

LOT 529 CREEKSIDE OAKS NORTH

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 LIGHTS ARE AT LEAST 1'-0".
VERIFIED MASTERS WAS CHANGED TO OWNERS.
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 2006 AND SC IRC 2006.
UPDATED SLAB INTERFACE PLAN AND OPTIONS.
ADDED OPTIONAL FULL BATH 3 (ILO FDR-1)
ADDED INSULATION DETAIL TO PLANS.
VERIFIED AND ADDED 3-0 5-0 WINDOW FOR VENTILATION REQMT'S IN OWNERS BEDROOM.
ADDED OPTIONAL DEL 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.
SQUARED COUCH 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'-1"X15'-10"
FAMILY ROOM WAS 18'-0"X11'-0". NOW 11'-0"X11'-0"
REVISED FRONT PORCH AREA AS FOLLOWS:
ELEVATION A, IT WAS 31' 5". NOW 34' 5"
ELEVATION C, IT WAS 21' 9". NOW 43' 9".
CREATED LEFT HAND GARAGE VERSION.
REVISED ELEVATION C.
UPDATED 90 FT LOG TO ELIMINATE ROUNDING. FIRST FLOOR WAS 04.00 SF. NOW 00.93 SF. SECOND FLOOR WAS 19.95 SF. NOW 19.94 SF. FRONT PORCH AT ELEV. B WAS 4.9 SF. NOW 4.1 SF.
CHANGED SHUTTERS TO BE 14" WIDE.

04-06-20 ADDED WINDOW SCHEDULE
CHANGED GARAGE WALL FROM 2X6 TO 2X4
CHANGED FOLDER ROOM DOOR TO 7/8"
LAUNDRY DOOR CHANGED TO 7/8"
CHANGED 1X80 TRIM ON ELEVATION A TO 1X8 TRIM
ADDED DETAIL FOR DECORATIVE BRACKET ON ELEVATION A
FIXED PORCH CONCRETE TO KEEP COLUMN FROM OVERHANGING. SQUARE FOOTAGE
CHANGED FROM 54.50 SQ. FT. TO 5% 50. FT. ELEVATION A
ADDED DETAIL FOR DECORATIVE BRACKET ON ELEVATION B
ADDED DETAIL FOR DECORATIVE GABLE ON ELEVATION B
CHANGED 1X80 TRIM ON ELEVATION D TO 1X8 TRIM
FIXED PORCH CONCRETE TO KEEP COLUMN FROM OVERHANGING. SQUARE FOOTAGE
CHANGED FROM 42.50 FT. TO 44.50 FT. ELEVATION B
REMOVED 1X80 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 86.50 FT. TO 79.50 FT. ELEVATION D
REMOVED COLUMN BASE FROM ELEVATION D AND MADE COLUMN 8" 90 RILL COLUMN
HEIGHT
REMOVED OPTIONAL CEILING FAN FROM FAMILY ROOM.
CHANGED ALL TRIM AROUND WINDOWS, DOORS, & GARAGES TO 4" TRIM.
RESIZED CHASE IN OWNERS W/C.
RELOCATED CONDUIT TO GO FROM ISLAND TO CLOSEST EXTERIOR WALL.
CHANGED COAT CLOSET DOOR FROM 2 1/6 BIFOLD TO 2 1/6 STD.
CHANGED OWNERS BATH LINEN CLOSET FROM 2 1/6 BIFOLD TO 2 1/6 STD.
CHANGED BED 2 CLOSET FROM 2 1/6 BIFOLD TO 2 1/6 STD.
CHANGED BED 3 CLOSET DOOR FROM 2 1/6 BIFOLD TO 2 1/6 STD.
CHANGED BED 6 CLOSET DOOR FROM 2 1/6 BIFOLD TO 2 1/6 STD.
CHANGED STUDY CLOSET DOOR FROM 2 1/6 BIFOLD TO 2 1/6 STD.
CHANGED FOLDER ROOM LINEN FROM 2 1/6 BIFOLD TO 2 1/6 STD.

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

12-01-22 ADDED ELEVATION D3 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 19.94. NOW IT IS 19.93
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 & 3 LAYOUTS
WINDOW HEAD HEIGHT CHANGED TO 1'-1" ON SECOND FLOOR
ADDED (6) OPTIONAL LED CAN LIGHTS IN KITCHEN (06-5-23)

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.
THESE PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION. ANY CHANGES 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.

10-01-24 'BATH 6 INCLUDED IN OPT BEDROOM 6 ONLY. ILO BATH 2' CHANGED TO 5' AND 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

LOT 529 CREEKSIDE OAKS NORTH

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

PRELUDE - Garage Left

DREAM FINDERS HOMES

2435

TITLE

REVISION LOG

-

-

-

-

SHEET

CS

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

DREAM FINDERS HOMES



JOB NUMBER	B-18159319
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REMOVED	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

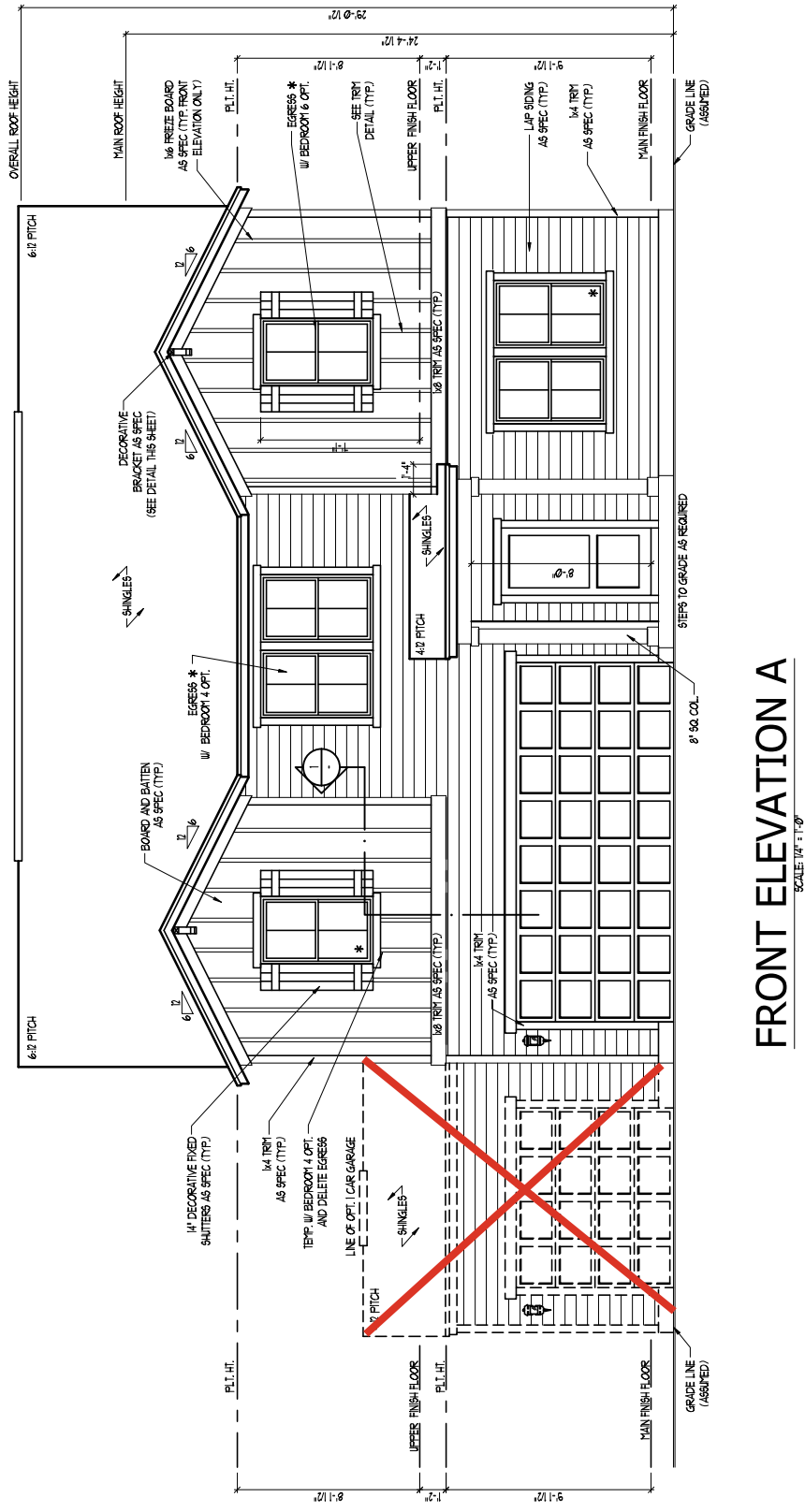
PRELUDE - Garage Left
DREAM FINDERS HOMES

2435

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

A3.0

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



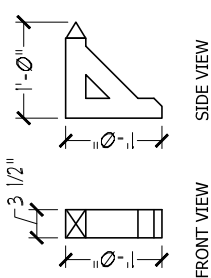
FRONT ELEVATION A

TOTAL UNDER ROOF AREA:	1461 SQ. FT. / 300 =	4.87 SQ. FT.
VENTING AREA REQUIRED:	1461 SQ. FT. / 300 =	4.87 SQ. FT.
TOTAL REQUIREMENTS:	LOWER: 2.44	UPPER: 2.44

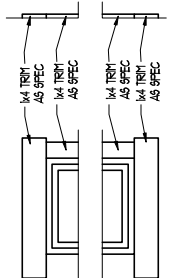
LOWER AREA VENTING		
SOFFIT VENT	SIZE:	PER UNIT: # UNITS: PROVIDED:
	-	104 SQ. FT. 62'2" 255
LOWER AREA VENTING PROVIDED: -		

UPPER AREA VENTING		
RIDGE VENT	SIZE:	PER UNIT: # UNITS: PROVIDED:
	-	115 SQ. FT. 20'0" 250
UPPER AREA VENTING PROVIDED: -		

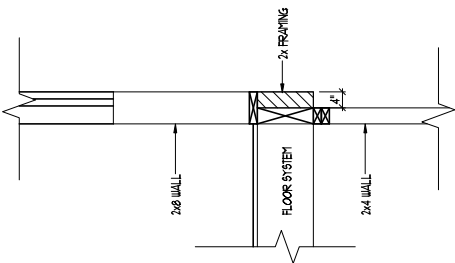
TOTAL AREA PROVIDED		
SOFFIT AND RIDGE VENT		3.05



PRE-FAB BRACKET DETAIL "A"



TRIM DETAIL

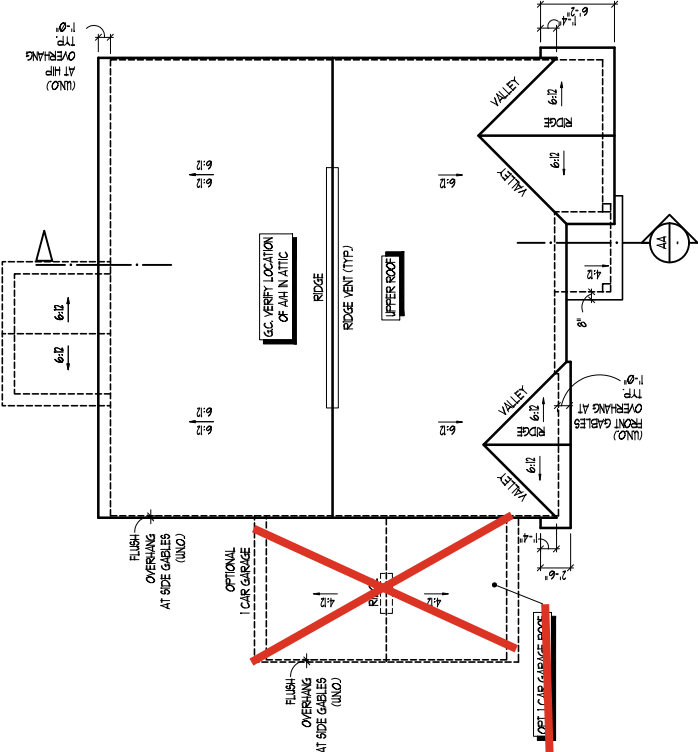


CANTILEVER DETAIL 1

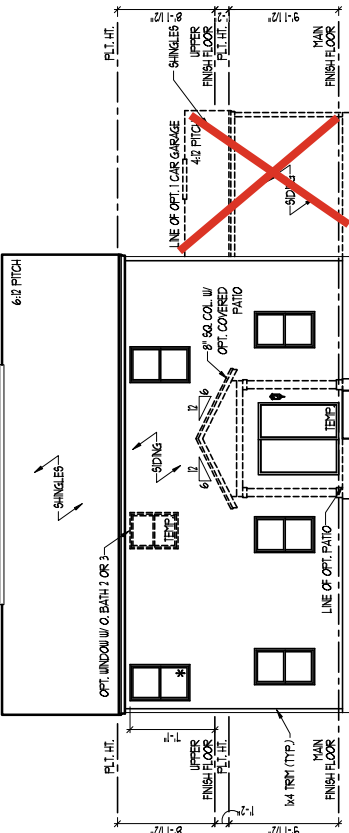
REVISIONS OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT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

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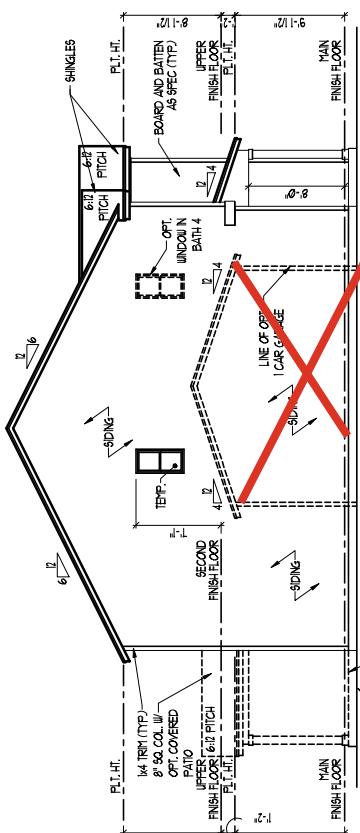
IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



