

VENTURE DREAM FINDERS HOMES

PLAN REVISIONS

11-08-17 COMPLETED CONSTRUCTION DOCUMENTS INCLUDING CLIENT REVIEW COMMENTS.

11-16-17 MIRRORED PLANS TO CREATE LEFT HAND GARAGE VERSION.

09-18-18 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 1" 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 BIFOLD DOORS, REVISE OPT. E-CENTER TO HAVE 8" DRAWER BANK EACH SIDE WITH 52" KNEE SPACE WITH 2 SET OUTLETS, REMOVE WINDOW GRIDS AT SIDES AND REAR ELEVATIONS, CHANGE ALL GARAGE DOORS TO 16" PANEL DOORS, REVISE DATA DROPS TO BE 1 PHONE IN KITCHEN AND 1 TV IN OWNERS SUITE AND GATHERING ROOM ONLY, REMOVE COVERED PORCH OPTION, REVISE KITCHEN LIGHTING TO BE 4-BULB FLUORESCENT LIGHT.

PLAN SPECIFIC CHANGES INCLUDE BUT NOT LIMITED TO THE FOLLOWING: NARROW CLOSET AT BEDROOM 2 TO ALIGN WALL WITH FRONT DOOR WALL, SHIFT BEDROOM 3 WINDOW NEXT TO CLOSET, REMOVE OPT. WINDOW AT CAFE, REMOVE REF. END WALL AND ADD BASE AND WALL CABINET, MOVE FLOORING BREAK TO CORNER OF KITCHEN WALL AND BREAK AT 48" AT CAFE 10'-0" FROM BACK WALL, REMOVE OPT. WINDOW AT GATHERING ROOM, REMOVE OPT. WINDOW AT OWNERS SUITE, REMOVE OPT. DOOR AT TOILET AT OWNERS BATH, REMOVE WALL SEPARATING 4 SHW AT W.C. AND DEAD SPACE BEHIND TO INCREASE W.C. SIZE, REMOVE OPT. DOOR AT OWNERS BATH AND YOURWAY ROOM, REMOVE OPT. BEDROOM ENTRY DOOR AT BEDROOM 4 OPTION AND REMOVE OPT. EXTERIOR DOOR, CREATE OPTIONAL GUEST RETREAT TO INCLUDE BOTH DOORS STANDARD WITH GUEST RETREAT ENTRY DOOR MOVED OUT TO CORNER OF BATH.

ELEVATION "A" - CHANGE HIP ROOF AT REAR OF HOUSE TO GABLE WITH FLUSH OVERHANG AND CHANGE OPT. GARAGE ROOF TO GABLE WITH A FLUSH OVERHANG.
ELEVATION "B" - CHANGE HIP ROOF AT REAR OF HOUSE TO GABLE WITH FLUSH OVERHANG.
ELEVATION "C" - CHANGE HIP AT REAR OF HOUSE TO GABLE WITH A FLUSH OVERHANG.

06-01-10 REMOVED HANSEN BOX AND DRYER VENT.
CREATED NEW SHEET FOR FLOOR PLAN OPTIONS.
UPDATED CUTSHEETS.
CHANGED 2X4 WALL AT LEFT, BACK AND FRONT GARAGE WALLS TO 2X6.
REMOVED OUTLETS, PHONES AND TV'S FROM ELECTRICAL PLANS.
ADDED CARBON MONOXIDE DETECTOR AT BEDROOMS.
CREATED ELEVATION ARTS AND CRAFTS D.
CHANGED CORNER BOARDS ON ELEVATIONS TO BE 1X4 TRIM BOARD.
SHOULDER COUCH LIGHTS ON ELEVATIONS.
ADDED DIAGONAL DIMENSIONS ON SLAB INTERFACE PLAN.
REVISED ROOM DIMENSIONS FOR THE FOLLOWING ROOMS:
GARAGE WAS 19'-0"X10'-0" NOW 21'-0"X10'-0"
OPTIONAL 1-CAR GARAGE WAS 11'-8"X10'-0" NOW 11'-8"X10'-0"
CASUAL DINING WAS 10'-0"X12'-0" NOW 10'-0"X12'-0"
REVISED SF. AS FOLLOWS:
LIVING WAS 831 SF. NOW 1843 SF.
GARAGE WAS 396 SF. NOW IS 390 SF.
REMOVED ELEVATION C ON 01-09-1010
REMOVED ROUNDING AT 80 FT. BLOCK, LIVING WAS 1843 SF. NOW IS 1847 SF. ENTRY AT ELEVATION D WAS 141 SF. NOW IS 140 SF.
CHANGED SHUTTERS TO BE 1/4" WIDE.
REMOVED OPT. FREEZE BOARD AT REAR AND SIDE ELEVATIONS.
CREATED LEFT HAND GARAGE VERSION.

06-08-10 ADDED WINDOW SCHEDULE
CHANGED OWNERS BATHROOM DOOR TO 3/4"
CHANGED GARAGE WALL FROM 2X6 TO 2X4
ADDED DECORATIVE BRACKET FOR ELEVATION A, ELEVATION B, & ELEVATION D
REMOVED COLUMN BASE AND CHANGED COLUMN TO 8" SQUARE FULL HEIGHT COLUMN
CHANGED COAT CLOSET DOOR FROM 1/4" BIFOLD TO 2/8" STD. DOOR
CHANGED LINEN DOOR IN HALLWAY FROM 3/4" BIFOLD TO 2/8" STD.
CHANGED LINEN DOOR IN OWNERS BATH FROM 2/6" BIFOLD TO 2/8" STD.
CHANGED BEDROOM 2 CLOSET FROM 2/6" BIFOLD TO 2/6" STD.
CHANGED BEDROOM 3 CLOSET FROM 2/6" 1/6" STD.
CHANGED DEN CLOSET FROM 2/6" BIFOLD TO 2/6" STD.
CHANGED BATH 2 LINEN FROM 2/8" BIFOLD TO 2/8" STD.
CHANGED STORAGE CLOSET FROM 2/6" BIFOLD TO 2/6" STD.
CHANGED OFFICE CLOSET FROM 2/6" BIFOLD TO 2/6" STD.
CHANGED GUEST RETREAT CLOSET FROM 2/6" BIFOLD TO 2/6" STD.
CHANGED BED 4 CLOSET FROM 2/6" BIFOLD TO 2/6" STD.
CHANGED LOCATION OF CONDUIT TO GO FROM ISLAND TO CLOSEST EXTERIOR WALL
CHANGED BEDROOM 2 CLOSET ELEVATION D FROM 5/8" BIFOLD TO 5/8" STD.

12-01-11 ADDED ELEVATION D2 SHOWING BROCK COLUMN AND D3 SHOWING STONE COLUMN.
ADDED SQUARE FOOTAGE BLOCK FOR D2 AND D3 ELEVATIONS.
VERIFIED AND UPDATED THE SF AS FOLLOWS:
FIRST FLOOR SF CHANGED
TOTAL SF WAS CHANGED
VERIFIED AND UPDATED OPTIONAL OWNERS BATH 2 & 3 LAYOUTS
ADDED (6) OPTIONAL LED CAN LIGHTS IN KITCHEN (06-15-13)
REMOVED VENT FROM GABLE ON ELEVATION A (01-15-14)

