

LOT 39 WATSON RIDGE
INVENTORY MARKED

PRELUDE
DREAM FINDERS HOMES

PLAN REVISIONS

01-11-20 VERIFIED AND UPDATED DIMENSIONS FOR PAD AND PATIO.
REVISED ROOM DIMENSIONS FOR THE FOLLOWING ROOMS:
GATHERING ROOM WAS 16'-0" X 11'-0". NOW IT IS 18'-0" X 11'-0".
CHANGE WASHER, DRYER, AND REFRIGERATOR TO OPTIONAL COMPONENTS.
CHANGE LOCATIONS OF HOSE BIBBS TO BE ON HEATED WALLS.
VERIFIED HDR LIGHTS ARE AT LEAST 1'-0".
VERIFIED MASTERS WAS CHANGED TO OWNERS.
CHANGED 2X4 WALL AT REAR GARAGE WALL TO 2X6.
ADDED ROOF VENT CALCULATIONS.
ADDED THERMOSTAT TO FIRST FLOOR ELECTRICAL PLAN.
DIMENSION CEILING FAN IN GATHERING ROOM ON ELECTRICAL PLAN.
UPDATED FOR NC RC 2006 AND SC IRC 2006.
UPDATED SLAB INTERFACE PLAN AND OPTIONS.
ADDED OPTIONAL FULL BATH 3 (ILO FDR-1)
ADDED INSULATION DETAIL TO PLANS.
VERIFIED AND ADDED 3-0 5-0 UNDOU FOR VENTILATION REQMTS 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 04.00 SF. NOW 00.93 SF. SECOND FLOOR WAS 19.95 SF. NOW 19.94 SF. FRONT PORCH AT ELEV. B WAS 4.9 SF. NOW 4.1 SF.
CHANGED SHUTTERS TO BE 14" WIDE.

04-06-20 ADDED UNDOU SCHEDULE
CHANGED GARAGE WALL FROM 2X6 TO 2X4
CHANGED FOLDER ROOM DOOR TO 2 1/6"
LAUNDRY DOOR CHANGED TO 7/8"
CHANGED 1X2 TRIM ON ELEVATION A TO 1X8 TRIM
ADDED DETAIL FOR DECORATIVE BRACKET ON ELEVATION A
FIXED PORCH CONCRETE TO KEEP COLUMN FROM OVERHANGING. SQUARE FOOTAGE
CHANGED FROM 54.50 SQ. FT. TO 56.50 SQ. FT. ELEVATION A
ADDED DETAIL FOR DECORATIVE BRACKET ON ELEVATION B
ADDED DETAIL FOR DECORATIVE GABLE ON ELEVATION B
CHANGED 1X2 TRIM ON ELEVATION D TO 1X8 TRIM
FIXED PORCH CONCRETE TO KEEP COLUMN FROM OVERHANGING. SQUARE FOOTAGE
CHANGED FROM 42.50 FT. TO 44.50 FT. ELEVATION B
REMOVED 1X2 TRIM ABOVE GARAGE ON ELEVATION D
ADDED DETAIL FOR DECORATIVE BRACKET ON ELEVATION D
FIXED PORCH CONCRETE TO KEEP COLUMN FROM OVERHANGING. SQUARE FOOTAGE
CHANGED FROM 86.50 FT. TO 79.50 FT. ELEVATION D
REMOVED COLUMN BASE FROM ELEVATION D AND MADE COLUMN 8" 50 FULL COLUMN
HEIGHT.
REMOVED OPTIONAL CEILING FAN FROM FAMILY ROOM.
CHANGED ALL TRIM AROUND UNDOUS, 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.

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

12-01-22 ADDED ELEVATION D3 SHOWING BRICK COLUMN AND D3 SHOWING STONE COLUMN.
ADDED SQUARE FOOTAGE BLOCK FOR D2 AND D3 ELEVATIONS.
VERIFIED AND UPDATED THE SF AS FOLLOWS:
SECOND FLOOR WAS 19.94. NOW IT IS 19.93
TOTAL SF WAS 2433. NOW IT IS 2428
ADDED SF FOR D2 AND D3
UPDATED GARAGE DOOR WALL OF 1 CAR CARRIAGE GARAGE TO 2X6
VERIFIED AND UPDATED OPTIONAL OWNER'S BATH 2 & 3 LAYOUTS
UNDOU 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.



JOB NUMBER	B-1815932*
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISION	12-01-22
	09-21-18
	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 Right
DREAM FINDERS HOMES

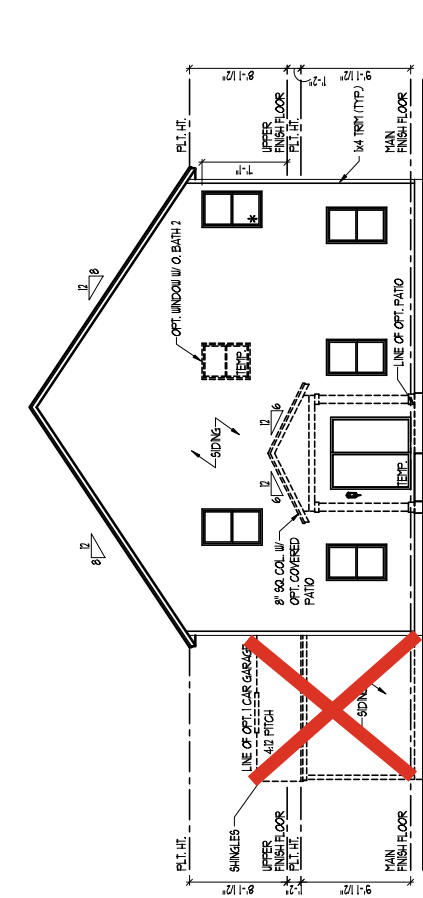
2435

TITLE	
REVISION LOG	

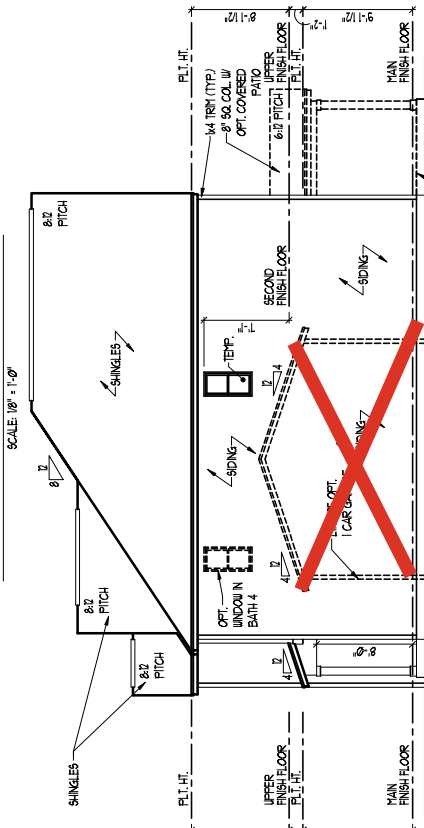
SHEET
CS

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF
RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE
BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
THESE PLANS ARE THE PROPERTY OF THE DRAFTER'S OFFICE. NO PART OF THESE PLANS OR
CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE
COMPLETION OF ANY CONSTRUCTION.
ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE
AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.
IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE
DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

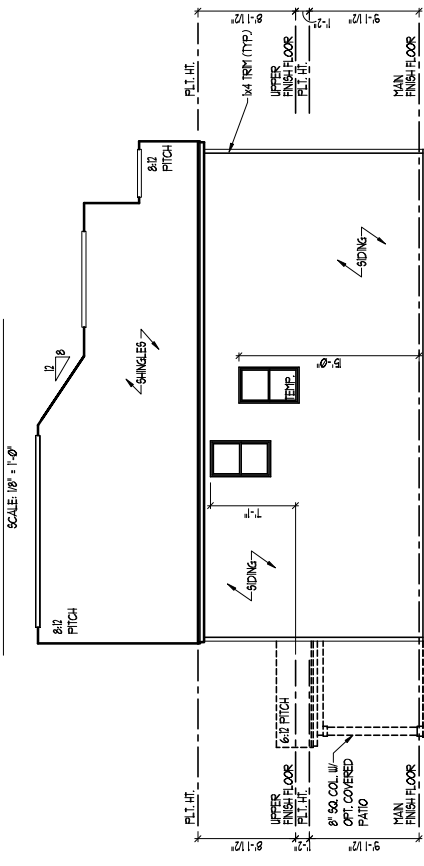
LOT 39 WATSON RIDGE



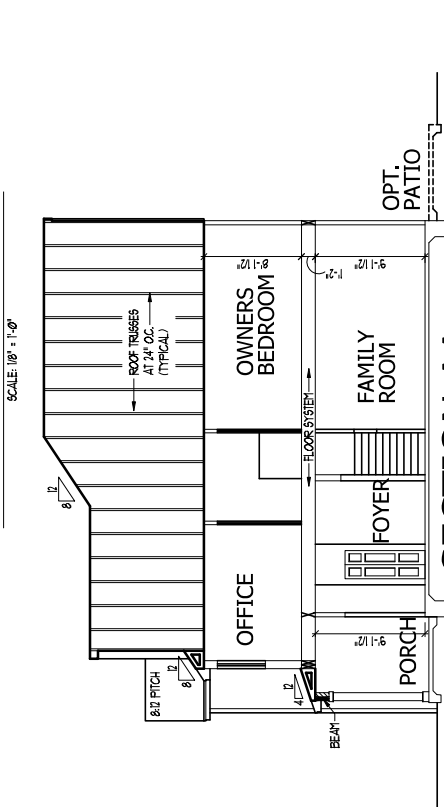
REAR ELEVATION



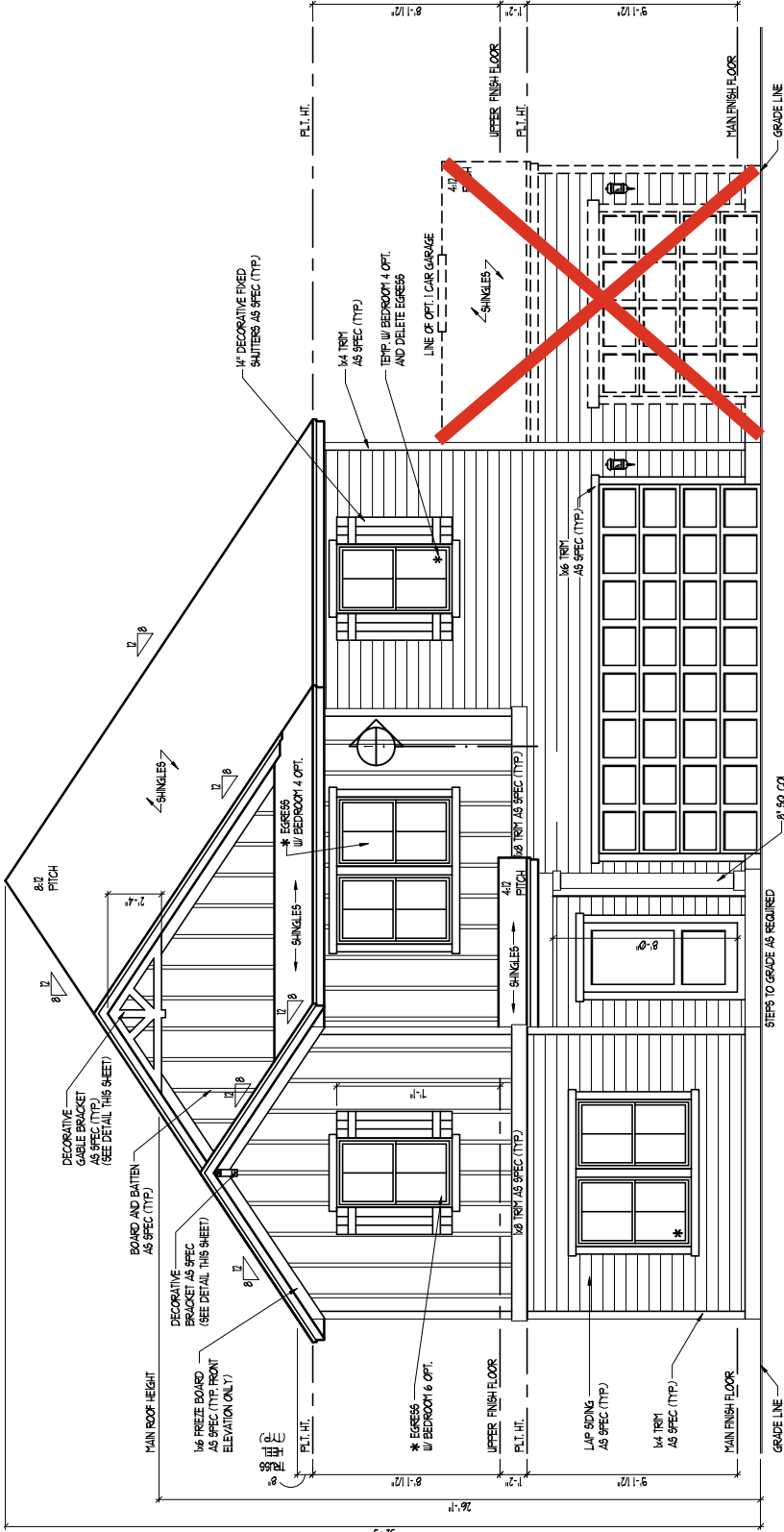
SIDE ELEVATION



SIDE ELEVATION

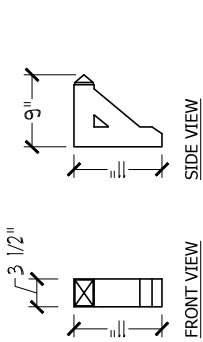


SECTION AA

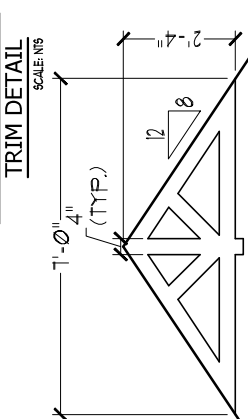
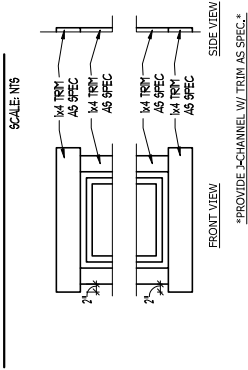


FRONT ELEVATION B

TOTAL UNDER ROOF AREA:		1461	SQ. FT.	1461	SQ. FT.
VENTING AREA REQUIRED:		LOWER: 244	UPPER: 244		
TOTAL REQUIREMENTS:		LOWER: 244	UPPER: 244		
LOWER AREA VENTING PROVIDED:					
SOFFIT VENT	SIZE	PER UNIT	# UNITS	PROVIDED	
		24" S713	25"	3.81	
UPPER AREA VENTING PROVIDED:					
RIDGE VENT	SIZE	PER UNIT	# UNITS	PROVIDED	
		125 S713	28.0"	3.50	
TOTAL AREA PROVIDED					
SOFFIT AND RIDGE VENT					7.31



