

LOT 50 MAGNOLIA RIDGE  
INVENTORY MARKED

VANTAGE  
DREAM FINDERS HOMES

PLAN REVISIONS

11-08-11	COMPLETED CONSTRUCTION DOCUMENTS INCLUDING CLIENT REVIEW COMMENTS.
11-11-11	MIRRORED PLANS TO CREATE LEFT HAND GARAGE VERSION.
01-12-19	STANDARD CLIENT CHANGES PER CLIENT WALK-THRU NOTES DATED 01-14-19. CHANGES INCLUDE BUT NOT LIMITED TO THE FOLLOWING: RELOCATE HOSE BIBBS, CHANGE BATH 2 PLUMBING WALL TO 2x4, ADD FLOOR BREAK AT LAUNDRY CLOSET, CHANGE 48" SQUARE PATIO TO PAD, CHANGE HALL 4'-0" BI-FOLD TO 3'-0", INCORPORATED DEAD SPACE AT MASTER W.I.C. INTO W.I.C, FLIP MASTER SHOWER, REMOVE ANGLED WALL IN GATHERING ROOM AND SHIFT UP CLOSET IN BEDROOM 2, REMOVE SIDE WINDOW AT OWNERS SUITE, CHANGE 2x6 LINEN CLOSET WALL IN MASTER BATH TO 2x4, EXTEND FRONT PORCH SLAB TO OUTER CORNER, MOVE FRONT PORCH BEAM BACK 6" AND ELEVATIONS 'A' AND 'B' ONLY, CHANGE 2x4 WALL SEPERATING FLEX AND GARAGE TO 2x6, ADJUST FLEX ROOM AND BEDROOM 2 ROOM SIZES PER WALL. CHANGES AND ADJUST FLEX WINDOW ACCORDINGLY, ADJUST ALL FLOOR PLAN OPTIONS TO MATCH REVISED FLOOR PLAN, SHIFT FAN IN GATHERING ROOM, REMOVE LIGHT AND SWITCH IN BATH 2 HALLWAY AND OWNERS SUITE HALLWAY, SHIFT BACK FOYER LIGHT, ADD THERMOSTAT ON WALL ADJACENT TO KITCHEN, MOVE FLOURESCENT IN KITCHEN AND MOVE PENDANT IN CAFE.  ALL ELEVATIONS - CHANGE HIP ROOF AT REAR OF HOUSE TO GABLE WITH FLUSH OVERHANG, CHANGE OPT. 3 CAR GARAGE ROOF TO GABLE WITH FLUSH OVERHANG AT SIDE AND UPDATE GARAGE DOOR.
02-18-19	COMPLETED CLIENT COMMENTS INCLUDING: REMOVED GATHERING ROOM ANGLED WALL, ADJUSTED CLOSET IN BEDROOM 2, ADDED OPTIONAL (2) 2'-6" SWING DOORS AT YOUR WAY ROOM AND CHANGED OPT. 3 CAR GARAGE SIDE ROOF TO GABLE WITH FLUSH OVERHANG ON ALL ELEVATIONS.
2/10/20	UPDATED DIMENSIONS FOR PAD AND PATIO. CHANGED WASHER, DRYER, AND REFRIGERTOR TO OPTIONAL COMPONENTS. VERIFIED HDR HGTS ARE 7'-0". VERIFIED MASTERS WAS CHANGED TO OWNER'S. ADDED COACH LIGHT AT GARAGE AND GARAGE OPTION. CHANGE 2X4 WALL AT REAR GARAGE WALL TO 2X6. ADDED ROOF VENT CALCULATIONS. VERIFIED VENTILATION AND LIGHT REQMTS AT OWNER'S BEDROOM MEETS CODE. UPDATED ALL CEILING FANS TO BE OPTIONAL. CHANGE HOSE BIBBS LOCATIONS TO HEATED EXTERIOR WALLS. UPDATE FOR NC IRC 2018 AND SC IRC 2018. ADDED INSULATION DETAILS TO PLAN SHEETS. UPDATED SLAB INTERFACE PLAN AND SLAB OPTIONS ON SHT A10. CHANGED ALL CEILING FANS TO OPTIONAL. CREATED AND REVISED CUTSHEETS.

06-01-20	REMOVED HANSEN BOX AND DRYER VENT. CREATED NEW SHEET FOR FLOOR PLAN OPTIONS. UPDATED CUTSHEETS. CHANGED 2X4 WALL AT LEFT OF GARAGE TO 2X6. REMOVED OUTLETS, PHONES AND TV'S FROM ELECTRICAL PLANS. ADDED CARBON MONOXIDE DETECTOR AT BEDROOMS . CREATED ELEVATION ARTS AND CRAFTS 'D'. CHANGED CORNER BOARDS ON ELEVATIONS TO BE 1X4 TRIM BOARD. SHOWED COACH LIGHTS ON ELEVATIONS. ADDED DIAGONAL DIMENSIONS ON SLAB INTERFACE PLAN. REVISED SF. AS FOLLOWS: 1 CAR GARAGE WAS 240 SF, NOW IS 241 SF. FRONT PORCH AT ELEVATIONS A, B AND C WAS 41 SF, NOW IS 40 SF. REMOVED ELEVATION C ON 01-09-2020 CREATED LEFT HAND GARAGE VERSION
06-08-20	ADDED WINDOW SCHEDULE CHANGED OWNER'S BATHROOM DOOR TO 2'6" CHANGED BATH 2 DOOR TO 2'6" CHANGED GARAGE WALL FROM 2X6 TO 2X4 ADDED DECORATIVE BRACKET DETAIL FOR ELEVATION A, ELEVATION B, 4 ELEVATION C ADDED DECORATIVE GABLE DETAIL FOR ELEVATION B REMOVED COLUMN BASE ON ELEVATION C AND CHANGED COLUMN TO 8" SQ. FULL HEIGHT COLUMN SQUARE FOOTAGE OF PORCH ON ELEVATION C HAS CHANGED FROM 131 SQ. FT. TO 121 SQ. FT. CHANGED COAT CLOSET DOOR FROM 3/0 BIFOLD TO 2/6 STD. DOOR CHANGED LAUNDRY DOOR FROM 5/0 BIFOLD TO 5/0 DOUBLE DOOR CHANGED LINEN DOOR IN HALLWAY FROM 2/0 BIFOLD TO 2/0 STD. CHANGED LINEN DOOR IN OWNER'S BATH FROM 2/0 BIFOLD TO 2/0 STD. CHANGED BEDROOM 2 CLOSET FROM 4/0 BIFOLD TO 4/0 DOUBLE DOOR CHANGED BEDROOM 3 CLOSET FROM 4/0 BIFOLD TO 4/0 DOUBLE DOOR CHANGED LOCATION OF CONDUIT TO GO FROM ISLAND TO CLOSEST EXTERIOR WALL.
12-01-22	ADDED ELEVATION D2 SHOWING BRICK COLUMN AND D3 SHOWING STONE COLUMN. ADDED SQUARE FOOTAGE BLOCK FOR D2 AND D3 ELEVATIONS. VERIFIED AND UPDATED THE SF AS FOLLOWS: FIRST FLOOR WAS 1519 , NOW IT IS 1518 TOTAL SF WAS 1519, NOW IT IS 1518 MOVED WALL BETWEEN BATH 2 4 STUDY INTO STUDY BY 2" CHANGED WALL IN BATH 2 SHOWER LOCATION FROM 2X4 TO 2X6 WINDOW IN STUDY MOVED 2" FORWARD TO ACCOUNT FOR WALL CHANGE VERIFIED AND UPDATED OPTIONAL OWNER'S BATH 2 4 3 LAYOUTS ADDED (6) OPTIONAL LED CAN LIGHTS IN KITCHEN (06-15-23) REMOVED VENT FROM GABLE OF ELEVATION A (01-19-24)
10-28-24	FIRST FLOOR CEILING HEIGHT CHANGED FROM 8'-0" TO 9'-0" OPTIONAL COVERED PATIO CREATED

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'D'
LIVING	1518 SQ. FT.
TOTAL HEATED SF	1518 SQ. FT.
UNHEATED AREAS	
1-CAR GARAGE	241 SQ. FT.
COVERED AREAS	
FRONT PORCH	127 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDROOM 3	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'D2'
LIVING	1518 SQ. FT.
TOTAL HEATED SF	1518 SQ. FT.
UNHEATED AREAS	
1-CAR GARAGE	241 SQ. FT.
COVERED AREAS	
FRONT PORCH	136 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDROOM 3	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'D3'
LIVING	1518 SQ. FT.
TOTAL HEATED SF	1518 SQ. FT.
UNHEATED AREAS	
1-CAR GARAGE	241 SQ. FT.
COVERED AREAS	
FRONT PORCH	136 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDROOM 3	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'A'
LIVING	1518 SQ. FT.
TOTAL HEATED SF	1518 SQ. FT.
UNHEATED AREAS	
1 CAR GARAGE	241 SQ. FT.
COVERED AREAS	
FRONT PORCH	40 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDROOM. 3	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'B'
LIVING	1518 SQ. FT.
TOTAL HEATED SF	1518 SQ. FT.
UNHEATED AREAS	
1-CAR GARAGE	241 SQ. FT.
COVERED AREAS	
FRONT PORCH	40 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDROOM 3	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

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IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



JOB NUMBER	27167.02*
CAD FILE NAME	VANTAGE-R
ISSUED	11-08-17
REVISED	11-12-17
	02-12-19
	02-18-19
	06-01-20
	06-08-20
	12-01-22
	10-28-24

DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

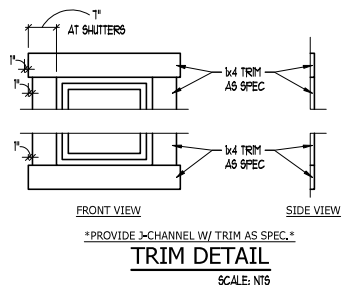
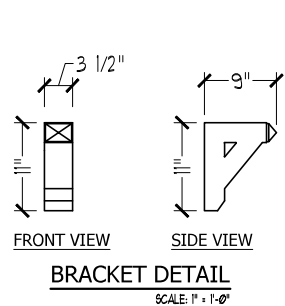
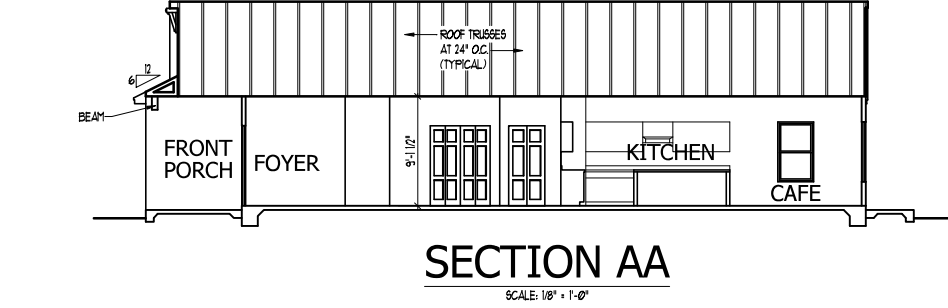
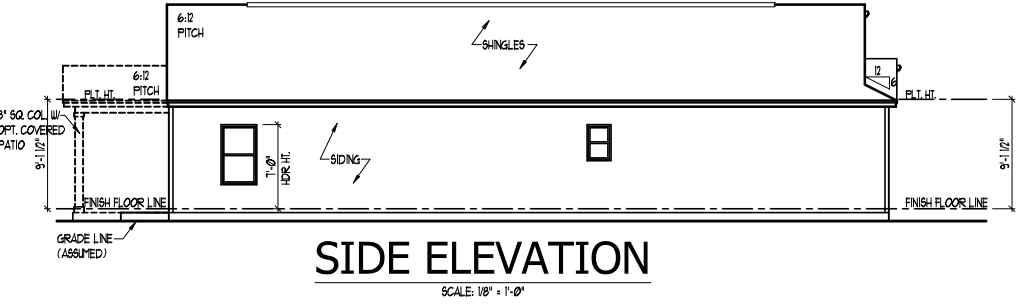
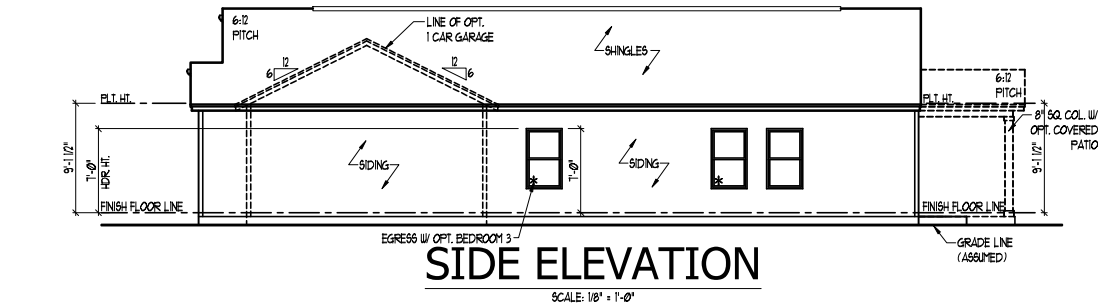
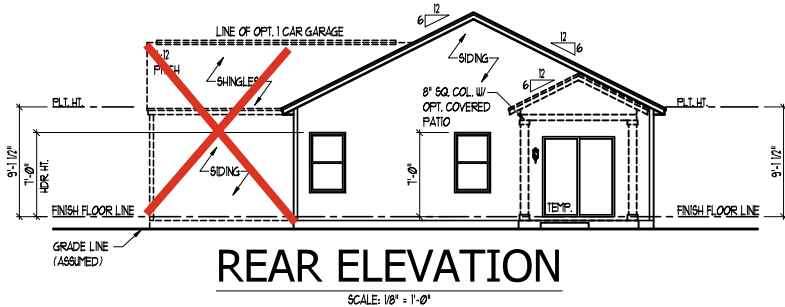
VANTAGE (Garage Right)  
DREAM FINDERS HOMES

1514

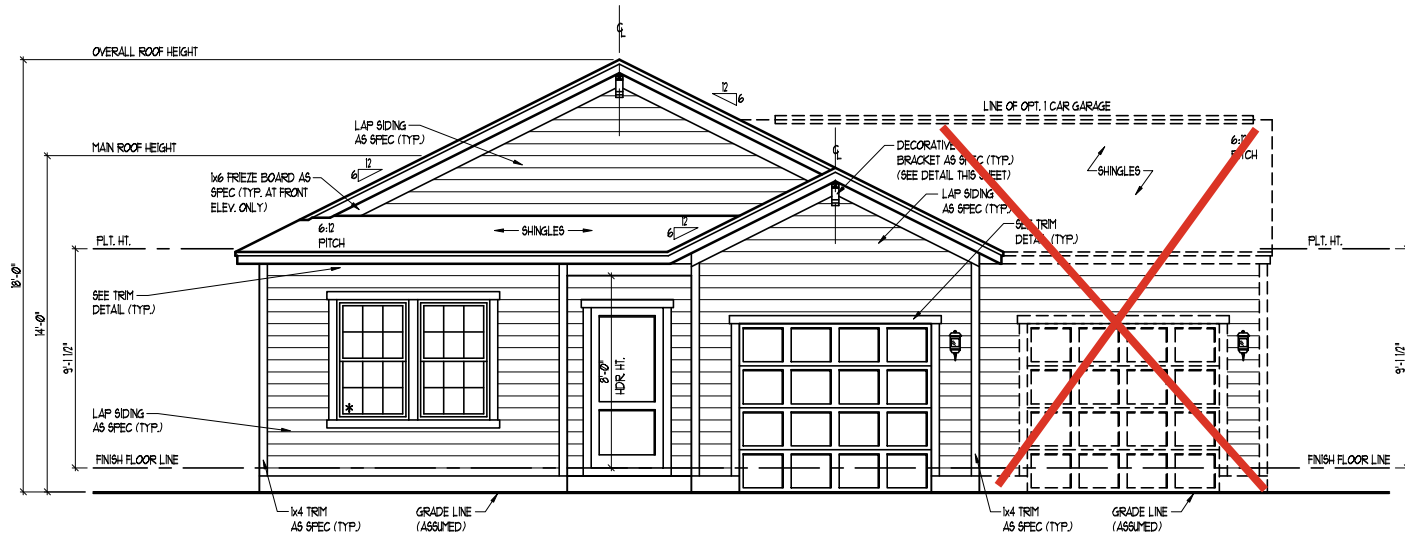
TITLE
REVISION LOG

SHEET  
CS

LOT 50 MAGNOLIA RIDGE

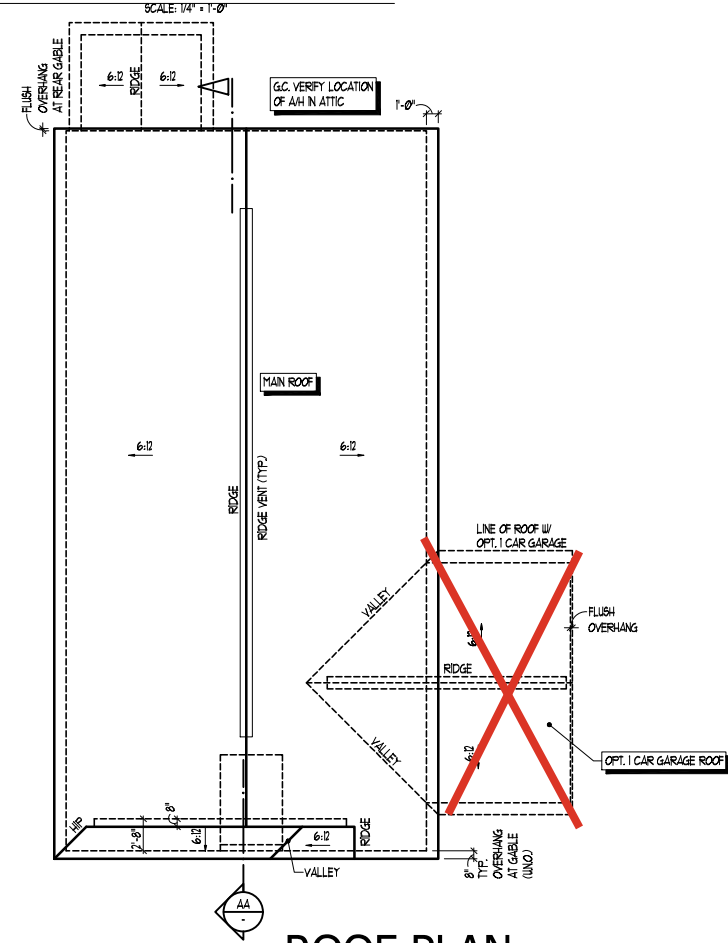


9' CEILING



FRONT ELEVATION A

TOTAL UNDER ROOF AREA:				
VENTING AREA REQUIRED:		1800 SQ. FT. / 300 -	1800 SQ. FT.	
TOTAL REQUIREMENTS:		LOWER: 3.00	UPPER: 3.00	
LOWER AREA VENTING				
SOFFIT VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
		.041 SF/LF	138'-0"	5.66
UPPER AREA VENTING				
RIDGE VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
		.125 SF/LF	44'-0"	5.50
TOTAL AREA PROVIDED				
SOFFIT AND RIDGE VENT				11.66



ROOF PLAN

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ELEVATION "A" - TRADITIONAL



DREAM FINDERS HOMES

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ISSUED 11-08-17  
REVISED 11-17-17  
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02-18-19  
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DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

