

# LOT 138 MCDONUGALD DOWNS

# LOT 138 MCDONUGALD DOWNS INVENTORY MARKED

DREAM FINDERS  
HOMES



JOB NUMBER B-1815881  
CAD FILE NAME WAYFARE-R  
ISSUED 11-08-17  
REVISED 11-15-17  
02-18-20  
04-01-20  
04-08-20  
12-01-22  
04-03-23  
10-30-24

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

WAYFARE (Garage Left)  
DREAM FINDERS HOMES

2277

REVISION LOG  
TITLE

CS  
SHEET

HEATED AREAS		958 SQ. FT.
FIRST FLOOR		1306 SQ. FT.
SECOND FLOOR		2266 SQ. FT.
UNHEATED AREAS		413 SQ. FT.
2-CAR GARAGE		104 SQ. FT.
COVERED AREAS		16 SQ. FT.
FRONT PORCH		80 SQ. FT.
UNCOVERED AREAS		16 SQ. FT.
PAD		80 SQ. FT.
OPT COVERED PATIO		16 SQ. FT.
HEATED OPTIONS		0 SQ. FT.
OPT BEDRM. 4 W/ BATH 3		0 SQ. FT.
OPTIONAL BEDRM. 5 I.L.O. LOFT		0 SQ. FT.
UNHEATED OPTIONS		240 SQ. FT.
OPTIONAL 1-CAR GARAGE		240 SQ. FT.

SQUARE FOOTAGE

HEATED AREAS		958 SQ. FT.
FIRST FLOOR		1306 SQ. FT.
SECOND FLOOR		2266 SQ. FT.
UNHEATED AREAS		413 SQ. FT.
2-CAR GARAGE		111 SQ. FT.
COVERED AREAS		16 SQ. FT.
FRONT PORCH		80 SQ. FT.
UNCOVERED AREAS		16 SQ. FT.
PAD		80 SQ. FT.
OPT COVERED PATIO		16 SQ. FT.
HEATED OPTIONS		0 SQ. FT.
OPT BEDRM. 4 W/ BATH 3		0 SQ. FT.
OPTIONAL BEDRM. 5 I.L.O. LOFT		0 SQ. FT.
UNHEATED OPTIONS		240 SQ. FT.
OPTIONAL 1-CAR GARAGE		240 SQ. FT.

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FIRST FLOOR		1306 SQ. FT.
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2-CAR GARAGE		63 SQ. FT.
COVERED AREAS		16 SQ. FT.
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UNCOVERED AREAS		16 SQ. FT.
PAD		80 SQ. FT.
OPT COVERED PATIO		16 SQ. FT.
HEATED OPTIONS		0 SQ. FT.
OPT BEDRM. 4 W/ BATH 3		0 SQ. FT.
OPTIONAL BEDRM. 5 I.L.O. LOFT		0 SQ. FT.
UNHEATED OPTIONS		240 SQ. FT.
OPTIONAL 1-CAR GARAGE		240 SQ. FT.

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UNCOVERED AREAS		16 SQ. FT.
PAD		80 SQ. FT.
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HEATED OPTIONS		0 SQ. FT.
OPT BEDRM. 4 W/ BATH 3		0 SQ. FT.
OPTIONAL BEDRM. 5 I.L.O. LOFT		0 SQ. FT.
UNHEATED OPTIONS		240 SQ. FT.
OPTIONAL 1-CAR GARAGE		240 SQ. FT.

SQUARE FOOTAGE

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OPT BEDRM. 4 W/ BATH 3		0 SQ. FT.
OPTIONAL BEDRM. 5 I.L.O. LOFT		0 SQ. FT.
UNHEATED OPTIONS		240 SQ. FT.
OPTIONAL 1-CAR GARAGE		240 SQ. FT.

SQUARE FOOTAGE

04-08-20 ADDED WINDOW SCHEDULE TO PLAN  
CHANGED 1X6 TRIM ON ALL ELEVATIONS TO 1X8 TRIM  
FIXED PORCHES TO KEEP COLUMNS FROM OVERLAPPING CONCRETE  
REMOVED COLUMN BASE FROM ELEVATION B AND MADE COLUMN HILL HEIGHT.  
REMOVED FRONT PORCH OF ELEVATION B. PREVIOUSLY, 106 SQ FT NOW 111 SQ FT.  
REMOVED COLUMN BASE FROM ELEVATION C AND MADE COLUMN HILL HEIGHT AND 8" SQUARE  
REMOVED FRONT PORCH OF ELEVATION D. PREVIOUSLY, 114 SQ FT NOW 104 SQ FT.  
CREATED NEW DECORATIVE BRACKET AT ELEVATION B  
CHANGED CAP ON COLUMNS FOR ELEVATION A TO MATCH COLUMNS ON ELEVATION B & ELEVATION D  
REMOVED FRONT PORCH OF ELEVATION D  
ELEVATION D  
CHANGED ALL TRIM AROUND WINDOWS, EXTERIOR DOOR, & GARAGE DOOR TO 1X4 W/ J-CANNEL  
REMOVED FRONT PORCH OF ELEVATION A. PREVIOUSLY, 60 SQ FT, NOW 63 SQ FT.  
CHANGED GARAGE WALL FROM 2X6 TO 2X4, GARAGE WALL BETWEEN GARAGE AND FAMILY ROOM/HOYER MOVED 2" TOWARDS FAMILY ROOM TO MAKE GARAGE LARGER, PREVIOUSLY GARAGE 60 FT 210 UPDATED 213 SQ FT.  
RELOCATED CONDUIT TO GO FROM ISLAND TO CLOSET EXTERIOR WALL  
CHANGED LINEN CLOSET FROM 2/6 BIFOLD TO 2/6 STD.  
CHANGED COAT CLOSET DOOR FROM 2/6 BIFOLD TO 2/6 STD.  
CHANGED OWNERS BATH LINEN CLOSET FROM 2/6 BIFOLD TO 2/6 STD.  
CHANGED UPSTAIRS LINEN CLOSET FROM 2/6 BIFOLD TO 2/6 STD.  
CHANGED BED 2 CLOSET DOOR FROM 2/6 BIFOLD TO 2/6 STD.  
CHANGED BED 3 CLOSET DOOR FROM 2/6 BIFOLD TO 2/6 STD.  
CHANGED BED 4 CLOSET DOOR FROM 2/6 BIFOLD TO 2/6 STD.  
CHANGED BED 5 CLOSET DOOR FROM 2/6 BIFOLD TO 2/6 STD.

12-01-22 ADDED ELEVATION D2 SHOWING BRICK COLUMN AND D3 SHOWING STONE COLUMN  
VERIFIED AND UPDATED THE SF AS FOLLOWS:  
FIRST FLOOR 958 SQ. FT.  
SECOND FLOOR 1306 SQ. FT.  
TOTAL HEATED SF 2266 SQ. FT.  
UNHEATED AREAS 413 SQ. FT.  
2-CAR GARAGE 104 SQ. FT.  
TOTAL HEATED SF 2266 SQ. FT.  
UNHEATED AREAS 413 SQ. FT.  
2-CAR GARAGE 104 SQ. FT.  
COVERED AREAS 16 SQ. FT.  
FRONT PORCH 80 SQ. FT.  
UNCOVERED AREAS 16 SQ. FT.  
PAD 80 SQ. FT.  
OPT COVERED PATIO 16 SQ. FT.  
HEATED OPTIONS 0 SQ. FT.  
OPT BEDRM. 4 W/ BATH 3 0 SQ. FT.  
OPTIONAL BEDRM. 5 I.L.O. LOFT 0 SQ. FT.  
UNHEATED OPTIONS 240 SQ. FT.  
OPTIONAL 1-CAR GARAGE 240 SQ. FT.

04-03-23 MOVE LINEN CLOSET WALL 2" IN OWNERS BATH FOR VANITY CABINET  
CHANGED WINDOW HEADER HEIGHT ON SECOND FLOOR TO 7'-1"  
ADDED (6) OPTIONAL LED CAN LIGHTS IN KITCHEN (08-15-23)  
DOOR FOR BATH 3 IN OPT. BEDROOM 4 W/ BATH 3 I/O STUDY AND POWDER ROOM CHANGED FROM 2'-6" TO 2'-4" (07-11-23)  
CHANGED ROOF FITCH ON ELEV. B TO MATCH REST OF PLAN B (10-18-23)  
STUDY WAS 10'-0"X13'-6", NOW 11'-0"X13'-4"  
FAMILY ROOM WAS 11'-0"X16'-6", NOW 11'-0"X16'-4"  
REMOVED ROOM DIMENSIONS FOR THE FOLLOWING ROOMS:  
GARAGE WAS 20'-0"X20'-0", NOW 19'-10"X20'-0"  
51UDY WAS 10'-0"X13'-6", NOW 11'-0"X13'-4"  
REMOVED GARAGE AND LIVING AREAS:  
LIVING AT FIRST FLOOR PLAN WAS 959 SF, NOW 962 SF  
LIVING AT SECOND FLOOR PLAN WAS 108 SF AT ELEVATION A AND 104 AT ELEVATION C, NOW 100 AT BOTH ELEVATIONS  
2 CAR GARAGE WAS 413 SF, NOW 411 SF.  
CREATED LEFT HAND GARAGE VERSION  
REMOVED ELEVATION C  
REMOVED FIRST STEP AT FIRST FLOOR AND ADDED IT TO SECOND FLOOR UPDATED 60 FT LOG, NOW ELIMINATE 60 FT ROUNDING FIRST FLOOR WAS 961 SF, NOW 961 SF, SECOND FLOOR WAS 108 SF, NOW 106 SF, 2 CAR GARAGE WAS 411 SF, NOW 408 SF, PORCH AT ELEV. D WAS 10 SF, NOW 114 SF.  
CHANGED SHUTTERS TO BE 14" WIDE  
CHANGED THE 2/8 DOOR AT THE POWDER ROOM AND BATH 3 TO A 2/6 DOOR

00-30-24 FIRST FLOOR CEILING HEIGHT CHANGED FROM 8'-0" TO 9'-0"  
OPTIONAL COVERED PATIO CREATED

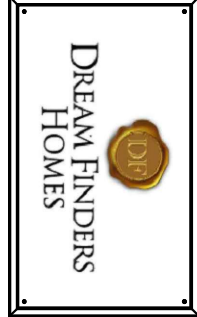
12-23-19 REMOVED GLASS INSERTS AND REMOVED ACCENTS FROM GARAGE DOOR FOR HHH STANDARDS.  
CHANGE FIREPLACE FROM STD TO OPTIONAL.  
VERIFY GOURMET KITCHEN LAYOUT WITH DEL OVEN OPTION  
REMOVED KITCHEN, BATHROOM, AND LAUNDRY FLOOR HATCHING FROM PLANS.

02-18-20 UPDATED DIMENSIONS FOR PAD AND PATIO  
CHANGED WASHER DRYER, AND REFRIGERATOR TO OPTIONAL COMPONENTS.  
CREATED CUTGHEETS  
VERIFY HDR HGHTS ARE AT LEAST 7'-0".  
CHANGED LOCATIONS OF HOSE BIBBS TO BE ON HEATED WALLS.  
VERIFIED MASTER'S WAS CHANGED TO OWNERS.  
CHANGED 2X4 WALL AT REAR GARAGE WALL TO 2X6  
REMOVED FLOOD LIGHTS AND SWITCHES/WIRING AT REAR  
VERIFIED ALL LOCATION FOR COACH LIGHTS WERE MARKED W/ SWITCHES.  
ADDED ROOF VENT CALCULATIONS  
ADDED THERMOSTAT TO FIRST FLOOR ELECTRICAL PLAN  
DIMENSIONS CEILING FAN IN GATHERING ROOM ON ELECTRICAL PLAN  
UPDATED FOR MC REC 208 AND 6C REC 208.  
VERIFIED VENTILATION REQMENTS AT OWNERS BEDROOM, ADDED 3/10X5/10 WINDOW ON SIDE WALL  
ADDED INSULATION INFORMATION ON PLANS

04-01-20 REMOVED HANGEN BOX AND DRYER VENT  
CAFE WAS CHANGED TO CASUAL DINING, GATHERING WAS CHANGED TO FAMILY AND FLEX ROOM  
CREATED NEW SHEETS FOR FIRST FLOOR PLAN AND SECOND FLOOR PLAN OPTIONS.  
UPDATED CUTGHEETS.  
ADDED (2) HOSE BIBBS RIGHT AND LEFT SIDE OF THE HOUSE.  
CHANGED 2X4 WALL AT LEFT GARAGE WALL TO 2X6.  
REMOVED OUTLETS, PHONES AND TV'S FROM ELECTRICAL PLANS.  
ADDED CARBON MONOXIDE DETECTOR AT BEDROOMS.  
CREATED ELEVATION ARTS AND CREATS 'D'.  
CHANGED CORNER BOARDS ON ELEVATIONS TO BE 1X4 TRIM BOARD.  
SHOWED COACH LIGHTS ON ELEVATIONS.  
ADDED DIAGONAL DIMENSIONS ON GLAB INTERFACE PLAN.  
REMOVED ROOM DIMENSIONS FOR THE FOLLOWING ROOMS:  
GARAGE WAS 20'-0"X20'-0", NOW 19'-10"X20'-0"  
STUDY WAS 10'-0"X13'-6", NOW 11'-0"X13'-4"  
FAMILY ROOM WAS 11'-0"X16'-6", NOW 11'-0"X16'-4"  
REMOVED GARAGE AND LIVING AREAS:  
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CHANGED THE 2/8 DOOR AT THE POWDER ROOM AND BATH 3 TO A 2/6 DOOR

PLAN REVISIONS

WAYFARE  
DREAM FINDERS HOMES



DREAM FINDERS  
HOMES

OB NUMBER B-1815881  
 CAD FILE NAME WAYFARE-R  
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DRAWINGS ON 11"x17"

