

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 3/4 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 724 SF. NOW 725 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 COLLUMS TO MATCH STANDARD COLLUMS ACR066S ALL PURL PLANS
REMOVED COLLUM BASE FROM ELEVATION D AND CREATED FULL HEIGHT 8" SQUARE COLLUM.
REMOVED GARAGE SHAKE FROM ELEVATION D
CHANGED LINEN HALL DOOR FROM 2X6 BIRCH TO 2X6 STD.
CHANGED LINEN DOOR FROM 2X6 BIRCH TO 2X6 STD.
CHANGED OWNERS BATH LINEN DOOR FROM 2X6 BIRCH TO 2X6 STD.
CHANGED COATS DOOR FROM 2X6 BIRCH TO 2X6 STD.
CHANGED BED 3 CLOSET DOOR FROM 2X6 BIRCH TO 2X6 STD.
CHANGED BED 3 CLOSET DOOR FROM 2X6 BIRCH TO 2X6 STD.
CHANGED OWNERS BEDROOM DOOR FROM 2X6 STD. TO 2X6 STD.
REMOVED OPTIONAL DOUBLE OVEN.
REMOVED VENT FROM GABLE ON ELEVATION A (01-18-24)

12-01-22 ADDED ELEVATION D3 SHOWING BRICK COLLUM AND D3 SHOWING STONE COLLUM.
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 (06-18-24)

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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DREAM FINDERS
HOMES

JOB NUMBER 27167.03
CUST. FILE NAME EMBARK-18
ISSUED 11-28-21
REVISED 11-17-21
09-14-20
02-24-20
06-28-20
12-02-20
08-18-24

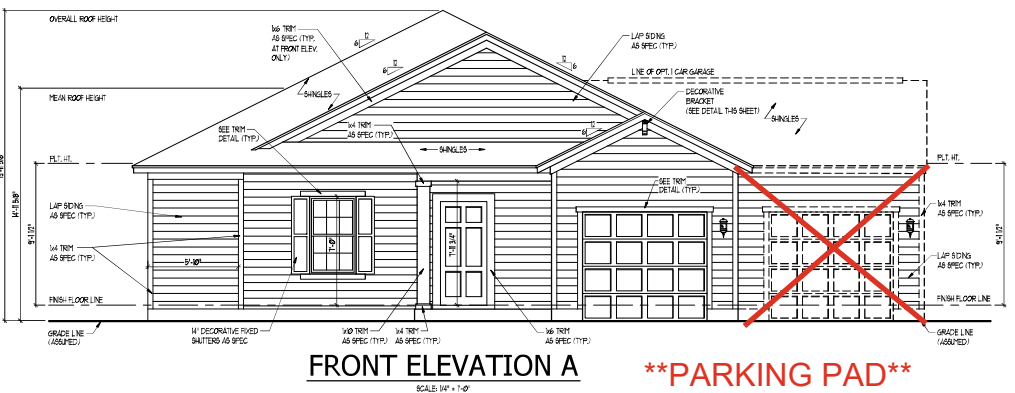
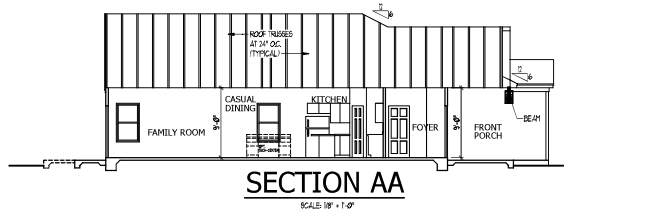
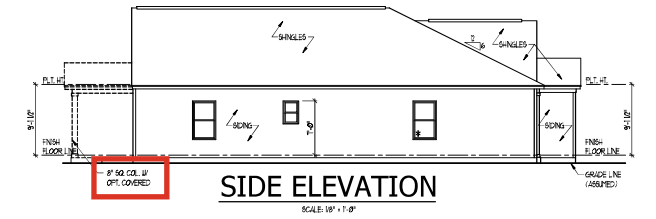
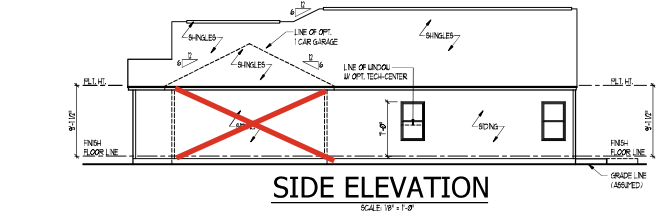
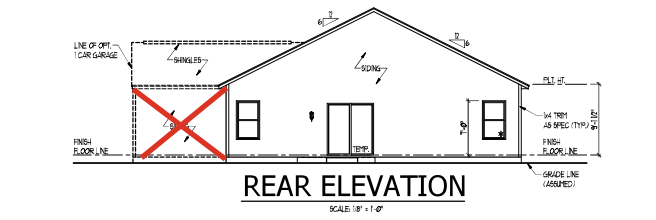
DRAWINGS ON 1/4"=1'
SHEET ARE ONE HALF
THE SCALE NOTED

