

# SOUTHPORT

## SOUTHPORT REVISION LIST - STRUCTURAL:

- |    |  |
|----|--|
| 1. | COMBINED WILMINGTON AND WILMINGTON II PLANS. (2-18)  |
| 2. | ADDED BRICK OPTION ON SECOND FLOOR. (2-18)   |
| 3. | CALLED OUT SERIES/SPACING OF IJOISTS ON BASEMENT. (2-18)   |
| 4. | 2018 NCRC UPDATE (6-19)  |
| 5. | 2018 SC IRC (2-15-20)  |
| 6. | ADDED ELEVATION A.2 (BRICK WATERTABLE W/ SIDING ABOVE) & ELEVATION A.3 (STONE WATERTABLE W/ SIDING ABOVE). (2-15-20) |

## SOUTHPORT REVISION LIST - ARCHITECTURAL:

- |                     |   |
|---------------------|---|
| AUGUST 01, 2021     |   |
| 1.                  | CREATED ELEVATIONS TO BE IN STANDARDS WITH OTHER PLANS (SEE SHEETS A-1 THROUGH A-3.5)   |
| 2.                  | CHANGED COLUMNS ON ELEVATIONS TO STANDARD COLUMNS   |
| 3.                  | CHANGED GARAGE DOORS TO REPRESENT STANDARD GARAGE DOOR FOR EACH ELEVATION   |
| 4.                  | FIXED COVERED PORCH TO KEEP COLUMNS FROM OVERLAPPING EDGE OF CONCRETE   |
| 5.                  | REMOVED GRIDS FROM TRANSOMS ABOVE FRONT DOOR  |
| 6.                  | ADDED NOTE FOR GARAGE DOOR "GARAGE DOOR PER SPECIFICATIONS AND GLASS INSERT (TOP PANEL ONLY)"   |
| 7.                  | MOVED ROOF PLANS TO SHEETS A-8 & A-8.1  |
| 8.                  | CREATED SLAB INTERFACE PLAN (SEE SHEET A-4 THROUGH A-4.2)   |
| 9.                  | MOVED ALL OPTIONS OFF BASE PLAN AND PLACED ON SEPARATE SHEET  |
| 10.                 | ADDED NOTE FOR FLUSH COUNTERTOP ON ISLAND   |
| 11.                 | CHANGED PATIO SIZE TO STANDARD 12'X10'  |
| 12.                 | ADDED OPTIONAL GAS LINE   |
| 13.                 | CHANGED KITCHEN LAYOUT  |
| 14.                 | ADDED 2ND HOSE BIB  |
| 15.                 | CALLED OUT "45" WALL WITH CAP" AS STANDARD  |
| 16.                 | CHANGED ALL EXTERIOR WALLS FROM 2X6 TO 2X4 EXCEPT WHERE SHADED  |
| 17.                 | ADDED NOTE "OPT. REF."  |
| 18.                 | REMOVED NUMBERS ON STAIRS   |
| 19.                 | ADDED NOTE "OPT. W/D"   |
| 20.                 | ADDED NOTE "WASHER ALWAYS TO BE LOCATED TO THE LEFT OF DRYER  |
| 21.                 | VERIFIED VENTILATION AND LIGHT REQUIREMENTS AT OWNER'S BEDROOM MEETS CODE (11-01-20)  |
| 22.                 | SQUARE FOOTAGES ARE UPDATED AND CHANGED DUE TO MOVEMENT OF WALLS FROM 2X6 TO 2X, TO KEEP JOGS IN ROOMS, EXTERIOR WALL MOVED MEANING ROOF LINES HAVE CHANGED |
| 23.                 | SQUARE FOOTAGE OF COVERED PORCH CHANGED DUE TO KEEPING COLUMNS FROM OVERLAPPING CONCRETE EDGE   |
| 24.                 | CREATED PARTIAL PLANS FOR B & C ELEVATIONS (FLOOR, SLAB, & ELECTRICAL)  |
| 25.                 | REMOVED ALL WALL OUTLETS  |
| 26.                 | REMOVED ALL PHONE OUTLETS   |
| 27.                 | REMOVED ALL TV OUTLETS  |
| 28.                 | PLACED STANDARD 3 BULB LIGHT IN KITCHEN   |
| 29.                 | VERIFIED COACH LIGHT LOCATIONS (SEE ELEVS. FOR DIMS.)   |
| 30.                 | PLACED DASHED FANS WHERE APPLICABLE WITH NOTE "STD. LIGHT, OPT. FAN/LT PREWIRE"   |
| 31.                 | UPDATED ELECTRICAL KEY  |
| 32.                 | VERIFIED CO2 DETECTOR LOCATIONS   |
| 33.                 | SHOWED PENDANT LIGHTS AS OPTIONAL   |
| 34.                 | SHOWED CAN LIGHTS IN KITCHEN AND FAMILY ROOM AS "OPTIONAL CAN LIGHTS"   |
| 35.                 | PLACED OPTIONAL FLOOD LIGHTS  |
| 36.                 | PLACED OPTIONAL FLOOR OUTLET IN FAMILY ROOM   |
| 37.                 | PLACED CALCULATIONS FOR SOFFIT AND RIDGE VENT REQUIREMENTS  |
| 38.                 | UPDATED STAIR LAYOUT TO KEEP MAIN WALL AT KITCHEN FROM MOVING WHEN OPTIONAL BASEMENT SELECTED.  |
| CHANGES ON 09-23-24 |   |
| 39.                 | WINDOW AT OPTIONAL OWNER'S BATH 3 CHANGED FROM 2040 TO 4010 TRANSOM AND MOVED TO CENTER LINE OF SHOWER  |
| 40.                 | CHANGED WORD "OWNER'S" TO PRIMARY   |

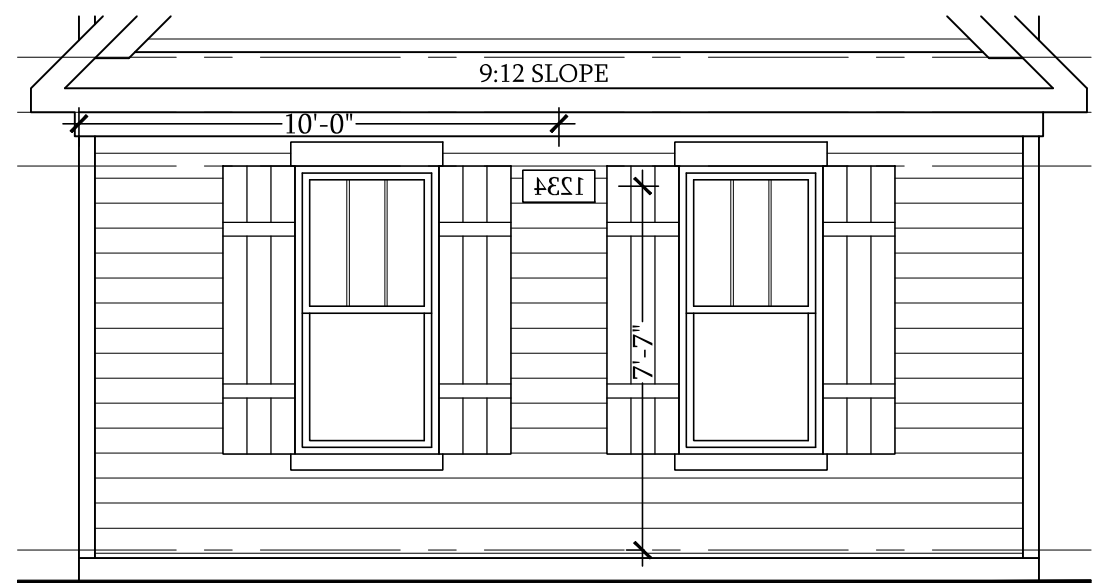


COVER SHEET

DREAM FINDERS HOMES  
SOUTHPORT

|                          |
|--------------------------|
| DATE: SEPTEMBER 16, 2019 |
| REV.: SEPTEMBER 23, 2024 |
| DRAWN BY:                |
| ENGINEERED BY:           |
| REVIEWED BY:             |

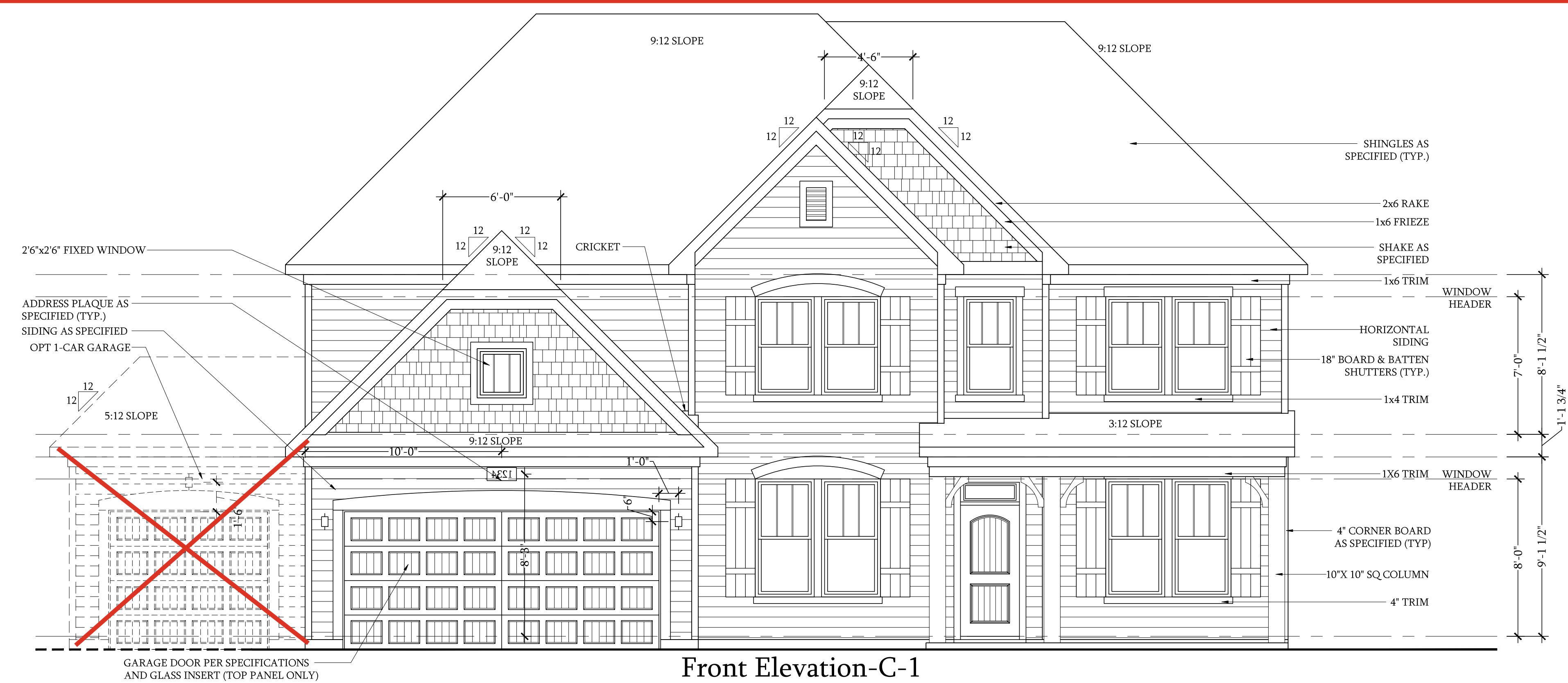
CS



Front Elevation

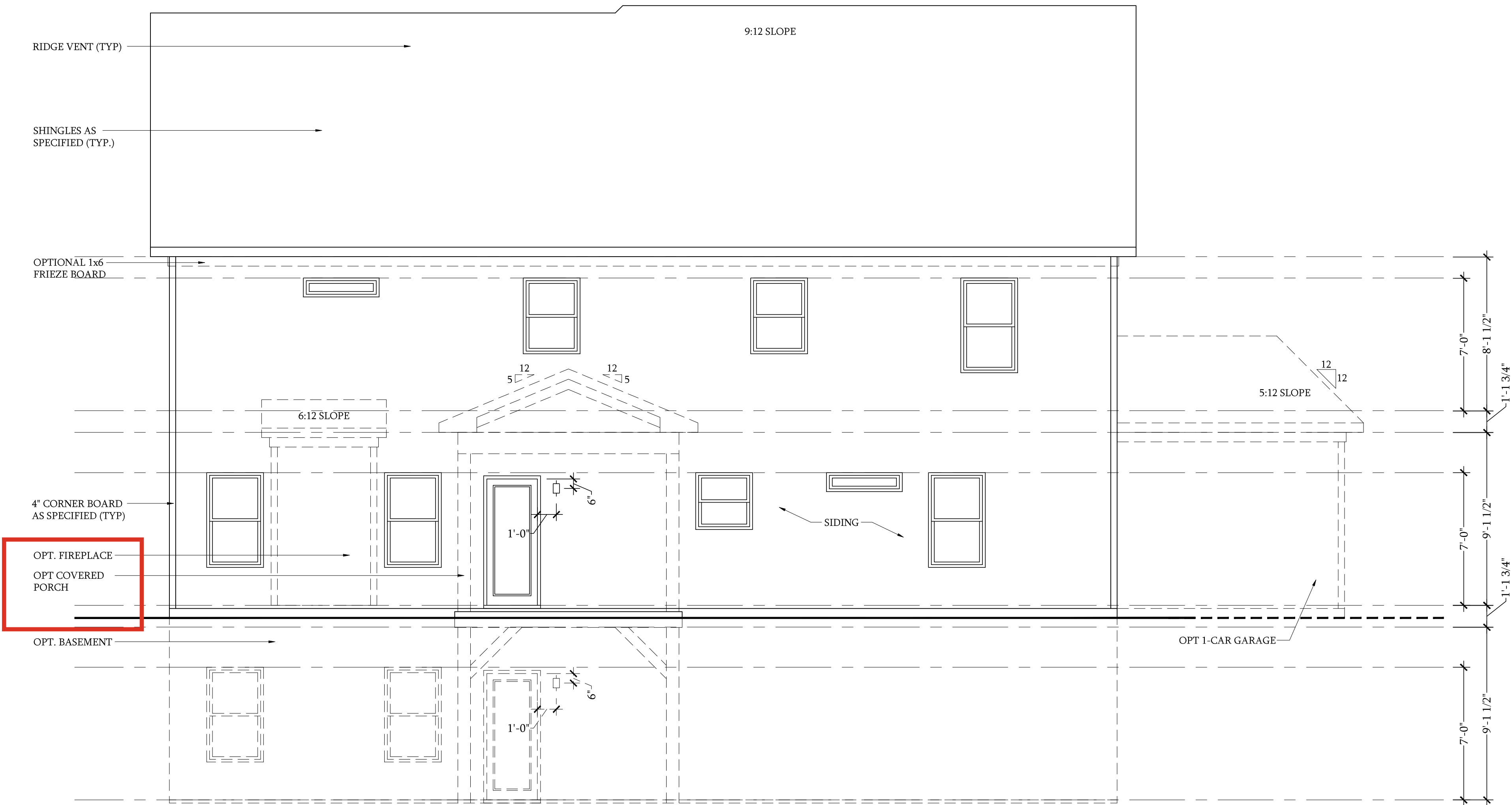
W/ Opt 2-Car & Opt 3-Car side load Garage

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



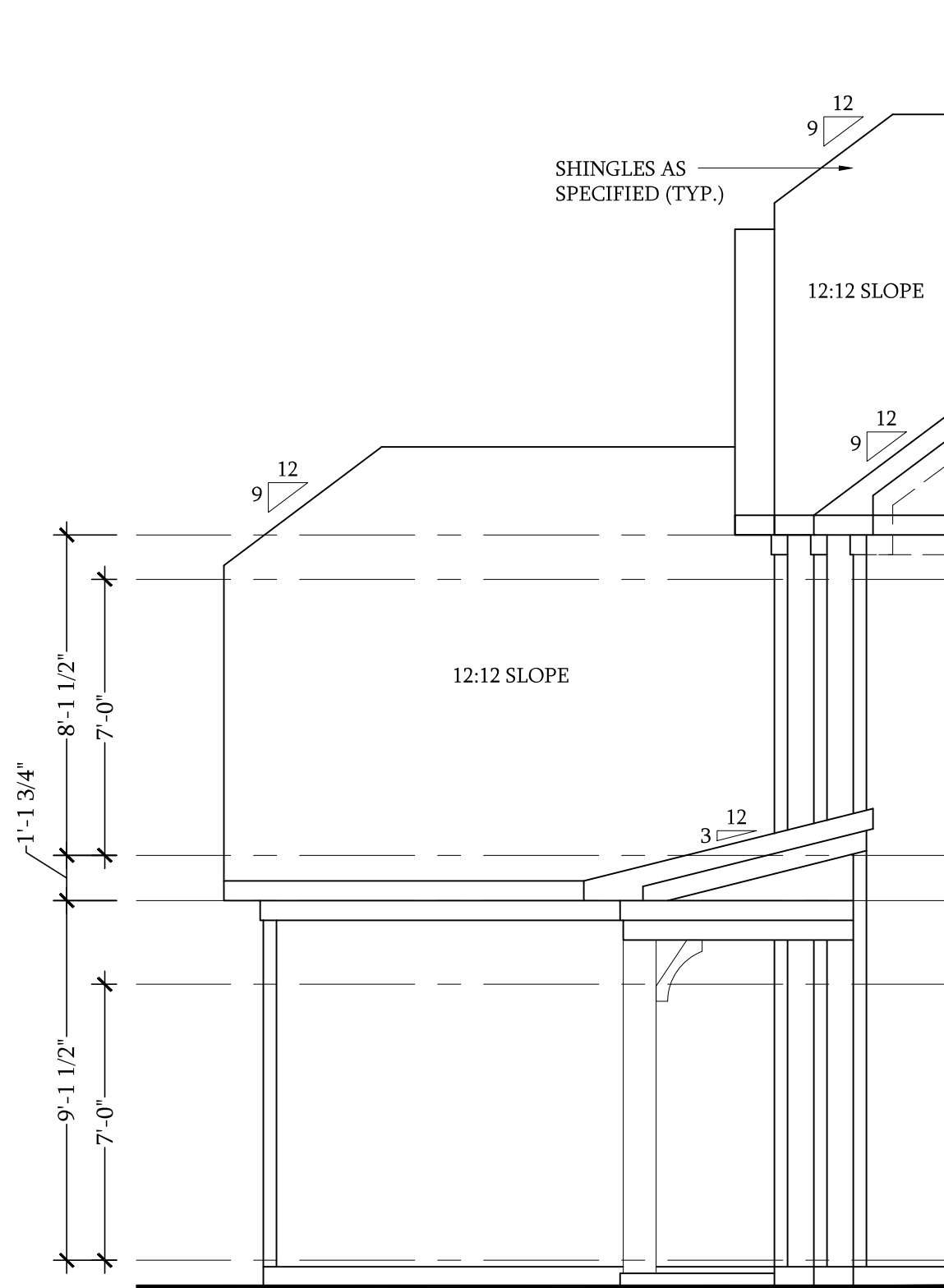
Front Elevation-C-1

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



Rear Elevation-C

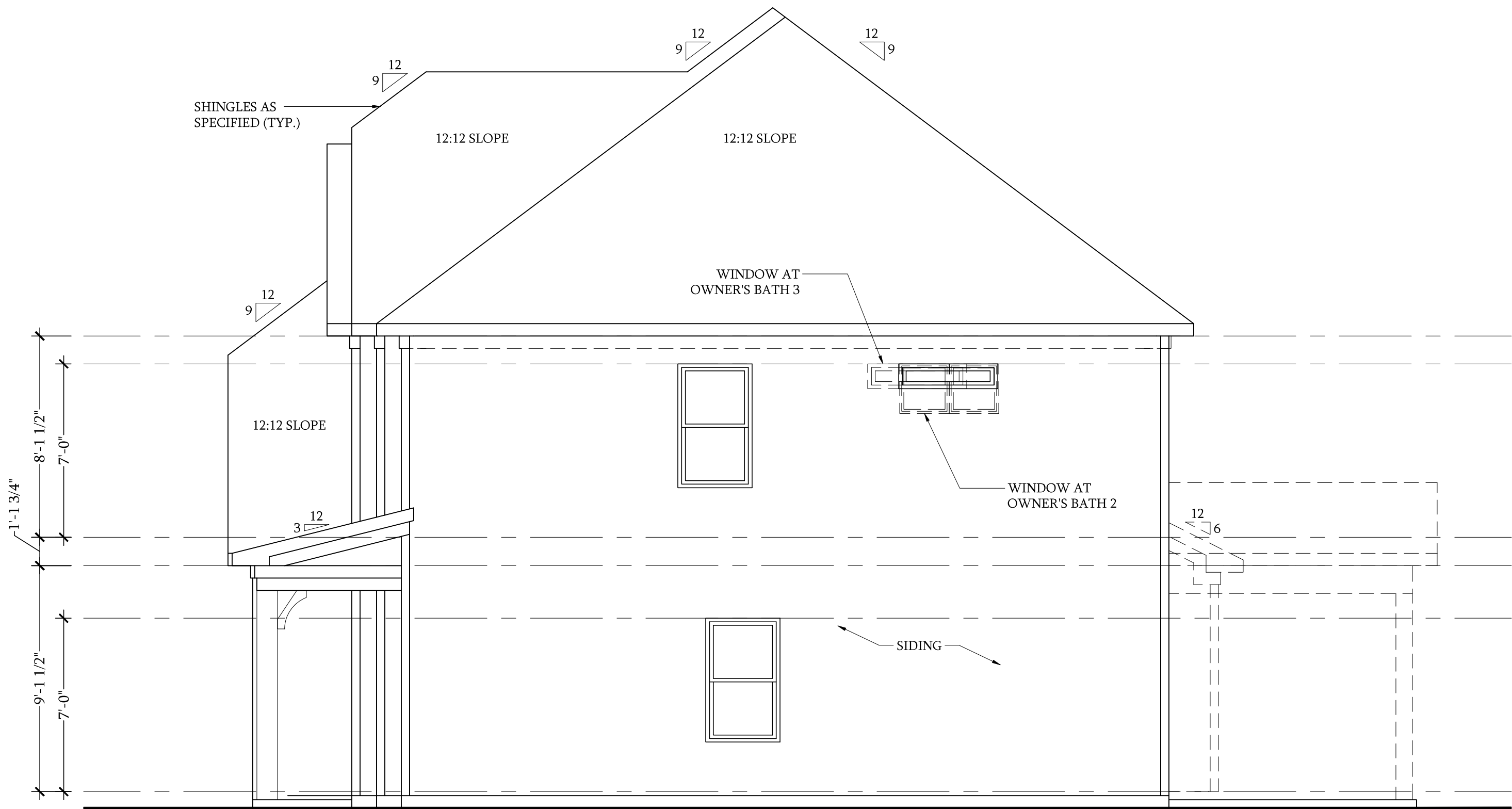
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



Side Elevation

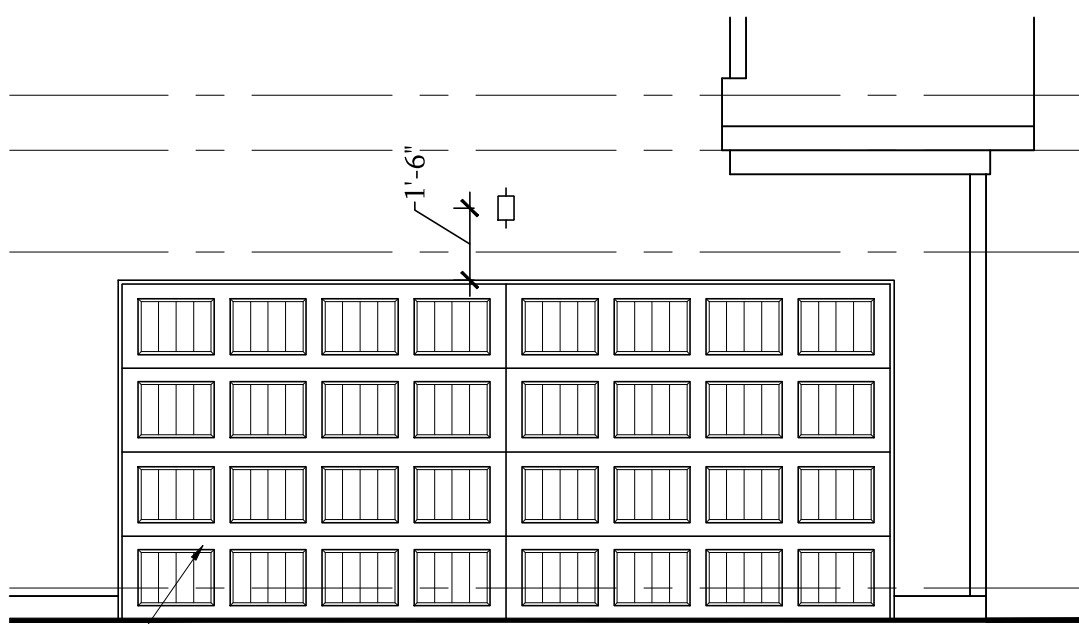
w/ 3-Car Garage

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



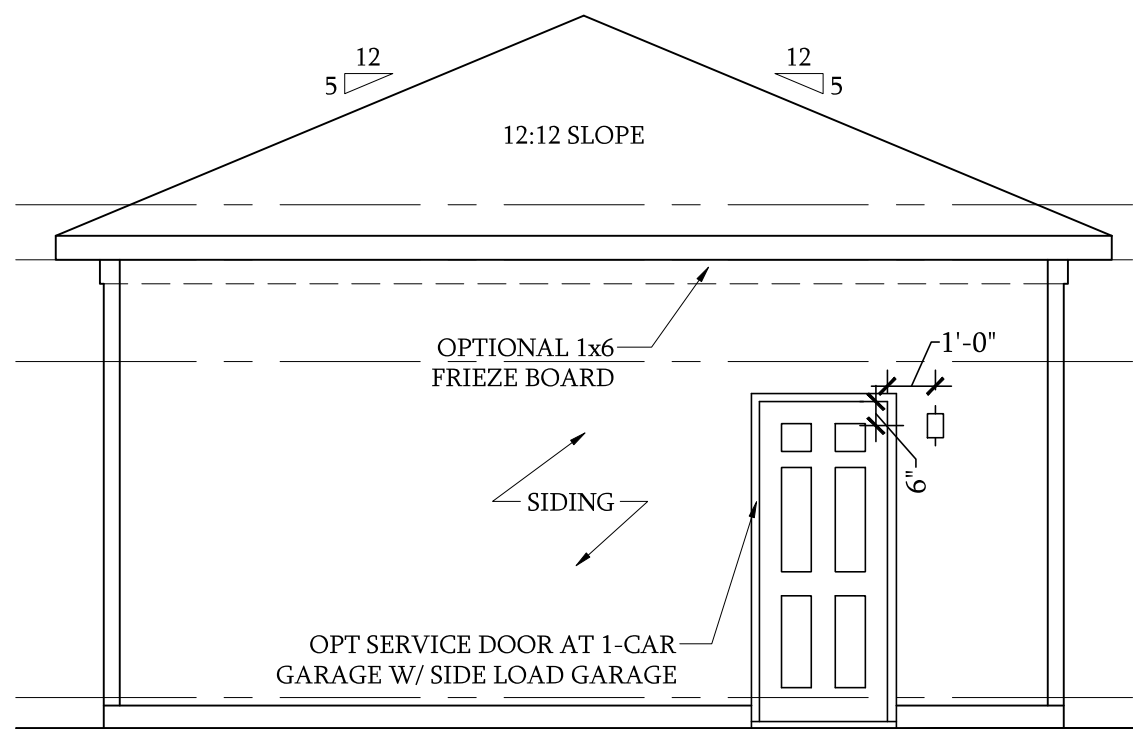
Side Elevation

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



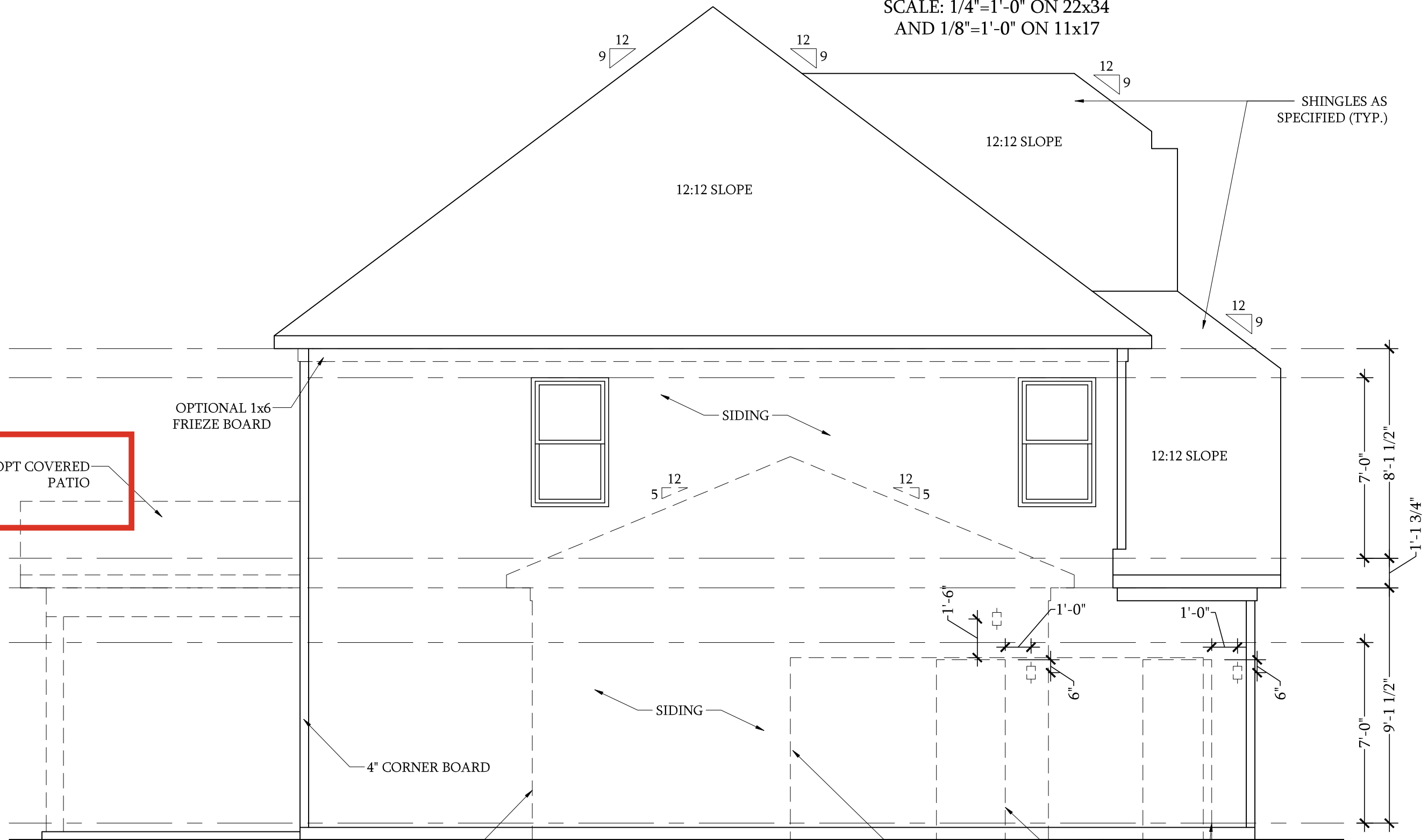
Side Load Garage Elevation

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



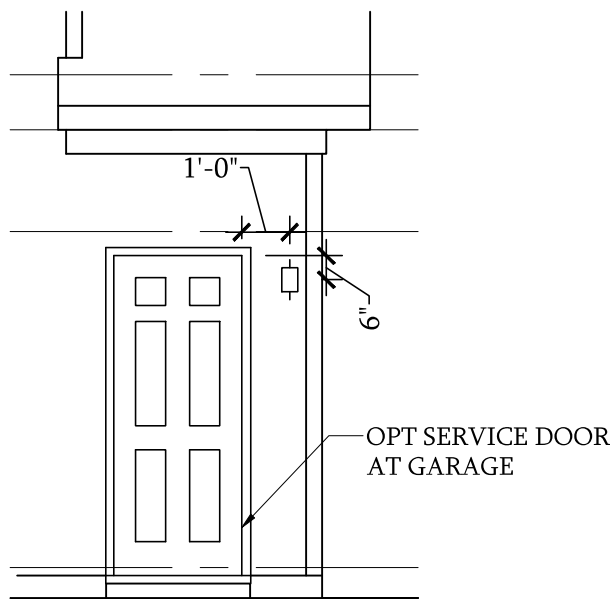
1-Car Garage

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



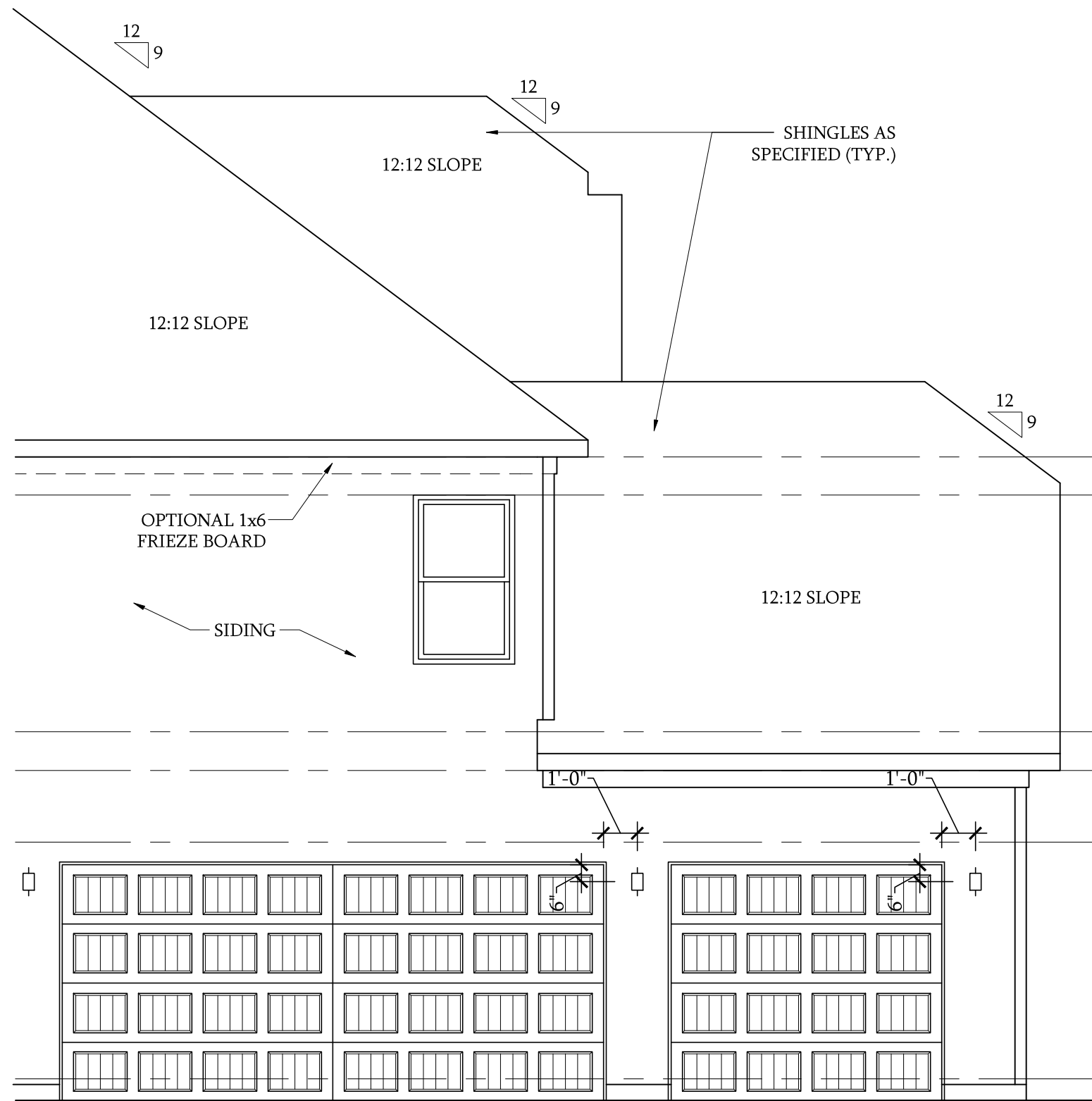
Side Elevation

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



Service Door at Garage Elevation

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

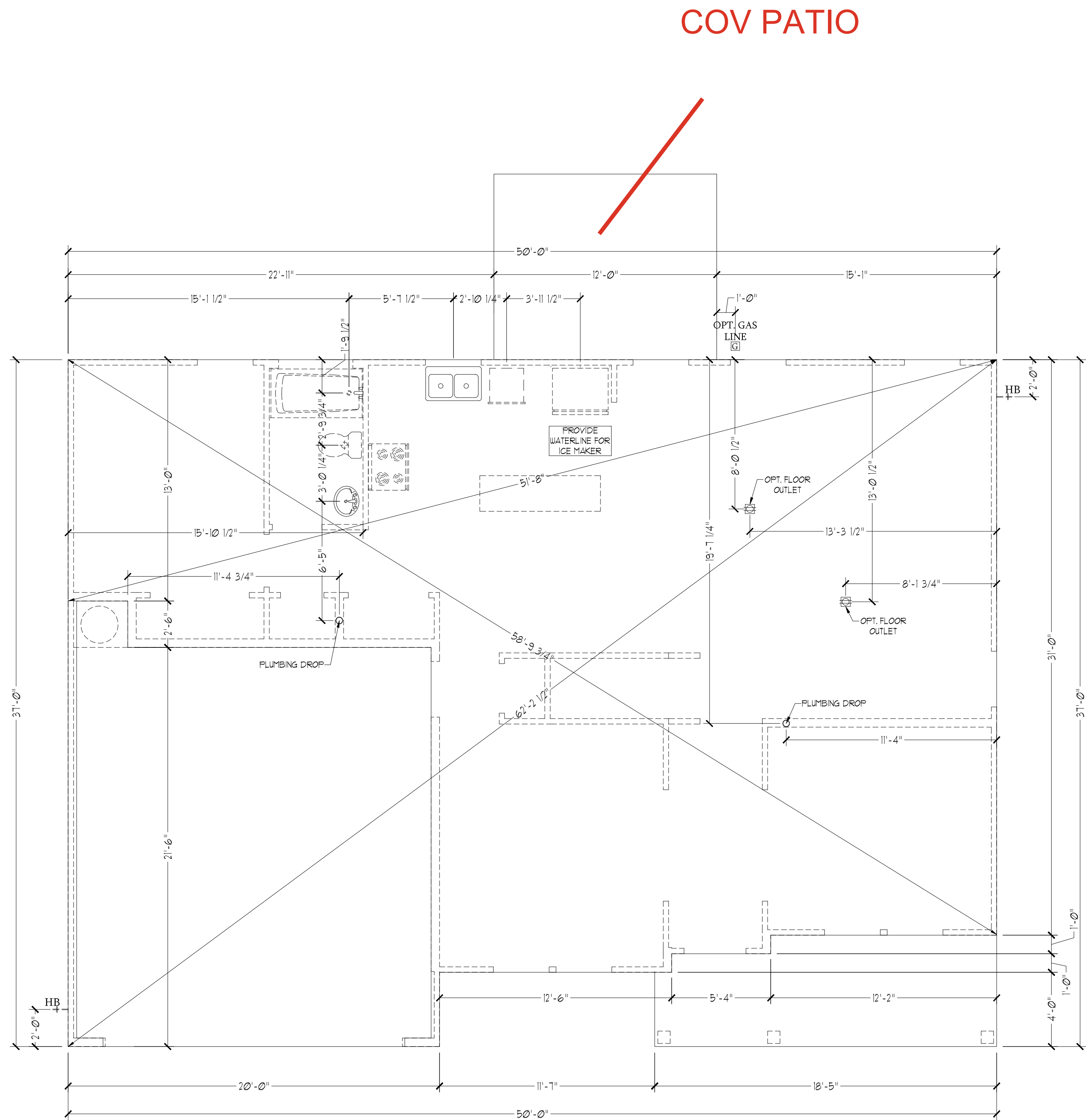


Side Elevation

w/ 3-Car Garage

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





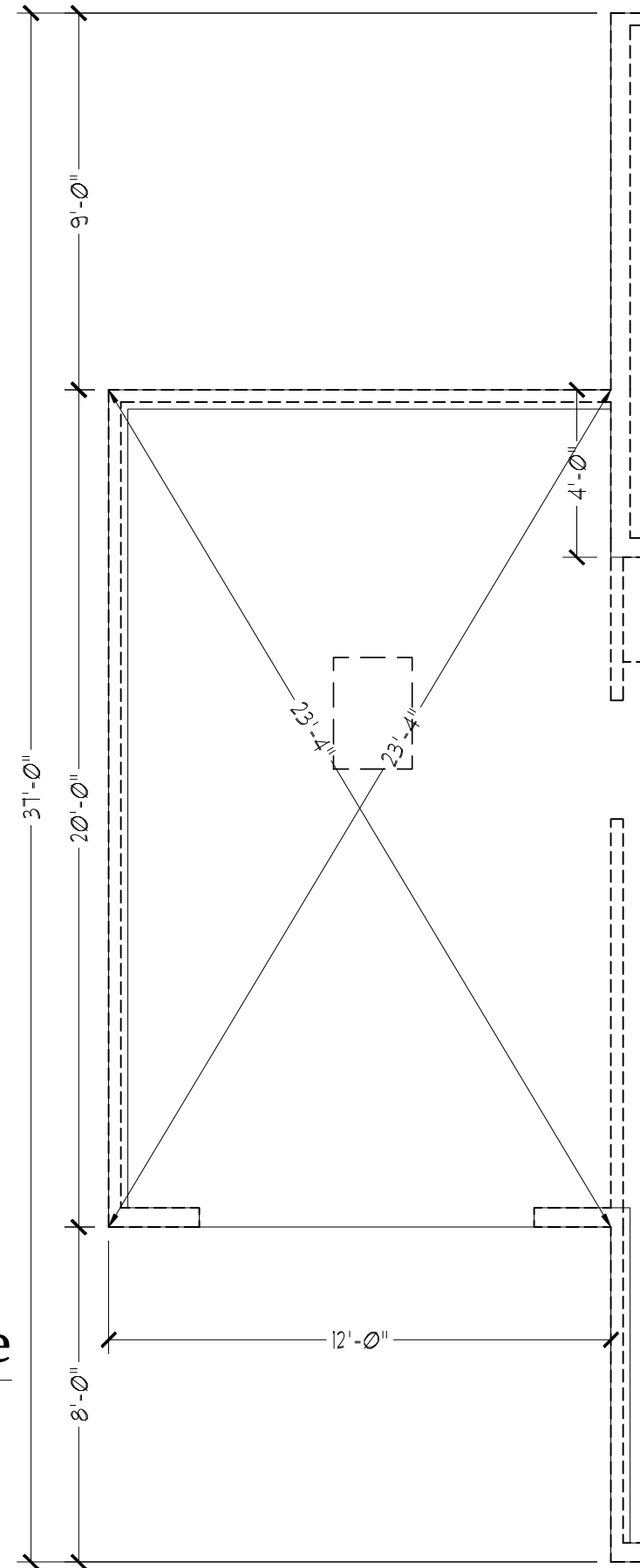
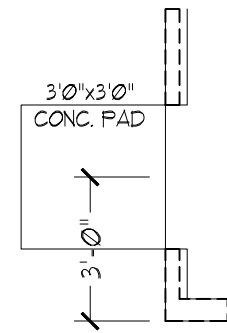
Slab Interface Plan

