

PINEHURST - A, B, C

PLAN ID: 2234

- LEFT HAND - NORTH CAROLINA

DATE:	REVISION:
06/09/2017	INITIAL RELEASE OF PLANS
07/21/2017	CLIENT REVISIONS
08/15/2017	REVISED PORCHES TO DROPPED SOFFIT
08.28.17	SPLIT SETS INTO SLAB AND BASEMENT VERSIONS
10/10/2017	CLIENT REVISIONS
10/20/2017	REVISED ROOF PITCH AT FRONT GABLE AT ELEVATIONS 'A' AND 'B'
11/01/2017	REMOVED PORCH RAILING FROM ELEVATION 'C' REMOVED DROPPED HEADER AT DINING
02/07/2018	ELECTRICAL REVISIONS
05/03/2018	ADDED EXTENDED PORCH OPTION
06/11/2018	CLIENT REVISIONS
11/14/2018	CLIENT REVISIONS
01/09/2019	REVISED CODE REFERENCES
06/18/2019	CLIENT REVISIONS
12/13/2019	CLIENT REVISIONS
02/28/2020	CLIENT REVISIONS

SHEET INDEX:

CS	ARCHITECTURALS - COVERSHEET
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1A	ARCHITECTURALS - ELEVATIONS A
1B	ARCHITECTURALS - ELEVATIONS B
1C	ARCHITECTURALS - ELEVATIONS C
3A	ARCHITECTURALS - FLOOR PLANS A
3B	ARCHITECTURALS - FLOOR PLANS B
3C	ARCHITECTURALS - FLOOR PLANS C
4	ELECTRICAL - FLOOR PLANS

REVIEWERS STAMP LOCATION

MODEL 'PINEHURST' SQUARE FOOTAGES		
AREA		ELEV 'C'
1st FLOOR		896 SF
2nd FLOOR		1311 SF
TOTAL LIVING		2207 SF
GARAGE		370 SF
PORCH		68 SF

LAFAYETTE MEADOWS LOT 13
272 LONG MEADOW LANE
FUQUAY VARINA, NC 27526
PIN#0653-29-2798.000

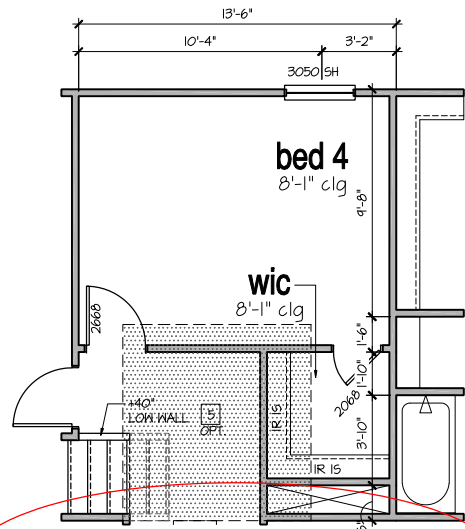
SIDELOAD GARAGE ON CRAWL FOUNDATION



COVERSHEET	'PINEHURST (SLAB)'
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PLAN REV DATE	02.28.20
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SHEET NUMBER	
CS	



Opt Bed 4 ILO Loft
SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

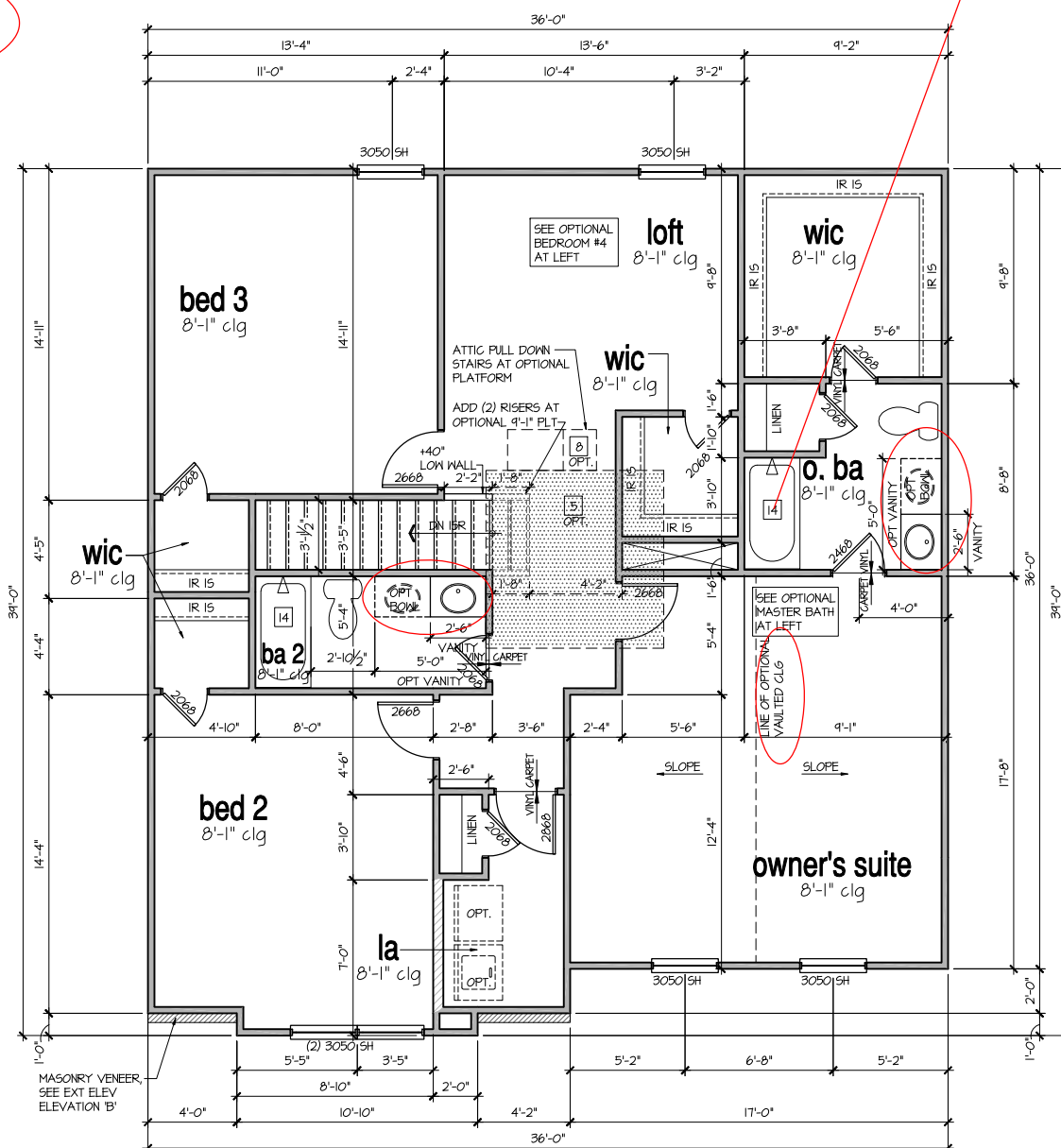
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 6'-8" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

WALL LEGEND:

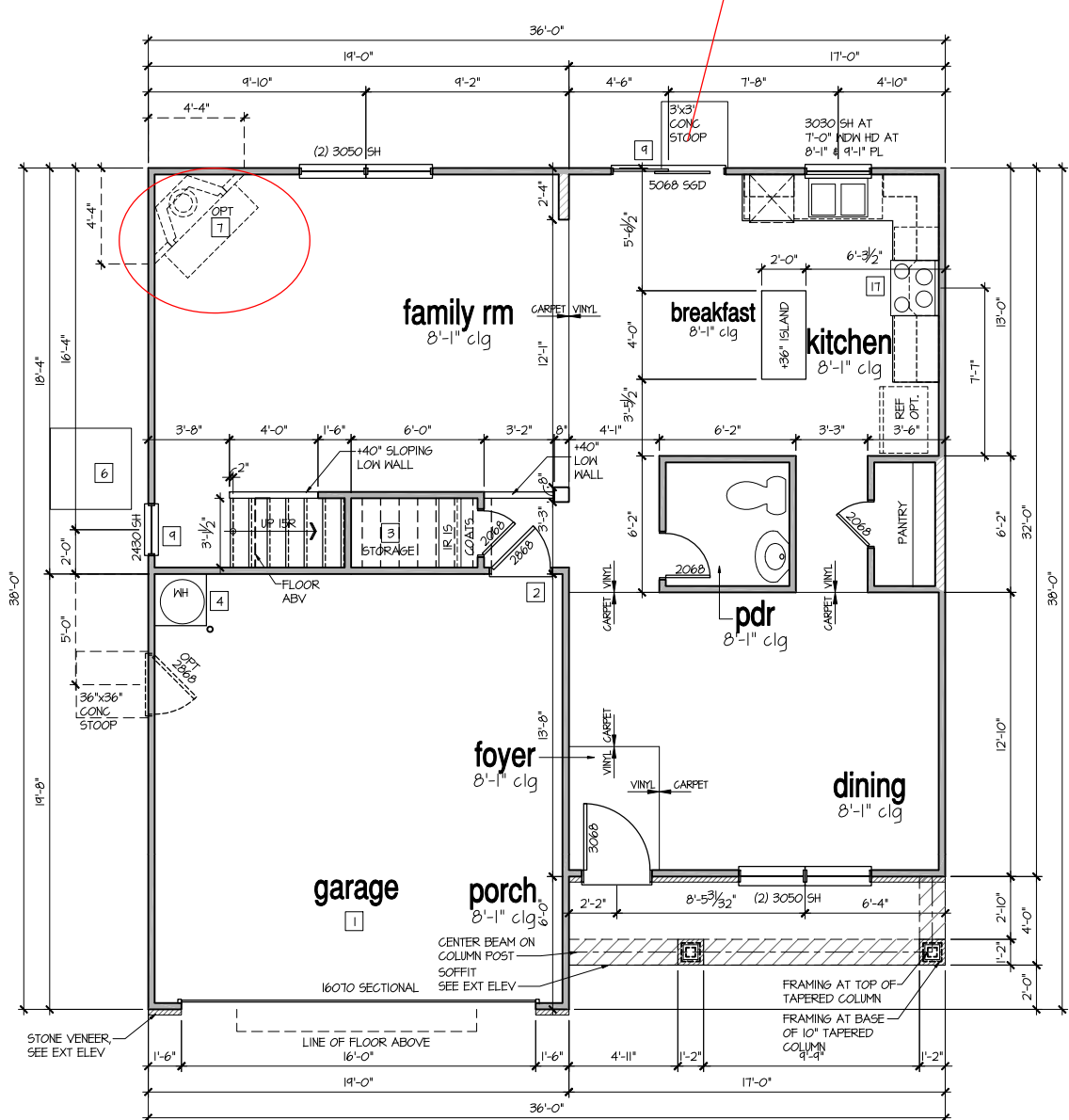
	FULL HEIGHT 2X4 WOOD STUD PARTITION		FULL HEIGHT 2X6 WOOD STUD PARTITION
	BRICK / STONE VENEER		STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED
	LOW GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED		DRYWALL OPENING HEIGHT AS NOTED ON PLAN

