

LOT 3 MAGNOLIA RIDGE INVENTORY MARKED

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'-0" X 17'-0", NOW IT IS 18'-0" X 17'-0".
CHANGE WASHER, DRYER, AND REFRIGERATOR TO OPTIONAL COMPONENTS.
CHANGE LOCATIONS OF HOSE BIBBS TO BE ON HEATED WALLS.
VERIFIED HDR HG16 ARE AT LEAST 1'-0".
VERIFIED MASTER'S WAS CHANGED TO OWNER'S.
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 2018 AND SC RC 2018.
UPDATED SLAB INTERFACE PLAN AND OPTIONS.
ADDED OPTIONAL FULL BATH 3 (1LO PDR-1)
ADDED INSULATION DETAIL TO PLANS.
VERIFIED AND ADDED 3-0 5-0 WINDOW FOR VENTILATION REQMTS IN OWNER'S BEDROOM.
ADDED OPTIONAL DBL OVEN AT KITCHEN.
CHANGE ALL CEILING FANS TO OPTIONAL.
CREATED AND REVISED CUTSHEETS.

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 CUTSHEETS.
ADDED (2) HOSE BIBBS RIGHT AND LEFT SIDE OF THE HOUSE.
CHANGED 2X4 WALL AT LEFT GARAGE WALL TO 2X6.
REMOVED OUTLETS, PHONES AND TV'S FROM ELECTRICAL PLANS.
ADDED CARBON MONOXIDE DETECTOR AT BEDROOMS.
CREATED ELEVATION FARMHOUSE 'B'.
CREATED ELEVATION ARTS AND CRAFTS 'D'.
CHANGED CORNER BOARDS ON ELEVATIONS TO BE 1X4 TRIM BOARD.
SHOWED 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 12'-0"X11'-0", NOW 11'-10"X11'-0".
REVISED FRONT PORCH AREA AS FOLLOWS:
ELEVATION A, IT WAS 32 SF, NOW 54 SF
ELEVATION C, IT WAS 21 SF, NOW 43 SF.
CREATED LEFT HAND GARAGE VERSION.
REMOVED ELEVATION C.
UPDATED SQ. FT. LOG TO ELIMINATE ROUNDING. FIRST FLOOR WAS 1040 SF, NOW 1039 SF. SECOND FLOOR WAS 1395 SF, NOW 1394 SF. FRONT PORCH AT ELEV. B WAS 43 SF, NOW 42 SF.
CHANGED SHUTTERS TO BE 14" WIDE.

04-08-20 ADDED WINDOW SCHEDULE
CHANGED GARAGE WALL FROM 2X6 TO 2X4
CHANGED POWDER ROOM DOOR TO 2'6"
LAUNDRY DOOR CHANGED TO 2'8"
CHANGED 1X10 TRIM ON ELEVATION A TO 1X8 TRIM
ADDED DETAIL FOR DECORATIVE BRACKET ON ELEVATION A
CHANGED 1X10 TRIM ON ELEVATION B TO 1X8 TRIM
FIXED PORCH CONCRETE TO KEEP COLUMN FROM OVERHANGING. SQUARE FOOTAGE
CHANGED FROM 54 SQ. FT. TO 56 SQ. FT. ELEVATION A
ADDED DETAIL FOR DECORATIVE BRACKET ON ELEVATION B
ADDED DETAIL FOR DECORATIVE GABLE ON ELEVATION B
CHANGED 1X10 TRIM ON ELEVATION D TO 1X8 TRIM
FIXED PORCH CONCRETE TO KEEP COLUMN FROM OVERHANGING. SQUARE FOOTAGE
CHANGED FROM 42 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 26 SQ. FT. TO 19 SQ. FT. ELEVATION D
REMOVED COLUMN BASE FROM ELEVATION D AND MADE COLUMN 2" SQ FULL COLUMN
HEIGHT.
REMOVED OPTIONAL CEILING FAN FROM FAMILY ROOM.
CHANGED ALL TRIM AROUND WINDOWS, DOORS, & GARAGES TO 4" TRIM.
RESIZED CHASE IN OWNER'S WC.
RELOCATED CONDUIT TO GO FROM ISLAND TO CLOSEST EXTERIOR WALL
CHANGED COAT CLOSET DOOR FROM 2/6 BIFOLD TO 2/6 STD.
CHANGED OWNER'S BATH LINEN CLOSEST FROM 2/6 BIFOLD TO 2/6 STD.
CHANGED UPSTAIRS LINEN CLOSET FROM 2/6 BIFOLD TO 2/6 STD.
CHANGED BED 2 CLOSET DOOR FROM 2/6 BIFOLD TO 2/6 STD.
CHANGED BED 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 CLOSEST DOOR FROM 2/6 BIFOLD TO 2/6 STD.
CHANGED POWDER ROOM LINEN FROM 2/6 BIFOLD TO 2/6 STD.

01-01-22 CHANGED STUDY DOOR FROM 2/4 STD. TO 2/6 STD.
EXTENDED POWDER ROOM 2 1/2" INTO FOYER HALLWAY
RECENTERED 4/0 OPENING FROM FOYER TO FAMILY ROOM

12-01-22 ADDED ELEVATION D2 SHOWING BRICK COLUMN AND D3 SHOWING STONE
COLUMN.
ADDED SQUARE FOOTAGE BLOCK FOR D2 AND D3 ELEVATIONS.
VERIFIED AND UPDATED THE SF AS FOLLOWS:
SECOND FLOOR WAS 1394, NOW IT IS 1389.
TOTAL SF WAS 2433, NOW IT IS 2428.
ADDED SF FOR D2 AND D3.
UPDATED GARAGE DOOR WALL OF 1 CAR CARRIAGE GARAGE TO 2X6
VERIFIED AND UPDATED OPTIONAL OWNER'S BATH 2 & 3 LAYOUTS
WINDOW HEAD HEIGHT CHANGED TO 7'-1" ON SECOND FLOOR
ADDED (6) OPTIONAL LED CAN LIGHTS IN KITCHEN (06-15-23)

10-01-24 "BATH 6 INCLUDED W/ OPT BEDROOM 6 ONLY 1LO BATH 2" CHANGED TO STAND ALONE
"OPTIONAL BATH 6 1LO 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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DRAWINGS ON 11"X17"
SHEET ARE ONE HALF
THE SCALE NOTED

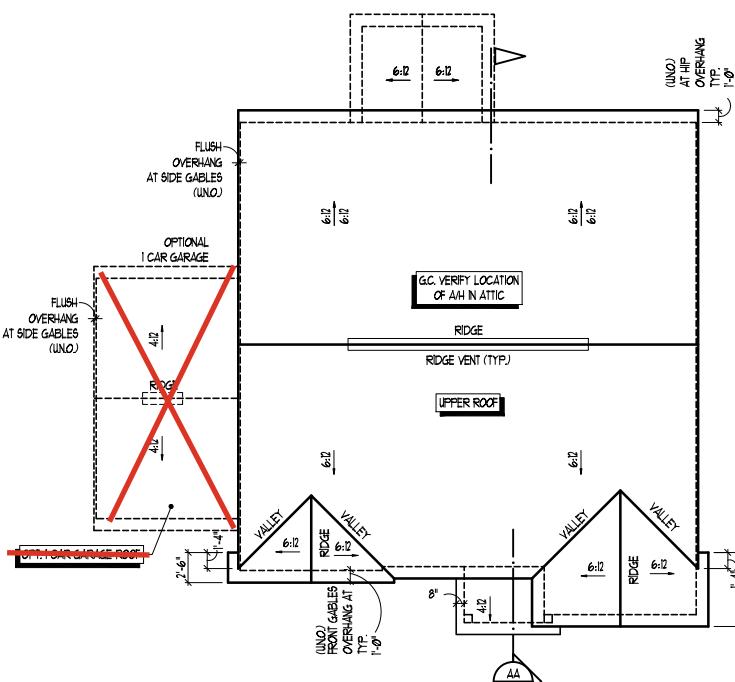
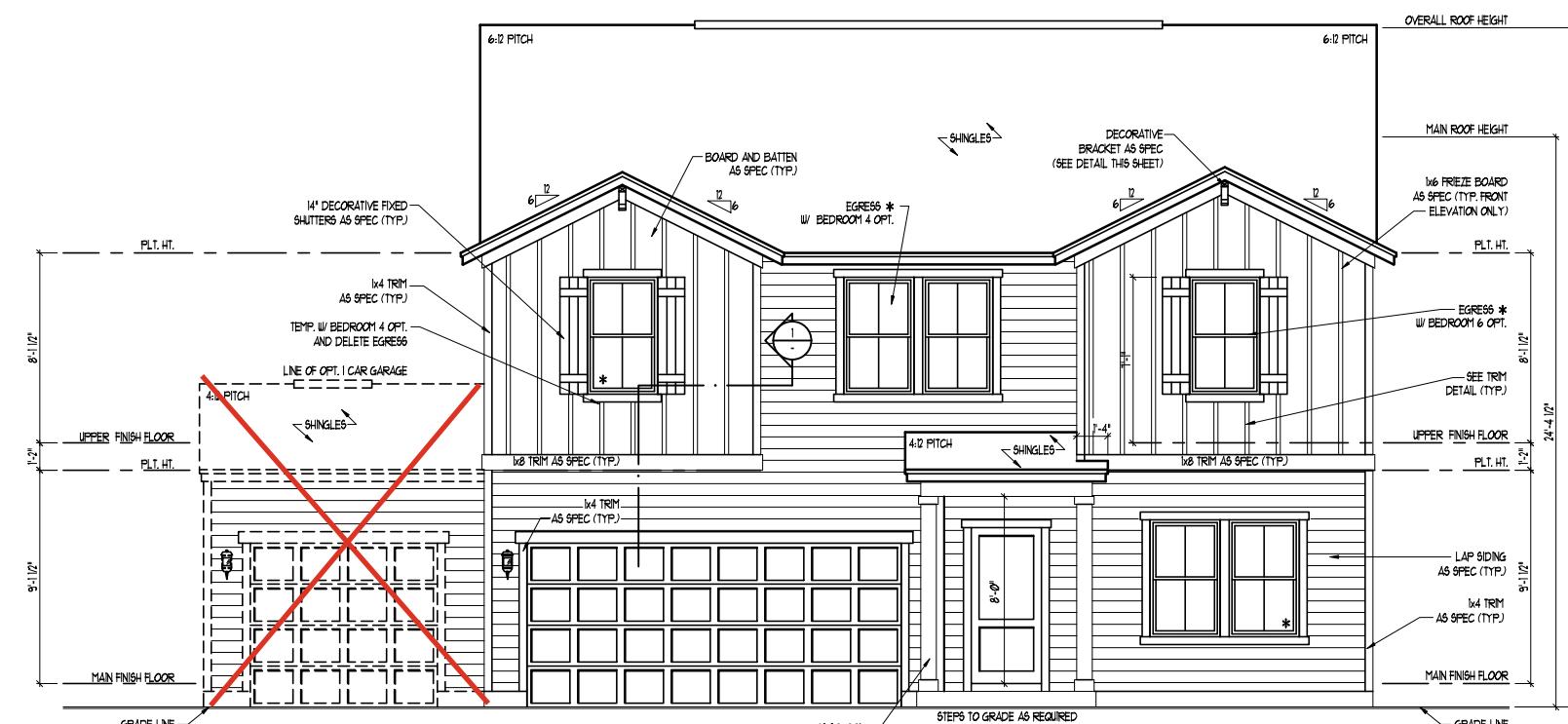
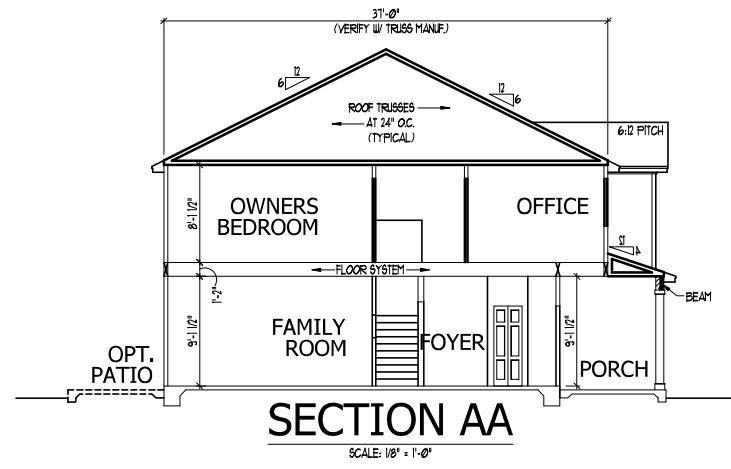
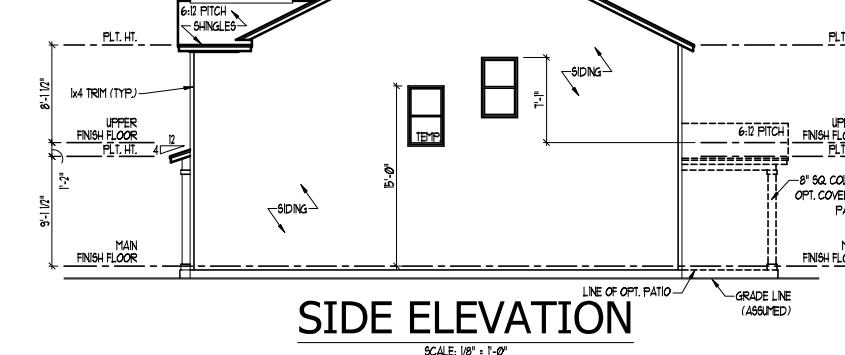
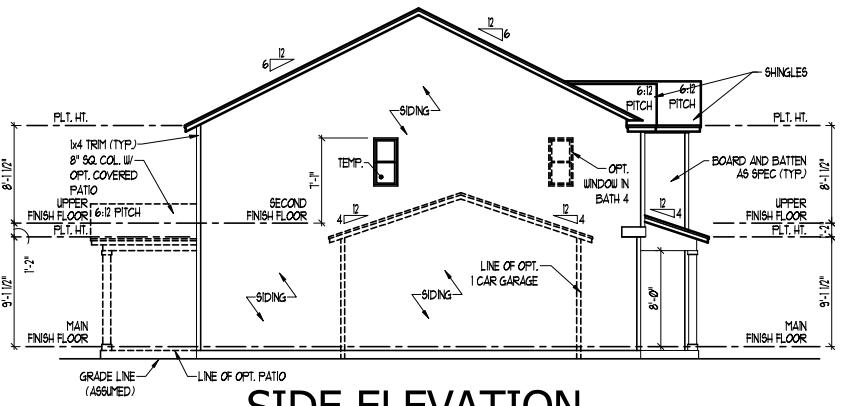
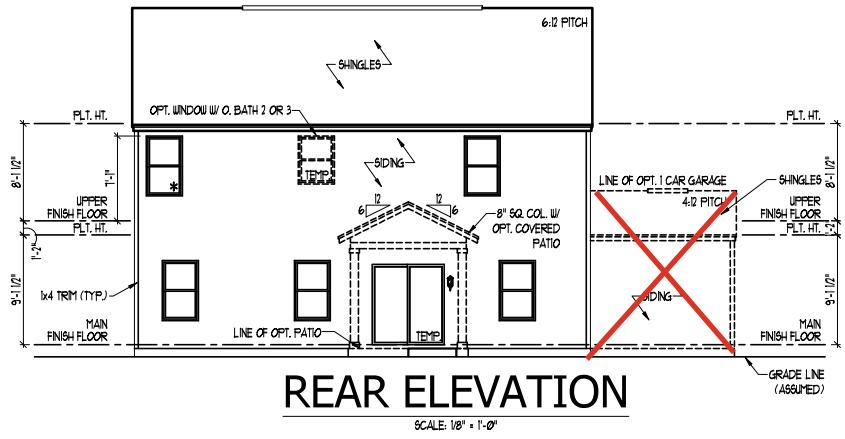
PRELUDE - Garage Left
DREAM FINDERS HOMES

