

# CARDINAL



COVER SHEET

DREAM FINDERS HOMES  
CARDINAL

DATE: 11-16-18  
REV: 10-26-22  
DRAWN BY:  
ENGINEERED BY:  
REVIEWED BY:



## CARDINAL REVISION LIST - STRUCTURAL:

- 1.) CODE UPDATE TO 2018 NCRC (1-19)
- 2.) CALLED OUT JOIST SERIES/SPACING SECOND FLOOR FRAMING AND CRAWL. ADDED EXTRA JOISTS (1-19)
- 3.) CHANGED FLOOR JOIST LAYOUT OVER TO GARAGE TO 14' JOISTS IN LIEU OF 16' JOISTS (1-19)
- 4.) (2) 2 x 6 HEADERS WHERE APPLICABLE (1-19)
- 5.) 2 x 6 GARAGE WING WALLS AND (3) PLY HEADERS (1-19)
- 6.) DSP's to TSP's (1-19)

## CARDINAL REVISION LIST - ARCHITECTURAL:

1. CHANGED FRONT LOAD GARAGE DOOR EXTERIOR WALL AND NOTE TO REFLECT 2X6 WALL IN LIEU OF 2X4 WALL (11-18)
2. ADDED CLOSET SHELVING NOTES (11-18)
3. ADDED LIGHT TO STAIRS SHEETS E-1 AND E-2 (11-18)
4. CHANGED ALL DOUBLE STUD POCKETS BETWEEN WINDOWS TO TRIPLE STUD POCKETS (11-18)
5. REMOVED ALL BRICK FRONT ELEVATIONS FROM ELEVATION OPTION SHEETS (11-18)
6. ADDED ONE CAR GARAGE OPTION AND WRAP PORCH OPTION TO ELEVATION OPTION SHEETS (11-18)
7. CHANGED GARAGE DOOR INSERTS FROM STOCKTON 2 TO STOCKTON 3 ON ALL 'B' ELEVATIONS. (11-18)
8. CHANGED SIDING NOTES TO SPECIFY FIBER CEMENT SIDING ON A-4, B-4 AND C-4 ELEVATIONS. (11-18)
9. UPDATED FLOOR PLAN "WALL NOTES" (11-18)
10. MADE FIREPLACE AN OPTION AND MADE SINGLE WINDOW IN SAME LOCATION STANDARD (11-18)
11. UPDATED CUTSHEETS TO NEW FORMAT (11-18)

### CHANGES ON 10-01-22

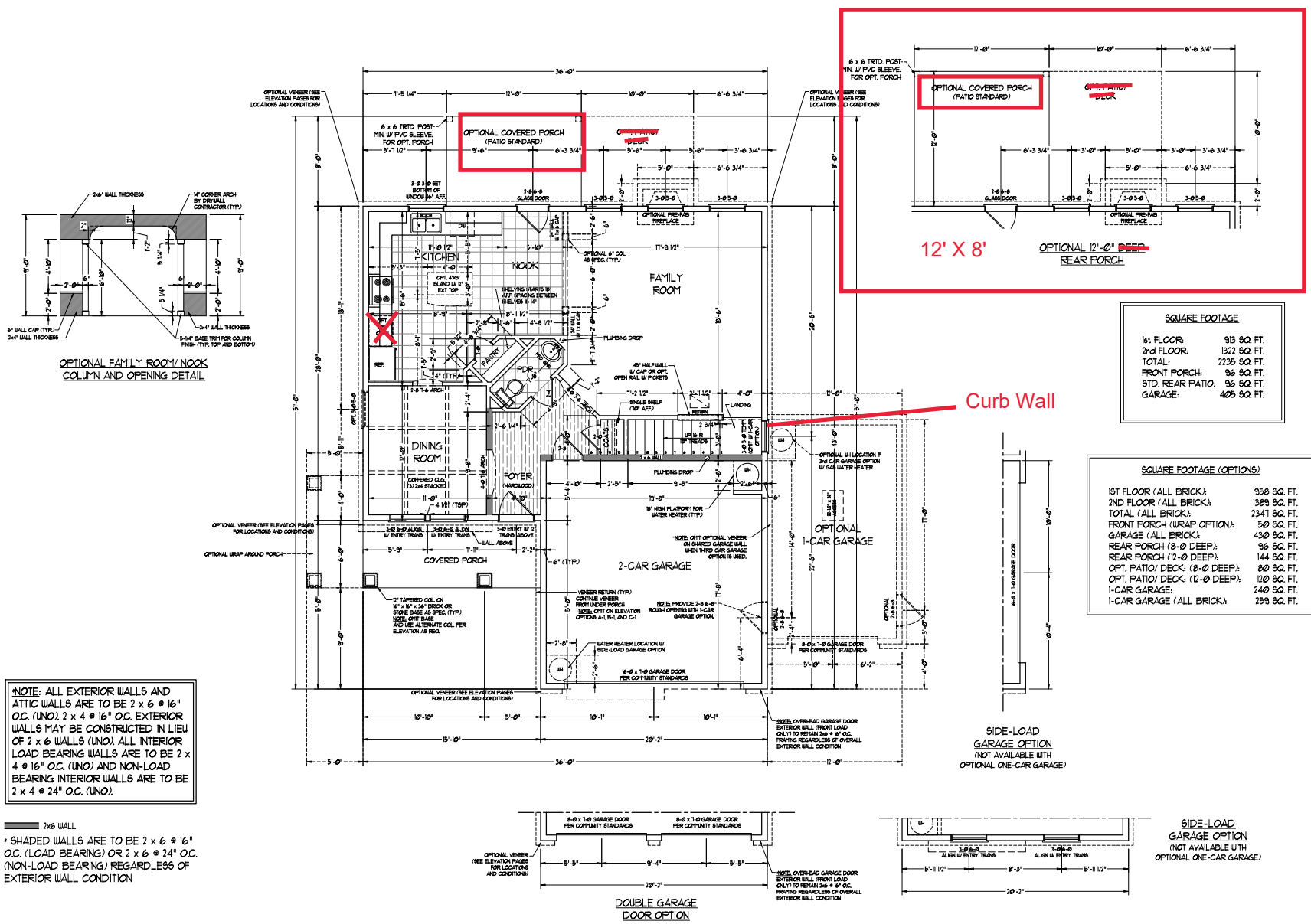
12. ADDED OPTIONAL 3/0 5/0 WINDOW TO SIDE OF HOUSE IN DINING ROOM
13. ADDED OPTIONAL DOUBLE OVEN TO KITCHEN FOR "GOURMET KITCHEN"

