TOWNES AT GATEWAY
LOTS 96-100
DREAM FINDERS HOMES

TWNGTE 096
251 Senna Dr.

WATERCREST LOT 100	
FIRST FLR HEATED	551
SECOND FLR HEATED	822
TOTAL HEATED	1,373
COVERED PORCH	18
GARAGE	412
TOTAL UNDER ROOF	1,803

WOODFORD LOT 99	
FIRST FLR HEATED	600
SECOND FLR HEATED	822
TOTAL HEATED	1,422
COVERED PORCH	32
GARAGE	241
TOTAL UNDER ROOF	1,695

WOODFORD LOT 98	
FIRST FLR HEATED	600
SECOND FLR HEATED	822
TOTAL HEATED	1,422
COVERED PORCH	32
GARAGE	241
TOTAL UNDER ROOF	1,695

WOODFORD LOT 97	
FIRST FLR HEATED	600
SECOND FLR HEATED	822
TOTAL HEATED	1,422
COVERED PORCH	32
GARAGE	241
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WATERCREST LOT 96	
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TOTAL HEATED	1,373
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Townes at Gateway Lots 96-100

Dream Finders Homes

Cover Sheet

Date: 03-11-26

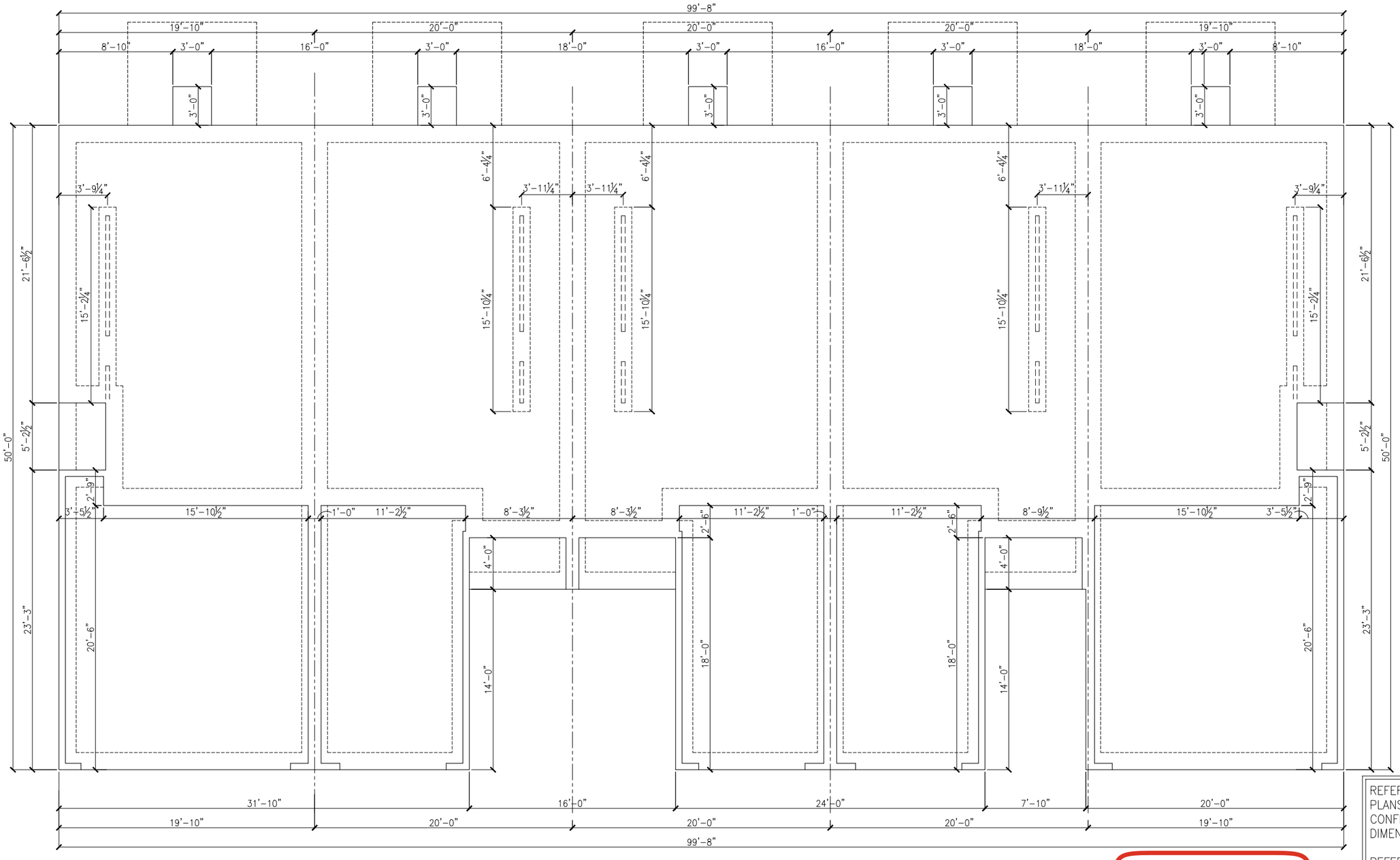
Drawn By: CBG

Checked By: CBG

DREAM FINDERS HOMES

CS

TWNGTE 096



SLAB PERIMETER PLAN LOTS 96–100

NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 046096 ENGINEER ANDREW A. MOORE
4/10/26

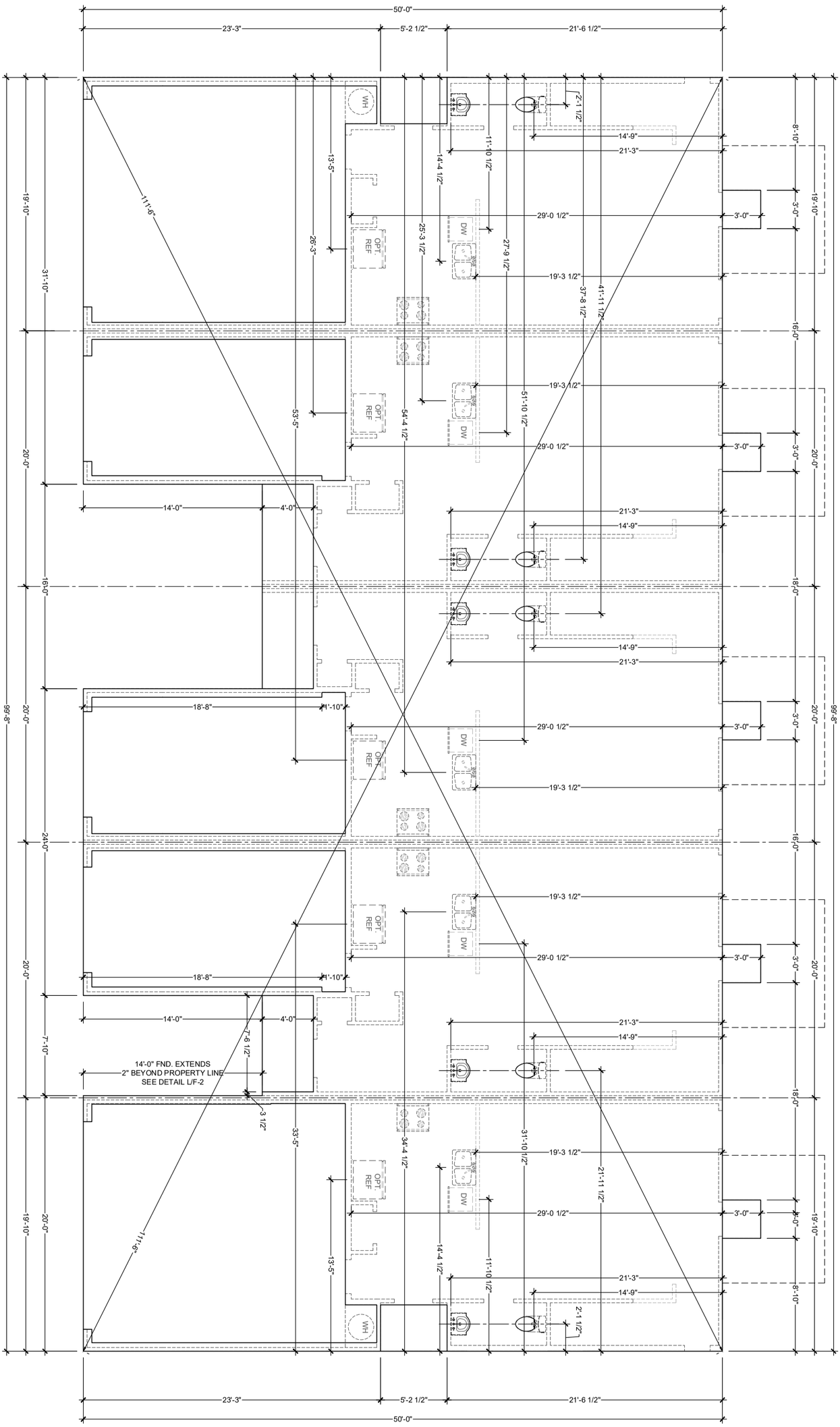
KSE ENGINEERING
1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951
(215) 804-4449
www.kse-eng.com

DREAM FINDERS HOMES

Slab Perimeter Plan
Lots 96–100
Townes at Gateway
150 M.P.H.
North Carolina

Project #:	105-25013
Designed By:	
Checked By:	AAM
Issue Date:	4/10/26
Re-Issue:	
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

S-0.7



1	DREAM FINDERS HOMES	Date: 03-11-26	Townes at Gateway Lots 96-100
		Drawn By: CBG	Dream Finders Homes
		Checked By: CBG	Slab Interface Plan

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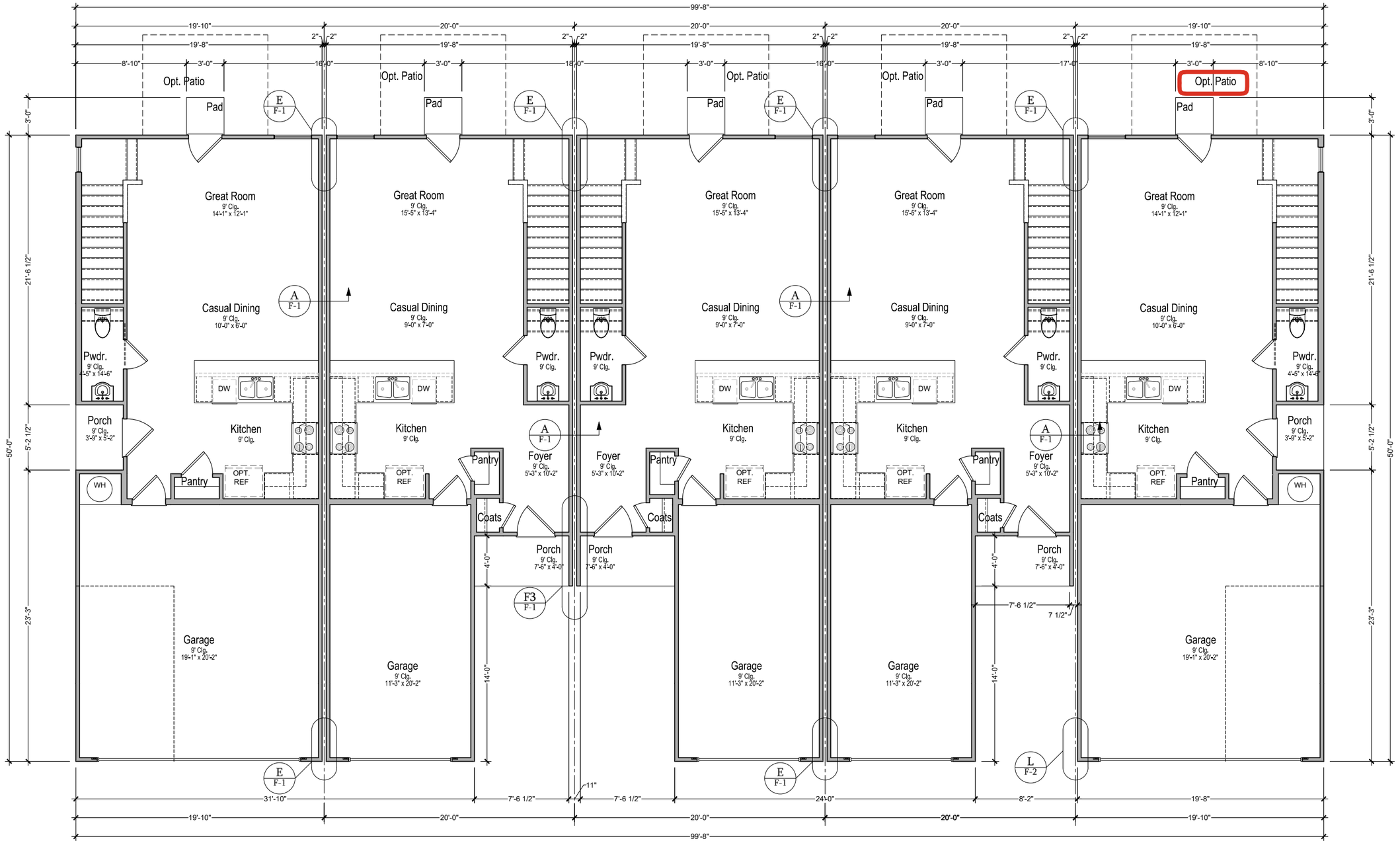

Watercrest LE Lot 100

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

Woodford A GL Lot 99

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

Woodford B GR Lot 98

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

Woodford A GL Lot 97

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

Watercrest RE Lot 96

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

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Townes at Gateway Lots 96-100

Dream Finders Homes

First Floor Plan

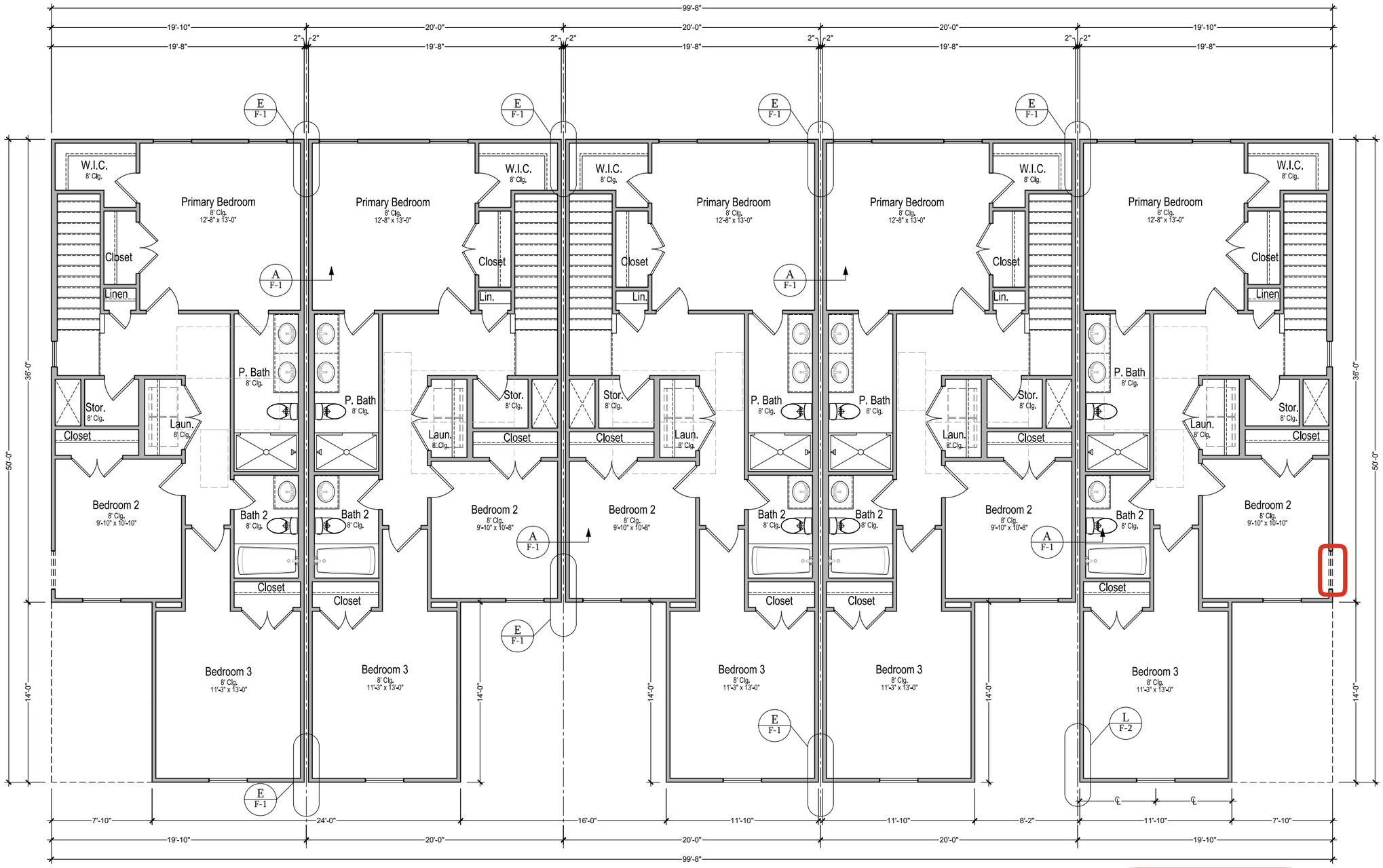
Date: 03-11-26

Drawn By: CBG

Checked By: CBG

DREAM FINDERS HOMES

2



Watercrest LE Lot 100

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

Woodford A GL Lot 99

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

Woodford B GR Lot 98

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

Woodford A GL Lot 97

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

Watercrest RE Lot 96

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

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Townes at Gateway Lots 96-100

Dream Finders Homes

Second Floor Plan

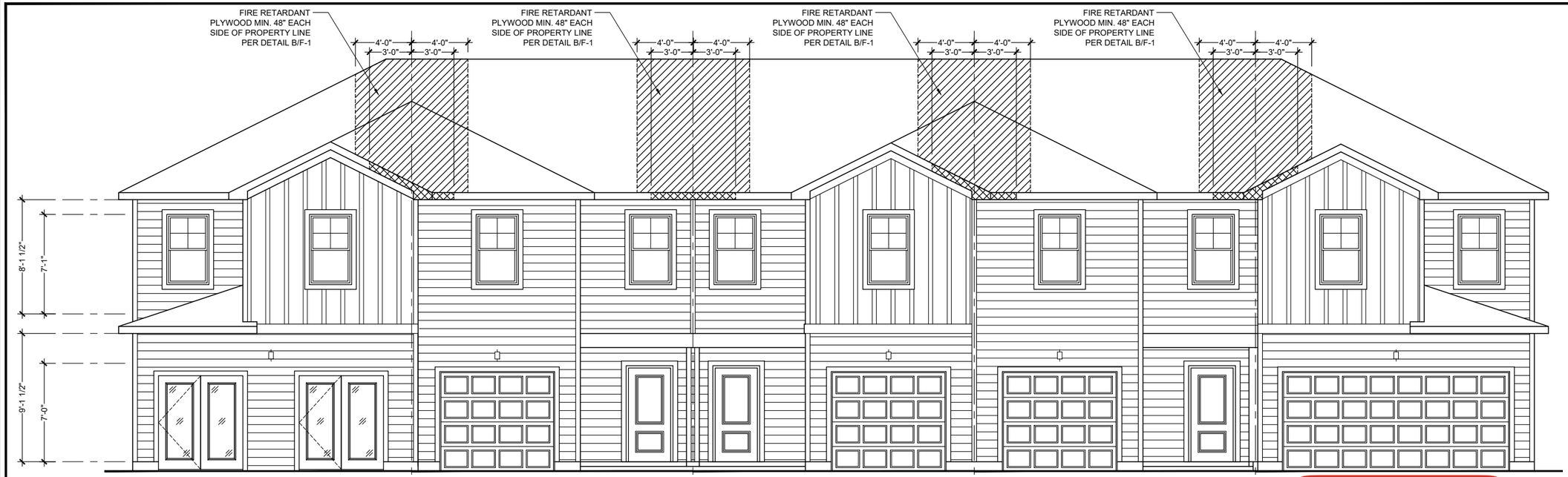
Date: 03-11-26

Drawn By: CBG

Checked By: CBG

DREAM FINDERS HOMES

3



Watercrest LE Lot 100
SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17

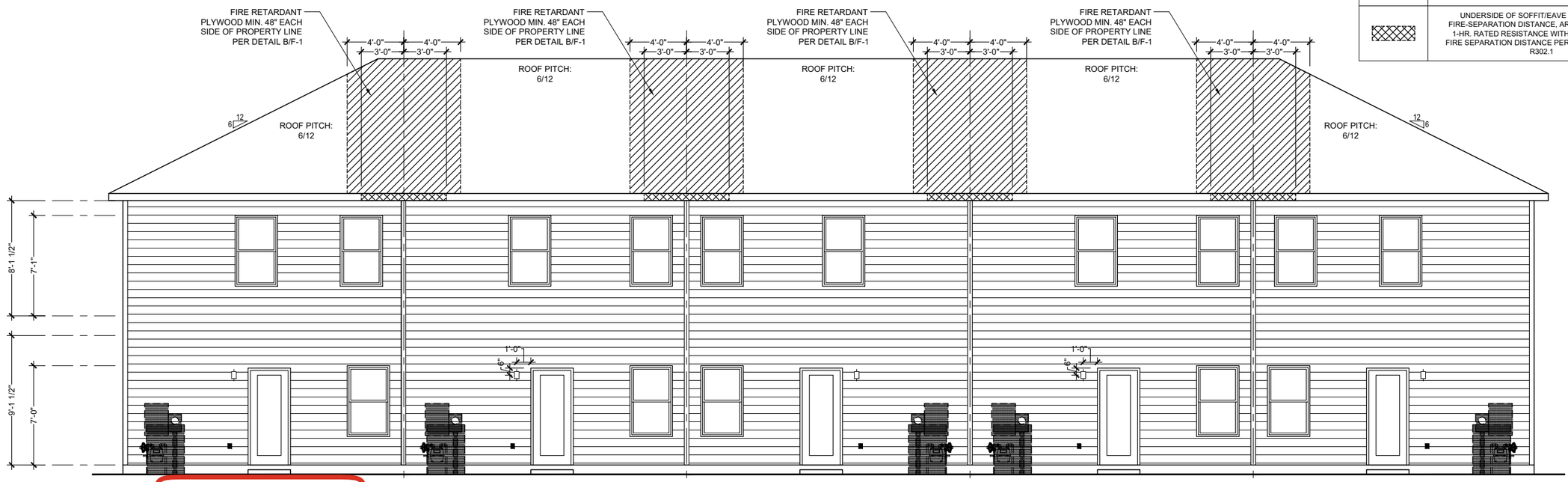
Woodford A GL Lot 99
SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17

Woodford B GR Lot 98
SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17

Woodford A GL Lot 97
SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17

Watercrest RE Lot 96
SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17

FIRE PROTECTION KEY	
	FIRE-RETARDED PLYWOOD MIN 48" EACH SIDE OF PROPERTY LINE PER DETAIL B/F-1
	UNDERSIDE OF SOFFIT/EAVE WHERE IN THE FIRE-SEPARATION DISTANCE, ARE TO HAVE A MIN. 1-HR. RATED RESISTANCE WITHIN 3' EACH WAY . FIRE SEPARATION DISTANCE PER 2018 NCRC TABLE R302.1



Watercrest RE Lot 96
SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17

Woodford A GL Lot 97
SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17

Woodford B GR Lot 98
SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17

Woodford A GL Lot 99
SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17

Watercrest LE Lot 100
SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17

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Townes at Gateway Lots 96-100

Dream Finders Homes

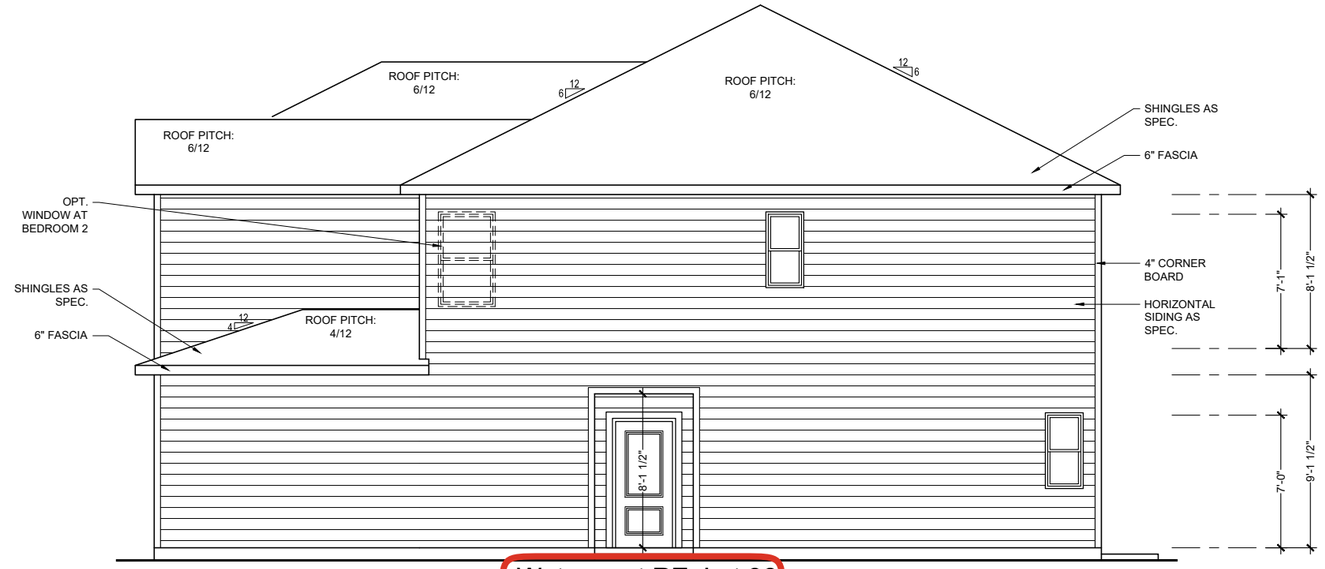
Front & Rear Elevations

Date: 03-11-26

Drawn By: CBG

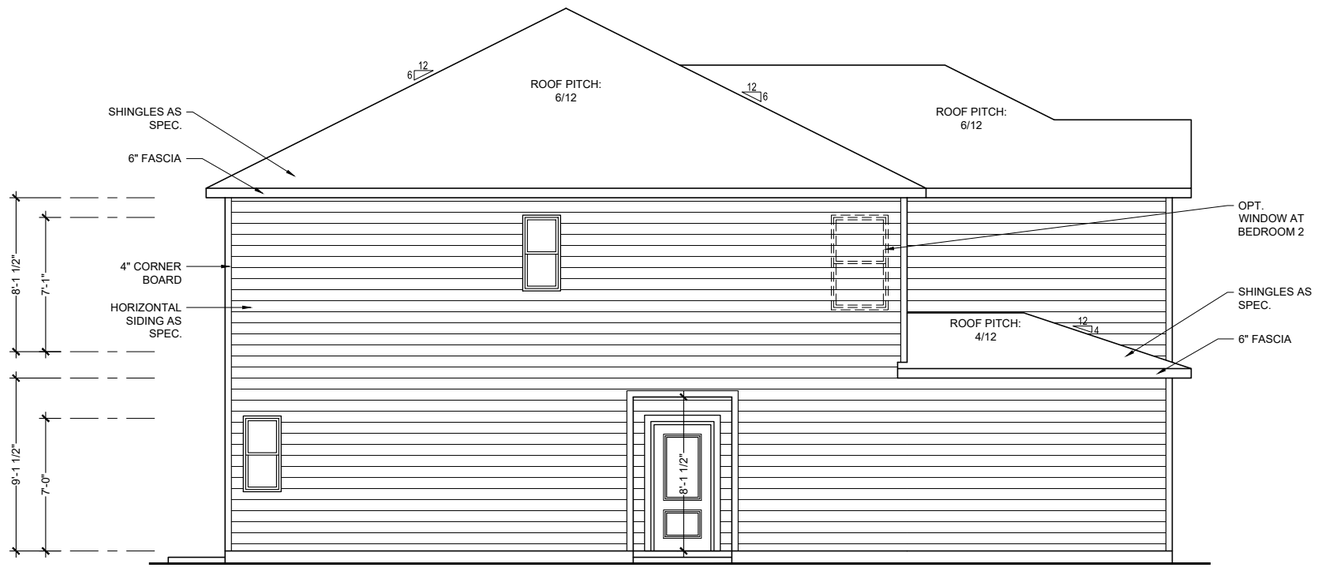
Checked By: CBG

DREAM FINDERS HOMES



Watercrest RE Lot 96

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



Watercrest LE Lot 100

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

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Townes at Gateway Lots 96-100

