

LOT 22 STANDLEY RIDGE INVENTORY MARKED

1/6/2026 Selections Notes Added
03/04/2026 Revised Electrical Notes Added

EMBARK DREAM FINDERS HOMES

PLAN REVISIONS

06-04-20 ADJUSTED THE PATIOPAD TO MEASURE 10' x 8' AND ADJUSTED DIMENSIONS OF CONCRETE PATIOPAD.
 VERIFIED 10K VOLTAGE WAS AT LEAST 7'-0" ON ALL EXTERIOR WINDOWS.
 VERIFIED ROOF SIZES AND DIMENSIONS TO MATCH DIMENSIONS TO OPTIONAL COMPONENTS.
 CHANGED FRONT DOOR TO 3-PANEL DOOR.
 CHANGED FRONT DOOR ON ELEVATION C TO 2-PANEL, INSTEAD OF 3-PANEL DOOR.
 CHANGED ROOF VENT CALCULATIONS OF ALL ELEVATIONS.
 CHANGED 2'x4 WALL AT REAR OF THE GARAGE TO 2x6 WALL.
 CHANGED 2'x4 WALL AT REAR OF THE GARAGE TO 2x6 WALL.
 ADDED OPT. VENT DETAIL TO PLAN SHEETS.
 ADDED OPT. VENT DETAIL TO PLAN SHEETS.
 ADDED 3'-0" x 9'-0" WINDOW AT OWNERS BEDROOM FOR VENTILATION PURPOSES.
 CHANGE ALL CEILING FANS TO OPTIONAL.
 REVISED DIMENSIONS.

06-09-20 REVISED LINEN CLOSET AND CLOSET VENT.
 GARDENING WAS CHANGED TO FAMILY GAZE WAS CHANGED TO CASUAL DINING AND FLEX-ROOM WAS CHANGED TO STUDY.
 CREATED NEW SHEET FOR FLOOR PLAN OPTIONS.
 UPDATED DIMENSIONS.
 REVISED LEFT BULKY AND FRONT GARAGE WALLS TO 7/8".
 REVISED OUTLET LOCATIONS AND 1/2" FROM ELECTRICAL PLANS.
 ADDED CARBON MONOXIDE DETECTOR AT BEDROOMS.
 CREATED ELEVATION AREA AND CRAFTS 1'.
 CHANGED CORNER BOARD ON ELEVATIONS TO BE 1/4" TRIM BOARD.
 CHANGED DIMENSIONS ON ELEVATIONS TO MATCH INTERIOR PLAN.
 REVISED DIMENSIONS FOR THE FOLLOWING ROOMS:
 GARAGE WAS 7'-4 1/2" x 9'-0" NOW 7'-0" x 9'-0"
 FAMILY ROOM WAS 10'-0" x 14'-0" NOW 9'-6" x 14'-0"
 REVISED 10' x 14' CLOSET.
 GARAGE WAS 7'-0" x 9'-0" NOW 6'-6" x 9'-0"
 FRONT PORCH AT ELEVATION B WAS 6'-6" x 9'-0" NOW 6'-0" x 9'-0"
 REVISED ELEVATION C ON 07-09-20
 REVISED BOUNDING AT 50' FT BLOCK PORCH. A WAS 6'-6" x 9'-0" NOW 6'-0" x 9'-0".
 CHANGED 3/4" TRIM BOARD AT REAR AND SIDE ELEVATIONS.
 REVISED OPT. FREE BOARD AT REAR AND SIDE ELEVATIONS.
 CREATED LEFT HAND GARAGE VERSION.

06-08-20 ADDED WINDOW SCHEDULE.
 CHANGED OWNERS BATH DOOR TO 16".
 CHANGED GARAGE WALL FROM 2x6 TO 2x4.
 ADDED DETAIL FOR DECORATIVE BRACKET ON ELEVATION A. ELEVATION B 1.
 CHANGED FRONT DOOR TO 3-PANEL DOOR.
 CHANGED COLUMN TO MATCH STANDARD COLUMN. APPROX ALL BULKY PLANS.
 REMOVED COLUMN BASE FROM ELEVATION D AND CREATED FULL HEIGHT 2" SQUARE COLUMN.
 REMOVED GARAGE SHAVE FROM ELEVATION D.
 CHANGED LINEN CLOSET FROM 10' x 6' TO 10' x 6' S/D.
 CHANGED OWNERS BATH LINEN DOOR FROM 16" BRD. TO 16" S/D.
 CHANGED OWNERS BATH LINEN DOOR FROM 16" BRD. TO 16" S/D.
 CHANGED COAT'S DOOR FROM 16" BRD. TO 2x6 S/D.
 CHANGED BED 3 CLOSET DOOR FROM 2x6 BRD. TO 2x6 S/D.
 CHANGED BED 3 CLOSET DOOR FROM 2x6 BRD. TO 2x6 S/D.
 REMOVED OPTIONAL DOUBLE OVEN.
 REMOVED VENT FROM GARAGE ON ELEVATION A, (06-18-24)

16-01-22 ADDED ELEVATION D3 SHAVING BLOCK COLUMN AND D3 SHAVING STONE COLUMN.
 ADDED SQUARE FOOTAGE BLOCK FOR D7 AND D3 ELEVATIONS.
 VERIFIED AND UPDATED OPTIONAL OWNERS BATH 1 & 2 LAYOUTS.
 CHANGING OF FIRST FLOOR CEILING HEIGHT FROM 9'-0" TO 8'-0" CEILING HEIGHT.
 CHANGING OF FRONT PORCH CEILING HEIGHT FROM 9'-0" TO 8'-0" CEILING HEIGHT.
 SQUARE FOOTAGE OF FRONT PORCH ON ELEVATION D3 CHANGED TO 184.50 FT.
 SQUARE FOOTAGE OF FRONT PORCH ON ELEVATION D3 CHANGED TO 184.50 FT.

16-07-22 CHANGED GARDEN TO BE OPT. OWNERS BATH 1 FROM 6'-0" TO 6'-0"
 CHANGED OWNERS BATH 1 FROM 6'-0" TO 6'-0"
 CHANGED WINDOW HEAD HEIGHTS TO 8'-0"
 ADDED 6' OPT. WINDOW LIFT C/L LIGHTS IN KITCHEN (06-15-23)

08-25-24 CEILING HEIGHT CHANGED FROM 8'-0" TO 9'-0"
 OPTIONAL COVERED PATIO CREATED

SQ. NUMBER	DATE	BY	REVISION
276-0-0-0	11-28-22	CS	ISSUED
276-0-0-0	09-14-22	CS	REVISED
276-0-0-0	08-17-22	CS	REVISED
276-0-0-0	08-17-22	CS	REVISED
276-0-0-0	08-17-22	CS	REVISED
276-0-0-0	08-17-22	CS	REVISED
276-0-0-0	08-17-22	CS	REVISED
276-0-0-0	08-17-22	CS	REVISED
276-0-0-0	08-17-22	CS	REVISED
276-0-0-0	08-17-22	CS	REVISED

DRAWINGS ON THIS SHEET SHALL BE THE SCALE NOTED

SQUARE FOOTAGE		SQUARE FOOTAGE		SQUARE FOOTAGE	
HEATED AREAS	ELEV 'A'	HEATED AREAS	ELEV 'B'	HEATED AREAS	ELEV 'D'
LIVING	1725.50 FT.	LIVING	1725.50 FT.	LIVING	1725.50 FT.
TOTAL HEATED SF	1725.50 FT.	TOTAL HEATED SF	1725.50 FT.	TOTAL HEATED SF	1725.50 FT.
UNHEATED AREAS	248.50 FT.	UNHEATED AREAS	248.50 FT.	UNHEATED AREAS	248.50 FT.
COVERED AREAS	65.50 FT.	COVERED AREAS	72.50 FT.	COVERED AREAS	128.50 FT.
FRONT PORCH	16.50 FT.	FRONT PORCH	16.50 FT.	FRONT PORCH	16.50 FT.
UNCOVERED AREAS	49.00 FT.	UNCOVERED AREAS	56.00 FT.	UNCOVERED AREAS	112.00 FT.
AND		AND		AND	
HEATED OPTIONS	88.50 FT.	HEATED OPTIONS	16.50 FT.	HEATED OPTIONS	16.50 FT.
UNHEATED OPTIONS	88.50 FT.	UNHEATED OPTIONS	88.50 FT.	UNHEATED OPTIONS	88.50 FT.
OPTIONAL PATIO	88.50 FT.	OPTIONAL PATIO	88.50 FT.	OPTIONAL PATIO	88.50 FT.
OPTIONAL COVERED PATIO	88.50 FT.	OPTIONAL COVERED PATIO	88.50 FT.	OPTIONAL COVERED PATIO	88.50 FT.
OPTIONAL 1-CAR GARAGE	248.50 FT.	OPTIONAL 1-CAR GARAGE	248.50 FT.	OPTIONAL 1-CAR GARAGE	248.50 FT.
TOTAL SQUARE FOOTAGE		TOTAL SQUARE FOOTAGE		TOTAL SQUARE FOOTAGE	
1725.50 FT.		1725.50 FT.		1725.50 FT.	

