

LOT 42 MAGNOLIA RIDGE INVENTORY MARKED

PRELUDE DREAM FINDERS HOMES

PLAN REVISIONS

01-11-20 VERIFIED AND UPDATED DIMENSIONS FOR PAD AND PATIO. REVISED ROOM DIMENSIONS FOR THE FOLLOWING ROOMS:
GATHERING ROOM WAS 16'-0" X 11'-0", NOW IT IS 18'-0" X 11'-0".
CHANGE WASHER, DRYER, AND REFRIGERATOR TO OPTIONAL COMPONENTS.
CHANGE LOCATIONS OF HOSE BIBBS TO BE ON HEATED WALLS.
VERIFIED HDR HGTS. ARE AT LEAST 1'-0".
VERIFIED MASTER'S WAS CHANGED TO OWNER'S.
CHANGED 2X4 WALL AT REAR GARAGE WALL TO 2X6.
ADDED ROOF VENT CALCULATIONS.
ADDED THERMOSTAT TO FIRST FLOOR ELECTRICAL PLAN.
DIMENSION CEILING FAN IN GATHERING ROOM ON ELECTRICAL PLAN.
UPDATED FOR NC RC 2018 AND 9C IRC 2018.
UPDATED SLAB INTERFACE PLAN AND OPTIONS.
ADDED OPTIONAL FULL BATH 3 (ILO PDR-1)
ADDED INSULATION DETAIL TO FLOOR.
VERIFIED AND ADDED 3-0 5-0 WINDOW FOR VENTILATION REQMTS IN OWNER'S BEDROOM.
ADDED OPTIONAL DBL OVEN AT KITCHEN.
CHANGE ALL CEILING FANS TO OPTIONAL.
CREATED AND REVISED CUTSHEETS.

04-01-20 GATHERING WAS CHANGED TO FAMILY.
CAFE WAS CHANGED TO CASUAL DINING.
REMOVED HANSEN BOX AND DRYER VENT.
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 FARMHOUSE 'B'.
CREATED ELEVATION ARTS AND CRAFTS 'D'.
CHANGED CORNER BOARDS ON ELEVATIONS TO BE 1X4 TRIM BOARD.
SHOWED COACH LIGHTS ON ELEVATIONS.
ADDED DIAGONAL DIMENSIONS ON SLAB INTERFACE PLAN.
REVISED ROOM DIMENSIONS FOR THE FOLLOWING ROOMS:
CASUAL DINING WAS 9'-0"X16'-0", NOW 9'-0"X15'-10"
FAMILY ROOM WAS 18'-0"X11'-0", NOW 11'-10"X11'-0"
REVISED FRONT PORCH AREA AS FOLLOWS:
ELEVATION A, IT WAS 32 SF, NOW 54 SF
ELEVATION C, IT WAS 21 SF, NOW 43 SF.
CREATED LEFT HAND GARAGE VERSION.
REMOVED ELEVATION C.
UPDATED SQ. FT. LOG TO ELIMINATE ROUNDING. FIRST FLOOR WAS 1040 SF, NOW 1039 SF. SECOND FLOOR WAS 1395 SF, NOW 1394 SF. FRONT PORCH AT ELEV. B WAS 43 SF, NOW 42 SF.
CHANGED SHUTTERS TO BE 14" WIDE.

04-08-20 ADDED WINDOW SCHEDULE
CHANGED GARAGE WALL FROM 2x6 TO 2x4
CHANGED POWDER ROOM DOOR TO 2'6"
LAUNDRY DOOR CHANGED TO 2'8"
CHANGED 1X10 TRIM ON ELEVATION A TO 1X8 TRIM
ADDED DETAIL FOR DECORATIVE BRACKET ON ELEVATION A
CHANGED 1X10 TRIM ON ELEVATION B TO 1X8 TRIM
FIXED PORCH CONCRETE TO KEEP COLUMN FROM OVERHANGING. SQUARE FOOTAGE CHANGED FROM 54 SQ. FT. TO 56 SQ. FT. ELEVATION A
ADDED DETAIL FOR DECORATIVE BRACKET ON ELEVATION B
ADDED DETAIL FOR DECORATIVE GABLE ON ELEVATION B
CHANGED 1X10 TRIM ON ELEVATION D TO 1X8 TRIM
FIXED PORCH CONCRETE TO KEEP COLUMN FROM OVERHANGING. SQUARE FOOTAGE CHANGED FROM 42 SQ. FT. TO 44 SQ. FT. ELEVATION B
REMOVED 1X10 TRIM ABOVE GARAGE ON ELEVATION D
ADDED DETAIL FOR DECORATIVE BRACKET ON ELEVATION D
FIXED PORCH CONCRETE TO KEEP COLUMN FROM OVERHANGING. SQUARE FOOTAGE CHANGED FROM 86 SQ. FT. TO 79 SQ. FT. ELEVATION D
REMOVED COLUMN BASE FROM ELEVATION D AND MADE COLUMN 8" SQ FULL COLUMN HEIGHT.
REMOVED OPTIONAL CEILING FAN FROM FAMILY ROOM.
CHANGED ALL TRIM AROUND WINDOWS, DOORS, 4 GARAGES TO 4" TRIM.
RESIZED CHASE IN OWNER'S WIC.
RELOCATED CONDUIT TO GO FROM ISLAND TO CLOSEST EXTERIOR WALL
CHANGED COAT CLOSET DOOR FROM 2/6 BIFOLD TO 2/6 STD.
CHANGED OWNER'S BATH LINEN CLOSET FROM 2/6 BIFOLD TO 2/6 STD.
CHANGED UPSTAIRS LINEN CLOSET FROM 2/6 BIFOLD TO 2/6 STD.
CHANGED BED 2 CLOSET DOOR FROM 2/6 BIFOLD TO 2/6 STD.
CHANGED BED 3 CLOSET DOOR FROM 2/6 BIFOLD TO 2/6 STD.
CHANGED BED 6 CLOSET DOOR FROM 2/6 BIFOLD TO 2/6 STD.
CHANGED STUDY CLOSET DOOR FROM 2/6 BIFOLD TO 2/6 STD.
CHANGED POWDER ROOM LINEN FROM 2/6 BIFOLD TO 2/6 STD.

01-01-22 CHANGED STUDY DOOR FROM 2/4 STD. TO 2/6 STD.
EXTENDED POWDER ROOM 2 1/2" INTO FOYER HALLWAY
RECENTERED 4/0 OPENING FROM FOYER TO FAMILY ROOM

12-01-22 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:
SECOND FLOOR WAS 1394 , NOW IT IS 1389
TOTAL SF WAS 2433, NOW IT IS 2428
ADDED SF FOR D2 AND D3
UPDATED GARAGE DOOR WALL OF 1 CAR CARRIAGE GARAGE TO 2X6
VERIFIED AND UPDATED OPTIONAL OWNER'S BATH 2 4 3 LAYOUTS
WINDOW HEAD HEIGHT CHANGED TO 1'-1" ON SECOND FLOOR
ADDED (6) OPTIONAL LED CAN LIGHTS IN KITCHEN (06-15-23)

10-01-24 *BATH 6 INCLUDED W/ OPT BEDROOM 6 ONLY ILO BATH 2* CHANGED TO STAND ALONE
OPTIONAL BATH 6 ILO BATH 2 AND STANDARD WHEN OPTIONAL BEDROOM 6 IS SELECTED
OPTIONAL COVERED PATIO CREATED
CREATION OF 9' CEILING HEIGHT

9' CEILING

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'A'
FIRST FLOOR	1039 SQ. FT.
SECOND FLOOR	1389 SQ. FT.
TOTAL HEATED SF	2428 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	394 SQ. FT.
COVERED AREAS	
FRONT PORCH	86 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDRM. 4	0
OPTIONAL BEDRM. 5	0
OPTIONAL BEDRM. 6	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'B'
FIRST FLOOR	1039 SQ. FT.
SECOND FLOOR	1389 SQ. FT.
TOTAL HEATED SF	2428 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	394 SQ. FT.
COVERED AREAS	
FRONT PORCH	44 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDRM. 4	0
OPTIONAL BEDRM. 5	0
OPTIONAL BEDRM. 6	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'D'
FIRST FLOOR	1039 SQ. FT.
SECOND FLOOR	1389 SQ. FT.
TOTAL HEATED SF	2428 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	394 SQ. FT.
COVERED AREAS	
FRONT PORCH	79 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDRM. 4	0
OPTIONAL BEDRM. 5	0
OPTIONAL BEDRM. 6	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'D2'
FIRST FLOOR	1039 SQ. FT.
SECOND FLOOR	1389 SQ. FT.
TOTAL HEATED SF	2428 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	394 SQ. FT.
COVERED AREAS	
FRONT PORCH	86 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDRM. 4	0
OPTIONAL BEDRM. 5	0
OPTIONAL BEDRM. 6	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'D3'
FIRST FLOOR	1039 SQ. FT.
SECOND FLOOR	1389 SQ. FT.
TOTAL HEATED SF	2428 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	394 SQ. FT.
COVERED AREAS	
FRONT PORCH	86 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDRM. 4	0
OPTIONAL BEDRM. 5	0
OPTIONAL BEDRM. 6	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

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



JOB NUMBER	B-1815932*
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISED	11-16-17
	09-21-18
	02-11-20
	04-01-20
	04-08-20
	07-01-22
	12-01-22
	10-01-24

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

PRELUDE - Garage Left
DREAM FINDERS HOMES

2435

TITLE
REVISION LOG

SHEET
CS

LOT 42 MAGNOLIA RIDGE



JOB NUMBER	B-1815932
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISED	11-16-17
	09-21-18
	02-11-20
	04-08-20
	07-01-22
	12-01-22
	10-01-24

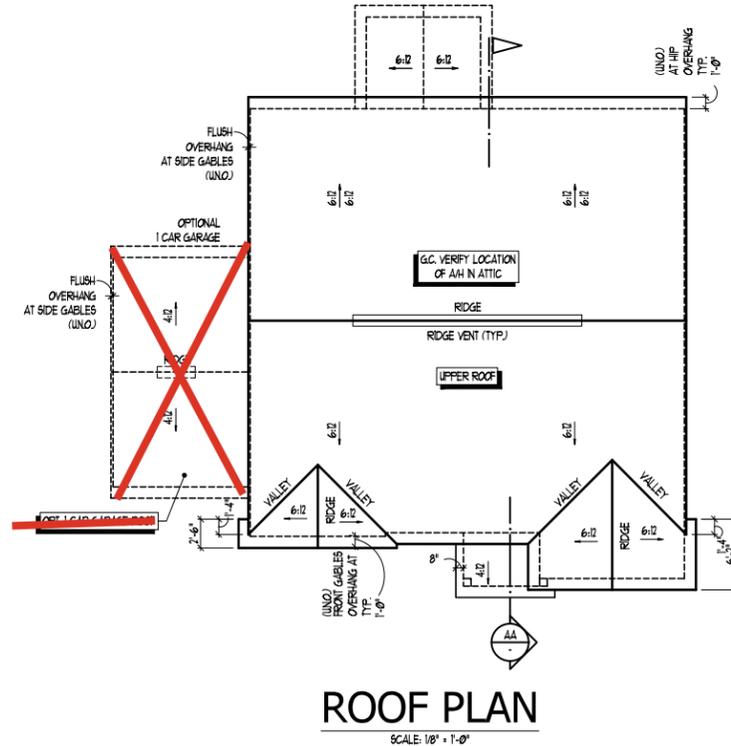
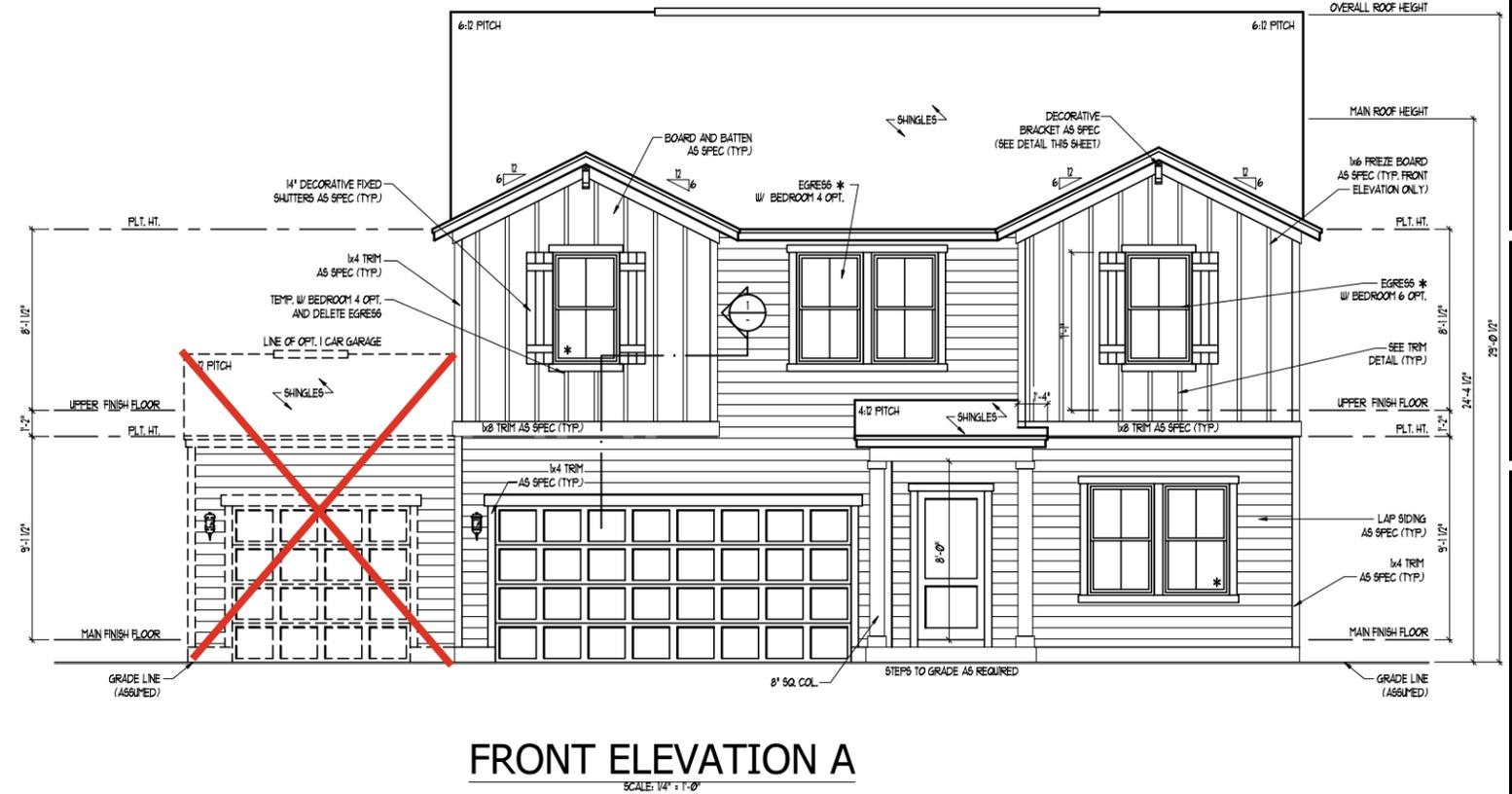
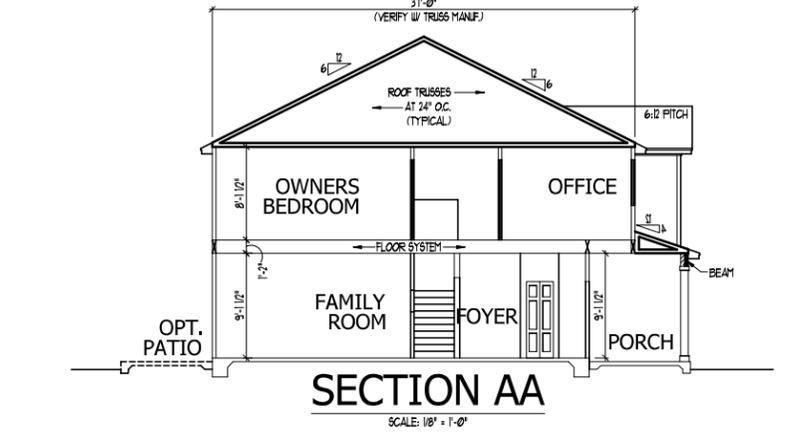
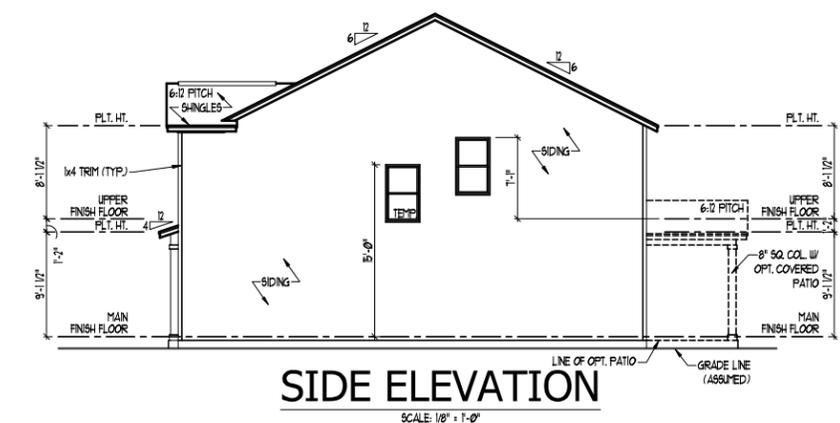
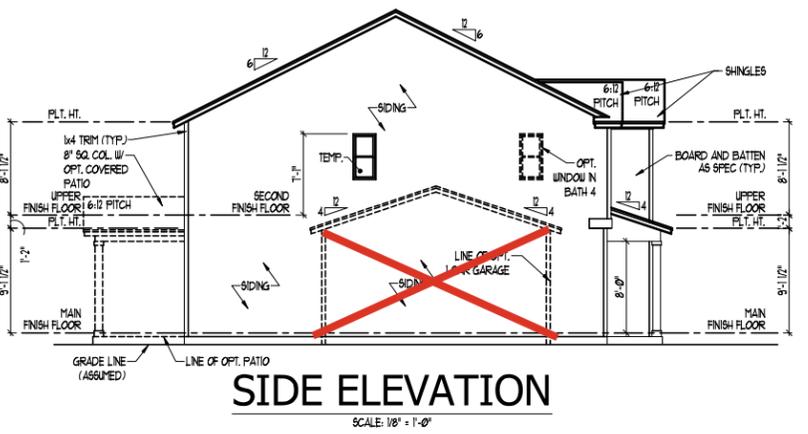
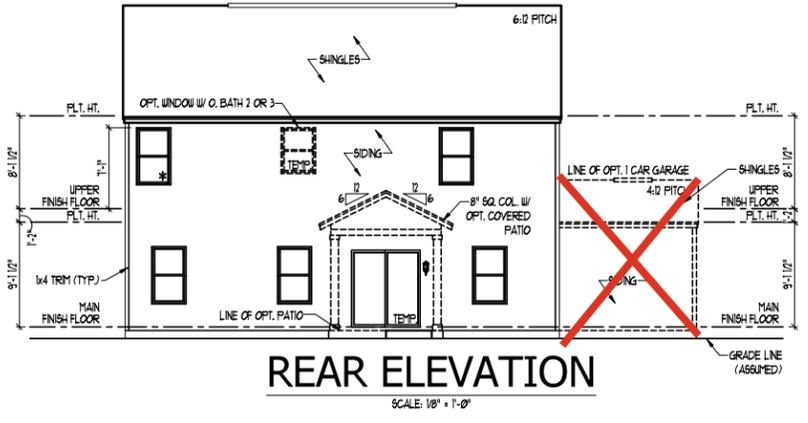
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

