LOT 001 MAGNOLIA RIDGE **MODEL HOME**

SQUARE FOOTAGE

HEATED AREAS

FIRST FLOOR

SECOND FLOOR

TOTAL HEATED SF

UNHEATED AREAS

1 CAR GARAGE

COVERED AREAS

FRONT PORCH

UNCOVERED AREAS

OPTIONAL PATIO

UNHEATED OPTIONS

OPTIONAL 1-CAR GARAGE

DRAWINGS ON II"xIT" SHEET ARE ONE HALF THE SCALE NOTED

Left)

(Garage

FAY

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FINDERS

DREAM

ELEV 'D' 863 SQ. FT. FIRST FLOOR 1062 SQ. FT. 1925 SQ. FT. 251 SO. FT. 79 SO. FT.

80 SQ. FT.

SECOND FLOOR TOTAL HEATED SF UNHEATED AREAS 1 CAR GARAGE COVERED AREAS FRONT PORCH UNCOVERED AREAS 80 SQ. FT. OPTIONAL PATIO UNHEATED OPTIONS OPTIONAL 1-CAR GARAGE 240 SQ. FT.

OPTIONAL COVERED PATTO

SQUARE FOOTAGE

HEATED AREAS

OPTIONAL COVERED PATIO 80 SO, FT. OPTIONAL COVERED PATTO **SQUARE FOOTAGE** HEATED AREAS ELEV 'D2' FIRST FLOOR 863 SO. FT. 1062 SQ. FT. TOTAL HEATED SF 1925 SQ. FT. UNHEATED AREAS 1 CAR GARAGE 251 SQ. FT COVERED AREAS 88 SQ. FT. UNCOVERED AREAS 80 SQ. FT. OPTIONAL PATIO UNHEATED OPTIONS 240 SQ. FT OPTIONAL 1-CAR GARAGE OPTIONAL COVERED PATIO 80 SO. FT.

SQUARE FOOTA	GE
HEATED AREAS	ELEV 'D3'
FIRST FLOOR	863 SQ. FT.
. SECOND FLOOR	1062 SQ. FT.
TOTAL HEATED SF	1925 SQ. FT.
UNHEATED AREAS	
1 CAR GARAGE	251 SQ. FT.
COVERED AREAS	
FRONT PORCH	88 SQ. FT.
UNCOVERED AREAS	
OPTIONAL PATIO	80 SQ. FT.
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.

ELEV 'B'

863 SQ. FT.

1062 SQ. FT.

1925 SQ. FT.

251 SO. FT.

73 SO. FT.

80 SQ. FT.

240 SQ. FT.

80 SO, FT.

SQUARE FOOTAGE

HEATED AREAS

FIRST FLOOR

SECOND FLOOR

TOTAL HEATED SF

UNHEATED AREAS

1 CAR GARAGE

COVERED AREAS

FRONT PORCH

UNCOVERED AREAS

OPTIONAL PATIO

UNHEATED OPTIONS

OPTIONAL 1-CAR GARAGE

9' CEILING

ELEV 'A'

863 SQ. FT.

1062 SQ. FT.

1925 SQ. FT.

251 SO. FT.

33 SO. FT.

80 SQ. FT.

FREELANCE - FAY DREAM FINDERS HOMES

PLAN REVISIONS

11-08-17 COMPLETED CONSTRUCTION DOCUMENTS INCLUDING CLIENT REVIEW COMMENTS.

II-16-17 MIRRORED PLANS TO CREATE LEFT HAND GARAGE VERSION.

09-12-18 STANDARD CLIENT CHANGES PER CLIENT WALK-THRU NOTES DATED 08-30-18. CHANGES INCLUDE BUT NOT LIMITED TO THE FOLLOWING: REMOVE OPT, LAUNDRY TUB, REMOVE KITCHEN ISLAND KNEEWALLS, CHANGE KITCHEN ISLAND COUNTER TOP TO HAVE 12" OVERHANGS, REMOVE O.H.C. ABOVE FRIDGE, ADD PLUMBING DROP UNDER CABINET, REMOVE GARAGE SERVICE DOORS, REMOVE OPT. RAILING AT STAIRS, REVISE ALL SECONDARY CLOSETS AND LINENS TO HAVE BI-FOLD DOORS, REMOVE WINDOW GRIDS AT SIDES AND REAR ELEVATIONS, REVISE DATA DROPS TO BE I PHONE IN KITCHEN AND I T.Y. IN OWNERS SUITE AND GATHERING ROOM ONLY, REMOVE COVERED PORCH OPTION, REVISE KITCHEN LIGHTING TO BE 4-BULB FLOURESCENT LIGHT.

> PLAN SPECIFIC CHANGES INCLUDE BUT NOT LIMITED TO THE FOLLOWING: REMOVE TRIANGLE CHASE, SHIFT GARAGE ENTRY DOOR TIGHT TO CORNER, EXTEND CLOSET BELOW STAIRS, REMOVE MIDDLE WINDOW IN GATHERING ROOM, REMOVE OPT. WINDOW IN CORNER OF GATHERING ROOM, REMOVE BOTTOM TREAD AT STAIR AND ADD TREAD AT UPPER FLOOR, REMOVE OPT, WINDOW AT LOFT, REMOVE OPT, DOOR AT BATH 2, MAKE STANDARD I BOWL 30" VANITY IN EXTERIOR CORNER OF BATH 2, MAKE 60" 2 BOWL VANITY AT BATH 2 WITH OPT. BEDROOM 4, REMOVE OPT. WINDOW AT BEDROOM 3, REMOVE OPT. WINDOW AT BEDROOM 2.

ELEVATIONS - REMOVE WINDOW GRIDS FROM SIDES AND REARS. ELEVATION "A" ROOF - FLUSH OVERHANGS ON LEFT AND RIGHT SIDE GABLES FLEVATION "C" ROOF - CHANGE REAR HIP TO BE GABLE WITH 8" OVERHANG

12-02-19 CHANGED BATHROOM NAMING CONVENTION PER H4H REQUIREMENTS. REVISED ALL MASTERS TO OWNER'S COMMENTS, VERIFIED ALL HOR HGTS WERE AT LEAST 1'-0".

2-Ø1-2Ø VERIFIED ROOM SIZES AND DIMENSIONS. CHANGED GATHERING ROOM DIMENSIONS TO 14'-10" X 14'-10" UPDATED DIMENSIONS TO PAD AND PATIO IN REAR. CHANGE WASHER, DRYER, AND REFRIGERATOR TO OPTIONAL COMPONENTS. ADDED COACH LIGHT AT OPT. 1-CAR GARAGE WITH WIRING. VERIFIED MASTERS WAS CHANGED TO OWNER'S. CHANGE 2X4 WALL AT REAR GARAGE WALL TO 2X6 ADDED ROOF VENT CALCULATIONS. LIPDATED FOR NORC 2018 AND 5C 2018 IRC. UPDATED SLAB INTERFACE PLAN AND OPTIONS. ADDED ADDITIONAL 3-0 5-0 WINDOW FOR VENTILATION REQIMTS IN THE OWNER'S BEDROOM. ADDED INSULATION DETAIL TO PLAN SHEETS. ADDED OPTIONAL DBL OVEN IN KITCHEN. CHANGE ALL CEILING FANS TO OPTIONAL CREATED CUTSHEETS.

CAFE WAS CHANGED TO CASUAL DINING. CREATED NEW SHEETS FOR FIRST FLOOR PLAN AND SECOND FLOOR PLAN OPTIONS. 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. UPDATED THE SF AS FOLLOWS: I CAR GARAGE WAS 251 SF, NOW 252 SF ELEV-A PORCH WAS 31 SF, NOW 33 SF CREATED ELEVATION FARMHOUSE 'B'. CREATED ELEVATION ARTS AND CRAFTS 'D'.
CHANGED CORNER BOARDS ON ELEVATIONS TO BE IX4 TRIM BOARD. SHOWED COACH LIGHTS ON ELEVATIONS. ADDED DIAGONAL DIMENSIONS ON SLAB INTERFACE PLAN. CREATED LEFT HAND GARAGE VERSION. REMOVED ELEVATION C. UPDATED SQ. FT. LOG. TO ELIMINATE SQ. FT. ROUNDING. FIRST FLOOR WAS 864 SF, NOW 863 SF. SECOND FLOOR WAS 1063 SF. NOW 1062 SF. 2 CAR GARAGE WAS 252 SF. NOW 251 SF. PORCH AT ELEV. B WAS 14 SF. NOW 13 SF. FLIPPED GARDEN TUB AT OPT, OWNER'S BATH 2 AND 3.

10-15-20 CHANGED EXTERIOR WALL AT FOYER AND LOFT TO BE 2x6. CHANGED LOFT DIMENSIONS TO 13'-2"X9'-10'

CHANGED SHUTTERS TO BE 14" WIDE.

04-01-20 REMOVED HANSEN BOX AND DRYER VENT. GATHERING WAS CHANGED TO FAMILY

10-20-20 ADDED WINDOW SCHEDULE CHANGED POWDER ROOM DOOR TO 2'6" CHANGED GARAGE WALL FROM 2X6 TO 2X4 EXCEPT AT STAIRS ADDED DECORATIVE GABLE DETAIL FOR ELEVATION B ADDED DECORATIVE BRACKET DETAIL FOR ELEVATION D REMOVED COLUMN BASE AND CHANGED COLUMN TO 8" SQUARE FULL HEIGHT COLUMN ON ELEVATION D CHANGED ALL WINDOW, DOOR, & GARAGE TRIM TO 4" CHANGED BEDROOM 2 CLOSET DOOR FROM 2/6 BIFOLD TO 2/6 STD. CHANGED BEDROOM 3 CLOSET DOOR FROM 2/6 BIFOLD TO 2/6 STD. CHANGED CLOSET LAUNDRY FROM (2/2/6 BIFOLD DOORS TO 5/Ø BISWING CHANGED LINEN CLOSET DOOR AT BATH 2 FROM 2/0 BIFOLD TO 2/0 STD CHANGED LINEN CLOSET DOOR AT OWNER'S BATH FROM 2/6 BIFOLD TO 2/6 STD.

12-Ø1-22 ADDED ELEVATION D2 SHOWING BRICK COLUMN AND D3 SHOWING STONE ADDED SQUARE FOOTAGE BLOCK FOR D2 AND D3 ELEVATIONS. UPDATED GARAGE DOOR WALL OF I CAR CARRIAGE GARAGE TO 2X6 LIPDATED GARAGE DOOR HIALL OF GARAGE TO 2X6 VERIFIED AND UPDATED OPTIONAL OWNER'S BATH 2 4 3 LAYOUTS

Ø4-Ø3-23 WINDOW HEADER ON SECOND FLOOR CHANGED TO 1'-I" EXTENDED WALL 2" BETWEEN TUB/SHOWER AND CLOSET IN BATH 2 TO GIVE ADDED (6) OPTIONAL LED CAN LIGHTS IN KITCHEN (06-15-23)

09-15-24 FIRST FLOOR CEILING HEIGHT CHANGED FROM 8'-0" TO 9'-0" OPTIONAL COVERED PATIO CREATED

12-05-24 ISLAND ROTATED TO FACE RANGE

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELEVE THE BUILDER OF RESPONDBILITY TO REVIEW AND VERRY ALL NOTES, DYENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PROR TO COMPINIONENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DYENSIONS, OR ADHERENCE TO APPLICABLE BUILDING.