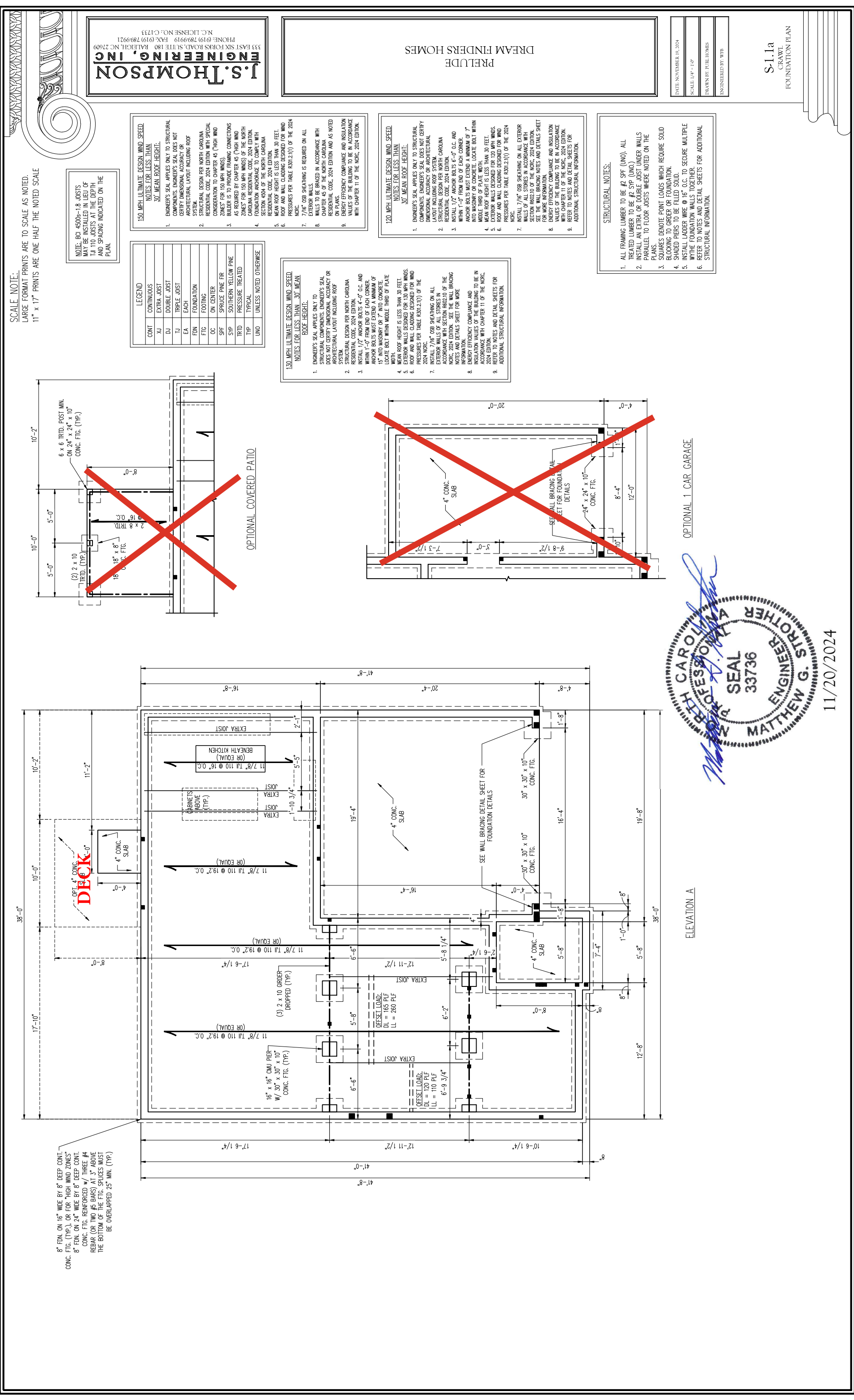
PRE-FAB BRACKET DETAIL "B"

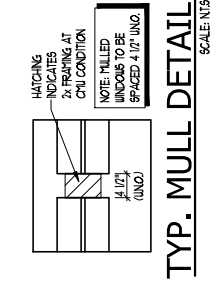
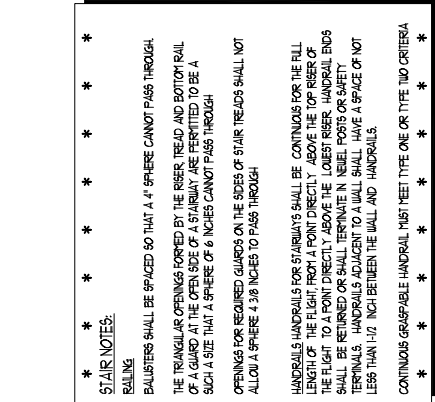


CANTILEVER DETAIL 1

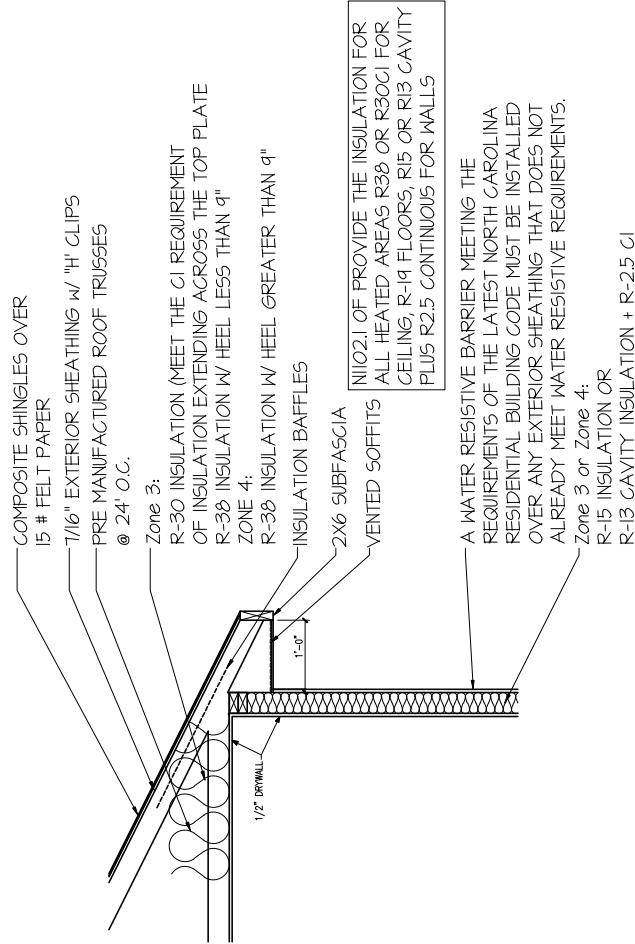
RELIANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING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

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





**CENTER FIREPLACE
ON WALL**

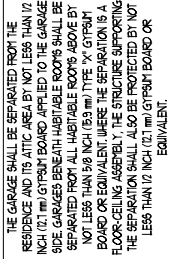


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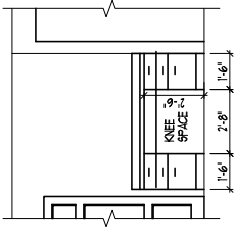
TITLE
MAIN FLOOR PLAN
STAIR SECTION
DETAILS

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

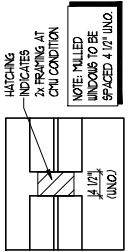
SQUARE FOOTAGE	
HEATED AREAS	ELEV 'A'
FIRST FLOOR	1039 SQ. FT.
SECOND FLOOR	1389 SQ. FT.
TOTAL HEATED SF	2428 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	394 SQ. FT.
COVERED AREAS	
FRONT PORCH	56 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDRM. 4	0
OPTIONAL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

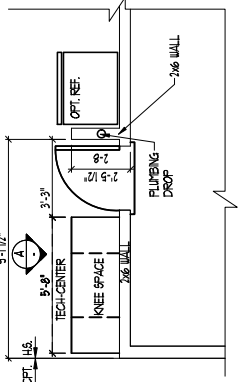
SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.



A OPT. TECH - CENTER
SCALE NTS



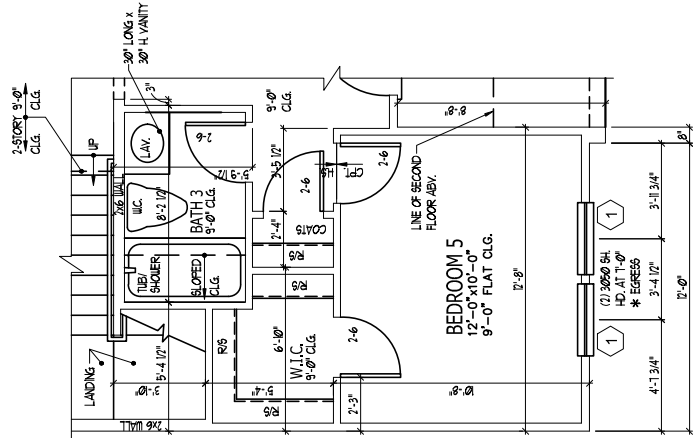
TYP. MULL DETAIL
SCALE NTS



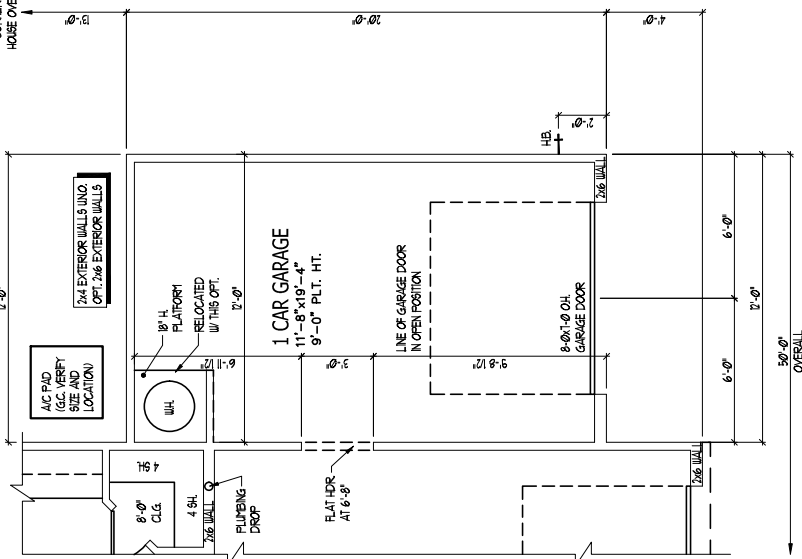
OPT TECH-CENTER
SCALE 1/4" = 1'-0"

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

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

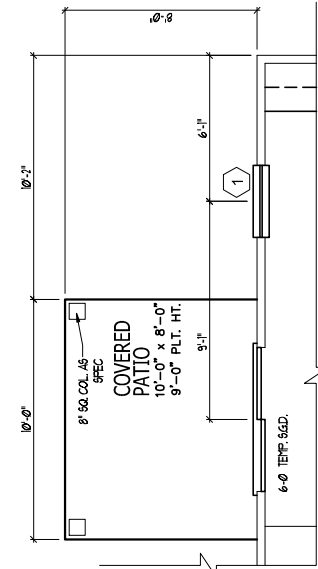


OPT BEDROOM 5/ BATH
3 ILO STUDY
(ELEV A SHOWN)
SCALE 1/4" = 1'-0"

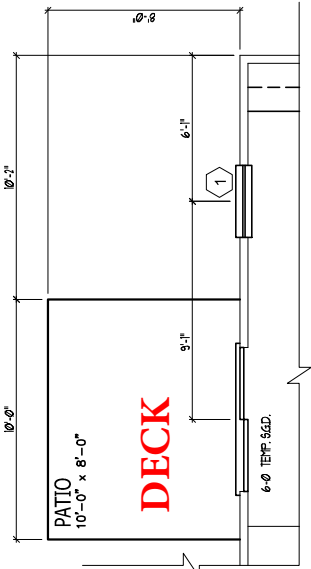


OPT 1 CAR GARAGE
(ELEV A SHOWN)
SCALE 1/4" = 1'-0"

FIRST FLOOR PLAN OPTIONS



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



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

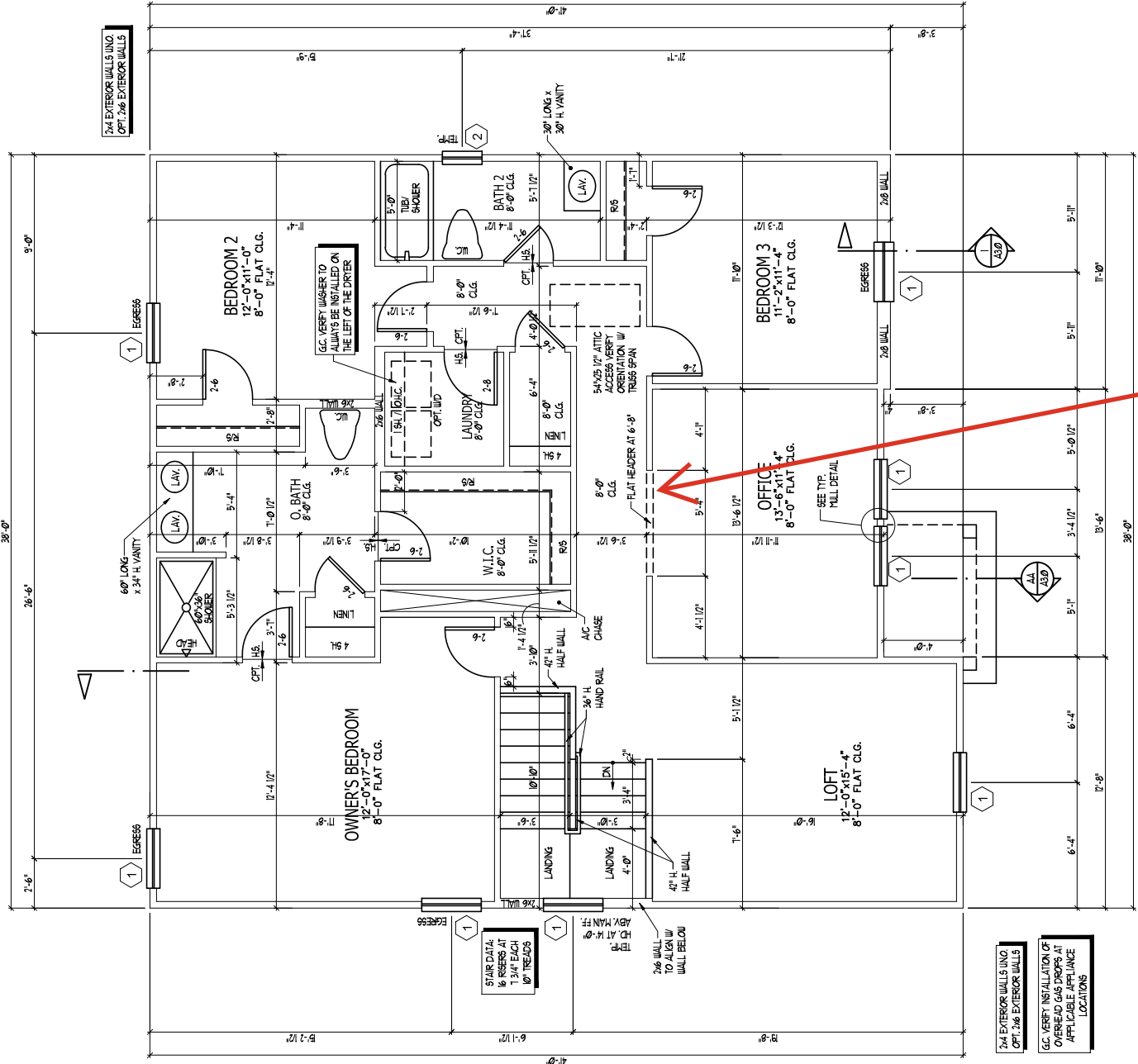
PRELUDE - Garage Right

2435

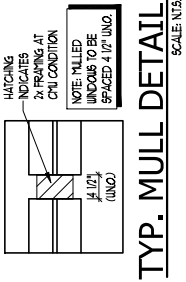
TITLE
PLAN OPTIONS

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 DRAFTER'S OFFICE HAS REVIEWED THESE PLANS SHALL BE CHARGED TO THE CLIENT. THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



BI SWING DOOR



SCALE NTS

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

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

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.

