

LOT 5 MAGNOLIA RIDGE

INVENTORY MARKED

DREAM FINDERS HOMES

108 NUMBER B-1815881
CAD FILE NAME WAYFARE-R
ISSUED 11-08-17
REVISED 11-16-17
02-18-20
04-01-20
04-08-20
12-01-22
04-03-23
10-30-24

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

WAYFARE (Garage Left)
DREAM FINDERS HOMES

2277

REVISION LOG

CS
SHEET

SQUARE FOOTAGE	
ELEV 'D'	HEATED AREAS
958 SQ. FT.	FIRST FLOOR
1306 SQ. FT.	SECOND FLOOR
2266 SQ. FT.	TOTAL HEATED SF
413 SQ. FT.	2-CAR GARAGE
104 SQ. FT.	FRONT PORCH
16 SQ. FT.	PAD
80 SQ. FT.	OPT COVERED PATIO
UNCOVERED AREAS	
HEATED OPTIONS	
0 SQ. FT.	OPT BEDRM, 4 W/ BATH 3
0 SQ. FT.	OPTIONAL BEDRM, 5 T.L.O. LOFT
UNHEATED OPTIONS	
240 SQ. FT.	OPTIONAL 1-CAR GARAGE

SQUARE FOOTAGE	
ELEV 'B'	HEATED AREAS
958 SQ. FT.	FIRST FLOOR
1306 SQ. FT.	SECOND FLOOR
2266 SQ. FT.	TOTAL HEATED SF
413 SQ. FT.	2-CAR GARAGE
111 SQ. FT.	FRONT PORCH
16 SQ. FT.	PAD
80 SQ. FT.	OPT COVERED PATIO
UNCOVERED AREAS	
HEATED OPTIONS	
0 SQ. FT.	OPT BEDRM, 4 W/ BATH 3
0 SQ. FT.	OPTIONAL BEDRM, 5 T.L.O. LOFT
UNHEATED OPTIONS	
240 SQ. FT.	OPTIONAL 1-CAR GARAGE

SQUARE FOOTAGE	
ELEV 'D3'	HEATED AREAS
958 SQ. FT.	FIRST FLOOR
1306 SQ. FT.	SECOND FLOOR
2266 SQ. FT.	TOTAL HEATED SF
413 SQ. FT.	2-CAR GARAGE
104 SQ. FT.	FRONT PORCH
16 SQ. FT.	PAD
80 SQ. FT.	OPT COVERED PATIO
UNCOVERED AREAS	
HEATED OPTIONS	
0 SQ. FT.	OPT BEDRM, 4 W/ BATH 3
0 SQ. FT.	OPTIONAL BEDRM, 5 T.L.O. LOFT
UNHEATED OPTIONS	
240 SQ. FT.	OPTIONAL 1-CAR GARAGE

SQUARE FOOTAGE	
ELEV 'D2'	HEATED AREAS
958 SQ. FT.	FIRST FLOOR
1306 SQ. FT.	SECOND FLOOR
2266 SQ. FT.	TOTAL HEATED SF
413 SQ. FT.	2-CAR GARAGE
104 SQ. FT.	FRONT PORCH
16 SQ. FT.	PAD
80 SQ. FT.	OPT COVERED PATIO
UNCOVERED AREAS	
HEATED OPTIONS	
0 SQ. FT.	OPT BEDRM, 4 W/ BATH 3
0 SQ. FT.	OPTIONAL BEDRM, 5 T.L.O. LOFT
UNHEATED OPTIONS	
240 SQ. FT.	OPTIONAL 1-CAR GARAGE

SQUARE FOOTAGE	
ELEV 'A'	HEATED AREAS
958 SQ. FT.	FIRST FLOOR
1306 SQ. FT.	SECOND FLOOR
2266 SQ. FT.	TOTAL HEATED SF
413 SQ. FT.	2-CAR GARAGE
63 SQ. FT.	FRONT PORCH
16 SQ. FT.	PAD
80 SQ. FT.	OPT COVERED PATIO
UNCOVERED AREAS	
HEATED OPTIONS	
0 SQ. FT.	OPT BEDRM, 4 W/ BATH 3
0 SQ. FT.	OPTIONAL BEDRM, 5 T.L.O. LOFT
UNHEATED OPTIONS	
240 SQ. FT.	OPTIONAL 1-CAR GARAGE

04-08-20	ADDED WINDOW SCHEDULE TO PLAN CHANGED 1X10 TRIM ON ALL ELEVATIONS TO 1X8 TRIM FIXED PORCHES TO KEEP COLUMNS FROM OVERHANGING CONCRETE REVISED FRONT PORCH OF ELEVATION B AND MADE COLUMN FULL HEIGHT. REVISED FRONT PORCH OF ELEVATION B. PREVIOUSLY, 106 SQ FT NOW 111 SQ FT. REVISED COLUMN BASE FROM ELEVATION C AND MADE COLUMN FULL HEIGHT AND 8" SQUARE REVISED FRONT PORCH OF ELEVATION D. PREVIOUSLY, 114 SQ FT. NOW 104 SQ FT. CREATED NEW DECORATIVE BRACKET AT ELEVATION B CREATED DECORATIVE BRACKET AT ELEVATION D CHANGED CAP ON COLUMNS FOR ELEVATION A TO MATCH COLUMNS ON ELEVATION B & ELEVATION D REMOVED FRONT PORCH OF ELEVATION A. PREVIOUSLY, 60 SQ FT. NOW 63 SQ FT. CHANGED GARAGE WALL FROM 2X6 TO 2X4. GARAGE WALL BETWEEN GARAGE AND FAMILY ROOM/HOYER MOVED 2" TOWARDS FAMILY ROOM TO MAKE GARAGE LARGER, PREVIOUSLY GARAGE 60 FT 210 UPDATED 213 SQ FT. RELOCATED COUNIT TO 60 FROM ISLAND TO CLOSEST EXTERIOR WALL CHANGED LINEN CLOSET FROM 216 BIFOLD TO 210 6 STD. CHANGED COAT CLOSET DOOR FROM 216 BIFOLD TO 210 6 STD. CHANGED QUINER'S BATH LINEN CLOSET FROM 216 BIFOLD TO 216 6 STD. CHANGED UPSTAIRS BATH LINEN CLOSET FROM 216 BIFOLD TO 210 6 STD. CHANGED BED 2 CLOSET DOOR FROM 216 BIFOLD TO 216 6 STD. CHANGED BED 3 CLOSET DOOR FROM 216 BIFOLD TO 216 6 STD. CHANGED BED 4 CLOSET DOOR FROM 216 BIFOLD TO 216 6 STD. CHANGED BED 5 CLOSET DOOR FROM 216 BIFOLD TO 216 6 STD.
04-03-23	MOVE LINEN CLOSET WALL 2" IN QUINER'S BATH FOR VANITY CABINET CHANGED WINDOW HEADER HEIGHT ON SECOND FLOOR TO 7'-11" ADDED (6) OPTIONAL LED CAY LIGHTS IN KITCHEN (08-15-23) DOOR FOR BATH 3 IN OPT. BEDROOM 4 W/ BATH 3 ILO STUDY AND POWDER ROOM** CHANGED FROM 216" TO 214" (07-11-23) CHANGED ROOF FITCH ON ELEV. B TO MATCH REST OF PLAN B (10-18-23) CHANGED TYPD ON GARAGE LEFT TITLE TO READ GL. INSTEAD OF GR (10-18-23) UPDATED SQ FOOTAGE TABLE TO INCLUDE MISSING OPTIONAL PATIO (08-05-24)
10-30-24	FIRST FLOOR CEILING HEIGHT CHANGED FROM 8'-8'-0" TO 9'-0" OPTIONAL COVERED PATIO CREATED
04-01-20	REMOVED HANGEN BOX AND DRYER VENT. CAFE WAS CHANGED TO CASUAL DINING, GATHERING WAS CHANGED TO FAMILY AND FLEX ROOM WAS CHANGED TO STUDY. CREATED NEW SHEETS FOR FIRST FLOOR PLAN AND SECOND FLOOR PLAN OPTIONS. UPDATED CUSHERS. ADDED (2) HOSE BIBBS RIGHT AND LEFT SIDE OF THE HOUSE CHANGED 2X4 WALL AT LEFT GARAGE WALL TO 2X6. REMOVED OUTLETS, PHONES AND TVS FROM ELECTRICAL PLANS. ADDED CARBON MONOXIDE DETECTOR AT BEDROOMS. CREATED ELEVATION PART-HOUSE 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 GLAB INTERACE PLAN REVISED ROOM DIMENSIONS FOR THE FOLLOWING ROOMS: GARAGE WAS 20'-0"X20'-0", NOW 19'-10"X20'-0" STUDY WAS 10'-0"X13'-6", NOW 10'-0"X13'-4" FAMILY ROOM WAS 11'-0"X16'-6", NOW 11'-0"X16'-4" LIVING AT FIRST FLOOR PLAN WAS 959 SF NOW 962 SF LIVING AT SECOND FLOOR PLAN WAS 198 SF AT ELEVATION A AND 194 AT ELEVATION C, NOW 190 AT BOTH ELEVATIONS. 2 CAR GARAGE WAS 413 SF, NOW 411 SF. CREATED LEFT HAND GARAGE VERSION. REVISED ELEVATION C. REMOVED FIRST STEP AT FIRST FLOOR AND ADDED IT TO SECOND FLOOR UPDATED 60 FT, LOG. TO ELIMINATE 60 FT. ROUNDING FIRST FLOOR WAS 962 SF, NOW 961 SF. SECOND FLOOR WAS 190 SF, NOW 1906 SF. 2 CAR GARAGE WAS 411 SF, NOW 410 SF. PORCH AT ELEV. D WAS 115 SF, NOW 114 SF. CHANGED THE 218 DOOR AT THE POWDER ROOM AND BATH 3 TO A 216 DOOR.
12-01-22	ADDED ELEVATION D2 SHOWING BRICK COLUMN AND D3 SHOWING STONE COLUMN. VERIFIED AND UPDATED THE SF AS FOLLOWS: CHANGED SQUARE FOOTAGE BLOCK FOR D2 AND D3 ELEVATIONS. VERIFIED AND UPDATED GARAGE DOOR WALL OF 1 CAR CARRIAGE GARAGE TO 2X6 UPDATED GARAGE DOOR WALL OF 1 CAR CARRIAGE GARAGE TO 2X6 TOTAL SF WAS 2267, NOW IT IS 2266 FIRST FLOOR SF WAS 961, NOW IT IS 958
04-03-23	CHANGED LINEN CLOSET WALL 2" IN QUINER'S BATH FOR VANITY CABINET CHANGED WINDOW HEADER HEIGHT ON SECOND FLOOR TO 7'-11" ADDED (6) OPTIONAL LED CAY LIGHTS IN KITCHEN (08-15-23) DOOR FOR BATH 3 IN OPT. BEDROOM 4 W/ BATH 3 ILO STUDY AND POWDER ROOM** CHANGED FROM 216" TO 214" (07-11-23) CHANGED ROOF FITCH ON ELEV. B TO MATCH REST OF PLAN B (10-18-23) CHANGED TYPD ON GARAGE LEFT TITLE TO READ GL. INSTEAD OF GR (10-18-23) UPDATED SQ FOOTAGE TABLE TO INCLUDE MISSING OPTIONAL PATIO (08-05-24)
10-30-24	FIRST FLOOR CEILING HEIGHT CHANGED FROM 8'-8'-0" TO 9'-0" OPTIONAL COVERED PATIO CREATED

12-23-19
REMOVED 4655 INBERTS AND REMOVED ACCENTS FROM GARAGE DOOR FOR HHH STANDARDS.
CHANGE FIREPLACE FROM 61D TO OPTIONAL.
VERIFY GOURMET KITCHEN LAYOUT WITH DBL OVEN OPTION
REMOVED KITCHEN, BATHROOM, AND LAUNDRY FLOOR HATCHING FROM PLANS.

02-18-20
UPDATED DIMENSIONS FOR PAD AND PATIO
CHANGED WASHER, DRYER, AND REFRIGERATOR TO OPTIONAL COMPONENTS.
CREATED CUSHERS.
VERIFY HDR LGHTS ARE AT LEAST T-10".
CHANGED LOCATIONS OF HOSE BIBBS TO BE ON HEATED WALLS.
VERIFIED MASTER'S WAS CHANGED TO QUINER'S.
CHANGED 2X4 WALL AT REAR GARAGE WALL TO 2X6
REMOVED FLOOD LIGHTS AND SWITCHES/WIRING AT REAR
VERIFIED ALL LOCATION FOR COACH LIGHTS WERE MARKED W/ SWITCHES.
ADDED ROOF VENT CALCULATIONS.
ADDED THERMOSTAT TO FIRST FLOOR ELECTRICAL PLAN
DIMENSIONS CEILING FAN IN GATHERING ROOM ON ELECTRICAL PLAN
UPDATED FOR MC RC 2018 AND 9C IRC 2018.
VERIFIED VENTILATION REQSMTS AT QUINER'S BEDROOM, ADDED 310X510 WINDOW ON SIDE WALL.
ADDED INSULATION INFORMATION ON PLANS

PLAN REVISIONS

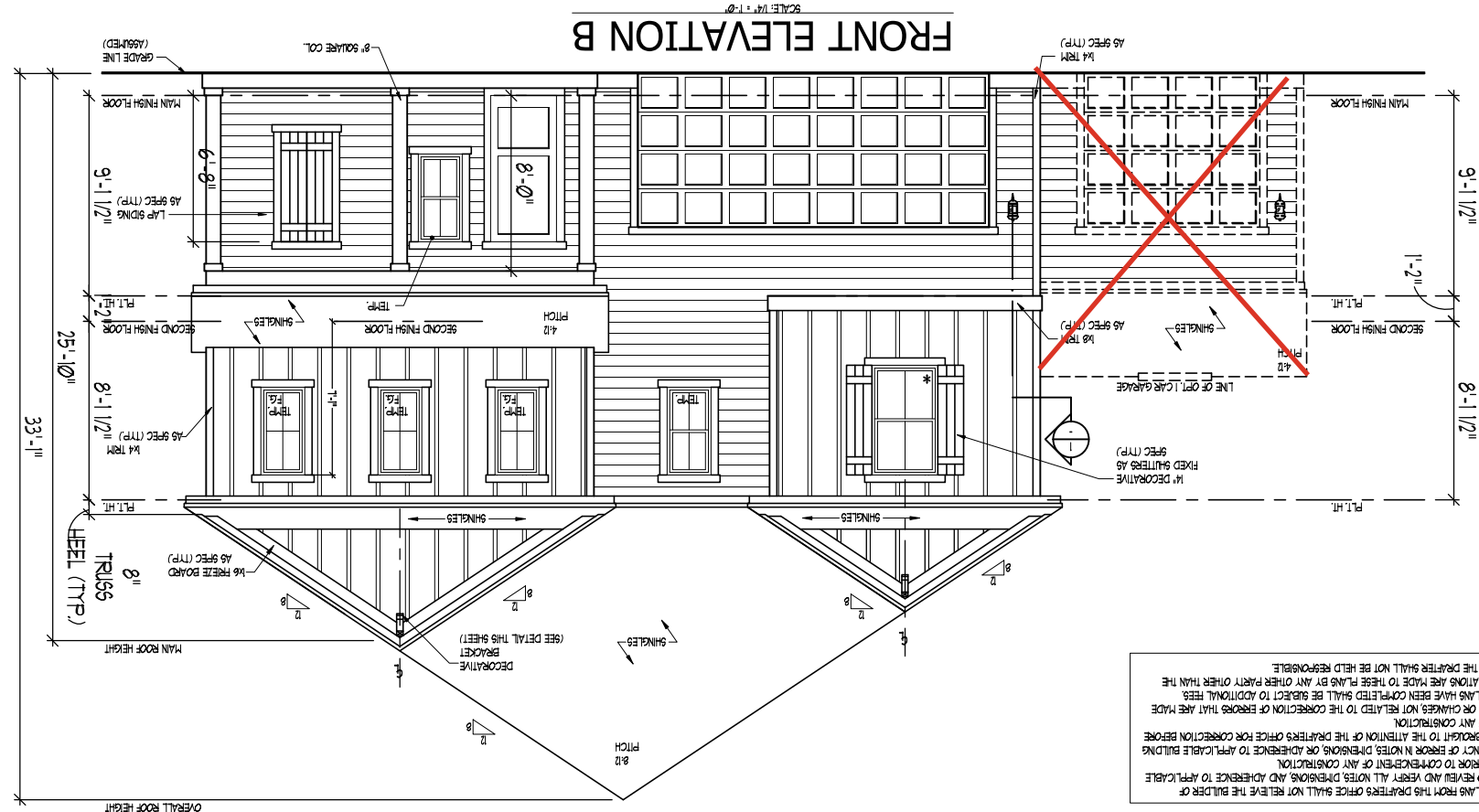
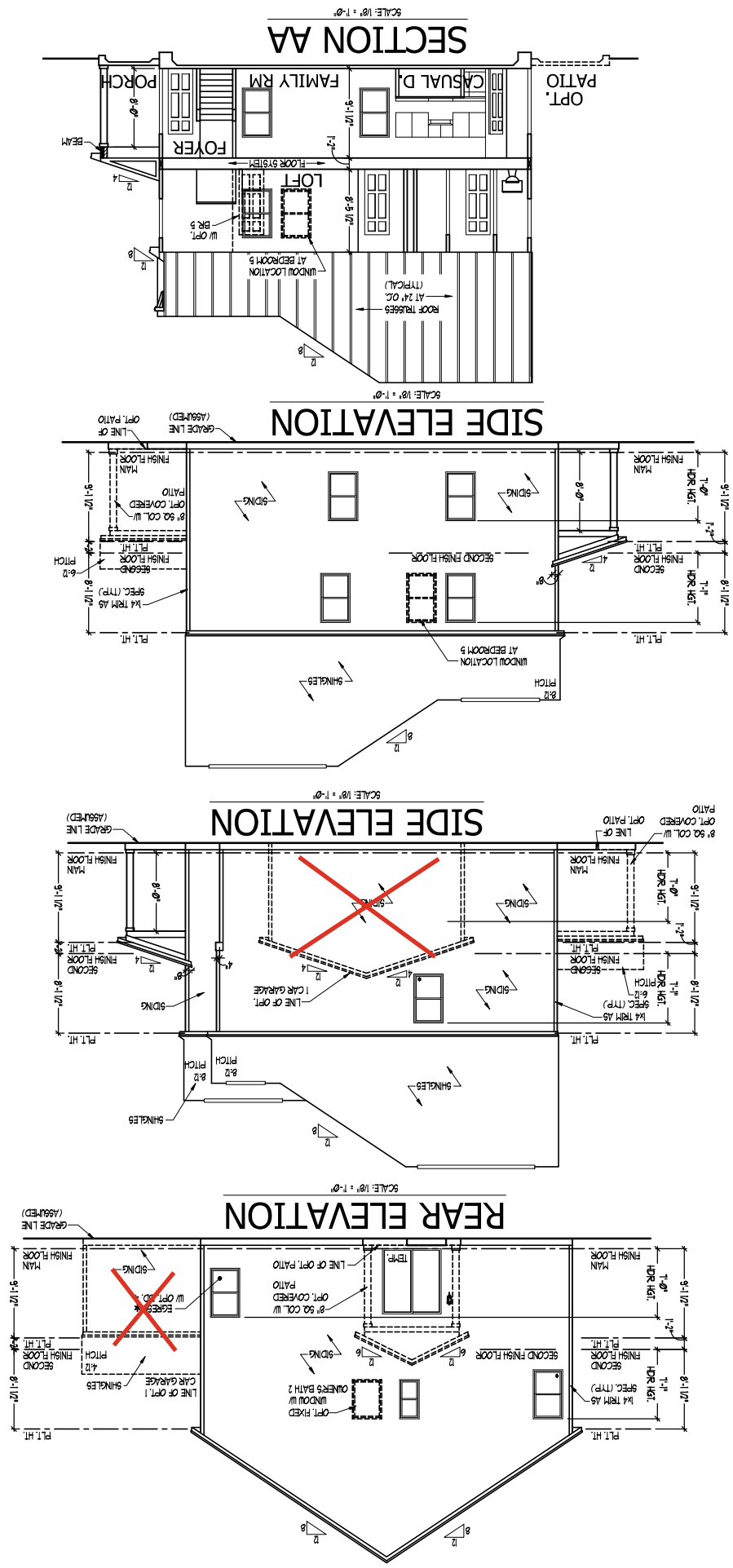
WAYFARE
DREAM FINDERS HOMES

