LOT 583 CREEKSIDE OAKS NORTH **INVENTORY MARKED**

10/30/2025 Selection Notes Added

ENGAGE DREAM FINDERS HOMES

PLAN REVISIONS

04-01-20 GATHERING WAS CHANGED TO FAMILY. CAFE WAS CHANGED TO CASUAL DINING. REVISED ROOM DIMENSIONS FOR THE FOLLOWING ROOM: FAMILY ROOM WAS 15'-0" \times 16'-5", NOW IT 15 14'-10" \times 16'-3". 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 UPDATED THE SF AS FOLLOWS: ELEV-A 2ND FLOOR WAS 916 SF, NOW 912 SF ELEV-A TOTAL SP WAS 1752 SF, NOW 1748 SF ELEV-C 2ND FLOOR WAS 912 SF, NOW 968 SF ELEV-C TOTAL SP WAS 1748 SF, NOW 1744 SF CREATED ELEVATION FARMHOUSE 'B'. CREATED ELEVATION ARTS AND CRAFTS 'D'. REMOVED HATCH AT SIDES AND REAR ELEVATIONS. CHANGED CORNER BOARDS ON ELEVATIONS TO BE IX4 TRIM BOARD. SHOWED COACH LIGHTS ON ELEVATIONS. ADDED DIAGONAL DIMENSIONS ON SLAB INTERFACE PLAN. CREATED LEFT HAND GARAGE VERSION. REMOVED ELEVATION C. REMOVED FIRST STEP AT FIRST FLOOR AND ADDED IT TO SECOND FLOOR UPDATED SQ. FT. LOG. FIRST FLOOR WAS 972 SF, NOW 968 SF, GARAGE WAS 260 SF, NOW 259 SF. CHANGED SHUTTERS TO BE 14" WIDE.

04-08-20 ADDED WINDOW SCHEDULE CHANGED POWDER ROOM DOOR TO 2'6" CHANGED GARAGE WALL FROM 2X6 TO 2X4 CHANGED IXIØ TRIM ON ALL ELEVATIONS TO IX8 TRIM CHANGED ALL WINDOW DOOR & GARAGE TRIM TO 4" ADDED DECORATIVE BRACKET DETAIL TO ELEVATION A & D ADDED DECORATIVE GABLE DETAIL TO ELEVATION B FIXED PORCHES SO COLUMNS DO NOT OVERHANG CONCRETE REMOVED COLUMN BASE FROM ELEVATION D AND CHANGED COLUMN TO 8" SQUARE FULL HEIGHT COLUMN CHANGED COAT CLOSET DOOR FROM 2/6 BIFOLD TO 2/6 DOOR CHANGED LINEN CLOSET DOOR FROM 2/6 BIFOLD TO 2/6 DOOR CHANGED BEDROOM 2 CLOSET DOOR FROM 2/6 BIFOLD TO 2/6 DOOR CHANGED BEDROOM 3 CLOSET DOOR FROM 2/6 BIFOLD TO 2/6 DOOR CHANGED OWNER'S LINEN CLOSET DOOR FROM 2/6 BIFOLD TO 2/6 DOOR

12-Ø1-22 ADDED ELEVATION D2 SHOWING BRICK COLUMN AND D3 SHOWING STONE ADDED SQUARE FOOTAGE BLOCK FOR D2 AND D3 ELEVATIONS. CHANGED WALL BEHIND TOILET AND SINK OF BATH 2 FROM 2X6 TO 2X4 VERIFIED AND UPDATED OPTIONAL OWNER'S BATH 2 & 3 LAYOUTS

04-14-23 WINDOW HEAD HEIGHT CHANGED TO 7'-1" ON SECOND FLOOR ADDED (6) OPTIONAL LED CAN LIGHTS IN KITCHEN (06-15-23.

08-15-24 FIRST FLOOR CEILING HEIGHT CHANGED FROM 8'-0" TO 9'-0" OPTIONAL COVERED PATIO CREATED

SQUARE FOOTAGE				
AREA	ELEV 'A'			
FIRST FLOOR	776 SQ. FT.			
SECOND FLOOR	968 SQ. FT.			
TOTAL (HEATING)	1744 SQ. FT.			
GARAGE (UNHEATED)	259 SQ. FT.			
PORCH	36 SQ. FT.			
PAD	16 SQ. FT.			
OPTIONAL GARAGE	240 SQ. FT.			
OPTIONAL PATIO	80 SQ. FT.			
OPT. COVERED PATIO	80 SQ. FT.			

SQUARE FOOTAGE				
AREA	ELEV 'B'			
FIRST FLOOR	776 SQ. FT.			
SECOND FLOOR	968 SQ. FT.			
TOTAL (HEATING)	1744 SQ. FT.			
GARAGE (UNHEATED)	260 SQ. FT.			
PORCH	36 SQ. FT.			
PAD	16 SQ. FT.			
OPTIONAL GARAGE	240 SQ. FT.			
OPTIONAL PATIO	80 SQ. FT.			
OPT. COVERED PATIO	80 SQ. FT.			
	•			

	AREA	ELEV 'D'	
	FIRST FLOOR	776 SQ. FT.	
	SECOND FLOOR	968 SQ. FT.	
	TOTAL (HEATING)	1744 SQ. FT.	
	GARAGE (UNHEATED)	260 SQ. FT.	
	PORCH	61 SQ. FT.	
	PAD	16 SQ. FT.	
	OPTIONAL GARAGE	240 SQ. FT.	
	OPTIONAL PATIO	80 SQ. FT.	
	OPT. COVERED PATIO	80 SQ. FT.	
FOOTAGE			

SQUARE FOOTAGE

SQUARE FOOTAGE		
AREA	ELEV 'D2'	
FIRST FLOOR	776 SQ. FT.	
SECOND FLOOR	968 SQ. FT.	
TOTAL (HEATING)	1744 SQ. FT.	
GARAGE (UNHEATED)	260 SQ. FT.	
PORCH	61 SQ. FT.	
PAD	16 SQ. FT.	
OPTIONAL GARAGE	240 SQ. FT.	
OPTIONAL PATIO	80 SQ. FT.	
OPT. COVERED PATIO	80 SQ. FT.	

SQUARE	FOOTAGE
AREA	ELEV 'D3'
FIRST FLOOR	776 SQ. FT.
SECOND FLOOR	968 SQ. FT.
TOTAL (HEATING)	1744 SQ. FT.
GARAGE (UNHEATED)	260 SQ. FT.
PORCH	61 SQ. FT.
PAD	16 SQ. FT.
OPTIONAL GARAGE	240 SQ. FT.
OPTIONAL PATIO	80 SQ. FT.
OPT. COVERED PATIO	80 SQ. FT.

JOB NUMBER CAD FILE NAME ISSUED REVISED	B-1815878 • 1755-R 11-08-17 11-16-17 09-12-18 02-15-19 02-11-20 04-01-20
	04-01-20 04-08-20 12-01-22 04-14-23 08-15-24

