

WAYFARE DREAM FINDERS HOMES

PLAN REVISIONS

REVISIONS CONTINUED...

12-23-19 REMOVED GLASS INSERTS AND REMOVED ACCENTS FROM GARAGE DOOR FOR I4H STANDARDS. CHANGE FIREPLACE FROM STD TO OPTIONAL. VERIFY EQUIPMENT KITCHEN LAYOUT WITH DELI OVEN OPTION. REMOVE KITCHEN, BATHROOM, AND LAUNDRY FLOOR HATCHING FROM PLANS.

01-18-20 UPDATED DIMENSIONS FOR PAD AND PATIO. CHANGED WASHER DRYER AND REFRIGERATOR TO OPTIONAL COMPONENTS. CREATED CUTSHEETS. CHANGE LOCATIONS OF HOSE BIBBS TO BE ON HEATED WALLS. VERIFY HDR HGTS ARE AT LEAST 1'-0". VERIFIED MASTERS 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 RC 2008 AND SC IRC 2008. VERIFIED VENTILATION REQUIREMENTS AT OWNERS' BEDROOM, ADDED 3/0@5/0 WINDOW ON SIDE WALL. ADDED INSULATION INFORMATION ON PLANS

04-01-20 REMOVED HANSEN BOX AND DRYER VENT. CAFE WAS CHANGED TO CASUAL DINING, GATHERING WAS CHANGED TO FAMILY AND FLEX ROOM WAS CHANGED TO STUDY. CREATED NEW SHEETS FOR FIRST FLOOR PLAN AND SECOND FLOOR PLAN OPTIONS. UPDATED CUTSHEETS. 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 CRAFTS 'D'. CHANGED ELEVATION ARTS AND CRAFTS 'D'. CHANGED CORNER BOARDS ON ELEVATIONS TO BE I4X TRIM BOARD. SHOWED COACH LIGHTS ON ELEVATIONS. ADDED DIAGONAL DIMENSIONS ON SLAB INTERFACE PLAN. REVISED ROOM DIMENSIONS FOR THE FOLLOWING ROOMS:
GARAGE WAS 20'-0"X20'-0", NOW IS 10'-0"X20'-0"
STUDY WAS 10'-0"X13'-6", NOW IS 10'-0"X13'-4"
FAMILY ROOM WAS 11'-0"X16'-6", NOW IS 11'-0"X16'-4"
REMOVED FRONT GARAGE AND LIVING AREAS.
LIVING AT FIRST FLOOR PLAN WAS 993 SF, NOW 962 SF
LIVING AT SECOND FLOOR PLAN WAS 1318 SF AT ELEVATION A AND 1344 AT ELEVATION C, NOW 1310 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 50 FT. LOG. TO ELIMINATE 50 FT. ROUNDING. FIRST FLOOR WAS 962 SF, NOW 961 SF. SECOND FLOOR WAS 1310 SF, NOW 1306 SF. 2 CAR GARAGE WAS 411 SF, NOW 410 SF. PORCH AT ELEV. D WAS 15 SF, NOW 14 SF. CHANGED SHUTTERS TO BE 14" WIDE.
CHANGED THE 7/8 DOOR AT THE FOUNDER ROOM AND BATH 3 TO A 2 1/6 DOOR.

04-08-20 ADDED WINDOW SCHEDULE TO PLAN. CHANGED I1X8 TRIM ON ALL ELEVATIONS TO I1X8 TRIM FIXED PORCHES TO KEEP COLUMNS FROM OVERHANGING CONCRETE. REMOVED COLUMN BASE FROM ELEVATION B AND MADE COLUMN FULL HEIGHT. RESIZED FRONT PORCH OF ELEVATION B. PREVIOUSLY, 106 SQ FT, NOW IS 50 FT. REMOVED COLUMN BASE FROM ELEVATION C AND MADE COLUMN FULL HEIGHT, AND 8" SQUARE. RESIZED FRONT PORCH OF ELEVATION D. PREVIOUSLY, 114 SQ FT, NOW 104 SQ FT. CREATED NEW DECORATIVE DETAIL FOR ELEVATION B. CREATED DECORATIVE BRACKET AT ELEVATION D. CHANGED CAP ON COLUMNS FOR ELEVATION A TO MATCH COLUMNS ON ELEVATION B & ELEVATION D. CHANGED ALL TRIM AROUND WINDOWS EXTERIOR DOOR & GARAGE DOOR TO I4X W/ J-CHANNEL. RESIZED FRONT PORCH OF ELEVATION A. PREVIOUSLY, 600 SQ FT, NOW 63 SQ FT. CHANGED GARAGE WALL FROM 2X6 TO 2X4. GARAGE WALL BETWEEN GARAGE AND FAMILY ROOM/FOTER MOVED 7" TOWARDS FAMILY ROOM TO MAKE GARAGE LARGER. PREVIOUSLY GARAGE 50 FT 7/8 UPDATED 7/3 50 FT. RELOCATED CONDUIT TO GO FROM ISLAND TO CLOSEST EXTERIOR WALL. CHANGED LINEN DOOR FROM 7/16 BIFOLD TO 2/0 STD. CHANGED COAT CLOSET DOOR FROM 7/16 BIFOLD TO 2/6 STD. CHANGED OWNERS' BATH LINEN CLOSET FROM 7/16 BIFOLD TO 2/6 STD. CHANGED UPSTAIRS LINEN CLOSET FROM 7/16 BIFOLD TO 2/0 STD. CHANGED BED 2 CLOSET DOOR FROM 7/16 BIFOLD TO 2/6 STD. CHANGED BED 3 CLOSET DOOR FROM 7/16 BIFOLD TO 2/6 STD. CHANGED BED 4 CLOSET DOOR FROM 7/16 BIFOLD TO 2/6 STD. CHANGED BED 5 CLOSET DOOR FROM 7/16 BIFOLD TO 2/6 STD.

1-04-22 ADDED ELEVATION D2 SHOWING BRICK COLUMN AND D3 SHOWING STONE COLUMN. ADDED SQUARE FOOTAGE BLOCK FOR D2 AND D3 ELEVATIONS. VERIFIED AND UPDATED THE SF AS FOLLOWS:
FIRST FLOOR SF WAS 961, NOW IT IS 958
TOTAL SF WAS 2161, NOW IT IS 2166
UPDATED GARAGE DOOR WALL OF 1 CAR CARRIAGE GARAGE TO 2X6
UPDATED GARAGE DOOR WALL OF GARAGE TO 2X6
VERIFIED AND UPDATED OPTIONAL OWNERS' BATH 2 & 3 LAYOUTS

04-05-23 MOVE LINEN CLOSET WALL 2" IN OWNERS' BATH FOR VANITY CABINET. CHANGED WINDOW HEADER HEIGHT ON SECOND FLOOR TO 1'-1". ADDED (6) OPTIONAL LED CAN LIGHTS IN KITCHEN (08-15-23) DOOR FOR BATH 3 IN OPT. BEDROOM 4 W/ BATH 3 ILO STUDY AND FOUNDER ROOM. CHANGED ROOM FITCH ON ELEV. B TO MATCH REST OF PLAN B (10-18-23) CHANGED TYPO ON GARAGE LEFT TITLE TO READ GL INSTEAD OF GR (10-18-23) UPDATED 50 FOOTAGE TABLE TO INCLUDE MISSING OPTIONAL PATIO (08-05-24)

SQUARE FOOTAGE		ELEV 'A'
HEATED AREAS		958 SQ. FT.
FIRST FLOOR		1306 SQ. FT.
SECOND FLOOR		2266 SQ. FT.
TOTAL HEATED SF		413 SQ. FT.
UNHEATED AREAS		63 SQ. FT.
2-CAR GARAGE		16 SQ. FT.
FRONT PORCH		80 SQ. FT.
COVERED AREAS		0 SQ. FT.
UNCOVERED AREAS		0 SQ. FT.
PAD		0 SQ. FT.
OPT. PATIO		0 SQ. FT.
HEATED OPTIONS		0 SQ. FT.
OPT BEDRM, 4 W/ BATH 3		0 SQ. FT.
OPTIONAL BEDRM, 5 I.L.O. LOFT		240 SQ. FT.
UNHEATED OPTIONS		
OPTIONAL 1-CAR GARAGE		

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

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

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

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

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO 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 DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE DRAFTER'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE PLANS OR CHANGES HAVE BEEN ISSUED. THE BUILDER SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. 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.

LOT 563 CREEKSIDE OAKS NORTH INVENTORY MARKED

DREAM FINDERS
DREAM HOMES

JOB NUMBER	DATE	BY
6-1815681	01-08-17	WAYFARE-R
ISSUED	02-18-20	
REVISED	04-01-20	
	04-08-20	
	12-01-22	
	04-03-23	

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

WAYFARE (Garage Left)
DREAM FINDERS HOMES

2277

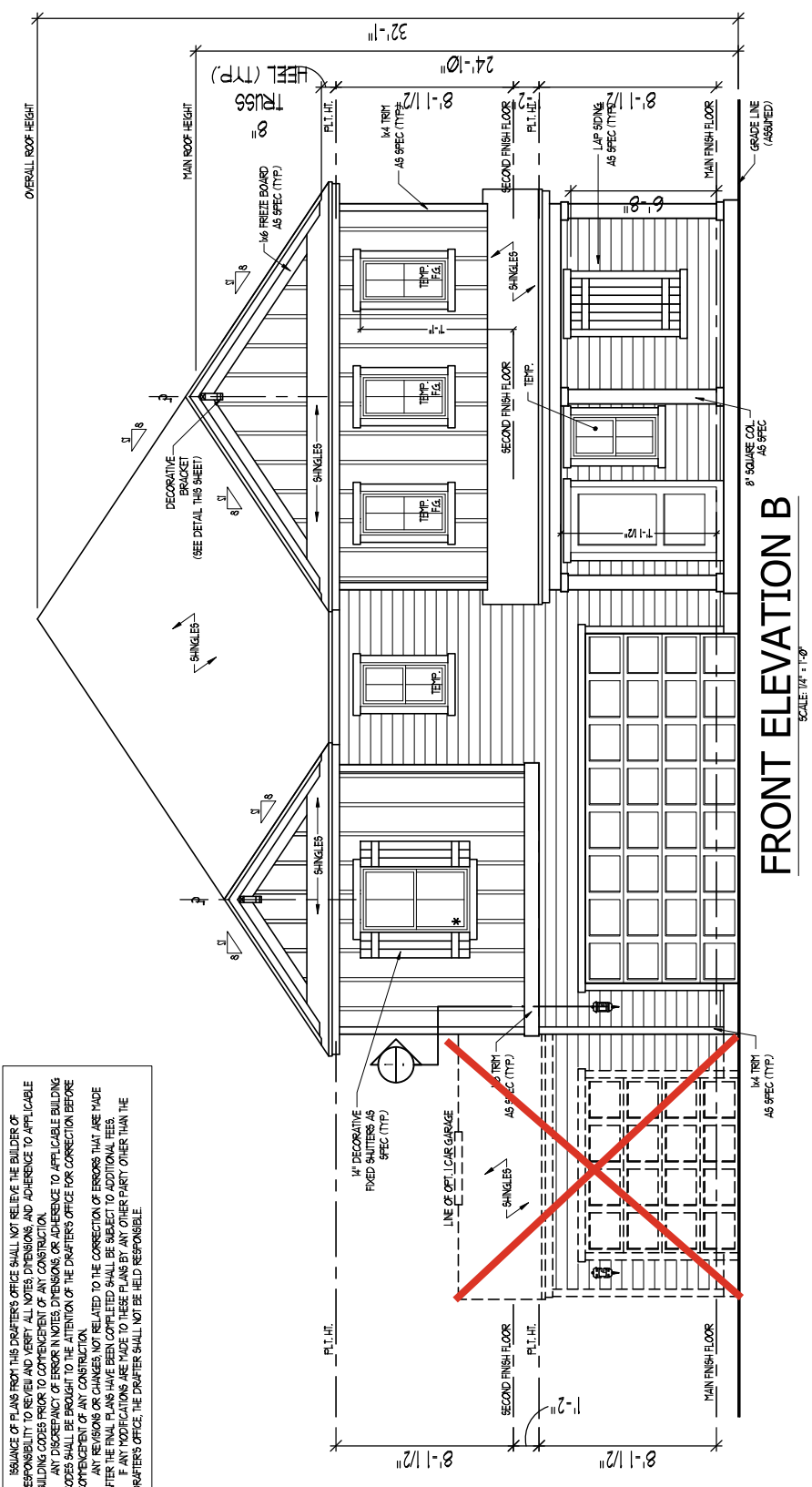
TITLE

REVISION LOG

CS
SHEET

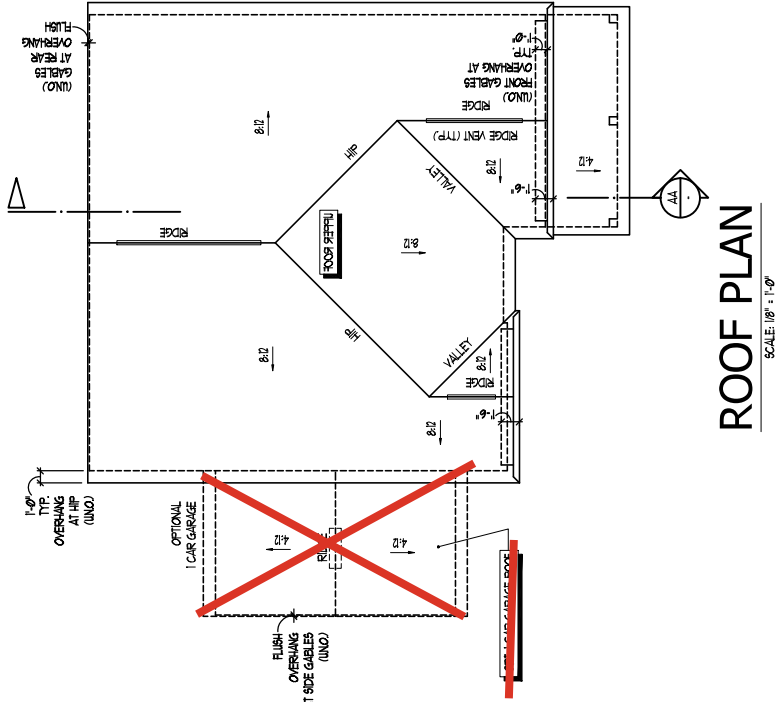
LOT 563 CREEKSIDE OAKS NORTH

RELIANCE 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 ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

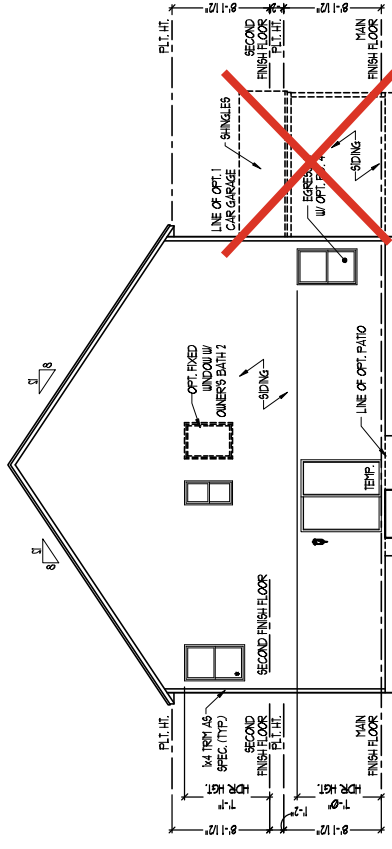


FRONT ELEVATION B
SCALE: 1/4" = 1'-0"

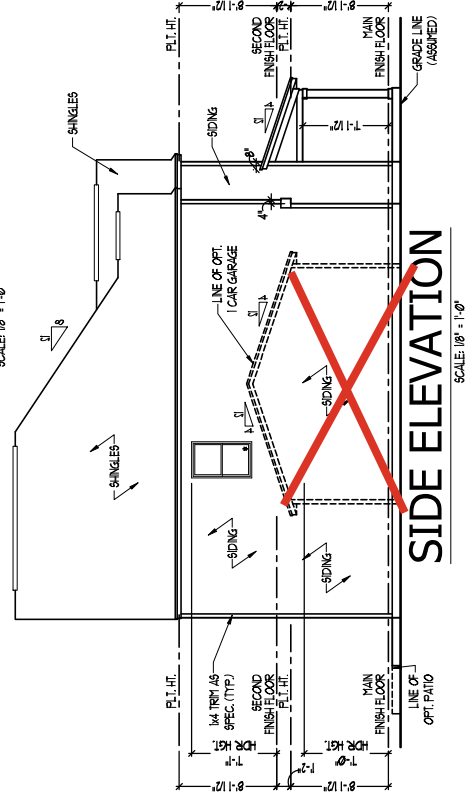
TOTAL UNDER ROOF AREA:	1377 SQ. FT.	1377 SQ. FT.
VENTING AREA REQUIRED:	459 SQ. FT.	459 SQ. FT.
TOTAL REQUIREMENTS:	LOWER: 2.30	UPPER: 2.30
LOWER AREA VENTING		
SOFFIT VENT	SIZE: PER UNIT: .041 SF/LF	# UNITS: 80'-10" PROVIDED: 3.31
LOWER AREA VENTING PROVIDED:		
UPPER AREA VENTING		
RIDGE VENT	SIZE: PER UNIT: .125 SF/LF	24'-0" PROVIDED: 3.00
UPPER AREA VENTING PROVIDED:		
TOTAL AREA PROVIDED		
SOFFIT AND RIDGE VENT		6.31



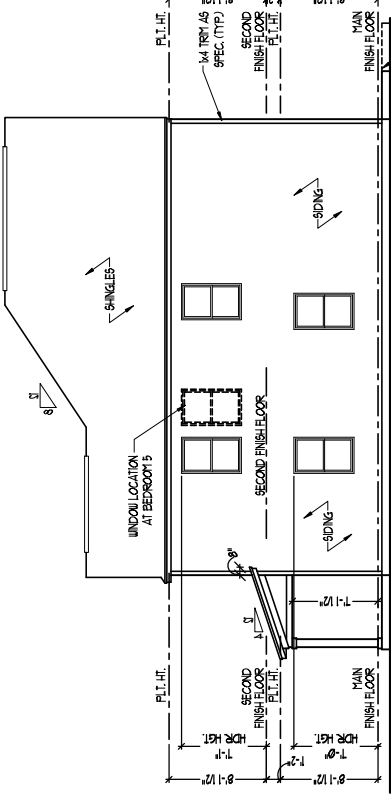
ROOF PLAN
SCALE: 1/8" = 1'-0"



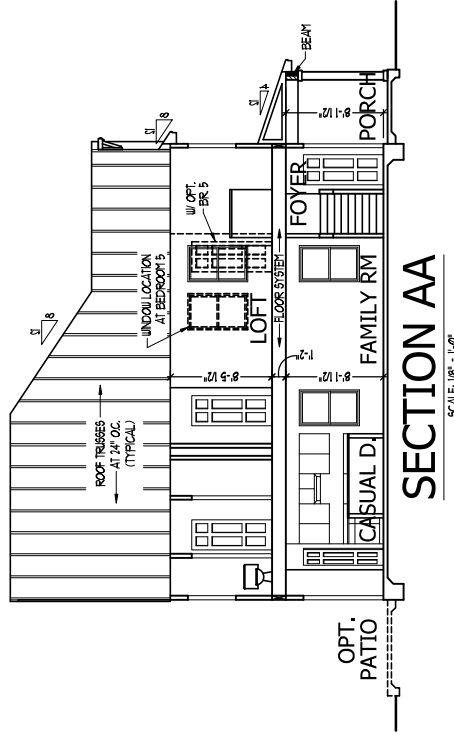
REAR ELEVATION
SCALE: 1/8" = 1'-0"