SQUARE FOOTAGE		SQUARE FOOTAGE		SQUARE FOOTAGE	
HEATED AREAS	ELEV 'D2'	HEATED AREAS	ELEV 'D3'	HEATED AREAS	ELEV 'D3'
LIVING	1725.50 FT.	LIVING	1725.50 FT.	LIVING	1725.50 FT.
TOTAL HEATED SF	1725.50 FT.	TOTAL HEATED SF	1725.50 FT.	TOTAL HEATED SF	1725.50 FT.
UNHEATED AREAS	248.50 FT.	UNHEATED AREAS	248.50 FT.	UNHEATED AREAS	248.50 FT.
COVERED AREAS	248.50 FT.	COVERED AREAS	248.50 FT.	COVERED AREAS	248.50 FT.
FRONT PORCH	16.50 FT.	FRONT PORCH	16.50 FT.	FRONT PORCH	16.50 FT.
UNCOVERED AREAS	132.00 FT.	UNCOVERED AREAS	132.00 FT.	UNCOVERED AREAS	132.00 FT.
AND		AND		AND	
HEATED OPTIONS	16.50 FT.	HEATED OPTIONS	16.50 FT.	HEATED OPTIONS	16.50 FT.
UNHEATED OPTIONS	16.50 FT.	UNHEATED OPTIONS	16.50 FT.	UNHEATED OPTIONS	16.50 FT.
OPTIONAL PATIO	88.50 FT.	OPTIONAL PATIO	88.50 FT.	OPTIONAL PATIO	88.50 FT.
OPTIONAL COVERED PATIO	88.50 FT.	OPTIONAL COVERED PATIO	88.50 FT.	OPTIONAL COVERED PATIO	88.50 FT.
OPTIONAL 1-CAR GARAGE	248.50 FT.	OPTIONAL 1-CAR GARAGE	248.50 FT.	OPTIONAL 1-CAR GARAGE	248.50 FT.
TOTAL SQUARE FOOTAGE		TOTAL SQUARE FOOTAGE		TOTAL SQUARE FOOTAGE	
1725.50 FT.		1725.50 FT.		1725.50 FT.	



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276-0-0-0	08-17-22	CS	REVISED
276-0-0-0	08-17-22	CS	REVISED
276-0-0-0	08-17-22	CS	REVISED

DRAWINGS ON THIS SHEET SHALL BE THE SCALE NOTED

EMBARK (GARAGE LEFT)
DREAM FINDERS HOMES

1724

REVISION LOG

CS
SHEET

LOT 22 STANDLEY RIDGE

REVISION OF PLAN NOT THE DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO FIELD AND VERIFY ALL DIMENSIONS AND ADHERENCE TO APPLICABLE CODES AND REGULATIONS. THE DRAFTERS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCY OF BROWN NOTES DIMENSIONS OR ADHERENCE TO APPLICABLE BUILDING CODES AND REGULATIONS. THE DRAFTERS OFFICE SHALL NOT BE RESPONSIBLE FOR THE CORRECTION OF ANY CONSTRUCTION. THE DRAFTERS OFFICE SHALL NOT BE RESPONSIBLE FOR THE CORRECTION OF DIMENSIONS THAT ARE POSE A SAFETY HAZARD TO THE BUILDER OR THE HOMEOWNER. THE DRAFTERS OFFICE SHALL NOT BE RESPONSIBLE FOR THE CORRECTION OF DIMENSIONS THAT ARE POSE A SAFETY HAZARD TO THE BUILDER OR THE HOMEOWNER. THE DRAFTERS OFFICE SHALL NOT BE RESPONSIBLE FOR THE CORRECTION OF DIMENSIONS THAT ARE POSE A SAFETY HAZARD TO THE BUILDER OR THE HOMEOWNER.



NO.	DATE	BY	REVISION
01	01-15-21	...	...
02	01-15-21	...	...
03	01-15-21	...	...
04	01-15-21	...	...
05	01-15-21	...	...
06	01-15-21	...	...
07	01-15-21	...	...
08	01-15-21	...	...
09	01-15-21	...	...
10	01-15-21	...	...

DRAWING ON THIS SHEET IS TO BE USED IN CONJUNCTION WITH THE SCALE NOTED

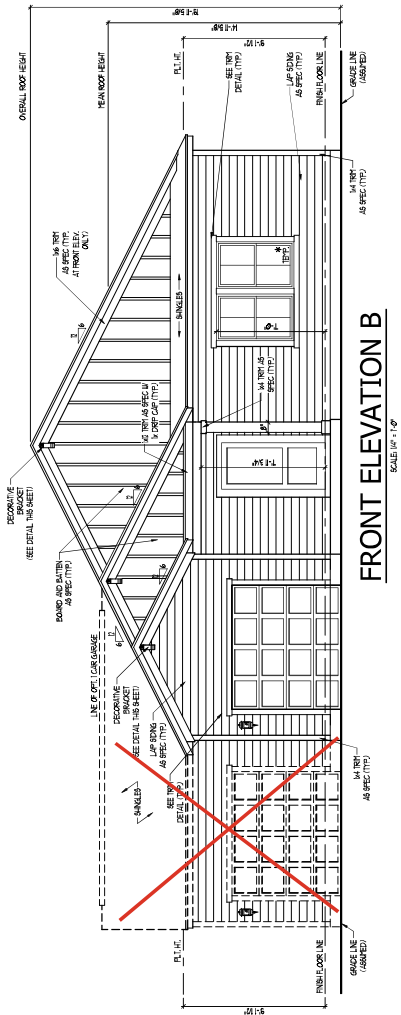
EMBARK (GARAGE LEFT) DREAM FINDERS HOMES

1724

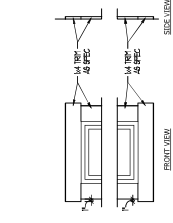
FILE FRONT ELEVATION REAR AND SIDE ELEVATIONS ROOF PLAN MISC. DETAILS

SHEET **A3.1**

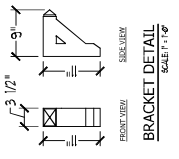
ELEVATION "B" - FARMHOUSE



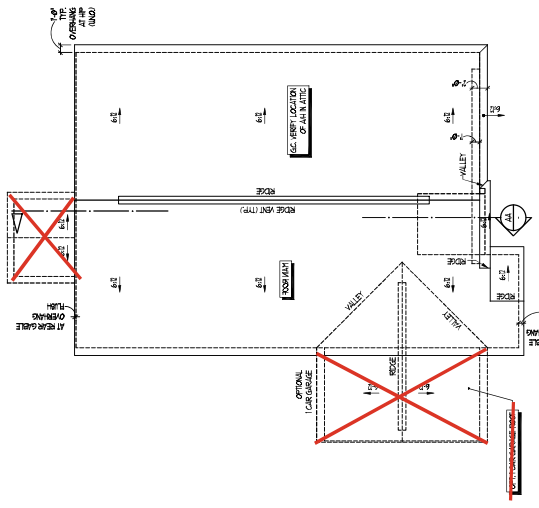
FRONT ELEVATION B
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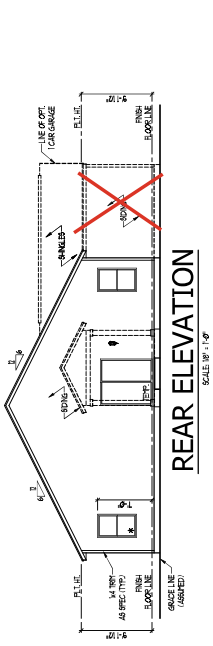
TRIM DETAIL
SCALE: 1/8" = 1'-0"



