

SOUTHPORT

SOUTHPORT REVISION LIST - STRUCTURAL:

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

SOUTHPORT REVISION LIST - ARCHITECTURAL:

AUGUST 01, 2021

- 1. CREATED ELEVATIONS TO BE IN STANDARDS WITH OTHER PLANS (SEE SHEETS A-1 THROUGH A-3.5)
 - 2. CHANGED COLUMNS ON ELEVATIONS TO STANDARD COLUMNS
 - 3. CHANGED GARAGE DOORS TO REPRESENT STANDARD GARAGE DOOR FOR EACH ELEVATION
 - 4. FIXED COVERED PORCH TO KEEP COLUMNS FROM OVERLAPPING EDGE OF CONCRETE
 - 5. REMOVED GRIDS FROM TRANSOMS ABOVE FRONT DOOR
 - 6. ADDED NOTE FOR GARAGE DOOR "GARAGE DOOR PER SPECIFICATIONS AND GLASS INSERT (TOP PANEL ONLY)"
 - 7. MOVED ROOF PLANS TO SHEETS A-8 & A-8.1
 - 8. CREATED SLAB INTERFACE PLAN (SEE SHEET A-4 THROUGH A-4.2)
 - 9. MOVED ALL OPTIONS OFF BASE PLAN AND PLACED ON SEPARATE SHEET
 - 10. ADDED NOTE FOR FLUSH COUNTERTOP ON ISLAND
 - 11. CHANGED PATIO SIZE TO STANDARD 12'X10'
 - 12. ADDED OPTIONAL GAS LINE
 - 13. CHANGED KITCHEN LAYOUT
 - 14. ADDED 2ND HOSE BIB
 - 15. CALLED OUT "45" WALL WITH CAP" AS STANDARD
 - 16. CHANGED ALL EXTERIOR WALLS FROM 2X6 TO 2X4 EXCEPT WHERE SHADED
 - 17. ADDED NOTE "OPT. REF."
 - 18. REMOVED NUMBERS ON STAIRS
 - 19. ADDED NOTE "OPT. W/D"
 - 20. ADDED NOTE "WASHER ALWAYS TO BE LOCATED TO THE LEFT OF DRYER"
 - 21. VERIFIED VENTILATION AND LIGHT REQUIREMENTS AT OWNER'S BEDROOM MEETS CODE (11-01-20)
 - 22. SQUARE FOOTAGES ARE UPDATED AND CHANGED DUE TO MOVEMENT OF WALLS FROM 2X6 TO 2X, TO KEEP JOOS IN ROOMS, EXTERIOR WALL MOVED MEANING ROOF LINES HAVE CHANGED
 - 23. SQUARE FOOTAGE OF COVERED PORCH CHANGED DUE TO KEEPING COLUMNS FROM OVERLAPPING CONCRETE EDGE
 - 24. CREATED PARTIAL PLANS FOR B & C ELEVATIONS (FLOOR, SLAB, & ELECTRICAL)
 - 25. REMOVED ALL WALL OUTLETS
 - 26. REMOVED ALL PHONE OUTLETS
 - 27. REMOVED ALL TV OUTLETS
 - 28. PLACED STANDARD 3 BULB LIGHT IN KITCHEN
 - 29. VERIFIED COACH LIGHT LOCATIONS (SEE ELEVS. FOR DIMS)
 - 30. PLACED DASHED FANS WHERE APPLICABLE WITH NOTE "STD. LIGHT, OPT. FAN/LT PREWIRE"
 - 31. UPDATED ELECTRICAL KEY
 - 32. VERIFIED CO2 DETECTOR LOCATIONS
 - 33. SHOWED PENDANT LIGHTS AS OPTIONAL
 - 34. SHOWED CAN LIGHTS IN KITCHEN AND FAMILY ROOM AS "OPTIONAL CAN LIGHTS"
 - 35. PLACED OPTIONAL FLOOD LIGHTS
 - 36. PLACED OPTIONAL FLOOR OUTLET IN FAMILY ROOM
 - 37. PLACED CALCULATIONS FOR SOFFIT AND RIDGE VENT REQUIREMENTS
 - 38. UPDATED STAIR LAYOUT TO KEEP MAIN WALL AT KITCHEN FROM MOVING WHEN OPTIONAL BASEMENT SELECTED.
- CHANGES ON 09-23-24
- 39. WINDOW AT OPTIONAL OWNER'S BATH 3 CHANGED FROM 2040 TO 4010 TRANSOM AND MOVED TO CENTER LINE OF SHOWER
 - 40. CHANGED WORD "OWNER'S" TO PRIMARY



COVER SHEET

DREAM FINDERS HOMES
SOUTHPORT

DATE: SEPTEMBER 16, 2019
REV.: SEPTEMBER 23, 2024
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

CS



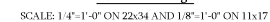
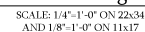
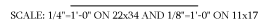
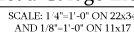
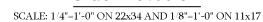
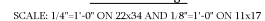
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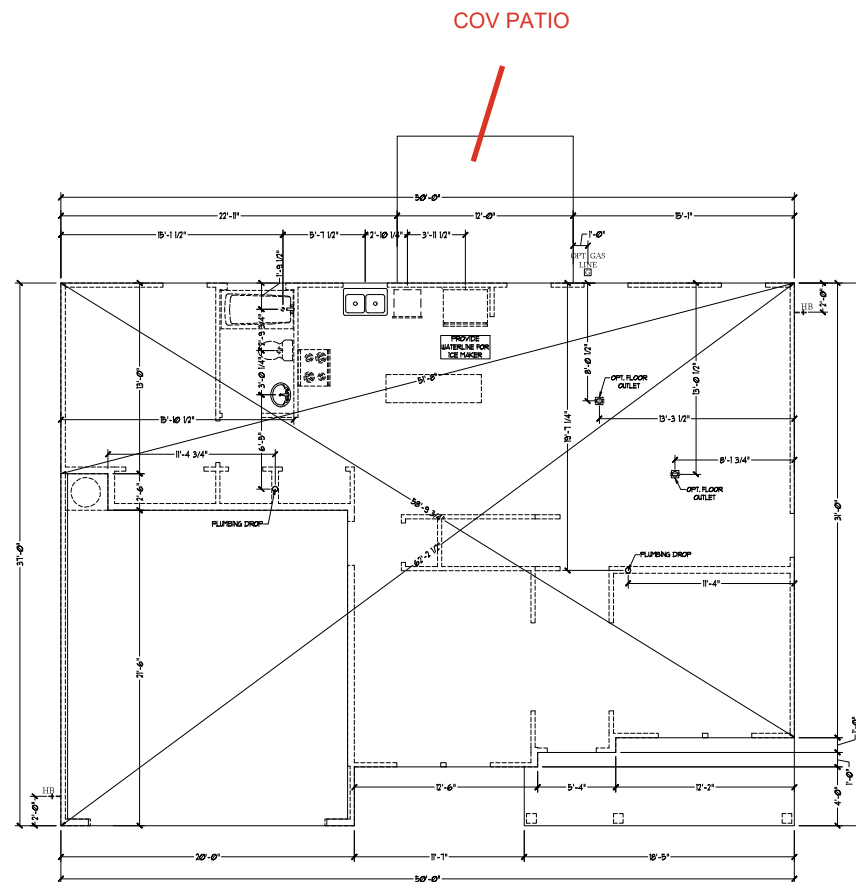
DREAM FINDERS HOMES
SOUTHPORT

DATE: SEPTEMBER 16, 2019
REV.: AUGUST 01, 2021
SCALE: AS NOTED
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

C - 1 ELEVATIONS

A-3





Slab Interface Plan

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

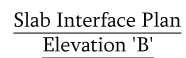
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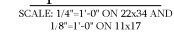
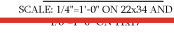
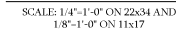
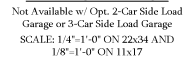
DATE: SEPTEMBER 16, 2019
REV.: AUGUST 01, 2021
SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

SLAB INTERFACE
PLAN

A-4



Slab Interface Plan
Elevation 'C'



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

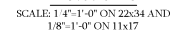
First Floor Plan
C-2 & C-3 Elev w/ Stone Front
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1/8"=1'-0" ON 11x17

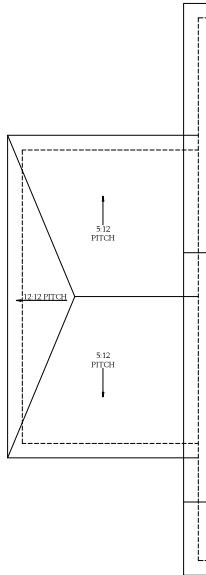
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1/8"=1'-0" ON 11x17



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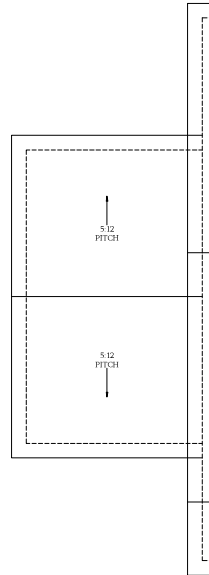
TOTAL AREA PROVIDED	
SOFFIT AND RIDGE VENT	10.162





