

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-D WINDOW FOR VENTILATION REQMT'S 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 31 SF, NOW 43 SF.  
CREATED LEFT HAND GARAGE VERSION.  
REMOVED ELEVATION C.  
UPDATED 80 FT. LOSS TO ELIMINATE ROUNDING. FIRST FLOOR WAS 1040 SF, NOW 1039 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 7'6"  
LAUNDRY DOOR CHANGED TO 7'8"  
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 3 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 7 1/2" INTO FOYER HALLWAY  
RECENTERED 4/0 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 1935  
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 1/3 LAYOUTS  
WINDOW HEAD HEIGHT CHANGED TO 7'-1" ON SECOND FLOOR  
ADDED (6) OPTIONAL LED CUB LIGHTS IN KITCHEN (06-15-23)

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.  |

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RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE  
BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.  
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CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTERS OFFICE FOR CORRECTION BEFORE  
COMPLETION 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.



| JOB NUMBER    | B-18153137  |
|---------------|-------------|
| CAD FILE NAME | PRELUDE-174 |
| ISSUED        | 11-28-17    |
| REVISED       | 11-16-17    |
|               | 02-11-20    |
|               | 04-01-20    |
|               | 04-08-20    |
|               | 07-01-22    |
|               | 10-01-24    |
|               | 10-01-24    |

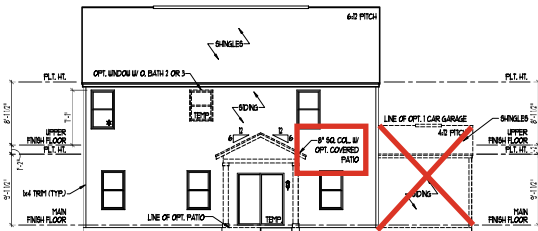
DRAWINGS ON 1/4"=1'  
SHEET ARE ONE HALF  
THE SCALE NOTED

PRELUDE - Garage Left  
DREAM FINDERS HOMES

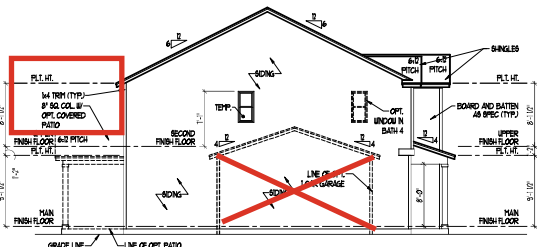
2435

REVISION LOG

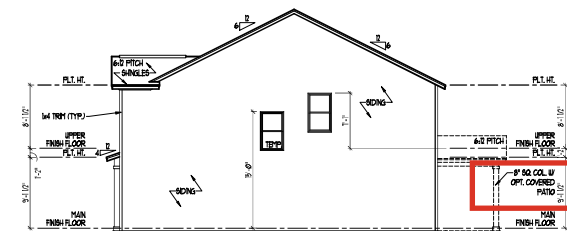
SHEET  
CS



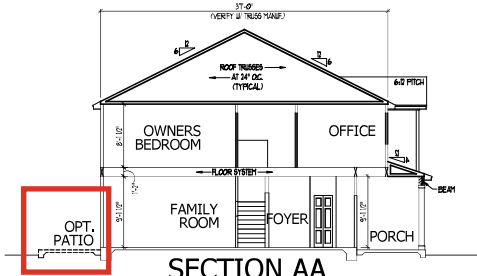
REAR ELEVATION



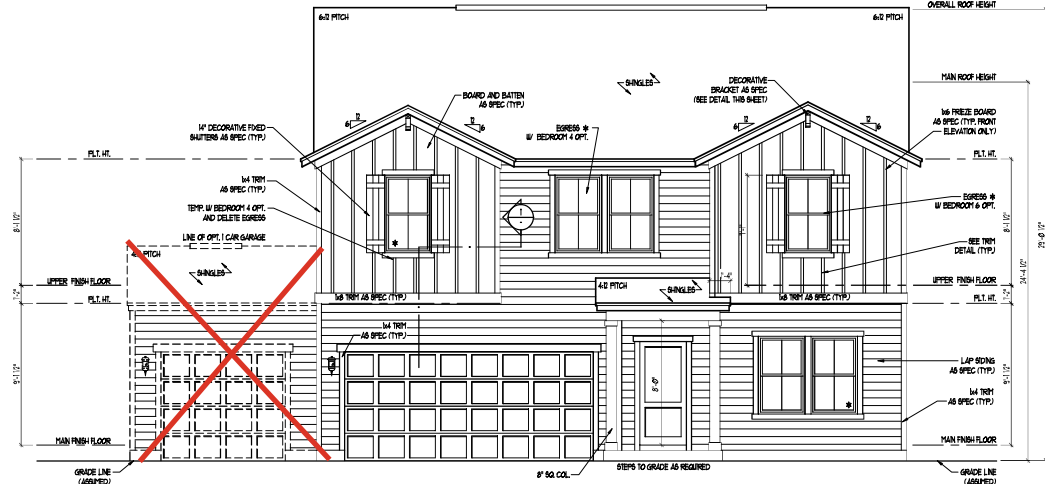
SIDE ELEVATION



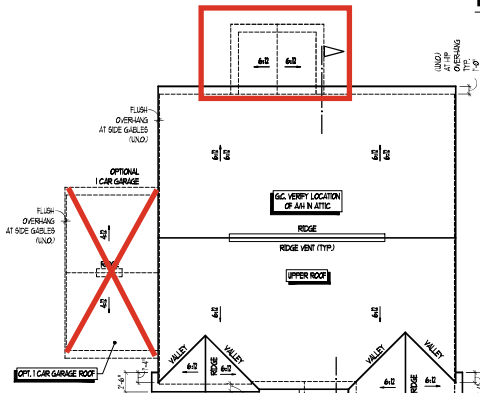
SIDE ELEVATION



SECTION AA

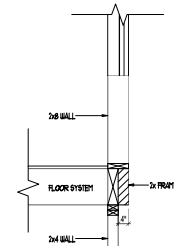


FRONT ELEVATION A

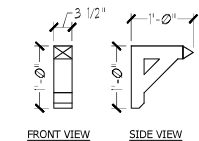


ROOF PLAN

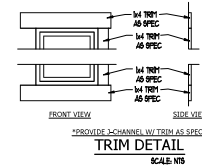
|                        |                                    |                                   |
|------------------------|------------------------------------|-----------------------------------|
| TOTAL UNDER ROOF AREA: |                                    | 1461 SQ. FT. / 300 - 1461 SQ. FT. |
| VENTING AREA REQUIRED: |                                    | LOWER: 2.44 UPPER: 2.44           |
| TOTAL REQUIREMENTS:    |                                    |                                   |
| LOWER AREA VENTING:    |                                    |                                   |
| SCOTT VENT             | SIZE: PER UNIT: 4 UNITS: PROVIDED: | 201 SQ. FT. 80\"/>                |



CANTILEVER DETAIL 1



PRE-FAB BRACKET DETAIL "A"



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

DREAM FINDERS HOMES

JOB NUMBER: D-18155317  
 CAD FILE NAME: PRELUDE-17  
 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 8 1/2" X 11" SHEET ARE ONE HALF THE SCALE NOTED

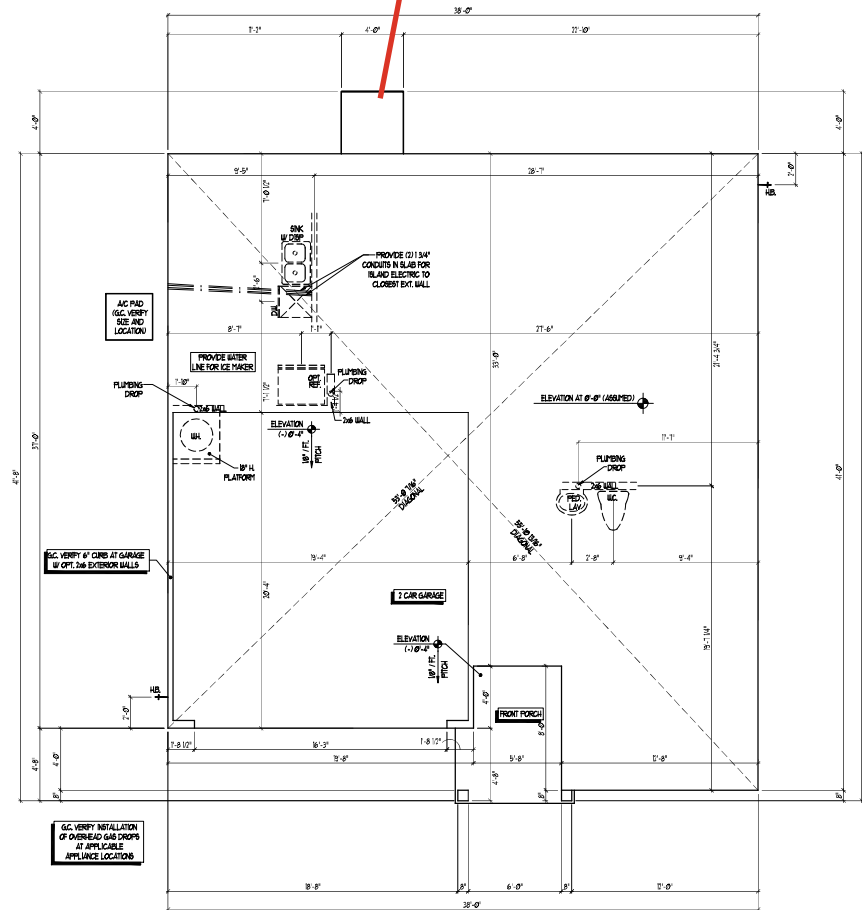
PRELUDE - Garage Left  
 DREAM FINDERS HOMES