2435

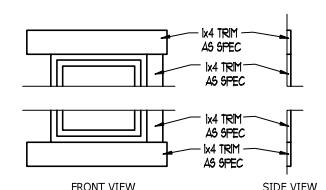
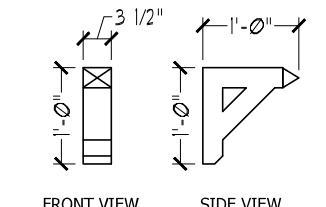
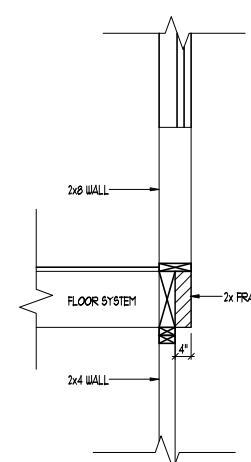
TITLE
REVISION LOG

SHEET
CS

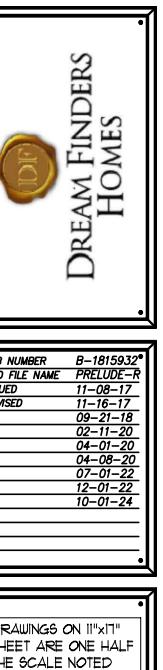
LOT 3 MAGNOLIA RIDGE



TOTAL UNDER ROOF AREA:	1461	SQ. FT.	1461	SQ. FT.
VENTING AREA REQUIRED:			4.87	SQ. FT.
TOTAL REQUIREMENTS:			1461	SQ. FT.
LOWER AREA VENTING:			LOWER: 2.44	UPPER: 2.44
SOFFIT VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
			62'-2"	2.55
UPPER AREA VENTING:				
ridge vent	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
			20'-0"	2.50
TOTAL AREA PROVIDED:				
SOFFIT AND RIDGE VENT			5.05	

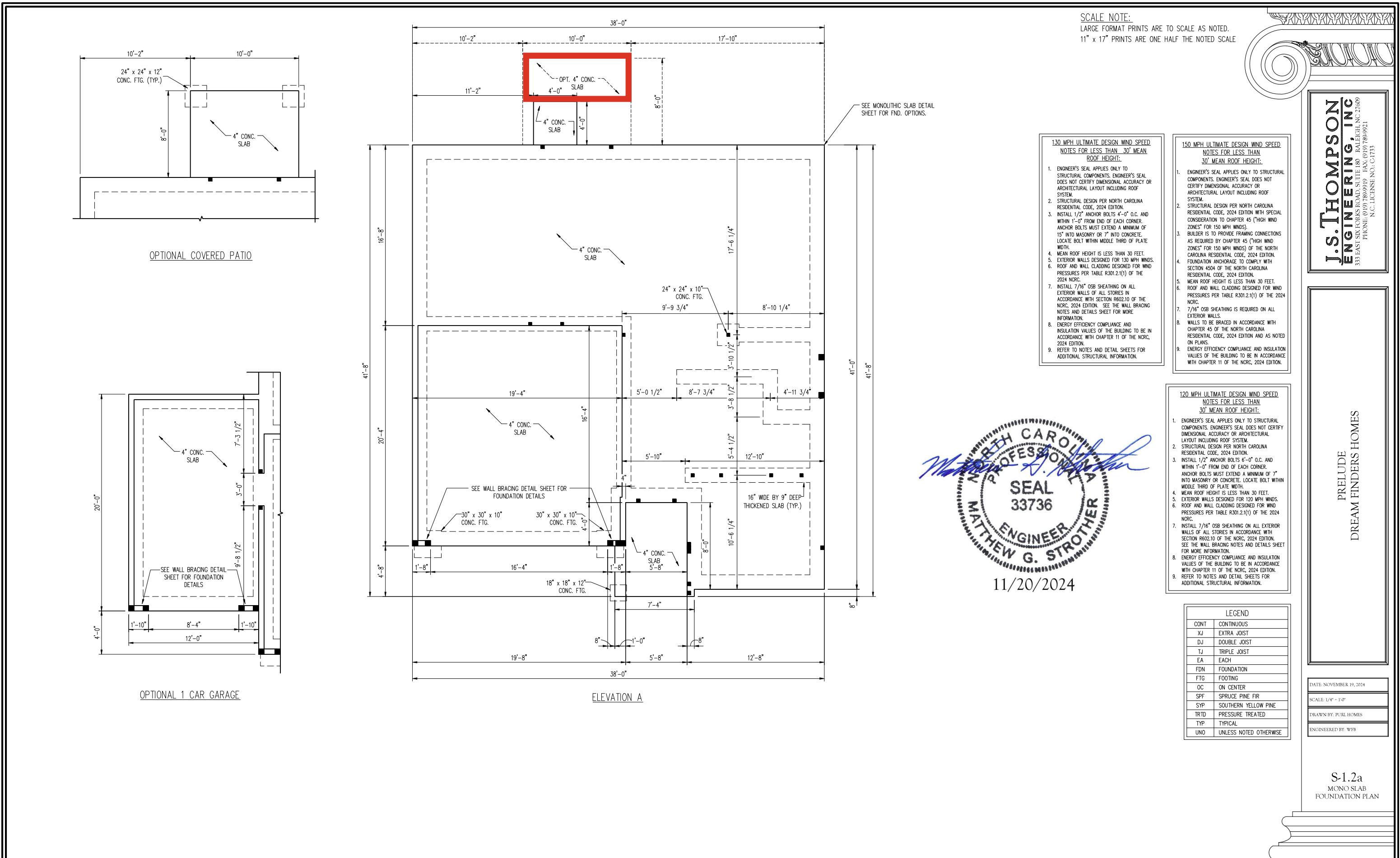


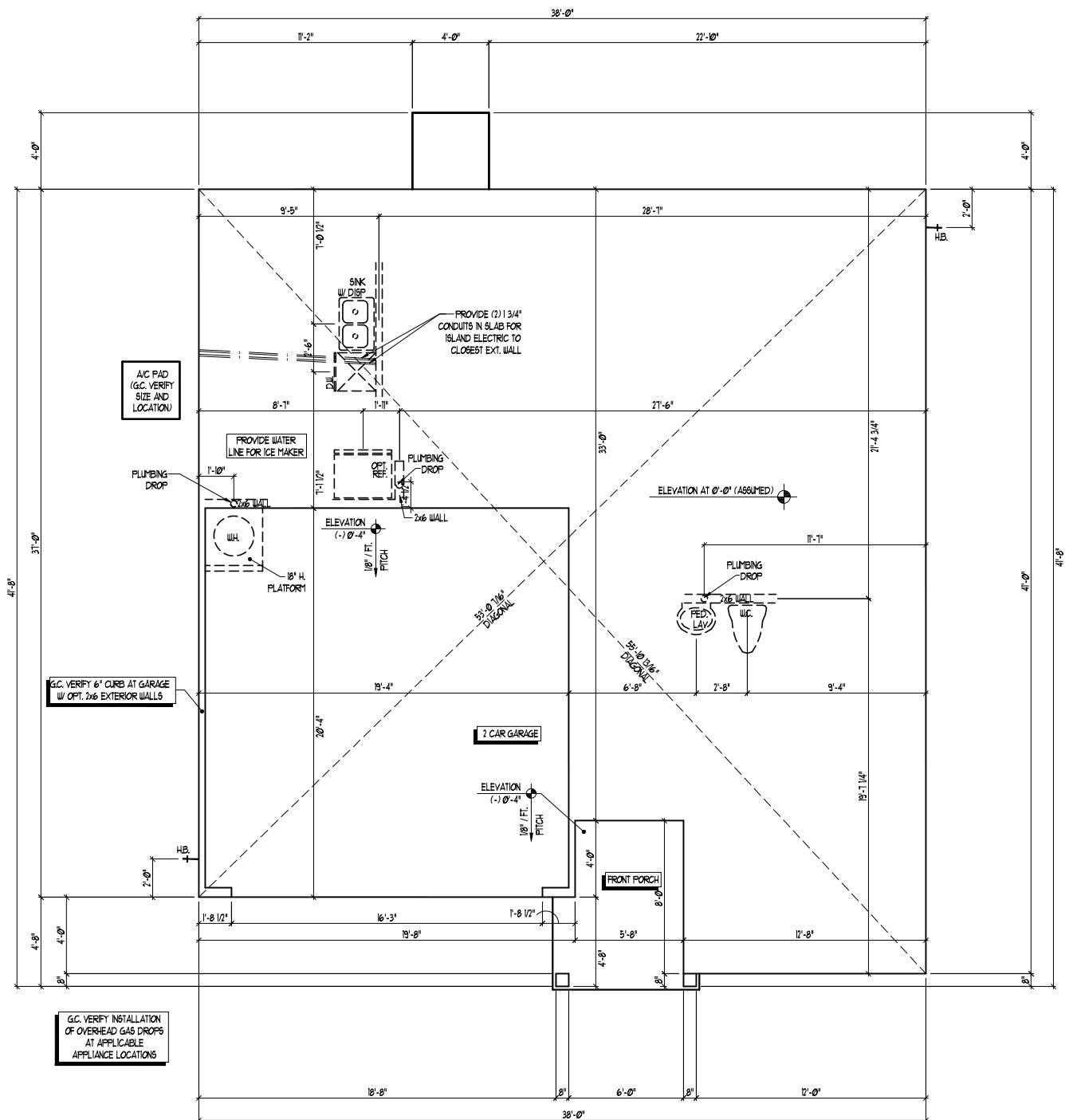
PRELUDE - Garage Left DREAM FINDERS HOMES



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

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SLAB INTERFACE PLAN
ELEVATION A SHOWN
SIMILAR AT ALL ELEVATIONS (NO PLUMBING CHANGES)
SCALE: 1/4" = 1'-0"

PRELUDE - Garage Left DREAM FINDERS HOMES

2435

TITLE
SLAB INTERFACE PLAN

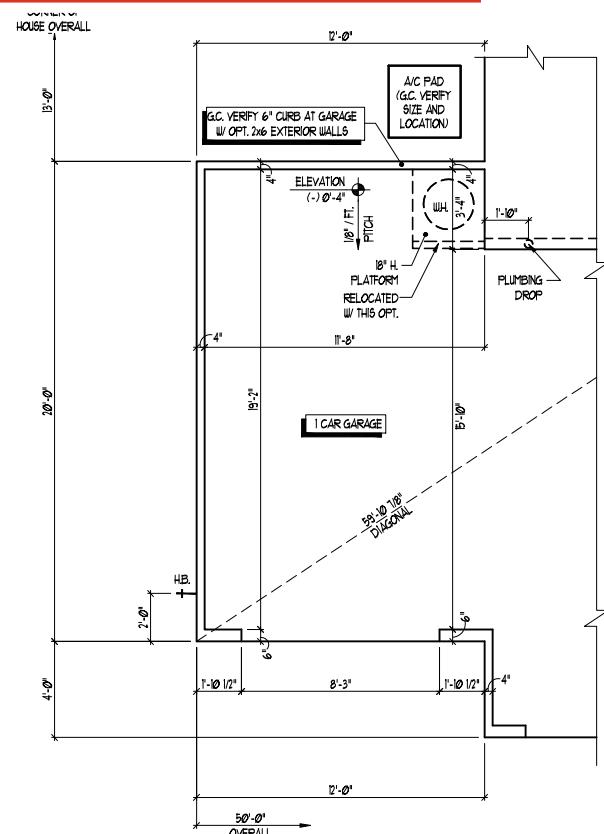
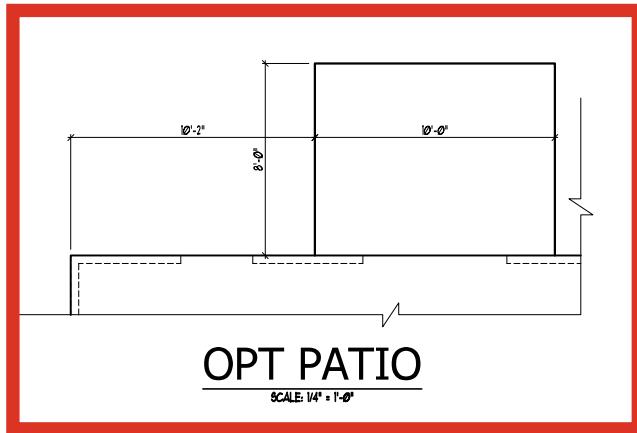
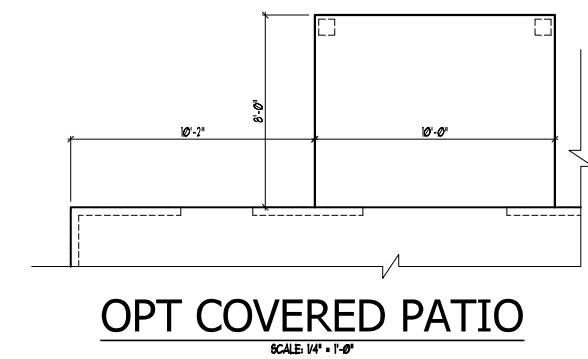
SHEET
A1.0