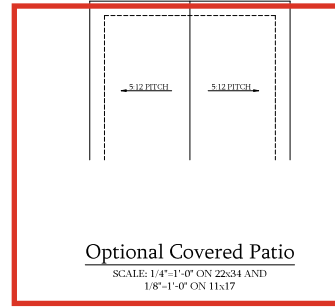
Optional 1-Car
Carriage Garage
Elevation C

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

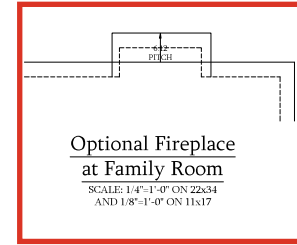


Optional 1-Car
Carriage Garage
Elevation A & B

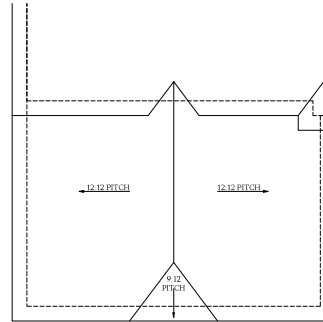
Not Available w. Opt. 2-Car Side Load
Garage or 3-Car Side Load Garage
SCALE: 1/4"=1'-0" ON 22x34 AND
1/8"=1'-0" ON 11x17



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

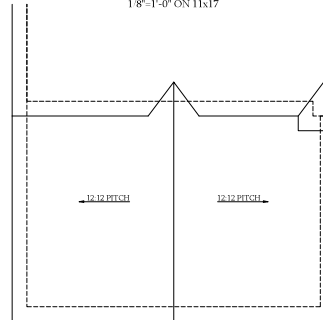


Optional Fireplace
at Family Room
SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17



Optional 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

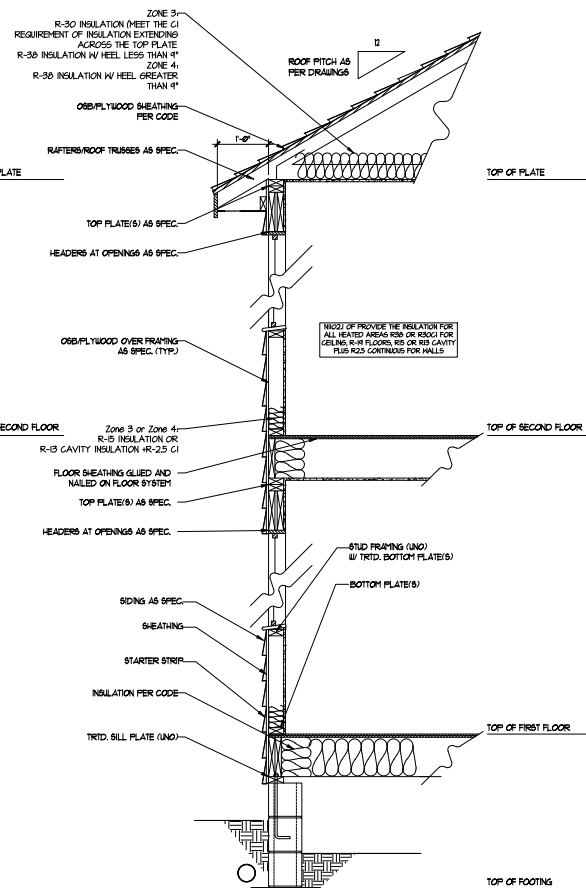
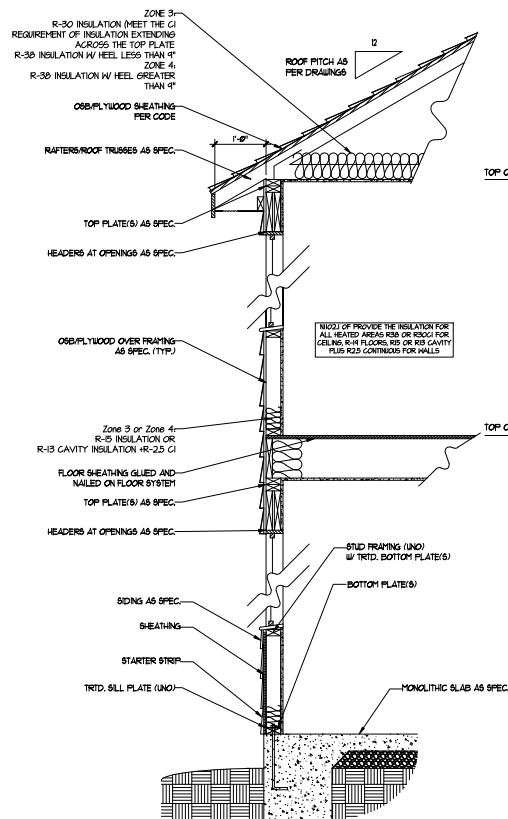
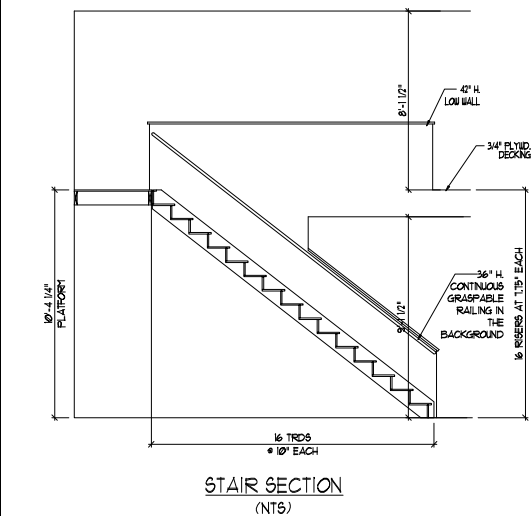


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SOUTHPORT

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

ROOF PLAN
OPTIONS
A-8.2



STAR NOTES:

RAILING

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

THE RAILING OPENINGS FORMED BY THE UPPER, MIDDLE AND BOTTOM RAIL, OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE REQUIRED TO BE SUCH A SIZE THAT A SPHERE OF A NOMINAL DIAMETER OF 4 INCHES CANNOT PASS THROUGH.

OPENINGS FOR PERMITTED ALIQUOTS 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 STEP OF THE FLIGHT, TO A POINT DIRECTLY ABOVE THE LOWEST RISING HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEGL. ROUNDS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND HANDRAILS.

CONTIGUOUS GRAPHS/HANDRAIL NEXT TYPE ONE OR TYPE TWO OUTSTRA

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

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

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

AD-1

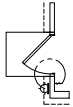
-  12V OUTLET
-  12V GF OUTLET
-  12V APSEARBOARD OUTLET
-  4 PLEX
-  FLOOR MOUNTED 12V
-  FLOOR MOUNTED 12V GF
-  W/ATHERPROOF
-  220V OUTLET
-  12V DEDICATED CIRCUIT
-  220V DEDICATED CIRCUIT
-  SPECIAL PURPOSE (W, F, ETC.)
-  WALL MOUNT LIGHT
-  CEILING MOUNT LIGHT
-  PENDANT LIGHT
-  RECESSED CAN LIGHT
-  MINI-CAN LIGHT
-  TUBALL LIGHT
-  FLUORESCENT LIGHT
-  UNDERCABINET LIGHT
-  FLOOR LIGHT
-  ON/OFF
-  3 WAY SWITCH
-  4 WAY SWITCH
-  DIMMER SWITCH
-  TELEPHONE
-  TV CONNECTION
-  CONDUIT FOR COMMERCIAL WI
-  SPEAKER
-  CONDUIT FOR COMMERCIAL DETECTOR
-  110 V SMOKE DETECTOR
-  EXHAUST FAN
-  LOW VOLTAGE PANEL

