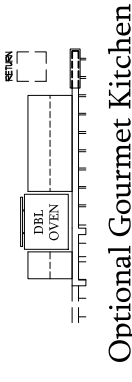
**Optional Extended Patio**

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



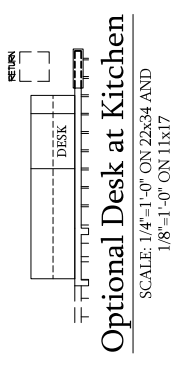
**Optional Covered Patio**

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



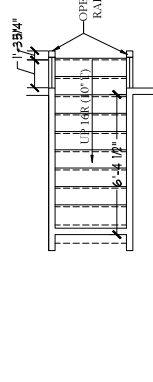
**Optional Gourmet Kitchen**

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



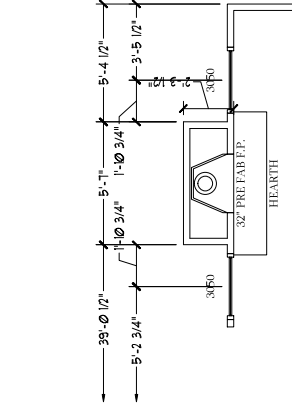
**Optional Desk at Kitchen**

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



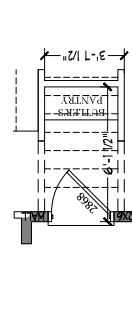
**Optional Open Rail  
ILO 45" Wall w/ Cap**

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



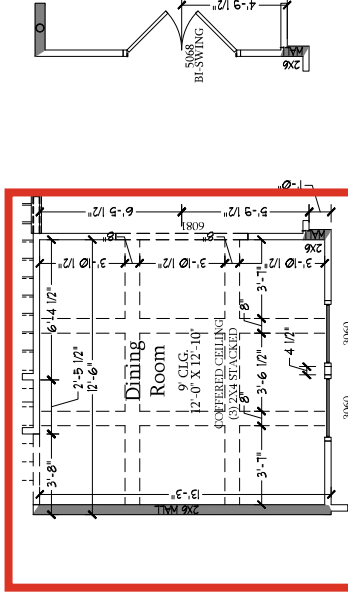
**Optional Fireplace  
at Family Room**

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

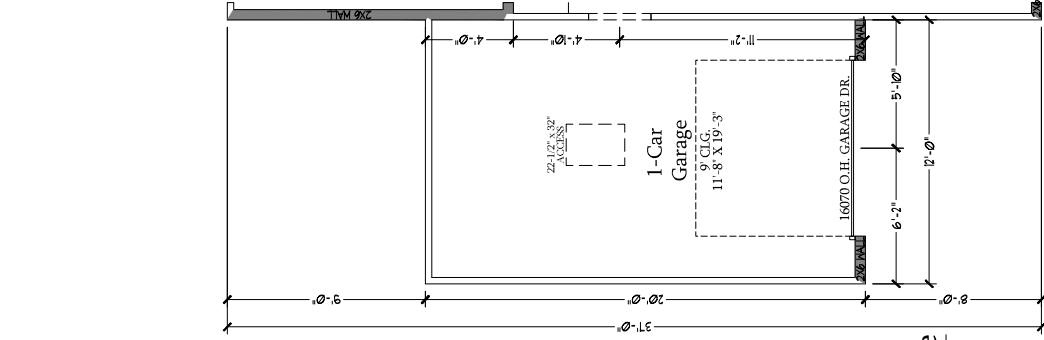


**Opt. Coffered Ceiling at  
Dining Room**

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



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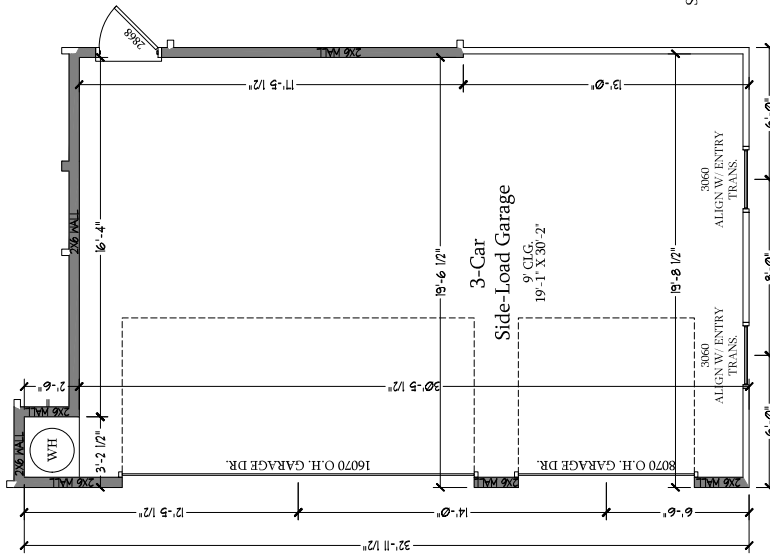
**Optional 1-Car  
Carriage Garage**

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



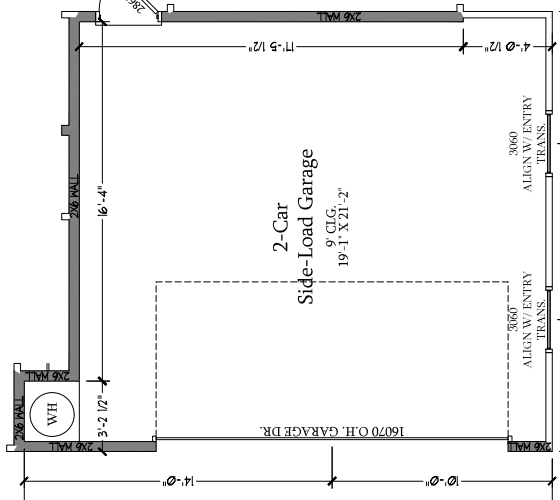
**Optional Service  
Door at 1-Car  
Garage**