10-25-14 FIRST FLOOR CEILING HEIGHT CHANGED FROM 8'-0" TO 9'-0"
OPTIONAL COVERED PATIO CREATED

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'A'
LIVING	1842 SQ. FT.
TOTAL HEATED SF	1842 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	390 SQ. FT.
COVERED AREAS	
FRONT PORCH	30 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PATIO	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL DEN 1/4" BIFOLD, 3	0
OPTIONAL BEDRM, 4/ BATH	0
OPTIONAL POWDER ROOM	0
OPTIONAL GUEST RETREAT	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'B'
LIVING	1842 SQ. FT.
TOTAL HEATED SF	1842 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	390 SQ. FT.
COVERED AREAS	
FRONT PORCH	30 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PATIO	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL DEN 1/4" BIFOLD, 3	0
OPTIONAL BEDRM, 4/ BATH	0
OPTIONAL POWDER ROOM	0
OPTIONAL GUEST RETREAT	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'D'
LIVING	1842 SQ. FT.
TOTAL HEATED SF	1842 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	390 SQ. FT.
COVERED AREAS	
FRONT PORCH	131 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PATIO	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL DEN 1/4" BIFOLD, 3	0
OPTIONAL BEDRM, 4/ BATH	0
OPTIONAL POWDER ROOM	0
OPTIONAL GUEST RETREAT	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'D2'
LIVING	1842 SQ. FT.
TOTAL HEATED SF	1842 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	390 SQ. FT.
COVERED AREAS	
FRONT PORCH	140 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PATIO	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL DEN 1/4" BIFOLD, 3	0
OPTIONAL BEDRM, 4/ BATH	0
OPTIONAL POWDER ROOM	0
OPTIONAL GUEST RETREAT	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'D3'
LIVING	1842 SQ. FT.
TOTAL HEATED SF	1842 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	390 SQ. FT.
COVERED AREAS	
FRONT PORCH	140 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PATIO	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL DEN 1/4" BIFOLD, 3	0
OPTIONAL BEDRM, 4/ BATH	0
OPTIONAL POWDER ROOM	0
OPTIONAL GUEST RETREAT	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

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JOB NUMBER	07167-04
CAD FILE NAME	VENTURE
ISSUED	11-28-17
REVISED	11-16-17
	08-31-20
	08-31-20
	12-01-20
	12-01-20
	12-20-21

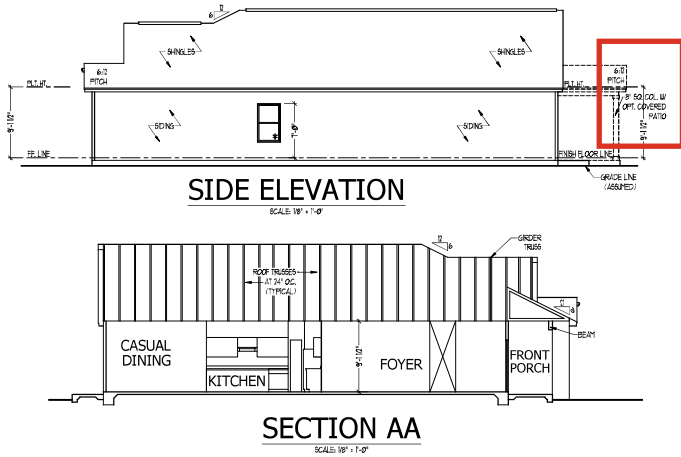
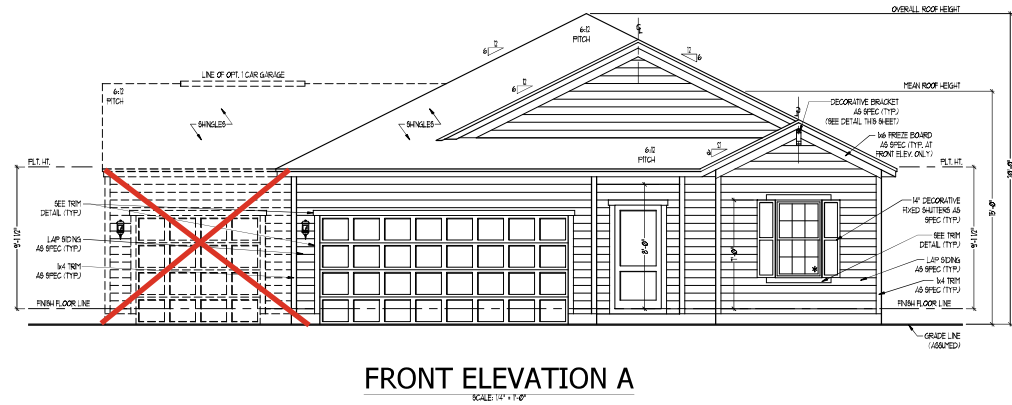
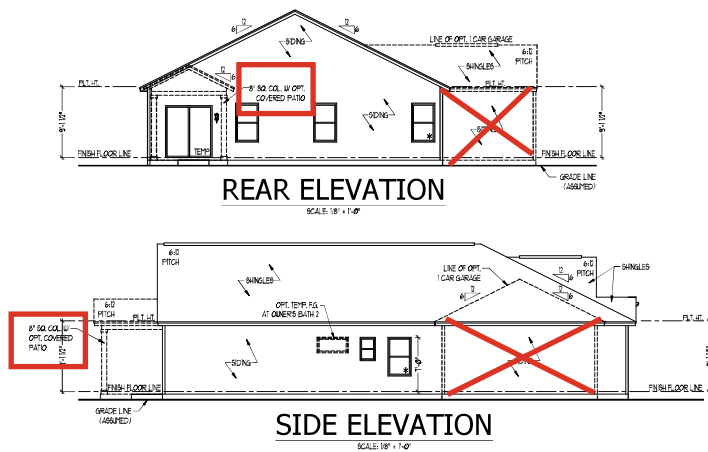
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

VENTURE (GARAGE LEFT)
DREAM FINDERS HOMES

1837

REVISION LOG

SHEET
CS



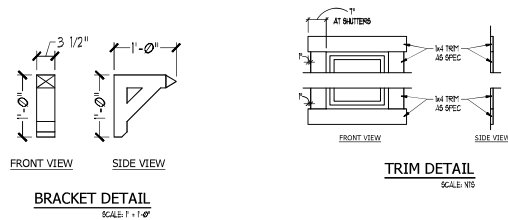
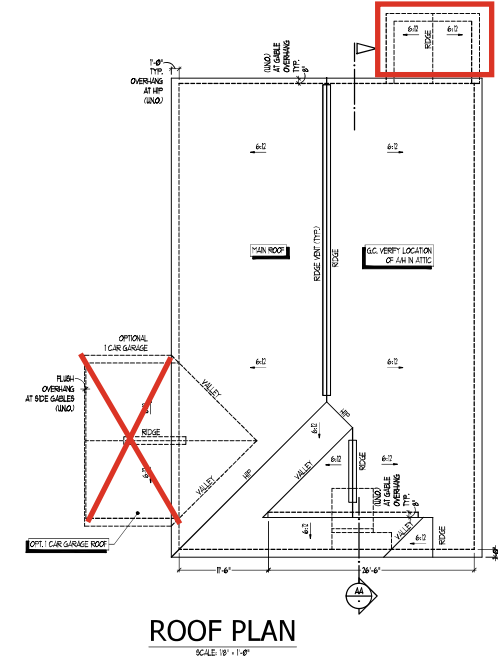
TOTAL UNDER ROOF AREA:					
VENTING AREA REQUIRED:	2280	SQ. FT. / 300"	2280	SQ. FT.	
TOTAL REQUIREMENTS:	2280	SQ. FT. / 300"	2280	SQ. FT.	
LOWER AREA VENTING					
SOFFIT VENT	SIZE	PER UNIT	# UNITS	PROVIDED	
	6" x 12" x 12"	100"	1	6.00	
UPPER AREA VENTING					
RIDGE VENT	SIZE	PER UNIT	# UNITS	PROVIDED	
	1/2" x 12" x 12"	60"	1	6.00	
TOTAL AREA PROVIDED					
SOFFIT AND RIDGE VENT				12.00	