DREAM FINDERS HOMES	JOB NUMBER B-1915891 CAD FILE NAME WAYFARE-R ISSUED REVISED 02-18-20 04-07-20 04-08-20 12-01-22 04-03-23 10-30-24
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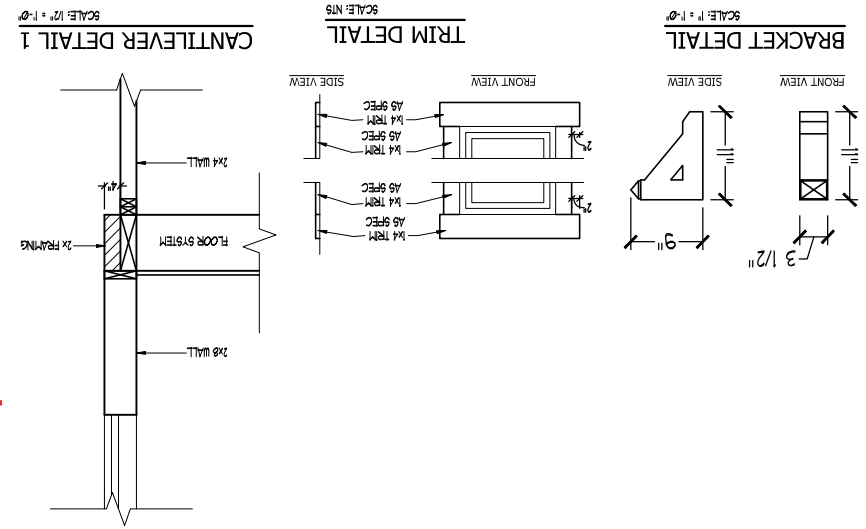
DRAWINGS ON 11"x17"
 SHEET ARE ONE HALF
 THE SCALE NOTED

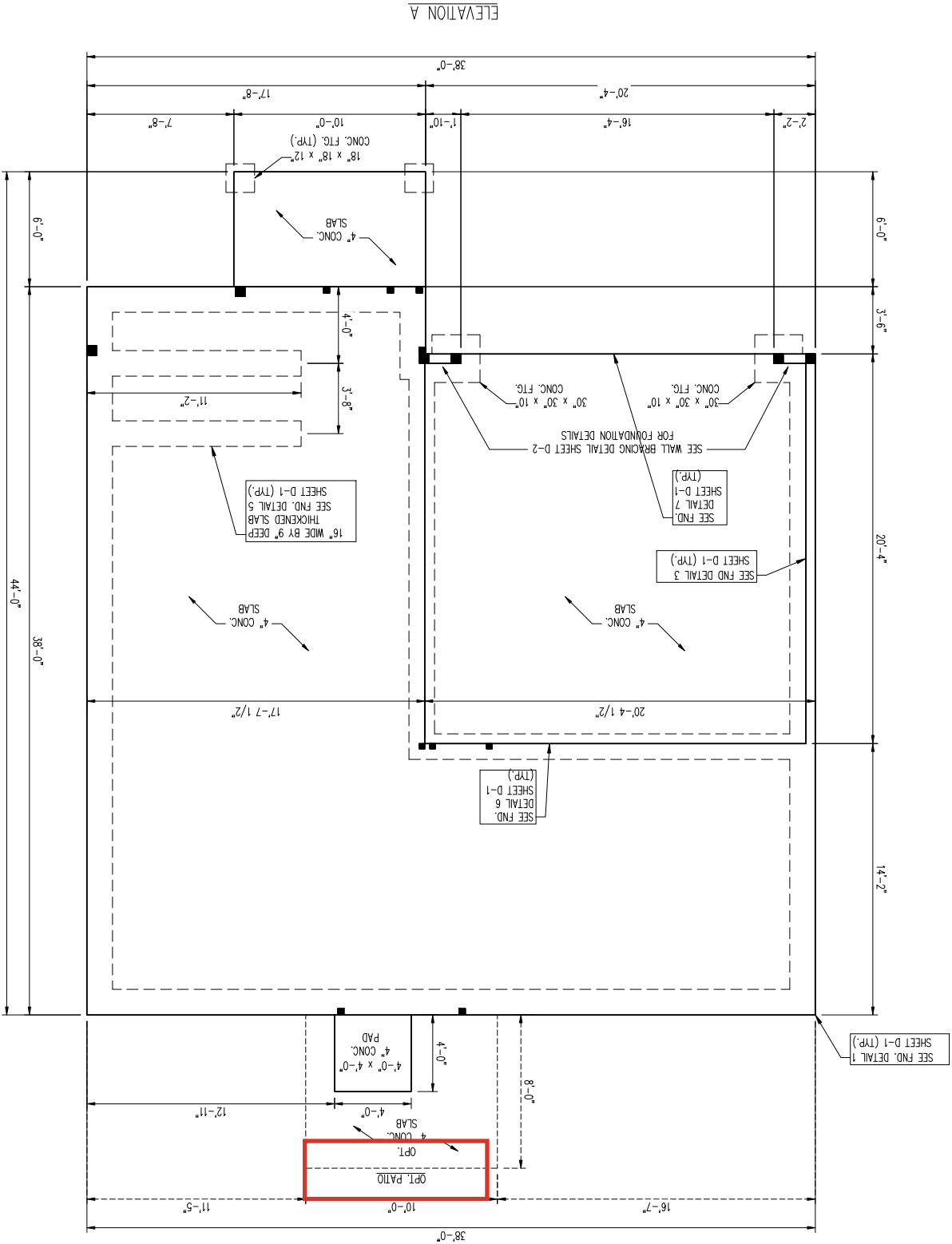
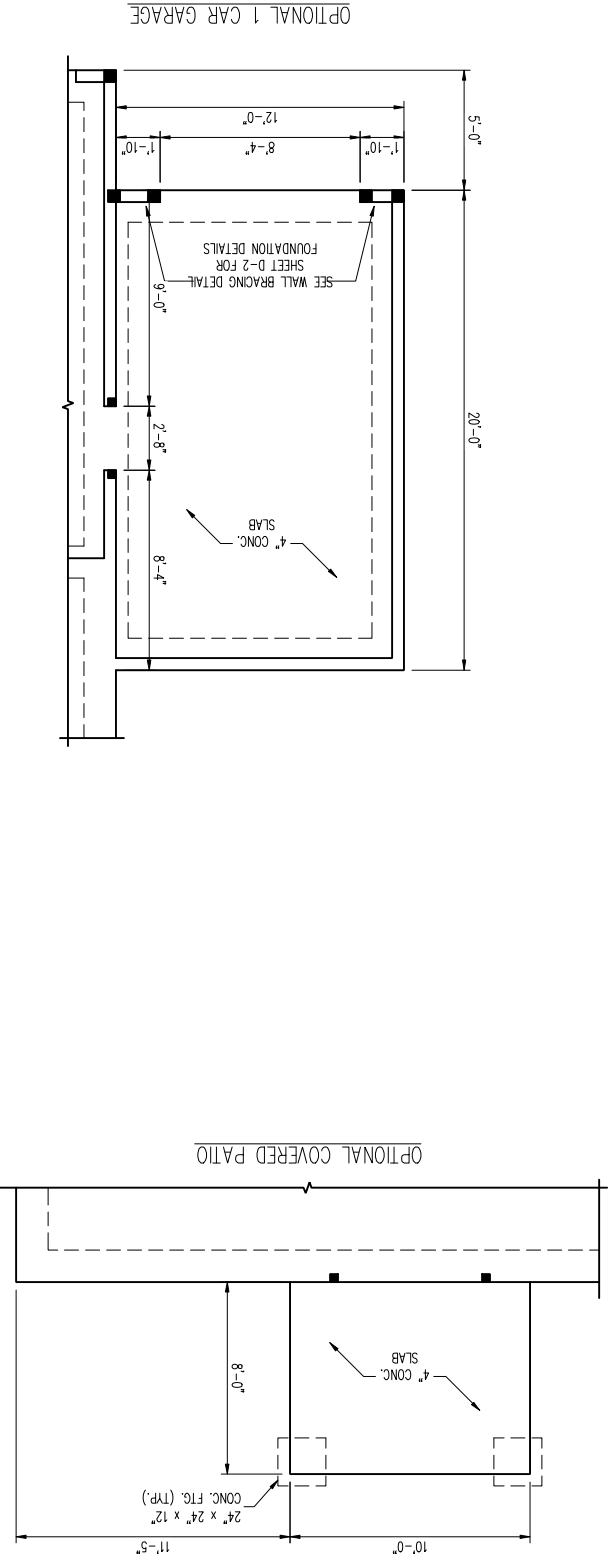
WAYFARE (Garage Left)

DREAM FINDERS HOMES



TOTAL UNDER ROOF AREA:		1377		SQ. FT.
VENTILATING AREA REQUIRED:		1377		SQ. FT.
TOTAL REQUIREMENTS:		1377		SQ. FT.
LOWER AREA VENTING:		1377		SQ. FT.
SOFFIT VENT		1377		SQ. FT.
SIZE:	PER UNIT:	# UNITS:		PROVIDED:
-	0.41 SF/LF	80'-10"		3.31
LOWER AREA VENTING PROVIDED:		-		
UPPER AREA VENTING				
SIZE:	PER UNIT:	# UNITS:		PROVIDED:
-	1.25 SF/LF	74'-0"		3.00
UPPER AREA VENTING PROVIDED:		-		
TOTAL AREA PROVIDED		6.31		SQ. FT.
SOFFIT AND RIDGE VENT		6.31		SQ. FT.





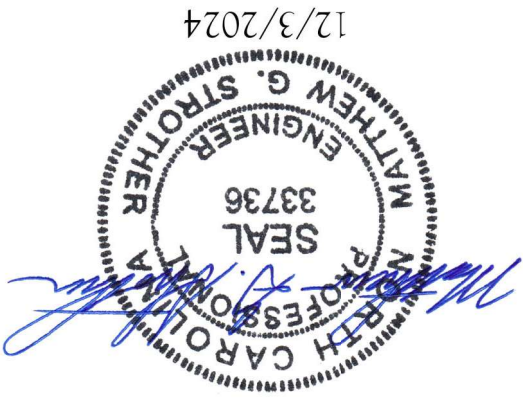
LEGEND	
CONT	CONTINUOUS
XJ	EXTRA JOIST
TJ	TRIPLE JOIST
EA	EACH
FDN	FOUNDATION
FTG	FOOTING
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

120 MPH ULTIMATE DESIGN WIND SPEED
NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:
1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
2. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
3. INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN MODUL THROD OF PLATE WITHIN MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
4. MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
5. EXTERIOR WALLS DESIGNED FOR 120 MPH WINDS. ROOF AND WALL CLADDING DESIGNED FOR WIND PRESSURES PER TABLE R301.2.1(1) OF THE 2024 NRC.
7. INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION R602.10 OF THE NRC, 2024 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
8. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2024 EDITION.
9. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

130 MPH ULTIMATE DESIGN WIND SPEED
NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:
1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
2. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
3. INSTALL 1/2" ANCHOR BOLTS 4'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO MASONRY OR 7" INTO CONCRETE. LOCATE BOLT WITHIN MODUL THROD OF PLATE WITHIN MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
4. MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
5. EXTERIOR WALLS DESIGNED FOR 130 MPH WINDS. ROOF AND WALL CLADDING DESIGNED FOR WIND PRESSURES PER TABLE R301.2.1(1) OF THE 2024 NRC.
7. INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION R602.10 OF THE NRC, 2024 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
8. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2024 EDITION.
9. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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

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

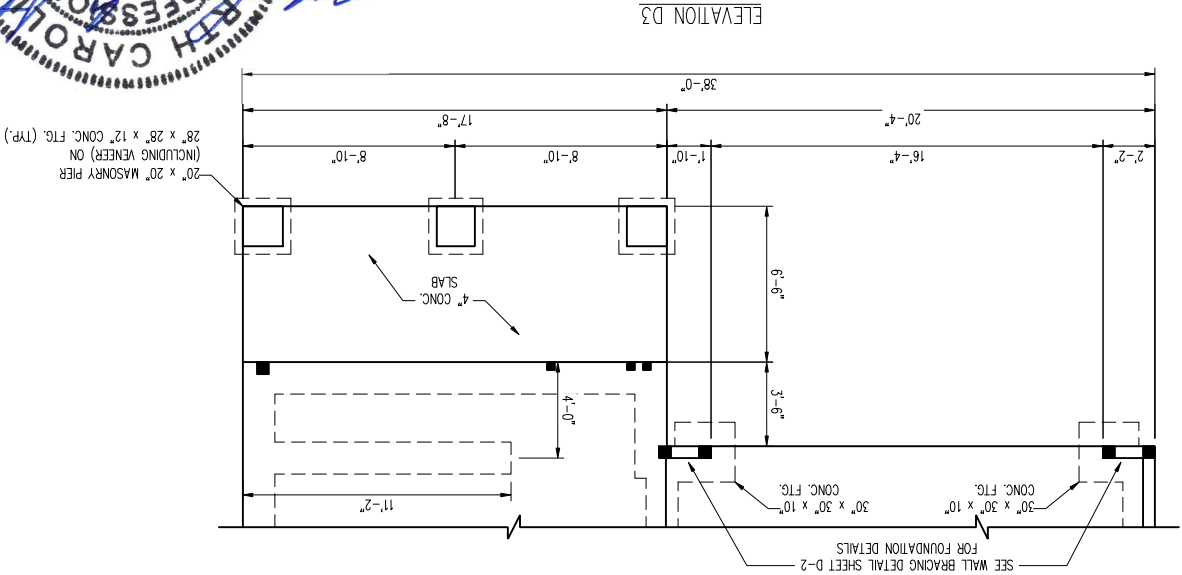
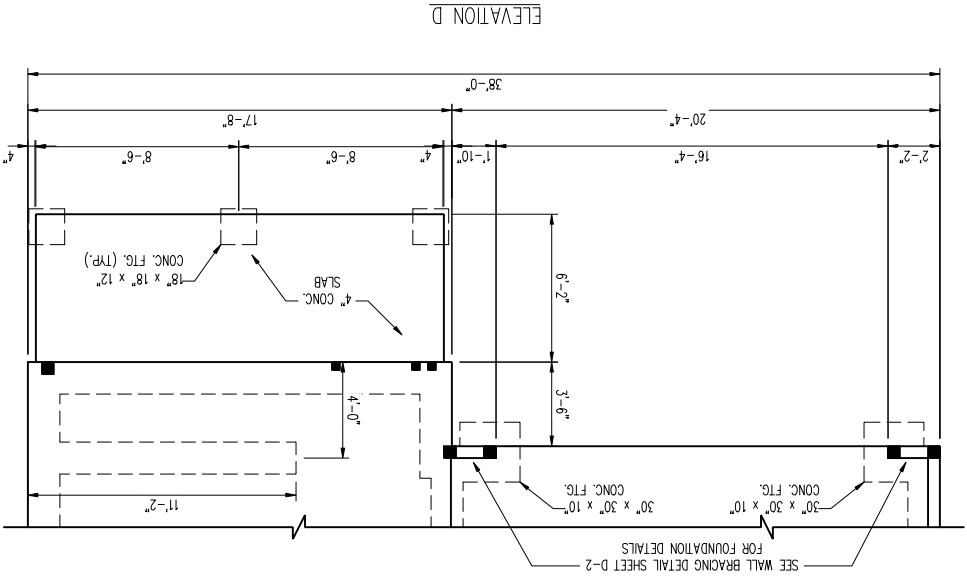
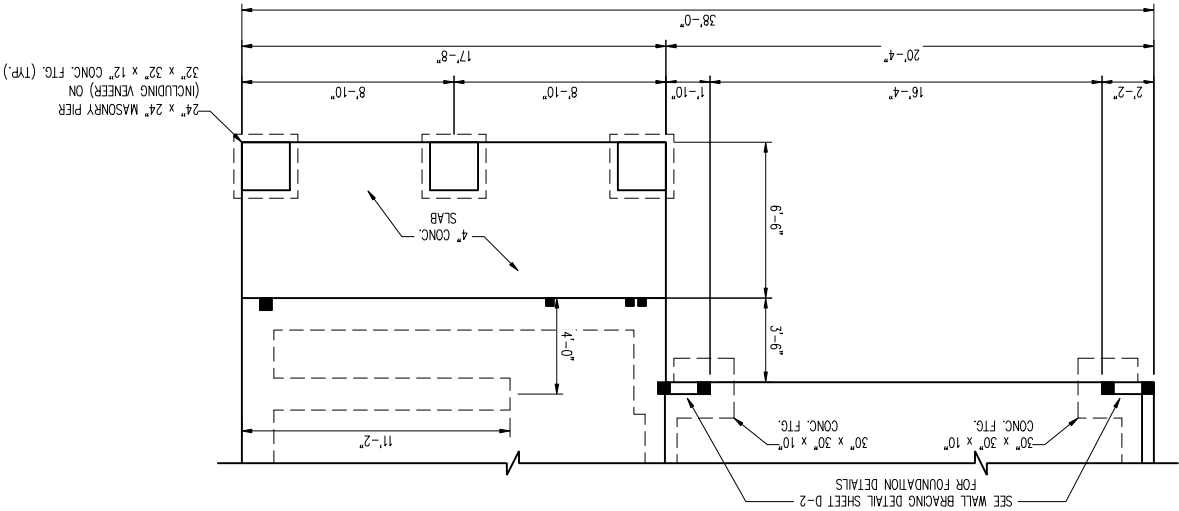
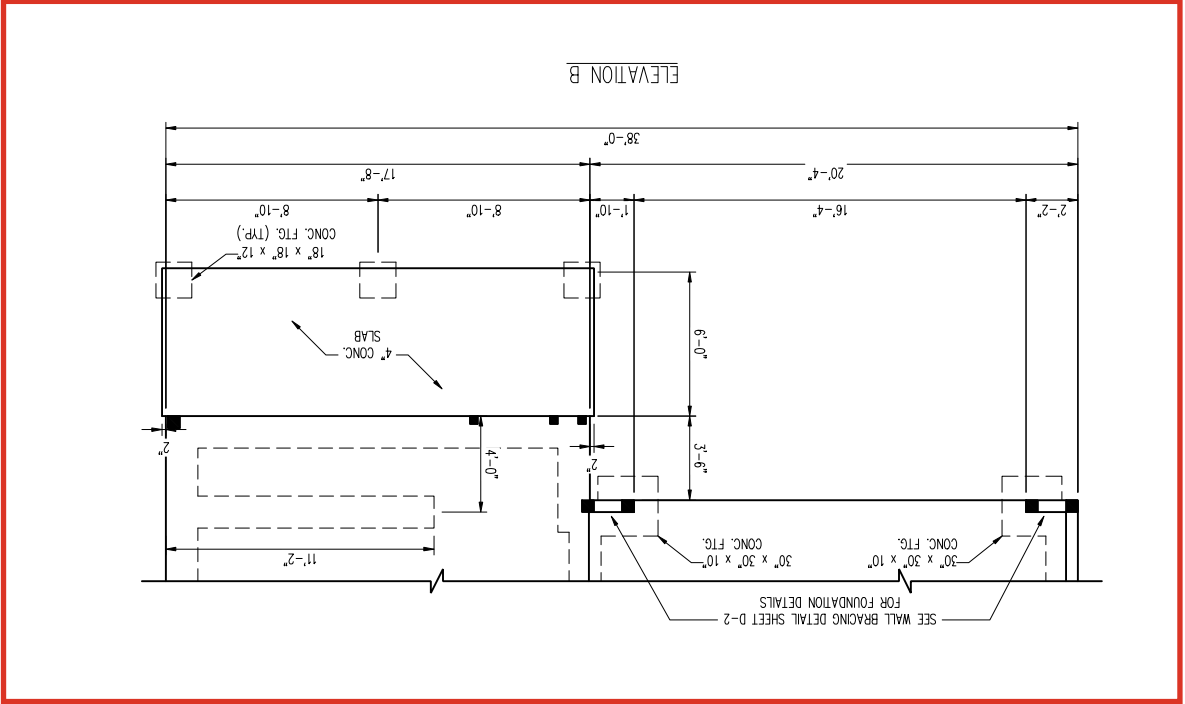


FOUNDATION PLAN
S-1.2a
SHEET 3 OF 12

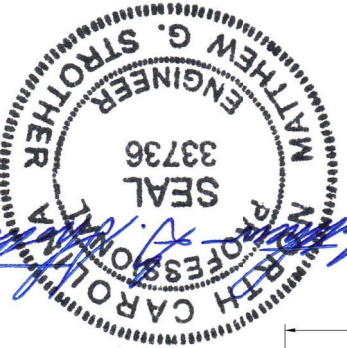
DATE: DECEMBER 2, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: PUBL.HOMES
ENGINEERED BY: WFB

WAYFARE
DREAM FINDERS HOMES

J.S. THOMPSON
ENGINEERING, INC
333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609
PHONE: (919) 7899919 FAX: (919) 7899921
N.C. LICENSE NO.: C1733



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11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE.