Dream Finders Homes

JOB NUMBER B-1815932
CAD FILE NAME PRELUDE-R
ISSUED 11-06-17
REVISED 09-21-18
02-11-20
04-01-20
04-08-20
07-01-22
12-01-22
10-01-24

DRAWINGS ON 11" x 17" SHEET ARE ONE HALF THE SCALE NOTED

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SLAB INTERFACE PLAN OPTIONS

DREAM FINDERS HOMES

 JOB NUMBER B-1815932
 CAD FILE NAME PRELUDE-R
 ISSUED 11-06-17
 REVISED 09-21-18
 02-11-20
 04-01-20
 04-08-20
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 12-01-22
 10-01-24

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**PRELUDE - Garage Left
DREAM FINDERS HOMES**
 2435

TITLE
 SLAB INTERFACE PLAN OPTIONS
SHEET
 A1.1



JOB NUMBER: B-1815932
CAD FILE NAME: PRELUDE-R
ISSUED: 11-06-17
REVISED: 09-21-18
02-11-20
04-01-20
04-08-20
07-01-22
12-01-22
10-01-24

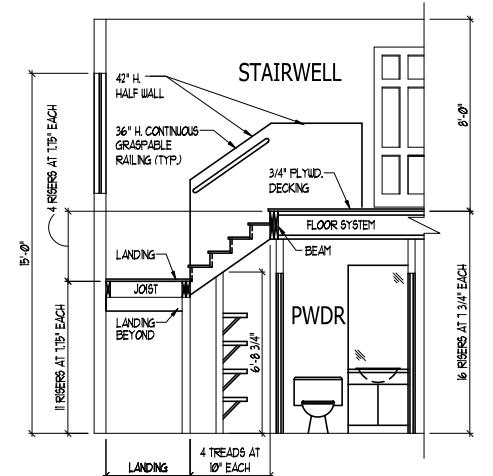
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PRELUDE - Garage Left DREAM FINDERS HOMES

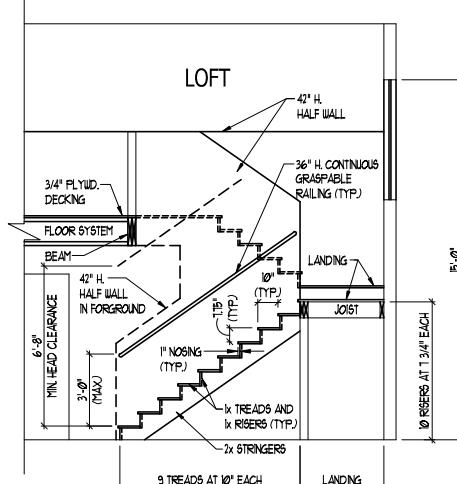
2435

MAIN FLOOR PLAN
STAIR SECTION
DETAILS

SHEET
A2.0
SCALE: 1/4" = 1'-0"



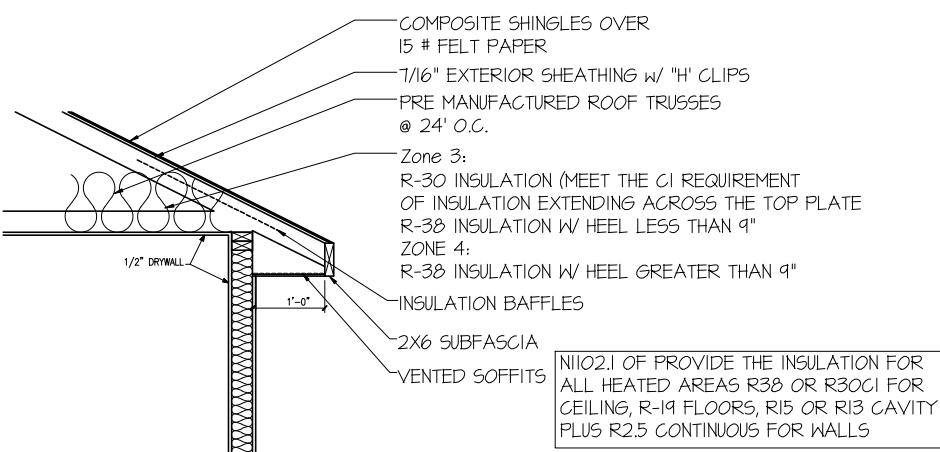
STAIR NOTES:
RAILING
BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.
THE TRIANGULAR OPENINGS FORMED BY THE RISER TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE A SUCH A SIZE THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH.
OPENINGS FOR REQUIRED GUARDS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



TYP. MULL DETAIL

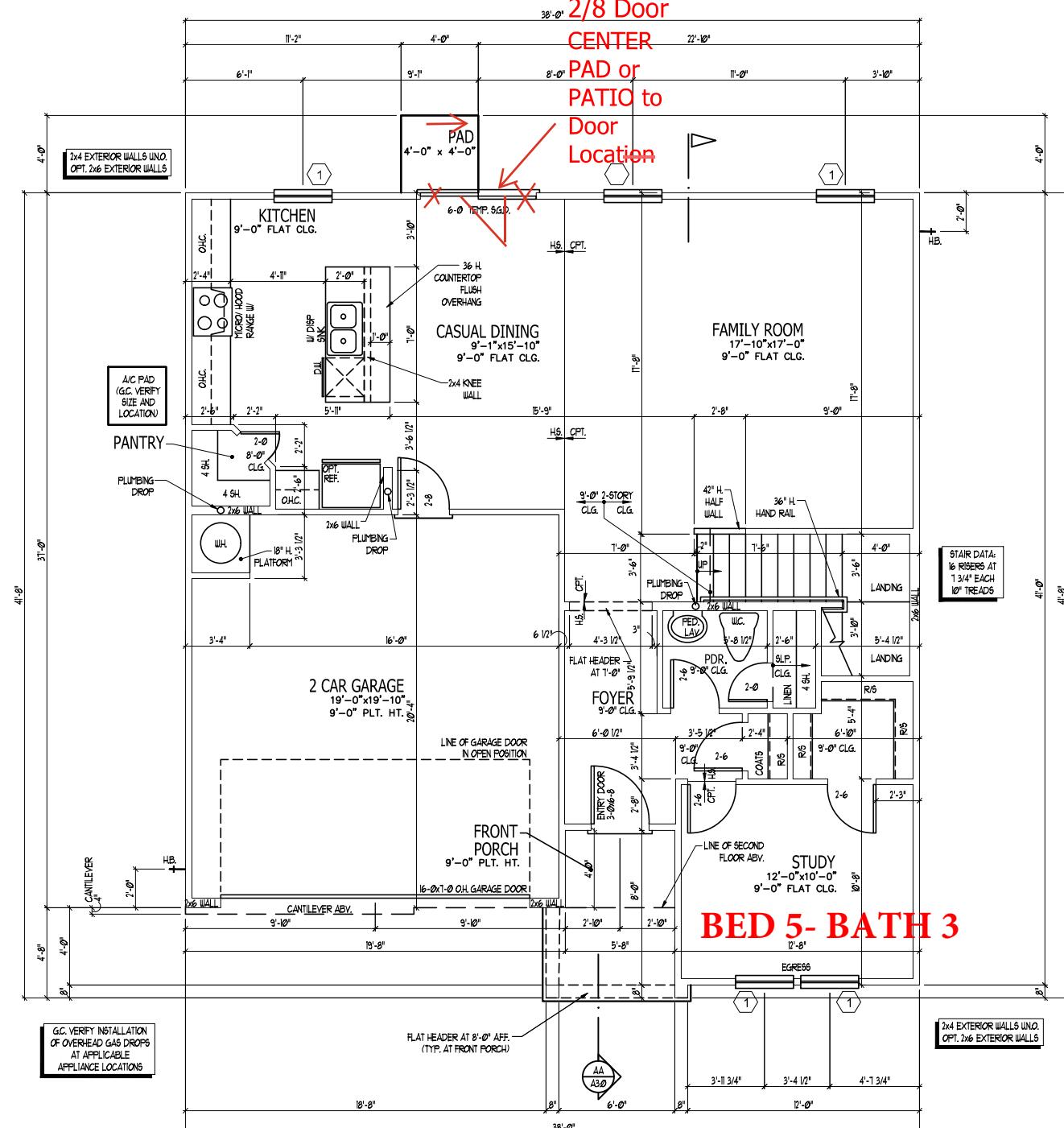
SCALE: N/A

STAIR SECTION



INSULATION DETAIL

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BED 5- BATH 3

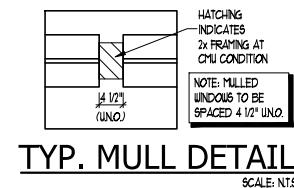
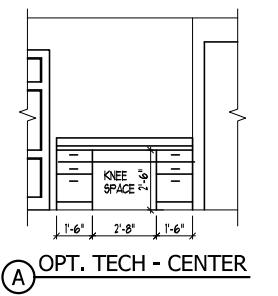
SQUARE FOOTAGE

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.

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

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

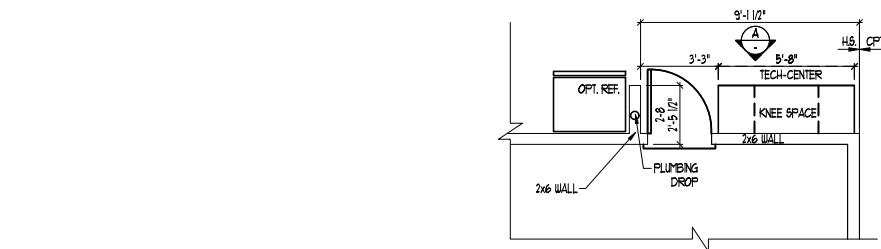
FIRST FLOOR PLAN - A



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

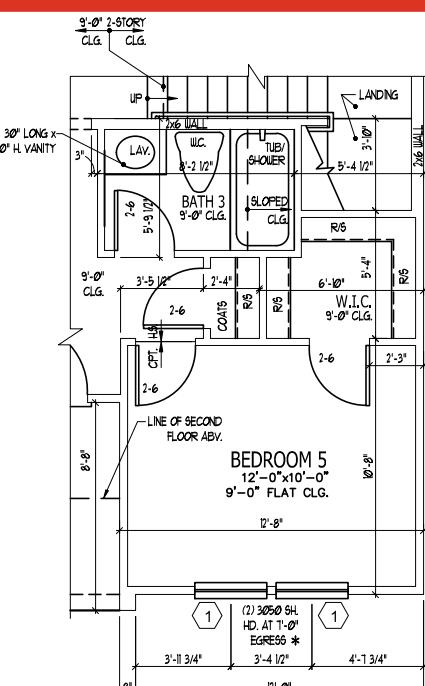
SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.

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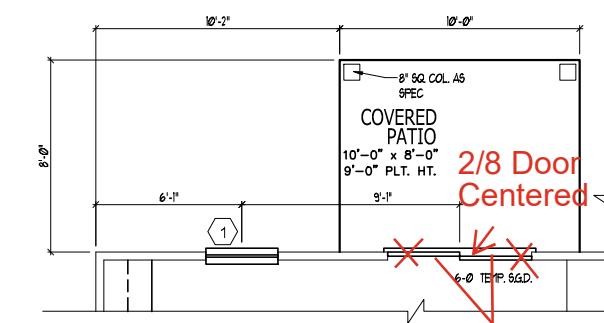
OPT TECH-CENTER

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



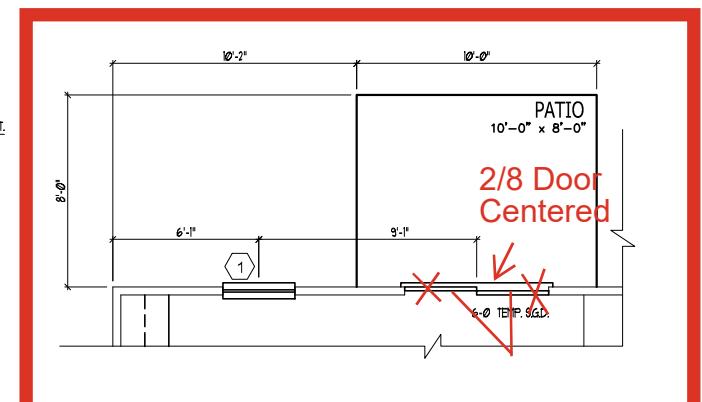
OPT BEDROOM 5/ BATH 3 ILO STUDY

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



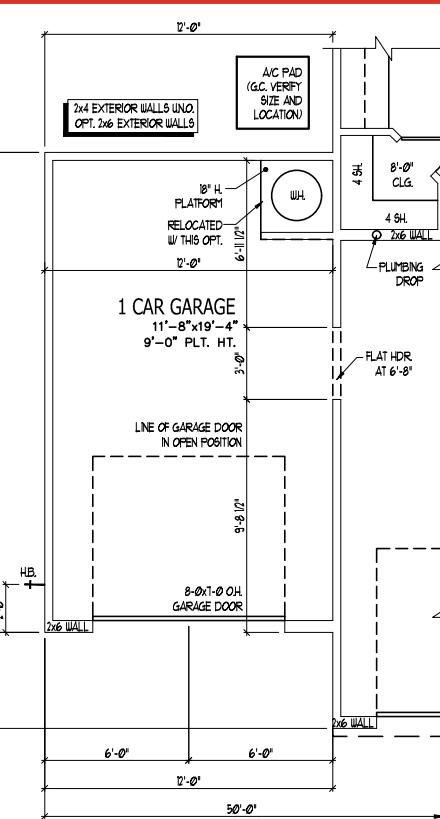
OPT COVERED PATIO

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



OPT PATIO

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



OPT 1 CAR GARAGE

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

PRELUDE - Garage Left DREAM FINDERS HOMES

2435

PLAN OPTIONS

REFER TO STANDARD PLAN FOR INFORMATION NOT SHOWN

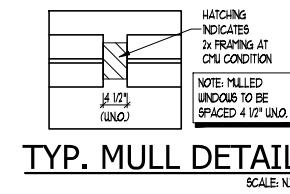
SHEET A2.2



JOB NUMBER B-1815932
CAD FILE NAME PRELUDE-R
ISSUED 11-08-17
REVISED 09-21-18
02-11-20
04-01-20
04-08-20
07-01-22
12-01-22
10-01-24