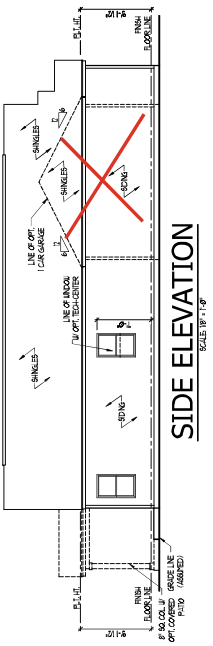
BRACKET DETAIL
SCALE: 1/16"



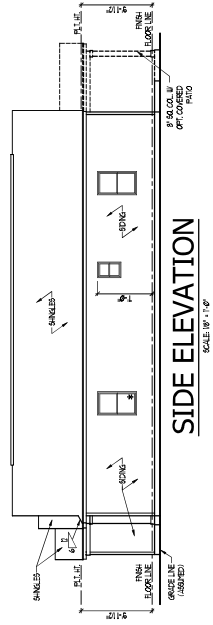
ROOF PLAN
SCALE: 1/8" = 1'-0"



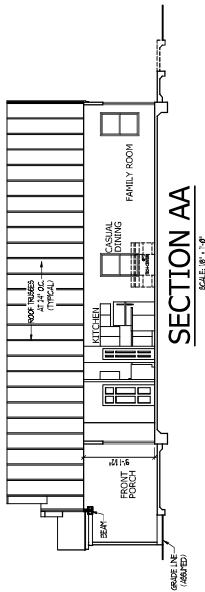
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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

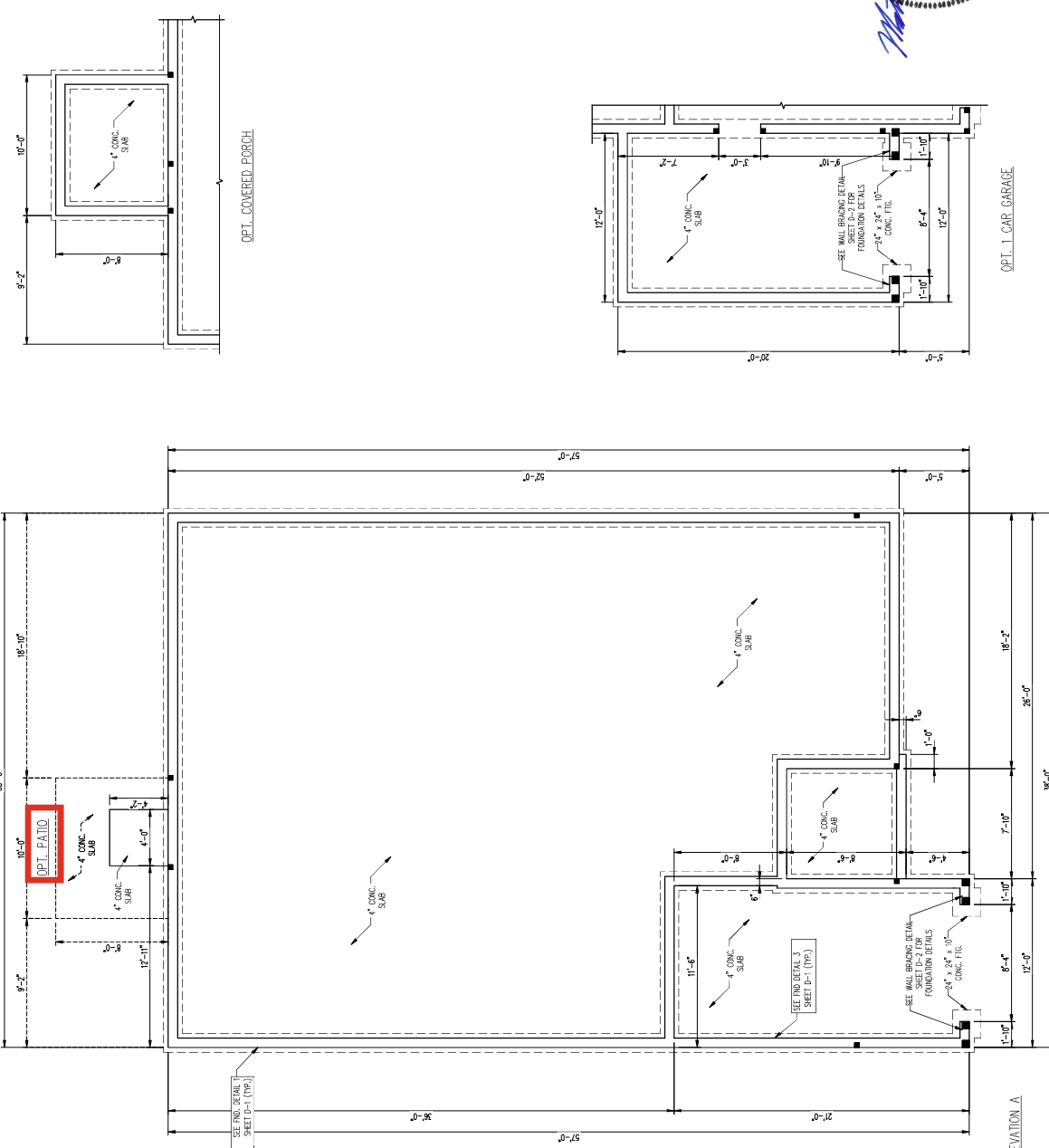


SECTION AA
SCALE: 1/4" = 1'-0"

NO.	DATE	BY	REVISION
01	01-15-21
02	01-15-21
03	01-15-21
04	01-15-21
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06	01-15-21
07	01-15-21
08	01-15-21
09	01-15-21
10	01-15-21

ISSUANCE OF AN ARCHITECTURAL DRAWING SHALL NOT BE THE BASIS OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS AND ADHERENCE TO APPLICABLE CODES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR'S OFFICE FOR CORRECTION BEFORE ANY CONSTRUCTION OF WORK IN ACCORDANCE WITH THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ERRORS THAT ARE MADE AND THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE CORRECTION OF ERRORS THAT ARE MADE BY THE CONTRACTOR. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE CORRECTION OF ERRORS THAT ARE MADE BY THE CONTRACTOR. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE CORRECTION OF ERRORS THAT ARE MADE BY THE CONTRACTOR.

SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE.



J.S. THOMPSON ENGINEERING, INC.
 1115 EAST FORKERS LANE SUITE 100 FARMERSVILLE, NC 27834
 PHONE: (919) 799-9919 FAX: (919) 798-9921
 N.C. LICENSE NO. C1733

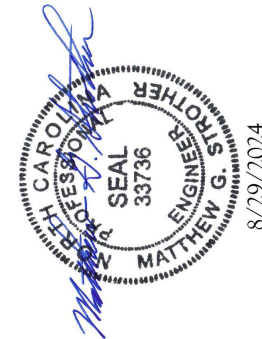
EMBARCK
 DREAM FINDERS HOMES

DATE: AUGUST 2, 2024
 SCALE: 1/4" = 1'-0"
 DRAWN BY: JAG/REB/STG/MS/LL
 SUPERVISORY: WBS

S.1.3a
 STEM WALL SLAB
 FOUNDATION PLAN

1. DIMENSIONS SHOWN UNLESS OTHERWISE NOTED FOR LESS THAN 1/2".
 2. DIMENSIONS SHOWN UNLESS OTHERWISE NOTED FOR LESS THAN 1/2".
 3. DIMENSIONS SHOWN UNLESS OTHERWISE NOTED FOR LESS THAN 1/2".
 4. DIMENSIONS SHOWN UNLESS OTHERWISE NOTED FOR LESS THAN 1/2".
 5. DIMENSIONS SHOWN UNLESS OTHERWISE NOTED FOR LESS THAN 1/2".
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8/29/2024