KEY NOTES FOR NORTH CAROLINA:

- FIRE PROTECTION:**
- HOUSE TO GARAGE FIRE SEPARATION, GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER NCR TABLE R302.6.) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER NCR TABLE R302.6.)
 - HOUSE TO GARAGE DOOR SEPARATION PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER NCR SECTION R302.5.1.)
 - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NCR SECTION R302.7.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS PROVIDE FIREBLOCKING PER R302.11 MEPS.
 - GAS WATER HEATER ON 18" HIGH PLATFORM (PER CHAPTER 5 NCR-PLUMBING) (AT SPECIFIC LOCATIONS; ELECTRIC WATER HEATER PER LOCAL CODES)
 - OPTIONAL ATTIC LOCATION: FAU 8'x8' PLATFORM U.N.O. VERIFY WITH TRUSS MANUFACTURER. (6'-6" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2"x6" OVER 2"x4" BOTTOM CHORD, OF TRUSS, VERIFY W/ TRUSSES.)
 - A/C CONDENSER PAD. (VERIFY)
 - PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x20". FIRE RATED ACCESS AS NOTED. (PER NCR SECTION R801.) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" x 54" SIZE) TYPICALS:
 - TEMPERED SAFETY GLASS. (PER NCR SECTION 308.4)
 - PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.
 - HALF WALL, HEIGHT AS NOTED.
 - INTERIOR SOFFITS: FFL = 7'-6" U.N.O. SFL = 7'-6" U.N.O.
- BATHS:**
- ACRYLIC SHOWER PAN W/ VIKRELL SURROUND, SIZE AS DIMENSIONED
 - 30"x60" TUB/SHOWER PAN W/ VIKRELL SURROUND
 - NA
 - 42"x60" ACRYLIC ALCOVE TUB
- KITCHEN:**
- 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ELECTRIC OVEN WITH MICROWAVE OVEN.



2nd Floor Plan 'C'
SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



1st Floor Plan 'C'
SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

9'-1" STAIR NOTE:
(USE 14" T.J.I WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
11 RISERS AT +/- 7.21" = 123 3/4" TOTAL RISE VERIFY

8'-1" STAIR NOTE:
(USE 14" T.J.I WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.45" = 131 3/4" TOTAL RISE VERIFY

AVAILABLE WITH OPTIONAL 9'-1" FIRST FLOOR PLATE
NOTES AT OPT 9'-1" PLT:
- WDW HT SET AT 7'-6"
- INTERIOR SOFFITS AT 8'-0"
- EXTERIOR SOFFITS AT 8'-0"

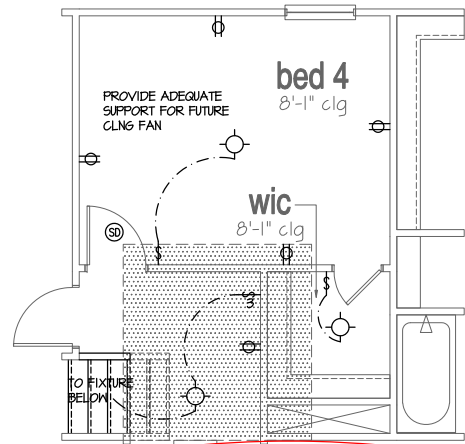
5' SHOWER ILO STD. TUB

10X12 PATIO

FLOOR PLANS
'PINEHURST (SLAB)'

PLAN REV DATE
02.28.20

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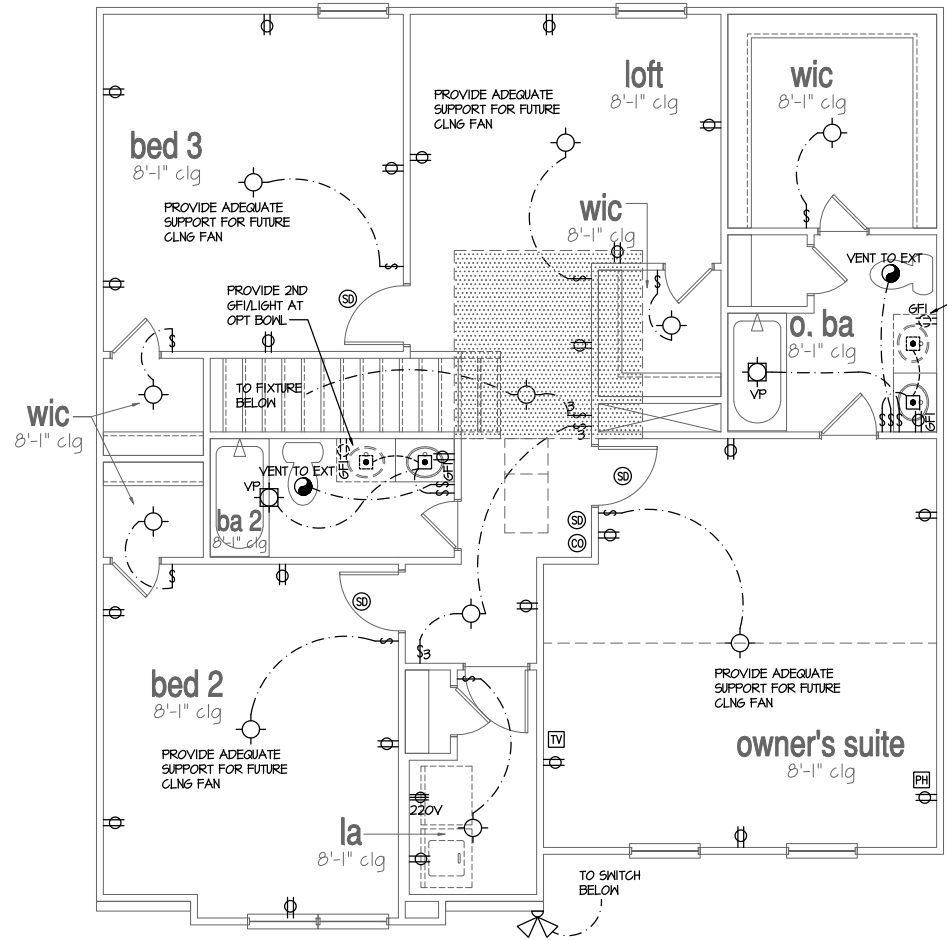
Opt Bed 4 ILO Loft

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

- NOTES:**
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
 - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
 - FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
 - ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
 - PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
 - HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
 - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

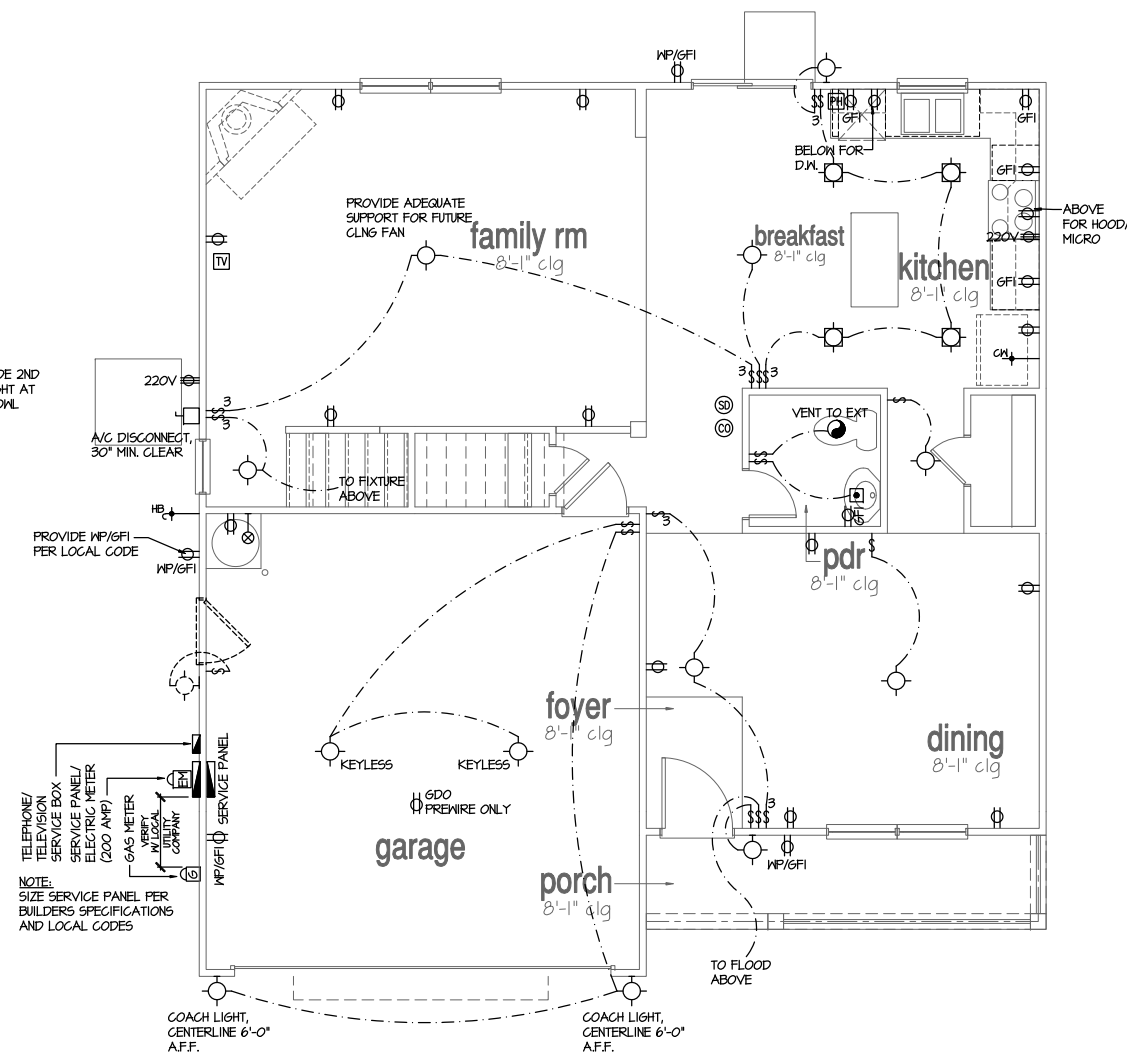
LEGEND:

⊕	DUPLEX OUTLET	⊙	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⊕ WP/GFI	WEATHERPROOF GFI DUPLEX OUTLET	⊙	HALL MOUNTED INCANDESCENT LIGHT FIXTURE
⊕ GFI	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	⊙	RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
⊕	HALF-SWITCHED DUPLEX OUTLET	⊙	CEILING MOUNTED LED LIGHT FIXTURE (VP) = VAPOR PROOF
⊕ 220V	220 VOLT OUTLET	⊙	EXHAUST FAN (VENT TO EXTERIOR)
⊙	REINFORCED JUNCTION BOX	⊙	EXHAUST FANLIGHT COMBINATION (VENT TO EXTERIOR)
⊕	WALL SWITCH	⊙	FLUORESCENT LIGHT FIXTURE
⊕ 3	THREE-WAY SWITCH	⊙	TECH HUB SYSTEM
⊕ 4	FOUR-WAY SWITCH	⊙	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
⊕	CHIMES	⊙	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
⊕	PUSHBUTTON SWITCH	⊕	GAS SUPPLY WITH VALVE
⊕	110V SMOKE ALARM W/ BATTERY BACKUP	⊕	HOSE BIBB
⊕	110V SMOKE ALARM CO2 DETECTOR COMBO	⊕	1/4" WATER STUB OUT
⊕	THERMOSTAT	⊕	WALL SCOFF
⊕	TELEPHONE		
⊕	TELEVISION		
⊕	ELECTRIC METER		
⊕	ELECTRIC PANEL		
⊕	DISCONNECT SWITCH		



2nd Floor Plan 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



1st Floor Plan 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

ALL ELEVATIONS ARE SIMILAR

FLOOR PLANS
 'PINEHURST (SLAB)'

PLAN REV DATE
 02.28.20

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18"x24" MIN. CRAWL SPACE ACCESS DOOR TO BE LOCATED IN FIELD PER BUILDER. PROVIDE MIN. (2) 2x10 HEADER OVER DOOR w/ MIN. 4" BEARING EACH END. AVOID SHOWN POINT LOADS.

