COLLEX595INVENTORYMARKEDPLAN

Dream Finders Homes

JORDAN

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REVISION LIST - STRUCTURAL:

1. CODE UPDATE TO SCRC 2018 (1-20)
2. CHANGE 2X6 EXTERIOR WALLS TO 2X4 EXTERIOR WALLS. (3-5-20)
3. ADDED BASEMENT PLAN WHICH EXTENDS GARAGE FRONT 2'-0". (5-1-20)
4. UPDATING SC CODE FROM 2018 TO 2021 (11-28-22)

JORDAN

REVISION LIST - ARCHITECTURAL:

1. CHANGED WINDOW IN OPTIONAL OWNER'S BATH 3 FROM 2/0 4/0 TO A 4/0 1/0 TRANSOM
2. CHANGED ATTIC ACCESS FROM 2/0 4/0 TO 22 1/2" X 38"
3. OPTIONAL BRICK/STONE WATERTABLE ADDED TO SIDE & REAR ELEVATIONS
4. REMOVED DIMENSIONS FROM ATTIC DOORS IN OPT. BEDROOM 4 ILO STUDY & SECOND FLOOR PLAN STUDY 7-12-23

DREAM FINDERS HOMES

COVER SHEET

DREAM FINDERS HOMES

JORDAN

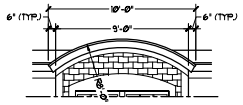
P.D.: NOVEMBER 28, 2022

DRAWN BY:

ENGINEERED BY:

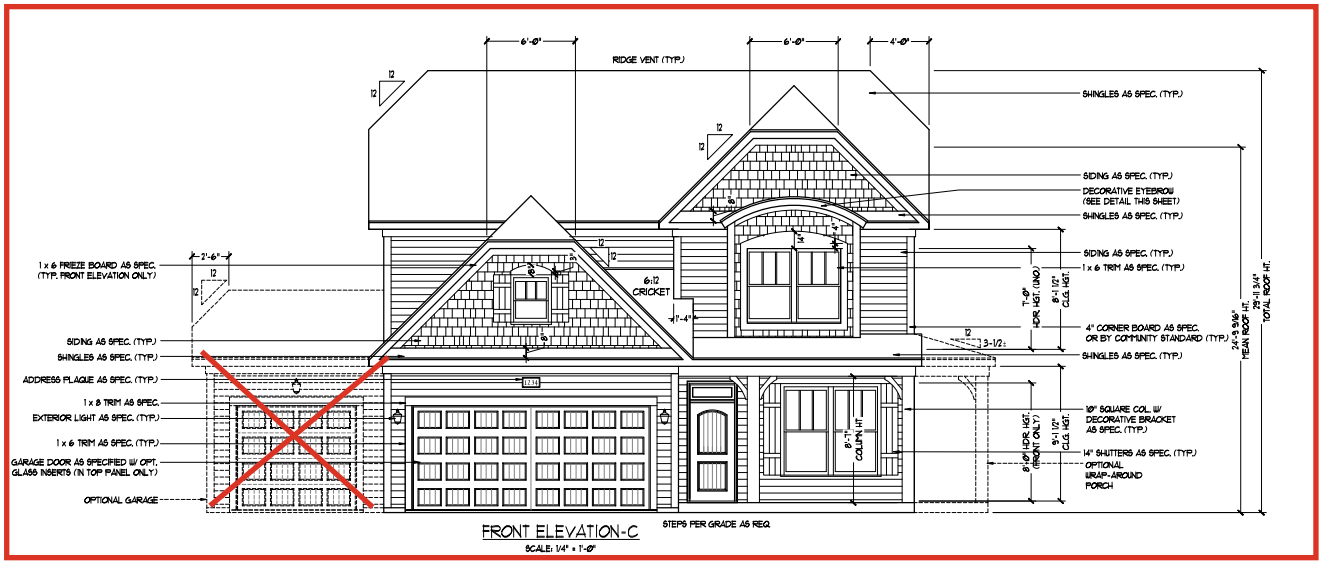
REVIEWED BY:

CS



DECORATIVE EYEBROW DETAIL

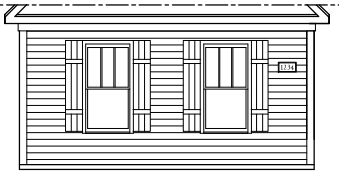
SCALE: 1/4" = 1'-0"



FRONT ELEVATION-C

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

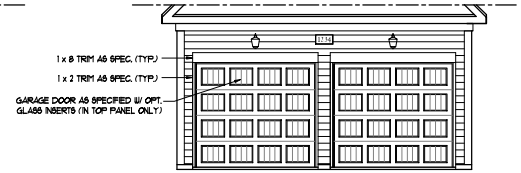
NOTE:
SEE SHEET A-3.1 FOR BRICK FRONT ELEVATIONS
SEE SHEET A-3.2 FOR STONE FRONT ELEVATIONS
SEE SHEET A-3.3 (ALL BRICK) ELEVATIONS



SIDE LOAD GARAGE OPTION

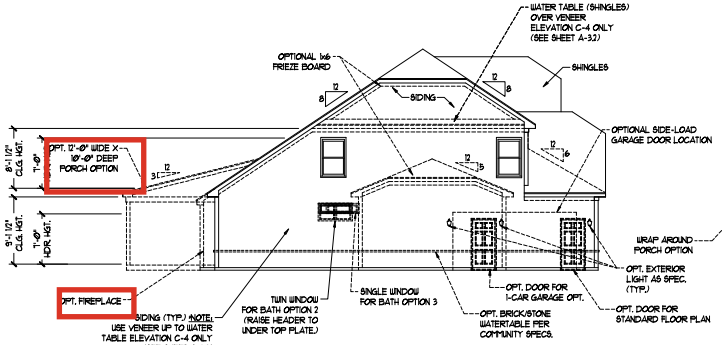
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)

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



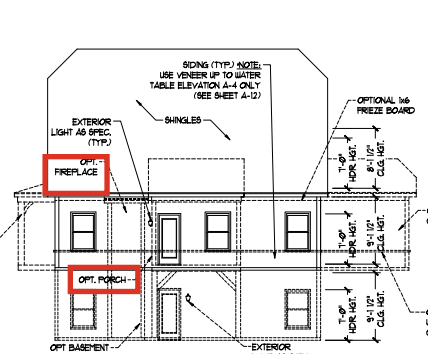
DOUBLE GARAGE DOOR OPTION

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



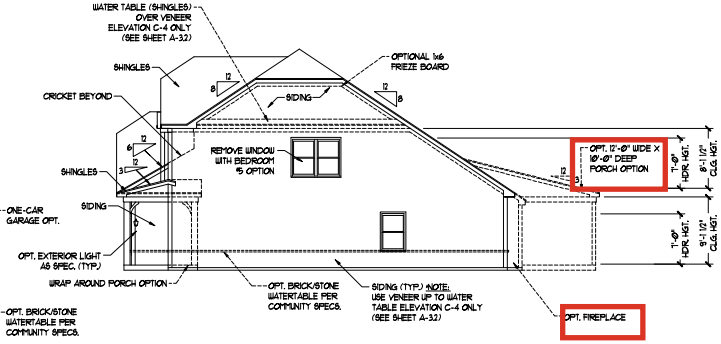
SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

SCALE: 1/8" = 1'-0"

DREAM FINDERS HOMES

DREAM FINDERS HOMES
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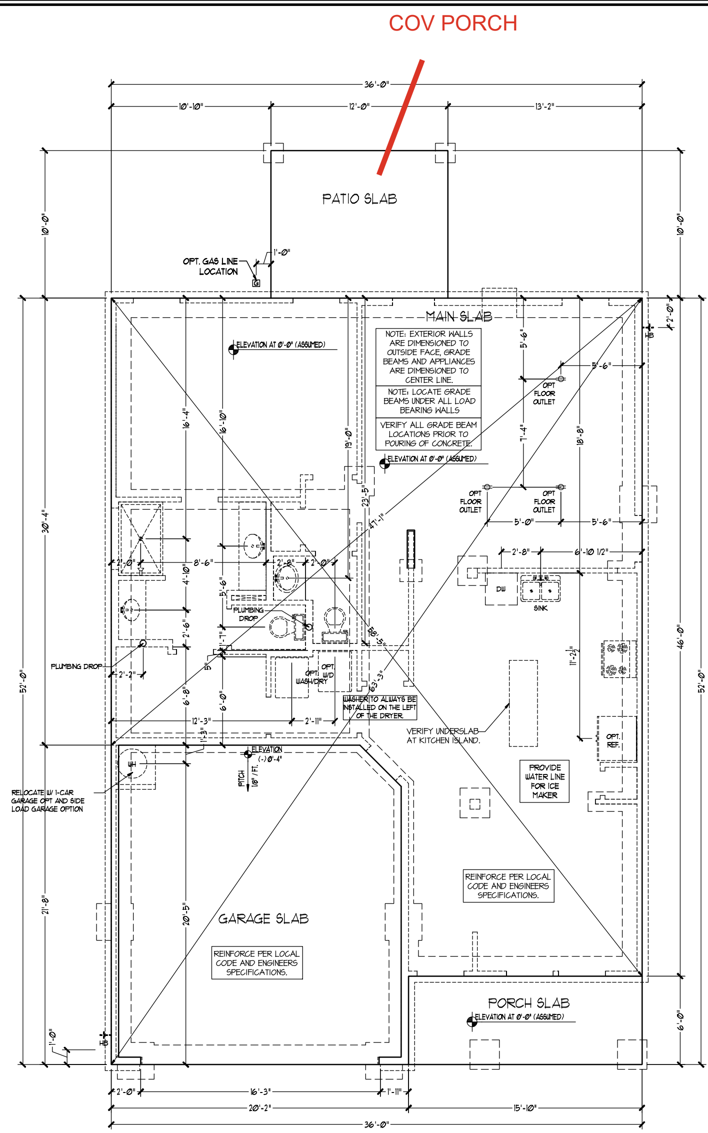
C - 1 ELEVATIONS

A-3


COV PORCH
36'-0"
10'-10"
12'-0"
13'-2"
PATIO SLAB
10'-0"
OPT. GAS LINE LOCATION
1'-0"
MAIN SLAB
NOTE: EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE FACE, GRADE BEAMS AND APPLIANCES ARE DIMENSIONED TO CENTER LINE.
NOTE: LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS
VERIFY ALL GRADE BEAM LOCATIONS PRIOR TO POURING OF CONCRETE.
ELEVATION AT 0'-0" (ASSUMED)
OPT FLOOR OUTLET
5'-6"
5'-0"
2'-8"
6'-10 1/2"
DW
SINK
PLUMBING DROP
OPT. W/D
WASHER TO ALWAYS BE INSTALLED ON THE LEFT OF THE DRYER.
VERIFY UNDERSLAB AT KITCHEN ISLAND.
OPT. REF.
PROVIDE WATER LINE FOR ICE MAKER
RELOCATE W/ 1-CAR GARAGE OPT AND SIDE LOAD GARAGE OPTION
ELEVATION (-) 0'-4"
GARAGE SLAB
REINFORCE PER LOCAL CODE AND ENGINEERS SPECIFICATIONS.
PORCH SLAB
30'-4"
52'-0"
46'-0"
21'-8"
6'-0"
2'-0"
16'-3"
1'-11"
20'-2"
15'-10"

FOUNDATION PLAN
A-1

DREAM FINDERS HOMES

DREAM FINDERS HOMES
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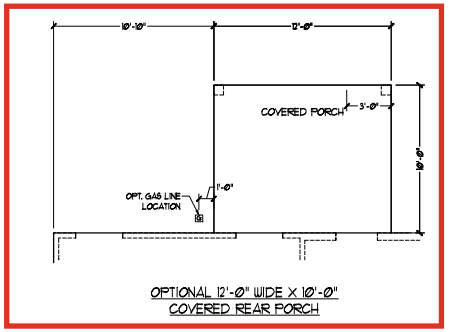
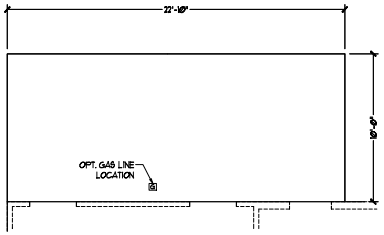
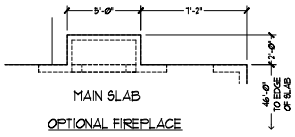
SLAB INTERFACE PLAN
A-4



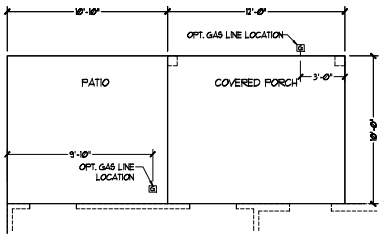
OPTIONAL 12'-0" WIDE X 10'-0"
COVERED REAR PORCH



