

LOT 538 CREEKSIDE OAKS NORTH

INVENTORY MARKED

FREELANCE - FAY

DREAM FINDERS HOMES

PLAN REVISIONS

11-08-11	COMPLETED CONSTRUCTION DOCUMENTS INCLUDING CLIENT REVIEW COMMENTS.
11-16-11	MIRRORED PLANS TO CREATE LEFT HAND GARAGE VERSION.

09-12-18	STANDARD CLIENT CHANGES PER CLIENT WALK-THRU NOTES DATED 08-30-18. CHANGES INCLUDE BUT NOT LIMITED TO THE FOLLOWING: REMOVE OPT. LAUNDRY TUB, REMOVE KITCHEN ISLAND AND KNEEWALLS, CHANGE KITCHEN ISLAND COUNTER TOP TO HAVE 12" OVERHANGS, REMOVE O.H.C. ABOVE FRIDGE, ADD PLUMBING DROP UNDER CABINET, REMOVE GARAGE SERVICE DOORS, REMOVE OPT. RAILING AT STAIRS, REVISE ALL SECONDARY CLOSETS AND LINENS TO HAVE BI-FOLD DOORS, REMOVE WINDOW GRIDS AT SIDES AND REAR ELEVATIONS, REVISE DATA DROPS TO BE 1 PHONE IN KITCHEN AND 1 TV, IN OWNER'S SUITE AND GATHERING ROOM ONLY, REMOVE COVERED PORCH OPTION, REVISE KITCHEN LIGHTING TO BE 4-BULB FLOURESCENT LIGHT. PLAN SPECIFIC CHANGES INCLUDE BUT NOT LIMITED TO THE FOLLOWING: REMOVE TRIANGLE CHASE, SHIFT GARAGE ENTRY DOOR TIGHT TO CORNER, EXTEND CLOSET BELOW STAIRS, REMOVE MIDDLE WINDOW IN GATHERING ROOM, REMOVE OPT. WINDOW IN CORNER OF GATHERING ROOM, REMOVE BOTTOM TREAD AT STAIR AND ADD TREAD AT UPPER FLOOR, REMOVE OPT. WINDOW AT LOFT, REMOVE OPT. DOOR AT BATH 2, MAKE STANDARD 1 BOUL 30" VANITY IN EXTERIOR CORNER OF BATH 2, MAKE 60" 2 BOUL. VANITY AT BATH 2 WITH OPT. BEDROOM 4, REMOVE OPT. WINDOW AT BEDROOM 3, REMOVE OPT. WINDOW AT BEDROOM 2. ELEVATIONS - REMOVE WINDOW GRIDS FROM SIDES AND REARS. ELEVATION 'A' AT ROOF - FLUSH OVERHANGS ON LEFT AND RIGHT SIDE GABLES ELEVATION 'C' AT ROOF - CHANGE REAR HIP TO BE GABLE WITH 8" OVERHANG.
12-02-19	CHANGED BATHROOM NAMING CONVENTION PER IAH REQUIREMENTS. REVISED ALL MASTERS TO OWNER'S COMMENTS. VERIFIED ALL HDR HGTS WERE AT LEAST 11'-0".

2-07-20	VERIFIED ROOM SIZES AND DIMENSIONS. CHANGED GATHERING ROOM DIMENSIONS TO 14'-10" X 14'-10". UPDATED DIMENSIONS TO PAD AND PATIO IN REAR. CHANGE WASHER DRYER AND REFRIGERATOR TO OPTIONAL COMPONENTS. ADDED COACH LIGHT AT OPT. 1-CAR GARAGE WITH WIRING. VERIFIED MASTERS WAS CHANGED TO OWNER'S. CHANGE 2X4 WALL AT REAR GARAGE WALL TO 2X6. ADDED ROOF VENT CALCULATIONS. UPDATED FOR NCRC 2018 AND SC 2018 IRC. UPDATED SLAB INTERFACE PLAN AND OPTIONS. ADDED ADDITIONAL 3-0 5-0 WINDOW FOR VENTILATION REQNTS IN THE OWNER'S BEDROOM. ADDED INSULATION DETAIL TO PLAN SHEET'S. ADDED OPTIONAL DEL OVEN IN KITCHEN. CHANGE ALL CEILING FANS TO OPTIONAL. CREATED CUTSHEETS.
---------	--

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
THESE PLANS ARE ISSUED AS A PRELIMINARY WORK PRODUCT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE DRAFTER'S OFFICE.
CORRECTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
ANY REVISIONS OR CHANGES NOT RELIANT 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.

04-01-10	REMOVED HANSEN BOX AND DRYER VENT. GATHERING WAS CHANGED TO FAMILY. CAFE WAS CHANGED TO CASUAL DINING. CREATED NEW SHEETS FOR FIRST FLOOR PLAN AND SECOND FLOOR PLAN OPTIONS. UPDATED CUTSHEETS. ADDED (7) HORE 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 . UPDATED THE \$' AS FOLLOWS: 1 CAR GARAGE WAS 751 \$F, NOW 751 \$F ELEV-A PORCH WAS 31 \$F, NOW 33 \$F CREATED ELEVATION FATHOUSE 'B'. CREATED ELEVATION ARTS AND CRAFTS 'D'. CHANGED CORNER BOARDS ON ELEVATIONS TO BE 1X4 TRIM BOARD. SHOULD COACH LIGHTS ON ELEVATIONS. ADDED DIAGONAL DIMENSIONS ON SLAB INTERFACE PLAN. CREATED LEFT HAND GARAGE VERSION. REMOVED ELEVATION C. UPDATED SQ. FT. LOG. TO ELIMINATE SQ. FT. ROUNDING. FIRST FLOOR WAS 864 \$F, NOW 863 \$F. SECOND FLOOR WAS 863 \$F, NOW 862 \$F. 2 CAR GARAGE WAS 751 \$F, NOW 751 \$F. FLIPPED GARDEN TUB AT OPT. OWNER'S BATH 2 AND 3. CHANGED SHUTTERS TO BE 1 1/4" WIDE.
----------	---

10-15-10	CHANGED EXTERIOR WALL AT POTYER AND LOFT TO BE 2X6. CHANGED LOFT DIMENSIONS TO 13'-2"x13'-10".
----------	---

10-10-10	ADDED WINDOW SCHEDULE CHANGED FOLDER ROOF DOOR TO 7/8" CHANGED GARAGE WALL FROM 2X6 TO 2X4 EXCEPT AT STAIRS ADDED DECORATIVE GABLE DETAIL FOR ELEVATION B ADDED DECORATIVE BRACKET DETAIL FOR ELEVATION D REMOVED COLUMN BASE AND CHANGED COLUMN TO 8" SQUARE FULL HEIGHT COLUMN ON ELEVATION D CHANGED ALL WINDOW DOOR 1 GARAGE TRIM TO 4" CHANGED BEDROOM 1 CLOSET DOOR FROM 7/8" BIFOLD TO 2 1/8 STD. CHANGED BEDROOM 3 CLOSET DOOR FROM 7/8" BIFOLD TO 2 1/8 STD. CHANGED CLOSET LAUNDRY FROM (2) 1/8 BIFOLD DOORS TO 5/8 BISING CHANGED LINEN CLOSET DOOR AT BATH 2 FROM 7/8 BIFOLD TO 7/8 STD. CHANGED LINEN CLOSET DOOR AT OWNER'S BATH FROM 2 1/8 BIFOLD TO 7/8 STD.
----------	---

12-01-21	ADDED ELEVATION D3 SHOWING BRICK COLUMN AND D3 SHOWING STONE COLUMN. ADDED SQUARE FOOTAGE BLOCK FOR D2 AND D3 ELEVATIONS. 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
----------	---

04-03-23	WINDOW HEADER ON SECOND FLOOR CHANGED TO 11'-11" EXTENDED WALL 7" BETWEEN TUB/SHOWER AND CLOSET IN BATH 2 TO GIVE TUB/SHOWER CAN FASTEN TO WALL ADDED (6) OPTIONAL LED CAN LIGHTS IN KITCHEN (06-15-23)
----------	---

09-15-24	FIRST FLOOR CEILING HEIGHT CHANGED FROM 8'-0" TO 9'-0" OPTIONAL COVERED PATIO CREATED
----------	--

12-05-24	ISLAND ROTATED TO FACE RANGE
----------	------------------------------

SQUARE FOOTAGE		
HEATED AREAS	ELEV 'A'	
FIRST FLOOR	863 SQ. FT.	
SECOND FLOOR	1062 SQ. FT.	
TOTAL HEATED SF	1925 SQ. FT.	
UNHEATED AREAS		
1 CAR GARAGE	251 SQ. FT.	
COVERED AREAS		
FRONT PORCH	33 SQ. FT.	
UNCOVERED AREAS		
OPTIONAL PATIO	80 SQ. FT.	
UNHEATED OPTIONS		
OPTIONAL 1-CAR GARAGE	240 SQ. FT.	
OPTIONAL COVERED PATIO	80 SQ. FT.	

SQUARE FOOTAGE		
HEATED AREAS	ELEV 'B'	
FIRST FLOOR	863 SQ. FT.	
SECOND FLOOR	1062 SQ. FT.	
TOTAL HEATED SF	1925 SQ. FT.	
UNHEATED AREAS		
1 CAR GARAGE	251 SQ. FT.	
COVERED AREAS		
FRONT PORCH	73 SQ. FT.	
UNCOVERED AREAS		
OPTIONAL PATIO	80 SQ. FT.	
UNHEATED OPTIONS		
OPTIONAL 1-CAR GARAGE	240 SQ. FT.	
OPTIONAL COVERED PATIO	80 SQ. FT.	

SQUARE FOOTAGE		
HEATED AREAS	ELEV 'D'	
FIRST FLOOR	863 SQ. FT.	
SECOND FLOOR	1062 SQ. FT.	
TOTAL HEATED SF	1925 SQ. FT.	
UNHEATED AREAS		
1 CAR GARAGE	251 SQ. FT.	
COVERED AREAS		
FRONT PORCH	79 SQ. FT.	
UNCOVERED AREAS		
OPTIONAL PATIO	80 SQ. FT.	
UNHEATED OPTIONS		
OPTIONAL 1-CAR GARAGE	240 SQ. FT.	
OPTIONAL COVERED PATIO	80 SQ. FT.	

SQUARE FOOTAGE		
HEATED AREAS	ELEV 'D2'	
FIRST FLOOR	863 SQ. FT.	
SECOND FLOOR	1062 SQ. FT.	
TOTAL HEATED SF	1925 SQ. FT.	
UNHEATED AREAS		
1 CAR GARAGE	251 SQ. FT.	
COVERED AREAS		
FRONT PORCH	88 SQ. FT.	
UNCOVERED AREAS		
OPTIONAL PATIO	80 SQ. FT.	
UNHEATED OPTIONS		
OPTIONAL 1-CAR GARAGE	240 SQ. FT.	
OPTIONAL COVERED PATIO	80 SQ. FT.	

SQUARE FOOTAGE		
HEATED AREAS	ELEV 'D3'	
FIRST FLOOR	863 SQ. FT.	
SECOND FLOOR	1062 SQ. FT.	
TOTAL HEATED SF	1925 SQ. FT.	
UNHEATED AREAS		
1 CAR GARAGE	251 SQ. FT.	
COVERED AREAS		
FRONT PORCH	88 SQ. FT.	
UNCOVERED AREAS		
OPTIONAL PATIO	80 SQ. FT.	
UNHEATED OPTIONS		
OPTIONAL 1-CAR GARAGE	240 SQ. FT.	
OPTIONAL COVERED PATIO	80 SQ. FT.	



JOB NUMBER	27167.06
CAD FILE	FREELANCE
ISSUED	11-08-17
REVISED	04-01-20
	04-01-20
	10-15-20
	12-01-22
	04-03-23
	09-15-24
	12-05-24

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

FREELANCE - FAY (Garage Left)
DREAM FINDERS HOMES

1925

TITLE	
REVISION LOG	

SHEET
CS

LOT 538 CREEKSIDE OAKS NORTH

JOB NUMBER	27167.06
CAD FILE	FREELANCE
ISSUED	11-06-17
REVISED	04-07-20
	04-07-20
	10-15-20
	10-20-20
	12-01-22
	04-03-23
	09-05-24
	12-05-24

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

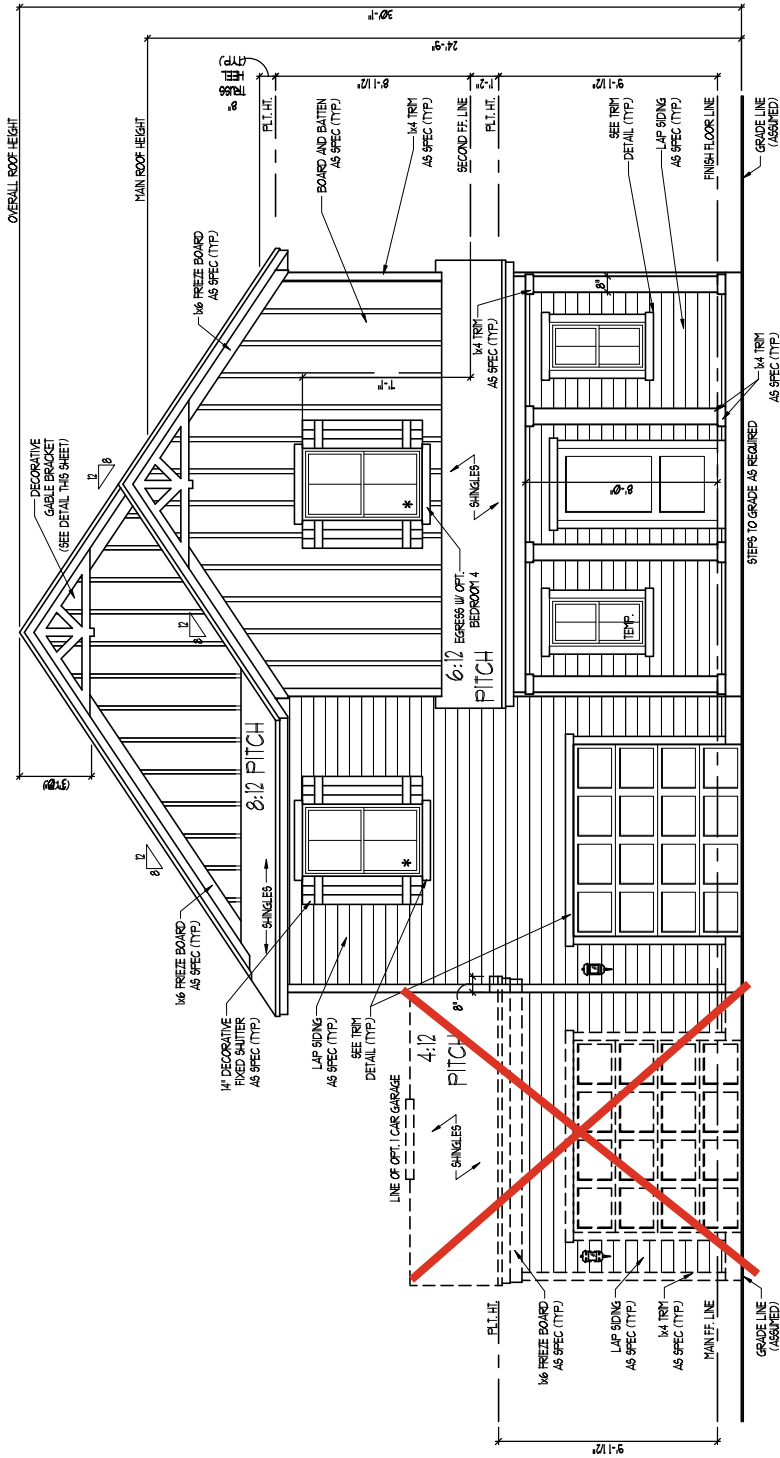
FREELANCE - FAY (Garage Left)

DREAM FINDERS HOMES

1925

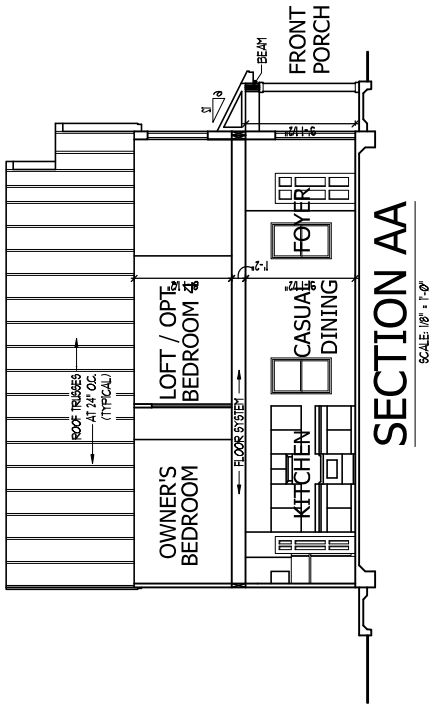
TITLE
FRONT ELEVATION
REAR ELEVATION
LEFT ELEVATION
RIGHT ELEVATION
BUILDING SECTION