EMBARK (GARAGE RIGHT)
DREAM FINDERS HOMES

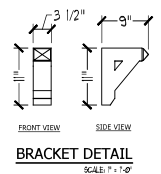
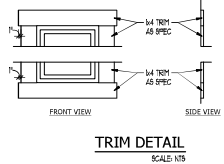
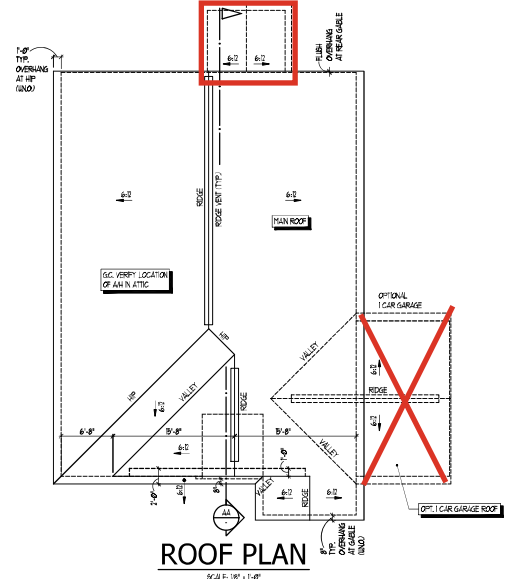
1724

REVISION LOG

SHEET
CS



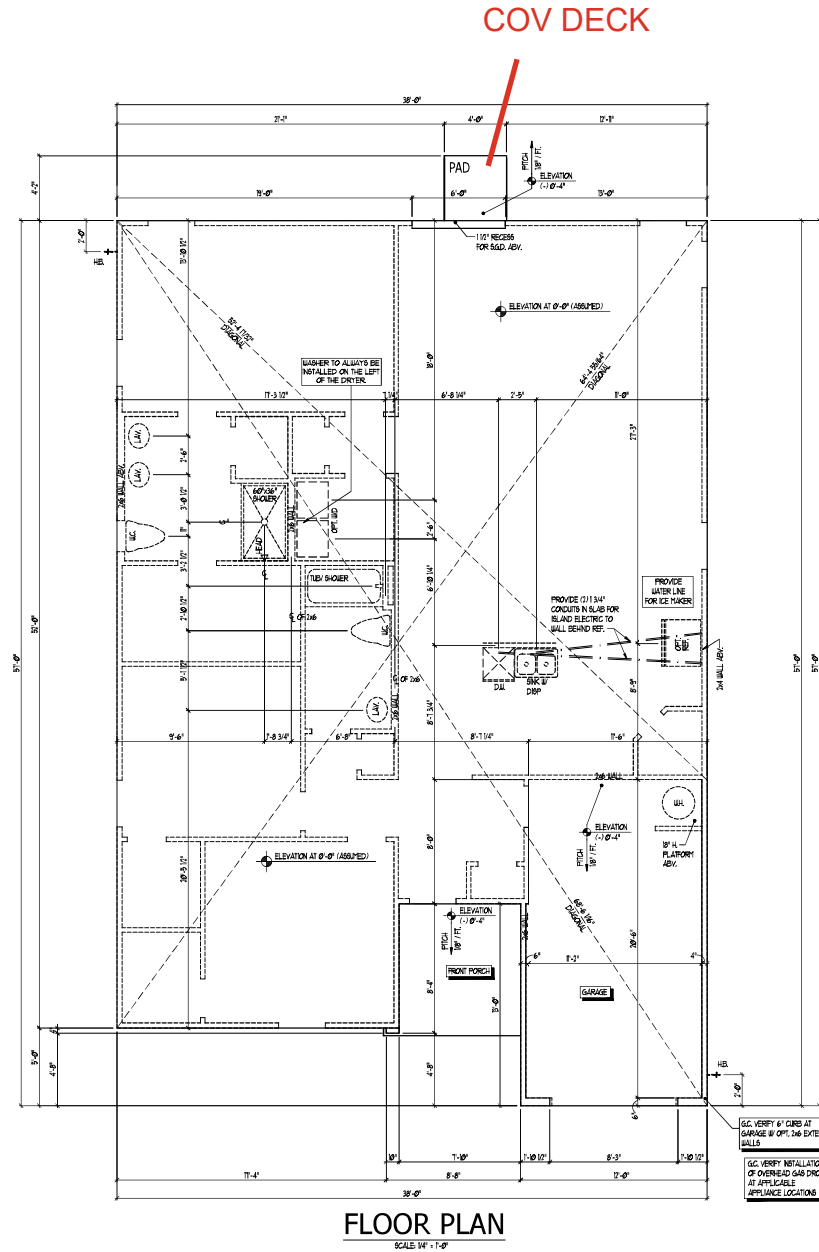
****PARKING PAD****



TOTAL UNDER ROOF AREA: VENTING AREA REQUIRED:	2086	SQ. FT. / 100 =	20.86	SQ. FT.
TOTAL REQUIREMENTS:	LOWER: 3.40	UPPER: 3.45		
LOWER AREA VENTING				
CROWN VENT:	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
		180 SQ. FT.	134.40	5.32
	LOWER AREA VENTING PROVIDED:			
UPPER AREA VENTING				
RIDGE VENT:	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
		125 SQ. FT.	10.40	5.50
	UPPER AREA VENTING PROVIDED:			
TOTAL AREA PROVIDED				
CROWN AND RIDGE VENT:				11.02

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ELEVATION "A" - TRADITIONAL



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

SLAB INTERFACE PLAN A

ELEV 2.5000
SIMILAR AT ALL ELEVATIONS (NO FLUPEING CHANGES)

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JOB NUMBER	27167.03
DWG. FILE NAME	EMBARK-17
ISSUED	11-28-17
REVISED	11-17-17
	09-14-17
	02-01-17
	02-08-17
	02-08-17
	02-08-17
	08-15-17

