

# Dream Finders Homes JORDAN



COVER SHEET

DREAM FINDERS HOMES  
JORDAN

DATE: NOVEMBER 28, 2022  
DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:



## JORDAN

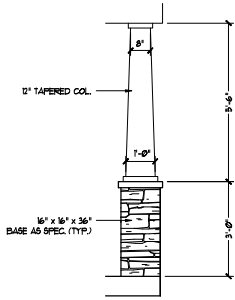
### REVISION LIST - STRUCTURAL:

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

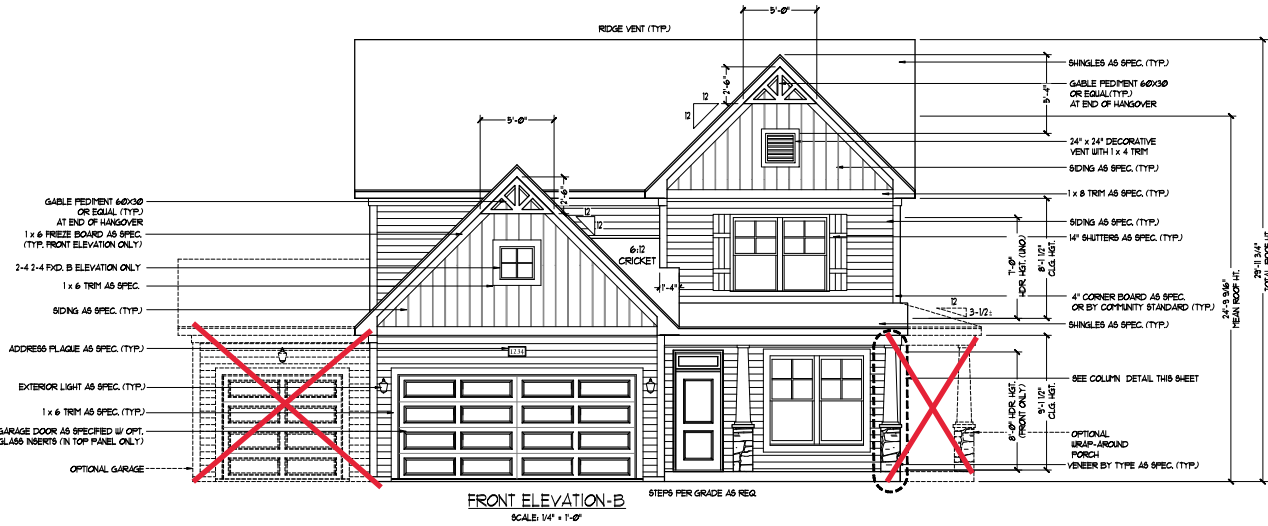
## JORDAN

### REVISION LIST - ARCHITECTURAL:

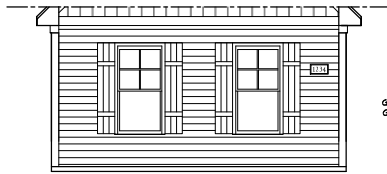
1. CHANGED WINDOW IN OPTIONAL OWNERS BATH 3 FROM 2'0 4/0 TO A 4'0 1/0 TRANSOM
2. CHANGED ATTIC ACCESS FROM 2'0 4/0 TO 22 1/2' X 38"
3. OPTIONAL BRICK/STONE WATER TABLE ADDED TO SIDE & REAR ELEVATIONS
4. REMOVED DIMENSIONS FROM ATTIC DOORS IN OPT. BEDROOM 4 I.L.O STUDY & SECOND FLOOR PLAN STUDY 7-12-23



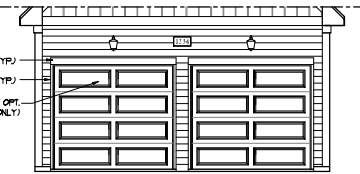
COLUMN DETAIL



FRONT ELEVATION-B  
SCALE: 1/4" = 1'-0"



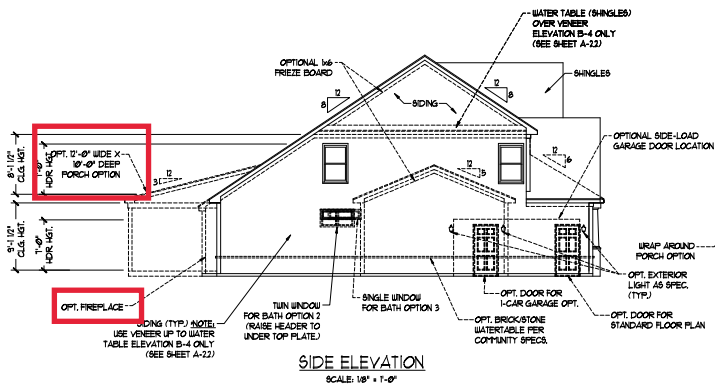
SIDE LOAD GARAGE OPTION  
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)  
SCALE: 1/4" = 1'-0"



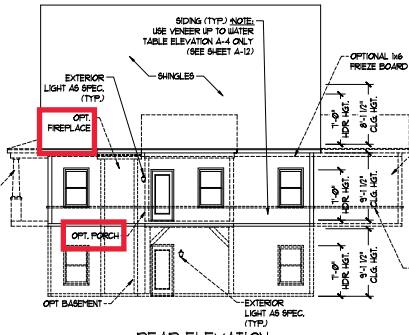
DOUBLE GARAGE DOOR OPTION  
SCALE: 1/4" = 1'-0"

FYPON GPF66X33 OR EQUAL GABLE PEDIMENT DETAIL  
SCALE: 1/4" = 1'-0"

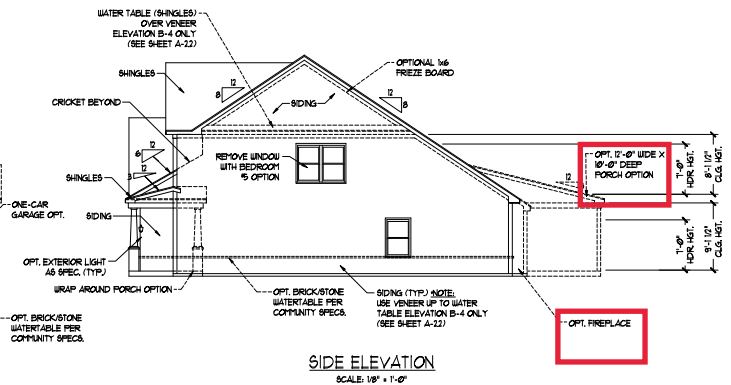
**NOTE:**  
SEE SHEET A-21 FOR BRICK FRONT ELEVATIONS  
SEE SHEET A-22 FOR STONE FRONT ELEVATIONS  
SEE SHEET A-23 (ALL BRICK) ELEVATIONS



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



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



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

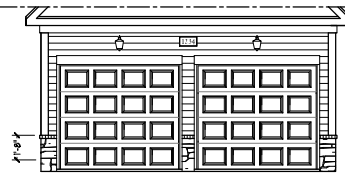
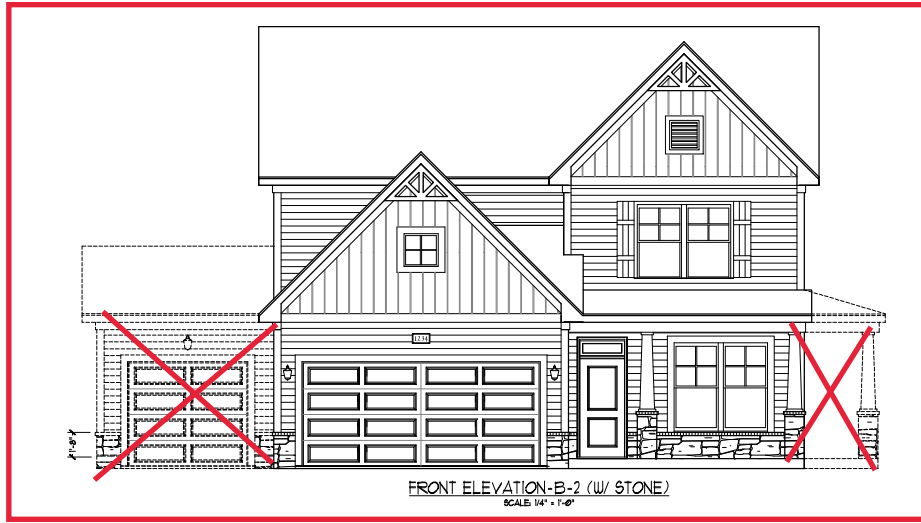


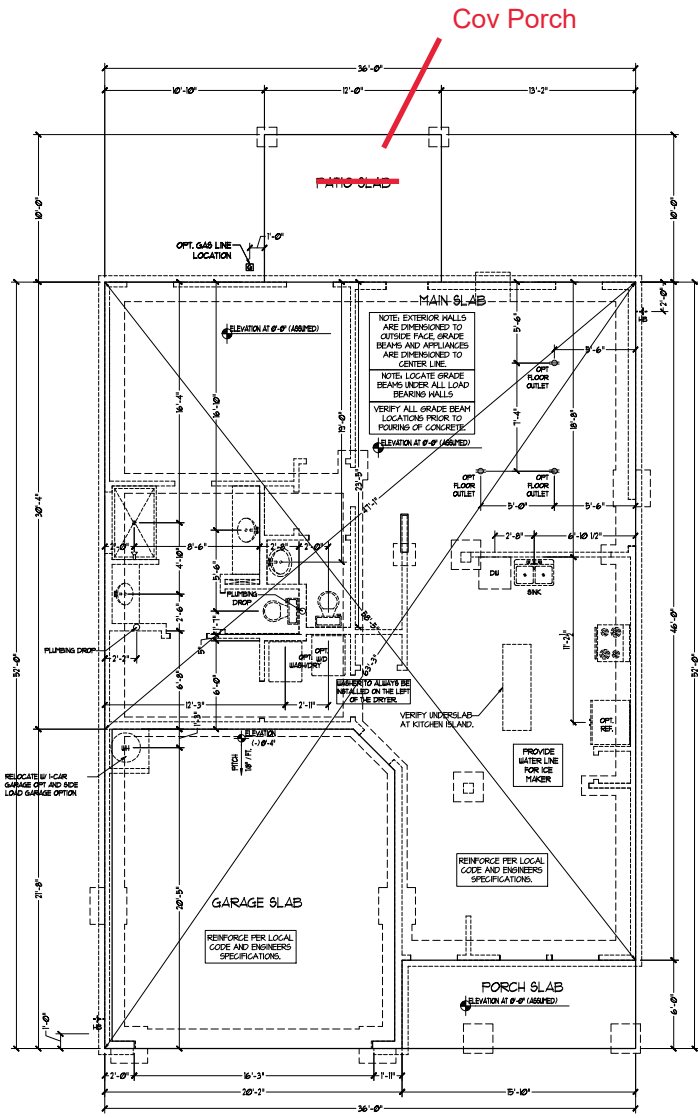
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B - 1 ELEVATIONS  
A-2