12/3/2024

FOUNDATION PLAN
S-1.2b
SHEET 4 OF 12

DATE: DECEMBER 2, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: PRL/HOMES
ENGINEERED BY: WFB

WAYFARE
DREAM FINDERS HOMES

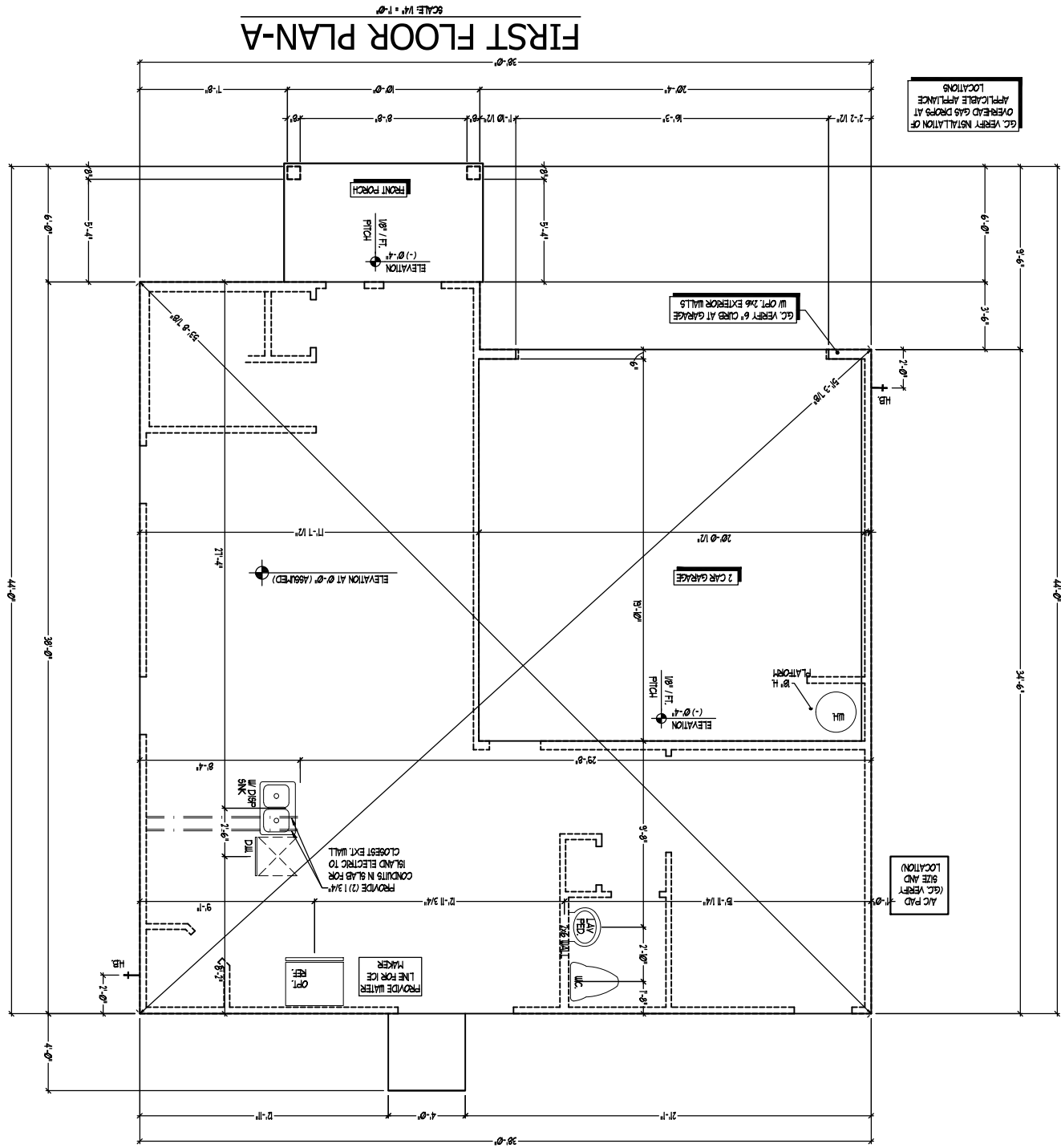
J.S. THOMPSON
ENGINEERING, INC
333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609
PHONE: (919) 7899919 FAX: (919) 7899921
N.C. LICENSE NO.: C-1733

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

ANY DISCREPANCY OR ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING CODES COMMISSION BEFORE CONSTRUCTION OF ANY CONSTRUCTION.

ANY CONSTRUCTION CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT HAVE MADE AFTER THE PLANS HAVE BEEN ISSUED SHALL BE SUBJECT TO ADDITIONAL FEES.

IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE BUILDING CODES COMMISSION, THE BUILDING CODES COMMISSION SHALL NOT BE HELD RESPONSIBLE.



SCALE 1/4" = 1'-0"

FIRST FLOOR PLAN

SLAB INTERFACE

01.0
SHEET

TITLE	SLAB INTERFACE PLAN
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2277

WAYFARE (Garage Left) DREAM FINDERS HOMES

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

JOB NUMBER	B-1815881
CAD FILE NAME	WAYFARE-R
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	10-30-24



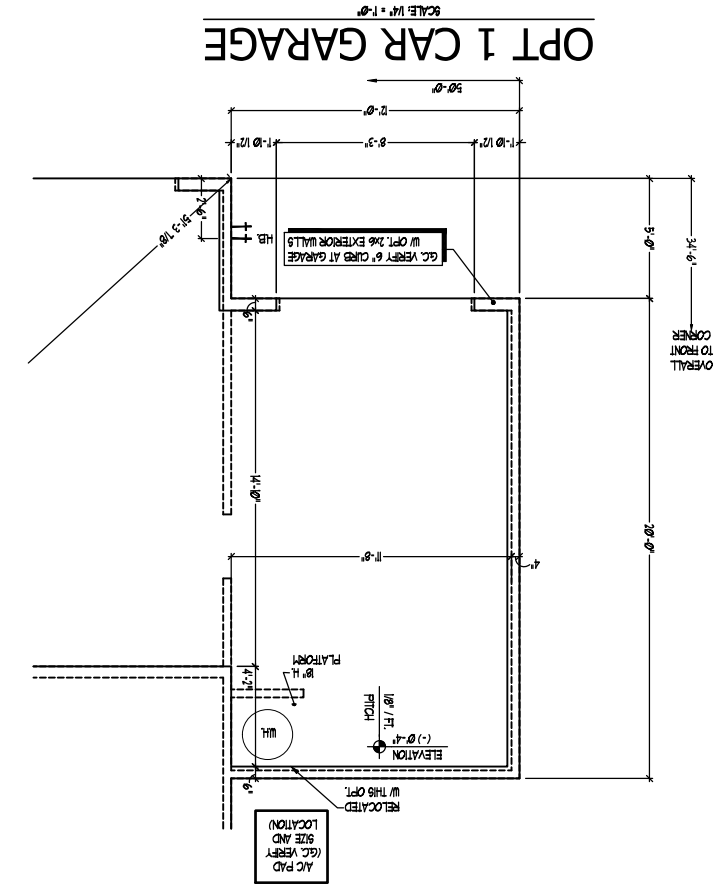
ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADJUSTMENTS TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

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

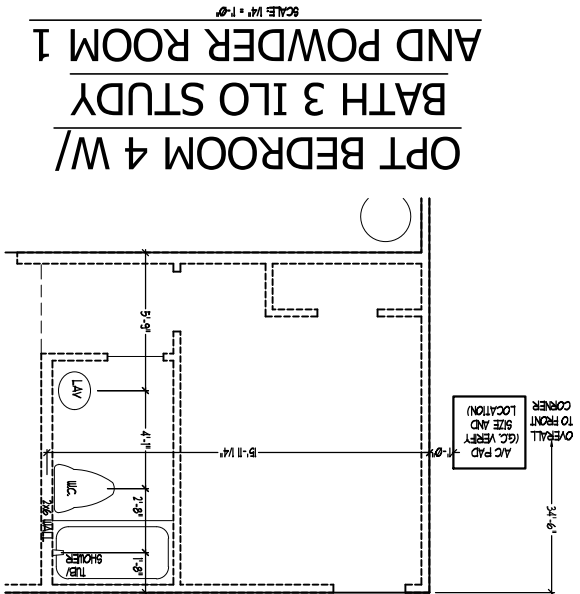
AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

SLAB INTERFACE FIRST FLOOR PLAN OPTIONS

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



OPT BEDROOM 4 W/ BATH 3 ILO STUDY AND POWDER ROOM 1



WAYFARE (Garage Left)
DREAM FINDERS HOMES

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

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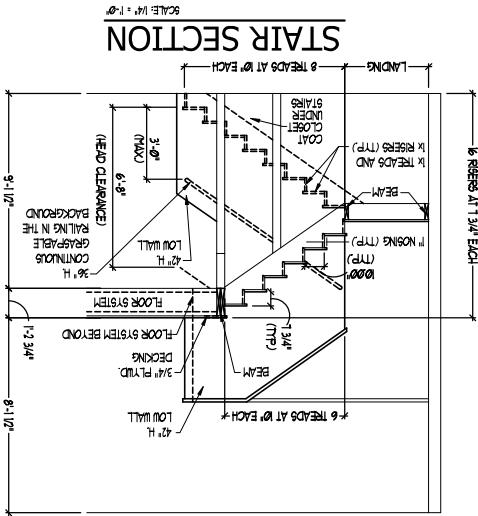
DREAM FINDERS HOMES

2277

TITLE
SLAB INTERFACE PLAN
OPTIONS

SHEET
A1.1

SQUARE FOOTAGE	
ELEV 'A'	HEATED AREAS
	FIRST FLOOR
	SECOND FLOOR
	TOTAL HEATED SF
	2266 SQ. FT.
	UNHEATED AREAS
	2-CAR GARAGE
	COVERED AREAS
	FRONT PORCH
	UNCOVERED AREAS
	PAD
	OPT COVERED PATIO
	HEATED OPTIONS
	OPT GBRM, 4 W/ BATH 3
	OPTIONAL BEDRM, 5 I.L.O. LOFT
	UNHEATED OPTIONS
	OPTIONAL 1-CAR GARAGE
	240 SQ. FT.



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

* * * * *

STAIR NOTES:

RAILING

BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH THE RAILINGS OR OPENINGS FORMED BY THE RISER.

SUCH A SIZE WITH A SPHERE OF 6 INCHES CANNOT PASS THROUGH

OPENINGS FOR REQUIRED GLAZES ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES ON THE SIDES OF STAIR TREADS FOR THE FULL LENGTH OF HANDRAILS.

ABOUT THE TOP RISER OF

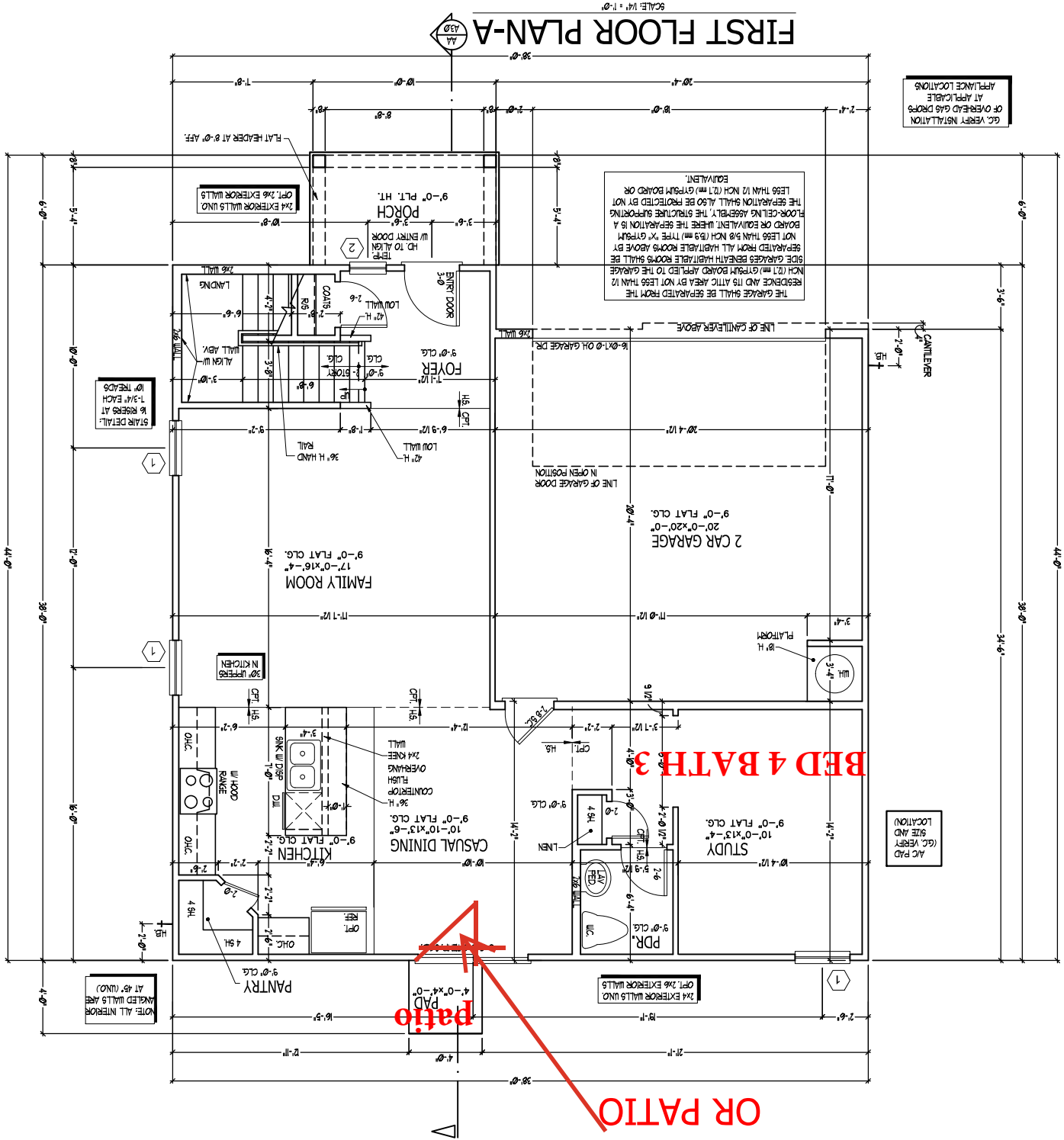
LINEN OR THE FLUSH FROM A POINT DIRECTLY ABOVE THE TOP RISER OF

THE NEXT TO POINT DIRECTLY ABOVE THE LAST RISER.

IT SHALL BE REMOVED OR SPALLED OUT TO A WALL THAT HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND HANDRAILS.

CONTINUOUS GRAPABLE HANDRAIL MUST MEET THE ONE OR TWO TOP CRITERIA

* * * * *



2/8 DOOR
CENTER
ON PAD
OR PATIO

***patio**

ELEVATION A
FIRST FLOOR PLAN

WAYFARE (Garage Left) DREAM FINDERS HOMES

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

MSD	
11-16-17	
02-18-20	
04-01-20	
04-08-20	
12-01-22	
04-03-23	
10-30-24	

DREAM FINDERS
HOMES

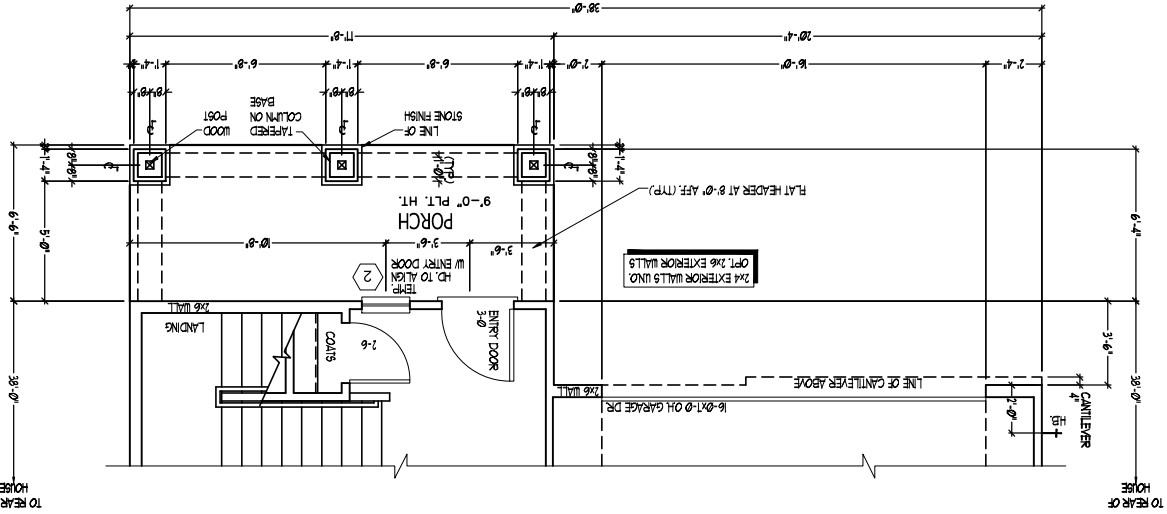
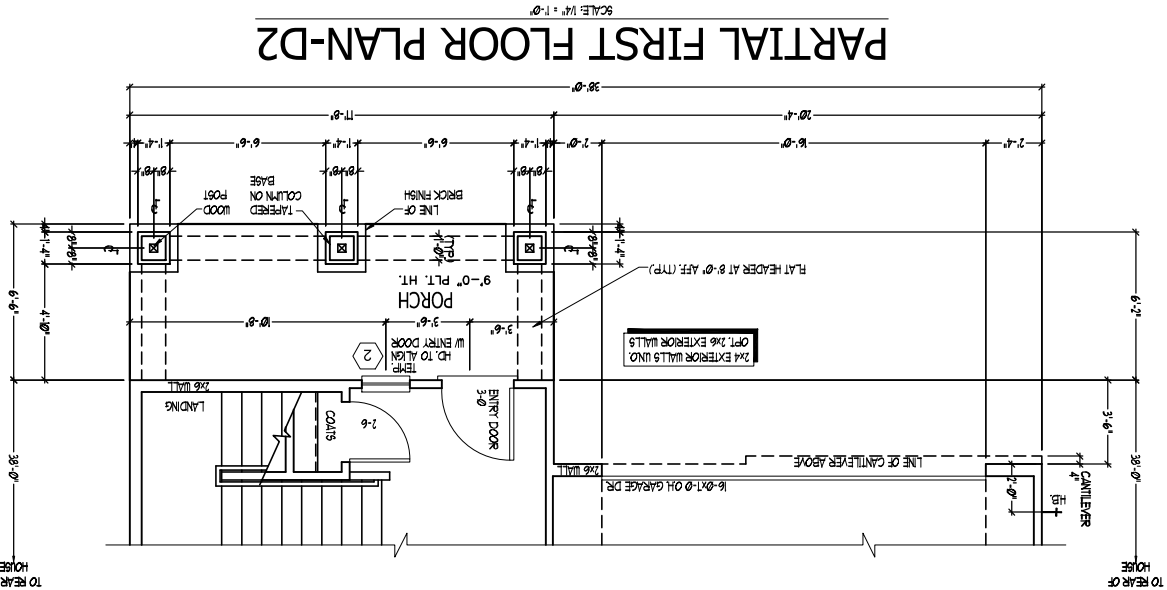
SQUARE FOOTAGE	
HEATED AREAS	ELEV 'B'
FIRST FLOOR	958 SQ. FT.
SECOND FLOOR	1306 SQ. FT.
TOTAL HEATED SF	2266 SQ. FT.
UNHEATED AREAS	413 SQ. FT.
2-CAR GARAGE	
COVERED AREAS	
FRONT PORCH	111 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
OPT COVERED PATIO	80 SQ. FT.
HEATED OPTIONS	
OPT BEDRM, 4 W/ BATH 3	0 SQ. FT.
OPTIONAL BEDRM, 5 11.0, LOFT	0 SQ. FT.
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'D'
FIRST FLOOR	958 SQ. FT.
SECOND FLOOR	1306 SQ. FT.
TOTAL HEATED SF	2266 SQ. FT.
UNHEATED AREAS	413 SQ. FT.
2-CAR GARAGE	
COVERED AREAS	
FRONT PORCH	104 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
OPT COVERED PATIO	80 SQ. FT.
HEATED OPTIONS	
OPT BEDRM, 4 W/ BATH 3	0 SQ. FT.
OPTIONAL BEDRM, 5 11.0, LOFT	0 SQ. FT.
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