A3.1
SHEET

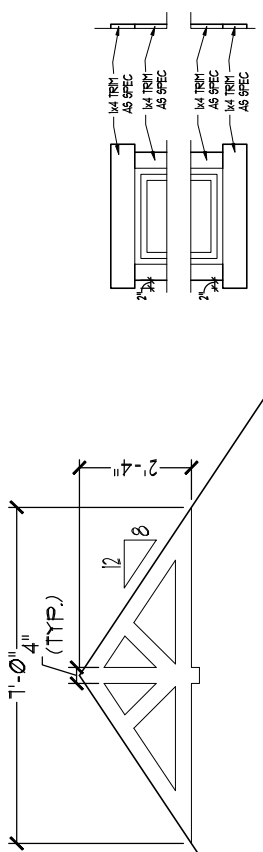


FRONT ELEVATION B

PARKING PAD



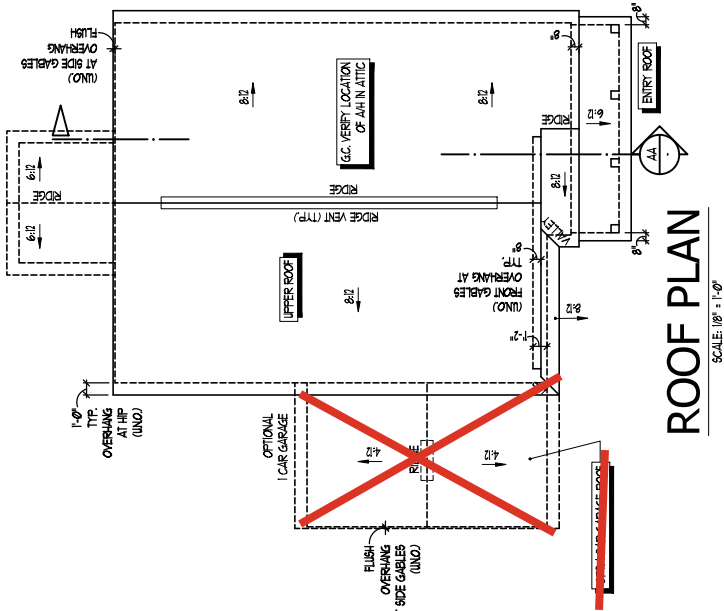
SECTION AA



TRIM DETAIL

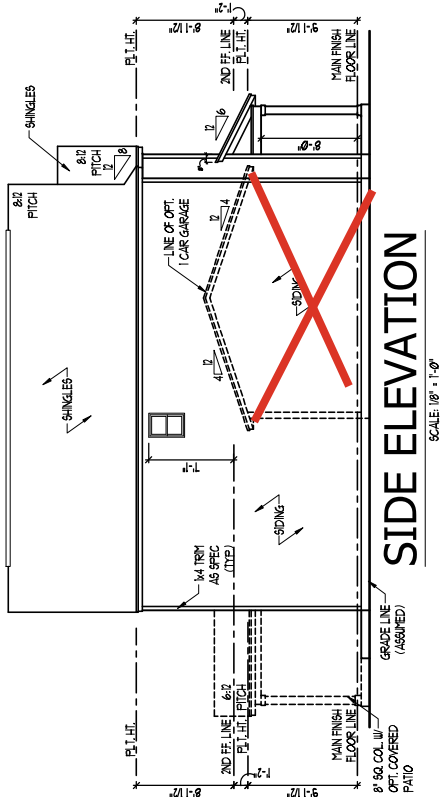
DECORATIVE PRE-FAB
GABLE BRACKET DETAIL
W/ 8:12 PITCH

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

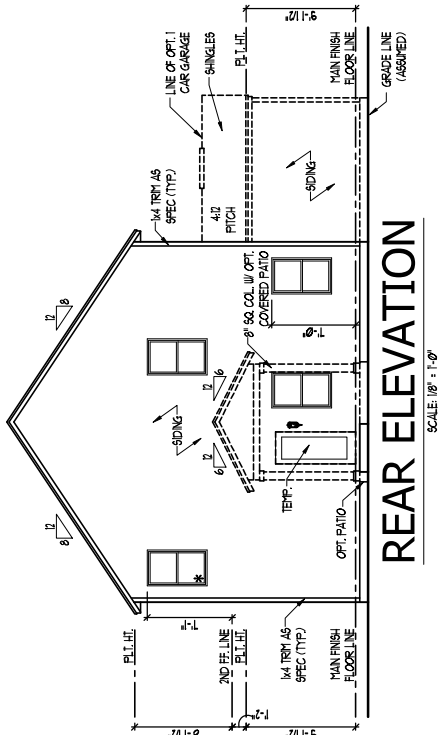


ROOF PLAN

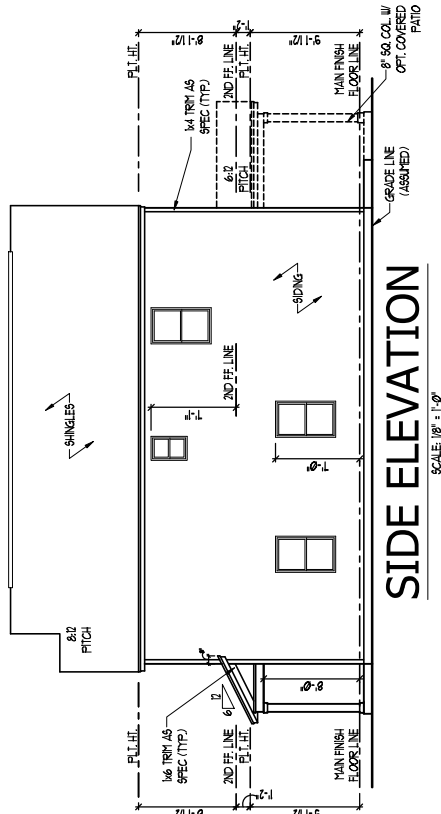
TOTAL UNDER ROOF AREA:	1115 SQ.FT.	1115 SQ.FT.
VENTING AREA REQUIRED:	1115 SQ.FT. / 100 = 11.15 SQ.FT.	1115 SQ.FT. / 100 = 11.15 SQ.FT.
TOTAL REQUIREMENTS:	LOWER: 1.86	UPPER: 1.86
LOWER AREA VENTING	SIZE:	PER UNIT: # UNITS: PROVIDED:
SOFFIT VENT	-	1/4\"/>
UPPER AREA VENTING	SIZE:	PER UNIT: # UNITS: PROVIDED:
RIDGE VENT	-	1/2\"/>
TOTAL AREA PROVIDED	UPPER AREA VENTING PROVIDED:	7.12



SIDE ELEVATION



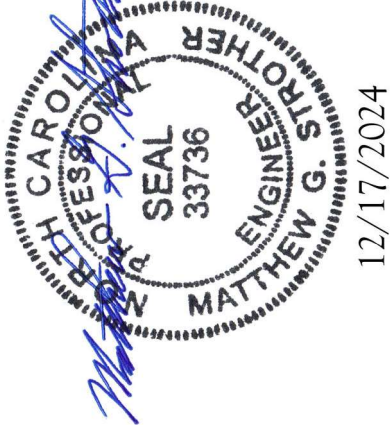
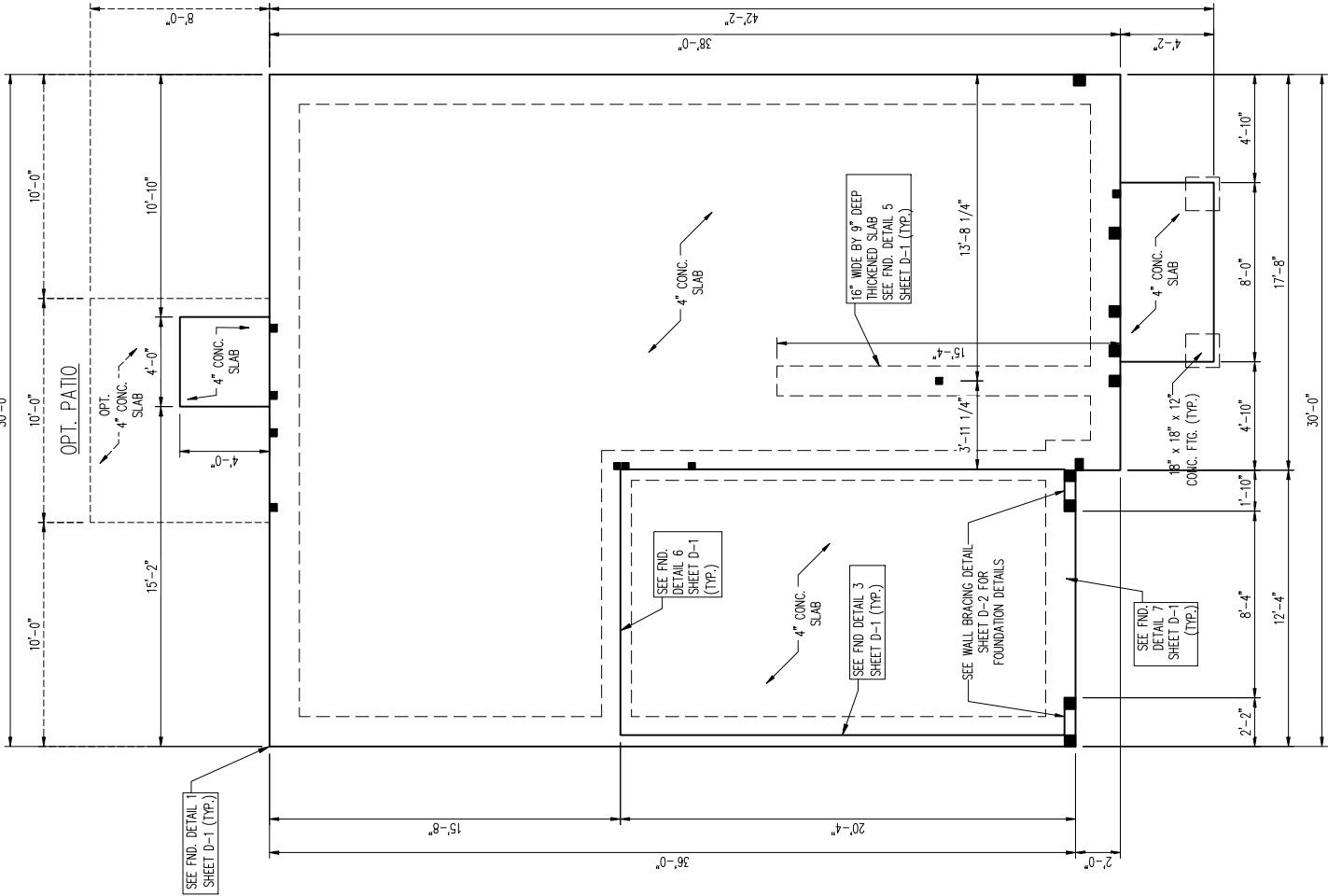
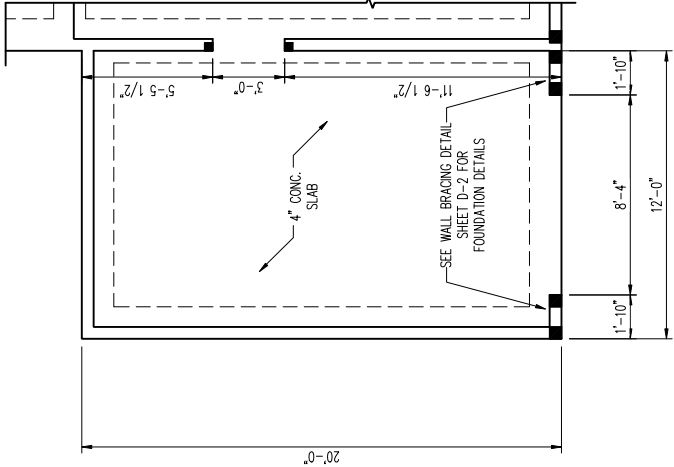
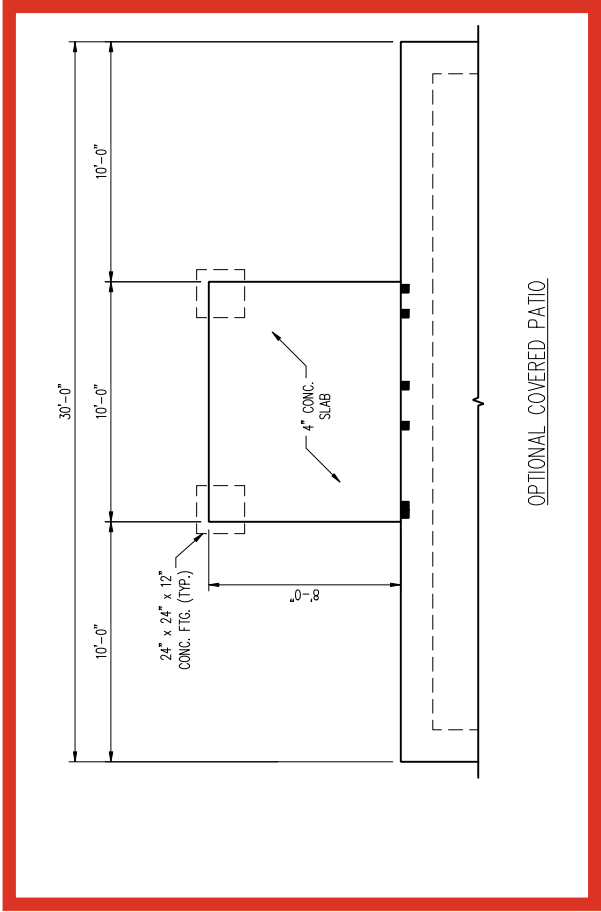
REAR ELEVATION



SIDE ELEVATION

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 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 DRAFTING PROCESS HAS BEEN COMPLETED SHALL BE THE RESPONSIBILITY OF THE DRAFTERS OFFICE. THE DRAFTERS SHALL NOT BE HELD RESPONSIBLE.

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



12/17/2024

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

FREELANCE, FAV
DREAM FINDERS HOMES

DATE: DECEMBER 16, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: FUL HOMES
ENGINEERED BY: WTB

S-1.2a
MONO SLAB
FOUNDATION PLAN

- 130 MPH ULTIMATE DESIGN WIND SPEED.
NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT.
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
 - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
 - INSTALL 1/2" ANCHOR BOLTS 4'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 18" INTO CONCRETE. IF REINFORCED, LOCATE BOLT WITHIN WHOLE 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 R301.2.1(1) OF THE IRC.
 - INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION R602.10 OF THE NIRC, 2024 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
 - INSULATION EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NIRC, 2024 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
SPP	SPRUCE PINE FR
STP	SOUTHERN YELLOW PINE
TRD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

- 150 MPH ULTIMATE DESIGN WIND SPEED.
NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT.
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
 - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 (HIGH WIND ZONES) FOR 150 MPH WINDS.
 - BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 (HIGH WIND ZONES) FOR 150 MPH WINDS. PER NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
 - FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - ROOF AND WALL CLADDING DESIGNED FOR WIND PRESSURES PER TABLE R301.2.1(1) OF THE 2024 NIRC.
 - 7/16" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH CHAPTER 45 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION AND AS NOTED ON PLANS.
 - INSULATION EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NIRC, 2024 EDITION.

SCALE NOTE:

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

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

FREELANCE - FAY
DREAM FINDERS HOMES

DATE: DECEMBER 16, 2024

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

DRAWN BY: PURL HOMES

ENGINEERED BY: W/FB

S-1.2b
MONO SLAB
FOUNDATION PLAN

ELEVATION D2

ELEVATION D3

ELEVATION B

ELEVATION D

12/17/2024

A circular professional engineer seal for Matthew Strother, No. 33736, State of North Carolina. The seal is stamped in blue ink. The outer ring contains the text "NORTH CAROLINA" at the top and "MATTHEW STROTHER" at the bottom. The inner circle contains the text "PROFESSIONAL ENGINEER" and the number "33736". A red rectangular stamp is partially visible on the right side of the seal.



