

LOT 536 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 2008 AND SC IRC 2008.
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 REQNTS 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.
SHOULDED 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 00.00 SF. NOW 00.93 SF. SECOND FLOOR WAS 1995 SF. NOW 1994 SF. FRONT PORCH AT ELEV. B WAS 43 SF. NOW 41 SF.
CHANGED SHUTTERS TO BE 14" WIDE.

04-08-20 ADDED WINDOW SCHEDULE
CHANGED GARAGE WALL FROM 2X6 TO 2X4
CHANGED FOLDER ROOM DOOR TO 7'6"
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 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 1X80 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 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 SQ. FT. TO 79 SQ. FT. ELEVATION D
REMOVED COLUMN BASE FROM ELEVATION D AND MADE COLUMN 8' 50 FULL 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 DOOR 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.

07-01-22 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 1994. NOW IT IS 1993
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)

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

SQUARE FOOTAGE		SQUARE FOOTAGE	
HEATED AREAS	ELEV 'A'	HEATED AREAS	ELEV 'B'
FIRST FLOOR	1039 SQ. FT.	FIRST FLOOR	1039 SQ. FT.
SECOND FLOOR	1389 SQ. FT.	SECOND FLOOR	1389 SQ. FT.
TOTAL HEATED SF	2428 SQ. FT.	TOTAL HEATED SF	2428 SQ. FT.
UNHEATED AREAS		UNHEATED AREAS	
2-CAR GARAGE	394 SQ. FT.	2-CAR GARAGE	394 SQ. FT.
COVERED AREAS		COVERED AREAS	
FRONT PORCH	56 SQ. FT.	FRONT PORCH	44 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.	OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS		UNCOVERED AREAS	
PAD	16 SQ. FT.	PAD	16 SQ. FT.
HEATED OPTIONS		HEATED OPTIONS	
OPTIONAL BEDRM. 4	0	OPTIONAL BEDRM. 4	0
OPTIONAL BEDRM. 5	0	OPTIONAL BEDRM. 5	0
OPTIONAL BEDRM. 6	0	OPTIONAL BEDRM. 6	0
UNHEATED OPTIONS		UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.	OPTIONAL 1-CAR GARAGE	240 SQ. FT.

SQUARE FOOTAGE		SQUARE FOOTAGE	
HEATED AREAS	ELEV 'B'	HEATED AREAS	ELEV 'D'
FIRST FLOOR	1039 SQ. FT.	FIRST FLOOR	1039 SQ. FT.
SECOND FLOOR	1389 SQ. FT.	SECOND FLOOR	1389 SQ. FT.
TOTAL HEATED SF	2428 SQ. FT.	TOTAL HEATED SF	2428 SQ. FT.
UNHEATED AREAS		UNHEATED AREAS	
2-CAR GARAGE	394 SQ. FT.	2-CAR GARAGE	394 SQ. FT.
COVERED AREAS		COVERED AREAS	
FRONT PORCH	44 SQ. FT.	FRONT PORCH	79 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.	OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS		UNCOVERED AREAS	
PAD	16 SQ. FT.	PAD	16 SQ. FT.
HEATED OPTIONS		HEATED OPTIONS	
OPTIONAL BEDRM. 4	0	OPTIONAL BEDRM. 4	0
OPTIONAL BEDRM. 5	0	OPTIONAL BEDRM. 5	0
OPTIONAL BEDRM. 6	0	OPTIONAL BEDRM. 6	0
UNHEATED OPTIONS		UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.	OPTIONAL 1-CAR GARAGE	240 SQ. FT.

SQUARE FOOTAGE		SQUARE FOOTAGE	
HEATED AREAS	ELEV 'D2'	HEATED AREAS	ELEV 'D3'
FIRST FLOOR	1039 SQ. FT.	FIRST FLOOR	1039 SQ. FT.
SECOND FLOOR	1389 SQ. FT.	SECOND FLOOR	1389 SQ. FT.
TOTAL HEATED SF	2428 SQ. FT.	TOTAL HEATED SF	2428 SQ. FT.
UNHEATED AREAS		UNHEATED AREAS	
2-CAR GARAGE	394 SQ. FT.	2-CAR GARAGE	394 SQ. FT.
COVERED AREAS		COVERED AREAS	
FRONT PORCH	86 SQ. FT.	FRONT PORCH	86 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.	OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS		UNCOVERED AREAS	
PAD	16 SQ. FT.	PAD	16 SQ. FT.
HEATED OPTIONS		HEATED OPTIONS	
OPTIONAL BEDRM. 4	0	OPTIONAL BEDRM. 4	0
OPTIONAL BEDRM. 5	0	OPTIONAL BEDRM. 5	0
OPTIONAL BEDRM. 6	0	OPTIONAL BEDRM. 6	0
UNHEATED OPTIONS		UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.	OPTIONAL 1-CAR GARAGE	240 SQ. FT.

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



DREAM FINDERS
HOMES

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

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

PRELUDE - Garage Left

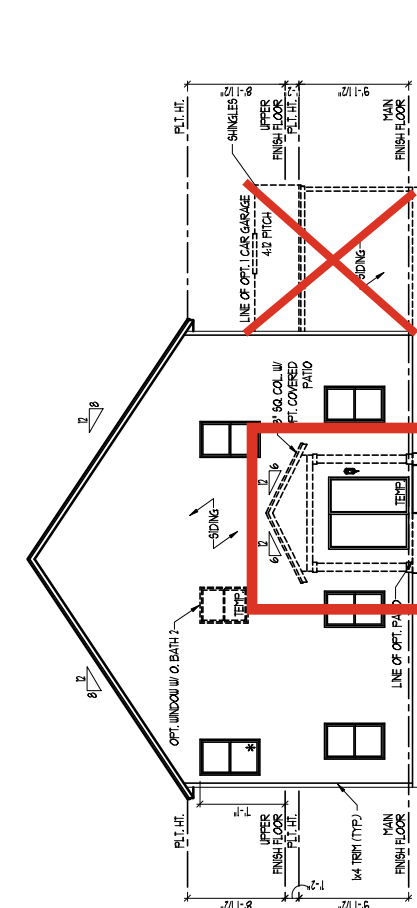
DREAM FINDERS HOMES

2435

TITLE
REVISION LOG

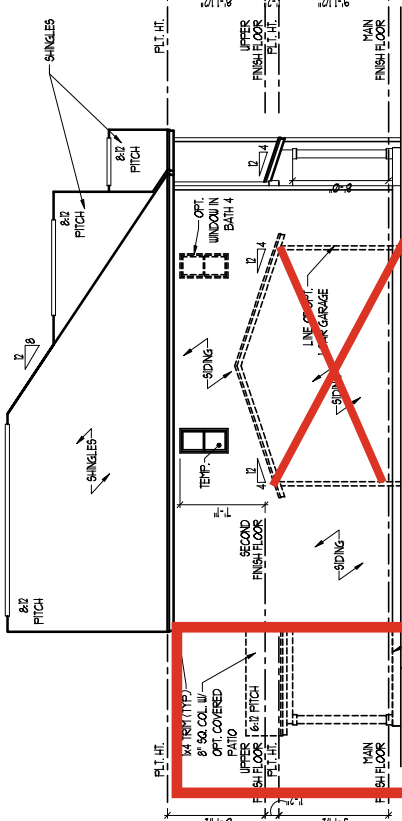
CS
SHEET

LOT 536 CREEKSIDE OAKS NORTH



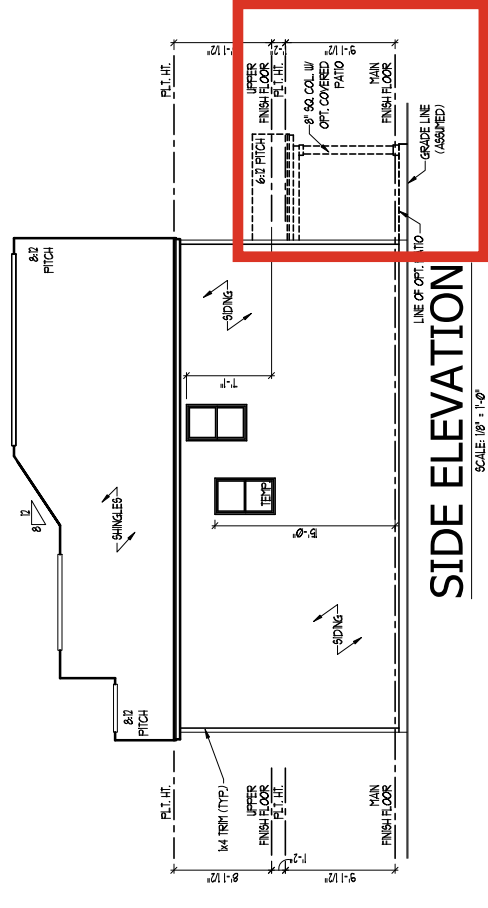
REAR ELEVATION

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



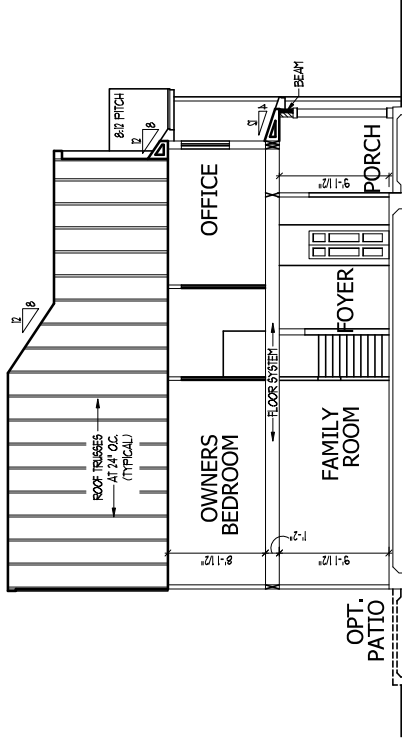
SIDE ELEVATION

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



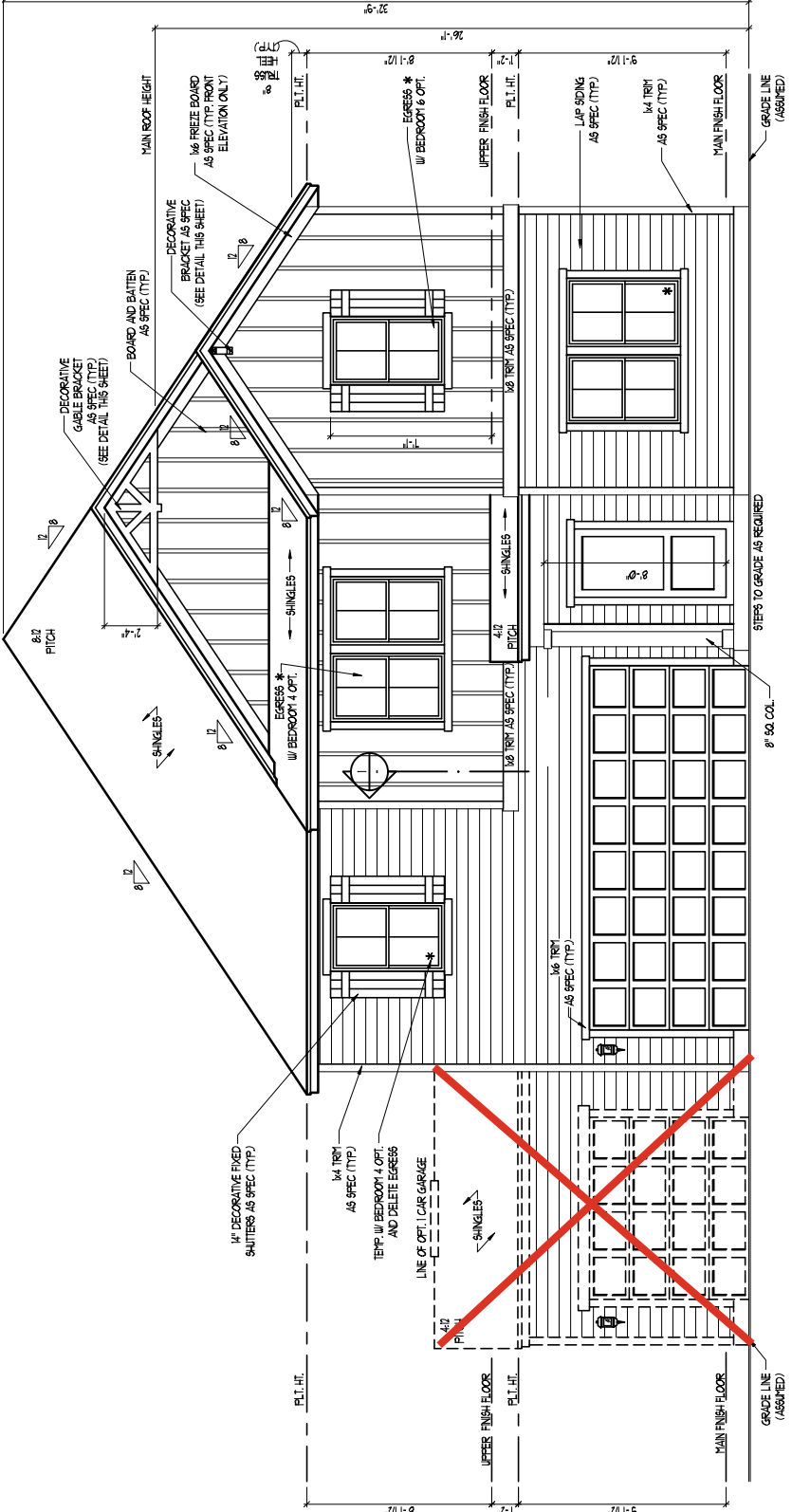
SIDE ELEVATION

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



SECTION AA

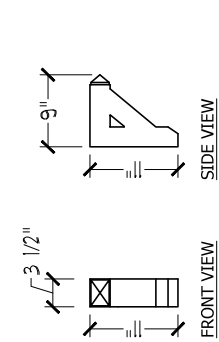
SCALE: 1/8" = 1'-0"



FRONT ELEVATION B

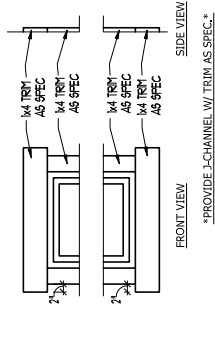
SCALE: 1/4" = 1'-0"

TOTAL UNDER ROOF AREA:		1461	SQ. FT.
VENTING AREA REQUIRED:		437	SQ. FT.
TOTAL REQUIREMENTS:		1928	SQ. FT.
LOWER AREA VENTING:		244	SQ. FT.
UPPER AREA VENTING:		1928	SQ. FT.
TOTAL AREA PROVIDED:		2172	SQ. FT.
SOFFIT AND RIDGE VENT:		2172	SQ. FT.



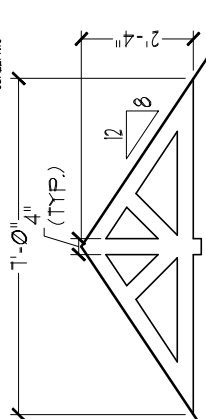
PRE-FAB BRACKET DETAIL "B"

SCALE: NTS



TRIM DETAIL

SCALE: NTS



CANTILEVER DETAIL 1

SCALE: 1/2" = 1'-0"

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

DECORATIVE PRE-FAB
GABLE BRACKET DETAIL

SCALE: NTS

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

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



JOB NUMBER	B-18159327
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISED	09-21-17
	09-21-18
	09-21-20
	04-01-20
	04-08-20
	07-01-22
	10-01-22

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

PRELUDE - Garage Left

2435

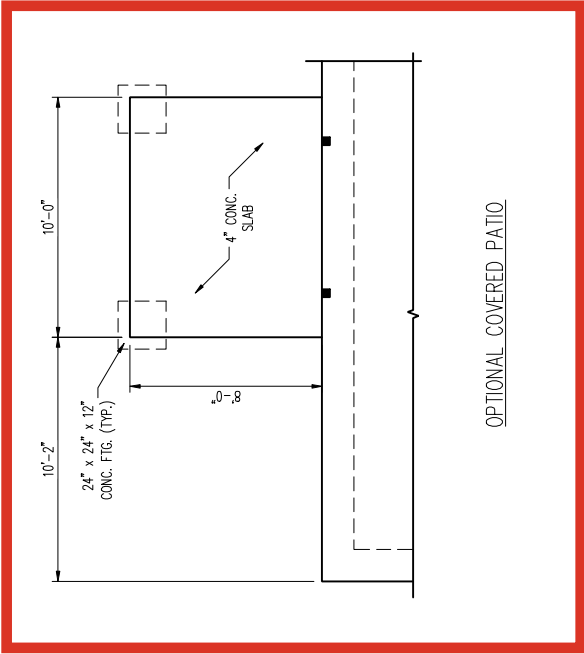
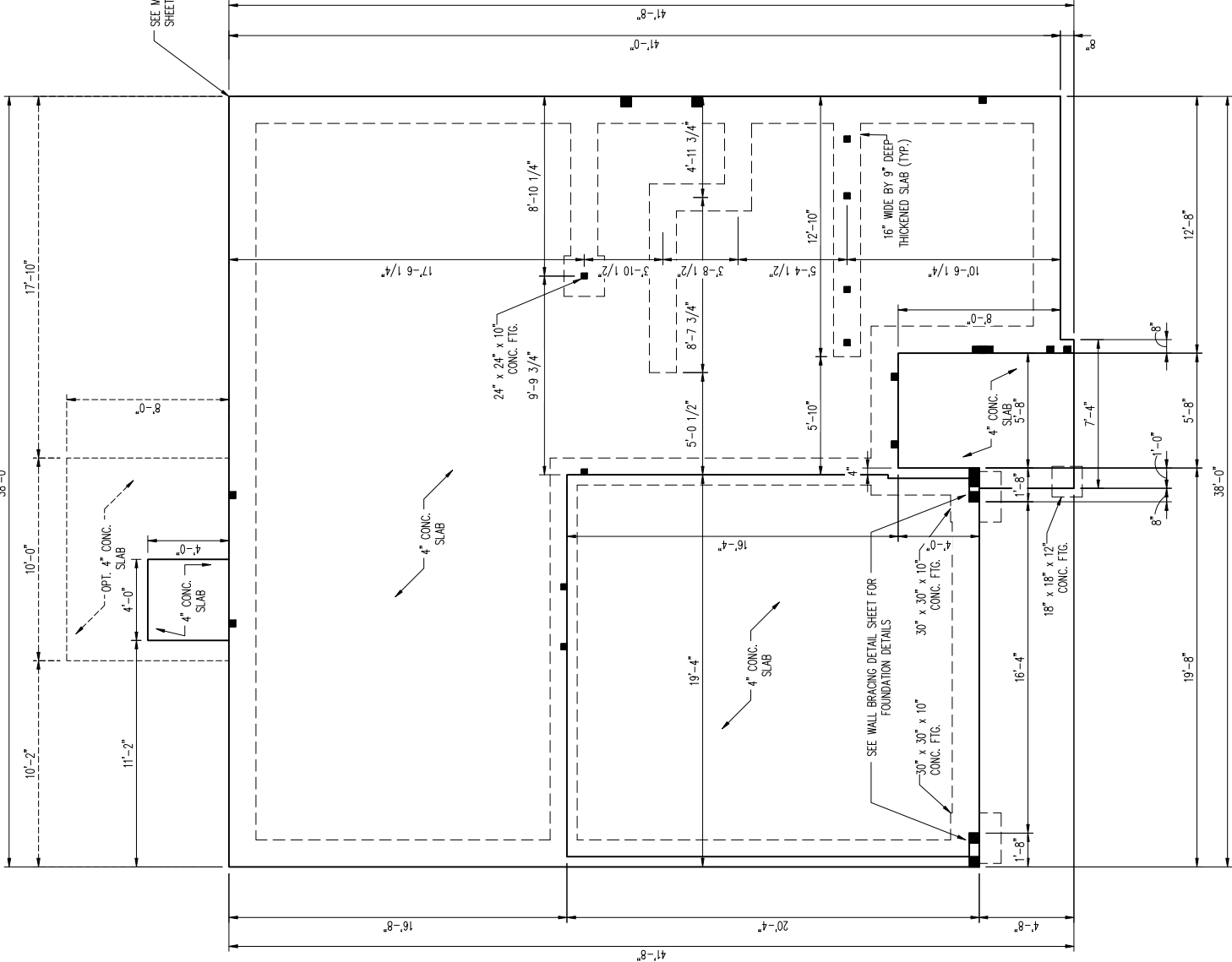
TITLE	FRONT ELEVATION REAR ELEVATION SECTIONAL ROOF PLAN MISC. DETAILS
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A3.1

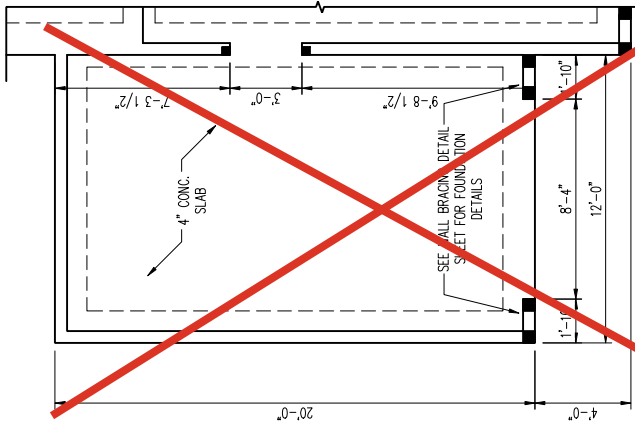
SHEET

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

SEE MONOLITHIC SLAB DETAIL
SHEET FOR FND. OPTIONS.



