PLAN REVISIONS:

6/15/23
- ELIMINATED FIRST FLOOR TO SECOND FLOOR ROOF CONDITION TO REMOVE CEILING BEAMS AND UPLIFT ISSUES FOR HIGH WIND
- SLIGHTLY REDESIGNED KITCHEN SO THAT PANTRY AREA IS IMPROVED AND TO MAKE FOR A NICER GOURMET OPTION WHEN CHOSEN
- RELOCATED STAIRS TO ACCOMODATE FOR A DEEPER GREAT ROOM SO THAT THE BAR AREA DID NOT ENCROACH THE FURNITURE PLACENT
- REDESIGNED MASTER BEDROOM, MASTER BATH, LAUNDRY AND MUD TO ACCOMODATE NEW STAIR LOCATION
- MADE FIREPLACE AN 'INSIDE FOOTPRINT OPTION)
- ADDED 2' TO REAR OF HOUSE
- REMOVED ALL SPACE OVER GARAGE TO ELIMINATE EWP OVER GARAGE AREA
- SHIFTED SECOND FLOOR TO REAR WALL SO THAT ENTIRE SECOND FLOOR STACKS WITH FIRST FLOOR
- MADE OVERLOOK AREA FROM LOFT A FULL 2-STORY TO SIMPLIFY TRUSS DESIGN AND MAKE AN OPPORTUNITY FOR A REC ROOM OPTION

7/31/23
- ADDED B AND C ELEVATIONS

8/16/23
- MADE OPEN TO BELOW GREAT ROOM WALLS 2X6 BALLOON FRAMING

10/23/23
- CHANGE PANTRY CAB TO FRAMED REACH-IN PANTRY
- SHOWER PANS AND TUBS IN INCHES
- REMOVE SEAT IN SHOWER
- MAKE 36X60 WITH 3010 AND PACK OUT EACH SIDE EVENLY AND MAKE VANITY 66" FOR SHOWER ONLY BATH, LEAVE OPTIONAL BATH AS IS.
- CHANGE TITLES OF BATH UPGRADE TO P BATH NOT O BATH
- POWDER WALL PLUMB AND 2X6 AT BENCH AND AT TOILET/M BED WALL
- OPTIONAL 3050 IN DINING CENTERED ON LEFT WALL
- 32" WALL IN GARAGE AT WATER HEATER WITH DEDICATED OUTLET
- BED 5 OPTION EDITED TO INCLUDE BATH WITHIN OPTION
- CHANGE EXTRA BEDROOM ENTRY DOORS TO 2/6
- CHASE ADDED TO BED 2

12/11/23
- MODIFIED P BATH STANDARD SLIGHTLY TO ALLOW FOR SHOWER UNIT ILO TILE SURROUND SHOWER
- ADDED OPTIONAL PATIO
- CHANGED ROOM NAMES TO NEW DREAMFINDERS STANDARDS

1/5/23
- MADE ALL MULLED WINDOWS INTO 2 SINGLE WINDOWS WITH STUD POCKETS
- ADDED COFFER OPTION TO DINING
- ADDED PLUMB DROP DIMENSION TO MONO AND STEM WALL SLAB
- ROTATE WATER HEATER AND WING WALL
- ADD PULL DOWN STAIR LOCATION
- MAKE COVERED PORCH OPTION COME WITH OVERHEAD LIGHT ILO WALL LIGHT
- ADD CAN TO KITCHEN AND REARRANGE
- ADJUST OUTLETS IN PRIMARY BATHS
- ADD CAN OPTION TO SINGLE STORY GREAT ROOM
- MAKE PENDANTS OPTIONAL IN KITCHEN
- CENTER LIGHT OVER STAIR FOR BETTER STAIRWELL LIGHTING

6/27/24
- SHIFT SHOWER IN PRIMARY STANDARD AND TUB IN PRIMARY UPGRADE TO ALLOW MORE ROOM TO ENTER THE AREA
- OPT FAN ROUGH-INS IN BEDROOMS
- ADD OPT DOOR FROM WIC TO LAUNDRY
- ADDED 30 PERCENT BRICK ELEVATIONS ABC

10/7/24
- ADDED OPTIONAL BRICK/STONE WAINSCOTING TO ELEV A
- OPT STONE/BRICK NOTES ON ELEV B
- STONE OR BRICK NOTES ON ELEV C

Heated SQFT Elev. A	
Description	Area
1st Floor Livable	1426 SF
2nd Floor Livable	1087 SF
Gross Heated SF	2513 SF

Heated SQFT W Recroom A	
Description	Area
1st Floor Livable	1426 SF
2nd Floor Livable	1386 SF
Gross Heated SF	2812 SF

Heated SQFT Elev. B/C	
Description	Area
1st Floor Livable	1426 SF
2nd Floor Livable	1098 SF
Gross Heated SF	2524 SF

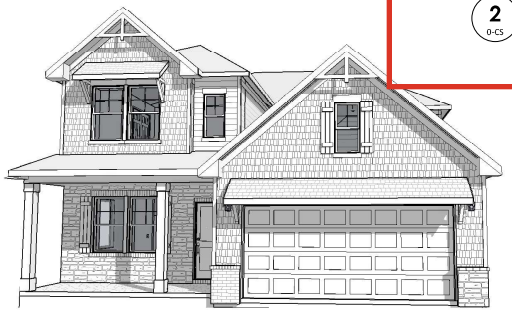
Unheated SQFT	
Description	Area
Front Porch	93 SF
Garage	418 SF
Opt. Cov'd Porch	120 SF

Elevation 'A'

A/B MEAN ROOF HGT = 22'-4"
C MEAN ROOF HGT = 21'-11"

ENERGY COMPLIANCE MINIMUMS
MAX GLAZING U-FACTOR = 0.35
WALL R-VALUE = 15
CEILING R-VALUE = 38
FLOOR R-VALUE = 19

2 0-CS **Elevation 'B'**
1/4" = 1'-0"
WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



3 0-CS **Elevation 'C**
1/4" = 1'-0"
WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE

PLANSOURCE DESIGNS
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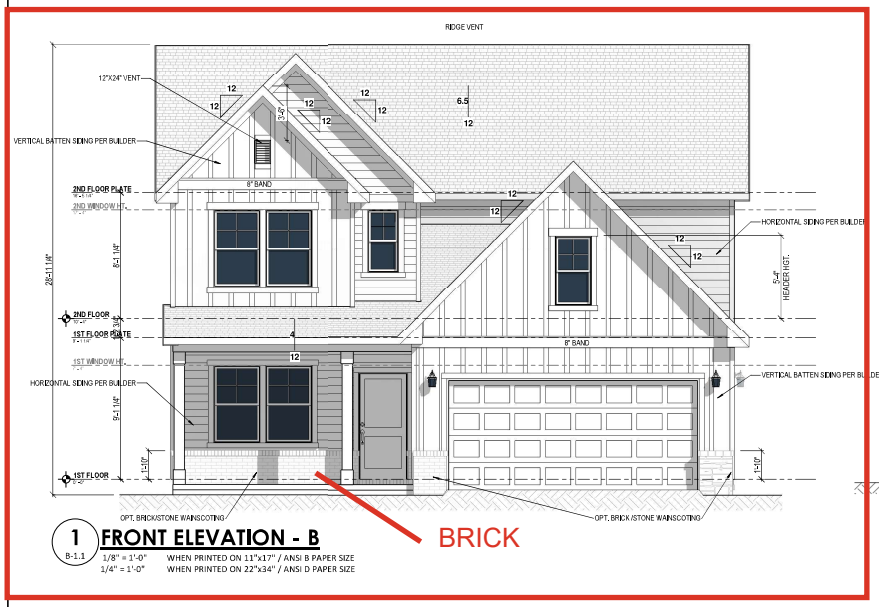
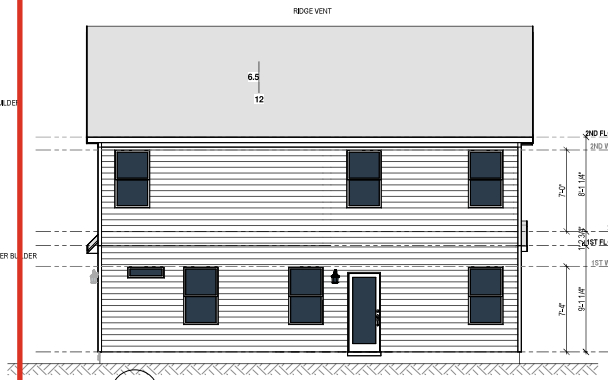
Date: 10/7/24 | Drawn By: rdc | Checked By: sgm

DREAM FINDERS HOMES

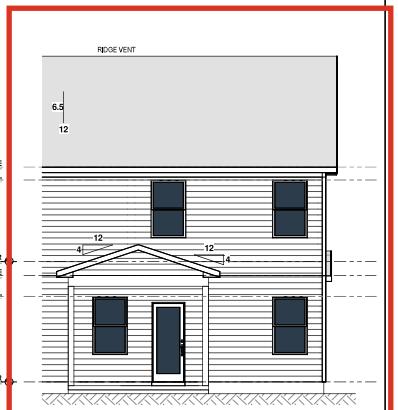
0-CS



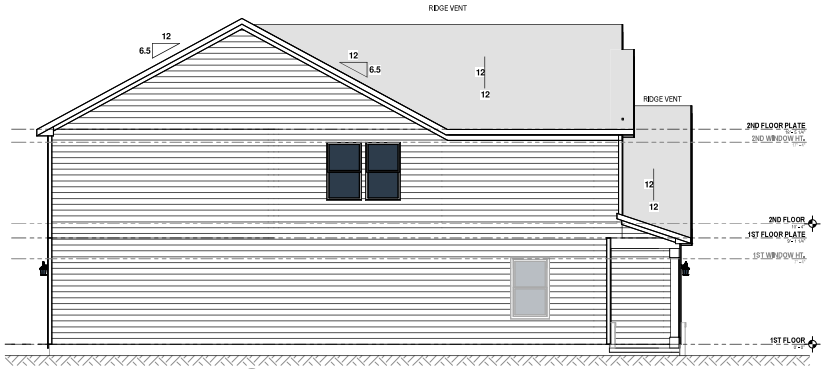
1 B-1.1 **FRONT ELEVATION - B**
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



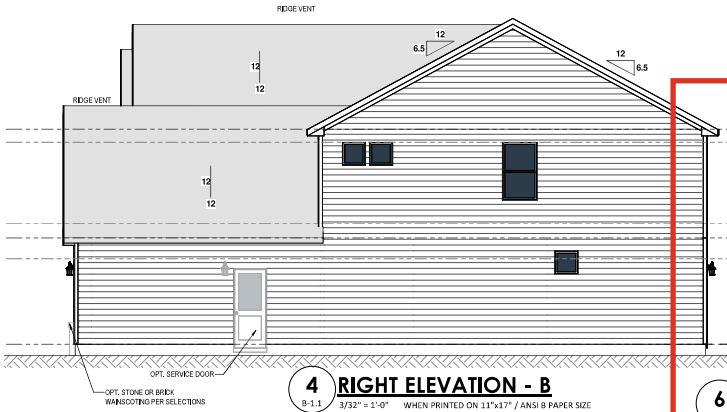
3 B-1.1 **REAR ELEVATION - B**
3/32" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



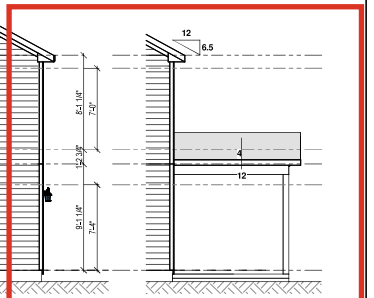
5 B-1.1 **REAR - Cov'd Porch B**
3/32" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



2 B-1.1 **LEFT ELEVATION - B**
3/32" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



4 B-1.1 **RIGHT ELEVATION - B**
3/32" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



6 B-1.1 **RIGHT - Cov'd Porch B**
3/32" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE

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Bellwood Carolinas 3654 - RH
Dream Finders Homes
Elevations - B

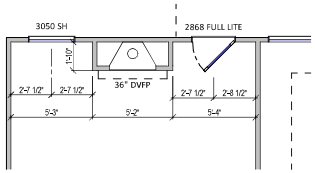
Date: 10/7/24
Drawn By: rdc
Checked By: sgm

DREAM FINDERS HOMES

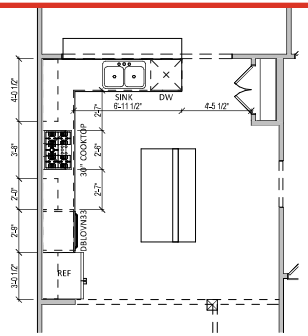
B-1.1

Wall Notes

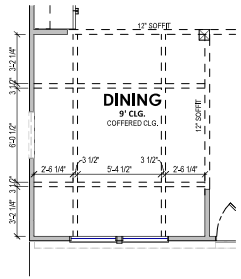
NOTE:
- ALL EXTERIOR WALLS TO BE 2X4 WALLS (STUD SPACING PER STRUCTURAL DRAWINGS)
- ALL INTERIOR WALLS TO BE 2X4 UNLESS OTHERWISE NOTED (SPACING PER STRUCTURAL DRAWINGS



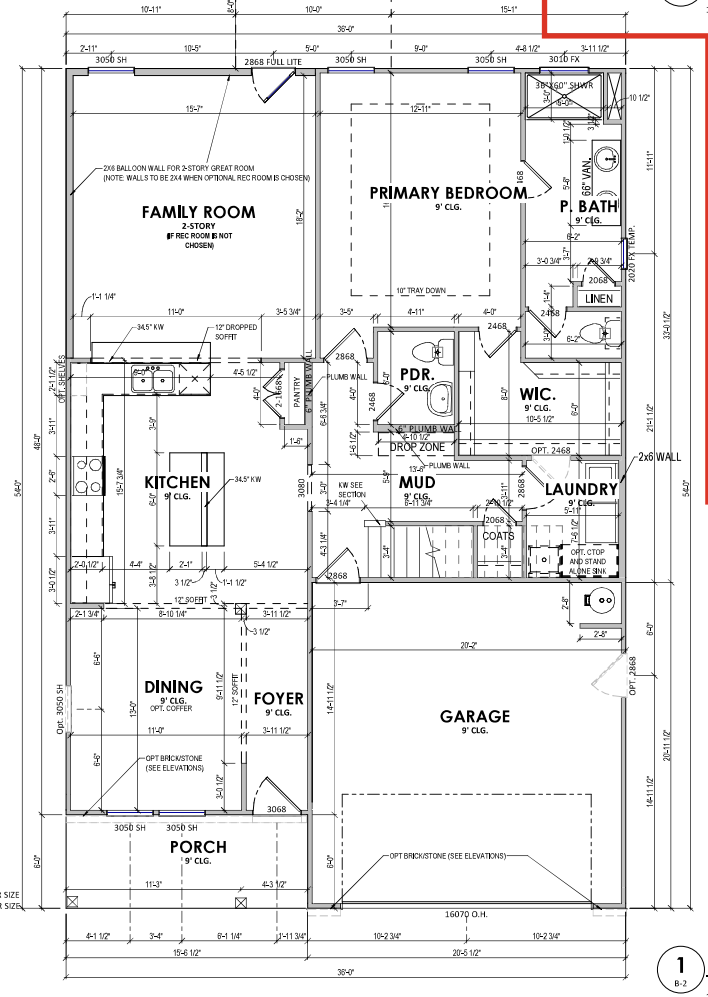
2 1st Floor Plan - Opt. Fireplace (B-2)
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



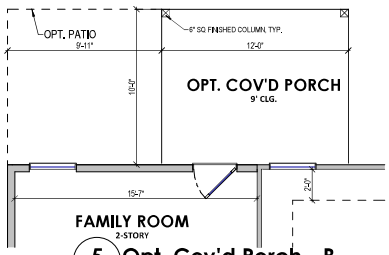
3 1st Floor Plan - Opt. Gourmet Kitchen (B-2)
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



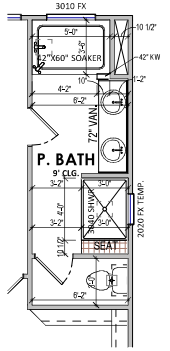
6 Opt. Dining Coffer B (B-2)
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



1 1st Floor Plan - B (B-2)
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



5 Opt. Cov'd Porch - B (B-2)
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



4 1st Floor Plan - P. Bath Upgrade -B (B-2)
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE

PLANSOURCE DESIGNS
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Bellwood Carolinas 3654 - RH
Dream Finders Homes
First Floor Plan - B

Date: 10/7/24
Drawn By: rdc
Checked By: sgm

DREAM FINDERS HOMES

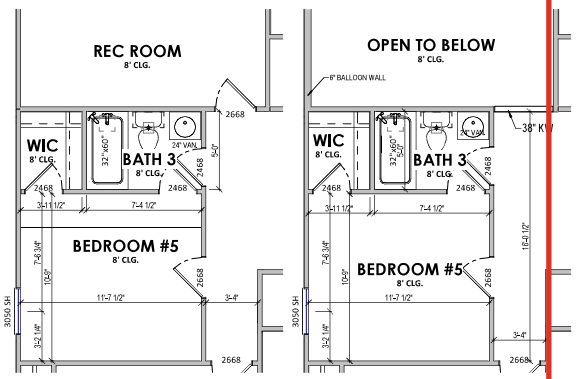
B-2

Wall Notes

NOTE:
- ALL EXTERIOR WALLS TO BE 2X4 WALLS (STUD SPACING PER STRUCTURAL DRAWINGS)
- ALL INTERIOR WALLS TO BE 2X4 UNLESS OTHERWISE NOTED (SPACING PER STRUCTURAL DRAWINGS