DRAWINGS ON II"XIT" SHEET ARE ONE HALF THE SCALE NOTED

HOMES -GARAG **FINDERS**

1755

ENGAGI

REAM

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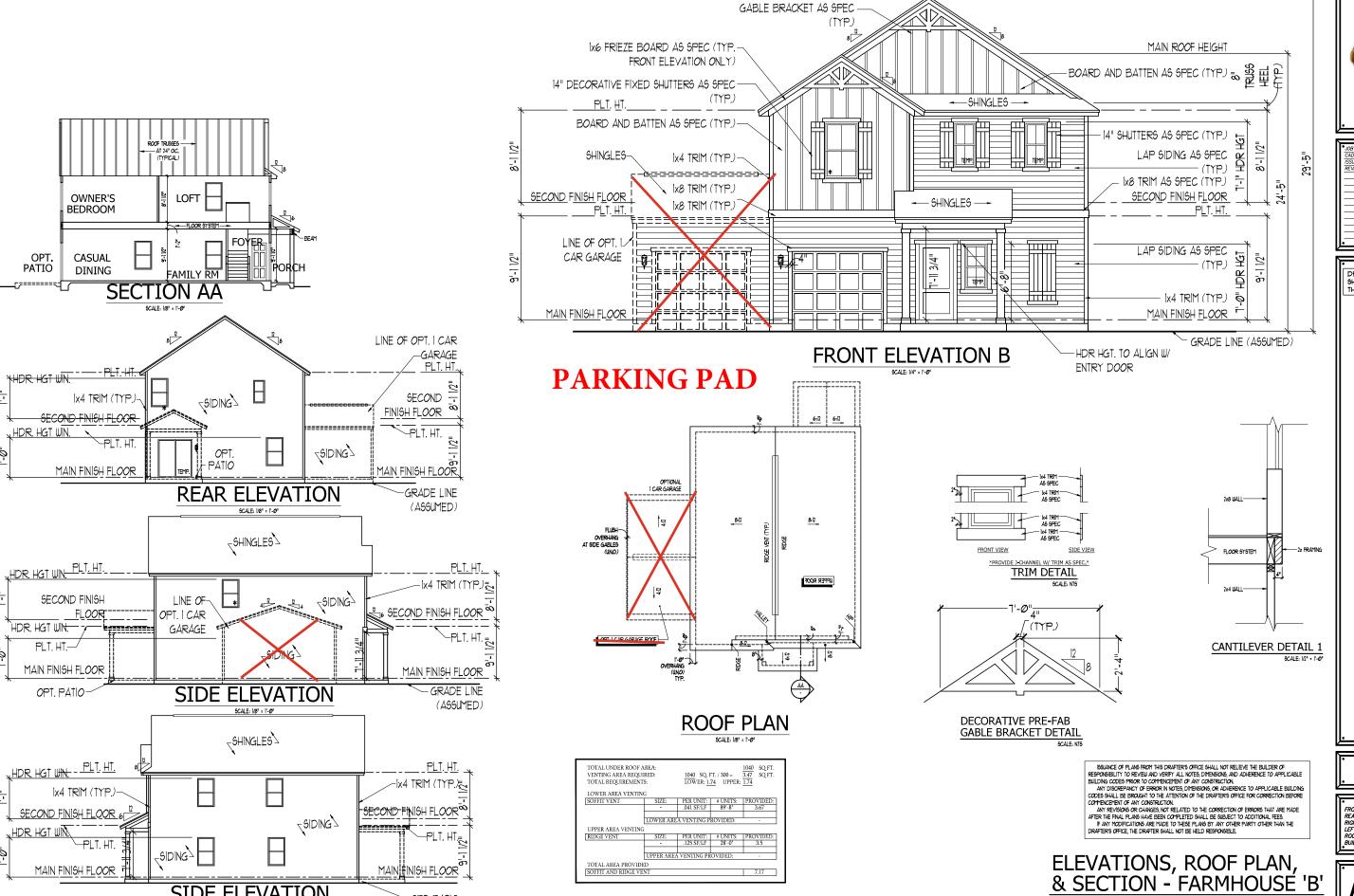


ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERBY ALL NOTES, DIPENSIONS, AND ADJERENCE TO APPLICABLE BUILDING CODES PRORD TO CORNECTION OF ANY CONSTRUCTION.

ANY DISCREPANCY OF ERROR IN NOTES DIPENSIONS OR ADJERENCE TO APPLICABLE BUILDING. CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORNECTION BEFORE COPTENCETION OF ANY CONSTRUCTION.

COMPINEZIENT OF ANY CONSTRUCTION.

ANY REVISION OF CHAVAGE, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE
AFTER THE PINAL PLANS HAVE BEEN COMPILETED SHALL BE SUBJECT TO ADDITIONAL FIELD.
F ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE
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SIDE ELEVATION

OPT, PATIO

Dream Finders Homes

OVERALL ROOF HEIGHT

 JOB NUMBER
 B-1815878

 CAD FILE NAME
 1755-R

 ISSUED
 11-08-17

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 11-16-17

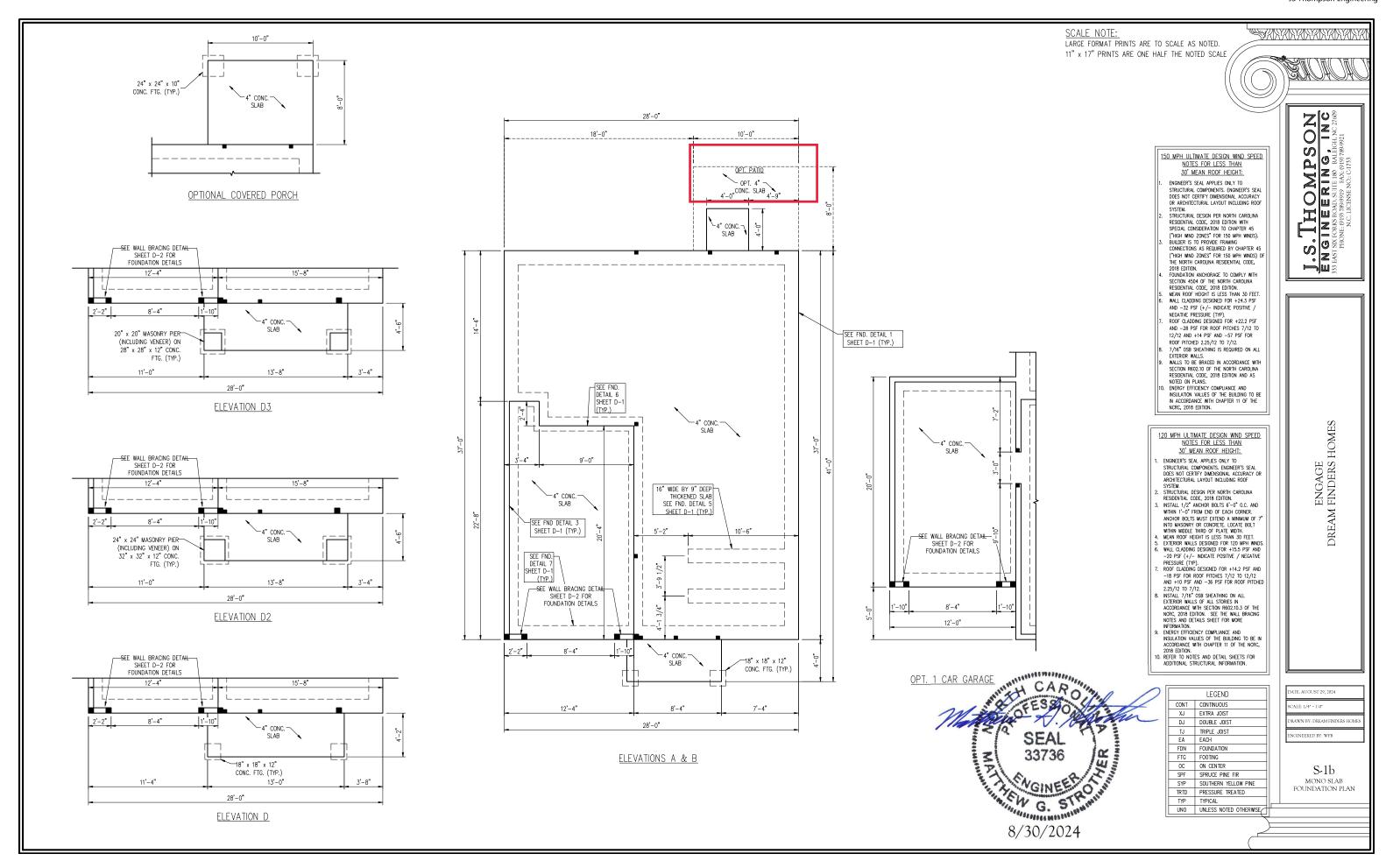
DRAWINGS ON II"XIT" SHEET ARE ONE HALF THE SCALE NOTED

HOMES -GARAG **FINDERS** ш ENGAGE DREAM

1755

FRONT ELEVATION
REAR ELEVATION
RIGHT ELEVATION
LEFT ELEVATION
ROOF PLAN
BUILDING SECTION

A3



FROVDE WATER G.C. VERIFY WASHER TO ALWAYS BE INSTALLED ON THE LEFT OF THE DRYER PROVIDE (2) 13/4" -CONDUITS IN SLAB FOR ISLAND ELECTRIC TO WALL BEHIND REF. A/C PAD (G.C. VERIFY SIZE AND LOCATION) / J 18" H. PLATFORM O.E. TOP ELEVATION AT Ø'-Ø" (ASSUMED) G.C. VERIFY 6" CURB AT GARAGE W OPT. 2x6 EXTERIOR WALLS I CAR GARAGE ELEVATION (-) Ø'-4" 2'-2 V2" 11'-6 1/2" FRONT PORCH G.C. VERIFY INSTALLATION OF OVERHEAD GAS DROPS AT APPLICABLE APPLIANCE LOCATIONS



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DRAWINGS ON II"XIT" SHEET ARE ONE HALF THE SCALE NOTED

FINDERS HOMES -GARAGE ENGAGE DREAM

1755

• TITLE SLAB INTERFACE PLAN

SLAB INTERFACE PLAN
ELEVATION A SHOUN
SMILAR AT ALL ELEVATIONS (NO PLUMBING CHANGES)

SCALE: 1/4" + 1"-0"

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERRY ALL NOTES, DIPENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMPENCE THE OF ANY CONSTRUCTION.