VANTAGE (Garage Right)  
DREAM FINDERS HOMES

1514

TITLE  
FRONT ELEVATION  
REAR ELEVATION  
RIGHT AND LEFT ELEVATIONS  
SECTIONAL  
ROOF PLAN  
MISC DETAILS

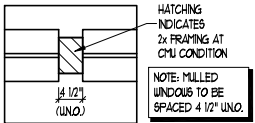
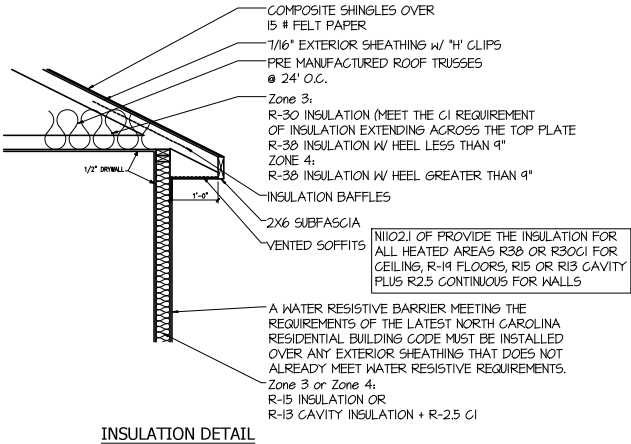
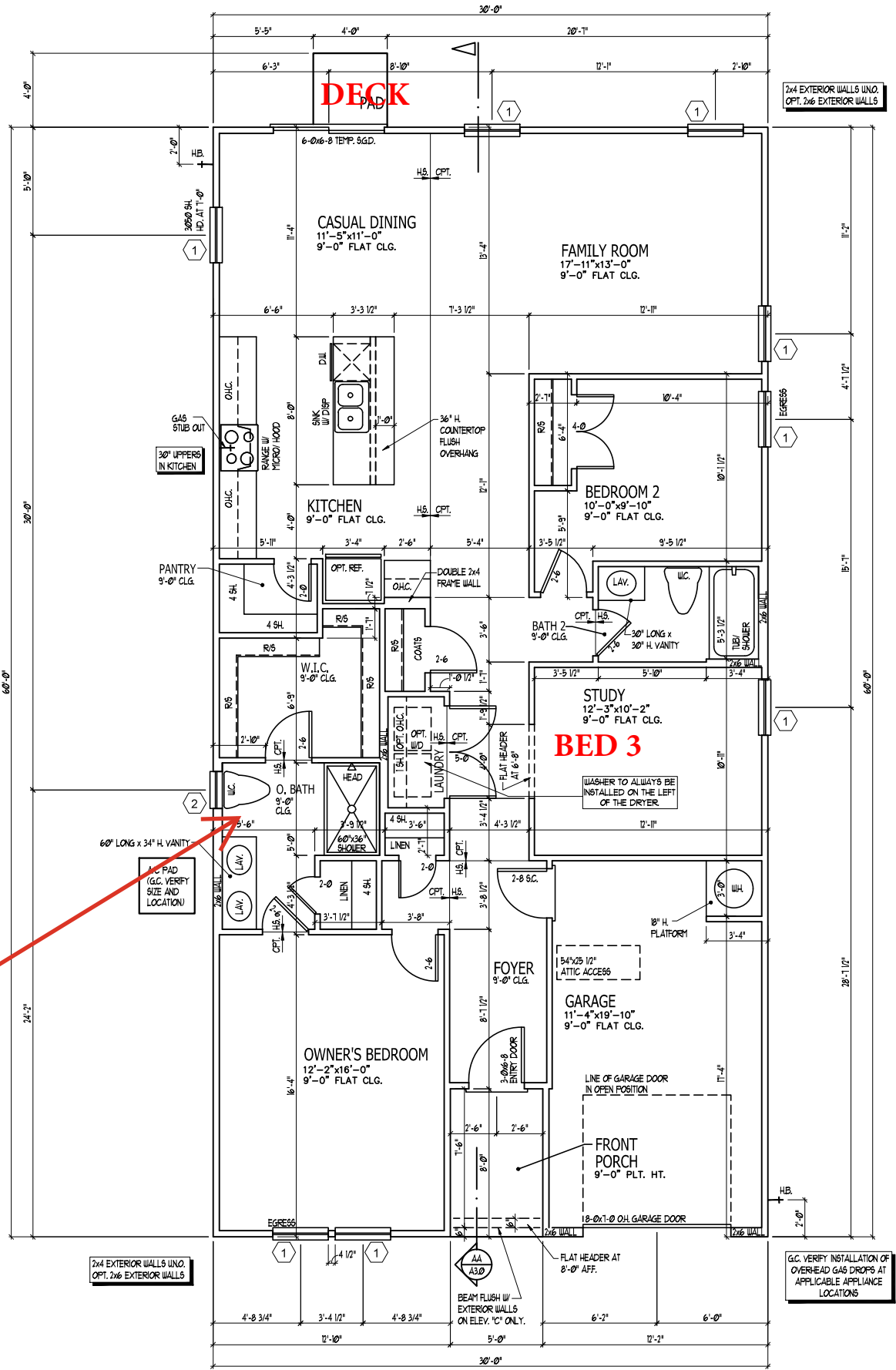
SHEET  
A3.0

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WINDOW SCHEDULE			
MARK	SIZE		HEAD HEIGHT
	WIDTH	HEIGHT	
1	3'0"	5'0"	SINGLE HUNG 7'0"
2	2'0"	3'0"	SINGLE HUNG 7'0"
SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.			

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'A'
LIVING	1518 SQ. FT.
TOTAL HEATED SF	1518 SQ. FT.
UNHEATED AREAS	
1 CAR GARAGE	241 SQ. FT.
COVERED AREAS	
FRONT PORCH	40 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDROOM, 3	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'B'
LIVING	1518 SQ. FT.
TOTAL HEATED SF	1518 SQ. FT.
UNHEATED AREAS	
1-CAR GARAGE	241 SQ. FT.
COVERED AREAS	
FRONT PORCH	40 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDROOM 3	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.



TYP. MULL DETAIL  
SCALE: NTS.

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

VANTAGE (Garage Right)  
DREAM FINDERS HOMES

1514

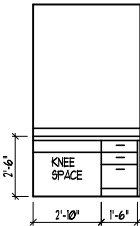
TITLE  
MAIN FLOOR PLAN

SHEET  
A2.0

JOB NUMBER	27167.02
CAD FILE NAME	VANTAGE-R
ISSUED	11-08-17
REVISION	11-17-17
	02-12-19
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	06-01-20
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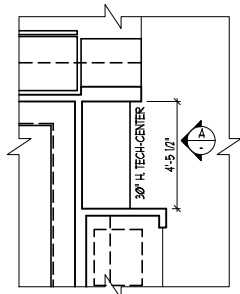
DRAWINGS ON 11"x17"  
SHEET ARE ONE HALF  
THE SCALE NOTED

WINDOW SCHEDULE				
MARK	SIZE		TYPE	HEAD HEIGHT
	WIDTH	HEIGHT		
(1)	3'0"	5'0"	SINGLE HUNG	7'0"
(2)	2'0"	3'0"	SINGLE HUNG	7'0"
SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.				



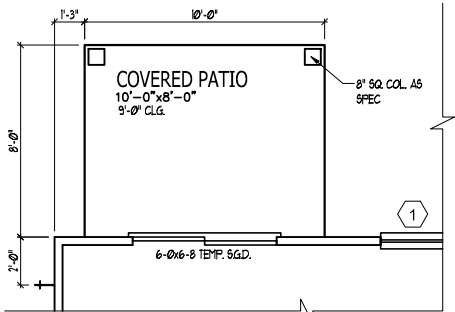
A OPT. TECH-CENTER

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



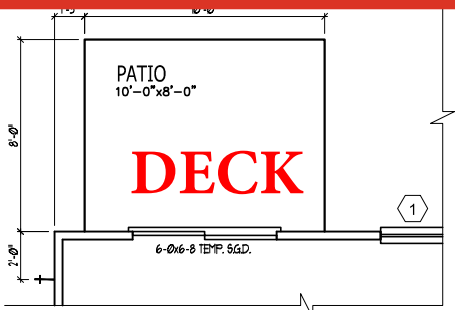
OPT TECH-CENTER  
ILO COAT CLOSET

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



OPT COVERED PATIO

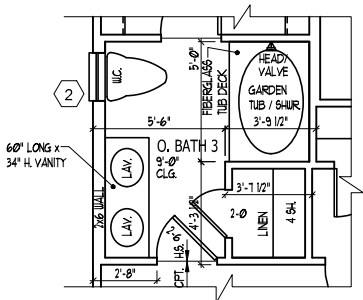
SCALE: 1/4" = 1'-0"



DECK

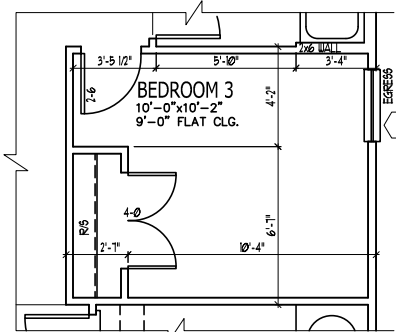
OPT PATIO

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



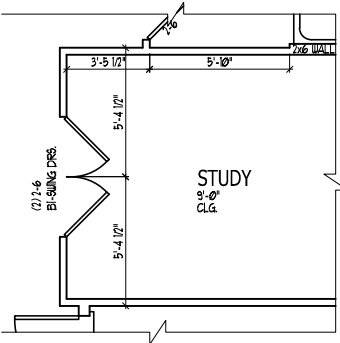
OPT OWNER'S  
BATH 3

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



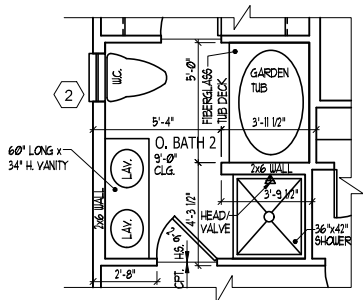
OPT BEDROOM 3  
ILO STUDY

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



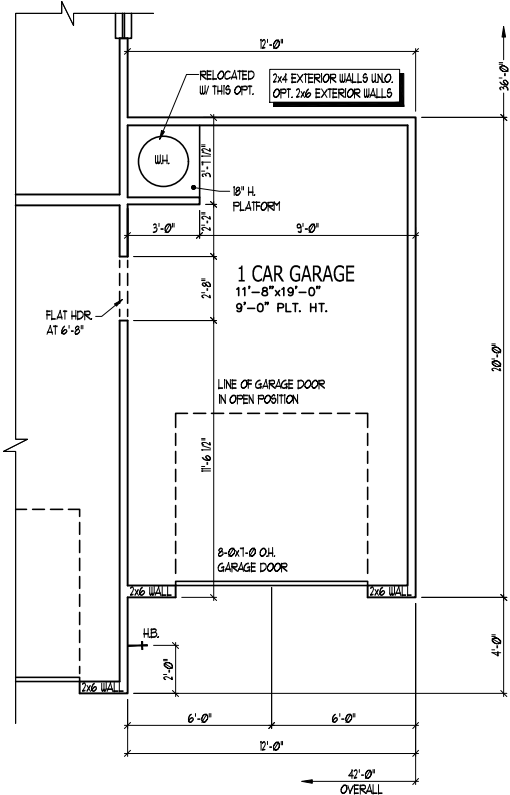
OPT BI-SWING  
DOORS AT STUDY

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



OPT OWNER'S  
BATH 2

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



OPT 1 CAR  
GARAGE

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

ELEVATION A AND B  
FLOOR PLAN OPTIONS

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

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VANTAGE (Garage Right)  
DREAM FINDERS HOMES

1514

TITLE  
PLAN OPTIONS

SHEET  
A2.2

JOB NUMBER	27167.02*
CAD FILE NAME	VANTAGE-R
ISSUED	11-08-17
REVISION	11-17-17
REVISION	02-12-19
REVISION	02-18-19
REVISION	06-01-20
REVISION	06-08-20
REVISION	12-01-22
REVISION	10-28-24



ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DUPLEX OUTLET IN FLOOR
- 220 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- LED CAN LIGHT
- LIGHT FIXTURE WITH PULL CHAIN
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FAN/LIGHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CHIMES (OPTIONAL)
- PUSHBUTTON SWITCH (OPTIONAL)
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- SMOKE / CARBON MONO. COMBO DETECTOR
- TELEPHONE (OPTIONAL)
- TELEVISION (OPTIONAL)
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SPEAKER (OPTIONAL)
- ROUGH-IN FOR OPT. CEILING FAN
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/
- ROUGH-IN FOR OPT. CEILING FAN

- NOTES:
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
  - UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:  
SWITCHES... 4'-0"  
OUTLETS... 1'-6"  
TELEPHONE... 1'-0" (UNLESS ABOVE COUNTERTOP)  
TELEVISION... 1'-0"
  - 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.
  - ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER N.E.C. 2011 406.12 AND 406.13.
  - ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
  - IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH N.E.P.A. 10, N.E.C. 2011, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
  - 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.
  - 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.