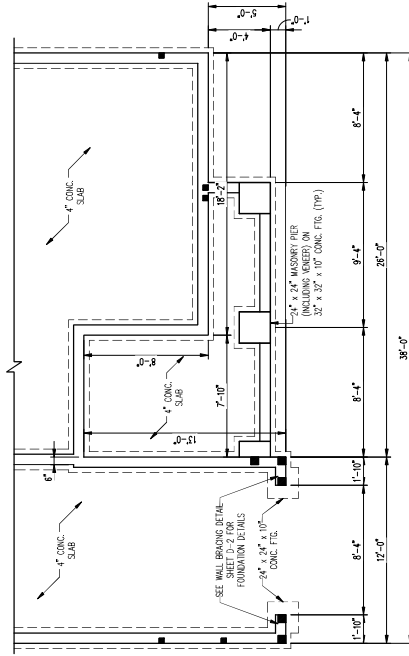
SCALE NOTE:
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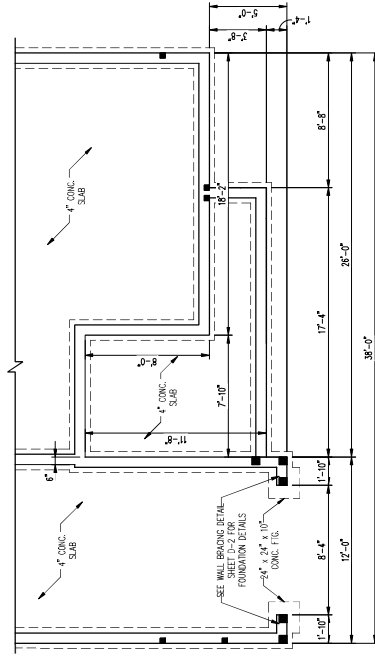
EMBARK
 DREAM FINDERS HOMES

DATE: AUGUST 2, 2024
 SCALE: 1/4" = 1'-0"
 DRAWN BY: JAGGERS@JTHOMPSON.COM
 ENGINEER: J5 THOMPSON

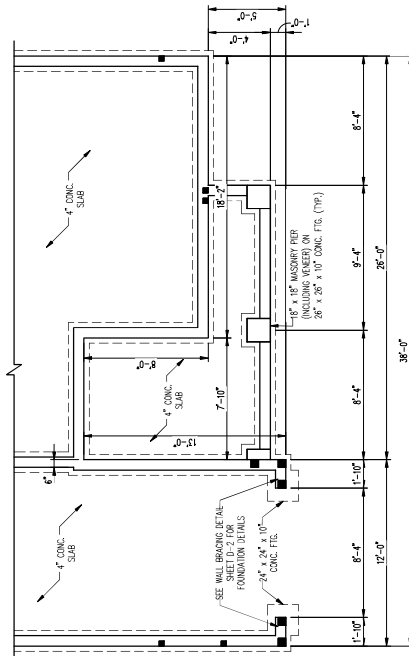
S.13b
 STEEWALL SLAB
 FOUNDATION PLAN



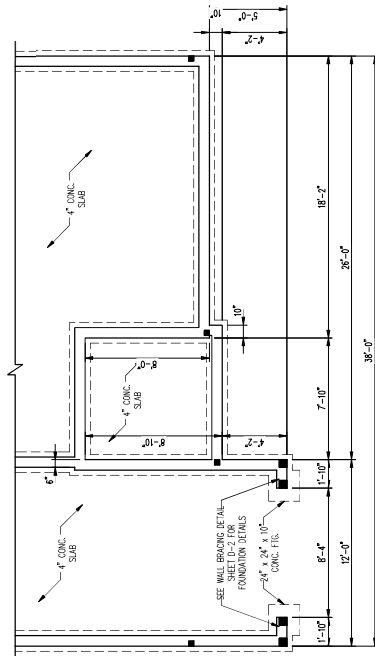
ELEVATION D2



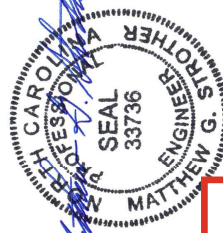
ELEVATION D1



ELEVATION D3



ELEVATION B



8/29/2024

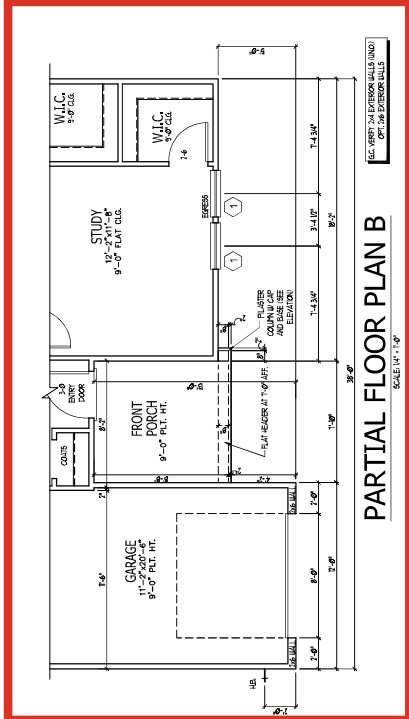


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DATE:	08-11-17
ISSUED:	08-11-17
REVISED:	08-11-17
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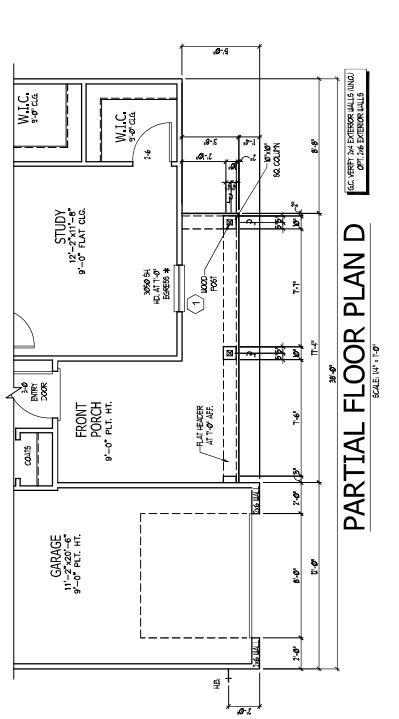
EMBAK (GARAGE LEFT)

1724

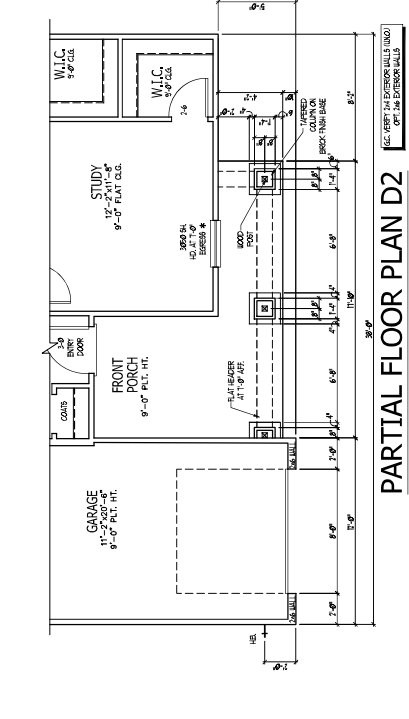
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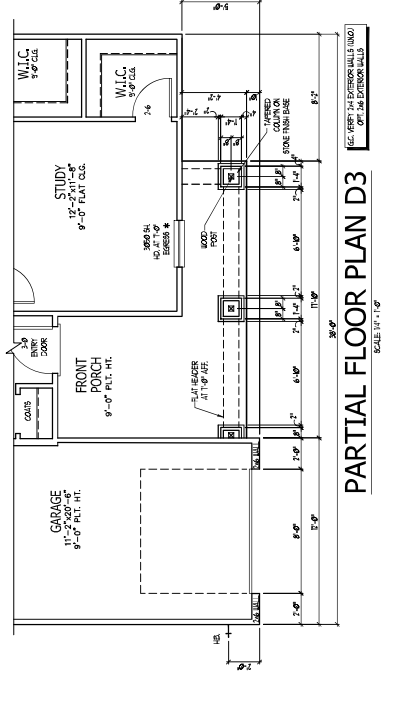
SQUARE FOOTAGE	
HEATED AREAS	ELEV '0'
LIVING	1725 SQ. FT.
TOTAL HEATED SF	1725 SQ. FT.
UNHEATED AREAS	
GARAGE	248 SQ. FT.
COVERED AREAS	
FRONT PORCH	138 SQ. FT.
UNCOVERED AREAS	
FRONT PORCH	15 SQ. FT.
HEATED OPTIONS	
UNHEATED OPTIONS	
OPTIONAL PATIO	80 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
OPTIONAL 1-CAR GARAGE	240 SQ. FT.



