

LOT 545 CREEKSIDE OAKS NORTH

INVENTORY MARKED

WAYFARE

DREAM FINDERS HOMES

PLAN REVISIONS

REVISIONS CONTINUED.

12-23-18	REMOVED GLASS INSERTS AND REMOVED ACCENTS FROM GARAGE DOOR FOR I44 STANDARD. CHANGE FIREPLACE FROM STD TO OPTIONAL. VERIFY GOURMET 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/WIRING 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 FARRHOUSE 'B'. CREATED ELEVATION ARTS AND CRAFTS 'D'. CHANGED CORNER BOARDS ON ELEVATIONS TO BE IY4 TRIM BOARD. SHOVED 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 969 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 IX0 TRIM ON ALL ELEVATIONS TO IX0 TRIM. FIXED FORCES TO KEEP COLUING FROM OVERHANGING CONCRETE. REMOVED COLUIN BASE FROM ELEVATION B AND MADE COLUIN FULL HEIGHT. REVISED FRONT PORCH OF ELEVATION B. PREVIOUSLY, 206 SQ FT. NOW 111 SQ. FT. REMOVED COLUIN BASE FROM ELEVATION C AND MADE COLUIN 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 COLUING FOR ELEVATION A TO MATCH COLUING 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 COLUIN AND D3 SHOWING STONE COLUIN. 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 10FT. BEDROOM 4 W/ BATH 3 IL0 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 IN ADDITIONAL FEES.
IF ANY DISCREPANCY OR ERROR IS IDENTIFIED BY THE BUILDER OR ANOTHER PARTY OTHER THAN 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
REVISION	01-18-17
	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

LOT 545 CREEKSIDE OAKS NORTH

WAYFARE (Garage Left)

DREAM FINDERS HOMES

2277

TITLE
REVISION LOG

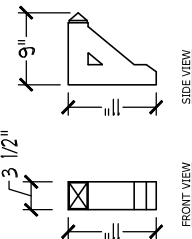
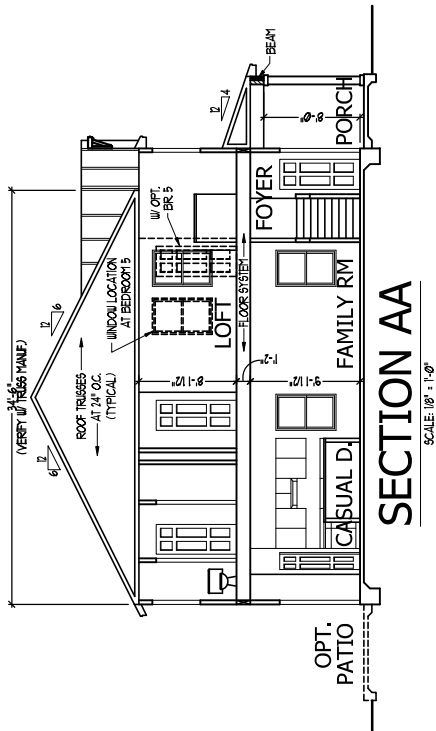
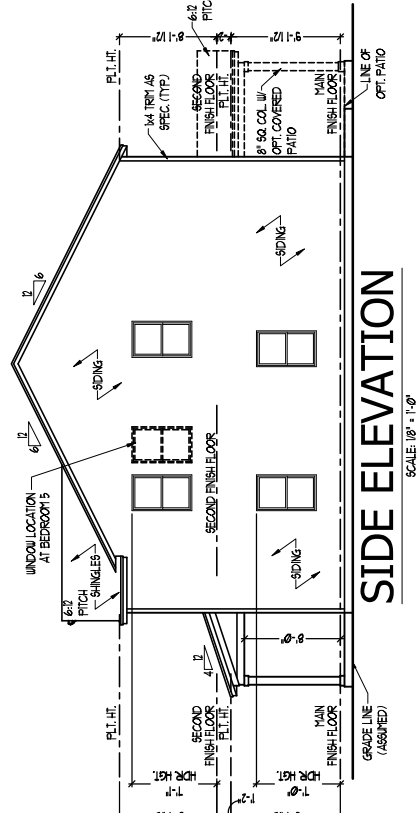
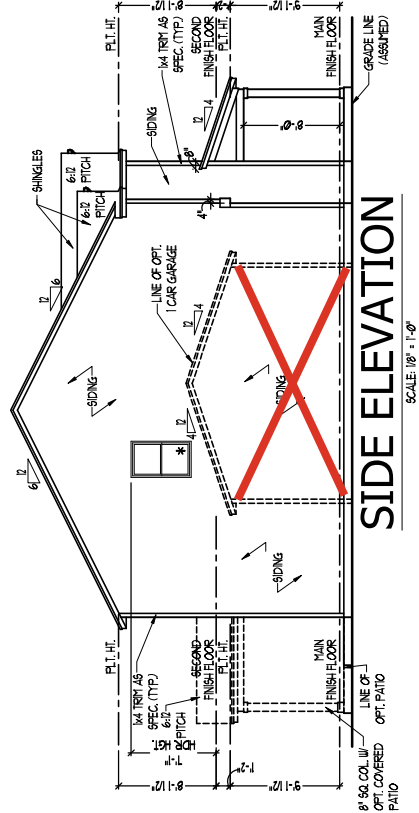
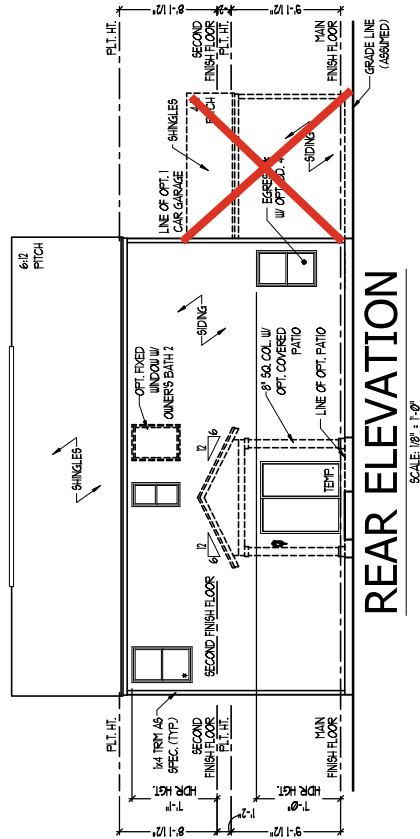
SHEET
CS

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

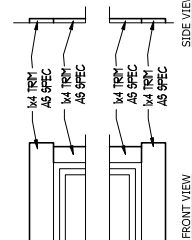
ANY DISCREPANCY OF ERROR IN NOTES DIMENSIONS OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTERS OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.

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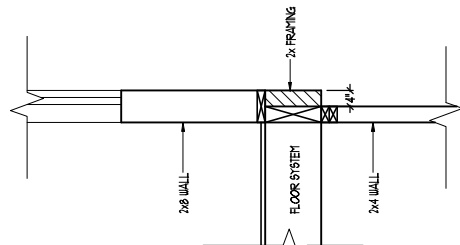
IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTERS SHALL NOT BE HELD RESPONSIBLE.