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.

ANY REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.

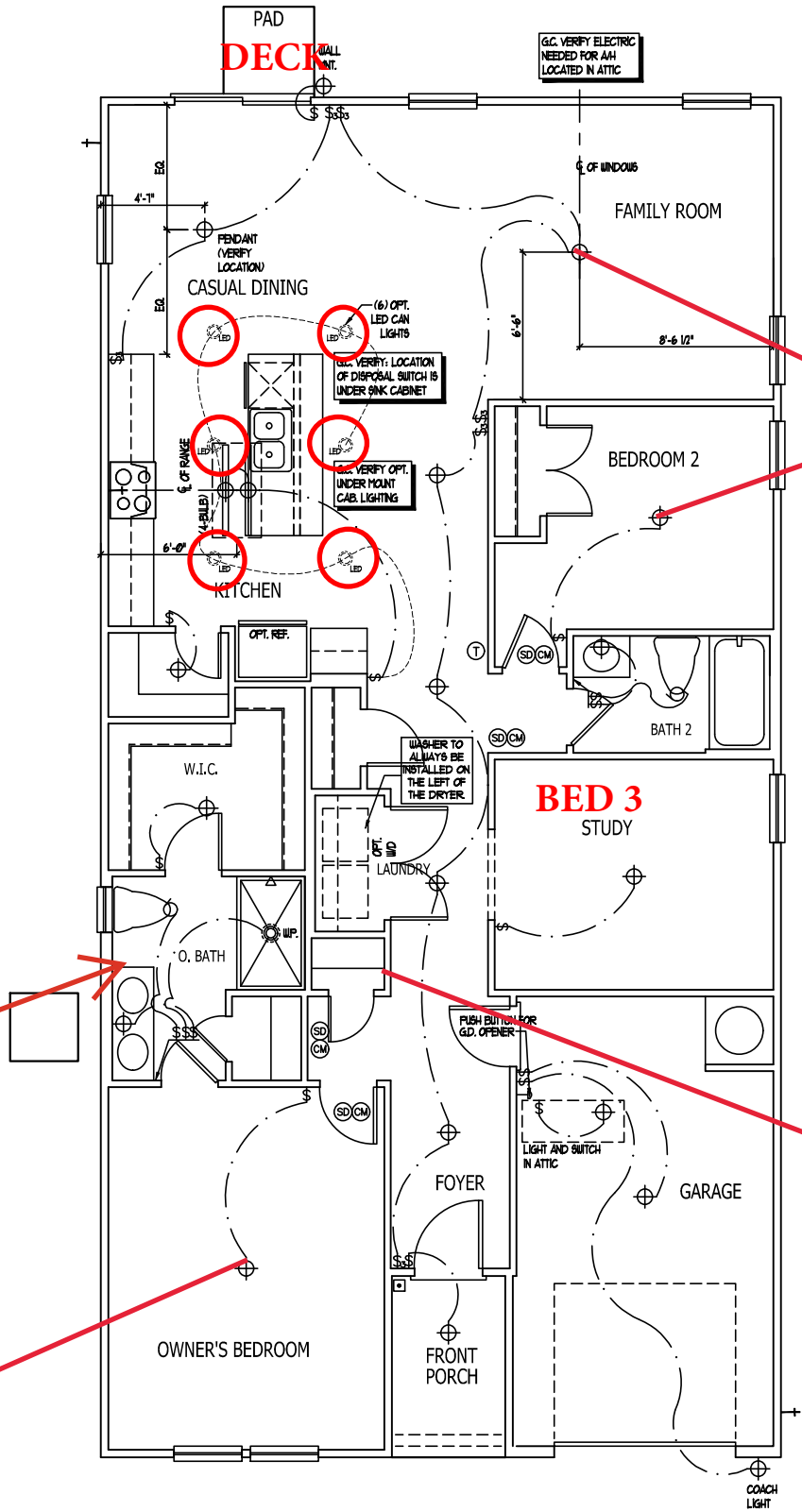
IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

OWNER BATH 2

PREWIRE for Ceiling Fan

PREWIRE for Ceiling Fan

110v Outlet In Closet



DREAM FINDERS HOMES

JOB NUMBER	27167.02
CAD FILE NAME	VANTAGE-R
ISSUED	11-08-17
REVISED	11-17-17
	02-12-19
	02-18-19
	06-01-20
	06-08-20
	12-01-22
	10-28-24

DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

VANTAGE (Garage Right)  
DREAM FINDERS HOMES

1514

TITLE  
ELECTRICAL PLAN

ELECTRICAL  
FLOOR PLAN

SCALE 1/4" = 1'-0"

SHEET  
E1.0

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DUPLEX OUTLET IN FLOOR
- 220 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- LED CAN LIGHT
- LIGHT FIXTURE WITH FULL CHAIN
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FAN/LIGHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CHIMES (OPTIONAL)
- PUSHBUTTON SWITCH (OPTIONAL)
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- SMOKE / CARBON MONOXIDE COMBO DETECTOR
- TELEPHONE (OPTIONAL)
- TELEVISION (OPTIONAL)
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SPEAKER (OPTIONAL)
- ROUGH-IN FOR OPT. CEILING FAN
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

- NOTES:
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
  - 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"
  - 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.
  - ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER N.E.C. 2011 406.12 AND 406.13
  - ALL 15A AND 20A DEDV RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
  - IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH N.E.P.A., N.E.C. 2011, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
  - 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.
  - 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.

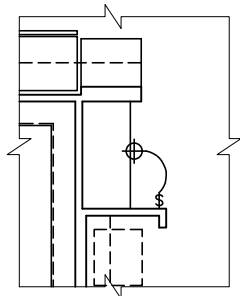
ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

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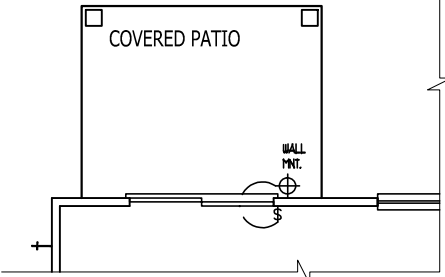
IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

PREWIRE for  
Ceiling Fan



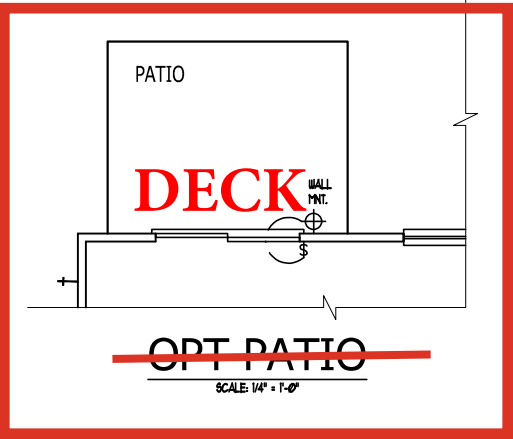
OPT TECH-CENTER  
ILO COAT CLOSET

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



OPT COVERED PATIO

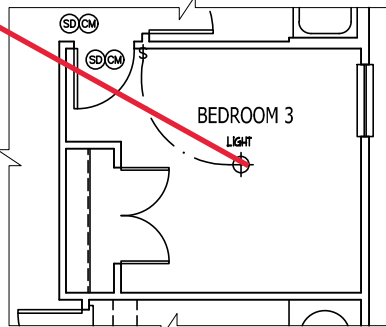
SCALE: 1/4" = 1'-0"



DECK

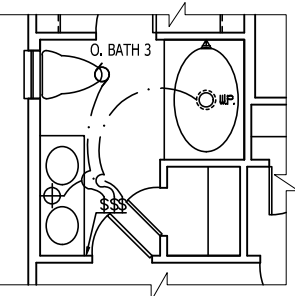
OPT PATIO

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



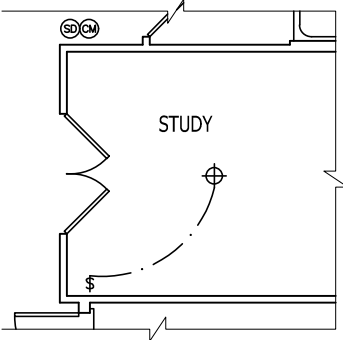
OPT BEDROOM 3  
ILO STUDY

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



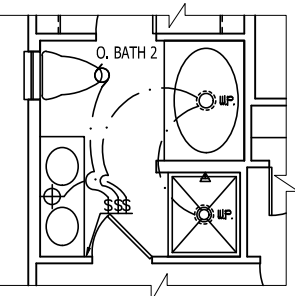
OPT OWNER'S  
BATH 3

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



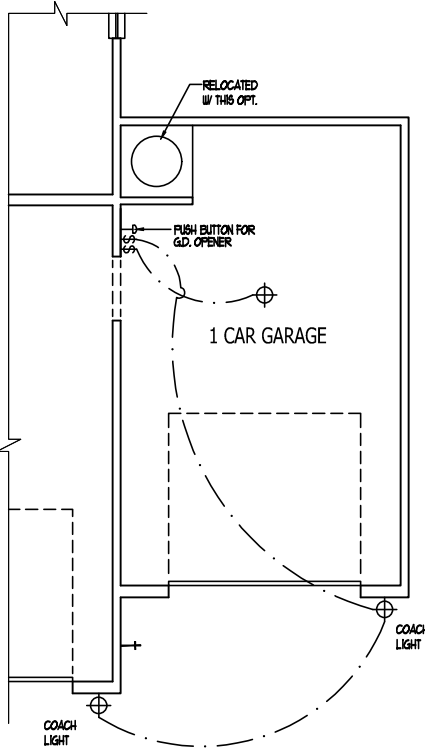
OPT BI-SWING  
DOORS AT STUDY

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



OPT OWNER'S  
BATH 2

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



OPT 1 CAR  
GARAGE

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

ELECTRICAL  
FLOOR PLAN OPTIONS

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

DREAM FINDERS  
HOMES

JOB NUMBER	27167.02*
CAD FILE NAME	VANTAGE-R
ISSUED	11-08-17
REVISED	11-17-17
	02-12-19
	02-18-19
	06-01-20
	06-08-20
	12-01-22
	10-28-24

