

LOT 528 CREEKSIDE OAKS NORTH
INVENTORY MARKED



DREAM FINDERS
HOMES

JOB NUMBER	2716703
CAD FILE NAME	EMBARK-R
ISSUED	11-08-17
REVISED	11-08-17
	09-14-18
	02-04-20
	06-01-20
	06-08-20
	12-01-22
	08-15-24

DRAWINGS ON THIS
SHEET ARE ONE HALF
THE SCALE NOTED

9' CEILING

EMBARK
DREAM FINDERS HOMES

PLAN REVISIONS

02-04-20 ADJUSTED THE PATIO/PAD TO MEASURE 10' X 8' AND ADJUSTED DIMENSIONS OF CONCRETE PAD/PATIO.
VERIFIED HDR. HGT. WAS AT LEAST 1'-0" ON ALL EXTERIOR WINDOWS.
CHANGED ROOM SIZES AND DIMENSIONS.
CHANGED WASHER DRYER AND REFRIGERATOR TO OPTIONAL COMPONENTS.
VERIFIED MASTERS WAS CHANGED TO OWNER'S THROUGHOUT PLAN.
CHANGED FRONT DOOR ON ELEVATION C TO 1-PANEL. INSTEAD OF 3-PANEL DOOR.
ADDED ROOF VENT CALCULATIONS OF ALL ELEVATION.
CHANGED 2X4 WALL AT REAR OF THE GARAGE TO 2X6 WALL.
UPDATED SLAB INTERFACE PLAN AND OPTIONS.
ADDED OPT. DEL OVEN TO PLANS IN KITCHEN.
ADDED INSULATION DETAIL TO PLAN SHEETS.
ADDED 3'-0" 5'-0" WINDOW AT OWNER'S BEDROOM FOR VENTILATION PURPOSES.
CHANGE ALL CEILING FANS TO OPTIONAL.
REVISED CUTSHEETS.

06-01-20 REMOVED HANSEN BOX AND DRYER VENT.
GATHERING WAS CHANGED TO FAMILY, CAFE WAS CHANGED TO CASUAL DINING, AND FLEX ROOM WAS CHANGED TO STUDY.
CREATED NEW SHEET FOR FLOOR PLAN OPTIONS.
UPDATED CUTSHEETS.
CHANGED 2X4 WALL AT LEFT BACK AND FRONT GARAGE WALLS TO 2X6.
REMOVED OUTLETS, PHONES AND TV'S FROM ELECTRICAL PLANS.
ADDED CARBON MONOXIDE DETECTOR AT BEDROOM'S.
CREATED ELEVATION ARTS AND CRAFTS D'.
CHANGED CORNER BOARDS ON ELEVATIONS TO BE 1X4 TRIM BOARD.
SHOULD COACH LIGHTS ON ELEVATIONS.
ADDED DIAGONAL DIMENSIONS ON SLAB INTERFACE PLAN.
REVISED ROOM DIMENSIONS FOR THE FOLLOWING ROOMS:
GARAGE WAS 11'-4"x20'-8", NOW 11'-2"x20'-6"
FAMILY ROOM WAS 18'-6"x14'-8", NOW 18'-6"x14'-1"
REVISED SF. AS FOLLOWS:
LIVING WAS 1174 SF, NOW 1125 SF.
GARAGE WAS 749 SF, NOW IS 748 SF.
FRONT PORCH AT ELEVATION B WAS 63 SF, NOW IS 13 SF.
REMOVED ELEVATION C ON 07-09-2020
REMOVED ROUNDING AT 50 FT. BLOCK PORCH A WAS 63 SF, NOW IS 65 SF. PORCH B WAS 13 SF, NOW IS 12 SF.
CHANGED SHUTTERS TO BE 1 1/4" WIDE.
REMOVED OPT. FREEZE BOARD AT REAR AND SIDE ELEVATIONS.
CREATED LEFT HAND GARAGE VERSION

06-08-20 ADDED WINDOW SCHEDULE
CHANGED OWNER'S BATH DOOR TO 7/6"
CHANGED GARAGE WALL FROM 2X6 TO 2X4
ADDED DETAIL FOR DECORATIVE BRACKET ON ELEVATION A, ELEVATION B, & ELEVATION D
CHANGED COLUMNS TO MATCH STANDARD COLUMNS ACROSS ALL PIERL PLANS
REMOVED COLUMN BASE FROM ELEVATION D AND CREATED FULL HEIGHT 8' SQUARE COLUMN
REMOVED GARAGE SHAKE FROM ELEVATION D
CHANGED LINEN HALL DOOR FROM 2 1/6" BIFOLD TO 2 1/6 STD.
CHANGED LINEN DOOR FROM 1 1/0 BIFOLD TO 2 1/0 STD.
CHANGED OWNER'S BATH LINEN DOOR FROM 2 1/6 BIFOLD TO 2 1/6 STD.
CHANGED COATS DOOR FROM 2 1/6 BIFOLD TO 2 1/6 STD.
CHANGED BED 2 CLOSET DOOR FROM 2 1/6 BIFOLD TO 2 1/6 STD.
CHANGED BED 3 CLOSET DOOR FROM 2 1/6 BIFOLD TO 2 1/6 STD.
CHANGED OWNER'S BEDROOM DOOR FROM 2 1/8 STD. TO 2 1/6 STD.
REMOVED OPTIONAL DOUBLE OVEN
REMOVED VENT FROM GABLE ON ELEVATION A (01-18-24)

12-01-22 ADDED ELEVATION D2 SHOWING BRICK COLUMN AND D3 SHOWING STONE COLUMN.
ADDED SQUARE FOOTAGE BLOCK FOR D2 AND D3 ELEVATIONS.
VERIFIED AND UPDATED OPTIONAL OWNER'S BATH 2 & 3 LAYOUTS
CHANGING OF FIRST FLOOR CEILING HEIGHT FROM 9'-0" TO 8'-0" CEILING HEIGHT
SQUARE FOOTAGE OF FRONT PORCH ON ELEVATION 'D' CHANGED TO 126 SQ. FT.
SQUARE FOOTAGE OF FRONT PORCH ON ELEVATION 'D2' CHANGED TO 136 SQ. FT.
SQUARE FOOTAGE OF FRONT PORCH ON ELEVATION 'D3' CHANGED TO 136 SQ. FT.

12-01-22 CHANGED GARDEN TUB OF OPTIONAL OWNER'S BATH 2 FROM 66" TO 60"
CHANGED GARDEN TUB OF OPTIONAL OWNER'S BATH 3 FROM 66" TO 60"
ADDED (6) OPTIONAL LED CAN LIGHTS IN KITCHEN (06-15-23)

08-15-24 CEILING HEIGHT CHANGED FROM 8'-0" TO 9'-0"
OPTIONAL COVERED PATIO CREATED

SQUARE FOOTAGE		ELEV 'A'
HEATED AREAS		
LIVING		1725 SQ. FT.
TOTAL HEATED SF		1725 SQ. FT.
UNHEATED AREAS		
GARAGE		248 SQ. FT.
COVERED AREAS		
FRONT PORCH		65 SQ. FT.
UNCOVERED AREAS		
PAD		16 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		ELEV 'B'
HEATED AREAS		
LIVING		1725 SQ. FT.
TOTAL HEATED SF		1725 SQ. FT.
UNHEATED AREAS		
GARAGE		248 SQ. FT.
COVERED AREAS		
FRONT PORCH		72 SQ. FT.
UNCOVERED AREAS		
PAD		16 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		ELEV 'D'
HEATED AREAS		
LIVING		1725 SQ. FT.
TOTAL HEATED SF		1725 SQ. FT.
UNHEATED AREAS		
GARAGE		248 SQ. FT.
COVERED AREAS		
FRONT PORCH		126 SQ. FT.
UNCOVERED AREAS		
PAD		16 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		ELEV 'D2'
HEATED AREAS		
LIVING		1725 SQ. FT.
TOTAL HEATED SF		1725 SQ. FT.
UNHEATED AREAS		
GARAGE		248 SQ. FT.
COVERED AREAS		
FRONT PORCH		136 SQ. FT.
UNCOVERED AREAS		
PAD		16 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		ELEV 'D3'
HEATED AREAS		
LIVING		1725 SQ. FT.
TOTAL HEATED SF		1725 SQ. FT.
UNHEATED AREAS		
GARAGE		248 SQ. FT.
COVERED AREAS		
FRONT PORCH		136 SQ. FT.
UNCOVERED AREAS		
PAD		16 SQ. FT.
HEATED OPTIONS		
UNHEATED OPTIONS		
OPTIONAL PATIO		80 SQ. FT.
OPTIONAL COVERED PATIO		80 SQ. FT.
OPTIONAL 1-CAR GARAGE		240 SQ. FT.

ISSUANCE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS AND ADHERENCE TO APPLICABLE BUILDING CODES FOR ALL WORK. THE DRAFTER'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR ERRORS IN NOTES, DIMENSIONS OR ADHERENCE TO APPLICABLE BUILDING CODES. ANY DISCREPANCIES OR ERRORS IN NOTES, DIMENSIONS OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTERS OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
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DRAWINGS ON THIS SHEET ARE ONE HALF THE SCALE NOTED

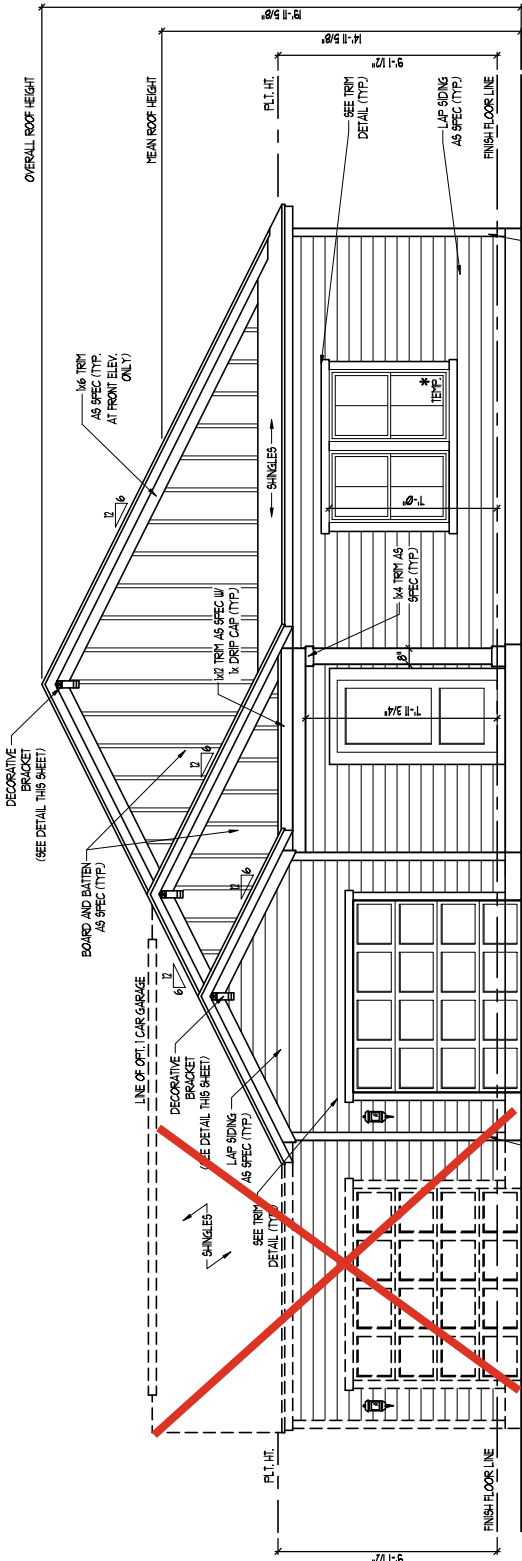
EMBARK (GARAGE LEFT)