FOUNDATION PLAN  
A-1

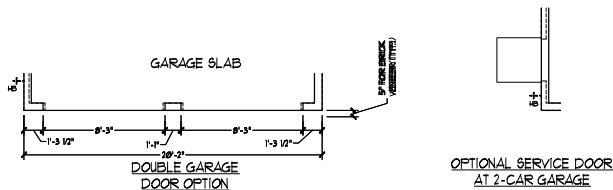
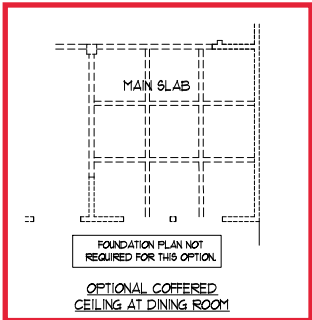
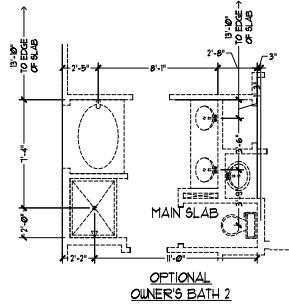
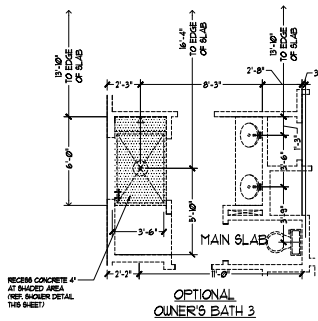
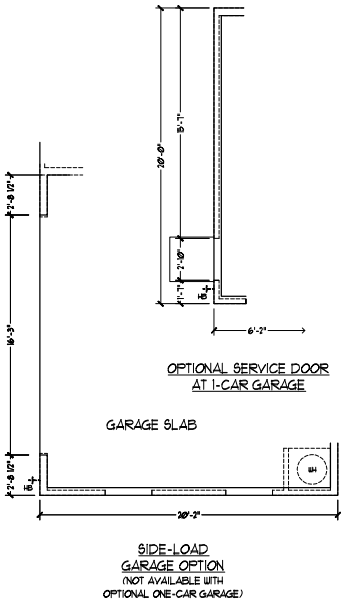
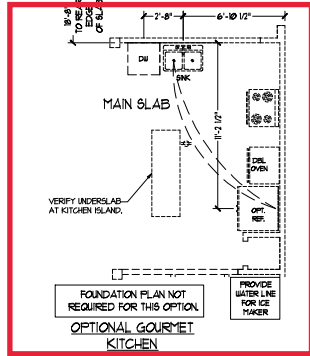
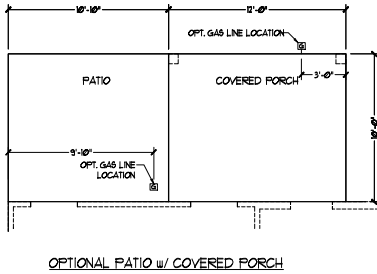
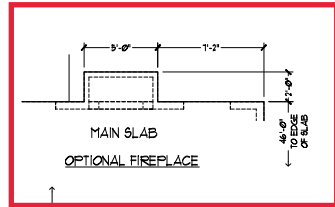
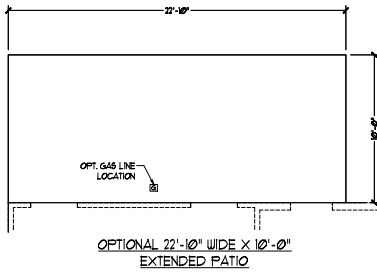
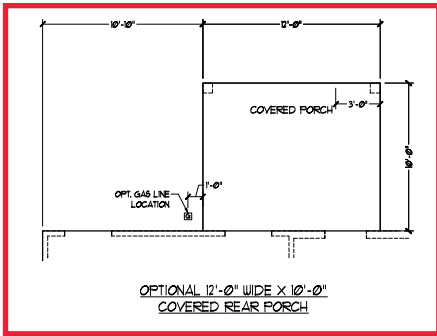


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ENGINEERED BY:  
REVIEWED BY:

SLAB INTERFACE PLAN  
A-4



DREAM FINDERS HOMES

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SLAB INTERFACE OPTIONS  
A4.1

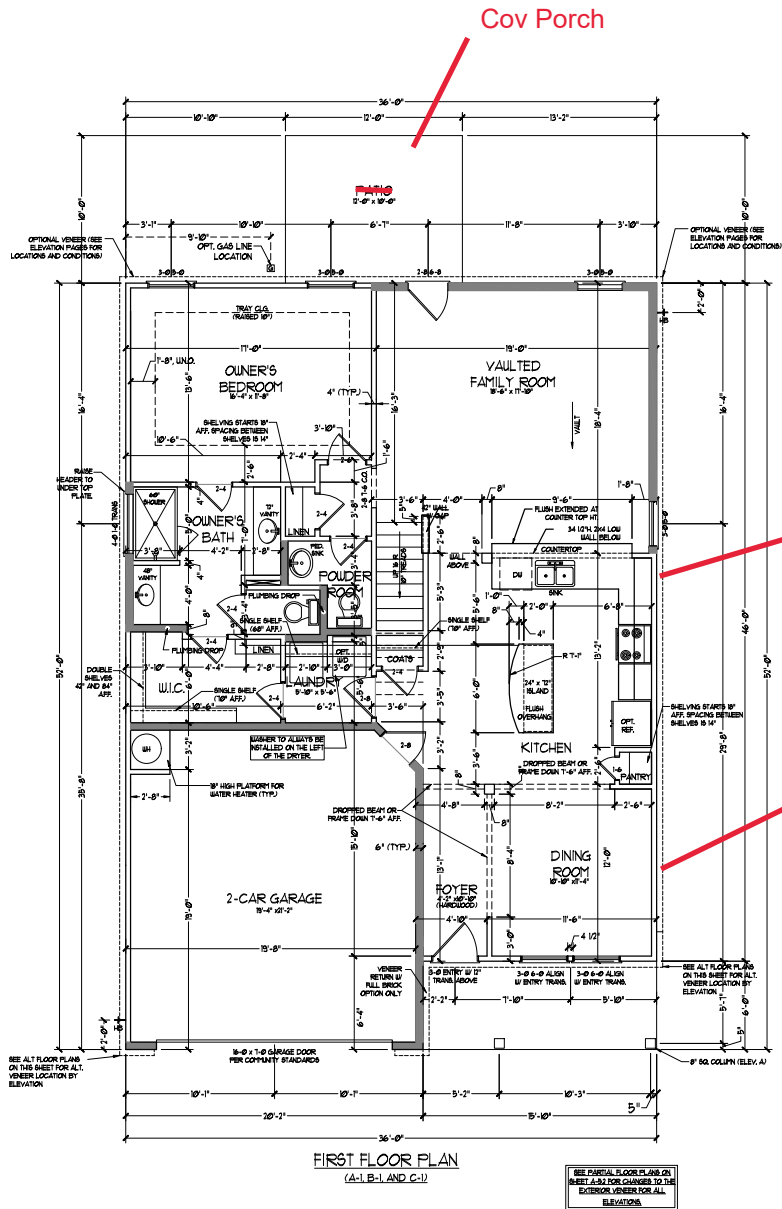
SQUARE FOOTAGE	
1st FLOOR	1891 SQ. FT.
2nd FLOOR	1091 SQ. FT.
TOTAL	2982 SQ. FT.
GARAGE:	
FRONT PORCH	45 SQ. FT.
STD. REAR PATIO	159 SQ. FT.
1st FLOOR OPTIONS:	
OPT. FIREPLACE	10 SQ. FT.
2nd FLOOR OPTIONS:	
OPT. WINDOW BOX AT BEDROOM 1	9 SQ. FT.
UNFINISHED OPTIONS:	
OPT. BASEMENT	1760 SQ. FT.
OPT. 1-CAR GARAGE	240 SQ. FT.
OPT. REAR COVERED PORCH	150 SQ. FT.
OPT. 2'-0" x 10'-0" PATIO	180 SQ. FT.

SQUARE FOOTAGE (w/ FULL BRICK)	
1st FLOOR	1400 SQ. FT.
2nd FLOOR	994 SQ. FT.
TOTAL	2394 SQ. FT.
GARAGE:	
FRONT PORCH	45 SQ. FT.
STD. REAR PATIO	159 SQ. FT.
1st FLOOR OPTIONS:	
OPT. FIREPLACE	14 SQ. FT.
2nd FLOOR OPTIONS:	
WINDOW BOX AT BEDROOM 1 (RELY. C ONLY)	9 SQ. FT.
UNFINISHED OPTIONS:	
OPT. BASEMENT	1760 SQ. FT.
OPT. 1-CAR GARAGE	240 SQ. FT.
OPT. REAR COVERED PORCH	150 SQ. FT.
OPT. 2'-0" x 10'-0" PATIO	180 SQ. FT.

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

2x6 WALL

\* BRICKED WALLS ARE TO BE 2" x 4" @ 16" O.C. LOAD BEARING OR 2" x 4" @ 24" O.C. NON-LOAD BEARING REGARDLESS OF EXTERIOR WALL CONDITION.