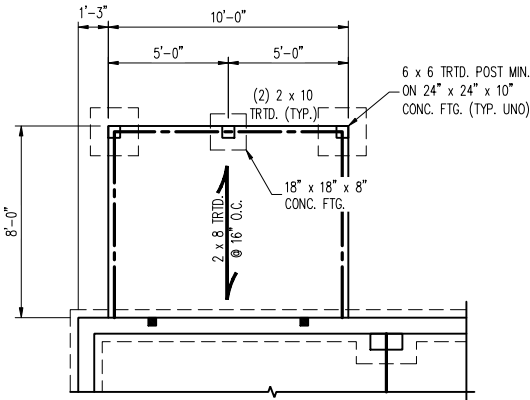
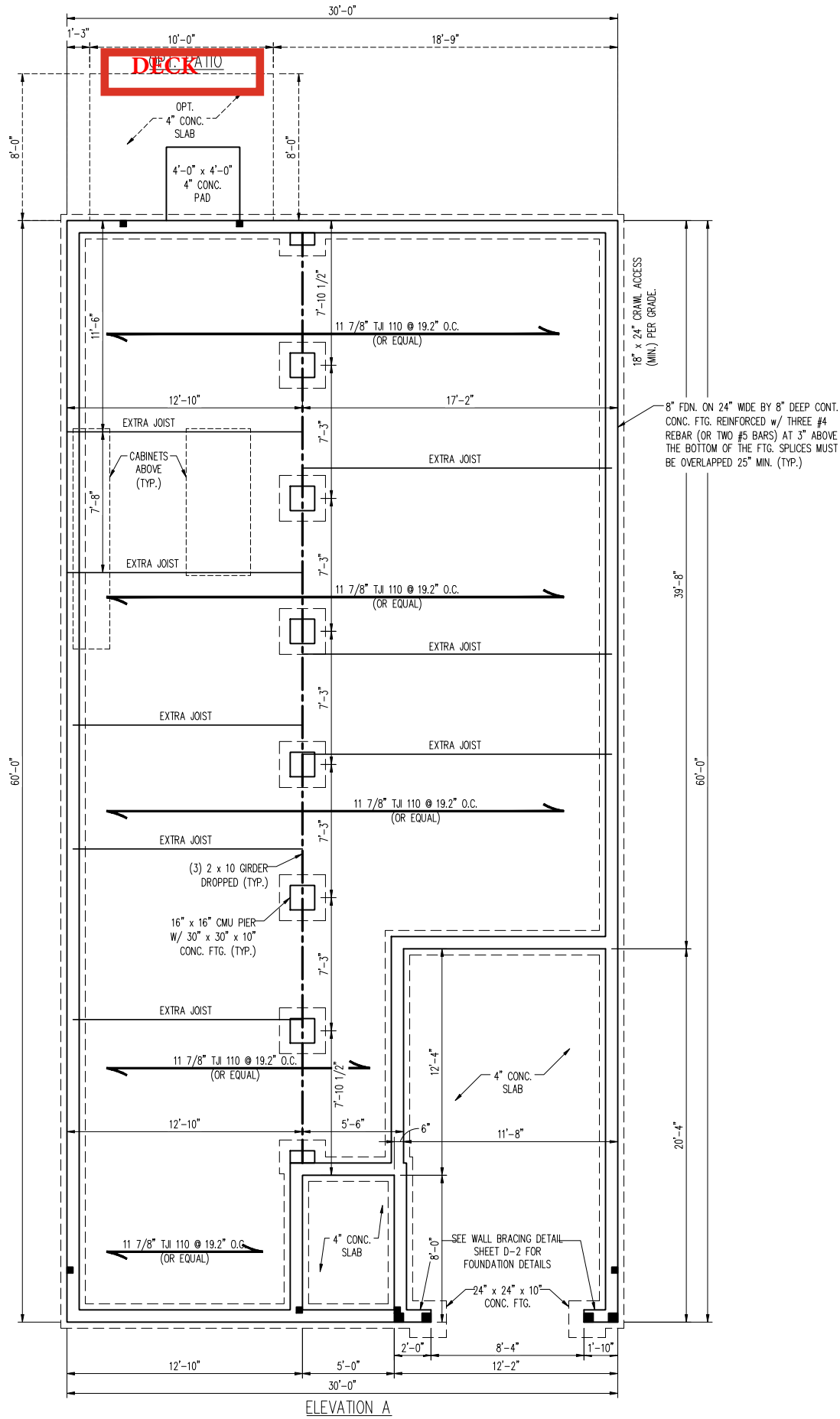
DRAWINGS ON 11"x17"  
SHEET ARE ONE HALF  
THE SCALE NOTED

VANTAGE (Garage Right)  
DREAM FINDERS HOMES

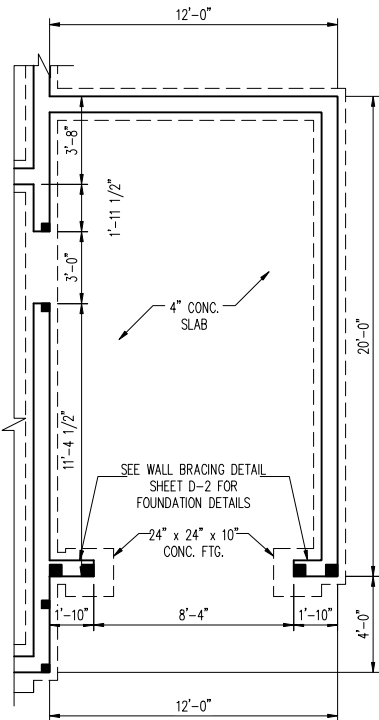
1514

TITLE  
ELECTRIC AT PLAN OPTIONS

SHEET  
E1.2



OPT. COVERED PORCH



OPT. 1 CAR GARAGE

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

NOTE: BCI 4500s-1.8 JOISTS MAY BE INSTALLED IN LIEU OF TJI 110 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE PLAN

- 150 MPH ULTIMATE DESIGN WIND SPEED  
NOTES FOR LESS THAN  
30' MEAN ROOF HEIGHT:
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
  - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 ("HIGH WIND ZONES" FOR 150 MPH WINDS).
  - BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES" FOR 150 MPH WINDS) OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
  - FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
  - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
  - ROOF AND WALL CLADDING DESIGNED FOR WIND PRESSURES PER TABLE R301.2.1(1) OF THE 2024 NRC.
  - 7/16" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
  - WALLS TO BE BRACED IN ACCORDANCE WITH CHAPTER 45 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION AND AS NOTED ON PLANS.
  - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2024 EDITION.

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



11/26/2024

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N.C. LICENSE NO.: C1733

VANTAGE  
DREAM FINDERS HOMES

DATE: NOVEMBER 25, 2024  
SCALE: 1/4" = 1'-0"  
DRAWN BY: DAVIS BEWS DESIGN CO.  
ENGINEERED BY: WFB

SHEET: 1 OF 10  
S-1.1a  
CRAWL  
FOUNDATION PLAN



# DECK

(2) 2 x 6

ROOF TRUSSES  
ENG. BY OTHERS

ROOF TRUSSES  
ENG. BY OTHERS

ROOF TRUSSES  
ENG. BY OTHERS

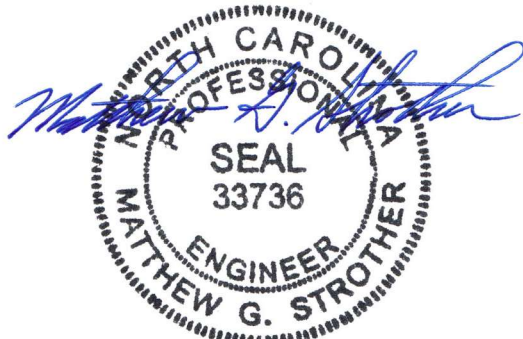
GIRDER TRUSS ENG. BY OTHERS w/  
(3) 2 x 4 OR (3) 2 x 6 EA. END

\_\_\_\_\_

TSP  
(2) 2 x 6 CONT

ROOF TRUSSES  
ENG. BY OTHERS  
(3) 2 x 12 CONT. FROM  
CORNER TO CORNER w/  
(2) 2 x 6 EA. BRG. PT.  
— GARAGE PORTAL FRAME. SEE  
METHOD PF WALL BRACING  
DETAIL SHEET D-2

4 x 4 TRTD. POST MIN. w/ WOOD-  
PORCH OPT: SECURE BOTTOM OF  
POST TO FRAMING BELOW w/ (2)  
SIMPSON CS16 COIL STRAPS w/  
9" END LENGTHS.



11/26/2024

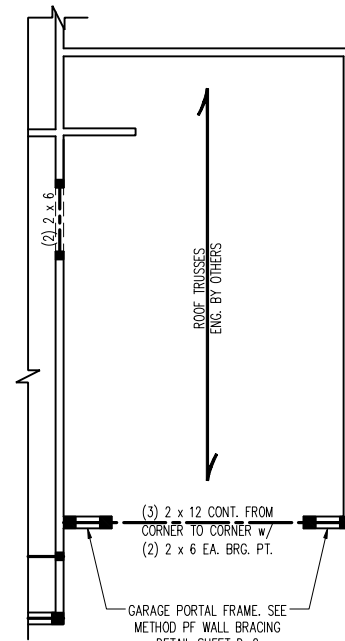
(2) 2 x 10 (TYP.)

ROOF TRUSSES  
ENG. BY OTHERS

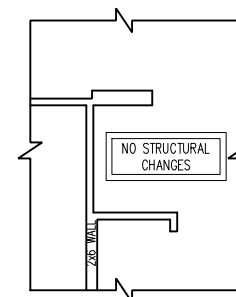
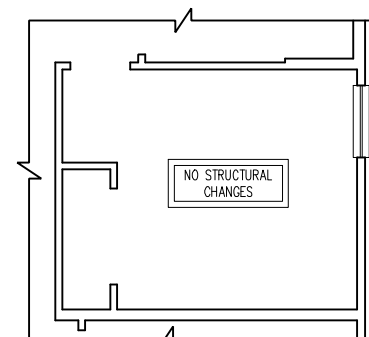
(2) 2 x 6

OPT. COVERED PATIO

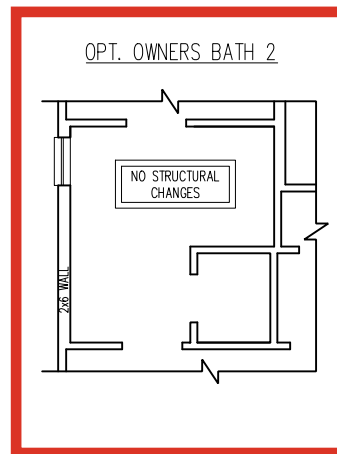
\*NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 SPF #2 @ 24" O.C. 2 x 6 SPF #2 @ 24" O.C. (UNO) EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 4 WALLS (UNO). ALL INTERIOR LOAD BEARING AND NON-LOAD BEARING WALLS ARE TO BE 2 x 4 SPF #2 @ 24" O.C. (UNO).