DREAM FINDERS HOMES

1724

TITLE
FRONT ELEVATION
REAR AND SIDE ELEVATIONS
SECTIONAL
ROOF PLAN
MISC. DETAILS

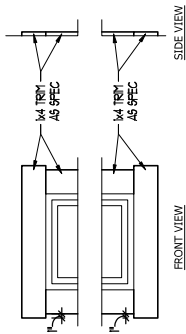
SHEET
A3.1



FRONT ELEVATION B

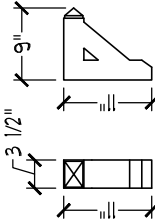
SCALE: 1/4" = 1'-0"

PARKING PAD



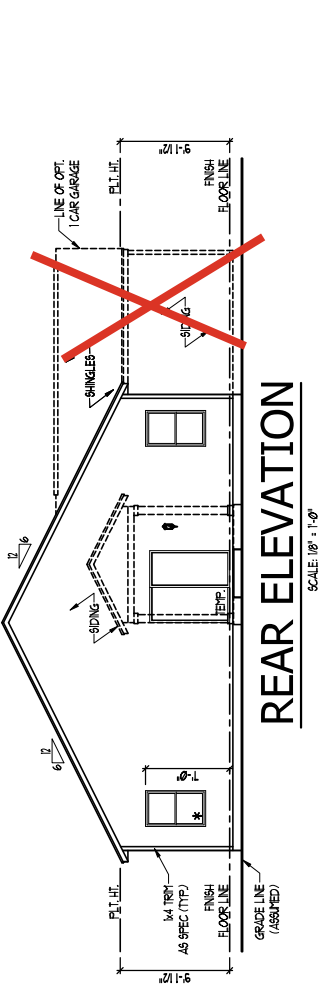
TRIM DETAIL

SCALE: NTS



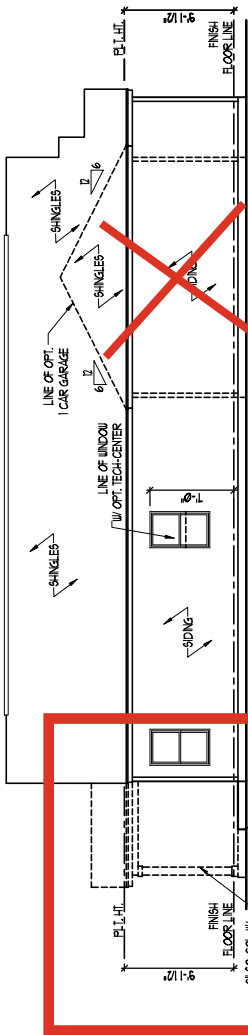
BRACKET DETAIL

SCALE: 1" = 1'-0"



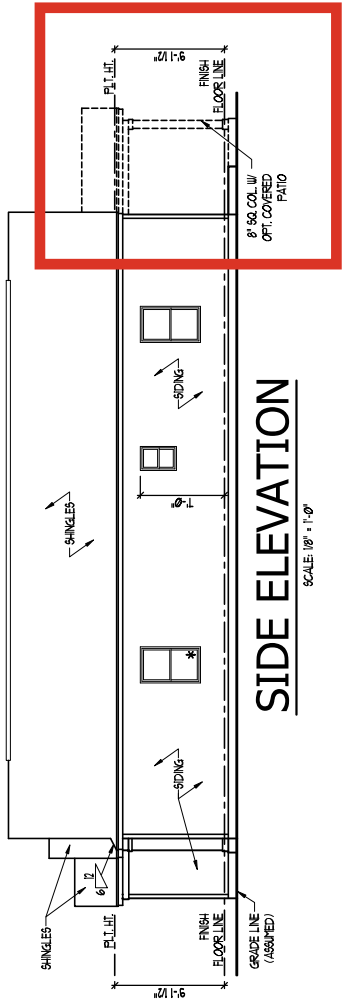
REAR ELEVATION

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



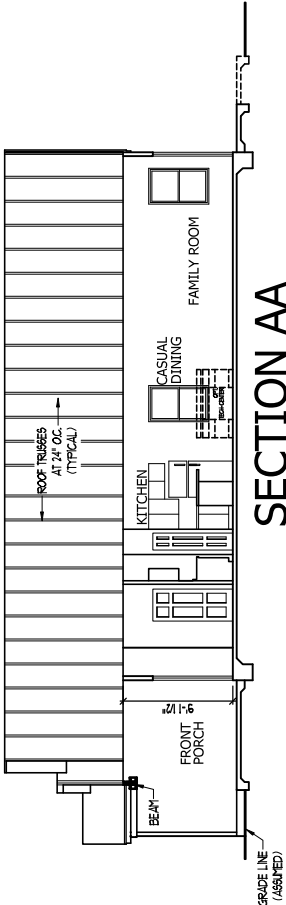
SIDE ELEVATION

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



SIDE ELEVATION

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



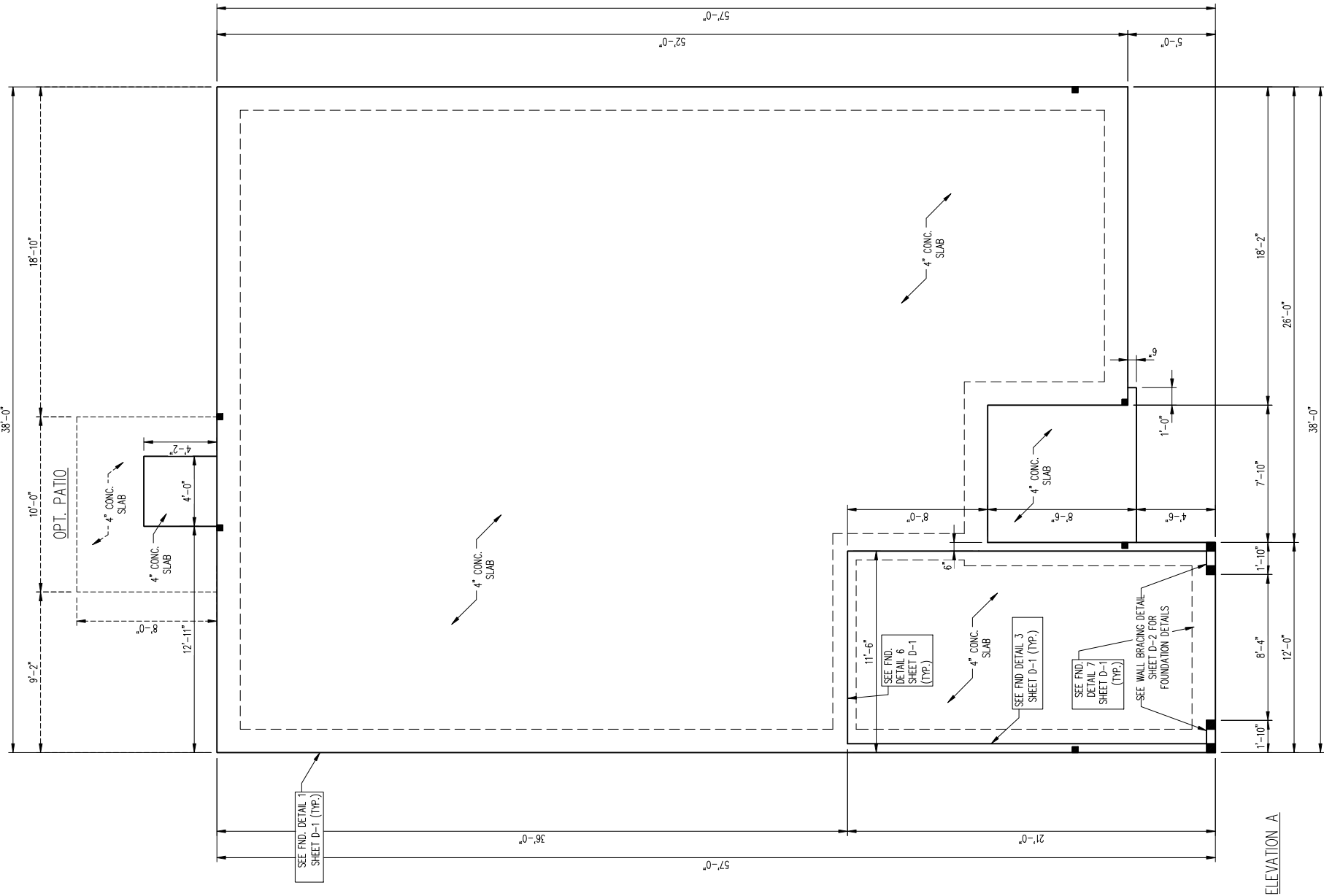
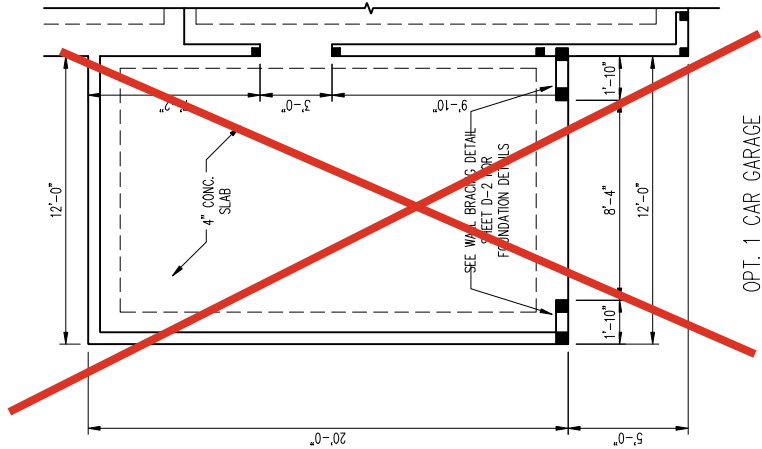
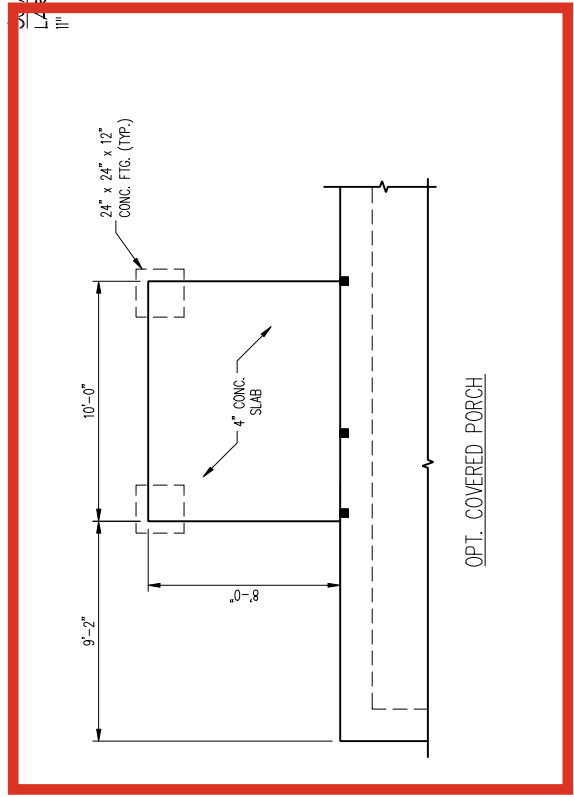
SECTION AA

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

TOTAL UNDER ROOF AREA:		2045	SQ. FT.
VENTING AREA REQUIRED:		652	SQ. FT.
TOTAL REQUIREMENTS:		LOWER: 341	UPPER: 341
LOWER AREA VENTING:			
SOFFIT VENT	SIZE	PER LINEAL	# UNITS
		141 SOFFIT	127'-2" 521
UPPER AREA VENTING:			
ATTIC VENT	SIZE	PER LINEAL	# UNITS
		123 SOFFIT	40'-0" 308
TOTAL AREA PROVIDED:			
SOFFIT AND RIDGE VENT			10321

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ELEVATION "B" - FARMHOUSE



J.S. THOMPSON
ENGINEERING, INC.
333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609
PHONE: (919) 782-9919 FAX: (919) 782-9921
N.C. LICENSE NO.: C-1733

EMBARK
DREAM FINDERS HOMES

DATE: AUGUST 27, 2024

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

DRAWN BY: DAVIS BEW'S DESIGN CO.