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

ANY REVISIONS OR CHARGES 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 FLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

Dream Finders Homes

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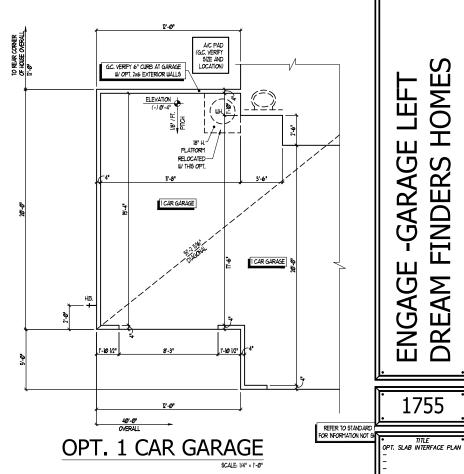
DRAWINGS ON II"XIT" SHEET ARE ONE HALF THE SCALE NOTED

DREAM FINDERS HOMES

-GARAGE LEFT

ENGAGE

1755



SLAB INTERFACE PLAN
ELEVATION A SHOUN SMILAR AT ALL ELEVATIONS (NO PLUMBING CHANGES)

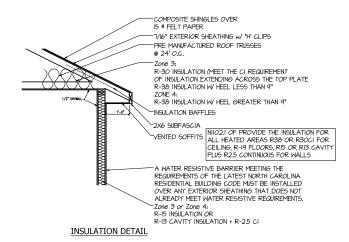
SCALE: 1/4" = 1"-0"

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERRY ALL NOTES, DIPENSIONS, AND ADHERBICE TO APPLICABLE BUILDING CODES PRIOR TO COMPENCEINT OF ANY CONSTRUCTION.

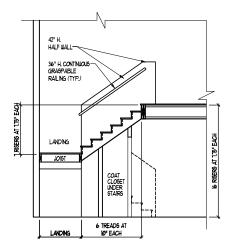
ANY DISCREPANCY OF ERROR NOTES, DIPENSIONS, OR ADHERBICE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMPENCEINT OF ANY CONSTRUCTION.

ANY REVISIONS OR CHANCES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE TIMAL PLANS HAVE BEEN COMPLETED SHALL BY BUILDED TO DIPTONAL FEES.

FAMY NOTIFICATIONS ARE THADE 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
	MARK	WIDTH	HEIGHT	TIPE	HE I GH
	1 3'0" 5'0" 2 2'0" 4'0"		SINGLE HUNG	7'0''	
			4'0''	SINGLE HUNG	7'0''
	(3)	2'6"	3'0"	SINGLE HUNG	7'0''
	SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.				





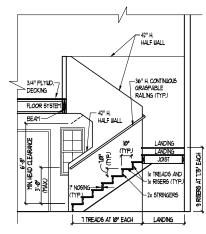
BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.

THE TRIANGIL AR 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

HANDRALS HANDRALS FOR STARMAYS SHALL BE CONTINUOUS FOR THE FILL LENGTH OF THE FLIGHT FROM A FONT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A PONT DIRECTLY ABOVE THE LOUGHT SIESE HANDRAL BOYS SHALL BE RETURNED OR SHALL TERMANT IN NEUL POSTS OR SAFETY TERMAND. A HANDRALS ADJACETT TO A MILL SHALL HAVE A SPACE OF NOT LESS THAN 1-12 NOH BETWEEN THE WALL AND HANDRAILS.

CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA



STAIR SECTION

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERFY ALL NOTES, DIMENSIONS, AND ADVERBINGE TO APPLICABLE BUILDING CODES PROVI TO COMPRICEIPORT OF ANY CONSTRUCTION.

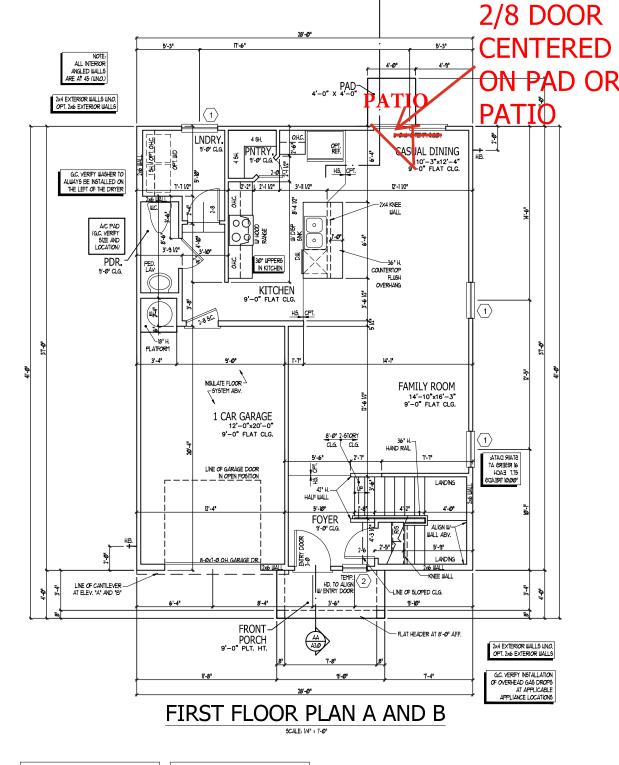
ANY DISCREPANCY OF ERROR IN YORES, DIMENSIONS, OR ADVERBINGE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE

COMMENCEMENT OF ANY CONSTRUCTION

COMPENSIFERT OF ANY CONSTRUCTION.

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

F. AIM MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE
DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



SQUARE FOOTAGE			SQUARE FOOTAGE		
AREA	AREA ELEV 'A'		AREA	ELEV 'B'	
FIRST FLOOR	776 SQ. FT.		FIRST FLOOR	776 SQ. FT.	
SECOND FLOOR	968 SQ. FT.		SECOND FLOOR	968 SQ. FT.	
TOTAL (HEATING)	1744 SQ. FT.		TOTAL (HEATING)	1744 SQ. FT.	
GARAGE (UNHEATED) 259 SQ. FT. PORCH 36 SQ. FT. PAD 16 SQ. FT.			GARAGE (UNHEATED)	260 SQ. FT.	
			PORCH	36 SQ. FT.	
			PAD	16 SQ. FT.	
OPTIONAL GARAGE 240 SQ. FT.			OPTIONAL GARAGE	240 SQ. FT.	
OPTIONAL PATIO 80 SQ. FT. OPT. COVERED PATIO 80 SQ. FT.			OPTIONAL PATIO	80 SQ. FT.	
			OPT. COVERED PATIO	80 SQ. FT.	

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2 NOH (1/21 mm) GYPSUM BOARD APPLIED TO THE GARAGE SIDE GARAGES BENEATH HABITABLE ROOMS SHALL BE SIDE CARACES BENEATH HABITABLE ROOMS SHALL BE SEPARATION FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5-80 NCH (169 mm) TYPE "Y" GYPSIM BOARD OR EQUIVALENT, WERE THE SEPARATION 16 AL FLOOR-CELLING ASSEMBLY, THE STRICTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 12 NCH (171 mm) GYPSIM BOARD OR EQUIVALENT.

FIRST FLOOR PLAN

1755

Dream Finders Homes

OB NUMBER B-1815878 AD FILE NAME 1755-F

DRAWINGS ON 11"x17"

SHEET ARE ONE HALF THE SCALE NOTED

HOMES

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FINDER

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-GARAG

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ENGAGE

TITLE MAIN FLOOR PLAN STAIR SECTION INSULATION DETAIL

REFER TO STANDARD PLAN FOR INFORMATION NOT SHOUN.

WINDOW SCHEDULE SIZE HEAD HEIGH TYPE 3'0" 5'0" SINGLE HUNG 7'0" 2'0" 4'0" SINGLE HUNG 7'0" 3'0" SINGLE HUNG 7'0" 2'6" SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND TIS ATTIC AREA BY NOT LESS THAN 17 NOT ATTIC THE OFFSOM BOARD APPLIED TO THE GARAGE DISC CARRACES DENEATH HABITABLE ROOM'S ABALL BE SEPARATED FROM ALL HABITABLE ROOM'S ABOVE BY NOT LESS THAN BO HACH (5.9 mm) THE "N" GYPBIM BOARD OR EQUIVALENT, WHERE THE SEPARATION IS A FLOOR-CELING, ASSIBILITY, THE STRUCTURE SUPPORTING THE SEPARATION BY ALL ALSO BE PROTECTED BY NOT LESS THAN IN INCH (2.7 mm) GYPSIM BOARD OR EQUIVALENT, LESS THAN IN INCH (2.7 mm) GYPSIM BOARD OR EQUIVALENT, LESS THAN IN INCH (2.7 mm) GYPSIM BOARD OR EQUIVALENT.

SQUARE FOOTAGE			
AREA	ELEV 'D3'		
FIRST FLOOR	776 SQ. FT.		
SECOND FLOOR	968 SQ. FT.		
TOTAL (HEATING)	1744 SQ. FT.		
GARAGE (UNHEATED)	260 SQ. FT.		
PORCH	61 SQ. FT.		
PAD	16 SQ. FT.		
OPTIONAL GARAGE	240 SQ. FT.		
OPTIONAL PATIO	80 SQ. FT.		
OPT. COVERED PATIO	80 SQ. FT.		