2435

TITLE  
 FRONT ELEVATION  
 RIGHT AND LEFT ELEVATIONS  
 SECTION  
 ROOF PLAN  
 WINDOW DETAILS

SHEET  
 A3.0

A diagram showing a red line segment at an angle  $\theta$  to a horizontal line. A vertical dimension  $x$  is indicated.



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.

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|               |            |
|---------------|------------|
| JOB NUMBER    | B-1815932  |
| CAD FILE NAME | PHRELUDE-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 Left  
DREAM FINDERS HOMES**

2435

TITLE  
SLAB INTERFACE PLAN

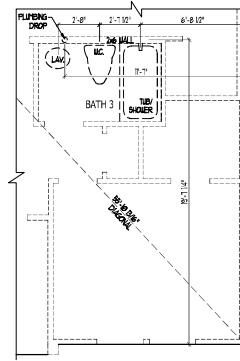
SHEET  
A1.0

# SLAB INTERFACE PLAN

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.  
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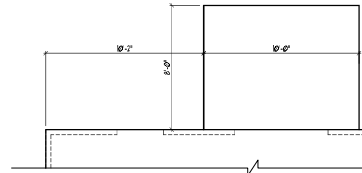
### OPT BEDROOM 5/ BATH 3 ILO STUDY

(ELEV A SHOWN)  
SCALE 1/4" = 1'-0"



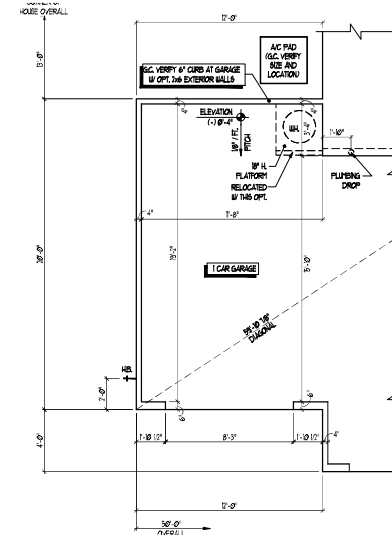
### OPT COVERED PATIO

SCALE 1/4" = 1'-0"



### OPT PATIO

SCALE 1/4" = 1'-0"



### OPT 1 CAR GARAGE

(ELEV A SHOWN)  
SCALE 1/4" = 1'-0"

### SLAB INTERFACE PLAN OPTIONS

DREAM FINDERS  
HOMES

| JOB NUMBER    | B-18158334 |
|---------------|------------|
| CAD FILE NAME | PRELUDE-14 |
| ISSUED        | 11-28-17   |
| REVISED       | 11-28-17   |
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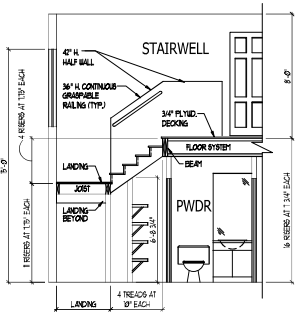
DRAWINGS ON 8"x11"  
SHEET, ARE ONE HALF  
THE SCALE NOTED

PRELUDE - Garage Left  
DREAM FINDERS HOMES

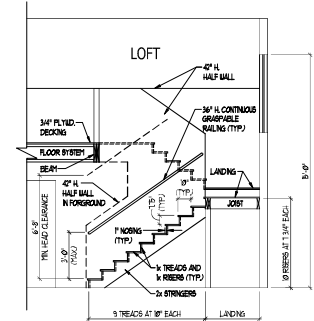
2435

TITLE  
SLAB INTERFACE PLAN  
OPTIONS

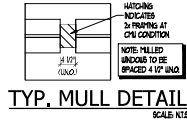
SHEET  
A1.1



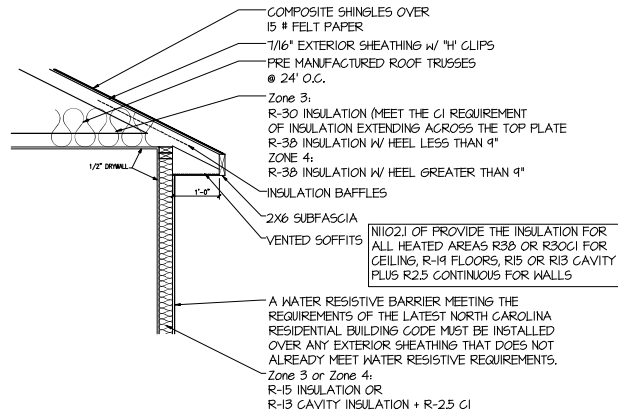
**STAIR NOTES:**  
 BUILDING  
 BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.  
 THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE A SUCH A SIZE THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH.  
 OPENINGS 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.



STAIR SECTION

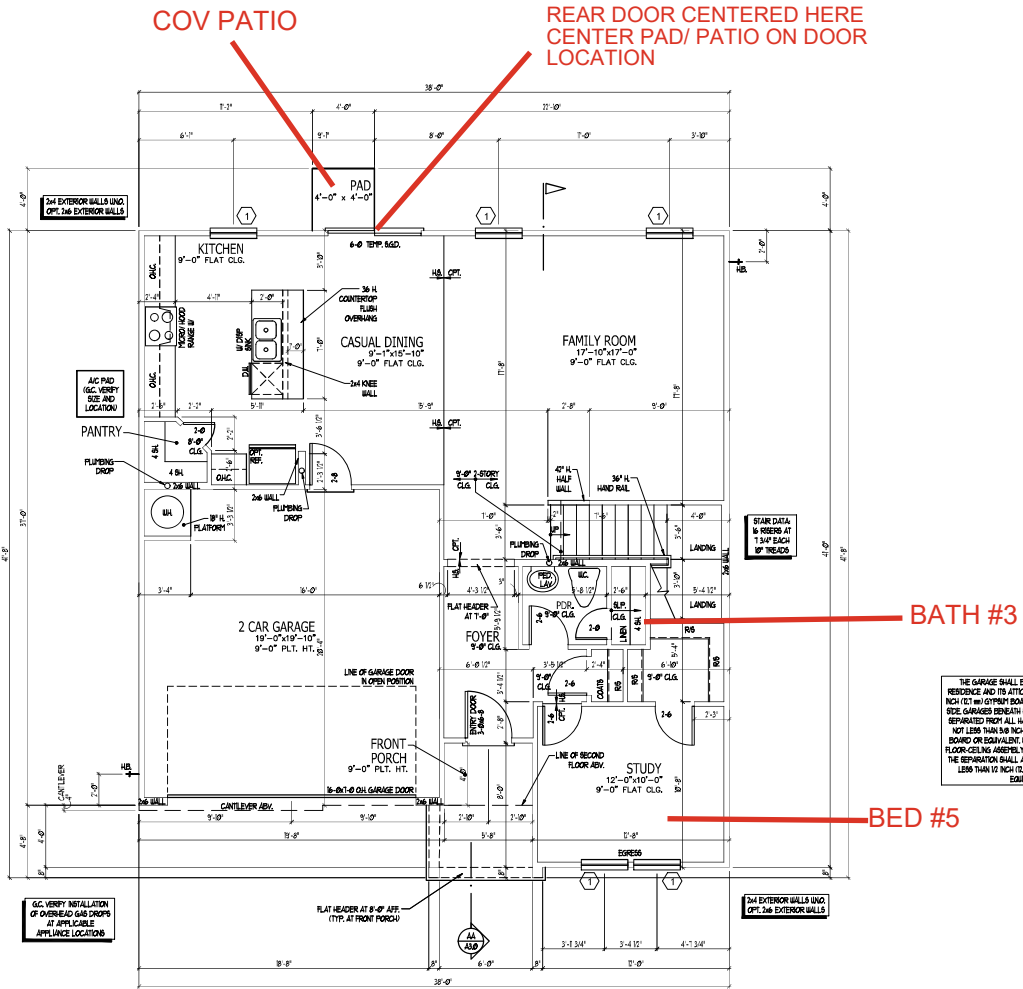


TYP. MULL DETAIL  
 SCALE 1/8\"/>



INSULATION DETAIL

INSULATION OF PLUMB FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.  
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| 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-1815531P |
| DWG FILE NAME | PRELUDE-1A |
| ISSUED        | 11-26-17   |
| REVISED       | 11-16-17   |
|               | 02-11-20   |
|               | 02-11-20   |
|               | 02-11-20   |
|               | 02-11-20   |
|               | 02-11-20   |
|               | 02-11-20   |

