COLLEX470INVENTORYMARKEDPLAN

SOUTHPORT

SOUTHPORT REVISION LIST - STRUCTURAL:

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

SOUTHPORT REVISION LIST - ARCHITECTURAL:

11011ST 01 2021

- 1. CREATED ELEVATIONS TO BE IN STANDARDS WITH OTHER PLANS (SEE SHEETS A-1 THROUGH A-3.5)
- . 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
- 5. ADDED NOTE FOR GARAGE DOOR "GARAGE DOOR PER SPECIFICATIONS AND GLASS INSERT (TOP PANEL ONLY)"
- MOVED ROOF PLANS TO SHEETS A-8 & A-8.1
- 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
- CHANGED PATTO SIZE TO STANDARD 12'X10'
- ADDED OPTIONAL GAS LINE
- CHANGED KITCHEN LAYOUT
- ADDED 2ND HOSE BIB
- CALLED OUT '45' WALL WITH CAP" AS STANDARD
- 16. CHANGED ALL EXTERIOR WALLS FROM 2X6 TO 2X4 EXCEPT WHERE SHADED
- ADDED NOTE 'OPT. REF.'
- REMOVED NUMBERS ON STAIRS
- ADDED NOTE 'OPT. W/D'
- 20. ADDED NOTE "WASHER ALWAYS TO BE LOCATED TO THE LEFT OF DRYER
- VERIFIED VENTILATION AND LIGHT REQUIREMENTS AT OWNER'S BEDROOM MEETS CODE (11-01-20)
- 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
- SQUARE FOOTAGE OF COVERED PORCH CHANGED DUE TO KEEPING COLUMNS FROM OVERLAPPING CONCRETE EDGE
- SQUARE FOOTAGE OF COVERED FORCH CHANGED DUE TO REEPING COLUMNS
 CREATED PARTIAL PLANS FOR B & C ELEVATIONS (FLOOR, SLAB, & ELECTRICAL)
- REMOVED ALL WALL OUTLETS
- REMOVED ALL PHONE OUTLETS
- 27. REMOVED ALL TV OUTLETS
- 28. PLACED STANDARD 3 BULB LIGHT IN KITCHEN
- VERIFIED COACH LIGHT LOCATIONS (SEE ELEVS. FOR DIMS.)
- 0. PLACED DASHED FANS WHERE APPLICABLE WITH NOTE *STD. LIGHT, OPT. FAN/LT PREWIRE*
- 31. UPDATED ELECTRICAL KEY
- 32. VERIFIED CO2 DETECTOR LOCATIONS
- SHOWED PENDANT LIGHTS AS OPTIONAL
- 34. SHOWED CAN LIGHTS IN KITCHEN AND FAMILY ROOM AS 'OPTIONAL CAN LIGHTS'
- 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
 - CHANGED WORD "OWNER'S" TO PRIMARY



COVER SHEET

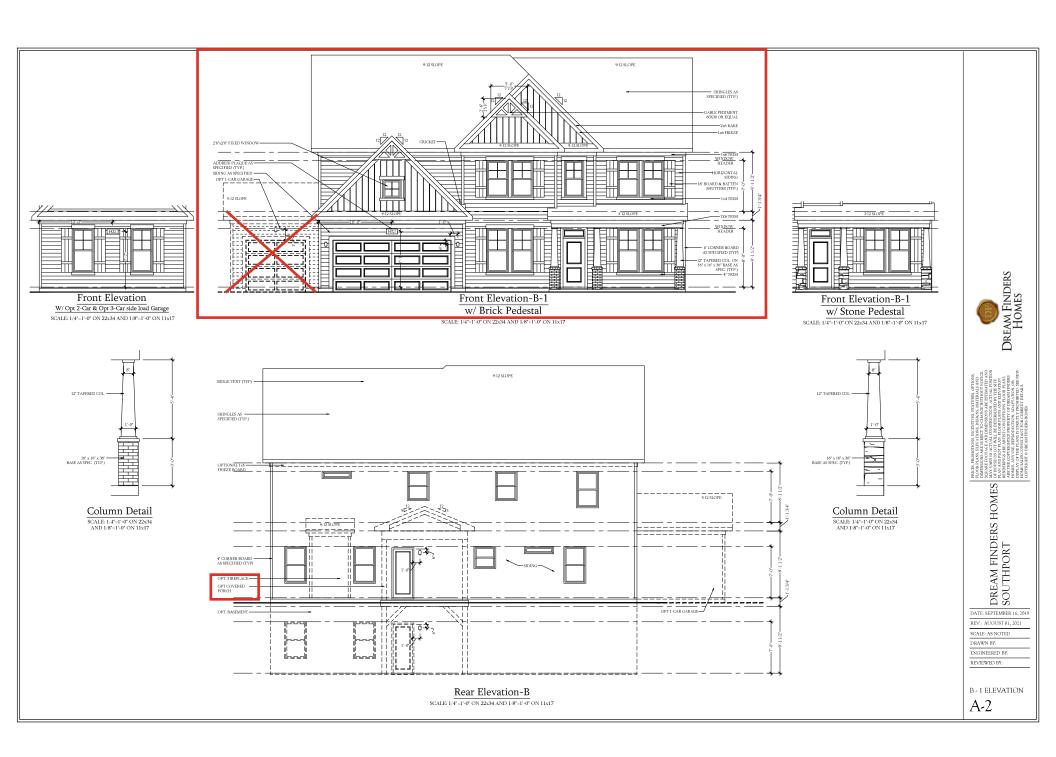
DREAM FINDERS HOMES SOUTHPORT

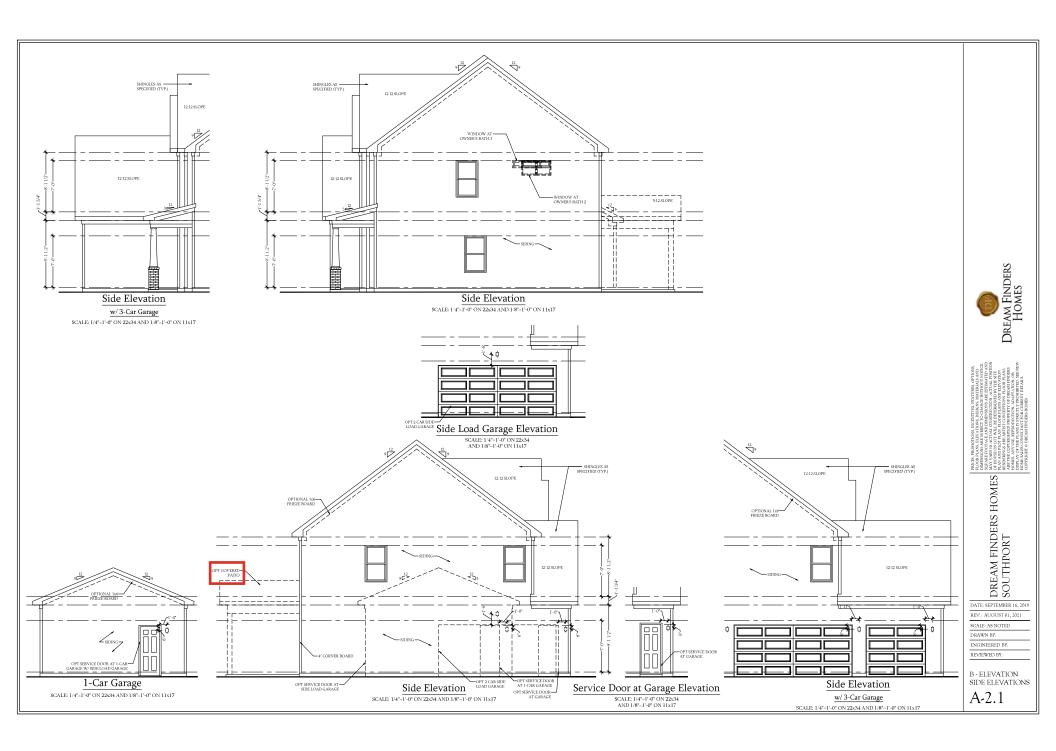
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REV.: SEPTEMBER 23, 2024 DRAWN BY:

ENGINEERED BY: REVIEWED BY:









DREAM FINDERS HOMES SOUTHPORT

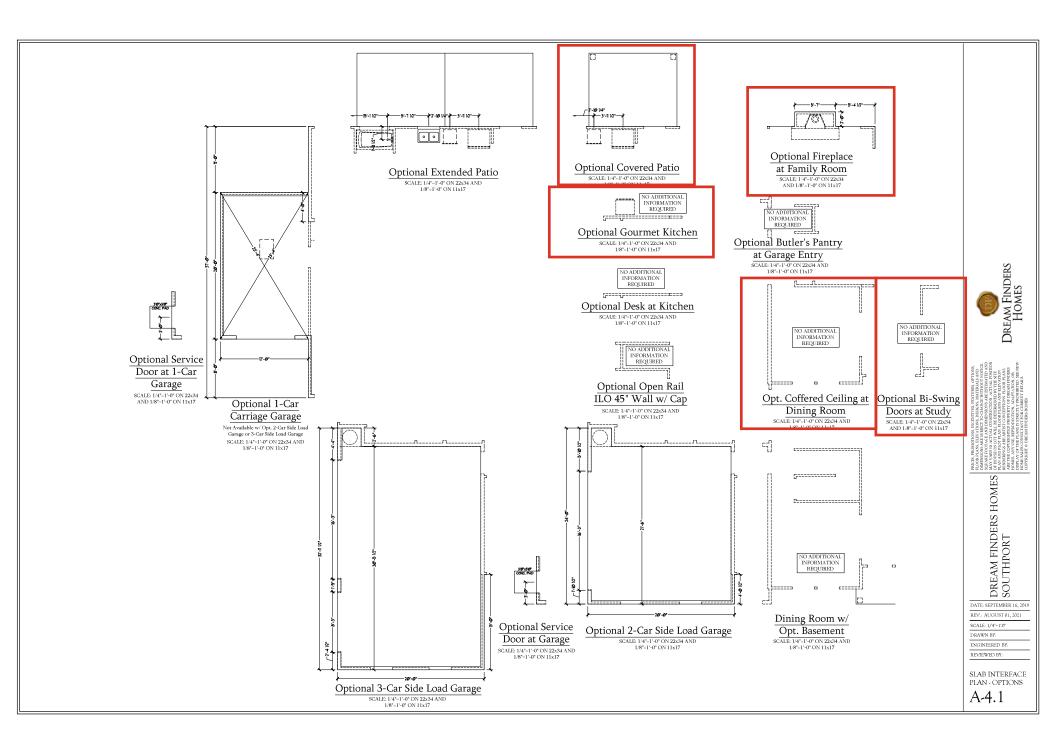
DATE: SEPTEMBER 16, 2019
REV.: AUGUST 01, 2021
SCALE: 1/4"-1'0"