PRELUDE - Garage Left
DREAM FINDERS HOMES

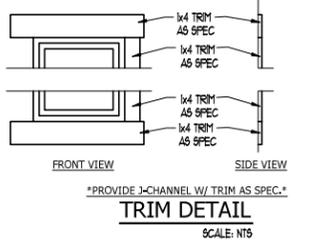
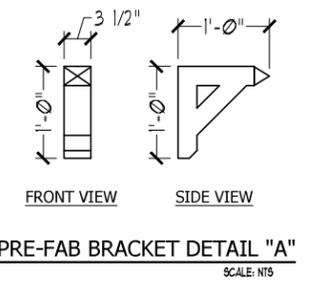
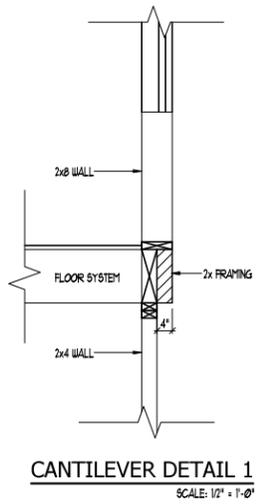
2435

TITLE
FRONT ELEVATION
REAR ELEVATION
RIGHT AND LEFT ELEVATIONS
SECTIONAL
ROOF PLAN
MISC. DETAILS

SHEET
A3.0



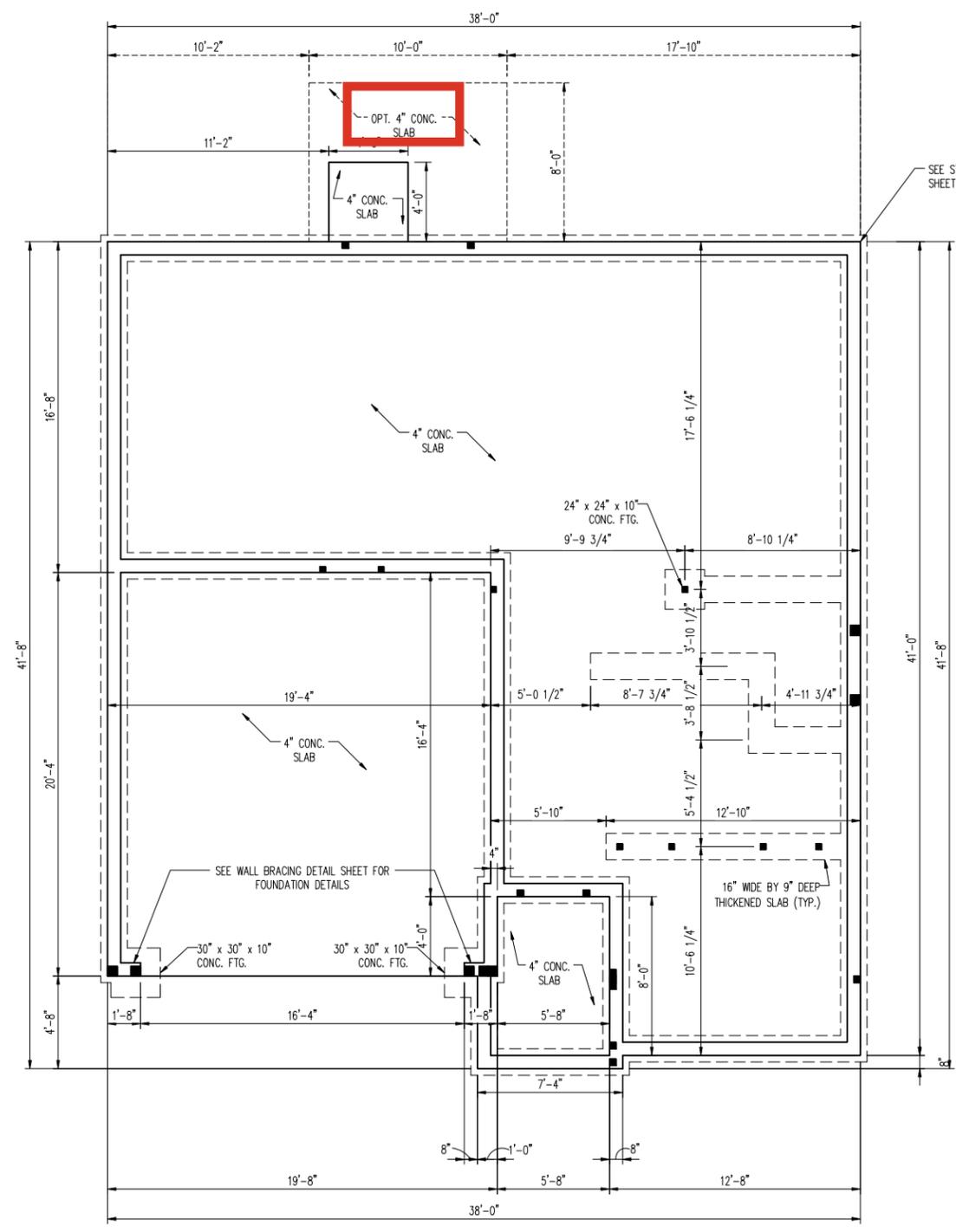
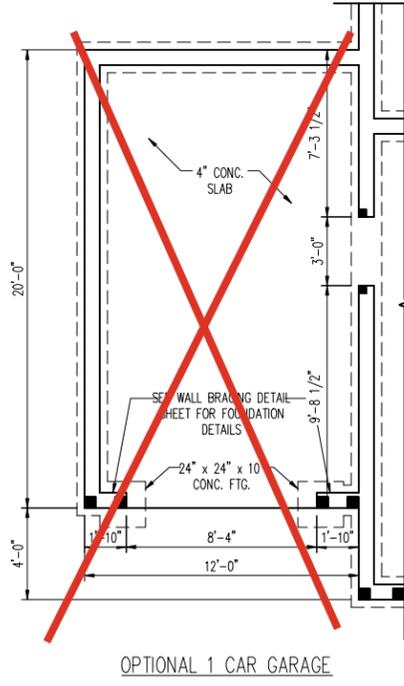
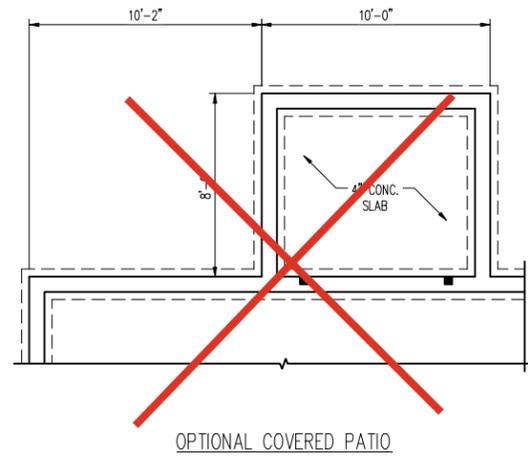
TOTAL UNDER ROOF AREA:	1461	SQ. FT.	1461	SQ. FT.
VENTING AREA REQUIRED:	1461	SQ. FT. / 300 =	4.87	SQ. FT.
TOTAL REQUIREMENTS:	LOWER: 2.44	UPPER: 2.44		
LOWER AREA VENTING				
SOFFIT VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
		.041 SF/LF	62'-2"	2.55
LOWER AREA VENTING PROVIDED:				
UPPER AREA VENTING				
RIDGE VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
		1.25 SF/LF	20'-0"	2.50
UPPER AREA VENTING PROVIDED:				
TOTAL AREA PROVIDED				
SOFFIT AND RIDGE VENT				5.05



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

ELEVATIONS, ROOF PLAN, & SECTION - TRADITIONAL 'A'

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



SEE STEMWALL FND. DETAIL SHEET FOR FND. OPTIONS.

