

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 7'-0" ON ALL EXTERIOR WINDOWS.
VERIFIED ROOM SIZES AND DIMENSIONS.
CHANGED WASHER, DRYER, AND REFRIGERATOR TO OPTIONAL COMPONENTS.
VERIFIED MASTERS WAS CHANGED TO OWNERS THROUGHOUT PLAN.
CHANGED FRONT DOOR ON ELEVATION C TO 2-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. DBL. OVEN TO PLANS IN KITCHEN.
ADDED INSULATION DETAIL TO PLAN SHEETS.
ADDED 3-0 5-0 WINDOW AT OWNERS 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 TVS FROM ELECTRICAL PLANS.
ADDED CARBON MONOXIDE DETECTOR AT BEDROOMS .
CREATED ELEVATION ARTS AND CRAFTS 'D'.
CHANGED CORNER BOARDS ON ELEVATIONS TO BE 1/4 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"x10'-8" NOW 11'-2"x10'-6"
FAMILY ROOM WAS 13'-6"x14'-8" NOW 13'-6"x14'-1"
REVISED SF. AS FOLLOWS:
LIVING WAS 124 SF. NOW 125 SF.
GARAGE WAS 249 SF. NOW IS 248 SF.
FRONT PORCH AT ELEVATION B WAS 63 SF. NOW IS 73 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 73 SF. NOW IS 71 SF.
CHANGED SHUTTERS TO BE 14" WIDE.
REMOVED OPT. FREEZE BOARD AT REAR AND SIDE ELEVATIONS.
CREATED LEFT HAND GARAGE VERSION

06-08-20 ADDED WINDOW SCHEDULE
CHANGED OWNERS BATH DOOR TO 2'6"
CHANGED GARAGE WALL FROM 2X6 TO 2X4
ADDED DETAIL FOR DECORATIVE BRACKET ON ELEVATION A ELEVATION B, 4 ELEVATION D.
CHANGED COLLINS TO MATCH STANDARD COLLINS ACROSS ALL PUR. PLANS
REMOVED COLLIN BASE FROM ELEVATION D AND CREATED FULL HEIGHT 8" SQUARE COLUMN
REMOVED GARAGE SHAKE FROM ELEVATION D
CHANGED LINEN HALL DOOR FROM 2/6 Bifold TO 2/6 STD.
CHANGED LINEN DOOR FROM 2/6 Bifold TO 2/6 STD.
CHANGED OWNERS BATH LINEN DOOR FROM 2/6 Bifold TO 2/6 STD.
CHANGED COATS DOOR FROM 2/6 Bifold TO 2/6 STD.
CHANGED BED 3 CLOSET DOOR FROM 2/6 Bifold TO 2/6 STD.
CHANGED BED 3 CLOSET DOOR FROM 2/6 Bifold TO 2/6 STD.
CHANGED OWNERS BEDROOM DOOR FROM 2/6 STD. TO 2/6 STD.
REMOVED OPTIONAL DOUBLE OVEN.
REMOVED VENT FROM GABLE ON ELEVATION A (01-18-24)

12-01-22 ADDED ELEVATION D3 SHOWING BRICK COLUMN AND D3 SHOWING STONE COLUMN.
ADDED SQUARE FOOTAGE BLOCK FOR D1 AND D3 ELEVATIONS.
VERIFIED AND UPDATED OPTIONAL OWNERS BATH 2 4 3 LAYOUTS
CHANGING OF FIRST FLOOR CEILING HEIGHT FROM 9'-0" TO 8'-0" CEILING HEIGHT
SQUARE FOOTAGE OF FRONT PORCH ON ELEVATION 'D1' CHANGED TO 136 SQ. FT.
SQUARE FOOTAGE OF FRONT PORCH ON ELEVATION 'D3' 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 OWNERS BATH 2 FROM 66" TO 60"
CHANGED GARDEN TUB OF OPTIONAL OWNERS BATH 3 FROM 66" TO 60"
CHANGED WINDOW HEAD HEIGHTS TO 85"
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	
HEATED AREAS	ELEV 'A'
LIVING	1725 SQ. FT.
TOTAL HEATED SF	1725 SQ. FT.
UNHEATED AREAS	
GARAGE	248 SQ. FT.
COVERED AREAS	
FRONT PORCH	63 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	
HEATED AREAS	ELEV 'B'
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	
HEATED AREAS	ELEV 'D'
LIVING	1725 SQ. FT.
TOTAL HEATED SF	1725 SQ. FT.
UNHEATED AREAS	
GARAGE	248 SQ. FT.
COVERED AREAS	
FRONT PORCH	128 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	
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	
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	
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.

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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.



JOB NUMBER	27167.03
DWG. FILE NAME	EMBARK-D3
ISSUED	11-28-21
REVISED	11-17-21
	09-14-21
	02-24-20
	06-28-20
	12-02-20
	08-15-24

DRAWINGS ON 1/4"=1'-0" SHEET ARE ONE HALF THE SCALE NOTED

EMBARK (GARAGE RIGHT)
DREAM FINDERS HOMES

1724

REVISION LOG

SHEET
CS

JOB NUMBER	2767.03
DATE	11-28-17
ISSUED	11-28-17
REVISED	09-14-18
	02-04-19
	09-04-20
	02-02-21
	08-15-21

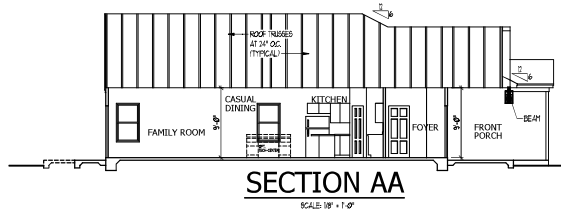
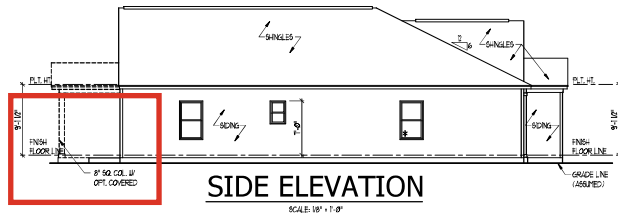
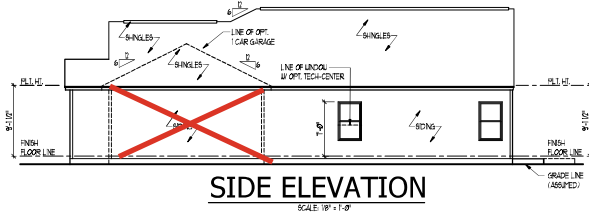
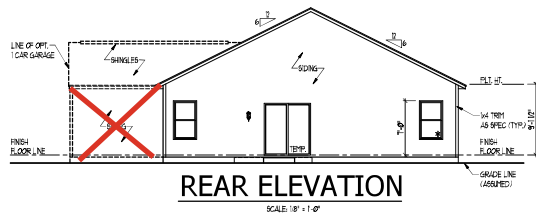
DRAWINGS ON 1/4"=1'-0" SHEET ARE ONE HALF THE SCALE NOTED