BRACKET DETAIL

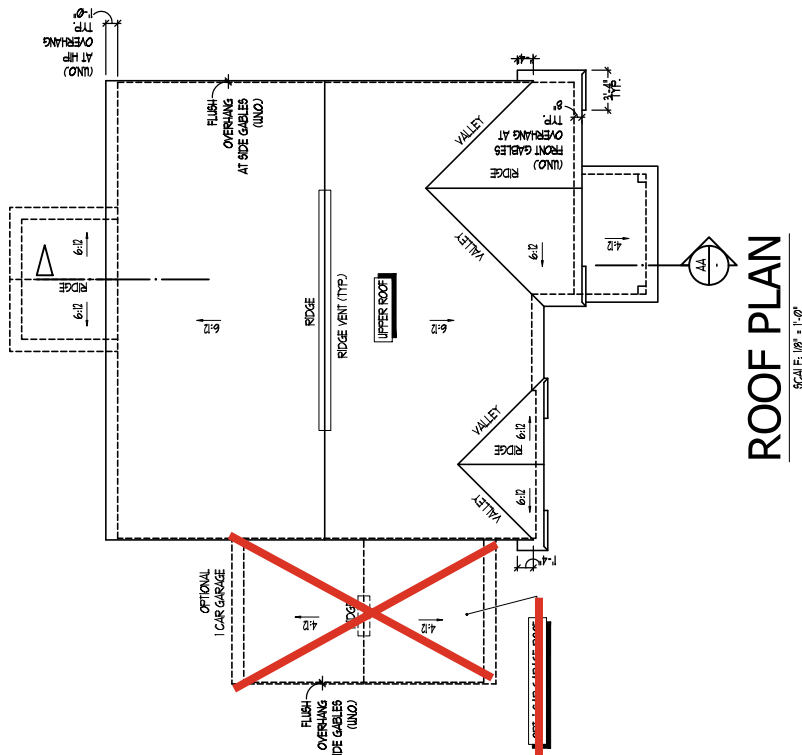


TRIM DETAIL

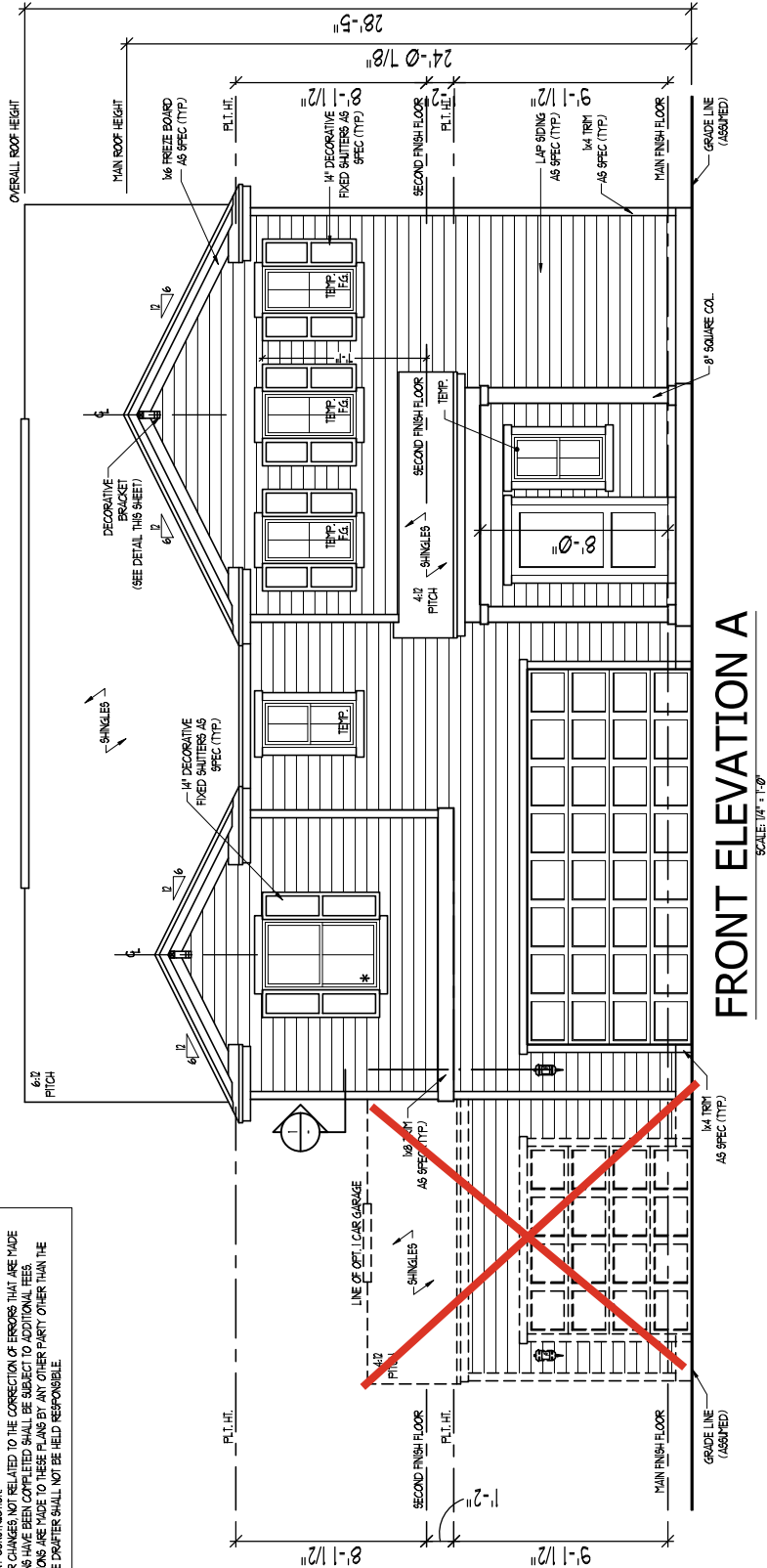


CANTILEVER DETAIL 1

TOTAL UNDER ROOF AREA: VENTING AREA REQUIRED: TOTAL REQUIREMENTS:				1377 SQ. FT. 4.59 SQ. FT. <u>1377 SQ. FT. / 300 =</u> <u>LOWER: 2.29 UPPER: 2.29</u>	1377 SQ. FT. 4.59 SQ. FT.
LOWER AREA VENTING					
SOFFIT VENT		SIZE:	PER UNIT:	# UNITS:	PROVIDED:
		-	.041 SF/LF	65'-5"	2.68
		LOWER AREA VENTING PROVIDED:			-
UPPER AREA VENTING					
RIDGE VENT		SIZE:	PER UNIT:	# UNITS:	PROVIDED:
		-	.125 SF/LF	20'-0"	2.50
		UPPER AREA VENTING PROVIDED:			-
TOTAL AREA PROVIDED SOFFIT AND RIDGE VENT					
					5.18



ROOF PLAN



FRONT ELEVATION A

JOB NUMBER	B-1815861*
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

WAYFARE (Garage Left)
DREAM FINDERS HOMES

2277

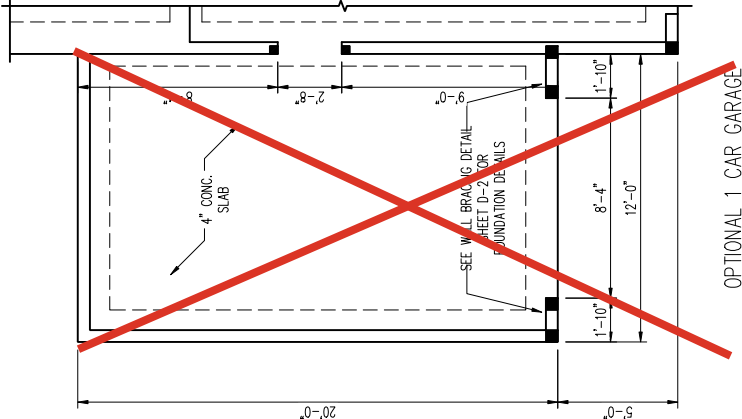
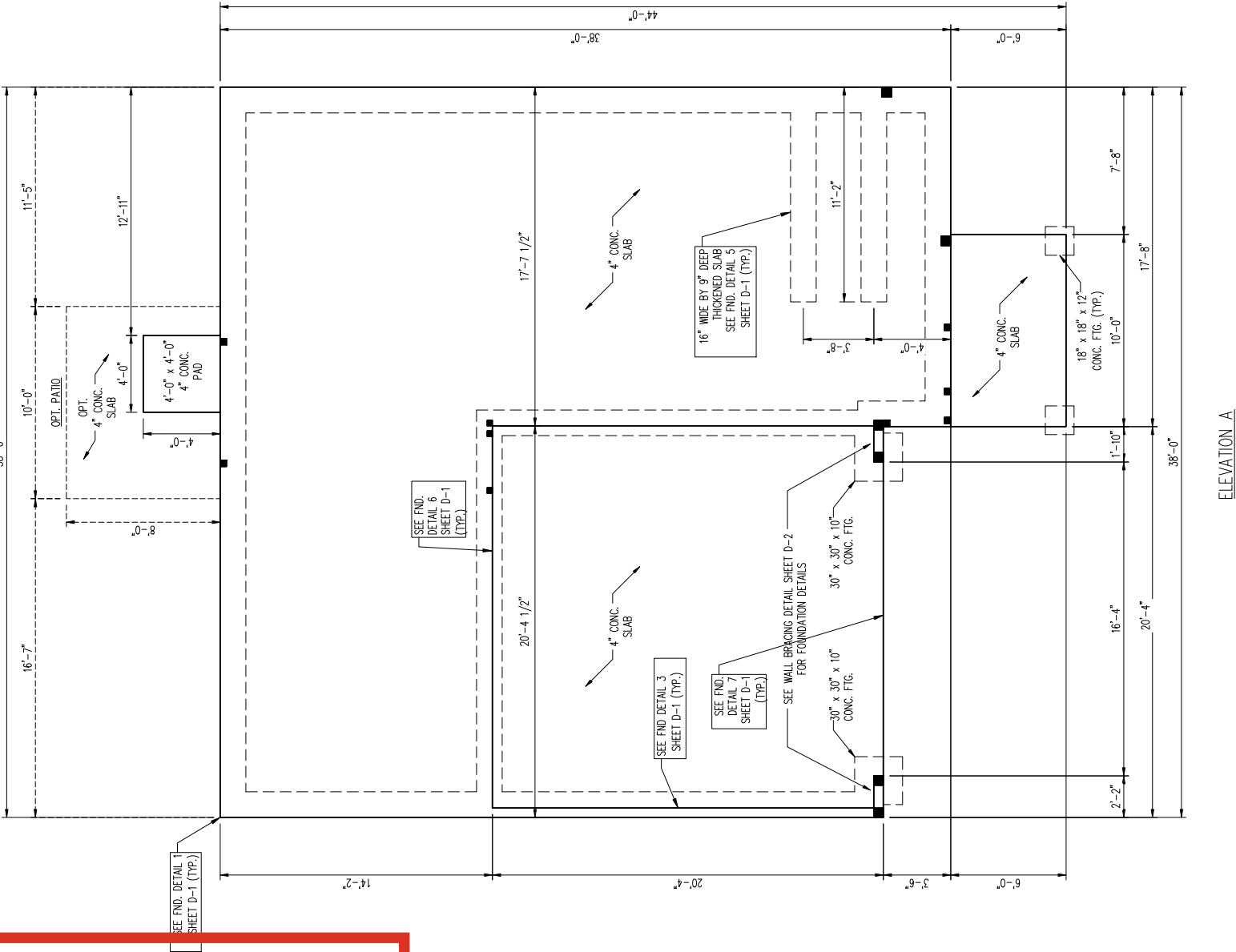
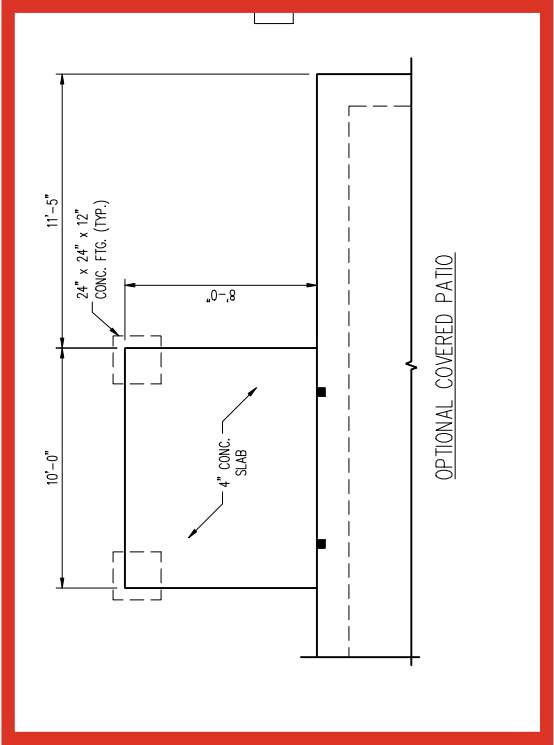
TITLE
FRONT ELEVATION
DETAILS

ELEVATIONS, ROOF PLAN & SECTION - TRADITIONAL A

A3.0
SHEET

DREAM FINDERS
HOMES

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

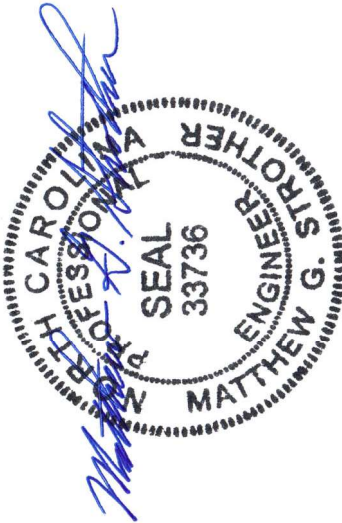


LEGEND	
CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
FDN	FOUNDATION
FTG	FOOTING
OC	ON CENTER
SPF	SURFUCE PINE FR
SYP	SOUTHERN YELLOW PINE
IRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

- 120 MPH ULTIMATE DESIGN WIND SPEED.
NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL FINISHES. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONAL ACCURACY.
 - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
 - INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
 - ANCHOR BOLTS MUST BE SET AT LEAST 18 FEET FROM EXTERIOR WALLS DESIGNED FOR 120 MPH WINDS.
 - ROOF AND WALL CLADDING DESIGNED FOR WIND PRESSURES PER TABLE R201.2.(1) OF THE 2024 NRC.
 - INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION 902.10 OF THE 2024 NRC. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2024 EDITION.
 - REFER TO NOTES AND DETAILS SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

- 130 MPH ULTIMATE DESIGN WIND SPEED.
NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL FINISHES. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONAL ACCURACY.
 - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
 - INSTALL 1/2" ANCHOR BOLTS 4'-0" O.C. AND ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - EXTERIOR WALLS DESIGNED FOR 130 MPH WINDS.
 - ROOF AND WALL CLADDING DESIGNED FOR WIND PRESSURES PER TABLE R201.2.(1) OF THE 2024 NRC.
 - INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION 902.10 OF THE NRC, 2024 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2024 EDITION.
 - REFER TO NOTES AND DETAILS SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

- 150 MPH ULTIMATE DESIGN WIND SPEED.
NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL FINISHES. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONAL ACCURACY.
 - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION WITH SPECIAL PROVISIONS FOR 150 MPH WINDS. SEE CHAPTER 15 OF THE 2024 NRC FOR 150 MPH WINDS. BUILDERS IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES" FOR 150 MPH WINDS) OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
 - FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - ROOF AND WALL CLADDING DESIGNED FOR WIND PRESSURES PER TABLE R201.2.(1) OF THE 2024 NRC.
 - 7/16" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
 - WALLS TO BE BRACED IN ACCORDANCE WITH CHAPTER 45 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION AND AS NOTED ON PLANS.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2024 EDITION.