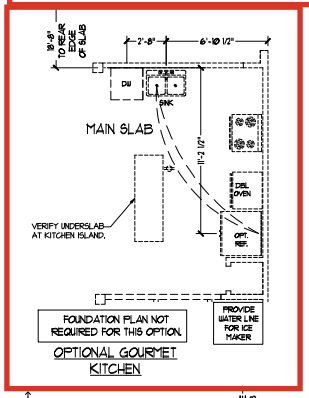
OPTIONAL 22'-10" WIDE X 10'-0"
EXTENDED PATIO



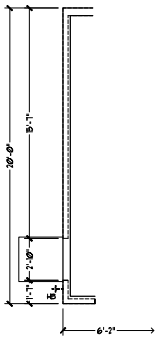
OPTIONAL FIREPLACE



OPTIONAL PATIO w/ COVERED PORCH

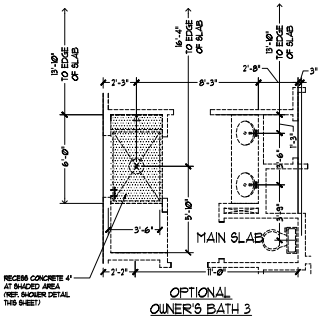


OPTIONAL GOURMET
KITCHEN

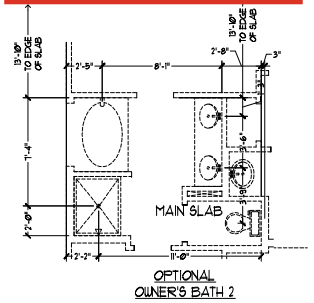


OPTIONAL SERVICE DOOR
AT 1-CAR GARAGE

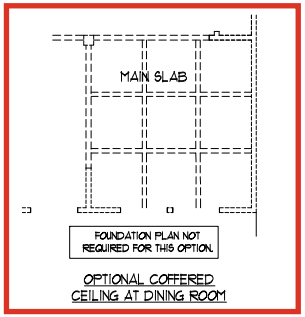
SIDE-LOAD
GARAGE OPTION
(NOT AVAILABLE WITH
OPTIONAL ONE-CAR GARAGE)



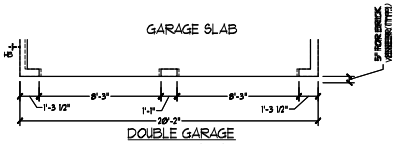
OPTIONAL
OWNER'S BATH 3



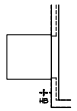
OPTIONAL
OWNER'S BATH 2



OPTIONAL COFFERED
CEILING AT DINING ROOM



DOUBLE GARAGE
DOOR OPTION



OPTIONAL SERVICE DOOR
AT 2-CAR GARAGE

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DREAM FINDERS HOMES
JORDAN

PD.: NOVEMBER 28, 2022
SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

SLAB INTERFACE
OPTIONS

A-4.1

SQUARE FOOTAGE

1st FLOOR:	1391 SQ. FT.
2nd FLOOR:	1057 SQ. FT.
TOTAL:	2,488 SQ. FT.
GARAGE:	425 SQ. FT.
FRONT PORCH:	55 SQ. FT.
STD. REAR PATIO:	192 SQ. FT.
1st FLOOR OPTIONS	
OPT. FIREPLACE:	16 SQ. FT.
2nd FLOOR OPTIONS	
OPT. WINDOW BOX AT BEDROOM 2:	9 SQ. FT.
UNHEATED OPTIONS	
OPT. BASEMENT:	1,718 SQ. FT.
OPT 1-CAR GARAGE:	348 SQ. FT.
OPT. REAR COVERED PORCH:	192 SQ. FT.
OPT 12'-0" X 16'-10" PATIO:	169 SQ. FT.

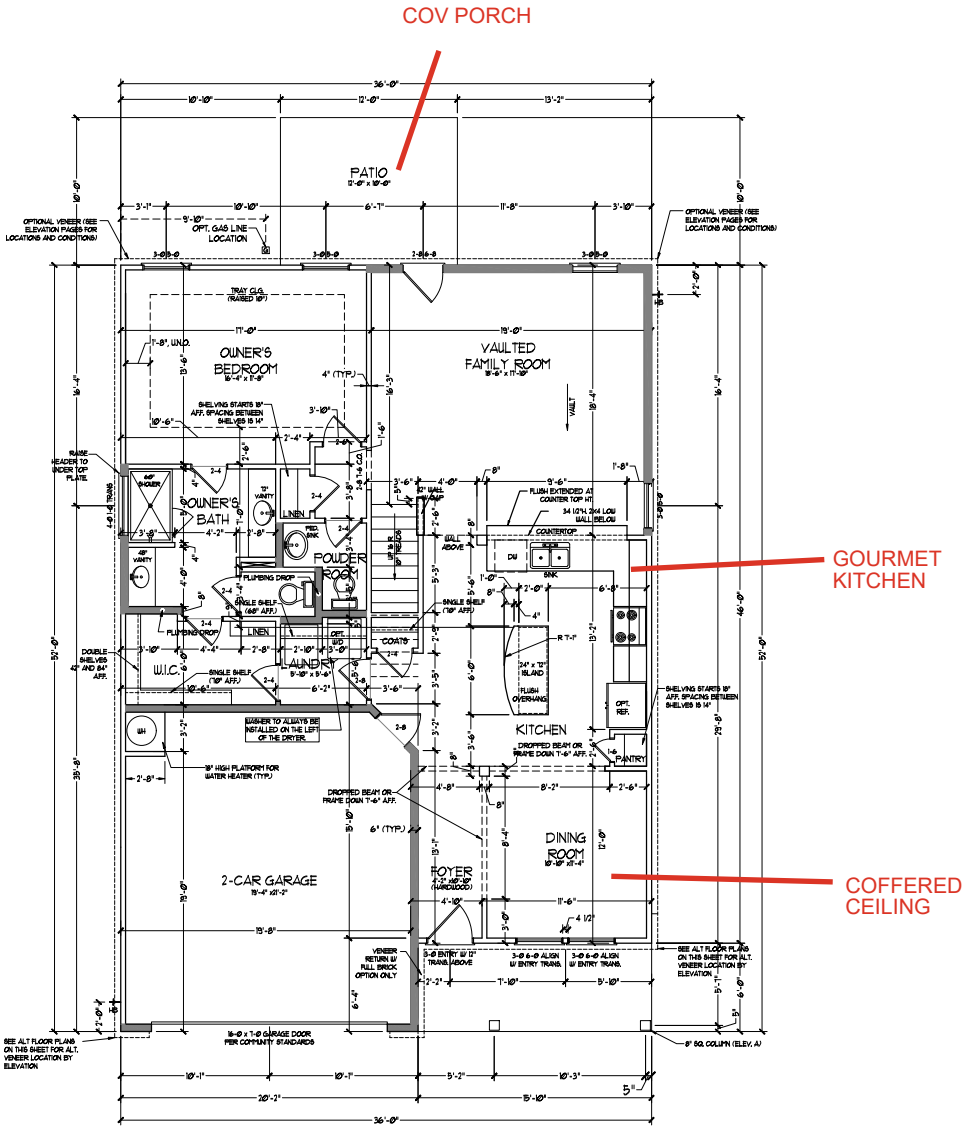
SQUARE FOOTAGE (W/ FULL BRICK)

1st FLOOR:	1405 SQ. FT.
2nd FLOOR:	1054 SQ. FT.
TOTAL:	2,459 SQ. FT.
GARAGE:	445 SQ. FT.
FRONT PORCH:	55 SQ. FT.
STD. REAR PATIO:	192 SQ. FT.
1st FLOOR OPTIONS	
OPT. FIREPLACE:	14 SQ. FT.
2nd FLOOR OPTIONS	
WINDOW BOX AT BEDROOM 2 (ELEV. C ONLY):	9 SQ. FT.
UNHEATED OPTIONS	
OPT. BASEMENT:	1,718 SQ. FT.
OPT 1-CAR GARAGE:	359 SQ. FT.
OPT. REAR COVERED PORCH:	192 SQ. FT.
OPT 12'-0" X 16'-10" PATIO:	169 SQ. FT.

*NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 @ 16" O.C. (LNO.) ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (LNO.) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (LNO.)

2x6 WALL

* SHADED WALLS ARE TO BE 2 x 6 @ 16" O.C. (LOAD BEARING) OR 2 x 6 @ 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION



FIRST FLOOR PLAN

(A-1, B-1, AND C-1)

SEE PARTIAL FLOOR PLANS ON SHEET A-9.2 FOR CHANGES TO THE EXTERIOR VENEER FOR ALL ELEVATIONS

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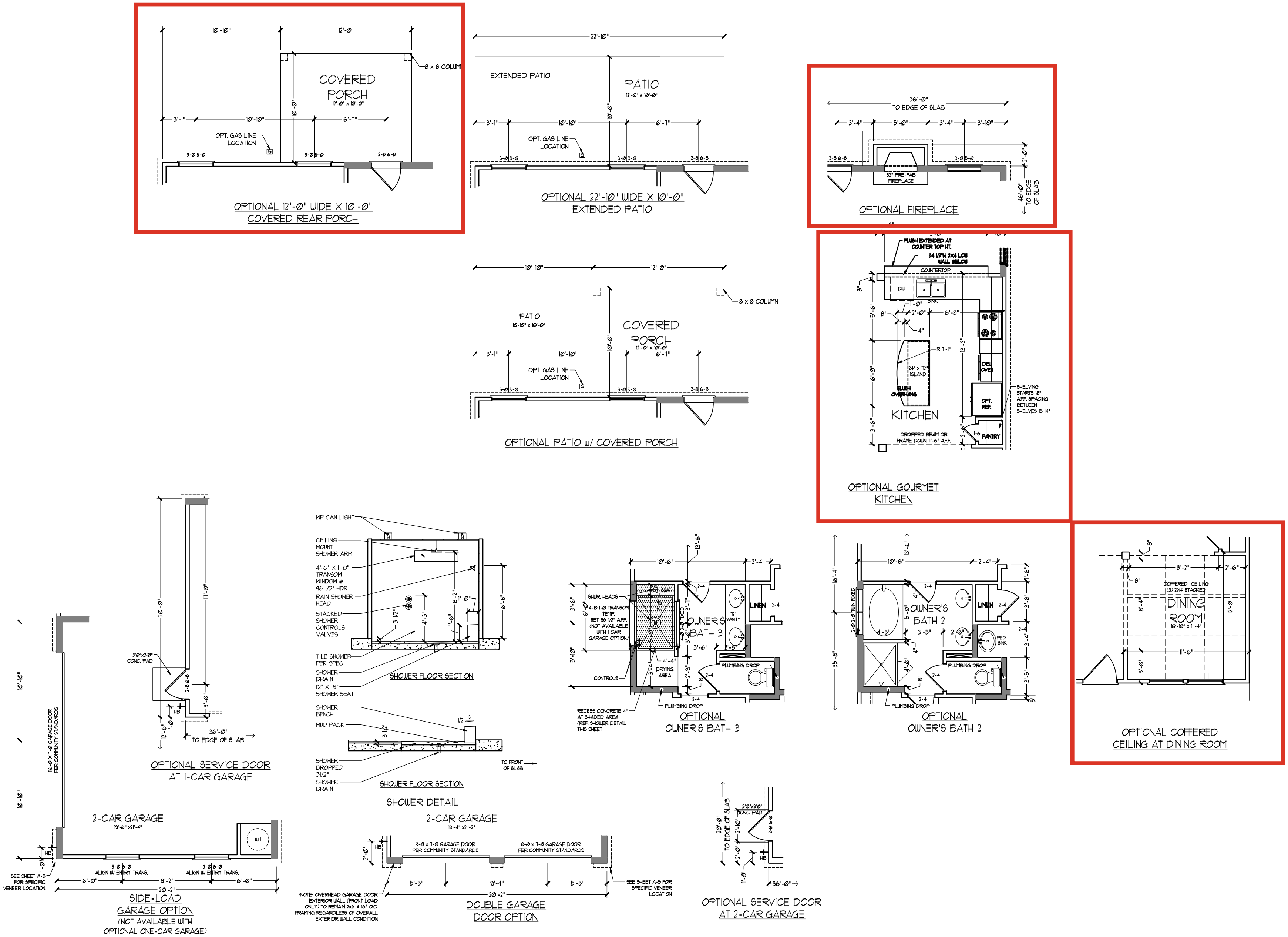
FIRST FLOOR PLAN