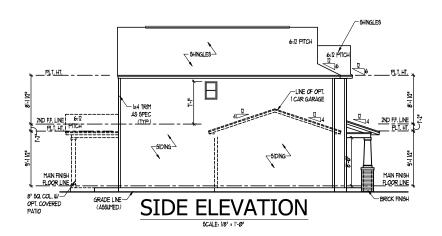
ANT DISCREPANCY OF ENGORE IN VOICE, DITCHISONS, OR A DESERVIC. TO APPLICABLE BUILDING AND CODES SHALL BE REQUEST TO THE ATTENTION OF THE PRIVILETES OF THE FOR CORRECTION BEFORE COMPENCEMENT OF ANY CONSTRUCTION.

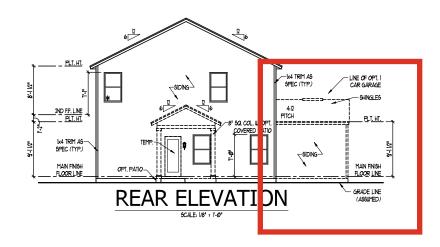
ANY REVISION OR CHANGES ON TELLATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL, PLANS HAVE DEED COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.

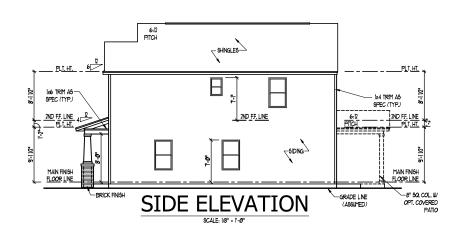
F. ANY MODIFICATIONS ARE MUETO TO THEER PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFFIERS OFFICE, THE DRAFFIER SHALL NOT BE HELD RESPONSIBLE.

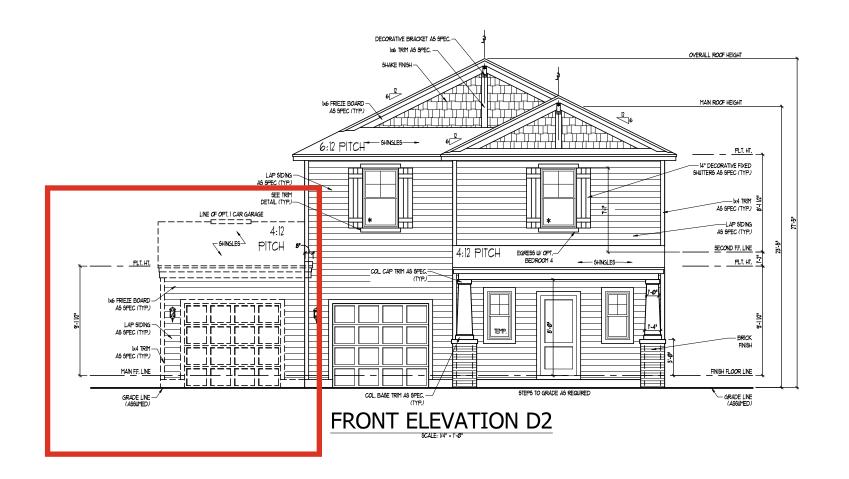
1925

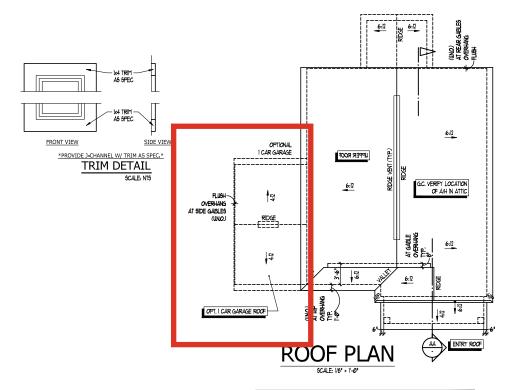
EVISION LOG

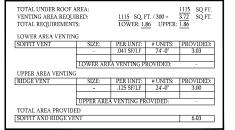


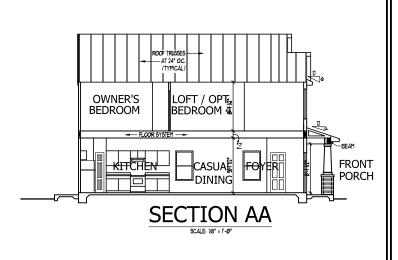


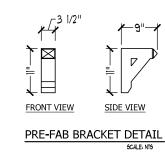












ELEVATIONS, ROOF PLAN, & SECTION - ARTS AND CRAFTS 'D2'



*JOB NUMBER 27167.06
CAD FILE FREELANCE
ISSUED 11-08-17
REVISED 02-07-20
04-01-20
10-15-20
10-20-20
12-01-22
04-03-23
09-15-24
12-05-24

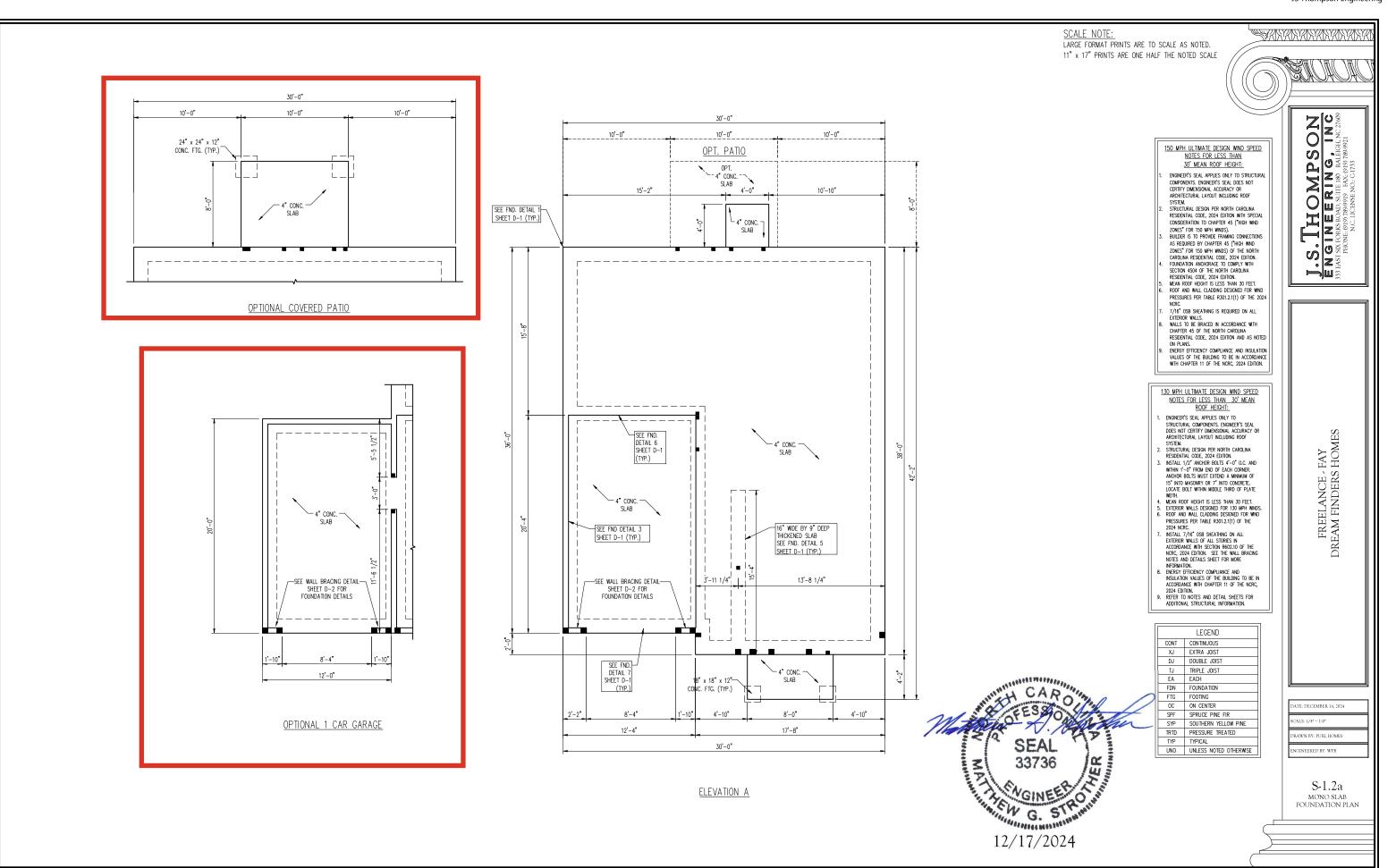
DRAWINGS ON II"XIT" SHEET ARE ONE HALF THE SCALE NOTED

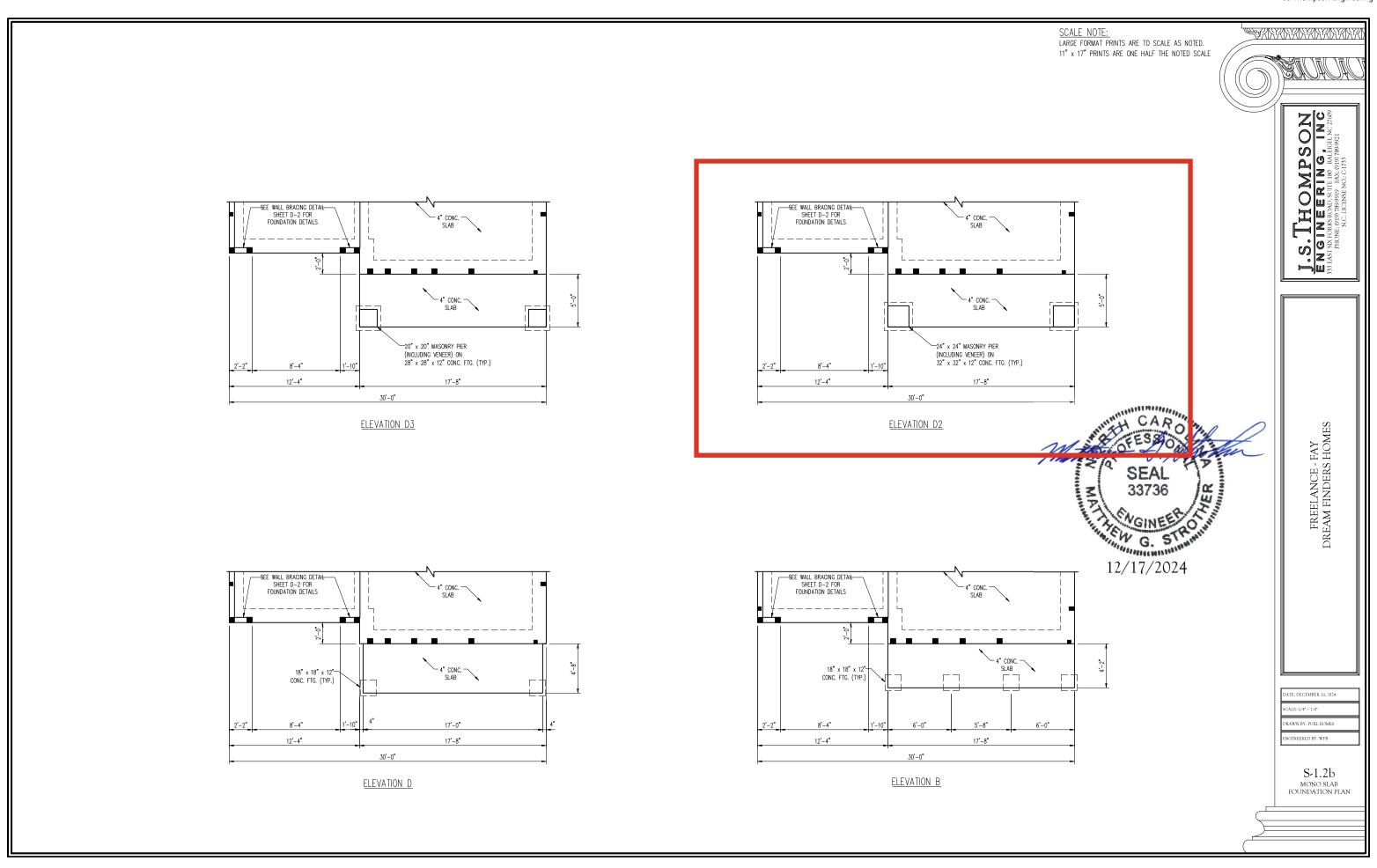
FREELANCE - FAY (Garage Left) DREAM FINDERS HOMES

