

ENGAGE
DREAM FINDERS HOMES

9' CEILING

PLAN REVISIONS

04-01-20 GATHERING WAS CHANGED TO FAMILY.
CAFE WAS CHANGED TO CASUAL DINING.
REVISED ROOM DIMENSIONS FOR THE FOLLOWING ROOM:
FAMILY ROOM WAS 8'-0" X 16'-3", NOW IT IS 14'-10" X 16'-3".
REMOVED HANGEN BOX AND DRYER VENT.
CREATED NEW SHEETS FOR FIRST FLOOR PLAN AND SECOND FLOOR PLAN OPTIONS.
UPDATED CUISHEETS.
ADDED (2) HOSE BIBBS RIGHT AND LEFT SIDE OF THE HOUSE.
CHANGED 2X4 WALL AT LEFT GARAGE WALL TO 2X6.
REMOVED OUTLETS, PHONES AND TVS FROM ELECTRICAL PLANS.
ADDED CARBON MONOXIDE DETECTOR AT BEDROOMS.
UPDATED THE SF AS FOLLOWS:
ELEV-A 2ND FLOOR WAS 916 SF, NOW 912 SF
ELEV-A TOTAL SF WAS 1193 SF, NOW 1148 SF
ELEV-C 2ND FLOOR WAS 912 SF, NOW 908 SF
ELEV-C TOTAL SF WAS 1148 SF, NOW 1144 SF
CREATED ELEVATION FARMHOUSE B.
CREATED ELEVATION ARTS AND CRAFTS D.
REMOVED HATCH AT SIDES AND REAR ELEVATIONS.
CHANGED CORNER BOARDS ON ELEVATIONS TO BE 1/4 TRIM BOARD.
SHOWED CORNER LIGHTS ON ELEVATIONS.
ADDED DIAGONAL DIMENSIONS ON SLAB INTERFACE PLAN.
CREATED LEFT HAND GARAGE VERSION.
REMOVED ELEVATION C.
REMOVED FIRST STEP AT FIRST FLOOR AND ADDED IT TO SECOND FLOOR, UPDATED SQ. FT.
LOC. FIRST FLOOR WAS 912 SF, NOW 968 SF, GARAGE WAS 360 SF, NOW 299 SF.
CHANGED SHUTTERS TO BE 1" WIDE.

04-06-20 ADDED WINDOW SCHEDULE
CHANGED FOLDER ROOM DOOR TO 216"
CHANGED GARAGE WALL FROM 2X6 TO 2X4
CHANGED 1X10 TRIM ON ALL ELEVATIONS TO 1X8 TRIM
CHANGED ALL WINDOW DOOR 4 GARAGE TRIM TO 4"
ADDED DECORATIVE BRACKET DETAIL TO ELEVATION A 4 D
ADDED DECORATIVE GABLE DETAIL TO ELEVATION B
FIXED PORCHES SO COLUMN DO NOT OVERHANG CONCRETE
REMOVED COLUMN BASE FROM ELEVATION D AND CHANGED COLUMN TO 8" SQUARE FULL
HEIGHT COLUMN
CHANGED COAT CLOSET DOOR FROM 216 BIFOLD TO 216 DOOR
CHANGED LINEN CLOSET DOOR FROM 216 BIFOLD TO 216 DOOR
CHANGED BEDROOM 3 CLOSET DOOR FROM 216 BIFOLD TO 216 DOOR
CHANGED BEDROOM 3 CLOSET DOOR FROM 216 BIFOLD TO 216 DOOR
CHANGED OWNERS LINEN CLOSET DOOR FROM 216 BIFOLD TO 216 DOOR

D-01-22 ADDED ELEVATION D2 SHOWING BRICK COLUMN AND D3 SHOWING STONE
COLUMN.
ADDED SQUARE FOOTAGE BLOCK FOR D2 AND D3 ELEVATIONS.
CHANGED WALL BEHIND TOILET AND SINK OF BATH 2 FROM 2X6 TO 2X4
VERIFIED AND UPDATED OPTIONAL OWNERS BATH 2 4 3 LAYOUTS

04-14-23 WINDOW HEAD HEIGHT CHANGED TO 7'-11" ON SECOND FLOOR
ADDED (6) OPTIONAL LED CAY LIGHTS IN KITCHEN (06-15-23)

06-15-24 FIRST FLOOR CEILING HEIGHT CHANGED FROM 8'-0" TO 9'-0"
OPTIONAL COVERED PATIO CREATED

SQUARE FOOTAGE	
AREA	ELEV 'A'
FIRST FLOOR	776 SQ. FT.
SECOND FLOOR	968 SQ. FT.
TOTAL (HEATING)	1744 SQ. FT.
GARAGE (UNHEATED)	299 SQ. FT.
PORCH	36 SQ. FT.
PAD	16 SQ. FT.
OPTIONAL GARAGE	240 SQ. FT.
OPTIONAL PATIO	80 SQ. FT.
OPT. COVERED PATIO	80 SQ. FT.

SQUARE FOOTAGE	
AREA	ELEV 'B'
FIRST FLOOR	776 SQ. FT.
SECOND FLOOR	968 SQ. FT.
TOTAL (HEATING)	1744 SQ. FT.
GARAGE (UNHEATED)	260 SQ. FT.
PORCH	36 SQ. FT.
PAD	16 SQ. FT.
OPTIONAL GARAGE	240 SQ. FT.
OPTIONAL PATIO	80 SQ. FT.
OPT. COVERED PATIO	80 SQ. FT.

SQUARE FOOTAGE	
AREA	ELEV 'D'
FIRST FLOOR	776 SQ. FT.
SECOND FLOOR	968 SQ. FT.
TOTAL (HEATING)	1744 SQ. FT.
GARAGE (UNHEATED)	260 SQ. FT.
PORCH	61 SQ. FT.
PAD	16 SQ. FT.
OPTIONAL GARAGE	240 SQ. FT.
OPTIONAL PATIO	80 SQ. FT.
OPT. COVERED PATIO	80 SQ. FT.

SQUARE FOOTAGE	
AREA	ELEV 'D2'
FIRST FLOOR	776 SQ. FT.
SECOND FLOOR	968 SQ. FT.
TOTAL (HEATING)	1744 SQ. FT.
GARAGE (UNHEATED)	260 SQ. FT.
PORCH	61 SQ. FT.
PAD	16 SQ. FT.
OPTIONAL GARAGE	240 SQ. FT.
OPTIONAL PATIO	80 SQ. FT.
OPT. COVERED PATIO	80 SQ. FT.

SQUARE FOOTAGE	
AREA	ELEV 'D3'
FIRST FLOOR	776 SQ. FT.
SECOND FLOOR	968 SQ. FT.
TOTAL (HEATING)	1744 SQ. FT.
GARAGE (UNHEATED)	260 SQ. FT.
PORCH	61 SQ. FT.
PAD	16 SQ. FT.
OPTIONAL GARAGE	240 SQ. FT.
OPTIONAL PATIO	80 SQ. FT.
OPT. COVERED PATIO	80 SQ. FT.

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



JOB NUMBER	B-1815678
CAD FILE NAME	1755-17
ISSUED	11-16-17
REVISED	11-16-17
	09-12-18
	02-12-19
	02-12-19
	04-01-20
	04-01-20
	04-14-23
	06-15-24