OPTIONAL COVERED PATIO



OPTIONAL 1 CAR GARAGE

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N.C. LICENSE NO.: C-1733

PRELUDE
DREAM FINDERS HOMES

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 NIRC.
- 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.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NIRC, 2024 EDITION.

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 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 CLADDING DESIGNED FOR WIND PRESSURES PER TABLE R301.2.1(1) OF THE 2024 NIRC.
- INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION R602.10 OF THE NIRC, 2024 EDITION. SEE THE WALL BRACING DETAIL SHEET FOR MORE INFORMATION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NIRC, 2024 EDITION.
- FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
- ADDITIONAL STRUCTURAL INFORMATION.

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 NIRC.
- INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION R602.10 OF THE NIRC, 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 NIRC, 2024 EDITION.
- ADDITIONAL STRUCTURAL INFORMATION.



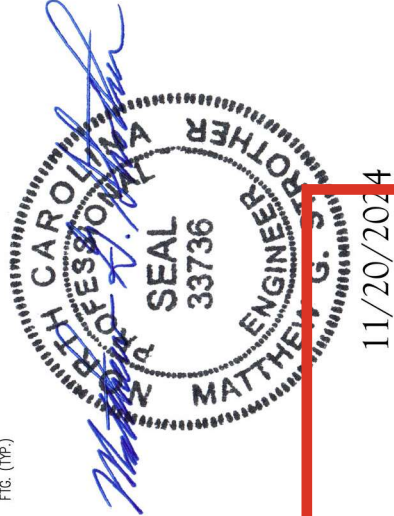
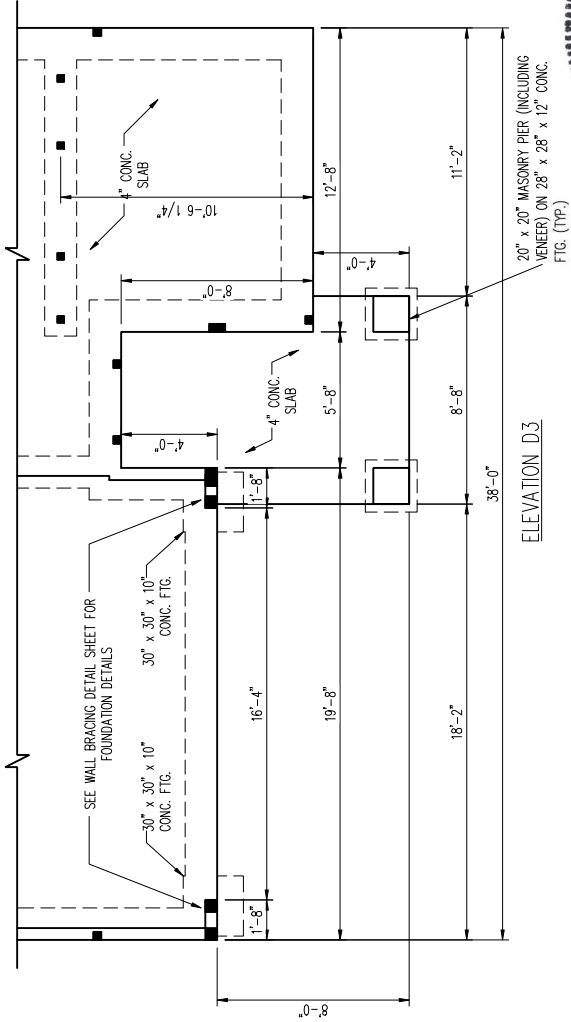
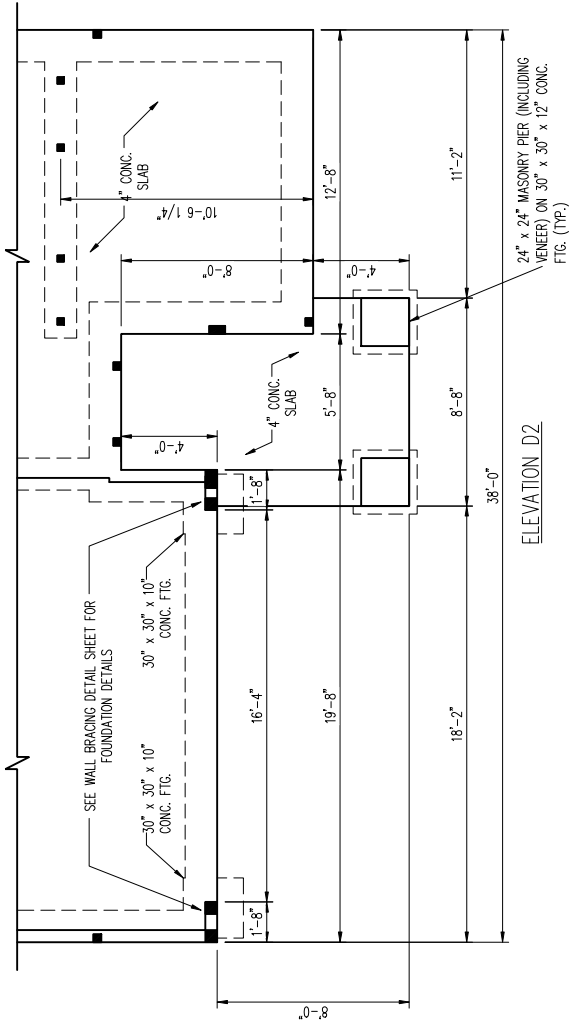
11/20/2024

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
TRD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

DATE: NOVEMBER 10, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: JURE HOMES
ENGINEERED BY: WFB

S-1.2a
MONO SLAB
FOUNDATION PLAN

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



PRELUDE
DREAM FINDERS HOMES

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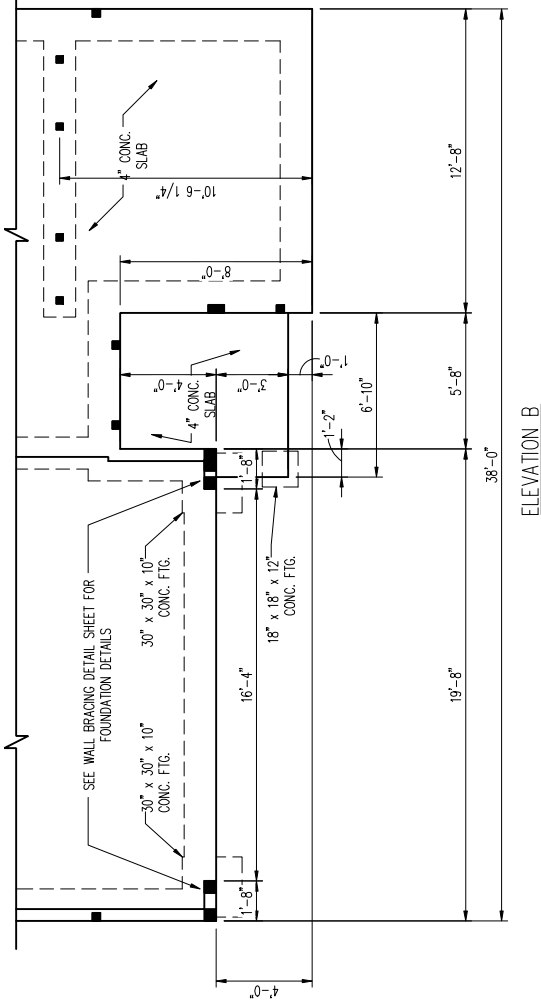
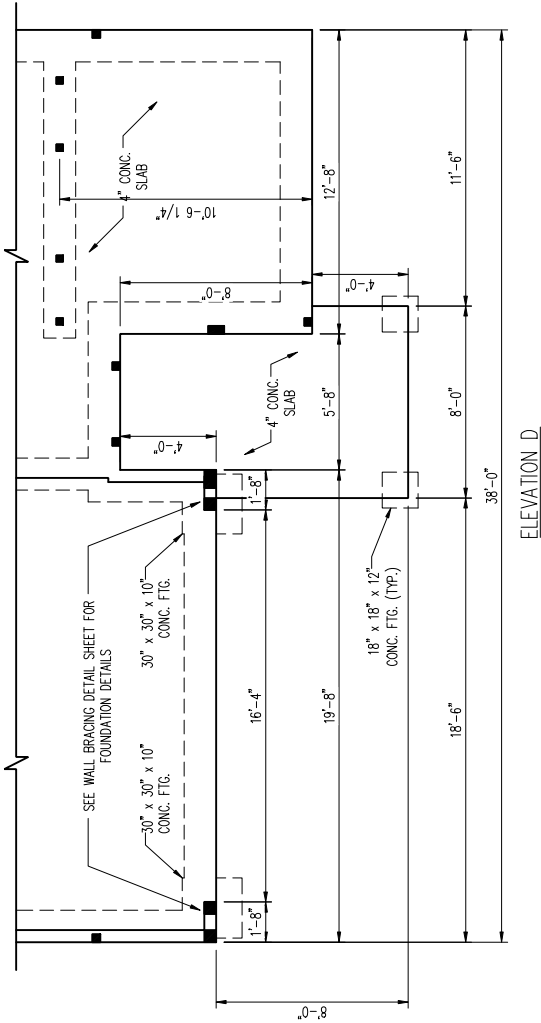
DATE: NOVEMBER 10, 2024

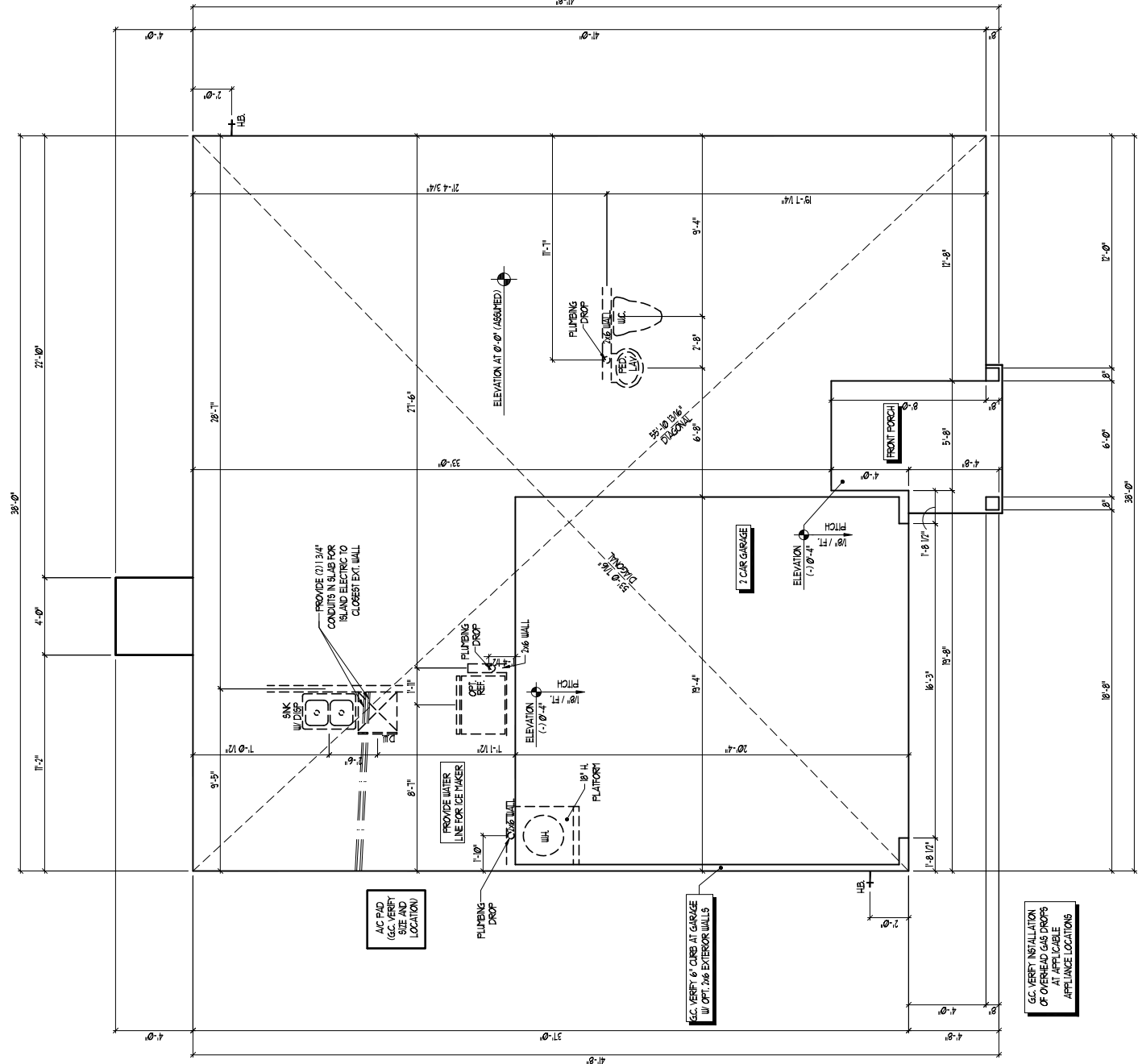
SCALE: 1/4" = 1'-0"

DRAWN BY: JRL/HOMES

ENGINEERED BY: WFB

S-1.2b
MONO SLAB
FOUNDATION PLAN







DREAM FINDERS
HOMES

JOB NUMBER	B-1815932*
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISION	12-01-17
	09-21-18
	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

DREAM FINDERS HOMES

2435

TITLE
SLAB INTERFACE PLAN

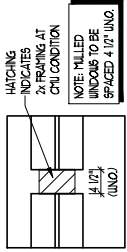
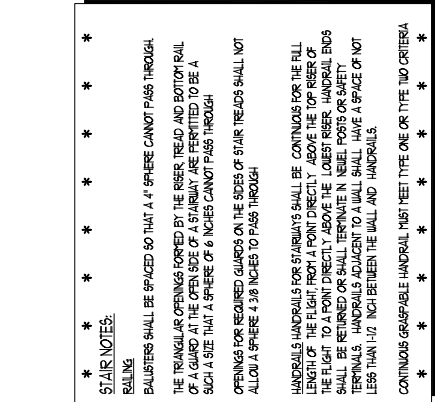
SHEET
A1.0

SLAB INTERFACE PLAN

ELEVATION AS SHOWN
SIMILAR AT ALL ELEVATIONS (NO PUMPING CHANGES)

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

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 THE RESPONSIBILITY OF THE BUILDER. THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION. ANY RESUBMISSIONS 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.

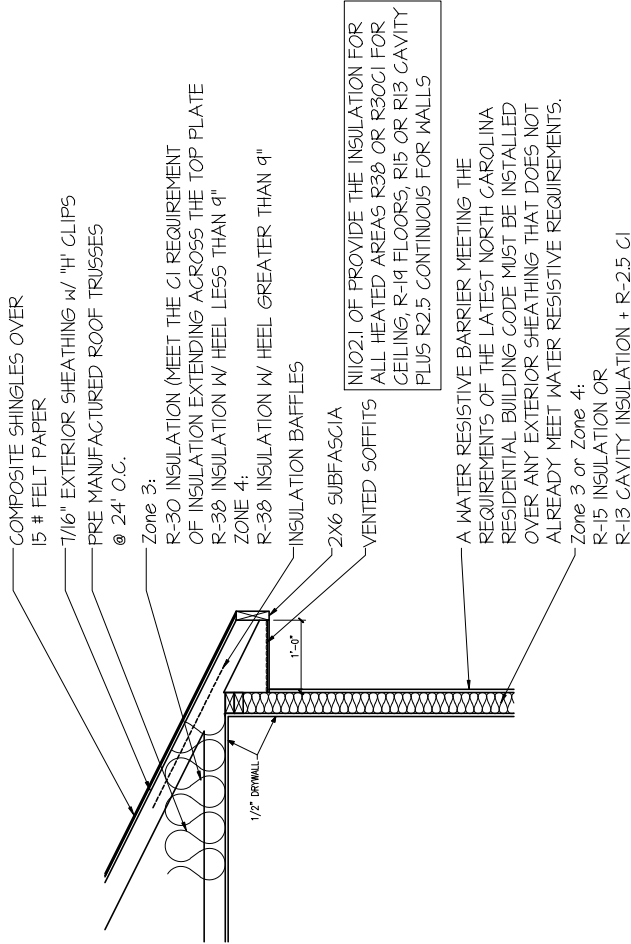


TYP. MULL DETAIL

SCALE: N.T.S.

9' CEILING

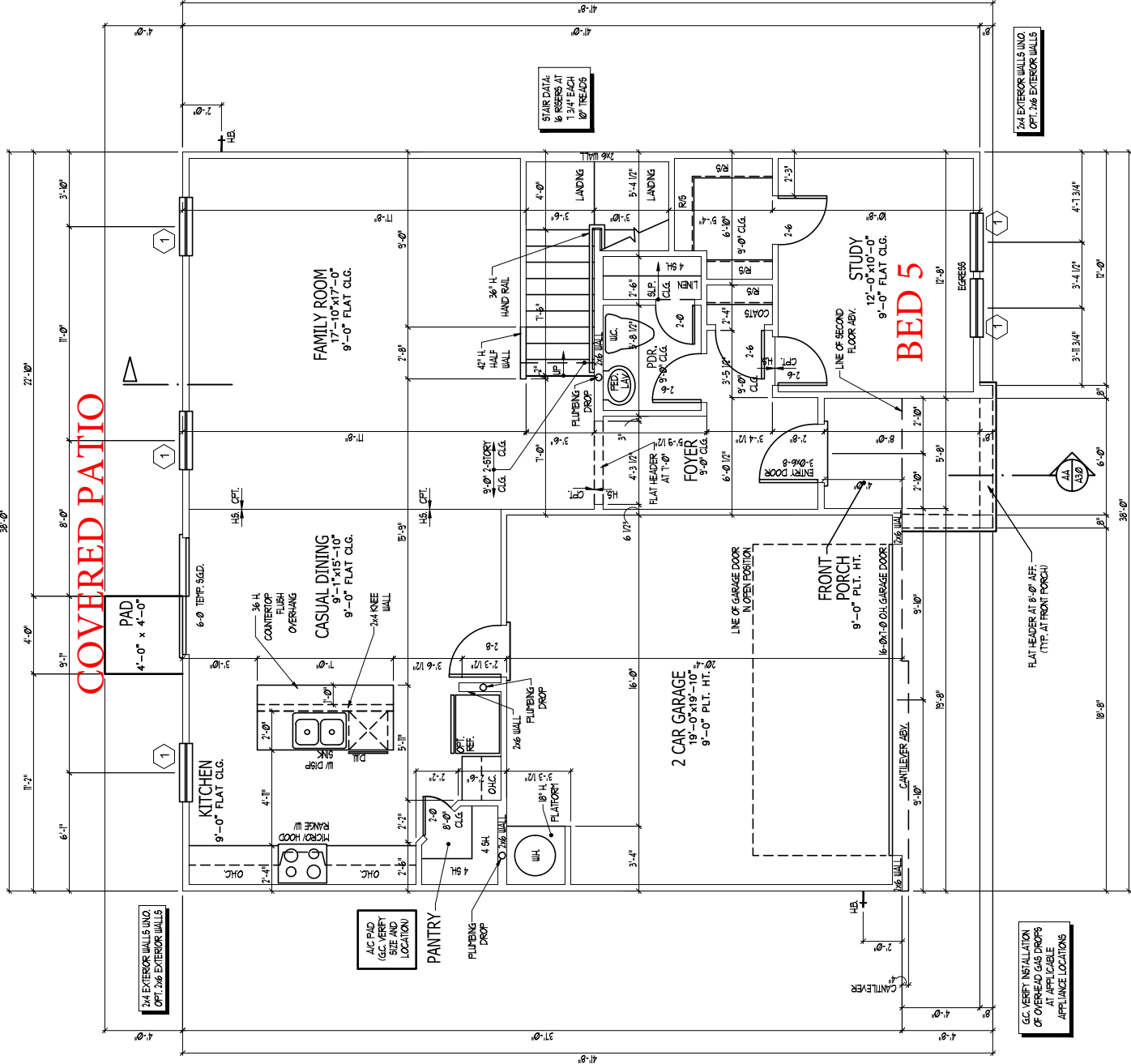
STAIR SECTION



INSULATION DETAIL

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

ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTERS SHALL NOT BE HELD RESPONSIBLE.



THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2 INCH (12.7 mm) G/SPM BOARD APPLIED TO THE GARAGE SIDE GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS SHALL BE NOT LESS THAN 5/8 INCH (15.9 mm) TYPE "X" G/SPM BOARD OR EQUIVALENT, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2 INCH (12.7 mm) G/SPM BOARD OR EQUIVALENT.

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.

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.