- 1 PROVIDE AN INSTALL AND/OR REMOVAL
INSTRUCTIONS AND A STATEMENT OF
UNLAWFUL ACTS AND A BELOW
INDICATES
- 2 UNLESS OTHERWISE INDICATED, INSTALL
STATION AND RECEIPTS AT THE
FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
4" OUTLETS 14"
TELEPHONE 14" LESS ANY
COUNTER 14" LESS ANY
TELEVISION 14"
- 3 ALL SMOKE DETECTORS SHALL BE HARDBORED
WITH A 1/2" LIP. ALL SMOKE DETECTORS
SHALL BE EQUIPPED WITH A MONITORED BATTERY
WHICH WILL BE RECHARGED IN A LOCKING
CERTEFFED SMOKE DETECTOR.
- 4 ALL ISA AND DVA RECEIPTS IN LOCALLY
RATED FAMILY ROOMS, DINING ROOMS, LIVING
ROOMS, LIBRARIES, OPEN SUNROOMS,
RECREATION ROOMS, GUESTS HALLWAYS AND
BATHS SHALL BE HARDBORED WITH A 1/2" LIP.
TYPE A-1 CEILING AND TAMPER-PROOF
RECEIPTS.
- 5 ALL ISA AND DVA RECEIPTS LOCATED IN THE
KITCHEN AND UTILITY ROOMS SHALL BE
C-1 CEILING (PROTECTED G.F.I.)
- 6 IT IS THE RESPONSIBILITY OF THE LICENSED
ELECTRICIAN TO PROVIDE THE NECESSARY ELECTRICAL
WORK IN FULL COMPLIANCE WITH ALL
APPLICABLE LOCAL STANDARDS, CODES, AND
ORDINANCES.
- 7 EVERY BUILDING HAVING A FORMS, FIRE, BURNING
HEATER OR APPLIANCE, FIREPLACE, OR AN
ELECTRIC HEATING SYSTEM SHALL HAVE AN
OPERATIONAL CARBON MONOXIDE DETECTOR
INSTALLED WITHIN 10 FEET OF EACH ROOM USED
FOR SLEEPING.
- 8 ALARMS SHALL RECEIVE THEIR PRIMARY POWER
FROM THE BUILDING WIRING. HAVE BATTERY
BACKUP IN THE EVENT THE MAIN POWER SUPPLY
UTILITY. SUCH ALARMS SHALL HAVE SUFFICIENT
BATTERY BACKUP TO OPERATE FOR 24 HOURS.
MONITORING ALARMS SHALL BE LISTED OR LABELED
IN A NATIONALLY RECOGNIZED TESTING

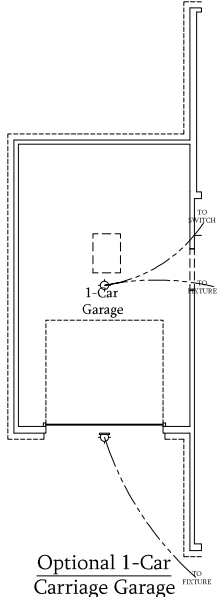


DATE: SEPTEMBER 16, 2019
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SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:
FIRST FLOOR
ELECTRICAL
PLAN

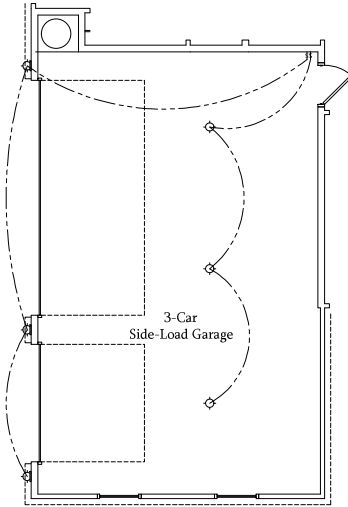
- 120V OUTLET
- 120V GFI OUTLET
- 120V SWITCHED OUTLET
- 120V BASEBOARD OUTLET
- 4 PLEX
- FLOOR MOUNTED 120V
- FLOOR MOUNTED 120V GFI
- WEATHERPROOF
- 220V OUTLET
- 120V DEDICATED CIRCUIT
- 120V DEDICATED CIRCUIT
- SPECIAL PURPOSE (GAS V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- NEON CAN LIGHT
- FLUORESCENT LIGHT
- FLUORESCENT LIGHT
- FLOOR LIGHT
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- TELEPHONE
- TV CONNECTION
- COMPART FOR COMPONENT W/ SPEAKER
- CONDUIT
- CABLE DETECTOR
- 18 VV JACKSON DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL



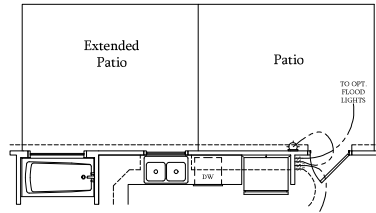
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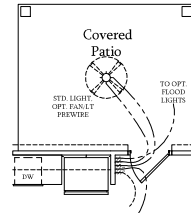
Not Available w/ Opt. 2-Car Side Load
Garage or 3-Car Side Load Garage
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1/8"=1'-0" ON 11x17



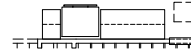
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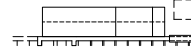
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SCALE: 1/4"=1'-0" ON 22x34 AND
1/8"=1'-0" ON 11x17



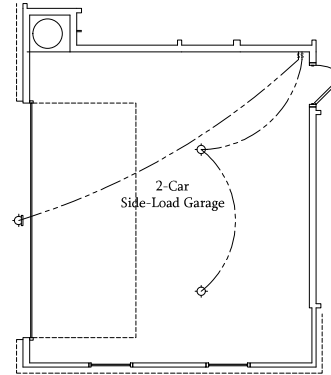
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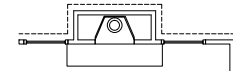
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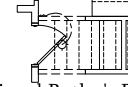
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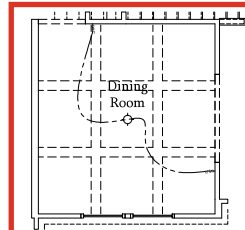
SCALE: 1/4"=1'-0" ON 22x34 AND
1/8"=1'-0" ON 11x17



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



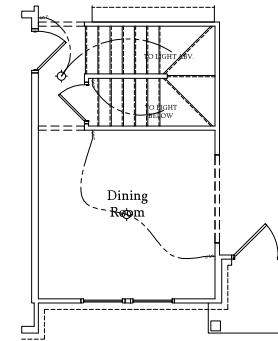
SCALE: 1/4"=1'-0" ON 22x34 AND
1/8"=1'-0" ON 11x17



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



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



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

PRICES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DESIGNS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND DIMENSIONS ARE ESTIMATED AND NOT GUARANTEED. THE EXACT LOCATION OF THE HOUSE ON LOT WILL BE DETERMINED BY THE SITE PLAN AND PLOT PLAN. FLOOR PLANS AND ELEVATION RENDERINGS ARE ARTIST CONCEPTIONS. FLOOR PLANS ARE THE COPYRIGHTED PROPERTY OF DREAM FINDERS. ANY USE, REPRODUCTION, ADAPTATION, OR DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT © DREAM FINDERS HOMES.

FIRST FLOOR
ELECTRICAL
PLAN - OPTIONS

E-1.1

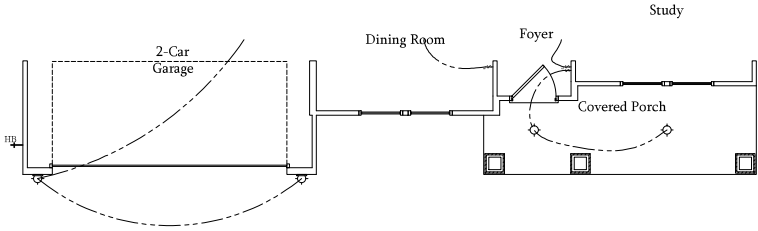
ELECTRICAL LEGEND

- 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
CONTACT FOR COMPONENT WIRING
SPEAKER
COMBINATION SMOKE CARBON MONOXIDE DETECTOR
110 V SMOKE DETECTOR
EXHAUST FAN
LOW VOLTAGE PANEL

- CEILING FAN
CEILING FAN W/ LIGHT

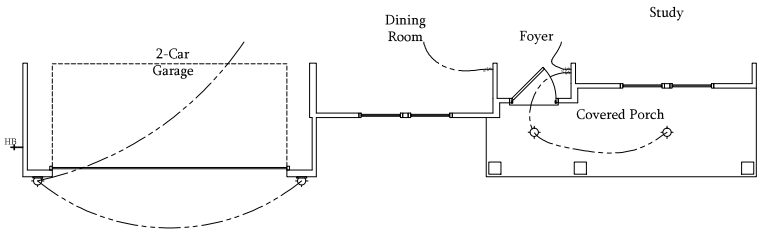
ELECTRICAL NOTES:

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



First Floor Plan
B-1

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



First Floor Plan
C-1

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



PRICES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, AND FINANCING ARE SUBJECT TO CHANGE WITHOUT NOTICE. DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. MATERIALS, METHODS, AND CONSTRUCTION ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION ON THIS PLAN IS FOR INFORMATION ONLY. THE INFORMATION ON THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION ON THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION ON THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