DECK FLOOR JOISTS SHALL BE SPACED AT MAX. 12" ON CENTER WHEN DECKING INSTALLED DIAGONALLY

FOUNDATION NOTES:

- FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AMENDMENTS.
- STRUCTURAL CONCRETE TO BE F_c = 3000 PSI, PREPARED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318.
- FOOTINGS TO BE PLACED ON UNDISTURBED EARTH, BEARING A MINIMUM OF 12" BELOW ADJACENT FINISHED GRADE, OR AS OTHERWISE DIRECTED BY THE CODE ENFORCEMENT OFFICIAL.
- FOOTING SIZES BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 PSF. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION.
- FOOTINGS AND PIERS SHALL BE CENTERED UNDER THEIR RESPECTIVE ELEMENTS. PROVIDE 2" MINIMUM FOOTING PROJECTION FROM THE FACE OF MASONRY.
- MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN SECTION R404.1 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
- PILASTERS TO BE BONDED TO PERIMETER FOUNDATION WALL.
- PROVIDE FOUNDATION WATERPROOFING, AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.
- PROVIDED PERIMETER INSULATION FOR ALL FOUNDATIONS PER 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
- CORBEL FOUNDATION WALL AS REQUIRED TO ACCOMMODATE BRICK VENEERS.
- CRAWL SPACE TO BE GRADED LEVEL, AND CLEARED OF ALL DEBRIS.
- FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER THE 2018 NORTH CAROLINA RESIDENTIAL CODE SECTION R403.16. MINIMUM 1/2" DIA. BOLTS SPACED AT 6'-0" ON CENTER WITH A 1" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. ANCHOR BOLTS SHALL BE 12" FROM THE END OF EACH PLATE SECTION. MINIMUM (2) ANCHOR BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE LOCATED IN THE CENTER THIRD OF THE PLATE.
- ABBREVIATIONS:

DJ = DOUBLE JOIST	SJ = SINGLE JOIST
GT = GIRDER TRUSS	FT = FLOOR TRUSS
SC = STUD COLUMN	DR = DOUBLE RAFTER
EE = EACH END	TR = TRIPLE RAFTER
TJ = TRIPLE JOIST	OC = ON CENTER
CL = CENTER LINE	PL = POINT LOAD
- ALL PIERS TO BE 16"x16" MASONRY AND ALL PILASTERS TO BE 8"x16" MASONRY, TYPICAL, (UNO).
- WALL FOOTINGS TO BE CONTINUOUS CONCRETE, SIZES PER STRUCTURAL PLAN.
- A FOUNDATION EXCAVATION OBSERVATION SHOULD BE CONDUCTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER, OR HIS QUALIFIED REPRESENTATIVE, IF ISOLATED AREAS OF YIELDING MATERIALS AND/OR POTENTIALLY EXPANSIVE SOILS ARE OBSERVED IN THE FOOTING EXCAVATIONS AT THE TIME OF CONSTRUCTION. SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. MUST BE PROVIDED THE OPPORTUNITY TO REVIEW THE FOOTING DESIGN PRIOR TO CONCRETE PLACEMENT.
- ALL FOOTINGS & SLABS ARE TO BEAR ON UNDISTURBED SOIL OR 95% COMPACTED FILL, VERIFIED BY ENGINEER OR CODE OFFICIAL.

REFER TO BRACED WALL PLAN FOR PANEL LOCATIONS AND ANY REQUIRED HOLD-DOWNS. ADDITIONAL INFORMATION PER SECTION R602.10.8 AND FIGURES R602.10.6.5, R602.10.7, R602.10.8(1) AND R602.10.8(2) OF THE 2018 IRC.

NOTE: ALL EXTERIOR FOUNDATION DIMENSIONS ARE TO FRAMING AND NOT BRICK VENEER UNO.

NOTE: A 4" CRUSHED STONE BASE COURSE IS NOT REQUIRED WHEN SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1 PER TABLE R402.1.

REINFORCE GARAGE PORTAL WALLS PER FIGURE R602.10.9 OF THE 2018 IRC.

BEAM POCKETS MAY BE SUBSTITUTED FOR MASONRY PILASTERS AT GIRDER ENDS. BEAM POCKETS SHALL HAVE A MINIMUM 4" SOLID MASONRY BEARING.

NOTE: REDUCE JOIST SPACING UNDER TILE FLOORS, GRANITE COUNTERTOPS AND/OR ISLANDS.

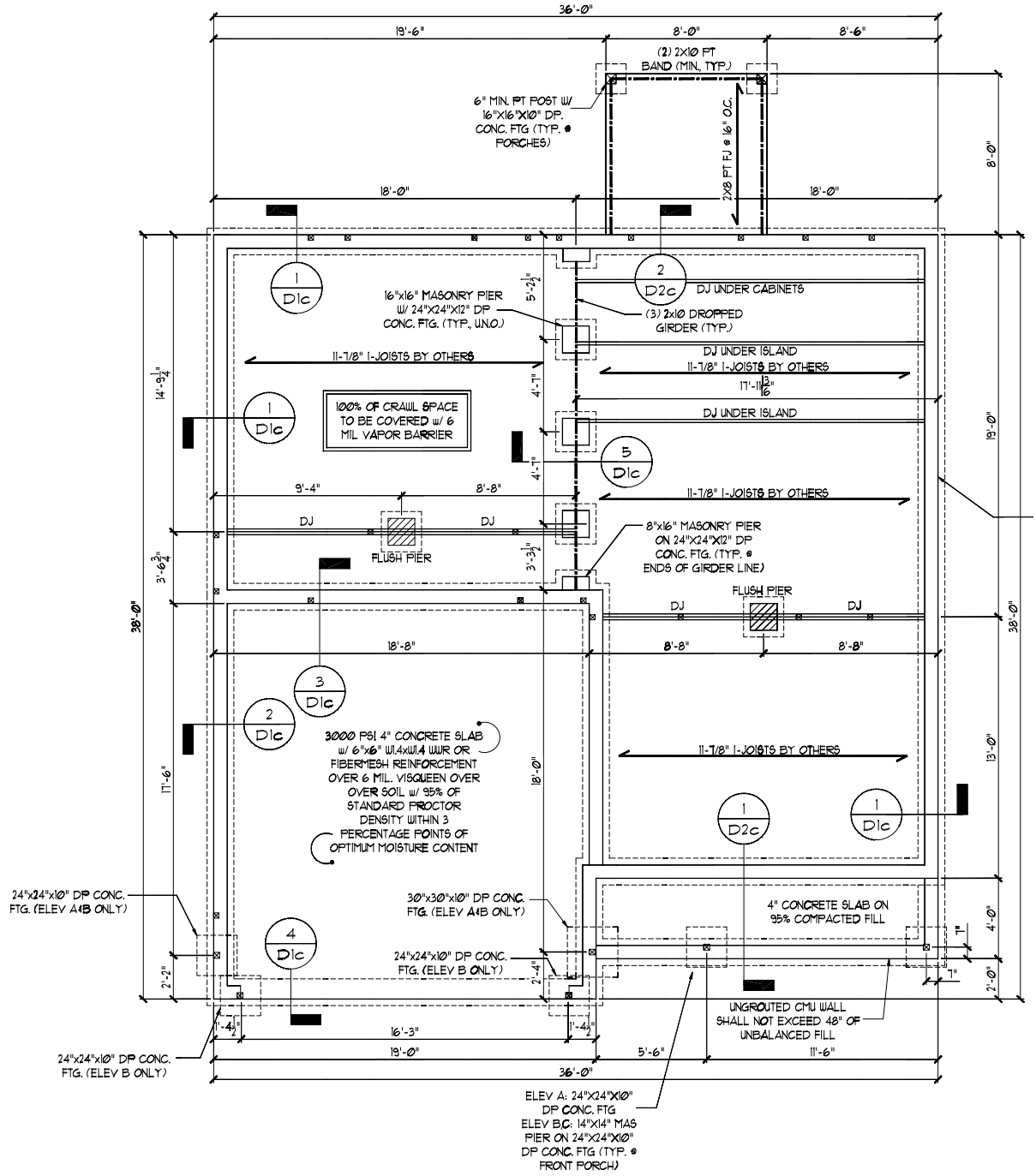
THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY DIS. HORIZON. COMPLETELY REVISED ON 02/20/20. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

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 ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS. ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. FAILURE TO DO SO WILL VOID SUMMIT LIABILITY.

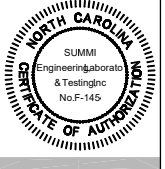
STRUCTURAL ANALYSIS BASED ON 2018 NCR.

CRAWL SPACE FOUNDATION PLAN

SCALE: 1/4"=1'-0" ON 22'x34" OR 1/8"=1'-0" ON 11'x17"

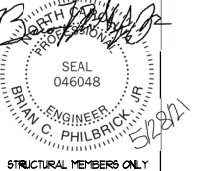


CRAWL SPACE FOUNDATION - ALL ELEVATIONS



CLIENT:
 DR Horton, Inc.
 8601 Aronridge Blvd.
 Charlotte, NC 28213

PROJECT - LH
 Philbrick - LH
 Crawl Space Foundation



DATE: 06/20/20
 SCALE: 3/8" = 1'-0"
 PROJECT: 200-0000
 DRAWN BY: JSP
 CHECKED BY: BCP

SEAL
 046048
 ENGINEER
 BRIAN C. PHILBRICK, P.E.
 STATE OF NORTH CAROLINA
 LICENSE NO. F-145

51.0c



Structural Report

ProjectName: Lafayette Meadows Lot 13	Project #: 0528.T0145
Project Location: Fuquay-Varina, NC	Summit Representative: Juan Espina, EI
Date: June 30, 2021	Permit Number: N/A
Client/Contractor: DR Horton	Trips: 0
Work Performed: Plan Issue	Structural Project Manager

Background

SUMMIT was contacted on June 29, 2021 by Brandon Cox to address the required framing for a side entry garage for the house to be built on Lot 13 of the Lafayette Meadows community. The structural plans (ref. 0528.T0083) that were used during this evaluation were prepared by SUMMIT and sealed by Brian C. Philbrick, Jr, PE on May 28,2021. Below is a summary of our findings:

Observations/Conclusions

Based on plan review and analysis, please refer to figured 1 and 2 of this report for the required framing for a side entry garage. No other framing and/or foundation members have been analyzed at this time and shall be constructed in accordance with the set of sealed structural drawings permitted for this lot.