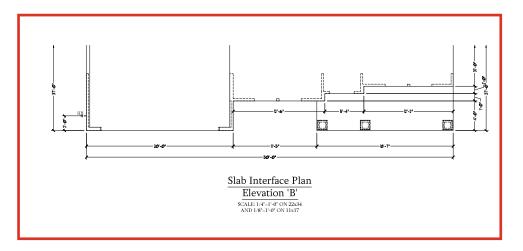
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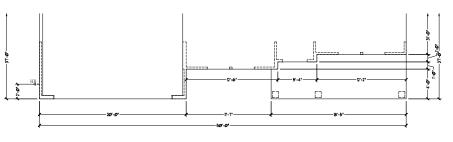
ENGINEERED BY: REVIEWED BY:

SLAB INTERFACE PLAN

A-4







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

Dream Finders Homes

DREAM FINDERS HOMES SOUTHPORT

DATE: SEPTEMBER 16, 2019 REV.: AUGUST 01, 2021

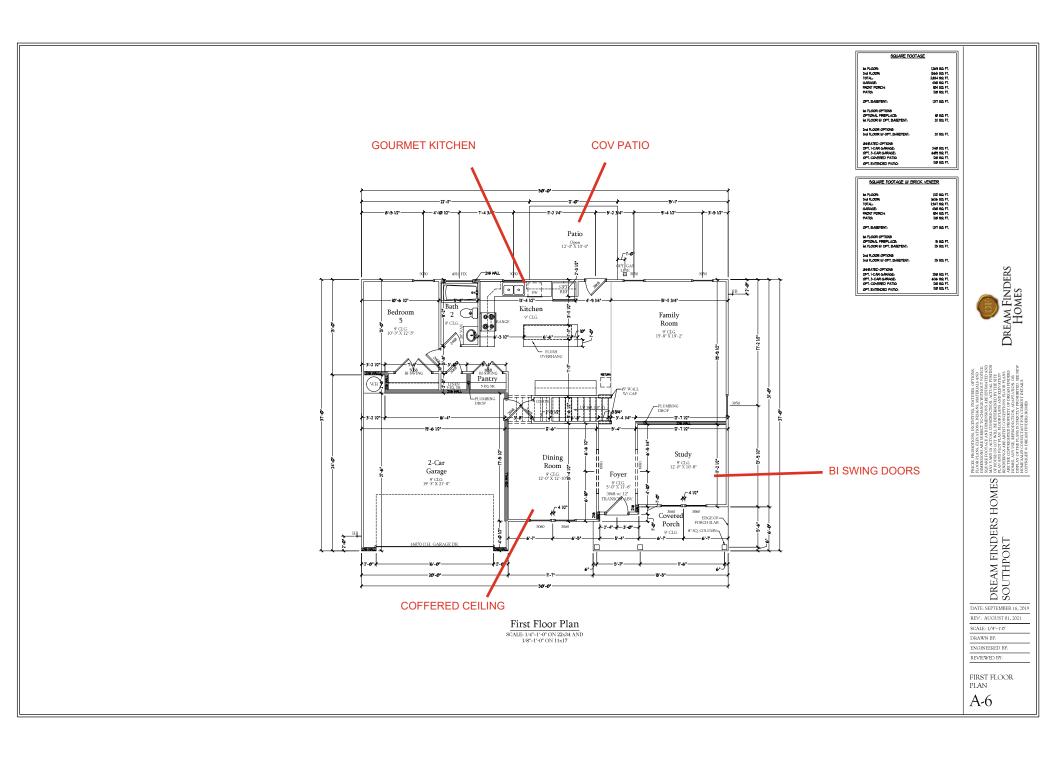
SCALE: 1/4"-1'0"

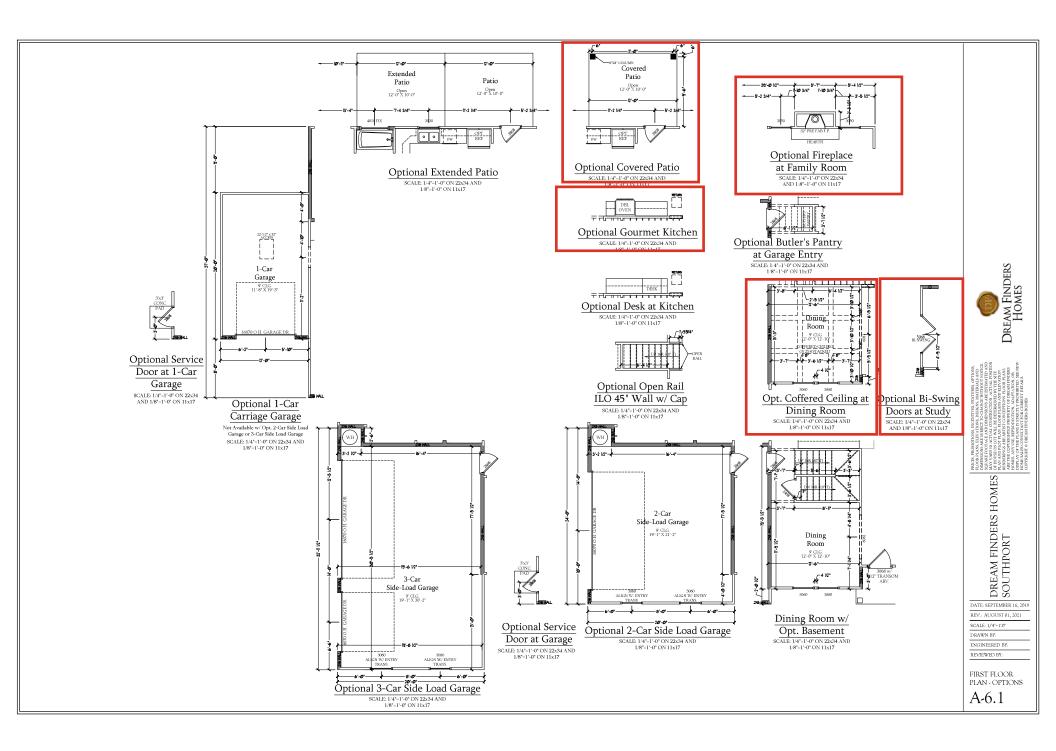
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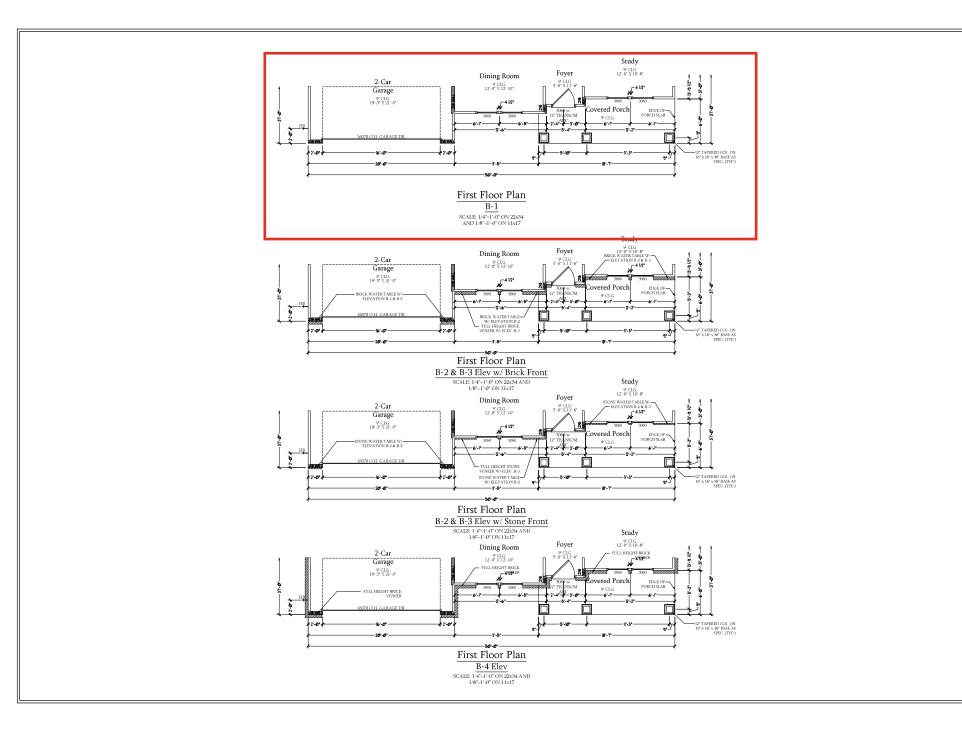
ENGINEERED BY: REVIEWED BY:

SLAB INTERFACE PARTIAL PLANS

A-4.2







PINCE PROMINGON SURPRINE PATITIES, CHOOK PLOOD OF THE COURSE DESCRIPTION OF THE COURSE DESCRIPTI

DREAM FINDERS HOMES SOUTHPORT

DATE: SEPTEMBER 16, 2019 REV.: AUGUST 01, 2021

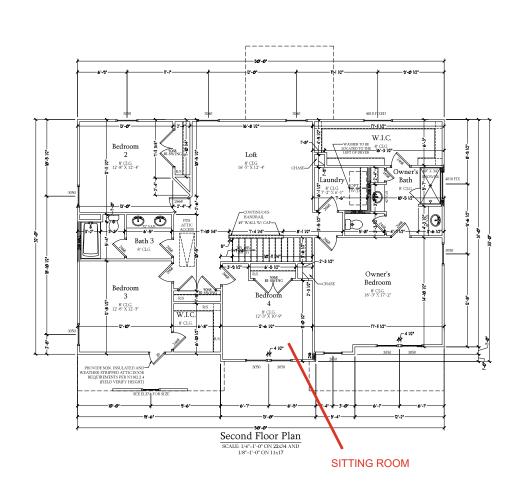
SCALE: 1/4"-1'-0"

DRAWN BY:

ENGINEERED BY: REVIEWED BY:

B ELEVATION FIRST FLOOR PARTIAL PLANS

A-6.3





PINCE PROMINGON SURPRINE PATITIES, CHOOK PLOOD OF THE COURSE PROMING SURPRINE PATITIES CHOOK PROMING PROPERTY OF THE COURSE PATITIES AND PATITIES AND PATITIES AND PATITIES AND PATITIES AND PATITIES AND PATITIES PATITIES AND PATITIES PATITIES AND PATITIES PATITIES PATITIES PATITIES AND PATITIES PATITIES AND PATITIES PATITIES PATITIES AND PATITIES PATITIES AND PATITIES PATITIES AND PATITIES PATITIES AND PAT

DREAM FINDERS HOMES SOUTHPORT

DATE: SEPTEMBER 16, 2019 REV.: AUGUST 01, 2021

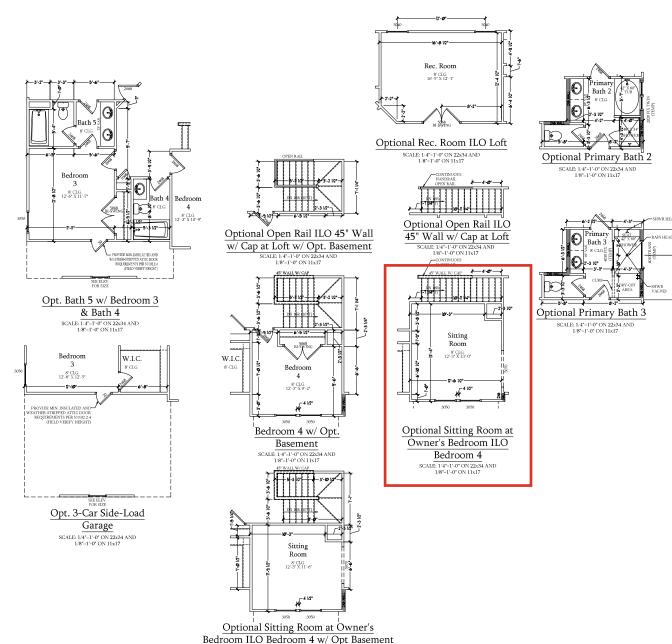
REV.: AUGUST 01, 202 SCALE: 1/4"-1'-0"

DRAWN BY: ENGINEERED BY:

REVIEWED BY:

SECOND FLOOR PLAN

A-7



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

Dream Finders Homes

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DREAM FINDERS HOMES SOUTHPORT

DATE: SEPTEMBER 16, 2019

REV.: AUGUST 01, 2021 SCALE: 1/4"-1'-0"

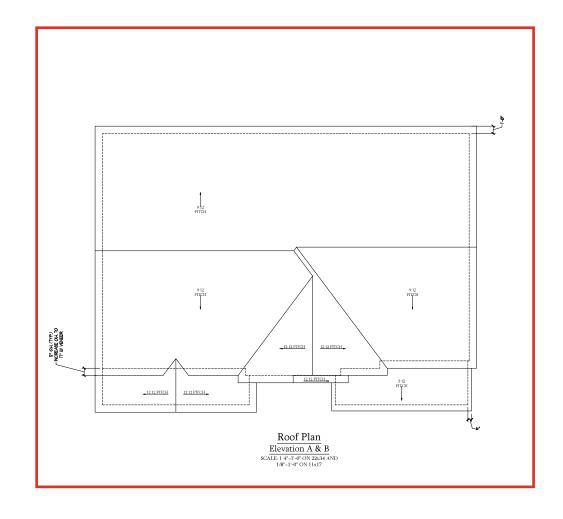
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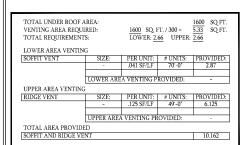
ENGINEERED BY:

REVIEWED BY:

SECOND FLOOR PLAN - OPTIONS

A-7.1







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DATE: SEPTEMBER 16, 2019

REV.: AUGUST 01, 2021

SCALE: 1/4"-1"0"

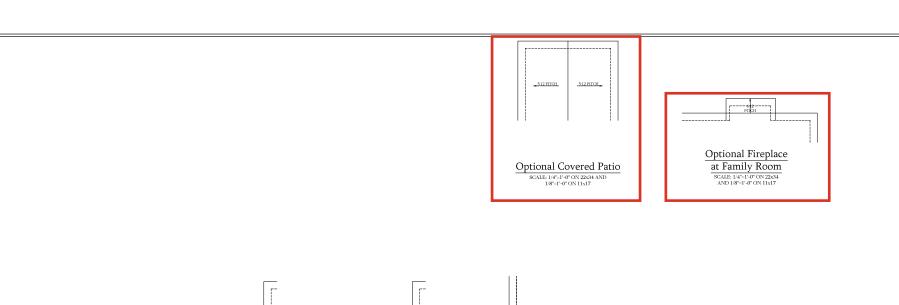
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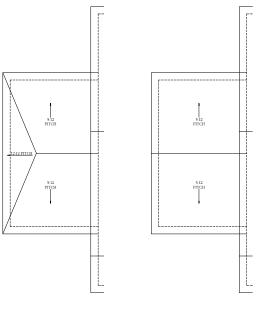
ENGINEERED BY:

REVIEWED BY:

ELEVATIONS A & B ROOF PLAN

A-8

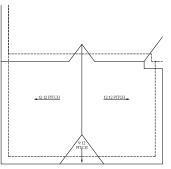




Optional 1-Car Carriage Garage Elevation C

Not Available w/ Opt. 2-Car Side Load Garage or 3-Car Side Load Garage SCALE: 1.4"=1"-0" ON 22x34 AND 1.78"=1"-0" ON 11x17 Optional 1-Car Carriage Garage Elevation A & B

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



Optional 3-Car Side Load Garage

Elevation C

SCALE 1.4"-1"-0" ON 22-54 AND
1.8"-1-0" ON 11s17

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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DATE: SEPTEMBER 16, 2019

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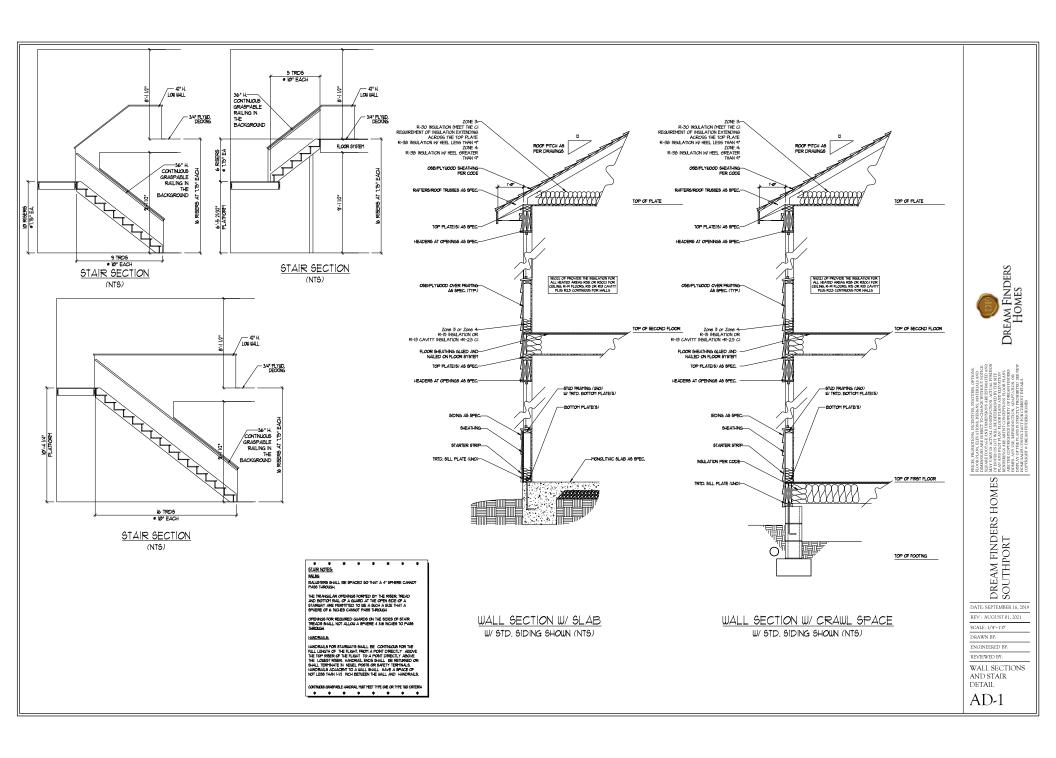
SCALE: 1/4"-1'0"

DRAWN BY:

ENGINEERED BY: REVIEWED BY:

ROOF PLAN OPTIONS

A-8.2





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ELECTRICAL NOTES:

PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (G.F.L.) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.

COMBO SMOKE/ CARBON MONOXIDE DETECTOR

110 V SMOKE DETECTOR

EXHAUST FAN

LOW VOLTAGE PANEL

UNLESS OTHERWISE INDICATED, INSTALL
SWITCHES AND RECEPTACLES AT THE
FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
SWITCHES ... 42*
OUTLETS ... 14*
COUNTY LEEPHONE ... 14* (UNLESS ABV

COUNTERTOP)
TELEVISION...14°

ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE DEJUPPED WITH A MONITORED BATTERY BACKUP PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.

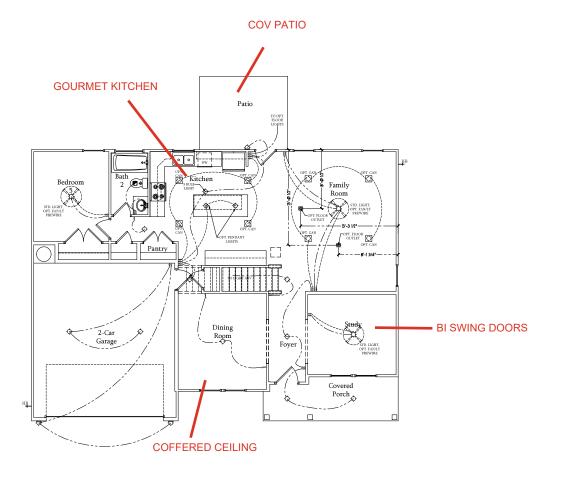
ALL 15A AND 20A RECEPTACLES IN SLEPPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DINING ROOMS, LIVING ROOMS, LIVING SECOMS, PARICES, LIBRARIES, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A GOMBINATION TYPE AF CL. DEVICE AND TAMPER-PROOF RECEPTACLES.

ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE G.F.C.I. PROTECTED (G.F.I).

IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPILANCE WITH ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

EVERY BUILDING HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED EARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING TURPOSES.