DREAM FINDERS HOMES
SOUTHPORT

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

FIRST FLOOR
ELECTRICAL
PARTIAL PLANS

E-1.2

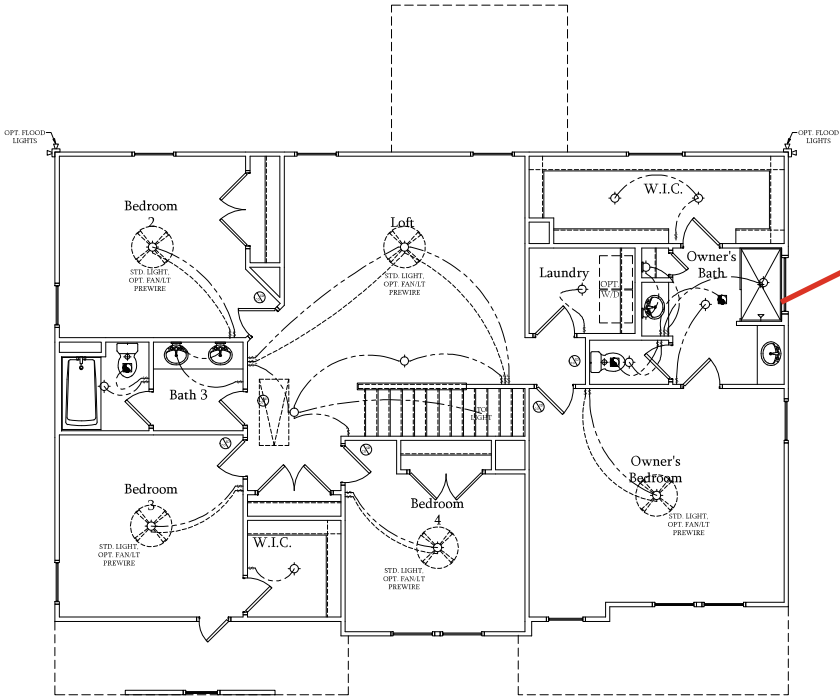
ELECTRICAL LEGEND

- 120V OUTLET
- 120V GFI OUTLET
- 120V SWITCHED OUTLET
- 120V BASEBOARD OUTLET
- 4 PLEX
- FLOOR MOUNTED 120V
- FLOOR MOUNTED 120V GFI
- WEATHERPROOF
- 220V OUTLET
- 120V DEDICATED CIRCUIT
- 220V DEDICATED CIRCUIT
- SPECIAL PURPOSE (240 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- MINI CAN LIGHT
- EVERBALL 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

- CEILING FAN
- CEILING FAN W/ LIGHT

ELECTRICAL NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTER (GFI) AS INDICATED ON PLANS FOR ALL ITEMS NO. 4 AND 5 BELOW INDICATES
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
 - SWITCHES - 42"
 - OUTLETS - 14"
 - TELEPHONE - 14" (UNLESS ABOVE COUNTERTOP)
 - TELEVISION - 14"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DEN, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE, AT C.I. 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 FOSSIL FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.



Second Floor Plan

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



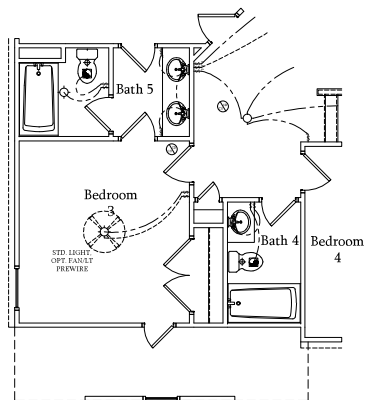
PRICES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, AND FINANCING ARE SUBJECT TO CHANGE WITHOUT NOTICE. DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. MATERIALS, METHODS, AND CONSTRUCTION ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION ON THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT A CONTRACT. THE FINAL CONTRACT SHALL BE THE ONE SIGNED BY THE OWNER AND THE LICENSED PROFESSIONAL. THE INFORMATION ON THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT A CONTRACT. THE FINAL CONTRACT SHALL BE THE ONE SIGNED BY THE OWNER AND THE LICENSED PROFESSIONAL. THE INFORMATION ON THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT A CONTRACT. THE FINAL CONTRACT SHALL BE THE ONE SIGNED BY THE OWNER AND THE LICENSED PROFESSIONAL.

DREAM FINDERS HOMES
SOUTHPORT

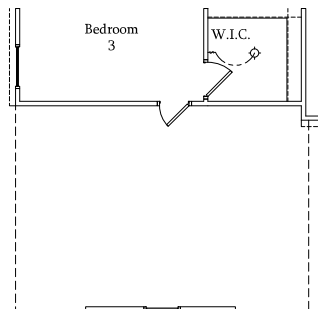
DATE: SEPTEMBER 16, 2019
REV: AUGUST 01, 2021
SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

SECOND FLOOR
ELECTRICAL PLAN

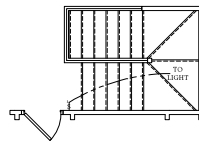
-  120V OUTLET
-  120V GFI OUTLET
-  120V SWITCHED OUTLET
-  120V BASEBOARD OUTLET
-  4 PLEX
-  FLOOR MOUNTED 120V
-  FLOOR MOUNTED 120V GFI
-  WEATHERPROOF
-  220V OUTLET
-  120V DEDICATED CIRCUIT
-  220V DEDICATED CIRCUIT
-  SPECIAL PURPOSE (400 V, ETC.)
-  WALL MOUNT LIGHT
-  CEILING MOUNT LIGHT
-  PENDANT LIGHT
-  RECESSED CAN LIGHT
-  MINI-CAN LIGHT
-  EYEBALL LIGHT
-  FLUORESCENT LIGHT
-  UNDERCABINET LIGHT
-  FLOOR LIGHT
-  SWITCH
-  3 WAY SWITCH
-  4 WAY SWITCH
-  DIMMER SWITCH
-  TELEPHONE
-  TV CONNECTION
-  CONNECTION FOR COMPONENT W/ SPEAKER
-  SPEAKER
-  CABLE MODEM/COAXIAL DETECTOR
-  110 V SMOKE DETECTOR
-  EXHAUST FAN
-  LOW VOLTAGE PANEL



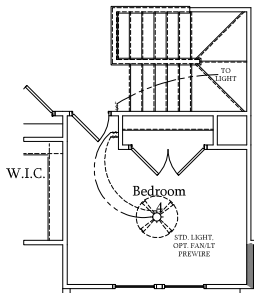
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1/8"=1'-0" ON 11x17



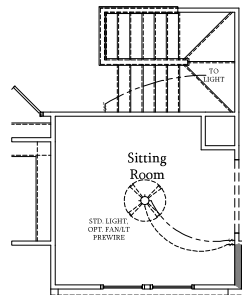
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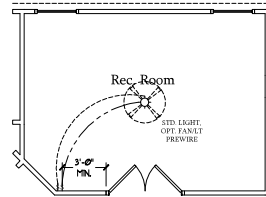
SCALE: 1/4"=1'-0" ON 22x34 AND
1/8"=1'-0" ON 11x17



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



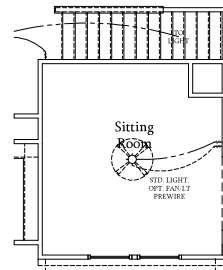
SCALE: 1/4"=1'-0" ON 22x34 AND
1/8"=1'-0" ON 11x17



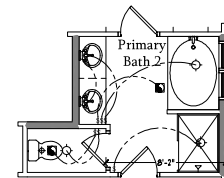
SCALE: 1/4"=1'-0" ON 22x34 AND
1/8"=1'-0" ON 11x17



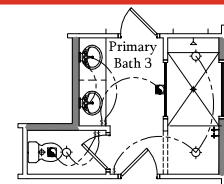
SCALE: 1/4"=1'-0" ON 22x34 AND
1/8"=1'-0" ON 11x17



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



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

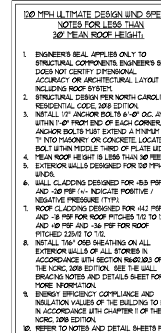
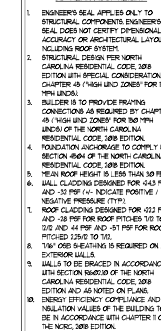


SCALE: 1/4"=1'-0" ON 22x34 AND
1/8"=1'-0" ON 11x17

- 1 PROVIDE AND INSTALL GROUND-FAULT (GFI) CIRCUIT INTERRUPTERS (GFI) AS INDICATED ON THE ELECTRICAL SYSTEMS 4 AND 5 INSTALL INDICATES
- 2 UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING LOCATIONS ABOVE FINISHED FLOOR:
 - SWITCHES - 4'
 - OUTLETS - 6'
 - TELEPHONE - 14" UNLESS A/V COUNTERTOP
- 3 ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP SYSTEM AND INSTALLED ACCORDING TO CERTIFIED SMOKE DETECTORS
- 4 ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, LIBRARIES, STUDIES, KITCHENS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SLEEPING PORCHES SHALL BE IDENTIFIED BY A GFI C.I. DEVICE AND TAMPER PROOF RECEPTACLES
- 5 ALL 15A AND 20A 125V RECEPTACLES LOCATED IN BATHS AND ALL UTILITIES ROOMS SHALL BE GFI C.I. PROTECTED (GFI)
- 6 IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS DONE ACCORDING TO THE NATIONAL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES
- 7 EVERY BUILDING HAVING A FOSSIL FUEL-BURNING HEATING APPLIANCE, FIREPLACE OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED IN EACH ROOM OF EACH ROOM USED FOR SLEEPING PURPOSES
- 8 ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHICH SHALL BE SUPPLIED FROM THE MAIN ELECTRICAL PANEL. SUCH ALARMS SHALL HAVE BATTERY BACKUP SUPPLY FROM THE LOCAL POWER SUPPLY. SUCH ALARMS SHALL HAVE BATTERY BACKUP SUPPLY FROM THE MAIN ELECTRICAL MONITORING ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING

DREAM FINDERS HOMES
SOUTHPORT

E-2.1



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



10/3/2024

ELEVATION B



BRACED WALL DESIGN NOTES:

1. BRACED WALL DESIGN PER SECTION 900.02.00 "WALL BRACING" BY ENGINEERED DESIGN OF THE NCRC 2018 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE 900.02.00.10 ALONG WITH BRACING MATERIALS AND METHODS LISTED IN TABLE 900.02.00.10 WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PREScriptive.