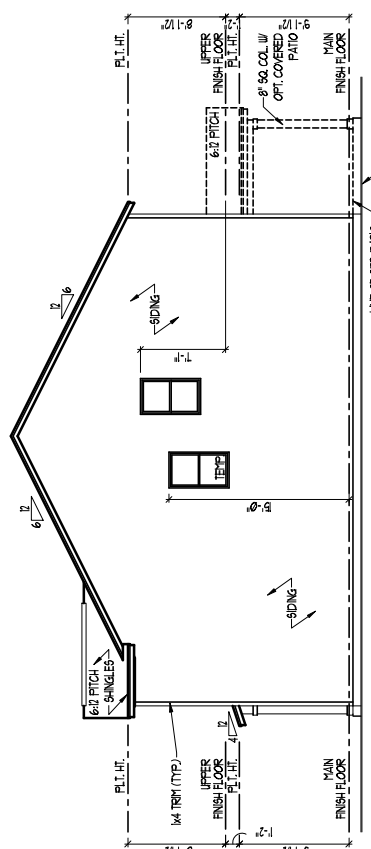
ROOF PLAN



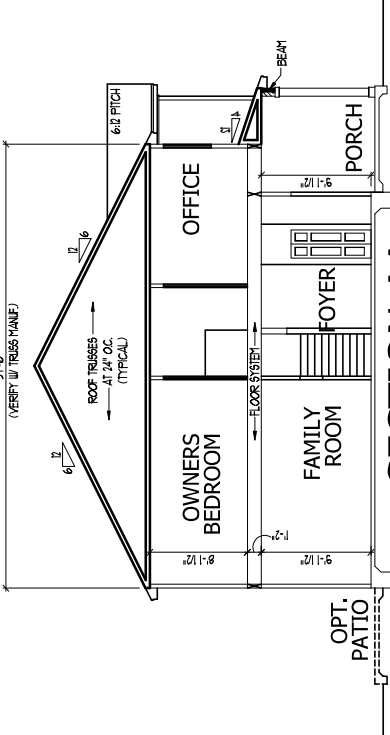
REAR ELEVATION



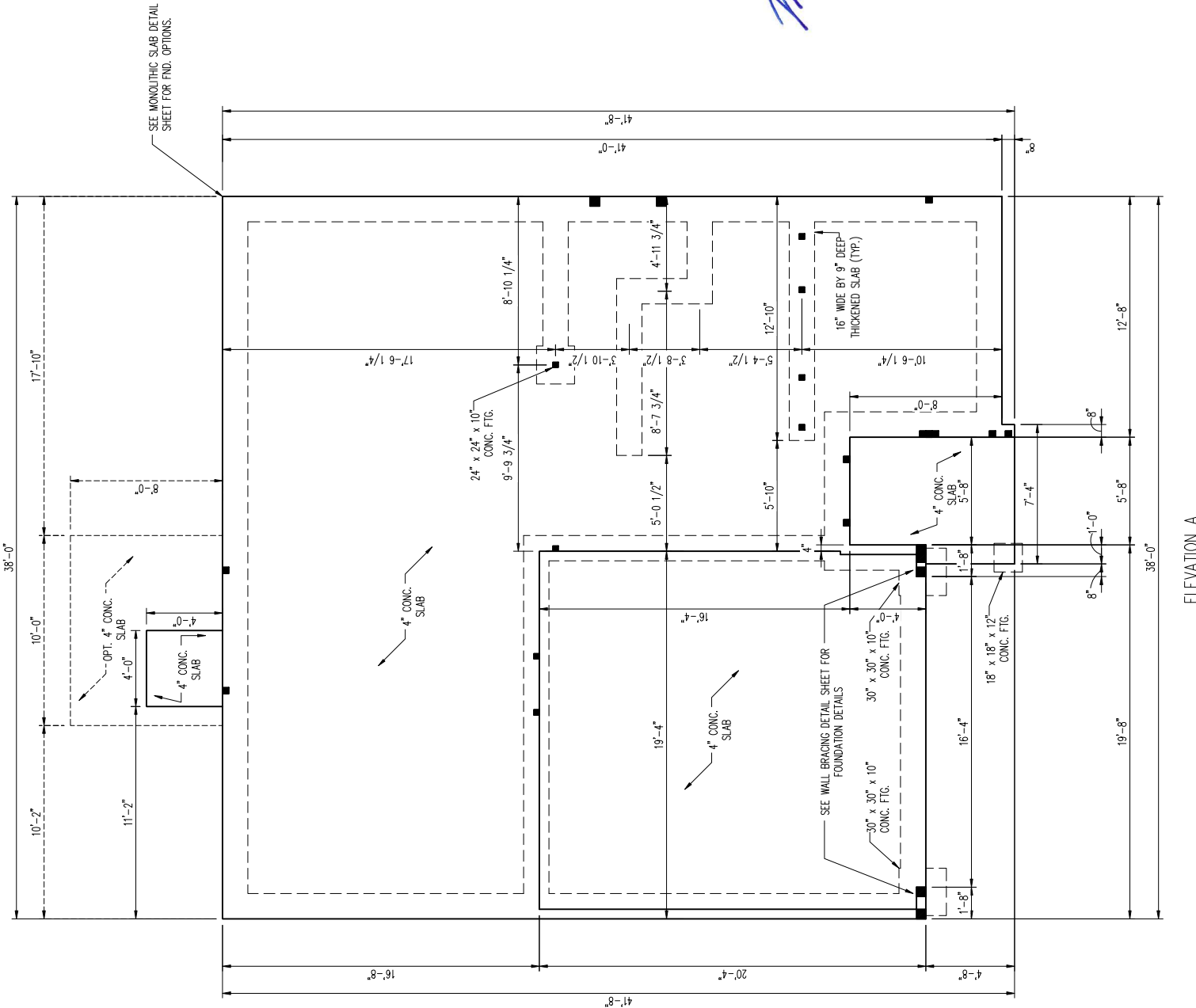
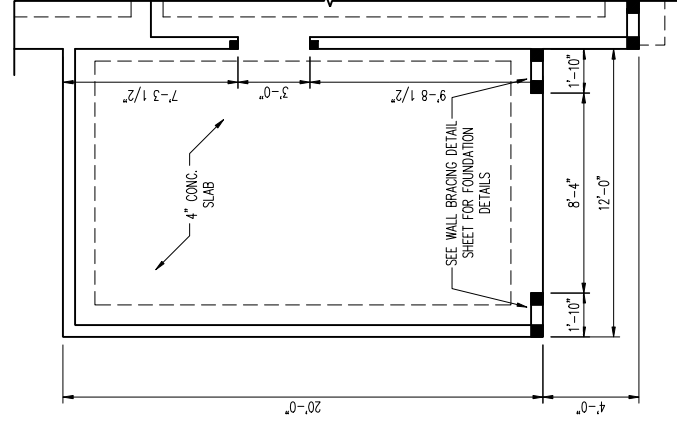
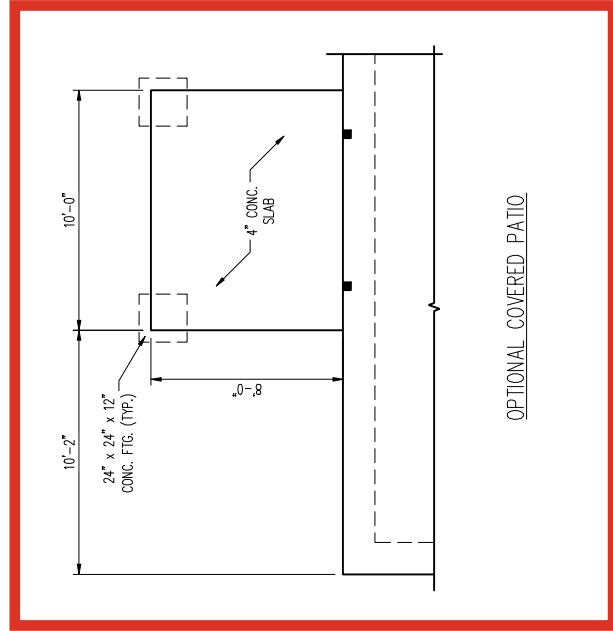
SIDE ELEVATION



SIDE ELEVATION



SECTION AA



OPTIONAL 1 CAR GARAGE

ELEVATION A

SCALE NOTE:

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

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

PRELUDE
DREAM FINDERS HOMES

S-1.2a
MONO SLAB
FOUNDATION PLAN

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

LEGEND	
CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
FBN	FOUNDATION
FTG	FOOTING
OC	ON CENTER
SPF	SURFACE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY COMPLIANCE, ACCORDANCE, OR ARCHITECTURAL INTEGRATION WITH THE CITY OF LOS ANGELES.
2. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
3. INITIAL 1/2" ANCHOR BOLTS ARE 6" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXCEED A MINIMUM OF 7" INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN 1/2" OF PLATE EDGE.
4. ANCHOR BOLT SPACING SHALL BE 12" O.C. TO 30 FEET.
5. ANCHOR BOLT SHALL BE DESIGNED FOR 120 MPH WINDS.
6. ROOF AND WALL CLADDING DESIGNED FOR WIND PRESSURES PER TABLE R201.2.1(1) OF THE 2024 IRC.
7. INITIAL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORIES IN ACCORDANCE WITH SECTION 602.10.1 OF THE 2024 IRC. EXTERIOR WALLS SHALL BE DETAIL NOTED AND DETAILS SHEET FOR MORE INFORMATION.
8. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE 2024 IRC. EDITION.
9. REFER TO STRUCTURAL AND DETAIL SHEETS FOR ADDITIONAL NOTATIONAL INFORMATION.

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF OR FLOOR FINISHES.
2. STRUCTURAL DESIGN FOR NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 ("HIGH WINDS") FOR 150 MPH WINDS).
3. BUILDER IS TO PROVIDE FINISH 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.
4. ROOFING SHALL BE DESIGNED FOR 90 FEET EXPOSURE PER CHAPTER 45 ("HIGH WIND ZONES") OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
5. PRESSURES PER TABLE R301.2.1(1) OF THE 2024 NIRC.
6. 7/16" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
7. WALLS TO BE BRACED IN ACCORDANCE WITH CHAPTER 45 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION AND AS NOTED ON PLANS.
8. ENGINEER'S COMPLIANCE AND INSULATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH CHAPTER 11 OF THE NIRC, 2024 EDITION.

1. ENVELOPE SEAL APPLICABLE ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.

2. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2004 EDITION.

3. INSTALL 1/2" ANCHOR BOLTS 4'-0" O.C. AND WITH 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST BE EMBEDDED IN 4" MIN. THICK CONCRETE.

4. LOCATE BOAT WITHIN MIDDLE THIRD OF PLATE WIDTH.

5. ROOF ROOF HEIGHT IS LESS THAN 30 FEET.

6. EXTERIOR WALLS DESIGNED FOR 130 MPH WINDS.

7. ROOF AND WALL CLADDING DESIGNED FOR THE PRESSURES PER TABLE R307.2(1) OF THE IRC.

8. INSTALL 7/8" Ø 909 SHEETPIPING ON ALL EXTERIOR WALLS AND STEPS IN ACCORDANCE WITH SECTION R602.2 OF THE IRC, 2004 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.

9. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE IRC.

10. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.





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

SLAB INTERFACE PLAN

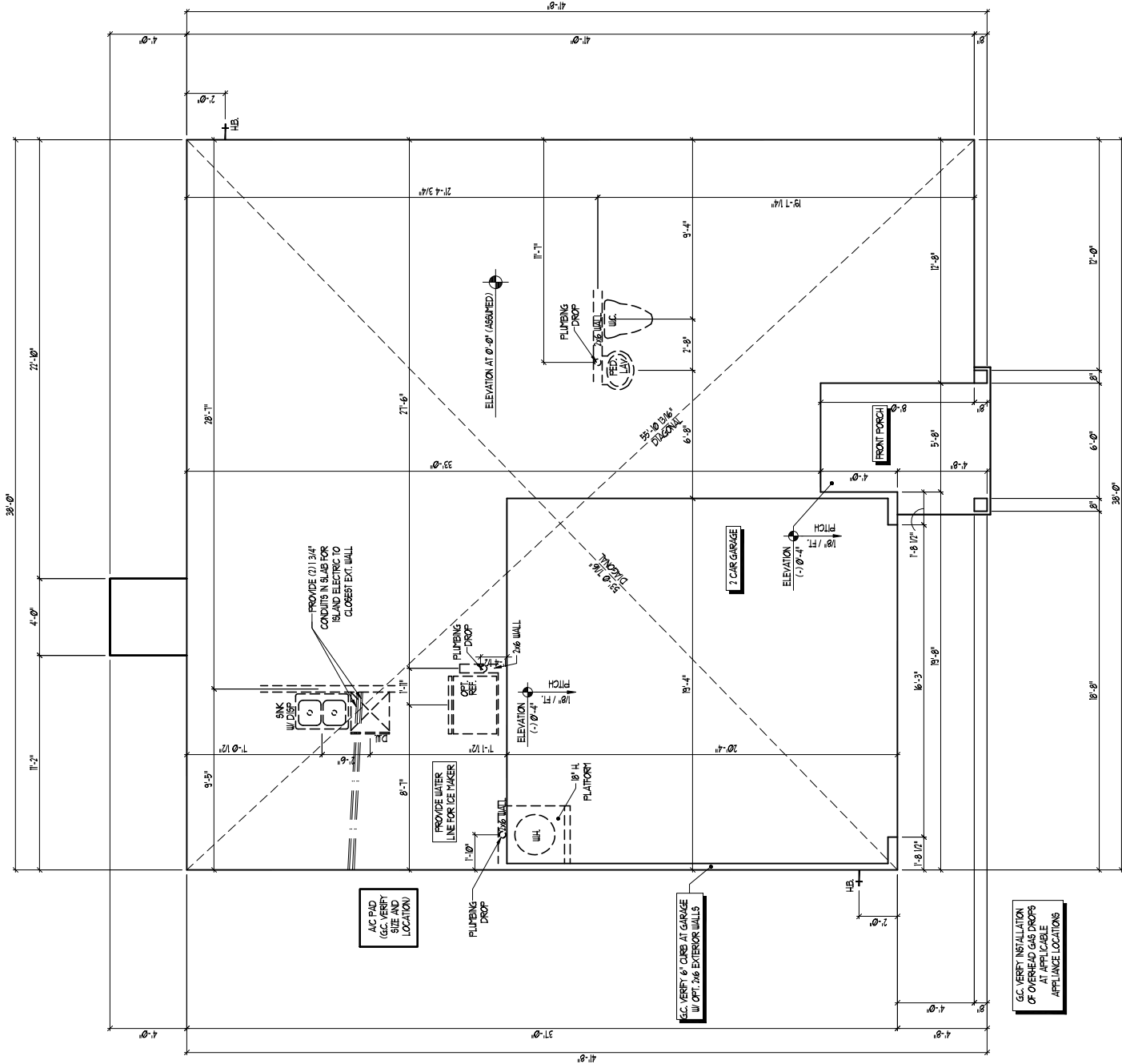
ELEVATION A SHOWN
SMILE AT ALL ELEVATIONS (NO BIRMING CHANGES)
SCALE: 1/4" = 1'-0"

ISSUANCE OF PLANS FROM THIS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTER'S DIMENSIONS AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO CONSTRUCTION.