SHEET ARE ONE HALF

THE SCALE NOTED

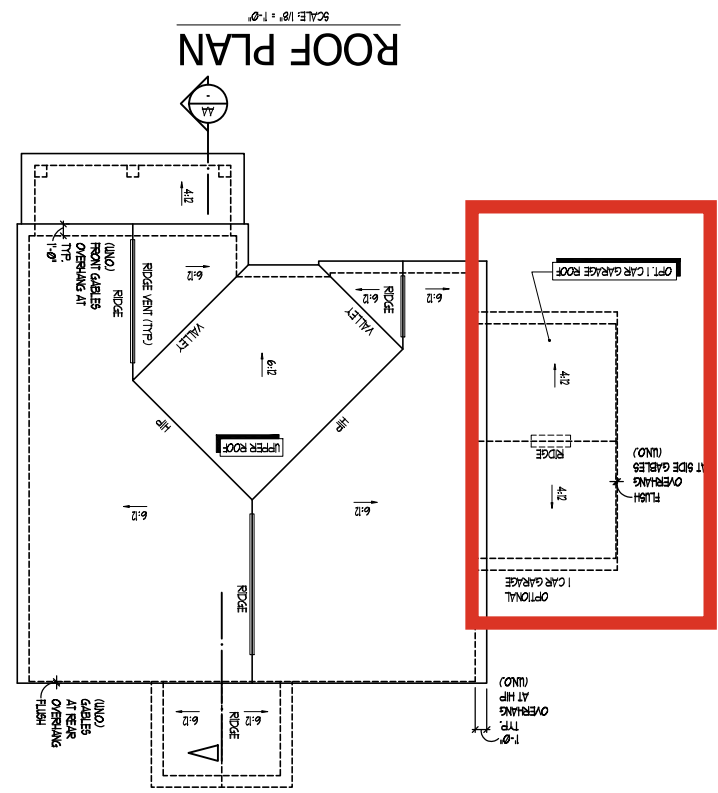
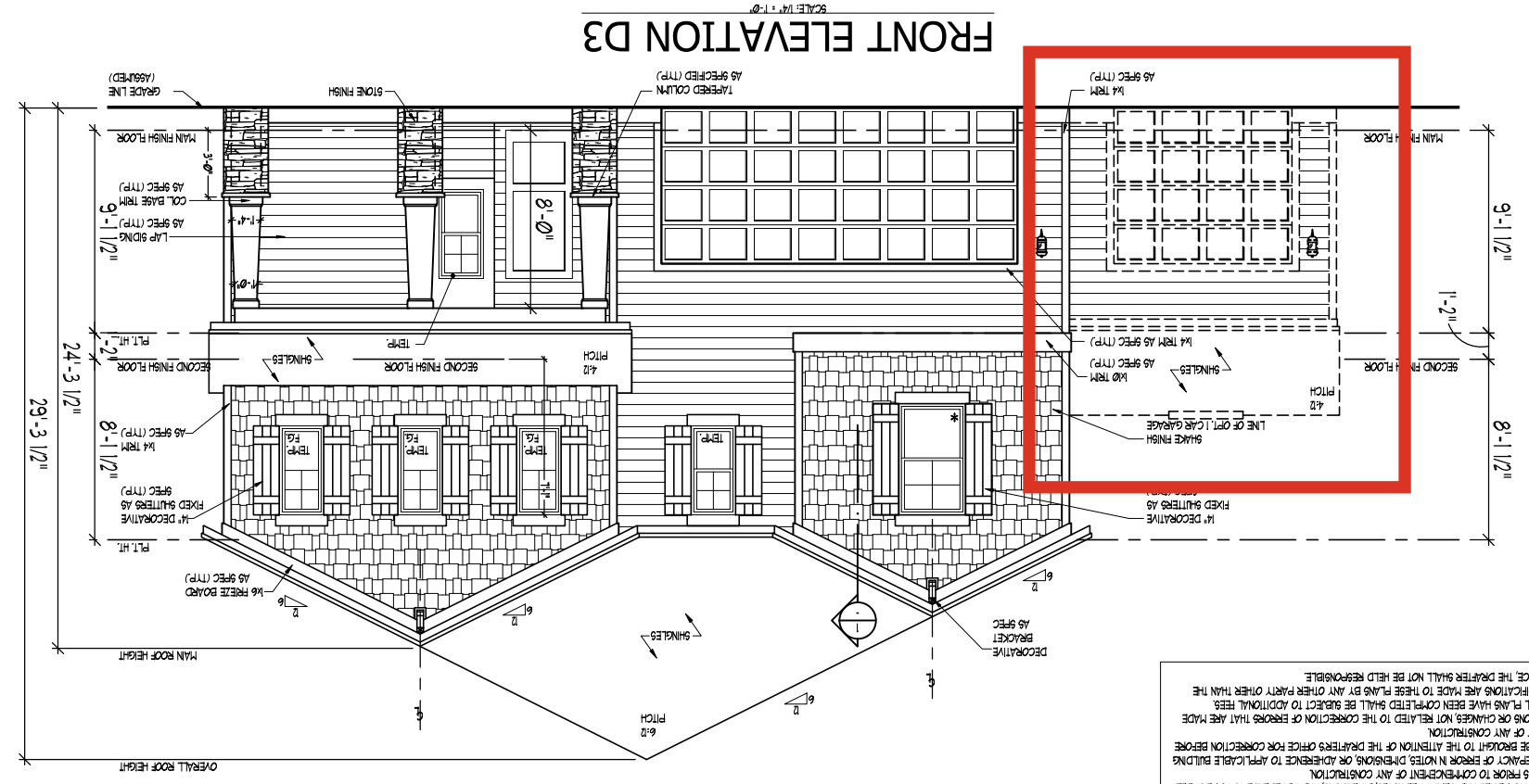
WAYFARE (Garage Left)  
 DREAM FINDERS HOMES

2277

FRONT ELEVATION  
 TITLE  
 DETAILS

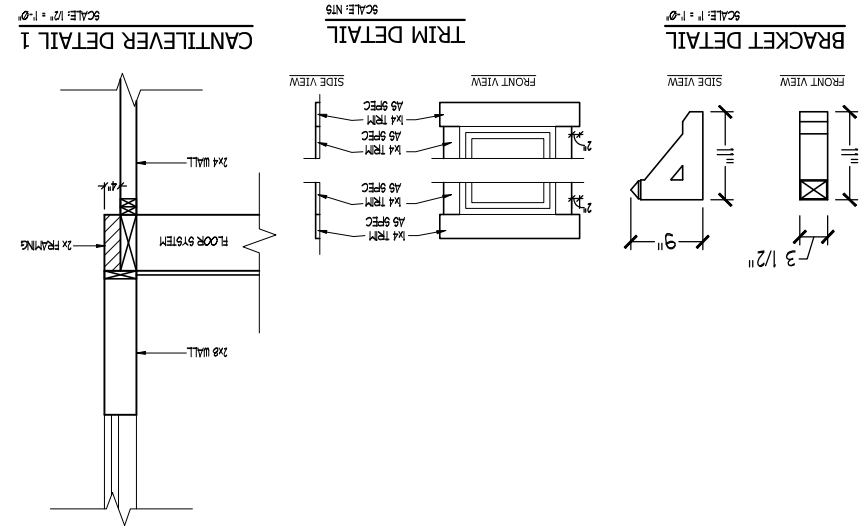
A3.4  
 SHEET

ELEVATIONS, ROOF PLAN &  
 SECTION - CRAFTSMAN D3

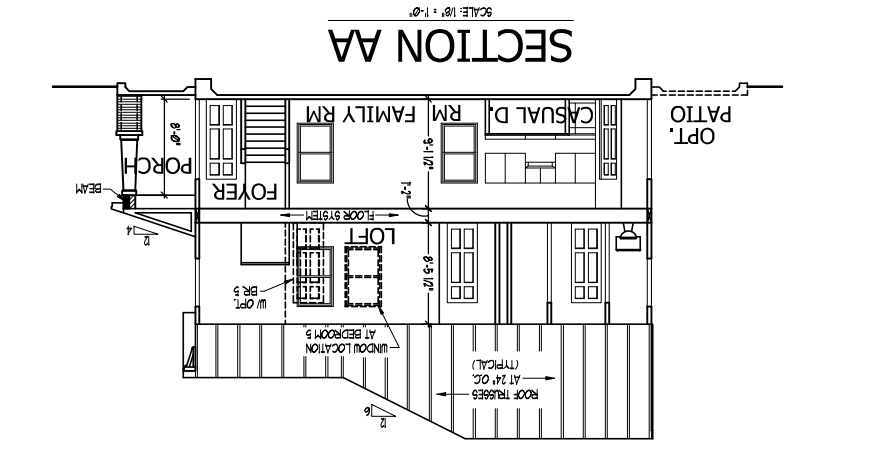
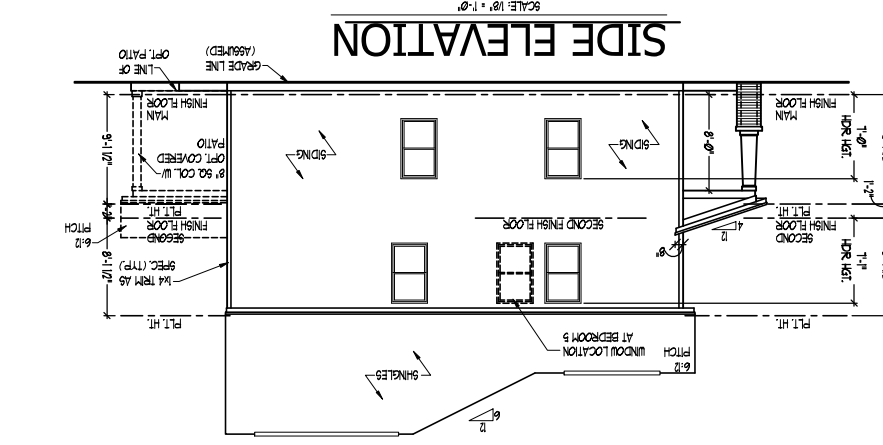
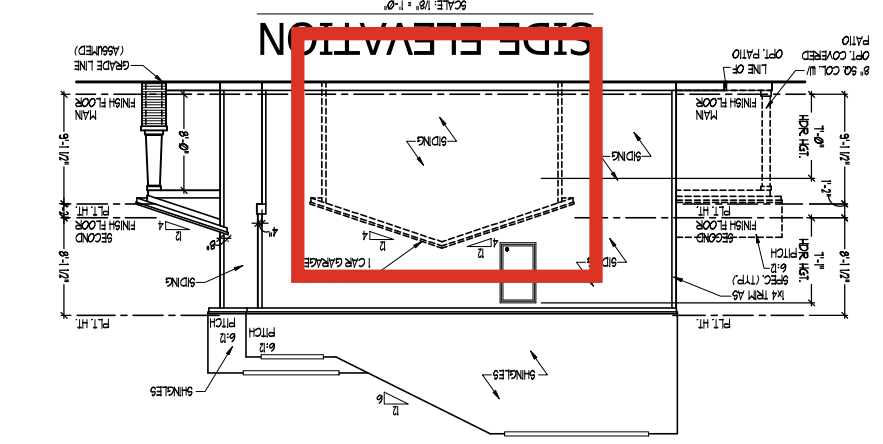
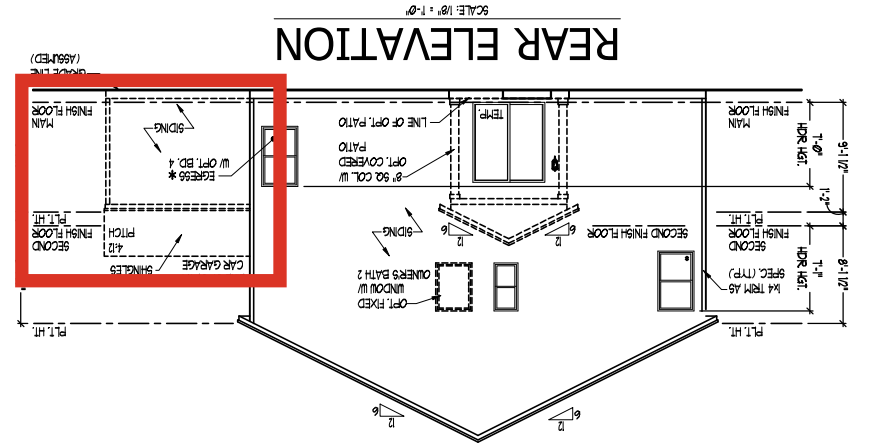


**SALES CENTER**

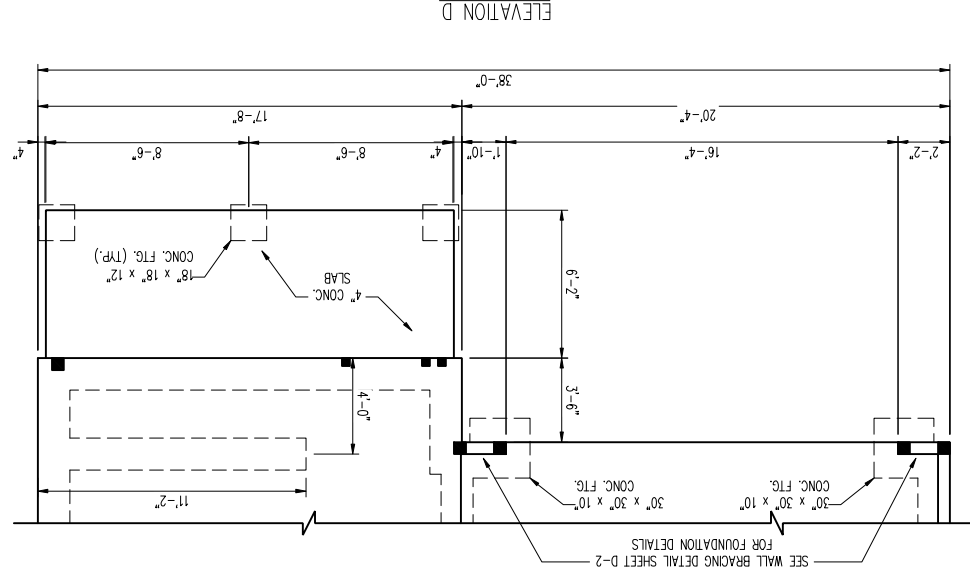
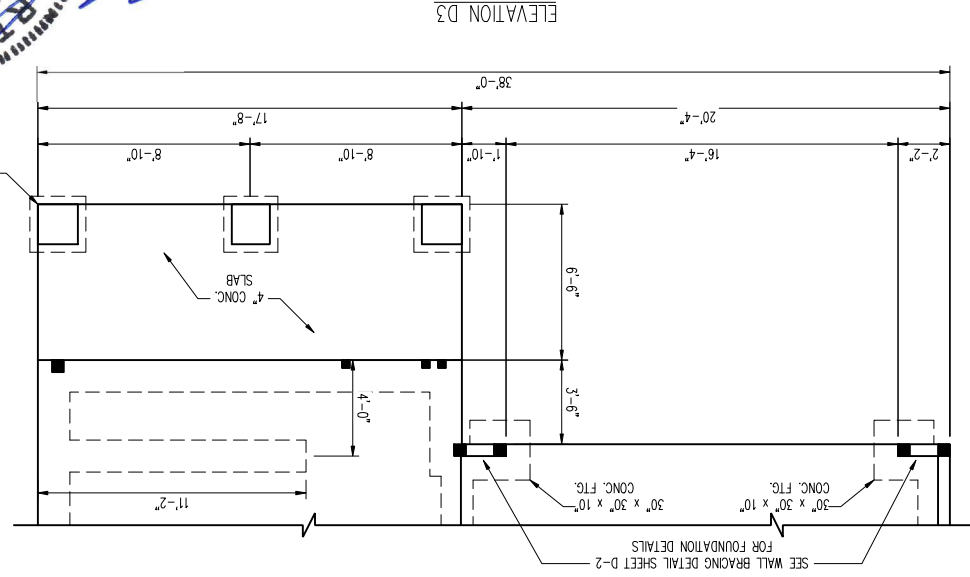
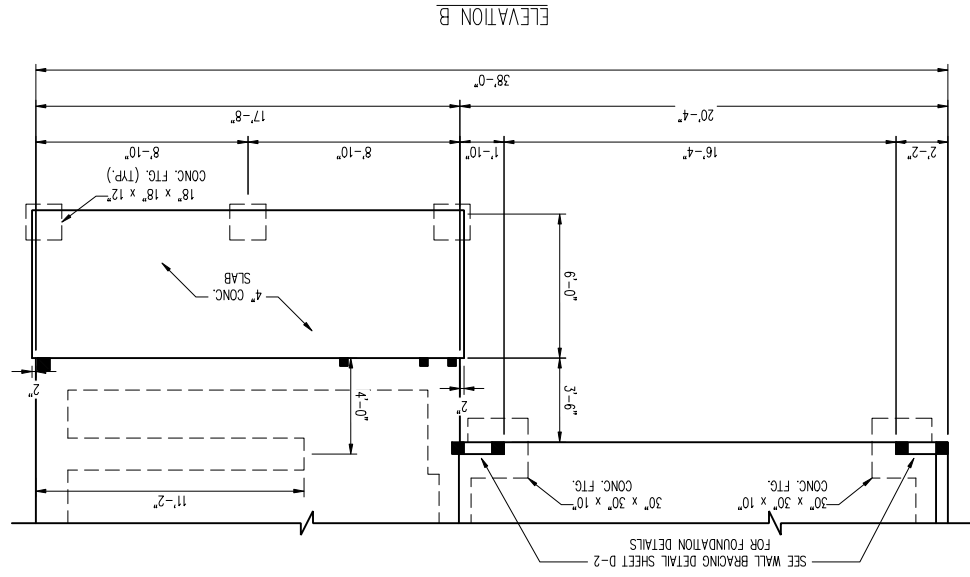
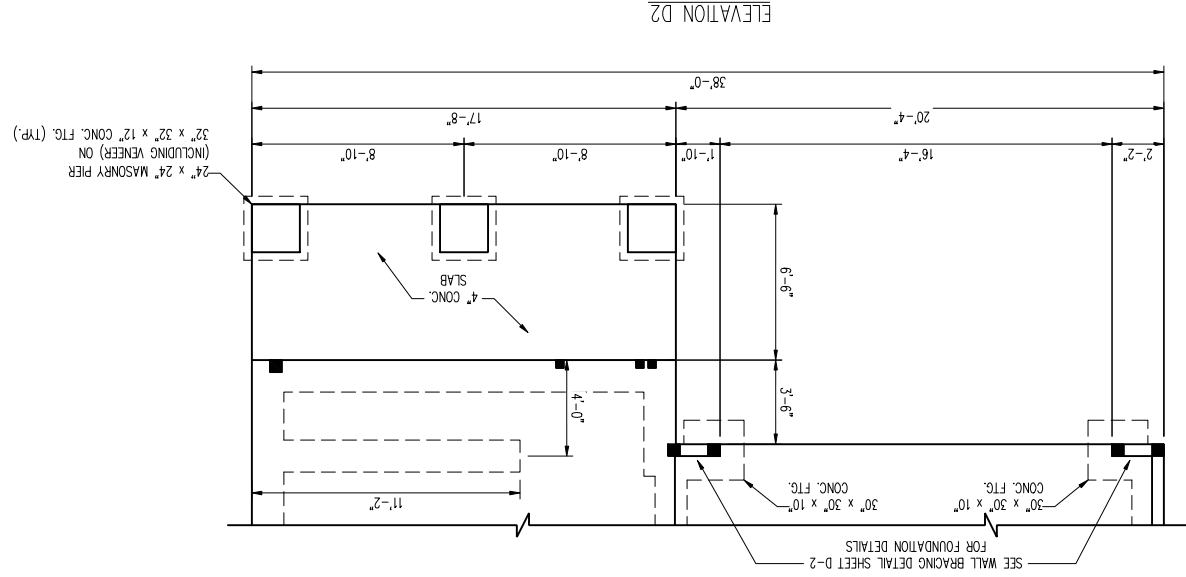
TOTAL UNDER ROOF AREA:		VENTING AREA REQUIRED:		TOTAL REQUIREMENTS:	
1377	SQ. FT.	1377	SQ. FT.	459	SQ. FT.
1377	SQ. FT. / 300 =	459	SQ. FT.	2.30	UPPER:
80-10"	# UNITS: PROVIDED:	80-10"	# UNITS: PROVIDED:	3.31	LOWER AREA VENTING
PER UNIT:	3.31	PER UNIT:	3.31	UPPER AREA VENTING	PROVIDED:
SIZE:	80-10"	SIZE:	80-10"	UPPER AREA VENTING	PROVIDED:
PER UNIT:	3.00	PER UNIT:	3.00	RIDGE VENT	PROVIDED:
SIZE:	24-0"	SIZE:	24-0"	RIDGE VENT	PROVIDED:
PER UNIT:	1.25 SFLF	PER UNIT:	1.25 SFLF	UPPER AREA VENTING	PROVIDED:
24-0"	# UNITS: PROVIDED:	24-0"	# UNITS: PROVIDED:	UPPER AREA VENTING	PROVIDED:
6.31	TOTAL AREA PROVIDED:	6.31	TOTAL AREA PROVIDED:	SOFFIT AND RIDGE VENT	PROVIDED:



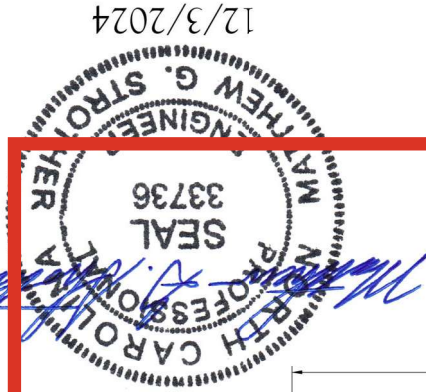
ISSUANCE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.  
 ANY DISCREPANCY OR ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTERS OFFICE FOR CORRECTION BEFORE 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 AN OTHER PARTY OTHER THAN THE DRAFTERS OFFICE THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.







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



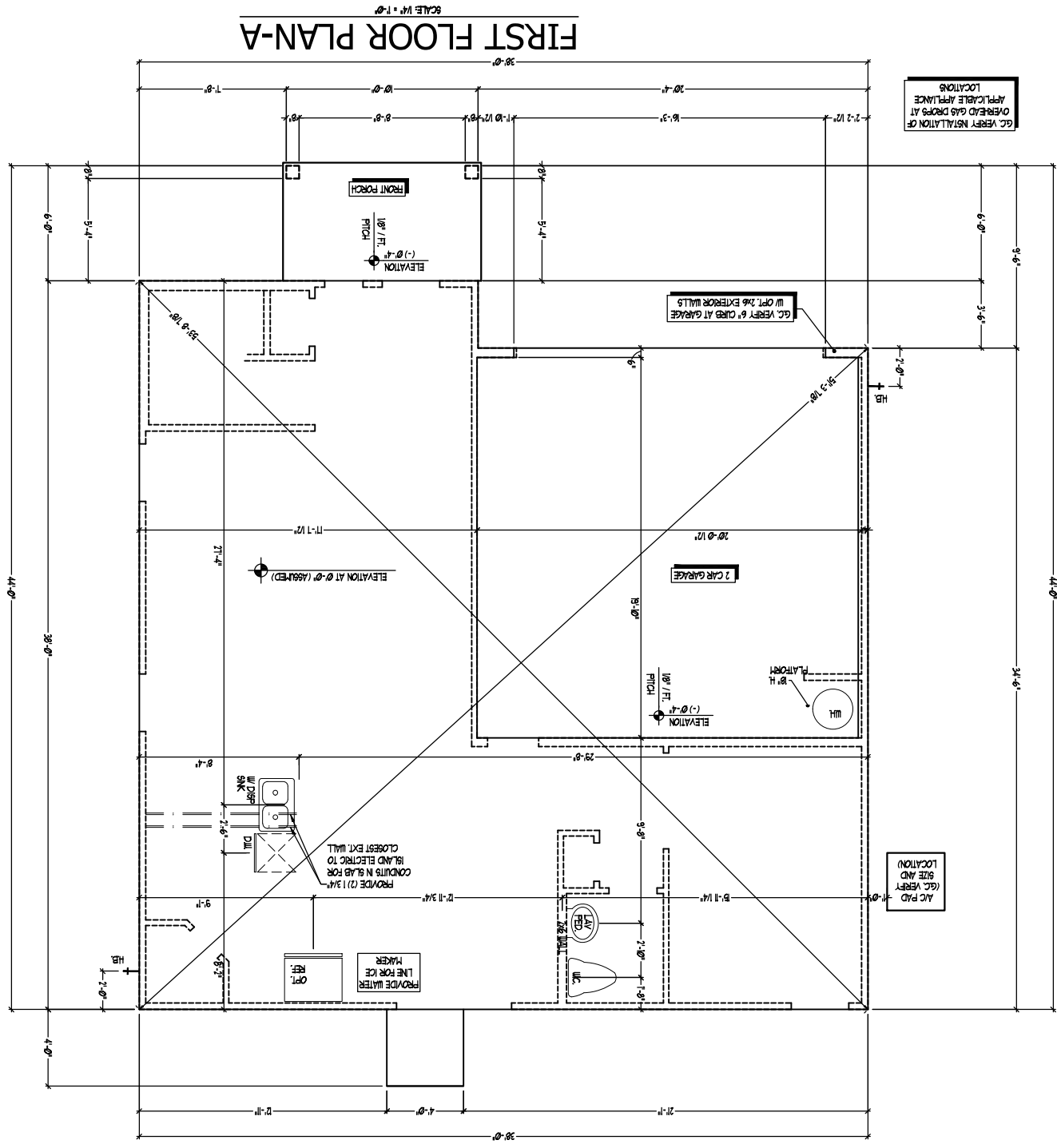
FOUNDATION PLAN  
S-1.2b  
SHEET 4 OF 12

DATE: DECEMBER 2, 2024  
SCALE: 1/4" = 1'-0"  
DRAWN BY: PBL/HOMBS  
ENGINEERED BY: WFB

WAYFARE  
DREAM FINDERS HOMES

**J.S. THOMPSON**  
ENGINEERING, INC  
333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609  
PHONE: (919) 7899919 FAX: (919) 7899921  
N.C. LICENSE NO.: C1733

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 DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



FIRST FLOOR PLAN-A  
 SCALE: 1/8" = 1'-0"

SLAB INTERFACE  
 FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

WAYFARE (Garage Left)  
 DREAM FINDERS HOMES

2277

TITLE  
 SLAB INTERFACE PLAN

A1.0  
 SHEET

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 SHEETS ARE ONE HALF  
 THE SCALE NOTED

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WINDOW SCHEDULE		MARK	SIZE	TYPE	HEAD
MARK	WIDTH	HEIGHT	TYPE	HEIGHT	HEAD
1	3'-0"	5'-0"	SINGLE HUNG	7'-0"	
2	3'-0"	2'-0"	SINGLE HUNG	7'-0"	
3	3'-0"	3'-0"	FIX	7'-0"	
4	2'-0"	4'-0"	FIX	7'-0"	

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

# FIRST FLOOR PLAN OPTIONS

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

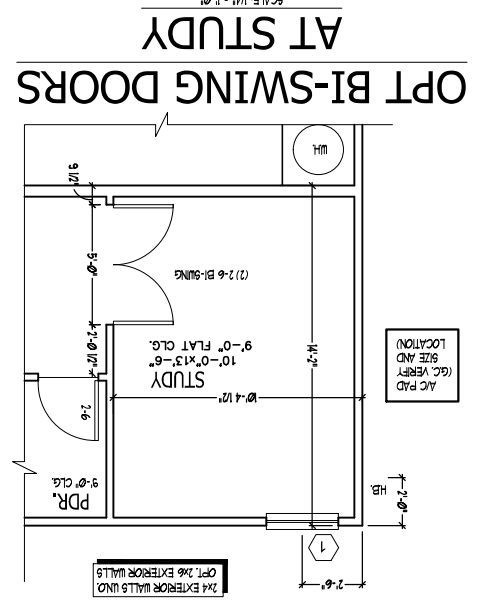
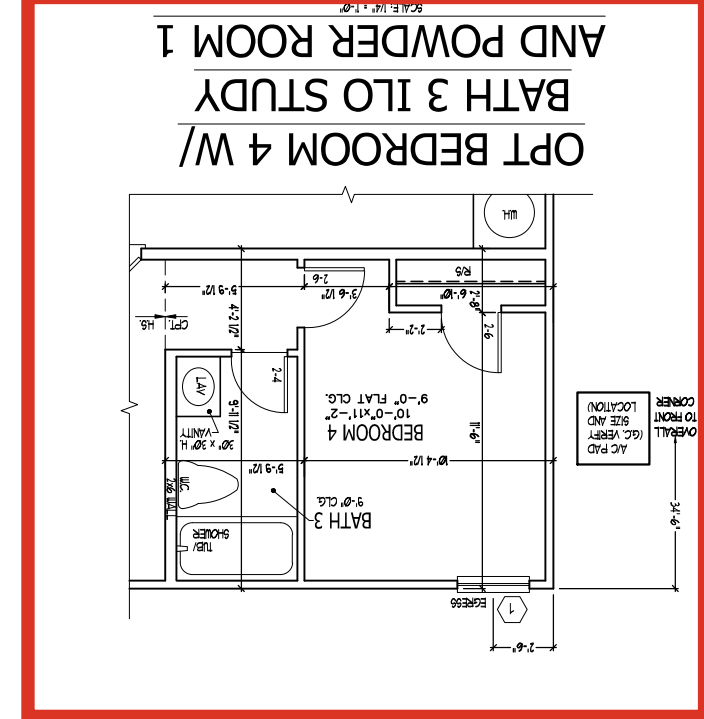
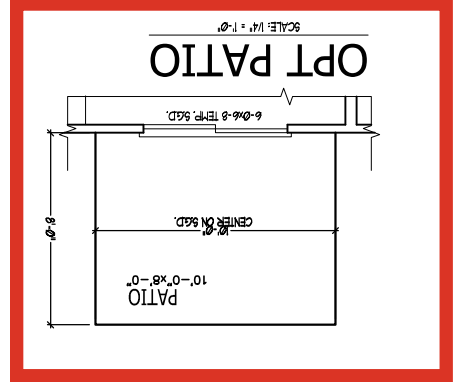
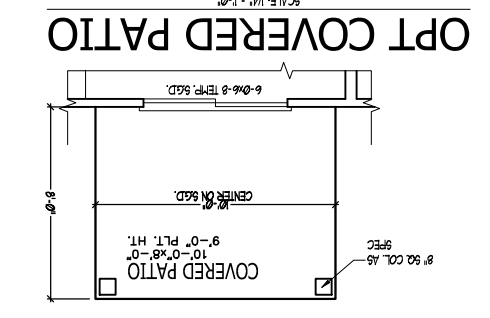
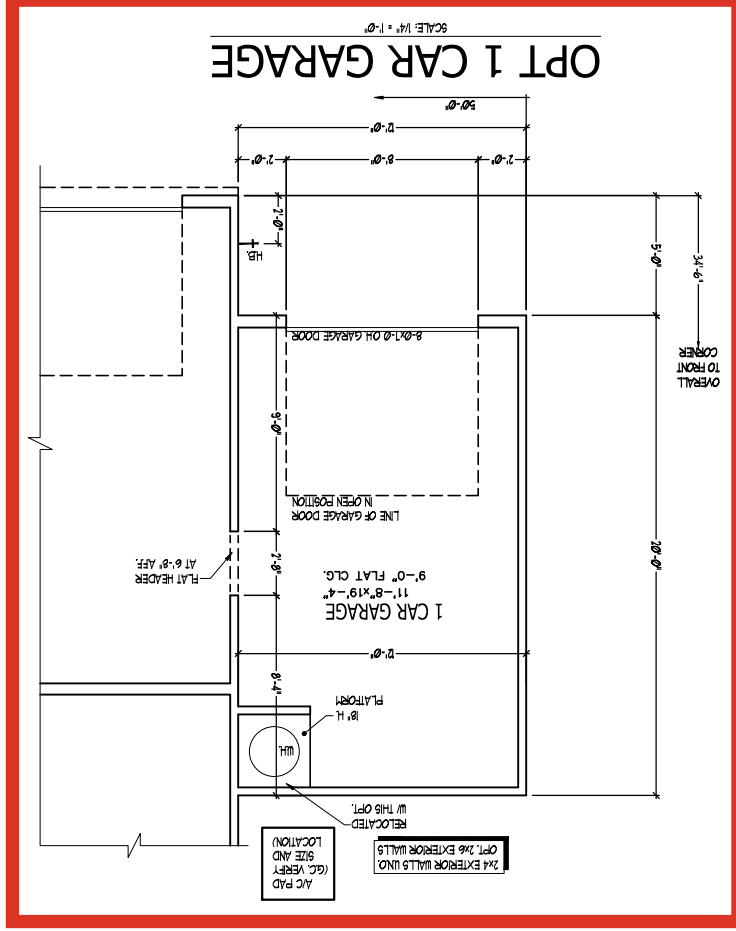
A2.1  
SHEET