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ELEVATION "A" - TRADITIONAL



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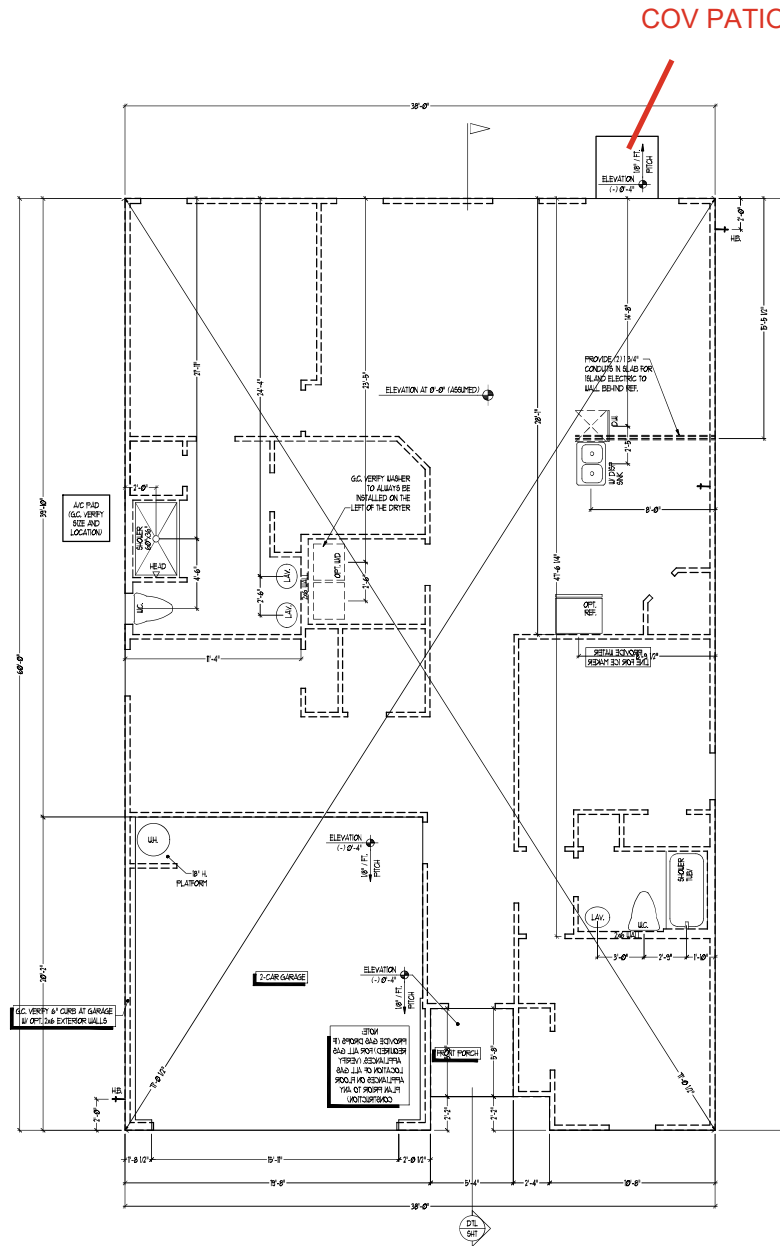
VENTURE (GARAGE LEFT)
DREAM FINDERS HOMES

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TITLE
FRONT ELEVATION
REAR ELEVATION
RIGHT AND LEFT ELEVATIONS
SECTIONAL
ROOF PLAN
WISC DETAILS

SHEET
A3.0

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SLAB INTERFACE
FLOOR PLAN
SCALE 1/4" = 1'-0"



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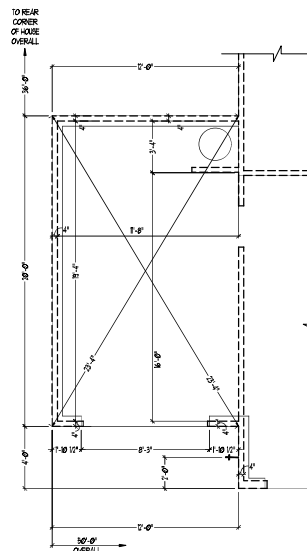
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VENTURE (GARAGE LEFT)
DREAM FINDERS HOMES

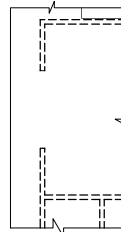
1837

TITLE
SLAB INTERFACE PLAN

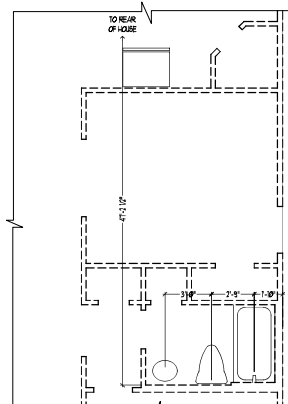
SHEET
A1.0



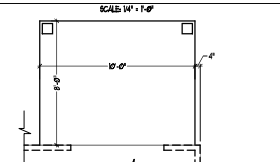
OPT 1 CAR GARAGE



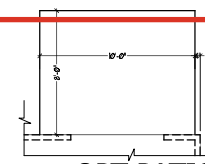
OPT DOORS AT DEN



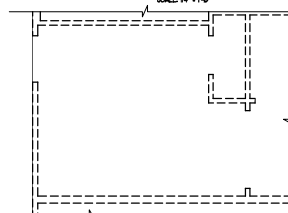
OPT DEN ILO BEDROOM 3



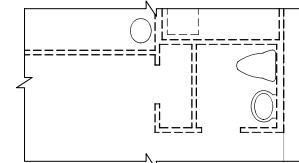
OPT COVERED PATIO



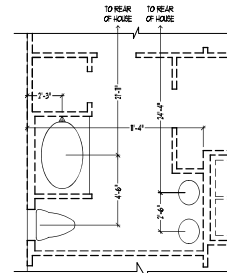
OPT PATIO



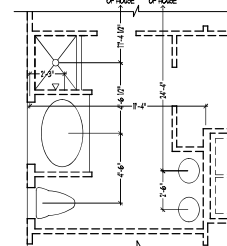
OPT BI-SWING DOORS
AT OFFICE



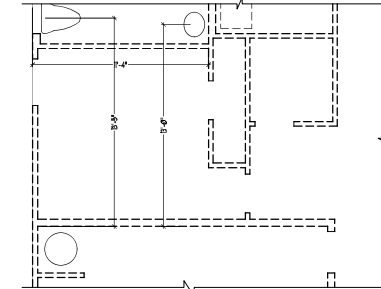
OPT POWDER BATH



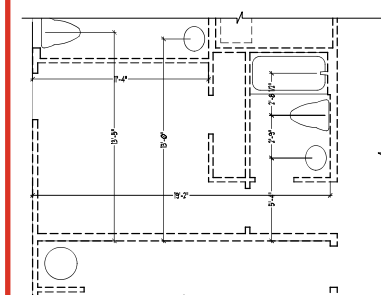
OPT OWNER'S BATH 3



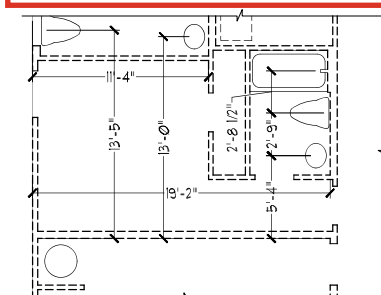
OPT OWNER'S BATH 2



OPT BEDROOM 4 ILO OFFICE



OPT BEDROOM 4 AND BATH 3



OPT GUEST RETREAT

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SLAB INTERFACE
FLOOR PLAN OPTIONS



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VENTURE (GARAGE LEFT)
DREAM FINDERS HOMES

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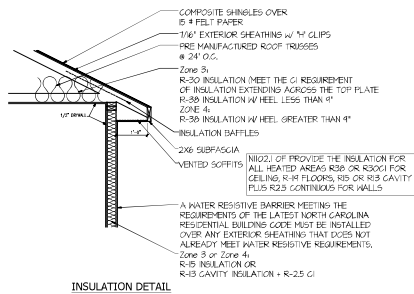
TITLE
SLAB INTERFACE PLAN
AT PLAN OPTIONS

SHEET
A1.1

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

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

SQUARE FOOTAGE	
HEATED AREAS	ELEV. 'A'
LIVING	1842 SQ. FT.
TOTAL HEATED SF	1842 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	390 SQ. FT.
COVERED AREAS	
FRONT PORCH	30 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	15 SQ. FT.
HEATED OPTIONS	
OPTIONAL CEN. L.L. & BEDRM. 3	0
OPTIONAL BEDRM. 4/ BATH	0
OPTIONAL POWDER ROOM	0
OPTIONAL GUEST RETREAT	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

