

PRELUDE
DREAM FINDERS HOMES

PLAN REVISIONS

02-11-20 VERIFIED AND UPDATED DIMENSIONS FOR PAD AND PATIO.
REVISED ROOM DIMENSIONS FOR THE FOLLOWING ROOMS:
GATHERING ROOM WAS 16'-10" X 11'-0", NOW IT IS 18'-0" X 11'-0".
CHANGE WASHER, DRYER, AND REFRIGERATOR TO OPTIONAL COMPONENTS.
CHANGE LOCATIONS OF HOSE BIBBS TO BE ON HEATED WALLS.
VERIFIED 140R 147S ARE AT LEAST 1'-0".
VERIFIED MASTERS WAS CHANGED TO OWNERS.
CHANGED 2X4 WALL AT REAR GARAGE WALL TO 2X6.
ADDED ROOF VENT CALCULATIONS.
ADDED THERMOSTAT TO FIRST FLOOR ELECTRICAL PLAN.
DIMENSION CEILING FAN IN GATHERING ROOM ON ELECTRICAL PLAN.
UPDATED FOR NC RC 2008 AND SC IRC 2008.
UPDATED SLAB INTERFACE PLAN AND OPTIONS.
ADDED OPTIONAL FULL BATH 3 (LO POR-I)
ADDED INSULATION DETAIL TO PLANS.
VERIFIED AND ADDED 5'-0" S-0 WINDOW FOR VENTILATION REQMTS IN OWNERS BEDROOM.
ADDED OPTIONAL DEL OVEN AT KITCHEN.
CHANGE ALL CEILING FANS TO OPTIONAL.
CREATED AND REVISED OUTSHEETS.

04-01-20 GATHERING WAS CHANGED TO FAMILY.
CAFE WAS CHANGED TO CASUAL DINING.
REMOVED HANSEN BOX AND DRYER VENT.
CREATED NEW SHEETS FOR FIRST FLOOR PLAN AND SECOND FLOOR PLAN OPTIONS.
UPDATED OUTSHEETS.
ADDED (2) HOSE BIBBS RIGHT AND LEFT SIDE OF THE HOUSE.
CHANGED 2X4 WALL AT LEFT GARAGE WALL TO 2X6.
REMOVED OUTLETS, PHONES AND 1/8" FROM ELECTRICAL PLANS.
ADDED CARBON MONOXIDE DETECTOR AT BEDROOMS.
CREATED ELEVATION FARMHOUSE '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.
REVISED ROOM DIMENSIONS FOR THE FOLLOWING ROOMS:
CASUAL DINING WAS 9'-0"x16'-0", NOW 9'-1"x15'-10"
FAMILY ROOM WAS 18'-0"x11'-0", NOW 11'-10"x11'-0"
REVISED FRONT PORCH AREA AS FOLLOWS:
ELEVATION A, IT WAS 31 SF, NOW 34 SF
ELEVATION C, IT WAS 21 SF, NOW 43 SF
CREATED LEFT HAND GARAGE VERSION.
REMOVED ELEVATION C.
UPDATED 80 FT. LOS TO ELIMINATE ROUNDING. FIRST FLOOR WAS 1040 SF, NOW 1099 SF. SECOND
FLOOR WAS 1935 SF, NOW 1934 SF. FRONT PORCH AT ELEV. B WAS 43 SF, NOW 42 SF.
CHANGED SHUTTERS TO BE 1/4" WIDE.

04-08-20 ADDED WINDOW SCHEDULE.
CHANGED GARAGE WALL FROM 2x6 TO 2x4
CHANGED POWDER ROOM DOOR TO 2'6"
LAUNDRY DOOR CHANGED TO 2'8"
CHANGED 1X10 TRIM ON ELEVATION A TO 1X8 TRIM
ADDED DETAIL FOR DECORATIVE BRACKET ON ELEVATION A
CHANGED 1X10 TRIM ON ELEVATION B TO 1X8 TRIM
FIXED PORCH CONCRETE TO KEEP COLUMN FROM OVERHANGING. SQUARE FOOTAGE
CHANGED FROM 34 SQ. FT. TO 36 SQ. FT. ELEVATION A
ADDED DETAIL FOR DECORATIVE BRACKET ON ELEVATION B
ADDED DETAIL FOR DECORATIVE CABLE ON ELEVATION B
CHANGED 1X10 TRIM ON ELEVATION D TO 1X8 TRIM
FIXED PORCH CONCRETE TO KEEP COLUMN FROM OVERHANGING. SQUARE FOOTAGE
CHANGED FROM 41 SQ. FT. TO 44 SQ. FT. ELEVATION B
REMOVED 1X10 TRIM ABOVE GARAGE ON ELEVATION D
ADDED DETAIL FOR DECORATIVE BRACKET ON ELEVATION D
FIXED PORCH CONCRETE TO KEEP COLUMN FROM OVERHANGING. SQUARE FOOTAGE
CHANGED FROM 86 SQ. FT. TO 78 SQ. FT. ELEVATION D
REMOVED COLUMN BASE FROM ELEVATION D AND MADE COLUMN 8" SQ FULL COLUMN
HEIGHT.
REMOVED OPTIONAL CEILING FAN FROM FAMILY ROOM.
CHANGED ALL TRIM AROUND WINDOWS, DOORS, 1 GARAGES TO 4" TRIM.
RESIZED CHASE IN OWNERS WIC.
RELOCATED CONDUIT TO GO FROM ISLAND TO CLOSEST EXTERIOR WALL.
CHANGED COAT CLOSET DOOR FROM 2'6" BIFOLD TO 2'6" STD.
CHANGED OWNERS BATH LINEN CLOSET FROM 2'6" BIFOLD TO 2'6" STD.
CHANGED UPSTAIRS LINEN CLOSET FROM 2'6" BIFOLD TO 2'6" STD.
CHANGED BED 2 CLOSET DOOR FROM 2'6" BIFOLD TO 2'6" STD.
CHANGED BED 6 CLOSET DOOR FROM 2'6" BIFOLD TO 2'6" STD.
CHANGED STUDY CLOSET DOOR FROM 2'6" BIFOLD TO 2'6" STD.
CHANGED POWDER ROOM LINEN FROM 2'6" BIFOLD TO 2'6" STD.

07-01-22 CHANGED STUDY DOOR FROM 2'4 STD. TO 2'6 STD.
EXTENDED POWDER ROOM 2' 1/2" INTO FOYER HALLWAY
RECENTERED 410 OPENING FROM FOYER TO FAMILY ROOM

D-01-22 ADDED ELEVATION D1 SHOWING BRICK COLUMN AND D3 SHOWING STONE
COLUMN.
ADDED SQUARE FOOTAGE BLOCK FOR D1 AND D3 ELEVATIONS.
VERIFIED AND UPDATED THE SF AS FOLLOWS:
SECOND FLOOR WAS 1934. NOW IT IS 1989
TOTAL SF WAS 2433. NOW IT IS 2428
ADDED SF FOR D1 AND D3
UPDATED GARAGE DOOR WALL OF 1 CAR CARRIAGE GARAGE TO 2X6
VERIFIED AND UPDATED OPTIONAL OWNERS BATH 2 & 3 LAYOUTS
WINDOW HEAD HEIGHT CHANGED TO 1'-1" ON SECOND FLOOR
ADDED (6) OPTIONAL LED CUB LIGHTS IN KITCHEN (06-5-23)

02-01-24 *BATH 6 INCLUDED W/ OPT BEDROOM 6 ONLY ILO BATH 2" CHANGED TO STAND ALONE
*OPTIONAL BATH 6 ILO BATH 2 AND STANDARD WHEN OPTIONAL BEDROOM 6 IS
SELECTED"
OPTIONAL COVERED PATIO CREATED
CREATION OF 9' CEILING HEIGHT

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'A'
FIRST FLOOR	1039 SQ. FT.
SECOND FLOOR	1389 SQ. FT.
TOTAL HEATED SF	2428 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	394 SQ. FT.
COVERED AREAS	
FRONT PORCH	56 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDRM, 4	0
OPTIONAL BEDRM, 5	0
OPTIONAL BEDRM, 6	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'B'
FIRST FLOOR	1039 SQ. FT.
SECOND FLOOR	1389 SQ. FT.
TOTAL HEATED SF	2428 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	394 SQ. FT.
COVERED AREAS	
FRONT PORCH	44 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDRM, 4	0
OPTIONAL BEDRM, 5	0
OPTIONAL BEDRM, 6	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'D'
FIRST FLOOR	1039 SQ. FT.
SECOND FLOOR	1389 SQ. FT.
TOTAL HEATED SF	2428 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	394 SQ. FT.
COVERED AREAS	
FRONT PORCH	79 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDRM, 4	0
OPTIONAL BEDRM, 5	0
OPTIONAL BEDRM, 6	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'D2'
FIRST FLOOR	1039 SQ. FT.
SECOND FLOOR	1389 SQ. FT.
TOTAL HEATED SF	2428 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	394 SQ. FT.
COVERED AREAS	
FRONT PORCH	86 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDRM, 4	0
OPTIONAL BEDRM, 5	0
OPTIONAL BEDRM, 6	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'D3'
FIRST FLOOR	1039 SQ. FT.
SECOND FLOOR	1389 SQ. FT.
TOTAL HEATED SF	2428 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	394 SQ. FT.
COVERED AREAS	
FRONT PORCH	86 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDRM, 4	0
OPTIONAL BEDRM, 5	0
OPTIONAL BEDRM, 6	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

