COLLEX459INVENTORYMARKEDPLAN

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 HOISTS ON BASEMENT. (2:18)
- 2018 NCRC UPDATE (6:19)
- 2018 SC IRC (2-15-20)
- ADDED ELEVATION A.2 (BRICK WATERTABLE W/ SIDING ABOVE). & ELEVATION A.3 (STONE WATERTABLE W/ SIDING ABOVE). (2-15-20)

SOUTHPORT **REVISION LIST - ARCHITECTURAL:**

- CREATED ELEVATIONS TO BE IN STANDARDS WITH OTHER PLANS (SEE SHEETS A-1 THROUGH A-3.5)
- CHANGED COLUMNS ON ELEVATIONS TO STANDARD COLUMNS
- CHANGED GARAGE DOORS TO REPRESENT STANDARD GARAGE DOOR FOR EACH ELEVATION
- FIXED COVERED PORCH TO KEEP COLUMNS FROM OVERLAPPING EDGE OF CONCRETE
- REMOVED GRIDS FROM TRANSOMS ABOVE FRONT DOOR
- 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)
- MOVED ALL OPTIONS OFF BASE PLAN AND PLACED ON SEPARATE SHEET
- ADDED NOTE FOR FILISH COUNTERTOR ON ISLAND
- CHANGED PATTO SIZE TO STANDARD 12'X10
- ADDED OPTIONAL GAS LINE
- 13.
- ADDED 2ND HOSE BIB
- CALLED OUT '45' WALL WITH CAP' AS STANDARD
- CHANGED ALL EXTERIOR WALLS FROM 2X6 TO 2X4 EXCEPT WHERE SHADED
- ADDED NOTE 'OPT REF.'
- REMOVED NUMBERS ON STAIRS
- 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)
- SOUARE FOOTAGES ARE UPDATED AND CHANGED DUE TO MOVEMENT OF WALLS FROM 2X6 TO 2X, TO KEEP IOGS IN ROOMS, EXTERIOR WALL MOVED MEANING ROOF LINES HAVE CHANGED
- SQUARE FOOTAGE OF COVERED PORCH CHANGED DUE TO KEEPING COLUMNS FROM OVERLAPPING CONCRETE EDGE
- CREATED PARTIAL PLANS FOR B & C ELEVATIONS (FLOOR, SLAB, & ELECTRICAL)
- REMOVED ALL WALL OUTLETS
- REMOVED ALL PHONE OUTLETS
- REMOVED ALL TV OUTLETS
- PLACED STANDARD 3 BULB LIGHT IN KITCHEN
- VERIFIED COACH LIGHT LOCATIONS (SEE ELEVS. FOR DIMS.)
- PLACED DASHED FANS WHERE APPLICABLE WITH NOTE "STD. LIGHT, OPT. FAN/LT PREWIRE"
- UPDATED ELECTRICAL KEY
- VERIFIED CO2 DETECTOR LOCATIONS
- SHOWED PENDANT LIGHTS AS OPTIONAL
- SHOWED CAN LIGHTS IN KITCHEN AND FAMILY ROOM AS 'OPTIONAL CAN LIGHTS'
- PLACED OPTIONAL FLOOD LIGHTS
- PLACED OPTIONAL FLOOR OUTLET IN FAMILY ROOM
- PLACED CALCULATIONS FOR SOFFIT AND RIDGE VENT REQUIREMENTS
- UPDATED STAIR LAYOUT TO KEEP MAIN WALL AT KITCHEN FROM MOVING WHEN OPTIONAL BASEMENT SELECTED.

CHANGES ON 09-23-24

- 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

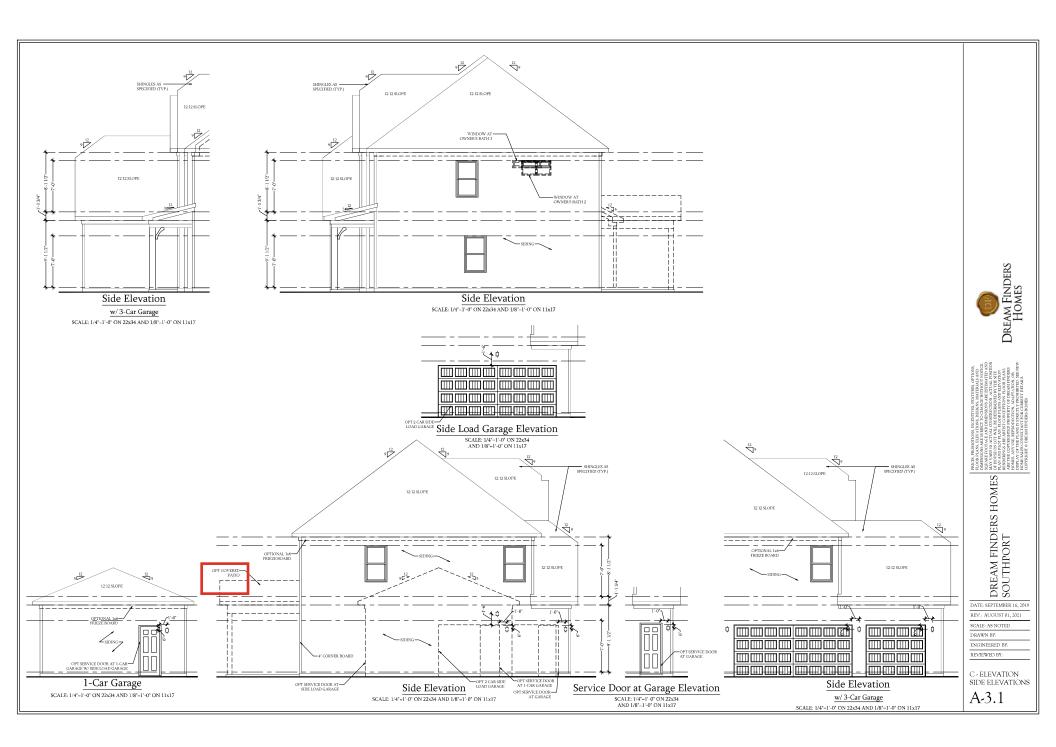
REAM FINDERS HOMES

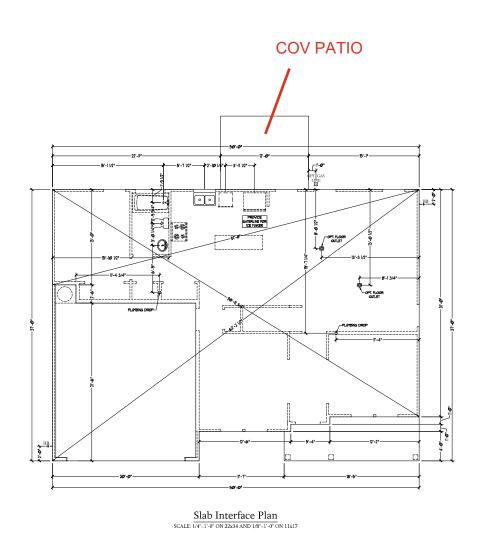
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DREAM FINDERS HOMES SOUTHPORT

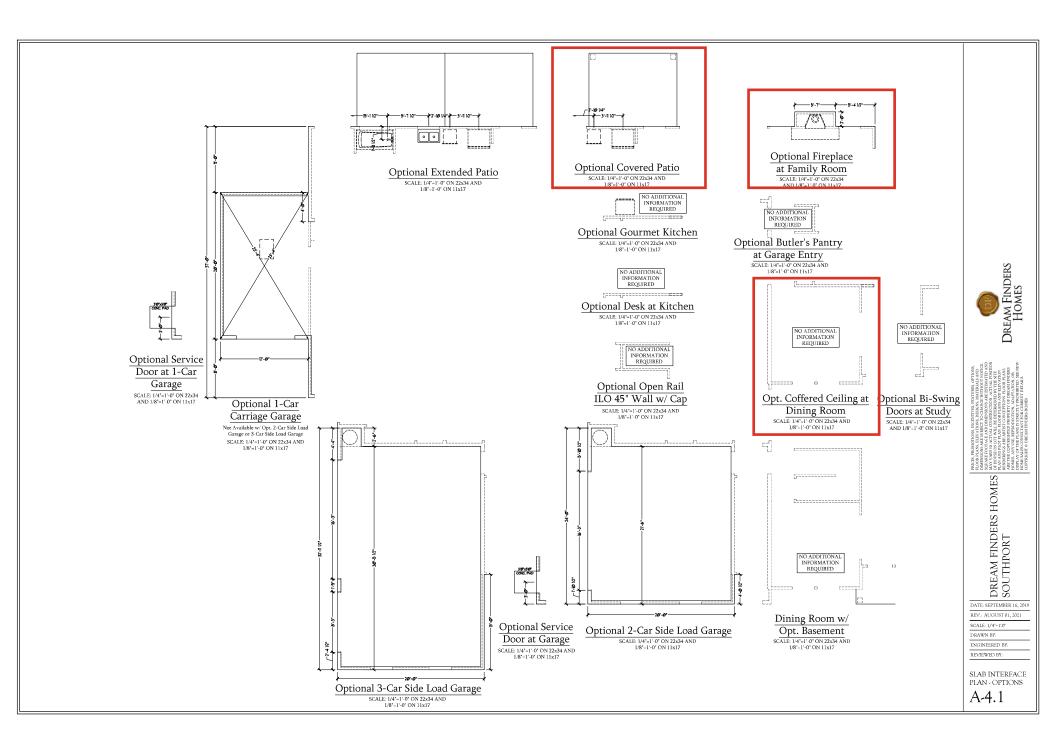
DATE: SEPTEMBER 16, 2019 REV:: AUGUST 01, 2021