ENGINEERED BY: WTB

S-1.2a
MONO SLAB
FOUNDATION PLAN

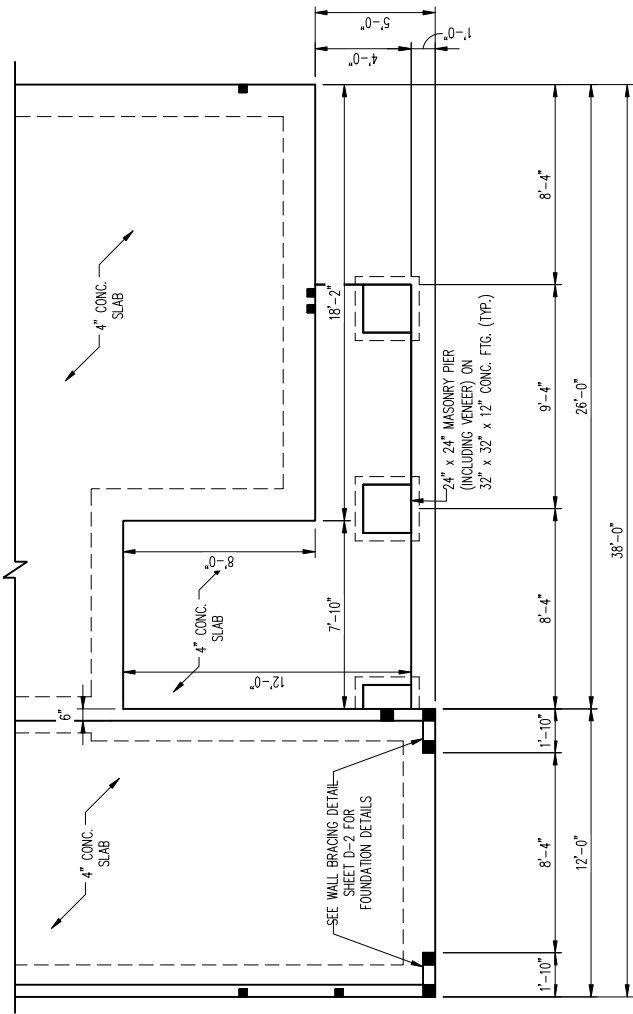
SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
1/8" x 11" PRINTS ARE ONE HALF THE NOTED SCALE

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

EMBARK
DREAM FINDERS HOMES

DATE: AUGUST 12, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: DAVID REYNOLDS
ENGINEERED BY: WFB

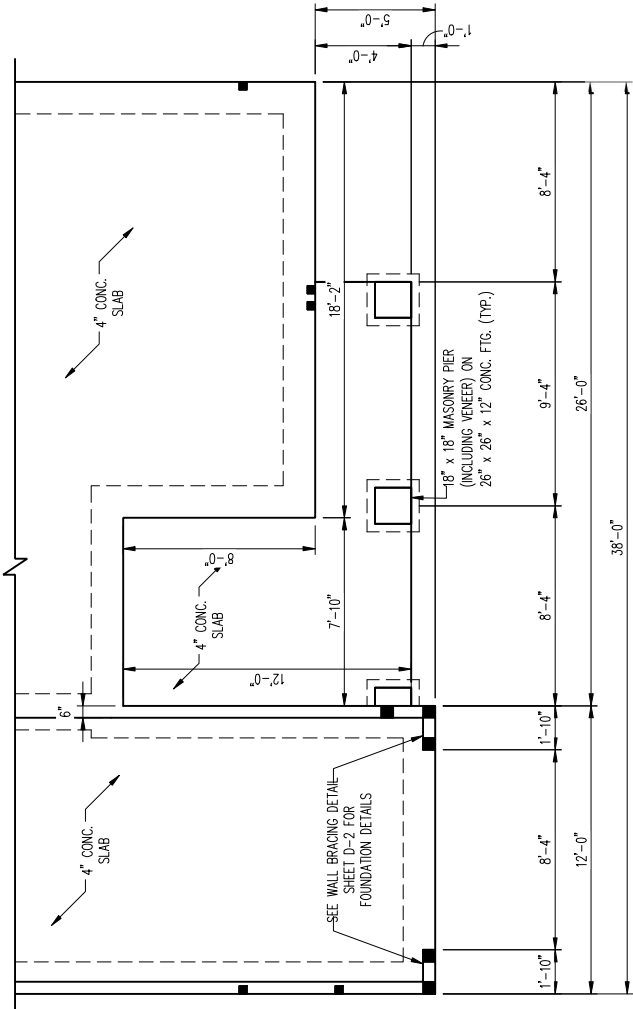
S-1.2b
MONO SLAB
FOUNDATION PLAN



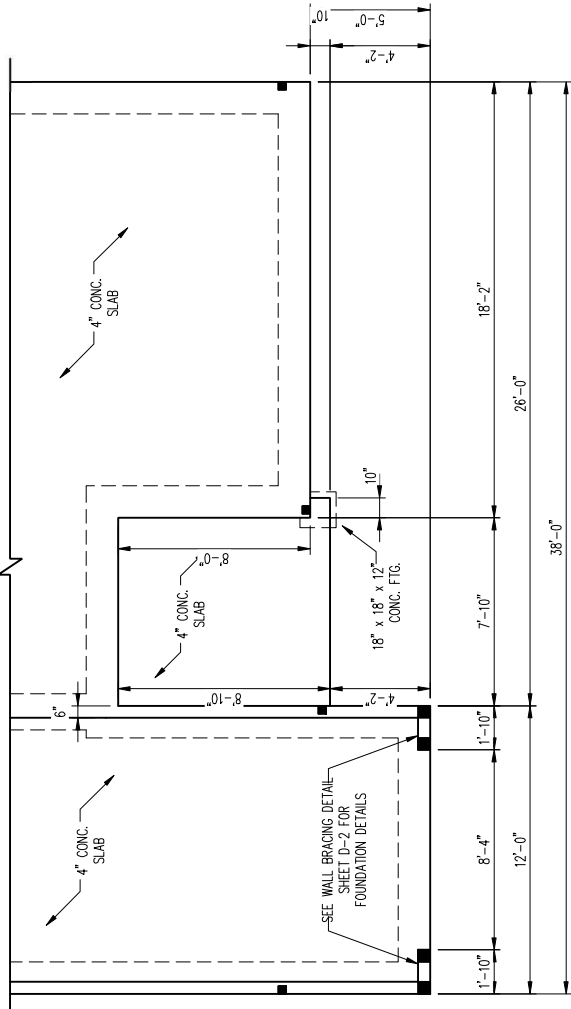
ELEVATION D2



8/29/2024



ELEVATION D3



ELEVATION B



JOB NUMBER	27167.03
CAD FILE NAME	EMBARK-R
ISSUED	11-08-17
REVISED	11-17-17
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DRAWINGS ON 11"x17"
SHEET ARE ONE HALF
THE SCALE NOTED

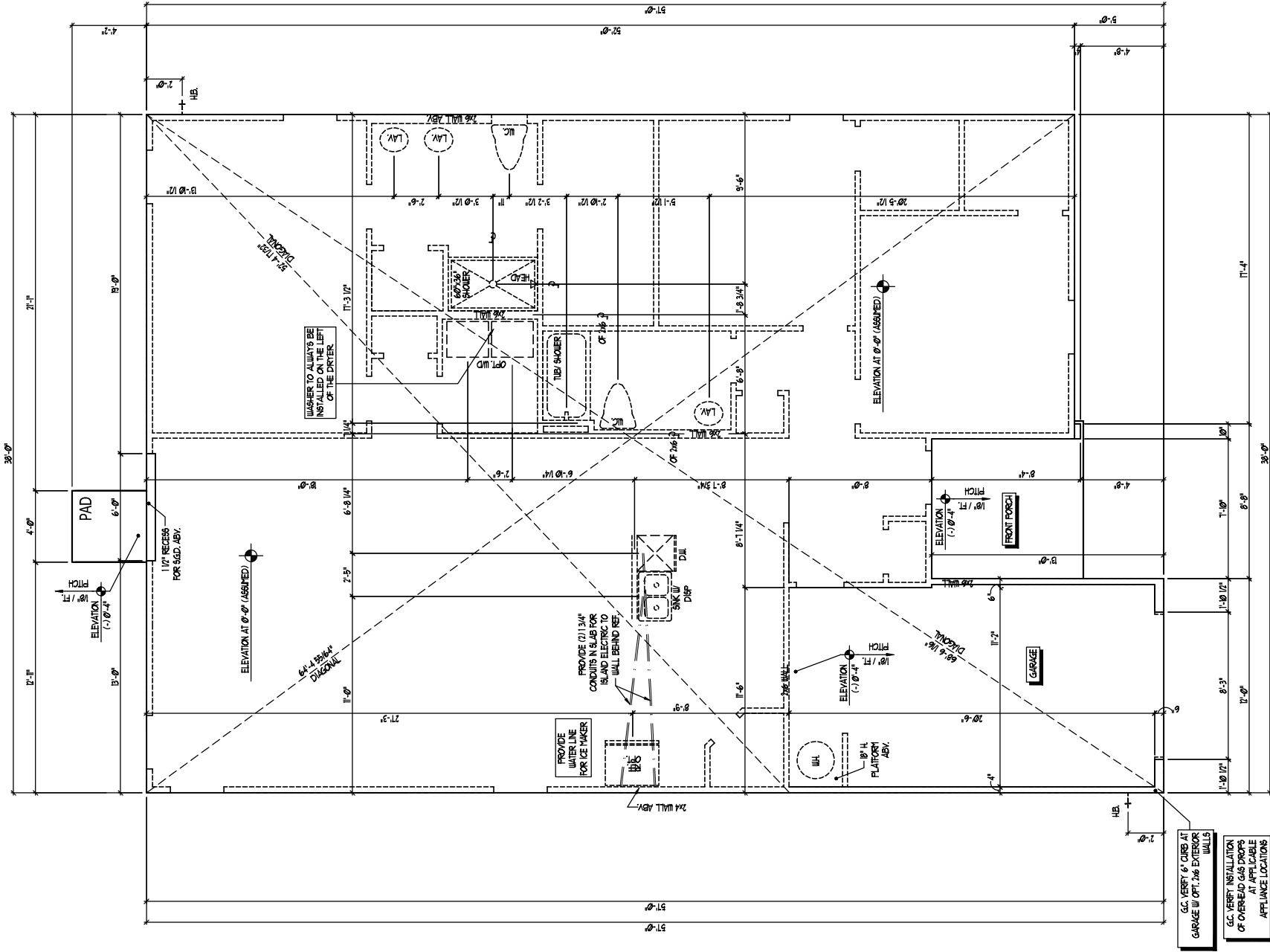
EMBARK (GARAGE LEFT)

1724

TITLE
SLAB INTERFACE PLAN

A1.0

ELEV. A SHOWN
SIMILAR AT ALL ELEVATIONS (NO PLUMBING CHANGES)



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

ISSUANCE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDERS OF RESPONSIBILITY TO THE CITY OF LOS ANGELES FOR THE DESIGN, CONSTRUCTION AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMPLETION OF CONSTRUCTION.