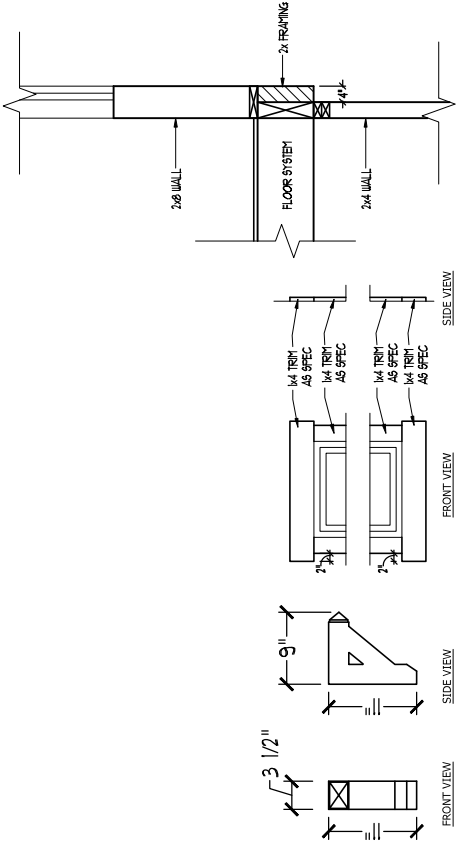
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



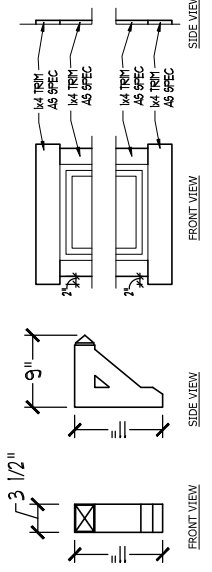
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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



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



BRACKET DETAIL
SCALE: 1" = 1'-0"

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

WAYFARE (Garage Left)
DREAM FINDERS HOMES

2277

TITLE
FRONT ELEVATION
DETAILS

A3.1
SHEET



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

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

ELEVATIONS, ROOF PLAN & SECTION - FARMHOUSE B

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

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

WAYFARE
DREAM FINDERS HOMES

DATE: APRIL 21, 2023
SCALE: 1/4" = 1'-0"
DRAWN BY: JRL/HMS
ENGINEERED BY: WFB

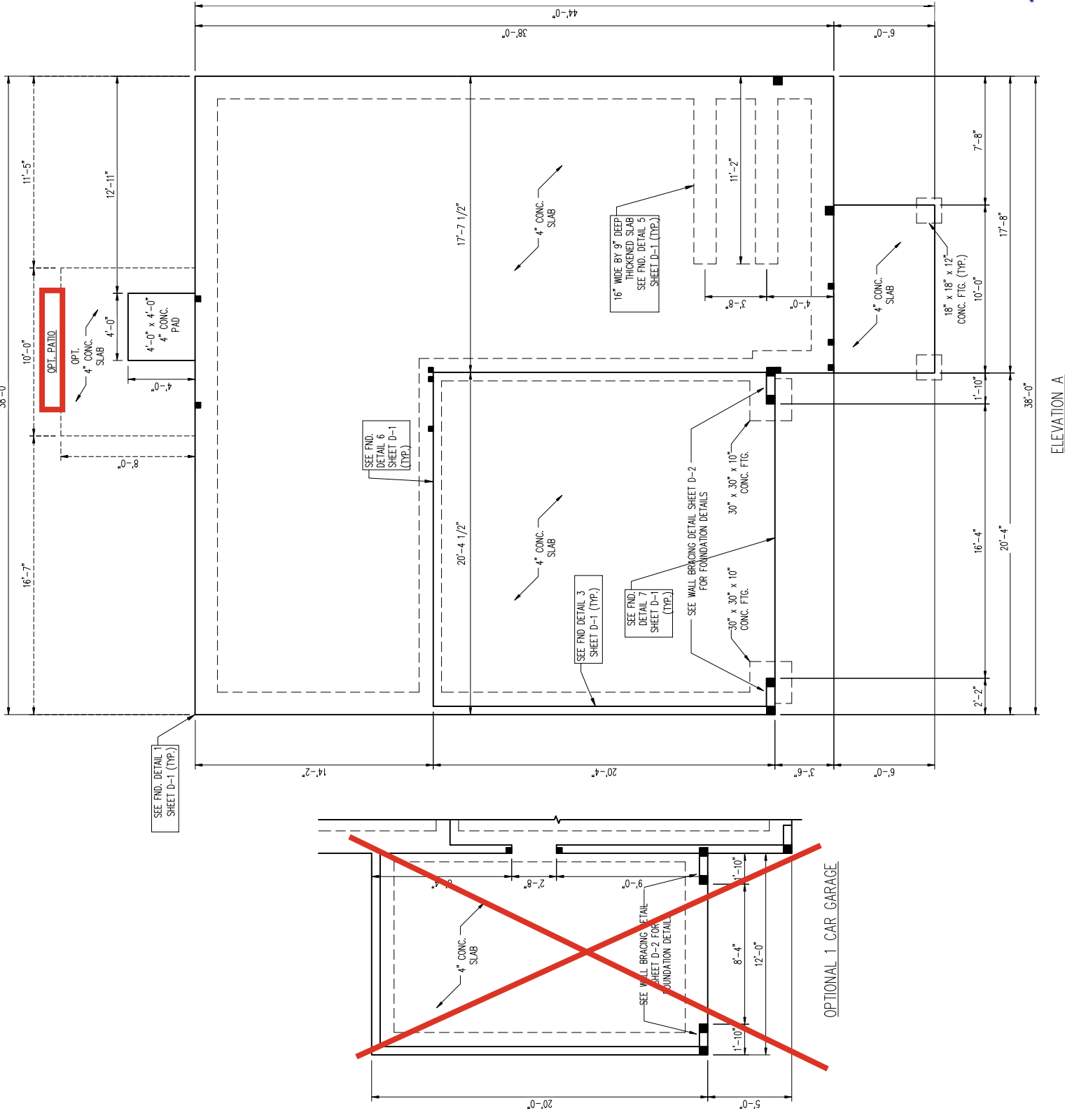
SHEET: 3 OF 12
S-1.2a
MONO SLAB
FOUNDATION PLAN

- 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).
 - BUILDERS 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 +24.3 PSF AND -32 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
 - ROOF CLADDING DESIGNED FOR +222 PSF AND -28 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +117 PSF AND -57 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 602.10 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION AND AS NOTED ON PLANS.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES ARE BEING 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 6" FROM CORNERS AND ALL WALL CORNERS. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. LOCATE BRIT WITHIN MIDDLE THIRD OF PLATE WIDTH.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - EXTERIOR WALLS DESIGNED FOR 120 MPH WINDS.
 - WALL CLADDING DESIGNED FOR +103 PSF AND -20 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
 - ROOF CLADDING DESIGNED FOR +142 PSF AND -18 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +10 PSF AND -36 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 602.10 OF THE IRC, 2018 EDITION. SEE FOUNDATION NOTES AND DETAILS 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.

LEGEND

CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
FDN	FOUNDATION
FTG	FOOTING
OC	ON CENTER
SF	SPRUCE PINE FR
SYP	SOUTHERN YELLOW PINE
TRD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE



4/28/2023

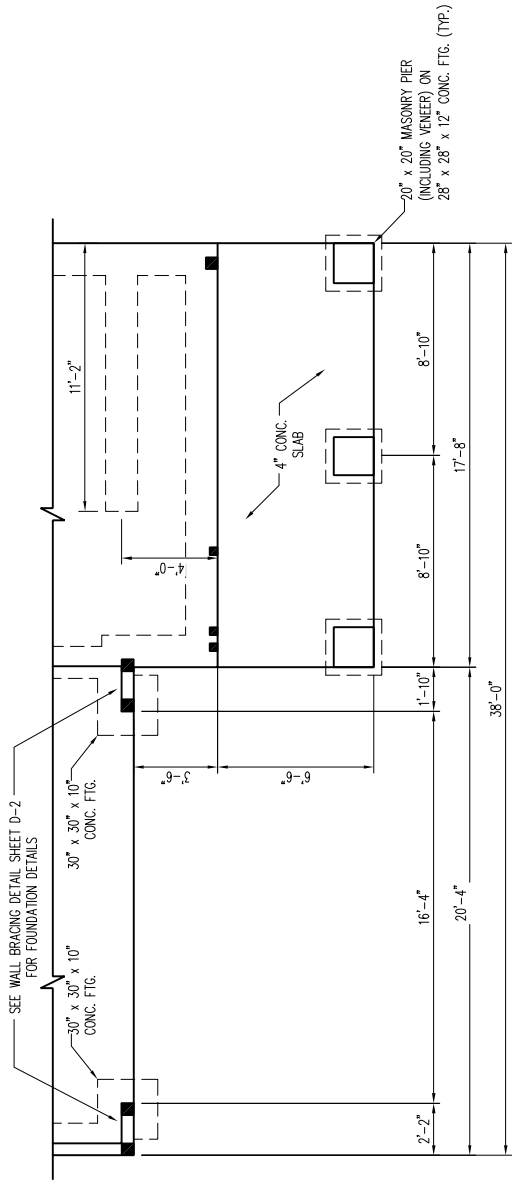
SCALE NOTE:
 LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
 11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

J.S. THOMPSON
 ENGINEERING, INC.
 333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609
 PHONE: (919) 789-9919 FAX: (919) 789-9921
 N.C. LICENSE NO.: C1733

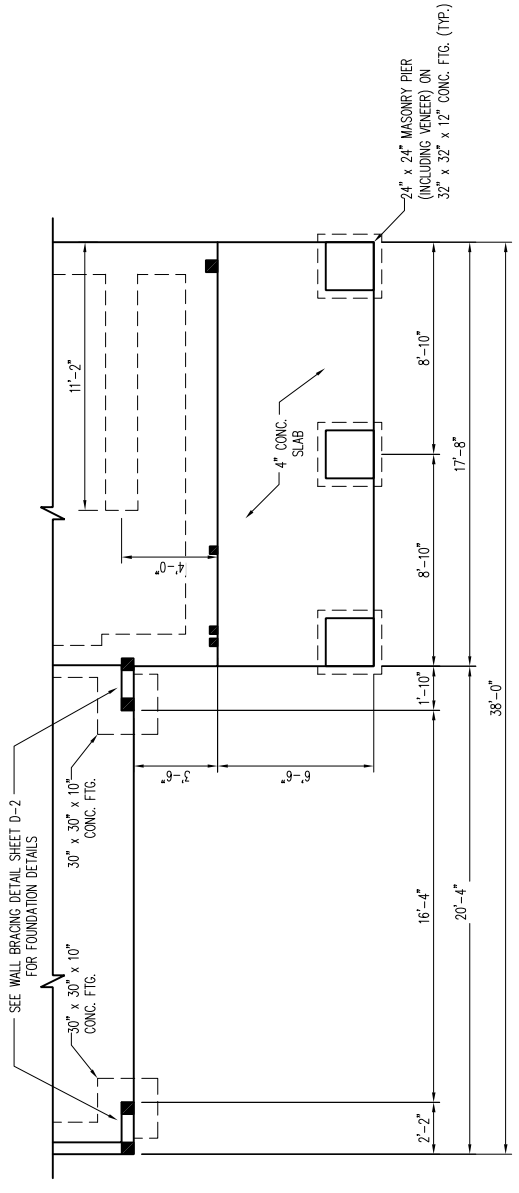
WYFARE
 DREAM FINDERS HOMES

DATE: APRIL 27, 2023
 SCALE: 1/4" = 1'-0"
 DRAWN BY: PERL HOMES
 INCHES BY: WEB

SHEET 4 OF 12
 S-1.2b
 MONO SLAB
 FOUNDATION PLAN

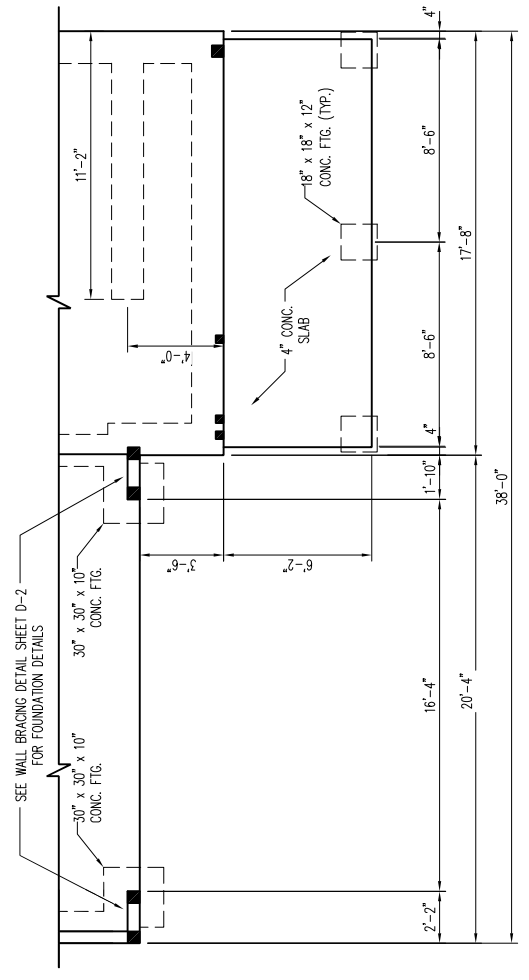


ELEVATION D3

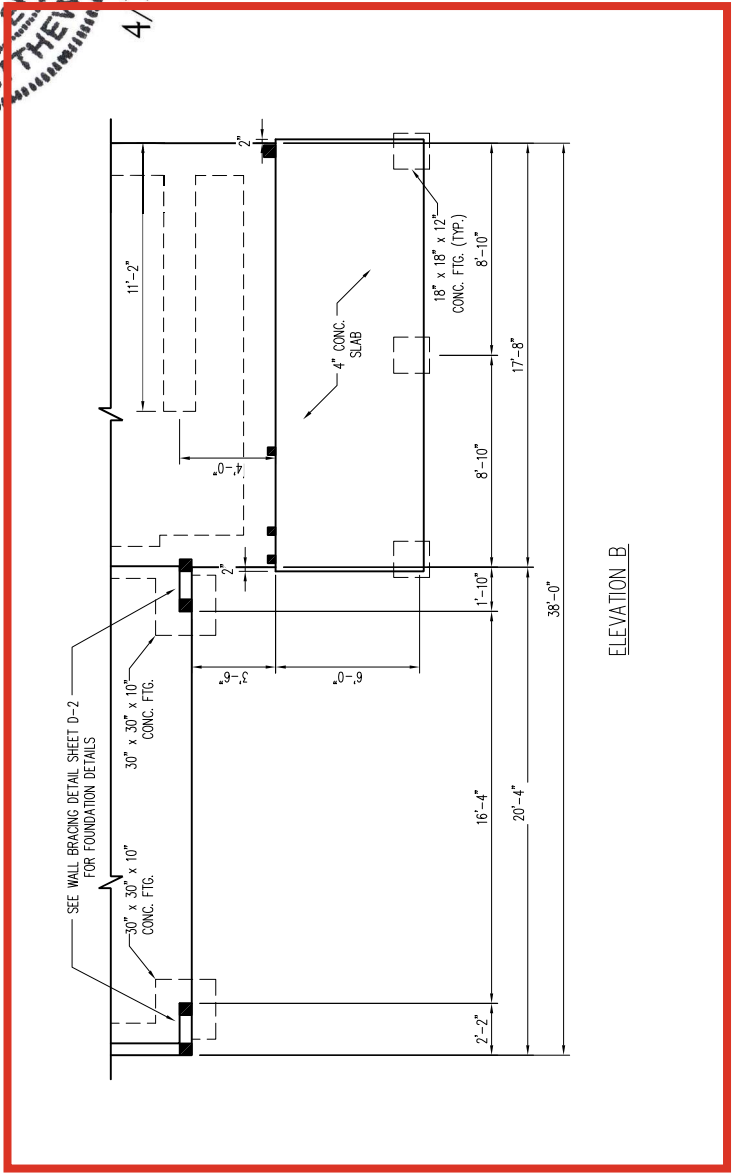


ELEVATION D2

PROFESSIONAL SEAL
 33736
 MATTHEW G. STROTHER
 ENGINEER
 CAROLINA
 4/28/2023



ELEVATION D



ELEVATION B



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

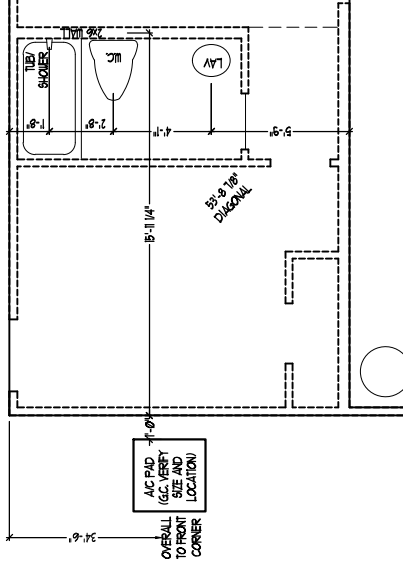
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

WAYFARE (Garage Left)

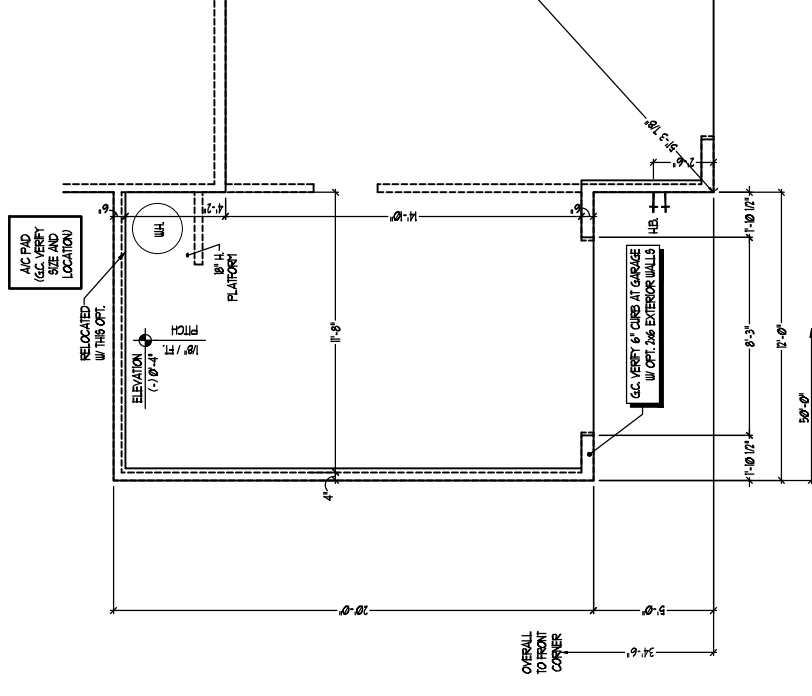
2277

TITLE
SLAB INTERFACE PLAN
OPTIONS

A1.1
SHEET



**OPT BEDROOM 4 W/
BATH 3 ILO STUDY
AND POWDER ROOM 1**
SCALE 1/4" = 1'-0"



OPT 1 CAR GARAGE
SCALE 1/4" = 1'-0"