SQUARE FOOTAGE

ELEV 'D2'

776 SQ. FT.

968 SQ. FT.

1744 SO. FT.

260 SQ. FT.

61 SQ. FT.

16 SQ. FT.

240 SQ. FT.

80 SQ. FT.

80 SQ. FT.

AREA

FIRST FLOOR

SECOND FLOOR

TOTAL (HEATING)

GARAGE (UNHEATED)

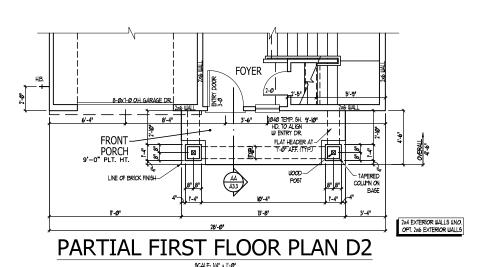
PORCH PAD

OPTIONAL GARAGE

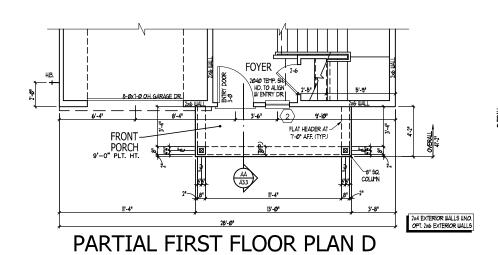
OPTIONAL PATIO

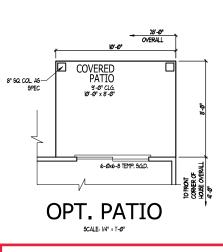
OPT. COVERED PATIO

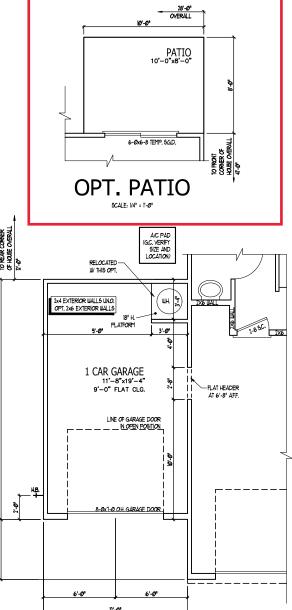
7. 60. HE. +	FRONT PORCH 9'-0" PLT. HT. LINE OF STONE FINISH	1000 POST 8 8 8		-
	1'-0'	13'-8"	3'-4"	PRIOR WALLS UNO.
	<u> </u>	28'- 0 "	OP1. 2x6	EXTERIOR WALLS
	PARTIAL FIR	ST FLOOR PLAN D)3	



SQUARE FOOTAGE		
AREA	ELEV 'D'	
FIRST FLOOR	776 SQ. FT.	
SECOND FLOOR	968 SQ. FT.	
TOTAL (HEATING)	1744 SQ. FT.	
GARAGE (UNHEATED)	260 SQ. FT.	
PORCH	61 SQ. FT.	
PAD	16 SQ. FT.	
OPTIONAL GARAGE	240 SQ. FT.	
OPTIONAL PATIO	80 SQ. FT.	
OPT. COVERED PATIO	80 SQ. FT.	







OPT. 1 CAR GARAGE

1755

Dream Finders Homes

IOB NUMBER B-1815878 CAD FILE NAME 1755-R SSUED 11-08-17

DRAWINGS ON II"XIT" SHEET ARE ONE HALF THE SCALE NOTED

HOMES

FINDERS

DREAM

H

-GARAG

ENGAGE

• TITLE MAIN FLOOR PLAN OPT.

ISSUANCE OF PLAYS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERBY ALL NOTES, DIMENSIONS, AND ADHERBYCE TO AFFLICABLE BUILDING CODES PRIOR TO COMPENCEPTO OF ANY CONSTRUCTION.

ANY DISCREPANCY OF ERROR NOTES, DIMENSIONS, OR ADHERBYCE TO AFFLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTRINON OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMPENCEPHIT OF ANY CONSTRUCTION.

ANY REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE TIMAL PLAYS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FIELS.

IF ANY PROPICACIONS ARE TADGE TO THESE PLAYS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

9CALE: 1/4" = 1'-0"

WINDOW SCHEDULE					
MARK	SIZE		TYPE	HEAD	
WALKIN	WIDTH	HE I GHT	1112	HEIGHT	
1	3'0"	5'0"	SINGLE HUNG	7'1"	
(2) 2'0" 4'0" SINGLE HUNG 7'1		7'1"			
(3) 2'6" 3'0" SINGLE HUNG 7'1"					
SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.					

OWNER BATH 2 II'-6" 2'-6" (LAV.) LAY. OWNER'S BEDROOMs 12'-0"x16'-8" 8'-0" FLAT CLG. BEDROOM 2 11'-0"x10'-0" 8'-0" FLAT CLG. LOFT 12'-0"x11'-7" 8'-0" FLAT CLG. BATH 2 8'-0" CLG. 10'-1 1/2" 3'-3" $\langle 1 \rangle$ LANDING 4'-0" BEDROOM 3 11'-4"x10'-0" 8'-0" FLAT CLG. G.C. VERIFY INSTALLATION OF OVERHEAD GAS DROPS AT APPLICABLE APPLIANCE LOCATIONS SECOND FLOOR PLAN A AND B



DRAWINGS ON II"XIT" SHEET ARE ONE HALF THE SCALE NOTED

FINDERS HOMES H H -GARAGE ENGAGE DREAM

1755

UPPER FLOOR PLAN DETAIL

SECOND FLOOR PLAN SCALE: 144 - 1-47

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERBY ALL NOTES, DIVENSIONS, AND ADHERBICE TO APPLICABLE BUILDING CODES PRIORS TO COMPINICATION OF ANY CONSTRUCTION.

ANY DISCREPANCY OF ERROR NOTES, DIPINISIONS, OR ADHERBICE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMPINIONS OF ANY DIPINISION OF CHANCES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO STORM HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.

IF ANY POOFICATIONS ARE TAMOS TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

WINDOW SCHEDULE				
MARK		BIZE	TYPE	HEAD
WINIXIX	WIDTH	HE I GHT		HEIGHT
1 3'0" 5'0"		SINGLE HUNG	7'1"	
2 2'0" 4'0" SINGLE HUN		SINGLE HUNG	7'1"	
(3) 2'6" 3'0" SINGLE HUNG 7'1"				7'1"
SEE PLAN FOR NOTES ON EGRESS, TEMP., & ETC.				



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DRAWINGS ON II"XIT" SHEET ARE ONE HALF THE SCALE NOTED

DREAM FINDERS HOMES -GARAGE LEFT ENGAGE

(LAV.) (LAV.) BATH 2 HS_CPT | S-0° CLG 4-1 C <u>СРТ. Н.5.</u> W.I.C. 8'-0" CLG. OWNER'S BATH 2 5CALE: 1/4" = 1'-0"

 $\langle 2 \rangle$

OWNER'S BATH 3

W.I.C. =

LAV.

1755

TITLE UPPER FLOOR PLAN OPT.

SECOND FLOOR PLAN OPTIONS

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIFERSIONS, AND ADJETENCE TO APPLICABLE BUILDING CODES FROOR TO COMPENCIFIENT OF ANY CONSTRUCTION.

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

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

FAIN TOODCATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- HEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET HALF-SWITCHED DUPLEX OUTLET
- HO SPECIAL PURPOSE OUTLET
- DUPLEX OUTLET IN FLOOR
- 220 VOLT OUTLET
- WALL SWITCH THREE-WAY SWITCH
- FOUR-WAY SWITCH \$ D DIMMER SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- LED CAN LIGHT
- LIGHT FIXTURE WITH PULL CHAIN TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FAN/LIGHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CHIMES (OPTIONAL)
- □ PUSHBUTTON SWITCH (OPTIONAL)
- (M) CARBON MONOXIDE DETECTOR (SD) SMOKE DETECTOR
- SDOW SMOKE / CARBON MONO, COMBO DETECTOR
- TELEPHONE (OPTIONAL)
- TELEVISION (OPTIONAL)
- THERMOSTAT ELECTRIC METER
- ELECTRIC PANEL
- _ DISCONNECT SWITCH SPEAKER (OPTIONAL)
- TOUGH-IN FOR OPT, CEILING FAN
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W. ROUGH-IN FOR OPT. CEILING FAN

I . PROVIDE AND INSTALL <u>GROUND FAULT CIRCUIT-INTERRUPTERS</u> (G.F.L.) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.

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

4. ALL BA AND 20A RECEPTACLES IN SLEEPING ROCHS, FAHILY ROCHS, DINNG ROCHS, LINNG ROCHS, PARLORS, LIRRARIES, DENS, SUNROCHS, RECREATION ROCHS, CLOSETS, HALLIMAYS, AND SIMILAR AREAS WILL RECUIRE A COMBINATION TYPE AFCL. DEVICE AND TAMPER-PROCH RECEPTACLES FER NEC. 201 406/12 AND 406/15

5, ALL IBA AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GF.C.I. PROTECTED (GF.I).

