

LOT 38 WATSON RIDGE
INVENTORY MARKED

WAYFARE
DREAM FINDERS HOMES

9' CEILING

PLAN REVISIONS

REVISIONS CONTINUED.

12-23-18	REMOVED GLASS INSERTS AND REMOVED ACCENTS FROM GARAGE DOOR FOR I4H STANDARD. CHANGE FIREPLACE FROM STD TO OPTIONAL. VERIFY GARMENT KITCHEN LAYOUT WITH DEL OVEN OPTION. REMOVE KITCHEN, BATHROOM, AND LAUNDRY FLOOR HATCHING FROM PLANS.
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02-18-20	UPDATED DIMENSIONS FOR PAD AND PATIO. CHANGED WASHER DRYER, AND REFRIGERATOR TO OPTIONAL COMPONENTS. CREATED CUTSHEETS. CHANGE LOCATIONS OF HOSE BIBBS TO BE ON HEATED WALLS. VERIFY HDR LGTS ARE AT LEAST 1'-0". VERIFIED MASTER'S WAS CHANGED TO OWNER'S. CHANGED 2X4 WALL AT REAR GARAGE WALL TO 2X6. REMOVED FLOOD LIGHTS AND SWITCHES/WRING AT REAR. VERIFIED ALL LOCATION FOR COACH LIGHTS WERE MARKED W/ SWITCHES. ADDED ROOF VENT CALCULATIONS. ADDED THERMOSTAT TO FIRST FLOOR ELECTRICAL PLAN. DIMENSIONS CEILING FAN IN GATHERING ROOM ON ELECTRICAL PLAN. UPDATED FOR NC RC 2018 AND SC IRC 2018. VERIFIED VENTILATION RIGHTS AT OWNER'S BEDROOM. ADDED 310/510 WINDOW ON SIDE WALL. ADDED INSULATION INFORMATION ON PLANS
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04-01-20	REMOVED HANSEN BOX AND DRYER VENT. CAFE WAS CHANGED TO CASUAL DINING. GATHERING WAS CHANGED TO FAMILY AND FLEX ROOM WAS CHANGED TO STUDY. CREATED NEW SHEETS FOR FIRST FLOOR PLAN AND SECOND FLOOR PLAN OPTIONS. UPDATED CUTSHEETS. ADDED (1) 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 BEDROOM'S. CREATED ELEVATION FARMHOUSE 'B'. CREATED ELEVATION ARTS AND CRAFTS 'D'. CHANGED CORNER BOARDS ON ELEVATIONS TO BE IY4 TRIM BOARD. SHOWED COACH LIGHTS ON ELEVATIONS. ADDED DIAGONAL DIMENSIONS ON SLAB INTERFACE PLAN. REVISED ROOM DIMENSIONS FOR THE FOLLOWING ROOMS: GARAGE WAS 20'-0"X20'-0". NOW 19'-10"X20'-0". STUDY WAS 10'-0"X10'-6". NOW 10'-0"X13'-4". FAMILY ROOM WAS 11'-0"X16'-6". NOW 11'-0"X16'-4". REVISED FRONT GARAGE AND LIVING AREAS: LIVING AT FIRST FLOOR PLAN WAS 993 SF. NOW 962 SF. LIVING AT SECOND FLOOR PLAN WAS 1318 SF. AT ELEVATION A AND 1314 AT ELEVATION C, NOW 1310 AT BOTH ELEVATIONS. 2 CAR GARAGE WAS 413 SF. NOW 411 SF. CREATED LEFT HAND GARAGE VERSION. REMOVED ELEVATION C. REMOVED FIRST STEP AT FIRST FLOOR AND ADDED IT TO SECOND FLOOR. UPDATED 50 FT. LOG. TO ELIMINATE 50 FT. ROUNDING. FIRST FLOOR WAS 962 SF. NOW 961 SF. SECOND FLOOR WAS 1310 SF. NOW 1306 SF. 2 CAR GARAGE WAS 411 SF. NOW 410 SF. PORCH AT ELEV D WAS 15 SF. NOW 14 SF. CHANGED SHUTTERS TO BE 14" WIDE. CHANGED THE 218 DOOR AT THE FOUNDER ROOM AND BATH 3 TO A 216 DOOR.
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04-08-20	ADDED WINDOW SCHEDULE TO PLAN CHANGED IX10 TRIM ON ALL ELEVATIONS TO IX18 TRIM FIXED FORCES TO KEEP COLUMNS FROM OVERHANGING CONCRETE REMOVED COLUMN BASE FROM ELEVATION B AND MADE COLUMN FULL HEIGHT. REVISED FRONT PORCH OF ELEVATION B. PREVIOUSLY, 206 SQ FT. NOW 111 SQ. FT. REMOVED COLUMN BASE FROM ELEVATION C AND MADE COLUMN FULL HEIGHT AND 8" SQUARE. REVISED FRONT PORCH OF ELEVATION D. PREVIOUSLY, 114 SQ. FT. NOW 104 SQ. FT. CREATED NEW DECORATIVE DETAIL FOR ELEVATION B. CHANGED CAP ON COLUMNS FOR ELEVATION A TO MATCH COLUMNS ON ELEVATION B 4 ELEVATION D CHANGED ALL TRIM AROUND WINDOWS EXTERIOR DOOR 4 GARAGE DOOR TO IY4 W/ J-CHANNEL. REVISED FRONT PORCH OF ELEVATION A. PREVIOUSLY, 600 SQ. FT. NOW 63 SQ. FT. CHANGED GARAGE WALL FROM 2X6 TO 2X4. GARAGE WALL BETWEEN GARAGE AND FAMILY ROOM/FOTER MOVED 2" TOWARDS FAMILY ROOM TO MAKE GARAGE LARGER. PREVIOUSLY GARAGE 50 FT. 110 UPDATED 213 SQ. FT. RELOCATED CONDUIT TO GO FROM ISLAND TO CLOSEST EXTERIOR WALL CHANGED LINEN DOOR FROM 216 BIFOLD TO 210 STD. CHANGED COAT CLOSET DOOR FROM 216 BIFOLD TO 216 STD. CHANGED OWNER'S BATH LINEN CLOSET FROM 216 BIFOLD TO 216 STD. CHANGED UPSTAIRS LINEN CLOSET FROM 216 BIFOLD TO 210 STD. CHANGED BED 2 CLOSET DOOR FROM 216 BIFOLD TO 216 STD. CHANGED BED 3 CLOSET DOOR FROM 216 BIFOLD TO 216 STD. CHANGED BED 4 CLOSET DOOR FROM 216 BIFOLD TO 216 STD. CHANGED BED 5 CLOSET DOOR FROM 216 BIFOLD TO 216 STD.
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12-01-22	ADDED ELEVATION D2 SHOWING BRICK COLUMN AND D3 SHOWING STONE COLUMN. ADDED SQUARE FOOTAGE BLOCK FOR D2 AND D3 ELEVATIONS. VERIFIED AND UPDATED THE SF AS FOLLOWS: FIRST FLOOR SF WAS 961, NOW IT IS 958 TOTAL SF WAS 2167, NOW IT IS 2166 UPDATED GARAGE DOOR WALL OF 1 CAR CARRIAGE GARAGE TO 2X6 UPDATED GARAGE DOOR WALL OF GARAGE TO 2X6 VERIFIED AND UPDATED OPTIONAL OWNER'S BATH 2 & 3 LAYOUTS
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04-03-23	MOVE LINEN CLOSET WALL 2" IN OWNER'S BATH FOR VANITY CABINET CHANGED WINDOW HEADER HEIGHT ON SECOND FLOOR TO 1'-1" ADDED (6) OPTIONAL LED CAN LIGHTS IN KITCHEN (06-15-23) DOOR FOR BATH 3 IN OPT. BEDROOM 4 W/ BATH 3 ILD STUDY AND FOUNDER ROOM* CHANGED FROM 216" TO 214" (01-11-23) CHANGED ROOF PITCH ON ELEV B TO MATCH REST OF PLAN B (10-18-23) CHANGED TYP0 ON GARAGE LEFT TITLE TO READ GL. INSTEAD OF GR (10-18-23) UPDATED 50 FOOTAGE TABLE TO INCLUDE MISSING OPTIONAL PATIO (08-05-24)
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10-30-24	FIRST FLOOR CEILING HEIGHT CHANGED FROM 8'-0" TO 9'-0" OPTIONAL COVERED PATIO CREATED
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SQUARE FOOTAGE		
HEATED AREAS	ELEV 'A'	
FIRST FLOOR	958 SQ. FT.	
SECOND FLOOR	1306 SQ. FT.	
TOTAL HEATED SF	2266 SQ. FT.	
UNHEATED AREAS		
2-CAR GARAGE	413 SQ. FT.	
COVERED AREAS		
FRONT PORCH	63 SQ. FT.	
UNCOVERED AREAS		
PAD	16 SQ. FT.	
OPT COVERED PATIO	80 SQ. FT.	
HEATED OPTIONS		
OPT BEDRM. 4 W/ BATH 3	0 SQ. FT.	
OPTIONAL BEDRM. 5 I.L.O. LOFT	0 SQ. FT.	
UNHEATED OPTIONS		
OPTIONAL 1-CAR GARAGE	240 SQ. FT.	

SQUARE FOOTAGE		
HEATED AREAS	ELEV 'B'	
FIRST FLOOR	958 SQ. FT.	
SECOND FLOOR	1306 SQ. FT.	
TOTAL HEATED SF	2266 SQ. FT.	
UNHEATED AREAS		
2-CAR GARAGE	413 SQ. FT.	
COVERED AREAS		
FRONT PORCH	111 SQ. FT.	
UNCOVERED AREAS		
PAD	16 SQ. FT.	
OPT COVERED PATIO	80 SQ. FT.	
HEATED OPTIONS		
OPT BEDRM. 4 W/ BATH 3	0 SQ. FT.	
OPTIONAL BEDRM. 5 I.L.O. LOFT	0 SQ. FT.	
UNHEATED OPTIONS		
OPTIONAL 1-CAR GARAGE	240 SQ. FT.	

SQUARE FOOTAGE		
HEATED AREAS	ELEV 'D'	
FIRST FLOOR	958 SQ. FT.	
SECOND FLOOR	1306 SQ. FT.	
TOTAL HEATED SF	2266 SQ. FT.	
UNHEATED AREAS		
2-CAR GARAGE	413 SQ. FT.	
COVERED AREAS		
FRONT PORCH	104 SQ. FT.	
UNCOVERED AREAS		
PAD	16 SQ. FT.	
OPT COVERED PATIO	80 SQ. FT.	
HEATED OPTIONS		
OPT BEDRM. 4 W/ BATH 3	0 SQ. FT.	
OPTIONAL BEDRM. 5 I.L.O. LOFT	0 SQ. FT.	
UNHEATED OPTIONS		
OPTIONAL 1-CAR GARAGE	240 SQ. FT.	

SQUARE FOOTAGE		
HEATED AREAS	ELEV 'D2	
FIRST FLOOR	958 SQ. FT.	
SECOND FLOOR	1306 SQ. FT.	
TOTAL HEATED SF	2266 SQ. FT.	
UNHEATED AREAS		
2-CAR GARAGE	413 SQ. FT.	
COVERED AREAS		
FRONT PORCH	104 SQ. FT.	
UNCOVERED AREAS		
PAD	16 SQ. FT.	
OPT COVERED PATIO	80 SQ. FT.	
HEATED OPTIONS		
OPT BEDRM. 4 W/ BATH 3	0 SQ. FT.	
OPTIONAL BEDRM. 5 I.L.O. LOFT	0 SQ. FT.	
UNHEATED OPTIONS		
OPTIONAL 1-CAR GARAGE	240 SQ. FT.	

SQUARE FOOTAGE		
HEATED AREAS	ELEV 'D3'	
FIRST FLOOR	958 SQ. FT.	
SECOND FLOOR	1306 SQ. FT.	
TOTAL HEATED SF	2266 SQ. FT.	
UNHEATED AREAS		
2-CAR GARAGE	413 SQ. FT.	
COVERED AREAS		
FRONT PORCH	104 SQ. FT.	
UNCOVERED AREAS		
PAD	16 SQ. FT.	
OPT COVERED PATIO	80 SQ. FT.	
HEATED OPTIONS		
OPT BEDRM. 4 W/ BATH 3	0 SQ. FT.	
OPTIONAL BEDRM. 5 I.L.O. LOFT	0 SQ. FT.	
UNHEATED OPTIONS		
OPTIONAL 1-CAR GARAGE	240 SQ. FT.	

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



DREAM FINDERS
HOMES

JOB NUMBER	B-1815887
CAD FILE NAME	WAYFARE-R
ISSUED	11-08-17
REVISED	12-18-17
	02-18-20
	04-01-20
	04-08-20
	12-01-22
	04-03-23
	10-30-24

DRAWINGS ON THIS SHEET ARE ONE HALF THE SCALE NOTED

WAYFARE (Garage Right)

DREAM FINDERS HOMES

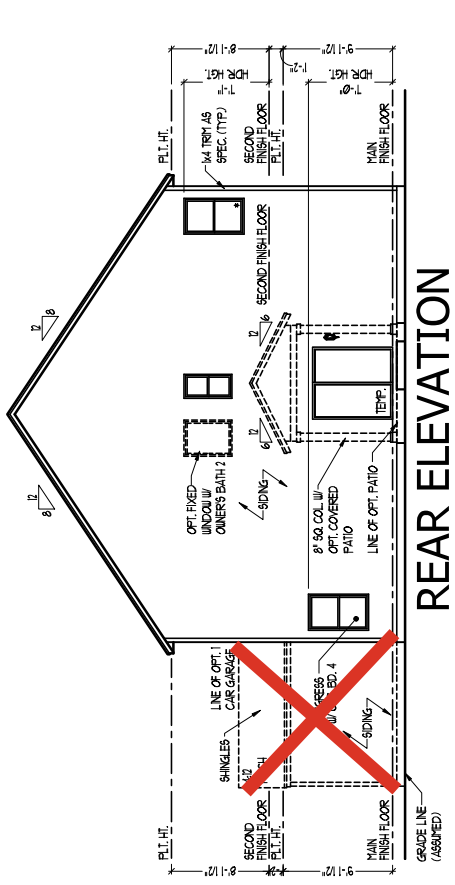
2277

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REVISION LOG	

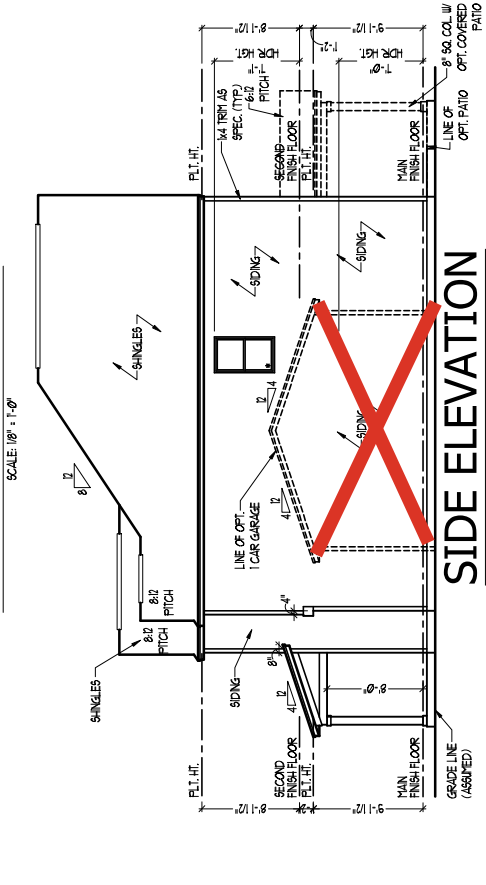
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CS