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



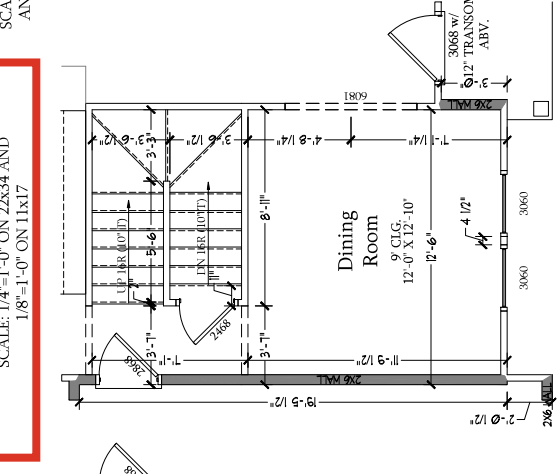
**Optional 3-Car Side Load Garage**

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

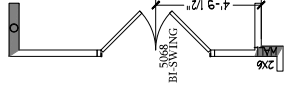


**Dining Room w/  
Opt. Basement**

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

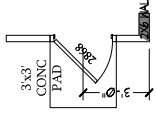
**Optional Bi-Swing  
Doors at Study**

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



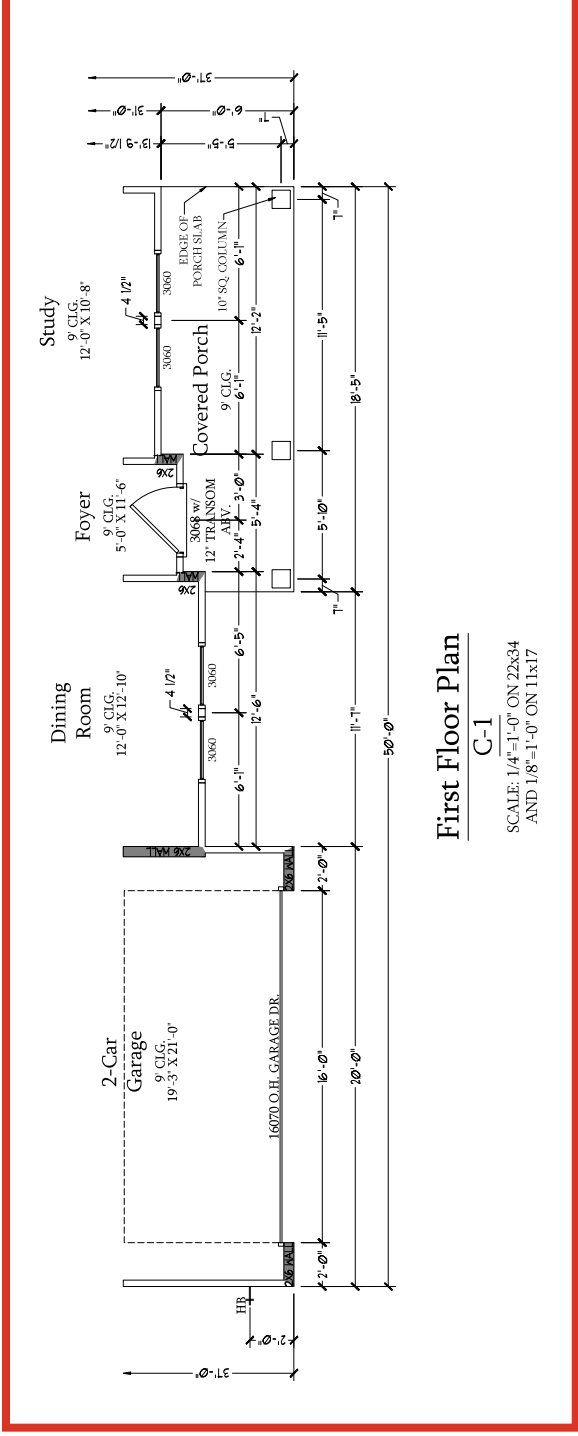
**Optional Service  
Door at Garage**

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



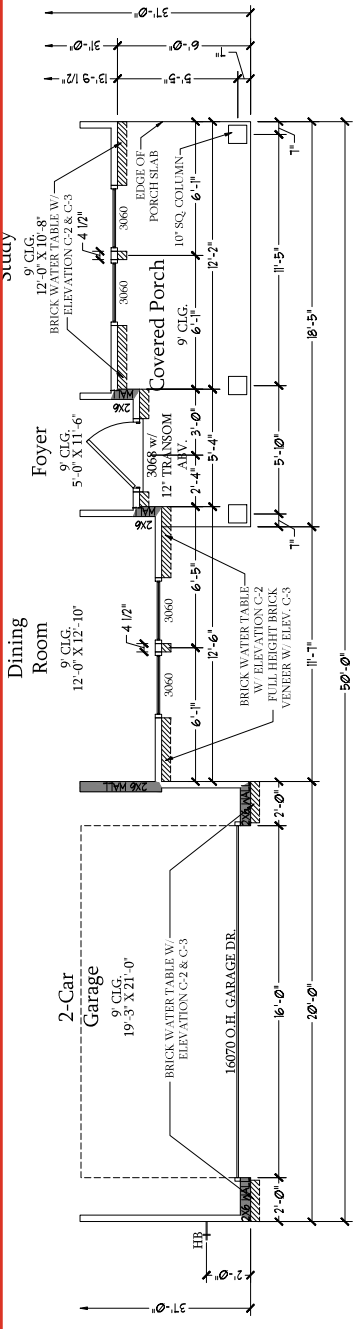
**Optional Service  
Door at Garage**

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



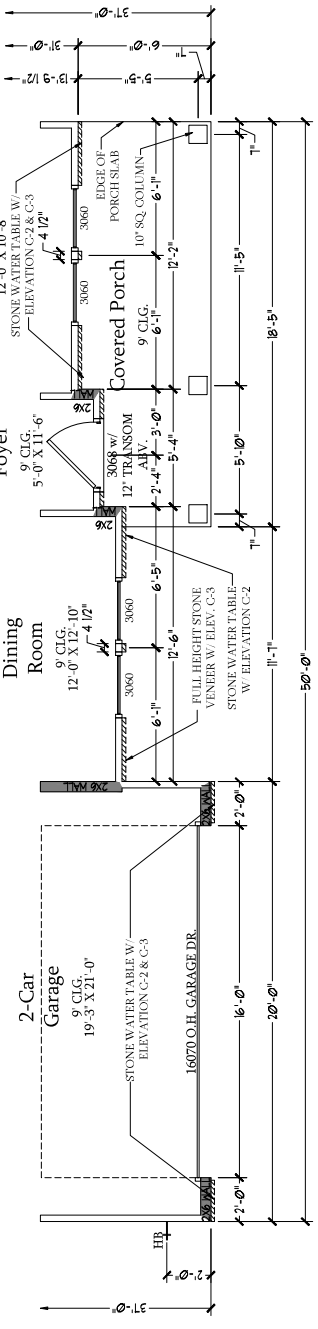
**First Floor Plan**  
C-1

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



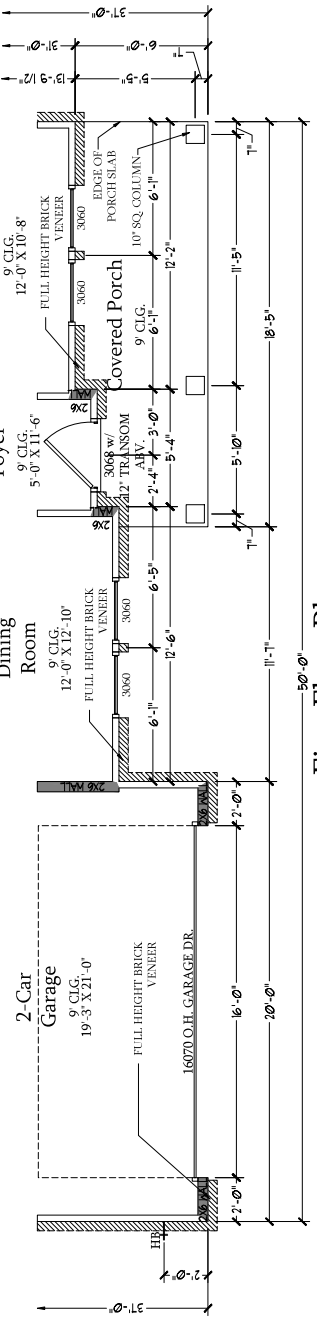
**First Floor Plan**  
C-2 & C-3 Elev w/ Brick Front

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



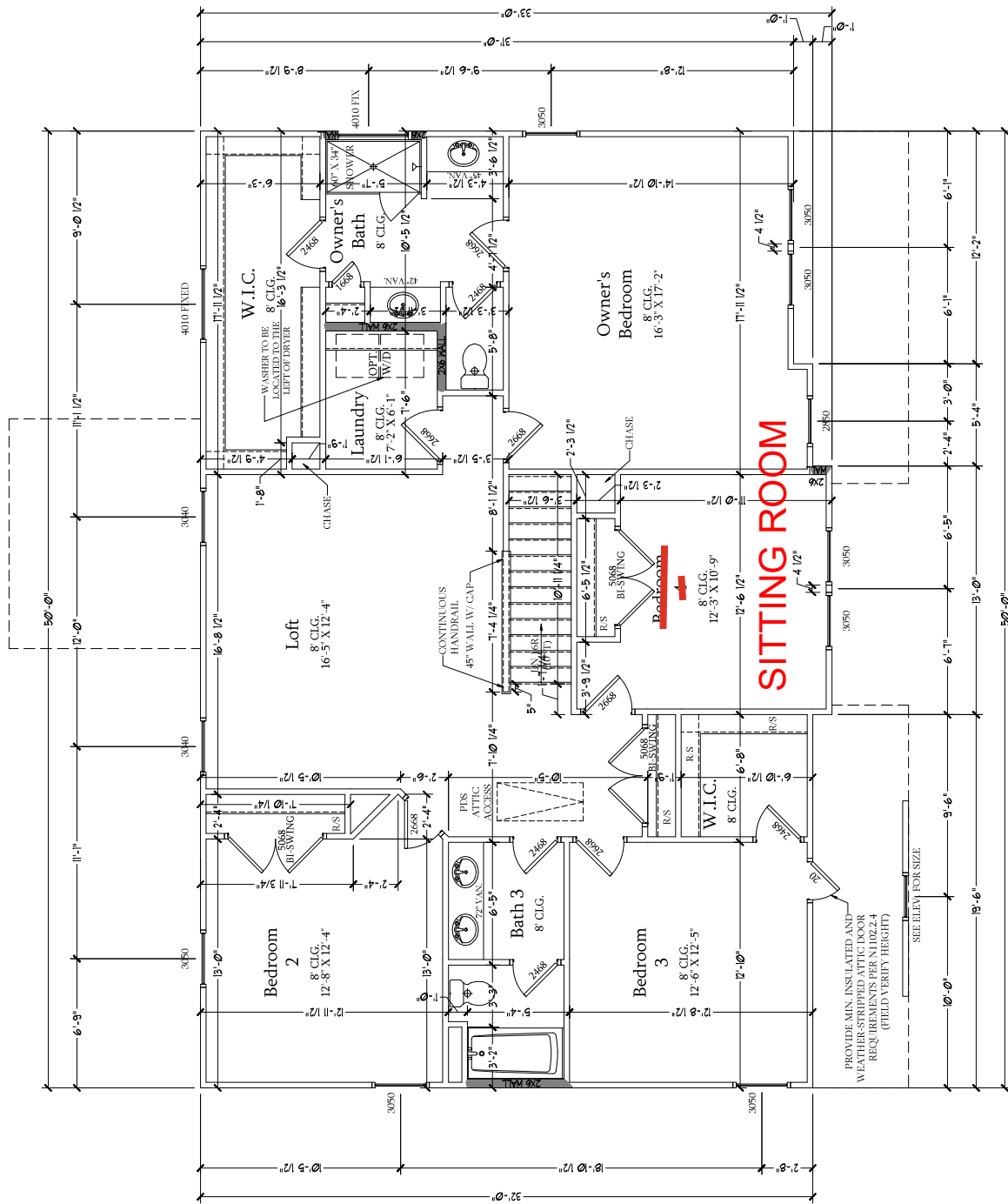
**First Floor Plan**  
C-4 Elev

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



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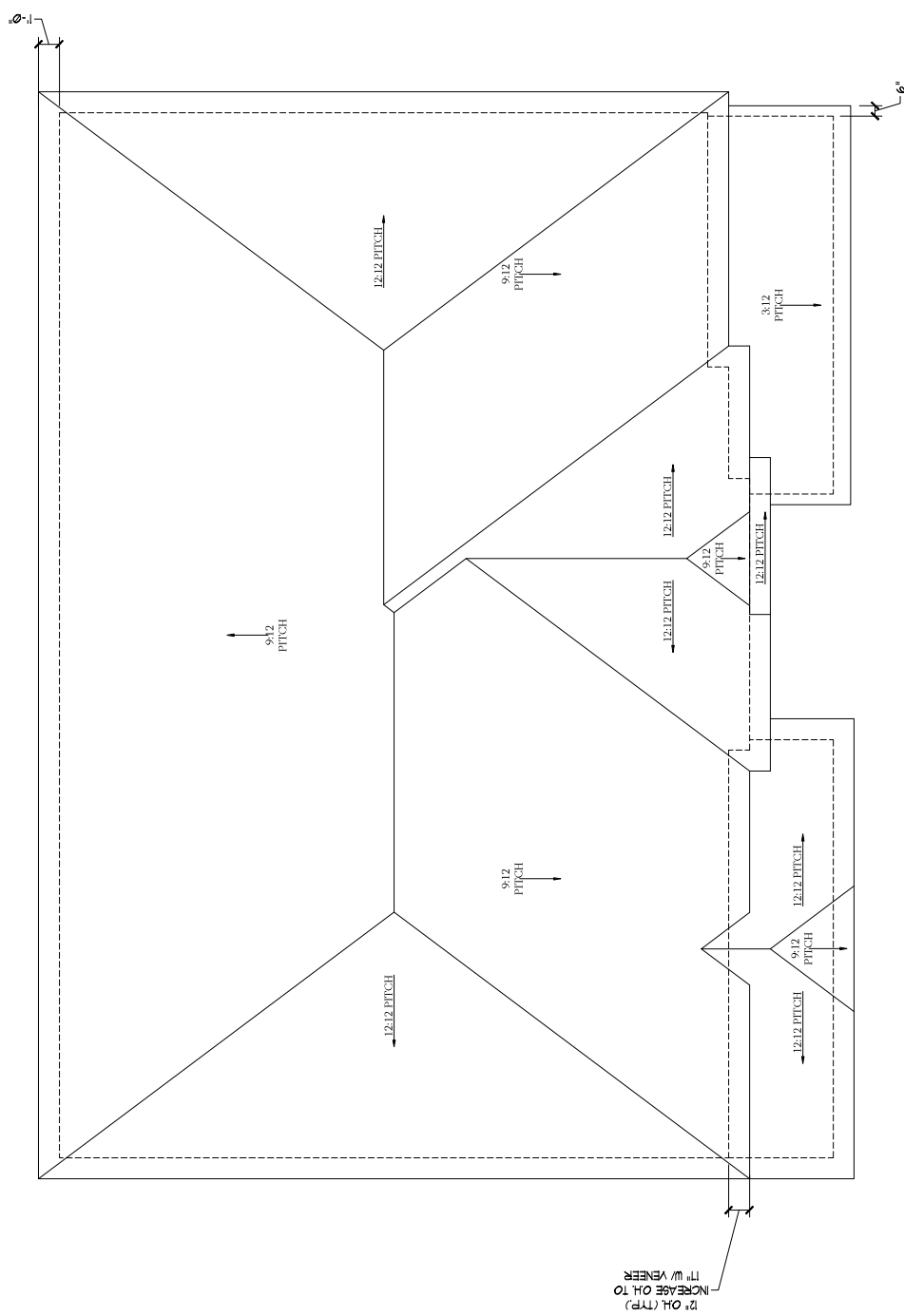
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PROVIDE MIN. INSULATED AND WEATHER-STRIPPED ATTIC DOOR REQUIREMENTS PER N1022.4 (FIELD VERIFY HEIGHT)  
SEE ELEV FOR SIZE



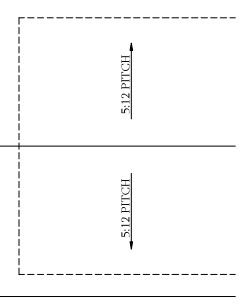




**Roof Plan**  
**Elevation C**  
SCALE: 1/4"=1'-0" ON 22&34 AND  
1/8"=1'-0" ON 11x17

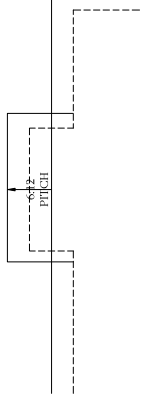
TOTAL UNDER ROOF AREA:	1600	SQ. FT.	1600	SQ. FT.
VENTING AREA REQUIRED:	1600	SQ. FT. / 300 =	5.33	SQ. FT.
TOTAL REQUIREMENTS:	LOWER: 2.66	UPPER: 2.66		
LOWER AREA VENTING				
[SOFFIT VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
	-	.041 SF/LF	106'-0"	4.346
LOWER AREA VENTING PROVIDED:				
UPPER AREA VENTING				
[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