Cov Porch

Gourmet Kitchen

Coffered Ceiling

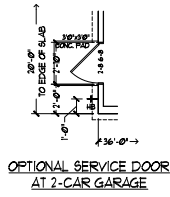
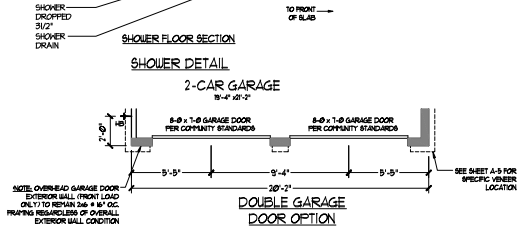
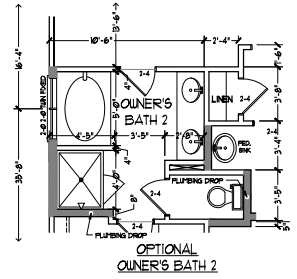
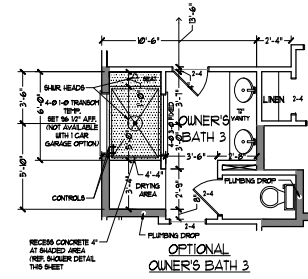
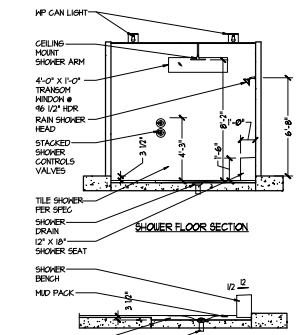
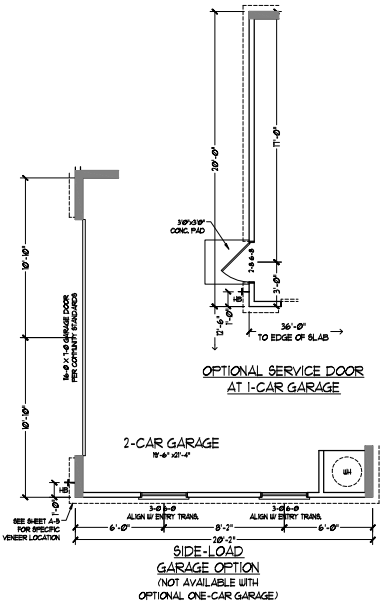
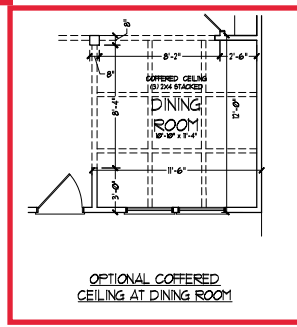
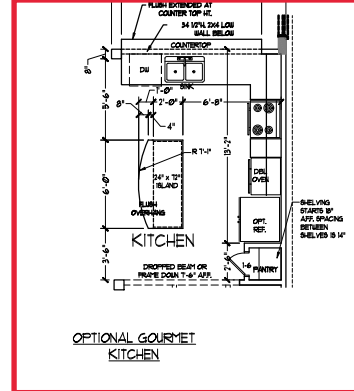
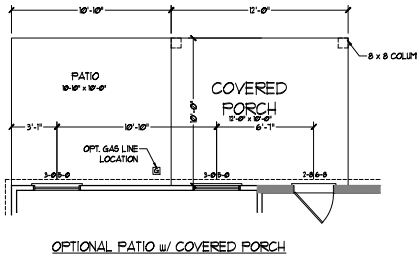
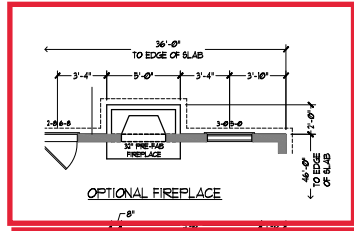
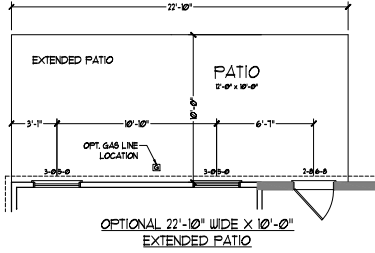
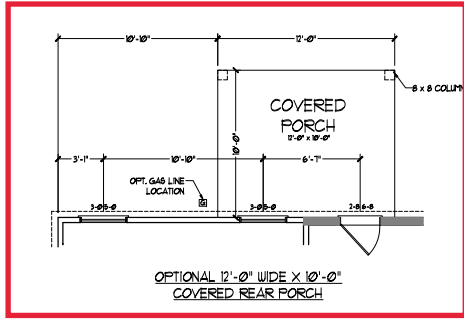


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DREAM FINDER'S HOMES  
JORDAN

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

FIRST FLOOR PLAN  
A-6







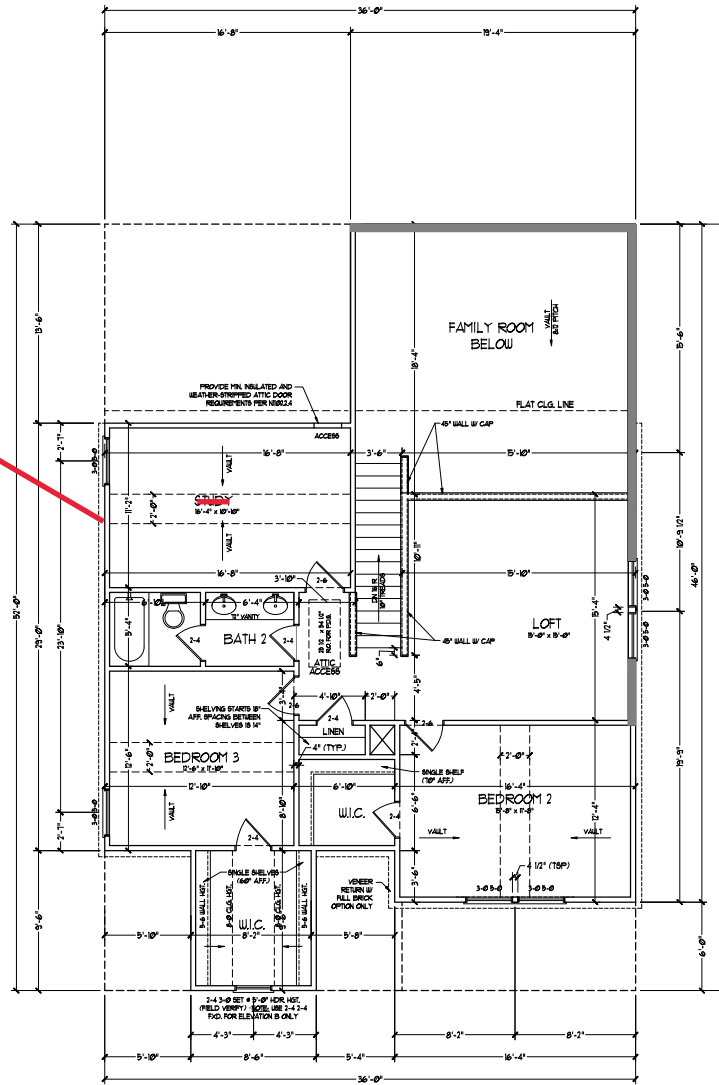
Bed #4

NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2" x 4" @ 16" O.C. (1602). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2" x 4" @ 16" O.C. (1602) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2" x 4" @ 24" O.C. (1602) 5/8" WALL.

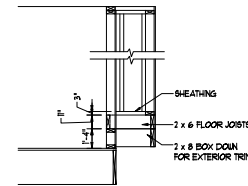
\* BRACED WALLS ARE TO BE 2" x 4" @ 16" O.C. (1602) BEARING OR 2" x 6" @ 24" O.C. (1602) NON-LOAD BEARING/RESISTANCE OF EXTERIOR WALL CONDITION.

\* PROVIDE MINIMUM INSULATION IN CEILINGS AND WALLS PER SECTION N 1021.

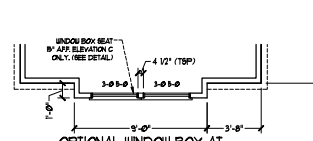
SEE PARTIAL FLOOR PLAN ON NEXT PAGE FOR CHANGES TO THE EXTERIOR VENER FOR ALL ELEVATIONS.



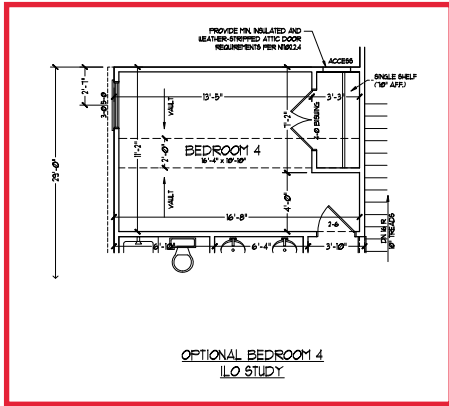
SECOND FLOOR PLAN  
(A-1, B-1, AND C-1)



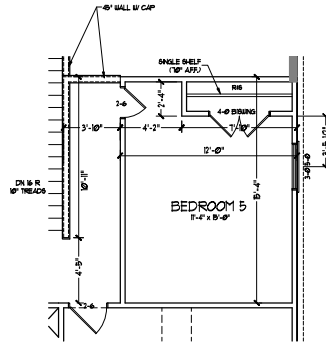
WINDOW BOX DETAIL  
(ELEVATION C ONLY)  
SCALE: 1/4" = 1'-0"



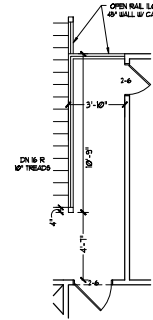
OPTIONAL WINDOW BOX AT  
BEDROOM 2  
(ELEVATION C ONLY)