### CHANGES ON 10-26-22

14. REMOVE CLOSET FROM FOYER
15. ROTATE POWDER AND PANTRY
16. MOVE DOOR IN KITCHEN, REMOVE ADJACENT 3/0 x 3/0 WINDOW
17. EXTEND THE KITCHEN COUNTERTOP AND LARGER ISLAND OPTION







\*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).

2x6 WALL  
\* SHADED WALLS ARE TO BE 2 x 6 @ 16" O.C. (LOAD BEARING) OR 2 x 6 @ 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION

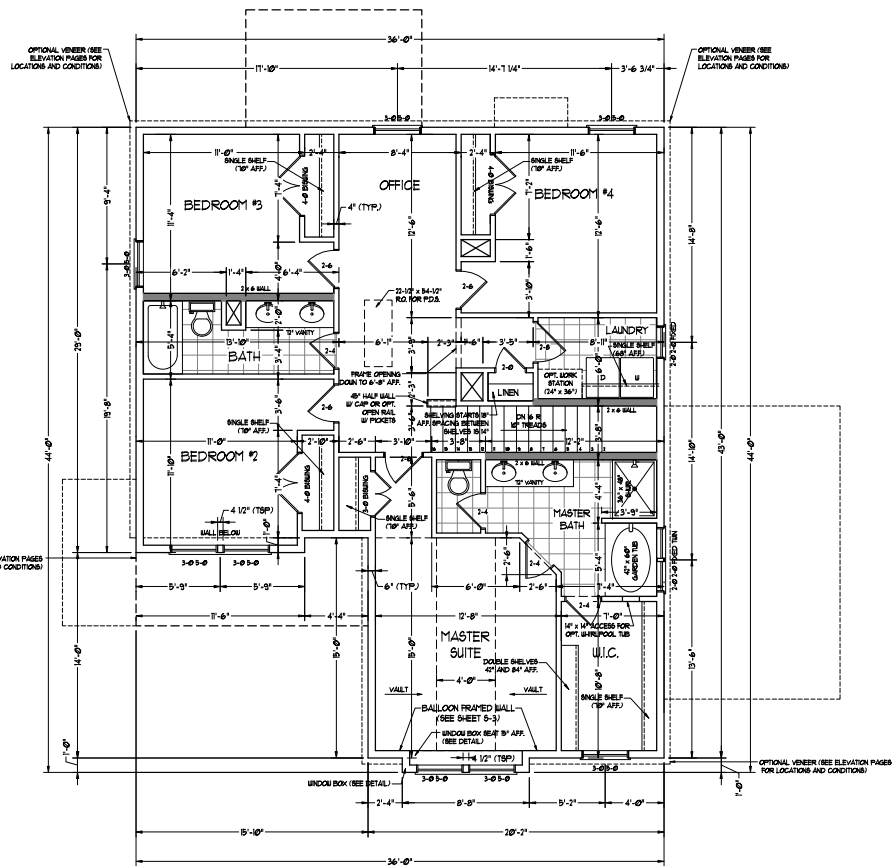
SQUARE FOOTAGE

1st FLOOR:	913 SQ. FT.
2nd FLOOR:	1322 SQ. FT.
TOTAL:	2235 SQ. FT.
FRONT PORCH:	96 SQ. FT.
STD. REAR PATIO:	96 SQ. FT.
GARAGE:	405 SQ. FT.