2. SHEATH ALL EXTERIOR WALLS / 7/16" OSB TO PROVIDE CS-WSP WALL BRACING. CS-WSP WALL BRACING SHALL BE PROVIDED FOR ALL LATERAL LOADS AS REQUIRED BY THE NCRC 2018 EDITION.

CS-WSP REFERS TO "CONTINUOUSLY SHEATHED MUD STRUCTURAL COMPRESSION SHEATHING SYSTEM" AS DESCRIBED IN SECTION 900.02.00.10 ATTACHED AT 84 N/A'S SPACED @ 0.2' ALONG PLENUM EDGES AND 12" O.C. IN THE FIELD.

4. GB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" GYPSUM BOARD ON BOTH SIDES OF WALL MUDS ORIENTED TO THE PLANS ATTACHED WITH 1/4" LONG WOOD SPIRES OR 1/8" LONG 54 COUPLER N/A'S SPACED @ 0.2' ALONG PLENUM EDGES AND IN THE FIELD.

5. BRACED DESIGN AREA SHALL BE 20' LONG AND JOINTS U2 TO 130 MPH WIND ZONES. BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4.6 OF THE NCRC 2018 EDITION.

SEE NOTES AND DETAIL SECTIONS FOR ADDITIONAL BRACED WALL INFORMATION.

BRACED WALL DESIGN NOTES:

1. BRACED WALL DESIGN PER SECTION 900.02.00 "WALL BRACING" BY ENGINEERED DESIGN OF THE NCRC 2018 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE 900.02.00.10 ALONG WITH BRACING MATERIALS AND METHODS LISTED IN TABLE 900.02.00.10 WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PREScriptive.

2. SHEATH ALL EXTERIOR WALLS / 7/16" OSB TO PROVIDE CS-WSP WALL BRACING. CS-WSP WALL BRACING SHALL BE PROVIDED FOR ALL LATERAL LOADS AS REQUIRED BY THE NCRC 2018 EDITION.

CS-WSP REFERS TO "CONTINUOUSLY SHEATHED MUD STRUCTURAL COMPRESSION SHEATHING SYSTEM" AS DESCRIBED IN SECTION 900.02.00.10 ATTACHED AT 84 N/A'S SPACED @ 0.2' ALONG PLENUM EDGES AND 12" O.C. IN THE FIELD.

4. GB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" GYPSUM BOARD ON BOTH SIDES OF WALL MUDS ORIENTED TO THE PLANS ATTACHED WITH 1/4" LONG WOOD SPIRES OR 1/8" LONG 54 COUPLER N/A'S SPACED @ 0.2' ALONG PLENUM EDGES AND IN THE FIELD.

5. BRACED DESIGN AREA SHALL BE 20' LONG AND JOINTS U2 TO 130 MPH WIND ZONES. BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4.6 OF THE NCRC 2018 EDITION.

SEE NOTES AND DETAIL SECTIONS FOR ADDITIONAL BRACED WALL INFORMATION.

[illegible]

BRICK SUPPORT NOTES:

1. Lintel schedule applies to all openings in BRICK VENEER (UNO). SEE ARCH DIMS. FOR SIZE AND LOCATION OF OPENINGS.
2. (LV) = LONG LEG VERTICAL
LENGTH = CLEAR OPENING
3. DATED ALL ANGLE IRONS MIN. 4" EACH SIDE VENEER TO PROVIDE BEARING.
4. FOR ALL HEADERS 8"-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER W/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
5. FOR ALL BRICK SUPPORT @ ROOF LINES, FAST 12" NAILS TO BLOCKING BETWEEN STUDS W/ (4) 12d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2" O.C. BLOCKING W/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION 780.3.2.1 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
6. PRECAST CONCRETE BRICK LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

NOTE:
BCI 4500s-18 JOISTS MAY BE USED IN LIEU OF TJI 110 JOISTS AT THE DEPTH AND SPACING NOTED ON THE PLAN.

SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27603
PHONE: (919) 789-9919 FAX: (919) 789-9920
N.C. LICENSE NO. C-1733

SOUTHPORT
DREAM FINDERS HOMES

DATE: OCTOBER 2, 2024

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

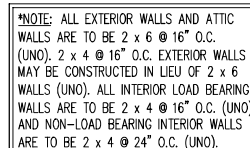
DRAWN BY: DREAM FEN

ENGINEERED BY: WTB

S-2
FIRST FLOOR
FRAMING PL.



10/3/2024



- BCI 4500s-12 JOISTS MAY BE USED IN LIEU OF TJI 110 JOISTS AT THE DEPTH AND SPACING NOTED ON THE PLAN.

3. BRACE MAINT DESIGN PER SECTION 600.02-10.11. WALL BRACING BY EMPOWERED DESIGN" OF THE NCORC 2018 EDITION USING BRACING METHODS AND METHODS LISTED IN TABLE 602.02-1.11 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED PRACTICES AND METHODS OF BRACING.
4. SHEATH ALL EXTERIOR WALLS W/ 7/16" OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NCORC 2018 EDITION.
5. BRACE ALL EXTERIOR WOOD STUDS WITH 7/16" OSB ON EXTERIOR WALL PANELS. CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL STRUCTURAL WALL ATTACHED W/ 8x6 NAILS SPACED @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
6. BRACE ALL "CYPRESS BOARD" CONTRACTOR IS TO INSTALL 1" X 12" MIN CYPRESS BOARD ON BOTH SIDES OF WALL WHERE NOT ON THE PLAINS ATTACHED WITH 1 1/4" LONG 6x JOES OR 1 1/8" LONG 56 COUNTER NAILS SPACED @ 6" O.C. ALONG PANEL EDGES AND IN THE FIELD.
7. BRACE ALL EXTERIOR WALLS WITH 1 1/2" X 12" MIN. CYPRESS BOARD FOR H-W JOES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORD WITH CHAPTER 4.5 OF THE NCORC 2018 EDITION.
8. SET NAILS AND DETAIL SHEETS FOR ADDITIONAL BRACED WALLS.

[illegible]

UNTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT	
LENGTH (FT.)	SIZE OF UNTEL
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

1. UNTIL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENER (UNO). SEE ARCH DWGS. FOR SIZE AND LOCATION OF OPENINGS.
2. (LV) = LONG LEAD VERTICAL
3. LENGTH = CLEAR OPENING
4. EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
5. FOR ALL HEADERS 8" OR GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER W/ 1/2" LAG BOLTS @ 12" O.C. STAGGERED.
6. FOR ALL BRICK SUPPORT @ ROOF LINES, FASTEN 12d NAIL TO 2x TO BLOCKING BETWEEN STUDS W/ 4" 12d NAILS PER PLY. FASTEN 4 6" x 4" x 5/16" STEEL ANGLE TO (2) 2x TO BLOCKING @ 12" 1/2" LAG BOLTS @ 12" O.C. STAGGERED. (SEE SECTION R703.8.2.1 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
7. PRECAST REINFORCED CONCRETE UNITS EMBEDDED BY OTHERS MAY BE USED IN NEW STEEL UNITS.

SOUTHPORT
DREAM FINDERS HOMES

DATE OCTOBER 23, 2024

DRAWN BY: DREAM FINE

ENGINEERED BY: WFB

SECOND FLOOR
FRAMING 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 NOTES:

- BRACED WALL DESIGN PER SECTION 1001.01.5 "WALL BRACING BY ENGINEERED DESIGN" OF THE NRC 2018 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.3.1.1 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
- SHEATH ALL EXTERIOR WALLS w/ 7/16" OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NRC 2018 EDITION.
- CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ RA NAILS SPACED 4" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
- OR REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL WHERE NOTED ON THE PLANS ATTACHED WITH 1 1/4" LONG #6 SCREWS OR 1 5/8" LONG 5d COUPLER NAILS SPACED 12" O.C. ALONG PANEL EDGES AND IN THE FIELD.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 63 OF THE NRC 2018 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

UNIEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT

LENGTH (FT.)	SIZE OF UNIEL
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:

- UNIEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENER (UNO). SEE ARCH DIMS. FOR SIZE AND LOCATION OF OPENINGS.
- LENGTH = CLEAR OPENING.
- ENTER ALL ANGLES INTO MIN. 4" EACH SIDE INTO VENER TO PROVIDE BEARING.
- FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER w/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
- FOR ALL BRICK SUPPORT @ ROOF LINES, FASTEN (2) 2 x 4 TO BLOCKING BETWEEN STUDS w/ (4) 12d NAILS PER PLY. FASTEN 4 4" x 4" x 5/8" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R602.3.1.1 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
- PRECAST REINFORCED CONCRETE UNIELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL UNIELS.