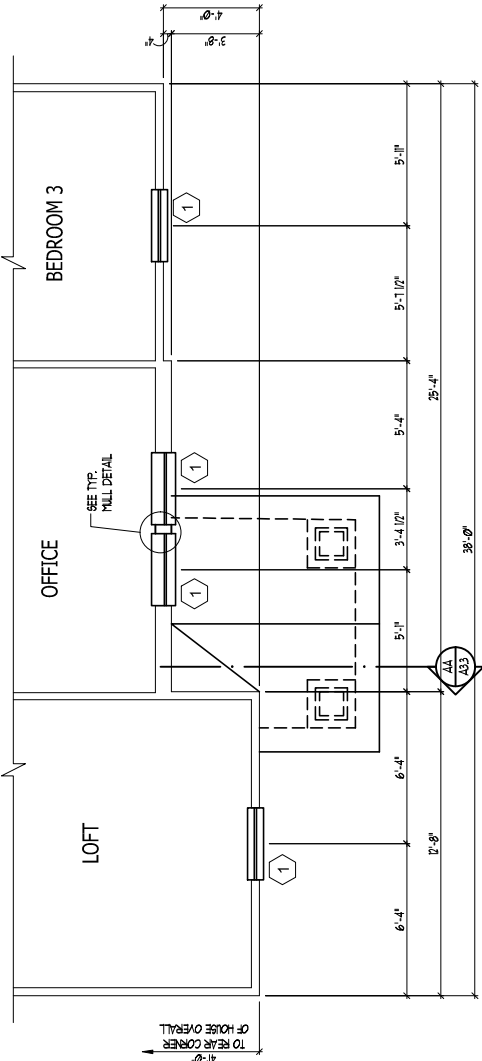
SQUARE FOOTAGE	
HEATED AREAS	ELEV 'D3'
FIRST FLOOR	1039 SQ. FT.
SECOND FLOOR	1389 SQ. FT.
TOTAL HEATED SF	2428 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	394 SQ. FT.
COVERED AREAS	
FRONT PORCH	86 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDRM. 4	0
OPTIONAL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

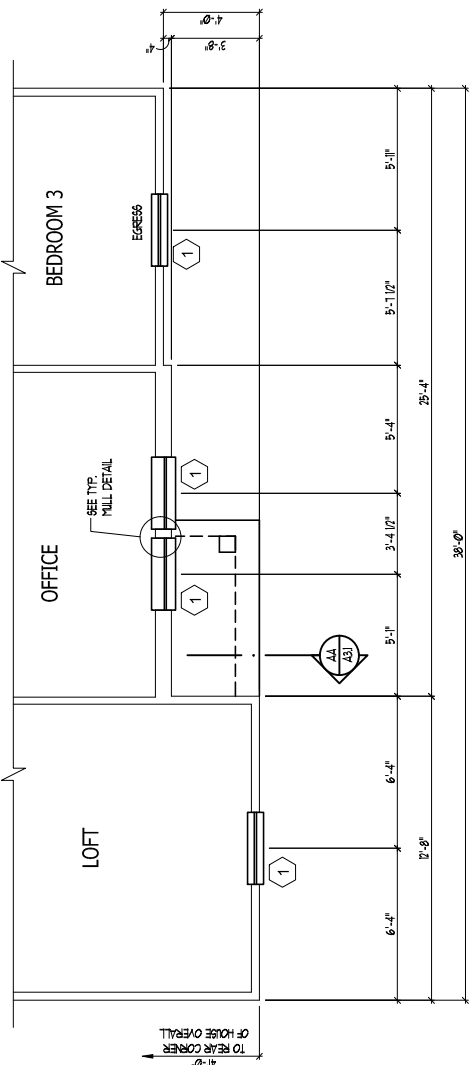
THE DRAFTER'S OFFICE SHALL NOT BE HELD RESPONSIBLE FOR THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.

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.



PARTIAL SECOND FLOOR D2

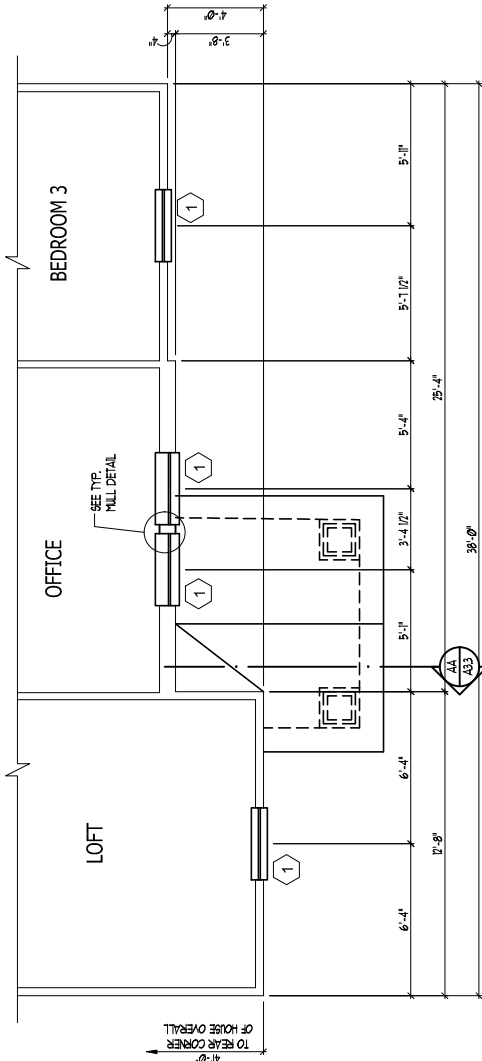
SCALE: 1/4" = 1'-0"



PARTIAL SECOND FLOOR B

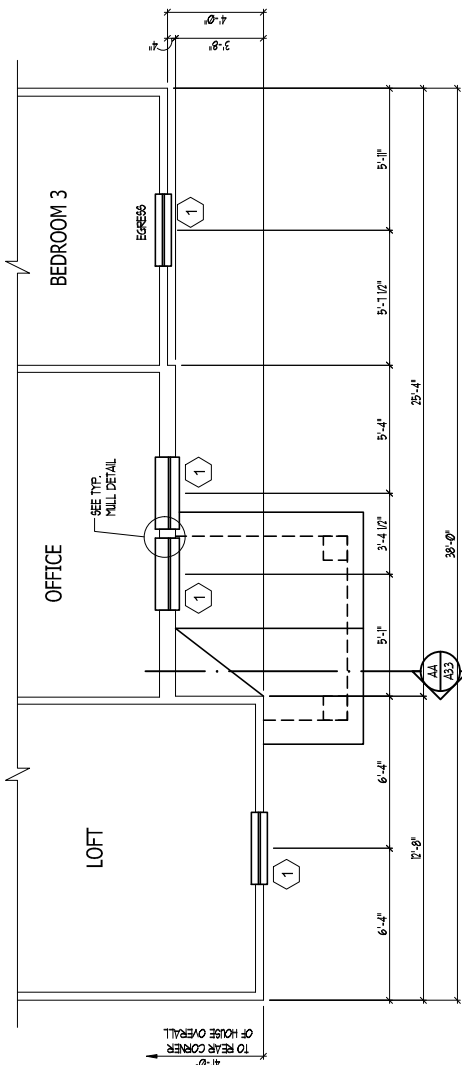
SCALE: 1/4" = 1'-0"

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



PARTIAL SECOND FLOOR D3

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



PARTIAL SECOND FLOOR D

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



DREAM FINDERS HOMES

JOB NUMBER	B-1815932*
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISION	01-11-17
	02-21-18
	03-11-20
	04-01-20
	04-08-20
	07-01-22
	07-22-22
	10-01-24

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

PRELUDE - Garage Right

DREAM FINDERS HOMES

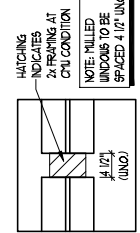
2435

TITLE
PLAN OPTIONS

A2.4

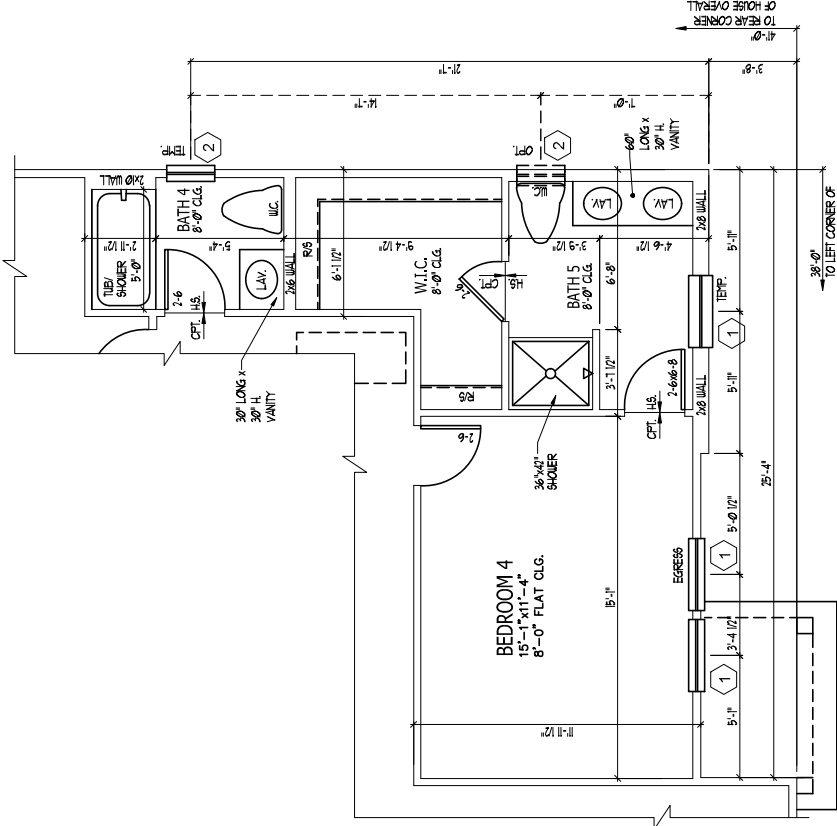
SHEET

SECOND FLOOR PLAN OPTIONS



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

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.				

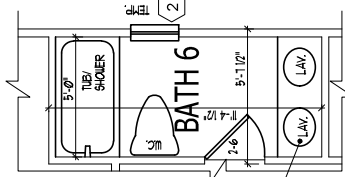


OPT BEDROOM 4/ BATH

5 ILO BEROOM 3 AND

OFFICE

SCALE 1/4" = 1'-0"

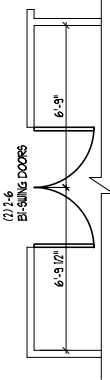


OPTIONAL BATH 6 ILO

BATH 2

STANDARD W/ OPT BEDROOM 6

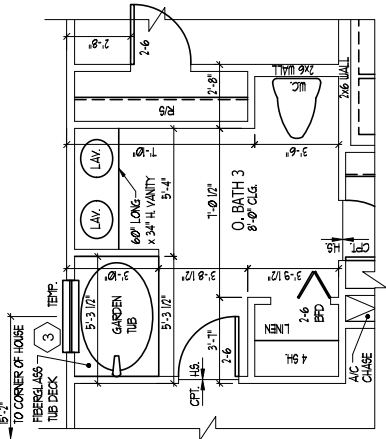
SCALE 1/4" = 1'-0"



OPT BI-SWING DOOR

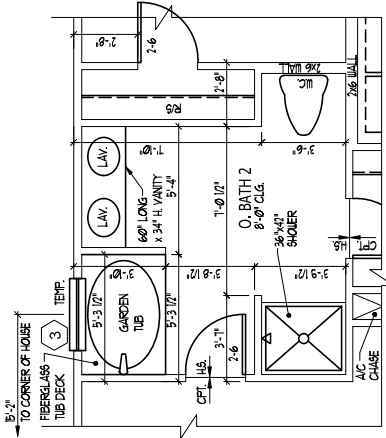
AT OFFICE

SCALE 1/4" = 1'-0"



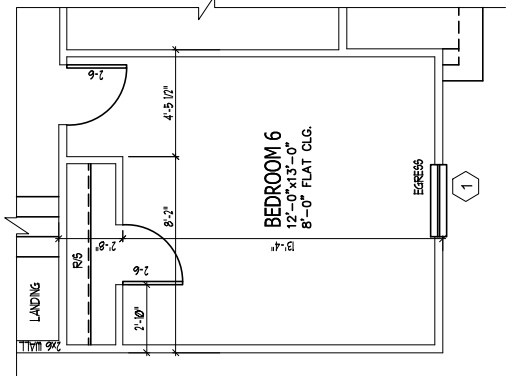
OPT OWNER'S BATH 3

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"

SECOND FLOOR PLAN OPTIONS



DREAM FINDERS
HOMES

JOB NUMBER	B-1815932*
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
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	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 Right
DREAM FINDERS HOMES

2435

TITLE
PLAN OPTIONS

A2.5
SHEET

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



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ISSUED	11-08-17
REVISED	05-01-17
	09-21-18
	02-11-20
	04-01-20
	04-08-20
	07-01-22
	10-01-22