JOB NUMBER	27167.06
CAD FILE	FREELANCE
ISSUED	11-08-17
REVISED	02-07-20
	04-01-20
	10-15-20
	10-20-20
	12-01-22
	04-03-23
	09-15-24
	12-05-24

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

FREELANCE - FAY (Garage Left)
DREAM FINDERS HOMES

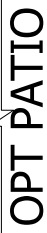
1925

TITLE
SLAB INTERFACE PLAN OPTIONS

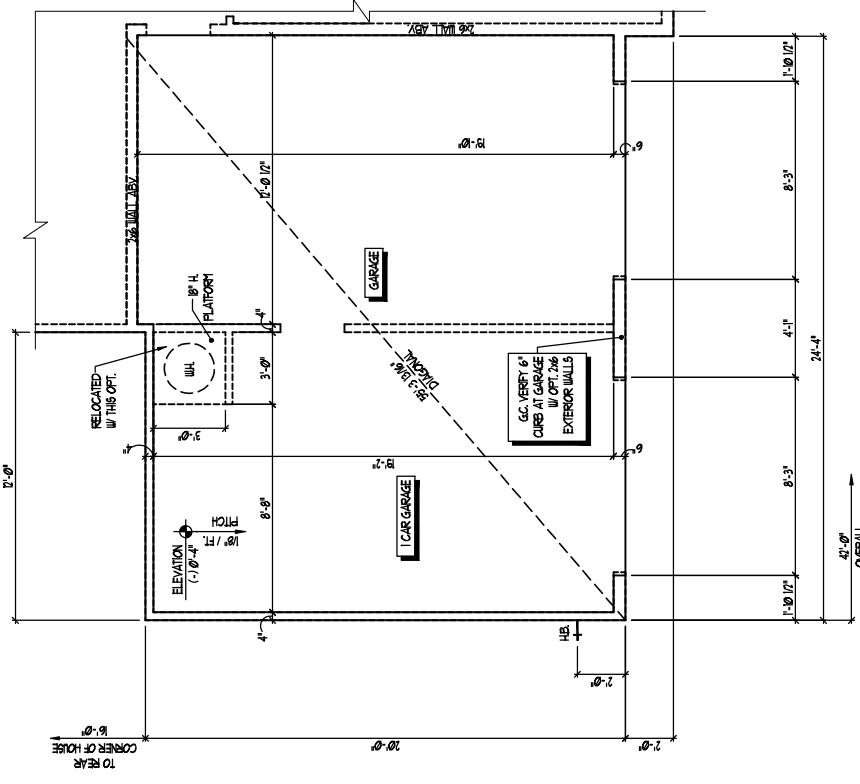
A1.1



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



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

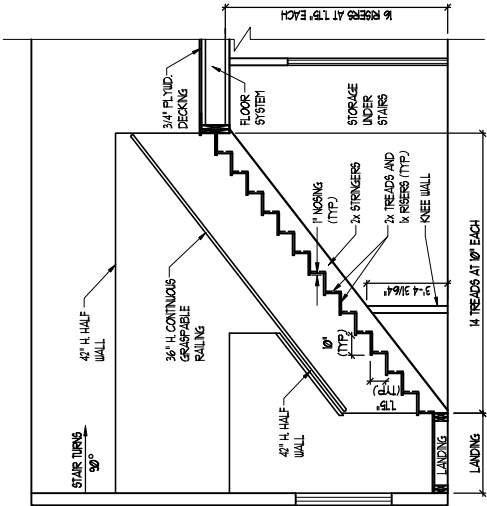
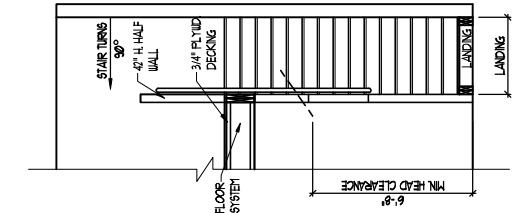


OPT 1 CAR GARAGE

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

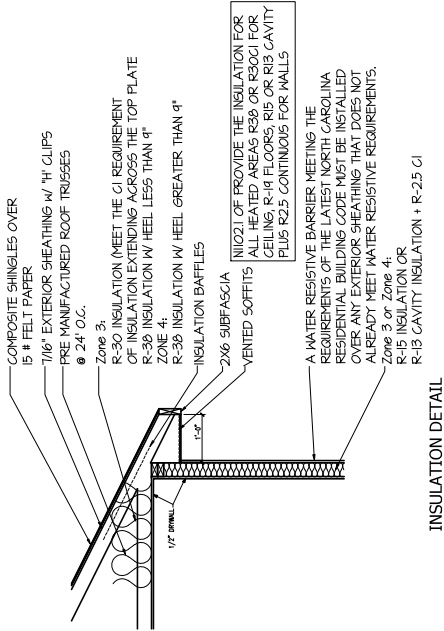
SLAB INTERFACE PLAN OPTIONS

ELEV. "A" SIMILAR AT ALL ELEVATIONS (NO PLUMBING CHANGES)



WINDOW SCHEDULE				
MARK	SIZE	TYPE	HEAD	HEIGHT
(1)	30" x 50"	SINGLE HUNG	70"	70"
(2)	20" x 40"	SINGLE HUNG	70"	70"
(3)	20" x 30"	SINGLE HUNG	70"	70"
SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.				

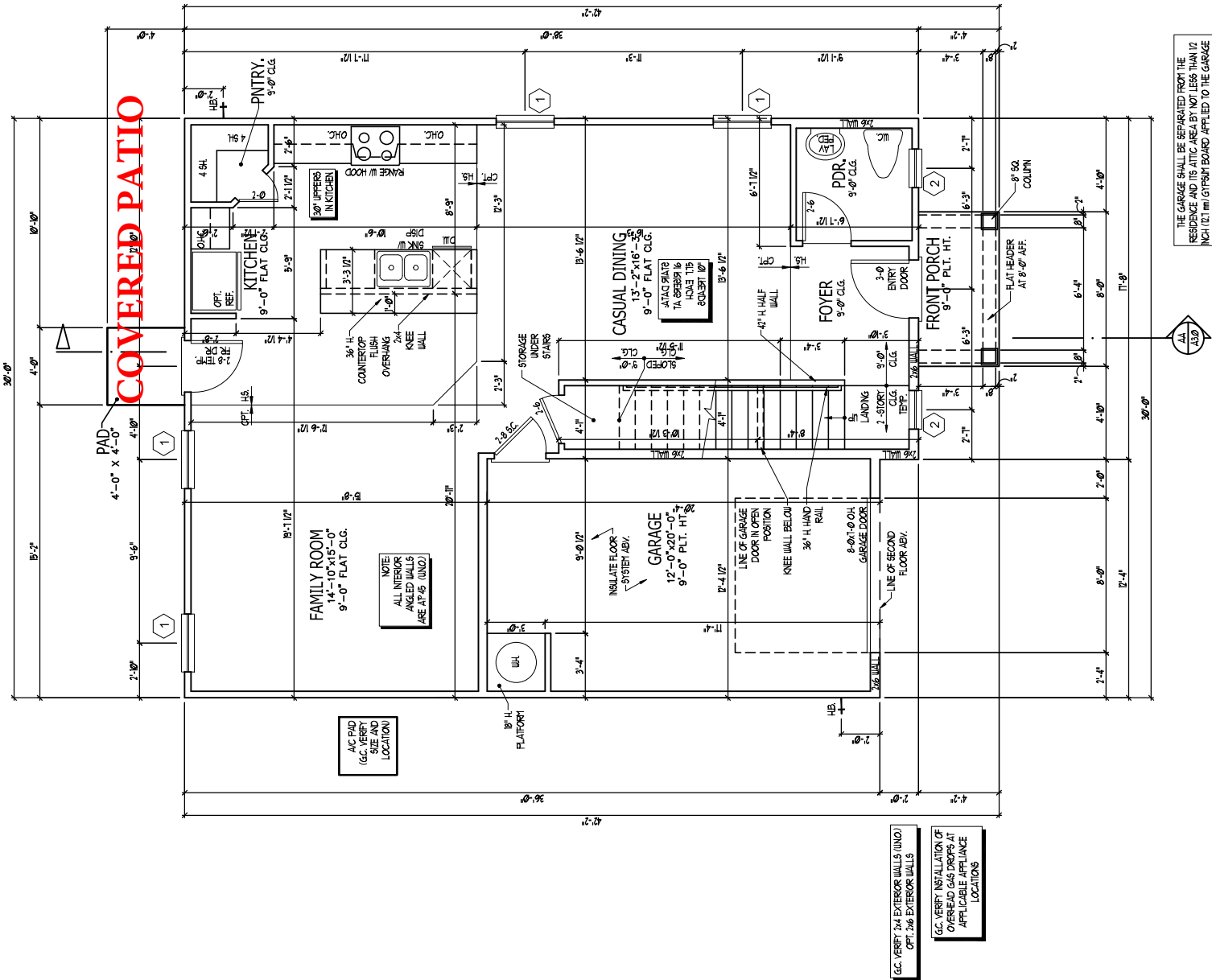
9' CEILING



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

*** * * * ***
STAIR NOTES:
RAILING
BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE A SUCH A SIZE THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH
OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES TO PASS THROUGH
HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN KNEEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND HANDRAILS.
CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA
*** * * * ***

SQUARE FOOTAGE		ELEV 'A'
HEATED AREAS		
FIRST FLOOR	863 SQ. FT.	
SECOND FLOOR	1062 SQ. FT.	
TOTAL HEATED SF	1925 SQ. FT.	
UNHEATED AREAS		
1 CAR GARAGE	251 SQ. FT.	
COVERED AREAS		
FRONT PORCH	33 SQ. FT.	
UNCOVERED AREAS		
OPTIONAL PATIO	80 SQ. FT.	
UNHEATED OPTIONS		
OPTIONAL 1-CAR GARAGE	240 SQ. FT.	
OPTIONAL COVERED PATIO	80 SQ. FT.	



THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2 INCH (1/2 IN) GYPSUM BOARD. APPLIED TO THE GARAGE SIDE. GARAGES BELOW HABITABLE ROOMS SHALL BE SEPARATED FROM THE HABITABLE ROOMS BY NOT LESS THAN 5/8 INCH (5/8 IN) TYPE 1/4 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 (1/2 IN) GYPSUM BOARD OR EQUIVALENT.

FIRST FLOOR PLAN A



DREAM FINDERS HOMES

JOB NUMBER	27167.06
CAD FILE	FREELANCE
ISSUED	11-06-17
REVISED	04-07-20
	04-07-20
	10-15-20
	12-01-22
	04-03-23
	07-05-24
	12-05-24

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

FREELANCE - FAY (Garage Left)

1925

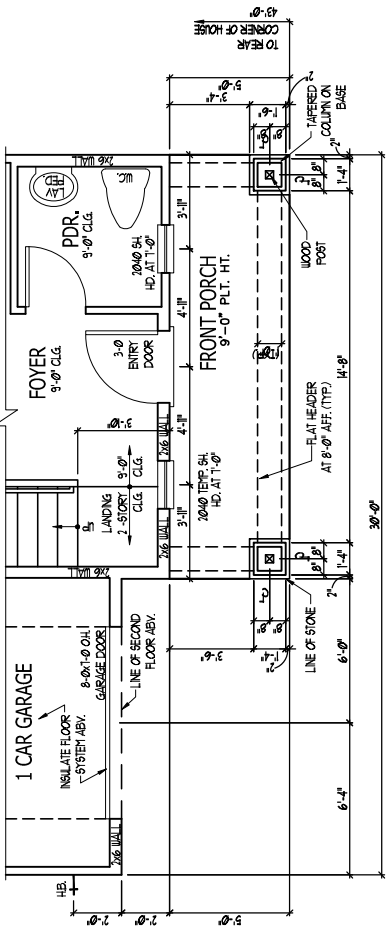
TITLE	
MAIN FLOOR PLAN	
STAIR SECTIONS	
INSULATION DETAIL	

SHEET
A2.0

SQUARE FOOTAGE		ELEV 'D3'
HEATED AREAS		
FIRST FLOOR		863 SQ. FT.
SECOND FLOOR		1062 SQ. FT.
TOTAL HEATED SF		1925 SQ. FT.
UNHEATED AREAS		
1 CAR GARAGE		251 SQ. FT.
FRONT PORCH		88 SQ. FT.
UNCOVERED AREAS		
OPTIONAL PATIO		80 SQ. FT.
UNHEATED OPTIONS		
OPTIONAL 1-CAR GARAGE		240 SQ. FT.
OPTIONAL COVERED PATIO		80 SQ. FT.

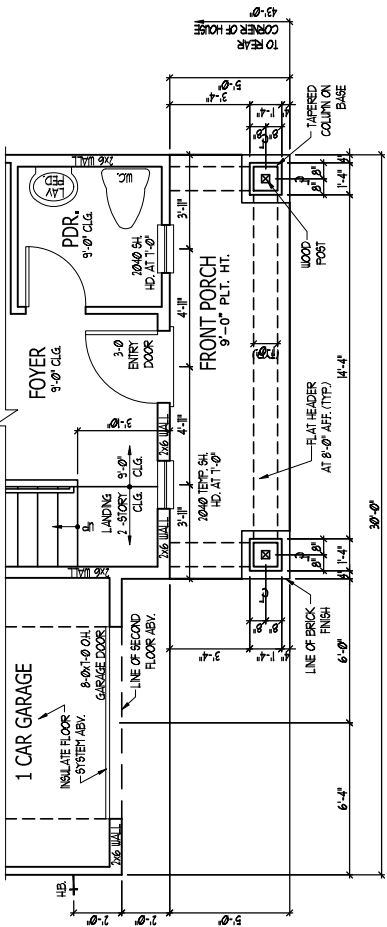
SQUARE FOOTAGE		ELEV 'D'
HEATED AREAS		
FIRST FLOOR		863 SQ. FT.
SECOND FLOOR		1062 SQ. FT.
TOTAL HEATED SF		1925 SQ. FT.
UNHEATED AREAS		
1 CAR GARAGE		251 SQ. FT.
FRONT PORCH		79 SQ. FT.
UNCOVERED AREAS		
OPTIONAL PATIO		80 SQ. FT.
UNHEATED OPTIONS		
OPTIONAL 1-CAR GARAGE		240 SQ. FT.
OPTIONAL COVERED 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 FROM ANY NOTES, DIMENSIONS OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE THE RESPONSIBILITY OF THE DRAFTERS OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE DRAFTERS OFFICE SHALL BE RESPONSIBLE FOR ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED. SUCH CHANGES SHALL BE SUBJECT TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



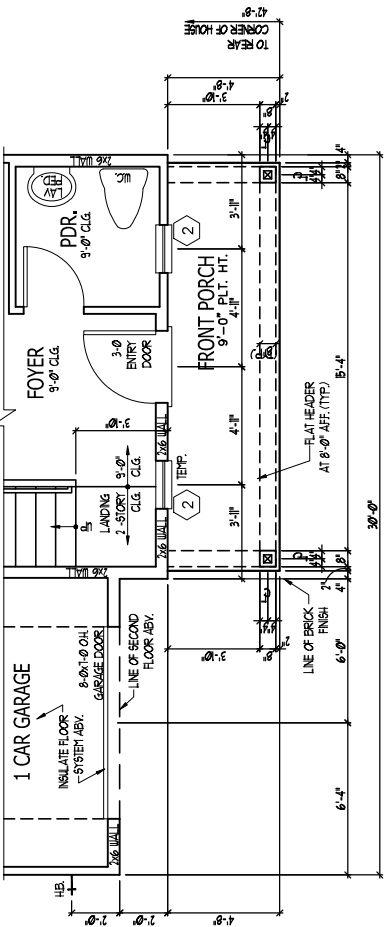
PARTIAL FIRST FLOOR D3

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



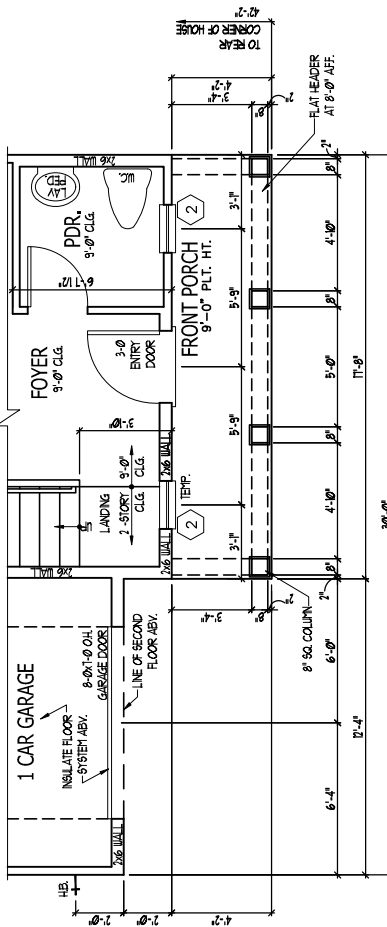
PARTIAL FIRST FLOOR D2

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



PARTIAL FIRST FLOOR D

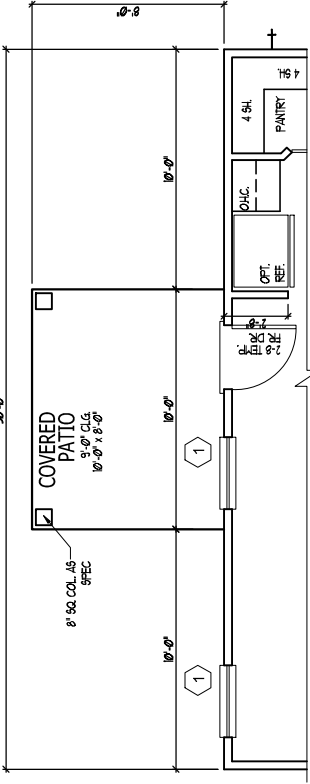
SCALE: 1/4" = 1'-0"



PARTIAL FIRST FLOOR B

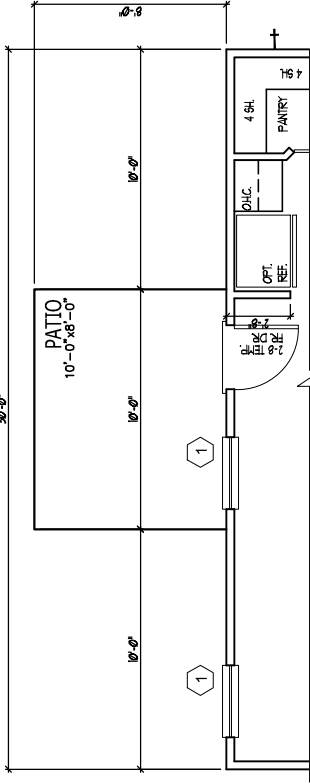
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE		ELEV 'B'
HEATED AREAS		
FIRST FLOOR		863 SQ. F
SECOND FLOOR		1062 SQ. F
TOTAL HEATED SF		1925 SQ. F
UNHEATED AREAS		
1 CAR GARAGE		251 SQ. F
COVERED AREAS		
FRONT PORCH		73 SQ. F
UNCOVERED AREAS		
OPTIONAL PATIO		80 SQ. F
UNHEATED OPTIONS		
OPTIONAL 1-CAR GARAGE		240 SQ. F
OPTIONAL COVERED PATIO		80 SQ. F