STRUCTURAL NOTES:

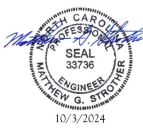
- ALL FRAMING LUMBER TO BE SPF #1 (UNO).
- ALL TREATED LUMBER TO BE 61P #5 (UNO).
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
- UNIEL AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA END (UNO). SEE TABLE R602.3.1 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GARDEN OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
- FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/4" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
- FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

TABLE R602.3.5 MINIMUM NUMBER OF FULL HEIGHT KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (MINUS)
UP TO 5'	1
> 5' TO 6'	2
> 6' TO 8'	3
> 8' TO 12'	4
> 12' TO 15'	5

LEGEND

CONT	CONTINUOUS
XT	EXTRA TRUSS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
U	UNIEL JOIST
EA	EACH
()	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TRP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SPRUCE PINE FIR
SPY	SOUTHERN YELLOW PINE
HTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

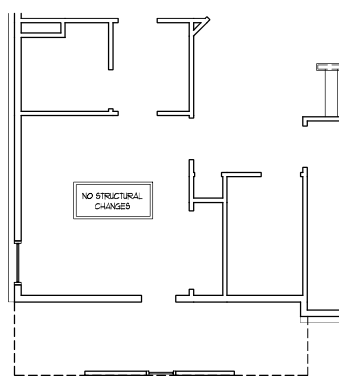
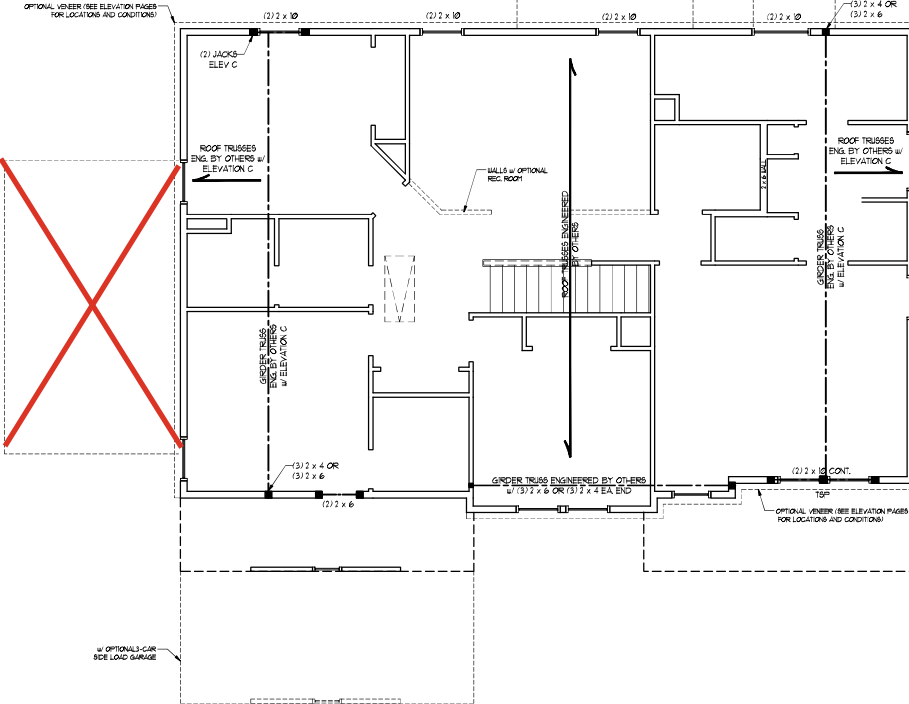


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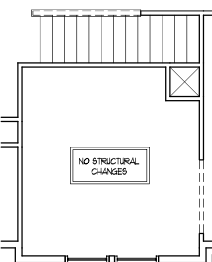
SOUTHPORT DREAM FINDERS HOMES

DATE: OCTOBER 2, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: DREAM FINDERS HOMES
REGISTERED BY: WDH

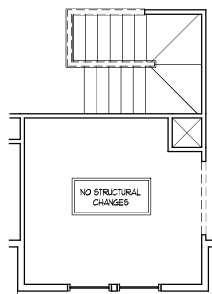
S-4
CELLING FRAMING PLAN



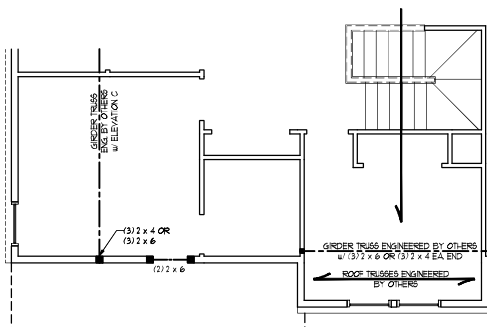
OPTIONAL BATH 5 w/
BEDROOM 3 AND BATH 4



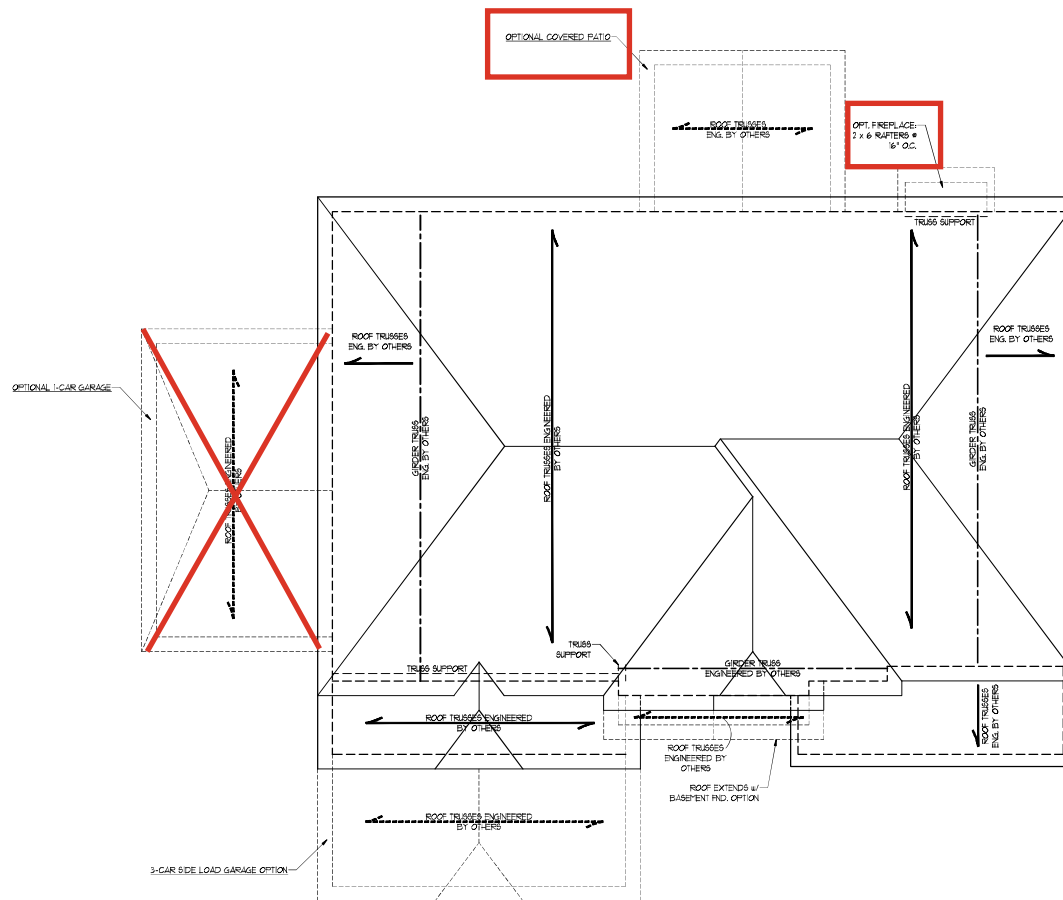
OPTIONAL SITTING ROOM
AT OWNER'S BEDROOM



OPTIONAL SITTING ROOM AT
OWNER'S BEDROOM (WITH
OPTIONAL BASEMENT)



BEDROOM #4
(WITH OPTIONAL BASEMENT)



ELEVATION C

BRICK SUPPORT NOTE:

1. FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL STUDS w/ (4) 10d NAILS PER FLT. FASTEN A 6" x 4" x 5/8" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 10" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION K103.8.2.1 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
2. WHERE ROOF SLOPES EXCEED 1/2, INSTALL 3" x 3" x 1/4" STEEL PLATE STOPS AT 24" O.C. PER SECTION K103.8.2.1 OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION.