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

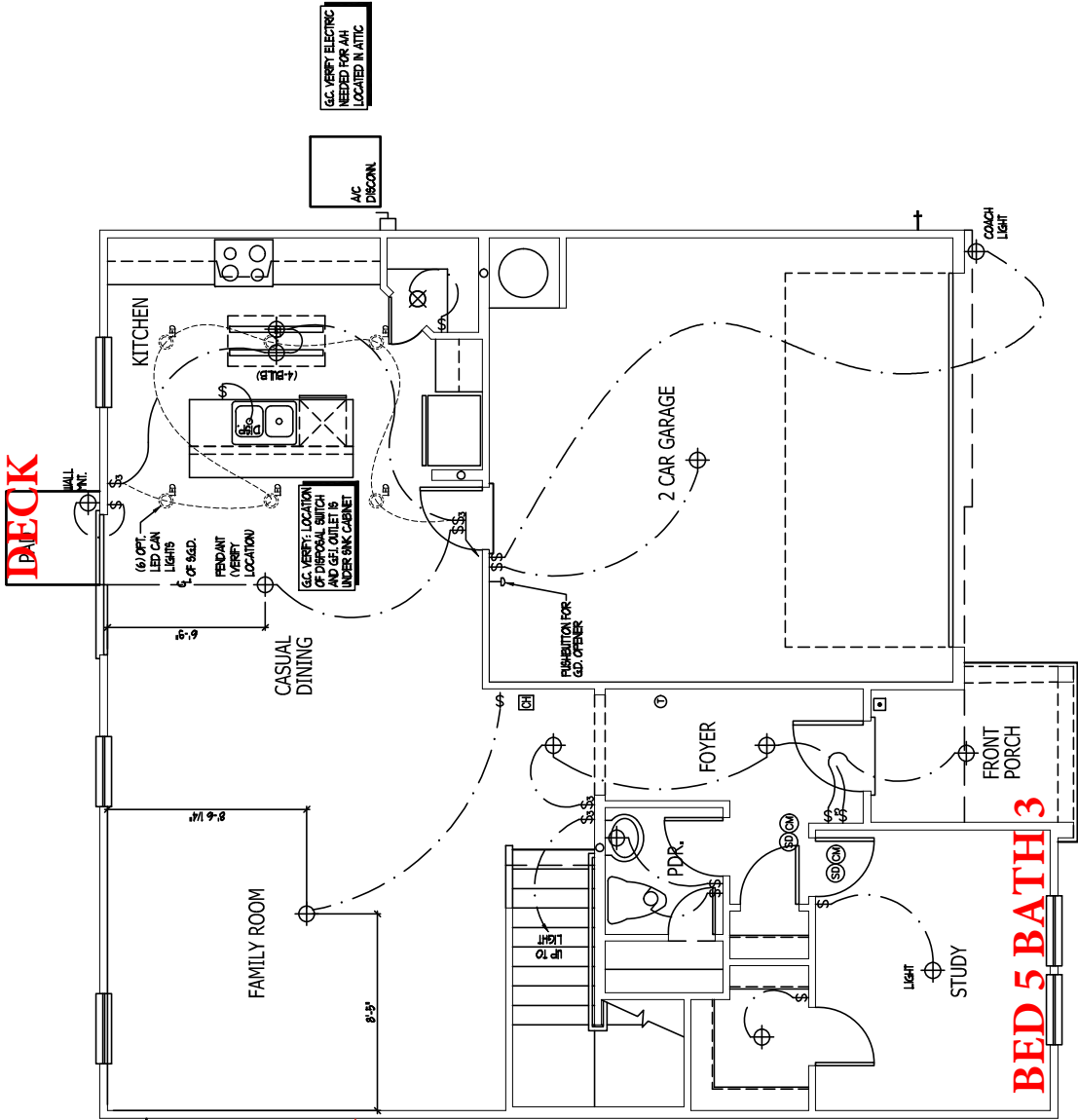
PRELUDE - Garage Right
DREAM FINDERS HOMES

2435

TITLE
MAIN FLOOR ELEC. PLAN

SHEET
E1.0

FIRST FLOOR ELECTRICAL PLAN A



CENTER FIREPLACE
ON WALL

9' CEILING

ELECTRICAL KEY

- ⊖ DIFLEX CONVENIENCE OUTLET
- ⊖ DIFLEX OUTLET ABOVE COUNTER
- ⊖ REAR-PROOF 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 FAN LIGHT COORDINATION
- ⊖ ELECTRIC DOOR OPERATOR (OPTIONAL)
- ⊖ CIRCLES (OPTIONAL)
- ⊖ FIBER OPTIC SWITCH (OPTIONAL)
- ⊖ CARBON MONOXIDE DETECTOR
- ⊖ SMOKE DETECTOR
- ⊖ SMOKE / CARBON MONO COXIDO DETECTOR
- ⊖ TELEPHONE (OPTIONAL)
- ⊖ TELEVISION (OPTIONAL)
- ⊖ THERMOSTAT
- ⊖ ELECTRIC METER
- ⊖ ELECTRIC PANEL
- ⊖ DISCONNECT SWITCH
- ⊖ SPEAKER (OPTIONAL)
- ⊖ ROUGH-IN FOR OPT. CEILING FAN
- ⊖ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 7 AND 9 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS: 48" ABOVE FINISHED FLOOR
OUTLETS: 18" ABOVE FINISHED FLOOR
TELEPHONE: 48" (UNLESS ADV. CONTRADICT)
TELEVISION: 48"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL BATH AND 200A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BREAKFAST ROOMS, KITCHENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COORDINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 201.40(A), 40(A)(3), AND 40(A)(13).
5. ALL BATH AND 200A 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 ALL CITY, STATE, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN AVAILABLE. IF THE BUILDING WIRING IS NOT AVAILABLE, THE ALARMS SHALL HAVE BATTERY BACKUP. COORDINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

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

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ISSUED	11-08-17
REVISED	01-01-17
	09-21-18
	02-11-20
	04-01-20
	04-08-20
	07-01-22
	10-01-22

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

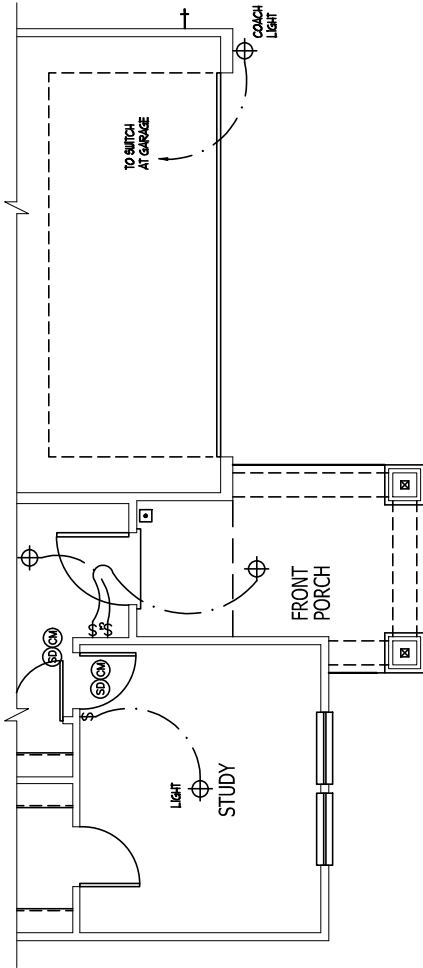
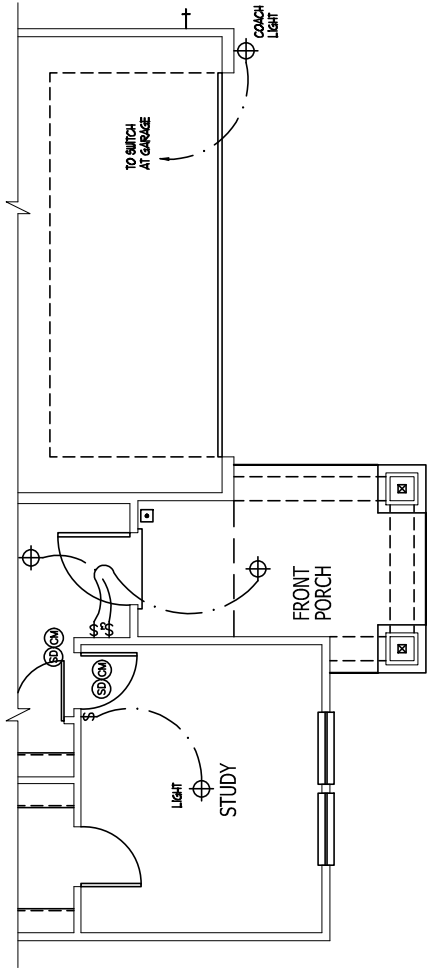
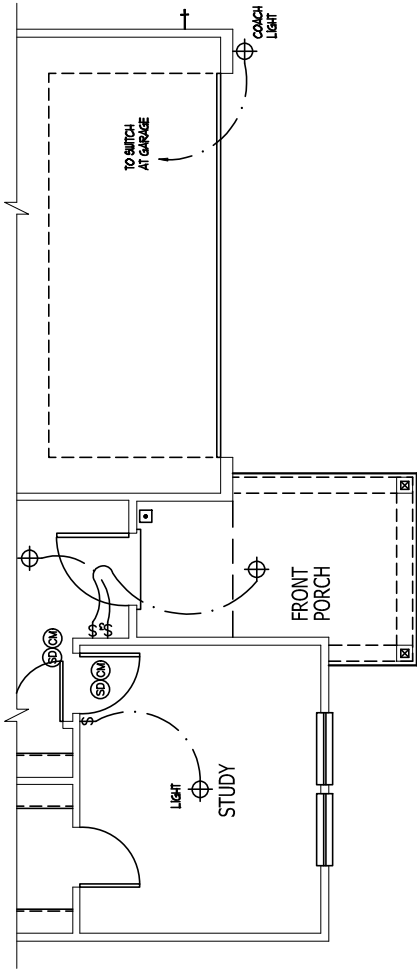
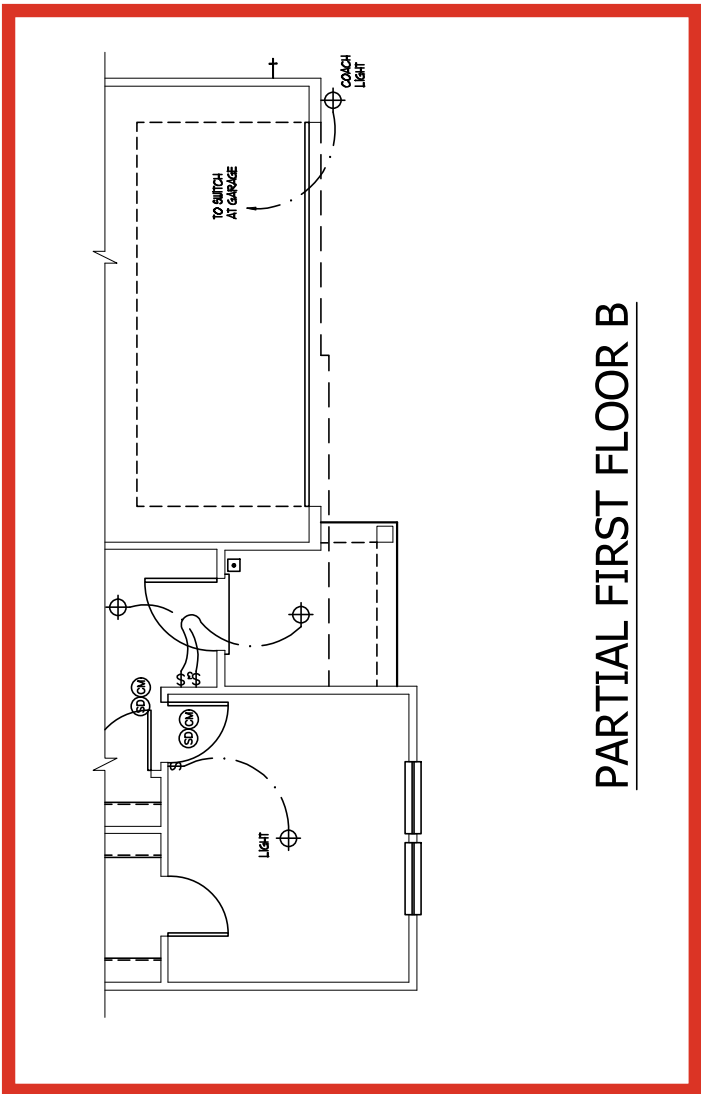
PRELUDE - Garage Right

DREAM FINDERS HOMES

2435

TITLE
ELECTRIC AT PLAN OPTIONS

SHEET
E1.1



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
- LIGHT FIXTURE WITH PULL 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
- TELEVISION
- ELECTRIC PANEL
- DISCONNECT SWITCH
- 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: 48" AFF
TELEPHONE: 48" AFF (UNLESS ANY COUNTERTOP)
TELEVISION: 48" AFF (UNLESS ANY COUNTERTOP)
- ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
- ALL BA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, KITCHENS, AND BREAKFAST ROOMS SHALL BE HARDWIRED TO A GFCI DEVICE AND WATER-PROOF RECEPTACLES PER NEC 200.406(B) AND 406.5.
- ALL BA AND 20A 100V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
- IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 70, NEC, 200, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
- EVERY BUILDING HAVING A FORMAL PEB, SWIMMING POOL, OR APPLIANCE FREESTAGE OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
- ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

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

FIRST FLOOR ELECTRICAL PLAN OPTIONS

LE DIVERX CONVENIENCE Q11 ET

- NOTES:

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

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



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



FIRST FLOOR ELECTRICAL PLAN OPTIONS

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



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



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



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

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

PRELUDE - Garage Right

2435

TITLE
ELECTRIC AT PLAN OPTIONS

E12





JOB NUMBER	B-1815932*
CACAD 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