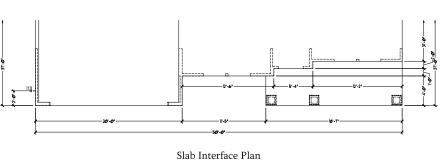
SCALE: 1/4"-1'0" DRAWN BY:

ENGINEERED BY: REVIEWED BY:

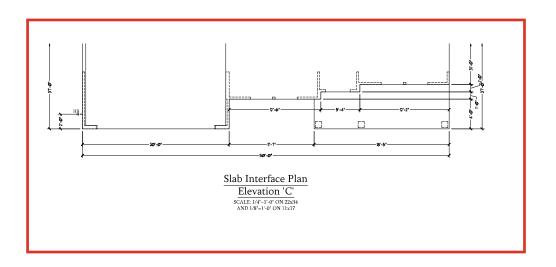
SLAB INTERFACE PLAN

A-4





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





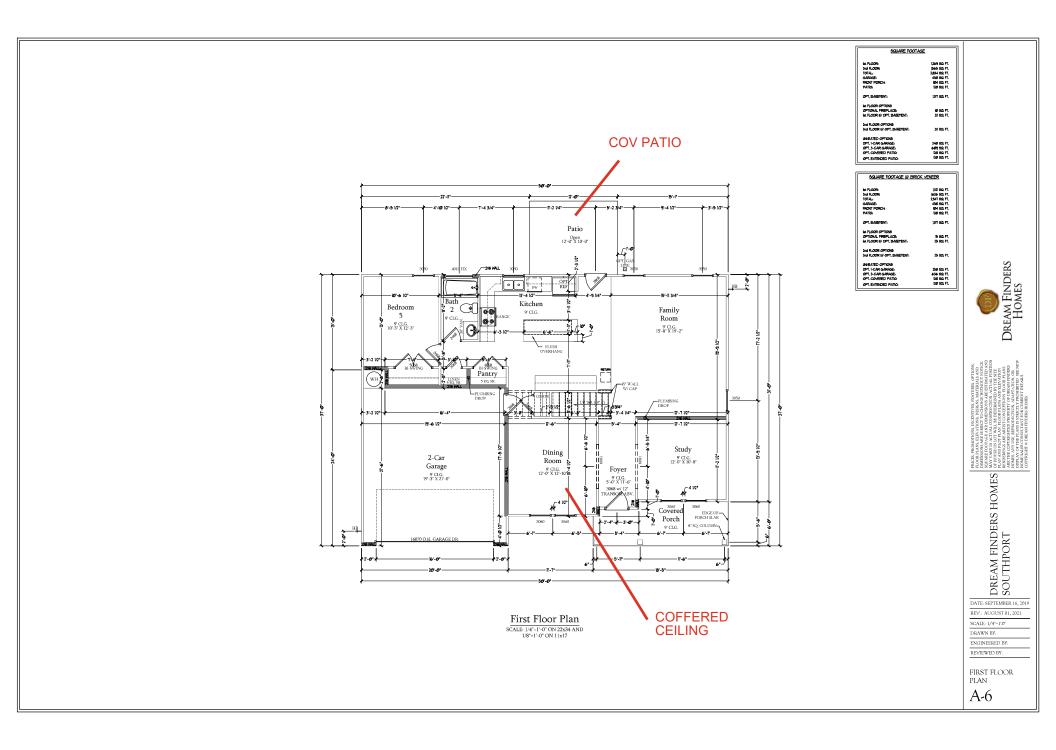
DREAM FINDERS HOMES SOUTHPORT

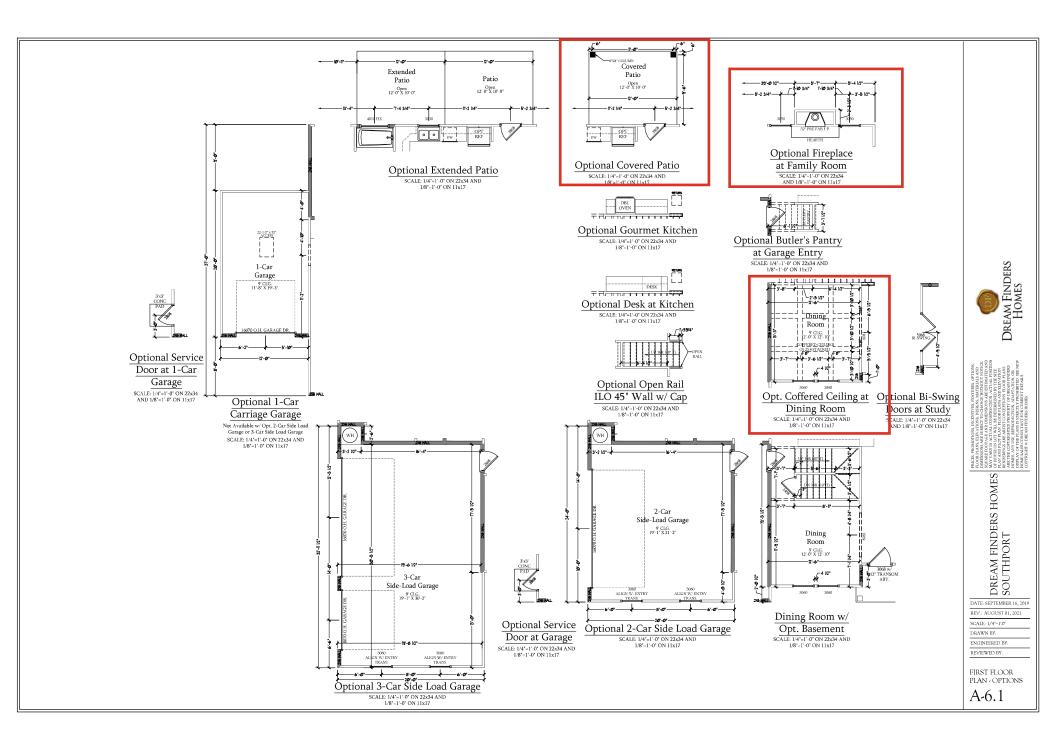
DATE: SEPTEMBER 16, 2019 REV.: AUGUST 01, 2021

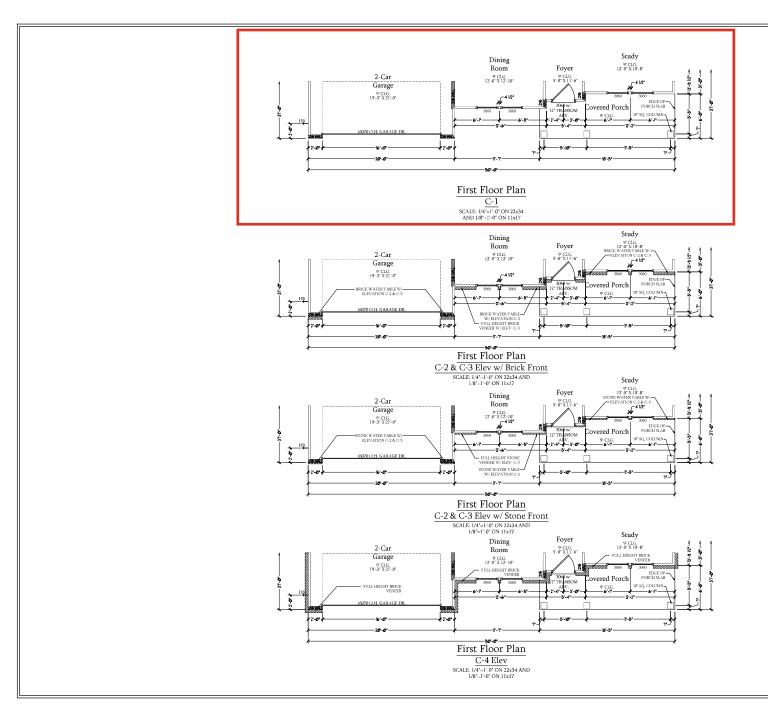
SCALE: 1/4"-1'0"

DRAWN BY: ENGINEERED BY: REVIEWED BY:

SLAB INTERFACE PARTIAL PLANS A-4.2







Dream Finders Homes

DREAM FINDERS HOMES

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

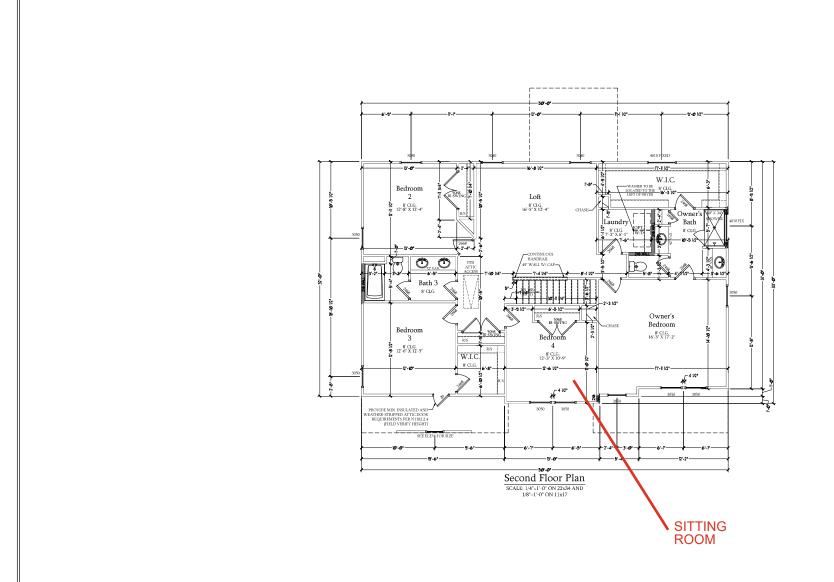
REV.: AUGUST 01, 202 SCALE: 1/4"-1'-0"