OPT. COVERED PATIO

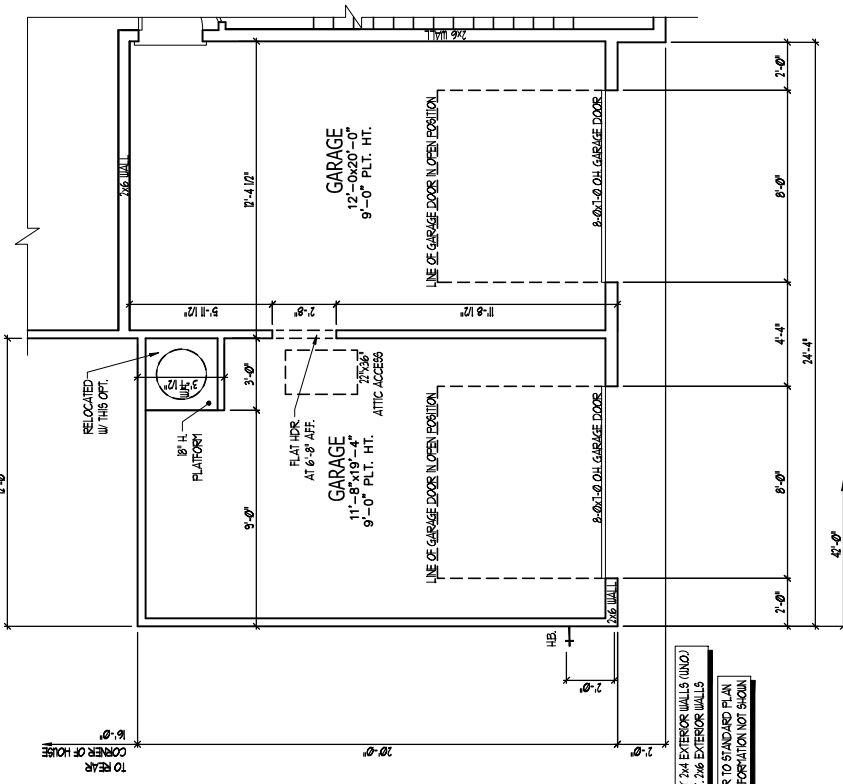
SCALE: 1/4" = 1'-0"



OPT. PATIO

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

WINDOW SCHEDULE			
MARK	SIZE	TYPE	HEAD HEIGHT
(1)	30" X 50"	SINGLE HUNG	70"
(2)	20" X 40"	SINGLE HUNG	70"
(3)	20" X 30"	SINGLE HUNG	70"
SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.			



OPT. 1 CAR GARAGE

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

DREAM FINDERS HOMES



JOB NUMBER	27167.06
CAD FILE	FREELANCE
ISSUED	11-06-17
REVISED	04-01-20
	04-01-20
	10-15-20
	12-01-22
	04-03-23
	09-05-24
	12-05-24

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

FREELANCE - FAY (Garage Left)

1925

TITLE
MAIN FLOOR PLAN OPTIONS

SHEET
A2.1



JOB NUMBER	27167.06
CAD FILE	FREELANCE
ISSUED	11-08-17
REVISED	02-07-20
	04-01-20
	10-15-20
	10-20-20
	12-01-22
	04-03-23
	09-15-24
	12-05-24

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

FREEELANCE - FAY (Garage left)
DREAM FINDERS HOMES

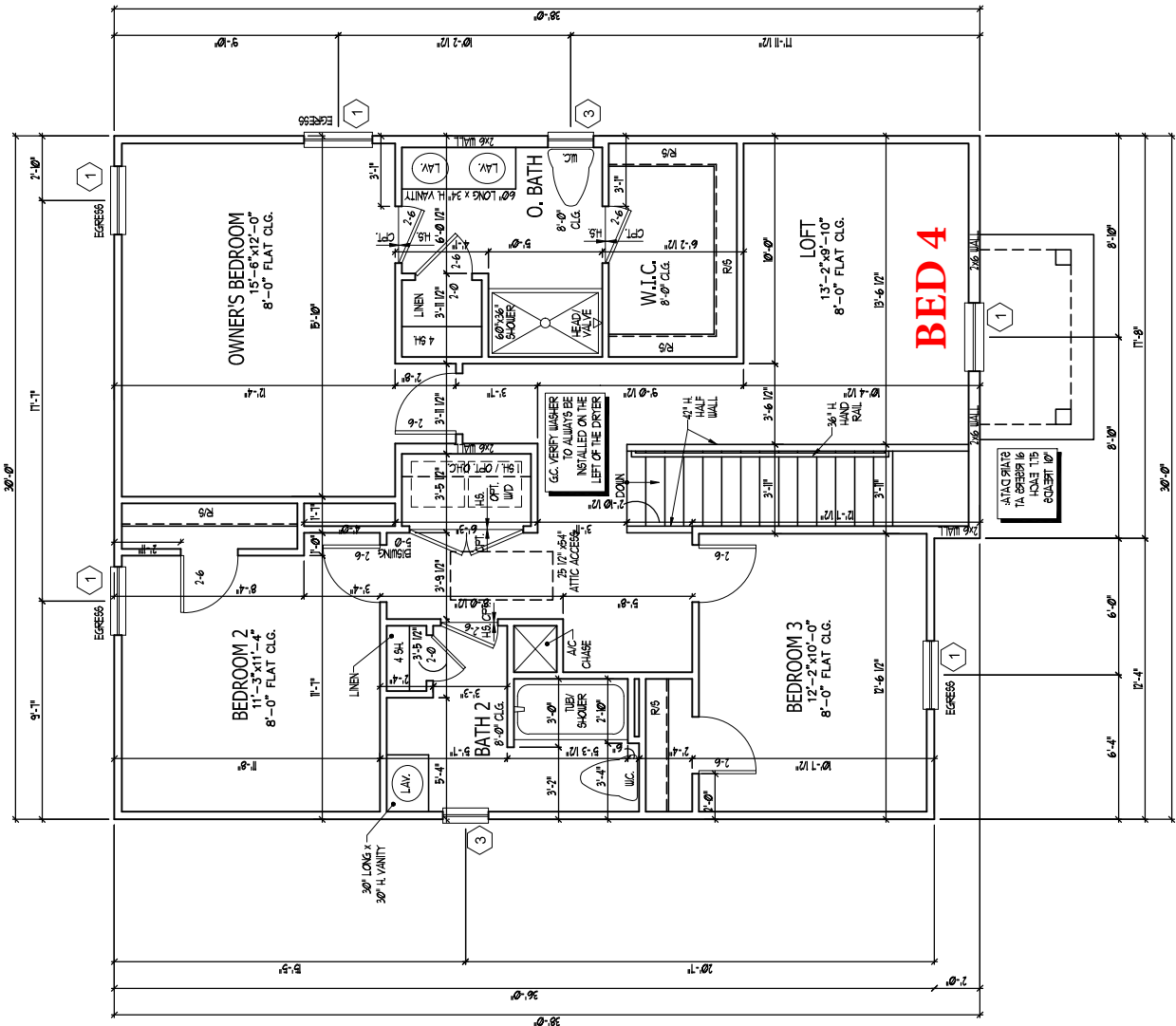
1925

TITLE
UPPER FLOOR PLAN

SHEET

A2.2

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



SECOND FLOOR PLAN A

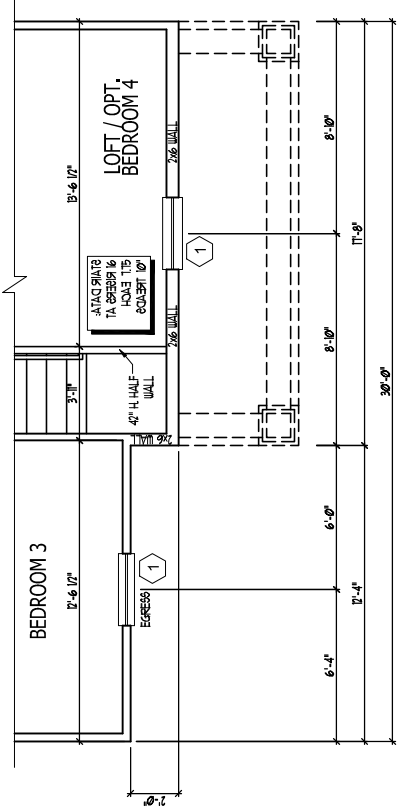
WINDOW SCHEDULE				HEAD HEIGHT
MARK	SIZE		TYPE	
	WIDTH	HEIGHT		
①	30"	50"	SINGLE HUNG	71"
②	20"	40"	SINGLE HUNG	71"
③	20"	30"	SINGLE HUNG	71"

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

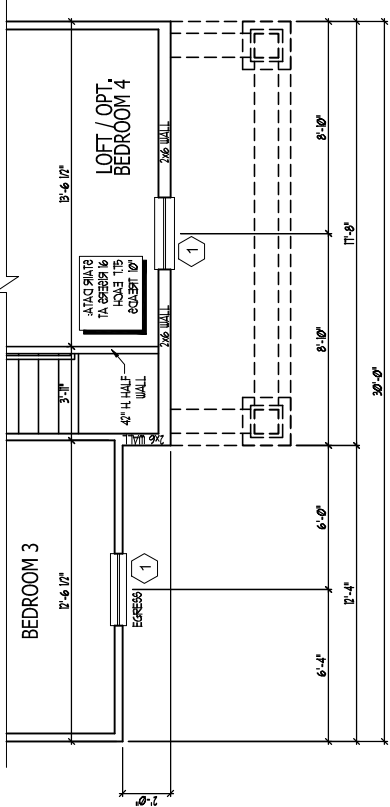
LIABILITY OF PLANS FROM THIS CONTRACT. THE DRAFTER SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL 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 PREPARED 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.

WINDOW SCHEDULE				
MARK	SIZE		TYPE	HEAD HEIGHT
	WIDTH	HEIGHT		
(1)	30"	50"	SINGLE HUNG	70"
(2)	20"	40"	SINGLE HUNG	70"
(3)	20"	30"	SINGLE HUNG	70"
SEE PLAN FOR NOTES ON EGRESS, TEMP. & ETC.				

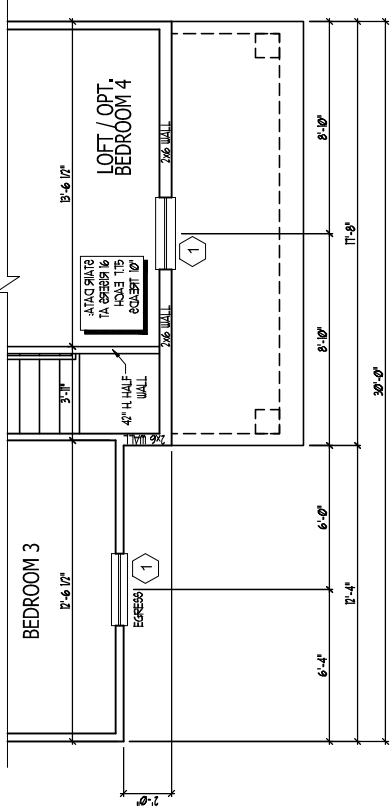
ISSUANCE OF PLANS FROM THE DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERRORS IN NOTES, DIMENSIONS OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTERS OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION. ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE PLANS HAVE BEEN OFFERED SHALL BE SUBJECT TO ADDITIONAL FEES. IN THE EVENT CHANGES ARE REQUESTED BY THE CLIENT, THE DRAFTERS OFFICE SHALL NOT BE HELD RESPONSIBLE.



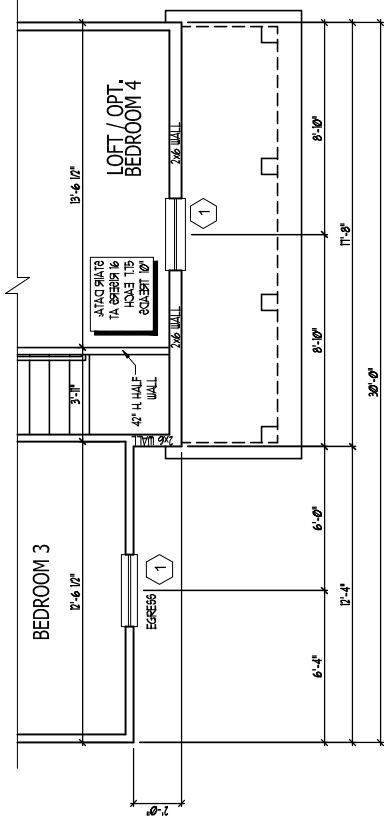
PARTIAL SECOND FLOOR D3



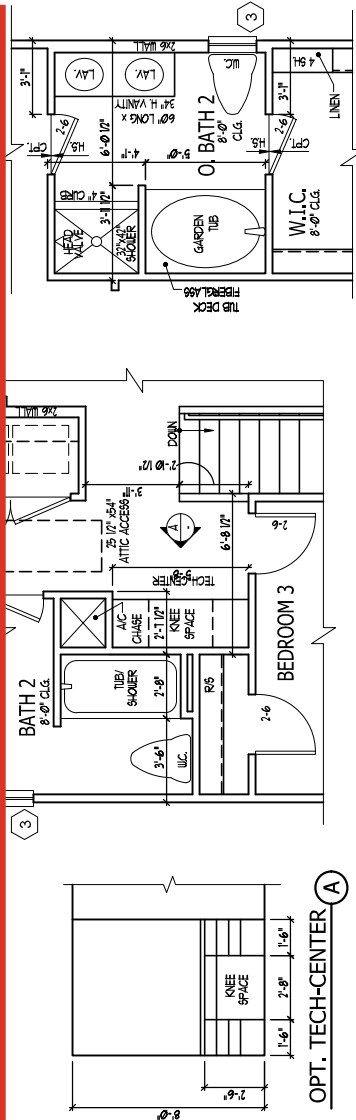
PARTIAL SECOND FLOOR D2



PARTIAL SECOND FLOOR D



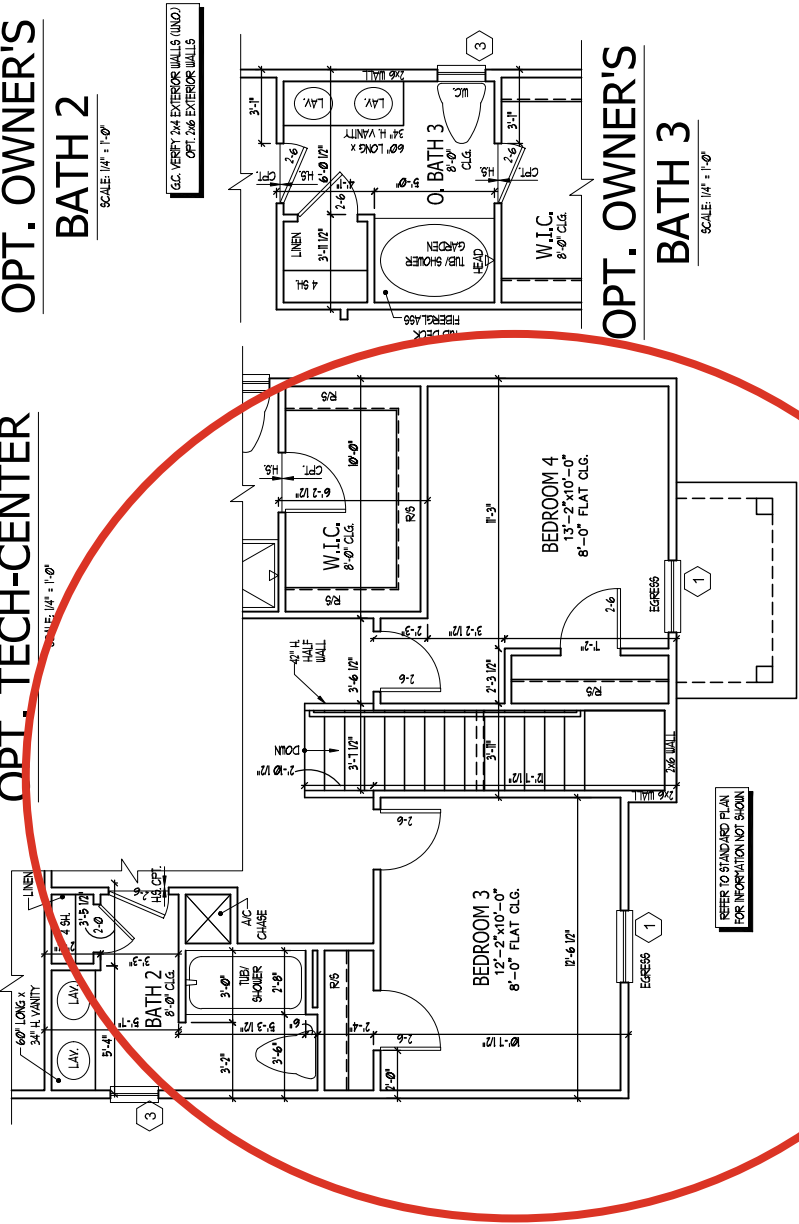
PARTIAL SECOND FLOOR B



OPT. TECH-CENTER



OPT. OWNER'S BATH 2



OPT. BEDROOM 4 ILO LOFT

ELEV. "A" SHOWN INCLUDES 2ND BOWL VANITY AT BATH 2

SECOND FLOOR PLAN OPTIONS

DREAM FINDERS HOMES

JOB NUMBER	27167.06
CAD FILE	FREELANCE
ISSUED	11-06-17
REVISED	04-07-20
	10-15-20
	12-01-22
	04-03-23
	12-05-24

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

FREELANCE - FAY (Garage Left)