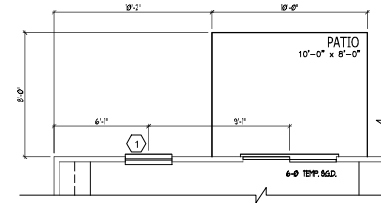
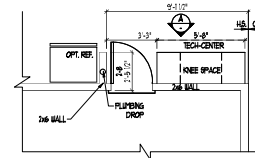
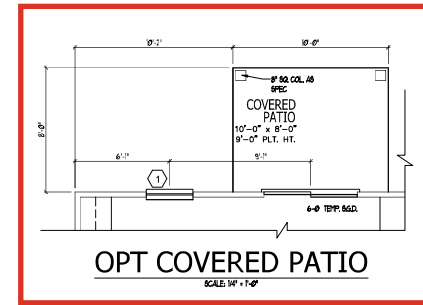
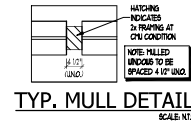
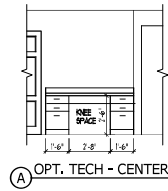
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

PRELUDE - Garage Left  
 DREAM FINDERS HOMES

2435

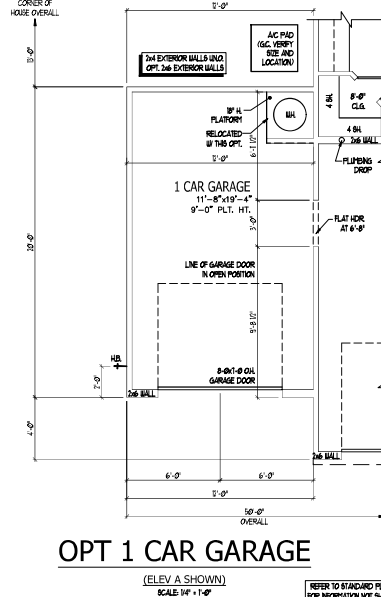
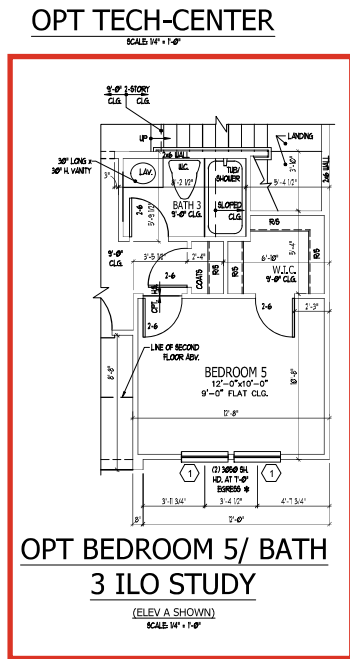
TITLE  
 MAIN FLOOR PLAN  
 STAIR SECTION  
 DETAILS

SHEET  
 A2.0



| WINDOW SCHEDULE |       |        |             |             |
|-----------------|-------|--------|-------------|-------------|
| MARK            | SIZE  |        | TYPE        | HEAD HEIGHT |
|                 | WIDTH | 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.



FIRST FLOOR PLAN OPTIONS

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.



| JOB NUMBER    | B-1815533  |
|---------------|------------|
| CAD FILE NAME | PRELUDE-1A |
| ISSUED        | 11-28-17   |
| REVISED       | 11-28-17   |
| REVISED       | 11-28-17   |
| REVISED       | 11-28-17   |
| REVISED       | 11-28-17   |
| REVISED       | 11-28-17   |
| REVISED       | 11-28-17   |
| REVISED       | 11-28-17   |
| REVISED       | 11-28-17   |

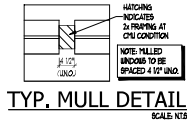
DRAWINGS ON 8"x11" SHEET ARE ONE HALF THE SCALE NOTED

PRELUDE - Garage Left  
DREAM FINDERS HOMES

2435

TITLE  
PLAN OPTIONS

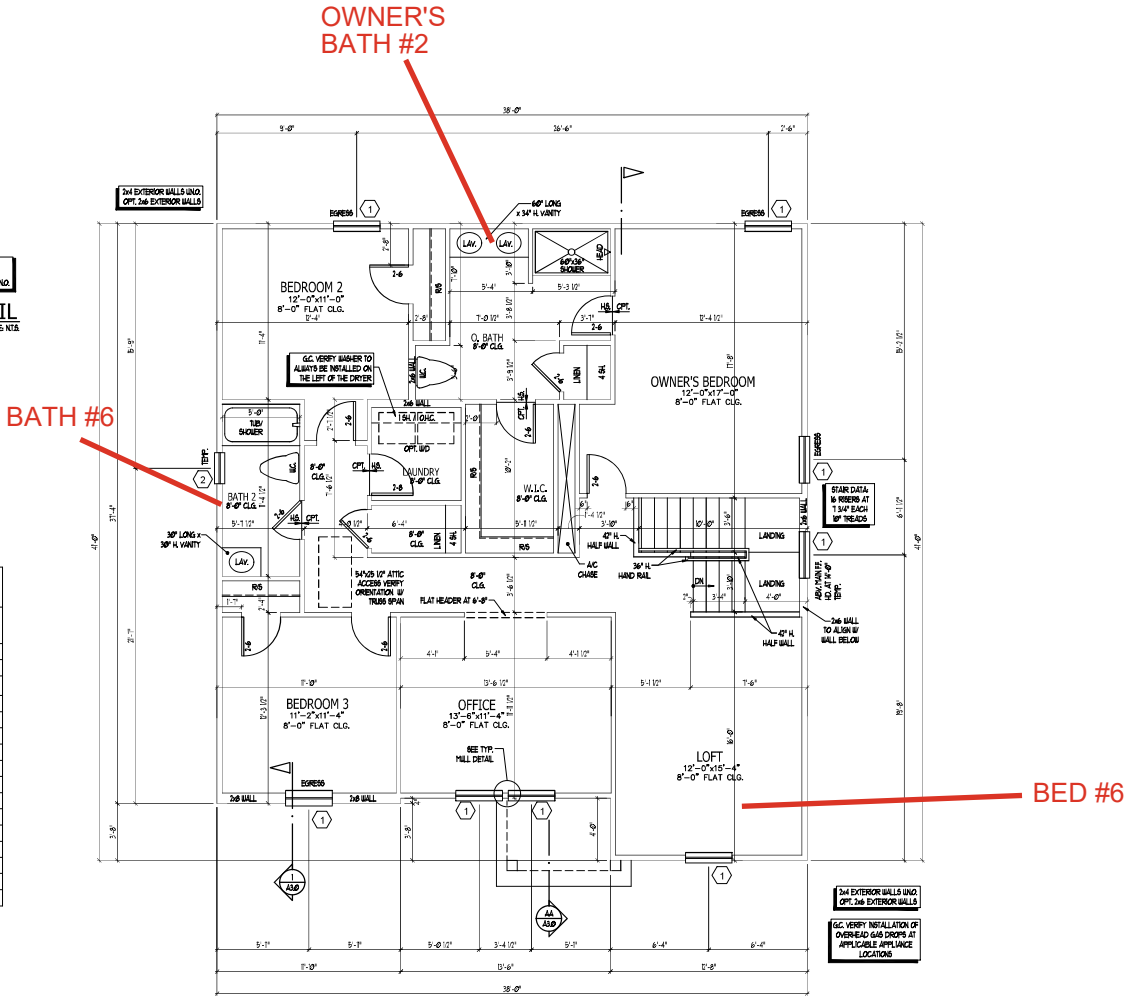
SHEET  
A2.2



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



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"

DREAM FINDERS HOMES

JOB NUMBER: 8-1815833P  
 CAD FILE NAME: PRELUDE-1A  
 ISSUED: 11-28-17  
 REVISED: 11-16-17  
 02-11-20  
 02-03-20  
 02-03-20  
 10-01-24