EMBARK (GARAGE RIGHT)
DREAM FINDERS HOMES

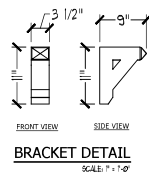
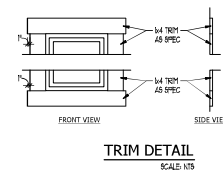
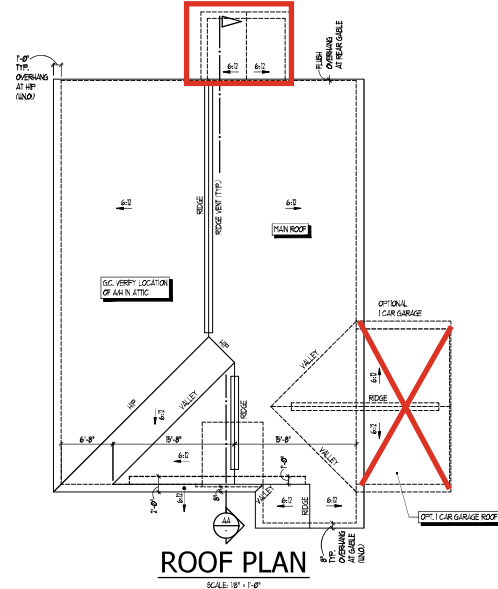
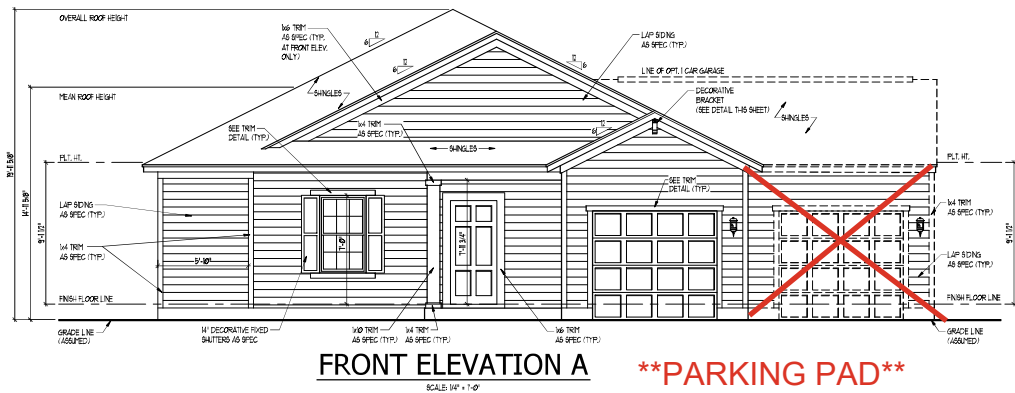
1724

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

SHEET
A3.0



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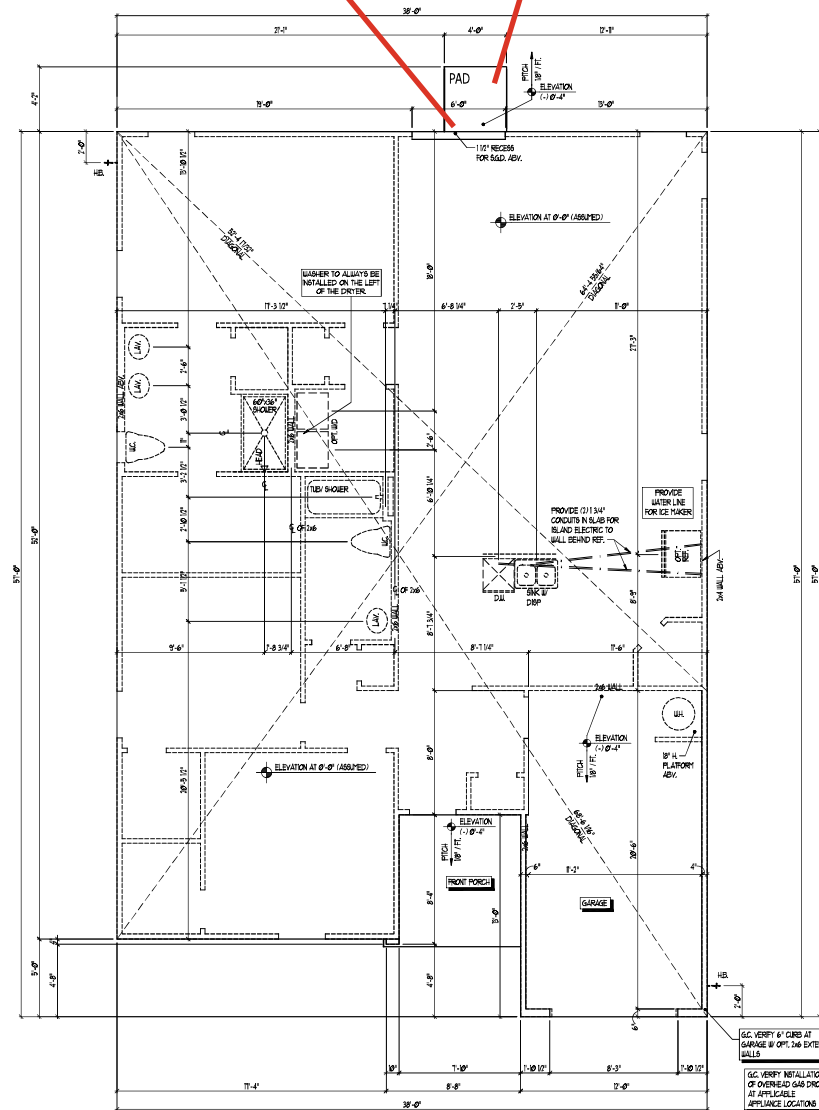


TOTAL UNDER ROOF AREA:	2006	SQ. FT.	2006	SQ. FT.
VENTING AREA REQUIRED:	2006	SQ. FT. / 100 =	6.79	SQ. FT.
TOTAL REQUIRED VENTS:	1276	3.40	UPPER:	6.79
LOWER AREA VENTING				
DECK VENT	SIZE	FOR UNIT	VENTS	PROVIDED
	•	120	120	3.52
LOWER AREA VENTING PROVIDED: •				
UPPER AREA VENTING				
DECK VENT	SIZE	FOR UNIT	VENTS	PROVIDED
	•	120	120	3.50
UPPER AREA VENTING PROVIDED: •				
TOTAL AREA PROVIDED				
DECK AND ROOF VENT				11.02

ELEVATION "A" - TRADITIONAL

REAR DOOR CENTERED HERE
CENTER PAD/ PATIO ON DOOR
LOCATION

COV PATIO



FLOOR PLAN
SCALE 1/4" = 1'-0"

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	07-02-20
	08-15-20

DRAWINGS ON 1/4" = 1'-0" SHEET ARE ONE HALF THE SCALE NOTED

EMBAK (GARAGE RIGHT)
DREAM FINDERS HOMES

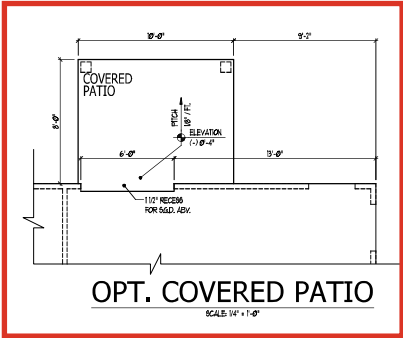
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TITLE
SLAB INTERFACE PLAN

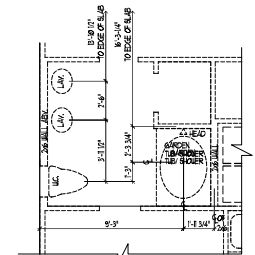
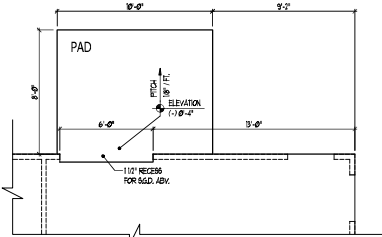
SHEET
A1.0

SLAB INTERFACE PLAN A
ELEV 2.5000
SIMILAR AT ALL ELEVATIONS (NO PLUMBING CHANGES)