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

EMBARK (GARAGE RIGHT)
DREAM FINDERS HOMES

1724

TITLE
SLAB INTERFACE PLAN

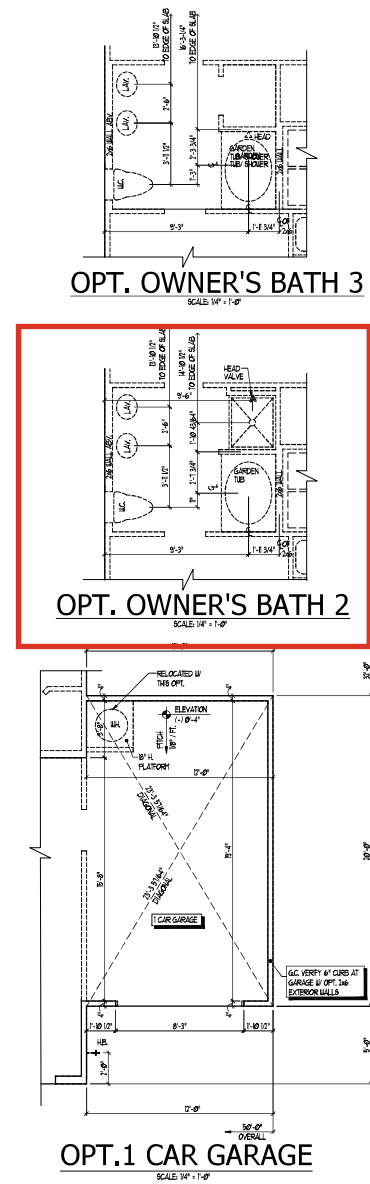
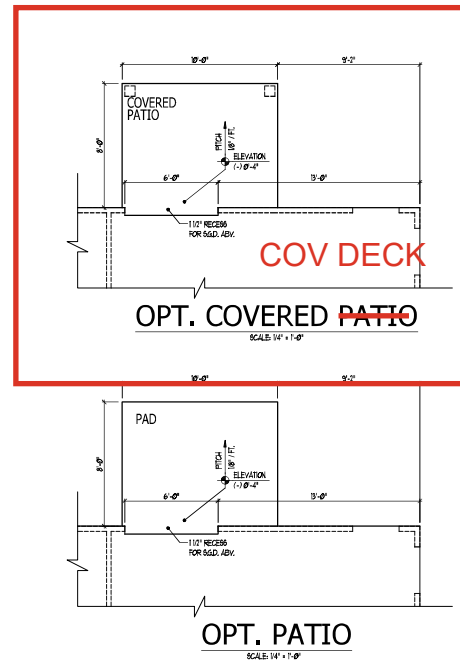
SHEET
A1.0

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DISCOVERY OF ERRORS OR OMISSIONS OF ANY TYPE OR REFERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.

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OPT. SLAB INTERFACE PLANS



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 RIGHT)
DREAM FINDERS HOMES

1724

TITLE	
SLAB INTERFACE PLAN	
DATE	
TIME	
NAME	
NO.	

SHEET
A1.1

WINDOW SCHEDULE

SQUARE FOOTAGE

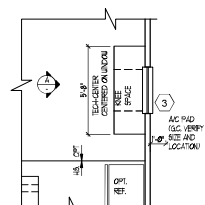
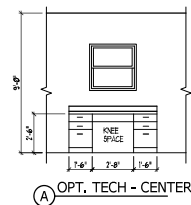
COV DECK



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

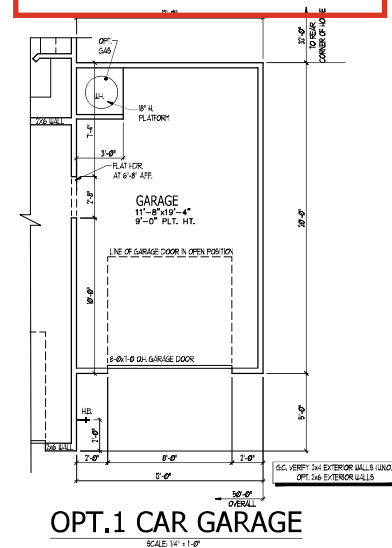
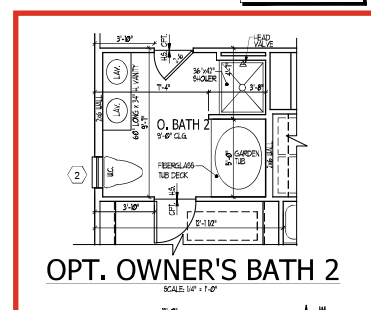
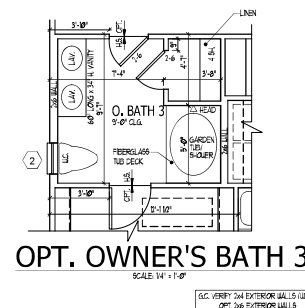
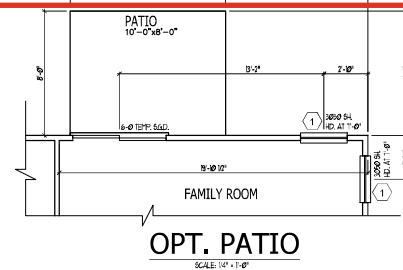
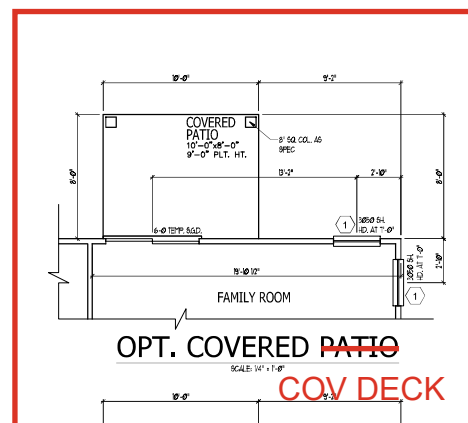
FLOOR PLAN A

SHEET
A2.0



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.