A-6


OPTIONAL 12'-0" WIDE X 10'-0" COVERED REAR PORCH
COVERED PORCH
OPT. GAS LINE LOCATION
8 x 8 COLUMN
OPTIONAL 22'-10" WIDE X 10'-0" EXTENDED PATIO
EXTENDED PATIO
PATIO
OPTIONAL FIREPLACE
36'-0" TO EDGE OF SLAB
32" PRE-FAB FIREPLACE
OPTIONAL PATIO w/ COVERED PORCH
OPTIONAL GOURMET KITCHEN
KITCHEN
COUNTERTOP
SINK
DW
DBL OVEN
OPT. REF.
PANTRY
DROPPED BEAM OR FRAME DOWN 7'-6" AFF.
OPTIONAL SERVICE DOOR AT 1-CAR GARAGE
SHOWER DETAIL
SHOWER FLOOR SECTION
OPTIONAL OWNER'S BATH 3
OWNER'S BATH 3
LINEN
DRYING AREA
OPTIONAL OWNER'S BATH 2
OWNER'S BATH 2
OPTIONAL COFFERED CEILING AT DINING ROOM
DINING ROOM
2-CAR GARAGE
SIDE-LOAD GARAGE OPTION (NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)
DOUBLE GARAGE DOOR OPTION
OPTIONAL SERVICE DOOR AT 2-CAR GARAGE

DREAM FINDERS HOMES

DREAM FINDERS HOMES
JORDAN

P.D.: NOVEMBER 28, 2022

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

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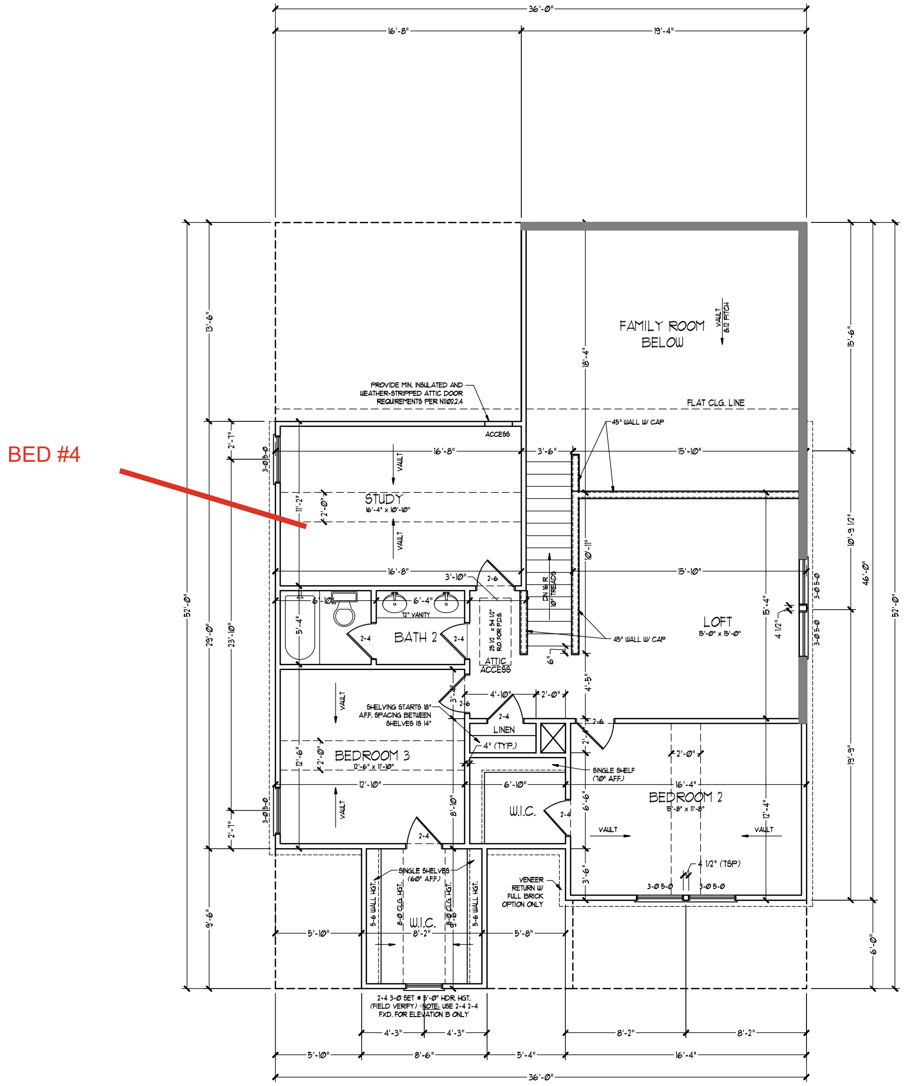
FIRST FLOOR OPTIONS w/ OR w/o BASEMENT

A-6.1


BED #4
36'-0"
16'-8"
19'-4"
FAMILY ROOM BELOW
VAULT 8/12 PITCH
FLAT CLG. LINE
PROVIDE MIN. INSULATED AND WEATHER-STRIPPED ATTIC DOOR REQUIREMENTS PER N1102.4
ACCESS
45° WALL W/ CAP
STUDY
16'-4" x 10'-10"
VAULT
LOFT
15'-0" x 15'-0"
BATH 2
6'-4"
12" VANITY
ATTIC ACCESS
LINEN
4" (TYP.)
SHELVING STARTS 18" AFF. SPACING BETWEEN SHELVES IS 14"
BEDROOM 3
12'-6" x 11'-10"
SINGLE SHELF (70" AFF.)
W.I.C.
BEDROOM 2
15'-8" x 11'-8"
4 1/2" (TSP)
SINGLE SHELVES (60" AFF.)
W.I.C.
8'-2"
VENEER RETURN W/ FULL BRICK OPTION ONLY
2-4 3-0 SET @ 8'-0" HDR. HGT. (FIELD VERIFY) - NOTE: USE 2-4 2-4 FXD. FOR ELEVATION B ONLY
52'-0"

SECOND FLOOR PLAN

(A-1, B-1, AND C-1)

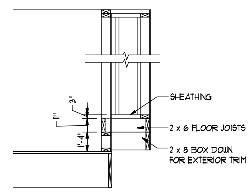
*NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 @ 16" O.C. (U.N.O.). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

2x6 WALL

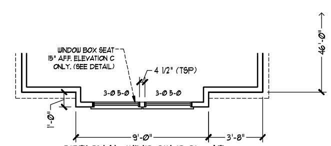
* SHADED WALLS ARE TO BE 2 x 6 @ 16" O.C. (LOAD BEARING) OR 2 x 6 @ 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION

* PROVIDE MINIMUM INSULATION IN CEILINGS AND WALLS PER SECTION N 1102.1

SEE PARTIAL FLOOR PLANS ON SHEET A-6.2 FOR CHANGES TO THE EXTERIOR VENEER FOR ALL ELEVATIONS.



WINDOW BOX DETAIL
(ELEVATION C ONLY)
SCALE: 1/2" = 1'-0"



OPTIONAL WINDOW BOX AT BEDROOM 2
(ELEVATION C ONLY)

DREAM FINDERS HOMES

DREAM FINDERS HOMES
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PD.: NOVEMBER 28, 2022
SCALE: 1/4"=1'-0"
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ENGINEERED BY:
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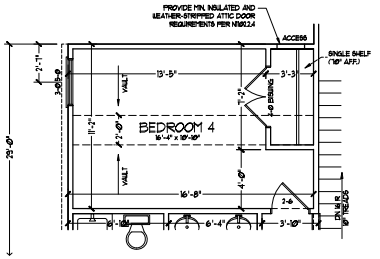
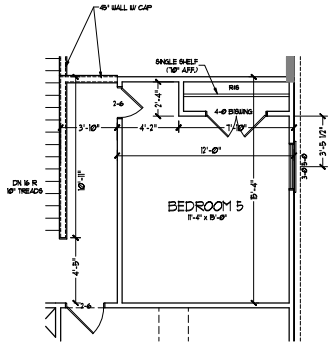
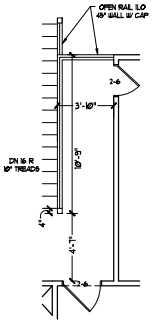
SECOND FLOOR PLAN
A-7



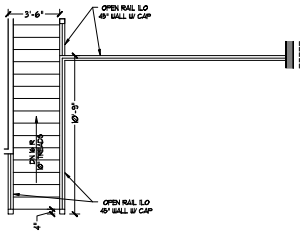
OPTIONAL BEDROOM 4
ILO STUDY



OPTIONAL BEDROOM 5
ILO LOFT



OPTIONAL OPEN RAIL ILO
45° WALL W/ CAP W/
BEDROOM 5 ILO LOFT



OPEN RAIL ILO 45° WALL
W/ CAP

DREAM FINDERS HOMES

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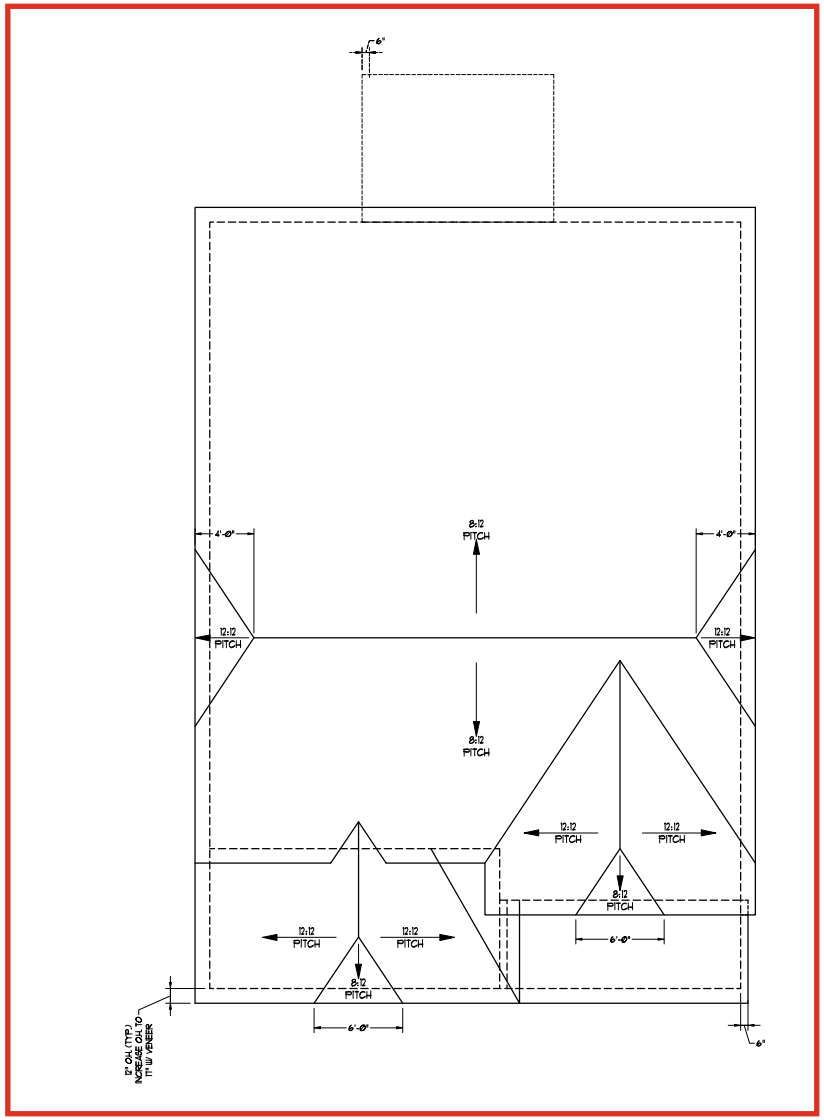
ENGINEERED BY:
REVIEWED BY:

SECOND FLOOR
OPTIONS

A-7.1

TOTAL UNDER ROOF AREA:				1662 SQ.FT.
VENTING AREA REQUIRED:	1662 SQ. FT. / 300 =			5.54 SQ.FT.
TOTAL EQUIVALENTS:	LOW OR 3/8 UPPER			7.75
LOWER AREA VENTING				
SOFFIT VENT	SIZE:	FOR UNIT:	# UNITS:	PROVIDED:
	- -	24 SQ.IN.	17 -0"	3.3
	LOWER AREA VENTING PROVIDED:			-
UPPER AREA VENTING				
RIDGE VENT	SIZE:	FOR UNIT:	# UNITS:	PROVIDED:
	- -	12.5 SQ.IN.	32 -0"	4.0
	UPPER AREA VENTING PROVIDED:			-
TOTAL AREA PROVIDED				
SOFFIT AND RIDGE VENT				7.3



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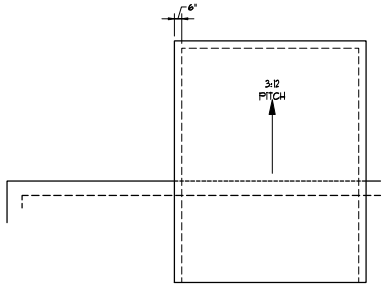
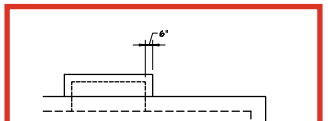
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