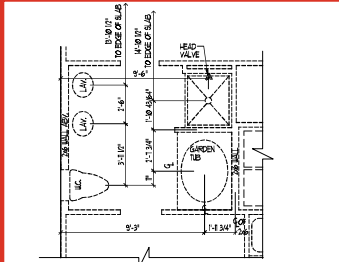
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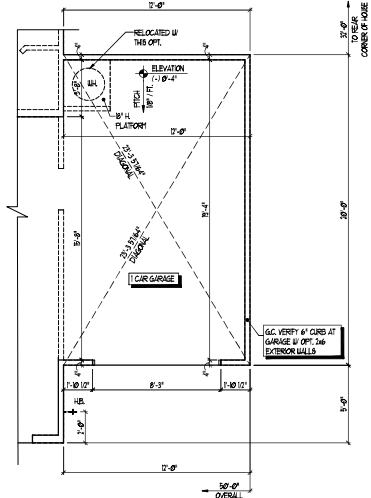
OPT. PATIO
SCALE 1/4" = 1'-0"



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. SLAB INTERFACE PLANS



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	02-04-2018
	09-28-2018
	10-26-2018
	08-15-17

DRAWINGS ON 1/4" SHEET ARE ONE HALF THE SCALE NOTED

EMBARK (GARAGE RIGHT)
DREAM FINDERS HOMES

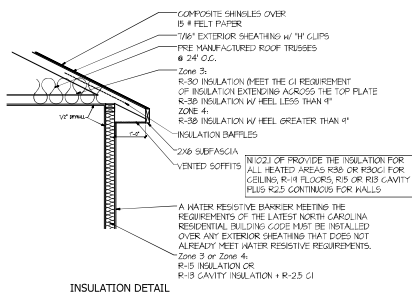
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TITLE
SLAB INTERFACE PLAN

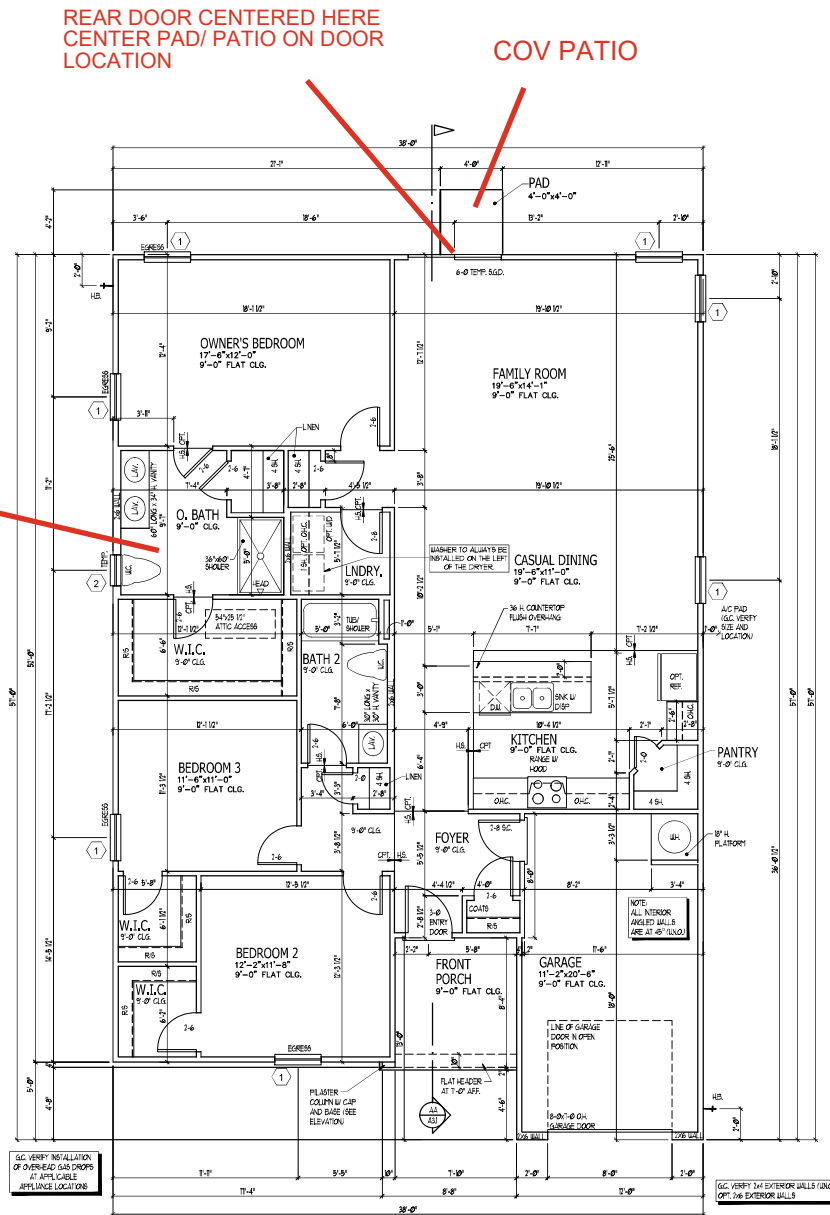
SHEET
A1.1

WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	TYPE	HEAD HEIGHT
(1)	3'-0"	5'-0"	SINGLE HUNG	7'-0"
(2)	2'-0"	3'-0"	SINGLE HUNG	7'-0"
(3)	3'-0"	3'-0"	SINGLE HUNG	7'-0"

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



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	
OPTIONAL PATIO	80 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
OPTIONAL 1-CAR GARAGE	240 SQ. FT.



FLOOR PLAN
SCALE: 1/4\"/>

FLOOR PLAN A



JOB NUMBER	2767.03
DATE	11-28-17
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REVISED	09-14-18
	09-14-18
	09-14-18
	09-14-18
	09-14-18
	09-14-18
	09-14-18

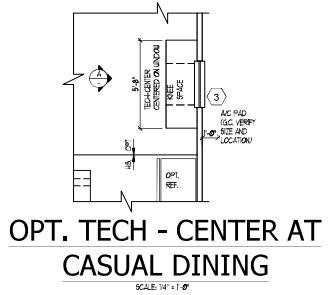
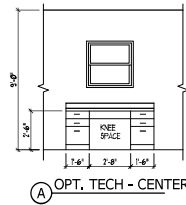
DRAWINGS ON 1/4\"/>

EMBARC (GARAGE RIGHT)
DREAM FINDERS HOMES

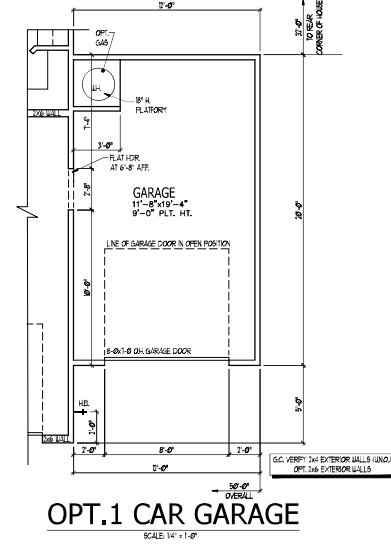
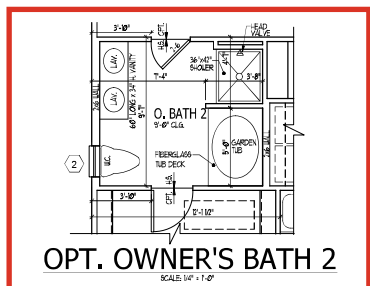
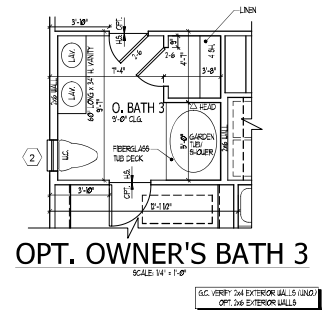
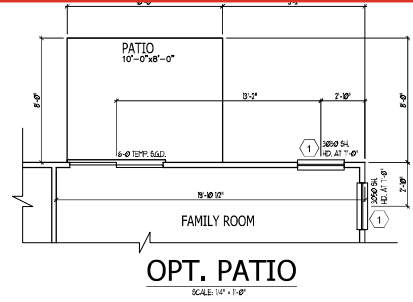
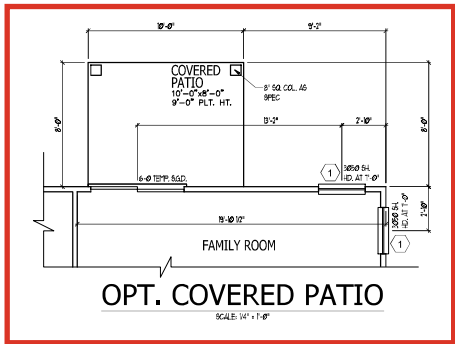
1724