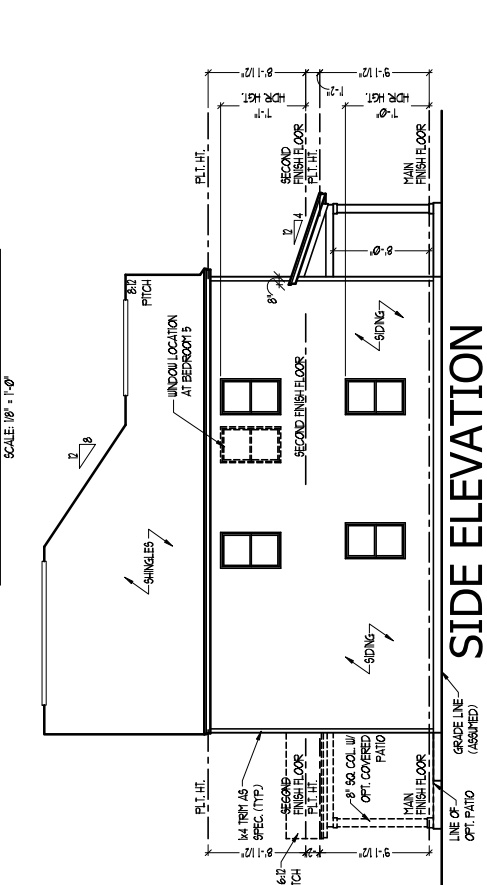
LOT 30 WATSON RIDGE



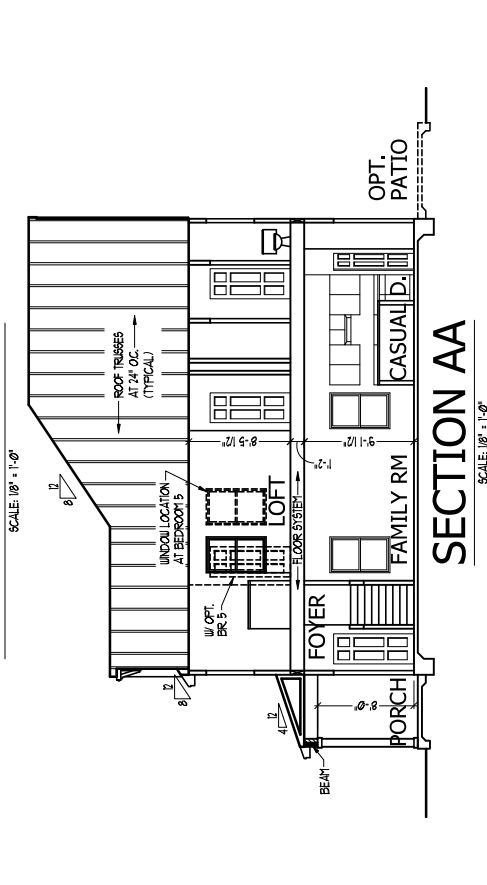
REAR ELEVATION



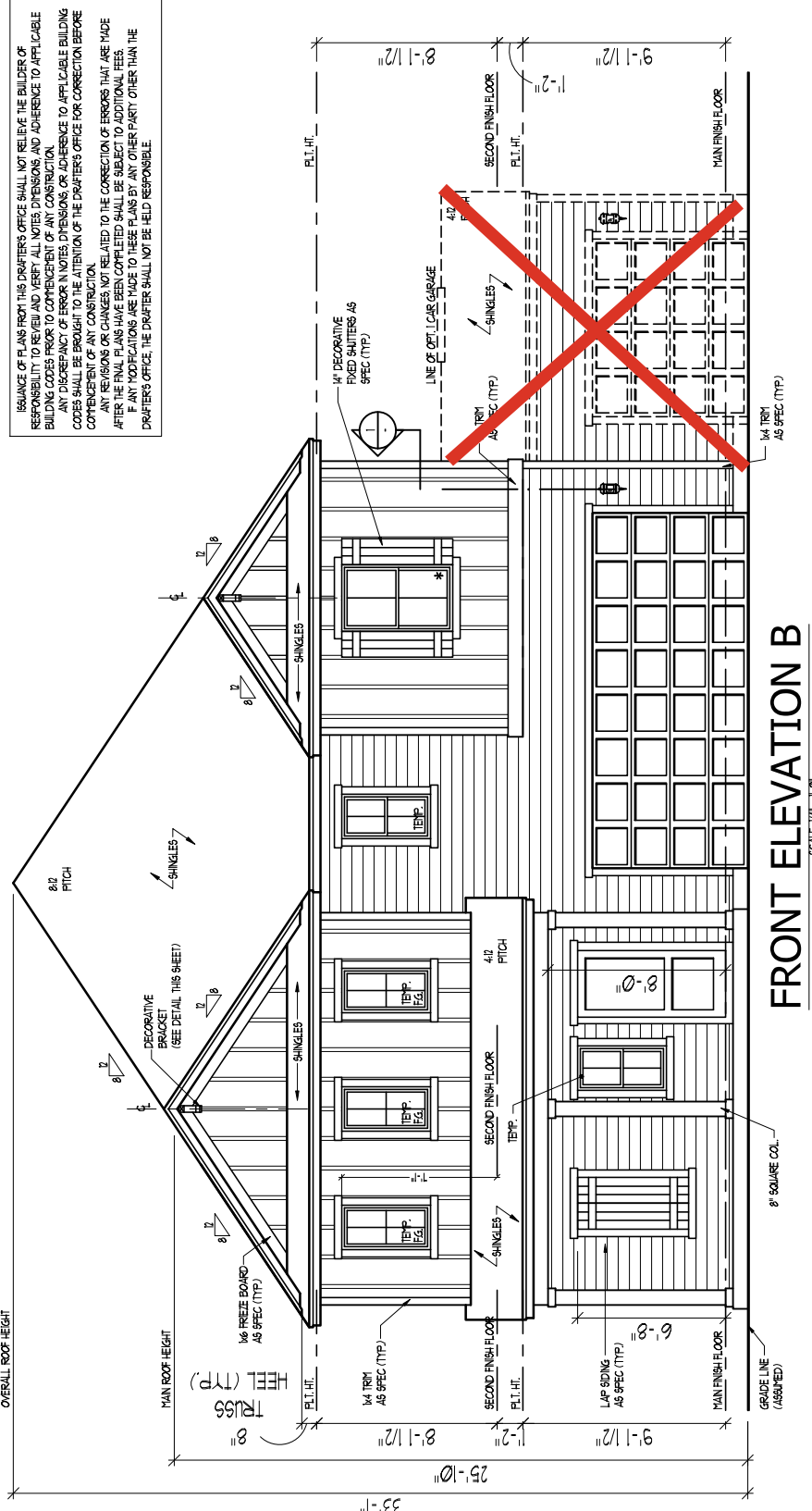
SIDE ELEVATION



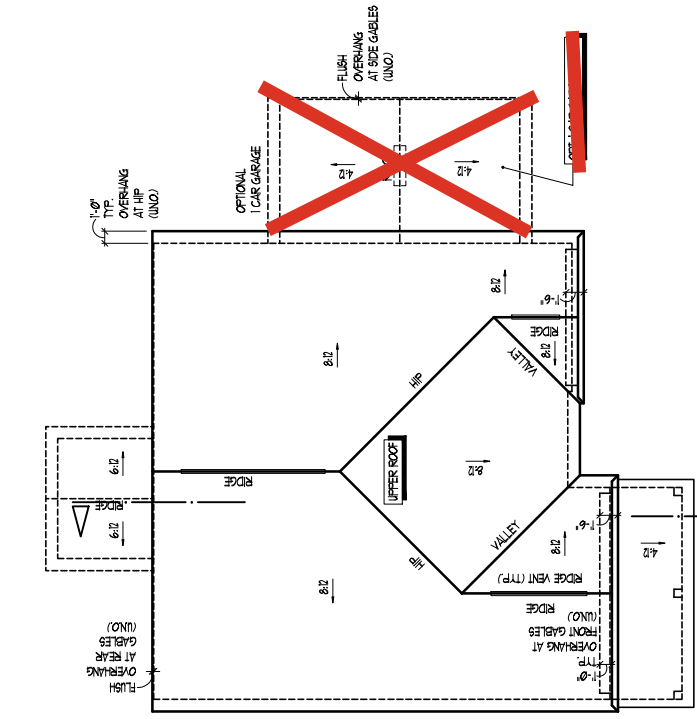
SIDE ELEVATION



SECTION AA

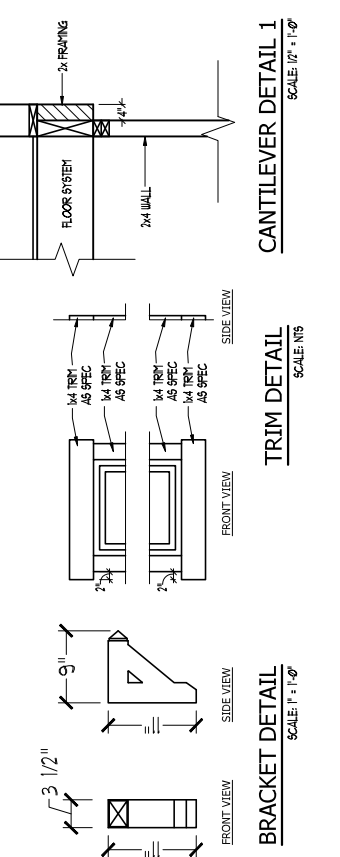


FRONT ELEVATION B



ROOF PLAN

TOTAL UNDER ROOF AREA:		1377	SQ. FT.	1377	SQ. FT.
VENTING AREA REQUIRED:		1377	SQ. FT. / 300 =	4.59	SQ. FT.
TOTAL REQUIREMENTS:		LOWER: 2.30	UPPER: 2.30		
LOWER AREA VENTING					
SOFFIT VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:	
	-	.041 SP/LF	80'-10"	3.31	
UPPER AREA VENTING					
RIDGE VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:	
	-	.125 SP/LF	24'-0"	3.00	
TOTAL AREA PROVIDED					
SOFFIT AND RIDGE VENT					6.31



BRACKET DETAIL

TRIM DETAIL

CANTILEVER DETAIL 1

WAYFARE (Garage Right)

2277

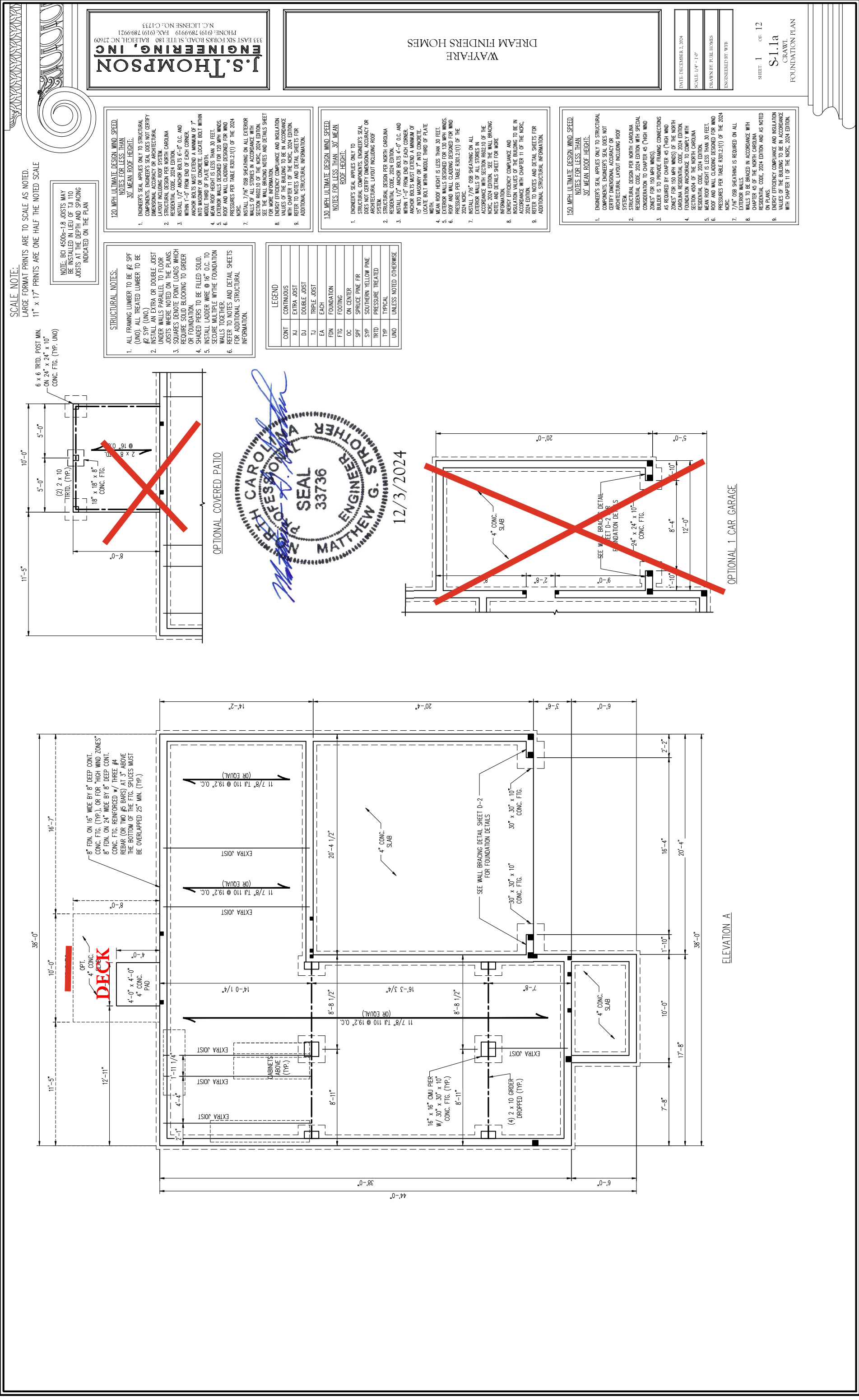
TITLE
FRONT ELEVATION
DETAILS

SHEET
A3.1

ELEVATIONS, ROOF PLAN &
SECTION - FARMHOUSE B

DISCLAIMER: DRAFTSMAN'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 DRAFTSMAN'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 COMMENCEMENT OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE BUILDER. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTSMAN'S OFFICE, THE DRAFTSMAN SHALL NOT BE HELD RESPONSIBLE.