2" OH (TR)  
INCREASE OH TO  
1" W/ VENER



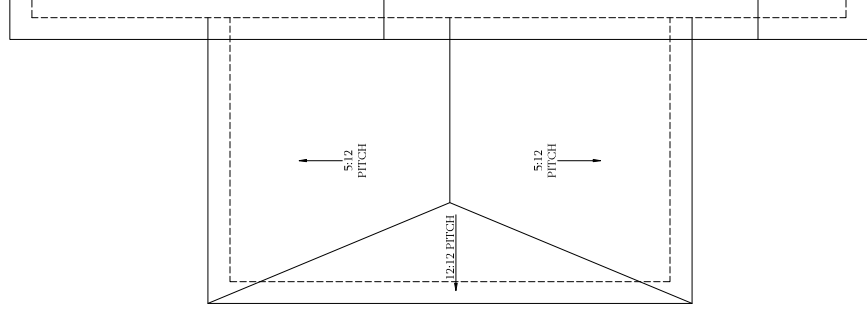
**Optional Covered Patio**

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



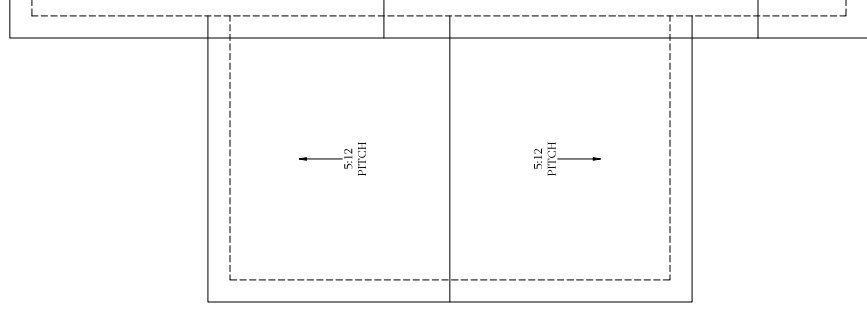
**Optional Fireplace  
at Family Room**

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



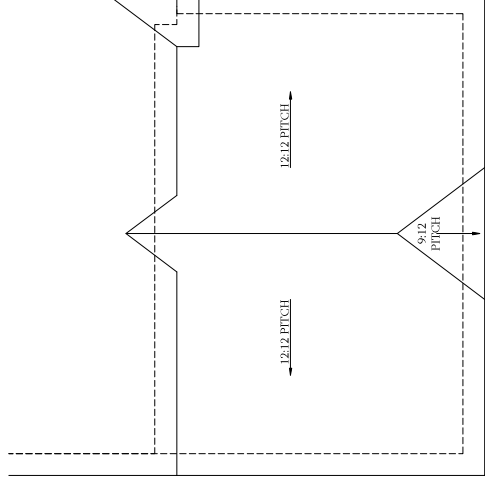
**Optional 1-Car  
Carriage Garage  
Elevation C**

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



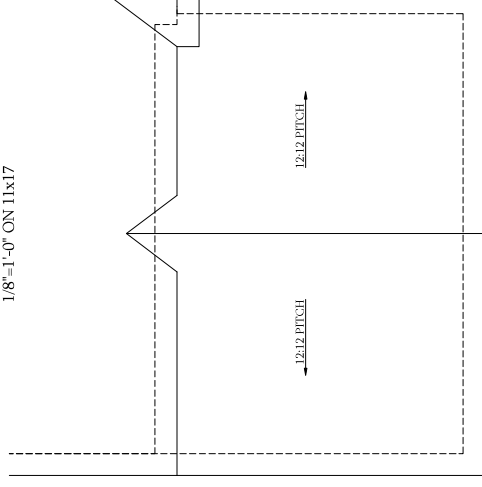
**Optional 1-Car  
Carriage Garage  
Elevation A & B**

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



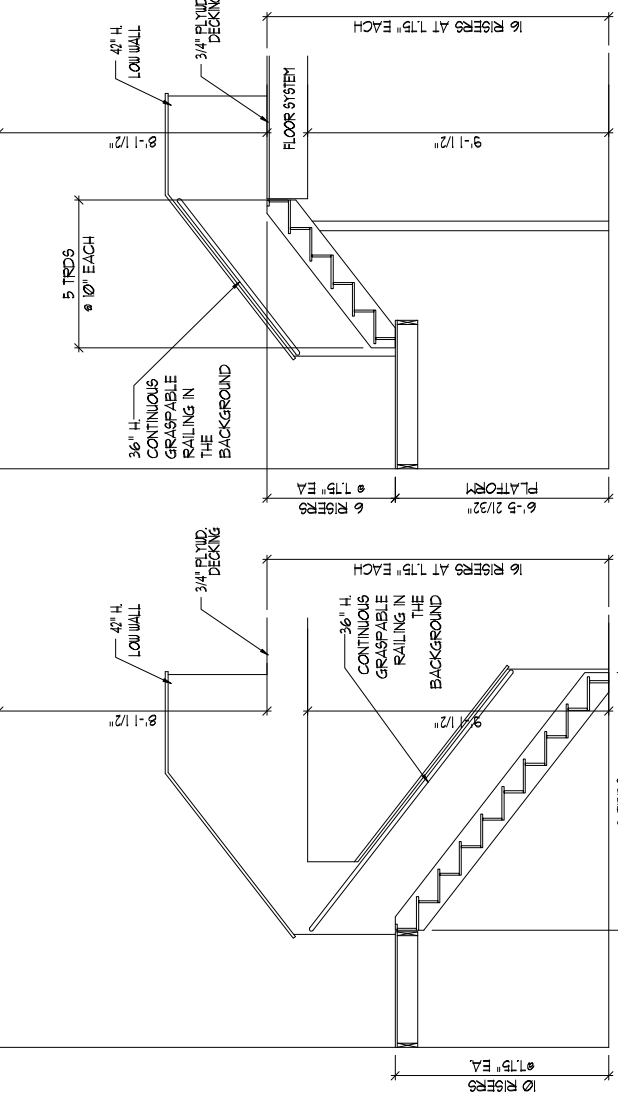
**Optional 3-Car Side Load Garage  
Elevation C**

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



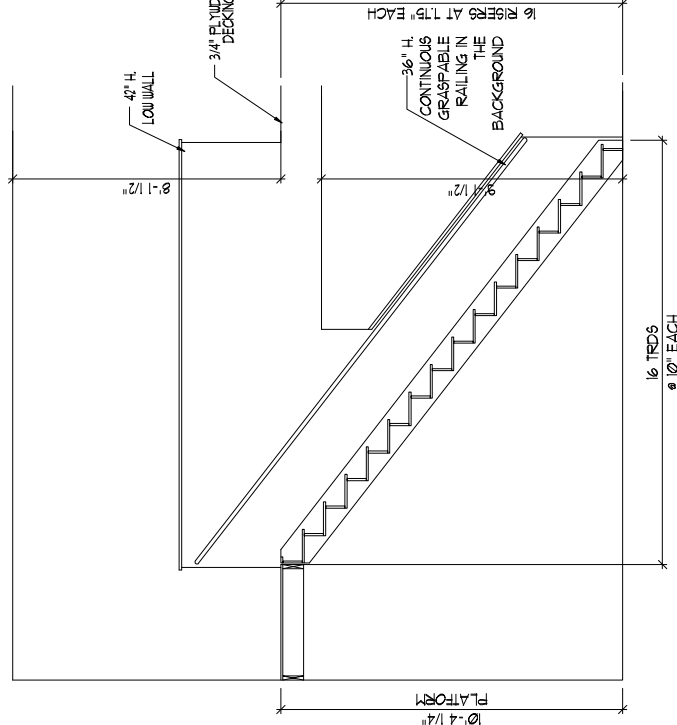
**Optional 3-Car Side Load Garage  
Elevation A & B**

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

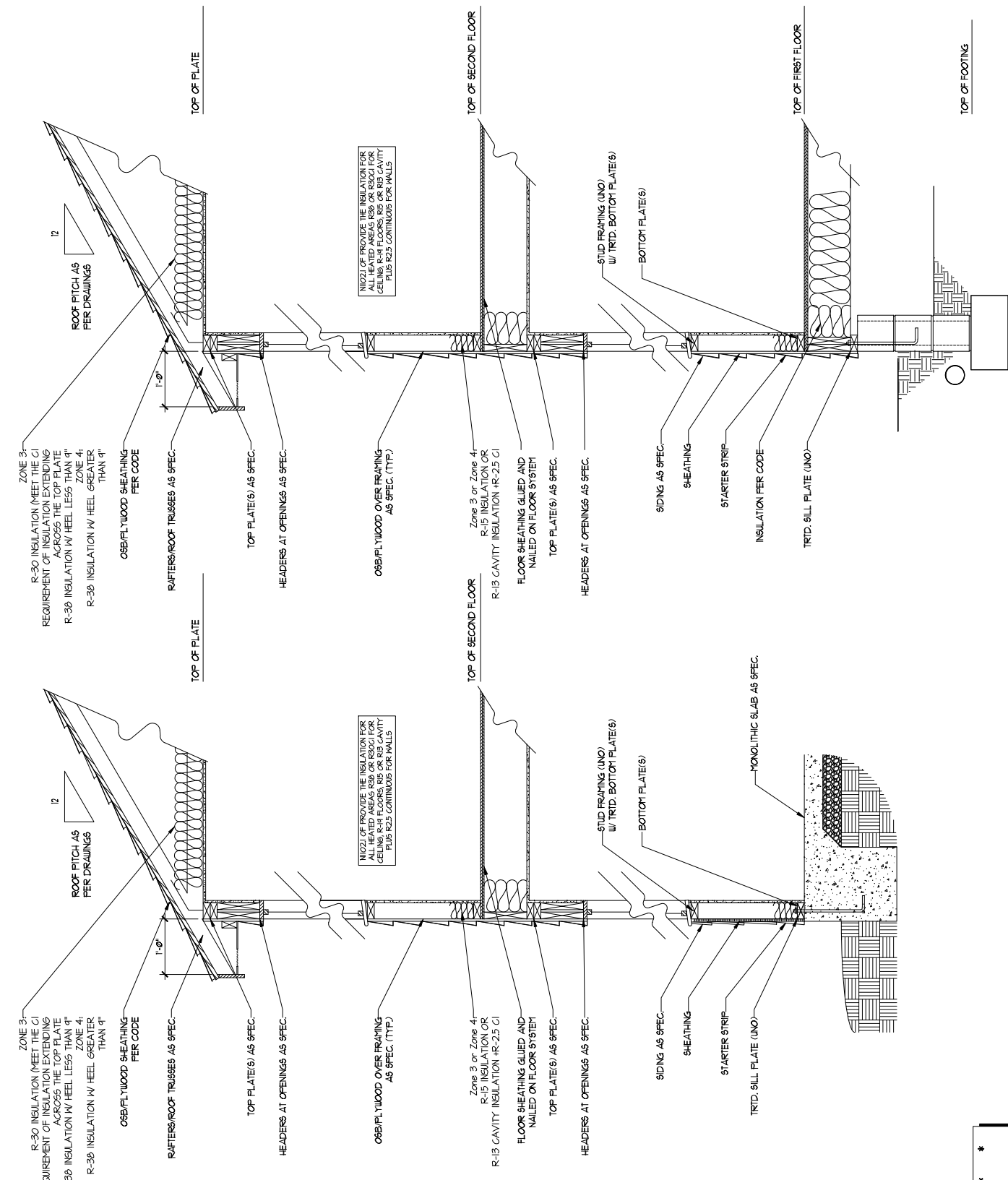


STAIR SECTION (NTS)