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

1. EVERY BUILDING HAYING A FOSSIL-RIEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOVIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING

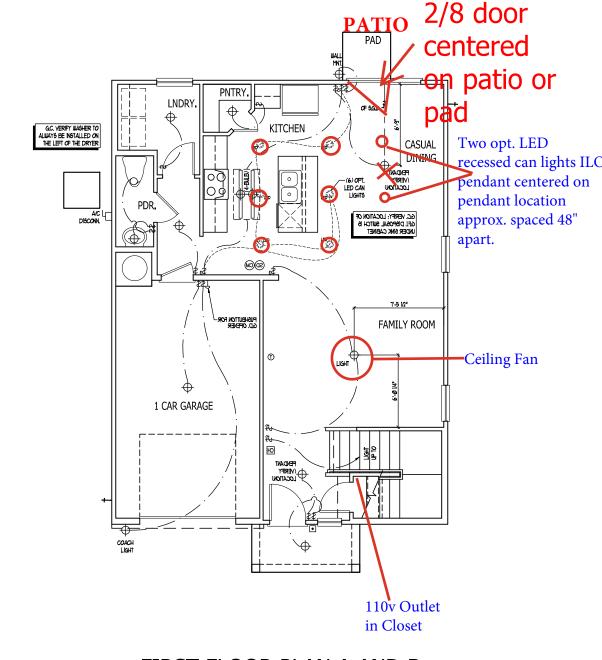
8. ALAPTS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRNS WHEN SUCH WIRNS IS SERVED FROM THE LOCAL POWER WILLTY. SUCH ALARTS SHALL HAVE BATTERY BACKEP COMENTATION FOR SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

ISSUANCE OF PLANS FROM THIS DRAFFER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERRY ALL NOTES, DYNINSIONS, AND ADVERBNCE TO APPLICABLE BUILDING CODES PROXY TO CONTRICTION OF ANY CONSTRUCTION.

ANY DISCREPANCY OF ERROR IN NOTES, DYNINSIONS, OR ADVERBNCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFFERS OFFICE FOR CORRECTION BEFORE

CODES SHALL BE SPACIANT TO THE ATTENTION OF THE DRAFFIEND OF THE FOR COMMECTION BEFORE CONTINUED TO THE CORPECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES. IF ANY MODERATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFFIEND SHALL BE SUBJECT TO ADDITIONAL FEES.

FAITY MODERATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFFIEND SHIPLE.



FIRST FLOOR PLAN A AND B

1755

Dream Finders Homes

DB NUMBER B-1815878 AD FILE NAME 1755-F

DRAWINGS ON II"XIT" SHEET ARE ONE HALF THE SCALE NOTED

HOMES

ER

FIND

REAM

-GARAG

ш

ENGAGE

TITLE MAIN FLOOR ELEC. PLAN

FIRST FLOOR ELECTRICAL PLAN

DUPLEX OUTLET ABOVE COUNTER

HEATHERPROOF DUPLEX OUTLET $\biguplus_{\overline{a}_{FA}}$ ground fault interrupter duplex outlet

HALF-SWITCHED DUPLEX OUTLET

HO SPECIAL PURPOSE OUTLET

DUPLEX OUTLET IN FLOOR

220 VOLT OUTLET

WALL SWITCH THREE-WAY SWITCH

FOUR-WAY SWITCH

\$D DIMMER SWITCH CEILING MOUNTED INCANDESCENT LIGHT FIXTURE

WALL MOUNTED INCANDESCENT LIGHT FIXTURE

RECESSED INCANDESCENT LIGHT FIXTURE

LED CAN LIGHT

LIGHT FIXTURE WITH PULL CHAIN

TRACK LIGHT FLUORESCENT LIGHT FIXTURE

EXHAUST FAN/LIGHT COMBINATION

ELECTRIC DOOR OPERATOR (OPTIONAL)

CHIMES (OPTIONAL) PUSHBUTTON SWITCH (OPTIONAL)

CARBON MONOXIDE DETECTOR

SMOKE DETECTOR

(SIGN) SMOKE / CARBON MONO. COMBO DETECTOR

TELEPHONE (OPTIONAL) TELEVISION (OPTIONAL)

THERMOSTAT

ELECTRIC METER ELECTRIC PANEL

DISCONNECT SWITCH

SPEAKER (OPTIONAL)

ROUGH-IN FOR OPT. CEILING FAN

PROVIDE AND INSTALL <u>GROUND FAULT CIRCUIT-INTERRUPTERS</u> (G.F.I.) 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 PRISHED FLOOR SWITCHES. ... 29 UNILETS. 14" ITELEPHONE. 14" (INLESS ABY COUNTERTOP) TELEVISION. ... 14"

3. ALL 9MOKE 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 5A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, L'ERRARES, DENS, SURROOMS, RECREATION ROOMS, CLOSETS, HALLIMAYS, AND SMILL ARE AREAS WILL REQUIRE A COMENIATION TYPE AFC.I. DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC. 201 466/13 AND 466/13

5, ALL IBA AND 2004 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GF.C.L PROTECTED (GF.1).

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

1. EVERY BUILDING HAVING A FOSSIL-RIEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR GLEEPING

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

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERRY ALL NOTES, DIPENSIONS, AND ADHERINCE TO APPLICABLE BUILDING CODES PROKE TO CONFENCION OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES DIPENSIONS, OR ADHERINCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMPENCEDENT OF ANY CONSTRUCTION.

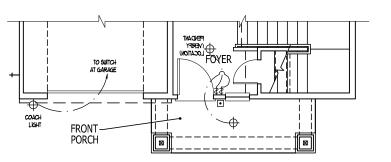
COMPENSEMENT OF ANY CONSTRUCTION.

ANY REVISION OR CHAVES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE.

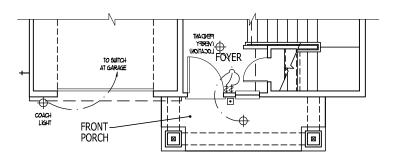
AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FIELS.

IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PRATY OTHER THAN THE

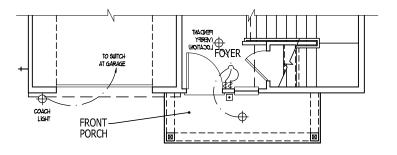
DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



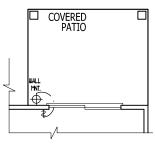
PARTIAL FIRST FLOOR PLAN D3



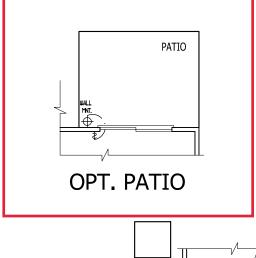
PARTIAL FIRST FLOOR PLAN D2

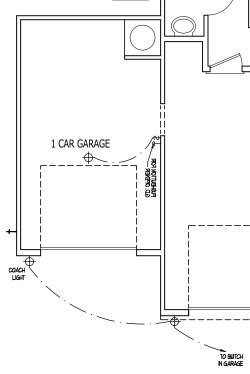


PARTIAL FIRST FLOOR PLAN D



OPT. PATIO





OPT. 1 CAR GARAGE

FIRST FLOOR ELECTRICAL PLAN OPTIONS



OB NUMBER	B-1815878 •
AD FILE NAME	1755-R
SUED	11-08-17
EVISED	11-16-17
	09-12-18
	02-15-19
	02-11-20
	04-01-20
	04-08-20
	12-01-22
	04-14-23
	08-15-24

DRAWINGS ON II"XIT" SHEET ARE ONE HALF THE SCALE NOTED

HOMES -GARAG **FINDERS** ENGAGE DREAM





- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- HEATHERPROOF DUPLEX OUTLET
- $\biguplus_{\overline{\mathbf{c}}_{\mathrm{F,L}}}$ ground fault interrupter duplex outlet HALF-SUITCHED DUPLEX OUTLET
- HO SPECIAL PURPOSE OUTLET
- DUPLEX OUTLET IN FLOOR
- 220 VOLT OUTLET WALL SWITCH
- THREE-WAY SWITCH
- \$4 FOUR-WAY SWITCH \$D DIMMER SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- Que LED CAN LIGHT
- FIGHT FIXTURE WITH PULL CHAIN
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN EXHAUST FAN/LIGHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CHIMES (OPTIONAL)
- PUSHBUTTON SUITCH (OPTIONAL)
- (M) CARBON MONOXIDE DETECTOR (SD) SMOKE DETECTOR
- SDOW SMOKE / CARBON MONO, COMBO DETECTOR
- TELEPHONE (OPTIONAL)
- TELEVISION (OPTIONAL)
- THERMOSTAT ELECTRIC METER
- ELECTRIC PANEL
- _ DISCONNECT SWITCH
- ⊗ SPEAKER (OPTIONAL)
- TOUGH-IN FOR OPT, CEILING FAN

CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ROUGH-IN FOR OPT. CEILING FAN

NOTES:

1. PROVIDE AND INSTALL <u>GROUND FAULT CIRCUIT-INTERRUPTERS</u> (GFL) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.