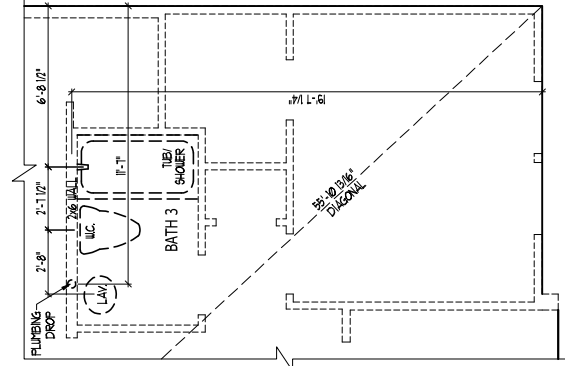
IF ANY DISCREPANCY OF ERRORS IN NOTER'S DIMENSIONS OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTERS OFFICE FOR CORRECTION BEFORE COMPLETION OF ANY CONSTRUCTION.

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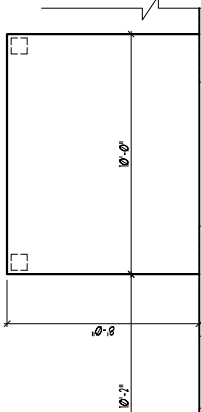
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OPT BEDROOM 5/ BATH 3 ILO STUDY

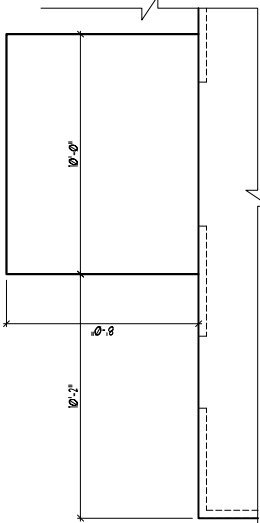
(ELEV. A SHOWN)

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



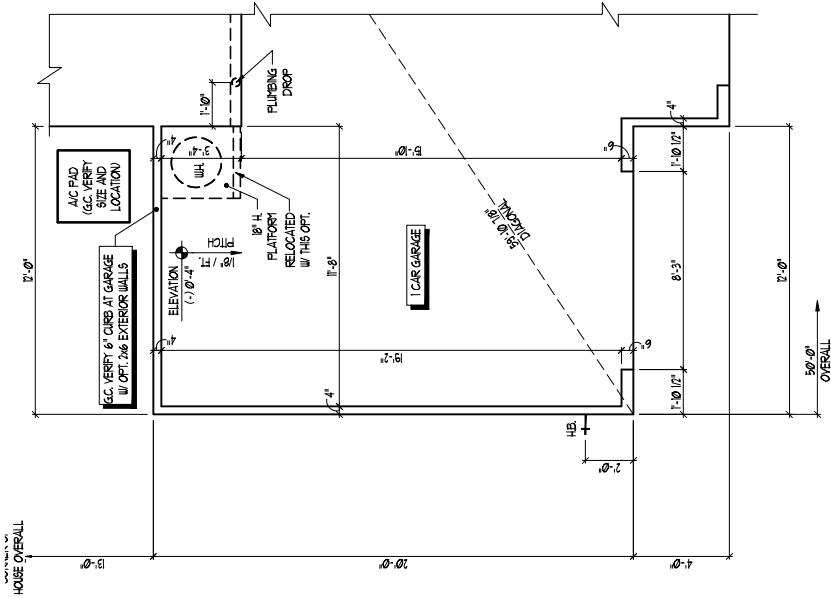
OPT COVERED PATIO

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

DREAM FINDERS HOMES



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CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISION	12-01-17
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REVISION	07-01-22
REVISION	08-01-22
REVISION	10-01-24

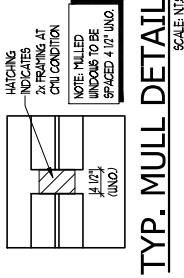
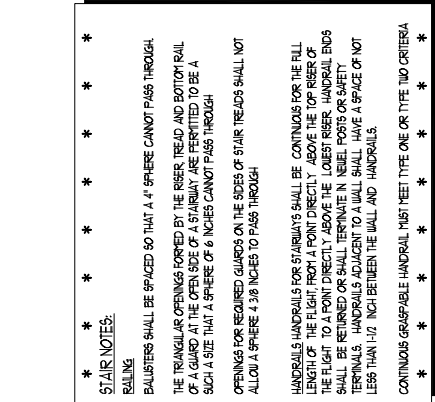
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

PRELUDE - Garage Left
DREAM FINDERS HOMES

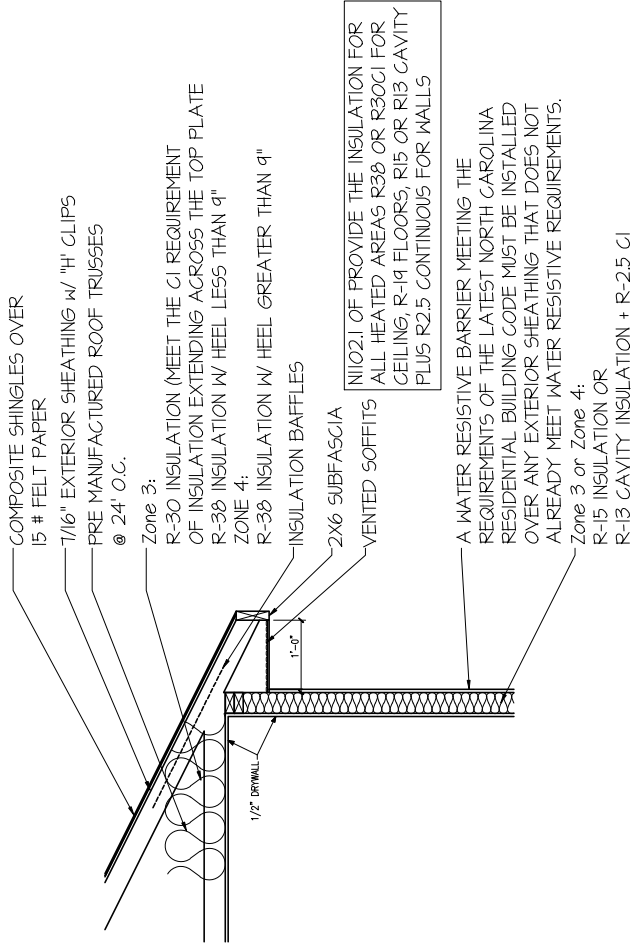
2435

TITLE
SLAB INTERFACE PLAN
OPTIONS

SHEET
A1.1



9' CEILING



ISSUANCE OF PLANS FROM THE DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES DIMENSIONS AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO CONSTRUCTION.

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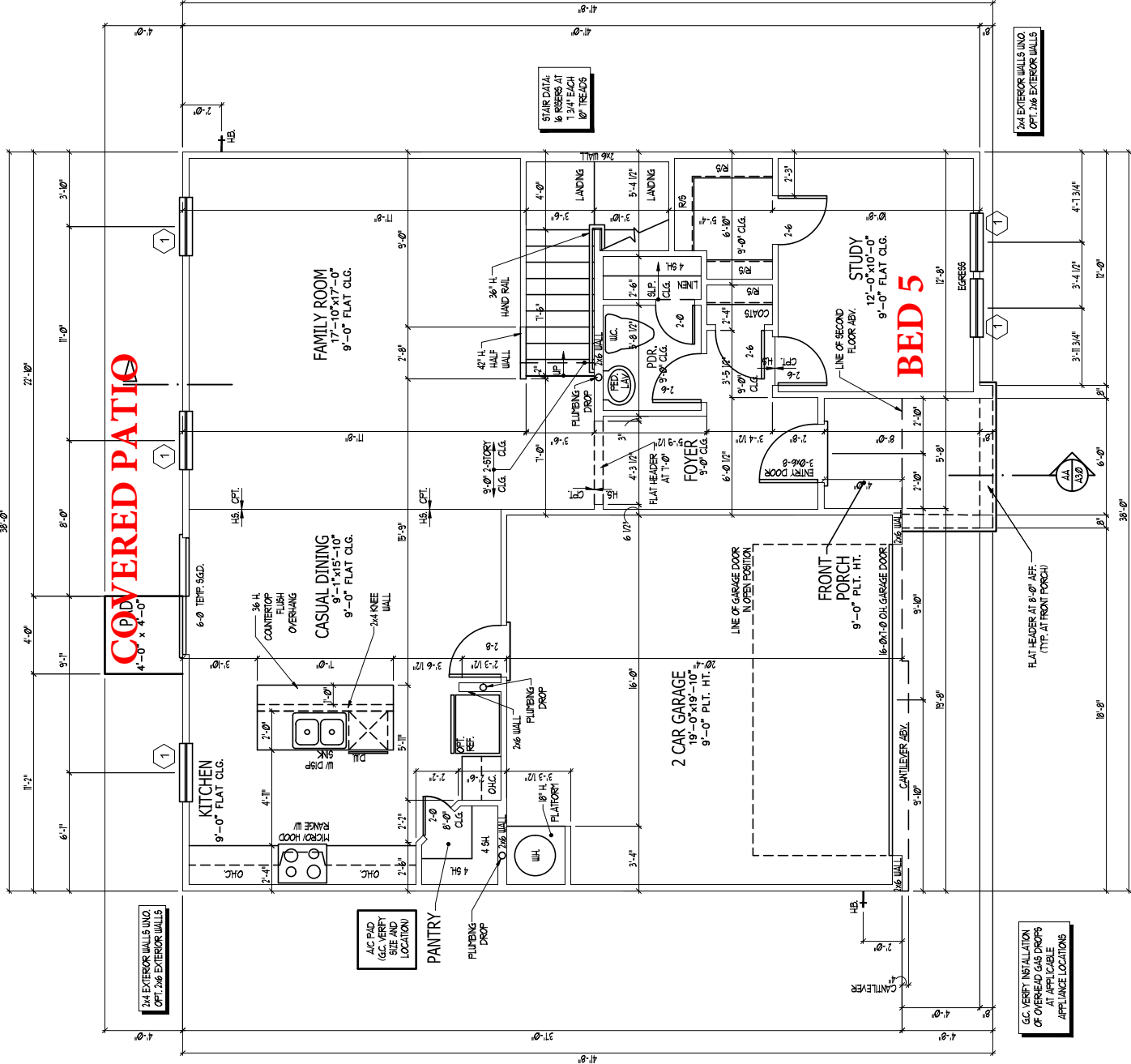
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WINDOW SCHEDULE				
MARK	SIZE		TYPE	HEAD HEIGHT
	WIDTH	HEIGHT		
1	30"	50"	SINGLE HUNG	70"
2	20"	40"	SINGLE HUNG	70"
3	30"	40"	SINGLE HUNG	70"

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

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	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.



THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2 INCH (12.7 mm) G/TS/ST BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8 INCH (16.3 mm) TYPE "X" G/TS/ST BOARD OR EQUIVALENT, WHERE THE SEPARATION IS A FLOOR-OR-CEILING ASSEMBLY. THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2 INCH (12.7 mm) G/TS/ST BOARD OR EQUIVALENT.

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

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

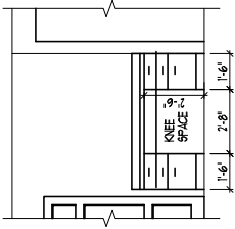
DREAM FINDERS
HOMES

2435

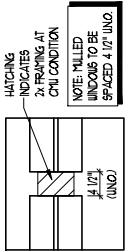
TITLE
MAIN FLOOR PLAN
STAIR SECTION
DETAILS

FIRST FLOOR PLAN - A

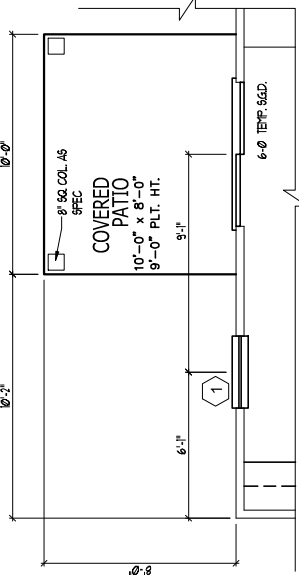
SCALE: 1/4" = 1'-0"



A OPT. TECH - CENTER

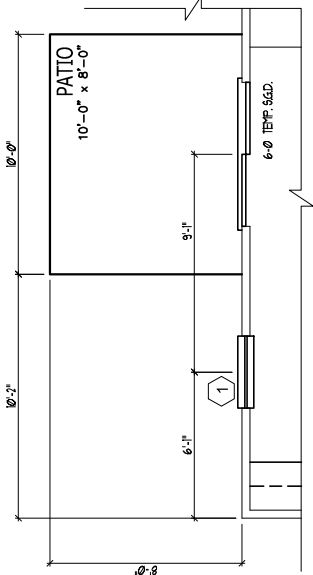


TYP. MULL DETAIL
SCALE NTS.