1925

TITLE	UPPER FLOOR PLAN OPTIONS
-------	--------------------------

A2.3

ELECTRICAL KEY

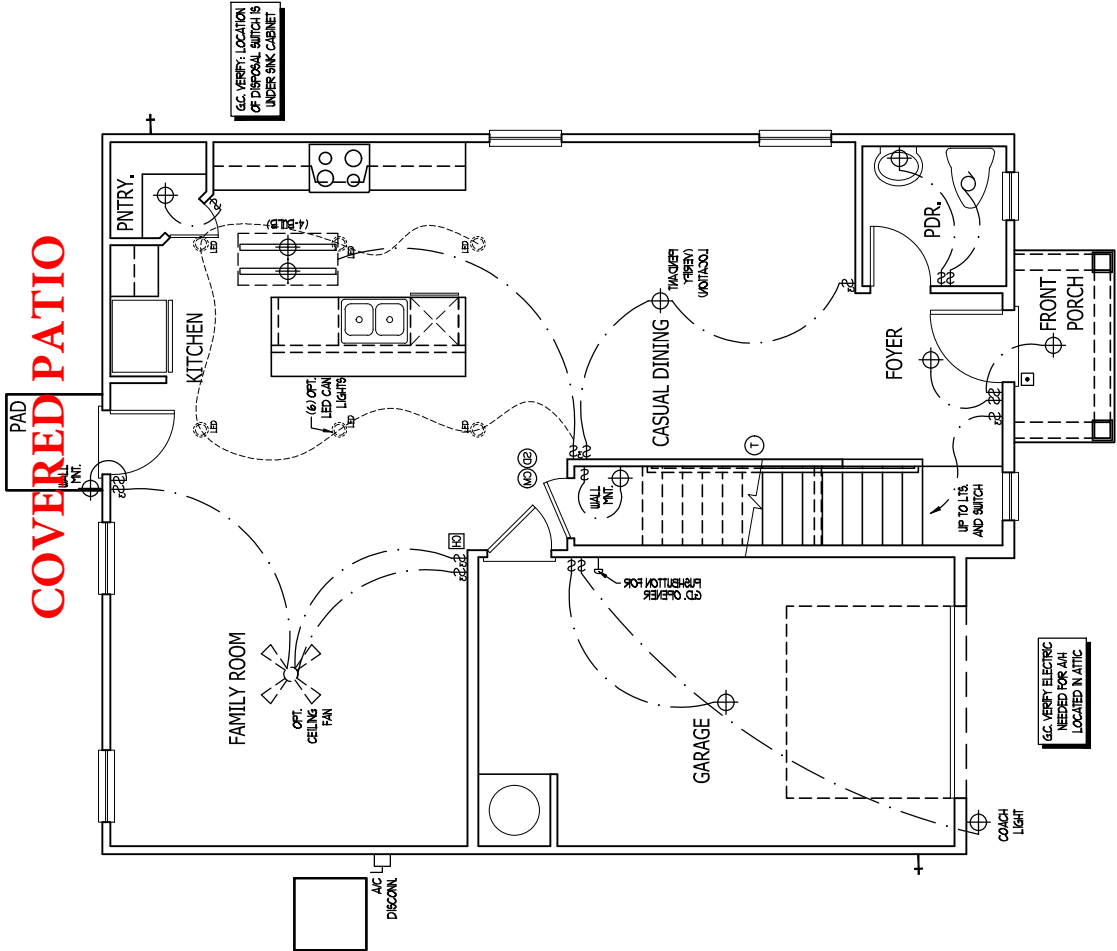
- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DUPLEX OUTLET IN FLOOR
- 200 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- LED CAN LIGHT
- LIGHT FIXTURE WITH PULL CHAIN
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN
- ELECTRIC FAULT LIGHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CHIMNEY (OPTIONAL)
- FIRE-BUTTON 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:

- PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
- UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
OUTLET.....4"
SWITCH.....4"
TELEPHONE.....6" (UNLESS ASY. COUNTERTOP)
TELEVISION.....6"
- ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
- ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DECKS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND WATERTIGHT RECEPTACLES PER NEC 400.14(B)(2) AND 400.15
- ALL 15A AND 20A 120V 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, 301 AND ALL APPLICABLE LOCAL STANDARDS, CODES AND ORDINANCES.
- EVERY BUILDING HAVING A FOSSEL-FUEL-BURNING HEATER OR APPLIANCE, THERMO-COIL OR AN AIR-HEATED WATER HEATER OR OTHER HEATING OR COOLING MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
- ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELLED 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 THE RESPONSIBILITY OF THE BUILDER. THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION. ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

COVERED PATIO



FREELANCE - FAY (Garage Left)

DREAM FINDERS HOMES

1925

TITLE
MAIN FLOOR ELEC. PLAN

FIRST FLOOR PLAN A
ELECTRICAL

SHEET
E1.0

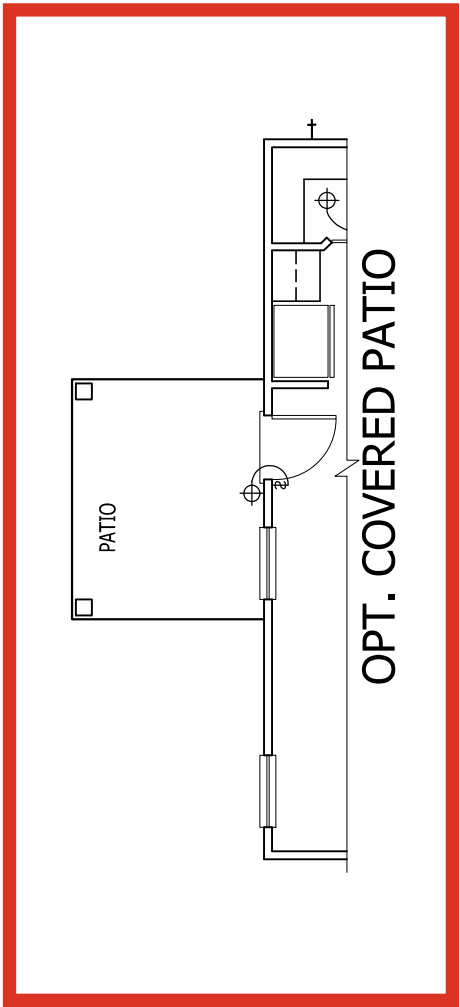
DREAM FINDERS
HOMES



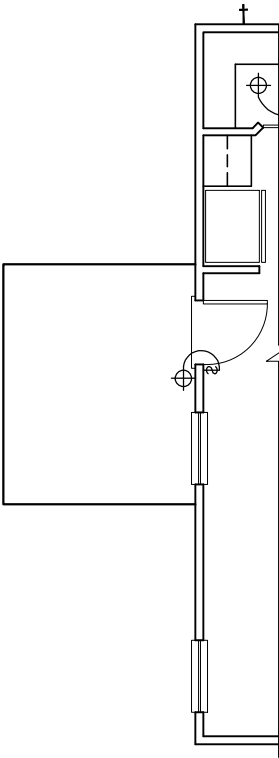
JOB NUMBER	27167.06
CAD FILE	FREELANCE
ISSUED	11-08-17
REVISION	01-07-20
REVISION	04-01-20
REVISION	10-15-20
REVISION	10-20-20
REVISION	12-01-22
REVISION	04-03-23
REVISION	05-05-24
REVISION	12-05-24

JOB NUMBER	27167.06
CAD FILE	FREELANCE
ISSUED	11-06-17
REVISED	07-01-20
	04-01-20
	10-15-20
	10-20-20
	12-01-22
	04-03-23
	05-15-24
	12-05-24

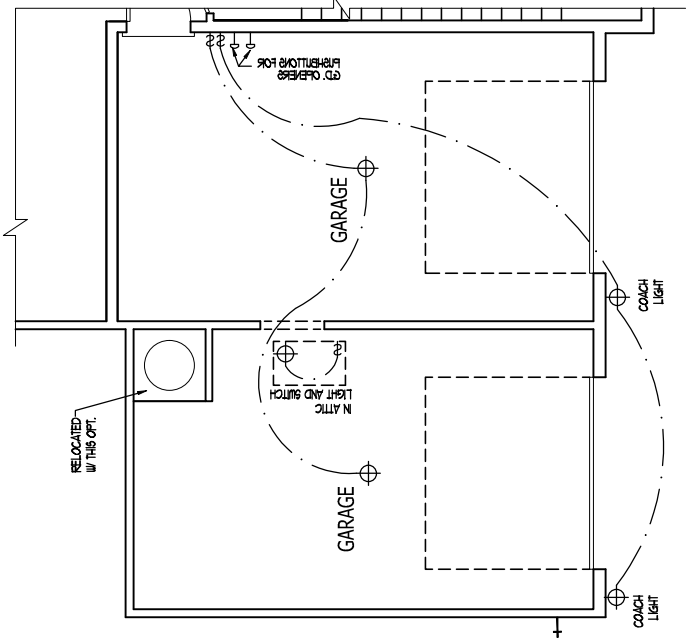
TITLE
ELECTRIC AT PLAN OPTIONS
-
-
-



OPT. COVERED PATIO



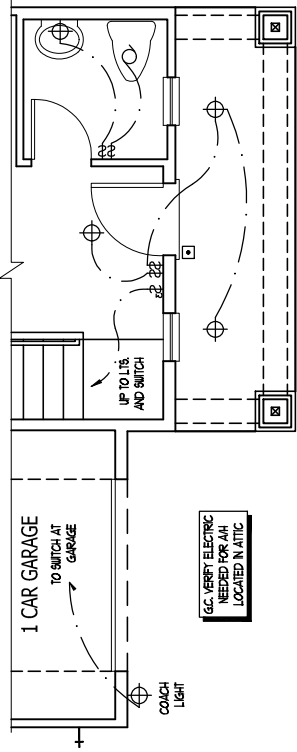
OPT. PATIO



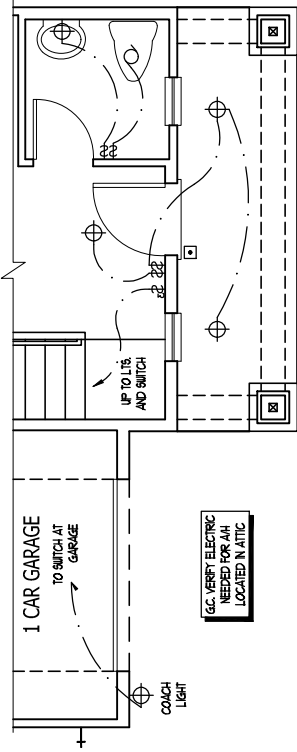
OPT. 1 CAR GARAGE

FIRST FLOOR PLAN OPTIONS

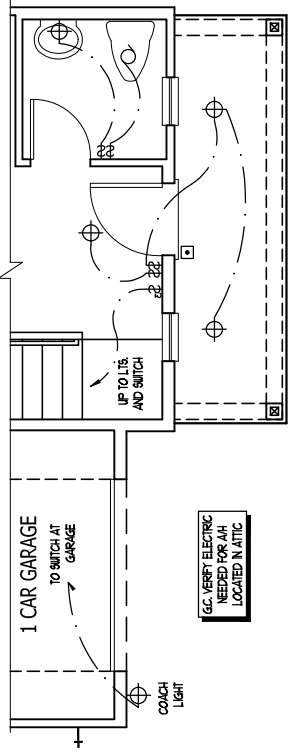
ELECTRICAL



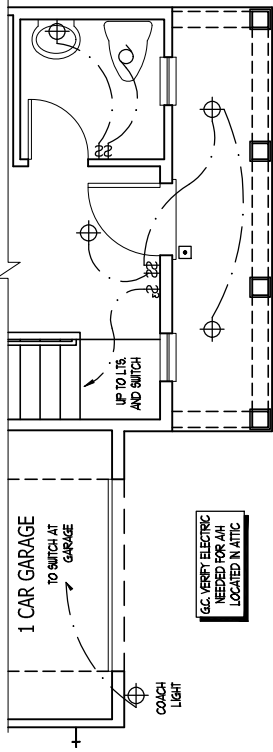
PARTIAL FIRST FLOOR D3



PARTIAL FIRST FLOOR D2



PARTIAL FIRST FLOOR D



PARTIAL FIRST FLOOR B

ELECTRICAL KEY

- 1. DIPLEX CONVENIENCE OUTLET
- 2. DIPLEX OUTLET ABOVE COUNTER
- 3. WEATHERPROOF DIPLEX OUTLET
- 4. GROUND FAULT INTERRUPTER DIPLEX OUTLET
- 5. HALF-SWITCHED DIPLEX OUTLET
- 6. SPECIAL PURPOSE OUTLET
- 7. DIPLEX OUTLET IN FLOOR
- 8. 200 VOLT OUTLET
- 9. WALL SWITCH
- 10. THREE-WAY SWITCH
- 11. FOUR-WAY SWITCH
- 12. DIMMER SWITCH
- 13. CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- 14. WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- 15. RECESSED INCANDESCENT LIGHT FIXTURE
- 16. LED CAN LIGHT
- 17. LIGHT FIXTURE WITH FULL CHAIN
- 18. TRACK LIGHT
- 19. FLUORESCENT LIGHT FIXTURE
- 20. EXHAUST FAN
- 21. EXHAUST FAN/LIGHT COMBINATION
- 22. ELECTRIC DOOR OPERATOR (OPTIONAL)
- 23. CHIMES (OPTIONAL)
- 24. PUSHBUTTON SWITCH (OPTIONAL)
- 25. CARBON MONOXIDE DETECTOR
- 26. SMOKE DETECTOR
- 27. SMOKE / CARBON MONOXIDE DETECTOR
- 28. TELEPHONE (OPTIONAL)
- 29. TELEVISION (OPTIONAL)
- 30. THERMOSTAT
- 31. ELECTRIC METER
- 32. ELECTRIC PANEL
- 33. DISCONNECT SWITCH
- 34. SPEAKER (OPTIONAL)
- 35. ROUGH-IN FOR OPT. CEILING FAN
- 36. 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 NOTING 1 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
SWITCHES: ... 4"
OUTLETS: ... 18"
TELEPHONE: ... 48"
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 BATH AND 3/4" RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, SUNDROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI, DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 201.406(B) AND 406.3.
5. ALL BATH AND 3/4" RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 70, NEC 201, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A FOSSEL-FUEL-BURNING HEATER OR APPLIANCE, PREHEAT OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALL 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 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 CONSTRUCTION. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ADHERENCE TO APPLICABLE BUILDING CODES. ALL WORK SHALL BE SUBJECT 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.