Dream Finders Homes

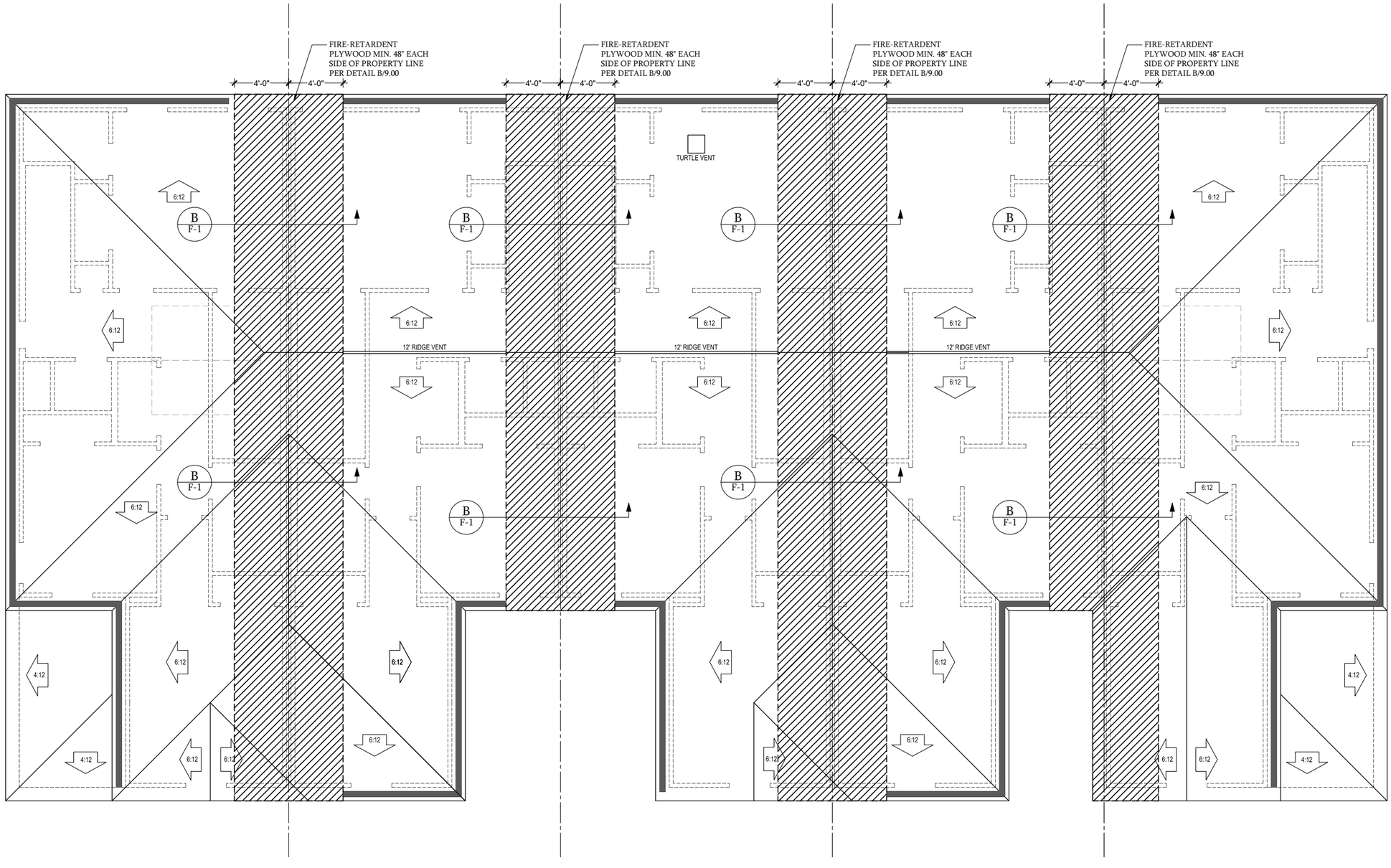
Side Elevations

Date: 03-11-26

Drawn By: CBG

Checked By: CBG

DREAM FINDERS HOMES



Watercrest LE Lot 100
SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17

Woodford A GL Lot 99
SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17

Woodford B GR Lot 98
SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17

Woodford A GL Lot 97
SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17

Watercrest RE Lot 96
SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17

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Townes at Gateway Lots 96-100

Dream Finders Homes

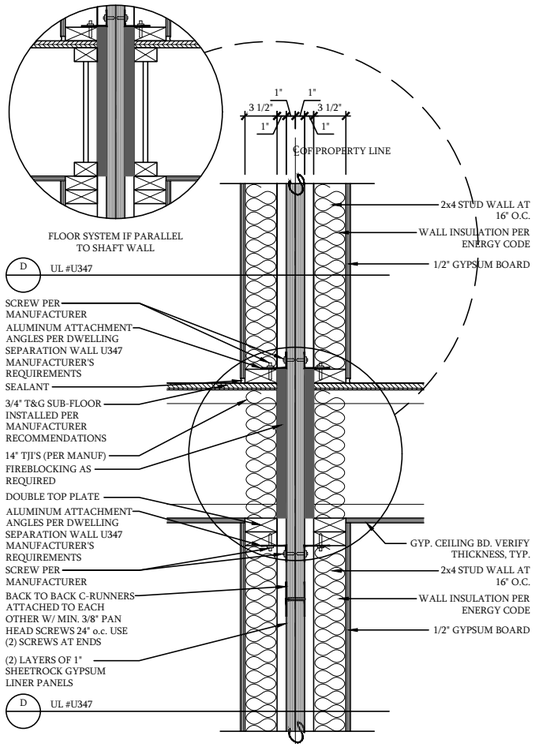
Roof Plan

Date: 03-11-26

Drawn By: CBG

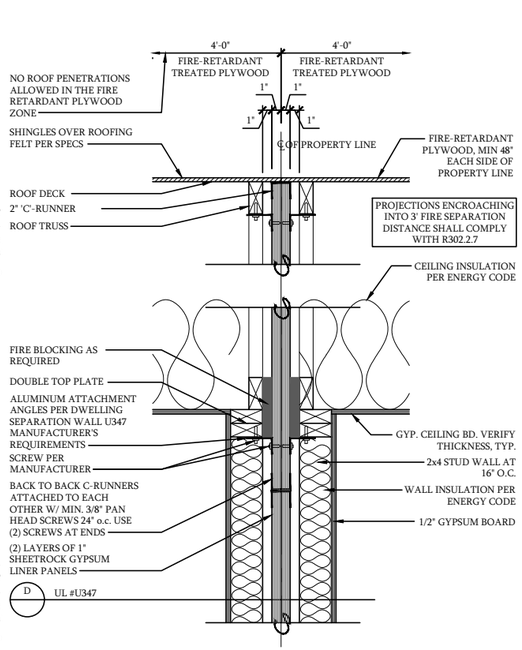
Checked By: CBG

DREAM FINDERS HOMES



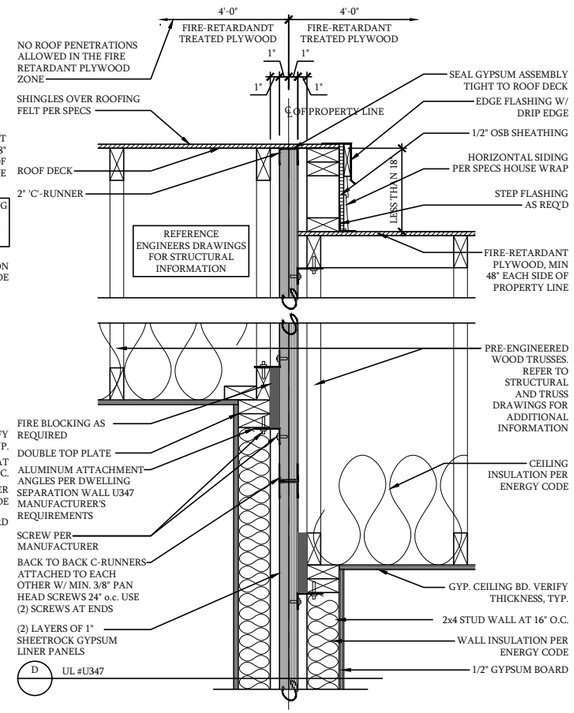
2 HOUR RATED WALL ASSEMBLY U347. SEE CURRENT UL EDITION FOR DESIGN NO 347 INSTALLATION MANUAL FOR CORRECT INSTALLATION INFORMATION

A SEPARATION DETAIL (U347)
SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



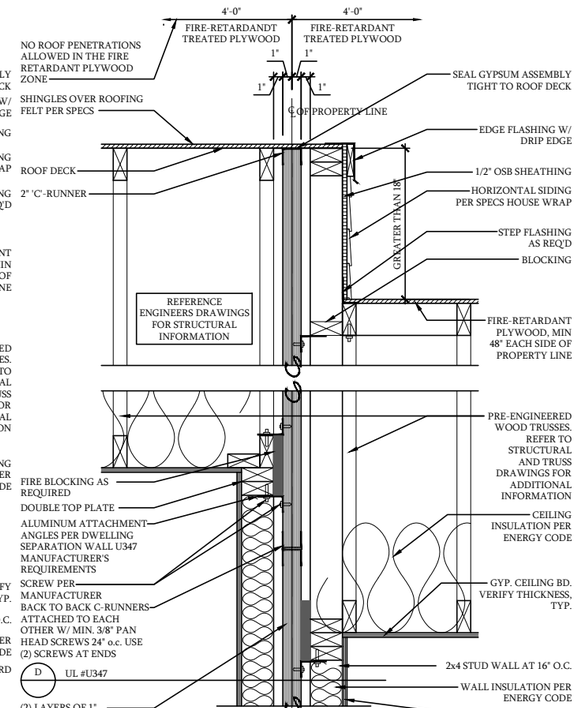
2 HOUR RATED WALL ASSEMBLY U347. SEE CURRENT UL EDITION FOR DESIGN NO 347 INSTALLATION MANUAL FOR CORRECT INSTALLATION INFORMATION

B SEPARATION DETAIL (U347)
SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



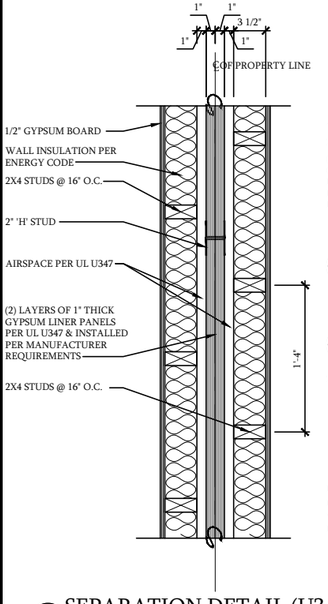
2 HOUR RATED WALL ASSEMBLY U347. SEE CURRENT UL EDITION FOR DESIGN NO 347 INSTALLATION MANUAL FOR CORRECT INSTALLATION INFORMATION

(LESS THAN 18" ROOF OFFSET)

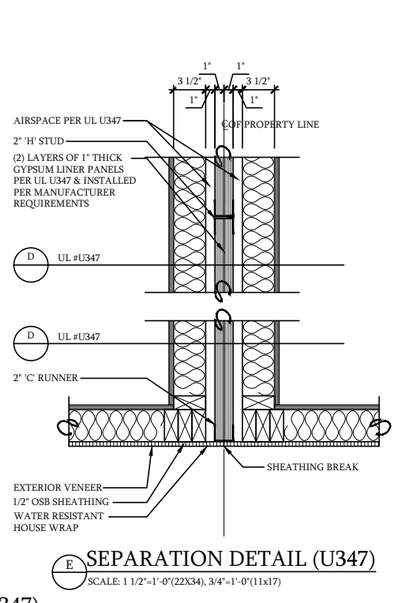


2 HOUR RATED WALL ASSEMBLY U347. SEE CURRENT UL EDITION FOR DESIGN NO 347 INSTALLATION MANUAL FOR CORRECT INSTALLATION INFORMATION

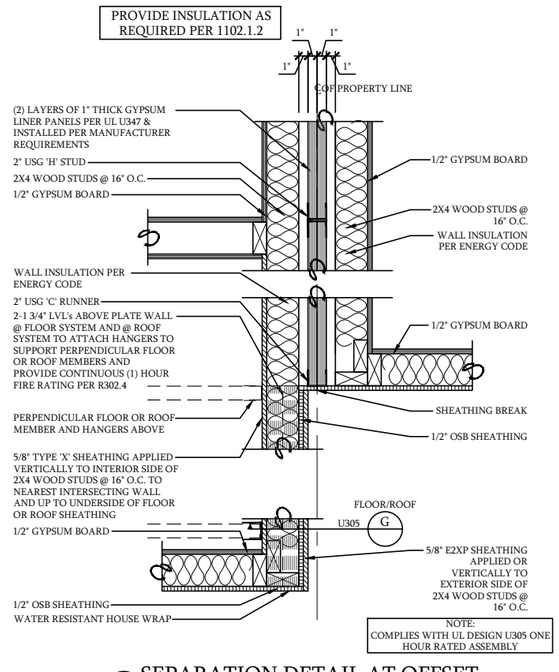
(GREATER THAN 18" ROOF OFFSET)



D SEPARATION DETAIL (U347)
SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)

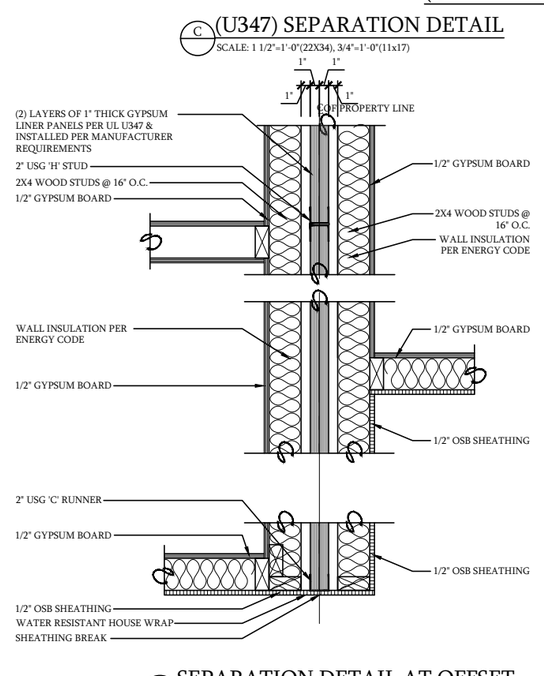


E SEPARATION DETAIL (U347)
SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)

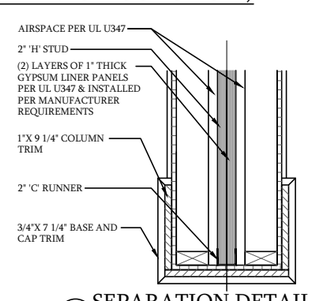


NOTE:
COMPLIES WITH UL DESIGN U305 ONE HOUR RATED ASSEMBLY

F1 SEPARATION DETAIL AT OFFSET
SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



F2 SEPARATION DETAIL AT OFFSET
SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



F3 SEPARATION DETAIL (U347)
SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)

NOTE: FALSE COLUMN WRAP TO BE PROVIDED AS REQUIRED BY FRONT ELEVATION

MANUFACTURERS FOR LISTED RATED WALL SYSTEMS SHOWN

U347:
National Gypsum

U305:
American Gypsum
Cabot Manufacturing
Certainteed
CGC
Georgia Pacific
National Gypsum
Pabco
Panel Rey
USG

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Townes at Gateway Lots 96-100

Dream Finders Homes

Fire Separation Details - UL U347

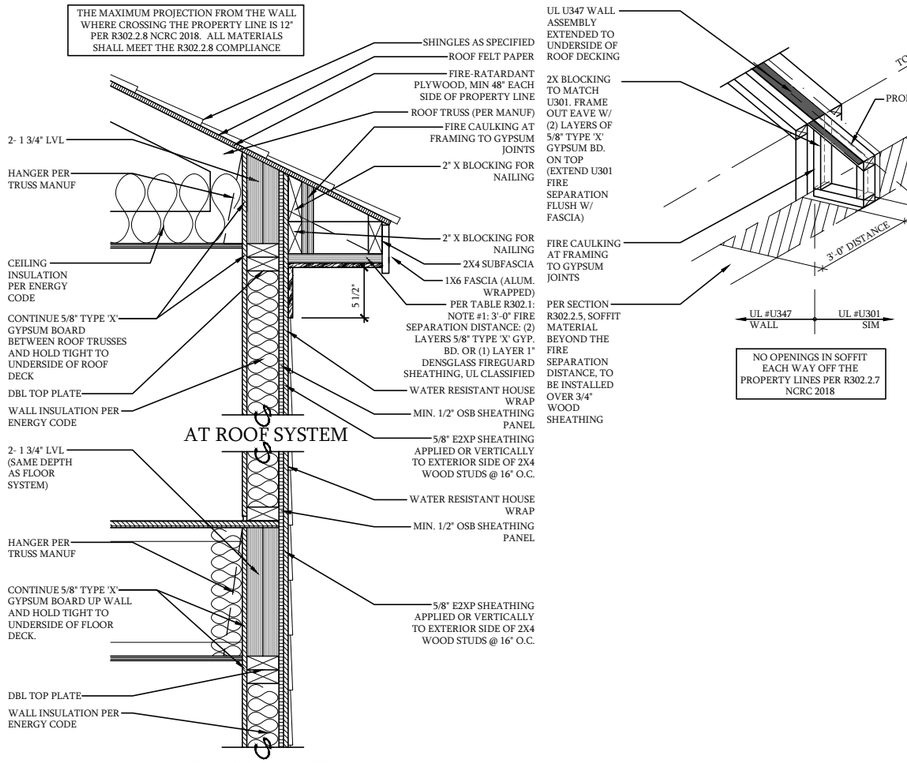
Date: 03-11-26

Drawn By: CBG

Checked By: CBG

DREAM FINDERS HOMES

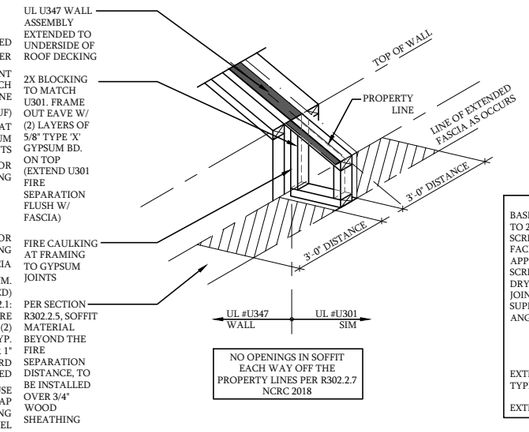
F-1



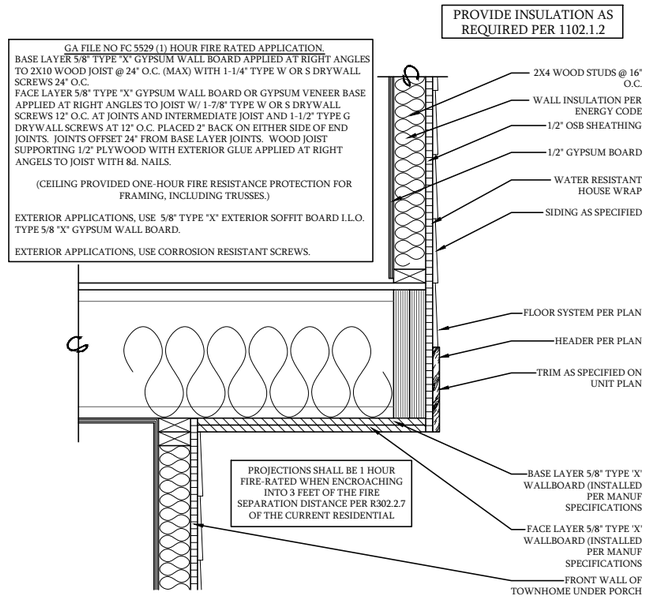
LESS THAN 3'-0" FROM PROPERTY LINE

ASSEMBLY EAVE/ SOFFIT PARALLEL TO PROPERTY LINE EXTEND FIRE WALL SEPARATION FLUSH TO FASCIA (U347)

G SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)

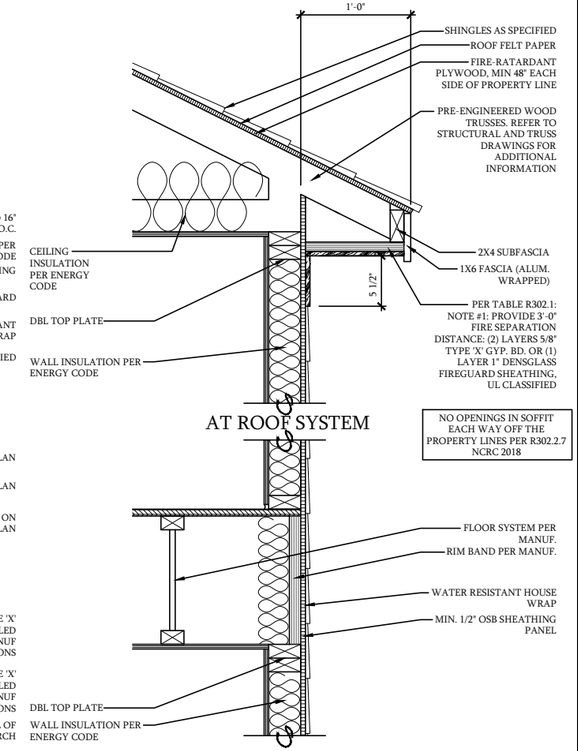


NO OPENINGS IN SOFFIT EACH WAY OFF THE PROPERTY LINES PER R302.2.7 NCRC 2018



DETAIL (1-HOUR)

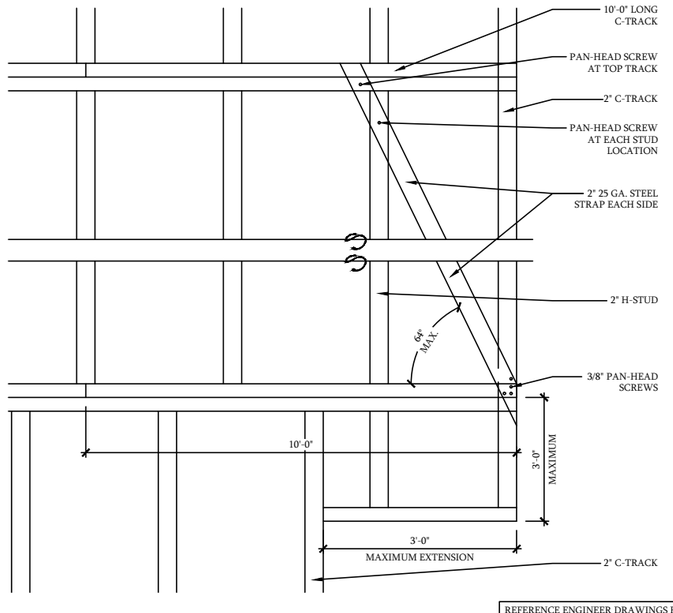
H SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



LESS THAN 3'-0" FROM PROPERTY LINE

ASSEMBLY EAVE/ SOFFIT PERPENDICULAR TO PROPERTY LINE EXTEND FIRE WALL SEPARATION FLUSH TO FASCIA (U347)

I SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



REFERENCE ENGINEER DRAWINGS FOR STRUCTURAL INFORMATION

WALL CANTILEVER DETAIL (U347)

K SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)

MANUFACTURERS FOR LISTED RATED WALL SYSTEMS SHOWN

U347:
National Gypsum

U305:
American Gypsum
Cabot Manufacturing
Certainteed
CGC
Georgia Pacific
National Gypsum
Pabco
Panel Rey
USG

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Townes at Gateway Lots 96-100

Dream Finders Homes

Fire Separation Details - UL U347

Date: 03-11-26

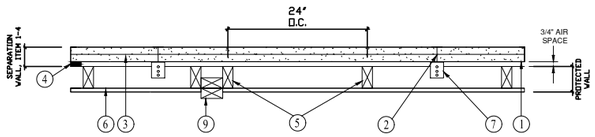
Drawn By: CBG

Checked By: CBG

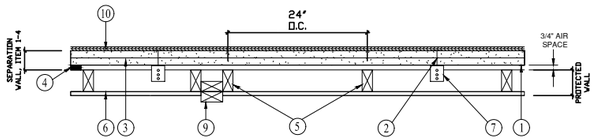
DREAM FINDERS HOMES

F-2

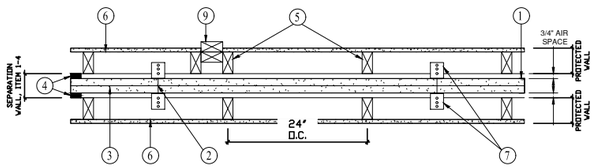
Underwriters Laboratories Inc.®



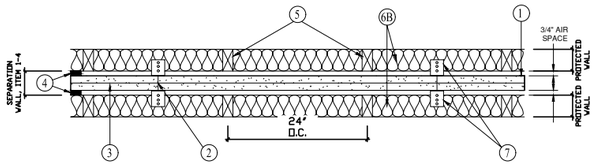
CONFIGURATION A
EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY



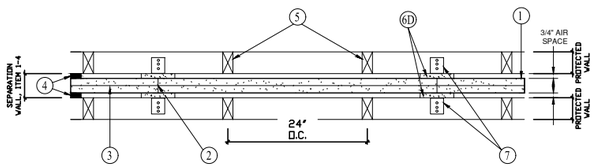
CONFIGURATION B
EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY



CONFIGURATION C
EXPOSED TO FIRE FROM EITHER SIDE

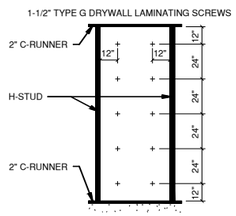


CONFIGURATION D
EXPOSED TO FIRE FROM EITHER SIDE

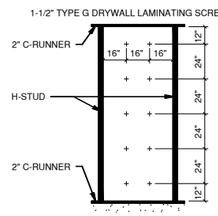


CONFIGURATION E
EXPOSED TO FIRE FROM EITHER SIDE

SIDE A



SIDE B



AREA SEPARATION FIREWALL: (Max Height - 66 ft)

1. Steel Track - Floor, sidewall or top wall track. Nom 2 in. wide channel shaped with 1 in. long legs, formed from No. 25 MSG galv stell, secured with suitable fasteners spaced 24 in. OC.

2. Steel Studs - "H" shaped studs formed from No. 25 MSG galv stell having an overall depth of approximately 2 in. and flange width 1-3/8 in.

3. Gypsum Board* - Two layers of 1" thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fit into "H" shaped studs.

   Refer to current UL report dated 01.29.2024 for approved drywall vendors and type.

PROTECTED WALL: (Bearing or Nonbearing Wall as indicated under Items 5, 5A, 5B. When Bearing, Load Restricted for Canadian Applications - See Guide BXUV7).

4. Air Space - Minimum 3/4 in. air space.

5. Wood Studs - For Bearing and Nonbearing Wall Rating - Nom 2 by 4 in. max spacing 24 in. o.c. Studs cross-braced where necessary for clip attachment. Min. 3/4 in. separation between wood framing and fire separation wall. Finish rating evaluated for wood studs only.

5A. Steel Studs - (As an alternate to Item 5, Not Shown) - For Bearing Wall - Corrosion protected steel studs, min. No. 20 MSG (0.0329 in., min. bare metal thickness) steel or min. 3-1/2 in. wide, min. No. 20 GSG (0.036 in. thick) galv. steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max. stud spacing of wall assemblies shall not exceed 24 in. o.c. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min. No. 20 MSG (0.0329 in., min. bare metal thickness) steel or min. No. 20 GSG (0.036 in. thick) galv. steel or No. 20 MSG (0.033 in. thick) primed steel, that provides a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. o.c. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min. 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

5B. Steel Studs - (As an alternate to Items 5 and 5A) - For Nonbearing Wall - Channel shaped, fabricated from min. 25 MSG corrosion-protected steel, min. 3-1/2 in. wide, min. 1-1/4 in. flanges and 1/4 in. return, spaced a max. of 24 in. o.c. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min. 25 MSG corrosion-protected steel, min width to accommodate stud size, with min. 1 in. long legs, attached to floor and ceiling with fasteners 24 in. o.c. max. Studs cross-braced with stud framing at mid height where necessary for clip attachment. Min. 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

6. Gypsum Board - Classified or Unclassified - Min. 1/2 in. thick, 4 ft wide, applied horizontally or vertically. Wallboard attached to wood studs (Item 5) with 1-1/4 in. long steel drywall screws spaced 12 in. o.c. Wall board attached to steel studs (Item 5A or 5B) with 1 in. long Type S steel screws spaced 12 in. o.c. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. As an option, joints covered with paper tape and joint compound, As an option, screw heads covered with joint compound.

6A. Plywood Sheathing or OSB - (Not Shown) - As an alternate to Item 6, min. 1/2 in. thick plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. Fastened to studs with nails or screws of sufficient length, spaced 12 in. o..c. Joints and fastener heads are not required to be treated. Aluminum clips shall be spaced as described in Item 7.

6B. Batts and Blankets* - (Not Shown) - As an alternate to Item 6 and 6A, Glass fiber or mineral wool insulation, min. 3-1/2 in. thick, placed to completely fill the wood or steel stud cavities. When Batts and Blankets are used in place of Items 6 and 6A, the max height is 54 ft and the aluminum clips (Item 7) shall be spaced a max of 5 ft OC vertically. Min. 3/4 in. separation between insulation and area separation wall. See Batts and Blankets (BKNV) category in Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.

6C. Wall and Partition Facings and Accessories* - (Not Shown) - As an alternate to Items 6, 6A and 6B, 4 ft wide panels, applied vertically. Panels attached to wood studs (Item 4) with 1-5/8 in. long drywall screws spaced 16 in. OC. Vertical joints located over studs. Joints covered with paper tape and joint compund. As an option, screw heads covered with joint compound.

   Refer to current UL report dated 01.29.2024 for approved drywall vendors and type.