DRAWINGS ON 11" x 17" SHEET ARE ONE HALF THE SCALE NOTED

OWNERS BATH 2

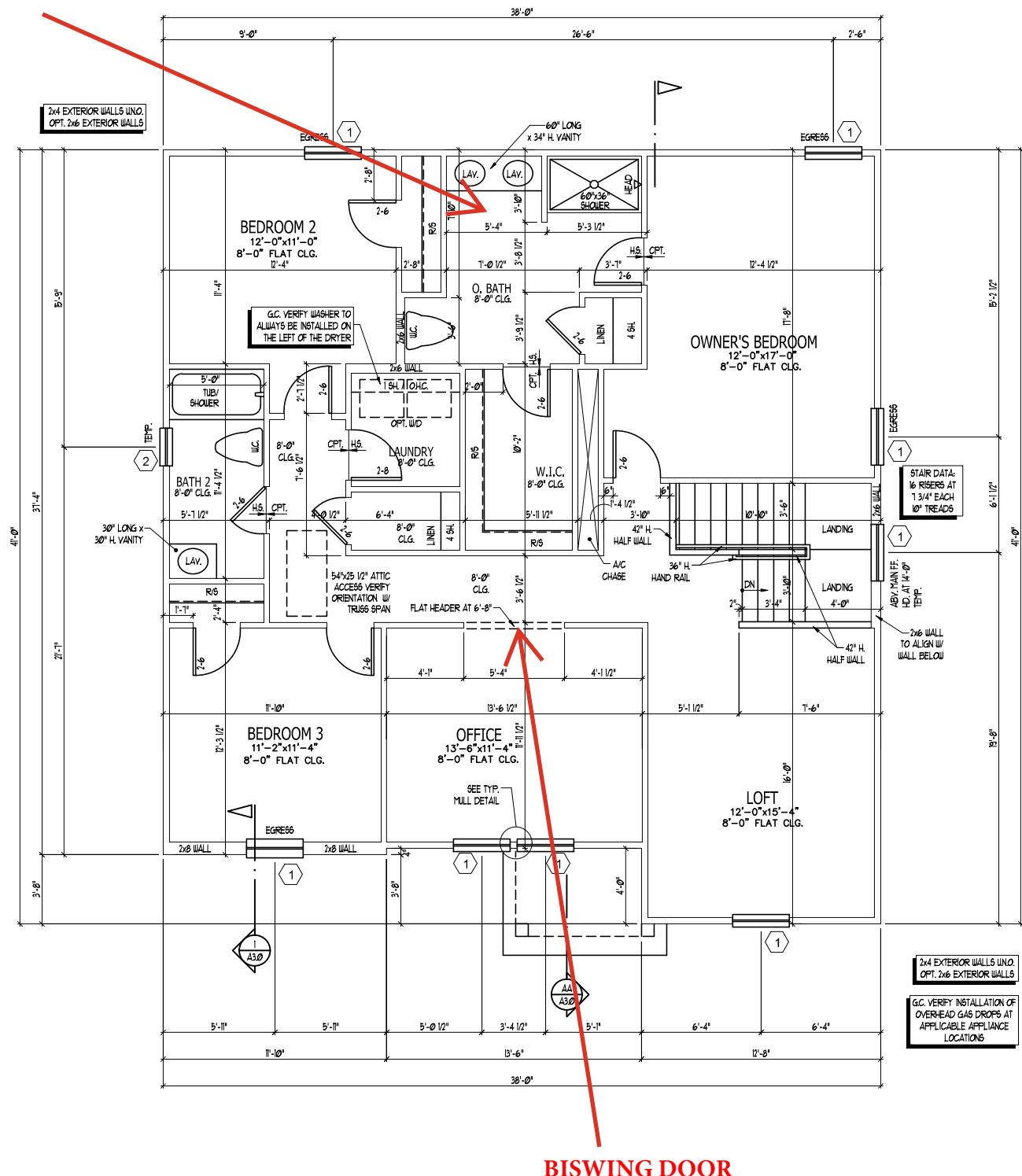


TYP. MULL DETAIL

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

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.



BISWING DOOR

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SECOND FLOOR PLAN - A

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

PRELUDE - Garage Left
DREAM FINDERS HOMES

2435

TITLE
UPPER FLOOR PLAN

SHEET
A2.3

DREAM FINDERS
HOMES

JOB NUMBER B-1815932
CAD FILE NAME PRELUDE-R
ISSUED 11-06-17
REVISED 09-21-18
02-11-20
04-01-20
04-08-20
07-01-22
12-01-22
10-10-24

DRAWINGS ON 11" x 17" SHEET ARE ONE HALF THE SCALE NOTED



DREAM FINDERS
HOMES

JOB NUMBER: B-181593-R
CAD FILE NAME: PRELUDE-R
ISSUED: 11-08-17
REVISED: 09-21-18
02-11-20
04-01-20
04-08-20
07-01-22
12-01-22
10-01-24

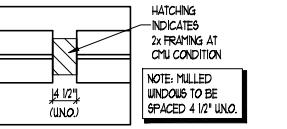
DRAWINGS ON 11" x 17" SHEET ARE ONE HALF THE SCALE NOTED

PRELUDE - Garage Left
DREAM FINDERS HOMES

2435

PLAN OPTIONS

SHEET
A2.5

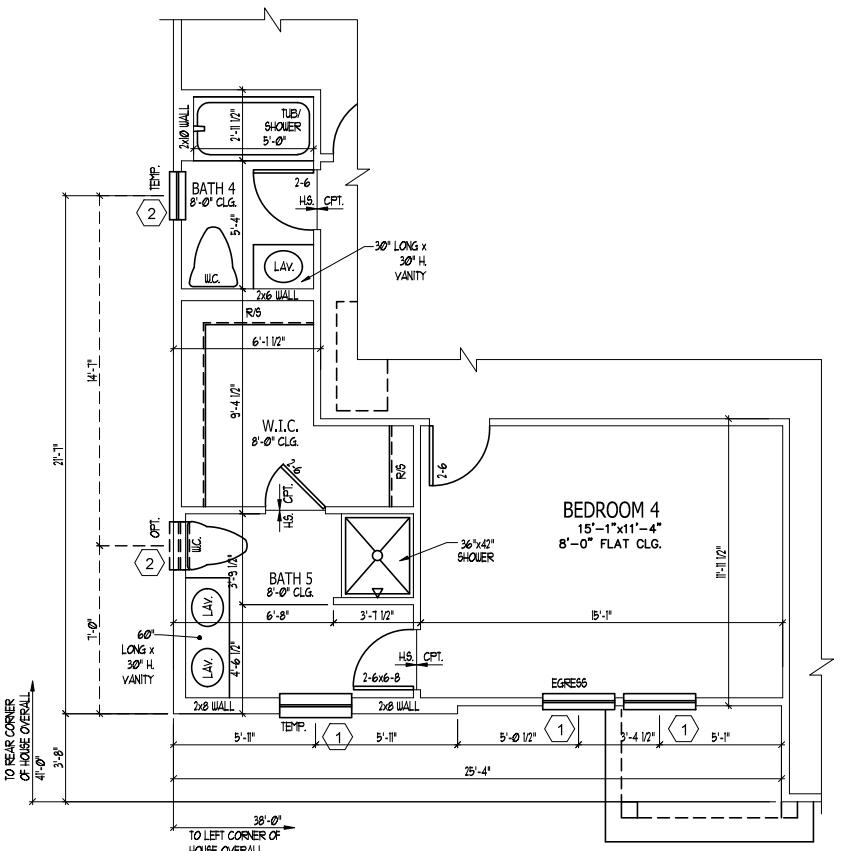


TYP. MULL DETAIL
SCALE: 1/8"

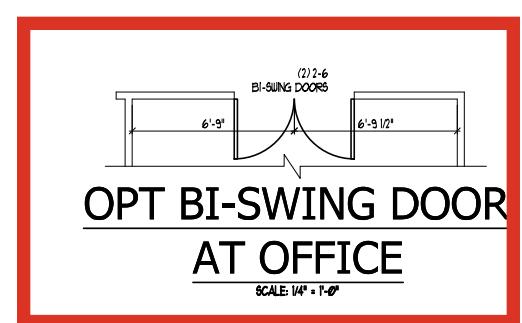
WINDOW SCHEDULE

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

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

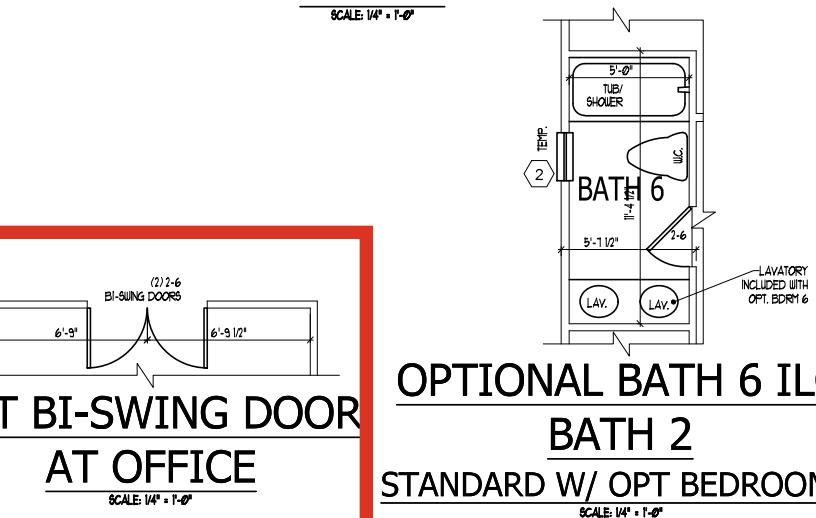


OPT BEDROOM 4/BATH
5 ILO BEROOM 3 AND
OFFICE
SCALE: 1/8" x 1/8"

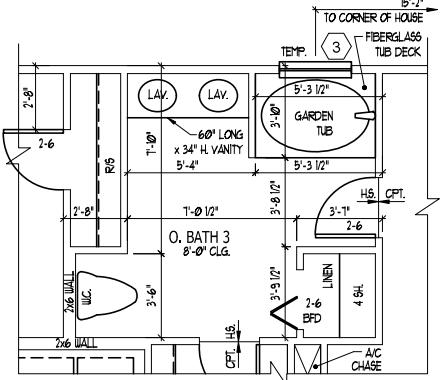


OPT BI-SWING DOOR
AT OFFICE
SCALE: 1/8" x 1/8"

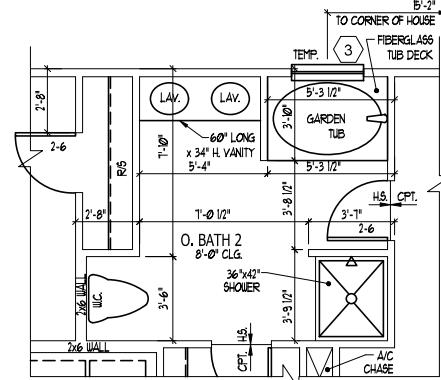
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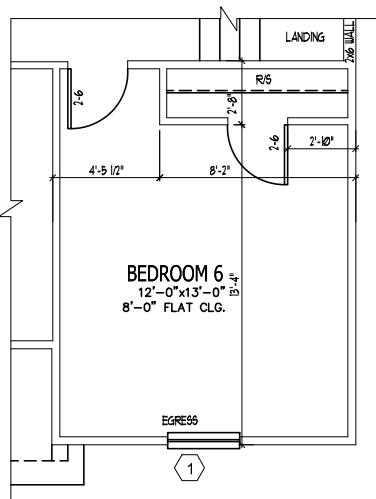
OPTIONAL BATH 6 ILO
BATH 2
STANDARD W/ OPT BEDROOM 6
SCALE: 1/8" x 1/8"



OPT OWNER'S BATH 3
SCALE: 1/8" x 1/8"



OPT OWNER'S BATH 2
SCALE: 1/8" x 1/8"

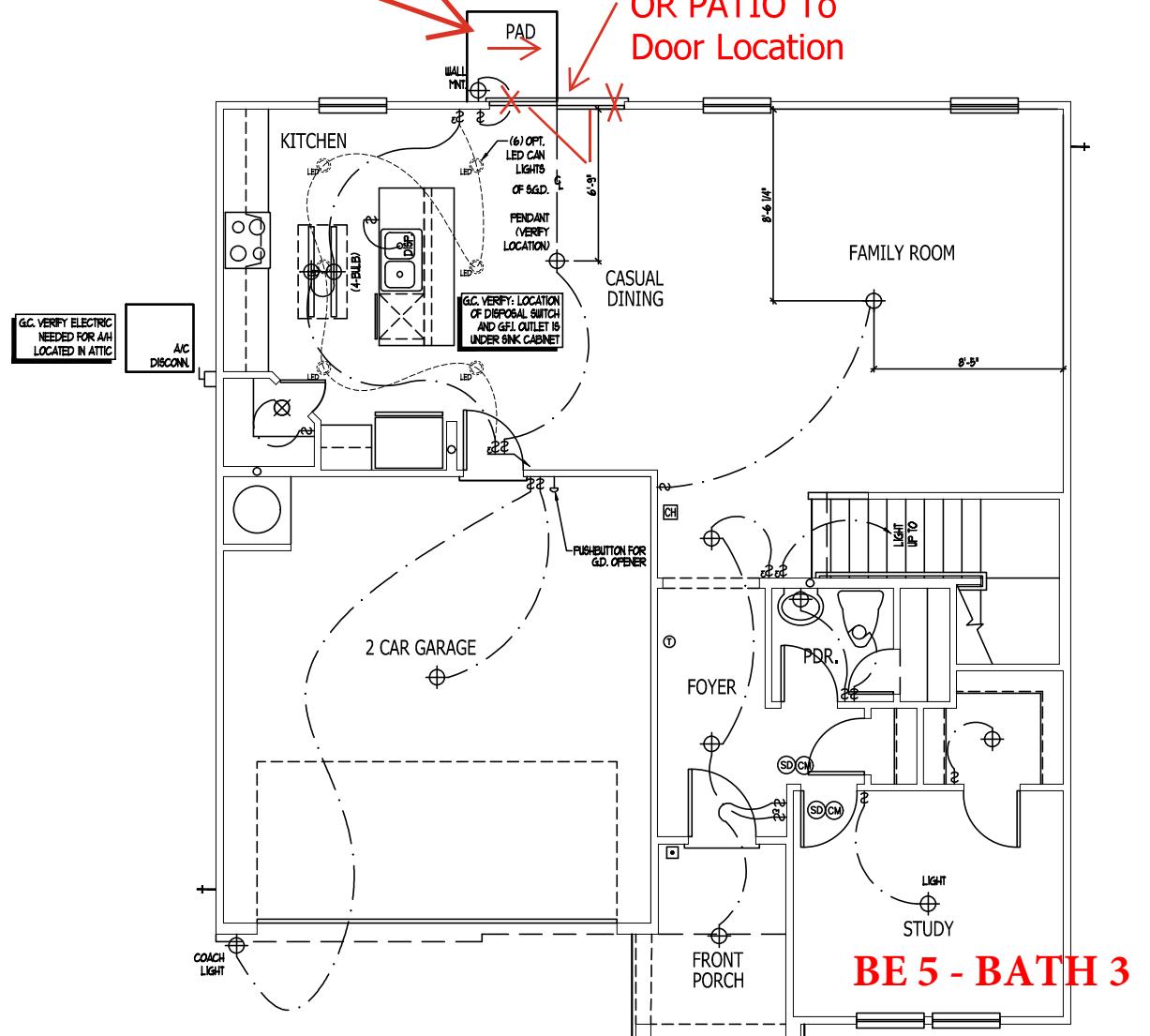


OPT BEDROOM 6
ILO LOFT
ELEV A SHOWN
SCALE: 1/8" x 1/8"