ALARMS SHALL RECEIVE THEIR PRIMARY FOWER FROM THE BULDING WRING WHEN SUCH WIRN'S SERVED FROM THE LOCAL FOWER FROM THE LOCAL FROM



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



HORST MOMENTON, MEDICAN ENTINGS, OTTON THOOR LACK ILLY ALTON INSING IN MUTRIALS AND NUMBERS OF SERVICE TO ACCOMPANIENT STORY NUMBERS OF SERVICE TO ACCOMPANIENT STORY OF GROON OF THE REPORT ACCOMPANIENT STORY OF GROON OF THE REPORT STORY ACCOMPANIENT STORY OF THE SERVICE OF THE STORY ACCOMPANIENT STORY ACCOMPANIENT STORY ACCOMPANIENT STORY ACCOMPANIENT STORY ACCOMPANIENT STORY ACCORDING TO THE ACCOMPANIENT STORY ACCOMPANIENT STORY ACCOUNTS AND ACCOMPANIENT STORY ACCOUNTS AND ACCOUNT ACCOUNTS AND ACCOUNTS AND

DREAM FINDERS HOMES SOUTHPORT

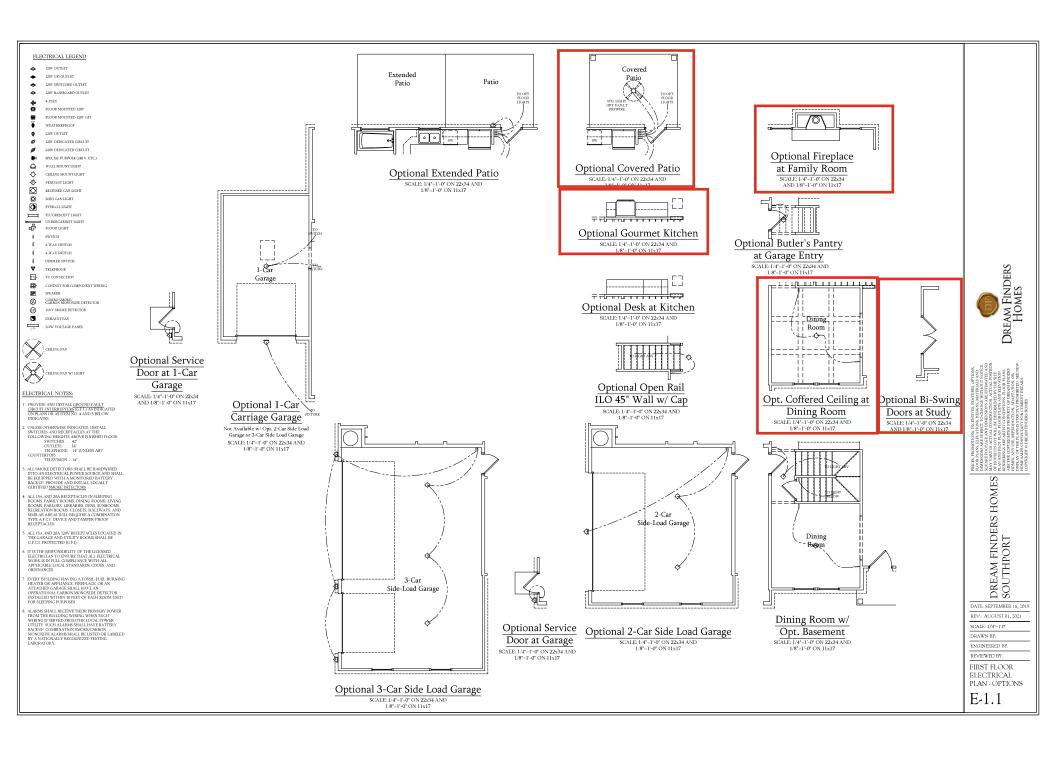
DATE: SEPTEMBER 16, 2019 REV.: AUGUST 01, 2021

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

DRAWN BY: ENGINEERED BY-

REVIEWED BY: FIRST FLOOR ELECTRICAL

PLAN E-1



120V BASEBOARD OUTLET

4-PLEX

FLOOR MOUNTED 120V

FLOOR MOUNTED 120V GFI

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

EVERALL LIGHT

FLUORESCENT LIGHT \equiv

UNDERCABINET LIGHT
FLOOD LIGHT

SWITCH 3-WAY SWITCH

4-WAY SWITCH

DIMMER SWITCH

TELEPHONE

TV CONNECTION

-CONDUIT FOR COMPONENT WIRING

SPEAKER

Ø

COMBO SMOKE CARBON MONOXIDE DETECTOR 110 V SMOKE DETECTOR



ELECTRICAL NOTES:

PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS [G.F.L] 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 FLOORSWITCHES ... 42*
OUTLETS ... 14*
COUNTY LIEEPHONE ... 14* (UNLESS ABV

COUNTERTOP)
TELEVISION . . . 14"

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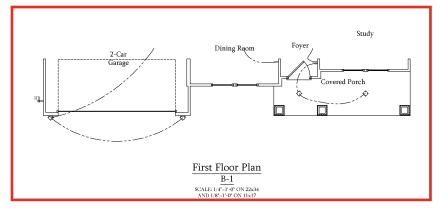
ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVENGE ROOMS, PAGES, LIBRARIES, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR RAESA WILL REQUIRE A COMBINATION TYPE AF CL. DEVICE AND TAMPER-PROOF RECEPTACLES.

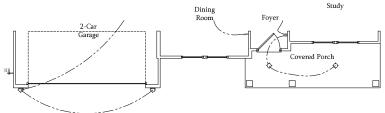
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ALARMS SIALL RECEIVE THEIR PRIMARY POWER FROM THE BILLIDING WIRING WHEN SICH WIRING IS SEND THE BILLIDING WIRING WHEN SICH WIRING IS SENDED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKLEP COMBINATION SMOKECK, CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.





First Floor Plan C-1

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

Dream Finders Homes

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DREAM FINDERS HOMES SOUTHPORT

DATE: SEPTEMBER 16, 2019 REV.: AUGUST 01, 2021

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

DRAWN BY: ENGINEERED BY-

REVIEWED BY:

FIRST FLOOR ELECTRICAL PARTIAL PLANS

E-1.2

ELECTRICAL LEGEND

-

Ø

ELECTRICAL NOTES:

PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (G.F.L.) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.

CONDUIT FOR COMPONENT WIRING SPEAKER

COMBO SMOKE/ CARBON MONOXIDE DETECTOR 110 V SMOKE DETECTOR

UNLESS OTHERWISE INDICATED, INSTALL
SWITCHES AND RECEPTACLES AT THE
FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
SWITCHES ... 42*
OUTLETS ... 14*
COLUMN LIEEPHONE ... 14* (UNLESS ABV

COUNTERTOP)
TELEVISION...14*

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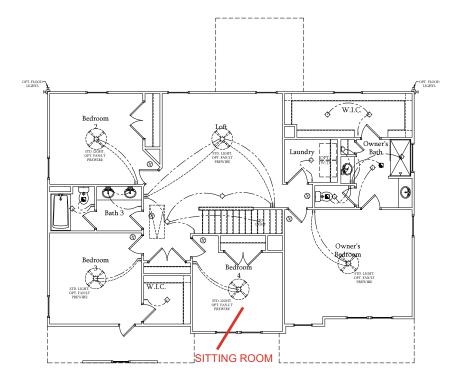
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Second Floor Plan

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

Dream Finders Homes

HORST MOMENTON, MEDICAN ENTINGS, OTTON THOOR LACK ILLY ALTON INSING IN MUTRIALS AND NUMBERS OF SERVICE TO ACCOMPANIENT STORY NUMBERS OF SERVICE TO ACCOMPANIENT STORY OF GROON OF THE REPORT ACCOMPANIENT STORY OF GROON OF THE REPORT STORY ACCOMPANIENT STORY OF THE SERVICE OF THE STORY ACCOMPANIENT STORY ACCOMPANIENT STORY ACCOMPANIENT STORY ACCOMPANIENT STORY ACCOMPANIENT STORY ACCORDING TO THE ACCOMPANIENT STORY ACCOMPANIENT STORY ACCOUNTS AND ACCOMPANIENT STORY ACCOUNTS AND ACCOUNT ACCOUNTS AND ACCOUNTS AND

DREAM FINDERS HOMES SOUTHPORT

DATE: SEPTEMBER 16, 2019

REV.: AUGUST 01, 2021

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

ENGINEERED BY-

REVIEWED BY:

SECOND FLOOR ELECTRICAL PLAN

E-2

120V GFI OUTLET

4-PLEX

FLOOR MOUNTED 120

FLOOR MOUNTED 128V GFI

220V OUTLET

SPECIAL PURPOSE (240 V, ETC.)

WALL MOUNT LIGHT

CEILING MOUNT LIGHT

ф О PENDANT LIGHT

Ø

EVERALL LIGHT

FLUORESCENT LIGHT \equiv 烃

UNDERCABINET LIGHT FLOOD LIGHT

SWITCH

3-WAY SWITCH

4-WAY SWITCH DIMMER SWITCH

₽-CONDUIT FOR COME SPEAKER

Ø

COMBO SMOKE/ CARBON MONOXIDE DETECTOR 110 V SMOKE DETECTOR

EXHAUST FAN



ELECTRICAL NOTES:

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COUNTERTOP) TELEVISION...14"

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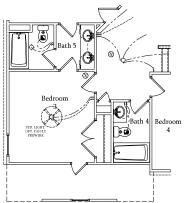
ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DINING ROOMS, LIVING ROOMS, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR RAEAS WILL REQUIRE A GOMBINATION TYPE A F.C.I. DEVICE AND TAMPER-PROOF RECEPTACLES.