PLAN OPTIONS  
TITLE

2277

WAYFARE (Garage Left)  
DREAM FINDERS HOMES

REFER TO STANDARD PLAN FOR INFORMATION NOT SHOWN



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

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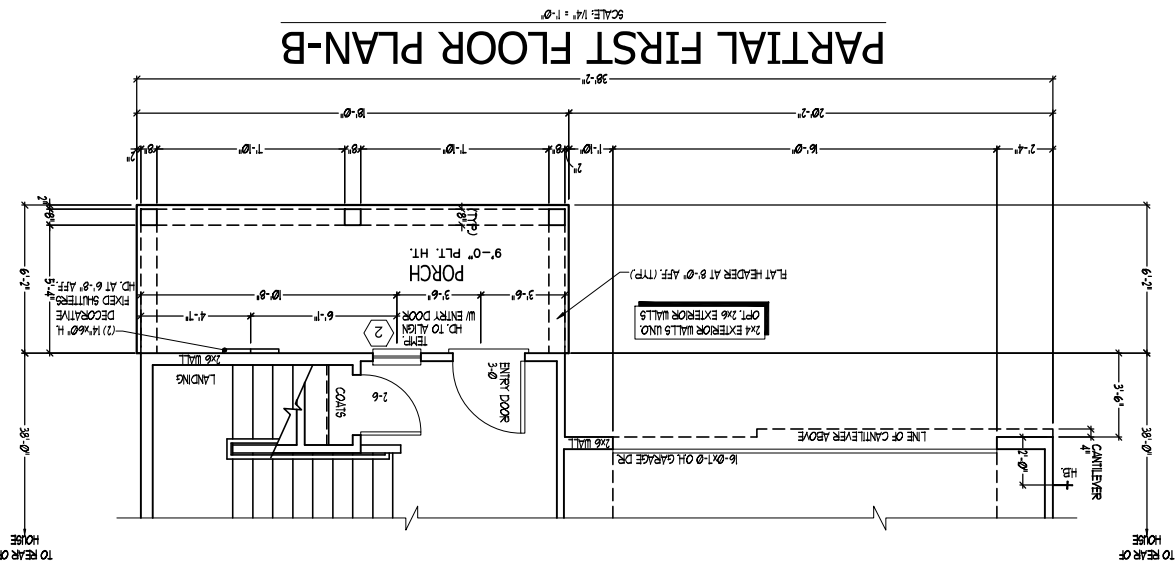
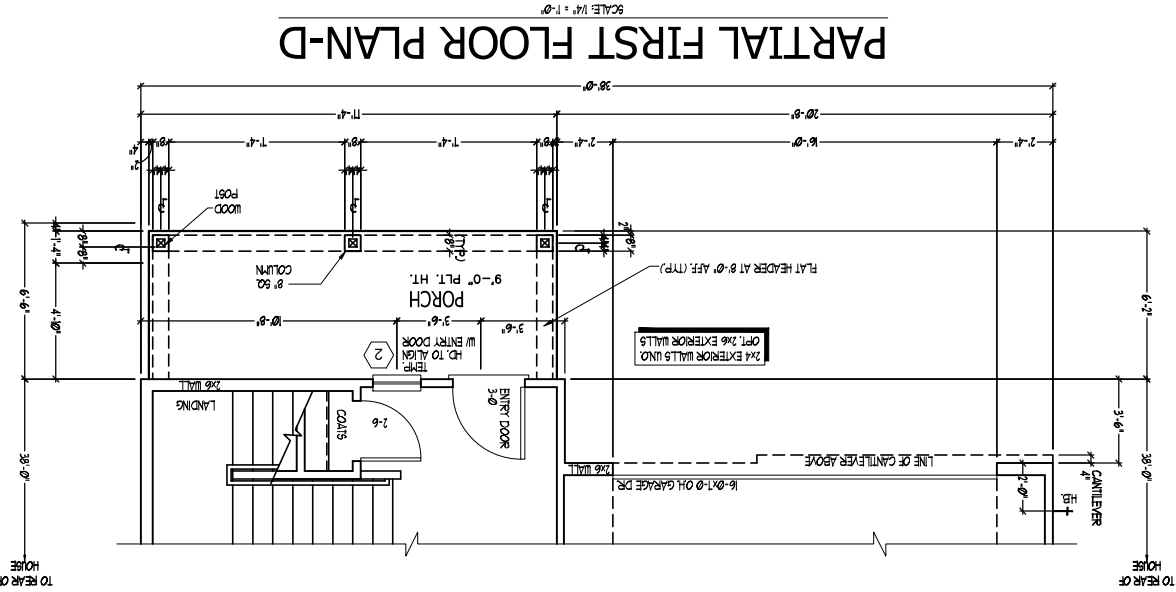
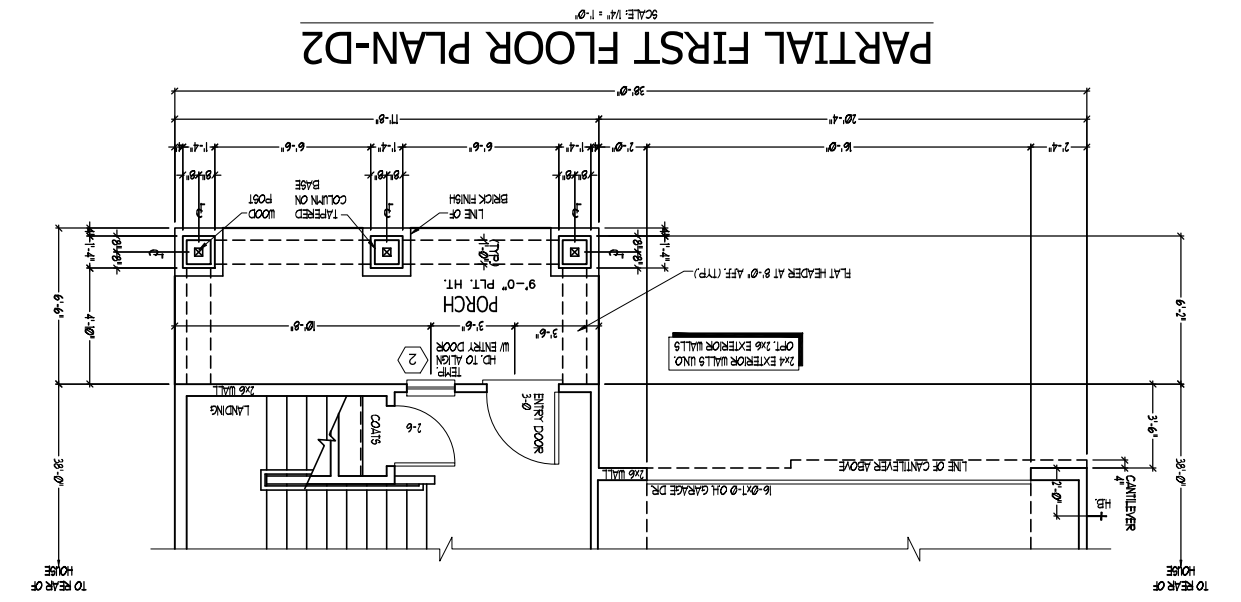
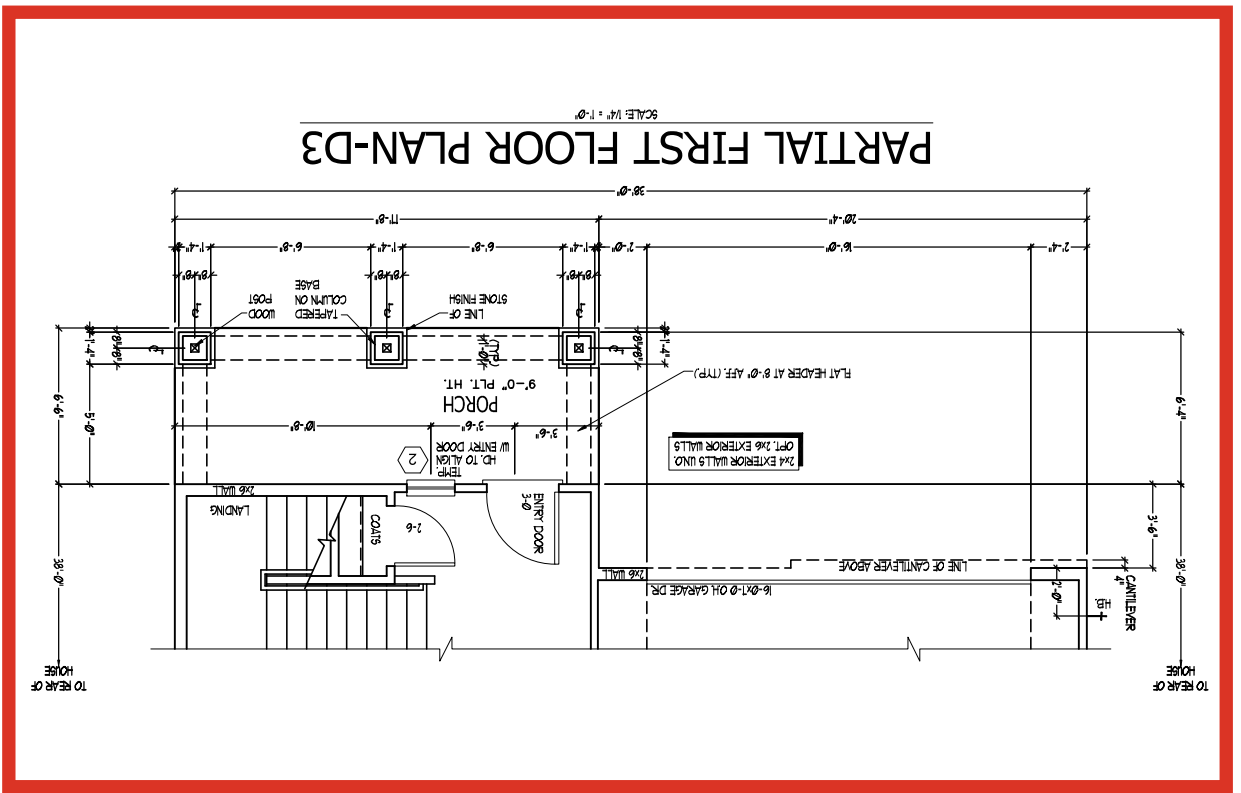
ISSUANCE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OR RESIDENTS FROM THE OBLIGATION TO REVIEW AND REPORT ALL NOTES, CONDITIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES REQUIRE TO COMPLETION OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS OR ADDRESSING TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTERS OFFICE FOR CORRECTION BEFORE ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE 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.

ELEV 'D3'	
HEATED AREAS	958 SQ. FT.
FIRST FLOOR	1306 SQ. FT.
SECOND FLOOR	1306 SQ. FT.
TOTAL HEATED SF	2266 SQ. FT.
UNHEATED AREAS	413 SQ. FT.
2-CAR GARAGE	413 SQ. FT.
COVERED AREAS	104 SQ. FT.
FRONT PORCH	104 SQ. FT.
UNCOVERED AREAS	16 SQ. FT.
PAD	16 SQ. FT.
OPT COVERED PATIO	80 SQ. FT.
HEATED OPTIONS	0 SQ. FT.
OPT BEDRM, 4 W/ BATH 3	0 SQ. FT.
OPTIONAL BEDRM, 5 I.L.O. LOFT	0 SQ. FT.
UNHEATED OPTIONS	240 SQ. FT.
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

ELEV 'D2'	
HEATED AREAS	958 SQ. FT.
FIRST FLOOR	1306 SQ. FT.
SECOND FLOOR	1306 SQ. FT.
TOTAL HEATED SF	2266 SQ. FT.
UNHEATED AREAS	413 SQ. FT.
2-CAR GARAGE	413 SQ. FT.
COVERED AREAS	104 SQ. FT.
FRONT PORCH	104 SQ. FT.
UNCOVERED AREAS	16 SQ. FT.
PAD	16 SQ. FT.
OPT COVERED PATIO	80 SQ. FT.
HEATED OPTIONS	0 SQ. FT.
OPT BEDRM, 4 W/ BATH 3	0 SQ. FT.
OPTIONAL BEDRM, 5 I.L.O. LOFT	0 SQ. FT.
UNHEATED OPTIONS	240 SQ. FT.
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

ELEV 'D1'	
HEATED AREAS	958 SQ. FT.
FIRST FLOOR	1306 SQ. FT.
SECOND FLOOR	1306 SQ. FT.
TOTAL HEATED SF	2266 SQ. FT.
UNHEATED AREAS	413 SQ. FT.
2-CAR GARAGE	413 SQ. FT.
COVERED AREAS	104 SQ. FT.
FRONT PORCH	104 SQ. FT.
UNCOVERED AREAS	16 SQ. FT.
PAD	16 SQ. FT.
OPT COVERED PATIO	80 SQ. FT.
HEATED OPTIONS	0 SQ. FT.
OPT BEDRM, 4 W/ BATH 3	0 SQ. FT.
OPTIONAL BEDRM, 5 I.L.O. LOFT	0 SQ. FT.
UNHEATED OPTIONS	240 SQ. FT.
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

ELEV 'B'	
HEATED AREAS	958 SQ. FT.
FIRST FLOOR	1306 SQ. FT.
SECOND FLOOR	1306 SQ. FT.
TOTAL HEATED SF	2266 SQ. FT.
UNHEATED AREAS	413 SQ. FT.
2-CAR GARAGE	413 SQ. FT.
COVERED AREAS	111 SQ. FT.
FRONT PORCH	111 SQ. FT.
UNCOVERED AREAS	16 SQ. FT.
PAD	16 SQ. FT.
OPT COVERED PATIO	80 SQ. FT.
HEATED OPTIONS	0 SQ. FT.
OPT BEDRM, 4 W/ BATH 3	0 SQ. FT.
OPTIONAL BEDRM, 5 I.L.O. LOFT	0 SQ. FT.
UNHEATED OPTIONS	240 SQ. FT.
OPTIONAL 1-CAR GARAGE	240 SQ. FT.