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

PRELUDE - Garage Left
DREAM FINDERS HOMES

2435

TITLE
MAIN FLOOR PLAN
STAIR SECTION
DETAILS

FIRST FLOOR PLAN - A

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

DREAM FINDERS HOWES



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

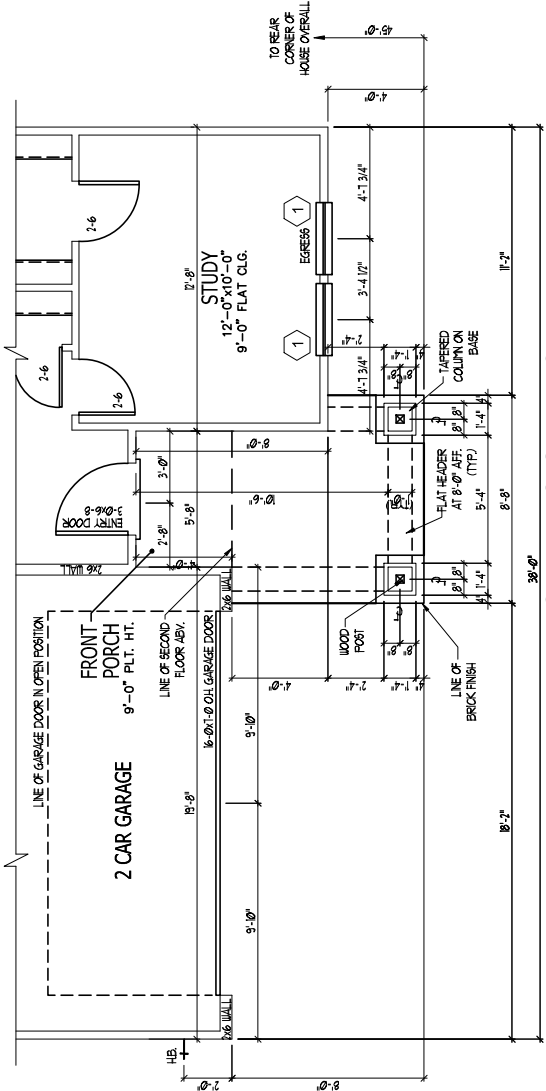
SQUARE FOOTAGE	
HEATED AREAS	ELEV 'B'
FIRST FLOOR	1039 SQ. FT.
SECOND FLOOR	1389 SQ. FT.
TOTAL HEATED SF	2428 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	394 SQ. FT.
COVERED AREAS	
FRONT PORCH	44 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDRM. 4	0
OPTIONAL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

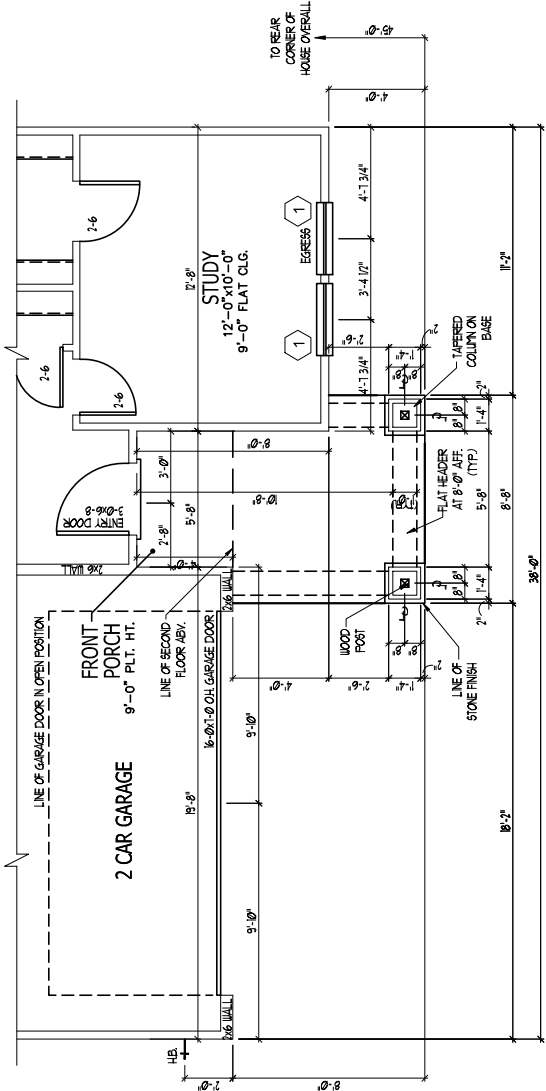
SQUARE FOOTAGE	
HEATED AREAS	ELEV 'D3'
FIRST FLOOR	1039 SQ. FT.
SECOND FLOOR	1389 SQ. FT.
TOTAL HEATED SF	2428 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	394 SQ. FT.
COVERED AREAS	
FRONT PORCH	86 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDRM. 4	0
OPTIONAL 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 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 BUILDING PERMITS HAVE BEEN OBTAINED SHALL BE MADE AT THE BUILDER'S ADDITIONAL FEES. THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



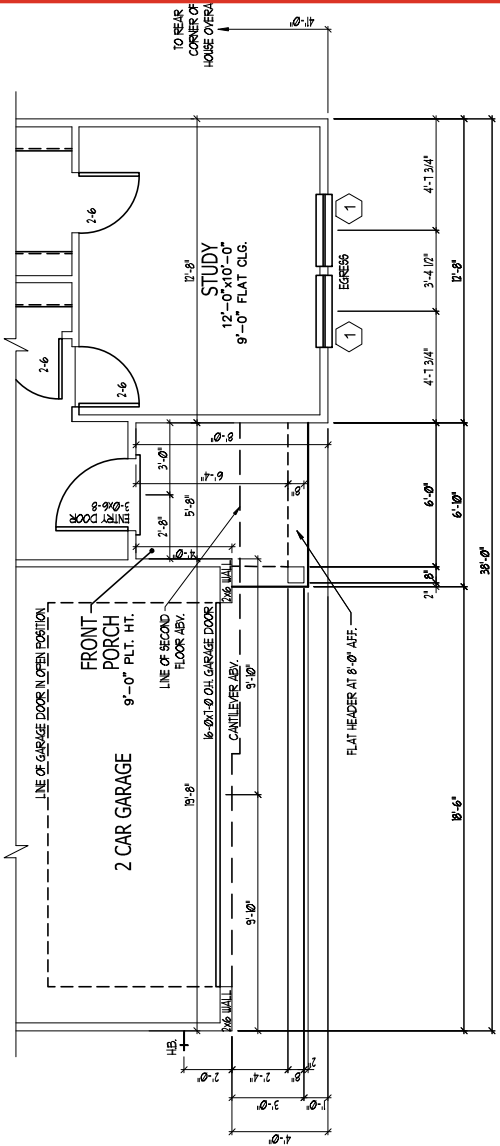
PARTIAL FIRST FLOOR D2

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



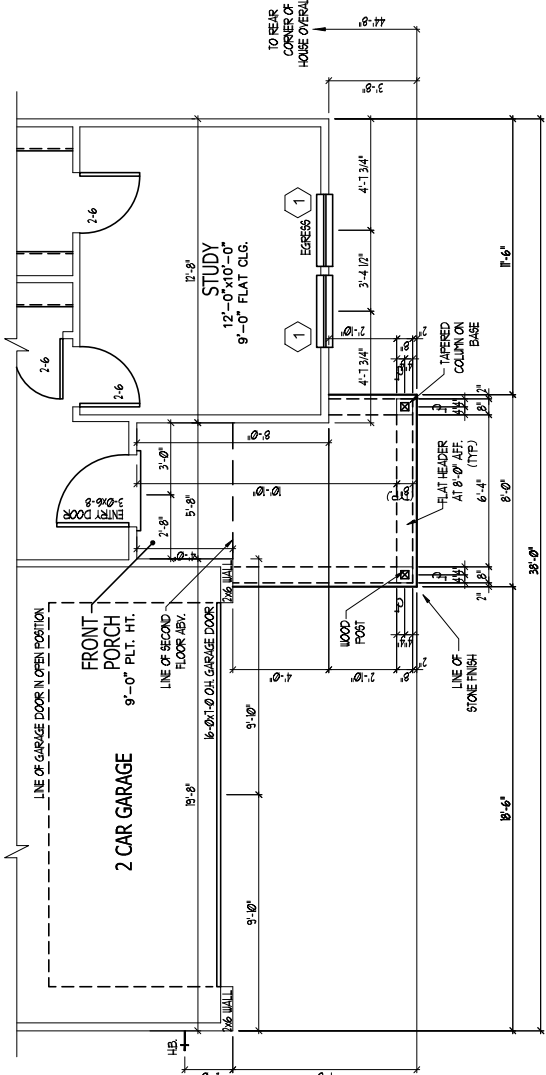
PARTIAL FIRST FLOOR D3

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



PARTIAL FIRST FLOOR B

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



PARTIAL FIRST FLOOR D

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

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

FIRST FLOOR PLAN OPTIONS

DREAM FINDERS HOMES

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

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

PRELUDE - Garage Left

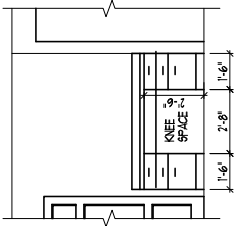
DREAM FINDERS HOMES

2435

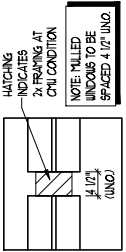
TITLE	
PLAN OPTIONS	

A2.1

SHEET



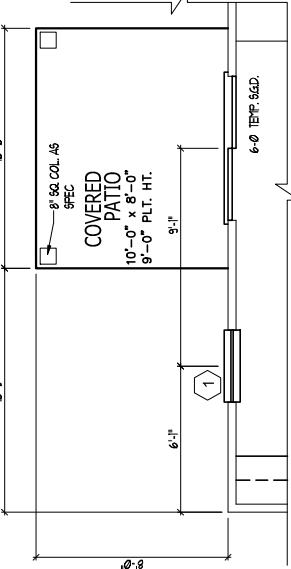
A OPT. TECH - CENTER



TYP. MULL DETAIL
SCALE NTS.

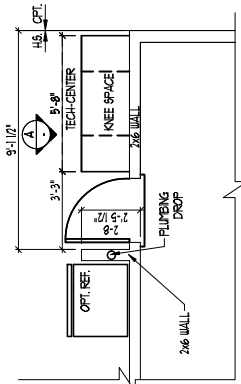
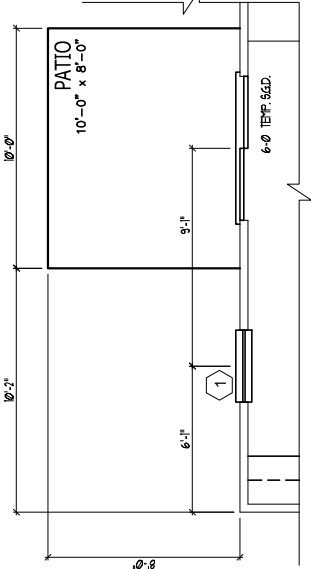
MATCHING
MULLS
TO REMAIN
AT
EXIST. CONDITION

NOTE: MULL
W/OUTS TO BE
SPACED 2 1/2\"/>



OPT COVERED PATIO

SCALE 1/4" = 1'-0"



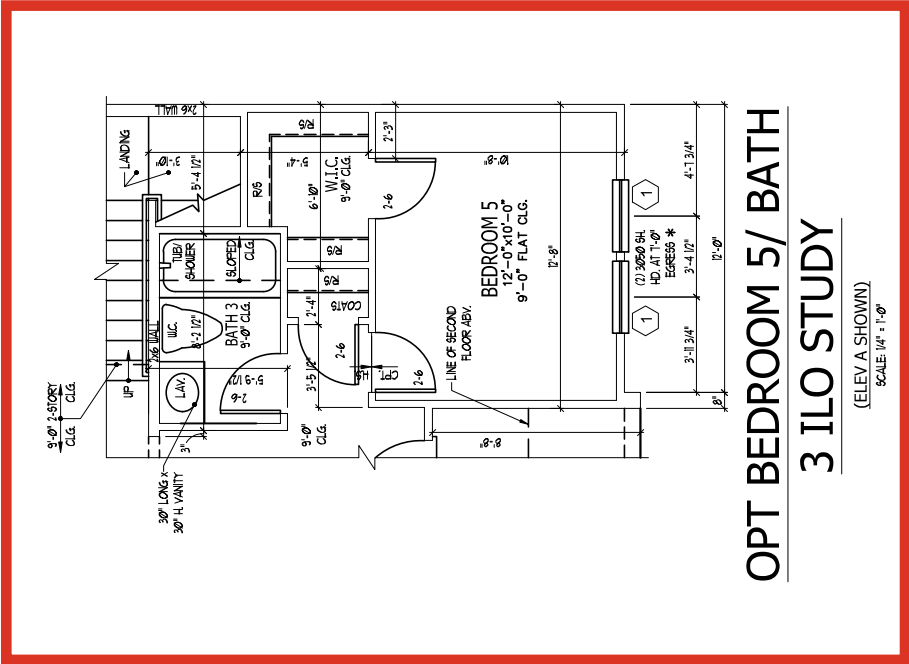
OPT TECH-CENTER

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.

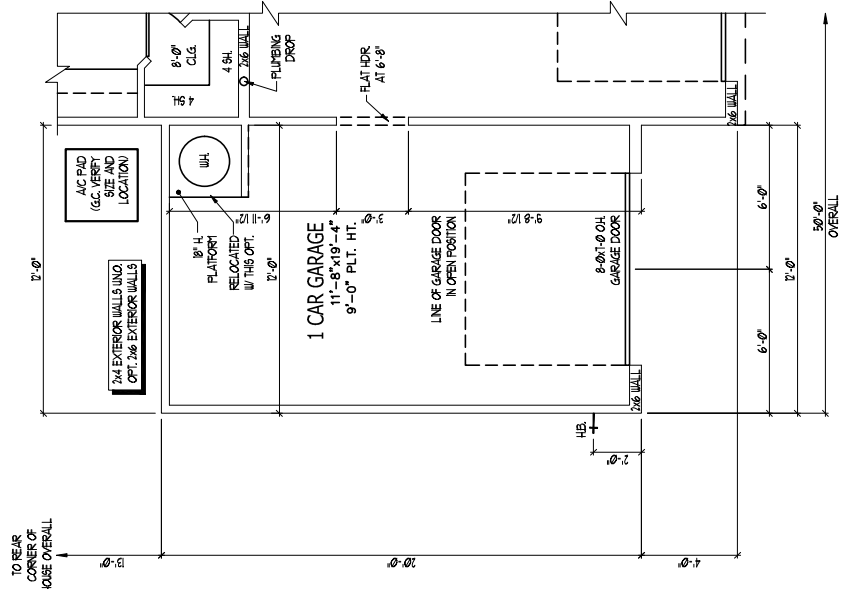


OPT BEDROOM 5/ BATH
3 ILO STUDY

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

OPT PATIO

SCALE 1/4" = 1'-0"



OPT 1 CAR GARAGE

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

FIRST FLOOR PLAN OPTIONS

DREAM FINDERS
HOMES

JOB NUMBER	B-1815932
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISED	12-05-17
	02-21-18
	02-21-20
	04-01-20
	04-08-20
	07-01-22
	07-01-22
	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 WORK HAS BEGUN SHALL BE CONSIDERED AS REQUESTS FOR ADDITIONAL FEES. 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

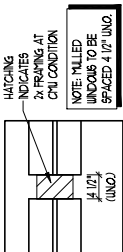
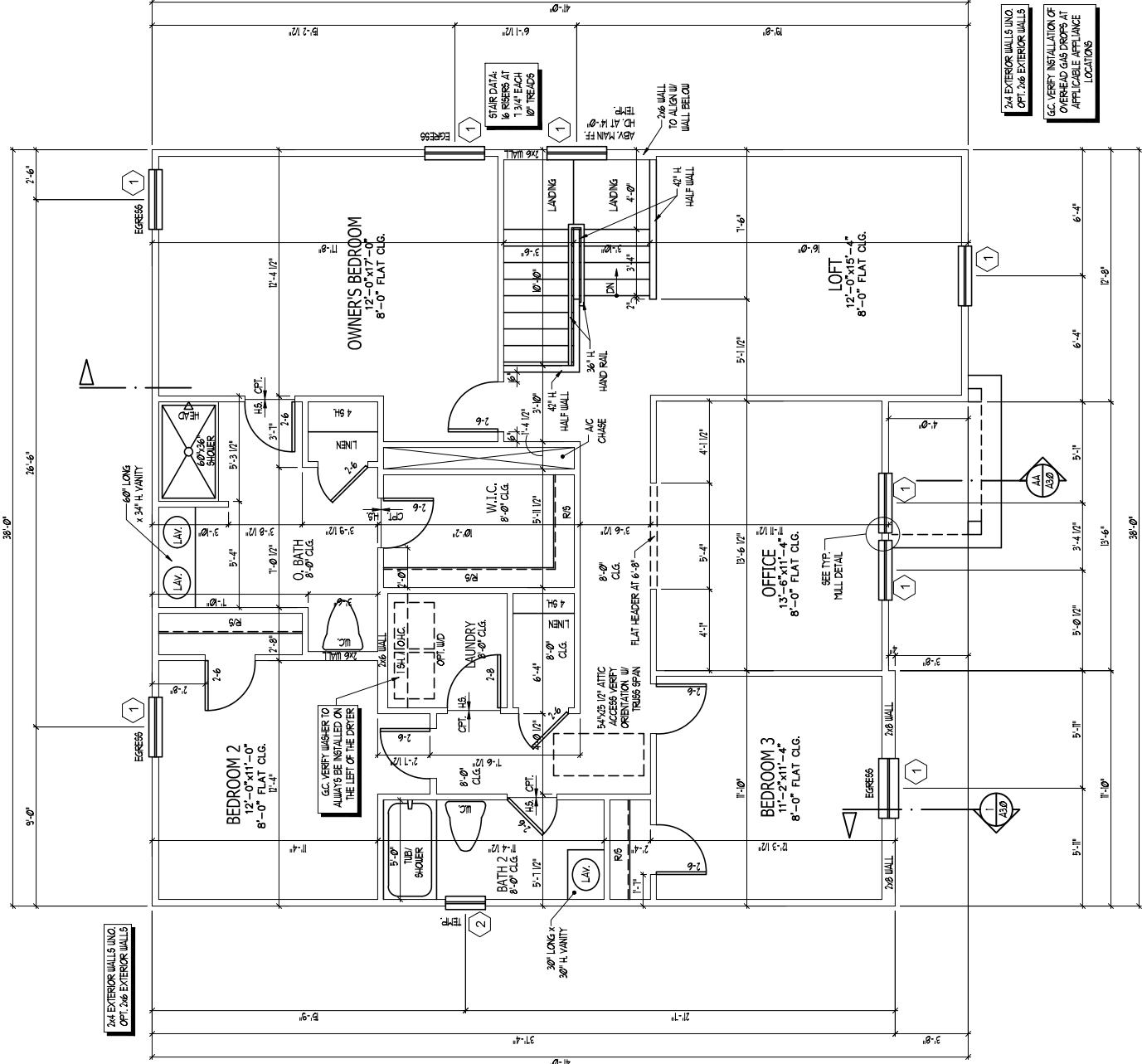
PRELUDE - Garage Left
DREAM FINDERS HOMES

2435

• TITLE
UPPER FLOOR PLAN

A2.3

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



SCALE: NTS

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 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 DRAFTERS OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.