SQUARE FOOTAGE	
HEATED AREAS	ELEV 'D2
FIRST FLOOR	958 SQ. FT.
SECOND FLOOR	1306 SQ. FT.
TOTAL HEATED SF	2266 SQ. FT.
UNHEATED AREAS	413 SQ. FT.
2-CAR GARAGE	
COVERED AREAS	
FRONT PORCH	104 SQ. FT.
UNCOVERED AREAS	
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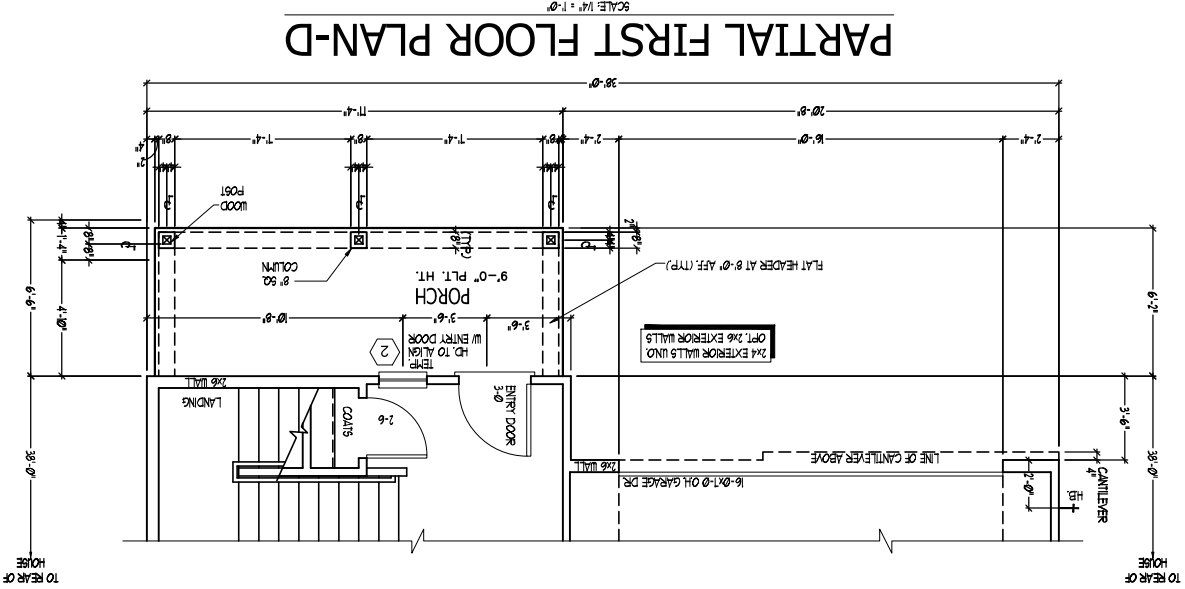
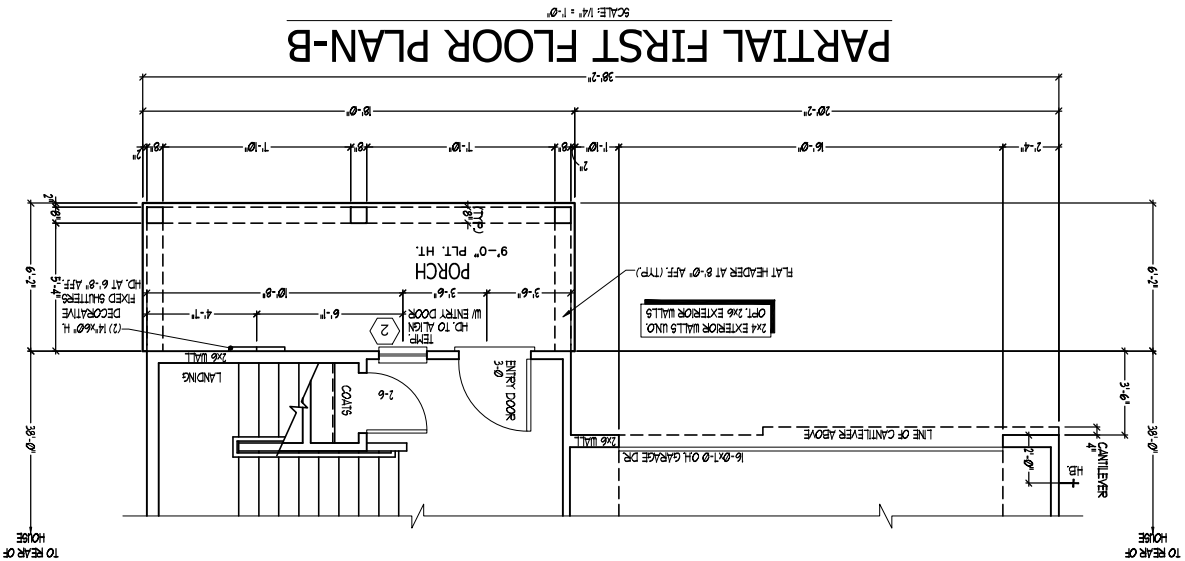
SQUARE FOOTAGE	
HEATED AREAS	ELEV 'D3'
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SECOND FLOOR	1306 SQ. FT.
TOTAL HEATED SF	2266 SQ. FT.
UNHEATED AREAS	413 SQ. FT.
2-CAR GARAGE	
COVERED AREAS	
FRONT PORCH	104 SQ. FT.
UNCOVERED AREAS	
PAD	16 SQ. FT.
OPT COVERED PATIO	80 SQ. FT.
HEATED OPTIONS	
OPT BEDRM, 4 W/ BATH 3	0 SQ. FT.
OPTIONAL BEDRM, 5 11.0, LOFT	0 SQ. FT.
UNHEATED OPTIONS	
OPTIONAL 1-CAR GARAGE	240 SQ. FT.

REVISIONS TO RESUBMIT ALL NOTES, REVISIONS, AND ADHERENCE TO APPLICABLE RESUBMIT TO RESUBMIT ALL NOTES, REVISIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES REQUIRE TO CORRECT ANY CONSTRUCTION, ANY DISCREPANCY OR 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.



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

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



FIRST FLOOR PLAN OPTIONS

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

A2.2
SHEET

PLAN OPTIONS
TITLE

2277

WAYFARE (Garage Left)
DREAM FINDERS HOMES

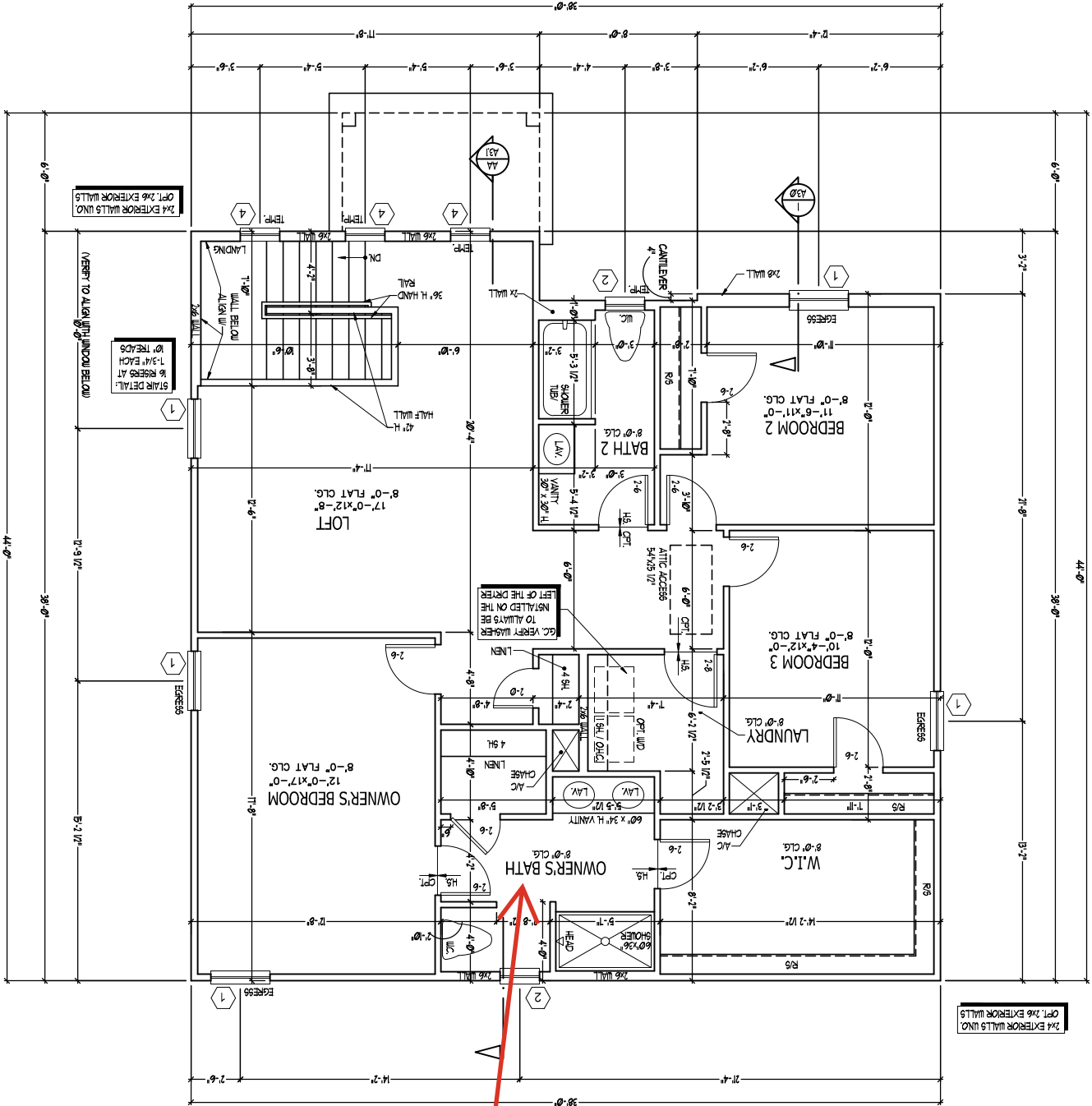
DRAWINGS ON 11"x17"
SHEET ARE ONE HALF
THE SCALE NOTED

JOB NUMBER B-1815881
CADD FILE NAME WAYFARE-R
ISSUED 11-08-17
REVISED 11-16-17
02-18-20
04-01-20
04-08-20
12-01-22
04-03-23
10-30-24

DREAM FINDERS
HOMES

DISCLAIMER OF LIABILITY: THE DRAFTER'S OFFICE SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE DRAFTER'S OFFICE SHALL NOT BE HELD RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS DRAWING BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE. THE DRAFTER'S OFFICE SHALL NOT BE HELD RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS DRAWING BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE. THE DRAFTER'S OFFICE SHALL NOT BE HELD RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS DRAWING BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE.

WINDOW SCHEDULE					
MARK	SIZE	TYPE	HEAD	HEIGHT	WIDTH
1	30"	SINGLE HUNG	7'-4"	50"	30"
2	40"	SINGLE HUNG	7'-4"	40"	30"
3	40"	FIX	7'-4"	30"	40"
4	40"	FIX	7'-4"	20"	40"



OWNER BATH 2

ELEVATION A
SECOND FLOOR PLAN

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

A2.3
SHEET

UPPER FLOOR PLAN

2277

WAYFARE (Garage Left)
DREAM FINDERS HOMES

DRAWINGS ON 11"x17"

SHEET ARE ONE HALF

THE SCALE NOTED

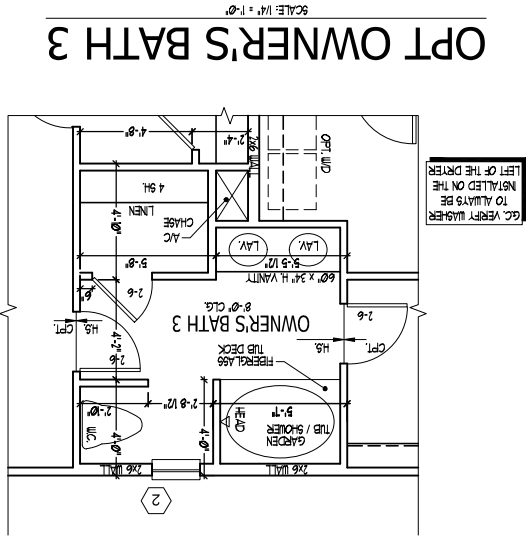
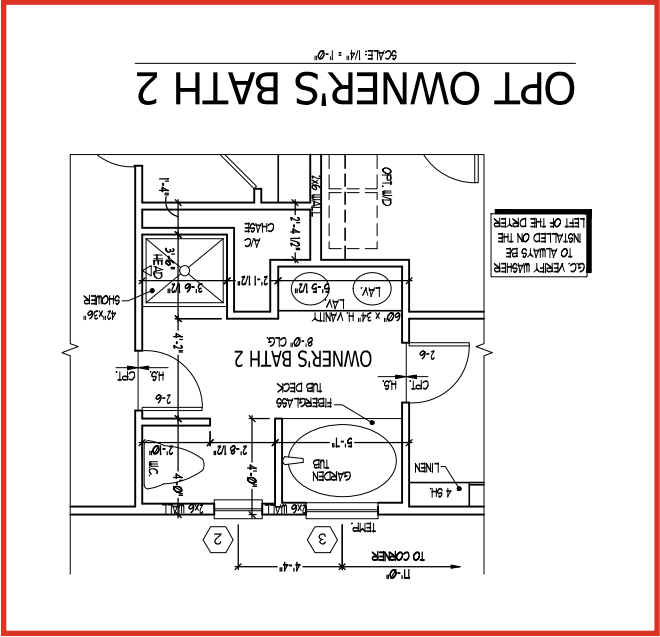
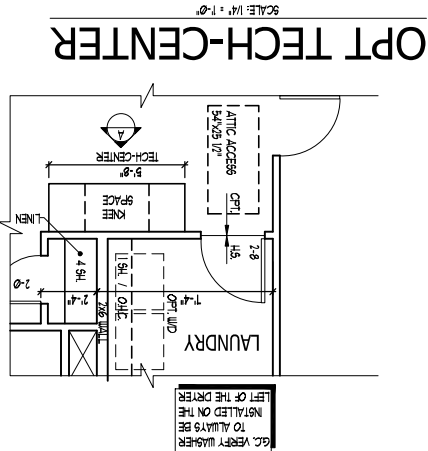
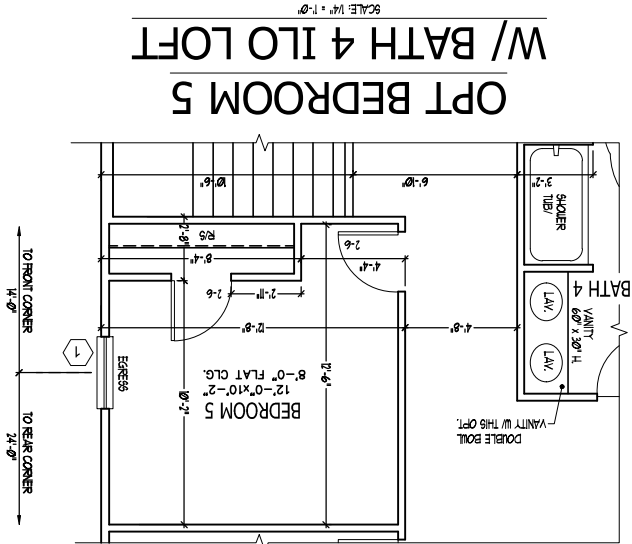
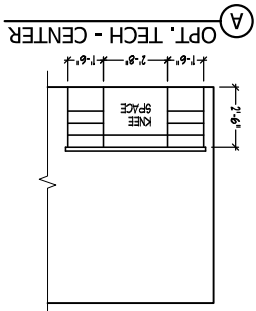
NO. NUMBER	B-1815881
CAD FILE NAME	WAYFARE-R
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WINDOW SCHEDULE					
MARK	SIZE		TYPE	HEIGHT	HEAD
	WIDTH	HEIGHT			
1	3'-0"	5'-0"	SINGLE HUNG	7'-4"	
2	2'-0"	4'-0"	SINGLE HUNG	7'-4"	
3	3'-0"	3'-0"	FIX	7'-4"	
4	2'-0"	4'-0"	FIX	7'-4"	

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



SECOND FLOOR PLAN OPTIONS

REFER TO STANDARD PLAN FOR INFORMATION NOT SHOWN

A2.4
SHEET

PLAN OPTIONS
TITLE

2277

WAYFARE (Garage Left)
DREAM FINDERS HOMES

DRAWINGS ON 11"x17"
SHEET ARE ONE HALF
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DREAM FINDERS
HOMES

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

1. EVERY BUILDING HAVING A FOSSEL-FUEL-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.

6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 70, NEC, 2011, AND ALL APPLICABLE LOCAL ORDINANCES, CODES, AND ORDINANCES.

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

4. ALL BSA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DEVS, GYMNASIUMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SHOWER AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC, 2011 (406.2 AND 406.3).

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.

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

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ELECTRICAL KEY

DUPLEX CONVENIENCE OUTLET

WEATHERPROOF DUPLEX OUTLET

GROUND FAULT INTERRUPTER DUPLEX OUTLET

HALF-SWITCHED DUPLEX OUTLET

SPECIAL PURPOSE OUTLET

DUPLEX OUTLET IN FLOOR

200 VOLT OUTLET

WALL SWITCH

FOUR-WAY SWITCH

DIMMER SWITCH

CEILING MOUNTED INCANDESCENT LIGHT FIXTURE

WALL MOUNTED INCANDESCENT LIGHT FIXTURE

RECESSED INCANDESCENT LIGHT FIXTURE

LIGHT FIXTURE WITH PULL CHAIN

TRACK LIGHT

FLUORESCENT LIGHT FIXTURE

EXHAUST FAN

EXHAUST FAN/LIGHT COMBINATION

ELECTRIC DOOR OPERATOR (OPTIONAL)

CHIMNEY (OPTIONAL)

PUSHBUTTON SWITCH (OPTIONAL)

CARBON MONOXIDE DETECTOR

SMOKE / CARBON MONOXIDE COMBO DETECTOR

TELEPHONE (OPTIONAL)

THERMOSTAT

ELECTRIC PANEL

DISCONNECT SWITCH

SPEAKER (OPTIONAL)

ROUGH-IN FOR OPT. CEILING FAN

CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/

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

BALANCE 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 CONSTRUCTION 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 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.

1. PROVIDE AND INSTALL GROUND-FEULT 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:

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 BSA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DEVS, GYMNASIUMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SHOWER AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC, 2011 (406.2 AND 406.3).

5. ALL BSA 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, 2011, AND ALL APPLICABLE LOCAL ORDINANCES, CODES, AND ORDINANCES.

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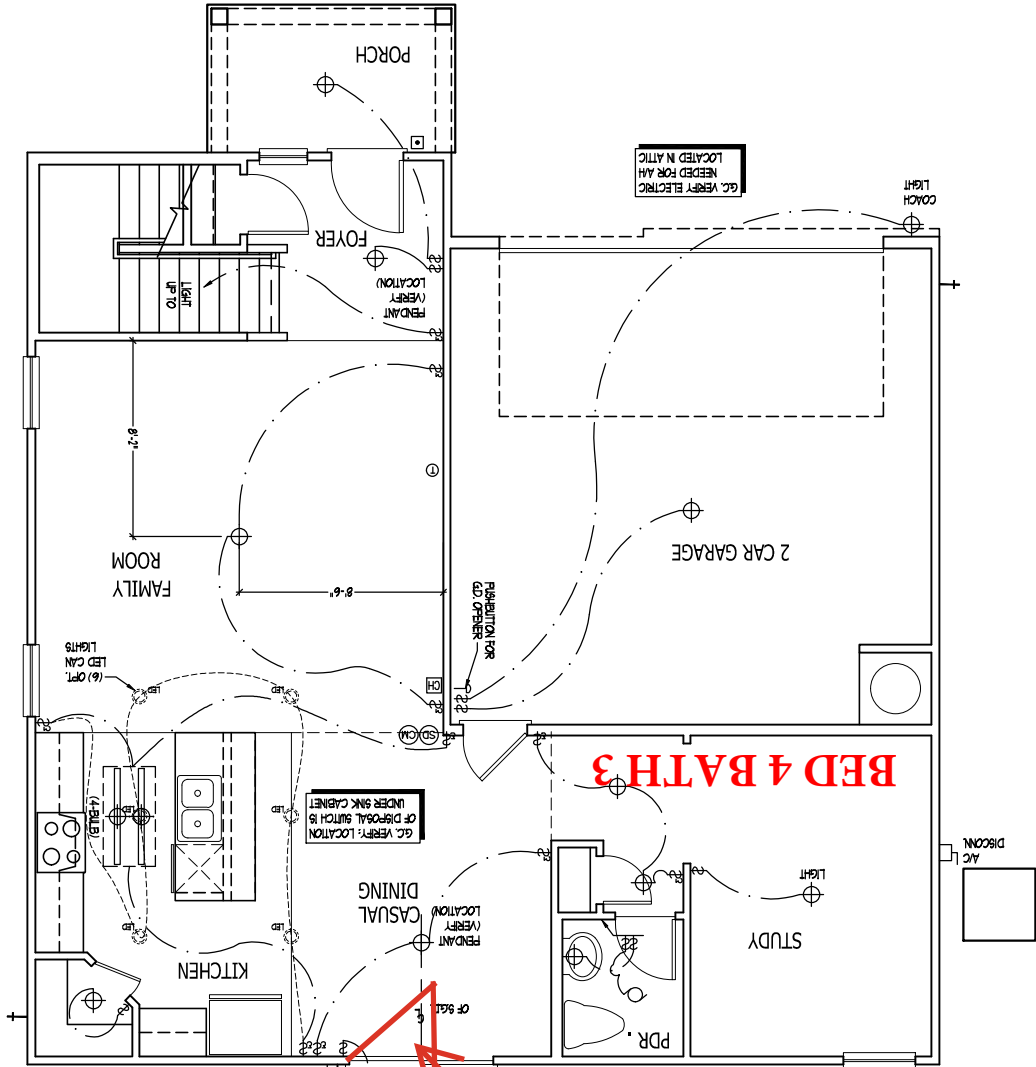
5. ALL BSA AND 20A RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).

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2/8 DOOR
ON
CENTER
PAD OR
PATIO

PATIO



FIRST FLOOR PLAN-A

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

ELEVATION A
FIRST FLOOR PLAN

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

WAYFARE (Garage Left)
DREAM FINDERS HOMES

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

JOB NUMBER B-1815881
CAD FILE NAME WAYFARE-R
ISSUED 11-08-17
REVISED 11-15-17
02-18-20
04-01-20
04-08-20
12-01-22
04-03-23
10-30-24

DREAM FINDERS
HOMES

2277

TITLE
MAIN FLOOR ELEC. PLAN

E1.0
SHEET

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
- ⊖ 220 volt outlet
- ⊖ Wall switch
- ⊖ Three-way switch
- ⊖ Four-way switch
- ⊖ Dimmer switch
- ⊖ Ceiling mounted incandescent light fixture
- ⊖ Wall mounted incandescent light fixture
- ⊖ Recessed incandescent light fixture
- ⊖ Track light
- ⊖ Fluorescent light fixture
- ⊖ Exhaust fan
- ⊖ Exhaust fan/light combination
- ⊖ Electric door operator (optional)
- ⊖ Chimes (optional)
- ⊖ Pushbutton switch (optional)
- ⊖ Carbon monoxide detector
- ⊖ Smoke detector
- ⊖ Smoke / carbon mono. combo detector
- ⊖ Television (optional)
- ⊖ Thermostat
- ⊖ Electric meter
- ⊖ Electric panel
- ⊖ Disconnect switch
- ⊖ Breaker (optional)
- ⊖ Rough-in for opt. ceiling fan
- ⊖ Ceiling mounted incandescent light fixture w/ rough-in for opt. ceiling fan

NOTES:

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

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

- SWITCHES...4'
- OUTLETS...1'
- TELEPHONE...1' (UNLESS A/V COUNTERTOP)
- TELEVISION...1'

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 RECEPTABLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLOORS, LIBRARIES, DEVS, SAUNAS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SHOWER AREAS WILL REQUIRE A CORNMATION TYPE AFCI.