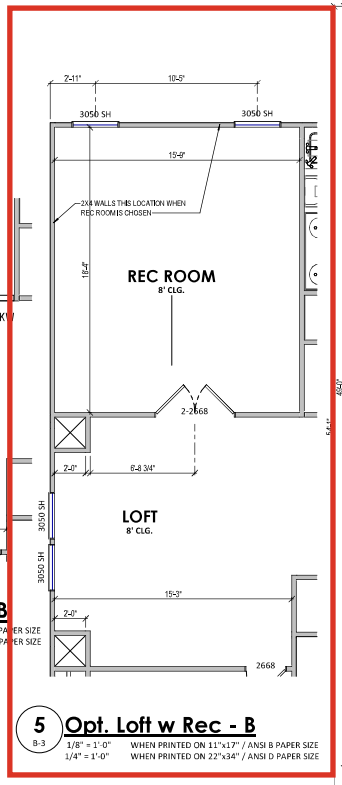
REC ROOM

BED #4

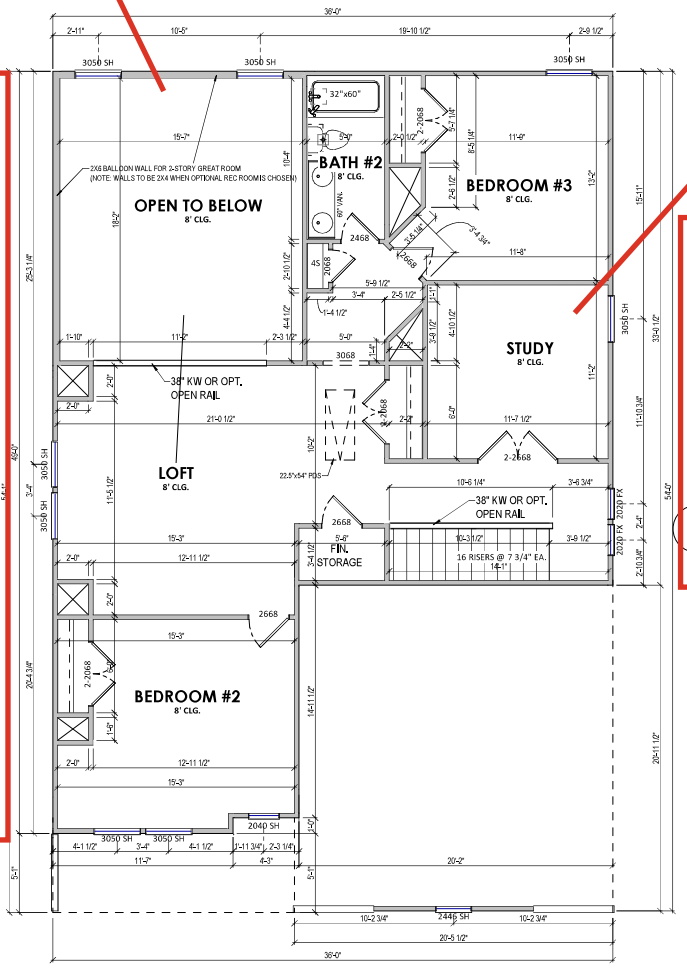


4 B-3 **Opt. Bed 5 w Rec - B**
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE

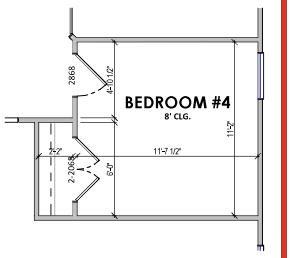
3 B-3 **Opt. Bed 5 No Rec- B**
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



5 B-3 **Opt. Loft w Rec - B**
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



1 B-3 **2nd Floor Plan - B**
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



2 B-3 **Opt. Bed 4 - B**
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE

PLANSOURCE DESIGNS
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Bellwood Carolinas 3654 - RH
Dream Finders Homes
Second Floor Plan - B

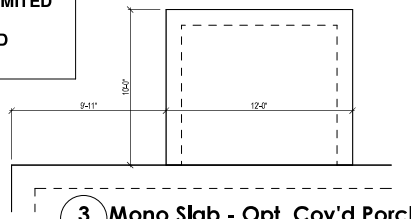
Date: 10/7/24
Drawn By: rdc
Checked By: sgm

DREAM FINDERS HOMES

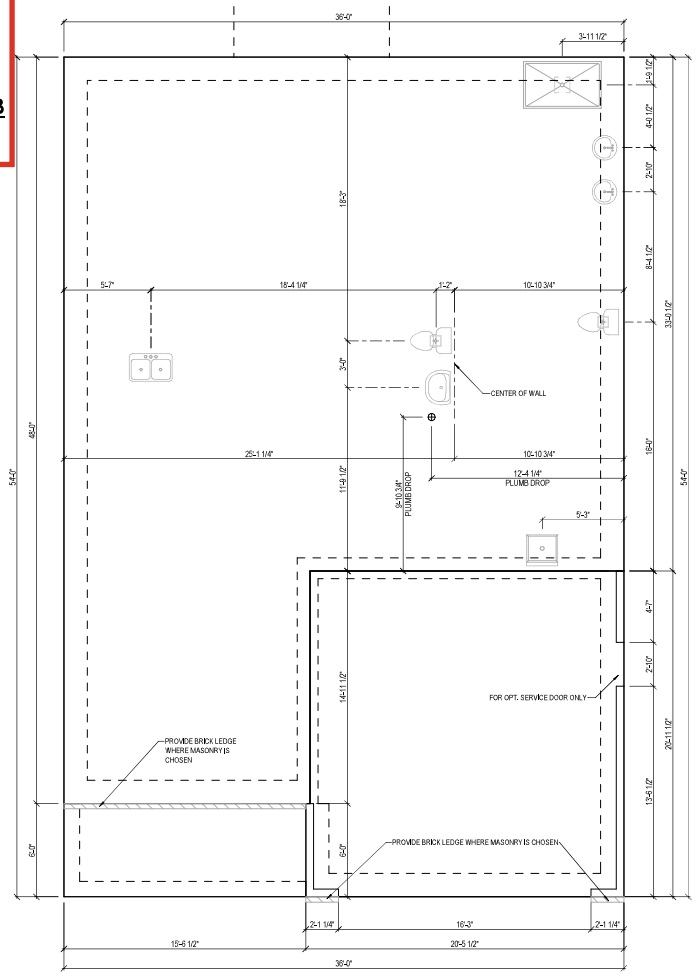
B-3

NOTE: THIS SHEET IS AN ARCHTIECTURAL FOUNDATION SHEET INTENDED ONLY FOR EXTERIOR DIMENSIONS AND VISUALIZATION OF THE FOUNDATION PERIMETER

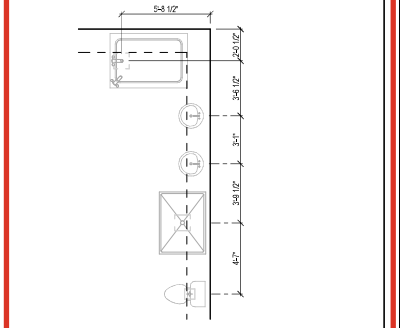
SEE SEALED STRUCTURAL PAGE FOR INFORMATION REGARDING, BUT NOT LIMITED TO, FOOTING LOCATIONS AND SPECIFICATIONS, SLAB THICKNESS AND COMPACTION



3 B-4.1 **Mono Slab - Opt. Cov'd Porch B**
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



1 B-4.1 **Mono Slab - B**
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



2 B-4.1 **Mono Slab - Opt. P. Bath - B**
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE

NOTE: PLANSOURCE DESIGNS IS NOT RESPONSIBLE FOR THE STRUCTURAL CALCULATIONS FOR THIS CONSTRUCTION PLAN SET. ALL STRUCTURAL DESIGN ELEMENTS, INCLUDING BUT NOT LIMITED TO, BEAM SIZES, FLOOR SPANS, STUD COLUMNS AND FOOTING SIZES, ARE TO BE THE RESPONSIBILITY OF THE BUILDER AND/OR ENGINEER

PLANSOURCE DESIGNS
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Bellwood Carolinas 3654 - RH
Dream Finders Homes
Mono Slab Foundation - B

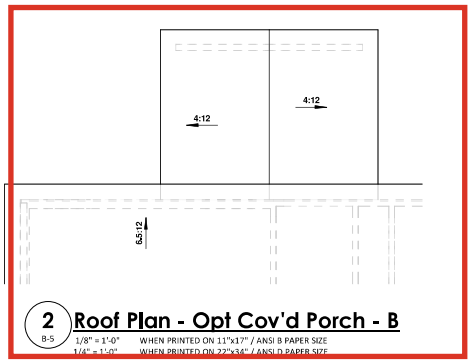
Date: 10/7/24
Drawn By: sgm
Checked By: sgm

DREAM FINDERS HOMES

B-4.1

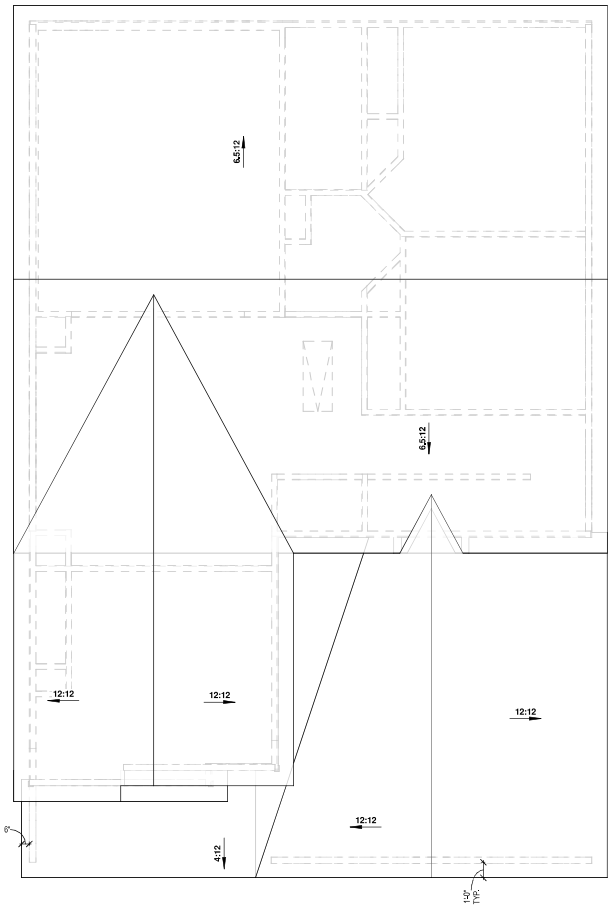
ROOF VENT CALCULATIONS

TOTAL AREA UNDER ROOF =	1804
TOTAL VENTILATION REQ'D =	1804/150
BUILDER SHALL PROVIDE =	12.03 SQFT OF VENT



2 B-5 **Roof Plan - Opt Cov'd Porch - B**

1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



1 B-5 **Roof Plan - B**

1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE

NOTE: PLANSOURCE DESIGNS IS NOT RESPONSIBLE FOR THE STRUCTURAL CALCULATIONS FOR THIS CONSTRUCTION PLAN SET. ALL STRUCTURAL DESIGN ELEMENTS, INCLUDING BUT NOT LIMITED TO, BEAM SIZES, FLOOR SPANS, STUD COLUMNS AND FOOTING SIZES, ARE TO BE THE RESPONSIBILITY OF THE BUILDER AND/OR ENGINEER

PLANSOURCE DESIGNS
where design meets innovation

Bellwood Carolinas 3654 - RH
Dream Finders Homes
Roof Plan - B

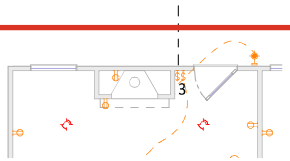
Date: 10/7/24
Drawn By: rdc
Checked By: sgm

DREAM FINDERS HOMES

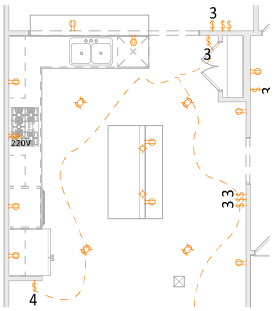
B-5

ELECTRICAL LEGEND

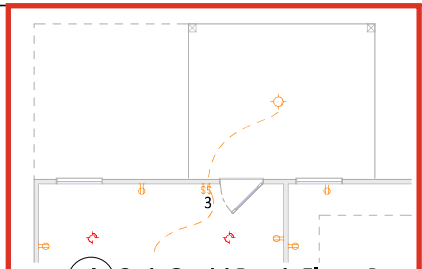
S	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
4	4-WAY SWITCH	GD	GARAGE DOOR
D	DIMMER SWITCH	GDO	GARAGE DOOR BUTTON
220	220 VOLT OUTLET	WPGFI	OPENER WEATHERPROOF OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
GFI	GROUND FAULT OUTLET	FLR	FLOOR OUTLET
S	SMOKE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR COMBO
C	CARBON MONOXIDE DETECTOR	DATA	NETWORK OUTLET
TV	TELEVISION OUTLET	PH	TELEPHONE OUTLET
PANEL	SERVICE PANEL		GARBAGE DISPOSAL
M	SERVICE METER	ACCENT	ACCENT LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
FLOOD	FLOOD LIGHT		DOUBLE SCONCE
3 BULB	STRIP LIGHT	STR	STAIR LIGHT
	BATH FAN & LIGHT		BATH FAN
CASTER	COMBO CLOSET CASTER LIGHT	UC	UNDER CABINET
PC	PULL CHAIN LIGHT	KL	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
PNDT	HANGING PENDANT	MINI	MINIATURE PUCK
	RECESSED CAN LIGHT	EB	RECESSED EYEBALL LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
CF	CEILING FAN		LIGHT w/ FAN ROUGH
LCF	LIGHTED CEILING FAN	LCF ROUGH	LIGHT & FAN ROUGH



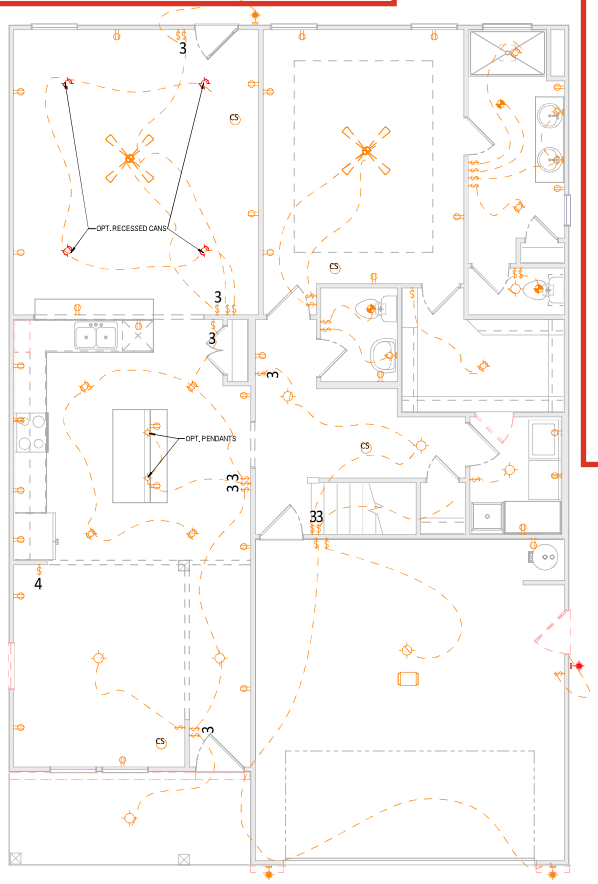
2 1st Floor Electrical - Opt. Fireplace
B-6
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



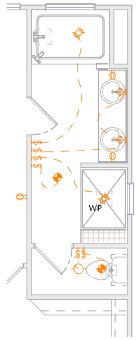
3 1st Floor Electrical - Opt. Gourmet Kitchen
B-6
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



4 Opt. Cov'd Porch Elec - B
B-6
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



1 1st Floor Electrical - B
B-6
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