SECOND FLOOR PLAN OPTIONS

PATIO

2/8 DOOR
CENTER PAD
/ OR PATIO To
Door Location



BE 5 - BATH 3

ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- _{RP} WEATHERPROOF DUPLEX OUTLET
- _{GR} GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DUPLEX OUTLET IN FLOOR
- 120 VOLT OUTLET
- WALL SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSION INCANDESCENT LIGHT FIXTURE
- LED CAN LIGHT
- LIGHT FIXTURE WITH FULL CHAN
- 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
- △ TELEPHONE (OPTIONAL)
- TELEVISION (OPTIONAL)
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SPEAKER (OPTIONAL)
- ROUGH-IN FOR OPT. CEILING FAN
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
POWELL IN OPT. CEILING FAN

NOTES:

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

SWITCHES...	42"
OUTLETS...	14"
TELEPHONE...	14" (UNLESS ABV COUNTERTOP)

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

4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI.

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

6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 10, NEC 2011, AND ALL APPLICABLE LOCAL CODES, AND REGULATIONS.

APPENDIX: LOCAL STANDARDS, CODES, AND ORDINANCES

EVERT BUILDING HAVING A POOL, FIRE-BURNING HEATER OR ATTACHMENT, 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.

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DREAM FINDERS HOMES

2435

**TITLE
OR ELEC. PLAN**

SHEET

FIRST FLOOR ELECTRICAL PLAN A

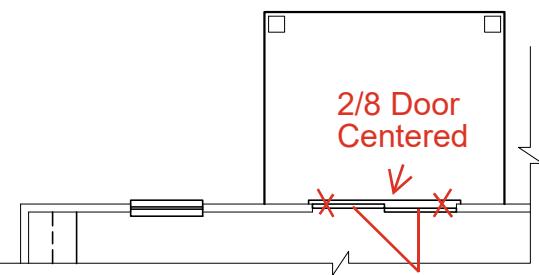
ELECTRICAL KEY

- 10: DUPLEX CONVENIENCE OUTLET
- 10: DUPLEX OUTLET ABOVE COUNTER
- 10: WEATHERPROOF DUPLEX OUTLET
- 10: GROUND FAULT INTERRUPTER DUPLEX OUTLET
- 10: HALF-SWITCHED DUPLEX OUTLET
- 10: SPECIAL PURPOSE OUTLET
- 10: DUPLEX OUTLET IN FLOOR
- 10: 20V VOLT OUTLET
- 10: WALL SWITCH
- 10: THREE-WAY SWITCH
- 10: FOUR-WAY SWITCH
- 10: DIMMER SWITCH
- 10: CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- 10: WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- 10: RECEDED INCANDESCENT LIGHT FIXTURE
- 10: LED CAN LIGHT
- 10: LIGHT FIXTURE WITH FULL CHAIN
- 10: TRACK LIGHT
- 10: FLUORESCENT LIGHT FIXTURE
- 10: EXHAUST FAN
- 10: EXHAUST FAN/LIGHT COMBINATION
- 10: ELECTRIC DOOR OPERATOR (OPTIONAL)
- 10: CHIMES (OPTIONAL)
- 10: PUSHBUTTON SWITCH (OPTIONAL)
- 10: CARBON MONOXIDE DETECTOR
- 10: SMOKE DETECTOR
- 10: SMOKE / CARBON MONO. COMBO DETECTOR
- 10: TELEPHONE (OPTIONAL)
- 10: TELEVISION (OPTIONAL)
- 10: THERMOSTAT
- 10: ELECTRIC METER
- 10: ELECTRIC PANEL
- 10: DISCONNECT SWITCH
- 10: SPEAKER (OPTIONAL)
- 10: ROUGH-IN FOR OPT. CEILING FAN
- 10: CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN
- 10: ROUGH-IN FOR OPT. CEILING FAN

NOTES:

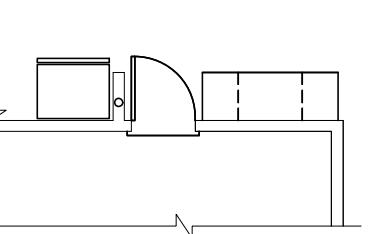
1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
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OUTLETS...14"
TELEPHONE...14" (UNLESS ABV COUNTERTOP)
TELEVISION...14"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC. 2014 406.1 AND 406.13.
5. ALL 15A AND 20A DRY 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 10, NEC 2011, 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.

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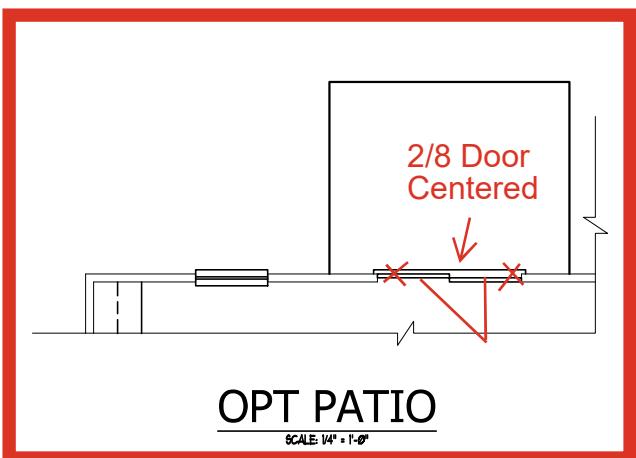
OPT COVERED PATIO

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



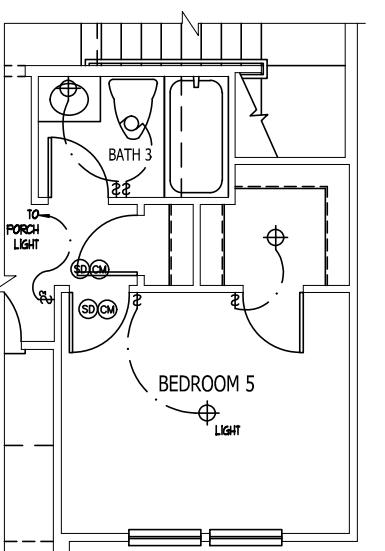
OPT TECH-CENTER

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



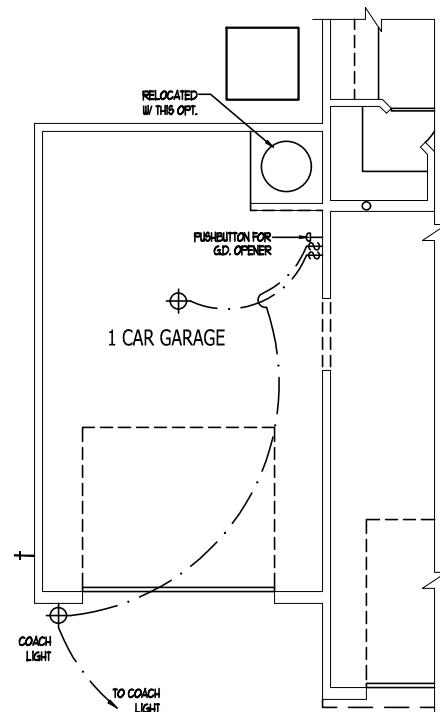
OPT PATIO

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

PRELUDE - Garage Left
DREAM FINDERS HOMES

2435

TITLE
ELECTRIC AT PLAN OPTIONS

SHEET
E1.2

DREAM FINDERS
HOMES

JOB NUMBER B-1815932
CAD FILE NAME PRELUDE-R
ISSUED 11-08-17
REVISED 09-21-18
09-21-20
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

OWNER BATH 2

ELECTRICAL KEY

- 10 DUPLEX CONVENIENCE OUTLET
- 11 DUPLEX OUTLET ABOVE COUNTER
- 12 NEATHERPROOF DUPLEX OUTLET
- 13 GROUND FAULT INTERRUPTER DUPLEX OUTLET
- 14 HALF-SWITCHED DUPLEX OUTLET
- 15 SPECIAL PURPOSE OUTLET
- 16 DUPLEX OUTLET IN FLOOR
- 17 220 VOLT OUTLET
- 18 WALL SWITCH
- 19 THREE-WAY SWITCH
- 20 FOUR-WAY SWITCH
- 21 DIMMER SWITCH
- 22 CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- 23 WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- 24 RECEIVED INCANDESCENT LIGHT FIXTURE
- 25 LED CAN LIGHT
- 26 LIGHT FIXTURE WITH FULL CHAIN
- 27 TRACK LIGHT
- 28 FLUORESCENT LIGHT FIXTURE
- 29 EXHAUST FAN
- 30 EXHAUST FAN/LIGHT COMBINATION
- 31 ELECTRIC DOOR OPERATOR (OPTIONAL)
- 32 CHIMES (OPTIONAL)
- 33 FUSIBLE SWITCH (OPTIONAL)
- 34 CARBON MONOXIDE DETECTOR
- 35 SMOKE DETECTOR
- 36 SMOKE / CARBON MONO. COMBO DETECTOR
- 37 TELEPHONE (OPTIONAL)
- 38 TELEVISION (OPTIONAL)
- 39 THERMOSTAT
- 40 ELECTRIC METER
- 41 ELECTRIC PANEL
- 42 DISCONNECT SWITCH
- 43 SPEAKER (OPTIONAL)
- 44 ROUGH-IN FOR OPT. CEILING FAN
- 45 CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- 46 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... 42"

OUTLETS... 14"

TELEPHONE... 14" (UNLESS ABY COUNTERTOP)

TELEVISION... 14"

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

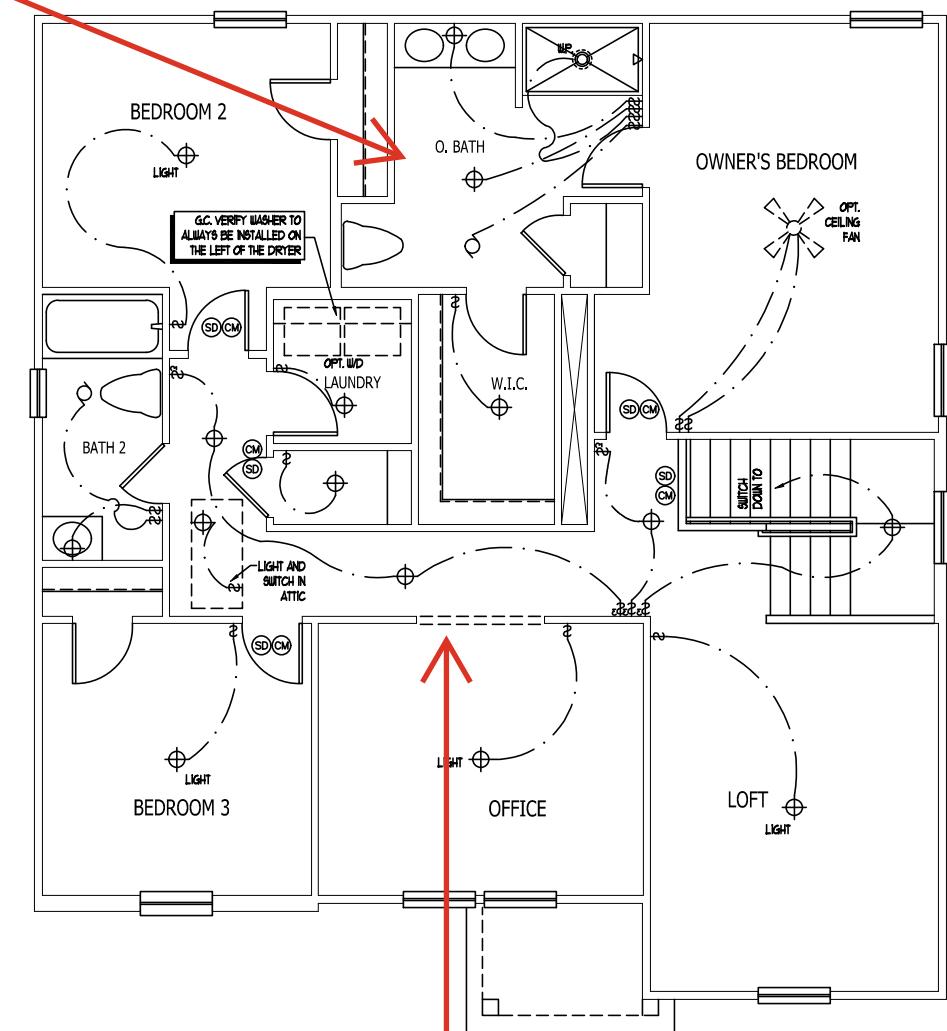
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, dens, sunrooms, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC. 201.406.1 AND 406.3