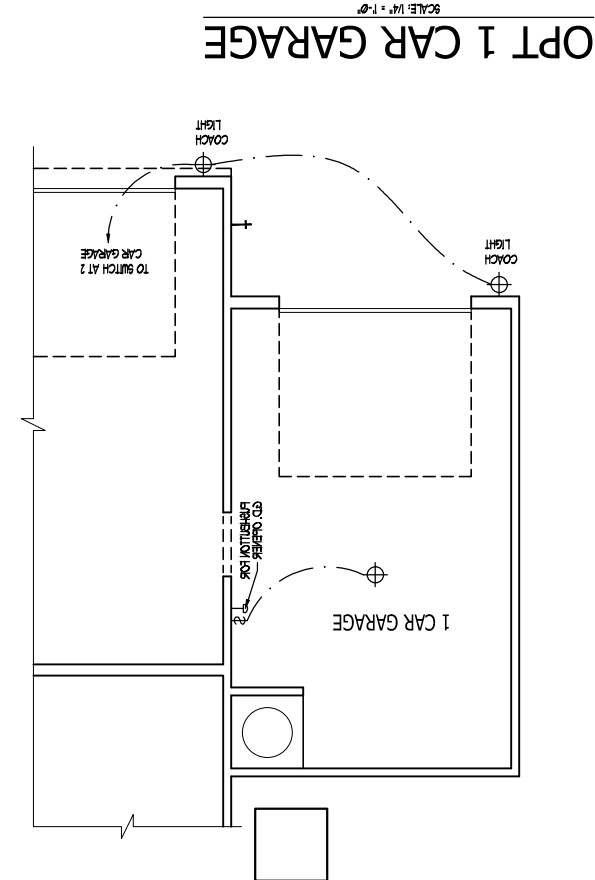
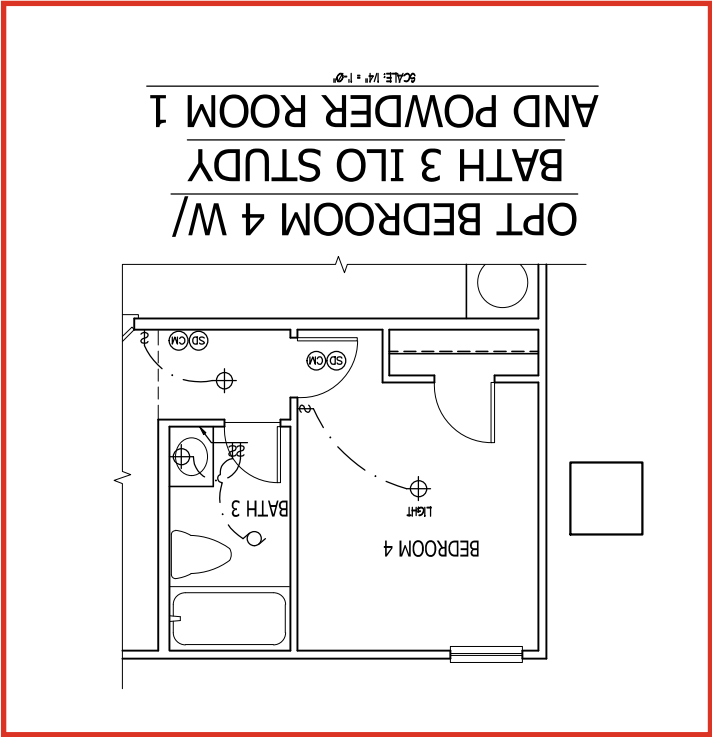
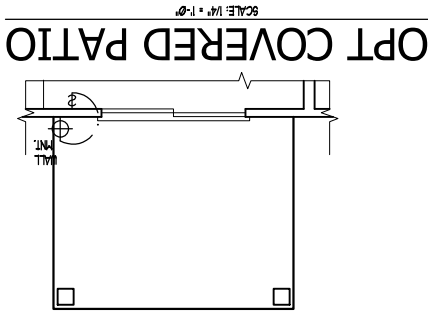
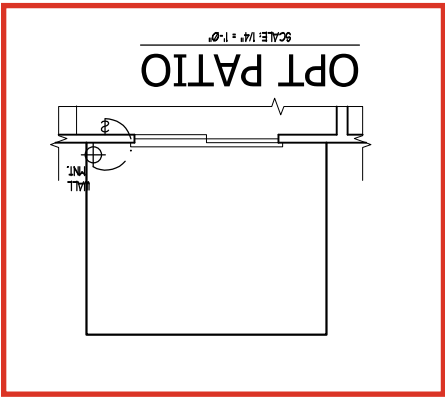
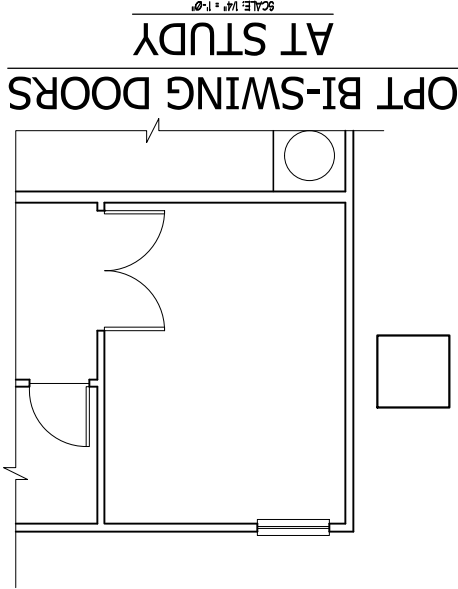
5. ALL BA AND 20A RECEPTABLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).

6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 70, NEC, 2001, AND ALL APPLICABLE LOCAL ORDINANCES, CODES, AND ORDINANCES.

7. EVERY BUILDING HAVING A FOSSEL-FUEL-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. 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. CORNMATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

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



DREAM FINDERS HOMES

JOB NUMBER B-1815881
CADD FILE NAME WAYFARE-R
ISSUED 11-08-17
REVISED 02-18-20
04-01-20
04-08-20
12-01-22
04-03-23
10-30-24

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

WAYFARE (Garage Left) DREAM FINDERS HOMES

2277

TITLE

ELECTRIC AT PLAN OPTIONS

ET.1

FIRST FLOOR PLAN OPTIONS

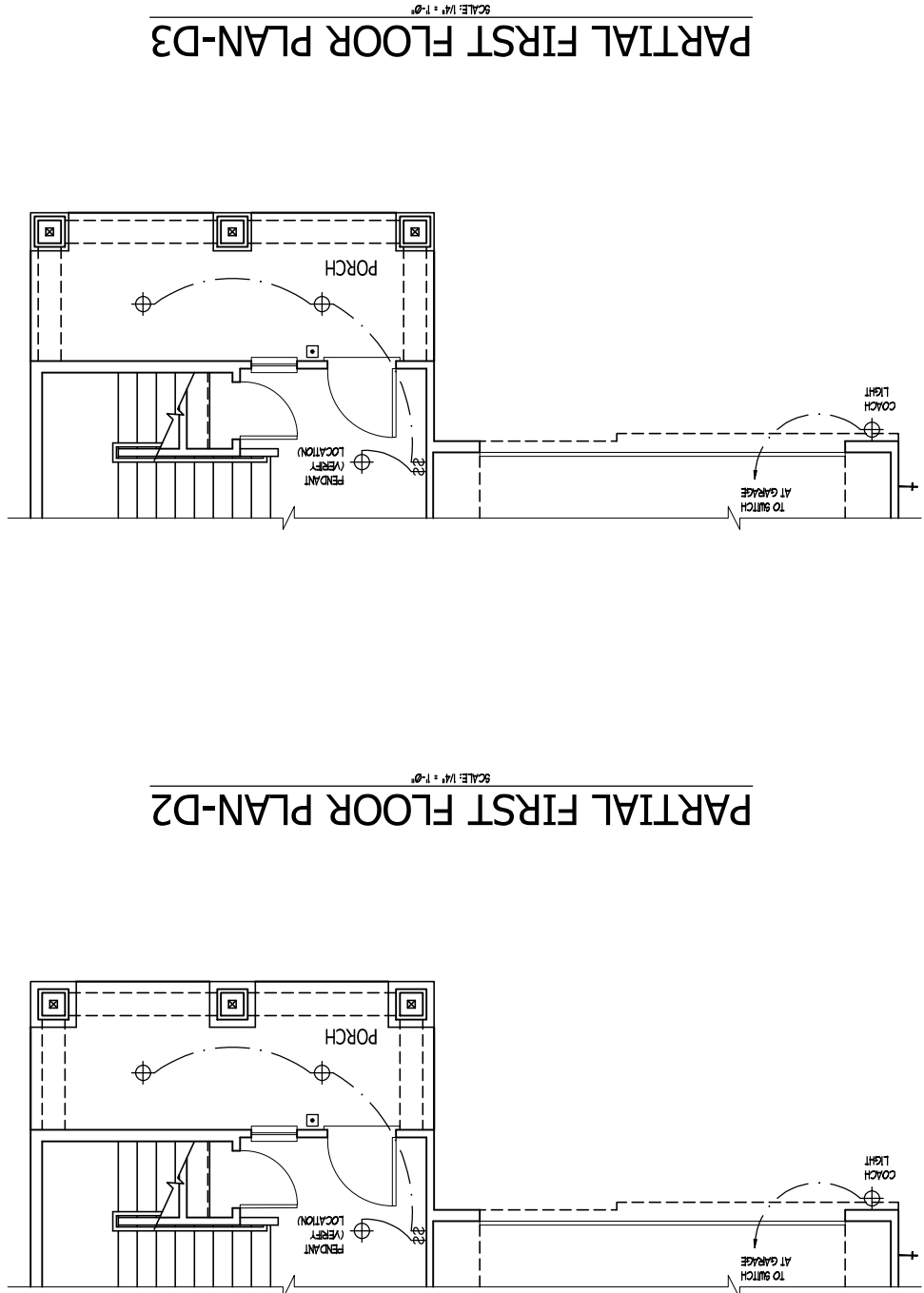
SCALE: 1/4" = 1'-0"

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 CONSTRUCTION OF ANY CONSTRUCTION.
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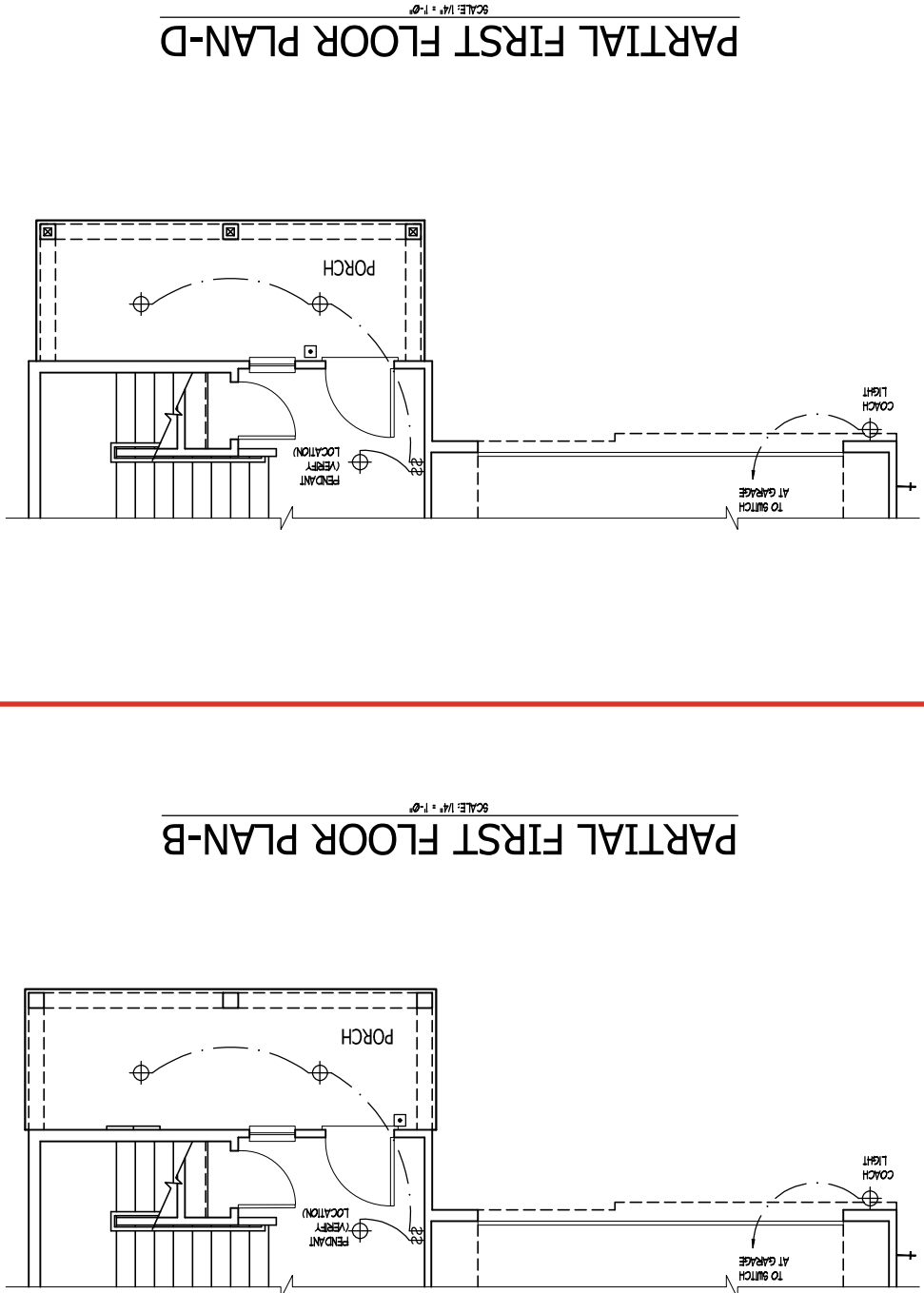
1. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED CERTIFIED SMOKE DETECTORS.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS INDICATED, UNLESS ABOVE FINISHED FLOOR.
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 CERTIFIED SMOKE DETECTORS.
4. ALL BAY AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DEVS, GYMNASIUMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SHOWER AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 200.406(D) AND 406.3.
5. ALL BAY 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 200, 201, AND ALL APPLICABLE LOCAL ORDINANCES, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A FOSSEL-FUEL-BURNING HEATER OR APPLIANCE RECEPTACLE 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 ALARMS SHALL BE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

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



PARTIAL FIRST FLOOR PLAN-D2



PARTIAL FIRST FLOOR PLAN-B

PARTIAL FIRST FLOOR PLAN-D

FIRST FLOOR PLAN OPTIONS

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

E1.2

2277

WAYFARE (Garage Left)
DREAM FINDERS HOMES

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

10-30-24
04-03-23
12-01-22
04-08-20
04-01-20
02-18-20
11-15-17
11-08-17
ISSUED
CADD FILE NAME: WAYFARE-R
JOB NUMBER: B-1815881

DREAM FINDERS
HOMES

RELINQUISH 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 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 ANY CONSTRUCTION OF ANY CONSTRUCTION.

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6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH N.E.C. 2011, AND ALL

ROOMS SHALL BE FULLY PROTECTED (GFI).

5. ALL BATH AND TOILET RECEPTACLES LOCATED IN THE GARAGE AND UTILITY

DEVICE AND TAPPER-PROOF RECEPTACLES PER N.E.C. 2011 (406.2) AND 406.3

4. ALL BATH AND TOILET RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLOORS, LIBRARIES, DEVS, GYMNASIUMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SHOWER AREAS WILL REQUIRE A CORRELATION TYPE AFCI

AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.

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

TELEVISION, 1/4"

OUTLETS, 1/4" (UNLESS ANY COUNTERTOP)

SWITCHES, 1/4"

FOLLOWING HEIGHTS INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE

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

NOTES:

CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/

ROUGH-IN FOR OPT. CEILING FAN

ROUGH-IN FOR OPT. CEILING FAN

SPEAKER (OPTIONAL)

DISCONNECT SWITCH

ELECTRIC PANEL

ELECTRIC METER

THERMOSTAT

TELEPHONE (OPTIONAL)

TELEVISION (OPTIONAL)

SMOKE / CARBON MONOXIDE COMBO DETECTOR

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

FLASHMOUNT SWITCH (OPTIONAL)

CHIMNEY (OPTIONAL)

ELECTRIC DOOR OPERATOR (OPTIONAL)

EXHAUST FAN/LIGHT COMBINATION

EXHAUST FAN

FLUORESCENT LIGHT FIXTURE

TRACK LIGHT

RECESSED INCANDESCENT LIGHT FIXTURE

WALL MOUNTED INCANDESCENT LIGHT FIXTURE

CEILING MOUNTED INCANDESCENT LIGHT FIXTURE

DINER SWITCH

FOUR-WAY SWITCH

WALL SWITCH

200 VOLT OUTLET

DUPLEX OUTLET IN FLOOR

SPECIAL PURPOSE OUTLET

HALL-SWITCHED DUPLEX OUTLET

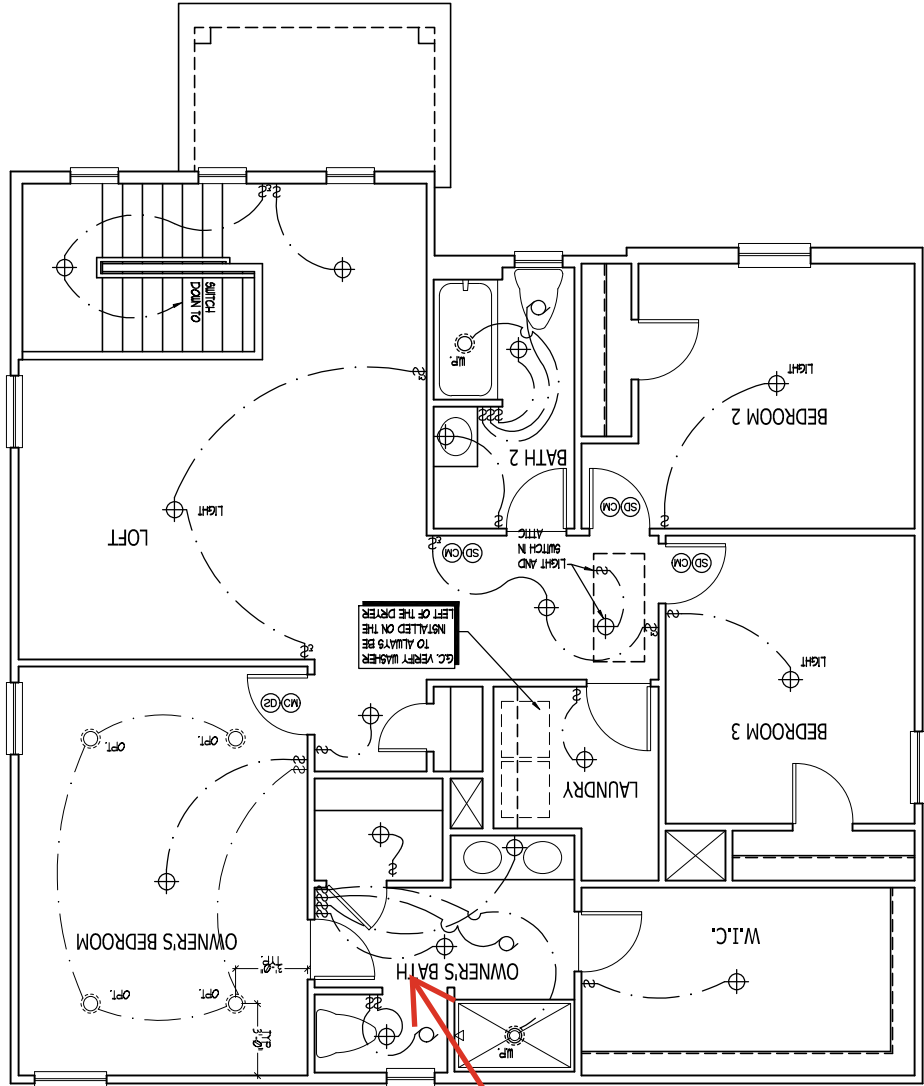
GROUND-FULT INTERRUPTER DUPLEX OUTLET

WEATHERPROOF DUPLEX OUTLET

DUPLEX OUTLET ABOVE COUNTER

DUPLEX CONVENIENCE OUTLET

ELECTRICAL KEY



OWNER BATH 2

ELEVATION A SECOND FLOOR PLAN

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

E1.3
SHEET

UPPER FLOOR ELEC. PLAN
TITLE

2277

WAYFARE (Garage Left)
DREAM FINDERS HOMES

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

JOB NUMBER B-1815881
CADD FILE NAME WAYFARE-R
ISSUED 11-08-17
REVISED 11-18-17
02-18-20
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12-01-22
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DREAM FINDERS
HOMES

ELECTRICAL KEY

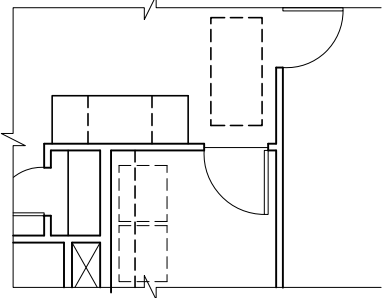
- DUPLEX CONVENIENCE OUTLET
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALL-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DUPLEX OUTLET IN FLOOR
- 200 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FAN/LIGHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CHIMNEY (OPTIONAL)
- FLASHBUTTON SWITCH (OPTIONAL)
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- SMOKE / CARBON MONOXIDE COMBO DETECTOR
- TELEPHONE (OPTIONAL)
- TELEVISION (OPTIONAL)
- THERMOSTAT
- ELECTRIC FAN
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SPEAKER (OPTIONAL)
- ROUGH-IN FOR OPT. CEILING FAN
- ROUGH-IN FOR OPT. CEILING FAN
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/

NOTES:

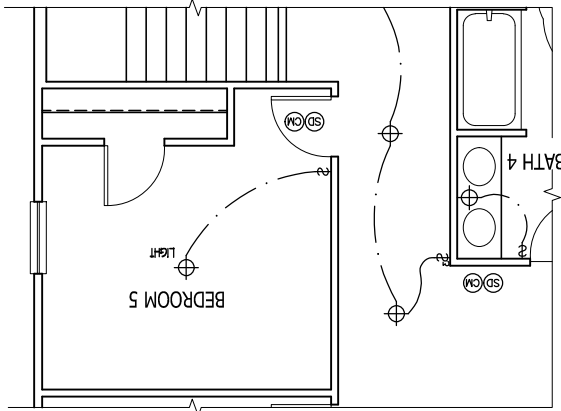
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2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTABLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
OUTLETS: . . . 18"
TELEPHONE: 18" (UNLESS A/BY COUNTERTOP)
TELEVISION: 18"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
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7. EVERY BUILDING HAVING A FOSSEL-FUEL-BURNING HEATER OR APPLIANCE REQUIRES PLACE OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALL WIRING SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL BE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

RELEASE 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 CONSTRUCTION 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 ANY REVISIONS OR ANY CONSTRUCTION.
AFTER THE FINAL PLANS HAVE BEEN CORRECTED TO THE CORRECTION OF ERRORS THAT ARE MADE BY ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTERS OFFICE, THE DRAFTERS SHALL NOT BE HELD RESPONSIBLE.