ROOF PLAN
ELEVATION - C

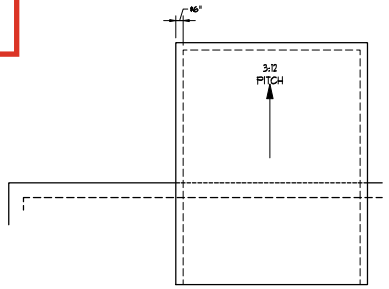
A-8.1



OPTIONAL 12'-0" WIDE X 10'-0" DEEP
COVERED REAR PORCH



OPTIONAL FIREPLACE



OPTIONAL 12'-0" WIDE X 10'-0" DEEP
COVERED REAR PORCH W/ PATIO

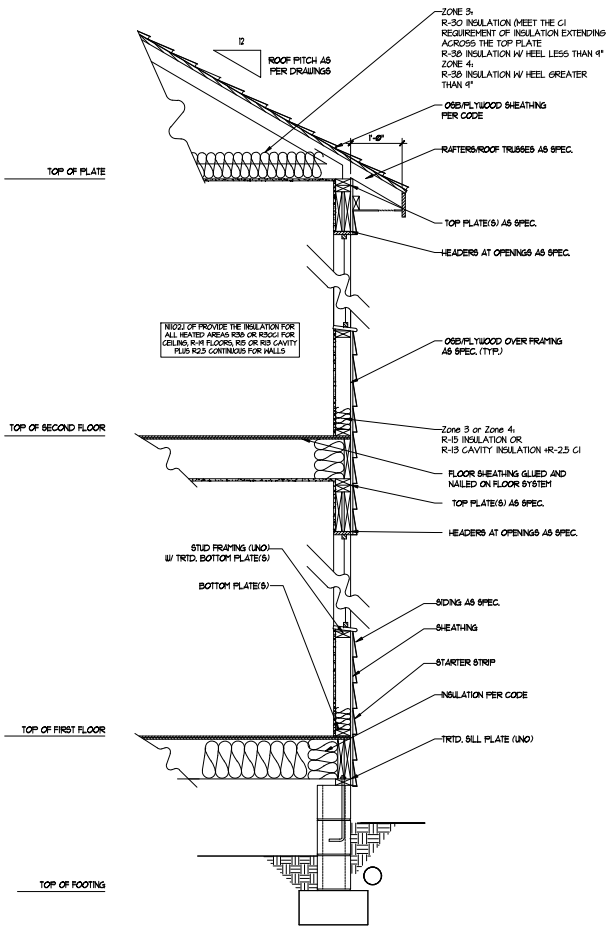
DREAM FINDERS HOMES

DREAM FINDERS HOMES
JORDAN

PD.: NOVEMBER 28, 2022
SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

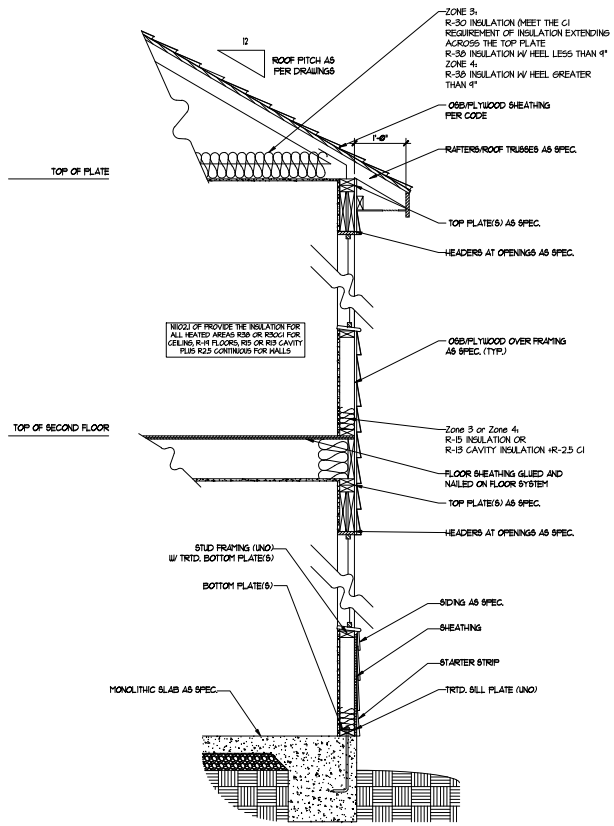
ROOF PLAN
ELEVATION - A/B &C

A-8.2



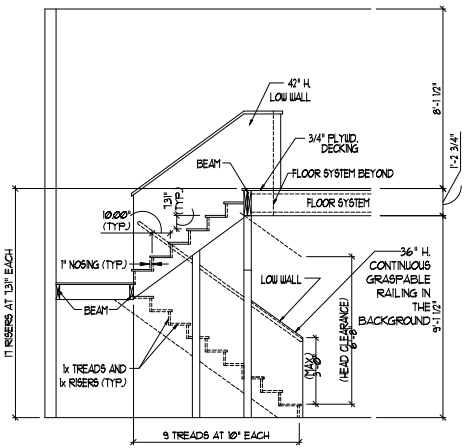
WALL SECTION W/ CRAWL SPACE

W/ STD. SIDING SHOWN (NTS)



WALL SECTION W/ SLAB

W/ STD. SIDING SHOWN (NTS)



TYPICAL STAIR DETAIL

(NTS)

STAIR NOTES:

RAILING

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

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE A SUCH A SIZE THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH

OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES TO PASS THROUGH.

HANDRAILS:

HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS 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.

CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA

DREAM FINDERS HOMES

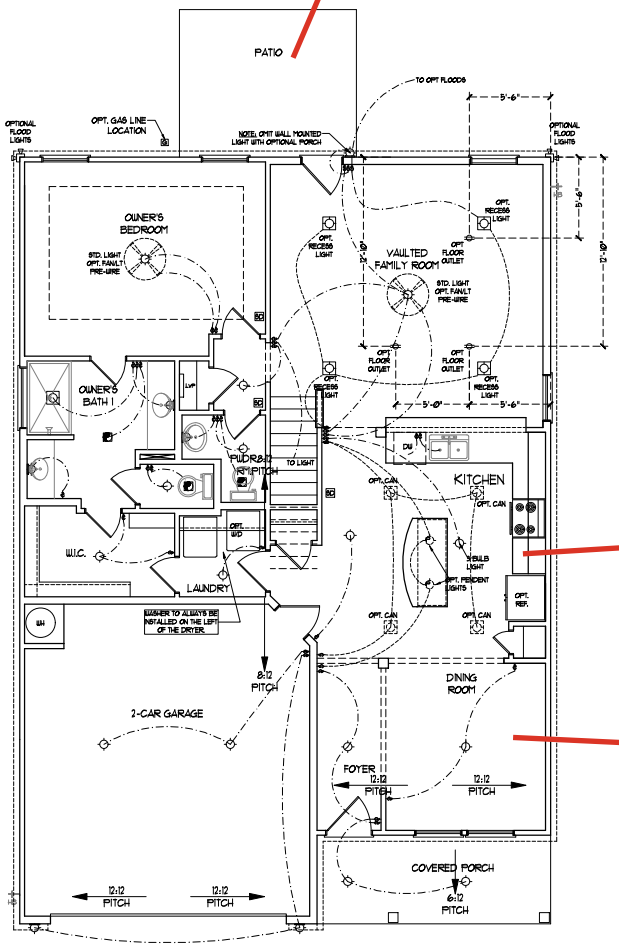
DREAM FINDERS HOMES
JORDAN

PD.: NOVEMBER 28, 2022
SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

WALL SECTIONS AND STAIR DETAIL

AD-1

COV PORCH



GOURMET KITCHEN

COFFERED CEILING

FIRST FLOOR PLAN

(A-1, B-1, AND C-1)

ELECTRICAL LAYOUT NOTES:

1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.

2) VANITY LIGHTS TO BE SET @ 58" AFF. (TYP.)

3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.

4) PLACE SWITCHES 8" (MIN.) FROM ROUGH OPENINGS.

ELECTRICAL LEGEND

	110 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	MINI CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4' FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONSULT FOR COMPONENT WIRING
	SPEAKER
	DOORBELL CHIME
	110 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
LVP	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

DREAM FINDERS HOMES

DREAM FINDERS HOMES
JORDAN

PD.: NOVEMBER 28, 2022

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

DRAWN BY:

ENGINEERED BY:

REVIEWED BY:

FIRST FLOOR ELECTRICAL PLAN

E-1

ELECTRICAL LAYOUT NOTES:

1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.

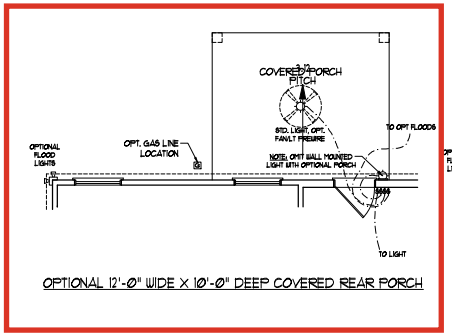
2) VANITY LIGHTS TO BE SET @ 58" AFF. (TYP.)

3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.

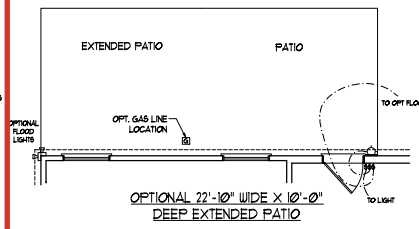
4) PLACE SWITCHES 8" (TYP.) FROM ROUGH OPENINGS.

ELECTRICAL LEGEND

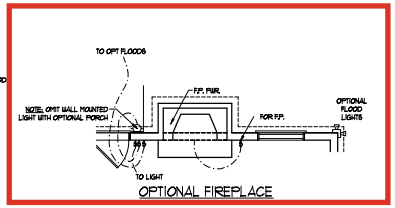
	110 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	MINI CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4' FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
CDP	CONDUIT FOR COMPONENT WIRING
SP	SPEAKER
D	DOORBELL CHIME
SD	110 V SMOKE DETECTOR
CD	CO DETECTOR
	EXHAUST FAN
LVP	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT



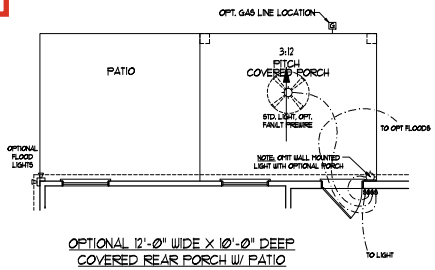
OPTIONAL 12'-0" WIDE X 10'-0" DEEP COVERED REAR PORCH



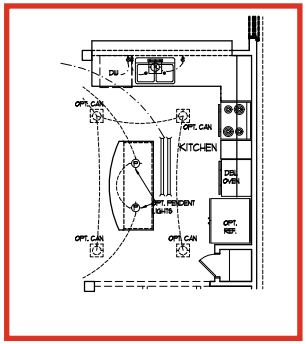
OPTIONAL 22'-10" WIDE X 10'-0" DEEP EXTENDED PATIO

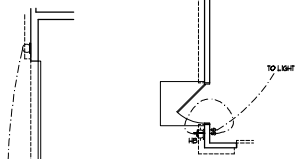


OPTIONAL FIREPLACE



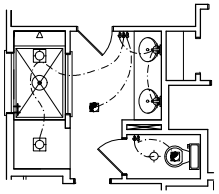
OPTIONAL 12'-0" WIDE X 10'-0" DEEP COVERED REAR PORCH W/ PATIO



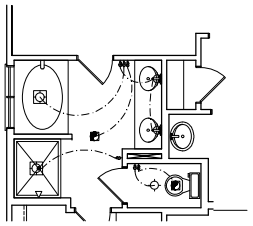


OPTIONAL SERVICE DOOR AT 1-CAR GARAGE

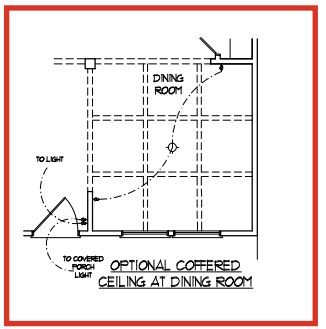
SIDE-LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)



OPTIONAL OWNER'S BATH 3

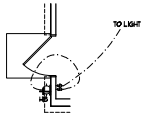


OPTIONAL OWNER'S BATH 2



OPTIONAL COFFERED CEILING AT DINING ROOM

DOUBLE GARAGE DOOR OPTION



OPTIONAL SERVICE DOOR AT 2-CAR GARAGE

DREAM FINDERS HOMES

DREAM FINDERS HOMES
JORDAN

PD.: NOVEMBER 28, 2022
SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

FIRST FLOOR ELECTRICAL OPTIONS

E-1.1

ELECTRICAL LAYOUT NOTES:

1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.

2) VANITY LIGHTS TO BE SET @ 78" AFF. (TYP.)