OPT COVERED PATIO

SCALE 1/4" = 1'-0"



OPT TECH-CENTER

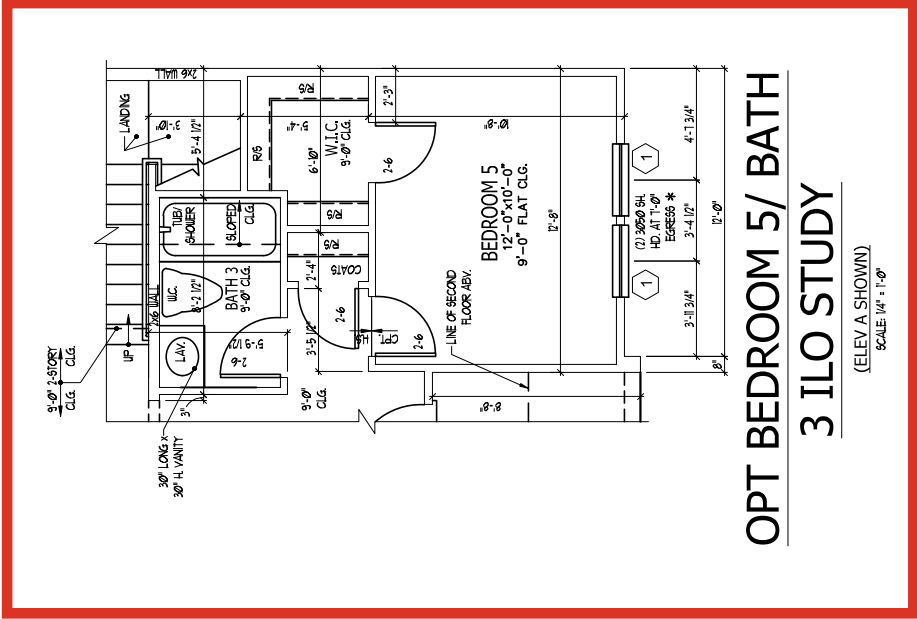
SCALE 1/4" = 1'-0"

OPT PATIO

SCALE 1/4" = 1'-0"

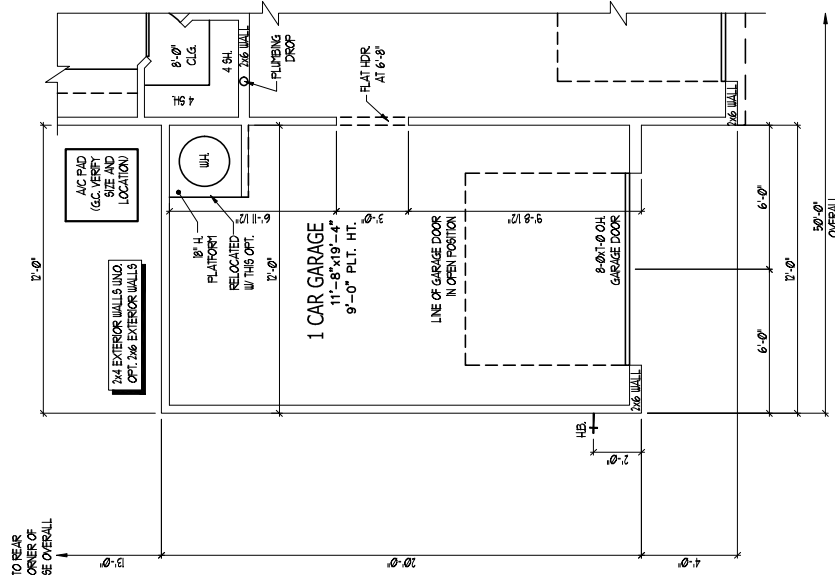
WINDOW SCHEDULE				
MARK	SIZE		TYPE	HEAD HEIGHT
	WIDTH	HEIGHT		
(1)	30"	50"	SINGLE HUNG	70"
(2)	20"	40"	SINGLE HUNG	70"
(3)	30"	40"	SINGLE HUNG	70"

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"

FIRST FLOOR PLAN OPTIONS

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 ERRORS 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 DRAFTING PLAN HAS BEEN ISSUED SHALL BE CHARGED TO THE CLIENT. AFTER THE DRAFTING PLAN HAS BEEN ISSUED, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

DREAM FINDERS
HOMES

JOB NUMBER	B-1815932*
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISED	02-01-17
	02-21-18
	02-11-20
	04-01-20
	04-08-20
	07-01-22
	07-27-22
	10-01-24

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

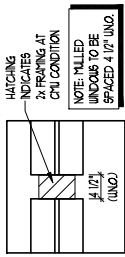
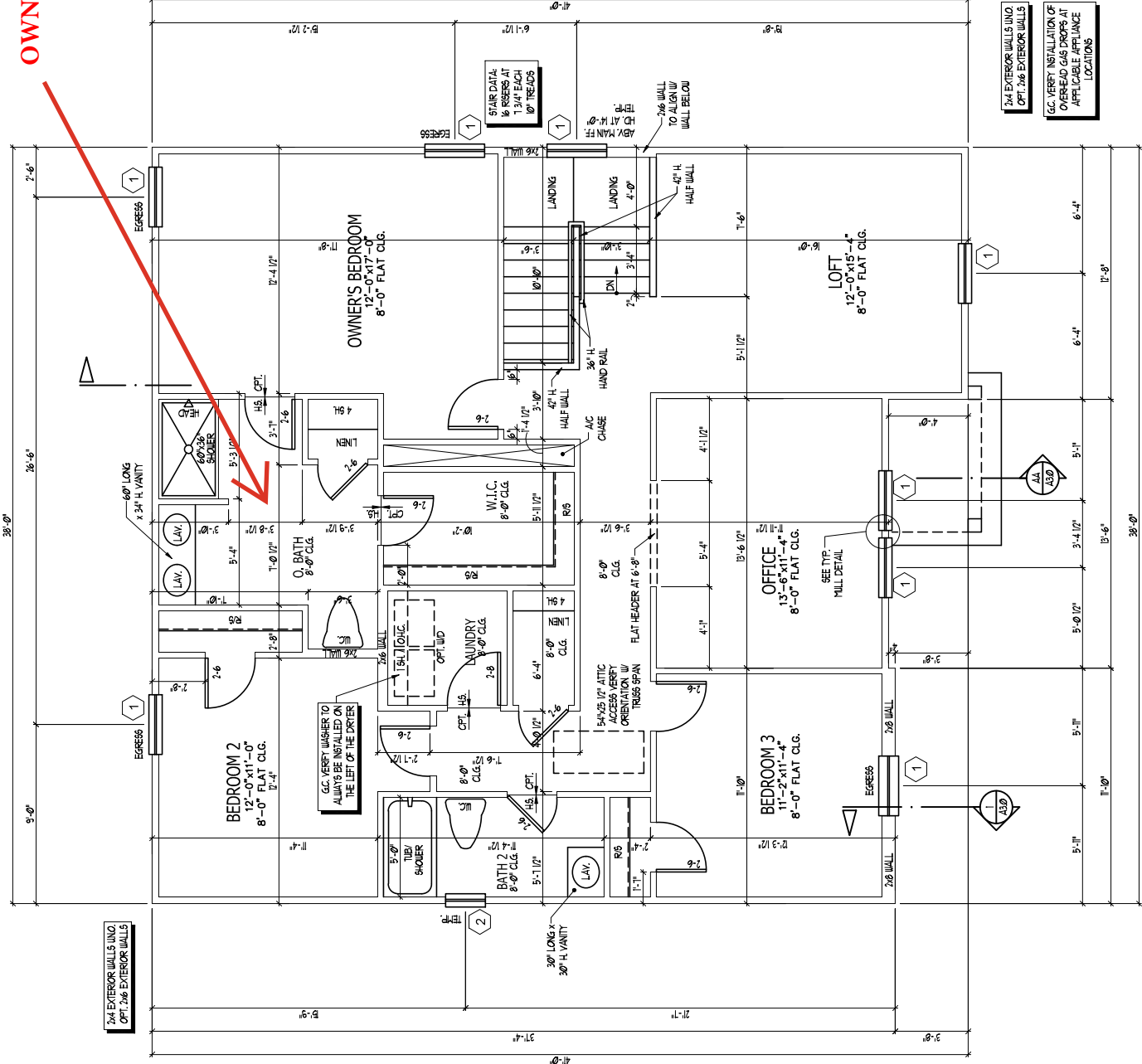
PRELUDE - Garage Left
DREAM FINDERS HOMES

2435

TITLE
PLAN OPTIONS

SHEET
A2.2

OWNERS BATH 2



TYP. MULL DETAIL

WINDOW SCHEDULE				
MARK	SIZE		TYPE	HEAD HEIGHT
	WIDTH	HEIGHT		
1	30"	50"	SINGLE HUNG	71"
2	20"	40"	SINGLE HUNG	71"
3	30"	40"	SINGLE HUNG	71"
SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.				

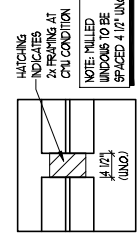
SQUARE FOOTAGE	
HEATED AREAS	ELEV 'A'
FIRST FLOOR	1039 SQ. FT.
SECOND FLOOR	1389 SQ. FT.
TOTAL HEATED SF	2428 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	394 SQ. FT.
COVERED AREAS	
FRONT PORCH	56 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDRM. 4	0
OPTIONAL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

ISSUANCE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE DRAFTERS OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.

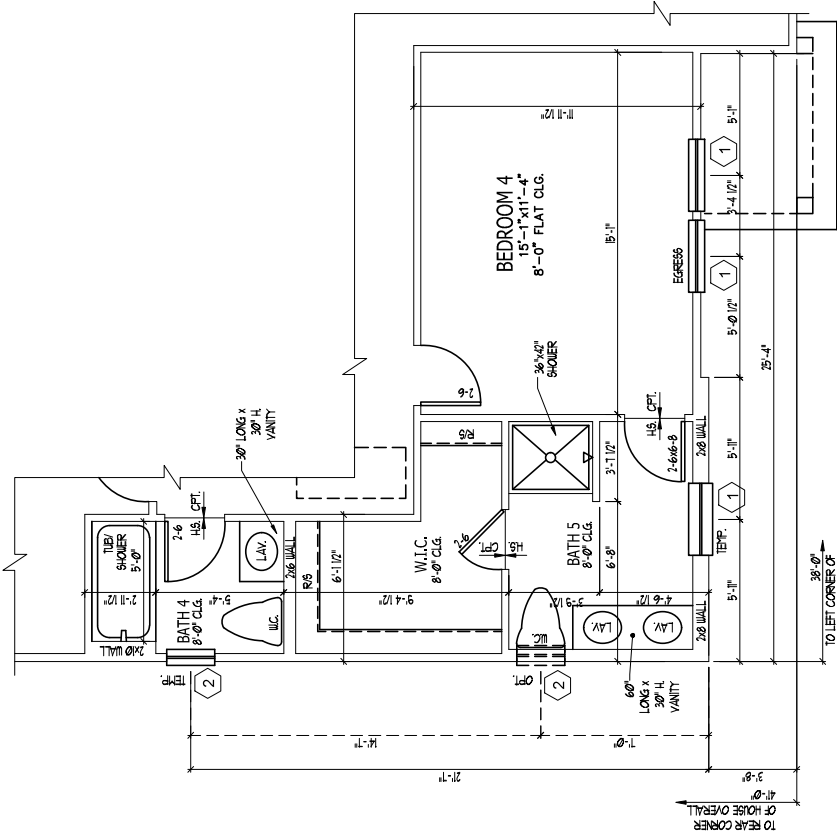
ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.

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



TYP. MULL DETAIL
SCALE: NTS

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.				

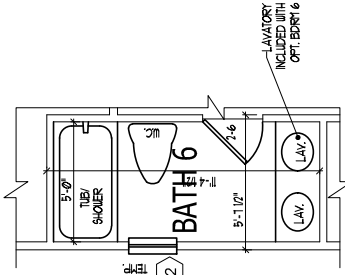


OPT BEDROOM 4/ BATH

5 ILO BEROOM 3 AND

OFFICE

SCALE 1/4" = 1'-0"

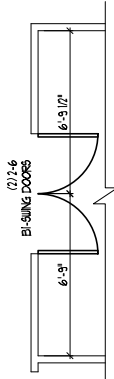


OPTIONAL BATH 6 ILO

BATH 2

STANDARD W/ OPT BEDROOM 6

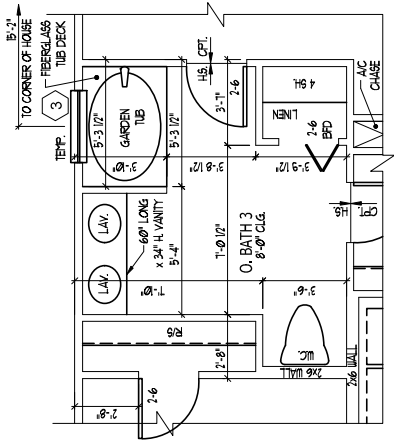
SCALE 1/4" = 1'-0"



OPT BI-SWING DOOR

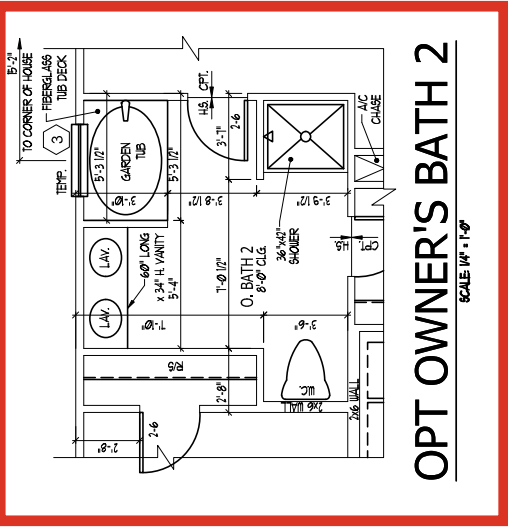
AT OFFICE

SCALE 1/4" = 1'-0"



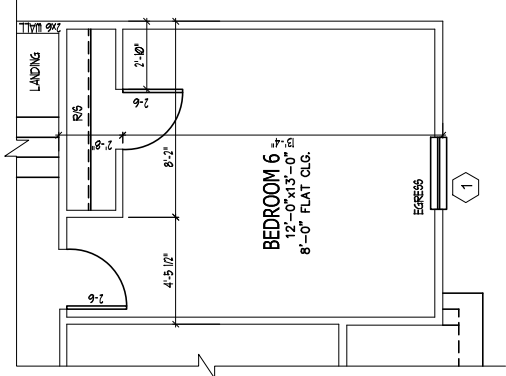
OPT OWNER'S BATH 3

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"

SECOND FLOOR PLAN OPTIONS



DREAM FINDERS
HOMES

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

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

PRELUDE - Garage Left

DREAM FINDERS HOMES

2435

TITLE
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 UNCORRECTED IMPACT OF ERROR IN NOTES, DIMENSIONS OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE THE SOLE RESPONSIBILITY OF THE BUILDER. THE DRAFTER'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY CORRECTIONS OR CHANGES REQUIRED BY THE BUILDER PRIOR TO 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.