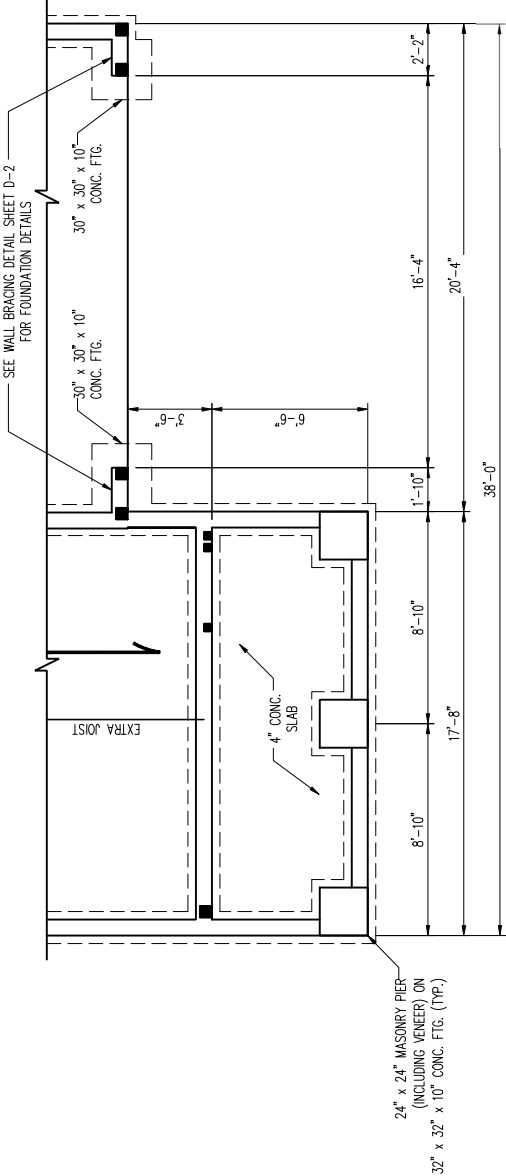
SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

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

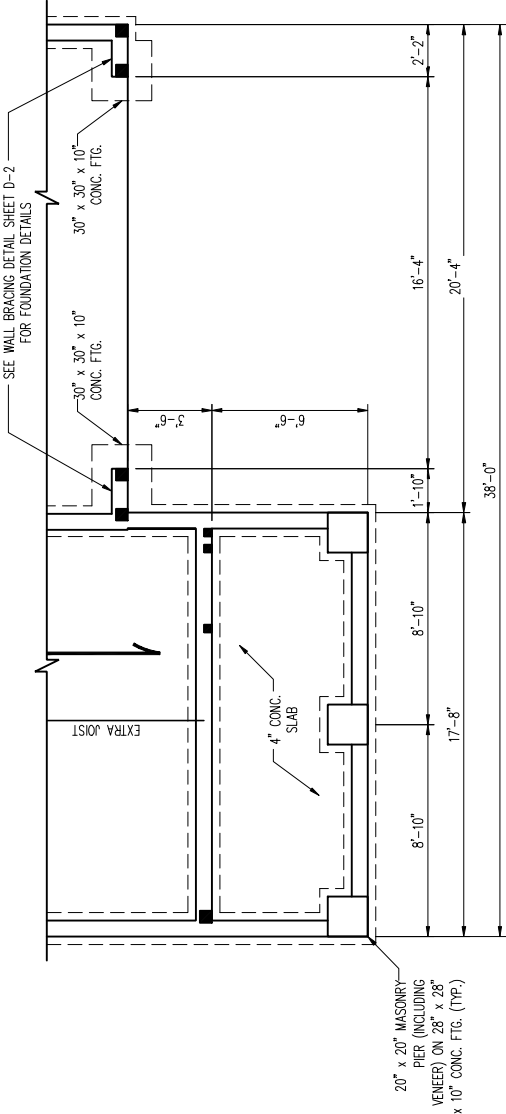
WAYFARE
DREAM FINDERS HOMES

DATE: DECEMBER 2, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: FURL HOMES
ENGINEERED BY: WFB

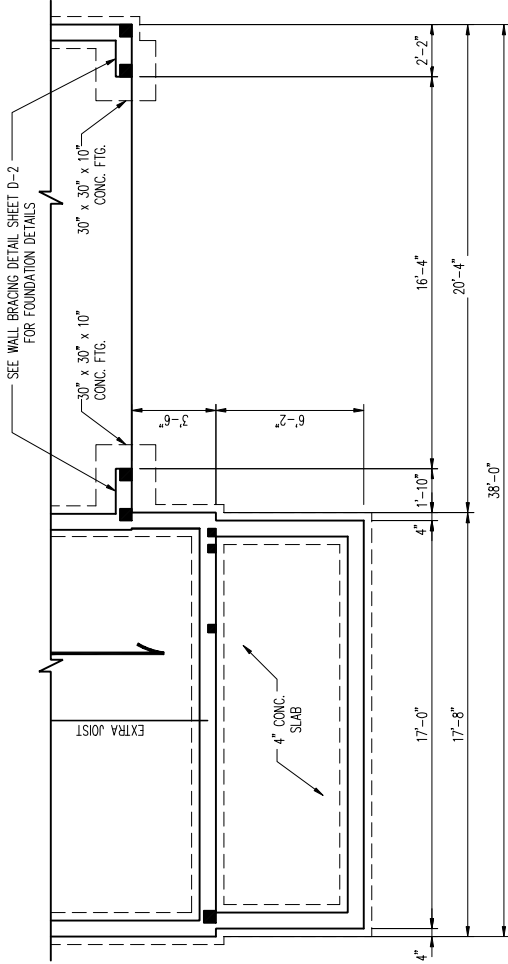
SHEET 2 OF 12
S-1.1b
CRAWL
FOUNDATION PLAN



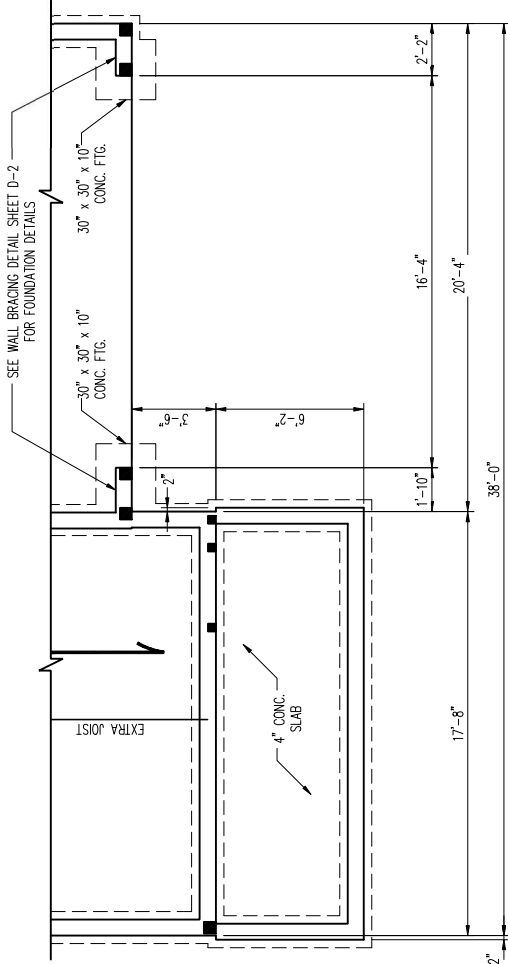
ELEVATION D3



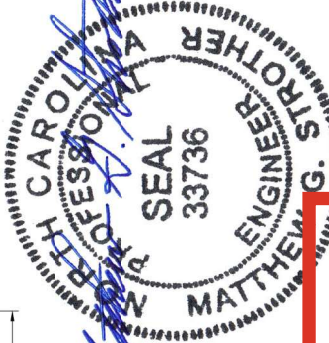
ELEVATION D2



ELEVATION D



ELEVATION B

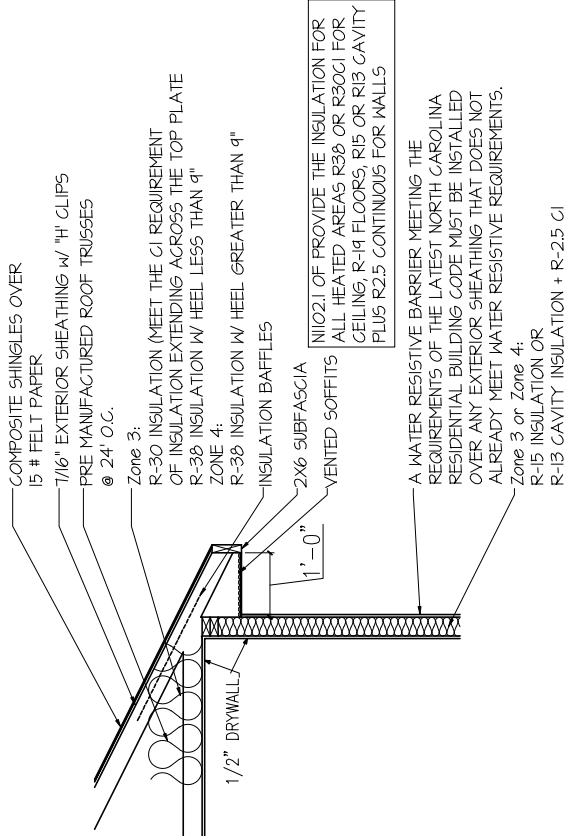
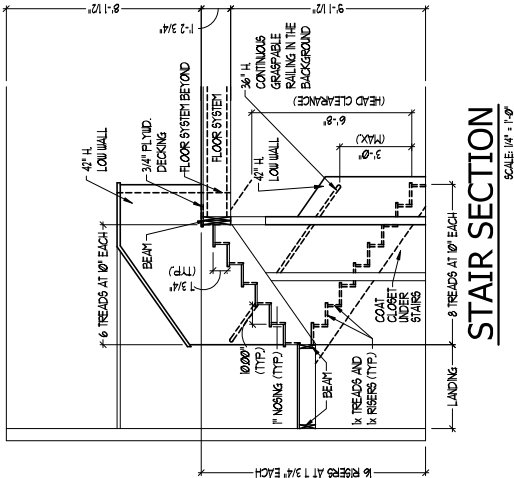


12/3/2024

MARK	SIZE		TYPE	HEAD HEIGHT
	WIDTH	HEIGHT		
1	30"	50"	SINGLE HUNG	70"
2	20"	40"	SINGLE HUNG	70"
3	30"	40"	FIX	70"
4	20"	40"	FIX	70"

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

* * * * * * * * *	STAIR NOTES:	* * * * * * * * *
RAILING		
BALUSTRADES SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH THE TRANSOM AIR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD OR AT THE OPEN SIDE OF A STAIRWELL ARE PERMITTED TO BE AS SUCH A SIZE THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH.		
OPENINGS FOR REQUIRED GUIDANCE ON THE SIDES OF STAIR TRELS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES TO PASS THROUGH.		
HANDRAILS HANDRAILS FOR STAIRWAYS MUST BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISKER OF THE FIRST STEP DOWN TO A POINT DIRECTLY BELOW THE LAST STEP UP. ENDS SHALL BE SECURED OR SHALL TERMINATE IN ROSE POINTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND HANDRAILS.		
CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA		



SQUARE FOOTAGE		ELEV 'A'
HEATED AREAS		
FIRST FLOOR		988 SQ. FT.
SECOND FLOOR		1306 SQ. FT.
TOTAL HEATED SF		2266 SQ. FT.
UNHEATED AREAS		
2-CAR GARAGE		413 SQ. FT.
COVERED AREAS		
FRONT PORCH		63 SQ. FT.
UNCOVERED AREAS		
PAD		
OPT COVERED PATIO		16 SQ. FT.
		80 SQ. FT.
HEATED OPTIONS		
OPT BEDRM, 1 W/ BATH 3		0 SQ. FT.
OPTIONAL BEDRM, 5 I.L.O., LOFT		0 SQ. FT.
UNHEATED OPTIONS		
OPTIONAL 1-CAR GARAGE		240 SQ. FT.

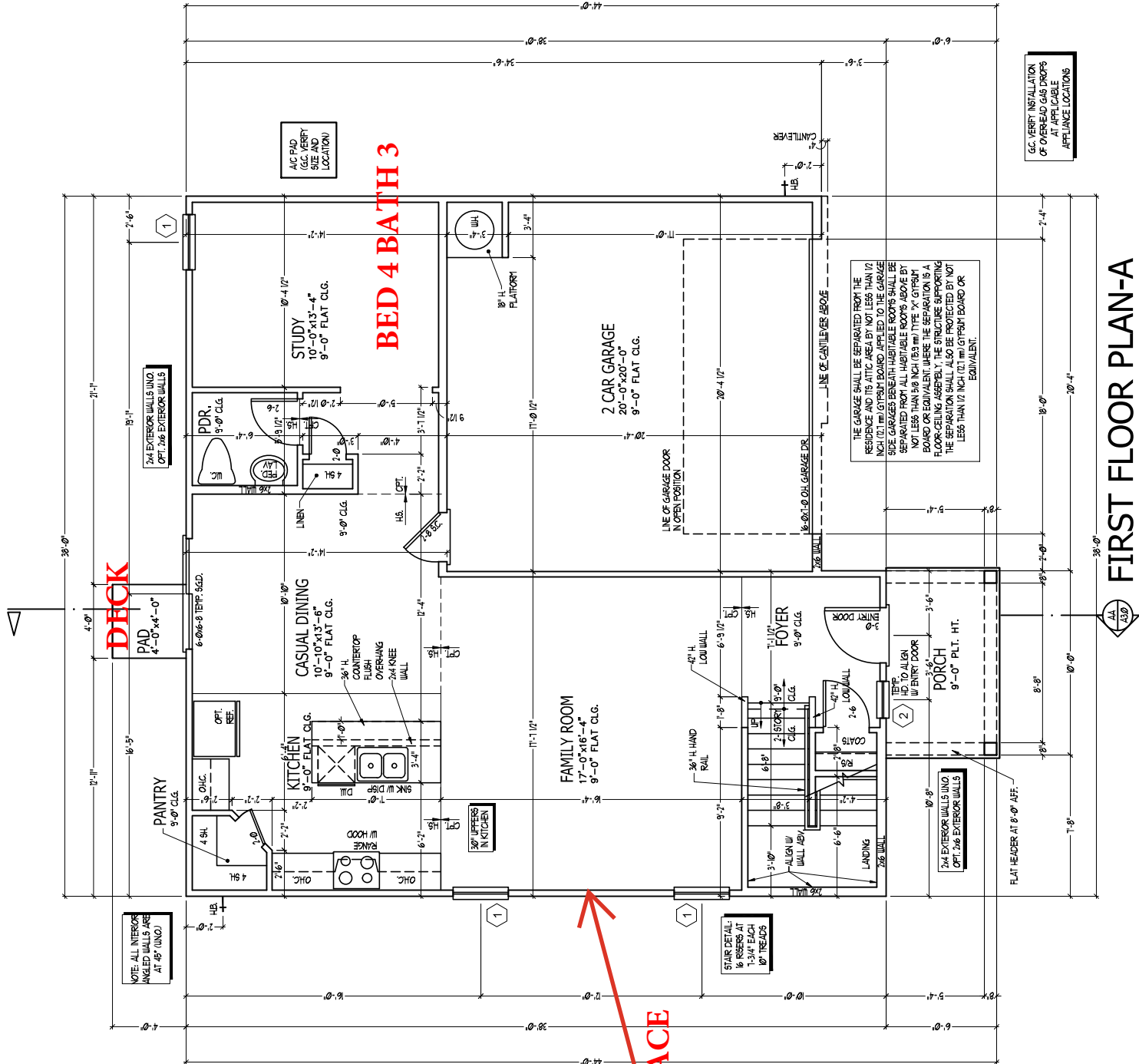
INSULATION DETAIL

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

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9' CEILING

CENTER FIREPLACE BETWEEN WINDOWS



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

FIRST FLOOR PLAN-A

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

ELEVATION A
FIRST FLOOR PLAN

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

WAYFARE (Garage Right)