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DUPLEX OUTLET IN FLOOR
- 200 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- LED CAN LIGHT
- LIGHT FIXTURE WITH FULL CHAIN
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FAN LIGHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CRITER (OPTIONAL)
- FIRE-BUTTON 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:

- 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:
OUTLETS.....4" (UNLESS ASY. COUNTERTOP)
SWITCHES.....4" (UNLESS ASY. COUNTERTOP)
TELEPHONE.....4" (UNLESS ASY. COUNTERTOP)
TELEVISION.....4"
- ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
- ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DECKS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SHOWER AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND WATER-PROOF RECEPTACLES PER NEC 400.406.1 AND 406.5
- ALL 15A AND 20A 120V 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, 301, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
- EVERY BUILDING HAVING A FOSSEL-FUEL BURNING HEATER OR APPLIANCE SHALL HAVE AN ALARMED GARAGE SMOKE DETECTOR WITH A MONITORED BATTERY BACKUP. SMOKE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
- ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELLED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

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



JOB NUMBER	27167.06
CAD FILE	FREELANCE
ISSUED	11-08-17
REVISED	07-07-20
	04-01-20
	10-15-20
	10-20-20
	12-01-22
	04-03-23
	05-05-23
	12-05-24

FREELANCE - FAY (Garage Left)

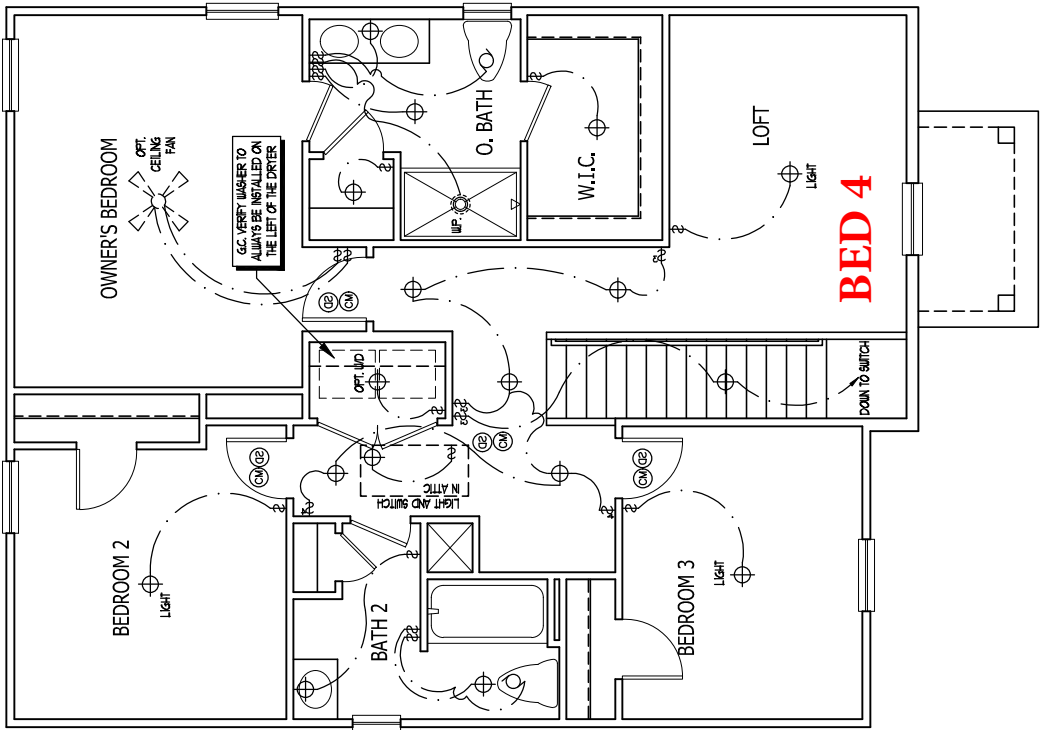
DREAM FINDERS HOMES

1925

TITLE	UPPER FLOOR PLAN ELEC.

SHEET

E1.2



SECOND FLOOR ELECTRICAL PLAN A

ELEVATION B AND D SHILLAR

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PANDORE OUTLET
- DUPLEX OUTLET IN FLOOR
- 220 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 RAIL CHAIN
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FAN/LIGHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CABLE (OPTIONAL)
- FURNITURE SWITCH (OPTIONAL)
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- SMOKE / CARBON MONOXIDE DETECTOR
- TELEPHONE (OPTIONAL)
- TELEVISION (OPTIONAL)
- THERMOSTAT
- ELECTRIC PETER
- 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: FLOOR SWITCHES: 48" OUTLETS: 18" (UNLESS ADV. CONTRARIOP) TELEPHONE: 48" (UNLESS ADV. CONTRARIOP) TELEVISION: 48"
- ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
- ALL BA AND 2BA RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, TERRACES, PENS, SHOOTERS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SHOWER AREAS WILL REQUIRE A COMBINATION TYPE GFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 200.406.2 AND 406.3
- ALL BA AND 2BA BATH RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
- IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN ACCORDANCE WITH ALL APPLICABLE NEC, LAC AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
- EVERY BUILDING HAVING A FOSSEL-REL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
- ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS DERIVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE A BATTERY BACKUP. BATTERY BACKUP SHALL BE TESTED AND MAINTAINED. BATTERIES SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

RELINQUISH OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND CARRY 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.



JOB NUMBER	27167.06
CAD FILE	FREELANCE
ISSUED	11-08-17
REVISED	04-07-20
	04-07-20
	10-15-20
	10-20-20
	12-01-22
	04-03-23
	09-15-24
	12-05-24

FREELANCE - FAY (Garage Left)

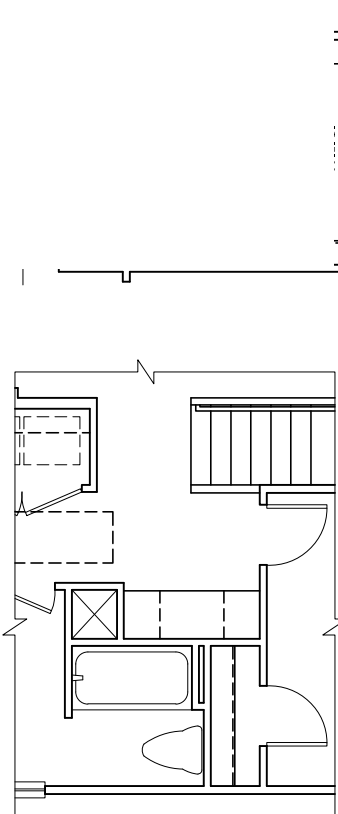
DREAM FINDERS HOMES

1925

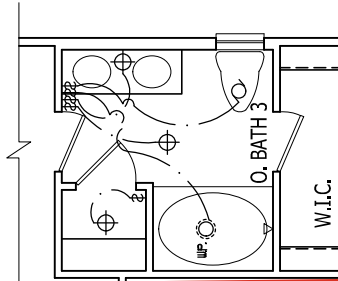
TITLE	
ELECTRIC AT PLAN OPTIONS	

SHEET

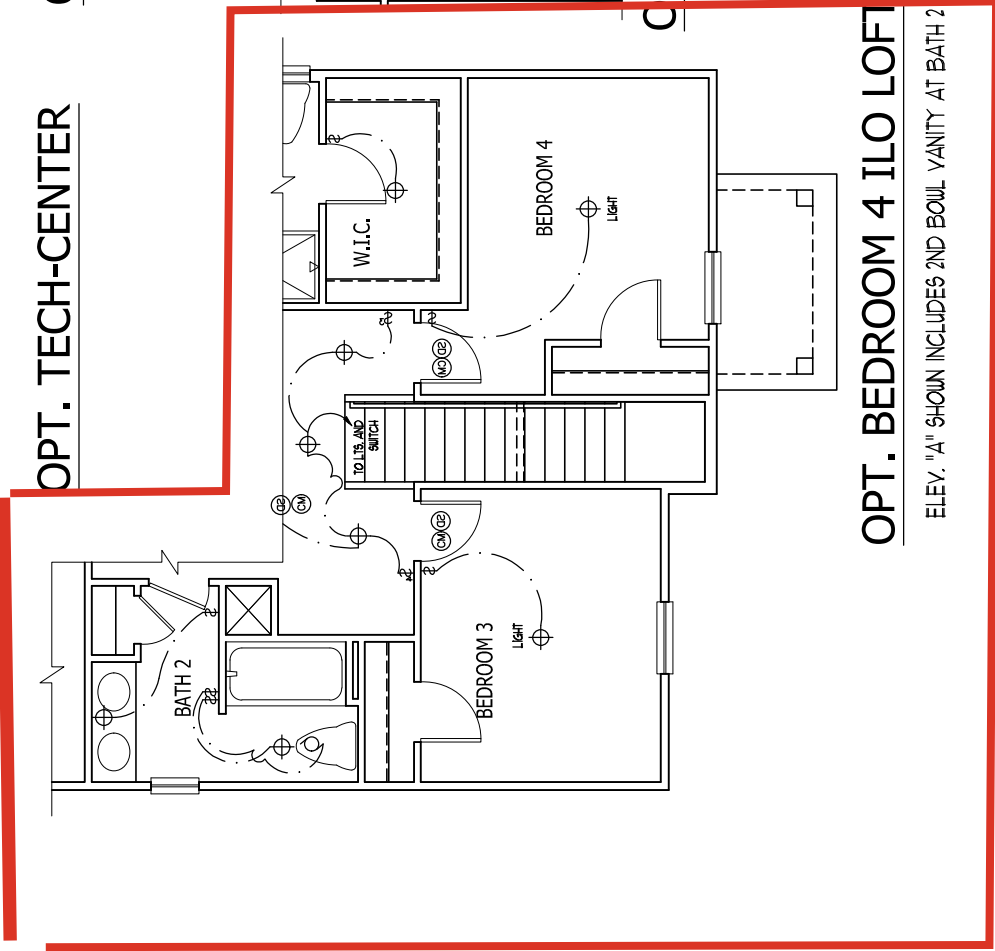
E1.3



OPT. OWNER'S BATH 2



OPT. OWNER'S BATH 3



OPT. BEDROOM 4 ILO LOFT

ELEV. "A" SHOWN INCLUDES 2ND BOWL VANITY AT BATH 2

SCALE NOTE:

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

NOTE: BCI 4500s-1.8 JOISTS MAY
BE INSTALLED IN LIEU OF TJI 110
JOISTS AT THE DEPTH AND SPACING
INDICATED ON THE PLAN

***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).**

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

FREELANCE - FAY
DREAM FINDERS HOMES

DATE: DECEMBER 16, 2024

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

DRAWN BY: FURL HOMES

ENGINEERED BY: WFB

S-2a
SECOND FLOOR
FRAMING PLAN

BRACED WALL DESIGN NOTES:

1. WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R301.13, "ENGINEERED DESIGN" OF THE NRC 2024 DESIGN USING PROPOSED MATERIALS AND METHODS LISTED IN TABLE R602.0.4.1 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 2024 EDITION.
3. CS-WSP CONTRACTOR TO "CONTINUOUSLY" SHEATHEDWOOD 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. BR RETERS 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 SCREWS. PROVIDE 77 O.C. LONG NAIL EDGES AS NOTED ON THE PLANS. COULDER TOP AND BOTTOM PLATES. WHERE METOD OF BR 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 4 OF THE NRC 2024 EDITION.
6. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE SP# 2F (UNO). ALL TREATED LUMBER TO BE SP# 2C (UNO).
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
4. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.). SEE KING STUD TABLE FOR ADDITIONAL KING STUD REQUIREMENTS.
5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLE BLOCKING TO GROUND OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.).
6. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" OC. ALONG EDGES AND 6" OC. IN THE FIELD.
7. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" OC. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES 4" THEIR FULL DEPTH.
8. ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON A8444 POST BASES (OR EQUIV.) AND 6 x 6 POSTS w/ A8466 POST BASES (OR EQUIV.). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS AT TOP OR IN HIGH WIND ZONES 1000 LB UPLIFT CONNECTOR AT TOP (UNO.).
9. FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB w/ (2) METAL ANCHORS USING 2" CONC. SCREWS. FASTEN ANCHORS TO COLUMNS w/ 1/4" THROUGH BOLTS w/ NUTS AND WASHERS. LOCATE ANCHORS ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
10. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

LEGEND

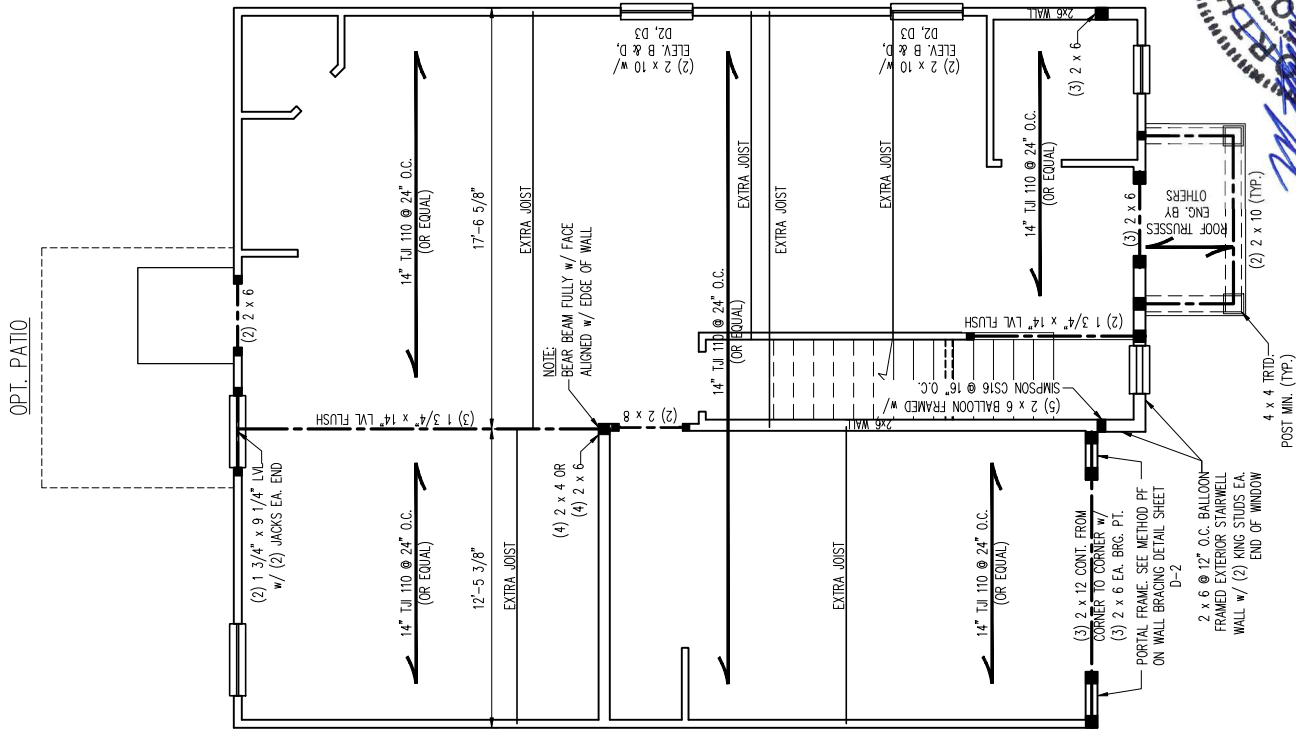
TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT KING STUDS
AT EACH END OF HEADERS IN EXTERIOR
WALLS IN 120'/130 MPH WIND ZONES

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

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

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

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



ELEVATION A

OPTIONAL 1 CAR GARAGE

12/17/2024

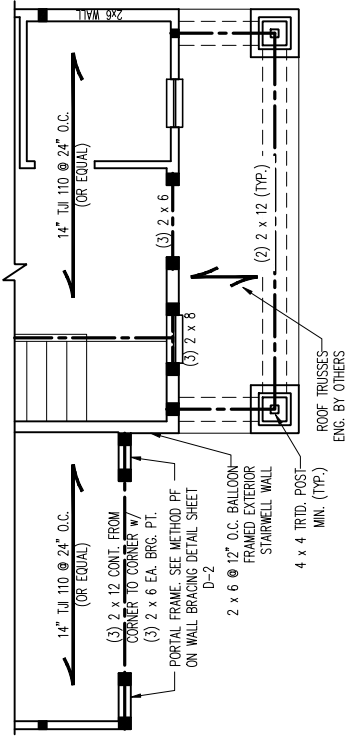
SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

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

DREAM FINDERS HOMES
FREELANCE, FAY

DATE: DECEMBER 16, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: FUL HOMES
ENGINEERED BY: WFB

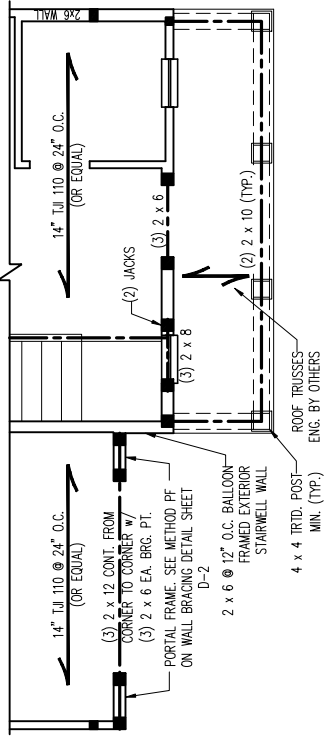
S-2b
SECOND FLOOR
FRAMING PLAN



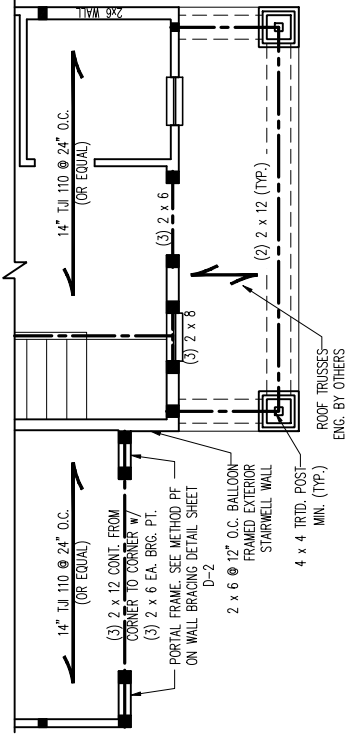
ELEVATION D2



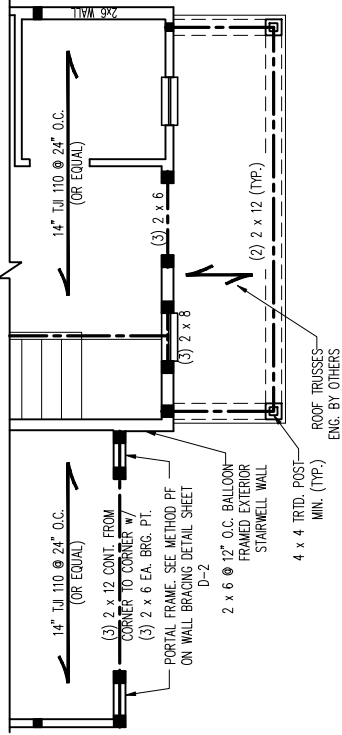
12/17/2024



ELEVATION B



ELEVATION D3



ELEVATION D

*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).