SQUARE FOOTAGE (OPTIONS)

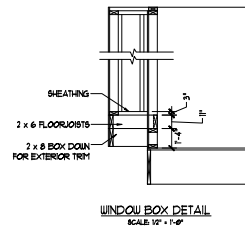
1ST FLOOR (ALL BRICK):	958 SQ. FT.
2ND FLOOR (ALL BRICK):	1389 SQ. FT.
TOTAL (ALL BRICK):	2347 SQ. FT.
FRONT PORCH (WRAP OPTION):	50 SQ. FT.
GARAGE (ALL BRICK):	430 SQ. FT.
REAR PORCH (8'-0" DEEP):	96 SQ. FT.
REAR PORCH (12'-0" DEEP):	144 SQ. FT.
OPT. PATIO/DECK (8'-0" DEEP):	80 SQ. FT.
OPT. PATIO/DECK (12'-0" DEEP):	120 SQ. FT.
1-CAR GARAGE:	240 SQ. FT.
1-CAR GARAGE (ALL BRICK):	250 SQ. FT.

PRICE, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FINISHES, AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SOME WALLS IN ACTUAL CONSTRUCTION MAY BE ESTIMATED. THIS PLAN IS FOR INFORMATION ONLY. THE HOMEOWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE HOMEOWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE HOMEOWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. COPYRIGHT © DREAM FINDERS HOMES



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■ 2x6 WALL  
 \* SHADED WALLS ARE TO BE 2 x 6 @ 16" O.C. (LOAD BEARING) OR 2 x 6 @ 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION



PRICE, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FINISHES AND MATERIALS ARE SUBJECT TO CHANGE WITHOUT NOTICE. DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. SCALES MAY VARY IN ACTUAL CONSTRUCTION. ALL DIMENSIONS OF HOUSE ON LOT WILL BE DETERMINED BY THE SITE SURVEY. THIS SET OF DRAWINGS IS FOR THE SITE. DIMENSIONS ARE ARTIST CONCEPTIONS. FLOOR PLANS, ELEVATIONS, AND DETAILS ARE FOR INFORMATION ONLY. HOMEOWNER CONSULTANT FOR CLIMATE DETAILS. COPYRIGHT © DREAM FINDERS HOMES

DREAM FINDERS HOMES  
 CARDINAL

DATE: NOVEMBER 16, 2018  
 REV: OCTOBER 01, 2022  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY:  
 ENGINEERED BY:  
 REVIEWED BY:

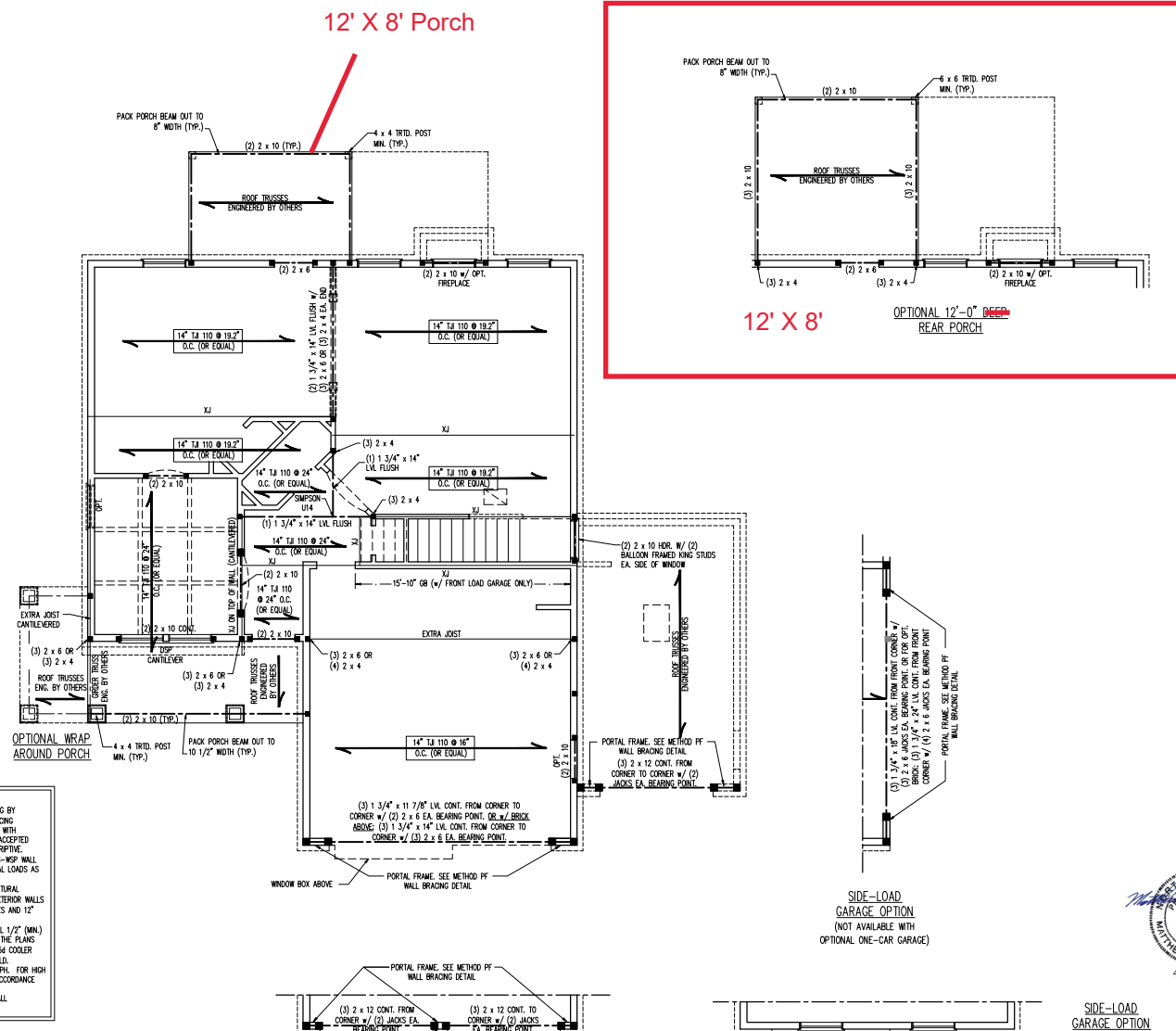
SECOND FLOOR PLAN  
 A-5



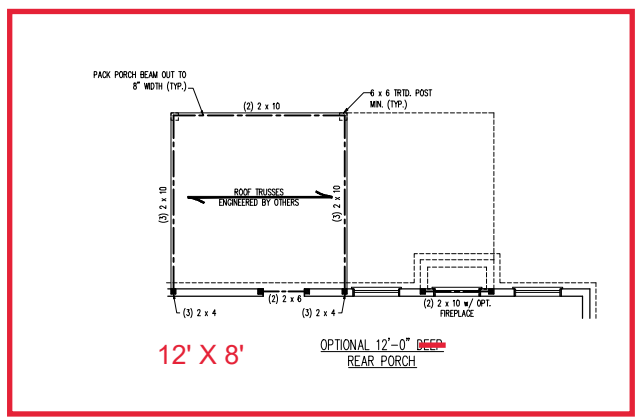








12' X 8' Porch



12' X 8' OPTIONAL 12'-0\"/>

UNTEL SCHEDULE FOR BRICK/NATURAL STONE SURT

LENGTH (FT.)	SIZE OF UNTEL
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:
- UNTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENER (UNO). SEE ARCH DWGS. FOR SIZE AND LOCATION OF OPENINGS.
  - (LV) = LONG LED VERTICAL
  - LENGTH = CLEAR OPENING
  - EMBED ALL ANGLE IRONS MIN. 4\"/>

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE SPF #2 (UNO), ALL TREATED LUMBER TO BE SPF #2 (UNO).
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (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 PRO2.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO ORDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
- FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16\"/>

TABLE PRO2.7.5 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

- BRACED WALL DESIGN NOTES:
- BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY ENGINEERED DESIGN" OF THE NIRC 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\"/>

\*NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16\"/>



4/20/2023

SIDE-LOAD GARAGE OPTION (NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)