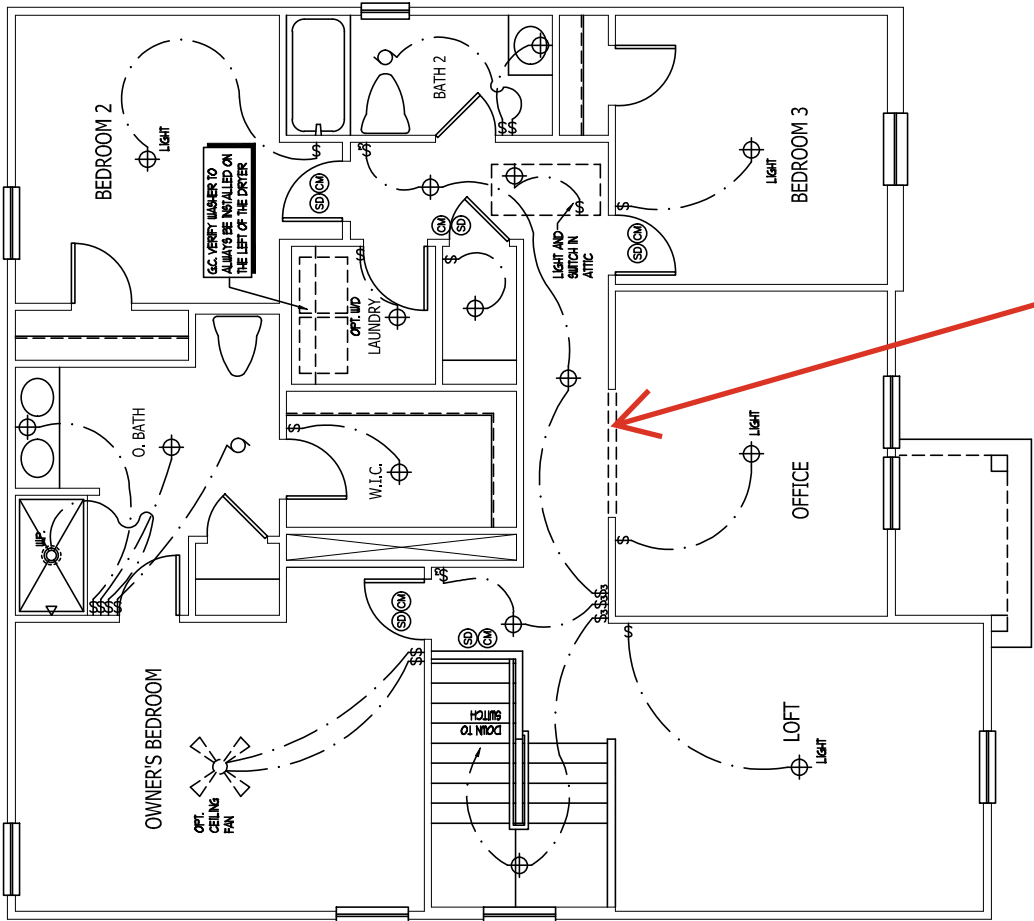
PRELUDE - Garage Right

2435

TITLE
UPPER FLOOR ELEC. PLAN

E1.3

SECOND FLOOR ELECTRICAL PLAN A



BI SWING DOOR

ELECTRICAL KEY

- | | |
|---|--|
|  | DUPLEX OUTLET ABOVE CENTER |
|  | WEATHERPROOF DUPLEX OUTLET |
|  | GROUND FAULT INTERRUPTER DUPLEX OUTLET |
|  | HALL-SWITCHED DUPLEX OUTLET |
|  | SPECIAL PURPOSE OUTLET |
|  | DUPLEX OUTLET IN FLOOR |
|  | 250 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 CANDLE LIGHT |
|  | LIGHT FIXTURE WITH FULL CHAIN |
|  | TRACK LIGHT |
|  | FLUORESCENT LIGHT FIXTURE |
|  | EXHAUST FAN |
|  | EXHAUST FAULT CORRECTION |
|  | ELECTRIC DOOR OPERATOR (OPTIONAL) |
|  | CHIME (OPTIONAL) |
|  | RUBBITION SWITCH (OPTIONAL) |
|  | CARBON MONOXIDE DETECTOR |
|  | SMOKE DETECTOR |
|  | SHOCK (CARBON MONOXIDE DETECTOR) |
|  | TELEPHONE (OPTIONAL) |
|  | THERMOSTAT |
|  | ELECTRIC METER |
|  | ELECTRIC PANEL |
|  | DISCONNECT SWITCH |
|  | SPEAKER (OPTIONAL) |
|  | ROUGH-IN FOR OPT. CEILING FAN |
|  | CEILING MOUNTED INCANDESCENT LIGHT FIXTURE |
|  | WALL MOUNTED INCANDESCENT LIGHT FIXTURE |
|  | RECESSED INCANDESCENT LIGHT FIXTURE |

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"
OUTLETS.....18"
TELEPHONE.....14" (UNLESS JABY CENTERTOP)
TELEVISION.....14"

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 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, SUNDRIES, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAPPER-PROOF RECEPTACLES PER N.E.C. 2011 406.12 AND 406.13

5. ALL 5A 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 NFPA 70, NEC 2011, 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.

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

THE DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO 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 PROCEEDING WITH ANY CONSTRUCTION. THE FINAL PLANS HAVE BEEN COMPLETED AND SHALL BE SUBJECT TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

ELECTRICAL KEY

- DIPLEX CONVENIENCE OUTLET
- DIPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DIPLEX OUTLET
- GROUND FAULT INTERRUPTER DIPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DIPLEX 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
- FLOORESCENT LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FANLIGHT CORPENTATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CURBS (OPTIONAL)
- FRAGMENTATION SWITCH (OPTIONAL)
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- SMOKE / CARBON MONOXYDE DETECTOR
- TELEPHONE (OPTIONAL)
- TELEVISION (OPTIONAL)
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SPEAKER (OPTIONAL)
- ROUGH-IN FOR OPT. CEILING FAN
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/
- ROUGH-IN FOR OPT. CEILING FAN

NOTES:

- PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
- UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS: ABOVE FINISHED FLOOR:
OUTLETS 18"
SWITCHES 48"
TELEPHONE 36" (UNLESS ABOVE COUNTERTOP)
TELEVISION 36"
- ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
- ALL BATH AND 200A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLOORS, LIBRARIES, DRINK SINKS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND OTHER AREAS WILL REQUIRE A COMBINATION TYPE AFCI, DEVICE AND WATER-PROOF RECEPTACLES PER N.E.C. 200, 406.2 AND 406.3
- ALL BATH AND 200A 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 THE 2017 N.E.C. 200, AND ALL APPLICABLE LOCAL ORDINANCES, CODES, AND ORDINANCES.
- EVERY BUILDING HAVING A FORBID-FIRE-BURNING HEATER OR APPLIANCE, PRE-FLAME, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
- ALL WORK SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WORK WHEN AVAILABLE. EXHAUST FANS, EXHAUST FANLIGHTS, AND EXHAUST FANS SHALL HAVE BATTERY BACKUP CORPENTATION 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.



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
	08-01-22
	10-01-24

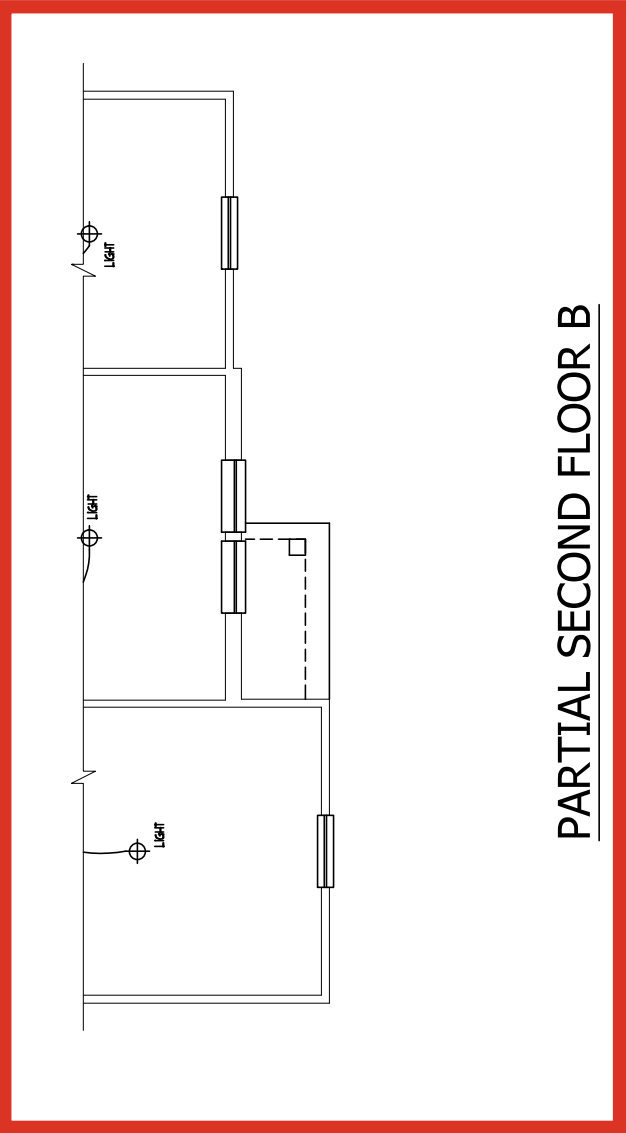
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

PRELUDE - Garage Right
DREAM FINDERS HOMES

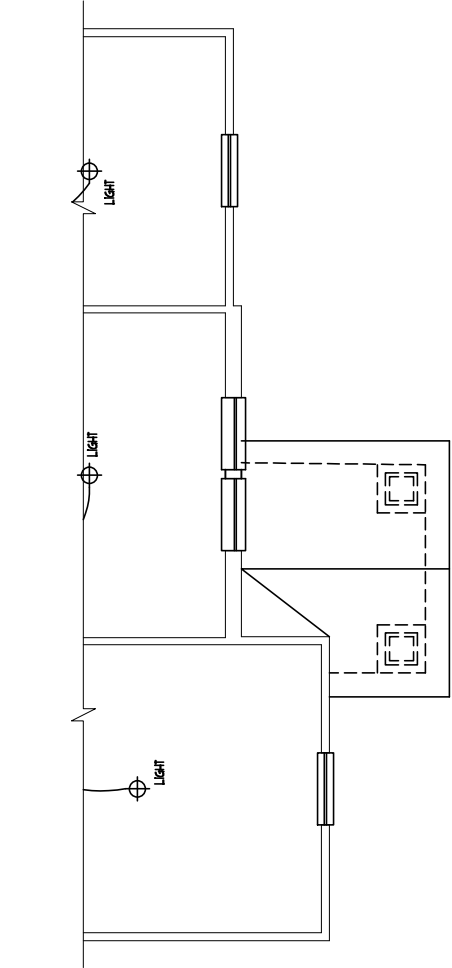
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TITLE
ELECTRIC AT PLAN OPTIONS

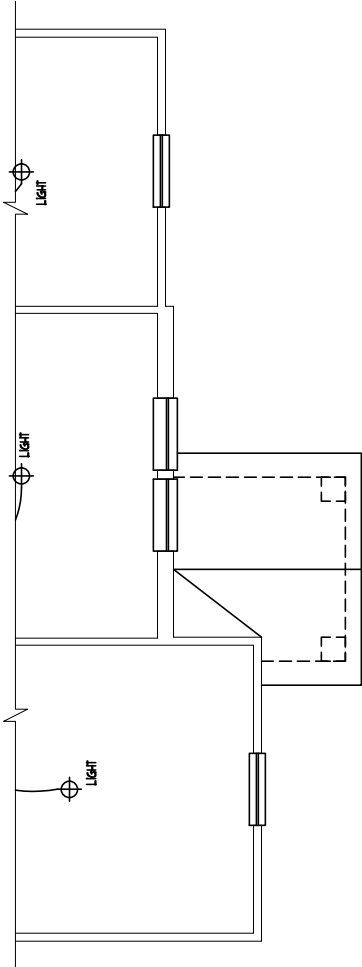
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E1.4



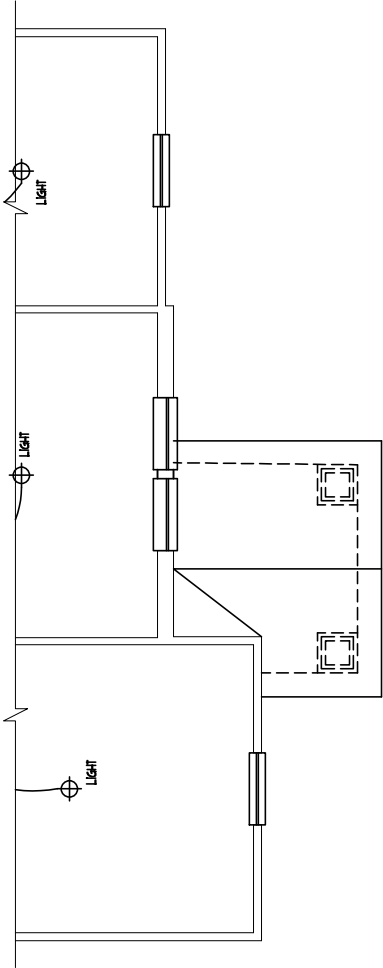
PARTIAL SECOND FLOOR B



PARTIAL SECOND FLOOR D2



PARTIAL SECOND FLOOR D



PARTIAL SECOND FLOOR D3

SECOND FLOOR ELECTRICAL PLAN OPTIONS

ELECTRICAL KEY

- DIPLEX CONVENIENCE OUTLET
- DIPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DIPLEX OUTLET
- GROUND FAULT INTERRUPTER DIPLEX OUTLET
- HALF-SWITCHED DIPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DIPLEX 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
- FLOURESCENT LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FANLIGHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CURBS (OPTIONAL)
- FRAGMENTATION SWITCH (OPTIONAL)
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- SMOKE / CARBON MONO COXIDO DETECTOR
- TELEPHONE (OPTIONAL)
- TELEVISION (OPTIONAL)
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SPEAKER (OPTIONAL)
- ROUGH-IN FOR OPT. CEILING FAN
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

NOTES:

- PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
- IN LBS. OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS: ABOVE FINISHED FLOOR:
OUTLETS 1'4"
SWITCHES 4'4"
TELEPHONE 4'4" (UNLESS ABOVE COUNTERTOP)
TELEVISION 4'4"
- ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
- ALL BA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DRINK SINKS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SHOWER AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND WATERT-PROOF RECEPTACLES PER NEC 200.406.2 AND 406.3
- ALL BA AND 20A DIMY 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 THE 2017 NEC, IBC, AND ALL APPLICABLE LOCAL ORDINANCES, CODES, AND ORDINANCES.
- 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.
- ALL WIRING SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN POSSIBLE. IF THE WIRING IS NOT TO BE INSTALLED IN THE BUILDING, THE WIRING SHALL BE 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.