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HOMES

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EMBARK (GARAGE LEFT)

DREAM FINDERS HOMES

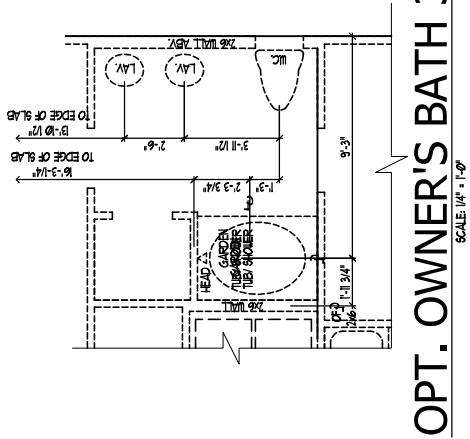
DRAWINGS ON THIS SHEET ARE ONE HALF THE SCALE NOTED

1724

TITLE
SLAB INTERFACE PLAN
- - - - -

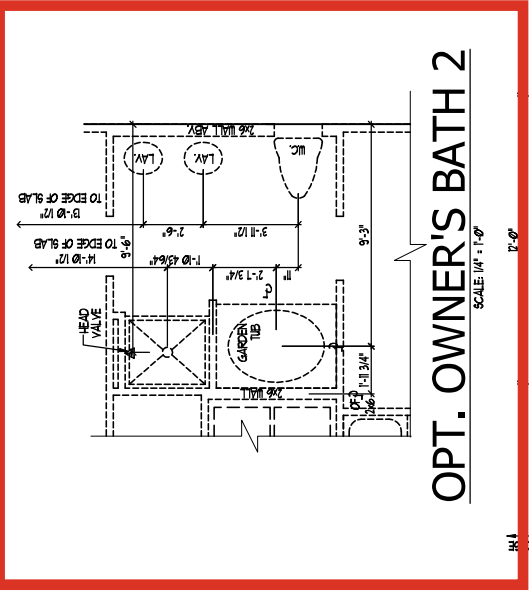
SHEET

A1.1



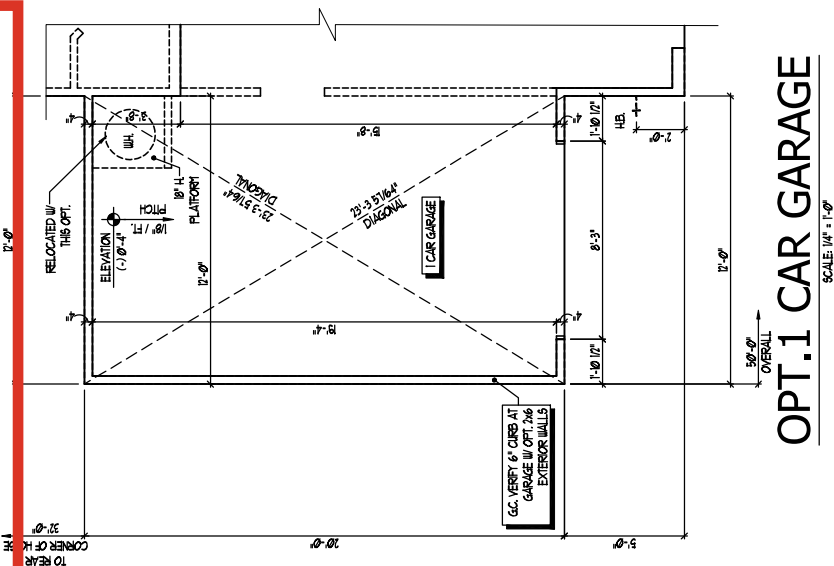
OPT. OWNER'S BATH 3

SCALE 1/4" = 1'-0"



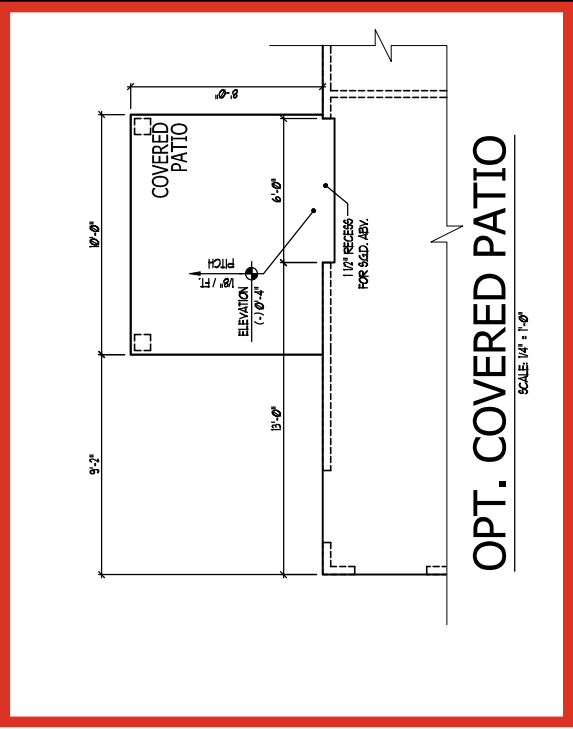
OPT. OWNER'S BATH 2

SCALE 1/4" = 1'-0"



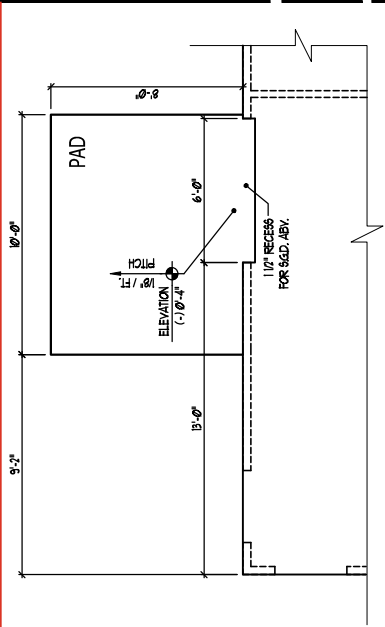
OPT.1 CAR GARAGE

SCALE 1/4" = 1'-0"



OPT. COVERED PATIO

SCALE 1/4" = 1'-0"



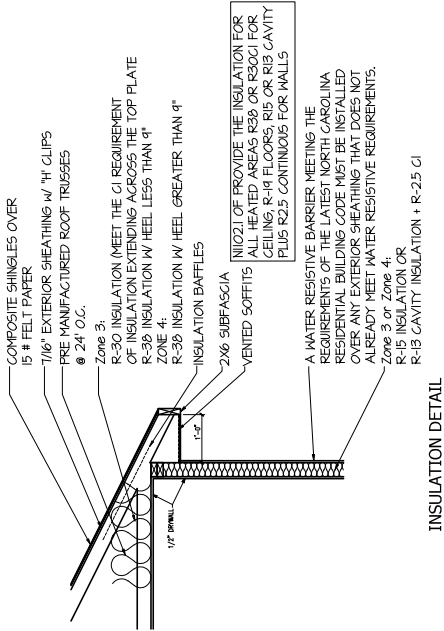
OPT. PATIO

SCALE 1/4" = 1'-0"

OPT. SLAB INTERFACE PLANS

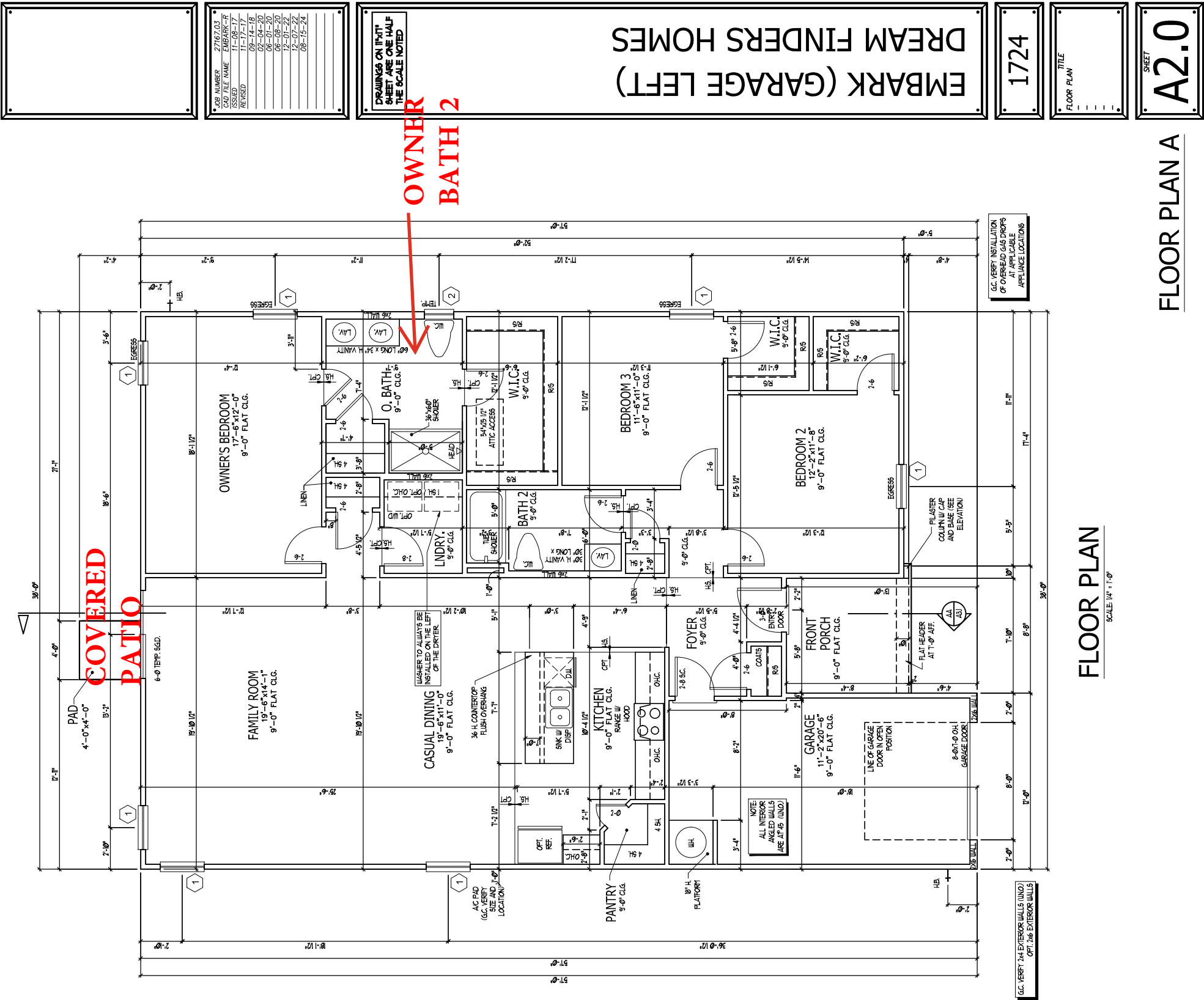
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WINDOW SCHEDULE			
MARK	SIZE		HEAD HEIGHT
	WIDTH	HEIGHT	
(1)	30"	50"	70"
(2)	20"	30"	70"
(3)	30"	30"	70"
SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.			



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SQUARE FOOTAGE	
HEATED AREAS	ELEV 'A'
LIVING	1725 SQ. FT.
TOTAL HEATED SF	1725 SQ. FT.
UNHEATED AREAS	
GARAGE	248 SQ. FT.
COVERED AREAS	
FRONT PORCH	65 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
UNHEATED OPTIONS	80 SQ. FT.
OPTIONAL PATIO	80 SQ. FT.
OPTIONAL COVERED PATIO	240 SQ. FT.