6D. Gypsum Board* - As an alternate to Item 6 - Min. 5/8 in. thick, min. 6 in. wide batten strips, applied on both sides of Steel Studs (Item 2) and horizontal back to back Steel Track (Item 1) Min. 5/8 in. thick, min. 3 in. wide batten strips applied on both sides of single Steel Track (Item 1) at perimeter of assembly. Batten strips secured to studs with 1-1/4 in. long Type S steel screws spaced 12 in. OC. Batten joints shall be butted tight to form a closed joint. As an option, entire sheet of gypsum board may be used in lieu of the battens. Clip placement as in item 7, 7A, 7B, or 7C.

   Refer to current UL report dated 01.29.2024 for approved drywall vendors and type.

6E. Fiber, Sprayed* - Optional - Not Shown. - Spray applied cellulose material. The fiber is applied with water to completely or partially fill the enclosed stud cavity and air space in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft³. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft³, in accordance with the application instructions supplied with the product.

   Refer to current UL report dated 01.29.2024 for approved cellulose vendors and type.

6F. Building Wrap - Optional - Not Shown - For use with Items 6-6E - Building wrap fastened to gypsum board, wall sheathing, or studs per manufacturers installation instructions.

7. Attachment Clips - Aluminum angle, min. 0.049 in. thick, min. 2 in. wide with 2in. and 2-1/2 in. legs. Clips secured with Type S screws min. 3/8 in. long to "H" studs and with 1-1/4 in. long screws to wood framing or stell framing through holes provided in clip.

7A. Clip placement for separation walls up to 23 ft high: Space clips a max of 10 ft OC vertically between wood or steel framing and "H" Studs.

7B. Clip placement for separation walls up to 54 ft high: Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max of 5 ft OC vertically between wood or steel framing and "H" studs.

7C. Clip placement for separation walls up to 66 ft high: Space clips as described in Item 6A for upper 24 ft, space clips as described in Item 6Bfor middle 30 ft. Remaining wall wall area below requires clips spaced a max of 39 in. OC vertically between wood or steel framing and "H" studs.

8. STC Rating - The STC Rating of the wall assembly is 69 when it is constructed as described by Items 1 through 6, except:
   A. Item 5, above - Wood Studs - Shall be spaced 16 in. OC.

   B. Item 6C, above - Wall and Partition Facings and Accessories* - Type QuietRock QR-510 panels shall be installed.

   C. Item 7, above - Aluminum Clips - Spaced a max 10 ft OC vertically.

   D. Batts & Blankets* - The cavities formed by the wood studs shall be friction fit with 3-1/2 in. thick fiberglass insulation batts, min. 1.0 pcf. See batts and Blankets (BKNV) category in the Building Materails Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.

   E. Max Height of Separation Wall is 23 ft.

   F. The STC rating applies to Configuration B Only

   G. Steel Studs (Items 5A, 5B), Plywood Sheathing or OSB (Item 6A and Item 10) and Batts and Blankets (Item 6B) not evaluated as alternatives for obtaining STC rating.

8B. STC Rating - The STC Rating of the wall assembly is 70 when it is constructed as described by Items 1 through 7, except:
   A. Item 5, above - Wood Studs - Shall be spaced 16 in. OC.

   B. Item 6C, above - Wall and Partition Facings and Accessories* - Type QuietRock QR-525 panels shall be installed as described in Item 5C.

   C. Item 7, above - Aluminum Clips - Spaced a max of 10 ft OC vertically.

   D. Batts & Blankets* - The cavities formed by the wood studs shall be friction fit with 3-1/2 in. thick fiberglass insulation batts, min. 1.0 pcf. See batts and Blankets (BKNV) category in the Building Materails Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.

   E. Max Height of Separation Wall is 23 ft.

   F. The STC rating applies to Configuration B Only

   G. Steel Studs (Items 5A, 5B), Plywood Sheathing or OSB (Item 6A and Item 10) and Batts and Blankets (Item 6B) not evaluated as alternatives for obtaining STC rating.

9. Non-Bearing Wall Partition Intersection - (Optional) - Wall system consisting of nominal 2 by 4 in. stud or nominal 2 by 6 in stud. Maximum one non-bearing wall partition intersection per stud cavity.

10. Plywood Sheathing or OSB - (Optional) - Min ½ in. thick plywood or OSB applied horizontally or vertically to "H" studs on area separation wall side of Configuration B. Vertical joints located over studs. Fastened to "H" studs with screws of sufficient length, spaced a maximum of 12 in. OC.

11. Caulking and Sealants* - (Optional - Intended for use as an air barrier - Not evaluated as fireblocking) - A bead of sealant applied around the partition perimeter in the 3/4 in. air space between wood framing (Item 5) and shaftliner panels (Item 3) to create an air barrier.

    Refer to current UL report dated 01.29.2024 for approved caulking vendors and type.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

REFER TO CURRENT UL APPROVED REPORT DATED 1.29.2024 FOR ALL U347 DESIGN GENERAL INFORMATION SHOWN OR NOT SHOWN HERE

2 HOUR RATED - NONBEARING WALL

NO SCALE

1

DESIGN NO. U347

January 29, 2024
Nonbearing Wall Rating - 2 Hr
(Area Separation Firewall, see Items 1, 2 and 3)

Bearing or Non bearing Wall Rating - 2 Hr
(Protected Wall, see Items 4 and 5)

Finish Rating - (120 Min,
See Items 5, 5A and 5B)

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Townes at Gateway Lots 96-100

Dream Finders Homes

Fire Separation Details - UL U347

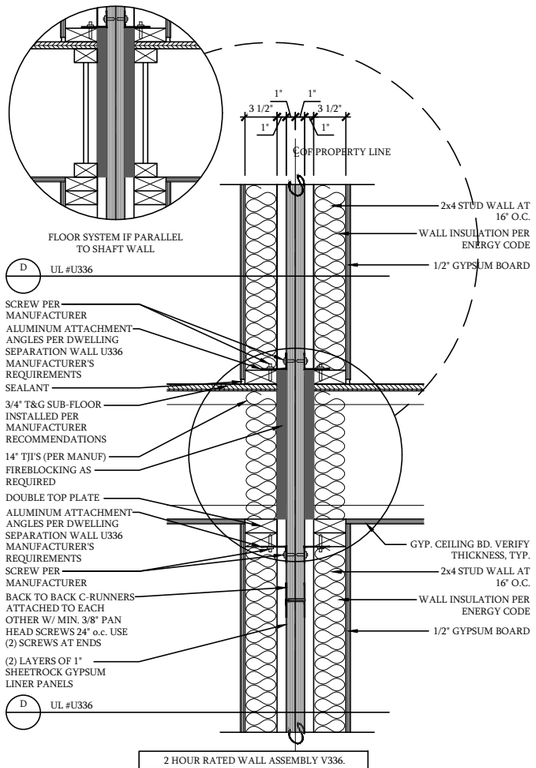
Date: 03-11-26

Drawn By: CBG

Checked By: CBG

DREAM FINDERS HOMES

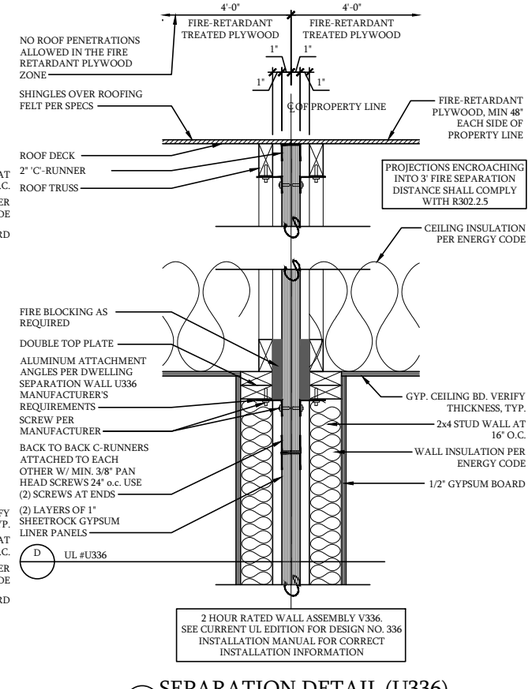
F-3



2 HOUR RATED WALL ASSEMBLY V336. SEE CURRENT UL EDITION FOR DESIGN NO. 336 INSTALLATION MANUAL FOR CORRECT INSTALLATION INFORMATION

A SEPARATION DETAIL (U336)

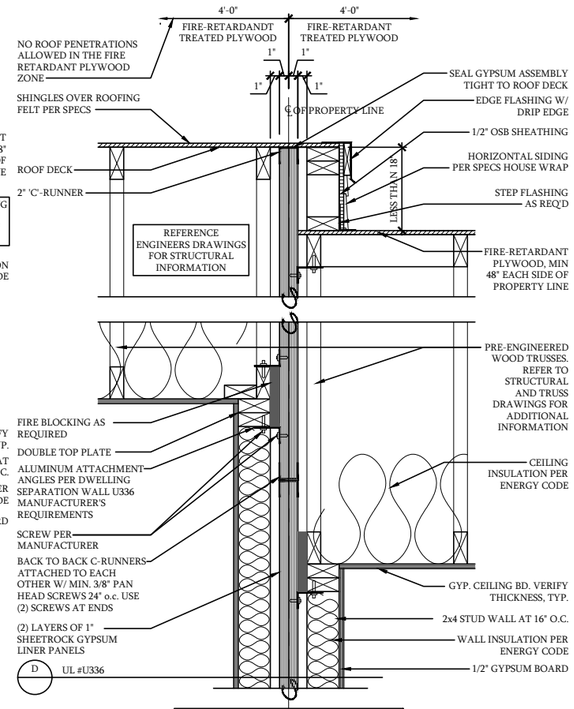
SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



2 HOUR RATED WALL ASSEMBLY V336. SEE CURRENT UL EDITION FOR DESIGN NO. 336 INSTALLATION MANUAL FOR CORRECT INSTALLATION INFORMATION

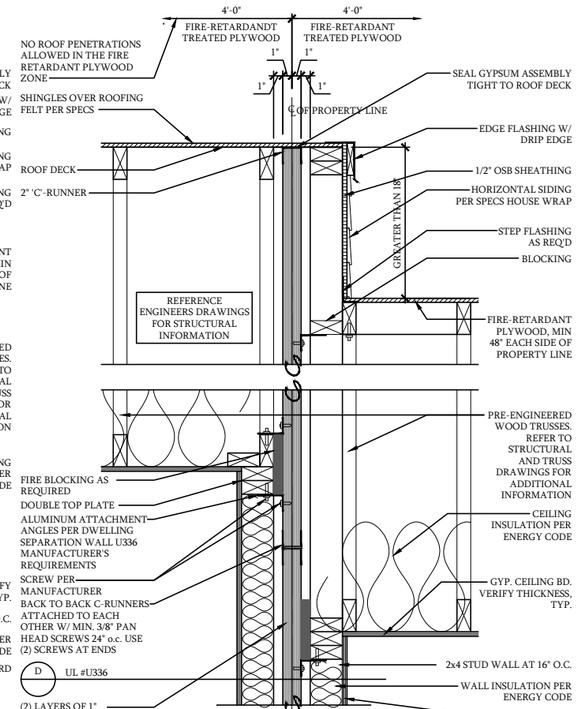
B SEPARATION DETAIL (U336)

SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



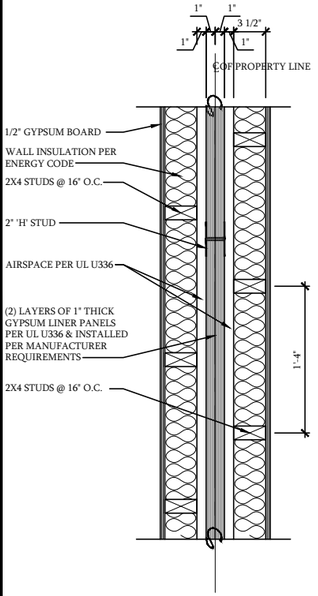
2 HOUR RATED WALL ASSEMBLY V336. SEE CURRENT UL EDITION FOR DESIGN NO. 336 INSTALLATION MANUAL FOR CORRECT INSTALLATION INFORMATION

(LESS THAN 18" ROOF OFFSET)



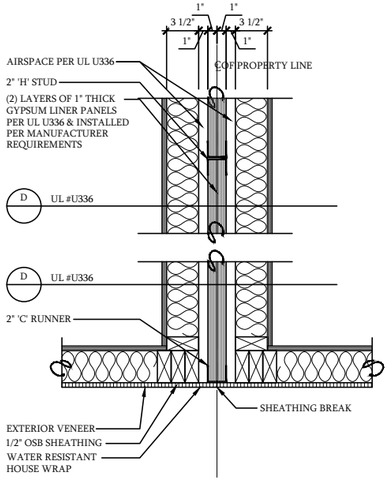
2 HOUR RATED WALL ASSEMBLY V336. SEE CURRENT UL EDITION FOR DESIGN NO. 336 INSTALLATION MANUAL FOR CORRECT INSTALLATION INFORMATION

(GREATER THAN 18" ROOF OFFSET)



D SEPARATION DETAIL (U336)

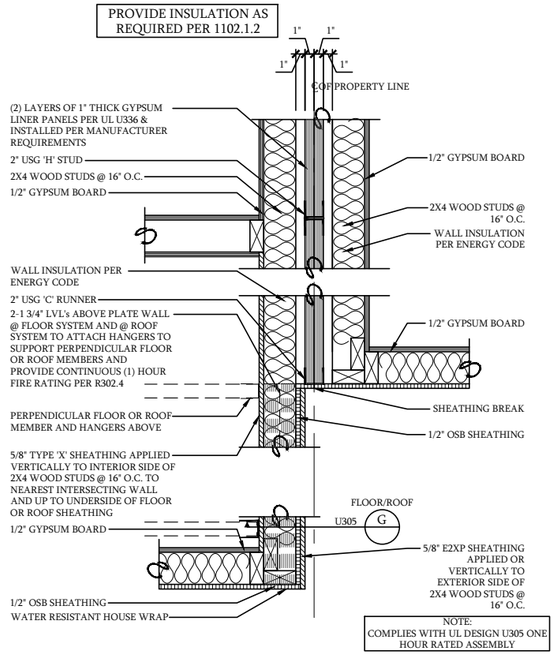
SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



E SEPARATION DETAIL (U336)

SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)

PROVIDE INSULATION AS REQUIRED PER 1102.1.2



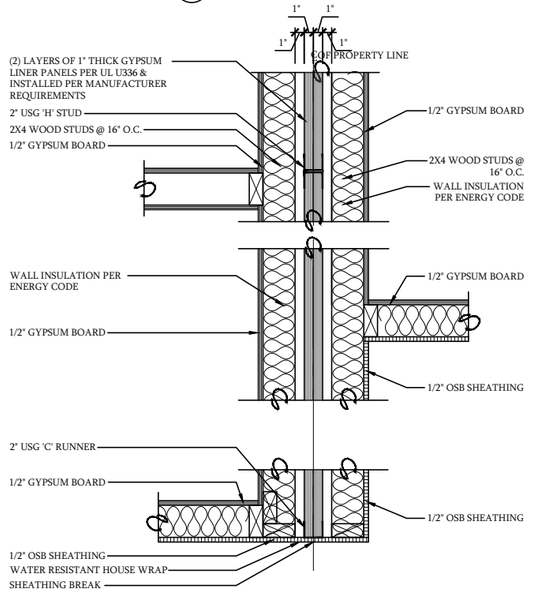
NOTE: COMPLIES WITH UL DESIGN U305 ONE HOUR RATED ASSEMBLY

F1 SEPARATION DETAIL AT OFFSET

SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)

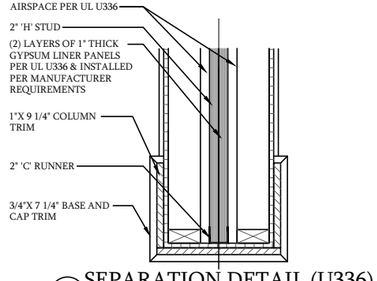
C (U336) SEPARATION DETAIL

SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



F2 SEPARATION DETAIL AT OFFSET

SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



F3 SEPARATION DETAIL (U336)

SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)

NOTE: FALSE COLUMN WRAP TO BE PROVIDED AS REQUIRED BY FRONT ELEVATION

MANUFACTURERS FOR LISTED RATED WALL SYSTEMS SHOWN

U336:
CGC
United States Gypsum
USG Boral Drywall
USG Mexico

U305:
American Gypsum
Cabot Manufacturing
Certainteed
CGC
Georgia Pacific
National Gypsum
Pabco
Panel Rey
USG

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www.CornerstoneCarolina.com

Townes at Gateway Lots 96-100

Dream Finders Homes

Fire Separation Details - UL U336

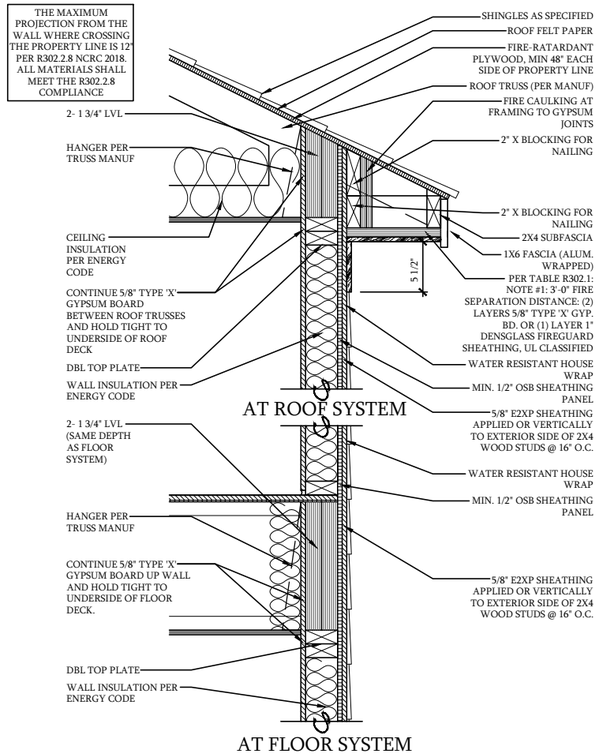
Date: 03-11-26

Drawn By: CBG

Checked By: CBG

DREAM FINDERS HOMES

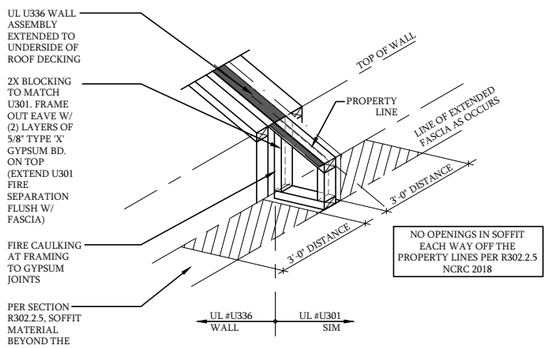
F-1



LESS THAN 3'-0" FROM PROPERTY LINE

ASSEMBLY EAVE/ SOFFIT PARALLEL TO PROPERTY LINE EXTEND FIRE WALL SEPARATION FLUSH TO FASCIA (U336)

G SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



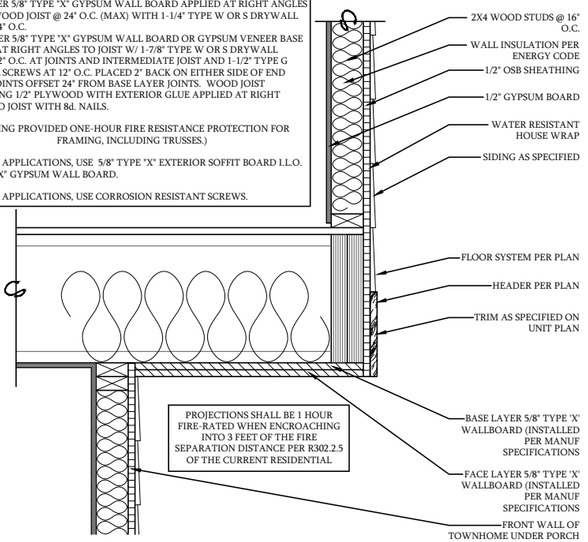
PROVIDE INSULATION AS REQUIRED PER 1102.1.2

GA FILE NO FC 5529 (1) HOUR FIRE RATED APPLICATION.
BASE LAYER 5/8" TYPE "X" GYPSUM WALL BOARD APPLIED AT RIGHT ANGLES TO 2X10 WOOD JOIST @ 24" O.C. (MAX) WITH 1-1/4" TYPE W OR S DRYWALL SCREWS 24" O.C.
FACE LAYER 5/8" TYPE "X" GYPSUM WALL BOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST W/ 1-7/8" TYPE W OR S DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE JOIST AND 1-1/2" TYPE G DRYWALL SCREWS AT 12" O.C. PLACED 2" BACK ON EITHER SIDE OF END JOINTS. JOINTS OFFSET 24" FROM BASE LAYER JOINTS. WOOD JOIST SUPPORTING 1/2" PLYWOOD WITH EXTERIOR GLUE APPLIED AT RIGHT ANGELS TO JOIST WITH 8d. NAILS.

(CEILING PROVIDED ONE-HOUR FIRE RESISTANCE PROTECTION FOR FRAMING, INCLUDING TRUSSES.)

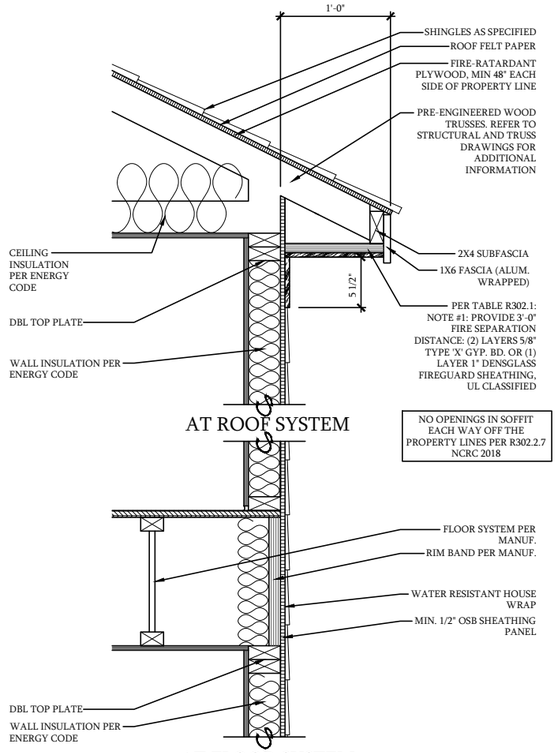
EXTERIOR APPLICATIONS, USE 5/8" TYPE "X" EXTERIOR SOFFIT BOARD I.L.O. TYPE 5/8 "X" GYPSUM WALL BOARD.

EXTERIOR APPLICATIONS, USE CORROSION RESISTANT SCREWS.



PORCH ROOF DETAIL (1-HOUR)

H SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



AT FLOOR SYSTEM

LESS THAN 3'-0" FROM PROPERTY LINE

ASSEMBLY EAVE/ SOFFIT PERPENDICULAR TO PROPERTY LINE EXTEND FIRE WALL SEPARATION FLUSH TO FASCIA (U336)

I SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)

MANUFACTURERS FOR LISTED RATED WALL SYSTEMS SHOWN

U336:
CGC
United States Gypsum
USG Boral Drywall
USG Mexico

U305:
American Gypsum
Cabot Manufacturing
Certainteed
CGC
Georgia Pacific
National Gypsum
Pabco
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USG

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www.CornerstoneCarolina.com

Townes at Gateway Lots 96-100

Dream Finders Homes

Fire Separation Details - UL U336

Date: 03-11-26

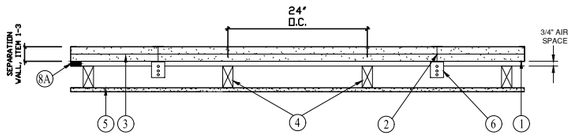
Drawn By: CBG

Checked By: CBG

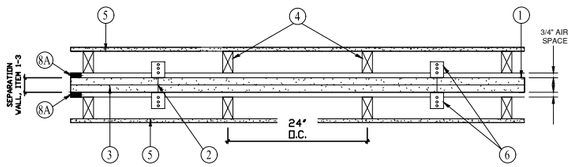
DREAM FINDERS HOMES

F-2

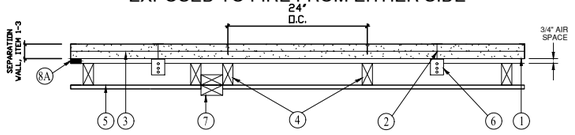
Underwriters Laboratories Inc.®



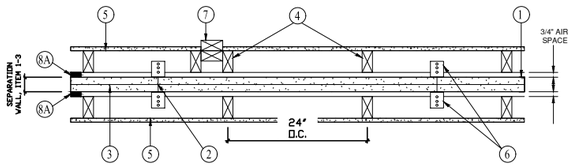
CONFIGURATION A
EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY



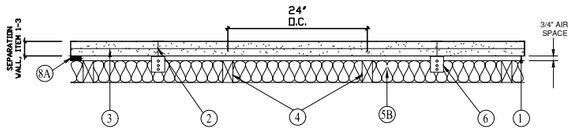
CONFIGURATION B
EXPOSED TO FIRE FROM EITHER SIDE



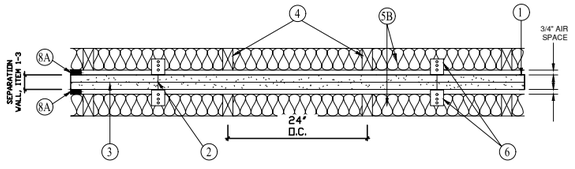
CONFIGURATION C
EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY



CONFIGURATION D
EXPOSED TO FIRE FROM EITHER SIDE

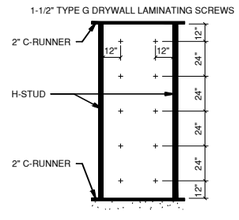


CONFIGURATION E
EXPOSED TO FIRE FROM EITHER SIDE

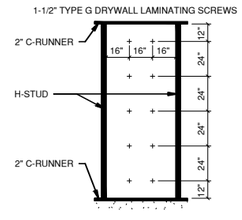


CONFIGURATION F
EXPOSED TO FIRE FROM EITHER SIDE

SIDE A



SIDE B



DESIGN NO. U336

December 4, 2024
Nonbearing Wall Rating - 2 Hr
(Separation Wall, see Items 1, 2 and 3)

Bearing Wall Rating - 2 Hr
(Protected Wall, see Items 4 and 4A)

Non bearing Wall Rating - 2 Hr
(Protected Wall, see Item 4B)

Finish Rating - 120 Min

AREA SEPARATION WALL - (Max Height - 66 ft)

1. Floor, Intermediate or Top Wall Track - 2 in. wide channel shaped with 1 in. long legs, formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.

2. Metal Studs - Steel members formed from No. 25 MSG galv steel having "H" - shaped flanged spaced 24 in. OC; overall depth 2 in. and flange width 1-3/8 in.

3. Gypsum Board* - Two layers of 1" thick gypsum board liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fit into "H" shaped studs.

   Refer to current UL report dated 12.04.2024 for approved drywall vendors and type.

PROTECTED WALL: (Bearing or Nonbearing Wall as indicated under Items 4 through 4G. When Bearing, Load Restricted for Canadian Applications - See Guide BXUV7).

4. Wood Studs - Nom 2 by 4 in. max spacing 24 in. o.c. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall.

4A. Steel Studs - (As an alternate to Item 4, Not Shown) - For Bearing Wall Rating - Corrosion protected steel studs, min. No. 20 MSG (0.0329 in., min. bare metal thickness) steel or min. 3-1/2 in. wide, min. No. 20 GSG (0.036 in. thick) galv. steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max. stud spacing of wall assemblies shall not exceed 24 in. o.c. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min. No. 20 MSG (0.0329 in., min. bare metal thickness) steel or min. No. 20 GSG (0.036 in. thick) galv. steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. o.c. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min. 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

4B. Steel Studs - As an alternate to Items 4 and 4A, for use in Configuration B only, Not Shown - For Nonbearing Wall Rating - Channel shaped, fabricated from min. 25 MSG corrosion-protected steel, min. 3-1/2 in. wide, min. 1-1/4 in. flanges and 1/4 in. return, spaced a max. of 24 in. o.c. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min. 1 in. long legs, attached to floor and ceiling with fasteners 24 in. o.c. max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min. 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

5. Gypsum Board - Classified or Unclassified - Min. 1/2 in. thick, 4 ft wide, applied either horizontally or vertically. Gypsum board attached to studs with 1-1/4 in. long steel drywall nails spaced 8 in. o.c. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail heads covered with joint compound.

5A. Plywood Sheathing or OSB - (Not Shown) - As an alternate to Item 5, min. 1/2 in. thick plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. Fastened to studs with nails or screws of sufficient length, spaced 12 in. OC. Joints and fastener heads are not required to be treated. Aluminum clips shall be spaced as described in Item 6.

5B. Batts and Blankets* - (Not Shown) - As an alternate to Item 5 and 5A, glass fiber or mineral wool insulation, min. 3-1/2 in. thick, placed to completely fill the wood or steel stud cavities. When Batts and Blankets are used in place of Items 5 and 5A, the max height is 44 ft. and the aluminum clips (Item 6) shall be spaced a max of 5 ft. OC vertically. Min 3/4 in. separation between insulation and area separation wall. See Batts and Blankets (BKNV) category in Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.

6. Attachment Clips - Aluminum angle, min. 0.063 in. thick, min. 2 in. wide with min 2 in. and 2-1/4 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with Type W screews 1-1/4 in. long to wood framing through holes provided in clip.