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



JOB NUMBER	0-18150319
CAD FILE NAME	PRELUDE-19
ISSUED	11-28-19
REVISED	11-16-19
	02-11-20
	04-01-20
	04-08-20
	07-01-22
	10-01-24
	10-26-24

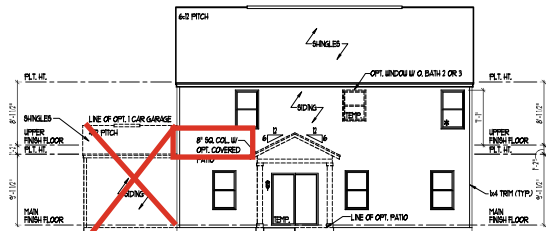
DRAWINGS ON 11"x17"
SHEET ARE ONE HALF
THE SCALE NOTED

PRELUDE - Garage Right
DREAM FINDERS HOMES

2435

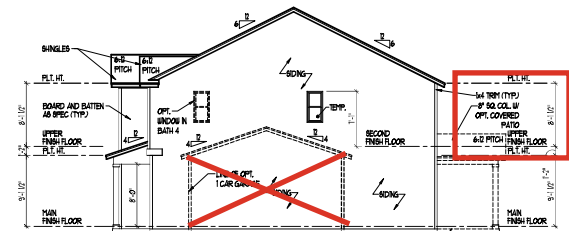
REVISION LOG

SHEET
CS



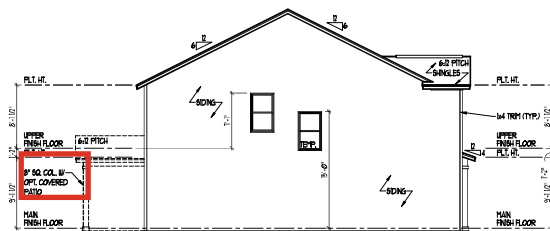
REAR ELEVATION

SCALE 1/8" = 1'-0"



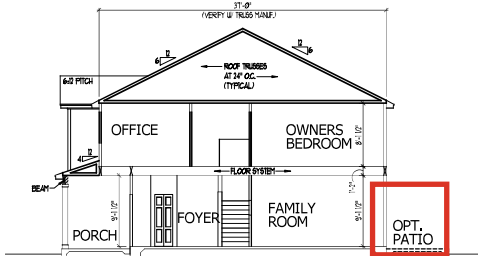
SIDE ELEVATION

SCALE 1/8" = 1'-0"



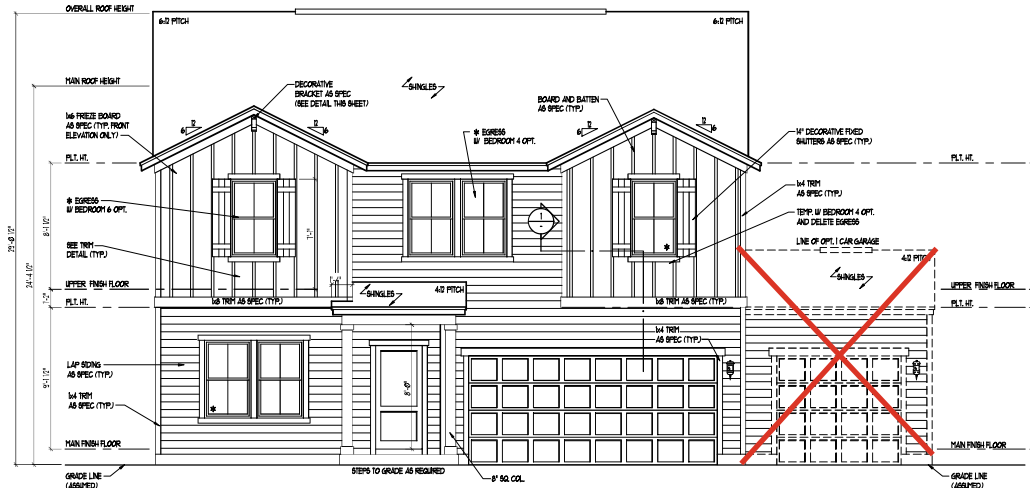
SIDE ELEVATION

SCALE 1/8" = 1'-0"



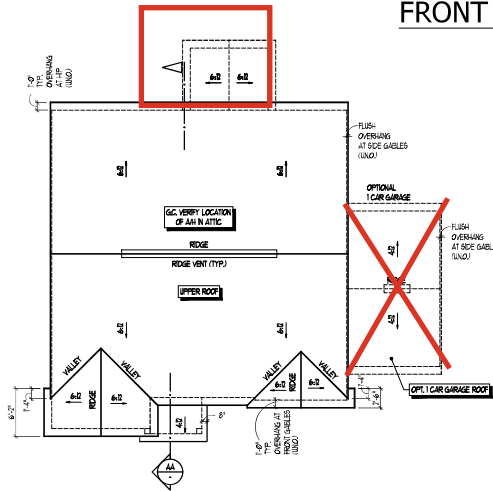
SECTION AA

SCALE 1/8" = 1'-0"



FRONT ELEVATION A

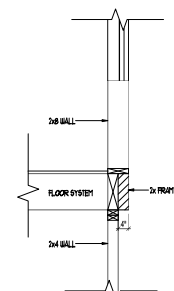
SCALE 1/8" = 1'-0"



ROOF PLAN

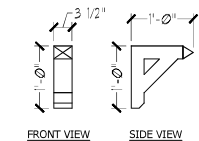
SCALE 1/8" = 1'-0"

TOTAL UNDER ROOF AREA:		1461	SQ. FT. / 300 =	1461	SQ. FT.
VENTING AREA REQUIRED:		1461	SQ. FT. / 300 =	1461	SQ. FT.
TOTAL REQUIREMENTS:		1461	SQ. FT. / 300 =	1461	SQ. FT.
LOWER AREA VENTING:		201	SQ. FT. / 300 =	201	SQ. FT.
UPPER AREA VENTING:		126	SQ. FT. / 300 =	126	SQ. FT.
TOTAL AREA PROVIDED:		327	SQ. FT. / 300 =	327	SQ. FT.



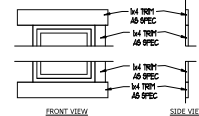
CANTILEVER DETAIL 1

SCALE 1/2" = 1'-0"



PRE-FAB BRACKET DETAIL "A"

SCALE 1/8" = 1'-0"



TRIM DETAIL

SCALE 1/8" = 1'-0"

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



JOB NUMBER	05-1815531P
DWG FILE NAME	PRELUDE-1A
ISSUED	11-28-17
REVISED	11-16-17
	02-11-18
	02-11-18
	02-11-18
	02-11-18
	02-11-18
	02-11-18

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

PRELUDE - Garage Right
DREAM FINDERS HOMES

2435

FRONT ELEVATION
REAR ELEVATION
RIGHT AND LEFT ELEVATIONS
SECTIONAL
ROOF PLAN
MISC. DETAILS

SHEET
A3.0



ELEVATION
(-) 0'-4"

 $5^{\circ} 8'$

PLUMBING
DROP

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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JOB NUMBER	B-1815932
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
REVISED	11-16-17
	09-21-18
	02-11-20
	04-01-20
	04-08-20
	07-01-22
	12-01-22
	10-01-24

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

PRELUDE - Garage Right
DREAM FINDERS HOMES

2435

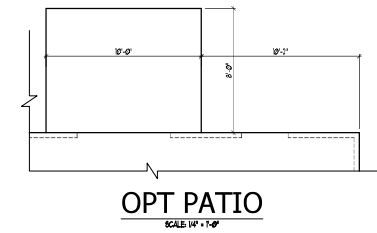
TITLE
SLAB INTERFACE PLAN

SHEET
A1.0

SLAB INTERFACE PLAN

ELEVATION A SHOWN
SIMILAR AT ALL ELEVATIONS (NO FLUING CHANGES)

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



DREAM FINDERS
HOMES

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ISSUED	11-08-17
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	09-21-18
	02-11-20
	04-01-20
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	07-01-22
	12-01-22
	10-01-24

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SHEET ARE ONE HALF
THE SCALE NOTED

PRELUDE - Garage Right DREAM FINDERS HOMES

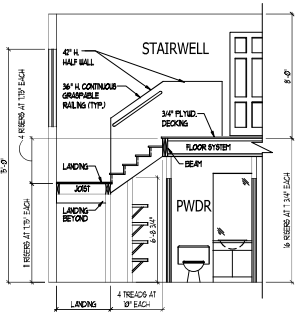
2435

TITLE
SLAB INTERFACE PLAN
OPTIONS

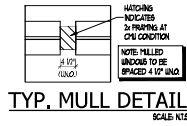
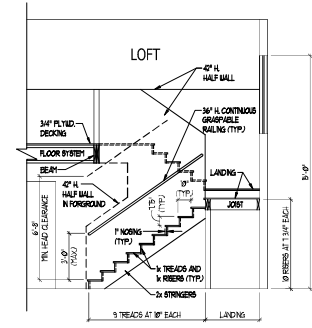
SHEET
A1.1