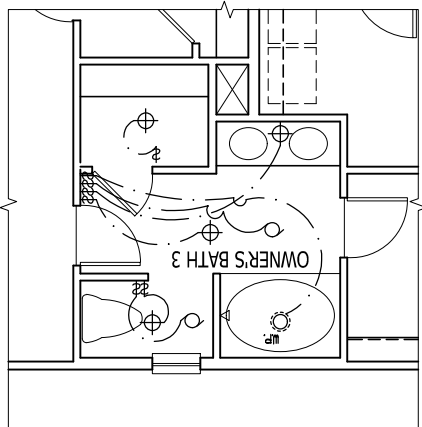
OPT TECH-CENTER



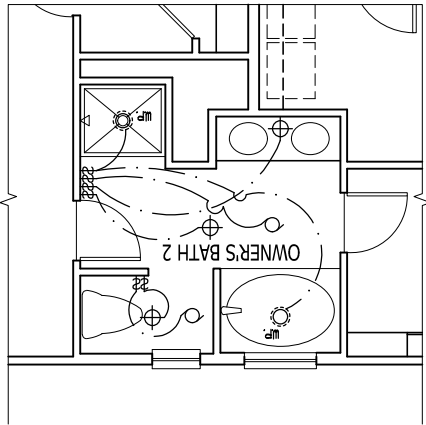
OPT BEDROOM 5
W/ BATH 4 ILO LOFT



OPT OWNER'S BATH 3



OPT OWNER'S BATH 2



SECOND FLOOR PLAN OPTIONS

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

E1.4
SHEET

TITLE
ELECTRIC AT PLAN OPTIONS

2277

WAYFARE (Garage Left)
DREAM FINDERS HOMES

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

JOB NUMBER B-1815881
CADD FILE NAME WAYFARE-R
ISSUED 11-08-17
REVISED 11-16-17
02-18-20
04-01-20
04-08-20
12-01-22
04-03-23
10-30-24

DREAM FINDERS
HOMES

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

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

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

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 METHODS GB PANELS ARE
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. 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 TABLES FOR ADDITIONAL
KING STUD REQUIREMENTS.
5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER
OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
6. FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16"
OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3"
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 GIRDERS WITH (2) ROWS OF 8d
NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND
CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL
PLATES THEIR FULL DEPTH.
8. ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON ANCH4
POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ ANCH6 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. LB CONNECTORS AT TOP (UNO).
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.

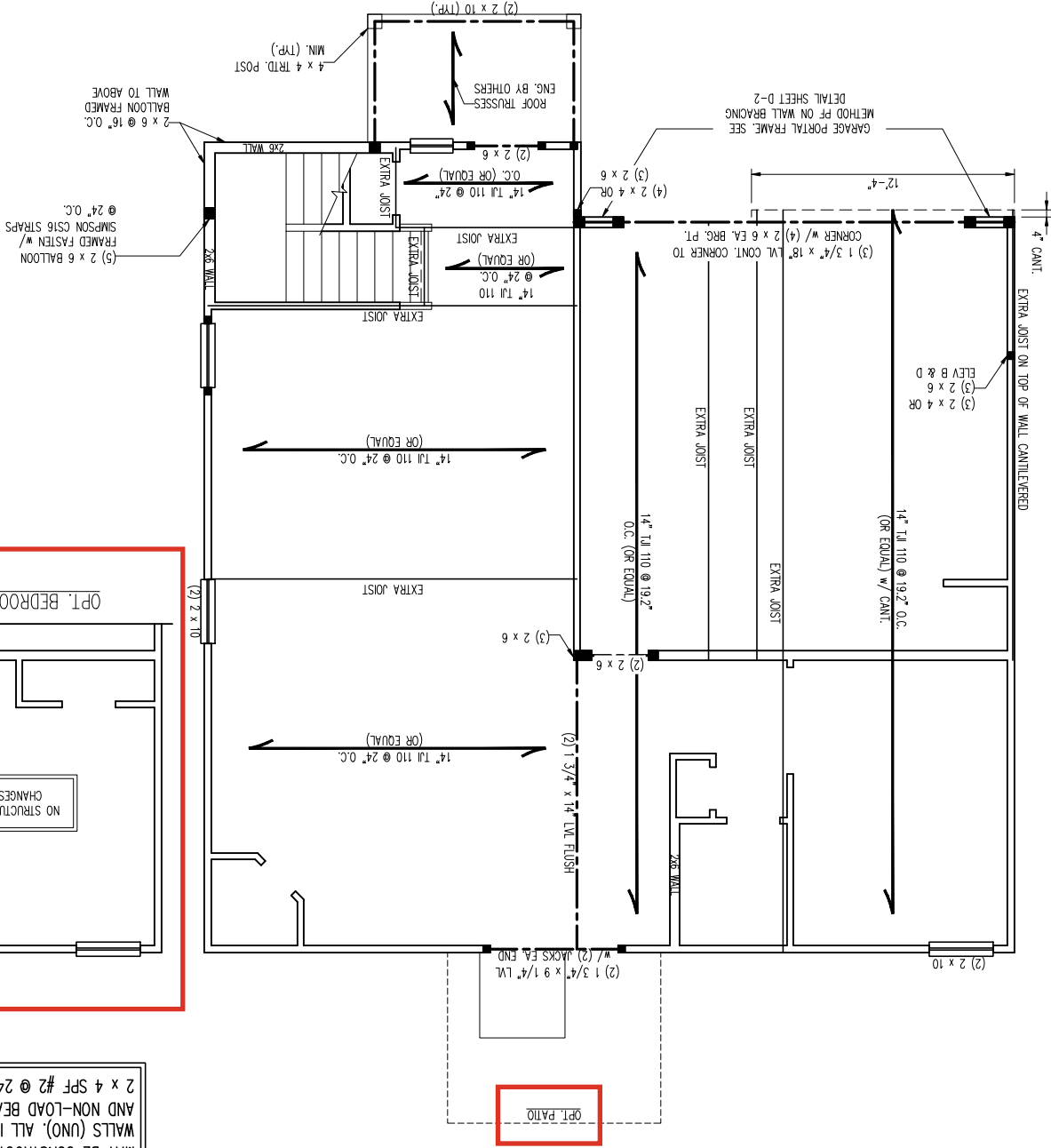
LEGEND	
CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
()	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

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

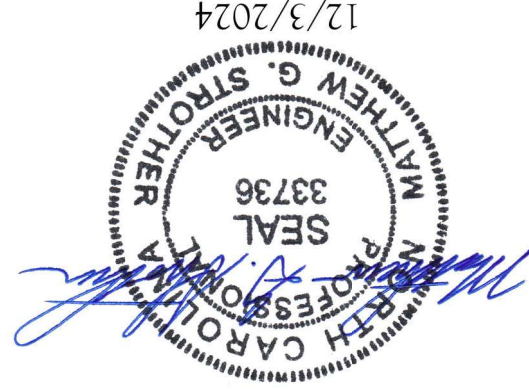
WALLS IN 120/130 MPH WIND ZONES

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

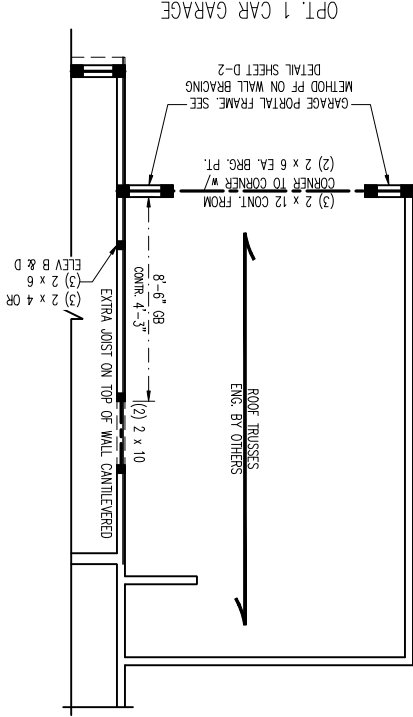
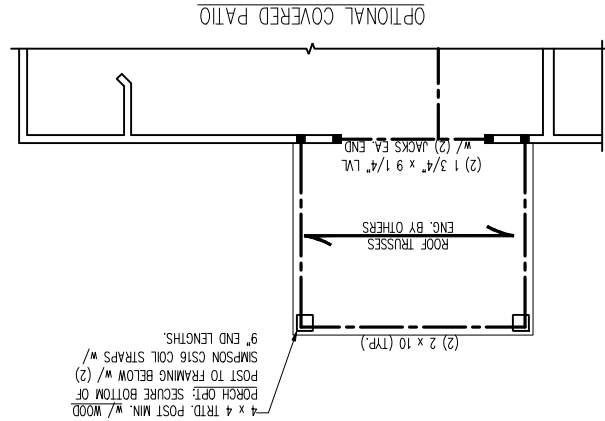
WALLS IN 140/150 MPH WIND ZONES



ELEVATION A



12/3/2024

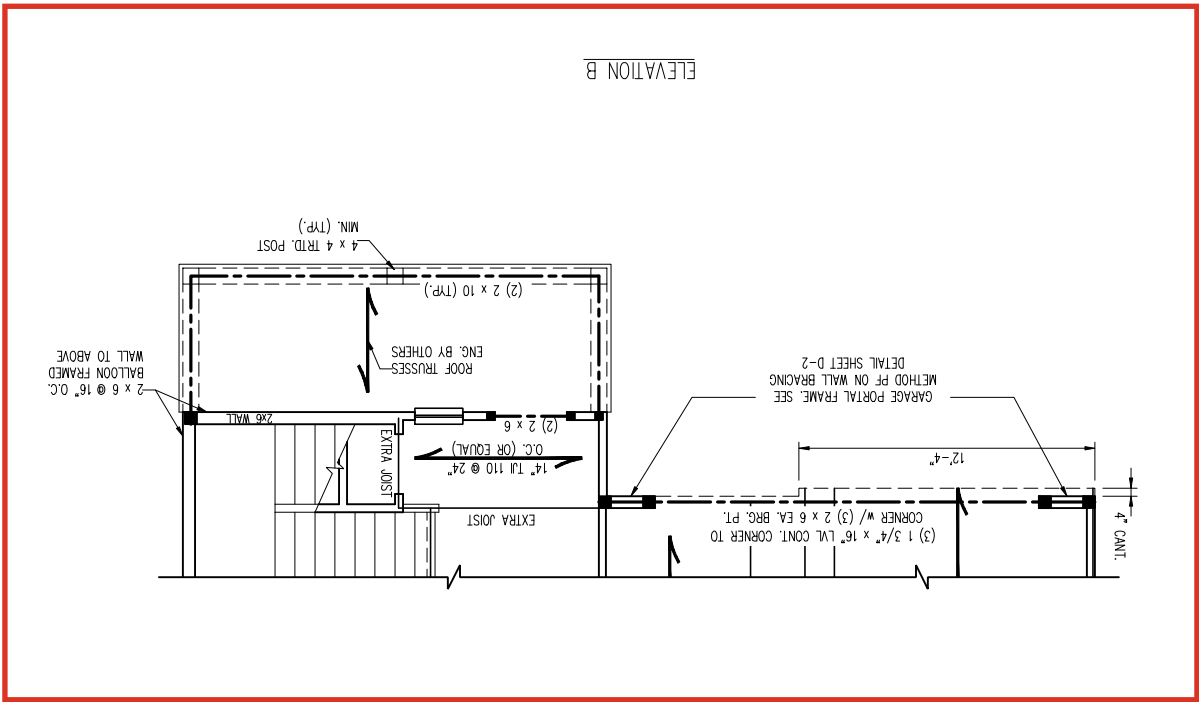


WAYFARE
DREAM FINDERS HOMES

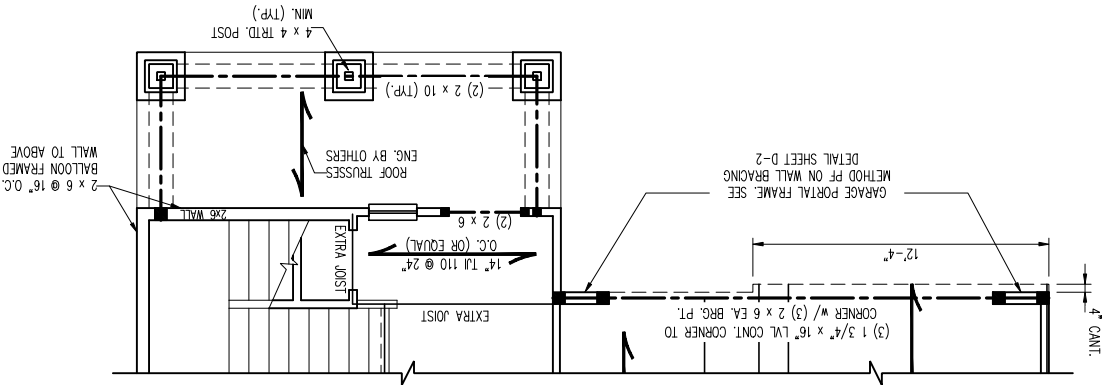
SHEET 7 OF 12
S-2a
SECOND FLOOR
FRAMING PLAN

DATE: DECEMBER 2, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: PURL HOMES
ENGINEERED BY: WFB

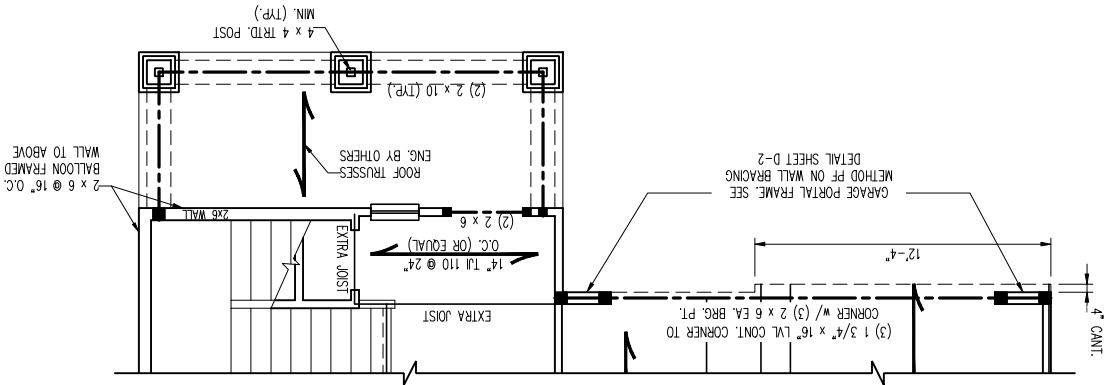
J.S. THOMPSON
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333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609
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N.C. LICENSE NO.: C1733



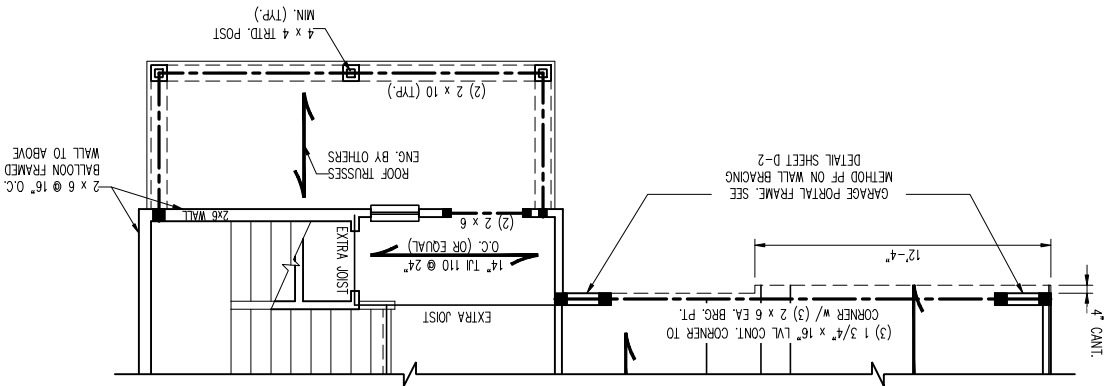
ELEVATION D2



ELEVATION D3



ELEVATION D



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

12/3/2024



WAYFARE
DREAM FINDERS HOMES

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N.C. LICENSE NO.: C1733

SHEET 8
OF 12
S-2b
SECOND FLOOR
FRAMING PLAN

DATE: DECEMBER 2, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: PURL HOMES
ENGINEERED BY: WFB

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

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

BRACED WALL DESIGN NOTES:

1. 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 O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
4. OSB 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 OSB 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 SPF #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 KING STUD REQUIREMENTS. SEE KING STUD TABLES FOR ADDITIONAL SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
4. 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.
5. FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
7. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

LEGEND	
CONT	CONTINUOUS
XT	EXTRA TRUSS
TS	TRUSS SUPPORT
EA	EACH
()	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SUPRECE PINE FIBR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