12/3/2024

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333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609
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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: 3 OF 12
S-1.2a
MONO SLAB
FOUNDATION PLAN

1000000

WAYFARE (Garage Left)

• TITLE
SLAB INTERFACE PLAN

A1.0
SHEET

SLAB INTERFACE

FIRST FLOOR PLAN

SCALE: V4² = 1'-0"



FIRST FLOOR PLAN-A

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

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

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

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

WAYFARE (Garage Left)

2277

● **TITLE**
SLAB INTERFACE PLAN
OPTIONS

SHEET
A1.1



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



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

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

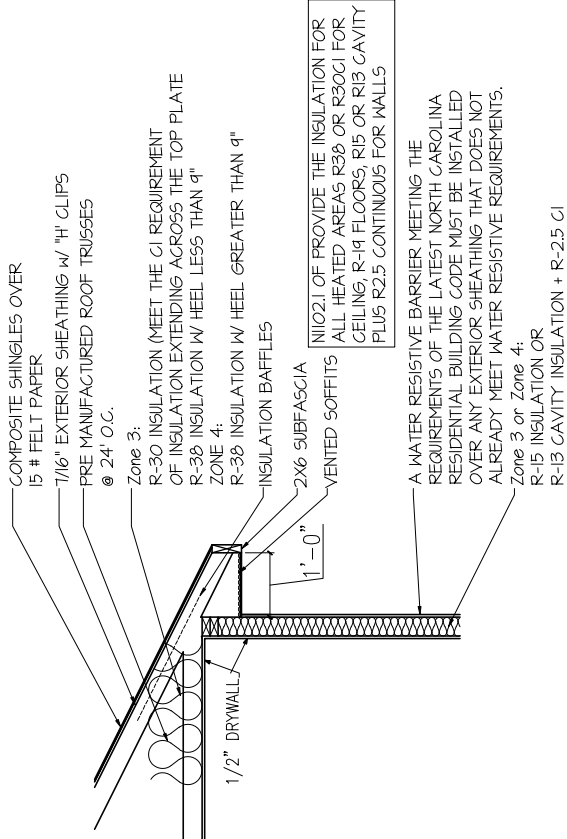
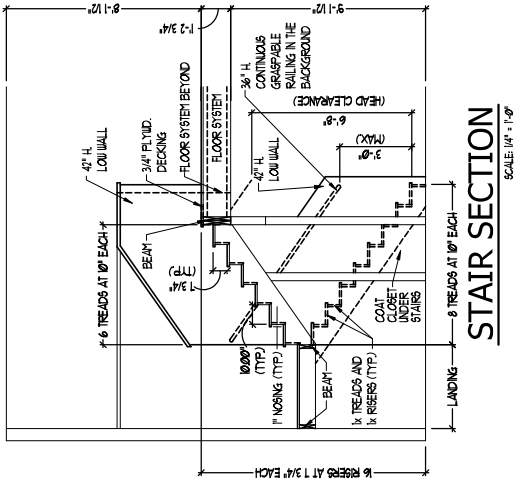
IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTERS SHALL NOT BE HELD RESPONSIBLE.

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

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.

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

[illegible]

INSULATION DETAIL

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 T.L.O. LOFT		0 SQ. FT.
UNHEATED OPTIONS		
OPTIONAL 1-CAR GARAGE		240 SQ. FT.

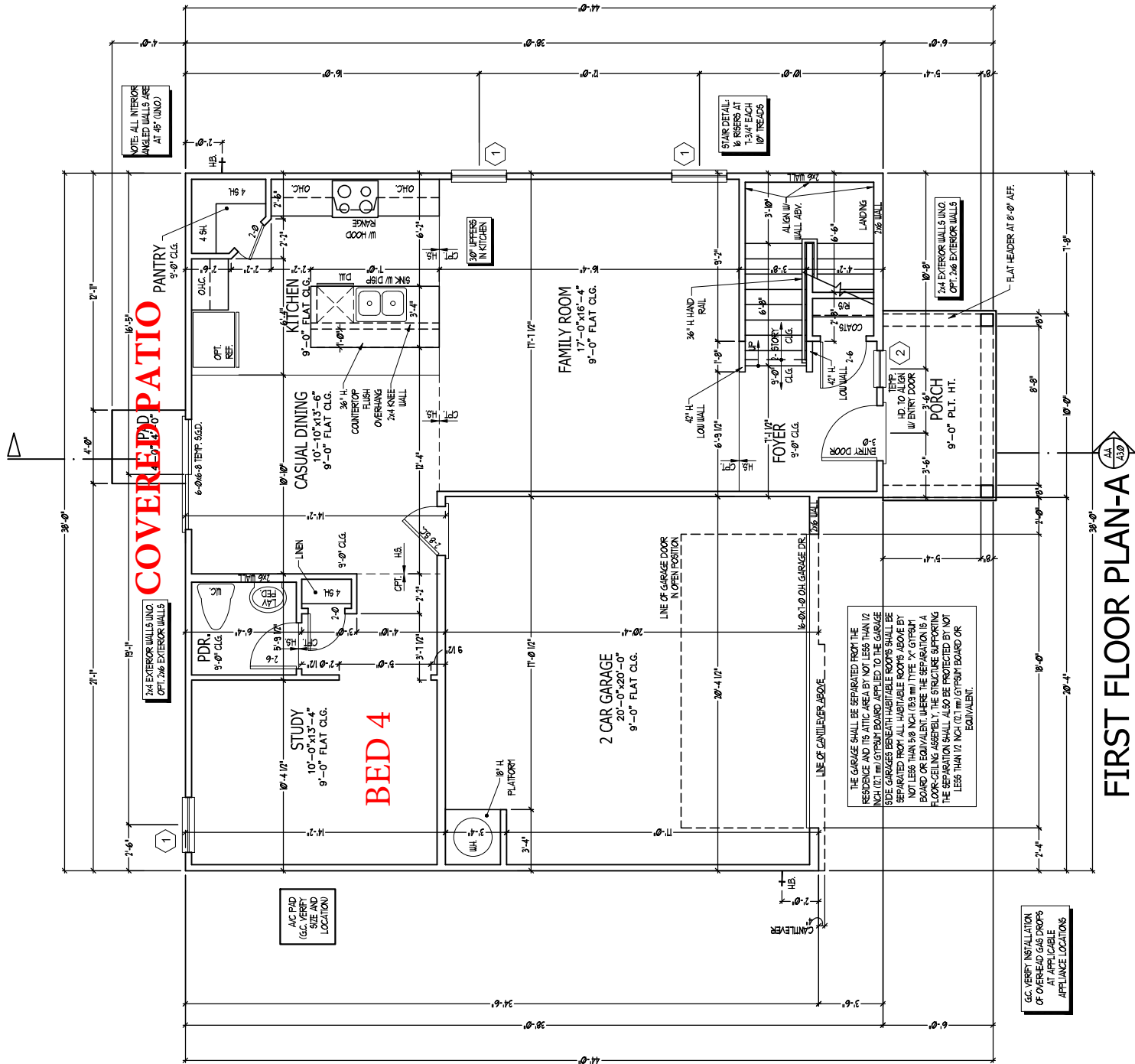
ISSUANCE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDERS OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO CONTEMPMENT OF ANY CONSTRUCTION.