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

MARK	SIZE		TYPE	HEAD HEIGHT
	WIDTH	HEIGHT		
1	3'0"	5'0"	SINGLE HUNG	7'0"
2	2'0"	4'0"	SINGLE HUNG	7'0"
3	3'0"	4'0"	FIX	7'0"
4	2'0"	4'0"	FIX	7'0"

FIRST FLOOR PLAN OPTIONS

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

A2.2 SHEET

PLAN OPTIONS TITLE

2277

WAYFARE (Garage Left)  
DREAM FINDERS HOMES

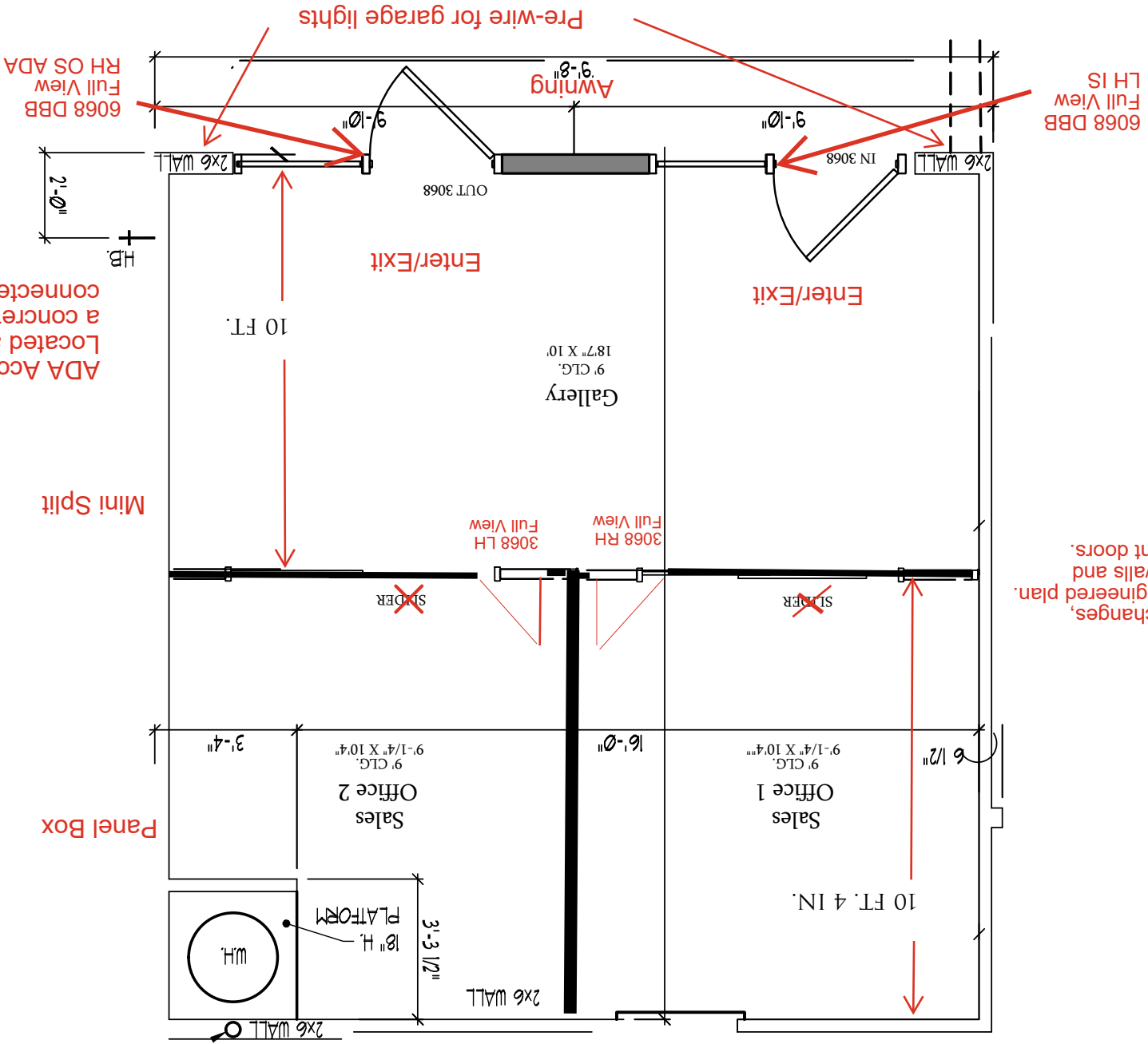
DRAWINGS ON 11"x17" SHEETS ARE ONE HALF THE SCALE NOTED

NOB NUMBER	B-1815881
CAD FILE NAME	WAYFARE-R
ISSUED	11-08-17
REVISED	11-15-17
	04-01-20
	04-08-20
	12-01-22
	04-03-23
	10-30-24





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 FLOOR PLANS AND ELEVATION RENDERINGS ARE ARTIST CONCEPTIONS. FLOOR PLANS ARE THE COPYRIGHTED PROPERTY OF  
 ACTUAL CONSTRUCTION. ACTUAL POSITION OF HOUSE ON LOT WILL BE DETERMINED BY THE SITE PLAN AND PLOT PLAN.  
 ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND DIMENSIONS ARE ESTIMATED AND MAY VARY IN  
 PRICES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DESIGNS, MATERIALS AND DIMENSIONS



ADA Accessible Porta Potty  
 Located at side of home on  
 a concrete pad with ADA sidewalk  
 connected to the front door sidewalk

\*No structural changes,  
 Use partition walls and  
 frame in for front doors.

## Sales Center Template for Prelude, Wayfare, Jessamine and Redbud

MAX OCCUPANCY: 4

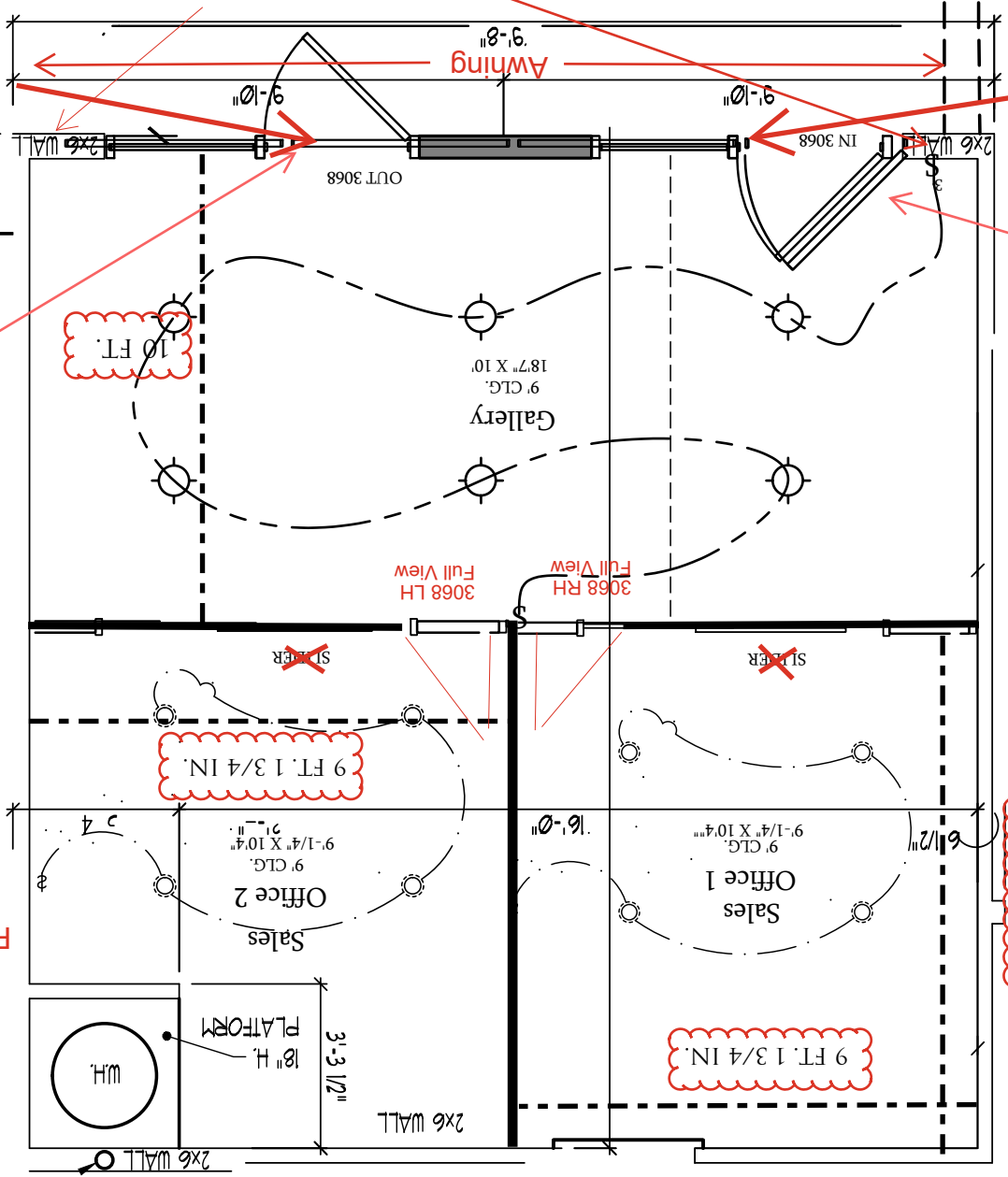
ADA ACCESSIBLE ENTRANCE/  
 EXIT WITH ADA HARDWARE: 2

HVAC: MINI-SPLIT LOCATED IN GALLERY  
 VOLTAGE: 230/208V  
 \*\*\*SHUT-OFF LOCATED OUTSIDE

**MAX OCCUPANCY: 4**

ADA ACCESSIBLE ENTRANCE/  
 EXIT WITH ADA HARDWARE: 2

\*\*\*ADA PORTAPOTTY LOCATED  
 OUTSIDE OF HOME

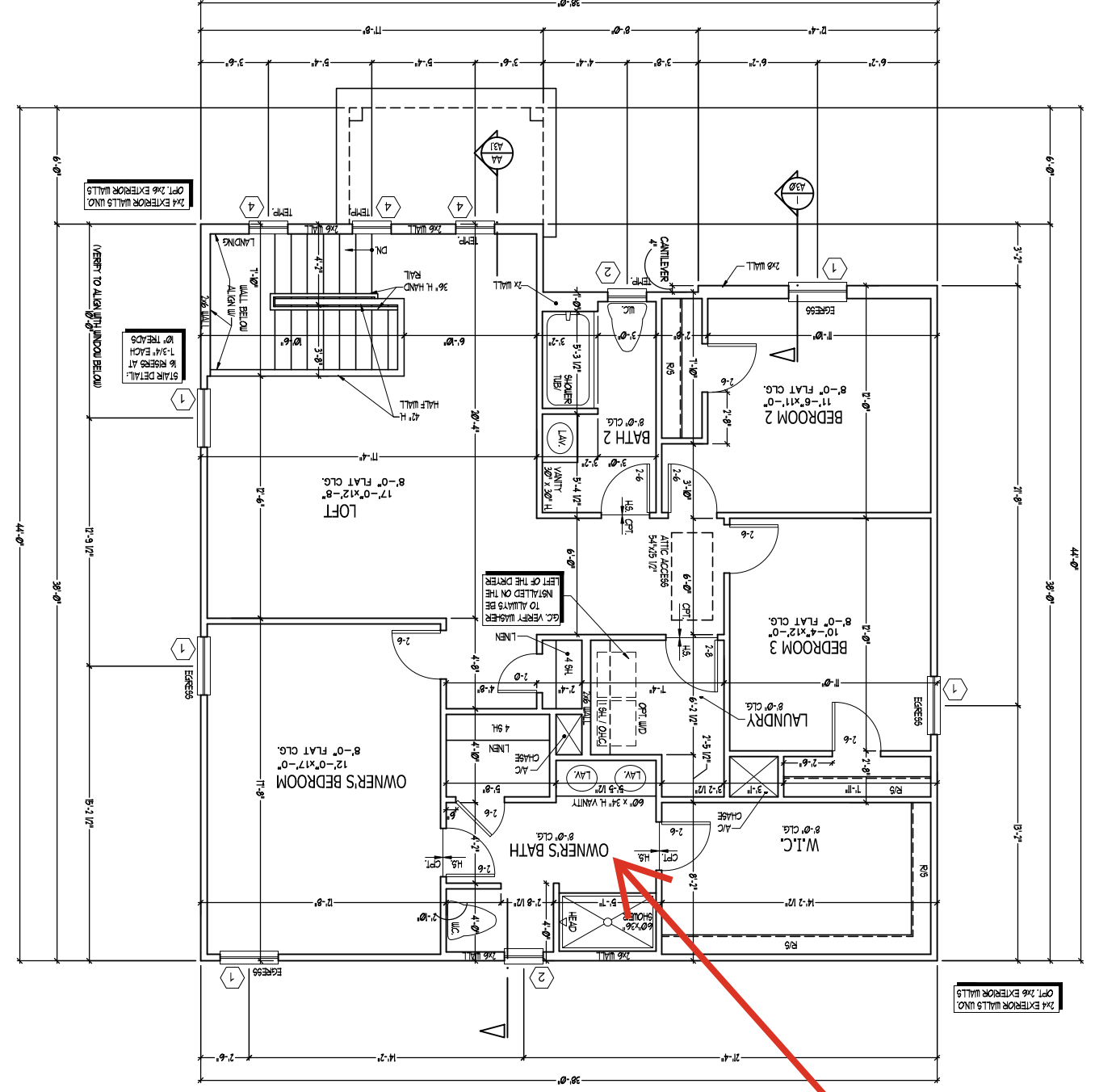


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WINDOW SCHEDULE			
MARK	SIZE	TYPE	
		WIDTH	HEIGHT
1	30" x 30"	50"	7'-1"
2	30" x 40"	40"	7'-1"
3	40" x 40"	30"	7'-1"
4	40" x 40"	20"	7'-1"

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



**OWNER BATH 2**

ELEVATION A  
SECOND FLOOR PLAN

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

A2.3  
SHEET

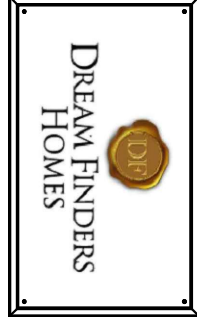
TITLE  
UPPER FLOOR PLAN

2277

WAYFARE (Garage Left)  
DREAM FINDERS HOMES

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

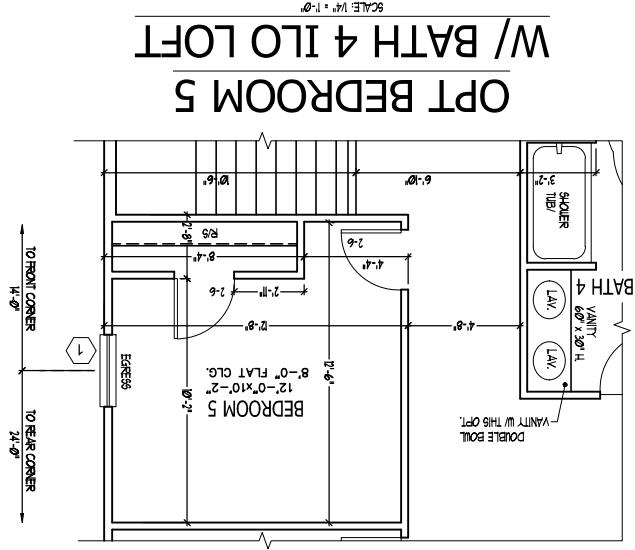
JOB NUMBER	B-1815881*
CAD FILE NAME	WAYFARE-R
ISSUED	11-08-17
REVISED	11-15-17
	02-18-20
	04-01-20
	04-08-20
	12-01-22
	04-03-23
	10-30-24



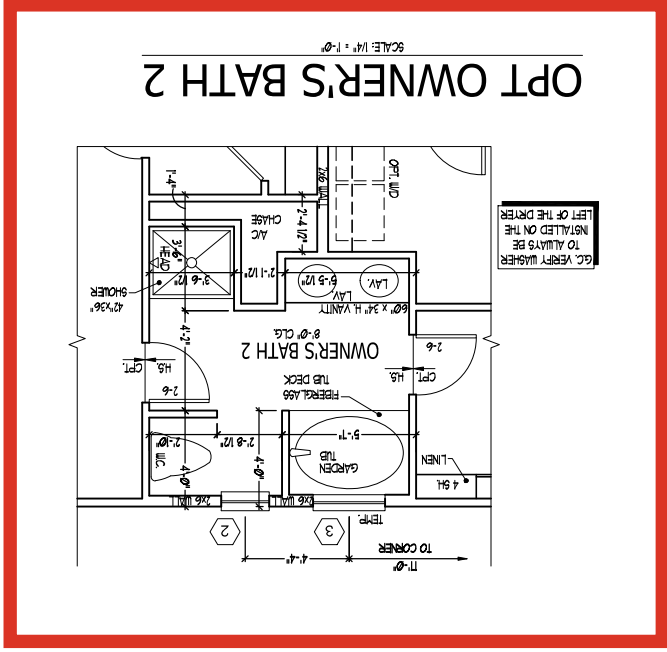
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WINDOW SCHEDULE			
MARK	SIZE		TYPE
	WIDTH	HEIGHT	
①	30"	50"	SINGLE HUNG
②	20"	40"	SINGLE HUNG
③	30"	40"	FIX
④	20"	40"	FIX

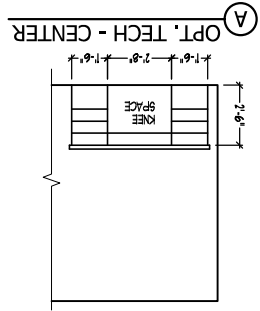
SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.