2277

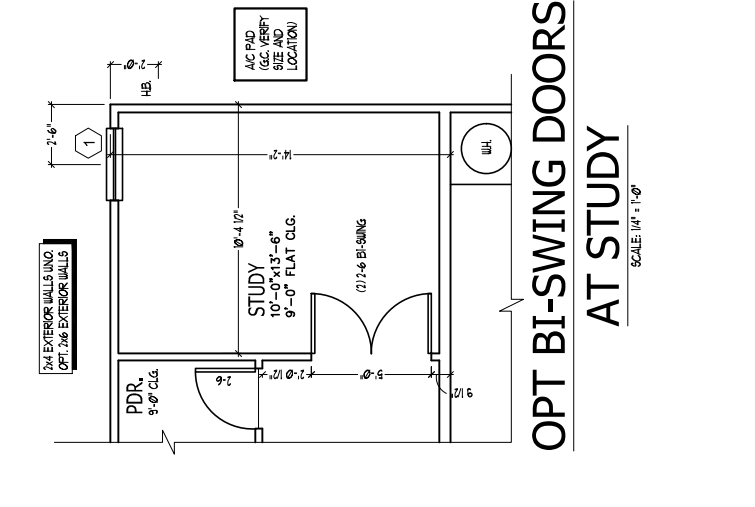
TITLE
MAIN FLOOR PLAN
STAIR SECTION

A2.0

DREAM FINDERS
HOMES

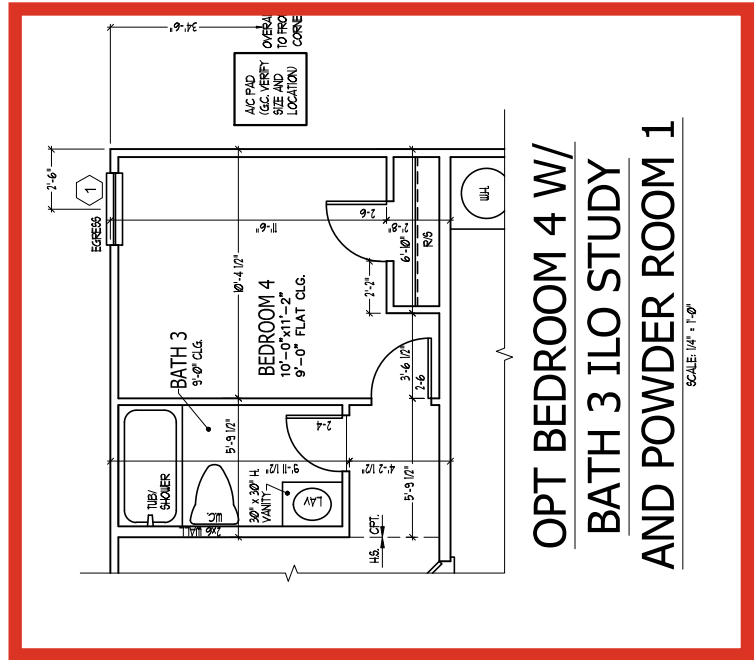
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CAD FILE NAME	WAYFARE-R
ISSUED	11-08-17
REVISED	11-16-17
	02-18-20
	04-01-20
	04-08-20
	12-01-22
	04-03-23
	10-30-24

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



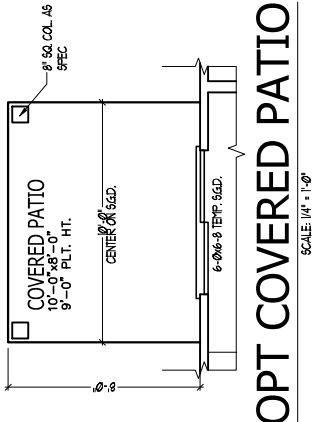
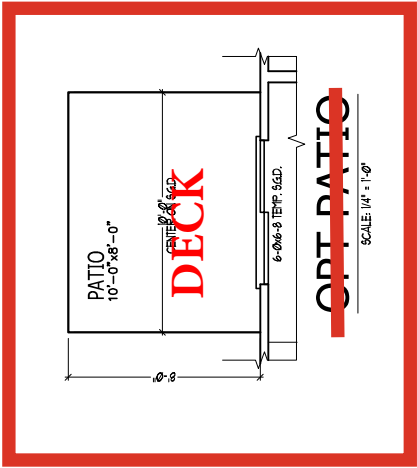
OPT BI-SWING DOORS
AT STUDY

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



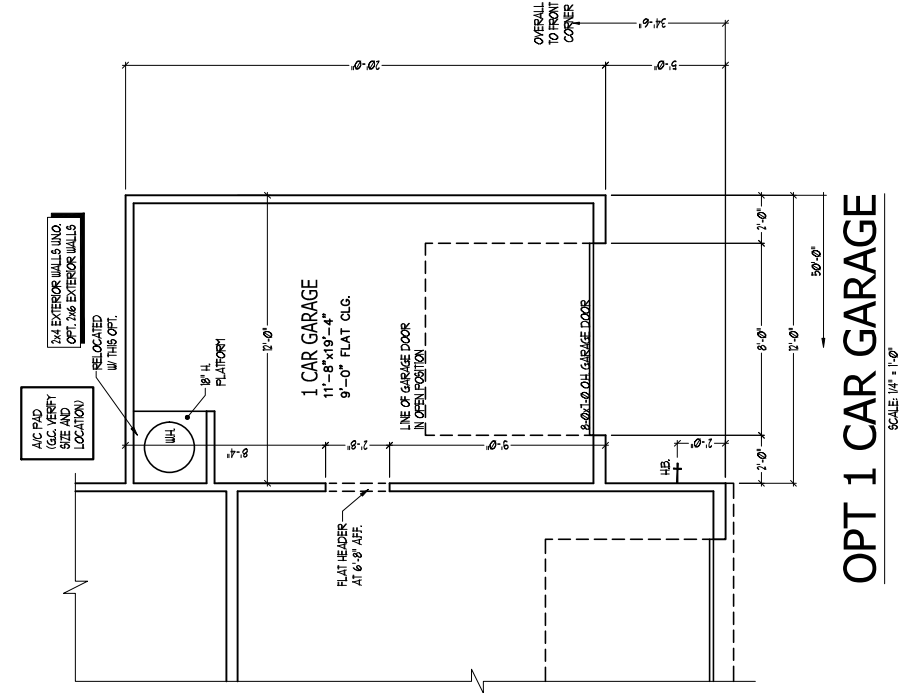
OPT BEDROOM 4 W/
BATH 3 ILO STUDY
AND POWDER ROOM 1

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



OPT COVERED PATIO

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



OPT 1 CAR GARAGE

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

REFER TO STANDARD PLAN
FOR INFORMATION NOT SHOWN

DREAM FINDERS
HOMES

JOB NUMBER	B-1815581*
CAD FILE NAME	WAYFARE-R
ISSUED	11-08-17
REVISED	11-08-17
	02-18-20
	04-01-20
	04-08-20
	12-01-22
	04-03-23
	10-30-24

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

WAYFARE (Garage Right)
DREAM FINDERS HOMES

2277

TITLE
PLAN OPTIONS

SHEET
A2.1

FIRST FLOOR PLAN OPTIONS

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

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JOB NUMBER	B-1815881*
CAD FILE NAME	WAYFARE-R
ISSUED	11-08-17
REVISION	11-08-17
REVISED	02-18-20
	04-01-20
	04-08-20
	12-01-22
	04-03-23
	10-30-24

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

WAYFARE (Garage Right)

DREAM FINDERS HOMES

2277

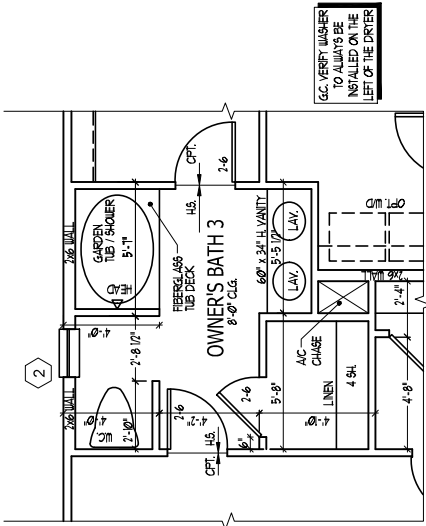
TITLE
PLAN OPTIONS
-
-
-

SHEET
A2.4

REFER TO STANDARD PLAN FOR INFORMATION NOT SHOWN

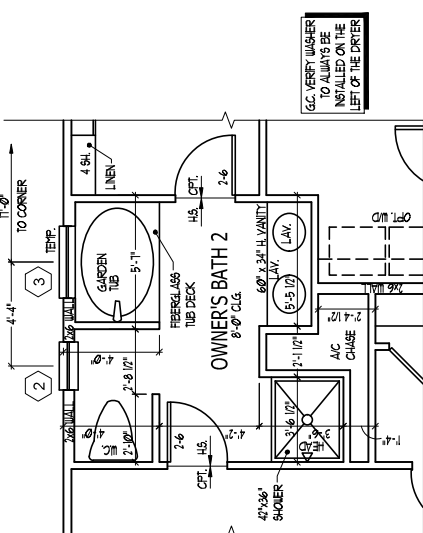
SECOND FLOOR PLAN OPTIONS

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



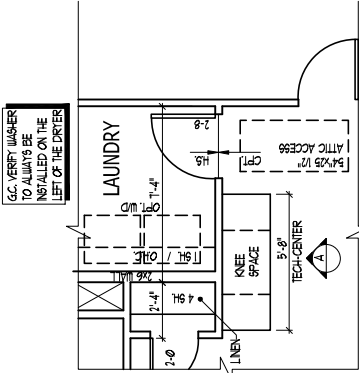
OPT OWNER'S BATH 3

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



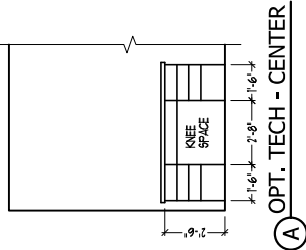
OPT OWNER'S BATH 2

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



OPT TECH-CENTER

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"	FIX	7'1"
(4)	20"	40"	FIX	7'1"
SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.				

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 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.

9' CEILING

ELECTRICAL KEY

- 10= DIFLEX CONVENIENCE OUTLET
- 10= DIFLEX OUTLET ABOVE COUNTER
- 10= WEATHERPROOF DIFLEX OUTLET
- 10= GROUND FAULT INTERRUPTER DIFLEX OUTLET
- 10= HALF-SWITCHED DIFLEX OUTLET
- 10= SPECIAL PURPOSE OUTLET
- 10= DIFLEX OUTLET IN FLOOR
- 10= 200 VOLT OUTLET
- 1= WALL SWITCH
- 3= THREE-WAY SWITCH
- 3= FOUR-WAY SWITCH
- 3= DIMMER SWITCH
- 10= CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- 10= WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- 10= RECESSED INCANDESCENT LIGHT FIXTURE
- 10= LIGHT FIXTURE WITH FULL CHAIN
- 10= TRACK LIGHT
- 10= FLUORESCENT LIGHT FIXTURE
- 10= EXHAUST FAN
- 10= EXHAUST FAN/LIGHT COMBINATION
- 10= ELECTRIC DOOR OPERATOR (OPTIONAL)
- 10= CHIMES (OPTIONAL)
- 10= PUSHBUTTON SWITCH (OPTIONAL)
- 10= CARBON MONOXIDE DETECTOR
- 10= SMOKE DETECTOR
- 10= SMOKE / CARBON MONO COMBO DETECTOR
- 10= TELEPHONE (OPTIONAL)
- 10= THERMOSTAT
- 10= ELECTRIC METER
- 10= ELECTRIC PANEL
- 10= DISCONNECT SWITCH
- 10= SPEAKER (OPTIONAL)
- 10= ROUGH-IN FOR OPT. CEILING FAN
- 10= CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOORS:
SWITCHES: 4"
OUTLETS: 16"
TELEPHONE: 16"
TELEVISION: 36"
3. ALL SMOKE DETECTORS SHALL BE WIREMOUNTED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL BSA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, SANNOKS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC: 201, 406.2 AND 406.3
5. ALL BSA 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, 201, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A FOSBL -FUEL-BURNING HEATER OR APPLIANCE, PREHEATER 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 WORKING WHEN SUCH WORKING 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.

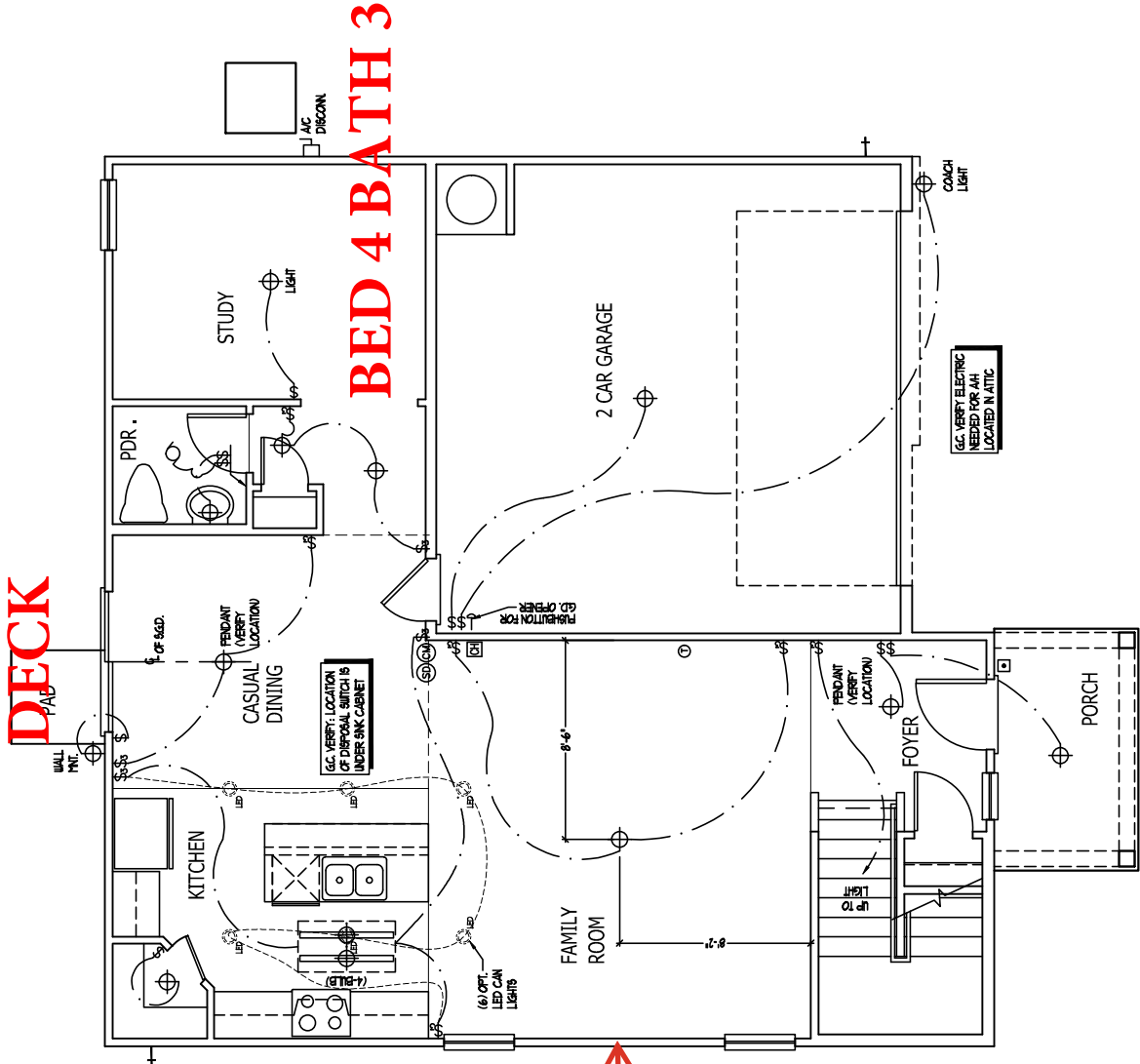
ISSUANCE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

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COPYING, REPRODUCING, 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.