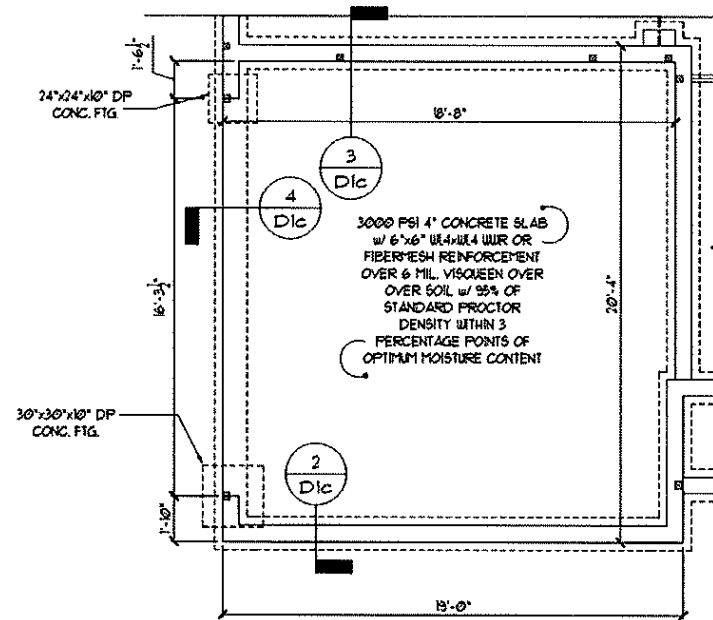


FIGURE 1: PARTIAL CRAWLSPACE FOUNDATION

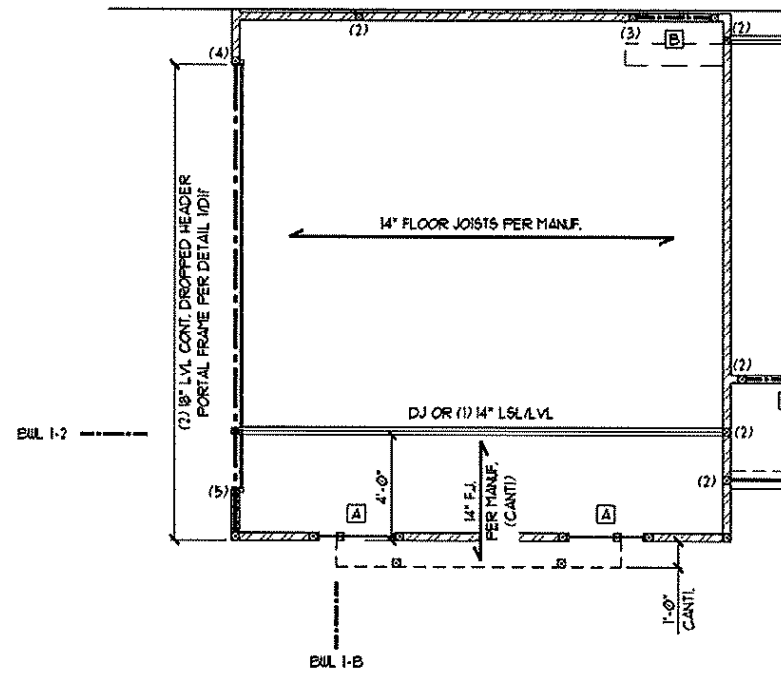
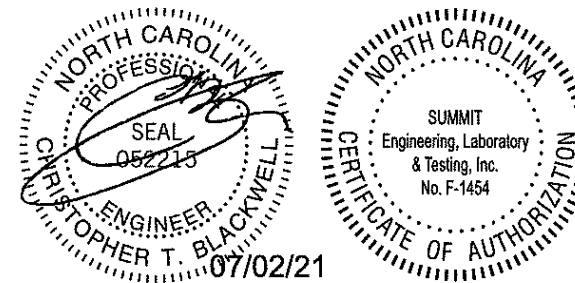


FIGURE 2: PARTIAL FIRST FLOOR FRAMING PLAN

Thank you for the opportunity to assist you on this project, should you have any additional questions or require any additional services, please do not hesitate to reach out.



Signed (SUMMIT) _____

PO Box 7384 Charlotte, NC 28241 Office: 704.504.1717 Fax: 704.504.1125 www.summit-companies.com



CLIENT:
 DR Horton, Inc.
 8001 Arrowridge Blvd.
 Charlotte, NC 28213

PROJECT - LH
 First Floor Framing Plan

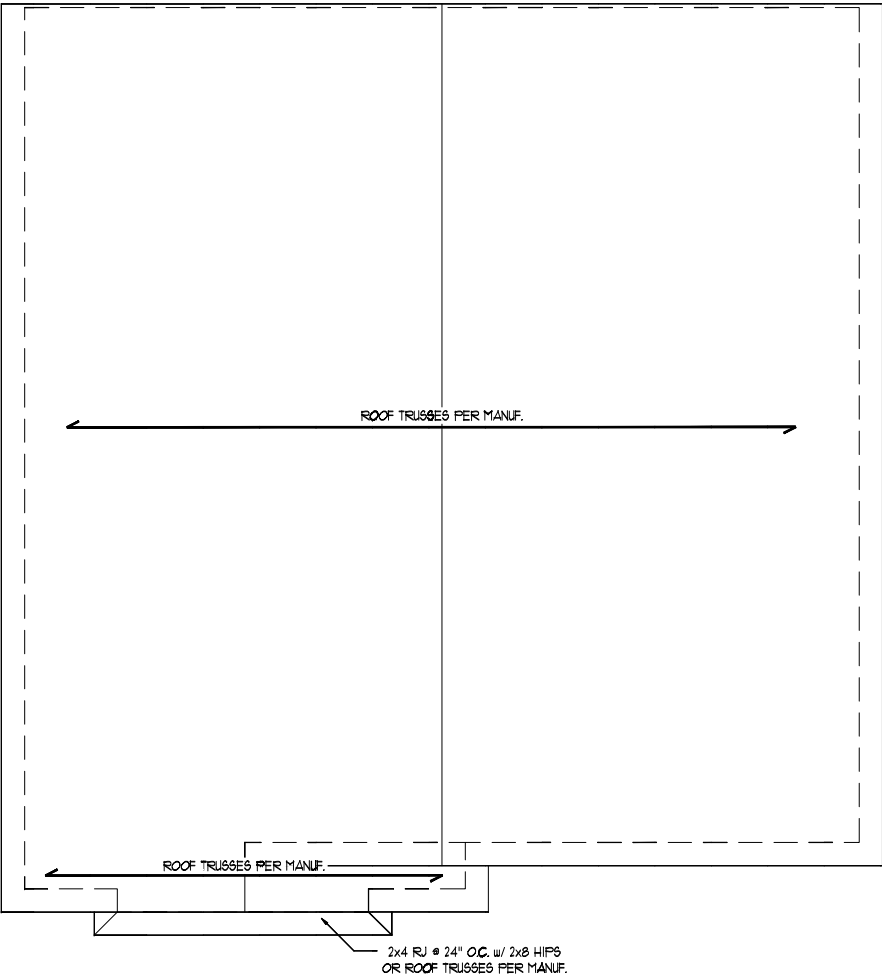


STRUCTURAL MEMBERS ONLY

DATE: 08/2020	DATE: 2004	DATE: 10/1/04
SCALE: 1/8"=1'-0"	SCALE: 1/8"=1'-0"	SCALE: 1/8"=1'-0"
PROJECT: 100-10000	PROJECT: 100-10000	PROJECT: 100-10000
DRAWN BY: JCP	DRAWN BY: JCP	DRAWN BY: JCP
CHECKED BY: JCP	CHECKED BY: JCP	CHECKED BY: JCP
ORIGINAL INCHES	DATE	DATE
PROJECT #	DATE	DATE
DATE	DATE	DATE

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
 95.2



ROOF FRAMING PLAN - ELEVATION C

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY DR HORTON. COMPLETED/REVISED ON 02/20/20. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING LABORATORY & TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT ENGINEERING LABORATORY & TESTING, P.C. CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

NOTE: 1ST PLY OF ALL SHOWN GIRDER TRUSSES TO ALIGN WITH INSIDE FACE OF WALL (TYP, UNO)

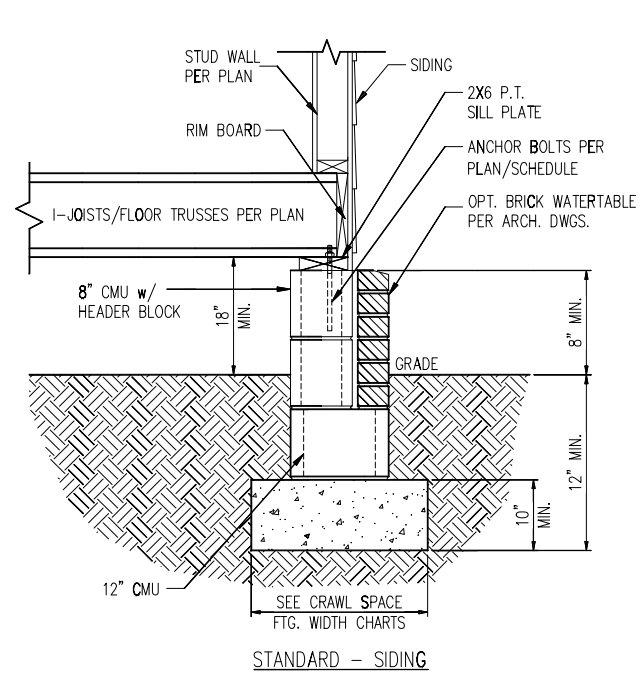
NOTE: ROOF TRUSSES SHALL BE SPACED TO SUPPORT FALSE FRAMED DORMER WALLS (TYP, UNO)

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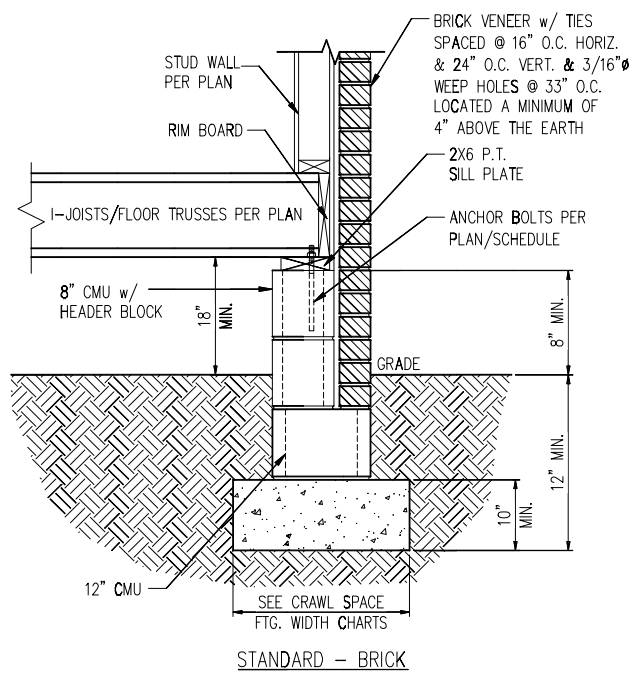
STRUCTURAL ANALYSIS BASED ON 2018 NCRS.