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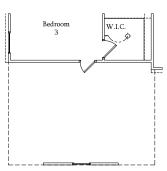
ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WHENS WHEN SUCH WIRING SESSEVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMMINATION SMOKEABON MOXOMIE ALARMS SHALL BE LISTED OR LABELED BLANK ALLY RECONSIDED TESTING. LABORATORY



Opt. Bath 5 w/ Bedroom 3

& Bath 4

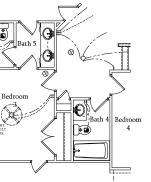
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



Opt. 3-Car Side-Load

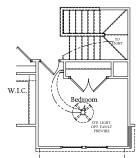
Garage

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



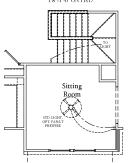
Optional Open Rail ILO 45" Wall

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



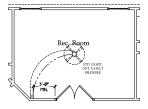
Bedroom 4 w/ Opt. Basement

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



Optional Sitting Room at Owner's Bedroom ILO Bedroom 4 w/ Opt Basement

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

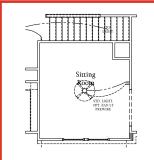


Optional Rec. Room ILO Loft

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



Optional Sitting Room at Owner's Bedroom ILO

Bedroom 4

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



Optional Primary Bath 3

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

PRICES, I PLOOR P DIMENSI SQUARE MAY VA OF HOUS PLAN AN RENDERI ARE THE HOMES, HOMES,

Dream Finders Homes

DREAM FINDERS HOMES SOUTHPORT

DATE: SEPTEMBER 16, 2019

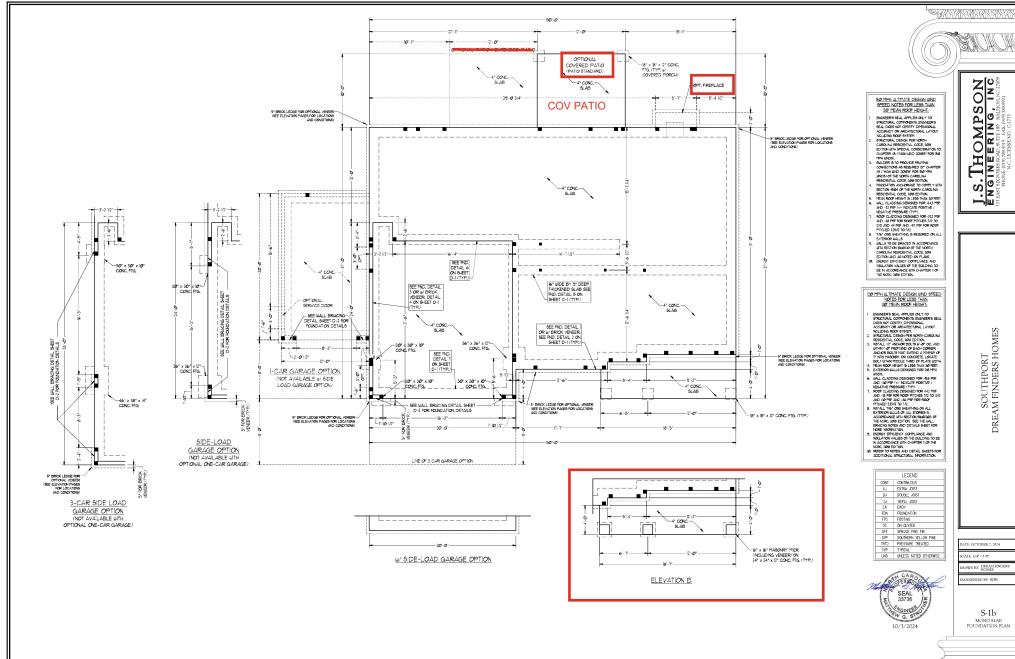
REV.: AUGUST 01, 2021 SCALE: 1/4"-1'-0"

DRAWN BY: ENGINEERED BY-

REVIEWED BY:

SECOND FLOOR ELECTRICAL PLAN - OPTIONS

E-2.1





SOUTHPORT DREAM FINDERS HOMES

ATE OCTOBER 2, 2024 GINEERED BY: WFB

S-2 FIRST FLOOR FRAMING PLAN

TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT KING STUDS

AT EACH END OF	HEADERS IN EXTERIOR
HEADER SPAN (FEET)	MINIMUM NUMBER OF FL HEIGHT STUDS (KINGS
UP TO 3'	1
> 3' 10 6'	2
> 6' 10 9'	3
> 9' TO 12"	4
> 12' 10 15'	5
> 9' TO 12"	į į

BRACED WALL DESIGN NOTES:

OPTIONAL COVERED PORCH (DECK STANDARD)

COV PATIO

H' TJI TØ • 16' OC. (OR EGLAL) BELOU KITCHEN

(I) 1 3/4" x 14" L9L FLUSH OR (2) 2 x 10 DROPPED

H* TJI 100 • 192* O.C. (OREGUAL) EXTRA EXTRA JOIST JOIST

(2) | 3/4" x |4" L6L FLUSH OR (2) | 3/4" x 9 |/4" LVL DROPPED

(2) 2 x 10 TRTD. (TYP.)

(3) 2 x 10

H" TJI 10 6 16" O.C. (OR EQUAL)

.

-(1) 2 x 4 u/ SIMPSON CSIG STRAPS • 16* O.C.

6 x 6 TRTD, P06T MINJ (TYP.)

(3) 2 x 6-

OPT, FIREPLACE

√3)2×6

__

6 x 6 TRTD. P06T-

(3) 2 x 4 OR-(3) 2 x 6 ELEV C

(1)(2) 2 x (Ø TRTD. (1)

4" BEAM POCKET W/ DROPPED BEAM

-4" CONC.-SLAB

SEE WALL BRACING DETAIL SHEET D-2 FOR FOUNDATION DETAILS

LINE OF 3-CAR GARAGE OPTION

OPTIONAL SERVICE DOOR

- REACCO MAL DESIGN PORS.

 REACCO MAL DESIGN PER SECTION REGIZIOS. "MALL BEACHING BY DIMERED DESIGN OF THE NERS 2016 DITION USING BEACHING MATTERNAS, AND WINTERS LISTED IN THAT BEACOLDS. ALROW MET DIMEREN PROCESSES THE SECTION WINTERS AND MALE DESIGN SEND MET DIMERENCE PRACTICE. BRACED MALL DESIGN IS NOT PRESCRIPTION. SECTION OF THE SEC
- SCALIES OF THE MICE, 2018 EDITION.

 S. CS-MSF PETES TO CONTINUOUSLY SPEAKED MICE OS STRUCTIONAL MANAGEMENT OF THE MICE TO SERVICE TO THE MICE TO THE M

STRUCTURAL NOTES:

- ALL FRAMING LIMBER TO BE 12 SPF (UNO), ALL TREATED LIMBER TO BE 12 SYP (UNO.)
 INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR

- 2. NOTIFY, AN EXPERA MOST WORSE WALLS PARALLEL TO FLOOR
 ONDS SHEED ROPE OF THE FLAME
 . SHOOLING ADD CONTROL OF THE PARALLEL TO FLOOR
 . SHOOLING ADD CONTROL OF THE PARALLEL THAN IT AND TH
- FIELD.
 FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING
 PANELS TO DOUBLE TOP PLAITES, BANDS, JOISTS, AND GIRDERS
 WITH (2) ROUSE OF BANLS STAGGERED AT 3" OC. PANELS
 SHALL EXTEND 2" BEYOND CONSTRUCTION, JOINTS AND SHALL
 OVER, AP GIRDERS AND DOUBLE SILL FLATES THEIR RILL
- OVER, AP GROCHES AND DOUBLE SILL. PLATES THEIR RILL
 DEPTH.

 3. ALL 4 x POSTS SHALL BE ANCHORED TO SLABS IN SIMPSON
 ABULH POST BLASES FOR EQUAL). AND 6 x 6 POSTS AND 16 TO POST BLASES FOR EQUAL). AND, AND 6 x 6 POSTS TO
 BE NOTALLED WITH 1000 LB CAPACITY WPLIFT CONNECTORS AT 1000 RIVAL).

PEFF	P TO	N.	TEA	AND	DETAIL	SUFFTS	FOR	ADDITIO	N
ATO	MILE	AI .	NE/	IDM A	TION				

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

LEGEND		LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT					
ONTINUOUS	BRICK/NATUR	AL STUNE SUPPURT					
XTRA JOIST	LENGTH (FT.)	SIZE OF LINTEL					
OUBLE JOIST							
RIPLE JOIST	UP TO 4 FT.	L 3 1/2 x 3 1/2 x 1/4					
ACH	4-8	L 5 x 3 1/2 x 5/16 LLV					
OUNDATION	4-0	L 5 x 3 1/2 x 3/16 LLV					
OOTING	8 AND GREATER	L 6 x 4 x 5/16 LLV					
IN CENTER		1					
PRUCE PINE FIR	BRICK SUPPORT NOTES	1					

- BRICK_SEPPORT MOTES.

 I LINTEL_SCRUPEL APPLES TO ALL OPENINGS IN
 BRICK VEHETE (MOIL). SEE ARCH DIRES, FOR SIZE
 AND LOCATION OF OPENINGS.

 2. (LILY) LIDIG LEG FRETION.

 3. (LICHINE) LEGAL OF OPENINGS.

 4. VICHER TO PROVIDE BELLINGS.

 5. FOR ALL PLEASERS OF "AND GEATER IN
 LIDRICH, ATTACH STEEL ANGLE TO HAZDER MY.

 1. (LICHINE) LICHINGS.

 5. FOR ALL PLEASERS OF "AND GEATER IN
 LIDRICH, ATTACH STEEL ANGLE TO HAZDER MY.

 1. (LICHINGS) LICHINGS.

 5. FOR ALL PLEASERS OF "AND GEATER IN
 LIDRICH, ATTACH STEEL ANGLE "A" 5. "A" 5. "A"

 STEEL ANGLE TO (2) 2. 10 BEDORIGH (2) ET ALL PLEASERS.

 1. (LICHINGS) LICHINGS OF "A" 6. STATEST AND A" "A" 5. "A" 5. "A"

 STEEL ANGLE TO (2) 2. 10 BEDORIGH (2) ET "A. STATEST AND A" "A" 5. "A"

 STEEL ANGLE TO (2) 2. 10 BEDORIGH (2) ET "A. STATEST AND A" "A" 5. "A"

 STEEL ANGLE TO (2) 2. 10 BEDORIGH (2) ET "A. STATEST AND A" "A" 5. "A"

 STEEL ANGLE TO (2) 2. 10 BEDORIGH (2) ET "A. STATEST AND A" "A" 5. "A"

 STEEL ANGLE TO (2) 2. 10 BEDORIGH (2) ET "A. STATEST AND A" "A" 5. "A"

 STEEL ANGLE TO (2) 2. 10 BEDORIGH (2) ET "A. STATEST AND A" "A" 5. "A"

 STEEL ANGLE TO (2) 2. 10 BEDORIGH (2) ET "A. STATEST AND A" "A" 5. "A"

 STEEL ANGLE TO (2) 2. 10 BEDORIGH (2) ET "A. STATEST AND A" "A" 5. "A"

 STEEL ANGLE TO (2) 2. 10 BEDORIGH (2) ET "A. STATEST AND A" "A" 5. "A"

 STEEL ANGLE TO (2) 2. 10 BEDORIGH (2) ET "A. STATEST AND A" "A" 5. "A"

 STEEL ANGLE TO (2) 2. "A DECORIGH (2) ET "A. STATEST AND A" "A" 5. "A"

 STEEL ANGLE TO (2) 2. "A DECORIGH (2) ET "A. STATEST AND A" 5. "A"

 STEEL ANGLE TO (2) 2. "A DECORIGH (2) ET "A. STATEST AND A"

 STEEL ANGLE TO (2) 2. "A DECORIGH (2) ET "A. STATEST AND A"

 STEEL ANGLE TO (2) 2. "A DECORIGH (2) ET "A. STATEST AND A"

 STEEL ANGLE TO (2) 2. "A DECORIGH (2) ET "A. STATEST AND A"

 STEEL ANGLE TO (2) 2. "A DECORIGH (2) ET "A. STATEST AND A"

 STEEL ANGLE TO (2) 2. "A DECORIGH (2) 2. "A DECO SIEEL ANGLE 10 (2) 2 x 10 BULGONIO W/ (2) 1/2" LAG SCHEIS ® 12" O.C. STAGGERGE VEE SECTION R703.8.2.1 OF THE 2018 NORC FOR ADDITIONAL BROCK SUPPORT INFORMATION. PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.