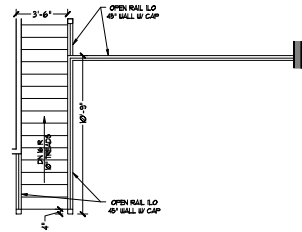
OPTIONAL BEDROOM 4  
I/O STUDY



OPTIONAL BEDROOM 5  
I/O LOFT



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



OPEN RAIL I/O 45" WALL  
W/ CAP

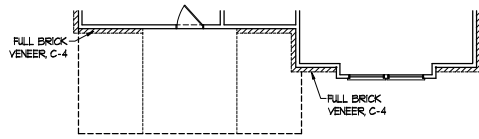
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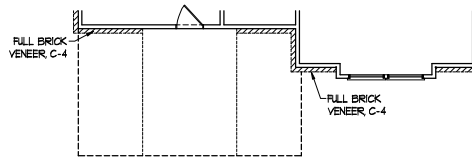
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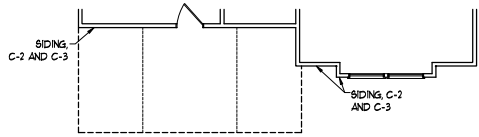
SECOND FLOOR  
OPTIONS  
A-7.1



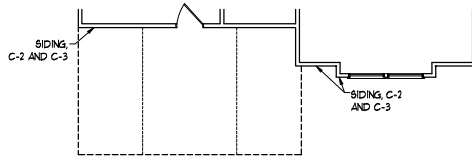
FLOOR PLAN C-4



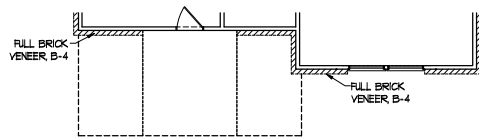
FLOOR PLAN C-4  
(w/ OPTIONAL BASEMENT)



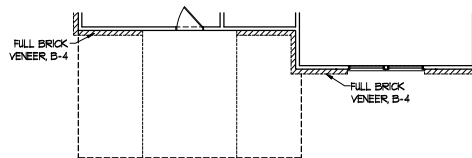
FLOOR PLAN C-2 AND C-3



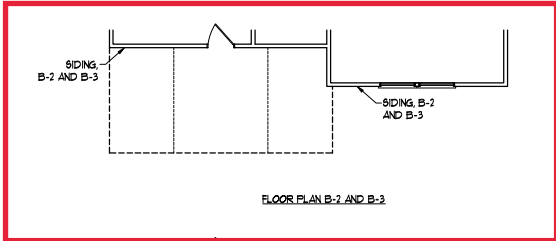
FLOOR PLAN C-2 AND C-3  
(w/ OPTIONAL BASEMENT)



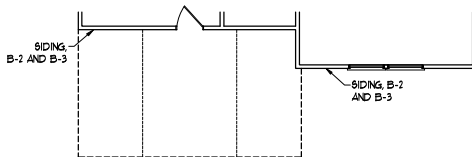
FLOOR PLAN B-4



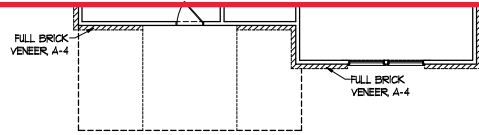
FLOOR PLAN B-4  
(w/ OPTIONAL BASEMENT)



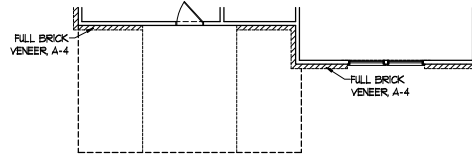
FLOOR PLAN B-2 AND B-3



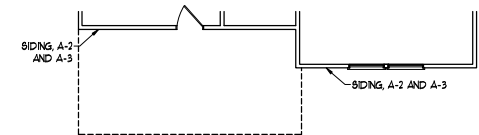
FLOOR PLAN B-2 AND B-3  
(w/ OPTIONAL BASEMENT)



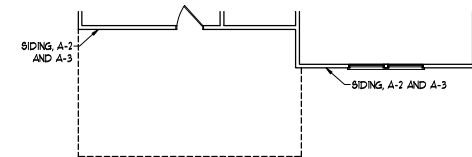
FLOOR PLAN A-4



FLOOR PLAN A-4  
(w/ OPTIONAL BASEMENT)



FLOOR PLAN A-2 AND A-3



FLOOR PLAN A-2 AND A-3  
(w/ OPTIONAL BASEMENT)



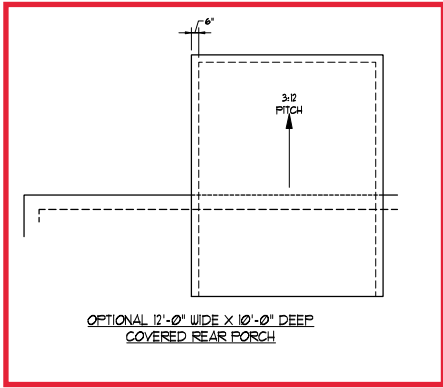
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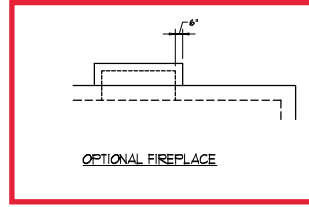
PD: NOVEMBER 28, 2022  
SCALE: 1/4" = 1'-0"  
DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:

SECOND FLOOR  
PARTIAL PLANS  
A-7.2

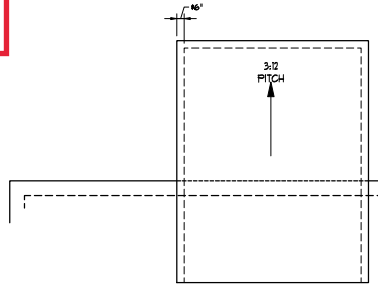




OPTIONAL 12'-0" WIDE X 10'-0" DEEP  
COVERED REAR PORCH



OPTIONAL FIREPLACE



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



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FLOOR PLANS, ELEVATIONS, DIMENSIONS, MATERIALS AND  
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DREAM FINDERS HOMES  
JORDAN

PD - NOVEMBER 28, 2022

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

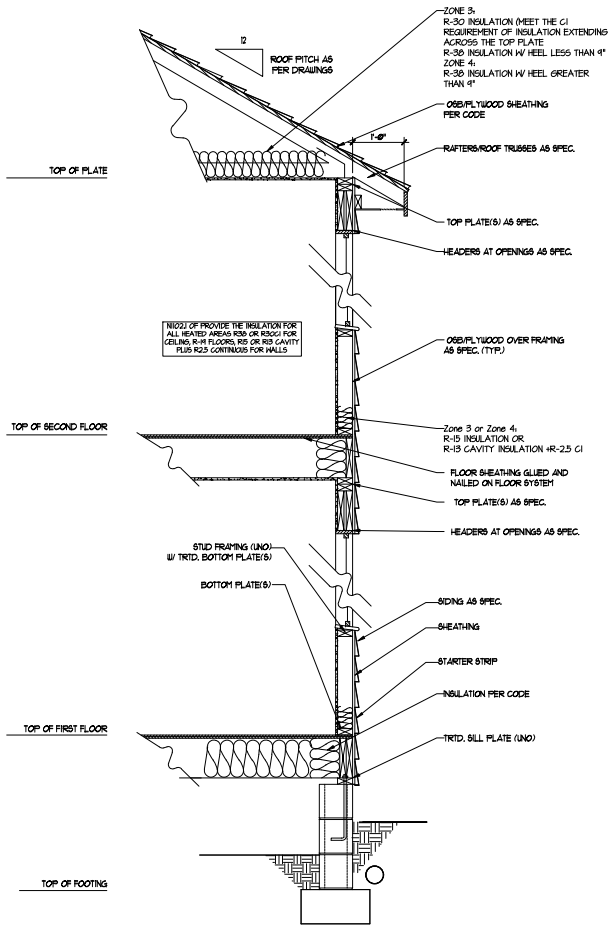
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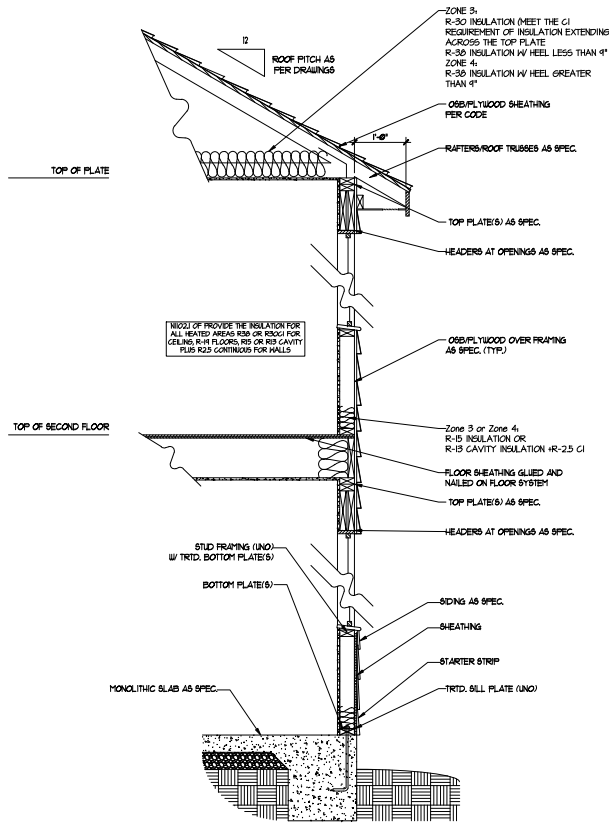
REVIEWED BY:

ROOF PLAN  
ELEVATION - A/B  
& C

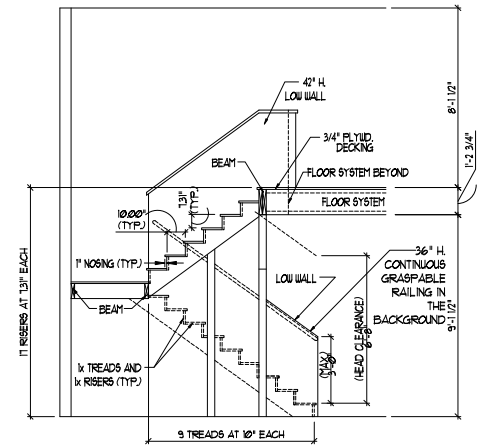
A-8.2



WALL SECTION W/ CRAWL SPACE  
W/ STD. SIDING SHOWN (NTS)



WALL SECTION W/ SLAB  
W/ STD. SIDING SHOWN (NTS)



TYPICAL STAIR DETAIL  
(NTS)