OPT. FLOOR PLANS



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 RIGHT)
DREAM FINDERS HOMES

1724

• TITLE
FLOOR PLAN OPTIONS
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—
—
—
•

SHEET
A2.2

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	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

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SHEET
E1.0

SPUR AT ELEVATION

 DUPLEX CONVENIENCE OUTLET

- ① DUPLEX COMMUNICATION
- ② DUPLEX OUTLET AND/OR COUPLER
- ③ WORKROOM DUPLEX OUTLET
- ④ HALLWAY DUPLEX OUTLET
- ⑤ HALLWAY DUPLEX OUTLET
- ⑥ SPECIAL PURPOSE OUTLET
- ⑦ DUPLEX OUTLET IN LUGAR
- ⑧ 120 VOLT OUTLET
- ⑨ WALL SWITCH
- ⑩ THREE-WAY SWITCH
- ⑪ FOUR-WAY SWITCH
- ⑫ DIFFERENT SWITCH
- ⑬ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⑭ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⑮ INCANDESCENT LIGHT FIXTURE
- ⑯ LED LIGHT FIXTURE
- ⑰ LED LIGHT FIXTURE WITH DIMMER
- ⑱ TRACK LIGHT
- ⑲ FLUORESCENT LIGHT FIXTURE
- ⑳ EXHAUST FAN
- ㉑ EXHAUST FAN WITH OPERATION
- ㉒ ELECTRIC DOOR OPERATOR (OPTIONAL)
- ㉓ CLOSURE (OPTIONAL)
- ㉔ PARALLEL CLOSURE (OPTIONAL)
- ㉕ CARBON MONOXIDE DETECTOR
- ㉖ SMOKE DETECTOR
- ㉗ SMOKE DETECTOR CARBON MONOXIDE DETECTOR
- ㉘ TELEVISION (OPTIONAL)
- ㉙ TELEVISION (OPTIONAL)
- ㉚ THERMOSTAT
- ㉛ ELECTRIC TIRE
- ㉜ ELECTRIC PANEL
- ㉝ AUTOMATIC SWITCH
- ㉞ OPERATOR (OPTIONAL)
- ㉟ 120V-100V 0-10V CEILING TUNING
- CELLING MOUNTED INCANDESCENT LIGHT FIXTURE
- 120V-100V 0-10V CEILING TUNING

NOTES:

- [illegible]

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- ① DUPLEX COMMENCEMENT OUTLET
- ② DUPLEX OUTLET ABOVE COATERS
- ③ WATERPROOF DUPLEX OUTLET
- ④ GROUND FANL INTERFERED DUPLEX OUTLET
- ⑤ AIR-REGULATED DUPLEX OUTLET
- ⑥ OFFICAL PURPOSE OUTLET
- ⑦ DUPLEX OUTLET IN FLOOR
- ⑧ ZIP WALL SWITCH
- ⑨ WALL SWITCH
- ⑩ THREE-WAY SWITCH
- ⑪ FOUR-WAY SWITCH
- ⑫ DIFFUSER SWITCH
- ⑬ CEILING MOUNTED MANAGEMENT LIGHT FIXTURE
- ⑭ CEILING MOUNTED MANAGEMENT LIGHT FIXTURE
- ⑮ RECESSED MANAGEMENT LIGHT FIXTURE
- ⑯ LED CAN LIGHT
- ⑰ LIGHT FIXTURE WITH PULL CHAIN
- ⑱ TRACK LIGHT
- ⑲ FLUORESCENT LIGHT FIXTURE
- ⑳ EXHAUST FAN
- ㉑ EXHAUST FANLIGHT COOPERATION
- ㉒ EXHAUST DOOR OPERATOR (OPTIONAL)
- ㉓ CARBON MONOXIDE DETECTOR
- ㉔ THERMISTOR SWITCH (OPTIONAL)
- ㉕ CHIRP MONOXIDE DETECTOR
- ㉖ SMOKE DETECTOR
- ㉗ GASE (CARBON MONOXIDE) DETECTOR
- ㉘ TELEPHONE (OPTIONAL)
- ㉙ ELECTRIC RING (OPTIONAL)
- ㉚ THERMISTAT
- ㉛ ELECTRIC PAPER
- ㉜ ELECTRIC PANEL
- ㉝ DISCONNECT SWITCH
- ㉞ REFRIGERATOR (OPTIONAL)
- ㉟ ROUGH-IN FOR OUTLET, CEILING FAN
- ㊱ CEILING MOUNTED MANAGEMENT LIGHT FIXTURE WITH
- ㊲ ROUGH-IN FOR OUTLET, 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.....34" (UNLESS ABV COUNTERTOP)
- TELEVISION.....34"