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

4. ALL BA AND 20A RECEPTACLES IN SLEEPING ROOTS, FAMILY ROOTS, DNING ROOTS, LIVING ROOTS, PARLORS, LIRRARES, DENS, SUNROOTS, RECREATION ROOTS, CLOSETS, HALLMAYS, AND SIMILAR AREAS WILL PECUIVE A COMBINATION TYPE AFC.I. DEVICE AND TAMPER-PROOF RECEPTACLES FERINEC, 201 4062 AND 4063

5, ALL IBA AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GF.C.I. PROTECTED (GF.I).

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

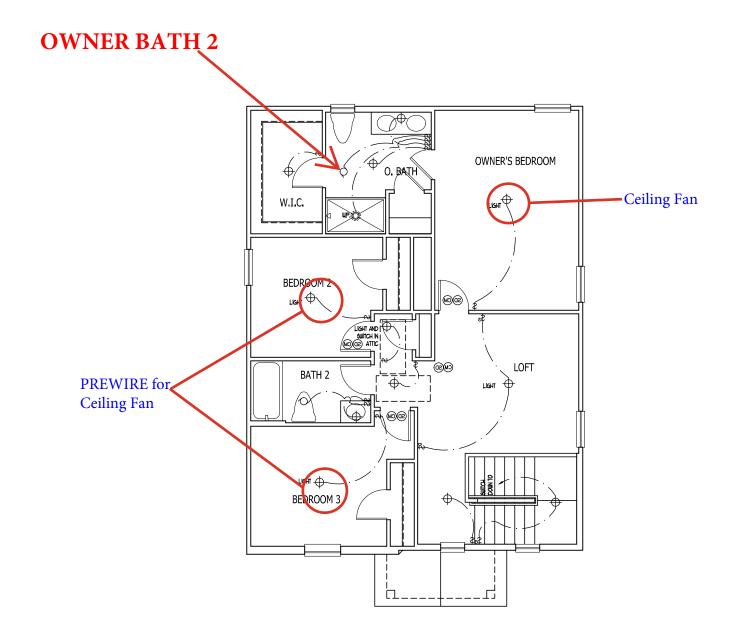
1. EVERY BUILDING HAVING A FOSGIL-RUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING FURFOCES.

8. ALAPTS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRNIS WHEN SUCH WIRNIS IS SERVED FROM THE LOCAL POWER WILLTY. SUCH ALAPTS SHALL HAVE BATTERY BACKEP COMENDATOR POWERCARED NOWOWING ALAPTS 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 VERRY ALL NOTES, DIEDRICOS, AND ADHERBICE TO APPLICABLE BUILDING CODES PROOR TO CONTRICION.

ANY DISCREPANCY OF ERROR IN NOTES, DIEDRICOS, OR ADHERBICE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATHENTON OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE CONTRICION OF ANY DEPOSITION OF THE ATHENTON OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE CONTRICION OF REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE THAN ILLIAMS HAVE BEEN CHIETED SHALL BY BUBLICIT ON ADDITIONAL FIELS.

FAIN TOOFICATIONS ARE THADE TO THESE PLANS BY MAY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



SECOND FLOOR PLAN A AND B

1755

Dream Finders Homes

DRAWINGS ON II"XIT" SHEET ARE ONE HALF THE SCALE NOTED

HOMES

FINDERS

DREAM

H

-GARAG

ENGAGE

TITLE IPPER FLOOR ELEC. PLAN

SECOND FLOOR ELECTRICAL PLAN



- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- LEATHERPROOF DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- HO SPECIAL PURPOSE OUTLET DUPLEX OUTLET IN FLOOR
- 220 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 FULL CHAIN
- LED CAN LIGHT

 LIGHT FIXTURE II

 TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FANALIGHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPTIONAL)
- CHIMES (OPTIONAL) PUSHBUTTON SWITCH (OPTIONAL
- CARBON MONOXIDE DETECTOR
- (SD) SMOKE DETECTOR (SI)(OH) SMOKE / CARBON MONO. COMBO DETECTOR
- TELEPHONE (OPTIONAL)

 TELEVISION (OPTIONAL) TELEVISION (OPTIONAL)
- THERMOSTAT
- ELECTRIC METER ELECTRIC PANEL
- ___ DISCONNECT SWITCH
- SPEAKER (OPTIONAL)
- ROUGH-IN FOR OPT, CEILING FAN
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W
 ROUGH-N FOR OPT. CEILING FAN

1. PROVIDE AND INSTALL <u>GROUND FAULT CIRCUIT-INTERRUPTERS</u> (G.F.I.) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.

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

4. ALL BA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, SURROMS, RECREATION ROOMS, CLOSETS, HALLWIS, AND SHIMLAR AREAS WILL REQUITE A COMPISION TO THE AFFALL DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC. 201 406.12 AND 406.13

5. ALL IBA AND 2014 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFC.I PROTECTED (GF1).

6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FILL COMPLIANCE WITH NEP A. TO, NEC. 2011, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

1. EVERY BUILDING HAVING A FOSSIL-RIEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARACE SHALL HAVE AN OPERATIONAL CARBON MONOVIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING

8. ALARYS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRNS WHEN SUCH WIRNS IS SERVED FROM THE LOCAL POWER WILLITY. SUCH ALARYS SHALL HAVE BATTERY BACKIP, COYDENIATON SYCKE/CARBON NOWOVIDE ALARYS SHALL PELISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIFERMICHS, AND ADJERENCE TO APPLICABLE BUILDING CODES PRIOR TO CONTROLED OF ANY CONSTRUCTION.

ANY DISCREPANCY OF BREAT IN NOTES, DIFFSIONS, OR ADJERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE CONTROLED OF ANY DROFT OF ANY CONSTRUCTION.

ANY REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE THAL PLANS HAVE ELEN COTHELTED SHALL BE SUBJECT TO ADDITIONAL FEES.

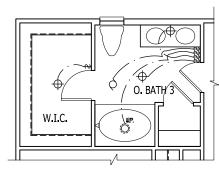
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JOB NUMBER	B-1815878
CAD FILE NAME	1755-R
ISSUED	11-08-17
REVISED	11-16-17
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	04-08-20
	12-01-22
	04-14-23
	08-15-24