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



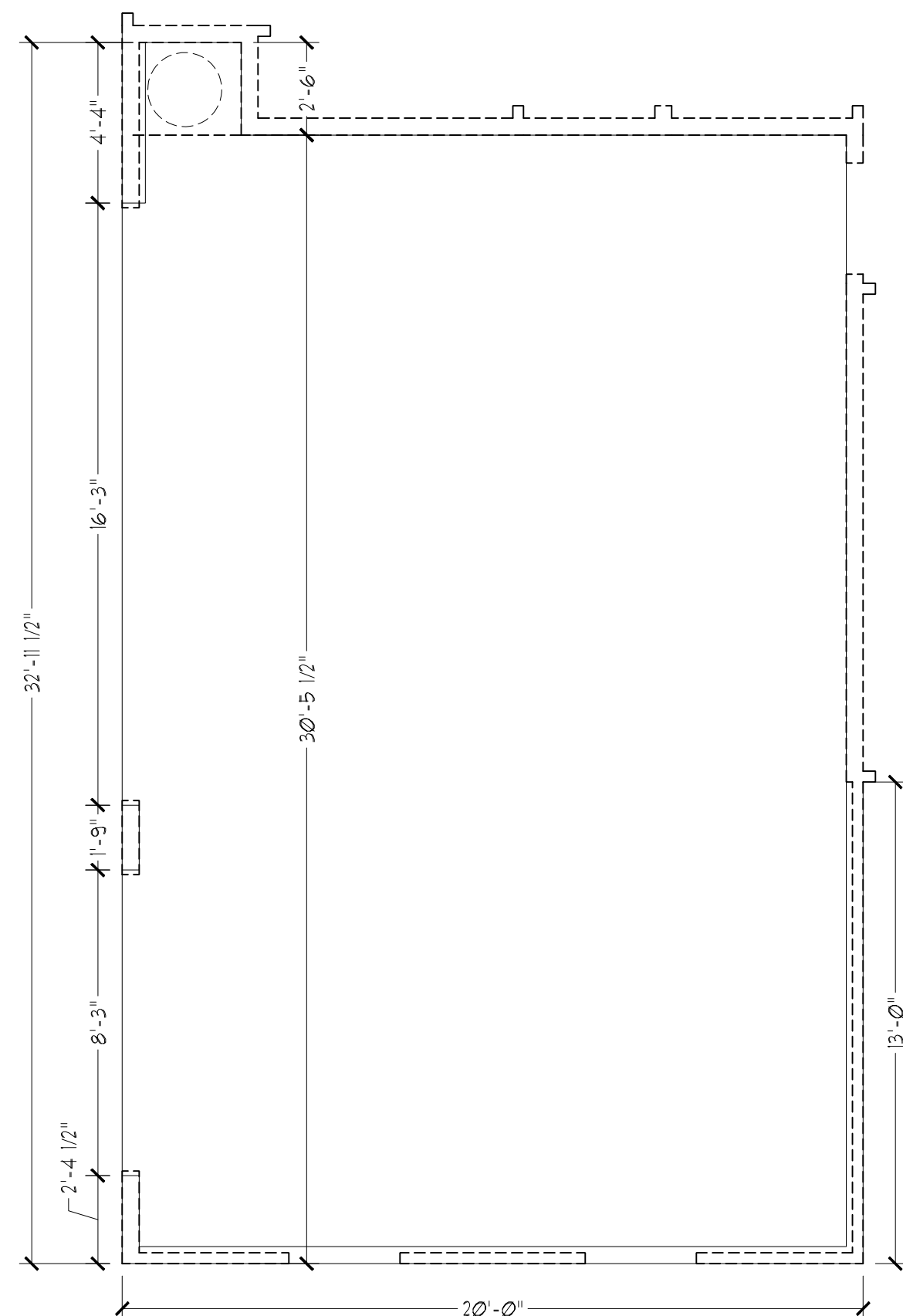
Optional Service  
Door at 1-Car  
Garage

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



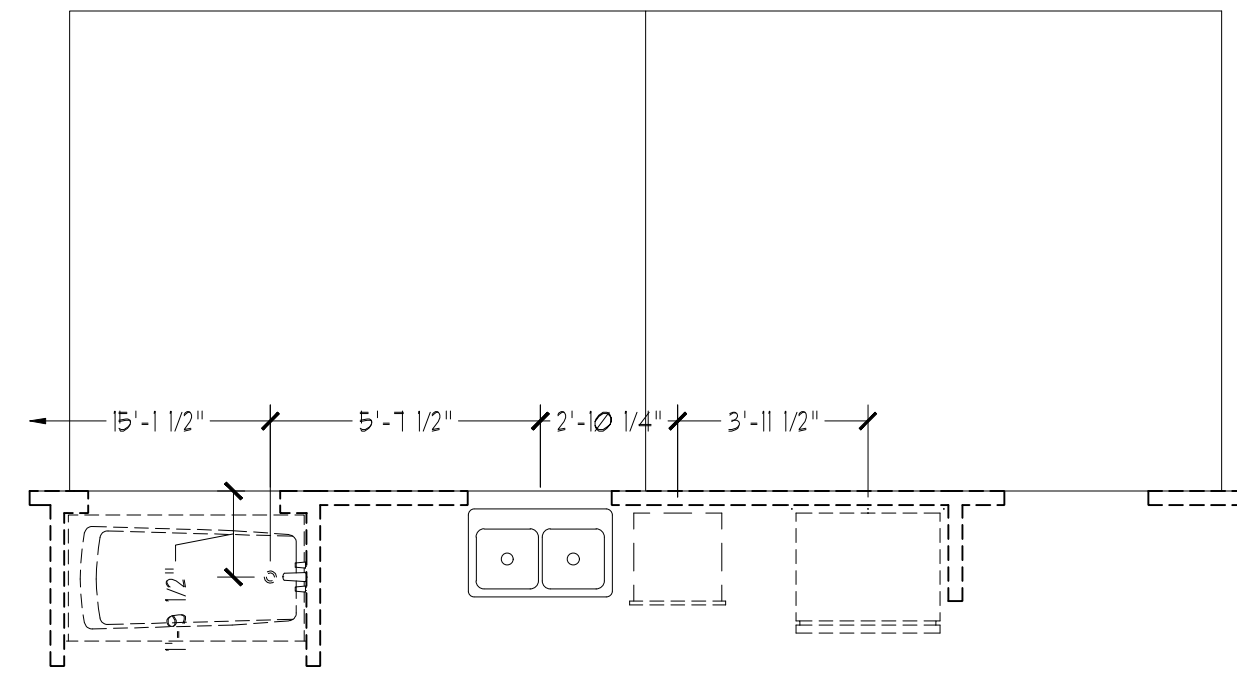
Optional 1-Car  
Carriage Garage

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



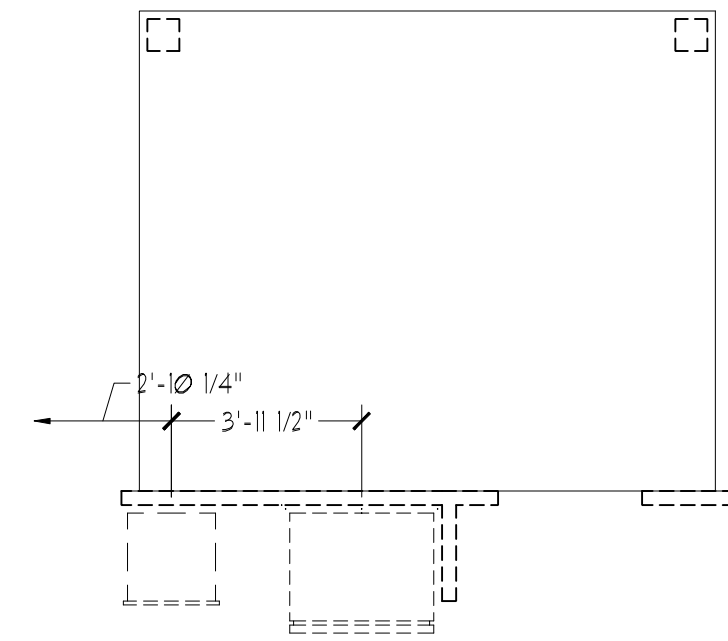
Optional 3-Car Side Load Garage

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



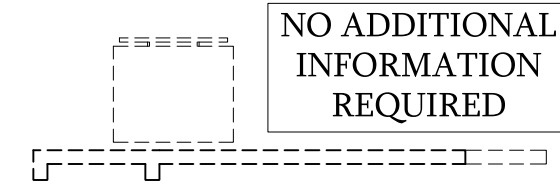
Optional Extended Patio

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



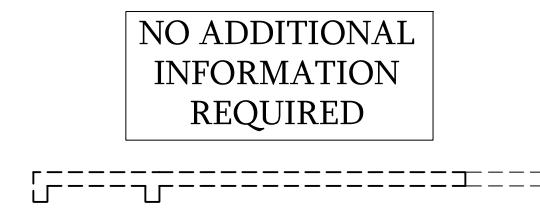
Optional Covered Patio

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



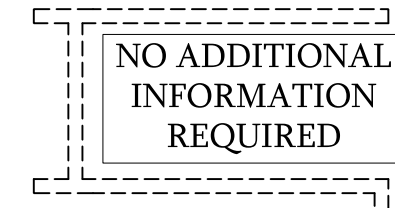
Optional Gourmet Kitchen

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



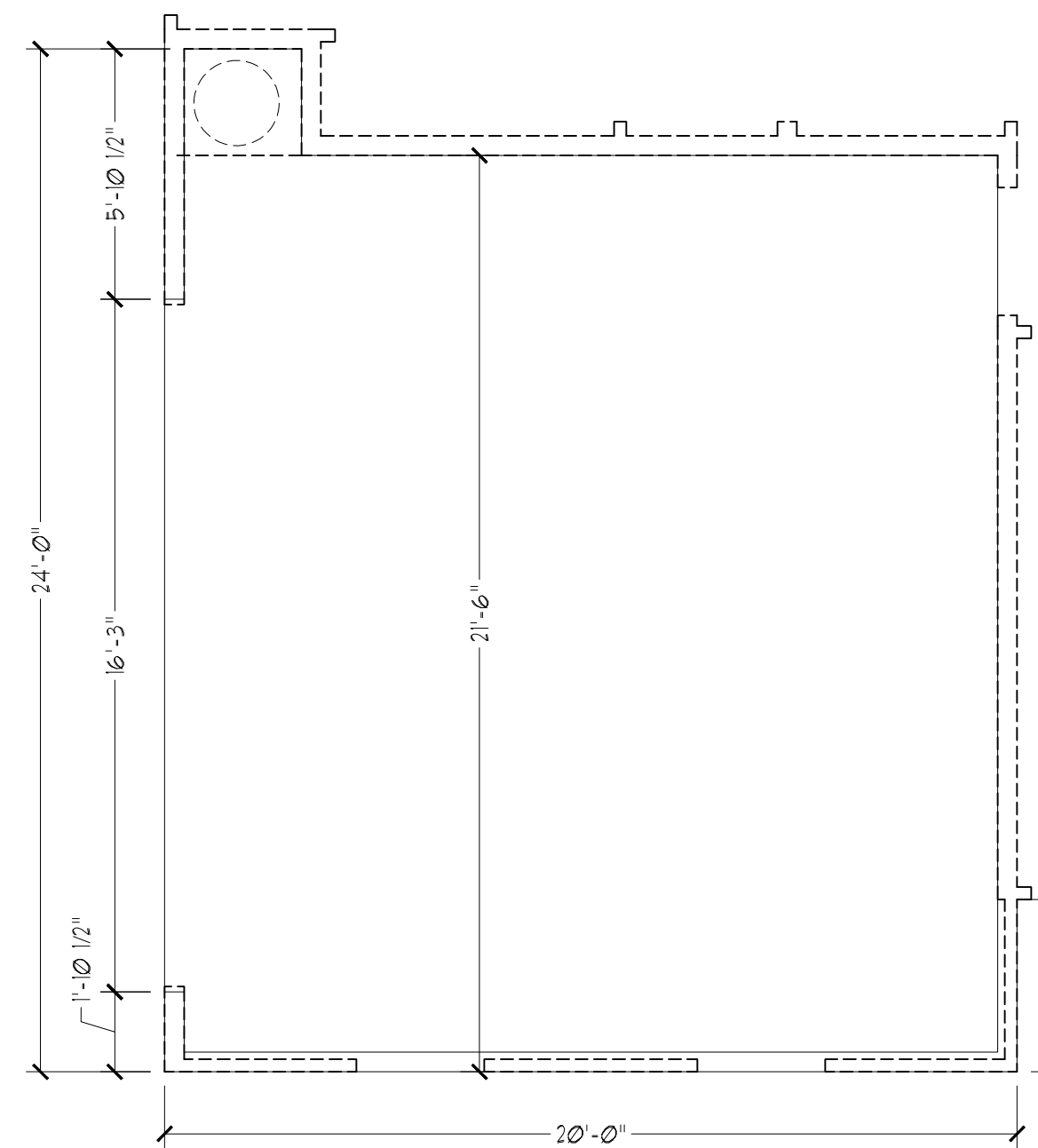
Optional Desk at Kitchen

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



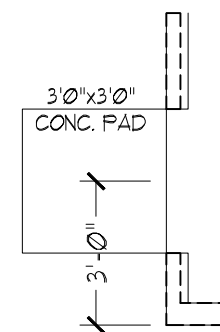
Optional Open Rail  
ILO 45" Wall w/ Cap

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



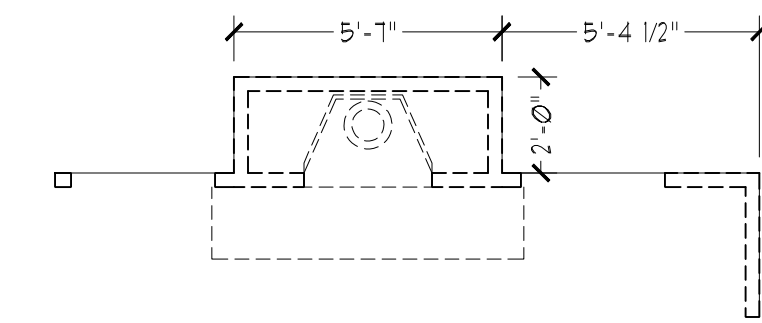
Optional 2-Car Side Load Garage

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



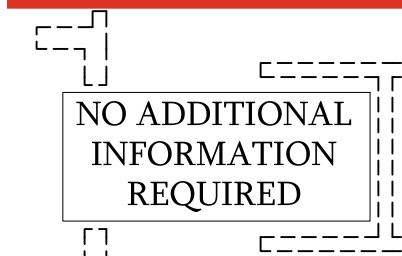
Optional Service  
Door at Garage

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



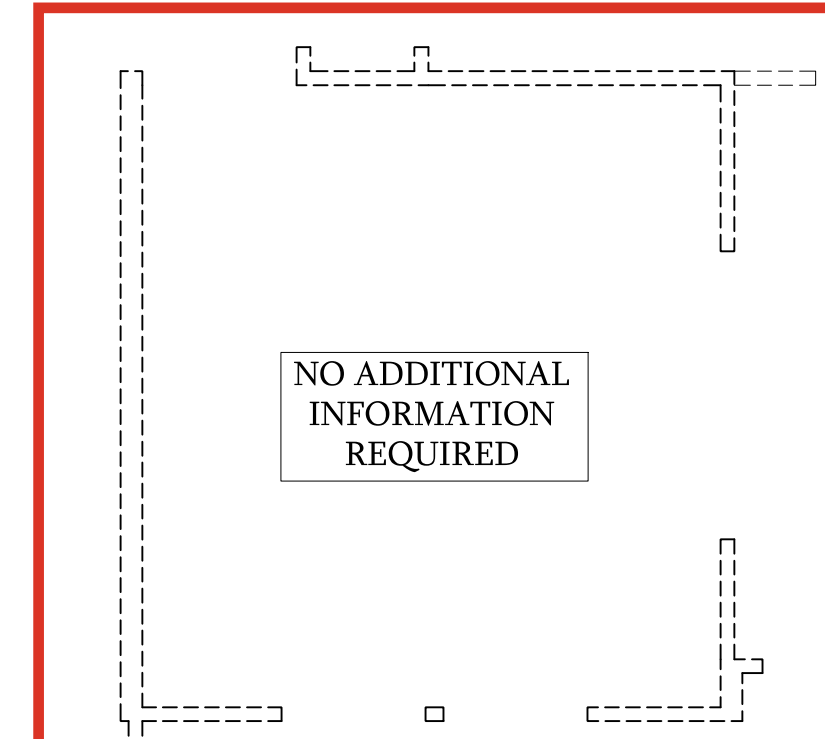
Optional Fireplace  
at Family Room

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



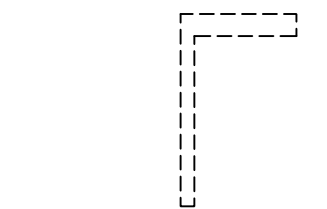
Optional Butler's Pantry  
at Garage Entry

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



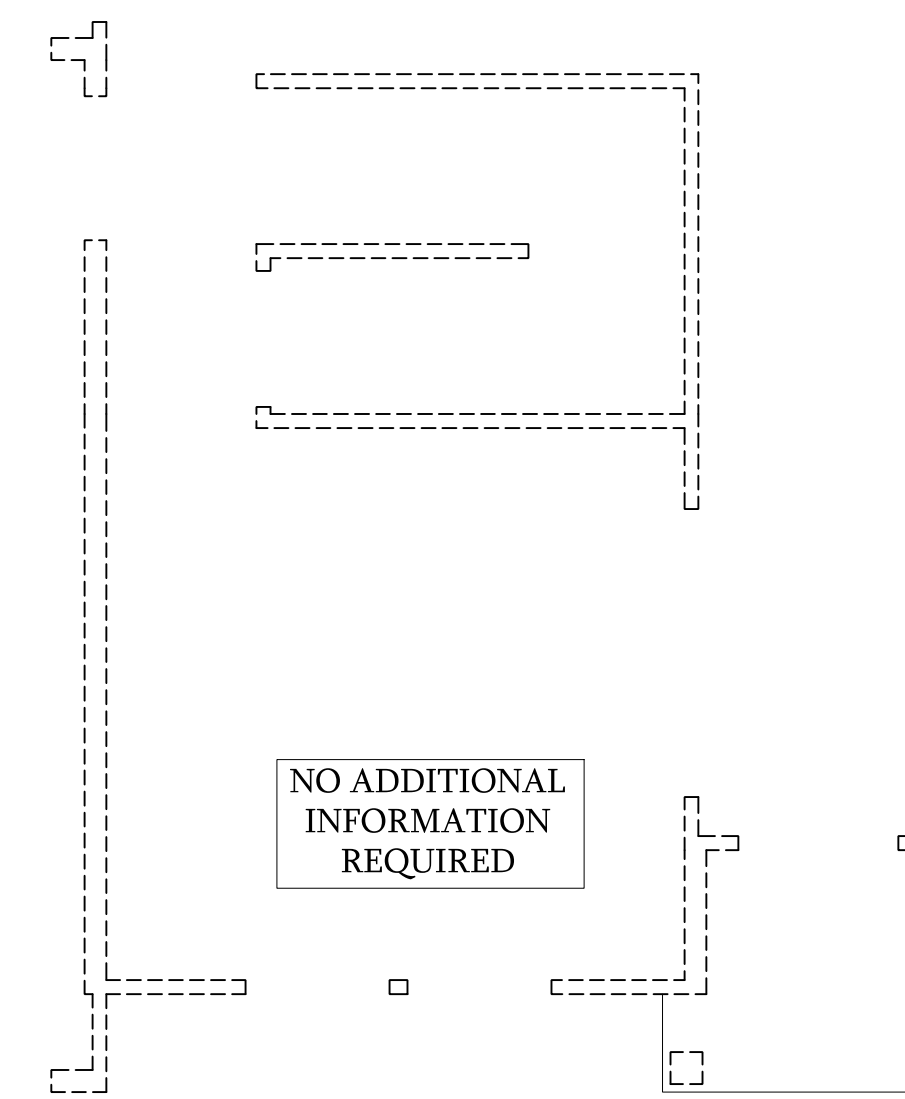
Opt. Coffered Ceiling at  
Dining Room

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



Optional Bi-Swing  
Doors at Study

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



Dining Room w/  
Opt. Basement

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



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DREAM FINDERS HOMES  
SOUTHPORT

DATE: SEPTEMBER 16, 2019

REV.: AUGUST 01, 2021

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

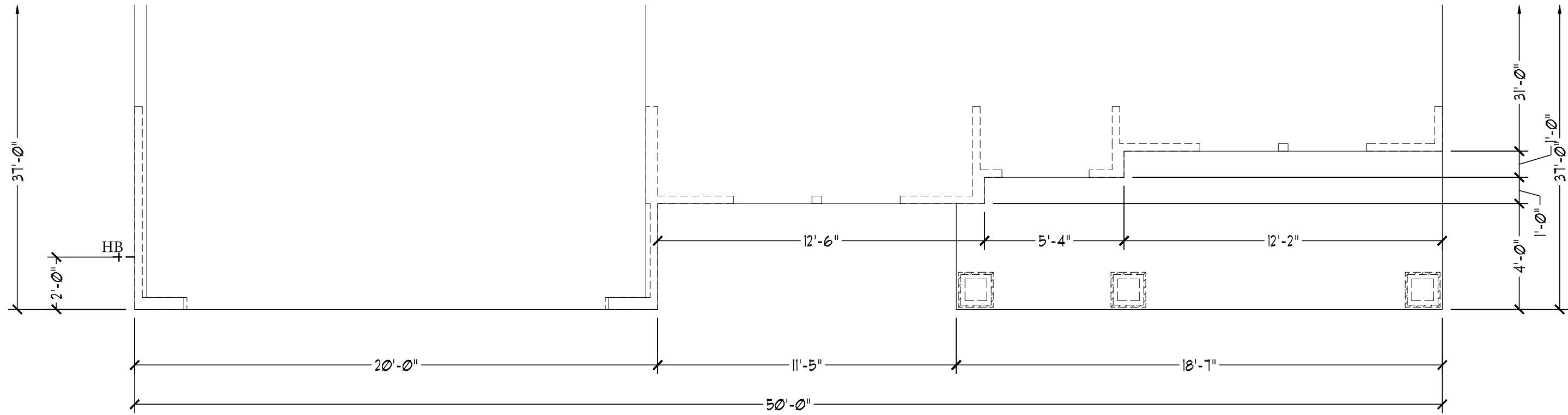
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ENGINEERED BY:

REVIEWED BY:

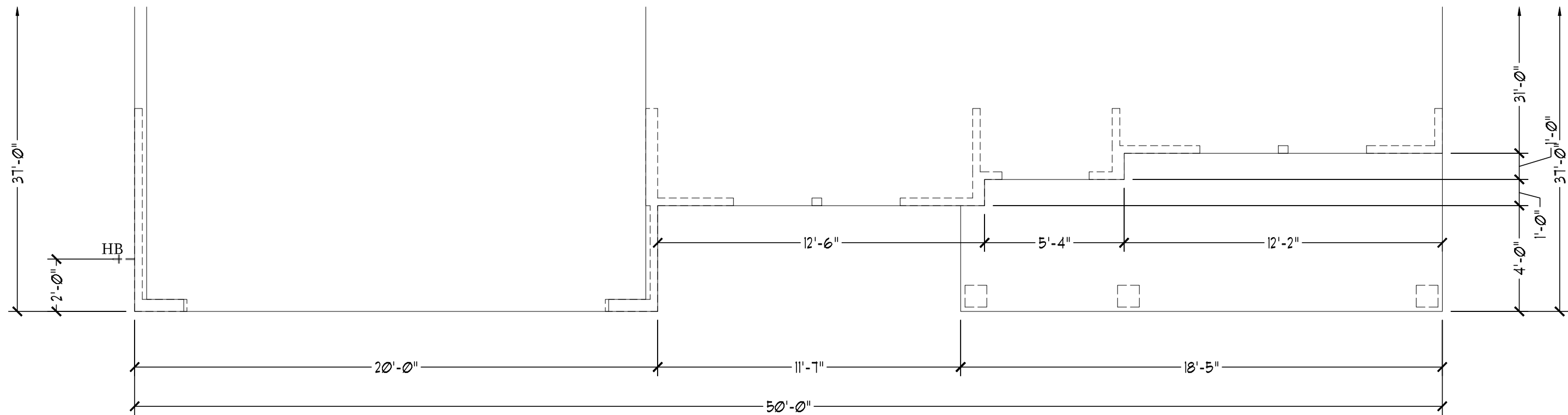
SLAB INTERFACE  
PLAN - OPTIONS

A-4.1



Slab Interface Plan  
Elevation 'B'

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

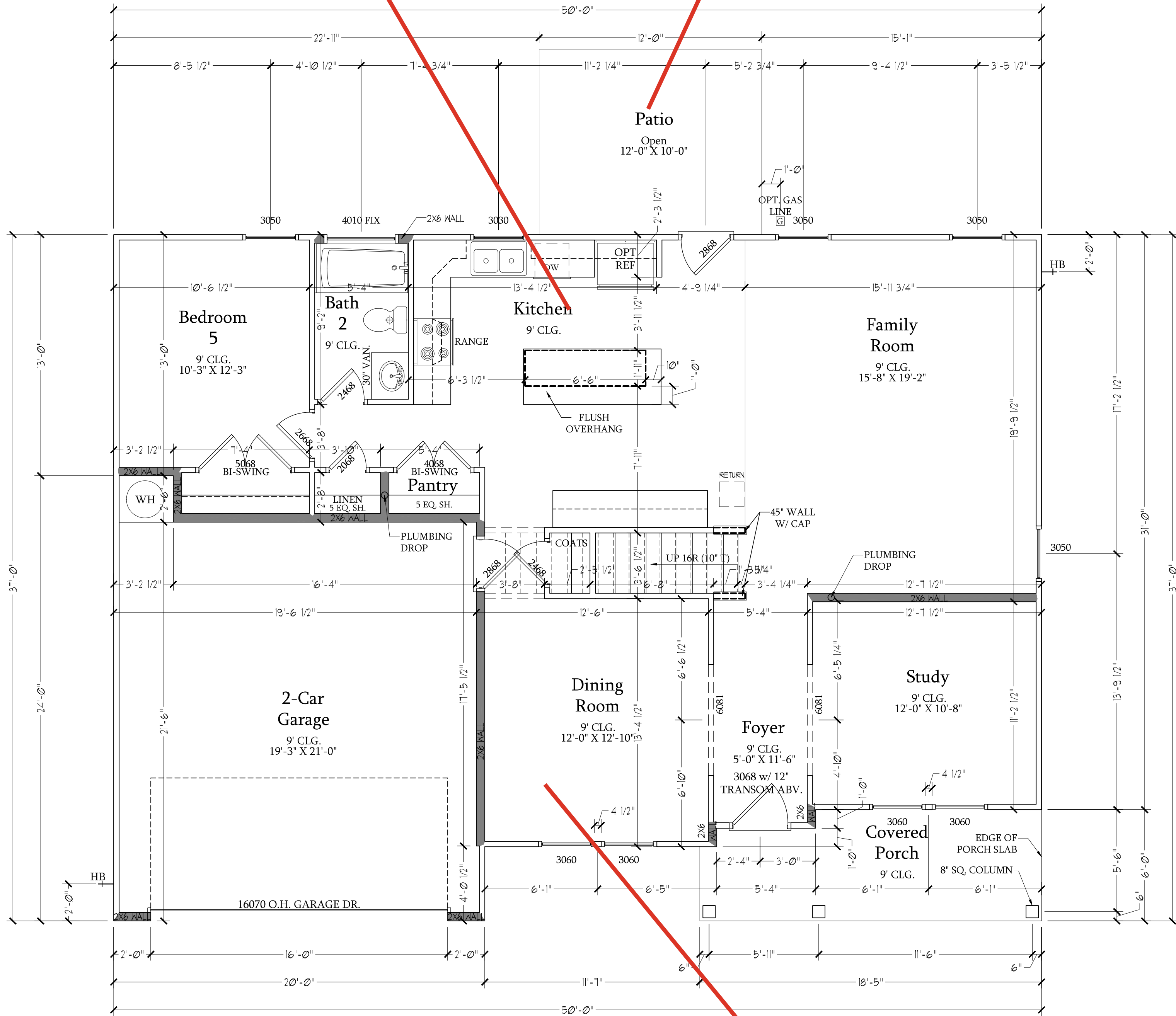


Slab Interface Plan  
Elevation 'C'

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

GOURMET  
KITCHEN

COV PATIO



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

COFFERED  
CEILING

| SQUARE FOOTAGE              |              |
|-----------------------------|--------------|
| 1st FLOOR:                  | 1269 SQ. FT. |
| 2nd FLOOR:                  | 1565 SQ. FT. |
| TOTAL:                      | 2834 SQ. FT. |
| GARAGE:                     | 430 SQ. FT.  |
| FRONT PORCH:                | 104 SQ. FT.  |
| PATIO:                      | 120 SQ. FT.  |
| OPT. BASEMENT:              | 1311 SQ. FT. |
| 1st FLOOR OPTIONS           |              |
| OPTIONAL FIREPLACE:         | 10 SQ. FT.   |
| 1st FLOOR W/ OPT. BASEMENT: | 32 SQ. FT.   |
| 2nd FLOOR OPTIONS           |              |
| 2nd FLOOR W/ OPT. BASEMENT: | 32 SQ. FT.   |
| UNHEATED OPTIONS            |              |
| OPT. 1-CAR GARAGE:          | 240 SQ. FT.  |
| OPT. 3-CAR GARAGE:          | 609 SQ. FT.  |
| OPT. COVERED PATIO:         | 120 SQ. FT.  |
| OPT. EXTENDED PATIO:        | 120 SQ. FT.  |

| SQUARE FOOTAGE W/ BRICK VENEER |              |
|--------------------------------|--------------|
| 1st FLOOR:                     | 1321 SQ. FT. |
| 2nd FLOOR:                     | 1626 SQ. FT. |
| TOTAL:                         | 2947 SQ. FT. |
| GARAGE:                        | 430 SQ. FT.  |
| FRONT PORCH:                   | 104 SQ. FT.  |
| PATIO:                         | 120 SQ. FT.  |
| OPT. BASEMENT:                 | 1311 SQ. FT. |
| 1st FLOOR OPTIONS              |              |
| OPTIONAL FIREPLACE:            | 15 SQ. FT.   |
| 1st FLOOR W/ OPT. BASEMENT:    | 25 SQ. FT.   |
| 2nd FLOOR OPTIONS              |              |
| 2nd FLOOR W/ OPT. BASEMENT:    | 25 SQ. FT.   |
| UNHEATED OPTIONS               |              |
| OPT. 1-CAR GARAGE:             | 250 SQ. FT.  |
| OPT. 3-CAR GARAGE:             | 636 SQ. FT.  |
| OPT. COVERED PATIO:            | 120 SQ. FT.  |
| OPT. EXTENDED PATIO:           | 120 SQ. FT.  |

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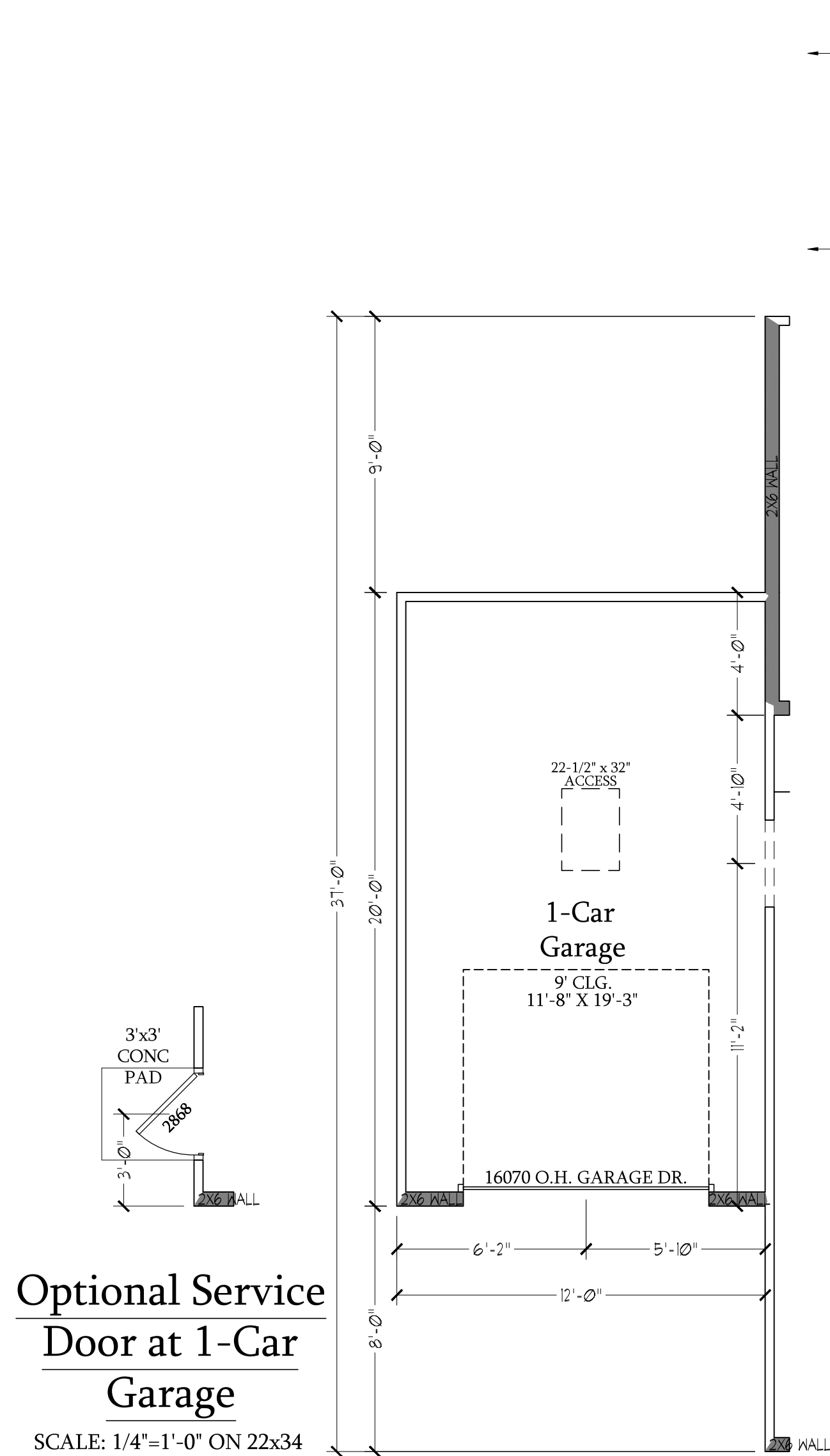
DREAM FINDERS HOMES  
SOUTHPORT

DATE: SEPTEMBER 16, 2019  
REV.: AUGUST 01, 2021  
SCALE: 1/4"=1'-0"  
DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:

FIRST FLOOR  
PLAN  
A-6





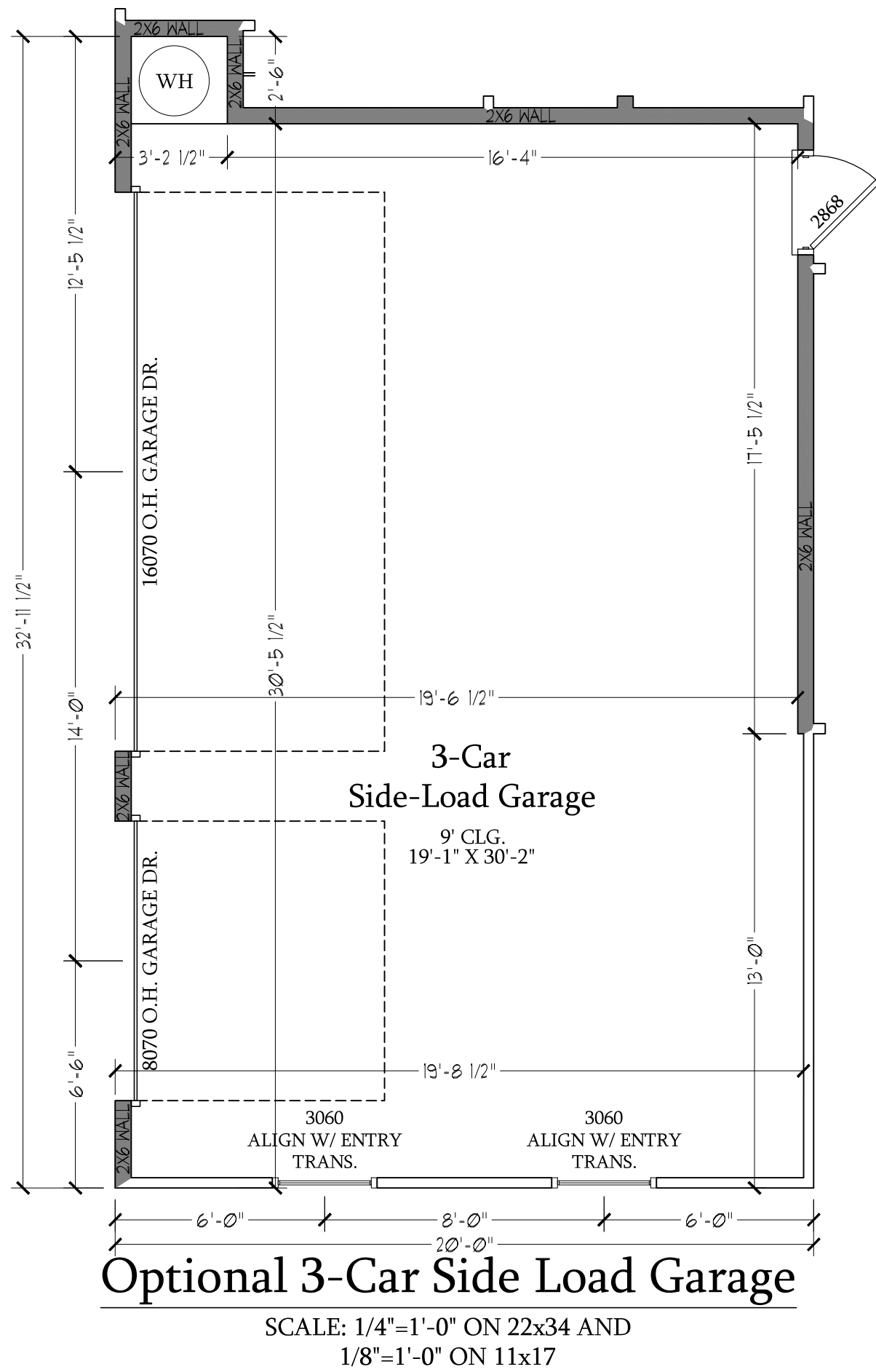


### Optional Service Door at 1-Car Garage

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

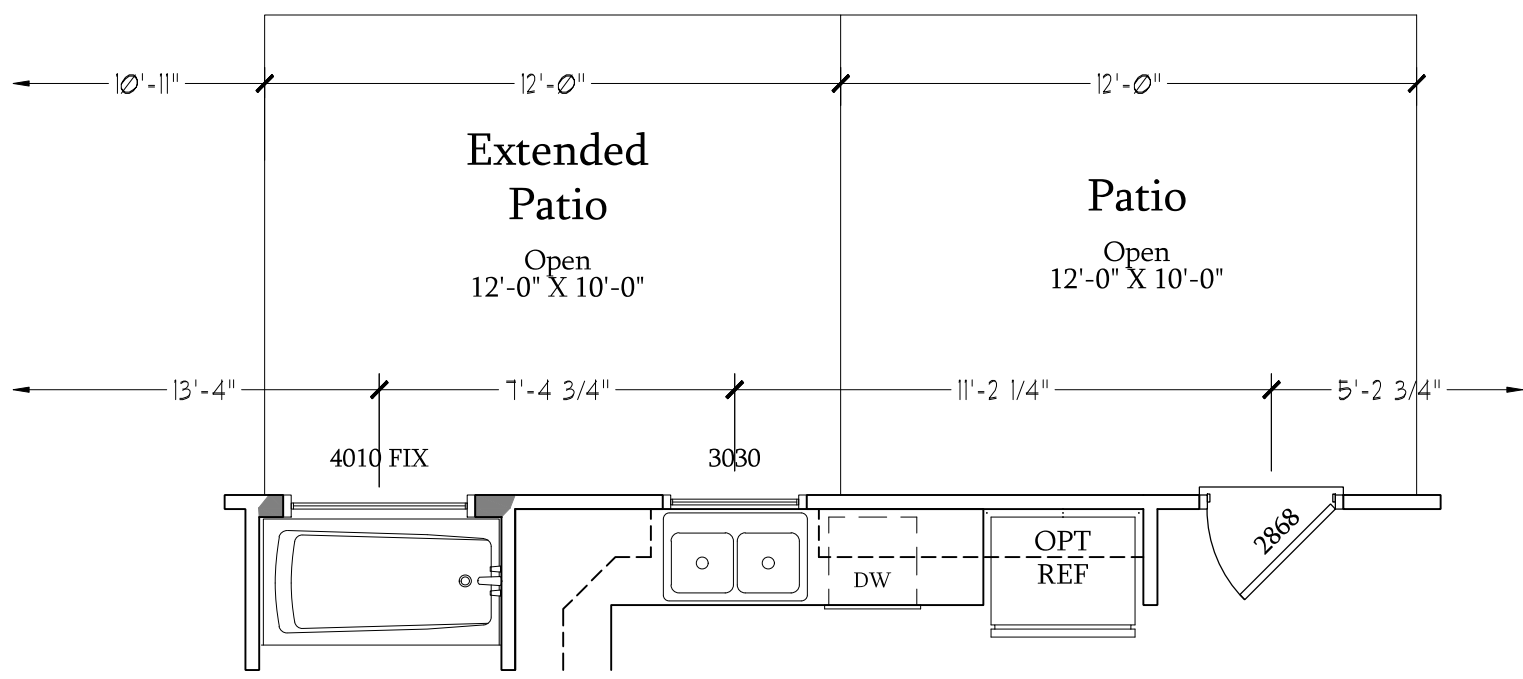
### Optional 1-Car Carriage Garage

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



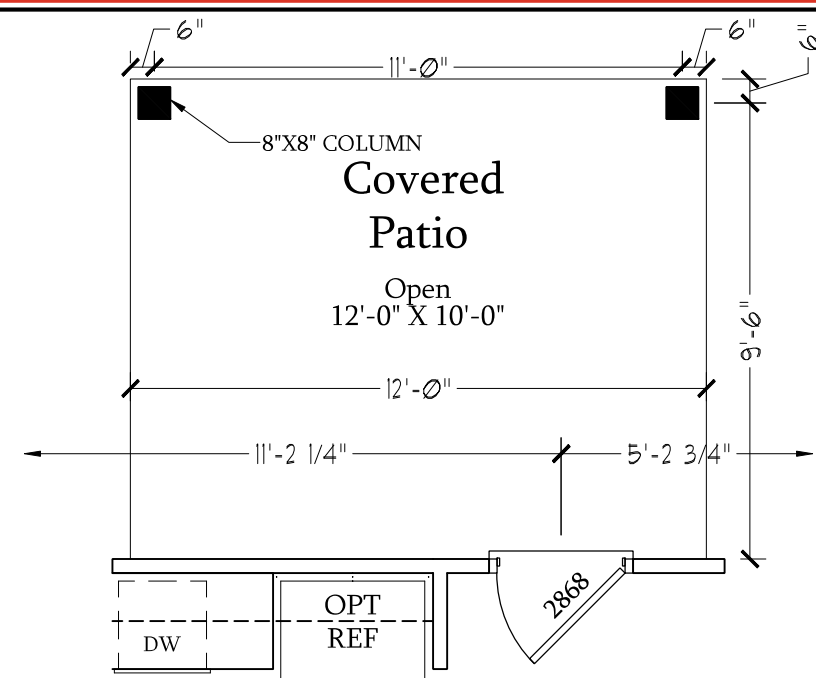
### Optional 3-Car Side Load Garage

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



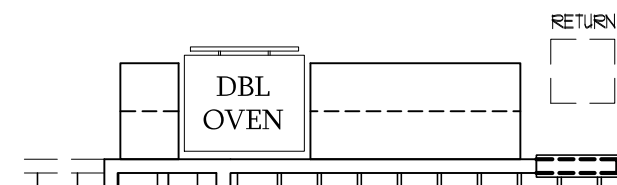
### Optional Extended Patio

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



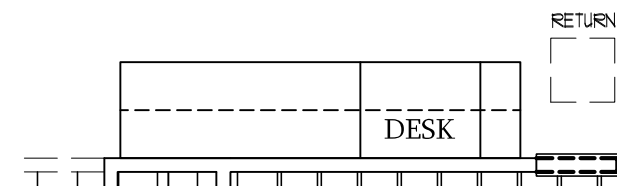
### Optional Covered Patio

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



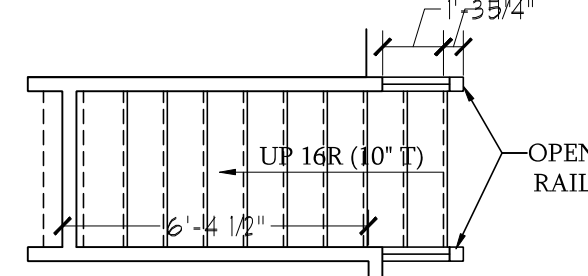
### Optional Gourmet Kitchen

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



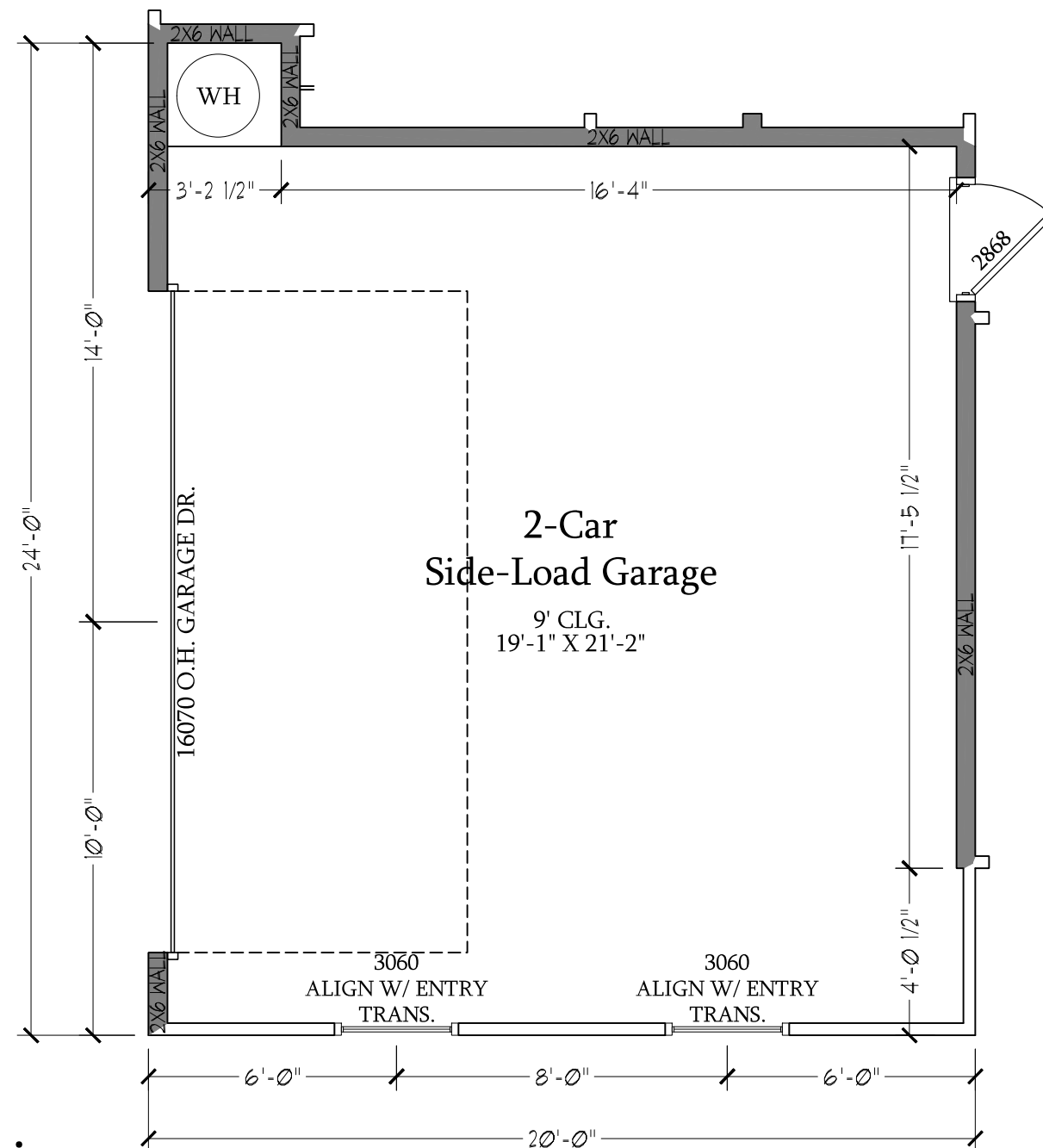
### Optional Desk at Kitchen

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



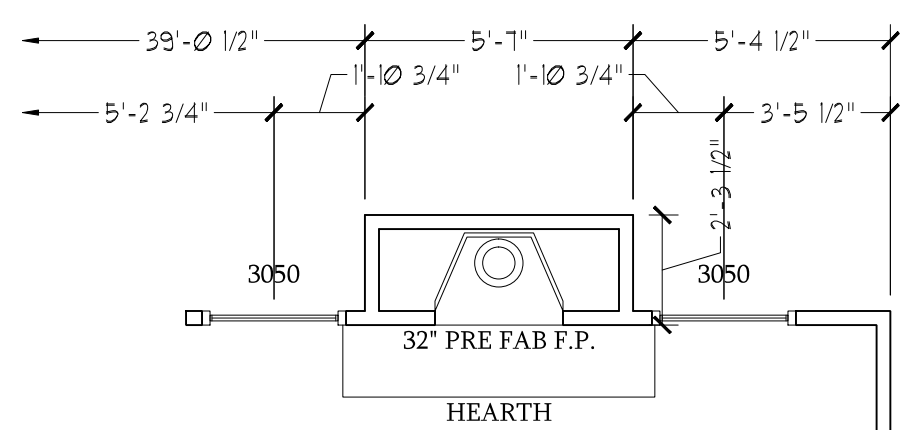
### Optional Open Rail ILO 45" Wall w/ Cap

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



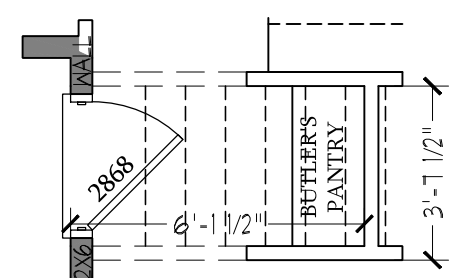
### Optional 2-Car Side Load Garage

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



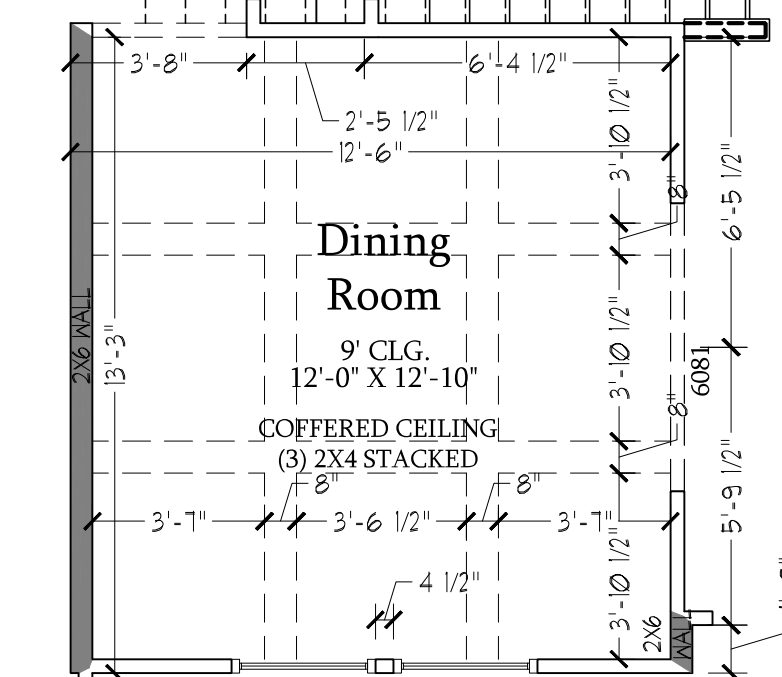
### Optional Fireplace at Family Room

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



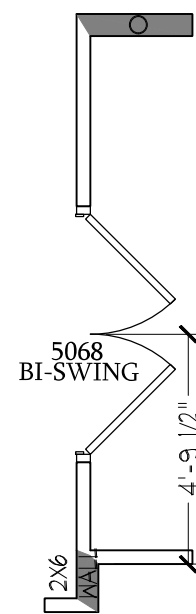
### Optional Butler's Pantry at Garage Entry

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



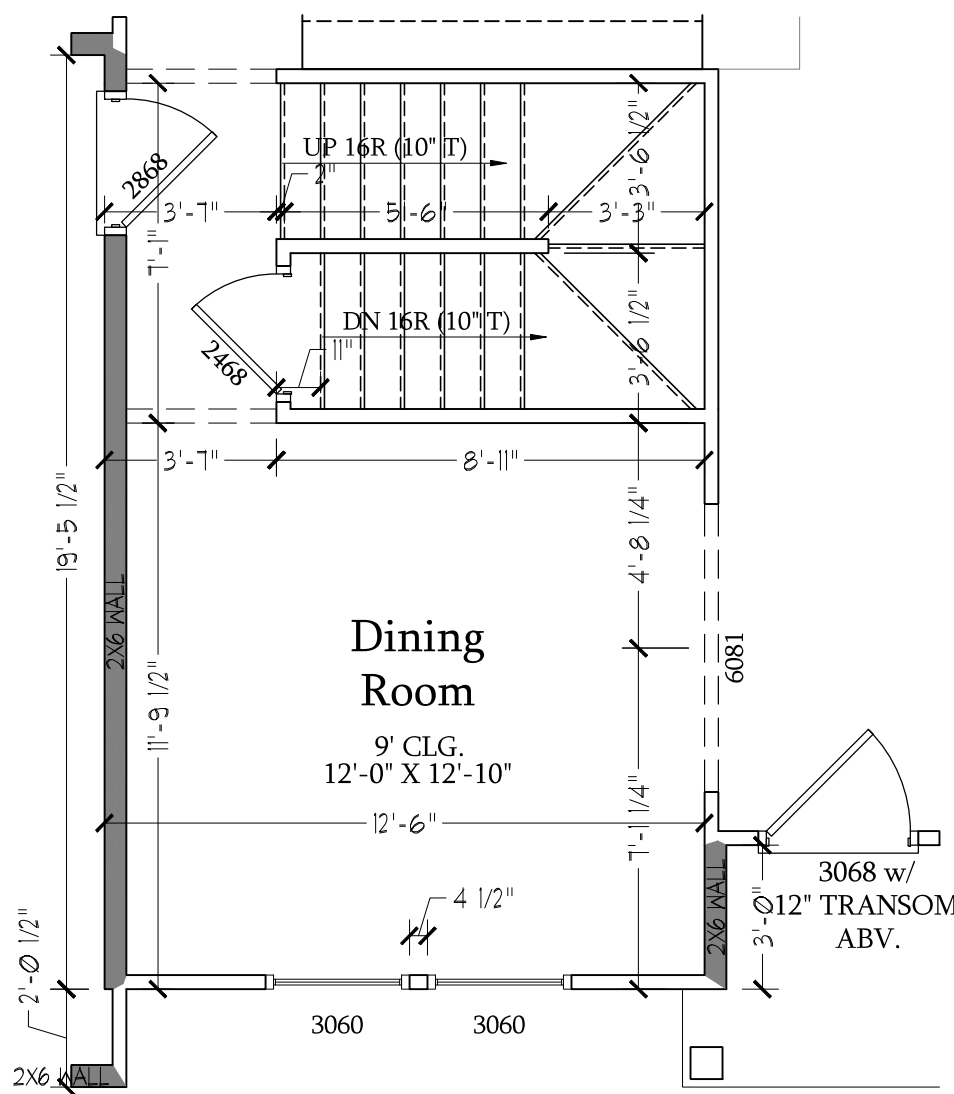
### Opt. Coffered Ceiling at Dining Room

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



### Optional Bi-Swing Doors at Study

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

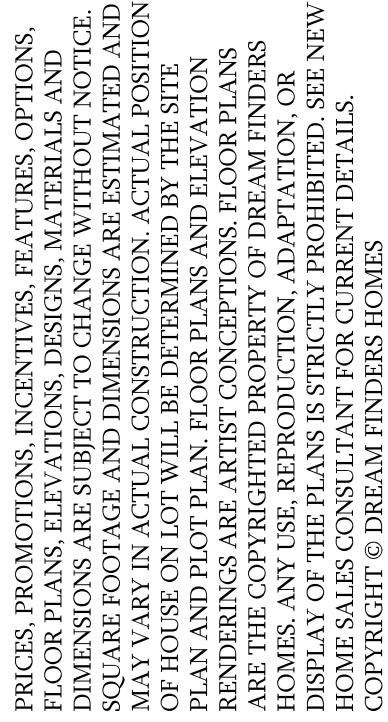


### Dining Room w/ Opt. Basement

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







DATE: SEPTEMBER 16, 2019

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REV.: AUGUST 01, 2021

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

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DRAWN BY:

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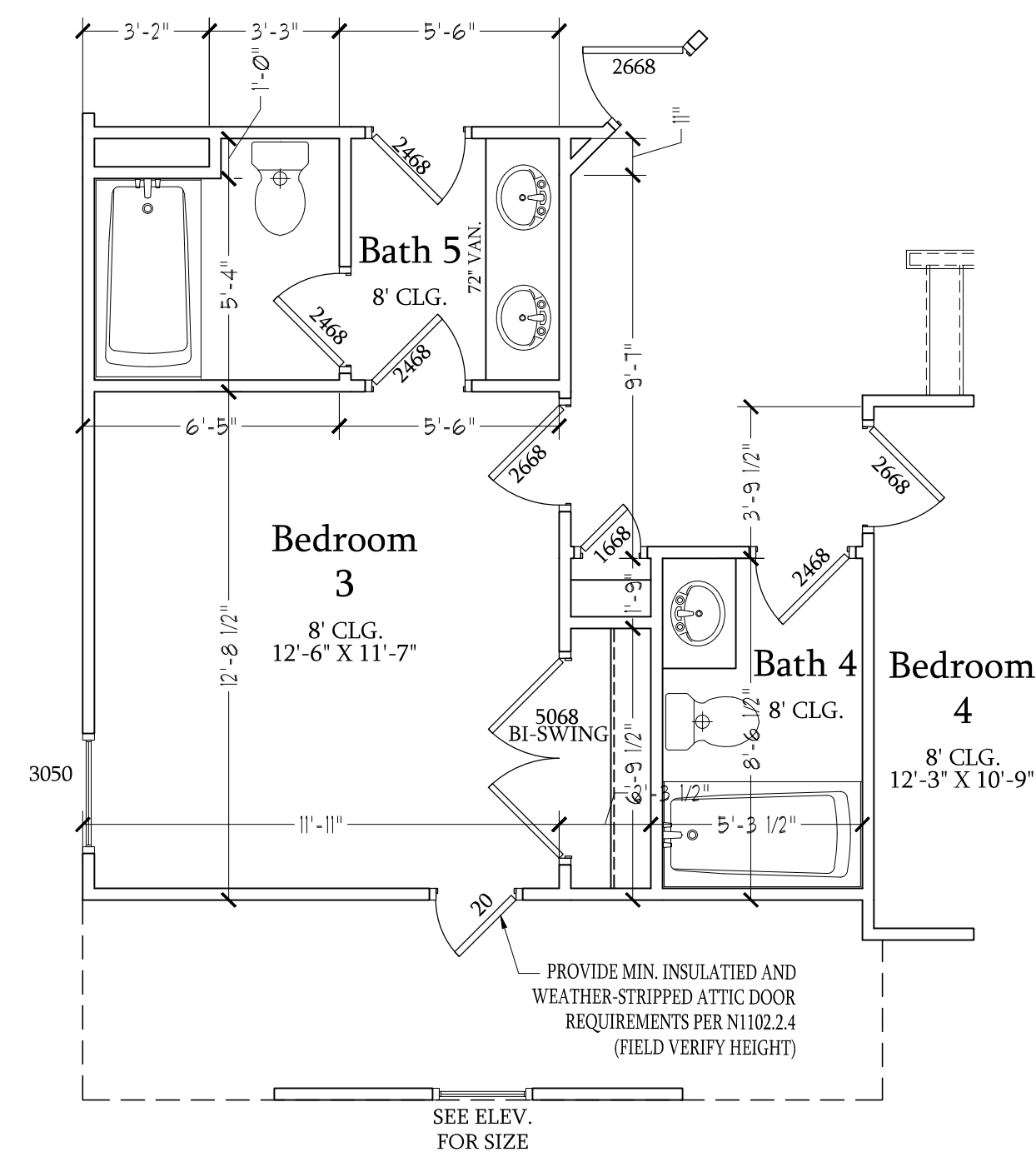
ENGINEERED BY:

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REVIEWED BY:

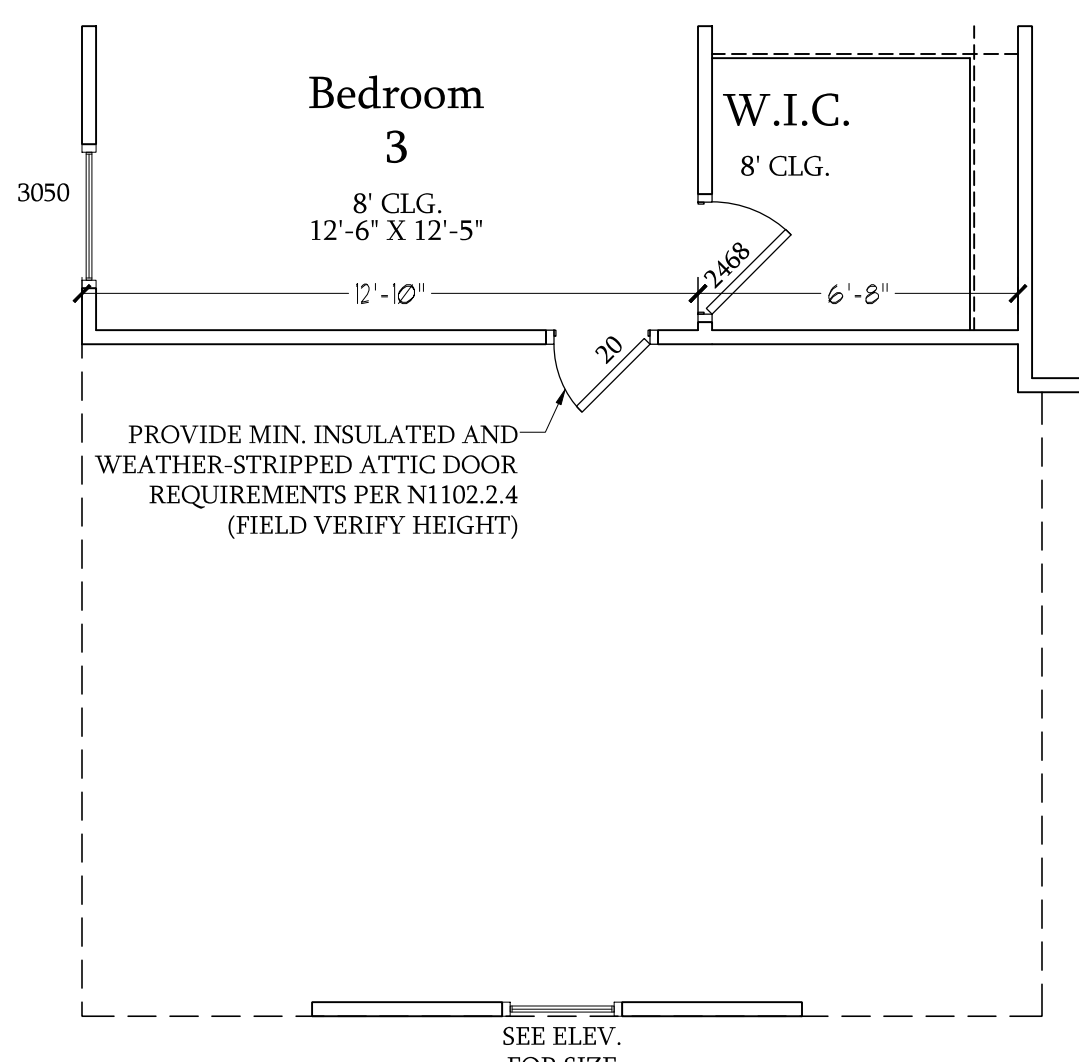
SECOND FLOOR  
PLAN  
A-7





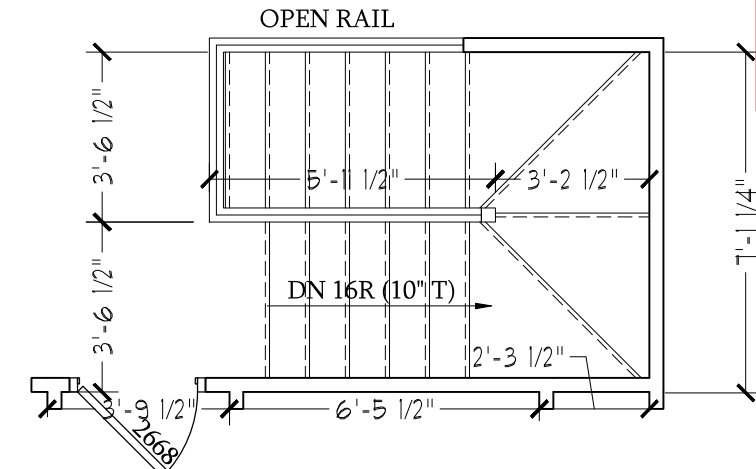
**Opt. Bath 5 w/ Bedroom 3  
& Bath 4**

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



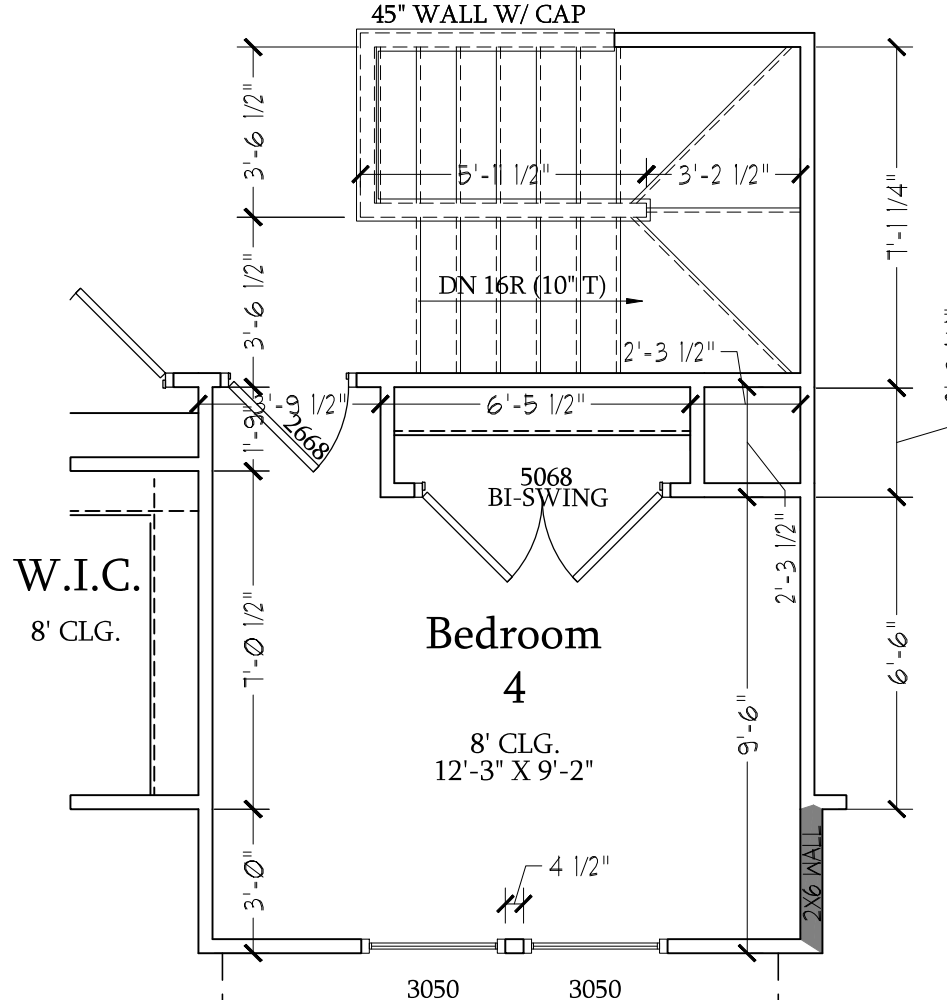
**Opt. 3-Car Side-Load  
Garage**

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



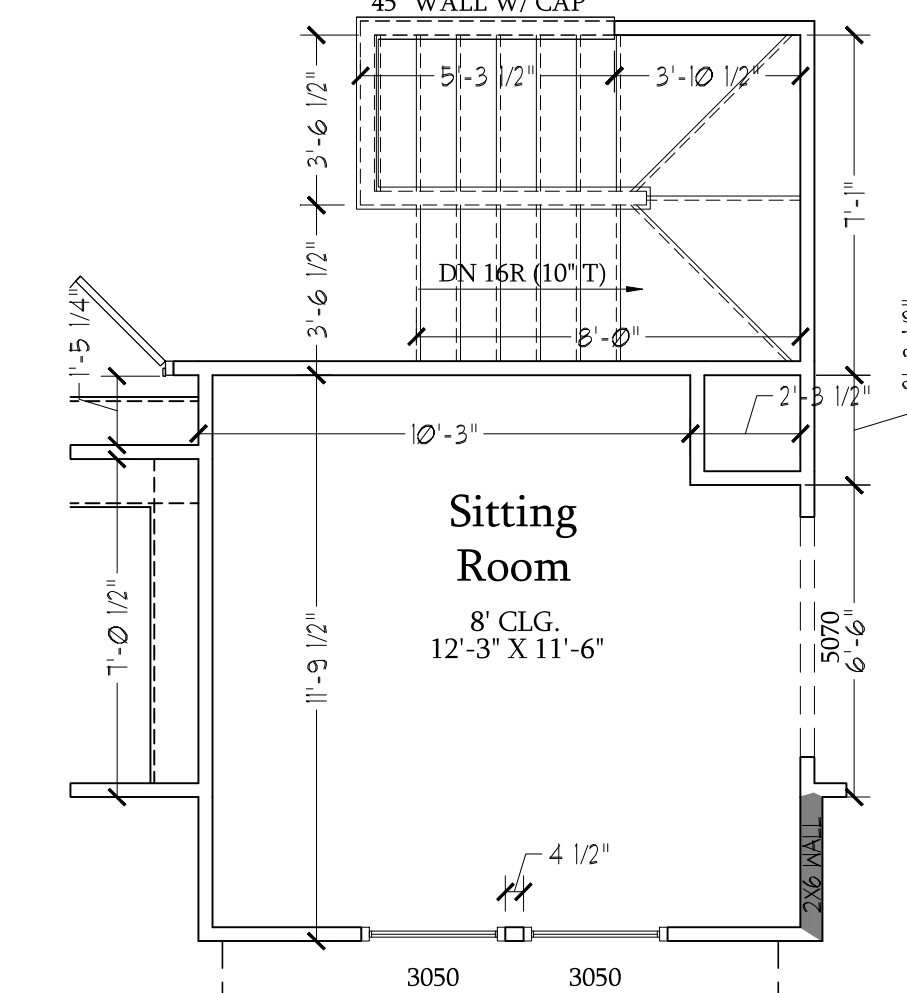
**Optional Open Rail ILO 45" Wall  
w/ Cap at Loft w/ Opt. Basement**

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



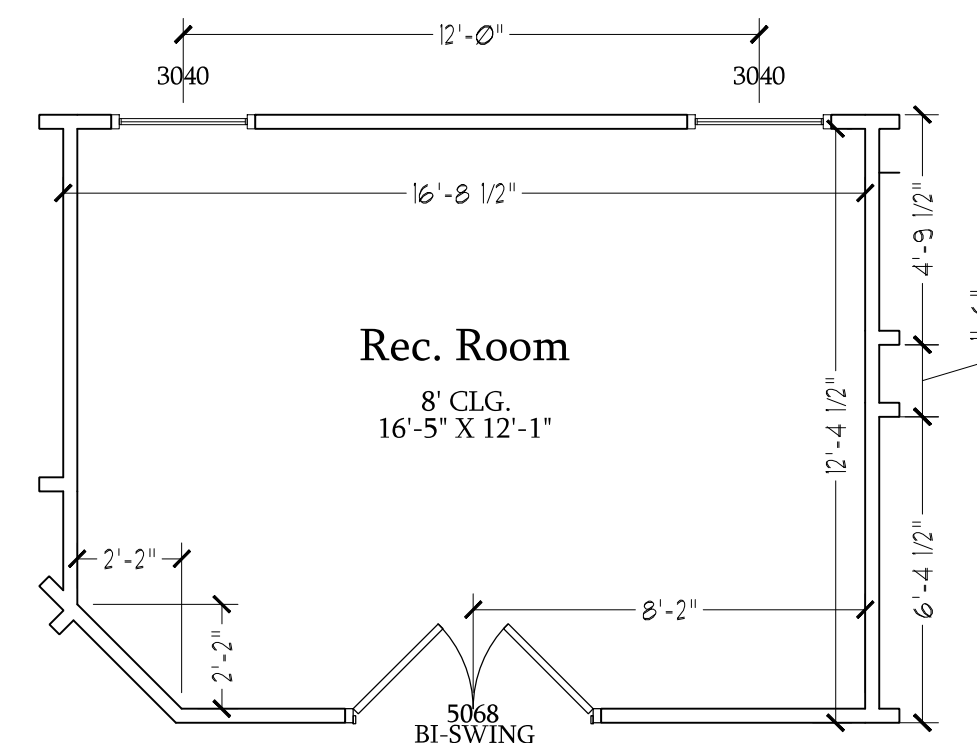
**Bedroom 4 w/ Opt.  
Basement**

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



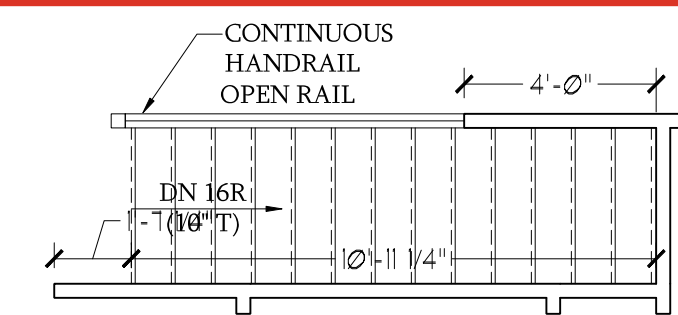
**Optional Sitting Room at Owner's  
Bedroom ILO Bedroom 4 w/ Opt Basement**

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



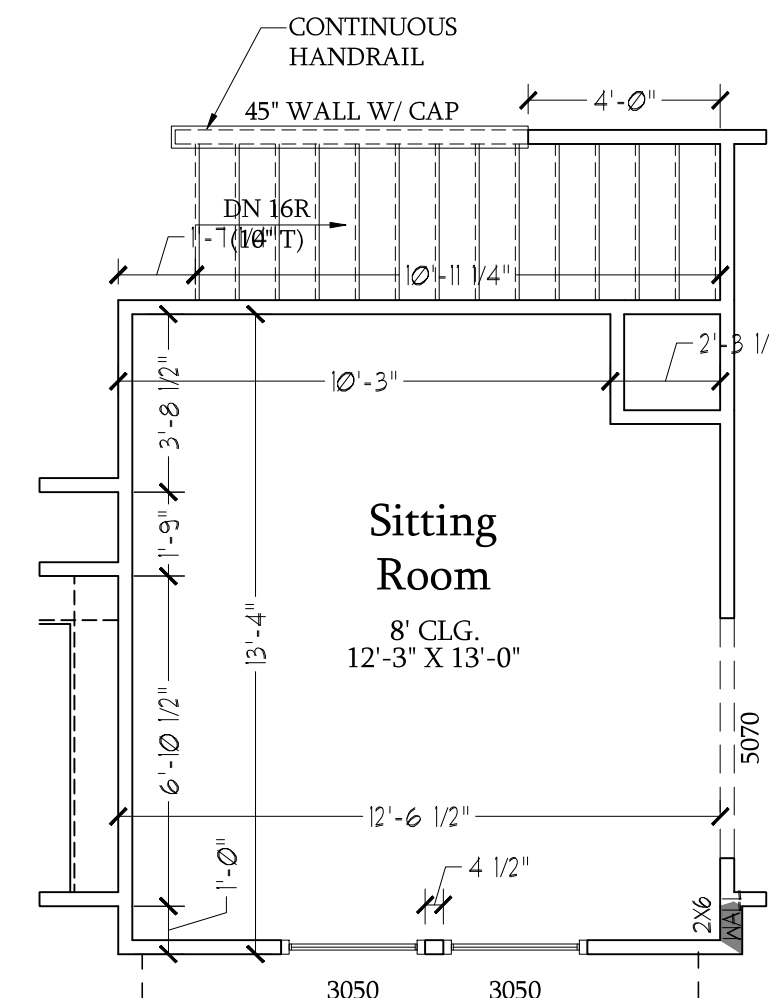
**Optional Rec. Room ILO Loft**

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



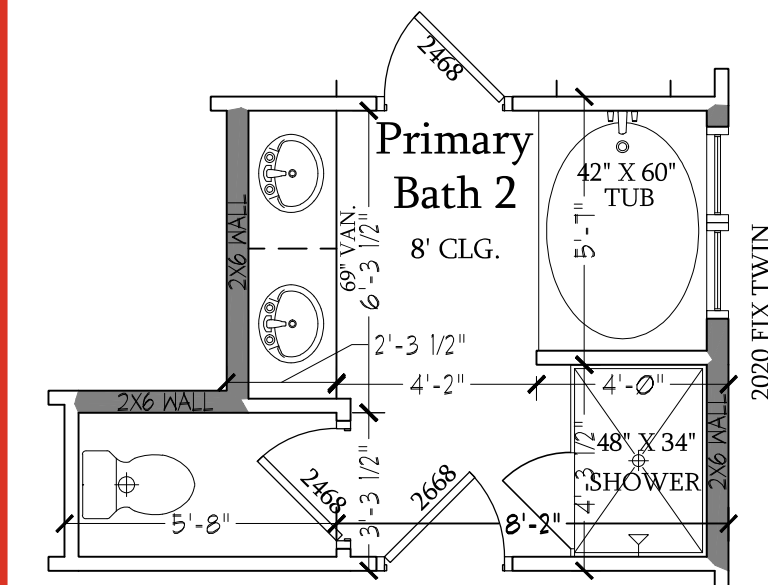
**Optional Open Rail ILO  
45" Wall w/ Cap at Loft**