REAR DOOR CENTERED HERE
CENTER PAD/PATIO ON DOOR
LOCATION

COV DECK

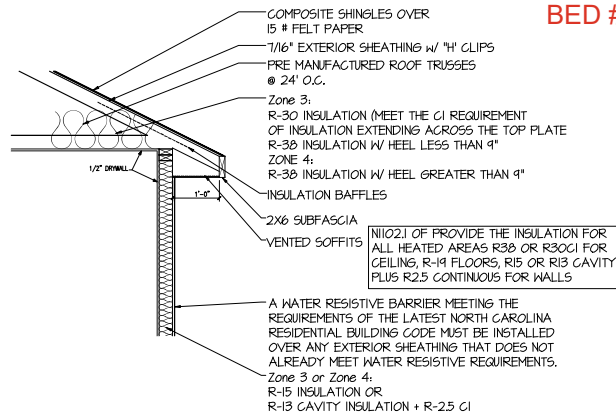


STAIR NOTES:
RAILING
BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.
THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE A SUCH A SIZE THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH.
OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 X 8 INCHES TO PASS THROUGH.
HANDRAILS/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 LOWER RISE. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN RISER, 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 HANDRAIL.
CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA.



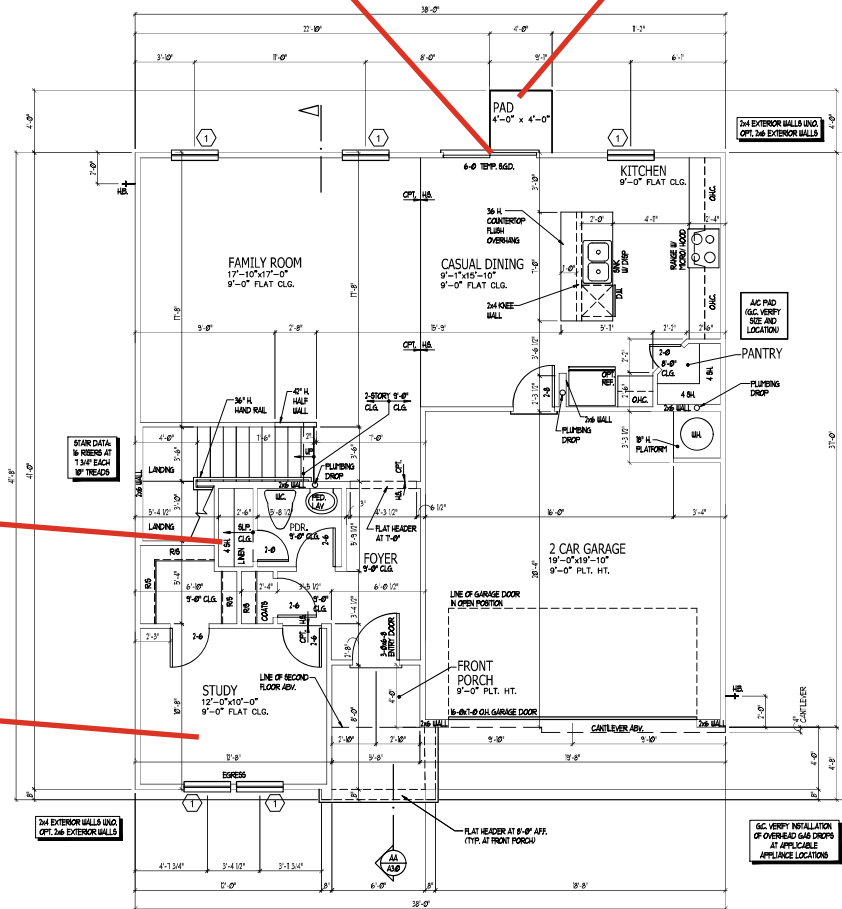
BATH #3

BED #5



INSULATION DETAIL

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



WINDOW SCHEDULE

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

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

SQUARE FOOTAGE

HEATED AREAS	ELEV 'A'
FIRST FLOOR	1039 SQ. FT.
SECOND FLOOR	1389 SQ. FT.
TOTAL HEATED SF	2428 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	394 SQ. FT.
COVERED AREAS	
FRONT PORCH	56 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDRM. 4	0
OPTIONAL BEDRM. 5	0
OPTIONAL BEDRM. 6	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

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



JOB NUMBER	D-1815537
CAD FILE NAME	PRELUDE-17
ISSUED	11-28-17
REVISION	11-16-17
	02-11-20
	02-11-20
	02-11-20
	10-02-20

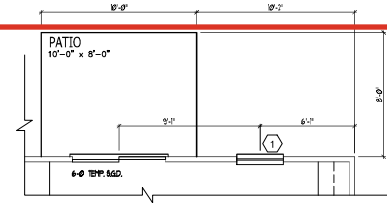
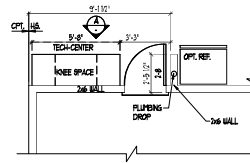
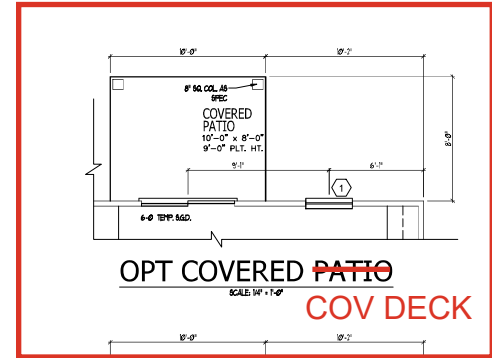
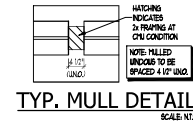
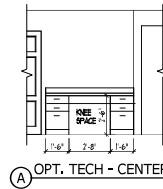
DRAWINGS ON 1/4" X 11" SHEET, ARE ONE HALF THE SCALE NOTED

PRELUDE - Garage Right
DREAM FINDERS HOMES

2435

TITLE
MAIN FLOOR PLAN
STAIR SECTION
DETAILS

SHEET
A2.0

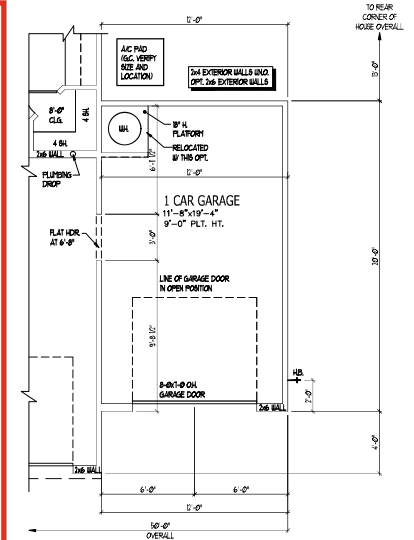
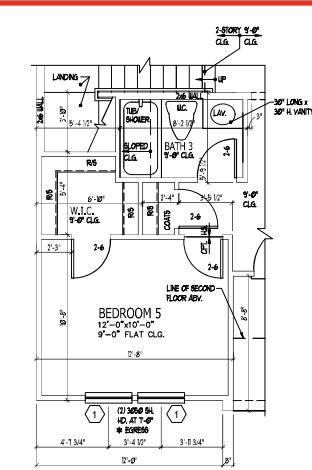


WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	TYPE	HEAD HEIGHT
(1)	30"	50"	SINGLE HUNG	70"
(2)	20"	40"	SINGLE HUNG	70"
(3)	30"	40"	SINGLE HUNG	70"

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

OPT TECH-CENTER
SCALE: 1/4" = 1'-0"

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



JOB NUMBER	B-1815533
CAD FILE NAME	PRELUDE-18
ISSUED	11-28-17
REVISED	11-28-17
	11-28-17
	11-28-17
	11-28-17
	11-28-17
	11-28-17
	11-28-17
	11-28-17
	11-28-17