DRAWN BY:

ENGINEERED BY: REVIEWED BY:

C ELEVATION FIRST FLOOR PARTIAL PLANS

A-6.4





DREAM FINDERS HOMES SOUTHPORT

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

REV.: AUGUST 01, 20 SCALE: 1/4"-1'0"

DRAWN BY: ENGINEERED BY:

REVIEWED BY:

SECOND FLOOR PLAN

A-7



DREAM FINDERS HOMES SOUTHPORT

DATE: SEPTEMBER 16, 2019

REV.: AUGUST 01, 2021

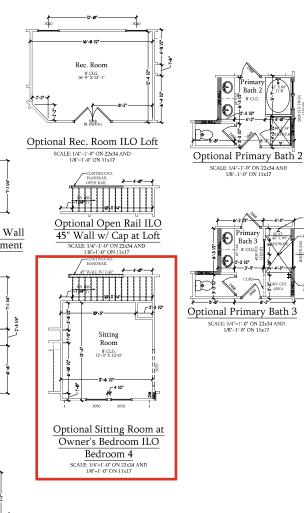
SCALE: 1/4"-1'-0" DRAWN BY:

ENGINEERED BY:

REVIEWED BY:

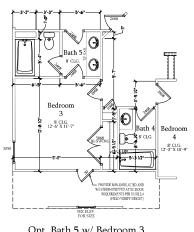
SECOND FLOOR PLAN - OPTIONS

A-7.1



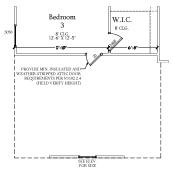
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

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



Opt. Bath 5 w/ Bedroom 3 & Bath 4

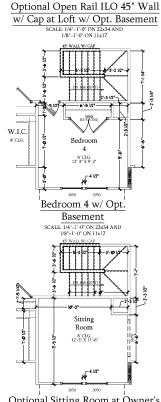
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



Opt. 3-Car Side-Load

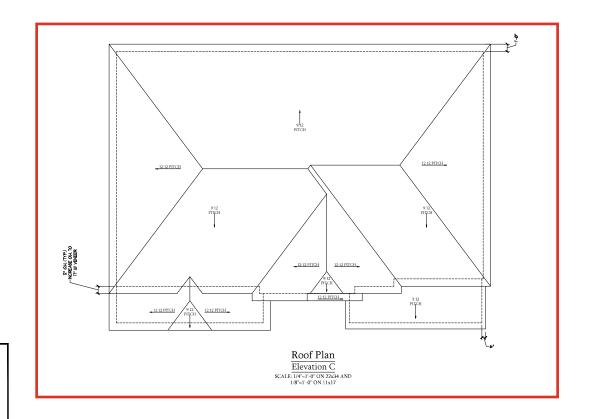
Garage

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



Optional 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



TOTAL UNDER ROOF AREA: VENTING AREA REQUIRED: TOTAL REQUIREMENTS: $\frac{1600 \text{ SQ, FT.} / 300 = }{\text{LOWER: } \underline{2.66} \text{ UPPER: } } \frac{1600}{\underline{5.33}} \text{ SQ FT.}$ LOWER AREA VENTING SOFFIT VENT LOWER AREA VENTING PROVIDED: UPPER AREA VENTING
RIDGE VENT UPPER AREA VENTING PROVIDED: TOTAL AREA PROVIDED
SOFFIT AND RIDGE VENT 10.162 Dream Finders Homes

PHICE, PRANKUTON, INCENTURS, FAM, INCHESTOR, PROSERVED SERVICE OF CONTROL OF

DREAM FINDERS HOMES SOUTHPORT DATE: SEPTEMBER 16, 2019

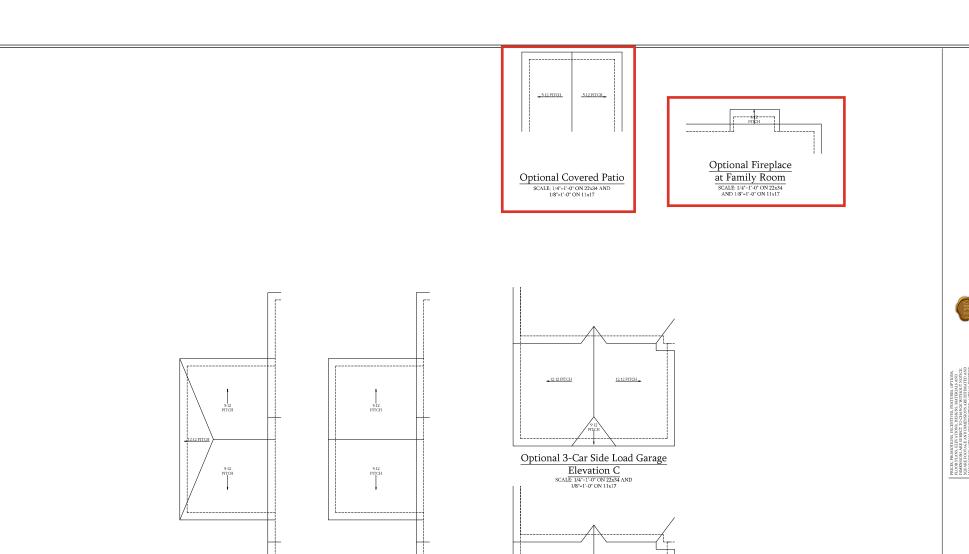
REV.: AUGUST 01, 2021

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

ENGINEERED BY: REVIEWED BY:

C ELEVATIONS ROOF PLAN

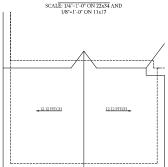
A-8.1



Optional 1-Car Carriage Garage Elevation C

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

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



Optional 3-Car Side Load Garage Elevation A & B

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

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DREAM FINDERS HOMES SOUTHPORT

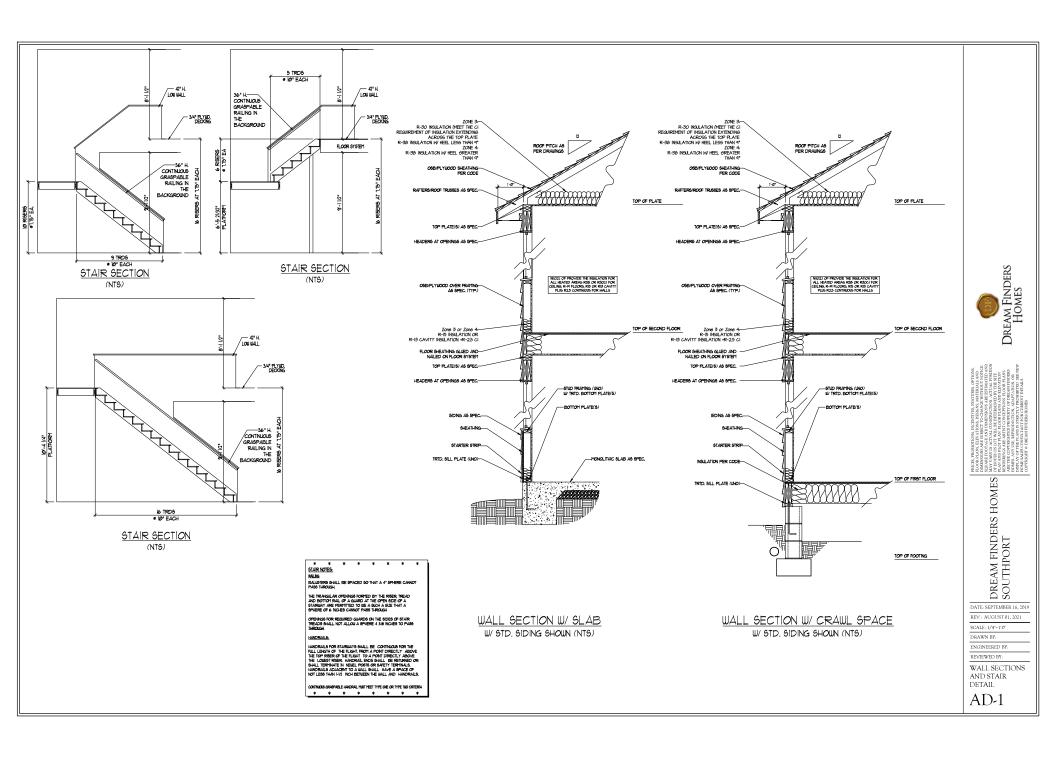
DATE: SEPTEMBER 16, 2019 REV.: AUGUST 01, 2021

REV.: AUGUST 01, 20 SCALE: 1/4"-1'0"

DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

ROOF PLAN OPTIONS

A-8.2



ELECTRICAL LEGEND **⊕** 120V OUTLET 120V GFI OUTLET 120V BASEBOARD OUTLET 4-PLEX FLOOR MOUNTED 120* FLOOR MOUNTED 120V GFI 220V OUTLET 220V DEDICATED CIRCUIT SPECIAL PURPOSE (240 V, ETC.) WALL MOUNT LIGHT CEILING MOUNT LIGHT PENDANT LIGHT Ø **⊙** EVERALL LIGHT FLUORESCENT LIGHT UNDERCABINET LIGHT FLOOD LIGHT SWITCH 3-WAY SWITCH 4-WAY SWITCH DIMMER SWITCH TV CONNECTION ₩-CONDUIT FOR COMPONENT WIRING SPEAKER COMBO SMOKE/ CARBON MONOXIDE 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.