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 ARE MADE AFTER COMMENCEMENT OF CONSTRUCTION SHALL BE INDICATED BY A REVISION TABLE. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

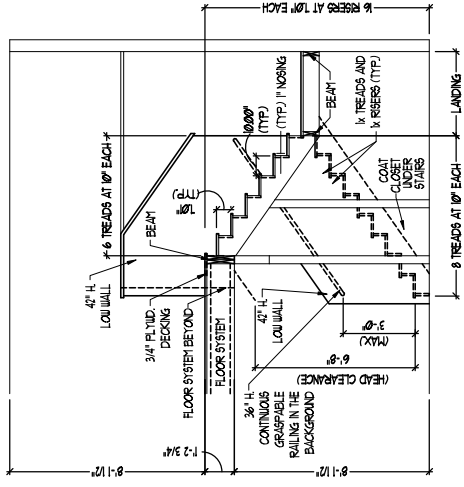
SLAB INTERFACE FIRST FLOOR PLAN OPTIONS

SCALE 1/4" = 1'-0"

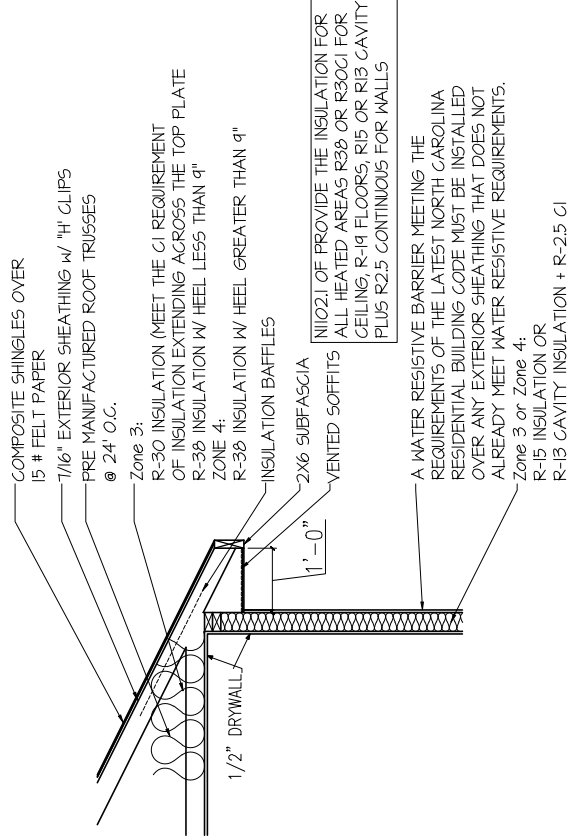
WINDOW SCHEDULE			
MARK	SIZE		HEAD HEIGHT
	WIDTH	HEIGHT	
(1)	30"	50"	70"
(2)	20"	40"	70"
(3)	30"	40"	FK
(4)	20"	40"	FK

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

*** * * * ***
STAIR NOTES:
 BAULSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE A SUCH A SIZE THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES TO PASS THROUGH
 HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND HANDRAILS.
 CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA
*** * * * ***



STAIR SECTION
 SCALE 1/4" = 1'-0"



INSULATION DETAIL

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. THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE PLANS HAVE BEEN COMPLETED. THE BUILDER 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.

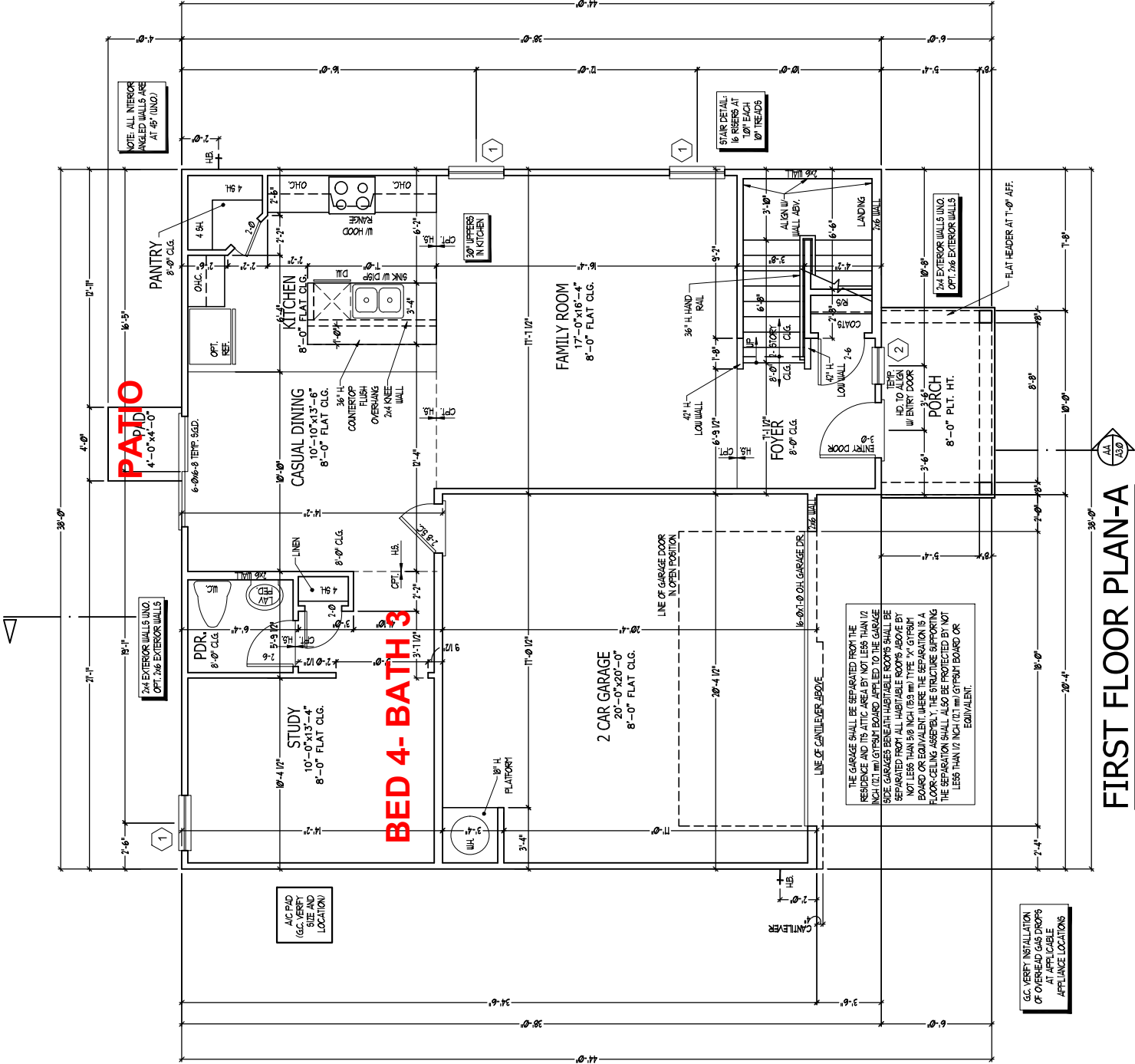
SQUARE FOOTAGE	
HEATED AREAS	ELEV 'A'
FIRST FLOOR	988 SQ. FT.
SECOND FLOOR	1305 SQ. FT.
TOTAL HEATED SF	2266 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	413 SQ. FT.
COVERED AREAS	
FRONT PORCH	63 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
OPT. PATIO	80 SQ. FT.
HEATED OPTIONS	
OPT BEDRM. 4 W/ BATH 3	0 SQ. FT.
OPTIONAL BEDRM. 5 I.L.O. LOFT	0 SQ. FT.
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.



JOB NUMBER	DATE
6-1815687 <td>01-18-17</td>	01-18-17
WAYFARE-R <td>02-18-20</td>	02-18-20
ISSUED <td>04-01-20</td>	04-01-20
REVISION <td>04-08-20</td>	04-08-20
	12-07-22
	04-03-23

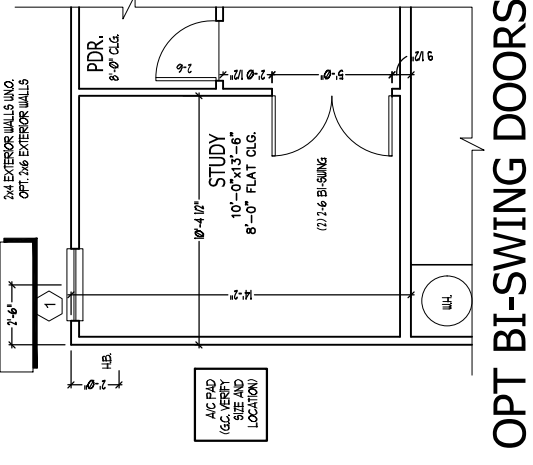
WAYFARE (Garage Left)
 DREAM FINDERS HOMES
 DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

2277
 TITLE
 MAIN FLOOR PLAN
 STAIR SECTION
 SHEET
A2.0
 SCALE 1/4" = 1'-0"

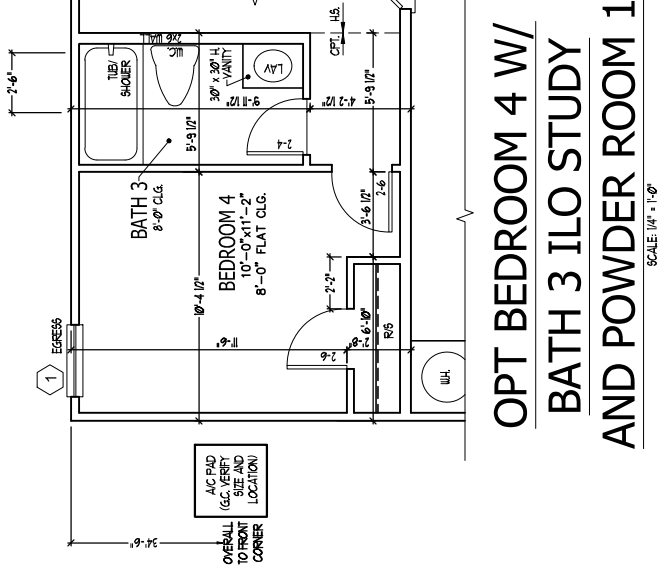


FIRST FLOOR PLAN-A
 SCALE 1/4" = 1'-0"

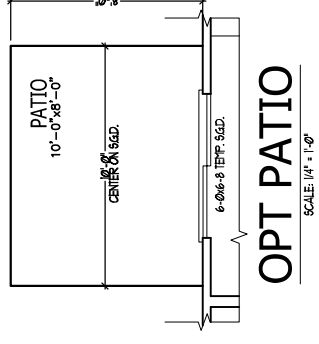
ELEVATION A
FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"



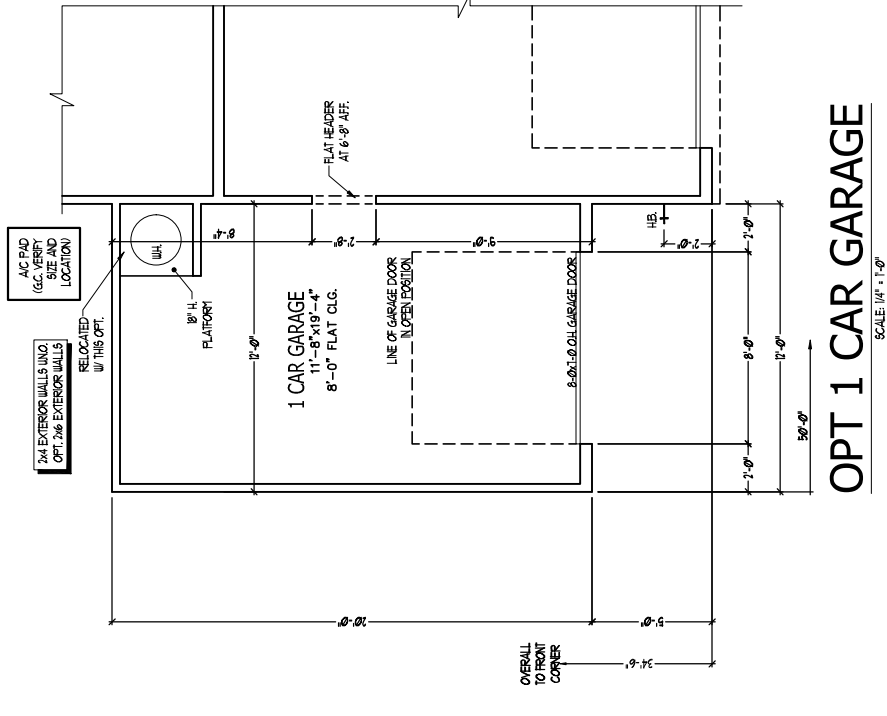
**OPT BI-SWING DOORS
AT STUDY**
SCALE: 1/4" = 1'-0"



**OPT BEDROOM 4 W/
BATH 3 ILO STUDY
AND POWDER ROOM 1**
SCALE: 1/4" = 1'-0"



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



OPT 1 CAR GARAGE
SCALE: 1/4" = 1'-0"

REFER TO STANDARD PLAN FOR INFORMATION NOT SHOWN.

WINDOW SCHEDULE				
MARK	SIZE		TYPE	HEAD HEIGHT
	WIDTH	HEIGHT		
(1)	30"	50"	SINGLE HUNG	7'0"
(2)	20"	40"	SINGLE HUNG	7'0"
(3)	30"	40"	FIX	7'0"
(4)	20"	40"	FIX	7'0"

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

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO 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 DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE DRAFTER'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS THAT ARE MADE AFTER THE PLANS HAVE BEEN COMPLETED. THE DRAFTER'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE. THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

DREAM FINDERS
DREAM HOMES



JOB NUMBER	6-1815881*
CAD FILE NAME	WAYFARE-R
DESIGNED	11-08-17
REVISED	02-18-20
	04-01-20
	04-08-20
	12-01-22
	04-03-23

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

WAYFARE (Garage Left)
DREAM FINDERS HOMES

2277

TITLE
PLAN OPTIONS

SHEET

A2.1

FIRST FLOOR PLAN OPTIONS
SCALE: 1/4" = 1'-0"

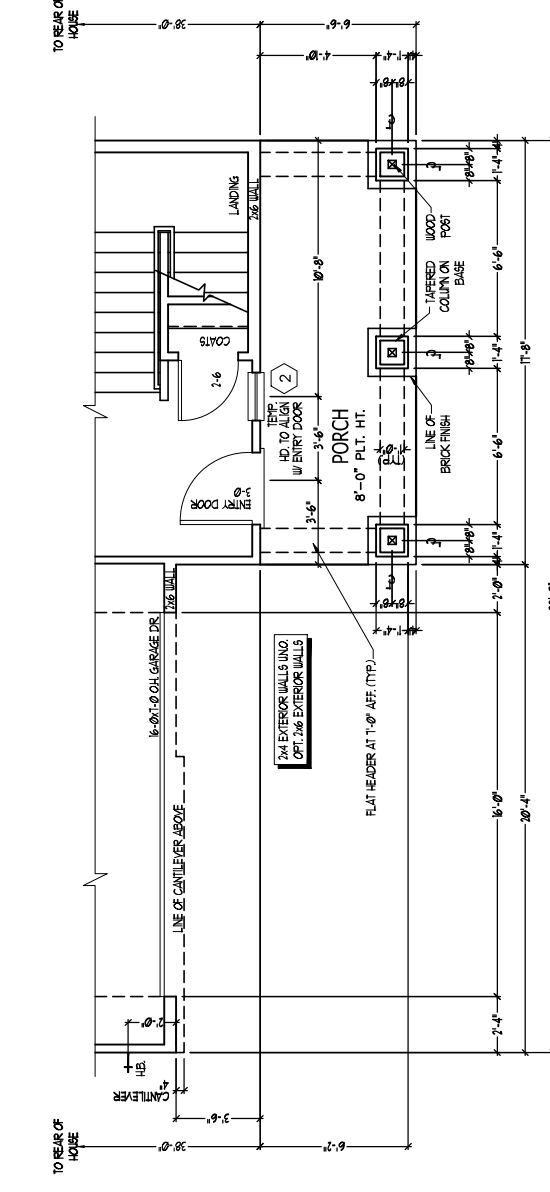
SQUARE FOOTAGE		ELEV 'B'
HEATED AREAS		
FIRST FLOOR	998 SQ. FT.	
SECOND FLOOR	1306 SQ. FT.	
TOTAL HEATED SF	2266 SQ. FT.	
UNHEATED AREAS		
2-CAR GARAGE	413 SQ. FT.	
COVERED AREAS		
FRONT PORCH	111 SQ. FT.	
UNCOVERED AREAS		
PAD	16 SQ. FT.	
OPT. PATIO	80 SQ. FT.	
HEATED OPTIONS		
OPT. BEDRM. 4 W/ BATH 3	0 SQ. FT.	
OPTIONAL BEDRM. 5 I.L.O. LOFT	0 SQ. FT.	
UNHEATED OPTIONS		
OPTIONAL 1-CAR GARAGE	240 SQ. FT.	

SQUARE FOOTAGE		ELEV 'D'
HEATED AREAS		
FIRST FLOOR	998 SQ. FT.	
SECOND FLOOR	1306 SQ. FT.	
TOTAL HEATED SF	2266 SQ. FT.	
UNHEATED AREAS		
2-CAR GARAGE	413 SQ. FT.	
COVERED AREAS		
FRONT PORCH	104 SQ. FT.	
UNCOVERED AREAS		
PAD	16 SQ. FT.	
OPT. PATIO	80 SQ. FT.	
HEATED OPTIONS		
OPT. BEDRM. 4 W/ BATH 3	0 SQ. FT.	
OPTIONAL BEDRM. 5 I.L.O. LOFT	0 SQ. FT.	
UNHEATED OPTIONS		
OPTIONAL 1-CAR GARAGE	240 SQ. FT.	

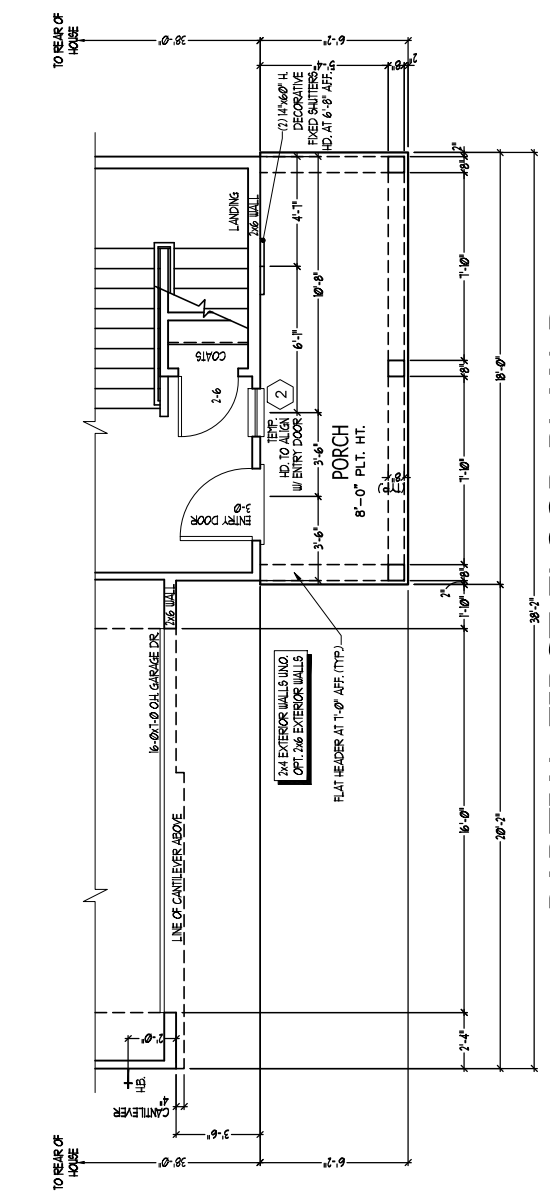
SQUARE FOOTAGE		ELEV 'D2'
HEATED AREAS		
FIRST FLOOR	998 SQ. FT.	
SECOND FLOOR	1306 SQ. FT.	
TOTAL HEATED SF	2266 SQ. FT.	
UNHEATED AREAS		
2-CAR GARAGE	413 SQ. FT.	
COVERED AREAS		
FRONT PORCH	104 SQ. FT.	
UNCOVERED AREAS		
PAD	16 SQ. FT.	
OPT. PATIO	80 SQ. FT.	
HEATED OPTIONS		
OPT. BEDRM. 4 W/ BATH 3	0 SQ. FT.	
OPTIONAL BEDRM. 5 I.L.O. LOFT	0 SQ. FT.	
UNHEATED OPTIONS		
OPTIONAL 1-CAR GARAGE	240 SQ. FT.	