ROOF FRAMING PLAN

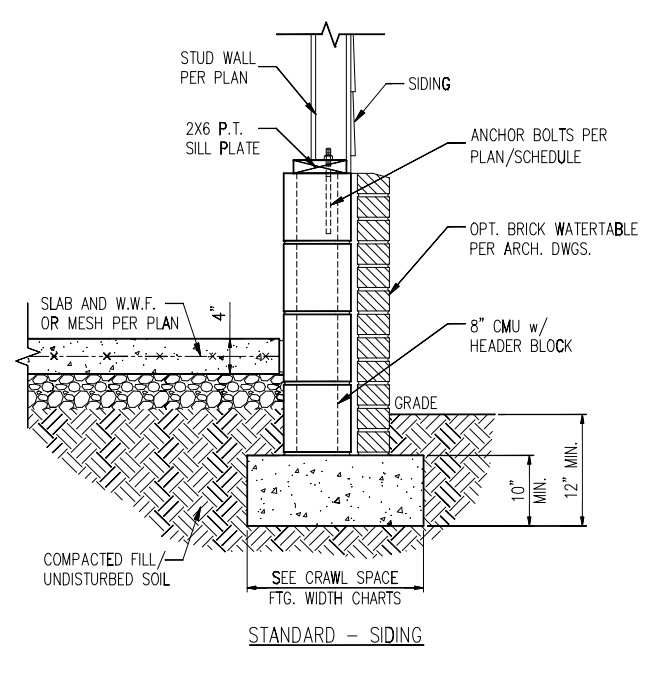
SCALE: 1/4"=1'-0" ON 22'x34' OR 1/8"=1'-0" ON 17x17'



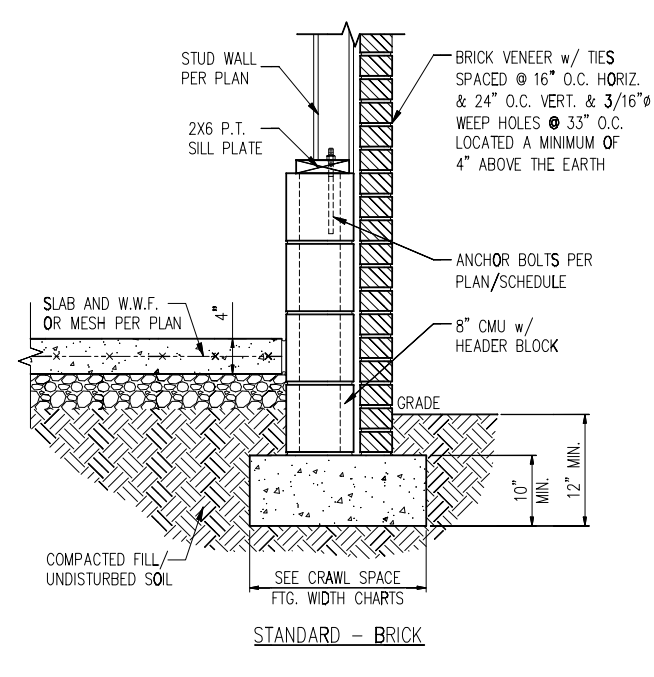
1 TYP. FOUNDATION WALL DETAIL
D1c N.T.S.



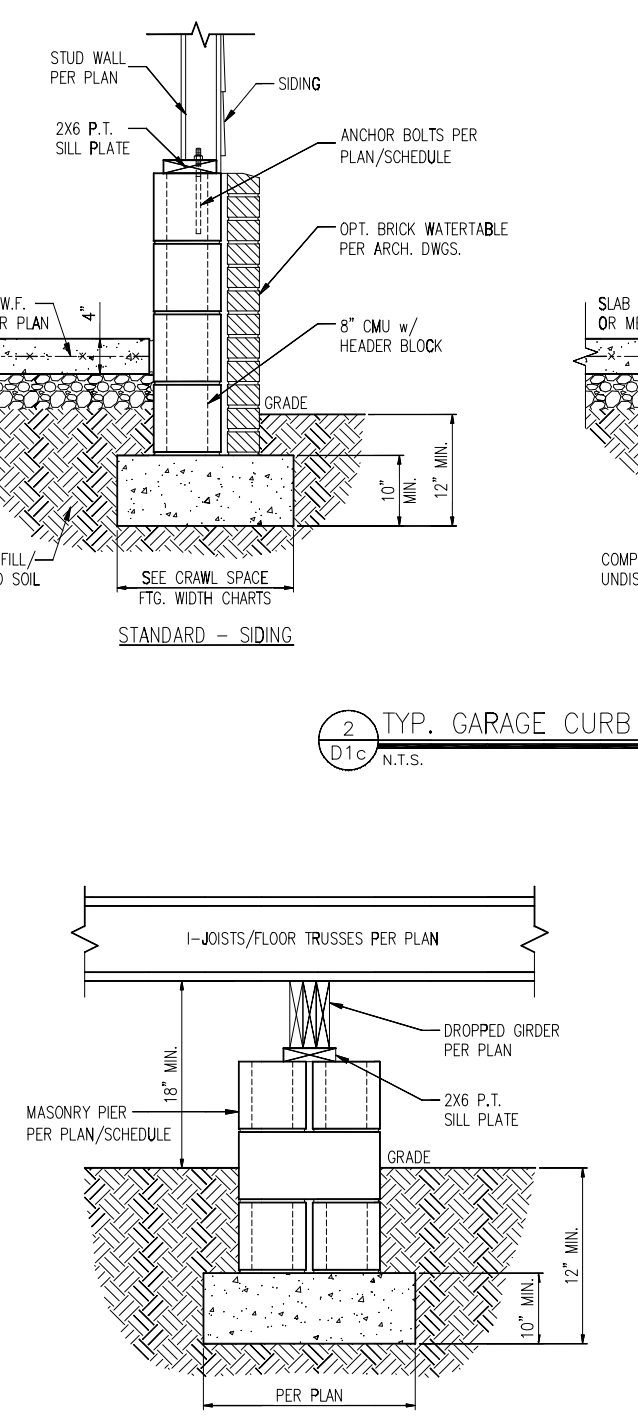
2 TYP. GARAGE CURB DETAIL
D1c N.T.S.



3 HOUSE/GARAGE WALL DETAIL
D1c N.T.S.



4 SLAB AT GARAGE DOOR
D1c N.T.S.



5 TYP. PIER & GIRDER DETAIL
D1c N.T.S.

PIER SIZE AND HEIGHT SCHEDULE

SIZE	HOLLOW	SOLID
8"X16"	UP TO 32" HEIGHT	UP TO 5'-0" HEIGHT
12"X16"	UP TO 48" HEIGHT	UP TO 9'-0" HEIGHT
16"X16"	UP TO 64" HEIGHT	UP TO 12'-0" HEIGHT*
24"X24"	UP TO 96" HEIGHT	UP TO 12'-0" HEIGHT*

* (4) #4 CONT. REBAR w/ #3 STIRRUPS @ 16" O.C. AND 24" MIN. LAP JOINTS

CRAWL SPACE FOOTING WIDTH

# OF STORIES	WIDTH BASED ON SOIL BEARING CAPACITY		
	1500 PSF	2000 PSF	2500 PSF
1 STORY - STD.	16"	16"	16"
1 STORY - BRICK VENEER	21"*	21"*	21"*
2 STORY - STD.	16"	16"	16"
2 STORY - BRICK VENEER	21"*	21"*	21"*
3 STORY - STD.	23"	18"	18"
3 STORY - BRICK VENEER	32"*	24"*	24"*

*5" BRICK LEDGE HAS BEEN ADDED TO THE CRAWL SPACE FOOTING WIDTH FOR BRICK SUPPORT

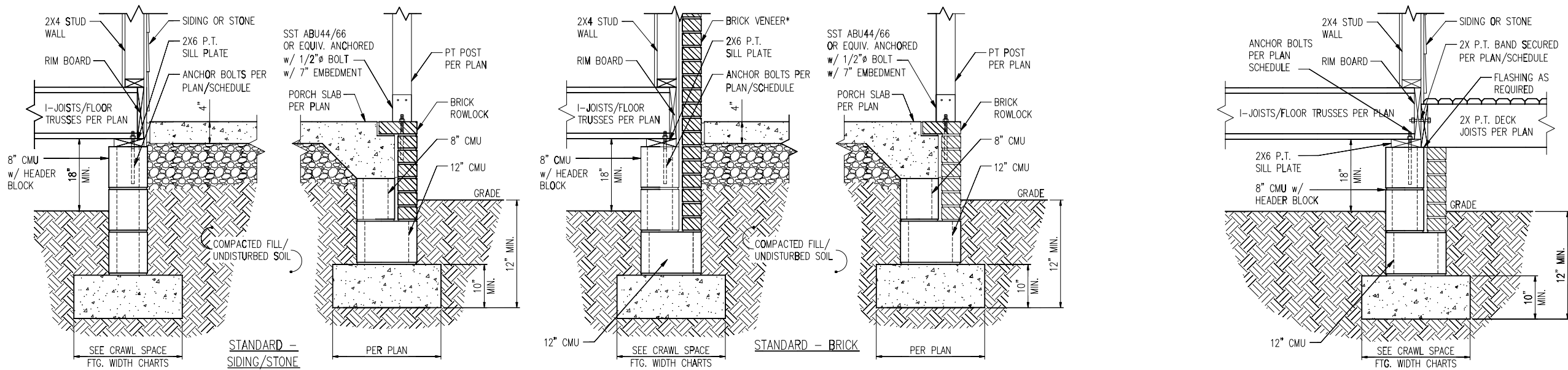
WALL ANCHOR SCHEDULE

TYPE OF ANCHOR	MIN. CONC. EMBEDMENT	SPACING EMBEDMENT	INTERIOR WALL	EXTERIOR WALL
1/2" A307 BOLTS w/ STD. 90° BEND	7"	6'-0"	YES	YES
SST - MAS	4"	5'-0"	NO	YES
HILTI KWIK BOLT KBI 1/2-2-3/4	2-1/4"	6'-0"	YES	NO
1/2" HILTI THREADED ROD w/ HIT HY150 ADHESIVE	7"	6'-0"	YES	YES