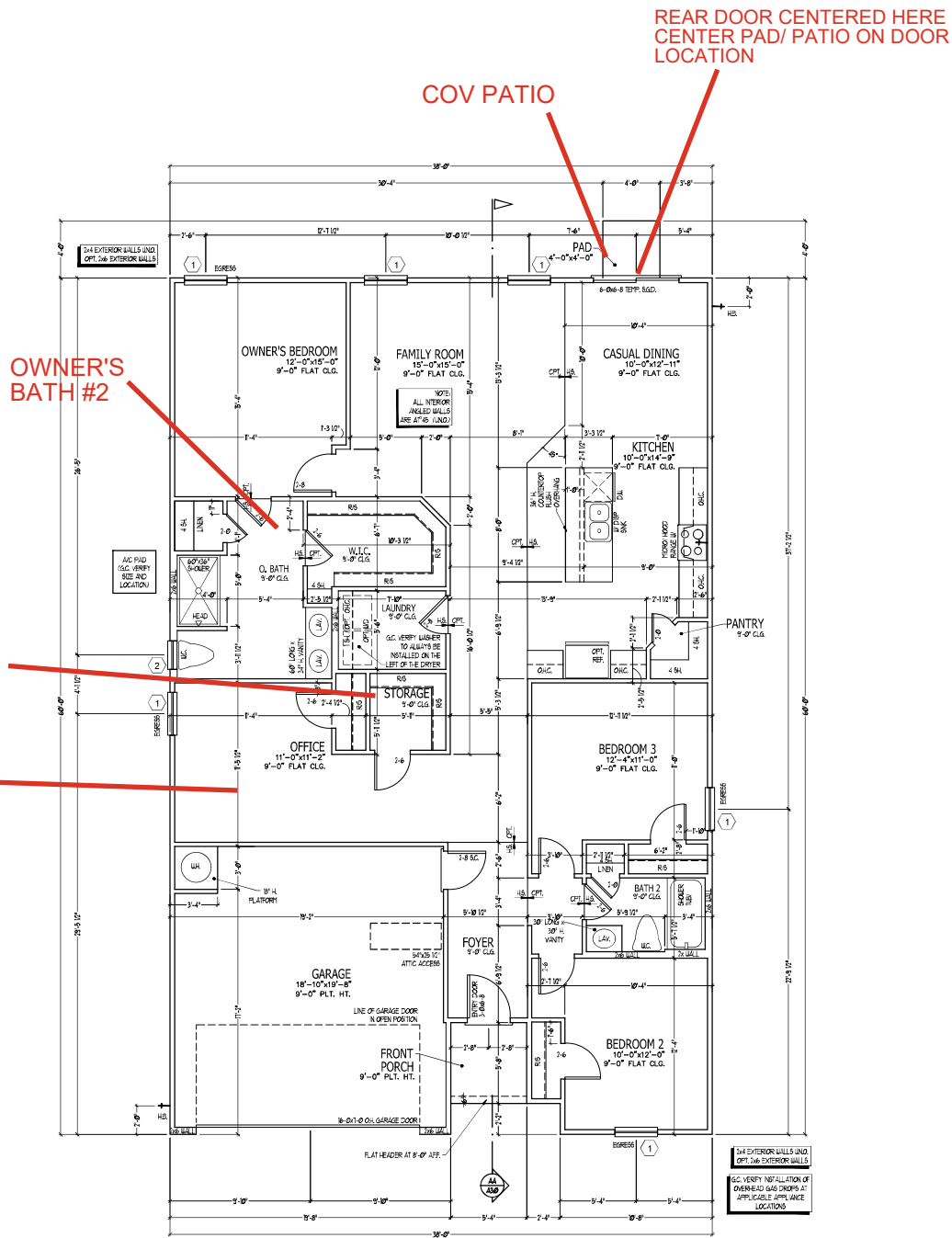


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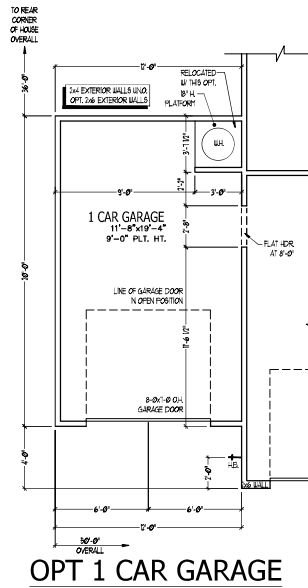
VENTURE (GARAGE LEFT)
DREAM FINDERS HOMES

1837

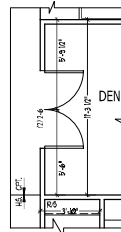
FLOOR PLAN

SHEET
A2.0

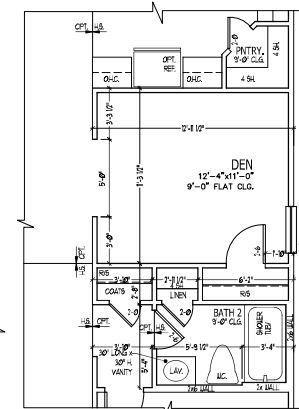
ELEVATION A
FLOOR PLAN
SCALE: 1/8" = 1'-0"



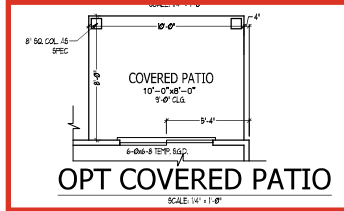
OPT 1 CAR GARAGE



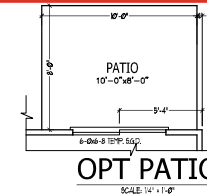
OPT DOORS AT DEN



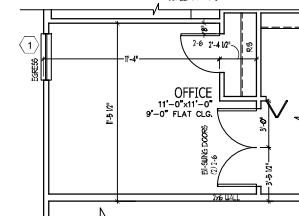
OPT DEN ILO BEDROOM 3



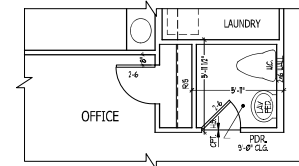
OPT COVERED PATIO



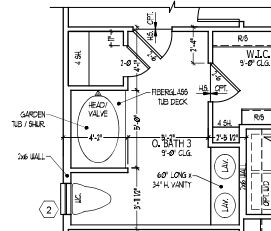
OPT PATIO



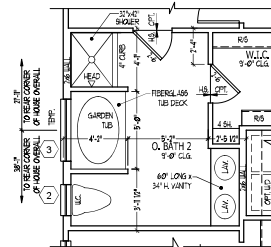
OPT BI-SWING DOORS
AT OFFICE



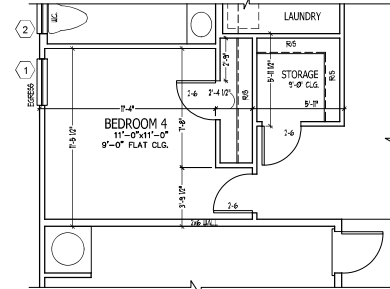
OPT POWDER BATH



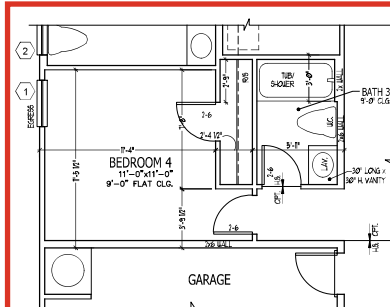
OPT OWNER'S BATH 3



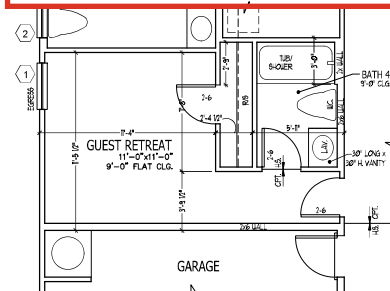
OPT OWNER'S BATH 2



OPT BEDROOM 4 ILO OFFICE



OPT BEDROOM 4 AND BATH 3



OPT GUEST RETREAT

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

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

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

G.C. VERIFY INSTALLATION OF OVERHEAD GAS DROPS AT APPL. CABLE APPLIANCE LOCATIONS

REFER TO STANDARD PLAN FOR MODIFICATION NOT SHOWN

FLOOR PLAN OPTIONS

SCALE 1/4" = 1'-0"



JOB NUMBER	07167.04
CAD FILE NAME	VENTURE
ISSUED	11-28-17
REVISED	11-16-17
	09-18-17
	08-01-17
	06-28-17
	12-01-16
	10-20-16