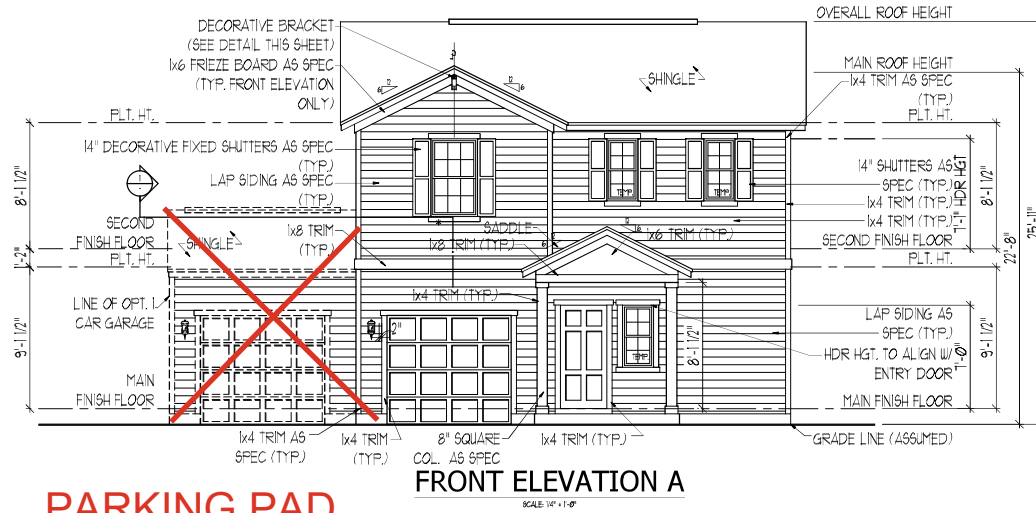
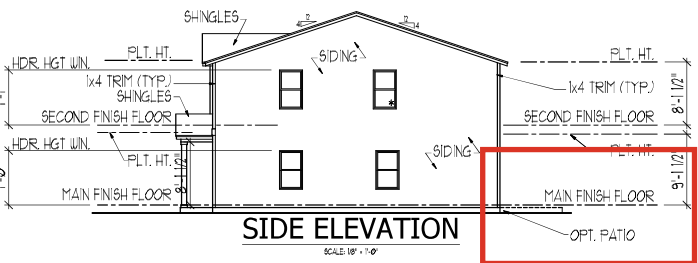
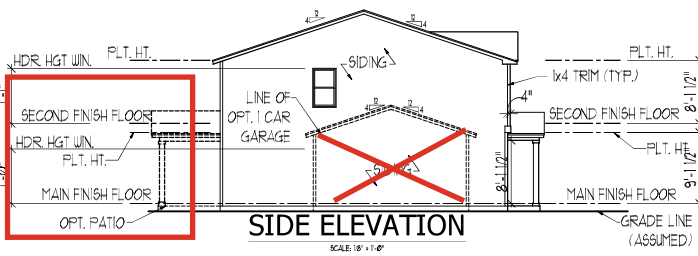
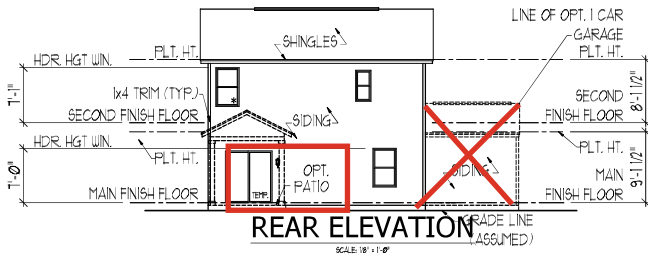
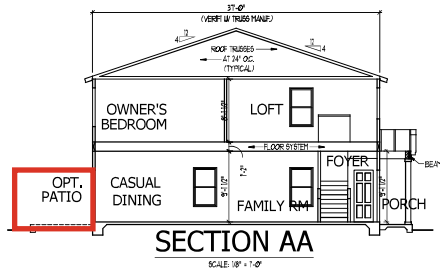
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

ENGAGE -GARAGE LEFT
DREAM FINDERS HOMES

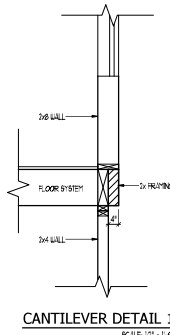
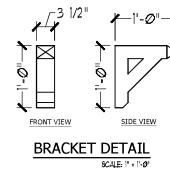
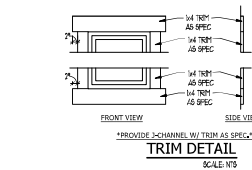
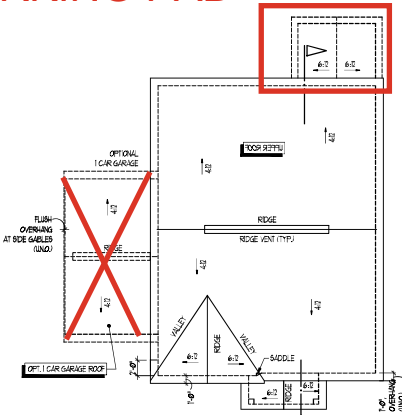
1755

REVISION LOG

SHEET
CS



PARKING PAD



DISCLAIMER: THE DRAFTSMAN'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE BUILDER'S OR ANY OTHER PARTY'S NEGLIGENCE OR MISUSE OF THE DRAWINGS. THE DRAFTSMAN'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE BUILDER'S OR ANY OTHER PARTY'S NEGLIGENCE OR MISUSE OF THE DRAWINGS. THE DRAFTSMAN'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE BUILDER'S OR ANY OTHER PARTY'S NEGLIGENCE OR MISUSE OF THE DRAWINGS.

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

DREAM FINDERS HOMES

JOB NUMBER: B-1815678
 CAD FILE NAME: 1755-17
 DESIGNED: 11-16-17
 REVISED: 09-15-18
 02-12-18
 03-12-18
 04-12-18
 05-12-18
 06-12-18
 07-12-18
 08-12-18

DRAWINGS ON 1/4" X 11" X 1/4" SHEET ARE ONE HALF THE SCALE NOTED

ENGAGE - GARAGE LEFT
DREAM FINDERS HOMES

1755

FRONT ELEVATION
 REAR ELEVATION
 RIGHT ELEVATION
 LEFT ELEVATION
 ROOF PLAN
 BUILDING SECTION

SHEET
A3.0

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.**
1301 S. HARRIS STREET, SUITE 100
RANDOLPH, NC 28133
PHONE: (919) 889-9199 FAX: (919) 889-9221
N.C. LICENSE NO. C-1133

ENGAGE
DREAM FINDERS HOMES

S-1b
MONO SLAB
FOUNDATION PLAN

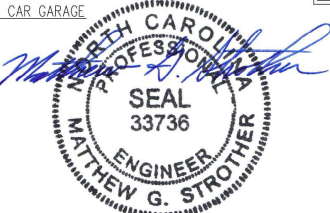
- 150 MPH ULTIMATE DESIGN WIND SPEED.
NOTES FOR LESS THAN
30' MEAN ROOF HEIGHT:
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
 - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 ("HIGH WIND ZONES" FOR 150 MPH WINDS).
 - WALLER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES" FOR 150 MPH WINDS) OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
 - FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 45.4 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - WALL CLADDING DESIGNED FOR +24.3 PSF AND -32 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP.)).
 - ROOF CLADDING DESIGNED FOR +22.3 PSF AND -28 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +14 PSF AND -57 PSF FOR ROOF PITCHES 2.25/12 TO 7/12.
 - 7/16" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
 - WALLS TO BE BRACED IN ACCORDANCE WITH SECTION 45.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 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, 2018 EDITION.

- 120 MPH ULTIMATE DESIGN WIND SPEED.
NOTES FOR LESS THAN
30' MEAN ROOF HEIGHT:
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
 - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
 - INSTALL 1/2" ANCHOR BOLTS 4'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - EXTERIOR WALLS DESIGNED FOR 150 MPH WINDS.
 - WALL CLADDING DESIGNED FOR +15.3 PSF AND -20 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE (TYP.)).
 - ROOF CLADDING DESIGNED FOR +14.3 PSF AND -18 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +10 PSF AND -36 PSF FOR ROOF PITCHES 2.25/12 TO 7/12.
 - INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STOREYS IN ACCORDANCE WITH SECTION 45.5 OF THE NRC, 2018 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, 2018 EDITION.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

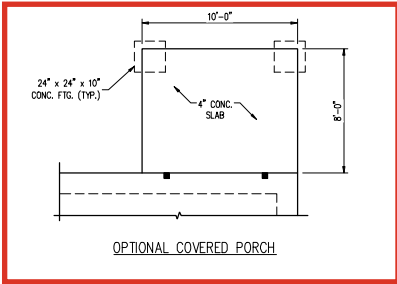
LEGEND	
CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
FDN	FOUNDATION
FTG	FOOTING
OC	ON CENTER
SPT	SPLICE PINE FIB
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