5 P. Bath Upgrade Elec. - B
B-6
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE

PLANSOURCE DESIGNS
where design meets innovation

Bellwood Carolinas 3654 - RH
Dream Finders Homes
First Floor Electrical - B

Date: 10/7/24
Drawn By: rdc
Checked By: sgm

DREAM FINDERS HOMES

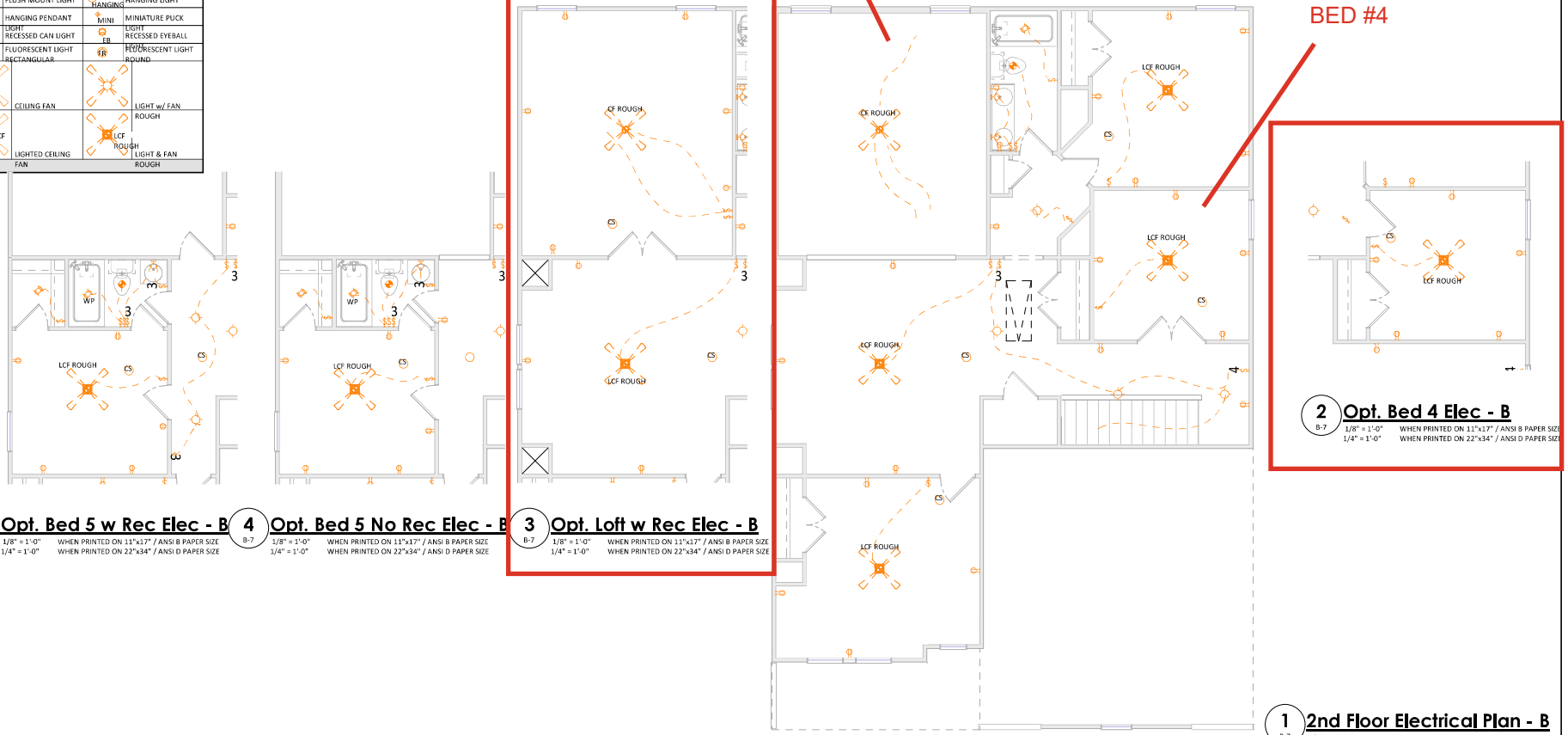
B-6

ELECTRICAL LEGEND

S	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
S3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
S4	4-WAY SWITCH	GD	GARAGE DOOR
SD	DIMMER SWITCH	GDO	GARAGE DOOR BUTTON
220	220 VOLT OUTLET	WPGFI	GARAGE DOOR OPENER WEATHERPROOF
	DUPLEX OUTLET	CLG	OUTLET CEILING OUTLET
GFI	GROUND FAULT OUTLET	FLR	FLOOR OUTLET
S	SMOKE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR
C	CARBON MONOXIDE DETECTOR	DATA	COMBO NETWORK OUTLET
TV	TELEVISION OUTLET	PH	TELEPHONE OUTLET
PANEL	SERVICE PANEL		GARBAGE DISPOSAL
M	SERVICE METER	ACCENT	ACCENT LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
FLOOD	FLOOD LIGHT		DOUBLE SCONCE
3 BULB	STRIP LIGHT	STR	STAIR LIGHT
	BATH FAN & LIGHT		BATH FAN
CASTER	COMBO CLOSET CASTER LIGHT	UC	UNDER CABINET LIGHT
PC	PULL CHAIN LIGHT	KL	KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
PNDT	HANGING PENDANT	MINI	MINIATURE PUCK
	RECESSED CAN LIGHT	EB	RECESSED EYEBALL LIGHT
	FLUORESCENT LIGHT RECTANGULAR	FR	FLUORESCENT LIGHT ROUND
CF	CEILING FAN		LIGHT w/ FAN
LCF	LIGHTED CEILING FAN	LCF ROUGH	LIGHT & FAN ROUGH

REC ROOM

BED #4



5 B-7 **Opt. Bed 5 w Rec Elec - B**
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE

4 B-7 **Opt. Bed 5 No Rec Elec - B**
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE

3 B-7 **Opt. Loft w Rec Elec - B**
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE

2 B-7 **Opt. Bed 4 Elec - B**
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE

1 B-7 **2nd Floor Electrical Plan - B**
1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE

PLANSOURCE DESIGNS
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Bellwood Carolinas 3654 - RH

Dream Finders Homes

Second Floor Electrical - B

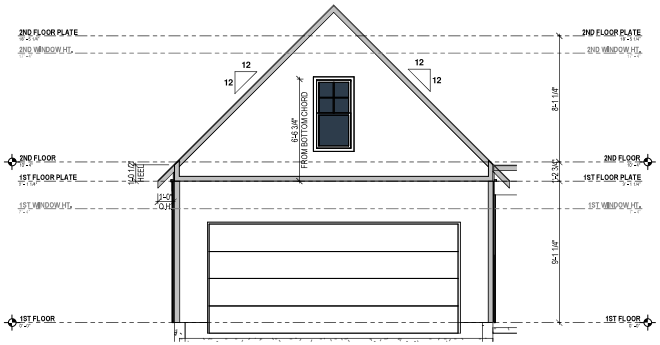
Date: 10/7/24

Drawn By: rdc

Checked By: sgm

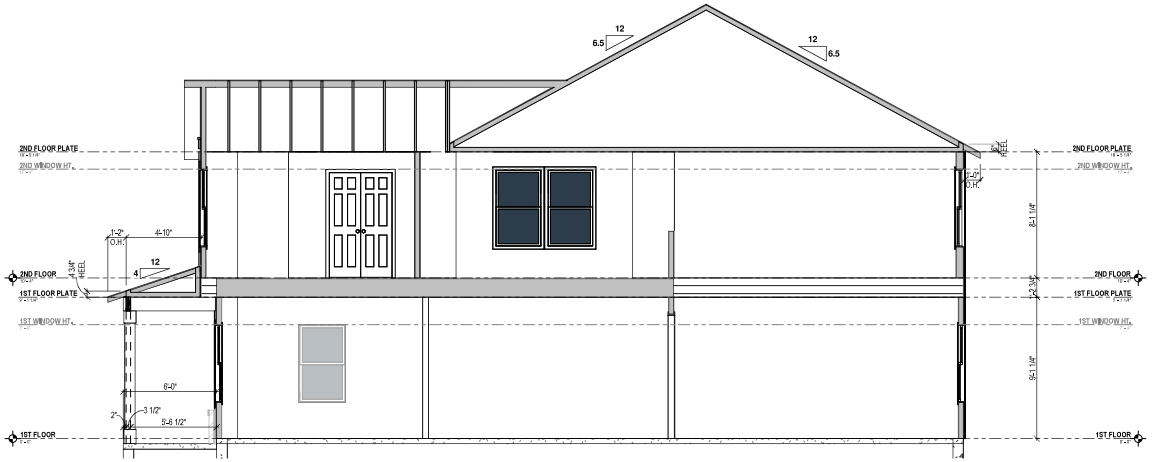
DREAM FINDERS HOMES

B-7



1 B-8 **GARAGE B**

1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE



2 B-8 **HOUSE SECTION B**

1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
1/4" = 1'-0" WHEN PRINTED ON 22"x34" / ANSI D PAPER SIZE

PLANSOURCE DESIGNS
where design meets innovation

Bellwood Carolinas 3654 - RH

Dream Finders Homes

Sections

Date: 10/7/24

Drawn By: sgm

Checked By: sgm

DREAM FINDERS HOMES

B-8

KSE ENGINEERING
1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951
www.kse-eng.com (215) 804-4449

BELLWOOD

RH

NORTH CAROLINA

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH AND COORDINATED WITH THE ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. THIS COORDINATION IS NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD (SER). SHOULD ANY DISCREPANCIES BECOME APPARENT, THE CONTRACTOR SHALL NOTIFY KSE ENGINEERING, P.C. BEFORE CONSTRUCTION BEGINS. IT IS THE INTENT OF THE ENGINEER LISTED ON THESE DOCUMENTS THAT THESE DOCUMENTS BE ACCURATE, PROVIDING LICENSED PROFESSIONALS CLEAR INFORMATION. EVERY ATTEMPT HAS BEEN MADE TO PREVENT ERROR. THE BUILDER AND ALL SUBCONTRACTORS ARE REQUIRED TO REVIEW ALL OF THE INFORMATION CONTAINED IN THESE DOCUMENTS PRIOR TO THE COMMENCEMENT OF ANY WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ANY PLAN ERRORS, OMISSIONS, OR MISINTERPRETATIONS UNDETECTED AND NOT REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION. ALL CONSTRUCTION MUST BE IN ACCORDANCE TO THE INFORMATION FOUND IN THESE DOCUMENTS.

DESIGN SPECIFICATIONS:

DESIGN BUILDING CODE (REFERRED TO HEREIN AS "THE BUILDING CODE"):
- 2018 NORTH CAROLINA RESIDENTIAL CODE. WALL BRACING PER INTERNATIONAL RESIDENTIAL CODE 2015 EDITION.

DESIGN LIVE LOADS:
- ROOF = 20 PSF (LOAD DURATION FACTOR=1.25)
- UNINHABITABLE ATTICS WITH LIMITED STORAGE = 20 PSF (WHERE SPECIFIED ON PLANS)
- HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS = 30 PSF
- FLOOR = 40 PSF
- FLOOR (SLEEPING AREAS) = 30 PSF
- DECK = 40 PSF
- BALCONY = 40 PSF
- STAIRS = 40 PSF

DESIGN DEAD LOADS:
- ROOF TRUSS = 17 PSF (TC=7, BC=10)
- FLOOR TRUSS = 15 PSF (TC=10, BC=5)
- FLOOR JOIST = 10 PSF
- QUEEN ANNE BRICK = 25 PSF

NOTE: STRUCTURAL FRAMING HAS NOT BEEN DESIGNED FOR TILE, GRANITE, MARBLE OR OTHER MATERIALS HEAVIER THAN THE ABOVE LOADING UNLESS SPECIFICALLY NOTED ON PLANS..

DESIGN WIND LOADS:
- ULTIMATE WIND SPEED = Up to 120 MPH
- EXPOSURE CATEGORY = B

ASSUMED SOIL BEARING CAPACITY = 2000 PSF

ASSUMED LATERAL SOIL PRESSURE = 45 PCF

FROST DEPTH = 12"

SEISMIC DESIGN CATEGORY = B

ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
- TJI 210 SERIES (SERIES AND SPACING PER PLANS)
- LSL: E=1,550,000 PSI, F_B=2,325 PSI, F_V=310 PSI, F_C=900 PSI
- LVL: E=2,000,000 PSI, F_B=2,600 PSI, F_V=285 PSI, F_C=750 PSI
- PSL: E=2,100,000 PSI, F_B=2,900 PSI, F_V=290 PSI, F_C=625 PSI

THIS PLAN HAS BEEN DESIGNED PER THE 2018 EDITION OF THE NC RESIDENTIAL CODE. WHERE FRAMING, FOUNDATION, OR OTHER STRUCTURAL ITEMS DO NOT COMPLY WITH THE PRESCRIPTIVE METHODS OF THE CODE, THOSE ITEMS HAVE BEEN DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE PER NCRC R301.1.3.

NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 046096 ENGINEER ANDREW A. MOSCA
7/18/24

KSE ENGINEERING
1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951
www.kse-eng.com (215) 804-4449

DREAM FINDERS HOMES

Cover Sheet
Bellwood Model - RH
Up To 120 M.P.H.
Carolina Division

Project #:	105-23003
Designed By:	
Checked By:	
Issue Date:	8/17/23
Re-Issue:	7/18/24
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

S-0

GENERAL STRUCTURAL NOTES:

1. THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS ON THESE DRAWINGS IS THE STRUCTURAL ENGINEER OF RECORD (SER) FOR THIS PROJECT. THE SER BEARS THE RESPONSIBILITY OF THE PRIMARY STRUCTURAL ELEMENTS AND THE PERFORMANCE OF THIS STRUCTURE. NO OTHER PARTY MAY REVISE, ALTER, OR DELETE ANY STRUCTURAL ASPECTS OF THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN CONSENT OF KSE ENGINEERING, P.C. OR THE SER. FOR THE PURPOSES OF THESE CONSTRUCTION DOCUMENTS, THE SER AND KSE ENGINEERING SHALL BE CONSIDERED THE SAME ENTITY.
2. THE STRUCTURE IS ONLY STABLE IN ITS COMPLETED FORM. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY BRACING DURING CONSTRUCTION TO STABILIZE THE STRUCTURE.
3. THE SER IS NOT RESPONSIBLE FOR CONSTRUCTION SEQUENCES, METHODS, OR TECHNIQUES IN CONNECTION WITH THE CONSTRUCTION OF THIS STRUCTURE. THE SER WILL NOT BE HELD RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CONFORM TO THE CONTRACT DOCUMENTS, SHOULD ANY NON-CONFORMITIES OCCUR.
4. THE SER DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF GEOMETRY. THE SER ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. THE SER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.
5. ANY STRUCTURAL ELEMENTS OR DETAILS NOT FULLY DEVELOPED ON THE CONSTRUCTION DRAWINGS SHALL BE COMPLETED UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. THESE SHOP DRAWINGS SHALL BE SUBMITTED TO KSE ENGINEERING FOR REVIEW BEFORE ANY CONSTRUCTION BEGINS. THE SHOP DRAWINGS WILL BE REVIEWED FOR OVERALL COMPLIANCE AS IT RELATES TO THE STRUCTURAL DESIGN OF THIS PROJECT. VERIFICATION OF THE SHOP DRAWINGS FOR DIMENSIONS, OR FOR ACTUAL FIELD CONDITIONS, IS NOT THE RESPONSIBILITY OF THE SER OR KSE ENGINEERING, P.C.
6. VERIFICATION OF ASSUMED FIELD CONDITIONS IS NOT THE RESPONSIBILITY OF THE SER. THE CONTRACTOR SHALL VERIFY THE FIELD CONDITIONS FOR ACCURACY AND REPORT ANY DISCREPANCIES TO KSE ENGINEERING, P.C. BEFORE CONSTRUCTION BEGINS.
7. THE SER IS NOT RESPONSIBLE FOR ANY SECONDARY STRUCTURAL ELEMENTS OR NON-STRUCTURAL ELEMENTS, EXCEPT FOR THE ELEMENTS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS.
8. THIS STRUCTURE AND ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE BUILDING CODE AND ANY LOCAL CODES OR RESTRICTIONS.
9. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
10. PROVIDE MOISTURE PROTECTION AND FLASHING PER ARCHITECTURAL DETAILS.

FOUNDATIONS:

1. FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE BUILDING CODE.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION. THE BUILDER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER ON THE STUDY OF THE PROPOSED SITE TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR.
3. MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN THE BUILDING CODE.
4. THE SER HAS NOT PERFORMED A SUBSURFACE INVESTIGATION. VERIFICATION OF THE ASSUMED VALUE IS THE RESPONSIBILITY OF THE OWNER OR THE CONTRACTOR. SHOULD ANY ADVERSE SOIL CONDITION BE ENCOUNTERED, THE SER MUST BE CONTACTED BEFORE PROCEEDING.
5. THE BOTTOM OF ALL FOOTINGS SHALL EXTEND BELOW THE FROST LINE FOR THE REGION IN WHICH THE STRUCTURE IS TO BE CONSTRUCTED, BUT NOT LESS THAN A MINIMUM OF 12" BELOW GRADE. ALL FOOTINGS TO HAVE A MINIMUM PROJECTION OF 2" ON EACH SIDE OF FOUNDATION WALLS. MAXIMUM FOOTING PROJECTION SHALL NOT EXCEED THE THICKNESS OF THE FOOTING.
6. WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH ½" ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" O.C. INSTALL MINIMUM 2 ANCHOR BOLTS PER SECTION, 12" MAXIMUM FROM CORNERS. ½" DIAMETER x 8" LONG SIMPSON TITEN HD OR USP SCREW-BOLT+ SCREWS MAY BE SUBSTITUTED ON A 1 FOR 1 BASIS.
7. ANY FILL SHALL BE PLACED UNDER THE DIRECTION OR RECOMMENDATION OF A LICENSED PROFESSIONAL ENGINEER. THE RESULTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY.
8. EXCAVATIONS OF FOOTINGS SHALL BE LINED TEMPORARILY WITH A 6 MIL POLYETHYLENE MEMBRANE IF PLACEMENT OF CONCRETE DOES NOT OCCUR WITHIN 24 HOURS OF EXCAVATION.
9. NO CONCRETE SHALL BE PLACED AGAINST ANY SUBGRADE CONTAINING WATER, ICE, FROST, OR LOOSE MATERIAL.
10. PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS (SEE ARCHITECTURAL PLANS AND DETAILS).
11. NONE OF THE FOUNDATION DESIGNS IN THESE DOCUMENTS ARE SUITABLE FOR INSTALLATION IN SHRINK/SWELL CONDITIONS. REFER TO GEOTECHNICAL ENGINEER FOR APPROPRIATE DESIGN.
12. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST TEN FEET.
13. CRAWL SPACE TO BE GRADED LEVEL AND CLEAR OF ALL DEBRIS.
14. PROVIDE MINIMUM 6 MIL APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MINIMUM 12" AND SEALED.