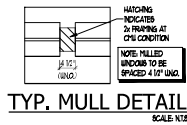
DRAWINGS ON 1/4" X 1/4" SHEET ARE ONE HALF THE SCALE NOTED

PRELUDE - Garage Left  
DREAM FINDERS HOMES

2435

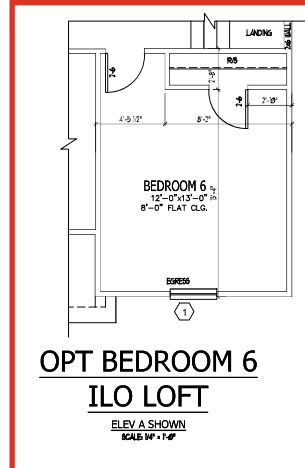
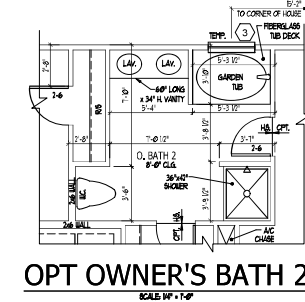
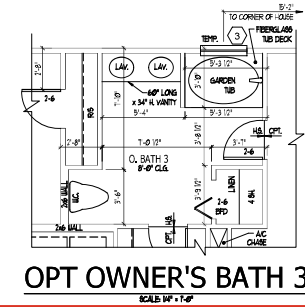
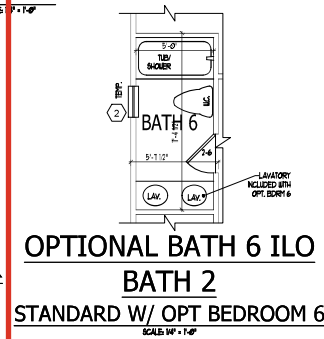
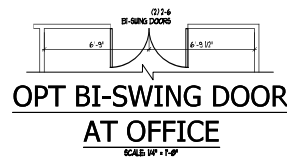
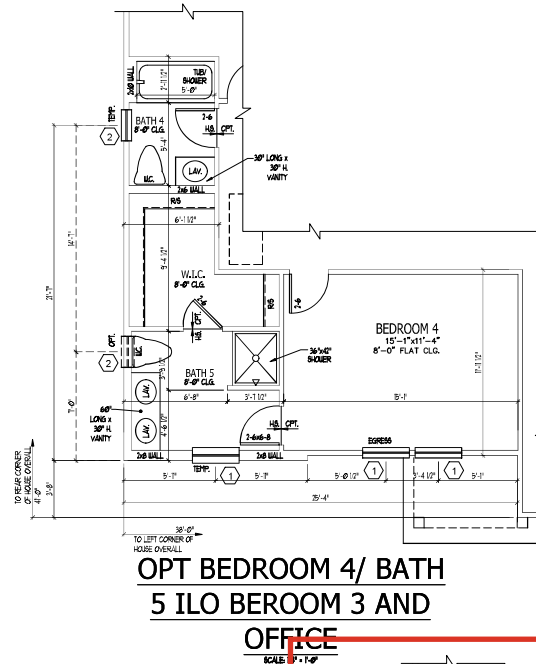
TITLE  
UPPER FLOOR PLAN

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

DREAM FINDERS HOMES

JOB NUMBER: 8-1815833P  
 CAD FILE NAME: PRELUDE-14  
 ISSUED: 11-28-17  
 REVISED: 11-28-17  
 02-11-20  
 02-11-20  
 02-11-20  
 02-11-20  
 02-11-20  
 10-01-24

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

PRELUDE - Garage Left  
DREAM FINDERS HOMES

2435

TITLE  
PLAN OPTIONS

SHEET  
A2.5

## SECOND FLOOR PLAN OPTIONS

- ① DUPLEX COMBINE OUTLINE
- ② DUPLEX OUTLINE AND COVER
- ③ MARCH/POW DUPLEX OUTLINE
- ④ MARCH/POW MARCH/POW DUPLEX OUTLINE
- ⑤ MARCH/POW MARCH/POW DUPLEX OUTLINE
- ⑥ SPECIAL POWER OUTLINE
- ⑦ DUPLEX OUTLINE IN L&R
- ⑧ 2ND L&R OUTLINE
- ⑨ WALL SWITCH
- ⑩ THREE-WAY SWITCH
- ⑪ DOWNBAY SWITCH
- ⑫ TURN-AROUND
- ⑬ CELLING HOOKED INDEPENDENT LIGHT FUTURE
- ⑭ CELLING HOOKED INDEPENDENT LIGHT FUTURE
- ⑮ CELLING HOOKED INDEPENDENT LIGHT FUTURE
- ⑯ LED CAN LIGHT
- ⑰ LIGHT FUTURE WITH PULL CHAIN
- ⑱ LIGHT FUTURE WITH PULL CHAIN
- ⑲ FLUORESCENT LIGHT FUTURE
- ⑳ EXHAUST FAN
- ㉑ EXHAUST FAN/HEAT RECOVERY OPERATION
- ㉒ ELECTRIC DOOR OPERATOR (OPTIONAL)
- ㉓ CIRCULAR (OPTIONAL)
- ㉔ PARABOLIC (OPTIONAL) (OPTIONAL)
- ㉕ CARBON MONOXIDE DETECTOR
- ㉖ BREACH DETECTOR
- ㉗ SMOKE / CARBON MONOXIDE DETECTOR
- ㉘ INFRARED (OPTIONAL)
- ㉙ TELEVISION (OPTIONAL)
- ㉚ THERMOSTAT
- ㉛ ELECTRIC PANEL
- ㉜ ELECTRIC PANEL
- ㉝ DOWNBAY SWITCH
- ㉞ DOWNBAY SWITCH
- ㉟ DOWNBAY SWITCH
- ① CELLING HOOKED INDEPENDENT LIGHT FUTURE
- ② CELLING HOOKED INDEPENDENT LIGHT FUTURE

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.....    | 14"                         |
| 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

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. (SEE LISTING, 200A, 15A AND 20A) (SEE LISTING, 200A, 15A AND 20A) (SEE LISTING, 200A, 15A AND 20A)

5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN BATHROOMS SHALL BE GFCI PROTECTED (GFI).

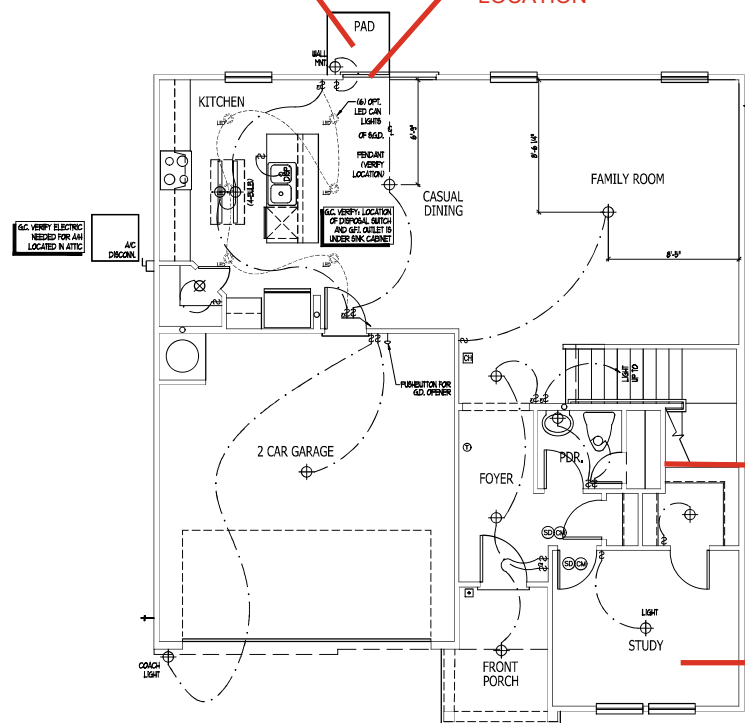
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 70, NEC 201, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

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 PATIO

REAR DOOR CENTERED HERE  
CENTER PAD/ PATIO ON DOOR  
LOCATION



### BATH #3

- BED #5



|               |           |
|---------------|-----------|
| JOB NUMBER    | B-181583  |
| 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 11"x17"  
SHEET ARE ONE HALF  
THE SCALE NOTED

PRELUDE - Garage Left  
DREAM FINDERS HOMES

2435

| TITLE                 |
|-----------------------|
| MAIN FLOOR ELEC. PLAN |
| —                     |
| —                     |
| —                     |
| —                     |
| —                     |

SHEET  
E1.0

FIRST FLOOR ELECTRICAL PLAN A

## 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
- 1- DIMMER SWITCH
- 1- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- 1- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- 1- RECESSED INCANDESCENT LIGHT FIXTURE
- 1- LED CAN LIGHT
- 1- LIGHT FIXTURE WITH FULL CHAIN
- 1- TRACK LIGHT
- 1- FLUORESCENT LIGHT FIXTURE
- 1- EXHAUST FAN
- 1- EXHAUST FANLIGHT COMBINATION
- 1- ELECTRIC DOOR OPERATOR (OPTIONAL)
- 1- CUPBOARD (OPTIONAL)
- 1- PUSHBUTTON SWITCH (OPTIONAL)
- 1- CARBON MONOXIDE DETECTOR
- 1- SMOKE DETECTOR
- 1- SMOKE / CARBON MONOXIDE DETECTOR
- 1- TELEPHONE (OPTIONAL)
- 1- TELEVISION (OPTIONAL)
- 1- THERMOSTAT
- 1- ELECTRIC METER
- 1- ELECTRIC PANEL
- 1- DISCONNECT SWITCH
- 1- SPEAKER (OPTIONAL)
- 1- ROUGH-IN FOR OPT. CEILING FAN
- 1- 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 DESIGNS.