DATE: AUGUST 26, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: COLLAM FORTNEY PUGH
ENGINEERED BY: WJB

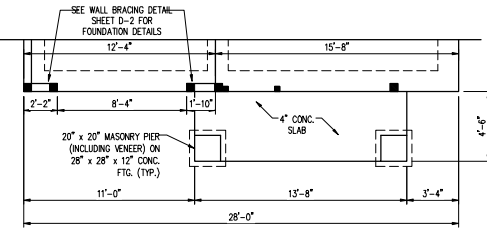
OPT. 1 CAR GARAGE



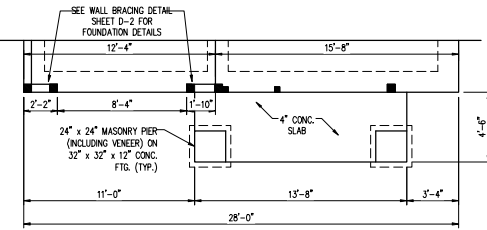
8/30/2024



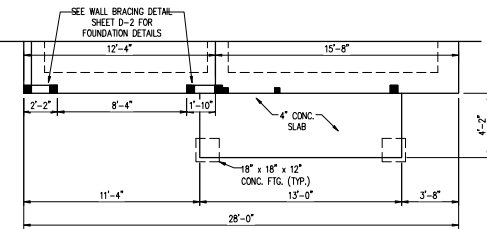
OPTIONAL COVERED PORCH



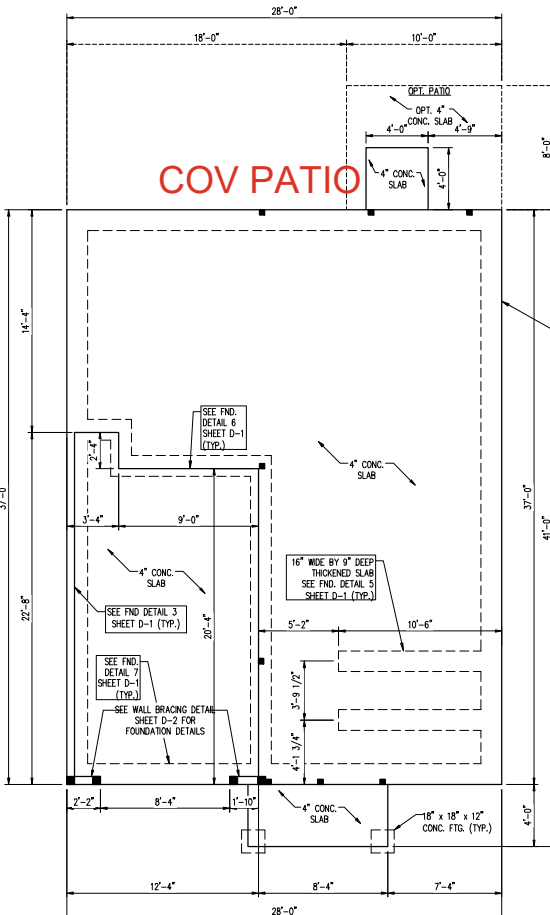
ELEVATION D3



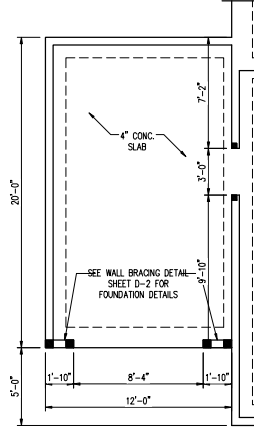
ELEVATION D2



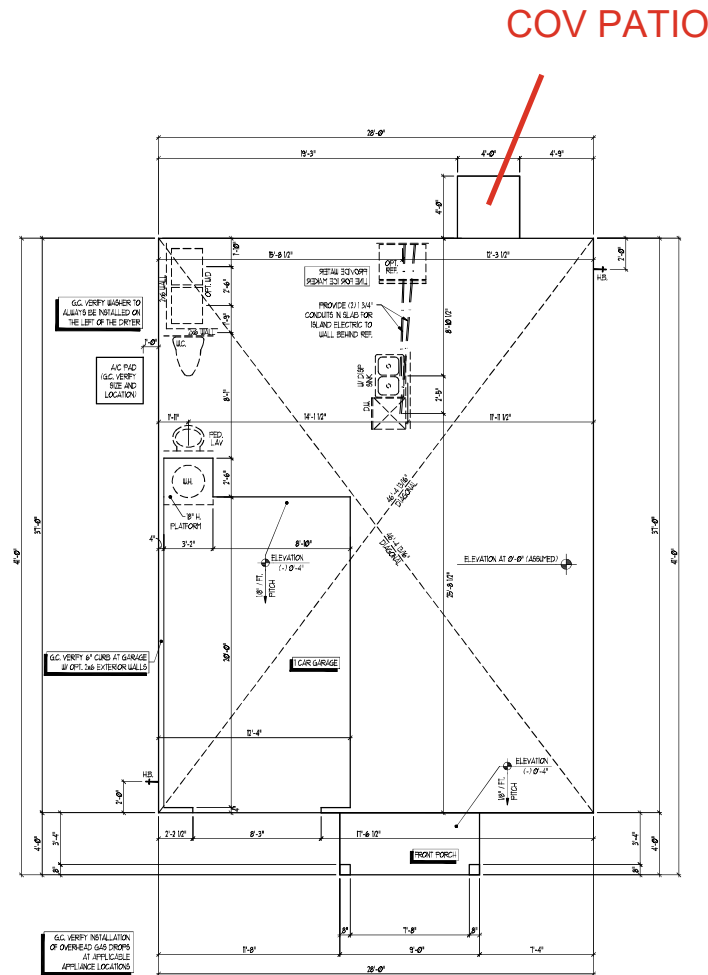
ELEVATION D



ELEVATIONS A & B



DISCLAIMER 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 OR ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTERS OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE 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 OFFICE SHALL NOT BE HELD RESPONSIBLE.



SLAB INTERFACE PLAN
ELEVATION AS SHOWN
SCALE: 1/4\"/>



JOB NUMBER	B-1815678
CAD FILE NAME	1755-18
ISSUED	11-15-17
REVISED	11-16-17
	09-12-18
	02-13-19
	02-13-19
	04-01-2020
	04-01-2020
	04-14-2020
	04-14-2020
	04-14-2020
	04-14-2020
	04-14-2020
	04-14-2020

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

ENGAGE - GARAGE LEFT
DREAM FINDERS HOMES

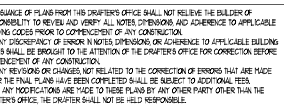
1755

TITLE
SLAB INTERFACE PLAN

SHEET
A1.0



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



OPT. COVERED PATIO	80 SQ. FT.
--------------------	------------

OPT. COVERED PATIO	80 SQ. FT.
--------------------	------------

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

FIRST FLOOR PLAN

SHEET
A2.0

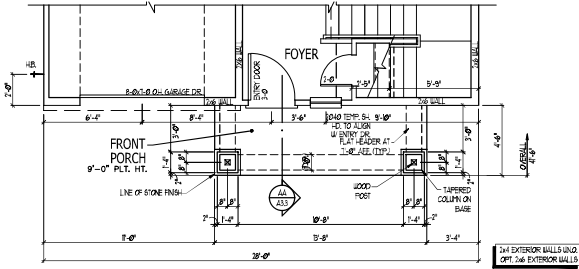
WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	TYPE	HEAD HEIGHT
(1)	3'-0"	5'-0"	SINGLE HUNG	7'-0"
(2)	2'-0"	4'-0"	SINGLE HUNG	7'-0"
(3)	2'-0"	3'-0"	SINGLE HUNG	7'-0"

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

REFER TO STANDARD PLAN FOR INFORMATION NOT SHOWN

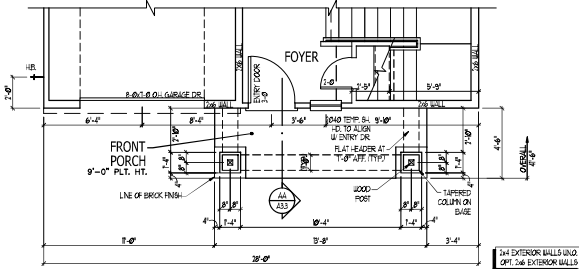
THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND IS A TYPICAL AREA BY NOT LESS THAN 10 NOM (121 mm) GYPSUM BOARD APPLIED TO THE GARAGE SIDE WALLS BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8 NOM (16 mm) TYPE 1/2 GYPSUM BOARD OR EQUIVALENT. ABOVE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2 NOM (12 mm) GYPSUM BOARD OR EQUIVALENT.

SQUARE FOOTAGE	
AREA	ELEV 'D3'
FIRST FLOOR	776 SQ. FT.
SECOND FLOOR	968 SQ. FT.
TOTAL (HEATING)	1744 SQ. FT.
GARAGE (UNHEATED)	260 SQ. FT.
PORCH	61 SQ. FT.
PAD	16 SQ. FT.
OPTIONAL GARAGE	240 SQ. FT.
OPTIONAL PATIO	80 SQ. FT.
OPT. COVERED PATIO	80 SQ. FT.