- 130 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, 2024 EDITION.
 - INSTALL 1/2" ANCHOR BOLTS 4'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 15" INTO MASONRY OR 7" INTO CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - EXTERIOR WALLS DESIGNED FOR 130 MPH WINDS.
 - ROOF AND WALL CLADDING DESIGNED FOR WIND PRESSURES PER TABLE R301.2.1(1) OF THE 2024 NRC.
 - INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORIES IN ACCORDANCE WITH SECTION R602.10 OF THE NRC, 2024 EDITION. SEE THE WALL BRACING 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 NRC, 2024 EDITION.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

- 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, 2024 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 ("HIGH WIND ZONES" FOR 150 MPH WINDS).
 - BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES" FOR 150 MPH WINDS) OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
 - FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - ROOF AND WALL CLADDING DESIGNED FOR WIND PRESSURES PER TABLE R301.2.1(1) OF THE 2024 NRC.
 - 7/16" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
 - WALLS TO BE BRACED IN ACCORDANCE WITH CHAPTER 45 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION AND AS NOTED ON PLANS.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2024 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, 2024 EDITION.
 - INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - EXTERIOR WALLS DESIGNED FOR 120 MPH WINDS.
 - ROOF AND WALL CLADDING DESIGNED FOR WIND PRESSURES PER TABLE R301.2.1(1) OF THE 2024 NRC.
 - INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORIES IN ACCORDANCE WITH SECTION R602.10 OF THE NRC, 2024 EDITION. SEE THE WALL BRACING 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 NRC, 2024 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
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE



11/20/2024

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

PRELUDE
DREAM FINDERS HOMES

DATE: NOVEMBER 19, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: PURL HOMES
ENGINEERED BY: WFB

S-1.3a
STEMWALL SLAB
FOUNDATION PLAN



JOB NUMBER	B-1815932
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISED	11-16-17
	09-21-18
	02-11-20
	04-01-20
	04-08-20
	07-01-22
	12-01-22
	10-01-24

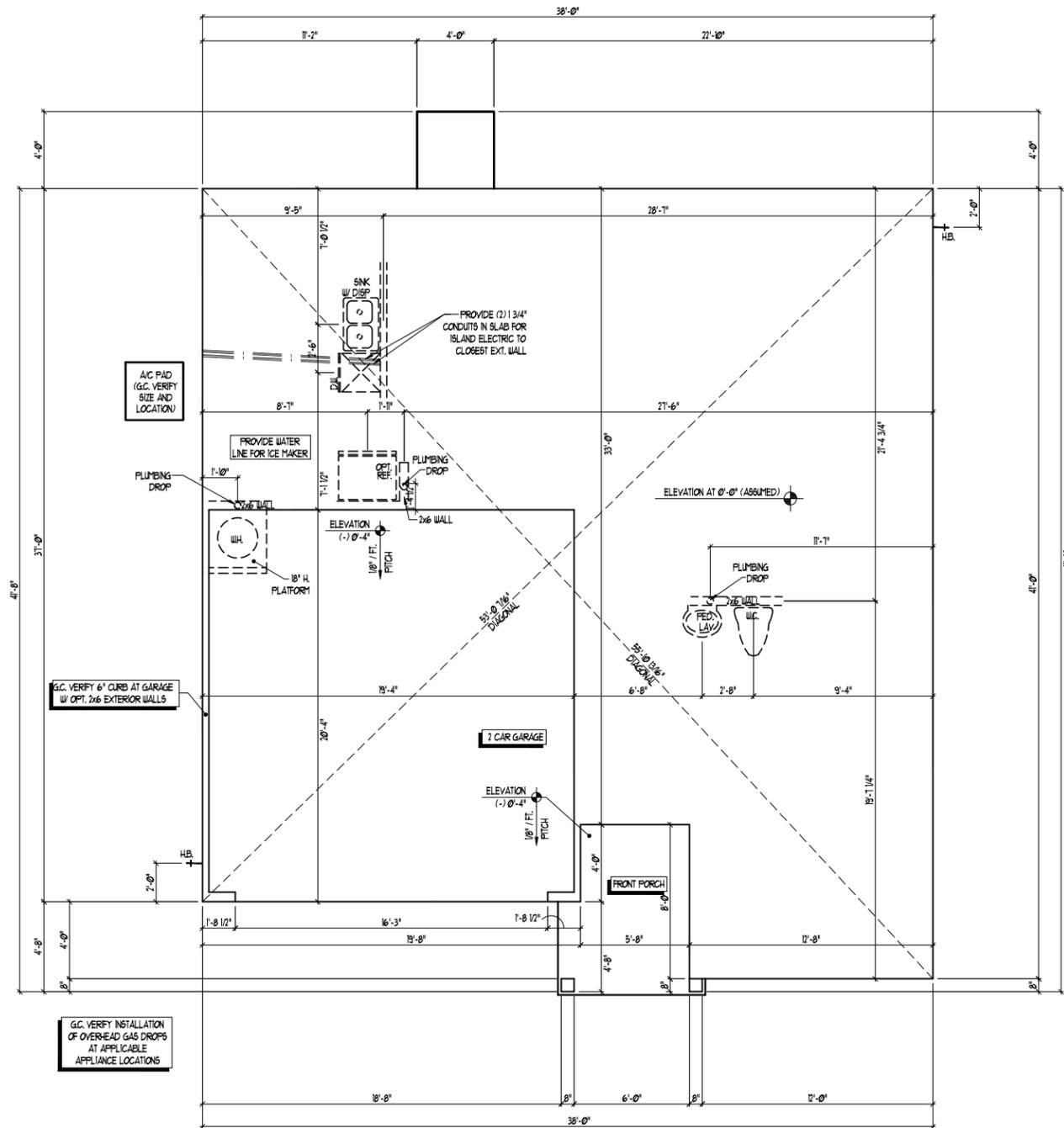
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

PRELUDE - Garage Left
DREAM FINDERS HOMES

2435

TITLE
SLAB INTERFACE PLAN

SHEET
A1.0

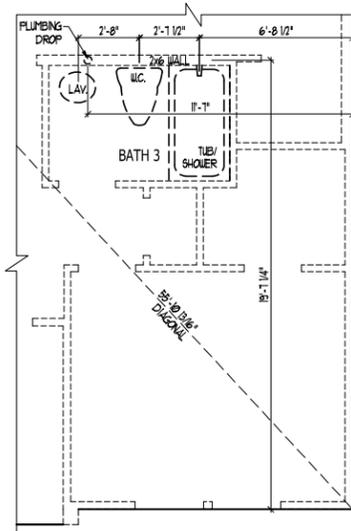


G.C. VERIFY 6" CURB AT GARAGE W/ OPT. 2x6 EXTERIOR WALLS

G.C. VERIFY INSTALLATION OF OVERHEAD GAS DROPS AT APPLICABLE APPLIANCE LOCATIONS

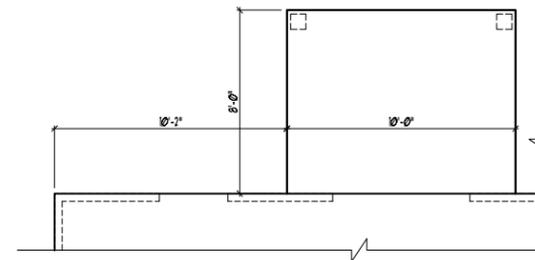
ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
 ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING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

SLAB INTERFACE PLAN
ELEVATION A SHOWN
SIMILAR AT ALL ELEVATIONS (NO PLUMBING CHANGES)
SCALE: 1/4" = 1'-0"



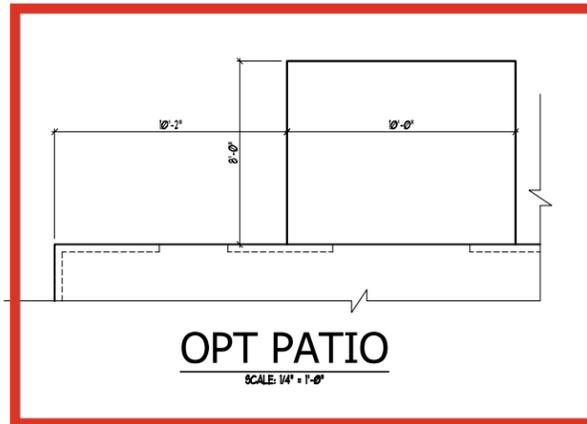
**OPT BEDROOM 5/ BATH
3 ILO STUDY**

(ELEV A SHOWN)
SCALE: 1/4" = 1'-0"



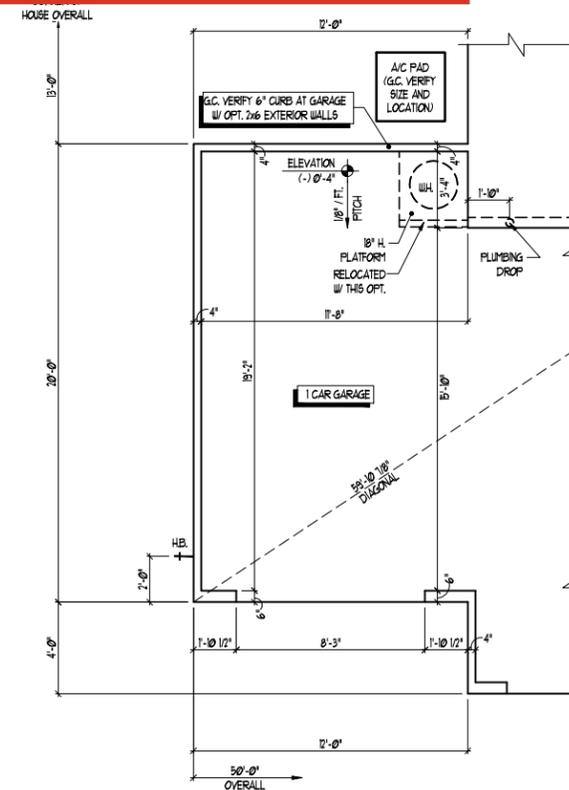
OPT COVERED PATIO

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



OPT PATIO

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



OPT 1 CAR GARAGE

(ELEV A SHOWN)
SCALE: 1/4" = 1'-0"

SLAB INTERFACE PLAN OPTIONS



JOB NUMBER	B-1815932
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISED	11-16-17
	09-21-18
	02-11-20
	04-01-20
	04-08-20
	07-01-22
	12-01-22
	10-01-24

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

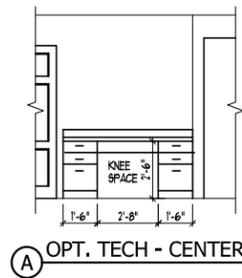
**PRELUDE - Garage Left
DREAM FINDERS HOMES**

2435

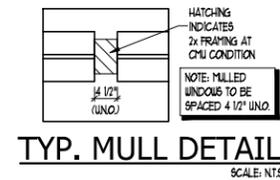
TITLE
SLAB INTERFACE PLAN
OPTIONS

SHEET
A1.1

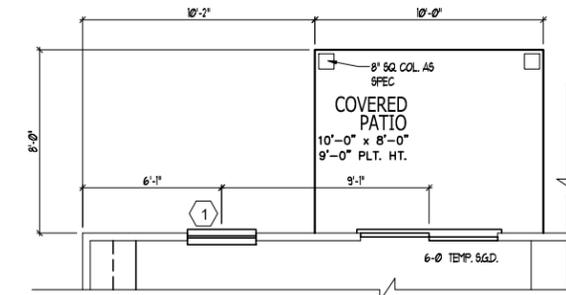
ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING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



A OPT. TECH - CENTER

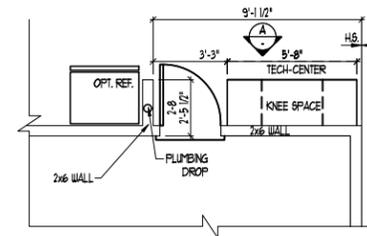


TYP. MULL DETAIL
SCALE: NTS.



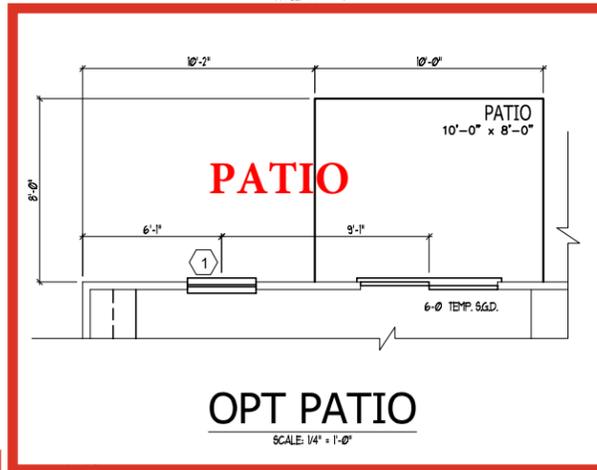
OPT COVERED PATIO

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



OPT TECH-CENTER

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

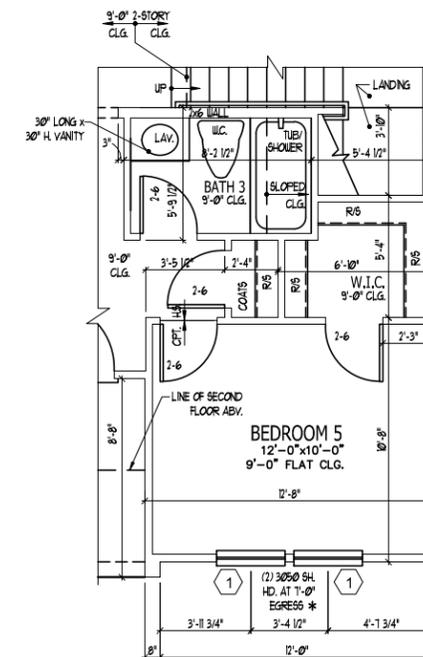


OPT PATIO

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

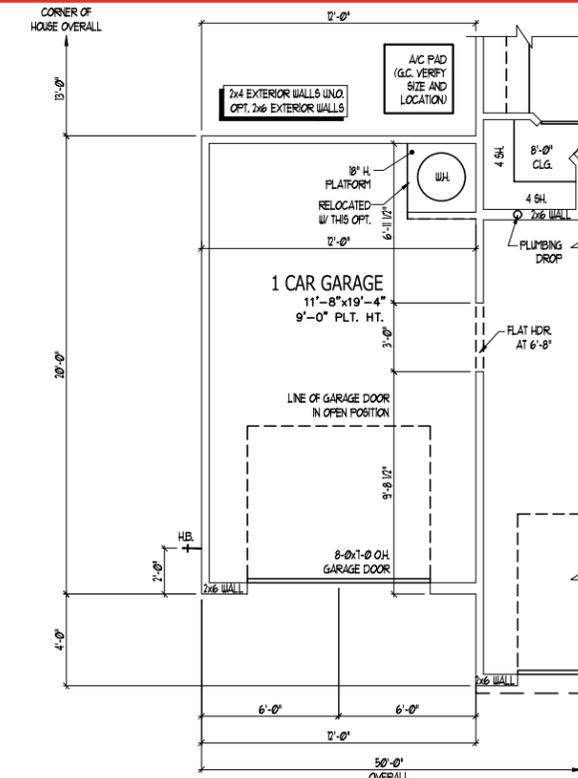
WINDOW SCHEDULE				
MARK	SIZE		TYPE	HEAD HEIGHT
	WIDTH	HEIGHT		
①	3'0"	5'0"	SINGLE HUNG	7'0"
②	2'0"	4'0"	SINGLE HUNG	7'0"
③	3'0"	4'0"	SINGLE HUNG	7'0"

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



**OPT BEDROOM 5/
BATH 3 ILO STUDY**

(ELEV A SHOWN)
SCALE: 1/4" = 1'-0"



OPT 1 CAR GARAGE

(ELEV A SHOWN)
SCALE: 1/4" = 1'-0"

REFER TO STANDARD PLAN
FOR INFORMATION NOT SHOWN

FIRST FLOOR PLAN OPTIONS



JOB NUMBER	B-1815932*
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISED	11-16-17
	09-21-18
	02-11-20
	04-01-20
	04-08-20
	07-01-22
	12-01-22
	10-01-24

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

**PRELUDE - Garage Left
DREAM FINDERS HOMES**

2435

TITLE
PLAN OPTIONS

SHEET
A2.2

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



JOB NUMBER	8-1815932
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISION	11-16-17
REVISION	09-21-18
REVISION	02-11-20
REVISION	04-01-20
REVISION	04-08-20
REVISION	07-01-22
REVISION	12-01-22
REVISION	10-01-24