FLOOR PLAN

SHEET
A2.0



WINDOW SCHEDULE				
MARK	SIZE		TYPE	HEAD HEIGHT
	WIDTH	HEIGHT		
(1)	30"	50"	SINGLE HUNG	7'0"
(2)	20"	30"	SINGLE HUNG	7'0"
(3)	30"	30"	SINGLE HUNG	7'0"



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	02-24-20
	06-04-20
	07-10-20
	08-15-21

DRAWINGS ON 1/4"=1'-0" SHEET ARE ONE HALF THE SCALE NOTED

EMBARK (GARAGE RIGHT) DREAM FINDERS HOMES

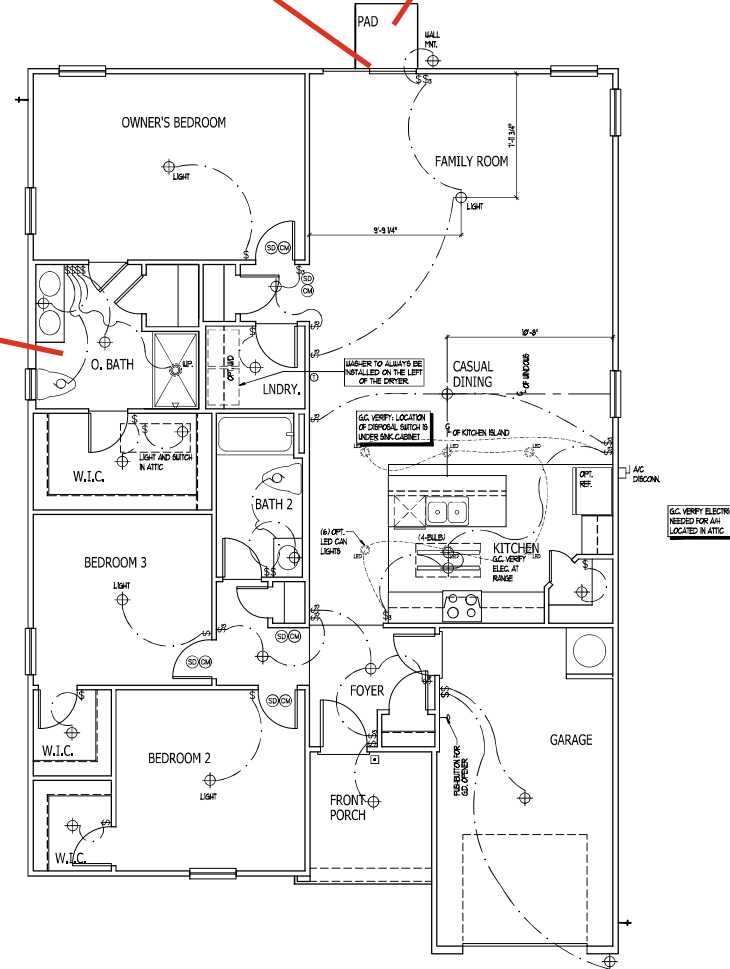
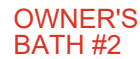
1724

TITLE FLOOR PLAN OPTIONS

SHEET A2.2

OPT. FLOOR PLANS

COV PATIO



FLOOR PLAN

ELECTRICAL PLAN A
SIMILAR AT ELEVATION B.

- 10 DUPLER CONVENTION OUTLET
- 11 DUPLER OUTLINE ABOVE COUNTER
- 12 WEARHOUSE DUPLER OUTLET
- 13 GARAGE FAN POWERED DUPLER OUTLET
- 14 HALF-PAINTED DUPLER OUTLET
- 15 SPECIAL PAPERWORK OUTLET
- 16 DUPLER OUTLET IN FLOOR
- 17 200 VOLT OUTLET
- 18 WALL SWITCH
- 19 THREE-WAY SWITCH
- 20 FOUR-WAY SWITCH
- 21 DIMMER SWITCH
- 22 LIGHT TUNED INDUCTOR LIGHT FIXTURE
- 23 WALL MOUNTED INDUCTOR LIGHT FIXTURE
- 24 RECESSED INDUCTOR LIGHT FIXTURE
- 25 LED LIGHT FIXTURE
- 26 LIGHT FIXTURE WITH FLUO. CHAIN
- 27 TRACK LIGHT
- 28 FLUORESCENT LIGHT FIXTURE
- 29 EXHAUST FAN
- 30 EXHAUST FAN WITH COPPERATION
- 31 ELECTRIC HOOD OPERATION OUTLET
- 32 CARPET OUTLET
- 33 PNEUMATIC MOTOR OUTLET
- 34 CARPET PROTECTOR DETECTOR
- 35 SMOKE DETECTOR
- 36 SMOKE CARBON MONOXIDE DETECTOR
- 37 CARBON MONOXIDE DETECTOR
- 38 THERMOSTAT
- 39 THERMOSTAT
- 40 ELECTRIC PANEL
- 41 DISCONNECT SWITCH
- 42 INFECTION OUTLET
- 43 ROUGH-IN ONLY: CEILING FAN
- 44 CEILING MOUNTED INDUCTOR LIGHT FIXTURE
- 45 ROUGH-IN ONLY: CEILING FAN

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.

2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:

SWITCHES.....42"
OUTLETS.....14"
TELEPHONE.....14" (UNLESS ABY COUNTERTOP)
TELEVISION.....14"

3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.

4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DINES, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER N.E.C. 2011 406.3 AND 406.3

5. ALL 15A 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 301, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

7. EVERY BUILDING HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

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

ANY REVISIONS OR CHANGES TO PLANS OF ERRORS NOT IN CONFORMANCE 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 DRAFTERS SHALL NOT BE HELD RESPONSIBLE.



DREAM FINDERS
HOMES

JOB NUMBER	27167.03
CAD FILE NAME	EMBARC-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 RIGHT)
DREAM FINDERS HOMES

1724

TITLE	
ELECTRICAL PLAN	
—	
—	
—	
—	

SHEET
E1.0

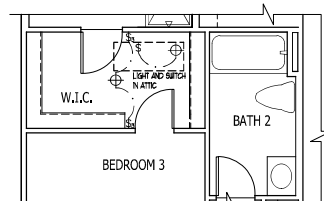
ELECTRICAL KEY

- ⊖ DUPLEX CONVENIENCE OUTLET
- ⊖ DUPLEX OUTLET ABOVE COUNTER
- ⊖ WEATHERPROOF DUPLEX OUTLET
- ⊖ GROUND WALL INTERFERER DUPLEX OUTLET
- ⊖ WALL-MOUNTED DUPLEX OUTLET
- ⊖ SPECIAL PURPOSE OUTLET
- ⊖ DUPLEX OUTLET IN FLOOR
- ⊖ ZIP VOLT OUTLET
- ⊖ WALL SWITCH
- 1 3/4 THREE-WAY SWITCH
- 1 4 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 PULL CHAIN
- ⊖ TRACK LIGHT
- ⊖ FLUORESCENT LIGHT FIXTURE
- ⊖ EXHAUST FAN
- ⊖ EXHAUST FAN/LIGHT COMBINATION
- ⊖ ELECTRIC DOOR OPERATOR (OPTIONAL)
- ⊖ CHIMNEY (OPTIONAL)
- ⊖ FIRE-EXTINGUISHING (OPTIONAL)
- ⊖ CARBON MONOXIDE DETECTOR
- ⊖ SMOKE DETECTOR
- ⊖ SMOKE / CARBON MONOXIDE DETECTOR
- ⊖ TELEPHONE (OPTIONAL)
- ⊖ TELEVISION (OPTIONAL)
- ⊖ THERMISTOR
- ⊖ 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