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

VENTURE (GARAGE LEFT)
DREAM FINDERS HOMES

1837

PLAN OPTIONS

SHEET
A2.1

ELECTRICAL KEY

- ⊕ DUPLEX CONVENIENCE OUTLET
- ⊕ DUPLEX OUTLET ABOVE COUNTER
- ⊕ WEATHERPROOF DUPLEX OUTLET
- ⊕ GROUND FAULT INTERRUPTER DUPLEX OUTLET
- ⊕ HALF-AUTOMATIC 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
- ⊕ EXHAUST FAN/LIGHT COMBINATION
- ⊕ ELECTRIC DOOR OPERATION (OPTIONAL)
- ⊕ CHIMNEY (OPTIONAL)
- ⊕ PREHANGING SWITCH (OPTIONAL)
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ SMOKE DETECTOR
- ⊕ SMOKE / CARBON MONOXIDE DETECTOR
- ⊕ TELEPHONE (OPTIONAL)
- ⊕ TELEVISION (OPTIONAL)
- ⊕ THERMOSTAT
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC PANEL
- ⊕ DISCONNECT SWITCH
- ⊕ BREAKER (OPTIONAL)
- ⊕ ROUGH-IN FOR OPT. CEILING FAN
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE w/ ROUGH-IN FOR OPT. CEILING FAN

NOTES:

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

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

- OUTLETS: 1'-6"
- TELEVISION: 4'-0"
- TELEPHONE: 3'-6"

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 120V AND 240V RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, TERRACES, DECKS, BATHROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND WALK-IN CLOSET AREAS SHALL REQUIRE A COMBINATION TYPE AFCI, DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC, 2017 AND 408.13.

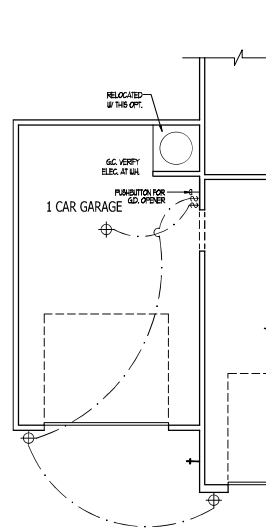
5. ALL 120V AND 240V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).

6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 70, NEC, 2017, AND ALL APPLICABLE LOCAL, STATE, FEDERAL CODES AND ORDINANCES.

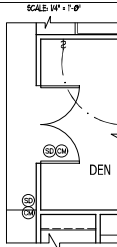
7. EVERY BUILDING HAVING A FOSAL FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

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.

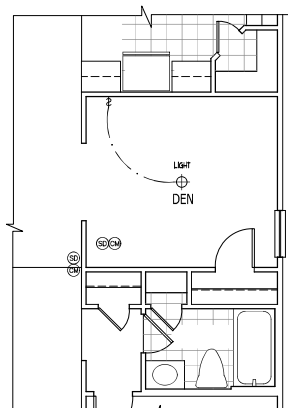
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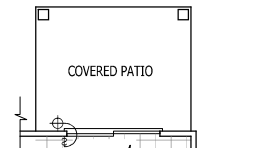
OPT 1 CAR GARAGE



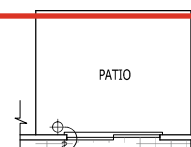
OPT DOORS AT DEN



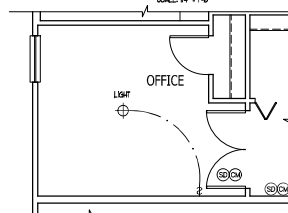
OPT DEN ILO BEDROOM 3



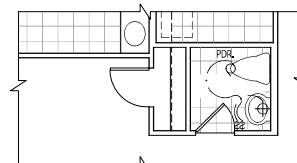
OPT COVERED PATIO



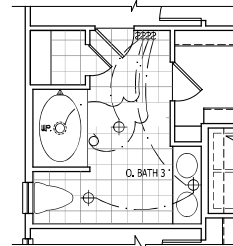
OPT PATIO



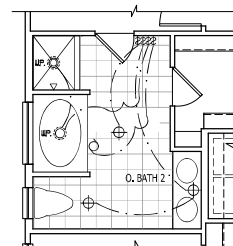
OPT BI-SWING DOORS AT OFFICE



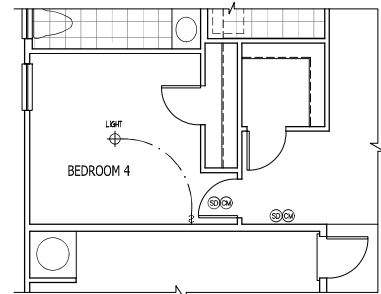
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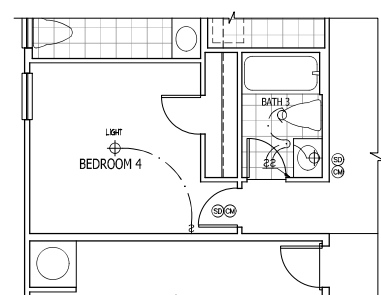
OPT OWNER'S BATH 3



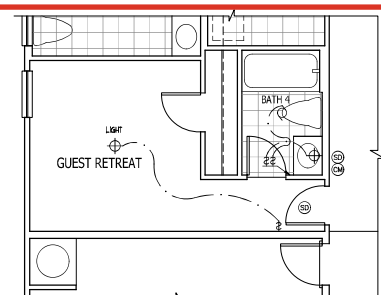
OPT OWNER'S BATH 2



OPT BEDROOM 4 ILO OFFICE



OPT BEDROOM 4 AND BATH 3



OPT GUEST RETREAT

FLOOR PLAN OPTIONS

SCALE 1/4" = 1'-0"



JOB NUMBER	07167-04
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ISSUED	11-28-17
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	04-21-17

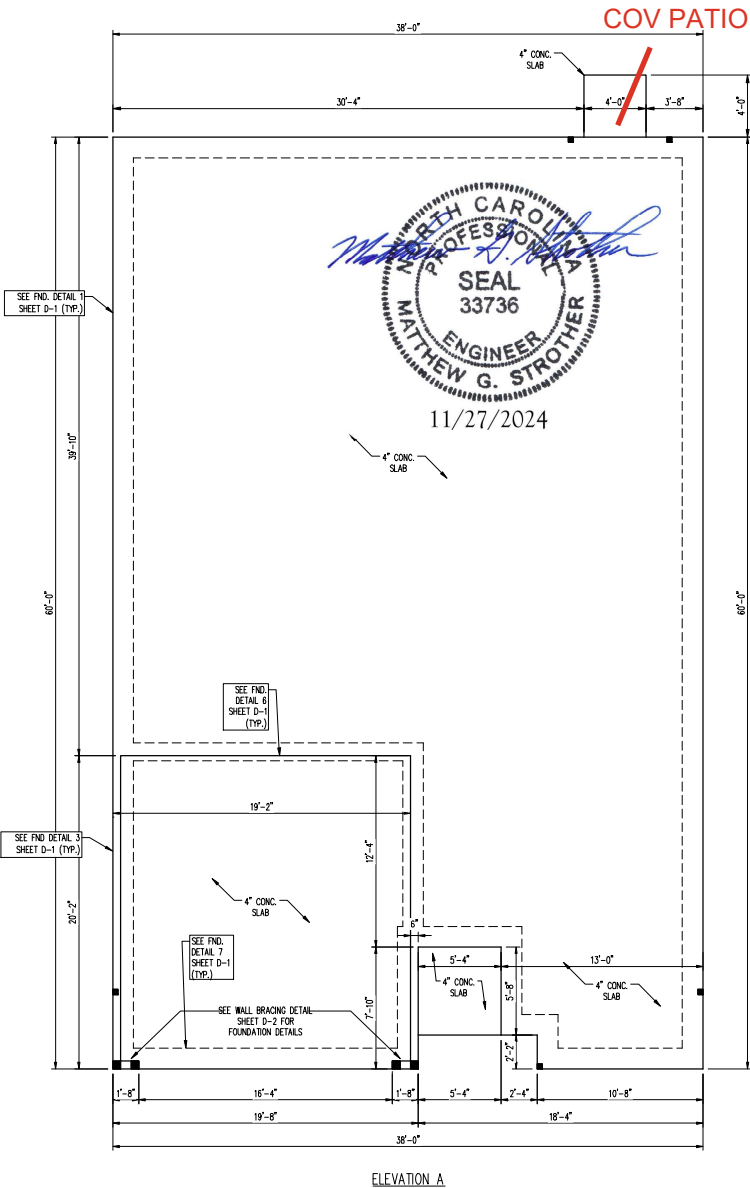
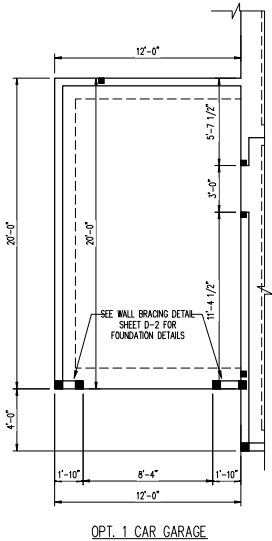
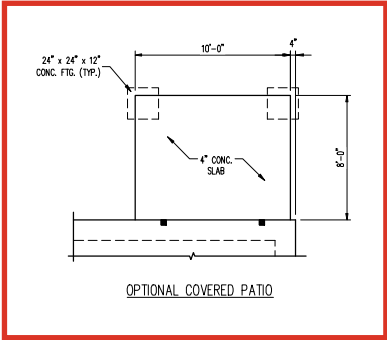
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