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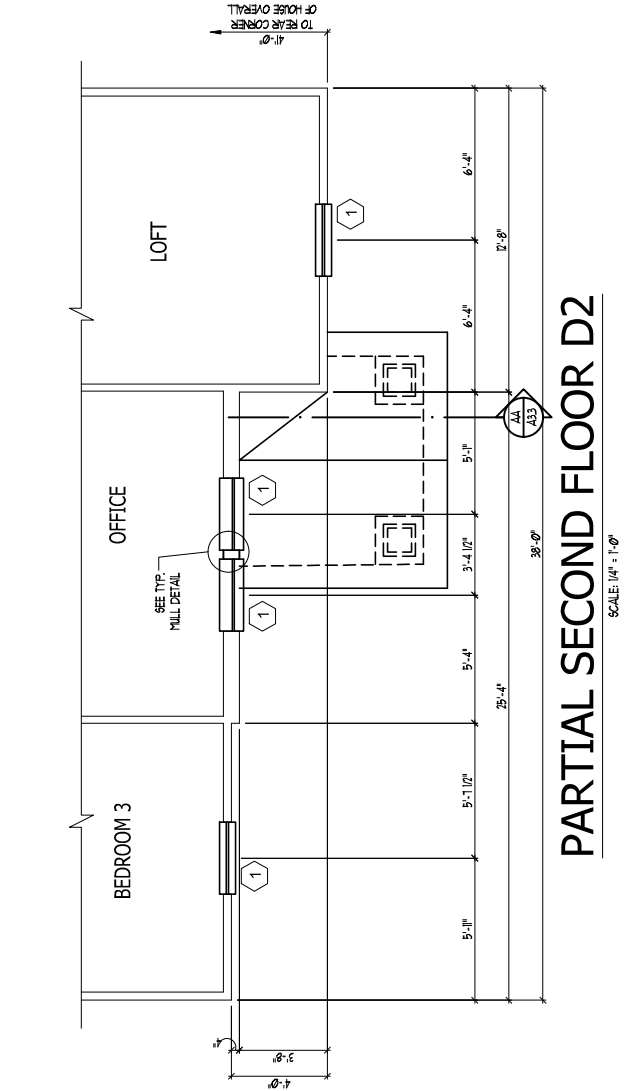
SQUARE FOOTAGE	
HEATED AREAS	ELEV 'B'
FIRST FLOOR	1039 SQ. FT.
SECOND FLOOR	1389 SQ. FT.
TOTAL HEATED SF	2428 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	394 SQ. FT.
COVERED AREAS	
FRONT PORCH	44 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDRM. 4	0
OPTIONAL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

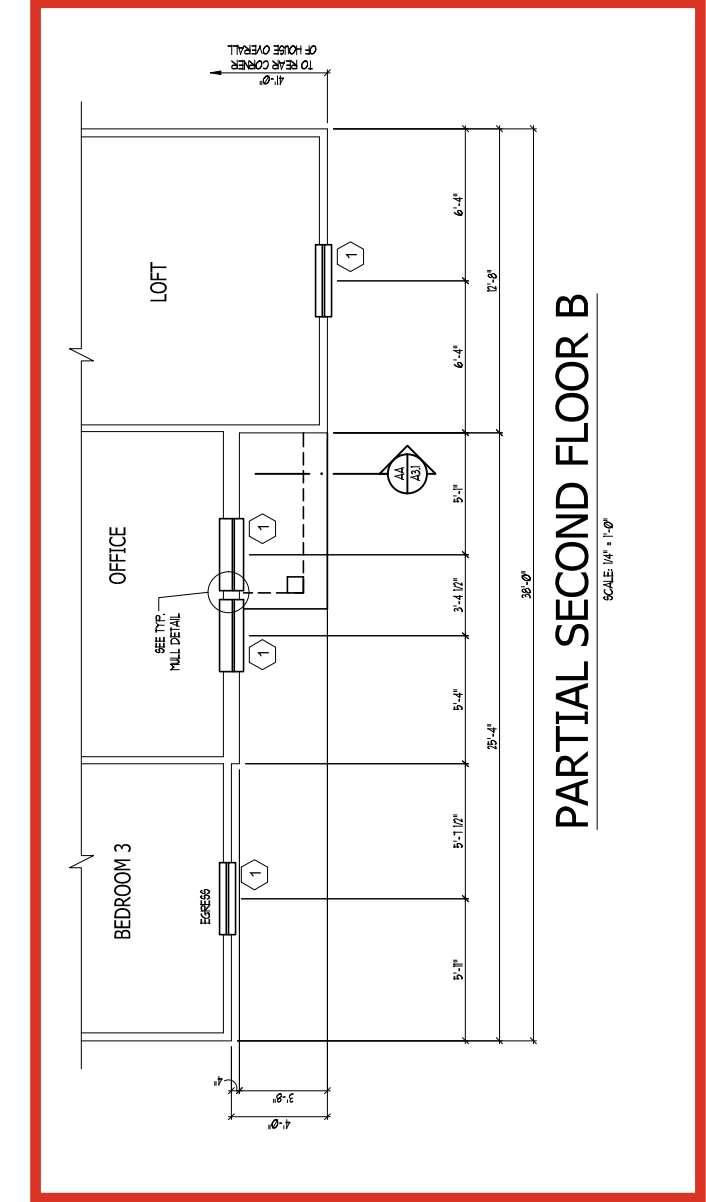
ISSUANCE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERRORS IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTERS OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE DRAFTERS OFFICE SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS THAT ARE NOT IDENTIFIED BY THE DRAFTERS OFFICE PRIOR TO THE ISSUANCE OF THESE PLANS. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



PARTIAL SECOND FLOOR D2

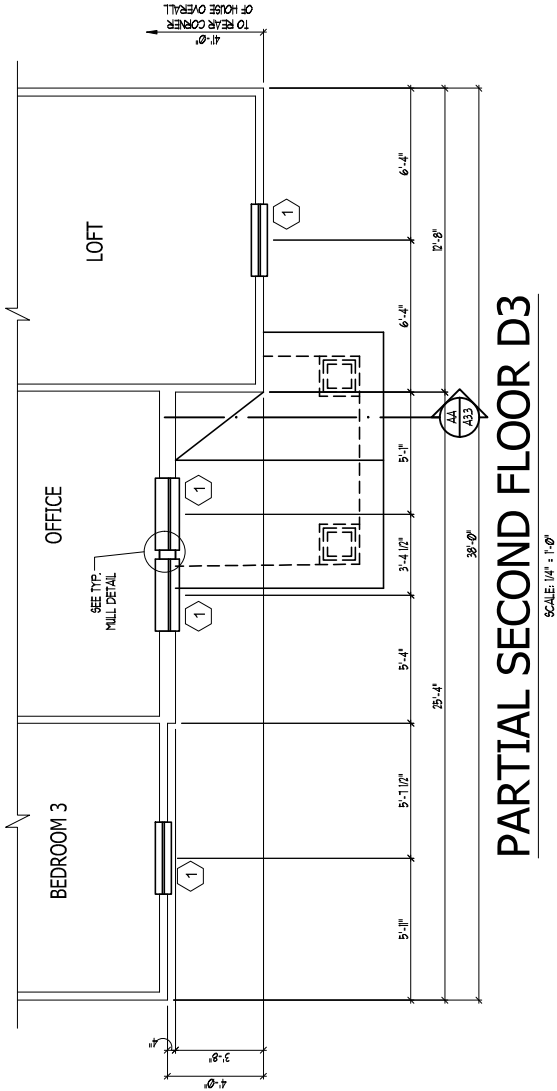
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE				
MARK	SIZE		TYPE	HEAD HEIGHT
	WIDTH	HEIGHT		
1	30"	50"	SINGLE HUNG	7'-1"
2	20"	40"	SINGLE HUNG	7'-1"
3	30"	40"	SINGLE HUNG	7'-1"
SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.				



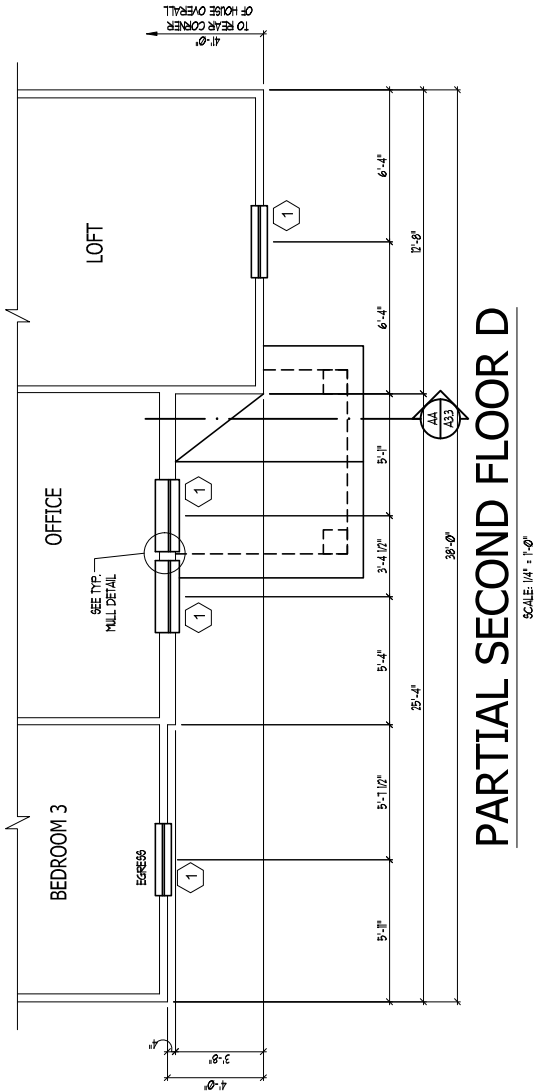
PARTIAL SECOND FLOOR B

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



PARTIAL SECOND FLOOR D3

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



PARTIAL SECOND FLOOR D

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	12-05-17
	03-21-18
	02-11-20
	04-01-20
	04-08-20
	07-01-22
	07-27-22
	10-01-24

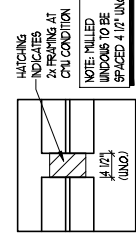
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

PRELUDE - Garage Left
DREAM FINDERS HOMES

2435

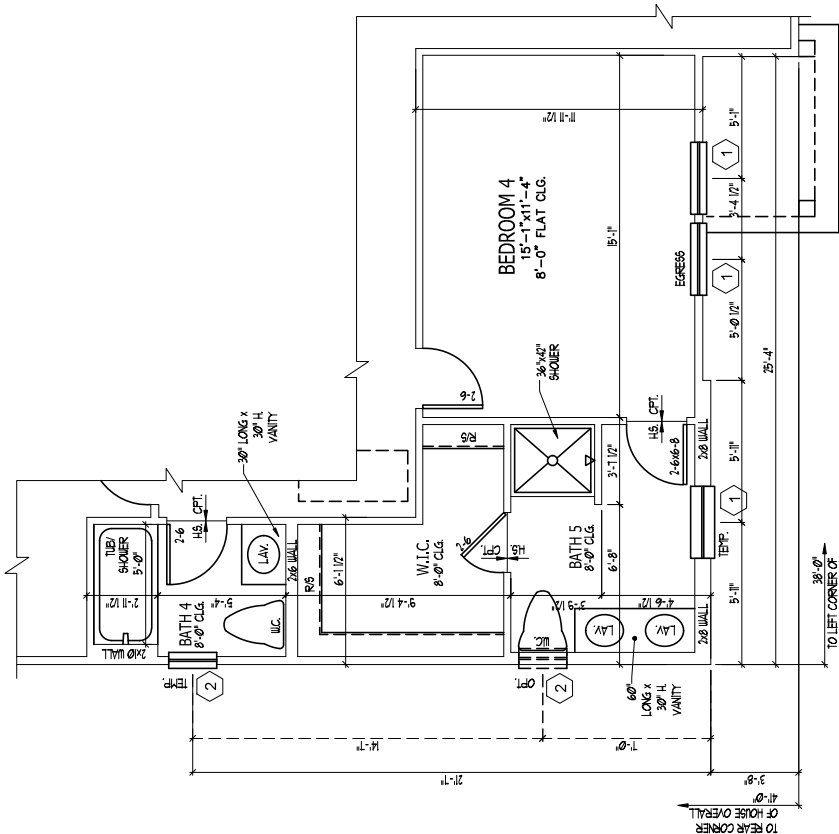
TITLE
PLAN OPTIONS

SHEET
A2.4



TYP. MULL DETAIL
SCALE: NTS

WINDOW SCHEDULE				
MARK	SIZE		TYPE	HEAD HEIGHT
	WIDTH	HEIGHT		
(1)	30"	50"	SINGLE HUNG	7'1"
(2)	20"	40"	SINGLE HUNG	7'1"
(3)	30"	40"	SINGLE HUNG	7'1"
SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.				

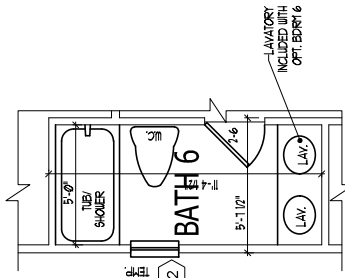


OPT BEDROOM 4/ BATH

5 ILO BEROOM 3 AND

OFFICE

SCALE 1/4" = 1'-0"

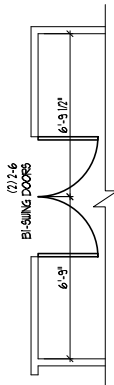


OPTIONAL BATH 6 ILO

BATH 2

STANDARD W/ OPT BEDROOM 6

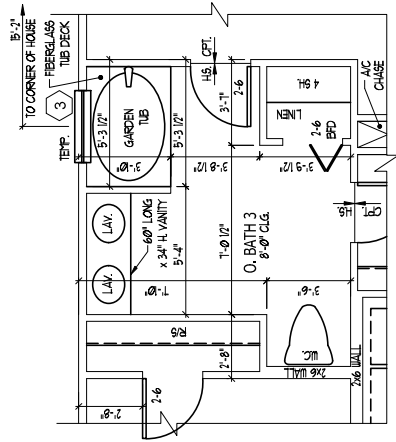
SCALE 1/4" = 1'-0"



OPT BI-SWING DOOR

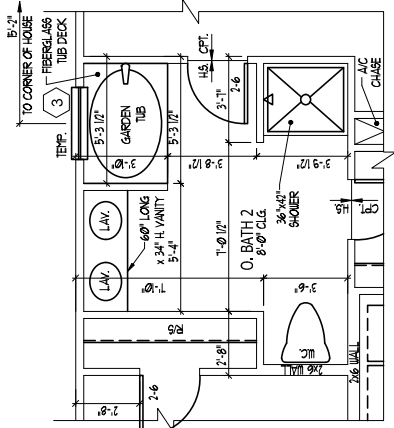
AT OFFICE

SCALE 1/4" = 1'-0"



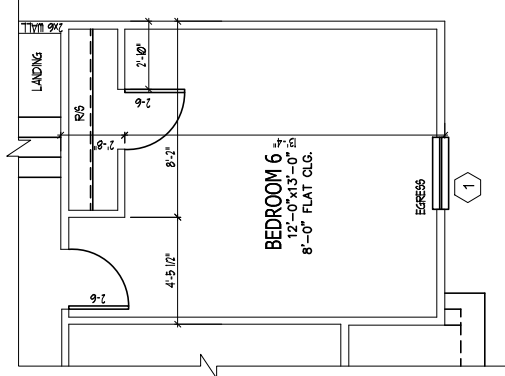
OPT OWNER'S BATH 3

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"

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 RESPONSIBILITY OF THE BUILDER. THE DRAFTER'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY CORRECTIONS 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

DREAM FINDERS
HOMES

JOB NUMBER	B-1815932*
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISION	01-09-17
REVISION	02-21-18
REVISION	03-21-20
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
PLAN OPTIONS
- - - - -

A2.5
SHEET

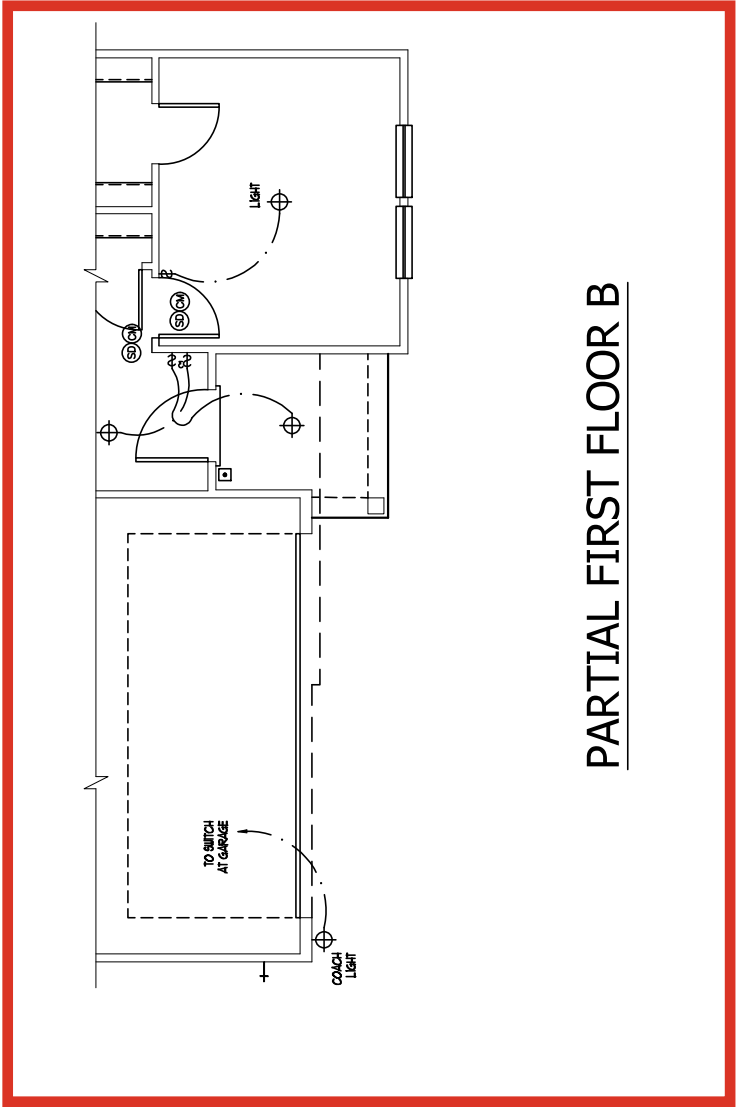
ELECTRICAL KEY

- DIPLX CONVENIENCE OUTLET
- DIPLX OUTLET ABOVE COUNTER
- WEATHERPROOF DIPLX OUTLET
- GROUND FAULT INTERRUPTER DIPLX OUTLET
- HALF-SWITCHED DIPLX OUTLET
- SPECIAL PURPOSE OUTLET
- DIPLX OUTLET IN FLOOR
- 200 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIPLX SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- LED CAN LIGHT
- LED CAN LIGHT WITH FULL CHAIN
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FAN/LIGHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CHIMNEY (OPTIONAL)
- FURNITURE SWITCH (OPTIONAL)
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- SMOKE / CARBON MONOXIDE DETECTOR
- TELEPHONE (OPTIONAL)
- TELEVISION (OPTIONAL)
- 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

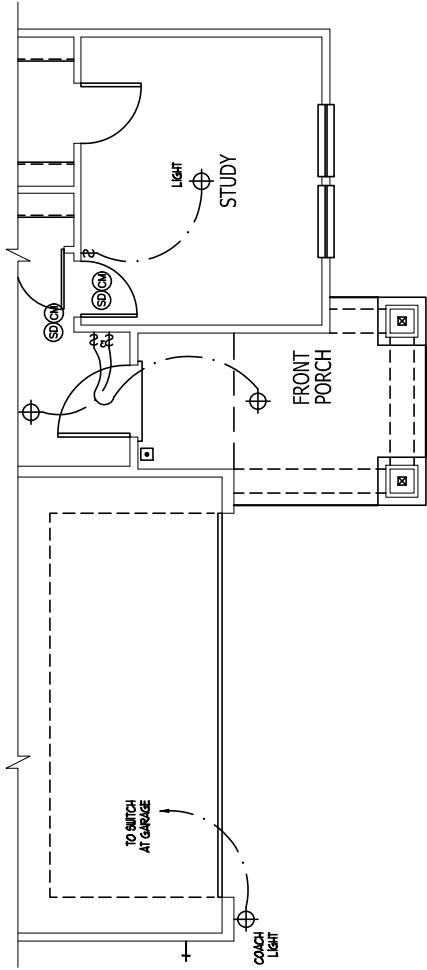
NOTES:

- 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: 4'-0" (UNLESS AS NOTED)
TELEPHONE: 4'-0" (UNLESS AS NOTED)
TELEVISION: 4'-0" (UNLESS AS NOTED)
- 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, AND BREAKFAST ROOMS SHALL BE TYPE 15A, 15V, 20A, 125V, 1-PHASE, 3-WIRE, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70-2017.
- 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 70-2017, NEC, 2017, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
- EVERY BUILDING HAVING A FORMAL, PIER, 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 LIMITED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

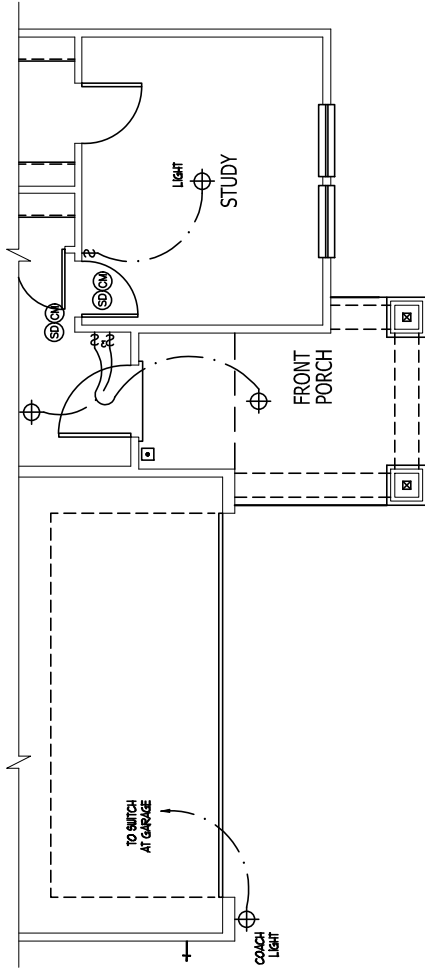
ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING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