NOTE:

BCI 45006-18 JOISTS MAY BE USED IN LIEU OF TJI TO JOISTS AT THE DEPTH AND SPACING NOTED ON THE PLAN.





OPT, FIREPLACE

ELEVATION B

BCI 45006-18 JOISTS MAY BE USED IN LIEU OF TJI 110 JOISTS AT THE DEPTH AND SPACING NOTED ON THE PLAN.

- BRACED WALL DESIGN NOTES:

 1. BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY

STRUCTURAL NOTES:

- BLOCKING TO GIRDER OR FOLKDATION, ALL SOURCES TO BEE (1) STUD GIRDER OR FOLKDATION ALL STORE BEELATIED LITH THIS "CESS SHEATHING WITH JOINTS BLOCKED AND SECURED WITH BO NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.

 FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL

- NOW NOT LINES SECURE ALL ENTERON MULT.

 NOW NOT HAVE DOUBLE FOR HARE BANCH, SHARE ALL PRESENCE AND THE SHARE BANCH, SHARE

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

WALLS ARE TO BE 2 x 6 @ 16" O.C.

ARE TO BE 2 x 4 @ 24" O.C. (UNO).

LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT					
LENGTH (FT.) SIZE OF LINTEL					
UP TO 4 FT.	L 3 1/2 x 3 1/2 x 1/4				
4-8	L 5 x 3 1/2 x 5/16 LLV				
8 AND GREATER	L 6 x 4 x 5/16 LLV				
DOWN CURRENT HATES					

- UNTEL SCHEDULE APPLIES TO ALL CPENINGS IN

- IL UNITE, SCHOLLE APPLES TO ALL OPERMORS IN
 BROKN MEMER ROMS, SEE ANGEL DORSE, FOR SIZE
 AND LOCATION OF O'PERMORS.

 ALL US LOOS LES OPERIAL

 LE US LOOS LES OPERIAL

 LE MARIE DE LE MORS ON C'ACH SIZE MO

 PUEZE TO PROPOLE ELEMAN

 S. FOR ALL HAUGHE SIGN ON -C'ACH SIZE MO

 PUEZE TO PROPOLE ELEMAN

 S. FOR ALL HAUGHES SIGN O'M ALL ORGANIES IN

 LE MORS ALL HAUGHES SIGN O'M ALL ORGANIES

 NO ALL HAUGHES SIGN O'M ALL ORGANIES

 ON ALL HAUGHES SIGN O'M ALL ORGANIES

 O'M ALL HAUGHES SIGN O'M ALL ORGANIES

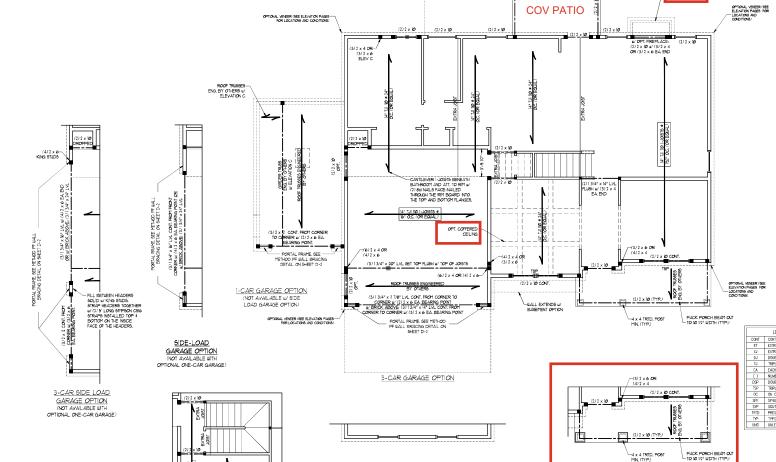
 SIGN ALL HAUGHES

 SIGN ALL O'M ALL ORGANIES

 SIGN ALL O'M ALL
- 12d Nulls PER PLY, FASIEN & 6 4 X-5/16 STEEL ANGE, TO (2) 2 x 10 BLOXIN & x/5/2 1/2 LAS SCREWS @ 12° O.C. STAGGERED. SEE SECTION R703.8.2.1 OF THE 2018 NCRC FOR ADDITIONAL BRICK SUPPORT INFORMATION. PRECAST REINFORCED DONCRETE. UNITELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL UNITELS.

TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT KING STUDS

T EACH END OF	HEADERS IN EXTERIOR WALL
HEADER SPAN (FEET)	NINIMUN NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 3"	1
> 3" TO 6"	2
> 6" TO 9"	3
> 9' TO 12'	4
> 12" TO 15"	5



(4) 2 x 4 OR-(3) 2 x 6

72) 2 x 16 CONT.

DINING ROOM W/ OPTIONAL BASEMENT

*NOTE: ALL EXTERIOR WALLS AND ATTIC (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

AWN BY DREAM HOMES SINEERED BY: WFB

ATE OCTOBER 2, 2024

SOUTHPORT DREAM FINDERS HOMES

S-3 SECOND FLOOR FRAMING PLAN



I

S.TE

SOUTHPORT DREAM FINDERS HOMES

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

BRICK SUPPORT NOTES:

STRUCTURAL NOTES:

- ALL RRAPMS LIPERE TO BE 587 7 (MO).

 ALL TRACTED LIPERE TO BE 587 9 (MO).

 ALL LOAD ELRANG HEADERS TO BE 517 9 (MO).

 ALL LOAD ELRANG HEADERS TO BE SHOWN ON THE MODERN TO BE SHOWN ON THE MODERN TO BE SHOWN ON THE TALKE MODERN TO BE SHOWN ON THE TALKE MODERN THE MO STUDS (UNO.)
 FOR HIGH WIND ZONES, ALL EXTERIOR WALLS

TABLE R602.7.5 MINIMUM NUMBER OF FULL HEIGHT KING STUDS

L HEWSENS IN EVIENOR
MINIMUM NUMBER OF HEIGHT STUDS (KIN
1
2
3
4
5

> 12' TO 15'		5	
	L	EGEND	
CONT	CON	INUOUS	
XT	EXT	'A TRUSS	
XJ	EXTE	A JOIST	
DJ	DOU	BLE JOIST	
TJ	TRIP	E JOIST	
EA	EACH		
()	NUMBER OF STUDS		
DSP	DOU	BLE STUD POCKET	
TSP	TRIP	E STUD POCKET	
00	ON I	ENTER	
SPF	SPRI	ICE PINE FIR	
SYP	SOUTHERN YELLOW PINE		
TRTD	PRE:	SURE TREATED	
TYP	TYPI	A.	
UNO	UNL	SS NOTED OTHERWISE	

CEILING FRAMING PLAN

DATE OCTOBER 2, 2024

NGINEERED BY: WIB

*NOTE: ALL EXTERIOR WALLS AND ATTIC BRACED WALL DESIGN NOTES: BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY ENGINEERED 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). (3) 2 x 4 OR (3) 2 x 6 OPTIONAL VENEER (SEE ELEVATION PAGES FOR LOCATIONS AND CONDITIONS) (2) 2 x 10 (2) 2 x 10 (2) 2 x 10 (2) 2 x 10 ROOF TRUSSES ING. BY OTHERS ELEVATION C 8 AND CREATER L 6 x 4 x 5/16 LLV PEC, ROOM WINDOW w WINDOW W/ OPT OWNERS OPT OUNERS BATH #2 BATH #3 NO STRUCTURAL CHANGES -(3) 2 x 4 OR (3) 2 x 6 GIRDER TRUSS ENGINEERED BY OTHERS u/ (3) 2 x 6 OR (3) 2 x 4 EA, END OPTIONAL BATH 5 W/ BEDROOM 3 AND BATH 4 w optional3-car-side Load garage NO STRUCTURAL CHANGES NO STRUCTURAL CHANGES (3) 2 x 4 OR (3) 2 x 6 GIRDER TRUSS ENGINEERED BY OTHERS
U/ (3) 2 x 6 OR (3) 2 x 4 EA, END

BEDROOM #4 (WITH OPTIONAL BASEMENT)

OPTIONAL SITTING ROOM AT OWNER'S BEDROOM

OPTIONAL SITTING ROOM AT OWNER'S BEDROOM (WITH

OPTIONAL BASEMENT)

SEMON SUPPORT NOTES:

JUNTE, SOFTOUT APPLES TO ALL OFFENIOS IN

BROW VERLETE (MINE), SEE ARIO BIOSS, FOR SEZ

MUN I CLOTRION FOR PERSINS.