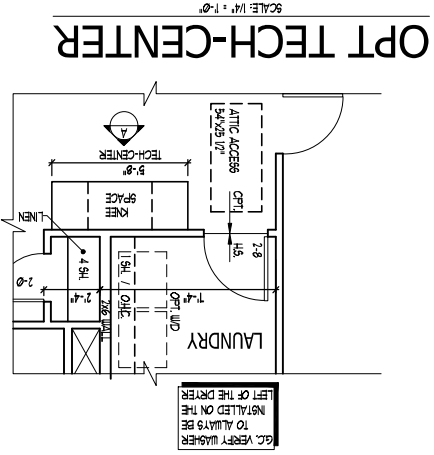
OPT BEDROOM 5  
W/ BATH 4 ILO LOFT



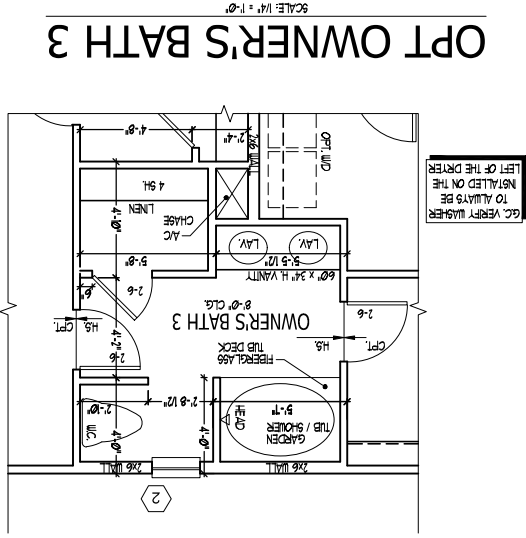
OPT OWNER'S BATH 2



OPT. TECH - CENTER



OPT TECH-CENTER



OPT OWNER'S BATH 3

A2.4  
SHEET

SECOND FLOOR PLAN OPTIONS

REFER TO STANDARD PLAN FOR INFORMATION NOT SHOWN.

TITLE  
PLAN OPTIONS

2277

WAYFARE (Garage Left)  
DREAM FINDERS HOMES

DRAWINGS ON 11"x17" SHEETS ARE ONE HALF THE SCALE NOTED.

JOB NUMBER	B-1815881*
CAD FILE NAME	WAYFARE-R
ISSUED	11-08-17
REVISED	11-15-17
	02-18-20
	04-01-20
	04-08-20
	12-01-22
	04-03-23
	10-30-24









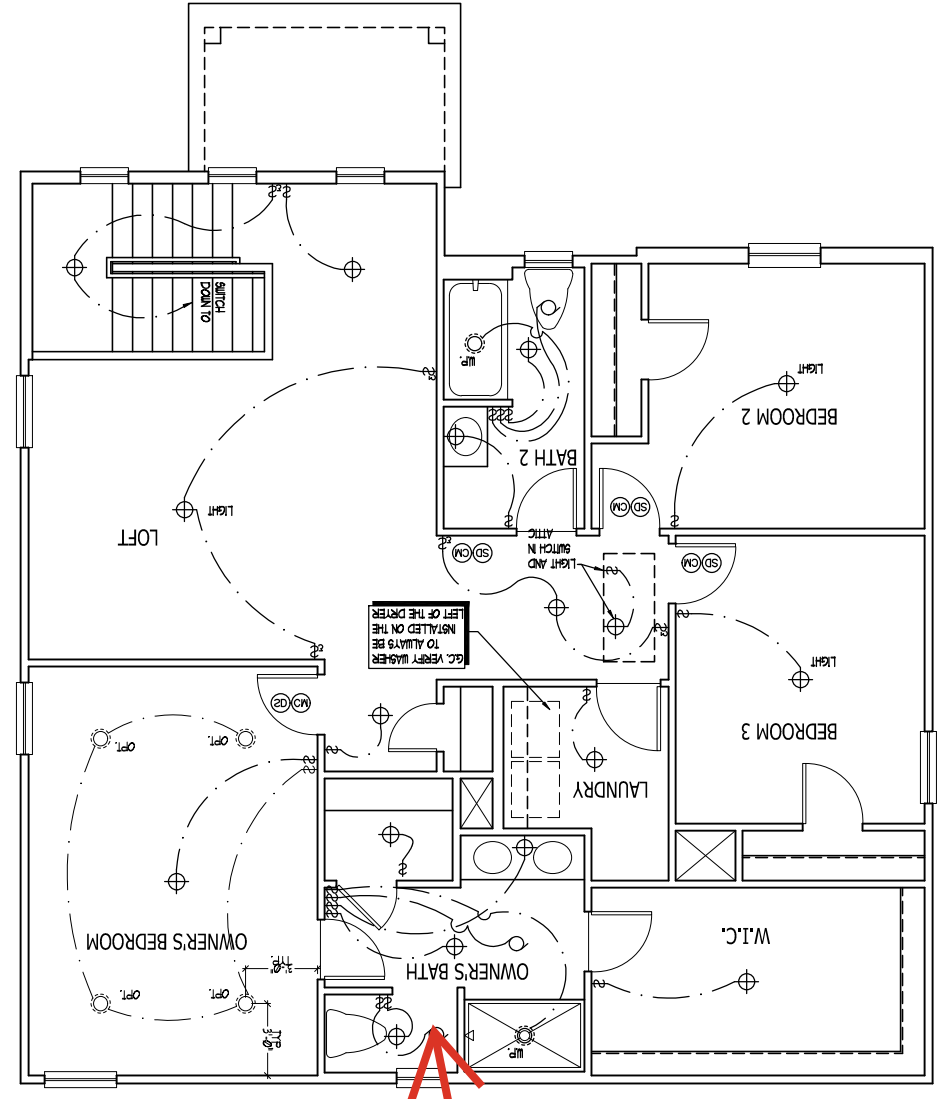
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1. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP POWER AND METAL LOCALLY CERTIFIED SMOKE DETECTORS.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR: SWITCHES: 48" TELEPHONE: 48" (UNLESS ADV. CONTRADICT) OUTLETS: 18" (UNLESS ADV. CONTRADICT)
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP POWER AND METAL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL BA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DEVS, SANITARY RECREATION ROOMS, CLOSETS, HALLWAYS, AND SHOWER AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 200.10(B)(2) AND 406.3.
5. ALL BA AND 20A 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, 2001, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A FOSSEL-FUEL-BURNING HEATER OR APPLIANCE REQUIRES OR AN ATTACHED GARAGE SHALL HAVE AN OPTIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALWAYS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALWAYS SHALL BE BATTERY BACKUP, COMBINATION SMOKE/CARBON MONOXIDE TESTING LABORATORY.

- NOTES:
- 1. PROVIDE AND INSTALL GROUND-FULT 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: 48" TELEPHONE: 48" (UNLESS ADV. CONTRADICT) OUTLETS: 18" (UNLESS ADV. CONTRADICT)
  - 3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP POWER AND METAL LOCALLY CERTIFIED SMOKE DETECTORS.
  - 4. ALL BA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DEVS, SANITARY RECREATION ROOMS, CLOSETS, HALLWAYS, AND SHOWER AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 200.10(B)(2) AND 406.3.
  - 5. ALL BA AND 20A 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, 2001, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
  - 7. EVERY BUILDING HAVING A FOSSEL-FUEL-BURNING HEATER OR APPLIANCE REQUIRES OR AN ATTACHED GARAGE SHALL HAVE AN OPTIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
  - 8. ALWAYS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALWAYS SHALL BE BATTERY BACKUP, COMBINATION SMOKE/CARBON MONOXIDE TESTING LABORATORY.

ELECTRICAL KEY

- ⊖ DUAL-CONVENIENCE OUTLET
- ⊖ WEATHERPROOF DUPLEX OUTLET
- ⊖ DUPLEX OUTLET ABOVE COUNTER
- ⊖ GROUND-FULT INTERRUPTER DUPLEX OUTLET
- ⊖ HALF-SWITCHED DUPLEX OUTLET
- ⊖ SPECIAL PURPOSE OUTLET
- ⊖ DUPLEX OUTLET IN FLOOR
- ⊖ 200 VOLT OUTLET
- ⊖ WALL SWITCH
- ⊖ THREE-WAY SWITCH
- ⊖ FOUR-WAY SWITCH
- ⊖ DIMMER SWITCH
- ⊖ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊖ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊖ LIGHT FIXTURE WITH HALL CHAIN
- ⊖ TRACK LIGHT
- ⊖ FLUORESCENT LIGHT FIXTURE
- ⊖ EXHAUST FAN
- ⊖ EXHAUST FAN/ LIGHT COMBINATION
- ⊖ ELECTRIC DOOR OPERATOR (OPTIONAL)
- ⊖ CHAIRS (OPTIONAL)
- ⊖ PUSHBUTTON SWITCH (OPTIONAL)
- ⊖ CARBON MONOXIDE DETECTOR
- ⊖ SMOKE DETECTOR
- ⊖ SMOKE / CARBON MONOXIDE DETECTOR
- ⊖ TELEPHONE (OPTIONAL)
- ⊖ THERMOSTAT
- ⊖ ELECTRIC YETTER
- ⊖ ELECTRIC PANEL
- ⊖ DISCONNECT SWITCH
- ⊖ BREAKER (OPTIONAL)
- ⊖ ROUGH-IN FOR OPT. CEILING FAN
- ⊖ ROUGH-IN FOR OPT. CEILING FAN
- ⊖ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN



OWNER BATH 2

ELEVATION A SECOND FLOOR PLAN

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

E1.3 SHEET

UPPER FLOOR ELEC. PLAN TITLE

2277

WAYFARE (Garage Left) DREAM FINDERS HOMES

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

JOB NUMBER	B-1815881
CAD FILE NAME	WAYFARE-R
ISSUED	11-08-17
REVISED	11-15-17
	02-18-20
	04-01-20
	04-08-20
	12-01-22
	04-03-23
	10-30-24

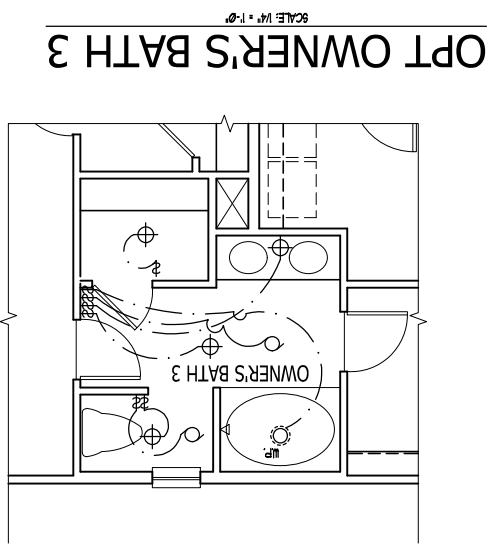
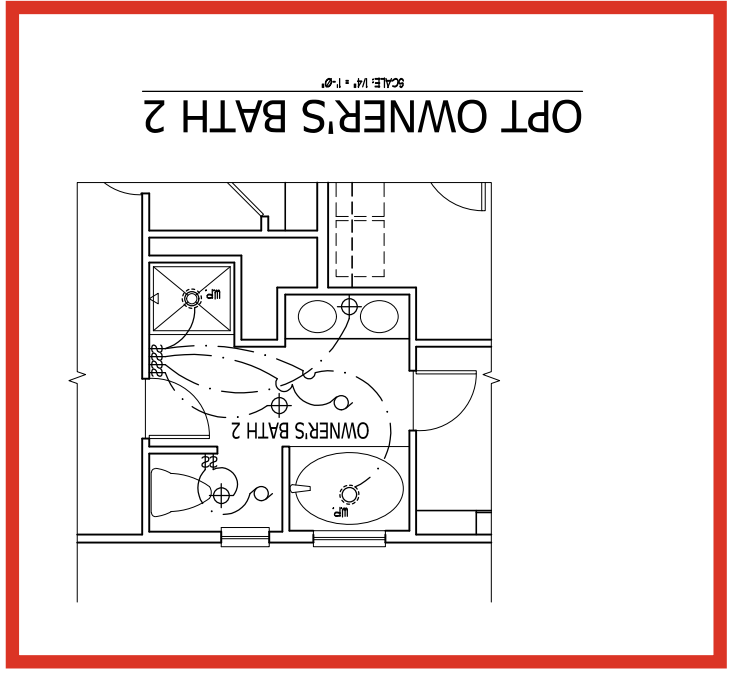
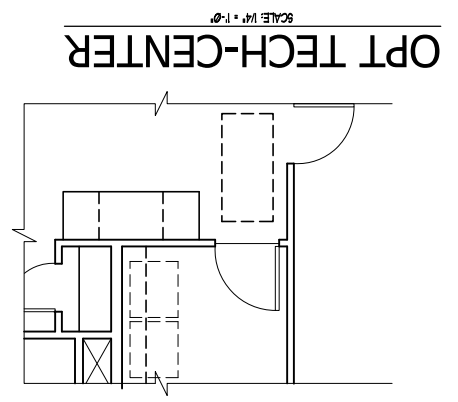
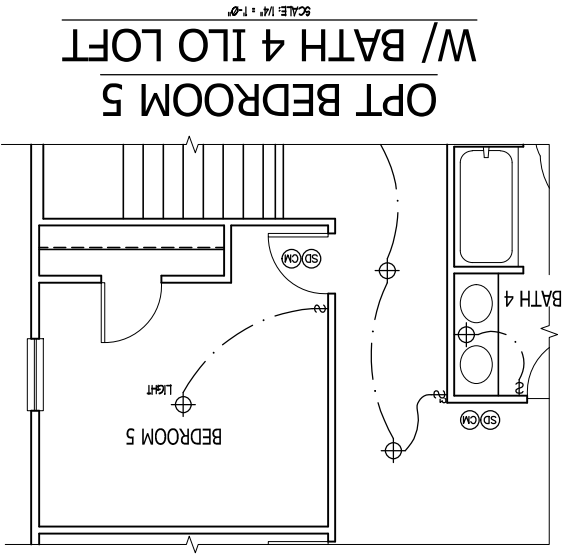


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 IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTERS SHALL NOT BE HELD RESPONSIBLE.

NOTES:  
 1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) 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: 48"  
 OUTLETS: 18" (UNLESS ABOVE COUNTERTOP)  
 TELEPHONE: 48"  
 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 BA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DEVS, SANITARY RECREATION ROOMS, CLOSET, HALLWAYS, AND SHOWER AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 200.10(B)(2) AND 406.3. 5. ALL BA AND 20A TAMPERS 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 200, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.  
 7. EVERY BUILDING HAVING A FOSSEL HEAT-BURNING HEATER OR APPLIANCE RECEPTACLE OR AN ATTACHED GARAGE SHALL HAVE AN OPTIONAL 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 DERIVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL BE BATTERY BACKUP COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

- ELECTRICAL KEY**
- ⊖ DUPLEX CONVENIENCE OUTLET
  - ⊖ DUPLEX OUTLET ABOVE COUNTER
  - ⊖ WEATHERPROOF DUPLEX OUTLET
  - ⊖ GROUND FAULT INTERRUPTER DUPLEX OUTLET
  - ⊖ HALF-SWITCHED DUPLEX OUTLET
  - ⊖ SPECIAL PURPOSE OUTLET
  - ⊖ DUPLEX OUTLET IN FLOOR
  - ⊖ 200 VOLT OUTLET
  - ⊖ WALL SWITCH
  - ⊖ THREE-WAY SWITCH
  - ⊖ FOUR-WAY SWITCH
  - ⊖ DIMMER SWITCH
  - ⊖ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
  - ⊖ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
  - ⊖ RECESSED INCANDESCENT LIGHT FIXTURE
  - ⊖ LIGHT FIXTURE WITH HALL CHAIN
  - ⊖ TRACK LIGHT
  - ⊖ FLUORESCENT LIGHT FIXTURE
  - ⊖ EXHAUST FAN
  - ⊖ EXHAUST FAN/FLIGHT COMBINATION
  - ⊖ ELECTRIC DOOR OPERATOR (OPTIONAL)
  - ⊖ CHAIRS (OPTIONAL)
  - ⊖ PUSHBUTTON SWITCH (OPTIONAL)
  - ⊖ CARBON MONOXIDE DETECTOR
  - ⊖ SMOKE DETECTOR
  - ⊖ SMOKE / CARBON MONOXIDE COMBO DETECTOR
  - ⊖ TELEPHONE (OPTIONAL)
  - ⊖ THERMOSTAT
  - ⊖ ELECTRIC YETTER
  - ⊖ ELECTRIC PANEL
  - ⊖ DISCONNECT SWITCH
  - ⊖ BREAKER (OPTIONAL)
  - ⊖ ROUGH-IN FOR OPT. CEILING FAN
  - ⊖ ROUGH-IN FOR OPT. CEILING FAN
  - ⊖ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) 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: 48"  
 OUTLETS: 18" (UNLESS ABOVE COUNTERTOP)  
 TELEPHONE: 48"  
 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 BA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DEVS, SANITARY RECREATION ROOMS, CLOSET, HALLWAYS, AND SHOWER AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 200.10(B)(2) AND 406.3. 5. ALL BA AND 20A TAMPERS 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 200, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.  
 7. EVERY BUILDING HAVING A FOSSEL HEAT-BURNING HEATER OR APPLIANCE RECEPTACLE OR AN ATTACHED GARAGE SHALL HAVE AN OPTIONAL 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 DERIVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL BE BATTERY BACKUP COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.