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



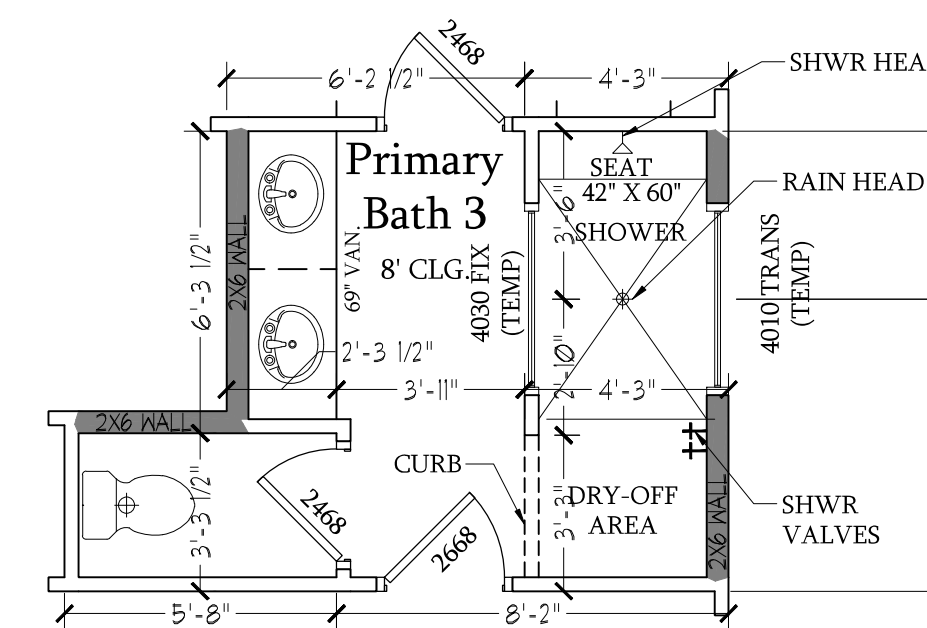
**Optional Sitting Room at  
Owner's Bedroom ILO  
Bedroom 4**

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



**Optional Primary Bath 2**

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



**Optional Primary Bath 3**

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



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FLOOR PLANS, ELEVATIONS, DESIGNS, MATERIALS AND  
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PLAN AND PLOT PLAN. FLOOR PLANS AND ELEVATION  
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**DREAM FINDERS HOMES  
SOUTHPORT**

DATE: SEPTEMBER 16, 2019

REV.: AUGUST 01, 2021

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

DRAWN BY:

ENGINEERED BY:

REVIEWED BY:

**SECOND FLOOR  
PLAN - OPTIONS**

**A-7.1**

TOTAL UNDER ROOF AREA: 1600 SQ. FT.  
VENTING AREA REQUIRED: 1600 SQ. FT. / 300 = 5.33 SQ. FT.  
TOTAL REQUIREMENTS: LOWER: 2.66 UPPER: 2.66

LOWER AREA VENTING

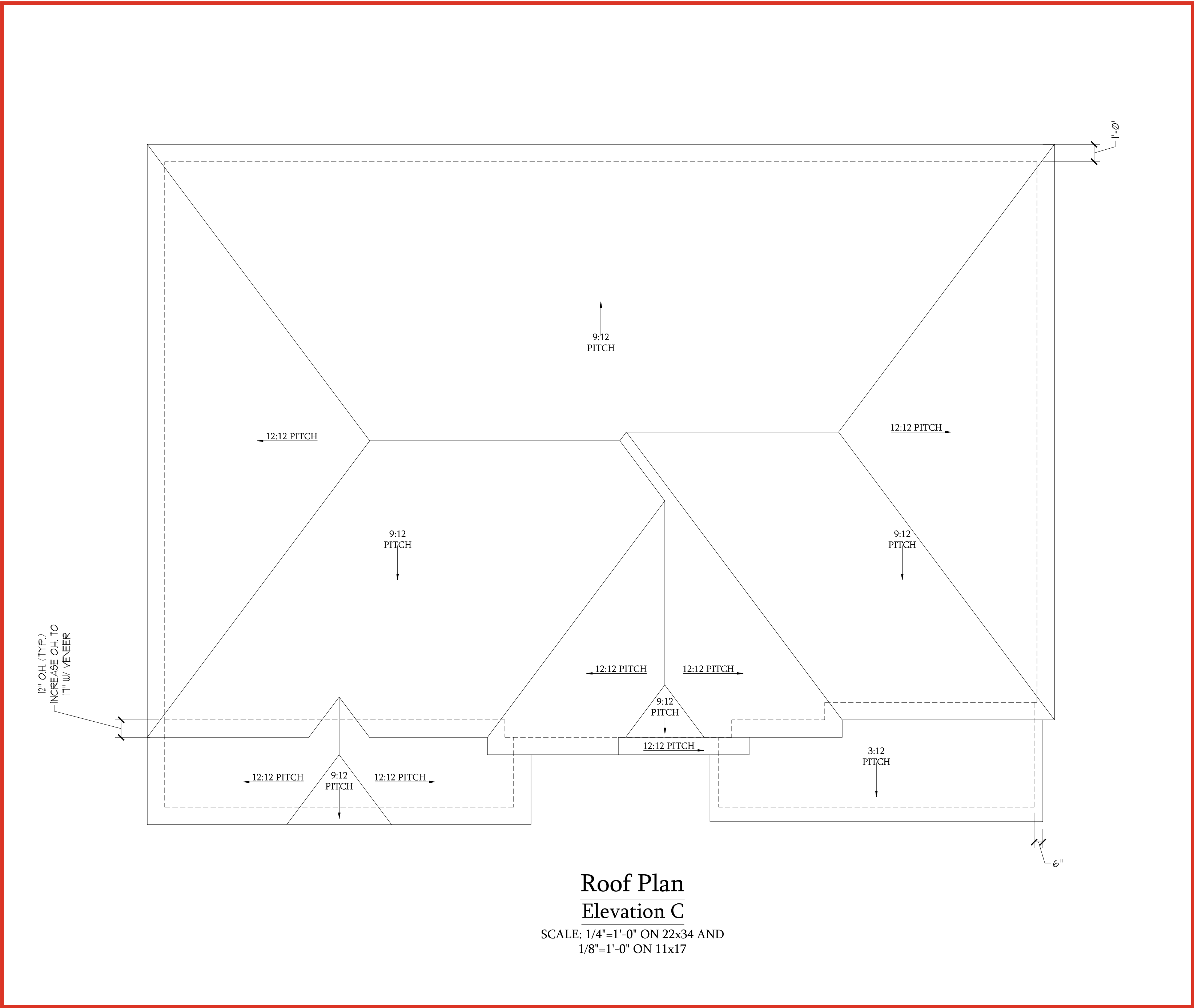
| SOFFIT VENT                  | SIZE: | PER UNIT:  | # UNITS: | PROVIDED: |
|------------------------------|-------|------------|----------|-----------|
|                              | -     | .041 SF/LF | 106'-0"  | 4.346     |
| LOWER AREA VENTING PROVIDED: |       |            |          | -         |

UPPER AREA VENTING

| RIDGE VENT                   | SIZE: | PER UNIT:  | # UNITS: | PROVIDED: |
|------------------------------|-------|------------|----------|-----------|
|                              | -     | .125 SF/LF | 26'-0"   | 3.25      |
| UPPER AREA VENTING PROVIDED: |       |            |          | -         |

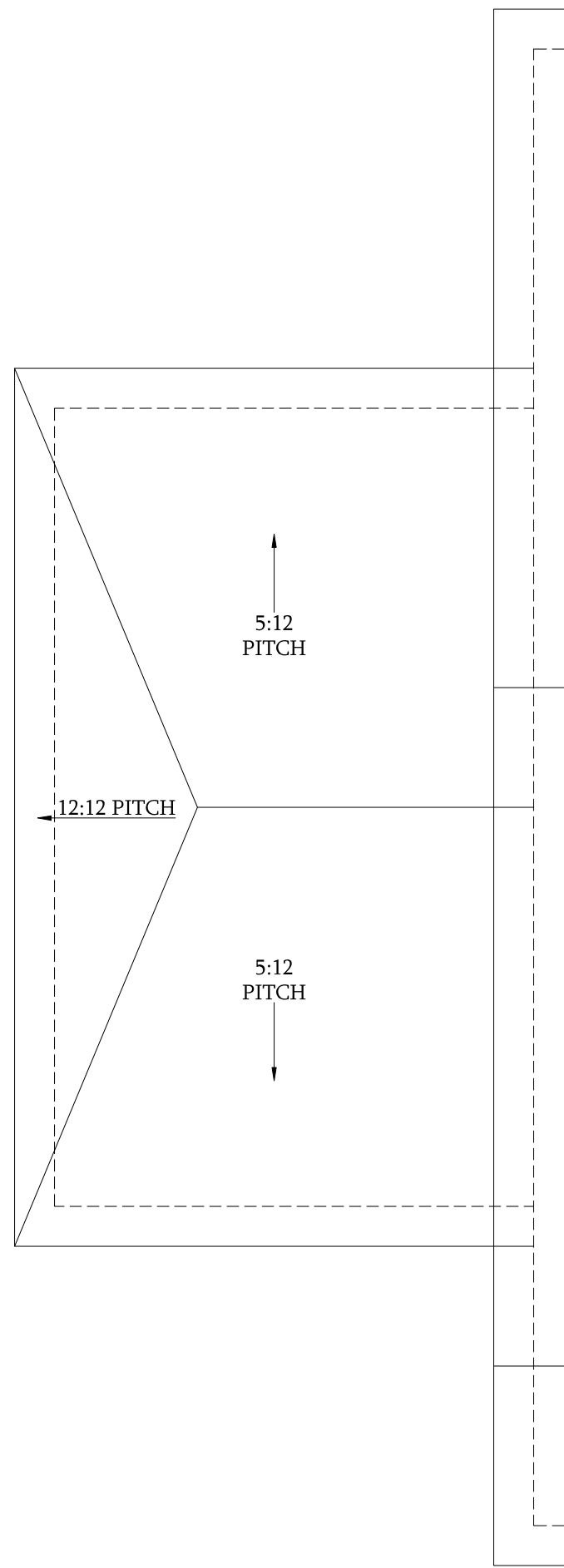
TOTAL AREA PROVIDED

|                       |        |
|-----------------------|--------|
| SOFFIT AND RIDGE VENT | 10.162 |
|-----------------------|--------|



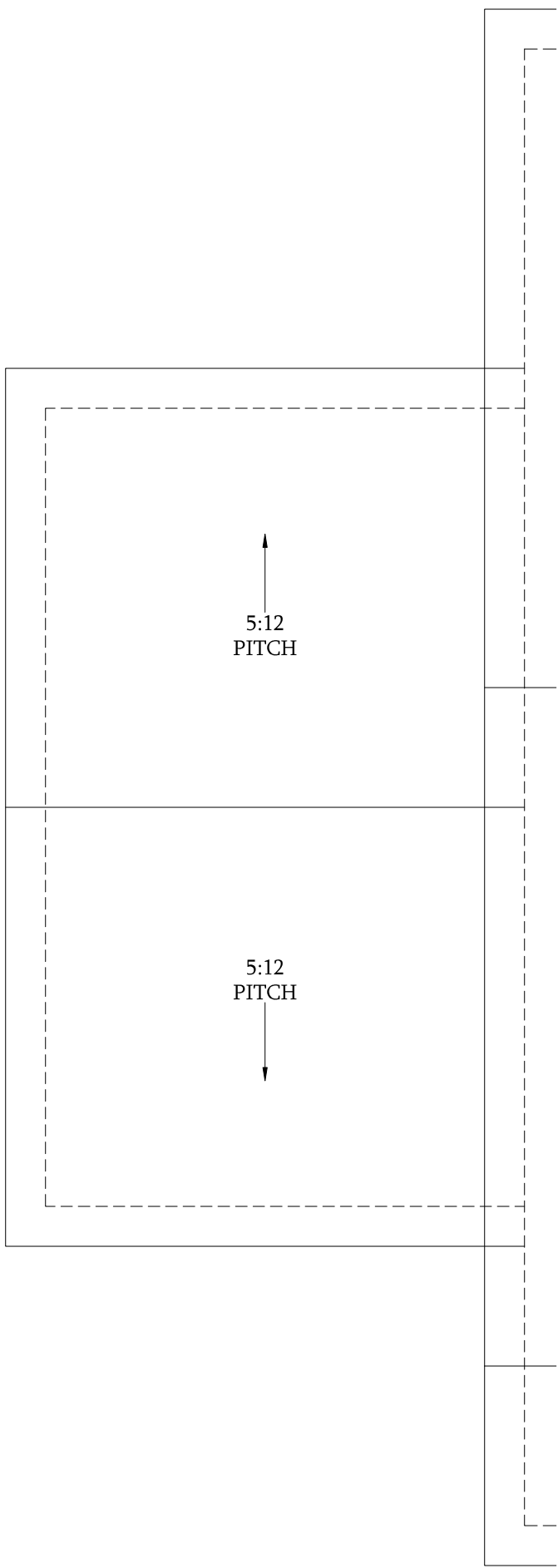
Roof Plan  
Elevation C

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



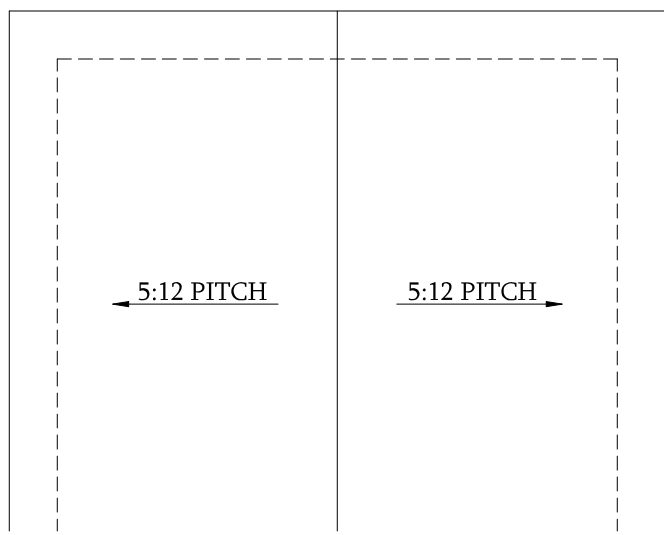
Optional 1-Car Carriage Garage Elevation C

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



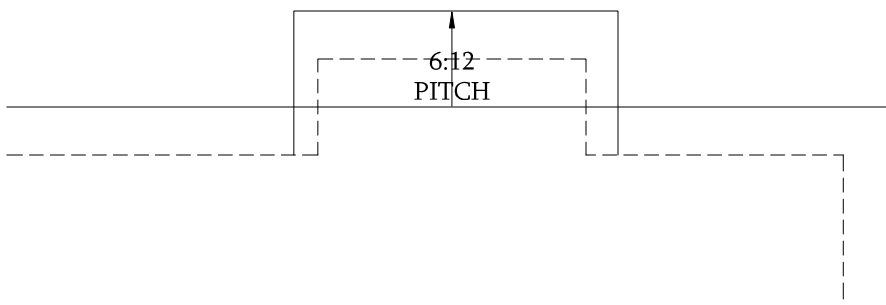
Optional 1-Car Carriage Garage Elevation A & B

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



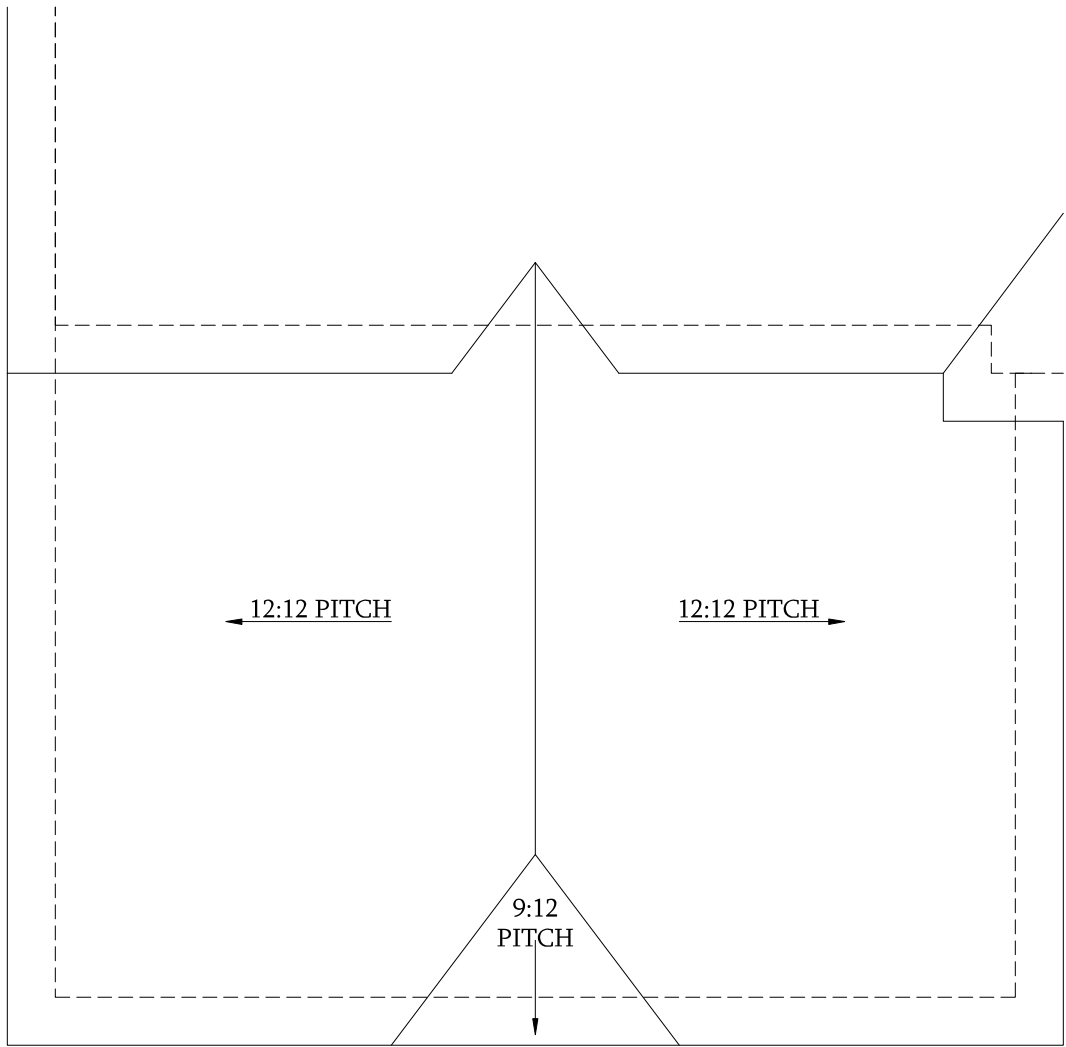
Optional Covered Patio

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



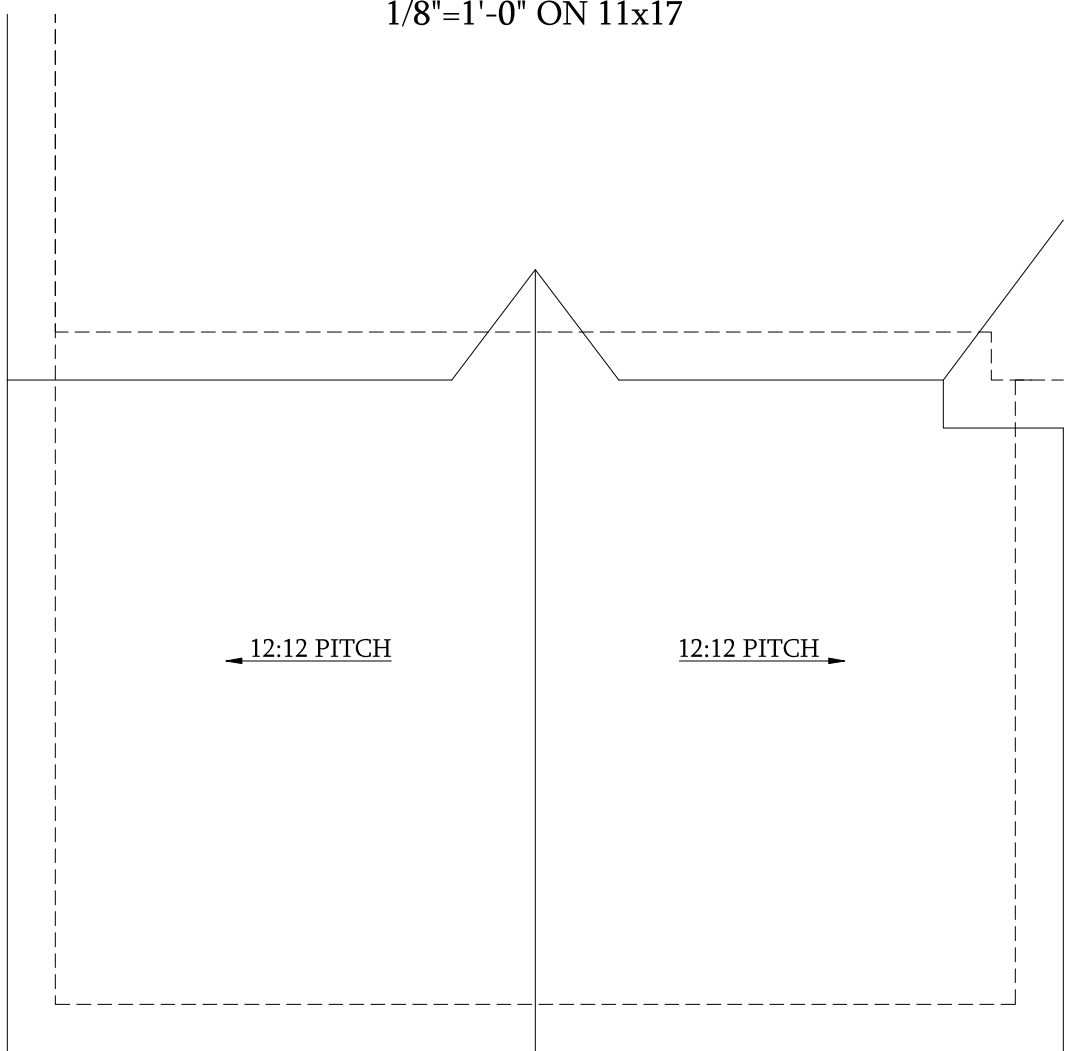
Optional Fireplace at Family Room

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



Optional 3-Car Side Load Garage Elevation C

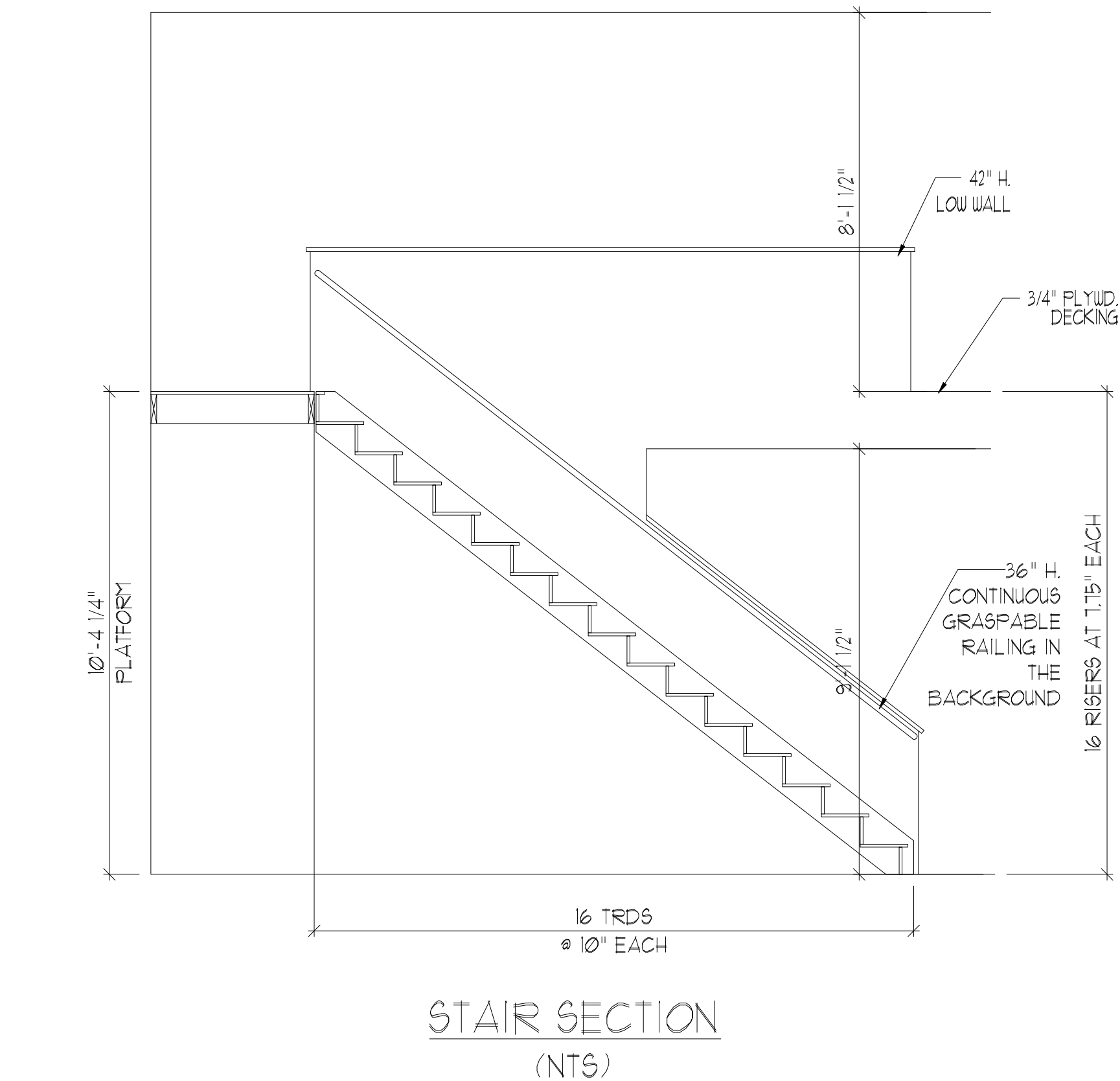
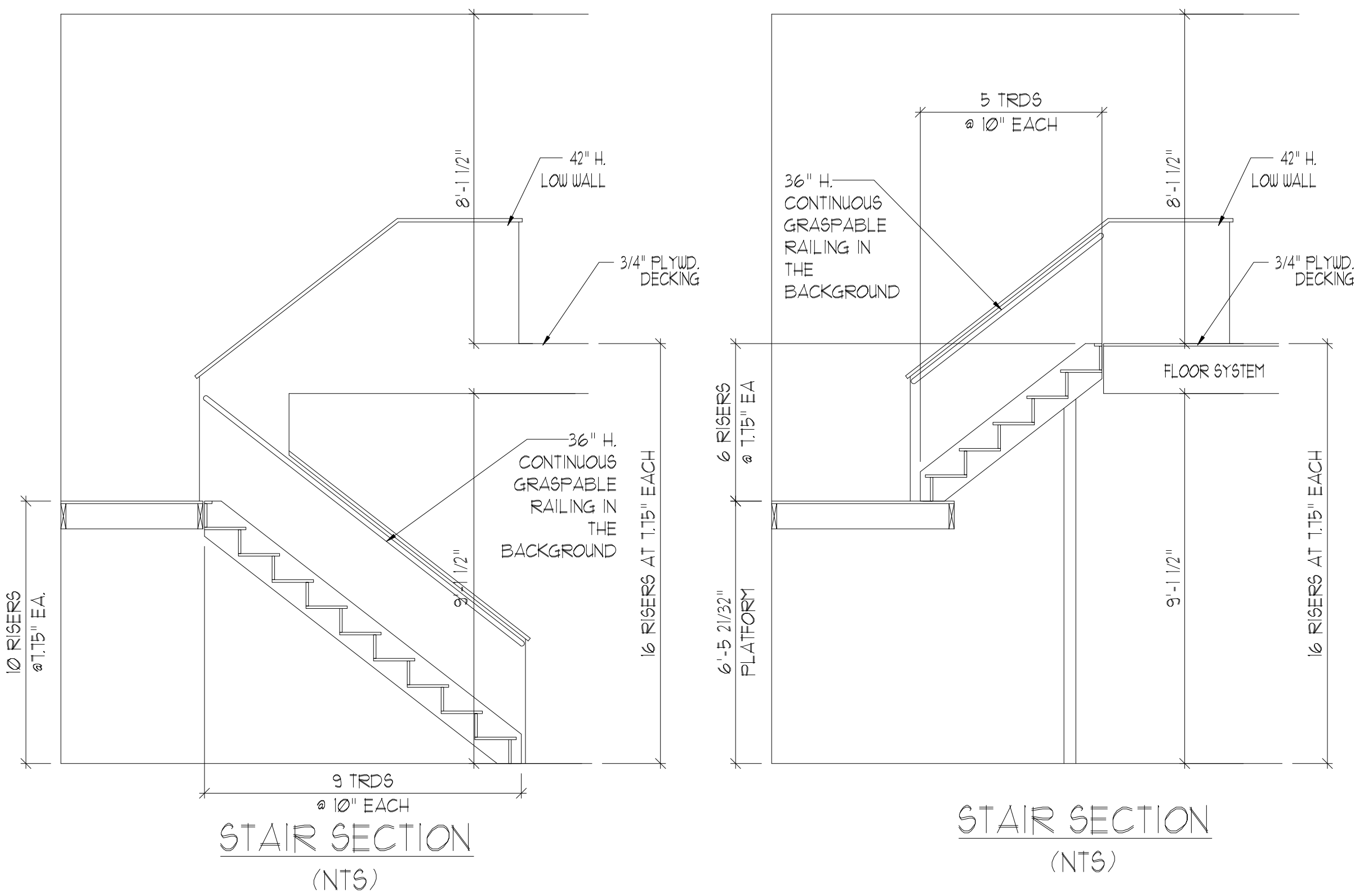
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



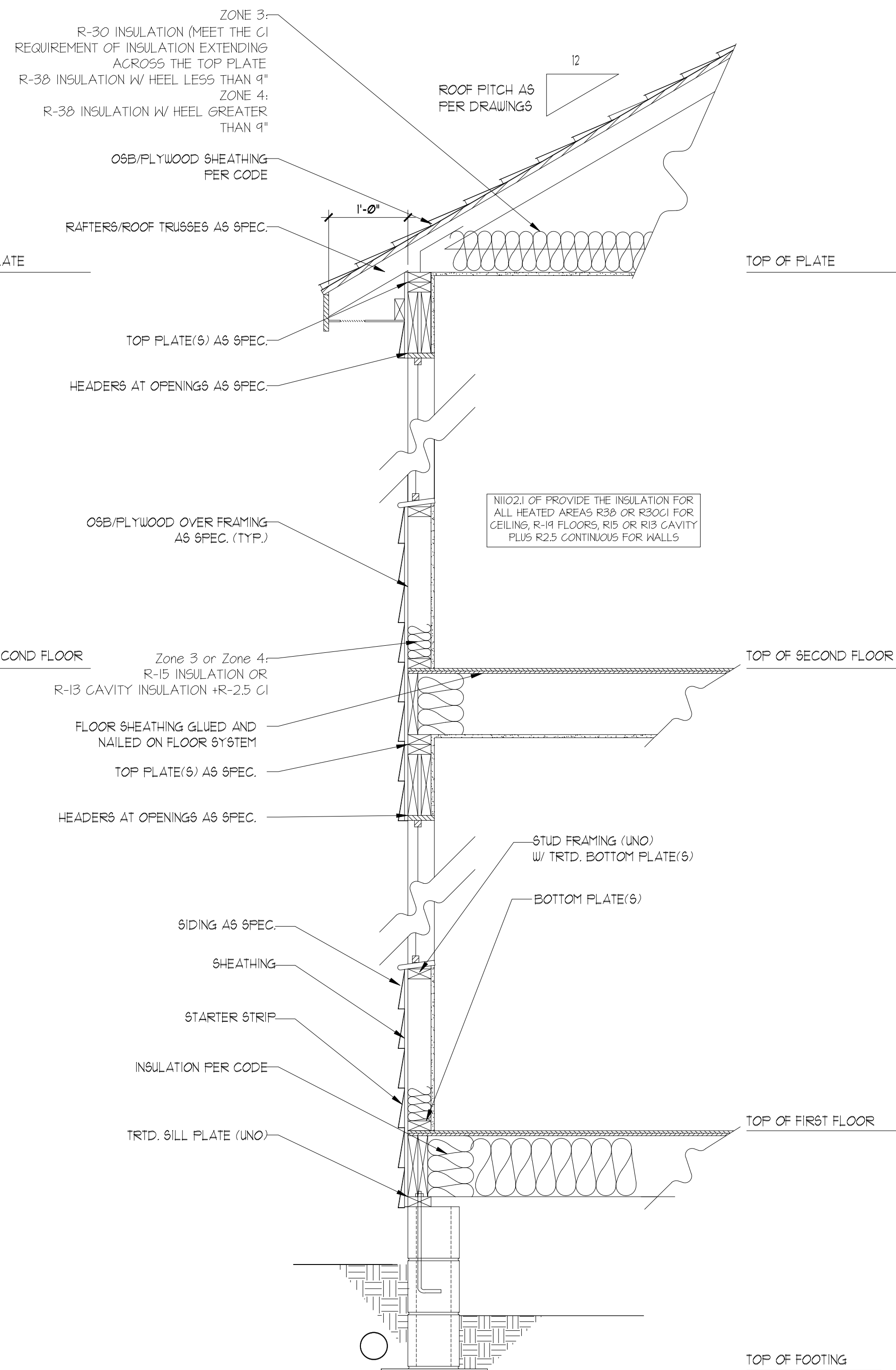
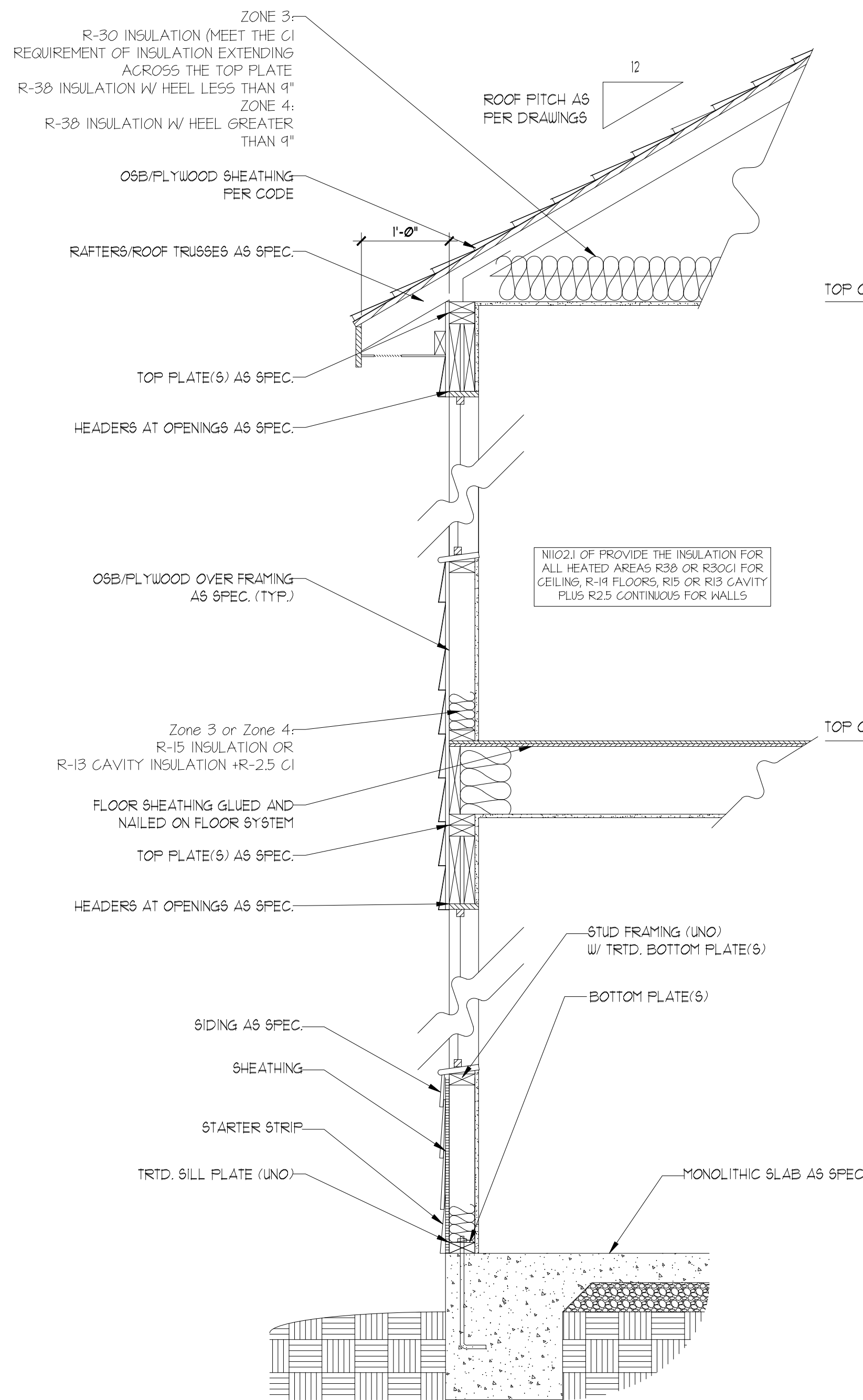
Optional 3-Car Side Load Garage Elevation A & B

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





**STAIR SECTION (NTS)**



**\* \* \* \* \***

**STAIR NOTES:**

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

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


































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

**HANDRAILS:**  
HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT, TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND HANDRAILS.

CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA

**\* \* \* \* \***

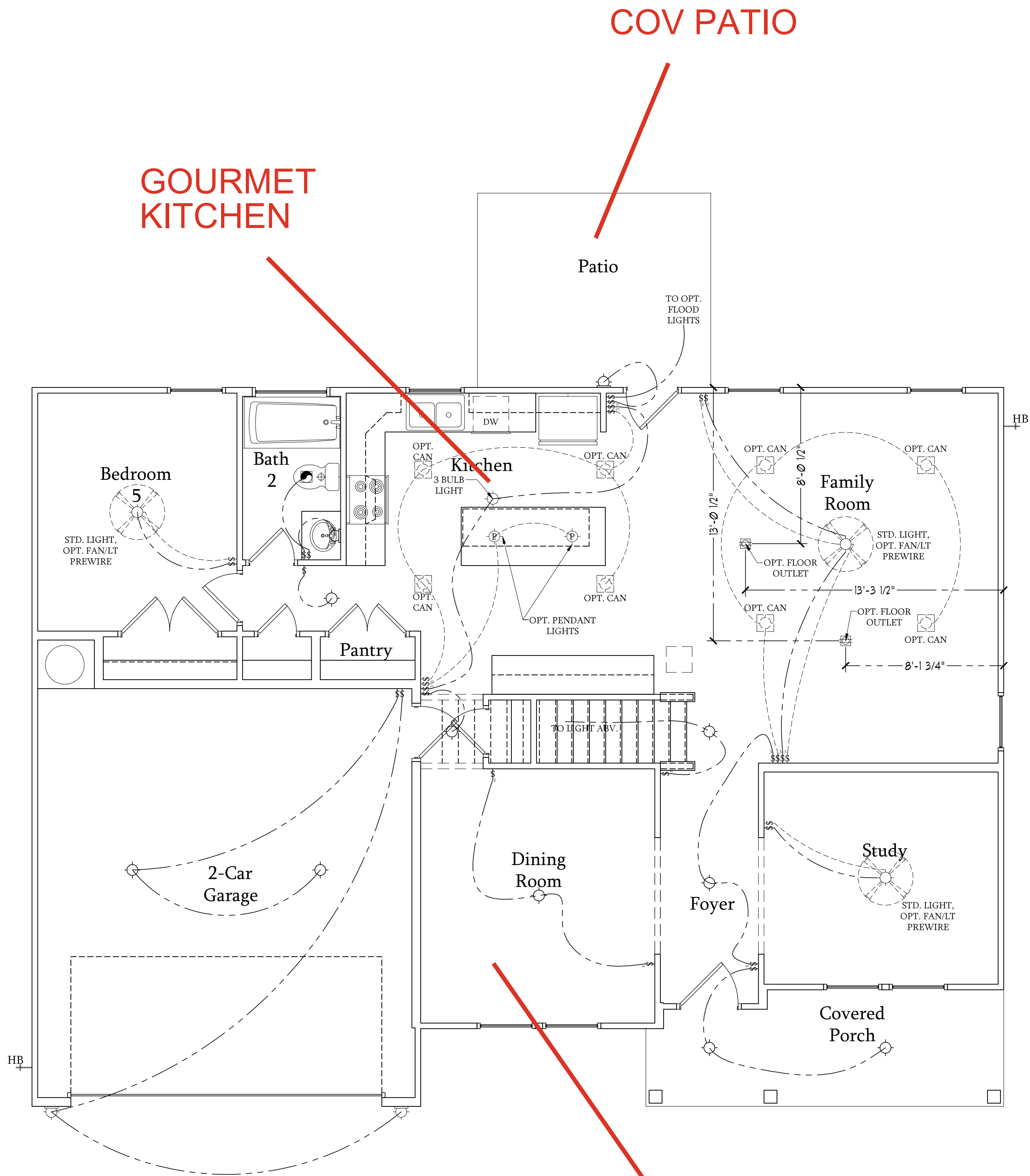
ELECTRICAL LEGEND

-  120V OUTLET
-  120V GFI OUTLET
-  120V SWITCHED OUTLET
-  120V BASEBOARD OUTLET
-  4-PLEX
-  FLOOR MOUNTED 120V
-  FLOOR MOUNTED 120V GFI
-  WEATHERPROOF
-  220V OUTLET
-  120V DEDICATED CIRCUIT
-  220V DEDICATED CIRCUIT
-  SPECIAL PURPOSE (240 V, ETC.)
-  WALL MOUNT LIGHT
-  CEILING MOUNT LIGHT
-  PENDANT LIGHT
-  RECESSED CAN LIGHT
-  MINI CAN LIGHT
-  EYEBALL LIGHT
-  FLUORESCENT LIGHT
-  UNDERCABINET LIGHT
-  FLOOD LIGHT
-  SWITCH
-  3-WAY SWITCH
-  4-WAY SWITCH
-  DIMMER SWITCH
-  TELEPHONE
-  TV CONNECTION
-  CONDUIT FOR COMPONENT WIRING
-  SPEAKER
-  COMBO SMOKE/  
CARBON MONOXIDE DETECTOR
-  110 V SMOKE DETECTOR
-  EXHAUST FAN
-  LOW VOLTAGE PANEL



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.