VENTURE (GARAGE LEFT)
DREAM FINDERS HOMES

1837

TITLE
ELECTRIC AT PLAN OPTIONS

SHEET
E1.1



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

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 12" INTO MASONRY OR 7" INTO CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- EXTERIOR WALLS DESIGNED FOR 130 MPH WINDS.
- ROOF AND WALL CLADDING DESIGNED FOR WIND PRESSURES PER TABLE R301.2.1(1) OF THE 2024 NRC.
- INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION 902.10 OF THE NRC, 2024 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2024 EDITION.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

150 MPH ULTIMATE DESIGN WIND SPEED
NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL 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.
- RAILERS IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 (HIGH WIND ZONES) FOR 150 MPH WINDS.
- FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 406A 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 NRC.
- 7/16" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
- WALLS TO BE BRACED IN ACCORDANCE WITH CHAPTER 45 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION AND AS NOTED ON PLANS.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2024 EDITION.

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, 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 12" INTO MASONRY OR 7" INTO CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- EXTERIOR WALLS DESIGNED FOR 120 MPH WINDS.
- ROOF AND WALL CLADDING DESIGNED FOR WIND PRESSURES PER TABLE R301.2.1(1) OF THE 2024 NRC.
- INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION 902.10 OF THE NRC, 2024 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2024 EDITION.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

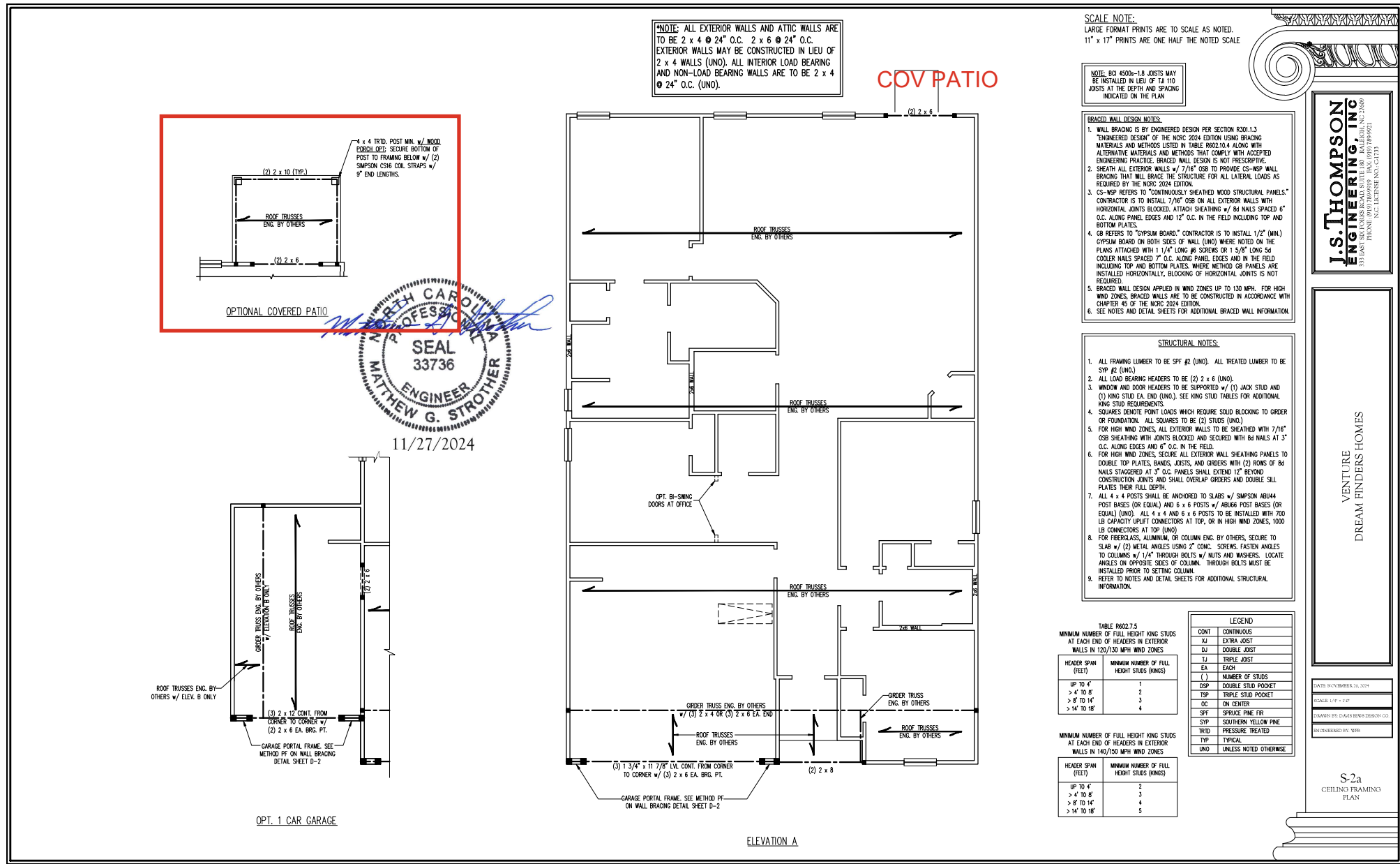
LEGEND	
CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
FOH	FOUNDATION
FTG	FOOTING
OC	ON CENTER
SFP	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TWD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