SQUARE FOOTAGE		ELEV 'D3'
HEATED AREAS		
FIRST FLOOR	998 SQ. FT.	
SECOND FLOOR	1306 SQ. FT.	
TOTAL HEATED SF	2266 SQ. FT.	
UNHEATED AREAS		
2-CAR GARAGE	413 SQ. FT.	
COVERED AREAS		
FRONT PORCH	104 SQ. FT.	
UNCOVERED AREAS		
PAD	16 SQ. FT.	
OPT. PATIO	80 SQ. FT.	
HEATED OPTIONS		
OPT. BEDRM. 4 W/ BATH 3	0 SQ. FT.	
OPTIONAL BEDRM. 5 I.L.O. LOFT	0 SQ. FT.	
UNHEATED OPTIONS		
OPTIONAL 1-CAR GARAGE	240 SQ. FT.	

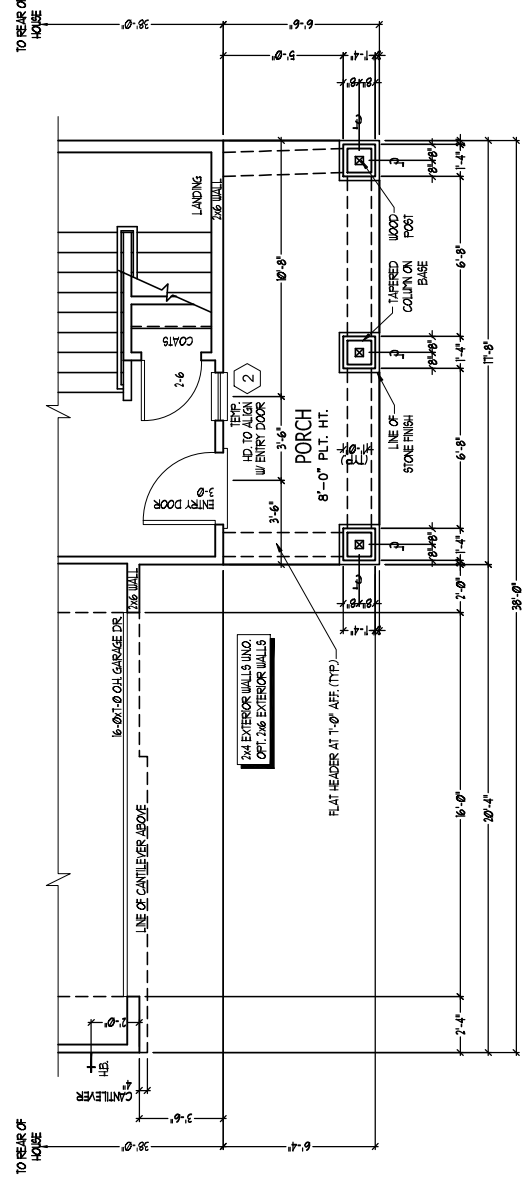
REMARKS OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT BE HELD BY THE BUILDER OR RESPONSIBLE TO ANY OTHER PARTY. ANY CHANGES, ADDITIONS, DELETIONS, OR ADJUSTMENTS TO ANY BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTERS OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION. ANY REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



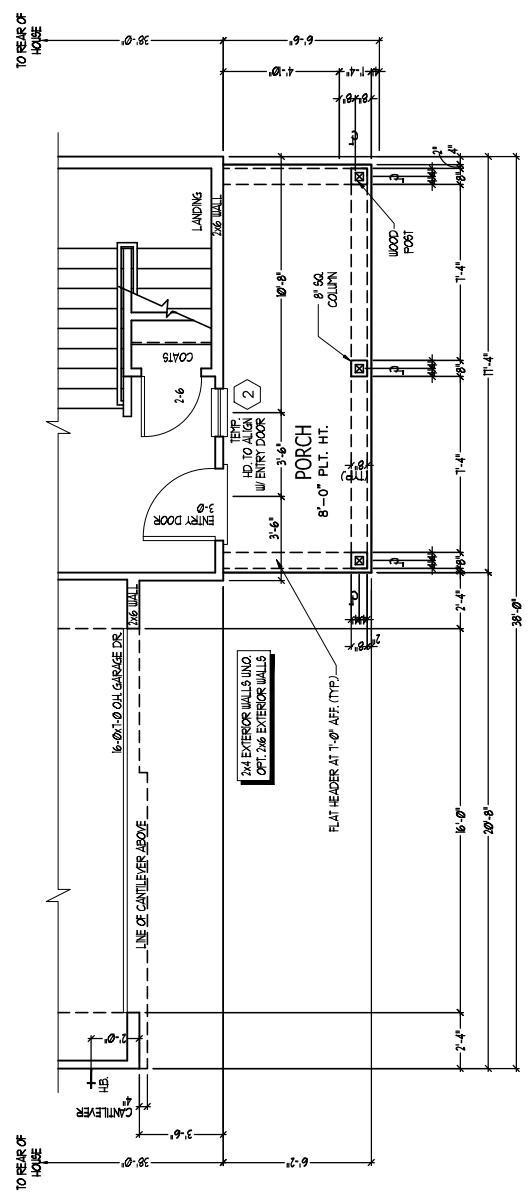
PARTIAL FIRST FLOOR PLAN-D2
SCALE: 1/4" = 1'-0"



PARTIAL FIRST FLOOR PLAN-B
SCALE: 1/4" = 1'-0"



PARTIAL FIRST FLOOR PLAN-D3
SCALE: 1/4" = 1'-0"



PARTIAL FIRST FLOOR PLAN-D
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE				
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"	FK	7'-0"
4	2'-0"	4'-0"	FK	7'-0"

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



JOB NUMBER	B-1815881
CAD FILE NAME	WAYFARE-R
DESIGNED	11-08-17
REVISED	02-18-20
	04-01-20
	04-08-20
	12-07-22
	04-03-23

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

WAYFARE (Garage Left)
DREAM FINDERS HOMES

2277

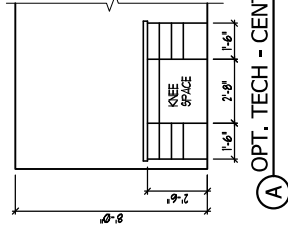
PLAN OPTIONS

A2.2
SHEET

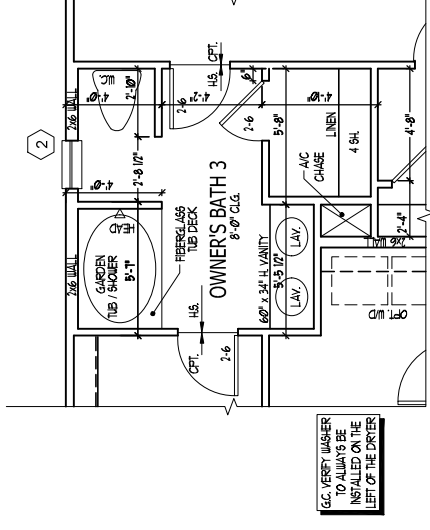
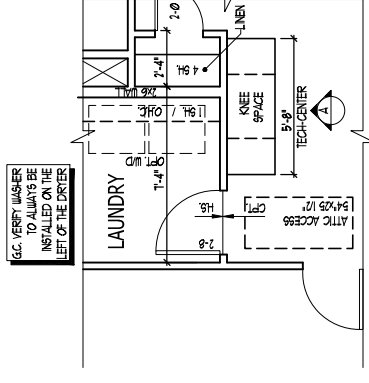
FIRST FLOOR PLAN OPTIONS
SCALE: 1/4" = 1'-0"

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

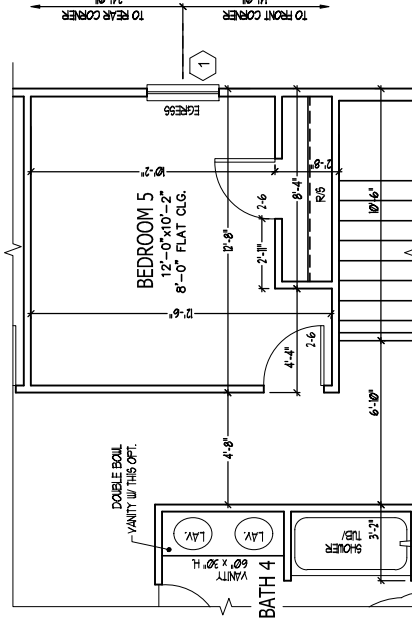
SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.



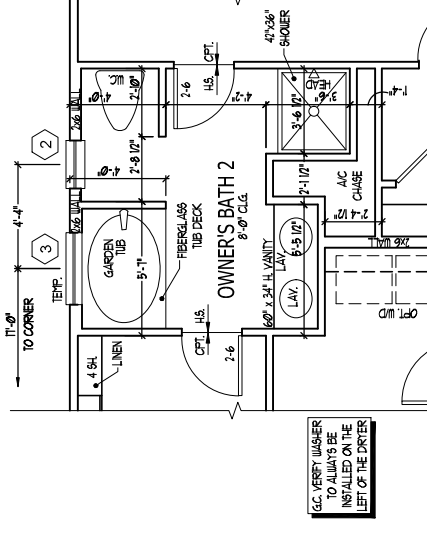
OPT TECH-CENTER
SCALE: 1/4" = 1'-0"



OPT OWNER'S BATH 3
SCALE: 1/4" = 1'-0"



**OPT BEDROOM 5
W/ BATH 4 ILO LOFT**
SCALE: 1/4" = 1'-0"



OPT OWNER'S BATH 2
SCALE: 1/4" = 1'-0"

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. THE DRAFTERS OFFICE SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS THAT ARE MADE AFTER THE PLANS HAVE BEEN COMPLETED UNLESS SUCH ERRORS ARE 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.

SECOND FLOOR PLAN OPTIONS
SCALE: 1/4" = 1'-0"

REFER TO STANDARD PLAN FOR INFORMATION NOT SHOWN.

TITLE
PLAN OPTIONS

2277

WAYFARE (Garage Left)
DREAM FINDERS HOMES

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

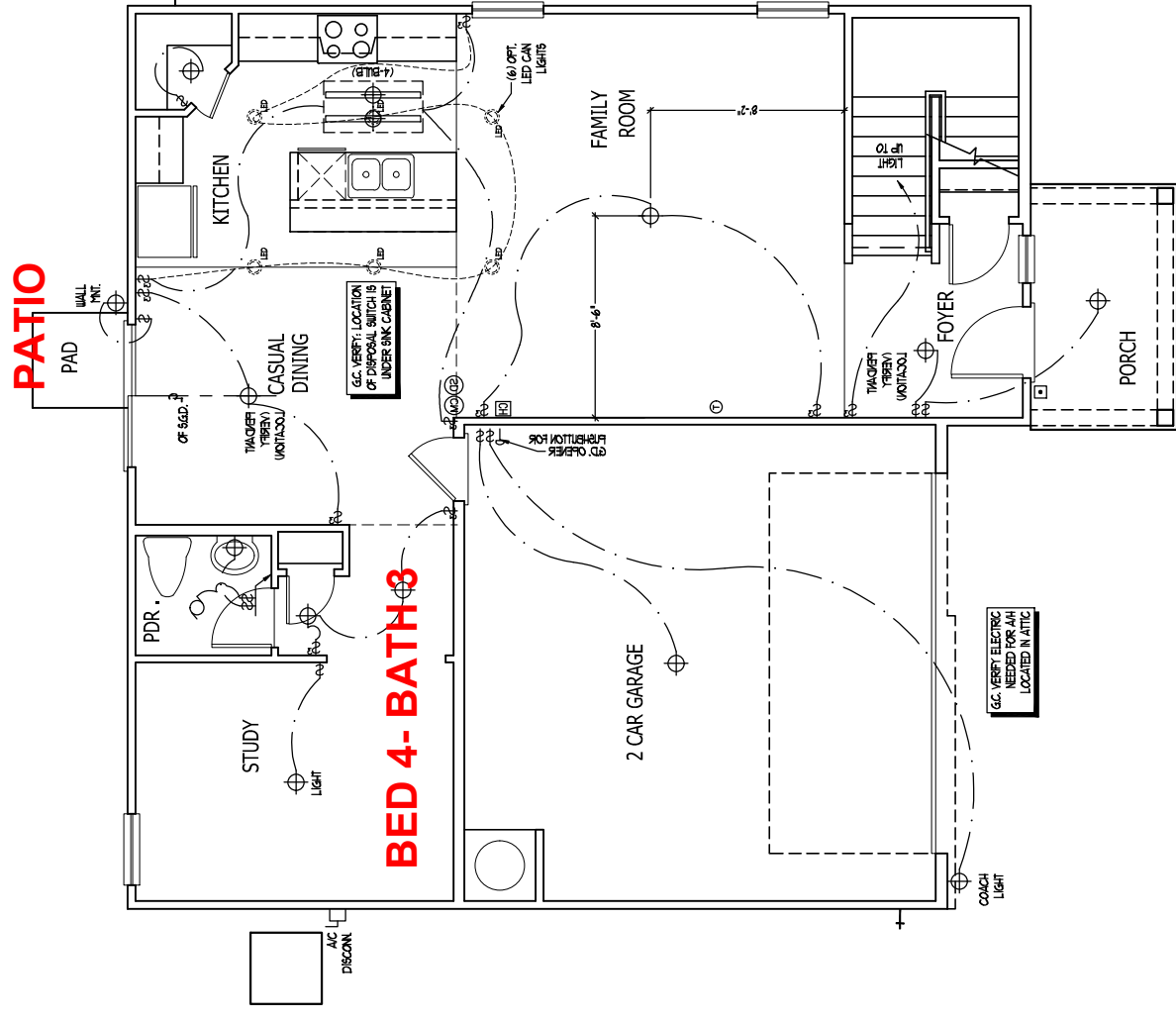
JOB NUMBER	DATE	DESCRIPTION
B-1815887 <td>04-03-23</td> <td>WAYFARE-R</td>	04-03-23	WAYFARE-R
	11-08-17	ISSUED
	02-18-20	REVISED
	04-01-20	
	04-08-20	
	12-01-22	





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

DRAWINGS ON THIS SHEET ARE ONE HALF THE SCALE NOTED



FIRST FLOOR PLAN-A

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

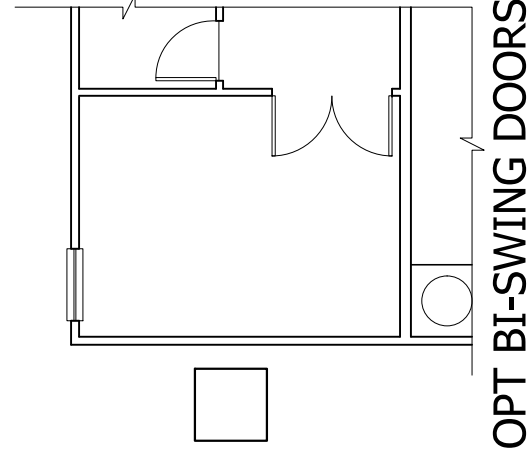
ELEVATION A
FIRST FLOOR PLAN

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

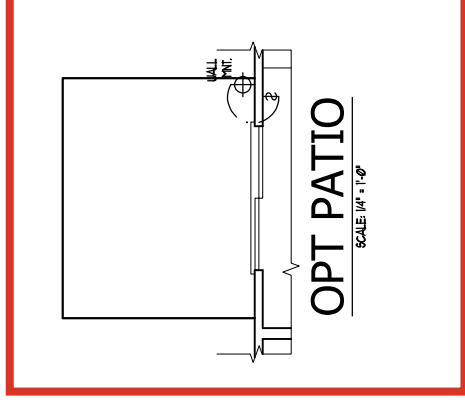
ELECTRICAL KEY

- ⊕ DIFLEX CONVENIENCE OUTLET
- ⊕ DIFLEX OUTLET ABOVE COUNTER
- ⊕ WEATHERPROOF DIFLEX OUTLET
- ⊕ GROUND FAULT INTERRUPTER DIFLEX OUTLET
- ⊕ SPECIAL PURPOSE OUTLET
- ⊕ DIFLEX 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 FULL CHAIN
- ⊕ TRACK LIGHT
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAULT LIGHT COMBINATION
- ⊕ ELECTRIC DOOR OPERATOR (OPTIONAL)
- ⊕ CHIMES (OPTIONAL)
- ⊕ PUSHBUTTON SWITCH (OPTIONAL)
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ SMOKE DETECTOR
- ⊕ SMOKE / CARBON MONOXIDE DETECTOR
- ⊕ TELEPHONE (OPTIONAL)
- ⊕ TELEVISION (OPTIONAL)
- ⊕ THERMOSTAT
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC PANEL
- ⊕ DISCONNECT SWITCH
- ⊕ SPEAKER (OPTIONAL)
- ⊕ ROUGH-IN FOR OPT. CEILING FAN
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

- NOTES:
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS INDICATED ON PLANS OR AS TYPING 4 AND 5 BELOW INDICATES.
 - UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
SWITCHES: ... 4"
OUTLETS: ... 14"
TELEPHONE: ... 4"
TELEVISION: ... 4"
 - ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
 - ALL 5A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, SUNKROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 201.46(B) AND 406.5
 - ALL 5A AND 20A DRY RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
 - IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 70, NEC, 2017, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
 - EVERY BUILDING HAVING A FURNACE, HEATING HEATER OR APPLIANCE REPLACED OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
 - ALWAYS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WORKS WHEN SUCH WORKING 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.
- RELEASE 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. THE DRAFTERS OFFICE SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT ARE MADE AFTER THE PLANS HAVE BEEN COMPLETED UNLESS SUCH ERRORS OR OMISSIONS ARE IDENTIFIED BY ANY MODIFICATIONS MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE. THE DRAFTERS SHALL NOT BE HELD RESPONSIBLE.