First Floor Plan

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



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DREAM FINDERS HOMES  
SOUTHPORT

DATE: SEPTEMBER 16, 2019

REV.: AUGUST 01, 2021

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

DRAWN BY:

ENGINEERED BY:


































REVIEWED BY:



FIRST FLOOR  
ELECTRICAL  
PLAN

E-1



ELECTRICAL LEGEND

-  120V OUTLET
-  120V GFI OUTLET
-  120V SWITCHED OUTLET
-  120V BASEBOARD OUTLET
-  4-FLEX
-  FLOOR MOUNTED 120V
-  FLOOR MOUNTED 120V GFI
-  WEATHERPROOF
-  220V OUTLET
-  120V DEDICATED CIRCUIT
-  220V DEDICATED CIRCUIT
-  SPECIAL PURPOSE (240 V, ETC.)
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-  CEILING MOUNT LIGHT
-  PENDANT LIGHT
-  RECESSED CAN LIGHT
-  MINI CAN LIGHT
-  EYEBALL LIGHT
-  FLUORESCENT LIGHT
-  UNDERCABINET LIGHT
-  FLOOD LIGHT
-  SWITCH
-  3-WAY SWITCH
-  4-WAY SWITCH
-  DIMMER SWITCH
-  TELEPHONE
-  TV CONNECTION
-  CONDUIT FOR COMPONENT WIRING
-  SPEAKER
-  COMBO SMOKE/  
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-  110 V SMOKE DETECTOR
-  EXHAUST FAN
-  LOW VOLTAGE PANEL

-  CEILING FAN
-  CEILING FAN W/ LIGHT

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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.

Optional Service Door at 1-Car Garage

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

Optional 1-Car Carriage Garage

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

Optional 3-Car Side Load Garage

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

Optional Extended Patio

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

Optional Covered Patio

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

Optional Gourmet Kitchen

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

Optional Desk at Kitchen

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

Optional Open Rail ILO 45" Wall w/ Cap

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

Optional 2-Car Side Load Garage

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

Optional Fireplace at Family Room

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

Optional Butler's Pantry at Garage Entry

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

Opt. Coffered Ceiling at Dining Room

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

Optional Bi-Swing Doors at Study

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

Dining Room w/ Opt. Basement

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



ELECTRICAL LEGEND

120V OUTLET

120V GFI OUTLET

120V SWITCHED OUTLET

120V BASEBOARD OUTLET

4-PLEX

FLOOR MOUNTED 120V

FLOOR MOUNTED 120V GFI

WEATHERPROOF

220V OUTLET

120V DEDICATED CIRCUIT

220V DEDICATED CIRCUIT

SPECIAL PURPOSE (240 V, ETC.)

WALL MOUNT LIGHT

CEILING MOUNT LIGHT

PENDANT LIGHT

RECESSED CAN LIGHT

MINI CAN LIGHT

EYEBALL LIGHT

FLUORESCENT LIGHT

UNDERCABINET LIGHT

FLOOD LIGHT

SWITCH

3-WAY SWITCH

4-WAY SWITCH

DIMMER SWITCH

TELEPHONE

TV CONNECTION

CONDUIT FOR COMPONENT WIRING

SPEAKER

COMBO SMOKE/  
CARBON MONOXIDE DETECTOR

110 V SMOKE DETECTOR

EXHAUST FAN

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"

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2-Car  
Garage

Dining Room

Foyer

Study

Covered Porch

HB

First Floor Plan

B-1

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

2-Car  
Garage

Dining Room

Foyer

Study

Covered Porch

HB

First Floor Plan

C-1

SCALE: 1/4"=1'-0" ON 22x34  
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2-Car  
Garage

Dining Room

Foyer

Study

Covered Porch

HB

First Floor Plan

C-1

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Foyer

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First Floor Plan

C-1

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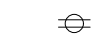


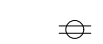

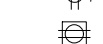


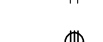
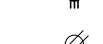



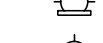
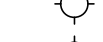
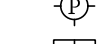

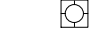


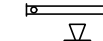
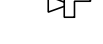
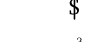
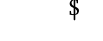
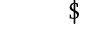
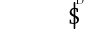


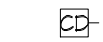
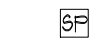

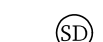

Study

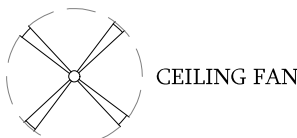
Covered Porch

HB

First Floor Plan

ELECTRICAL LEGEND

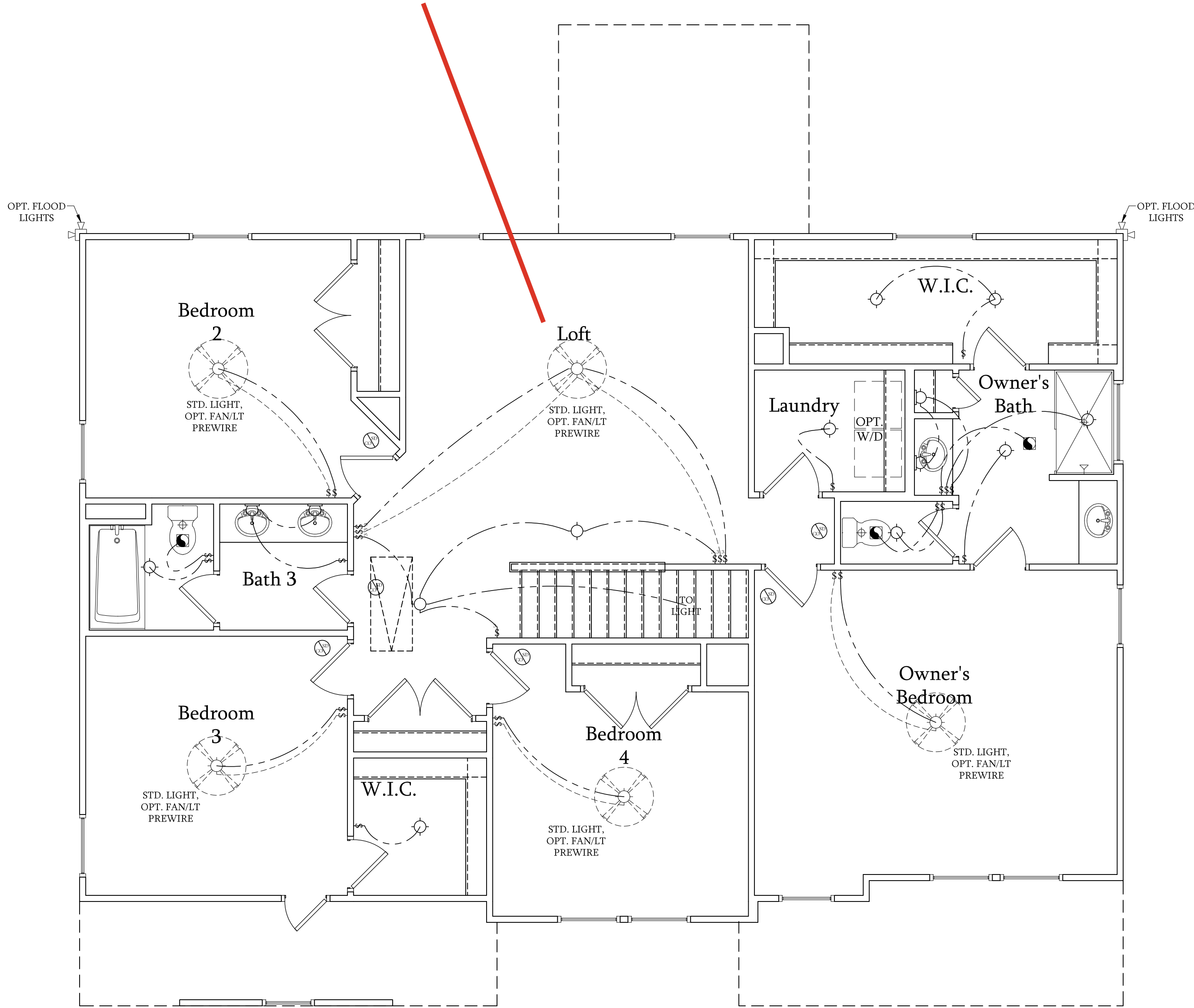
-  120V OUTLET
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-  120V SWITCHED OUTLET
-  120V BASEBOARD OUTLET
-  4-PLEX
-  FLOOR MOUNTED 120V
-  FLOOR MOUNTED 120V GFI
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-  120V DEDICATED CIRCUIT
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-  WALL MOUNT LIGHT
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REC ROOM



Second Floor Plan

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



PRICES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DESIGNS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND DIMENSIONS ARE ESTIMATED AND MAY VARY IN ACTUAL CONSTRUCTION. ACTUAL POSITION AND DIMENSIONS OF ALL FEATURES SHALL BE SHOWN ON PLAN AND PLOT PLAN. FLOOR PLANS AND ELEVATION RENDERINGS ARE ARTIST CONCEPTIONS. FLOOR PLANS ARE THE COPYRIGHTED PROPERTY OF DREAM FINDERS HOMES. ANY USE, REPRODUCTION, ADAPTATION, OR MODIFICATION OF ANY PART OF THESE PLANS FOR NEW HOME SALES CONSTITUTS FOR CURRENT DETAILS. COPYRIGHT © DREAM FINDERS HOMES

DREAM FINDERS HOMES  
SOUTHPORT

DATE: SEPTEMBER 16, 2019

REV.: AUGUST 01, 2021

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

DRAWN BY:

ENGINEERED BY:

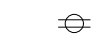


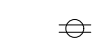

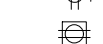


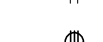
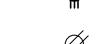



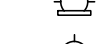
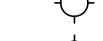
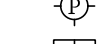

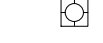


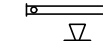
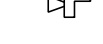
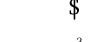
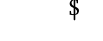
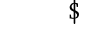
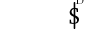


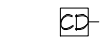
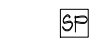

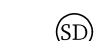

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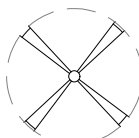
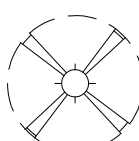
SECOND FLOOR  
ELECTRICAL PLAN

E-2



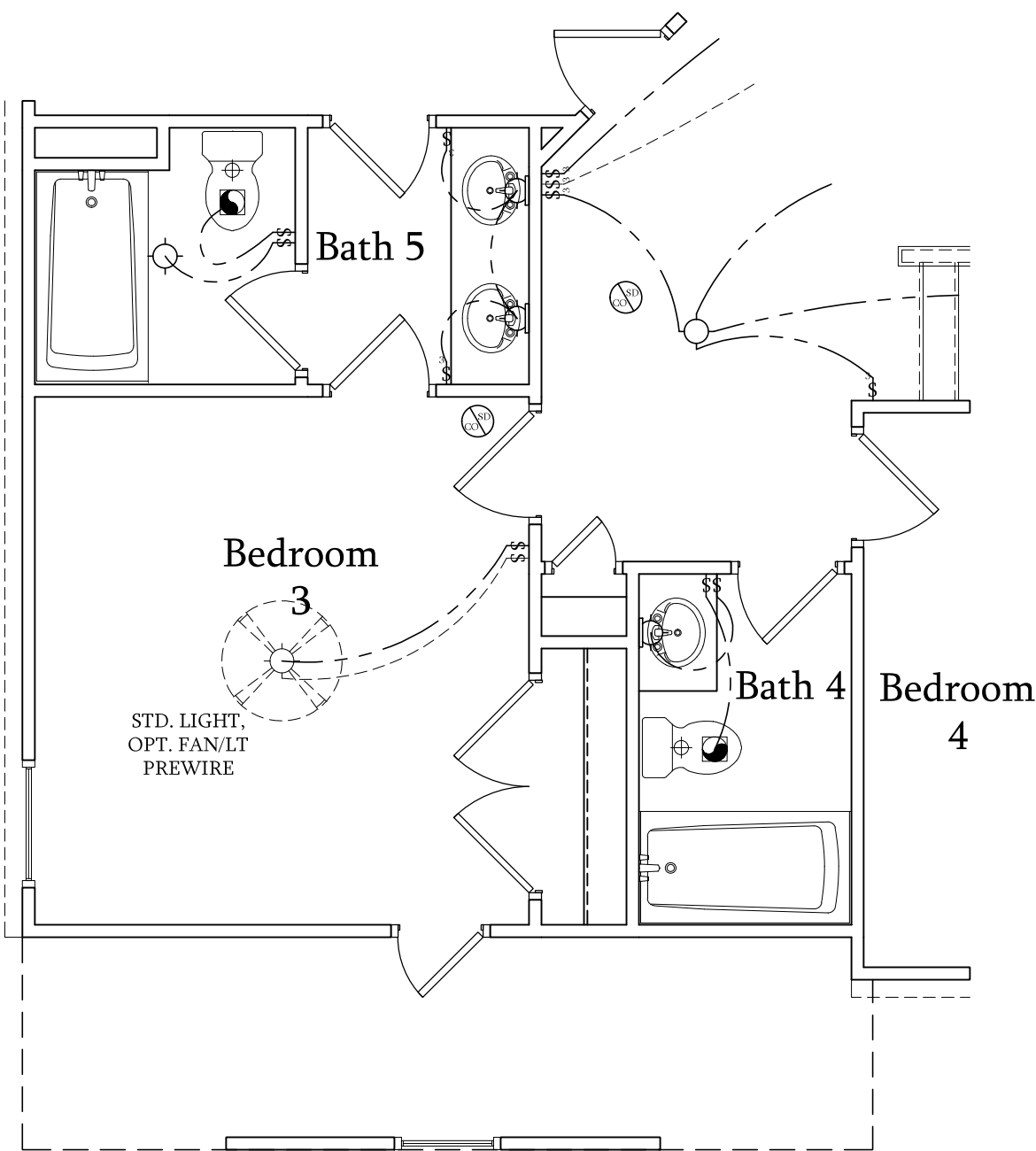
ELECTRICAL LEGEND

-  120V OUTLET
-  120V GFI OUTLET
-  120V SWITCHED OUTLET
-  120V BASEBOARD OUTLET
-  4-PLEX
-  FLOOR MOUNTED 120V
-  FLOOR MOUNTED 120V GFI
-  WEATHERPROOF
-  220V OUTLET
-  120V DEDICATED CIRCUIT
-  220V DEDICATED CIRCUIT
-  SPECIAL PURPOSE (240 V, ETC.)
-  WALL MOUNT LIGHT
-  CEILING MOUNT LIGHT
-  PENDANT LIGHT
-  RECESSED CAN LIGHT
-  MINI CAN LIGHT
-  EYEBALL LIGHT
-  FLUORESCENT LIGHT
-  UNDERCABINET LIGHT
-  FLOOD LIGHT
-  SWITCH
-  3-WAY SWITCH
-  4-WAY SWITCH
-  DIMMER SWITCH
-  TELEPHONE
-  TV CONNECTION
-  CONDUIT FOR COMPONENT WIRING
-  SPEAKER
-  COMBO SMOKE/  
CARBON MONOXIDE DETECTOR
-  110 V SMOKE DETECTOR
-  EXHAUST FAN
-  LOW VOLTAGE PANEL

-  CEILING FAN
-  CEILING FAN W/ LIGHT

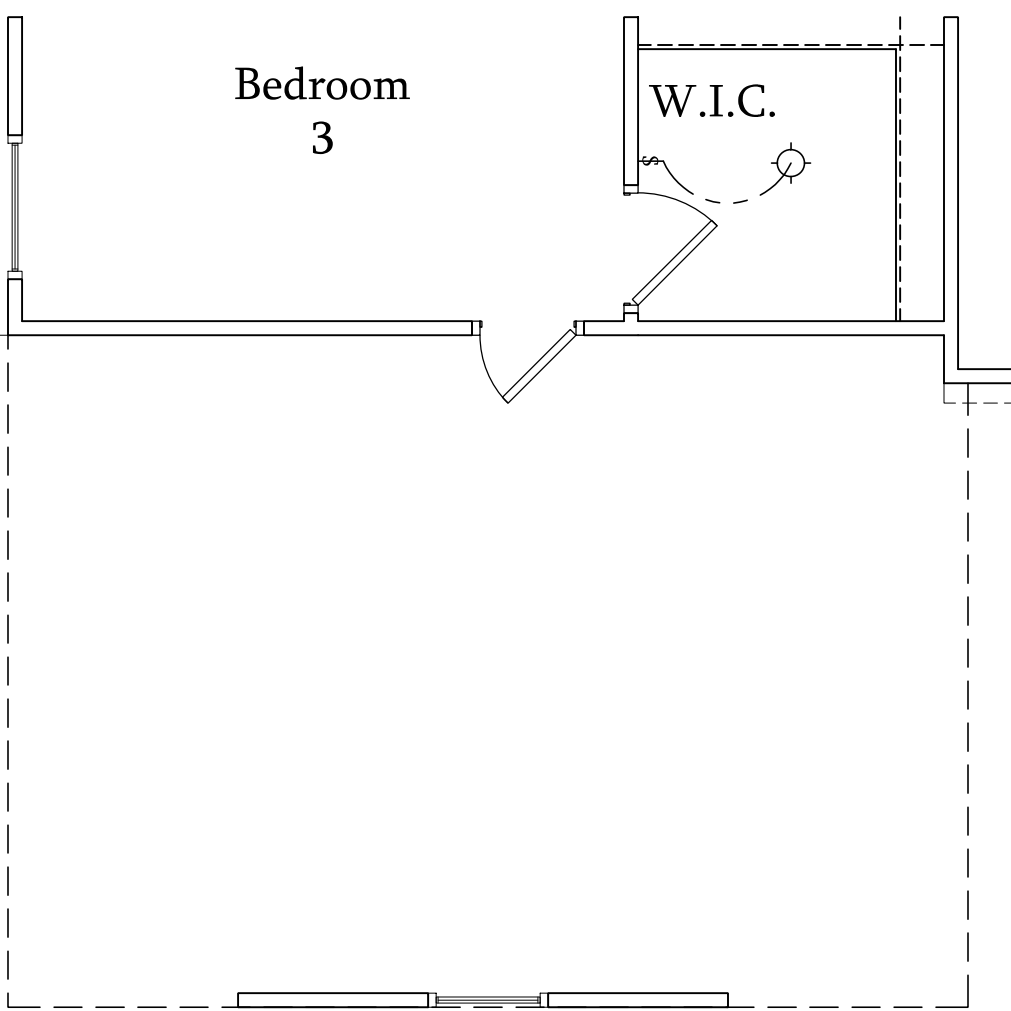
ELECTRICAL NOTES:

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.



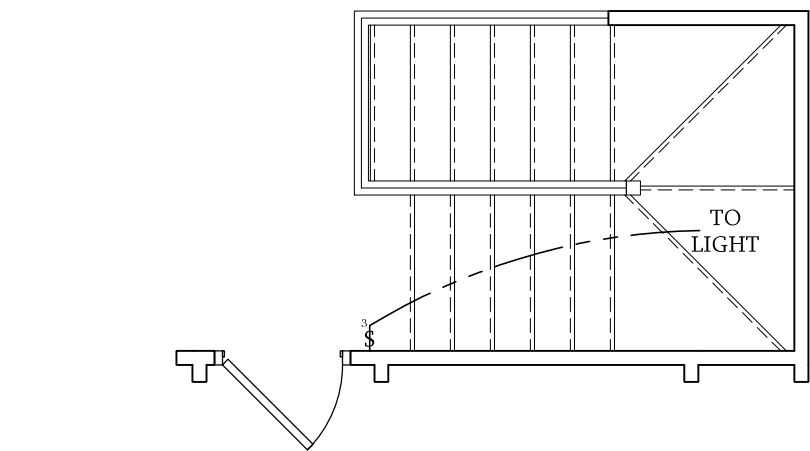
Opt. Bath 5 w/ Bedroom 3  
& Bath 4

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



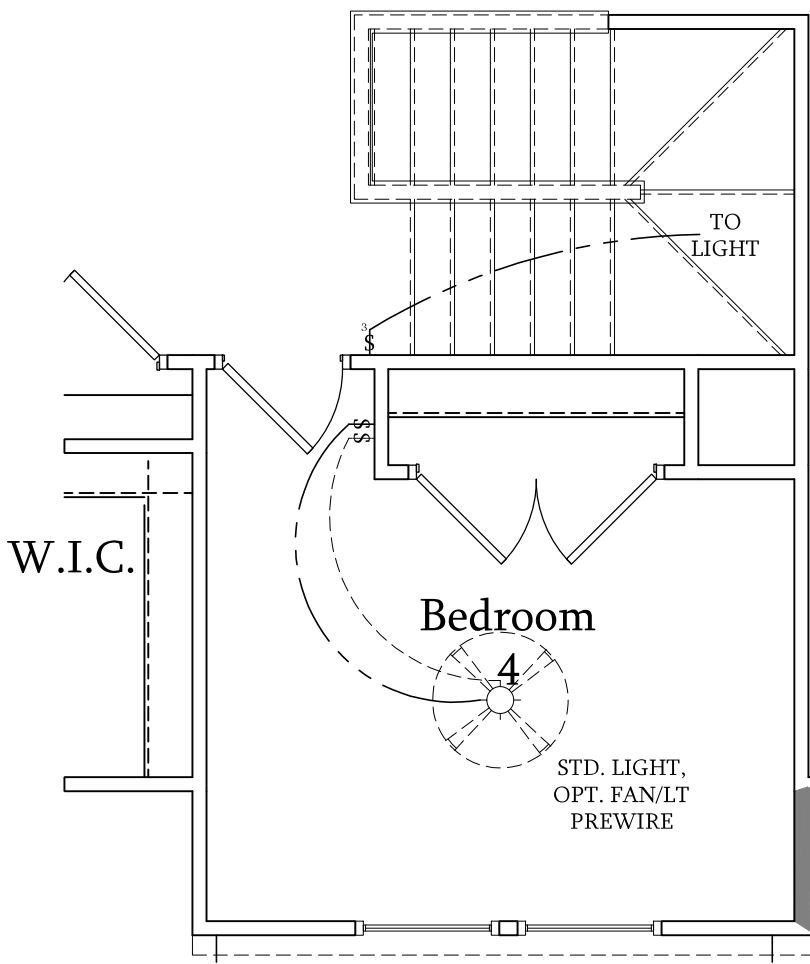
Opt. 3-Car Side-Load  
Garage

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



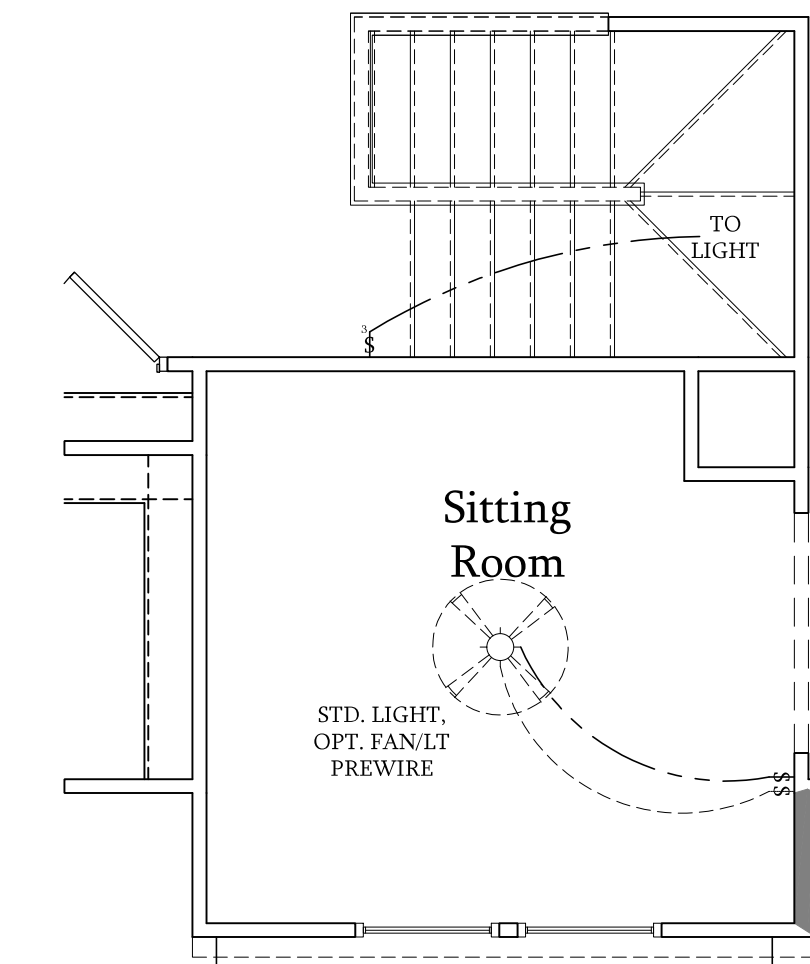
Optional Open Rail ILO 45" Wall  
w/ Cap at Loft w/ Opt. Basement

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



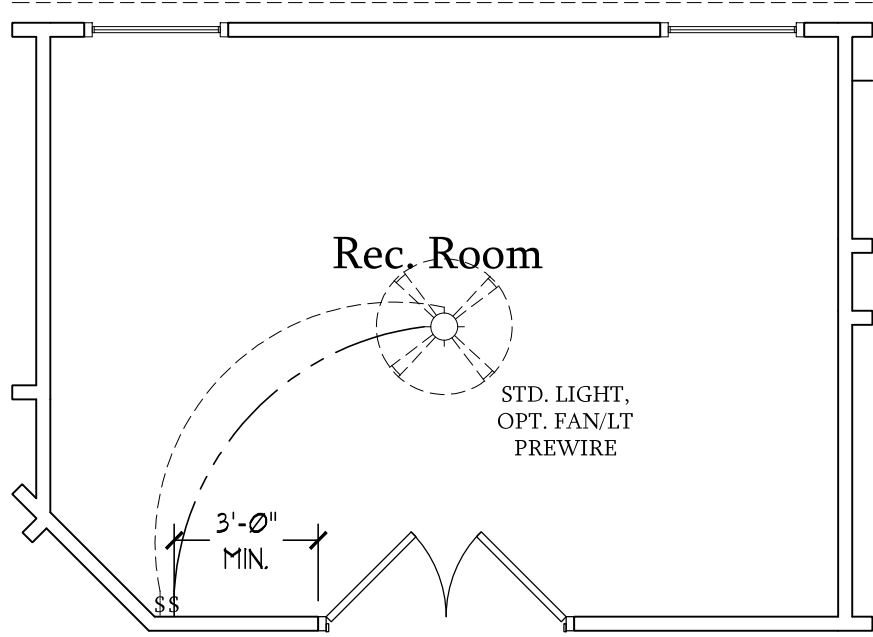
Bedroom 4 w/ Opt.  
Basement

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



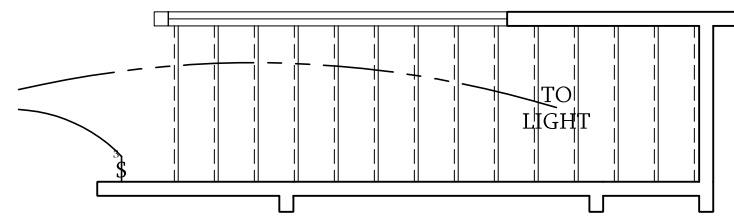
Optional Sitting Room at Owner's  
Bedroom ILO Bedroom 4 w/ Opt Basement

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



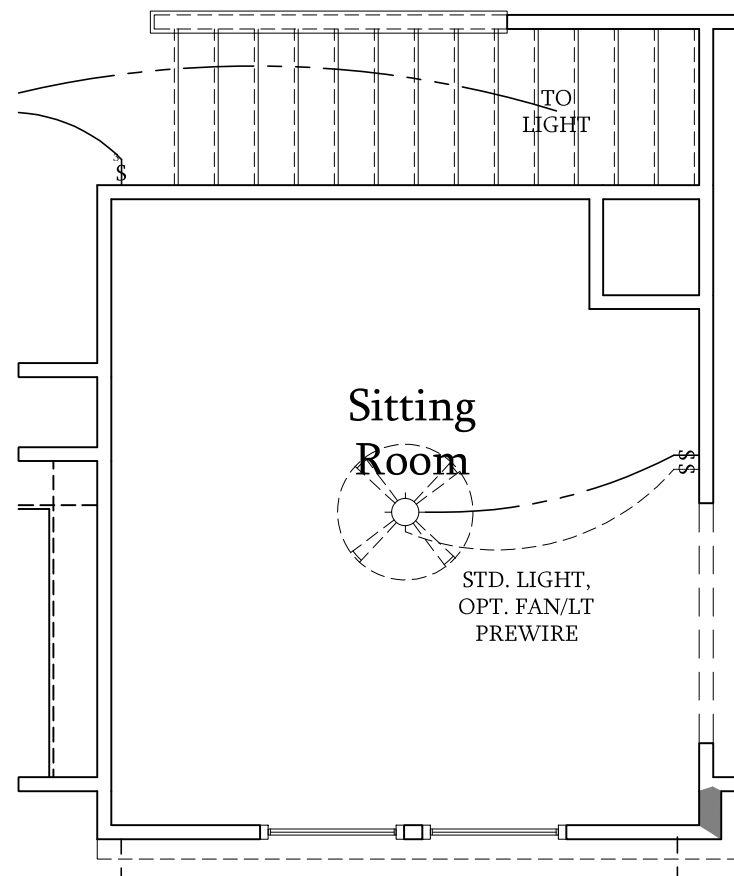
Optional Rec. Room ILO Loft

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



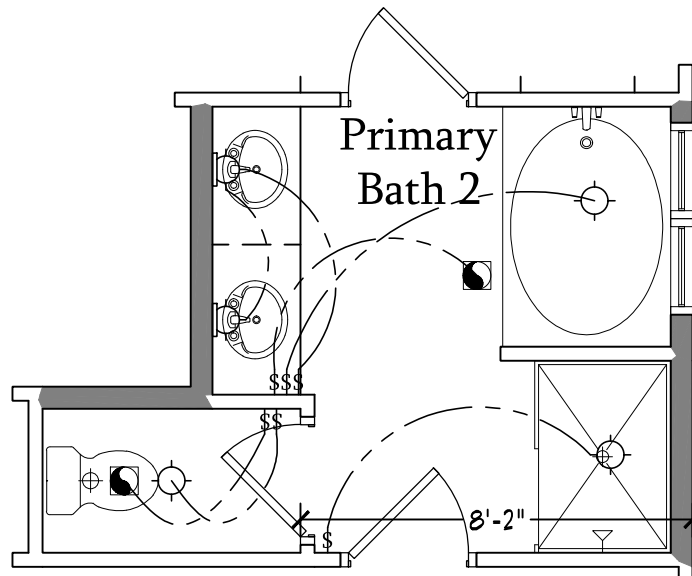
Optional Open Rail ILO  
45" Wall w/ Cap at Loft

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



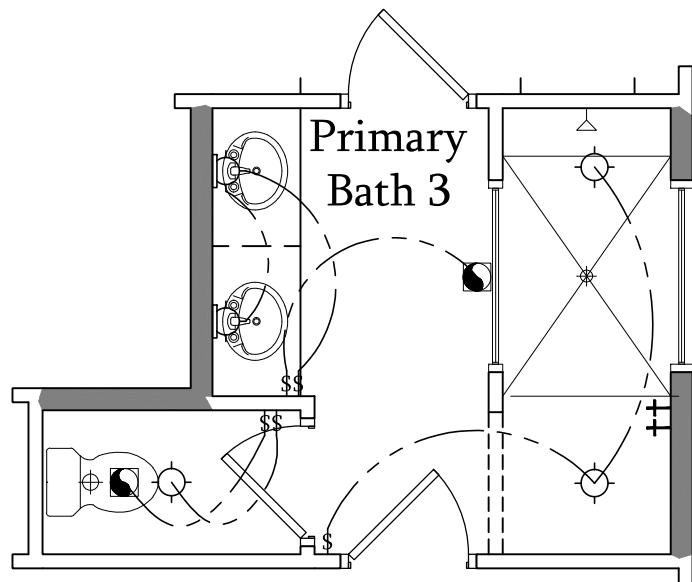
Optional Sitting Room at  
Owner's Bedroom ILO  
Bedroom 4

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



Optional Primary Bath 2

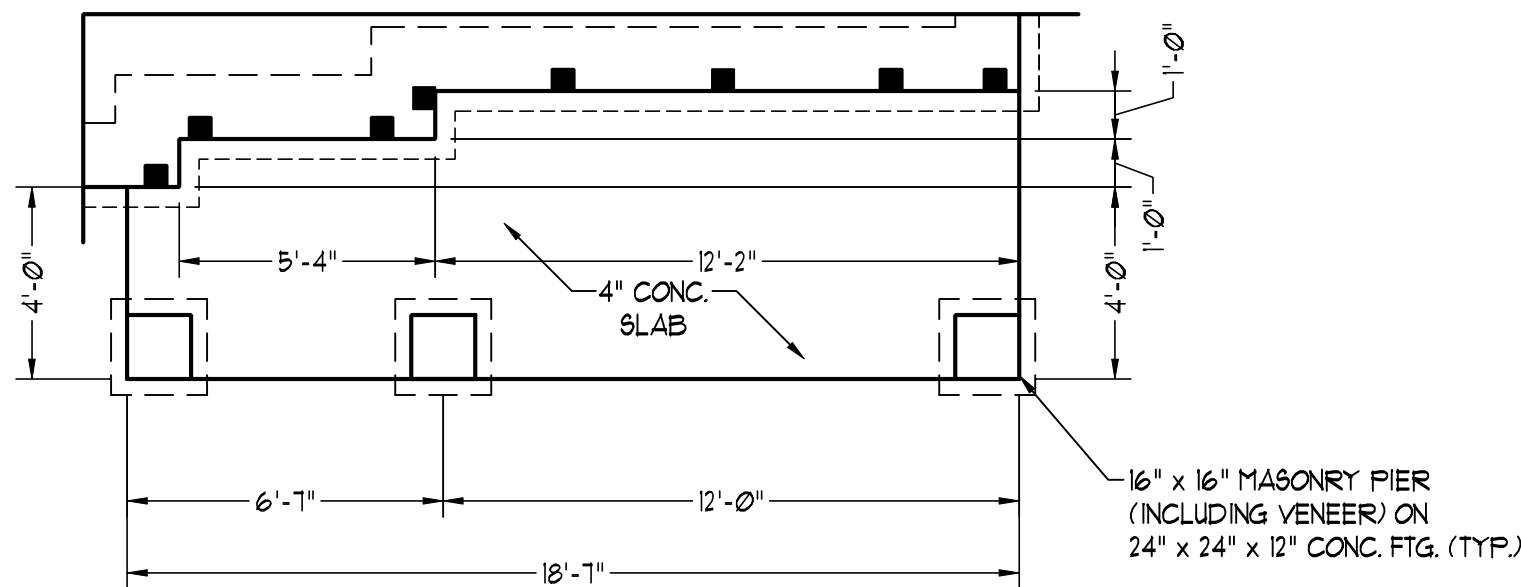
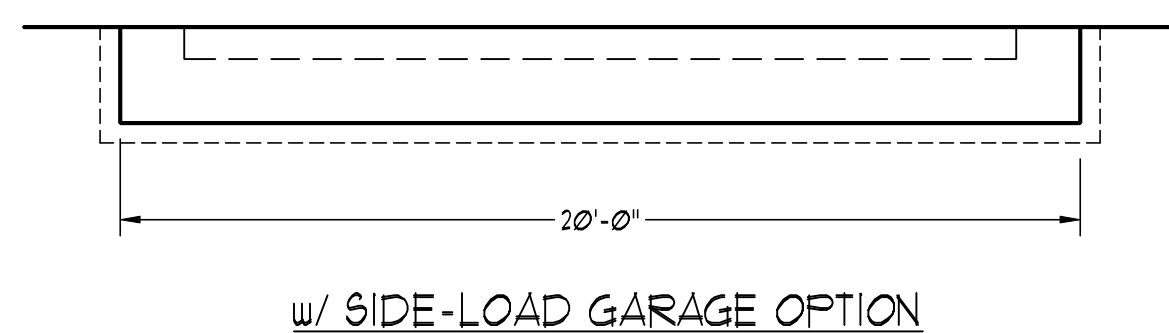
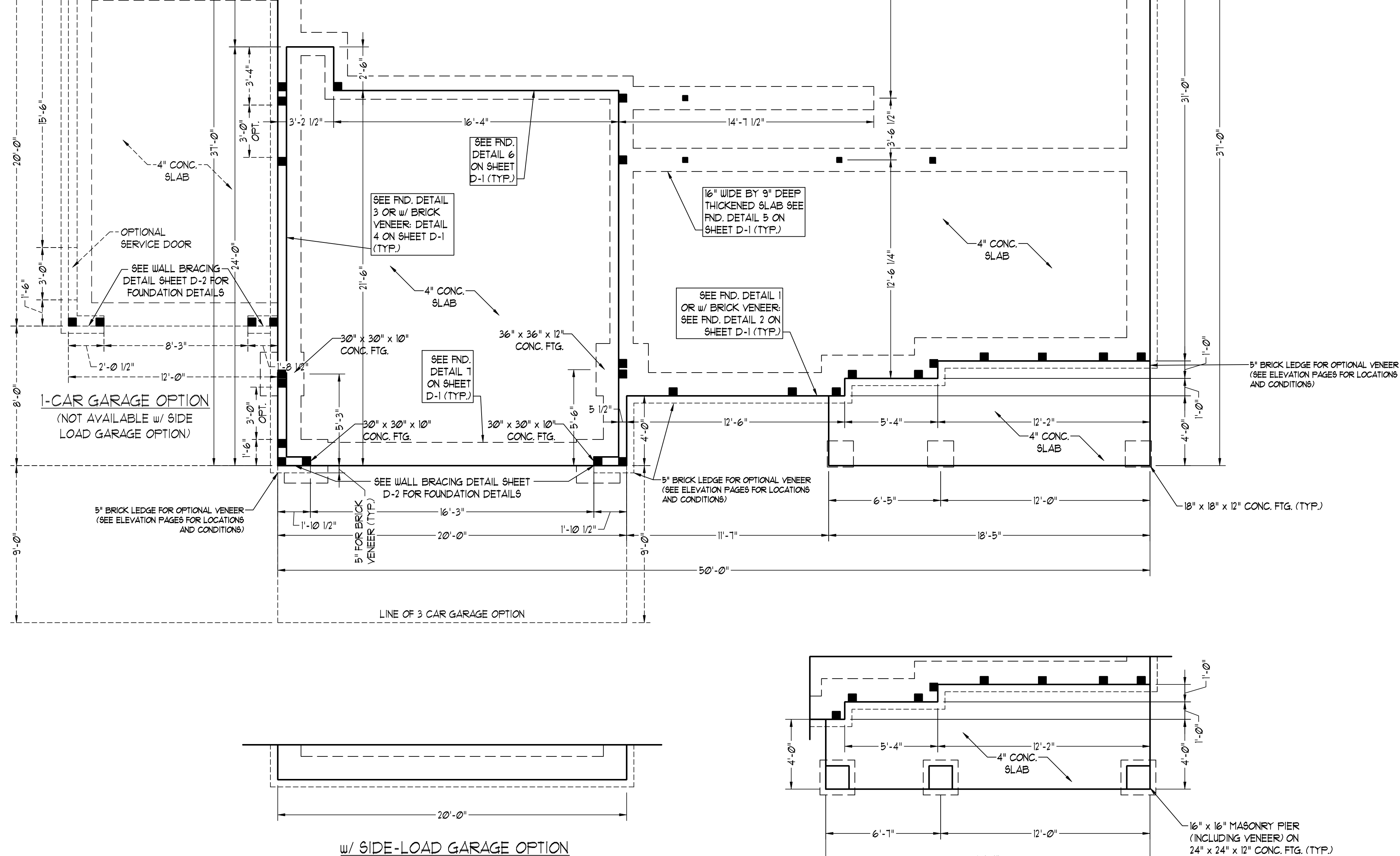
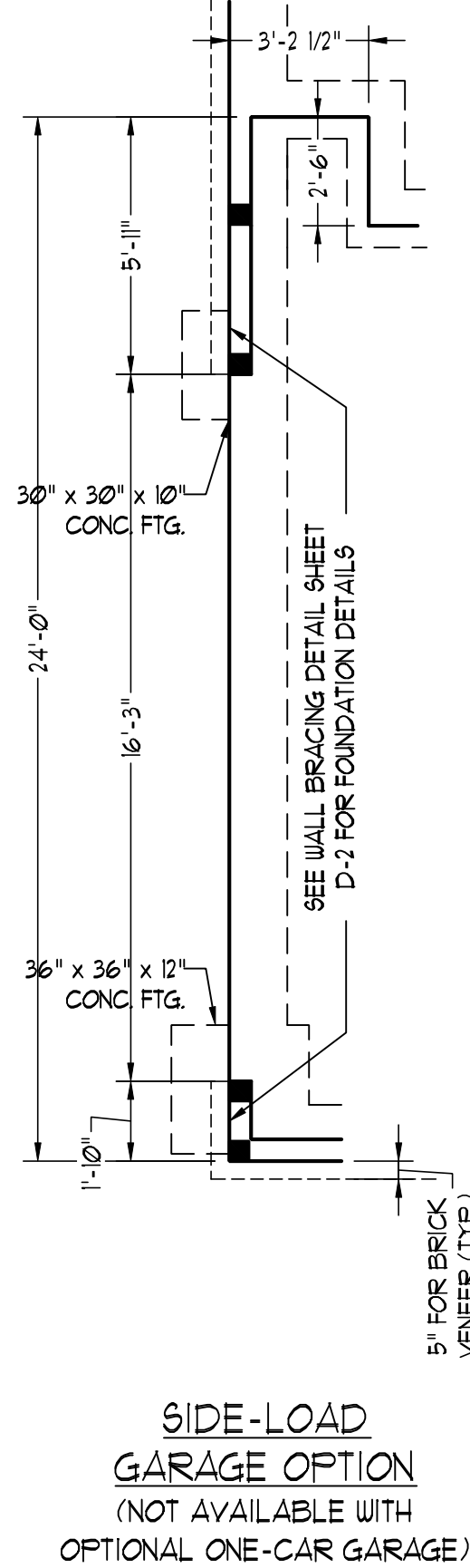
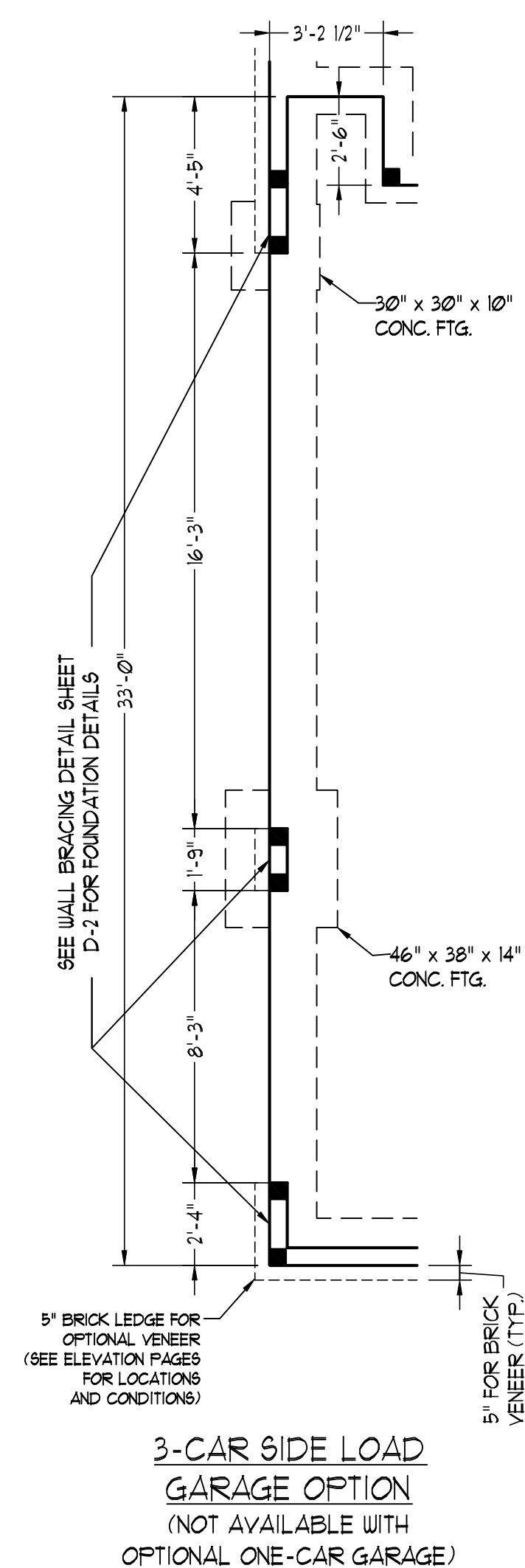
SCALE: 1/4"=1'-0" ON 22x34 AND  
1/8"=1'-0" ON 11x17



Optional Primary Bath 3

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





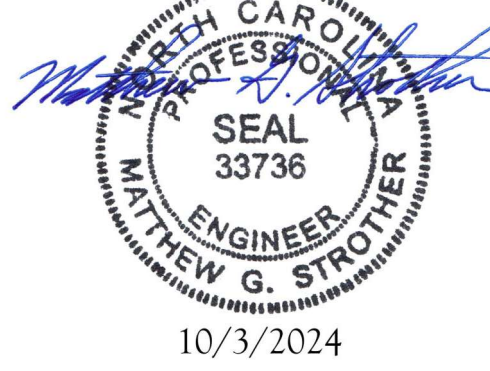
150 MPH ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 ("HIGH WIND ZONES" FOR 150 MPH WINDS).
- BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES" FOR 150 MPH WINDS) OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION. FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- WALL CLADDING DESIGNED FOR +4.3 PSF AND -3.7 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
- ROOF CLADDING DESIGNED FOR +2.2 PSF AND -2.8 PSF FOR ROOF PITCHES 1/2 TO 1/2 AND +4 PSF AND -5.1 PSF FOR ROOF PITCHES 2/3 TO 1/2.
- 1/8" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
- WALLS TO BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION AND AS NOTED ON PLANS.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2018 EDITION.