DRAWINGS ON 8"x11" SHEET ARE ONE HALF THE SCALE NOTED

PRELUDE - Garage Right
DREAM FINDERS HOMES

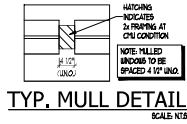
2435

PLAN OPTIONS

SHEET
A2.2

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

FIRST FLOOR PLAN OPTIONS



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

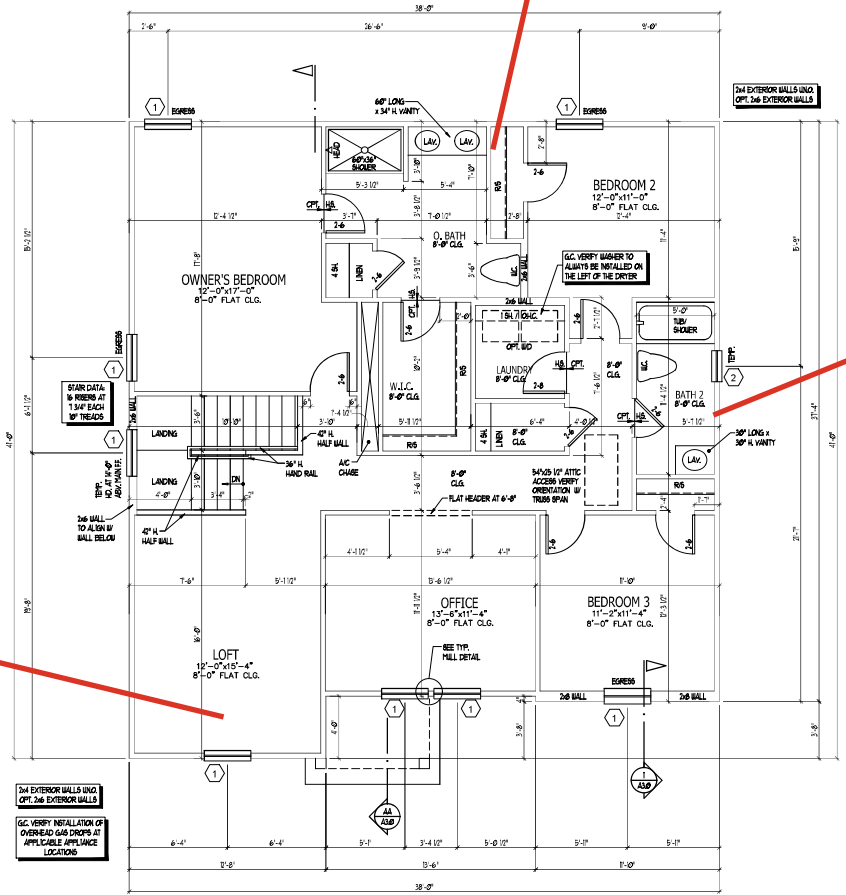
SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'A'
FIRST FLOOR	1039 SQ. FT.
SECOND FLOOR	1389 SQ. FT.
TOTAL HEATED SF	2428 SQ. FT.
UNHEATED AREAS	
2-CAR GARAGE	394 SQ. FT.
COVERED AREAS	
FRONT PORCH	56 SQ. FT.
OPTIONAL COVERED PATIO	80 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
HEATED OPTIONS	
OPTIONAL BEDRM. 4	0
OPTIONAL BEDRM. 5	0
OPTIONAL BEDRM. 6	0
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

BED #6

OWNER'S BATH #2

BATH #6



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

SECOND FLOOR PLAN - A
SCALE: 1/4" = 1'-0"



JOB NUMBER	B-1815533P
CAD FILE NAME	PRELUDE-18
ISSUED	11-28-17
REVISED	11-16-17
	10-11-17
	09-11-17
	08-29-17
	08-29-17
	08-29-17
	08-29-17

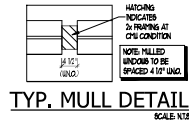
DRAWINGS ON 1/4" x 11" SHEET ARE ONE HALF THE SCALE NOTED

PRELUDE - Garage Right
DREAM FINDERS HOMES

2435

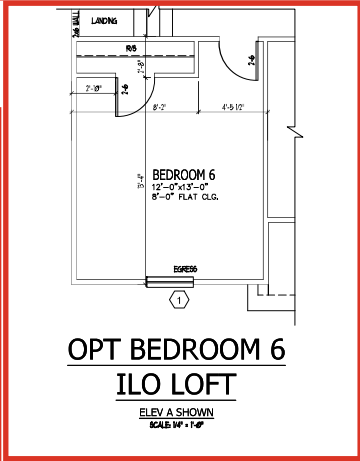
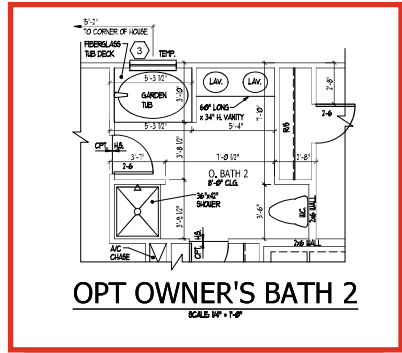
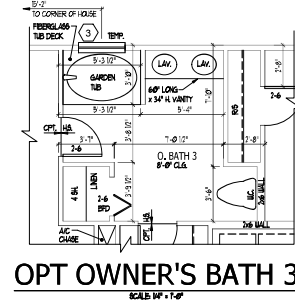
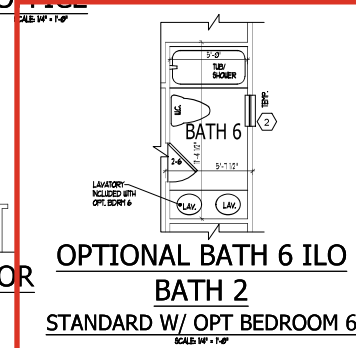
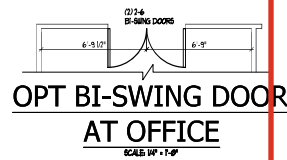
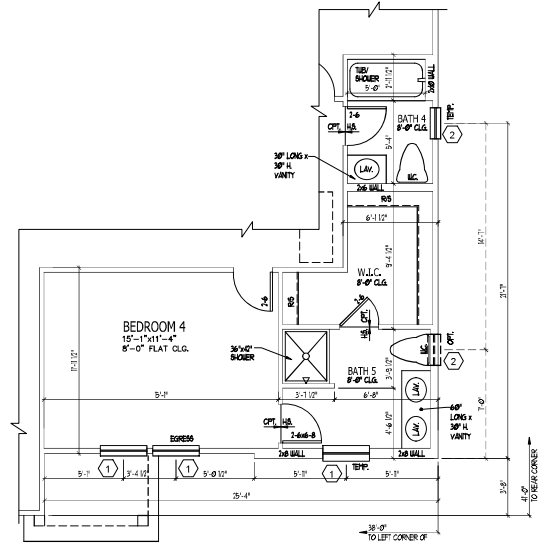
TITLE
UPPER FLOOR PLAN

SHEET
A2.3



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

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



ISSUANCE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTERS OFFICE FOR CORRECTION BEFORE 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 FEE. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTERS OFFICE SHALL NOT BE HELD RESPONSIBLE.



JOB NUMBER	8-1815833
CAD FILE NAME	PRELUDE-14
ISSUED	11-28-17
REVISED	11-28-17
	02-11-28
	03-01-28
	03-01-28
	03-01-28
	03-01-28
	03-01-28

DRAWINGS ON 8"x11" SHEET ARE ONE HALF THE SCALE NOTED

PRELUDE - Garage Right
DREAM FINDERS HOMES

2435

TITLE
PLAN OPTIONS

SHEET
A2.5

SECOND FLOOR PLAN OPTIONS

- ① DUPLEX COMMERCIAL OUTLET
- ② DUPLEX OUTLET AND/OR COUPLER
- ③ WIREMOUTH DUPLEX OUTLET
- ④ WIREMOUTH 1/2 IN. RECEPTACLE OUTLET
- ⑤ 1/4 IN. RECEPTACLE OUTLET
- ⑥ MEDICAL PURPOSE OUTLET
- ⑦ DUPLEX OUTLET IN FLOOR
- ⑧ 1/2 IN. WALL SWITCH
- ⑨ 3/4 IN. WALL SWITCH
- ⑩ 1/2 IN. WALL SWITCH
- ⑪ 3/4 IN. WALL SWITCH
- ⑫ 1/2 IN. WALL SWITCH
- ⑬ 3/4 IN. WALL SWITCH
- ⑭ 1/2 IN. WALL SWITCH
- ⑮ 3/4 IN. WALL SWITCH
- ⑯ 1/2 IN. WALL SWITCH
- ⑰ 3/4 IN. WALL SWITCH
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- ㊾ 3/4 IN. WALL SWITCH
- ㊿ 1/2 IN. WALL SWITCH
- ① FLUORESCENT LIGHT FIXTURE
- ② SHAWT
- ③ SHAWT FULL-LENGTH COMBINATION
- ④ ELECTRIC DROOP OPERATOR (OPTIONAL)
- ⑤ CROCK (OPTIONAL)
- ⑥ FIBER-GLASS (OPTIONAL) ANCHOR
- ⑦ CARBON MONOXIDE DETECTOR
- ⑧ SMOKE DETECTOR
- ⑨ SMOKE (CANDID) CARBON DIOXIDE DETECTOR
- ⑩ FIBER-GLASS (OPTIONAL)
- ⑪ TELEVISION (OPTIONAL)
- ⑫ THERMOSTAT
- ⑬ ELECTRIC PENCIL
- ⑭ ELECTRIC PANEL
- ⑮ DISCONNECT SWITCH
- ⑯ IMPEDER (OPTIONAL)
- ⑰ 1/2 IN. WALL SWITCH
- ⑱ 3/4 IN. WALL SWITCH
- ⑲ 1/2 IN. WALL SWITCH
- ⑳ 3/4 IN. WALL SWITCH
- ㉑ 1/2 IN. WALL SWITCH
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- ㊾ 1/2 IN. WALL SWITCH
- ㊿ 3/4 IN. WALL SWITCH