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

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

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

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



BI SWING DOOR

SECOND FLOOR ELECTRICAL PLAN A

PRELUDE - Garage Left

DREAM FINDERS HOMES



JOB NUMBER	B-1815932
CAD FILE NAME	PRELUDE-R
ISSUED	11-08-17
09-21-18	
02-11-20	
04-01-20	
04-08-20	
07-01-22	
12-01-22	
10-01-24	

DRAWINGS ON 11" x 17" SHEET ARE ONE HALF THE SCALE NOTED

2435

TITLE
UPPER FLOOR ELEC. PLAN

SHEET
E1.3

ELECTRICAL KEY

- DUXEL CONVENIENCE OUTLET
- DUXEL OUTLET ABOVE COUNTER
- DUXEL WEATHERPROOF DUXEL OUTLET
- GROUND FAULT INTERRUPTER DUXEL OUTLET
- HALF-SWITCHED DUXEL OUTLET
- SPECIAL PURPOSE OUTLET
- DUXEL OUTLET IN FLOOR
- 220 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- LED CAN LIGHT
- LIGHT FIXTURE WITH FULL CHAIN
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FAN/LIGHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CHIMES (OPTIONAL)
- PUBLICATION SWITCH (OPTIONAL)
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- SMOKE / CARBON MONO. 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
- 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... 14" (UNLESS ABOVE COUNTERTOP)

TELEPHONE... 14"

TELEVISION... 14"

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

4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 2011 406.12 AND 406.13

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

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

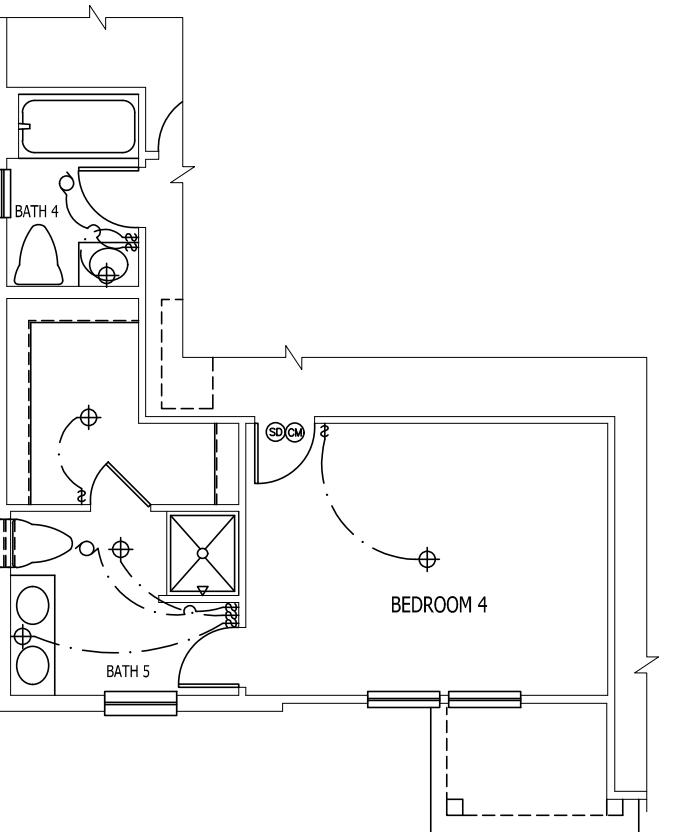
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

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.

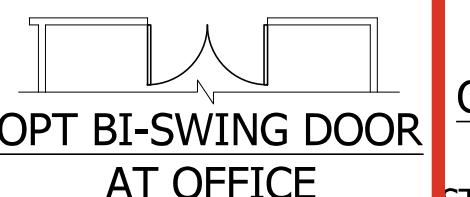
ANY REVISION OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.

IF ANY MODIFICATION 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**

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

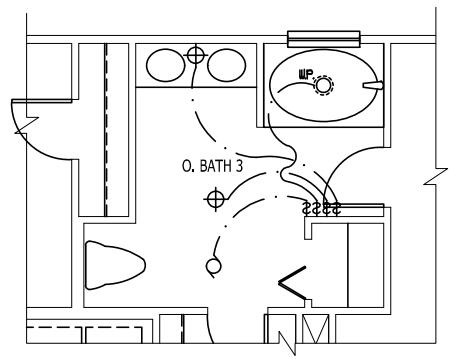


**OPT BI-SWING DOOR
AT OFFICE**

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

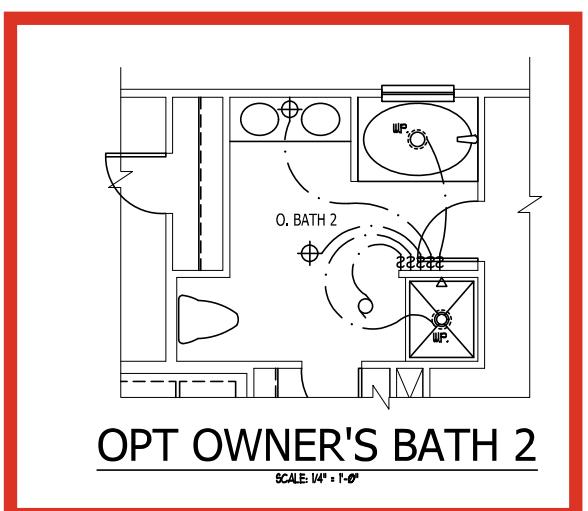
**OPTIONAL BATH 6 ILO
BATH 2
STANDARD W/ OPT BEDROOM 6**

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



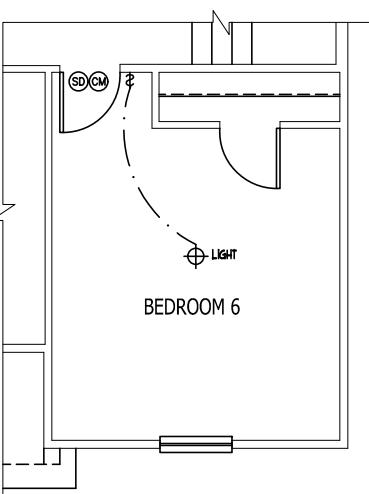
OPT OWNER'S BATH 3

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



OPT OWNER'S BATH 2

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



**OPT BEDROOM 6
ILO LOFT**

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

SECOND FLOOR ELECTRICAL PLAN OPTIONS

**PRELUDE - Garage Left
DREAM FINDERS HOMES**

2435

TITLE
ELECTRIC AT PLAN OPTIONS

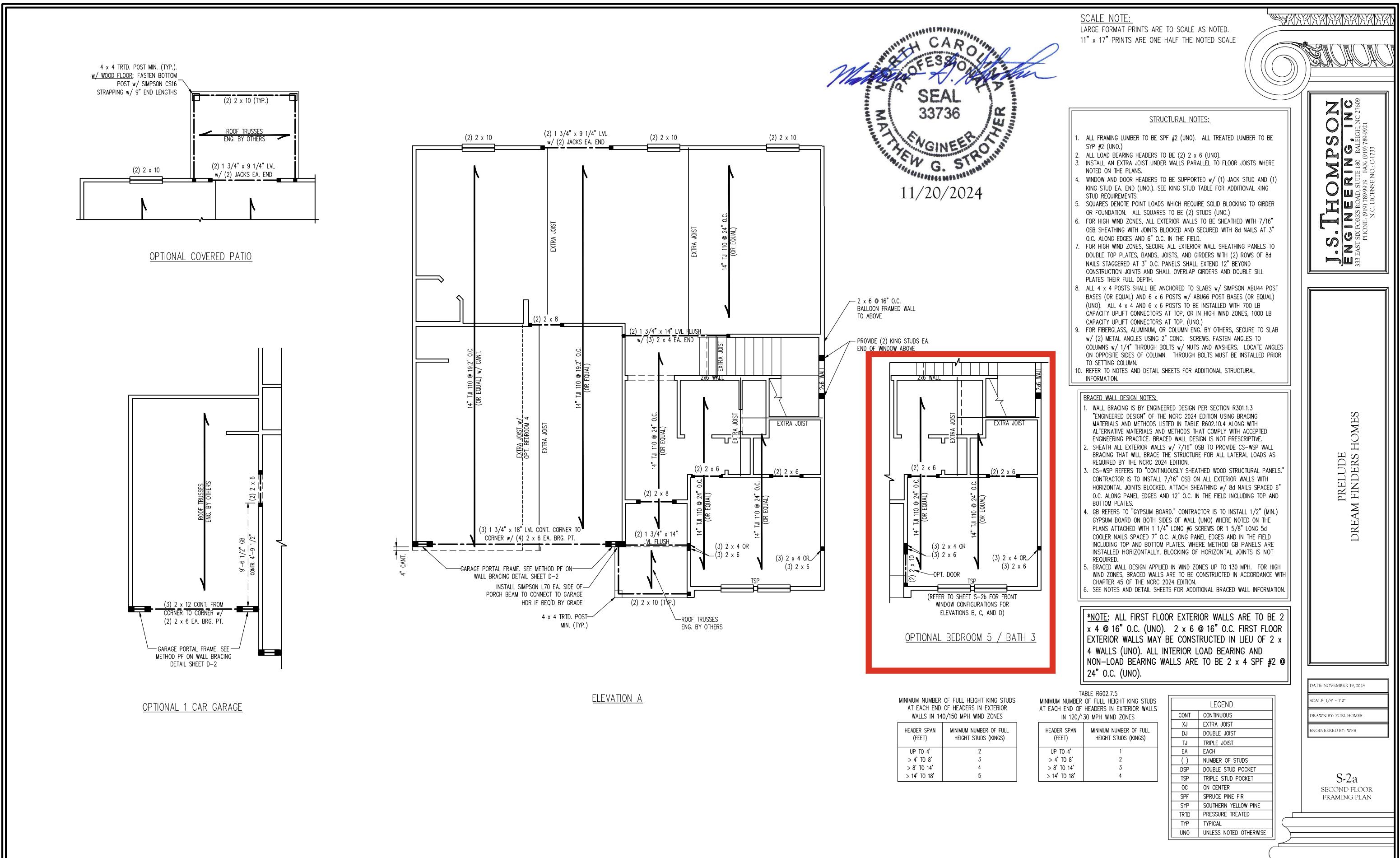
SHEET

E1.5

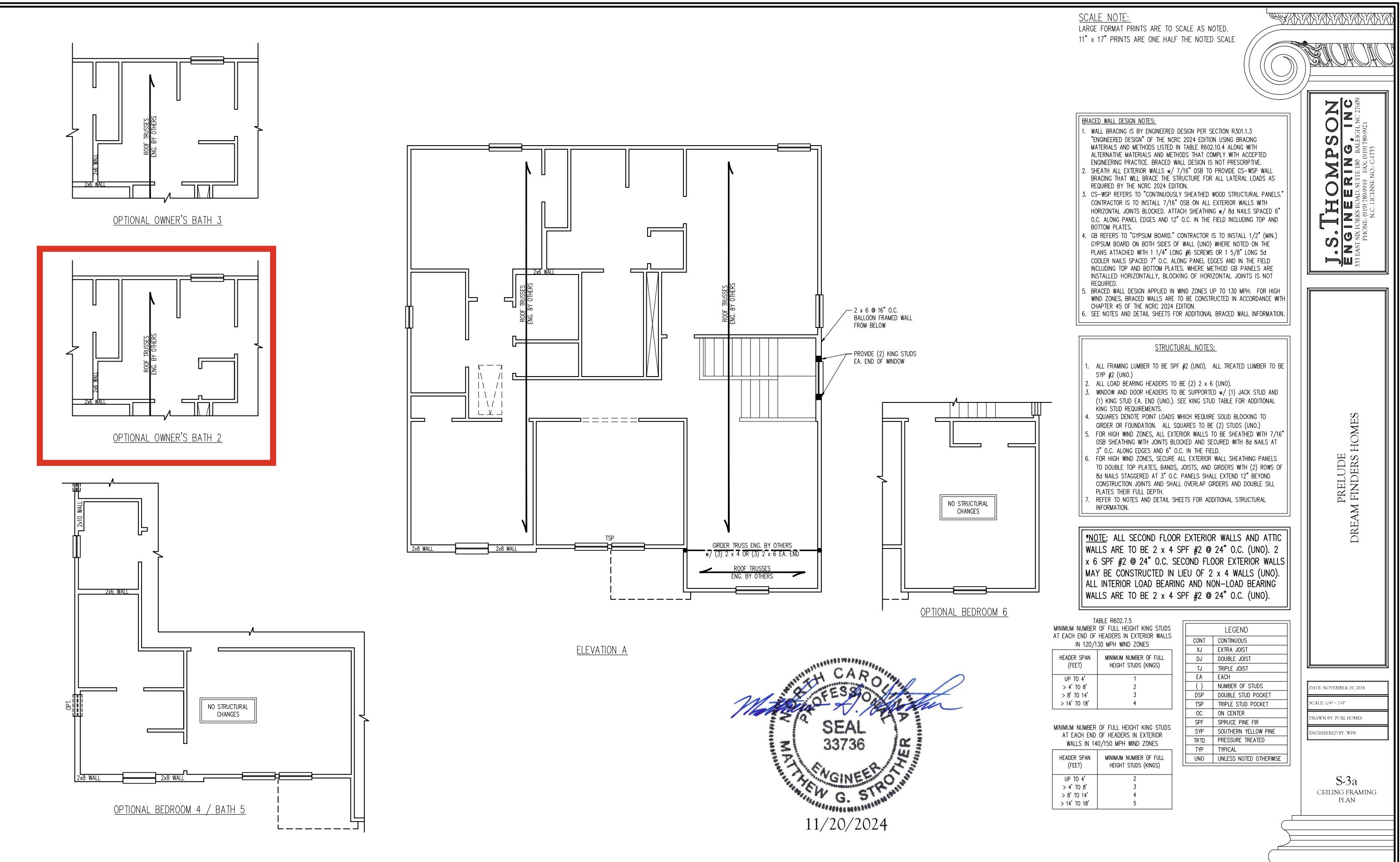
DREAM FINDERS HOMES

JOB NUMBER B-1815932
CAD FILE NAME PRELUDE-R
ISSUED 11-06-17
REVISED 09-21-18
02-11-20
04-01-20
04-08-20
07-01-22
12-01-22
10-01-24