STAIR SECTION (NTS)



STAIR SECTION (NTS)



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

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

**\* \* \* \* \***  
**STAIR NOTES:**  
 RAILING: BALLUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.  
 THE TRIANGULAR OPENINGS FORMED BY THE RISER TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE A SUCH A SIZE THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH.  
 OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 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 NEBEL POSTS OR SAFETY TERMINALS. HANDRAILS SHALL BE SPACED AT 48 INCHES MAXIMUM AND NOT LESS THAN 1 1/2 INCH BETWEEN THE WALL AND HANDRAILS.  
 CONTINUOUS GRASPABLE HANDRAIL MUST MEET THE OR THE IBC CRITERIA  
**\* \* \* \* \***



PRICES, PROMOTIONS, INCENTIVES, FEATERS, OPTIONS, DIMENSIONS, ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND DIMENSIONS ARE ESTIMATED AND MAY VARY IN ACTUAL CONSTRUCTION. ACTUAL POSITION, PLANS, ELEVATIONS, SECTIONS, PATTERNS AND FINISHES ARE AMTGT CONCEPTS. FLOOR PLANS ARE THE COPYRIGHTED PROPERTY OF DREAM FINDERS HOMES. ANY USE, REPRODUCTION, ADAPTATION, OR DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SEE NEW COPY RIGHT © DREAM FINDERS HOMES

DREAM FINDERS HOMES  
 SOUTHPORT

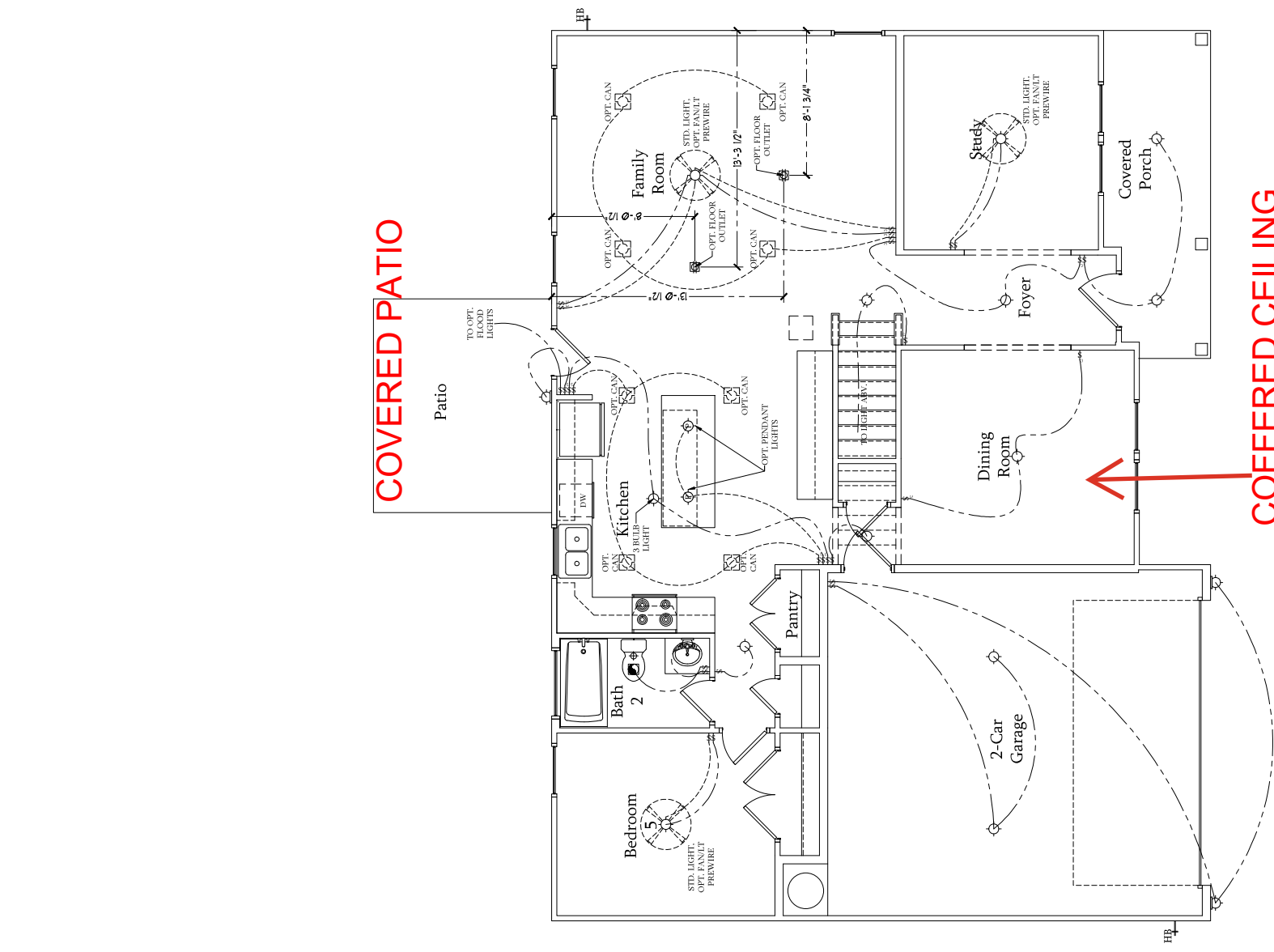
DATE: SEPTEMBER 16, 2019  
 REV.: AUGUST 01, 2021  
 SCALE: 1/4"=1'-0"  
 DRAWN BY:  
 ENGINEERED BY:  
 REVIEWED BY:  
 WALL SECTIONS  
 AND STAIR  
 DETAIL  
 AD-1

**ELECTRICAL LEGEND**

- 120V OUTLET
- 120V GFI OUTLET
- 120V SWITCHED OUTLET
- 120V BASINBOARD OUTLET
- 4-PLEX
- FLOOR MOUNTED 120V
- 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
- CARBON MONOXIDE DETECTOR
- 110V SMOKE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL
- CEILING FAN
- CEILING FAN W/ LIGHT

**ELECTRICAL NOTES:**

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (G.F.I.) 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" COUNTERTOP... 14" (UNLESS 48" TELEVISION... 14")
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED TO THE MAIN ELECTRICAL PANEL AND SHALL BE EQUIPPED WITH A MONITORING BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, PARLORS, LIBRARIES, DESS, SUNKHOUSES, 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 G.F.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 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 MONITORING. 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

**COVERED CEILING**

**COVERED PATIO**



PRICE, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, DIMENSIONS, ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND DIMENSIONS ARE ESTIMATED AND MAY VARY IN ACTUAL CONSTRUCTION. ACTUAL POSITION OF HOUSE ON LOT WILL BE DETERMINED BY THE SITE PLAN AND PLOT PLANS. FLOOR PLANS, MATERIALS AND FINISHES ARE SUBJECT TO CHANGE WITHOUT NOTICE. RENDERS ARE ARTIST CONCEPTIONS. FLOOR PLANS, PLAN AND PLOT PLANS, AND ELEVATION HOMES. ANY USE, REPRODUCTION, ADAPTATION, OR DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SEE NEW COPY RIGHT © DREAM FINDERS HOMES
















**DREAM FINDERS HOMES**  
**SOUTHPORT**

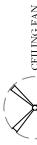
DATE: SEPTEMBER 16, 2019  
REV.: AUGUST 01, 2021  
SCALE: 1/4"=1'-0"  
DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:

**FIRST FLOOR**  
**ELECTRICAL**  
**PLAN**  
**E-1**



**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
-  CARBON MONOXIDE DETECTOR
-  110 V SMOKE DETECTOR
-  EXHAUST FAN
-  LOW VOLTAGE PANEL



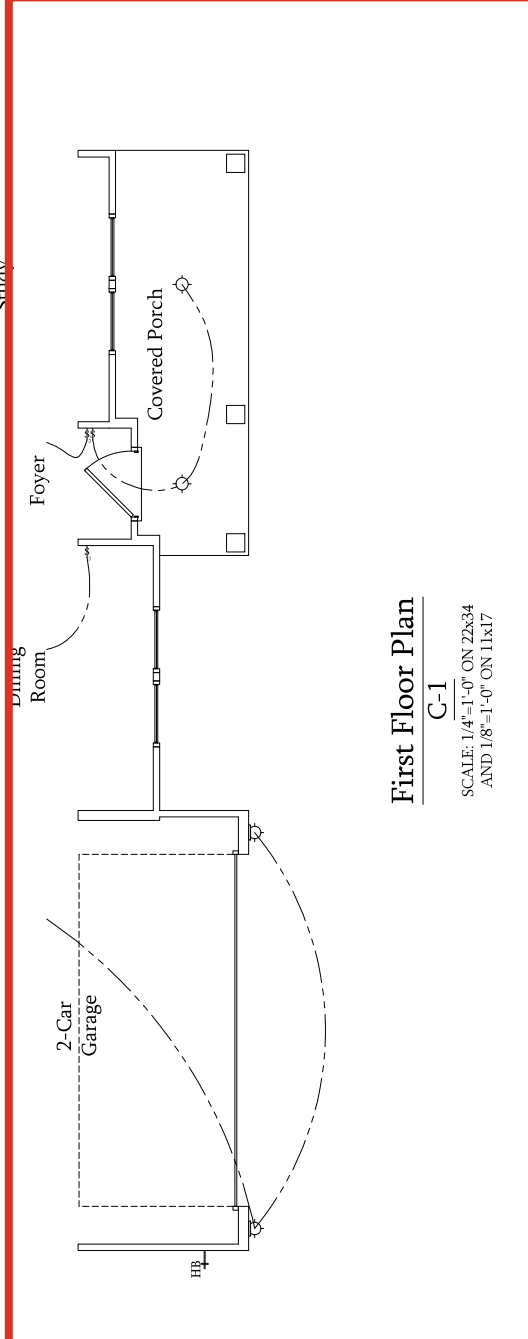
**ELECTRICAL NOTES:**

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... 42"  
 OUTLETS... 14"  
 TELEPHONE... 14" (UNLESS ABV COUNTERTOP)  
 TELEVISION... 14"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED TO THE MAIN ELECTRICAL PANEL AND SHALL BE EQUIPPED WITH A MONITORING BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, BATHS, KITCHENS, BREAKFAST ROOMS, RECREATION ROOMS, LIBRARIES, DESS, SUNROOMS, 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 FURNACE-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. ALL ALARMS SHALL BE LISTED OR 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