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

2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
- SWITCHES.....42"
- OUTLETS.....18"
- TELEPHONE.....14" (UNLESS ABV COUNTERTOP)
- TELEVISION.....14"

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

4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER N.E.C. 301.406.2 AND 406.3

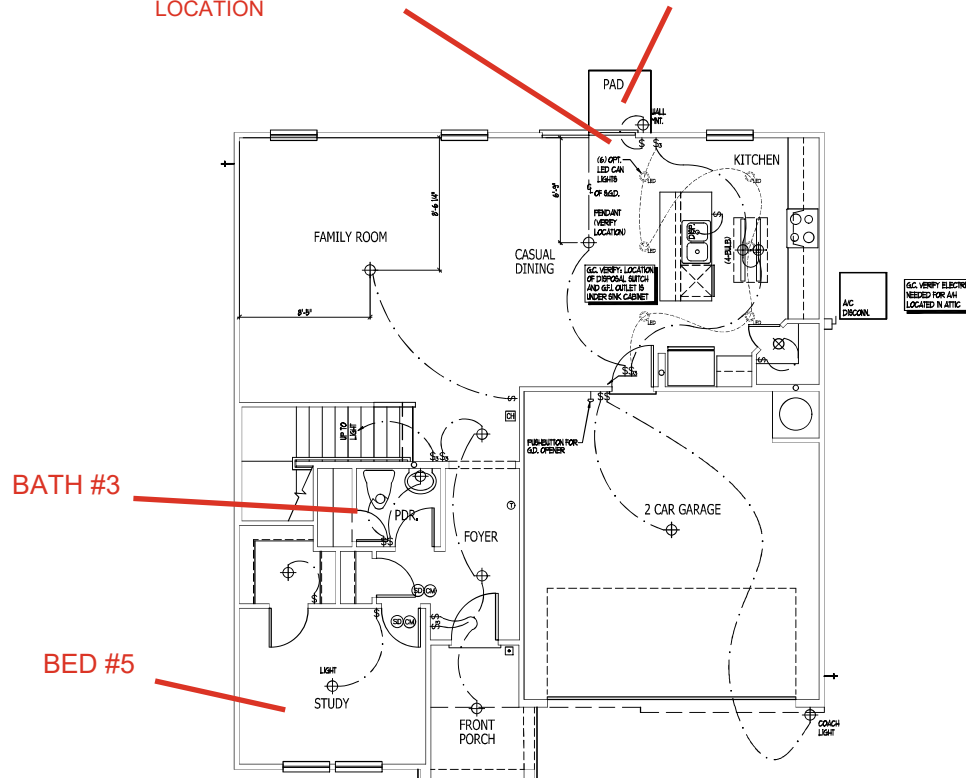
5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).

6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 70, NEC 201, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

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

8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

COV DECK



BATH #3

BED #5

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

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

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

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



JOB NUMBER	B-1815933
CAD FILE NAME	PRELUDE-1
ISSUED	11-08-17
REVISED	11-16-17
	09-21-18
	02-11-20
	04-01-20
	04-08-20
	07-01-22
	12-01-22
	10-01-24

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

PRELUDE - Garage Right
DREAM FINDERS HOMES

2435

TITLE
MAIN FLOOR ELEC. PLAN
—
—
—
—
—

FIRST FLOOR ELECTRICAL PLAN A

SHEET
E1.0

ELECTRICAL KEY

- HO- DUPLEX CONVENIENCE OUTLET
- HO- DUPLEX OUTLET ABOVE COUNTER
- HO- WEATHERPROOF DUPLEX OUTLET
- HO- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HO- HALF-SWITCHED DUPLEX OUTLET
- HO- SPECIAL PURPOSE OUTLET
- HO- DUPLEX OUTLET IN FLOOR
- HO- 250 VOLT OUTLET
- 1- WALL SWITCH
- 3- THREE-WAY SWITCH
- 4- FOUR-WAY SWITCH
- 3-0- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- 1-0- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- 0- RECESSED INCANDESCENT LIGHT FIXTURE
- 0- LED CAN LIGHT
- 0- LIGHT FIXTURE WITH FULL CHAIN
- 0- TRACK LIGHT
- 0- FLUORESCENT LIGHT FIXTURE
- 0- EXHAUST FAN
- 0- EXHAUST FANLIGHT COORDINATION
- 0- ELECTRIC DOOR OPERATOR (OPTIONAL)
- 0- CUPBOARD (OPTIONAL)
- 0- FURNITURE SWITCH (OPTIONAL)
- 0- CARBON MONOXIDE DETECTOR
- 0- SMOKE DETECTOR
- 0- SMOKE / CARBON MONOXIDE DETECTOR
- 0- TELEPHONE (OPTIONAL)
- 0- TELEVISION (OPTIONAL)
- 0- THERMOSTAT
- 0- ELECTRIC METER
- 0- ELECTRIC PANEL
- 0- DISCONNECT SWITCH
- 0- SPEAKER (OPTIONAL)
- 0- ROUGH-IN FOR OPT. CEILING FAN
- 0- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

NOTES:

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

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

- SWITCHES... 4'
- OUTLETS... 18"
- TELEPHONE... 34" (UNLESS ABV. COUNTERTOP)
- TELEVISION... 34"

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 BRIDGE DETECTORS.

4. ALL BA AND 250V RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, TERRACES, CORNERS, BATHROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COORDINATION TYPE AECI DEVICE AND TYPED-PROOF RECEPTACLES PER I.E.C. 101, 406.1, AND 406.2.

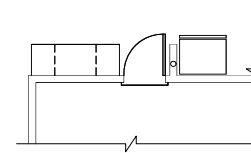
5. ALL BA AND 250V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).

6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH I.E.C. 101, 406.1, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

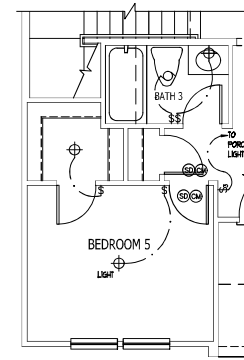
7. EVERY BUILDING HAVING A FOSSEL-BURNING HEATER OR APPLIANCE, REFRIGERATOR, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

8. ALWAYS 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 COORDINATION. SMOKE-CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

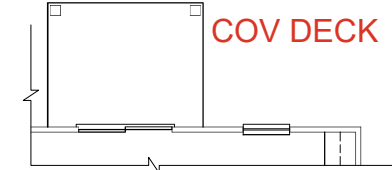
ISSUANCE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, CONDITIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, CONDITIONS, OR ADHERENCE TO APPLICABLE BUILDING 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 FEE. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTERS OFFICE SHALL NOT BE HELD RESPONSIBLE.



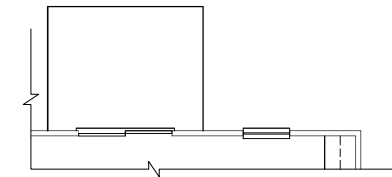
OPT TECH-CENTER
SCALE 1/4" = 1'-0"



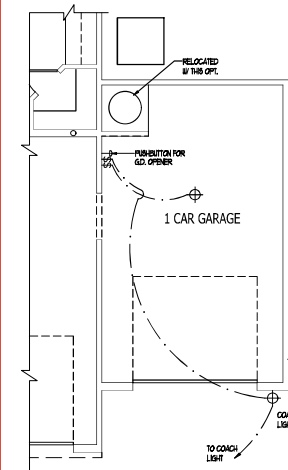
OPT BEDROOM 5/ BATH
3 ILO STUDY
(ELEV. A SHOWN)
SCALE 1/4" = 1'-0"



OPT COVERED PATIO
SCALE 1/4" = 1'-0"



OPT PATIO
SCALE 1/4" = 1'-0"



OPT 1 CAR GARAGE
(ELEV. A SHOWN)
SCALE 1/4" = 1'-0"

FIRST FLOOR ELECTRICAL PLAN OPTIONS

DREAM FINDERS
HOMES

JOB NUMBER	D-181533
CAD FILE NAME	PRELUDE-18
ISSUED	11-28-17
REVISION	11-16-17
	02-11-18
	02-14-18
	02-20-18
	02-28-18
	10-01-18