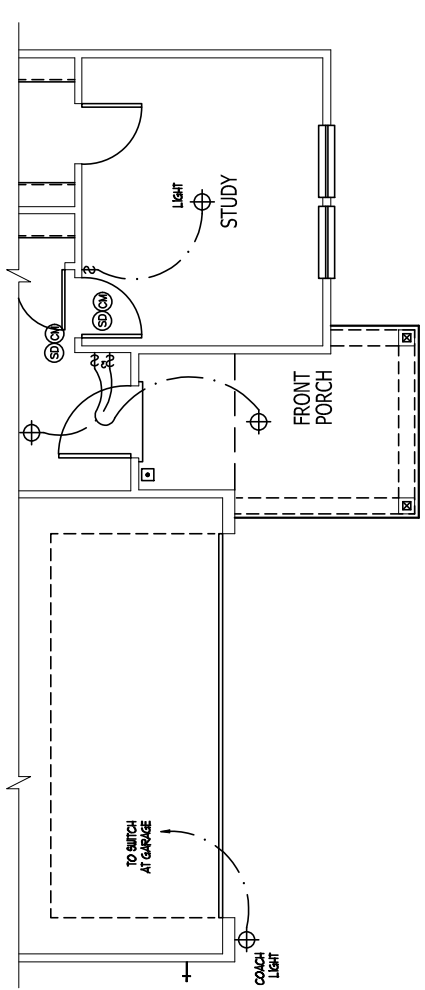
PARTIAL FIRST FLOOR B



PARTIAL FIRST FLOOR D2



PARTIAL FIRST FLOOR D3



PARTIAL FIRST FLOOR D

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

PRELUDE - Garage Left
DREAM FINDERS HOMES

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

TITLE
ELECTRIC AT PLAN OPTIONS

2435

SHEET
E1.1

DREAM FINDERS
HOMES

ELECTRICAL KEY

- | | | | |
|----|--|----|--|
| 10 | DUPLEX CONVENIENCE OUTLET | 11 | SMOKE CARBON MONO COMBO DETECTOR |
| 12 | DUPLEX OUTLET ABOVE COUNTER | 12 | TELEPHONE (OPTIONAL) |
| 13 | BEANPOOFER DUPLEX OUTLET | 13 | TELEVISION (OPTIONAL) |
| 14 | GROUND FAULT INTERRUPTER DUPLEX OUTLET | 14 | THERMOSTAT |
| 15 | HALF-SWITCHED DUPLEX OUTLET | 15 | ELECTRIC HEATER |
| 16 | SPECIAL PURPOSE OUTLET | 16 | ELECTRIC PANEL |
| 17 | DUPLEX OUTLET IN FLOOR | 17 | DISCONNECT SWITCH |
| 18 | 220 VOLT OUTLET | 18 | SPEAKER (OPTIONAL) |
| 19 | WALL SWITCH | 19 | ROUGH-IN FOR OPT. CEILING FAN |
| 20 | THREE-WAY SWITCH | 20 | CEILING MOUNTED INCANDESCENT LIGHT FIXTURE |
| 21 | FOUR-WAY SWITCH | 21 | ROUGH-IN FOR OPT. CEILING FAN |
| 22 | DUPLEX SWITCH | 22 | |
| 23 | CEILING MOUNTED INCANDESCENT LIGHT FIXTURE | 23 | |
| 24 | WALL MOUNTED INCANDESCENT LIGHT FIXTURE | 24 | |
| 25 | RECESSED INCANDESCENT LIGHT FIXTURE | 25 | |
| 26 | LED CAN LIGHT | 26 | |
| 27 | LED LIGHT FIXTURE WITH FULL CHAIN | 27 | |
| 28 | TRACK LIGHT | 28 | |
| 29 | FLUORESCENT LIGHT FIXTURE | 29 | |
| 30 | EXHAUST FAN | 30 | |
| 31 | EXHAUST FANLIGHT COMBINATION | 31 | |
| 32 | ELECTRIC DOOR OPERATOR (OPTIONAL) | 32 | |
| 33 | CARPET (OPTIONAL) | 33 | |
| 34 | PARABRUSH SWITCH (OPTIONAL) | 34 | |
| 35 | CARBON MONOXIDE DETECTOR | 35 | |
| 36 | SMOKE DETECTOR | 36 | |
| 37 | SMOKE CARBON MONO COMBO DETECTOR | 37 | |
| 38 | TELEPHONE (OPTIONAL) | 38 | |
| 39 | TELEVISION (OPTIONAL) | 39 | |
| 40 | THERMOSTAT | 40 | |
| 41 | ELECTRIC HEATER | 41 | |
| 42 | ELECTRIC PANEL | 42 | |
| 43 | DISCONNECT SWITCH | 43 | |
| 44 | SPEAKER (OPTIONAL) | 44 | |
| 45 | ROUGH-IN FOR OPT. CEILING FAN | 45 | |
| 46 | CEILING MOUNTED INCANDESCENT LIGHT FIXTURE | 46 | |
| 47 | ROUGH-IN FOR OPT. CEILING FAN | 47 | |
- NOTES:**
1. PROVIDE AND INSTALL GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) ON ALL 120V AC LINE NO. 4 AND 5'S BELOW INDICATES.
2. IN UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES ON WALLS, UNLESS OTHERWISE INDICATED.
3. FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
- OUTLETS 4"
- SWITCHES 4"
- TELEPHONE 4"
- TELEVISION 4"

NOTES:

- [illegible]

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

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

ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ADDITIONAL FEES 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.

OPT COVERED PATIO

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

OPT TECH-CENTER

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

OPT PATIO

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

OPT BEDROOM 5/ BATH
3 ILO STUDY

(FI EV A SHOWN)

SCAF, V.1.0 - 1.0

OPT 1 CAR GARAGE

(1) EV A CHOW (1)

DATE: 1/11 - 1/11

FIRST FLOOR ELECTRICAL PLAN OPTIONS

CHIEF

E1.2

2435

• TITLE

• TITLE

• TITLE

• TITLE

PRELUDE - Garage Left
DREAM FINDERS HOMES

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

JOB NUMBER	B-1815933
CAD FILE NAME	PRELUDE-C
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



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

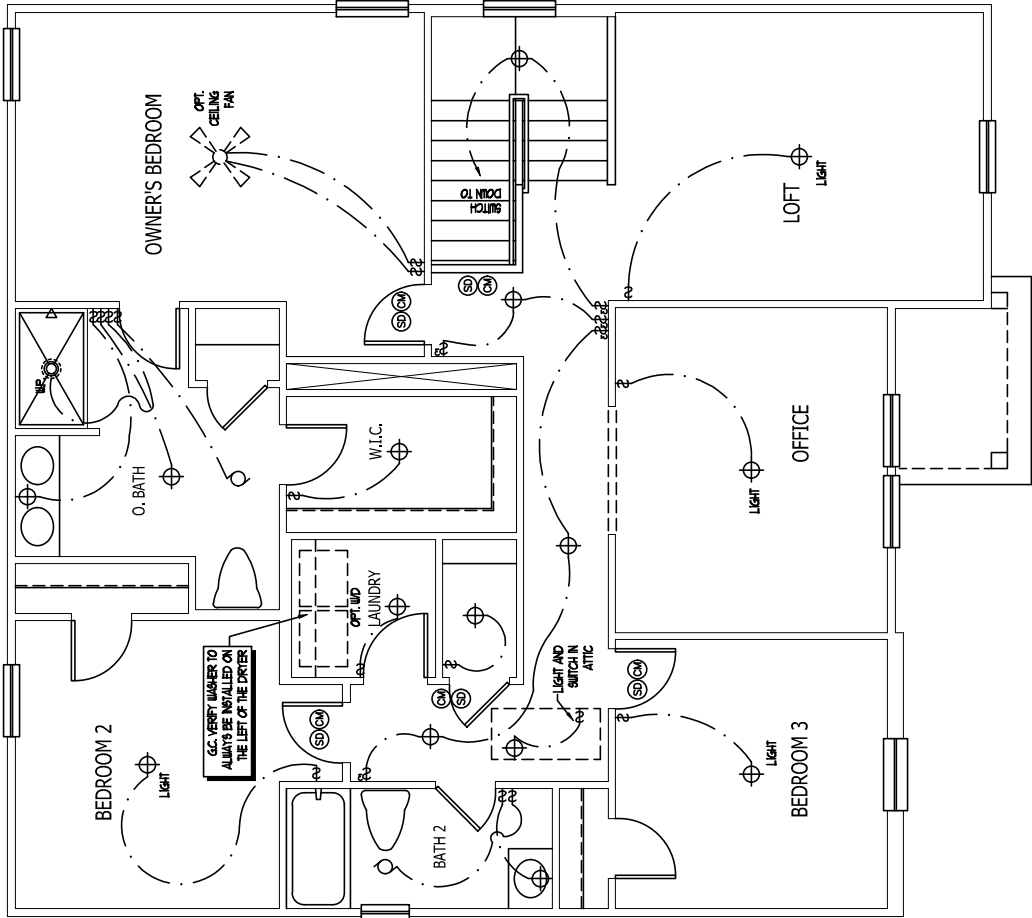
PRELUDE - Garage Left
DREAM FINDERS HOMES

2435

TITLE	UPPER FLOOR ELEC. PLAN
•	

E1.3

SECOND FLOOR ELECTRICAL PLAN A



	DUPLEX CONVENIENCE OUTLET		DUPLEX OUTLET ABOVE COUNTER		WEATHERPROOF DUPLEX OUTLET		GROUND FAULT INTERRUPTER DUPLEX OUTLET		HALF-WIRED DUPLEX OUTLET		SPECIAL PURPOSE OUTLET		DUPLEX OUTLET IN FLOOR		220 VOLT OUTLET		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 FANLIGHT COMBINATION		ELECTRIC DOOR OPERATOR (OPTIONAL)		CIRLED (OPTIONAL)		FUSIBLE SWITCH (OPTIONAL)		SMOKE DETECTOR		CARBON MONOXIDE DETECTOR		SMOKE / CARBON MONO. COMBO DETECTOR		TELEPHONE (OPTIONAL)		THERMOSTAT		ELECTRIC HEATER		ELECTRIC PANEL		DISCONNECT SWITCH		SPEAKER (OPTIONAL)		ROUGH-IN FOR OPT. CEILING FAN		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE		WALL MOUNTED INCANDESCENT LIGHT FIXTURE		ROUGH-IN FOR OPT. CEILING FAN
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1. PROVIDE AND INSTALL GROUND-FALL CIRCUIT-INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.

- TELEPHONE... 1/4" (UNLESS ADV COUNTERTOP)
TELEVISION... 1/4"

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

4. ALL 5A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORES, LIBRARIES, DEN'S, SUNDRIES, RECREATION ROOMS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI.

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

10. 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. 201, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

1. EVERY BUILDING HAVING A FOSBIL-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.

10. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE A BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

[illegible]

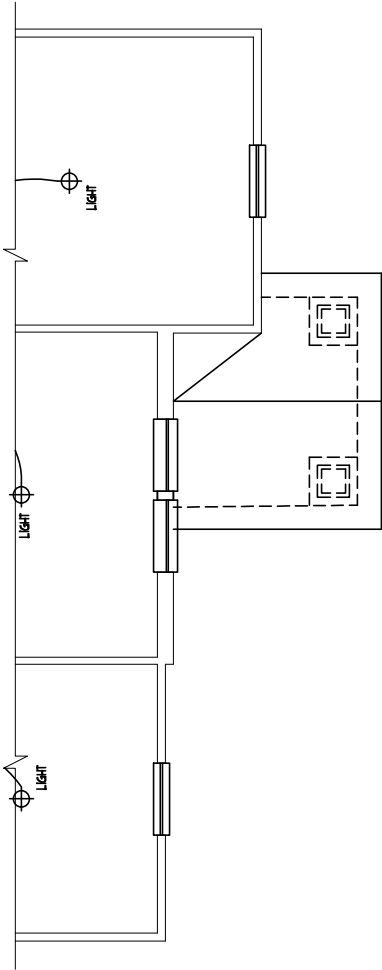
ELECTRICAL KEY

- ⊖ DIFLEX CONVENIENCE OUTLET
- ⊖ DIFLEX OUTLET ABOVE COUNTER
- ⊖ WEATHERPROOF DIFLEX OUTLET
- ⊖ GROUND FAULT INTERRUPTER DIFLEX OUTLET
- ⊖ HALF-SWITCHED DIFLEX OUTLET
- ⊖ SPECIAL PURPOSE OUTLET
- ⊖ DIFLEX OUTLET IN FLOOR
- ⊖ 200 VOLT OUTLET
- ⊖ WALL SWITCH
- ⊖ THREE-WAY SWITCH
- ⊖ FOUR-WAY SWITCH
- ⊖ DIMMER SWITCH
- ⊖ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊖ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊖ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊖ LED CAN LIGHT
- ⊖ LIGHT FIXTURE WITH PULL CHAIN
- ⊖ TRACK LIGHT
- ⊖ FLUORESCENT LIGHT FIXTURE
- ⊖ EXHAUST FAN
- ⊖ EXHAUST FANLIGHT COVENATION
- ⊖ ELECTRIC DOOR OPERATOR (OPTIONAL)
- ⊖ CURBS (OPTIONAL)
- ⊖ POSITION SWITCH (OPTIONAL)
- ⊖ CARBON MONOXIDE DETECTOR
- ⊖ SMOKE DETECTOR
- ⊖ SMOKE / CARBON MONO COXIDE DETECTOR
- ⊖ TELEPHONE (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

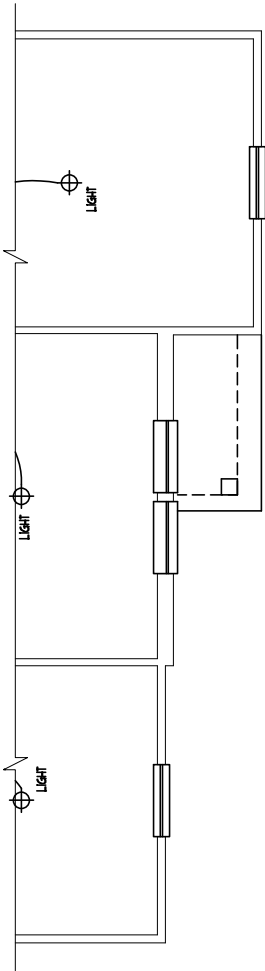
NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
2. IN LESS OPENING INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
OUTLETS 1'4"
SWITCHES 4'4"
TELEPHONE 4'4" (UNLESS NEW CONVENTION)
TELEVISION 4'4"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL BA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLOORS, LIBRARIES, DRINK SINKS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND OTHER AREAS WILL REQUIRE A CONVENTION TYPE AFCI. DEVICE AND WATER-PROOF RECEPTACLES PER N.E.C. 200.406.2 AND 406.3
5. ALL BA 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 THE 2017 N.E.C. BA, AND ALL APPLICABLE LOCAL ORDINANCES, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A TUBSIL-FIRE-BURNING HEATER OR APPLIANCE, FREEPLAGE OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALL WORK SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WORK WHEN POSSIBLE. IF THE POWER SOURCE IS NOT AVAILABLE, THE WORK SHALL BE BATTERY BACKUP COVENATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

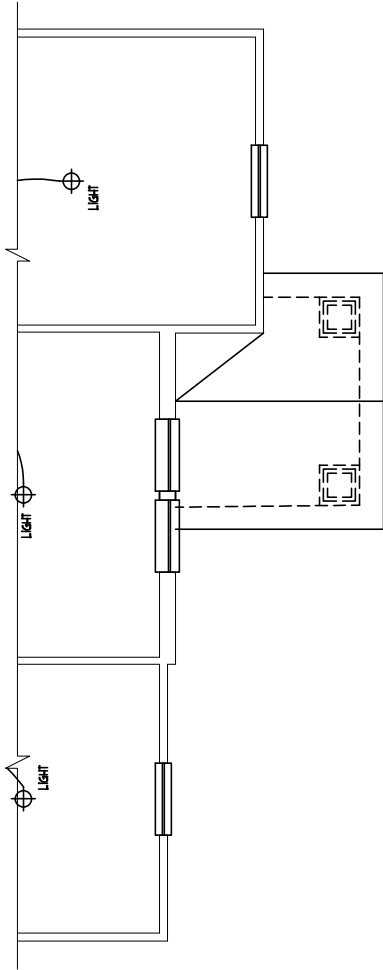
RELEASE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING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



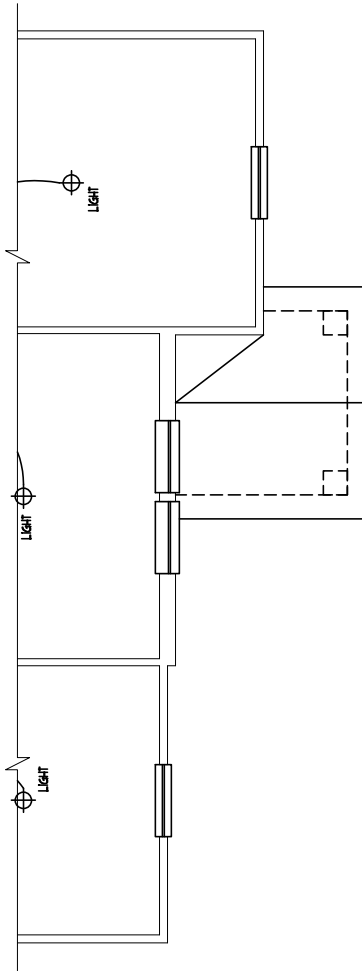
PARTIAL SECOND FLOOR D2



PARTIAL SECOND FLOOR B



PARTIAL SECOND FLOOR D3



PARTIAL SECOND FLOOR D

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

PRELUDE - Garage Left
DREAM FINDERS HOMES

JOB NUMBER	B-1815932*
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISED	12-05-17
	09-21-18
	02-11-20
	04-01-20
	04-08-20
	07-01-22
	12-01-22
	10-01-24

2435

TITLE
ELECTRIC AT PLAN OPTIONS

SHEET
E1.4

DREAM FINDERS HOMES

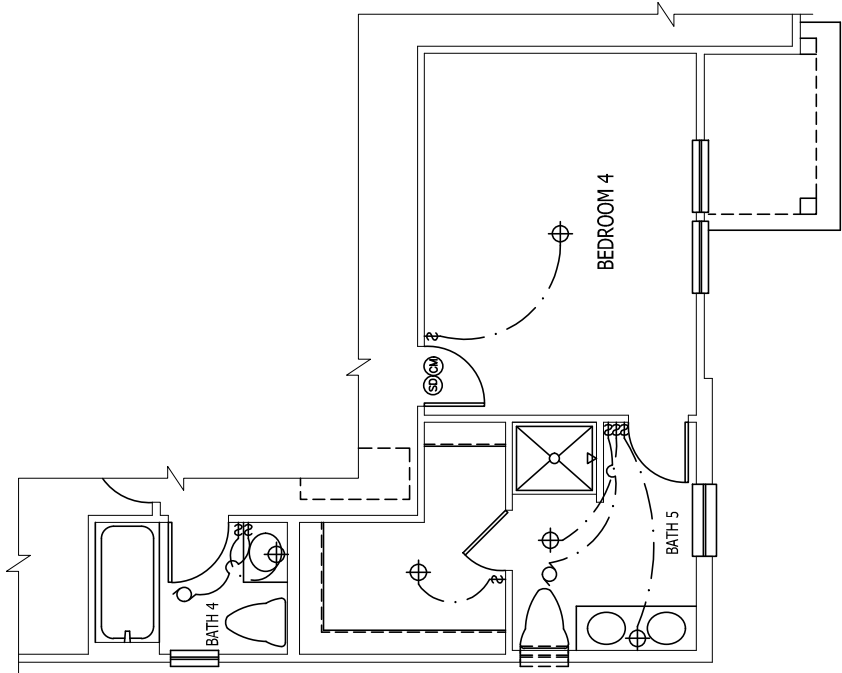
ELECTRICAL KEY

- 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 FANLIGHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CURBES (OPTIONAL)
- FIRE/ALARM SWITCH (OPTIONAL)
- CARBON MONOXIDE DETECTOR
- SMOKE / CARBON MONO OXIDE DETECTOR
- TELEPHONE (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:

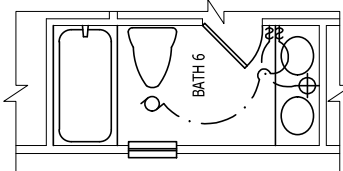
1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
2. IN LENS OPENINGS INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS UNLESS OTHERWISE NOTED:
- OUTLETS 1' 0"
- SWITCHES 4' 0"
- TELEPHONE 1' 0" (UNLESS ABOVE COUNTERTOP)
- TELEVISION 1' 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 B.A. AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DRINK SMOOKS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 200.406.2 AND 406.3
5. ALL B.A. 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 THE 2017 NEC, B.A. 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 WORK SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WORK WHEN POSSIBLE. IF THE ELECTRICAL WORK IS NOT TO BE INSTALLED IN THE SAME AREA AS THE BATTERY BACKUP COMBINATION SMOKE-CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

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



OPT BEDROOM 4/ BATH
5 ILO BEROOM 3 AND
OFFICE

SCALE 1/4" = 1'-0"



OPTIONAL BATH 6 ILO
BATH 2

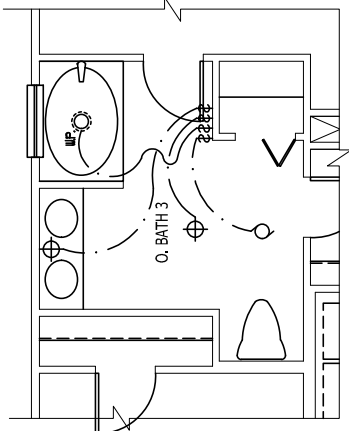
STANDARD W/ OPT BEDROOM 6

SCALE 1/4" = 1'-0"



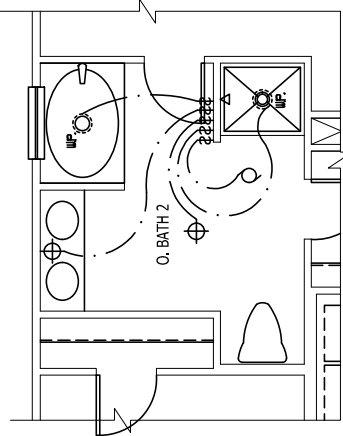
OPT BI-SWING DOOR
AT OFFICE

SCALE 1/4" = 1'-0"



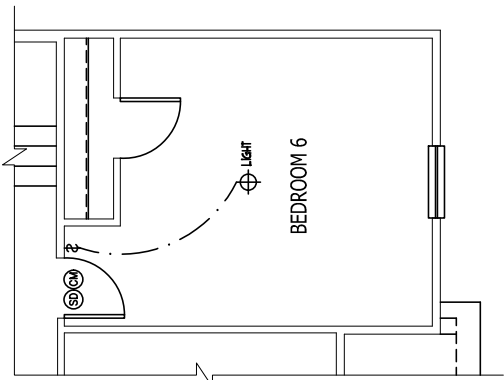
OPT OWNER'S BATH 3

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"