**OPT BI-SWING DOORS
AT STUDY**
SCALE 1/4" = 1'-0"



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

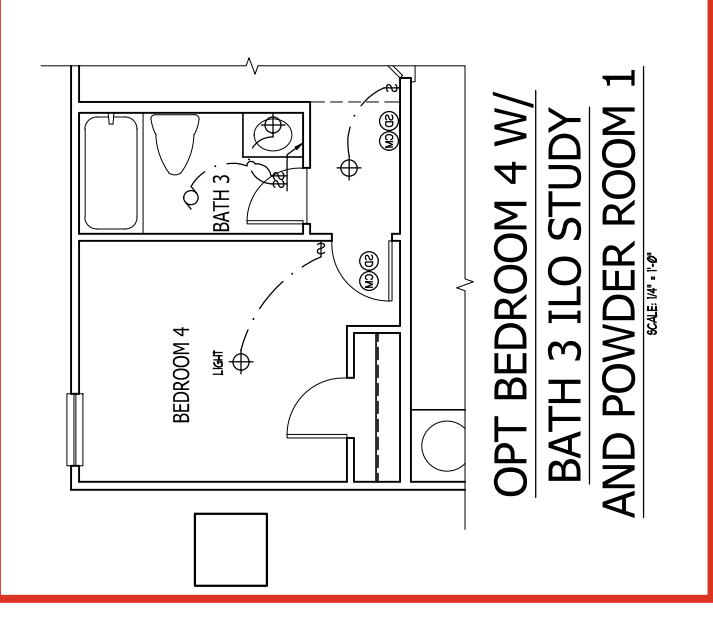
ELECTRICAL KEY

- ⊕ DIFLEX CONVENIENCE OUTLET
- ⊕ DIFLEX OUTLET ABOVE COUNTER
- ⊕ WEATHERPROOF DIFLEX OUTLET
- ⊕ GROUND FAULT INTERRUPTER DIFLEX OUTLET
- ⊕ HALF-SWITCHED DIFLEX OUTLET
- ⊕ SPECIAL PURPOSE OUTLET
- ⊕ DIFLEX 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 FULL CHAIN
- ⊕ TRACK LIGHT
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAULT LIGHT COMBINATION
- ⊕ ELECTRIC DOOR OPERATOR (OPTIONAL)
- ⊕ CHIRPS (OPTIONAL)
- ⊕ PUSHBUTTON SWITCH (OPTIONAL)
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ SMOKE DETECTOR
- ⊕ SMOKE / CARBON MONOXIDE DETECTOR
- ⊕ TELEPHONE (OPTIONAL)
- ⊕ TELEVISION (OPTIONAL)
- ⊕ THERMOSTAT
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC PANEL
- ⊕ DISCONNECT SWITCH
- ⊕ SPEAKER (OPTIONAL)
- ⊕ ROUGH-IN FOR OPT. CEILING FAN
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

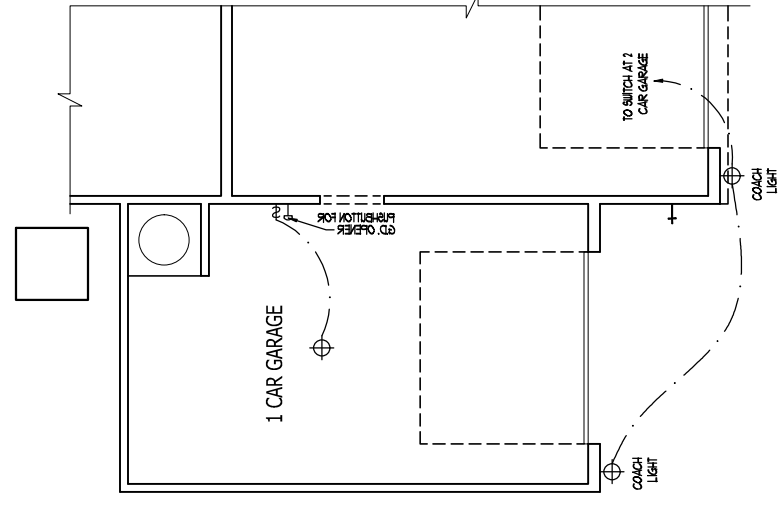
NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS INDICATED ON PLANS OR AS TYPED IN 4 AND 5 BELOW INDICATED.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
SWITCHES: ... 4"
OUTLETS: ... 14"
TELEPHONE: ... 4" (UNLESS ASBY CONTERTOP)
TELEVISION: ... 4"
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 SA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BATHROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 201.46(B) AND 406.5
5. ALL SA AND 20A DRY 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, 201, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A FURBI, FUEL-BURNING HEATER OR APPLIANCE, REPLICE 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 WORKS WHEN SUCH WORKING 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, 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. THE DRAFTERS OFFICE SHALL NOT BE HELD RESPONSIBLE FOR ANY 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 DRAFTERS SHALL NOT BE HELD RESPONSIBLE.



**OPT BEDROOM 4 W/
BATH 3 ILO STUDY
AND POWDER ROOM 1**
SCALE 1/4" = 1'-0"



OPT 1 CAR GARAGE
SCALE 1/4" = 1'-0"

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

WAYFARE (Garage Left)
DREAM FINDERS HOMES

2277

TITLE
ELECTRIC AT PLAN OPTIONS

E1.1
SHEET

DREAM FINDERS
HOMES

JOB NUMBER	B-1815881
CAD FILE NAME	WAYFARE-R
DESIGNED	11-08-17
REVISED	02-18-20
	04-01-20
	04-08-20
	12-01-22
	04-03-23

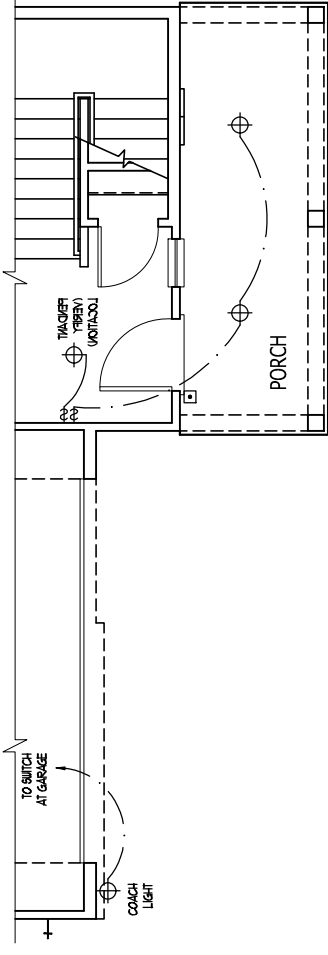
FIRST FLOOR PLAN OPTIONS
SCALE 1/4" = 1'-0"



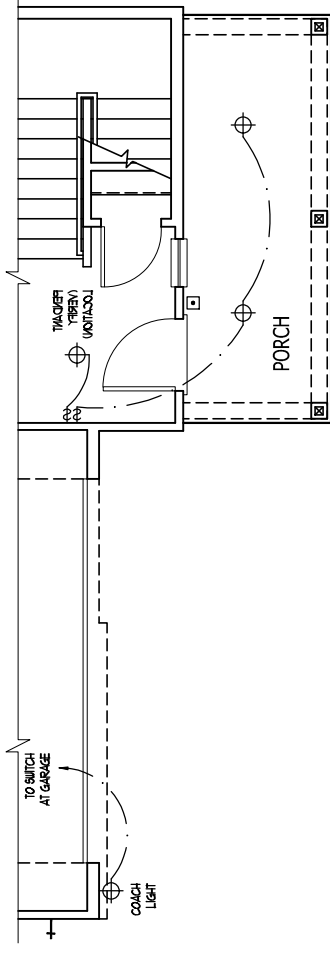
JOB NUMBER	B-1815881
CAD FILE NAME	WAYFARE-R
ISSUED	11-08-17
REVISED	02-18-20
	04-01-20
	04-08-20
	12-01-22
	04-03-23

DRAWINGS ON THIS SHEET ARE ONE HALF THE SCALE NOTED

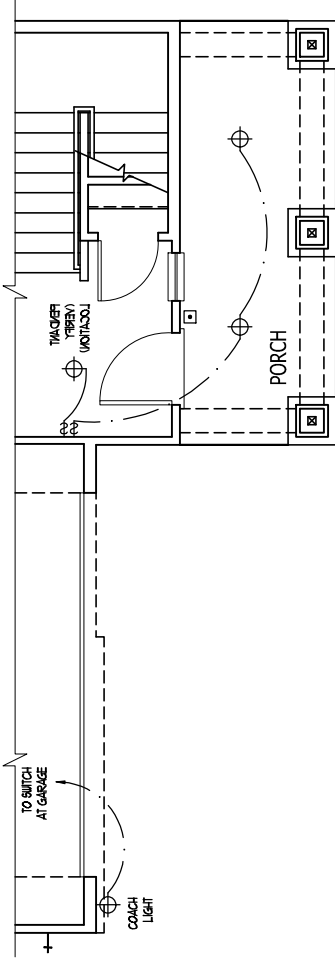
TITLE
ELECTRIC AT PLAN OPTIONS



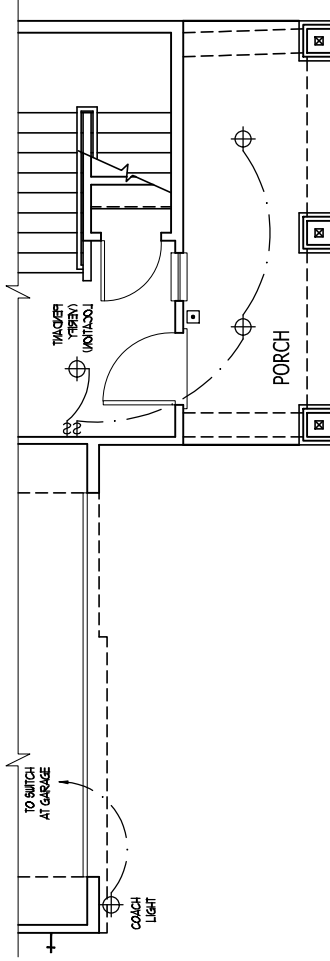
PARTIAL FIRST FLOOR PLAN-B
SCALE: 1/4" = 1'-0"



PARTIAL FIRST FLOOR PLAN-D
SCALE: 1/4" = 1'-0"



PARTIAL FIRST FLOOR PLAN-D2
SCALE: 1/4" = 1'-0"



PARTIAL FIRST FLOOR PLAN-D3
SCALE: 1/4" = 1'-0"

ELECTRICAL KEY

- ⊕ DIMPLEX CONVENIENCE OUTLET
- ⊕ DIMPLEX OUTLET ABOVE COUNTER
- ⊕ WEATHERPROOF DIMPLEX OUTLET
- ⊕ GROUND FAULT INTERRUPTER DIMPLEX OUTLET
- ⊕ SPECIAL PURPOSE OUTLET
- ⊕ DIMPLEX OUTLET IN FLOOR
- ⊕ 200 VOLT OUTLET
- 1 WALL SWITCH
- 3 THREE-WAY SWITCH
- 34 FOUR-WAY SWITCH
- 34 DIMMER SWITCH
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ LIGHT FIXTURE WITH FULL CHAIN
- ⊕ TRACK LIGHT
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAULT LIGHT COMBINATION
- ⊕ ELECTRIC DOOR OPERATOR (OPTIONAL)
- ⊕ CHIMES (OPTIONAL)
- ⊕ PUSHBUTTON SWITCH (OPTIONAL)
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ SMOKE DETECTOR
- ⊕ SMOKE / CARBON MONOXIDE DETECTOR
- ⊕ TELEPHONE (OPTIONAL)
- ⊕ TELEVISION (OPTIONAL)
- ⊕ THERMOSTAT
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC PANEL
- ⊕ DISCONNECT SWITCH
- ⊕ SPEAKER (OPTIONAL)
- ⊕ ROUGH-IN FOR OPT. CEILING FAN
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS INDICATED ON PLANS OR AS TYPED NO. 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
SWITCHES: ... 4"
OUTLETS: ... 18"
TELEPHONE: ... 48" (UNLESS ASBY CONVENTION)
TELEVISION: ... 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 5A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BATHROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 201.46(B)7 AND 406.5
5. ALL 5A AND 20A DRY 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, 2017, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A FURNACE, BURNING HEATER OR APPLIANCE REPLACED 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 DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO 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 DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE DRAFTER'S OFFICE SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT ARE MADE AFTER THE PLANS HAVE BEEN COMPLETED. SUCH ERRORS SHALL BE SUBJECT TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



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

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

WAYFARE (Garage Left)

2277

TITLE
UPPER FLOOR ELEC. PLAN

E1.3
SHEET

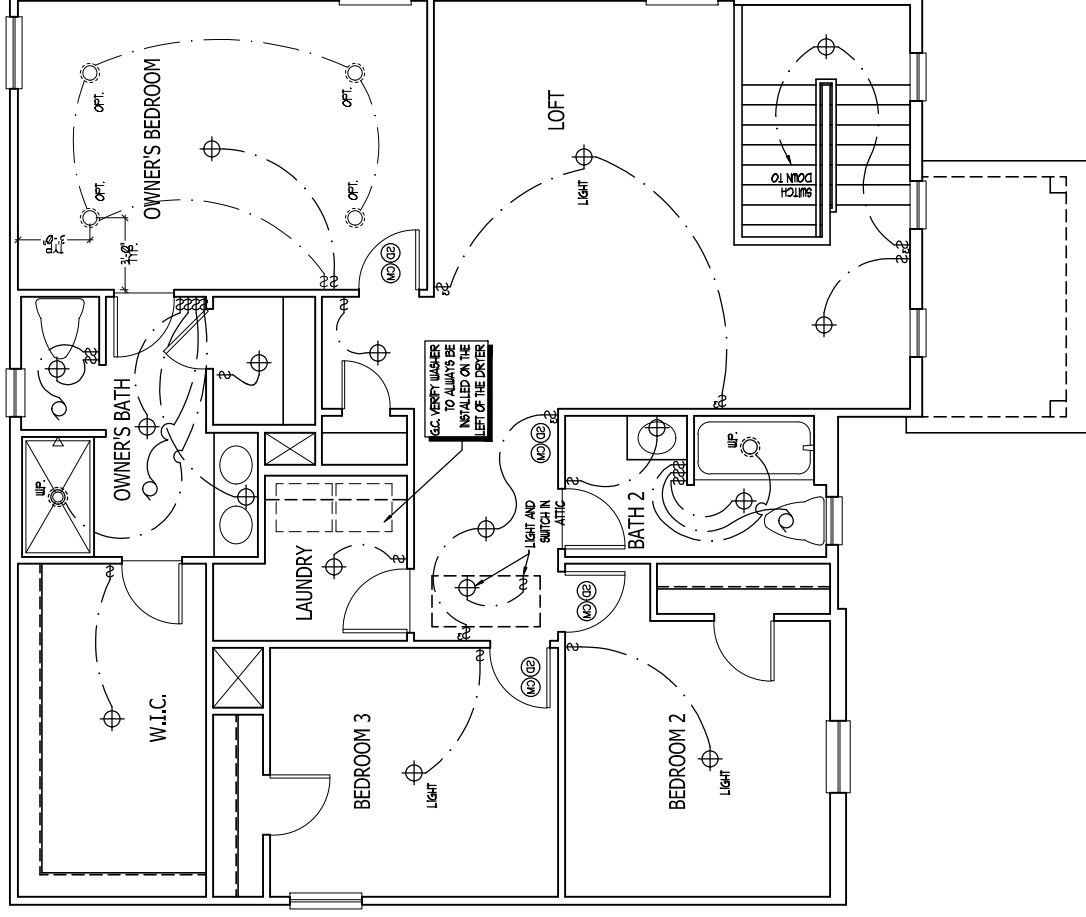
ELECTRICAL KEY

- 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 PULL CHAIN
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FANLIGHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CHIMES (OPTIONAL)
- PUSHBUTTON SWITCH (OPTIONAL)
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- SMOKE / CARBON MONOXIDE DETECTOR
- TELEPHONE (OPTIONAL)
- TELEVISION (OPTIONAL)
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SPEAKER (OPTIONAL)
- ROUGH-IN FOR OPT. CEILING FAN
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE w/ ROUGH-IN FOR OPT. CEILING FAN

NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS INDICATED ON PLANS OR AS TYPED IN 4 AND 5 BELOW INDICATED.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
SWITCHES: ... 4"
OUTLETS: ... 18"
TELEPHONE: ... 48"
TELEVISION: ... 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 5A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BATHROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 201.46(B) AND 406.5
5. ALL 5A AND 20A DRY 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, 2018, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A FURNACE, BURNING HEATER OR APPLIANCE REPLACED 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 WORKING BATTERY BACKUP. BATTERY BACKUP SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

IN WANCE OF PLAN 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. THE DRAFTERS OFFICE SHALL NOT BE HELD RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE. THE DRAFTERS SHALL NOT BE HELD RESPONSIBLE.



ELEVATION A

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



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

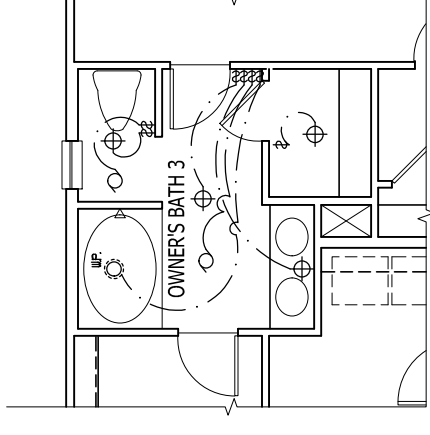
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

WAYFARE (Garage Left)

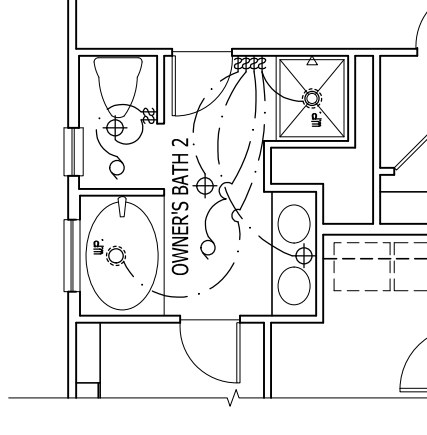
2277

TITLE
ELECTRIC AT PLAN OPTIONS

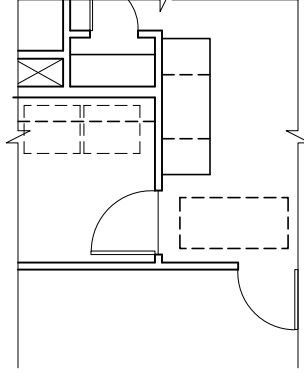
E1.4
SHEET



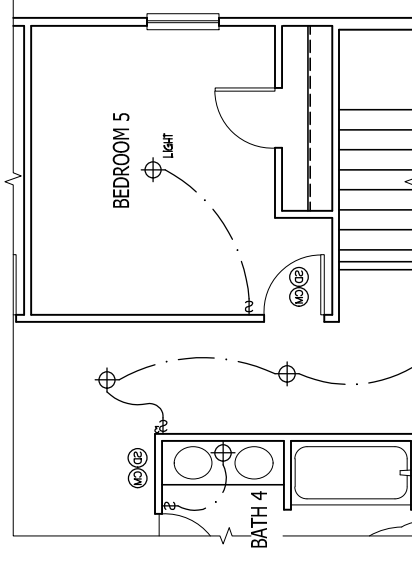
OPT OWNER'S BATH 3
SCALE: 1/4" = 1'-0"



OPT OWNER'S BATH 2
SCALE: 1/4" = 1'-0"



OPT TECH-CENTER
SCALE: 1/4" = 1'-0"



OPT BEDROOM 5
W/ BATH 4 ILO LOFT
SCALE: 1/4" = 1'-0"

ELECTRICAL KEY

- ⊕ DIFLEX CONVENIENCE OUTLET
- ⊕ DIFLEX OUTLET ABOVE COUNTER
- ⊕ WEATHERPROOF DIFLEX OUTLET
- ⊕ GROUND FAULT INTERRUPTER DIFLEX OUTLET
- ⊕ HALF-SWITCHED DIFLEX OUTLET
- ⊕ SPECIAL PURPOSE OUTLET
- ⊕ DIFLEX 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 FULL CHAIN
- ⊕ TRACK LIGHT
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAULT LIGHT COMBINATION
- ⊕ ELECTRIC DOOR OPERATOR (OPTIONAL)
- ⊕ CHAIRS (OPTIONAL)
- ⊕ FURNITURE SWITCH (OPTIONAL)
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ SMOKE DETECTOR
- ⊕ SMOKE / CARBON MONOXIDE DETECTOR
- ⊕ TELEPHONE (OPTIONAL)
- ⊕ TELEVISION (OPTIONAL)
- ⊕ THERMOSTAT
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC PANEL
- ⊕ DISCONNECT SWITCH
- ⊕ SPEAKER (OPTIONAL)
- ⊕ ROUGH-IN FOR OPT. CEILING FAN
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

- NOTES:
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS INDICATED ON PLANS OR AS TIED TO 4 AND 5 BELOW INDICATED.
 - UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
SWITCHES: ... 4"
OUTLETS: ... 18"
TELEPHONE: ... 48"
TELEVISION: ... 48"
 - ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
 - ALL 50A AND 200A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, SANITARY, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 201.406.5.7 AND 406.5.8.
 - ALL 50A AND 200A DBY RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
 - IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 70, NEC, 2018, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
 - EVERY BUILDING HAVING A FURNACE, HEATING HEATER OR APPLIANCE REPLACED OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
 - 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.