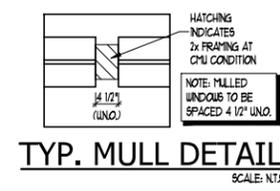
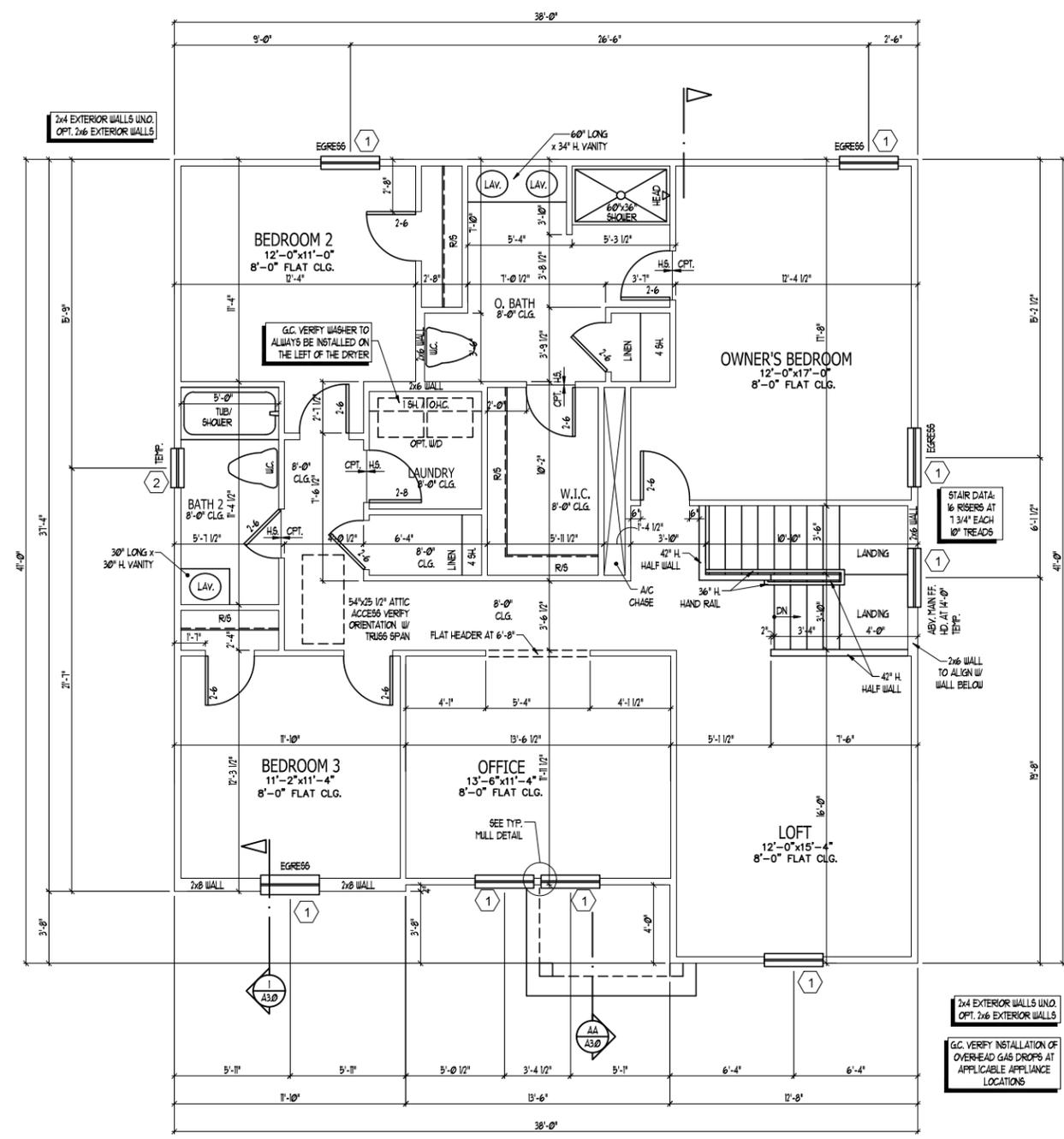
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

PRELUDE - Garage Left DREAM FINDERS HOMES

2435

TITLE
UPPER FLOOR PLAN

SHEET
A2.3



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

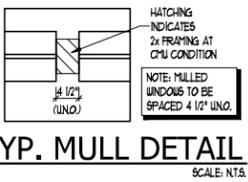
SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.

HEATED AREAS	ELEV 'A'
FIRST FLOOR	1039 SQ. FT.
SECOND FLOOR	1389 SQ. FT.
TOTAL HEATED SF	2428 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	394 SQ. FT.
COVERED AREAS	
FRONT PORCH	56 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDRM. 4	0
OPTIONAL BEDRM. 5	0
OPTIONAL BEDRM. 6	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

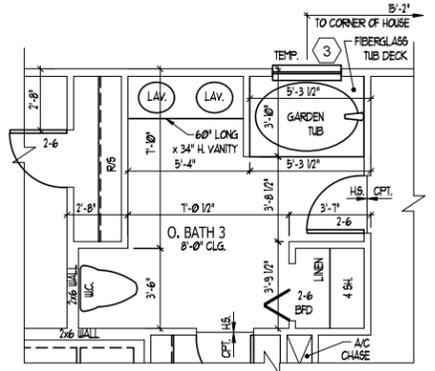
ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING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

SECOND FLOOR PLAN - A

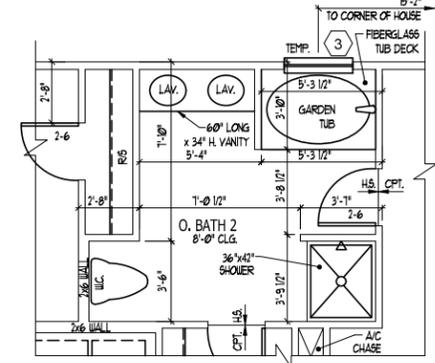
SCALE: 1/4" = 1'-0"



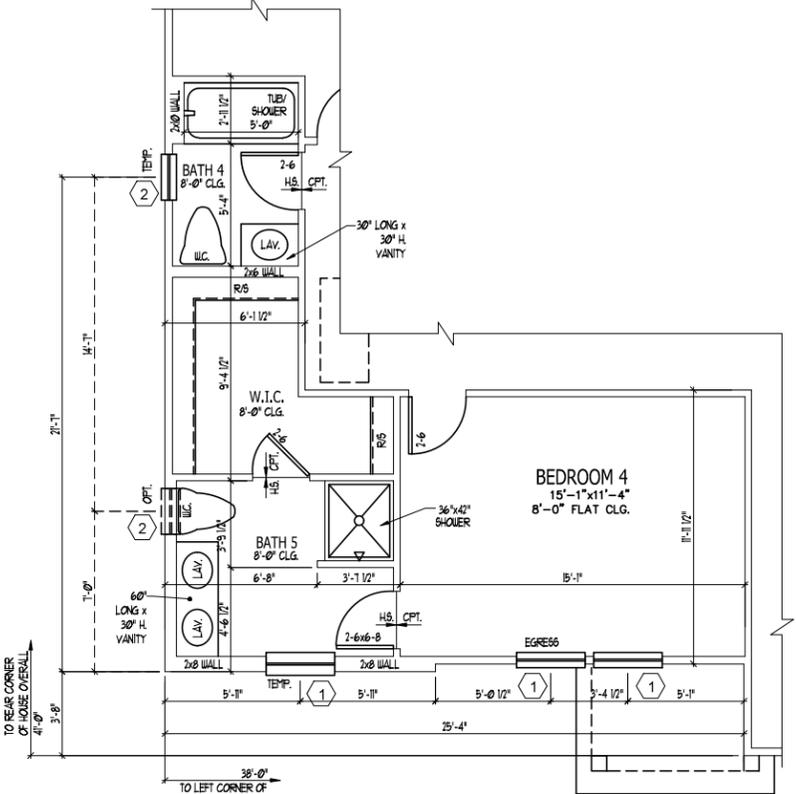
TYP. MULL DETAIL
SCALE: N.T.S.



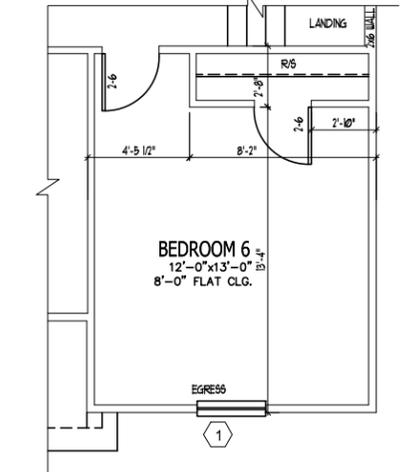
OPT OWNER'S BATH 3
SCALE: 1/4" = 1'-0"



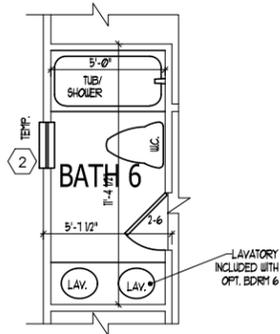
OPT OWNER'S BATH 2
SCALE: 1/4" = 1'-0"



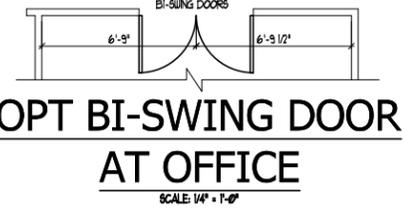
OPT BEDROOM 4/ BATH 5 ILO BEROOM 3 AND OFFICE
SCALE: 1/4" = 1'-0"



OPT BEDROOM 6 ILO LOFT
ELEV A SHOWN
SCALE: 1/4" = 1'-0"



OPTIONAL BATH 6 ILO BATH 2 STANDARD W/ OPT BEDROOM 6
SCALE: 1/4" = 1'-0"



OPT BI-SWING DOOR AT OFFICE
SCALE: 1/4" = 1'-0"

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

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



JOB NUMBER	B-1815932
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISION	11-16-17
	09-21-18
	02-11-20
	04-01-20
	04-08-20
	07-01-22
	12-01-22
	10-01-24

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

PRELUDE - Garage Left
DREAM FINDERS HOMES

2435

TITLE
PLAN OPTIONS

SHEET
A2.5

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

SECOND FLOOR PLAN OPTIONS



JOB NUMBER	8-1815932
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISED	11-16-17
	09-21-18
	02-11-20
	04-01-20
	04-08-20
	07-01-22
	12-01-22
	10-01-24

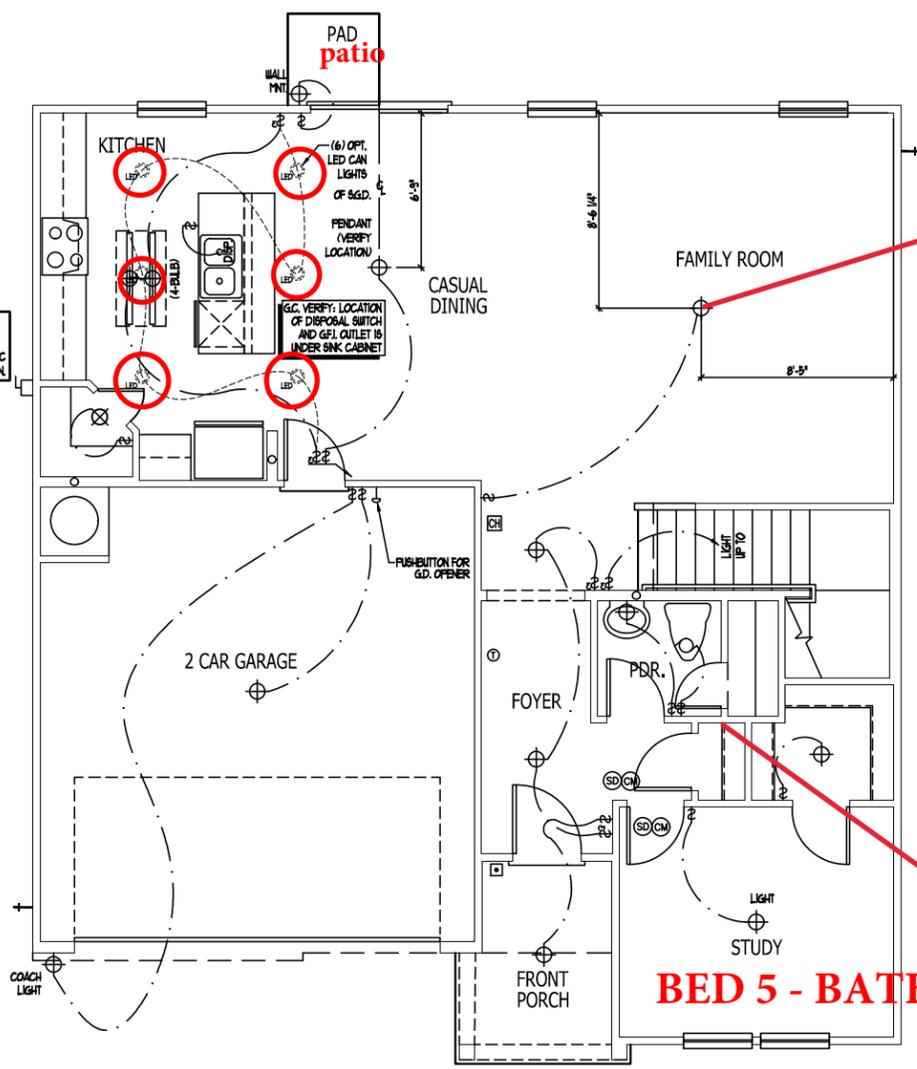
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

PRELUDE - Garage Left
DREAM FINDERS HOMES

2435

TITLE
MAIN FLOOR ELEC. PLAN

SHEET
E1.0



PREWIRE for Ceiling Fan

110v Outlet Inside Coset

ELECTRICAL KEY

- ⊖ DUPLX CONVENIENCE OUTLET
- ⊖ DUPLX OUTLET ABOVE COUNTER
- ⊖ WEATHERPROOF DUPLX OUTLET
- ⊖ GROUND FAULT INTERRUPTER DUPLX OUTLET
- ⊖ HALF-SWITCHED DUPLX OUTLET
- ⊖ SPECIAL PURPOSE OUTLET
- ⊖ DUPLX 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
- ⊖ LIGHT FIXTURE WITH FULL 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
- ⊖ SMOKE / CARBON MONO. COMBO 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 (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
 - UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
 SWITCHES... 42"
 OUTLETS... 14"
 TELEPHONE... 14" (UNLESS ADV. COUNTERTOP)
 TELEVISION... 14"
 - 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 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER N.E.C. 201 406.2 AND 406.3
 - ALL 15A AND 20A 120V 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 N.E.P.A. 10, N.E.C. 200, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
 - EVERY BUILDING HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
 - 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.
 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 DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