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

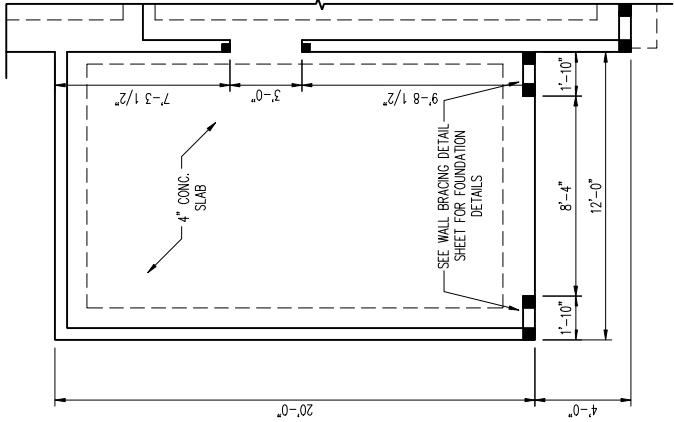
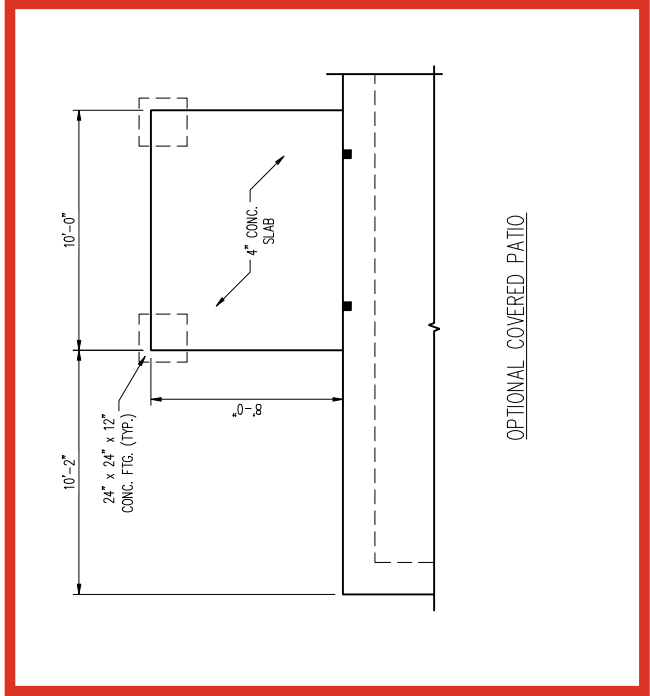
2435

TITLE
ELECTRIC AT PLAN OPTIONS

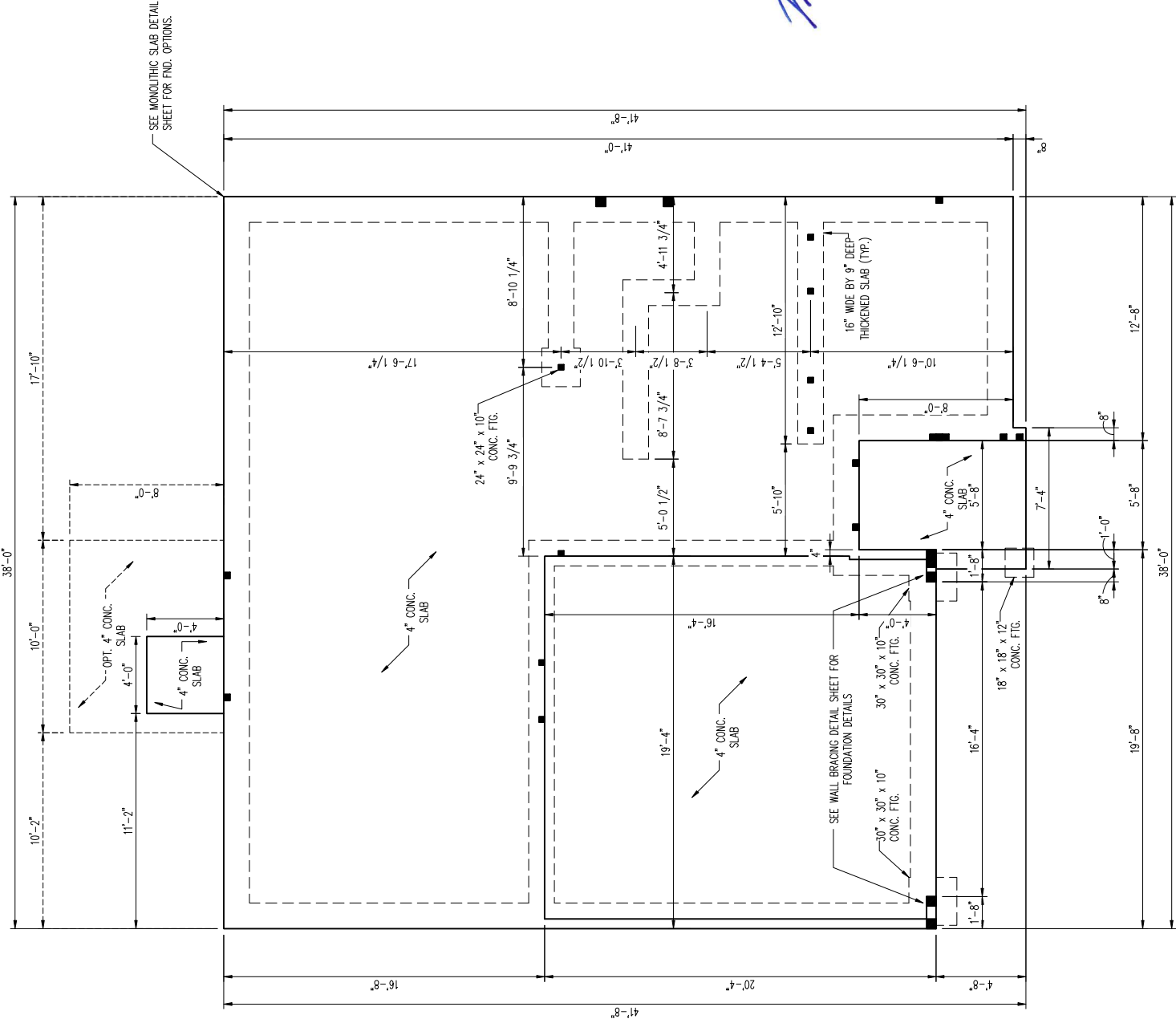
SHEET

E1.5

SECOND FLOOR ELECTRICAL PLAN OPTIONS



OPTIONAL 1 CAR GARAGE



ELEVATION A

SCALE NOTE:

11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

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NOTES FOR LESS THAN 30' MEAN

ROOF HEIGHT:

1. STRUCTURAL SEAL APPLIES ONLY TO ENGINEER'S SEAL APPOINTMENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF
2. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
3. INSTALL 1/2" ANCHOR BOLTS @ 4'-0" O.C. AND WITHIN 1'-0" ANCHOR BOLTS OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 15" INTO MASONRY OR 7" INTO CONCRETE. LOCATE BOLT WITHIN MINIMUM DIST. OF FLAT MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
4. EXTERIOR WALLS CLADDING FOR 130 MPH WIND ROOF AND WALLS CLADDING DESIGNED FOR WIND PRESSURES PER TABLE 63.02(1.1) OF THE 2024 NCBC.
5. INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF STORIES IN THE NCBC 2024 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
6. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCBC.
7. REFER TO NOTES AND DETAILS 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. |
| 31. MEAN ROOF HEIGHT: | STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 (HIGH WIND ZONES) FOR 150 MPH WINDS). |
| 32. MEAN ROOF HEIGHT: | BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 (HIGH WIND ZONES) WITH NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION. FOUNDATION ANCHORAGE TO CONFORM WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION. |
| 33. MEAN ROOF HEIGHT: | MEAN ROOF HEIGHT IS LESS THAN 30 FEET. MEAN ROOF WALL CLADDING DESIGNED FOR WIND PRESSURES PER TABLE R301.2(1) OF THE 2024 NCBC. |
| 34. MEAN ROOF HEIGHT: | 7/16" O.D SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS. |
| 35. MEAN ROOF HEIGHT: | WALLS TO BE BRACED IN ACCORDANCE WITH SECTION 4505 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION AND AS NOTED ON PLANS. |
| 36. MEAN ROOF HEIGHT: | ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCBC, 2024 EDITION. |

20 MPH ULTIMATE DESIGN WIND SPEED

NOTES FOR LESS THAN

1. ENGINEER'S SEAL OF APPROVAL IS REQUIRED FOR ALL STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY THE QUALITY OF THE WORK, BUT ONLY THE TECHNICAL LAYOUT INCLUDING ROOF SYSTEM, STRUCTURAL LAYOUT, STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
2. INSTALL 1/2" ANCHOR BOLTS @ 6" O.C. AND WITHIN 1'-0" FROM EACH EDGE OF ROOF DECK.
3. ALL EXTERIOR WALLS EXISTING TO BE REMOVED TO MAXIMUM 6" FROM EXTERIOR FINISH LOCATE BOLT WITHIN DOUBLE THIRD OF PLATE WIDTH.
4. MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
5. EXTERIOR WALLS DESIGNED FOR 120 MPH WINDS.
6. EXTERIOR WALLS CONSIDERED TO BE EXISTING PRESSURES PER TABLE R302.1(1) OF THE 2024 NIRC.
7. INSTALL 1/4" OSB SHEATHING ON ALL EXTERIOR SECTION R022.0 OF THE NIRC, 2024 EDITION.
8. WALLS OF ALL STORES IN ACCORDANCE WITH SECTION R022.0 OF THE NIRC, 2024 EDITION. PROVIDE PHOTOGRAPHY 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 NIRC, 2024 EDITION. PROVIDE PHOTOGRAPHY AND DETAILS SHEET 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
SP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

DATE: NOVEMBER 19, 2024

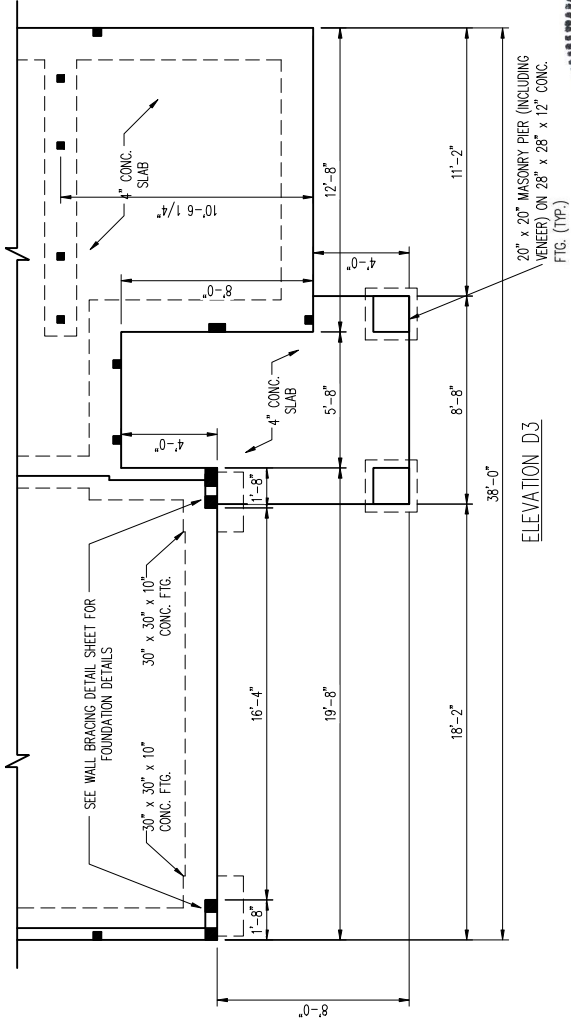
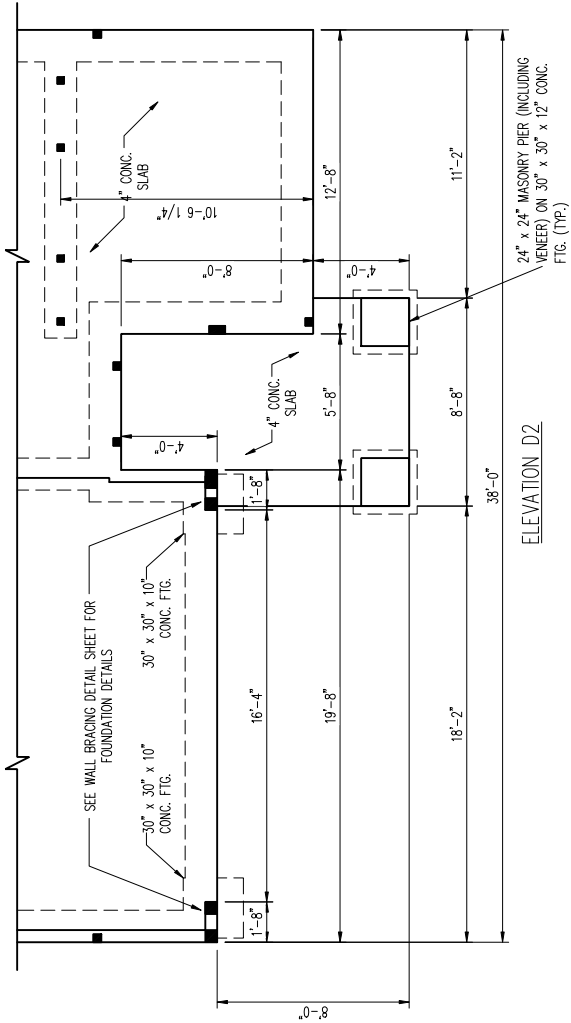
SCALE: 1/4" = 1'-0"

DRAWN BY: PURL HOMES

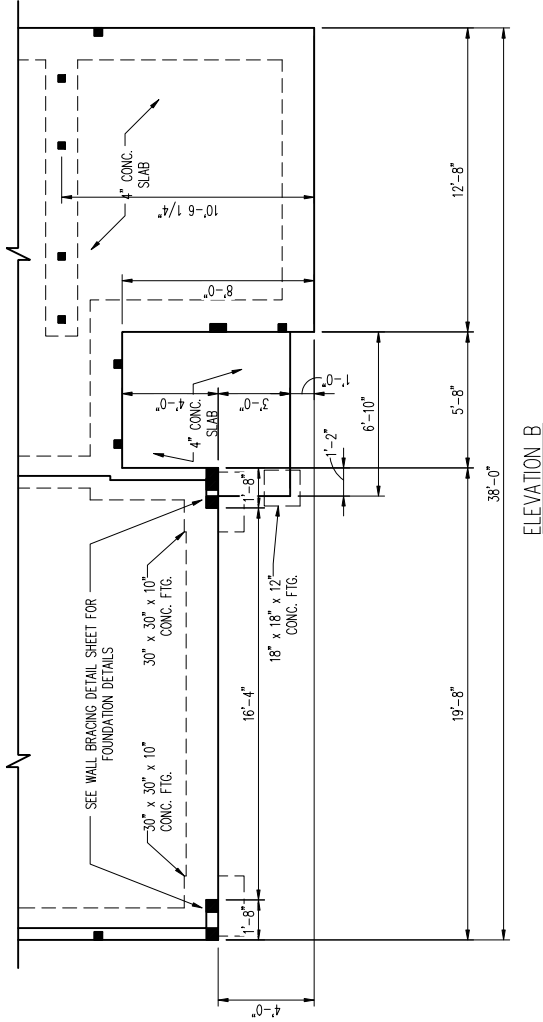
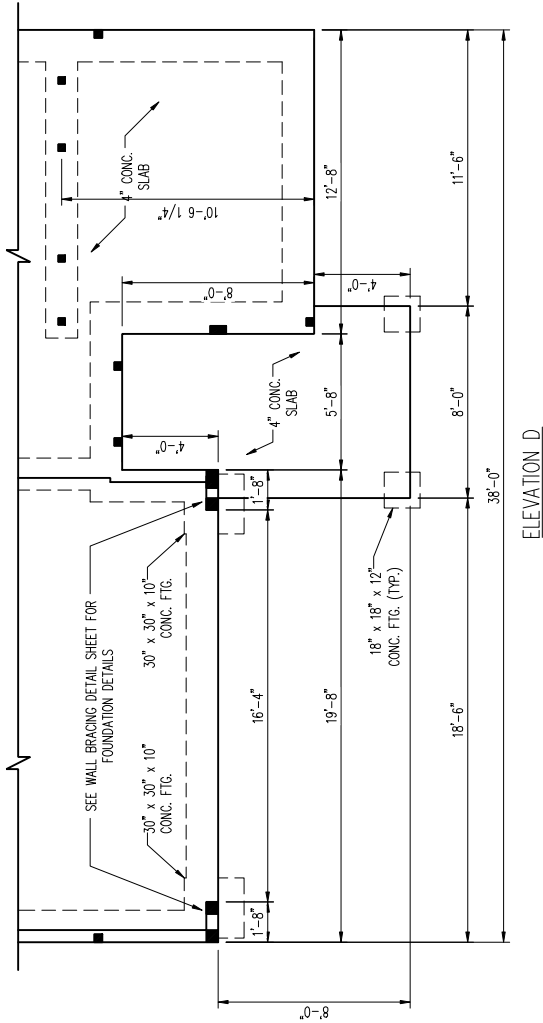
ENGINEERED BY: WTB

S-1.2a
MONO SLAB
FOUNDATION PLAN

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



11/20/2024



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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-1.2b
MONO SLAB
FOUNDATION PLAN

SCALE NOTE:

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11/20/2024

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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:

- 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 ORDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
- FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
- FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND ORDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP ORDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
- 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).
- FOR FIBERGLASS, ALUMINUM, OR COLUMB 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 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.
- SEATH 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.
- 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 NRC 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).**

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

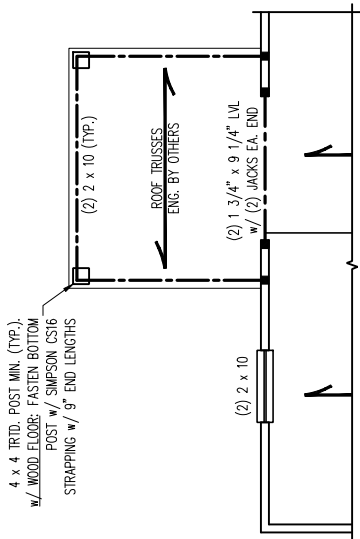
MINIMUM NUMBER OF FULL HEIGHT KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS IN 140/150 MPH WIND ZONES

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

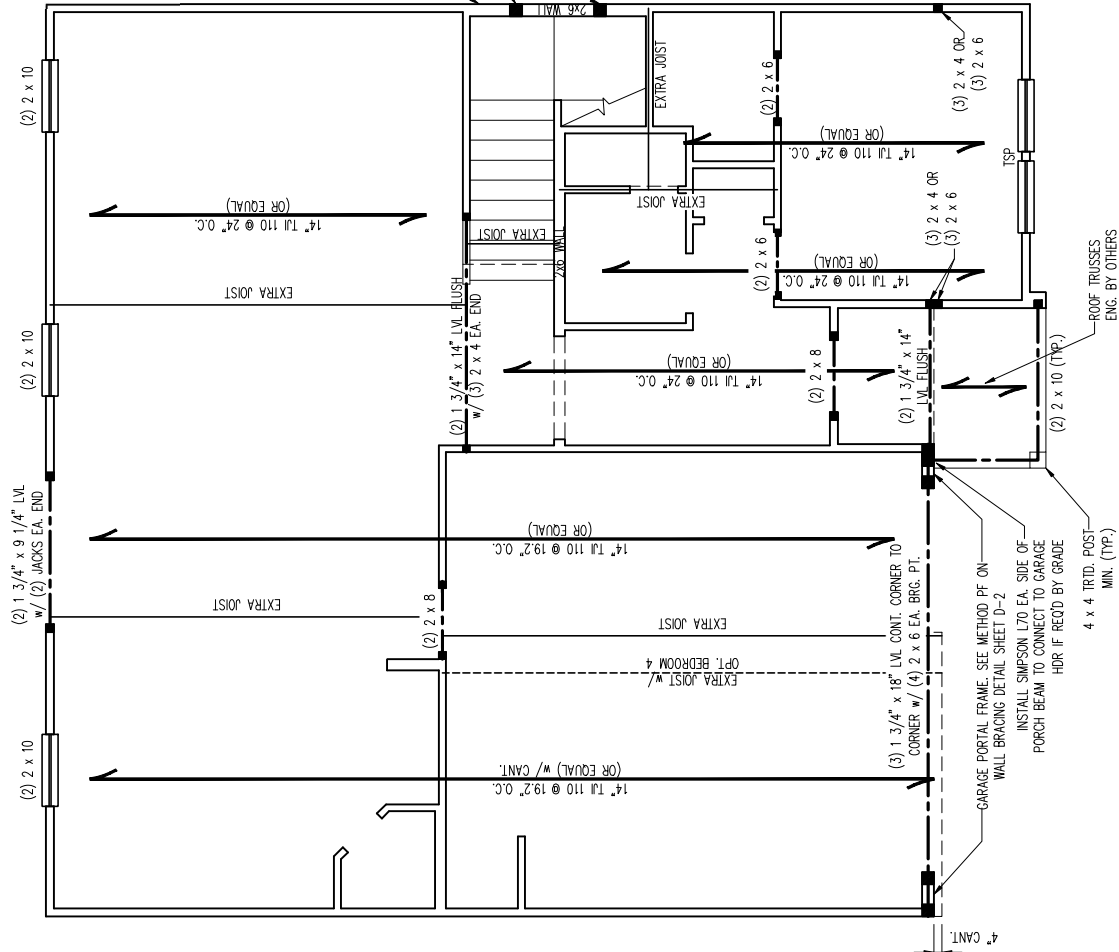
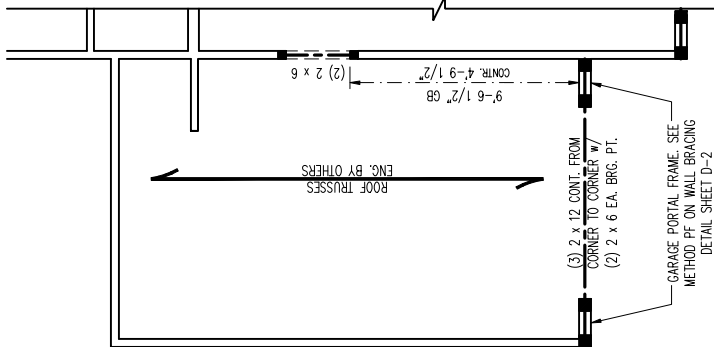
ELEVATION A