23 ft. Height Limitation	Clip placement (Item 6) for separation walls up to 23 ft. high. Space clips a max of 10 ft. o.c. vertically between wood framing and "H" studs.
44 ft. Height Limitation	Clip placement (Item 6) for separation walls up to 44 ft. high. Space clips as described in 23 ft. height limitations for upper 24 ft. Remaining wall area below requires clips spaced a max 5 ft OC vertically between wood framing and "H" studs.
66 ft. Height Limitation	Clip placement (Item 6) for separation walls up to 66 ft. high: Space clips as described in 23 ft. height limitations for upper 24 ft. Space clips as described in 44 ft. height limitations for the next 20 ft. below the upper 24 ft. Remaining wall area below requires clips spaced a max of 40 in. OC vertically between wood framing and "H" studs.

7. Non-Bearing Wall Partition Intersection - (Optional) - Two nominal 2 by 4 in. stud or nominal 2 by 6 in stud nailed together with two 3 in. long 10d nails spaced a max 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max 16 in. OC vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the wall.

8. Caulking and Sealants* - (Optional - Intended for use as an air barrier - Not evaluated as fireblocking) - A bead of sealant applied around the partition perimeter, and at the interface between wood or steel framing and gypsum board panels to create an air barrier.

   Refer to current UL report dated 06.21.2024 for approved caulking vendors and type.

8A. Caulking and Sealants* - (Optional - Intended for use as an air barrier - Not evaluated as fireblocking) - A bead of sealant applied around the partition perimeter in the $\frac{3}{4}$ in. air space between wood framing (Item 4) and shaftliner panels (Item 3) to create an air barrier.

   Refer to current UL report dated 06.21.2024 for approved caulking vendors and type.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

REFER TO CURRENT UL APPROVED REPORT DATED 12.4.2024 FOR ALL U336 DESIGN GENERAL INFORMATION SHOWN OR NOT SHOWN HERE

2 HOUR RATED - NONBEARING WALL 1

NO SCALE

CORNERSTONE BUILDERS GROUP
4371 Charlotte Hwy Suite 4 Lake Wylie, SC 29710
P. 919-630-6919 P. 704-201-8489
www.CornerstoneCarolina.com

Townes at Gateway Lots 96-100

Dream Finders Homes

Fire Separation Details - UL U336

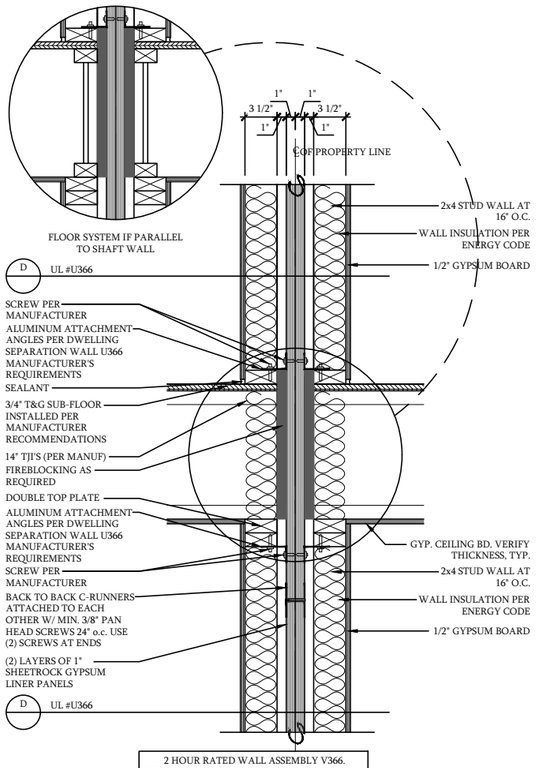
Date: 03-11-26

Drawn By: CBG

Checked By: CBG

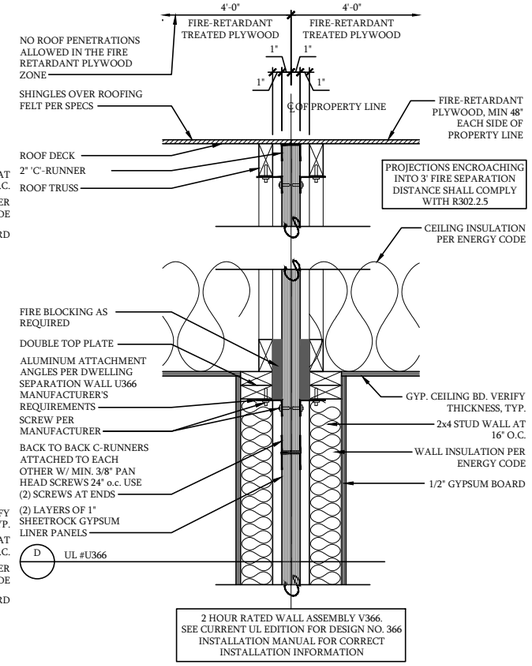
DREAM FINDERS HOMES

F-3



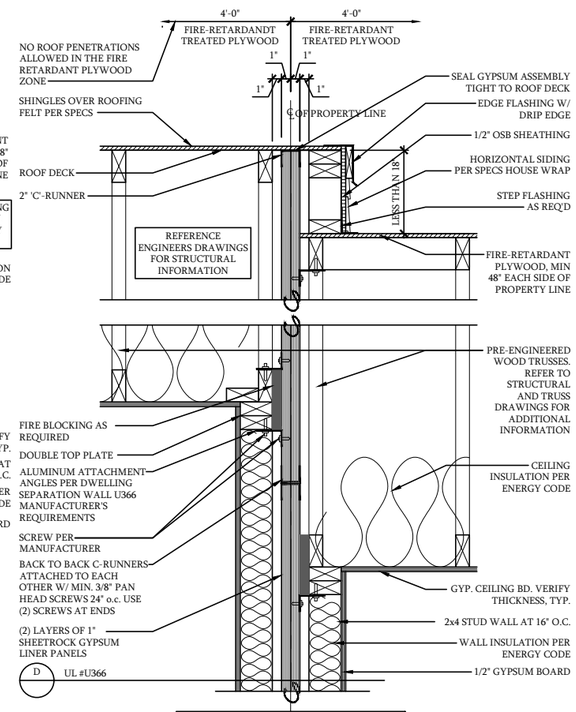
A SEPARATION DETAIL (U366)

SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)

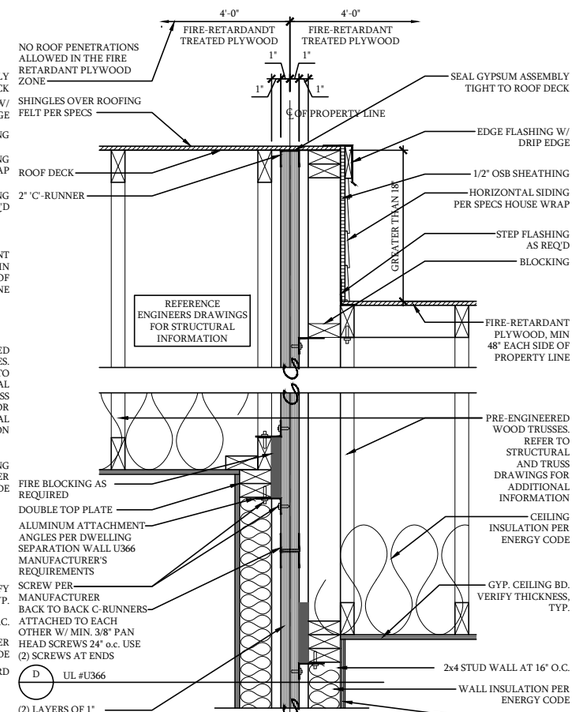


B SEPARATION DETAIL (U366)

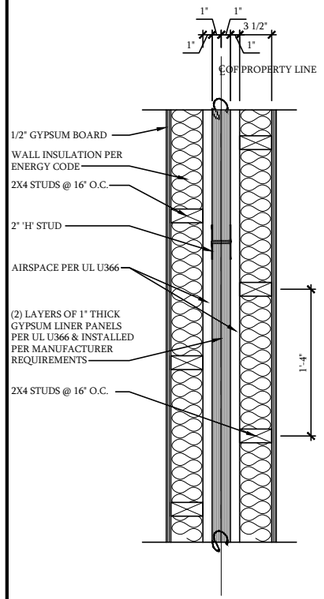
SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



(LESS THAN 18" ROOF OFFSET)

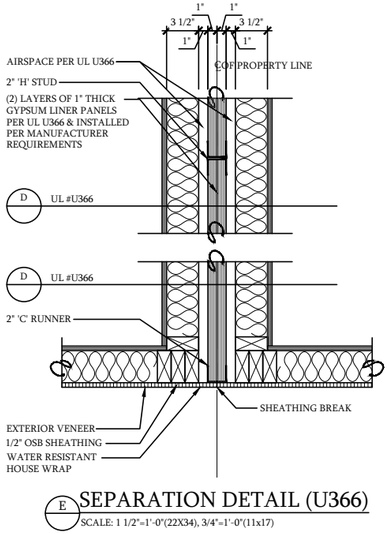


(GREATER THAN 18" ROOF OFFSET)



D SEPARATION DETAIL (U366)

SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



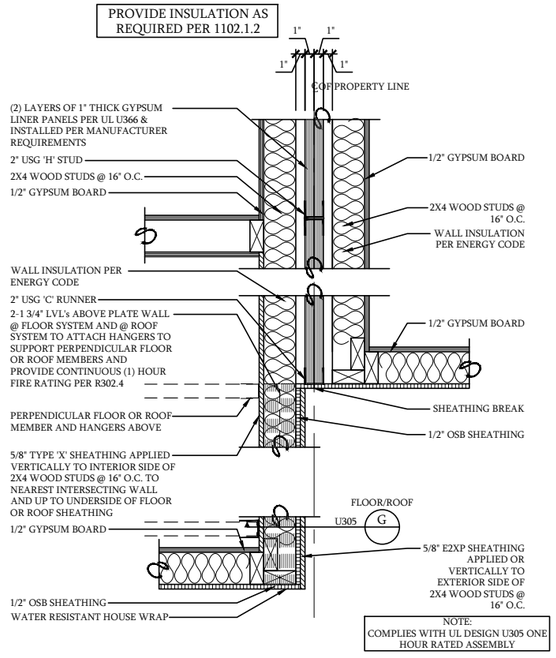
E SEPARATION DETAIL (U366)

SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)

A SEPARATION DETAIL (U366)

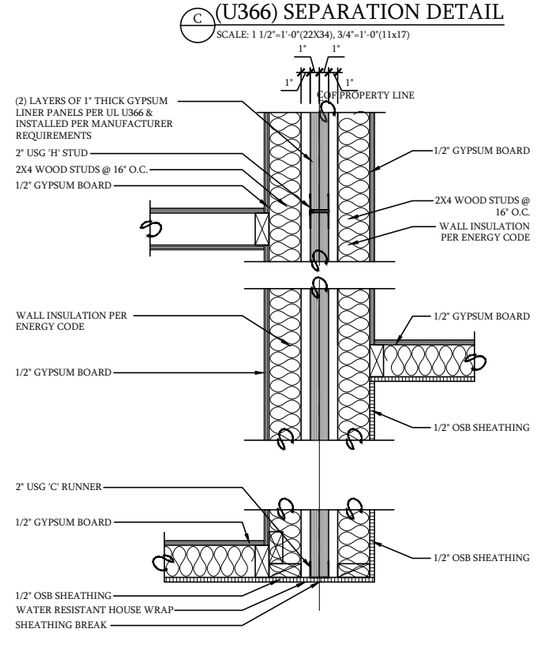
SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)

PROVIDE INSULATION AS REQUIRED PER 1102.1.2



F1 SEPARATION DETAIL AT OFFSET

SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)

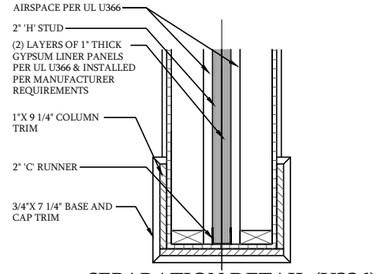


C (U366) SEPARATION DETAIL

SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)

F2 SEPARATION DETAIL AT OFFSET

SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



F3 SEPARATION DETAIL (U336)

SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)

NOTE: FALSE COLUMN WRAP TO BE PROVIDED AS REQUIRED BY FRONT ELEVATION

MANUFACTURERS FOR LISTED RATED WALL SYSTEMS SHOWN

U366:
Certainteed

U305:
American Gypsum
Cabot Manufacturing
Certainteed
CGC
Georgia Pacific
National Gypsum
Pabco
Panel Rey
USG

CORNERSTONE BUILDERS GROUP
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www.CornerstoneCarolina.com

Townes at Gateway Lots 96-100

Dream Finders Homes

Fire Separation Details - UL U366

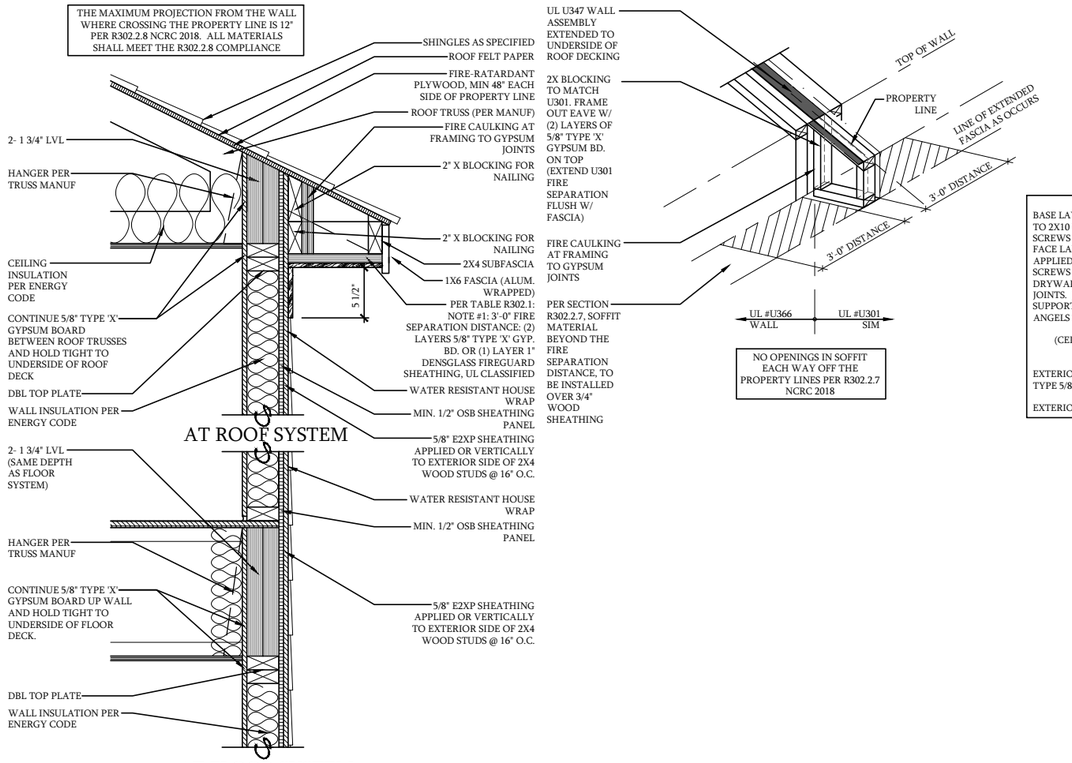
Date: 03-11-26

Drawn By: CBG

Checked By: CBG

DREAM FINDERS HOMES

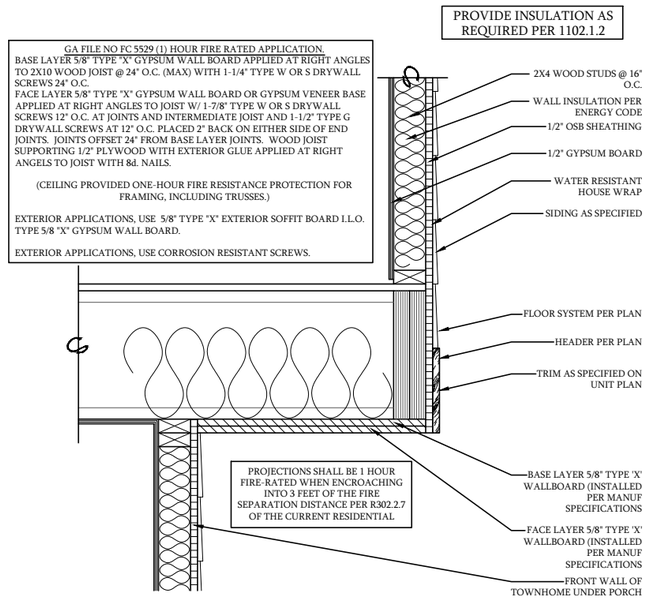
F-1



LESS THAN 3'-0" FROM PROPERTY LINE

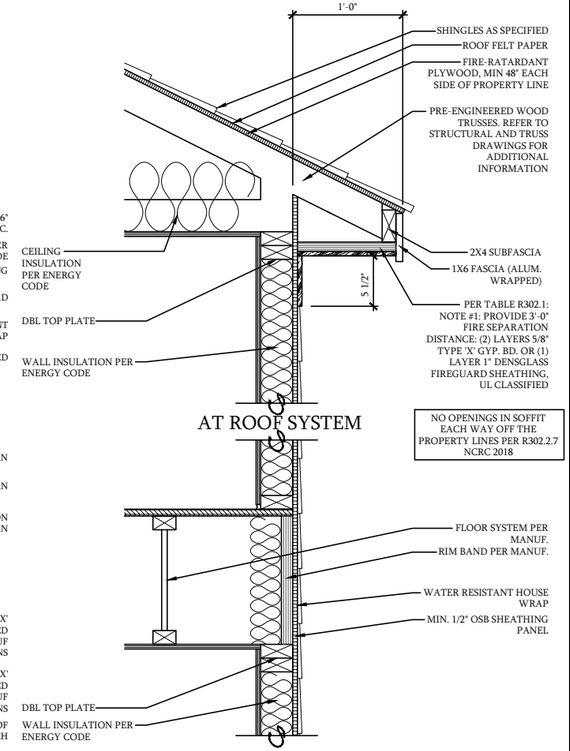
ASSEMBLY EAVE/ SOFFIT PARALLEL TO PROPERTY LINE EXTEND FIRE WALL SEPARATION FLUSH TO FASCIA (U366)

G SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



H PORCH ROOF DETAIL (1-HOUR)

SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



LESS THAN 3'-0" FROM PROPERTY LINE

ASSEMBLY EAVE/ SOFFIT PERPENDICULAR TO PROPERTY LINE EXTEND FIRE WALL SEPARATION FLUSH TO FASCIA (U366)

1 SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)

MANUFACTURERS FOR LISTED RATED WALL SYSTEMS SHOWN

U366:
Certainteed

U305:
American Gypsum
Cabot Manufacturing
Certainteed
CGC
Georgia Pacific
National Gypsum
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Townes at Gateway Lots 96-100

Dream Finders Homes

Fire Separation Details - UL U366

Date: 03-11-26

Drawn By: CBG

Checked By: CBG

DREAM FINDERS HOMES

F-2

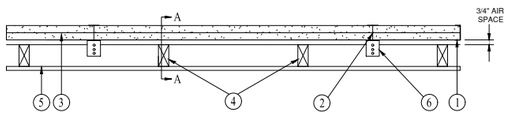
Underwriters Laboratories Inc.®

DESIGN NO. U366

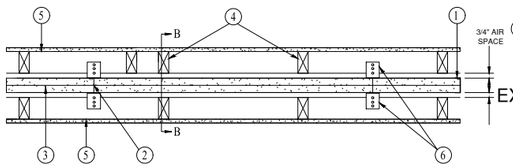
November 14, 2025
Nonbearing Wall Rating - 2 Hr
(Separation Wall, see Items 1, 2 and 3)

Bearing or Non bearing Wall Rating - 2 Hr
(Protected Wall, see Items 4, 4A and 4B)

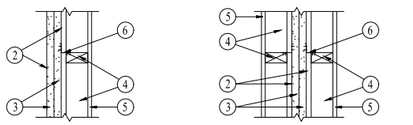
Finish Rating - 120 Min.



CONFIGURATION A
EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY

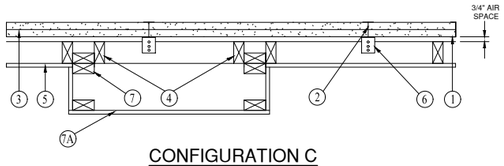


CONFIGURATION B
EXPOSED TO FIRE FROM EITHER SIDE

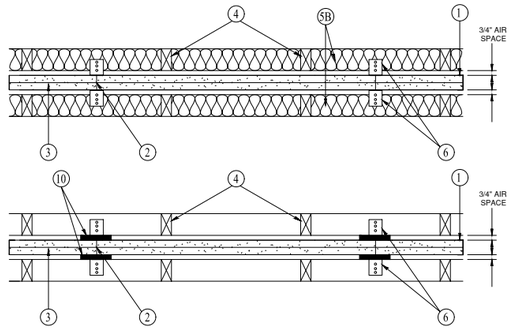


SECTION A-A

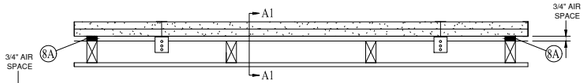
SECTION B-B



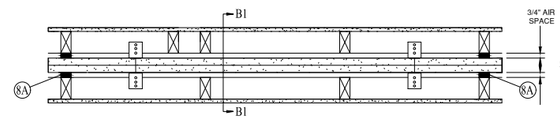
CONFIGURATION C



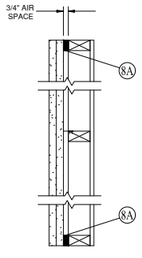
ALTERNATE CONFIGURATION D
EXPOSED TO FIRE FROM EITHER SIDE



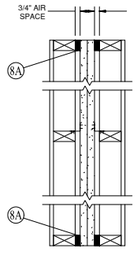
CONFIGURATION A and C
EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY



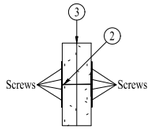
CONFIGURATION B and D
EXPOSED TO FIRE FROM EITHER SIDE



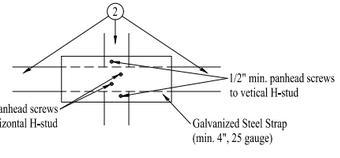
SECTION A1-A1



SECTION B1-B1



Min. 4", 25 ga. steel flat strap centered over horizontally installed H-stud on each side of wall, secured at each vertical H-stud



AREA SEPARATION FIREWALL: (Max Height - 70 ft)

1. Floor, Intermediate or Top Wall - 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.

2. Steel Studs - Steel members formed from No. 25 MSG galv steel having "H" - shaped flanged spaced 24 in. OC; overall depth 2 in. and flange width 1-3/8 in.

3. Gypsum Board* - Two layers of 1" thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fit into "H" shaped studs.

   Refer to current UL report dated 11.14.2025 for approved drywall vendors and type.

PROTECTED WALL: (Bearing or Nonbearing Wall. When Bearing, Load Restricted for Canadian Applications - See Guide BXUV7).

4. Wood Studs - Nom 2 by 4 in. max spacing 24 in. OC Studs cross braced at mid height where necessary for clip attachment. Min 3/4 in. separation between wood framing and area separation wall. Studs oriented with either face perpendicular to liner panels.

4A. Steel Studs - (As an alternate to Item 4, Not Shown) - For Bearing Wall - Corrosion protected steel studs, min. No. 20 MSG (0.0329 in., min. bare metal thickness) steel or min. 3-1/2 in. wide, min. No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min. No. 20 MSG (0.0329 in., min. bare metal thickness) steel or min. No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. OC. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min. 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

4B. Steel Studs - (As an alternate to Items 4 and 4A) - For Nonbearing Wall - Channel shaped, fabricated from min. 25 MSG corrosion-protected steel, min. 3-1/2 in. wide, min. 1-1/4 in. flanges and 1/4 in. return, spaced a max. of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min. 25 MSG corrosion-protected steel, min width to accommodate stud size, with min. 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at mid height where necessary for clip attachment. Min. 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

5. Gypsum Board - Classified or Unclassified - Min. 1/2 in. thick, 4 ft wide, applied either horizontally or vertically. Wallboard attached to studs with 1-1/4 in. long steel drywall nails or screws spaced 8 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail heads covered with joint compound. Wallboard attached to steel studs (Items 4A or 4B) with 1in. long Type S steel screws spaced 12 in. OC. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. As an option, joints covered with paper tape and joint compound. As an option, screw heads covered with joint compound.

5A. Plywood Sheathing or OSB - (Not Shown) - As an alternate to Items 5, 5B and 5C. Nominal 1/2 in. thick or greater plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. Fastened to studs with nails or screws of sufficient length, spaced 12 in. OC. Joints and fastener heads are not required to be treated. Aluminum clips shall be spaced as described in Item 6.

5B. Batts and Blankets* - As an alternate to Item 5 and 5A. Glass fiber or mineral wool insulation, min. 3-1/2 in. thick, placed to completely fill the wood or steel stud cavities. See Batts and Blankets (BKNV) category in Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.

5C. Wall and Partition Facings and Accessories* - (Not Shown) - As an alternate to Items 5, 5A, 5B and 5C, 4 ft wide panels, applied vertically. Panels attached to wood studs (Item 4) with 1-5/8 in. long drywall screws spaced 16 in. OC. Vertical joints located over studs. Joints covered with paper tape and joint compound. As an option, screw heads covered with joint compound.

   Refer to current UL report dated 11.14.2025 for approved drywall vendors and type.

5D. Wall and Partition Facings and Accessories* - (Not Shown) - Adhered stone veneer is mortar bonded to a lath and scratch coat applied to sheathing (Items 5, 5A, or 5C), installed in accordance with the manufacturers installation instructions, and meeting the requirements of local code agencies.

   Refer to current UL report dated 11.14.2025 for approved cultured stone vendors and type.

5E. Batts and Blankets* - (Not Shown, Optional) Used in addition to Items 5, 5A, or 5C. Placed in stud cavaties, any glass fiber or mineral wool insualtion, max 3.0 pcf density, bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified Companies.

6. Attachment Clips - Aluminum angle, min. 0.063 in. thick, min. 2 in. wide with 2in. and 2-1/4 in. legs. Clips secured with Type S screws min. 3/8 in. long to "H" studs and with Type W screws 1-1/4 in. long to wood framing through holes provided in clip. Clips spaced max 10 ft OC vertically between wood framing and "H" studs for separation walls up to 23 ft high. For separation walls up to 70 ft high, clips spaced as described above for the upper 24 ft. and the remaining wall area below requires clips spaced a max 5 ft OC vertically between wood framing and "H" studs.

7. Non-Bearing Wall Partition Intersection - (Optional) - Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3 in. long 10d nails spaced a max 16 in. OC vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max 16 in. OC vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the wall.

7A. Non-Bearing Wall Partition Intersection - (Optional, Not Shown) - Nominal 2 by 4 in. or 2 by 6 in. wood studs intersecting protected wall cavity on each side of full width 24 in. cavity. Protected wall gypsum board min. 1/2 in. thick, 4 ft wide, applied horizontally or vertically and perpendicular to Area Separation Wall. Wallboard attached to wood studs (Item 4) with 1-1/4 in. long steel drywall screws spaced 8 in. OC. Wood studs with gypsum board forms box coming out from Area Separation Wall. Max of one box constructed in alternating cavities.

8. Caulk/ Sealant - (Optional, Not Shown, Intended for use as an air barrier - Not evaluated as fireblocking) - ASTM C834, Type OP, Grade 0° C or -18° C Latex Sealant at the Shaftliner and C-Track (Item 1) and H-Stud (Item 2) framing locations.

8A. Caulk and Sealants* - (Optional - Intended for use as an air barrier - Not evaluated as fireblocking) - A bead of sealant applied around the partition perimeter in the 3/4 in. air space between wood framing (Item 4) and shaftliner panels (Item 3) to create an air barrier.

   Refer to current UL report dated 11.14.2025 for approved caulking vendors and type.

9. Plywood Sheathing or OSB - (Optional, Not Shown) - Min 1/2 in. thick plywood or OSB applied horizontally or vertically to "H" studs on area separation wall side (Item 3) of Configuration A or Configuration D. Vertical joints located over studs. Fastened to "H" studs with screws of sufficient length, spaced a maximum of 12 in. OC.

10. Gypsum Board* - As an alternate to Item 5 - Min 5/8 in. thick, min 6 in. wide batten strips, applied on both sides of Steel Studs (Item 2). Min 5/8 in. thick, min 3 in. wide batten strips applied on both sides of a single top and bottom track (Item 1) and at perimeter of assembly. Batten strips secured to studs with 1-1/4 in. long Type S steel screws spaced 12 in. OC. As an option, entire sheet of gypsum board may be used in lieu of the battens. Clip placement as in Item 6. Issued: 2002-10-09.

    Refer to current UL report dated 11.14.2025 for approved caulking vendors and type.