\*\*\*\*\*  
**STAIR NOTES:**  
 RISERS  
 BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.  
 THE TRIANGULAR OPENINGS FORMED BY THE RISER TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE A SUCH A SIZE THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH.  
 OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES TO PASS THROUGH.  
 HANDRAILS  
 HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEEL POSTS OR SAFETY TERMINALS.  
 HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2 INCH BETWEEN THE WALL AND HANDRAILS.  
 CONTINUOUS GRASPABLE HANDRAIL MUST MEET ONE OR TYPE 180 CRITERIA  
 \*\*\*\*\*



DREAM FINDERS  
HOMES

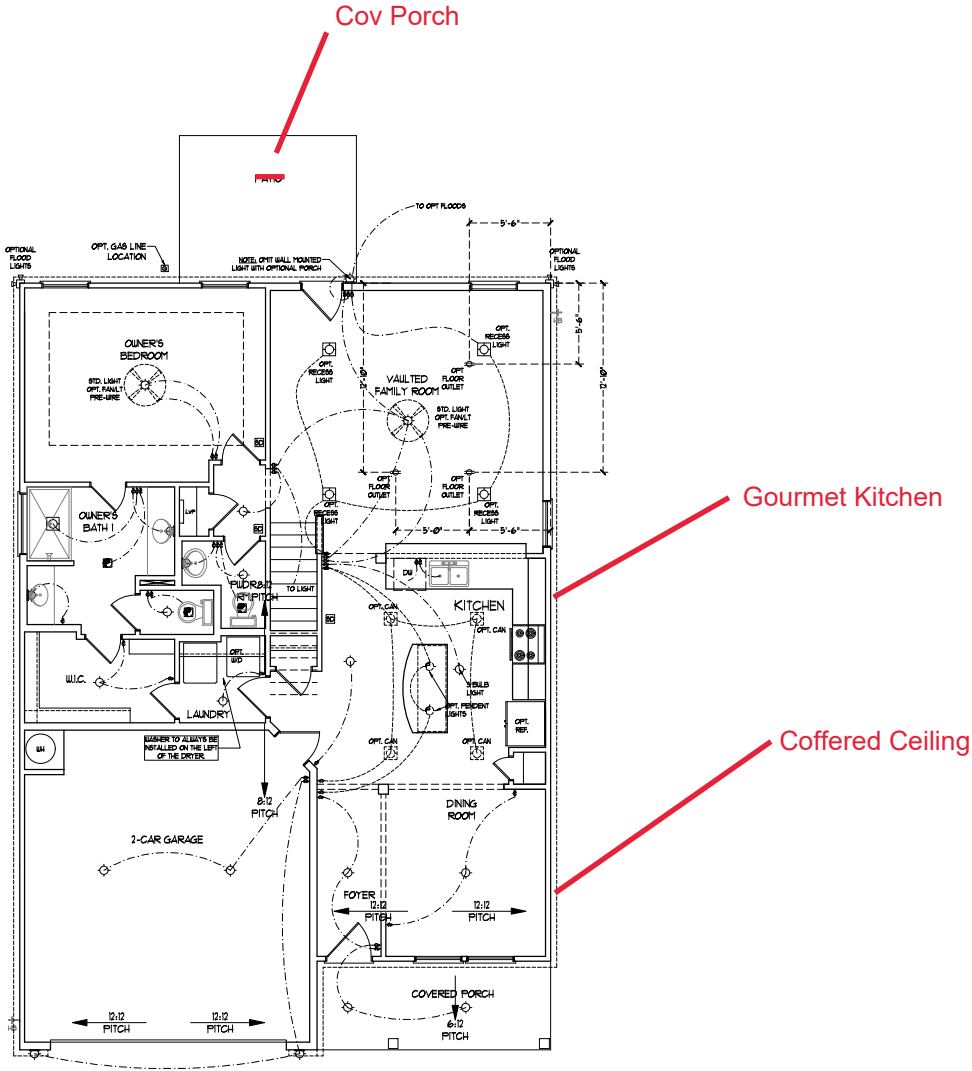
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DREAM FINDERS HOMES  
JORDAN

PD: NOVEMBER 28, 2022  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY:  
 ENGINEERED BY:  
 REVIEWED BY:  
 WALL SECTIONS  
AND STAIR  
DETAIL  
 AD-1

- ELECTRICAL LAYOUT NOTES:**
- 1) BLOCK AND WIRE FOR ALL CEILING FAN PRE-WIRE.
  - 2) VINTY LIGHTS TO BE SET # 50' AFF. (TYP)
  - 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
  - 4) PLACE SWITCHES #7 (OR) #10 IN ROUGH OPENING.

ELECTRICAL LEGEND	
	160 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECREMER CAN LIGHT
	MINI CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 2 FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR OPPONENT WIRING
	BREAKER
	DOORBELL CHIME
	160 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN w/ LIGHT



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



PRICES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, FINISHES, MATERIALS AND SQUARE FOOTAGE AND DIMENSIONS ARE ESTIMATED AND OF HOUSES ON LOT WILL BE DETERMINED BY THE SITE. RECORDINGS ARE SUBJECT TO LOCAL, STATE AND FEDERAL REQUIREMENTS AND REGULATIONS. DREAM FINDERS HOMES ARE THE COPYRIGHTED PROPERTY OF DREAM FINDERS HOMES. USE OF THIS PLAN IS STRICTLY PROHIBITED. SEE NEW ORLEANS, LA. FOR FULL DISCLOSURE. COPYRIGHT © DREAM FINDERS HOMES

DREAM FINDERS HOMES  
JORDAN

PD: NOVEMBER 28, 2022  
SCALE: 1/4" = 1'-0"  
DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:  
FIRST FLOOR ELECTRICAL PLAN  
E-1





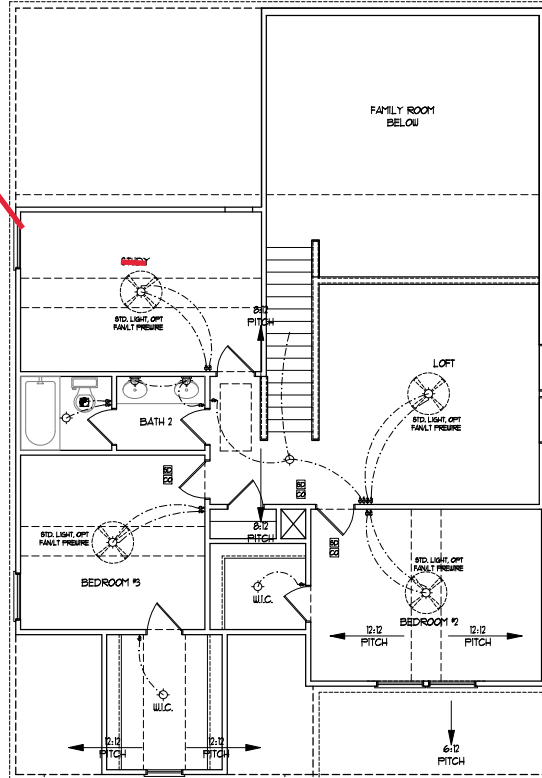
**ELECTRICAL LAYOUT NOTES:**

- 1) BLOCK AND WIRE FOR ALL CEILING FAN PERS. IN.
- 2) WAXTY LIGHTS TO BE SET # SP. APP. (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
- 4) PLACE SWITCHES IF OPEN FROM ROUGH OPENING.

**ELECTRICAL LEGEND**

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

Bed #4



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



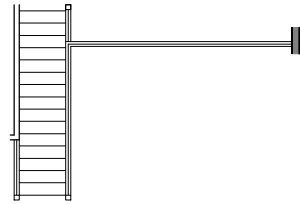
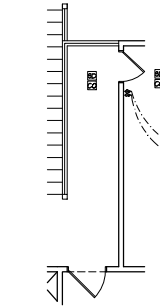
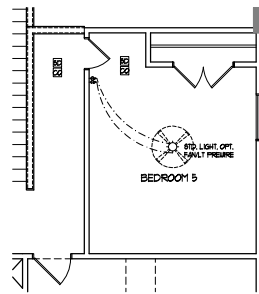
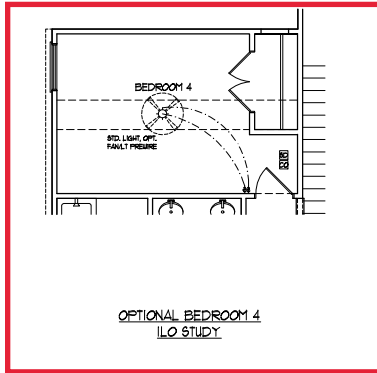
**OPTIONAL WINDOW BOX AT  
BEDROOM 2  
(ELEVATION C ONLY)**

**ELECTRICAL LAYOUT NOTES:**

- 1/ BLOCK AND WIRE FOR ALL CEILING FAN PERS. IN.
- 2/ VINTY LIGHTS TO BE SET # 8" AP. (TYP)
- 3/ ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN
- 4/ PLACE SWITCHES #7 (TYP) FROM ROUGH OPENINGS

**ELECTRICAL LEGEND**

	1P V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	TMI CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 2 FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR COMPONENT WIRING
	SPEAKER
	DOORBELL CHIME
	10 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT



DREAM FINDERS  
HOMES

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DREAM FINDERS HOMES  
JORDAN

PD: NOVEMBER 28, 2022

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

DRAWN BY:

ENGINEERED BY:

REVIEWED BY:

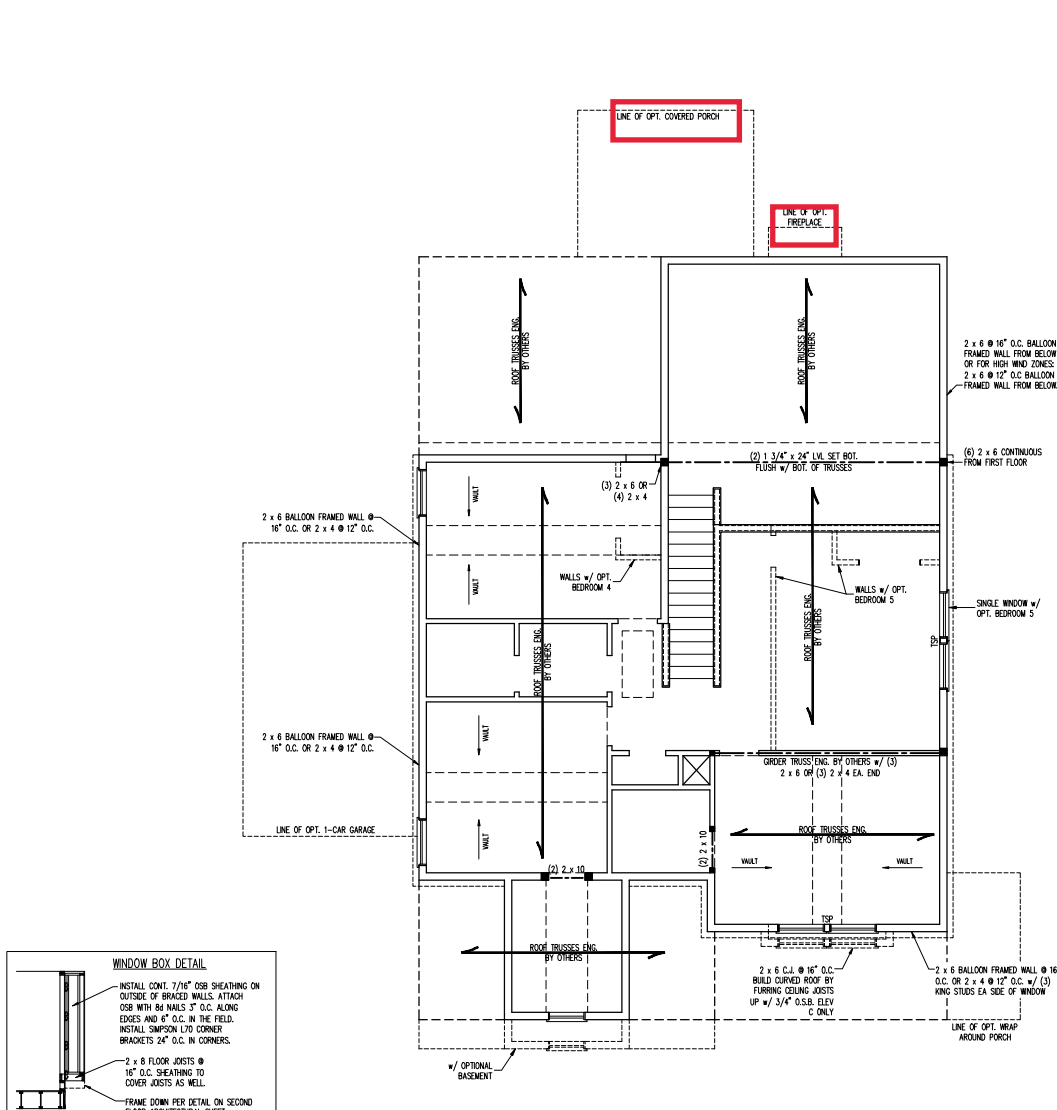
SECOND FLOOR  
ELECTRICAL  
OPTIONS

E-2.1









- BRACED WALL DESIGN NOTES:**
- BRACED WALL DESIGN PER SECTION R602.10 OF THE NRCR 2018 EDITION.
  - CS-WSP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
  - "OSB" REFERS TO "OSB/SMU BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN) OSB WALL BOARD WHERE NOTED ON THE PLANS. FASTEN OSB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
  - BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 65 OF THE NRCR 2018 EDITION.
  - SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

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

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

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (MIN)
UP TO 5'	1
> 5 TO 8'	2
> 8 TO 9'	3
> 9 TO 12'	4
> 12 TO 15'	5

**\*NOTE:** ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT

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

- BRICK SUPPORT NOTES:**
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENER (UNO). SEE ARCH DIMS. FOR SIZE AND LOCATION OF OPENINGS.
  - (LLV) = LONG LEG VERTICAL.
  - LENGTH = CLEAR OPENING.
  - EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENER TO PROVIDE BEARING.
  - FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER w/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
  - FOR ALL BRICK SUPPORT @ ROOF LINES, FASTEN (2) 2 x 10 BLOOMING BETWEEN STUDS w/ (4) 12d NAILS PER PLY. FASTEN 4 8" x 4" x 5/8" STEEL ANGLE TO (2) 2 x 10 BLOOMING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R702.6.21 OF THE 2018 NRCR FOR ADDITIONAL BRICK SUPPORT INFORMATION.
  - PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

- STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO).
  - ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
  - WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
  - SQUARES DENOTE POINT LOADS WHICH REQUIRE STUD BLOOMING TO ORDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
  - FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS, BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
  - FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND ORDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP ORDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
  - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

**LEGEND**

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



1/4/2023

**J.S. THOMPSON ENGINEERING, INC.**  
101 EAST WILSON AVENUE, SUITE 100  
RANDOLPH, NC 28134  
PHONE: (704) 789-9919 FAX: (704) 789-9921  
N.C. LICENSE NO. C-1311

**JORDAN FINDERS HOMES**  
DREAM FRAMING

DATE: JANUARY 3, 2023  
SCALE: 1/8" = 1'-0"  
DRAWN BY: DPH  
ENGINEERED BY: JAG

S-3  
CEILING FRAMING PLAN

**BRICK SUPPORT NOTE.**

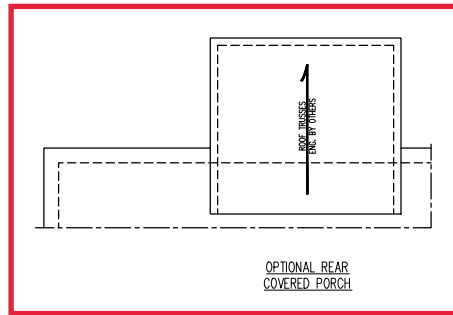
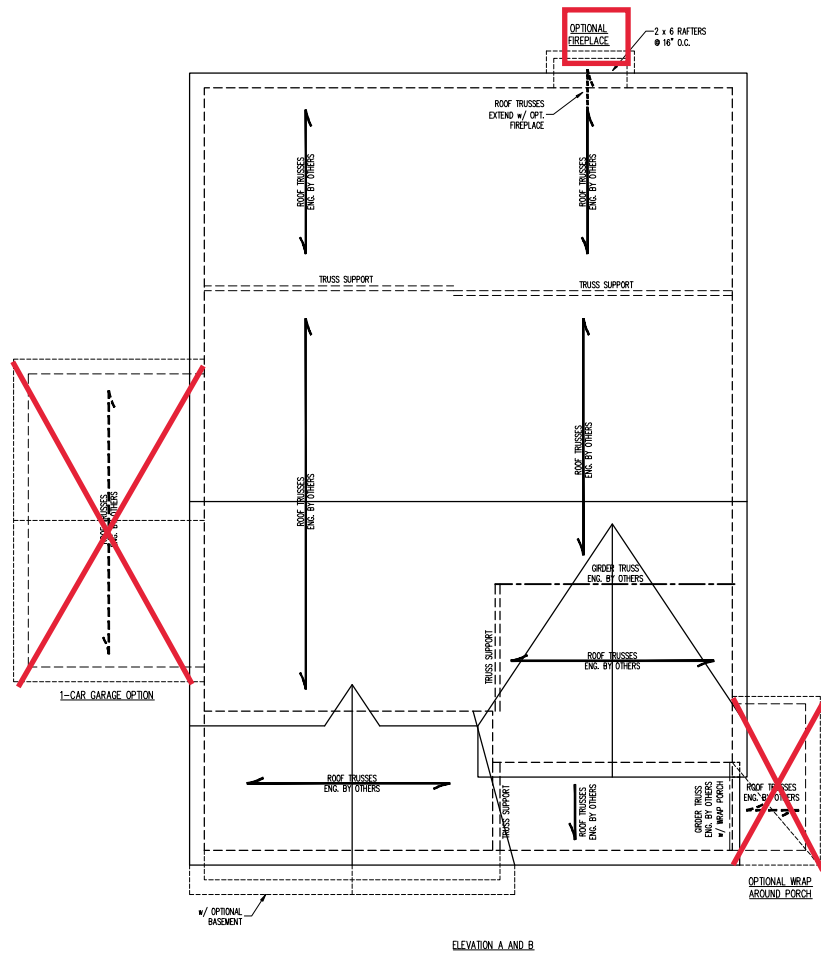
1. FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL STUDS w/ (4) 12d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R703.8.2.1 OF THE 2018 NIRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
2. WHERE ROOF SLOPES EXCEED 7:12, INSTALL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

**STRUCTURAL NOTES:**

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

**LEGEND**

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



**J.S. THOMPSON ENGINEERING, INC.**  
 101 EAST WILSON STREET, SUITE 100, WILSON, NC 27597  
 PHONE: (919) 789-9919 • FAX: (919) 789-9921  
 N.C. LICENSE NO. C-131

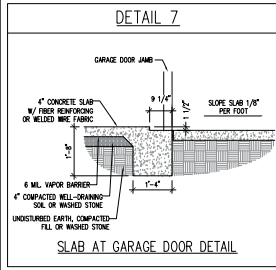
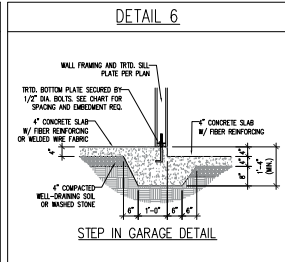
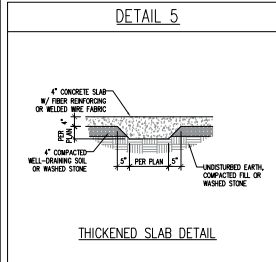
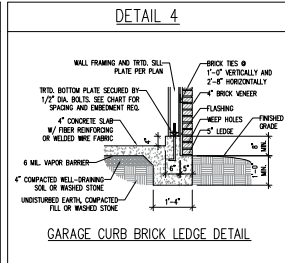
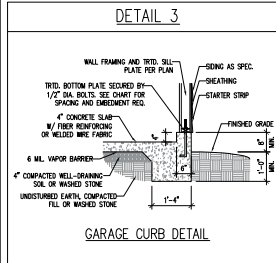
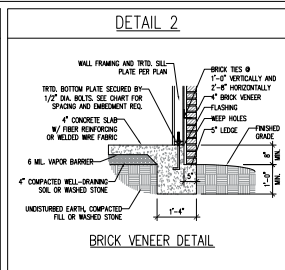
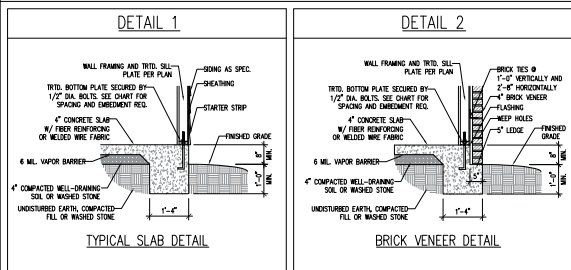
JORDAN  
 DREAM FINDERS HOMES