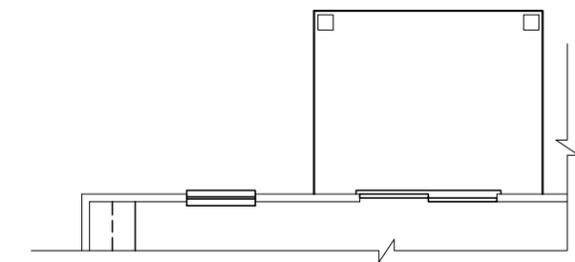
FIRST FLOOR ELECTRICAL PLAN A

ELECTRICAL KEY

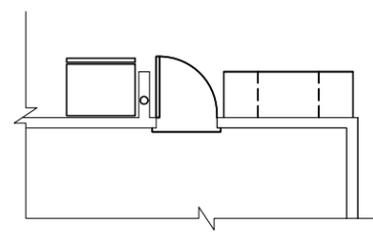
- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DUPLEX OUTLET IN FLOOR
- 220 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- LED CAN LIGHT
- 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
- SMOKE / CARBON MONO. COMBO 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 ITEM NO. 4 AND 5 BELOW INDICATES.
 2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
 SWITCHES... 42"
 OUTLETS... 14"
 TELEPHONE... 14" (UNLESS ASBY COUNTERTOP)
 TELEVISION... 14"
 3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
 4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 201.406.3 AND 406.5
 5. ALL 15A AND 20A DBV 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 N.E.P.A. TO NEC, 301, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
 7. EVERY BUILDING HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
 8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

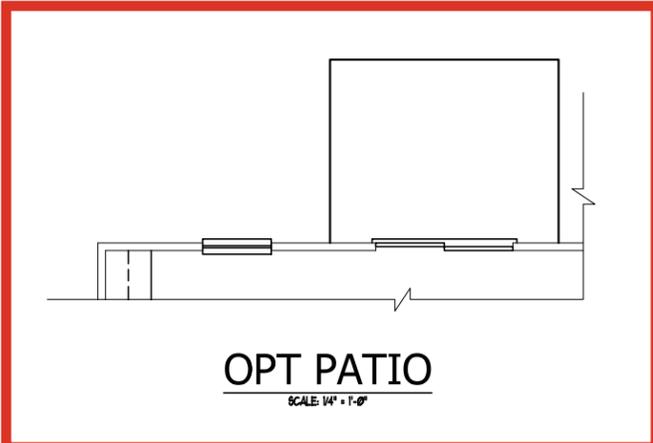
ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
 ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING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



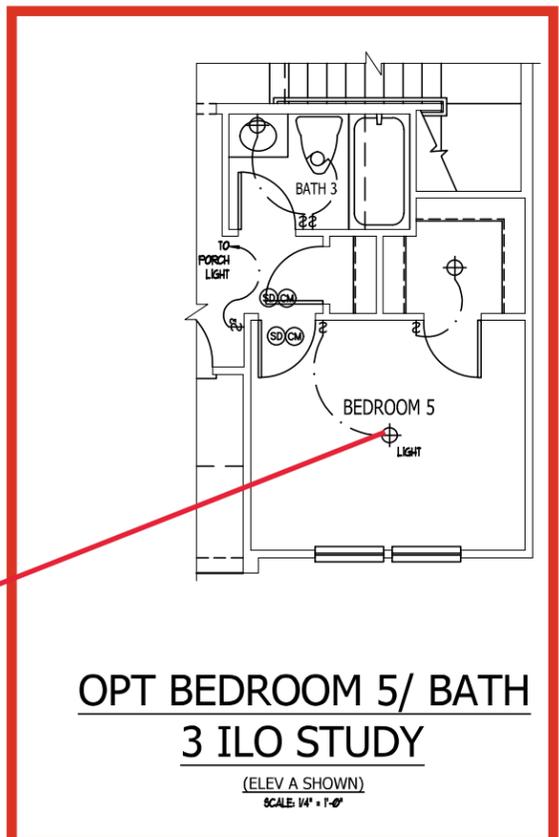
OPT COVERED PATIO
SCALE: 1/4" = 1'-0"



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

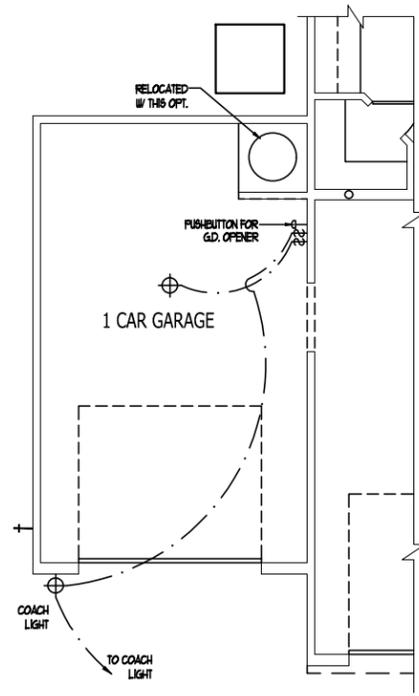


OPT PATIO
SCALE: 1/4" = 1'-0"



PREWIRE for Ceiling Fan

OPT BEDROOM 5/ BATH 3 ILO STUDY
(ELEV A SHOWN)
SCALE: 1/4" = 1'-0"



OPT 1 CAR GARAGE
(ELEV A SHOWN)
SCALE: 1/4" = 1'-0"



JOB NUMBER	B-1815932
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISED	11-16-17
	09-21-18
	02-11-20
	04-01-20
	04-08-20
	07-01-22
	12-01-22
	10-01-24

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

PRELUDE - Garage Left
DREAM FINDERS HOMES

2435

TITLE
ELECTRIC AT PLAN OPTIONS

SHEET
E1.2

FIRST FLOOR ELECTRICAL PLAN OPTIONS



JOB NUMBER	B-1815932*
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISED	11-16-17
	09-21-18
	02-11-20
	04-01-20
	04-08-20
	07-01-22
	12-01-22
	10-01-24

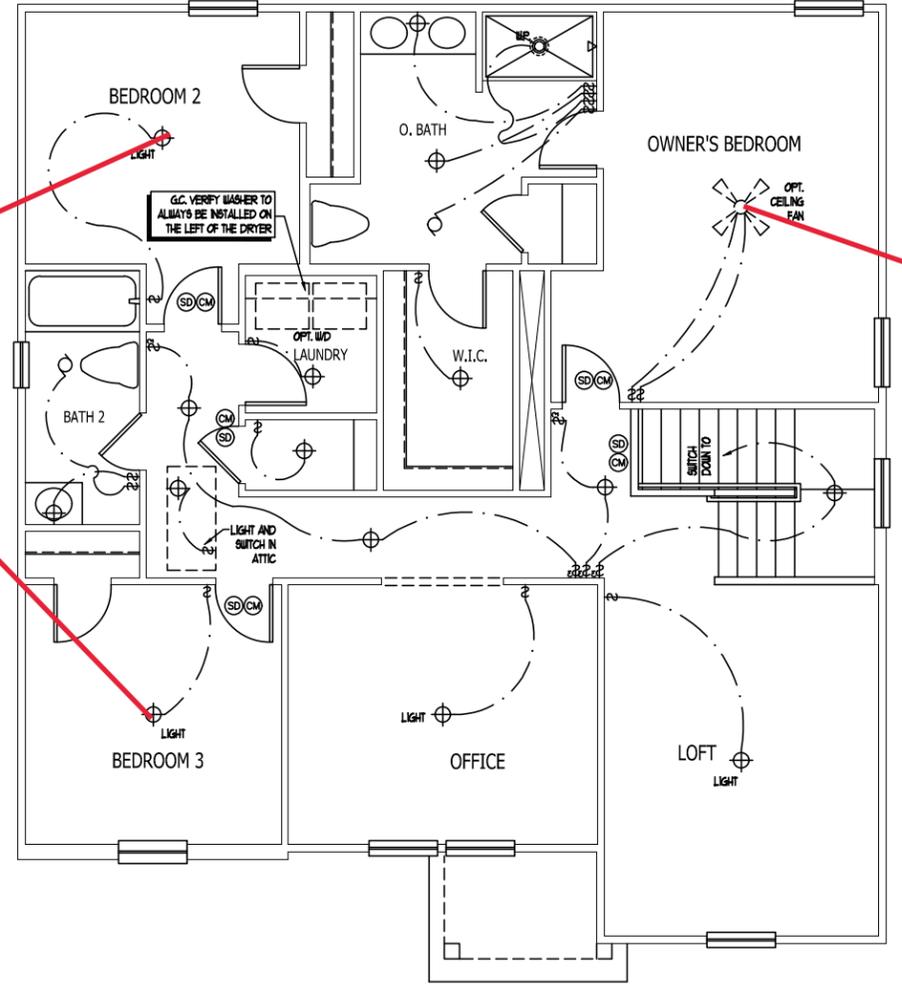
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

PRELUDE - Garage Left
DREAM FINDERS HOMES

2435

TITLE
UPPER FLOOR ELEC. PLAN

SHEET
E1.3



PREWIRE for Ceiling Fan

PREWIRE for Ceiling Fan

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
- ⊕ 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
- ⊕ LIGHT FIXTURE WITH FULL CHAIN
- ⊕ TRACK LIGHT
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAN/LIGHT COMBINATION
- ⊕ ELECTRIC DOOR OPERATOR (OPTIONAL)
- ⊕ CHIMES (OPTIONAL)
- ⊕ FUSIBLE SWITCH (OPTIONAL)
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ SMOKE DETECTOR
- ⊕ SMOKE / CARBON MONO. COMBO 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 (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
 2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTABLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
SWITCHES... 42"
OUTLETS... 14"
TELEPHONE... 34" (UNLESS ASY COUNTERTOP)
TELEVISION... 34"
 3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
 4. ALL 15A AND 20A RECEPTABLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTABLES PER N.E.C. 2011 406.2 AND 406.5
 5. ALL 15A AND 20A 120V RECEPTABLES 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 N.E.P.A. 10, N.E.C. 2011, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
 7. EVERY BUILDING HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
 8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

ISSUANCE OF PLANS FROM THIS 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.
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 DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

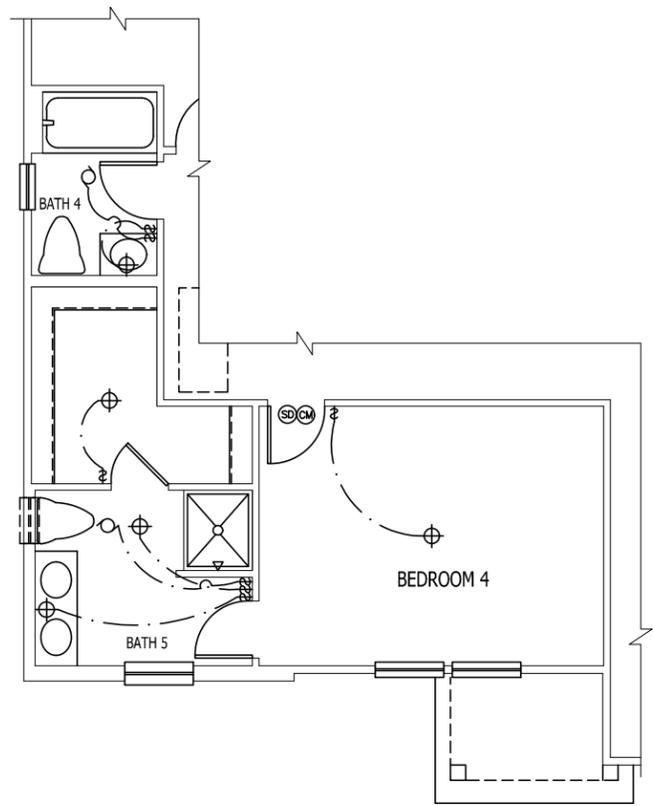
SECOND FLOOR ELECTRICAL PLAN A

ELECTRICAL KEY

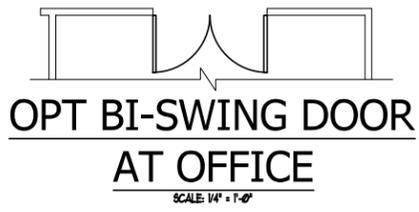
- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DUPLEX OUTLET IN FLOOR
- 200 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- LED CAN LIGHT
- LIGHT FIXTURE WITH PULL CHAIN
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FAN/LIGHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CHIMES (OPTIONAL)
- PUSH-BUTTON SWITCH (OPTIONAL)
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- SMOKE / CARBON MONO. COMBO 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 (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATED.
 2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
 SWITCHES... 42"
 OUTLETS... 14"
 TELEPHONE... 34" (UNLESS ABV. COUNTERTOP)
 TELEVISION... 34"
 3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
 4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DEN, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER N.E.C. 2011 406.2 AND 406.3
 5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
 6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH N.E.P.A., 10, N.E.C. 2011, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
 7. EVERY BUILDING HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
 8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

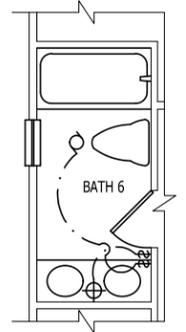
ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
 ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING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



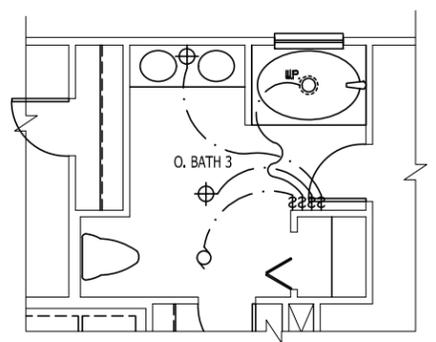
**OPT BEDROOM 4/ BATH
5 ILO BEROOM 3 AND
OFFICE**
SCALE: 1/4" = 1'-0"



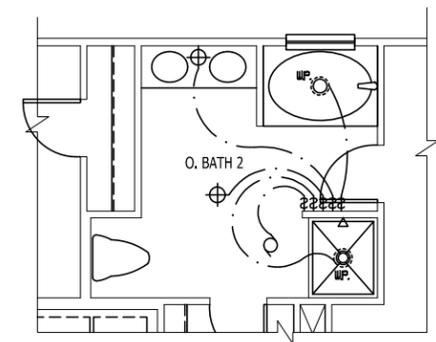
**OPT BI-SWING DOOR
AT OFFICE**
SCALE: 1/4" = 1'-0"



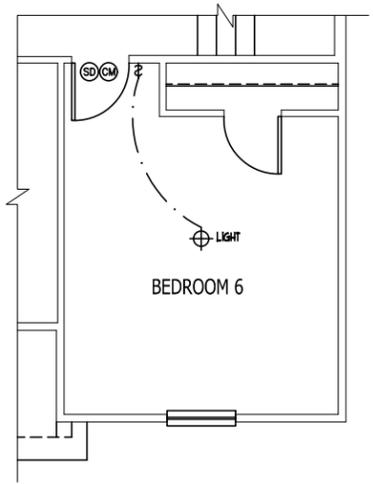
**OPTIONAL BATH 6 ILO
BATH 2**
STANDARD W/ OPT BEDROOM 6
SCALE: 1/4" = 1'-0"