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

**SECOND FLOOR PLAN OPTIONS**

1.4  
SHEET

ELECTRIC AT PLAN OPTIONS  
TITLE

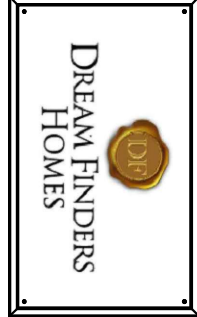
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WAYFARE (Garage Left)  
DREAM FINDERS HOMES

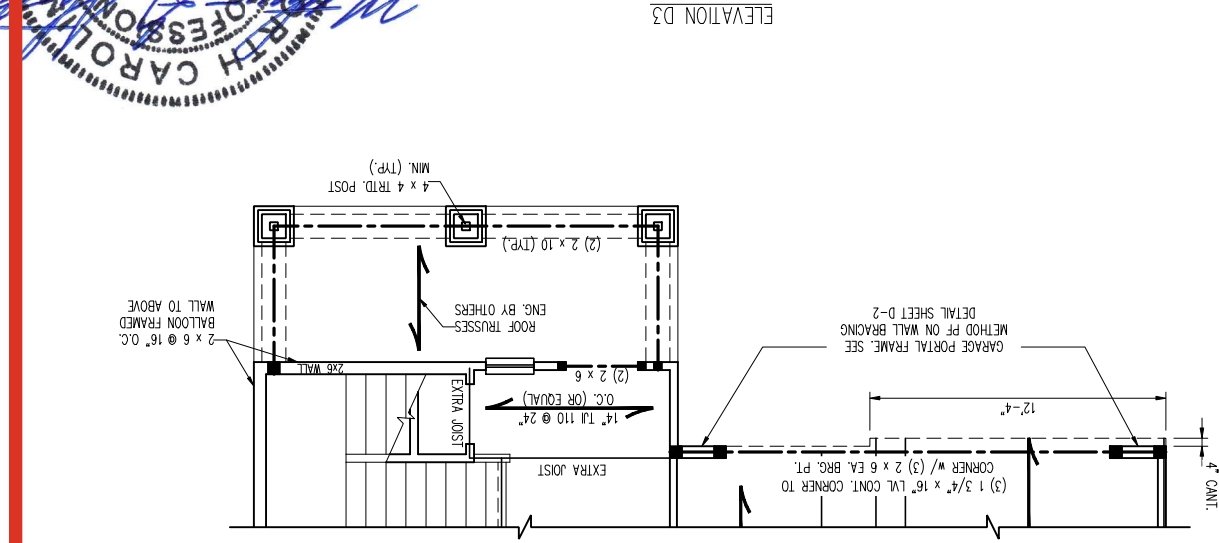
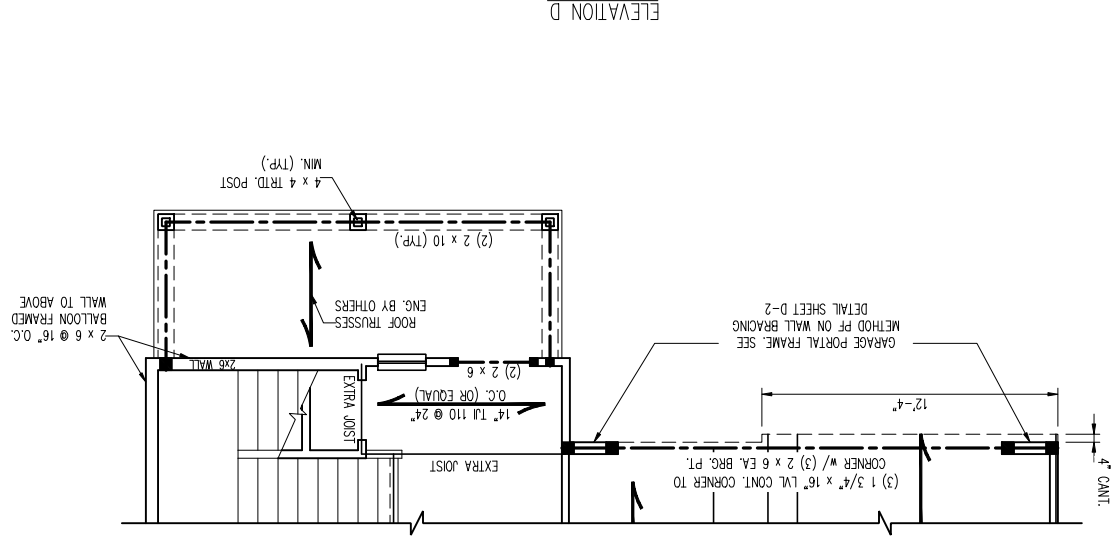
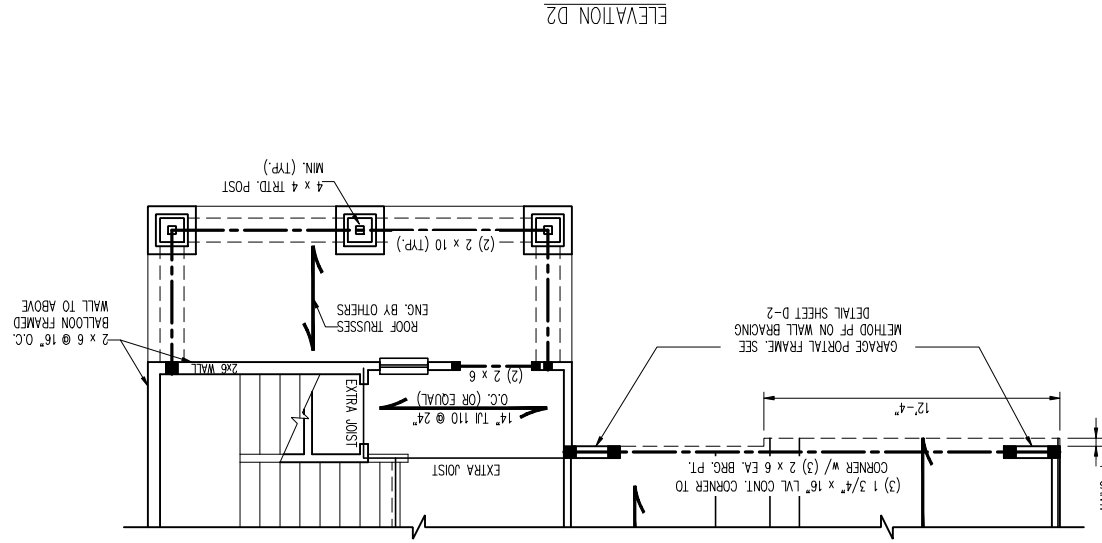
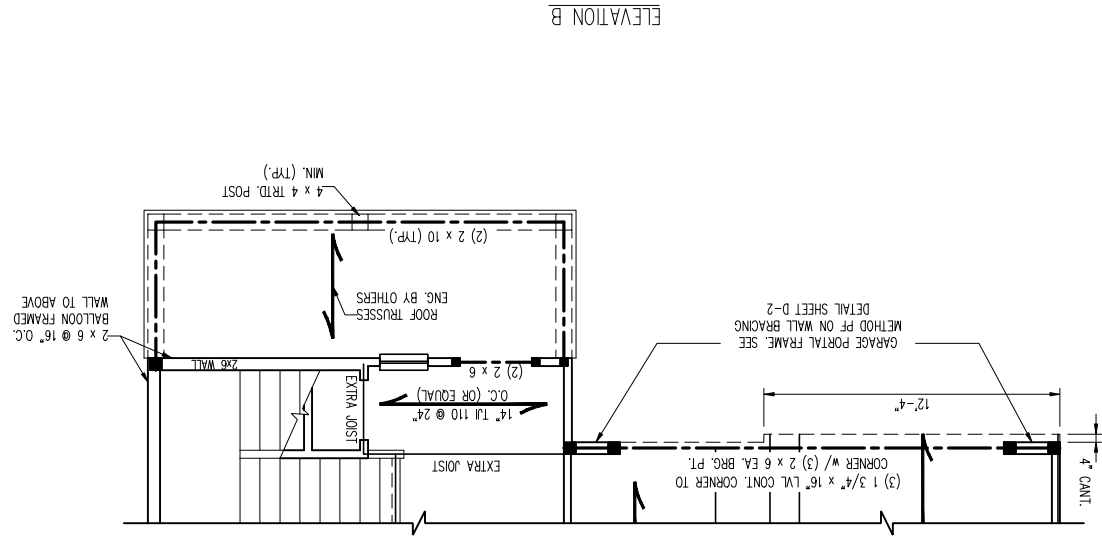
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 10-30-24

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

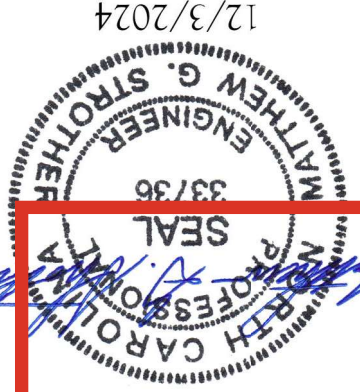
DREAM FINDERS  
HOMES







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



SECOND FLOOR  
FRAMING PLAN  
S-26  
SHEET 8 OF 12

DATE: DECEMBER 2, 2024  
SCALE: 1/4" = 1'-0"  
DRAWN BY: PBL/HOMBS  
ENGINEERED BY: WFB

WAYFARE  
DREAM FINDERS HOMES

**J.S. THOMPSON**  
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333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609  
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N.C. LICENSE NO.: C-1733

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

\*NOTE: ALL SECOND FLOOR EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 SPF #2 @ 24" O.C. (UNO). 2 x 6 SPF #2 @ 24" O.C. SECOND FLOOR EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 4 WALLS (UNO). ALL INTERIOR LOAD BEARING AND NON-LOAD BEARING WALLS ARE TO BE 2 x 4 SPF #2 @ 24" O.C. (UNO).

**BRACED WALL DESIGN NOTES:**

1. WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R301.1.3. "ENGINEERED DESIGN" OF THE NRC 2024 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.4 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE. SHEATH ALL EXTERIOR WALLS w/ 7/16" OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NRC 2024 EDITION.
2. CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS WITH HORIZONTAL JOINTS BLOCKED. ATTACH SHEATHING w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
3. CS-WSP REFERS TO "CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL (UNO) WHERE NOTED ON THE PLANS ATTACHED WITH 1 1/4" LONG #8 SCREWS OR 1 5/8" LONG 5d COOLER NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES. WHERE METHOD OR PANELS ARE REQUIRED.
4. BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NRC 2024 EDITION.
5. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.
6. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL INFORMATION.

**STRUCTURAL NOTES:**

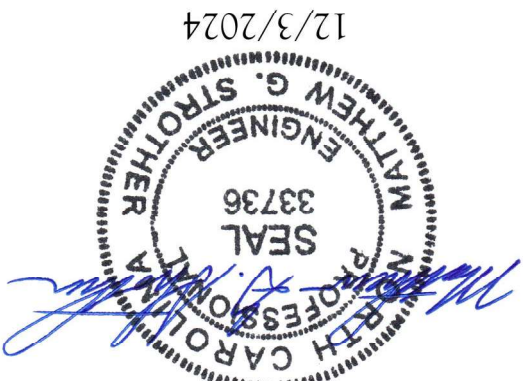
1. ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SPF #2 (UNO).
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD E.A. END (UNO). SEE KING STUD TABLES FOR ADDITIONAL KING STUD REQUIREMENTS.
4. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
5. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
6. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
7. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

**LEGEND**

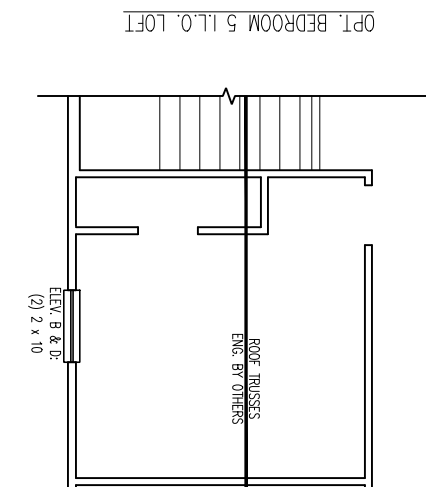
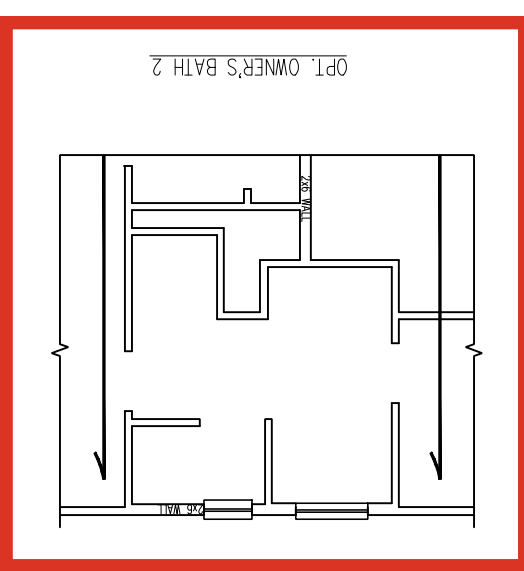
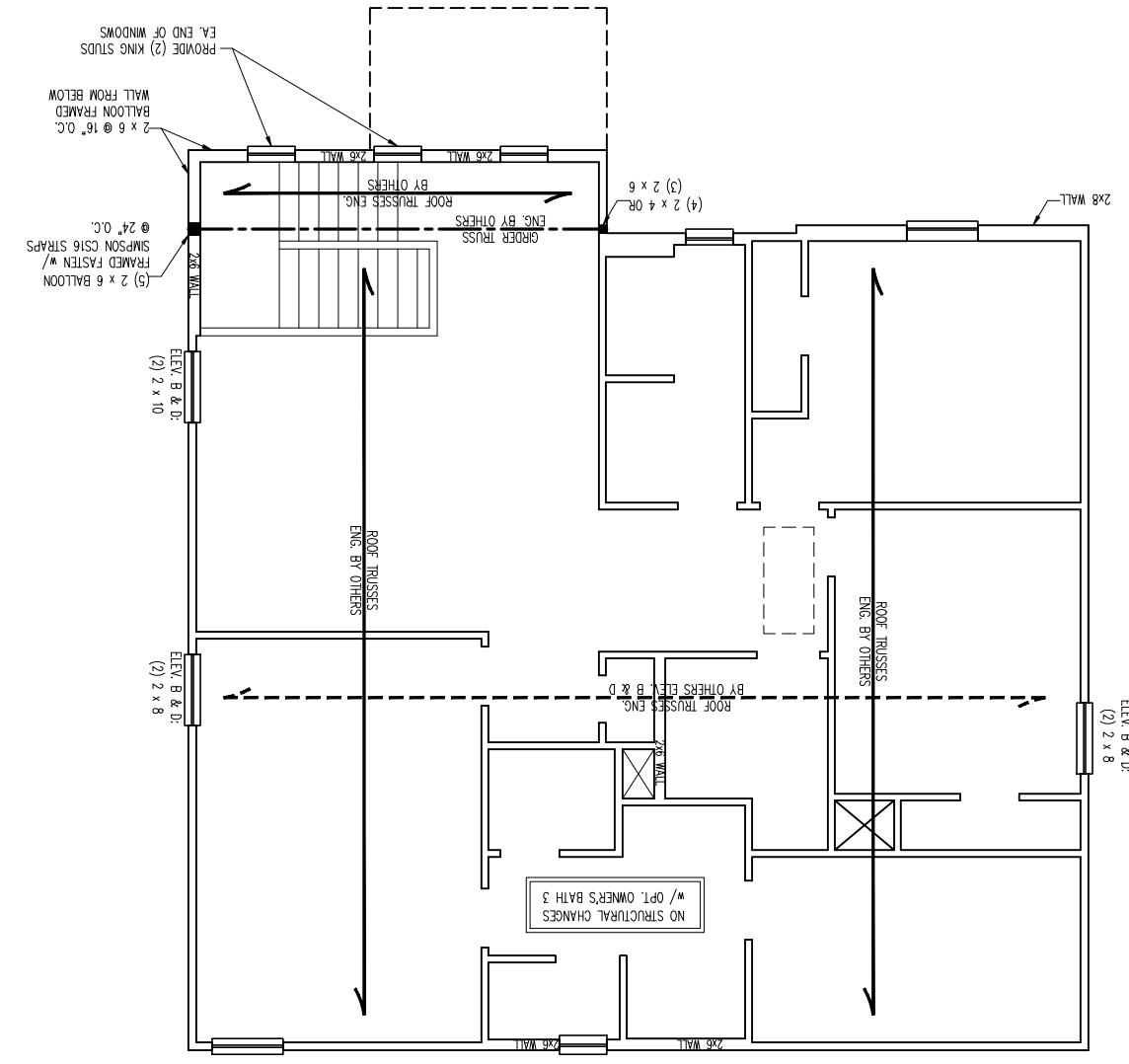
CONT	CONTINUOUS
XT	EXTRA TRUSS
TS	TRUSS SUPPORT
EA	EACH
( )	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SOUTHERN YELLOW PINE
SPF	SPRUCE PINE FIR
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