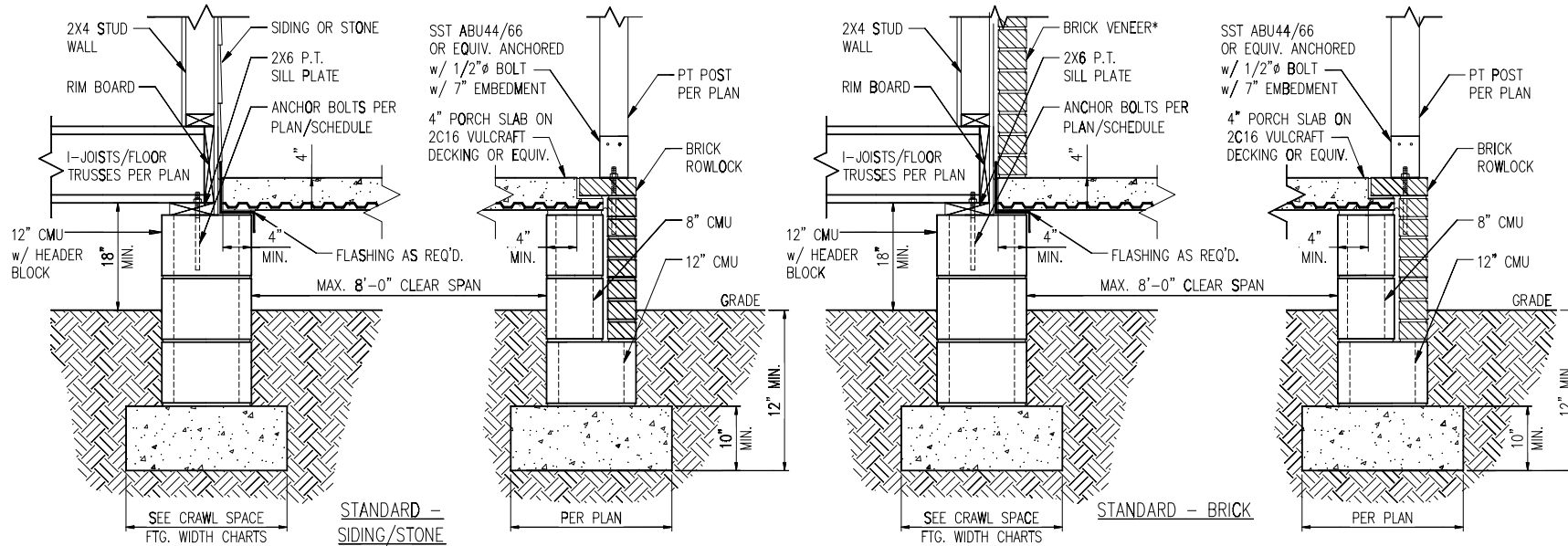
NOTE: INSTALL ALL ANCHORS 12" MAX. FROM ALL BOTTOM PLATE ENDS AND JOINTS.

NOTES:

- REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET FOR ADDITIONAL INFORMATION.
- PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
- SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.
- REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT AND CONNECTIONS
- REFER TO LOCAL AND STATEWIDE CODES FOR ADDITIONAL AMENDMENTS AND REQUIREMENTS NOT SHOWN
- PERIMETER INSULATION SHOWN AS REQUIRED BY LOCAL CLIMATE ZONE. INSTALL PER TABLE N1102.1.2 OF THE 2018 NCR



1 TYP. FRONT PORCH DETAIL
 D2c N.T.S.



1a FRONT PORCH DETAIL w/ SUSPENDED SLAB
 D2c N.T.S.

DECK ATTACHMENT SCHEDULE (ALL STRUCTURES EXCEPT BRICK)

FASTENERS	MAX. 8'-0" JOIST SPAN	MAX. 16'-0" JOIST SPAN
	5/8" GALV. BOLTS w/ NUT & WASHER ^a	(1) @ 3'-6" O.C.
AND	AND	AND
12d COMMON GALV. NAILS ^c	(2) @ 8" O.C.	(3) @ 6" O.C.

- a. ATTACHMENT INTERPOLATION BETWEEN 8' AND 16' JOIST SPANS IS ALLOWED.
- b. MINIMUM EDGE DISTANCE FOR BOLTS IS 2".
- c. NAILS MUST PENETRATE THE SUPPORTING STRUCTURE BAND A MINIMUM OF 1 1/2"

DECK ATTACHMENT SCHEDULE (BRICK STRUCTURES)

FASTENERS	MAX. 8'-0" JOIST SPAN	MAX. 16'-0" JOIST SPAN
	5/8" GALV. BOLTS w/ NUT & WASHER ^a	(1) @ 2'-4" O.C.

- a. ATTACHMENT INTERPOLATION BETWEEN 8' AND 16' JOIST SPANS IS ALLOWED.
- b. MINIMUM EDGE DISTANCE FOR BOLTS IS 2".

CRAWL SPACE FOOTING WIDTH

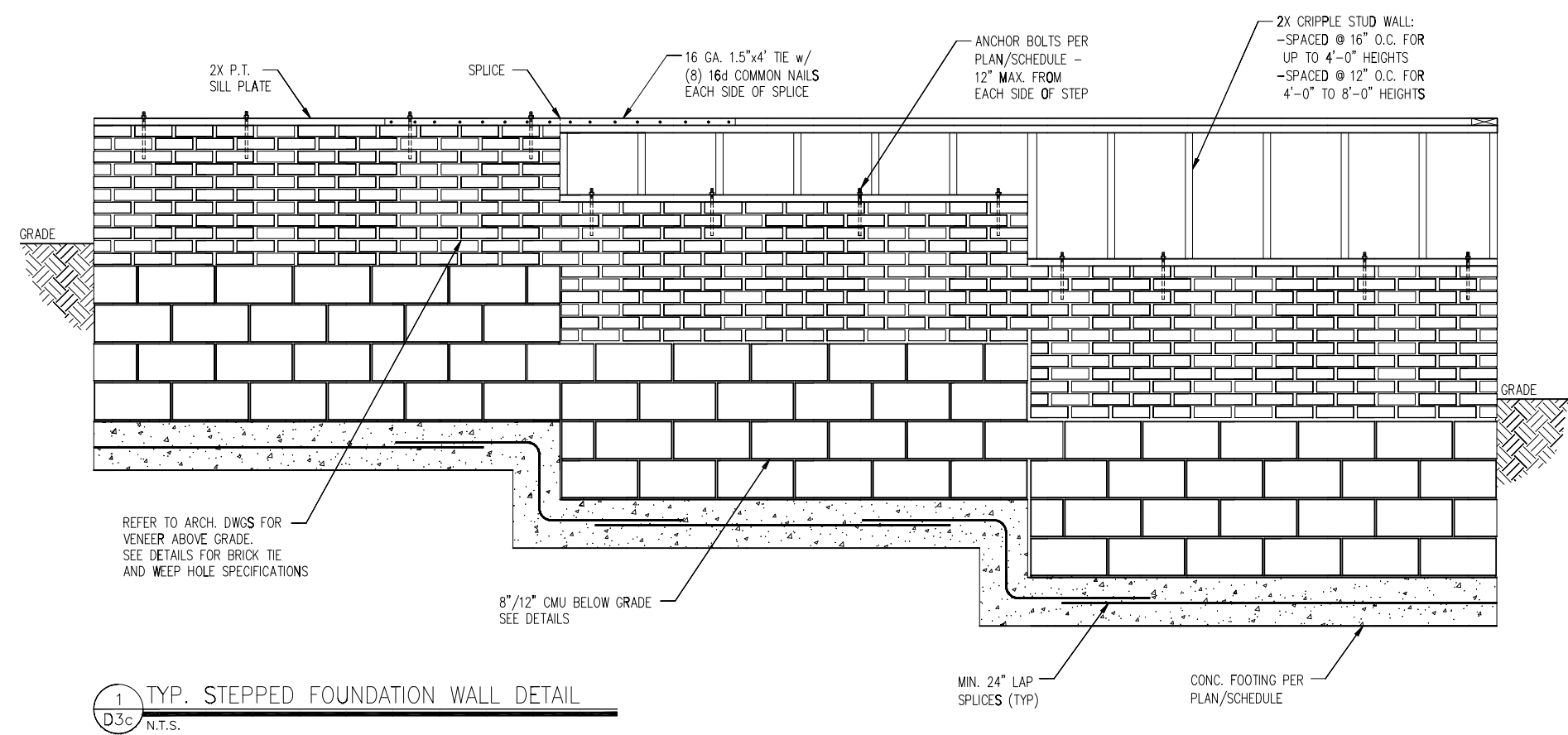
# OF STORIES	WIDTH BASED ON SOIL BEARING CAPACITY		
	1500 PSF	2000 PSF	2500 PSF
1 STORY - STD.	16"	16"	16"
1 STORY - BRICK VENEER	21"*	21"*	21"*
2 STORY - STD.	16"	16"	16"
2 STORY - BRICK VENEER	21"*	21"*	21"*
3 STORY - STD.	23"	18"	18"
3 STORY - BRICK VENEER	32"*	24"*	24"*

*5" BRICK LEDGE HAS BEEN ADDED TO THE CRAWL SPACE FOOTING WIDTH FOR BRICK SUPPORT

*BRICK TIES SPACED @
 16" O.C. HORIZ. & 24" O.C.
 VERT. AND 3/16" Ø WEEP
 HOLES @ 33" O.C. LOCATED
 A MINIMUM OF 4" ABOVE
 THE EARTH