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

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

9' CEILING

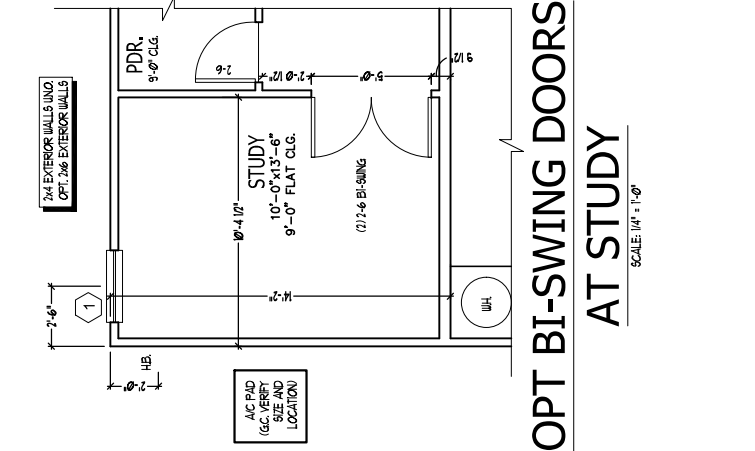


SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN-A

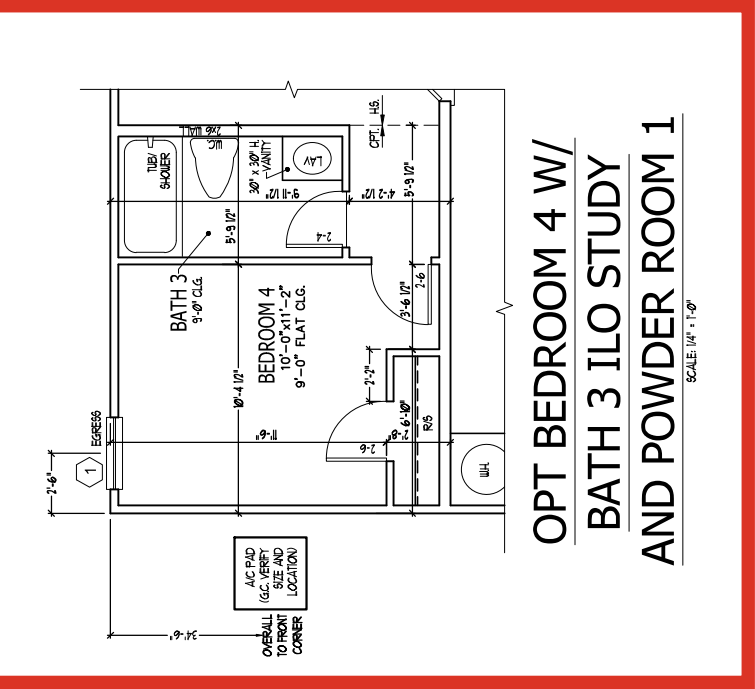
ELEVATION A FIRST FLOOR PLAN

SCALE: $V4^0 = 1'-0"$



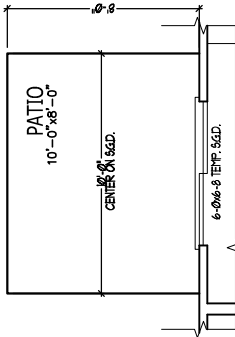
OPT BI-SWING DOORS
AT STUDY

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



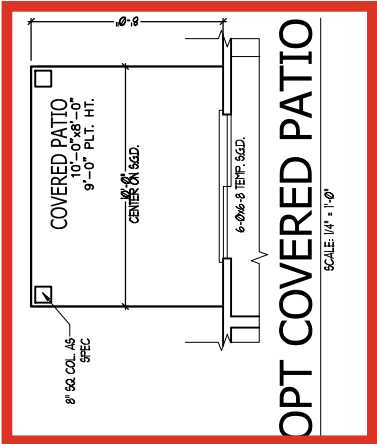
OPT BEDROOM 4 W/
BATH 3 ILO STUDY
AND POWDER ROOM 1

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



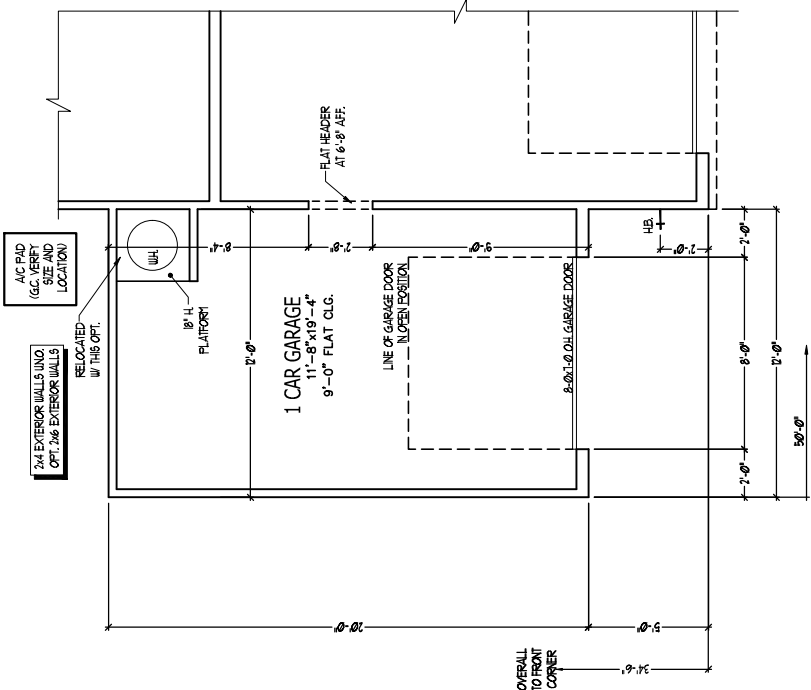
OPT PATIO

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

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

WINDOW SCHEDULE				
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.				



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 Left)
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	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.

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IF 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-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"x17" SHEET ARE ONE HALF THE SCALE NOTED

WAYFARE (Garage Left)

DREAM FINDERS HOMES

2277

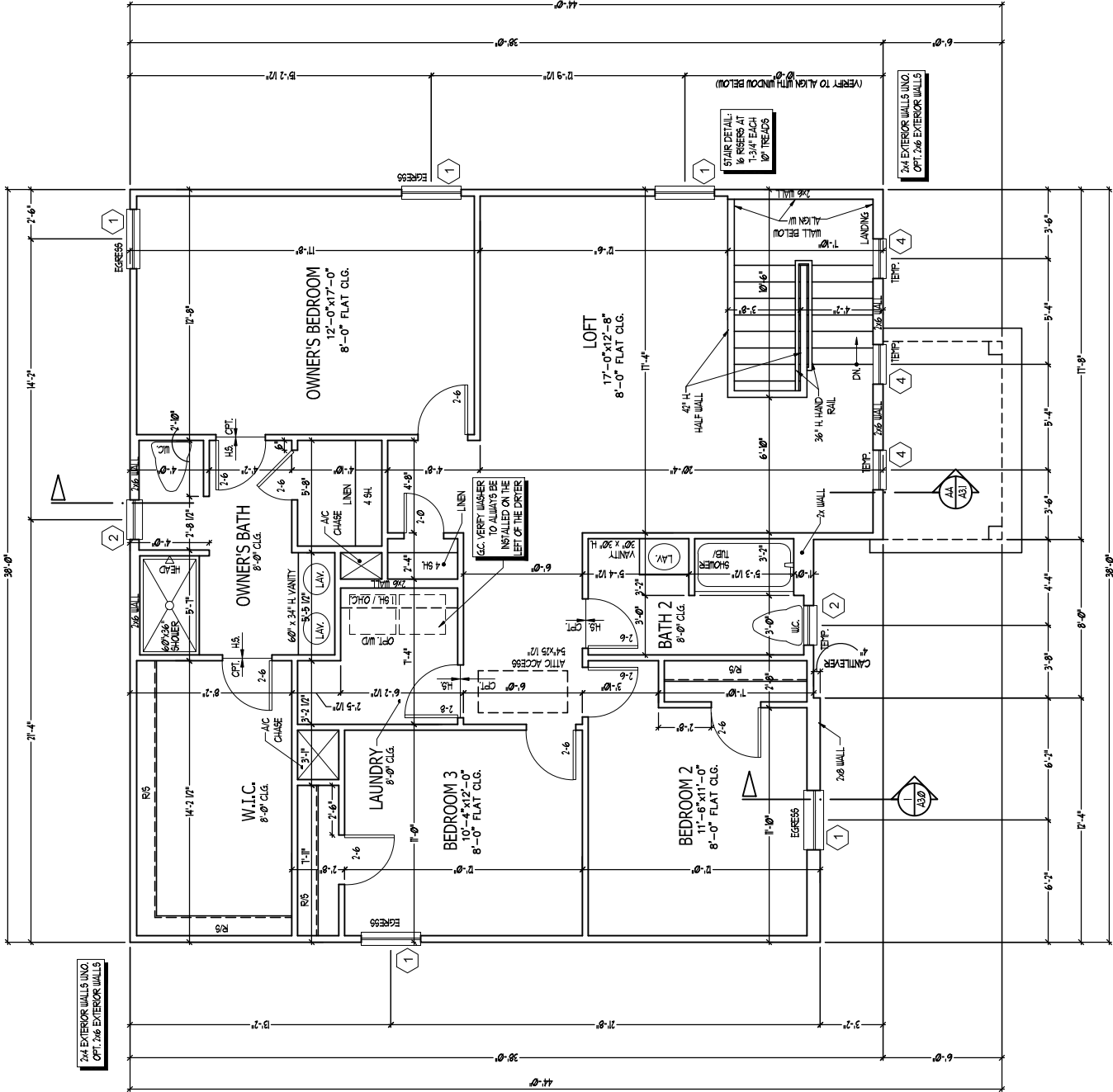
TITLE
UPPER FLOOR PLAN

SHEET
A2.3

SCALE 1/4" = 1'-0"

ELEVATION A

SECOND FLOOR PLAN





JOB NUMBER	B-1815881*
CAD FILE NAME	WAYFARE-R
ISSUED	11-08-17
REVIEWED	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 Left)
DREAM FINDERS HOMES