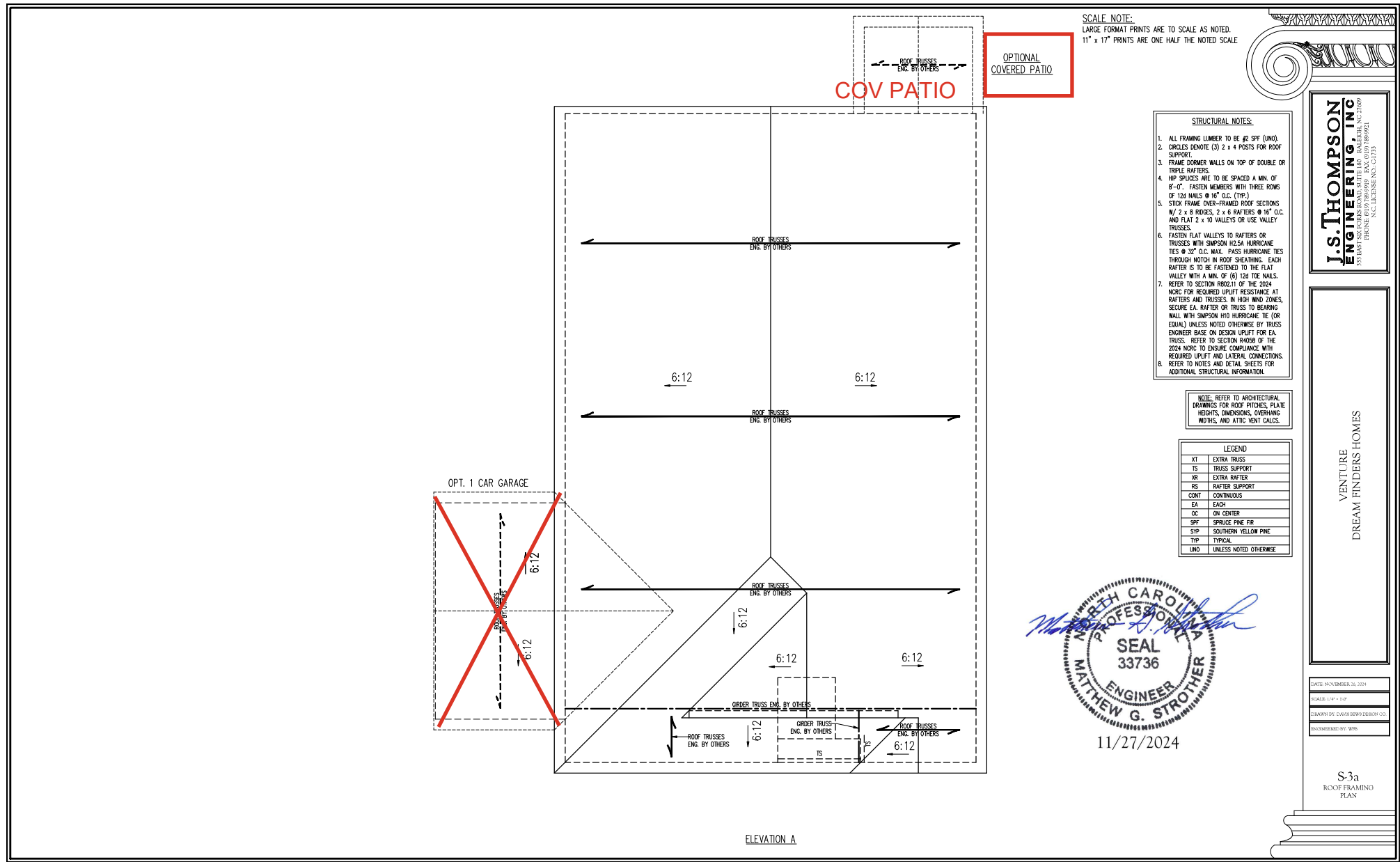
J.S. THOMPSON
ENGINEERING INC.
331 EAST 10TH STREET, SUITE 100
WILMINGTON, NC 28401
PHONE (919) 889-9919 FAX (919) 889-9921
N.C. LICENSE NO. C-1133

VENTURE
DREAM FINDERS HOMES

DATE: NOVEMBER 26, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: DAVIS BROWN DESIGN CO.
BUSINESSSEK BY: WBS

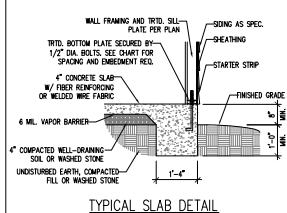
S-1.2a
MONO SLAB
FOUNDATION PLAN





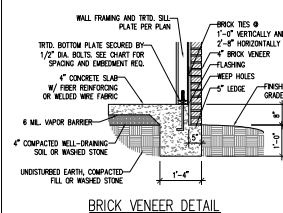
MONOLITHIC SLAB DETAILS

DETAIL 1



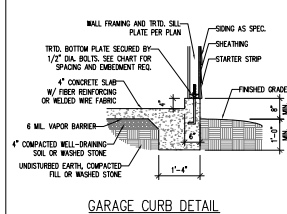
TYPICAL SLAB DETAIL

DETAIL 2



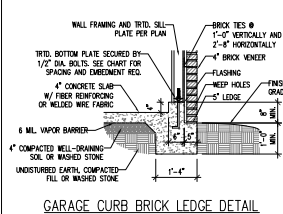
BRICK VENEER DETAIL

DETAIL 3



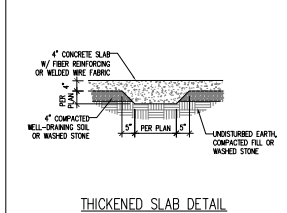
GARAGE CURB DETAIL

DETAIL 4



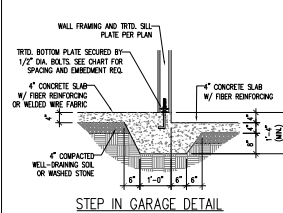
GARAGE CURB BRICK LEDGE DETAIL

DETAIL 5



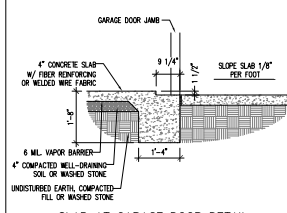
THICKENED SLAB DETAIL

DETAIL 6



STEP IN GARAGE DETAIL

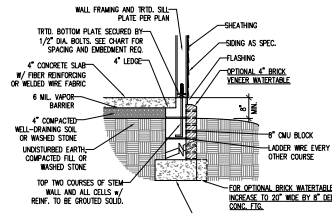
DETAIL 7



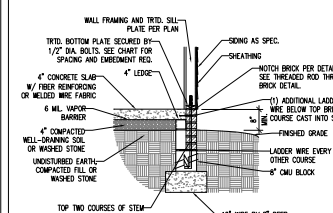
SLAB AT GARAGE DOOR DETAIL

STEM WALL DETAILS

DETAIL 1

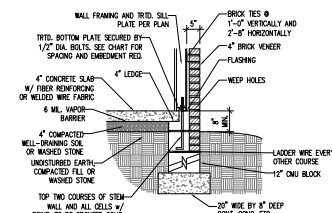
TYPICAL STEM WALL DETAIL
(w/ OPTIONAL WATERBARRIER)

OPTIONAL DETAIL 1



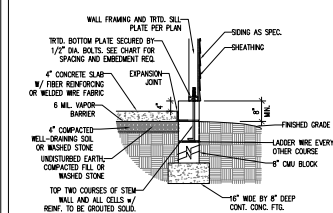
OPTIONAL STEM WALL DETAIL

DETAIL 2

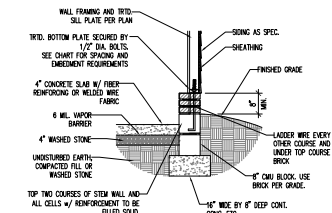


TYPICAL STEM WALL FND. W/ BRICK DETAIL

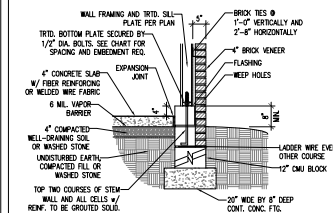
DETAIL 3

TYPICAL STEM WALL FND. DETAIL
w/ CURB @ GARAGE

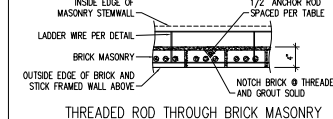
OPTIONAL DETAIL 3

OPTIONAL STEM WALL FND. DETAIL
w/ CURB @ GARAGE

DETAIL 4

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

OPTIONAL 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 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:

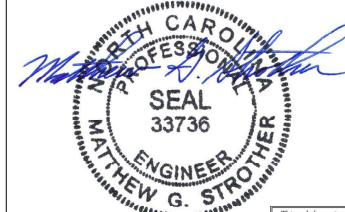
- 1) WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
- 2) THE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
- 3) CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE w/ GREATER THAN 3' OF FILL AS MEASURED FROM THE TOP OF THE FOOTING.
- 4) BACKFILL OF CLEAN #57 / #7 WASHED STONE IS ALLOWABLE.
- 5) BACKFILL OF WELL DRAINED OR SAND - GRAVEL MORTAR SOLLS (46 PLS/FT) BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE B.6.01 OF THE 2024 NORTH CAROLINA RESIDENTIAL CODE ARE ALLOWABLE.
- 6) PREP SLAB PER RS&S.2.1 AND RS&S.2.2 BASE AND EXCEPION OF 2024 NORTH CAROLINA RESIDENTIAL CODE.
- 7) MINIMUM 24" LAP SPICE LENGTH.
- 8) LOCATE REBAR IN CENTER OF FOUNDATION WALL.
- 9) WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE "S" MORTAR OR 3000 PSI GROUT. USE "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 3' AND GREATER.