SQUARE FOOTAGE	
HEATED AREAS	ELEV '0'
LIVING	1725 SQ. FT.
TOTAL HEATED SF	1725 SQ. FT.
UNHEATED AREAS	
GARAGE	248 SQ. FT.
COVERED AREAS	
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HEATED OPTIONS	
UNHEATED OPTIONS	
OPTIONAL PATIO	80 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
OPTIONAL 1-CAR GARAGE	240 SQ. FT.



SQUARE FOOTAGE	
HEATED AREAS	ELEV 'D2'
LIVING	1725 SQ. FT.
TOTAL HEATED SF	1725 SQ. FT.
UNHEATED AREAS	
GARAGE	248 SQ. FT.
COVERED AREAS	
FRONT PORCH	138 SQ. FT.
UNCOVERED AREAS	
FRONT PORCH	15 SQ. FT.
HEATED OPTIONS	
UNHEATED OPTIONS	
OPTIONAL PATIO	80 SQ. FT.
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OPTIONAL 1-CAR GARAGE	240 SQ. FT.



SQUARE FOOTAGE	
HEATED AREAS	ELEV 'D3'
LIVING	1725 SQ. FT.
TOTAL HEATED SF	1725 SQ. FT.
UNHEATED AREAS	
GARAGE	248 SQ. FT.
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FRONT PORCH	138 SQ. FT.
UNCOVERED AREAS	
FRONT PORCH	15 SQ. FT.
HEATED OPTIONS	
UNHEATED OPTIONS	
OPTIONAL PATIO	80 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

WINDOW SCHEDULE			
MARK	SIZE	TYPE	HEAD HEIGHT
1	3'0" x 3'0"	SINGLE-HUNG	7'0"
2	2'0" x 3'0"	SINGLE-HUNG	7'0"
3	2'0" x 2'0"	SINGLE-HUNG	7'0"

SEE CLAUT-FOR NOTES ON EXPRESS, TEMP., & ETC.

REMARKS OF PLAN NOT THIS ARCHITECT'S OFFICE SHALL BE HELD BY THE BUILDER OR RESPONSIBILITY TO BEAR AND APPROVE. ALL NOTES, CONDITIONS AND AGREEMENTS APPLICABLE TO ANY INSTRUMENT OF SERVICE OR AGREEMENT OF SERVICE TO ANY LABEL BUILDING CONTRACTOR SHALL BE THE PROPERTY OF THE ARCHITECT'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION. ANY REVISIONS OR CHANGES TO BE MADE TO THE CORRECTION OF ERRORS THAT ARE "USE OR" SHALL BE MADE TO THE CORRECTION OF ERRORS THAT ARE "USE OR" BEFORE THE ARCHITECT'S OFFICE. ANY INDICATIONS ARE MADE TO BE MADE BY ANY OTHER PARTY OTHER THAN THE ARCHITECT'S OFFICE. THE ARCHITECT SHALL NOT BE RESPONSIBLE.

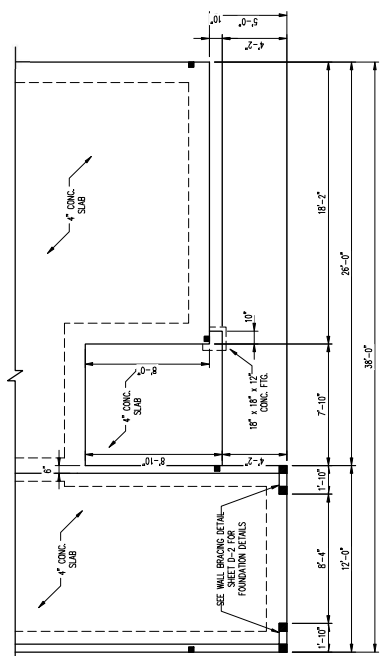
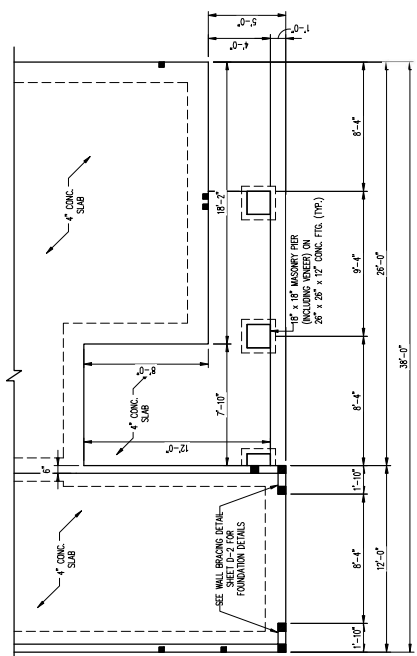
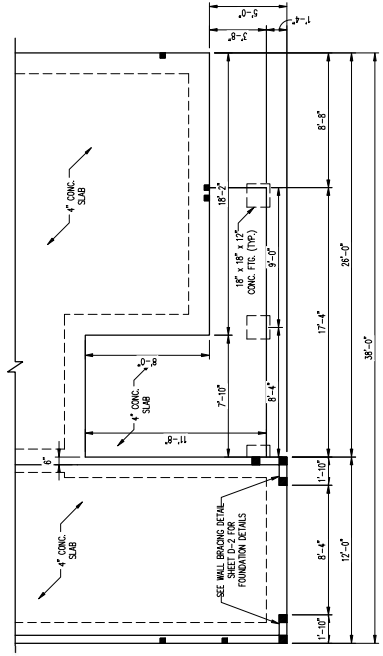
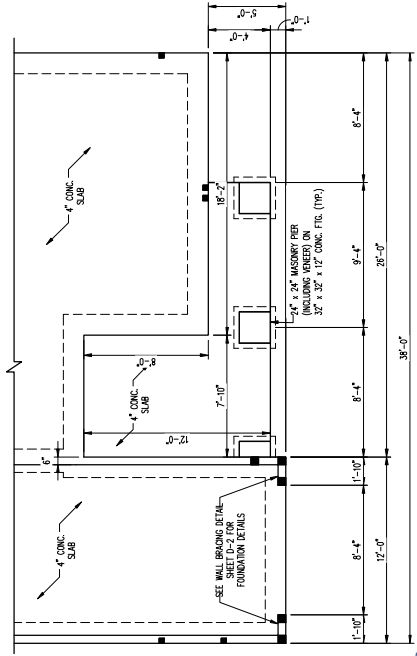
SCALE NOTE:
 LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
 11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE.

J.S. THOMPSON ENGINEERING INC.
 1135 WEST FOXBORO BLVD. SUITE 100 FAYETTEVILLE, NC 28404
 PHONE: (919) 789-9191 FAX: (919) 789-9221
 M.C. LICENSE NO. C1733

EMBARK
 DREAM FINDERS HOMES

DATE: AUGUST 23, 2024
 SCALE: 1/8" = 1'-0"
 DRAWN BY: JAVIER GONZALEZ
 CHECKED BY: JAVIER GONZALEZ

S-12b
 MONOSLAB
 FOUNDATION PLAN



PROFESSIONAL SEAL
 MATTY G. STROTHER
 ENGINEER
 33736
 CAROLINA PROFESSIONAL ENGINEERS ASSOCIATION
 8/9/2024

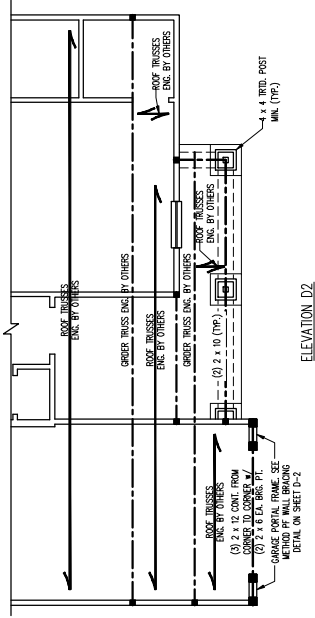
SCALE NOTE:
 LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
 11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE.