LULY I CLOSE ELECTRICAL

LULY I CLOSE ELECTRICAL

A HERD ALL ARMS FERON SHIM. "E APPL SEE INTO

VERLETE TO FROME ELECTRICAL

LECTRICAL RECEIVES ELECTRICAL

LECTRICAL RECEIVES ELECTRICAL

LECTRICAL RECEIVES ELECTRICAL

(2) 2 10 BLOCKING ENTIRES TILLS "A (2)

SEEL ARIOE TO (2) 2 10 BLOCKING ENTIRES TILLS

SEEL ARIOE TO (2) 2 10 BLOCKING ENTIRES TILLS

SEEL ARIOE TO (2) 2 10 BLOCKING ENTIRES TILLS

SEEL ARIOE TO (2) 2 10 BLOCKING ENTIRES TILLS

FOR ALL BROKES SEPTON TO BLOCK ELECTRICAL

FOR ALL BROKES SEPTON TO BLOCKING TILLS

SEEL ARIOE TO (2) 2 10 BLOCKING ENTIRES TILLS

SEEL ARIOE TO (2) 2 10 BLOCKING TILLS

SEEL ARIOE TO (2) 2 10 BLOCKING TILLS

SERVICE TILLS

SERVICE

SERVICE TILLS

- FOR HIGH WID JORES, ALL DIFFEROR WILL DE SEALTHM WITH JOHN BLOCKED AND SEALTHM SEALT

> 9 10 12				
> 12° TO	15"	5		
	Į	EGEND		
CONT	CON	TINUOUS		
XT	EXT	PA TRUSS		
XJ.	EXT	RA JOIST		
DJ	DOU	BLE JOIST		
TJ	TRIP	LE JOIST		
EA	EACH			
()	NUM	BER OF STUDS		
DSP	DOUBLE STUD POCKET			
TSP	TRIF	LE STUD POCKET		
OC.	ON CENTER			
SPF	SPRUCE PINE FIR			
SYP	SOUTHERN YELLOW PINE			
TRTD	PRE	SSURE TREATED		
TYP TYPICAL				



BRICK SUPPORT NOTE:

FASEN (7) 2 (4) BLOOKNO BERIER MALL STUDE 41 (4) Tof MALLS FIETR PL, TASTEN A. 91 AF 2 (4) PEEL MALES TO (7) 2 (4) BLOOKNO BE 70 TO (2) BLOOKNO BE 70 TOF LAGS TO (7) 2 (4) BLOOKNO BE 70 TO (2) BLOOKNO BE 70 TOF LAGS TO (7) AF ALL PLE 700 PAGE FOR ADOTTONAL BROOK SUPPORT NORMATOL JUNE NORS ADOTTON BOOK OF THE NORMATOL OF LEFE NORTH ON ROBALL OF THE NORMA CONFERN EXTON NOBALL OF THE NORMA EDITION MERIDENTIAL COCK, 309 EDITION

STRUCTURAL NOTES:

- STELLTURAL NOTES:

 ALL PANINS LIVERS TO BE 1/2
 APPROVING LIVERS TO BE 5/4/CE
 APPROVING LIVERS TO BE 5/4/CE
 APPROVING LIVERS LIVERS TO BE 5/4/CE
 APPROVING LIVERS LIVER

	LEGEND
XR	EXTRA RAFTER
XT	EXTRA TRUSS
DR	DOUBLE RAFTER
TR	TRIPLE RAFTER
RS	RAFTER SUPPORT
TS	TRUSS SUPPORT
CONT	CONTINUOUS
EA	EACH
00	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE



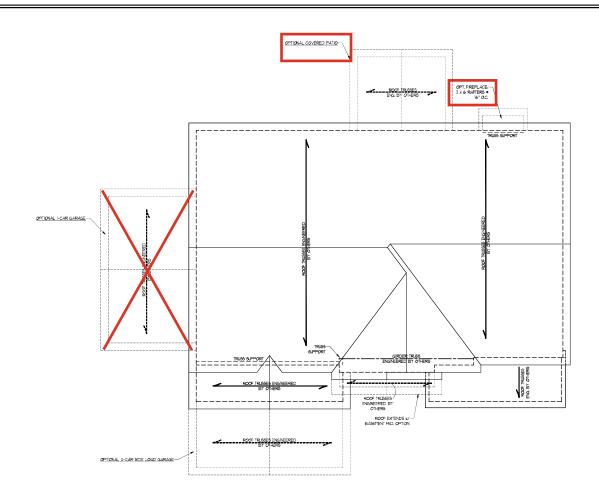
SOUTHPORT DREAM FINDERS HOMES

DATE OCTOBER 2, 2024

RAWN BY DREAM FI

NOINEERED BY: WFB

S-5a ROOF FRAMING PLAN



ELEVATIONS A & B

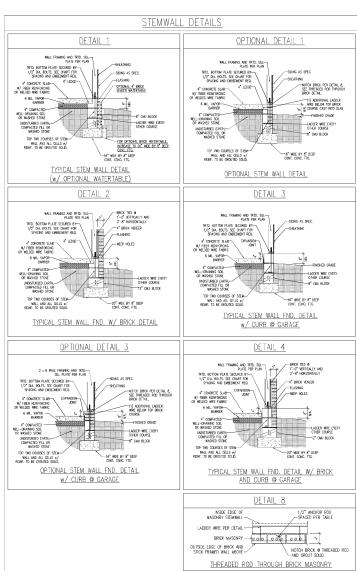


RAWN BY: JST

ENGINEERED BY: JST







MONOLITHIC SLAB DETAILS

DETAIL 2

BRICK VENEER DETAIL

DETAIL 4

GARAGE CURB BRICK LEDGE DETAIL

DETAIL 6

STEP IN GARAGE DETAIL

TRID. BOTTOM PLATE SECURED BY— 1/2" DIA. BOLTS. SEE CHART FOR SPACING AND EMBEDMENT REQ.

4" CONCRETE SLAB

4" CONCRETE SLAB-

COMPACTED MELL-DRAINING SOIL OR WASHED STONE

UNDISTURBED EARTH, COMPACTED—
FILL OR WASHED STONE

4" CONCRETE SLAB-

W/ FIBER REINFORCING OR WELDED WIFE FABRIC

-BRICK TES 0
11-0 VERTICALLY AND
2-8 HORIZONTALLY
-C BRICK VENEER
-FLASHING
-WEEP HOLES

-5" LEDGE -FINISHE

FLASHING
FLA

DETAIL 1

TYPICAL SLAB DETAIL

DETAIL 3

-SDNG AS SPEC

CHAPTED STORE

WALL FRAMING AND TRTD. SILL— PLATE PER PLAN

GARAGE CURB DETAIL

DETAIL 5

THICKENED SLAB DETAIL

DETAIL 7

SLAB AT GARAGE DOOR DETAIL

SLOPE SLAB 1/8" PER FOOT

CARAGE DOOR JAMB ---

TRTD. BOTTOM PLATE SECURED BY-1/2" DIA. BOLTS, SEE CHART FOR SPACING AND EMBEDMENT REQ.

4" CONCRETE SLAR

6 ML VAPOR BARRER

4" COMPACTED WELL-DRAINING— SOIL OR WASHED STONE

UNDISTURBED EARTH, COMPACTED-

4" CONCRETE SLAB-W/ FIBER REINFORCING OR WELDED WIRE FABRIC

6 MIL VAPOR BARRIER 4" COMPACTED WELL-DRAINING-SOIL OR WASHED STONE

UNDISTURBED EARTH, COMPACTED— FILL OR WASHED STONE

WALL FRAMING AND TRTD. SILL— PLATE PER PLAN

4" CONCRETE SLAB-

UNDISTURBED EARTH, COMPACTED—FILL OR WASHED STONE

	MASONRY	STEMWALL SPE	CIFICATIONS			
WALL HEIGHT	MASONRY WALL TYPE					
(FEET)	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	CROUT SOLID w/ #4 REBAR @ 48° O.C.	GROUT SOLID	CROUT 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 #/ #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 #/ #4 REBAR @ 64" O.C.		
7 AND CREATER	ENGINEERED DESIGN BASED ON SITE CONDITIONS					

- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
 TIE MULTIPLE WYTHES TIGGTHER WITH LADDER WIFE AT 16" O.C. VERTICALLY.
 CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE
 FOUNDATION NOT COMMON TO HOUSE.
- FOUNDATION NOT COMMON TO MOUSE. BOOKELS STORE IS ALLOWAGE. BOOKEL OF CREEK $J \neq J$ FOR MONEY STORE IS ALLOWAGE. BOOKEL OF WILL DEPARTED OR SAID GRAVE, MICTURE SOLS (46 FSF/T BELOW GRAVE) CLASSFELD AS GROUP I-ACCORDANCE WITH 1921E FEMOLI OF THE CORD WITEFAMILTON, AS EXPLAINED NOT THE CONTROL WITH 1921E FEMOLI OF THE CORD WITEFAMILTON, AS EXPLAINED NOT THE CONTROL WITH 1921E FEMOLI OF THE CORD WITEFAMILTONIAL RESIDENTIAL CODE.

- MINIMUM 24" LAP SPLICE LENGTH.
 LOCATE REBAR IN CENTER OF FOLKNATION WALL.
 WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE "S" WORTAR OR 3000 PS GROUT, USE OF "LOW LIFT."
- GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

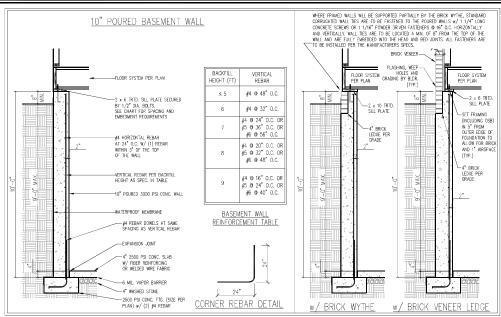
	ANCHOR SPACING AND	EMBEDMENT
WIND ZONE	120 MPH	130 MPH
SPACING	6"-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS	4'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS
EMBEDMENT	7*	15" INTO MASONRY

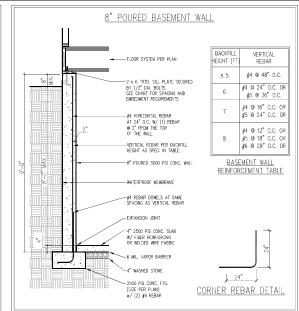
NOTE:

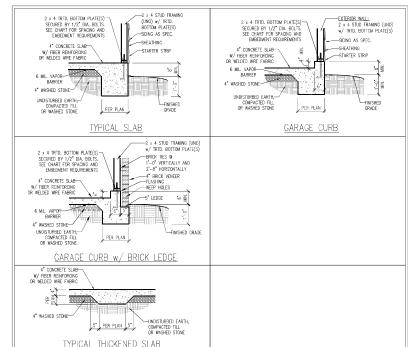
Threaded rod with epoxy, simpson titen HD, or approved anchors spaced as required to provide equivalent anchorage to $1/2^\circ$ diameter anchor bolts may be used in Lieu of $1/2^\circ$ anchor bolts.



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		ANCHOR SPACING AND	NOTE:		
	WIND ZONE	120 MPH	130 MPH	THREADED ROD WITH EPOXY, SIMPSON TITEN HD, OR APPROVED ANCHORS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" DIAMETER ANCHOR BOLTS	
	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	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 NCRC FOR ADDITIONAL INFORMATION.