DRAWINGS ON II"XIT" SHEET ARE ONE HALF THE SCALE NOTED

HOMES H -GARAG **FINDERS** ENGAGE REAM



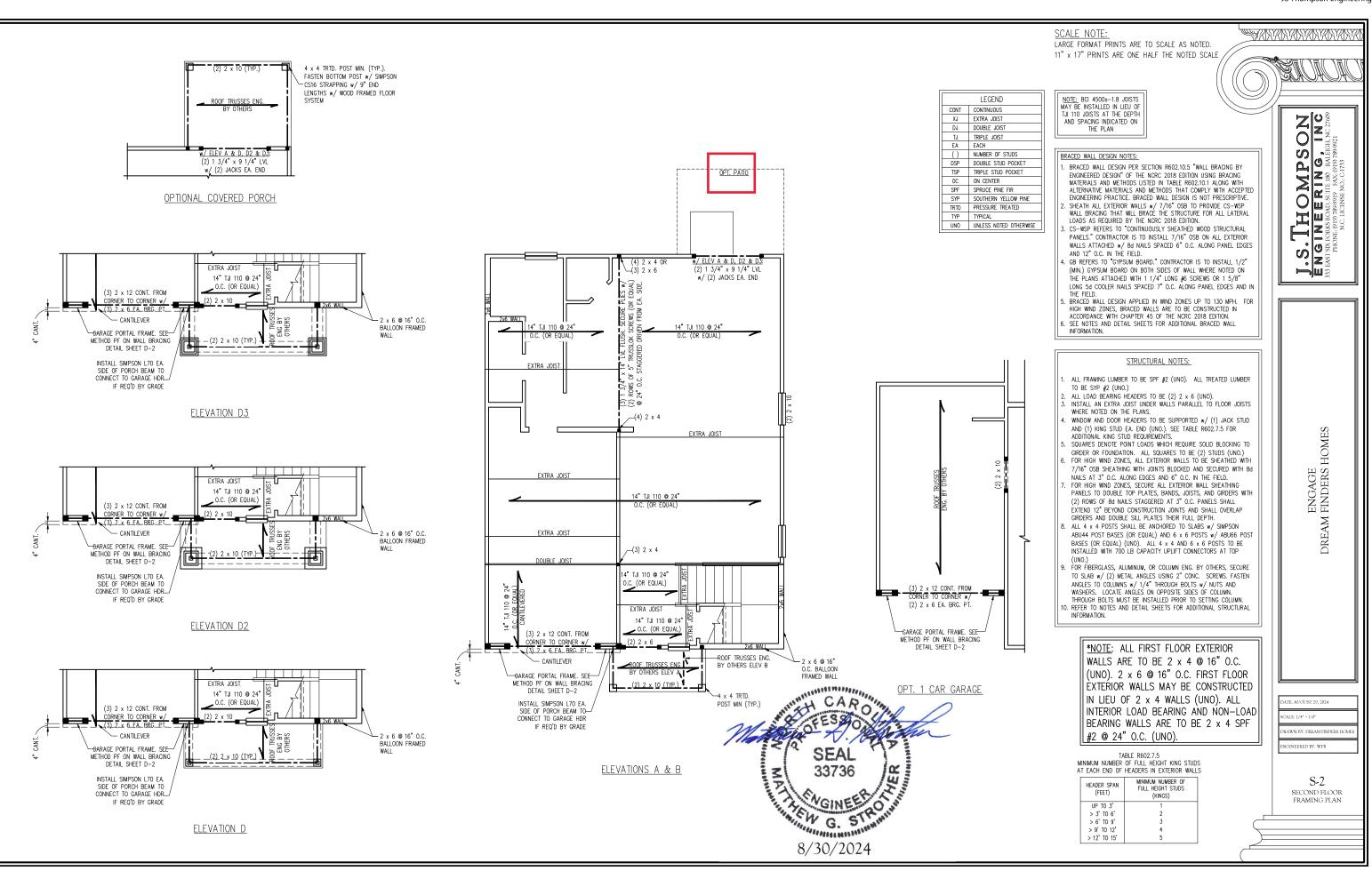
OWNER'S BATH 3

O. BATH 2 **OWNER'S BATH 2**

1755



SECOND FLOOR ELECTRICAL PLAN OPTIONS



NO STRUCTURAL CHANGES w/ OPTIONAL OWNER'S BATH 2 & 3 W G. 51 8/30/2024

> ∠ PROVIDE (2) KING STUDS EA. END OF

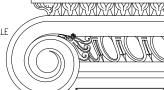
WINDOWS

- 2 x 6 @ 16" O.C. BALLOON FRAMED

WALL FROM BELOW

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

BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R602.10.5 "WALL BRACING BY ENGINEERED DESIGN" OF THE NCRC 2018 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.1 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
- 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 NCRC 2018 EDITION. CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL
- PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
- AND 12 O.C. IN THE FIELD.

 GB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2"

 (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL WHERE NOTED ON THE PLANS ATTACHED WITH 1 1/4" LONG #6 SCREWS OR 1 5/8"
 LONG 50 COOLER NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD.

 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 NCRC 2018 EDITION.

 SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO.)
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
 WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO.) 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. 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 CIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT KING STUDS

AT EACH END OF HEADERS IN EXTERIOR WALL				
HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)			
UP TO 3'	1			
> 3' TO 6'	2			
> 6' TO 9'	3			
> 9' TO 12'	4			
> 12' TO 15'	5			

os	CONT	CONTINUOUS
LS	XJ	EXTRA JOIST
	DJ	DOUBLE JOIST
	TJ	TRIPLE JOIST
- 1	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
l		

Z ഗ ERING, THU

ENGAGE DREAM FINDERS HOMES

RAWN BY: DREAM FINDERS HOW INEERED BY: WFB

S-3 CEILING FRAMING PLAN

OPTIONAL COVERED PORCH FLUSH OVERHANG -AT SIDE GABLES (U.N.O.) OPT. 1 CAR GARAGE -ROOF TRUSSES ENG. BY OTHERS 1'-0" ELEVATION B

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



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

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE #2

- . ALL FRAMING LUMBER TO BE #2
 SPF (UNO).
 2. CIRCLES DENOTE (3) 2 x 4 POSTS
 FOR ROOF SUPPORT.
 3. FRAME DORMER WALLS ON TOP OF
 DOUBLE OR TRIPLE RAFTERS.
 4. HIP SPUCES ARE TO BE SPACED A
 MIN. OF 8'-O". FASTEN MEMBERS
 WITH THREE ROWS OF 12d NAILS ©
 16" O.C. (TYP.)
 5. 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.
 5. FASTEN FLAT VALLEYS TO RAFTERS
 OR TRUSSES WITH SIMPSON PL2-5A
 HURRICANE TIES © 32" O.C. MAX.
 PASS HURRICANE TIES THROUGH
 NOTCH IN ROOF SHEATHING. EACH
 RAFTER IS TO BE FASTEND TO
 THE FLAT VALLEY WITH A MIN. OF
 (6) 12d TOE NAILS.
 7. REFER TO SECTION ROO_11 OF THE
 2018 NCRC FOR REQUIRED UPLIFT
 RESISTANCE AT RAFTERS AND
 TRUSSES.
 8. REFER TO NOTES AND DETAIL
- RUSSES.
 REFER TO NOTES AND DETAIL
 SHEETS FOR ADDITIONAL
 STRUCTURAL INFORMATION.

	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

EW G. ST

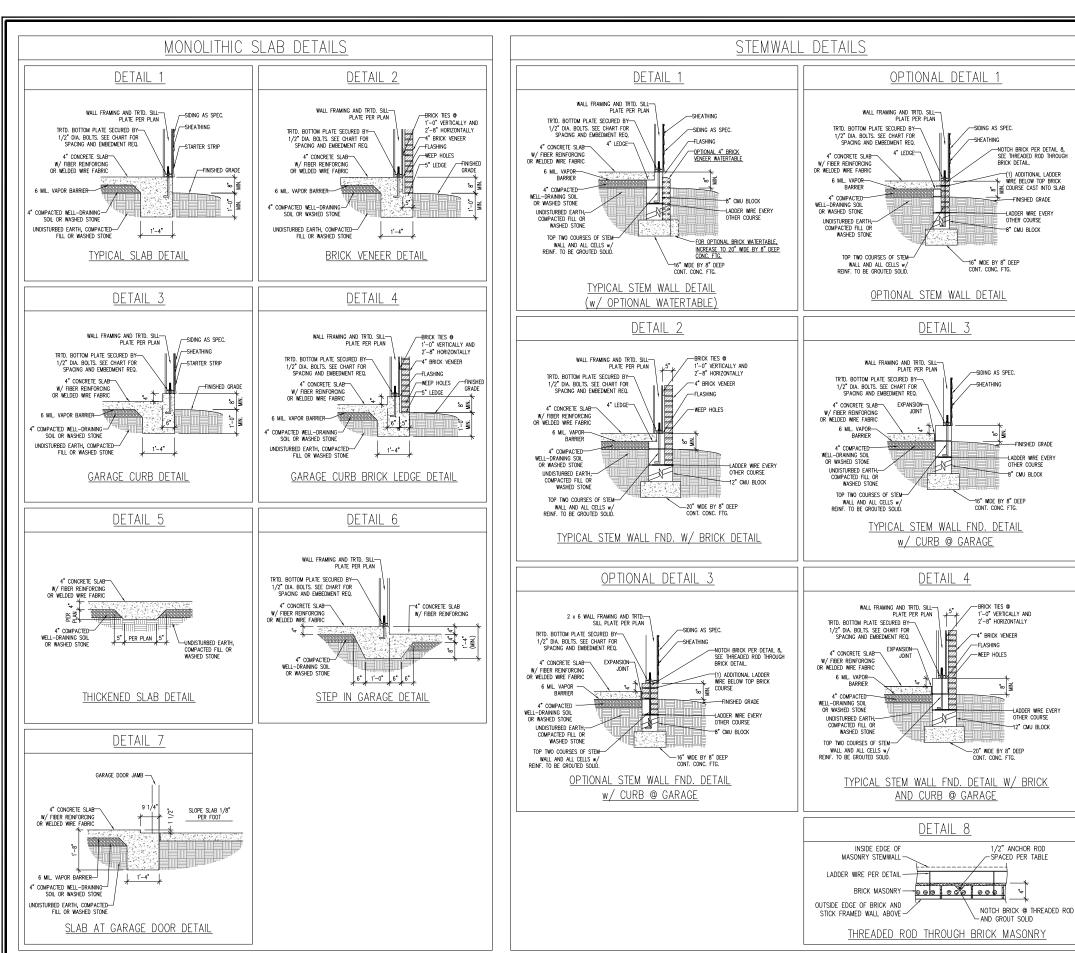
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DRAWN BY: DREAM FINDERS HOM

ENGAGE DREAM FINDERS HOMES

NGINEERED BY: WFB

S-4b roof framing plan



MASONRY STEMWALL SPECIFICATIONS MASONRY WALL TYPE WALL HEIGHT (FEET) 4" BRICK AND 4" BRICK AND 8" CMU 12" CMU 4" CMU 8" CMU 2 AND BELOW UNGROUTED GROUT SOLID UNGROUTED UNGROUTED UNGROUTED GROUT SOLID UNGROUTED UNGROUTED GROUT SOLID w/ #4 GROUT SOLID w/ #4 GROUT SOLID GROUT SOLID REBAR @ 48" 0.C. GROUT SOLID w/# GROUT SOLID w/ #4 GROUT SOLID w/ #4 NOT APPLICABLE REBAR @ 36" 0. REBAR @ 36" O.C.