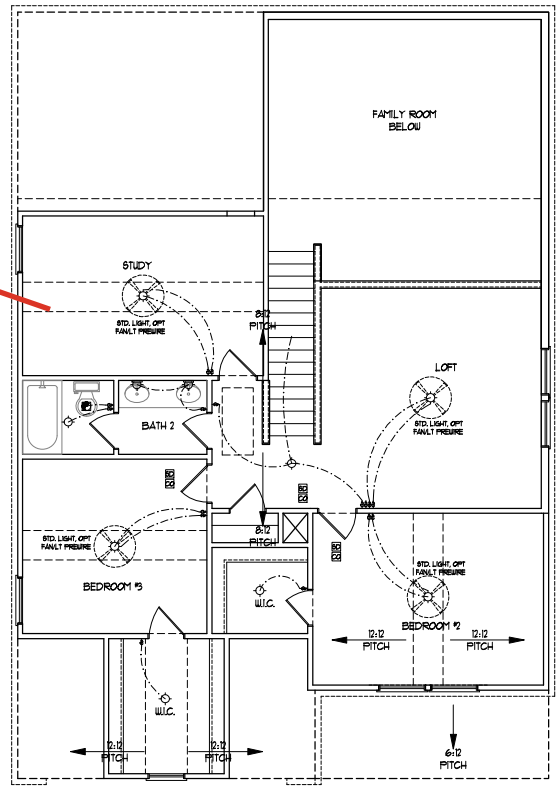
3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.

4) PLACE SWITCHES 8" (MIN.) FROM ROUGH OPENINGS.

ELECTRICAL LEGEND

	110 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	MINI CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4' FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR COMPONENT WIRING
	SPEAKER
	DOORBELL CHIME
	110 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
LVP	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

BED #4



SECOND FLOOR PLAN
(A-1, B-1, AND C-1)

OPTIONAL WINDOW BOX AT BEDROOM 2
(ELEVATION C ONLY)

DREAM FINDERS HOMES

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DREAM FINDERS HOMES
JORDAN

PD.: NOVEMBER 28, 2022
SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

SECOND FLOOR ELECTRICAL PLAN

E-2

ELECTRICAL LAYOUT NOTES:

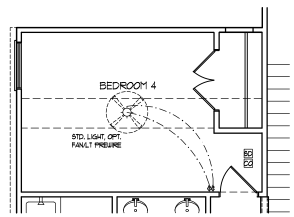
1.) BLOCK AND WIRE FOR ALL CELING FANS PER PLAN.

2.) VANITY LIGHTS TO BE SET @ 90" AFF. (TYP.)

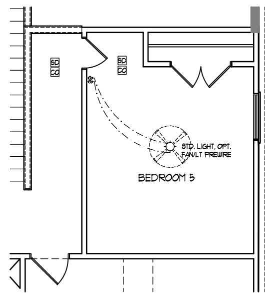
3.) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.

4.) PLACE SWITCHES 8" (MIN.) FROM ROUGH OPENINGS.

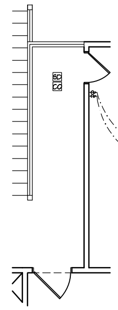
ELECTRICAL LEGEND	
	110 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	MINI CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4' FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
CW	CONDUIT FOR COMPONENT WIRING
SP	SPEAKER
D	DOORBELL CHIME
SD	110 V SMOKE DETECTOR
CO	CO DETECTOR
	EXHAUST FAN
LVP	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT



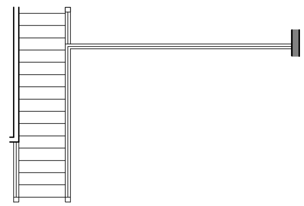
OPTIONAL BEDROOM 4
ILO STUDY



OPTIONAL BEDROOM 5
ILO LOFT



OPTIONAL OPEN RAIL ILO
45" WALL W/ CAP W/
BEDROOM 5 ILO LOFT



OPEN RAIL ILO 45" WALL
W/ CAP

DREAM FINDERS HOMES

DREAM FINDERS HOMES
JORDAN

P.D.: NOVEMBER 28, 2022
SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

SECOND FLOOR
ELECTRICAL
OPTIONS

E-2.1

COV PORCH

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

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
2. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 ("HIGH WIND ZONES" FOR 150 MPH WINDS).
3. BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES" FOR 150 MPH WINDS) OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
4. FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
5. MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
6. WALL CLADDING DESIGNED FOR +24.3 PSF AND -32 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP).
7. ROOF CLADDING DESIGNED FOR +22.2 PSF AND -28 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +14 PSF AND -57 PSF FOR ROOF PITCHED 2.25/12 TO 7/12.
8. 7/16" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
9. WALLS TO BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION AND AS NOTED ON PLANS.
10. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2018 EDITION.

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

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
2. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
3. INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
4. MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
5. EXTERIOR WALLS DESIGNED FOR 120 MPH WINDS.
6. WALL CLADDING DESIGNED FOR +15.5 PSF AND -20 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP).
7. ROOF CLADDING DESIGNED FOR +14.2 PSF AND -18 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +10 PSF AND -36 PSF FOR ROOF PITCHED 2.25/12 TO 7/12.
8. INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORIES IN ACCORDANCE WITH SECTION R602.10.3 OF THE NCRC, 2018 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
9. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2018 EDITION.
10. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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

PLUMBING w/ OPTIONAL OWNER'S BATH 3

DETAIL A-A

DROP SLAB 3 1/2" AT ZERO ENTRY SHOWER PER BUILDER (SEE DETAIL)

OPTIONAL REAR COVERED PORCH

OPT. PATIO

OPTIONAL FIREPLACE

OPTIONAL 1-CAR GARAGE

SIDE-LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)

DOUBLE GARAGE DOOR OPTION

OPTIONAL WRAP AROUND PORCH

PORCH w/ FULL BRICK OPTION

RECESSED SLAB FOR ZERO ENTRY SHOWER

DETAIL A-A
N.T.S.

NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STROTHER
1/4/2023

J.S. THOMPSON ENGINEERING, INC
351 EAST WORTHAM AVE, SUITE B, APEX, NC 27502
PHONE: (919) 789-9921 FAX: (919) 789-9921
N.C. LICENSE NO: C-1733

JORDAN
DREAM FINDERS HOMES

DATE: JANUARY 3, 2023
SCALE: 1/4" = 1'-0"
DRAWN BY: DFH
ENGINEERED BY: JAG

S-1.1
MONO SLAB
FOUNDATION PLAN

TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 3'	1
> 3' TO 6'	2
> 6' TO 9'	3
> 9' TO 12'	4
> 12' TO 15'	5

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. ALL LOAD BEARING HEADERS TO BE (3) 2 x 8 (UNO).
3. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SUPPORT UNSPECIFIED PT. LOADS ALONG FRAMED WALLS w/ (2) STUDS (UNO).
4. INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
5. STEP POURED FOUNDATION WALL DOWN TO 2 x 6 @ 16" O.C. STUD WALL AS GRADE PERMITS.
6. ALL LOAD BEARING INTERIOR WALLS TO BE 2 x 4 @ 12" O.C. OR 2 x 6 @ 16" O.C. (UNO.)
7. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
8. 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.
9. ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ ABU66 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO.)
10. FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB w/ (2) METAL ANGLES USING 2" CONC. SCREWS. FASTEN ANGLES TO COLUMNS w/ 1/4" THROUGH BOLTS w/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
11. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

BRACED WALL DESIGN NOTES:

1. BRACED WALL DESIGN PER SECTION R602.10 OF THE NCRC 2018 EDITION.
2. CS-WSP REFERS TO "CONTINUOUS SHEATHING – WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
3. "GB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
4. BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION.
5. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

NOTE:

1. PER SECTION R602.10.4.6 OF THE 2018 NCRC, THE AMOUNT OF BRACING REQUIRED ON THE WALK OUT BASEMENT WALLS EXCEEDS THE AMOUNT OF BRACING ON THE WALL ABOVE MULTIPLIED BY A FACTOR OF 1.15.
2. SHEATH ALL EXTERIOR WALLS WITH 7/16" OSB SHEATHING ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.

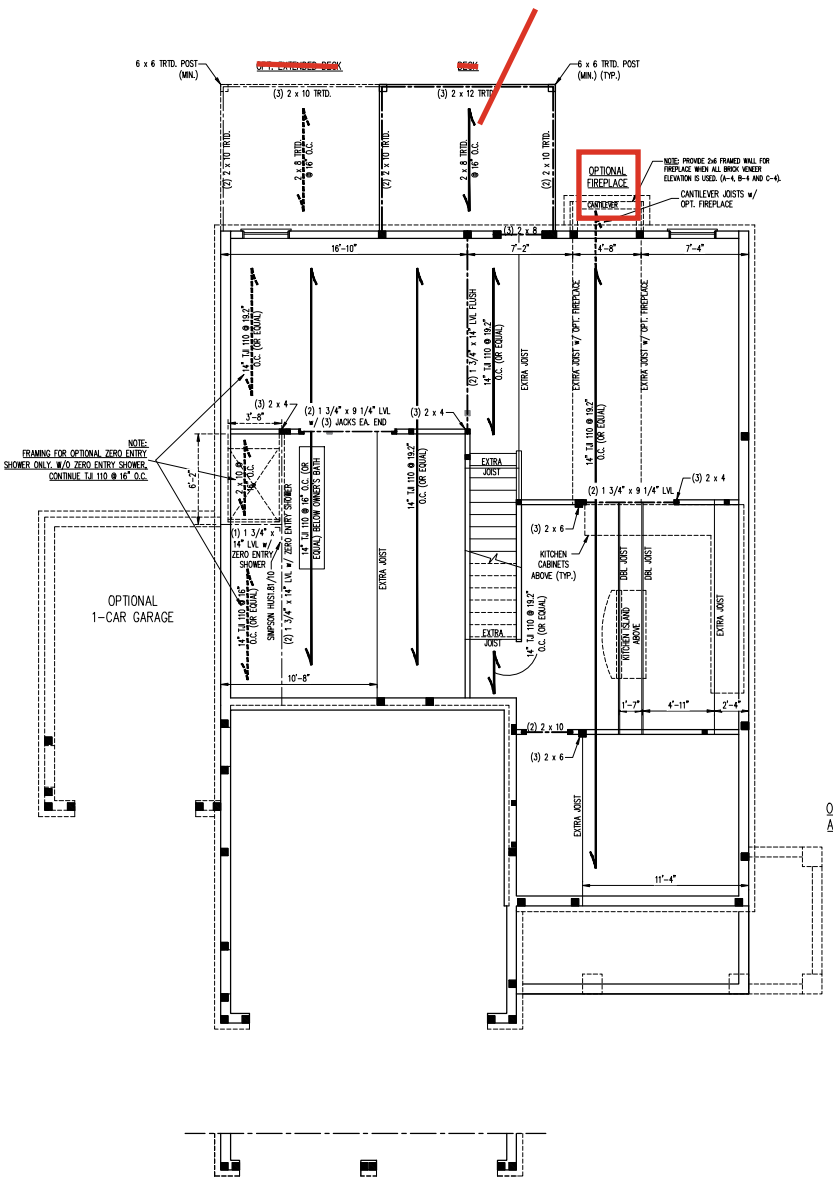
LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT	
LENGTH (FT.)	SIZE OF LINTEL
UP TO 4 FT.	L 3 1/2 x 3 1/2 x 1/4
4–8	L 5 x 3 1/2 x 5/16 LLV
8 AND GREATER	L 6 x 4 x 5/16 LLV

BRICK SUPPORT NOTES:

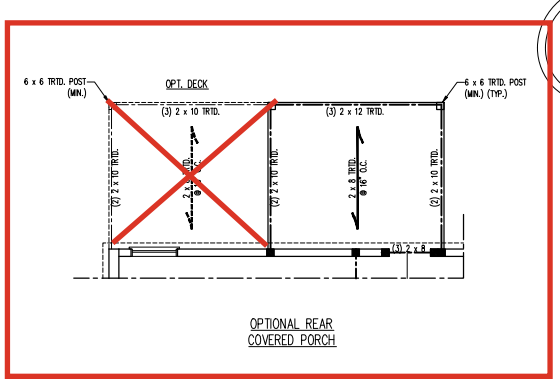
1. LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DWGS. FOR SIZE AND LOCATION OF OPENINGS.
2. (LLV) = LONG LEG VERTICAL
3. LENGTH = CLEAR OPENING
4. EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
5. FOR ALL HEADERS 8'–0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER W/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
6. FOR ALL BRICK SUPPORT @ ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS w/ (4) 12d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R703.8.2.1 OF THE 2018 NCRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
7. PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

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

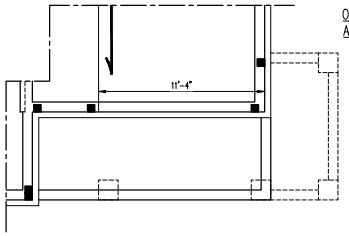
COV PORCH



DOUBLE GARAGE DOOR OPTION



OPTIONAL REAR COVERED PORCH



OPTIONAL WRAP AROUND PORCH

PORCH w/ FULL BRICK OPTION

NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STRUTHER
1/4/2023

J.S. THOMPSON ENGINEERING, INC
331 EAST SIX FORKS ROAD, SUITE 100, RALEIGH, NC 27609
PHONE: (919) 789-9921 FAX: (919) 789-9921
N.C. LICENSE NO.: C-1733

JORDAN
DREAM FINDERS HOMES

DATE: JANUARY 3, 2023
SCALE: 1/4" = 1'-0"
DRAWN BY: DFH
ENGINEERED BY: JAG

S-1.4a
FIRST FLOOR FRAMING PLAN

Z:\CAD Drawings\JSF-ENG CAD\Dream Finders Homes\Jordan (Biltmore)\Jordan_GI_Structural 12-22.dwg, 1/4/2023 8:46:18 AM, Whitney Boykin, J.S. Thompson Engineering Inc.

TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

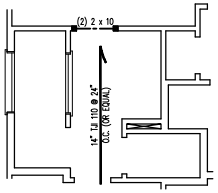
HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 3'	1
> 3' TO 6'	2
> 6' TO 9'	3
> 9' TO 12'	4
> 12' TO 15'	5

*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).

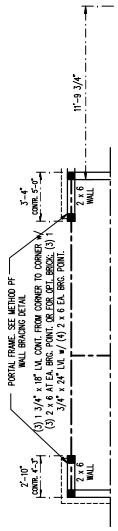
STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO.)
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
4. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.)
6. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
7. 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.
8. ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ ABU66 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO.)
9. FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB w/ (2) METAL ANGLES USING 2" CONC. SCREWS. FASTEN ANGLES TO COLUMNS w/ 1/4" THROUGH BOLTS w/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
10. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

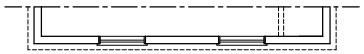
LEGEND	
CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
( )	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

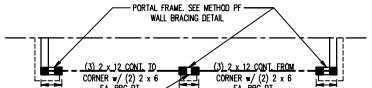


OPTIONAL OWNER'S BATH #3



SIDE-LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)





FILL BETWEEN HEADERS SOLID w/ KING STUDS. STRAP HEADERS TOGETHER w/ (2) 5' LONG SIMPSON CS16 STRAPS INSTALLED TOP & BOTTOM ON THE INSIDE FACE OF THE HEADERS.

DOUBLE GARAGE DOOR OPTION

OPTIONAL WRAP AROUND PORCH

OPTIONAL REAR COVERED PORCH

BRACED WALL DESIGN

RECTANGLE A		RECTANGLE B	
SIDE 1A (FRONT LOAD)		SIDE 1B	
METHOD:	CS-WSP/PF/GB	METHOD:	CS-WSP/PF
TOTAL REQUIRED LENGTH:	16'	TOTAL REQUIRED LENGTH:	3.2'
TOTAL PROVIDED LENGTH:	19.83'	TOTAL PROVIDED LENGTH:	6'
SIDE 2A		SIDE 2B	
METHOD:	CS-WSP	METHOD:	CS-WSP
TOTAL REQUIRED LENGTH:	16'	TOTAL REQUIRED LENGTH:	3.2
TOTAL PROVIDED LENGTH:	18.5'	TOTAL PROVIDED LENGTH:	12'
SIDE 3A		SIDE 3B / SIDE 4A CUMULATIVE	
METHOD:	CS-WSP	METHOD:	CS-WSP/GB
TOTAL REQUIRED LENGTH:	11.4'	TOTAL REQUIRED LENGTH:	13.4'
TOTAL PROVIDED LENGTH:	48.83'	TOTAL PROVIDED LENGTH:	30.6'
SIDE 4A (SIDE LOAD)		SIDE 4B	
METHOD:	CS-WSP/PF	METHOD:	CS-WSP
TOTAL REQUIRED LENGTH:	11.4'	TOTAL REQUIRED LENGTH:	2'
TOTAL PROVIDED LENGTH:	35.2'	TOTAL PROVIDED LENGTH:	15.58'

BRACED WALL DESIGN NOTES:

1. BRACED WALL DESIGN PER SECTION R602.10 OF THE NCRC 2018 EDITION.
2. CS-WSP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
3. "GB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
4. BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION.
5. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT	
LENGTH (FT.)	SIZE OF LINTEL
UP TO 4 FT.	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:

1. LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DWGS. FOR SIZE AND LOCATION OF OPENINGS.
2. (LLV) = LONG LEG VERTICAL
3. LENGTH = CLEAR OPENING
4. EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
5. FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER W/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
6. FOR ALL BRICK SUPPORT @ ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS w/ (4) 12d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R703.8.2.1 OF THE 2018 NCRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
7. PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

1/4/2023

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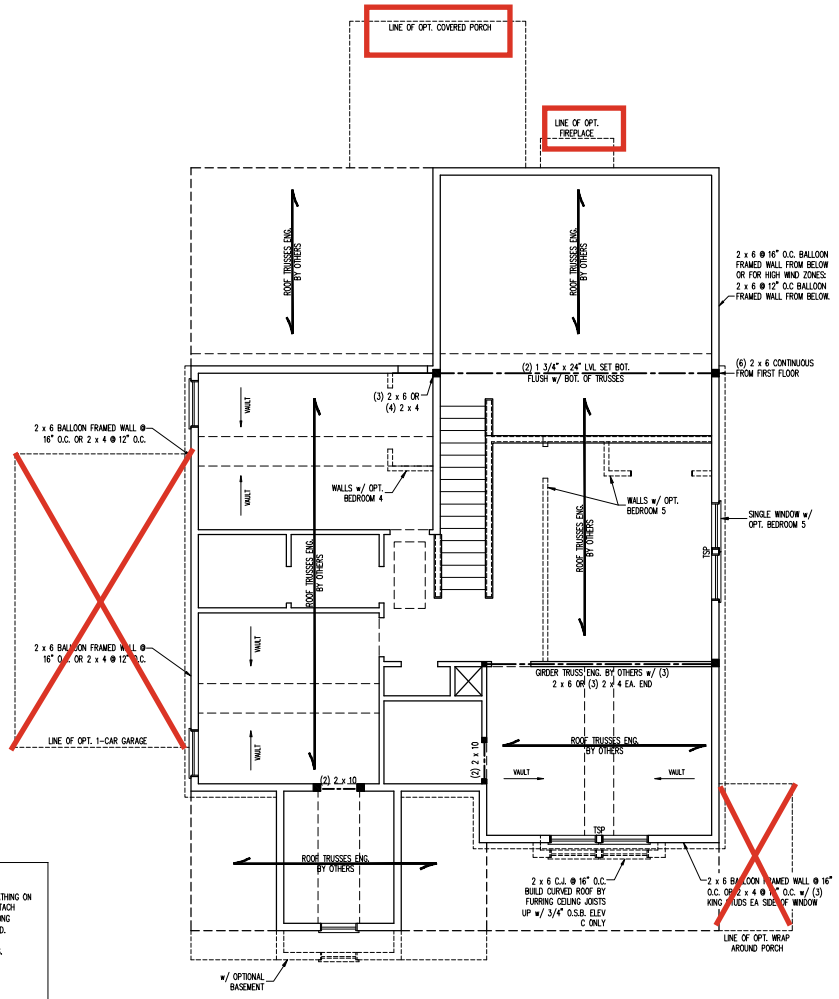
N.C. LICENSE NO. C-1733

JORDAN
DREAM FINDERS HOMES

DATE: JANUARY 3, 2023
SCALE: 1/4" = 1'-0"
DRAWN BY: DPH
ENGINEERED BY: JAG

S-2
SECOND FLOOR FRAMING PLAN



BRACED WALL DESIGN NOTES:

1. BRACED WALL DESIGN PER SECTION R602.10 OF THE NCRC 2018 EDITION.
2. CS-WSP REFERS TO "CONTINUOUS SHEATHING – WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
3. *GB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
4. BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION.
5. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

NOTE:

1. PER SECTION R602.10.3.2 OF THE 2018 NCRC, THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL ANALYSIS IS REQUIRED.
2. SHEATH ALL EXTERIOR WALLS WITH 7/16" OSB SHEATHING ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.

TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 3'	1
> 3' TO 6'	2
> 6' TO 9'	3
> 9' TO 12'	4
> 12' TO 15'	5

*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).

LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT

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

BRICK SUPPORT NOTES:

1. LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DWGS. FOR SIZE AND LOCATION OF OPENINGS.
2. (LLV) = LONG LEG VERTICAL
3. LENGTH = CLEAR OPENING
4. EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
5. FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER w/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
6. FOR ALL BRICK SUPPORT @ ROOF LINES, FASTEN (2) 2 x 10 BLOCKING BETWEEN STUDS w/ (4) 12d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R703.8.2.1 OF THE 2018 NCRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
7. PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

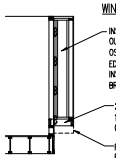
STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO.)
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
4. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.)
5. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
6. 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.
7. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

LEGEND

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

WINDOW BOX DETAIL



- INSTALL CONT. 7/16" OSB SHEATHING ON OUTSIDE OF BRACED WALLS. ATTACH OSB WITH 8d NAILS 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD. INSTALL SIMPSON L70 CORNER BRACKETS 24" O.C. IN CORNERS.
- 2 x 8 FLOOR JOISTS @ 16" O.C. SHEATHING TO COVER JOISTS AS WELL.
- FRAME DOWN PER DETAIL ON SECOND FLOOR ARCHITECTURAL SHEET.

1/4/2023

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N.C. LICENSE NO. C-1733

JORDAN
DREAM FINDERS HOMES

DATE: JANUARY 3, 2023
SCALE: 1/4" = 1'-0"
DRAWN BY: DPH
ENGINEERED BY: JAG

S-3
CEILING FRAMING PLAN

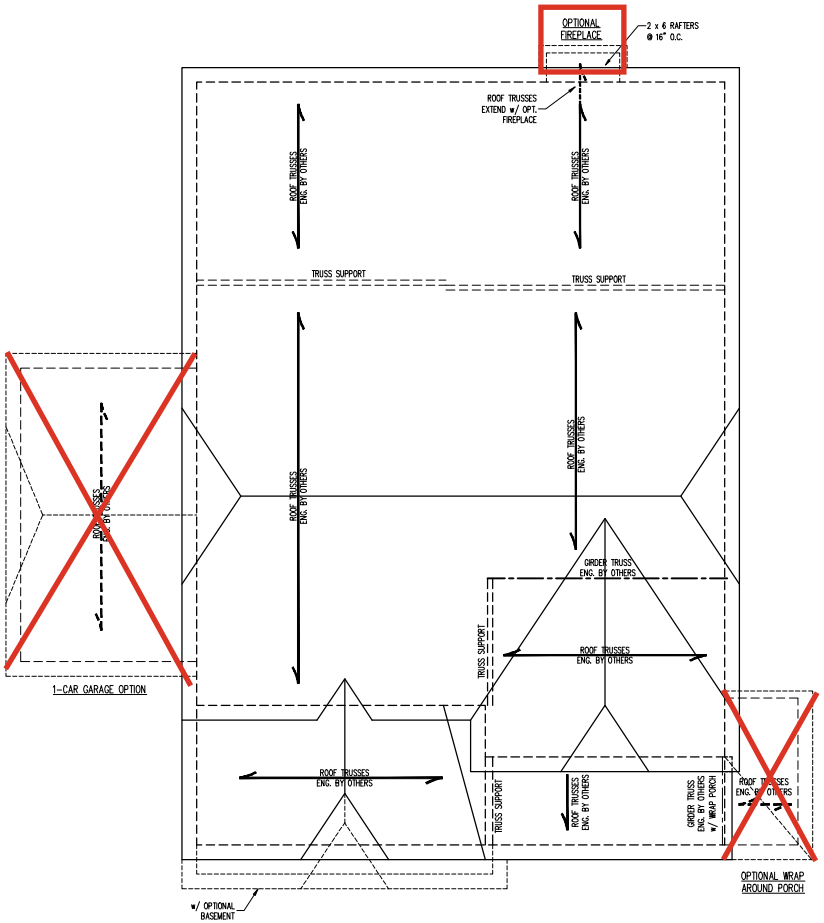
BRICK SUPPORT NOTE:

1. FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL STUDS w/ (4) 12d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R703.8.2.1. OF THE 2018 NCRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
2. WHERE ROOF SLOPES EXCEED 7:12, INSTALL 3" x 3" x 1/4" STEEL PLATE STOPS AT 24" O.C. PER SECTION R703.8.2.1 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

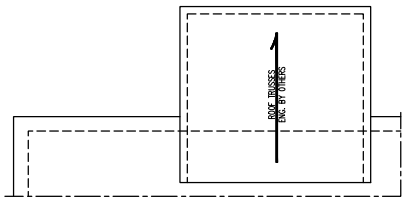
STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
3. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
4. HIP SPLICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
5. STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
6. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H2.5A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
7. REFER TO SECTION R802.11 OF THE 2018 NCRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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



ELEVATION C



OPTIONAL REAR COVERED PORCH

J.S. THOMPSON ENGINEERING, INC
351 EAST WORTH STREET, SUITE 5, RALEIGH, NC 27601
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO. C-1733