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 N.C. LICENSE NO. C-1171

CARDINAL DREAM FINDERS HOMES

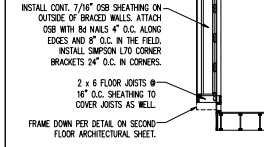
DATE: APRIL 20, 2023  
 SCALE: 1/8\"/>

S-2 SECOND FLOOR FRAMING PLAN

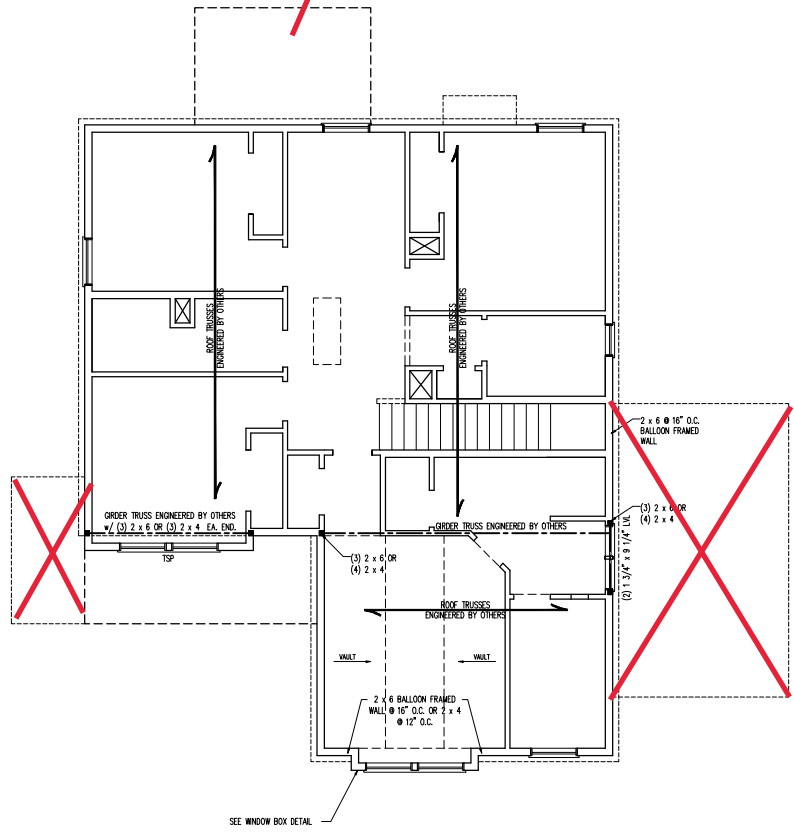
12' X 8' Porch

**\*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).

**WINDOW BOX DETAIL**



- BRACED WALL DESIGN NOTES:**
- 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.
  - SHEATH ALL EXTERIOR WALLS w/ 7/16" OSB TO PROVIDE CS-RSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NRCR 2018 EDITION.
  - CS-RSP 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.
  - OR REFERS TO "OSB BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN) OSB BOARD ON BOTH SIDES OF WALL WHERE NOTED ON THE PLANS ATTACHED WITH 1 1/4" LONG #6 SCREWS OR 1 5/8" LONG S4 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 NRCR 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 UNOS FOR SIZE AND LOCATION OF OPENINGS.
- (LV) = LONG LEG VERTICAL.
- LENGTH = CLEAR OPENING.
- EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
- FOR ALL HEADERS 8" 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 #703.8.2.1 OF THE 2018 NRCR FOR ADDITIONAL BRICK SUPPORT INFORMATION.
- PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

- STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO).
  - ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
  - WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
  - SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO ORDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
  - FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB WALLS 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, SANGS, 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 (MIN)
UP TO 2'	1
3' TO 6'	2
> 6' TO 8'	3
> 8' TO 12'	4
> 12' TO 18'	5

**LEGEND**

CONT	CONTINUOUS
XT	EXTRA TRUSS
TS	TRUSS SUPPORT
EA	EACH
( )	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

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 N.C. LICENSE NO. C-1171

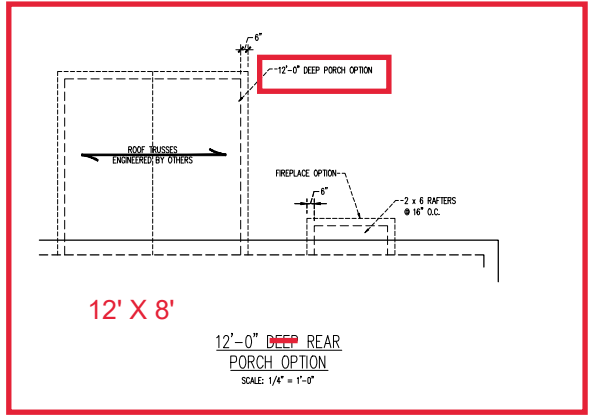
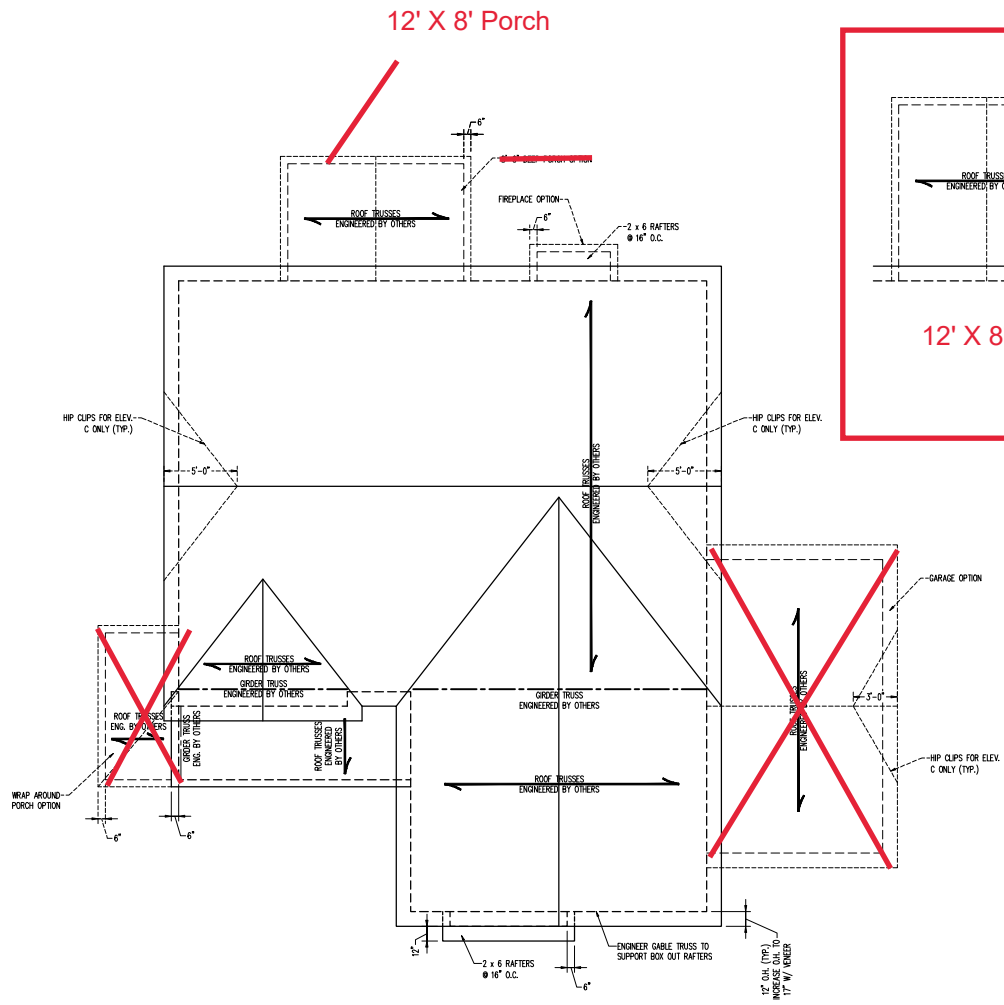
CARDINAL DREAM FINDERS HOMES