CONCRETE & REINFORCING

1. CONCRETE DESIGN BASED ON ACI 318 AND ACI 318.1 OR ACI 332. CONCRETE SHALL HAVE A NORMAL WEIGHT AGGREGATE AND A MINIMUM COMPRESSIVE STRENGTH (f'c) = 3,000 PSI MINIMUM AT 28 DAYS PER CODE (VARIES W/ WEATHER), UNLESS OTHERWISE NOTED ON THE PLAN.
2. CONCRETE SHALL BE PROPORTIONED, MIXED, AND PLACED IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI 318: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 301: "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
3. AIR ENTRAINED CONCRETE MUST BE USED FOR ALL STRUCTURAL ELEMENTS EXPOSED TO FREEZE/THAW CYCLES AND DEICING CHEMICALS. AIR ENTRAINMENT AMOUNTS (IN PERCENT) SHALL BE WITHIN -1% TO +2% OF 5% FOR FOOTINGS AND EXTERIOR SLABS.
4. NO ADMIXTURES SHALL BE ADDED TO ANY STRUCTURAL CONCRETE WITHOUT WRITTEN PERMISSION OF THE SER. WATER ADDED TO CONCRETE ON SITE SHALL NOT EXCEED THAT ALLOWED BY THE MIX DESIGN.
5. CONCRETE SLABS-ON-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 302.1R: "GUIDE FOR CONCRETE SLAB AND SLAB CONSTRUCTION".
6. CONTROL OR SAW CUT JOINTS (CUT OR TOOLED) SHALL BE SPACED IN INTERIOR SLABS-ON-GRADE AT A MAXIMUM OF 15'-0" O.C. AND IN EXTERIOR SLABS-ON-GRADE AT A MAXIMUM OF 10'-0" UNLESS OTHERWISE NOTED. CARE SHALL BE TAKEN TO AVOID RE-ENTRANT CORNERS.
7. CONTROL OR SAW CUT JOINTS SHALL BE PRODUCED USING CONVENTIONAL CUT OR TOOLED PROCESSES WITHIN 4 TO 12 HOURS AFTER THE SLAB HAS BEEN FINISHED.
8. ALL WELDED WIRE FABRIC (W.W.F.) FOR CONCRETE SLABS-ON-GRADE SHALL BE PLACED AT MID-DEPTH OF SLAB. THE W.W.F. SHALL BE SECURELY SUPPORTED DURING THE CONCRETE POUR. FIBROUS CONCRETE REINFORCEMENT, OR POLYPROPYLENE FIBERS MAY BE USED IN LIEU OF W.W.F. APPLICATION OF POLYPROPYLENE FIBERS PER CUBIC YARD OF CONCRETE SHALL BE PER MANUFACTURER AND COMPLY WITH ASTM C1116, ANY LOCAL BUILDING CODE REQUIREMENTS AND SHALL MEET OR EXCEED CURRENT INDUSTRY STANDARD.
9. POLYPROPYLENE REINFORCING TO BE 100% VIRGIN, CONTAINING NO REPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED FOR USE AS CONCRETE SECONDARY REINFORCEMENT.
10. STEEL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
11. DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315: "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES".
12. HORIZONTAL FOOTING AND WALL REINFORCEMENT SHALL BE CONTINUOUS AND SHALL HAVE 90° BENDS, OR CORNER BARS WITH THE SAME SIZE/SPACING AS THE HORIZONTAL REINFORCEMENT.
13. PROVIDE REINFORCEMENT LAP AS NOTED BELOW, UNLESS NOTED OTHERWISE:
    #4 BARS – 30" LENGTH
    #5 BARS – 38" LENGTH
    #6 BARS – 45" LENGTH
14. WHERE REINFORCING DOWELS ARE REQUIRED, THEY SHALL BE EQUIVALENT IN SIZE AND SPACING TO THE VERTICAL REINFORCEMENT. THE DOWEL SHALL EXTEND 48 BAR DIAMETERS VERTICALLY AND 20 BAR DIAMETERS INTO THE FOOTING. SEE KSE FOUNDATION DETAILS.
15. WHERE FOOTING BOTTOMS ARE TO BE STEPPED AT SLOPING GRADE CONDITIONS, PROVIDE CONTINUOUS REINFORCING WITH Z BARS (TO MATCH FOOTING REINFORCING) AS REQUIRED.
16. BAR SUPPORT ACCESSORIES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, EXCEPT THAT REINFORCING SHALL BE CHAIRED ON THE BOTTOM AND/OR THE SIDES ON BOLSTERS SPACED NOT MORE THAN 4 FEET ON CENTER. NO ROCKS, CMU, CLAY TILE, OR BRICK SHALL BE USED TO SUPPORT REINFORCING.
17. FOR GRADE SUPPORTED SLABS, SLAB REINFORCING SHALL BE HELD IN PLACE BY BAR SUPPORTS AND ACCESSORIES AS DESCRIBED IN THE CRSI MANUAL OF STANDARD PRACTICE. BAR SUPPORTS SHALL BE SPACED A MAXIMUM OF 4'-0" O.C. BOTH WAYS IN STRAIGHT LINES ON THE MESH GRID.

MASONRY

1. ALL MASONRY SHALL CONFORM TO ASTM C-90, F'_m=1500 PSI. ALL BRICK SHALL CONFORM TO ASTM C-216, F'_m=1500 PSI. ALL MORTAR SHALL BE TYPE 'S' (TYPE 'M' BELOW GRADE) AND CONFORM TO ASTM C-270. COARSE GROUT SHALL CONFORM TO ASTM C-476 WITH A MAXIMUM AGGREGATE SIZE OF ⅜" AND A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI.
2. ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530/ASCE 5/TMS 402 AND "SPECIFICATIONS FOR MASONRY STRUCTURES" ACI 530.1/ ASCE 6/TMS 602.
3. THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.
4. EACH CRAWL SPACE PIER SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING AND EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS. PILASTERS TO BE BONDED TO PERIMETER FOUNDATION WALL.
5. TOP COURSE OF MASONRY SHALL BE GROUTED SOLID.
6. HORIZONTAL WALL JOINT REINFORCEMENT SHALL BE STANDARD 9 GAGE GALVANIZED LADDER OR TRUSS TYPE SPACED AT 16" O.C., UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
7. SPLICED WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT WITHIN THE 6". LAP WITH STANDARD 'T' AND 'L' SHAPED PIECES AT INTERSECTIONS AND CORNERS.

WOOD FRAMING:

1. SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE SPECIFICATIONS LISTED IN THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION": (NDS). UNLESS OTHERWISE NOTED, ALL WOOD FRAMING MEMBERS ARE DESIGNED TO BE:
   SPRUCE-PINE-FIR (SPF) WITH THE FOLLOWING MINIMUM DESIGN VALUES:
   E=1,400,000 PSI, F_b=875 PSI, F_v=135 PSI
   1.1. FRAMING: SPF #2.
   1.2. PLATES: SPF #2.
   1.3. STUDS: SPF STUD GRADE.
2. WALL STUD SPACING, (MAXIMUM 10' NOMINAL PLATE HEIGHT):
   1 & 2 STORY EXTERIOR AND INTERIOR BEARING:
   2x4 @ 16" O.C. OR 2x6 @ 24" O.C., U.N.O.
   BOTTOM OF 3 STORIES EXTERIOR AND INTERIOR BEARING:
   2x6 @ 16" O.C., U.N.O.
   INTERIOR NON-BEARING:
   2x @ 24" O.C., U.N.O.
3. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW PINE #2 OR BETTER.
4. ANCHOR SILL PLATES IN ACCORDANCE W/ GENERAL STRUCTURAL NOTES.
5. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY BE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
6. NAILS SHALL BE COMMON WIRE NAILS UNLESS OTHERWISE NOTED.
7. BOLT HOLES AND LEAD HOLES FOR LAG SCREWS SHALL BE IN ACCORDANCE WITH NDS SPECIFICATIONS.
8. INDIVIDUAL STUDS FORMING A COLUMN SHALL BE ATTACHED WITH (2) ROWS 10d NAILS @ 6" O.C. STAGGERED. THE STUD COLUMN SHALL BE FULLY BLOCKED AT ALL FLOOR LEVELS TO ENSURE PROPER LOAD TRANSFER. WALL SHEATHING SHALL BE NAILED TO EDGE OF EACH STUD.
9. FACE NAIL ALL MULTI-PLY BEAMS AND HEADERS WITH (2) ROWS 16d COMMON NAILS @ 16" O.C., STAGGERED, OR PER MANUFACTURER'S SPECIFICATIONS FOR ENGINEERED LUMBER. APPLY NAILING FROM BOTH FACES FOR (3) OR MORE PLIES.
10. FASTEN 4-PLY BEAMS WITH (1) ½" DIAMETER THROUGH BOLT W/ NUTS AND WASHERS AT 12" O.C. STAGGERED TOP AND BOTTOM, 1½" MINIMUM EDGE DISTANCE. (UNLESS OTHERWISE NOTED)
11. ALL BEAMS AND HEADERS SHALL HAVE (1)2x JACK STUD & (1)2x KING STUD UNLESS OTHERWISE NOTED. THE NUMBER OF STUDS INDICATED ON PLANS ARE THE TOTAL NUMBER OF JACK STUDS REQUIRED, UNLESS OTHERWISE NOTED.
12. PROVIDE KING STUDS AT EACH END OF HEADERS AS NOTED BELOW.
    (1) STUD UP TO 6' OPENING
    (2) STUDS UP TO 8' OPENING
    (3) STUDS UP TO 9' OPENING
13. ALL BEAMS TO BE CONTINUOUSLY SUPPORTED LATERALLY AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED WITH A MINIMUM OF TWO STUDS, UNLESS OTHERWISE NOTED. ALL BEAM SPLICES SHALL OCCUR OVER SUPPORTS.
14. SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
15. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY (MOISTURE CONTENT <19%) UNLESS OTHERWISE NOTED.
16. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS.
17. ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIAMETER SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIAMETER FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 OR USP STS1 STUD SHOES, TYPICAL, UNLESS OTHERWISE NOTED.
18. BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE WITH OSB OR GYPSUM BOARD. BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD IN LIEU OF SHEATHING.
19. DIAGONAL BRACING SHALL BE INSTALLED AT EACH END OF BASEMENT BEARING WALLS AND NOT MORE THAN 20' ON CENTER.

EXTERIOR WOOD FRAMED DECKS:

1. DECKS ARE TO BE FRAMED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND AS REFERENCED ON THE STRUCTURAL PLANS, EITHER THROUGH CODE REFERENCES OR CONSTRUCTION DETAILS.
2. PRESERVATIVE TREATED WOOD FRAMING TO BE SOUTHERN YELLOW PINE #2 OR BETTER.
3. GUARD RAILS REQUIRED AT DECKS. DESIGN BY OTHERS TO MEET MINIMUM CODE REQUIREMENTS.
4. PROVIDE DECK LATERAL LOAD AND BRACING CONNECTIONS PER BUILDING CODE.

RAFTER FRAMED ROOF CONSTRUCTION:

1. PROVIDE 2x4x4'-0" RAFTER TIES AT 48" O.C.
2. RAFTERS SHALL BE SUPPORTED BY PURLINS AND PURLIN BRACES AS SHOWN ON THE PLAN. PURLIN BRACES SHALL NOT BEAR ON ANY CEILING JOIST, STRONGBACK OR HEADER UNLESS SPECIFICALLY SHOWN ON PLAN. RAFTERS MAY BE SPLICED AT PURLIN LOCATIONS.
3. CEILING JOISTS SHALL HAVE LATERAL SUPPORT W/ 1x4 FLAT BRACING ON TOP EDGE OF JOIST AT LOOSE JOIST ENDS (WHERE JOISTS NOT FASTENED TO RAFTERS) OR FULL DEPTH BLOCKING. FASTEN END OF BRACING TO RAFTER OR GABLE END FRAMING.
4. FASTEN RAFTER AND CEILING JOIST WITH (6) 12d NAILS UNLESS OTHERWISE NOTED.
5. PROVIDE VERTICAL 2x6 STRONGBACKS AT CEILING JOISTS @ 8'-0" O.C. TIE STRONGBACK ENDS TO GABLE STUDS OR RAFTERS WHERE POSSIBLE. PROVIDE BLOCKING BETWEEN TOP PLATES AND STRONGBACKS. PROVIDE 2x4 FLAT FASTENED TO EACH JOIST WITH (2) 12d NAILS. FASTEN STRONGBACK TO 2x4 FLAT WITH 12d NAILS @ 12" O.C. AND FASTENED TO EACH JOIST WITH (1) 12d TOENAIL.

WOOD TRUSSES (FLOOR & ROOF):

1. THE WOOD TRUSS MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE WOOD TRUSSES. SUBMIT SEALED SHOP DRAWINGS AND SUPPORTING CALCULATIONS TO THE SER FOR REVIEW PRIOR TO FABRICATION. THE SER SHALL HAVE A MINIMUM OF (5) DAYS FOR REVIEW. THE REVIEW BY THE SER SHALL BE FOR OVERALL COMPLIANCE OF THE DESIGN DOCUMENTS. THE SER SHALL ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE STRUCTURAL DESIGN FOR THE WOOD TRUSSES.
2. THE WOOD TRUSSES SHALL BE DESIGNED FOR ALL REQUIRED LOADINGS AS SPECIFIED IN THE LOCAL BUILDING CODE, THE ASCE STANDARD "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES." (ASCE 7), AND THE LOADING REQUIREMENTS SHOWN ON THESE SPECIFICATIONS. THE TRUSS DRAWINGS SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION DOCUMENTS AND PROVISIONS PROVIDED FOR LOADS SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED TO HVAC EQUIPMENT, PIPING, AND ARCHITECTURAL FIXTURES ATTACHED TO THE TRUSSES.
3. THE TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI/TPI 1: "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION".
4. THE TRUSS MANUFACTURER SHALL PROVIDE ADEQUATE BRACING INFORMATION IN ACCORDANCE WITH "BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" (BCSI). THIS BRACING, BOTH TEMPORARY AND PERMANENT, SHALL BE SHOWN ON THE SHOP DRAWINGS. ALSO, THE SHOP DRAWINGS SHALL SHOW THE REQUIRED ATTACHMENTS FOR THE TRUSSES.
5. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING TEMPORARY BRACING AND SHORING FOR THE FLOOR AND ROOF TRUSSES AS REQUIRED DURING CONSTRUCTION. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE LATEST BCSI. THE CONTRACTOR SHALL KEEP A COPY OF THE BCSI SUMMARY SHEETS ON SITE.
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PERMANENT TRUSS BRACING SHOWN IN THE STRUCTURAL DRAWINGS AND IN THE TRUSS DESIGNS. ALL CONTINUOUS LATERAL BRACING OF WEBS REQUIRES BRACES. REFER TO BCSI SUMMARY SHEET B3 FOR TYPES OF DIAGONAL BRACES TO PROVIDE AT EACH CONTINUOUS LATERAL BRACE LINE. SUCH DIAGONAL BRACES SHALL NOT BE SPACED MORE THAN 20 FEET O.C. DIAGONAL BRACES SHALL BE FASTENED TO EACH TRUSS WEB WITH A MINIMUM OF TWO 10d FACE NAILS. WHERE CONTINUOUS LATERAL BRACING CANNOT BE INSTALLED, DUE TO A MINIMUM OF THREE ADJACENT TRUSSES NOT BEING IDENTICAL, THE CONTRACTOR SHALL COORDINATE WITH THE TRUSS SPECIALTY ENGINEER/MANUFACTURER TO DETERMINE WHAT TYPE OF ALTERNATE BRACE (I.E., T OR L BRACE, ETC.) IS REQUIRED.
7. ANY CHORDS OR TRUSS WEBS SHOWN ON THESE DRAWINGS HAVE BEEN SHOWN AS A REFERENCE ONLY. THE FINAL DESIGN OF THE TRUSSES SHALL BE PER THE MANUFACTURER.
8. TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN ON THE SEALED STRUCTURAL DRAWINGS. TRUSS PROFILES TO BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS TO BE COORDINATED WITH THE SEALED STRUCTURAL DRAWINGS.
9. TRUSS MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTORS FOR ALL TRUSSES.
10. PROVIDE SIMPSON H2.5A, USP RT7 OR EQUIVALENT AT EACH TRUSS TO TOP PLATE CONNECTION, UNLESS OTHERWISE NOTED.