JORDAN
DREAM FINDERS HOMES

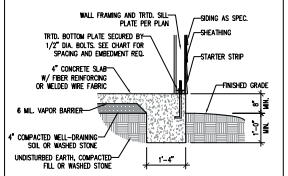
DATE: JANUARY 3, 2023
SCALE: 1/4" = 1'-0"
DRAWN BY: DFH
ENGINEERED BY: JAG

NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STRICKLER
1/4/2023

S-4b
ROOF FRAMING PLAN

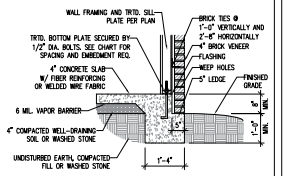
MONOLITHIC SLAB DETAILS

DETAIL 1



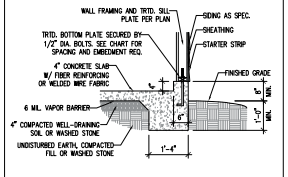
TYPICAL SLAB DETAIL

DETAIL 2



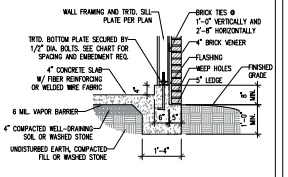
BRICK VENEER DETAIL

DETAIL 3



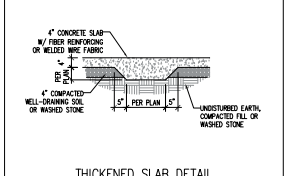
GARAGE CURB DETAIL

DETAIL 4



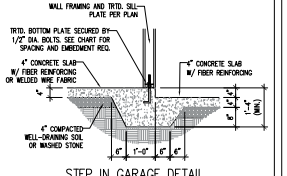
GARAGE CURB BRICK LEDGE DETAIL

DETAIL 5



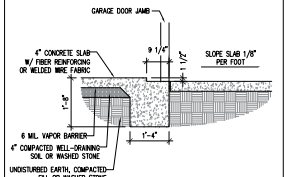
THICKENED SLAB DETAIL

DETAIL 6



STEP IN GARAGE DETAIL

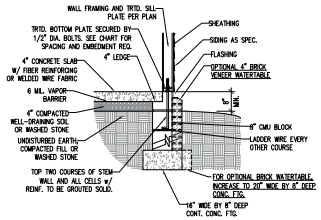
DETAIL 7



SLAB AT GARAGE DOOR DETAIL

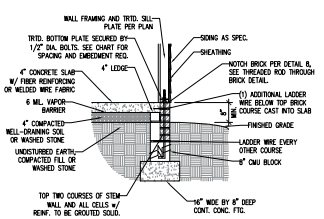
STEMWALL DETAILS

DETAIL 1



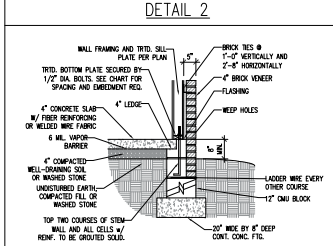
TYPICAL STEM WALL DETAIL
(w/ OPTIONAL WATERTABLE)

OPTIONAL DETAIL 1



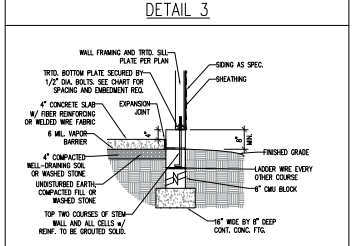
OPTIONAL STEM WALL DETAIL

DETAIL 2



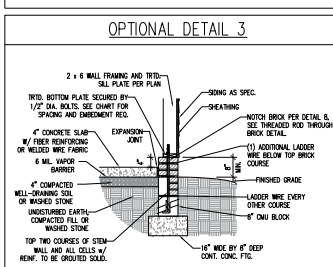
TYPICAL STEM WALL FND. W/ BRICK DETAIL

DETAIL 3



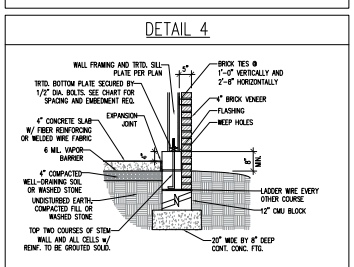
TYPICAL STEM WALL FND. DETAIL
w/ CURB @ GARAGE

OPTIONAL DETAIL 3



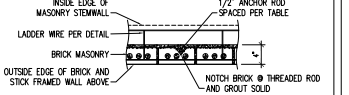
OPTIONAL STEM WALL FND. DETAIL
w/ CURB @ GARAGE

DETAIL 4



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

DETAIL 8



THREADED ROD THROUGH BRICK MASONRY

MASONRY STEMWALL SPECIFICATIONS

WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8" CMU	4" BRICK AND 4" CMU	4" BRICK AND 8" CMU	12" CMU
2 AND BELOW	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
3	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
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. TIE MULTIPLE WYTHIES 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 SOILS (45 PSF/FT BELOW GRADE) CLASSIFIED AS GROUP I ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
6. PREP SLAB PER R506.2.1 AND R506.2.2 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 "S" MORTAR OR 3000 PSI GROUT. USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

ANCHOR SPACING AND EMBEDMENT

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.

1/4/2023

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N.C. LICENSE NO.: C-1733

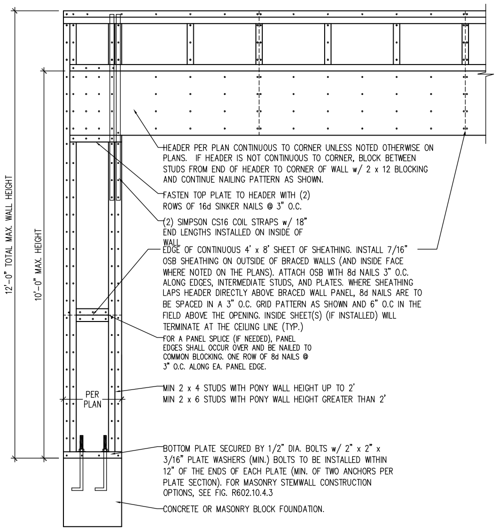
120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
FOUNDATION DETAILS
DREAM FINDERS HOMES

DATE: NOVEMBER 28, 2022
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JST

D-1
FOUNDATION DETAILS

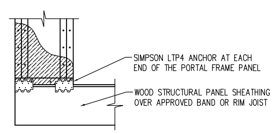
GENERAL WALL BRACING NOTES:

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NCRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NCRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NCRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS, INCLUDING STORIES BELOW THE TOP FLOOR, HAVE BEEN DESIGNED PER R602.3.5 (3). WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST COMBINED UPLIFT AND SHEAR FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERED PRACTICE.
4. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
5. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED PER TABLE R702.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.1
7. CS-WSP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 7/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.113" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (U.N.O.).
8. GB REFERS TO THE "GYPSUM BOARD" WALL BRACING METHOD. 1/2" (MIN.) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (U.N.O.). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R702.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3(1). EXTERIOR GB TO BE INSTALLED VERTICALLY.
9. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602. 10.3. METHOD CS-WSP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES .5 ITS ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 1.5 TIMES ITS ACTUAL LENGTH.



12'-0" TOTAL MAX. WALL HEIGHT
10'-0" MAX. HEIGHT
HEADER PER PLAN CONTINUOUS TO CORNER UNLESS NOTED OTHERWISE ON PLANS. IF HEADER IS NOT CONTINUOUS TO CORNER, BLOCK BETWEEN STUDS FROM END OF HEADER TO CORNER OF WALL w/ 2 x 12 BLOCKING AND CONTINUE NAILING PATTERN AS SHOWN.
FASTEN TOP PLATE TO HEADER WITH (2) ROWS OF 16d SINKER NAILS @ 3" O.C.
(2) SIMPSON CS16 COIL STRAPS w/ 18" END LENGTHS INSTALLED ON INSIDE OF WALL
EDGE OF CONTINUOUS 4' x 8' SHEET OF SHEATHING. INSTALL 7/16" OSB SHEATHING ON OUTSIDE OF BRACED WALLS (AND INSIDE FACE WHERE NOTED ON THE PLANS). ATTACH OSB WITH 8d NAILS 3" O.C. ALONG EDGES, INTERMEDIATE STUDS, AND PLATES. WHERE SHEATHING LAPS HEADER DIRECTLY ABOVE BRACED WALL PANEL, 8d NAILS ARE TO BE SPACED IN A 3" O.C. GRID PATTERN AS SHOWN AND 6" O.C IN THE FIELD ABOVE THE OPENING. INSIDE SHEET(S) (IF INSTALLED) WILL TERMINATE AT THE CEILING LINE (TYP.)
FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES SHALL OCCUR OVER AND BE NAILED TO COMMON BLOCKING. ONE ROW OF 8d NAILS @ 3" O.C. ALONG EA. PANEL EDGE.
PER PLAN
MIN 2 x 4 STUDS WITH PONY WALL HEIGHT UP TO 2'
MIN 2 x 6 STUDS WITH PONY WALL HEIGHT GREATER THAN 2'
BOTTOM PLATE SECURED BY 1/2" DIA. BOLTS w/ 2" x 2" x 3/16" PLATE WASHERS (MIN.) BOLTS TO BE INSTALLED WITHIN 12" OF THE ENDS OF EACH PLATE (MIN. OF TWO ANCHORS PER PLATE SECTION). FOR MASONRY STEMWALL CONSTRUCTION OPTIONS, SEE FIG. R602.10.4.3
CONCRETE OR MASONRY BLOCK FOUNDATION.

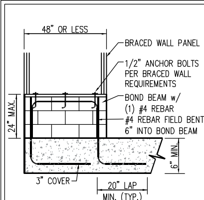
OVER CONCRETE OR MASONRY BLOCK FOUNDATION



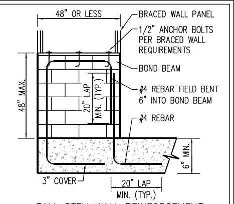
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

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

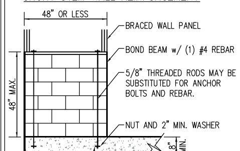
METHOD PF-PORTAL FRAME DETAIL (1)



SHORT STEM WALL REINFORCEMENT

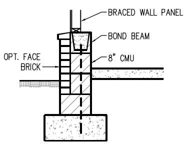


TALL STEM WALL REINFORCEMENT



RODS MAY BE INSTALLED USING AN ADHESIVE ANCHORING SYSTEM WITH A MINIMUM TENSILE CAPACITY OF 3750 LBS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECS.

OPTIONAL STEM WALL REINFORCEMENT

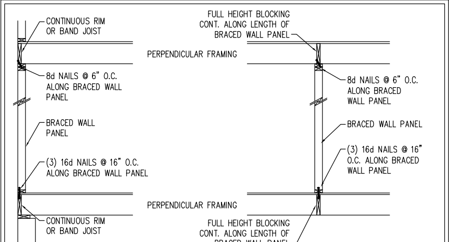


TYPICAL STEM WALL SECTION

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

MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS (2)

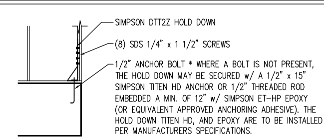
PER FIGURE R602.10.4.3



CONTINUOUS RIM OR BAND JOIST
FULL HEIGHT BLOCKING CONT. ALONG LENGTH OF BRACED WALL PANEL
PERPENDICULAR FRAMING
8d NAILS @ 6" O.C. ALONG BRACED WALL PANEL
8d NAILS @ 6" O.C. ALONG BRACED WALL PANEL
BRACED WALL PANEL
BRACED WALL PANEL
(3) 16d NAILS @ 16" O.C. ALONG BRACED WALL PANEL
(3) 16d NAILS @ 16" O.C. ALONG BRACED WALL PANEL
PERPENDICULAR FRAMING
CONTINUOUS RIM OR BAND JOIST
FULL HEIGHT BLOCKING CONT. ALONG LENGTH OF BRACED WALL PANEL

BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING (3)

PER FIGURE R602.10.4.4(1)



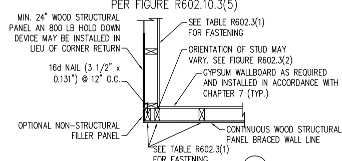
SIMPSON DTT2Z HOLD DOWN
(8) SDS 1/4" x 1 1/2" SCREWS
1/2" ANCHOR BOLT * WHERE A BOLT IS NOT PRESENT, THE HOLD DOWN MAY BE SECURED w/ A 1/2" x 15" SIMPSON TITEN HD ANCHOR OR 1/2" THREADED ROD EMBEDDED A MIN. OF 12" w/ SIMPSON ET-HP EPOXY (OR EQUIVALENT APPROVED ANCHORING ADHESIVE). THE HOLD DOWN TITEN HD, AND EPOXY ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.

HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB (4)

* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

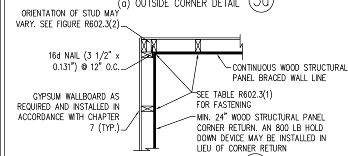
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING (5)

PER FIGURE R602.10.3(5)



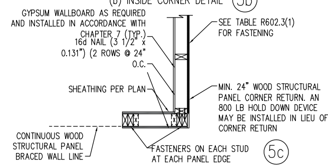
MIN. 24" WOOD STRUCTURAL PANEL AN 800 LB HOLD DOWN DEVICE MAY BE INSTALLED IN LIEU OF CORNER RETURN
16d NAIL (3 1/2" x 0.131") @ 12" O.C.
OPTIONAL NON-STRUCTURAL FILLER PANEL
SEE TABLE R602.3(1) FOR FASTENING
ORIENTATION OF STUD MAY VARY. SEE FIGURE R602.3(2)
GYPSUM WALLBOARD AS REQUIRED AND INSTALLED IN ACCORDANCE WITH CHAPTER 7 (TYP.)
CONTINUOUS WOOD STRUCTURAL PANEL BRACED WALL LINE
SEE TABLE R602.3(1) FOR FASTENING

(a) OUTSIDE CORNER DETAIL (5a)



ORIENTATION OF STUD MAY VARY. SEE FIGURE R602.3(2)
16d NAIL (3 1/2" x 0.131") @ 12" O.C.
CONTINUOUS WOOD STRUCTURAL PANEL BRACED WALL LINE
GYPSUM WALLBOARD AS REQUIRED AND INSTALLED IN ACCORDANCE WITH CHAPTER 7 (TYP.)
SEE TABLE R602.3(1) FOR FASTENING
MIN. 24" WOOD STRUCTURAL PANEL CORNER RETURN. AN 800 LB HOLD DOWN DEVICE MAY BE INSTALLED IN LIEU OF CORNER RETURN

(b) INSIDE CORNER DETAIL (5b)



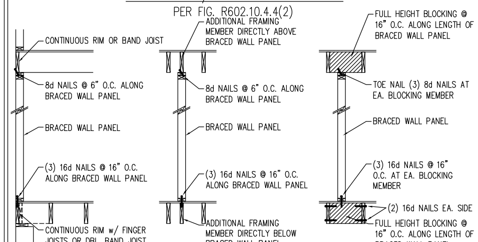
GYPSUM WALLBOARD AS REQUIRED AND INSTALLED IN ACCORDANCE WITH CHAPTER 7 (TYP.)
16d NAIL (3 1/2" x 0.131") @ 2 ROWS @ 24" O.C.
SEE TABLE R602.3(1) FOR FASTENING
SHEATHING PER PLAN
MIN. 24" WOOD STRUCTURAL PANEL CORNER RETURN. AN 800 LB HOLD DOWN DEVICE MAY BE INSTALLED IN LIEU OF CORNER RETURN
CONTINUOUS WOOD STRUCTURAL PANEL BRACED WALL LINE
FASTENERS ON EACH STUD AT EACH PANEL EDGE

(5c)

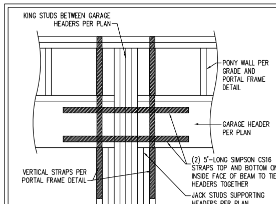
(c) GARAGE DOOR CORNER DETAIL (SEE PLAN FOR ADDITIONAL STRUCTURAL INFORMATION OR ALTERNATE CONFIGURATIONS)

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

PER FIG. R602.10.4.4(2)



CONTINUOUS RIM OR BAND JOIST
8d NAILS @ 6" O.C. ALONG BRACED WALL PANEL
BRACED WALL PANEL
(3) 16d NAILS @ 16" O.C. ALONG BRACED WALL PANEL
CONTINUOUS RIM w/ FINGER JOISTS OR DBL. BAND JOIST
ADDITIONAL FRAMING MEMBER DIRECTLY ABOVE BRACED WALL PANEL
8d NAILS @ 6" O.C. ALONG BRACED WALL PANEL
BRACED WALL PANEL
(3) 16d NAILS @ 16" O.C. ALONG BRACED WALL PANEL
ADDITIONAL FRAMING MEMBER DIRECTLY BELOW BRACED WALL PANEL
FULL HEIGHT BLOCKING @ 16" O.C. ALONG LENGTH OF BRACED WALL PANEL
TOE NAIL (3) 8d NAILS AT EA. BLOCKING MEMBER
BRACED WALL PANEL
(3) 16d NAILS @ 16" O.C. AT EA. BLOCKING MEMBER
(2) 16d NAILS EA. SIDE
FULL HEIGHT BLOCKING @ 16" O.C. ALONG LENGTH OF BRACED WALL PANEL



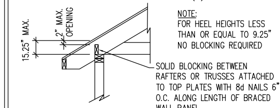
KING STUDS BETWEEN GARAGE HEADERS PER PLAN
PONY WALL PER GRADE AND PORTAL FRAME DETAIL
GARAGE HEADER PER PLAN
(2) 5'-LONG SIMPSON CS16 STRAPS TOP AND BOTTOM ON INSIDE FACE OF BEAM TO TIE HEADERS TOGETHER
VERTICAL STRAPS PER PORTAL FRAME DETAIL
JACK STUDS SUPPORTING HEADERS PER PLAN

PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS

(REFERENCE PORTAL FRAME DETAIL FOR ALL OTHER PORTAL FRAME INFORMATION) (7)

BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS (8)

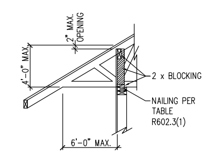
PER FIGURE R602.10.4.5(1)



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES (9)

PER FIGURE R602.10.4.5(3)

(OR ALTERNATIVE: FIGURE R602.10.4.5(2))



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N.C. LICENSE NO. C-1733

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

DATE: NOVEMBER 28, 2022

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

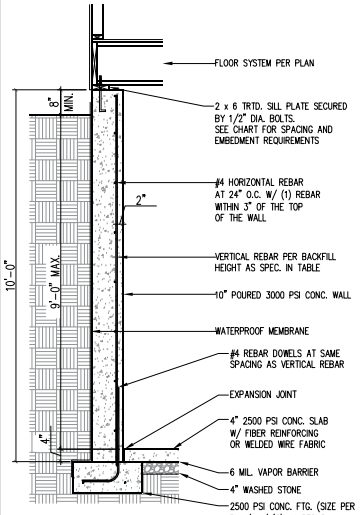
DRAWN BY: JST

ENGINEERED BY: JST

D-2

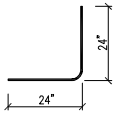
BRACED WALL NOTES AND DETAILS AND PF DETAIL

10" POURED BASEMENT WALL



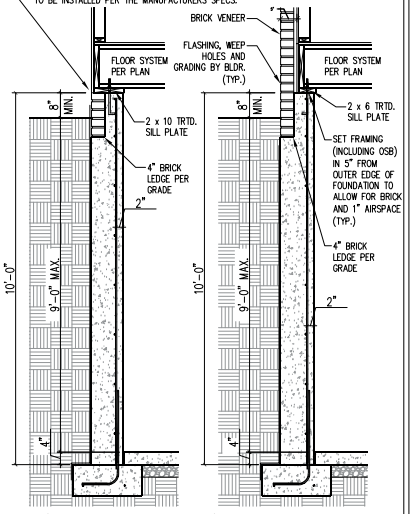
BACKFILL HEIGHT (FT)	VERTICAL REBAR
≤ 5	#4 @ 48" O.C.
6	#4 @ 32" O.C.
7	#4 @ 24" O.C. OR #5 @ 36" O.C. OR #6 @ 56" O.C.
8	#4 @ 20" O.C. OR #5 @ 32" O.C. OR #6 @ 48" O.C.
9	#4 @ 16" O.C. OR #5 @ 24" O.C. OR #6 @ 40" O.C.

BASEMENT WALL REINFORCEMENT TABLE



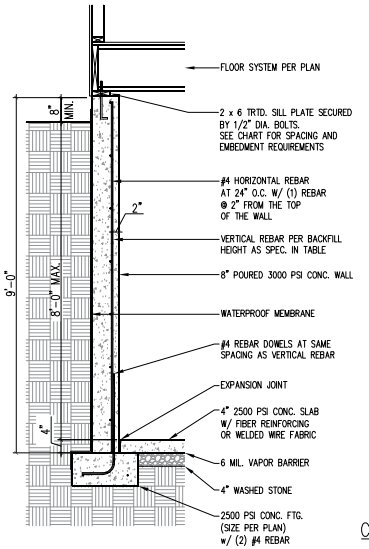
CORNER REBAR DETAIL

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.



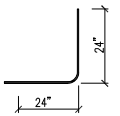
w/ BRICK WYTHE w/ BRICK VENEER LEDGE

8" POURED BASEMENT WALL

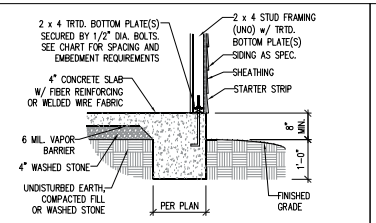


BACKFILL HEIGHT (FT)	VERTICAL REBAR
≤ 5	#4 @ 48" O.C.
6	#4 @ 24" O.C. OR #5 @ 36" O.C.
7	#4 @ 16" O.C. OR #5 @ 24" O.C. OR
8	#4 @ 12" O.C. OR #5 @ 18" O.C. OR #6 @ 28" O.C. OR

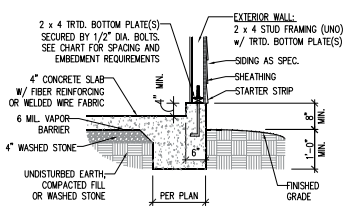
BASEMENT WALL REINFORCEMENT TABLE



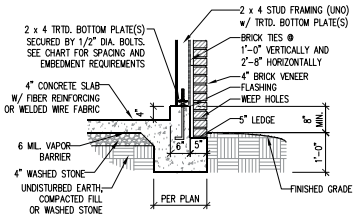
CORNER REBAR DETAIL



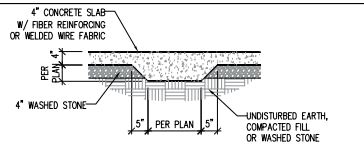
TYPICAL SLAB



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 NCRC FOR ADDITIONAL INFORMATION.

STRUCTURAL NOTES:

1. FOR #4 REBAR, 24" MINIMUM REBAR LAP SPLICE LENGTH. FOR #5 REBAR, 32" MINIMUM REBAR LAP SPLICE LENGTH. FOR #6 REBAR, 38" MINIMUM REBAR LAP SPLICE LENGTH.
2. REBAR TO MAINTAIN A MINIMUM CONCRETE COVER OF 3" (UNO).
3. REBAR TO BE ASTM A615 GRADE 60.
4. SOIL BEARING CAPACITY IS REQUIRED TO BE 2000 PSF MIN.
5. INSTALL #4 L-BARS AT ALL WALL CORNERS AT SAME SPACING AS HORIZ. STEEL. SEE DETAIL.
6. 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.
7. 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.
8. 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.

1/4/2023

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PHONE: (919) 789-9931 FAX: (919) 789-9921
N.C. LICENSE NO.: C-1733

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

DATE: NOVEMBER 29, 2022
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JST

FOUNDATION DETAILS
D-3

GENERAL NOTES

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.

2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NCRC), 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.

3. STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NCRC, 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: Pg	20 (PSF)		

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

4. FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NCRC, 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 EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 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 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 R405.1 OF THE NCRC, 2018 EDITION.

3. PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" – 1" DEEP CONTROL JOINTS ARE TO BE SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.

4. CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NCRC, 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.

5. MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.

6. THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.

7. THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.

8. ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NCRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCMA TR68-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(1), R404.1.1(2), R404.1.1(3), OR R404.1.1(4) OF THE NCRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(5) OF THE NCRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

FRAMING NOTES

1. ALL FRAMING LUMBER SHALL BE #2 SPF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 975 PSI, Fv =175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).

2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb =2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 PSI, Fv = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E =1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2900 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.

3. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS

A.	W AND WT SHAPES:	ASTM A992
B.	CHANNELS AND ANGLES:	ASTM A36
C.	PLATES AND BARS:	ASTM A36
D.	HOLLOW STRUCTURAL SECTIONS:	ASTM A500 GRADE B
E.	STEEL PIPE:	ASTM A53, GRADE B, TYPE E OR S

4. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):

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

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

5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.

6. ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NCRC, 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.

7. ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).

8. FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).

9. ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

10. BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.

11. PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER 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, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (U.N.O). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 12d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R703.8.2.1 OF THE 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 (UNO).

14. FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).

15. ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO.) POSTS MAY BE SECURED 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.

NORTH CAROLINA PROFESSIONAL SEAL 33736 ENGINEER MATTHEW G. STRICHTER

1/4/2023

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N.C. LICENSE NO.: C-1733

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

DATE: JUNE 17, 2022
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JST

S-0
STRUCTURAL NOTES