DATE: APRIL 20, 2023  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: DREAM FINDERS HOMES  
 ENGINEERED BY: WTW

S-3  
 ATTIC FLOOR  
 FRAMING PLAN

4/20/2023



**BRICK SUPPORT NOTE:**

- FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL STUDS w/ (4) 124 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.
- WHERE ROOF SLOPES EXCEED 7:12, INSTALL 3" x 3" x 1/4" STEEL PLATE STOPS AT 24" O.C. PER SECTION R703.8.2.1 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

**STRUCTURAL NOTES:**

- ALL FRAMING LUMBER TO BE #2 SPF (UNO).
- CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
- FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
- HIP SPACES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 124 NAILS @ 16" O.C. (TYP.)
- 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.
- FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SHARPEN 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) 124 TOE NAILS.
- REFER TO SECTION R802.11 OF THE 2018 NRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR ROOF PITCHES, PLATE HEIGHTS, DIMENSIONS, OVERHANG WIDTHS, AND ATTIC VENT CALCS.

**LEGEND**

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

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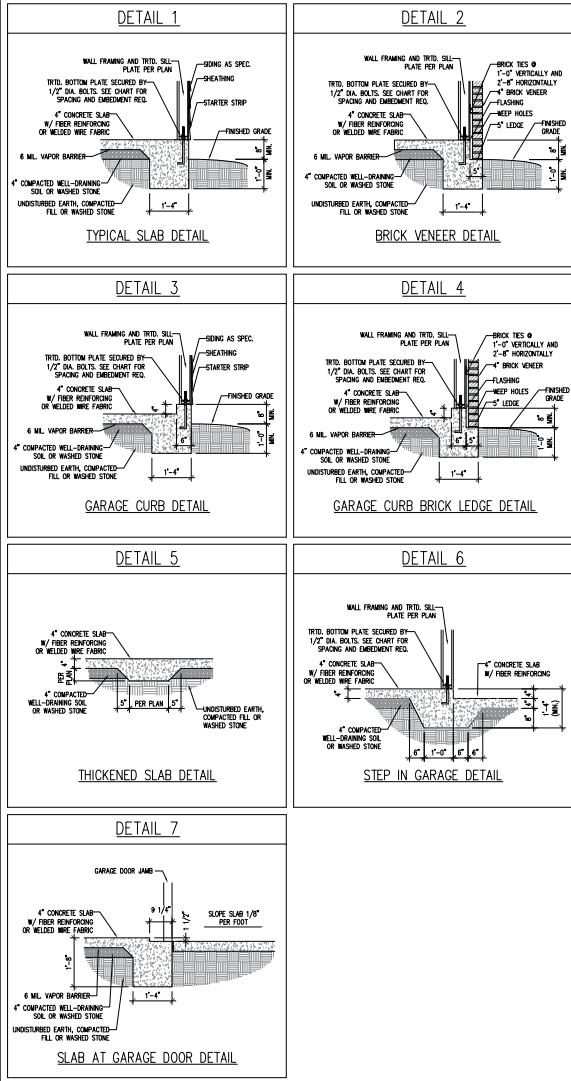
CARDINAL DREAM FINDERS HOMES