WOOD I-JOIST FLOOR FRAMING:

1. THE I-JOIST MANUFACTURER IS RESPONSIBLE FOR THE DESIGN OF THE FLOOR I-JOISTS. SUBMIT I-JOIST LAYOUTS TO THE SER FOR REVIEW PRIOR TO INSTALLATION. THE SER SHALL HAVE A MINIMUM OF (5) DAYS FOR REVIEW. THE REVIEW BY THE SER SHALL BE FOR OVERALL COMPLIANCE OF THE DESIGN DOCUMENTS. THE SER SHALL ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE STRUCTURAL DESIGN OF THE I-JOISTS.
2. I-JOISTS SHALL BE DESIGNED FOR ALL REQUIRED LOADINGS AS SPECIFIED IN THE LOCAL BUILDING CODE, THE ASCE STANDARD "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES." (ASCE 7), AND THE LOADING REQUIREMENTS SHOWN ON THESE SPECIFICATIONS. I-JOIST DESIGNS SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION DOCUMENTS AND PROVISIONS PROVIDED FOR LOADS SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED TO HVAC EQUIPMENT, PIPING, AND ARCHITECTURAL FIXTURES ATTACHED TO THE I-JOISTS.
3. I-JOISTS SHALL BE DESIGNED FOR L/480 MAXIMUM LIVE LOAD DEFLECTION.
4. I-JOISTS ARE TO BE SPACED PER TILE COUNCIL OF NORTH AMERICA (TCNA, INC) SPECIFICATIONS WHERE SUPPORTING TILE FLOORING.
5. THE I-JOIST SPACING SHOWN ON THE SEALED STRUCTURAL DRAWINGS IS TO BE THE MAXIMUM SPACING OF THE FLOOR I-JOISTS.
6. THE I-JOIST MANUFACTURER IS RESPONSIBLE TO PROVIDE ADDITIONAL I-JOISTS BENEATH DOOR JAMBS, PARALLEL WALLS, KITCHEN COUNTERS AND KITCHEN ISLANDS AS REQUIRED.
7. I-JOIST LAYOUT AND PLACEMENT BY MANUFACTURER IS TO BE COORDINATED WITH THE SUPPORT LOCATIONS SHOWN ON THE SEALED STRUCTURAL DRAWINGS.
8. THE I-JOIST MANUFACTURER IS TO SPECIFY ALL REQUIRED CONNECTORS FOR ALL I-JOIST CONNECTIONS, U.N.O.
9. THE I-JOIST MANUFACTURER IS TO PROVIDE ALL STANDARD I-JOIST INSTALLATION SPECIFICATIONS AND DETAILS REQUIRED.

MECHANICAL FASTENERS:

1. ALL METAL HARDWARE AND FASTENERS TO BE SIMPSON STRONG-TIE OR APPROVED EQUIVALENT.
2. ALL HARDWARE AND FASTENERS IN CONTACT WITH PRESERVATIVE PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A 153, G-185.
3. MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND SELECT APPROPRIATE CONNECTORS THAT WILL RESIST THE APPLICABLE CORROSIVE CHEMICALS.

WOOD STRUCTURAL PANELS:

1. FABRICATION AND PLACEMENT OF STRUCTURAL WOOD SHEATHING SHALL BE IN ACCORDANCE WITH THE APA DESIGN/CONSTRUCTION GUIDE "RESIDENTIAL AND COMMERCIAL," AND ALL OTHER APPLICABLE APA STANDARDS.
2. ALL REQUIRED WOOD SHEATHING SHALL BEAR THE MARK OF THE APA.
3. WOOD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED ON THESE DRAWINGS. REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION. EXTERIOR WALLS TO BE FULLY SHEATHED USING 7/16" OSB OR PLYWOOD MINIMUM. AT BRACED WALL PANELS, PROVIDE BLOCKING AT ALL SHEET EDGES NOT FALLING ON STUDS OR PLATES.
4. ROOF SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ROOF SHEATHING SHALL BE CONTINUOUS OVER TWO SUPPORTS MINIMUM AND ATTACHED TO ITS SUPPORTING ROOF FRAMING WITH 8D NAILS AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED WITH THE LONG DIRECTION PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF PLYWOOD CLIPS OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING. ROOF SHEATHING TO BE 7/16" OSB MINIMUM.
5. WOOD FLOOR SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ATTACH SHEATHING TO ITS SUPPORTING FRAMING WITH (1) 10D NAIL AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF T&G PLYWOOD OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING.
6. SHEATHING SHALL HAVE A ⅛" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.

STRUCTURAL FIBERBOARD PANELS:

1. STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE SPECIFICALLY NOTED ON THE STRUCTURAL PLANS.
2. FABRICATION AND PLACEMENT OF STRUCTURAL FIBERBOARD SHEATHING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AFA STANDARDS.
3. FIBERBOARD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED ON THESE DRAWINGS. REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION.
4. SHEATHING SHALL HAVE A ⅛" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE AFA.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND OF THE MANUAL OF STEEL CONSTRUCTION "LOAD RESISTANCE FACTOR DESIGN" LATEST EDITIONS.
2. ALL STEEL SHALL HAVE A MINIMUM YIELD STRESS (F_y) OF 50 KSI UNLESS OTHERWISE NOTED.
3. WELDING SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S STRUCTURAL WELDING CODE AWA D1.1. ELECTRODES FOR SHOP AND FIELDING WELDING SHALL BE CLASS E70XX. ALL WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER PER THE ABOVE STANDARDS.
4. ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3½" AND FULL FLANGE WIDTH UNLESS OTHERWISE NOTED. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR (2) ½" x 4" LAG SCREWS UNLESS OTHERWISE NOTED.
5. INSTALL 2x WOOD PLATE ON TOP OF STEEL BEAMS, RIPPED TO MATCH BEAM WIDTH. FASTEN PLATE TO BEAM W/ HILTI X-DNI 52 P8 PINS AT 12" O.C. STAGGERED OR ½" DIAMETER BOLTS AT 24" O.C.

BRICK VENEER LINTEL SCHEDULE

SPAN	LINTEL SIZE	END BEARING
UP TO 3'-0"	3½"x3½"x¼"	4"
UP TO 6'-3"	5"x3½"x5/16" L.L.V.	8"
UP TO 9'-6"	6"x3½"x5/16" L.L.V.	12"

LINTELS ARE NOT DESIGNED TO BE BOLTED TO HEADERS UNLESS SPECIFIED ON UNIT PLANS.
SPANS OVER 4'-0" SHALL BE SHORED UP UNTIL CURED.

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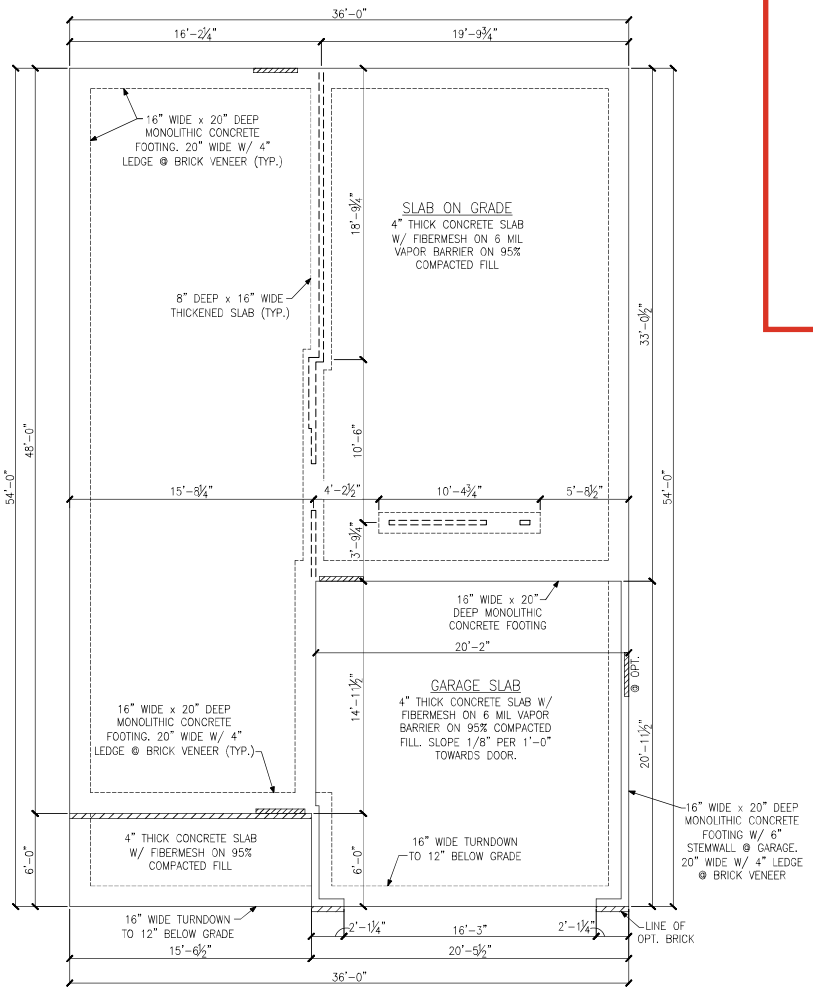
DREAM FINDERS HOMES

General Structural Notes

Up To 120 M.P.H.
North Carolina

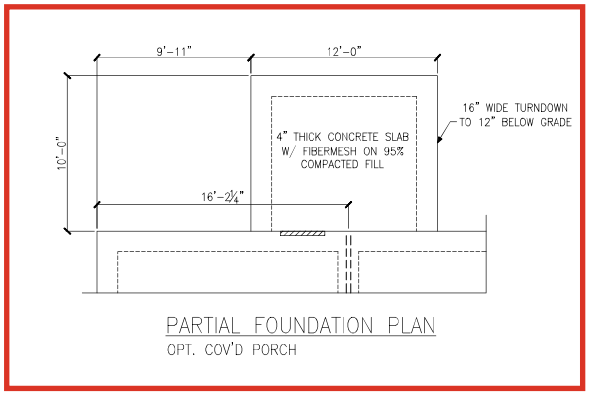
Project #: 105-19000
Designed By: KRK
Checked By:
Issue Date: 1/1/19
Re-Issue:
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34

S-0.1



MONOLITHIC SLAB FOUNDATION PLAN

ELEVATION 'A'



PARTIAL FOUNDATION PLAN

OPT. COV'D PORCH

LEGEND

- ★ ⇒ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- ⇒ BEARING WALL ABOVE
- ⇒ INTERIOR BEARING WALL
- 48" WSP ⇒ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
- ⇒ LOCATION OF DOOR ABOVE

REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

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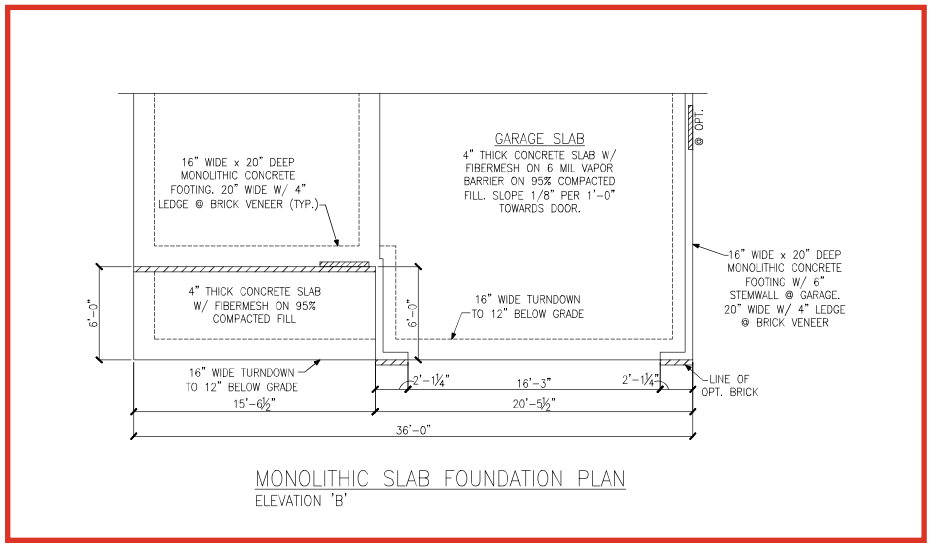
DREAM FINDERS HOMES

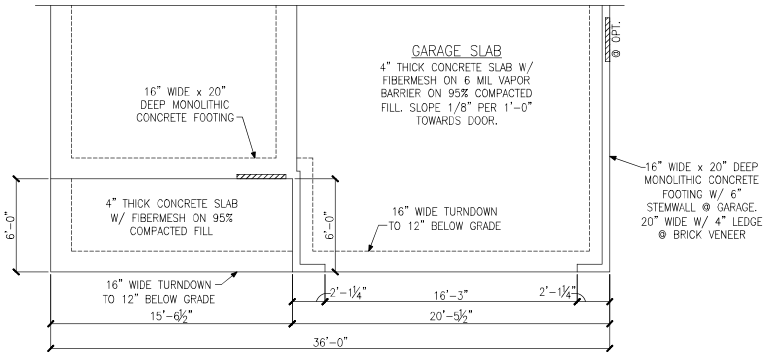
Monolithic Slab Foundation Plans
Elevation 'A' & Options
Bellwood Model – RH
Up To 120 M.P.H.
Carolina Division

Project #:	105-23003
Designed By:	KRK
Checked By:	
Issue Date:	8/17/23
Re-Issue:	7/18/24
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

S-1



MONOLITHIC SLAB FOUNDATION PLAN
ELEVATION 'B'



MONOLITHIC SLAB FOUNDATION PLAN
ELEVATION 'C'

LEGEND

- PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- 48" WSP — BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
- LOCATION OF DOOR ABOVE

REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

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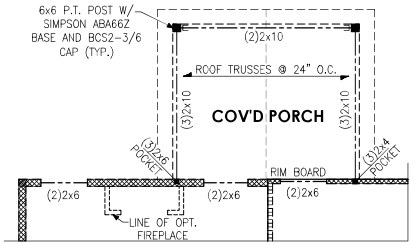
DREAM FINDERS HOMES

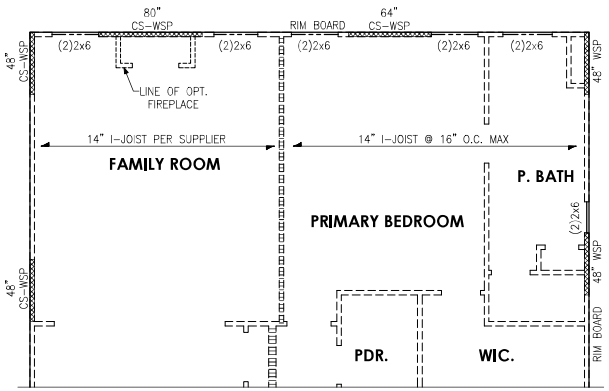
Monolithic Slab Foundation Plans
Elevations 'B' & 'C'
Bellwood Model – RH
Up To 120 M.P.H.
Carolina Division

Project #: 105-23003
Designed By: KRK
Checked By:
Issue Date: 8/17/23
Re-Issue: 7/18/24
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34

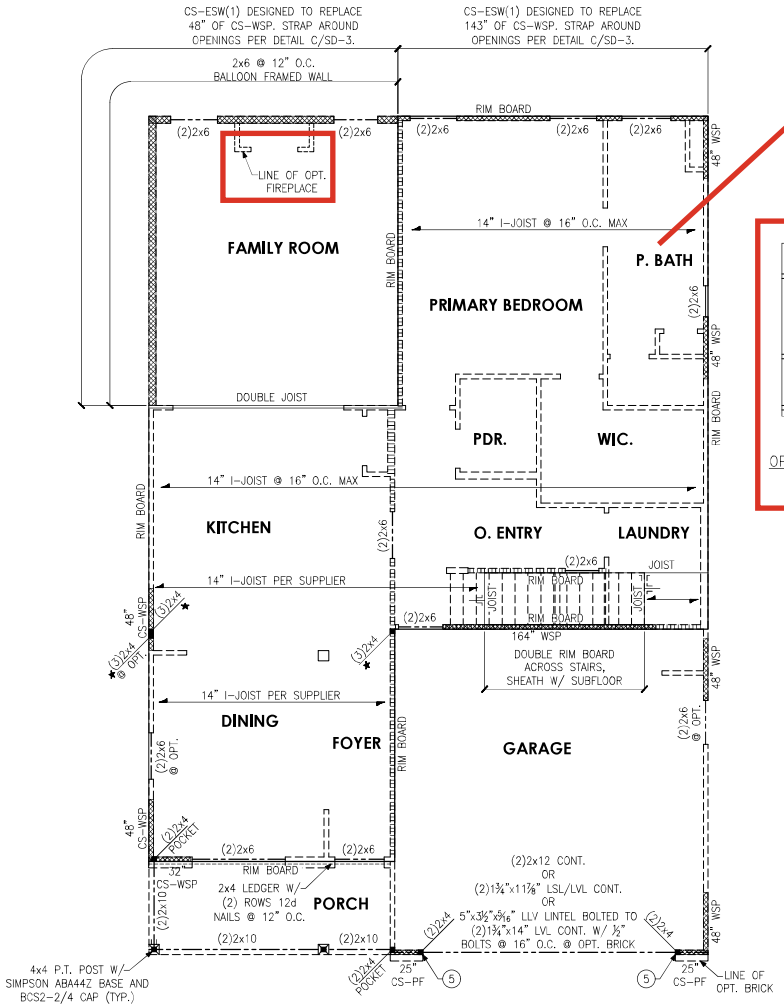
S-1.1



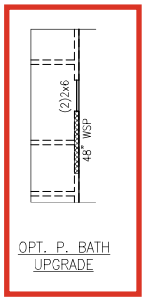
PARTIAL FRAMING PLAN
OPT. COV'D PORCH



PARTIAL FRAMING PLAN
OPT. REC ROOM



SECOND FLOOR FRAMING PLAN
ELEVATION 'A'



OPT. P. BATH UPGRADE

LEGEND

- ★ ⟹ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- ⟹ BEARING WALL ABOVE
- ⟹ INTERIOR BEARING WALL
- 48" WSP ⟹ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
- NH ⟹ NO HEADER REQUIRED

REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

PLAN DESIGNED WITH 9' WALL PLATES

FLOOR FRAMING TO BE 14" DEEP TJI 110 SERIES OR EQUAL, SPACING PER MANUFACTURER.