ANCHOR SPACING AND EMBEDMENT

WIND ZONE	120 MPH	130 MPH
	SPACING	SPACING
	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	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 LIEU OF 1/2" ANCHOR BOLTS.



11/27/2024

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**J.S. THOMPSON
ENGINEERING, INC.**
101 EAST PINE BLVD. SUITE 100, WALKER, NC 28160
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S.C. LICENSE #801-0151

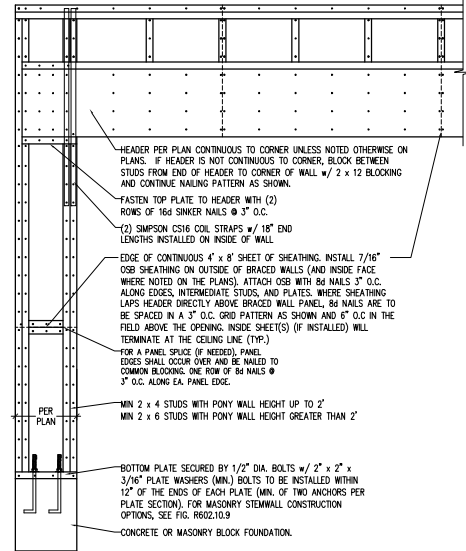
120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
FOUNDATION DETAILS
DREAM FINDERS HOMES

DATE: 20/NOVEMBER 7, 2024
SCALE: STD
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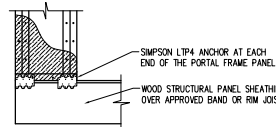
D-1
FOUNDATION DETAILS

GENERAL WALL BRACING NOTES:

1. WALL BRACING IS BY ENGINEER 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. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2024 NRC 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.
5. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10 UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" OYSPUM INSTALLED, WHEN NOT USING METHOD "GB", OYSPUM TO BE FASTENED PER TABLE R702.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.4
7. 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 BLOODED. 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.).
8. 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" OYSPUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R702.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.X(1). WHERE METHOD GB PANELS ARE INSTALLED HORIZONTALLY, BLOODED OF HORIZONTAL JOINTS IS NOT REQUIRED. EXTERIOR GB TO BE INSTALLED VERTICALLY.

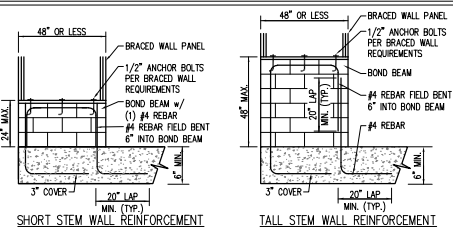


OVER CONCRETE OR MASONRY BLOCK FOUNDATION

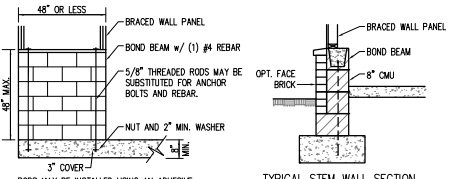


OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

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

METHOD PF-PORTAL FRAME DETAIL ①

SHORT STEM WALL REINFORCEMENT



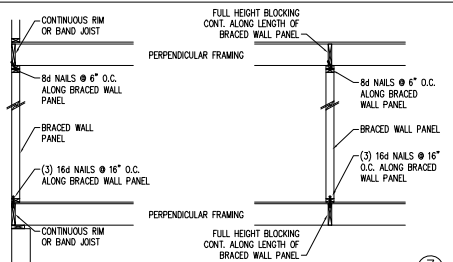
TYPICAL STEM WALL SECTION

OPTIONAL STEM WALL REINFORCEMENT

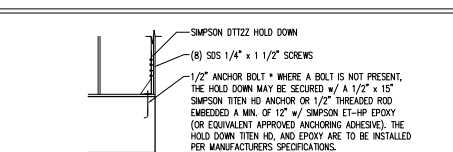
NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS

MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS ②

PER FIGURE R602.10.9

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

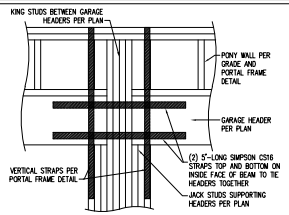
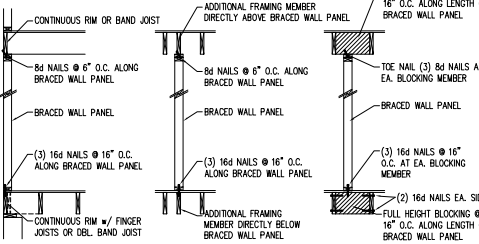
PER FIGURE R602.10.8(1)

**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

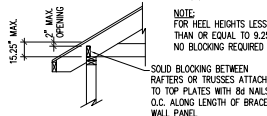
PER FIG. R602.10.8(2)

**PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS ⑥**

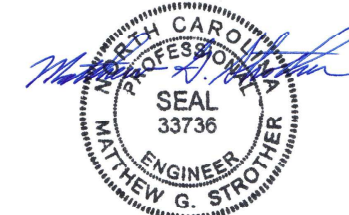
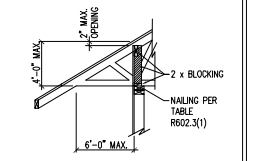
(REFERENCE PORTAL FRAME DETAIL FOR ALL OTHER PORTAL FRAME INFORMATION)

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))



11/27/2024

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

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

D-2
BRACED WALL
NOTES AND DETAILS
AND FF DETAIL

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, 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.
2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NORC), 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 NORC, 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
TIRE 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: P _g	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
	12.25 TO 5/12	+ 11.6	- 38.6
HIP ROOF CLADDING	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
	12.25 TO 5/12	+ 13.6	- 43
HIP ROOF CLADDING	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 R404.1.6 OF THE NORC, 2024 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NORC, 2024 EDITION.
5. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NORC, 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 CONTAMINATION 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, EXCEPTED, #57 OR #67 STONE MAY BE USED AS FILL FOR MAXIMUM DEPTH OF 4 FEET WITHOUT CONSOLIDATION. 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 NORC, 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 SAVED 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 NORC, 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 #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
5. MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
6. THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR 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 ORDER 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 NORC, 2024 EDITION OR IN ACCORDANCE WITH ADO 318, ADO 332, NOMA 1888-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(1), R404.1.1(2), R404.1.1(3), OR R404.1.1(4) OF THE NORC, 2024 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.2(8) OF THE NORC, 2024 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

FRAMING NOTES

1. ALL FRAMING LUMBER SHALL BE #2 SPF MINIMUM (F_b = 875 PSI, F_v = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SPF MINIMUM (F_b = 875 PSI, F_v = 175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
2. LAMINATED VENER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2600 PSI, F_v = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2325 PSI, F_v = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2500 PSI, E = 1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2800 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 DAMPSON TREN HD ANCHORS
- D. STEEL PIPE COLUMN (4) 3/4" DIA. A325 BOLTS OR 3/4" F192 WELD

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILED ON TOP OF THE STEEL BEAM, AND THE 2x NAILED 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 NAILED, 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 ORDER 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 NORC, 2024 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R703.8.2.1 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
7. 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).
8. FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
9. ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
10. BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2024 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
11. PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER STRUCTURAL PLAN. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
12. FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (UNO). 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 E.A. 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 NORC, 2024 EDITION.
13. FOR STICK FRAMED ROOFS, CROCKLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
14. FOR TRUSSED ROOFS, FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
15. ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED TO WOOD FRAMING WITH SIMPSON C556 CBL STRAPPING WITH 9" END LENGTHS OR (2) 4" LONG SIMPSON SDS SCREWS (OR EQUAL) DRIVEN AT AN ANGLE FROM OPPOSITE SIDES. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.
16. CONSTRUCT ALL WOOD DECKS ACCORDING TO CHAPTER 47-WOOD DECKS.

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

DATE: 10/15/2024
SCALE: N/A
DRAWN BY: JST
REVISIONS: 01-107

S-0
STRUCTURAL
NOTES