OPT. 1 CAR GARAGE

OPT. TECH CENTER

OPT. BEDROOM 3



OPT. OWNERS BATH 2



OPT. OWNERS BATH 3

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO).
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (2) KING STUDS EA. END (UNO). SEE KING STUD TABLE FOR ADDITIONAL KING STUD REQUIREMENTS.
4. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
5. ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
6. SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GRIDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GRIDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
7. ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS W/ SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 x 6 POSTS W/ ABU66 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 1000 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO).
8. FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB W/ (2) METAL ANGLES USING 2" CONC. SCREWS. FASTENERS ANGLES TO COLUMNS W/ 1/4" THROUGH BOLTS W/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
9. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

MINIMUM NUMBER OF FULL HEIGHT KING STUDS  
AT EACH END OF HEADERS IN EXTERIOR  
WALLS IN 140/150 MPH WIND ZONES

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 4'	2
> 4' TO 8'	3
> 8' TO 14'	4
> 14' TO 18'	5

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

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N.C. LICENSE NO.: C-1733

VANITAGE  
DREAM FINDERS HOMES

DATE: NOVEMBER 25, 2024

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

DRAWN BY: DAVIS BEWS DESIGN CO.

ENGINEERED BY: WFB

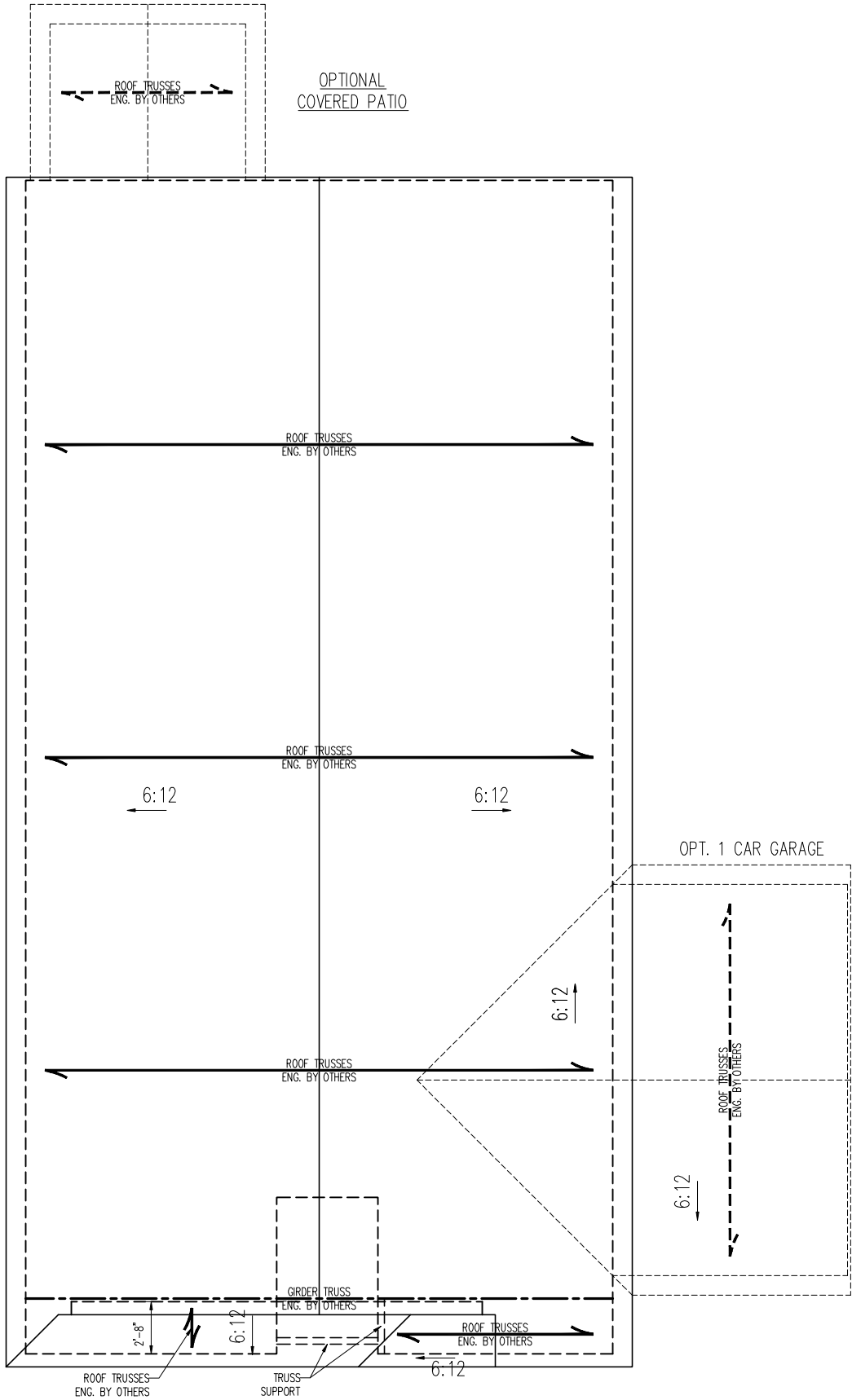
SHEET: 7 OF: 10

S-2a

ATTIC FLOOR  
FRAMING PLAN



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



STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
3. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
4. HIP SPICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
5. STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
6. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H2.5A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
7. SECURE EA. RAFTER OR TRUSS TO BEARING WALL WITH SIMPSON H10 HURRICANE TIE (OR EQUAL) UNLESS NOTED OTHERWISE BY TRUSS ENGINEER BASE ON DESIGN UPLIFT FOR EA. TRUSS. REFER TO SECTION R4058 OF THE 2024 NRC TO ENSURE COMPLIANCE WITH REQUIRED UPLIFT AND LATERAL CONNECTIONS.
8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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

LEGEND

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



11/26/2024

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N.C. LICENSE NO.: C1733

VANTAGE  
DREAM FINDERS HOMES

DATE: NOVEMBER 25, 2024

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

DRAWN BY: DAVIS BEWS DESIGN CO.

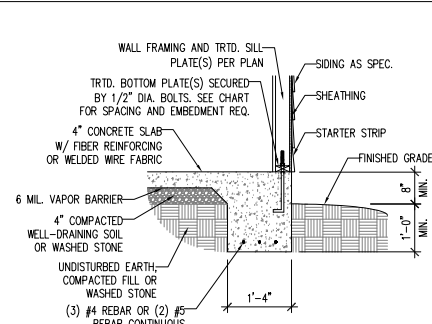
ENGINEERED BY: WFB

SHEET: 9 OF: 10

S-3a  
ROOF FRAMING  
PLAN

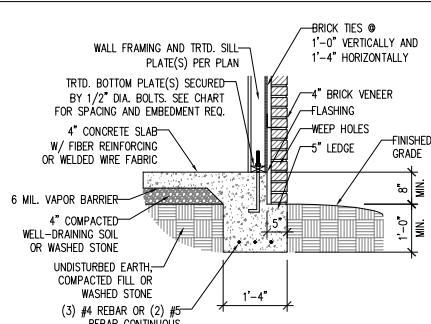
MONOLITHIC SLAB DETAILS

DETAIL 1



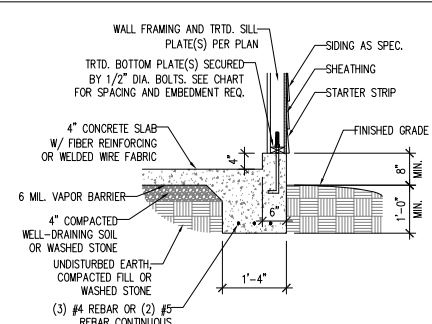
TYPICAL SLAB DETAIL

DETAIL 2



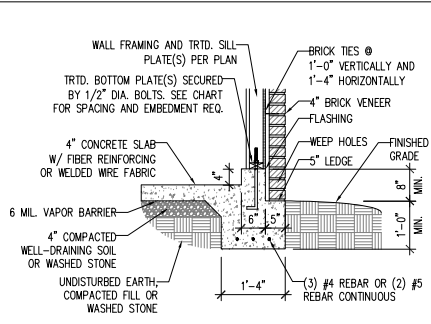
BRICK VENEER DETAIL

DETAIL 3



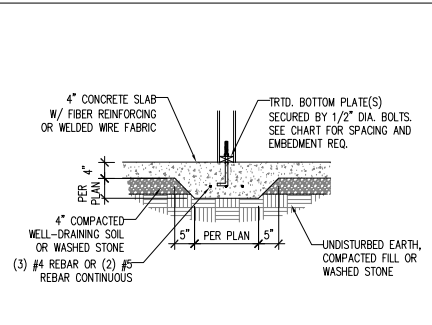
GARAGE CURB DETAIL

DETAIL 4



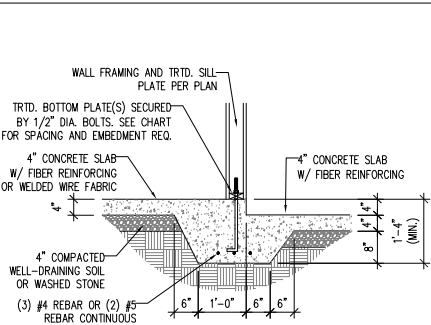
GARAGE CURB BRICK LEDGE DETAIL

DETAIL 5



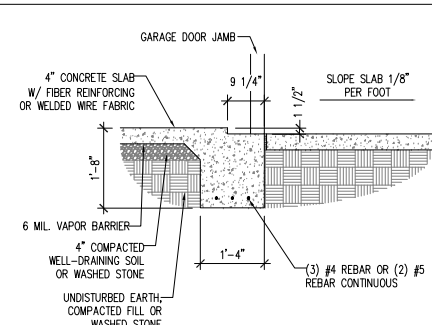
THICKENED SLAB DETAIL

DETAIL 6



STEP IN GARAGE DETAIL

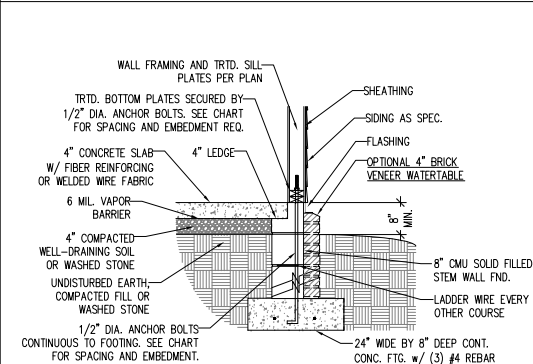
DETAIL 7



SLAB AT GARAGE DOOR DETAIL

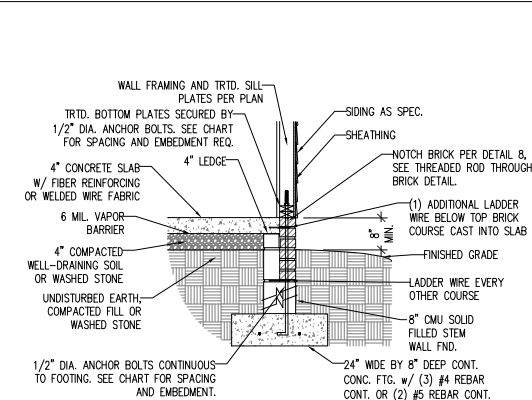
STEM WALL DETAILS

DETAIL 1



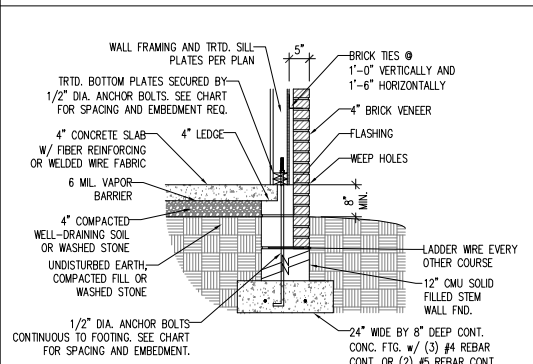
TYPICAL STEM WALL DETAIL  
(w/ OPTIONAL WATERTABLE)