KEYNOTES:

(5) INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.

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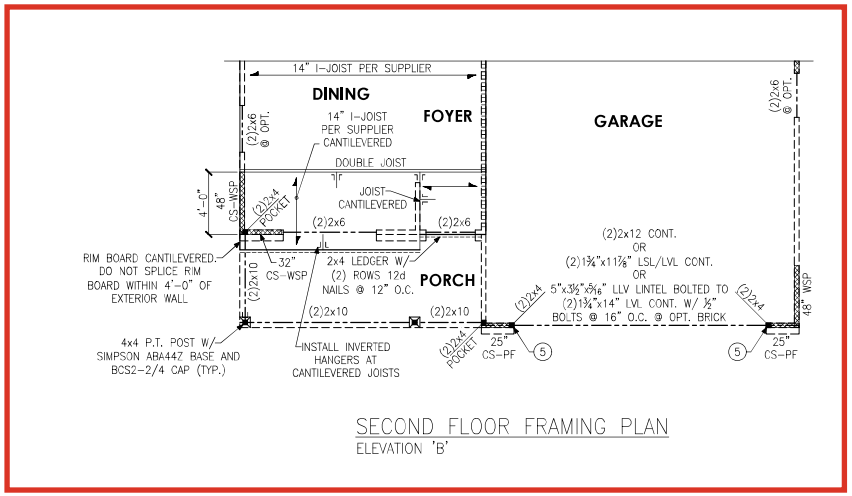
DREAM FINDERS HOMES

Second Floor Framing Plans
Elevation 'A' & Options
Bellwood Model – RH
Up To 120 M.P.H.
Carolina Division

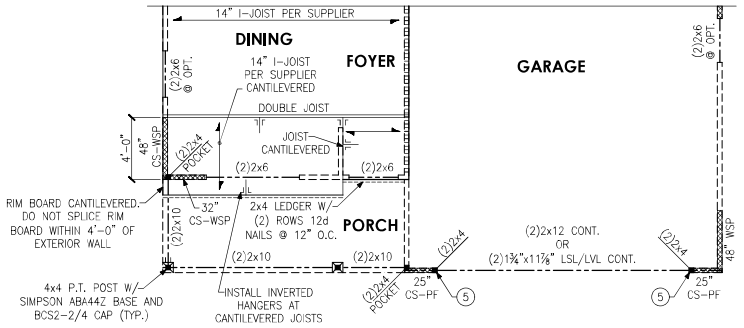
Project #:	105-23003
Designed By:	KRK
Checked By:	
Issue Date:	8/17/23
Re-Issue:	7/18/24
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

S-2



SECOND FLOOR FRAMING PLAN

ELEVATION 'B'



SECOND FLOOR FRAMING PLAN

ELEVATION 'C'

LEGEND

- ★ ⟹ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- ⟹ BEARING WALL ABOVE
- ⟹ INTERIOR BEARING WALL
- 48" WSP ⟹ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
- NH ⟹ NO HEADER REQUIRED

REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

PLAN DESIGNED WITH 9' WALL PLATES

FLOOR FRAMING TO BE 14" DEEP TJI 110 SERIES OR EQUAL, SPACING PER MANUFACTURER.

KEYNOTES:

(5) INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.

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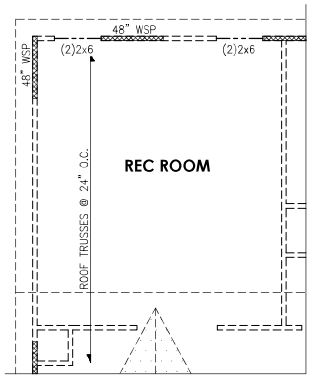
S-2.1

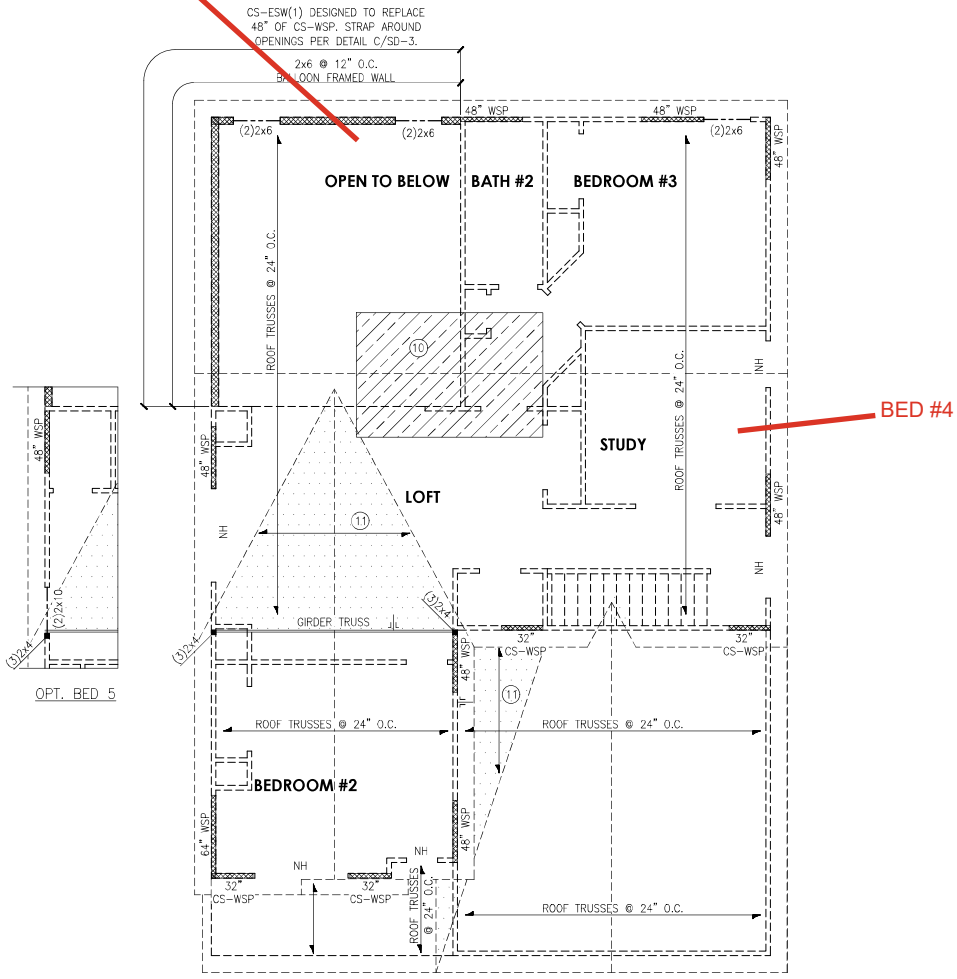


PARTIAL FRAMING PLAN

OPT. LOFT W/ REC.

OPT. BED 5 W/ REC. SIMILAR

REC ROOM



OPT. BED 5

ROOF FRAMING PLAN

ELEVATION 'B'

LEGEND

- PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- 48" WSP — BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
- NH — NO HEADER REQUIRED

REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

PLAN DESIGNED WITH 8' WALL PLATES

KEYNOTES:

(10) 8'x16' HVAC PLATFORM TRUSSES DESIGNED TO SUPPORT HVAC UNITS.

(11) 2x6 OVERFRAMING W/ 2x8 RIDGE AND VALLEY PLATES OR VALLEY SET TRUSSES @ 24" O.C. (TYP.)

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Elevation 'B' & Option
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Project #: 105-23003
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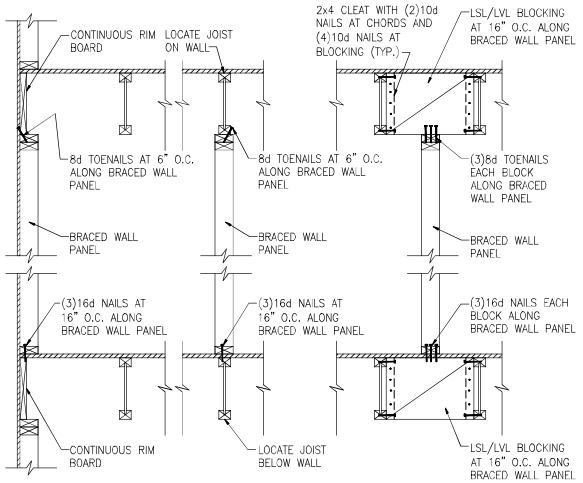
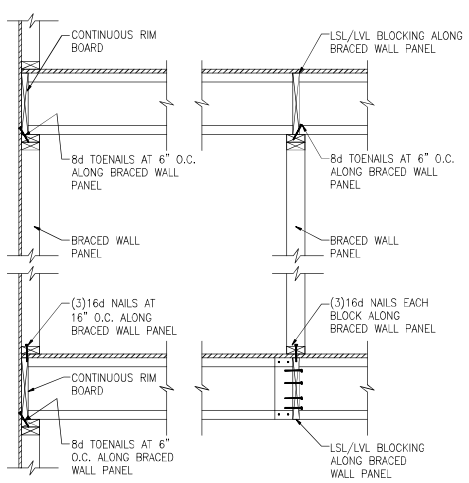
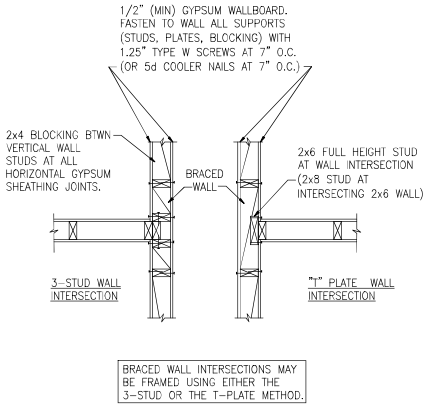
S-3.1



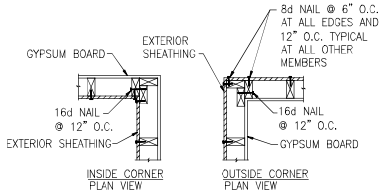
A TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PARALLEL TO I-JOISTS



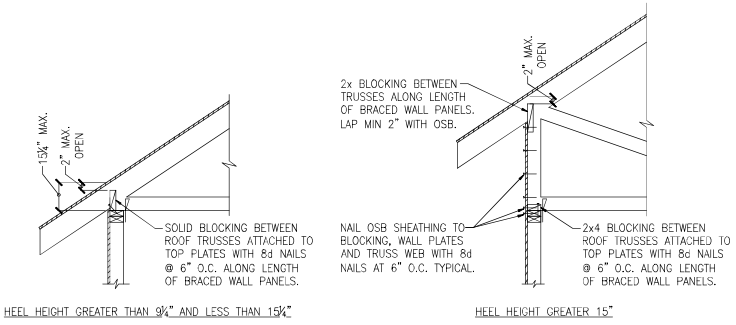
B TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PERPENDICULAR TO I-JOISTS



C METHOD GB(1) AND GB(2) INTERSECTION DETAILS



D TYPICAL EXTERIOR CORNER WALL FRAMING



E ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS
ONLY REQUIRED AT BRACED WALL PANELS

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DREAM FINDERS HOMES

Braced Wall Details

Up To 120 M.P.H.
North Carolina

Project #:	105-19000
Designed By:	KRK
Checked By:	
Issue Date:	1/1/19
Re-Issue:	
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

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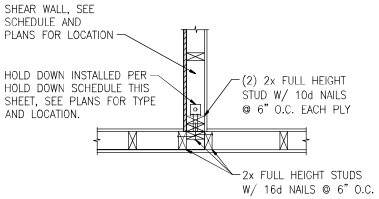
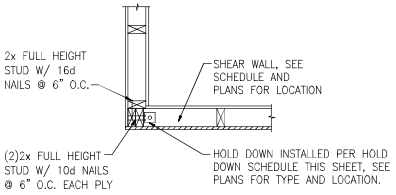
7/18/24

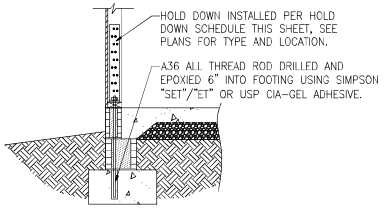
SD-1



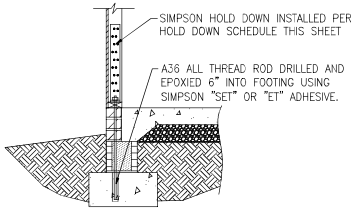
A TYPICAL HOLD DOWN DETAIL



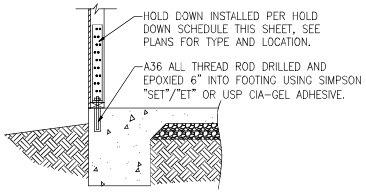
B TYPICAL HOLD DOWN DETAIL



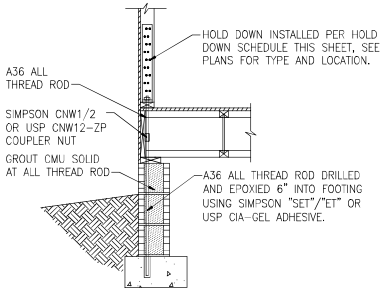
C HOLD DOWN AT STEMWALL SLAB FOUNDATION



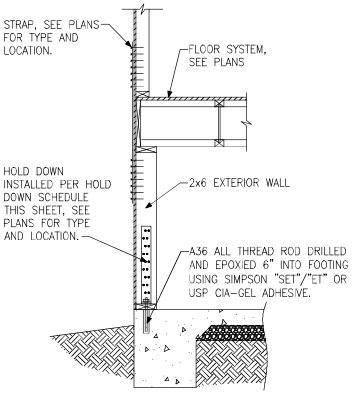
C HOLD DOWN AT STEMWALL SLAB



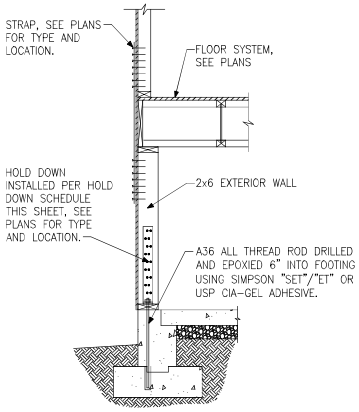
D HOLD DOWN AT MONOLITHIC SLAB FOUNDATION



E HOLD DOWN AT CRAWL SPACE FOUNDATION



F HOLD DOWN AT BASEMENT FOUNDATION
MONOLITHIC TURN-DOWN



G HOLD DOWN AT BASEMENT FOUNDATION
STEM WALL

HOLD DOWN SCHEDULE			
HOLD DOWN		ALL THREAD ROD	FASTENERS
SIMPSON	USP		
LTTP2	N.A.	½" DIA.	(12)0.148"x2½" LONG NAILS
HTT4	HTT16	⅝" DIA.	(18)0.148"x2½" LONG NAILS
HTT5	HTT45	⅝" DIA.	(26)0.148"x2½" LONG NAILS