2277

TITLE

PLAN OPTIONS

-

-

-

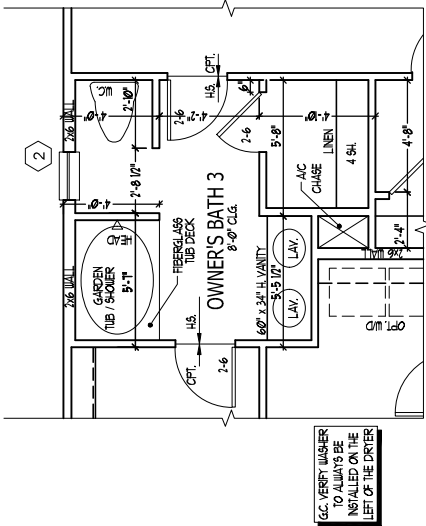
SHEET

A2.4

REFER TO STANDARD PLAN FOR INFORMATION NOT SHOWN

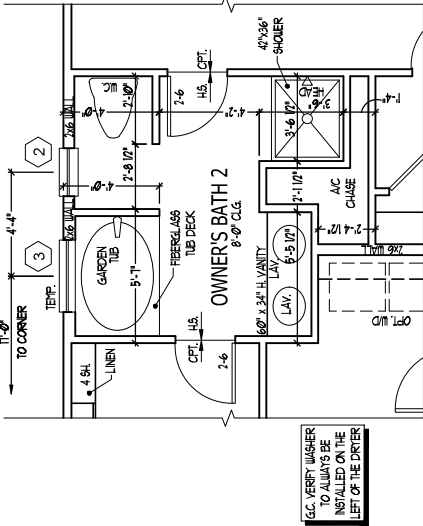
SECOND FLOOR PLAN OPTIONS

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



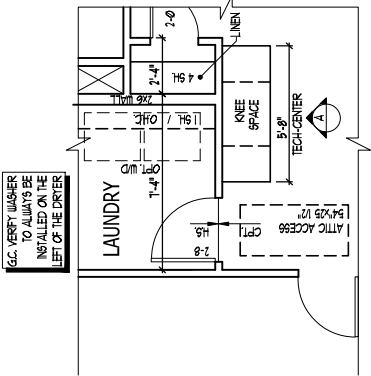
OPT OWNER'S BATH 3

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



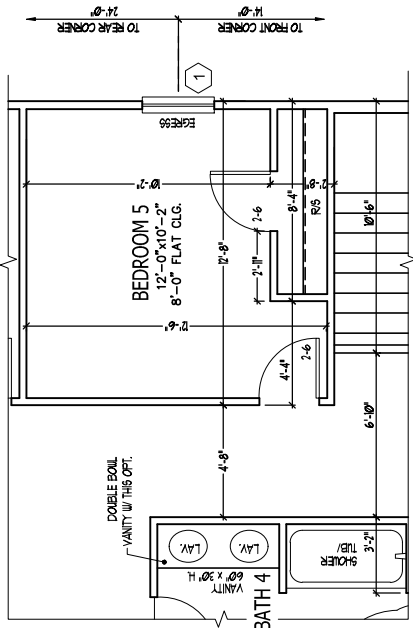
OPT OWNER'S BATH 2

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



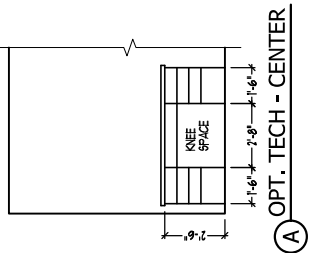
OPT TECH-CENTER

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



OPT BEDROOM 5
W/ BATH 4 ILO LOFT

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

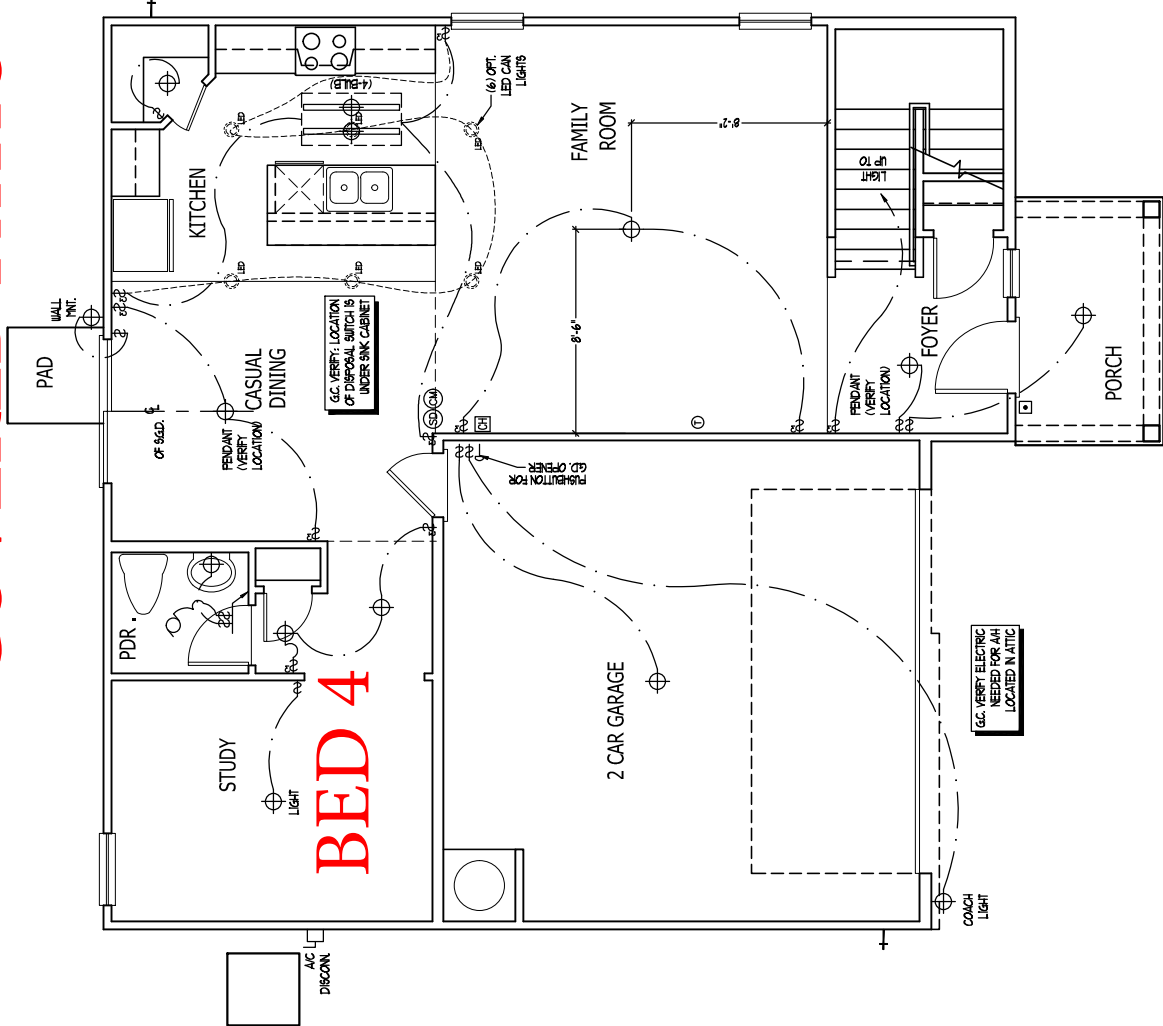


WINDOW SCHEDULE			
MARK	SIZE		TYPE
	WIDTH	HEIGHT	
(1)	30"	50"	SINGLE HUNG
(2)	20"	40"	SINGLE HUNG
(3)	30"	40"	FIX
(4)	20"	40"	FIX

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

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COVERED PATIO



BED 4

9' CEILING

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET

DUPLEX OUTLET ABOVE COUNTER

WEATHERPROOF DUPLEX OUTLET

GROUND FAULT INTERRUPTER DUPLEX OUTLET

SPECIAL DUPLEX 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

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: 18"
TELEPHONE: 14"
TELEVISION: 14"

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 201.46(B) AND 406.3

5. ALL BSA AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GECI 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, 2018, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

7. EVERY BUILDING HAVING A POSSIBLE REL-BURNING 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.

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COPYRIGHTS 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.
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FIRST FLOOR PLAN-A

SCALE 1/4" = 1'-0"

ELEVATION A

FIRST FLOOR PLAN

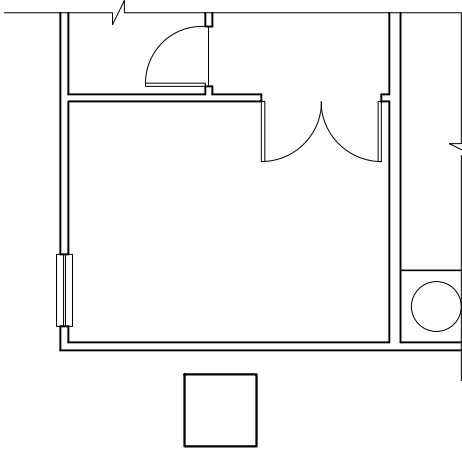
SCALE 1/4" = 1'-0"

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

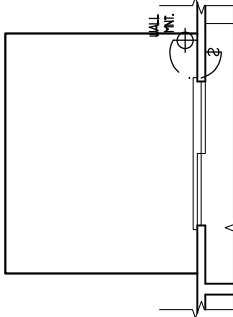
NOTES:

- 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 FLOORS:
SWITCHES: 4"
OUTLETS: 18"
TELEPHONE: 18" (UNLESS ABV. CENTERED)
TELEVISION: 18"
 - 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.
 - ALL BSA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BATHROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAPPER-PROOF RECEPTACLES PER NEC 201.46(B) AND 406.3
 - ALL BSA AND 20A/20W RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GECI PROTECTED (GFI).
 - 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.
 - EVERY BUILDING HAVING A POSSIBLE REL-BURNING 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.
 - 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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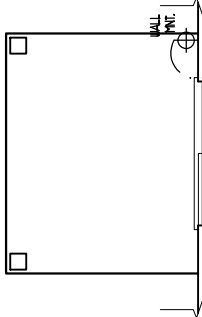
OPT BI-SWING DOORS
AT STUDY

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



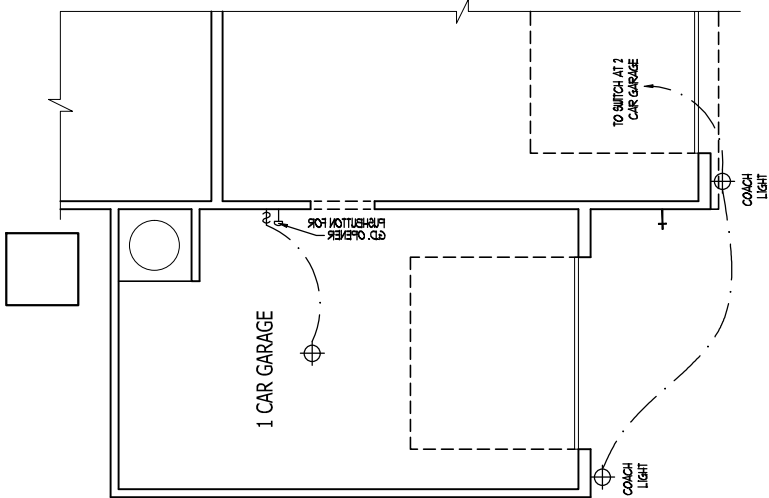
OPT PATIO

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



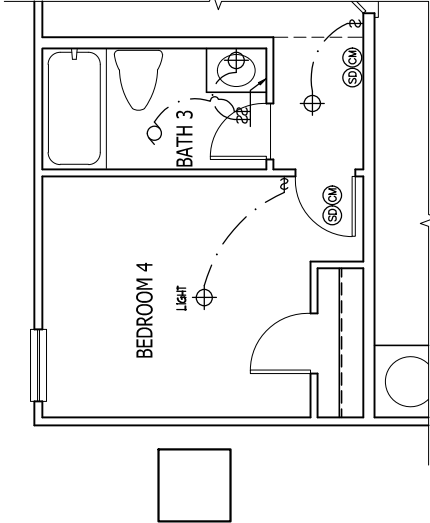
OPT COVERED PATIO

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



OPT 1 CAR GARAGE

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



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

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

WAYFARE (Garage Left)

DREAM FINDERS HOMES

2277

TITLE

ELECTRIC AT PLAN OPTIONS

SHEET

E1.1

FIRST FLOOR PLAN OPTIONS

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



JOB NUMBER	B-1815881*
CAD FILE NAME	WAYTARE-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

WAYFARE (Garage Left)