    Alternate Installation

    As an alternate construction method. When "H" studs, Item 2 are installed horizontally to cap the Area Separation Firewall in lieu of Item 1, construct as follows. (A) Secure a min 4 inch-wide steel flat strap, fabricated from minimum 25-gauge galvanized steel, on each side of the horizontally installed "H" stud. (B) Ensure flat strap is centered over the "H" stud and attached with four 1/2 in. min long panhead screws on each side of the Area Separation Firewall. (C) Two screws are used to secure flat strap to vertical "H" stud, above and below the horizontal "H" stud. (D) Two screws are also inserted to secure flat strap to the horizontal "H" stud, in alternating pattern.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

REFER TO CURRENT UL APPROVED REPORT DATED 11.14.2025 FOR ALL U366 DESIGN GENERAL INFORMATION SHOWN OR NOT SHOWN HERE

2 HOUR RATED - NONBEARING WALL

NO SCALE

1

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Dream Finders Homes

Fire Separation Details - UL U366

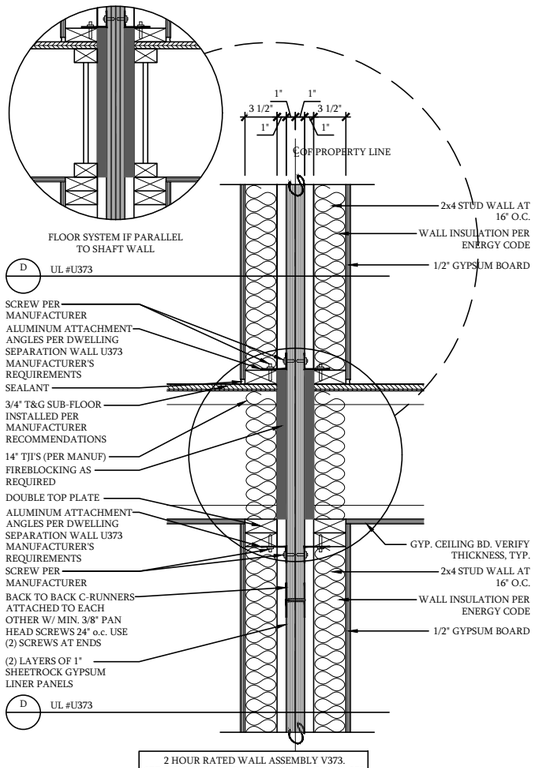
Date: 03-11-26

Drawn By: CBG

Checked By: CBG

DREAM FINDERS HOMES

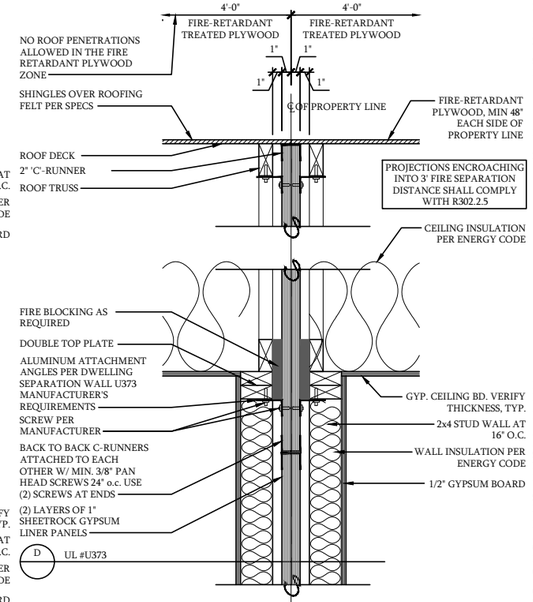
F-3



2 HOUR RATED WALL ASSEMBLY V373. SEE CURRENT UL EDITION FOR DESIGN NO. 373 INSTALLATION MANUAL FOR CORRECT INSTALLATION INFORMATION

A SEPARATION DETAIL (U373)

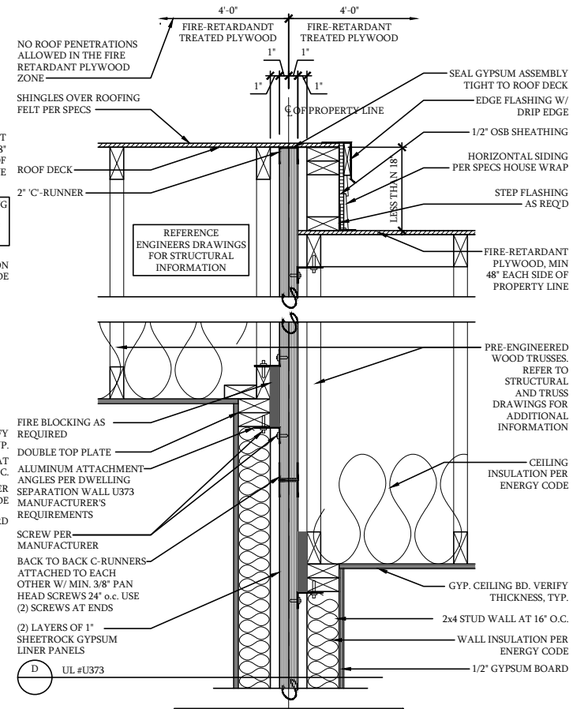
SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



2 HOUR RATED WALL ASSEMBLY V373. SEE CURRENT UL EDITION FOR DESIGN NO. 373 INSTALLATION MANUAL FOR CORRECT INSTALLATION INFORMATION

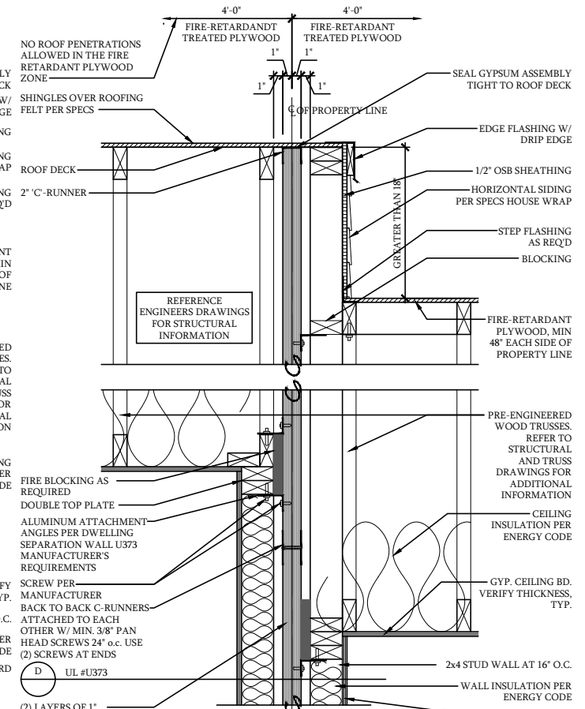
B SEPARATION DETAIL (U373)

SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



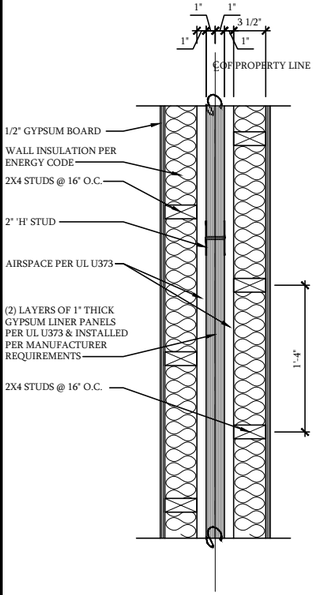
2 HOUR RATED WALL ASSEMBLY V373. SEE CURRENT UL EDITION FOR DESIGN NO. 373 INSTALLATION MANUAL FOR CORRECT INSTALLATION INFORMATION

(LESS THAN 18" ROOF OFFSET)



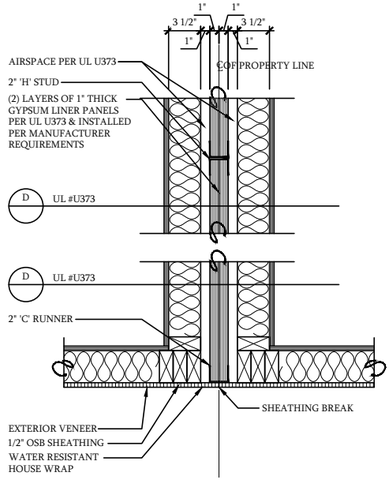
2 HOUR RATED WALL ASSEMBLY V373. SEE CURRENT UL EDITION FOR DESIGN NO. 373 INSTALLATION MANUAL FOR CORRECT INSTALLATION INFORMATION

(GREATER THAN 18" ROOF OFFSET)



D SEPARATION DETAIL (U373)

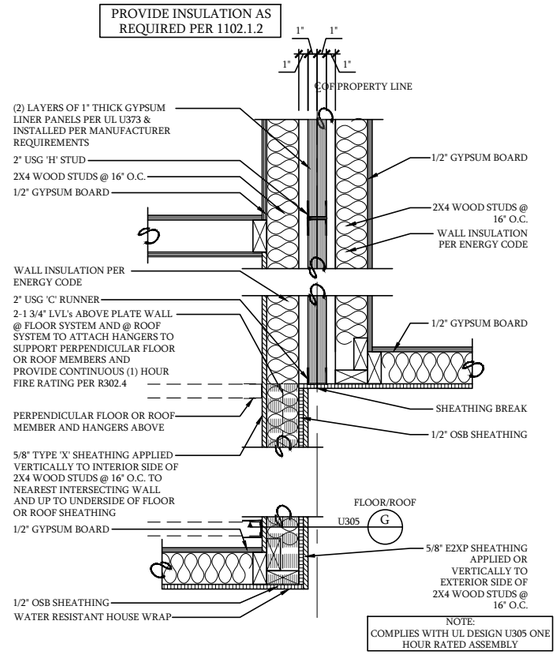
SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



E SEPARATION DETAIL (U373)

SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)

PROVIDE INSULATION AS REQUIRED PER 1102.1.2



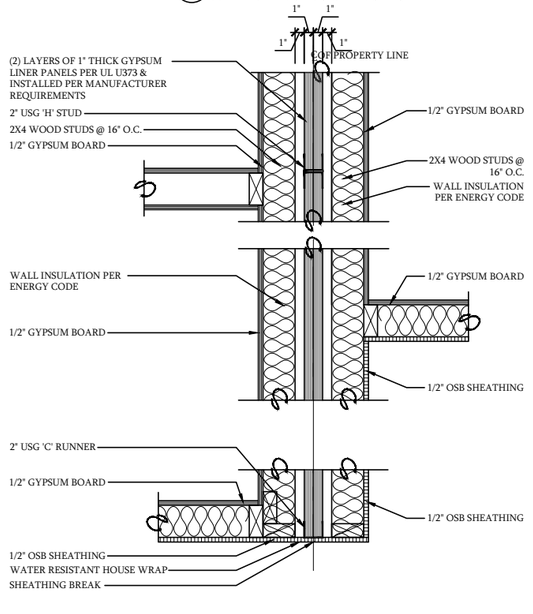
NOTE: COMPLIES WITH UL DESIGN U305 ONE HOUR RATED ASSEMBLY

F1 SEPARATION DETAIL AT OFFSET

SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)

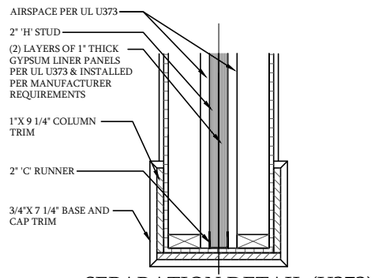
C (U373) SEPARATION DETAIL

SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



F2 SEPARATION DETAIL AT OFFSET

SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



F3 SEPARATION DETAIL (U373)

SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)

NOTE: FALSE COLUMN WRAP TO BE PROVIDED AS REQUIRED BY FRONT ELEVATION

MANUFACTURERS FOR LISTED RATED WALL SYSTEMS SHOWN

U373:
Georgia Pacific Gypsum

U305:
American Gypsum
Cabot Manufacturing
Certainteed
CGC
Georgia Pacific
National Gypsum
Pabco
Panel Rey
USG

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Dream Finders Homes

Fire Separation Details - UL U373

Date: 03-11-26

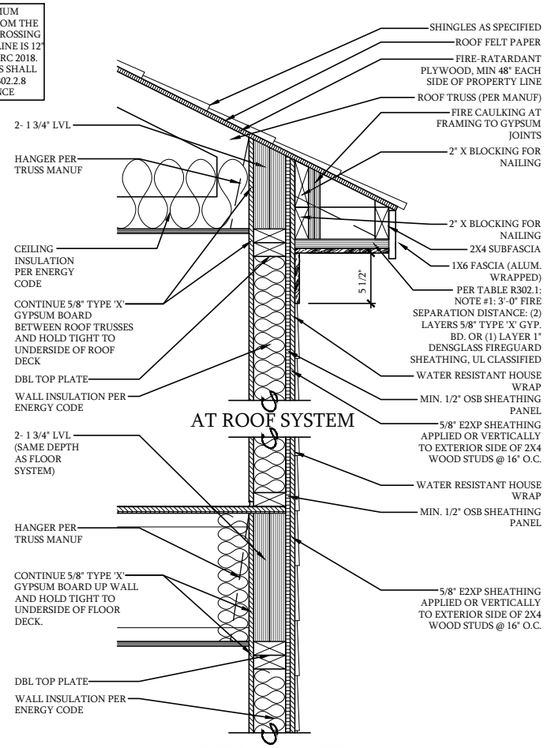
Drawn By: CBG

Checked By: CBG

DREAM FINDERS HOMES

F-1

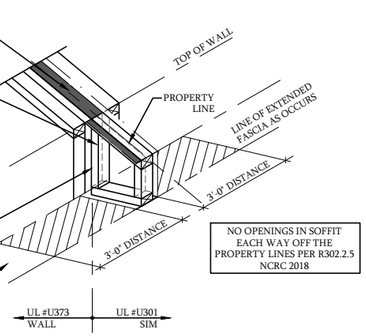
THE MAXIMUM PROJECTION FROM THE WALL WHERE CROSSING THE PROPERTY LINE IS 12" PER R302.2.8 NCRC 2018. ALL MATERIALS SHALL MEET THE R302.2.8 COMPLIANCE



LESS THAN 3'-0" FROM PROPERTY LINE

ASSEMBLY EAVE/ SOFFIT PARALLEL TO PROPERTY LINE EXTEND FIRE WALL SEPARATION FLUSH TO FASCIA (U373)

G SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



NO OPENINGS IN SOFFIT EACH WAY OFF THE PROPERTY LINES PER R302.2.5 NCRC 2018

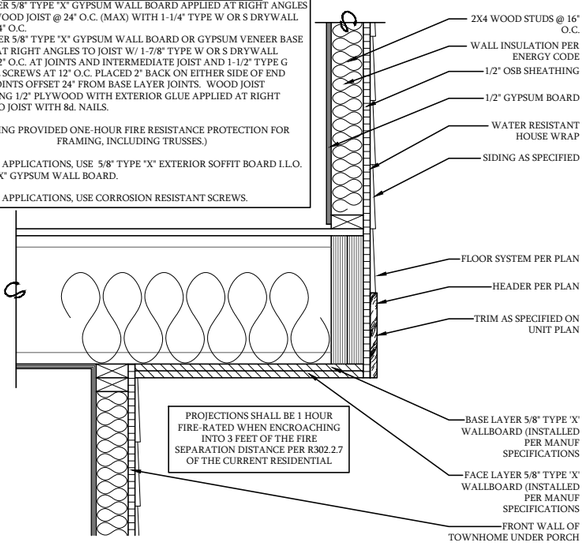
PROVIDE INSULATION AS REQUIRED PER 1102.1.2

GA FILE NO FC 5529 (1) HOUR FIRE RATED APPLICATION.
BASE LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD APPLIED AT RIGHT ANGLES TO 2X10 WOOD JOIST @ 24" O.C. (MAX) WITH 1-1/4" TYPE W OR S DRYWALL SCREWS 24" O.C.
FACE LAYER 5/8" TYPE "X" GYPSUM WALL BOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST W/ 1-7/8" TYPE W OR S DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE JOIST AND 1-1/2" TYPE G DRYWALL SCREWS AT 12" O.C. PLACED 2" BACK ON EITHER SIDE OF END JOINTS. JOINTS OFFSET 24" FROM BASE LAYER JOINTS. WOOD JOIST SUPPORTING 1/2" PLYWOOD WITH EXTERIOR GLUE APPLIED AT RIGHT ANGELS TO JOIST WITH 8d. NAILS.

(CEILING PROVIDED ONE-HOUR FIRE RESISTANCE PROTECTION FOR FRAMING, INCLUDING TRUSSES.)

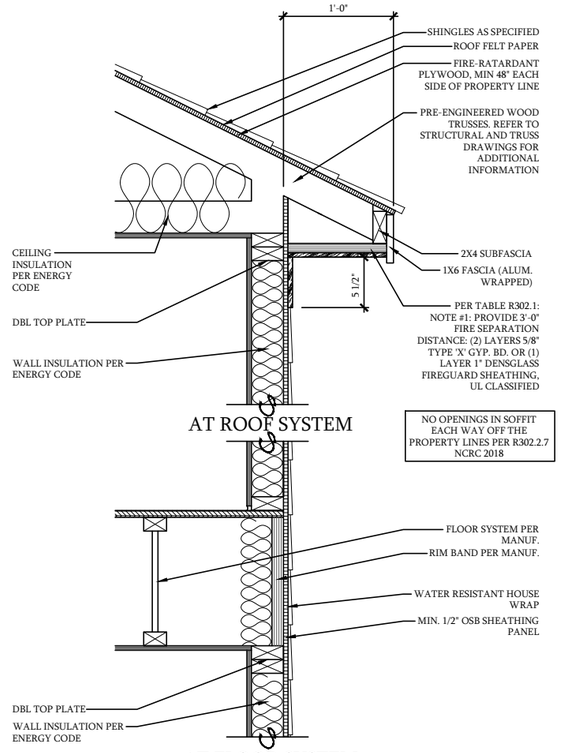
EXTERIOR APPLICATIONS, USE 5/8" TYPE "X" EXTERIOR SOFFIT BOARD I.L.O. TYPE 5/8 "X" GYPSUM WALL BOARD.

EXTERIOR APPLICATIONS, USE CORROSION RESISTANT SCREWS.



PORCH ROOF DETAIL (1-HOUR)

H SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)



NO OPENINGS IN SOFFIT EACH WAY OFF THE PROPERTY LINES PER R302.2.7 NCRC 2018

LESS THAN 3'-0" FROM PROPERTY LINE

ASSEMBLY EAVE/ SOFFIT PERPENDICULAR TO PROPERTY LINE EXTEND FIRE WALL SEPARATION FLUSH TO FASCIA (V344)

J SCALE: 1 1/2"=1'-0"(22X34), 3/4"=1'-0"(11x17)

MANUFACTURERS FOR LISTED RATED WALL SYSTEMS SHOWN

U373:
Georgia Pacific Gypsum

U305:
American Gypsum
Cabot Manufacturing
Certainteed
CGC
Georgia Pacific
National Gypsum
Pabco
Panel Rey
USG

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Dream Finders Homes

Fire Separation Details - UL U373

Date: 03-11-26

Drawn By: CBG

Checked By: CBG

DREAM FINDERS HOMES

F-2

Underwriters Laboratories Inc.®

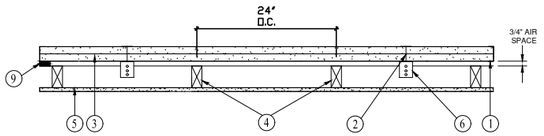
DESIGN NO. U373

February 16, 2022
Nonbearing Wall Rating - 2 Hr
(Area Separation Wall, See Items 1, 2 and 3)

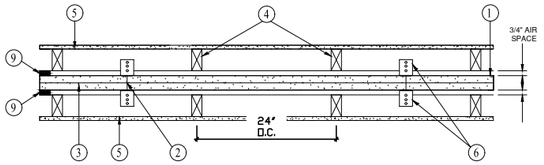
Bearing Wall Rating - 2 Hr
(Protected Wall, See Items 4, 4A and 4B)

Nonbearing Wall Rating - 2 Hr
(Protected Wall, See Item 4B)

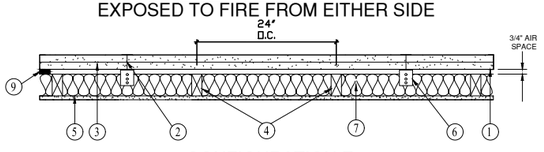
Finish Rating - 120 Min (See Item 4)



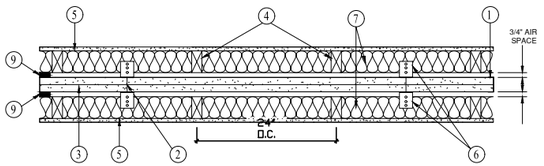
CONFIGURATION A
EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY



CONFIGURATION B
EXPOSED TO FIRE FROM EITHER SIDE

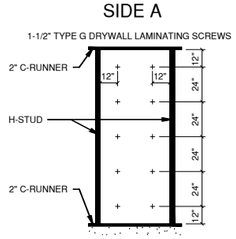


CONFIGURATION E
EXPOSED TO FIRE FROM EITHER SIDE

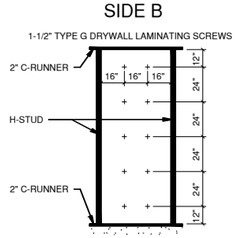


CONFIGURATION F
EXPOSED TO FIRE FROM EITHER SIDE

SIDE A



SIDE B



AREA SEPARATION WALL - (Nonbearing Wall, Max Height - 44 ft)

1. Floor, Intermediate or Top Wall Track - 2-3/16 in. wide channel shaped with 1 in. long legs, formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.

2. Steel Studs - Steel members formed from No. 25 MSG galv steel having "H" - shaped flanges spaced 24 in. OC; overall depth 2-1/8 in. and flange width 1-1/2 in.

3. Gypsum Board* - Two layers of 1" thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H" - shaped studs.

   Refer to current UL report dated 02.16.2022 for approved drywall vendors and type.

PROTECTED WALL: (Bearing or Nonbearing Wall as indicated under Items 4, 4A and 4B. When Bearing, Load Restricted for Canadian Applications - See Guide BXUV7).

4. Wood Studs - For 2 Hr. Bearing or Nonbearing Wall Rating - Nom 2 by 4 in., max spacing 24 in. o.c. Studs cross-braced at midheight where necessary for clip attachment. Min. 3/4 in. separation between wood framing and area separation wall. Finish rating evaluated for wood studs only.

4A. Steel Studs - (As an alternate to Item 4, Not Shown) - For 2 Hr. Bearing Wall Rating - Corrosion protected steel studs, min. No. 20 MSG (0.0329 in., min. bare metal thickness) steel or min. 3-1/2 in. wide, min. No. 20 GSG (0.036 in. thick) galv. steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. o.c. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min. No. 20 MSG (0.0329 in., min. bare metal thickness) steel or min. No. 20 GSG (0.036 in. thick) galv. steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. o.c. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min. 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evauluated for Steel Studs.

4B. Steel Studs - (As an alternate to Items 4 and 4A, for use in Configuration B only, not shown) - For 2 Hr. Nonbearing Wall Rating - Channel shaped, fabricated from min. 25 MSG corrosion-protected steel, min. 3-1/2 in. wide, min. 1-1/4 in. flanges and 1/4 in. return, spaced a max. of 24 in. o.c. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min. 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at mid height where necessary for clip attachment. Min. 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

5. Gypsum Board - Classified or Unclassified - Min. 1/2 in. thick, 4 ft wide, applied either horizontally or vertically. Wallboard attached to wood studs (Item 4) with 1-1/4 in. long steel drywall nails spaced 12 in. OC. Wallboard attached to steel studs (Item 4A or 4B) with 1 in. long Type S screws spaced 12 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail or screw heads covered with joint compound.

5A. Plywood Sheathing or OSB - (Not Shown) - As an alternate to Item 5, Nominal 1/2 in. thick or grater plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. Fastened to studs with nails or screws of sufficient length, spaced 12 in. OC. Joints and fastener heads are not required to be treated. Aluminum clips shall be spaced as described in Item 6.

6. Attachment Clips - Aluminum angle, min. 0.062 in. thick, min. 2 in. wide with min 2 in. and 2-1/2 in. legs. Clips secured with minimum one Type S screw 3/8 in. long to "H" studs and with one Type W screw 1-1/4 in. long to wood framing or steel framing through holes provided in clip. Clips spaced a max of 10 ft OC vertically between wood or steel framing and "H" studs for separation walls up to 23 ft high. For separation walls up to 44 ft high, clips spaced as described above for the upper 24 ft. and the remaining wall area below requires clips spaced a max 5 ft OC vertically between wood or steel framing and "H" studs.

7. Batts and Blankets* - (Optional, not shown) - Placed in stud cavities, any glass fiber or mineral wool insulation, max 3.0 pcf density, bearing the UL Classification Marking as to Surface Burning Characteristics and/ or Fire Resistance. See Batts and Blankets (BKNVor BZJZ) Categories for names of Classified companies. Min $\frac{3}{4}$ in. separation between insulation and area separation wall.

8. Plywood Sheathing or OSB - (Optional) - Min $\frac{1}{2}$ in. thick plywood or OSB applied horizontally or vertically to "H" studs on area separation wall side of Configuration A. Vertical joints located over studs. Fastened to "H" studs with screws of sufficient length, spaced a maximum of 12 in. OC.

9. Caulking and Sealants* - (Optional - Intended for use as an air barrier - Not evaluated as fireblocking) - A bead of sealant applied around the partition perimeter in the $\frac{3}{4}$ in. air space between wood framing (Item 4) and shaftliner panels (Item 3) to create an air barrier.

   Refer to current UL report dated 02.16.2022 for approved caulking vendors and type.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

REFER TO CURRENT UL APPROVED REPORT DATED 2.16.2022 FOR ALL U373 DESIGN GENERAL INFORMATION SHOWN OR NOT SHOWN HERE

2 HOUR RATED - NONBEARING WALL

NO SCALE

1

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Dream Finders Homes

Fire Separation Details - UL U373

Date: 03-11-26

Drawn By: CBG

Checked By: CBG

DREAM FINDERS HOMES

F-3

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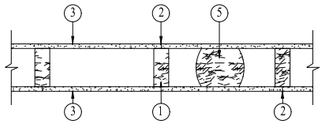

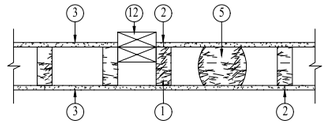

DESIGN NO. U305

March 5, 2026
Bearing Wall Rating - 1 Hour
Finish Rating:
SEE ITEMS 3, 3A, 3D, 3E, 3F 3G, 3H, 3J AND 3L.
STC Rating - 56 (SEE ITEM 9)

1. Wood Studs - Nom 2 by 4 in. spaced 16 in. o.c. max, effectively firestopped.

2. Joints and Nail-Heads - Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

3. Gypsum Board* - 5/8 in. thick paper or vinyl surfaced, with beveled, square or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. o.c. with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank dia. and 15/64 in. dia. heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Items 6 through 6F, Steel Framing Members*.
When Items 6, 6B, 6C, 6D, 6E, 6F, 6G or 6H Steel Framing Members*, are used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. o.c.
When Item 6A, Steel Framing Members*, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. o.c. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. o.c. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in item 3.
When Item 7, resilient channels are used, 5/8 in. thick, 4 ft. wide gypsum panels applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. o.c., vertical joints located midway between studs.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

3A. Gypsum Board* - (As an alternate to Item 3) - 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel screws spaced a max. 8 in. o.c. with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

3B. Gypsum Board* - (As an alternate to Item 3) - Nom. 3/4 in. thick, installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-3/8 in. long Type W coarse thread gypsum panel screws as described in item 3A.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

3C. Gypsum Board* - (As an alternate to Items 3, 3A and 3B) - 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally to one side of the assembly. Installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-1/4 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A. Joint covering (Item 2) not required.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

3D. Gypsum Board* - (As an alternate to Items 3, 3A, 3B, or 3C - Not Shown) - For Direct Application to Studs Only - Nom. 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min. 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. o.c. at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min. 1-1/2 in. wide, max 10 ft long with a max. thickness of 0.125 in. placed on the face of studs and attached to the studs with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips or optional at other locations. Max. 3/4 in. diam. by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards underneath screw locations prior to the installation of the screws. Lead batten strips to have a purity of 99.9% meeting Federal Specification QQ-L-201f, Grade "C".

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

3E. Gypsum Board* - (As an alternate to Items 3, 3A, 3B, 3C and 3D) - 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a ma. 8 in. o.c., with last 2 screws 1 and 4 in. from edge of board or nailed 7 in. o.c. with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam. and 15/64 in. diam. heads. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

Refer to current UL report dated 03.5.26 for approved drywall vendors and type.

3F. Gypsum Board* - (As an alternate to Items 3, 3A, 3B, 3C, 3D, and 3E) - 5/8 in. glass-mat faced with square edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. o.c. around the perimeter and in the field with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam. and 15/64 in. diam. heads. Nails shall be placed 1 in. and 3 in. from horizontal joints and 7 in. o.c. thereafter.

Refer to current UL report dated 03.5.26 for approved drywall vendors and type.

3G. Gypsum Board* - (As an alternate to Items 3 through 3F) - 5/8 in. thick paper surfaced applied vertically. Gypsum panels nailed 7 in. o.c. with 6d cement coated nails 1-7/8 in. long, 0.0915 shank diam. and 15/64 in. diam. heads.

Refer to current UL report dated 03.5.26 for approved drywall vendors and type.

3H. Gypsum Board* - (As an alternate to Items 3) - Not to be used with Items 6 or 7. 5/8 in. thick paper surfaced applied vertically only. Gypsum panels nailed 7 in. o.c. with 6d cement coated nails 1-7/8 in. long, 0.0915 shank diam. and 15/64 in. diam. heads.