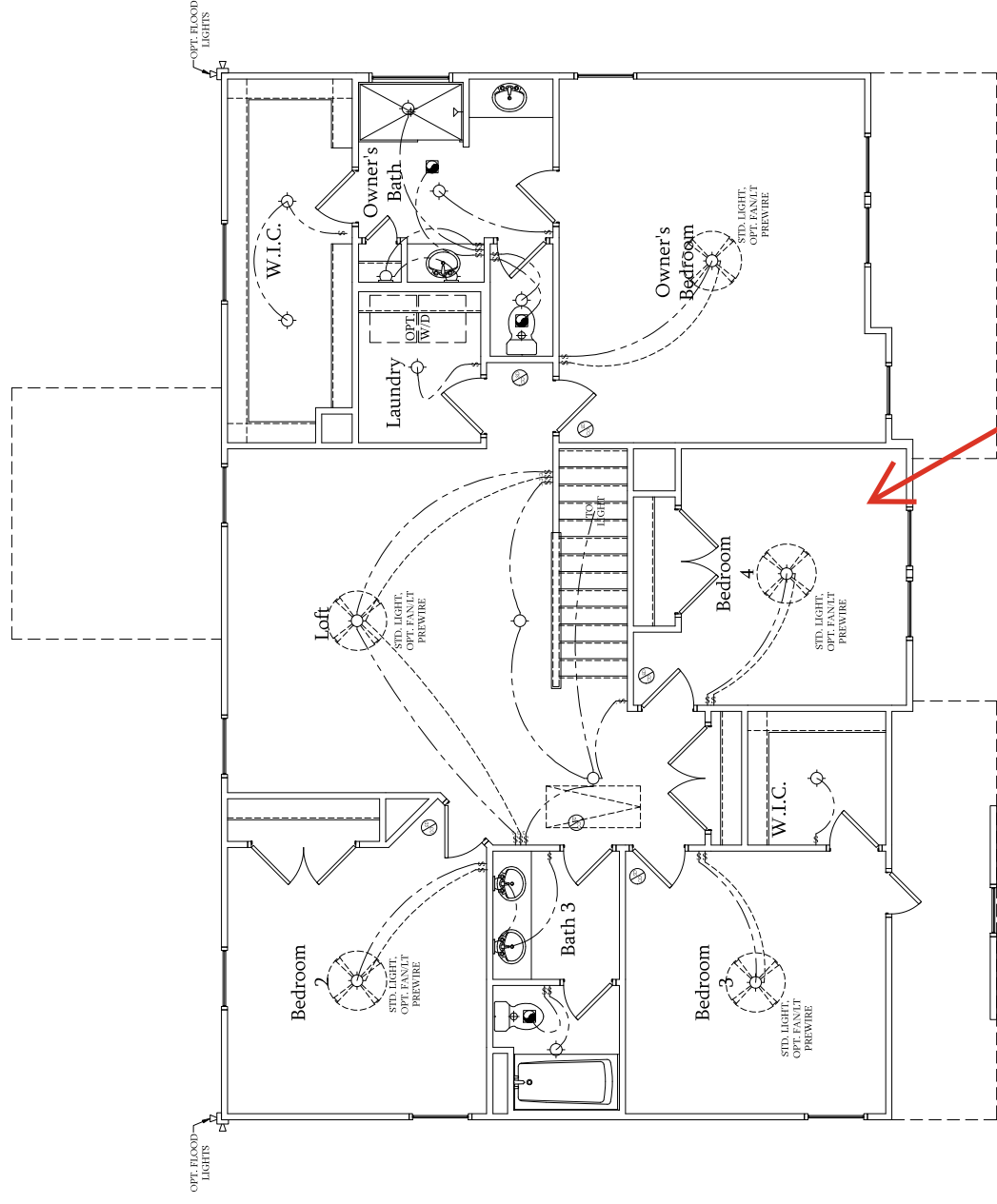


**ELECTRICAL LEGEND**

-  120V OUTLET
-  120V GFI OUTLET
-  120V SWITCHED OUTLET
-  120V PASSEBOARD OUTLET
-  4-PLEX
-  FLOOR MOUNTED 120V
-  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
-  UNDER-CABINET LIGHT
-  FLOOD LIGHT
-  SWITCH
-  3-WAY SWITCH
-  4-WAY SWITCH
-  DIMMER SWITCH
-  TELEPHONE
-  TV CONNECTION
-  CONDUIT FOR COMPONENT WIRING
-  SPEAKER
-  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 (G.F.I.) 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 4" COUNTERTOP)  
 TELEVISION... 14"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED TO THE MAIN ELECTRICAL PANEL AND SHALL BE EQUIPPED WITH A MONITORING BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, PARLORS, LIBRARIES, DRESS SLEEPING 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 G.F.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 FISSILE-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. ALL ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.



**Second Floor Plan**

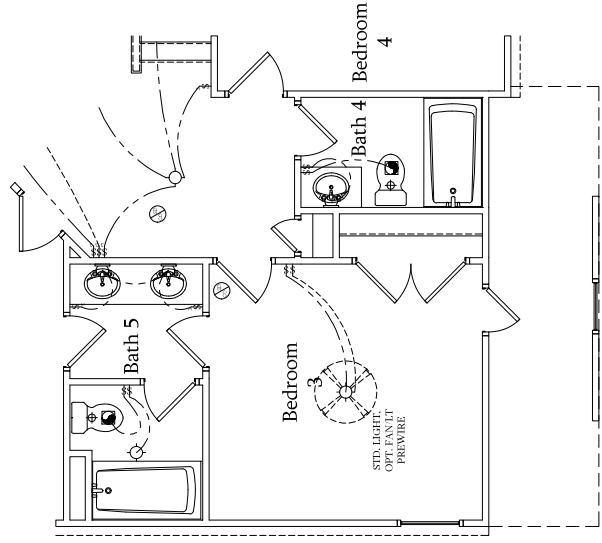
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



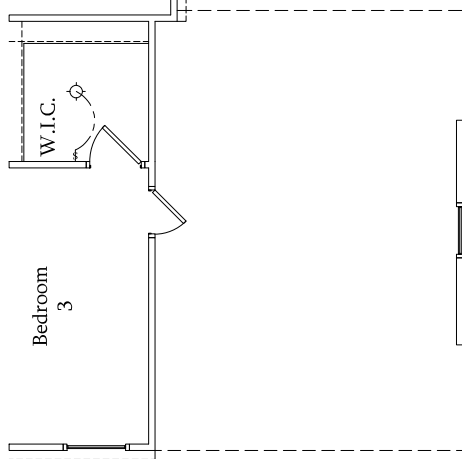


**ELECTRICAL LEGEND**

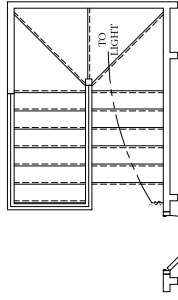
- 120V OUTLET
- 120V GFI OUTLET
- 120V SWITCHED OUTLET
- 120V BASEBOARD OUTLET
- 4-PLEX
- FLOOR MOUNTED 120V
- FLOOR MOUNTED 120V GFI
- WEATHERPROOF
- 220V OUTLET
- 120V DEDICATED CIRCUIT
- 220V DEDICATED CIRCUIT
- SPECIAL PURPOSE (240 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- 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
- CARBON MONOXIDE DETECTOR
- 110V SMOKE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL
- CEILING FAN
- CEILING FAN W/ LIGHT



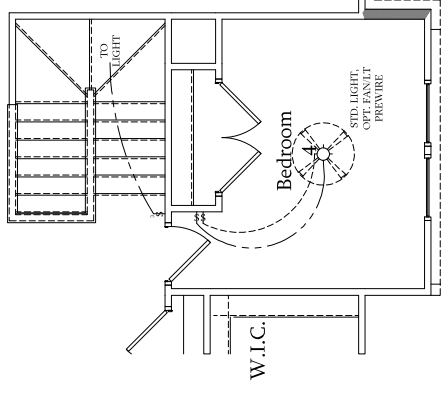
**Opt. Bath 5 w/ Bedroom 3 & Bath 4**  
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



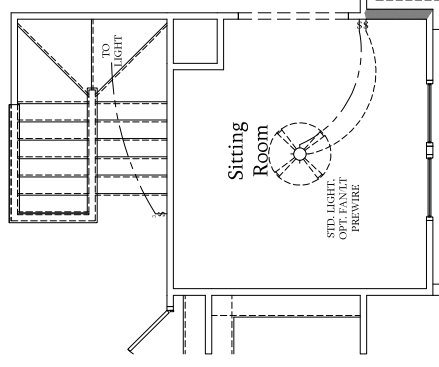
**Opt. 3-Car Side-Load Garage**  
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



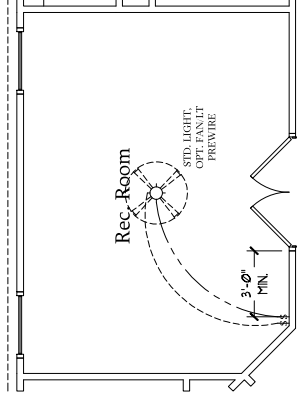
**Optional Open Rail ILO 45" Wall w/ Cap at Opt. Basement**  
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



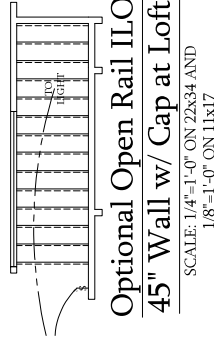
**Bedroom 4 w/ Opt. Basement**  
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



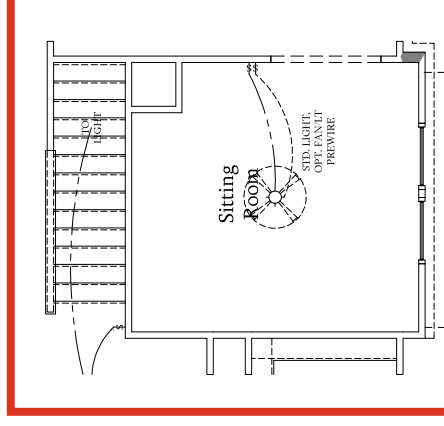
**Optional ILO Bedroom 4 w/ Opt Basement**  
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



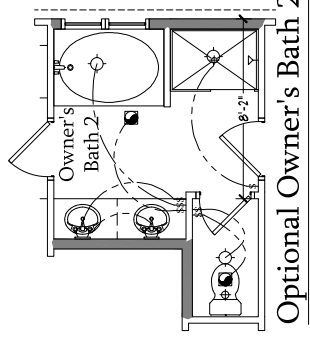
**Optional Rec. Room ILO Loft**  
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



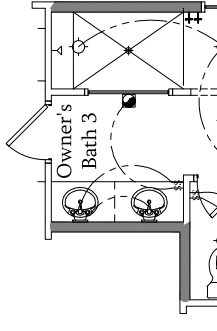
**Optional Open Rail ILO 45" Wall w/ Cap at Loft**  
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