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DREAM FINDERS HOMES

Hold Down Details

Up To 120 M.P.H.
North Carolina

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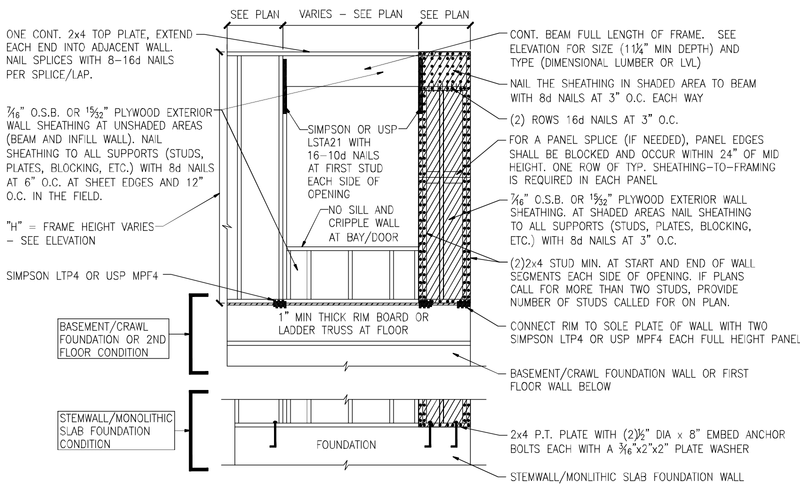
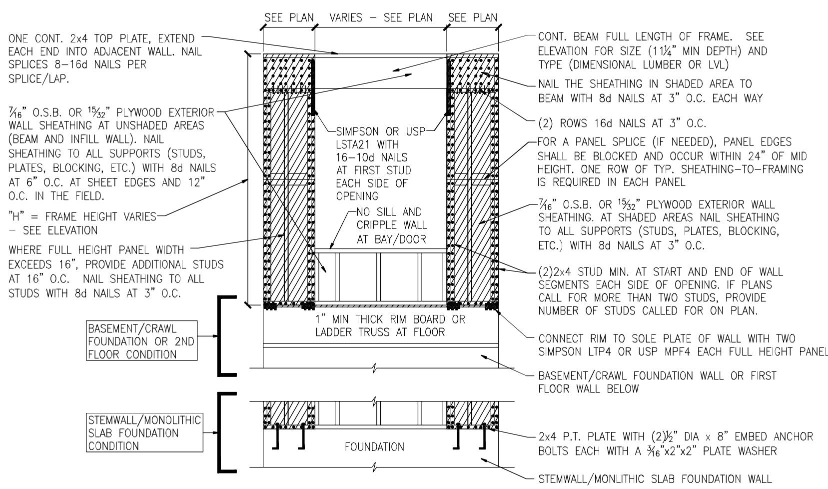
Checked By:
Issue Date: 1/1/19
Re-Issue:
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34

SD-2



A METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
ONE BRACED WALL SEGMENT

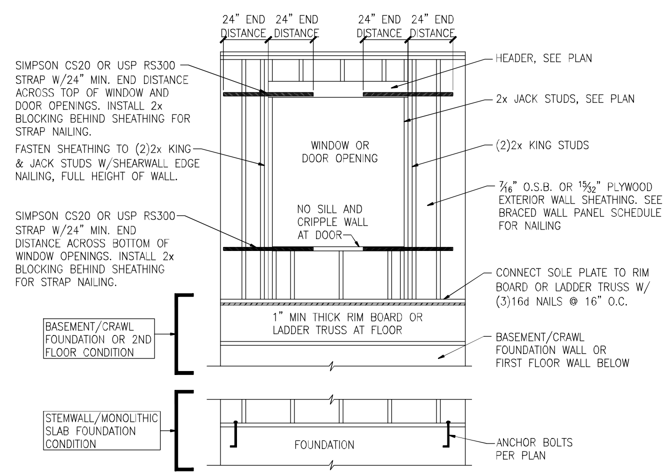


B METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
TWO BRACED WALL SEGMENTS

BRACED WALL PANEL AND ENGINEERED SHEAR WALL SCHEDULE			
PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS
WSP	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
GB(1)	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
GB(1)-4	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 4" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
GB(2)	INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
CS-WSP	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
CS-PF	CONTINUOUS SHEATHED PORTAL FRAME	7/16" OSB	NAILING PER DETAIL
PFH	PORTAL FRAME WITH HOLD DOWNS	7/16" OSB	NAILING PER DETAIL
CS-ESW(1)	ENGINEERED SHEAR WALL, TYPE 1	7/16" OSB	8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS
CS-ESW(2)	ENGINEERED SHEAR WALL, TYPE 2	7/16" OSB	8D COMMON NAILS AT 4" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS
CS-ESW(3)	ENGINEERED SHEAR WALL, TYPE 3	7/16" OSB	8D COMMON NAILS AT 3" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS

BRACED WALL PANEL NOTES:

1. ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
2. PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
3. SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH 7/16" O.S.B., OR 15/32" PLYWOOD, FASTENED PER IRC. AT EXTERIOR CORNERS, SHEATHING SHALL BE FASTENED PER KSE BRACED WALL DETAILS. AT INTERIOR WALL INTERSECTIONS, FASTEN STUDS & WALL BRACING PER KSE BRACED WALL DETAILS.
4. BRACED WALL PANELS AND ENGINEERED SHEAR WALLS ARE PROVIDED PER IRC. PANEL LENGTHS SHOWN ON PLANS ARE THE MINIMUM LENGTH REQUIRED.



C WINDOW OR DOOR REINFORCEMENT IN ENGINEERED SHEAR WALL
ONLY REQUIRED WHERE SPECIFED ON PLANS

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DREAM FINDERS HOMES

Braced Wall Notes & Details

Up To 120 M.P.H.
North Carolina

Project #: 105-19000
Designed By: KRK
Checked By:
Issue Date: 1/1/19
Re-Issue:
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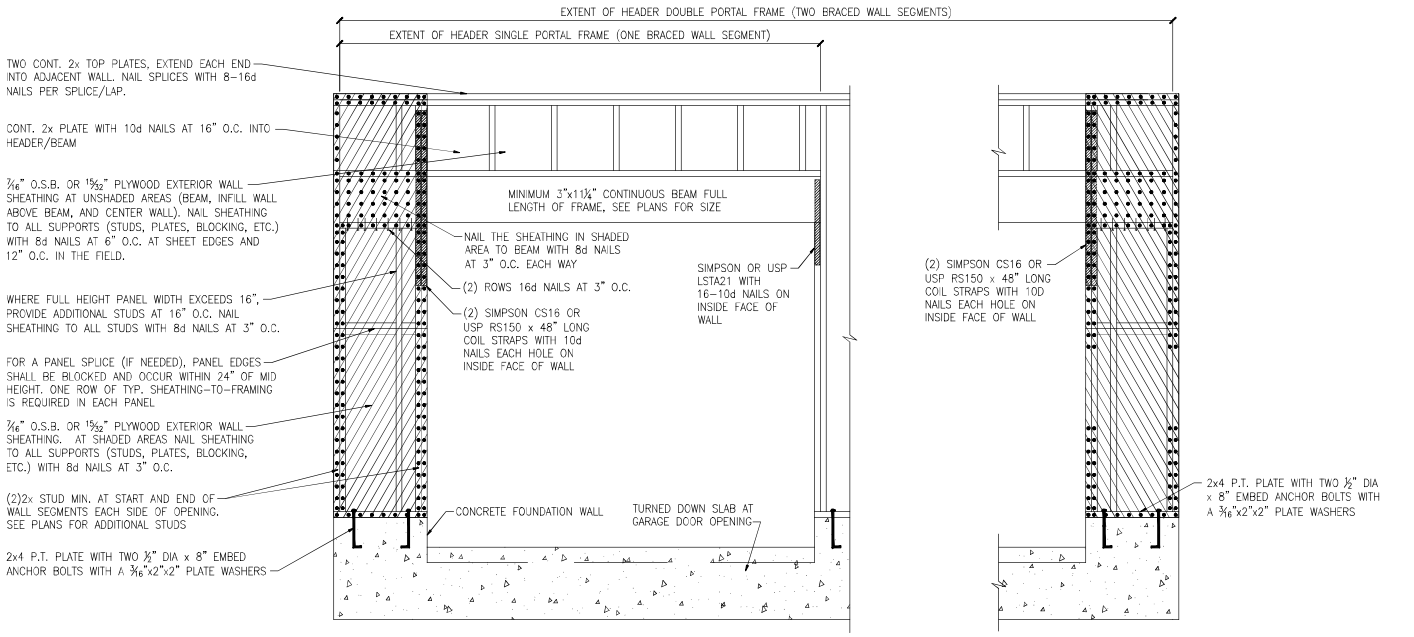
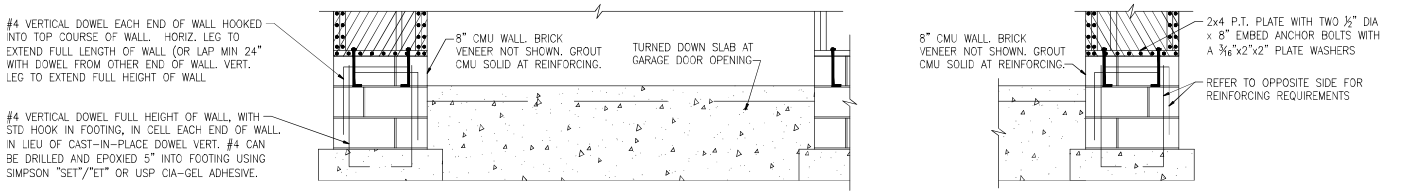
1/4"=1'-0" @ 22x34

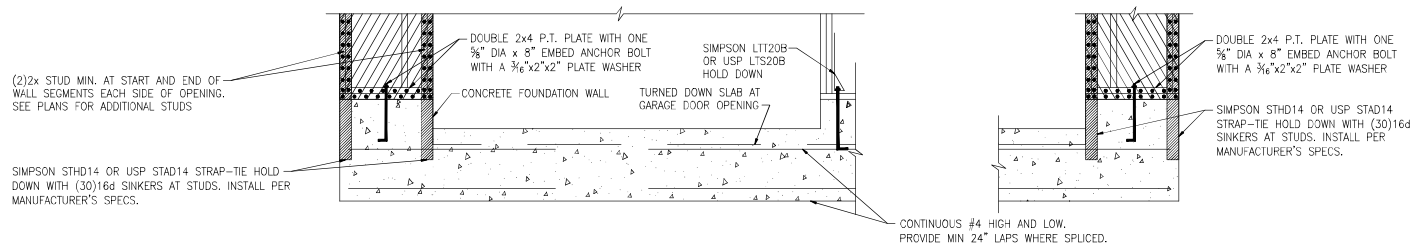
SD-3



A METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
MONOLITHIC SLAB OR BASEMENT FOUNDATION



B METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
STEMWALL SLAB OR CRAWL SPACE FOUNDATION



C METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS
MONOLITHIC SLAB OR BASEMENT FOUNDATION

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NC Firm #C-2101

DREAM FINDERS HOMES

Portal Frame Details

Up To 120 M.P.H.
North Carolina

Project #:	105-19000
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Checked By:	
Issue Date:	1/1/19
Re-Issue:	
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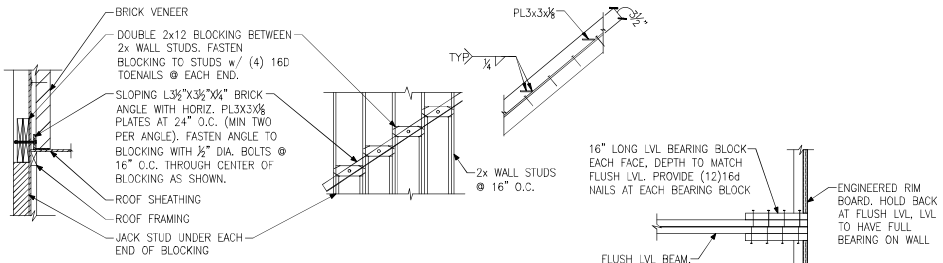
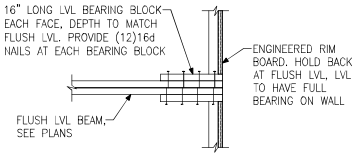
NORTH CAROLINA PROFESSIONAL SEAL 046096 ENGINEER MATTHEW A. MORRIS
7/18/24

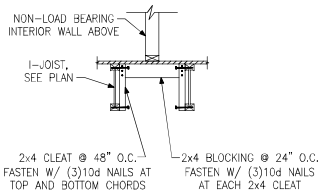
SD-4



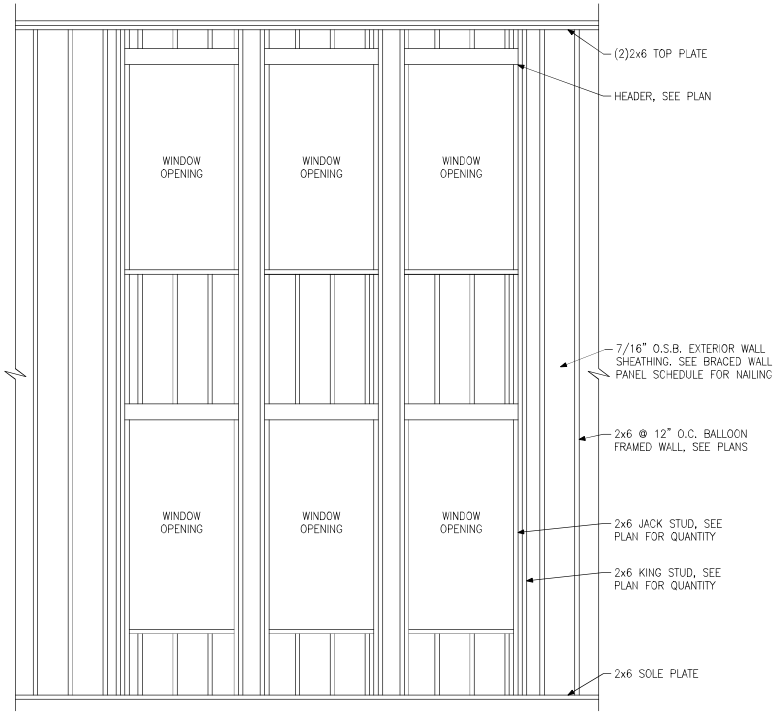
A BRICK LEDGER CONNECTION DETAIL



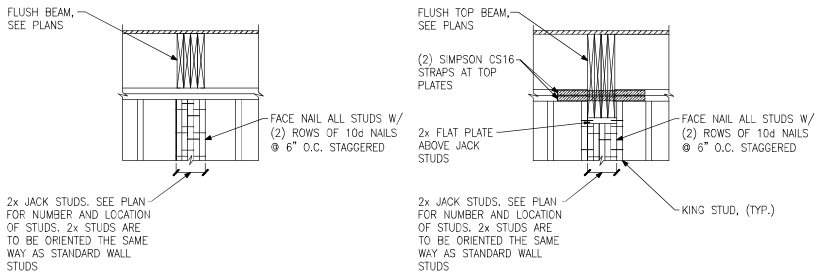
B BEARING ENHANCER
FLUSH LVL



C I-JOIST LADDER BLOCKING
AS REQUIRED @ PARALLEL WALLS



D BALLOON FRAMED WALL DETAIL
N.T.S.



E BUILT-UP STUD DETAIL SUPPORTING BEAM

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DREAM FINDERS HOMES

Miscellaneous Framing Details

Up To 120 M.P.H.
North Carolina

Project #:	105-19000
Designed By:	KRK
Checked By:	
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Re-Issue:	
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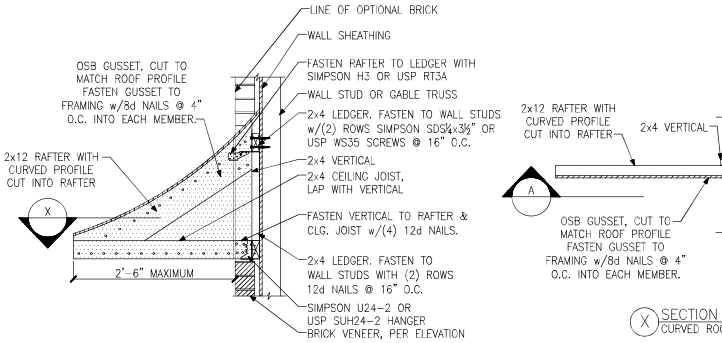
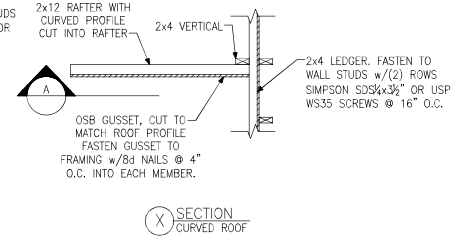
SD-5

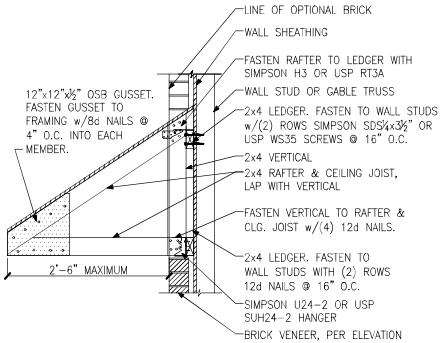
NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 046096 ANDREW A. MORRIS
7/18/24