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

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- INSTALL 12" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 1" INTO MASONRY OR CONCRETE. LOCATE BOLT WITH MIDDLE THIRD OF PLATE WIDTH.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- EXTERIOR WALLS DESIGNED FOR 120 MPH WINDS.
- WALL CLADDING DESIGNED FOR +5.3 PSF AND -3.7 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
- ROOF CLADDING DESIGNED FOR +4.2 PSF AND -3.7 PSF FOR ROOF PITCHES 1/2 TO 1/2 AND +4.8 PSF AND -3.6 PSF FOR ROOF PITCHES 2/3 TO 1/2.
- INSTALL 1/8" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORIES IN ACCORDANCE WITH SECTION R602.10.3 OF THE NCRC, 2018 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2018 EDITION.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

| LEGEND |                        |
|--------|------------------------|
| CONT   | CONTINUOUS             |
| XJ     | EXTRA JOIST            |
| DJ     | DOUBLE JOIST           |
| TJ     | TRIPLE JOIST           |
| EA     | EACH                   |
| FDN    | FOUNDATION             |
| FTG    | FOOTING                |
| OC     | ON CENTER              |
| SPF    | SPRUCE PINE FIR        |
| SYP    | SOUTHERN YELLOW PINE   |
| TRTD   | PRESSURE TREATED       |
| TYP    | TYPICAL                |
| UNO    | UNLESS NOTED OTHERWISE |



J.S. THOMPSON  
ENGINEERING, INC.  
333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609  
PHONE: (919) 789-9919 FAX: (919) 789-9921  
N.C. LICENSE NO. C-1733

SOUTHPORT  
DREAM FINDERS HOMES

DATE: OCTOBER 2, 2024  
SCALE: 1/4" = 1'-0"  
DRAWN BY: DREAM FINDERS HOMES  
ENGINEERED BY: WFB

S-1b  
MONO SLAB  
FOUNDATION PLAN

10/3/2024



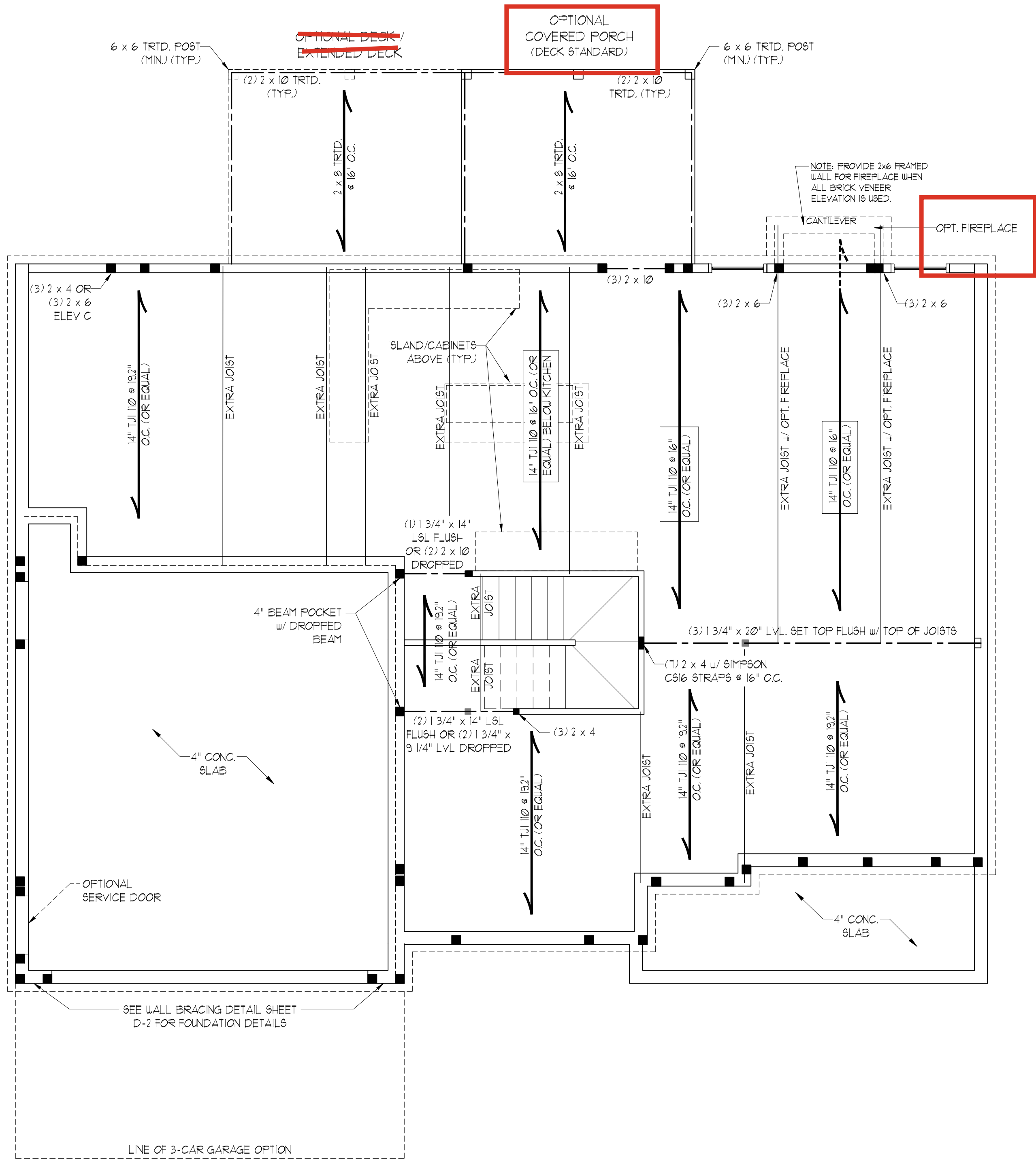


TABLE R602.7.5  
MINIMUM NUMBER OF FULL HEIGHT KING STUDS  
AT EACH END OF HEADERS IN EXTERIOR WALLS

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

BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY ENGINEERED DESIGN" OF THE NRC 2018 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.1 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
- SHEATH ALL EXTERIOR WALLS w/ 7/16" OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NRC 2018 EDITION.
- CS-WSP REFERS TO "CONTINUOUSLY SHEATHED 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.
- GB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL WHERE NOTED ON THE PLANS ATTACHED WITH 1 1/4" LONG #6 SCREWS OR 1 5/8" LONG 5d COOLER NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NRC 2018 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE #2 SPF (UNO). ALL TREATED LUMBER TO BE #1 SYP (UNO).
- INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
- WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R602.13 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SUPPORT UNSPECIFIED PT. LOADS ALONG FRAMED WALLS w/ (2) STUDS (UNO).
- ALL LOAD BEARING HEADERS TO BE (3) 2 x 10 (UNO).
- STEP BASEMENT FDN. DOWN TO 2 x 6 @ 16" O.C. WALL WHERE GRADE PERMITS.
- ALL LOAD BEARING INTERIOR WALLS TO BE 2 x 4 @ 12" O.C. OR 2 x 6 @ 16" O.C. (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 GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
- ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ ABU66 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO).
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

| LEGEND |                        |
|--------|------------------------|
| CONT   | CONTINUOUS             |
| XJ     | EXTRA JOIST            |
| DJ     | DOUBLE JOIST           |
| TJ     | TRIPLE JOIST           |
| EA     | EACH                   |
| FDN    | FOUNDATION             |
| FTG    | FOOTING                |
| OC     | ON CENTER              |
| SPF    | SPRUCE PINE FIR        |
| SYP    | SOUTHERN YELLOW PINE   |
| TRTD   | PRESSURE TREATED       |
| TYP    | TYPICAL                |
| UNO    | UNLESS NOTED OTHERWISE |

| LINTEL SCHEDULE FOR<br>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 VENEER (UNO). SEE ARCH DWGS. FOR SIZE AND LOCATION OF OPENINGS.
- (LLV) = LONG LEG VERTICAL
- LENGTH = CLEAR OPENING
- EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER 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 BLOCKING BETWEEN STUDS w/ (4) 12d NAILS PER PLY. FASTEN A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R703.8.2.1 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
- PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

NOTE:

BCI 4500s-18 JOISTS MAY BE USED IN LIEU OF TJ 110 JOISTS AT THE DEPTH AND SPACING NOTED ON THE PLAN.

**J.S. THOMPSON  
ENGINEERING, INC.**  
333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609  
PHONE: (919) 789-9919 FAX: (919) 789-9921  
N.C. LICENSE NO.: C-1733

**SOUTHPORT  
DREAM FINDERS HOMES**

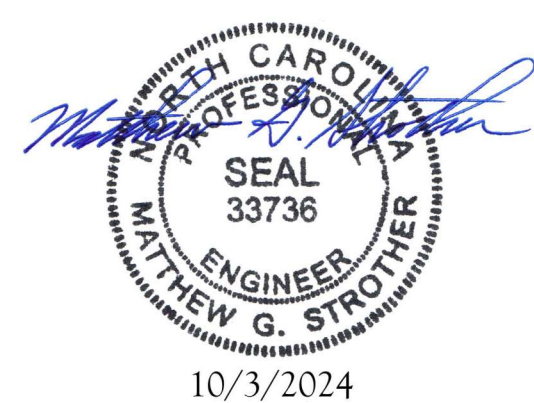
DATE: OCTOBER 2, 2024

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

DRAWN BY: DREAM FINDERS  
HOMES

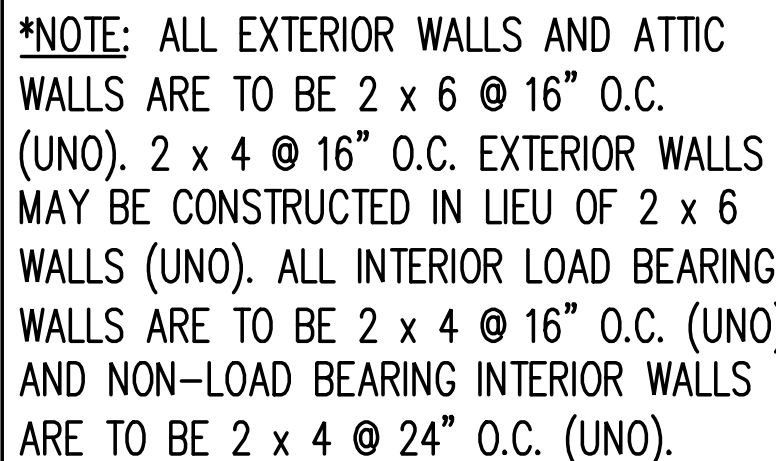
ENGINEERED BY: WFB

**S-2**  
FIRST FLOOR  
FRAMING PLAN



10/3/2024





- BCI 4500s-18 JOISTS MAY BE USED IN LIEU OF TJI 110 JOISTS AT THE DEPTH AND SPACING NOTED ON THE PLAN.

1. BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY ENGINEERED DESIGN" OF THE NRCR 2018 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.1 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PREScriptive.
2. SHEATH ALL EXTERIOR WALLS w/ 7/16" OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NRCR 2018 EDITION.
3. CS-WSP REFERS TO "CONTINUOUSLY SHEATHED 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.
4. GB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL WHERE NOTED ON THE PLANS ATTACHED WITH 1 1/4" LONG #6 SCREWS OR 1 5/8" LONG 54 COOLER NAILS SPACED 27" O.C. ALONG PANEL EDGES AND IN THE FIELD.
5. BRACED WALL DESIGN IS NOT APPLICABLE TO ZONE 1 OR ZONE 2 FOR HIGH WIND ZONES. BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4.5 OF THE NRCR 2018 EDITION.
6. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

1. ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO).
2. ALL LOAD BEARING HEADERS TO BE (2) 2" x 6 (UNO). WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA END (UNO). SEE TABLE R602.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
3. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
5. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3' O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
6. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3' O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
7. ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ ABU66 POST BASES (OR EQUAL). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO).
8. FOR FIBERGLASS, ALUMINUM, OR COLUMB EWN BY OTHERS, SECURE TO SLAB w/ (2) METAL ANGLES USING 2" CONC. SCREWS, FASTEN ANGLES TO COLUMN w/ 1/4" THROUGH BOLTS w/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
9. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

| LINTEL SCHEDULE FOR<br>BRICK/NATURAL STONE SUPPORT |                       |
|--|-----------------------|
| <u>LENGTH (FT.)</u>                                | <u>SIZE OF LINTEL</u> |
| 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 LL |
| 8 AND GREATER                                      | L 6 x 4 x 5/16 LLV    |

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

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

SOUTHPORT  
DREAM FINDERS HOMES

ENGINEERED BY: WFB

SECOND FLOOR  
FRAMING PLAN



**\*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).

**BRACED WALL DESIGN NOTES:**

- BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY ENGINEERED DESIGN" OF THE NCRC 2018 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.1 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
- SHEATH ALL EXTERIOR WALLS w/ 7/16" OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NCRC 2018 EDITION.
- CS-WSP REFERS TO "CONTINUOUSLY SHEATHED 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.
- GB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL WHERE NOTED ON THE PLANS ATTACHED WITH 1 1/4" LONG #6 SCREWS OR 1 5/8" LONG 5d COOLER NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

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

**BRICK SUPPORT NOTES:**

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

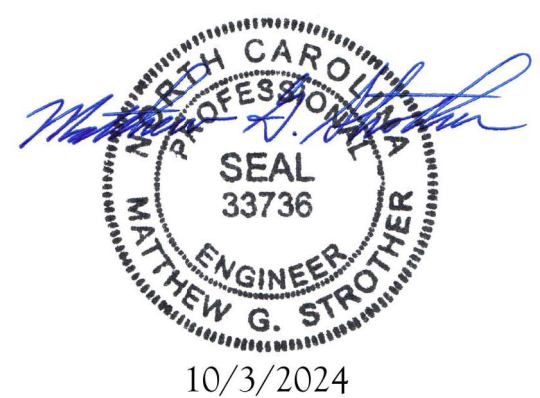
**STRUCTURAL NOTES:**

- ALL FRAMING LUMBER TO BE SPP #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 R602.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER 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 GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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

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

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



**J.S. THOMPSON  
ENGINEERING, INC.**  
333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609  
PHONE: (919) 7899919 FAX: (919) 7899921  
N.C. LICENSE NO.: C-1733

**SOUTHPORT  
DREAM FINDERS HOMES**

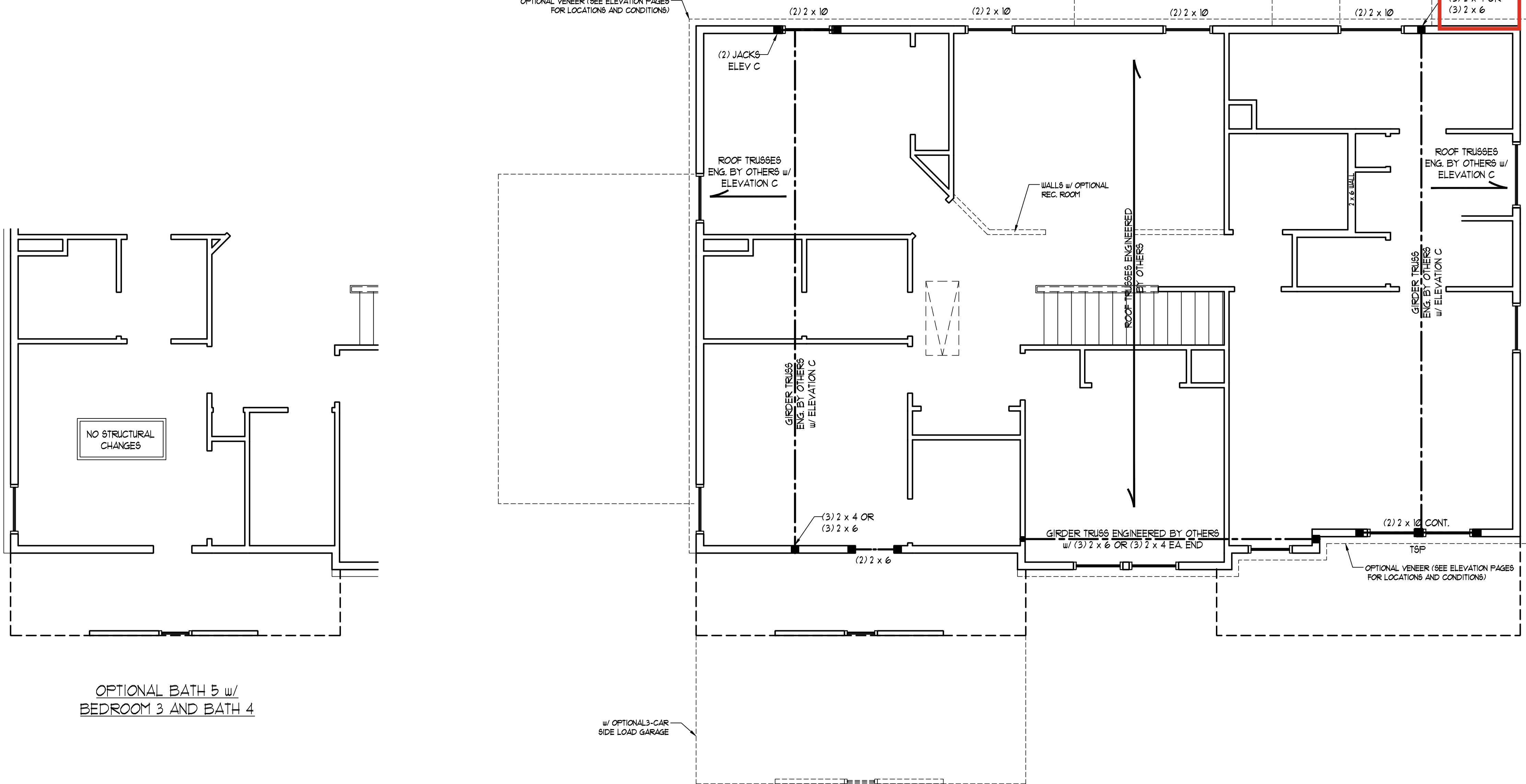
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SCALE: 1/4" = 1'-0"

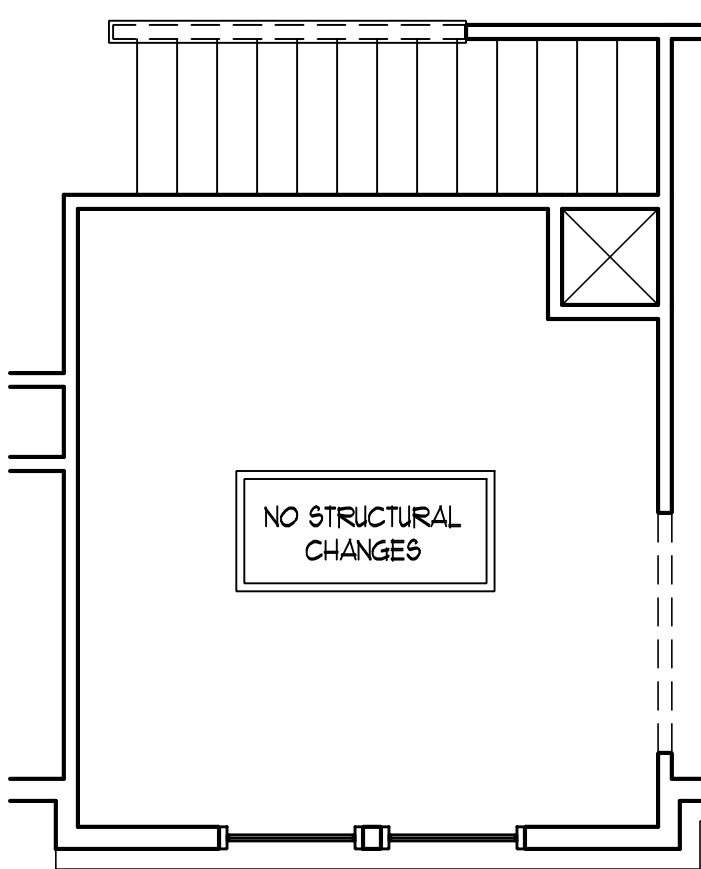
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ENGINEERED BY: WFB

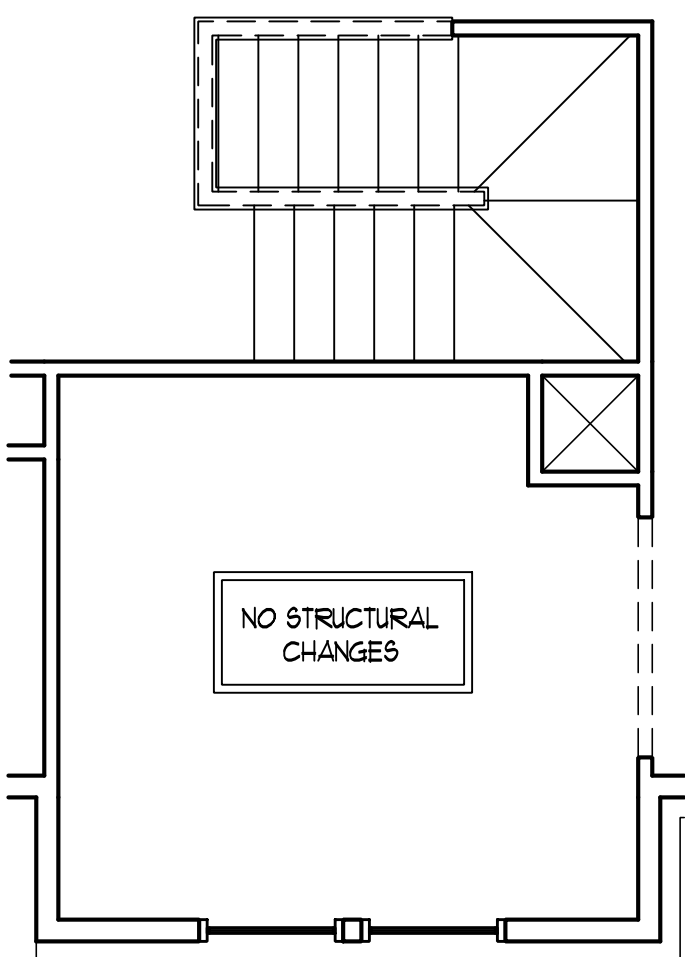
**S-4**  
CEILING FRAMING PLAN



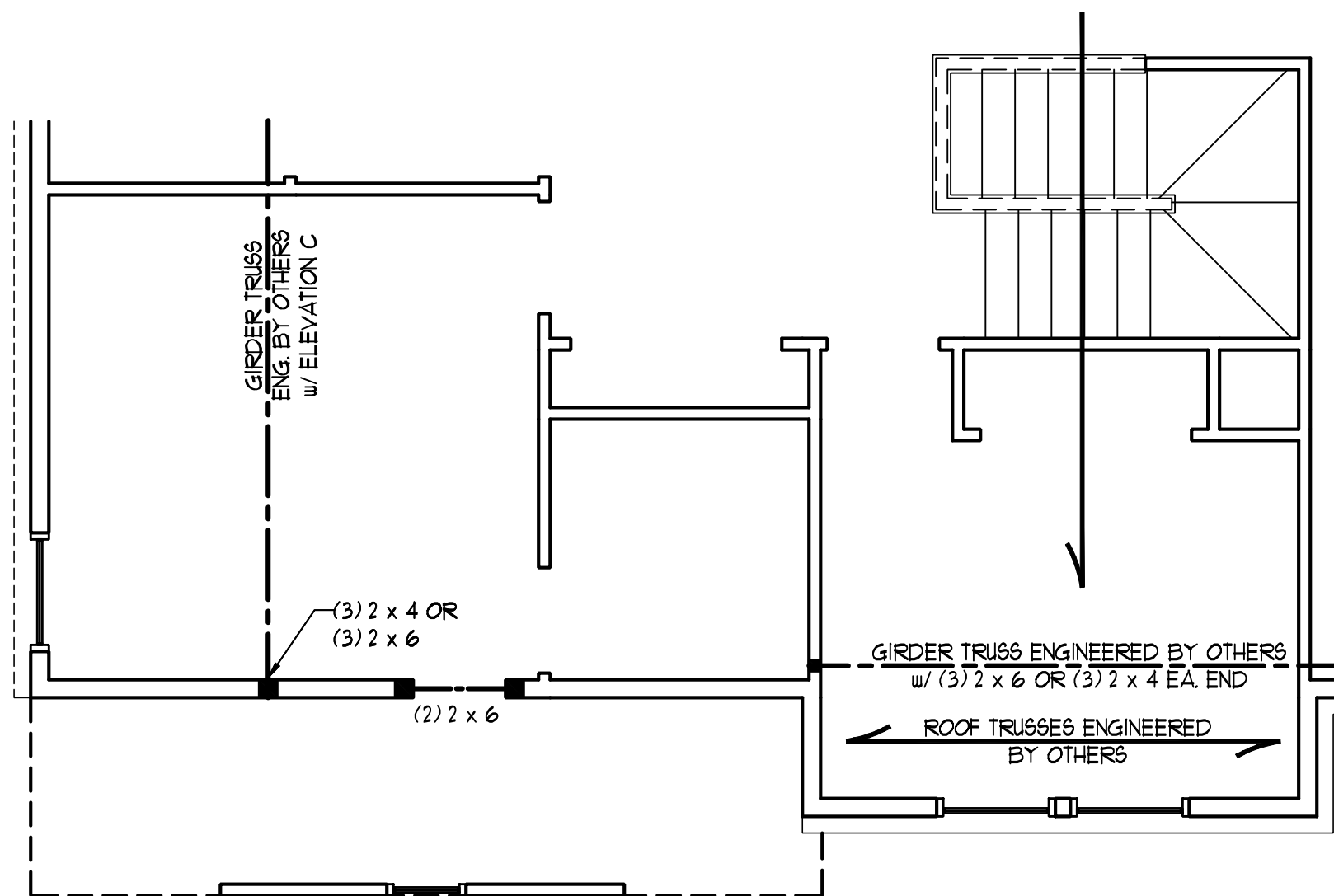
OPTIONAL BATH 5 w/  
BEDROOM 3 AND BATH 4



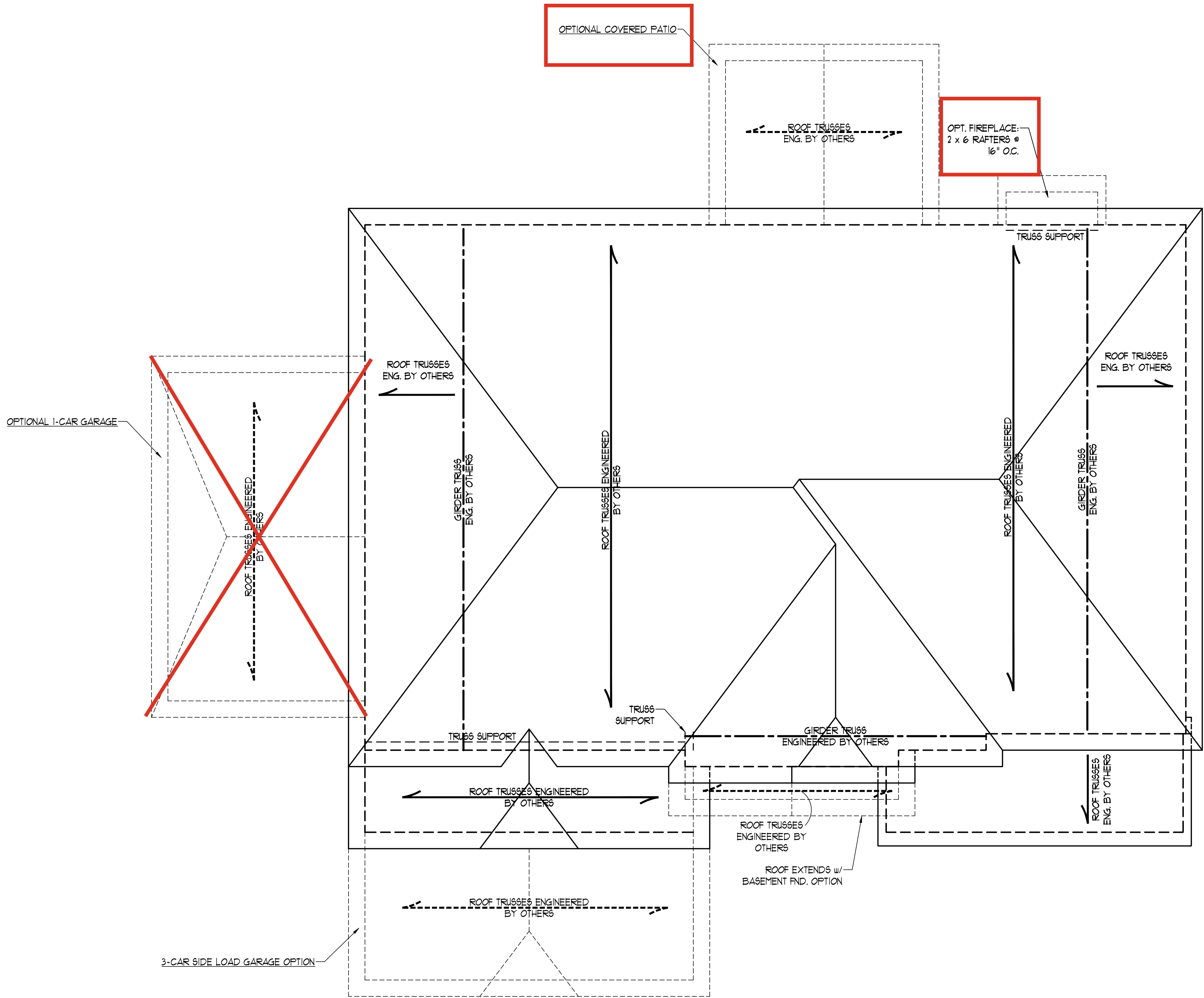
OPTIONAL SITTING ROOM  
AT OWNER'S BEDROOM



OPTIONAL SITTING ROOM AT  
OWNER'S BEDROOM (WITH  
OPTIONAL BASEMENT)



BEDROOM #4  
(WITH OPTIONAL BASEMENT)



ELEVATION C

BRICK SUPPORT NOTE:

1. FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL STUDS w/ (4) 12d NAILS PER FLY. 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 R103.8.2.1 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
2. WHERE ROOF SLOPES EXCEED 1:12, INSTALL 3" x 3" x 1/4" STEEL PLATE STOPS AT 24" O.C. PER SECTION R103.8.2.1 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
3. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
4. HIP SPLICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
5. STICK FRAME OVER-FRAMED ROOF SECTIONS w/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
6. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H25A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
7. REFER TO SECTION R202.11 OF THE 2018 NRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

LEGEND

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

J.S. THOMPSON  
ENGINEERING, INC.  
333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609  
PHONE: (919) 7899919 FAX: (919) 7899921  
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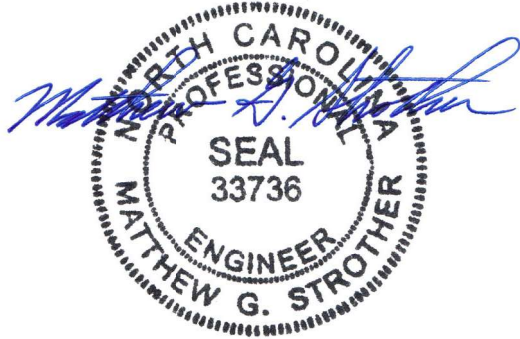
SOUTHPORT  
DREAM FINDERS HOMES