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

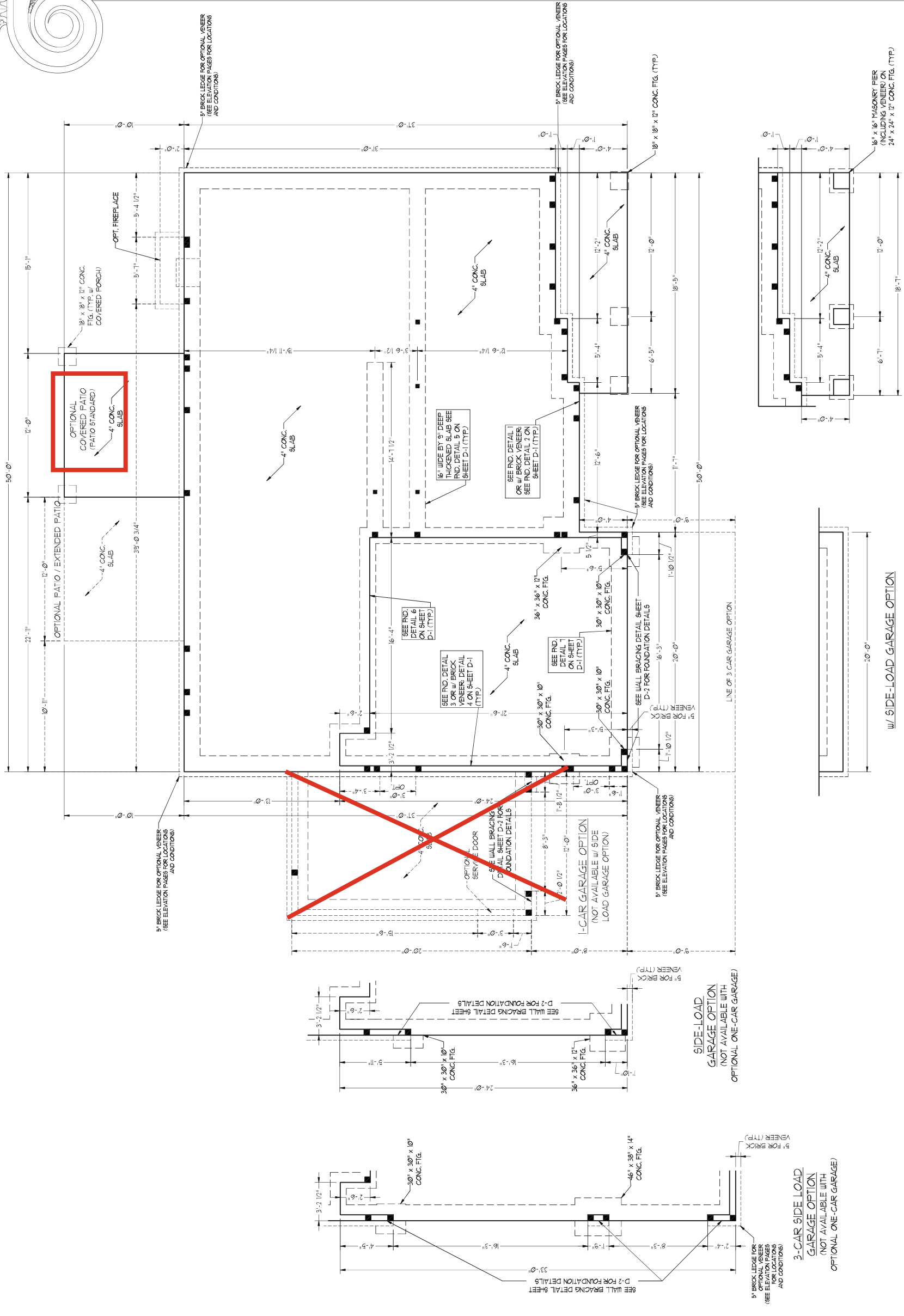


**Optional Owner's Bath 2**  
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

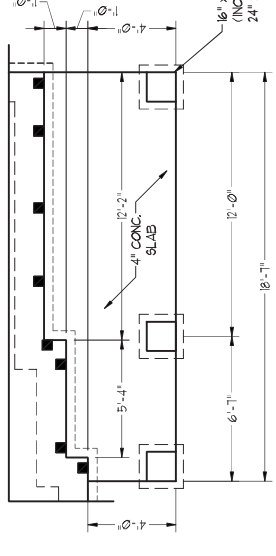


**Optional Owner's Bath 3**  
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17





ELEVATION B



w/ SIDE-LOAD GARAGE OPTION

3-CAR SIDE LOAD GARAGE OPTION

SIDE-LOAD GARAGE OPTION

1-CAR GARAGE OPTION

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

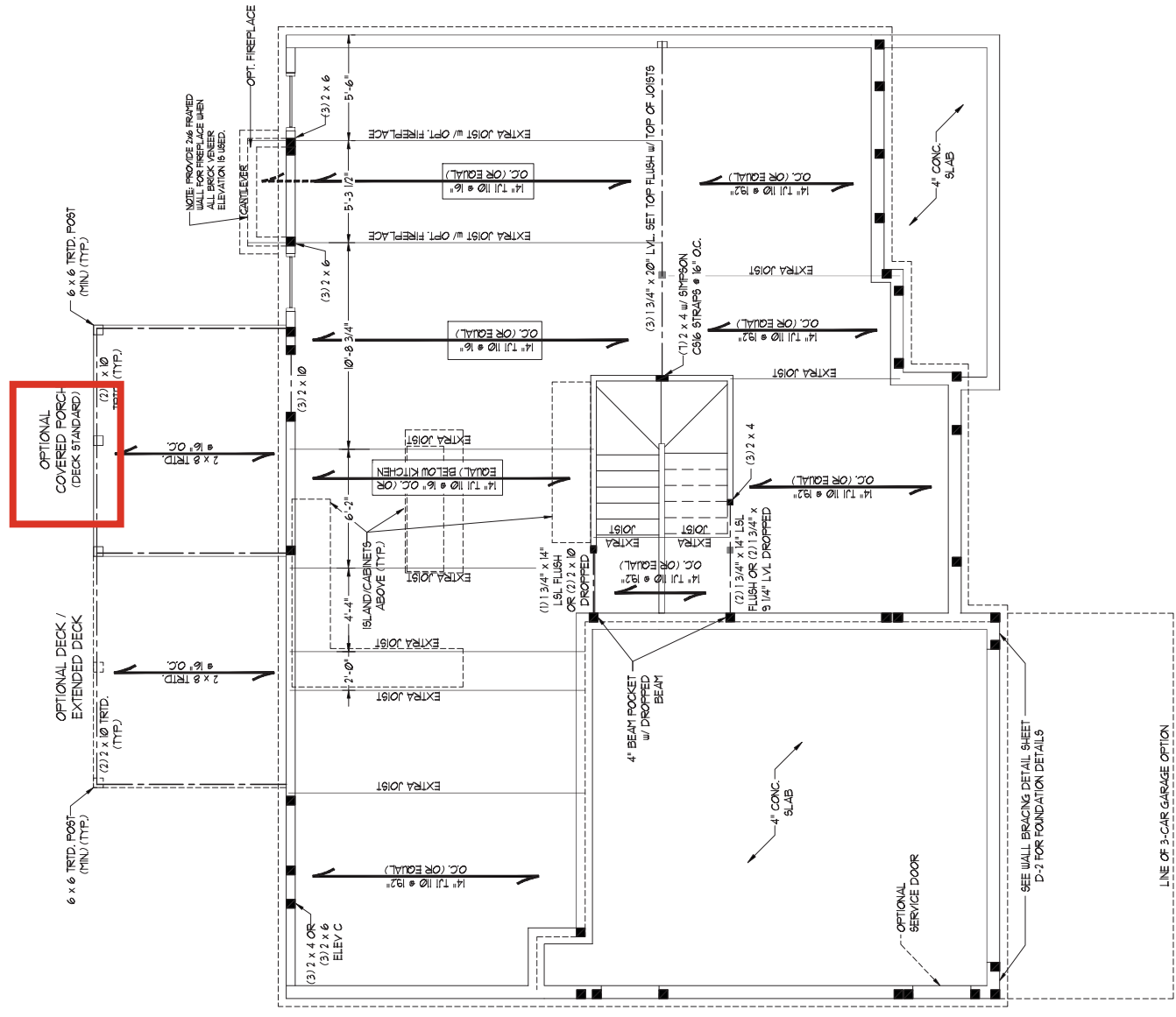
- ENGINEER SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ENGINEERS SHALL NOT BE RESPONSIBLE FOR ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2008 EDITION, CHAPTER 45, HIGH WIND ZONES FOR 150 MPH WINDS.
- BUILDER IS TO PROVIDE TRACING CONNECTIONS AS REQUIRED BY CHAPTER 45 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2008 EDITION.
- FOUNDATION ANCHORAGE TO COPY 1 WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2008 EDITION. MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- WALL CLADDING DESIGNED FOR 44.3 PSF AND -37 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
- 1/6" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS DESIGNED FOR 44.3 PSF AND -37 PSF FOR ROOF PITCHES TO 12:12 AND 14:12 AND -51 PSF FOR ROOF PITCHES TO 12:12.
- 1/6" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS TO BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2008 EDITION AND AS NOTED ON PLANS.
- INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 1 OF THE N.C. RES. CODE, 2008 EDITION.
- SEE ADDITIONAL STRUCTURAL INFORMATION.

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

- ENGINEER SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ENGINEERS SHALL NOT BE RESPONSIBLE FOR ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2008 EDITION, CHAPTER 45, HIGH WIND ZONES FOR 150 MPH WINDS.
- ANCHOR BOLTS MUST EXTEND A MINIMUM OF 12" INTO MASONRY OR CONCRETE LOCATED AT THE TOP OF THE WALL.
- EXTERIOR WALLS DESIGNED FOR 180 MPH WINDS.
- WINDS.
- 1/6" OSB SHEATHING FOR 44.3 PSF AND -37 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
- ROOF CLADDING DESIGNED FOR 44.3 PSF AND -37 PSF FOR ROOF PITCHES TO 12:12 AND 14:12 AND -51 PSF FOR ROOF PITCHES TO 12:12.
- INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 1 OF THE N.C. RES. CODE, 2008 EDITION.
- SEE ADDITIONAL STRUCTURAL INFORMATION.



11/2/2021



- BRACED WALL DESIGN NOTES:**
- BRACED WALL DESIGN PER SECTION R602.10 OF THE NRCR 2018 IBC. REFER TO 'CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS' CONTRACTOR IS TO INSTALL 1/4\"/>

- NOTE:**
- PER SECTION R602.10.4.6 OF THE 2018 NRCR, THE AMOUNT OF BRACING REQUIRED ON THE WALK OUT BASEMENT WALLS EXCEEDS THE AMOUNT OF BRACING ON THE WALL ABOVE MULTIPLIED BY A FACTOR OF 1.5.
  - SHEATH ALL EXTERIOR WALLS WITH 1/4\"/>

- STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE #2 SYP (UNO). ALL TREATED LUMBER TO BE #1 SYP (UNO).
  - INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLAN.
  - WINDOW AND DOOR HEADERS TO BE SUPPORTED W/ (1) JACK STUD AND (1) KING STUD EA END (UNO). SEE TABLE R602.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
  - SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GROUND OR FOUNDATION. SUPPORT UNSPECIFIED FT. LOADS ALONG FRAMED WALLS W/ (2) STUDS (UNO).
  - ALL LOAD BEARING HEADERS TO BE (3) 2 x 10 (UNO).
  - STEP BASEMENT FLOOR DOWN TO 2' x 6\"/>

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

HEADER SPAN (FEET)	MINIMUM STUD SPACING (INCHES) (PER TABLE R602.15)
UP TO 3'	1
4'	2
8'	3
12'	5
16'	6

- LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT**
- | LENGTH (FT)   | SIZE OF LINTEL         |
|---------------|------------------------|
| UP TO 4 FT.   | L 3 1/2 x 3 1/2 x 1/4  |
| 4-8           | L 5 x 3 1/2 x 5/16 LLV |
| 8 AND GREATER | L 6 x 4 x 5/16 LLV     |
- BRICK SUPPORT NOTES:**
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DETAILS FOR SIZE AND LOCATION OF OPENINGS.
  - LLV = LOK LEG VERTICAL.
  - SPACERS TO BE 1/2\"/>