1925

FRONT ELEVATION
REAR ELEVATION
RIGHT ELEVATION
LEFT ELEVATION
ROOF PLAN
BUILDING SECTION

A3.3







DRAWINGS ON II"XIT" SHEET ARE ONE HALF THE SCALE NOTED

FREELANCE - FAY (Garage Left) DREAM FINDERS HOMES

1925

• TITLE SLAB INTERFACE PLAN

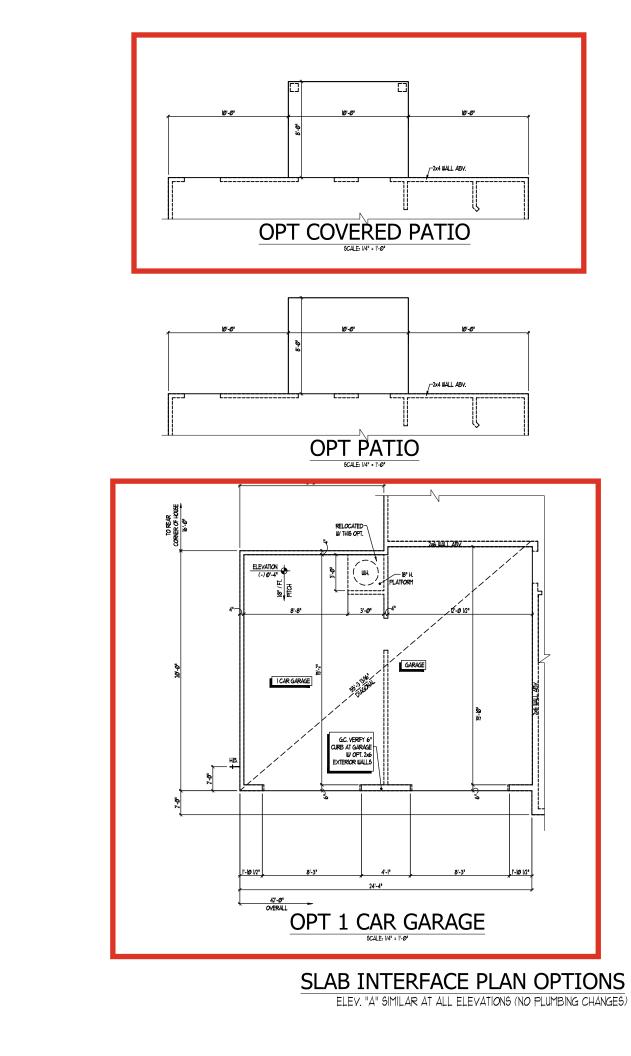
SLAB INTERFACE PLAN A ELEV. "A" SIMILAR AT ALL ELEVATIONS (NO PLUMBING CHANGES)

ISSUAVE OF PLAYS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERRY ALL NOTES, DYNENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMPINICEPHIC OF ANY CONSTRUCTION.

ANY DISCREPANCY OF ERROR NOTES, DYNENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTERS OFFICE FOR CORRECTION BEFORE COMPINICEPHIST OF ANY CONSTRUCTION.

ANY REVISIONS OR CHANCES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE THAY, ELANS HAVE BEEN COMPILETED SHALL BY SUBJECT OF ADDITIONAL FEES.

F. ANY POOFICATIONS ARE TADGE TO THESE PLAYS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.





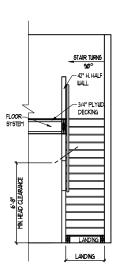
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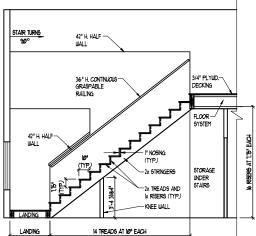
DRAWINGS ON 11"XIT" SHEET ARE ONE HALF THE SCALE NOTED

FREELANCE - FAY (Garage Left) DREAM FINDERS HOMES

1925

A1.1





STAIR SECTION

		* STAIR N RAILING		* SE SPACED	*	*	*	*	*	
PLYWD.— KNG		THE TRIAN OF A GUAF SUCH A SI	GULAR OF RD AT THE ZE THAT A	PENINGS FOR OPEN SIDE SPHERE OF	MED BY T OF A STA 6 NCHES	HE RISER, IRWAY ARE CANNOT F	TREAD AND E PERMITTE PAGG THROA	D TO BE A	RAIL	
DR-/		HANDRAIL	<u>6</u> HANDRA	3/8 INCHES	AIRWAYS S	HALL BE				
	AT 1.15" EACH	THE FLIGHT SHALL BE TERMINALS	TO A PO RETURNE 3. HANDE	GHT, FROM A DINT DIRECT ED OR SHALL RAILS ADJAC H BETWEEN	'LY ABOVE L TERMINA CENT TO A	THE LOW TE IN NEW WALL SHA	EST RISER EL POSTS (LL HAVE A	HANDRAI OR SAFETY	L ENDS	

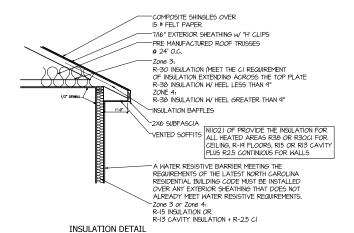
CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TILIO CRITERIA

* * * * * * * * * * *

WINDOW SCHEDULE

	MARK	SIZE		TYPE	HEAD	
		WIDTH	HEIGHT	IIFE	HEIGHT	
	1	3'0"	5'0"	SINGLE HUNG	7'0"	
	2	2'0"	4'0"	SINGLE HUNG	7'0"	
	3	2'0"	3'0"	SINGLE HUNG	7'0"	
	SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.					

9' CEILING



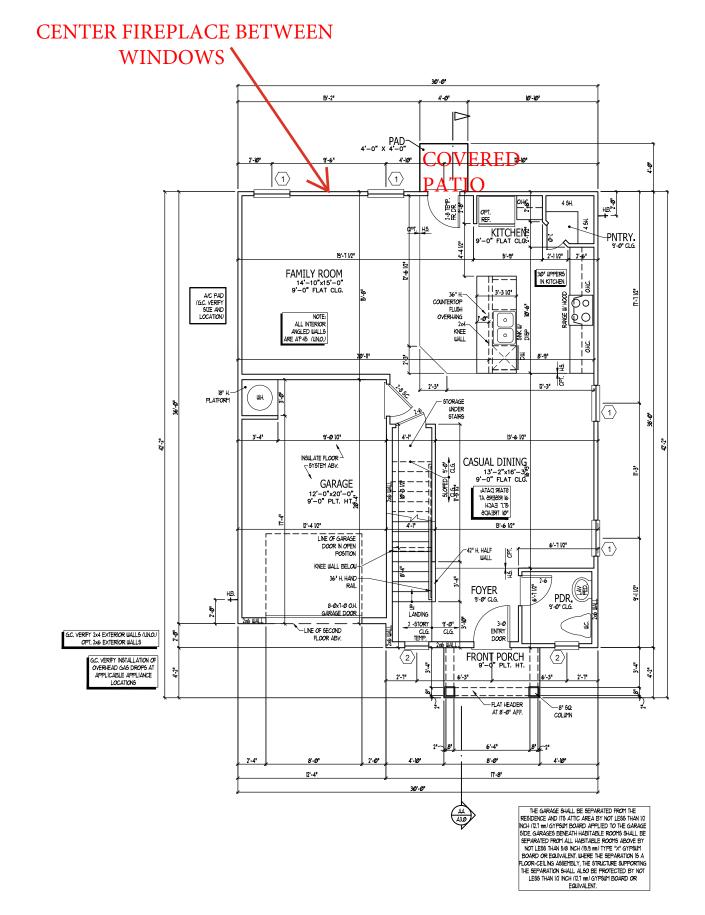
ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF
RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE
BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING
CORES SULLU DE DOCUMENTO DE LES PROPERTOS OF DE DOCUMENTO OFFICE POR CONSTRUIR DEPONE

CODES SHALL BE DROUGHT TO THE ATTENTION OF THE DRAFFERS OFFICE FOR CORRECTION BEFORE COMPINCHENT OF ANY CONSTRUCTION.

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

F. ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFFERS OFFICE. THE DRAFFER SHALL NOT BE HELD RESPONDING.

SQUARE FOOTAGE			
HEATED AREAS	ELEV 'A'		
FIRST FLOOR	863 SQ. FT.		
SECOND FLOOR	1062 SQ. FT.		
TOTAL HEATED SF	1925 SQ. FT.		
UNHEATED AREAS			
1 CAR GARAGE	251 SQ. FT.		
COVERED AREAS			
FRONT PORCH	33 SQ. FT.		
UNCOVERED AREAS			
OPTIONAL PATIO	80 SQ. FT.		
UNHEATED OPTIONS			
OPTIONAL 1-CAR GARAGE	240 SQ. FT.		
OPTIONAL COVERED PATIO	80 SQ. FT.		



Dream Finders Homes

DRAWINGS ON II"XIT" SHEET ARE ONE HALF THE SCALE NOTED

FREELANCE - FAY (Garage Left)
DREAM FINDERS HOMES

1925

• TITLE

MAIN FLOOR PLAN
STAIR SECTIONS
INSULATION DETAIL
-

FIRST FLOOR PLAN A

A2.0

SQUARE FOOTAGE				
HEATED AREAS	ELEV 'D3'			
FIRST FLOOR	863 SQ. FT.			
SECOND FLOOR	1062 SQ. FT.			
TOTAL HEATED SF	1925 SQ. FT.			
UNHEATED AREAS				
1 CAR GARAGE	251 SQ. FT.			
COVERED AREAS				
FRONT PORCH	88 SQ. FT.			
UNCOVERED AREAS				
OPTIONAL PATIO	80 SQ. FT.			
UNHEATED OPTIONS				
OPTIONAL 1-CAR GARAGE	240 SQ. FT.			
OPTIONAL COVERED PATIO	80 SQ. FT.			

5.0 7.0 1.0 HB	1 CAR C	<u>,</u>	1.ANDNG 9-0° 2-50CRT 9-0° 2-50C	FRONT	9-0' CLG. 2040 5H HD. AT 1'-0'	TAFFEED TAFFEE	TO PELAR CORRER OF HOUSE 43-0°
			30'-0"				
	P/	ARTIAL F	FIRST	FLOOR	D3	G.C. VERIFY 2x4 EXTERIO OPT. 2x6 EXTERIO	

PDR.

TAPERED COLUMN ON BASE

FRONT PORCH 9'-0" PLT. HT.