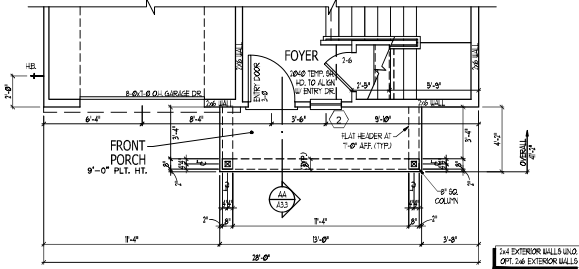
PARTIAL FIRST FLOOR PLAN D3

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



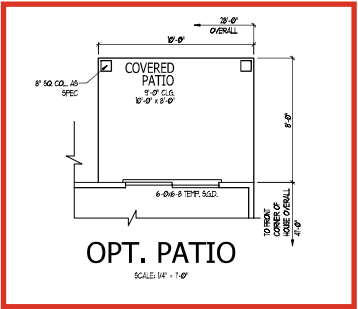
PARTIAL FIRST FLOOR PLAN D2

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



PARTIAL FIRST FLOOR PLAN D

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

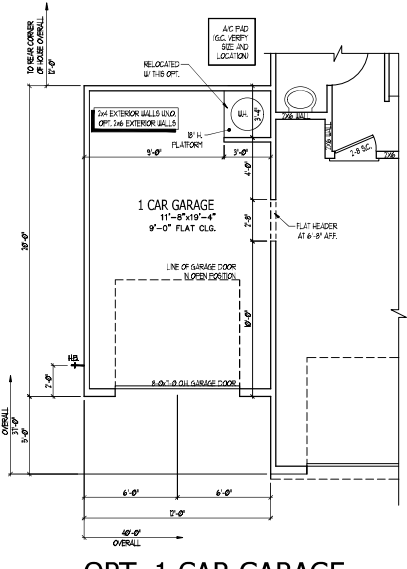


OPT. PATIO

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

OPT. PATIO

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



OPT. 1 CAR GARAGE

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

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

DREAM FINDERS HOMES

JOB NUMBER	B-1815578
CAD FILE NAME	1755-17
ISSUED	11-15-17
REVISED	11-16-17
REVISION	01-17-18
REVISION	02-18-18
REVISION	03-19-18
REVISION	04-01-19
REVISION	04-01-19
REVISION	04-01-19
REVISION	04-01-19
REVISION	04-01-19
REVISION	04-01-19

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

ENGAGE -GARAGE LEFT DREAM FINDERS HOMES

1755

TITLE MAIN FLOOR PLAN OPT.

SHEET A2.1

MARK	SIZE		TYPE	HEAD HEIGHT
	WIDTH	HEIGHT		
①	3'0"	5'0"	SINGLE HUNG	7'1"
②	2'0"	4'0"	SINGLE HUNG	7'1"
③	2'6"	3'0"	SINGLE HUNG	7'1"

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



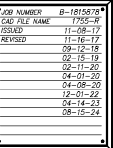
SCALE: 1/4" = 1'-0"

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

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

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

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



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

ENGAGE -GARAGE LEFT DREAM FINDERS HOMES

1755

TITLE
UPPER FLOOR PLAN
DETAIL
-
-
-
-

A2.2

SECOND FLOOR PLAN

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
- ⊕ 250 VOLT OUTLET
- ⊕ WALL SWITCH
- ⊕ 3-WAY SWITCH
- ⊕ 4-WAY SWITCH
- ⊕ DIMMER SWITCH
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ LED CAN LIGHT
- ⊕ LIGHT FIXTURE WITH PULL CHAIN
- ⊕ TRACK LIGHT
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAN/LIGHT COMBINATION
- ⊕ ELECTRIC DOOR OPERATOR (OPTIONAL)
- ⊕ CARPES (OPTIONAL)
- ⊕ PUSH-BUTTON SWITCH (OPTIONAL)
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ SMOKE DETECTOR
- ⊕ SMOKE / CARBON MONOXIDE DETECTOR
- ⊕ TELEPHONE (OPTIONAL)
- ⊕ TELEVISION (OPTIONAL)
- ⊕ THERMISTAT
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC PANEL
- ⊕ DISCONNECT SWITCH
- ⊕ BREAKER (OPTIONAL)
- ⊕ ROUGH-IN FOR OPE. CEILING FAN
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE w/ ROUGH-IN FOR OPE. CEILING FAN

NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.

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

- SWITCHES... 4'
- OUTLETS... 18"
- TELEPHONE... 36" (UNLESS ADV. COUNTERTOP)
- TELEVISION... 36"

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

4. ALL BA AND DBA RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DEN, BATHROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND OTHER AREAS SHALL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 408.12 AND 408.13.

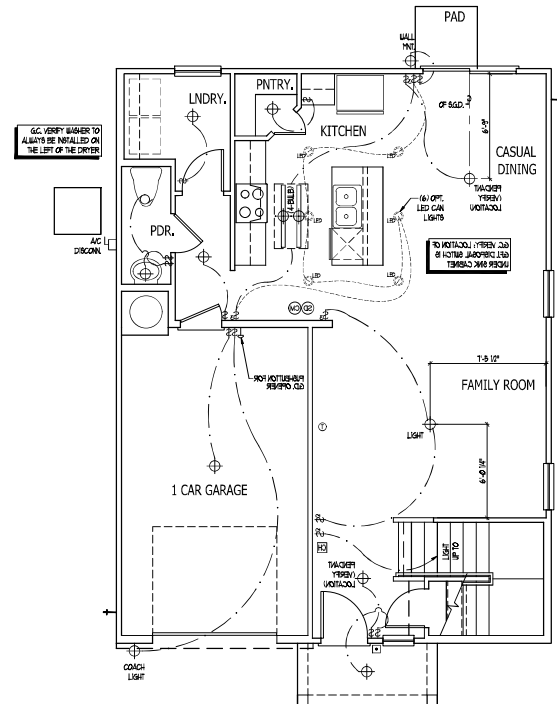
5. ALL BA AND DBA RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).

6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 70, N.E.C. AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.

7. EVERY BUILDING HAVING A FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS DERIVED 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 COMMENCEMENT OF ANY CONSTRUCTION. ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS' OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



FIRST FLOOR PLAN A AND B

DREAM FINDERS HOMES

JOB NUMBER	B-1815578
CAD FILE NAME	1755-17
DESIGNED	11-28-17
REVISED	11-16-17
	09-12-18
	02-12-19
	02-17-20
	04-01-20
	04-02-20
	04-12-21
	07-21-21

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

ENGAGE - GARAGE LEFT
DREAM FINDERS HOMES

1755

TITLE
MAIN FLOOR ELEC. PLAN

SHEET
E1.0

FIRST FLOOR ELECTRICAL PLAN

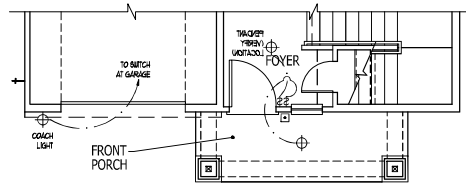
ELECTRICAL KEY

- ⊕ DUPLEX CONVENIENCE OUTLET
- ⊕ DUPLEX OUTLET ABOVE COUNTER
- ⊕ LEATHERPROOF DUPLEX OUTLET
- ⊕ GROUND-FALL INTERRUPTER DUPLEX OUTLET
- ⊕ HALF-SWITCHED DUPLEX OUTLET
- ⊕ SPECIAL PURPOSE OUTLET
- ⊕ DUPLEX OUTLET IN FLOOR
- ⊕ 250 VOLT OUTLET
- ⊕ WALL SWITCH
- ⊕ THREE-WAY SWITCH
- ⊕ FOUR-WAY SWITCH
- ⊕ DIMMER SWITCH
- ⊕ GELING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ LED CAN LIGHT
- ⊕ LIGHT FIXTURE WITH PULL CHAIN
- ⊕ TRACK LIGHT
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FANLIGHT COMBINATION
- ⊕ ELECTRIC DOOR OPERATOR (OPTIONAL)
- ⊕ CARPES (OPTIONAL)
- ⊕ PUSHBUTTON SWITCH (OPTIONAL)
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ SMOKE DETECTOR
- ⊕ SMOKE / CARBON MONOXIDE DETECTOR
- ⊕ TELEPHONE (OPTIONAL)
- ⊕ TELEVISION (OPTIONAL)
- ⊕ THERMOSTAT
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC PANEL
- ⊕ DISCONNECT SWITCH
- ⊕ SPEAKER (OPTIONAL)
- ⊕ ROUGH-IN FOR OPT. CEILING FAN
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE w/ ROUGH-IN FOR OPT. CEILING FAN

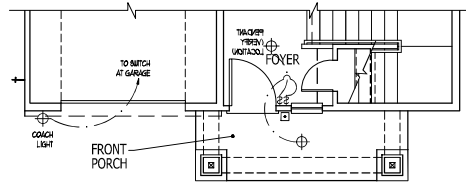
NOTES:

1. PROVIDE AND INSTALL GROUND-FALL-CIRCUIT-INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS NOTED IN 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
SWITCHES... 42"
OUTLETS... 18"
TELEPHONE... 14" (UNLESS ADV. COUNTERTOP)
TELEVISION... 14"
3. ALL SMOKE DETECTORS SHALL BE WIRECUT INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BATHROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND OUTSIDE AREAS SHALL REQUIRE A COMBINATION TYPE AFCI, DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 200.406.2 AND 406.3.
5. ALL 15A AND 20A 20V 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, 90N, AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES.
7. EVERY BUILDING HAVING A FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN 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.