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



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



**OPT BEDROOM 6
ILO LOFT**
ELEV. A SHOWN
SCALE: 1/4" = 1'-0"



JOB NUMBER	B-1815932
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISION	11-16-17
REVISION	09-21-18
REVISION	02-11-20
REVISION	04-01-20
REVISION	04-08-20
REVISION	07-01-22
REVISION	12-01-22
REVISION	10-01-24

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

**PRELUDE - Garage Left
DREAM FINDERS HOMES**

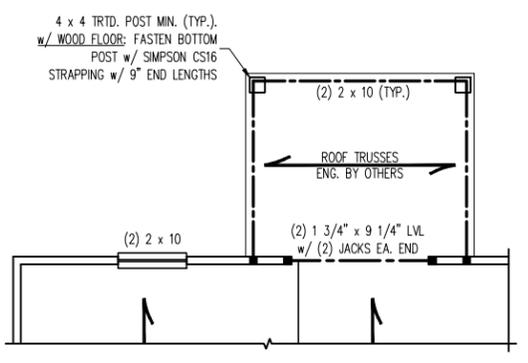
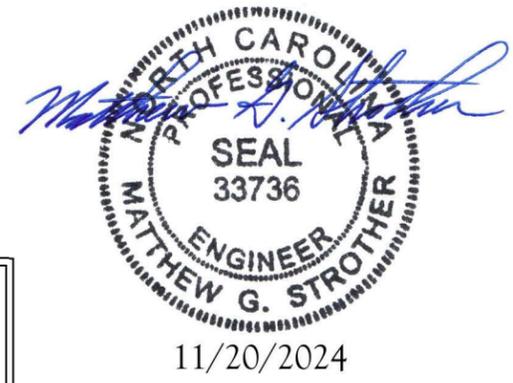
2435

TITLE
ELECTRIC AT PLAN OPTIONS

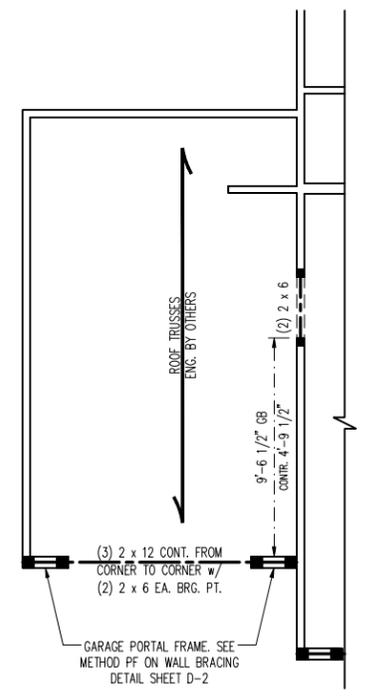
SHEET
E1.5

SECOND FLOOR ELECTRICAL PLAN OPTIONS

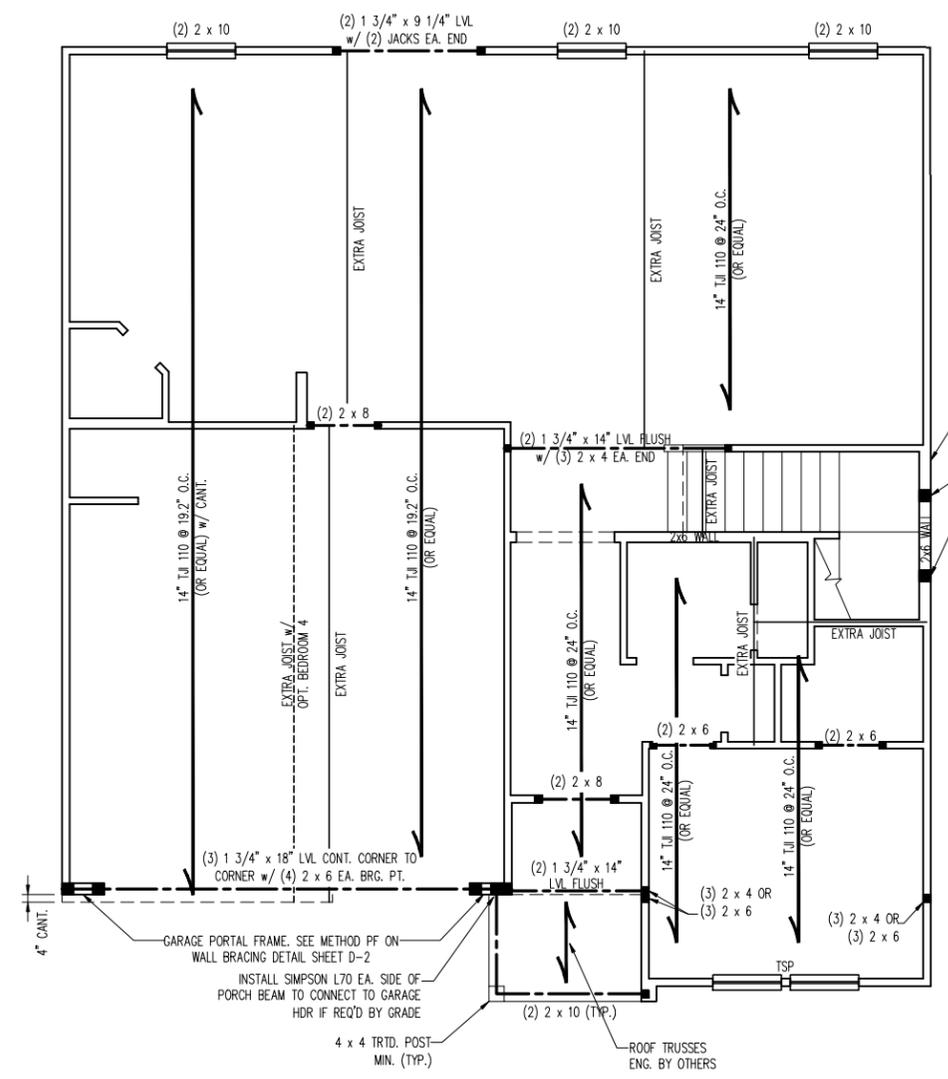
SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE.



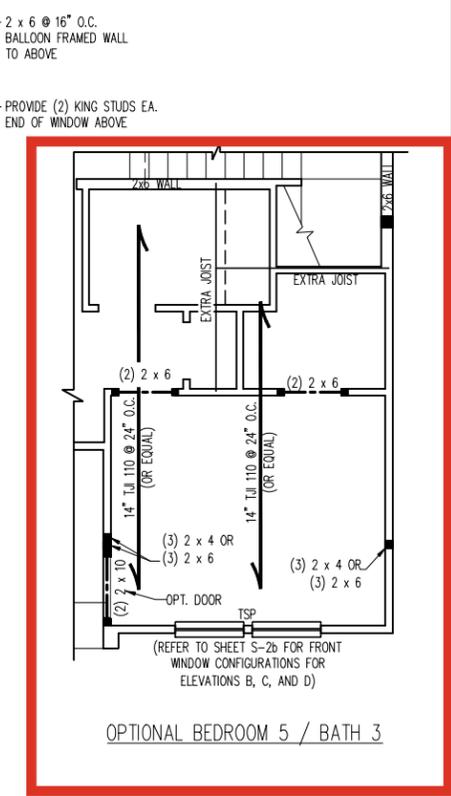
OPTIONAL COVERED PATIO



OPTIONAL 1 CAR GARAGE



ELEVATION A



OPTIONAL BEDROOM 5 / BATH 3

- 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 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.

- BRACED WALL DESIGN NOTES:**
- WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R301.1.3 "ENGINEERED DESIGN" OF THE NRCR 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 NRCR 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 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 NRCR 2024 EDITION.
 - SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

***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).

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

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

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

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
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

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

PRELUDE
DREAM FINDERS HOMES

DATE: NOVEMBER 19, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: PURL HOMES
ENGINEERED BY: WFB

S-2a
SECOND FLOOR
FRAMING PLAN

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

- BRACED WALL DESIGN NOTES:**
1. WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R301.1.3 "ENGINEERED DESIGN" OF THE NRCR 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.
 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 NRCR 2024 EDITION.
 3. 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.
 4. 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 REQUIRED.
 5. 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 NRCR 2024 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 KING STUD TABLE FOR ADDITIONAL KING STUD REQUIREMENTS.
 4. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.).
 5. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
 6. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
 7. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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

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 ZONES

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

LEGEND

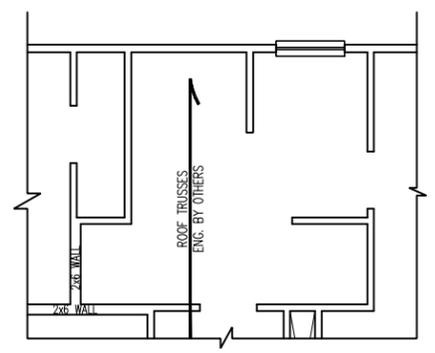
CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
()	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