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

WALLS IN 120/130 MPH WIND ZONES

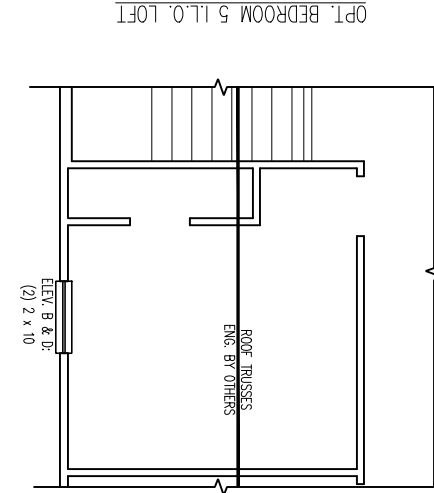
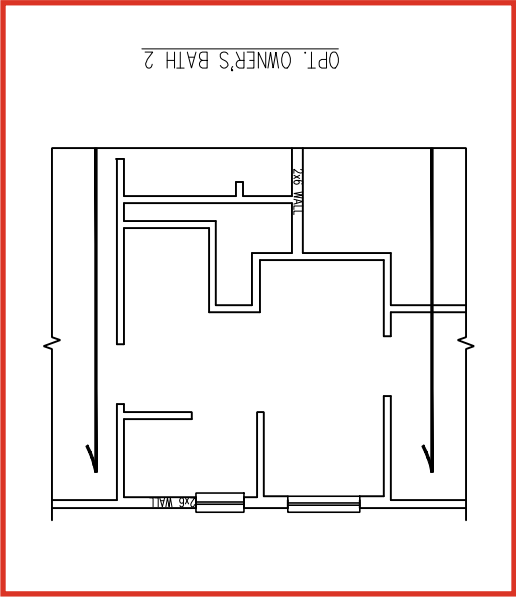
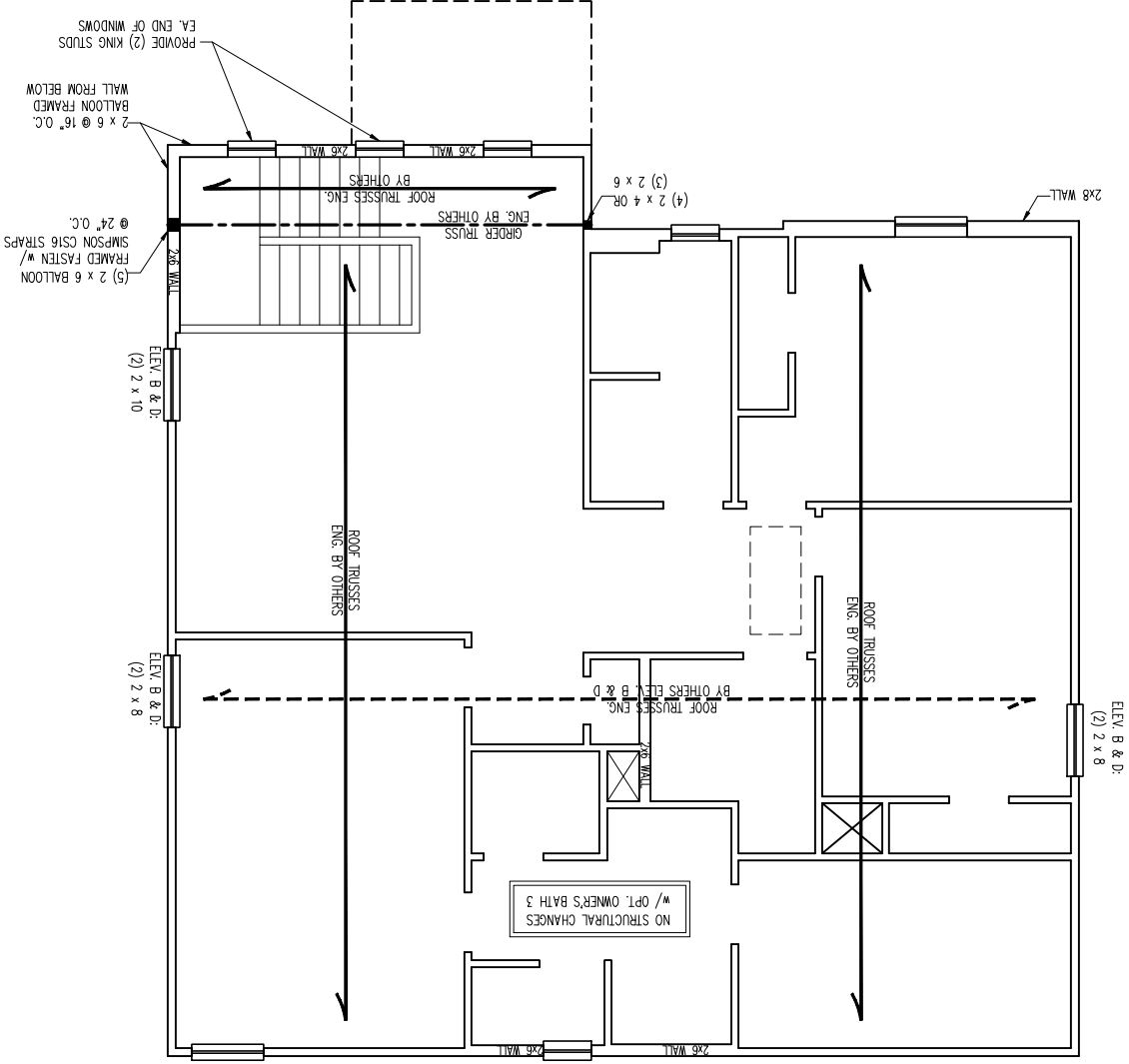
HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT KING STUDS
UP TO 4'	2
> 4' TO 8'	3
> 8' TO 14'	4
> 14' TO 18'	5

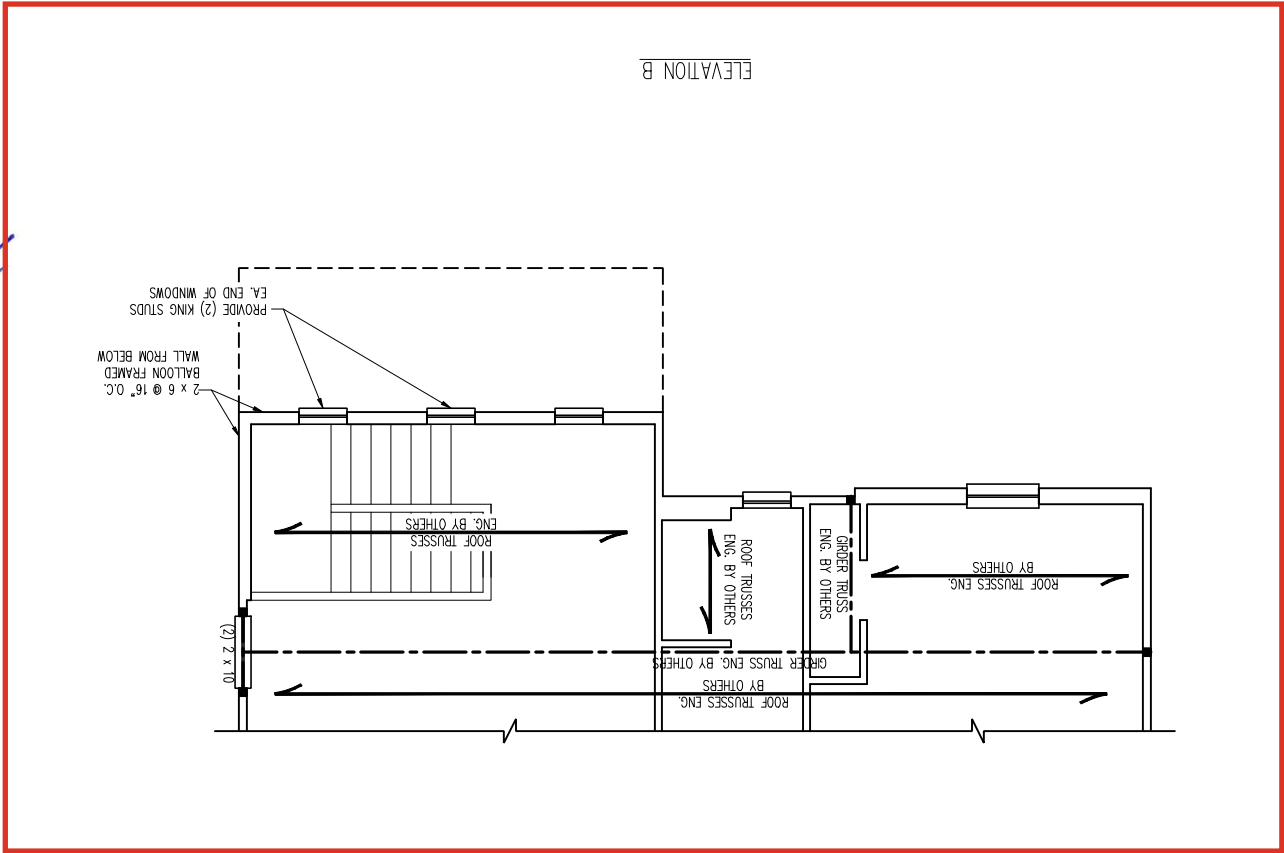
WALLS IN 140/150 MPH WIND ZONES

12/3/2024

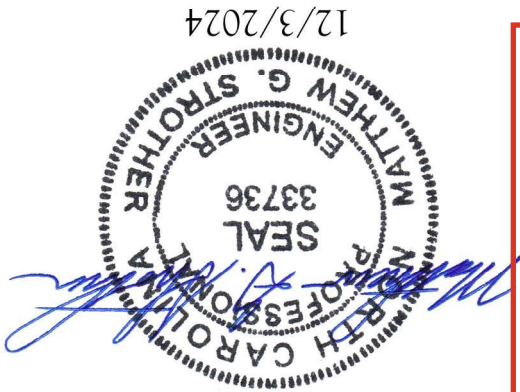
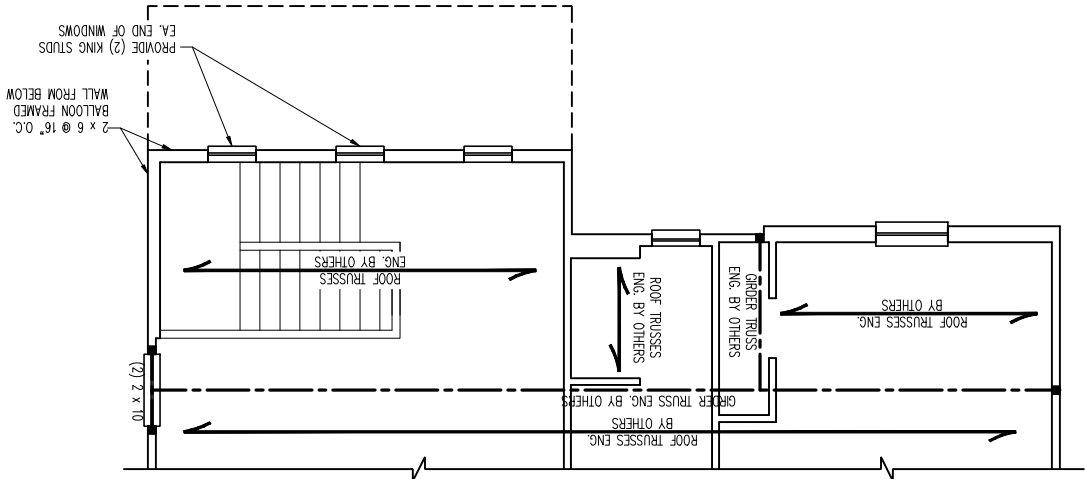


ELEVATION A



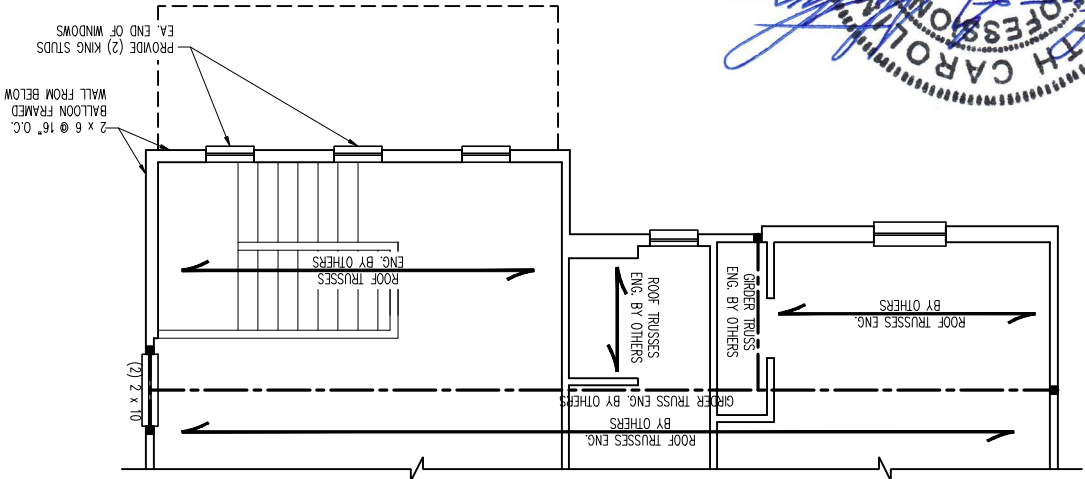


ELEVATION D2

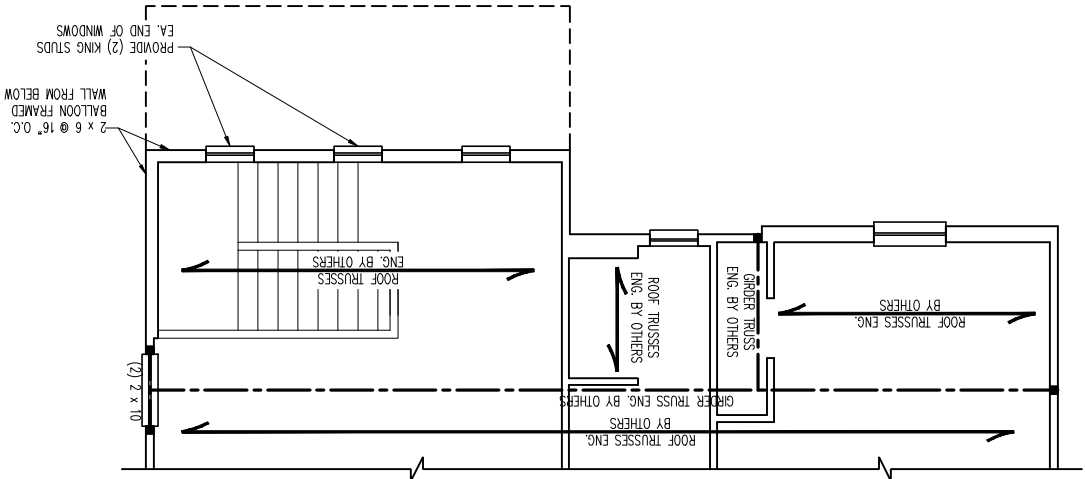


12/3/2024

ELEVATION D



ELEVATION D3



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

CEILING FRAMING
S-3b
SHEET: 10 OF 12

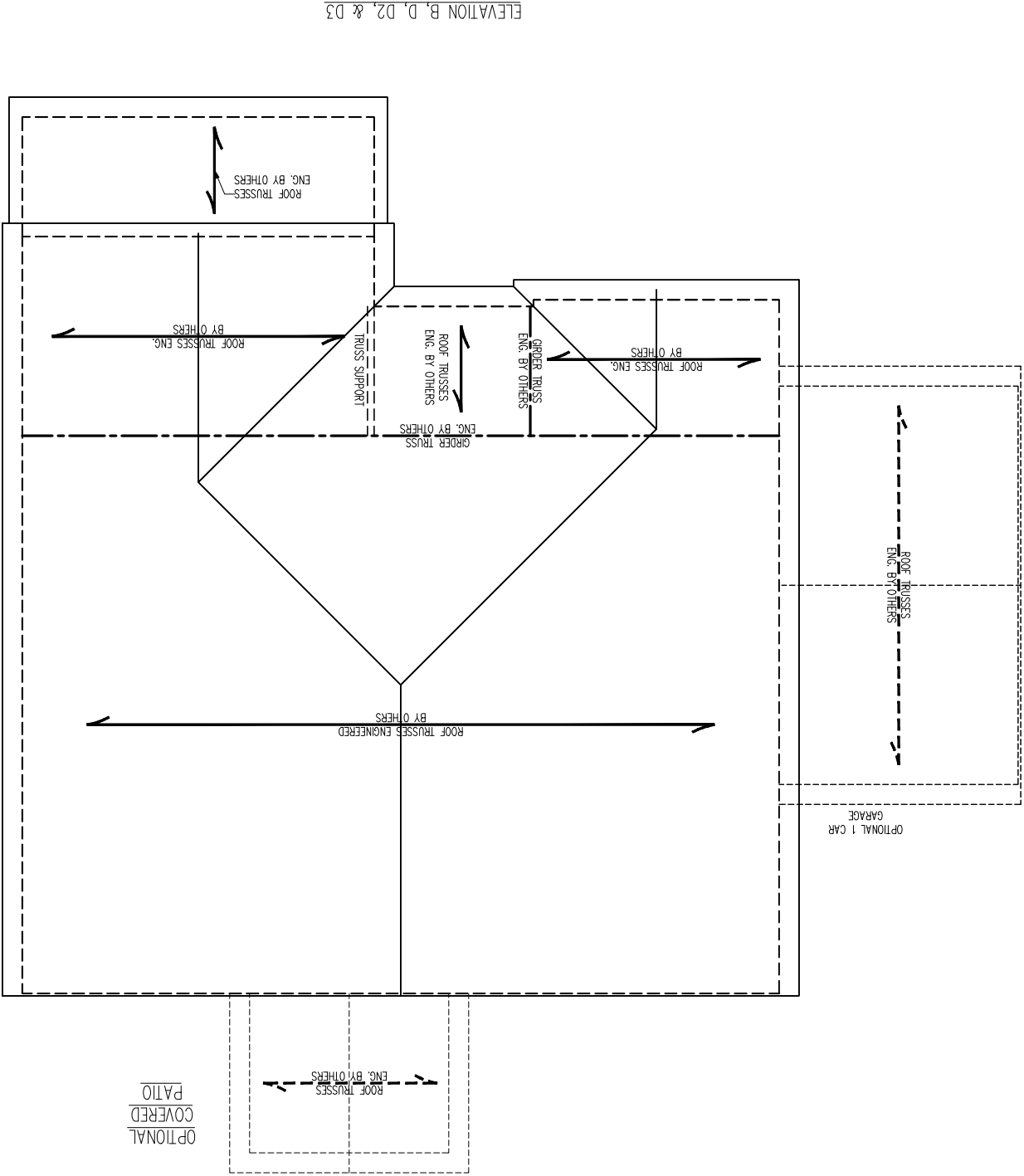
DATE: DECEMBER 2, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: PURL HOMES
ENGINEERED BY: WFB

WAYFARE
DREAM FINDERS HOMES

J.S. THOMPSON
ENGINEERING, INC
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N.C. LICENSE NO.: C-1733

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

OPTIONAL
COVERED
PATIO

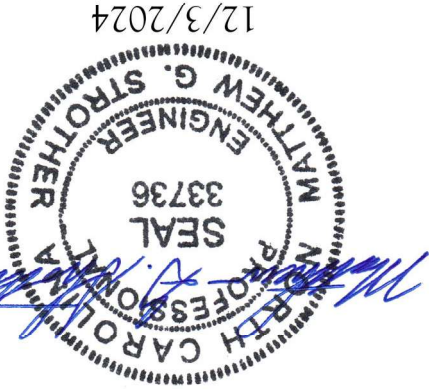


ELEVATION B, D, D2, & D3

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

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

- STRUCTURAL NOTES:
- ALL FRAMING LUMBER TO BE #2 SPF (UNO).
 - CIRCLES DENOTE (S) 2 x 4 POSTS FOR ROOF SUPPORT.
 - FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
 - HIP SPICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
 - STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
 - FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H2.5A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
 - REFER TO SECTION R802.11 OF THE 2024 NRC 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 R405.8 OF THE 2024 NRC TO ENSURE COMPLIANCE WITH REQUIRED UPLIFT AND LATERAL CONNECTIONS.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



12/3/2024

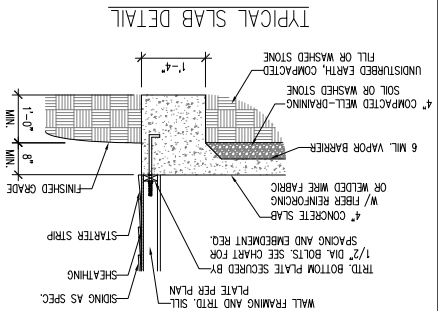
SHEET: 12 OF 12
S-4b
ROOF FRAMING
PLAN

DATE: DECEMBER 2, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: PUBL. HOMES
ENGINEERED BY: WFB

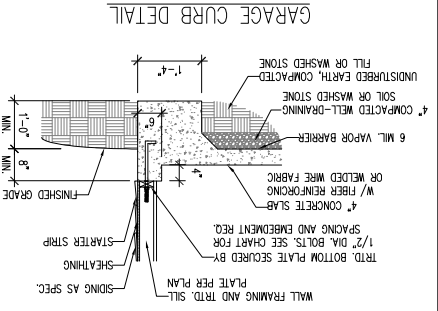
WAYFARE
DREAM FINDERS HOMES

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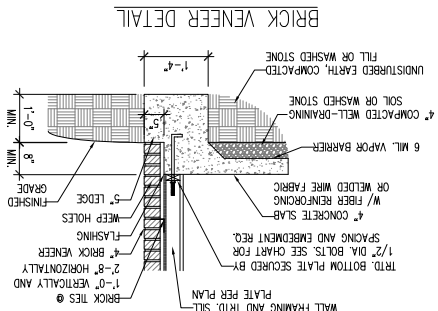
MONOLITHIC SLAB DETAILS



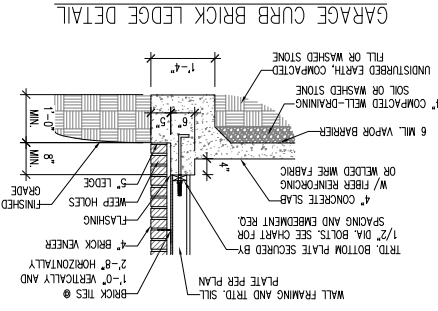
DETAIL 1



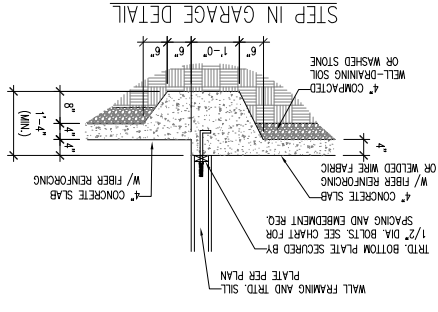
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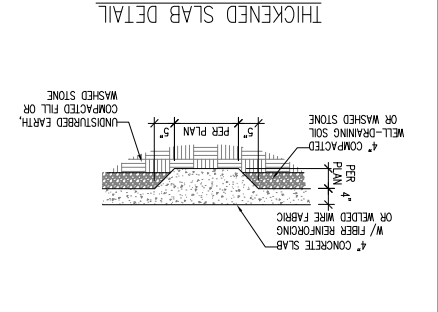
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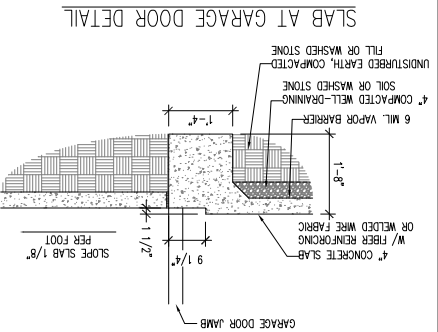
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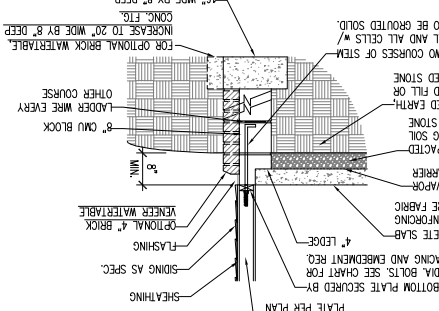
DETAIL 6