J.S. THOMPSON
ENGINEERING, INC.
 113 EAST SHELBY STREET, SUITE 200, FAYETTEVILLE, NC 28404
 PHONE: (704) 780-9919 FAX: (704) 780-9921
 M.C. LICENSE NO. C1733

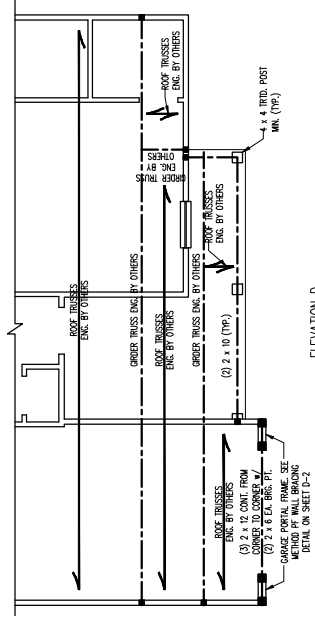
EMBARK
 DREAM FINDERS HOMES

DATE: 08/28/2024
 SCALE: 1/8" = 1'-0"
 DRAWN BY: JAVIER GONZALEZ
 CHECKED BY: JAVIER GONZALEZ

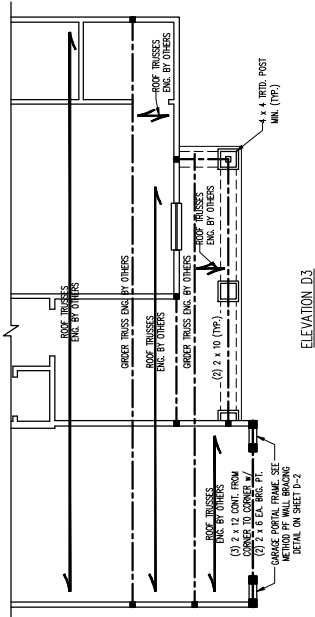
S-2b
 ATTIC FLOOR
 FRAMING PLAN



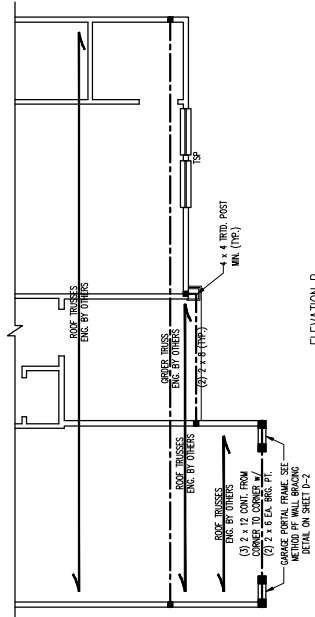
ELEVATION D2



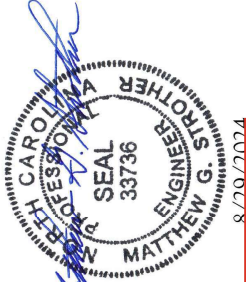
ELEVATION D



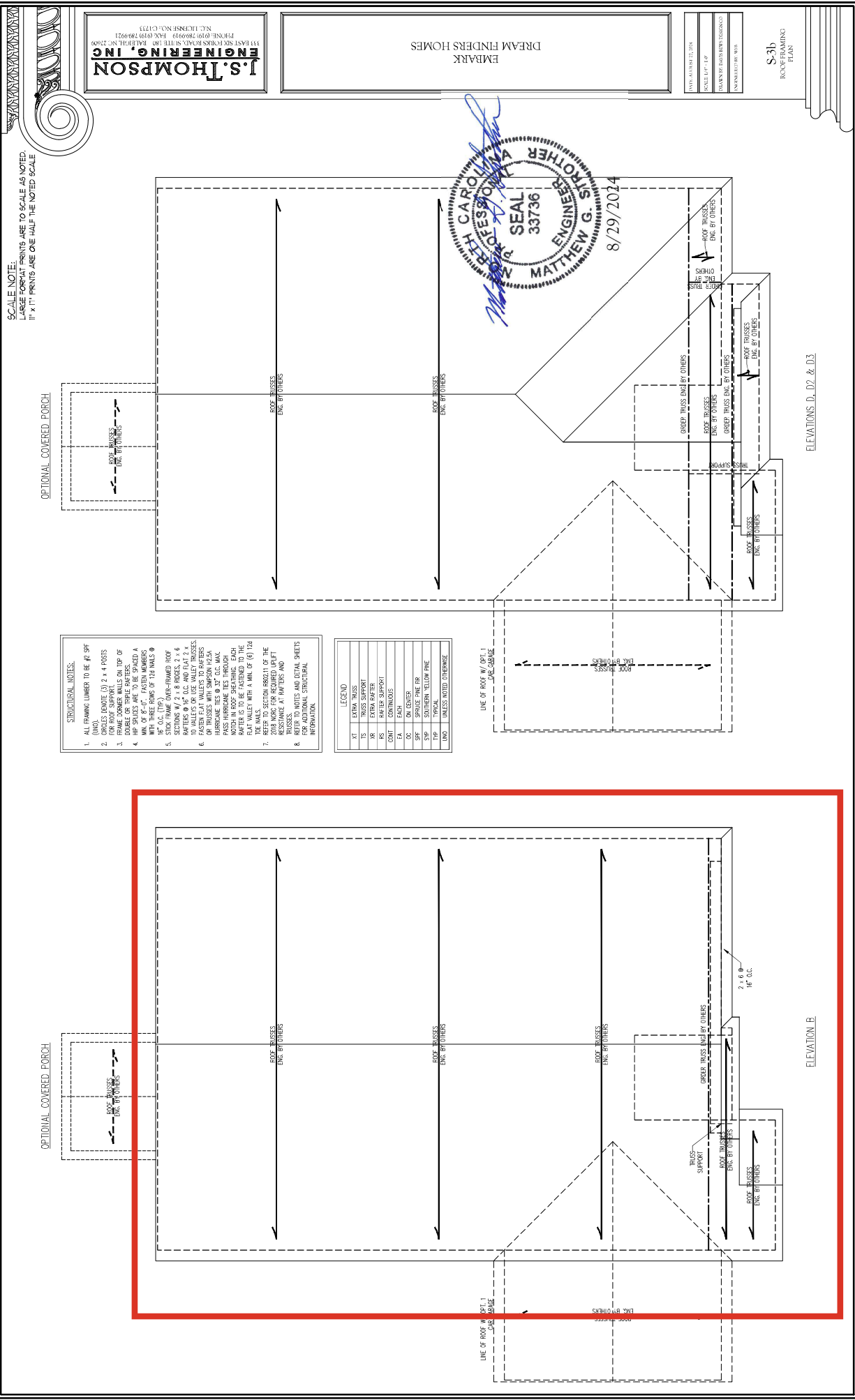
ELEVATION D3



ELEVATION B

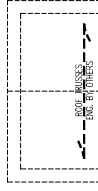


8/20/2024



SCALE NOTE:
 LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
 11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE.

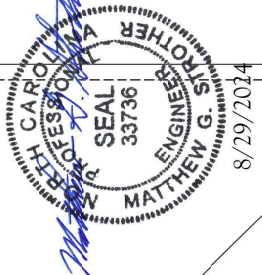
OPTIONAL COVERED PORCH



- STRUCTURAL NOTES:**
1. ALL FRAMING LUMBER TO BE #2 SPF (UNLESS OTHERWISE NOTED) 2 x 4 POSTS FOR ROOF SUPPORT.
 2. FRAME CORNER WALLS ON TOP OF ROOF TRUSSES. FASTENERS TO BE SPACED A MIN. OF 2'-0".
 3. ROOF TRUSSES TO BE SPACED @ 24" O.C. WITH THREE ROWS OF 124 WALLS @ 24" O.C. WITH THREE ROWS OF 124 WALLS @ 24" O.C.
 4. RAFTERS @ 16" O.C. AND FLAT 2 x 4 OR TRUSSES WITH SIMPSON HZ-5A HURDING THE 16" O.C. WALL WIDTH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE TRUSS WITH A MIN. OF (6) 1/2" DIA. NAILS.
 5. REFER TO SECTION BRIGHT OF THE 2018 IRC FOR REQUIRED UPSET TRUSSES AT ROOF ENDS AND INFORMATION.