DRAWINGS ON 8"x11" SHEET ARE ONE HALF THE SCALE NOTED

PRELUDE - Garage Right
DREAM FINDERS HOMES

2435

TITLE
ELECTRIC AT PLAN OPTIONS

SHEET
E1.2

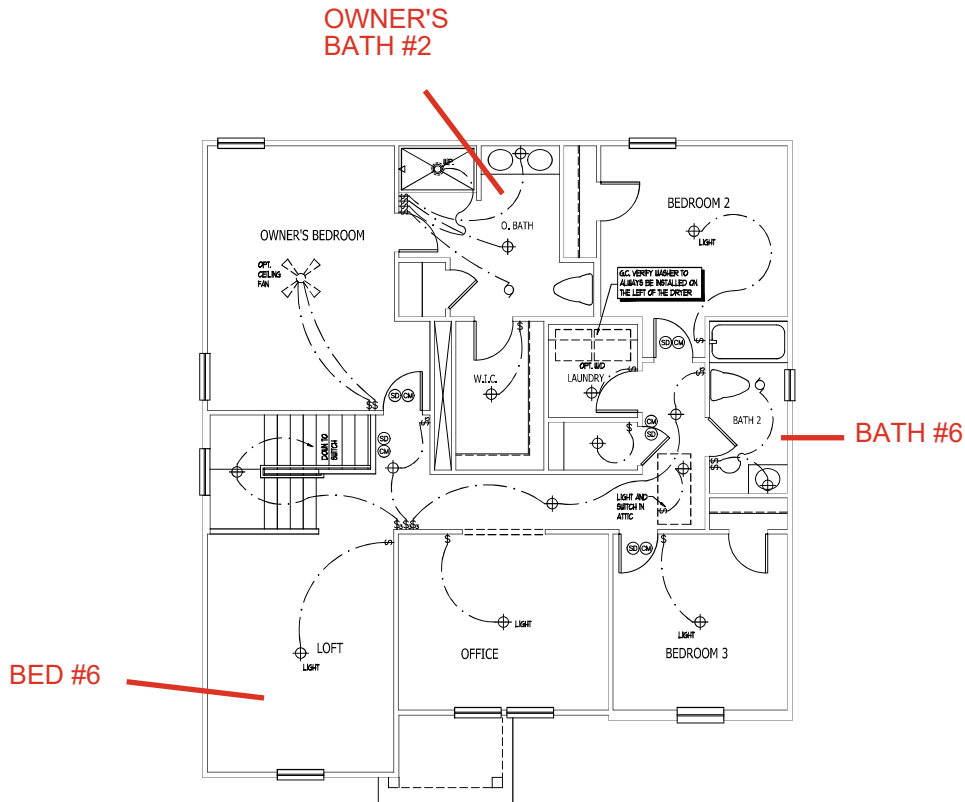
ELECTRICAL KEY

- ⊕ 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
- 1 WALL SWITCH
- 3/4 THREE-WAY SWITCH
- 1/4 FOUR-WAY SWITCH
- ⊕ DIMMER SWITCH
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ LED CANDLELIGHT
- ⊕ LIGHT FIXTURE WITH PULL CHAIN
- ⊕ TRACK LIGHT
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAN/LIGHT COMBINATION
- ⊕ ELECTRIC DOOR OPERATOR (OPTIONAL)
- ⊕ CHIMNEY (OPTIONAL)
- ⊕ PUSH-BUTTON SWITCH (OPTIONAL)
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ SMOKE DETECTOR
- ⊕ SMOKE / CARBON MONOXIDE COMBO DETECTOR
- ⊕ TELEPHONE (OPTIONAL)
- ⊕ TELEVISION (OPTIONAL)
- ⊕ THERMOSTAT
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC PANEL
- ⊕ DISCONNECT SWITCH
- ⊕ SPEAKER (OPTIONAL)
- ⊕ ROUGH-IN FOR OPT. CEILING FAN
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
SWITCHES... 4"
OUTLETS... 18"
TELEPHONE... 18" (UNLESS ABOVE COUNTERTOP)
TELEVISION... 18"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP; PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLOORS, LIBRARIES, CLUBS, BATHROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND STYLING AREAS SHALL REQUIRE A COMBINATION TYPE AFCI DEVICE AND WEATHER-PROOF RECEPTACLES FOR W.C., JET, AND WASH.
5. ALL 15A AND 20A 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, AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES.
7. EVERY BUILDING HAVING A BOILER, FUEL-BURNING HEATER OR APPLIANCE, FRICTIONAL, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL, COMBINATION MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WITH EACH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP, COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

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



DREAM FINDERS HOMES

JOB NUMBER	B-1815313
CAD FILE NAME	PRELUDE-13
ISSUED	11-28-17
REVISED	11-16-17
	02-11-20
	02-10-20
	02-09-20
	10-01-20

DRAWINGS ON 8 1/2" X 11" SHEET, ARE ONE HALF THE SCALE NOTED

PRELUDE - Garage Right
DREAM FINDERS HOMES

2435

TITLE
UPPER FLOOR ELEC. PLAN

SHEET
E1.3

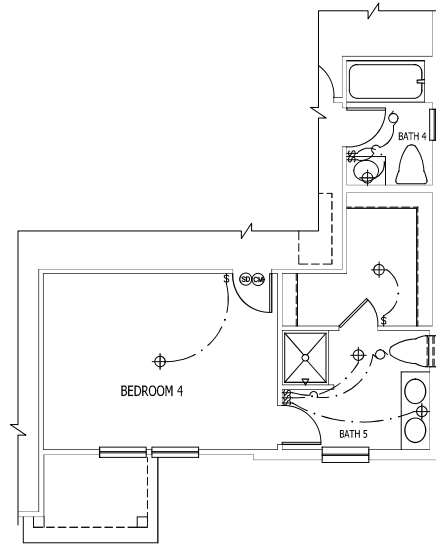
SECOND FLOOR ELECTRICAL PLAN A

ELECTRICAL KEY

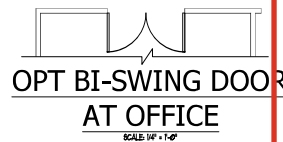
- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DUPLEX OUTLET IN FLOOR
- 250 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- CEILING 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 FAULIGHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CIRCUITS (OPTIONAL)
- PARABUTTON SWITCH (OPTIONAL)
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- SMOKE / CARBON MONOXIDE DETECTOR
- TELEPHONE (OPTIONAL)
- TELEVISION (OPTIONAL)
- THERMISTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SPEAKER (OPTIONAL)
- ROUGH-IN FOR OPT. CEILING FAN
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE w/
- ROUGH-IN FOR OPT. CEILING FAN

- NOTES:
1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS NOTED IN 4 AND 5 BELOW INDICATES.
 2. UNLESS OTHERWISE NOTICED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
SWITCHES... 4"
OUTLETS... 18"
TELEPHONE... 18" (ON LESS ADV. COUNTERTOP)
TELEVISION... 18"
 3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
 4. ALL BA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BATHROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND OTHER AREAS WILL REQUIRE A OPERATION TYPE AFCI, DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 201.40(B) AND 400.3.
 5. ALL BA AND 20A 20A 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, STATE, AND FEDERAL CODES AND ORDINANCES.
 7. EVERY BUILDING HAVING A FORMAL 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 USING MAIN BUCH BRING IS DERIVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

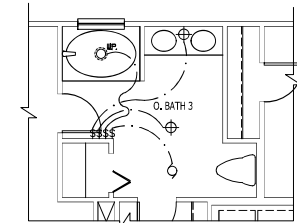
ISSUANCE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING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



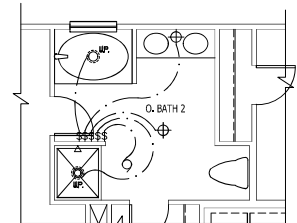
OPT BEDROOM 4/ BATH
5 ILO BEROOM 3 AND
OFFICE



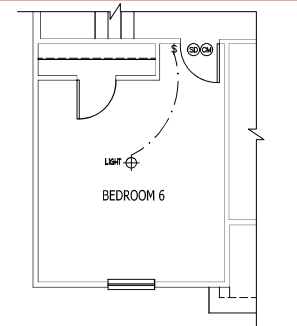
OPTIONAL BATH 6 ILO
BATH 2
STANDARD W/ OPT BEDROOM 6



OPT OWNER'S BATH 3



OPT OWNER'S BATH 2



OPT BEDROOM 6
ILO LOFT



JOB NUMBER	D-18155313
CAD FILE NAME	PRELUDE-13
ISSUED	11-28-17
REVISED	11-28-17
	02-11-20
	02-11-20
	02-11-20
	02-11-20
	02-11-20
	02-11-20

DRAWINGS ON 8 1/2\"/>

PRELUDE - Garage Right
DREAM FINDERS HOMES

2435

TITLE
ELECTRIC AT PLAN OPTIONS

SHEET
E1.5

SECOND FLOOR ELECTRICAL PLAN OPTIONS



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

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO).
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
4. WINDOW AND DOOR HEADERS TO BE SUPPORTED W/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.). SEE KING STUD TABLE FOR ADDITIONAL KING STUD REQUIREMENTS.
5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GROUND OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
6. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/8" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
7. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND ORDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP ORDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
8. ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS W/ SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 x 6 POSTS W/ ABU66 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS AT TOP, OR IN HIGH WIND ZONES, 1000 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO).
9. FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB W/ (2) METAL ANGLES USING 2" CONC. SCREWS. FASTEN ANGLES TO COLUMNS W/ 1/4" THROUGH BOLTS W/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
10. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

BRACED WALL DESIGN NOTES:

1. WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R301.1.3 "ENGINEERED DESIGN" OF THE NIRC 2024 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.4 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PREScriptive.
2. SHEATH ALL EXTERIOR WALLS W/ 7/8" OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NIRC 2024 EDITION.
3. CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/8" 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. CB 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 CB 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 NIRC 2024 EDITION.
6. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

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

OPTIONAL 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

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

LEGEND

CONT.	CONTINUOUS
KJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
()	NUMBER OF STUDS
OSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SUPRISE PINE FIR
SYP	SOUTHERN YELLOW PINE
WTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