110 V SMOKE DETECTOR

EXHAUST FAN

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

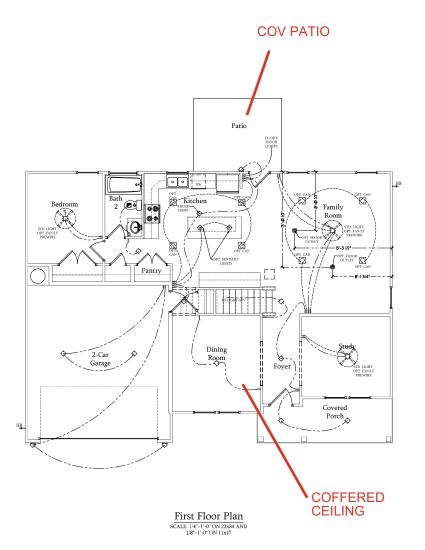
ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, PAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DINING ROOMS, LIVING ROOMS, LIVING ROOMS, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AF GL DEVICE AND TAMPER-PROOF RECEPTACLES.

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 CARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 16 FEET OF EACH ROOM USED FOR SLEEPING TURPOSES.

ALARAS SHALL RECEIVE THER PRIMARY POWER FROM THE BELLONG WIRING WHEN SUCH FROM THE BELLONG WIRING WHEN SUCH SHALL BELLONG WIRING WHEN SUCH SHALL BELLONG WIRING WHEN SUCH SHALL BELLONG WIRING WIRING





DREAM FINDERS HOMES SOUTHPORT

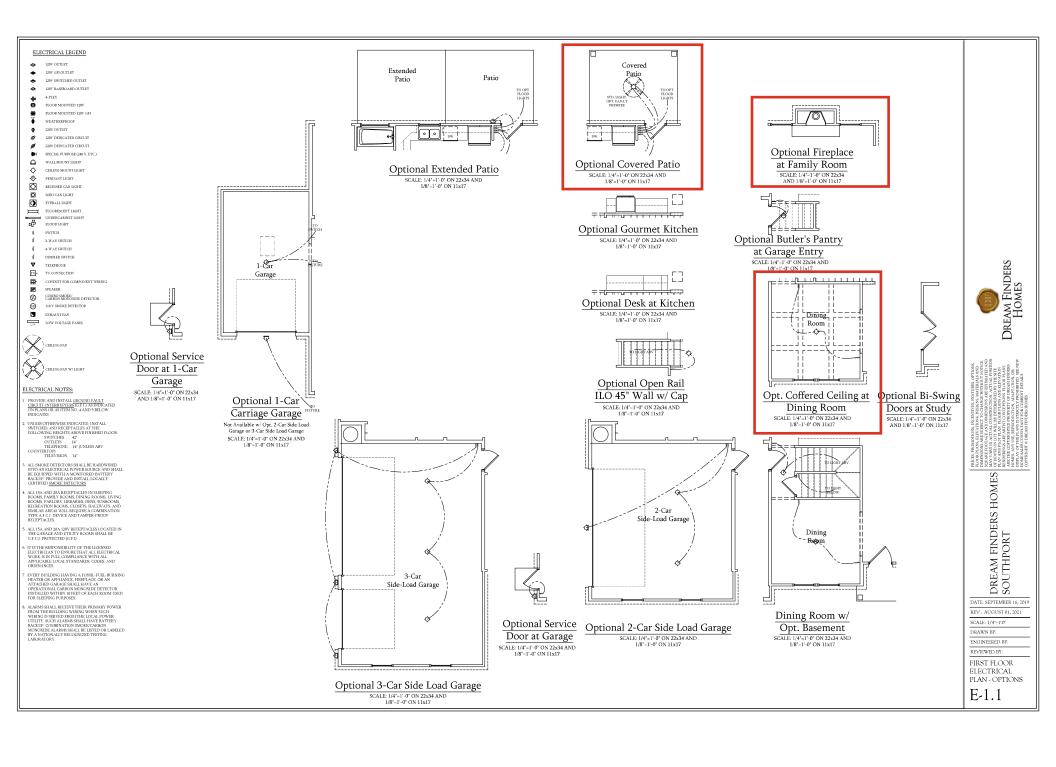
DATE: SEPTEMBER 16, 2019 REV.: AUGUST 01, 2021

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

ENGINEERED BY-REVIEWED BY:

FIRST FLOOR ELECTRICAL

PLAN E-1



120V GFI OUTLET

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

COMBO SMOKE: CARBON MONOXIDE DETECTOR

Ø

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"

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

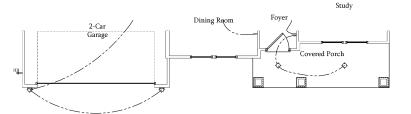
ALI, 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARILY ROOMS, DINING ROOMS, LIVING ROOMS, PECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR RAEAS WILL REQUIRE A COMBINATION TYPE AF GL DEVICE AND TAMPER-PROOF RECEPTACLES.

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.

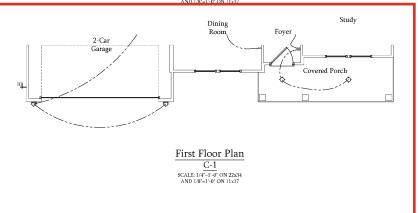
EVERY BUILDING HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE. FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

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 B-1

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





I PREZ PRIMOTORA LENGTHS RETURNE COTORA
TODOS PLACE, ELA VINDEL INSIGNS MATERIALA AND
HARMADORA AGRIBANTO PROCESA
TODOS PLACES PROCESA
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TO

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

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

ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING SERVICE FROM THE LOCAL POWER WIRING SERVICE FROM THE LOCAL POWER OF THE LOCAL POWE



W.I.C.

SITTING

ROOM

Second Floor Plan

SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17 Ø **□•®**Ø

Bath.

DREAM FINDERS HOMES FOR 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

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:

PROVIDE AND INSTALL GROUND FAULT GROUNT-INTERRUPTERS (G.F.1) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.

UNLESS OTHERWISE INDICATED, INSTALL
SWITCHES AND RECEPT ACLES AT THE
FOLLOWING HEIGHTS ABOVE FINISHED FLOORSVITCHES ... 42
OUTLETS ... 14
TELEPHONE ... 14 (UNLESS ABV

COUNTERTOP) TELEVISION...14"

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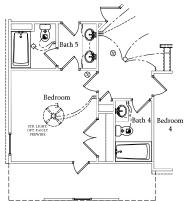
ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DINING ROOMS, LIVING ROOMS, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR RAEAS WILL REQUIRE A GOMBINATION TYPE A F.C.I. DEVICE AND TAMPER-PROOF RECEPTACLES.

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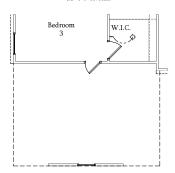
ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WHENS WHEN SUCH WIRING SESSED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMMINATION SMOKEABON MOXOMIE ALARMS SHALL BE LISTED OR LABELED BLANK AND ALLY RECONSIDED TESTING. LABORATORY



Opt. Bath 5 w/ Bedroom 3

& Bath 4

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

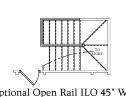


Opt. 3-Car Side-Load

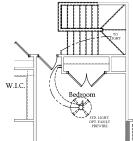
Garage

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



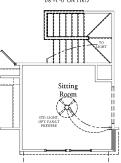


Optional Open Rail ILO 45" Wall w/ Cap at Loft w/ Opt. Basement SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

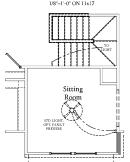


Bedroom 4 w/ Opt.

Basement

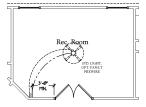


SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



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

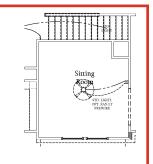


Optional Rec. Room ILO Loft

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



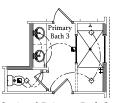
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



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

SEAL 33736

10/3/2024

S-1b MONO SLAB FOUNDATION PLAN

J.S. THOMPS ENGINEERING,

SOUTHPORT DREAM FINDERS HOMES

ATE OCTOBER 2, 3024

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

BRACED WALL DESIGN NOTES:

OPTIONAL COVERED PORCH (DECK STANDARD)

H' TJ TO 9 16" OC. (OR EQUAL) BELOU KITCHEN

H TI ID 6 IQ.