3. ALL FIRE PROTECTION SHALL BE MAINTAINED AND ALL ELECTRICAL POWER SOURCES AND BATTERIES BE EQUIPPED WITH ANCHORED BATTERY PROTECTORS. PROVIDE AND INSTALL LOCAL CERTIFIED PROTECTIVE DEVICES.
4. ALL BAY AND SLEEP RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, TERRACES, LOUNGES, LOBBY, SUNROOMS, RECREATION ROOMS, AND ALL OTHER AREAS SHALL BE PROVIDED WITH A COMBINATION TYPE A/C, DRYER, AND TAPPER-POOR RECEPTACLES PER NFPA 70E (2004) AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
5. ALL BAY AND SLEEP AND SLEEP RECEPTACLES IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICAL TO ENSURE THAT ALL ELECTRICAL SYSTEMS, INCLUDING BUT NOT LIMITED TO, ALL NEW, SMOKE, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
7. BUILDING HAVING A HOME, LIFE, JOURNAL, HOME, OR APPLIANCE, FREQUENCY, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL, CARBON MONOXIDE DETECTOR SHALL BE INSTALLED WITHIN EACH OF EACH ROOM USED FOR SLEEPING.
8. ALL BAYS SHALL RECEIVE THEIR POWER FROM THE BUILDING THROUGH AN OCCUPANCY BEYOND THE LOCAL POWER UTILITY. THOUGH ALL BAYS SHALL HAVE BATTERY BACKUP OPERATED POWER, CARBON MONOXIDE DETECTORS SHALL BE INSTALLED WITHIN EACH OF EACH ROOM USED FOR SLEEPING.

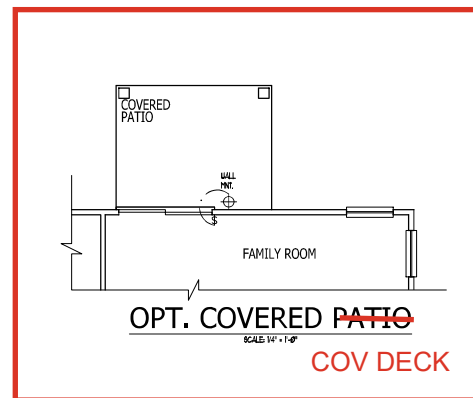
W.I.C.

LIGHT AND SCREEN IN ATTIC

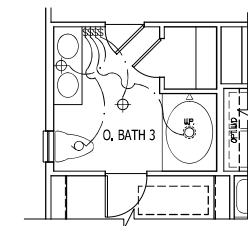
BEDROOM 3

BATH 2

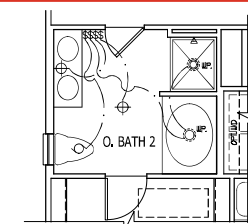
OPT. DOOR FROM
BEDROOM 3 TO WIC



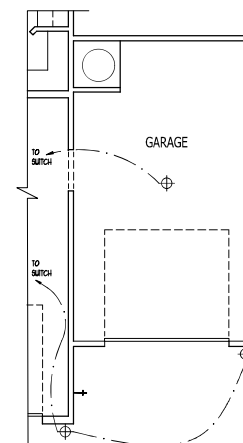
OPT. PATIO



OPT. OWNER'S BATH 3



OPT. OWNER'S BATH 2



OPT.1 CAR GARAGE

OPT. ELECTRICAL PLANS



JOB NUMBER	27167.03
CAD FILE NAME	EMBARK-F
ISSUED	11-08-17
REVISED	11-17-17
	09-14-18
	02-04-20
	06-01-20
	06-08-20
	12-01-22
	12-07-23
	08-15-24

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

EMBARK (GARAGE RIGHT)
DREAM FINDERS HOMES

1724

TITLE	
ELECTRICAL PLAN OPTIONS	

SHEET
E1.1

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

NOTE: BO 4500s-1.8 JOISTS
MAY BE INSTALLED IN LIEU OF
1.8 110 JOISTS AT THE DEPTH
AND SPACING INDICATED ON THE
PLAN

- 150 MPH ULTIMATE DESIGN WIND SPEED
NOTES FOR LESS THAN
30' MEAN ROOF HEIGHT:
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
 - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 ("HIGH WIND ZONES") FOR 150 MPH WINDS.
 - BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES") FOR 150 MPH WINDS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
 - FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - WALL CLADDING DESIGNED FOR +14.3 PSF AND -32 PSF (1/2" INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
 - ROOF CLADDING DESIGNED FOR +12.2 PSF AND -38 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +14 PSF AND -33 PSF FOR ROOF PITCHES 2.25/12 TO 7/12.
 - 7/16" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
 - WALLS TO BE BRACED IN ACCORDANCE WITH SECTION 4503.3 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION AND AS NOTED ON PLANS.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE IRC, 2018 EDITION.

- 120 MPH ULTIMATE DESIGN WIND SPEED
NOTES FOR LESS THAN
30' MEAN ROOF HEIGHT:
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
 - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
 - INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN MINOR THIRD OF PLATE WIDTH.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - EXTERIOR WALLS DESIGNED FOR 150 MPH WINDS.
 - WALL CLADDING DESIGNED FOR +15.5 PSF AND -30 PSF (1/2" INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
 - ROOF CLADDING DESIGNED FOR +14.2 PSF AND -18 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +10 PSF AND -38 PSF FOR ROOF PITCHES 2.25/12 TO 7/12.
 - INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION 4503.3 OF THE NCRC, 2018 EDITION. SEE THE WALL BRACING NOTES AND DETAIL SHEET FOR MORE INFORMATION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE IRC, 2018 EDITION.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE #2 SPF (UNO). ALL TREATED LUMBER TO BE #2 SYP (UNO).
- INSTALL AN EXTRA OR DOUBLE JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GRIEBER OR FOUNDATION.
- SHADED PERS TO BE FILLED SOLID.
- INSTALL LADDER WIRE @ 18" O.C. TO SECURE MULTIPLE WYTHE FOUNDATION WALLS TOGETHER.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