4. ALL BA AND 250V RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, HALLWAYS, TERRACES, CORRS, GARAGES, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TYPED-PROOF RECEPTACLES PER NEC 201.40(b)(2) AND 406.3.

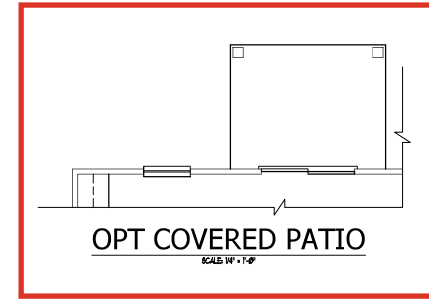
5. ALL BA AND 250V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).

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

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

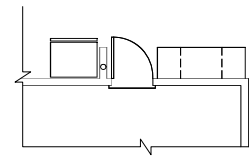
8. ALWAYS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALWAYS SHALL HAVE BATTERY BACKUP COMBINATION SMOKE-CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

ISSUANCE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, 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.



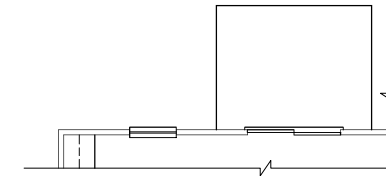
OPT COVERED PATIO

SCALE 1/4" = 1'-0"



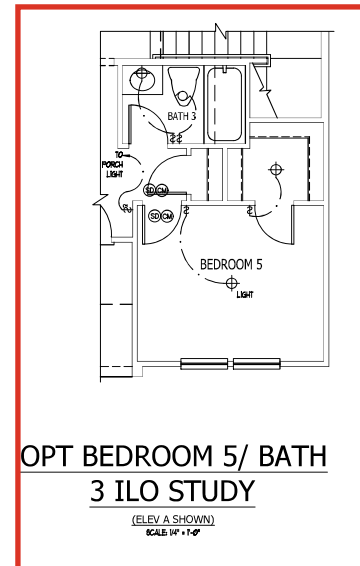
OPT TECH-CENTER

SCALE 1/4" = 1'-0"



OPT PATIO

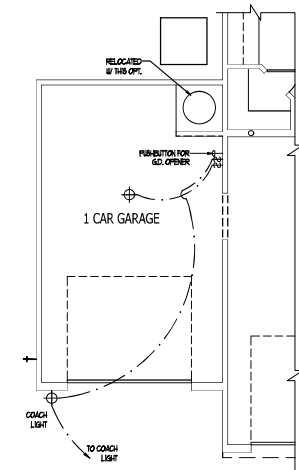
SCALE 1/4" = 1'-0"



OPT BEDROOM 5/ BATH  
3 ILO STUDY

(ELEV. A SHOWN)

SCALE 1/4" = 1'-0"



OPT 1 CAR GARAGE

(ELEV. A SHOWN)

SCALE 1/4" = 1'-0"

## FIRST FLOOR ELECTRICAL PLAN OPTIONS



|               |            |
|---------------|------------|
| JOB NUMBER    | B-1815531P |
| CAD FILE NAME | PRELUDE-14 |
| ISSUED        | 11-28-14   |
| REVISED       | 11-16-14   |
|               | 02-11-14   |
|               | 02-10-14   |
|               | 02-09-14   |
|               | 02-08-14   |
|               | 10-01-14   |

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

PRELUDE - Garage Left  
DREAM FINDERS HOMES

2435

|                          |
|--------------------------|
| TITLE                    |
| ELECTRIC AT PLAN OPTIONS |

SHEET  
E1.2

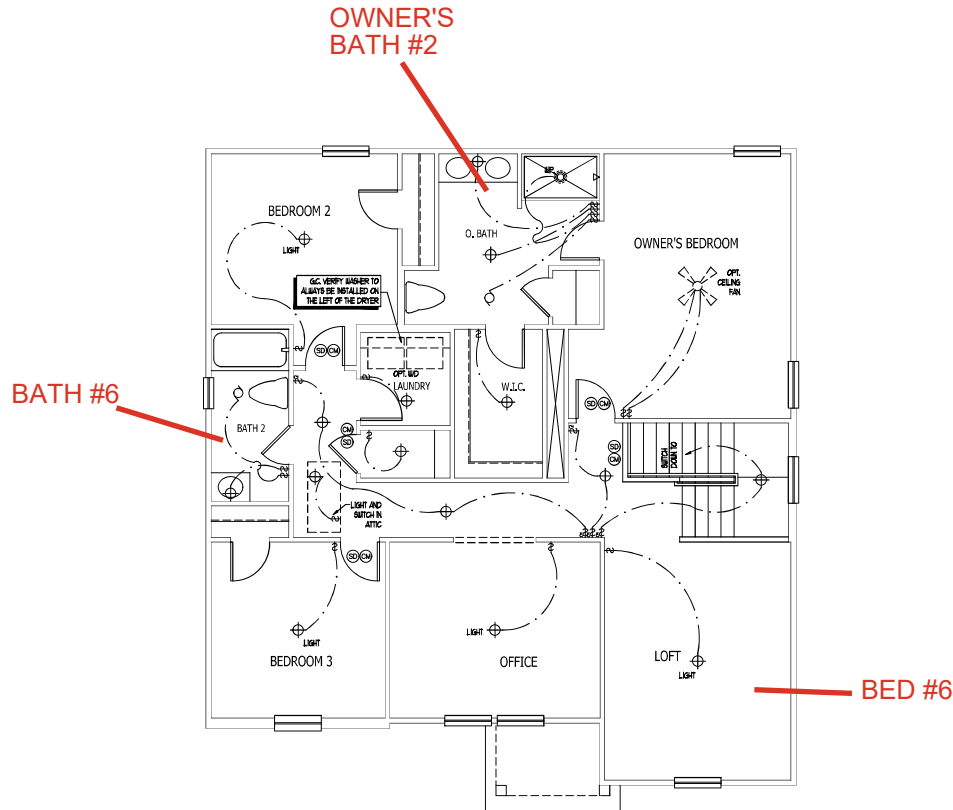
## ELECTRICAL KEY

- ⊕ 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
- 1/2 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 CANDLE LIGHT
- ⊕ 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, GFCI AND GFCI-PROOF RECEPTACLES PER NEC 210.8(A)(2) AND (A)(3).
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 STANDARDS, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A BOILER, FUEL-BURNING HEATER OR APPLIANCE, FRICTIONALICE, 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 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.



| JOB NUMBER    | 8-1815313  |
|---------------|------------|
| DWG FILE NAME | PRELUDE-13 |
| ISSUED        | 11-28-17   |
| REVISED       | 11-16-17   |
|               | 02-11-20   |
|               | 02-11-20   |
|               | 02-11-20   |
|               | 10-01-24   |

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

PRELUDE - Garage Left  
DREAM FINDERS HOMES

2435

TITLE  
UPPER FLOOR ELEC. PLAN

SHEET  
E1.3

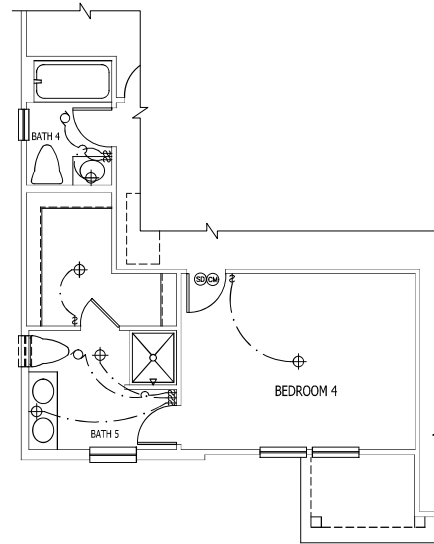
SECOND FLOOR ELECTRICAL PLAN A

# ELECTRICAL KEY

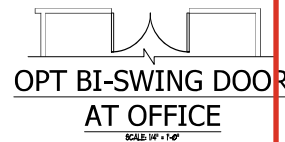
- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DUPLEX OUTLET IN FLOOR
- 250 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- CEILING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