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

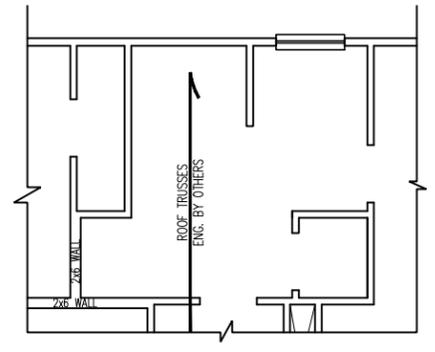
PRELUDE
 DREAM FINDERS HOMES

DATE: NOVEMBER 19, 2024
 SCALE: 1/4" = 1'-0"
 DRAWN BY: PURL HOMES
 ENGINEERED BY: WFB

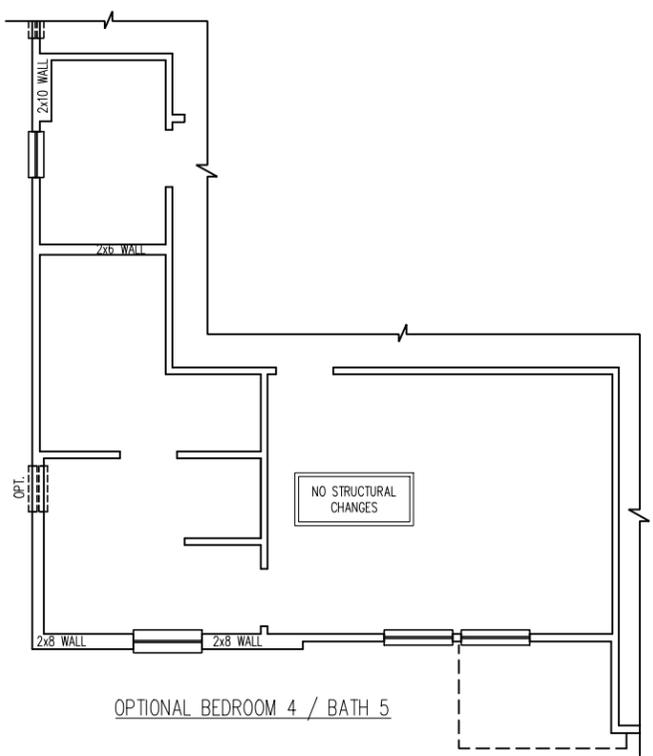
S-3a
 CEILING FRAMING PLAN



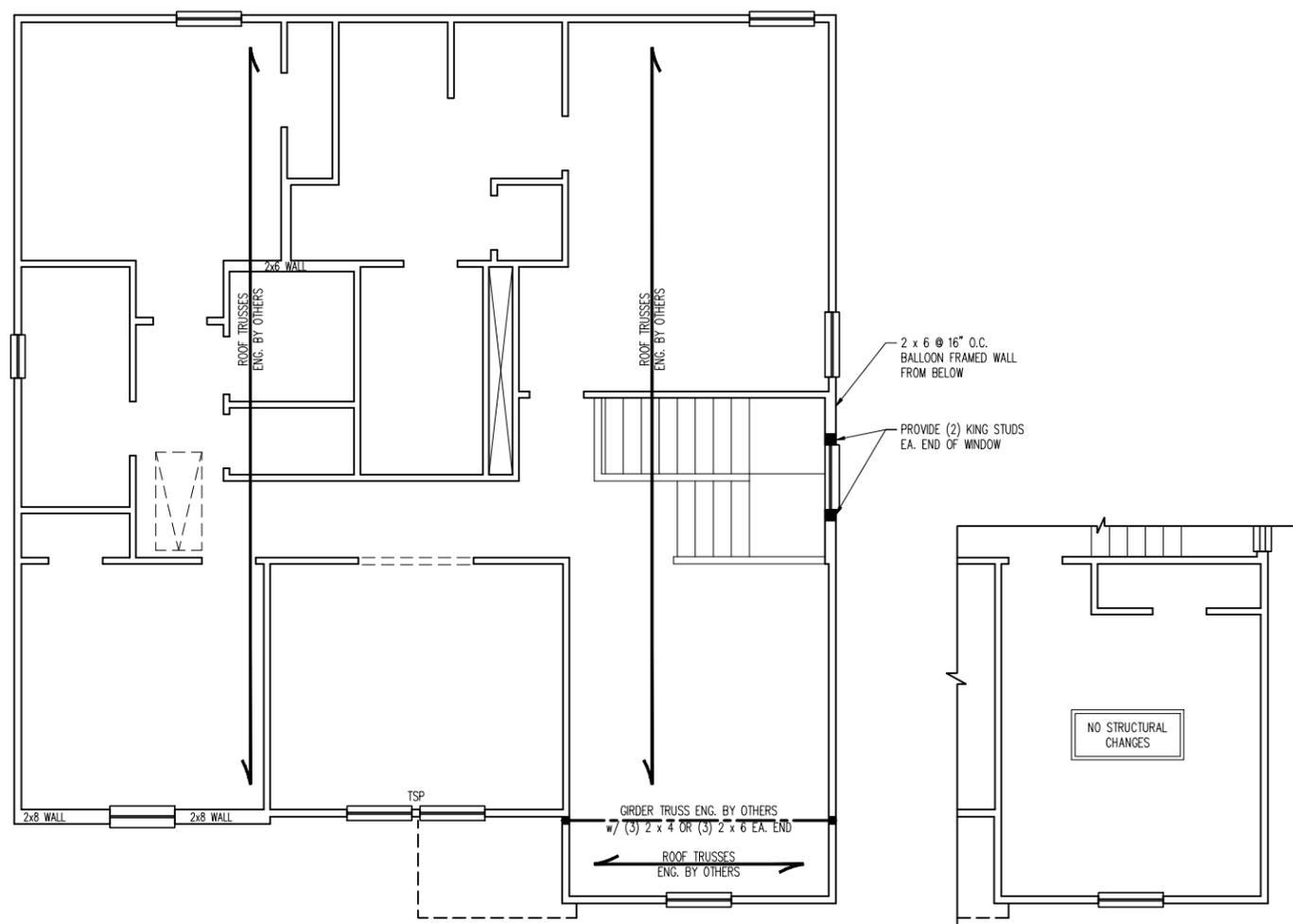
OPTIONAL OWNER'S BATH 3



OPTIONAL OWNER'S BATH 2



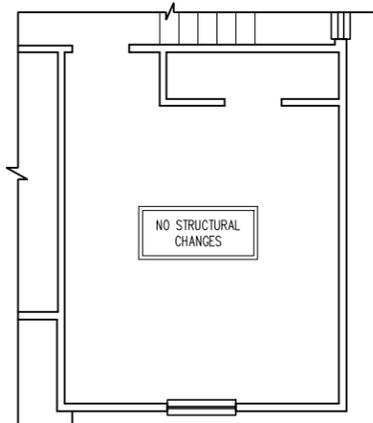
OPTIONAL BEDROOM 4 / BATH 5



ELEVATION A

2 x 6 @ 16" O.C.
 BALLOON FRAMED WALL
 FROM BELOW

PROVIDE (2) KING STUDS
 EA. END OF WINDOW

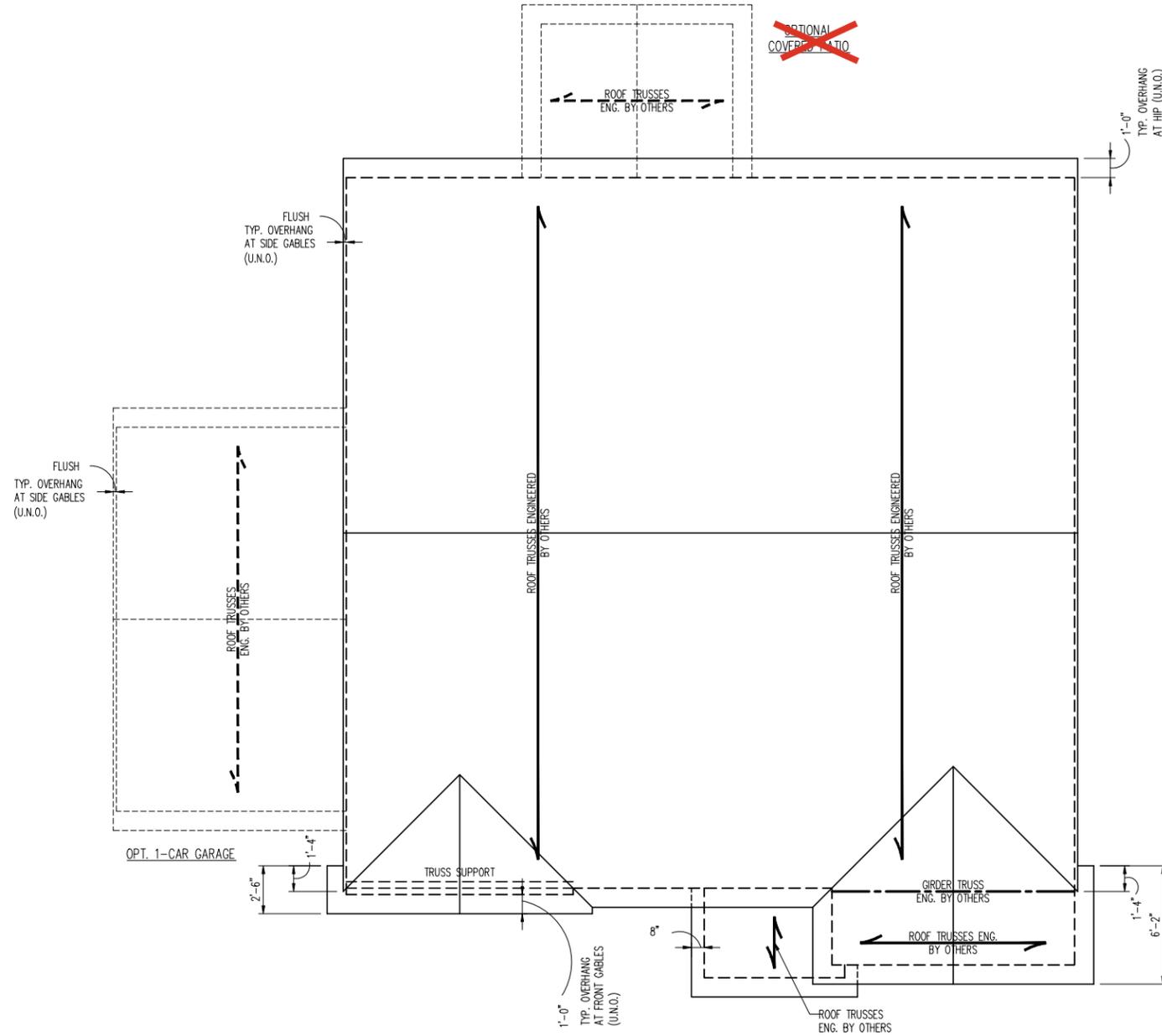


OPTIONAL BEDROOM 6



11/20/2024

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



ELEVATION A

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
3. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
4. HIP SPLICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
5. STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
6. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H2.5A HURRICANE TIES @ 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.
7. REFER TO SECTION R802.11 OF THE 2024 NRC 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 NRC TO ENSURE COMPLIANCE WITH REQUIRED UPLIFT AND LATERAL CONNECTIONS.
8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR ROOF PITCHES, PLATE HEIGHTS, DIMENSIONS, OVERHANG WIDTHS, AND ATTIC VENT CALCS.

LEGEND

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

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

PRELUDE
 DREAM FINDERS HOMES

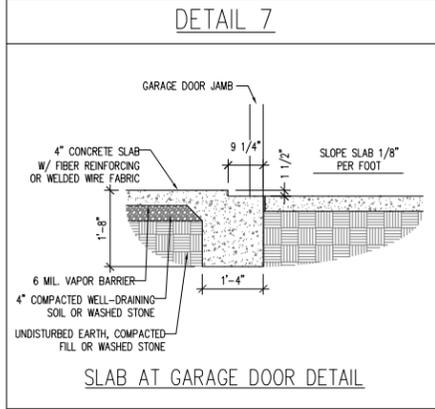
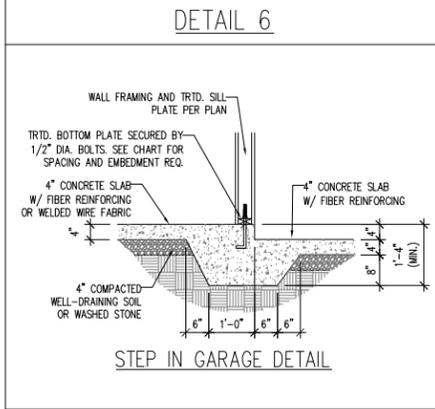
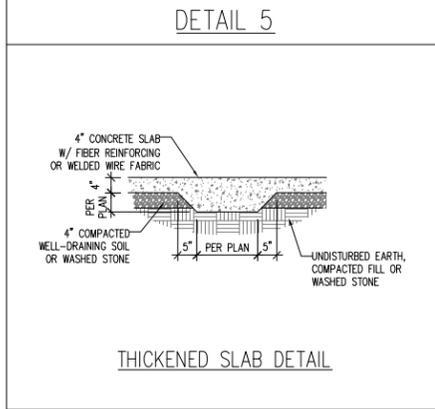
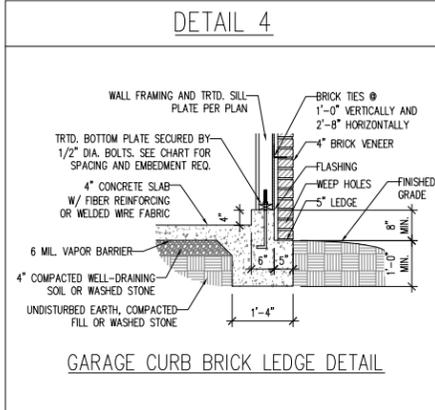
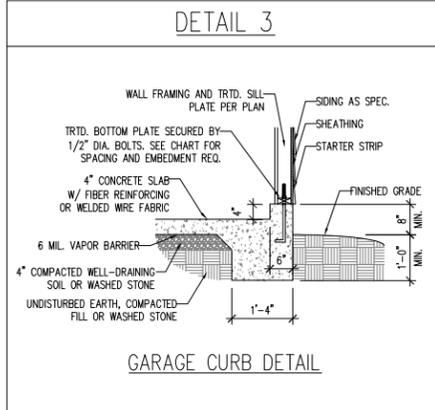
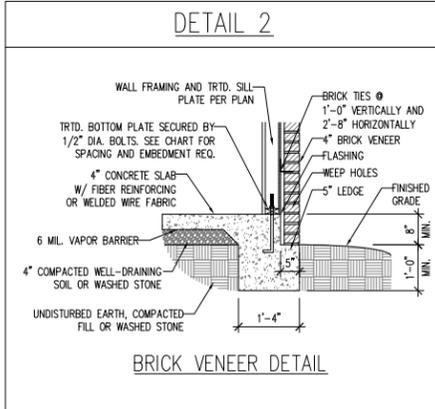
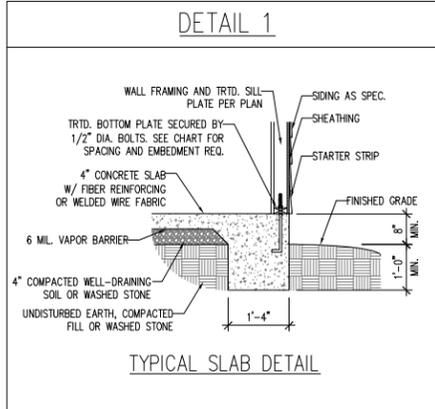


11/20/2024

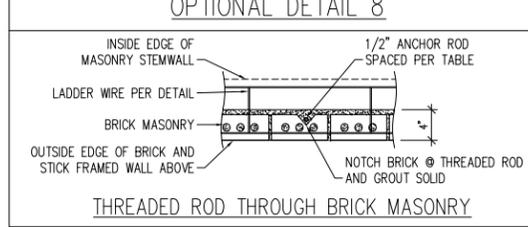
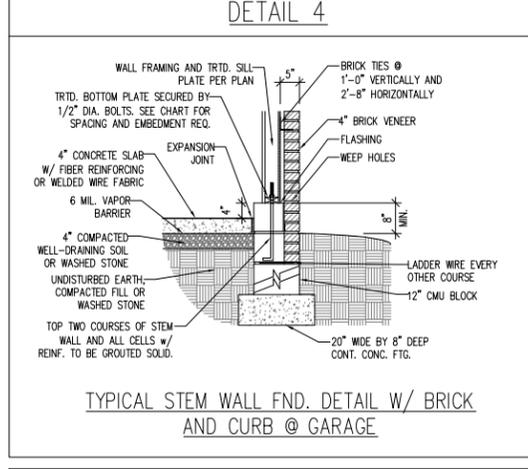
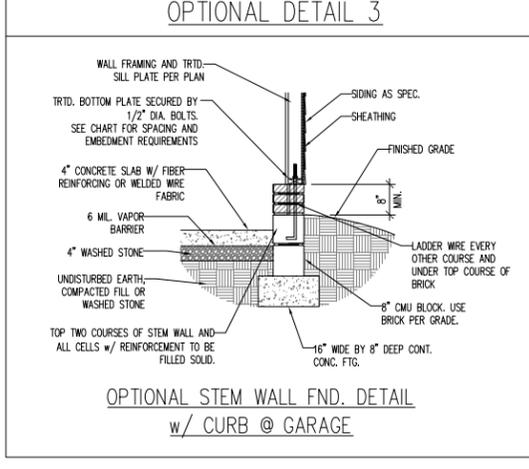
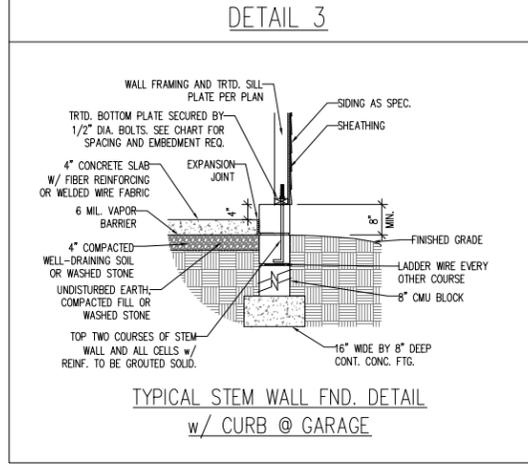
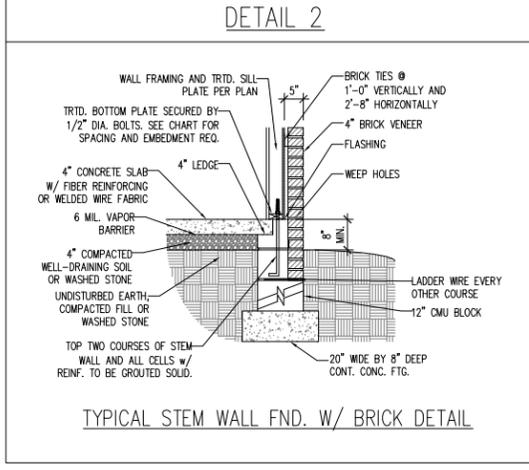
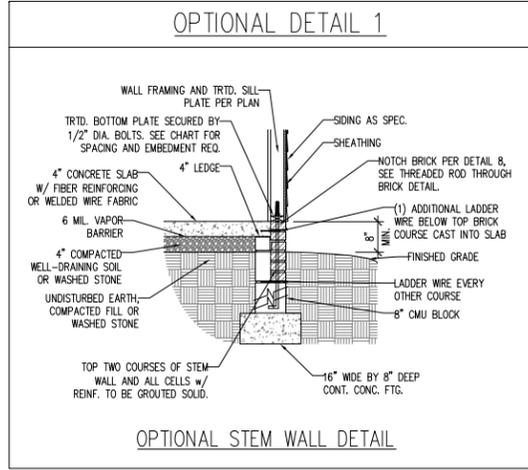
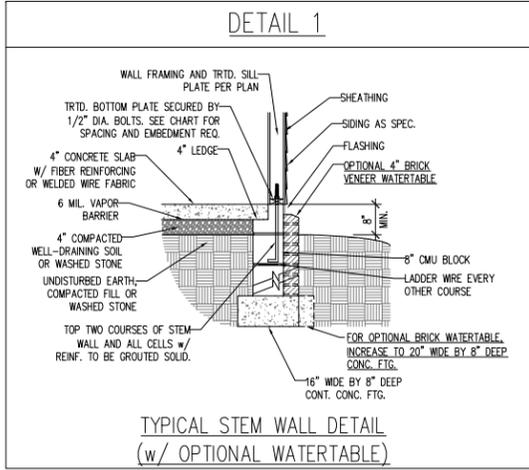
DATE: NOVEMBER 19, 2024
 SCALE: 1/4" = 1'-0"
 DRAWN BY: PURL HOMES
 ENGINEERED BY: WFB

S-4a
 ROOF FRAMING
 PLAN

MONOLITHIC SLAB DETAILS



STEM WALL DETAILS



MASONRY STEM WALL SPECIFICATIONS

WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8" CMU	4" BRICK AND 4" CMU	4" BRICK AND 8" CMU	12" CMU
2 AND BELOW	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
3	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
4	GROUT SOLID w/ #4 REBAR @ 64" O.C.	GROUT SOLID w/ #4 REBAR @ 48" O.C.	GROUT SOLID	GROUT SOLID w/ #4 REBAR @ 64" O.C.
5	GROUT SOLID w/ #4 REBAR @ 36" O.C.	NOT APPLICABLE	GROUT SOLID w/ #4 REBAR @ 36" O.C.	GROUT SOLID w/ #4 REBAR @ 64" O.C.
6 AND GREATER	ENGINEERED DESIGN BASED ON SITE CONDITIONS			

- STRUCTURAL NOTES:
- 1) 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.
 - 4) 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 B405.1 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.
 - 7) MINIMUM 24" LAP SPlice LENGTH.
 - 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

NOTE:
THREADED ROD WITH EPOXY, SIMPSON TITEN HD, OR APPROVED ANCHORS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" DIAMETER ANCHOR BOLTS MAY BE USED IN LIEU OF 1/2" ANCHOR BOLTS.