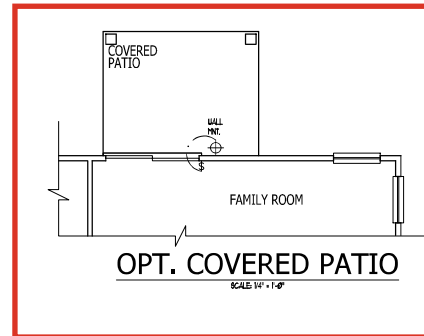
NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS TESTED AND 3 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
SWITCHES... 4"
OUTLETS... 14"
TELEPHONE... 14" (UNLESS ABV COUNTERTOP)
TELEVISION... 14"
3. ALL SMOKE DETECTORS SHALL BE WIRING INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL BA AND SDA RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BATHROOMS, RECREATION ROOMS, CLOSET WALLS, AND OTHER AREAS SHALL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 400.1 AND 400.2.
5. ALL BA AND SDA 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 NEPA, 10 NEC 301, AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES.
7. EVERY BUILDING HAVING A 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 OR BY BATTERY BACKUP. BATTERY BACKUP SHALL BE SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LIMITED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

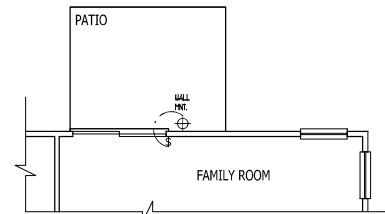
ISSUANCE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING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



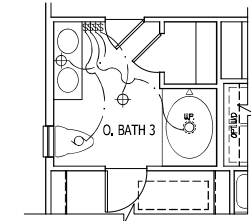
**OPT. DOOR FROM
BEDROOM 3 TO WIC**
SCALE: 1/4" = 1'-0"



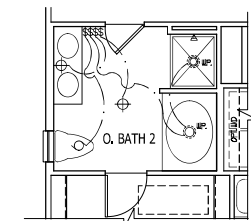
OPT. COVERED PATIO
SCALE: 1/4" = 1'-0"



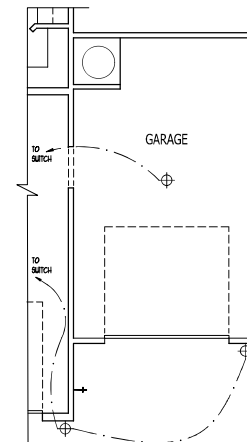
OPT. PATIO
SCALE: 1/4" = 1'-0"



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. ELECTRICAL PLANS



JOB NUMBER	27167.03
DATE	11-28-11
ISSUED	11-28-11
REVISION	08-14-18
	02-24-20
	08-02-20
	02-02-21
	08-15-21

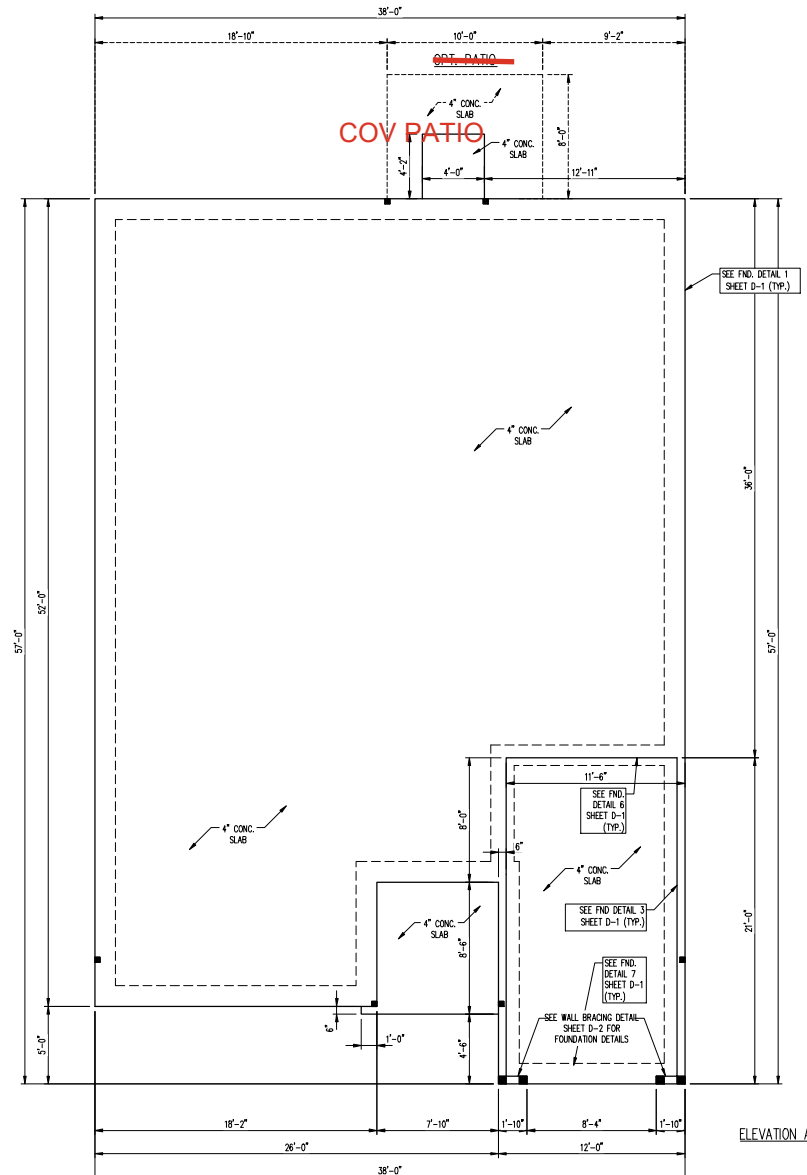
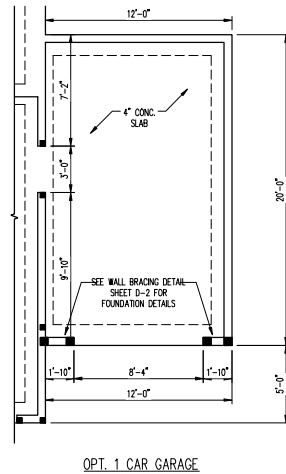
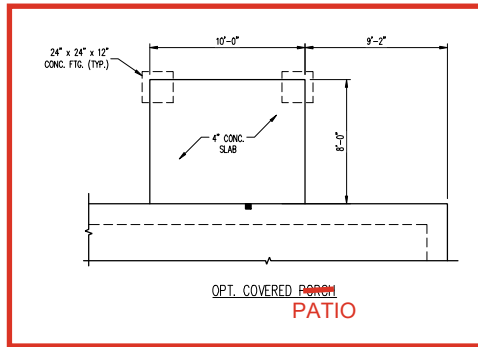
DRAWINGS ON 1/4" X 11" SHEET ARE ONE HALF THE SCALE NOTED