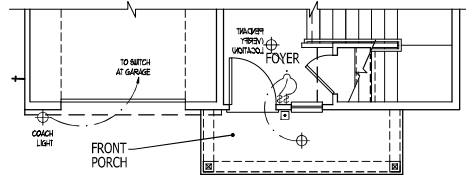
WARRANTY OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING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



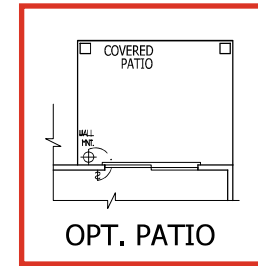
PARTIAL FIRST FLOOR PLAN D3



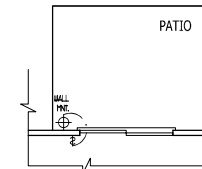
PARTIAL FIRST FLOOR PLAN D2



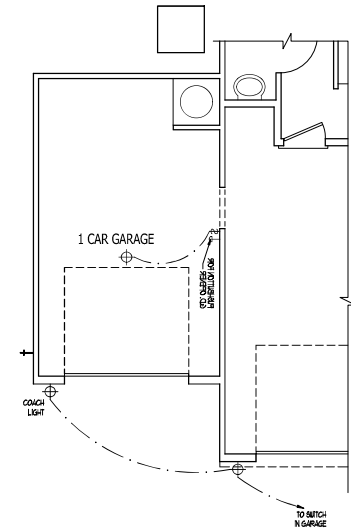
PARTIAL FIRST FLOOR PLAN D



OPT. PATIO



OPT. PATIO



OPT. 1 CAR GARAGE

FIRST FLOOR ELECTRICAL PLAN OPTIONS



JOB NUMBER	B-1815578
CAD FILE NAME	1755-17
DESIGNED	11-28-17
REVISED	11-16-17
	09-12-18
	02-12-19
	04-01-20
	04-11-20
	04-14-21
	05-17-21

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

ENGAGE -GARAGE LEFT
DREAM FINDERS HOMES

1755

TITLE
MAIN FLOOR ELEC. PLAN
OPT.

SHEET
E1.1

ELECTRICAL KEY

- Ⓢ DUPLICATION OUTLET
- Ⓢ DUPLICATION OUTLET ABOVE COUNTER
- Ⓢ WEATHERPROOF DUPLICATION OUTLET
- Ⓢ GROUND FAULT INTERRUPTER DUPLICATION OUTLET
- Ⓢ HALF-SWITCHED DUPLICATION OUTLET
- Ⓢ SPECIAL PURPOSE OUTLET
- Ⓢ DUPLICATION OUTLET IN FLOOR
- Ⓢ 200 VOLT OUTLET
- Ⓢ WALL SWITCH
- Ⓢ THREE-WAY SWITCH
- Ⓢ FOUR-WAY SWITCH
- Ⓢ DIMMER SWITCH
- Ⓢ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- Ⓢ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- Ⓢ RECESSED INCANDESCENT LIGHT FIXTURE
- Ⓢ LED CAN LIGHT
- Ⓢ LIGHT FIXTURE WITH PULL CHAIN
- Ⓢ TRACK LIGHT
- Ⓢ FLUORESCENT LIGHT FIXTURE
- Ⓢ EXHAUST FAN
- Ⓢ EXHAUST FAN/LIGHT COMBINATION
- Ⓢ ELECTRIC DOOR OPERATOR (OPTIONAL)
- Ⓢ GARAGE (OPTIONAL)
- Ⓢ PUSH-BUTTON SWITCH (OPTIONAL)
- Ⓢ CARBON MONOXIDE DETECTOR
- Ⓢ SMOKE DETECTOR
- Ⓢ SMOKE / CARBON MONOXIDE COMBO DETECTOR
- Ⓢ TELEPHONE (OPTIONAL)
- Ⓢ TELEVISION (OPTIONAL)
- Ⓢ THERMISTAT
- Ⓢ ELECTRIC METER
- Ⓢ ELECTRIC PANEL
- Ⓢ DISCONNECT SWITCH
- Ⓢ BREAKER (OPTIONAL)
- Ⓢ ROUGH-IN FOR OPE. CEILING FAN
- Ⓢ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPE. CEILING FAN

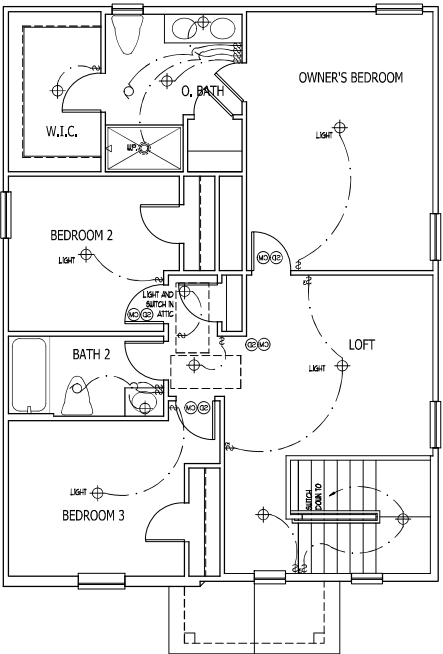
- NOTES:
1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
- SWITCHES... 4"
- OUTLETS... 16"
- TELEPHONE... 36" (UNLESS ADV. COUNTERTOP)
- TELEVISION... 36"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DEN, BATHROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND OTHER AREAS SHALL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 400.102 AND 400.103.
5. ALL 15A 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, N.E.C. AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
7. EVERY BUILDING HAVING A FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP, COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

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

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

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

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



SECOND FLOOR PLAN A AND B

SECOND FLOOR ELECTRICAL PLAN

ELEVATION B AND C SPILAR



DREAM FINDERS HOMES

JOB NUMBER: B-1815578
CAD FILE NAME: 1755-17
ISSUED: 11-28-17
REVISED: 11-16-17
09-12-18
02-12-19
02-11-20
04-01-20
04-01-20
04-14-21
05-17-21

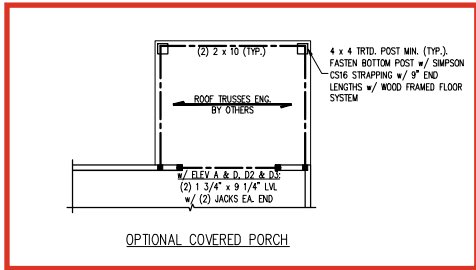
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

ENGAGE -GARAGE LEFT
DREAM FINDERS HOMES

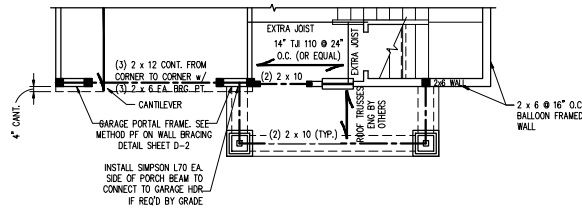
1755

TITLE
UPPER FLOOR ELEC. PLAN

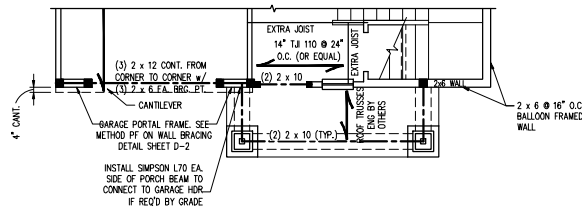
SHEET
E1.2



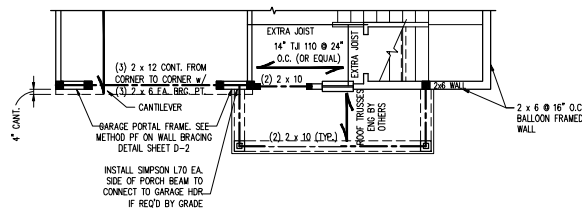
OPTIONAL COVERED PORCH



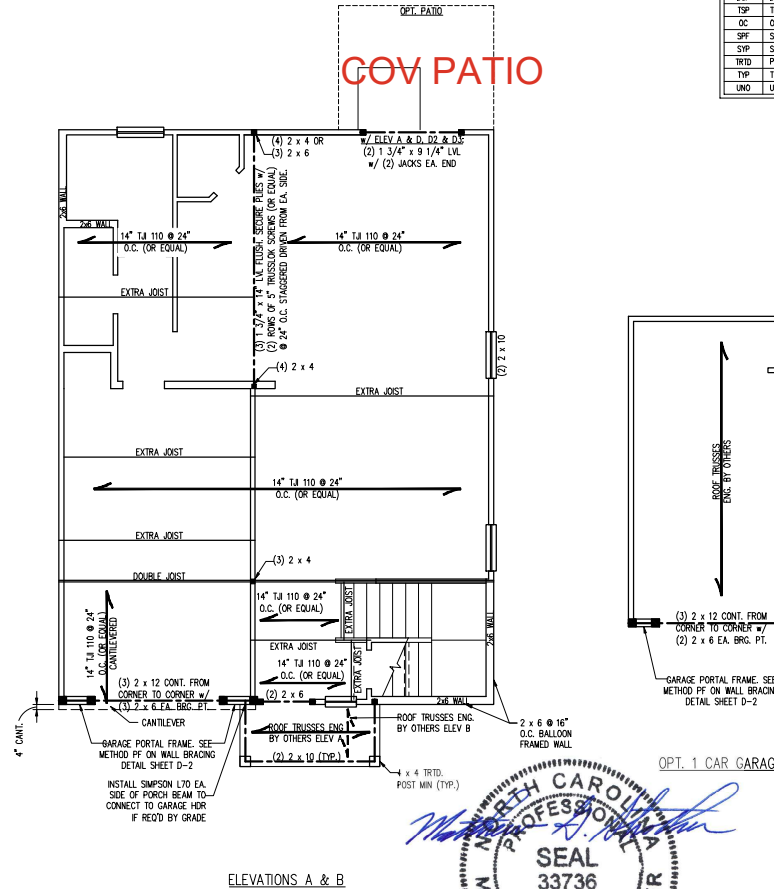
ELEVATION D3



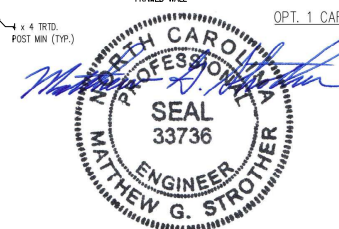
ELEVATION D2



ELEVATION D



ELEVATIONS A & B



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

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

NOTE: BCI 4500-1.8 JOISTS MAY BE INSTALLED IN LIEU OF 14\"/>

BRACED WALL DESIGN NOTES:

1. BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY ENGINEERED DESIGN" OF THE NRC 2018 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.1 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 2018 EDITION.
3. CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
4. GB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL WHERE NOTED ON THE PLANS ATTACHED WITH 1 1/4" LONG #6 SCREWS OR 1 5/8" LONG 5d COLLIER NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD.
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 2018 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. INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO JOIST 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 TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO ORDER OR FOUNDATION. ALL SQUARES ARE TO BE (2) STUDS (UNO).
6. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
7. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND ORDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP ORDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
8. ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON AB44 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ AB66 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 (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.

*NOTE: ALL FIRST FLOOR EXTERIOR WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO). 2 x 6 @ 16" O.C. FIRST FLOOR EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 4 WALLS (UNO). ALL INTERIOR LOAD BEARING AND NON-LOAD BEARING WALLS ARE TO BE 2 x 4 SPF #2 @ 24" O.C. (UNO).

TABLE R602.7.5 MINIMUM NUMBER OF FULL HEIGHT KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS	
HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 3'	1
> 3' TO 6'	2
> 6' TO 9'	3
> 9' TO 12'	4
> 12' TO 15'	5

**J.S. THOMPSON
ENGINEERING, INC.**
1301 EAST 10TH STREET, SUITE 100
FAYETTEVILLE, NC 28404
PHONE: (919) 889-9919 FAX: (919) 889-9921
N.C. LICENSE NO. C-133

ENGAGE
DREAM FINDERS HOMES

DATE: AUGUST 26, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: COLLAM FINESTERS INCORP
ENGINEERED BY: WJB

S-2
SECOND FLOOR
FRAMING PLAN

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

BRACED WALL DESIGN NOTES:

1. BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY ENGINEERED DESIGN" OF THE NCRC 2018 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.1 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 NCRC 2018 EDITION.
3. CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
4. OSB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL 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.
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 NCRC 2018 EDITION.
6. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

STRUCTURAL NOTES:

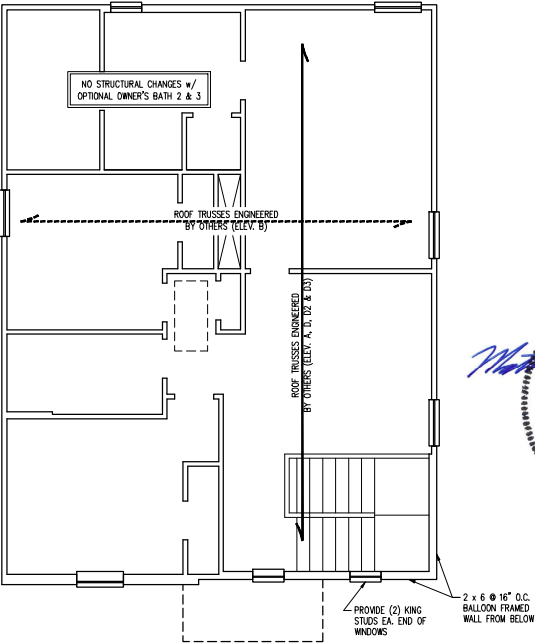
1. ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO).
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
4. SQUARES DENOTE 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 ORDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP ORDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
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

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 3'	2
> 3' TO 6'	2
> 6' TO 9'	3
> 9' TO 12'	4
> 12' TO 15'	5

LEGEND

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



**J.S. THOMPSON
ENGINEERING, INC.**
301 EAST 10TH STREET, SUITE 100
WILMINGTON, NC 28401
PHONE (919) 889-9919 FAX (919) 889-9921
N.C. LICENSE NO. C-1133

ENGAGE
DREAM FINDERS HOMES

DATE: AUGUST 26, 2024

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

DRAWN BY: COLLAM FINDERSON ENGINEERS

ENGINEERED BY: WTB

S-3
CEILING FRAMING
PLAN

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

NOTE: REFER TO ARCHITECTURAL
DRAWINGS FOR ROOF PITCHES, PLATE
HEIGHTS, DIMENSIONS, OVERHANG
WIDTHS, AND ATTIC VENT CALCS.

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
3. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
4. HIP SPLICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
5. STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
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 TIE NAILS.
7. REFER TO SECTION R802.11 OF THE 2018 NRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

LEGEND

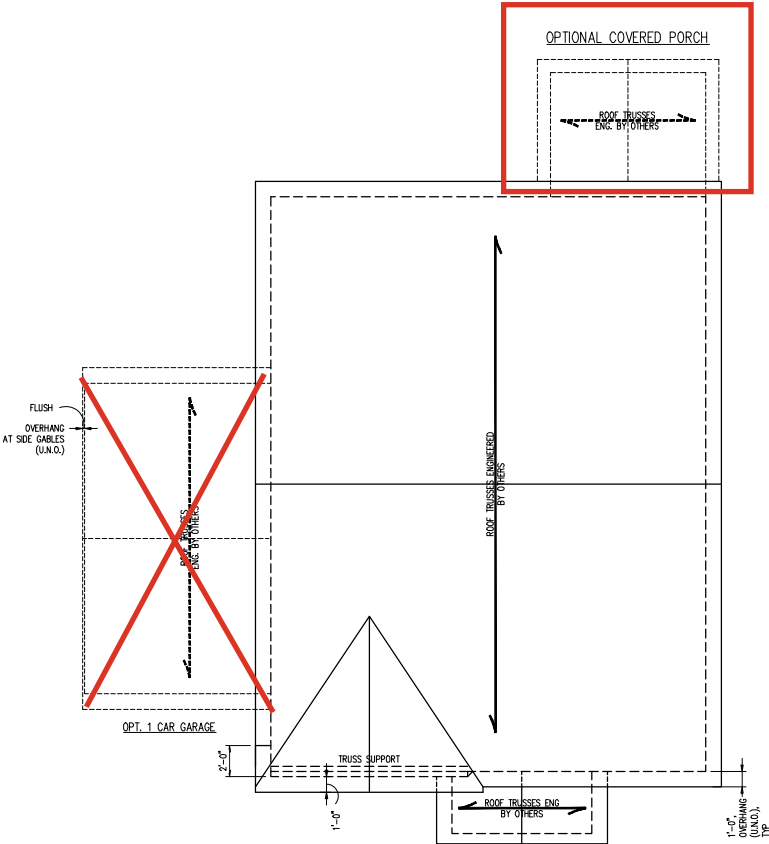
XT	EXTRA TRUSS
TS	TRUSS SUPPORT
XR	EXTRA RAFTER
RS	RAFTER SUPPORT
CONT	CONTINUOUS
EA	EACH
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

**J.S. THOMPSON
ENGINEERING INC.**
131 EAST MAIN STREET, SUITE 100
FARMINGTON, NC 27834
PHONE (619) 889919 FAX (619) 889921
N.C. LICENSE NO. C113