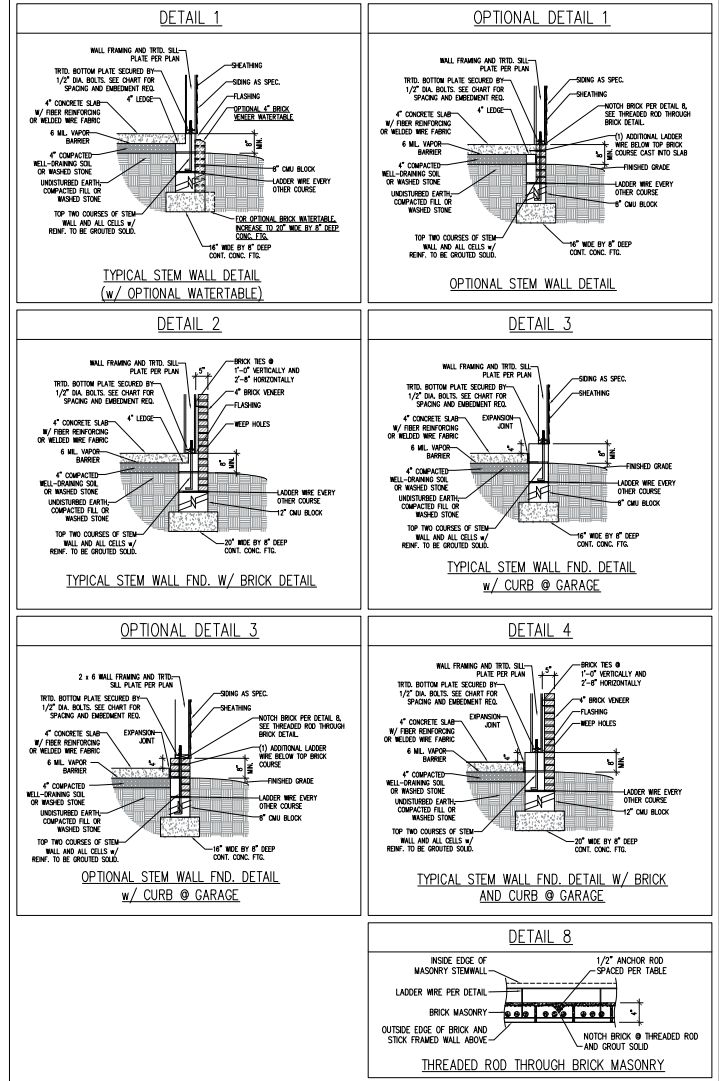
DATE: APRIL 20, 2023  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: DREAM FINDERS HOMES  
 ENGINEERED BY: WFW

S-4 ROOF FRAMING PLAN

MONOLITHIC SLAB DETAILS



STEM WALL DETAILS



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	ENGINEER DESIGN BASED ON SITE CONDITIONS			

**STRUCTURAL NOTES:**

1. WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
2. THE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
3. CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
4. BACKFILL OF CLEAN #57 / #57 WASHED STONE IS ALLOWABLE.
5. BACKFILL OF WELL DRAINING OR SAND - GRAVEL MIXTURE SOILS (AS PER FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNITED STATES CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE B502.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
6. PREP SLAB PER B502.1.1 AND B502.2.2 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.
7. MINIMUM 24" LAP SPlice LENGTH.
8. LOCATE REBAR IN CENTER OF FOUNDATION WALL.
9. WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE "S" MORTAR OR 3000 PSI GROUT. USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

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

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



This sealed plan is to be used in connection with the plan prepared by J.S. Thompson Engineering, Inc. Any law or regulation which may require additional signs or stamp drawings by others is the responsibility of the user of this plan. 8/8/23

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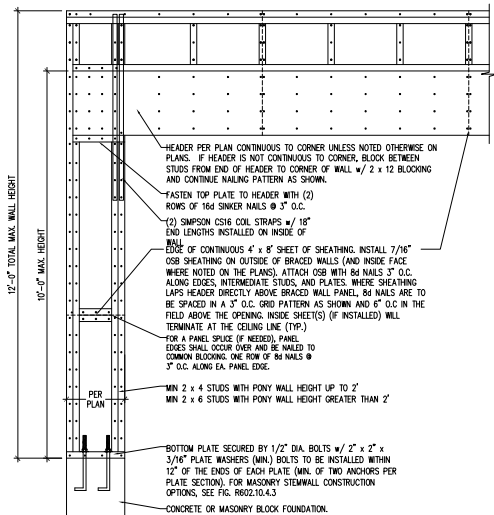
120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED  
FOUNDATION DETAILS  
DREAM FINDERS HOMES