OPTIONAL DETAIL 1



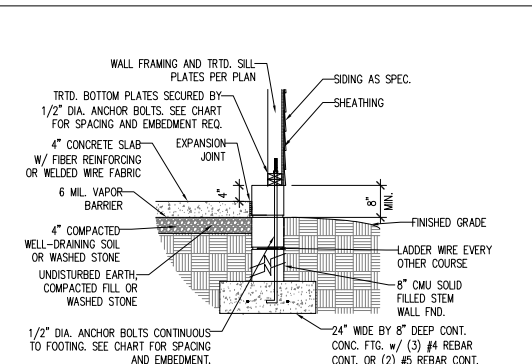
OPTIONAL STEM WALL DETAIL

DETAIL 2



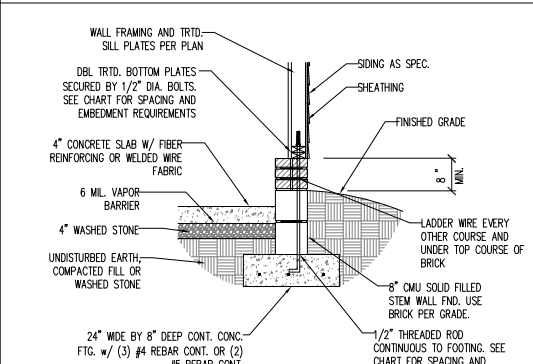
TYPICAL STEM WALL FND. W/ BRICK DETAIL

DETAIL 3



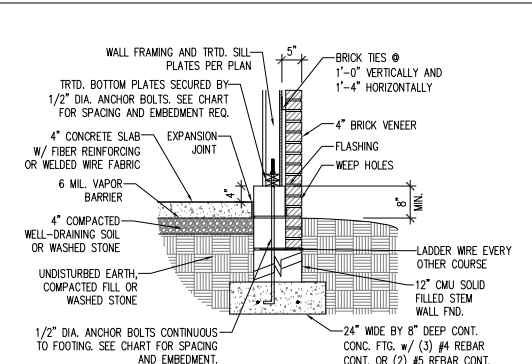
TYPICAL STEM WALL FND. DETAIL w/ CURB @ GARAGE

OPTIONAL DETAIL 3



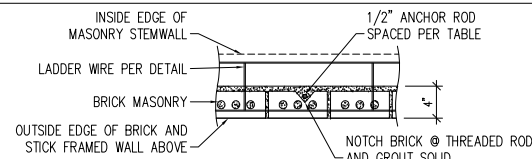
OPTIONAL STEM WALL FND. DETAIL w/ CURB @ GARAGE

DETAIL 4



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

OPTIONAL DETAIL 8



THREADED ROD THROUGH BRICK MASONRY

MASONRY STEM WALL SPECIFICATIONS

WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8" CMU	4" BRICK AND 4" CMU	4" BRICK AND 8" CMU	12" CMU
2 AND BELOW	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
3	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
4	GROUT SOLID w/ #4 REBAR @ 64" O.C.	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 AND GREATER	ENGINEERED DESIGN BASED ON SITE CONDITIONS			

STRUCTURAL NOTES:

- 1) WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
- 2) TIE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
- 3) CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE w/ GREATER THAN 3' OF FILL AS MEASURED FROM THE TOP OF THE FOOTING.
- 4) BACKFILL OF CLEAN #57 / #67 WASHED STONE IS ALLOWABLE.
- 5) BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (45 PSF/FT BELOW GRADE) CLASSIFIED AS GROUP I ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE 2024 NORTH CAROLINA RESIDENTIAL CODE ARE ALLOWABLE.
- 6) PREP SLAB PER R506.2.1 AND R506.2.2 BASE AND EXCEPTION OF 2024 NORTH CAROLINA RESIDENTIAL CODE.
- 7) MINIMUM 24" LAP SPLICE LENGTH.
- 8) LOCATE REBAR IN CENTER OF FOUNDATION WALL.
- 9) WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE "S" MORTAR OR 3000 PSI GROUT. USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

ANCHOR SPACING AND EMBEDMENT - STEM WALL

WIND ZONE	140 MPH	150 MPH
SPACING	6'-0" O.C. w/ DBL. SILL PLATE w/ 2" x 2" x 1/8" WASHERS INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS.	6'-0" O.C. w/ DBL. SILL PLATE w/ 2" x 2" x 1/8" WASHERS INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS.
EMBEDMENT	ANCHORS CONTINUOUS FROM FOOTING UP THROUGH SILL PLATE. EXTEND ANCHORS TO CONTINUOUS HORIZONTAL REBAR IN FOOTING.	ANCHORS CONTINUOUS FROM FOOTING UP THROUGH SILL PLATE. EXTEND ANCHORS TO CONTINUOUS HORIZONTAL REBAR IN FOOTING.

NOTE:

THREADED ROD WITH EPOXY OR APPROVED ANCHORS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" DIAMETER ANCHOR BOLTS MAY BE USED IN LIEU OF 1/2" ANCHOR BOLTS.

ANCHOR SPACING AND EMBEDMENT - MONO SLAB

WIND ZONE	140 MPH	150 MPH
SPACING	6'-0" O.C. w/ DBL. SILL PLATE OR 1'-9" O.C. w/ SINGLE SILL PLATE w/ 2" x 2" x 1/8" WASHERS INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS.	6'-0" O.C. w/ DBL. SILL PLATE OR 1'-6" O.C. w/ SINGLE SILL PLATE w/ 2" x 2" x 1/8" WASHERS INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS.
EMBEDMENT	7"	7"

NOTE:

THREADED ROD WITH EPOXY, SIMPSON TITEN HD, OR APPROVED ANCHORS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" DIAMETER ANCHOR BOLTS MAY BE USED IN LIEU OF 1/2" ANCHOR BOLTS.

NOTE:

LOCATE REBAR 3" ABOVE BOTTOM OF FOOTING w/ MIN. 25" LAP SPLICE LENGTH.

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N.C. LICENSE NO.: C1733

140 MPH - 150 MPH ULTIMATE DESIGN WIND SPEED  
FOUNDATION DETAILS  
DREAM FINDERS HOMES

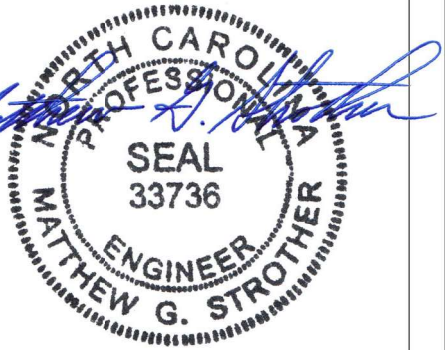
DATE: NOVEMBER 7, 2024

SCALE: NTS

DRAWN BY: JST

ENGINEERED BY: JST

D-1  
FOUNDATION DETAILS

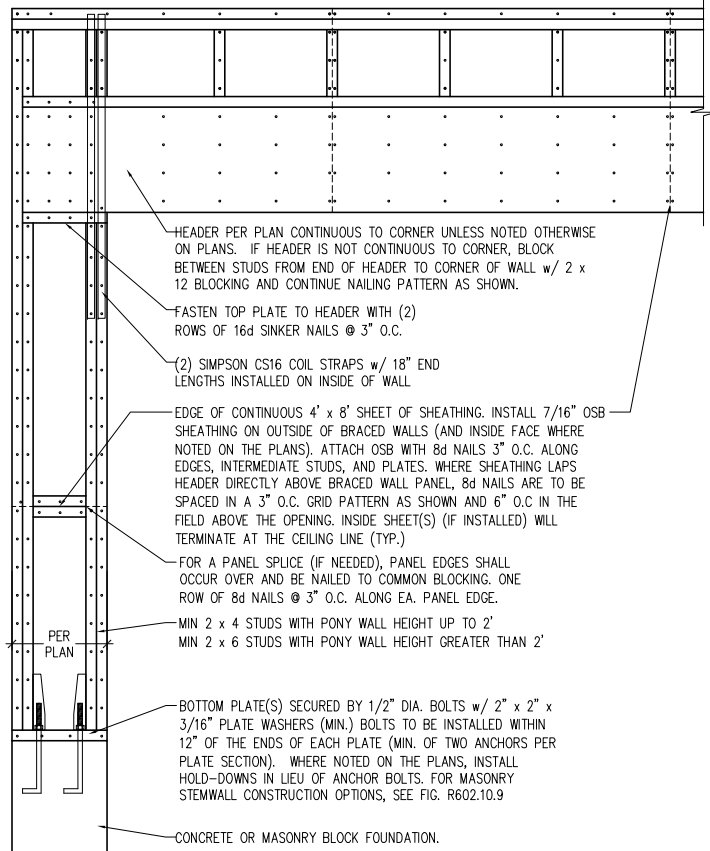


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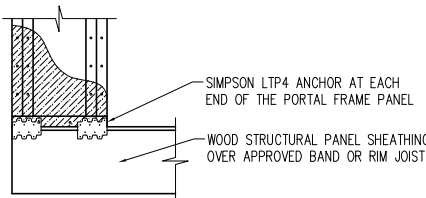
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GENERAL WALL BRACING NOTES:

- WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 AND CHAPTER 45 OF THE 2024 NC RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2024 NRC.
- SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2024 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
- SEE STRUCTURAL SHEETS FOR DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, AND ANY SPECIAL NOTES OR REQUIREMENTS.
- ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH 7/16" OSB WITH BLOCKING AT ALL SHEATHING JOINTS AND 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD UNLESS NOTED OTHERWISE.
- SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BAND JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND SILL PLATES THEIR FULL DEPTH.
- ALL EXTERIOR WALLS TO BE SHEATHED ON INSIDE FACE WITH 1/2" GYPSUM BOARD PER TABLE R702.3.5 (UNO).