- NOTES:
1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) 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 8A 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 100, 408.2 AND 408.3.
  5. ALL 8A AND 20A 250V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFCI).
  6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 70, NEC 200, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
  7. EVERY BUILDING HAVING A FURNACE, HEATING SYSTEM OR APPLIANCE, PREHEAT, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
  8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING USING MAIN. SUCH WIRING IS DERIVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

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



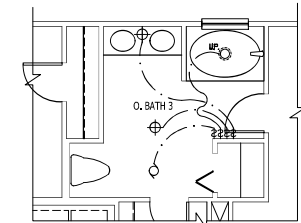
OPT BEDROOM 4/ BATH  
5 ILO BEROOM 3 AND  
OFFICE



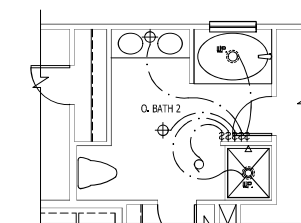
OPT BI-SWING DOOR  
AT OFFICE



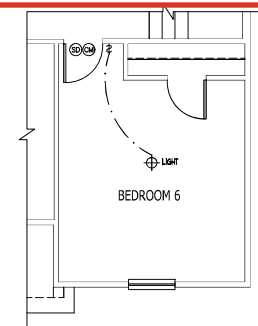
OPTIONAL BATH 6 ILO  
BATH 2  
STANDARD W/ OPT BEDROOM 6



OPT OWNER'S BATH 3



OPT OWNER'S BATH 2



OPT BEDROOM 6  
ILO LOFT

ELEV A SHOWN

## SECOND FLOOR ELECTRICAL PLAN OPTIONS



|               |            |
|---------------|------------|
| JOB NUMBER    | B-18155313 |
| CAD FILE NAME | PRELUDE-13 |
| ISSUED        | 11-26-17   |
| REVISION      | 11-26-17   |
|               | 02-11-20   |
|               | 02-11-20   |
|               | 02-11-20   |
|               | 02-11-20   |
|               | 02-11-20   |
|               | 02-11-20   |

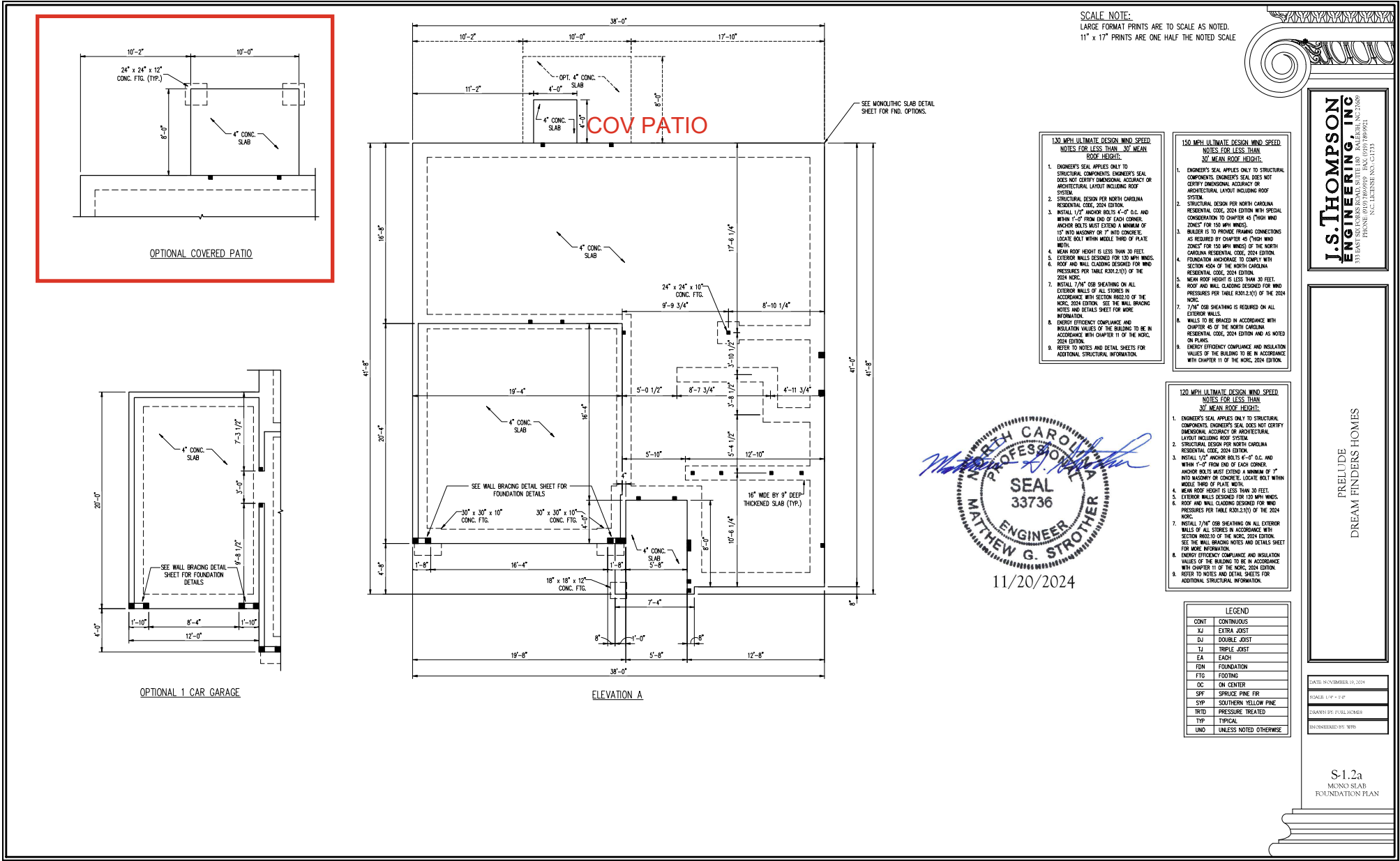
DRAWINGS ON 8 1/2" X 11" SHEET ARE ONE HALF THE SCALE NOTED

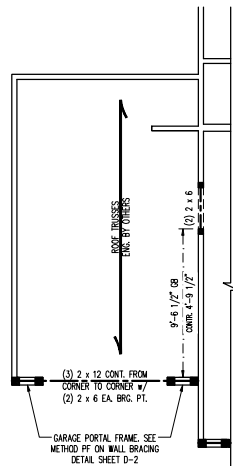
PRELUDE - Garage Left  
DREAM FINDERS HOMES

2435

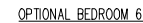
TITLE  
ELECTRIC AT PLAN OPTIONS

SHEET  
E1.5





S-2a  
COND FLOOR  
FRAMING PLAN



**BRAZED WALL DESIGN NOTES:**

1. WALL BRACING IS BY ENGINEERED DESIGN SECTION R301.3 "ENGINEERED DESIGN" OF THE 2024 EDITION USING BRACING AND METHODS OF CONNECTIONS AND DETAILING WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRAZED WALL DESIGN IS NOT PRESUPPOSED. CONTRACTOR TO PROVIDE BRACING FOR PROPOSED WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE 2024 EDITION.

2. CONTRACTORS TO "CONTINUOUSLY" BRACE WALL STRUCTURAL PANELS. CONTRACTOR TO INSTALL BRACING ON ALL EXTERIOR WALLS WITH HORIZONTAL JOINTS BLOTTED. ATTACH SHEATHING "W/ 8d NAILS SPACING 16" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD" INCLUDING TOP AND BOTTOM EDGES.

3. GC REFERS TO "CYPRESS BOARD". CONTRACTOR IS TO INSTALL 1/2" (MIN) CYPRESS BOARD ON BOTH SIDES OF WALL (UNO) WHERE USED ON THE PLAINS ATTACHED WITH 1" X 4" LONG (W/ SCREWS OR 1" X 3" LONG (W/ SCREWS) SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES, WHERE METHOD GC PANELS ARE INSTALLED HORIZONTALLY, BLOCKING OF HORIZONTAL JOINTS IS NOT REQUIRED.

4. BRAZED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRAZED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2024 EDITION.

5. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRAZED WALL INFORMATION.

### STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE SPF #2 (UNC). ALL TREATED LUMBER TO BE SPF #2 (UNC).
2. ALL LOAD BEARING LEADS TO BE  $2 \times 6 \times 8$  (UNC).
3. WINDOW AND DOOR HEADS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNC). SEE KING STUD TABLE FOR ADDITIONAL KING STUD REQUIREMENTS.
4. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLE BLOCKING TO REDUCE OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNC).
5. FOR HIGH WIND ZONES - 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 9" O.C. IN THE FIELD.
6. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO JOINTS WITH PLATES. EXTERIOR WALLS TO BE SHEATHED WITH (2) PLYS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP ORDERS AND DOUBLE STUD PLATES THEIR FULL DEPTH.
7. FOR MORE 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<br>(FEET) | MINIMUM NUMBER OF FULL<br>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        |
| SP     | SOUTHERN YELLOW PINE   |
| TRTD   | PRESSURE TREATED       |
| TP     | TYPICAL                |
| UNO    | UNLESS NOTED OTHERWISE |

**J.S. THOMPSON**  
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N.C. LICENSE NO. C1733

# PRELUDE DREAM FINDERS HOMES

DATE: NOVEMBER 19, 2024

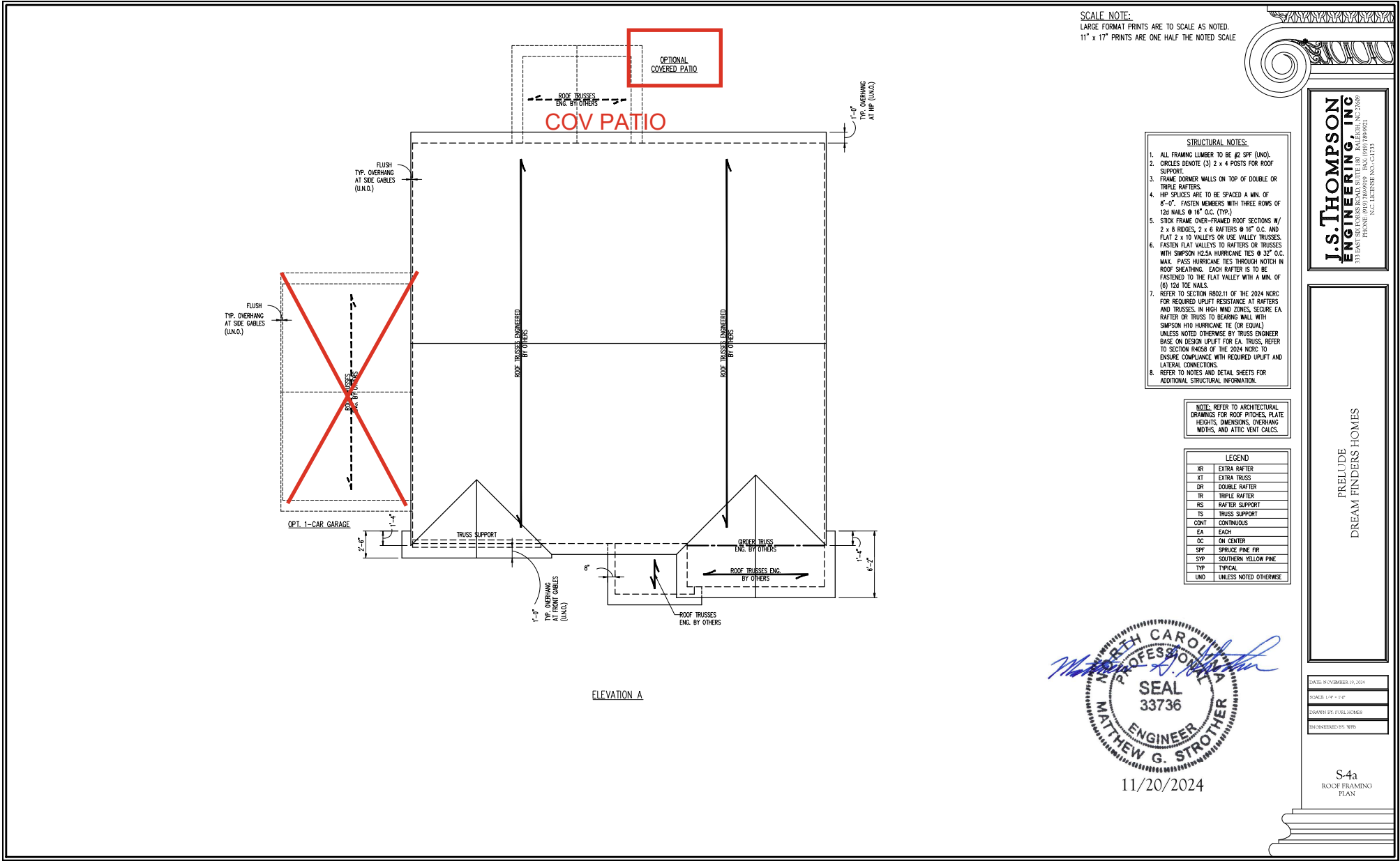
SCALE: 1/4" = 1'-0"

DRAWN BY: PURL HOMES

ENGINEERED BY: WFB

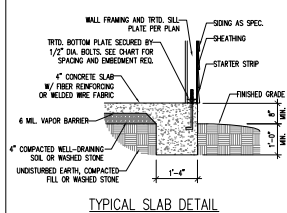
S-3a  
G FRAMING  
PLAN

11/20/2024



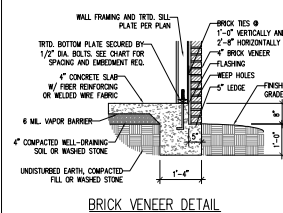
## MONOLITHIC SLAB DETAILS

DETAIL 1



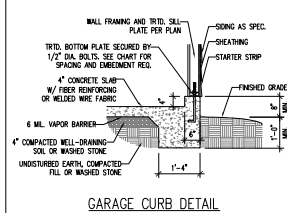
TYPICAL SLAB DETAIL

DETAIL 2



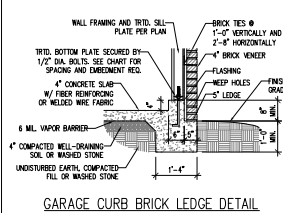
BRICK VENEER DETAIL

DETAIL 3



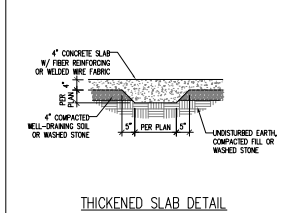
GARAGE CURB DETAIL

DETAIL 4



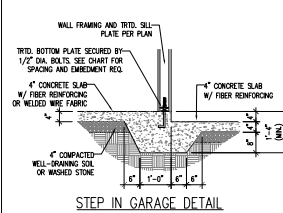
GARAGE CURB BRICK LEDGE DETAIL

DETAIL 5



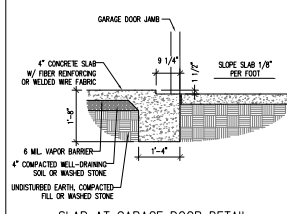
THICKENED SLAB DETAIL

DETAIL 6



STEP IN GARAGE DETAIL

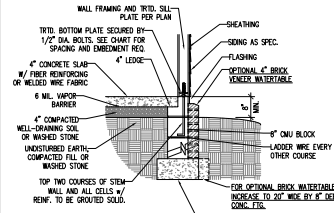
DETAIL 7



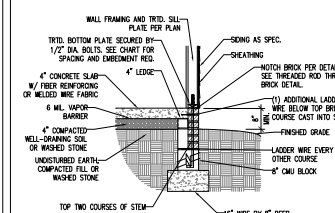
SLAB AT GARAGE DOOR DETAIL

## STEM WALL DETAILS

DETAIL 1

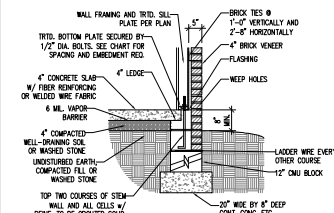
TYPICAL STEM WALL DETAIL  
(w/ OPTIONAL WATERBARRIER)