DATE: OCTOBER 2, 2024

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

DRAWN BY: DREAM FINDERS HOMES

ENGINEERED BY: WFB



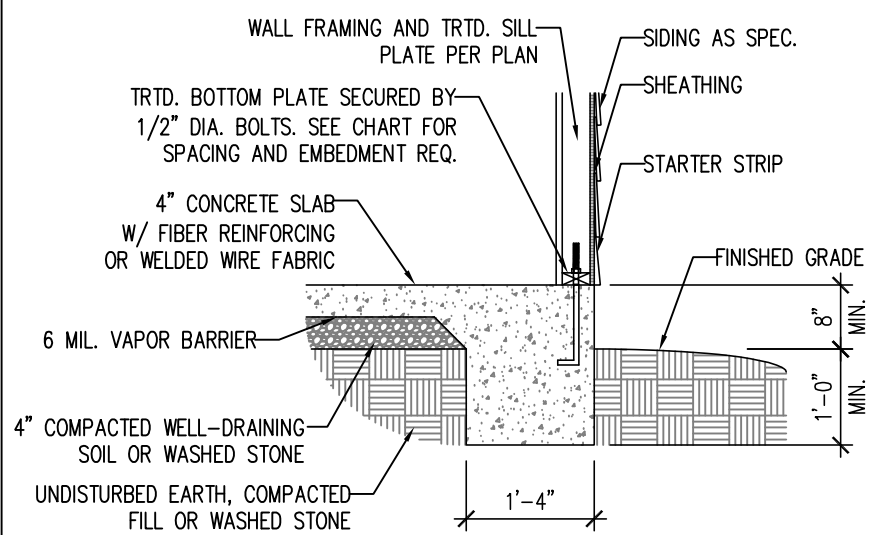
10/3/2024

S-5b  
ROOF FRAMING  
PLAN



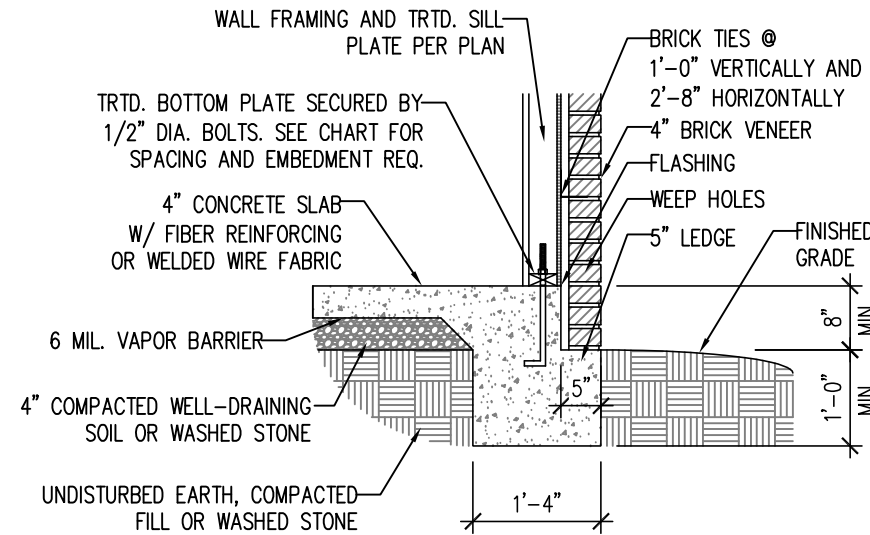
## MONOLITHIC SLAB DETAILS

DETAIL 1



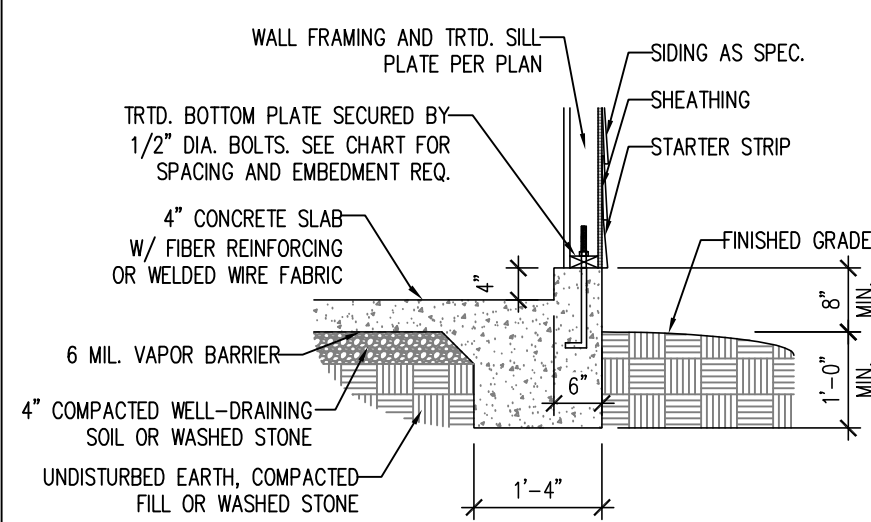
TYPICAL SLAB DETAIL

DETAIL 2



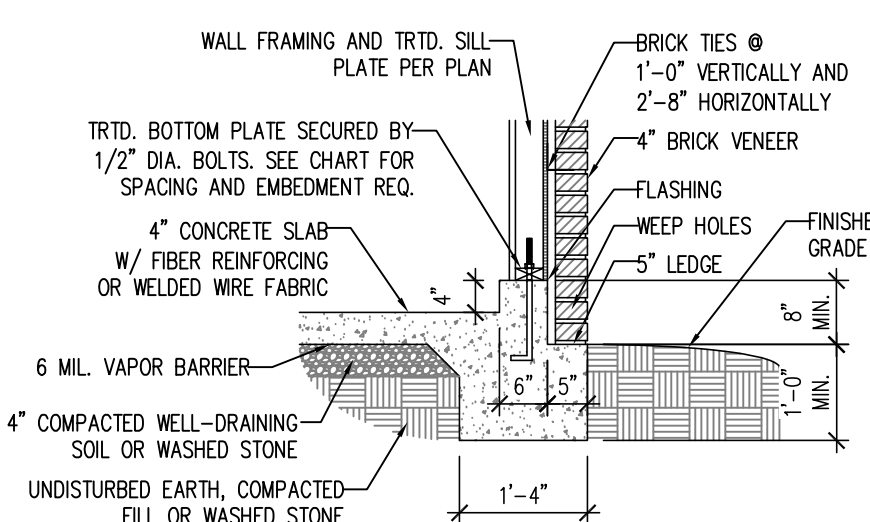
BRICK VENEER DETAIL

DETAIL 3



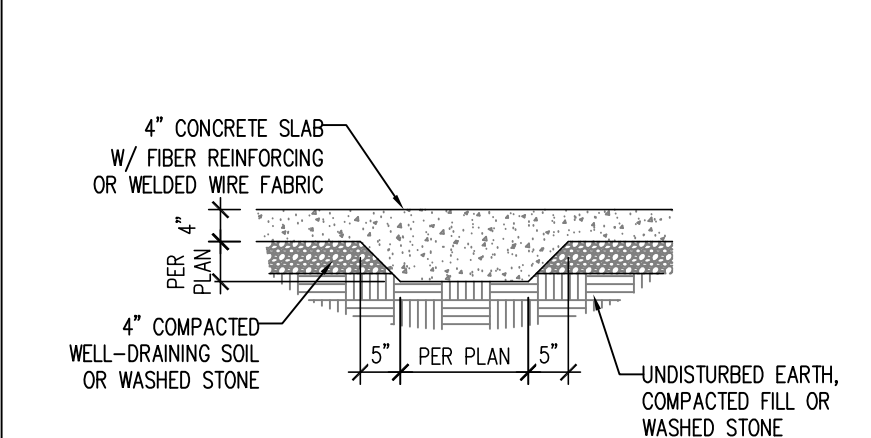
GARAGE CURB DETAIL

DETAIL 4



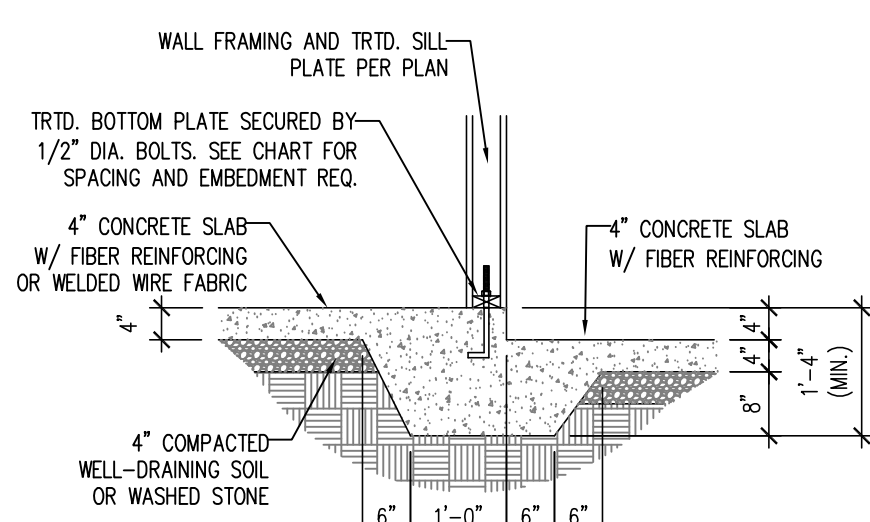
GARAGE CURB BRICK LEDGE DETAIL

DETAIL 5



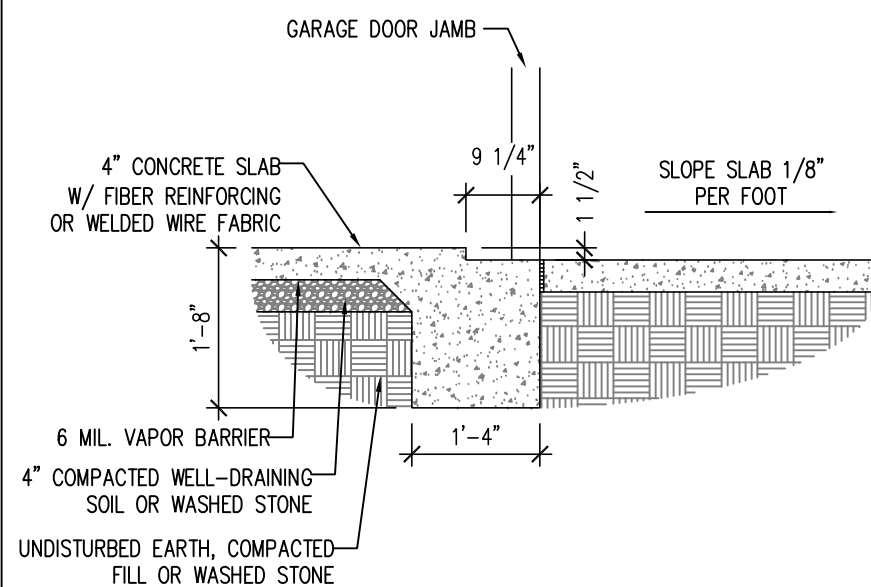
THICKENED SLAB DETAIL

DETAIL 6



STEP IN GARAGE DETAIL

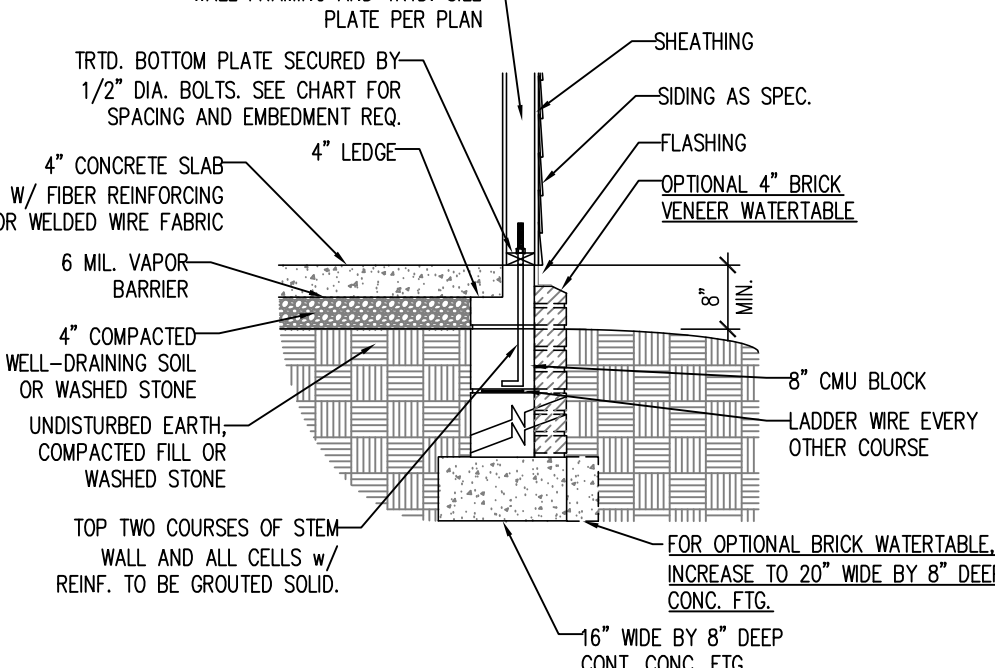
DETAIL 7



SLAB AT GARAGE DOOR DETAIL

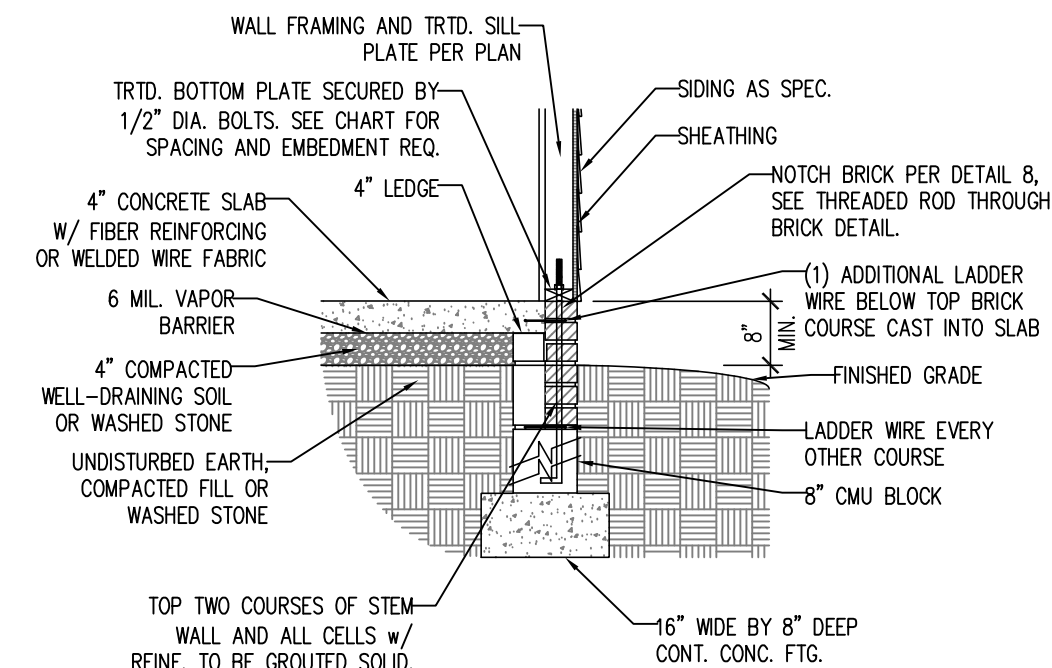
## STEM WALL DETAILS

DETAIL 1



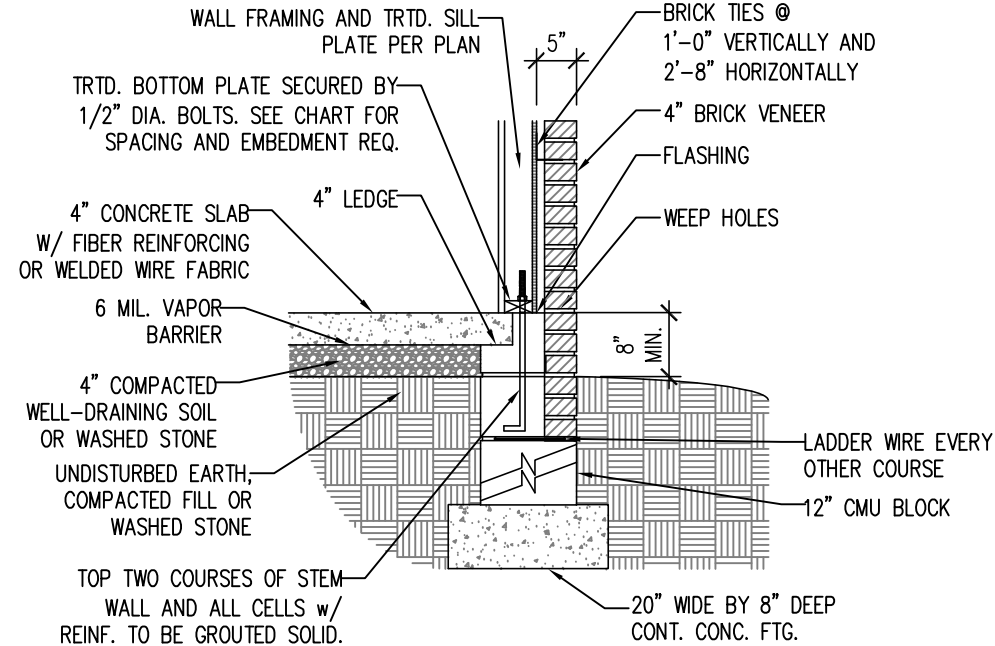
TYPICAL STEM WALL DETAIL  
(w/ OPTIONAL WATERTABLE)

OPTIONAL DETAIL 1



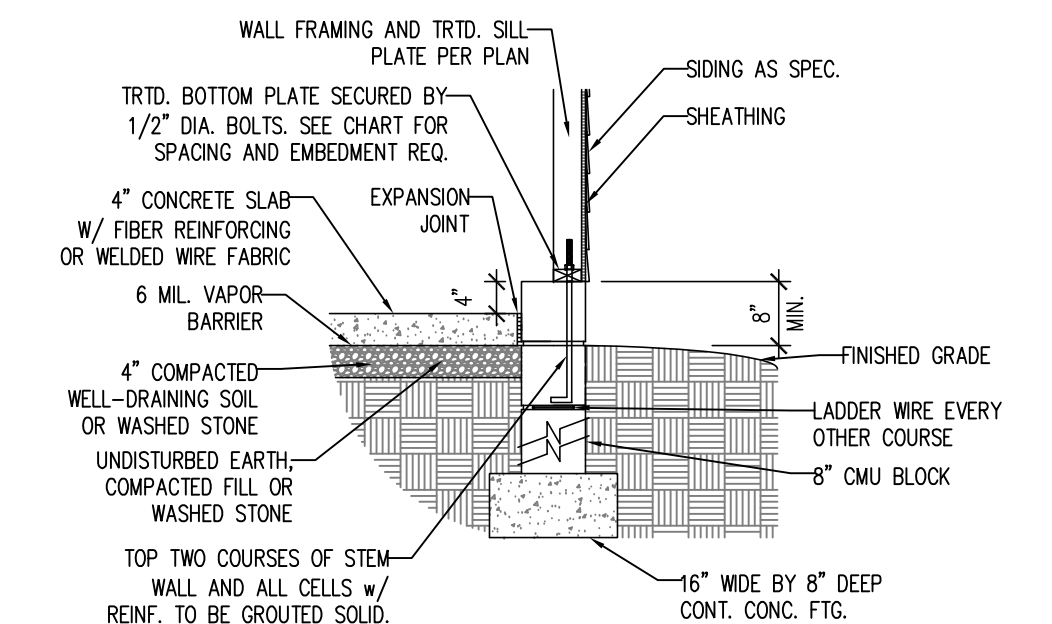
OPTIONAL STEM WALL DETAIL

DETAIL 2



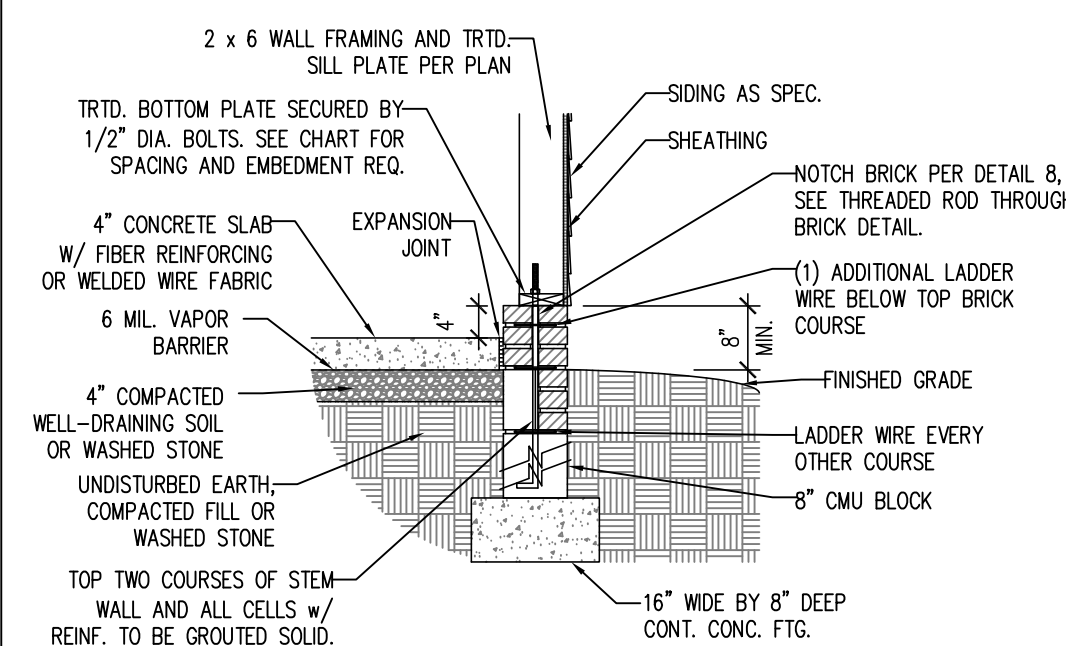
TYPICAL STEM WALL FND. W/ BRICK DETAIL

DETAIL 3



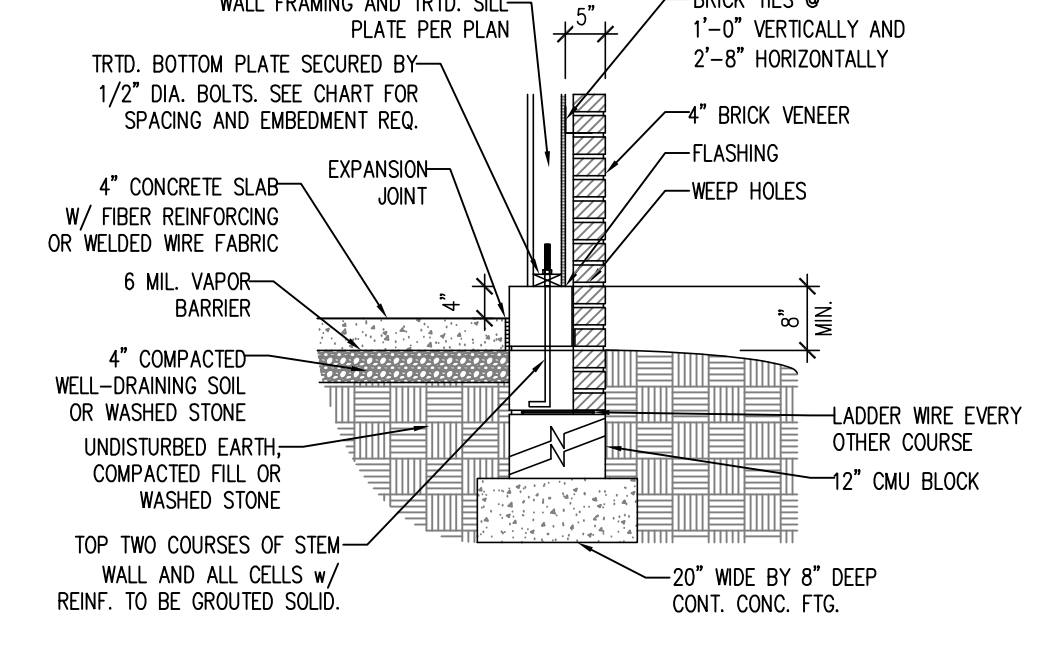
TYPICAL STEM WALL FND. DETAIL  
w/ CURB @ GARAGE

OPTIONAL DETAIL 3



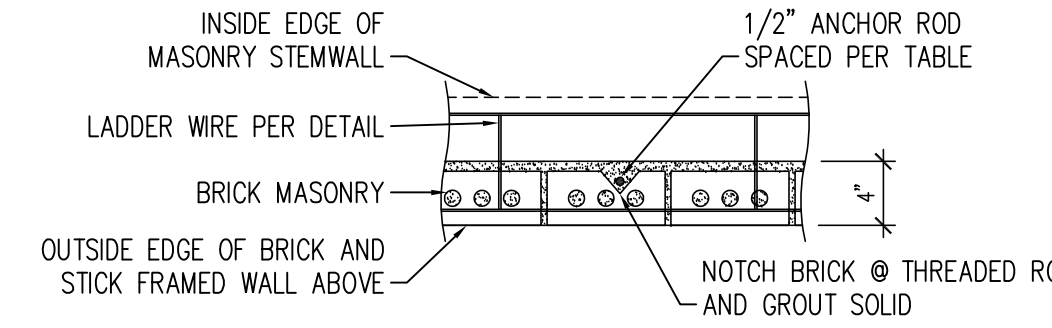
OPTIONAL STEM WALL FND. DETAIL  
w/ CURB @ GARAGE

DETAIL 4



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

DETAIL 8



THREADED ROD THROUGH BRICK MASONRY

## MASONRY STEM WALL SPECIFICATIONS

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

### STRUCTURAL NOTES:

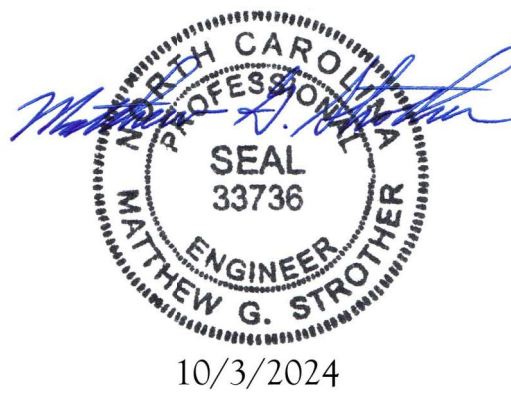
- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
- TIE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
- CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
- BACKFILL OF CLEAN #57 / #67 WASHED STONE IS ALLOWABLE.
- BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (45 PSF/FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
- PREP SLAB PER R506.2.1 AND R506.2.2 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.
- MINIMUM 24" LAP SPLICE LENGTH.
- LOCATE REBAR IN CENTER OF FOUNDATION WALL.
- 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.<br>INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS | 4'-0" O.C.<br>INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS |
| EMBEDMENT | 7"  | 15" INTO MASONRY<br>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.**  
333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609  
PHONE: (919) 789-9919 FAX: (919) 789-9921  
N.C. LICENSE NO.: C-1733

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

DATE: NOVEMBER 28, 2022

SCALE: NTS

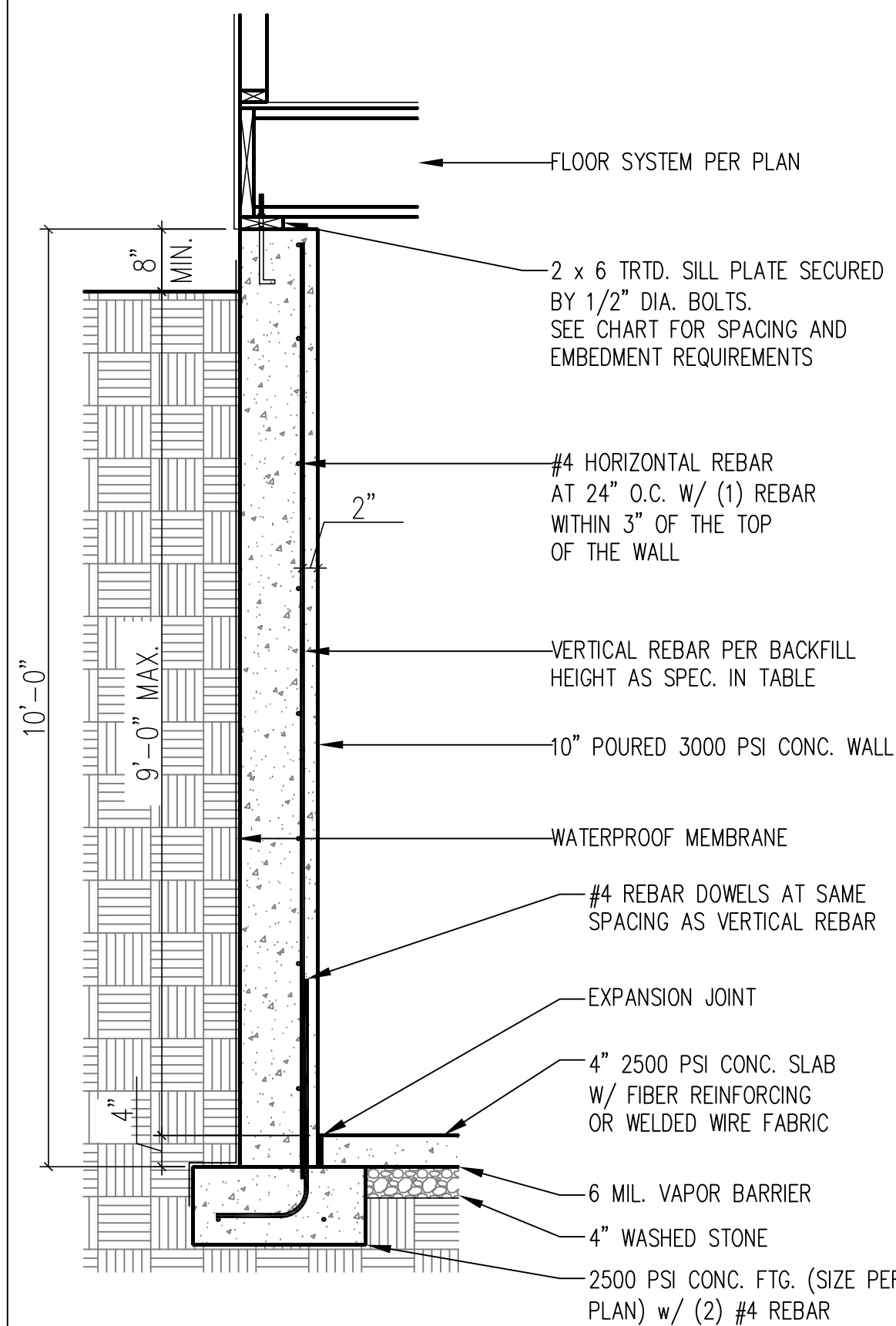
DRAWN BY: JST

ENGINEERED BY: JST

D-1  
FOUNDATION DETAILS

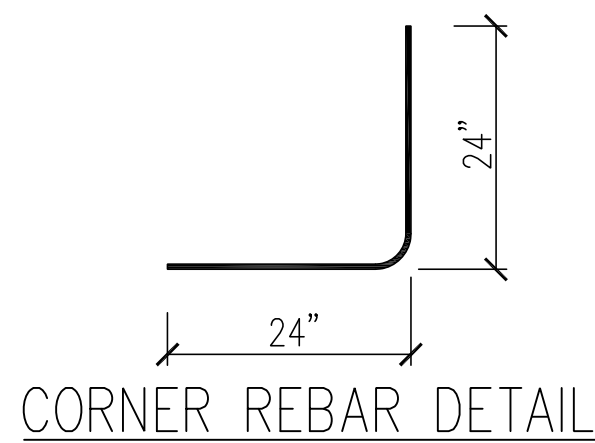


### 10" POURED BASEMENT WALL



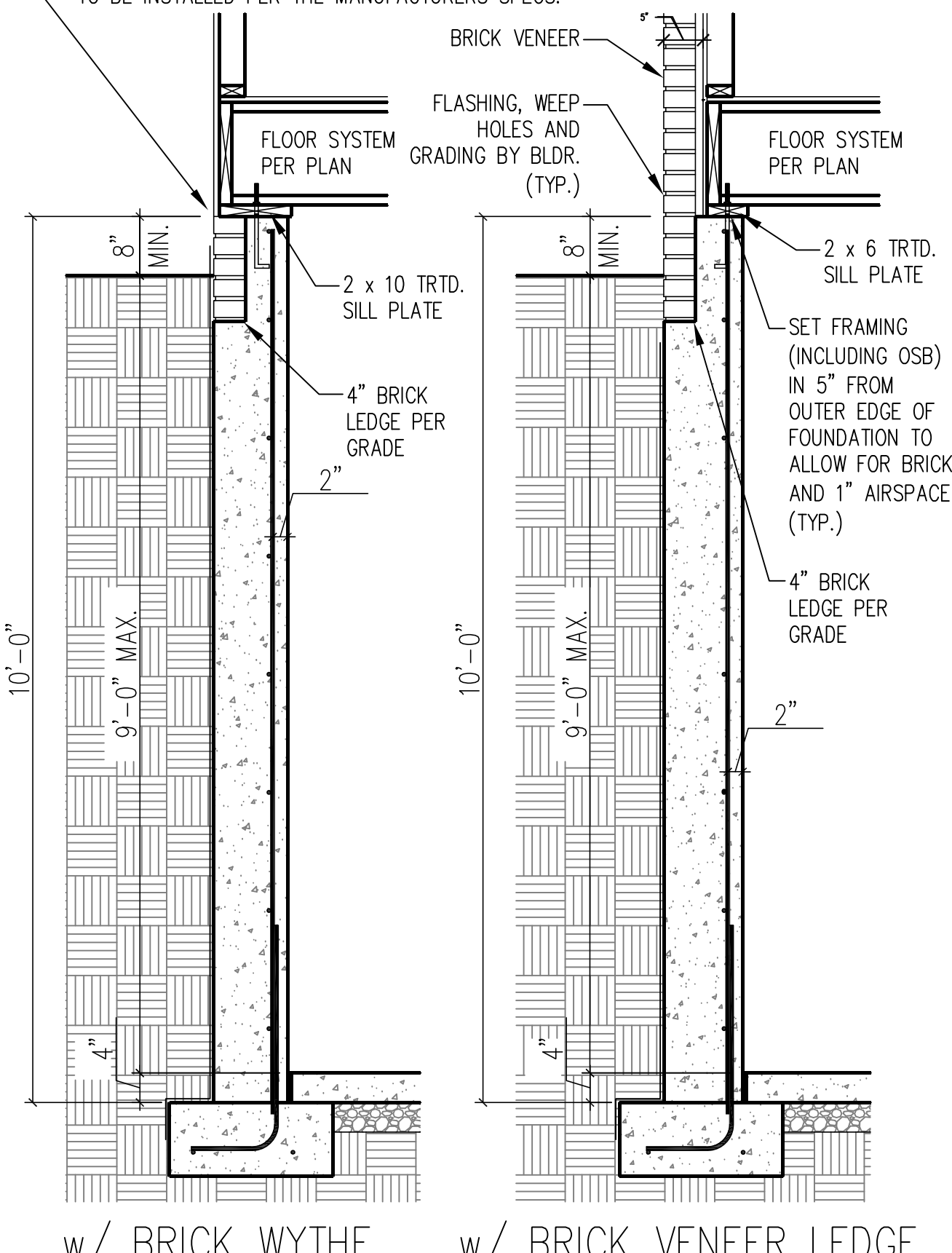
| BACKFILL HEIGHT (FT) | VERTICAL REBAR  |
|----------------------|---|
| ≤ 5                  | #4 @ 48" O.C.   |
| 6                    | #4 @ 32" O.C.   |
| 7                    | #4 @ 24" O.C. OR<br>#5 @ 36" O.C. OR<br>#6 @ 56" O.C. |
| 8                    | #4 @ 20" O.C. OR<br>#5 @ 32" O.C. OR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

BASEMENT WALL  
REINFORCEMENT TABLE



CORNER REBAR DETAIL

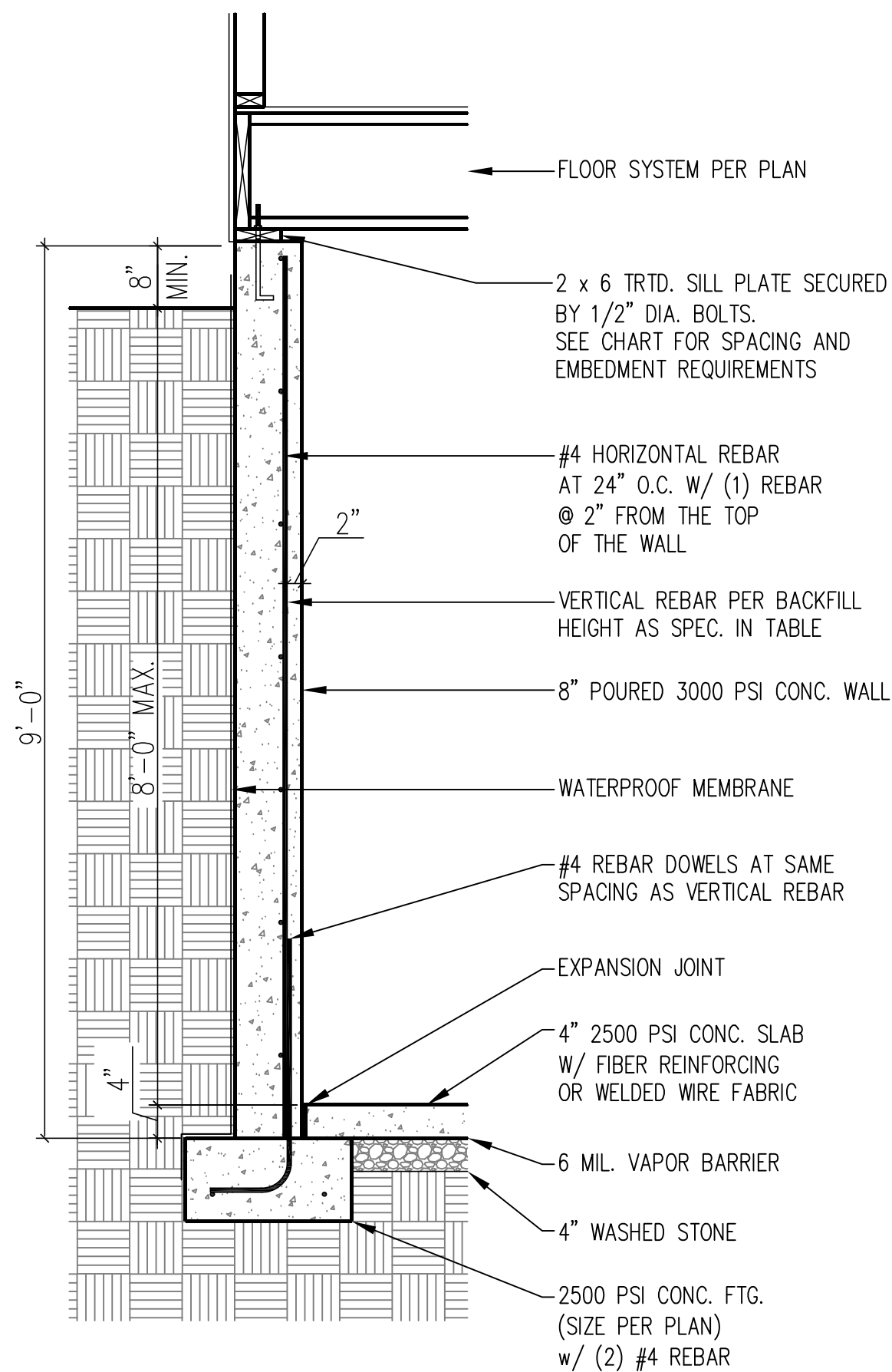
WHERE FRAMED WALLS WILL BE SUPPORTED PARTIALLY BY THE BRICK WYTHE, STANDARD CORRUGATED WALL TIES ARE TO BE FASTENED TO THE POURED WALLS w/ 1 1/4" LONG CONCRETE SCREWS OR 1 1/16" POWDER DRIVEN FASTENERS @ 16" O.C. HORIZONTALLY AND VERTICALLY. WALL TIES ARE TO BE LOCATED A MIN. OF 8" FROM THE TOP OF THE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



w/ BRICK WYTHE

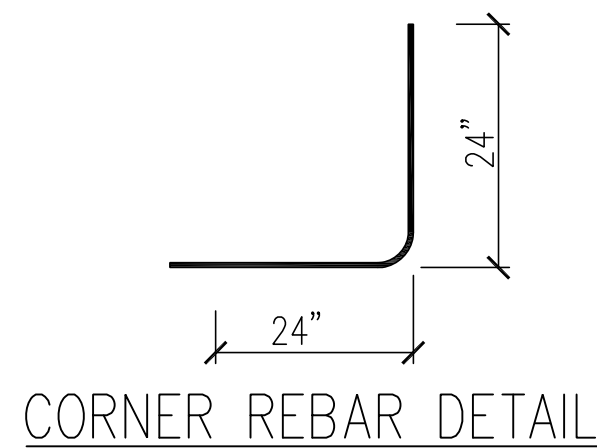
w/ BRICK VENEER LEDGE

### 8" POURED BASEMENT WALL

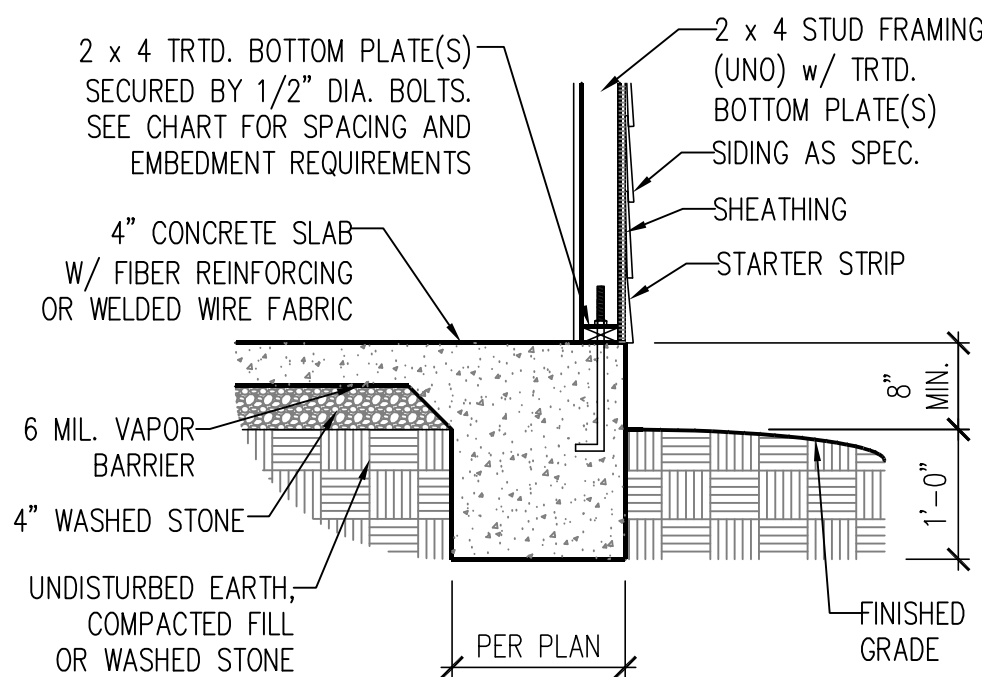


| BACKFILL HEIGHT (FT) | VERTICAL REBAR   |
|----------------------|--|
| ≤ 5                  | #4 @ 48" O.C.  |
| 6                    | #4 @ 24" O.C. OR<br>#5 @ 36" O.C.                        |
| 7                    | #4 @ 16" O.C. OR<br>#5 @ 24" O.C. OR                     |
| 8               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

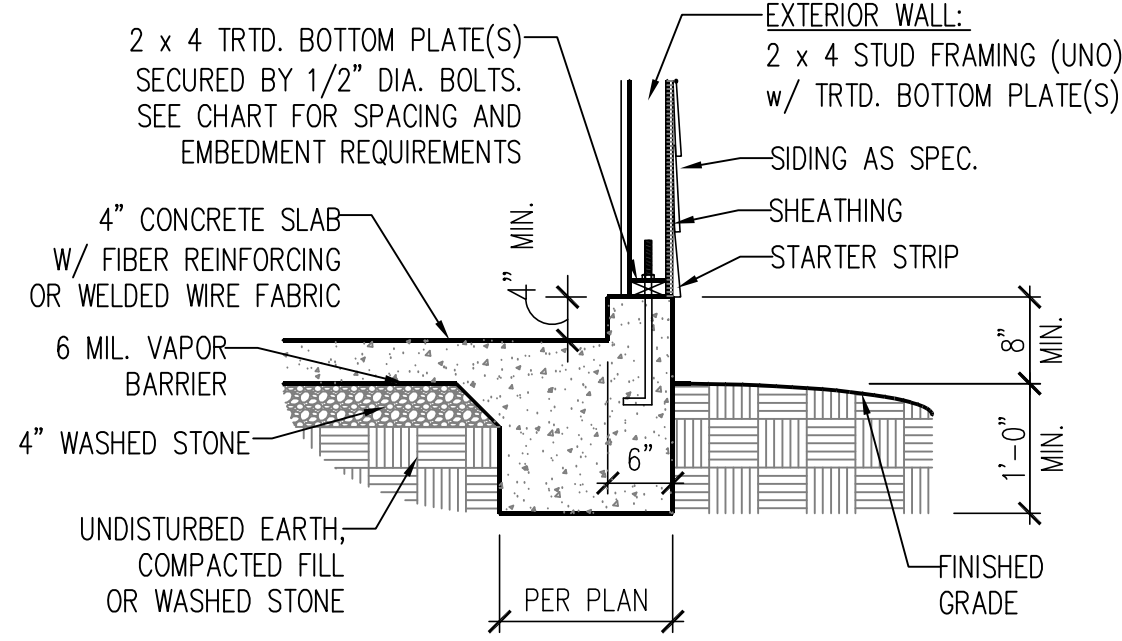
BASEMENT WALL  
REINFORCEMENT TABLE



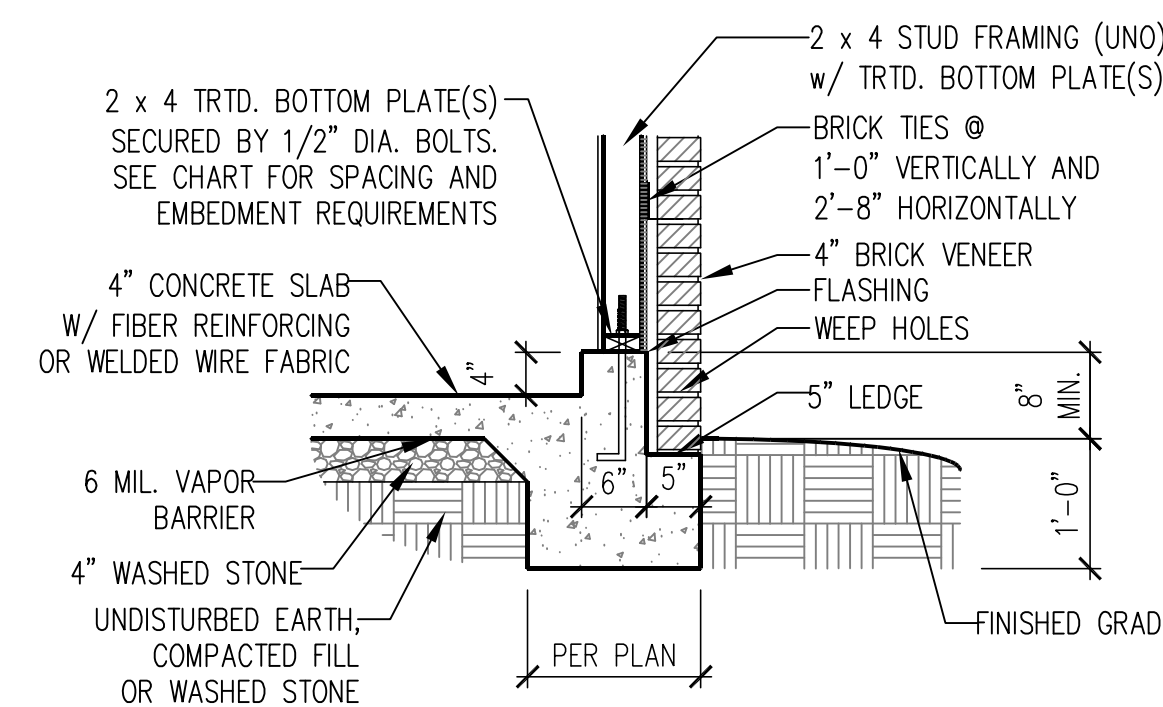
CORNER REBAR DETAIL



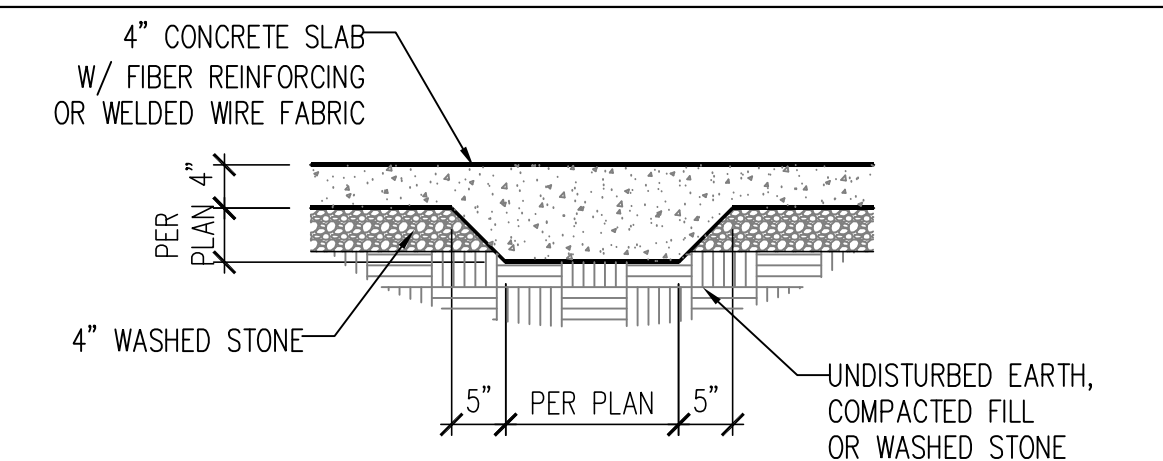
TYPICAL SLAB



GARAGE CURB



GARAGE CURB w/ BRICK LEDGE



TYPICAL THICKENED SLAB

### ANCHOR SPACING AND EMBEDMENT

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

#### NOTE:

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

### IMPORTANT NOTE:

FOUNDATIONS AS DENOTED IN THESE DETAILS ARE NOT SUITABLE FOR SUPPORT OF ADDITIONAL SURCHARGE LOADING FROM ADJACENT STRUCTURES OR DRIVEWAYS. FOUNDATIONS WITH EXTRA LATERAL LOADING IN THESE SCENARIOS WILL REQUIRE LOT SPECIFIC DESIGN ON A CASE BY CASE BASIS. CONSULT THE ENGINEER OF RECORD WHEN PLANNING TO BUILD IN CLOSE PROXIMITY TO THE FOUNDATION AS WE WILL NOT BE HELD LIABLE FOR FOUNDATION FAILURE. SEE R403.1.9 OF THE 2018 NCRS FOR ADDITIONAL INFORMATION.