FLAT HEADER AT 8'-0" AFF. (TYP.)

1 CAR GARAGE

LINE OF SECOND FLOOR ABY.

NSULATE FLOOR 5

SQUARE FOOTAGE			
HEATED AREAS	ELEV 'B'		
FIRST FLOOR	863 SQ. FT.		
SECOND FLOOR	1062 SQ. FT.		
TOTAL HEATED SF	1925 SQ. FT.		
UNHEATED AREAS			
1 CAR GARAGE	251 SQ. FT.		
COVERED AREAS			
FRONT PORCH	73 SQ. FT.		
UNCOVERED AREAS			
OPTIONAL PATIO	80 SQ. FT.		
UNHEATED OPTIONS			
OPTIONAL 1-CAR GARAGE	240 SQ. FT.		
OPTIONAL COVERED PATIO	80 SQ. FT.		

VINDOW SCHEDULE

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

TYPE

SINGLE HUNG

SIZE

WIDTH HEIGHT

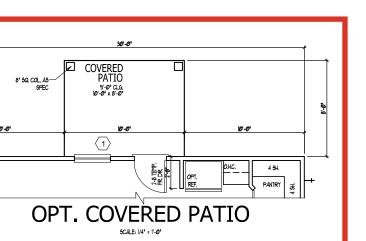
5'0"

4'0"

3'0"

2'0"

 $\langle 1 \rangle$



Dream Finders Homes

DRAWINGS ON II"XIT" SHEET ARE ONE HALF THE SCALE NOTED

Left)

/ (Garage I HOMES

FINDERS

DREAM

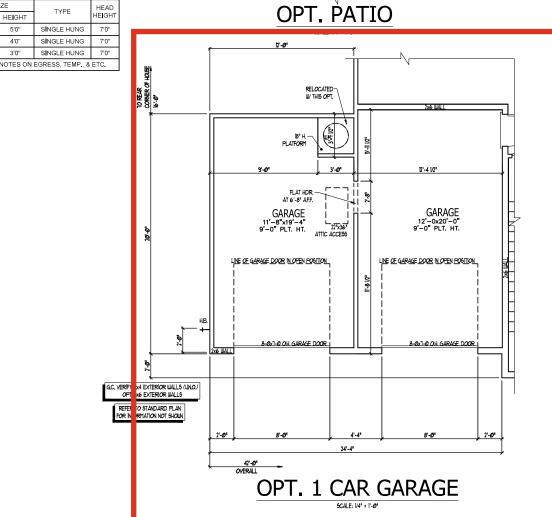
1925

TITLE IAIN FLOOR PLAN OPTIONS

FAY

FREELANCE





SQUARE FOOTAGE				
HEATED AREAS	ELEV 'D2'			
FIRST FLOOR	863 SQ. FT.			
SECOND FLOOR	1062 SQ. FT.			
TOTAL HEATED SF	1925 SQ. FT.			
UNHEATED AREAS				
1 CAR GARAGE	251 SQ. FT.			
COVERED AREAS				
FRONT PORCH	88 SQ. FT.			
UNCOVERED AREAS				
OPTIONAL PATIO	80 SQ. FT.			
UNHEATED OPTIONS				
OPTIONAL 1-CAR GARAGE	240 SQ. FT.			
OPTIONAL COVERED PATIO	80 SQ. FT.			

SQUARE FOOTAGE				
HEATED AREAS	ELEV 'D'			
FIRST FLOOR	863 SQ. FT.			
SECOND FLOOR	1062 SQ. FT.			
TOTAL HEATED SF	1925 SQ. FT.			
UNHEATED AREAS				
1 CAR GARAGE	251 SQ. FT.			
COVERED AREAS				
FRONT PORCH	79 SQ. FT.			
UNCOVERED AREAS				
OPTIONAL PATIO	80 SQ. FT.			
UNHEATED OPTIONS				
OPTIONAL 1-CAR GARAGE	240 SQ. FT.			
OPTIONAL COVERED PATIO	80 SQ. FT.			

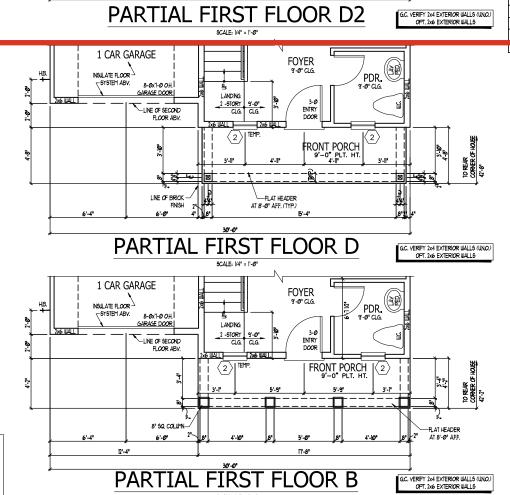
ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF

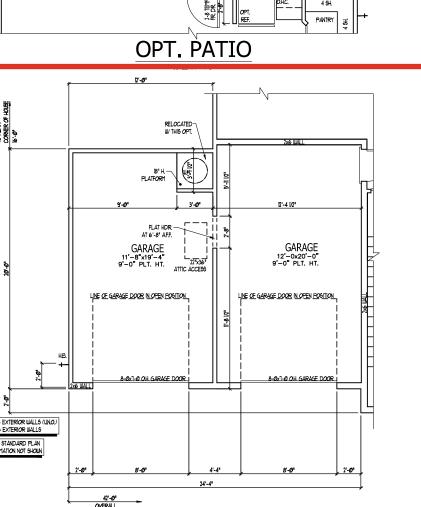
ISSUANCE OF PLANS FROM THIS DRAFFERS OFFICE SHALL NOT RELEVE THE SHILDER OF RESPONSIBILITY TO REVIEW JAW DEPERMENT ALL NOTES, DIPENSIONS, JAW DALPERMENT DE APPLICABLE BUILDING CODES FROOR TO COMPRICE FROM THE PART CONSTRUCTION.

ANY DISCREPANCY OF REROR IN NOTES, DIPENSIONS, OR ADJERENCE TO APPLICABLE BUILDING CODES SHALL BE BROAGHT TO THE ATTENTION OF THE DRAFFERS OFFICE FOR CORRECTION BEFORE COMPRISED OF ANY CONSTRUCTION.

ANY REVISIONS OR CHAVES, BY ON TELLIBED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL, PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.

F ANY MODIFICATIONS ARE MUSTED TO THE THAN SEY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.





WINDOW SCHEDULE					
MARK		SIZE TYPE		HEAD	
	WIDTH	HEIGHT		HEIGHT	
1	3'0"	5'0"	SINGLE HUNG	7'1"	
(2)	2'0"	4'0"	SINGLE HUNG	7'1"	
(3)	2'0"	3'0"	SINGLE HUNG	7'1"	
SEE F	LAN FOR	NOTES ON	EGRESS, TEMP., &	ETC.	

EGRESS 1 OWNER'S BEDROOM 15'-6"x12'-0" 8'-0" FLAT CLG. BEDROOM 2 11'-3"x11'-4" 8'-0" FLAT CLG. 30" LONG x — 30" H. VANITY O. BATH 3'-2" 3'-0" TUB/ SHOULER 3'-4" 2'-10" G.C. VERIFY WASHER
TO ALWAYS BE
NISTALLED ON THE
LEFT OF THE DRYER A/C A/C CHASE BEDROOM 3 12'-2"x10'-0" 8'-0" FLAT CLG. LOFT 13'-2"x9'-10" 8'-0" FLAT CLG. EGRESS / STAIR DATA: 31 RISERS AT 31.F EACH "GI TREADS



DRAWINGS ON II"XIT" SHEET ARE ONE HALF THE SCALE NOTED

FREELANCE - FAY (Garage Left) DREAM FINDERS HOMES

1925

TITLE UPPER FLOOR PLAN

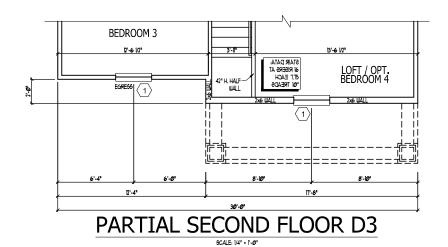
SECOND FLOOR PLAN A SCALE: 1/4* · T-0* A SCALE: 1/4* · T-0*

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIFERSIONS, AND ADJERENCE TO APPLICABLE BUILDING CODES PROOR TO COMPENCETHON OF ANY CONSTRUCTION.

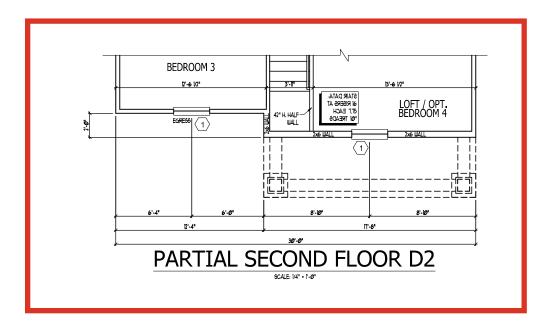
ANY DISCREPANCY OF ERROR IN NOTES, DIFFENSIONS, OR ADJERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMPENCETHON OF ANY DRAFTICATION.

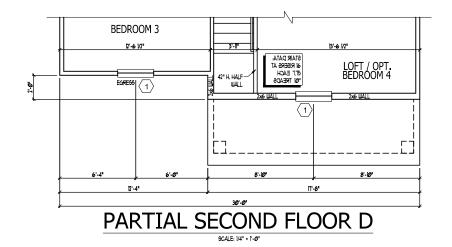
ANY REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE THINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL TEES.

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



WINDOW SCHEDULE						
MARK	SIZE		TYPE	HEAD		
IVIARIN	WIDTH	HEIGHT	11112	HEIGHT		
1	3'0"	5'0''	SINGLE HUNG	7'0"		
2	2'0"	4'0"	SINGLE HUNG	7'0"		
(3)	2'0"	3'0"	SINGLE HUNG	7'0"		
SEE F	PLAN FOR	NOTES ON	EGRESS, TEMP., &	ETC.		

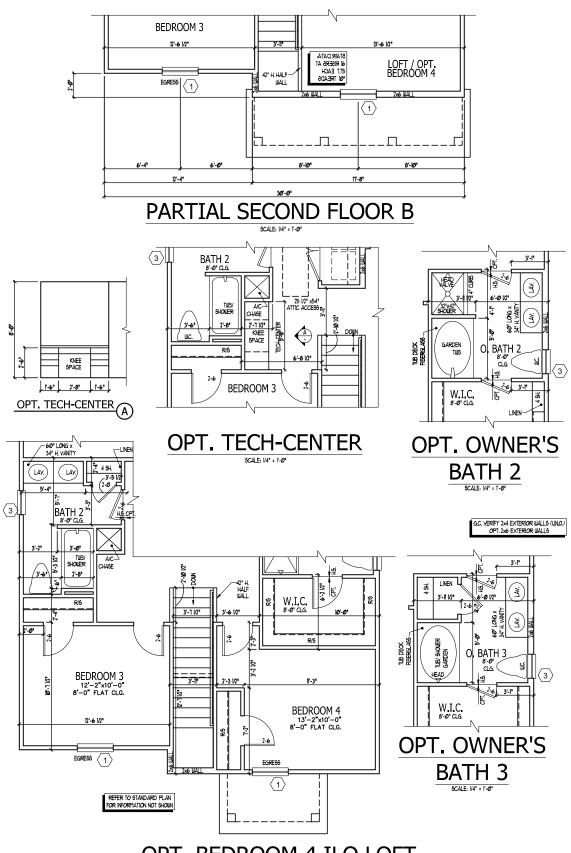




ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIFENSIONS, AND ADJENENCE TO APPLICABLE BUILDING CODES PRIOR TO CONTROLETION OF ANY CONSTRUCTION.