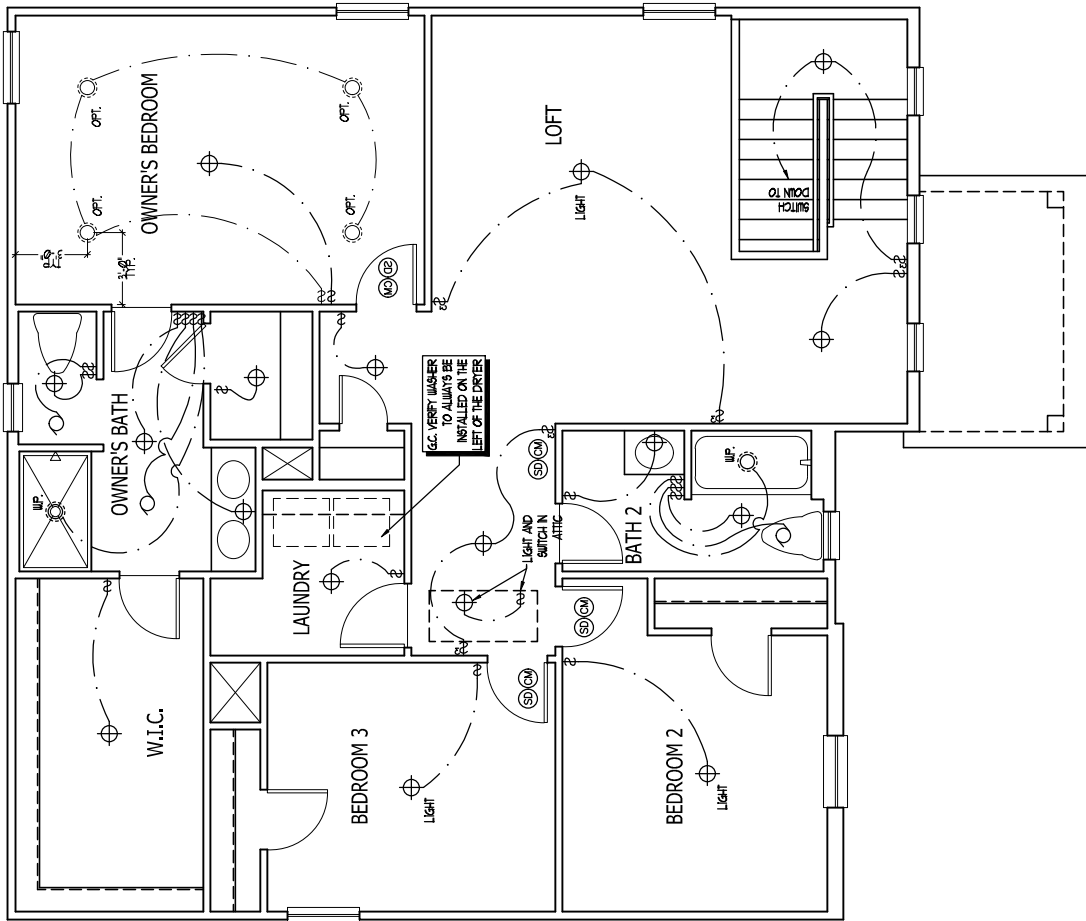
2277

TITLE	UPPER FLOOR ELEC. PLAN
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31

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

ELEVATION A SECOND FLOOR PLAN



ELECTRICAL KEY

- | | |
|---|---|
|  | DUPLEX CONVENIENCE OUTLET |
|  | DUPLEX OUTLET ABOVE COUNTER |
|  | REAR/END/TOP DUPLEX OUTLET |
|  | GROUND-FALT INTERRUPTER DUPLEX OUTLET |
|  | HALF-SWITCHED DUPLEX OUTLET |
|  | SPECIAL PURPOSE OUTLET |
|  | DUPLEX OUTLET IN FLOOR |
|  | 220 VOLT OUTLET |
|  | 1-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 FANLIGHT COMBINATION |
|  | ELECTRIC DOOR OPERATOR (OPTIONAL) |
|  | CAPIES (OPTIONAL) |
|  | FLUORESCENT 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 WITH ROUGH-IN FOR OPT. CEILING FAN |

NOTES:

- PROVIDE AND INSTALL GROUND-FALL CIRCUIT INTERRUPTERS (GFI) AS NOTICED ON PLANS OR AS ITEM 4 AND 5 BELOW LOCATES.
- UNLESS OTHERWISE NOTICED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
- SWITCHES: 4'-0"
 - OUTLETS: 1'-6"
 - TELEPHONE: 4'-0"
 - TELEVISION: 4'-0"
 - INTERCOM: 4'-0"
 - WALL JACKS: 4'-0"
 - TELEPHONE: 4'-0"
13. ALL POKE DETECTORS SHALL BE LOCATED 10" ON AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A NOTICED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
14. ALL BA, SA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, KITCHENS, LIBRARIES, SUN ROOMS, RECREATION ROOMS, CLOSET, HALLWAYS AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI, GFCI AND TAMPER-PROOF RECEPTACLES PER NEC 210.4(A)(2) AND 400.5.
15. ALL BA, SA AND 20A 20V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
16. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 70, N.E.C. 200, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, AND ORDINANCES.
17. EVERY BUILDING HAVING A FORMAL BATH, SHOWER, HEATING OR AIR PLANCE, REFRIG. OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
18. ALL ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WORKING WHEN SUCH WORKING IS SERVED FOR POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. CONTINUATION CODES CAN VARY. ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

LIABILITY OF PLANS FROM THIS CONTRACT SHALL NOT RELIEVE THE DRAFTER 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.

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

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

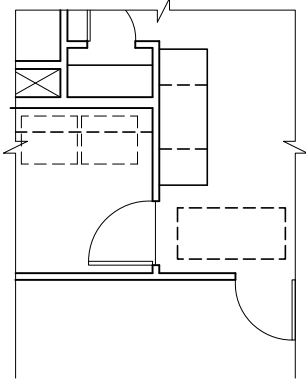
NOTES:

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' 0"
OUTLETS: 18"
TELEPHONE: 16"
TELEVISION: 16"
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 TAPPER-PROOF RECEPTACLES PER NEC: 201.406.2 AND 406.3
5. ALL BSA AND 20A 20W RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GECI 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 POSSIBLE REL-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.
8. ALL WORK 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.

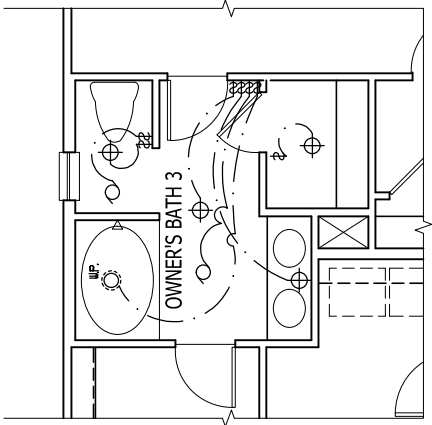
ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTERS OFFICE FOR CORRECTION BEFORE ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.

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



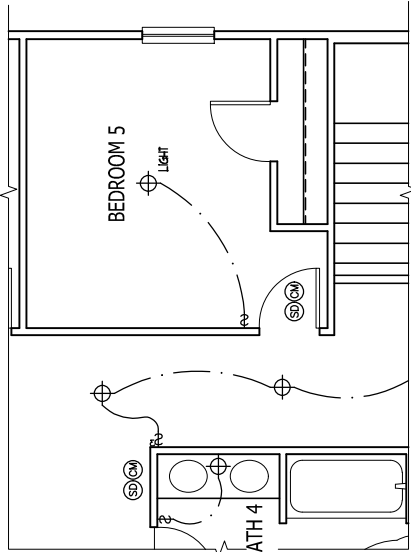
OPT TECH-CENTER

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



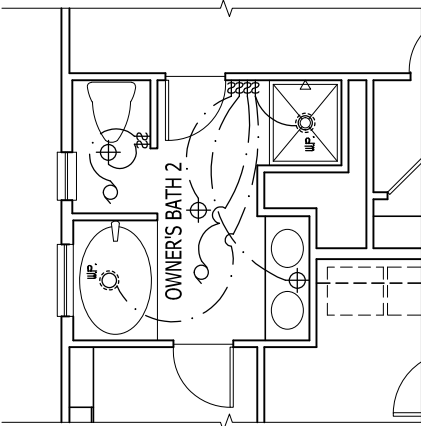
OPT OWNER'S BATH 3

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



OPT BEDROOM 5
W/ BATH 4 ILO LOFT

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



OPT OWNER'S BATH 2

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

SECOND FLOOR PLAN OPTIONS

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



DREAM FINDERS
HOMES

JOB NUMBER	B-1815587*
CAD FILE NAME	WAYFARE-R
ISSUED	11-08-17
REVISED	11-08-17
REVISED	02-18-20
REVISED	04-01-20
REVISED	04-08-20
REVISED	12-01-22
REVISED	04-03-23
REVISED	10-30-24

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

WAYFARE (Garage Left)
DREAM FINDERS HOMES

2277

TITLE
ELECTRIC AT PLAN OPTIONS

E1.4
SHEET

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

*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:

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

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SPF #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 TABLES 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 GRIDDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GRIDDERS 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

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

SHEET 9 OF 12
S-3a
CELLING FRAMING
PLAN

J.S. THOMPSON
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333 EAST SIX FORKS ROAD, SUITE 180
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N.C. LICENSE NO.: C-1733

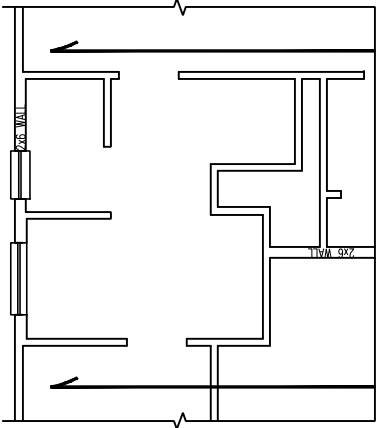
WAYFARE
DREAM FINDERS HOMES

DATE: DECEMBER 2, 2024

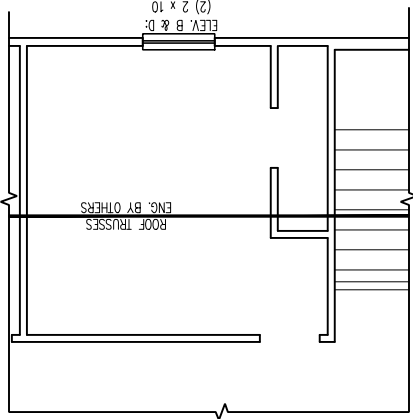
SCALE: 1/4" = 1'-0"