OVER CONCRETE OR MASONRY BLOCK FOUNDATION

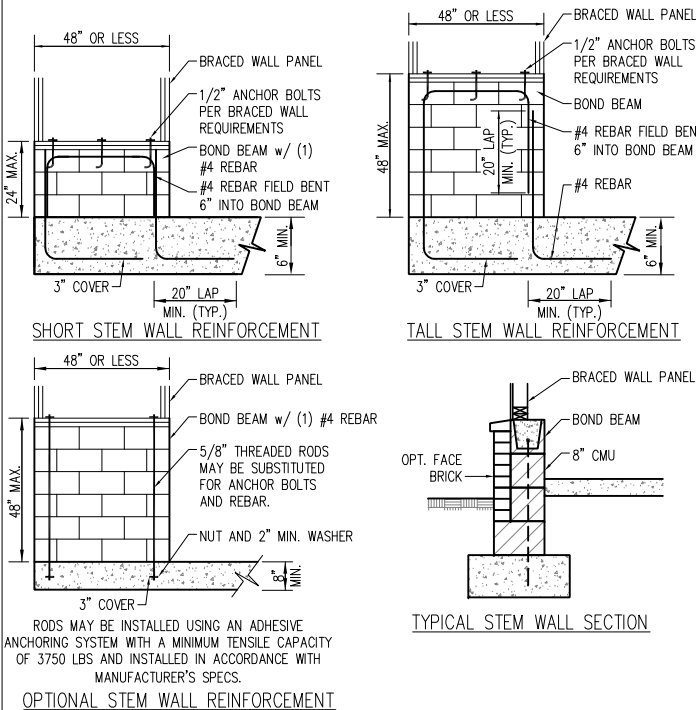


OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

\* APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS \*

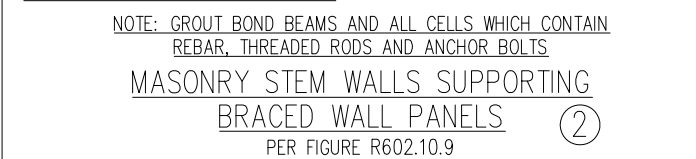
METHOD PF-PORTAL FRAME DETAIL

①



SHORT STEM WALL REINFORCEMENT

TALL STEM WALL REINFORCEMENT



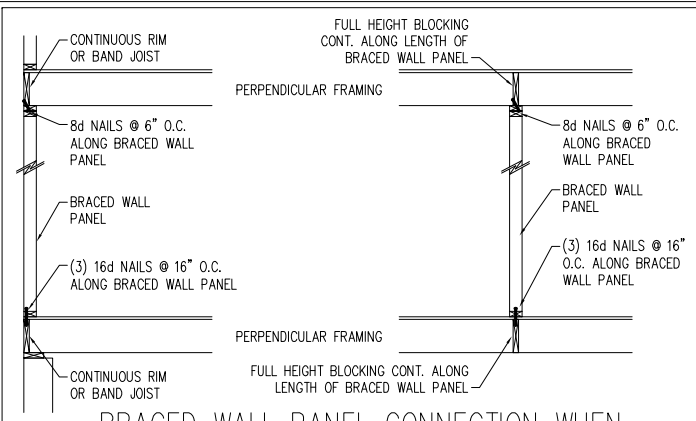
OPTIONAL STEM WALL REINFORCEMENT

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

MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS

PER FIGURE R602.10.9

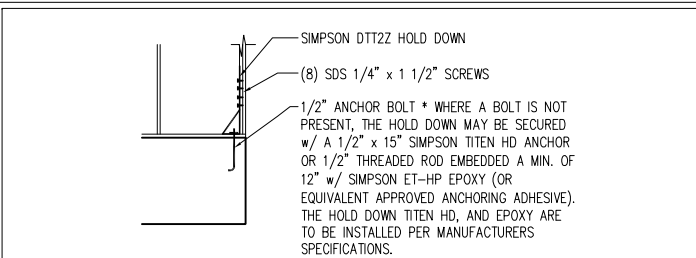
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BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

PER FIGURE R602.10.8(1)

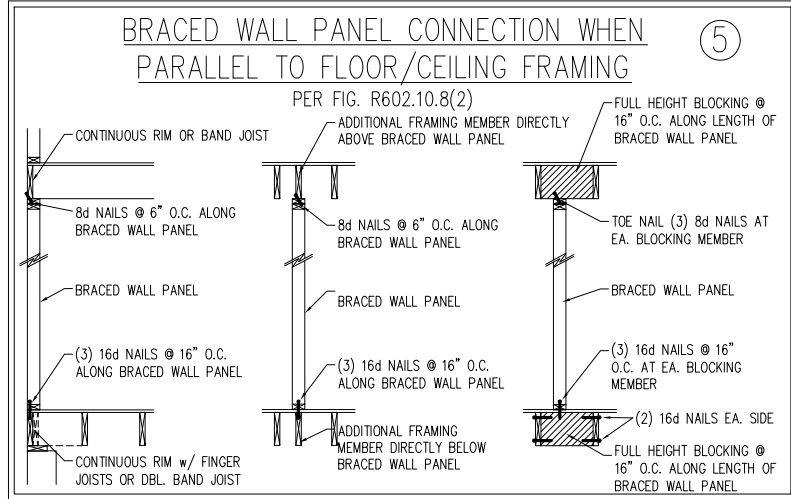
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HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB

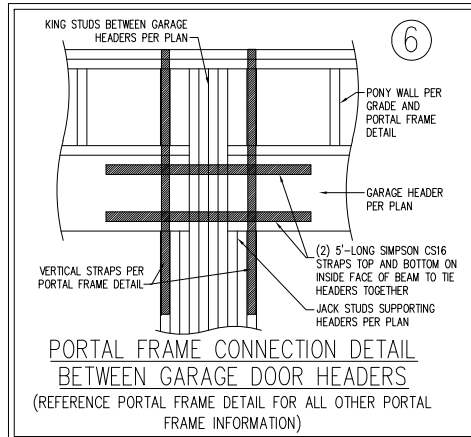
\* APPLICABLE ONLY WHERE SPECIFIED ON PLAN \*

④



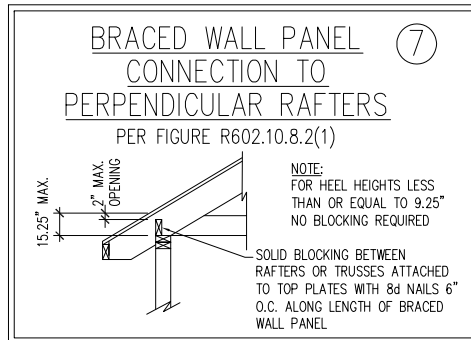
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

PER FIG. R602.10.8(2)



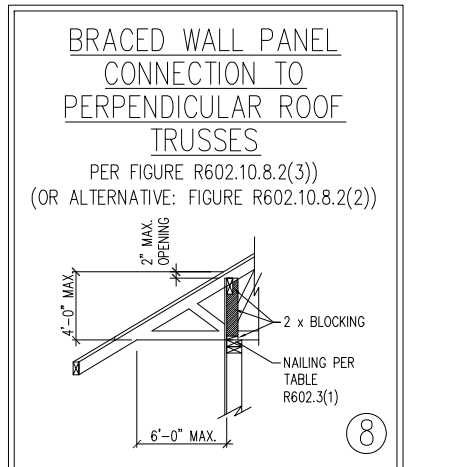
PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS

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



BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS

PER FIGURE R602.10.8.2(1)



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES

PER FIGURE R602.10.8.2(3)) (OR ALTERNATIVE: FIGURE R602.10.8.2(2))



11/26/2024

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

DATE: NOVEMBER 7, 2024

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

DRAWN BY: JST

ENGINEERED BY: JST

D-2  
BRACED WALL  
NOTES AND DETAILS  
AND PF DETAIL



GENERAL NOTES

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2024 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2024 EDITION (R301.4 – R301.7)

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

- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
- FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD

– CLADDING DESIGNED FOR:

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

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

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

FOOTING AND FOUNDATION NOTES

1. FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
2. FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. EXCEPTION: #57 OR #67 STONE MAY BE USED AS FILL FOR MAXIMUM DEPTH OF 4 FEET WITHOUT CONSOLIDATION. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NRC, 2024 EDITION.
3. PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" – 1" DEEP CONTROL JOINTS ARE TO BE SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
4. CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRC, 2024 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
5. MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
6. THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
7. THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
8. ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NRC, 2024 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCMA TR68-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1.(1), R404.1.1.(2), R404.1.1.(3), OR R404.1.1.(4) OF THE NRC, 2024 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.2(8) OF THE NRC, 2024 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

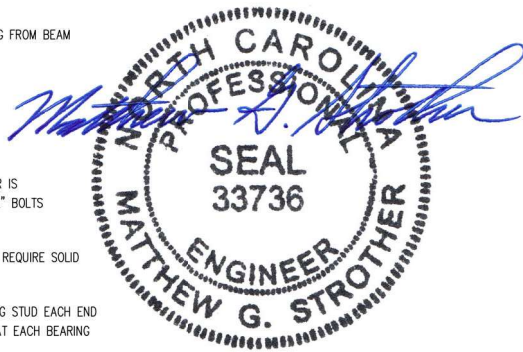
FRAMING NOTES

1. ALL FRAMING LUMBER SHALL BE #2 SPF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 975 PSI, Fv =175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb =2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 PSI, Fv = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E =1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2900 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
3. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS
- |                                |                                |
|--------------------------------|--------------------------------|
| A. W AND WT SHAPES:            | ASTM A992                      |
| B. CHANNELS AND ANGLES:        | ASTM A36                       |
| C. PLATES AND BARS:            | ASTM A36                       |
| D. HOLLOW STRUCTURAL SECTIONS: | ASTM A500 GRADE B              |
| E. STEEL PIPE:                 | ASTM A53, GRADE B, TYPE E OR S |
4. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):
- |                            |  |
|----------------------------|--|
| A. WOOD FRAMING            | (2) 1/2" DIA. x 4" LONG LAG SCREWS               |
| B. CONCRETE                | (2) 1/2" DIA. x 4" WEDGE ANCHORS                 |
| C. MASONRY (FULLY GROUTED) | (2) 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS |
| D. STEEL PIPE COLUMN       | (4) 3/4" DIA. A325 BOLTS OR 3/16" FILLET WELD    |

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

5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
6. ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NRC, 2024 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.7.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
7. ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
8. FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
9. ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
10. BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2024 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
11. PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER STRUCTURAL PLAN. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
12. FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (U.N.O.). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 12d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R703.8.2.1 OF THE NRC, 2024 EDITION.
13. FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
14. FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
15. ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED TO WOOD FRAMING WITH SIMPSON CS16 COIL STRAPPING WITH 9" END LENGTHS OR (2) 6" LONG SIMPSON SDS SCREWS (OR EQUAL) DRIVEN AT AN ANGLE FROM OPPOSITE SIDES. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.
16. CONSTRUCT ALL WOOD DECKS ACCORDING TO CHAPTER 47--WOOD DECKS.

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11/26/2024

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

DATE: NOVEMBER 7, 2024

SCALE: NTS

DRAWN BY: JST

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S-O  
STRUCTURAL  
NOTES