ELECTRICAL KEY

- DIPLX CONVENIENCE OUTLET
- DIPLX OUTLET ABOVE COUNTER
- WEATHERPROOF DIPLX OUTLET
- GROUND FAULT INTERRUPTER DIPLX OUTLET
- HALF-SWITCHED DIPLX OUTLET
- RECALL PURPOSE OUTLET
- DIPLX OUTLET IN FLOOR
- 200 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIYER SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- LED CAN LIGHT
- LED LIGHT FIXTURE WITH FULL CHAIN
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FANLIGHT COMINATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CHIMNEY (OPTIONAL)
- FIREBURN SWITCH (OPTIONAL)
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- SMOKE / CARBON MONOXIDE DETECTOR
- TELEPHONE (OPTIONAL)
- TELEVISION (OPTIONAL)
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SPEAKER (OPTIONAL)
- ROUGH-IN FOR OPT. CEILING FAN
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ SWITCHES
- ROUGH-IN FOR OPT. CEILING FAN
- TELEPHONE, 1/4" (UNLESS ASBY / COUNTERTOP)
- TELEVISION, 1/4"

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: 48"
TELEPHONE: 1/4" (UNLESS ASBY / COUNTERTOP)
TELEVISION: 1/4" (UNLESS ASBY / COUNTERTOP)
- 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 BA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, KITCHENS, BREAKFAST ROOMS, AND PORCHES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) REQUIREMENTS. ALL RECEPTACLES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) REQUIREMENTS. ALL RECEPTACLES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) REQUIREMENTS.
- ALL BA AND 20A RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
- IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 70, NEC, 2017, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
- EVERY BUILDING HAVING A FORMAL FIRE-ARMING CENTER 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.
- ALL 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 UNLESS CARBON MONOXIDE ALARMS SHALL BE LIMITED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

ISSUANCE OF PLANS FROM THIS DRAFTERS' OFFICE SHALL NOT RELIEVE THE BUILDERS OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTERS' OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION. ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE DRAFTERS' OFFICE HAS BEEN ADVISED OF THE CHANGES SHALL BE CONSIDERED AS AN ADDITIONAL TASK. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS, THE DRAFTERS' OFFICE SHALL BE ADVISED IN WRITING BY THE CLIENT PARTY OTHER THAN THE DRAFTERS' OFFICE. THE DRAFTERS SHALL NOT BE HELD RESPONSIBLE.



JOB NUMBER	B-1815932*
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISION	12-05-17
	02-21-18
	02-11-20
	04-01-20
	04-08-20
	07-01-22
	08-01-22
	10-01-24

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

PRELUDE - Garage Left

2435

ELECTRIC AT PLAN OPTIONS

E1.2

SHEET

OPT COVERED PATIO

SCALE 1/4" = 1'-0"

OPT PATIO

SCALE 1/4" = 1'-0"

OPT TECH-CENTER

SCALE 1/4" = 1'-0"

OPT 1 CAR GARAGE

(ELEV A SHOWN)

SCALE 1/4" = 1'-0"

OPT BEDROOM 5/ BATH

3 ILO STUDY

(ELEV A SHOWN)

SCALE 1/4" = 1'-0"

FIRST FLOOR ELECTRICAL PLAN OPTIONS



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

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

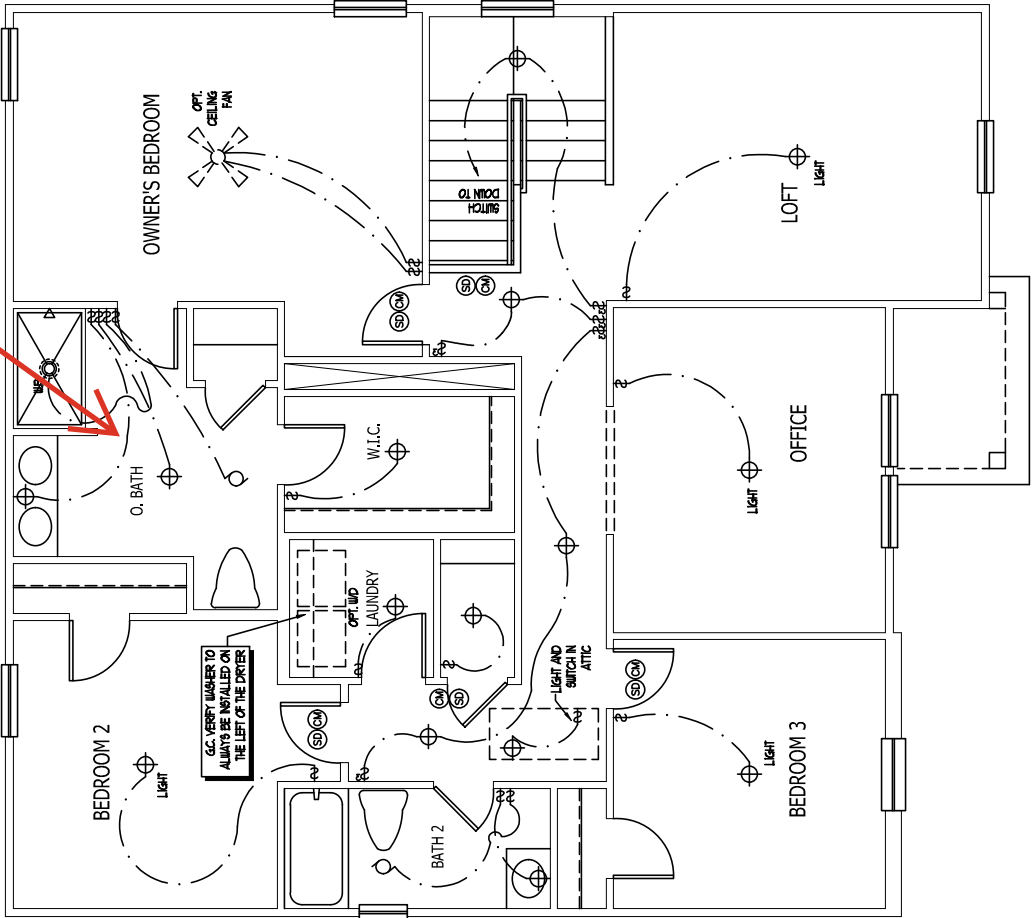
PRELUDE - Garage Left

2435

TITLE
UPPER FLOOR ELEC. PLAN

SHEET
E1.3

OWNERS BATH 2



ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- WALL SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DUPLEX OUTLET IN FLOOR
- 200 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIFFER 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 FAULIGHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CHIMNEY (OPTIONAL)
- FIREBURNITION SWITCH (OPTIONAL)
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- SMOKE / CARBON MONOXIDE DETECTOR
- TELEPHONE (OPTIONAL)
- TELEVISION (OPTIONAL)
- THERMISTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- BREAKER (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:
OUTLETS.....18"
SWITCHES.....48"
TELEPHONE.....36" (UNLESS ANY COUNTERTOP)
TELEVISION.....36"
- 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 BA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLOORS, LIBRARIES, DEN, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A CORROSION RESISTANT AFCL DEVICE AND TAPPER-PROOF RECEPTACLES PER NEC 408.10, 408.11 AND 408.13.
- ALL BA 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 NFPA 70, NEC 200, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
- EVERY BUILDING HAVING A 100MB-RUEL-BURNING HEATER OR APPLIANCE INSTALLED OR AN INSTALLED GARAGE SHALL HAVE 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. CORROSION RESISTANT CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

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

ELECTRICAL KEY

- 10- DIFLEX CONVENIENCE OUTLET
- 10- DIFLEX OUTLET ABOVE COUNTER
- 10- WEATHERPROOF DIFLEX OUTLET
- 10- GROUND FAULT INTERRUPTER DIFLEX OUTLET
- 10- HALF-SWITCHED DIFLEX OUTLET
- 10- SPECIAL PURPOSE OUTLET
- 10- DIFLEX OUTLET IN FLOOR
- 10- 200 VOLT OUTLET
- 1- WALL SWITCH
- 3- THREE-WAY SWITCH
- 3- FOUR-WAY SWITCH
- 1- DIMMER SWITCH
- 1- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- 1- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- 1- RECESSED INCANDESCENT LIGHT FIXTURE
- 1- LED CAN LIGHT
- 1- LIGHT FIXTURE WITH PULL CHAIN
- 1- TRACK LIGHT
- 1- FLUORESCENT LIGHT FIXTURE
- 1- EXHAUST FAN
- 1- EXHAUST FAN LIGHT COMBINATION
- 1- ELECTRIC DOOR OPERATOR (OPTIONAL)
- 1- CURBS (OPTIONAL)
- 1- POSITION SWITCH (OPTIONAL)
- 1- CARBON MONOXIDE DETECTOR
- 1- SMOKE DETECTOR
- 1- SMOKE / CARBON MONOXIDE DETECTOR
- 1- TELEPHONE (OPTIONAL)
- 1- THERMOSTAT
- 1- ELECTRIC METER
- 1- ELECTRIC PANEL
- 1- DISCONNECT SWITCH
- 1- SPEAKER (OPTIONAL)
- 1- ROUGH-IN FOR OPT. CEILING FAN
- 1- 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. IN LESS OPENING INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS: ABOVE FINISHED FLOOR:
OUTLETS 1' 0"
SWITCHES 4' 0"
TELEPHONE 4' 0" (UNLESS ABOVE COUNTERTOP)
TELEVISION 4' 0"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL BA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DRINK SINKS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SHOWER AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 200.406.2 AND 406.3
5. ALL BA AND 20A DIMM 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 THE 2017 NEC, 20A, AND ALL APPLICABLE LOCAL ORDINANCES, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A FORMAL FIRE-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. ALL WIRING SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN POSSIBLE. IF THE WIRING IS NOT RECEIVED FROM THE BUILDING WIRING, THE WIRING SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. ALL WIRING SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

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



DREAM FINDERS
HOMES

JOB NUMBER	B-1815932*
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISION	12-05-17
REVISION	09-21-18
REVISION	02-11-20
REVISION	04-01-20
REVISION	04-08-20
REVISION	07-01-22
REVISION	08-01-22
REVISION	10-01-22

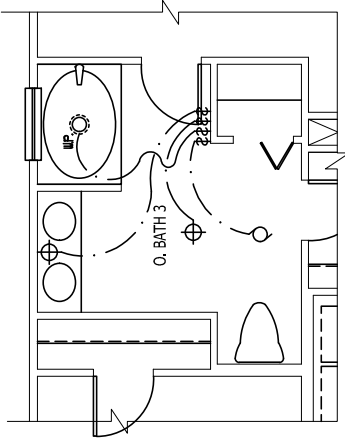
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

PRELUDE - Garage Left
DREAM FINDERS HOMES

2435

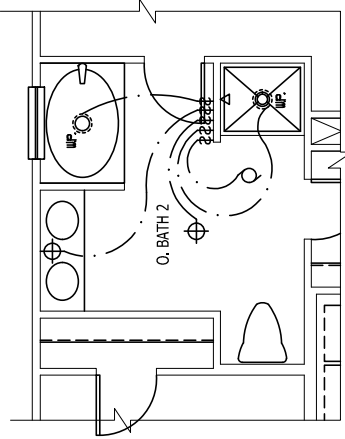
TITLE
ELECTRIC AT PLAN OPTIONS

SHEET
E1.5



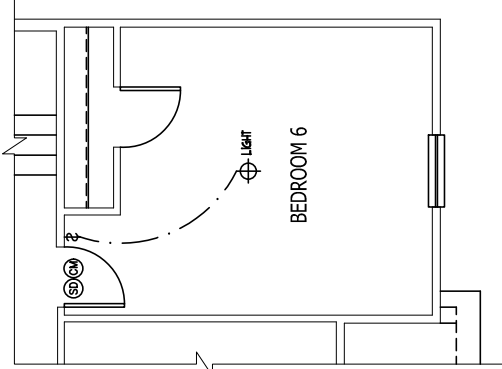
OPT OWNER'S BATH 3

SCALE 1/4" = 1'-0"



OPT OWNER'S BATH 2

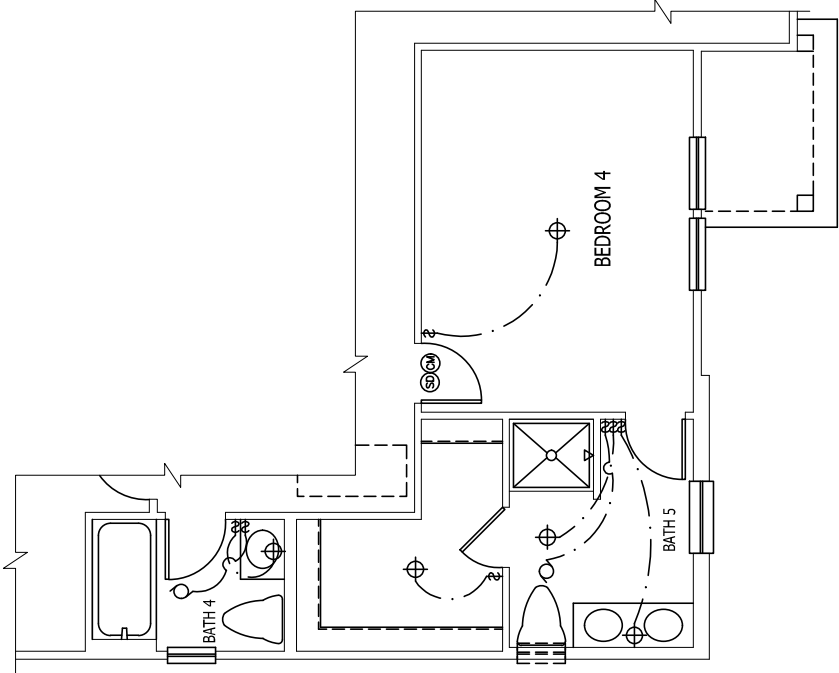
SCALE 1/4" = 1'-0"



OPT BEDROOM 6

ILO LOFT

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

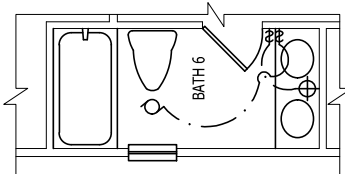


OPT BEDROOM 4/ BATH

5 ILO BEROOM 3 AND

OFFICE

SCALE 1/4" = 1'-0"

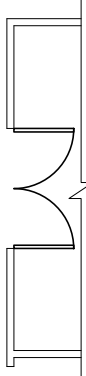


OPTIONAL BATH 6 ILO

BATH 2

STANDARD W/ OPT BEDROOM 6

SCALE 1/4" = 1'-0"



OPT BI-SWING DOOR

AT OFFICE

SCALE 1/4" = 1'-0"

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



11/20/2024

J.S. THOMPSON ENGINEERING, INC.
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PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO.: C-1733

PRELUDE
DREAM FINDERS HOMES

DATE: NOVEMBER 10, 2024

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

DRAWN BY: JRL/HOMES

ENGINEERED BY: WFB

S-2a
SECOND FLOOR
FRAMING PLAN

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. INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
4. 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.
5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO ORDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
6. 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.
7. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND ORDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP ORDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
8. ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON ARI44 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ ARI66 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).
9. FOR FIBERGLASS, ALUMINUM, OR COLUMB ENG. BY OTHERS, SECURE TO SLAB w/ (2) METAL ANGLES USING 2" CONIC. 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.
10. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

BRACED WALL DESIGN NOTES:

1. WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R301.1.3 "ENGINEERED DESIGN" OF THE NRC 2024 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.4 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PREScriptive.
2. SHEATH ALL EXTERIOR WALLS w/ 7/16" OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NRC 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 NRC 2024 EDITION.
6. 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).**

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

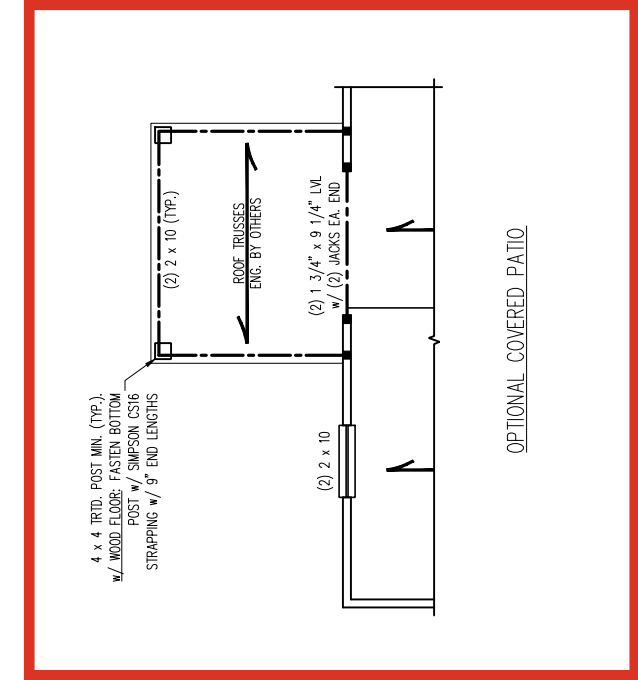
HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 4'	1
> 4' TO 8'	2
> 8' TO 14'	3
> 14' TO 18'	4

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

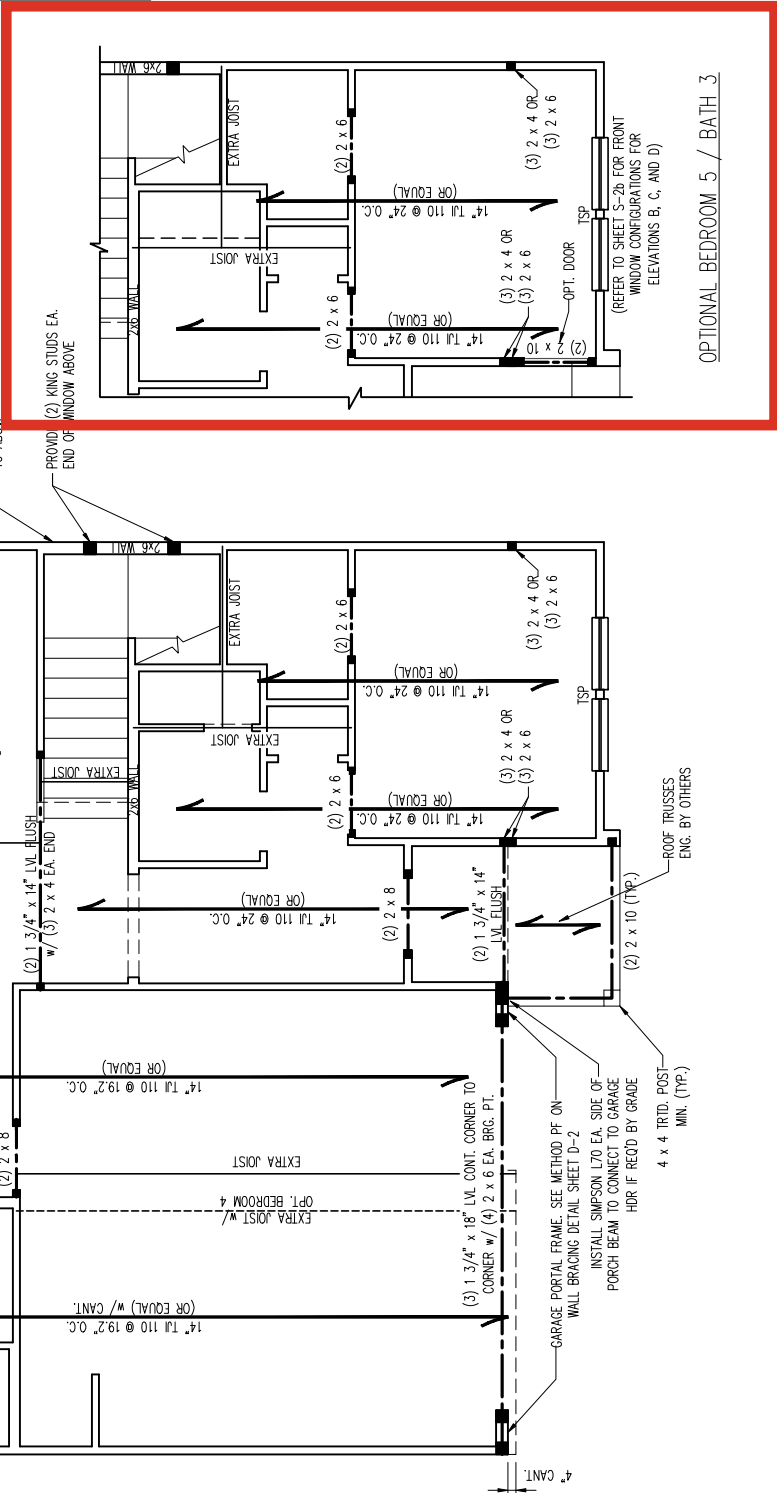
HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 4'	2
> 4' TO 8'	3
> 8' TO 14'	4
> 14' TO 18'	5

ELEVATION A

OPTIONAL 1 CAR GARAGE



OPTIONAL COVERED PATIO

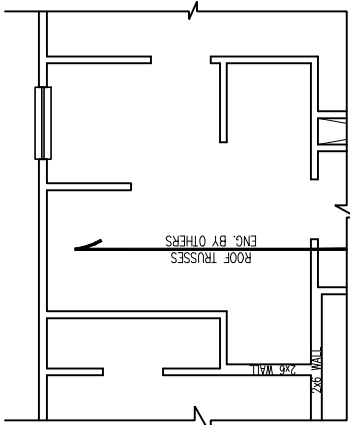


OPTIONAL BEDROOM 5 / BATH 3

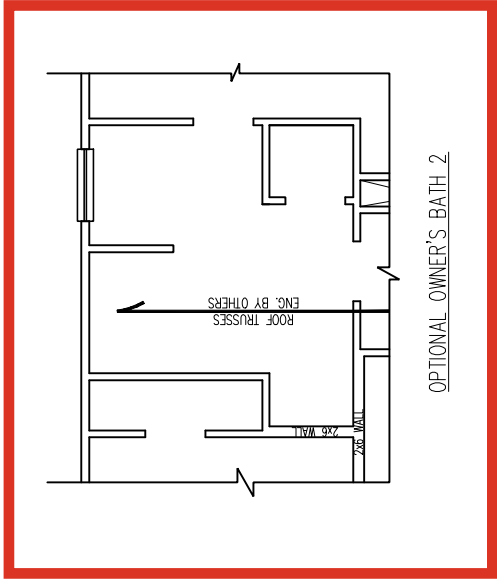
OPTIONAL 1 CAR GARAGE

SCALE NOTE:

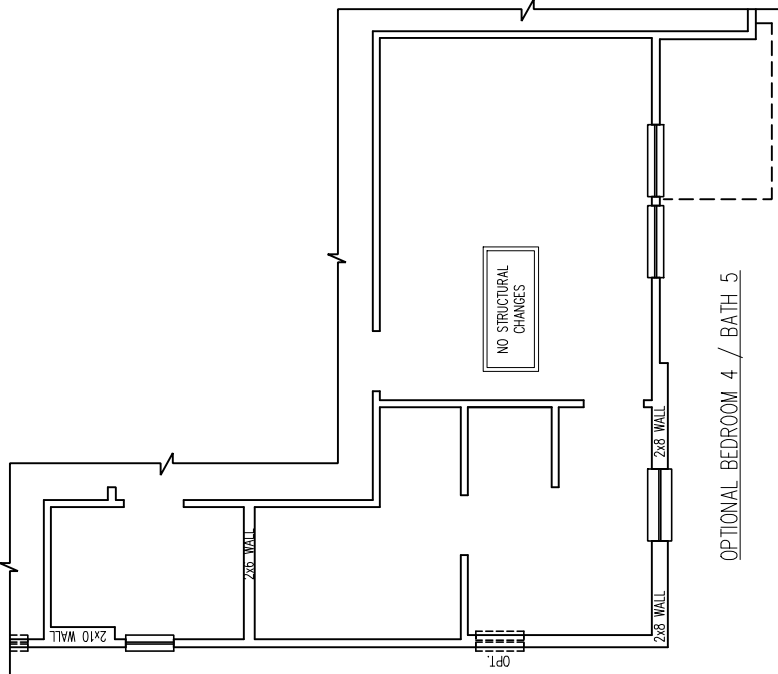
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE



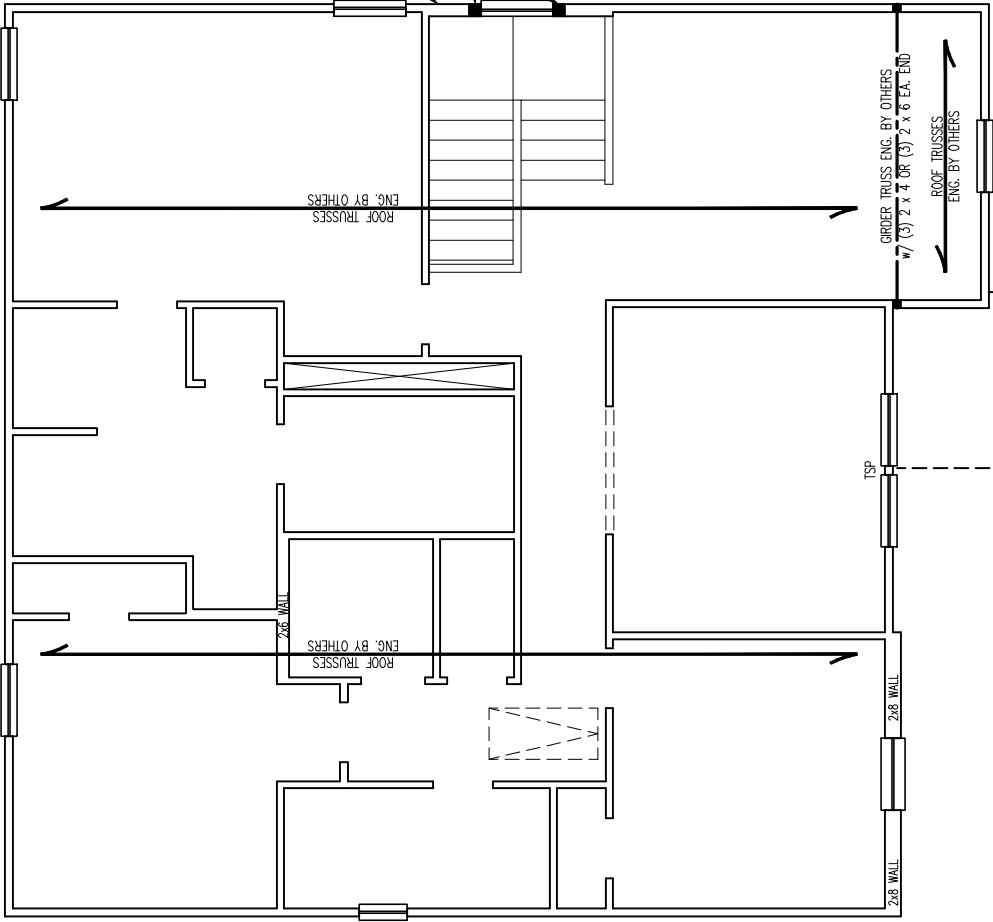
OPTIONAL OWNER'S BATH 3



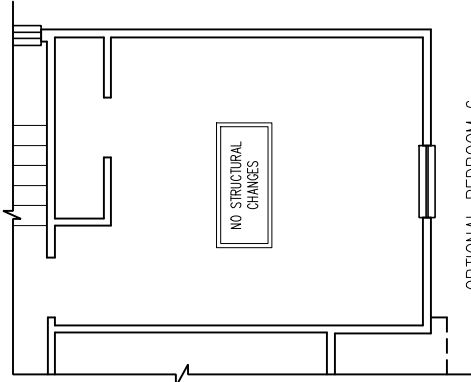
OPTIONAL OWNER'S BATH 2



OPTIONAL BEDROOM 4 / BATH 5



OPTIONAL BEDROOM 6



NO STRUCTURAL
CHANGES

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N.C. LICENSE NO.: C-1733

PRELUDE
DREAM FINDERS HOMES

DATE: NOVEMBER 10, 2024

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

DRAWN BY: JRL/HOMES

ENGINEERED BY: WFB

S-3a
CEILING FRAMING
PLAN

BRACED WALL DESIGN NOTES:

1. WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R301.1.3 "ENGINEERED DESIGN" OF THE NIRC 2024 EDITION USING BRACING MATERIALS 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 NIRC 2024 EDITION.
2. CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS WITH HORIZONTAL JOINTS BLOCKED. ATTACH SHEATHING w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
3. 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.
4. BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NIRC 2024 EDITION.
5. 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 SQUARE 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, BANIS, 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
PTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