DREAM FINDERS
HOMES

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

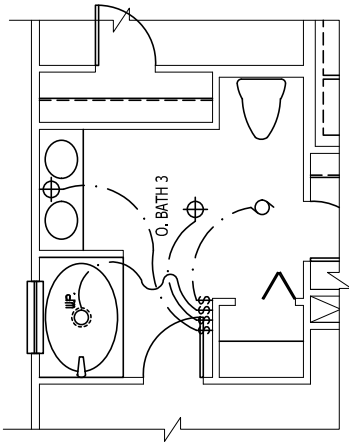
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

PRELUDE - Garage Right
DREAM FINDERS HOMES

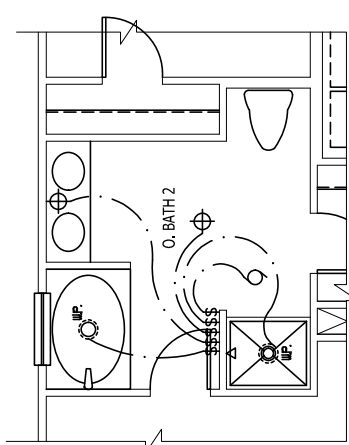
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TITLE
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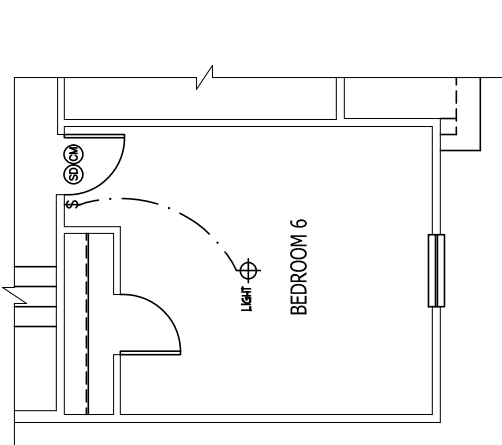
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E1.5



OPT OWNER'S BATH 3



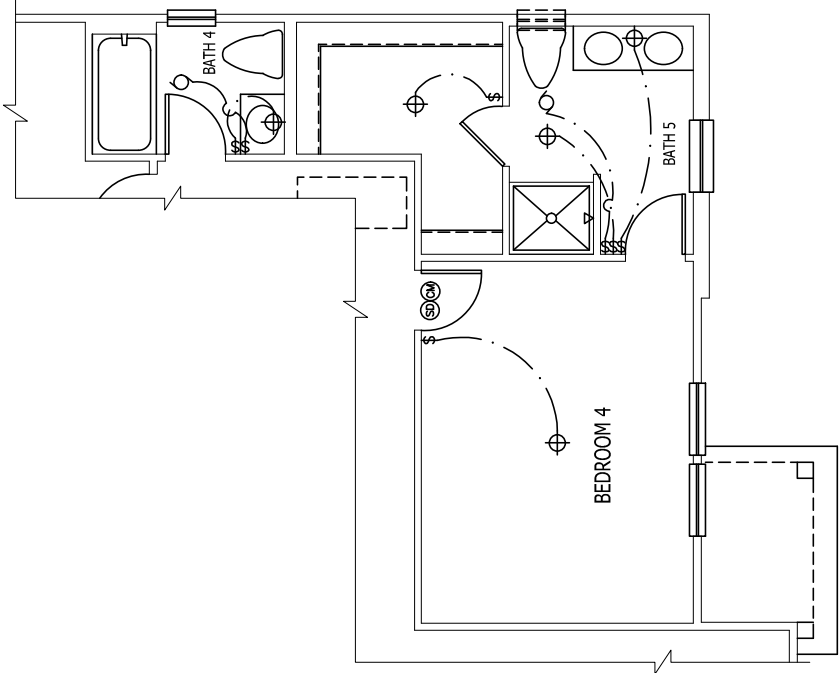
OPT OWNER'S BATH 2



OPT BEDROOM 6

ILO LOFT

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

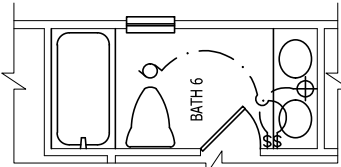


OPT BEDROOM 4/ BATH

5 ILO BEROOM 3 AND

OFFICE

SCALE 1/4" = 1'-0"

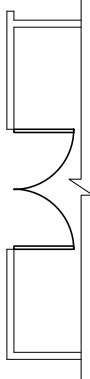


OPTIONAL BATH 6 ILO

BATH 2

STANDARD W/ OPT BEDROOM 6

SCALE 1/4" = 1'-0"



OPT BI-SWING DOOR

AT OFFICE

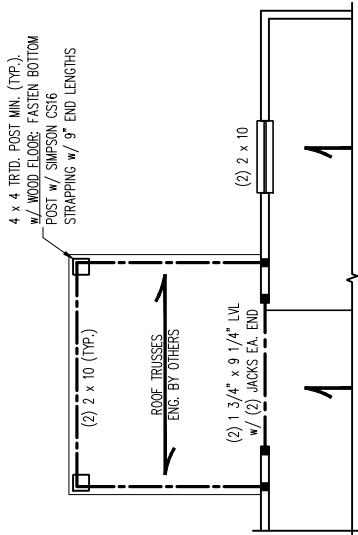
SCALE 1/4" = 1'-0"

SECOND FLOOR ELECTRICAL PLAN OPTIONS

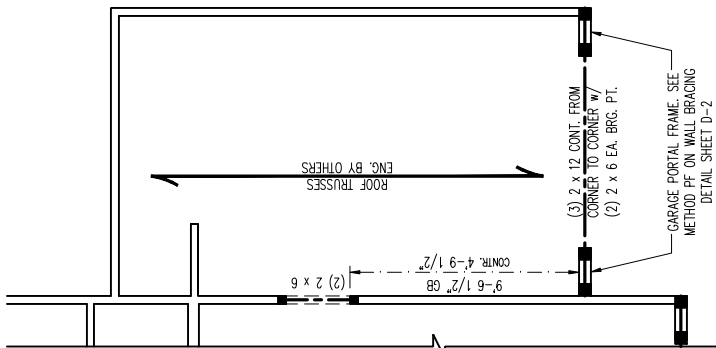
SCALE NOTE:

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

DECK



OPTIONAL COVERED PATIO



- 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\" 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

LEGEND		MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
CONT	LEGEND	
XJ	CONTINUOUS	1
DJ	EXTRA JOIST	
TJ	DOUBLE JOIST	2
EA	TRIPLE JOIST	
()	EACH	3
DSP	NUMBER OF STUDS	
TSP	DOUBLE STUD POCKET	4
OC	TRIPLE STUD POCKET	
SPF	ON CENTER	5
TRTD	SPRUCE PINE FIR	
TYP	SOUTHERN YELLOW PINE	UNLESS NOTED OTHERWISE
UNO	PRESSURE TREATED	

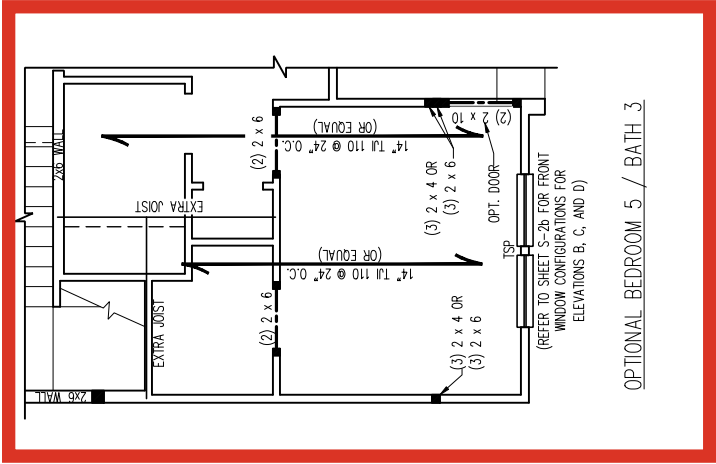
TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS IN 140/150 MPH WIND ZONES

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

11/20/2024



OPTIONAL BEDROOM 5 / BATH 3

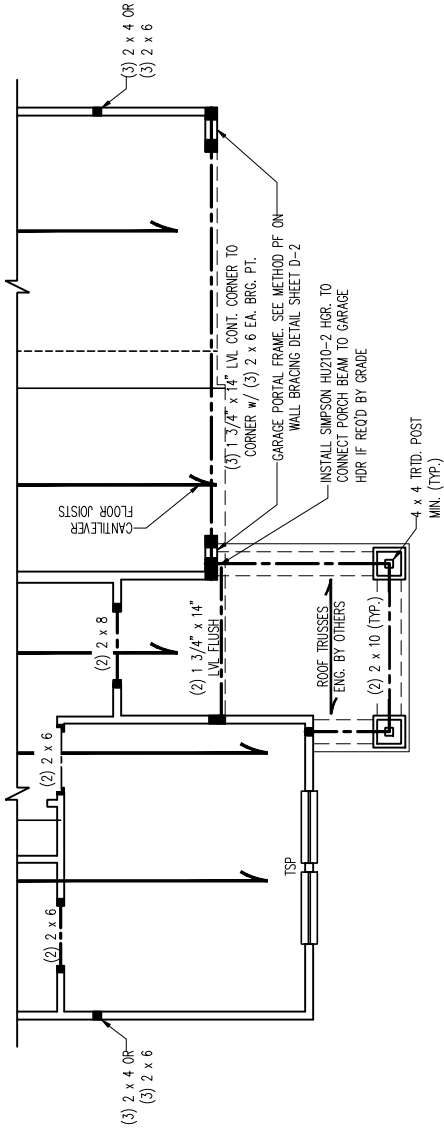
J.S. THOMPSON
ENGINEERING, INC.
333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO.: C-1733

PRELUDE
DREAM FINDERS HOMES

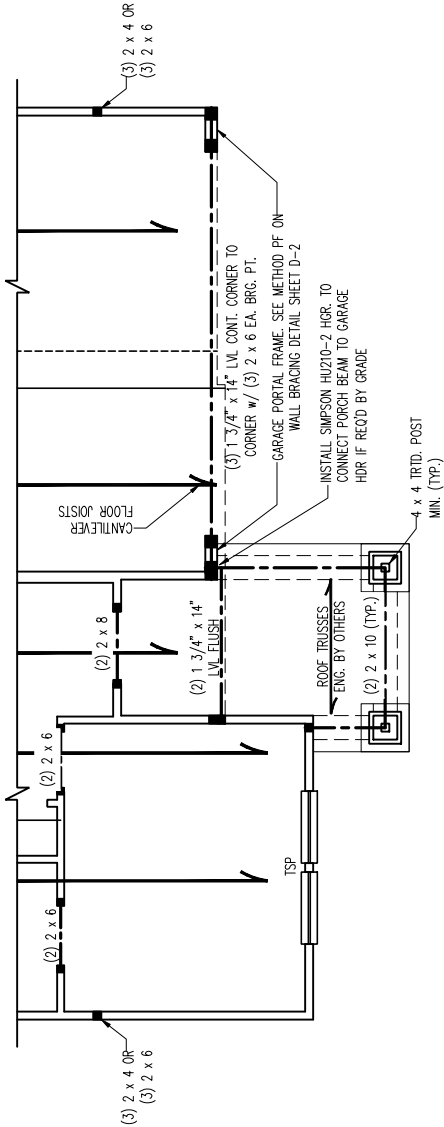
DATE: NOVEMBER 10, 2024
SCALE: 1/4\" = 1'-0\"
DRAWN BY: JTH/HOMES
ENGINEERED BY: WTB

S-2a
SECOND FLOOR
FRAMING PLAN

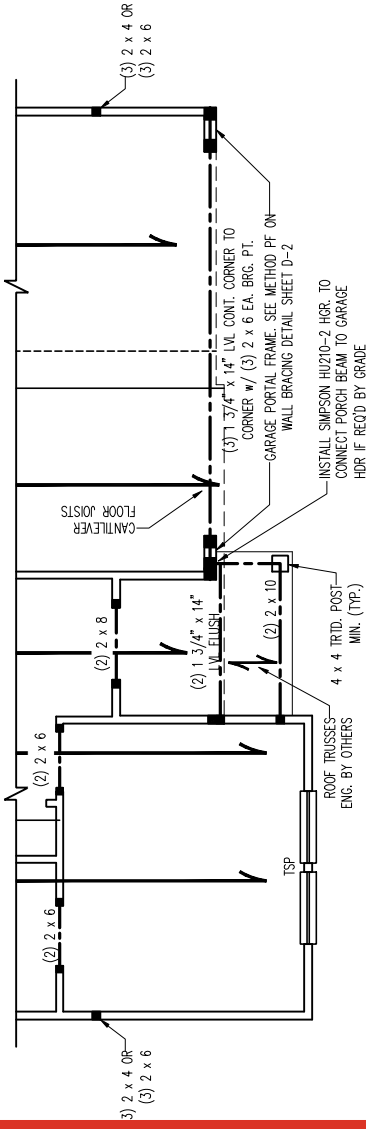
SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE



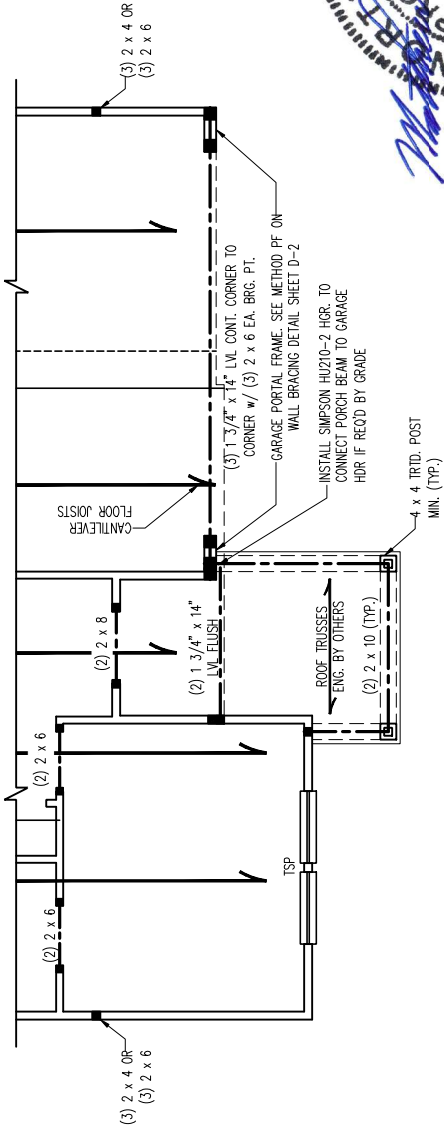
ELEVATION D3



ELEVATION D2



ELEVATION B



ELEVATION D

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

PRELUDE
DREAM FINDERS HOMES

DATE: NOVEMBER 10, 2024

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

DRAWN BY: JRL/HOMES

ENGINEERED BY: WFB

S-2b
SECOND FLOOR
FRAMING PLAN



11/20/2024

BRACED WALL DESIGN NOTES:

1. WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R301.1.3 "ENGINEERED DESIGN" OF THE NIRC 2024 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.4 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
2. SHEATH ALL EXTERIOR WALLS w/ 7/16" OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NIRC 2024 EDITION.
3. CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS WITH HORIZONTAL JOINTS BLOCKED. ATTACH SHEATHING w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
4. GB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL (UNO) WHERE NOTED ON THE PLANS ATTACHED WITH 1 1/4" LONG #6 SCREWS OR 1 5/8" LONG 5d COOLER NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES. WHERE METHOD GB PANELS ARE INSTALLED HORIZONTALLY, BLOCKING OF HORIZONTAL JOINTS IS NOT REQUIRED.
5. BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NIRC 2024 EDITION.
6. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

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

PROVIDE (2) KING STUDS
EA. END OF WINDOW

NO STRUCTURAL
CHANGES

OPTIONAL BEDROOM 6

***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).

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 ORDER 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.