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OPT. BEDROOM 4 ILO LOFT

SCALE: WA": 1"-0"

ELEV. "A" SHOWN INCLUDES 2ND BOWL VANITY AT BATH 2

SECOND FLOOR PLAN OPTIONS

1925

TITLE IPPER FLOOR PLAN OPTIOI

Dream Finders Homes

DRAWINGS ON II"XIT" SHEET ARE ONE HALF THE SCALE NOTED

Left)

/ (Garage I HOMES

FREELANCE - FAY DREAM FINDERS

FAY

PUPLEX CONVENIENCE OUTLET

DUPLEX OUTLET ABOVE COUNTER

HEATHERPROOF DUPLEX OUTLET

HORE GROUND FAULT INTERRUPTER DUPLEX OUTLET

HALF-SWITCHED DUPLEX OUTLET

SPECIAL PURPOSE OUTLET

DUPLEX OUTLET IN FLOOR

₽ 220 VOLT OUTLET

WALL SWITCH

THREE-WAY SWITCH

FOUR-WAY SWITCH DIMMER SWITCH

CEILING MOUNTED INCANDESCENT LIGHT FIXTURE

WALL MOUNTED INCANDESCENT LIGHT FIXTURE RECESSED INCANDESCENT LIGHT FIXTURE

LED CAN LIGHT

LED CAN LIGHT

CEC. LIGHT FIXTURE WITH PULL CHAIN

TRACK LIGHT

FLUORESCENT LIGHT FIXTURE

EXHAUST FAN

EXHAUST FAN/LIGHT COMBINATION ELECTRIC DOOR OPERATOR (OPTIONAL)

CHIMES (OPTIONAL)

PUSHBUTTON SWITCH (OPTIONAL)

CARBON MONOXIDE DETECTOR SMOKE DETECTOR

(SD(D)) SMOKE / CARBON MONO. COMBO DETECTOR

TELEPHONE (OPTIONAL)

TELEVISION (OPTIONAL) V 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 <u>GROUND FAULT CIRCUIT-INTERRUPTERS</u> (GFJ.) 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 \mathcal{U}^* Outlets \mathcal{U}^*

TELEPHONE. . 14" (UNLESS ABY COUNTERTOP)
TELEVISION . 14"

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

4. ALL BA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAHLLY ROOMS, DINING ROOMS, LIVING ROOMS, PARLOWS, LIBRARIES, DENS, SUNGOVIS, PRECEATION ROOMS, CLOSETS, HALLMAYS, AND SHILLAWAR REAS MILL REQUIRE A COMBINION TYPE AFG.I. DEVICE AND TAMPER-PROOF RECEPTACLES FER NEC. 2011 406.12 AND 406.13

5. ALL 5A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GF.C.I. PROTECTED (GF.I).

6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NEPA 10, NEC. 2011, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

1. EVERY BUILDING HAVING A FOSGIL-RIEL-BURNING HEATER OR APPLIANCE, FREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON POWONDE DETECTOR NOTALLED WITHIN 10 PEET OF EACH ROOTI USED FOR SLEEPING FUNFOCES.

8. ALARYS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRNIG WEN SUCH WIRNIG IS SERVED FROM THE LOCAL POWER WILLITY, SUCH ALARYS SHALL HAVE BATTERY BACKUP COMENIATION SYCKE/CARBON YOMOXIDE ALARYS 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 VERBY ALL NOTES, DYENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

BULDING CODES PRIOR TO CONTRICEPENT OF ANY CONSTRUCTION.

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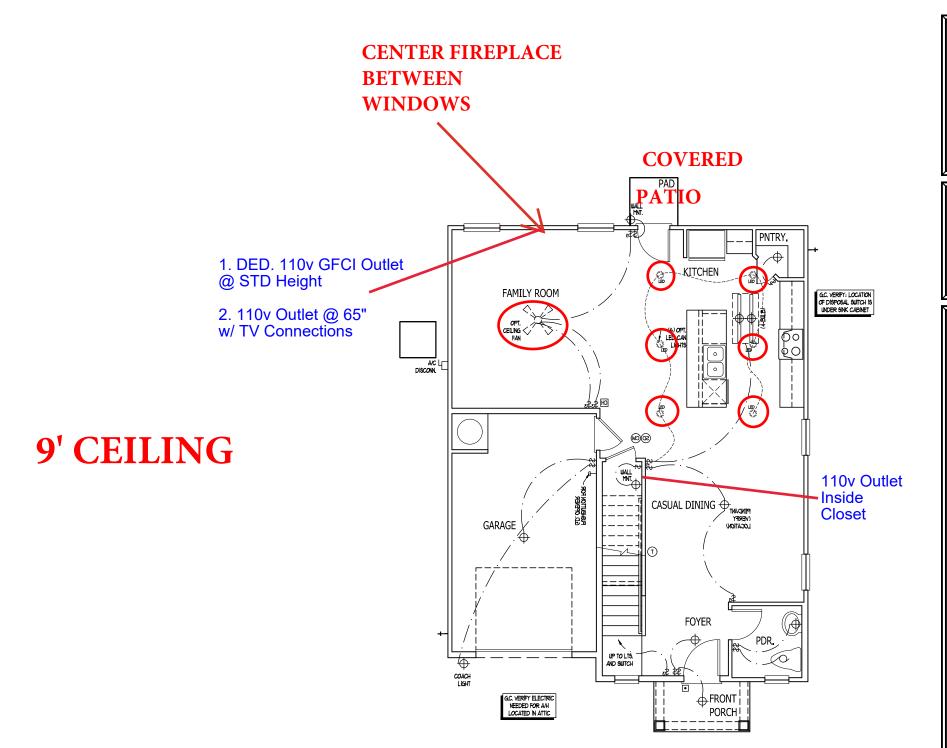
CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE
CONTRICEPENT OF ANY CONSTRUCTION.

ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE.

AFTER THE PHAIL, PLANS HAVE DEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.

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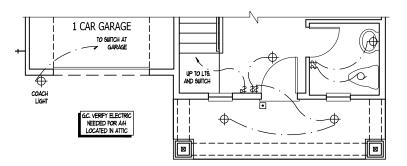


Left) (Garage HOMES HOME FAY **FINDERS** FREELANCE DREAM

1925

TITI F MAIN FLOOR ELEC. PLAN

FIRST FLOOR PLAN A **ELECTRICAL**



- DUPLEX OUTLET ABOVE COUNTER
- HEATHERPROOF DUPLEX OUTLET
- $\biguplus_{\overline{\textbf{c}}_{\text{F,L}}}$ ground fault interrupter duplex outlet
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- 220 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH FOUR-WAY SWITCH
- \$D DIMMER SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- LED CAN LIGHT
- LIGHT FIXTURE WITH PULL CHAIN TRACK LIGHT

FLUORESCENT LIGHT FIXTURE

- EXHAUST FAN/LIGHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CHIMES (OPTIONAL) PUSHBUTTON SWITCH (OPTIONAL)
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- SMOKE / CARBON MONO, COMBO DETECTOR TELEPHONE (OPTIONAL)
- TELEVISION (OPTIONAL)
- THERMOSTAT ELECTRIC METER
- ELECTRIC PANEL
- SPEAKER (OPTIONAL)
- ROUGH-IN FOR OPT, CEILING FAN
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE IV ROUGH-IN FOR OPT. CEILING FAN

1. PROVIDE AND INSTALL <u>GROUND FAULT CIRCUIT-INTERRUPTERS</u> (G.F.I.) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.

3. ALL SMOKE DETECTORS SHALL BE HARDWRED NTO 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, FAHILY ROOMS, DINING ROOMS, LINNA BOOMS, PARLONS, LIBRARIES, DENS, SURGONTS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SHILLAR AREAS WILL FECUITE A COMBINATION TYPE AFC.J. DEVICE AND TAMPER-PROOF RECEPTACLES FER NEC. 201 406/J. AND 406/J.

5, ALL IBA AND 2014 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GF.C.I. PROTECTED (GF.I).

6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN RULL COMPLIANCE WITH NEPA. 10, NEC. 2011, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

1. EVERY BUILDING HAVING A FOSSIL-RIEL-BURNING HEATER OR APPLIANCE LEVERT DULLDMS HAVING A FOSDI-FUEL-DURNING HEALIER OR AFTLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES,

8. ALARYS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRNS WEN SUCH WIRNS IS SERVED FROM THE LOCAL POWER WITHIT, SUCH ALARYS SHALL HAVE BATTERY BACKIP, COMPANIATO MYCHICARBON MONORICE ALARYS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

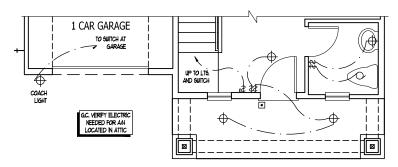
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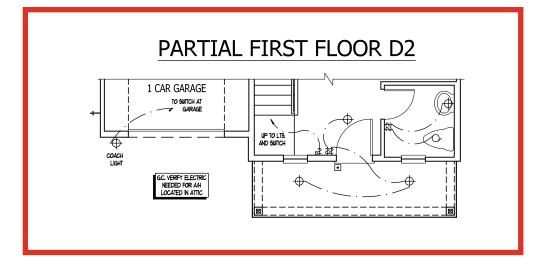
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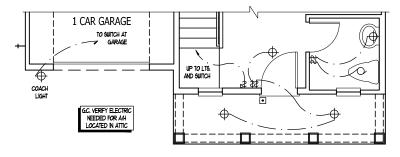
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PARTIAL FIRST FLOOR D3

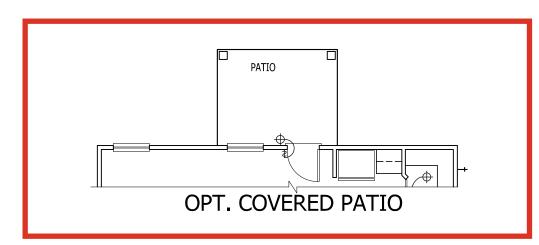


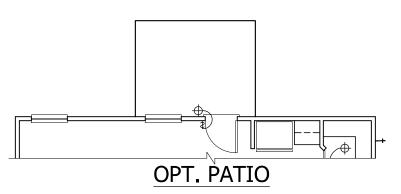


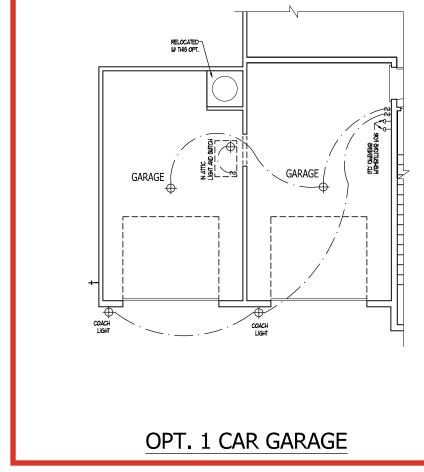
PARTIAL FIRST FLOOR D



PARTIAL FIRST FLOOR B







FIRST FLOOR PLAN OPTIONS **ELECTRICAL**





Left) / (Garage | HOMES FAY **FINDERS FREELANCE** DREAM

1925

TITI F ELECTRIC AT PLAN OPTION:

DUPLEX CONVENIENCE OUTLET

DUPLEX OUTLET ABOVE COUNTER

LEATHERPROOF DUPLEX OUTLET

GROUND FAULT INTERRUPTER DUPLEX OUTLET

HALF-SWITCHED DUPLEX OUTLET

HO SPECIAL PURPOSE OUTLET

DUPLEX OUTLET IN FLOOR

₽ 220 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 Ó

LED CAN LIGHT

LED CAN LIGHT

CLIGHT FIXTURE WITH PULL CHAIN

TRACK LIGHT

FLUORESCENT LIGHT FIXTURE

EXHAUST FAN

EXHAUST FAN/LIGHT COMBINATION

ELECTRIC DOOR OPERATOR (OPTIONAL) CHIMES (OPTIONAL)

PUSHBUTTON SWITCH (OPTIONAL)

CARBON MONOXIDE DETECTOR

SMOKE DETECTOR (SD(D)) SMOKE / CARBON MONO. COMBO DETECTOR

TELEPHONE (OPTIONAL)

V 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 <u>GROUND FAULT CIRCUIT-INTERRUPTERS</u> (G.F.I.) 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 ADD/F THISHED FLOOR:
SWITCHES 44"
OWILETS 44"

TELEPHONE. . 14" (UNLESS ABY COUNTERTOP)
TELEVISION . 14"

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

4. ALL BA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAHLLY ROOMS, DINING ROOMS, LINING ROOMS, PARLORS, LIBRARIES, DENS, SUNGOVIS, RECREATION ROOMS, CLOSETS, HALLMAYS, AND SHILLAR AREAS MILL REQUIRE A COMBINION TYPE AFGL. DEVICE AND TAMPER-PROOF RECEPTACLES FER NEC. 2011 406.12 AND 406.13

5. ALL 5A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GF.C.J. PROTECTED (GF.J.).

6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NEPA TO, NEC. 2011, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

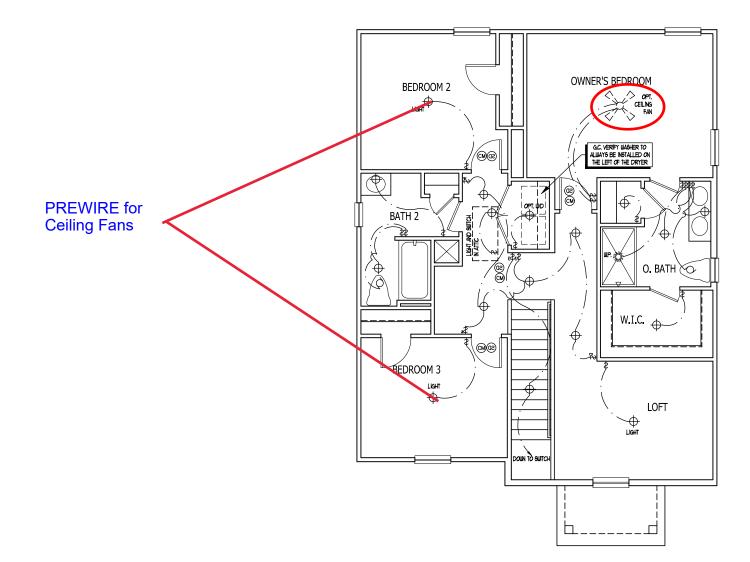
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8. ALARYS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRNS WHEN SUCH WIRNS IS SERVED FROM THE LOCAL POWER WILLITY, SUCH ALARYS SHALL HAVE BATTERY BACKUP COMERNATION SYNCE/CARBON POWOXIDE ALARYS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

ISSUANCE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERRY ALL NOTES, DINENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO CONTENCE/BUT OF ANY CONSTRUCTION.

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F. MY TOOPICALITION ARE TADGE TO THEE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.





Left) ' (Garage | HOMES FAY **FINDERS** FREELANCE DREAM

1925

TITI F IPPER FLOOR PLAN ELEC.

SECOND FLOOR ELECTRICAL PLAN A

→ DUPLEX CONVENIENCE OUTLET

DUPLEX OUTLET ABOVE COUNTER

HEATHERPROOF DUPLEX OUTLET

GROUND FAULT INTERRUPTER DUPLEX OUTLET

HALF-SWITCHED DUPLEX OUTLET

HO SPECIAL PURPOSE OUTLET

DUPLEX OUTLET IN FLOOR 220 VOLT OUTLET

WALL SWITCH

THREE-WAY SWITCH

FOUR-WAY SWITCH

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CEILING MOUNTED INCANDESCENT LIGHT FIXTURE

WALL MOUNTED INCANDESCENT LIGHT FIXTURE

RECESSED INCANDESCENT LIGHT FIXTURE

LED CAN LIGHT

RACK LIGHT

LIGHT FATURE WITH PULL CHAIN

FLUORESCENT LIGHT FIXTURE EXHAUST FAN

EXHAUST FAN/LIGHT COMBINATION

ELECTRIC DOOR OPERATOR (OPTIONAL)

OH CHIMES (OPTIONAL) PUSHBUTTON SWITCH (OPTIONAL)

CARBON MONOXIDE DETECTOR

SMOKE DETECTOR

(SD)(CM) SMOKE / CARBON MONO. COMBO DETECTOR

TELEPHONE (OPTIONAL) V TELEVISION (OPTIONAL)

ELECTRIC METER

ELECTRIC PANEL ___ DISCONNECT SWITCH

8 SPEAKER (OPTIONAL)

ROUGH-IN FOR OPT, CEILING FAN

CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/
ROUGH-IN FOR OPT, CEILING FAN

NOTES:

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

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

SWITCHES....42" CUTLETS.....14"

TELEPHONE. . 14" (UNLESS ABY COUNTERTOP)
TELEVISION . . 14"

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

4. ALL BA AND 20A RECEPTACLES IN SLEEPING ROCHS, FAHILY ROCHS, DINNG ROCHS, LINNG ROCHS, PARLORS, LIRRARIES, DENS, SUNGOVIS, RECREATION ROCHS, CLOSETIS, HALLIMAYS, AND SIMLAR AREAS MILL RECIDIES A COMBINATION TYPE AFC.I. DEVICE AND TAMPER-PROOF RECEPTACLES PER NIC. 2011 406/2 AND 406/3

5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE G.F.C.I. PROTECTED (G.F.I.).

6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICIAL WORK IS IN FILL CONFILIANCE WITH NEP A. 19, NEC. 2011, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

1. EVERY BUILDING HAVING A FOSSIL-RIEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARECH NONOXIDE DETECTOR INSTALLED WITHIN 10 HEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

8. ALARYS SHALL RECEIVE THEIR PRIMARY POUER FROM THE BUILDING WRING WHEN SUCH WIRNS IS SERVED FROM THE LOCAL POUER WITLITY, SUCH ALARYS SHALL HAVE BATTERY BACKUP, COMBINATION SYCKE/CARBON MONOXIDE ALARYS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATIONY.

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF

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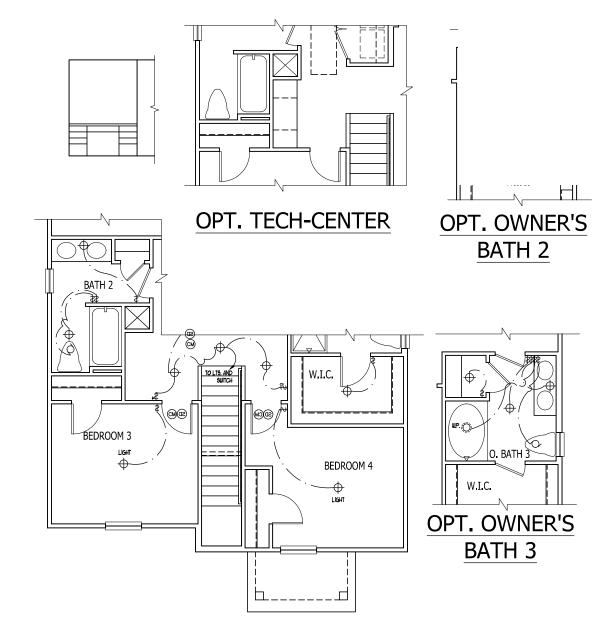
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Left) (Garage HOMES HOME FAY **FINDERS FREELANCE** DREAM

1925

TITLE ELECTRIC AT PLAN OPTIONS



OPT. BEDROOM 4 ILO LOFT

ELEY. "A" SHOWN INCLUDES 2ND BOWL VANITY AT BATH 2

4 x 4 TRTD. POST MIN. w/ WOOD PORCH OPT: SECURE BOTTOM OF SIMPSON CS16 COIL STRAPS w/ (2) 2 x 10 (TYP.) 9" END LENGTHS. (2) 1 3/4" x 9 1/4" LVL_ w/ (2) JACKS EA. END OPTIONAL COVERED PATIO

> (3) 2 x 12 CONT. FROM (2) 2 x 6 EA. BRG. PT. PORTAL FRAME. SEE METHOD PF ON WALL BRACING DETAIL SHEET D-2 OPTIONAL 1 CAR GARAGE

*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-LÓAD BEARING WALLS ARE TO BE 2 x 4 SPF #2 @ 24" O.C. (UNO).

OPT. PATIO

14" TJI 110 @ 24" 0.0 (OR EQUAL)

17'-6 5/8"

EXTRA JOIST

EXTRA JOIST

EXTRA JOIS

EXTRA JOIST

(2) 2 x 10 v ELEV. B & I D2, D3

(2) 2 x 10 ELEV. B & D2 D3

(3) 2 x 6-

CARO

SEAL

EW G.

12/17/2024

-BEAR BEAM FULLY w/ FACE

ALIGNED w/ EDGE OF WALL

14" TJI 110 @ 24" O.C.

(2) 1 3/4" x 9 1/4" LVL

w/ (2) JACKS EA. END

(4) 2 x 4 OR

(4) 2 x 6-

14" TJI 110 @ 24" 0.0

12'-5 3/8"

EXTRA JOIST

14" TJI 110 @ 24" O.C.

CORNER TO CORNER w/

(3) 2 x 6 EA. BRG. PT.

PORTAL FRAME. SEE METHOD PF

ON WALL BRACING DETAIL SHEET

2 x 6 @ 12" O.C. BALLOON-FRAMED EXTERIOR STAIRWELL

WALL w/ (2) KING STUDS EA. END OF WINDOW

POST MIN. (TYP.)