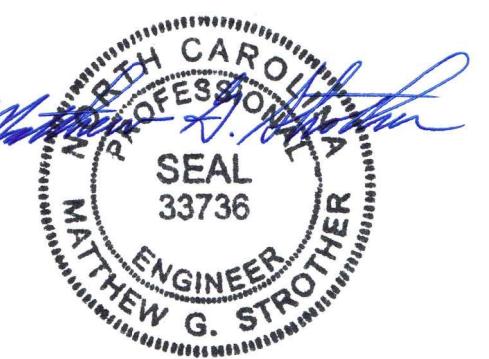
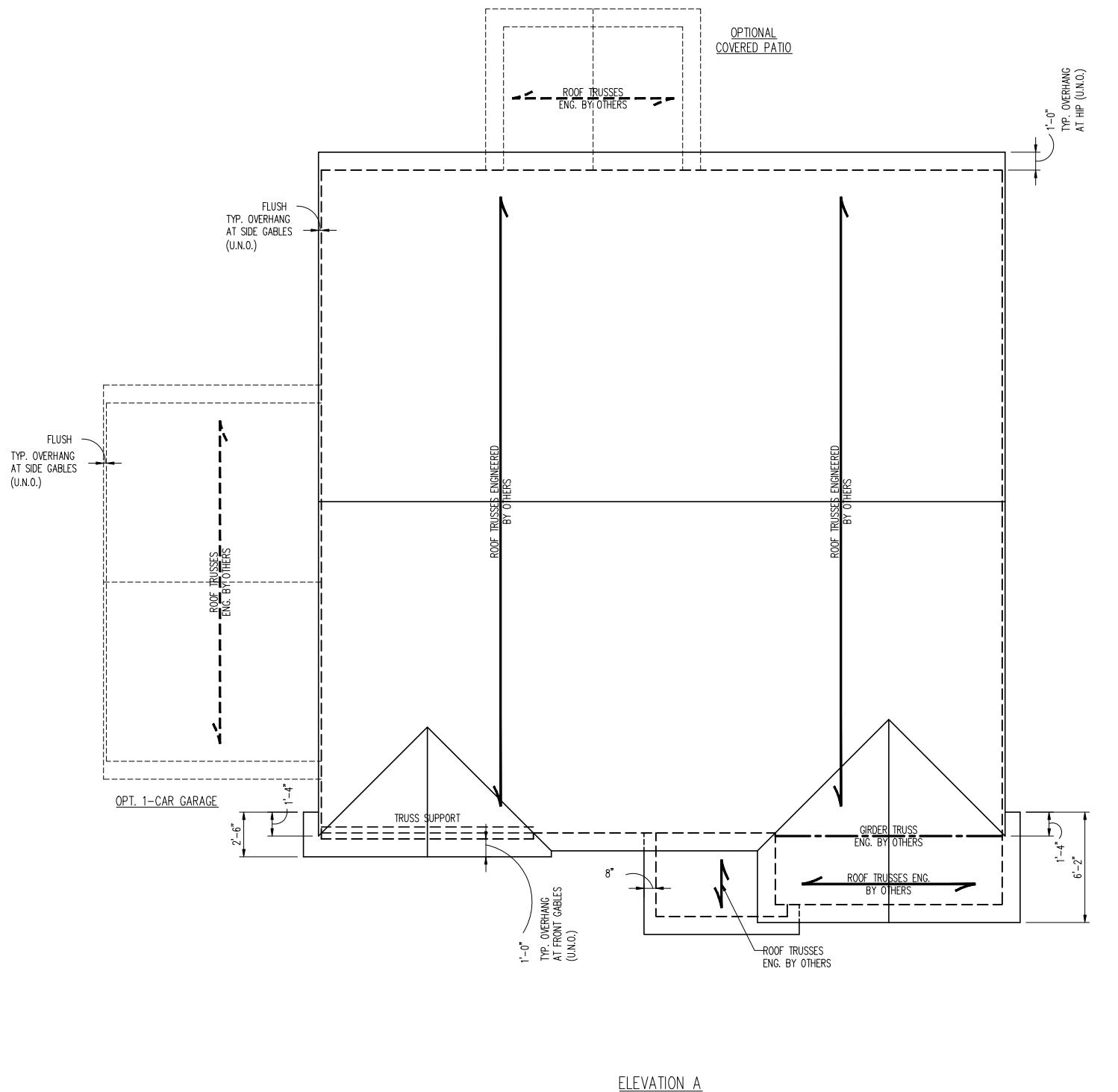
DRAWINGS ON 11" x 17" SHEET ARE ONE HALF THE SCALE NOTED



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



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



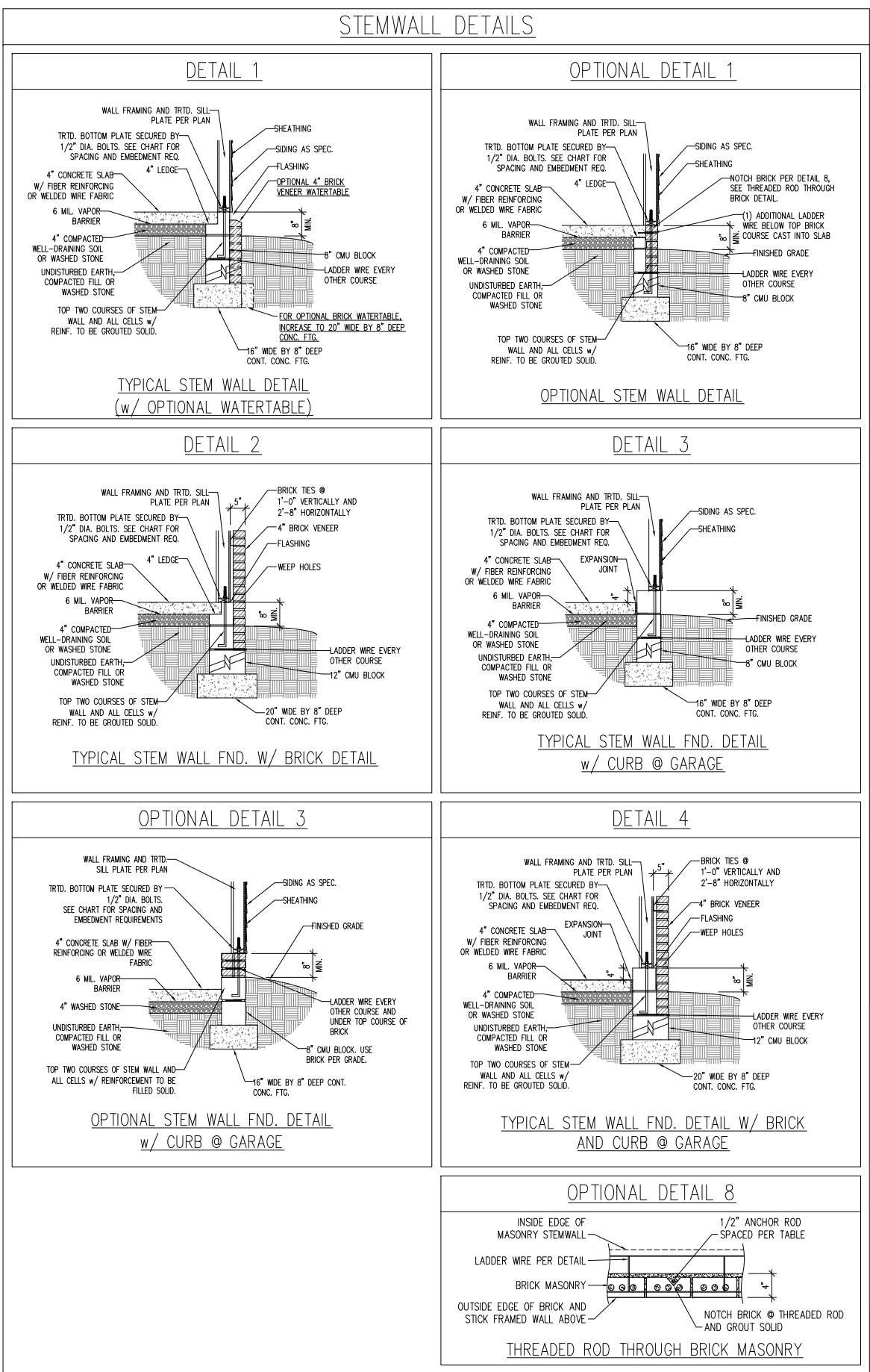
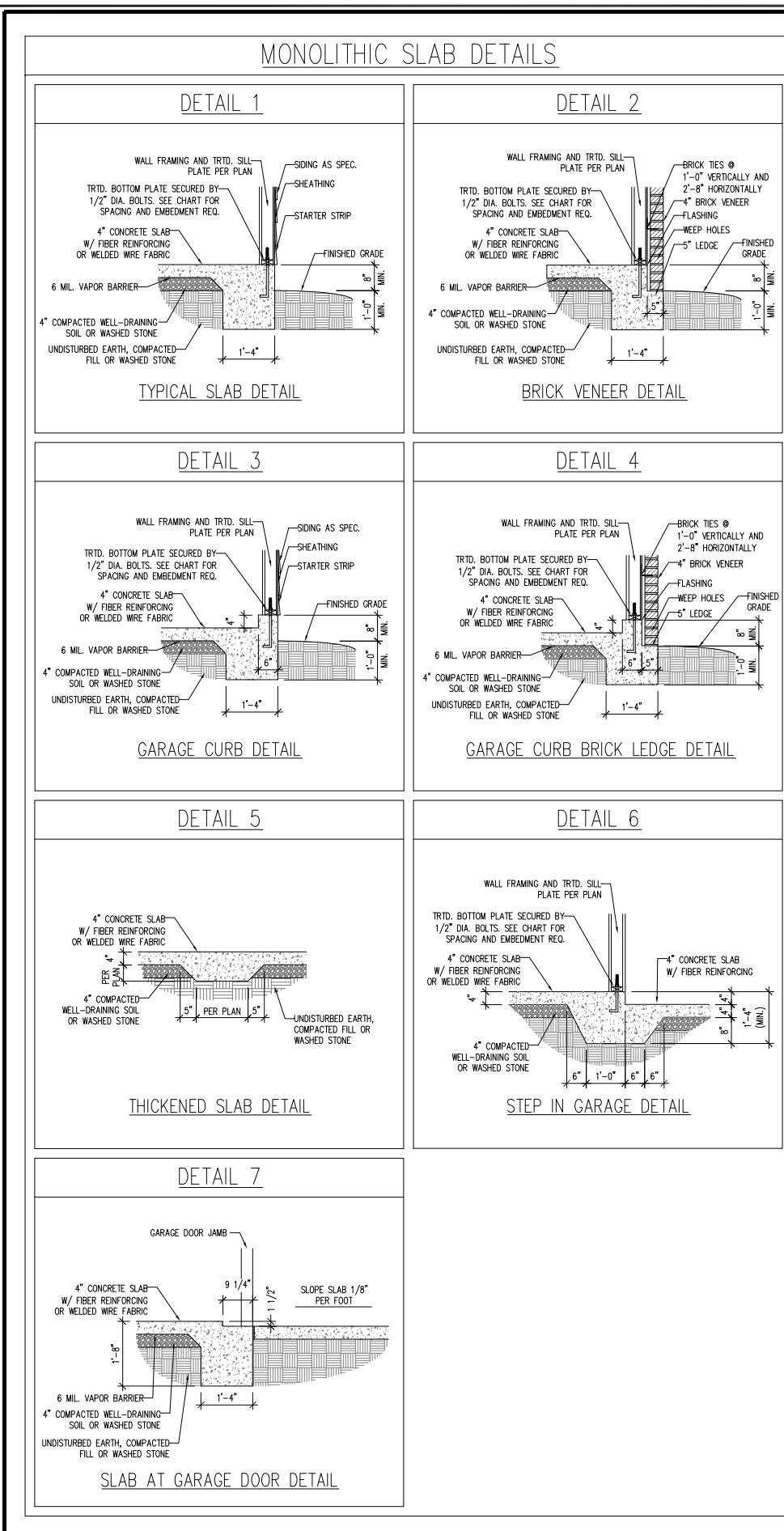
11/20/2024

S4a
ROOF FRAMING
PLAN

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

PRELUDE
DREAM FINDERS HOMES

DATE: NOVEMBER 19, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: PURL HOMES
ENGINEERED BY: WFB



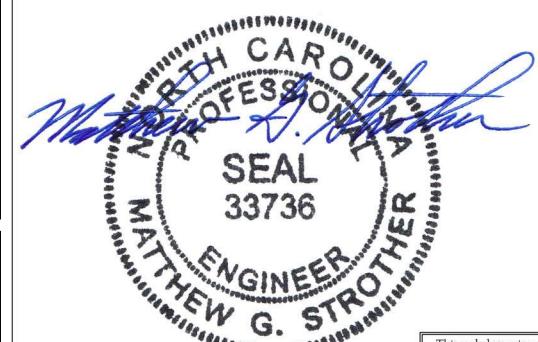
WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8" CMU	4" BRICK AND 4" CMU	4" BRICK AND 8" CMU	12" CMU
2 AND BELOW	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
3	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
4	GROUT SOLID w/ #4 REBAR @ 64" O.C.	GROUT SOLID w/ #4 REBAR @ 48" O.C.	GROUT SOLID	GROUT SOLID w/ #4 REBAR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

STRUCTURAL NOTES:

- 1) WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
- 2) TIE 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 / #67 WASHED STONE IS ALLOWABLE.
- 5) BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (45 PSF/FT BELOW GRADE) CLASSIFIED AS GROUP I ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE 2024 NORTH CAROLINA RESIDENTIAL CODE ARE ALLOWABLE.
- 6) PREP SLAB PER R506.2.1 AND R506.2.2 BASE AND EXCEPTION OF 2024 NORTH CAROLINA RESIDENTIAL CODE.
- 7) MINIMUM 24" LAP SPLICE LENGTH.
- 8) LOCATE REBAR IN CENTER OF FOUNDATION WALL.
- 9) WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE "S" MORTAR OR 3000 PSI GROUT. USE OF "LOW LIFT GROUTING" METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