OPTIONAL 1 CAR GARAGE

OPTIONAL BEDROOM 5 / BATH 3



OPTIONAL COVERED PATIO



2 x 6 @ 16" O.C.
BALLOON FRAMED WALL
TO ABOVE

PROVIDE (2) KING STUDS EA.
END OF WINDOW ABOVE

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

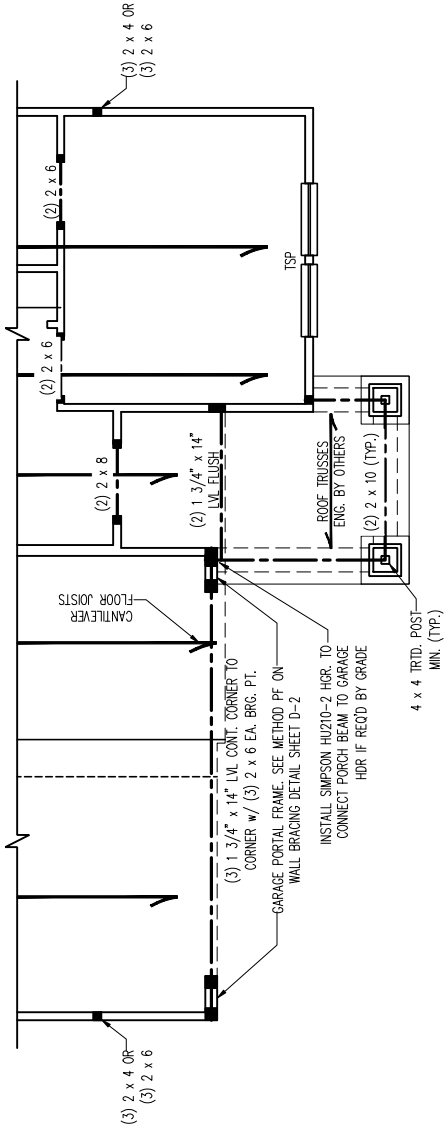
HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 4'	2
> 4' TO 8'	3
> 8' TO 14'	4
> 14' TO 18'	5

ELEVATION A

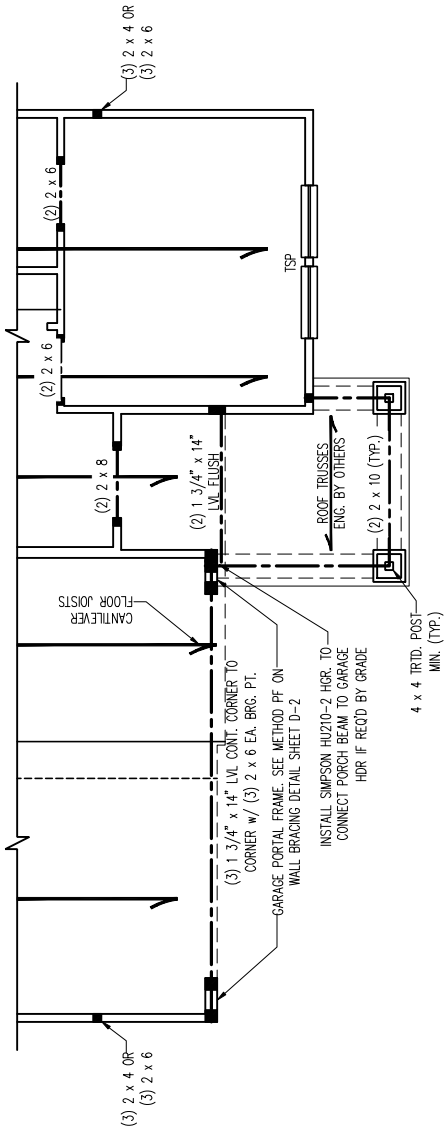
OPTIONAL 1 CAR GARAGE

OPTIONAL BEDROOM 5 / BATH 3

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



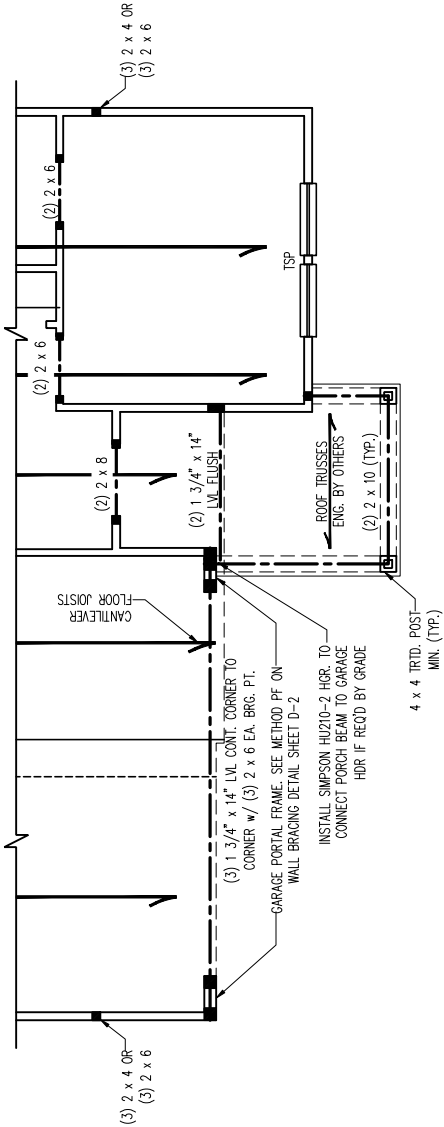
ELEVATION D2



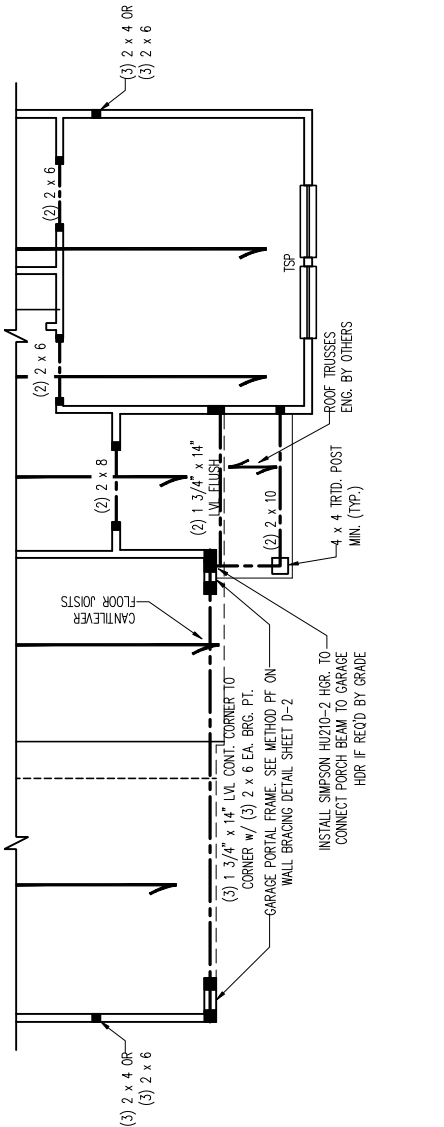
ELEVATION D3



11/20/2024



ELEVATION D



ELEVATION B

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N.C. LICENSE NO.: C-1733

PRELUDE
DREAM FINDERS HOMES

DATE: NOVEMBER 10, 2024

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

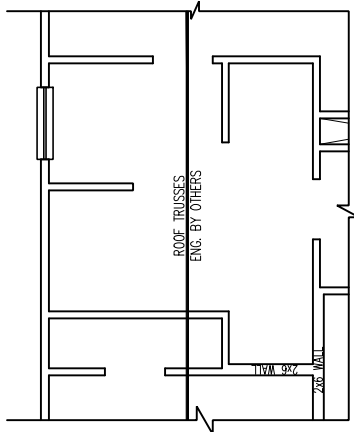
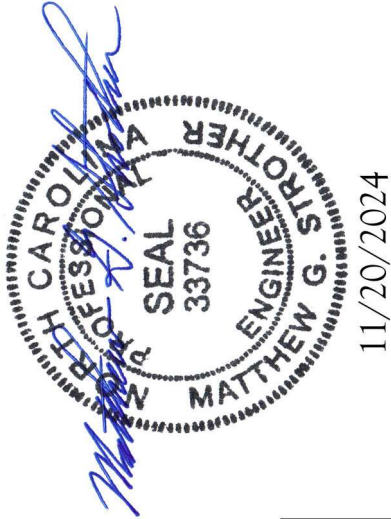
DRAWN BY: JRL/HOMES

ENGINEERED BY: WFB

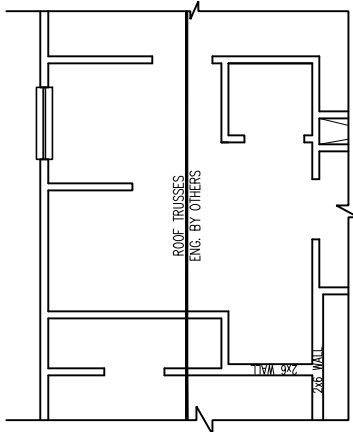
S-2b
SECOND FLOOR
FRAMING PLAN

SCALE NOTE:

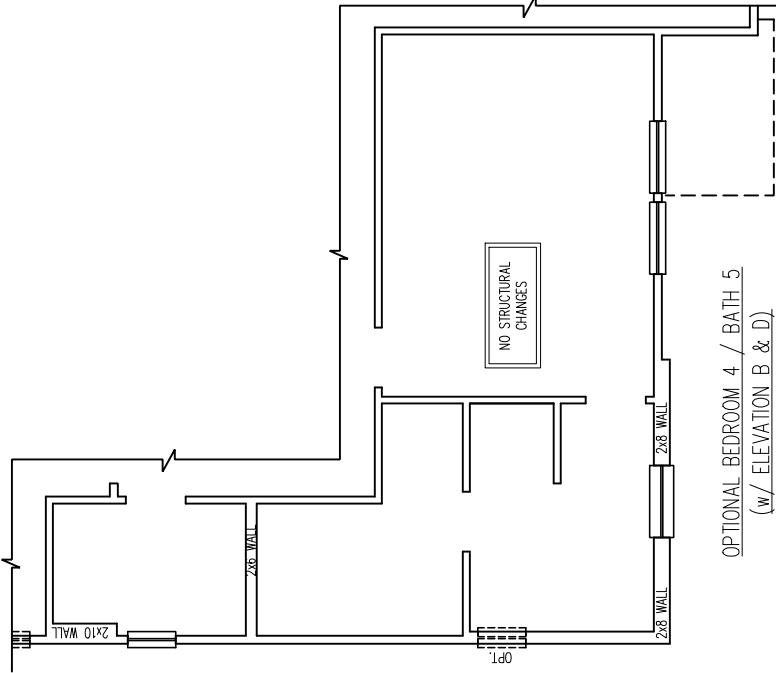
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE



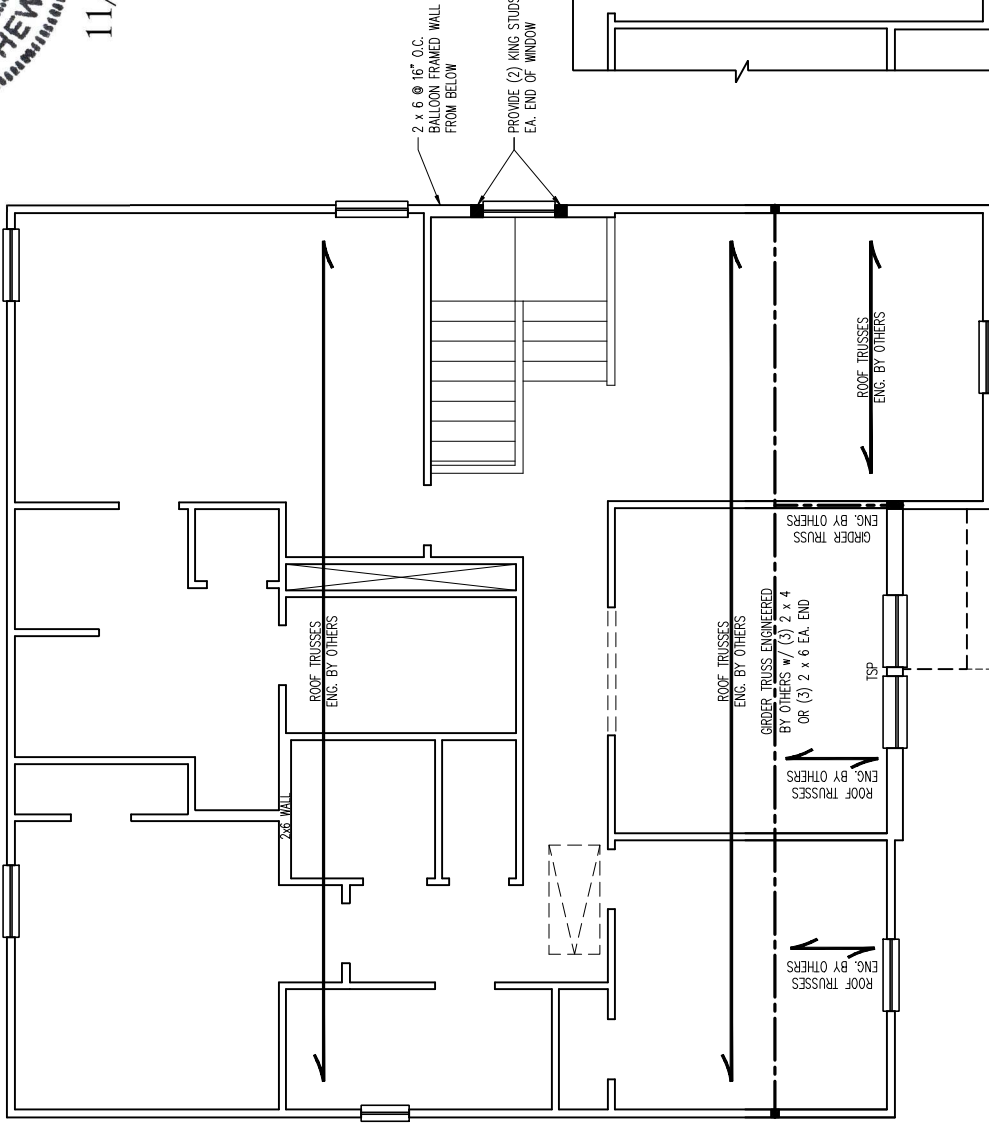
OPTIONAL OWNER'S BATH 3



OPTIONAL OWNER'S BATH 2

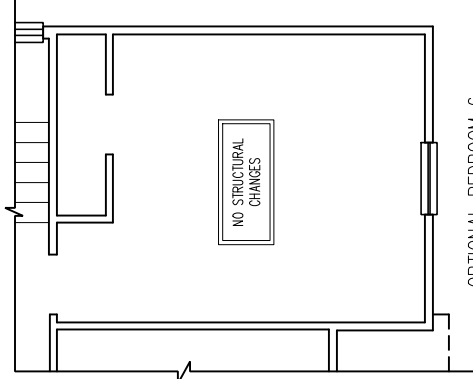


OPTIONAL BEDROOM 4 / BATH 5
(w/ ELEVATION B & D)



ELEVATIONS B, D, D2, & D3

PORCH BELOW w/ ELEV. D



OPTIONAL BEDROOM 6

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PRELUDE
DREAM FINDERS HOMES

DATE: NOVEMBER 10, 2024

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

DRAWN BY: JRL/HOMES

ENGINEERED BY: WFB

S-3b
CEILING FRAMING
PLAN

BRACED WALL DESIGN NOTES:

1. WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R301.1.3 "ENGINEERED DESIGN" OF THE NRC 2024 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.4 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PREScriptive. SHEATH ALL EXTERIOR WALLS w/ 7/16" OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NRC 2024 EDITION.
2. CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS WITH HORIZONTAL JOINTS BLOCKED. ATTACH SHEATHING w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
3. 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 NRC 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 GROUND 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

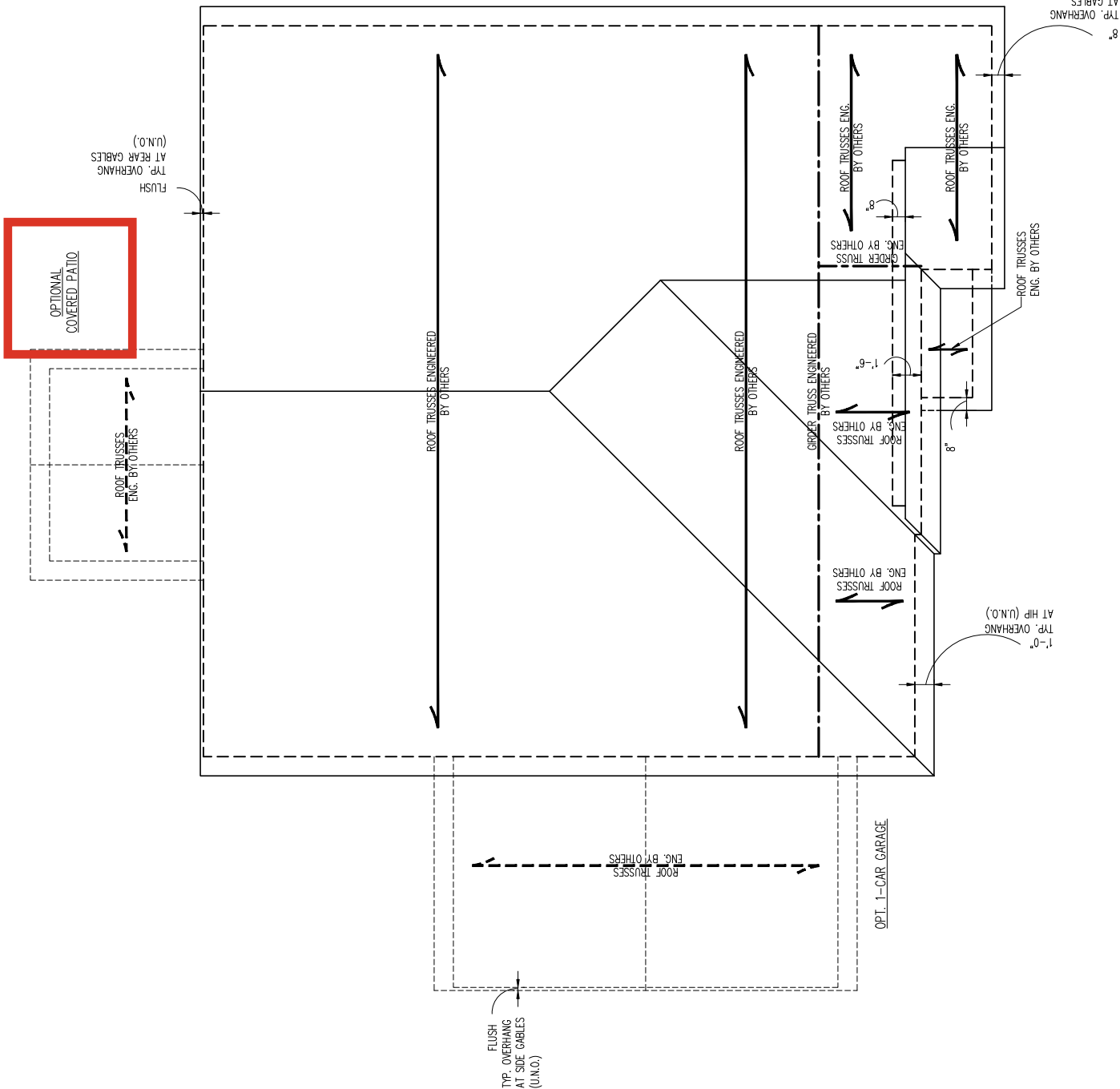
HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 4'	2
> 4' TO 8'	3
> 8' TO 14'	4
> 14' TO 18'	5

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
PTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

SCALE NOTE:

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



- STRUCTURAL NOTES:
- ALL FRAMING LUMBER TO BE #2 SPF (UNO).
 - CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
 - FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
 - HIP SPLICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
 - 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.
 - 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. BASE ON DESIGN UPLIFT FOR EA. TRUSS. REFER TO SECTION H4008 OF THE 2024 NRC TO ENSURE COMPLIANCE WITH REQUIRED UPLIFT AND LATERAL CONNECTIONS.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR ROOF PITCHES, PLATE 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