CENTER FIREPLACE
BETWEEN
WINDOWS



FIRST FLOOR PLAN-A

SCALE 1/4" = 1'-0"

ELEVATION A

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



DREAM FINDERS
HOMES

JOB NUMBER	B-1815887*
CAD FILE NAME	WAYFARE-R
ISSUED	11-08-17
REVISED	11-08-17
	02-18-20
	04-01-20
	04-08-20
	12-01-22
	04-03-23
	10-30-24

Drawings on 11"x17" sheet are one half the scale noted

WAYFARE (Garage Right)

DREAM FINDERS HOMES

2277

TITLE
MAIN FLOOR ELEC. PLAN

SHEET

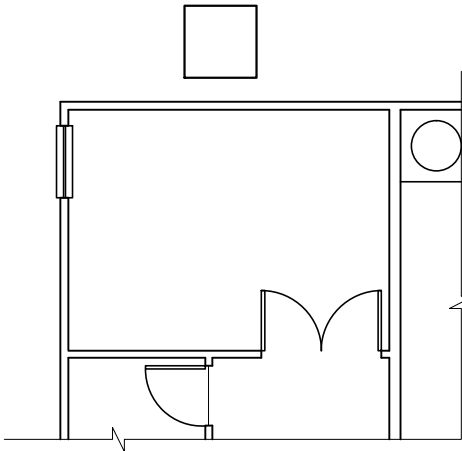
E1.0

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

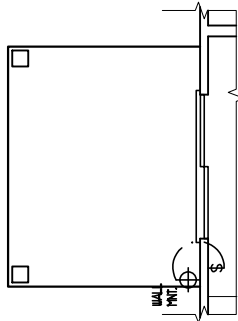
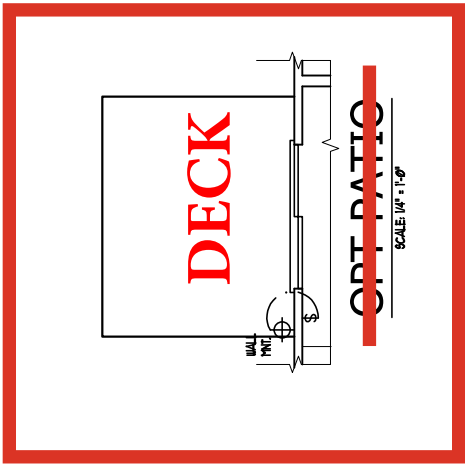
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TELEVISION: 16"
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 - EVERY BUILDING HAVING A FORBIL JEL-BURNING HEATER OR APPLIANCE PREPLAGE OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH 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.
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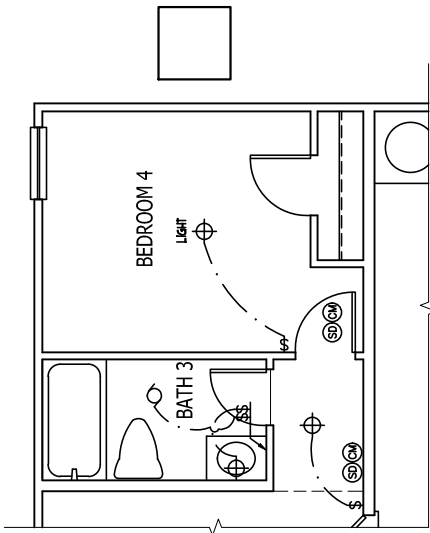
OPT BI-SWING DOORS
AT STUDY

SCALE 1/4\"/>



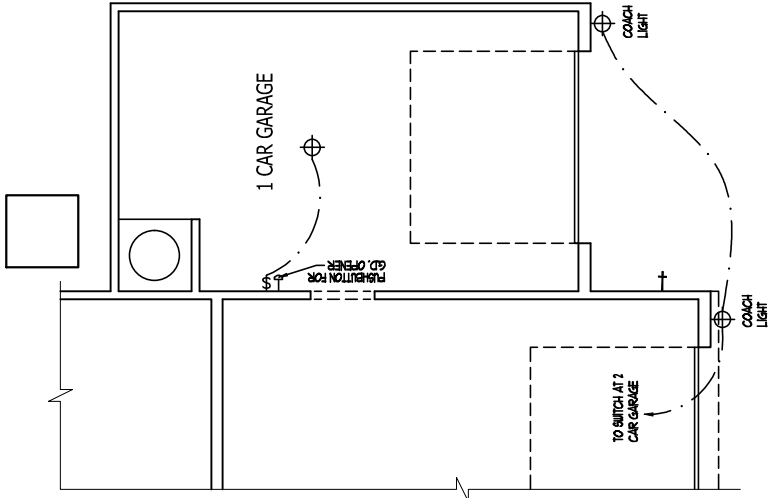
OPT COVERED PATIO

SCALE 1/4\"/>



OPT BEDROOM 4 W/
BATH 3 ILO STUDY
AND POWDER ROOM 1

SCALE 1/4\"/>



OPT 1 CAR GARAGE

SCALE 1/4\"/>



JOB NUMBER	B-1815887*
CAD FILE NAME	WAYFARE-R
ISSUED	11-08-17
REVISION	11-08-17
REVISION	02-18-20
REVISION	04-01-20
REVISION	04-08-20
REVISION	12-01-22
REVISION	04-03-23
REVISION	10-30-24

DRAWINGS ON 11\"/>

WAYFARE (Garage Right)
DREAM FINDERS HOMES

2277

TITLE
ELECTRIC AT PLAN OPTIONS

SHEET

E1.1

FIRST FLOOR PLAN OPTIONS

SCALE 1/4\"/>

	DUPLEX CONVENIENCE OUTLET
	DUPLEX OUTLET ABOVE COUNTER
	WEATHERPROOF DUPLEX OUTLET
	GROUND-FALL INTERRUPTER DUPLEX OUTLET
	HALF-SWITCHED DUPLEX OUTLET
	SPECIAL PURPOSE OUTLET
	DUPLEX OUTLET IN FLOOR
	220 VOLT OUTLET
	WALL SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH
	CEILING MOUNTED NON-RECESSED LIGHT FIXTURE
	WALL MOUNTED NON-RECESSED LIGHT FIXTURE
	RECESSED NON-RECESSED LIGHT FIXTURE
	LIGHT FIXTURE WITH FULL CHAIN
	TRACK LIGHT
	FLUORESCENT LIGHT FIXTURE
	EXHAUST FAN
	EXHAUST FAN LIGHT COMBINATION
	ELECTRIC DOOR OPERATOR (OPTIONAL)
	CIRCUITS (OPTIONAL)
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	SMOKE / CARBON MONOXIDE DETECTOR
	TELEPHONE (OPTIONAL)
	THERMISTAT
	ELECTRIC PETER
	ELECTRIC PANEL
	DISCONNECT SWITCH
	SPEAKER (OPTIONAL)
	ROUGH-IN FOR OPT. CEILING FAN
	CEILING MOUNTED NON-RECESSED LIGHT FIXTURE
	WALL MOUNTED NON-RECESSED LIGHT FIXTURE
	RECESSED NON-RECESSED LIGHT FIXTURE

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

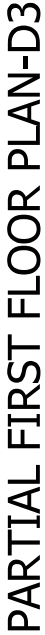
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.

5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).

1. 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.

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JOB NUMBER	B-1815887
CAD FILE NAME	WAYFARE-R
ISSUED	11-08-17
REVISED	11-08-17
	02-18-20
	04-01-20
	04-08-20
	12-01-22
	04-03-23
	10-30-24

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
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- WEATHERPROOF DUPLEX OUTLET
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- HALF-SWITCHED DUPLEX OUTLET
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- DUPLEX OUTLET IN FLOOR
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- WALL SWITCH
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- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
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- TRACK LIGHT
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- DISCONNECT SWITCH
- SPEAKER (OPTIONAL)
- ROUGH-IN FOR OPT. CEILING FAN
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/
ROUGH-IN FOR OPT. CEILING FAN

NOTES:

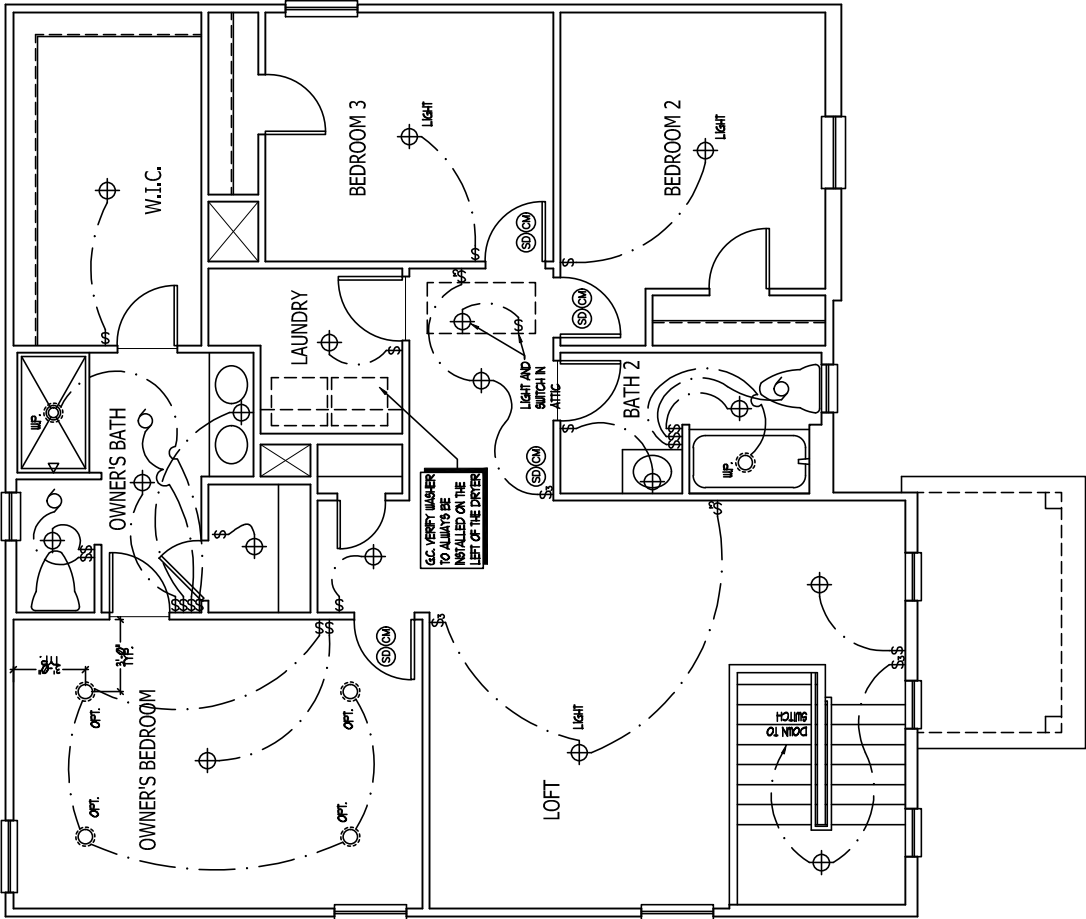
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IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



ELEVATION A

SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

JOB NUMBER	B-1815887*
CAD FILE NAME	WAYFARE-R
ISSUED	11-08-17
REVISED	11-08-17
	02-18-20
	04-01-20
	04-08-20
	12-01-22
	04-03-23
	10-30-24

DRAWINGS ON THIS SHEET ARE ONE HALF THE SCALE NOTED

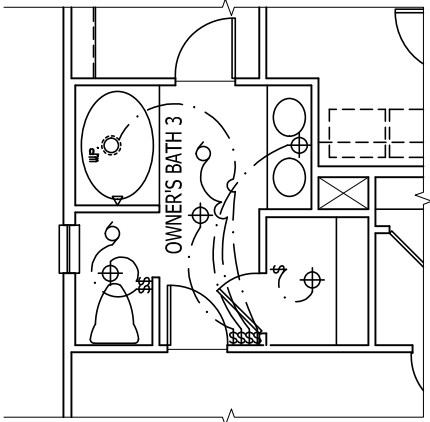
WAYFARE (Garage Right)

DREAM FINDERS HOMES

2277

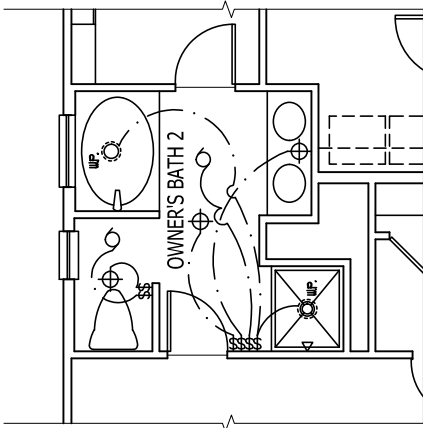
TITLE
ELECTRIC AT PLAN OPTIONS

E1.4
SHEET



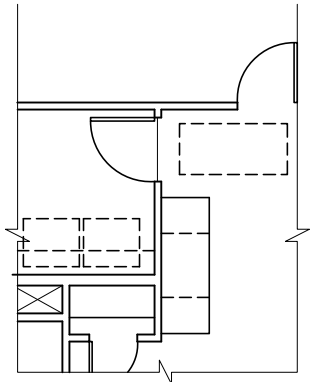
OPT OWNER'S BATH 3

SCALE 1/4" = 1'-0"



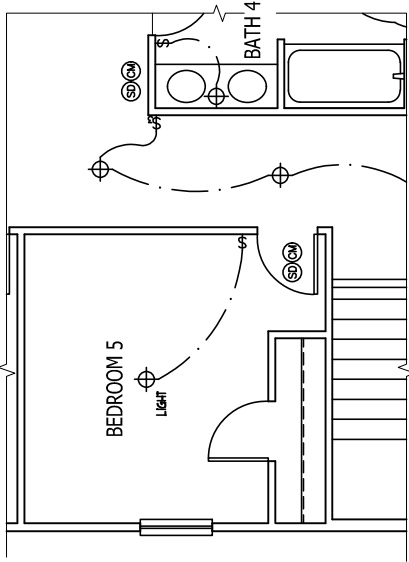
OPT OWNER'S BATH 2

SCALE 1/4" = 1'-0"



OPT TECH-CENTER

SCALE 1/4" = 1'-0"



OPT BEDROOM 5
W/ BATH 4 ILO LOFT

SCALE 1/4" = 1'-0"

ELECTRICAL KEY

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NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOORS:
OUTLETS: 4"
TELEPHONE: 4"
TELEVISION: 4"
3. ALL SMOKE DETECTORS SHALL BE WIRING INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL BSA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, SUNKHOUSES, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC: 201, 406.2, AND 406.3
5. ALL BSA AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GECI PROTECTED (GECI).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 70, NEC, 201, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A FORBID-RE-ENTRYING HEATER OR APPLIANCE PRELACE OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

ISSUANCE OF PLANS FROM THIS 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 CONSTRUCTION. THE DRAFTERS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLANS AFTER THE FINAL PLANS HAVE BEEN COMPLETED. THE DRAFTERS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE. THE DRAFTERS SHALL NOT BE HELD RESPONSIBLE.