DRAWN BY: JRL/HOMES

ENGINEERED BY: WFB



OPT. OWNER'S BATH 3



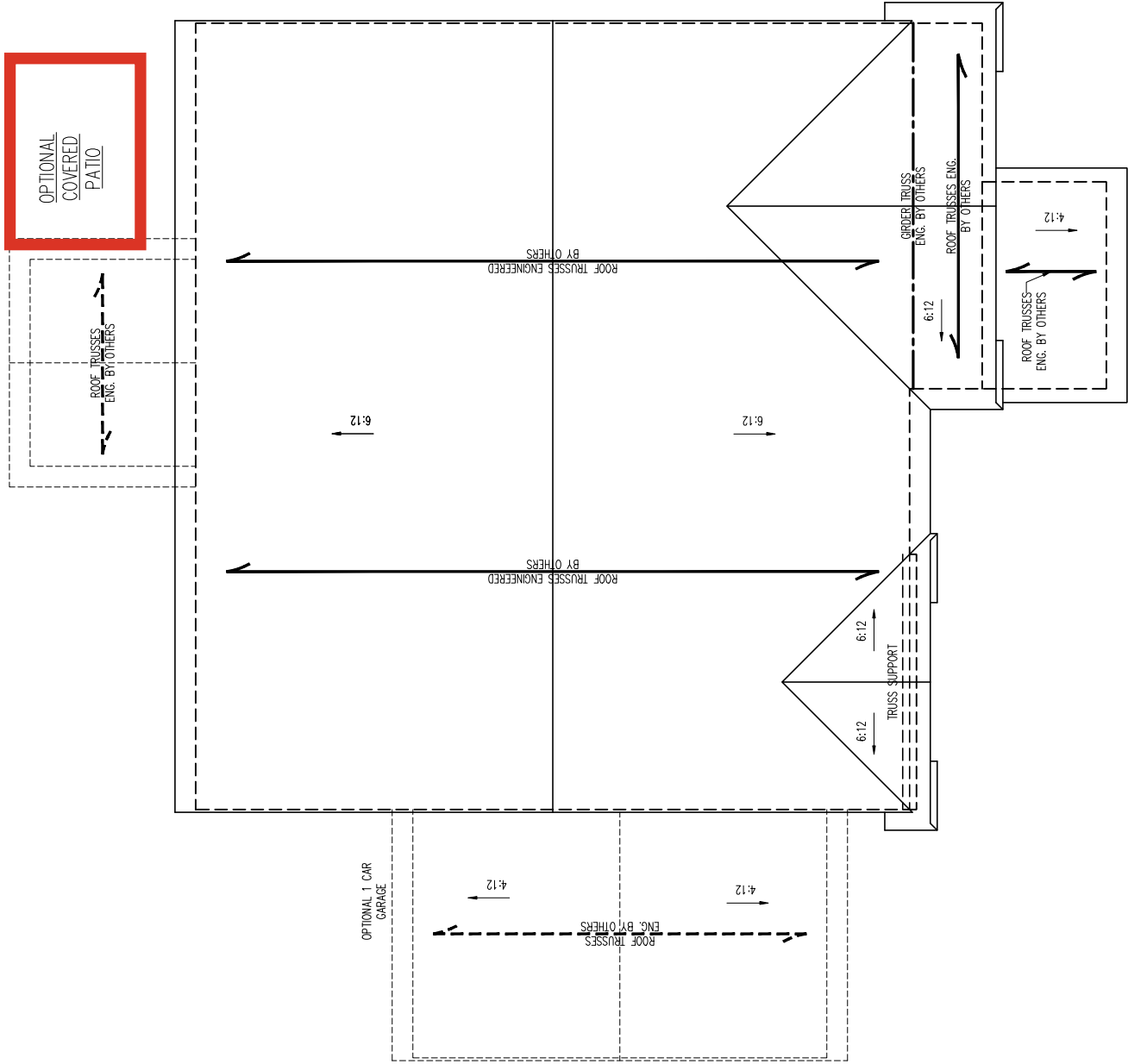
OPT. BEDROOM 5 I.L.O. LOFT



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



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: JRL/HOMES

ENGINEERED BY: WFB

SHEET: 11 OF 12

S4a

ROOF FRAMING
PLAN

STRUCTURAL NOTES:

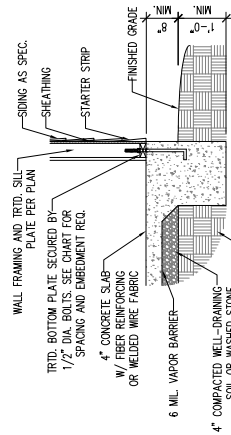
1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
3. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
4. HIP BRUCCES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
5. STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
6. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H2.5A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE WALLS. REFER TO SECTION 1802.01 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 184008 OF THE 2024 NRCG TO ENSURE COMPLIANCE WITH REQUIRED UPLIFT AND LATERAL CONNECTIONS. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.
- 7.
- 8.

NOTE: 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

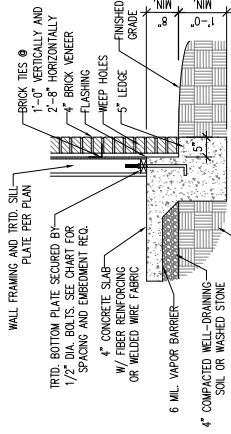
MONOLITHIC SLAB DETAILS

DETAIL 1



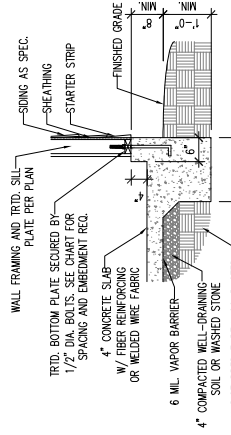
TYPICAL SLAB DETAIL

DETAIL 2



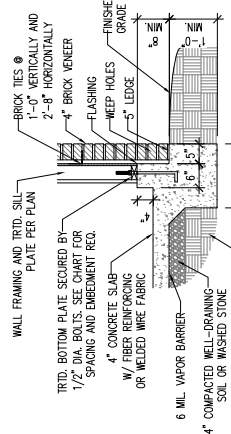
BRICK VENEER DETAIL

DETAIL 3



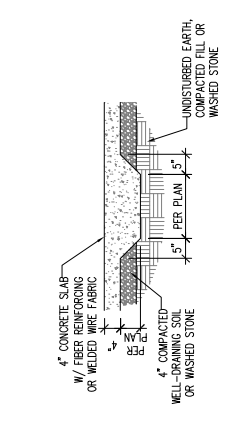
GARAGE CURB DETAIL

DETAIL 4



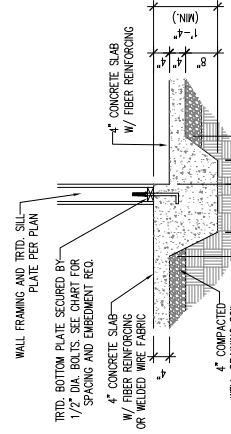
GARAGE CURB BRICK LEDGE DETAIL

DETAIL 5



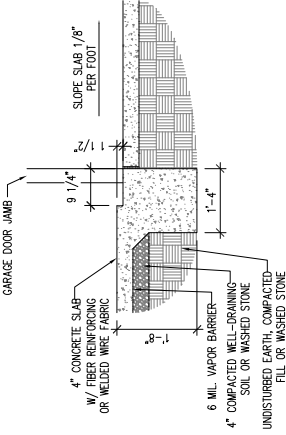
THICKENED SLAB DETAIL

DETAIL 6



STEP IN GARAGE DETAIL

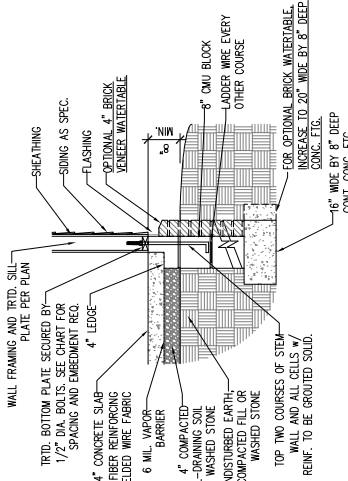
DETAIL 7



SLAB AT GARAGE DOOR DETAIL

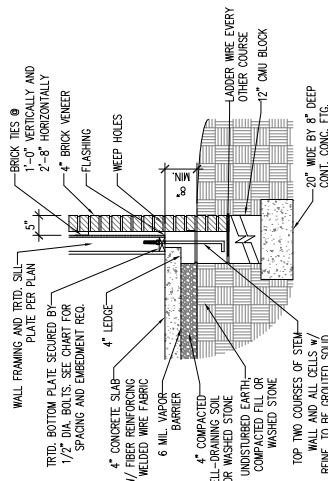
STEMWALL DETAILS

DETAIL 1



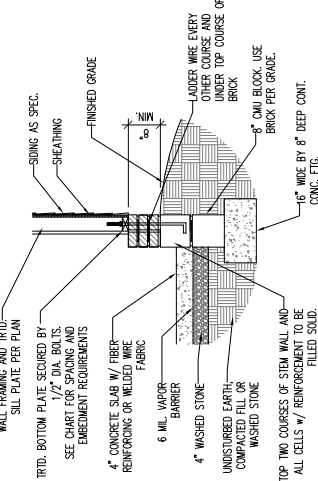
TYPICAL STEM WALL DETAIL
(W/ OPTIONAL WATERTABLE)

DETAIL 2



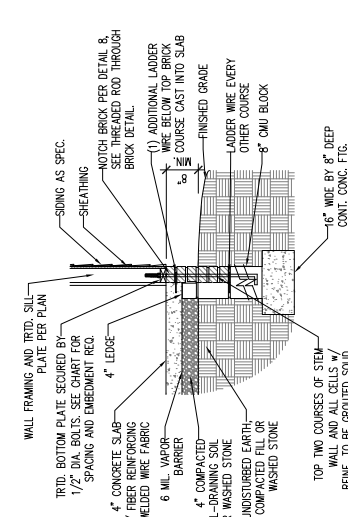
TYPICAL STEM WALL FND. W/ BRICK DETAIL

OPTIONAL DETAIL 3



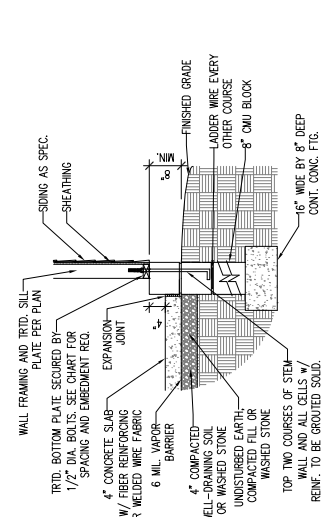
OPTIONAL STEM WALL FND. DETAIL
W/ CURB @ GARAGE

OPTIONAL DETAIL 1



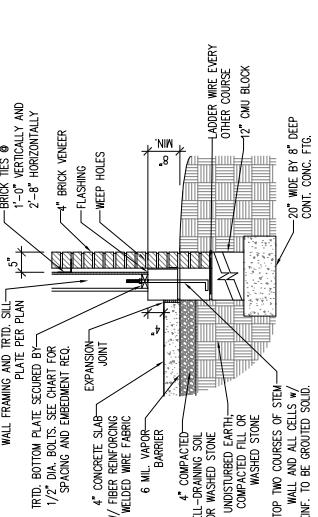
OPTIONAL STEM WALL DETAIL

DETAIL 3



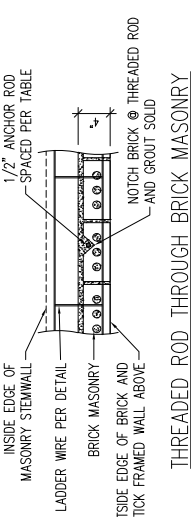
TYPICAL STEM WALL FND. DETAIL
W/ CURB @ GARAGE

DETAIL 4



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

OPTIONAL DETAIL 8



THREADED ROD THROUGH BRICK MASONRY

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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