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PRELUDE
DREAM FINDERS HOMES

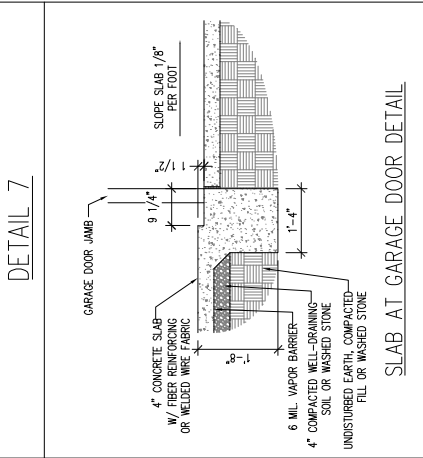
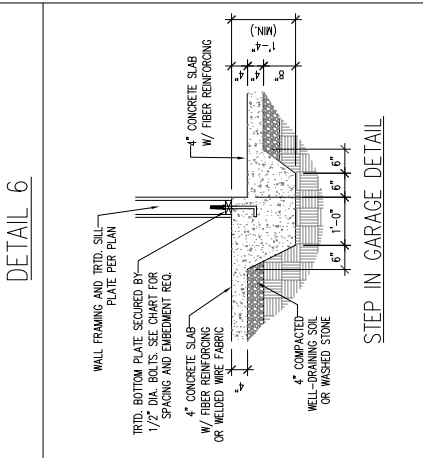
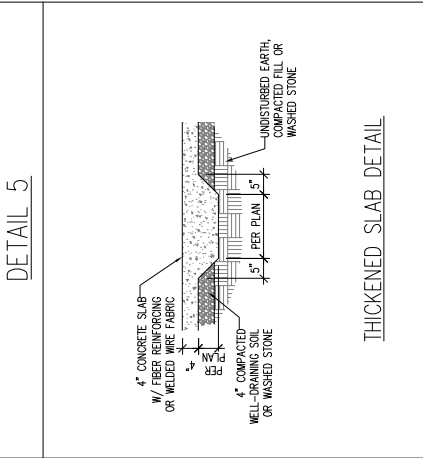
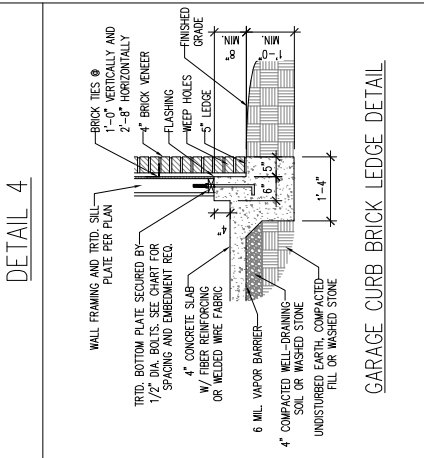
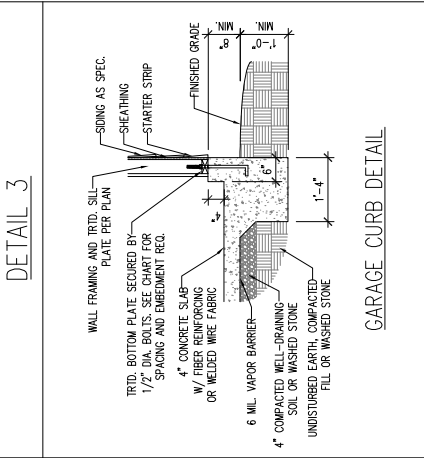
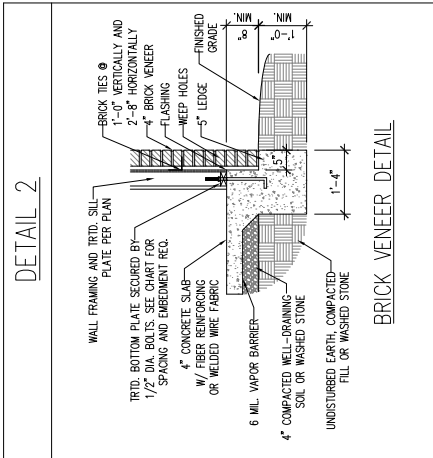
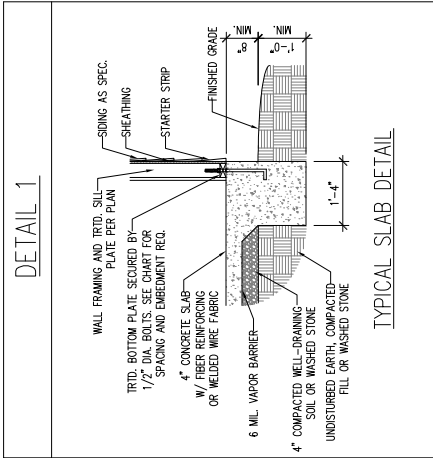
DATE: NOVEMBER 10, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: JRL/HOMES
ENGINEERED BY: WFB

S-4b
ROOF FRAMING
PLAN

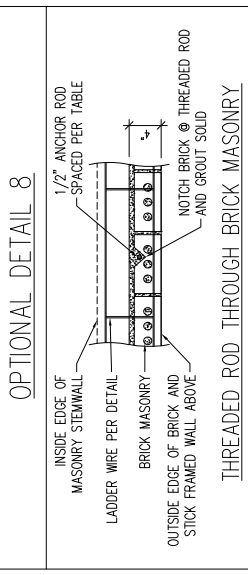
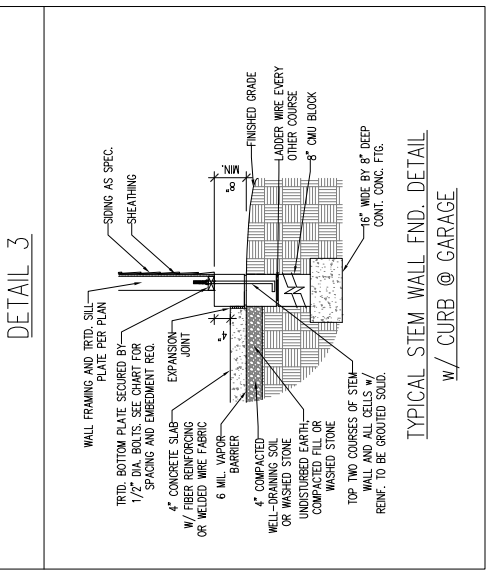
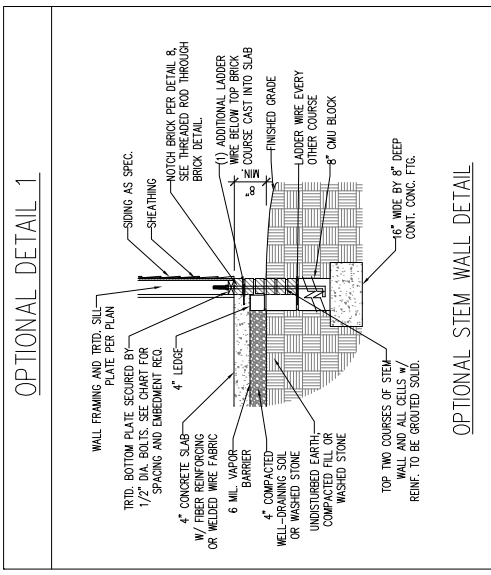
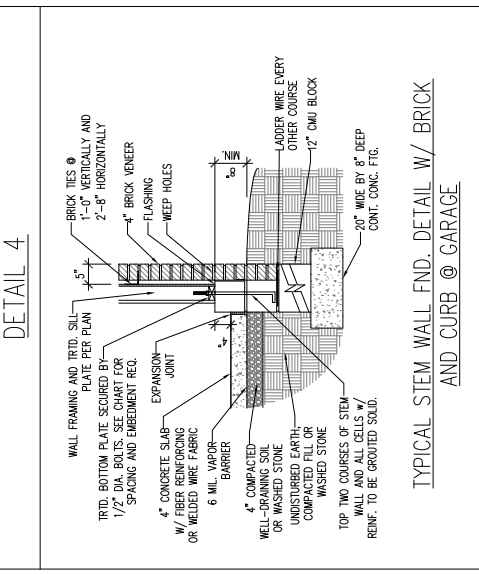
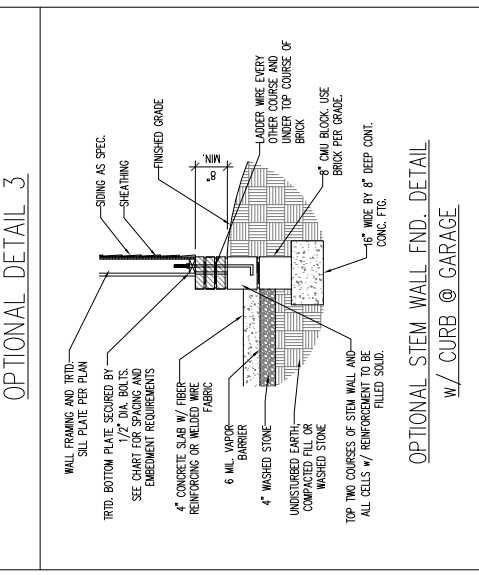
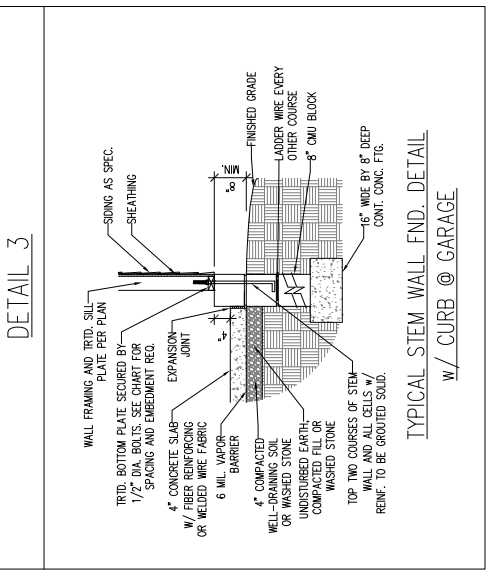
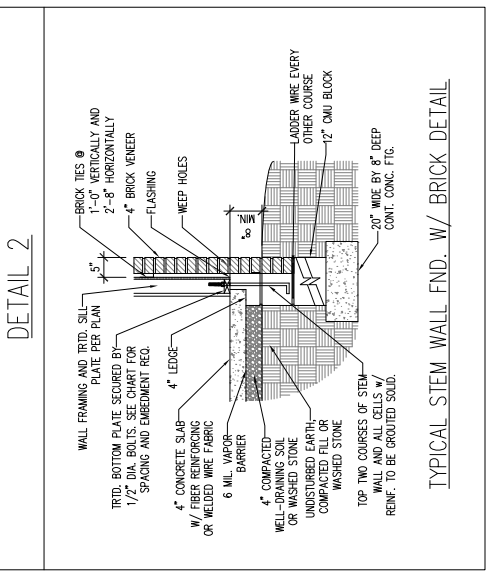
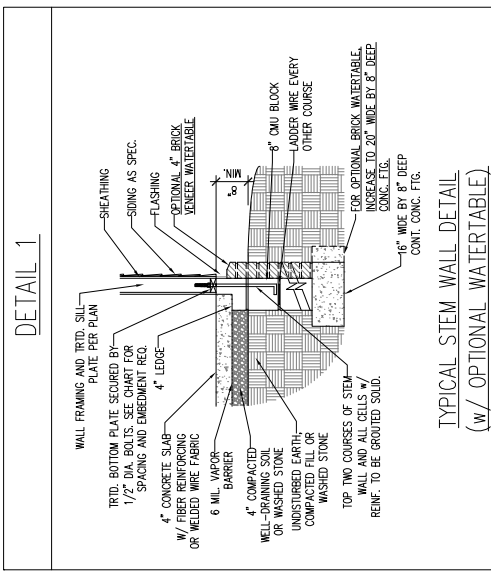


11/20/2024

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 SPlice LENGTH.
 - LOCATE REBAR IN CENTER OF FOUNDATION WALL.
 - METHOD REQUIRED WHEN FILING 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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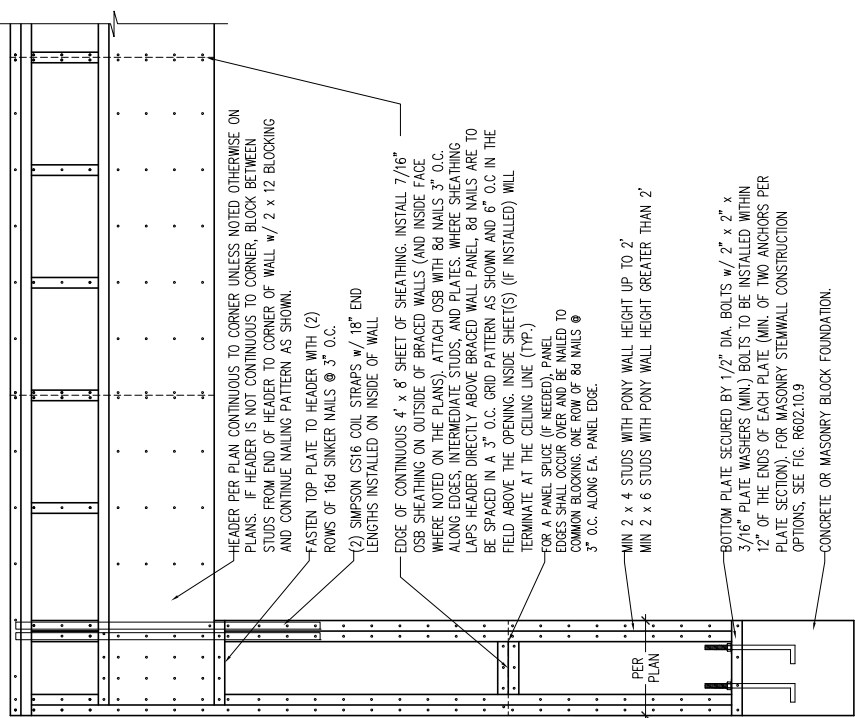
D-1
FOUNDATION DETAILS

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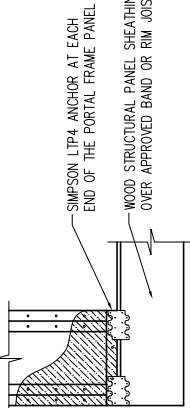
120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
FOUNDATION DETAILS
DREAM FINDERS HOMES

GENERAL WALL BRACING NOTES:

1. WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R501.1.3 "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.

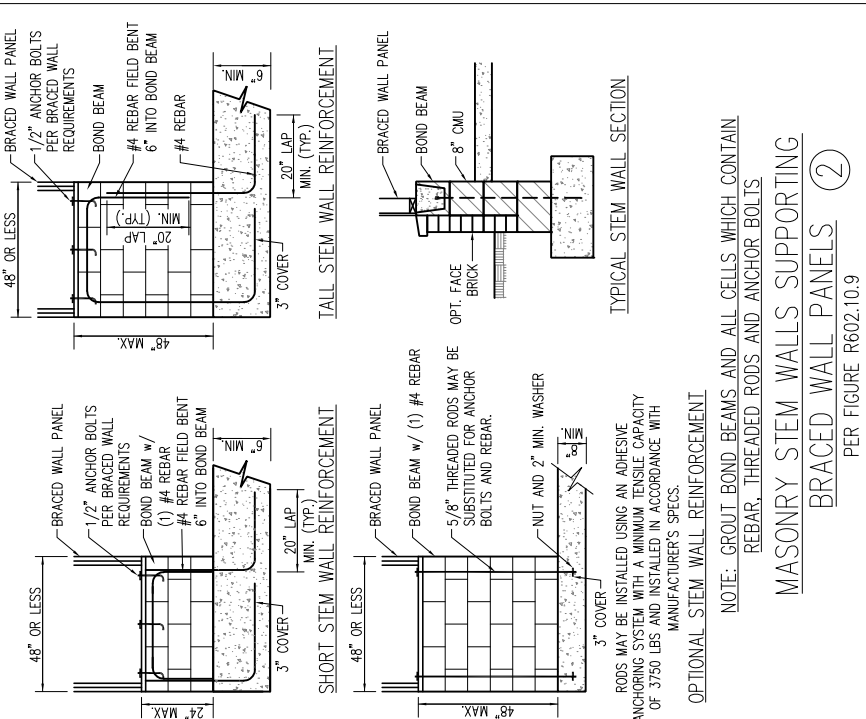


OVER CONCRETE OR MASONRY BLOCK FOUNDATION

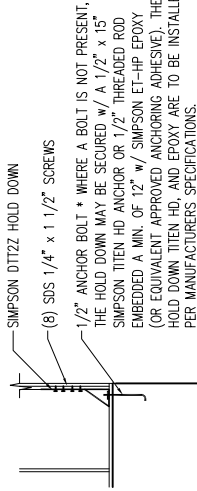
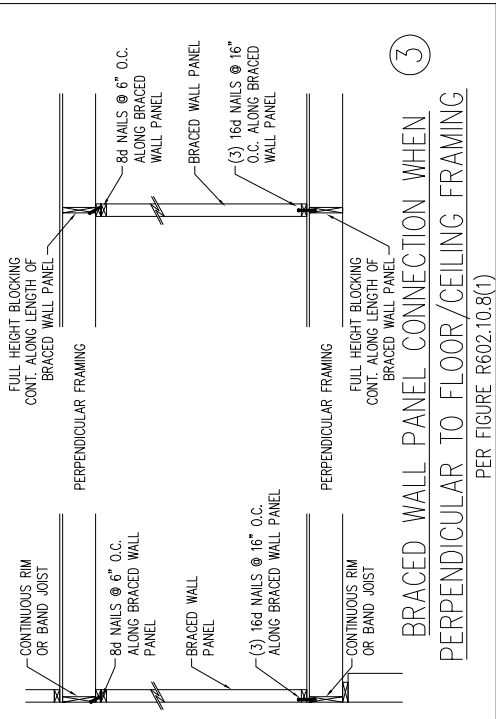


OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
* APPLICABLE w/ GREATER THAN 12' KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS *

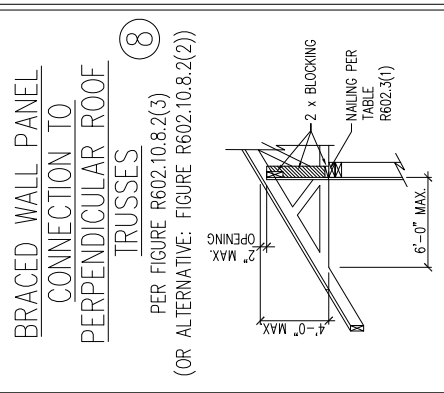
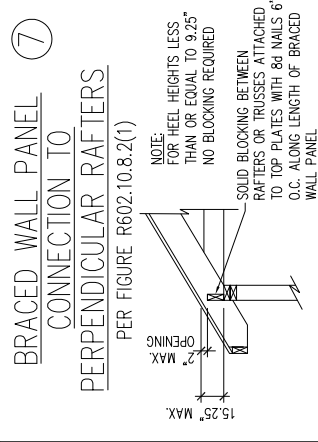
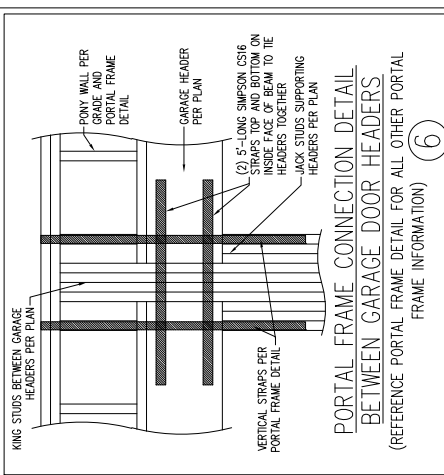
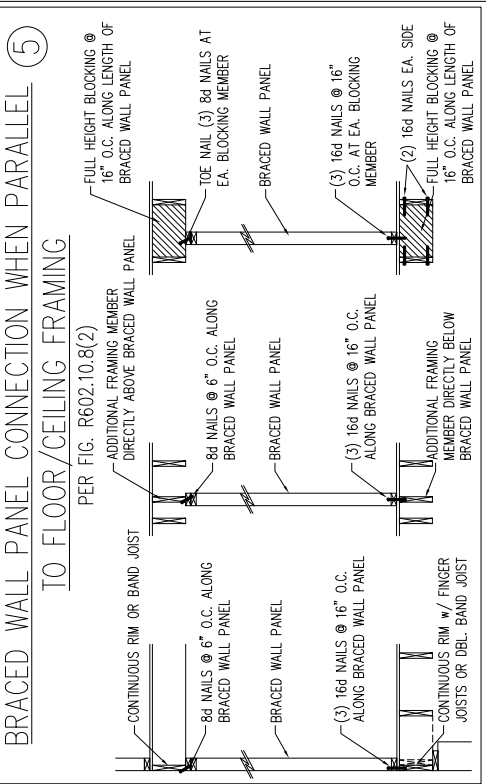
METHOD PF-PORTAL FRAME DETAIL (1)



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 (4)
* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *



11/20/2024

D-2
BRACED WALL
NOTES AND DETAILS
AND PF DETAIL

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

GENERAL NOTES

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
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
	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
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
	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
WALL CLADDING		+ 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 UNPAVED 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 GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
8. ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NRC, 2024 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 302, NOMA 1988-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

1. ALL FRAMING LUMBER SHALL BE #2 SPF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 975 PSI, Fv =175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb =2600 PSI, Fv = 265 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 PSI, Fv = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2500 PSI, E =1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2900 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
3. 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

4. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):

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

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

5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.

6. ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NRC, 2024 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.7.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.

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

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

9. ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

10. BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2024 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.

11. PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER STRUCTURAL PLAN. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.

12. FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (U/L/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.

13. FOR STICK FRAMED ROOFS, CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).

14. FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).

15. ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED TO WOOD FRAMING WITH SIMPSON CS16 COIL STRAPPING WITH 9" END LENGTHS OR (2) 6" LONG SIMPSON SDS SCREWS (OR EQUAL) DRIVEN AT AN ANGLE FROM OPPOSITE SIDES. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

16. CONSTRUCT ALL WOOD DECKS ACCORDING TO CHAPTER 47-WOOD DECKS.

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

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