SECOND FLOOR PLAN OPTIONS

SCALE 1/4" = 1'-0"

SCALE NOTE:

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

NOTE: BG 4500s-18 JOISTS MAY BE INSTALLED IN LIEU OF TJI 110 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE 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. CS-WSP 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 15 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. INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
 4. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.). SEE KING STUD TABLES FOR ADDITIONAL KING STUD REQUIREMENTS.
 5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO ORDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.).
 6. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
 7. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND 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.
 8. ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON ABJ44 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ ABJ66 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 CONNECTORS AT TOP (UNO).
 9. FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB w/ (2) METAL ANGLES USING 2" CONC. SCREWS. FASTEN ANGLES TO COLUMNS w/ 1/4" THROUGH BOLTS w/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
 10. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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 FR.
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

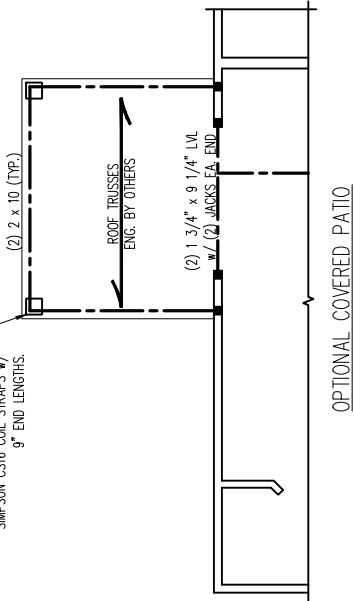
TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS IN 120/130 MPH WIND ZONES

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

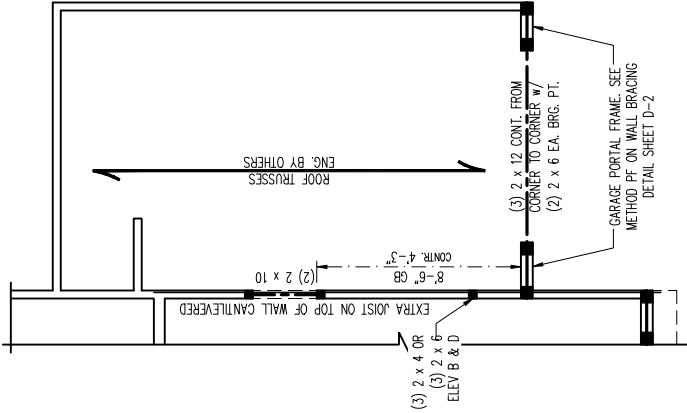
MINIMUM NUMBER OF FULL HEIGHT KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS IN 140/150 MPH WIND ZONES

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

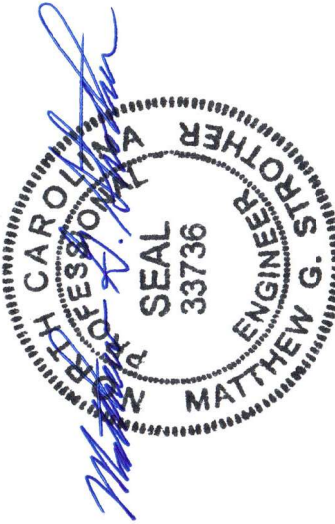
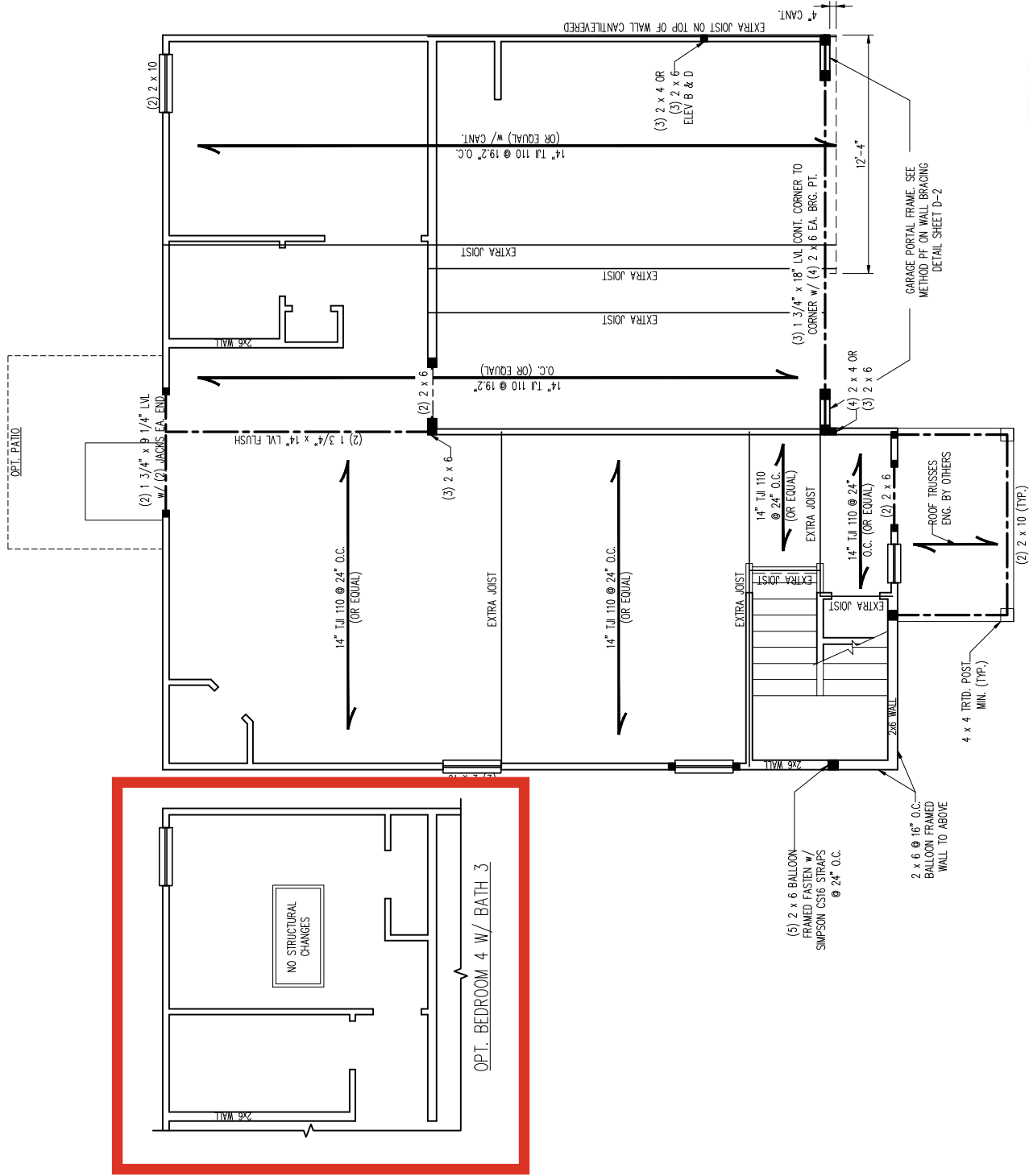
4 x 4 TRTD. POST MIN. w/ WOOD PORCH OPT. SECURE BOTTOM OF POST TO FRAMING BELOW w/ (2) SIMPSON CS16 COIL STRAPS w/ 9" END LENGTHS.



*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).



OPT. 1 CAR GARAGE



ELEVATION A

12/3/2024

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N.C. LICENSE NO.: C-1733

WAYFARE
DREAM FINDERS HOMES

DATE: DECEMBER 2, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: TFL HOMES
ENGINEERED BY: WFB

SHEET: 7 OF 12
S-2a
SECOND FLOOR
FRAMING PLAN

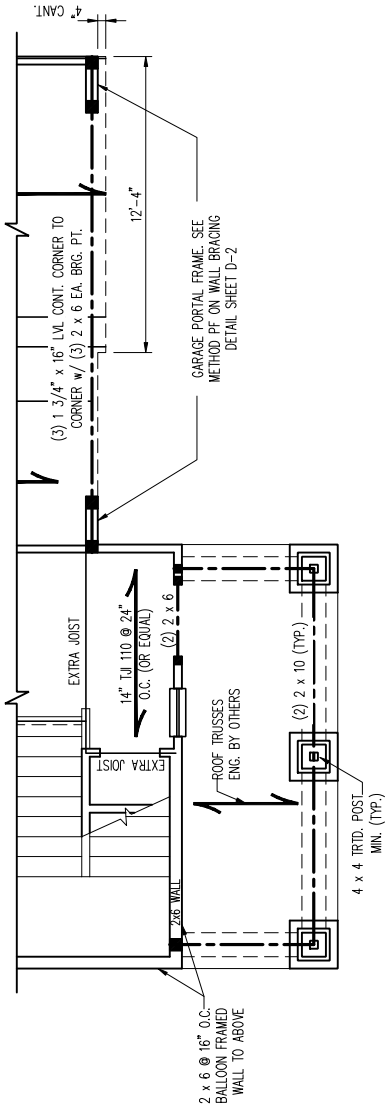
SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

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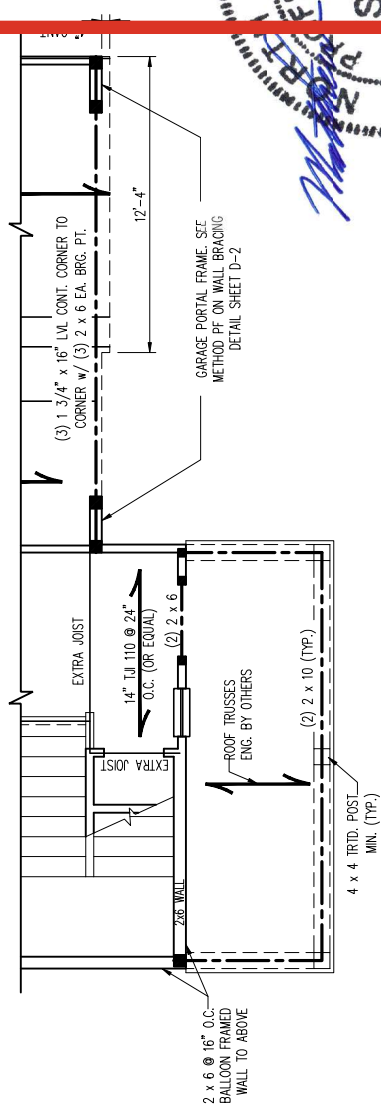
WAYFARE
DREAM FINDERS HOMES

DATE: DECEMBER 2, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: FJL/HOMES
ENGINEERED BY: WFB

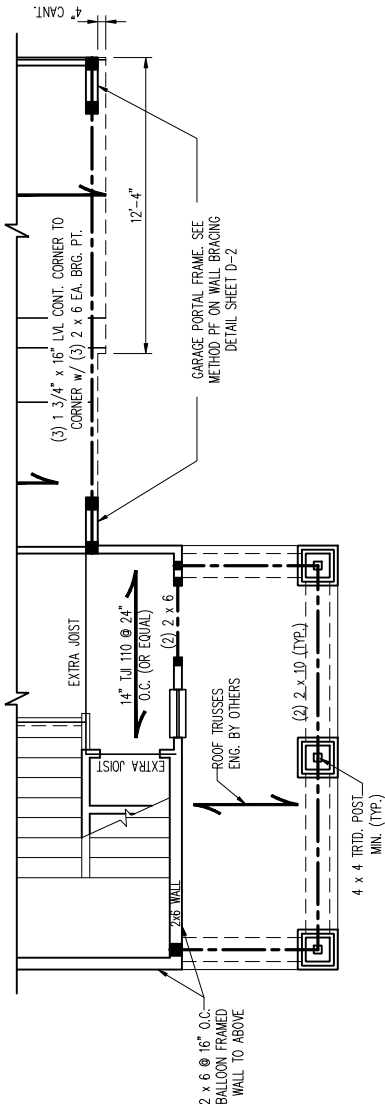
SHEET 8 OF 12
S-2b
SECOND FLOOR
FRAMING PLAN



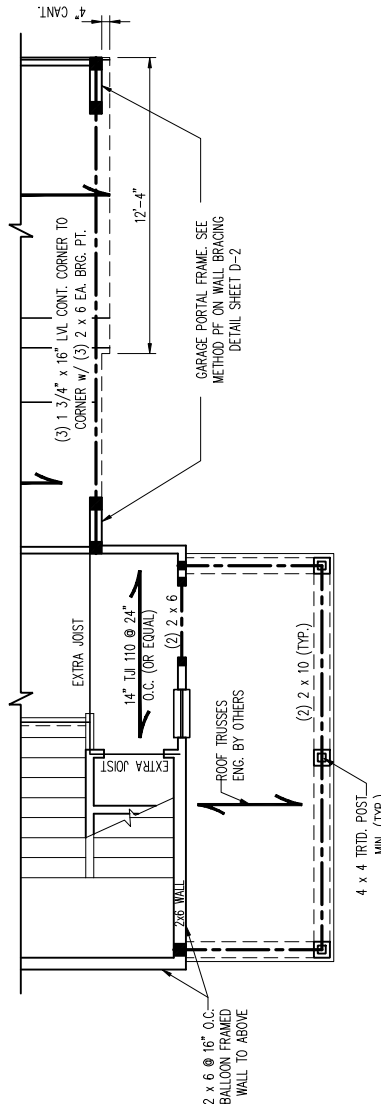
ELEVATION D2



ELEVATION B



ELEVATION D3



ELEVATION D



12/3/2024

SCALE NOTE:
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N.C. LICENSE NO.: C-1733

WAYFARE
DREAM FINDERS HOMES

DATE: DECEMBER 2, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: JRL/HOMES
ENGINEERED BY: WFB

SHEET 9 OF 12
S-3a
CEILING FRAMING
PLAN

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

- BRACED WALL DESIGN NOTES:
- 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.
 - 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.
 - 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 SD 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 NIRC 2024 EDITION.
 - SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SPF #2 (UNO).
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
- WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE KING STUD TABLES FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GROUND OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
- FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
- FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

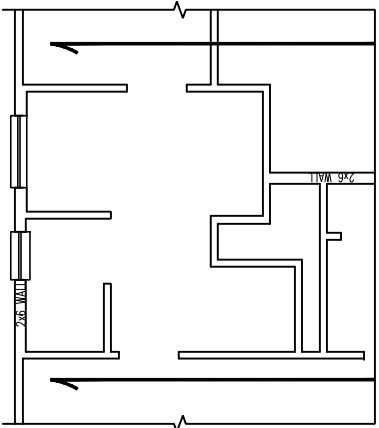
LEGEND	
CONT	CONTINUOUS
XT	EXTRA TRUSS
TS	TRUSS SUPPORT
EA	EACH
()	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

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

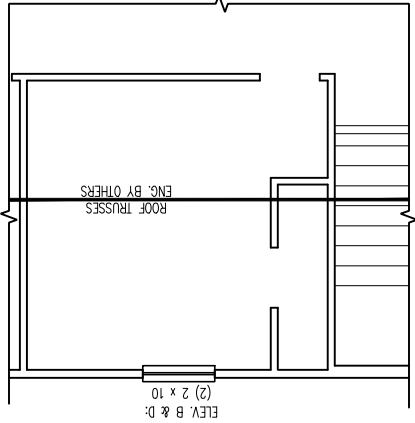
HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 4'	1
> 4' TO 8'	2
> 8' TO 14'	3
> 14' TO 18'	4