LEGEND

XT	EXTRA TRUSS
TS	TRUSS SUPPORT
RS	ROOF SUPPORT
ES	EXTERIOR SUPPORT
CONT	CONTINUOUS
EA	EACH
OC	ON CENTER
SP	SINGLE PINE
SP	SOUTH YELLOW PINE
TR	TYPICAL
UNO	UNLESS NOTED OTHERWISE



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 M.C. LICENSE NO. C733

EMBARC
 DREAM FINDERS HOMES

DATE: AUGUST 23, 2024
 SCALE: 1/4" = 1'-0"
 DRAWN BY: JAVIER ESTEBAN
 APPROVED FOR: JAVIER

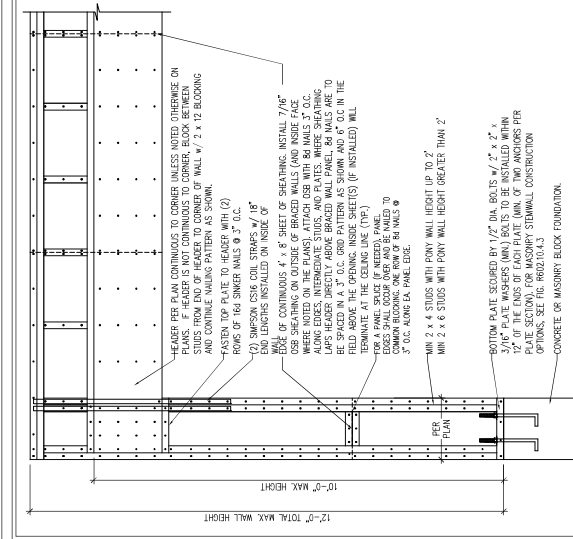
S-3b
 ROOF FRAMING PLAN

ELEVATIONS D, D2 & D3

ELEVATION B

GENERAL WALL BRACING NOTES:

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 IRC RESIDENTIAL BUILDING CODE (MRC). TABLES AND NOTES FROM THE 2018 IRC ARE REFERRED TO THROUGHOUT THIS SHEET. REFER TO THE 2018 IRC FOR ADDITIONAL INFORMATION AS NEEDED.
2. BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS, INCLUDING STORIES BELOW THE TOP FLOOR, HAVE BEEN DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. WALLS HAVE BEEN DESIGNED TO RESIST COMBINED UPLIFT AND SHEAR FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
3. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY LOCATIONS, AND BRACED WALL CONNECTIONS TO FOUNDATION AND INTERIOR WALLS.
4. ALL EXTERIOR WALLS ARE TO BE SPREADED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10.4.13 UNLESS NOTED OTHERWISE. PER TABLE R602.10.4.13, METHOD B IS TO BE FASTENED PER TABLE R602.10.4.13, METHOD C-WSP UNLESS NOTED OTHERWISE.
5. SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED TO 6x8 COMMON WALLS OR 8x12 (2) LONG x 4x11.25" DIAMETER WALLS SPACED @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (D.U.O.).
6. REFER TO THE "CEILING BOARD" WALL BRACING METHOD, 1/2" DIA. BOLTS W/ 2" x 2" x 2" ANCHOR BOLTS, FOR CEILING BOARD BRACING. REFER TO THE "CEILING BOARD" WALL BRACING METHOD, 1/2" DIA. BOLTS W/ 2" x 2" x 2" ANCHOR BOLTS, FOR CEILING BOARD BRACING.
7. TOP AND BOTTOM BRACES AND INTERMEDIATE SUPPORTS (U.A.C.), SHIP ALL LASTER FOR TOP FLOOR 1/2" AND 5/8" CS-WSP PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R602.10.4.3, SECTION C8. FOR INTERIOR FASTENER OPTIONS SEE TABLE R602.10.4.3, SECTION C8. FOR INTERIOR FASTENER OPTIONS SEE TABLE R602.10.4.3, SECTION C8.
8. METHOD C-WSP CONTRIBUTES ITS ACTUAL LENGTH, METHOD B CONTRIBUTES 5 TIMES ITS ACTUAL LENGTH, AND METHOD FF CONTRIBUTES 15 TIMES ITS ACTUAL LENGTH.



OVER CONCRETE OR MASONRY BLOCK FOUNDATION.

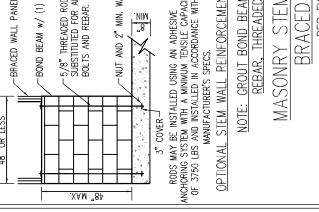
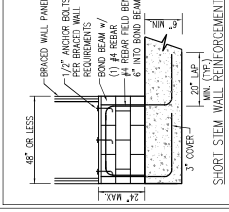
SWISS LIP ANCHOR AT EACH END OF THE PORTAL FRAME PANEL.

WOOD STRUCTURAL PANEL SHEATHING OVER APPROVED BAND OR RM JOIST.

OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION.

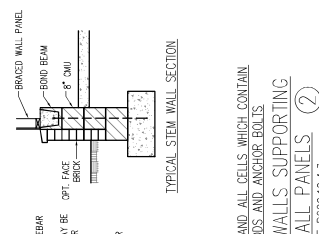
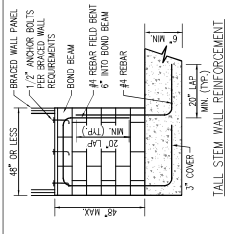
ANCHOR BOLTS TO BE INSTALLED IN CEILING SPACE AND SHEAR FRAMED BASKET IN WALLS.

METHOD PF-PORTAL FRAME DETAIL (1)



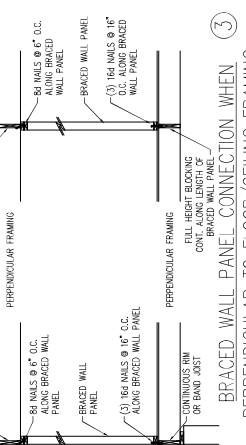
SHORT STEM WALL REINFORCEMENT

TALL STEM WALL REINFORCEMENT



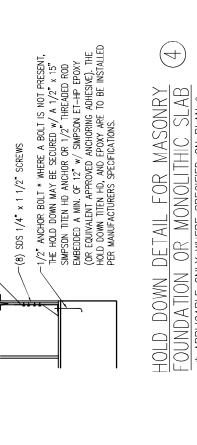
MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS (2)

PER FIGURE R602.10.4.3



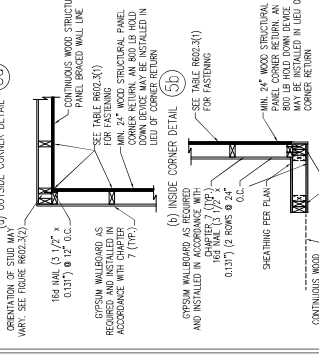
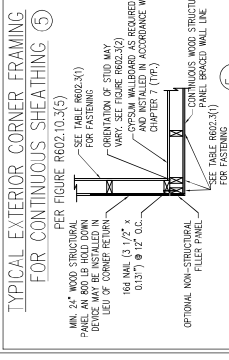
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING (3)

PER FIGURE R602.10.4.4(1)



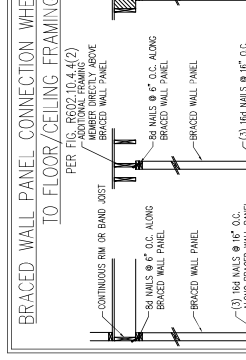
HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB (4)

*** APPLICABLE ONLY WHERE SPECIFIED ON PLAN ***



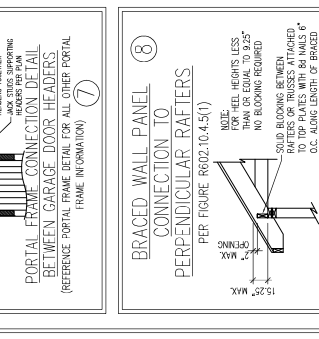
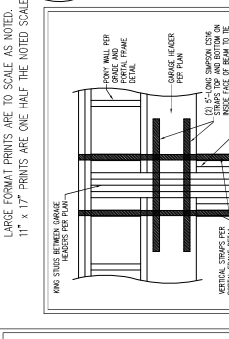
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING (5)