(2) | 3/4" x 14" LSL FLUSH OR (2) | 3/4" x 9 1/4" 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

(3) 2 × 6-

√3)2×6

W. TJI IIØ ● I6* OC. (OR EGIJAL)

6 x 6 TRTD, P06T-

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

(1)2 x (0 TRTD. (1)P)

4" BEAM POCKET #/ DROPPED BEAM

-4" CONC.-SLAB

SEE WALL BRACING DETAIL SHEET D-2 FOR FOUNDATION DETAILS

LINE OF 3-CAR GARAGE OPTION

OPTIONAL SERVICE DOOR

- REACTO MALL DESIGN NOTE: A SECTION REGIZION, "MALL BRACING BY INMERED RESIDE FOR SECTION REGIZION," BROCKE BRACING WITH RESIDENCE SECTION USING BRACING MATTERNAS, YOU METER LESS THAT THE RESIDENCE ALLOW METER SECTION WITH RESIDENCE SECTION WITH RESIDENCE SECTION RESIDENCE SECTION RESIDENCE SECTION RESIDENCE SECTION RELIGIOR SECTION RESIDENCE SECTION RELIGIOR SECTION RESIDENCE SECTION RELIGIOR FOR MALL DESIDENCE FOR MALL SECTION SECTION RESIDENCE FOR MALL SECTION
- SCALIES OF THE NICE 2018 EDITION.

 S. CS-MSF PETES TO CONTINUOUSLY SPEAKED MODO STRUCTIONAL MANAGEMENT OF THE NICE AND THE

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. NOTILL AN EXTRA JOST INCER WILLS PARALLE. TO FLOOR
 OIDS USERS DOED OIL THE FLAM.

 3. WHOOLI AND DOOR HEADERS TO BE SEPFORTED WITH JACK
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 AND THAN AND THAN
- FIELD.
 FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING
 PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS
 WITH (1) ROUSE OF BANLS STAGGERED AT 3" OC. PANELS
 SHALL EXTEND 0" BEYOND CONSTRUCTION, KONTS AND SHALL
 OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR RILL
- OVER, AP GRODERS AND DOUBLE SILL, PLATES THEIR RILL
 DEPTH.

 ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS W SIMPSON
 ABULAY POST BASES (OR EQUAL) AND 6 x 6 POSTS W AND 6 x 6 POSTS TO SESS (OR EQUAL) AND).
 ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY WPLIFT CONNECTORS AT TORS (MC).

REFER TO	NOTES A	ND DETAI	L SHEETS	FOR	ADDIT
STRUCTURA	M NEOR	MATION			

	LEGEND
CONT	CONTINUOUS
XJ	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	1 [LINTEL SCHEDULE FOR		
CONTINUOUS		BRICK/NATURAL STONE SUPPORT		
EXTRA JOIST	l les	GTH (FT.)	SIZE OF LINTEL	
DOUBLE JOIST				
TRIPLE JOIST	UP	TO 4 FT.	L 3 1/2 x 3 1/2 x 1/4	
EACH		4-8	L 5 x 3 1/2 x 5/16 LLV	
FOUNDATION		4-0	L 3 x 3 1/2 x 3/16 LLV	
FOOTING	8 AN	D GREATER	L 6 x 4 x 5/16 LLV	
ON CENTER	I			
CODUCE DAIL DO	II IIRRICK 9	IPPORT NOTES	:	

- BROX_SEPORT MOTES.

 I MUTTL SCRIPPLE APPLES TO ALL GERMANS IN
 BROX MAKER (MO). SEE MAND MISS, FOR SIZE
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 AND LOCATION OF SIZE AND LOCATION OF SIZE AND LOCATION OF SIZE SIEEL ANGLE 10 (2) 2 x 10 BULGONO w/ (2) 1/2" LAG SOREIS ® 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.



NOTE:

OPT, FIREPLACE

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

BRACED WALL DESIGN NOTES:

- I BRADD NILL DESIGN FOR SECTION REGULAS NILL BRADD NILL DESIGN FOR SECTION REGULAS NILL DESIGN FOR SECTION USING BRADDING REGULAR SHAPE REGULA BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY

STRUCTURAL NOTES:

- ALL FRANNS LIPBER TO BE SFF 9 (INO). ALL TREATED LIPBER TO BE 97 9 (INO). ALL TREATED LIPBER TO BE 97 9 (INO). ALL LOAD SAME TO BE (9) 2 9 6 (INO). ALL LOAD SAME INCREASED BE (9) 2 9 6 (INO). ALL LOAD SAME INCREASED AND (INCREASED BE DED (INO). SEE TABLE ROSOLTS FOR ADDITIONAL, KINS SIDD FEALING BOLL SAME DEVOIDED FROM LOADS WHICH REQUIRE SOLD BLOCKNESS TO BESTER OF REPORTS AND ALL SAMESS TO BLOCKNESS TO BESTER OF REPORTS AND ALL LIPBERS TO SAMES TO THE SAME IN THE SAME

- | SOLIVED SERVICE PONT LONG BIRCH REQUIRE SOLD
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LINTEL SCHEDULE FOR

	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
UNO	UNLESS NOTED OTHERWISE

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

TABLE R602.7.5

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

ELEVATION B

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

-4 x 4 TRTD, POST MN. (TYP.)

(2) 2 x 10 CONT.

OPTIONAL COVERED PATIO (PATIO STANDARD)

*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).

UNTEL SCHEDULE APPLIES TO ALL OPENINGS IN IL UNITEL SPECULE APPLES TO ALL OPENIORS OF SERVICE APPLES TO ALL OPENIORS OF SERVICE APPLES 128 NALS PER PLT, FASIEN A 6 x 4 x 5/16 STEEL ANGE, TO (2 x x 10 BLOCKING #/ (2) 1/2" LAG SCRENG # 1/2" O.C. STAGGERED. SEE SECTION R703.8.2.1 OF THE 2018 NCRC FOR ADDITIONAL BRICK SUPPORT INFORMATION, PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN UEU OF STEEL UNTELS.

GINEERED BY: WFB S-3

ATE OCTOBER 2, 2024

AWN BY: DREAM HOMES

SECOND FLOOR FRAMING PLAN

SOUTHPORT DREAM FINDERS HOMES

OPTIONAL VENEER (SEE ELEVATION PAGES FOR LOCATIONS AND CONDITIONS) (2) 2 x 10 (2) 2 x 1Ø (2) 2 x 10 (2)2 x 100 (2) 2 × 10 (2) 2 x 10 (3) 2 x 4 OR-(3) 2 x 6 ELEV C ROOF TRUSSES ENG. BY OTHERS W ELEVATION C (2) 2 x 1Ø ₹5 CANTILEVER I - JOISTS BENEATH
BATHROOM AND ATT, TO RIM #/
(2) BA NAILS FACE-NAILED
THROUGH THE RIM BOARD INTO
THE TOP AND BOTTOM FLANGES. (2) | 3/4" x 14" LV FLUSH u/ (3) 2 x · EA, END PORTAL FRAME SEE METHOD FF WALL BRACINS DETAL ON SHEET D-2 (3) | 3,4" x 16" LVL CONT. FROM FRONT CORNER W (4) 2 x 6 EA. BEARINS FONT (W. DRICK ABOYE: (3) | 3,4" x 24" LVL 14" TJI 110 I-JOISTS 4 OPT. COTTERED -CELING (3) 2 × 12 CONT. FROM CORNER TO CORNER II/ (2) 2 × 6 EA BEARING POINT. PORTAL FRAME SEE METHOD FF WALL BRACINS DETALL ON SHEET D-2 (3) 13/4" × 16" OR 11/ DRICK A (3) 2 x 6 OR (4) 2 x 4 (2) 2 x 19 CONT. PORTAL FRAME SEE — METHOD FF WALL BRACING DETAIL ON SHEET D-2 -(4) 2 x 4 0R (3) 2 x 6 (3) 1 3/4" x 20" LVL SET TOP FLUSH w/ TOP OF JOISTS (6) 2 x 4 OR (4) 2 x 6 (2) 2 x 10 CONT. 1-CAR GARAGE OPTION FILL BETUEN HEADERS
SOLID W KING STUDS,
STRAP HEADERS TOGETHER
W (2) 5 LONG SHIPSON CSIG
STRAPS NISTALLED TOP 4
BOTTOM ON THE INSIDE
FACE OF THE HEADERS, (3) I 3/4' x II 1/8' LVL CONT. FROM CORNER TO CORNER W (2) 2 x 6 EA BEARNS POINT W BRICK ABOVE; (3) I 3/4" x 14' LVL CONT. FROM CORNER TO CORNER W (3) 2 x 6 EA BEARNS POINT (NOT AVAILABLE W/ SIDE LOAD GARAGE OPTION) (2) 2 x 10 (TYP.) OPTIONAL VENEER (SEE ELEVATION PAGES FOR LOCATIONS AND CONDITIONS) PORTAL FRAME SEE METHOD PF WALL BRACING DETAIL ON SHEET D-2 -4 x 4 TRTD, POST MN, (TYP.) SIDE-LOAD