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

J.S. THOMPSON
ENGINEERING, INC.
333 EAST SIX FORKS ROAD, SUITE 180
RALEIGH, NC 27609
PHONE: (919) 616-1800 FAX: (919) 789-9921
N.C. LICENSE NO.: C-1733

FREELANCE, FAY
DREAM FINDERS HOMES

DATE: DECEMBER 16, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: FUL HOMES
ENGINEERED BY: WTB

S-3b
CEILING FRAMING
PLAN

BRACED WALL DESIGN NOTES:

1. WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R301.1.3 "ENGINEERED DESIGN" OF THE NRC 2024 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.4 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PREScriptive.
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 SYP #2 (UNO).
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE KING STUD TABLE FOR ADDITIONAL KING STUD REQUIREMENTS.
4. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GORDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
5. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
6. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
7. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

TABLE R602.7.5

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

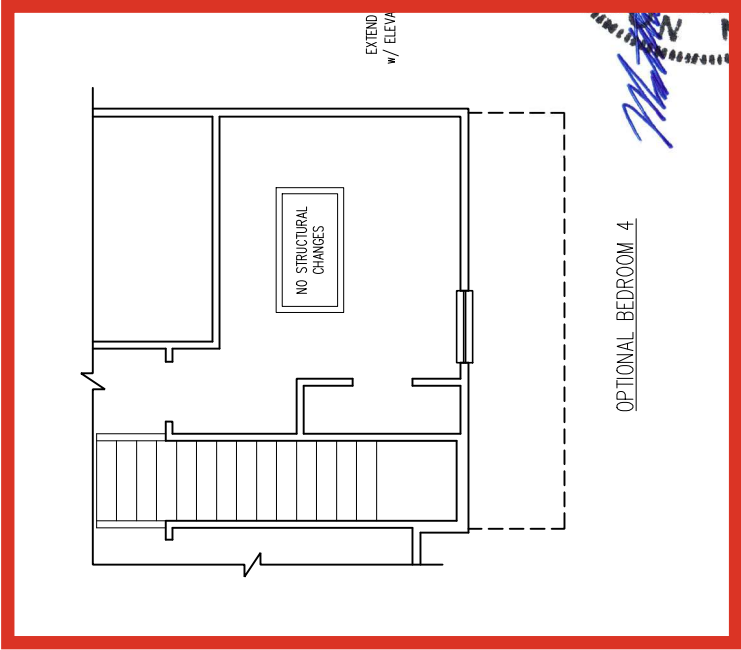
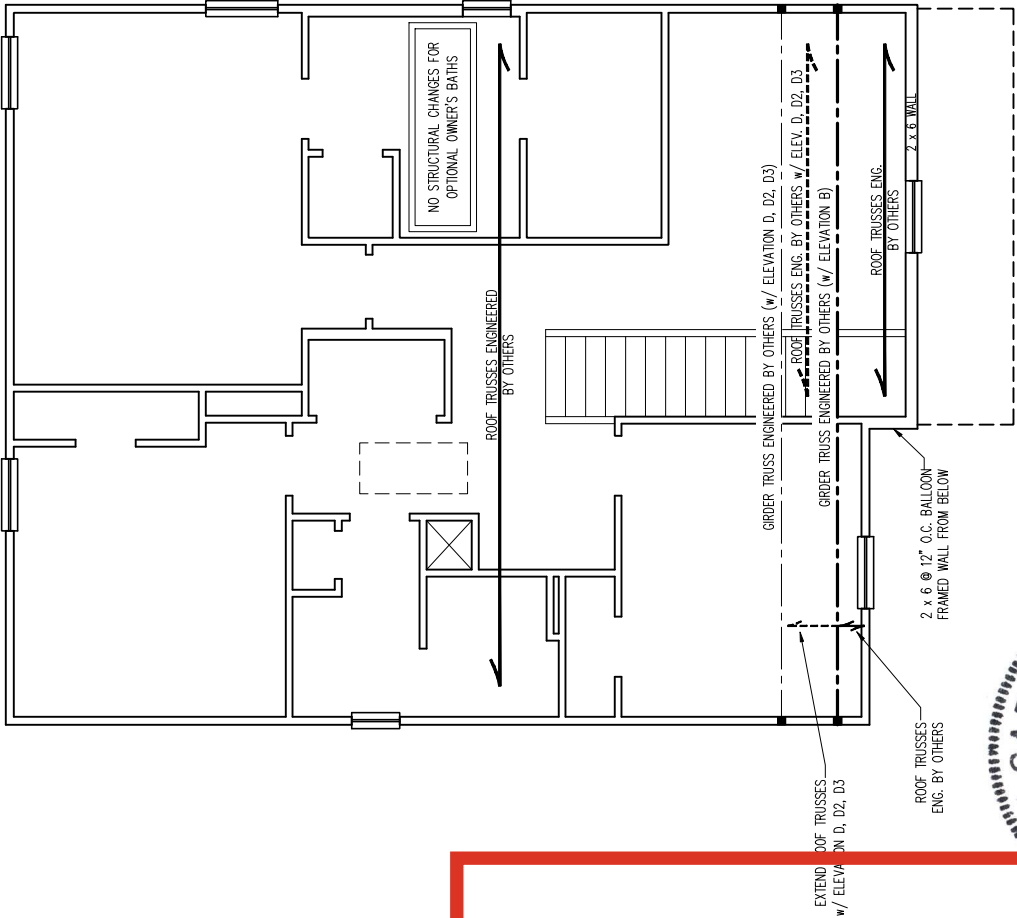
HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 4'	1
> 4' TO 8'	2
> 8' TO 14'	3
> 14' TO 18'	4

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

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

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
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE



ELEVATIONS B, D, D2 & D3

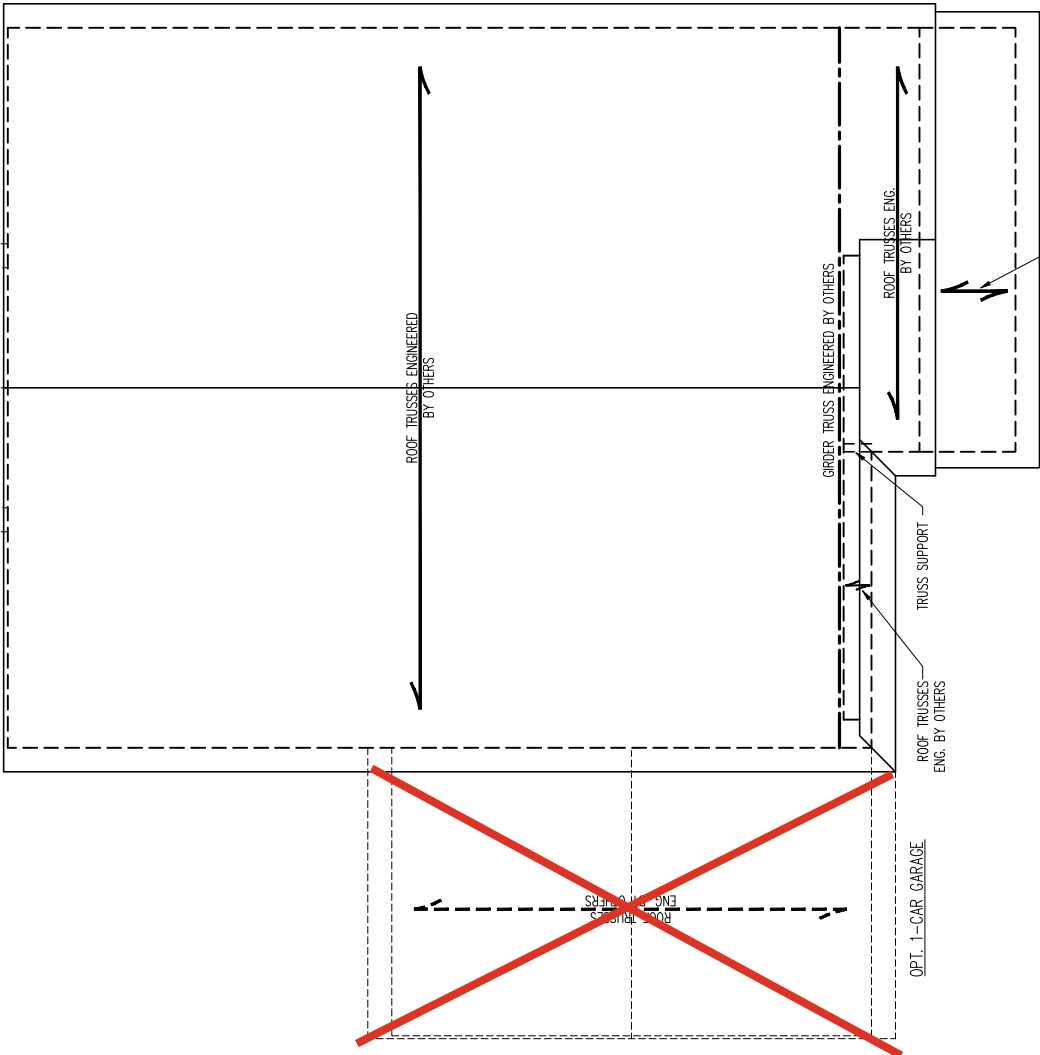
12/17/2024

SCALE NOTE:

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

OPTIONAL COVERED PATIO

ROOF TRUSSES
ENG. BY OTHERS



ELEVATION B

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

FREELANCE, FAY
DREAM FINDERS HOMES

DATE: DECEMBER 16, 2024

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

DRAWN BY: FJL/HOMES

ENGINEERED BY: WFB

S-4b
ROOF FRAMING
PLAN

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE #2 SPF (UNO).
- CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
- FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
- HIP BRACES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
- STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
- FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H2.5A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE 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 1405.8 OF THE 2024 NRCG TO ENSURE COMPLIANCE WITH REQUIRED UPLIFT AND LATERAL CONNECTIONS. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

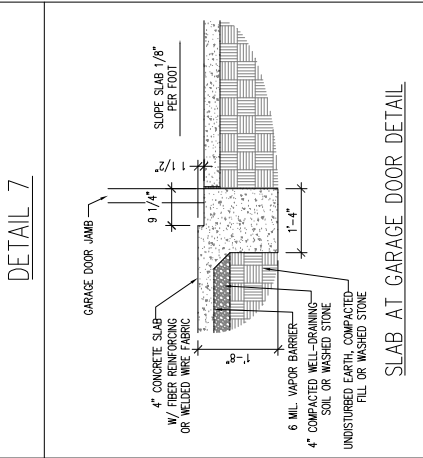
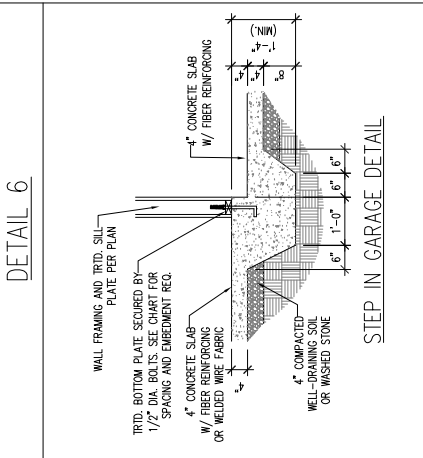
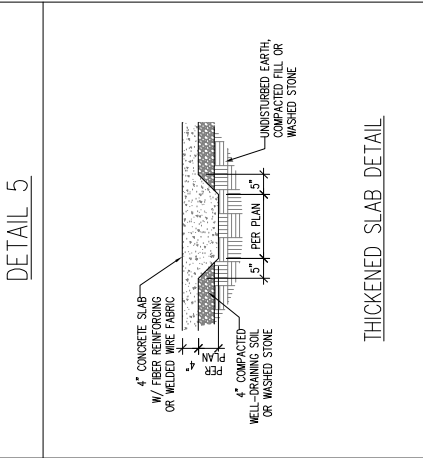
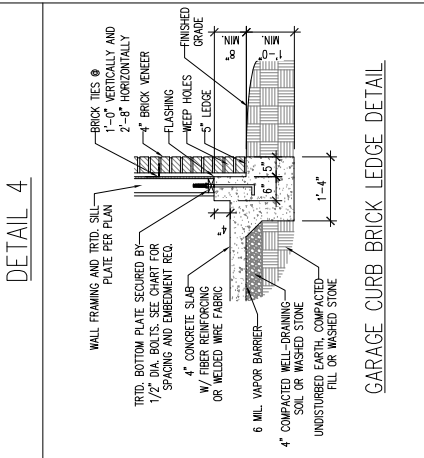
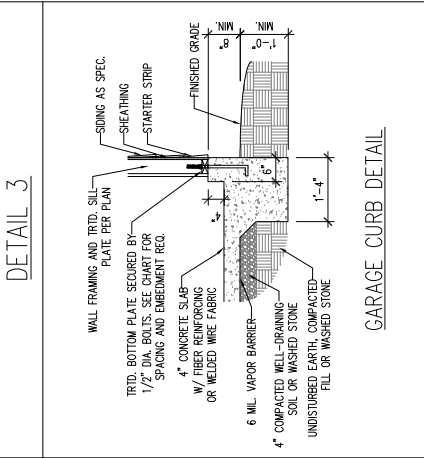
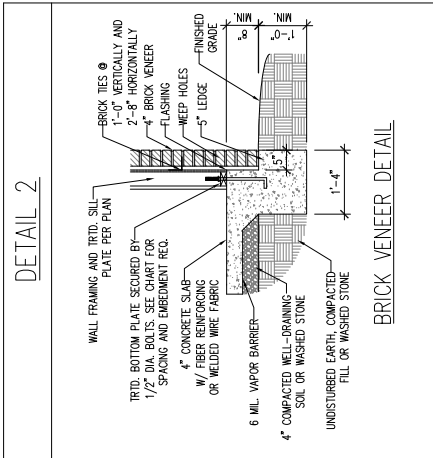
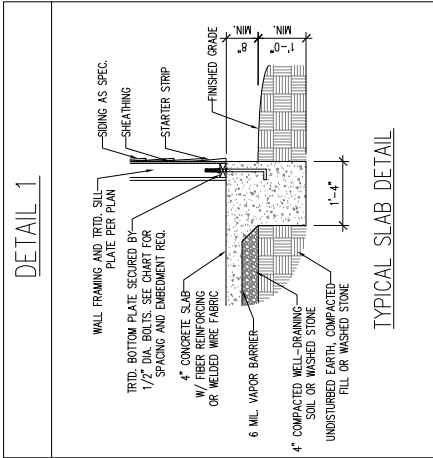
NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR ROOM FINISHES, FLATE HEIGHTS, DIMENSIONS, OVERHANG WIDTHS, AND ATTIC VENT CALCUS.