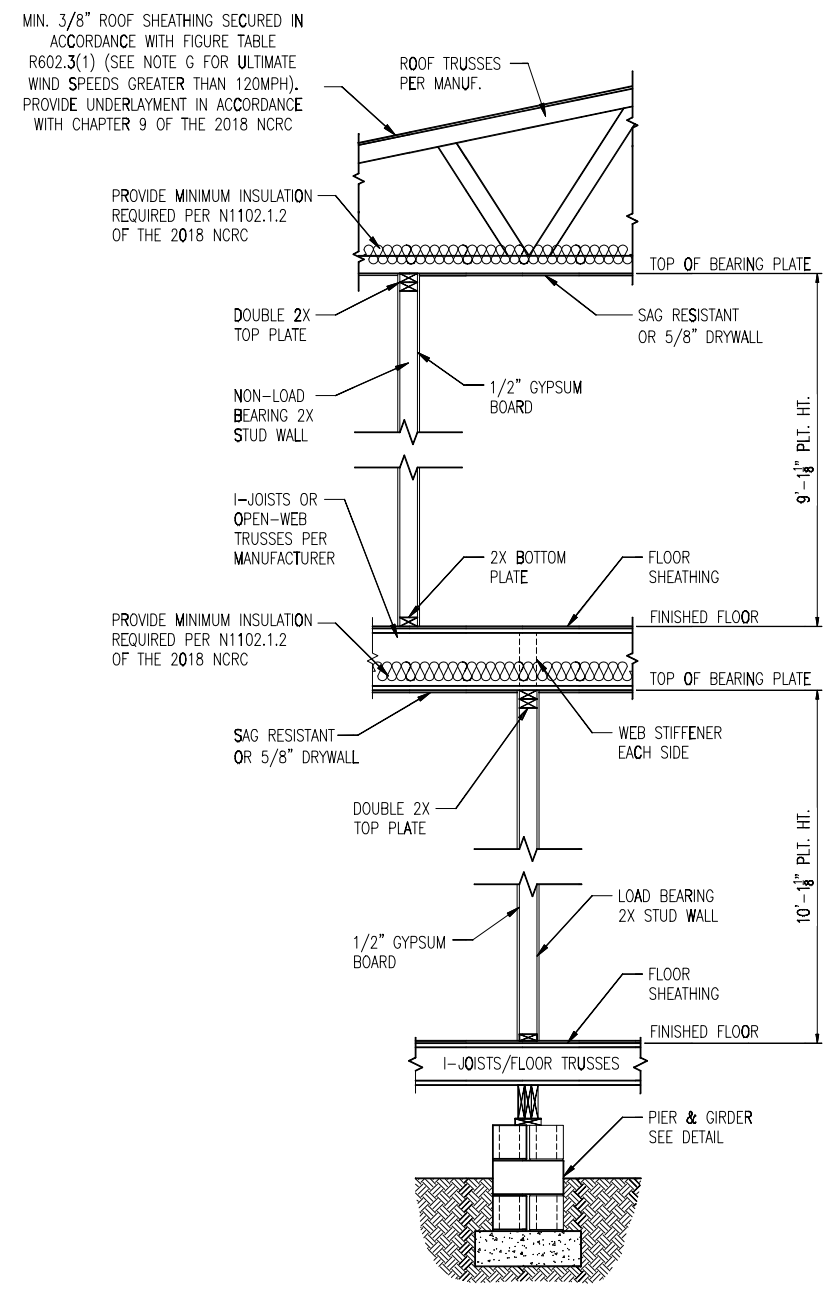
NOTES:

1. REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET FOR ADDITIONAL INFORMATION.
2. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
3. SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.
4. REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT AND CONNECTIONS
5. REFER TO LOCAL AND STATEWIDE CODES FOR ADDITIONAL AMENDMENTS AND REQUIREMENTS NOT SHOWN
6. PERIMETER INSULATION SHOWN AS REQUIRED BY LOCAL CLIMATE ZONE. INSTALL PER TABLE N1102.1.2 OF THE 2018 NCR

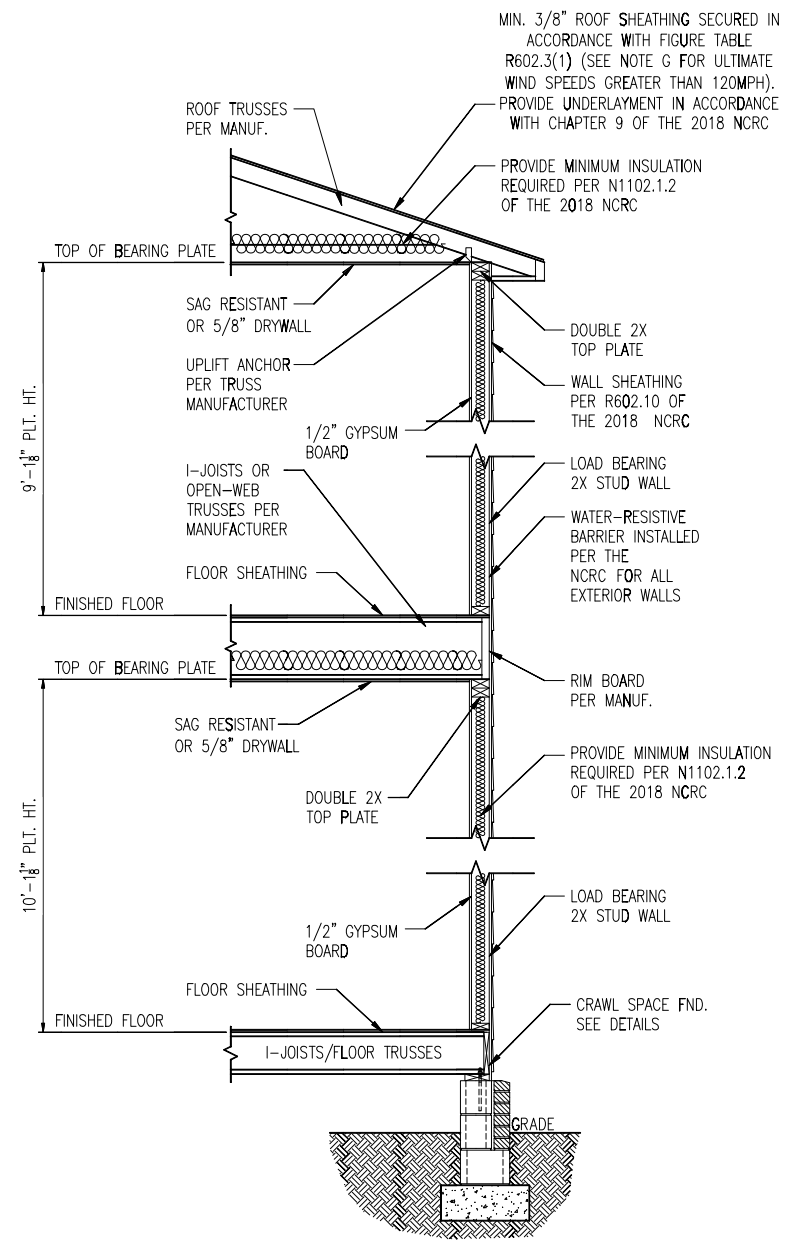


1 TYP. STEPPED FOUNDATION WALL DETAIL
 D3c N.T.S.

- NOTES:**
- REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET FOR ADDITIONAL INFORMATION.
 - PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
 - SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.
 - REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT AND CONNECTIONS
 - REFER TO LOCAL AND STATEWIDE CODES FOR ADDITIONAL AMENDMENTS AND REQUIREMENTS NOT SHOWN
 - PERIMETER INSULATION SHOWN AS REQUIRED BY LOCAL CLIMATE ZONE. INSTALL PER TABLE N1102.1.2 OF THE 2018 NCR