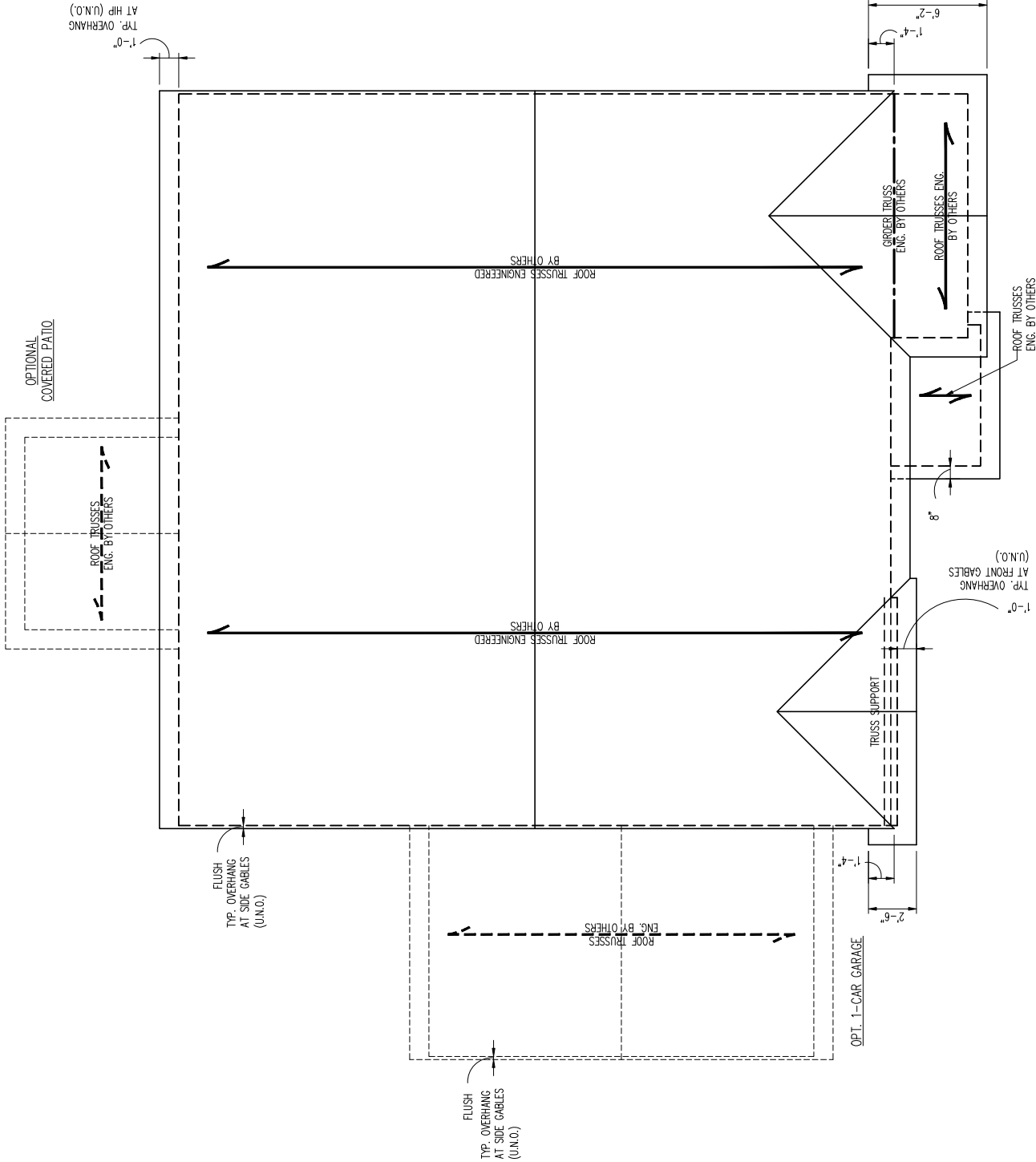
ELEVATION A



11/20/2024

SCALE NOTE:

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



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. 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.
6. REFER TO SECTION BR02.11 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.
7. BASE ON DESIGN UPLIFT FOR EA. TRUSS, REFER TO SECTION H4008 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



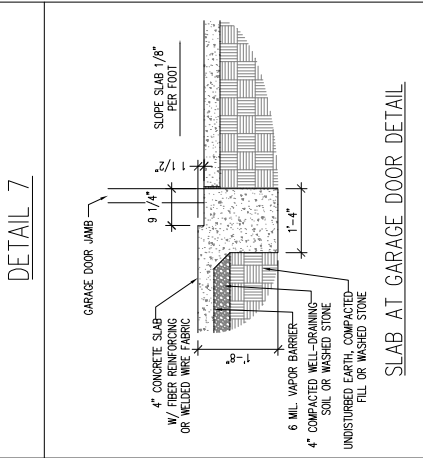
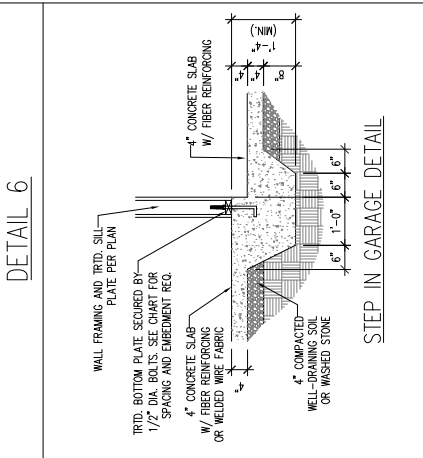
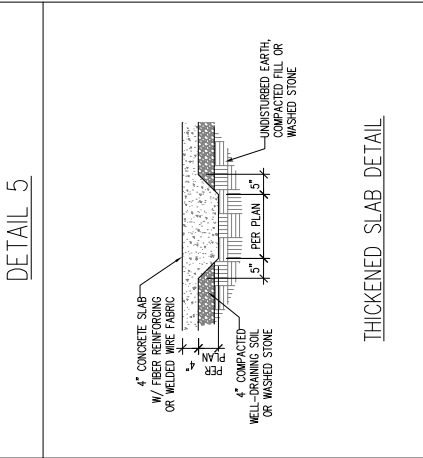
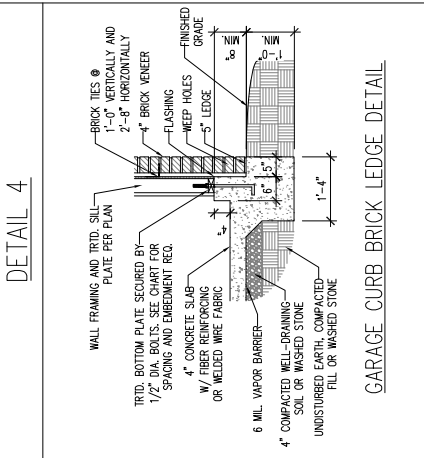
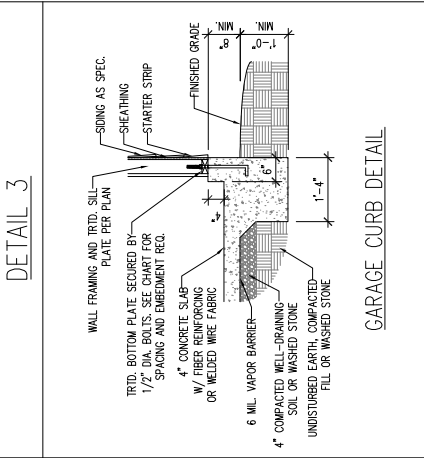
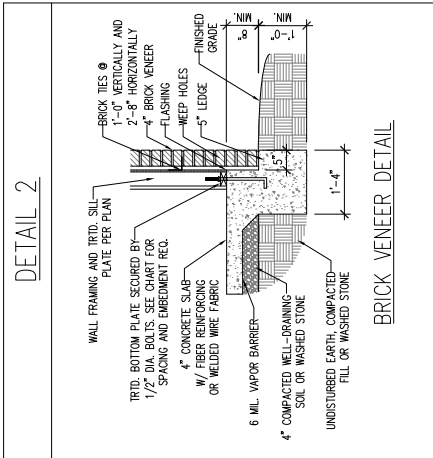
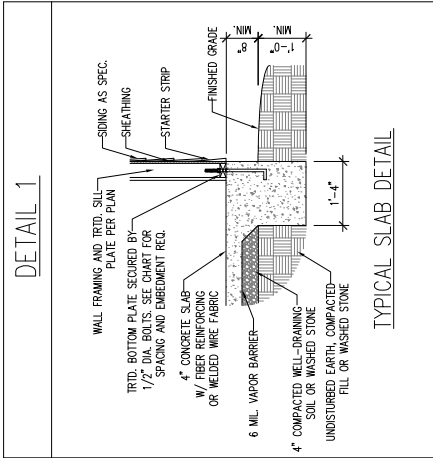
11/20/2024

S4a
ROOF FRAMING
PLAN

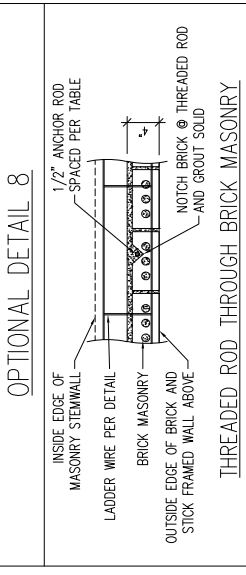
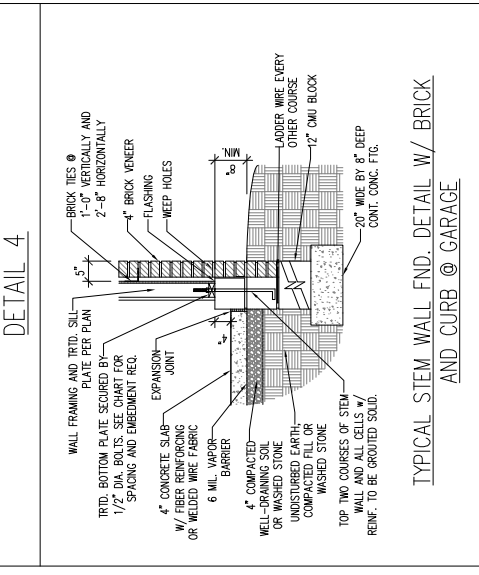
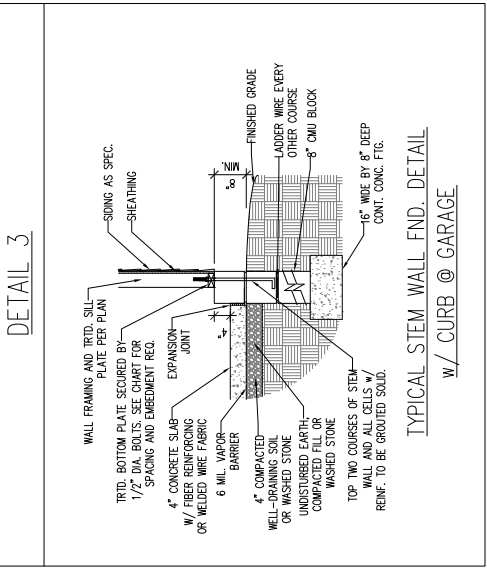
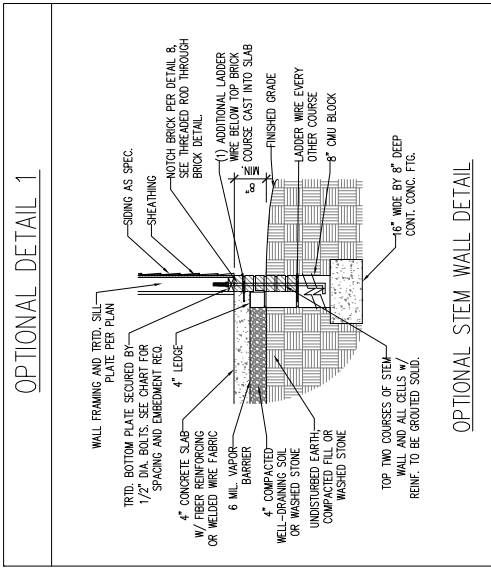
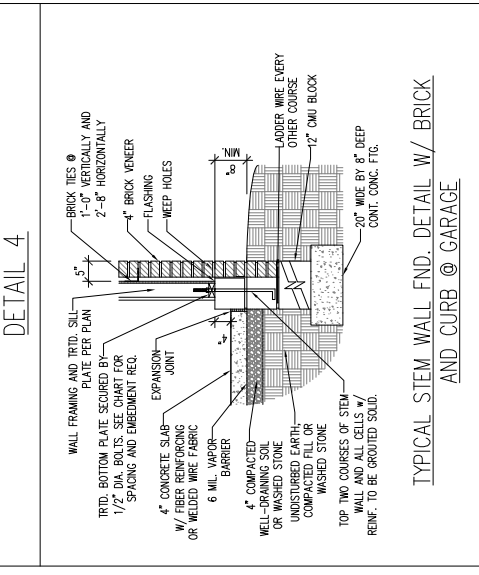
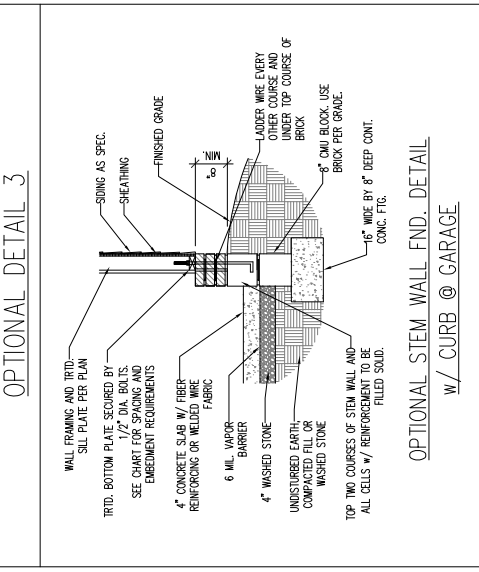
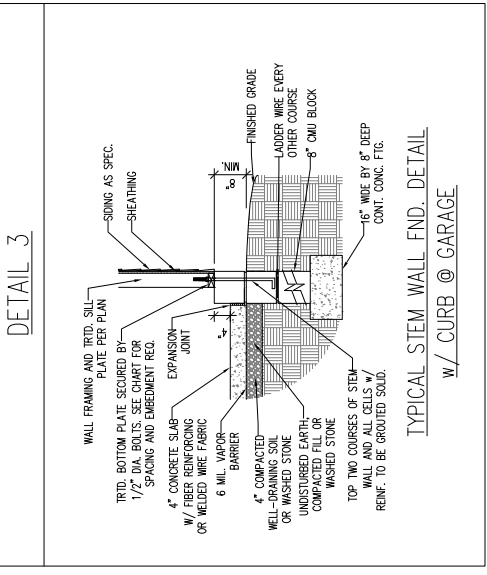
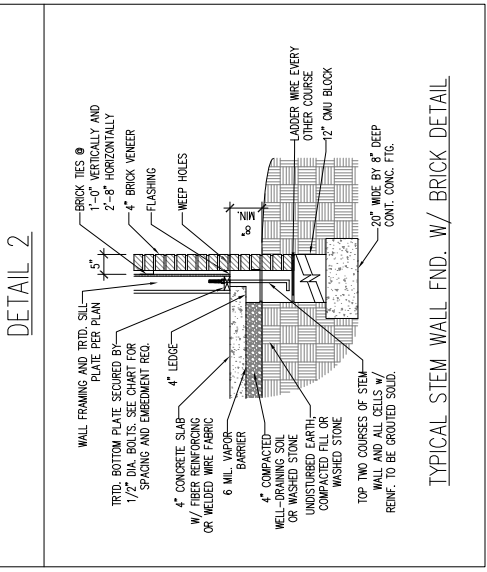
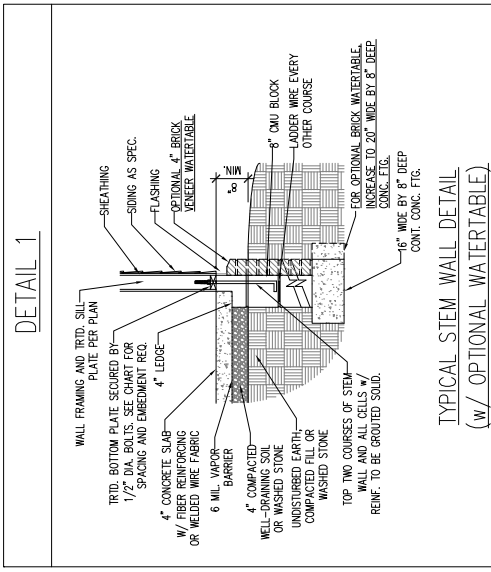
J.S. THOMPSON
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PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO.: C-1733

PRELUDE
DREAM FINDERS HOMES

MONOLITHIC SLAB DETAILS



STEM WALL DETAILS



MASONRY STEMWALL 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:
- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
 - THE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
 - 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.
 - BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (AS PSF/FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNITED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE 6A01.1 OF THE 2024 NORTH CAROLINA RESIDENTIAL CODE ARE ALLOWABLE.
 - PREP SLAB PER F506.2.1 AND F506.2.2 BASE AND EXCEPTION OF 2024 NORTH CAROLINA RESIDENTIAL CODE.
 - MINIMUM 24" LAP SPICE LENGTH.
 - LOCATE REBAR IN CENTER OF FOUNDATION WALL.
 - 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.		