RELEASE 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. THE DRAFTERS OFFICE SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT ARE MADE AFTER THE PLANS HAVE BEEN COMPLETED. THE DRAFTERS OFFICE 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.

SECOND FLOOR PLAN OPTIONS

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

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

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

WAYFARE
DREAM FINDERS HOMES

DATE: APRIL 21, 2023
SCALE: 1/4" = 1'-0"
DRAWN BY: JRL/HMS
ENGINEERED BY: WFB

SHEET: 7 OF 12
S-2a
SECOND FLOOR
FRAMING PLAN

***NOTE:** ALL FIRST FLOOR EXTERIOR WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO). 2 x 6 @ 16" O.C. FIRST 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).

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

- STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO).
 - ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
 - INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
 - WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
 - SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GROUND OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
 - 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.
 - FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND ORDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP ORDERS AND DOUBLE SIL PLATES THEIR FULL DEPTH.
 - ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ ABU66 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO).
 - FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB w/ (2) METAL ANGLES USING 2" CONC. SCREWS. FASTEN ANGLES TO COLUMNS w/ 1/4" THROUGH BOLTS w/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

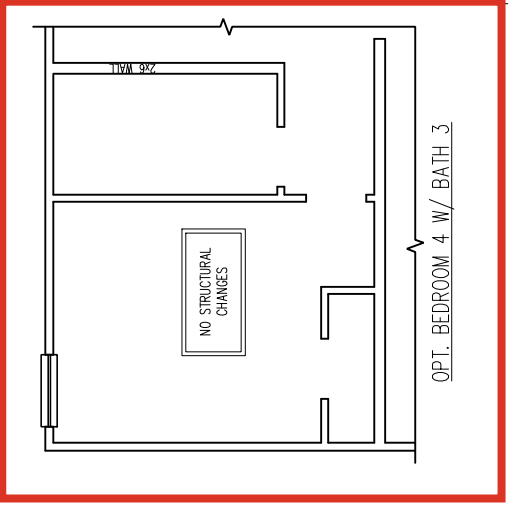
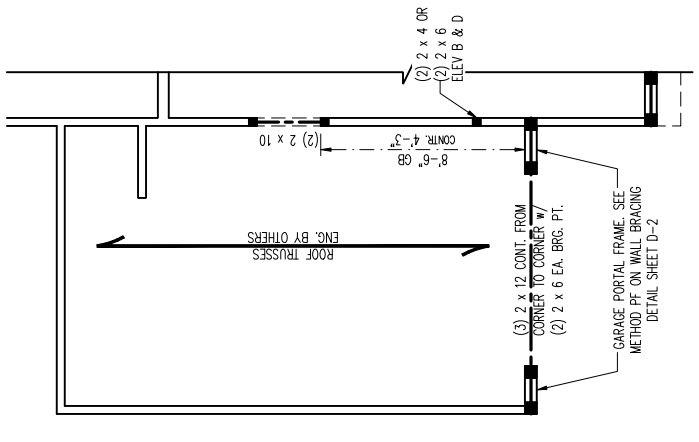
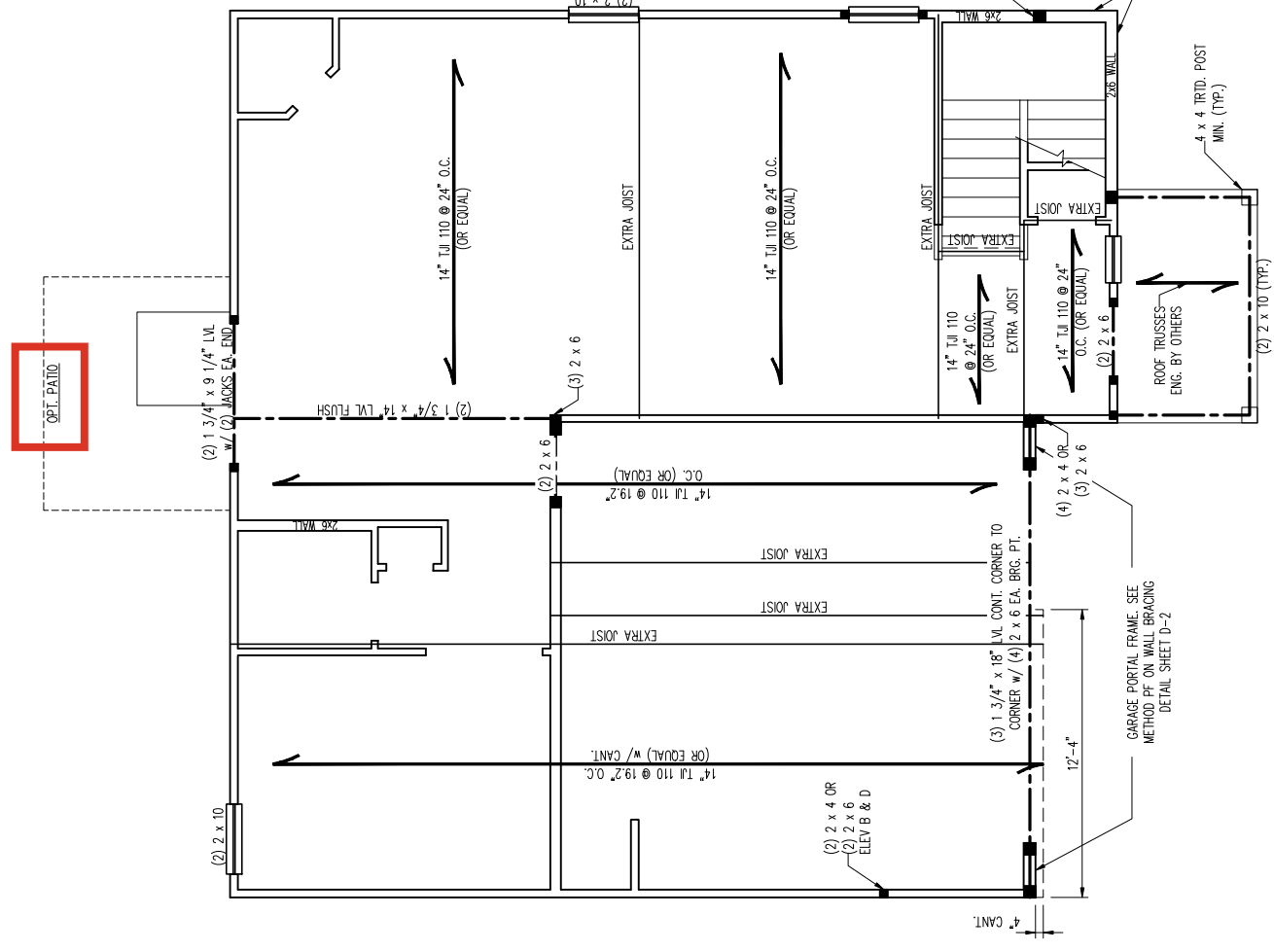


TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 3'	1
> 3' TO 6'	2
> 6' TO 9'	3
> 9' TO 12'	4
> 12' TO 15'	5

LEGEND

CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
()	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE



- BRACED WALL DESIGN NOTES:**
- BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY ENGINEERED DESIGN" OF THE NIRC 2018 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.1 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
 - SHEATH ALL EXTERIOR WALLS w/ 7/16" OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NIRC 2018 EDITION.
 - CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d WALLS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
 - GB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL WHERE NOTED ON THE PLANS ATTACHED WITH 1 1/4" LONG #6 SCREWS OR 1 5/8" LONG 5d COOLER WALLS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD.
 - BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 150 MPH. FOR HIGH WIND ZONES, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NIRC 2018 EDITION.
 - SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.



4/28/2023

ELEVATION A

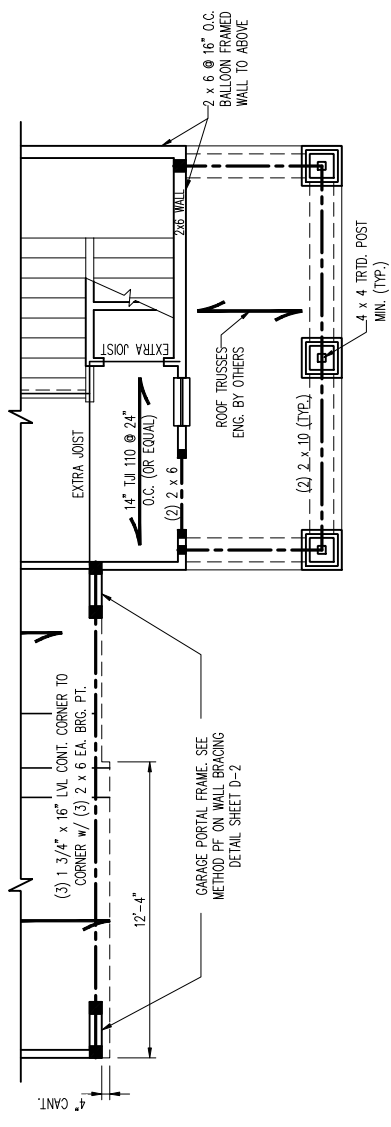
SCALE NOTE:
 LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
 11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

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

WAYFARE
 DREAM FINDERS HOMES

DATE: APRIL 27, 2023
 SCALE: 1/4" = 1'-0"
 DRAWN BY: JRL/HMS
 ENGINEERED BY: WFB

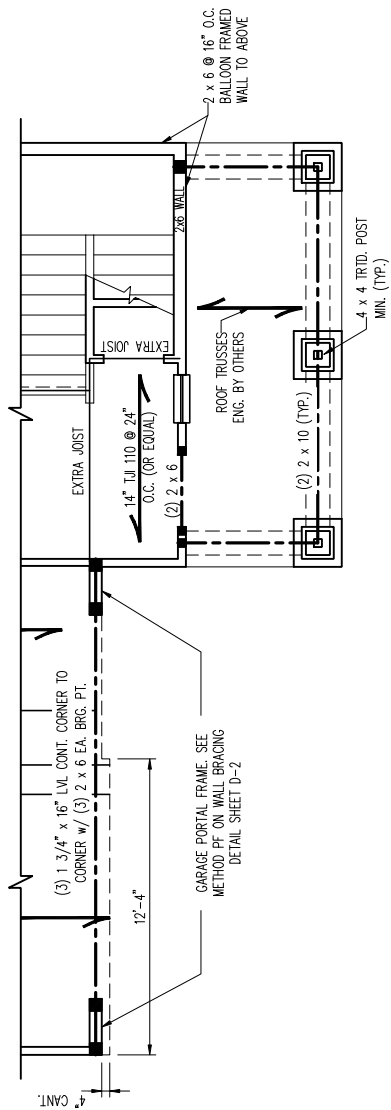
SHEET: 8 OF 12
 S-2b
 SECOND FLOOR
 FRAMING PLAN



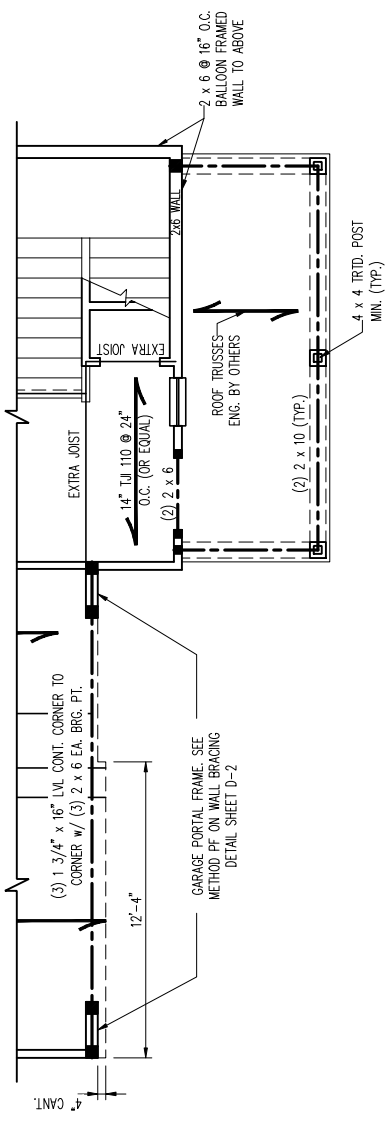
ELEVATION D3



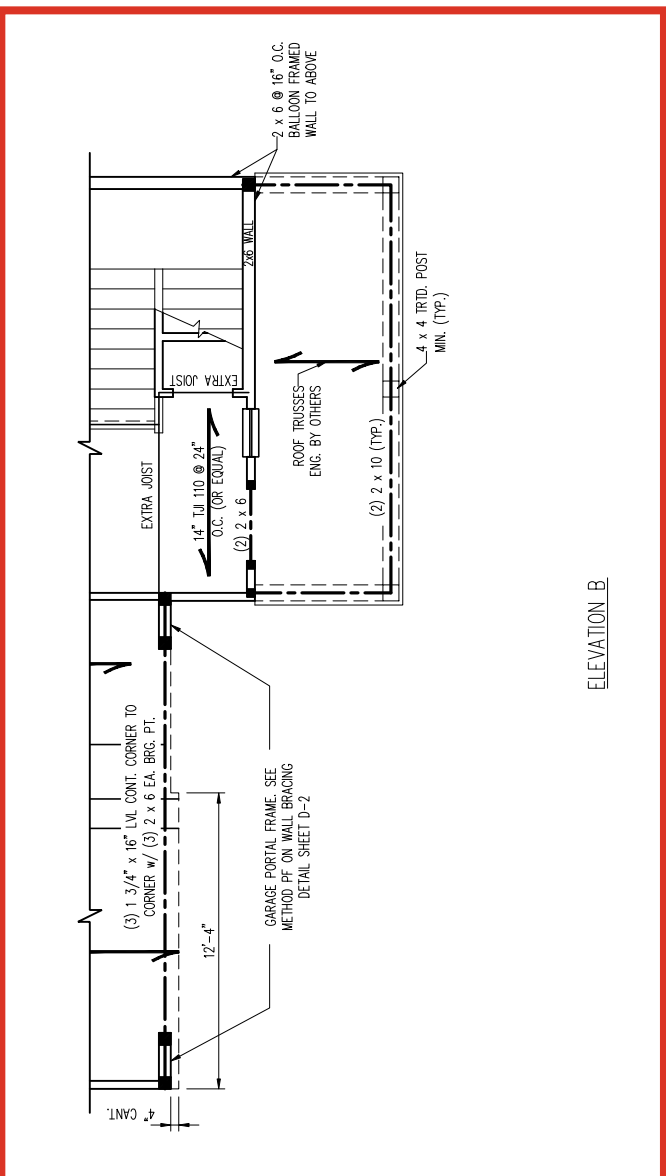
4/28/2023



ELEVATION D2



ELEVATION D



ELEVATION B

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

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

WAYFARE
DREAM FINDERS HOMES

DATE: APRIL 27, 2023
SCALE: 1/4" = 1'-0"
DRAWN BY: JRL/HOMES
ENGINEERED BY: WTB

SHEET: 9 OF: 12
S-3a
CEILING FRAMING PLAN

***NOTE: ALL SECOND FLOOR EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 SPF #2 @ 24" O.C.
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. BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY ENGINEERED DESIGN" OF THE NRC 2018 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.1 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
2. 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 2018 EDITION.
3. CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
4. CB REFERS TO "CYSPUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) CYSPUM BOARD ON BOTH SIDES OF WALL WHERE NOTED ON THE PLANS ATTACHED WITH 1 1/4" LONG #6 SCREWS OR 1 5/8" LONG 5d COOLER NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD. FOR HIGH WIND ZONES, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NRC 2018 EDITION.
6. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