OPTIONAL DETAIL 1



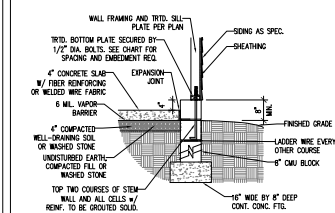
OPTIONAL STEM WALL DETAIL

DETAIL 2

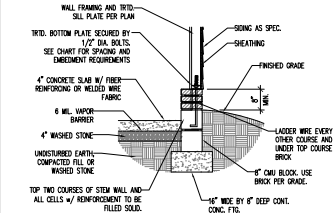


TYPICAL STEM WALL FND. W/ BRICK DETAIL

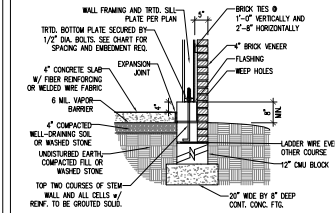
DETAIL 3

TYPICAL STEM WALL FND. DETAIL  
w/ CURB @ GARAGE

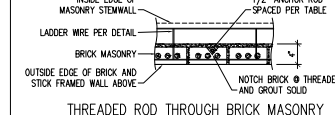
OPTIONAL DETAIL 3

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

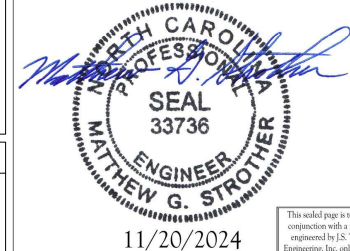
| WALL HEIGHT<br>(FEET) | MASONRY WALL TYPE                          |                                    |                                    |                                    |
|-----------------------|--------------------------------------------|------------------------------------|------------------------------------|------------------------------------|
|                       | 8" CMU                                     | 4" BRICK AND 4" CMU                | 4" BRICK AND 8" CMU                | 12" CMU                            |
| 2 AND BELOW           | UNGRADED                                   | GROUT SOLID                        | UNGRADED                           | UNGRADED                           |
| 3                     | UNGRADED                                   | GROUT SOLID                        | UNGRADED                           | UNGRADED                           |
| 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 MORTURE SOILS (45 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 EXCEPTION OF 2024 NORTH CAROLINA RESIDENTIAL CODE.
- 7) MINIMUM 24" LAP SPICE LENGTH.
- 8) LOCATE REBAR IN CENTER OF FOUNDATION WALL.
- 9) WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE "S" MORTAR OR 3000 PSI GROUT. USE "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 | INSTALL MIN. (2) ANCHORS PER PLATE SECTION AND (1) ANCHOR WITHIN 12" OF CORNERS |
|                                                                                                                                                                                          | EMBEDMENT                                                                       | EMBEDMENT                                                                       |
|                                                                                                                                                                                          | 7"                                                                              | 15" INTO MASONRY<br>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. |                                                                                 |                                                                                 |



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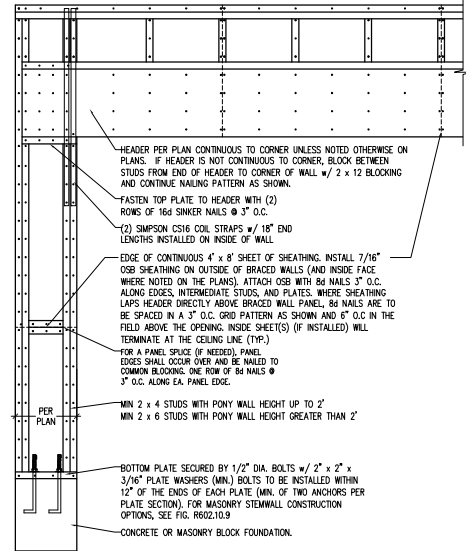
120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED  
 FOUNDATION DETAILS  
 DREAM FINDERS HOMES

DATE: 20/NOV/2024  
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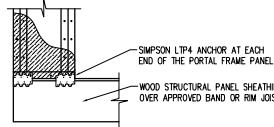
D-1  
 FOUNDATION DETAILS

## 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-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" GYPSUM 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.



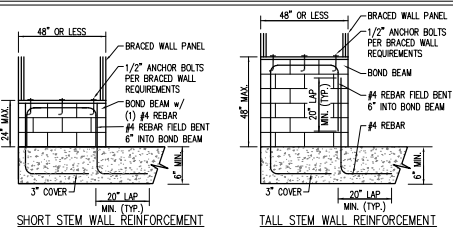
OVER CONCRETE OR MASONRY BLOCK FOUNDATION



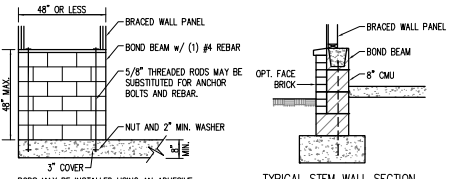
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

\* 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



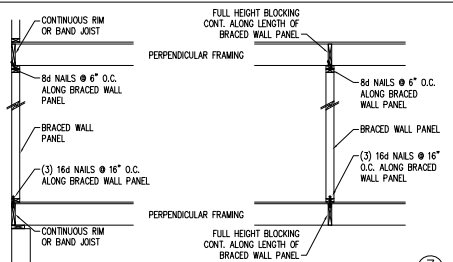
TYPICAL STEM WALL SECTION

## OPTIONAL STEM WALL REINFORCEMENT

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

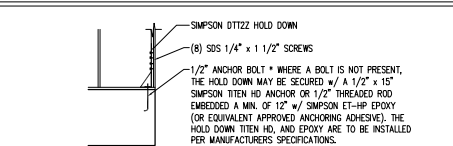
## MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS ②

PER FIGURE R602.10.9



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

PER FIGURE R602.10.8(1)

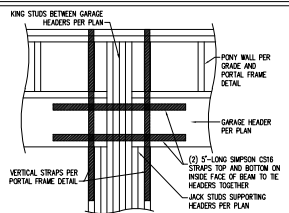
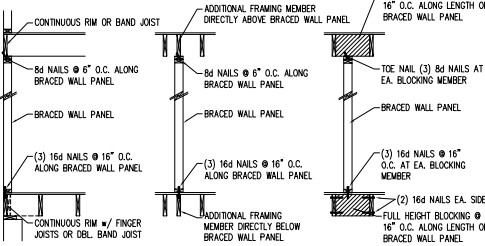


## HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB ④

\* APPLICABLE ONLY WHERE SPECIFIED ON PLAN \*

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

PER FIG. R602.10.8(2)

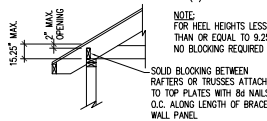


## PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS ⑥

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

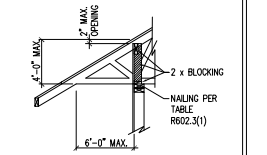
## BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS ⑦

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))



11/20/2024

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J.S. THOMPSON  
ENGINEERING, INC.  
10000 WOODBRIDGE DRIVE  
DREAM FINDERS HOMES  
N.C. LICENSE #33736120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED  
WALL BRACING NOTES AND DETAILS  
DREAM FINDERS HOMESDATE: NOVEMBER 7, 2024  
SCALE: N/A  
DRAWN: DS/JST  
ENGINEERED BY: JSTD-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 LEAD 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<br>(BASED ON TABLE R301.2(4) WIND ZONE AND EXPOSURE) |                 |                 |                                   |
| GROUND SNOW LOAD: P <sub>g</sub>                               | 20 (PSF)        |                 |                                   |
| SEISMIC DESIGN CATEGORY:                                       | 8               |                 |                                   |

- 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)<br>PRESSURE | NEG. (PSF)<br>PRESSURE |
| GABLE ROOF<br>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                 |
| HP ROOF<br>CLADDING    | 2.25 TO 5/12  | + 11.6                 | - 36.6                 |
|                        | 5 TO 7/12     | + 11.6                 | - 28.7                 |
|                        | 7 TO 12/12    | + 11.1                 | - 35.6                 |
|                        | WALL CLADDING | + 15.5                 | - 20.8                 |

| 130 MPH WIND ZONE      |               |                        |                        |
|------------------------|---------------|------------------------|------------------------|
|                        |               | POS. (PSF)<br>PRESSURE | NEG. (PSF)<br>PRESSURE |
| GABLE ROOF<br>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                 |
| HP ROOF<br>CLADDING    | 2.25 TO 5/12  | + 13.6                 | - 43                   |
|                        | 5 TO 7/12     | + 13.6                 | - 33.7                 |
|                        | 7 TO 12/12    | + 13                   | - 41.7                 |
|                        | WALL CLADDING | + 18.2                 | - 24.4                 |

4. FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 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.

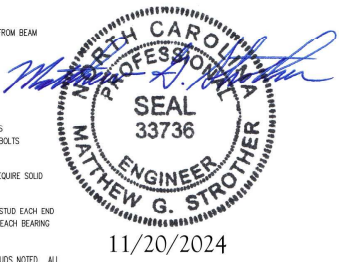
FOOTING AND FOUNDATION NOTES

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 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 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/ASSE 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/ASSE 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<sub>b</sub> = 875 PSI, F<sub>v</sub> = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SPF MINIMUM (F<sub>b</sub> = 875 PSI, F<sub>v</sub> = 175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
2. LAMINATED VENER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F<sub>b</sub> = 2600 PSI, F<sub>v</sub> = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F<sub>b</sub> = 2325 PSI, F<sub>v</sub> = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F<sub>b</sub> = 2500 PSI, E = 1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F<sub>b</sub> = 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 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 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 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: JET  
CHECKED BY: JET

S-0  
STRUCTURAL  
NOTES