FLOOR PLAN

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

FLOOR PLAN A

27167.03

EMBARK-F

11-08-17

09-14-18

02-04-20

06-01-20

12-01-22

08-15-24

27167.03

EMBARK-F

11-08-17

09-14-18

02-04-20

06-01-20

12-01-22

08-15-24

1724

FLOOR PLAN

A2.0

1724

FLOOR PLAN

A2.0

EMBARK (GARAGE LEFT)
DREAM FINDERS HOMES

OWNER
BATH 2



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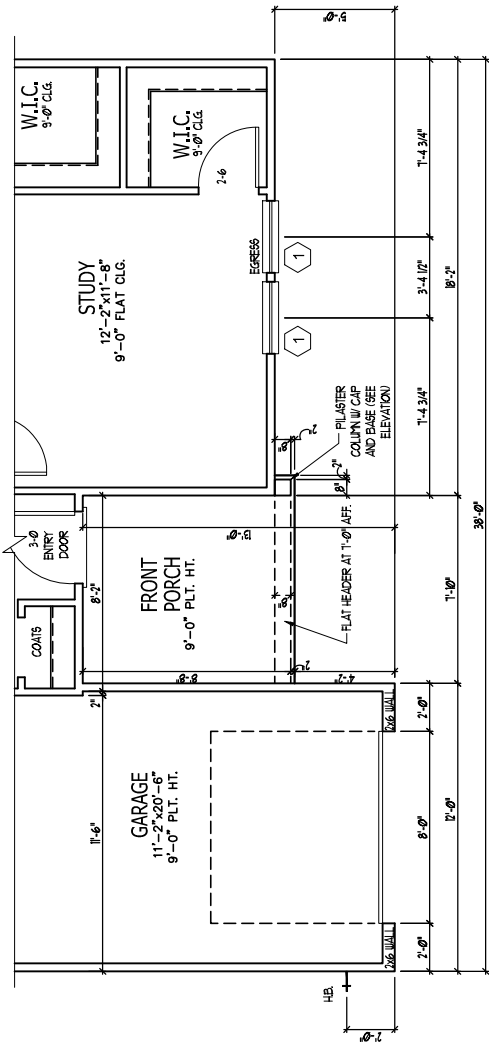
DRAWINGS ON 11"x17"
SHEET ARE ONE HALF
THE SCALE NOTED

EMBARK (GARAGE LEFT)

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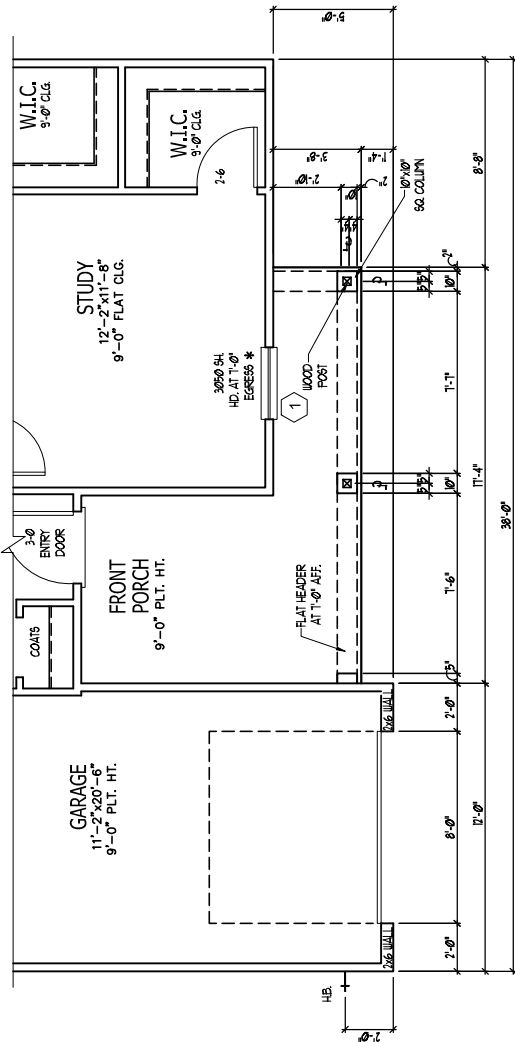
TITLE
FLOOR PLAN OPTIONS

A2.1
SHEET



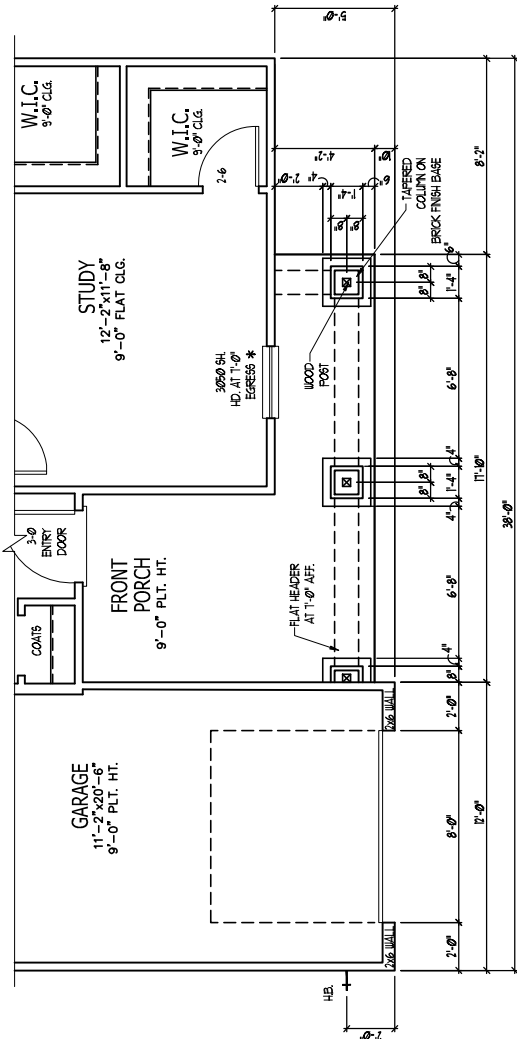
PARTIAL FLOOR PLAN B

SQUARE FOOTAGE		ELEV 'B'
HEATED AREAS		1725 SQ. FT.
LIVING		1725 SQ. FT.
TOTAL HEATED SF		
UNHEATED AREAS		248 SQ. FT.
GARAGE		
COVERED AREAS		
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HEATED OPTIONS		
UNHEATED OPTIONS		
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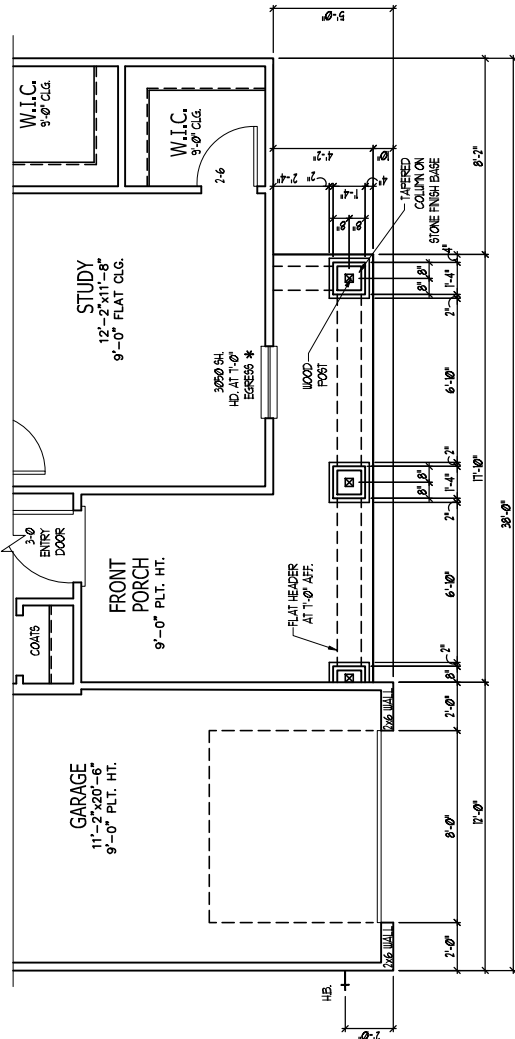
PARTIAL FLOOR PLAN D

SQUARE FOOTAGE		ELEV 'D'
HEATED AREAS		
LIVING		1725 SQ. FT.
TOTAL HEATED SF		1725 SQ. FT.
UNHEATED AREAS		
GARAGE		248 SQ. FT.
COVERED AREAS		
FRONT PORCH		126 SQ. FT.
UNCOVERED AREAS		
PAD		16 SQ. FT.
HEATED OPTIONS		
UNHEATED OPTIONS		
OPTIONAL PATIO		80 SQ. FT.
OPTIONAL COVERED PATIO		80 SQ. FT.
OPTIONAL 1-CAR GARAGE		240 SQ. FT.



PARTIAL FLOOR PLAN D2

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	136 SQ. FT.
UNCOVERED AREAS	
END	16 SQ. FT.
HEATED OPTIONS	
UNHEATED OPTIONS	
OPTIONAL PATIO	80 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
OPTIONAL 1-CAR GARAGE	240 SQ. FT.



PARTIAL FLOOR PLAN D3

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'D3'
LIVING	1725 SQ. FT.
TOTAL HEATED SF	1725 SQ. FT.
UNHEATED AREAS	
GARAGE	248 SQ. FT.
COVERED AREAS	
FRONT PORCH	136 SQ. FT.
UNCOVERED AREAS	
PAD	16 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				HEAD HEIGHT
MARK	SIZE		TYPE	
	WIDTH	HEIGHT		
①	30"	50"	SINGLE HUNG	70"
②	20"	30"	SINGLE HUNG	70"
③	30"	30"	SINGLE HUNG	70"

SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.

ISSUANCE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO CONVENTION OF ANY CONSTRUCTION.

ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS OR CONSTRUCTION CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTERS OFFICE FOR CORRECTION BEFORE CONVENTION OF ANY CONSTRUCTION.

ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.

IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTERS SHALL NOT BE HELD RESPONSIBLE.

WINDOW SCHEDULE				
MARK	SIZE		TYPE	HEAD HEIGHT
	WIDTH	HEIGHT		
1	30"	50"	SINGLE HUNG	70"
2	20"	30"	SINGLE HUNG	70"
3	30"	30"	SINGLE HUNG	70"

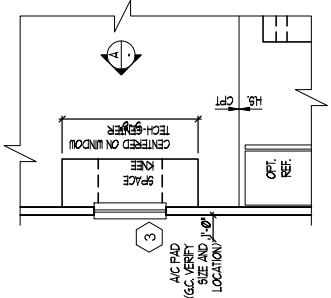
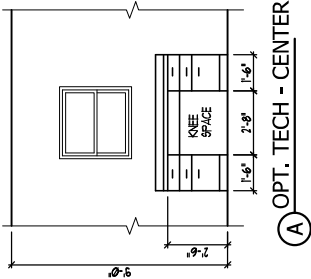
SEE PLAN FOR NOTES ON EGRESS, TEMP., ETC.

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO CONSTRUCTION.

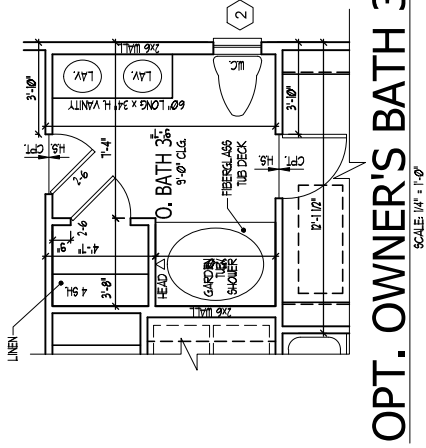
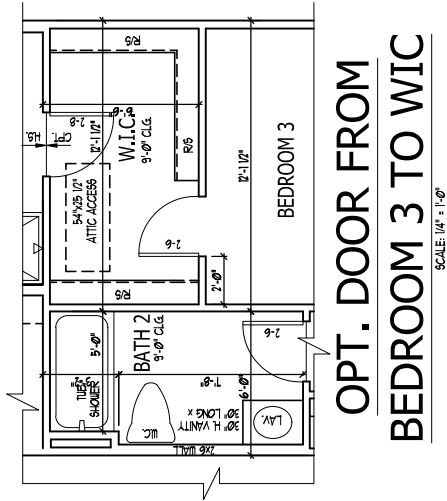
ANY DISCREPANCY TO CONFLICT IN NOTES, DIMENSIONS OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMPLETION OF ANY CONSTRUCTION.

ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.

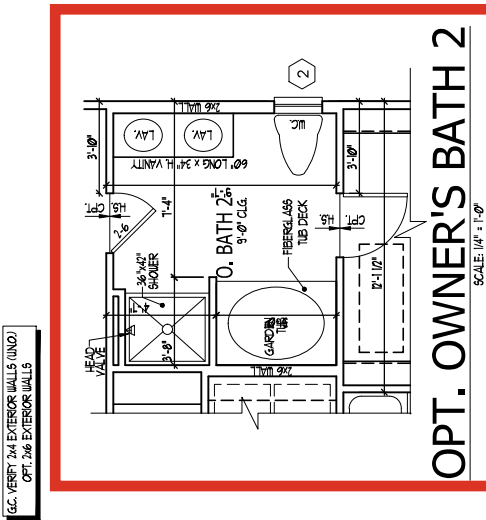
IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



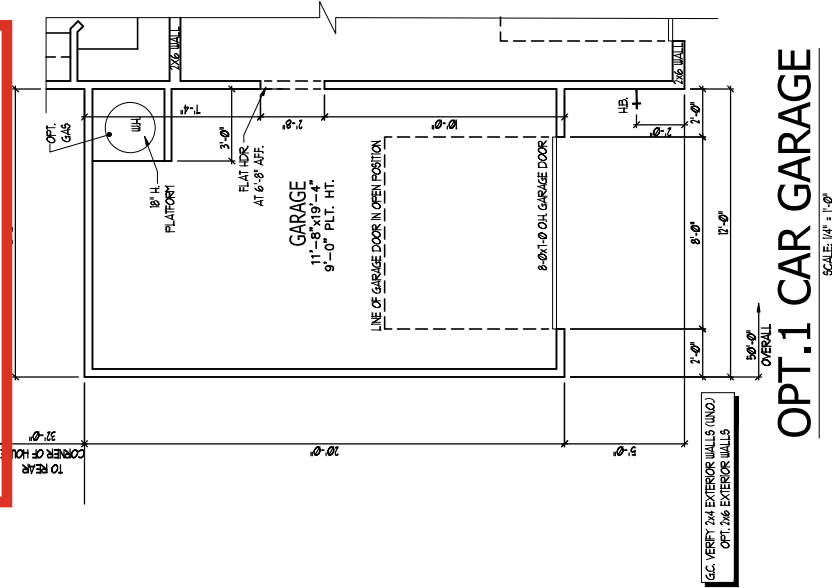
OPT. TECH - CENTER AT CASUAL DINING



OPT. OWNER'S BATH 3



OPT. OWNER'S BATH 2



OPT. 1 CAR GARAGE



JOB NUMBER	27167.03
CAD FILE NAME	EMBARK-R
ISSUED	11-08-17
REVISED	11-17-17
	09-14-18
	02-04-20
	06-01-20
	06-08-20
	12-01-22
	12-07-22
	08-15-24

DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

EMBARK (GARAGE LEFT)
DREAM FINDERS HOMES

1724

TITLE
FLOOR PLAN OPTIONS

A2.2
SHEET

OPT. FLOOR PLANS

DREAM FINDERS

DREAM HOMES

JOB NUMBER	27167.03
CAD FILE NAME	EMBARK-F
ISSUED	11-08-17
REVISED	09-14-18
	02-04-20
	06-01-20
	06-08-20
	12-01-20
	05-15-21
	06-15-24

EMBARK (GARAGE LEFT)

DREAM FINDERS HOMES

DRAWINGS ON THIS SHEET ARE ONE HALF THE SCALE NOTED

1724

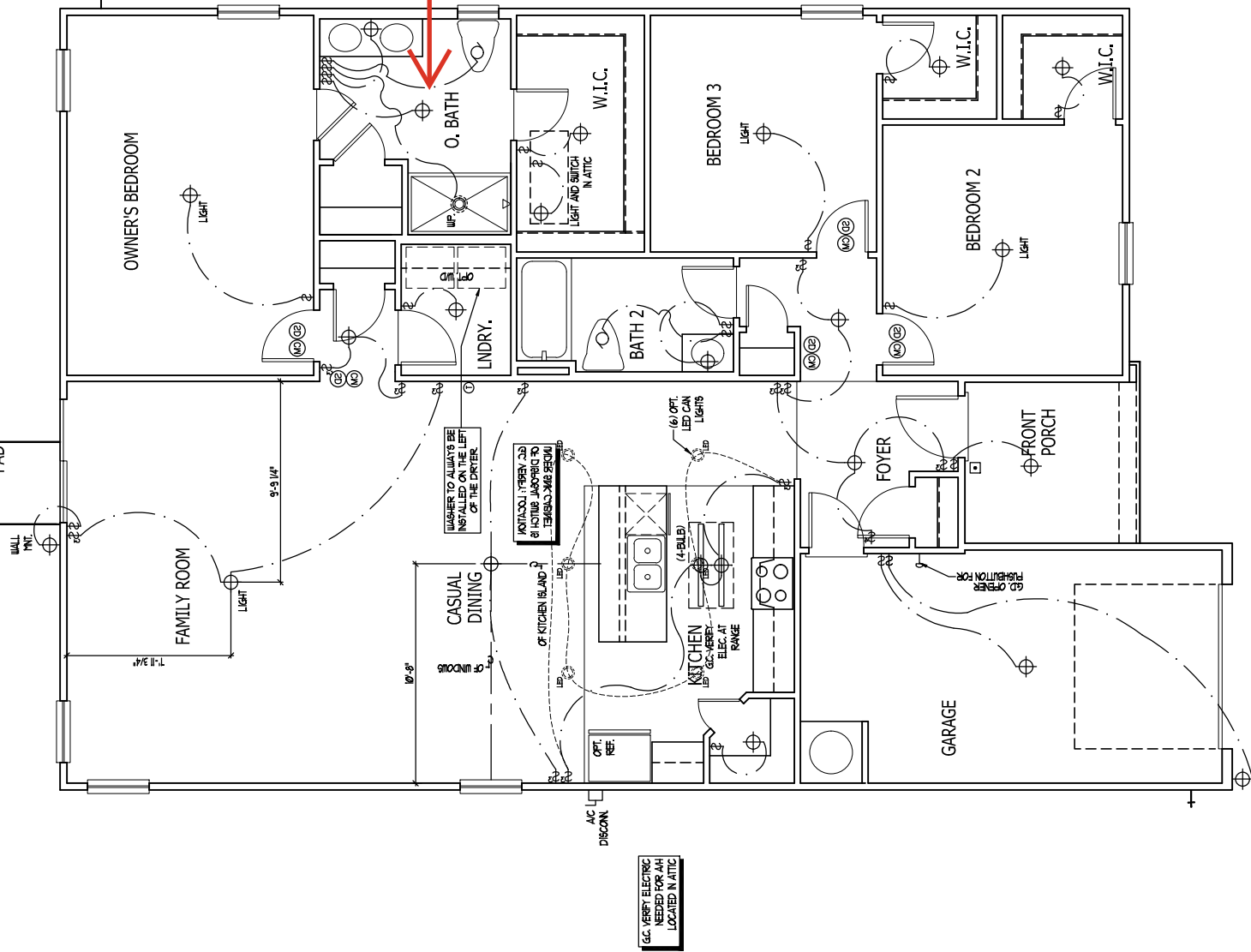
TITLE

ELECTRICAL PLAN

SHEET

E1.0

COVERED
PATIO



OWNER
BATH 2

FLOOR PLAN

SCALE 1/4" = 1'-0"

ELECTRICAL PLAN A

8" PICTURE AT ELEVATION 3

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DUPLEX OUTLET IN FLOOR
- 200 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- LED CAN LIGHT
- LIGHT FIXTURE WITH RILL CHAIN
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FAULIGHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CIRCUITS (OPTIONAL)
- PURIFICATION SWITCH (OPTIONAL)
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- SMOKE / CARBON MONO. COMBO DETECTOR
- TELEPHONE (OPTIONAL)
- TELEVISION (OPTIONAL)
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SPEAKER (OPTIONAL)
- ROUGH-IN FOR OPT. CEILING FAN
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/
- ROUGH-IN FOR OPT. CEILING FAN

NOTES:

- PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
- UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS: SWITCHES: 48" OUTLETS: 18" (UNLESS ADV. CONTRARIOT) TELEVISION: 48"
- 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.
- ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, TERRACES, DECKS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SPILLAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 408.106(B) AND 408.106(B.3)
- ALL 15A AND 20A IDNY RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
- IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
- EVERY BUILDING HAVING A FOSAL-REL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 8 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
- ALL JARPS SHALL RECEIVE THEIR PROPERTY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS DERIVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE A BATTERY BACKUP AND BE TESTED BY THE OWNER. THE BATTERY SHALL BE LIMITED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

ISSUANCE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ADHERENCE TO ALL APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

JOB NUMBER	271674.03
CAD FILE NAME	EMBARK-R
ISSUED	11-08-17
REVISED	11-08-17
	09-14-18
	02-04-20
	06-01-20
	06-08-20
	12-01-22
	08-15-24