3-CAR GARAGE OPTION

(2) 2 x 10 (4) 2 x 4 OR-(3) 2 x 6 72) 2 x 10 CONT

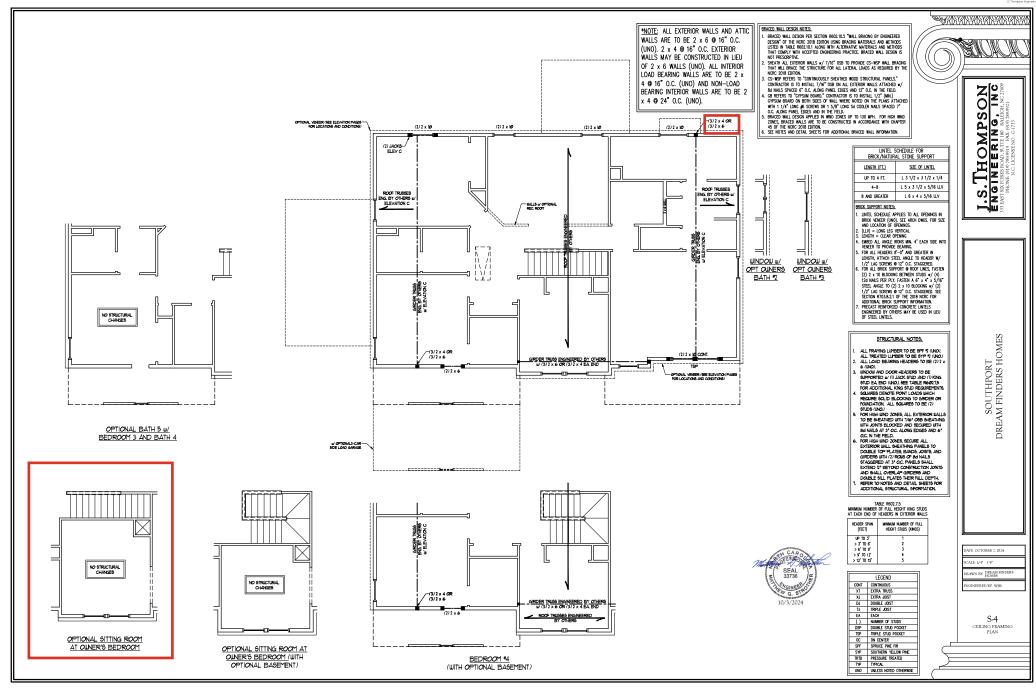
DINING ROOM W/ OPTIONAL BASEMENT

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

3-CAR SIDE LOAD

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

SEAL 33736





BRICK SUPPORT NOTE:

FASIN (1) 2 to BLOOKIN BERIERI MALL SILDS or (4) 10 MALLS PER P. (7, FASIS) A. 6 5 A. 7 to 10 PER LANGE TO (2) 2 to 0 BLOOKING of (7) P. LAS SORGIS 9 TO C. BLOOKING OF THE LANGE TO (2) 2 to 0 BLOOKING OF THE LANGE TO (2) 2 to 0 BLOOKING OF THE LANGE TO (2) TO 1 BLOOKING OF THE LANGE TO THE LANGE TO THE LANGE TO A DOTTIONAL BROCK SUPPORT NORWATOR. J. Y. S. V. M. SIBELL PLATE SIDES AT 12 TO STALL 3" A 3" V. M. SIBELL PLATE SIDES AT 10 PER LANGE CO. PER RECTION ROBALL OF THE NORM CENTRAL PROSPECTION.

STRUCTURAL NOTES:

- STRUCTURAL NOTES:

 ALL FRANTIS LIPERT TO BE 9

 ALL FRANTIS

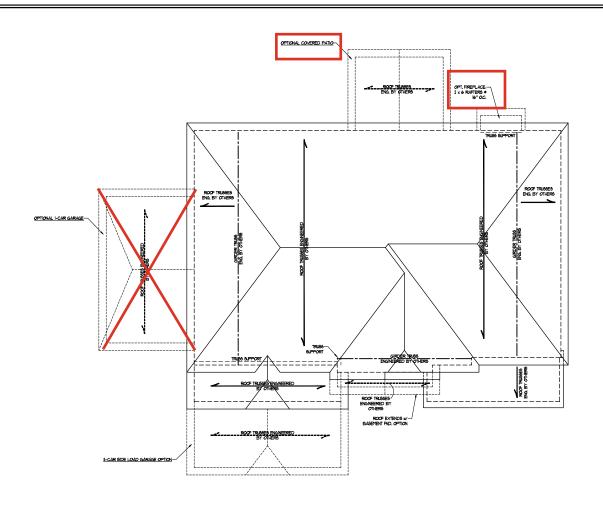
	LEGEND
XR	EXTRA RAFTER
XT	EXTRA TRUSS
DR	DOUBLE RAFTER
TR	TRIPLE RAFTER
RS	RAFTER SUPPORT
TS	TRUSS SUPPORT
CONT	CONTINUOUS
EA	EACH
00	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

DATE OCTOBER 2, 2024

RAWN BY: DREAM FI NOINEERED BY: WFB

S-5b

ROOF FRAMING PLAN



ELEVATION C

SFAI 33736

SOUTHPORT DREAM FINDERS HOMES

I.S. THOMPSC ENGINEERING, I HIPOTERING PRINGE, I PHORE (1997) PAC (1997)

MASONRY STEMWALL SPECIFICATIONS

4 BRICK AND 4 CMU

GROUT SOLID

GROUT SOLID w/ # REBAR @ 48" O.C.

NOT APPLICABLE

WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
TIE MULTIPLE WYTHES TOGSTHER WITH LADGER WIRE AT 16" O.C. VERTICALLY,
CHART APPLICABLE FOR HOUSE FOUNDATION <u>ONLY</u>, CONSULT ENGINEER FOR DESIGN OF GARAGE
FOUNDATION NOT COMMON TO HOUSE.

OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.

PREP SLAB PER R506.2.1 AND R506.2.2 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. THEY SUMPLY BEAUTY AND THE SEAL AND THE SEAL

ANCHOR SPACING AND EMBEDMENT

Threaded roo with epoxy, swpson 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.

120 MPH

6'-0' O.C.

INSTALL MIN. (2) ANCHORS PER

PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS

FOUNDATION NOT COMMON TO HOUSE.

BACKFILL OF CHEM, 87 / 87 WASHED STONE IS ALLOWABLE.

BACKFILL OF WELL PRAMED OR SAND — GRAVEL MATTHER SOLS (4.5 PS/FT BELOW GRAVE) CLASSIFIED AS GROUP I ACCORDING TO UNIFIED SOLS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE 2018 MIERNATIONAL RESOlution.

8" CMU

UNGROUTED

GROUT SOLID

GROUT SOLID w/ #4 REBAR @ 36" O.C.

GROUT SOLID #/ #4 REBAR @ 24" O.C.

WALL HEIGH (FEET)

2 AND BELOW

7 AND GREATER

WIND ZONE

SPACING

EMBERNENT

NOTE:

MASONRY WALL TYPE

ENGINEERED DESIGN BASED ON SITE CONDITIONS

4" BRICK AND

UNGROUTED

GROUT SOLID

GROUT SOLID w/ #4 REBAR @ 36" O.C.

GROUT SOLID w/#4 GROUT SOLID w/# REBAR @ 24" O.C. REBAR @ 64" O.C.

130 MPH

4'-0" O.C.

INSTALL MIN (2) ANCHORS PER

WITHIN 12" OF CORNERS

15" INTO MASONRY 7" INTO CONCRETE

SEAL 33736

10/3/2024

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12" CMU

UNGROUTED

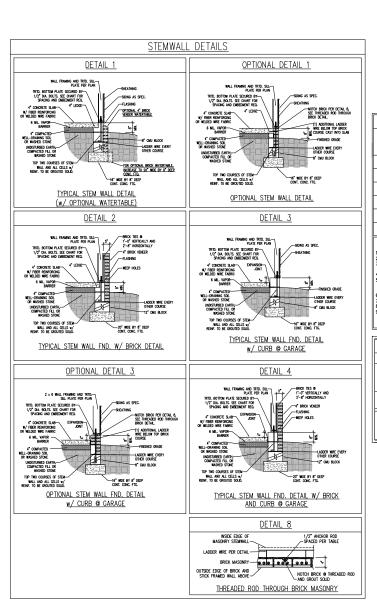
REBAR @ 64" 0.0

GROUT SOLID w/ #4 REBAR @ 64" O.C.