DATE: NOVEMBER 28, 2022  
SCALE: 3/8"  
DRAWN BY: PJT  
APPROVED BY: JST

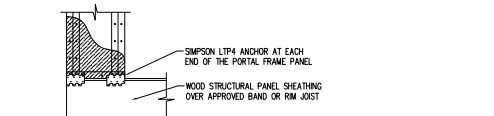
D-1  
FOUNDATION DETAILS

**GENERAL WALL BRACING NOTES:**

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS, INCLUDING STORES BELOW THE TOP FLOOR, HAVE BEEN DESIGNED PER R602.3.5 (3). WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST COMBINED UPLIFT AND SHEAR FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
4. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
5. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM 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.
7. CS-WSP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 7/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ #6 COMMON NAILS OR #4 (2 1/2" LONG x 0.113" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (U/L/S).
8. GB REFERS TO THE "GYPSUM BOARD" WALL BRACING METHOD. 1/2" (MIN.) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (U/L/S). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R602.3(1). EXTERIOR GB TO BE INSTALLED VERTICALLY.
9. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE GROUNDSTORED RESISTANCE ARE INTERPOLATED PER TABLE R602.10.3. METHOD CS-WSP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES 3 ITS ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 1.5 TIMES ITS ACTUAL LENGTH.

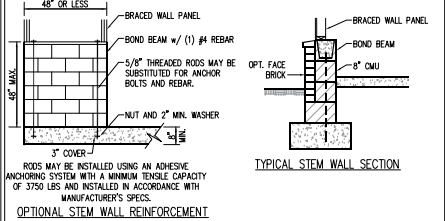
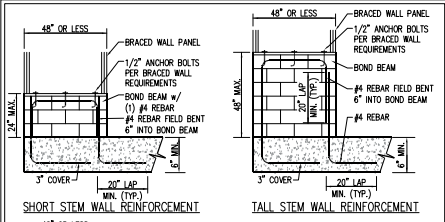


OVER CONCRETE OR MASONRY BLOCK FOUNDATION

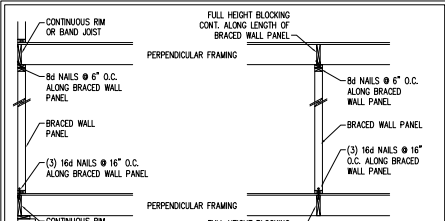


METHOD PF--PORTAL FRAME DETAIL ①

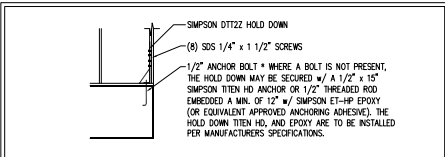
\* APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS \*



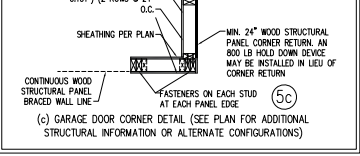
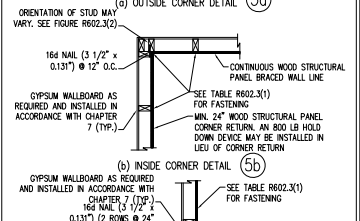
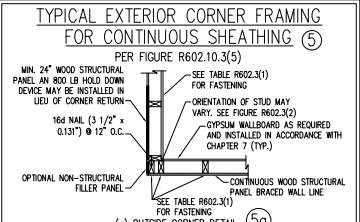
NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS  
**MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS**  
 PER FIGURE R602.10.4.3 ②



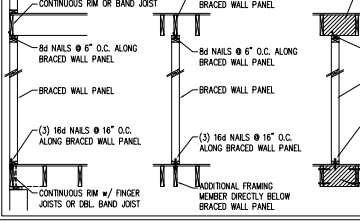
**BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING**  
 PER FIGURE R602.10.4.4(1) ③



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

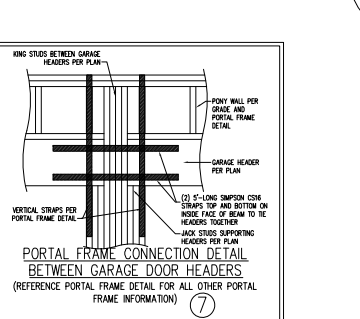


**BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING**  
 PER FIG. R602.10.4.4(2) ⑥

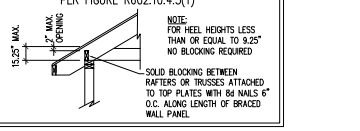


**BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING**  
 PER FIGURE R602.10.4.5(1) ⑧

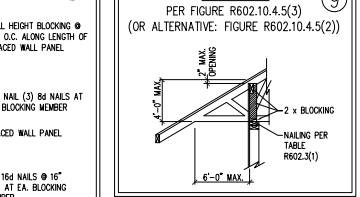
**BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS**  
 PER FIGURE R602.10.4.5(1) ⑧



**BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS**  
 PER FIGURE R602.10.4.5(1) ⑧



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



This sealed page is to be used in conjunction with a full plan set prepared by J.S. Thompson Engineering, Inc. and is not to be used without the original set of plans. Sealed pages are to be kept in a secure location and not to be distributed outside the NC State #R23.



4/20/2023

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

DATE: 04/20/2023  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: JST  
 CHECKED BY: JST

D-2  
 BRACED WALL  
 NOTES AND DETAILS  
 AND 7/7 DETAIL