DRAWINGS ON THIS SHEET ARE ONE HALF THE SCALE NOTED

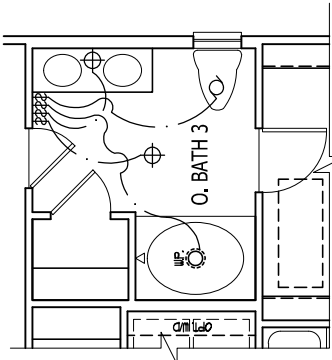
EMBARK (GARAGE LEFT)
DREAM FINDERS HOMES

1724

TITLE
ELECTRICAL PLAN OPTIONS

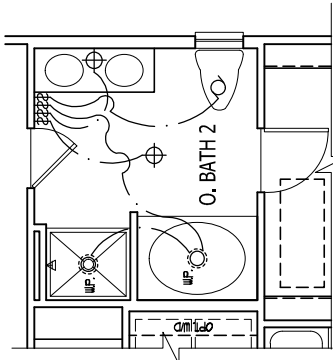
SHEET

E1.1



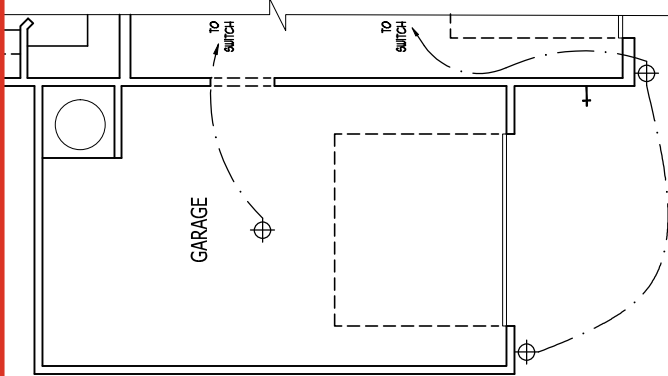
OPT. OWNER'S BATH 3

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



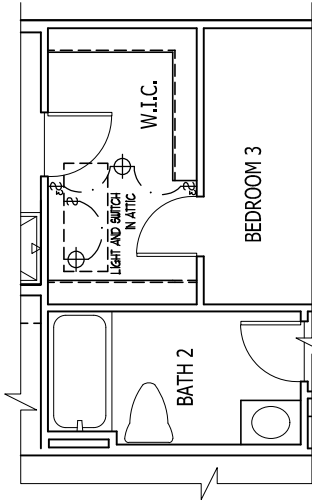
OPT. OWNER'S BATH 2

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



OPT.1 CAR GARAGE

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



OPT. DOOR FROM
BEDROOM 3 TO WIC

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

ELECTRICAL KEY

- 1. DUPLEX CONVENIENCE OUTLET
- 2. DUPLEX OUTLET ABOVE COUNTER
- 3. WEATHERPROOF DUPLEX OUTLET
- 4. GROUND FAULT INTERRUPTER DUPLEX OUTLET
- 5. HALF-SWITCHED DUPLEX OUTLET
- 6. SPECIAL PURPOSE OUTLET
- 7. DUPLEX OUTLET IN FLOOR
- 8. 200 VOLT OUTLET
- 9. WALL SWITCH
- 10. THREE-WAY SWITCH
- 11. FOUR-WAY SWITCH
- 12. DIMMER SWITCH
- 13. CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- 14. WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- 15. RECESSED INCANDESCENT LIGHT FIXTURE
- 16. LED CAN LIGHT
- 17. LIGHT FIXTURE WITH RAIL CHAIN
- 18. TRACK LIGHT
- 19. FLUORESCENT LIGHT FIXTURE
- 20. EXHAUST FAN
- 21. EXHAUST FAN LIGHT COORDINATION
- 22. ELECTRIC DOOR OPERATOR (OPTIONAL)
- 23. CHIMES (OPTIONAL)
- 24. PUSHBUTTON SWITCH (OPTIONAL)
- 25. CARBON MONOXIDE DETECTOR
- 26. SMOKE DETECTOR
- 27. SMOKE / CARBON MONO COMBO DETECTOR
- 28. TELEPHONE (OPTIONAL)
- 29. TELEVISION (OPTIONAL)
- 30. THERMOSTAT
- 31. ELECTRIC METER
- 32. ELECTRIC PANEL
- 33. DISCONNECT SWITCH
- 34. SPEAKER (OPTIONAL)
- 35. ROUGH-IN FOR OPT. CEILING FAN
- 36. CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS INDICATED ON PLANS OR AS ITEMS 14 AND 15 BELOW INDICATED.
 2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
SWITCHES: 4"
OUTLETS: 18"
TELEPHONE: 36" (UNLESS ANY CONTERTOP)
TELEVISION: 36"
 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 8A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PANTRY, LIBRARIES, DEN, SUNKROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SHOWER AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 2011 406.12 AND 406.13
 5. ALL 8A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
 6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 70, NEC 2011, AND ALL APPLICABLE LOCAL STANDARDS, CODES AND ORDINANCES.
 7. EVERY BUILDING HAVING A FOSSEL-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. COORDINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
- LIQUANCE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY FOR ALL CODES AND ORDINANCES AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTERS OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
- ANY REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.
- IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

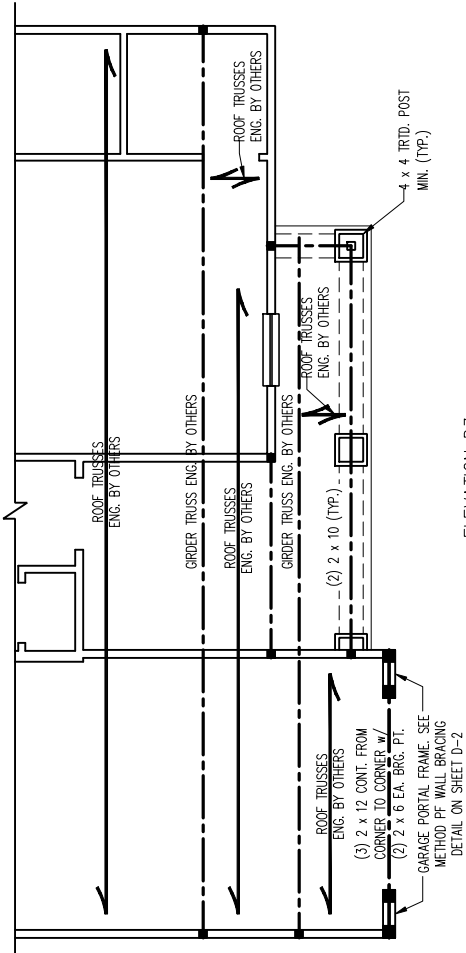
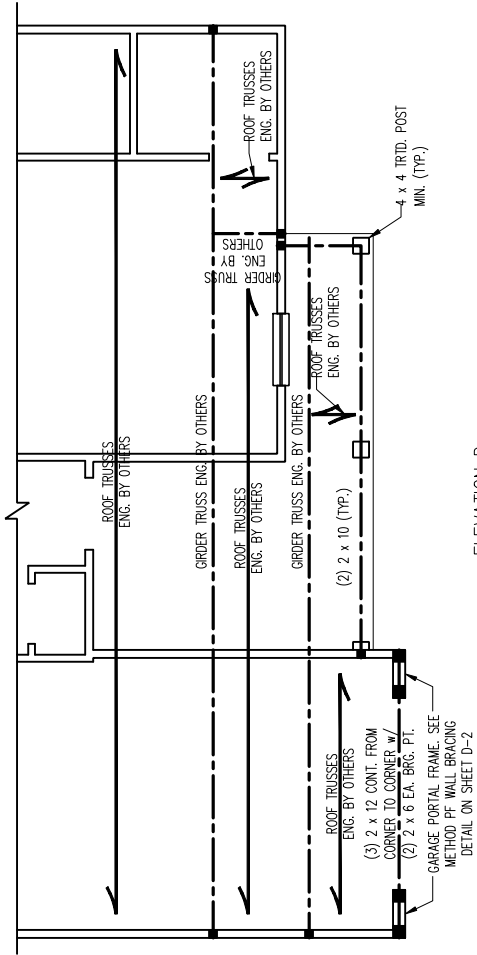
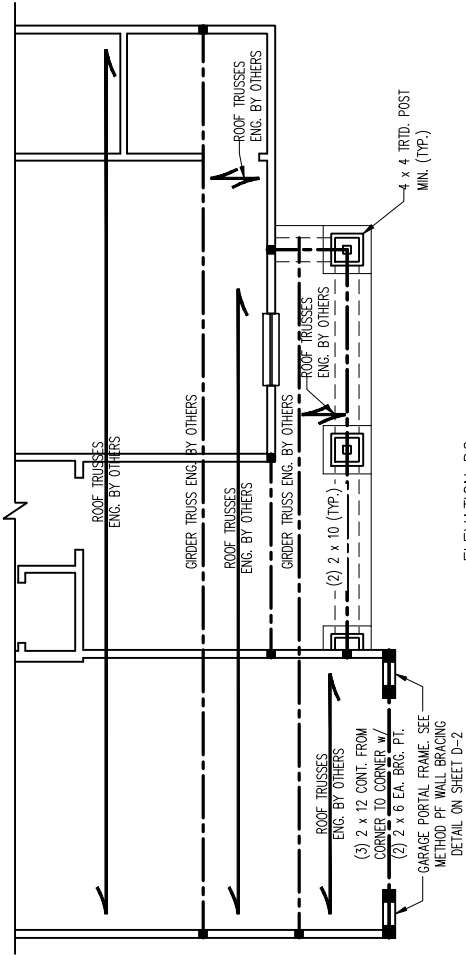
SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

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

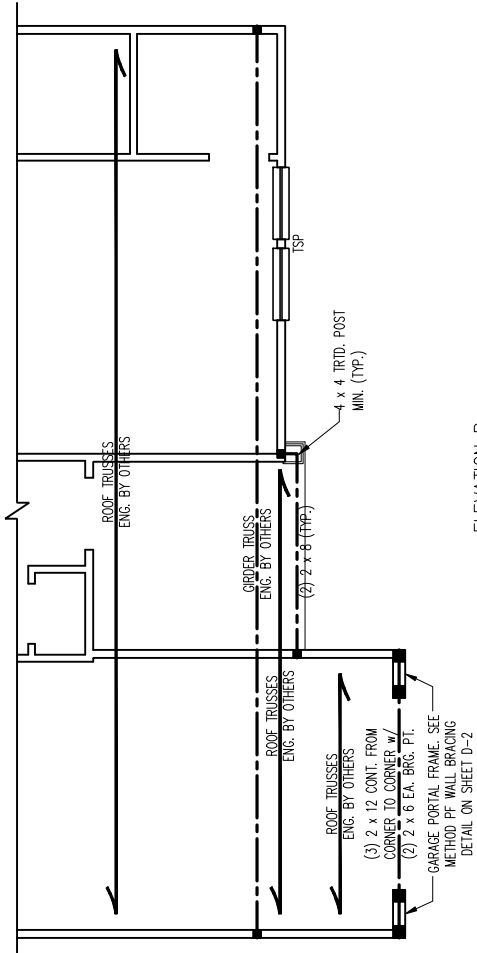
EMBARK
DREAM FINDERS HOMES

DATE: AUGUST 22, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: DAVID BEHN DESIGN CO.
ENGINEERED BY: WTB

S-2b
ATTIC FLOOR
FRAMING PLAN



8/29/2024



SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
1/8" x 11" PRINTS ARE ONE HALF THE NOTED SCALE

OPTIONAL COVERED PORCH

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

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

LINE OF ROOF W/ OPT. 1
GAR. GARAGE

ROOF TRUSSES
ENG. BY OTHERS

TRUSS
SUPPORT
ENG. BY OTHERS

ORDER TRUSS ENG. BY OTHERS

2 x 6 @
16" O.C.

ELEVATION B

ROOF TRUSSES
ENG. BY OTHERS

ROOF TRUSSES
ENG. BY OTHERS

ROOF TRUSSES
ENG. BY OTHERS

LINE OF ROOF W/ OPT. 1
GAR. GARAGE

ROOF TRUSSES
ENG. BY OTHERS

ORDER TRUSS ENG. BY OTHERS

ROOF TRUSSES
ENG. BY OTHERS

ORDER TRUSS ENG. BY OTHERS

TRUSS
SUPPORT
ENG. BY OTHERS

ROOF TRUSSES
ENG. BY OTHERS

ELEVATIONS D, D2 & D3

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

EMBARK
DREAM FINDERS HOMES



8/29/2024

DATE: AUGUST 22, 2024

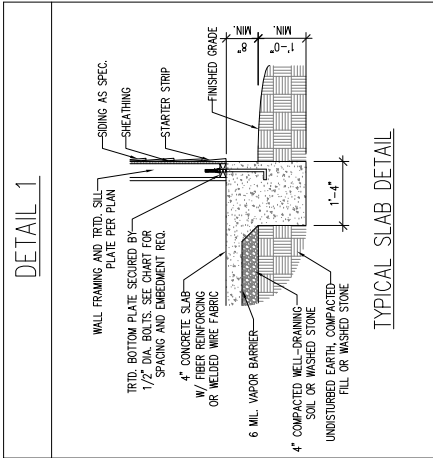
SCALE: 1/4" = 1'-0"

DRAWN BY: DAVIS REYNOLDS DESIGN CO.