Refer to current UL report dated 03.5.26 for approved drywall vendors and type.

3I. Gypsum Board* - (As an alternate to Items 3 through 3H, Not Shown) - Nom. 5/8 in. thick, 4 ft wide panels applied vertically. Panels nailed 7 in. o.c. with 6d cement coated nails 1-7/8 in. long, 0.0915 shank diam. and 15/64 in. diam. heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.

Refer to current UL report dated 03.5.26 for approved drywall vendors and type.

3J. Gypsum Board* - (As an alternate to Item 3) - 5/8 in. thick paper surfaced applied vertically or horizontally. Gypsum panels secured with 1-1/4 in. Type W coarse thread gypsum panel steel screws spaced a max. of 12 in. o.c.

Refer to current UL report dated 03.5.26 for approved drywall vendors and type.

3K. Gypsum Board* - (As an alternate to Item 3) - 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max. 8 in. o.c. with the last screw 1 in. from edge of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

Refer to current UL report dated 03.5.26 for approved drywall vendors and type.

3L. Gypsum Board* - (As an alternate to Item 3) - For Direct Application to Studs Only - Nom. 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min. 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1 5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. o.c. at perimeter sides of the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaing stud locations. Lead batten strips, min. 2 in. wide, max 10 ft long with a max thickness of 0.140 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs max. 5/16 in. dia. by max. 0.140 in. thick compression fitted or adhered over the screw heads. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201F, Grades "B, C or D".

Refer to current UL report dated 03.5.26 for approved drywall vendors and type.

3M. Gypsum Board* - (As an alternate to Item 3) - For Direct Application to Studs Only - For use as the base layer or as the face layer. Nom. 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min. 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. o.c. at perimeter and in the field when applied as the base layer. When applied as the face layer, screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min. 2 in. wide, max. 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the studs with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam. by max 0.085 in. thick. Compression fitted or adhered over the screw heads.Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min. 2-1/2 in. Type S-12 bugle-head steel screws spaced as described in Item 4.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

3O. Wall and Partition Facings and Accessories* - (As an alternate to Item 3, Not Shown) - Nom. 5/8 in. thick, 4 ft. wide panels, applied vertically. Panels nailed 7 in. o.c. with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank dia. and 15/64 in. dia. heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

3P. Gypsum Board* - (As an alternate to Item 3, Not Shown) - Two layers nom. 5/16 in. thick gypsum panels applied vertically or horizontally. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered or backed by wood studs. Horizontal joints on the same side between face and base layers need not to be staggered. Base layer gypsum panels fastened to studs with 1-1/4 in. long drywall nails spaced 8 in. o.c. Face layer gypsum panels fastened to studs with 1-7/8 in. long drywall nails spaced 8 in. o.c. starting with a 4 in. stagger.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

3R. Gypsum Board* - (As an alternate to Item 3. For use with Item 5H) - Any 5/8 in. thick, 4 ft. wide, gypsum board listed in Item 3 above. Applied either horizontally or vertically, and screwed to panels with 1-5/8 in. long Type W coarse thread steel screws at 8 in. o.c. at perimeter and in the field with the last two screws 4 and 3/4 in. from the edges of the board when applied as the base layer. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

3S. Gypsum Board* - 3/4 in. thick paper or vinyl surfaced , with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels secured as described in Item 3 with nail length increased to 2 in.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

3T. Wall and Partition Facings and Accessories* - (As an alternate to 5/8 in. thick board outlined in Item 3) - Nom. 1-3/8 in. thick, 4 ft. wide panels, applied either vertically or horizontally. Fastened with #6 x 2 in. long drywall screws spaced 8 in. o.c. along the perimeter and 12 in. o.c. in the field.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

3U. Gypsum Board* - (As an alternate to Item 3 - For use with Foamed Plastic products, Item 5J) - 5/8 in. thick, 4 ft. wide, applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels nailed 7 in. o.c. with 6d cement coated nails 1-7/8 in long, 0.0915 in. shank dia. and 15/64 in. dia. heads.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

3V. Gypsum Board* - (As an alternate to Item 3 - For use with Item 5K) - Any 5/8 in. thick, 4 ft. wide gypsum board listed in Item 3 above. Applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. o.c. at perimeter and in the field.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

3W. Gypsum Board* - (As an alternate to Item 3. For use with Item 5L) - Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 3 above. Applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels secured to studs with 1-1/4 in. long Type W screws spaced 8 in. OC at perimeter and in the field.

3X. Gypsum Board* - (As an alternate to Item 3. For use with Item 5M) - Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 3 above. Two layers applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Joints in outer layers staggered with joints in inner layers. Inner layer secured to studs with 1-1/4 in. long Type W screws spaced 8 in. OC at perimeter and in the field. Outer layer secured to studs with 1-7/8 in. long Type W screws spaced 8 in. OC at the perimeter and in the field.

4. Steel Corner Fasteners - (Optional) - For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv. steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from the corner of gypsum board, max. spacing 16 in. o.c. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

5. Batts and Blankets* - (Optional - Required when Item 6A is used (RC-1)) - Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When Item 6A is used, glass fiber or mineral wool insulation shall be friction-fitted to completely fill the stud cavities.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

5A. Fiber, Sprayed* - (Not shown - Not for use with Item 6) - As an alternate to batts and blankets (Item 5) - Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft3, in accordance with the application instructions supplied with the product. When Item 6B is used, Fiber, Sprayed shall be SANCTUARY.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

5B. Fiber, Sprayed* - (Not shown, Not for use with Item 6) - As an alternate to Batts and Blankets (Item 5) - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 lb/ft3.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

5C. Batts and Blankets* - Required for use with resilient channels, Item 7, 3 in. thick mineral wool batts, friction-fitted to fill interior of wall.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

5D. Glass Fiber Insulation* - (As an alternate to Item 5C) - 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/ or Fire Resistance, friction-fitted to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified Companies.

5E. Batts and Blankets* - (Required for use with Wall and Partitions Facings and Accessories, Item 3D) - Glass fiber insulation, nom. 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less , friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.

5F. Fiber, Sprayed* - (Optional, Not Shown - Not for use with Items 6, 6A, 6B, 6C, or 6D) - As an alternate to Batts and Blankets (Item 5 and 5A) - Spray applied granulated mineral fiber material. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See Fiber, Sprayed (CCAZ).

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

5G. Fiber, Sprayed* - (Optional, Not Shown - Not for use with Items 6, 6A, 6B, 6C, or 6D) - As an alternate to Batts and Blankets (Item 5 and 5A) - Brown Colored Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed stud cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft3.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

5H. Foamed Plastic* - (Optional - For use with Item 3R) - Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

5I. Fiber, Sprayed* - (Not Shown - Not for use with Item 6) - As an alternate to Batts and Blankets (Item 5) - Spray-applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance to the application instructions supplied with the product. To facilitate the installation of the material, any thin, woven or non-woven netting may be attached by any means possible to the outer face of the studs. The material shall reach equilibrium moisture content before the installation of materials on either face of the studs. The minimum dry density shall be 5.79 lbs/ft3.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

5J. Foamed Plastic* - (Optional, Not Shown - For use with Item 3U) - Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

5K. Foamed Plastic* - (Optional, Not Shown - For use with Item 3V) - Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

5L. Foamed Plastic* - (Optional, Not Shown - For use with Item 3W) - Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

5M. Foamed Plastic* - (Optional, Not Shown - For use with Item 3X) - Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

5N. Loose Fill Material* - Optional - (As an alternate to items 5-5M) - Shredded glass fibers bearing the UL Classification Marking as to Surface Burning. Blown into wall cavities through pre-installed fabric stapled or adhered to studs.

Refer to current UL report dated 3.5.26 for approved insulation vendors and type.

6. Steel Framing Members* - (Optional, Not Shown) - Furring channels and Steel Framing Members as described below:
a. Furring Channels - Formed of No. 25 MSG galv. steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. o.c. perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv. steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.
b. Steel Framing Members* - Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. o.c. RSIC-1 and RSIC- 1 (2.75) clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

6A. Steel Framing Members* - (Optional, Not Shown) - Furring channels and Steel Framing Members on one side of studs as described below:
a. Furring Channels - Formed of No. 25 MSG galv. steel, spaced 24 in. o.c. perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv. steel wire near each end of overlap. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 3.
b. Steel Framing Members* - Used to attach furring channels (Item 6Aa) to one side of studs only. Clips spaced 48 in. o.c., and secured to studs with two No. 8 x 2-1/2 in. long coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

6B. Steel Framing Members* - (Optional, Not Shown) - Furring channels and Steel Framing Members as described below:
a. Furring Channels - Formed of No. 25 MSG galv. steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. o.c. perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv. steel wire near each end of overlap. AS an alternate, ends of the adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.
b. Steel Framing Members* - Used to attach furring channels (Item 6Ba) to studs. Clips spaced 48 in. o.c. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

6C. Steel Framing Members* - (Optional, Not Shown) - Furring channels and Steel Framing Members as described below:
a. Furring Channels - Formed of No. 25 MSG galv. steel. Spaced 24 in. o.c. perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galv. steel wire. Gypsum board attached to furring channels as described in Item 3.
b. Steel Framing Members* - Used to attach furring channels (Item 6Ca) to studs. Clips spaced 48 in. o.c., and secured to studs with No. 8 x 2 in. coarse drywall screw with 1 in. dia. washer through the center hole. Furring channels are friction fitted into clips.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

6D. Steel Framing Members* - (Optional, Not Shown) - Furring channels and Steel Framing Members as described below:
a. Furring Channels - Formed of No. 25 MSG galv. steel, spaced 24 in. o.c., and perpendicular to studs. Channels secured to studs as described in Item b. Ends adjoining channels overlapped 6 in. and secured in place with a double strand of No. 18 AWG twisted steel wire. Gypsum board attached to furring channels as described in Item 3.
b. Steel Framing Members* - Used to attach furring channels (Item 6Da) to studs. Clips spaced 48 in. o.c., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

6E. Steel Framing Members* - (Optional, Not Shown) - Resilient channels and Steel Framing Members as described below:
a. Resilient Channels - Formed of No. 25 MSG galv. steel, spaced 24 in. o.c., and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 3.
b. Steel Framing Members* - Used to attach resilient channels (Item 6Ea) to studs. Clips spaced 48 in. o.c., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan headed self-drilling screw.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

6F. Steel Framing Members* - (Optional, Not Shown) - Furring channels and Steel Framing Members as described below:
a. Furring Channels - Formed of No. 25 MSG galv. steel. 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. o.c. perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv. steeel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.
b. Steel Framing Members* - Used to attach furring channels (Item 6Fa) to studs. Clips spaced 48 in. o.c. Clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring Channels are friction fitted into clips.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

6G. Steel Framing Members* - (Optional, Not Shown) - Used as an alternate method to attach resilient channels to wall studs. A resilient sound isolation accessory shall be used at each attachment point of the resilient channels and spaced max. 16 in. o.c. Channel ends butted and centered under the structural members and attached with one accessory at each end. Additional accessories used to hold resilient channels that support the gypsum board end joints. The accessory envelops the mounting edge of the resilient channel. The accessory and resilient channel are fastened to the structural members with the screws supplied with the accessory and per the accessory manufacturer's installation instructions.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

6H. Steel Framing Members* - (Optional on one or both sides, not shown, for single or double layer systems, not for use with Items 3D, 3L or 3M) - As an alternate to Item 6) - Furring channels and Steel Framing Memebers as described below:

a. Furring Channels - Formed of No 25 MSG galv steel. 2-23/32 in. wide by $\frac{7}{8}$ in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. $\frac{7}{16}$ in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. Steel Framing Members* - Used to attach furring channels (Item 6Ha) to studs. Clips spaced maximum 48 in. OC staggered on adjacent furring channels and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

7. Resilient Channels - (Optional, Not Shown - For use on one side of the wall) - Resilient channels, 25 MSG galv. steel, spaced vertically 24 in. o.c., flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Philips head steel screws. When resilient channels are used, insulation, Items 5C or 5D is required.

8. Caulking and Sealants - (Optional, Not Shown) - A bead of acoustical sealant applied around the partition perimeter for sound control.

9. STC Rating - The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 6, except:
A. Item 2, above - Nailheads shall be covered with joint compound.
B. Item 2, above - Joints as described, shall be covered with fiber tape and joint compound.
C. Item 5, above - Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide
D. Item 6, above - Steel Framing Members* Type RSIC-1 clips shall be used to attach gypsum board to studs on either side of the wall assembly.
E. Item 8, above - Caulking and Sealants (Not Shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control
F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items 5A and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.

10. Wall and Partition Facings and Accessories* - (Optional, Not Shown) - Nom. 1/2 in. thick, 48 in. wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

11. Cementitious Backer Units* - (Optional, Not Shown - For use on face of 1 Hr Systems with all standard Items required) - 7/16 in., 1/2 in., 5/8 in., 3/4 in., 1 in. thick, min. 32 in. wide. Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum 3/4 in. for wood framing members spaced a max. of 8 in. o.c. When 48 in. wide boards are used, horizontal joints need not be backed by framing.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

12. Non-Bearing Wall Partition Intersection - (Optional) - Two nom. 2 by 4 in. studs or nom. 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. o.c. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. o.c. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. o.c. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

13. Mesh Netting - (Not Shown) - Any thin, woven or non-woven fibrous netting material attached with staples to the outer face of one row of studs to facilitate the installation of the sprayed fiber from the opposite row.

14. Mineral and Fiber Board* - (Optional, Not Shown) - For optional use as an additional layer on one side of wall. Nom. 1/2 in. thick, 48 in. wide with long dimension parallel and centered over studs. Attached to framing with 2 in. long Type W steel screws, spaced 12 in. o.c. The required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

14A. Mineral and Fiber Board* - (Optional, Not Shown - For use with Items 14B-14E) - For optional use as an additional layer on one side of wall. Nom. 1/2 in. thick, 48 in. wide with long dimension parallel and centered over studs. Attached to framing with minimum 1-3/8 in. long ring shanked nails or 1-1/4 in. long Type W steel screws, spaced 12 in. o.c. along board edges and 24 in. o.c. in field of board along intermediate framing. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

14B. Glass Fiber Insulation - (For use with Item 14A) - 3-1/2 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) categories for names of Classified companies.

14C. Batts and Blankets* - (As an alternate to Item 14B - For use with Item 14A) - 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 3-1/2 in. face of the studs with staples placed 24 in. o.c.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

14D. Adhesive - (For use with Item 14A) - Construction grade adhesive applied vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (Item 14A).

14E. Gypsum Board* - (For use with Item 14A) - 5/8 in. thick, 48 in. wide, applied vertically over Mineral and Fiber Board (Item 14A) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G screws spaced 8 in. o.c. along edges of each vertical joint and 12 in. o.c. in intermediate field of the Mineral and Fiber Board (Item 14A). Secured to outermost studs and bearing plates with 2 in. long Type S screws spaced 8 in. o.c. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound. Finish Rating 30 Min.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

14F. Mineral and Fiber Board - (Optional, Not Shown) - For optional use as an additional layer on one side of wall - Nom. 1/2 in. thick, 48 in. wide, square edge fiber boards applied vertically to studs on one side of the wall in between the wood studs and the UL Classified Gypsum Board (Item 3). Fiber boards installed with 1-1/4 in. long, Type W, bugle head, coarse thread gypsum board screws spaced 12 in. o.c. max., with the last screws spaced 2 in. and 6 in. from edge of board. Gypsum board (Item 3) installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

14G. Building Units - (Optional Item Not Shown - For use over Gypsum Board, Item 3) 1 in., 2 in. or 3 in. thick, 4 ft. wide - Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with wafer head screws of adequate length to penetrate framing by a minimum of 3/4 in., spaced a max 8 in. OC.

Refer to current UL report dated 3.5.26 for approved drywall vendors and type.

*Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada, respectively.

REFER TO CURRENT UL APPROVED REPORT DATED 03.05.2026 FOR ALL U305 DESIGN GENERAL INFORMATION SHOWN OR NOT SHOWN HERE

1 HOUR RATED - BEARING WALL

NO SCALE 1

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Townes at Gateway Lots 96-100

Dream Finders Homes

Fire Separation Details - UL U305

Date: 03-11-26
Drawn By: CBG
Checked By: CBG

DREAM FINDERS HOMES

F-4

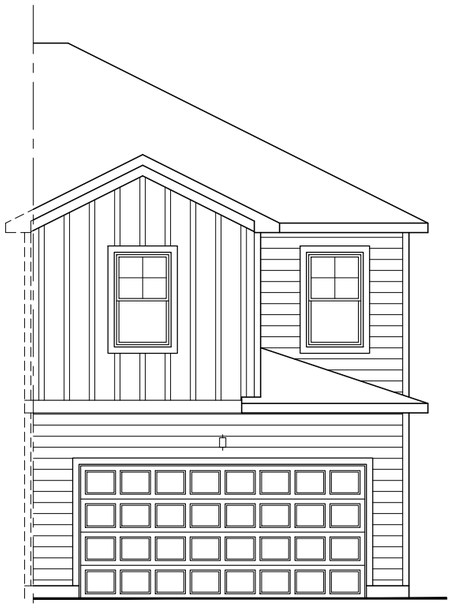
WATERCREST
DREAM FINDERS HOMES

TWNGTE 096
251 Senna Dr.

REVISIONS

SQUARE FOOTAGE ELEV. A	
FIRST FLR HEATED	551
SECOND FLR HEATED	822
TOTAL HEATED	1,373
COVERED PORCH	18
GARAGE	412
TOTAL UNDER ROOF	1,803

PLAN FOOTPRINT	
WIDTH	19'-8"
DEPTH	50'-0"



Front Elevation - A

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Watercrest - Right Entry

Dream Finders Homes

Cover Sheet - A

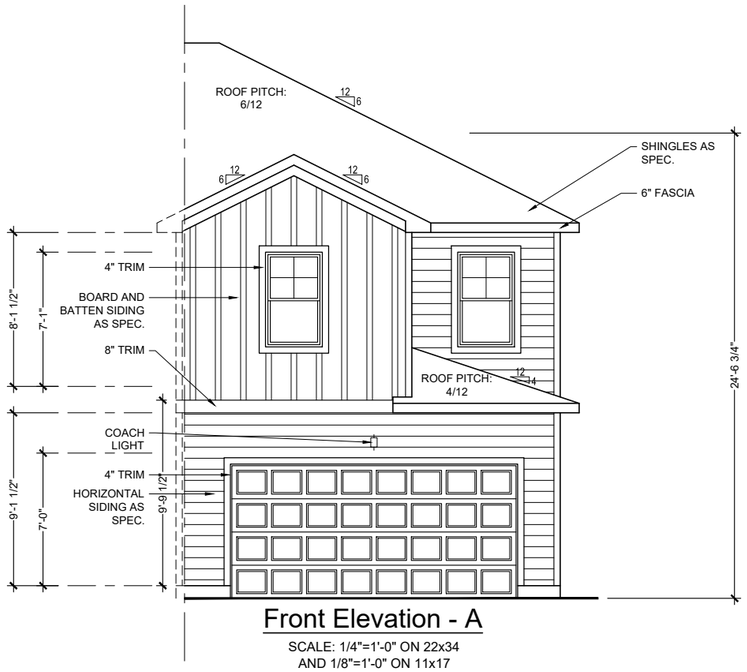
Date: 03-31-25

Drawn By: CBG

Checked By: CBG

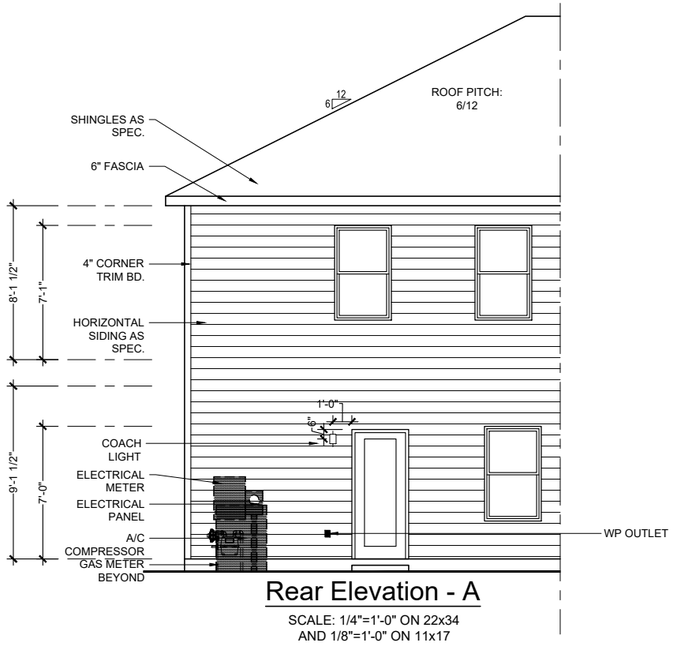
DREAM FINDERS HOMES

CS



Front Elevation - A

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



Rear Elevation - A

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

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Watercrest - Right Entry

Dream Finders Homes

Elevations - A

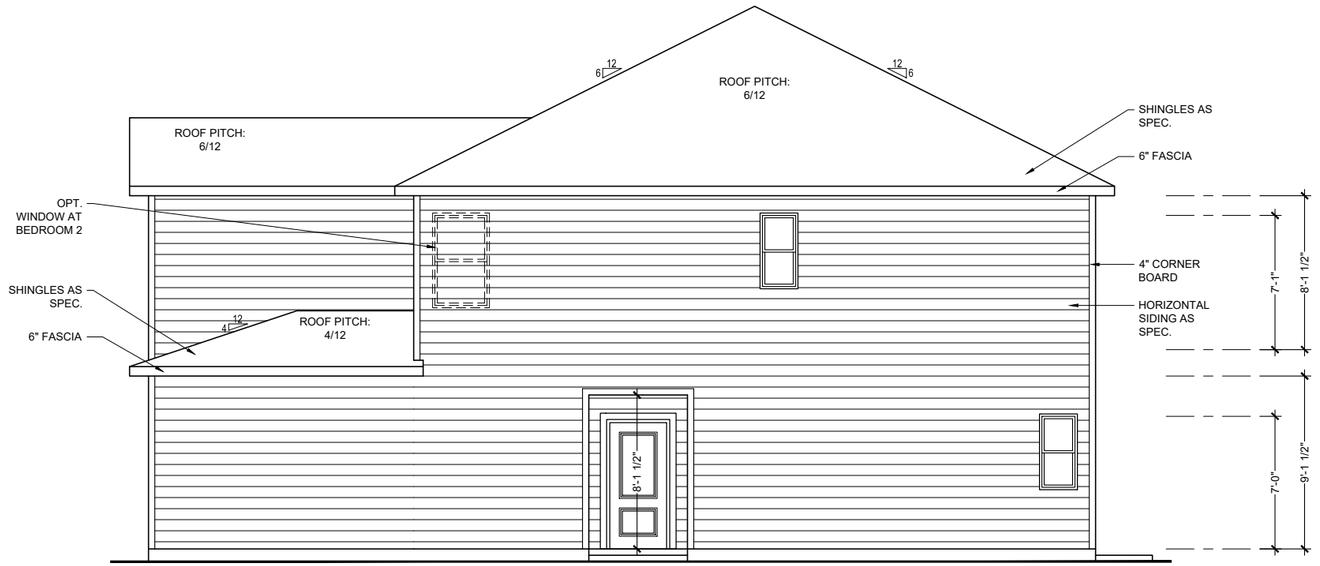
Date: 03-31-25

Drawn By: CBG

Checked By: CBG

DREAM FINDERS HOMES

A-1



Side Elevation - A

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

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Watercrest - Right Entry

Dream Finders Homes

Elevations - A

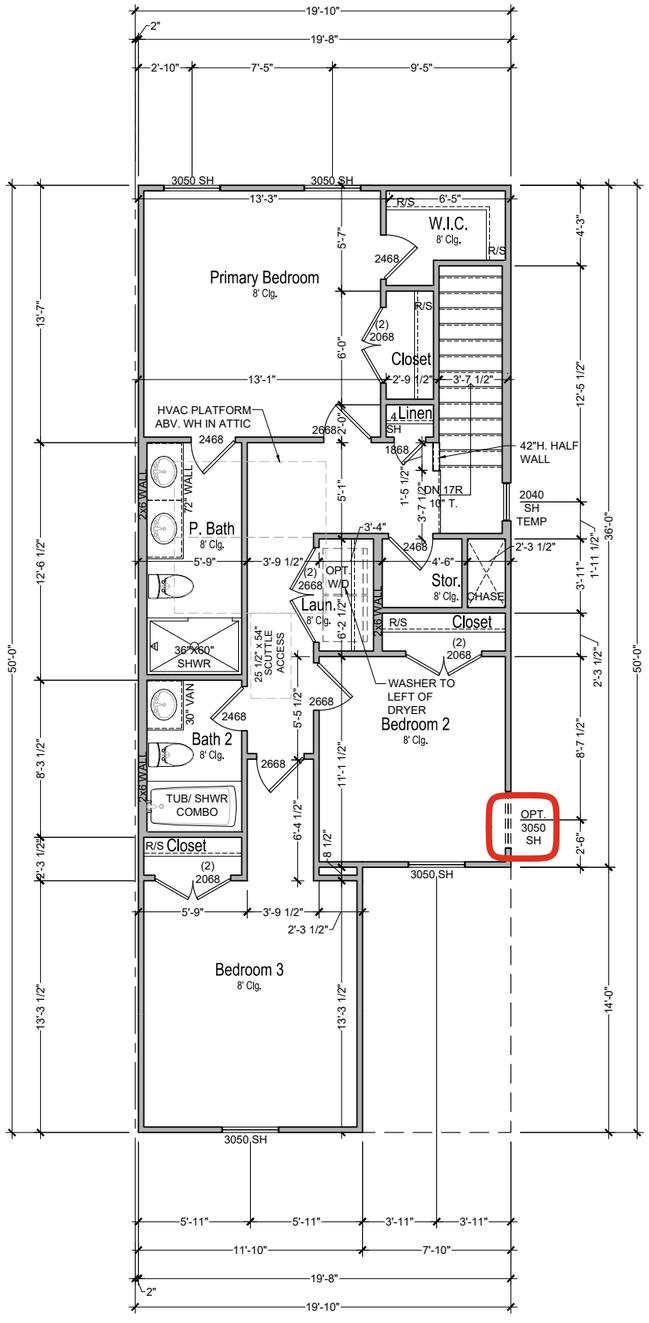
Date: 03-31-25

Drawn By: CBG

Checked By: CBG

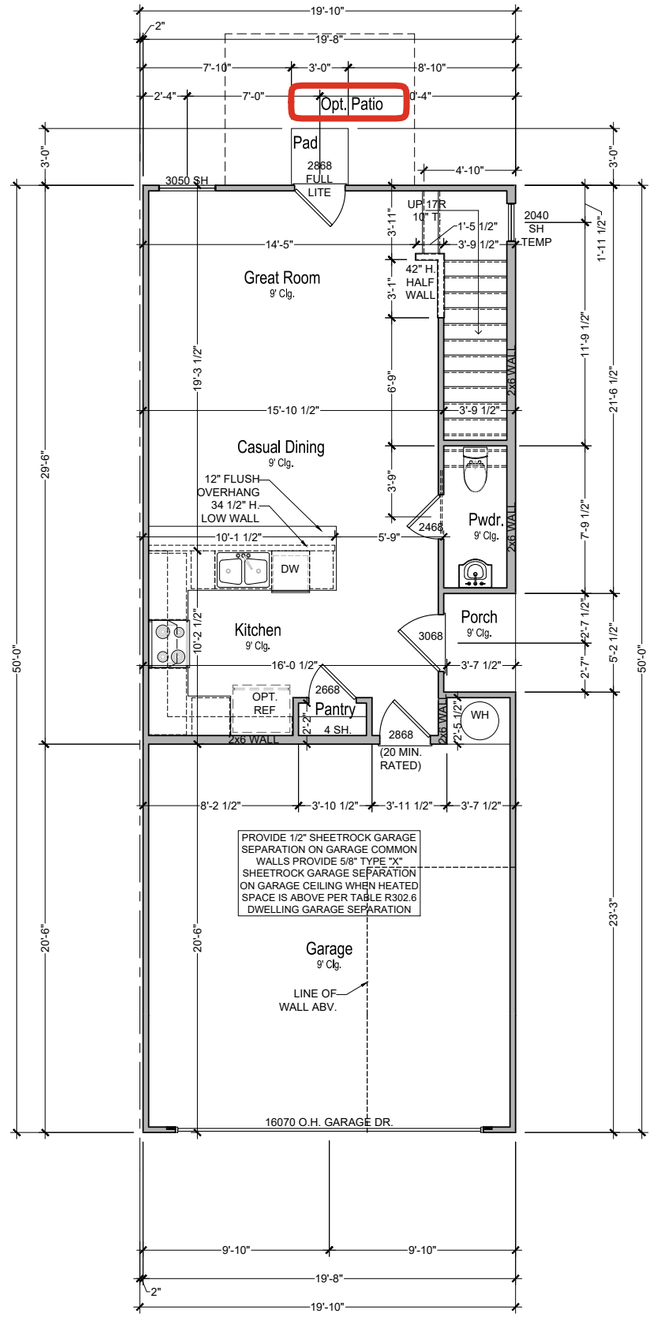
DREAM FINDERS HOMES

A-2



Second Floor Plan - A

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



First Floor Plan - A

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

SQUARE FOOTAGE ELEV. A	
FIRST FLR HEATED	551
SECOND FLR HEATED	822
TOTAL HEATED	1,373
COVERED PORCH	18
GARAGE	412
TOTAL UNDER ROOF	1,803