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

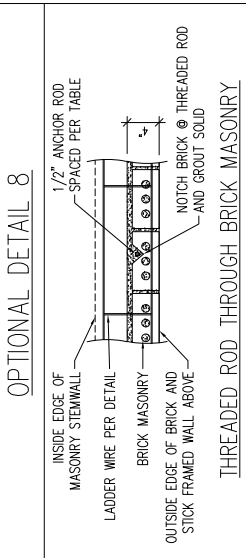
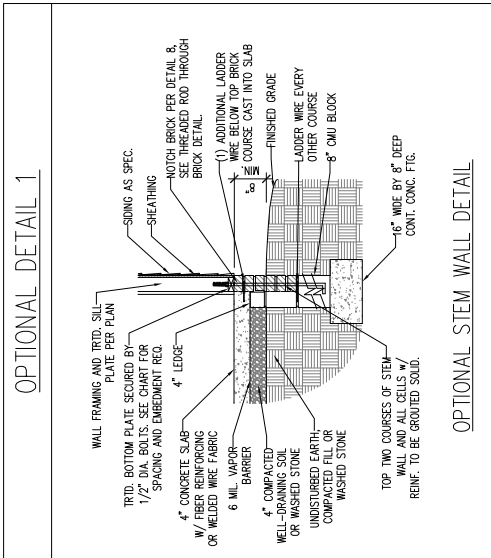
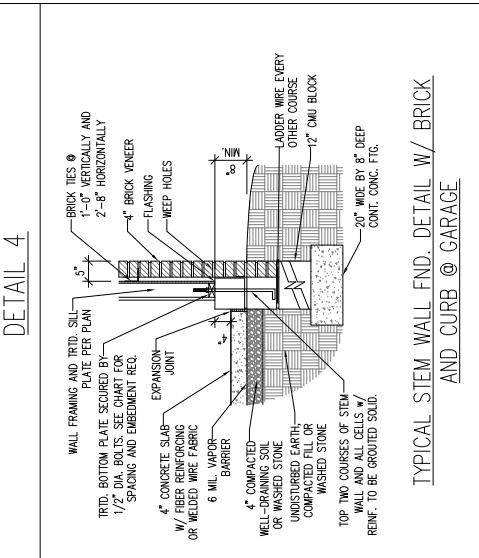
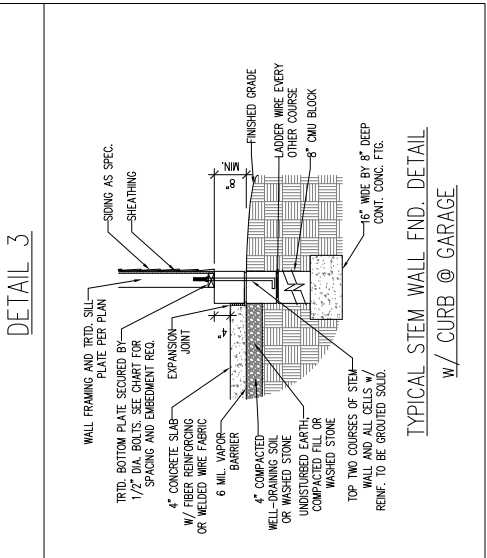
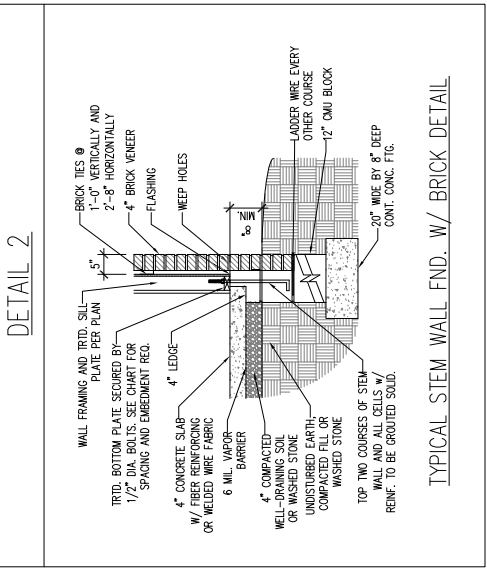
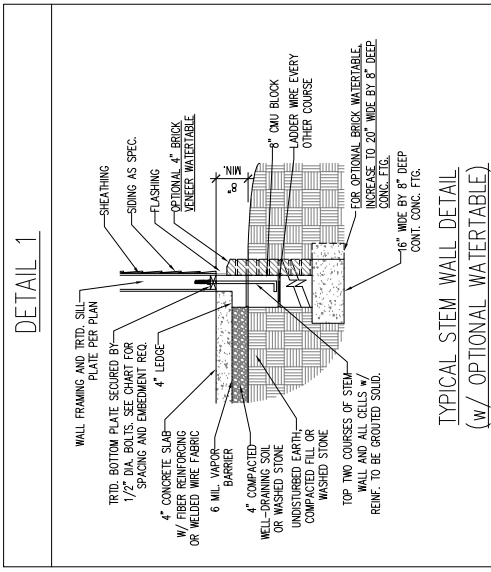


12/17/2024

MONOLITHIC SLAB DETAILS



STEM WALL DETAILS



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

- STRUCTURAL NOTES:
- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
 - THE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
 - THE CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE W/ GREATER THAN 3' OF FILL AS MEASURED FROM THE TOP OF THE FOOTING.
 - BACKFILL OF CLEAN #57 / #67 WASHED STONE IS ALLOWABLE.
 - BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (AS PSF/FT BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNITED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE 6403.1 OF THE 2024 NORTH CAROLINA RESIDENTIAL CODE ARE ALLOWABLE.
 - PREP SLAB PER F506.2.1 AND F506.2.2 BASE AND EXCEPTION OF 2024 NORTH CAROLINA RESIDENTIAL CODE.
 - MINIMUM 24" LAP SPlice LENGTH.
 - LOCATE REBAR IN CENTER OF FOUNDATION WALL.
 - METHOD REQUIRED WHEN 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 TITEN HD, OR APPROVED ANCHORS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" DIAMETER ANCHOR BOLTS MAY BE USED IN LIEU OF 1/2" ANCHOR BOLTS.			



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

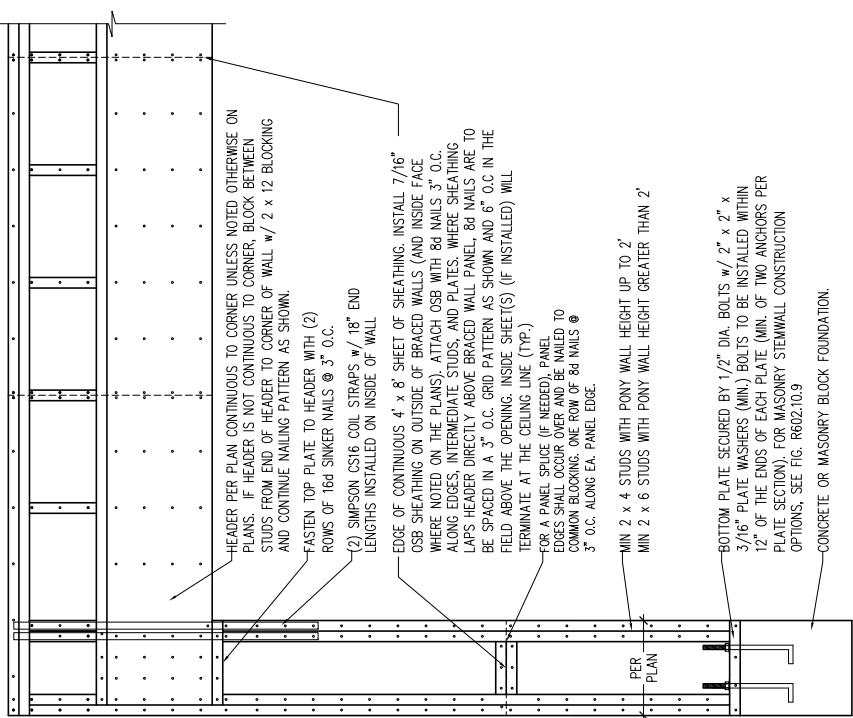
120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
FOUNDATION DETAILS
DREAM FINDERS HOMES

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

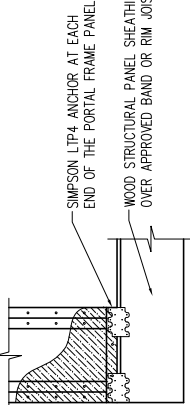
D-1
FOUNDATION DETAILS

GENERAL WALL BRACING NOTES:

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

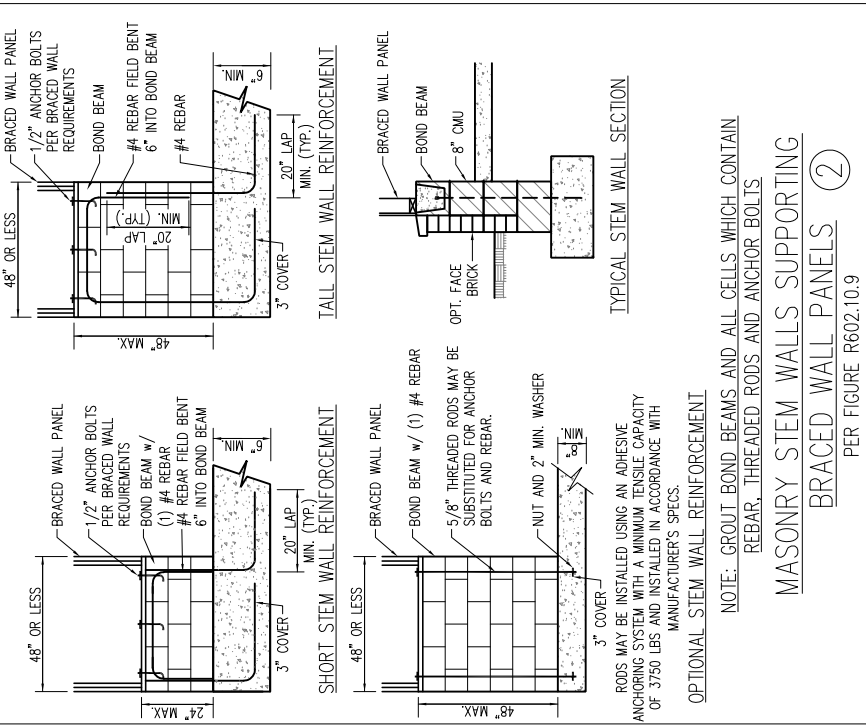


OVER CONCRETE OR MASONRY BLOCK FOUNDATION



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

METHOD PF-PORTAL FRAME DETAIL (1)

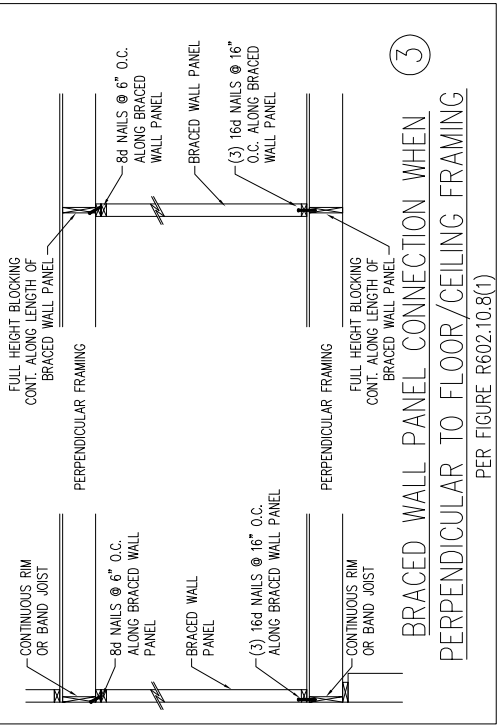


NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS

MASONRY STEM WALLS SUPPORTING

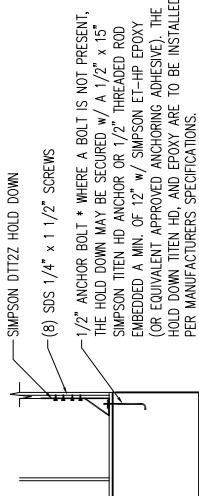
BRACED WALL PANELS (2)

PER FIGURE R602.10.9



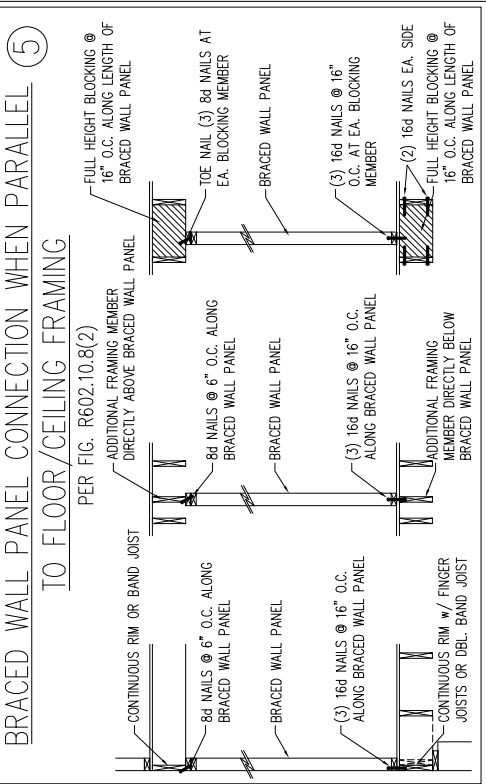
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING (3)

PER FIGURE R602.10.8(1)

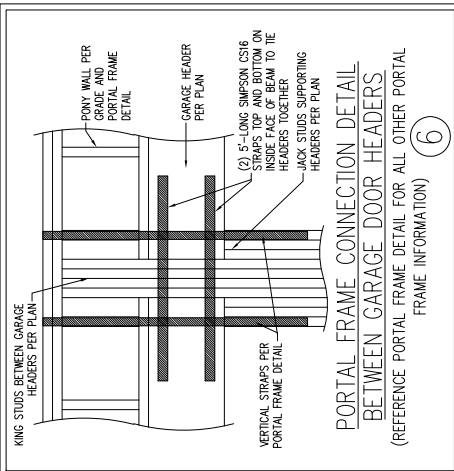


HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB (4)

* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *



BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING (5)

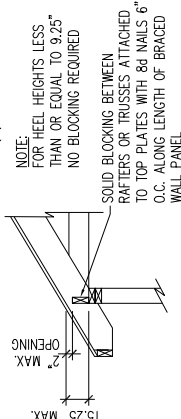


PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS (6)

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

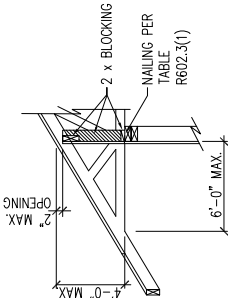
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS (7)

PER FIGURE R602.10.8.2(1)



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES (8)

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



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

12/17/2024

D-2

BRACED WALL
NOTES AND DETAILS
AND PF DETAIL



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

J.S. THOMPSON
ENGINEERING, INC.
333 EAST SIX FORKS ROAD, SUITE 180 BALBOA, NC 27609
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO. C1733

GENERAL NOTES

1.

ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
2.

ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2024 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3.

STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2024 EDITION (R301.4 – R301.7)

DESIGN CRITERIA:	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN)
ATTIC WITH LIMITED STORAGE	20	10	L/240 L/360 w/ BRITTLE FINISHES
ATTIC WITHOUT STORAGE	10	10	L/360
DECKS	40	10	L/360
EXTERIOR BALCONIES	40	10	L/360
FIRE ESCAPES	40	10	L/360
HANDRAILS/GUARDRAILS	200	10	L/360
PASSENGER VEHICLE GARAGE	50	10	L/360
ROOMS OTHER THAN SLEEPING ROOM	40	10	L/360
SLEEPING ROOMS	30	10	L/360
STAIRS	40	10	L/360
WIND LOAD	(BASED ON TABLE R301.2(4) WIND ZONE AND EXPOSURE)		
GROUND SNOW LOAD: Pg	20 (PSF)		
SEISMIC DESIGN CATEGORY:	B		

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

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

130 MPH WIND ZONE		
	POS. (PSF) PRESSURE	NEG. (PSF) PRESSURE
GABLE ROOF CLADDING	FLAT ROOF	+ 7.4 – 52.2
	2.25 TO 5/12	+ 11.3 – 58.4
	5 TO 7/12	+ 13.6 – 49.2
	7 TO 12/12	+ 16.7 – 41.4
HIP ROOF CLADDING	2.25 TO 5/12	+ 13.6 – 43
	5 TO 7/12	+ 13.6 – 33.7
	7 TO 12/12	+ 13 – 41.7
WALL CLADDING		+ 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 4" MINIMUM THICKNESS OF 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 302, ACI 308.4 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 staggered to the top of the steel beam w/ (2) rows of each jack stud with (4) 8d nails. All beams to be supported with (2) studs at each bearing point (UNO). Install king studs per Section R602.7.5 of the North Carolina Residential Code, 2024 Edition.

7.

All beams, headers, or girder trusses parallel to wall are to bear fully on (1) jack or (2) studs minimum or the number of jacks or studs noted. All beams or girder trusses perpendicular to wall and supported by (3) studs or less are to have 1 1/2" minimum bearing (UNO). All beams or girder trusses perpendicular to wall and supported by more than (3) studs or other noted column are to bear fully on support column for entire wall depth (UNO). Beam ends that butt into one another are to each bear equal lengths (UNO).

8.

Fitch beams shall be bolted together using 1/2" diameter bolts (ASTM A307) with washers placed at threaded end of bolt. Bolts shall be spaced at 24" centers (maximum), and staggered at top and bottom of beam (2" edge distance), with (2) bolts located at 6" from each end (UNO).

9.

All I-JOIST or truss layouts are to be in compliance with the overall design specified on the plans. All deviations are to be brought to the attention of the engineer of record prior to installation.

10.

Braced wall panels shall be constructed according to the North Carolina Residential Code 2024 Edition wall bracing criteria. The amount, length, and location of bracing shall comply with all applicable tables in Section R602.10.

11.

Provide double joist under all walls parallel to floor joists. Provide support under all walls parallel to floor trusses or I-joists per structural plan. Install blocking between joists or trusses for point load support for all point loads along offset load lines.

12.

For all headers supporting brick veneer that are less than 8'-0" in length, rest a 6" x 4" x 5/16" steel angle with 6" minimum embedment at sides for brick support (U/L/O). For all headers 8'-0" and greater in length, bolt a 6" x 4" x 5/16" steel angle to header with 1/2" lag screws at 12" o.c. staggered for brick support. For all brick support at roof lines, bolt a 6" x 4" x 5/16" steel angle to (2) 2 x 10 blocking installed w/ (4) 12d nails ea. ply between wall studs with (2) rows of 1/2" lag screws at 12" o.c. staggered and in accordance with Section R703.8.2.1 of the NRC, 2024 Edition.

13.

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

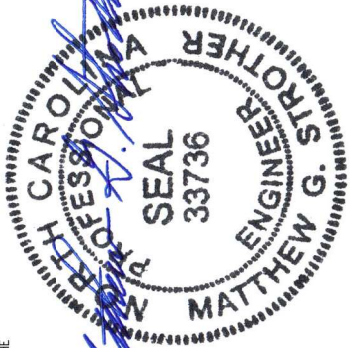
All 4 x 4 and 6 x 6 posts to be installed with 700 lb capacity uplift connectors top and bottom (UNO). Posts may be secured to wood framing with Simpson CS16 coil strapping with 9" end lengths or (2) 6" long Simpson SDS screws (or equal) driven at an angle from opposite sides. For masonry or concrete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

16.

Construct all wood decks according to Chapter 47-WOOD DECKS.

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

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



12/17/2024

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

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

S-O
STRUCTURAL
NOTES