**NOTE:**  
 BC1 4500K-18 JOISTS MAY BE USED IN LIEU OF T110 JOISTS AT THE DEPTH AND SPACING NOTED ON THE PLAN.





**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**

RECTANGLE A	RECTANGLE B
SIDE A: (BRK/LOAD) METHOD: C5-WSP/FF TOTAL REQUIRED LENGTH: 15' TOTAL PROVIDED LENGTH: 11'	SIDE B: METHOD: FF-C5-WSP TOTAL REQUIRED LENGTH: 226" TOTAL PROVIDED LENGTH: 6'
SIDE 2A METHOD: C5-WSP TOTAL REQUIRED LENGTH: 11' TOTAL PROVIDED LENGTH: 11'	SIDE 2B METHOD: C5-WSP TOTAL REQUIRED LENGTH: 226" TOTAL PROVIDED LENGTH: 6'
SIDE 3A METHOD: C5-WSP TOTAL REQUIRED LENGTH: 162" TOTAL PROVIDED LENGTH: 20'	SIDE 3B METHOD: C5-WSP/GB TOTAL REQUIRED LENGTH: 183" TOTAL PROVIDED LENGTH: 20'
SIDE 4A (3 CAR) METHOD: C5-WSP/FF TOTAL REQUIRED LENGTH: 162" TOTAL PROVIDED LENGTH: 20'	SIDE 4B METHOD: C5-WSP TOTAL REQUIRED LENGTH: 21" TOTAL PROVIDED LENGTH: 158"

- BRACED WALL DESIGN NOTES:**
- BRACED WALL DESIGN PER SECTION R602.10 OF THE NRC
  - 2x6 REFER TO CONTIGUOUS SHEATHING - WOOD
  - STRUCTURAL PANELS CONTRACTOR IS TO INSTALL 1/4" OSB ON ALL EXTERIOR WALLS ATTACHED TO 8d NAILS SPACED @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
  - 4x8 REFER TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN) GYPSUM BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 12" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM FLATES.
  - BRACED WALL DESIGN APPLIED IN UNO ZONES UP TO 100 MPH WIND SPEED ZONES. CONTRACTOR TO VERIFY WIND SPEED ZONES AND WIND LOADS IN CHAPTER 15 OF THE IBC CODE BOOK. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

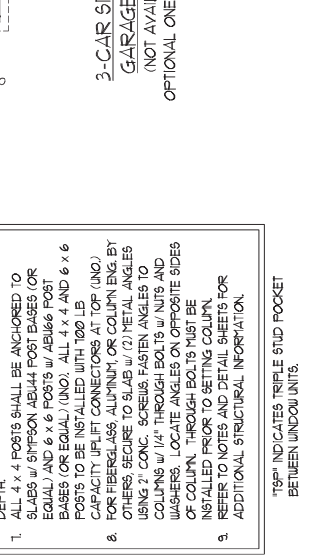
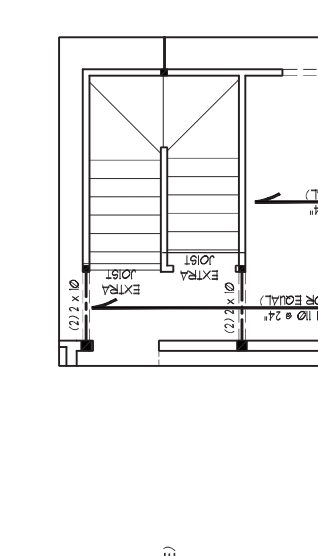
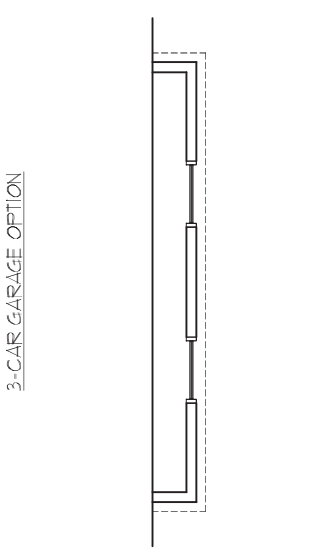
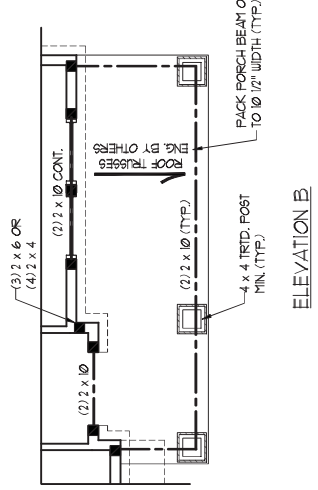
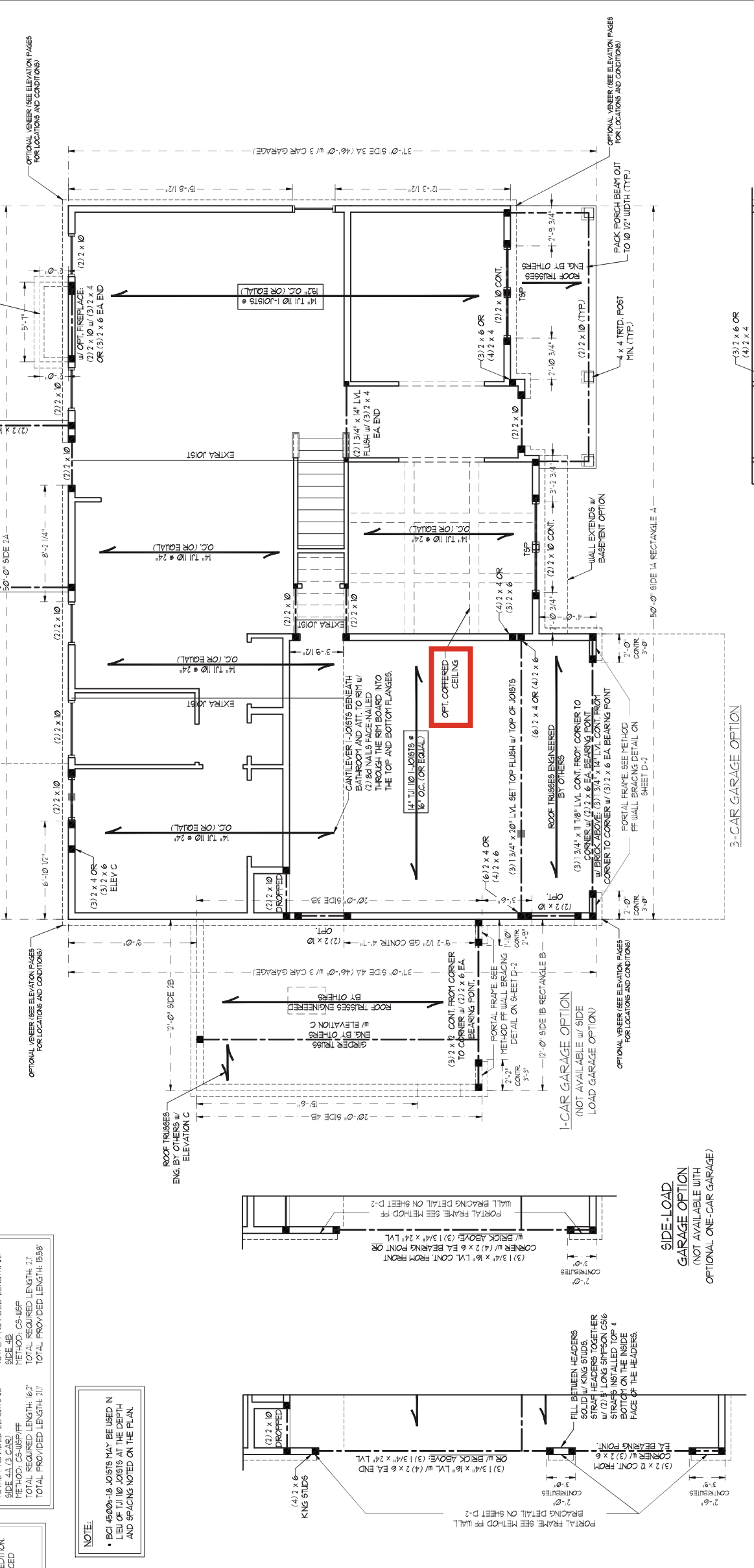
**LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT**

LENGTH (FT.)	SIZE OF LINTEL
UP TO 4 FT.	1 3/4 x 3 1/2 x 1/4
4-8	1 5/8 x 3 1/2 x 5/16 L1V
8 AND GREATER	1 6 x 4 x 5/16 L1V

**NOTE:**  
 • RCI 4500A-18 JOISTS MAY BE USED IN LIEU OF TJI 10 JOISTS AT THE DEPTH AND SPACING NOTED ON THE PLAN.

- BRICK SUPPORT NOTES:**
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO) SEE ARCH DETAILS FOR SIZE AND LOCATION OF OPENINGS.
  - (LLV) - LONG LEG VERTICAL
  - LENGTH - CLEAR OPENING
  - EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING FOR ALL HEADERS 8" AND GREATER HEADERS WITH 1/2" LAG SCREWS @ 16" O.C. STAGGERED.
  - FOR ALL BRICK SUPPORT ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS W/ (4) 10d NAILS PER FL, FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING W/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R703.2.1 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
  - REINFORCED CONCRETE LINTEL'S BEING USED IN UNO ZONES MAY BE USED IN LIEU OF STEEL LINTELS.

- STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE SPT #1 (UNO). ALL TREATED LUMBER TO BE SPT #1 (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 R602.15 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 7/8" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 15" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
  - WIND UNDO ZONES REQUIRE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, POSTS 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 8d L FLATES THEIR FULL DEPTH.
  - ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS W/ STYPSON ANCH44 POST BAGES (OR EQUAL) AND 6 x 6 POSTS W/ ANK66 POST BAGES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO).
  - FOR FIBERGLASS ALUMINUM OR COLUMN ENG. BY OTHERS, SECURE TO SLAB W/ (2) METAL ANGLES USING 2" CONC. SCREWS FASTEN ANGLES TO JOISTS W/ 10d THROUGH BOLTS W/ NUTS AND WASHERS. CONCRETE AT ALL OTHER SIDES INSTALLED PRIOR TO SETTING COLUMN. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