**J.S. THOMPSON
ENGINEERING INC.**
101 EAST MAIN STREET, SUITE 100
FARMINGTON, NC 28731
PHONE (813) 889-9919 FAX (813) 889-9921
N.C. LICENSE NO. C-1133

PRELUDE
DREAM FINDERS HOMES

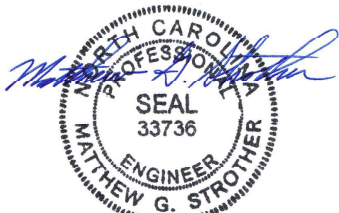
DATE: NOVEMBER 19, 2024

SCALE: 1/8" = 1'-0"

DRAWN BY: PELLEGRINI

DESIGNED BY: WBS

S-2a
SECOND FLOOR
FRAMING PLAN



11/20/2024

ELEVATION A

COV DECK

OPTIONAL COVERED RATIO

OPTIONAL COVERED RATIO

OPTIONAL COVERED RATIO

OPTIONAL COVERED RATIO

OPTIONAL COVERED RATIO

OPTIONAL COVERED RATIO

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OPTIONAL COVERED RATIO

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

- 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 BLOOMING TO ORDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
 5. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
 6. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND ORDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP ORDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
 7. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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

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)

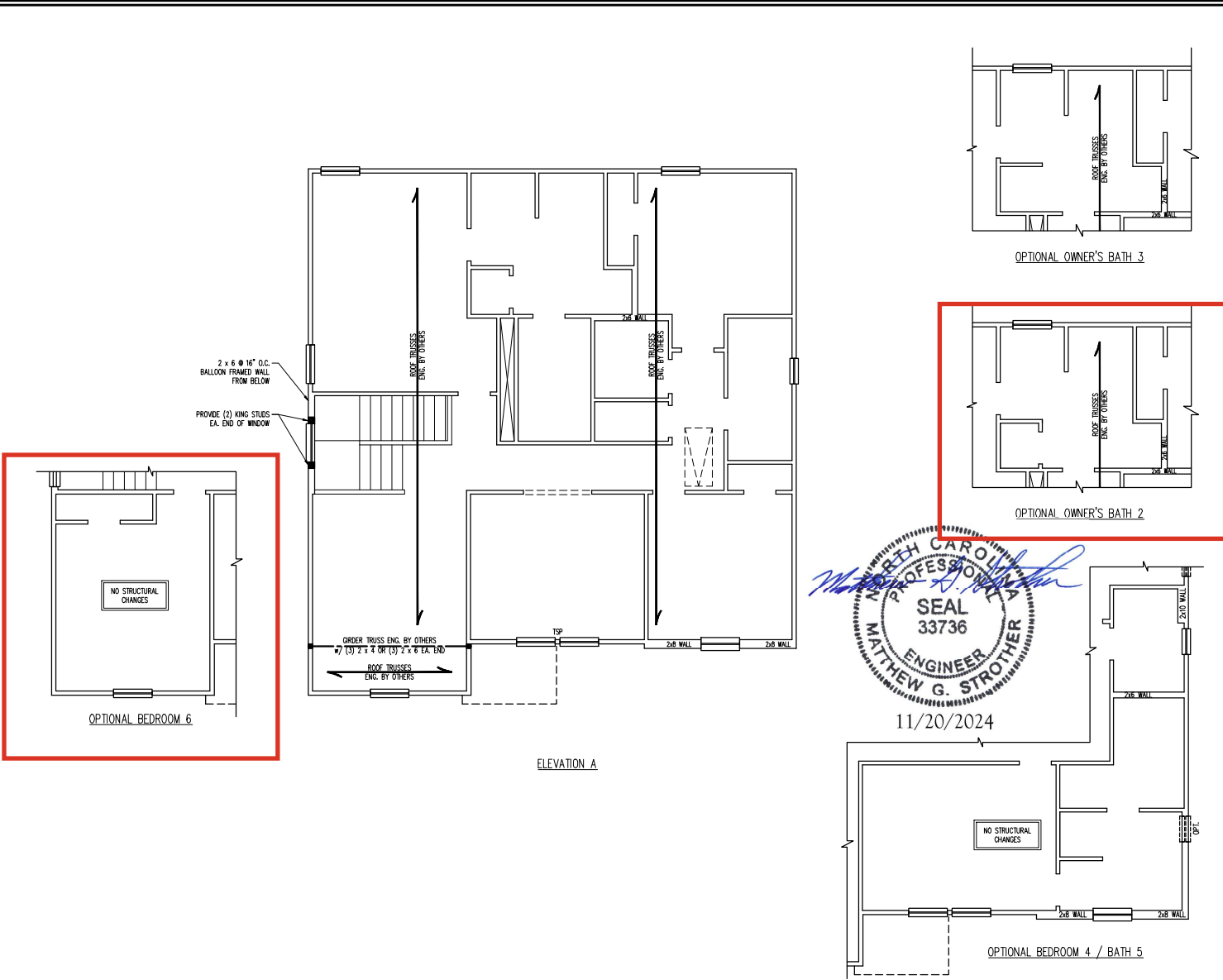
CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
()	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
RTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

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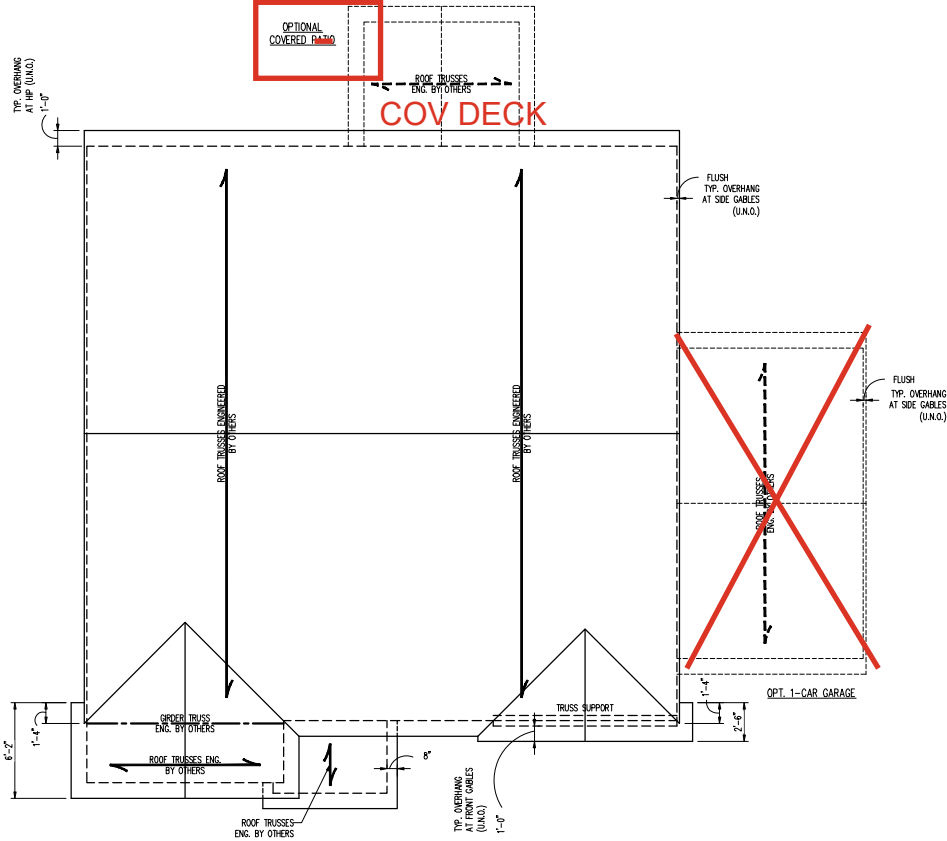
PRELUDE
DREAM FINDERS HOMES

DATE: NOVEMBER 19, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: PUELLERHES
CHECKED BY: WBS

S-3a
CELLING FRAMING
PLAN



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



ELEVATION A

- STRUCTURAL NOTES:
1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
 2. CIRCLES DEVOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
 3. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
 4. HIP SPICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
 5. STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 6 RIDGES, 2 x 4 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
 6. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H23A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
 7. REFER TO SECTION R802.11 OF THE 2024 NIRC 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 R402.6 OF THE 2024 NIRC TO ENSURE COMPLIANCE WITH REQUIRED UPLIFT AND LATERAL CONNECTIONS.
 8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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

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



11/20/2024

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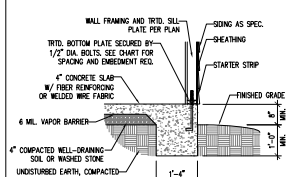
PRELUDE
DREAM FINDERS HOMES