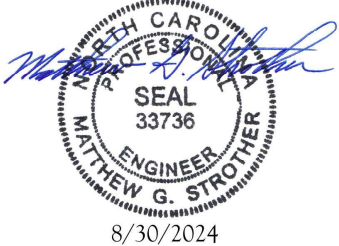
ENGAGE
DREAM FINDERS HOMES

DATE: AUGUST 26, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: DREAM FINDERS HOMES
ENGINEERED BY: WTB

S-4a
ROOF FRAMING
PLAN



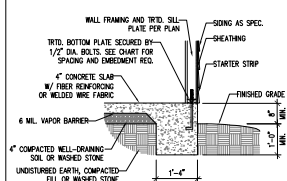
ELEVATION A



8/30/2024

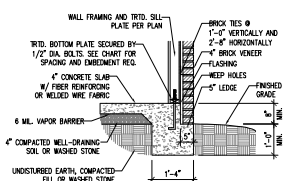
MONOLITHIC SLAB DETAILS

DETAIL 1



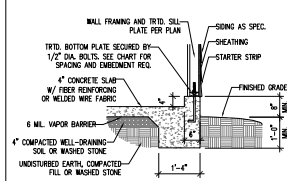
TYPICAL SLAB DETAIL

DETAIL 2



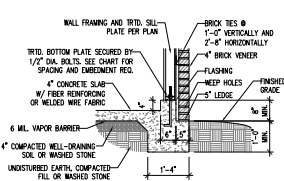
BRICK VENEER DETAIL

DETAIL 3



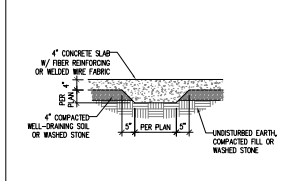
GARAGE CURB DETAIL

DETAIL 4



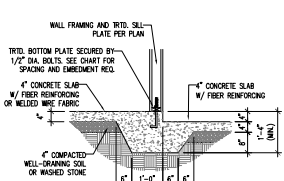
GARAGE CURB BRICK LEDGE DETAIL

DETAIL 5



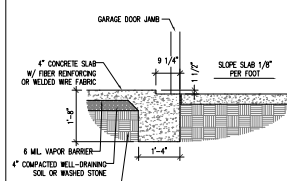
THICKENED SLAB DETAIL

DETAIL 6



STEP IN GARAGE DETAIL

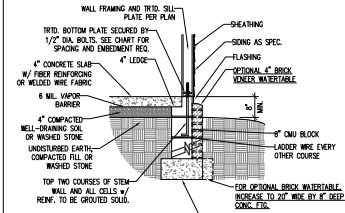
DETAIL 7



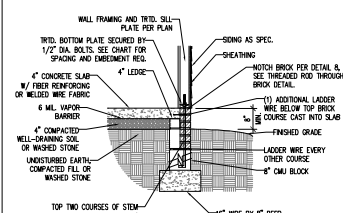
SLAB AT GARAGE DOOR DETAIL

STEM WALL DETAILS

DETAIL 1

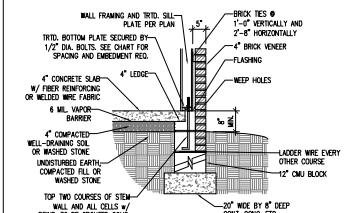
TYPICAL STEM WALL DETAIL
(w/ OPTIONAL WATERTABLE)

OPTIONAL DETAIL 1



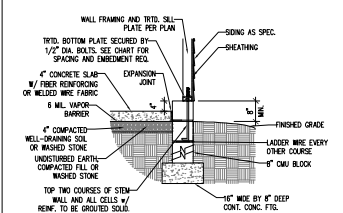
OPTIONAL STEM WALL DETAIL

DETAIL 2

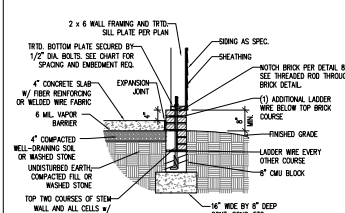


TYPICAL STEM WALL FND. w/ BRICK DETAIL

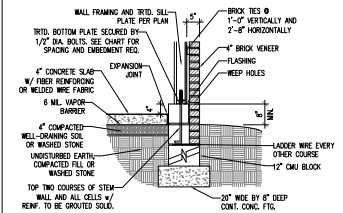
DETAIL 3

TYPICAL STEM WALL FND. DETAIL
w/ CURB @ GARAGE

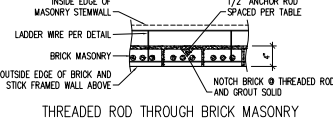
OPTIONAL DETAIL 3

OPTIONAL STEM WALL FND. DETAIL
w/ CURB @ GARAGE

DETAIL 4

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

DETAIL 8



THREADED ROD THROUGH BRICK MASONRY

MASONRY STEM WALL 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	GROUT SOLID w/ #4 REBAR @ 48" O.C.	GROUT SOLID	GROUT SOLID w/ #4 REBAR @ 48" 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 @ 36" O.C.
6	GROUT SOLID w/ #4 REBAR @ 24" O.C.	NOT APPLICABLE	GROUT SOLID w/ #4 REBAR @ 24" O.C.	GROUT SOLID w/ #4 REBAR @ 24" O.C.
7 AND GREATER	ENGINEERED DESIGN BASED ON SITE CONDITIONS			

STRUCTURAL NOTES:

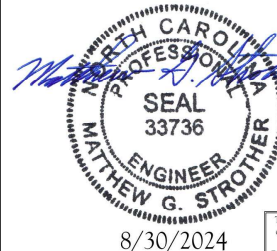
1. WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
2. THE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
3. CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
4. BACKFILL OF CLEAN #57 / #57 WASHED - GRAVEL MIXTURE SOILS (45 PSF / FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE B406.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
5. PREP SLAB PER B506.2.1 AND B506.2.2 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.
6. MINIMUM 24" LAP SPLICE LENGTH.
7. LOCATE REBAR IN CENTER OF FOUNDATION WALL.
8. WHERE REQUIRED, FULL SLOTTED 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.

ANCHOR SPACING AND EMBEDMENT

WIND ZONE	120 MPH	130 MPH
SPACING	6'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS	4'-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS
EMBEDMENT	7"	15" INTO MASONRY 7" INTO CONCRETE

NOTE:

THREADED ROD WITH EPOXY, SIMPSON ITEN HD, OR APPROVED ANCHORS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" DIAMETER ANCHOR BOLTS MAY BE USED IN LEV OF 1/2" ANCHOR BOLTS.



8/30/2024

This sealed page is to be used in conjunction with a full plan set engineered by J.S. Thompson Engineering, Inc. with use of this individual sealed page voids, reduplicate pages or copy drawings in other a jurisdiction other than N.C. Section 8-90C.23

J.S. THOMPSON
ENGINEERING, INC.
111 EAST STATE ROAD, SUITE 100, RALEIGH, NC 27601
PHONE: (919) 789-9191 FAX: (919) 789-9191
N.C. LICENSE #81,113

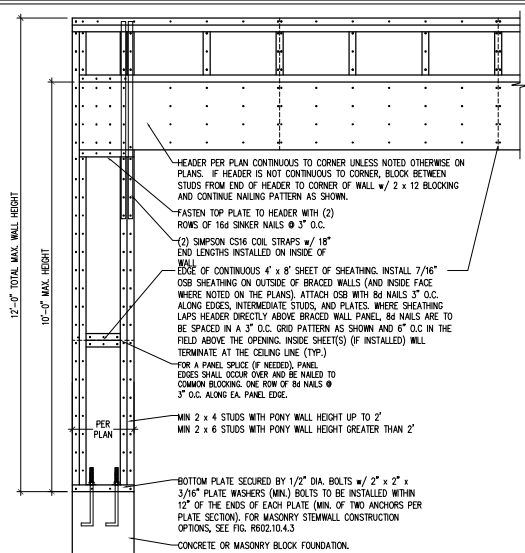
120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
FOUNDATION DETAILS
DREAM FINDERS HOMES

DATE: 11/29/2022
SCALE: NTS
DESIGNED BY:
CHECKED BY: ST

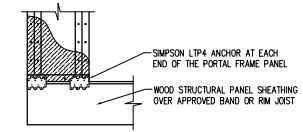
D-1
FOUNDATION DETAILS

GENERAL WALL BRACING NOTES:

- WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC.
- SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
- BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS, INCLUDING STORIES BELOW THE TOP FLOOR, HAVE BEEN DESIGNED PER R602.3.5 (3). WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST COMBINED UPLIFT AND SHEAR FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERED PRACTICE.
- SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
- ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
- 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 R602.10.1.
- 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 ATTACHED 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.).
- 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). EXTERIOR GB TO BE INSTALLED VERTICALLY.
- REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHOD CS-WSP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES .5 ITS ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 1.5 TIMES ITS ACTUAL LENGTH.



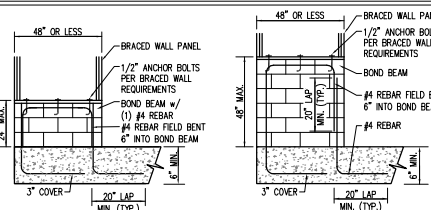
OVER CONCRETE OR MASONRY BLOCK FOUNDATION



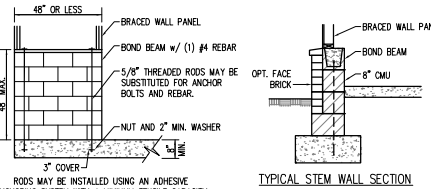
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

* APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRANK SPACE AND ABOVE FRAMED BASEMENT WALLS

METHOD PF-PORTAL FRAME DETAIL ①



SHORT STEM WALL REINFORCEMENT



TALL STEM WALL REINFORCEMENT

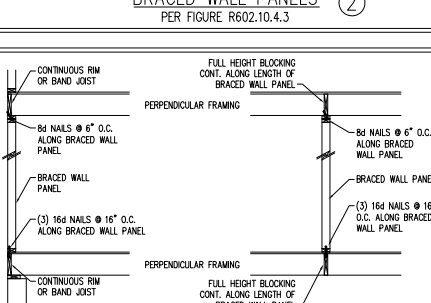
RODS MAY BE INSTALLED USING AN ADHESIVE ANCHORING SYSTEM WITH A MINIMUM TENSILE CAPACITY OF 3750 LBS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPEC.