ELEVATION A

SCALE NOTE:

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

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

BRACED WALL DESIGN NOTES:

- WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R301.1.3 "ENGINEERED DESIGN" OF THE NCRC 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/ $7/16^{\prime\prime}$ OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NCRC 2024 EDITION.
- 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.
- GB REFERS TO "GYPSUM BOARD." 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 #6 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 GB PANELS ARE INSTALLED HORIZONTALLY, BLOCKING OF HORIZONTAL JOINTS IS NOT
- 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 NCRC 2024 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

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 KING STUD TABLE FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER 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 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.
- 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 OR IN HIGH WIND ZONES 1000
- LB UPLIFT CONNECTOR 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 COLÚMNS 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 IN 120/130 MPH WIND ZONES			
HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)		
UP TO 4'	1		
> 4' TO 8'	2		
> 8' TO 14'	3		
> 14' TO 18'	4		

MINIMUM NUMBER OF FULL HEIGHT KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS IN 140/150 MPH WIND 70NES

MACCO IN 110/100 MITH MIND CONE		
HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)	
UP TO 4'	2	
> 4' TO 8'	3	
> 8' TO 14'	4	
> 14' TO 18'	5	

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
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

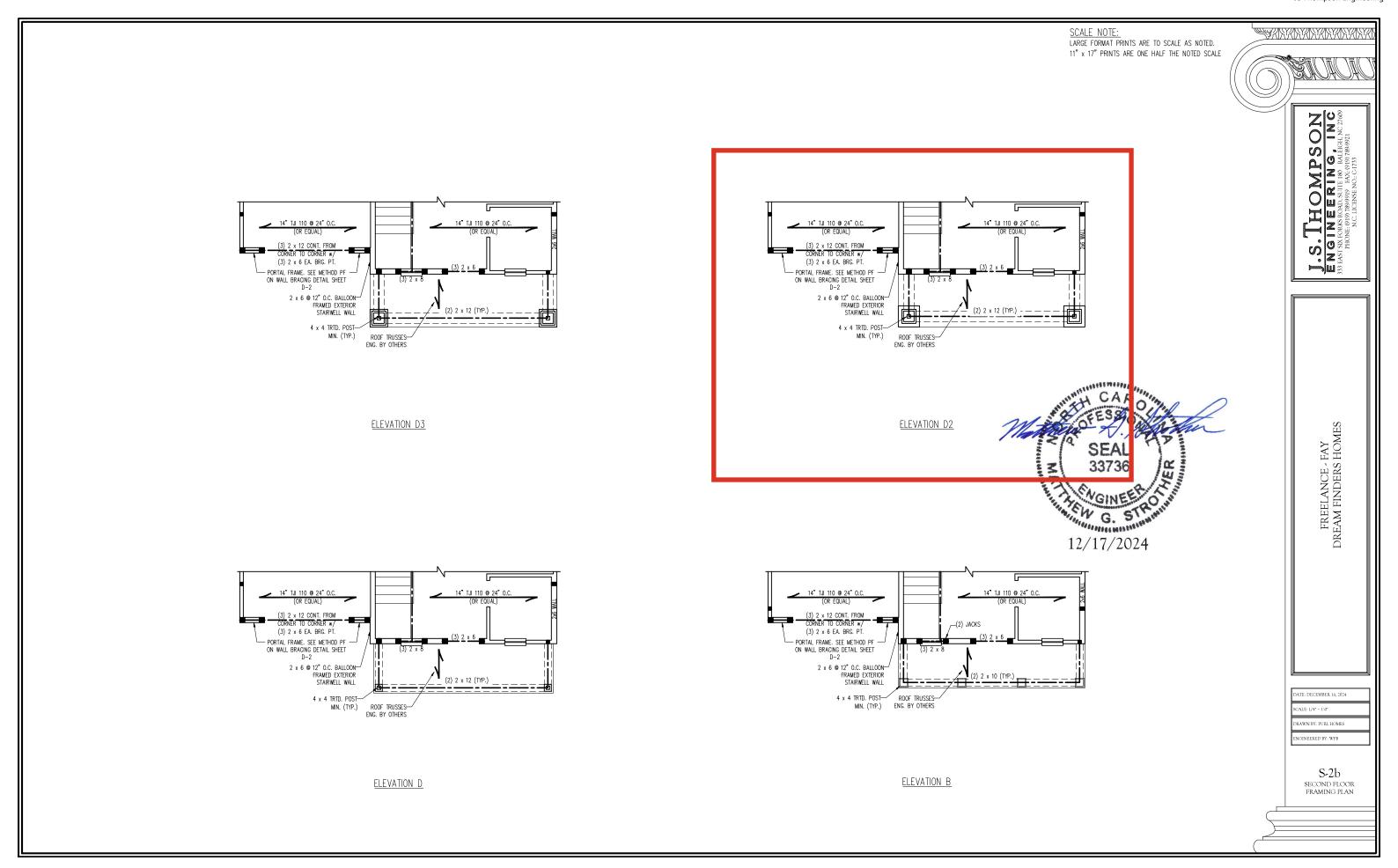
LEGEND

Z ഗ OMPS FRING H S

FREELANCE - FAY DREAM FINDERS HOMES

DATE: DECEMBER 16, 2024 RAWN BY: PURL HOMES INEERED BY: WFB

S-2a SECOND FLOOR FRAMING PLAN



SCALE NOTE: *NOTE: ALL SECOND FLOOR EXTERIOR WALLS LARGE FORMAT PRINTS ARE TO SCALE AS NOTED. AND ATTIC WALLS ARE TO BE 2 x 4 SPF #2 @ 11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE 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). Z BRACED WALL DESIGN NOTES: ഗ WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R301.1.3 CMPS ERING. "ENGINEERED DESIGN" OF THE NCRC 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 NCRC 2024 EDITION. H 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. S GB REFERS TO "GYPSUM BOARD." 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 #6 SCREWS OR 1 5/8" LONG 56 COOLER NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES. WHERE METHOD GB PANELS ARE INSTALLED HORIZONTALLY, BLOCKING OF HORIZONTAL JOINTS IS NOT REQUIRED.

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 NCRC 2024 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION. 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). WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.). SEE KING STUD TABLE FOR ADDITIONAL KING STUD REQUIREMENTS. FREELANCE - FAY DREAM FINDERS HOMES NO STRUCTURAL CHANGES FOR OPTIONAL OWNER'S BATHS SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER 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 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. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION. LEGEND MINIMUM NUMBER OF FULL HEIGHT KING STUDS CONT CONTINUOUS NO STRUCTURAL XT EXTRA TRUSS
TS TRUSS SUPPORT WALLS IN 120/130 MPH WIND ZONES GIRDER TRUSS ENGINEERED BY OTHERS (w/ ELEVATION D, D2, D3) CHANGES MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS) HEADER SPAN EA EACH ROOF TRUSSES ENG. BY OTHERS W/ ELEV. D, D2, D3 (FEET) () NUMBER OF STUDS EXTEND ROOF TRUSSES. GIRDER TRUSS ENGINEERED BY OTHERS (w/ ELEVATION B) DSP DOUBLE STUD POCKET UP TO 4' w/ ELEVATION D, D2, D3 TSP TRIPLE STUD POCKET > 8' TO 14' OC ON CENTER SPF SPRUCE PINE FIR SYP SOUTHERN YELLOW PINE 2 x 6 @ 12" O.C. BALLOON-FRAMED WALL FROM BELOW TRTD PRESSURE TREATED ENG. BY OTHERS MINIMUM NUMBER OF FULL HEIGHT KING STUDS TYP TYPICAL AT EACH END OF HEADERS IN EXTERIOR
WALLS IN 140/150 MPH WIND ZONES UNO UNLESS NOTED OTHERWISE CARO" MINIMUM NUMBER OF FULL (FEET) HEIGHT STUDS (KINGS) UP TO 4 OPTIONAL BEDROOM 4 > 4' TO 8' > 8' TO 14' DRAWN BY: PURL HOMES > 14' TO 18' GINEERED BY: WFB SEAL ELEVATIONS B, D, D2 & D3 S-3b CEILING FRAMING PLAN 12/17/2024

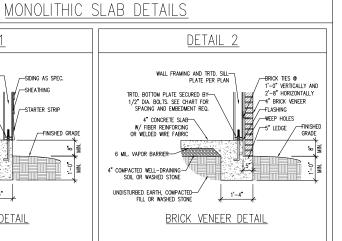
SCALE NOTE: LARGE FORMAT PRINTS ARE TO SCALE AS NOTED. 11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE ENGINEERING, INC.
BASES SEX FORES ROAD, SITTE 180 FALL OF EAGH, NC 27609
PHONE, (919) 7899919 FAV. MANGER, NC 27609 OPTIONAL COVERED PATIO STRUCTURAL NOTES: ALL FRAMING LUMBER TO BE #2 SPF (UNO). CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT. SUPPORT.
FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
HIP SPLICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS 8-0". FASTEN MEMBERS WITH THREE ROWS
OF 124 NAILS @ 16" O.C. (TYP.)

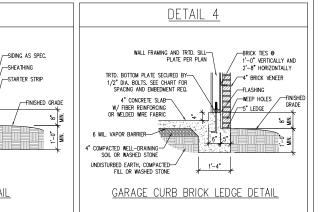
SICK FRAME OVER-FRAMED ROOF SECTIONS
W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C.
AND FLAT 2 x 10 VALLEYS OR USE VALLEY
TRUSSES.
FASTEN FLAT VALLEYS TO RAFTERS OR
TRUSSES WITH SIMPSON H2.5A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS. REFER TO SECTION R802.11 OF THE 2024 NCRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES. IN HIGH WIND ZONES, SECURE EA. RAFTER OR TRUSS TO BEARING WALL WITH SIMPSON H10 HURRICANE TIE (OR EQUAL) UNLESS NOTED OTHERWISE BY TRUSS ENGINEER BASE ON DESIGN UPLIFT FOR EA. TRUSS. REFER TO SECTION R4058 OF THE 2024 NCRC TO ENSURE COMPLIANCE WITH REQUIRED UPLIFT AND LATERAL CONNECTIONS.
REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION. NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR ROOF PITCHES, PLATE ROOF TRUSSES ENGINEERED FREELANCE - FAY DREAM FINDERS HOMES HEIGHTS, DIMENSIONS, OVERHANG WIDTHS, AND ATTIC VENT CALCS. LEGEND XT EXTRA TRUSS TS TRUSS SUPPORT XR EXTRA RAFTER RS RAFTER SUPPORT CONT CONTINUOUS EA EACH
OC ON CENTER SPF SPRUCE PINE FIR
SYP SOUTHERN YELLOW PINE TYP TYPICAL UNO UNLESS NOTED OTHERWISE OPT. 1-CAR GARAGE ROOF TRUSSES ENG. BY OTHERS DATE: DECEMBER 16, 2024 CALE: 1/4" = 150" ROOF TRUSSES ENG. BY OTHERS DRAWN BY: PURL HOMES " HILLIAM HARMEN NGINEERED BY: WFB 12/17/2024 ELEVATIONS D, D2 & D3 S-4c ROOF FRAMING PLAN

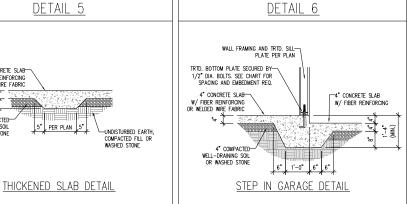
DATE: NOVEMBER 7, 2024 DRAWN BY: JST NGINEERED BY: JST

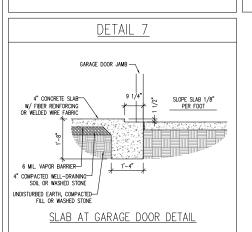
D-1 FOUNDATION DETAILS

STEMWALL DETAILS









DETAIL 1

TYPICAL SLAB DETAIL

DETAIL 3

GARAGE CURB DETAIL

DETAIL 5

5" PER PLAN 5"

WALL FRAMING AND TRTD. SILL— PLATE PER PLAN

TRTD. BOTTOM PLATE SECURED BY-1/2" DIA. BOLTS. SEE CHART FOR SPACING AND EMBEDMENT REQ.

4" CONCRETE SLAB

W/ FIBER REINFORCING OR WELDED WIRE FABRIC

" COMPACTED WELL-DRAINING-SOIL OR WASHED STONE

UNDISTURBED EARTH, COMPACTED—/
FILL OR WASHED STONE

4" CONCRETE SLAB-W/ FIBER REINFORCING OR WELDED WIRE FABRIC

-SIDING AS SPEC.