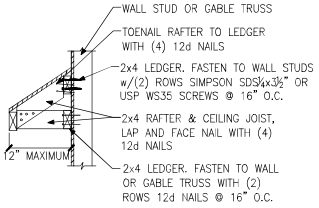
A PENT ROOF DETAIL
CURVED ROOF



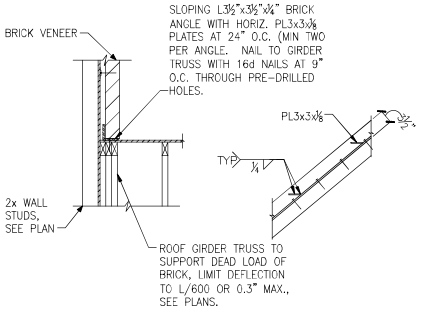
X SECTION
CURVED ROOF



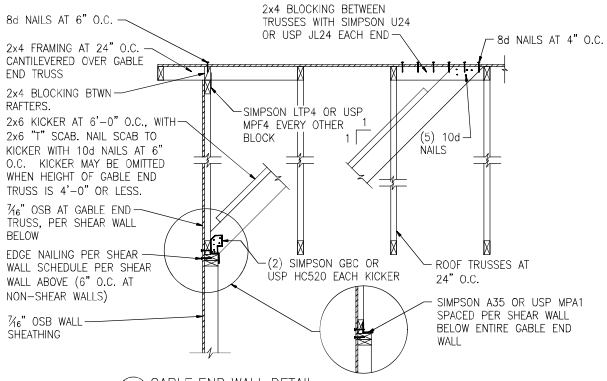
B PENT ROOF DETAIL
STRAIGHT ROOF



C EYEBROW ROOF DETAIL
STRAIGHT ROOF



D TRUSS DETAIL



E GABLE END WALL DETAIL

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DREAM FINDERS HOMES

Miscellaneous Framing Details

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North Carolina

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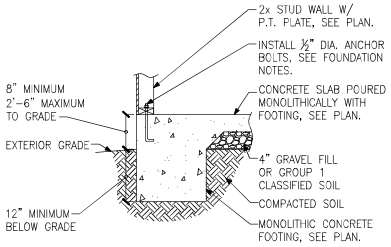
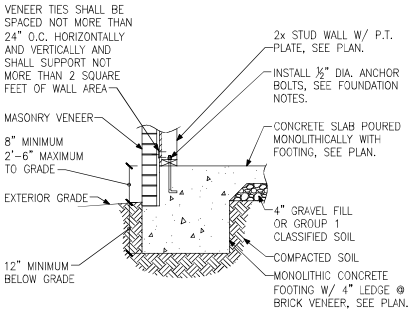
1/4"=1'-0" @ 22x34

SD-6

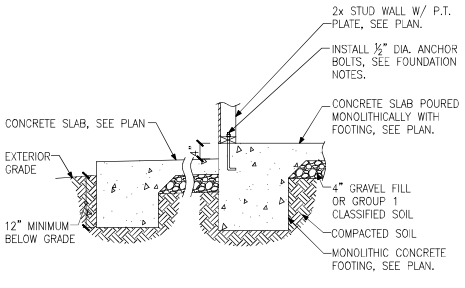
NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 046096 ENGINEER ANDREW A. MORRIS
7/18/24



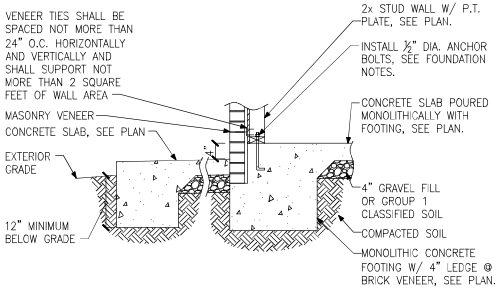
A FOUNDATION SECTION
EXTERIOR WALL



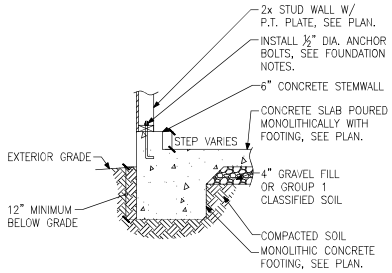
B FOUNDATION SECTION
EXTERIOR WALL @ MASONRY VENEER



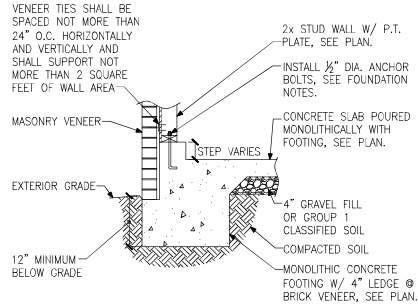
C FOUNDATION SECTION
EXTERIOR WALL AT PORCH



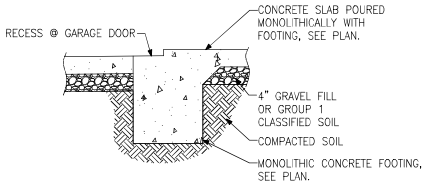
D FOUNDATION SECTION
EXTERIOR WALL AT PORCH W/ MASONRY VENEER



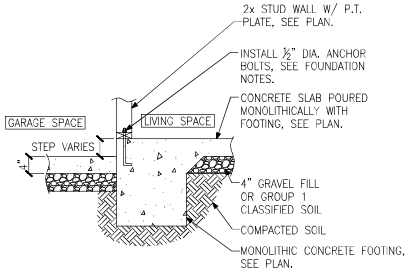
E FOUNDATION SECTION
EXTERIOR GARAGE WALL



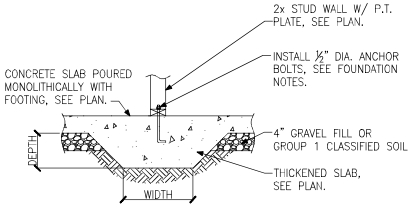
F FOUNDATION SECTION
EXTERIOR GARAGE WALL @ MASONRY VENEER



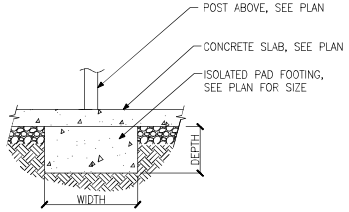
G FOUNDATION SECTION
GARAGE DOOR



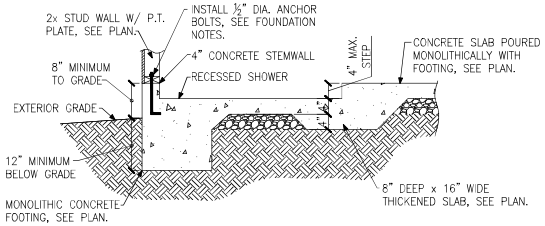
H FOUNDATION SECTION
INTERIOR GARAGE WALL



J FOUNDATION SECTION
THICKENED SLAB



K FOUNDATION SECTION
ISOLATED PAD FOOTING



L FOUNDATION SECTION
THICKENED SLAB @ RECESSED SHOWER

KSE ENGINEERING
1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951
(215) 804-4449
www.kse-eng.com

DREAM FINDERS HOMES

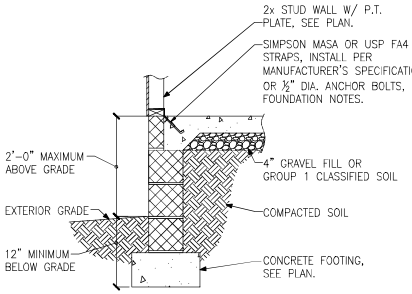
Monolithic Slab Foundation Details

Up To 120 M.P.H.
North Carolina

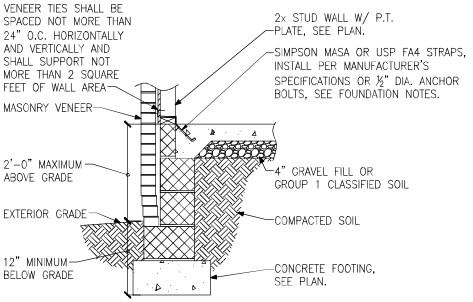
Project #:	105-19000
Designed By:	KRK
Checked By:	
Issue Date:	1/1/19
Re-Issue:	
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 046096 ENGINEER MATTHEW A. MORRIS
7/18/24

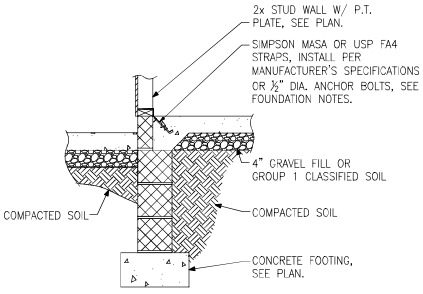
SD-7



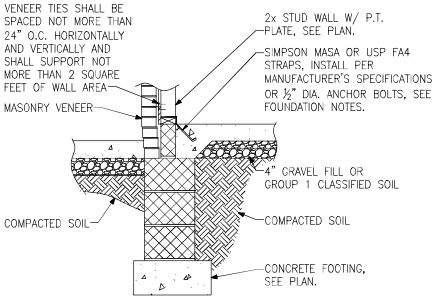
A FOUNDATION SECTION
EXTERIOR WALL



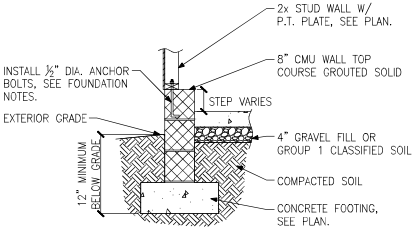
B FOUNDATION SECTION
EXTERIOR WALL @ MASONRY VENEER



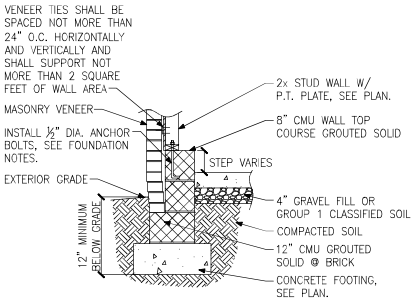
C FOUNDATION SECTION
EXTERIOR WALL AT PORCH



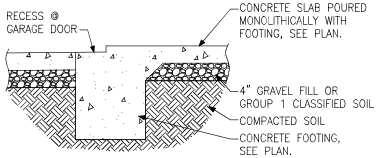
D FOUNDATION SECTION
EXTERIOR WALL AT PORCH W/ MASONRY VENEER



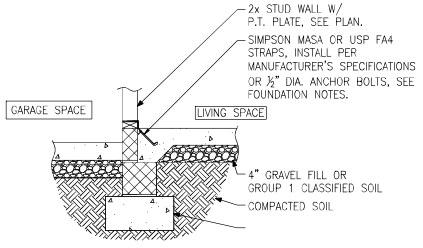
E FOUNDATION SECTION
EXTERIOR GARAGE WALL



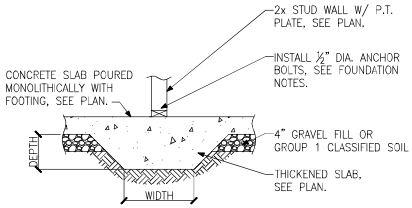
F FOUNDATION SECTION
EXTERIOR GARAGE WALL @ MASONRY VENEER



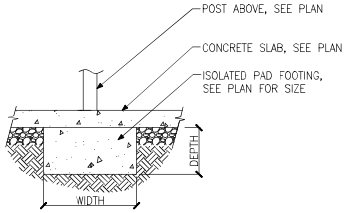
G FOUNDATION SECTION
GARAGE DOOR



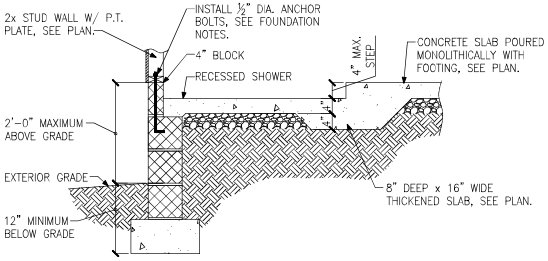
H FOUNDATION SECTION
INTERIOR GARAGE WALL



J FOUNDATION SECTION
THICKENED SLAB



K FOUNDATION SECTION
ISOLATED PAD FOOTING



L FOUNDATION SECTION
THICKENED SLAB @ RECESSED SHOWER

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DREAM FINDERS HOMES

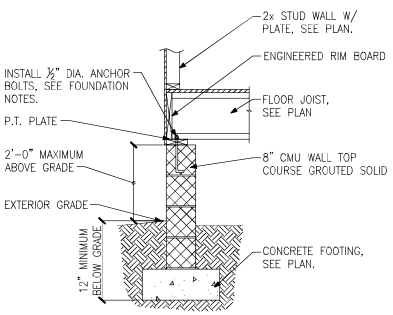
Stem Wall Slab Foundation Details

Up To 120 M.P.H.
North Carolina

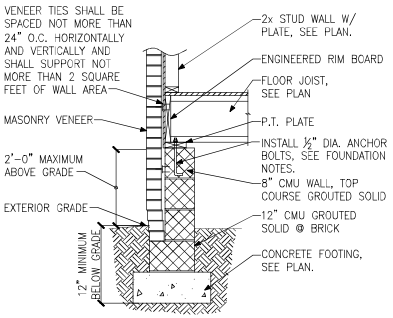
NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 046096 ENGINEER ANDREW A. MORRIS
7/18/24

Project #:	105-19000
Designed By:	KRK
Checked By:	
Issue Date:	1/1/19
Re-Issue:	
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

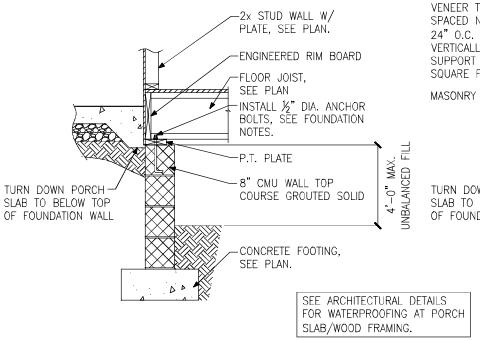
SD-8



A FOUNDATION SECTION
EXTERIOR WALL

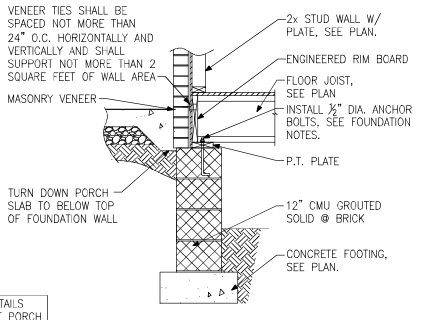


B FOUNDATION SECTION
EXTERIOR WALL @ MASONRY VENEER

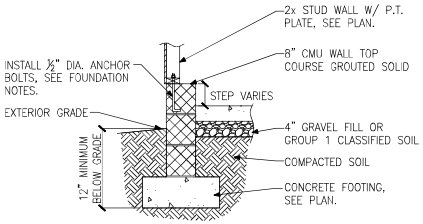


SEE ARCHITECTURAL DETAILS FOR WATERPROOFING AT PORCH SLAB/WOOD FRAMING.

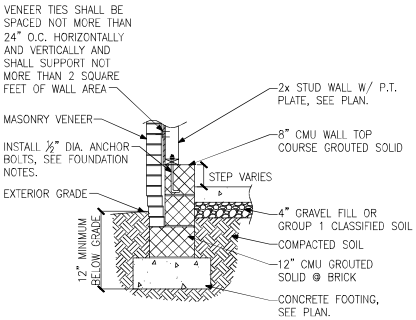
C FOUNDATION SECTION
EXTERIOR WALL AT PORCH



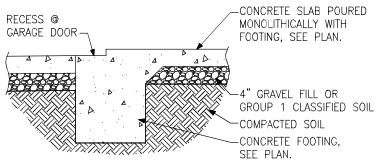
D FOUNDATION SECTION
EXTERIOR WALL AT PORCH W/ MASONRY VENEER



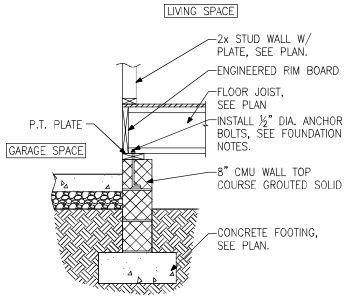
E FOUNDATION SECTION
EXTERIOR GARAGE WALL



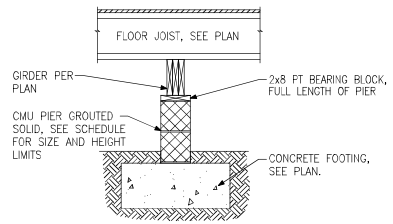
F FOUNDATION SECTION
EXTERIOR GARAGE WALL @ MASONRY VENEER



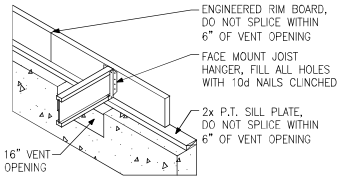
G FOUNDATION SECTION
GARAGE DOOR



H FOUNDATION SECTION
INTERIOR GARAGE WALL



J FOUNDATION SECTION
INTERIOR PIER



K CRAWL SPACE VENT DETAIL

PIER AND FOOTING SCHEDULE		
PIER HEIGHT	PIER SIZE	MIN. FOOTING SIZE
UP TO 2'-8"	8" x 16"	24" x 24" x 12" U.N.O.
UP TO 5'-4"	16" x 16"	24" x 24" x 12" U.N.O.
UP TO 8'-0"	16" x 16"	30" x 30" x 12" U.N.O.

NOTE:
PIERS SHALL BE CAPPED WITH 8" OF SOLID MASONRY OR CONCRETE OR TOP COURSE FILLED SOLID WITH CONCRETE/MORTAR.
PIERS OVER 5'-4" SHALL BE BE FILLED SOLIDLY WITH CONCRETE OR TYPE M OR S MORTAR.
FOR PIERS OVER 8'-0" CONTACT KSE ENGINEERING FOR PIER AND FOOTING DESIGN.

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(215) 804-4449
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DREAM FINDERS HOMES

Crawl Space Foundation Details

Up To 120 M.P.H.
North Carolina

Project #:	105-19000
Designed By:	KRK
Checked By:	
Issue Date:	1/1/19
Re-Issue:	
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

SD-9

NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 046096 ENGINEER ANDREW A. MORRIS
7/18/24