DATE: 11/20/2024
SCALE: 1/4" = 1'-0"
DRAWN BY: PUELLERHOMES
ENGINEERED BY: WBS

S-4a
ROOF FRAMING
PLAN

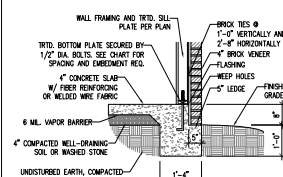
MONOLITHIC SLAB DETAILS

DETAIL 1



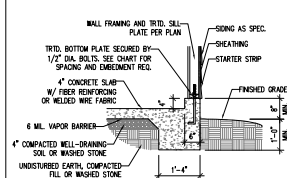
TYPICAL SLAB DETAIL

DETAIL 2



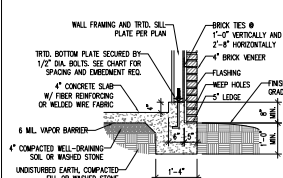
BRICK VENEER DETAIL

DETAIL 3



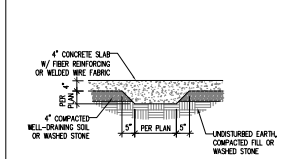
GARAGE CURB DETAIL

DETAIL 4



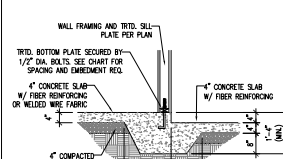
GARAGE CURB BRICK LEDGE DETAIL

DETAIL 5



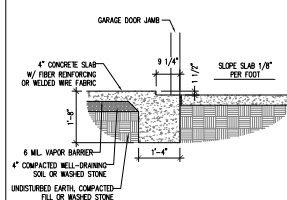
THICKENED SLAB DETAIL

DETAIL 6



STEP IN GARAGE DETAIL

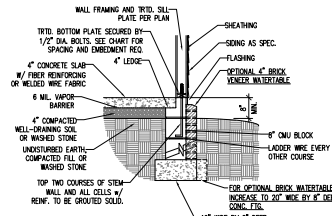
DETAIL 7



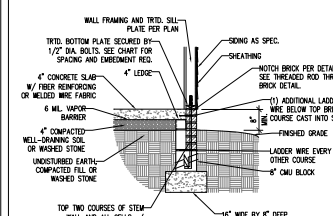
SLAB AT GARAGE DOOR DETAIL

STEM WALL DETAILS

DETAIL 1

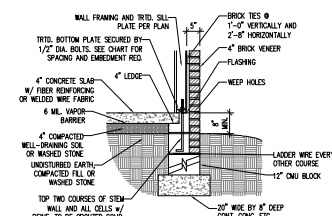
TYPICAL STEM WALL DETAIL
(w/ OPTIONAL WATERBARRIER)

OPTIONAL DETAIL 1



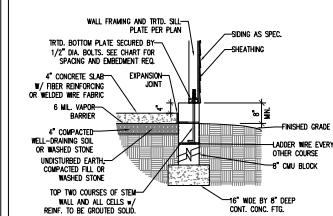
OPTIONAL STEM WALL DETAIL

DETAIL 2

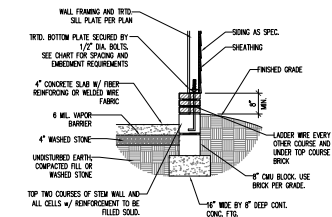


TYPICAL STEM WALL FND. W/ BRICK DETAIL

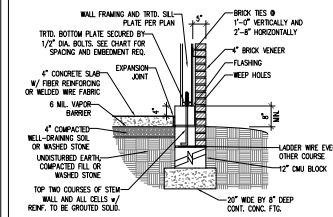
DETAIL 3

TYPICAL STEM WALL FND. DETAIL
w/ CURB @ GARAGE

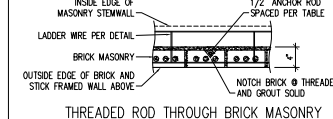
OPTIONAL DETAIL 3

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 @ 16" WASHED STONE IS ALLOWABLE.
- 5) BACKFILL OF WELL DRAINED OR SAND - GRAVEL MORTURE SOILS (46 P.S.F./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 DIRECTION 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	6"-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS	4"-0" O.C. INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS
EMBEDMENT	7"	15" INTO MASONRY 7" INTO CONCRETE

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



11/20/2024

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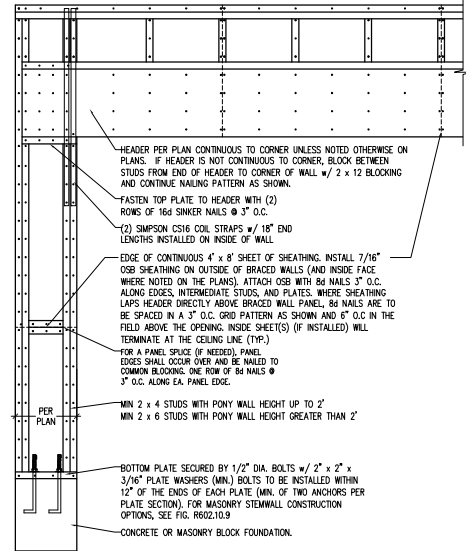
120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
FOUNDATION DETAILS
DREAM FINDERS HOMES

DATE: 20/NOV/2024
SCALE: STD
DRAWN: JST
CHECKED: JST
DESIGNED BY: JST

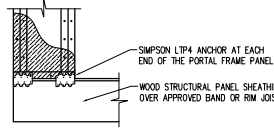
D-1
FOUNDATION DETAILS

GENERAL WALL BRACING 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. 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-WSIP 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-WSIP 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.).
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, BLOCKING OF HORIZONTAL JOINTS IS NOT REQUIRED. EXTERIOR GB TO BE INSTALLED VERTICALLY.



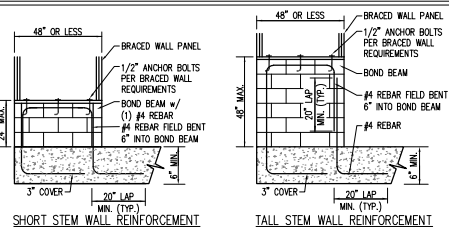
OVER CONCRETE OR MASONRY BLOCK FOUNDATION



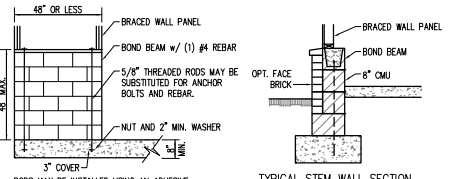
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

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

METHOD PF-PORTAL FRAME DETAIL ①



SHORT STEM WALL REINFORCEMENT



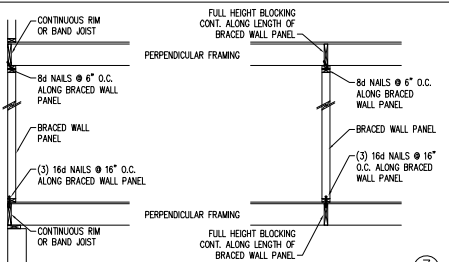
TYPICAL STEM WALL SECTION

OPTIONAL STEM WALL REINFORCEMENT

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

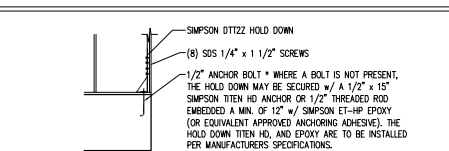
MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS ②

PER FIGURE R602.10.9



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

PER FIGURE R602.10.8(1)

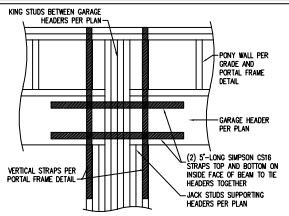
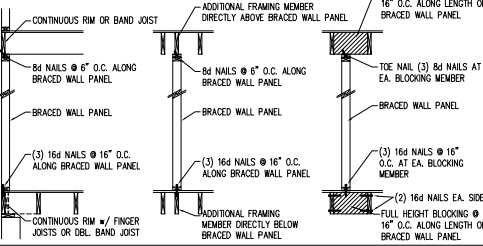


HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB ④

* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

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

PER FIG. R602.10.8(2)

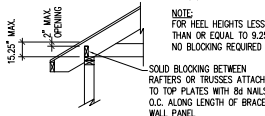


PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS ⑥

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

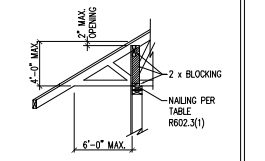
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS ⑦

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))



11/20/2024

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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: N/A
DRAWN: DS/JST
ENGINEERED BY: JST

D-2
BRACED WALL
NOTES AND DETAILS
AND PF 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
HP 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
HP 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 R403.1.6 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.

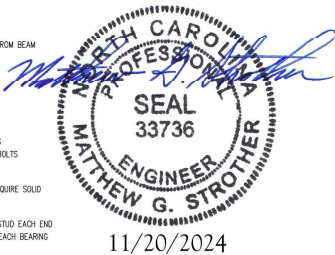
FOOTING AND FOUNDATION NOTES

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 COMPACTED 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 BASE 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 R403.1 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 AD 318, AD 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 SIMPSON ITEN HD ANCHORS
- D. STEEL PIPE COLUMN (4) 3/4" DIA. A325 BOLTS OR 3/4" FLLET WELD
- LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILLED 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 3/8" DIAMETER HOLES @ 16" O.C.
5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO ORDER OR FOUNDATION. SHADER 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 R602.7.5 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, CIRCLES 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 CSE6 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: JET
REVISION: 01/15/2024

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STRUCTURAL
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