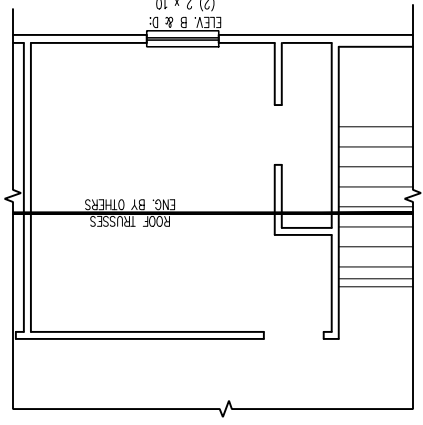
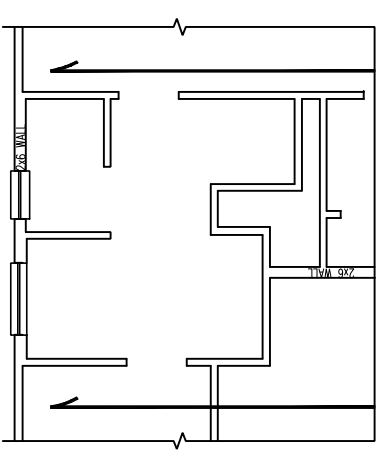
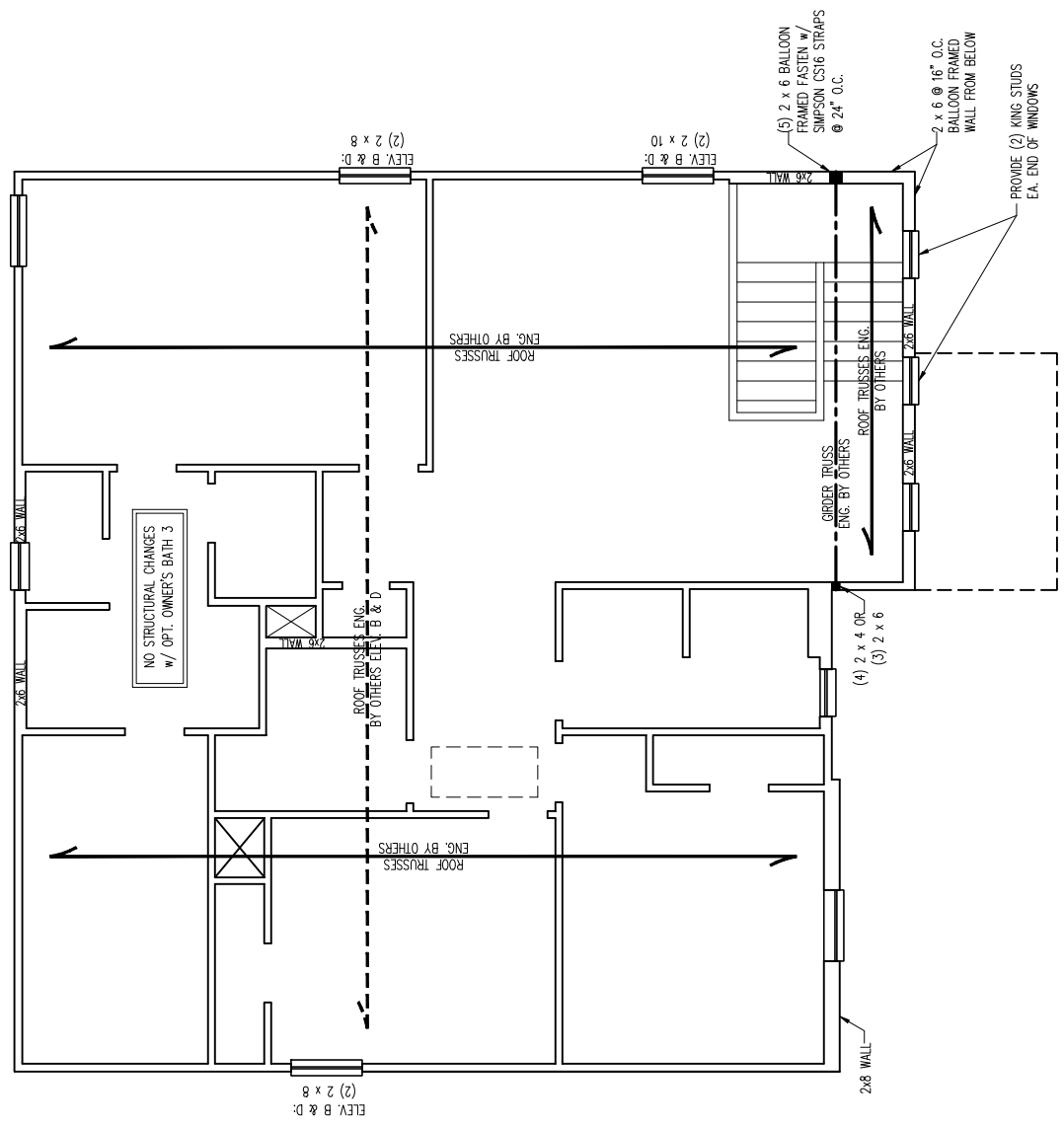
STRUCTURAL NOTES:
1. ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO).
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
4. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GORDER 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. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GORDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GORDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
7. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 3'	1
> 3' TO 6'	2
> 6' TO 9'	3
> 9' TO 12'	4
> 12' TO 15'	5

LEGEND

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

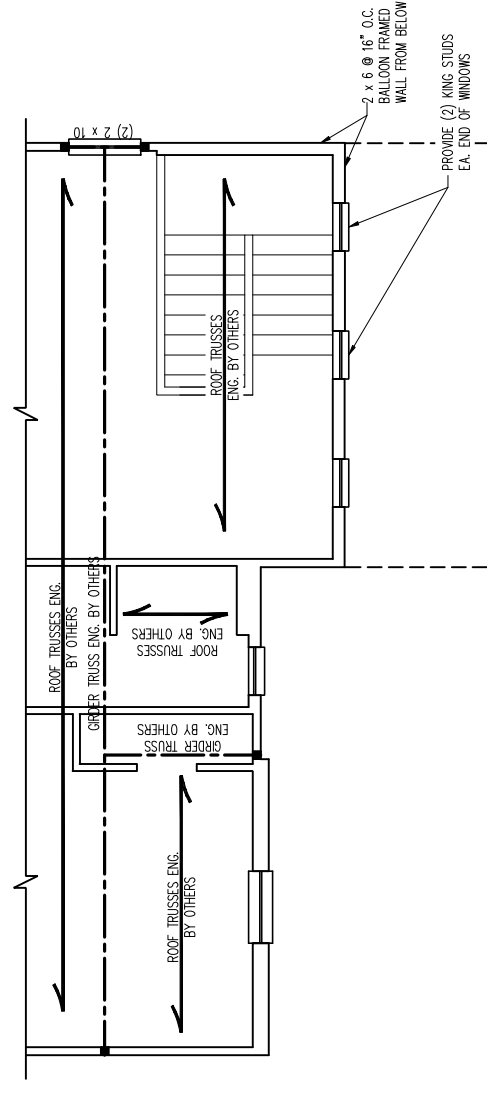


ELEVATION A

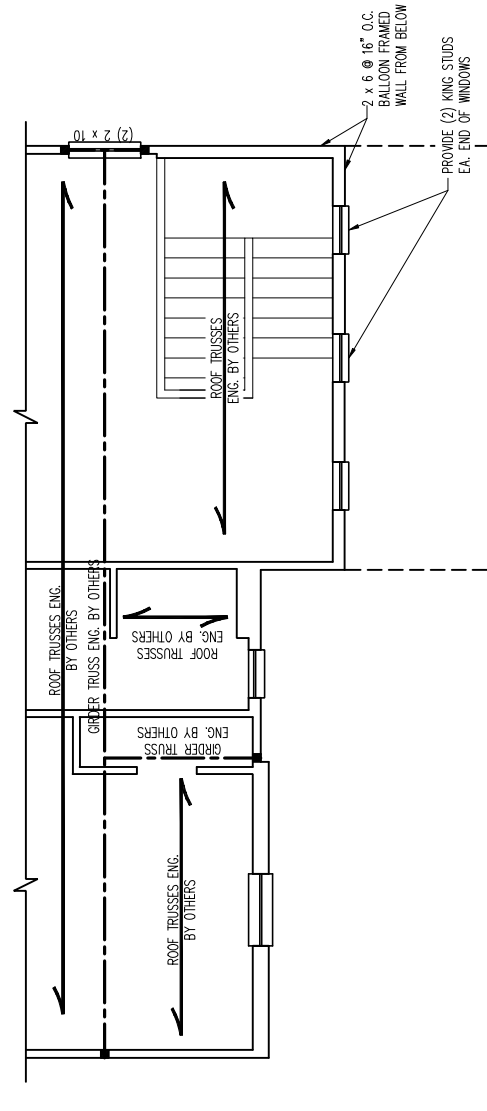


4/28/2023

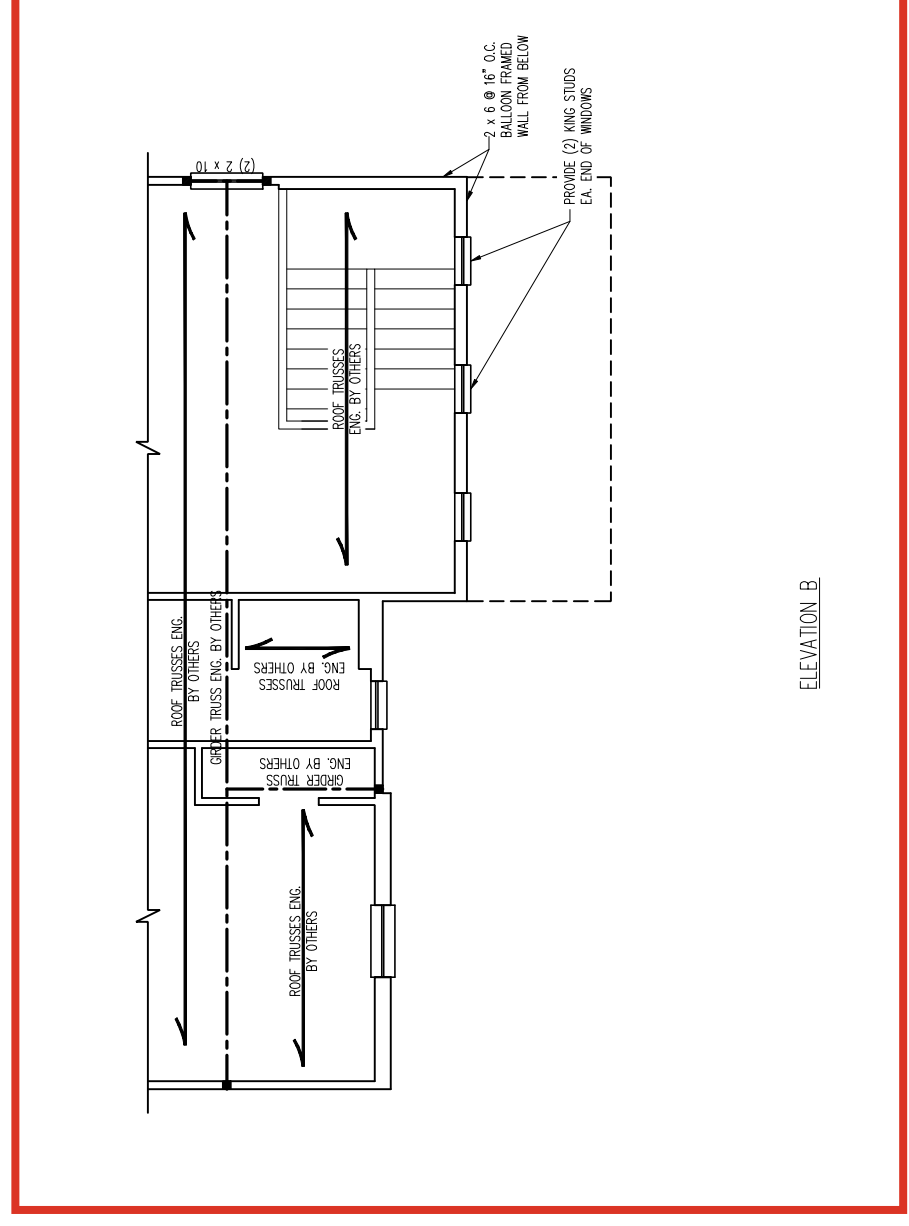
SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE



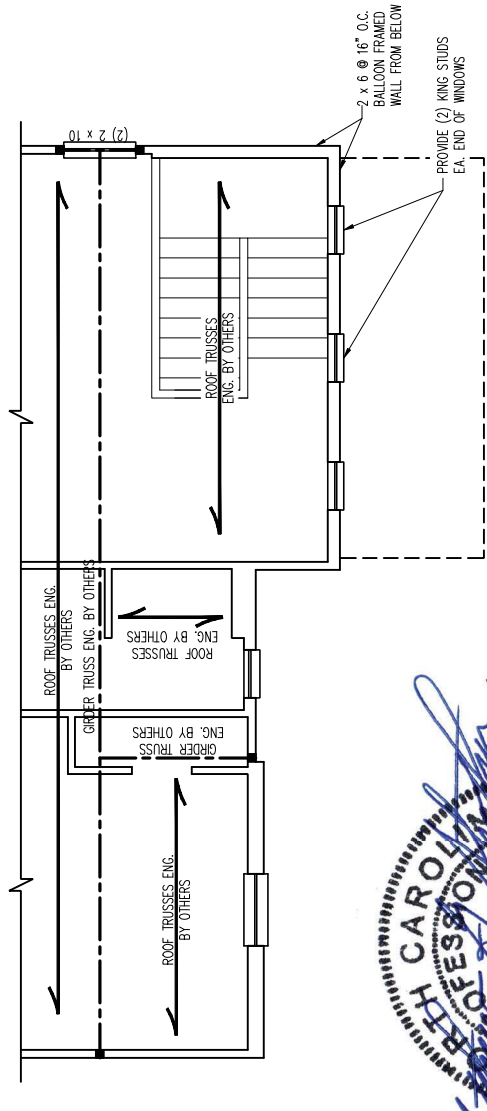
ELEVATION D2



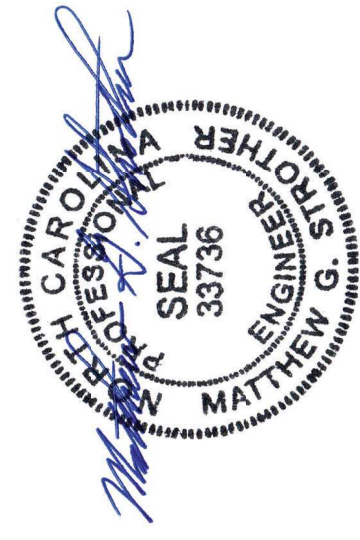
ELEVATION D3



ELEVATION B



ELEVATION D



4/28/2023

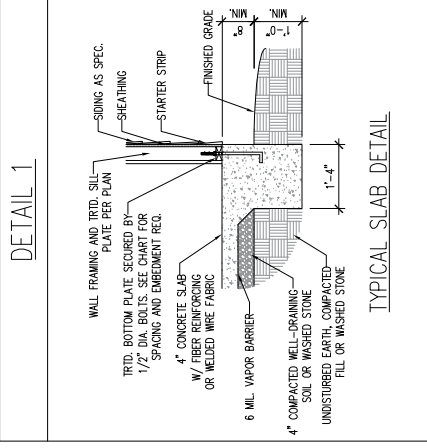
J.S. THOMPSON ENGINEERING, INC.
333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO.: C-1733

WAYFARE
DREAM FINDERS HOMES

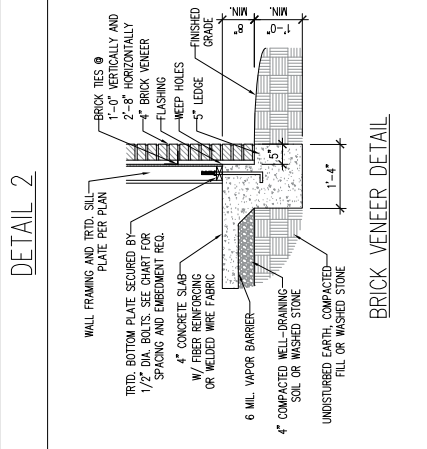
DATE: APRIL 27, 2023
SCALE: 1/4" = 1'-0"
DRAWN BY: JRL/HOMES
ENGINEERED BY: WTB

SHEET: 10 OF 12
S-3b
CEILING FRAMING PLAN

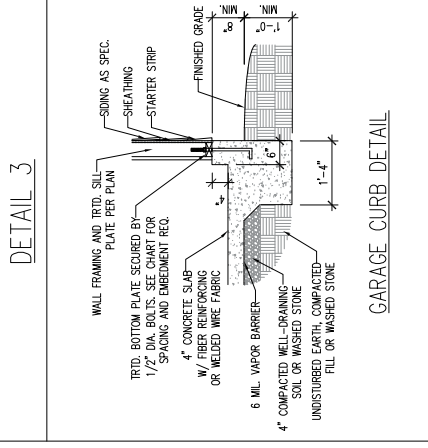
MONOLITHIC SLAB DETAILS



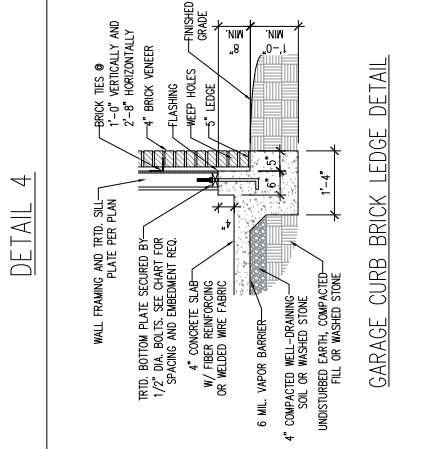
TYPICAL SLAB DETAIL



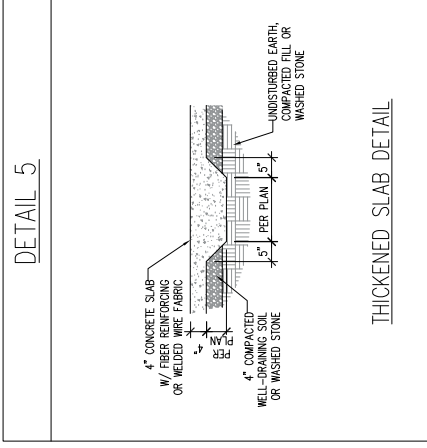
BRICK VENEER DETAIL



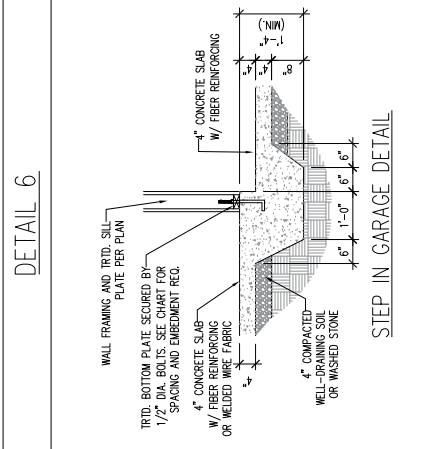
GARAGE CURB DETAIL



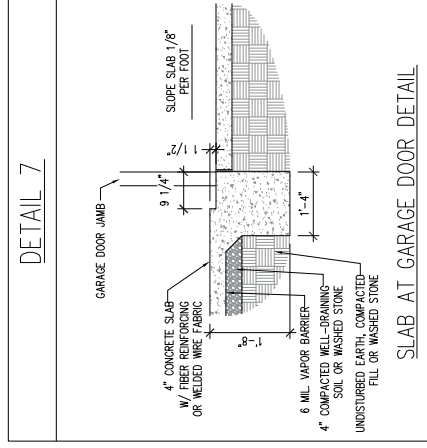
GARAGE CURB BRICK LEDGE DETAIL



THICKENED SLAB DETAIL

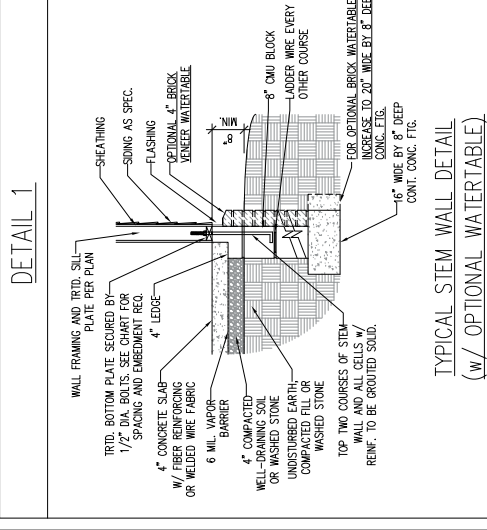


STEP IN GARAGE DETAIL

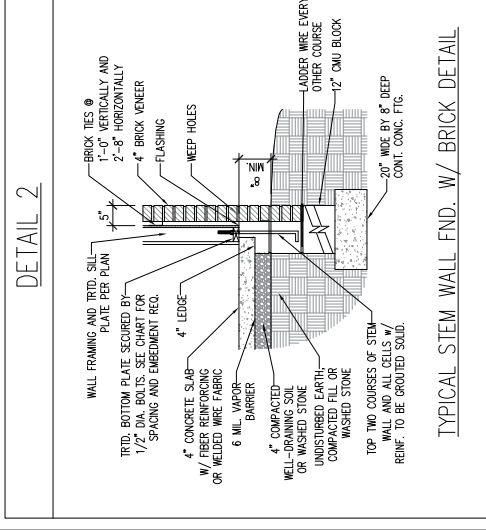


SLAB AT GARAGE DOOR DETAIL

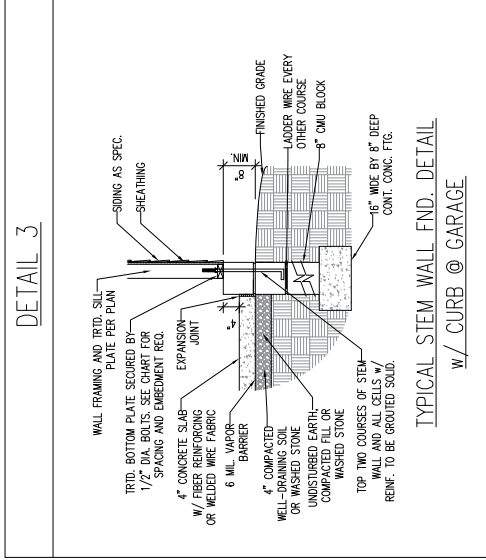
STEMWALL DETAILS



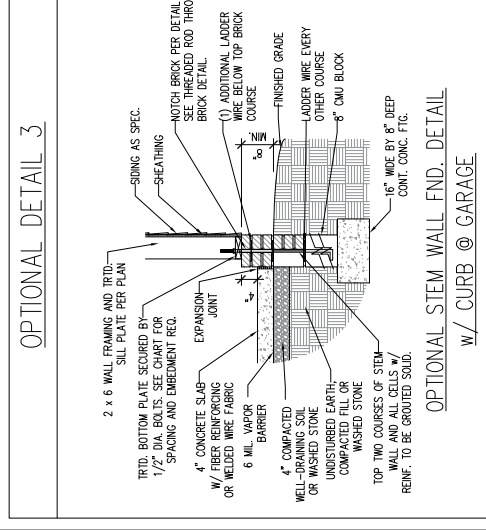
TYPICAL STEM WALL DETAIL
(W/ OPTIONAL WATERTABLE)