STRUCTURAL NOTES:

- FOR #4 REBAR, 24" MINIMUM REBAR LAP SPLICE LENGTH, FOR #5 REBAR, 32" MINIMUM REBAR LAP SPLICE

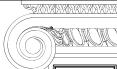
- FOR AF REPAR, 24" MINIOUM REPAR LAP SPUCE LEACHT. FOR AS REAR, 32" MINIOUM REPAR LAP SPUL LENGTH. FOR A REPAR, 32" MINIOUM SERRA LAP SPUCE LENGTH. REPAR LAS PRUCE LENGTH. REPAR TO BE AST MAIS CARLE OR. REPART TO BE AST MAIS CARLE OR. SOIL REPARM CAPACITY IS REQUIRED TO BE 2000 PS" MIN. STREAM TO BE AST AT ALL MAIL CONNECKS AT SMALE SPECIMEN AS HORE, STEEL. SEE BETAIL STREAM TO BE AST ALL MAIL CONNECKS AT SMALE SPECIMEN AS HORE TO ALLOW THE CANAGETT TO GUIRE REPORT THE ASSAULT SAN BE RESTAULD. THE BRAFFAIL IS RECOMMENDED TO BE PRACED MAY "BEFORE THE SMALE LANG BE RESTAULD. THE BRAFFAIL IS RECOMMENDED TO BE
- PLACED IN 12" LIFT'S AND CAREFULLY TAMPED.

 4 "LEDGE IS TO BE PROVIDED FOR THE PORCH SLAB. THE WALLS ARE REQUIRED TO BE BONDED TO THE SLABS USING #4". SEW BEAR BOOKED \$2" O.C. EMBEDDED 4" INTO THE COVIC, USING POXY, WHERE THE FLOOR JUSTS 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 OF 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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> 130 MPH ULTIMATE DESIGN WIND SPEED WALL BASEMENT FOUNDATION DETAILS DREAM FINDERS HOMES 120 MPH - POURED

DATE: NOVEMBER 29, 2022

RAWN BY: JST ENGINEERED BY: JST

SEAL 33736

10/3/2024

FOUNDATION DETAILS D-3

TE: NOVEMBER 28, 2022

OWNEERED BY IST

D-2 BRACED WALL NOTES AND DETAILS AND PF DETAIL

GENERAL WALL BRACING NOTES:

I MALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NOT RESIGNATION AS NETBER.

AS PRINCES SETTERANCO ARE FROM THE 2018 NOTE.

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SEE THIS SETTER CRIENTAL DEFENS. SETTER TO THE 2018 NOTE OF ACCORDANCE NOTIONAL NOTIONAL NOT AS NETBER.

3. SPACED ECTEROR WALLS SEPPORTION FROM THE 2018 NOTE OF ACCOUNTING STORES EDUCY THE TOP FLOOR, HAVE BEEN DESCRIPTED THE ROCKES IN ACCORDANCE WITH ACCOPTED ENMORTED PARAMETER. PAGE EDIT DESCRIPTED TO RESIST CONTROL UNITS OF ACCORDANCE WITH ACCOPTED ENMORTED PARAMETER.

WITH WALL DESIGN SAMANEY OF SCRIPTION FROM THE ACCORDANCE WITH SECTION ROCKES. SPACED WILL LIKE KEY WITH WALL DESIGN SAMANEY OF SCRIPTION FROM THE ACCORDANCE WITH SECTION ROCKES.

5. ALL EXTERIOR MALLS ARE TO BE SHEAR THE WIND CS-MEP IN ACCORDANCE WITH SECTION ROCKES. OF SOSIAL DISCUSSION OF THE ACCORDANCE WITH SECTION ROCKES.

6. ALL EXTERIOR MALLS ARE TO BE SHEAR THE WIND CS-MEP IN ACCORDANCE WITH SECTION ROCKES. OF SOSIAL DISCUSSION OF THE CONTROL OF HEALTH PAGE. ROCKES.

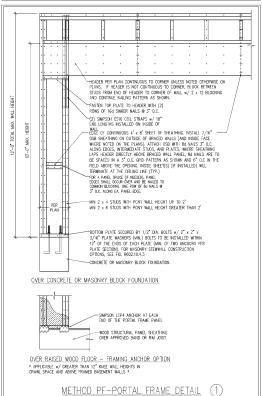
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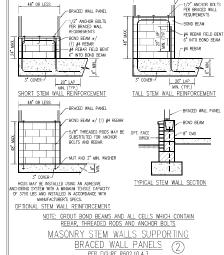
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SOOTAL). ECTENIO GE TO BE INSTALLED VERDIOALY.

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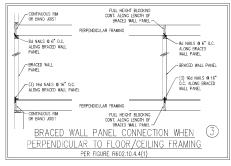
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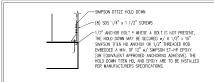




48° OR LESS __

-BRACED WALL PANEL





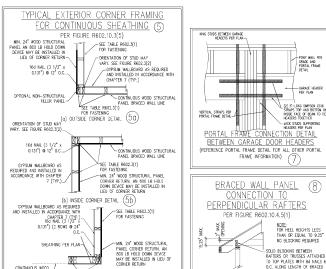
HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB * APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

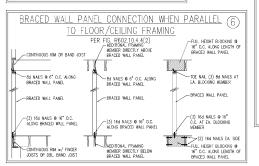
CONTINUOUS WOOD

BRACED WALL LINE -

(c) GARAGE DOOR CORNER DETAIL (SEE PLAN FOR ADDITIONAL

STRUCTURAL INFORMATION OR ALTERNATE CONFIGURATIONS)







TO TOP PLATES WITH 8d NAILS 6

O.C. ALONG LENGTH OF BRACED WALL PANEL



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Statune § 89C23

ATE: JUNE 17, 2022

CONSERRED BY: IST

S-0 STRUCTURAL NOTES

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 1-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND
- 2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CARQUINA RESIDENTIAL CODE (NORC), 2018 EDITION, PLUS ALL LOCAL CODES AND REQULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNOLISS, SEQUENCES OR PROCEDURES A SHETTY PRECAUTIONS AND PROCEASES IN CONNECTION WITH THE CONSTRUCTION WORK. MACROCHARGE AND RESPONSIBLE FOR THE CONTROLLOF THE CONSTRUCTION WORK IN ACCORDING WITH THE CONTRICT OF THE CONSTRUCTION WORK IN ACCORDING WITH THE CONTRICT OF THE CONSTRUCTION WORK IN ACCORDING WITH THE CONTRICT OF THE CONSTRUCTION WORK IN ACCORDING WITH THE CONTRICT OF THE CONTRICT
- 3. STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NORC, 2018 EDITION (R301.4 R301.7)

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

- JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
- 4. FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NORC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NCRC, 2018 EDITION.
- 5. ENERGY FEEDENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NORC 2018 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 CONCERT IS ABS AND FOOTINGS, THE AREA WITHIN THE PREDICTER OF THE BUILDING ENVELOPE SHALL HAVE ALL VIGETATION, TOP SOIL AND FOREIGN MATTERNAL PRODUCTS. THE VARIANCE HALL BE FORE OF FEETINGS AND FOREIGN MATERIAL THE FILL SHALL BE COMPACIED TO ASSERT THIS ASSERT AND CONCESSION OF GLAN OFFICIAL BETWEEN THE FILL SHALL BE COMPACIED AND ASSERT AND ASSERT AND CONCESSION OF GLAN OFFICIAL BETWEEN AND ASSERT AND ASSERT AND ASSERT ASSET AND ASSERT ASSET AND ASSERT ASSET AND ASSET ASSET
- 3. PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 1° DEEP CONTROL JOINTS ARE TO BE SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED 3/4" - 1" DEEP CONTROL ADJUST WHERE NECESSARY.
- 4. CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NORG, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED CONTROL OF THE WAS ASSOCIATED AND A CONTROL OF THE WAS ASSOCIATED
- 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 IMMERSON FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND THE TIMES THERE LEAST IMMERSON FOR SOLID OR SOLID RESD FILED FIELS FEES WAY ER ELLED 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 GROER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- 8. ALL CONCRETE AND MASSINRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION RIGHD OF THE MORE, 2018 EDITION OF IN ACCORDANCE WITH ACID SIA, DAI, 20, MORE TREPA OR CE \$53/ASC \$5, TANS \$5, TANS \$402, MASSINETY TOWNSHOWN MISS. ARE TO BE REPORTED THE THAIL REPORT 1, ARMAIL(2), REPORT 1, TOWNSHOWN AS TO MORE, 2018 BOTTON, CONCRETE FORMATION, AND SECTION DE REPORTED HET THAIL. R404.1.1(5) OF THE NORC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE CRADE PERMITS (UNO).

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- 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 42 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 HUMBER (PSI) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fo. = 2500 PSI. F.=1800000 PSI. PARALLEL STRAND LIMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fo = 2900 PSL, E = 2000000 PSL. INSTALL ALL CONNECTIONS
- 3. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS

A.	W AND WT SHAPES:	ASTM A992
В.	CHANNELS AND ANGLES:	ASTM A36
C.	PLATES AND BARS:	ASTM A36
D.	HOLLOW STRUCTURAL SECTIONS:	ASTM A500 GRADE B
F.	STEEL PIPE:	ASTM A53 GRADE B TYPE F 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 (UNC):

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

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 0 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS 0 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 0

- 5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GROER 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 NCRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UND), WHICHEVER IS GREATER ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO E SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.7.5 OF THE NORTH CAROLINA
- 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 GROER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 $1/2^n$ minimum bearing (und). All beams or groer 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
- 8. FUTCH 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
- ALL I—JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEMATIONS 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 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
- 11. PROMOE DOUBLE JOIST LINDER ALL WALLS PARALLEL TO ELOOR JOISTS. PROMOE SUPPORT LINDER ALL WALLS PARALLEL TO ELOOR TRUSSES OR ISTS PER MANUFACTURER'S SPECIFICATIONS. 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 BEST A 6" x 4" x 5/16" STEEL AND E WITH 6" MINIMUM THE MEDICAL PROJECT STATE AND STATE VALUE AND THE STATE OF THE MEDICAL PROJECT AND STATE AND STA STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 128 HALLS 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 NCRC, 2018 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
- 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 (LIND)
- ALL 4×4 and 6×6 Posts to be installed with 700 LB capacity upuft connectors for and bottom (uno.) Posts may be secured using one simpson h6 or lts12 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 HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