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

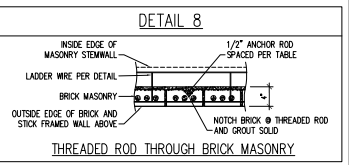
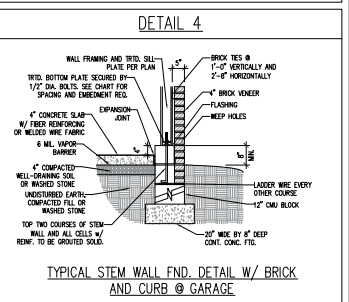
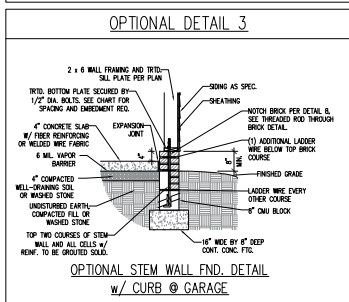
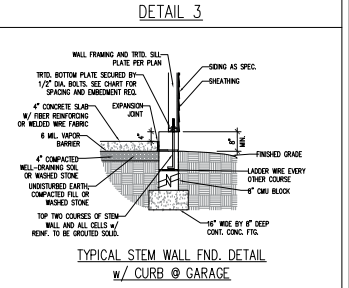
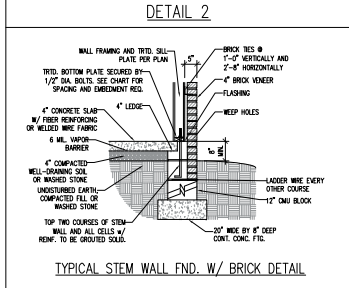
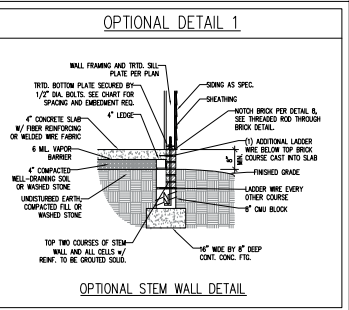
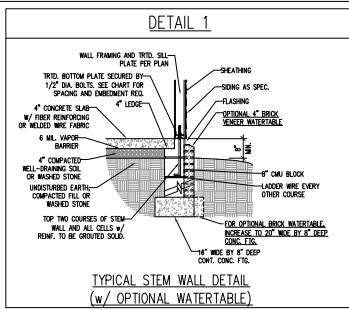


S-4a  
 ROOF FRAMING  
 PLAN

**MONOLITHIC SLAB DETAILS**



**STEMWALL DETAILS**



**MASONRY STEMWALL SPECIFICATIONS**

WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8" CMU	4" BRICK AND 4" CMU	4" BRICK AND 8" CMU	12" CMU
2 AND BELOW	UNGRAOUTED	GROUT SOLID	UNGRAOUTED	UNGRAOUTED
3	UNGRAOUTED	GROUT SOLID	UNGRAOUTED	UNGRAOUTED
4	GROUT SOLID	GROUT SOLID w/ #4 REBAR @ 48" O.C.	GROUT SOLID	GROUT SOLID w/ #4 REBAR @ 64" O.C.
5	GROUT SOLID w/ #4 REBAR @ 36" O.C.	NOT APPLICABLE	GROUT SOLID w/ #4 REBAR @ 36" O.C.	GROUT SOLID w/ #4 REBAR @ 64" O.C.
6	GROUT SOLID w/ #4 REBAR @ 24" O.C.	NOT APPLICABLE	GROUT SOLID w/ #4 REBAR @ 24" O.C.	GROUT SOLID w/ #4 REBAR @ 64" O.C.
7 AND GREATER	ENGINEERED DESIGN BASED ON SITE CONDITIONS			

- STRUCTURAL NOTES:**
1. WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
  2. THE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
  3. CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
  4. BACKFILL OF CLEAN #57 / #57 WASHED STONE IS ALLOWABLE.
  5. BACKFILL OF WELL DRAINING OR SAND - GRAVEL MIXTURE SOILS (AS PER FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNITED STATES CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE B503.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
  6. PREP SLAB PER B503.2.1 AND B503.2.2 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.
  7. MINIMUM 24" LAP SPLICE LENGTH.
  8. LOCATE REBAR IN CENTER OF FOUNDATION WALL.
  9. WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE "S" MORTAR OR 3000 PSI GROUT. USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

**ANCHOR SPACING AND EMBEDMENT**

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

**NOTE:**  
THREADED ROD WITH EPOXY, SIMPSON TITEN HD, OR APPROVED ANCHORS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" DIAMETER ANCHOR BOLTS MAY BE USED IN LIEU OF 1/2" ANCHOR BOLTS.

**J.S. THOMPSON ENGINEERING, INC.**  
 300 LINDSEY ROAD, SUITE 100  
 FAYETTEVILLE, NC 28404  
 PHONE: (919) 889-9944 FAX: (919) 889-9941  
 N.C. LICENSE NO. C-1711

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

DATE: NOVEMBER 28, 2022  
 SCALE: 3/8"  
 DRAWN BY: PJT  
 ENGINEERED BY: JTS



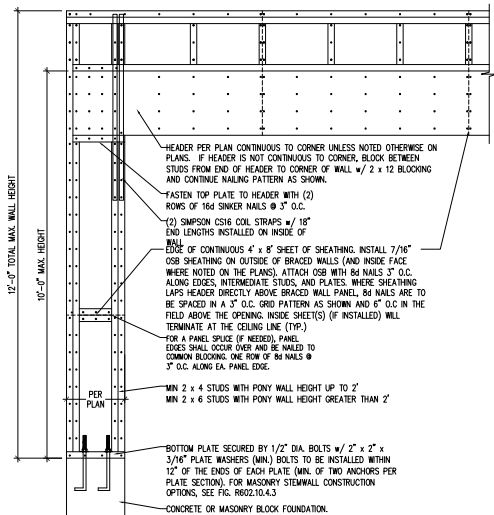
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D-1  
 FOUNDATION DETAILS

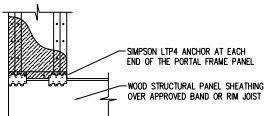


**GENERAL WALL BRACING NOTES:**

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

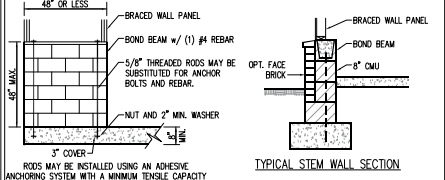
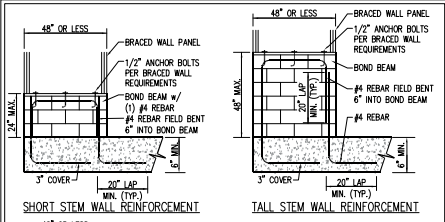


OVER CONCRETE OR MASONRY BLOCK FOUNDATION

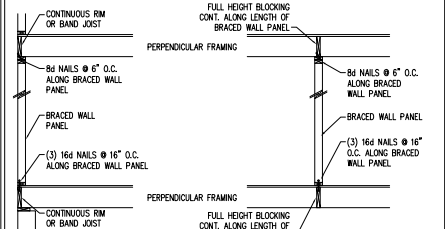


OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION  
 \* APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS \*

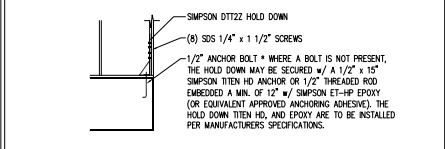
**METHOD PF-PORTAL FRAME DETAIL ①**



RODS MAY BE INSTALLED USING AN ADHESIVE ANCHORING SYSTEM WITH A MINIMUM TENSILE CAPACITY OF 3750 LBS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECS.  
**OPTIONAL STEM WALL REINFORCEMENT**  
 NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS  
**MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS**  
 PER FIGURE R602.10.4.3 ②

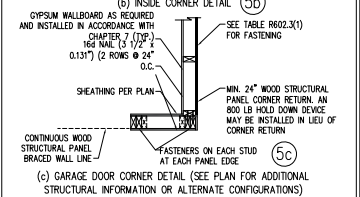
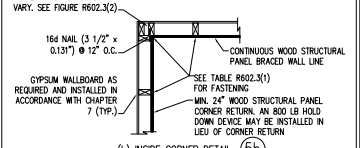
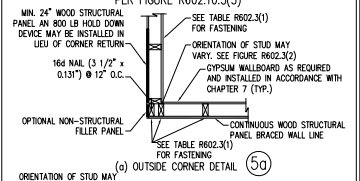


**BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING**  
 PER FIGURE R602.10.4.4(1) ③

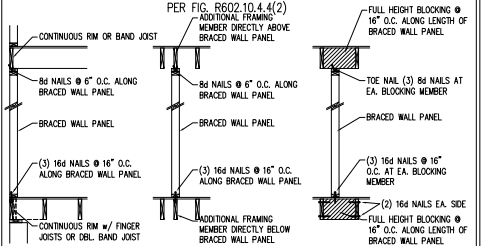


**HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB**  
 \* APPLICABLE ONLY WHERE SPECIFIED ON PLAN \* ④

**TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤**

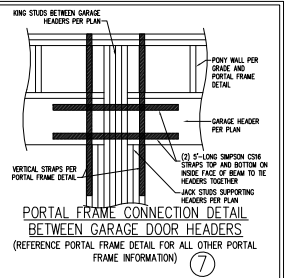


**BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥**

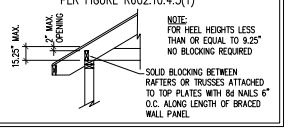


**BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING**  
 PER FIG. R602.10.4.4(2) ⑥

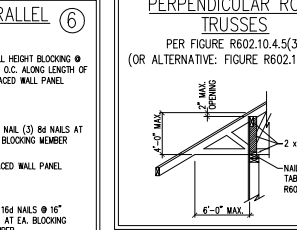
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**BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS ⑧**



**BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES ⑨**



**BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES**  
 PER FIGURE R602.10.4.5(3) ⑨  
 (OR ALTERNATIVE: FIGURE R602.10.4.5(2))



1/4/2023

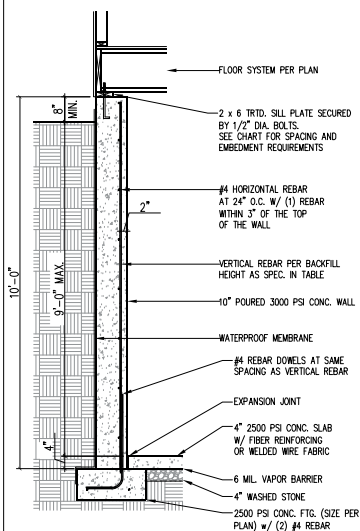
**J.S. THOMPSON ENGINEERING, INC.**  
 1100 W. HARRIS STREET  
 WAKE FOREST, NC 27158  
 919.515.1100  
 www.jsthompsoneng.com

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

DATE: 04/26/2023  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: JSP  
 CHECKED BY: JSP

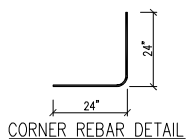
D-2 BRACED WALL NOTES AND DETAILS AND 77 DETAIL

**10" POURED BASEMENT WALL**



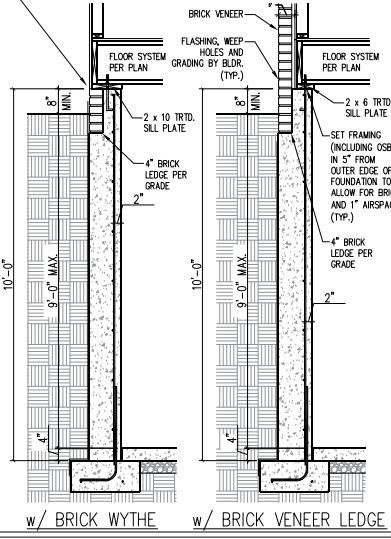
BACKFILL HEIGHT (FT)	VERTICAL REBAR
≤ 5	#4 @ 48" O.C.
6	#4 @ 32" O.C.
7	#4 @ 24" O.C. OR #5 @ 36" O.C. OR #6 @ 56" O.C.
8	#4 @ 20" O.C. OR #5 @ 32" O.C. OR #6 @ 48" O.C.
9	#4 @ 16" O.C. OR #5 @ 24" O.C. OR #6 @ 40" O.C.

**BASEMENT WALL REINFORCEMENT TABLE**



**CORNER REBAR DETAIL**

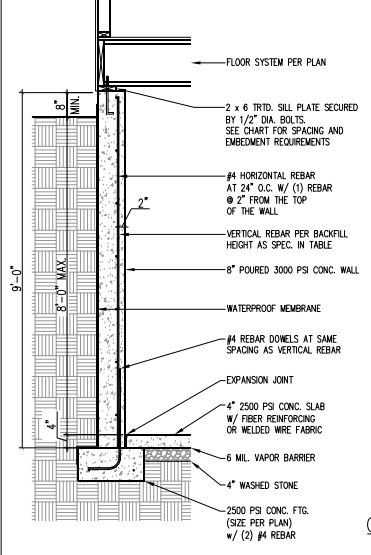
WHERE FRAMED WALLS WILL BE SUPPORTED PARTIALLY BY THE BRICK WYTHE, STANDARD CORRUGATED WALL TIES ARE TO BE FASTENED TO THE POURED WALLS W/ 1 1/4" LONG CONCRETE SCREWS OR 1 1/16" POWDER DRIVEN FASTENERS @ 16" O.C. HORIZONTALLY AND VERTICALLY. WALL TIES ARE TO BE LOCATED A MIN. OF 8" FROM THE TOP OF THE WALL AND ARE FULLY EMBEDDED INTO THE HEAD AND BED JOINTS. ALL FASTENERS ARE TO BE INSTALLED PER THE MANUFACTURERS SPECS.



**w/ BRICK WYTHE**

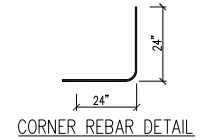
**w/ BRICK VENEER LEDGE**

**8" POURED BASEMENT WALL**



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

**BASEMENT WALL REINFORCEMENT TABLE**



**CORNER REBAR DETAIL**

**J.S. THOMPSON ENGINEERING, INC.**  
 301 LINDSEY DRIVE, SUITE 100  
 FARMINGTON, N.C. 27834  
 PHONE: (919) 889-9949 FAX: (919) 889-9941  
 N.C. LICENSE NO. C-171

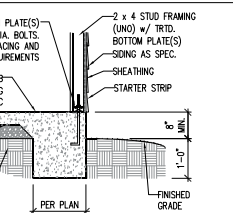
**120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED  
 POURED WALL BASEMENT FOUNDATION DETAILS  
 DREAM FINDERS HOMES**

*M. Thompson*  
 NORTH CAROLINA PROFESSIONAL SEAL  
 33736  
 ENGINEER  
 M. THOMPSON  
 1/4/2023

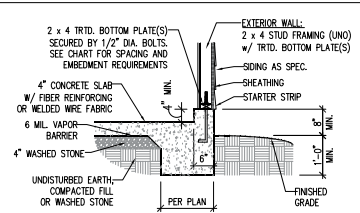
DATE: NOVEMBER 29, 2022  
 SCALE: 3/8"  
 DRAWN BY: PJT  
 APPROVED BY: HJ

**FOUNDATION DETAILS D-3**

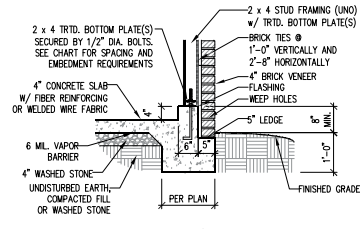
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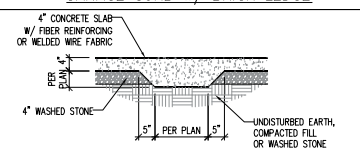
**TYPICAL SLAB**



**GARAGE CURB**



**GARAGE CURB w/ BRICK LEDGE**



**TYPICAL THICKENED SLAB**

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

**NOTE:**  
 THREADED ROD WITH EPOXY, SIMPSON TITEN HD, OR APPROVED ANCHORS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" DIAMETER ANCHOR BOLTS MAY BE USED IN LIEU OF 1/2" ANCHOR BOLTS.

**IMPORTANT NOTE:**  
 FOUNDATIONS AS DENOTED IN THESE DETAILS ARE NOT SUITABLE FOR SUPPORT OF ADDITIONAL SURCHARGE LOADING FROM ADJACENT STRUCTURES OR DRIVEWAYS. FOUNDATIONS WITH EXTRA LATERAL LOADING IN THESE SCENARIOS WILL REQUIRE LOT SPECIFIC DESIGN ON A CASE BY CASE BASIS. CONSULT THE ENGINEER OF RECORD WHEN PLANNING TO BUILD IN CLOSE PROXIMITY TO THE FOUNDATION AS WE WILL NOT BE HELD LIABLE FOR FOUNDATION FAILURE. SEE §403.1.9 OF THE 2018 NCRS FOR ADDITIONAL INFORMATION.

- STRUCTURAL NOTES:**
- FOR #4 REBAR, 24" MINIMUM REBAR LAP SPICE LENGTH. FOR #5 REBAR, 32" MINIMUM REBAR LAP SPICE LENGTH. FOR #6 REBAR, 38" MINIMUM REBAR LAP SPICE LENGTH.
  - REBAR TO MAINTAIN A MINIMUM CONCRETE COVER OF 3" (UNO).
  - REBAR TO BE ASTM A615 GRADE 60.
  - SOIL BEARING CAPACITY IS REQUIRED TO BE 2000 PSF MIN.
  - INSTALL #4 L-BARS AT ALL WALL CORNERS AT SAME SPACING AS HORIZ. STEEL. SEE DETAIL.
  - THE FLOOR FRAMING IS TO BE INSTALLED AND A MIN. OF SEVEN DAYS IS REQUIRED TO ALLOW THE CONCRETE TO CURE BEFORE THE BACKFILL CAN BE INSTALLED. THE BACKFILL IS RECOMMENDED TO BE PLACED IN 12" LIFTS AND CAREFULLY TAMPED.
  - A 4" LEDGE IS TO BE PROVIDED FOR THE PORCH SLAB. THE WALLS ARE REQUIRED TO BE BONDED TO THE SLABS USING #4 x 36" REBAR DOWELS 32" O.C. EMBEDDED 4" INTO THE CONG. USING EPOXY.
  - WHERE THE FLOOR JOISTS ARE PARALLEL TO THE WALLS, 2 x 4 BLOCKING IS TO BE INSTALLED 24" O.C. BETWEEN THE BOTTOM FLANGES OF THE 1-JOISTS FOR A MIN. OF 6'-0" AWAY FROM THE WALL OR DIAGONAL 2 x 6 BLOCKS MAY BE INSTALLED 24" O.C. FROM THE EDGE OF THE SILL PLATE TO THE TOP FLANGE AND SUBFLOORING ATTACHED W/ (3) 12d NAILS EACH END.

**NOTE TO FOUNDATION CONTRACTOR:**  
 ALTERNATE REINFORCED CONCRETE POURED WALL DESIGNS ENGINEERED BY OTHERS MAY BE CONSTRUCTED. NO CONTINUOUS FOOTINGS OR LUG FOOTINGS MAY BE REDUCED IN SIZE.