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

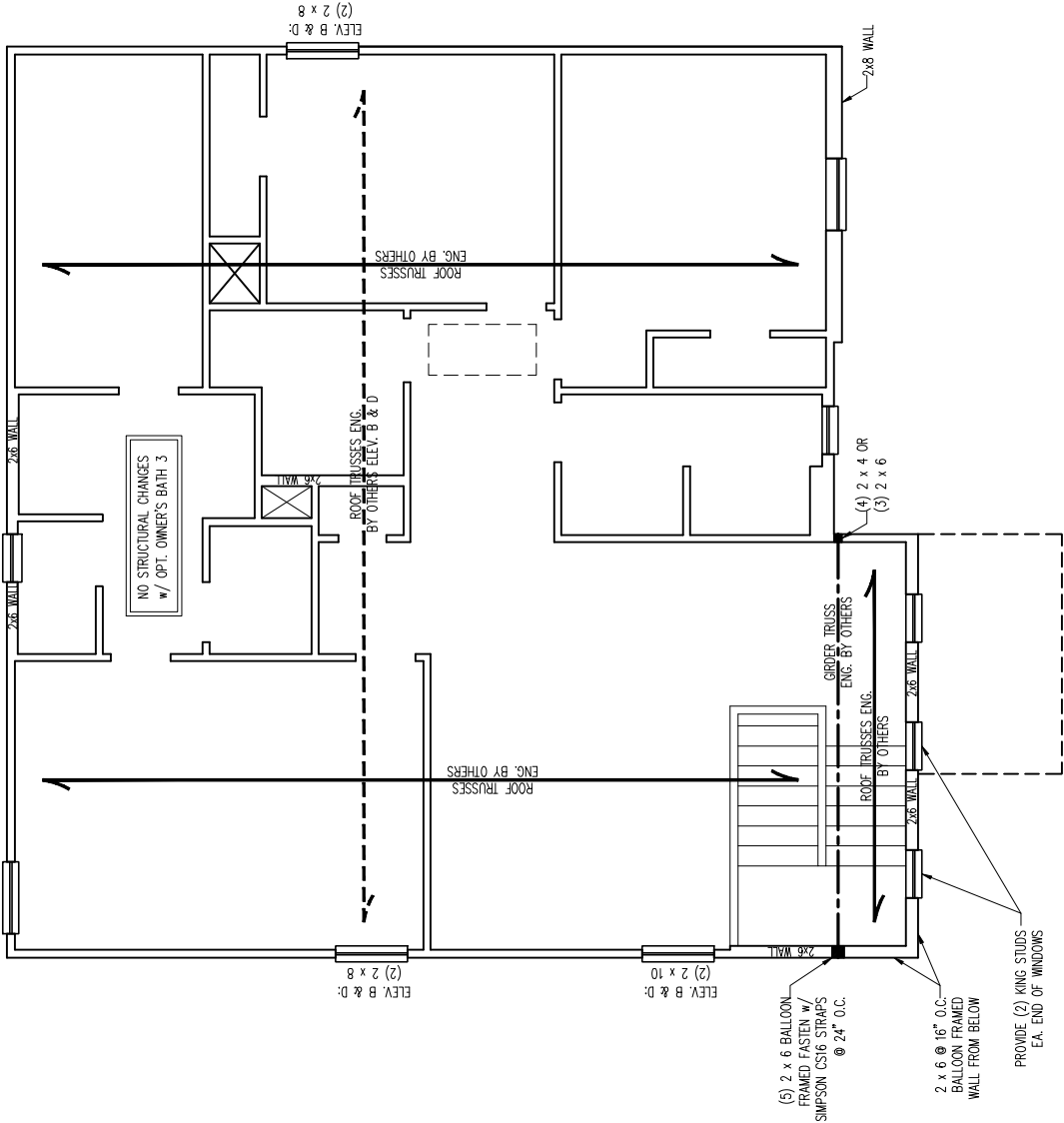
HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 4'	2
> 4' TO 8'	3
> 8' TO 14'	4
> 14' TO 18'	5



OPT. OWNER'S BATH 2



OPT. BEDROOM 5 L.L.O. LOFT

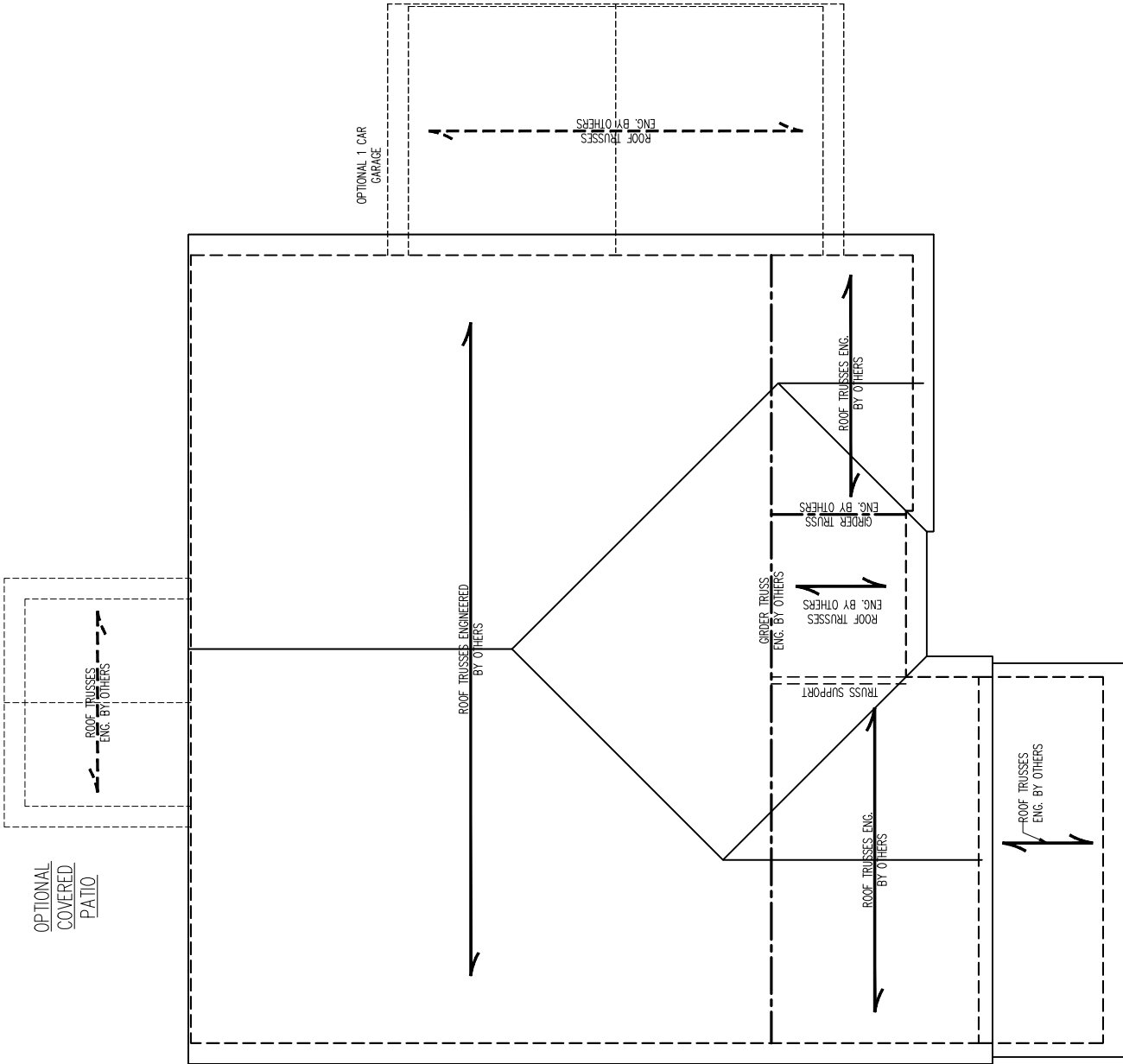


ELEVATION A



12/3/2024

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



OPTIONAL
COVERED
PATIO

ROOF TRUSSES
ENG. BY OTHERS

OPTIONAL 1 CAR
GARAGE

ROOF TRUSSES ENGINEERED
BY OTHERS

ROOF TRUSSES
ENG. BY OTHERS

GIRDER TRUSS
ENG. BY OTHERS

GIRDER TRUSS

ENG. BY OTHERS

ROOF TRUSSES
ENG. BY OTHERS

TRUSS SUPPORT

ROOF TRUSSES ENG.
BY OTHERS

ROOF TRUSSES
ENG. BY OTHERS

ELEVATION B, D, D2, & D3

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 BRUCCES 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 1802.11 OF THE 2024 NRCG 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 14008 OF THE 2024 NRCG TO ENSURE COMPLIANCE WITH REQUIRED UPLIFT AND LATERAL CONNECTIONS. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

NOTES: REFER TO ARCHITECTURAL DRAWINGS FOR ROOF PITCHES, FLAT HEIGHTS, DIMENSIONS, OVERHANG WIDTHS, AND ATIC VENT CALCS.

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

WAYFARE
DREAM FINDERS HOMES

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

DATE: DECEMBER 2, 2024

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

DRAWN BY: FJL/HOMES

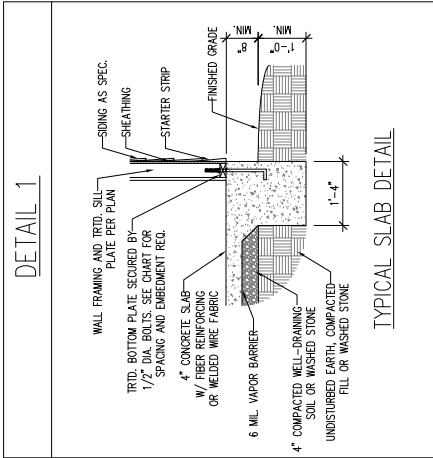
ENGINEERED BY: WFB

SHEET: 12 OF 12
S-4b
ROOF FRAMING
PLAN

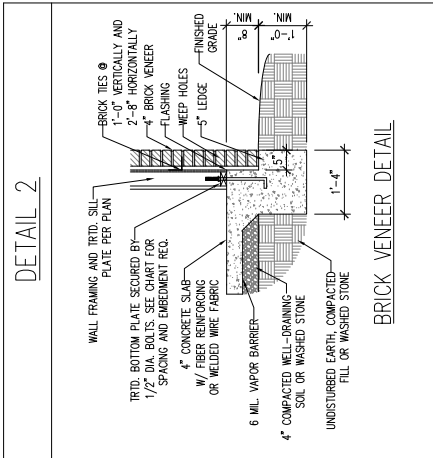


12/3/2024

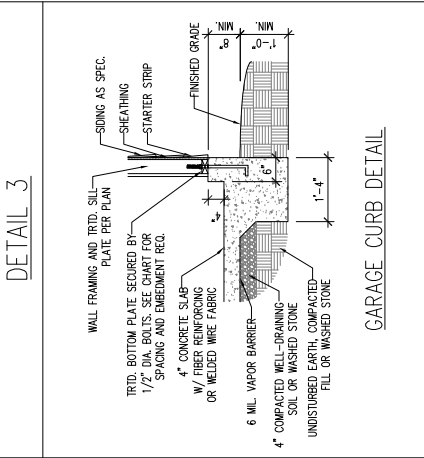
MONOLITHIC SLAB DETAILS



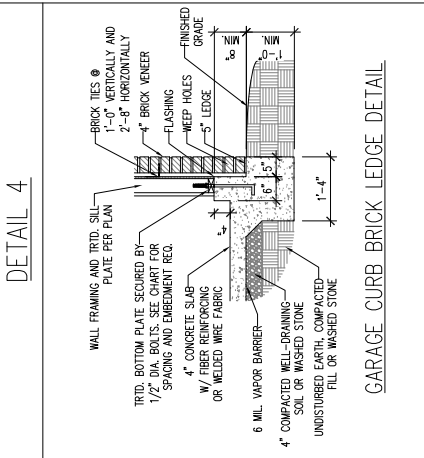
TYPICAL SLAB DETAIL



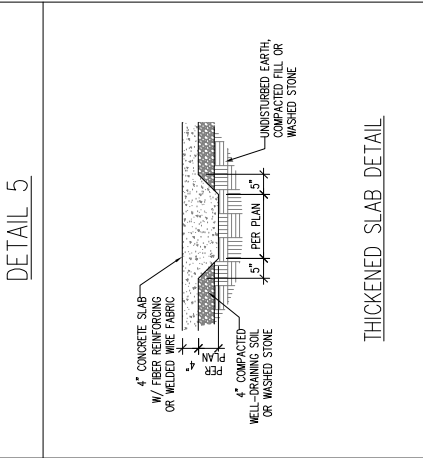
BRICK VENEER DETAIL



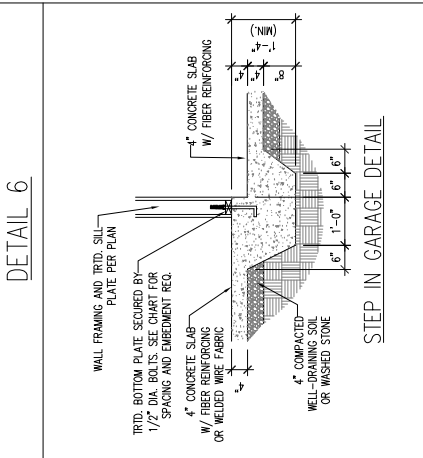
GARAGE CURB DETAIL



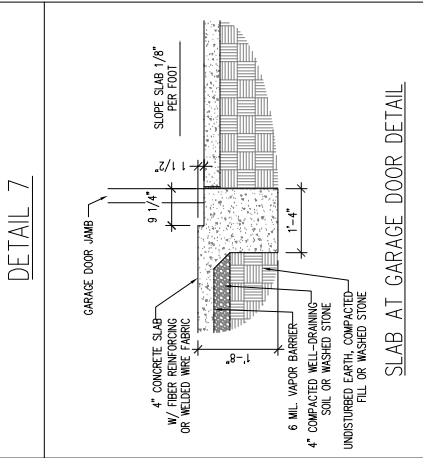
GARAGE CURB BRICK LEDGE DETAIL



THICKENED SLAB DETAIL

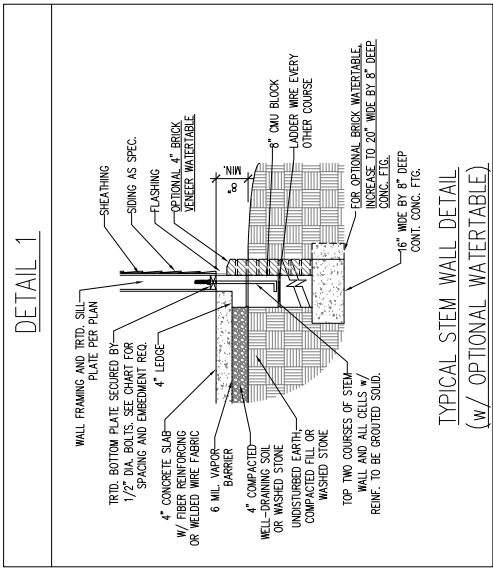


STEP IN GARAGE DETAIL

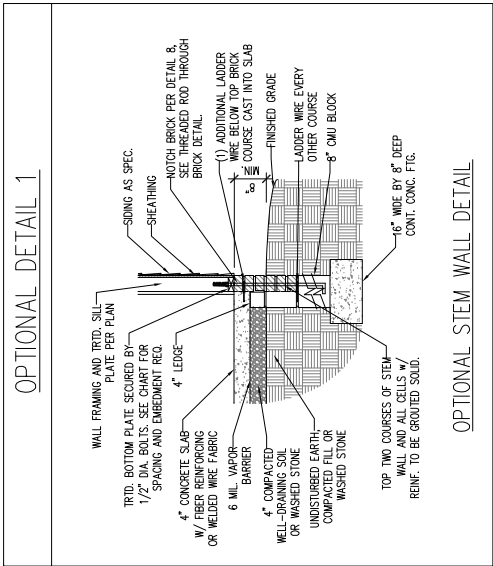


SLAB AT GARAGE DOOR DETAIL

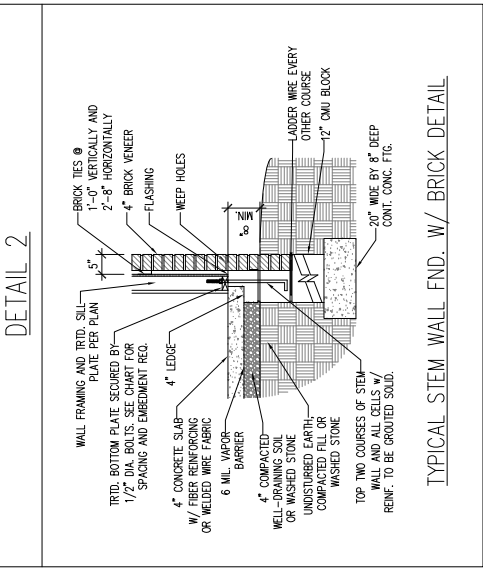
STEM WALL DETAILS



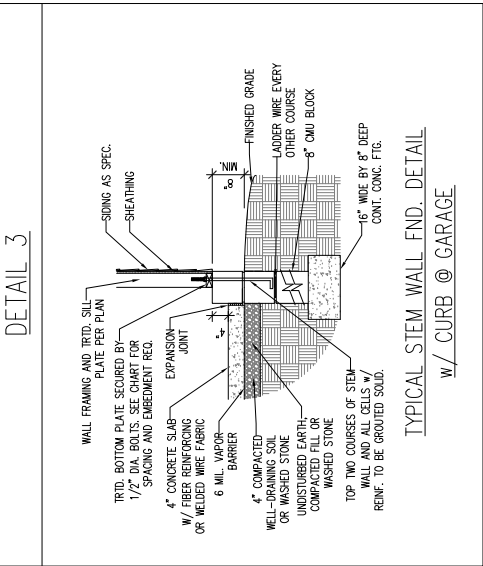
TYPICAL STEM WALL DETAIL
(W/ OPTIONAL WATERTABLE)