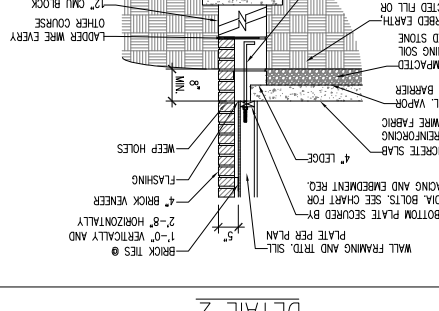
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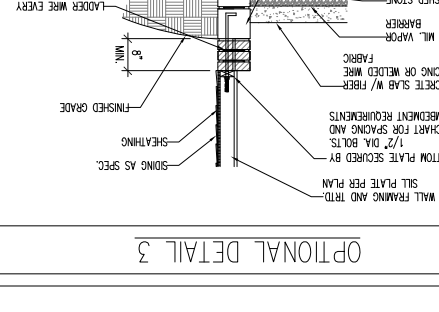
DETAIL 7



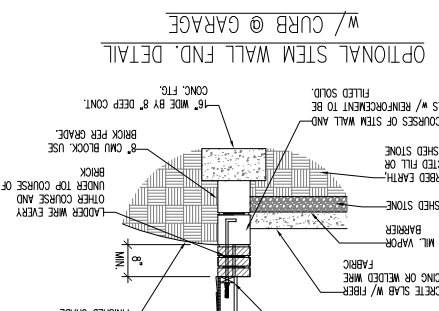
DETAIL 1



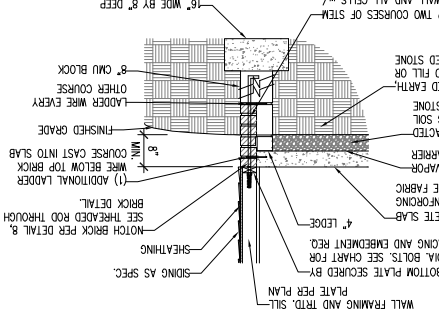
DETAIL 2



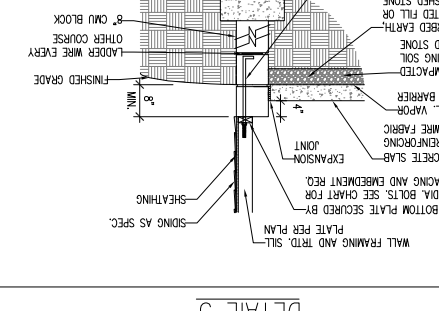
OPTIONAL DETAIL 3



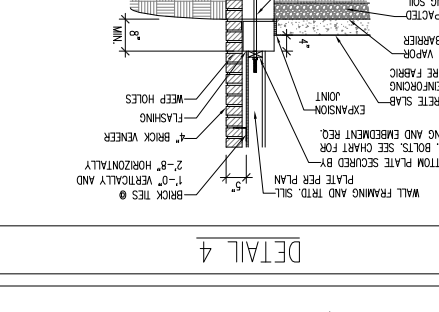
OPTIONAL DETAIL 3
W/ CURB @ GARAGE



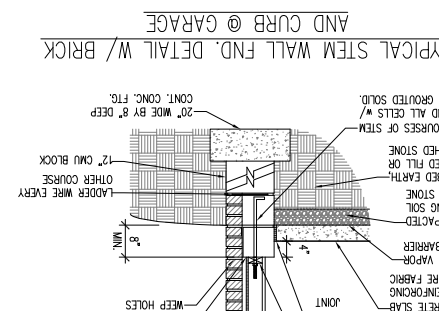
OPTIONAL DETAIL 1



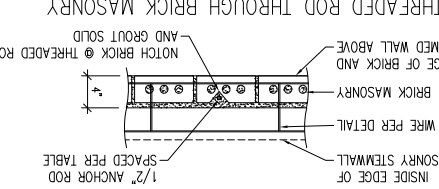
DETAIL 3



DETAIL 4



DETAIL 4
AND CURB @ GARAGE



OPTIONAL DETAIL 8

STEMWALL DETAILS

MASONRY STEMWALL SPECIFICATIONS					
MASONRY WALL TYPE					
WALL HEIGHT (FEET)	8" CMU	4" BRICK AND 4" CMU	4" BRICK AND 8" CMU	6 AND GREATER	
				5	6 AND GREATER
2 AND BELOW	UNROUTED	UNROUTED	UNROUTED	REBAR @ 36" O.C.	REBAR @ 36" O.C.
	UNROUTED	UNROUTED	UNROUTED	REBAR @ 48" O.C.	REBAR @ 64" O.C.
3	UNROUTED	UNROUTED	UNROUTED	REBAR @ 36" O.C.	REBAR @ 64" O.C.
	UNROUTED	UNROUTED	UNROUTED	REBAR @ 48" O.C.	REBAR @ 64" O.C.
4	UNROUTED	UNROUTED	UNROUTED	REBAR @ 36" O.C.	REBAR @ 64" O.C.
	UNROUTED	UNROUTED	UNROUTED	REBAR @ 48" O.C.	REBAR @ 64" O.C.
5	UNROUTED	UNROUTED	UNROUTED	REBAR @ 36" O.C.	REBAR @ 64" O.C.
	UNROUTED	UNROUTED	UNROUTED	REBAR @ 48" O.C.	REBAR @ 64" O.C.

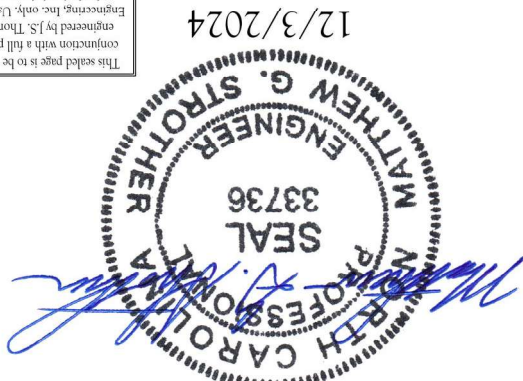
STRUCTURAL NOTES:

- 1) WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
- 2) THE MULTIPLE WELLS 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 WELL DRAINED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE B405.1 OF THE 2024 NORTH CAROLINA RESIDENTIAL CODE ARE ALLOWABLE.
- 5) PREP SLAB PER B506.2.1 AND B506.2.2 BASE AND EXCEPTION OF 2024 NORTH CAROLINA RESIDENTIAL CODE.
- 6) MINIMUM 2" LAP SPlice LENGTH.
- 7) LOCATE REBAR IN CENTER OF FOUNDATION WALL.
- 8) WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE "S" MORTAR OR 3000 PSI GROUT. USE OF "LOW LIFT GROUTING"
- 9) METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

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

NOTE:

EQUIVALENT ANCHORAGE TO 1/2" DIAMETER ANCHOR BOLTS MAY BE USED IN LIEU OF 1/2" ANCHOR BOLTS.



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12/3/2024

FOUNDATION DETAILS
D-1

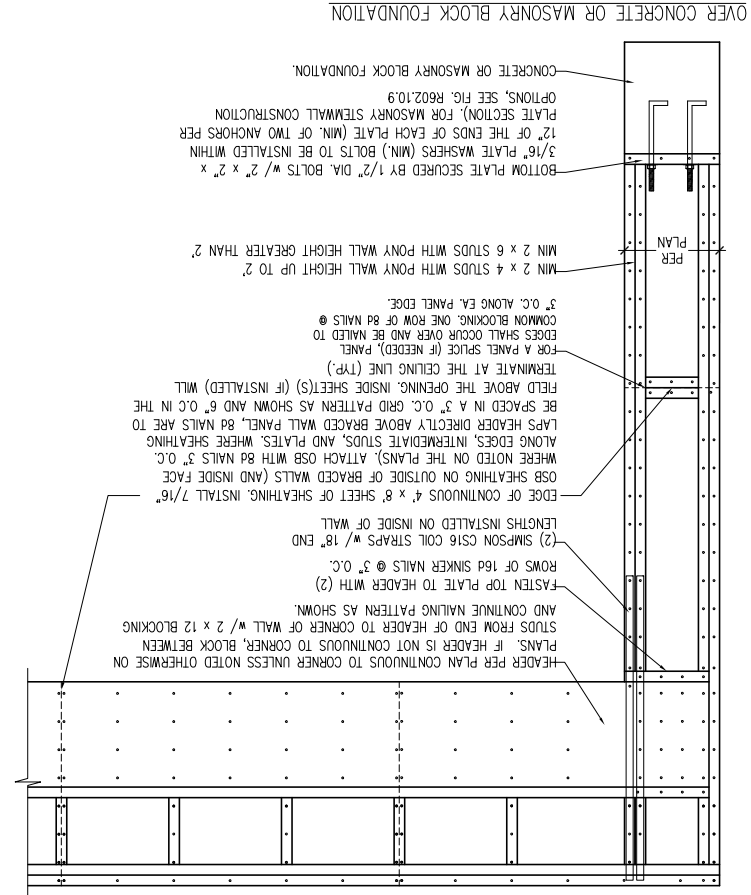
DATE: NOVEMBER 7, 2024
SCALE: NTS
DRAWN BY: JST
INCHES: 1/8" = 1'-0"

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

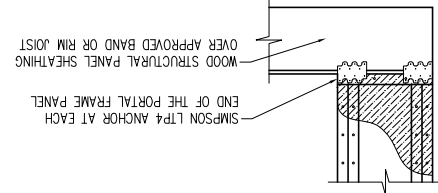
J.S. THOMPSON
ENGINEERING, INC
333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609
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N.C. LICENSE NO.: C1733

GENERAL WALL BRACING NOTES:

1. WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R301.1.3 "ENGINEERED DESIGN" OF THE NCRC 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 NCRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS, INCLUDING STORIES BELOW THE TOP FLOOR, HAVE BEEN DESIGNED PER R602.3.5 (3). WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST COMBINED UPLIFT AND SHEAR FORCES IN ACCORDANCE WITH ACCEPTED 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 WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED PER TABLE R702.3.5. METHOD "GB" TO BE FASTENED PER TABLE R602.10.4.
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 BLOCKED. ATTACH SHEATHING W/ 6d COMMON NAILS OR 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (U.N.O.).
8. SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (U.N.O.). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R702.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3(1) WHERE METHOD GB PANELS ARE INSTALLED HORIZONTALLY. BLOCKING OF HORIZONTAL JOINTS IS NOT REQUIRED.



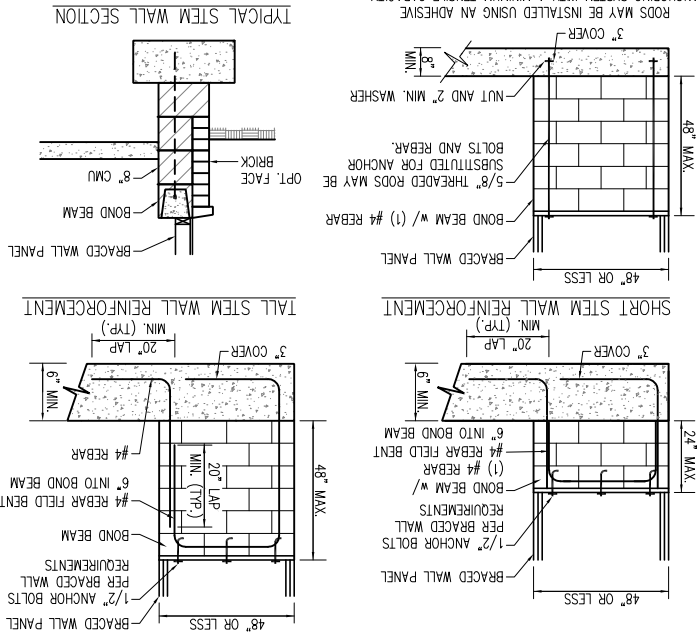
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
* APPLICABLE W/ GREATER THAN 12" KNEE WALL HEIGHTS IN
GRAM. SPACE AND ABOVE FRAMED BASEMENT WALLS *



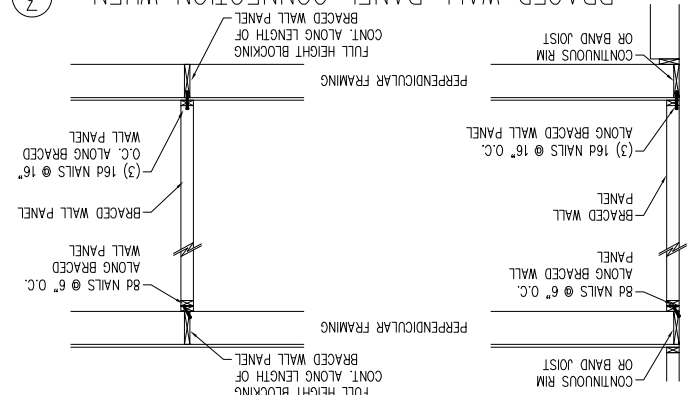
MASONRY STEM WALLS SUPPORTING
BRACED WALL PANELS
PER FIGURE R602.10.9

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

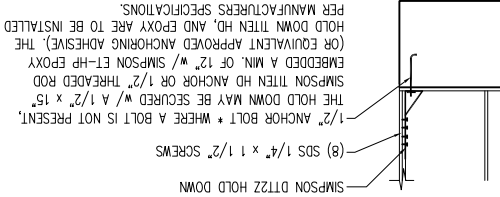
OPTIONAL STEM WALL REINFORCEMENT
MANUFACTURER'S SPECS.
OF 3750 LBS AND INSTALLED IN ACCORDANCE WITH
ANCHORING SYSTEM WITH A MINIMUM TENSILE CAPACITY



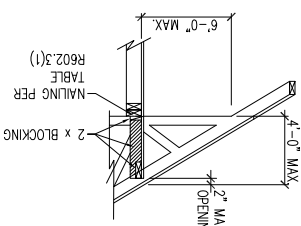
BRACED WALL PANEL CONNECTION WHEN
PERPENDICULAR TO FLOOR/CEILING FRAMING
PER FIGURE R602.10.8(1)



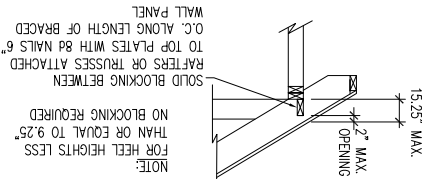
HOLD DOWN DETAIL FOR MASONRY
FOUNDATION OR MONOLITHIC SLAB
* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *



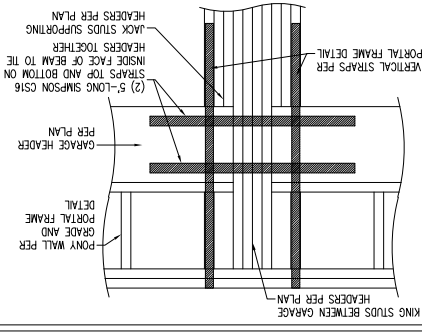
BRACED WALL PANEL
CONNECTION TO
PERPENDICULAR ROOF
TRUSSES
PER FIGURE R602.10.8.2(3)
(OR ALTERNATIVE: FIGURE R602.10.8.2(2))



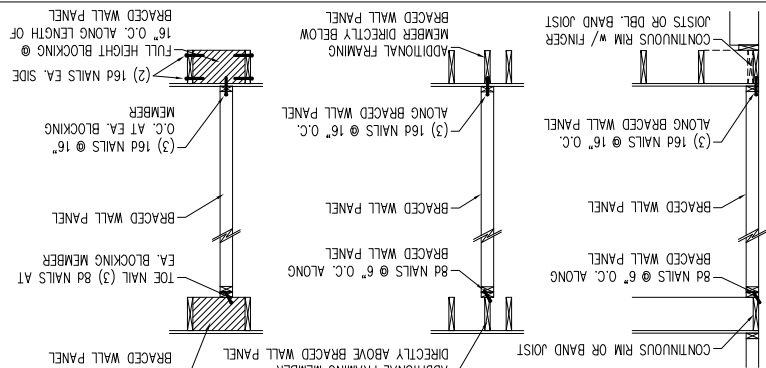
BRACED WALL PANEL
CONNECTION TO
PERPENDICULAR RAFTERS
PER FIGURE R602.10.8.2(1)



PORTAL FRAME CONNECTION DETAIL
BETWEEN GARAGE DOOR HEADERS
(REFERENCE PORTAL FRAME DETAIL FOR ALL OTHER PORTAL
FRAME INFORMATION)



BRACED WALL PANEL CONNECTION WHEN PARALLEL
TO FLOOR/CEILING FRAMING
PER FIG. R602.10.8(2)



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12/3/2024

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

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BRACED WALL
NOTES AND DETAILS
AND PF DETAIL
D-2

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

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

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

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

DESIGN CRITERIA: LIVE LOAD (PSF) DEAD LOAD (PSF) DEFLECTION (IN)

SEISMIC DESIGN CATEGORY:		8
GROUND SNOW LOAD: Pg		20 (PSF)
(BASED ON TABLE R301.2(4) WIND ZONE AND EXPOSURE)		
MINI LOAD		40
STAIRS		40
SLEEPING ROOMS		30
ROOMS OTHER THAN SLEEPING ROOM		40
PASSENGER VEHICLE GARAGE		40
HANDRAILS/GUARDRAILS		50
FIRE ESCAPES		200
EXTERNAL BALCONIES		40
DECKS		40
ATTIC WITHOUT STORAGE		40
ATTIC WITH LIMITED STORAGE		10
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4. FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NRC, 2024 EDITION, FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES. FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2024 EDITION.

5. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2024 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. EXCEPTION: #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-AND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NRC.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRC, 2024 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60, WELDED WIRE FABRIC TO BE ASTM A185, MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4", CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH ORDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NRC, 2024 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCMA TR88-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 NRC, 2024 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.2(8) OF THE NRC, 2024 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE #2 SPF MINIMUM (Fb = 875 PSF, Fv = 375 PSF, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 975 PSF, Fv = 175 PSF, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2600 PSF, Fv = 285 PSF, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 PSF, Fv = 310 PSF, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSF, E = 1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2900 PSF, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
A. W AND WT SHAPES: ASTM A992
B. CHANNELS AND ANGLES: ASTM A36
C. PLATES AND BARS: ASTM A36
D. HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B
E. STEEL PIPE: ASTM A53, GRADE B, TYPE E OR S

- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):
A. WOOD FRAMING (2) 1/2" DIA. x 4" LONG LAG SCREWS
B. CONCRETE (2) 1/2" DIA. x 4" WEDGE ANCHORS
C. MASONRY (FULLY GROUTED) (4) 3/4" DIA. A325 BOLTS OR 3/16" FILLET WELD
D. STEEL PIPE COLUMN (4) 3/4" DIA. A325 BOLTS OR 3/16" FILLET WELD
LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE Nailed TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM W/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" DIA. ARE USED TO FASTEN THE NAILER. THE STEEL BEAM SHALL BE FABRICATED W/ (2) ROWS OF 9/16" DIAMETER HOLES @ 16" O.C.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NRC, 2024 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO). WHICHEVER IS GREATER ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) #4 NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.7.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
- ALL BEAMS, HEADERS, OR GORDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GORDER 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).
- FLOOR BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THEAD 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).
- ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2024 EDITION WALL BRACING CRITERIA, THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.

- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER STRUCTURAL PLAN. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOADS ALONG OFFSET LOAD LINES.
- 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) (4) 12d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R703.8.2.1 OF THE NRC, 2024 EDITION.
- 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).
- 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 6 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED TO WOOD FRAMING WITH SIMPSON CS16 COIL STRAPPING WITH 9" END LENGTHS OR (2) 6" LONG SIMPSON SDS SCREWS (OR EQUAL) DRIVEN AT AN ANGLE FROM OPPOSITE SIDES. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.
- CONSTRUCT ALL WOOD DECKS ACCORDING TO CHAPTER 47-WOOD DECKS.

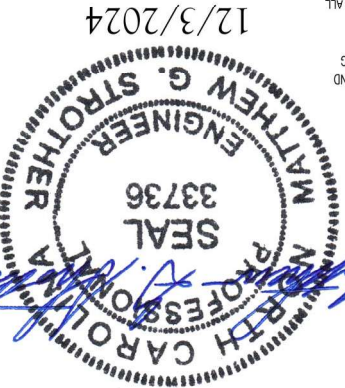
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120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED STANDARD STRUCTURAL NOTES DREAM FINDERS HOMES

STRUCTURAL
NOTES
S-0

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