MASONRY STEMWALL SPECIFICATIONS

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

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

D-1
FOUNDATION DETAILS

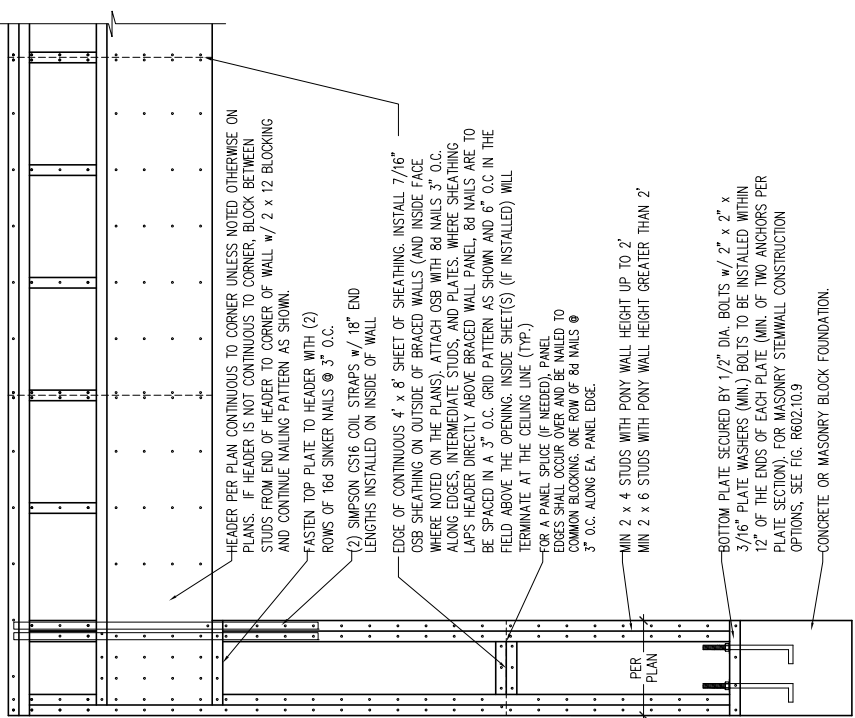


12/3/2024

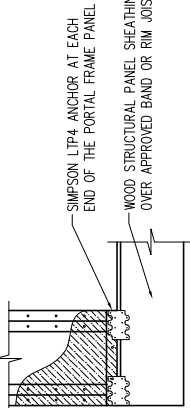
This sealed page is to be used in conjunction with a full plan set engineered by J.S. Thompson Engineering, Inc. only. Use of this individual sealed page within architectural pages or shop drawings by others is a punishable offense under N.C. Statute § 89C.23

GENERAL WALL BRACING NOTES:

1. WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R501.1.3 "ENGINEERED DESIGN" OF THE IBCRC 2024 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.4 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PREScriptive.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER THE 2024 IBCRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS, INCLUDING STORES BELOW THE TOP FLOOR, HAVE BEEN DESIGNED PER R602.3.5 (3). WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST COMBINED UPLIFT AND SHEAR FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
4. SEE STRUCTURAL SHEETS FOR HOLD DOWN TYPE AND LOCATIONS WHERE REQUIRED AND ANY SPECIAL NOTES OR REQUIREMENTS. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10 UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED PER TABLE R702.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.4
6. CS-WSP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 7/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS WITH JOINTS BLOCKED. ATTACH SHEATHING w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.113" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (U.N.O.).
7. GB REFERS TO THE "GYPSUM BOARD" WALL BRACING METHOD. 1/2" (MIN.) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (U.N.O.). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R702.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3(1). WHERE METHOD GB PANELS ARE INSTALLED HORIZONTALLY, BLOCKING OF HORIZONTAL JOINTS IS NOT REQUIRED. EXTERIOR GB TO BE INSTALLED VERTICALLY.

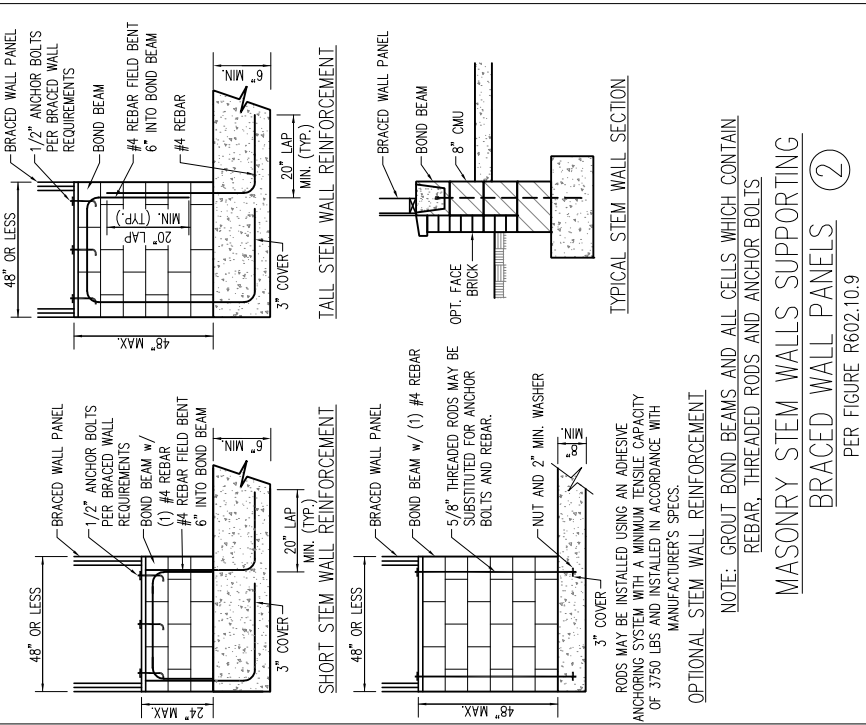


OVER CONCRETE OR MASONRY BLOCK FOUNDATION

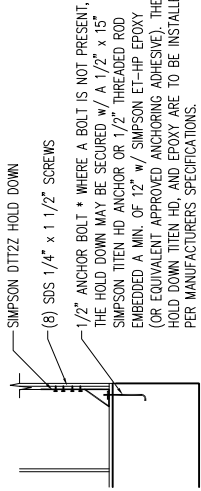
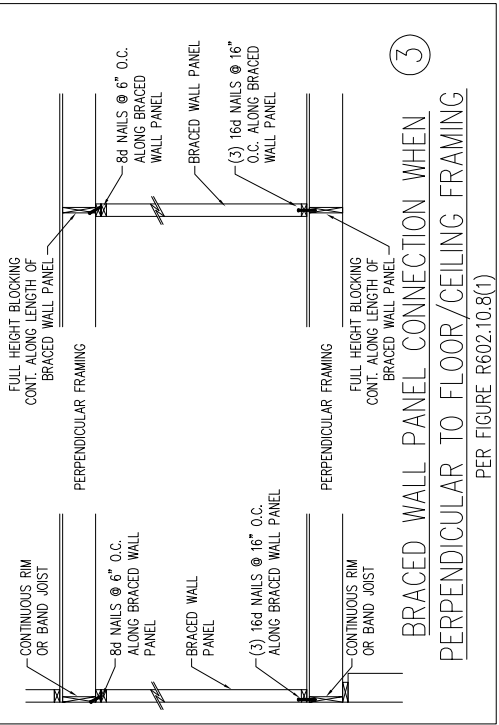


OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
* APPLICABLE w/ GREATER THAN 12' KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS *

METHOD PF-PORTAL FRAME DETAIL (1)

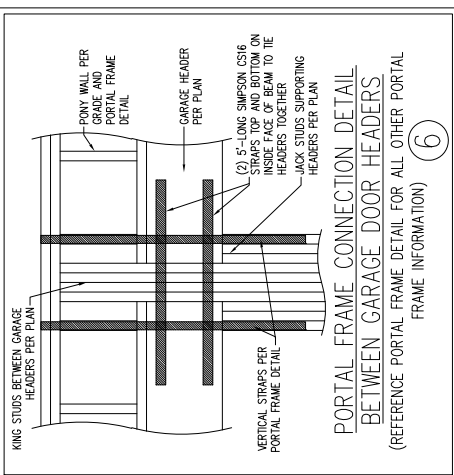
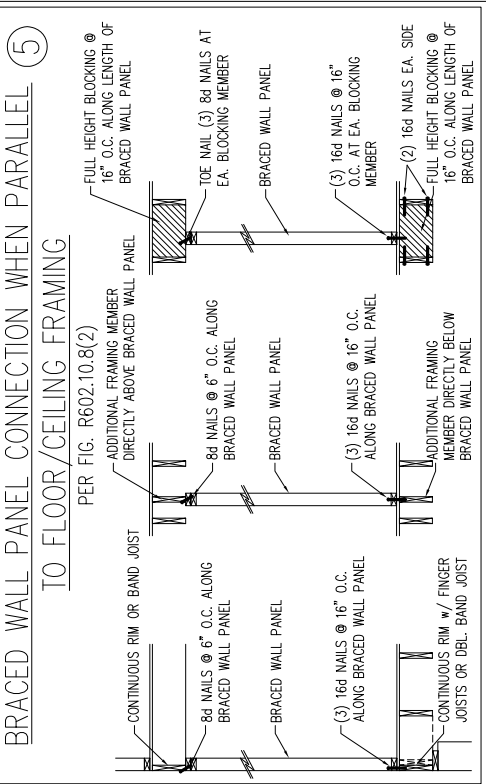


BRACED WALL PANELS (2)

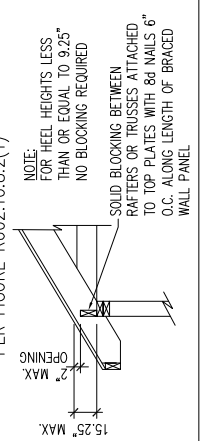


HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB (4)

* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

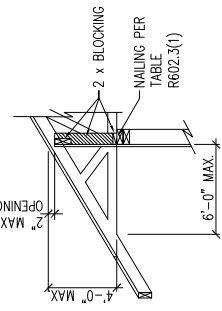


BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS (7)



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES (8)

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



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

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

D-2
BRACED WALL
NOTES AND DETAILS
AND PF DETAIL

Matthew G. Strother
Professional Engineer
Seal 33736
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Professional Engineer
Seal 33736

12/3/2024

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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
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
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
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 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 ACI 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. Piers 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, NMA 1988-A or ACI 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 SPT 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 toe nailed to the 2x nailer on top of the steel beam, and the 2x nailer is secured to the top of the steel beam w/ (2) rows of self tapping screws @ 16" o.c. or (2) rows of 1/2" diameter bolts @ 16" o.c. if 1/2" bolts are used to fasten the nailer, the steel beam shall be fabricated w/ (2) rows of 9/16" diameter holes @ 16" o.c.

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 R703.6.2.1 of the NRC, 2024 Edition.

13.

For stick framed roofs, circles denote (3) 2 x 4 posts for roof member support. Hip spruces 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 vallets (UNO).

15.

All 4 x 4 and 6 x 6 posts to be installed with 700 lb capacity uplift connectors top and bottom (UNO). Posts may be secured to wood framing with Simpson CS16 coil strapping with 9" end lengths or (2) 6" long Simpson SDS screws (or equal) driven at an angle from opposite sides. For masonry or concrete foundation use Simpson post base.

16.

Construct all wood decks according to chapter 47-wood decks.

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



S-O
STRUCTURAL
NOTES

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