**EMBARK (GARAGE RIGHT)
DREAM FINDERS HOMES**

1724

ELECTRICAL PLAN OPTIONS

**SHEET
E1.1**



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

- 150 MPH MINUTE DESIGN WIND SPEED**
NOTES: FOR LESS THAN
70 MEAN ROOF HEIGHT:
1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL CONSTRUCTION. ENGINEER'S SEAL DOES NOT GUARANTEE DIMENSIONAL ACCURACY OR CORRECT CONSTRUCTION. PROVIDE INCLUDING ROOF SHEETING.
 2. STRUCTURAL DESIGN OF THE NORTH CAROLINA CHINA, 2008 EDITION, IS THE BASIS FOR THIS CONSIDERATION TO CHAPTER 4 ("HIGH WIND ZONES") FOR 150 MPH WINDS.
 3. THE FOLLOWING PROVISIONS FURNISHING REQUIREMENTS AS REQUIRED BY CHAPTER 4 ("HIGH WIND ZONES") FOR 150 MPH WINDS: OF THE NORTH CAROLINA CHINA, 2008 EDITION, AND FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 404 OF THE NORTH CAROLINA CHINA, 2008 EDITION.
 4. MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 5. WIND SPEEDS ARE ± 3 MPH.
 6. ± 3 PSF ($\pm$ INDICATE POSITIVE / NEGATIVE PRESSURE (TP).
 7. WIND SPEEDS ARE REQUIRED FOR +22.2 PSF AND -26 PSF FOR STUDIES 7/12 TO 12/12 AND +14 PSF AND -31 PSF FOR STUDIES 12/12 TO 12/12.
 8. 7/12 OR SHEETING IS REQUIRED ON ALL EXTERIOR WALLS.
 9. WALLS ARE BRACED IN ACCORDANCE WITH SECTION 602.02 OF THE NORTH CAROLINA CHINA, 2008 EDITION, AND WALLS ARE NOTED ON PLANS.
 10. ENERGY EFFICIENCY COMPLIANCE AND INSULATION WALLS ARE BRACED IN ACCORDANCE WITH CHAPTER 11 OF THE NCMA, 2008 EDITION.

- 120 MPH ULTIMATE DESIGN WIND SPEED**
NOTES FOR LESS THAN
30" MEAN ROOF STRUCTURAL
1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS; ENGINEER'S SEAL DOES NOT COVER THE CONTRACTOR'S OBLIGATION OF ARCHITECTURAL LIABILITY INCLUDING ROOF SYSTEM.
 2. STRUCTURAL DESIGN FOR NORTH CAROLINA, 2003 EDITION, CHAPTER 10, SECTION 10.10.1.
 3. INSTALL 1/2" THICK ANCHOR BOLTS 4" ϕ -C AND WITHIN 1" FROM EDGE OF EACH MEMBER.
 4. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 12" INTO THE CONCRETE SLAB.
 5. ANCHOR BOLTS MUST BE 1/2" DIA. WITHIN MEAN ROOF THIRDS OF PLATE WIDTH.
 6. MEAN ROOF THICKNESS IS LESS THAN 30 FEET.
 7. MEAN ROOF THICKNESS IS DESIGNED TO BE 30 FEET.
 8. WELD CLADDING DESIGNER TO +5.55 PSF AND -20 PSF (P) - INDICATE POSITIVE AND NEGATIVE PRESSURES.
 9. ROOF CLADDING DESIGNER FOR +14.2 PSF AND -18 PSF FOR ROOF PROFILES 7/12 TO 12/12 AND +10 PSF AND -38 PSF FOR ROOF PROFILES 2/12.5 TO 7/12.
 10. INSTALL 7/8" ϕ COR BEARING ANCHS ALL EXTERIOR WALLS OF ALL STOREYS IN ACCORDANCE WITH THE 2003 EDITION, CHAPTER 10, SECTION 10.10.1. SEE THE WALL BRACING NOTES AND DETAIL SHEET FOR MORE INFORMATION.
 11. PROVIDE COMPLIANT COMPLIANCE AND INSULATION VENTS OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCBC, 2003 EDITION.
 12. PROVIDE VENTS AND DETAIL SHEET FOR EXTERIOR STRUCTURAL INFORMATION.

J.S. THOMPSON
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353 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO. C173

EMBARK
DREAM FINDERS HOMES

DATE: AUGUST 27, 2024

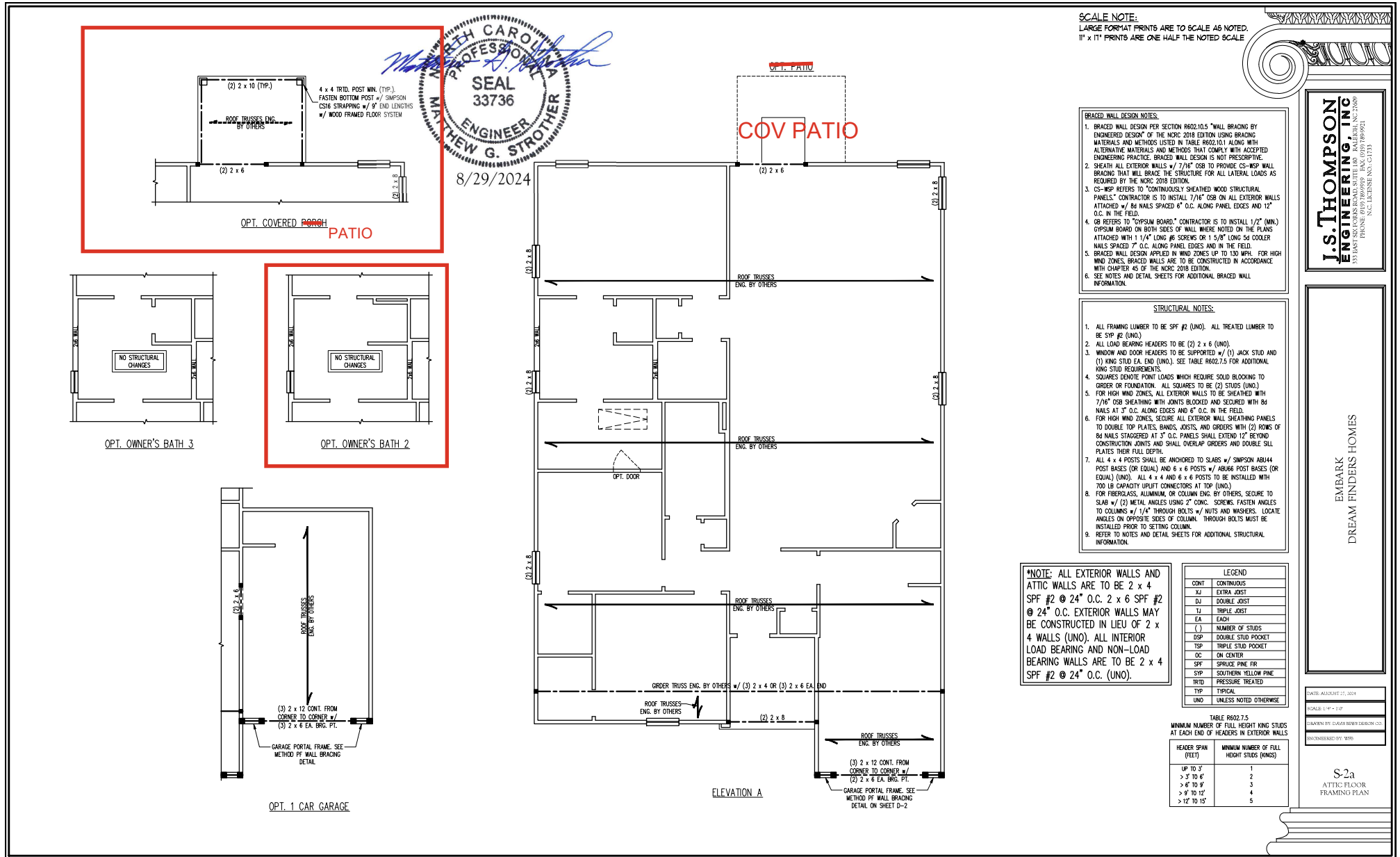
SCALE: 1/4" = 1'-0"

DRAWN BY: DAYS NEW'S DESIGN CO.