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

ELEVATIONS B, D, D2, & D3

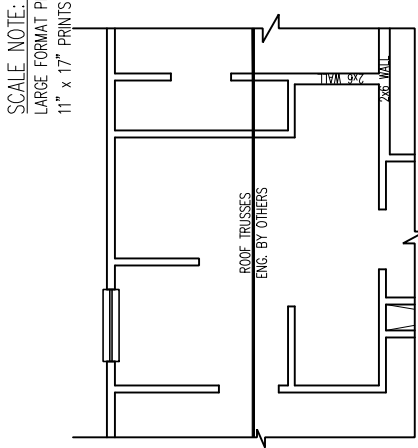
PORCH BELOW w/ ELEV. D



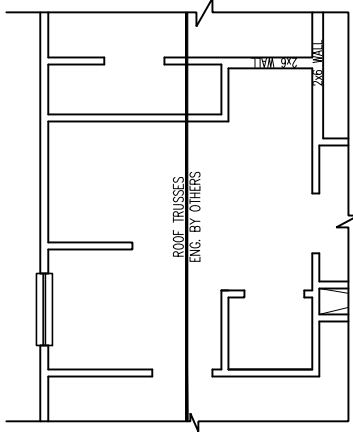
11/20/2024

NO STRUCTURAL
CHANGES

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



OPTIONAL OWNER'S BATH 3



OPTIONAL OWNER'S BATH 2

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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: JURE HOMES

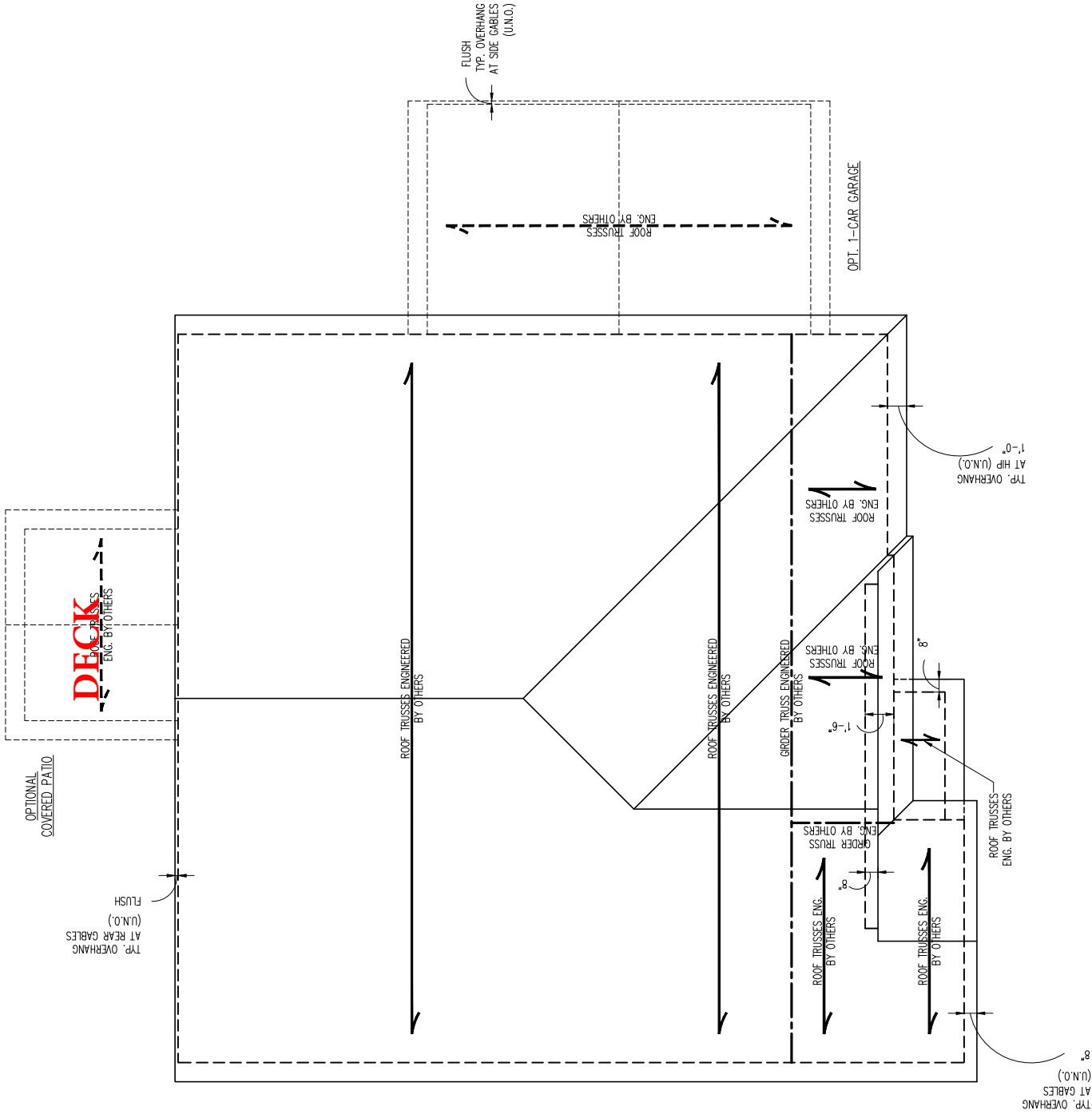
ENGINEERED BY: WFB

S-3b
CEILING FRAMING
PLAN

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

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 HZ5A 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.

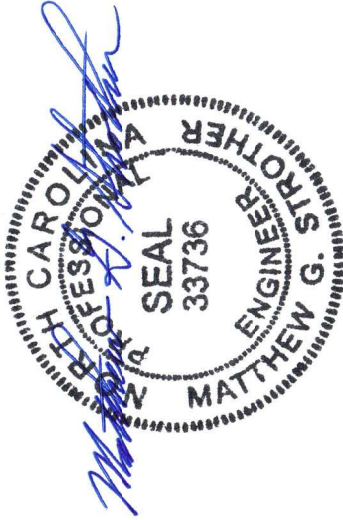
LEGEND	
XR	EXTRA RAFTER
XT	EXTRA TRUSS
DR	DOUBLE RAFTER
TR	TRIPLE RAFTER
RS	RAFTER SUPPORT
TS	TRUSS SUPPORT
CONT	CONTINUOUS
EA	EACH
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

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PRELUDE
DREAM FINDERS HOMES

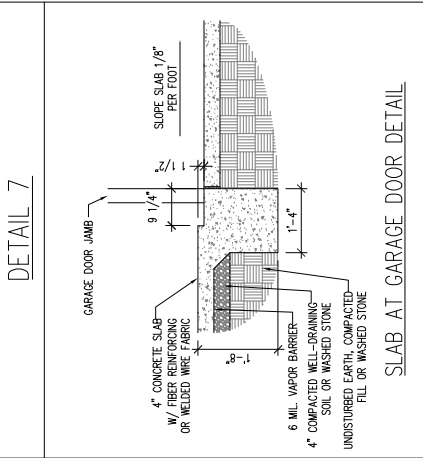
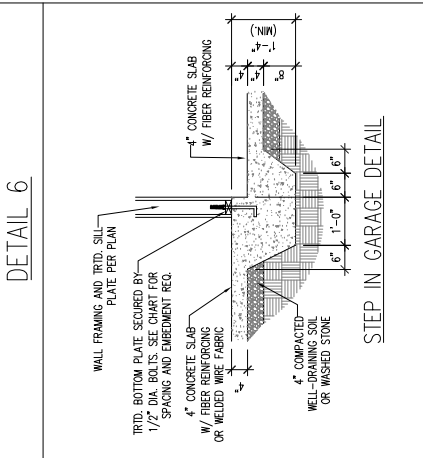
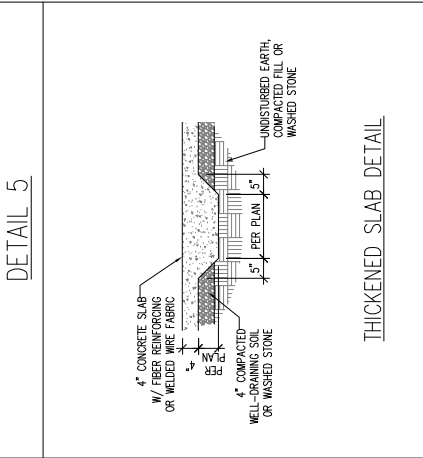
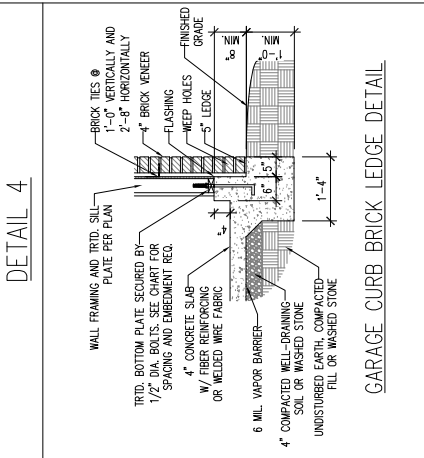
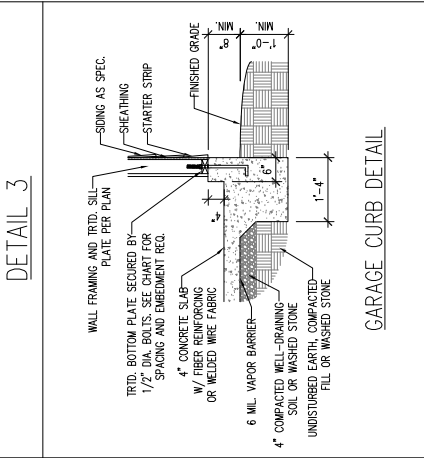
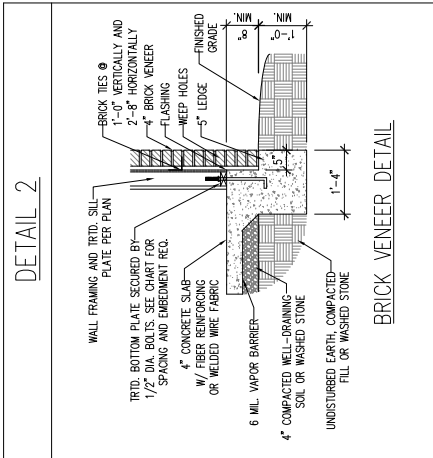
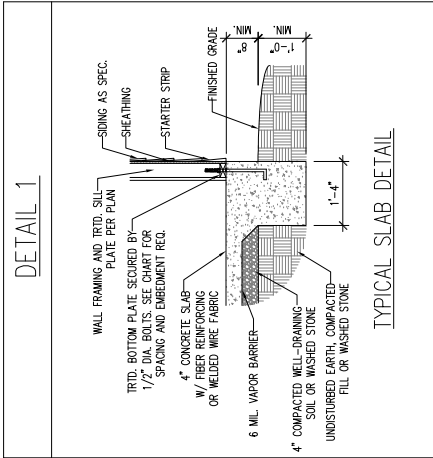
DATE: NOVEMBER 10, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: JRL/HOMES
ENGINEERED BY: WFB

S-4b
ROOF FRAMING
PLAN

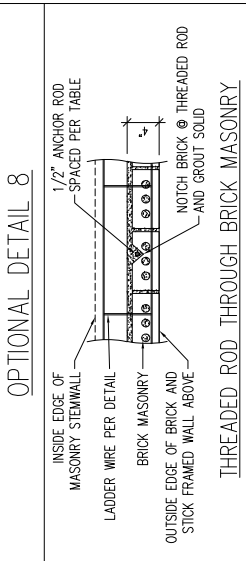
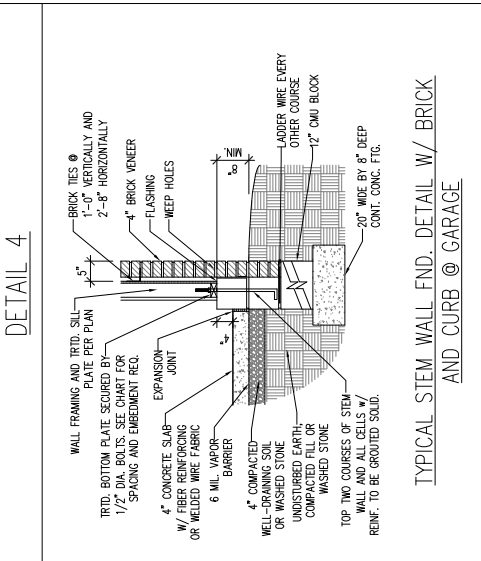
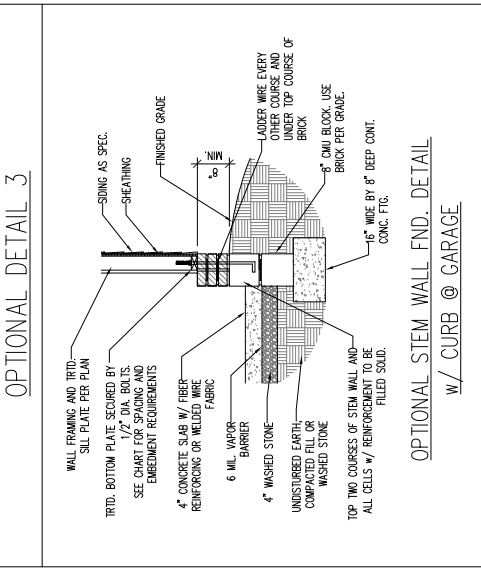
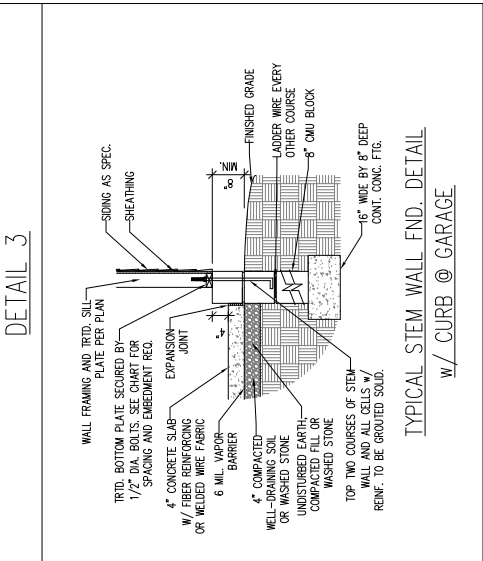
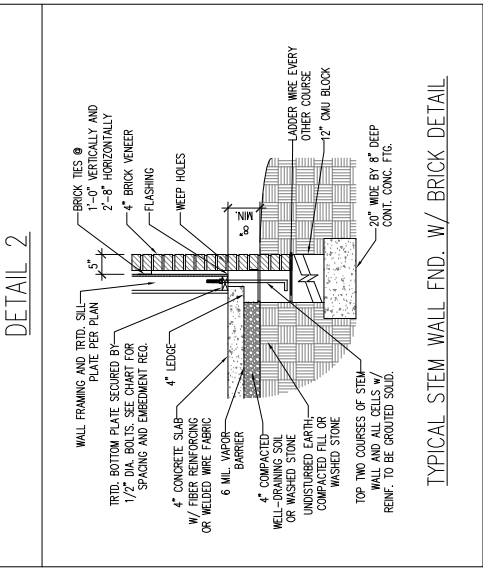
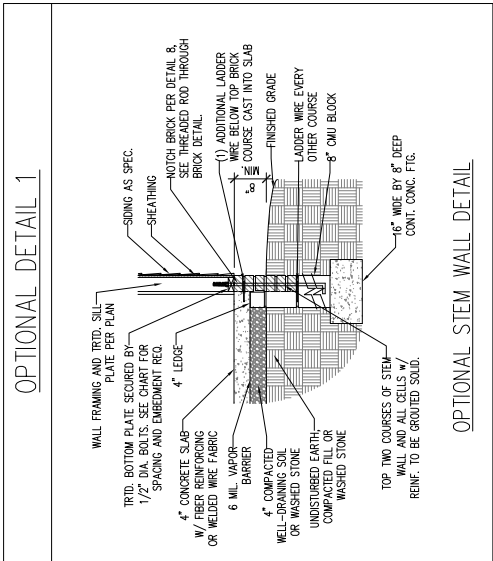
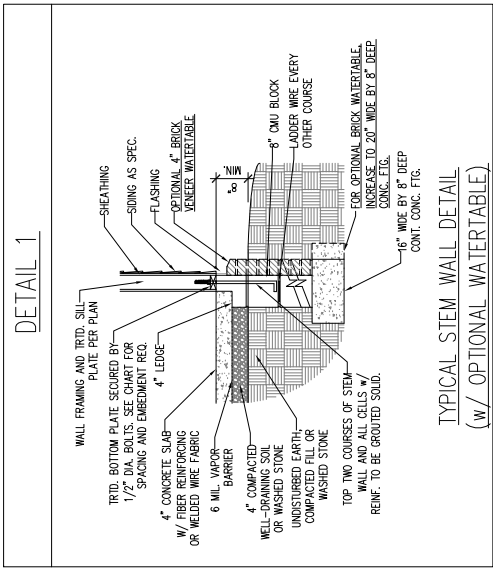