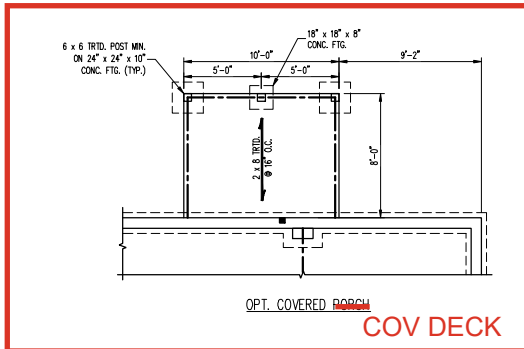
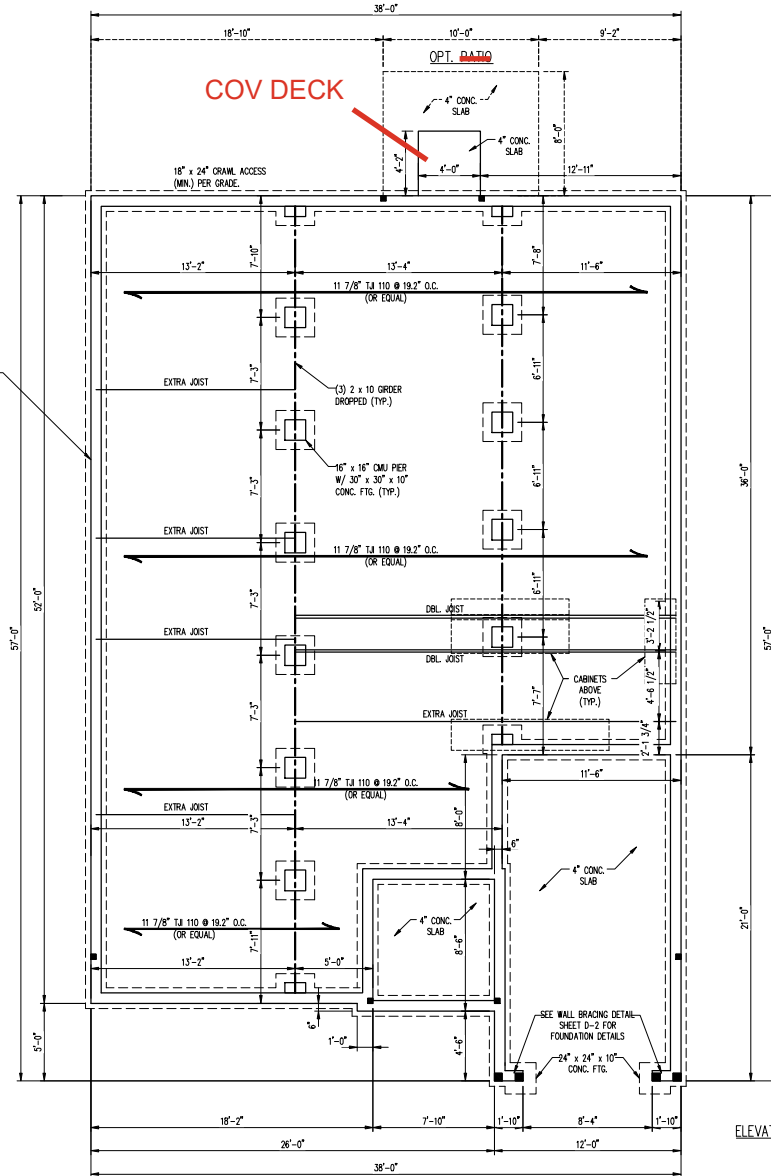
**J.S. THOMPSON
ENGINEERING INC.**
1315 S. WILSON AVE. SUITE 100
FARMVILLE, NC 27834
PHONE (919) 889-9191 FAX (919) 889-9121
N.C. LICENSE NO. C-113

EMBARK
DREAM FINDERS HOMES

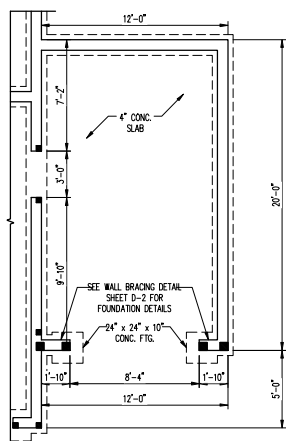
DATE: AUGUST 27, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: LORAIN BROWN DESIGN-CAD
ENGINEERED BY: WJB

S-1.1a
CRAWL
FOUNDATION PLAN

ELEVATION A



8" FDN. ON 16" WIDE BY 8" DEEP CONT.
CONC. FTG. (TYP.), OR FOR "HIGH WIND ZONES"
8" FDN. ON 24" WIDE BY 8" DEEP CONT.
CONC. FTG. REINFORCED W/ THREE #4
REBAR (OR TWO #5 BARS) AT 3" ABOVE
THE BOTTOM OF THE FTG. SPICES MUST
BE OVERLAPPED 25" MIN. (TYP.)



OPT. 1 CAR GARAGE



(3) 2 x 12 CONT. FROM
CORNER TO CORNER w/
(2) 2 x 6 EA. BRG. PT.
GARAGE PORTAL FRAME, S
METHOD PF WALL BRACIN
DETAIL ON SHEET D-2

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

OPTIONAL COVERED PORCH

ROOF TRUSSES
ENC. BY OTHERS

COV DECK

ROOF TRUSSES
ENC. BY OTHERS

ROOF TRUSSES
ENC. BY OTHERS

ROOF TRUSSES
ENC. BY OTHERS

ORDER TRUSS ENC. BY OTHERS

ROOF TRUSSES
ENC. BY OTHERS

TRUSS SUPPORT

ROOF TRUSSES
ENC. BY OTHERS

LINE OF ROOF W/ OPT. 1
CAR GARAGE

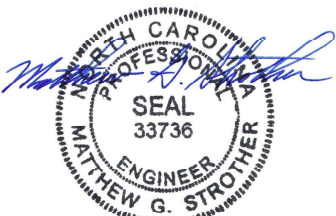
ROOF TRUSSES
ENC. BY OTHERS

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 @ 24" 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
SP	SOUTHERN YELLOW PINE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE



8/29/2024

ELEVATION A

**J.S. THOMPSON
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WILMINGTON, NC 28401
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"

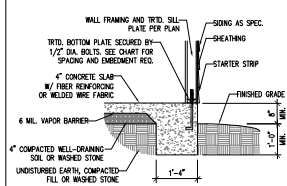
DRAWN BY: LORAN BERRY DESIGN CO.