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Watercrest - Right Entry

Dream Finders Homes

Floor Plans - A

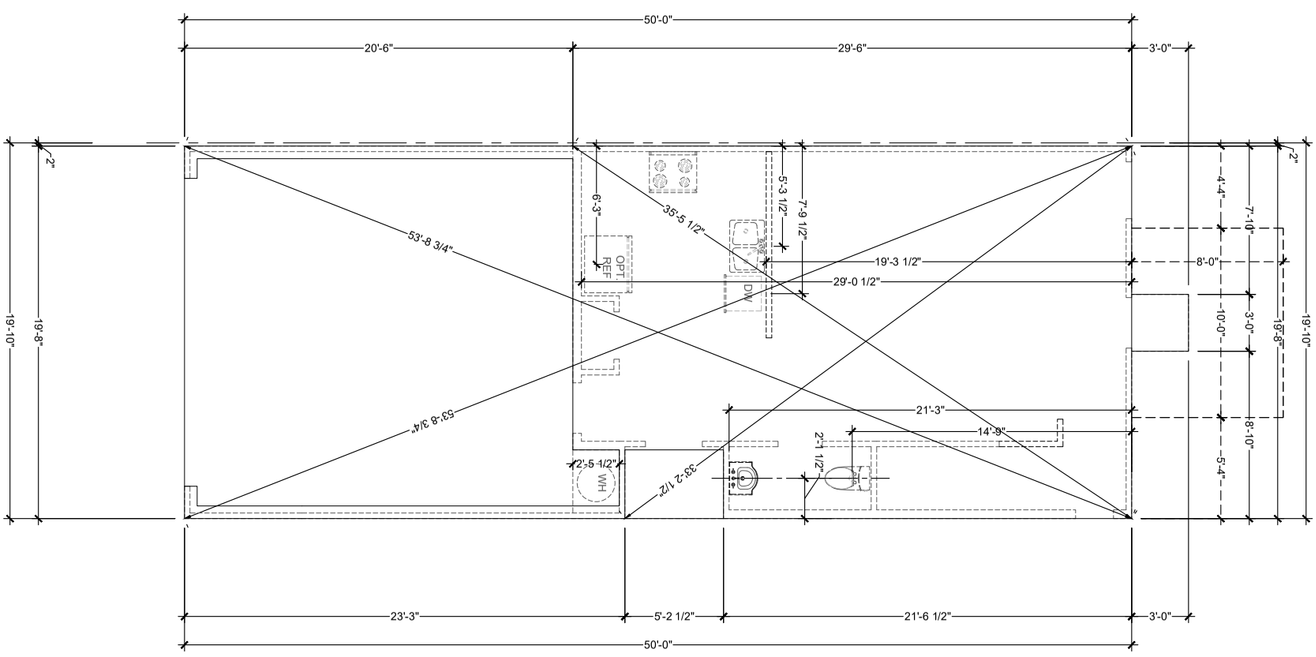
Date: 03-31-25

Drawn By: CBG

Checked By: CBG

DREAM FINDERS HOMES

A-3



Slab Interface Plan - A

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

A-4	DREAM FINDERS HOMES	Date: 03-31-25	Watercrest - Right Entry
		Drawn By: CBG	Dream Finders Homes
		Checked By: CBG	Slab Interface Plan - A

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TOTAL UNDER ROOF AREA: 873 SQ FT.
VENTING AREA REQUIRED: 873 SQ. FT. / 300 = 2.91 SQ FT.
TOTAL REQUIREMENTS: LOWER: 1.455 UPPER: 1.455

LOWER AREA VENTING

SOFFIT VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
	-	.041 SF/LF	70'-0"	2.87
TURTLE VENT		.347 SF/LF	0	0
	LOWER AREA VENTING PROVIDED:			2.87

UPPER AREA VENTING

RIDGE VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
	-	.125 SF/LF	16'-0"	2
TURTLE VENT		.347 SF/LF	0	0
	UPPER AREA VENTING PROVIDED:			2

TOTAL AREA PROVIDED

SOFFIT AND RIDGE VENT TOTAL		4.87

Roof Plan - A

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

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Watercrest - Right Entry
Dream Finders Homes
Roof Plan - A

Date: 03-31-25
Drawn By: CBG
Checked By: CBG

DREAM FINDERS HOMES

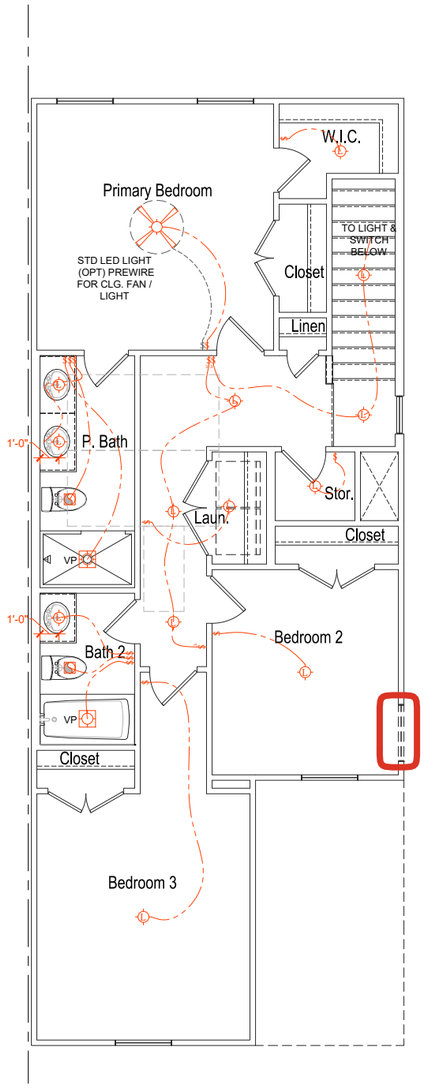
A-5

ELECTRICAL LEGEND

- 120V OUTLET
- 120V GFI OUTLET
- 120V SWITCHED OUTLET
- BB 120V BASEBOARD OUTLET
- 4-PLEX
- FLOOR MOUNTED 120V
- FLOOR MOUNTED 120V GFI
- WP WEATHERPROOF
- 220V OUTLET
- 120V DEDICATED CIRCUIT
- 220V DEDICATED CIRCUIT
- SPECIAL PURPOSE (240 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- P PENDANT LIGHT
- RECESSED CAN LIGHT
- VP VAPOR BARRIER LIGHT
- LED FLUSH MOUNTED LIGHT
- LED OVER-HEAD LIGHT (OHL)
- 2 LAMP, 4' FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- TELEPHONE
- TV TV CONNECTION
- G CONDUIT FOR COMPONENT WIRING
- SP SPEAKER
- CO COMBO SMOKE/ CARBON MONOXIDE DETECTOR
- SD 110 V SMOKE DETECTOR
- EXHAUST FAN
- LVP LOW VOLTAGE PANEL
- CEILING FAN
- CEILING FAN W/ LIGHT

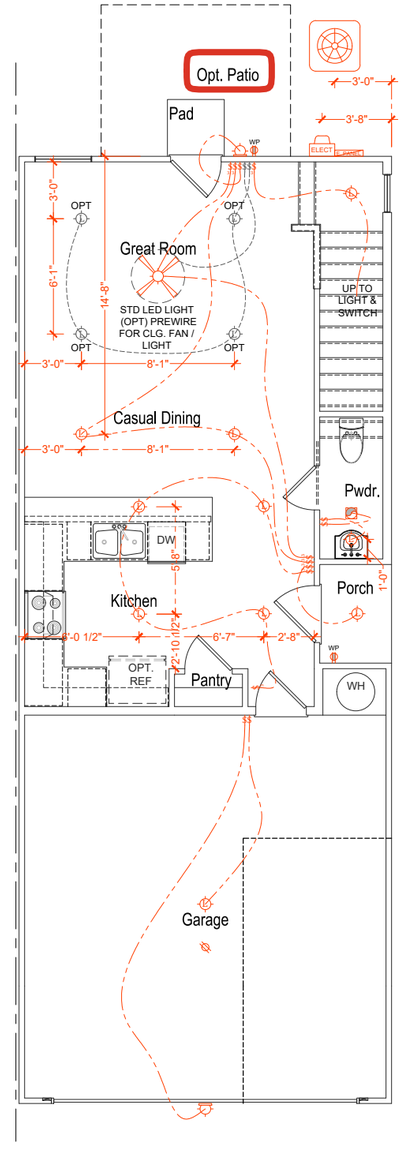
ELECTRICAL NOTES:

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



Second Floor Electrical Plan - A

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



First Floor Electrical Plan - A

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

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Watercrest - Right Entry

Dream Finders Homes

Electrical Plans - A

Date: 03-31-25

Drawn By: CBG

Checked By: CBG

DREAM FINDERS HOMES

A-6

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

WATERCREST
RIGHT ENTRY

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. LATERAL WIND DESIGN PER CHAPTER 45.

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 150 MPH
- EXPOSURE CATEGORY = B

ASSUMED SOIL BEARING CAPACITY = 2000 PSF

ASSUMED LATERAL SOIL PRESSURE = 45 PCF

FROST DEPTH = 12"

SEISMIC DESIGN CATEGORY = B/C

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=2,000,000 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 046996 ENGINEER ANDREW A. MOORE
11/10/25

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

DREAM FINDERS HOMES

Cover Sheet
Watercrest - Right Entry
150 M.P.H.
Wilmington, North Carolina

Project #:	105-25007
Designed By:	KRK
Checked By:	
Issue Date:	5/21/25
Re-Issue:	11/7/25
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 ⅝" THREADED ROD, SPACED A MAXIMUM OF 8'-0" O.C. INSTALL MINIMUM 2 ANCHOR BOLTS PER SECTION, 12" MAXIMUM FROM CORNERS. PROVIDE STANDARD HOOK INTO FOOTING AND EXTEND THREADED ROD THROUGH SILL PLATES WITH NUTS AND WASHERS. 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: 2x4 SPF #2 GRADE OR 2x6 SPF STUD GRADE.
2. WALL STUD SPACING, (MAXIMUM 10' NOMINAL PLATE HEIGHT):
   TOP STORY EXTERIOR:
   2x4 @ 16" O.C. OR 2x6 @ 24" O.C., U.N.O.
   BOTTOM OF 2 STORIES EXTERIOR:
   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 BEARING:
   2x4 @ 16" O.C. OR 2x6 @ 24" 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 CORRECTNESS 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.
11. PROVIDE OVERHANG FRAMING PER NCRC R4506.7
12. FASTEN BOTTOM CHORD OF EACH VALLEY SET TRUSS TO EACH ROOF TRUSS TOP CHORD BELOW W/ A SIMPSON VTCR VALLEY TRUSS CLIP.

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 6" 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.

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.

LEGEND:

- ⇒ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- ⇒ INTERIOR BEARING WALL ABOVE
- ⇒ INTERIOR BEARING WALL
- ⇒ WALL BRACING/SHEAR WALL
- LTP2, HTT4, HTT5, HDU8-SDS2.5, HD7B ⇒ SEE HOLDOWN SCHEDULE AND DETAILS FOR TYPICAL INSTALLATION
- ⇒ AREA OF OVERFRAMING

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.

NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 046686 ENGINEER ANDREW A. MOORE
11/10/25

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DREAM FINDERS HOMES

General Structural Notes
140/150 M.P.H.
North Carolina

Project #: 105-19000
Designed By: KRK
Checked By:
Issue Date: 1/1/19
Re-Issue: 11/27/24
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34

S-0.1

KEY NOTES

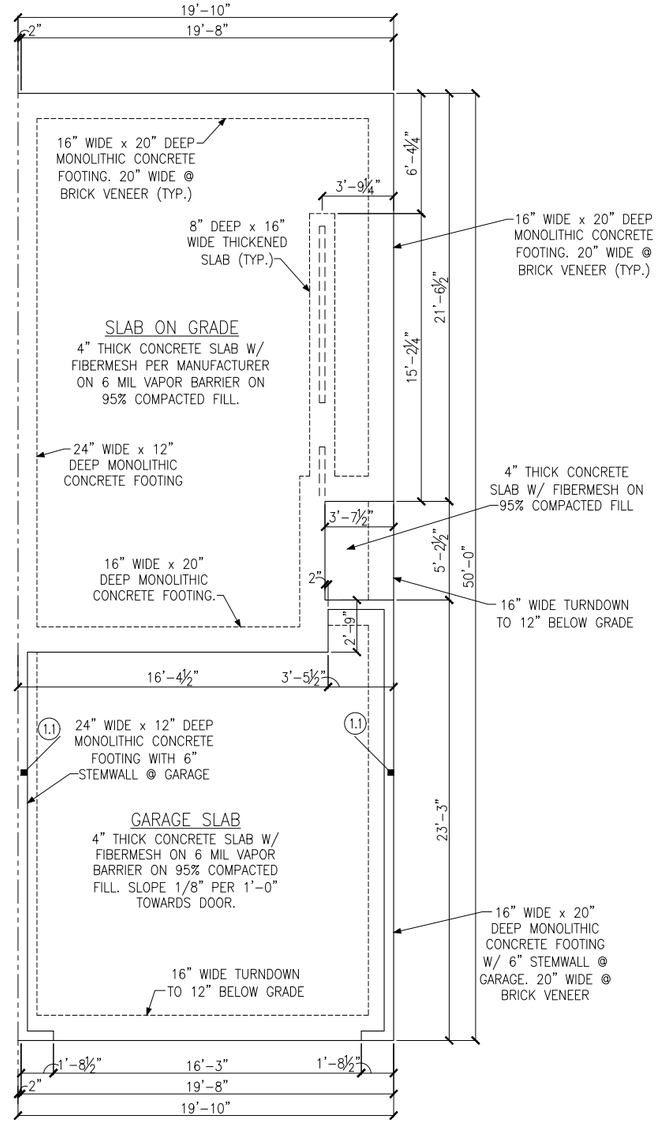
(1.1) SIMPSON HOLD DOWN ABOVE, SEE PLAN. EXTEND ALL THREAD ROD FROM HOLD DOWN ABOVE TO FOUNDATION FOOTING BELOW. SEE DETAIL J/SD-5.

LEGEND

- ★ ⟹ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- ⟹ BEARING WALL ABOVE
- ⟹ INTERIOR BEARING WALL
- ⟹ LOCATION OF DOOR ABOVE
- LTT20B, HTT4, HTT5 ⟹ HOLD DOWN. (SEE SCHEDULE AND DETAILS FOR TYPICAL INSTALLATION)

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

FOUNDATION SILL PLATE ANCHOR SPACING
VARIES WITH THE SHEAR WALLS ABOVE. REFER TO THE FRAMING PLANS AND SHEAR WALL SCHEDULE FOR ANCHOR TYPES AND SPACING.



MONOLITHIC SLAB FOUNDATION PLAN

ELEVATION 'A'

NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 046096 ENGINEER ANDREW A. MOORE
11/10/25

KSE ENGINEERING
1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951
(215) 804-4449
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DREAM FINDERS HOMES

Monolithic Slab Foundation Plan
Elevation 'A'
Watercrest – Right Entry
150 M.P.H.
Wilmington, North Carolina

Project #:	105-25007
Designed By:	KRK
Checked By:	
Issue Date:	5/21/25
Re-Issue:	11/7/25
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

S-1

KEY NOTES

(2.1) FASTEN EACH STUD OF WALL ABOVE TO FLUSH BEAM/WALL BELOW W/ SIMPSON CS16 STRAP W/ 6" END LENGTH W/ (4) 10D NAILS EACH END. SEE DETAIL E/SD-2, SIMILAR.

(2.2) FASTEN POST/BEAM ABOVE TO POST/BEAM BELOW W/ SIMPSON CS16 STRAP W/ 13" END LENGTH W/ (11)10D NAILS EACH END, SIM. TO DETAIL E/SD-2.

(2.3) FASTEN POST TO FOUNDATION W/ SIMPSON HTT4 PER J/SD-5.

(3.1) FASTEN ROOF GIRDER TRUSS/HEADER TO POST/HEADER BELOW W/ (2) SIMPSON HTS16 STRAPS.

(3.2) FASTEN ROOF GIRDER TRUSS/HEADER TO POST/HEADER BELOW W/ SIMPSON HTS16 STRAP.

(3.3) FASTEN POST/BEAM ABOVE TO POST/BEAM BELOW W/ SIMPSON CS16 STRAP W/ 13" END LENGTH W/ (11)10D NAILS EACH END, SIM. TO DETAIL E/SD-2.

LEGEND

PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.

⟹ BEARING WALL ABOVE

⟹ INTERIOR BEARING WALL

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

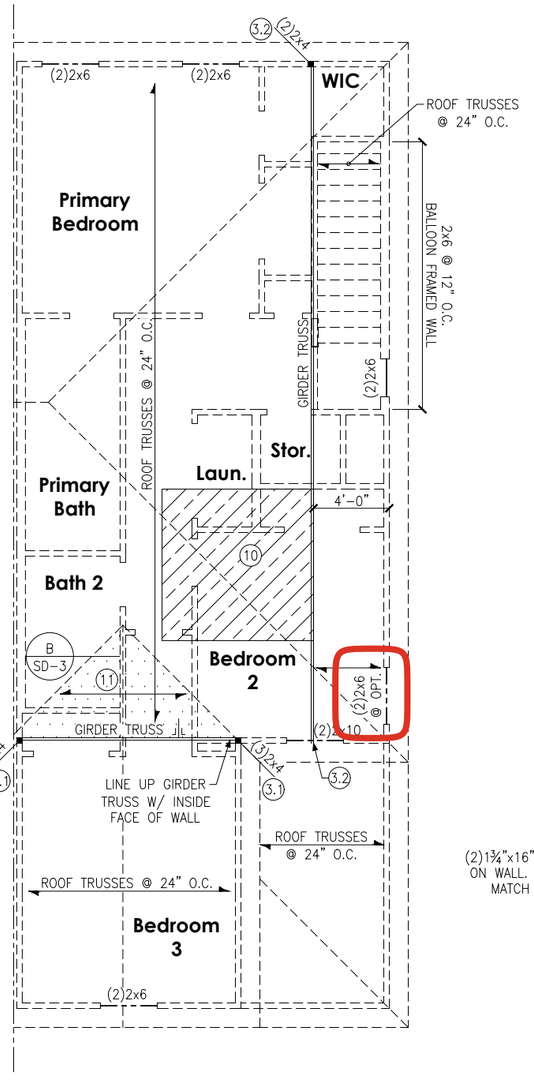
PLAN DESIGNED WITH 8' & 9' WALL PLATES

FLOOR FRAMING TO BE 16" DEEP OPEN WEB TRUSSES, SPACING PER MANUFACTURER.

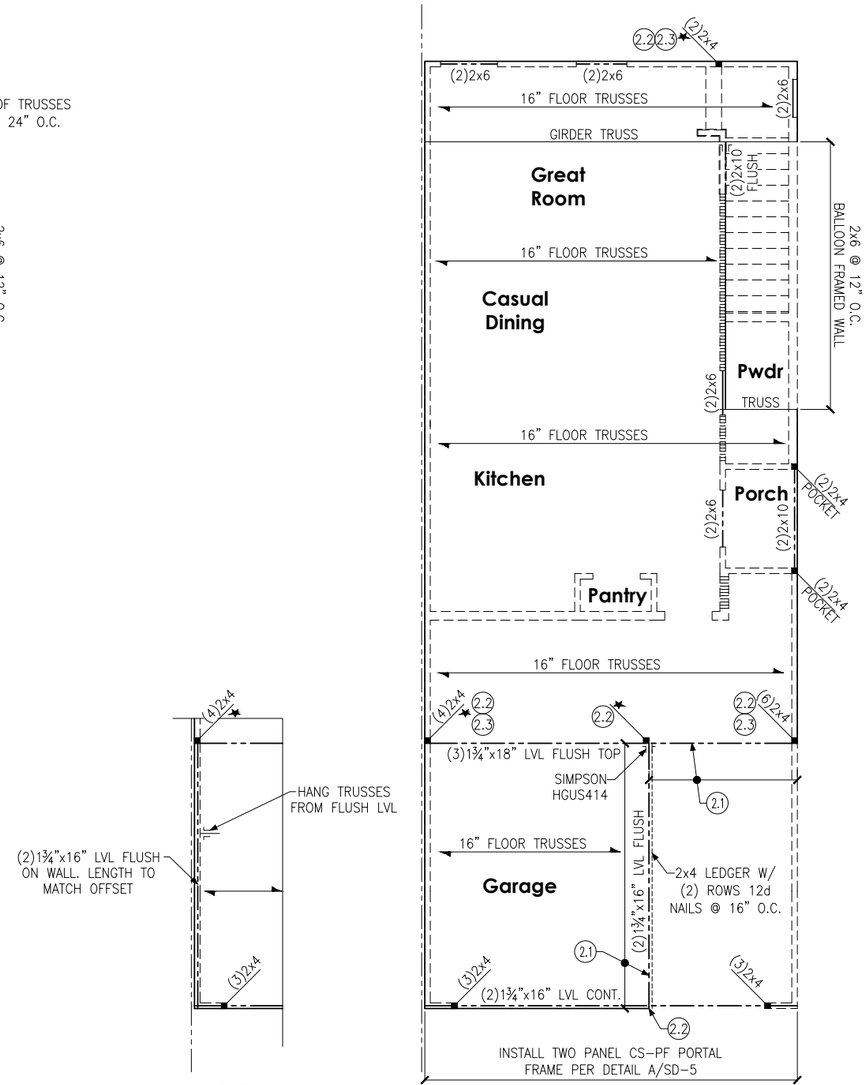
KEYNOTES:

(10) 8'x8' HVAC PLATFORM TRUSSES DESIGNED TO SUPPORT HVAC UNITS.

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



ROOF FRAMING PLAN
ELEVATION 'A'



SECOND FLOOR FRAMING PLAN
ELEVATION 'A'

NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 046986 ENGINEER ANDREW A. MOORE
11/10/25

KSE ENGINEERING
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DREAM FINDERS HOMES

Framing Plans
Elevation 'A'
Watercrest – Right Entry
150 M.P.H.
Wilmington, North Carolina

Project #:	105-25007
Designed By:	KRK
Checked By:	
Issue Date:	5/21/25
Re-Issue:	11/7/25
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

S-2

ENGINEERED SHEAR WALL SCHEDULE

PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS
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

-SEE PLANS FOR LOCATIONS OF ENGINEERED SHEAR WALLS, IF REQUIRED.

HOLD DOWN SCHEDULE

HOLD DOWN	ALL TREAD ROD	FASTENERS
LTTP2	1/2" DIA.	(12)0.148"x2½" LONG NAILS
HTT4	5/8" DIA.	(18)0.148"x2½" LONG NAILS
HTT5	5/8" DIA.	(26)0.148"x2½" LONG NAILS
HDU8-SDS2.5	7/8" DIA.	(20) ¼"x2½" SDS SCREWS
HD7B	7/8" DIA.	(3) ¾" BOLTS

-ALL HOLDOWNS BY SIMPSON STRONG-TIE. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
-SEE PLANS FOR LOCATIONS OF HOLD DOWNS, IF REQUIRED.

GENERAL NOTES

1. DESIGN IS BASED ON 2024 NORTH CAROLINA RESIDENTIAL CODE. LATERAL WIND DESIGN PER CHAPTER 45.
2. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED SYP #2.
3. FACE NAIL ALL MULTI-PLY BEAMS AND HEADERS WITH (2) ROWS 16d COMMON NAILS @ 16" O.C., STAGGERED, OR PER MANUFACTURERS SPECIFICATIONS FOR ENGINEERED LUMBER. APPLY NAILING FROM BOTH FACES FOR (3) OR MORE PLIES.
4. DESIGN LIVE LOADS
   ROOF TOP CHORD = 16 PSF (LDF =1.25)
   ROOF BOTTOM CHORD = 10 PSF
   HVAC PLATFORM = 20 PSF (SEE PLAN)
   FLOOR = 40 PSF
   FLOOR (SLEEPING AREAS) = 30 PSF
   GROUND SNOW LOAD = 10 PSF
   ALLOWABLE SOIL BEARING = 2000 PSF
   ULTIMATE WIND SPEED = 150 MPH
   EXPOSURE B
5. DESIGN DEAD LOADS
   ROOF TRUSS = 17 PSF (TC = 7, BC = 10)
   FLOOR JOIST = 10 PSF
   NOTE: STRUCTURAL FRAMING HAS NOT BEEN DESIGNED FOR TILE OR OTHER MATERIALS HEAVIER THAN THE ABOVE LOADING UNLESS SPECIFICALLY NOTED ON PLANS..
6. LUMBER SPECIFICATIONS
   STUDS: 2x4 SPF #2 GRADE OR 2x6 STUD GRADE
   PLATES: SPF #2
   HEADERS & ALL OTHER FRAMING: SPF #2

FOUNDATION NOTES

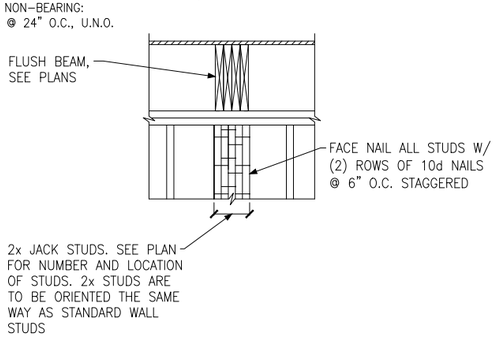
1. GROUT ALL CELLS SOLID @ REINFORCING & ANCHOR BOLTS
2. PROVIDE VERTICAL WALL REINFORCING AND ANCHORAGE W/ ⅝" THREADED ROD @ 8'-0" O.C. MAXIMUM, AND NOT MORE THAN 2'-0" FROM EACH CORNER. PROVIDE STANDARD HOOK INTO FOOTING AND EXTEND THREADED ROD THROUGH SILL PLATES WITH 2"x2"x⅛" PLATE WASHER AND NUT.
3. PROVIDE MIN. 8" DEEP x 24" WIDE CONTINUOUS CONCRETE FOOTING @ ALL EXTERIOR BASEMENT FOUNDATION WALLS W/(3) #4 LONGITUDINAL BARS @ 3" FROM BOTTOM OF FOOTING.
4. LAP ALL BAR SPLICES 25" MIN.
5. CONCRETE DESIGN BASED ON ACI 318 AND ACI 318.1. f'c = 3000 PSI @ 28 DAYS.
6. 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.
7. ALL REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60.

WALL FRAMING

1. FASTEN ALL HEADERS @ EXTERIOR WALLS TO JACK STUDS W/ SIMPSON H2.5A EACH END U.N.O.
2. AT ROOF TRUSS BEARING WALLS, FASTEN EACH STUD TO WALL BOTTOM PLATE W/ SIMPSON TSP STRAP. IF ROOF TRUSS HURRICANE CLIPS ARE INSTALLED ON OUTSIDE FACE OF EXTERIOR BEARING WALLS SHEATHED W/ WOOD STRUCTURAL PANELS, TSP STRAPS MAY BE OMITTED.
3. SHEATH ALL EXTERIOR WALLS W/ MINIMUM ⅜" WOOD STRUCTURAL PANEL SHEATHING (PLYWOOD OR OSB). FASTEN WOOD STRUCTURAL PANEL SHEATHING TO FRAMING W/ 8d COMMON NAILS(2½"x.131") OR 6d COMMON NAILS(2"x.113") @ 6" O.C. AT PANEL EDGES AND 12"O.C. @ INTERMEDIATE FRAMING, UNLESS NOTED OTHERWISE. BLOCK ALL PANEL EDGES NOT SUPPORTED BY FRAMING.
4. PROVIDE DOUBLE 2x TOP & BOTTOM PLATES AT ALL EXTERIOR WALLS
5. PROVIDE A DOUBLE 2x WALL TOP PLATE @ ALL ROOF TRUSS BEARING WALLS.
6. WOOD STRUCTURAL PANEL SHEATHING SHALL EXTEND 12" BEYOND ALL HORIZONTAL CONSTRUCTION JOINTS EXCEPT WHERE PANELS OVERLAP MINIMUM 1" THICK RIMBOARD WITH 1½" OVERLAP.
7. BRACE GABLE END WALLS AT CEILING PER NCRC R4506.4
8. FASTEN ALL HORIZONTAL WOOD STRUCTURAL PANEL EDGES TO FRAMING W/ (2) ROWS 8d NAILS @ 3" O.C., STAGGERED.
9. ALL BEAMS AND HEADERS SHALL HAVE (1)2x JACK STUD & (1)2x KING STUD U.N.O. THE NUMBER OF STUDS INDICATED ON PLANS ARE THE TOTAL NUMBER OF JACK STUDS REQUIRED, U.N.O.
10. WALL STUD SPACING, (MAXIMUM 10' NOMINAL PLATE HEIGHT):
    TOP STORY EXTERIOR:
    2x4 @ 16" O.C. OR 2x6 @ 24" O.C., U.N.O.
    BOTTOM OF 2 STORIES EXTERIOR:
    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 BEARING:
    2x4 @ 16" O.C. OR 2x6 @ 24" O.C., U.N.O.
    INTERIOR NON-BEARING:
    2x @ 24" O.C., U.N.O.