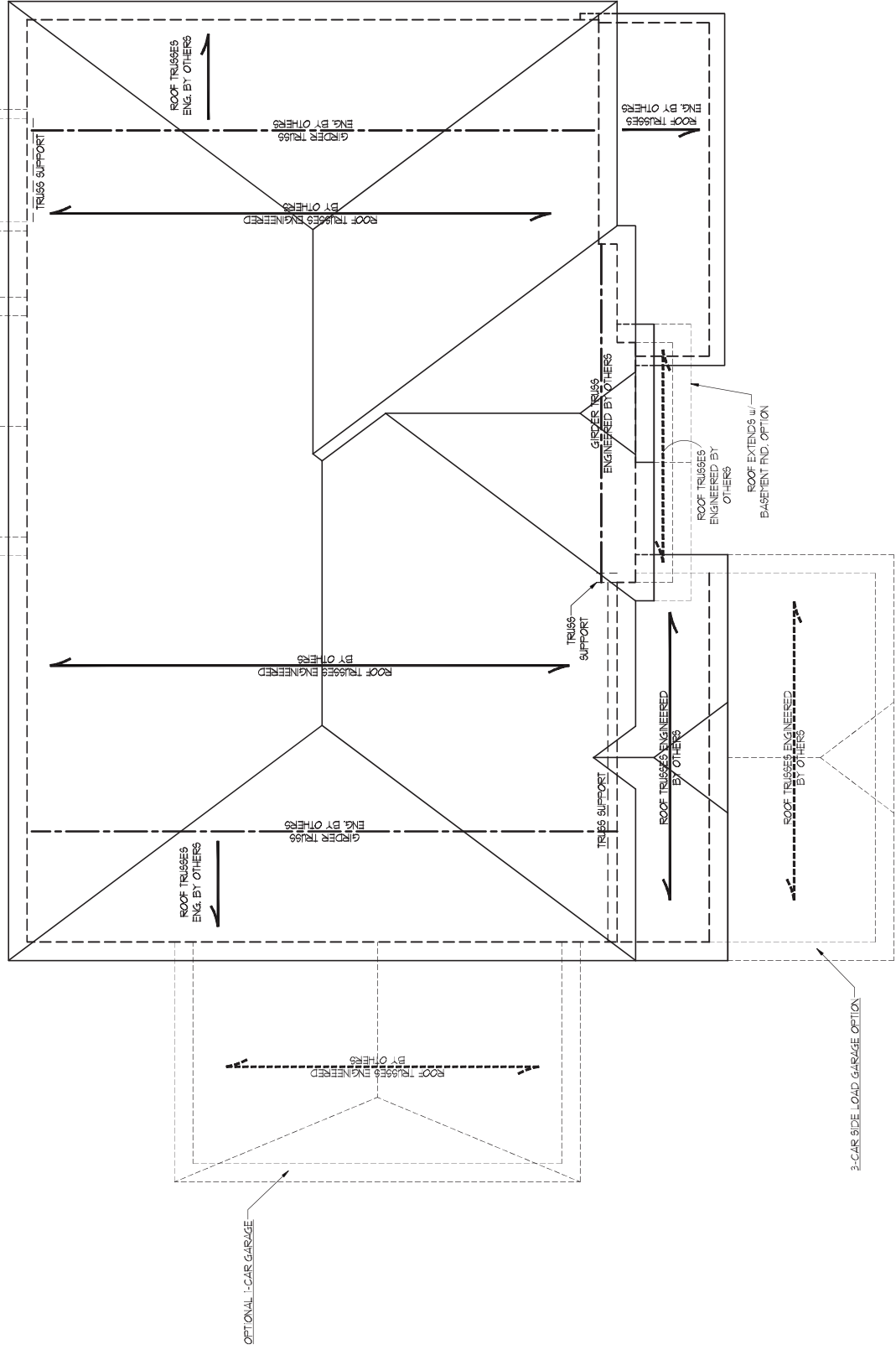
**TABLE R602.15**

MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R602.15)
UP TO 3'	24
4'	1
5'	2
6'	3
7'	5
8'	6

\*SPT# INDICATES TRIPLE STUD POCKET BETWEEN UNDO UNITS.





**BRICK SUPPORT NOTE:**

1. FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL STUDS w/ (4) 1/2" NAILS PER PLY. FASTEN A 6" x 4" x 3/16" STEEL ANGLE TO (2) 2 x 10. STAGGERED SEE SECTION R1028.2.1 OF THE 2018 NIRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
2. WHERE ROOF SLOPES EXCEED 12°, INSTALL 3" x 3" x 1/4" STEEL PLATE STOPS AT 24" O.C. PER SECTION R1028.2.2 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

**STRUCTURAL NOTES:**

1. ALL FRAMING LUMBER TO BE #2 SFF (INO).
2. CIRCLES DENOTE (3) 2 x 4 FOS19 FOR ROOF SUPPORT.
3. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS. HIP SPLICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 1/2" NAILS @ 16" O.C. (TYP).
4. 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.
5. FASTEN FLAT VALLEYS TO SPOUNES WITH 3" x 3" x 1/4" STEEL PLATE TIES @ 32" O.C. MAX. PASS URBSCANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 1/2" TOE NAILS.
6. REFER TO SECTION R607.1 OF THE 2018 NIRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
7. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

ELEVATION C





**MASONRY STEM WALL SPECIFICATIONS**

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

**STRUCTURAL NOTES:**

- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
- IF MULTIPLE WINDS TOGETHER WITH LADDER WIRE AT 18" OC. VERTICALLY.
- CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
- BACKFILL OF CEILING FINISH SHALL BE 1/2" WASHED STONE (1/2" PER FT. BELOW GRADE).
- CLASSIFIED AS GROUP 1 ACCORDING TO UNFINISHED SOILS AND CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE 602.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
- PREP SLAB PER 1506.2.1 AND 1506.2.2 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. MINIMUM 2" LAP SPlice LENGTH.
- LOCATE REBAR IN CENTER OF FOUNDATION WALL.
- WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE 'S' PORTLAND OR 3000 PSI GROUT. USE OF 'LOU' LIFT GROUTING METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 9' AND GREATER.

**ANCHOR SPACING AND EMBEDMENT**

WIND ZONE	120 MPH	130 MPH
SPACING	6-0" OC.	4-0" OC.
EMBEDMENT	1"	15" INTO MASONRY 1" INTO CONCRETE

**STEM WALL DETAILS**

**DETAIL 1**

**TYPICAL STEM WALL DETAIL (w/ OPTIONAL WATER TABLE)**

**OPTIONAL DETAIL 1**

**OPTIONAL STEM WALL DETAIL**

**DETAIL 2**

**TYPICAL STEM WALL FND. DETAIL w/ BRICK DETAIL**

**DETAIL 3**

**TYPICAL STEM WALL FND. DETAIL w/ CURB & GARAGE**

**OPTIONAL DETAIL 2**

**TYPICAL STEM WALL FND. DETAIL w/ CURB & GARAGE**

**DETAIL 4**

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

**OPTIONAL DETAIL 3**

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

**DETAIL 8**

**THREADED ROD THROUGH BRICK MASONRY**

**MONOLITHIC SLAB DETAILS**

**DETAIL 1**

**TYPICAL SLAB DETAIL**

**DETAIL 2**

**BRICK VENEER DETAIL**

**DETAIL 3**

**GARAGE CURB DETAIL**

**DETAIL 4**

**GARAGE CURB BRICK LEDGE DETAIL**

**DETAIL 5**

**GARAGE CURB DETAIL**

**DETAIL 6**

**STEP IN GARAGE DETAIL**

**DETAIL 7**

**THICKENED SLAB DETAIL**

**DETAIL 1**

**SLAB AT GARAGE DOOR DETAIL**







**FRAMING NOTES**

- ALL FRAMING LUMBER SHALL BE #2 SYP MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1,600,000 PSI) UNLESS NOTED OTHERWISE (INO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 975 PSI, Fv = 475 PSI, E = 1,600,000 PSI) UNLESS NOTED OTHERWISE (INO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2,600 PSI, Fv = 285 PSI, E = 1,900,000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2,315 PSI, Fv = 310 PSI, E = 1,950,000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2,500 PSI, E = 1,800,000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2,300 PSI, E = 2,000,000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
  - W AND I/J SHAPES: ASTM A992
  - CHANNELS AND ANGLES: ASTM A36
  - PLATES AND BARS: ASTM A36
  - HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B
  - 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 (INO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (INO):
  - WOOD FRAMING (2) 1/2" DIA. x 4" LONG LAG SCREWS
  - CONCRETE (2) 1/2" DIA. x 4" WEDGE ANCHORS
  - MASONRY (FULLY GROUTED) (2) 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS
- LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE BOLTS 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) ROADS OF SELF TAPPING SCREWS # 16" O.C. OR (2) ROADS 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) ROADS OF 9/16" DIAMETER HOLES # 16" O.C.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHAPED SQUARES DENOTE POINT LOADS FRONT 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 (INO) WHICHEVER IS GREATER. ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) #4 NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (INO). INSTALL KING STUDS PER SECTION R602.15 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 1/2" MINIMUM BEARING (INO). 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 (INO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (INO).
- 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 (INO).
- 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 4'-6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (INO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT 1/6" x 6" 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 1/4" x 6" x 4" x 5/16" STEEL ANGLE TO (2) 2" x 10" BLOCKING INSTALLED w/ (4) 10d NAILS PER PLT BETWEEN WALL STUDS WITH (2) ROADS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R103.2(2) OF THE NRC. 2018 EDITION.
- FOR STICK FRAMED ROOFS, CIRCLES DENOTE (3) 2" x 4" POSTS FOR ROOF MEMBER SUPPORT. IHP SPICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROADS OF 10d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (INO).
- 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-TRAPPED ROOF SECTIONS WITH 2" x 8 RIDGES, 2" x 6 RAFTERS AT 16" O.C. AND FLAT 2" x 10 VALLEYS (INO).
- ALL 4" x 4" AND 6" x 6" POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (INO). POSTS MAY BE SECURED USING ONE SIMPSON IHS OR I92 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 1/2" SECTION OF SIMPSON C56 COIL STRAPPING WITH (8) #4 HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TUNST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

**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 (R601.4 - R601.7)
- | DESIGN CRITERIA                | LIVE LOAD (PSF)                                   | DEAD LOAD (PSF) | DEFLECTION (IN)                   |
|--------------------------------|---|-----------------|-----------------------------------|
| ATTIC WITH LIMITED STORAGE     | 20  | 10              | L/740 (L/260 w/ BRITTLE FINISHES) |
| ATTIC WITHOUT STORAGE          | 10  | 10              | L/660                             |
| DECKS                          | 40  | 10              | L/660                             |
| EXTERIOR BALCONIES             | 40  | 10              | L/660                             |
| FIRE ESCAPES                   | 40  | 10              | L/660                             |
| HANDRAIL GUARDRAILS            | 200 LB OR 50 (PEF)                                | 10              | L/660                             |
| PASSENGER VEHICLE GARAGE       | 50  | 10              | L/660                             |
| ROOMS OTHER THAN SLEEPING ROOM | 40  | 10              | L/660                             |
| SLEEPING ROOMS                 | 30  | 10              | L/660                             |
| STAIRS                         | 40  | 10              | L/660                             |
| WIND LOAD                      | (BASED ON TABLE R602.1(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 15 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R405.16 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 7000 PSF. CONTACT GEOTECHNICAL ENGINEER F 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 UNSATURATED MATERIALS. UNSATURATED MATERIALS TO BE USED SHALL BE WELL-DRAINED OR SAND-GRAVEL MIXTURES. ALL CONCRETE IS TO BE REINFORCED UNLESS OTHERWISE NOTED. CONCRETE SLABS IS TO BE INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURES. ALL REINFORCING BOLTS AS SHOWN IN GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R608.1 OF THE NRC. 2018 EDITION.
- PROPERLY DELIMIT EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SAUED WITHIN 4 TO 10 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 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 3 BARS OR SMALLER, AND NOT LESS THAN 2" FOR 6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/17/15-402. 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 N OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 6" 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 R404.4 OF THE NRC. 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCHA TR88-A OR ACE 530/ASCE 5/17/15-402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(1), R404.1(2), R404.1(3), OR R404.1(4) OF THE NRC. 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(5) OF THE NRC. 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2" x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (INO).

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