MONOLITHIC SLAB DETAILS

DETAIL 2

1-4

BRICK TES 0 1'-0' VERTICALLY AND 2'-8' HORIZONTALLY

"CONCRETE SLAB W/ FIBER REINFORCIN

BRICK VENEER DETAIL

DETAIL 4

GARAGE CURB BRICK LEDGE DETAIL

DETAIL 6

6 1-0 6 6

STEP IN GARAGE DETAIL

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

4" CONCRETE SLAB-

COMPACTED WELL-DRAINING-

INDISTURBED EARTH, COMPACTED—

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

4" CONCRETE SLAB

DETAIL 1

TYPICAL SLAB DETAIL

DETAIL 3

-SDNG AS SPEC

CHAPTED STORTS

WALL FRAMING AND TRTD. SILL— PLATE PER PLAN

GARAGE CURB DETAIL

DETAIL 5

5" PER PLAN 5"

THICKENED SLAB DETAIL

DETAIL 7

1-4

SLAB AT GARAGE DOOR DETAIL

SLOPE SLAB 1/8" PER FOOT <

WALL FRAMING AND TRID. SILL— PLATE PER PLAN

4" CONCRETE SLAB-

C CONCRETE SI AR-

6 ML VAPOR BARRER

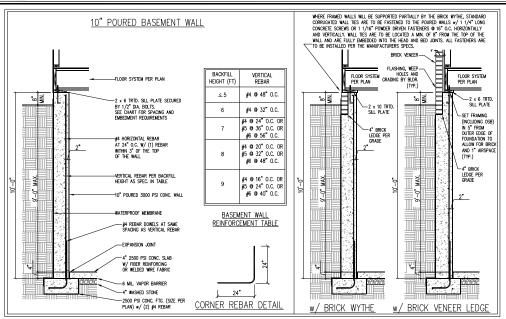
UNDISTURBED EARTH, COMPACTED—

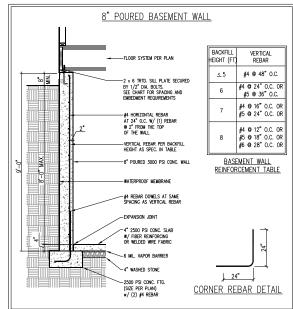
4" CONCRETE SLAR-

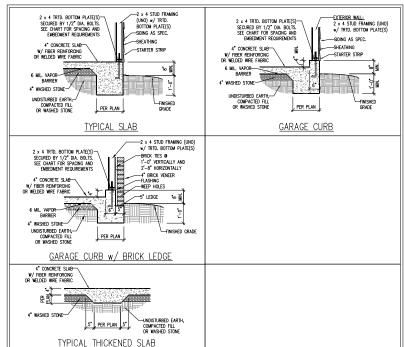
6 MIL VAPOR BARRIER

4" COMPACTED WELL-GRANING
SOIL OR WASHED STONE

COMPACTED WELL-DRAINING-SOIL OR WASHED STONE







	ANCHOR SPACING AND	EMBEDMENT	NOTE:
WIND ZONE	120 MPH	130 MPH	THREADED ROD WITH EPOXY,
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	SIMPSON TITEN HD, OR APPROVED ANCHORS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" DIAMETER ANCHOR BOLTS
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 <u>NOT</u> 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

PLACED IN 12" LIFTS AND CAREFULLY TAMPED.

- FOR AF KERR, 24' MINIMAM REBAR LIP STUCE LINCHIN. FOR A REBAR, 32' MINIMAM REBAR LAP STUL LENGTH. FOR A REBAR, 25' MINIMAM REBAR LIP STULC LINCHIN. FOR A REBAR, 25' MINIMAM LINCHINETE COVER OF 3' (INC).

 SILL ERABAR TO BE ASTE MANIS GARDE GO.

 SILL ERABAR TO BE ASTE MANIS GARDE GO.

 SILL ERABAR TO BE ASTE AND GO.

 SILL ERABAR TO BE ASSET AND GO.

 SILL ERABAR TO BE ASSET
- PLACED IN 12 LIFE AND CAREFULLY TAMPED.

 A "LEDGE IS DOE PROVIDED FOR THE PORCH SLAB. THE WALLS ARE REQUIRED TO BE BONDED TO THE SLABS USING #4 x 36" REBAR BONDES 32" O.C. EMBEDDED 4" INTO THE CONC. USING PROY. WHERE THE FLOOR JOSTS ARE PARALLEL TO THE WALLS, 2 x 4 BLOCKING IS TO BE INSTALLED 24" O.C. BETREEN THE BOTTOM FLANCES OF THE I—AUSIS FOR A MIN. OF 6"—0" MANY FROM THE WALL OR.
- DIAGONAL 2 x 6 BLOCKS MAY BE INSTALLED 24" O.C. FROM THE EDGE OF THE SILL PLATE TO THE TOP FLANGE AND SUBFLOORING, ATTACHED W/ (3) 12d NAILS EACH END.

NOTE TO FOUNDATION CONTRACTOR:

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

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J.S. THOMPS ENGINEERING.

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

DATE: NOVEMBER 29, 2022

OWNEERED BY: JST

FOUNDATION DETAILS



SEAL 33736

10/3/2024

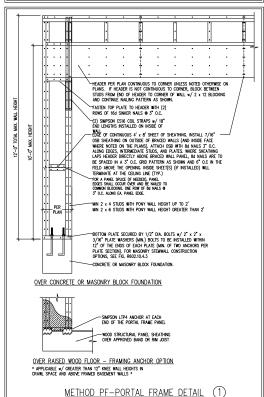
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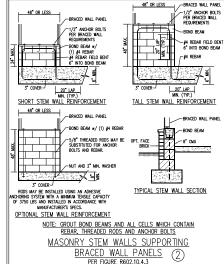
D-2

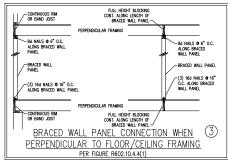
BRACED WALL NOTES AND DETAILS AND PF DETAIL

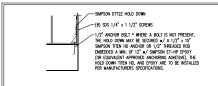
GENERAL WALL BRACING NOTES:

UENCETAL WALL BRACING DESIGNED IN ACCORDINACE WITH CHAPTER 6 OF THE 2018 NOT RESPONSITIE, BULLIONG CODE (MSRC). TABLES AND ROUSES RETERICION AND FROM THE 2018 NOTE THE 2018 NOTE FROM THE CONTROL OF THE 2018 NOTE THE 2018 NOTE



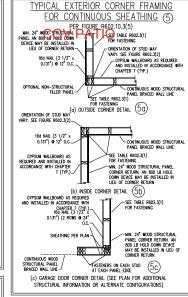


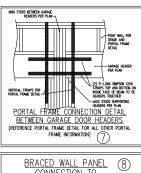


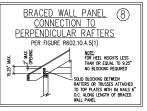


HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB

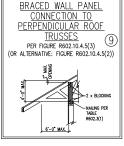
* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *







BRACED WALL PANEL CONNECTION WHEN PARALLEL (6) TO FLOOR/CEILING FRAMING PER FIG. R602.10.4.4(2) FULL HEIGHT BLOCKING @ 16" O.C. ALONG LENGTH OF BRACED WALL PANEL 8d NAILS @ 6" O.C. ALONG -8d NAILS @ 6" O.C. ALONG BRACED WALL PANEL BRACED WALL PANEL - BRACED WALL PANEL -BRACED WALL PANEL (3) 16d NAILS @ 16" O.C. AT EA. BLOCKING WEMBER (3) 16d NAILS 9 16" O.C. -(3) 16d NAILS @ 16" O.C. ALONG BRACED WALL PANEL ALONG BRACED WALL PANEL (2) 16d NAILS EA. SIDE ADDITIONAL FRAMING MEMBER DIRECTLY BELOW BRACED WALL PANEL -FULL HEIGHT BLOCKING @ 16" O.C. ALONG LENGTH OF BRACED WALL PANEL HOUS PIN #/ FINCES JOISTS OR DBL. BAND JOIST



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DATE: JUNE 17, 2022

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S-0 STRUCTURAL NOTES

GENERAL NOTES

- BONGERYS SEAL APPLES ONLY TO STRUCTURAL OMERHENTS INCLUDIES FOOT PATTERS, HEY, WILLEYS, BORGS, TOUGHS, BEAUS, BEAUS, HEAVERS, COLUMNS, CANTILLERS, OFFSET LIAND EXPRISE WAILEY, PERS, ORDER SYSTEM AND FOOTING. ENGAGERS'S SEAL DOES NOT CETTLY OMERISIONAL ACCUMENT OF ARCHITECTURAL LANCH INCLUDIES ROOT. EMBRIZES'S SEAL DOES NOT APPLY TO 1—200T OR TROOF, FOOT THOSES LANCH DESIGN AND
- 2. ALL CONSTRUCTION SHALL CORFORM TO THE LATEST REQUIREMENTS OF THE MORTH CARGUMA RESIDENTIAL CODE (MORC), 2018 EDITION, PULS ALL LOCAL CODES AND REQUIATIONS. THE STRUCTUREM REGISSER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CHOSTRUCTION WEREN, METHODS, TECHNIQUES, SEQUENCES OR PROPOZDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WINEX. MOR WILL THE DIMENSEL FOR THE CONTRICTION CONNETS.
- 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
STARS	40	10	L/360
WIND LOAD		2(4) WND ZONE AND EXPOSURE)	4,411
GROUND SNOW LOAD: Pa	20 (PSF)	-(., 23.2740 24 00042)	

- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
- _ FLOOR TRUCK SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD AN
- 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 NORC, 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 COMPORTES SUBSEA MAY FORDING, THE AREA, MITHAN THE PREMISES OF THE BUILDING DIVELENCE SHALL LIKE TALL MECELTARIAN, TOP SOIL AMO PROSEDIA MISTRATION REPORTS. THE MEMBERS, APPLIED THE STREET OF MESTERS AND FORDISM MISTRATION FOR ELL SHALL BE COMPORTED TO ASSISTE LIMPFORM SEPROPER OF THE SUBJECT OF MEMBERS, APPLIED THE MEMBERS SHALL BE AND ASSISTED AN ADMINISTRATION OF RANGE. AN AT HOLD RESPONDED COMPORTED OF COMPORTED AND ASSISTED AN ADMINISTRATION OF SAME OFFICE AND ASSISTED AN ADMINISTRATION OFFICE AND ASSISTED AN ADMINISTRATION OFFICE AND ASSISTED AN ADMINISTRATION OFFI ASSISTED AND ADMINISTRATION OFFI ASSISTED AN ADMINISTRATION OFFI ASSISTED AN ADMINISTRATION OFFI ASSISTED AN ADMINISTRATION OFFI ASSISTED AN ADMINISTRATION OFFI ASSISTED AND ADMINISTRATION OFFI ASSISTED AN ADMINISTRATION OFFI ASSISTED ASSIST
- 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 SAMED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST INVERE NCESSARY.
- 4. CONCRETE SHALL CONFORM TO SECTION PRO2.2 OF THE NORC, 2018 EDITION. CONCRETE REINFORMS STEEL TO BE ASTM ARIS GRADE 60. NELDED WER FARRIC TO BE ASTM ARIS. MANTAIN A MANUMUL CONCRETE COREY AROUND REINFORMS STEEL OF 3" A FOOTINGS AND 1.1/2" IN SLAVE FOR FOUNDED CONCRET MALLS, COMMETE CONCRET FOR REINFORM STEEL MASSET FROM THE NOESE FACE OF THE MALL SHALL NOT BE LESS THAN 3/4". CONCRETE COMET FOR REINFORMS STEEL MEASURED FROM THE OUTSIDE FACE OF THE MALL SHALL NOT BE LESS THAN 1.1/2" FOR J. BASE ON LINEST.
- 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 HEIGH PIERS PIER MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S WORTAR. 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 MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVIDENCE OF SECTION PROOF OF THE MORE, 2018 EDITION OF IN ACCORDANCE WITH ADJUST, AND ALL STATES, AND ALL STATE

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- $\frac{\text{FRAMING NOTES}}{\text{I. ALL FRANKS LUMBER SHALL BE μ2 SPF MINNIUM (h = 875 PS, f = $1500000 PS) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE μ2 SPF MINNIUM (h = 875 PS, f = $1500000 PS) UNLESS NOTED OTHERWISE (UNO).}$
- 2. LAMMATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIAUM PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMMATED STRAND LUMBER (RSJ.) SHALL HAVE THE FOLLOWING MINIAUM PROPERTIES: Fb = 2255 PSI, E = 300 PSI, E = 159000 PSI. PARALLEI, STRAND LUMBER (PSI.) UND TO 7 FEPTH SHALL HAVE THE FOLLOWING MINIAUM PROPERTIES: Fc = 2500 PSI, E = 95000000 PSI. INSTALL ALL CONNECTIONS (PSI.) UNDER THAN 7 FEPTH SHALL HAVE THE FOLLOWING MINIAUM PROPERTIES: Fc = 2900 PSI, E = 20000000 PSI. INSTALL ALL CONNECTIONS (PSI.) MINIAUM PROPERTIES: Fc = 2900 PSI, E = 20000000 PSI. INSTALL ALL CONNECTIONS (PSI.) MINIAUM PROPERTIES: Fc = 2900 PSI, E = 20000000 PSI. INSTALL ALL CONNECTIONS (PSI.) MINIAUM PROPERTIES: Fc = 2900 PSI, E = 20000000 PSI. INSTALL ALL CONNECTIONS (PSI.) MINIAUM PROPERTIES: Fc = 2900 PSI, E = 20000000 PSI. INSTALL ALL CONNECTIONS (PSI.) MINIAUM PROPERTIES: Fc = 2900 PSI, E = 20000000 PSI. INSTALL ALL CONNECTIONS (PSI.) MINIAUM PROPERTIES: Fc = 2900 PSI, E = 20000000 PSI. INSTALL ALL CONNECTIONS (PSI.) MINIAUM PROPERTIES: Fc = 2900 PSI, E = 20000000 PSI. INSTALL ALL CONNECTIONS (PSI.) MINIAUM PROPERTIES: Fc = 2900 PSI. E = 20000000 PSI. INSTALL ALL CONNECTIONS (PSI.) MINIAUM PROPERTIES: Fc = 2900 PSI. E = 20000000 PSI. INSTALL ALL CONNECTIONS (PSI.) MINIAUM PROPERTIES: Fc = 2900 PSI. E = 20000000 PSI. INSTALL ALL CONNECTIONS (PSI.) MINIAUM PROPERTIES: Fc = 2900 PSI. E = 2000000 PSI. INSTALL ALL CONNECTIONS (PSI.) MINIAUM PROPERTIES: Fc = 2900 PSI. E = 30000000 PSI. INSTALL ALL CONNECTIONS (PSI.) MINIAUM PROPERTIES: Fc = 2900 PSI. E = 30000000 PSI. INSTALL ALL CONNECTIONS (PSI.) MINIAUM PROPERTIES: Fc = 2900 PSI. E = 3000 PSI. E = 30000000 PSI. INSTALL ALL CONNECTIONS (PSI.) MINIAUM PROPERTIES: Fc = 2900 PSI. E = 3000 PSI. INSTALL ALL CONNECTIONS (PSI.) MINIAUM PROPERTIES: Fc = 2900 PSI. E = 300000000 PSI. INSTALL ALL CONNECTIONS (PSI.) MINIAUM PROPERTIES: Fc = 2900 PSI. E = 3000 PSI. E = 30000000 PSI. INSTALL ALL CONNECTIONS (PSI.) MINIAUM PROPERTIES: Fc = 2000 PSI. E = 3000 PSI. E = 300000000 PSI
- 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

 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 CONSIGERED ACCIOLATE PROVINCIO THE AUSTS ARE TOR MALED TO THE 2x MALED ON THE OF THE STELL REMA, MAD THE 2x MALER IS SUSCIDED TO THE TOP OF THE STELL REMA YELD ROSE OF SELF TAMPOS OFCRUSH 6 of CA. OF (2) RONGS of 12* CAMPOS OF SELF TAMPOS OFCRUSH 6 of CA. OF (2) RONGS of 12* CAMPOS OF SELF TAMPOS OF S

- 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 BERNING HEADERS TO CONFORM TO THELE REQUIZITY AND REQUIZITY OF THE NORC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) MACK AND (1) KING STUD EACH ENG (WIND), WHIDEVER IS GREATER ALL HEADERS TO BE SECURED TO EACH ARCK STUD WITH (4) Be NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEAMING POINT (WIND). ANSTALL KING STUDS FER SECTION REQUIZES TO THE WORTH CANCIUM.
- 7. ALL BEANS, HEADERS OR GROER TRUSSES PRAFALLE TO WALL ARE TO BEAR FULLY ON (1) LACK OR (2) STUDS MINIMAN OR THE NUMBER OF JACKS OR STUDS NOTICE. ALL BEANS OR GROER TRUSSES PERPODUCIDLE TO WALL AND SUPPORTED BY (1) SLOSO OR LESS ARE 10 NOW. 1 THE VICTUAL WAS SUPPORTED BY ADMET HAVE (5) STUDS OR OTHER THE NOTED COLUMN ARE TO BEAR FILLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (MIND). BEAM BEDS THAT BUTT INTO ONE ANOTHER ARE TO SLAND PEAR FILLY COLUMN FOR ENTIRE WALL DEPTH (MIND).
- FUTCH BEANS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS
 SHALL BE SPACED AT 2" CONTERS (MAXMAM), AND STAGGREED AT TOP AND BOTTON OF BEAN (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT
 6" FROM EACH FUN (MIN).
- 9. ALL 1-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEWATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR
 I—JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOOWING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT
 LOADS ALMON OFTST LOAD LINES.
- 12. FOR ALL HEADERS SUPPORTING BRIOX VENETR THAT ARE LESS THAN 8"-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGE WITH 6" MINIMUM PLACEMENT AT SIZE SOF BRIOK SUPPORT (U.M.O.). FOR ALL HEADERS 8"-0" AND GEARTER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGE TO HEADER WITH 1/2" USE SERIES AT 20. C. STAGGERS FOR BRIOK SUPPORT, TO FIG. ALL BRIOK SUPPORT AT BOOK LINES, BOT A 6" x 4" x 5/16" STEEL ANGE TO (2) 2 x 10 BLOOKING RISTLICED x 1/2" OLD ANALE SIA. REV ERIFERD WALL STUDS WITH (2) ROWS 0" 1/2" LAG SOREHS AT 12" OLD STAGGERS AND IN A ACCORDANCE WITH SECTION CARGOL 20" THE NORE, OR BETILDION.
- 13. FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPUCES ARE TO BE SPACED A MINIOUN OF 8"-0". FASTEN MEMBERS WITH THREE ROWS OF 124 NAILS AT 16" O.C. FRAME DORNER WALLS ON TOP OF DOUBLE OR TRPLE RAFTERS AS SHOWN
- FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETMEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 6 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UND).
- 15. ALL 4.4 AND 6.9 FOREST TO BE INSTALLED WIRE 700 ILS CAPACITY INJUST CONNECTIONS TOWN AND BOTTOM (MIXOL). POSTS MAY BE STORED USED ONE GENERAL HIGH CHIEF CONNECTION STORED TO THE ARM AT THE SOTTOM AND THE SEMAN AT HIS FOR FOAL PIOST. INSECTION OF SUPPORT OSSIC COLS STAMPHOW WIRE (6) BUT HOW AT HIS FORE PIOST ONE OF SUPPORT OSSIC COLS STAMPHOW WIRE (6) BUT HOW AT HIS FORE MODIFIED OF SUPPORT OSSIC CONSISTENCY OSSIC CONS