GROUT SOLID w/ #4 GROUT SOLID w/ #4 REBAR @ 24" O.C. REBAR @ 64" O.C.

STRUCTURAL NOTES:

NOT APPLICABLE

ENGINEERED DESIGN BASED ON SITE CONDITIONS

WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.

GROUT SOLID w/ #4

RFBAR @ 24" 0.

- TIE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY. CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE
- BACKFILL OF CLEAN #57 / #67 WASHED STONE IS ALLOWABLE.
- 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 2018 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE
- PREP SLAB PER R506.2.1 AND R506.2.2 BASE OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.
- MINIMUM 24" LAP SPLICE LENGTH

7 AND GREATER

- LOCATE REBAR IN CENTER OF FOUNDATION WALL.
- 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.

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

-NOTCH BRICK PER DETAIL 8, SEE THREADED ROD THROUGH BRICK DETAIL.

FINISHED GRADE

H ADDER WIRE EVERY

OTHER COURSE B" CMU BLOCK

-8" CMU BLOCK

-LADDER WIRE EVERY OTHER COURSE

12" CMU BLOCK

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.

CAR SEAL C EW G. ST ACT STREET MENTINES. This sealed page is to be used in iunction with a full plan se 8/30/2024 ngineered by J.S. Thompson

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SPEED WIND DESIGN Y) MPH ULTIMATE DES FOUNDATION DETA DREAM FINDERS HO 130 MPH.

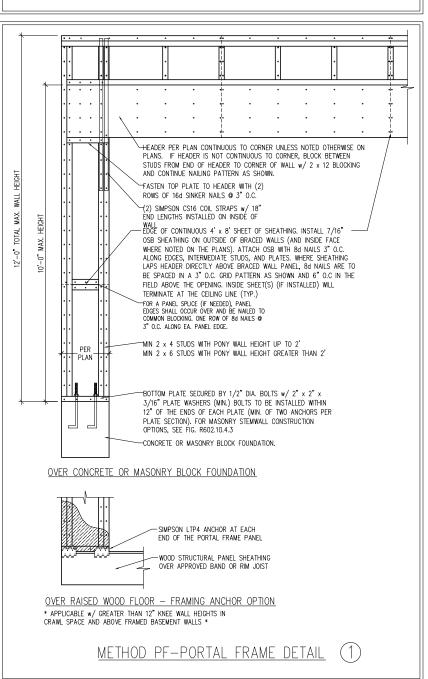
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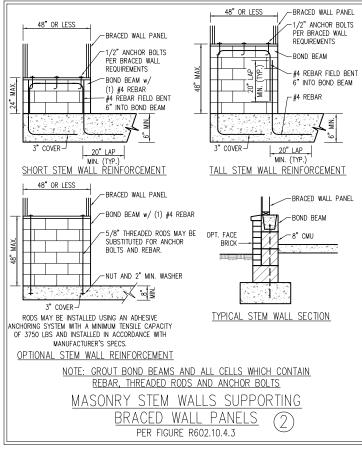
D-1 FOUNDATION DETAILS

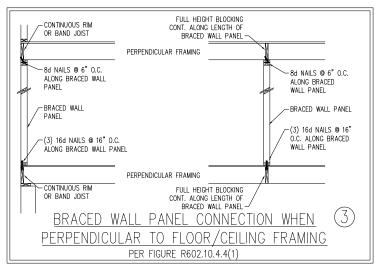
GENERAL WALL BRACING NOTES:

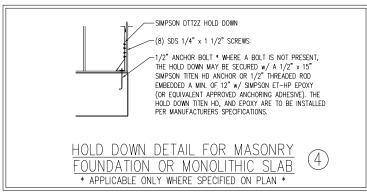
- . WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NCRC). TABLES AND
- FIGURES REFERENCED ARE FROM THE 2018 NCRC.
 SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NCRC FOR ADDITIONAL INFORMATION AS NEEDED.
- BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES 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 ENGINEERED PRACTICE
- SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
- ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE. 6. ALL EXTERIOR AND INTERIOR 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 R602.10.1
- 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 ATTACHED w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.113"
- DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (U.N.C.).

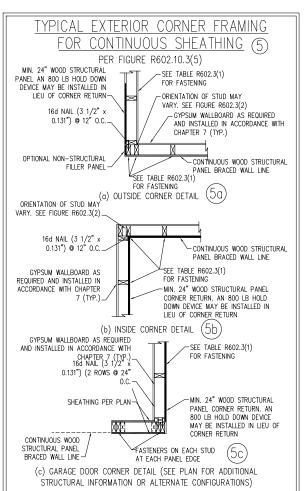
 GB REFERS TO THE "GYPSUM BOARD" WALL BRACING METHOD. 1/2" (MIN.) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (U.N.O.). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R702.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3(1). EXTERIOR GB TO BE INSTALLED VERTICALLY.
- REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602, 10.3. METHOD CS-WSP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES .5 ITS ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 1.5 TIMES ITS ACTUAL LENGTH.

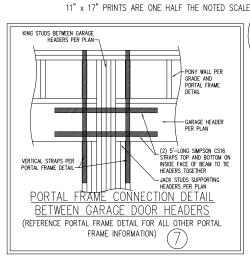






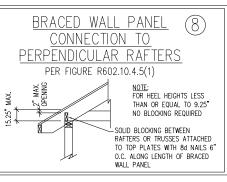






LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.

SCALE NOTE:



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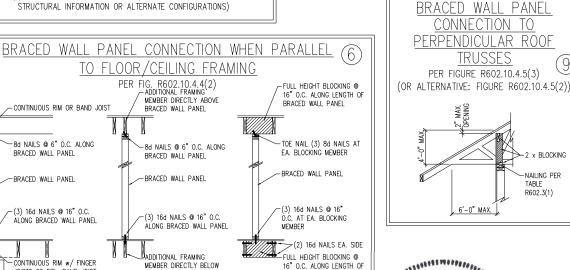
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SEAL

VGINEER

8/30/2024

EW G.



16" O.C. ALONG LENGTH OF

BRACED WALL PANEL

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JOISTS OR DBL. BAND JOIS'

MEMBER DIRECTLY BELOW

BRACED WALL PANEL

S DESIGN WIND S S AND DETAILS S HOMES IG NOTES A ULTIMATE BRACINC DREAM F 130 ALL MPH. 120

S

SPEED

O 2

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DATE: NOVEMBER 28, 2022 CATE: 1/4" = 150 DRAWN BY: IST NGINEERED BY: JST

> D-2 BRACED WALL NOTES AND DETAILS AND PF DETAIL

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

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
- 2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NCRC), 2018 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
- STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NCRC. 2018 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	2(4) WIND ZONE AND EXPOSURE)	
GROUND SNOW LOAD: Pg	20 (PSF)		

- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
- FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD
- 4. FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NCRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NCRC, 2018 EDITION.
- 5. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2018 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
- 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. 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, 2018 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.
- 4. CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NCRC. 2018 FDITION. CONCRETE REINFORCING STEFL TO BE ASTM A615 GRADE 60. WELDED MRE 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. PERS 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
- 8 ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NCRC, 2018 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, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(5) OF THE NCRC. 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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FRAMING NOTES

- 1. ALL FRAMING LUMBER SHALL BE #2 SPF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 975 PSI, Fv =175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- 2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 PSI, Fv = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E =1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2900 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS
- 3. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS.

W AND WT SHAPES: CHANNELS AND ANGLES ASTM A36 PLATES AND BARS: ASTM A36 HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B ASTM A53, GRADE B, TYPE E OR S

4. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):

A. WOOD FRAMING (2) 1/2" DIA. x 4" LONG LAG SCREWS B. CONCRETE (2) 1/2" DIA. x 4" WEDGE ANCHORS C. MASONRY (FULLY GROUTED) (2) 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS (4) 3/4" DIA. A325 BOLTS OR 3/16" FILLET WELD D. STEEL PIPE COLUMN

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 @

- 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, 2018 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
- 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 FACH BEAR FOLIAL LENGTHS (LINO)
- 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
- 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 2018 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 LINDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT LINDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT
- 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 (U.N.O). 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. 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 NCRC, 2018 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
- 14. FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- 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 USING ONE SIMPSON H6 OR LTS12 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON CS16 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

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DESIGN WIND SPEED JRAL NOTES

ATE: NOVEMBER 28, 202.

DRAWN BY: JST

8/30/2024

GINEERED BY: IST

S-0 STRUCTURAL STRNOTERAL NOTES

I - 130 MPH ULTIMATE D STANDARD STRUCTUR DREAM FINDERS H , 130]