### STRUCTURAL NOTES:

- FOR #4 REBAR, 24" MINIMUM REBAR LAP SPLICE LENGTH. FOR #5 REBAR, 32" MINIMUM REBAR LAP SPLICE LENGTH. FOR #6 REBAR, 38" MINIMUM REBAR LAP SPLICE LENGTH.
- 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 CONC. 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 I-JOISTS FOR A MIN. OF 6'-0" AWAY FROM THE WALL OR DIAGONAL 2 x 6 BLOCKS MAY BE INSTALLED 24" O.C. FROM THE EDGE OF THE SILL PLATE TO THE TOP FLANGE AND SUBFLOORING, ATTACHED W/ (3) 12d NAILS EACH END.

### NOTE TO FOUNDATION CONTRACTOR:

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

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

J.S. THOMPSON  
ENGINEERING, INC.  
333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609  
PHONE: (919) 789-9919 FAX: (919) 789-9921  
N.C. LICENSE NO.: C-1733

DATE: NOVEMBER 29, 2022

SCALE: NTS

DRAWN BY: JST

ENGINEERED BY: JST



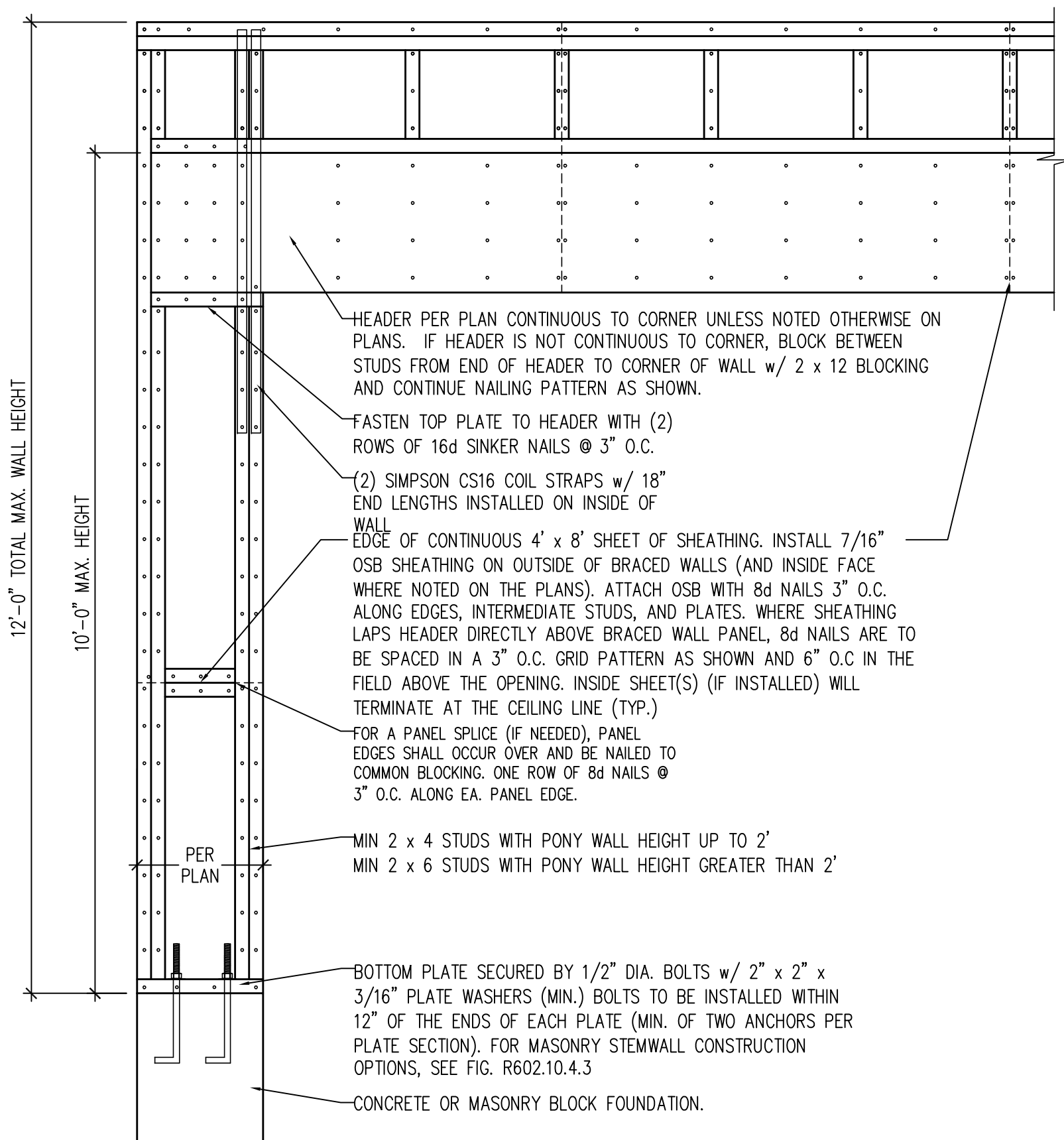
FOUNDATION  
DETAILS  
D-3

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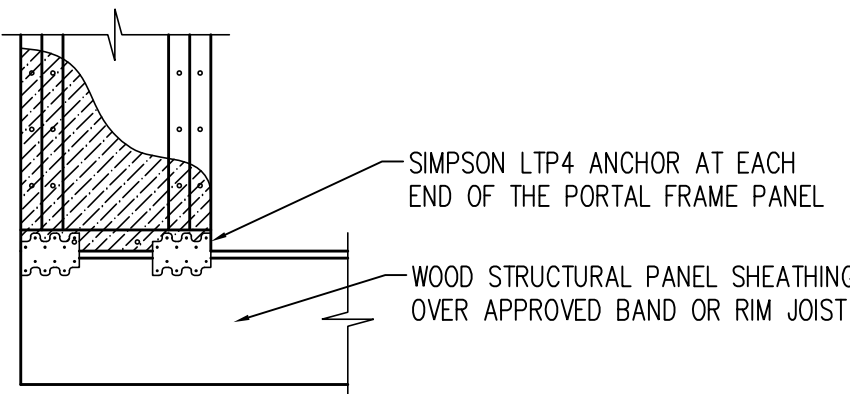


## GENERAL WALL BRACING NOTES:

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



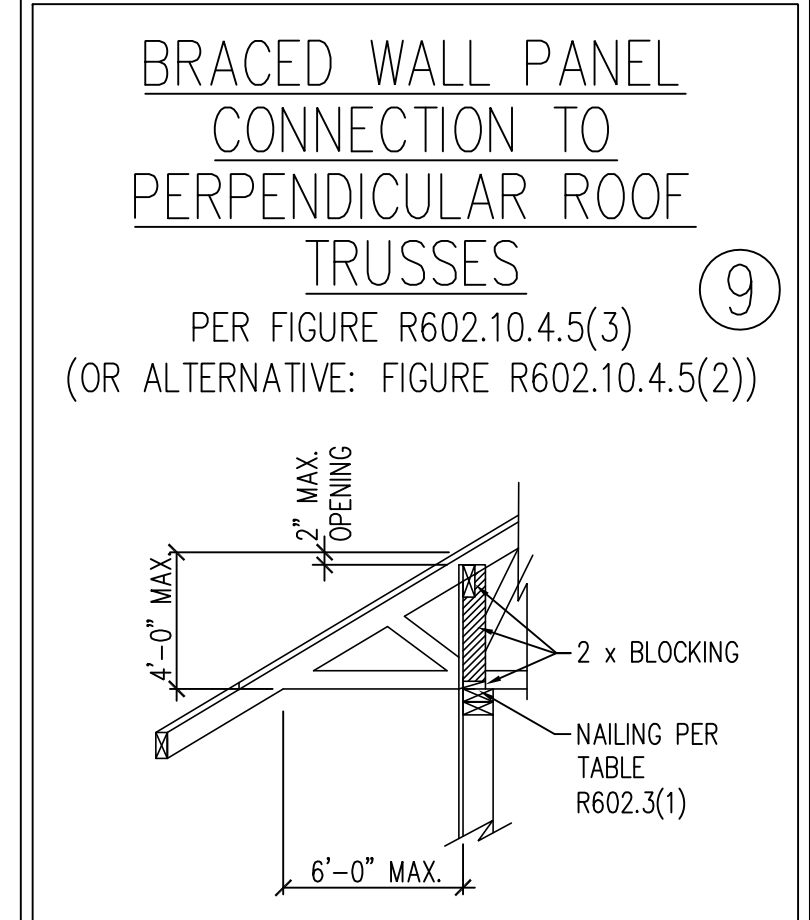
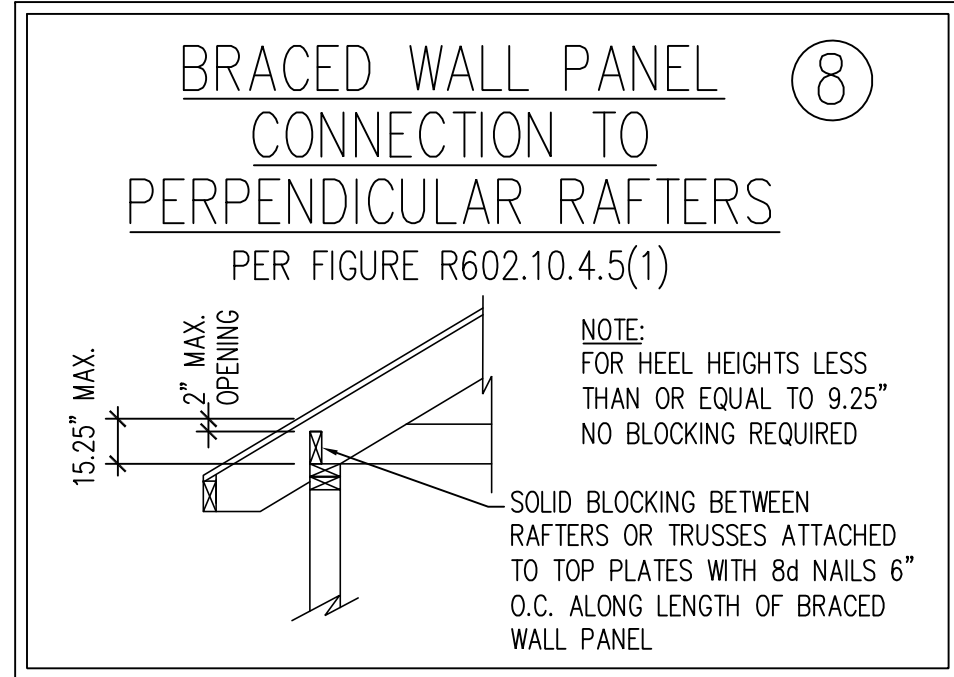
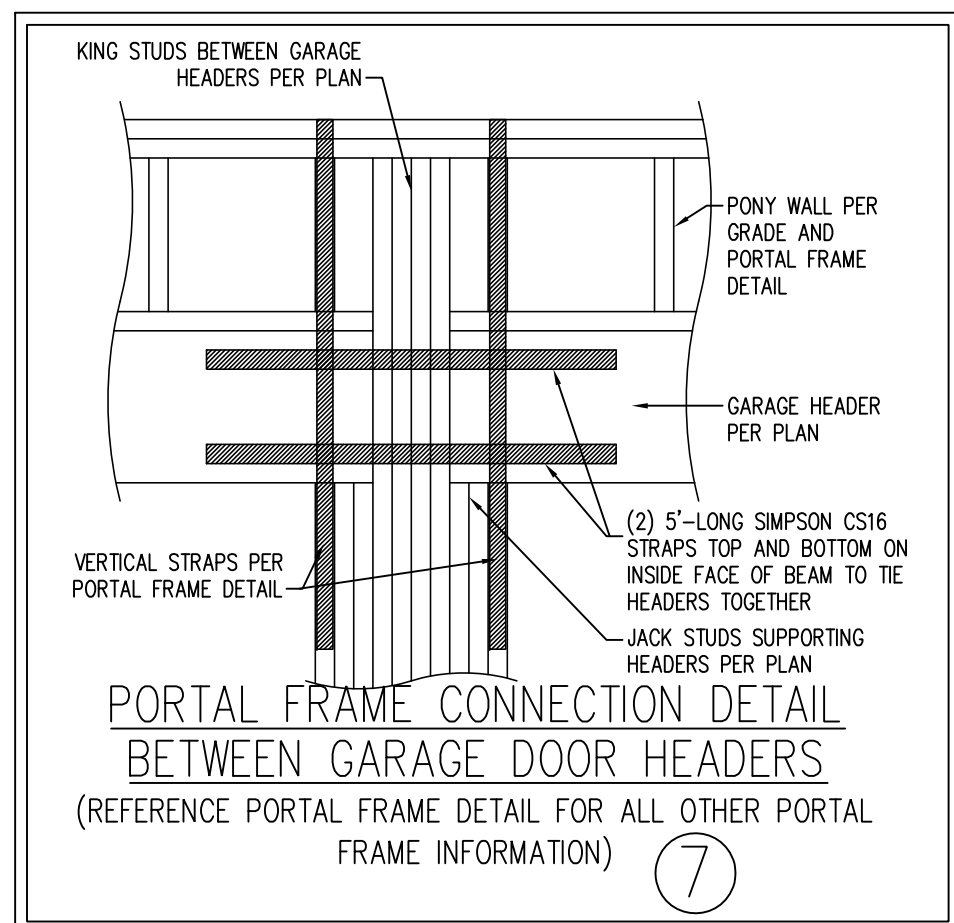
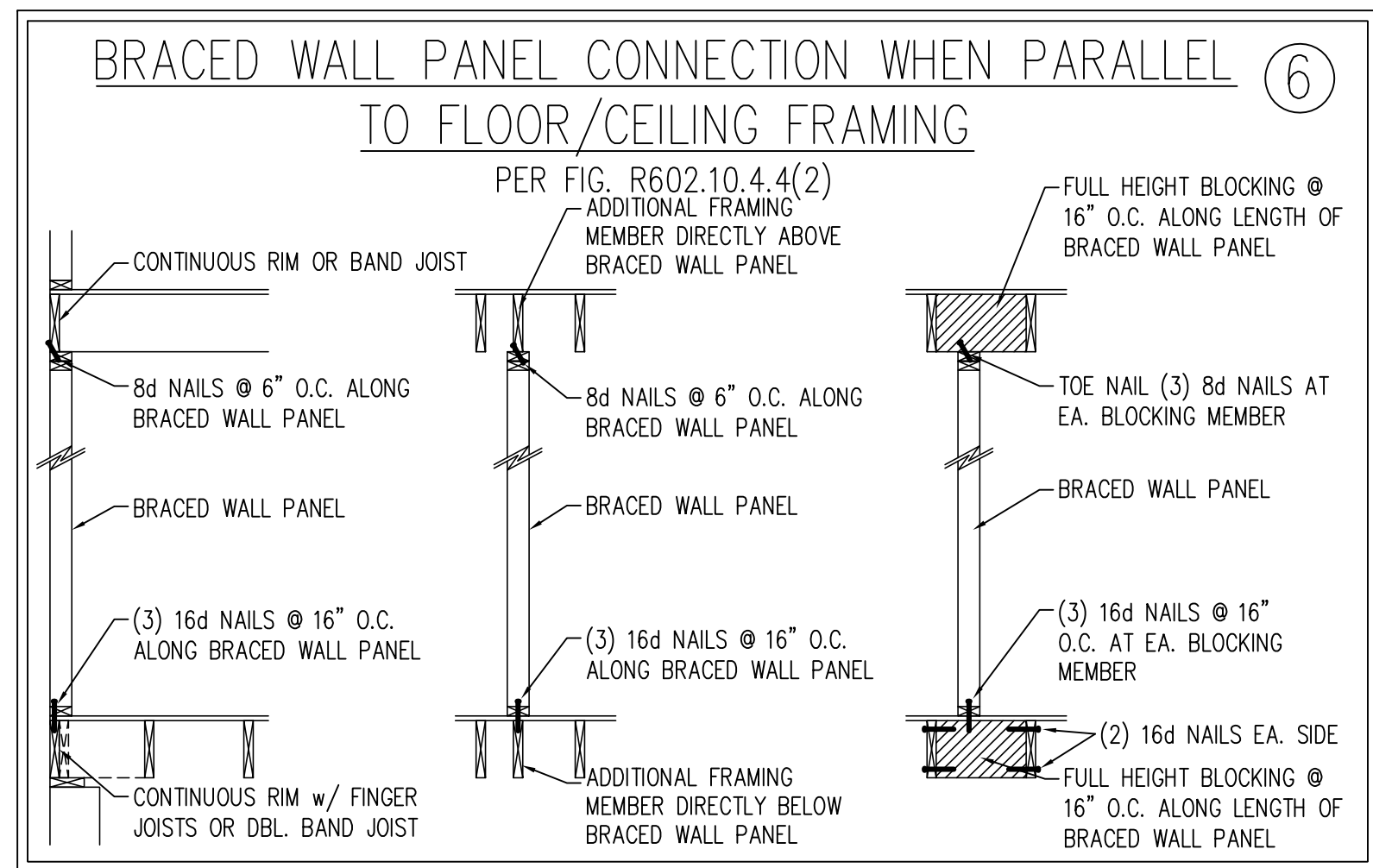
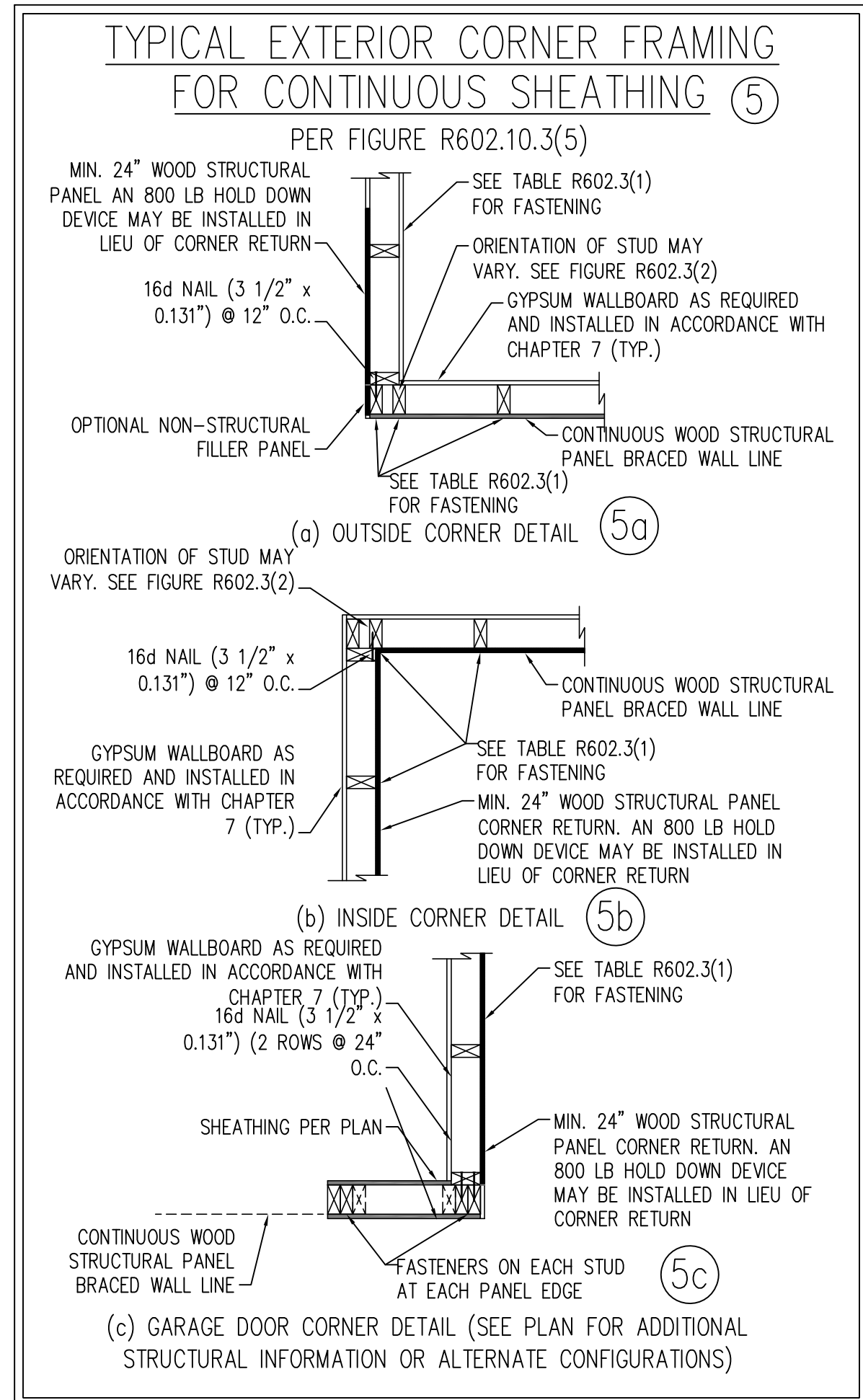
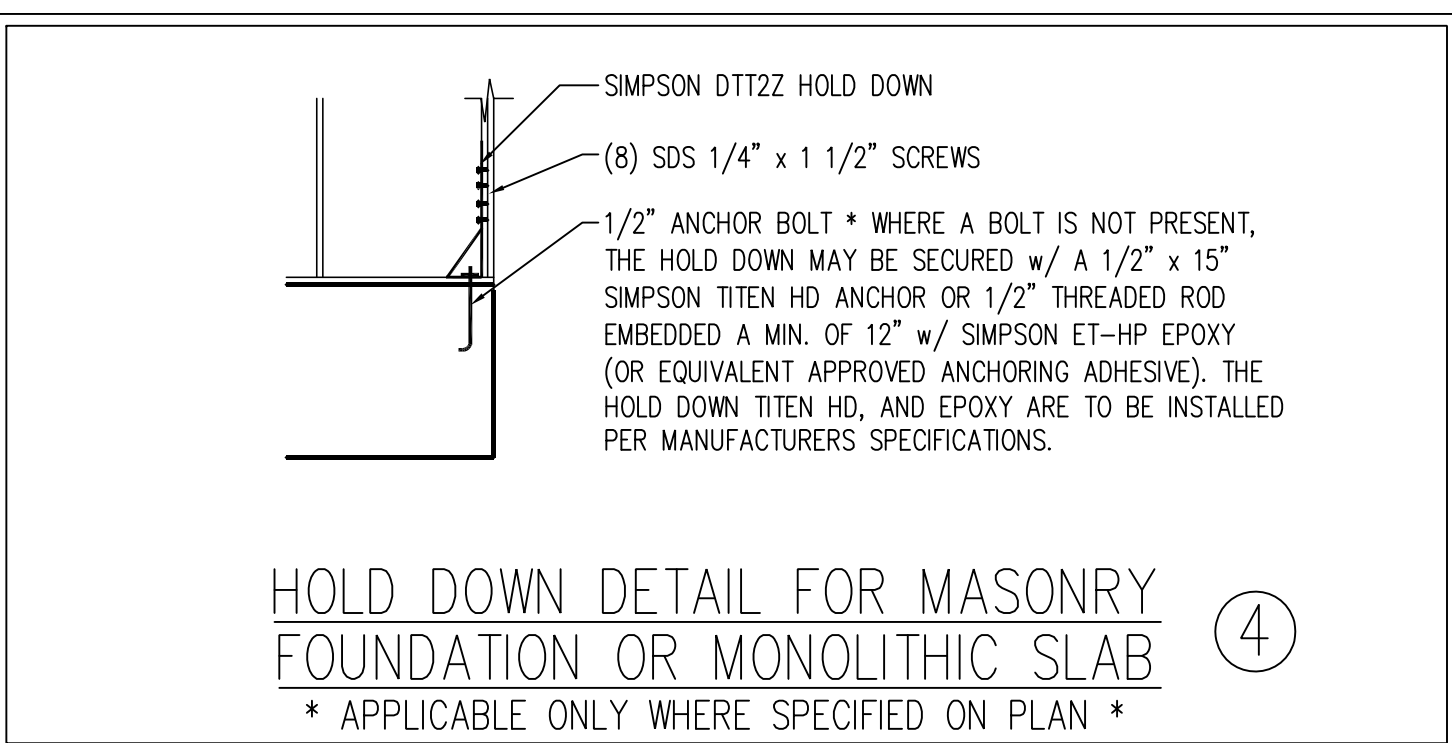
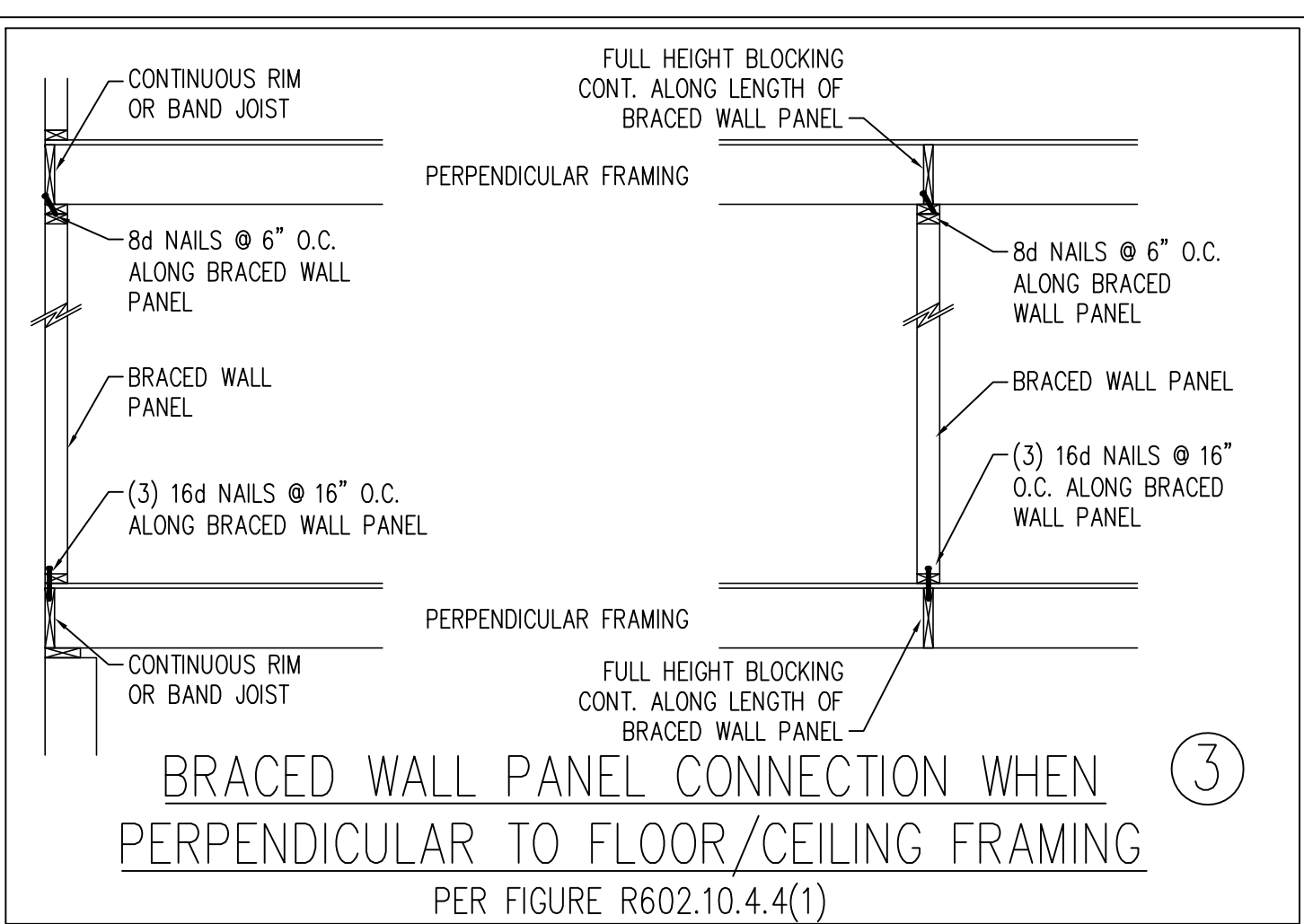
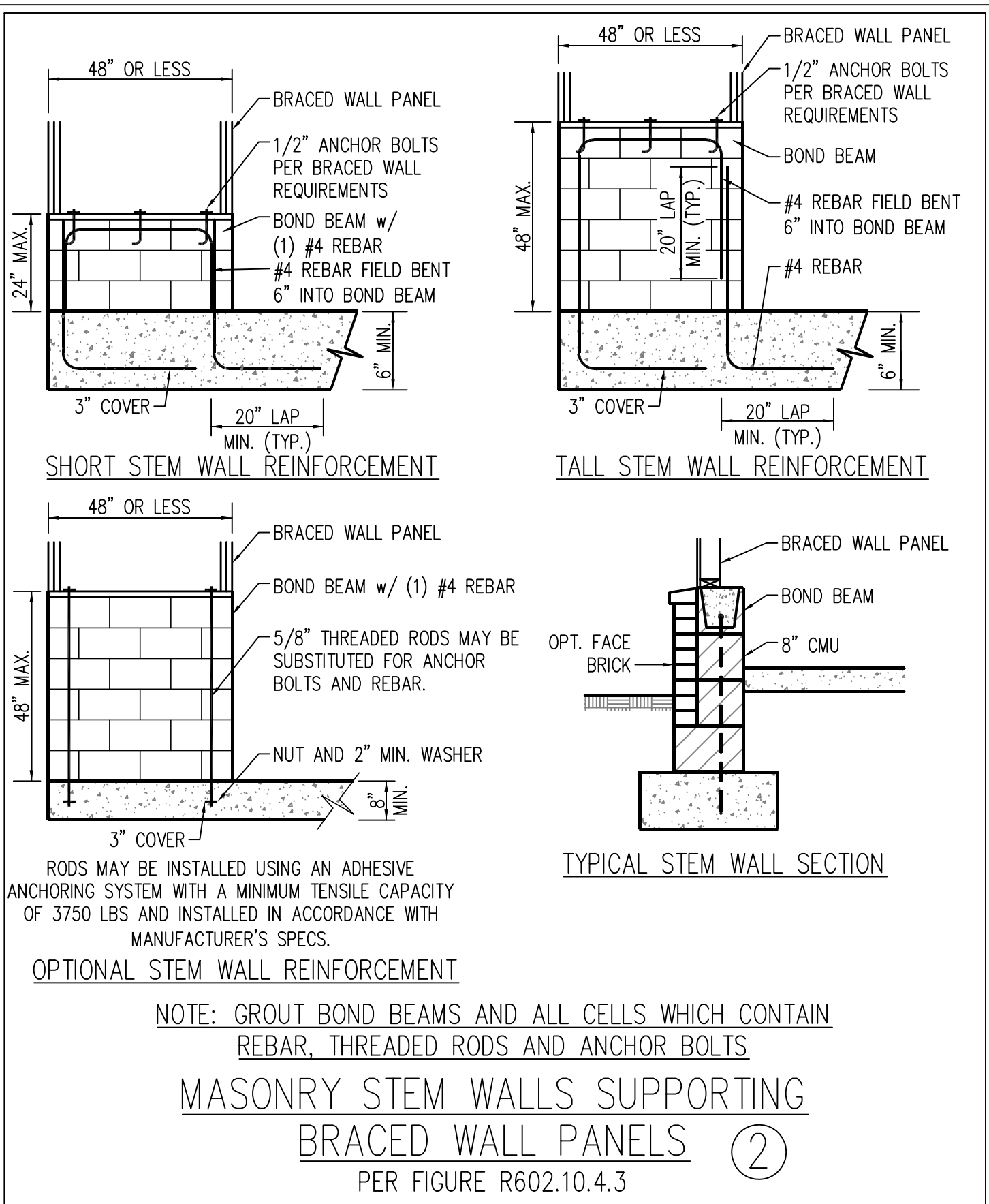
OVER CONCRETE OR MASONRY BLOCK FOUNDATION



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



10/3/2024

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**J.S. THOMPSON ENGINEERING, INC.**  
33 EAST FORK ROAD, SUITE 101 RALEIGH, NC 27609  
PHONE: (919) 799-9191 FAX: (919) 799-9921  
N.C. LICENSE NO. C-173

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

DATE: NOVEMBER 28, 2022

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

DRAWN BY: JST

ENGINEERED BY: JST

D-2  
BRACED WALL  
NOTES AND DETAILS  
AND PF DETAIL



GENERAL NOTES

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRCR), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

| DESIGN CRITERIA:  | LIVE LOAD (PSF)                                   | DEAD LOAD (PSF) | DEFLECTION (IN)                   |
|---|---|-----------------|-----------------------------------|
| ATTIC WITH LIMITED STORAGE  | 20  | 10              | L/240 (L/360 w/ BRITTLE FINISHES) |
| ATTIC WITHOUT STORAGE   | 10  | 10              | L/360                             |
| DECKS   | 40  | 10              | L/360                             |
| EXTERIOR BALCONIES  | 40  | 10              | L/360                             |
| FIRE ESCAPES  | 40  | 10              | L/360                             |
| HANDRAILS/GUARDRAILS  | 200   | 10              | L/360                             |
| PASSENGER VEHICLE GARAGE  | 50  | 10              | L/360                             |
| ROOMS OTHER THAN SLEEPING ROOM  | 40  | 10              | L/360                             |
| SLEEPING ROOMS  | 30  | 10              | L/360                             |
| STAIRS  | 40  | 10              | L/360                             |
| WIND LOAD   | (BASED ON TABLE R301.2(4) WIND ZONE AND EXPOSURE) |                 |                                   |
| GROUND SNOW LOAD: Pg  | 20 (PSF)  |                 |                                   |
| - I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480 |   |                 |                                   |
| - FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD                          |   |                 |                                   |

4. FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NRCR, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRCR, 2018 EDITION.
5. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRCR, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

1. FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
2. FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NRCR, 2018 EDITION.
3. PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
4. CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRCR, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
5. MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
6. THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
7. THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
8. ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NRCR, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NOMA TR68-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(1), R404.1.1(2), R404.1.1(3), OR R404.1.1(4) OF THE NRCR, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(5) OF THE NRCR, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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FRAMING NOTES

1. ALL FRAMING LUMBER SHALL BE #2 SPF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 975 PSI, Fv =175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb =2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 PSI, Fv = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E =1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2900 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
3. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS
- |                                |                                |
|--------------------------------|--------------------------------|
| A. W AND WT SHAPES:            | ASTM A992                      |
| B. CHANNELS AND ANGLES:        | ASTM A36                       |
| C. PLATES AND BARS:            | ASTM A36                       |
| D. HOLLOW STRUCTURAL SECTIONS: | ASTM A500 GRADE B              |
| E. STEEL PIPE:                 | ASTM A53, GRADE B, TYPE E OR S |

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

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

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

5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
6. ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NRCR, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.7.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
7. ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
8. FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
9. ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
10. BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
11. PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
12. FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (U.N.O.). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 12d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R703.8.2.1 OF THE NRCR, 2018 EDITION.
13. FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
14. FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
15. ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR LTS12 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON CS16 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.



10/3/2024

J.S. THOMPSON  
ENGINEERING, INC.  
333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609  
PHONE: (919) 7899919 FAX: (919) 7899921  
N.C. LICENSE NO.: C-1733

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

DATE: JUNE 17, 2022

SCALE: NTS

DRAWN BY: JST

ENGINEERED BY: JST

S-0  
STRUCTURAL  
NOTES