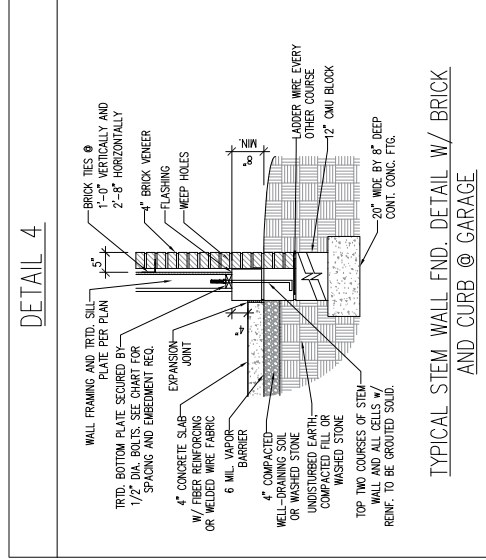
TYPICAL STEM WALL FND. DETAIL
W/ BRICK DETAIL



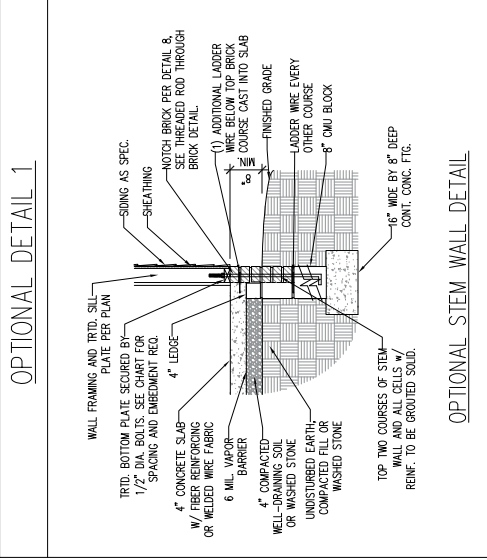
TYPICAL STEM WALL FND. DETAIL
W/ CURB @ GARAGE



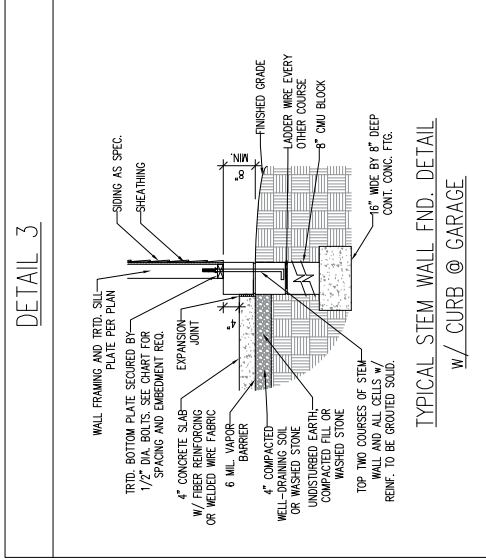
OPTIONAL DETAIL 3
W/ CURB @ GARAGE



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



OPTIONAL DETAIL 1



DETAIL 8

MASONRY STEMWALL SPECIFICATIONS

WALL HEIGHT (FEET)	MASONRY WALL TYPE		GROUT SOLID w/ #4 REBAR @ 6\"/>
	8\"/>		
2 AND BELOW	UNGRADED	GRADED	UNGRADED
3	UNGRADED	GRADED	UNGRADED
4	GRADED	GRADED	GRADED
5	GRADED	GRADED	GRADED
6	GRADED	GRADED	GRADED
7 AND GREATER	GRADED	GRADED	GRADED

- ENGINEERED DESIGN BASED ON SITE CONDITIONS.
- STRUCTURAL NOTES:
- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
 - IE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16\"/>

ANCHOR SPACING AND EMBEDMENT

WIND ZONE	120 MPH	130 MPH
SPACING	6\"/>	
EMBEDMENT	7\"/>	

NOTE:
THREADED ROD WITH EPOXY, SIMPSON TITEN HD, OR APPROVED ANCHORS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2\"/>

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

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

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

PROFESSIONAL SEAL
 MATTHEW G. STROTHER
 ENGINEER
 33736
 CAROLINA

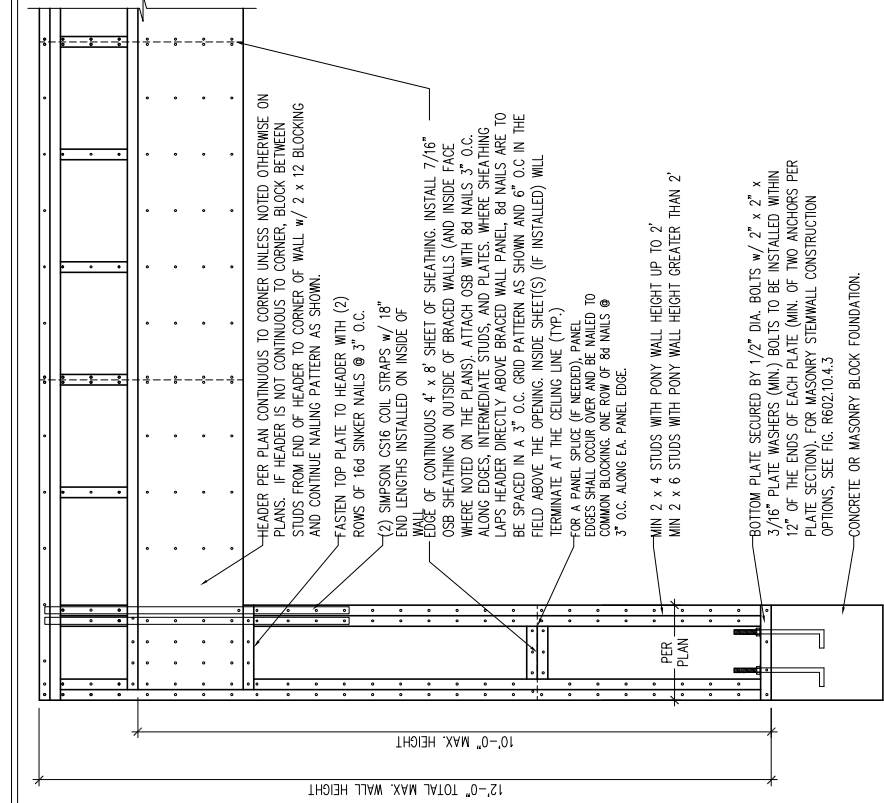
4/28/2023

This sealed page is to be used in conjunction with a full plan set prepared by J.S. Thompson Engineering, Inc. only. Use of this individual sealed page within architectural pages or shop drawings by others is a punishable offense under N.C. Statute § 89C-23

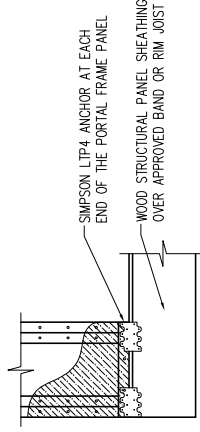
FOUNDATION DETAILS
 D-1

GENERAL WALL BRACING NOTES:

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS, INCLUDING STORES BELOW THE TOP FLOOR, HAVE BEEN DESIGNED PER R602.3.5 (3). WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST COMBINED UPLIFT AND SHEAR FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
4. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
5. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED PER TABLE R702.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.1.
7. CS-WSP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 7/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 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.

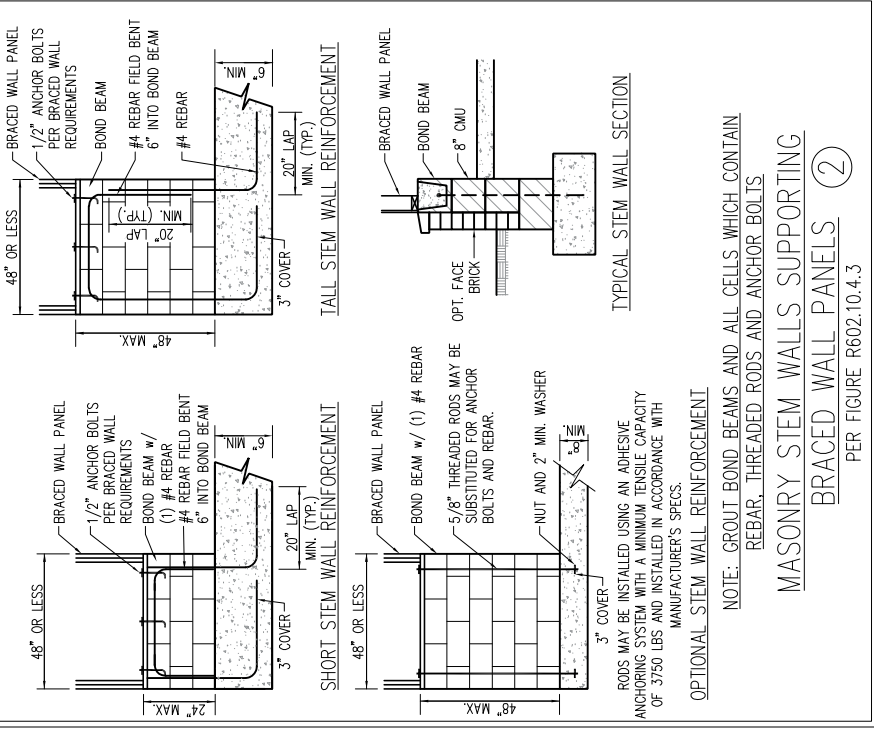


OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
 * APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS *

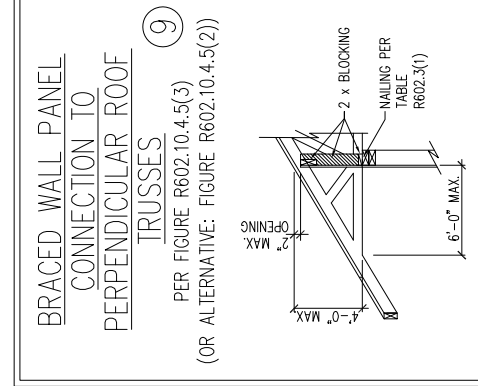
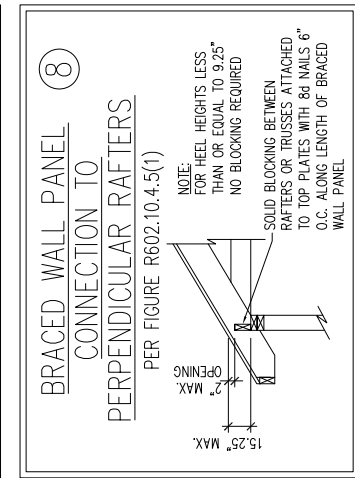
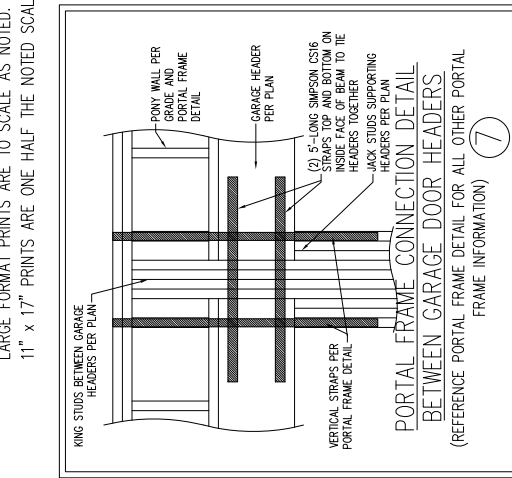
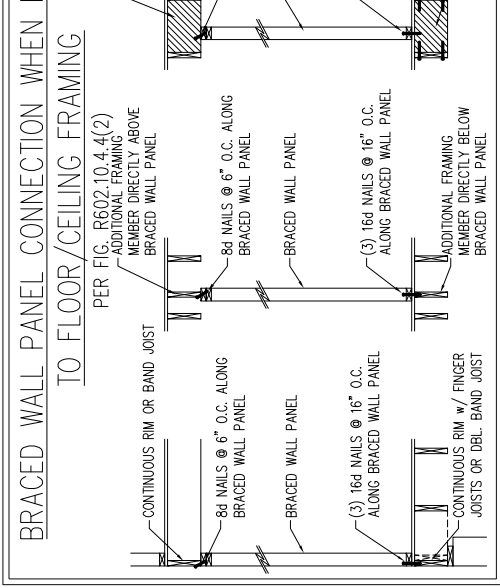
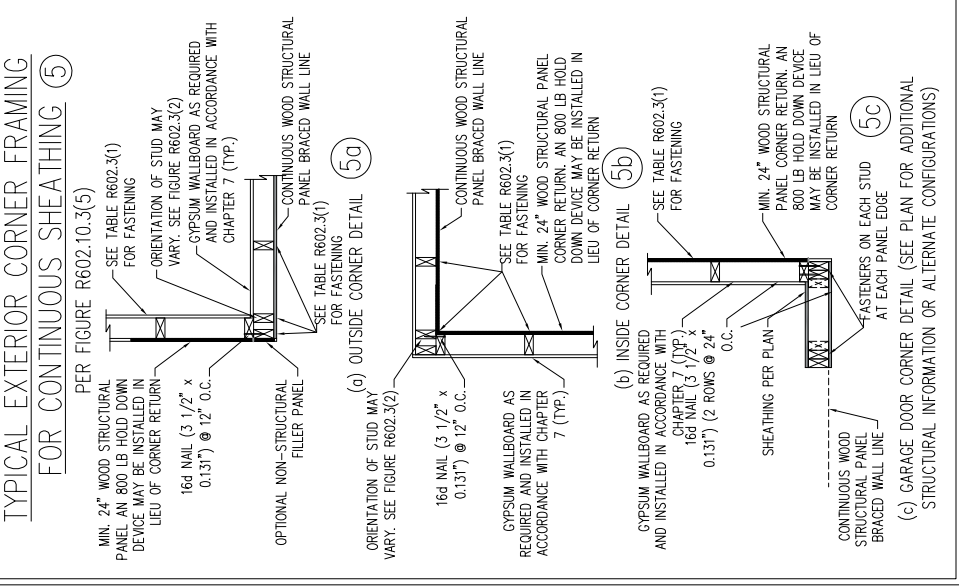
METHOD PF-PORTAL FRAME DETAIL (1)



MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS (2)
 PER FIGURE R602.10.4.3

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

OPTIONAL 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 SPECS.



J.S. THOMPSON ENGINEERING, INC.
 333 EAST KIRK ROAD, SUITE 100, RALEIGH, NC 27609
 PHONE: (919) 789-9191 FAX: (919) 789-9121
 N.C. LICENSE NO. C7733

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

DATE: NOVEMBER 28, 2022
 SCALE: 1/4" = 1'-0"
 DRAWN BY: JST
 ENGINEERED BY: JST

D-2
 BRACED WALL NOTES AND DETAILS AND PF DETAIL



4/28/2023

This sealed page is to be used in conjunction with a full plan set engineered by J.S. Thompson Engineering, Inc. only. Use of this individual sealed page within architectural pages or shop drawings by others is a punishable offense under N.C. Statute § 90C-23

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, HIPES, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2018 EDITION (R301.4 - R301.7)

DESIGN CRITERIA:	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN)
ATTIC WITH LIMITED STORAGE	20	10	L/240 (L/360 w/ BRITTLE FINISHES)
ATTIC WITHOUT STORAGE	10	10	L/360
DECKS	40	10	L/360
EXTERIOR BALCONIES	40	10	L/360
FIRE ESCAPES	40	10	L/360
HANDRAILS/GUARDRAILS	200	10	L/360
PASSENGER VEHICLE GARAGE	50	10	L/360
ROOMS OTHER THAN SLEEPING ROOM	40	10	L/360
SLEEPING ROOMS	30	10	L/360
STAIRS	40	10	L/360
WIND LOAD	(BASED ON TABLE R301.2(4) WIND ZONE AND EXPOSURE)		
GROUND SNOW LOAD: Pg	20 (PSF)		

- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
 - FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD
- FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2018 EDITION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NRC, 2018 EDITION.
- PROPERLY Dewater excavation prior to pouring concrete when bottom of concrete slab is at or below water table. If applicable, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #6 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. 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, NOMA 1768-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(1), R404.1(2), R404.1(3), OR R404.1(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(5) OF THE NRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

This sealed page is to be used in conjunction with a full plan set engineered by J.S. Thompson Engineering, Inc. only. Use of this individual sealed page within architectural pages or shop drawings by others is a punishable offense under N.C. Statute § 89C-23

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
 - W AND WT SHAPES: ASTM A992
 - CHANNELS AND ANGLES: ASTM A36
 - PLATES AND BARS: ASTM A36
 - HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B
 - STEEL PIPE: ASTM A53, GRADE B, TYPE E OR S

4. 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):

- WOOD FRAMING
 - 1/2" DIA. x 4" LONG LAG SCREWS
- CONCRETE
 - 1/2" DIA. x 4" WEDGE ANCHORS
- MASONRY (FULLY GROUTED)
 - 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS
- STEEL PIPE COLUMN
 - 3/4" DIA. A325 BOLTS OR 3/16" FILLET WELD

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TIE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 9/16" DIAMETER HOLES @ 16" O.C.

5. 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.

6. 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.

7. ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).

8. FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).

9. 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.

10. 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.

11. 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.

12. FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (UNO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING. INSTALLED w/ (4) 12d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R703.8.2(1) OF THE NRC, 2018 EDITION.

13. FOR STICK FRAMED ROOFS: CROILES 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).

14. 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).

15. ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR L1512 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON C516 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

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

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

DATE: NOVEMBER 28, 2022
SCALE: NTS
DRAWN BY: JST
INSPECTED BY: JST

S-O
STRUCTURAL
STANDARD
NOTES



4/28/2023