STRUCTURAL NOTES:

1. ALL TRADING L1/2/3/4 TO BE 4" SIF UNO.
2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
3. TRUSS CHORD WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
4. HIP BRACES ARE TO BE SPACED 4' MIN. OR 8' O.C. FASTEN MEMBERS WITH THREE ROWS OF 2d NAILS @ 16" O.C. (TYP).
5. STOCK TRUSS OVER-RAISED ROOF SECTIONS w/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND PLAT 1 x 10 VALLEYS OR USE VALLEY TRUSSES.
6. FASTEN PLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON HD34 HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE PLAT VALLEY WITH 4 MIN. OF (6) 2d TOE NAILS.
7. REFER TO SECTION K103.8.2.1 OF THE 2018 NRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

LEGEND

XR	EXTRA RAFTER
XT	EXTRA TRUSS
DR	DOUBLE RAFTER
TR	TRIPLE RAFTER
RS	RAFTER SUPPORT
TS	TRUSS SUPPORT
CONT	CONTINUOUS
EX	END
OC	ON CENTER
SPT	SPRUCE PINE FIR
SYF	SOUTHERN YELLOW PINE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE



10/3/2024

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**SOUTHPORT
DREAM FINDERS HOMES**

DATE: OCTOBER 2, 2024

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

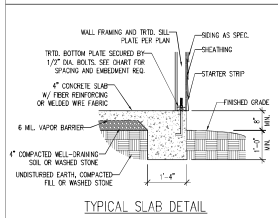
DRAWN BY: DREAM FINDERS

ENGINEERED BY: JWB

**S-5b
ROOF FRAMING
PLAN**

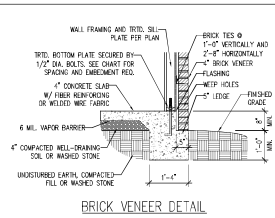
MONOLITHIC SLAB DETAILS

DETAIL 1



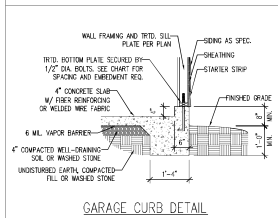
TYPICAL SLAB DETAIL

DETAIL 2



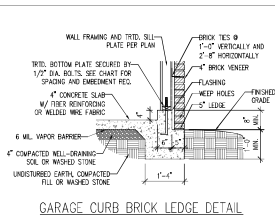
BRICK VENEER DETAIL

DETAIL 3



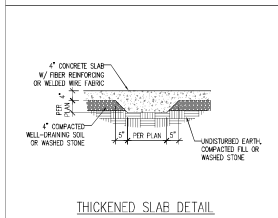
GARAGE CURB DETAIL

DETAIL 4



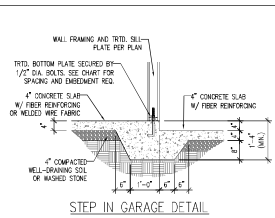
GARAGE CURB BRICK LEDGE DETAIL

DETAIL 5



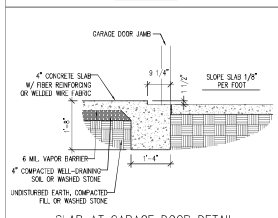
THICKENED SLAB DETAIL

DETAIL 6



STEP IN GARAGE DETAIL

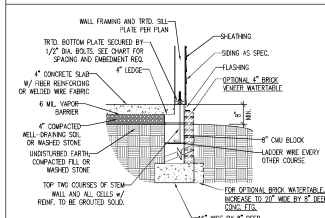
DETAIL 7



SLAB AT GARAGE DOOR DETAIL

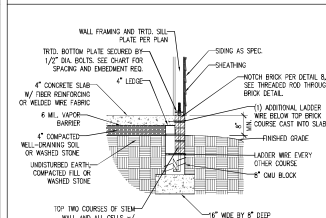
STEM WALL DETAILS

DETAIL 1



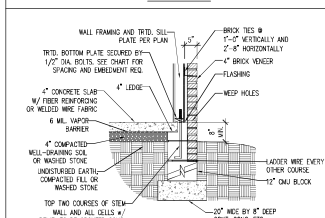
TYPICAL STEM WALL DETAIL
(w/ OPTIONAL WATERBARRIER)

OPTIONAL DETAIL 1



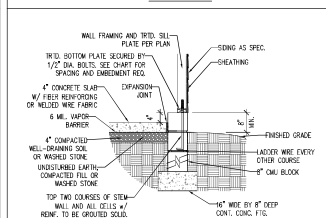
OPTIONAL STEM WALL DETAIL

DETAIL 2



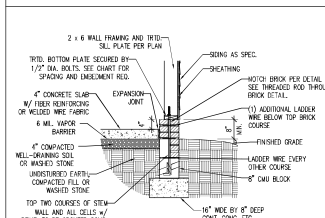
TYPICAL STEM WALL END DETAIL
w/ BRICK DETAIL

DETAIL 3



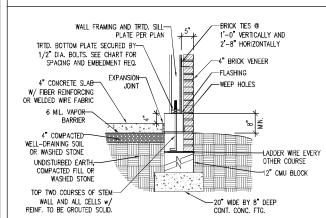
TYPICAL STEM WALL END DETAIL
w/ CURB @ GARAGE

OPTIONAL DETAIL 3



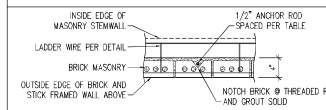
OPTIONAL STEM WALL END DETAIL
w/ CURB @ GARAGE

DETAIL 4



TYPICAL STEM WALL END DETAIL w/ BRICK
AND CURB @ GARAGE

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	UNGRADED	GROUT SOLID	UNGRADED	UNGRADED
3	UNGRADED	GROUT SOLID	UNGRADED	UNGRADED
4	GROUT SOLID	GROUT SOLID w/ #4 REBAR @ 48" O.C.	GROUT SOLID	GROUT SOLID w/ #4 REBAR @ 64" O.C.
5	GROUT SOLID w/ #4 REBAR @ 36" O.C.	NOT APPLICABLE	GROUT SOLID w/ #4 REBAR @ 36" O.C.	GROUT SOLID w/ #4 REBAR @ 64" O.C.
6	GROUT SOLID w/ #4 REBAR @ 24" O.C.	NOT APPLICABLE	GROUT SOLID w/ #4 REBAR @ 24" O.C.	GROUT SOLID w/ #4 REBAR @ 64" O.C.
7 AND GREATER	ENGINEERED DESIGN BASED ON SITE CONDITIONS			

STRUCTURAL NOTES:

1. WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
2. THE 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.
4. BACKFILL OF CLEAN #57 / #67 WASHED STONE IS ALLOWABLE.
5. BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOLID (AS PER FT. BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNITED STATES CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE 802.1.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
6. PREP. SLAB PER 802.2.1 AND 802.2.2 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.
7. MINIMUM 24" LAP SPlice LENGTH.
8. LOCATE REBAR IN CENTER OF FOUNDATION WALL.
9. WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE 1ST WORTH OR 3000 PSI GROUT, USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

ANCHOR SPACING AND EMBEDMENT

WIND ZONE	120 MPH	130 MPH
SPACING	6'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS	4'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS
EMBEDMENT	7"	15" INTO MASONRY 7" INTO CONCRETE

NOTE:

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



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

DATE: NOVEMBER 20, 2022

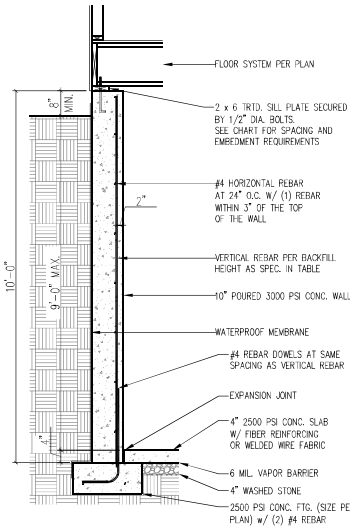
SCALE: 3/8"

DRAWN BY: JBT

APPROVED BY: JBT

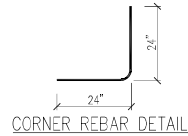
D-1
FOUNDATION DETAILS

10" POURED BASEMENT WALL



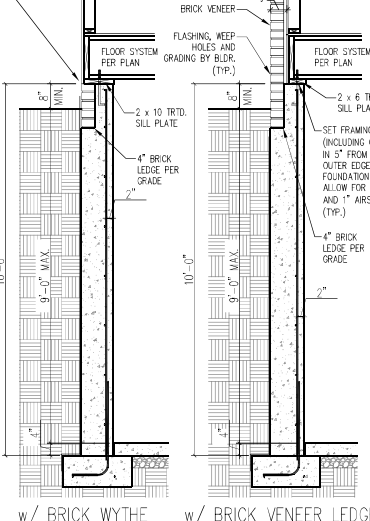
BACKFILL HEIGHT (FT)	VERTICAL REBAR
≤ 5	#4 @ 48" O.C.
6	#4 @ 32" O.C.
7	#4 @ 24" O.C. OR #5 @ 36" O.C. OR #6 @ 56" O.C.
8	#4 @ 20" O.C. OR #5 @ 32" O.C. OR #6 @ 48" O.C.
9	#4 @ 16" O.C. OR #5 @ 24" O.C. OR #6 @ 40" O.C.