PER FIGURE R602.10.4.3(6)



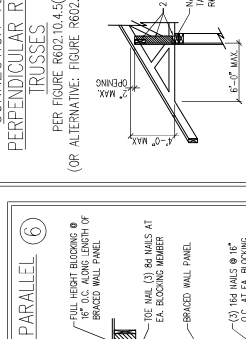
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING (6)

PER FIG. R602.10.4.4(2)



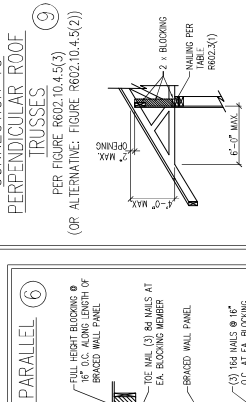
PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS (7)

(REFERENCE PORTAL FRAME DETAIL FOR ALL OTHER PORTAL FRAME INFORMATION)



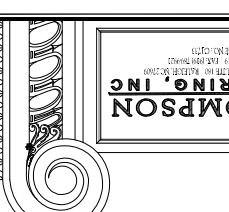
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS (8)

PER FIGURE R602.10.4.5(1)



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES (9)

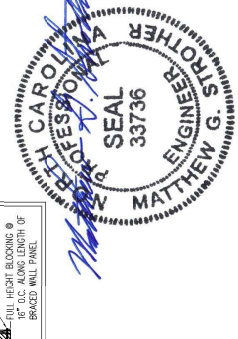
PER FIGURE R602.10.4.5(3) (OR ALTERNATIVE: FIGURE R602.10.4.5(2))



J.S. THOMPSON ENGINEERING INC.
 2700 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 (303) 733-1100
 www.jsthompsoneng.com

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

DATE: NOVEMBER 04, 2022
 SCALE: 1/8" = 1'-0"
 DRAWN BY: JST
 CHECKED BY: JST



8/29/2024

This detail was created in accordance with all the requirements of the International Building Code (IBC) and the International Residential Code (IRC). The user of this detail is responsible for ensuring that all applicable codes and regulations are followed. The user of this detail is responsible for ensuring that all applicable codes and regulations are followed.

SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE.

FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE #2 MINIMUM (F_b = 875 PSI, F_v = 375 PSI, E = 1900000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL LIMITED LUMBER SHALL BE #2 PSI MINIMUM (F_b = 975 PSI, F_v = 475 PSI, E = 1900000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2600 PSI, F_v = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2325 PSI, F_v = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2500 PSI, F_v = 2000 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
 - W AND Wt SHAPES: ASTM A992
 - PLATES AND SHEETS: ASTM A572
 - PIPE: ASTM A53, GRADE B, TYPE E, OR S
 - HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B
 - STEEL PIPE: ASTM A53, GRADE B, TYPE E, OR S
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 1/2" AND FULL FLANGE WIDTH (UNO). EXPOSED SOLID BEAMS FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):
 - WOOD FRAMING: (1) 1/2" DIA. x 4" LONG LAG SCREWS
 - CONCRETE: (1) 1/2" DIA. x 4" WOOD ANCHORS
 - MASONRY (FULLY GROUTED): (1) 1/2" DIA. x 4" LONG SIMPSON ITW/HP ANCHORS
 - STEEL PIPE COLUMN: (1) 3/4" DIA. ANCH BOLTS OR 3/8" FILLER WELD
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLE BLOCKING TO GIBBER OR FOUNDATION. SHAVED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLE BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS, TO CORRESPOND TO TABLE R602.2(1) AND R602.2(2) OF THE NIRC, 2018 EDITION, OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO). WHENEVER 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 R602.2.5 OF THE NIRC, 2018 EDITION.
- ALL BEAMS, HEADERS, OR OTHER 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 OTHER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR OTHER 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).
- FITCH 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" TOGETHER (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- ALL L-JOIST OR TRUSS (LAYS) ARE TO BE IN RECORD (AS NOTED) WITH THE ORIGINAL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BRACING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- 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 (UNO). 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 FOOT LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BRACING INSTALLED w/ (5) 12d NAILS EA. RLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R602.2.1 OF THE NIRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS: CIRCLES (ROOF) (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HP SPICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME CORNER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- FOR TRUSSED ROOFS: FRAME CORNER WALLS ON TOP OF 2 x 4 LATERAL BRACING AT 16" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME CORNER-FRAMED ROOF SECTIONS WITH 2 x 4 BRACES, 2 x 6 BRACES AT 16" O.C. AND 2 x 6 TO VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 CAPACITY MUFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON HP OR L57Z MUFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE END OF EACH POST SHALL BE SECURED TO THE BAND AT EACH END. ALL END WALLS AT EACH END MAY BE USED IN LIEU OF EACH TRUSS MUFT IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, DEEP LOAD BEAMS, WALLS, PIERs, BRACKS SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT APPLY TO 1-DIMENSIONAL OR 2-DIMENSIONAL OR ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO 1-DIMENSIONAL OR 2-DIMENSIONAL LAYOUT DESIGN AND ACCURACY.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NIRC), 2018 EDITION, PLUS ALL LOCAL ORDINANCES, DEPARTMENT OF CONSTRUCTION (DOC) ORDINANCES, AND ALL APPLICABLE CODES AND REGULATIONS. THE ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, DEEP LOAD BEAMS, WALLS, PIERs, BRACKS SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT APPLY TO 1-DIMENSIONAL OR 2-DIMENSIONAL OR ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO 1-DIMENSIONAL OR 2-DIMENSIONAL LAYOUT DESIGN AND ACCURACY.
- STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NIRC, 2018 EDITION (R301.4 - R301.7):

SECTION 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
CEILING	10	10	L/360
DECK OR BALCONY	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	20	10	L/360
WIND LOAD	20 (PSF)	20 (PSF)	(BASED ON TABLE R601.2(2) WIND ZONE AND EXPOSURE)

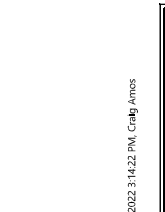
- HURST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
- FLOOR RISERS SYSTEMS DESIGNED WITH 10 PSF DEAD LOAD
- FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R601.6 OF THE NIRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION A504 OF THE NIRC, 2018 EDITION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NIRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- 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 NOTED OTHERWISE, SHALL BE FREE OF ALL ORGANIC MATERIAL. ALL CONCRETE SHALL BE PLACED ON A 4" MINIMUM THICKNESS OF 20% GRAVEL OR SAND. ALL CONCRETE SHALL BE INSTALLED ON WELL-SHAPED OR SAND-GRAVEL MIXTURE SOILS, CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE H601.1 OF THE NIRC, 2018 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SAVED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R602.2 OF THE NIRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WEIRD REINFORCING STEEL SHALL BE USED ONLY WHERE SPECIFICALLY NOTED OTHERWISE. ALL REINFORCING STEEL SHALL BE MEASURED FROM THE INSIDE FACE OF THE WALL. CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #6 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #8 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ADE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
- 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. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIBBER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R602 OF THE NIRC, 2018 EDITION OR IN ACCORDANCE WITH SECTION R602.1 OF THE NIRC, 2018 EDITION. FOUNDATION WALLS SHALL BE REINFORCED PER TABLE R602.1(1), R602.1(2), OR R602.1(3) OF THE NIRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R602.1(1) OF THE NIRC, 2018 EDITION. STEEL REINFORCING FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE DOUBLE ENDING (UNO).

NOTES

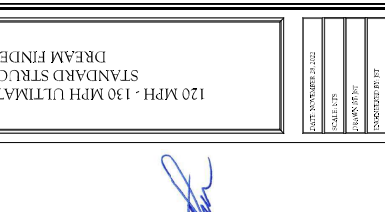
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120 MPH, 130 MPH ULTIMATE DESIGN WIND SPEED
STANDARD STRUCTURAL NOTES
DREAM FINDERS HOMES

DATE: NOVEMBER 21, 2022
DRAWN BY:
CHECKED BY: BT



8/29/2024

SO
STANDARD
STRUCTURAL
NOTES