11/20/2024

MONOLITHIC SLAB DETAILS



STEM WALL DETAILS



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N.C. LICENSE NO.: C-1733

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

- STRUCTURAL NOTES:
- 1) WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
 - 2) THE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
 - 3) CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE W/ GREATER THAN 3' OF FILL AS MEASURED FROM THE TOP OF THE FOOTING.
 - 4) BACKFILL OF CLEAN #57 / #67 WASHED STONE IS ALLOWABLE.
 - 5) BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (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.
 - 6) PREP SLAB PER F506.2.1 AND F506.2.2 BASE AND EXCEPTION OF 2024 NORTH CAROLINA RESIDENTIAL CODE.
 - 7) MINIMUM 24" LAP SPICE LENGTH.
 - 8) LOCATE REBAR IN CENTER OF FOUNDATION WALL.
 - 9) WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE "S" MORTAR OR 3000 PSI GROUT. USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

ENGINEERED DESIGN BASED ON SITE CONDITIONS

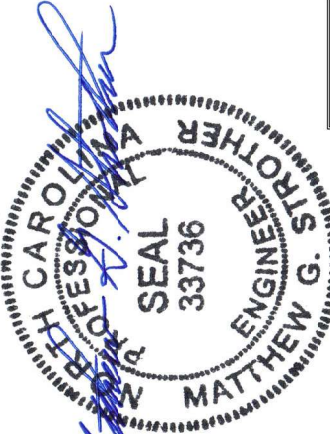
WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8" CMU	4" BRICK AND 4" CMU	4" BRICK AND 8" CMU	12" CMU
2 AND BELOW	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
3	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
4	GROUT SOLID w/ #4 REBAR @ 64" O.C.	GROUT SOLID w/ #4 REBAR @ 48" O.C.	GROUT SOLID	GROUT SOLID w/ #4 REBAR @ 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				

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

D-1
FOUNDATION DETAILS

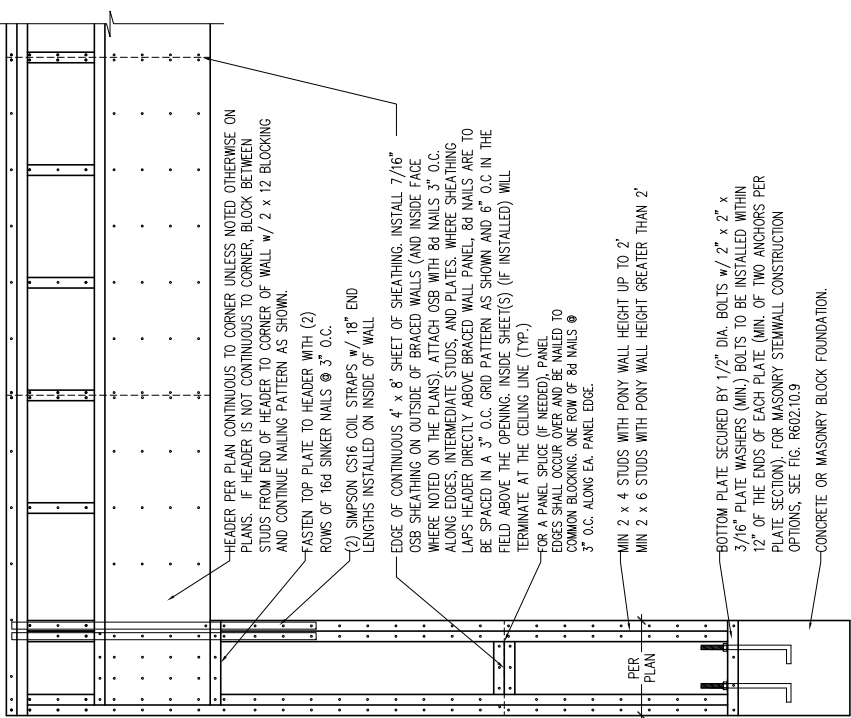
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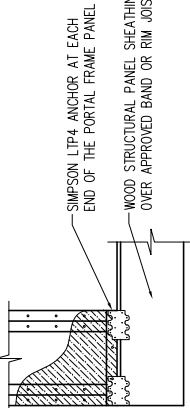


GENERAL WALL BRACING NOTES:

1. WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R602.10.8(1) "ENGINEERED DESIGN" OF THE IBC 2024 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.4 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PREScriptive.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2024 IBC FOR ADDITIONAL INFORMATION AS NEEDED.
3. BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS, INCLUDING STORIES BELOW THE TOP FLOOR, HAVE BEEN DESIGNED PER R602.3.5 (3). WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST COMBINED UPLIFT AND SHEAR FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
4. SEE STRUCTURAL SHEETS FOR HOLD DOWN TYPE AND LOCATIONS WHERE REQUIRED AND ANY SPECIAL NOTES OR REQUIREMENTS. 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.

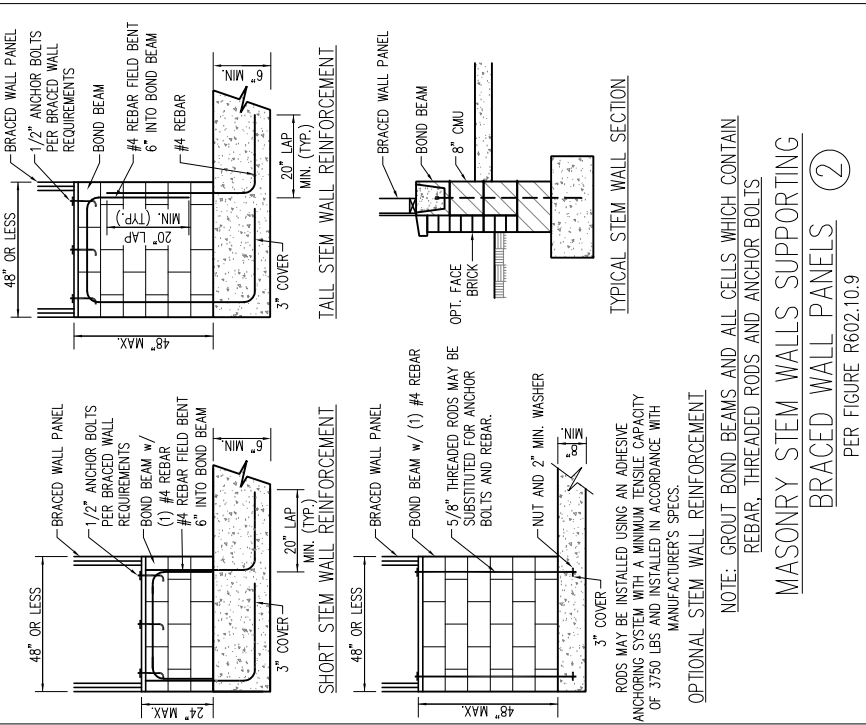


OVER CONCRETE OR MASONRY BLOCK FOUNDATION



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)

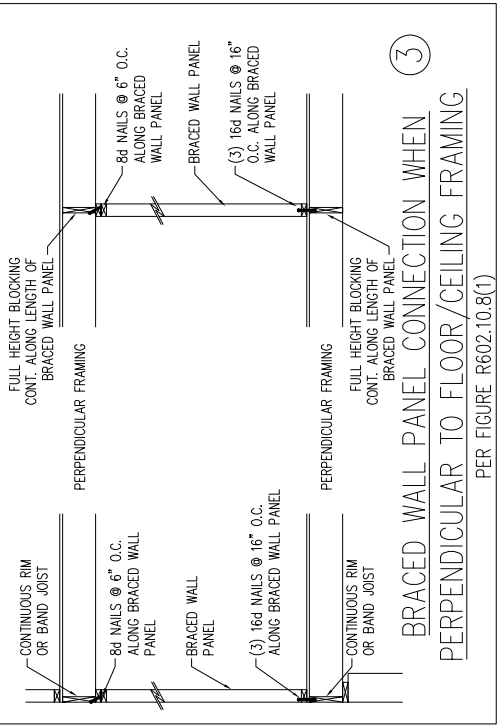


NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS

MASONRY STEM WALLS SUPPORTING

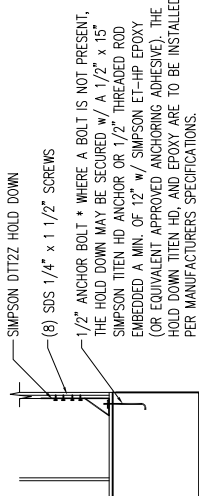
BRACED WALL PANELS (2)

PER FIGURE R602.10.9



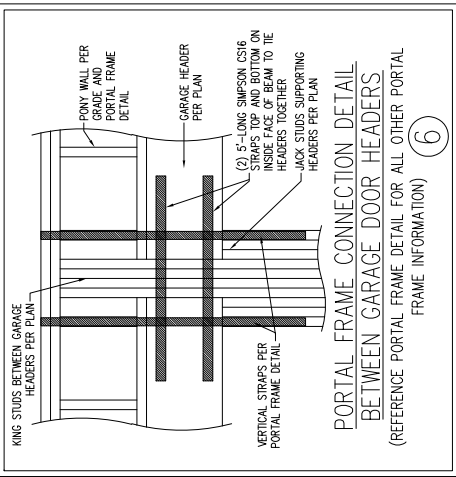
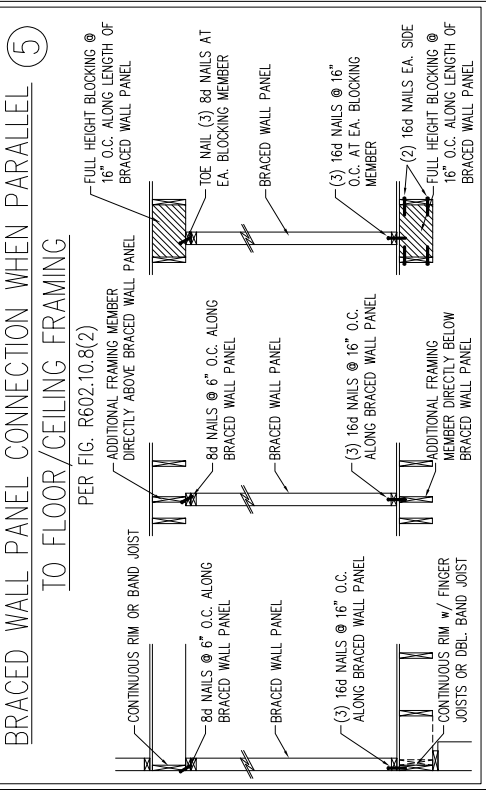
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

PER FIGURE R602.10.8(1)



HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB

* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

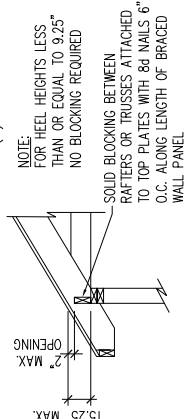


PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS

(REFERENCE PORTAL FRAME DETAIL FOR ALL OTHER PORTAL FRAME INFORMATION)

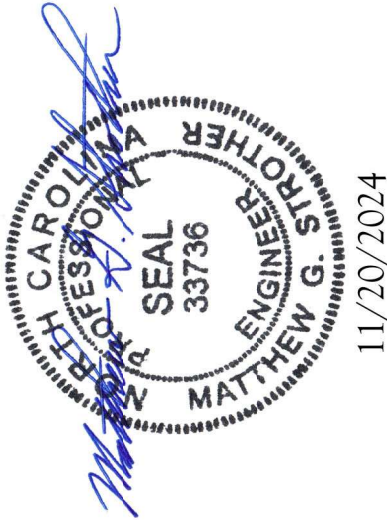
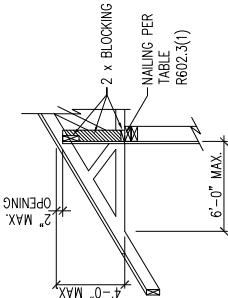
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS

PER FIGURE R602.10.8.2(1)



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES

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



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

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

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
GABLE ROOF CLADDING	FLAT ROOF	+ 6.3 - 44.5
	2/25 TO 5/12	+ 9.6 - 49.8
	5 TO 7/12	+ 11.6 - 41.9
	7 TO 12/12	+ 14.2 - 35.3
HIP ROOF CLADDING	2/25 TO 5/12	+ 11.6 - 36.6
	5 TO 7/12	+ 11.6 - 28.7
	7 TO 12/12	+ 11.1 - 35.6
WALL CLADDING		+ 15.5 - 20.8

130 MPH WIND ZONE		
	POS. (PSF) PRESSURE	NEG. (PSF) PRESSURE
GABLE ROOF CLADDING	FLAT ROOF	+ 7.4 - 52.2
	2/25 TO 5/12	+ 11.3 - 58.4
	5 TO 7/12	+ 13.6 - 49.2
	7 TO 12/12	+ 16.7 - 41.4
HIP ROOF CLADDING	2/25 TO 5/12	+ 13.6 - 43
	5 TO 7/12	+ 13.6 - 33.7
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 CONSULTATION. 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 UNFINISHED 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 #8 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, ACI 308-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 Ø 16" O.C. OR (2) ROWS OF 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).

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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