BASEMENT WALL REINFORCEMENT TABLE



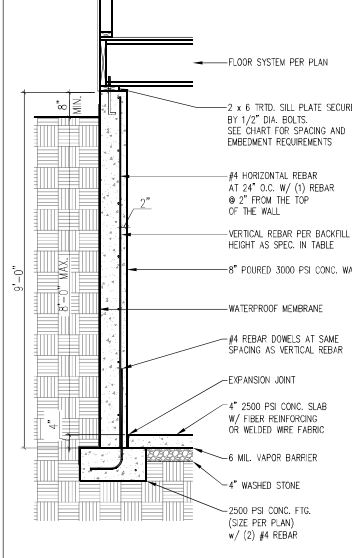
CORNER REBAR DETAIL

WHERE FRAMED WALLS WILL BE SUPPORTED PARTIALLY BY THE BRICK WYTHE, STANDARD CORRUGATED WALL TIES ARE TO BE FASTENED TO THE POURED WALLS W/ 1 1/4" LONG CONCRETE SCREWS OR 1 1/16" POWDER DRIVEN FASTENERS @ 16" O.C. HORIZONTALLY AND VERTICALLY. WALL TIES ARE TO BE LOCATED A MIN. OF 8" FROM THE TOP OF THE WALL AND ARE FULLY EMBEDDED INTO THE HEAD AND BED JOINTS. ALL FASTENERS ARE TO BE INSTALLED PER THE MANUFACTURERS SPECS.



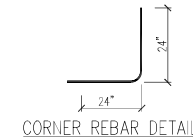
w/ BRICK WYTHE w/ BRICK VENEER LEDGE

8" POURED BASEMENT WALL

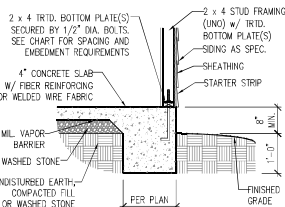


BACKFILL HEIGHT (FT)	VERTICAL REBAR
≤ 5	#4 @ 48" O.C.
6	#4 @ 24" O.C. OR #5 @ 36" O.C.
7	#4 @ 16" O.C. OR #5 @ 24" O.C. OR #6 @ 56" O.C.
8	#4 @ 12" O.C. OR #5 @ 18" O.C. OR #6 @ 28" O.C. OR

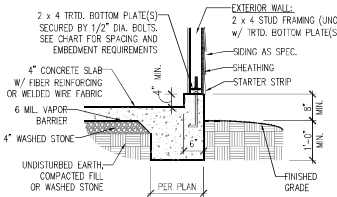
BASEMENT WALL REINFORCEMENT TABLE



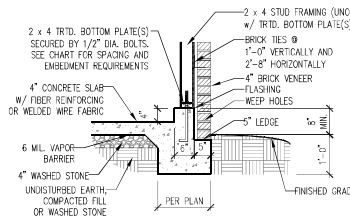
CORNER REBAR DETAIL



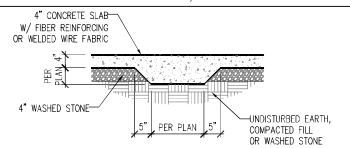
TYPICAL SLAB



GARAGE CURB



GARAGE CURB w/ BRICK LEDGE



TYPICAL THICKENED SLAB

ANCHOR SPACING AND EMBEDMENT

WIND ZONE	120 MPH	130 MPH
SPACING	6'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS	4'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS
EMBEDMENT	7"	15" INTO MASONRY 7" INTO CONCRETE

NOTE:

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

IMPORTANT NOTE:

FOUNDATIONS AS DENOTED IN THESE DETAILS ARE NOT SUITABLE FOR SUPPORT OF ADDITIONAL SURCHARGE LOADING FROM ADJACENT STRUCTURES OR DRIVEWAYS. FOUNDATIONS WITH EXTRA LATERAL LOADING IN THESE SCENARIOS WILL REQUIRE LOT SPECIFIC DESIGN ON A CASE BY CASE BASIS. CONSULT THE ENGINEER OF RECORD WHEN PLANNING TO BUILD IN CLOSE PROXIMITY TO THE FOUNDATION AS WE WILL NOT BE HELD LIABLE FOR FOUNDATION FAILURE. SEE R403.1.9 OF THE 2018 NIRC FOR ADDITIONAL INFORMATION.

STRUCTURAL NOTES:

- FOR #4 REBAR, 24" MINIMUM REBAR LAP SPICE LENGTH. FOR #5 REBAR, 32" MINIMUM REBAR LAP SPICE LENGTH. FOR #6 REBAR, 38" MINIMUM REBAR LAP SPICE LENGTH.
- REBAR TO MAINTAIN A MINIMUM CONCRETE COVER OF 3" (UNC).
- REBAR TO BE ASTM A615 GRADE 60.
- SOIL BEARING CAPACITY IS REQUIRED TO BE 2000 PSF MIN.
- INSTALL #4 L-BARS AT ALL WALL CORNERS AT SAME SPACING AS HORIZ. STEEL. SEE DETAIL.
- THE FLOOR FRAMING IS TO BE INSTALLED AND A MIN. OF SEVEN DAYS IS REQUIRED TO ALLOW THE CONCRETE TO CURE BEFORE THE BACKFILL CAN BE INSTALLED. THE BACKFILL IS RECOMMENDED TO BE PLACED IN 12" LIFTS AND CAREFULLY TAMPED.
- A 4" LEDGE IS TO BE PROVIDED FOR THE PORCH SLAB. THE WALLS ARE REQUIRED TO BE BONDED TO THE SLABS USING #4 x 36" REBAR DOWELS 32" O.C. EMBEDDED 4" INTO THE CONC. USING EPOXY.
- WHERE THE FLOOR JOISTS ARE PARALLEL TO THE WALLS, 2 x 4 BLOCKING IS TO BE INSTALLED 24" O.C. BETWEEN THE BOTTOM FLANGES OF THE I-JOISTS FOR A MIN. OF 6'-0" AWAY FROM THE WALL OR DIAGONAL 2 x 6 BLOCKS MAY BE INSTALLED 24" O.C. FROM THE EDGE OF THE SILL PLATE TO THE TOP FLANGE AND SUBFLOORING, ATTACHED W/ (3) 12d NAILS EACH END.

NOTE TO FOUNDATION CONTRACTOR:

ALTERNATE REINFORCED CONCRETE POURED WALL DESIGNS ENGINEERED BY OTHERS MAY BE CONSTRUCTED. NO CONTINUOUS FOOTINGS OR LUG FOOTINGS MAY BE REDUCED IN SIZE.

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

DATE: NOVEMBER 29, 2022

SCALE: 3/8"

DRAWN BY: JST

RECORDED BY: JST

FOUNDATION DETAILS
D-3

D-2
BRACED WALL
NOTES AND DETAILS
AND PF DETAIL

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

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

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

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE 600.1 OF THE NRC, 2018 EDITION.
- PROPERLY DENSIFY EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH ORDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NRC, 2018 EDITION, OR IN ACCORDANCE WITH ACI 318, ACI 332, NOMA 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, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(5) OF THE NRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE #2 SFF MINIMUM ($F_b = 875$ PSI, $F_v = 375$ PSI, $E = 1600000$ PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SFF MINIMUM ($F_b = 975$ PSI, $F_v = 175$ PSI, $E = 1600000$ PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: $F_b = 2600$ PSI, $F_v = 265$ PSI, $E = 1900000$ PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: $F_b = 2325$ PSI, $F_v = 310$ PSI, $E = 1650000$ PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: $F_b = 2500$ PSI, $E = 1800000$ PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: $F_b = 2900$ PSI, $E = 2000000$ PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS

A. W AND WT SHAPES:	ASTM A992
B. CHANNELS AND ANGLES:	ASTM A36
C. PLATES AND SHIMS:	ASTM A36
D. HOLLOW STRUCTURAL SECTIONS:	ASTM A500 GRADE B
E. STEEL PIPE:	ASTM A53, GRADE B, TYPE E OR S
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):

A. WOOD FRAMING	(2) 1/2" DIA. x 4" LONG LAG SCREWS
B. CONCRETE	(2) 1/2" DIA. x 4" WEDGE ANCHORS
C. MASONRY (FULLY GROUTED)	(2) 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS
D. STEEL PIPE COLUMN	(4) 3/4" DIA. A325 BOLTS OR 3/8" FILLET WELD

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TIE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 9/8" DIAMETER HOLES @ 16" O.C.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDOR OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER. ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.7.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- ALL BEAMS, HEADERS, OR ORDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR ORDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (2) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR ORDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (2) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
- FITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA, THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (UNO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 12d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R703.8.2.1 OF THE NRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS: GIRDLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR LT512 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON CS16 COIL STRAPPING WITH (8) 8d HD NAILS AT EACH END MAY BE USED IN LIEU OF EACH TIGHT STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.



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

DATE: 09/15/2024
S: GLE: N28
DRAWN BY: JST
INCHES PER FOOT: 3/8"

S-0
STRUCTURAL
NOTES