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11/20/2024

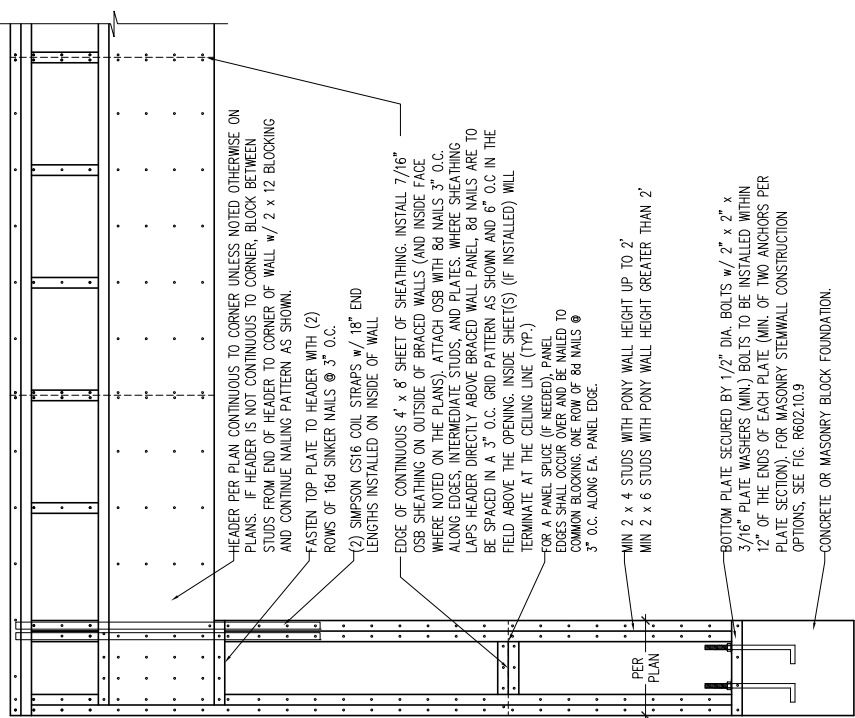
D-1
FOUNDATION DETAILS

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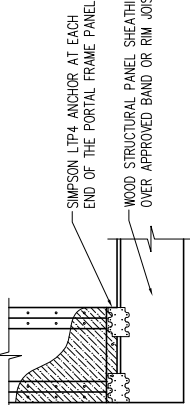
120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
FOUNDATION DETAILS
DREAM FINDERS HOMES

GENERAL WALL BRACING NOTES:

1. WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R601.1.3 "ENGINEERED DESIGN" OF THE IBCRC 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 THE 2024 IBCRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS, INCLUDING STORES BELOW THE TOP FLOOR, HAVE BEEN DESIGNED PER R602.3.5 (3). WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST COMBINED UPLIFT AND SHEAR FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
4. SEE STRUCTURAL SHEETS FOR 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.
5. 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
6. 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.).
7. 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.

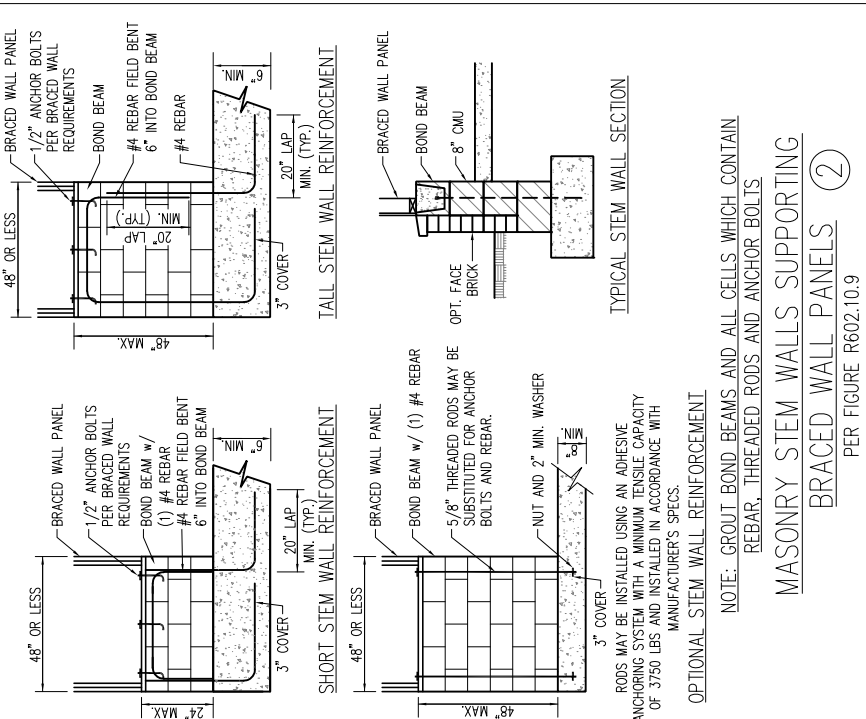


OVER CONCRETE OR MASONRY BLOCK FOUNDATION



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)

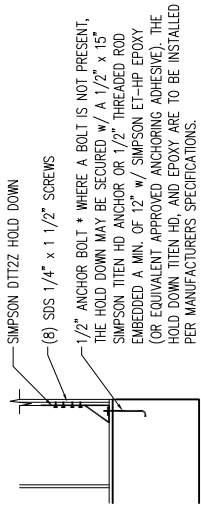
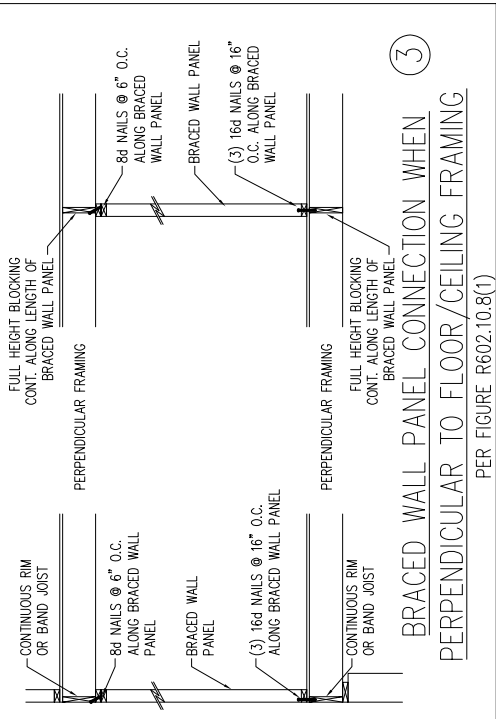


NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS

MASONRY STEM WALLS SUPPORTING

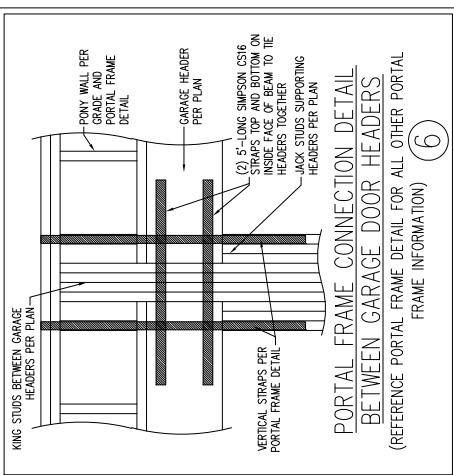
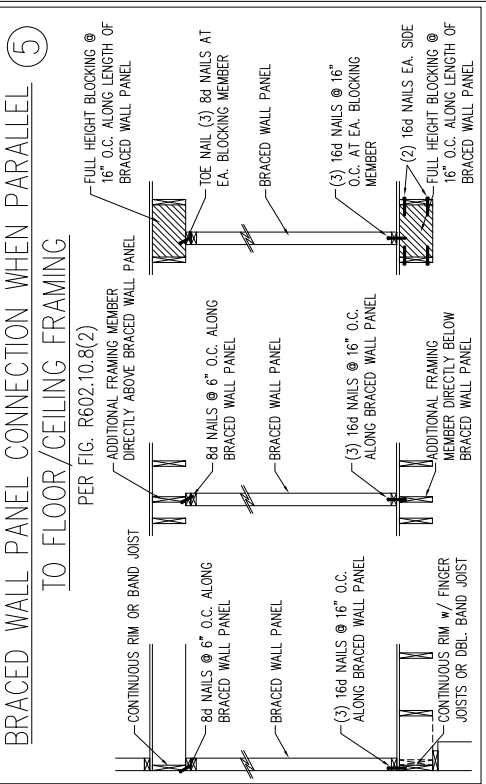
BRACED WALL PANELS (2)

PER FIGURE R602.10.9



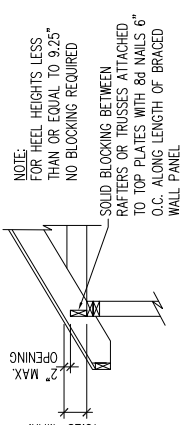
HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB

* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *



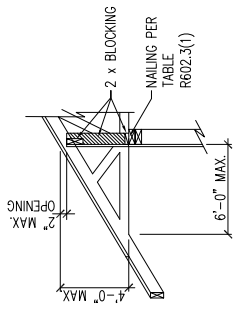
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS

PER FIGURE R602.10.8.2(1)

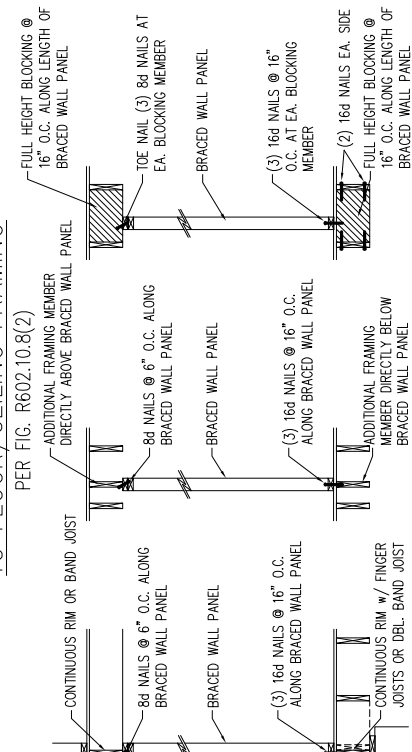


BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES

PER FIGURE R602.10.8.2(3)
(OR ALTERNATIVE: FIGURE R602.10.8.2(2))



BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING (5)



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

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

D-2
BRACED WALL
NOTES AND DETAILS
AND PF DETAIL



11/20/2024

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GENERAL NOTES

1.

ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HPFS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GORDER 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.
2.

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.
3.

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: Pg	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
CABLE 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
HIP ROOF CLADDING	7 TO 12/12	+ 14.2 – 35.3
	2.25 TO 5/12	+ 11.6 – 36.6
	5 TO 7/12	+ 11.6 – 28.7
WALL CLADDING	7 TO 12/12	+ 11.1 – 35.6
		+ 15.5 – 20.8

130 MPH WIND ZONE		
	POS. (PSF) PRESSURE	NEG. (PSF) PRESSURE
CABLE 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
HIP ROOF CLADDING	7 TO 12/12	+ 16.7 – 41.4
	2.25 TO 5/12	+ 13.6 – 43
	5 TO 7/12	+ 13.6 – 33.7
WALL CLADDING	7 TO 12/12	+ 13 – 41.7
		+ 18.2 – 24.4

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 4304 OF THE NRC, 2024 EDITION.
5.

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

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 #60 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 EXISTING COMPACTED OR SAND-GRAVEL MIXTURE. SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R403.1 OF THE NRC, 2024 EDITION.
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 necessary.
4.

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 #6 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 GORDER 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 NRC, 2024 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 302, ACI 308.1, ACI 308.2, ACI 308.3, ACI 308.4, ACI 308.5, ACI 308.6, ACI 308.7, ACI 308.8, ACI 308.9, ACI 308.10, ACI 308.11, ACI 308.12, ACI 308.13, ACI 308.14, ACI 308.15, ACI 308.16, ACI 308.17, ACI 308.18, ACI 308.19, ACI 308.20, ACI 308.21, ACI 308.22, ACI 308.23, ACI 308.24, ACI 308.25, ACI 308.26, ACI 308.27, ACI 308.28, ACI 308.29, ACI 308.30, ACI 308.31, ACI 308.32, ACI 308.33, ACI 308.34, ACI 308.35, ACI 308.36, ACI 308.37, ACI 308.38, ACI 308.39, ACI 308.40, ACI 308.41, ACI 308.42, ACI 308.43, ACI 308.44, ACI 308.45, ACI 308.46, ACI 308.47, ACI 308.48, ACI 308.49, ACI 308.50, ACI 308.51, ACI 308.52, ACI 308.53, ACI 308.54, ACI 308.55, ACI 308.56, ACI 308.57, ACI 308.58, ACI 308.59, ACI 308.60, ACI 308.61, ACI 308.62, ACI 308.63, ACI 308.64, ACI 308.65, ACI 308.66, ACI 308.67, ACI 308.68, ACI 308.69, 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