ROOF FRAMING

1. BLOCK PANEL EDGES @ END TWO RAFTER OR TRUSS SPACES, OR BRACE ALL GABLES END WALLS PER NCRC SECTION R4506.
2. PROVIDE MINIMUM 7/16" WOOD STRUCTURAL PANEL ROOF SHEATHING.
3. PROVIDE OVERHANG FRAMING PER NCRC R4506.7
4. FASTEN ROOF SHEATHING TO RAFTERS/TRUSSES W/ 8d NAILS @ 6" O.C. @ PANEL EDGES AND 6" O.C. @ INTERMEDIATE FRAMING.
5. FASTEN ROOF SHEATHING TO GABLE TRUSS W/ 8d NAILS @ 4" O.C.
6. ALL NAILS SHALL BE COMMON NAILS
7. IF BUILDING WIDTH EXCEEDS 40' OR HEIGHT GREATER THAN (2) STORIES, USE 10d NAILS INSTEAD OF 8d NAILS FOR ROOF SHEATHING.
8. EACH SHEATHING PANEL SHALL BE ATTACHED TO (3) TRUSSES MINIMUM.
9. SEE TRUSS MANUFACTURERS SHOP DRAWINGS FOR TEMPORARY AND PERMANENT LATERAL BRACING REQUIREMENTS.
10. FASTEN EACH ROOF TRUSS TO EACH BEARING WALL W/ SIMPSON H2.5A U.N.O.
11. FASTEN BOTTOM CHORD OF EACH VALLEY SET TRUSS TO EACH ROOF TRUSS TOP CHORD BELOW W/ A SIMPSON VTCR VALLEY TRUSS CLIP.

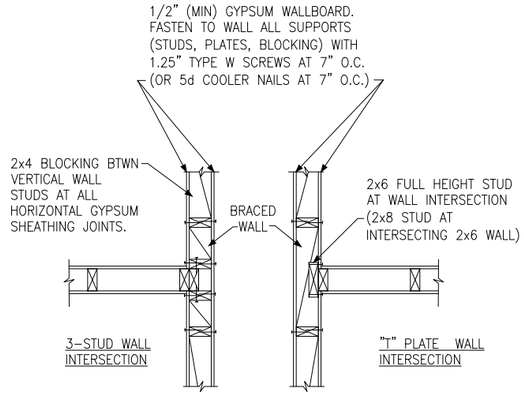


C BUILT-UP STUD DETAIL SUPPORTING BEAM

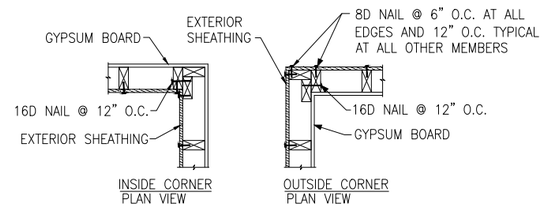
HANGER NOTE

USE THE 'SIMPSON' HANGERS LISTED BELOW FOR THE FRAMING SHOWN.

U26	2x6 & 2x8 CEILING JOIST
U26-2	DOUBLE 2x6, 2x8 CEILING JOIST
U210	2x10 & 2x12 CEILING JOIST
U210-2	DOUBLE 2x10, 2x12 CEILING JOIST



A TYPICAL WALL INTERSECTION DETAILS



B TYPICAL EXTERIOR CORNER WALL FRAMING

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DREAM FINDERS HOMES

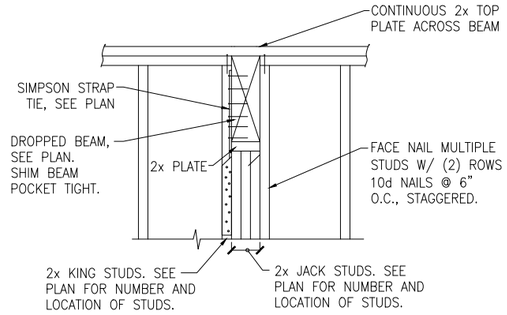
Braced Wall and Hold Down Details

140/150 M.P.H.
North Carolina

Project #:	105-19000
Designed By:	KRK
Checked By:	
Issue Date:	1/1/19
Re-Issue:	11/27/24
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 046096 ENGINEER ANDREW A. MOORE
11/10/25

SD-1



A DROPPED BEAM CONNECTION DETAIL
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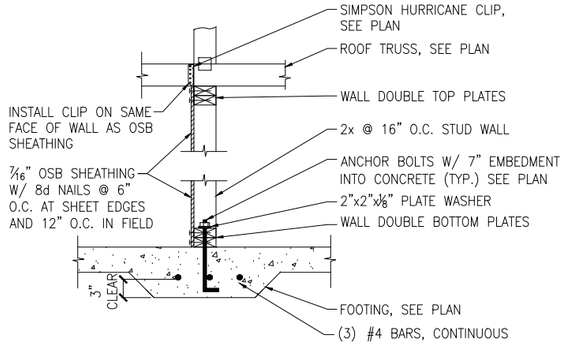
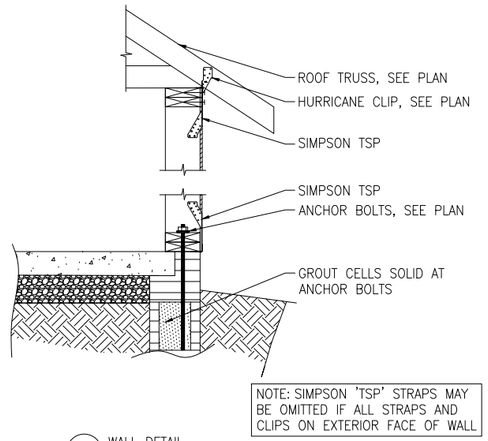


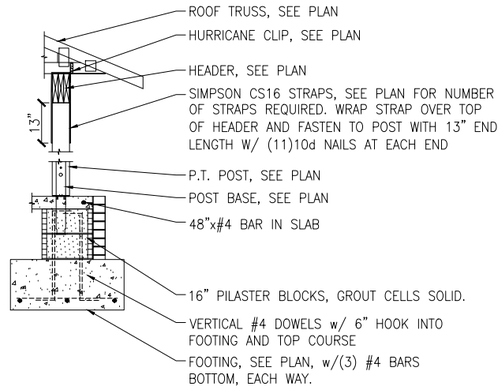
B WALL DETAIL
N.T.S.

NOTE: INSTALL ALL STRAPS AND CLIPS ON SAME FACE OF WALL

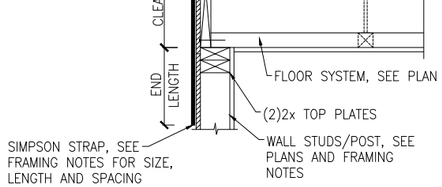


NOTE: SIMPSON 'TSP' STRAPS MAY BE OMITTED IF ALL STRAPS AND CLIPS ON EXTERIOR FACE OF WALL

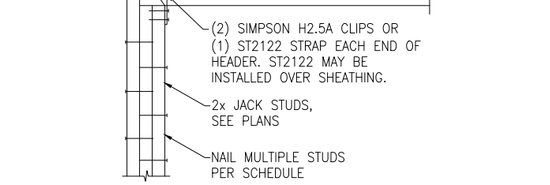
C WALL DETAIL
N.T.S.



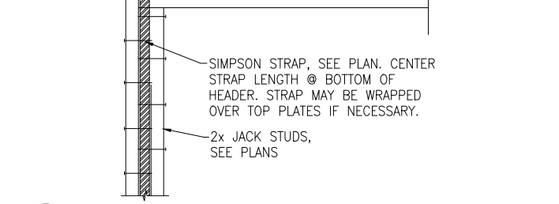
D PORCH POST DETAIL
N.T.S.



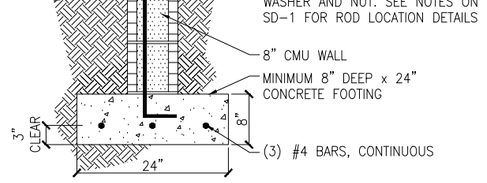
E FLOOR TO FLOOR HOLD DOWN STRAP DETAIL
N.T.S.



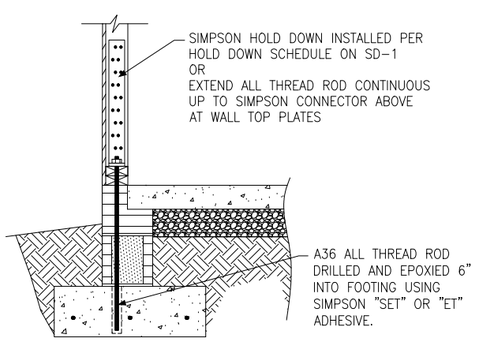
F HEADER CONNECTION DETAIL
N.T.S.



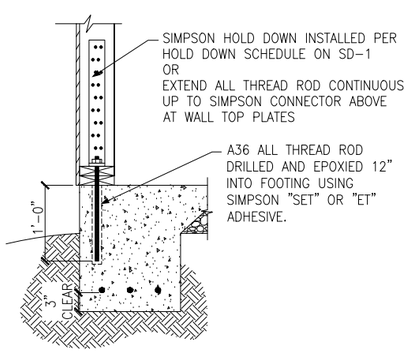
G HEADER CONNECTION DETAIL W/GIRDER TRUSS ABOVE
N.T.S.



H STEM WALL FOUNDATION DETAIL
N.T.S.

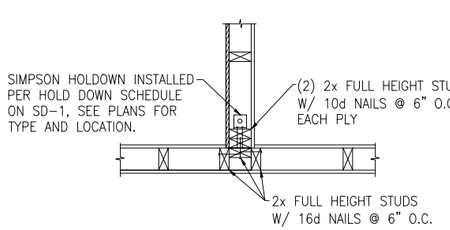


STEM WALL

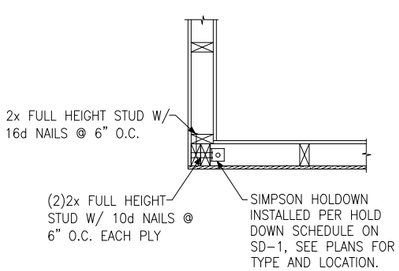


MONOLITHIC SLAB

J HOLD DOWN AT EXTERIOR WALL
N.T.S.



K TYPICAL HOLDDOWN DETAIL



L TYPICAL HOLDDOWN DETAIL

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

DREAM FINDERS HOMES

General Structural Details

140/150 M.P.H.
North Carolina

Project #:	105-19000
Designed By:	KRK
Checked By:	
Issue Date:	1/1/19
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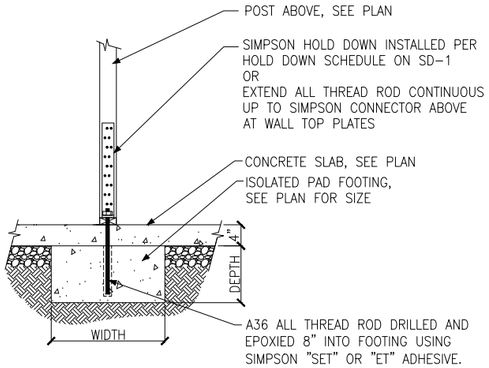
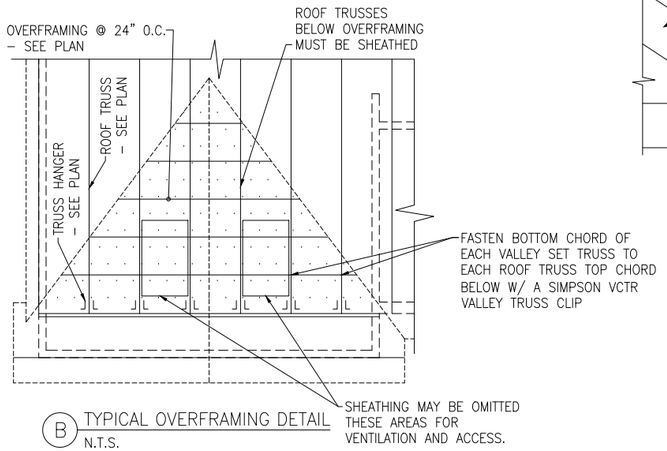
NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 046096 ENGINEER ANDREW A. MOORE
11/10/25

SD-2



A HOLD DOWN @ ISOLATED PAD FOOTING
INTERIOR



B TYPICAL OVERFRAMING DETAIL
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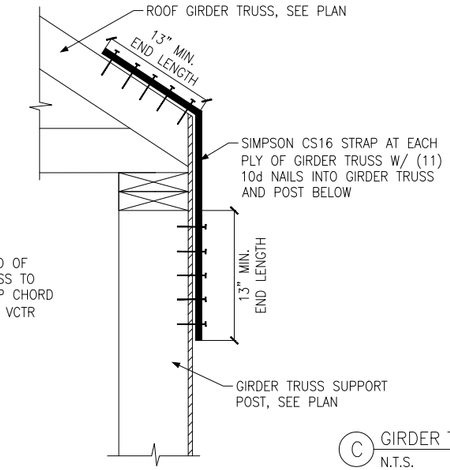

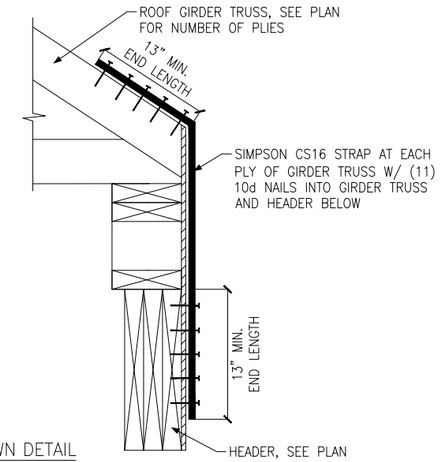

C GIRDER TRUSS TIEDOWN DETAIL
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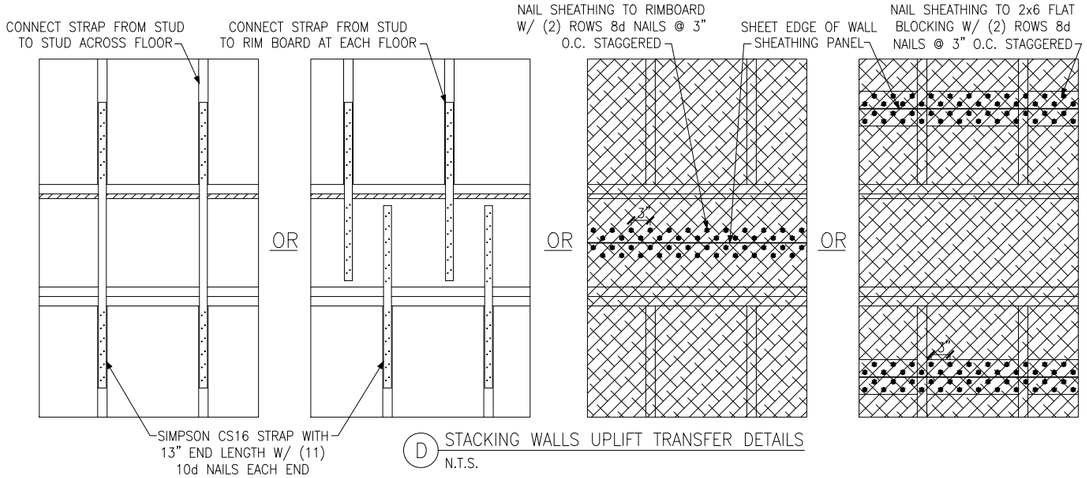
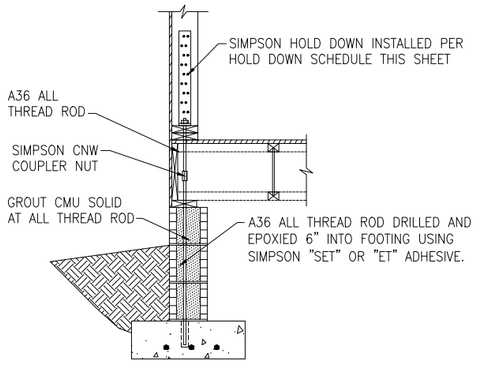
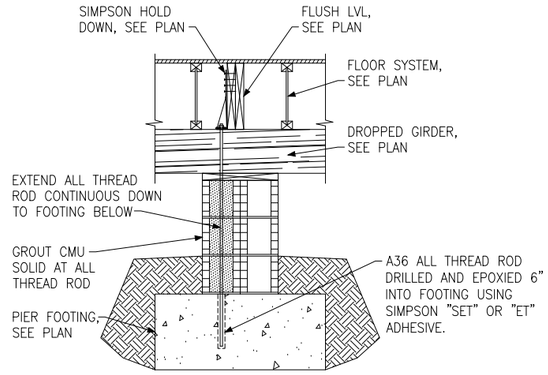


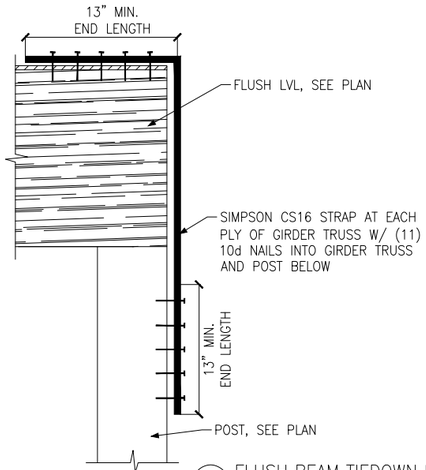
D STACKING WALLS UPLIFT TRANSFER DETAILS
N.T.S.



E HOLD DOWN AT CRAWL FOUNDATION
8" CMU FOUNDATION WALL



F HOLD DOWN AT CRAWL FOUNDATION
CRAWL SPACE PIER FOOTING



G FLUSH BEAM TIEDOWN DETAIL
N.T.S.

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DREAM FINDERS HOMES

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140/150 M.P.H.
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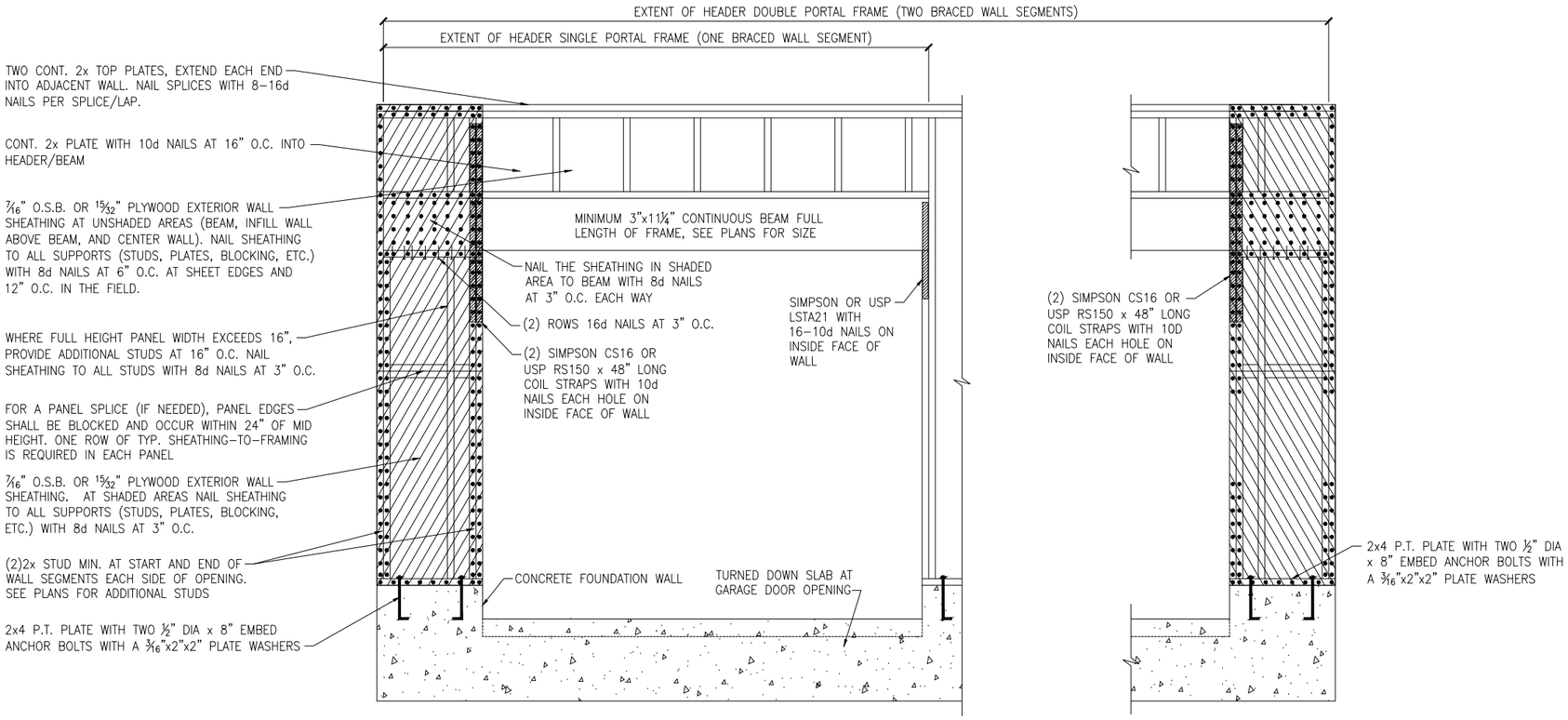
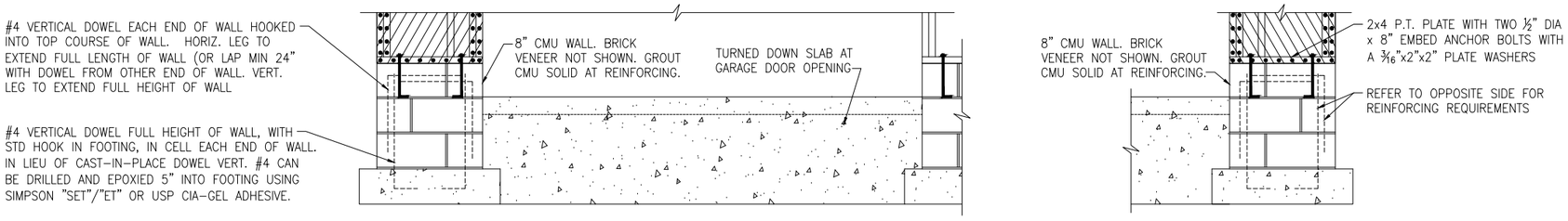
NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 046096 ENGINEER ANDREW A. MOORE
11/10/25

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

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

DREAM FINDERS HOMES

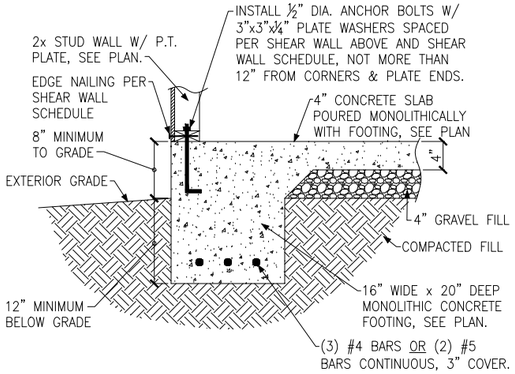
Portal Frame Details

140/150 M.P.H.
North Carolina

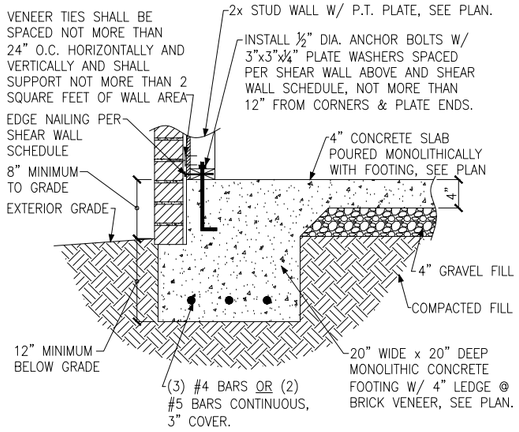
Project #:	105-19000
Designed By:	KRK
Checked By:	
Issue Date:	1/1/19
Re-Issue:	11/27/24
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

SD-4

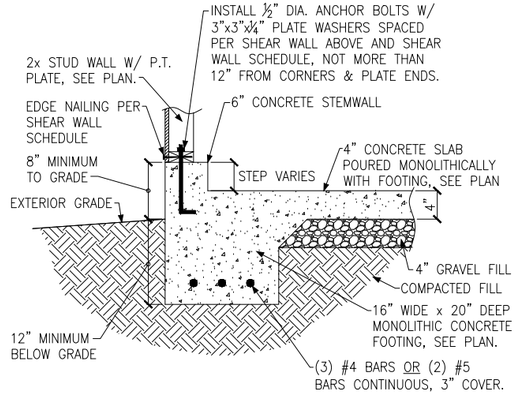
NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 046096 ENGINEER ANDREW A. MOORE
11/10/25



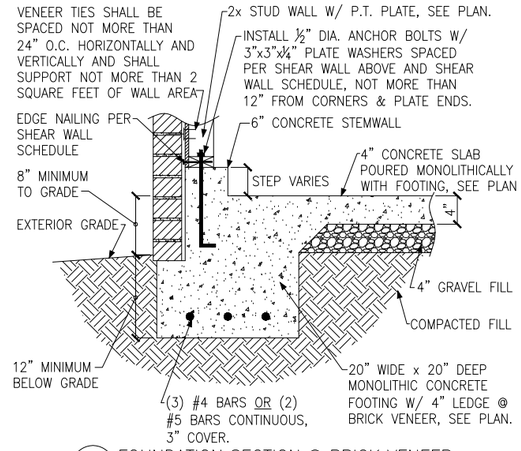
A FOUNDATION SECTION
EXTERIOR WALL



B FOUNDATION SECTION @ BRICK VENEER
EXTERIOR WALL



C FOUNDATION SECTION
EXTERIOR GARAGE WALL



D FOUNDATION SECTION @ BRICK VENEER
EXTERIOR GARAGE WALL

E THICKENED SLAB SECTION @ GARAGE
INTERIOR GARAGE WALL

F GARAGE DOOR SECTION
GARAGE DOOR

G THICKENED SLAB SECTION
INTERIOR BEARING WALL CARRYING ROOF UPLIFT

H FOUNDATION SECTION
SLAB NOT POURED MONOLITHICALLY

J HOLD DOWN AT EXTERIOR WALL
N.T.S.

K 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

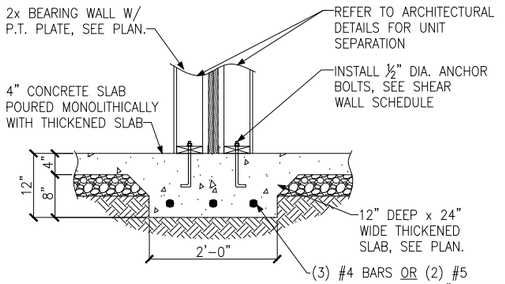
Monolithic Slab Foundation Details

140/150 M.P.H.
North Carolina

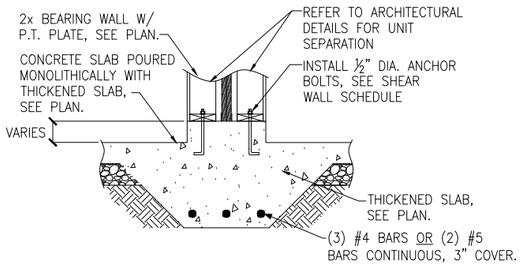
Project #:	105-19000
Designed By:	KRK
Checked By:	
Issue Date:	1/1/19
Re-Issue:	11/27/24
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 046096 ENGINEER ANDREW A. MOORE
11/10/25

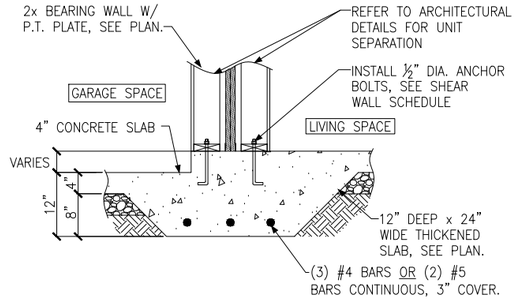
SD-5



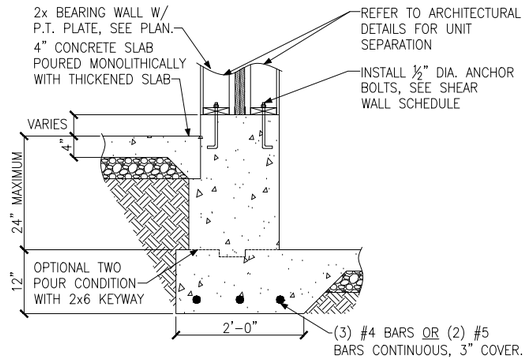
A THICKENED SLAB SECTION
UNIT SEPARATION WALL



B THICKENED SLAB SECTION
UNIT SEPARATION WALL @ GARAGE



C THICKENED SLAB SECTION
UNIT SEPARATION WALL @ GARAGE



D STEPPED THICKENED SLAB SECTION
STEPPED GARAGE SEPARATION WALL

E STEPPED THICKENED SLAB SECTION
STEPPED UNIT SEPARATION WALL

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(215) 804-4449
www.kse-eng.com

DREAM FINDERS HOMES

Fire Separation Wall Details

140/150 M.P.H.
Carolina Division

Project #:	105-19000
Designed By:	KRK
Checked By:	
Issue Date:	1/1/19
Re-Issue:	11/27/24
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

SD-6

NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 046096 ENGINEER ANDREW A. MOORE
11/10/25