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



11/20/2024

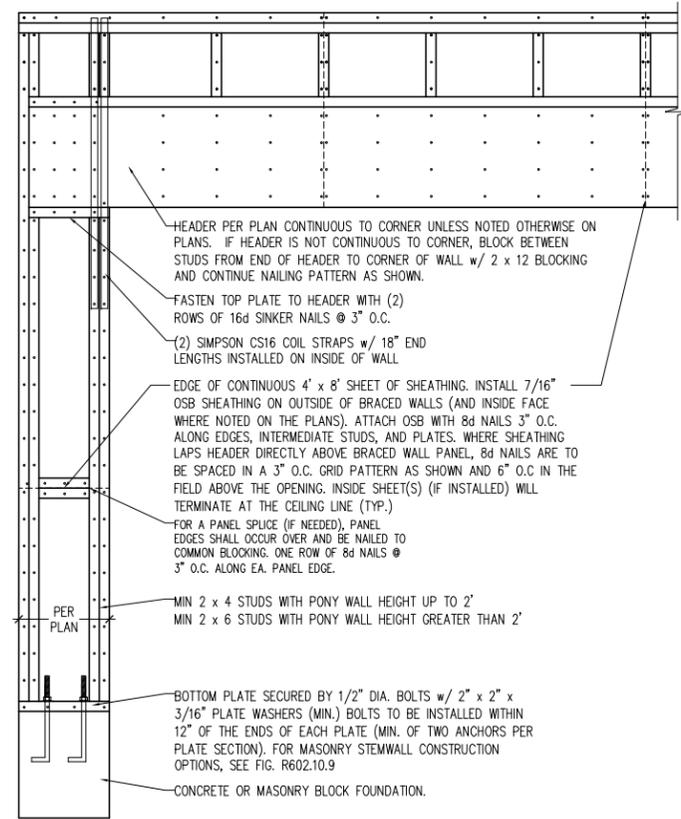
This sealed page is to be used in conjunction with a full plan set engineered by J.S. Thompson Engineering, Inc. only. Use of this individual sealed page within architectural pages or shop drawings by others is a punishable offense under N.C. Statute § 89C-23

DATE: NOVEMBER 7, 2024
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JST

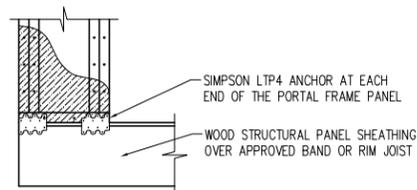
D-1
FOUNDATION DETAILS

GENERAL WALL BRACING NOTES:

1. WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R301.1.3 "ENGINEERED DESIGN" OF THE NRC 2024 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.4 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2024 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS, INCLUDING STORIES BELOW THE TOP FLOOR, HAVE BEEN DESIGNED PER R602.3.5 (3). WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST COMBINED UPLIFT AND SHEAR FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
4. SEE STRUCTURAL SHEETS FOR HOLD DOWN TYPE AND LOCATIONS WHERE REQUIRED AND ANY SPECIAL NOTES OR REQUIREMENTS.
5. 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.).
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). WHERE METHOD GB PANELS ARE INSTALLED HORIZONTALLY, BLOCKING OF HORIZONTAL JOINTS IS NOT REQUIRED. EXTERIOR GB TO BE INSTALLED VERTICALLY.

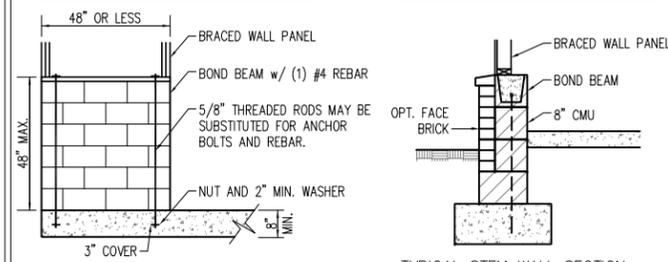
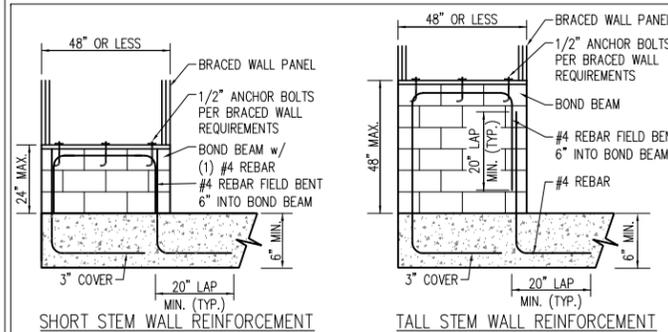


OVER CONCRETE OR MASONRY BLOCK FOUNDATION



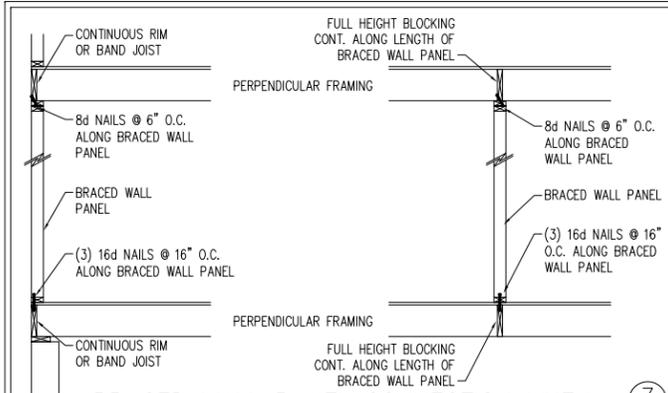
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
* APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS *

METHOD PF-PORTAL FRAME DETAIL ①

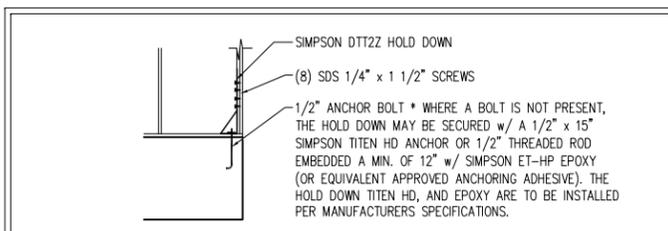


RODS MAY BE INSTALLED USING AN ADHESIVE ANCHORING SYSTEM WITH A MINIMUM TENSILE CAPACITY OF 3750 LBS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECS.

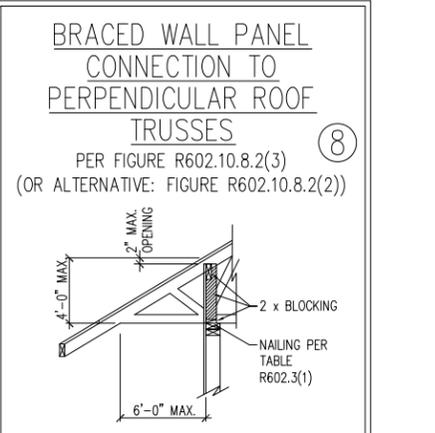
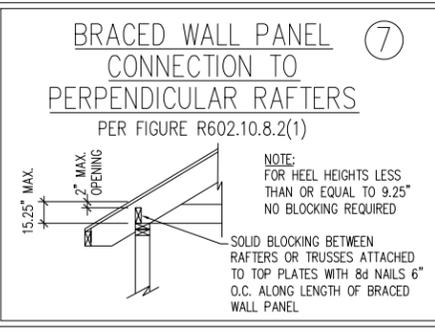
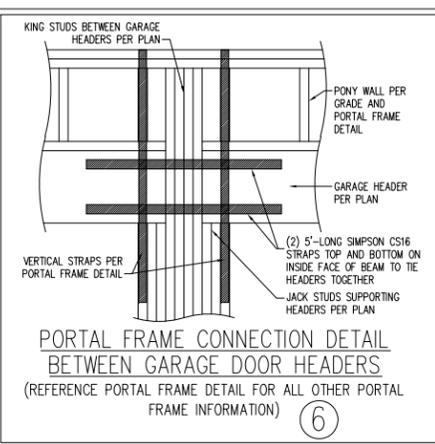
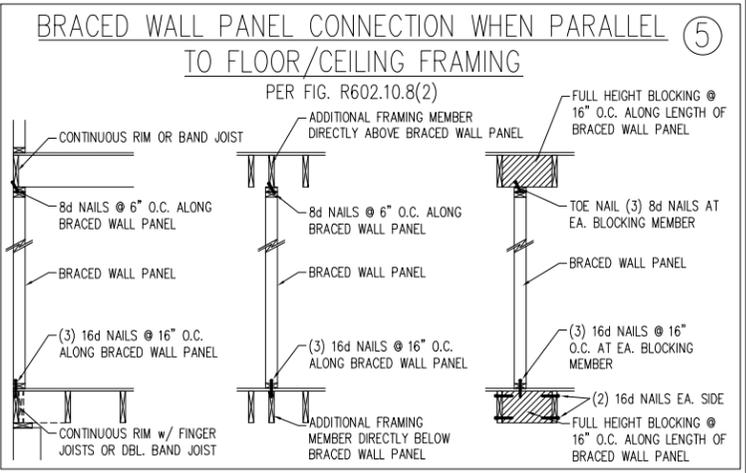
NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS
MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS ②
PER FIGURE R602.10.9



BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING ③
PER FIGURE R602.10.8(1)

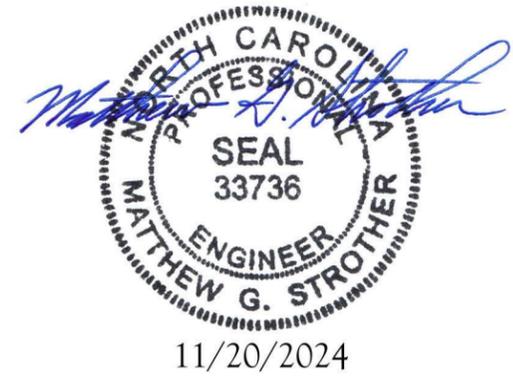


HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB ④
* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *



J.S. THOMPSON ENGINEERING, INC
331 EAST SIX FORKS ROAD, SUITE 100 - RALEIGH, NC 27603
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO.: C173

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



11/20/2024

DATE: NOVEMBER 7, 2024
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JST

D-2
BRACED WALL NOTES AND DETAILS AND PF DETAIL

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

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIP, 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), 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.
- STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 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 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: P _g	20 (PSF)		
SEISMIC DESIGN CATEGORY:	B		

- 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:

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

130 MPH WIND ZONE			
		POS. (PSF) PRESSURE	NEG. (PSF) PRESSURE
GABLE ROOF CLADDING	FLAT ROOF	+ 7.4	- 52.2
	2.25 TO 5/12	+ 11.3	- 58.4
	5 TO 7/12	+ 13.6	- 49.2
	7 TO 12/12	+ 16.7	- 41.4
HIP ROOF CLADDING	2.25 TO 5/12	+ 13.6	- 43
	5 TO 7/12	+ 13.6	- 33.7
	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 NRC, 2024 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2024 EDITION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2024 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. EXCEPTION: #57 OR #67 STONE MAY BE USED AS FILL FOR MAXIMUM DEPTH OF 4 FEET WITHOUT CONSOLIDATION. 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, 2024 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, 2024 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PERS 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, 2024 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCMA TR88-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(1), R404.1.1(2), R404.1.1(3), OR R404.1.1(4) OF THE NRC, 2024 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.2(8) OF THE NRC, 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 (F_b = 875 PSI, F_v = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (F_b = 975 PSI, F_v = 175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2600 PSI, F_v = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2325 PSI, F_v = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_c = 2500 PSI, E = 1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_c = 2900 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS

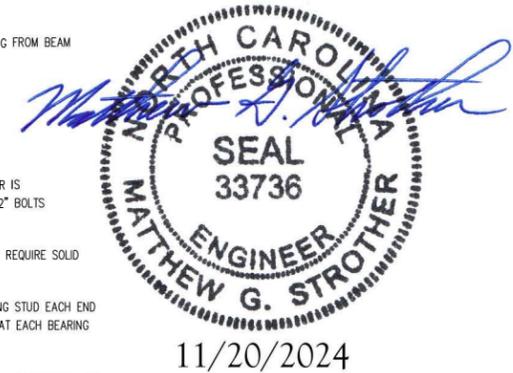
A. W AND WT SHAPES:	ASTM A992
B. CHANNELS AND ANGLES:	ASTM A36
C. PLATES AND BARS:	ASTM A36
D. HOLLOW STRUCTURAL SECTIONS:	ASTM A500 GRADE B
E. STEEL PIPE:	ASTM A53, GRADE B, TYPE E OR S
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):

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

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

- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NRC, 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.
- 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).
- ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 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.
- 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 NRC, 2024 EDITION.
- FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED 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.
- CONSTRUCT ALL WOOD DECKS ACCORDING TO CHAPTER 47-WOOD DECKS.

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



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-1133

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

DATE: NOVEMBER 7, 2024
 SCALE: NTS
 DRAWN BY: JST
 ENGINEERED BY: JST

S-O
 STRUCTURAL NOTES