ENGINEERED BY: WFB

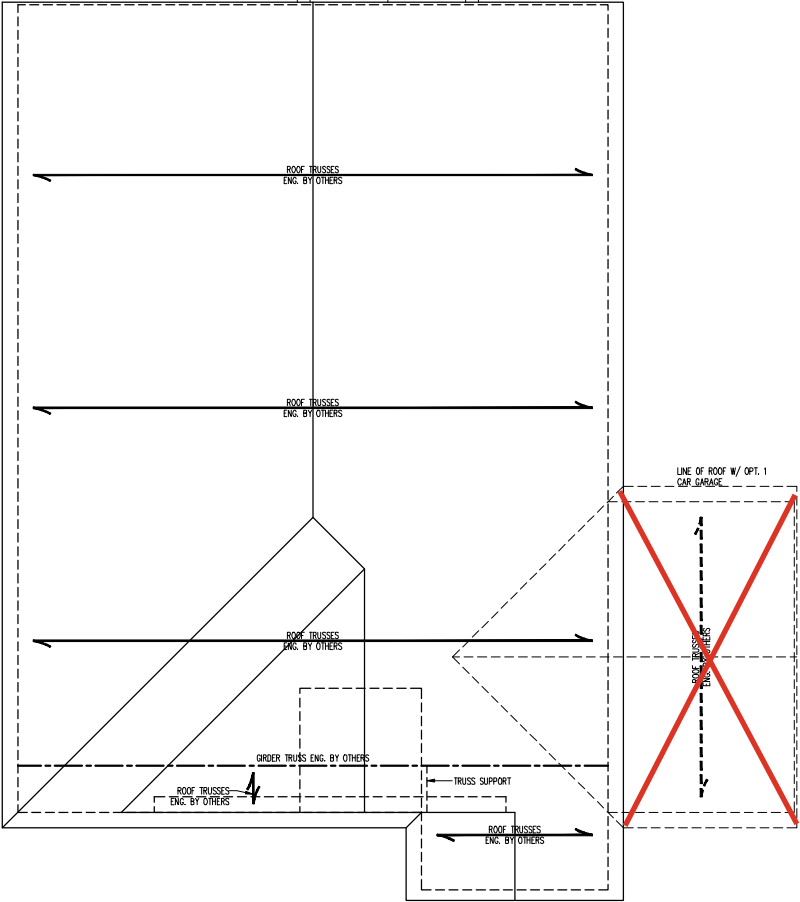
S-1.2a
MONO SLAB
FOUNDATION PLAN

8/29/2024



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

~~OPTIONAL COVERED PORCH~~
COV PATIO
ROOF TRUSSES
ENC. BY OTHERS



STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
3. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
4. HIP SPRICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
5. STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
6. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H2.5A HURRICANE TIES @ 22" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TIE NAILS.
7. REFER TO SECTION R802.11 OF THE 2018 NIRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

LEGEND

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



8/29/2024

ELEVATION A

**J.S. THOMPSON
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333 EAST 10TH STREET, SUITE 200
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PHONE (919) 880-9919 FAX (919) 880-9921
N.C. LICENSE NO. C-1133

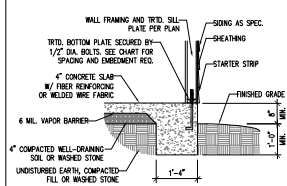
EMBARK
DREAM FINDERS HOMES

DATE: AUGUST 27, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: LORAN BERRY DESIGN CO.
ENGINEERED BY: WRB

S-3a
ROOF FRAMING
PLAN

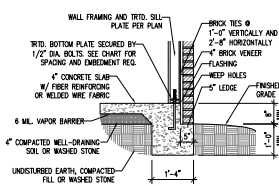
MONOLITHIC SLAB DETAILS

DETAIL 1



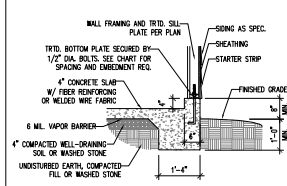
TYPICAL SLAB DETAIL

DETAIL 2



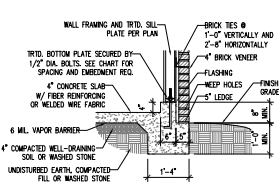
BRICK VENEER DETAIL

DETAIL 3



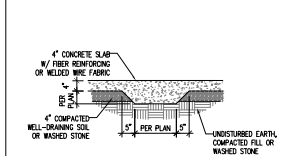
GARAGE CURB DETAIL

DETAIL 4



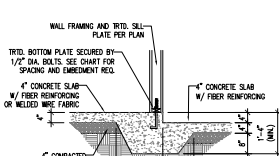
GARAGE CURB BRICK LEDGE DETAIL

DETAIL 5



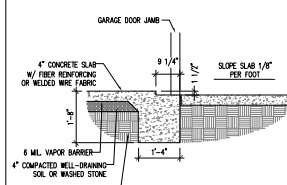
THICKENED SLAB DETAIL

DETAIL 6



STEP IN GARAGE DETAIL

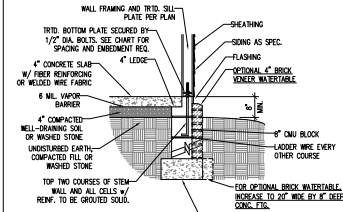
DETAIL 7



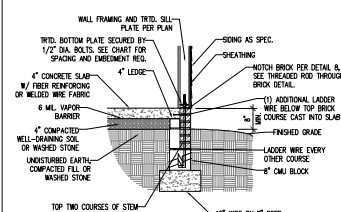
SLAB AT GARAGE DOOR DETAIL

STEM WALL DETAILS

DETAIL 1

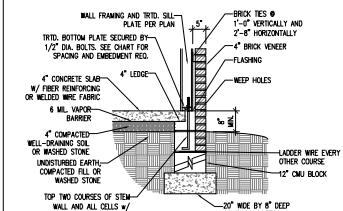
TYPICAL STEM WALL DETAIL
(w/ OPTIONAL WATERTABLE)

OPTIONAL DETAIL 1



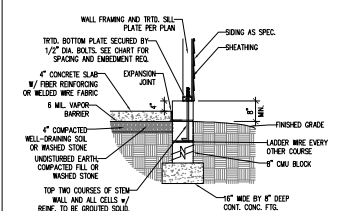
OPTIONAL STEM WALL DETAIL

DETAIL 2

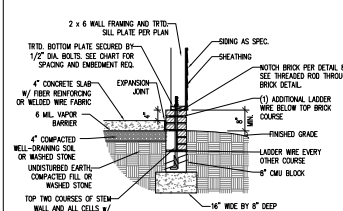


TYPICAL STEM WALL FND. w/ BRICK DETAIL

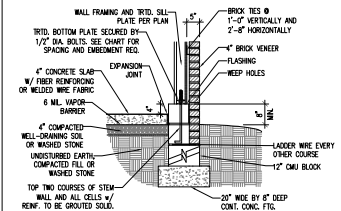
DETAIL 3

TYPICAL STEM WALL FND. DETAIL
w/ CURB @ GARAGE

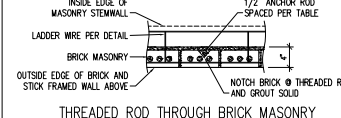
OPTIONAL DETAIL 3

OPTIONAL STEM WALL FND. DETAIL
w/ CURB @ GARAGE

DETAIL 4

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

DETAIL 8



THREADED ROD THROUGH BRICK MASONRY

MASONRY STEM WALL SPECIFICATIONS

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

STRUCTURAL NOTES:

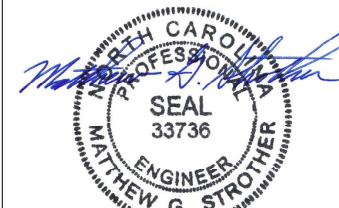
1. WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
2. THE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
3. CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
4. BACKFILL OF CLEAN #57 / #57 WASHED - GRAVEL MIXTURE SOILS (AS PSF/FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE B406.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
5. PREP SLAB PER B506.2.1 AND B506.2.2 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.
6. MINIMUM 24" LAP SPLICE LENGTH.
7. LOCATE REBAR IN CENTER OF FOUNDATION WALL.
8. WHERE REQUIRED, FULL 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 ITEN HD, OR APPROVED ANCHORS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" DIAMETER ANCHOR BOLTS MAY BE USED IN LEV OF 1/2" ANCHOR BOLTS.