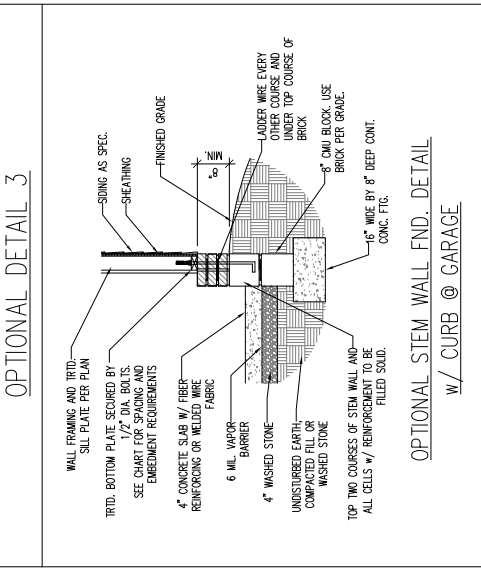
OPTIONAL STEM WALL DETAIL



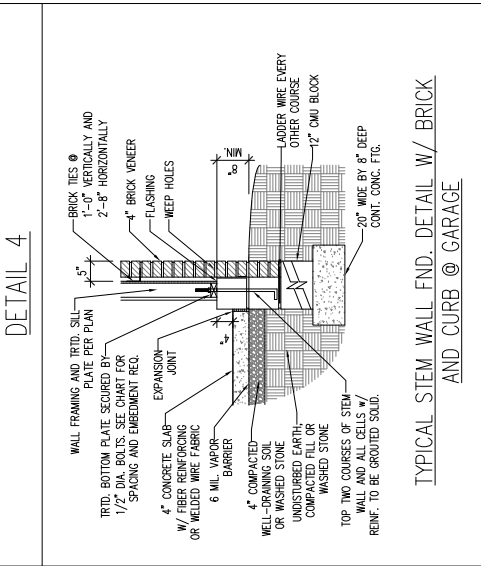
TYPICAL STEM WALL FND. W/ BRICK DETAIL



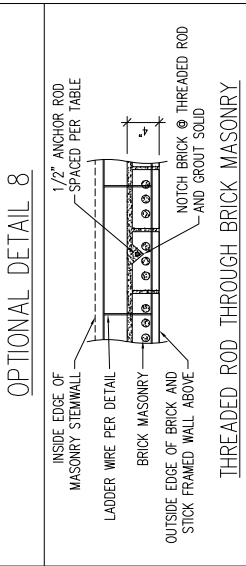
TYPICAL STEM WALL FND. DETAIL
W/ CURB @ GARAGE



OPTIONAL STEM WALL FND. DETAIL
W/ CURB @ GARAGE



TYPICAL STEM WALL FND. DETAIL W/ BRICK
AND CURB @ GARAGE



THREADED ROD THROUGH BRICK MASONRY

J.S. THOMPSON ENGINEERING, INC.
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120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
FOUNDATION DETAILS
DREAM FINDERS HOMES

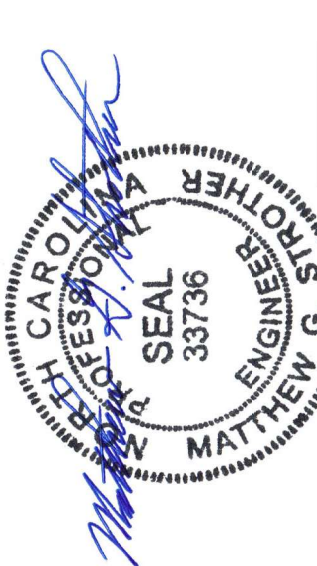
- STRUCTURAL NOTES:
- 1) WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
 - 2) THE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
 - 3) THE CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE W/ GREATER THAN 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 6A03.1 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
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FOUNDATION DETAILS

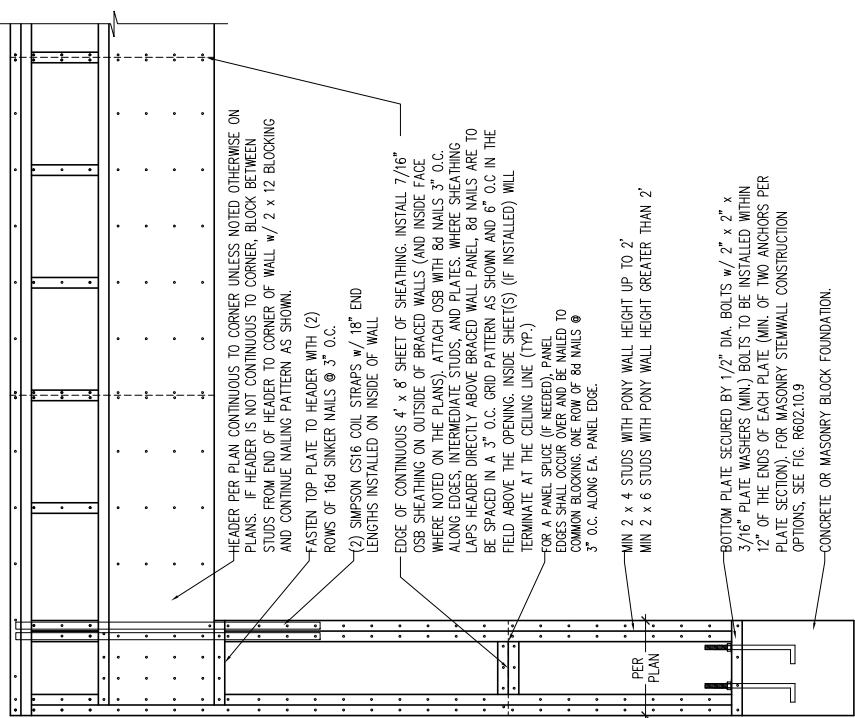


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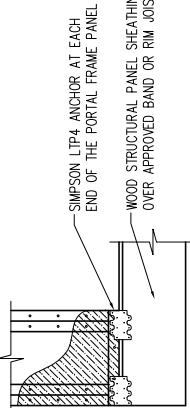
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GENERAL WALL BRACING NOTES:

1. WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R601.1.3 "ENGINEERED DESIGN" OF THE IBCRC 2024 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.4 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PREScriptive.
2. SEE THIS SHEET FOR GENERAL DETAILS - REFER THE 2024 IBCRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS, INCLUDING STORES BELOW THE TOP FLOOR, HAVE BEEN DESIGNED PER R602.3.5 (3). WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST COMBINED UPLIFT AND SHEAR FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
4. SEE STRUCTURAL SHEETS FOR HOLD DOWN TYPE AND LOCATIONS WHERE REQUIRED AND ANY SPECIAL NOTES OR REQUIREMENTS. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10 UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED PER TABLE R702.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.4
6. CS-WSP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 7/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS WITH JOINTS BLOCKED. ATTACH SHEATHING w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.113" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (U.N.O.).
7. GB REFERS TO THE "GYPSUM BOARD" WALL BRACING METHOD. 1/2" (MIN.) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (U.N.O.). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R702.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3(1). WHERE METHOD GB PANELS ARE INSTALLED HORIZONTALLY, BLOCKING OF HORIZONTAL JOINTS IS NOT REQUIRED. EXTERIOR GB TO BE INSTALLED VERTICALLY.

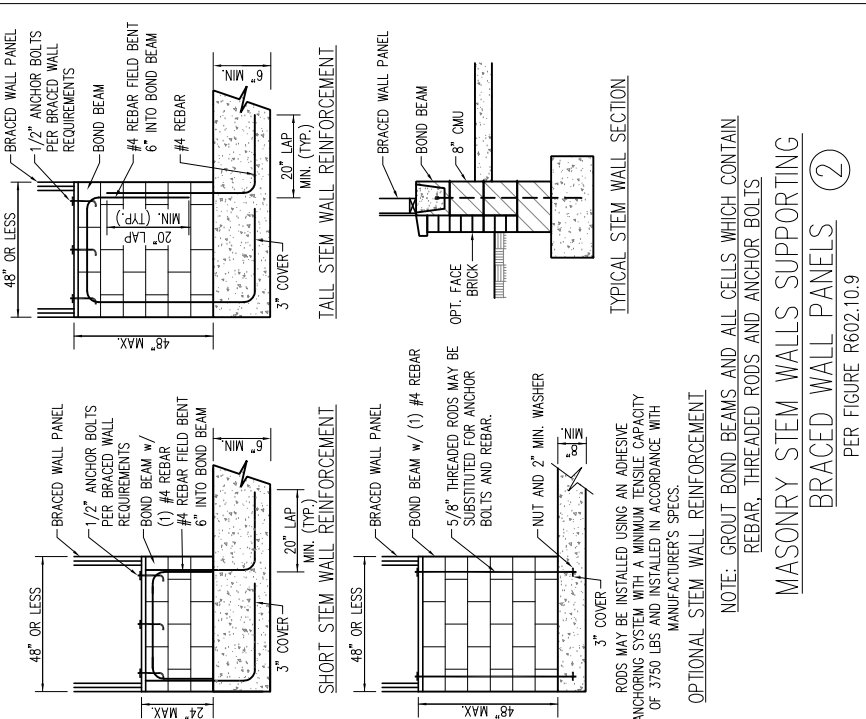


OVER CONCRETE OR MASONRY BLOCK FOUNDATION



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

METHOD PF-PORTAL FRAME DETAIL (1)

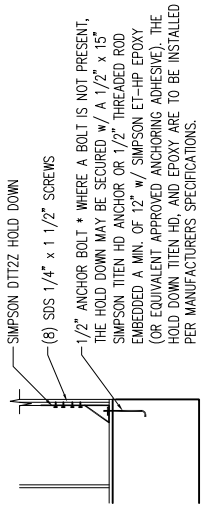
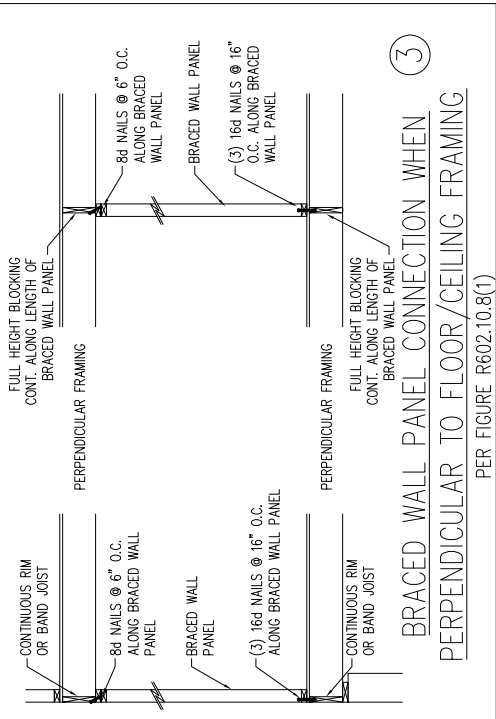


NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS

MASONRY STEM WALLS SUPPORTING

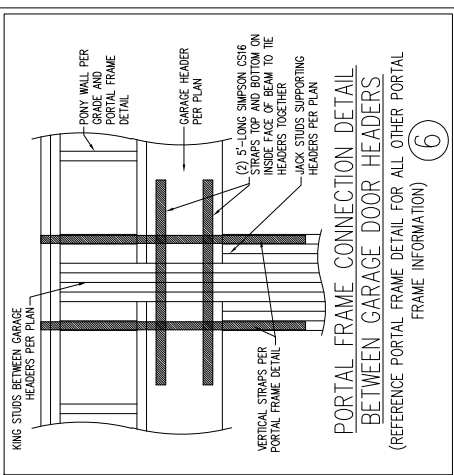
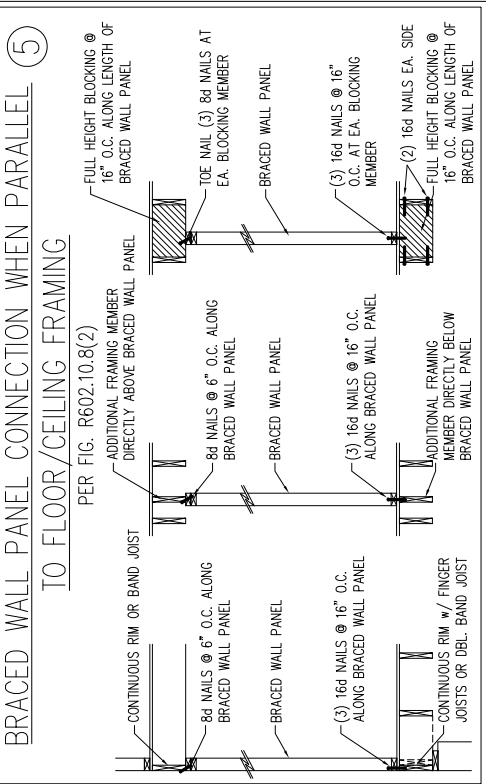
BRACED WALL PANELS (2)

PER FIGURE R602.10.9



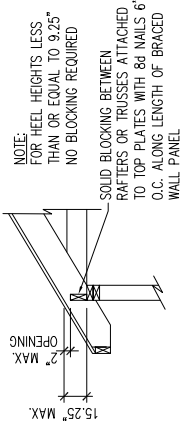
HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB

* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *



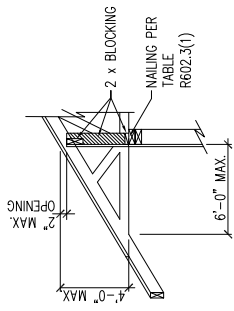
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS

PER FIGURE R602.10.8.2(1)



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES

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



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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 BALCONES	40	10	L/360
FIRE ESCAPES	40	10	L/360
HANDRAILS/GUARDRAILS	200	10	L/360
PASSENGER VEHICLE GARAGE	50	10	L/360
ROOMS OTHER THAN SLEEPING ROOM	40	10	L/360
SLEEPING ROOMS	30	10	L/360
STAIRS	40	10	L/360
WIND LOAD	(BASED ON TABLE R301.2(4) WIND ZONE AND EXPOSURE)		
GROUND SNOW LOAD: Pg	20 (PSF)		

SEISMIC DESIGN CATEGORY: B

- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
- FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD
- CLADDING DESIGNED FOR:

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

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

4.

FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NRC, 2024 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4304 OF THE NRC, 2024 EDITION.
5.

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

FOOTING AND FOUNDATION NOTES

1.

FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
2.

FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. EXCEPTION: #57 OR #60 STONE MAY BE USED AS FILL FOR MAXIMUM DEPTH OF 4 FEET WITHOUT 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 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 DEMATER 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 332, 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 = 2600 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
- B.

CONCRETE
- C.

MASONRY FULLY GROUTED
- D.

STEEL PIPE COLUMN

(1) 1/2" DIA. x 4" LONG LAG SCREWS
(2) 1/2" DIA. x 4" WEDGE ANCHORS
(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" DIAMETER BOLTS Ø 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 Ø 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.

FITCH 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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STANDARD STRUCTURAL NOTES
DREAM FINDERS HOMES

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S-O
STRUCTURAL
NOTES