OPTIONAL STEM WALL REINFORCEMENT

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

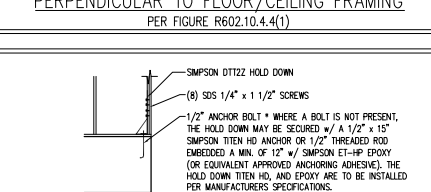
MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS ②

PER FIGURE R602.10.4.3



BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING ③

PER FIGURE R602.10.4.4(1)

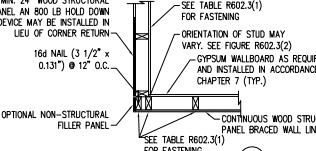


HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB ④

* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤

PER FIGURE R602.10.3(5)



(a) OUTSIDE CORNER DETAIL 5a

ORIENTATION OF STUD MAY VARY. SEE FIGURE R602.3(2)



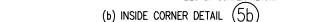
(b) INSIDE CORNER DETAIL 5b

GYPSUM WALLBOARD AS REQUIRED AND INSTALLED IN ACCORDANCE WITH CHAPTER 7 (TYP.)



(c) GARAGE DOOR CORNER DETAIL (SEE PLAN FOR ADDITIONAL STRUCTURAL INFORMATION OR ALTERNATE CONFIGURATIONS) 5c

FASTENERS ON EACH STUD AT EACH PANEL EDGE



BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥

PER FIG. R602.10.4.4(2)

TO FLOOR/CEILING FRAMING

ADDITIONAL FRAMING MEMBER DIRECTLY ABOVE BRACED WALL PANEL

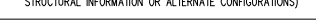


BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥

PER FIG. R602.10.4.4(2)

TO FLOOR/CEILING FRAMING

ADDITIONAL FRAMING MEMBER DIRECTLY ABOVE BRACED WALL PANEL



BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥

PER FIG. R602.10.4.4(2)

TO FLOOR/CEILING FRAMING

ADDITIONAL FRAMING MEMBER DIRECTLY ABOVE BRACED WALL PANEL

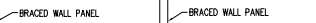


BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥

PER FIG. R602.10.4.4(2)

TO FLOOR/CEILING FRAMING

ADDITIONAL FRAMING MEMBER DIRECTLY ABOVE BRACED WALL PANEL

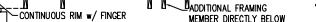


BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥

PER FIG. R602.10.4.4(2)

TO FLOOR/CEILING FRAMING

ADDITIONAL FRAMING MEMBER DIRECTLY ABOVE BRACED WALL PANEL

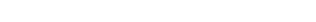


BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥

PER FIG. R602.10.4.4(2)

TO FLOOR/CEILING FRAMING

ADDITIONAL FRAMING MEMBER DIRECTLY ABOVE BRACED WALL PANEL

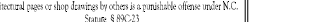


BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥

PER FIG. R602.10.4.4(2)

TO FLOOR/CEILING FRAMING

ADDITIONAL FRAMING MEMBER DIRECTLY ABOVE BRACED WALL PANEL



BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥

PER FIG. R602.10.4.4(2)

TO FLOOR/CEILING FRAMING

ADDITIONAL FRAMING MEMBER DIRECTLY ABOVE BRACED WALL PANEL



BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥

PER FIG. R602.10.4.4(2)

TO FLOOR/CEILING FRAMING

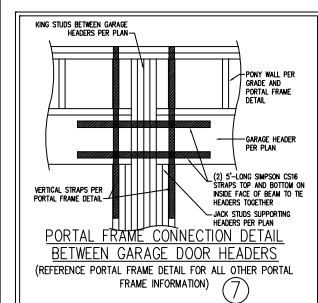
ADDITIONAL FRAMING MEMBER DIRECTLY ABOVE BRACED WALL PANEL



BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥

PER FIG. R602.10.4.4(2)

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



BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS ⑧

PER FIGURE R602.10.4.5(1)

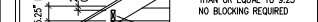
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS ⑧

PER FIGURE R602.10.4.5(1)

BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS ⑧

PER FIGURE R602.10.4.5(1)

NOTE: FOR HEEL HEIGHTS LESS THAN OR EQUAL TO 8.25' NO BLOCKING REQUIRED



BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS ⑧

PER FIGURE R602.10.4.5(1)

BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS ⑧

PER FIGURE R602.10.4.5(1)

NOTE: FOR HEEL HEIGHTS LESS THAN OR EQUAL TO 8.25' NO BLOCKING REQUIRED



BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS ⑧

PER FIGURE R602.10.4.5(1)

BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS ⑧

PER FIGURE R602.10.4.5(1)

NOTE: FOR HEEL HEIGHTS LESS THAN OR EQUAL TO 8.25' NO BLOCKING REQUIRED



BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS ⑧

PER FIGURE R602.10.4.5(1)

BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS ⑧

PER FIGURE R602.10.4.5(1)

NOTE: FOR HEEL HEIGHTS LESS THAN OR EQUAL TO 8.25' NO BLOCKING REQUIRED



BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS ⑧

PER FIGURE R602.10.4.5(1)

BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS ⑧

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

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, ORDER 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.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2018 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.

- STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2018 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)		

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

- FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2018 EDITION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- 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. 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 WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NRC, 2018 EDITION.
- 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 SAVED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRC, 2018 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 #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
- 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.
- 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.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, ACI 332.1, ACI 332.2, ACI 332.3, ACI 332.4, ACI 332.5, ACI 332.6, ACI 332.7, ACI 332.8, ACI 332.9, ACI 332.10, ACI 332.11, ACI 332.12, ACI 332.13, ACI 332.14, ACI 332.15, ACI 332.16, ACI 332.17, ACI 332.18, ACI 332.19, ACI 332.20, ACI 332.21, ACI 332.22, ACI 332.23, ACI 332.24, ACI 332.25, ACI 332.26, ACI 332.27, ACI 332.28, ACI 332.29, ACI 332.30, ACI 332.31, ACI 332.32, ACI 332.33, ACI 332.34, ACI 332.35, ACI 332.36, ACI 332.37, ACI 332.38, ACI 332.39, ACI 332.40, ACI 332.41, ACI 332.42, ACI 332.43, ACI 332.44, ACI 332.45, ACI 332.46, ACI 332.47, ACI 332.48, ACI 332.49, ACI 332.50, ACI 332.51, ACI 332.52, ACI 332.53, ACI 332.54, ACI 332.55, ACI 332.56, ACI 332.57, ACI 332.58, ACI 332.59, ACI 332.60, ACI 332.61, ACI 332.62, ACI 332.63, ACI 332.64, ACI 332.65, ACI 332.66, ACI 332.67, ACI 332.68, ACI 332.69, ACI 332.70, ACI 332.71, ACI 332.72, ACI 332.73, ACI 332.74, ACI 332.75, ACI 332.76, ACI 332.77, ACI 332.78, ACI 332.79, ACI 332.80, ACI 332.81, ACI 332.82, ACI 332.83, ACI 332.84, ACI 332.85, ACI 332.86, ACI 332.87, ACI 332.88, ACI 332.89, ACI 332.90, ACI 332.91, ACI 332.92, ACI 332.93, ACI 332.94, ACI 332.95, ACI 332.96, ACI 332.97, ACI 332.98, ACI 332.99, ACI 332.100.

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

FRAMING NOTES

- 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).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2600 PSI, Fv = 285 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: Fc = 2500 PSI, E = 1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2900 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- 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

- 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 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.

- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO ORDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NRC, 2018 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, 2018 EDITION.
- ALL BEAMS, HEADERS, OR ORDER 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 ORDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR ORDER 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).
- FLUTCH 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 DISTANCES), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- 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.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- FOR JACK 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).
- 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).
- 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 USING ONE SIMPSON H6 OR L7512 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON C516 COLL. STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.



8/30/2024

**J.S. THOMPSON
ENGINEERING, INC.**
301 CALDWAY DRIVE, SUITE 100
FARMERSVILLE, NC 27834
PHONE: (800) 788-8919 FAX: (800) 788-8921
N.C. LICENSE NO. C-1731

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

DATE: 11/29/2022
SCALE: 1/2"
DRAWN BY: JTA
CHECKED BY: JTA

S-0
STRUCTURAL
NOTES