8/29/2024

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N.C. LICENSE #01131

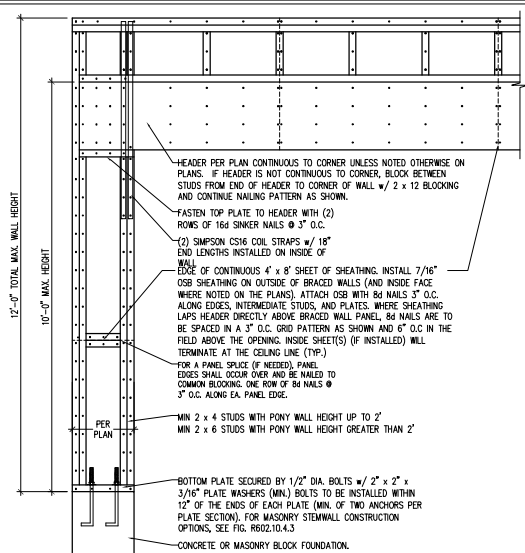
120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
FOUNDATION DETAILS
DREAM FINDERS HOMES

DATE: 11/29/2022
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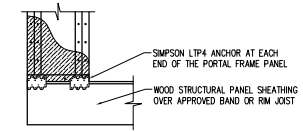
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FOUNDATION DETAILS

GENERAL WALL BRACING NOTES:

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



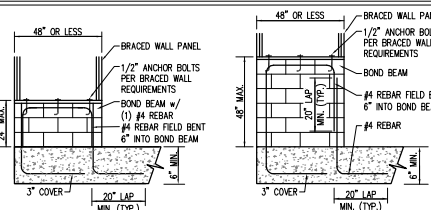
OVER CONCRETE OR MASONRY BLOCK FOUNDATION



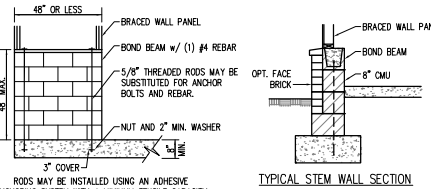
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

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

METHOD PF-PORTAL FRAME DETAIL ①



SHORT STEM WALL REINFORCEMENT



TALL STEM WALL REINFORCEMENT

RODS MAY BE INSTALLED USING AN ADHESIVE ANCHORING SYSTEM WITH A MINIMUM TENSILE CAPACITY OF 3750 LBS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPEC.

OPTIONAL STEM WALL REINFORCEMENT

NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS

MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS ②

PER FIGURE R602.10.4.3

PER FIGURE R602.10.4.3

PER FIGURE R602.10.4.3

PER FIGURE R602.10.4.3

PER FIGURE R602.10.4.3

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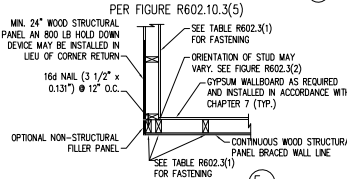
PER FIGURE R602.10.4.3

PER FIGURE R602.10.4.3

PER FIGURE R602.10.4.3

PER FIGURE R602.10.4.3

TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤



PER FIGURE R602.10.3(5)

PER FIGURE R602.10.3(5)

PER FIGURE R602.10.3(5)

PER FIGURE R602.10.3(5)

PER FIGURE R602.10.3(5)

PER FIGURE R602.10.3(5)

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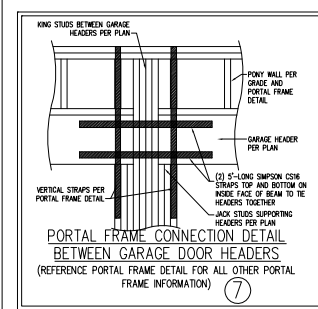
PER FIGURE R602.10.3(5)

PER FIGURE R602.10.3(5)

PER FIGURE R602.10.3(5)

PER FIGURE R602.10.3(5)

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



PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS

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

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BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS ⑧

PER FIGURE R602.10.4.5(1)

PER FIGURE R602.10.4.5(1)

PER FIGURE R602.10.4.5(1)

PER FIGURE R602.10.4.5(1)

PER FIGURE R602.10.4.5(1)

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PER FIGURE R602.10.4.5(1)

PER FIGURE R602.10.4.5(1)

PER FIGURE R602.10.4.5(1)

PER FIGURE R602.10.4.5(1)

BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES ⑨

PER FIGURE R602.10.4.5(3)

PER FIGURE R602.10.4.5(3)

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, HPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, ORDER 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 BRACKED 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 SAVED 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 #5 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. 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 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, ACI 332.1, ACI 332.2, ACI 332.3, ACI 332.4, ACI 332.5, ACI 332.6, ACI 332.7, ACI 332.8, ACI 332.9, ACI 332.10, ACI 332.11, ACI 332.12, ACI 332.13, ACI 332.14, ACI 332.15, ACI 332.16, ACI 332.17, ACI 332.18, ACI 332.19, ACI 332.20, ACI 332.21, ACI 332.22, ACI 332.23, ACI 332.24, ACI 332.25, ACI 332.26, ACI 332.27, ACI 332.28, ACI 332.29, ACI 332.30, ACI 332.31, ACI 332.32, ACI 332.33, ACI 332.34, ACI 332.35, ACI 332.36, ACI 332.37, ACI 332.38, ACI 332.39, ACI 332.40, ACI 332.41, ACI 332.42, ACI 332.43, ACI 332.44, ACI 332.45, ACI 332.46, ACI 332.47, ACI 332.48, ACI 332.49, ACI 332.50, ACI 332.51, ACI 332.52, ACI 332.53, ACI 332.54, ACI 332.55, ACI 332.56, ACI 332.57, ACI 332.58, ACI 332.59, ACI 332.60, ACI 332.61, ACI 332.62, ACI 332.63, ACI 332.64, ACI 332.65, ACI 332.66, ACI 332.67, ACI 332.68, ACI 332.69, ACI 332.70, ACI 332.71, ACI 332.72, ACI 332.73, ACI 332.74, ACI 332.75, ACI 332.76, ACI 332.77, ACI 332.78, ACI 332.79, ACI 332.80, ACI 332.81, ACI 332.82, ACI 332.83, ACI 332.84, ACI 332.85, ACI 332.86, ACI 332.87, ACI 332.88, ACI 332.89, ACI 332.90, ACI 332.91, ACI 332.92, ACI 332.93, ACI 332.94, ACI 332.95, ACI 332.96, ACI 332.97, ACI 332.98, ACI 332.99, ACI 332.100. 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 TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 9/16" DIAMETER HOLES @ 16" O.C.

- 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 ORDER 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 ORDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR ORDER 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).
- FLUTCH 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 DISTANCES), 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 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 L7512 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON C516 COL. 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.



8/29/2024

**J.S. THOMPSON
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N.C. LICENSE NO. C-1731

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

DATE: 11/29/2022
SCALE: 1/2"
DRAWN BY: JAM
CHECKED BY: JAM

S-0
STRUCTURAL
NOTES