**TABLE R602.7.5**

MINIMUM NUMBER OF FULL HEIGHT KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS IN 120/130 MPH WIND ZONES	HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
1	UP TO 4	2
2	< 4 TO 8	3
3	< 8 TO 14	4
4	< 14 TO 18	5

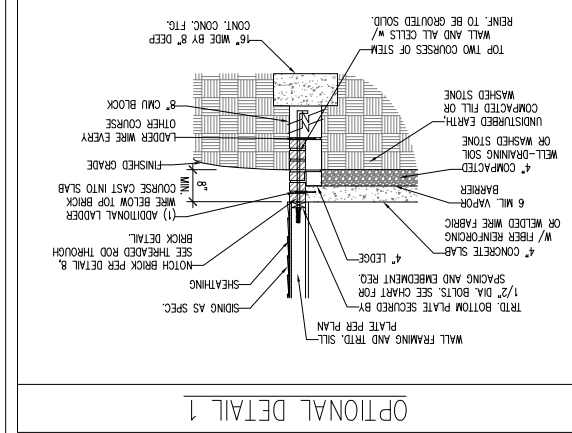
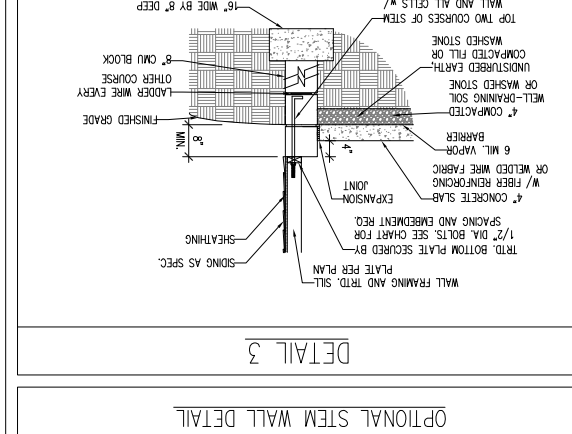
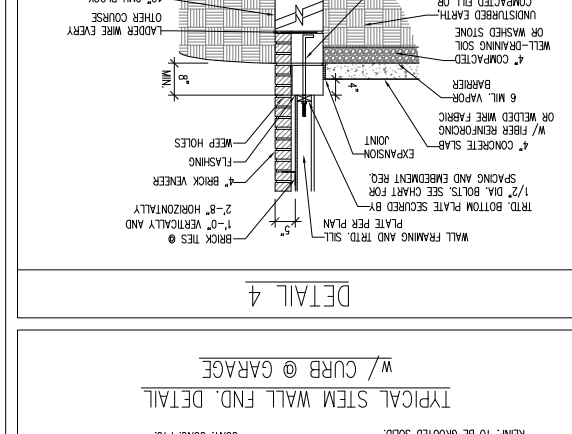
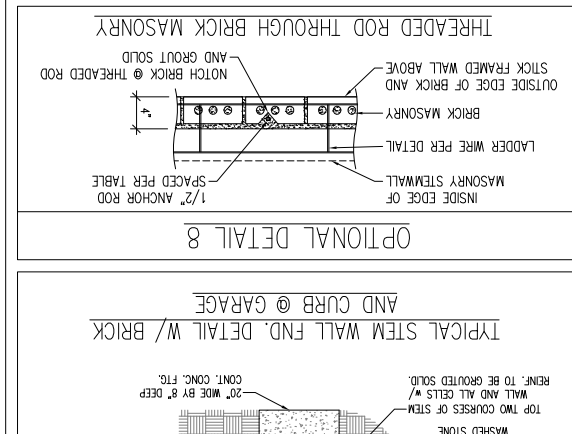
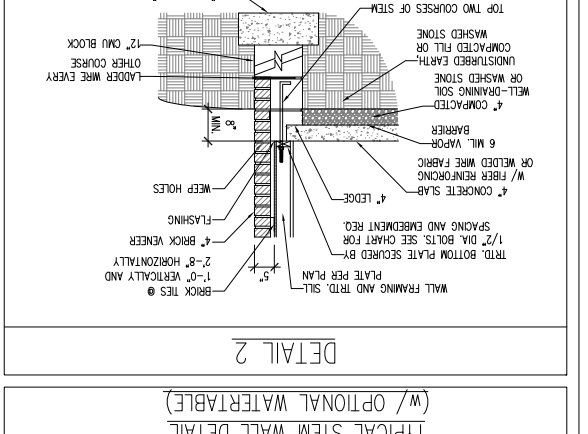
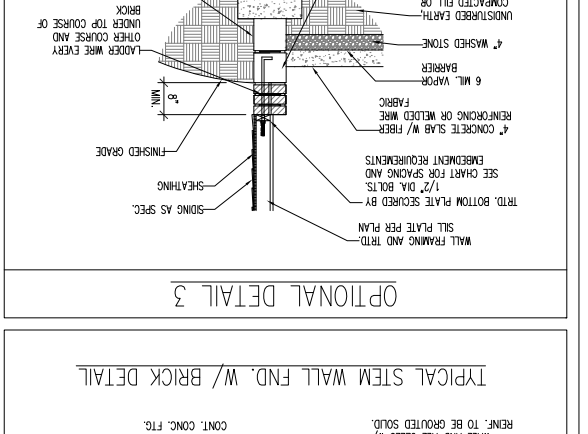
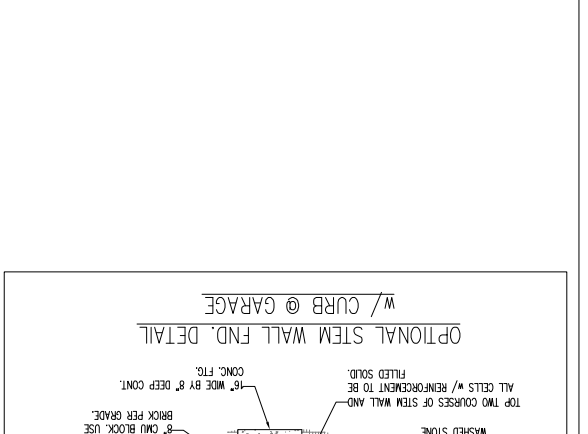
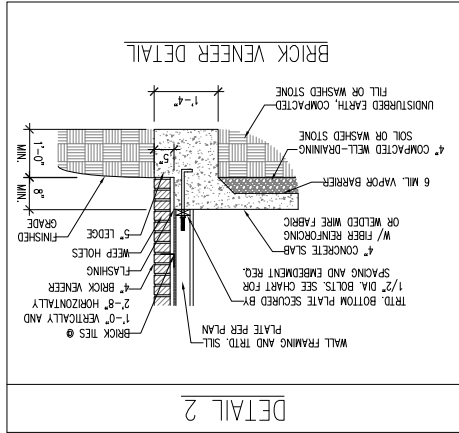
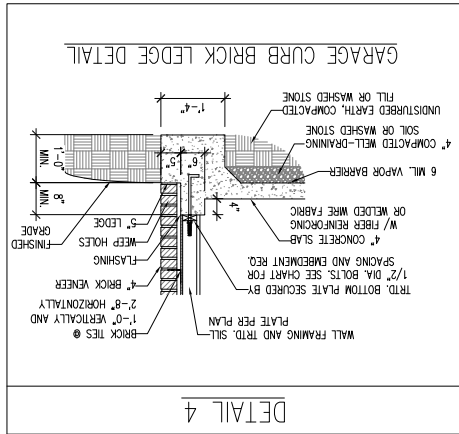
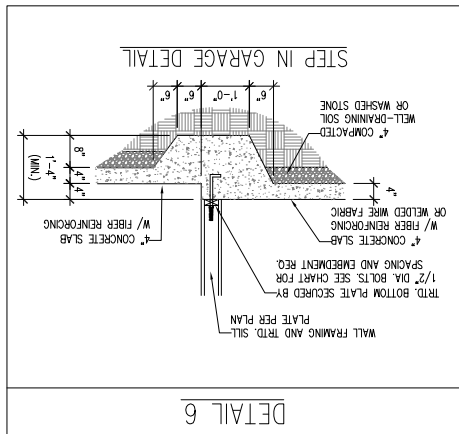
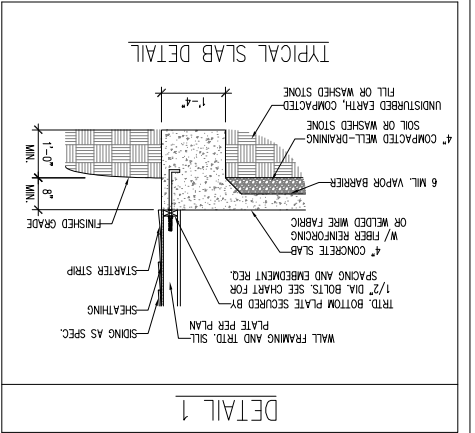
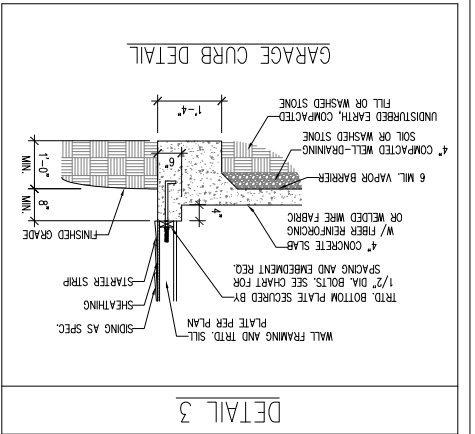
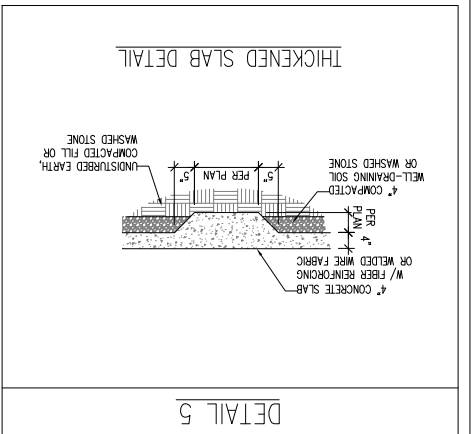
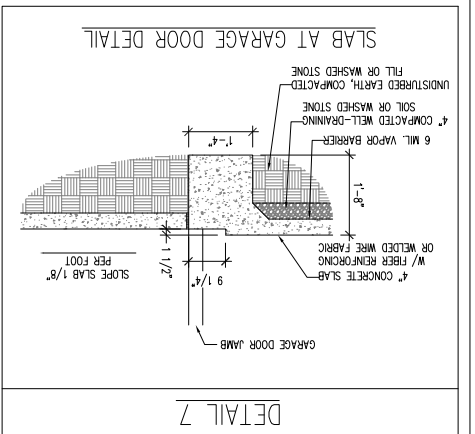


ELEVATION A









MONOLITHIC SLAB DETAILS

STEMWALL DETAILS

ANCHOR SPACING AND EMBEDMENT

WIND ZONE	120 MPH	130 MPH
EMBEDMENT	6'-0" O.C.	4'-0" O.C.
SPACING	INSTALL MIN. (2) ANCHORS PER WITHIN 12" OF CORNERS	INSTALL MIN. (2) ANCHORS PER WITHIN 12" OF CORNERS
NOTE:	THREADED ROD WITH EPOXY, SIMPSON TITEN HD, OR APPROVED ANCHORS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" DIAMETER ANCHOR BOLTS MAY BE USED IN LIEU OF 1/2" ANCHOR BOLTS.	

STRUCTURAL NOTES:

- 1) WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
- 2) THE MULTIPLE WALLS 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. W/ GREATER THAN 3' OF FILL AS MEASURED FROM THE TOP OF THE FOOTING.
- 4) BACKFILL OF CLEAN #57 / #57 WASHED STONE IS ALLOWABLE.
- 5) ACCORDING TO UNIFIED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE B405.1 OF THE 2024 NORTH CAROLINA RESIDENTIAL CODE ARE ALLOWABLE.
- 6) PREP SLAB PER 8506.2.1 AND 8506.2.2 BASE AND EXCEPTION OF 2024 NORTH CAROLINA RESIDENTIAL CODE.
- 7) MINIMUM 24" LAP SPICE LENGTH.
- 8) LOCATE REBAR IN CENTER OF FOUNDATION WALL.
- 9) WHERE REQUIRED, FILL BLOCK SOILD WITH TYPE "S" MORTAR OR 3000 PSI GROUT. USE OF "LOW LEFT GROUTING" METHOD REQUIRED WHEN FILING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

MASONRY STEMWALL SPECIFICATIONS

WALL HEIGHT (FEET)	8" CMU	4" BRICK AND 4" CMU
2 AND BELOW	UNROUTED	UNROUTED
3	UNROUTED	UNROUTED
4	REBAR @ 36" O.C. GROUT SOILD W/ #4	REBAR @ 48" O.C. GROUT SOILD W/ #4
5	REBAR @ 36" O.C. GROUT SOILD W/ #4	REBAR @ 64" O.C. GROUT SOILD W/ #4
6 AND GREATER	NOT APPLICABLE	REBAR @ 64" O.C. GROUT SOILD W/ #4

ENGINEERED DESIGN BASED ON SITE CONDITIONS



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12/3/2024

FOUNDATION DETAILS  
D-1  
DATE: NOVEMBER 2, 2024  
SCALE: NTS  
DRAWN BY: JST  
ENGINEERED BY: JST

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

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