ENGINEERED BY: WR

S-3a
ROOF FRAMING
PLAN

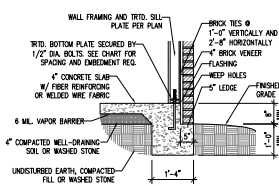
MONOLITHIC SLAB DETAILS

DETAIL 1



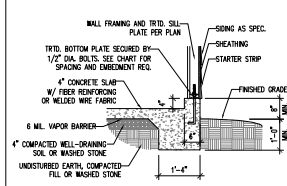
TYPICAL SLAB DETAIL

DETAIL 2



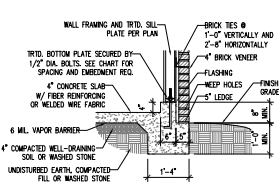
BRICK VENEER DETAIL

DETAIL 3



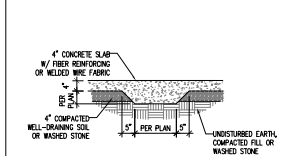
GARAGE CURB DETAIL

DETAIL 4



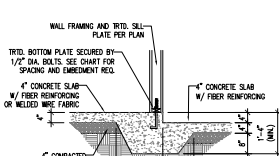
GARAGE CURB BRICK LEDGE DETAIL

DETAIL 5



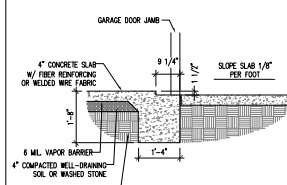
THICKENED SLAB DETAIL

DETAIL 6



STEP IN GARAGE DETAIL

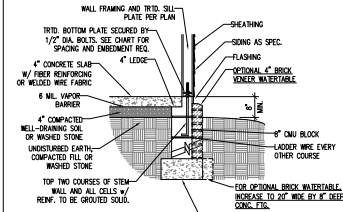
DETAIL 7



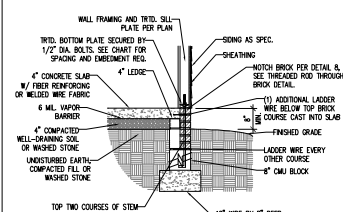
SLAB AT GARAGE DOOR DETAIL

STEM WALL DETAILS

DETAIL 1

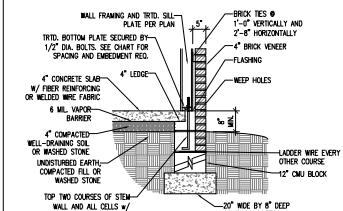
TYPICAL STEM WALL DETAIL
(w/ OPTIONAL WATERTABLE)

OPTIONAL DETAIL 1



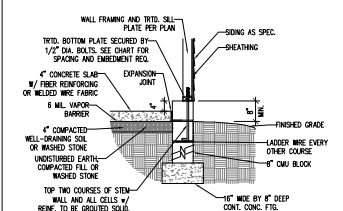
OPTIONAL STEM WALL DETAIL

DETAIL 2

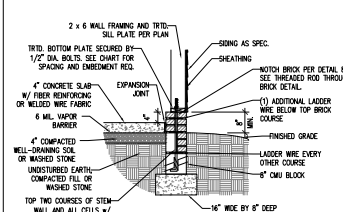


TYPICAL STEM WALL FND. w/ BRICK DETAIL

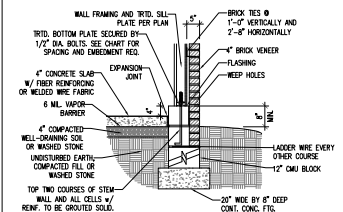
DETAIL 3

TYPICAL STEM WALL FND. DETAIL
w/ CURB @ GARAGE

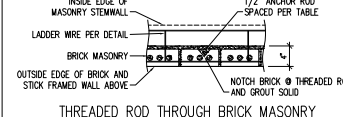
OPTIONAL DETAIL 3

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 @ 36" O.C.	GROUT SOLID w/ #4 REBAR @ 64" O.C.
6	GROUT SOLID w/ #4 REBAR @ 24" O.C.	NOT APPLICABLE	GROUT SOLID w/ #4 REBAR @ 24" O.C.	GROUT SOLID w/ #4 REBAR @ 64" O.C.
7 AND GREATER	ENGINEERED DESIGN BASED ON SITE CONDITIONS			

STRUCTURAL NOTES:

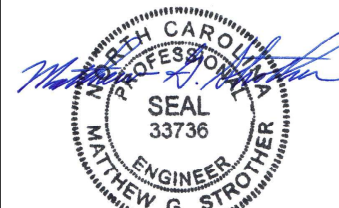
1. WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
2. THE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
3. CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
4. BACKFILL OF CLEAN #57 / #57 WASHED - GRAVEL 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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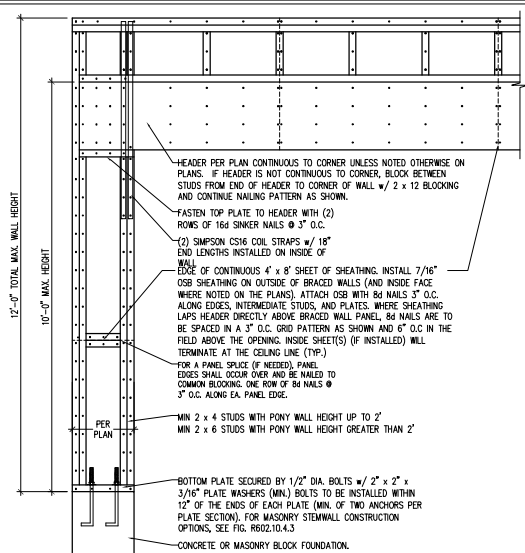
120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
FOUNDATION DETAILS
DREAM FINDERS HOMES

DATE: 11/29/2022
DRAWN BY: JST
CHECKED BY: JST
ENGINEERED BY: JST

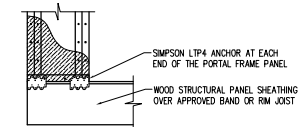
D-1
FOUNDATION DETAILS

GENERAL WALL BRACING NOTES:

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS, INCLUDING 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.
4. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
5. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED PER TABLE R702.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.1.
7. CS-WSP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 7/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.113" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (U.N.O.).
8. GB REFERS TO THE "GYPSUM BOARD" WALL BRACING METHOD. 1/2" (MIN.) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (U.N.O.). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R702.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3(1). EXTERIOR GB TO BE INSTALLED VERTICALLY.
9. 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.



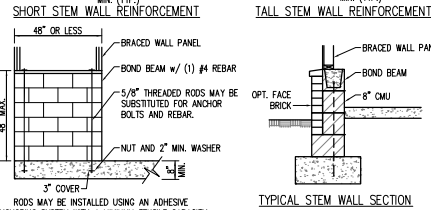
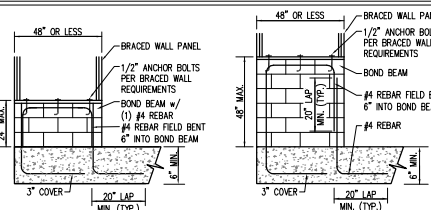
OVER CONCRETE OR MASONRY BLOCK FOUNDATION



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



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.

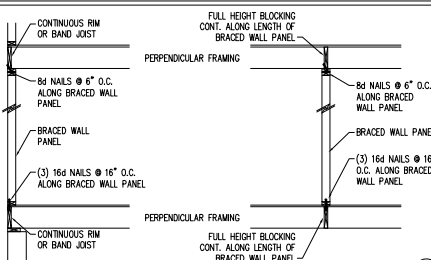
OPTIONAL STEM WALL REINFORCEMENT

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

MASONRY STEM WALLS SUPPORTING

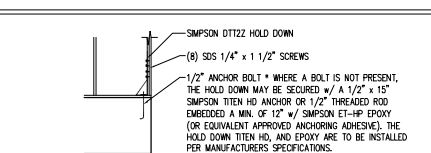
BRACED WALL PANELS ②

PER FIGURE R602.10.4.3



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

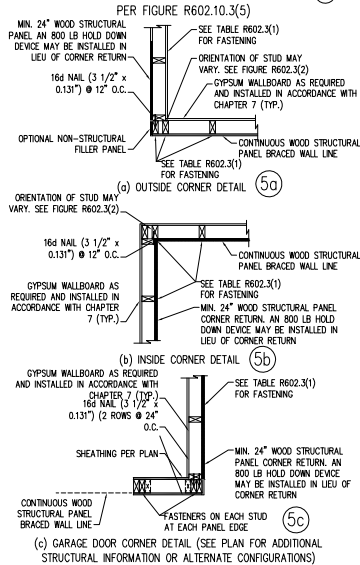
PER FIGURE R602.10.4.4(1)



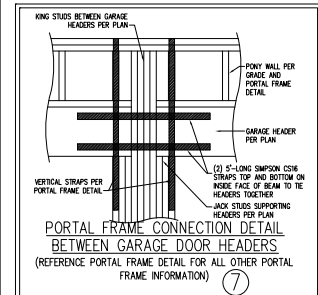
HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB ④

* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤

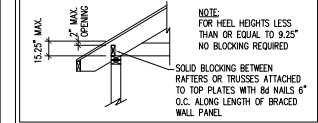


SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE



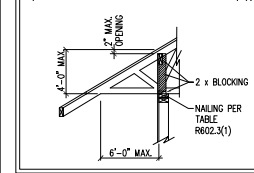
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS ⑧

PER FIGURE R602.10.4.5(1)



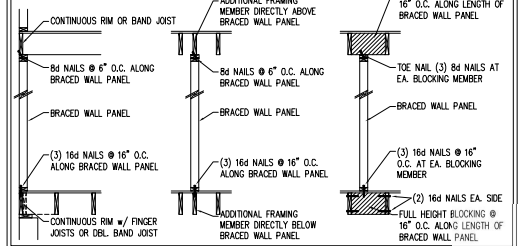
BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES ⑨

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



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

PER FIG. R602.10.4.4(2)



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 CONTRACTOR'S 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 308-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 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 GIRDER 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

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

DATE: 10/15/2024
SCALE: 1/8"
DRAWN BY: JTB
CHECKED BY: JTB

S-0
STRUCTURAL
NOTES