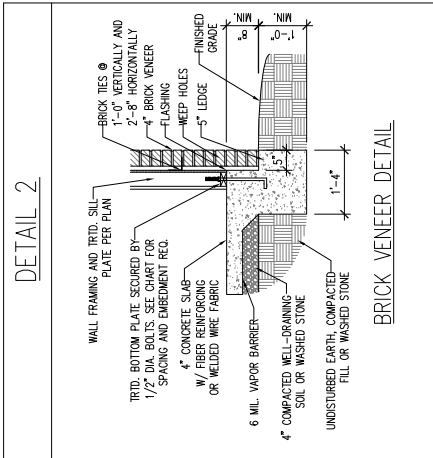
ENGINEERED BY: WTB

S-3b
ROOF FRAMING
PLAN

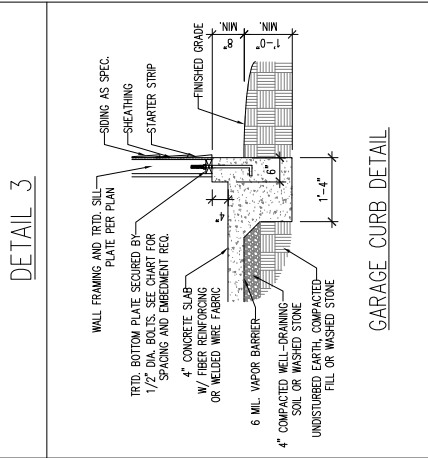
MONOLITHIC SLAB DETAILS



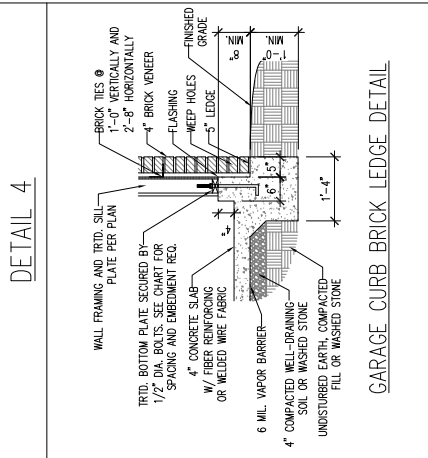
TYPICAL SLAB DETAIL



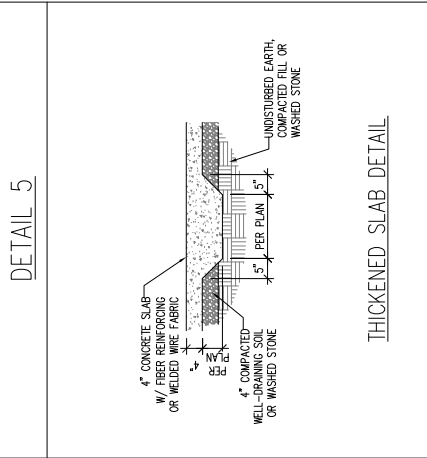
BRICK VENEER DETAIL



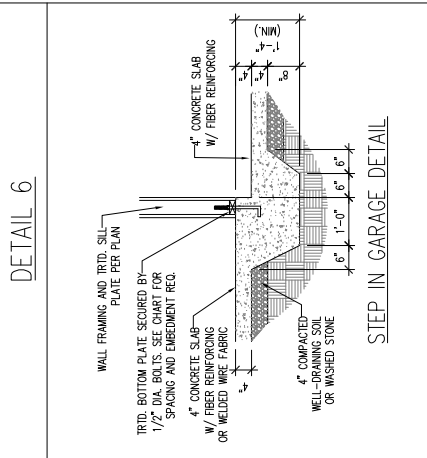
GARAGE CURB DETAIL



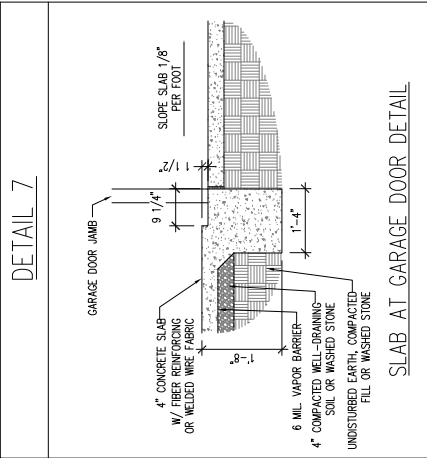
GARAGE CURB BRICK LEDGE DETAIL



THICKENED SLAB DETAIL

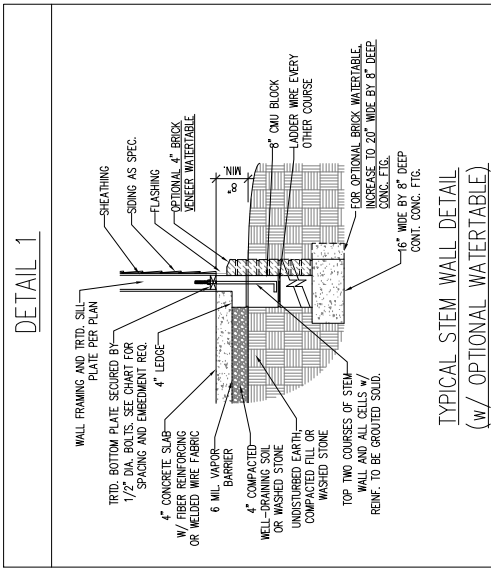


STEP IN GARAGE DETAIL

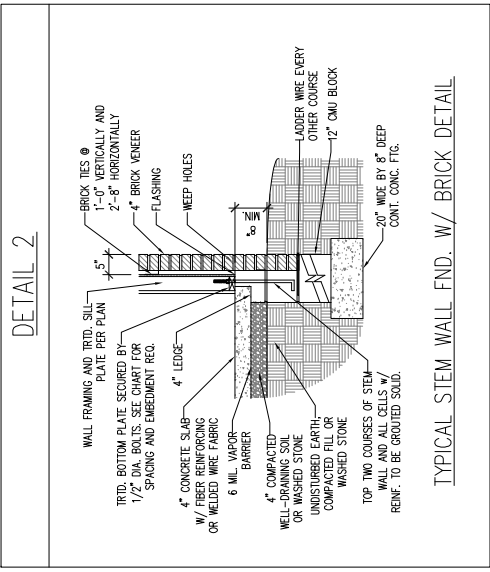


SLAB AT GARAGE DOOR DETAIL

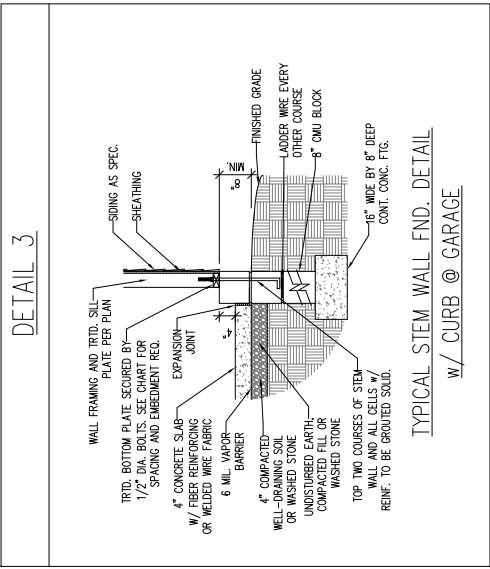
STEMWALL DETAILS



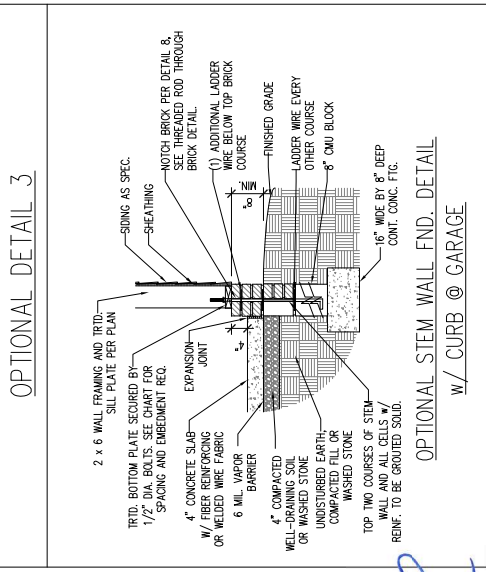
TYPICAL STEM WALL DETAIL (W/ OPTIONAL WATERTABLE)



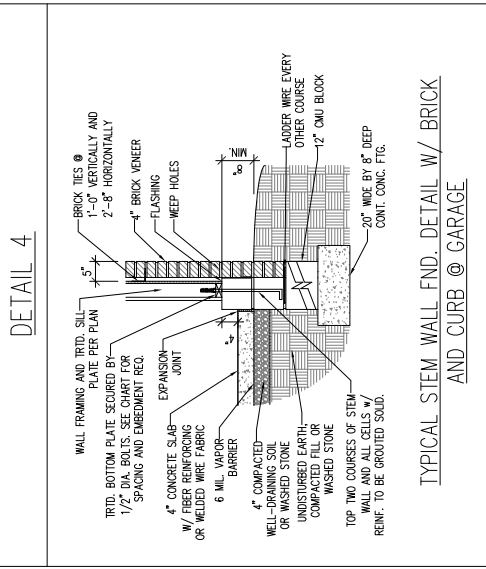
TYPICAL STEM WALL FND. W/ BRICK DETAIL



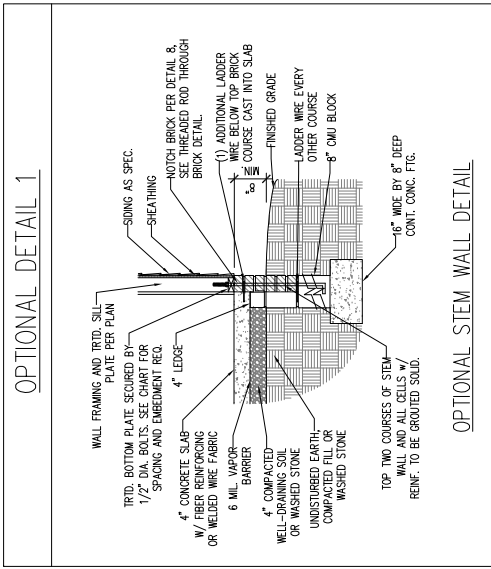
TYPICAL STEM WALL FND. DETAIL W/ CURB @ GARAGE



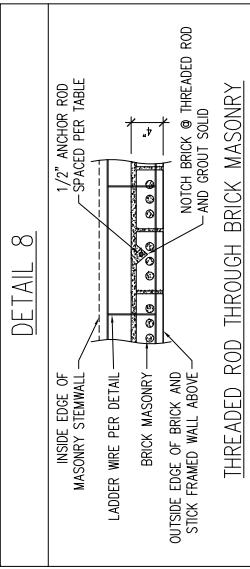
OPTIONAL STEM WALL FND. DETAIL W/ CURB @ GARAGE



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



OPTIONAL STEM WALL DETAIL



MASONRY STEMWALL SPECIFICATIONS			
WALL HEIGHT (FEET)	MASONRY WALL TYPE		
	8" CMU	4" BRICK AND 4" CMU	4" BRICK AND 8" CMU
2 AND BELOW	UNGROUTED	GROUT SOLID	UNGROUTED
3	UNGROUTED	GROUT SOLID	UNGROUTED
4	GROUT SOLID	GROUT SOLID w/ #4 REBAR @ 48" O.C.	GROUT SOLID
5	GROUT SOLID w/ #4 REBAR @ 36" O.C.	NOT APPLICABLE	GROUT SOLID w/ #4 REBAR @ 64" O.C.
6	GROUT SOLID w/ #4 REBAR @ 24" O.C.	NOT APPLICABLE	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.
 - IE 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.
 - AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE B405.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
 - PREP SLAB PER E506.2.1 AND E506.2.2 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.
 - MINIMUM 24" LAP SPICE 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. 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.		

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

DATE: NOVEMBER 24, 2022
SCALE: NPS
DRAWN BY: JST
ENGINEERED BY: JST

D-1
FOUNDATION DETAILS

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

GENERAL NOTES

- 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.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 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.
- STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2018 EDITION (R301.4 – R301.7)

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
- FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2018 EDITION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 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 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 NRC, 2018 EDITION.
- 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.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRC, 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 #6 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 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. PERS 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 GIRDER 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 R404 OF THE NRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NOMA 17688-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 NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(5) OF THE NRC, 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

- 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).
- 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.
- 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

- 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 TIE 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.

- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO ORDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.

- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NRC, 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.

- 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).

- 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" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).

- 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.

- 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 I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING 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 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 NRC, 2018 EDITION.

- 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).

- 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).

- 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 L1512 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON C516 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.

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



DATE: NOVEMBER 24, 2022
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JST

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STRUCTURAL
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NOTES

8/29/2024