STARTER STRIP

-FINISHED GRAD

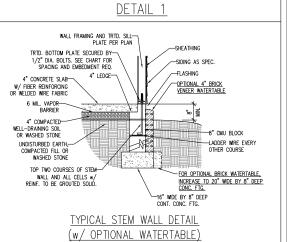
WALL FRAMING AND TRTD. SILL— PLATE PER PLAN

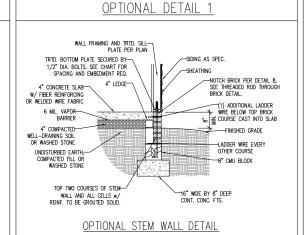
TRTD. BOTTOM PLATE SECURED BY— 1/2" DIA. BOLTS. SEE CHART FOR SPACING AND EMBEDMENT REQ.

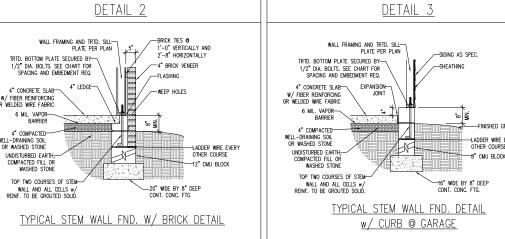
4" CONCRETE SLAB-

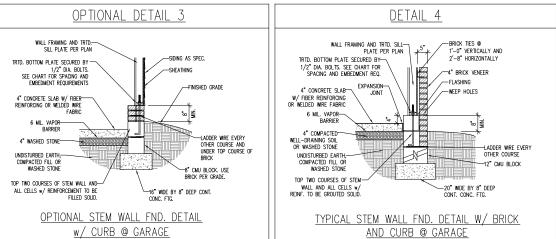
W/ FIBER REINFORCING OR WELDED WIRE FABRIC

SOIL OR WASHED STONE

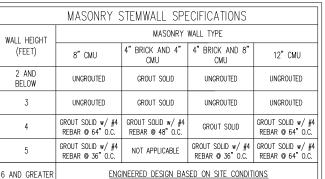








OPTIONAL DETAIL 8		
INSIDE EDGE OF MASONRY STEMWALL	1/2" ANCHOR ROD SPACED PER TABLE	
BRICK MASONRY OUTSIDE EDGE OF BRICK AND STICK FRAMED WALL ABOVE	NOTCH BRICK ® THREADED ROD AND GROUT SOULD	
THREADED ROD THRO	UGH BRICK MASONRY	



STRUCTURAL NOTES:

-) WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
- 2) TIE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
 3) CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE w/ GREATER THAN 3' OF FILL AS MEASURED FROM THE TOP OF THE FOOTING.
- BACKFILL OF CLEAN #57 / #67 WASHED STONE IS ALLOWABLE.
- 5) BACKFILL OF WELL DRAINED OR SAND GRAVEL MIXTURE SOILS (45 PSF/FT BELOW GRADE) CLASSIFIED AS GROUP I ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE 2024 NORTH CAROLINA RESIDENTIAL CODE ARE ALLOWABLE.
- 6) PREP SLAB PER R506.2.1 AND R506.2.2 BASE AND EXCEPTION OF 2024 NORTH CAROLINA RESIDENTIAL CODE.
- 8) LOCATE REBAR IN CENTER OF FOUNDATION WALL
- 9) WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE "S" MORTAR OR 3000 PSI GROUT. USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

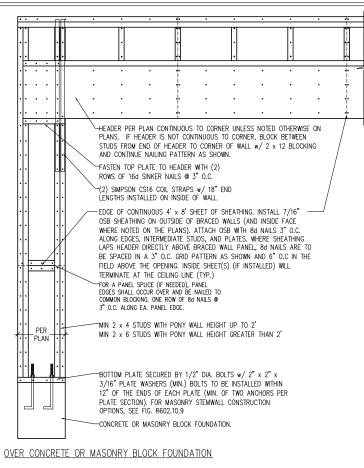
	ANCHOR SPACING AND EMBEDMENT			
	WIND ZONE	120 MPH	130 MPH	
	SPACING	6'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS	4'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS	
	EMBEDMENT	7"	15" INTO MASONRY 7" INTO CONCRETE	

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.

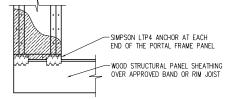


GENERAL WALL BRACING NOTES:

- . WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R301.1.3 "ENGINEERED DESIGN" OF THE NCRC 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.
- SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2024 NORC FOR ADDITIONAL INFORMATION AS NEEDED.
 BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS, INCLUDING STORIES BELOW THE TOP FLOOR, HAVE BEEN DESIGNED PER R602.3.5 (3), WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST COMBINED UPLIFT AND SHEAR FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERED PRACTICE.
- SEE STRUCTURAL SHEETS FOR HOLD DOWN TYPE AND LOCATIONS WHERE REQUIRED AND ANY SPECIAL NOTES OR REQUIREMENTS.
 ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10 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 R602.10.4
- 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 WITH JOINTS BLOCKED. ATTACH SHEATHING 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.).
- 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 8702.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3(1). WHERE METHOD GB PANELS ARE INSTALLED HORIZONTALLY, BLOCKING OF HORIZONTAL JOINTS IS NOT REQUIRED. EXTERIOR GB TO BE INSTALLED VERTICALLY.

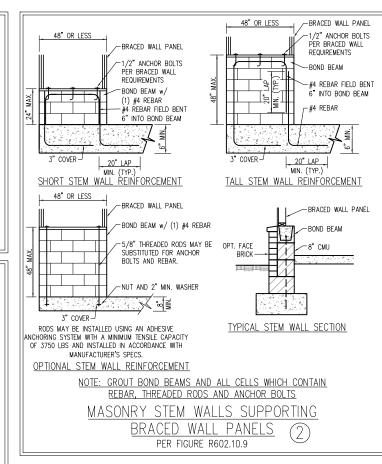


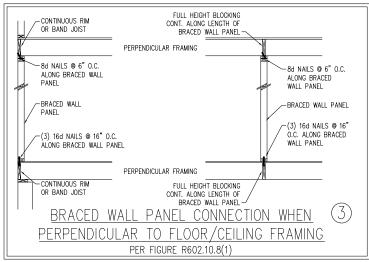


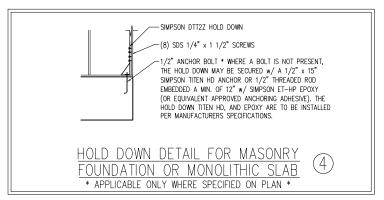


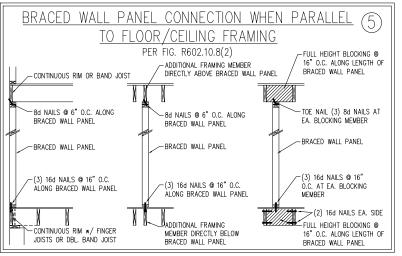
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION * APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS *

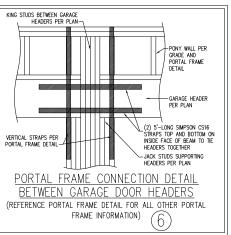
METHOD PF-PORTAL FRAME DETAIL (1)

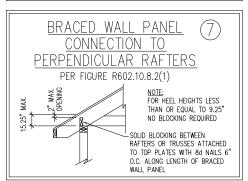


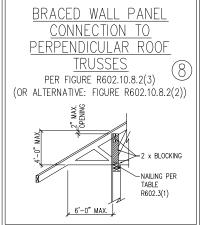


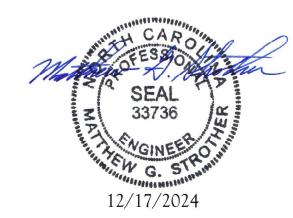












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S

SPEEI S DESIGN WIND S S AND DETAILS S HOMES DAPH ULTIMATE DE BRACING NOTES A DREAM FINDERS H 130 MPH -W 120

DATE: NOVEMBER 7, 2024 SCALE: NTS

DRAWN BY: IST

NGINEERED BY: IST

D-2 BRACED WALL NOTES AND DETAILS AND PF DETAIL

GENERAL NOTES

- 1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS. OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NCRC), 2024 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.
- 3. STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NCRC, 2024 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 FINIS
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 R301.20	4) WIND ZONE AND EXPOSURE)	•
GROUND SNOW LOAD: Pq	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
- CLADDING DESIGNED FOR:

SEISMIC DESIGN CATEGORY:

120 MPH WIND ZONE			
		POS. (PSF) PRESSURE	NEG. (PSF) PRESSURE
	FLAT ROOF	+ 6.3	- 44.5
GABLE ROOF	2.25 TO 5/12	+ 9.6	- 49.8
CLADDING	5 TO 7/12	+ 11.6	- 41.9
	7 TO 12/12	+ 14.2	- 35.3
	2.25 TO 5/12	+ 11.6	- 36.6
HIP ROOF CLADDING	5 TO 7/12	+ 11.6	- 28.7
CENDUNG	7 TO 12/12	+ 11.1	- 35.6
WALL CLADDING		+ 15.5	- 20.8

130 MPH WIND ZONE			
		POS. (PSF) PRESSURE	NEG. (PSF) PRESSURE
	FLAT ROOF	+ 7.4	- 52.2
GABLE ROOF	2.25 TO 5/12	+ 11.3	- 58.4
CLADDING	5 TO 7/12	+ 13.6	- 49.2
	7 TO 12/12	+ 16.7	- 41.4
	2.25 TO 5/12	+ 13.6	- 43
HIP ROOF CLADDING	5 TO 7/12	+ 13.6	- 33.7
OL IDDING	7 TO 12/12	+ 13	- 41.7
WALL CLADDING		+ 18.2	- 24.4

- FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NCRC, 2024 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NCRC, 2024 EDITION.
- 5. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2024 EDITION

FOOTING AND FOUNDATION NOTES

- 1. FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- 2. 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 EXCEPTION: #57 OR #67 STONE MAY BE USED AS FILL FOR MAXIMUM DEPTH OF 4 FEET WITHOUT CONSQUIDATION. 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 NGRC,
- 3. 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 NECESSAR
- 4 CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NCRC 2024 EDITION CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185 MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORKING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLASS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
- 5. MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
- 6. THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- 7. 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.
- 8. ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NCRC, 2024 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCMA TR68-A OR ACE 530/ASCE 5/TMS 402, MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(1), R404.1.1(2), R404.1.1(3), OR R404.1.1(4) OF THE NCRC, 2024 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.2(8) OF THE NCRC, 2024 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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 (UN0).
- 2. 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.
- 3. 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):

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

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

- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION, SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NCRC, 2024 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, 2024 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).
- 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 2024 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER STRUCTURAL PLAN. 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 (U.N.O). 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 NCRC, 2024 EDITION.
- 13. FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- 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)
- 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 TO WOOD FRAMING WITH SIMPSON CS16 COIL STRAPPING WITH 9" END LENGTHS OR (2) 6" LONG SIMPSON SDS SCREWS (OR EQUAL) DRIVEN AT AN ANGLE FROM OPPOSITE SIDES. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.
- 16. CONSTRUCT ALL WOOD DECKS ACCORDING TO CHAPTER 47-WOOD DECKS.

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DATE: NOVEMBER 7, 2024

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S-0 STRUCTURAL NOTES