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

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



11/20/2024

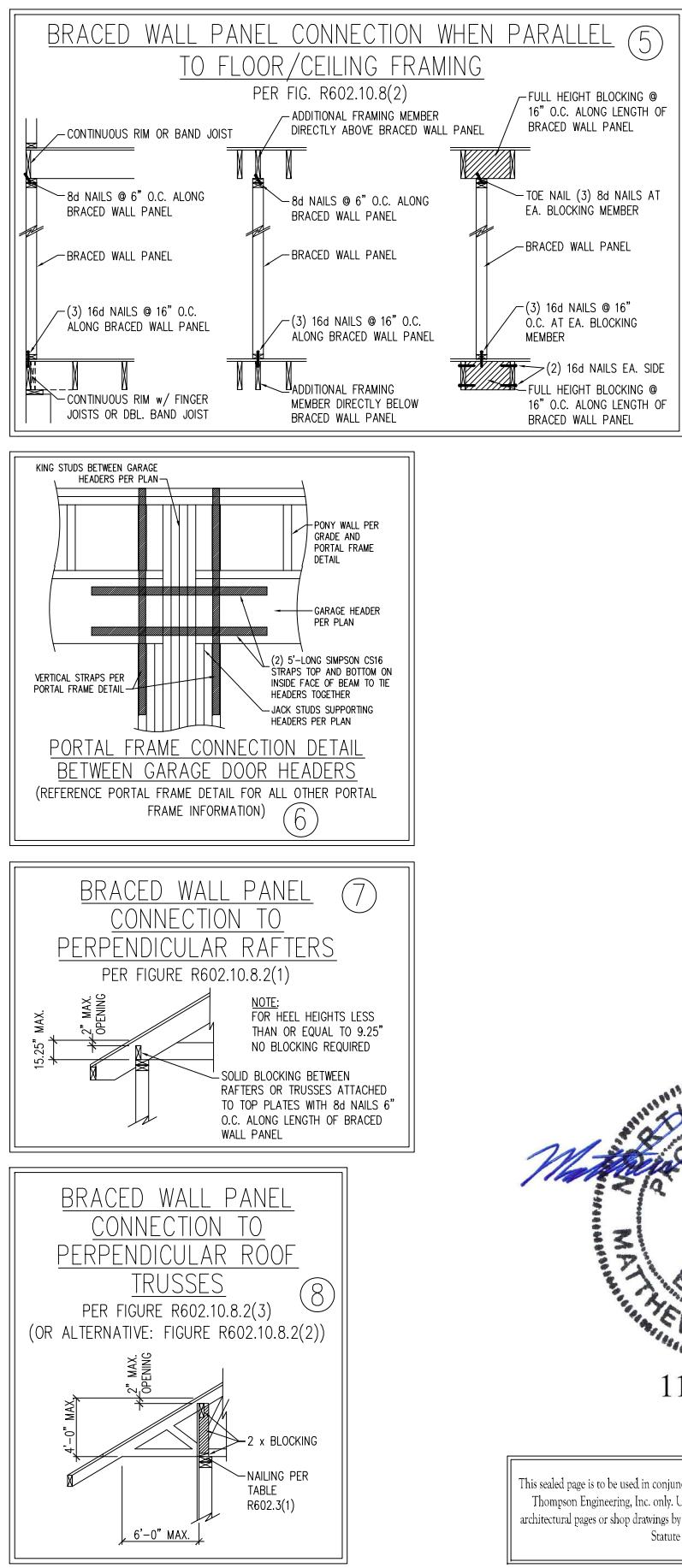
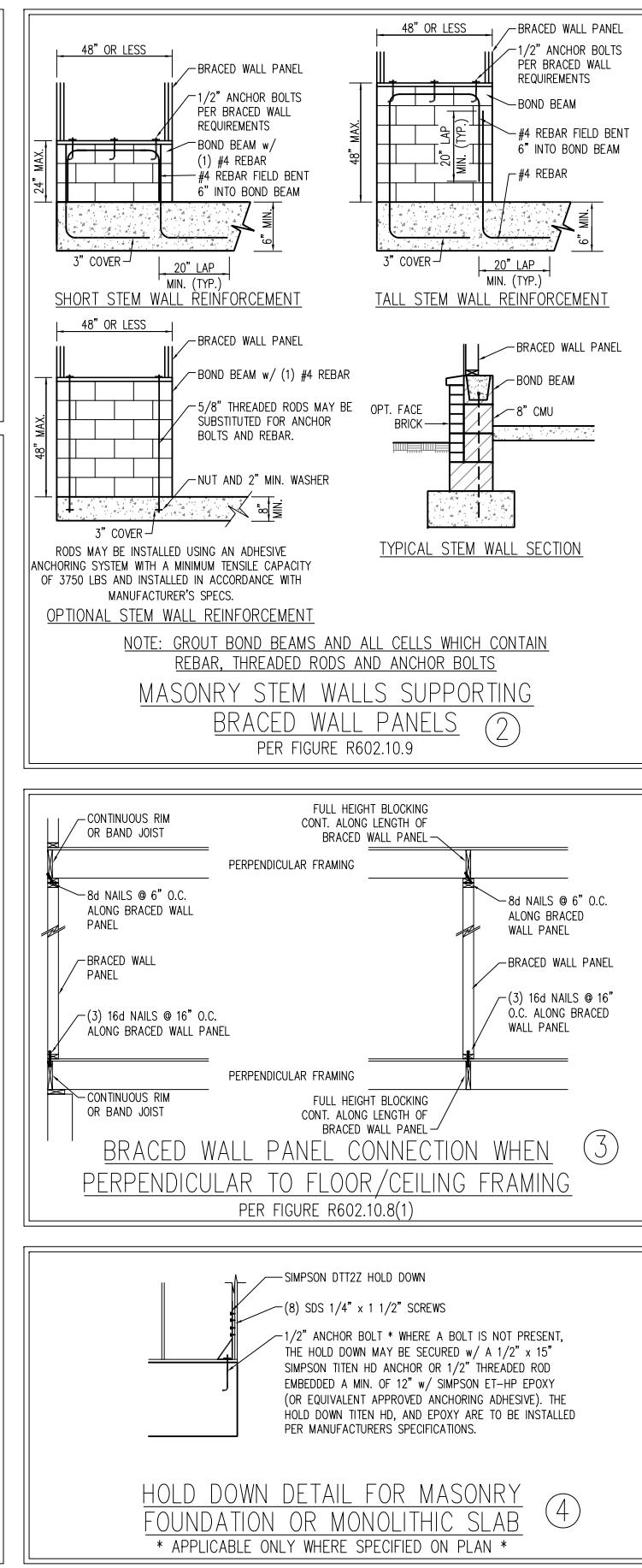
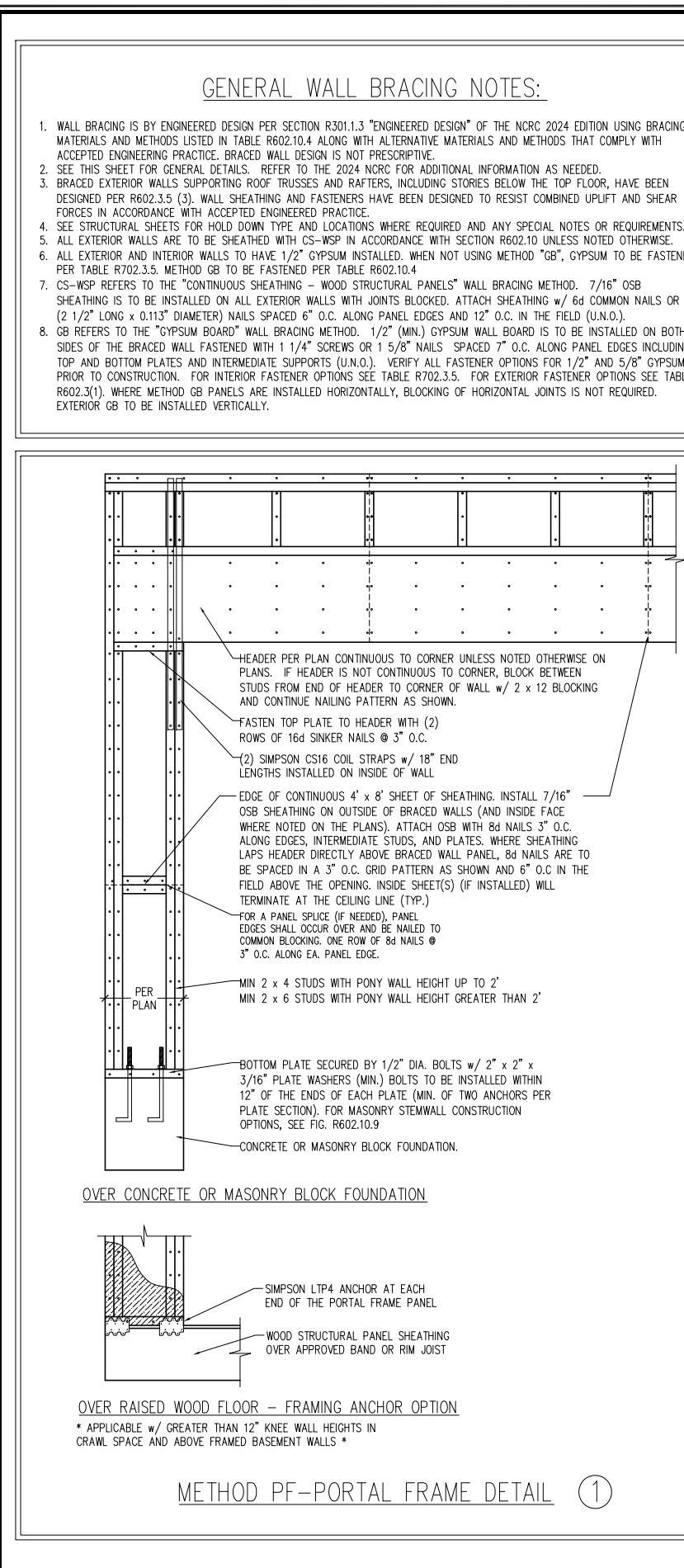
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DATE: NOVEMBER 7, 2024
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JST

D-1
FOUNDATION DETAILS

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

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



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

J.S. THOMPSON
ENGINEERING, INC.
331 EAST SIX FOXES ROAD SUITE 300, RALEIGH, NC 27608
PHONE (919) 389-9919 FAX (919) 389-9922
N.C. LICENSE NO. C133

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

D-2
BRACED WALL
NOTES AND DETAILS
AND PF DETAIL

GENERAL NOTES

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NCRC), 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 NCRC, 2024 EDITION (R301.4 – R301.7)

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

SEISMIC DESIGN CATEGORY:

B

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

– CLADDING DESIGNED FOR:

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

130 MPH WIND ZONE		
	POS. (PSF) PRESSURE	NEG. (PSF) PRESSURE
GABLE ROOF CLADDING	FLAT ROOF + 7.4	- 52.2
	2.25 TO 5/12 + 11.3	- 58.4
	5 TO 7/12 + 13.6	- 49.2
	7 TO 12/12 + 16.7	- 41.4
HIP ROOF CLADDING	2.25 TO 5/12 + 13.6	- 43
	5 TO 7/12 + 13.6	- 33.7
	7 TO 12/12 + 13	- 41.7
	WALL CLADDING + 18.2	- 24.4

4. FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NCRC, 2024 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NCRC, 2024 EDITION.
5. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2024 EDITION.

FOOTING AND FOUNDATION NOTES

1. FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
2. FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. EXCEPTION: #57 OR #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 NCRC, 2024 EDITION.
3. PROPERLY Dewater EXCAVATION PRIOR TO POURING CONCRETE. WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE, IF APPLICABLE, 3/4" – 1" DEEP CONTROL JOINTS ARE TO BE SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
4. CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NCRC, 2024 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR Poured CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
5. MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
6. THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
7. THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
8. ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NCRC, 2024 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCMA TR68-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 NCRC, 2024 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.2(8) OF THE NCRC, 2024 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

FRAMING NOTES

1. ALL FRAMING LUMBER SHALL BE #2 SPF MINIMUM ($F_b = 875$ PSI, $F_v = 375$ PSI, $E = 1600000$ PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM ($F_b = 975$ PSI, $F_v = 175$ PSI, $E = 1600000$ PSI) UNLESS NOTED OTHERWISE (UNO).
2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: $F_b = 2325$ PSI, $F_v = 310$ PSI, $E = 1550000$ PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: $F_b = 2600$ PSI, $F_v = 285$ PSI, $E = 1900000$ PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: $F_c = 2500$ PSI, $E = 1800000$ PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: $F_c = 2900$ PSI, $E = 2000000$ PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
3. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS
 - W AND WT SHAPES: ASTM A992
 - CHANNELS AND ANGLES: ASTM A36
 - PLATES AND BARS: ASTM A36
 - HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B
 - 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):
 - WOOD FRAMING (2) 1/2" DIA. x 4" LONG LAG SCREWS
 - CONCRETE (2) 1/2" DIA. x 4" WEDGE ANCHORS
 - MASONRY (FULLY GROUTED) (2) 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS
 - STEEL PIPE COLUMN (4) 3/4" DIA. A325 BOLTS OR 3/16" FILLET WELD

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 9/16" DIAMETER HOLES @ 16" O.C.

5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.

6. ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NCRC, 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 GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).

8. 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 EA. PLATE 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 NCRC, 2024 EDITION.

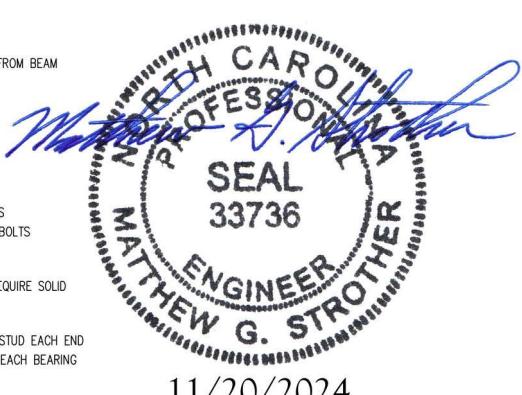
13. FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).

14. FOR TRUSS 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 CS16 COIL STRAPPING WITH 9" END LENGTHS OR (2) 6" LONG SIMPSON SDS SCREWS (OR EQUAL) DRIVEN AT AN ANGLE FROM OPPOSITE SIDES. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

16. CONSTRUCT ALL WOOD DECKS ACCORDING TO CHAPTER 47-WOOD DECKS.

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11/20/2024

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

S-0
 STRUCTURAL NOTES

DATE: NOVEMBER 7, 2024
 SCALE: NTS
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