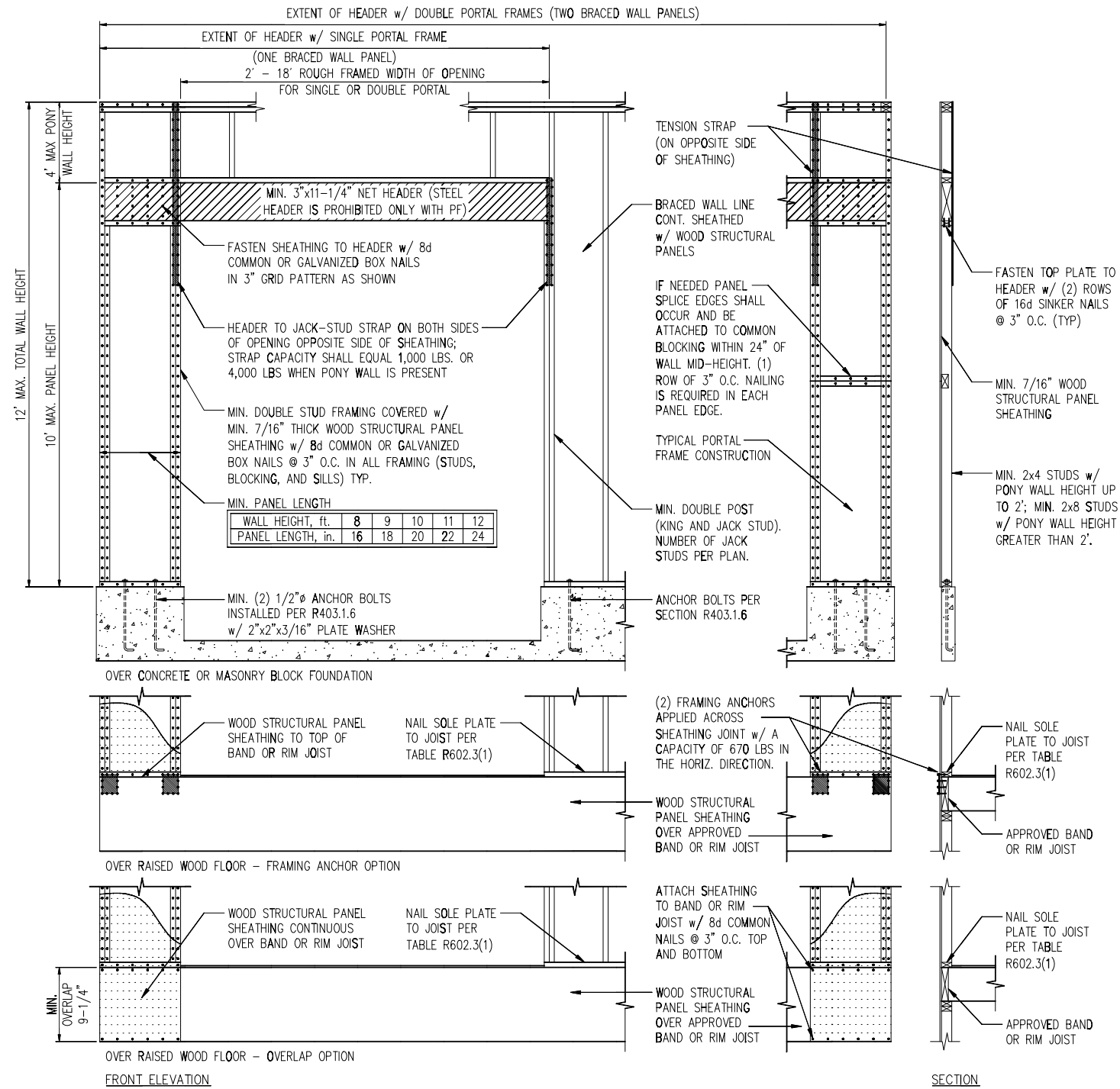


1 TYP. INTERIOR LOAD BEARING WALL SECTION
 D4c 3/4" = 1'-0"

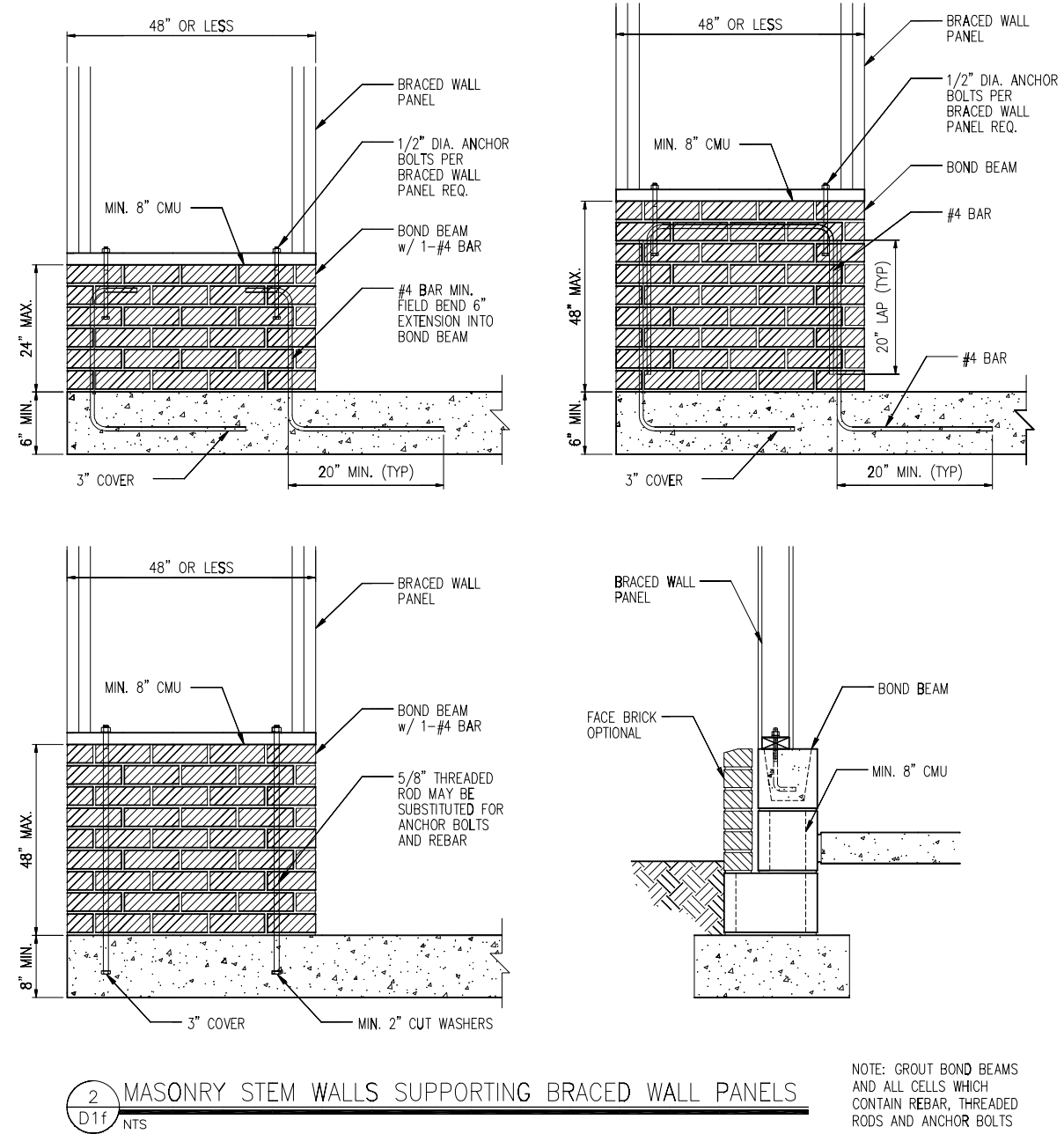


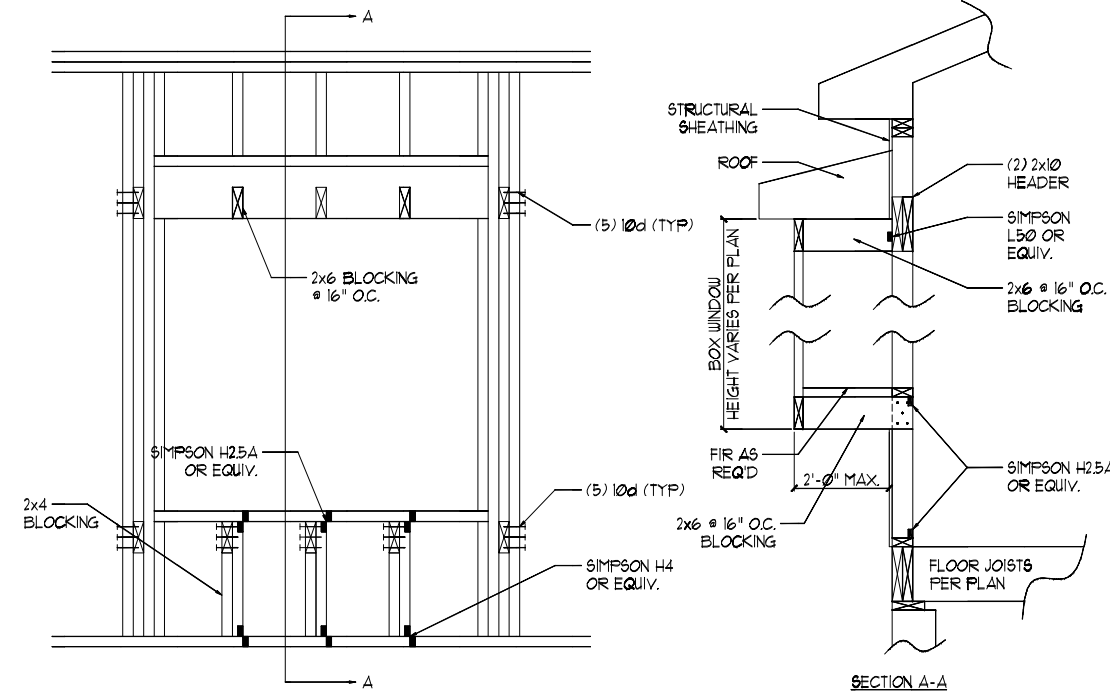
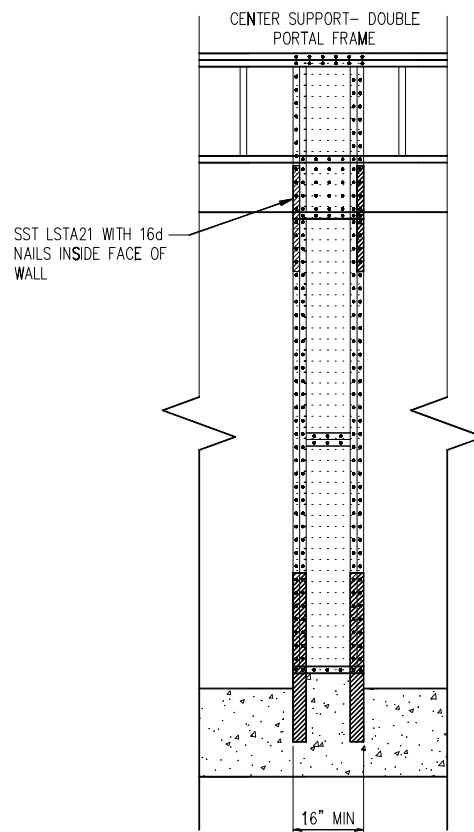
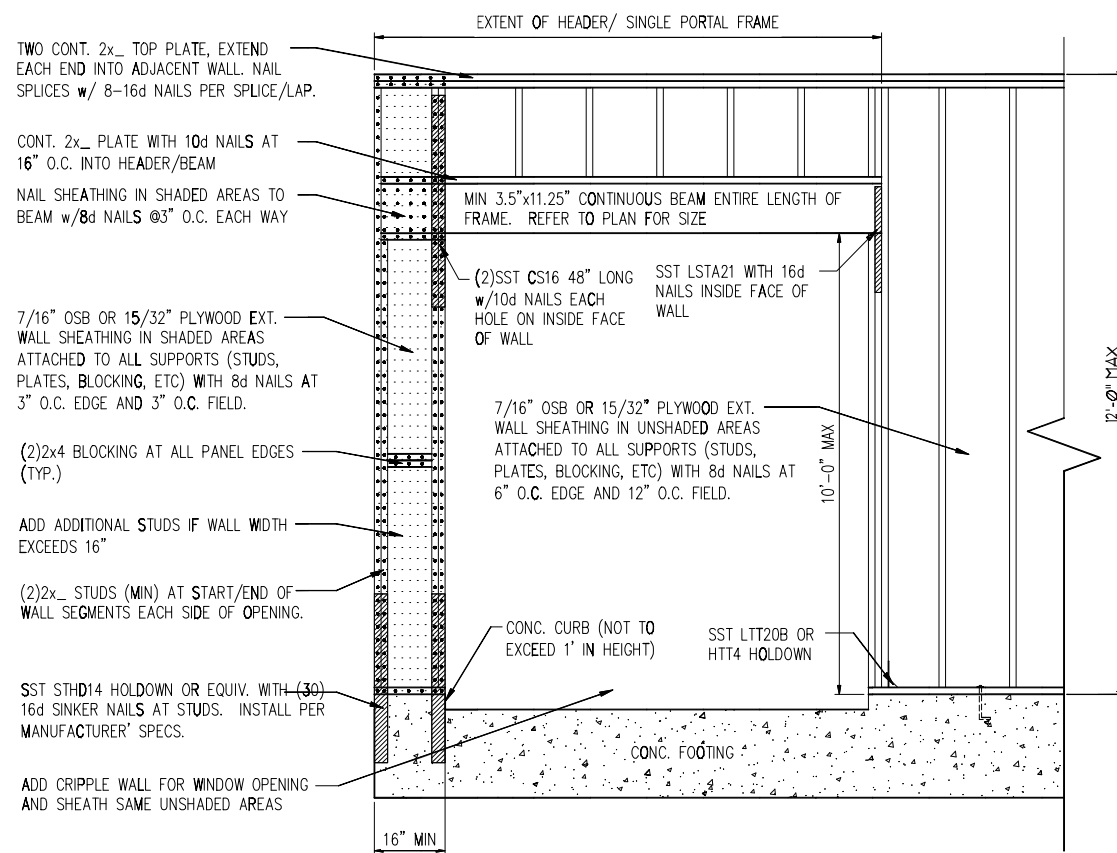
2 TYP. EXTERIOR LOAD BEARING WALL SECTION
 D4c 3/4" = 1'-0"
 -SIMILAR w/ BRICK AND STONE
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.
 -MIN. 3/16" WEEP HOLES @ 33" O.C.

- NOTES:
- REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET FOR ADDITIONAL INFORMATION.
 - PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
 - SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.
 - REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT AND CONNECTIONS
 - REFER TO LOCAL AND STATEWIDE CODES FOR ADDITIONAL AMENDMENTS AND REQUIREMENTS NOT SHOWN
 - PERIMETER INSULATION SHOWN AS REQUIRED BY LOCAL CLIMATE ZONE. INSTALL PER TABLE N1102.1.2 OF THE 2018 NCRC



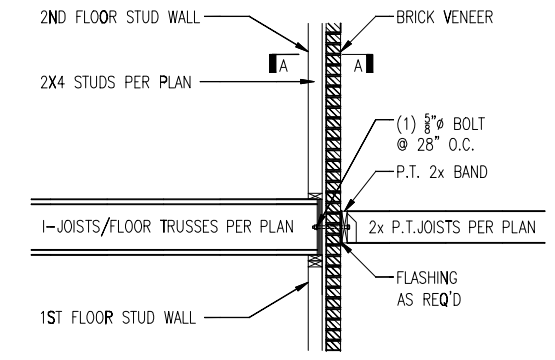
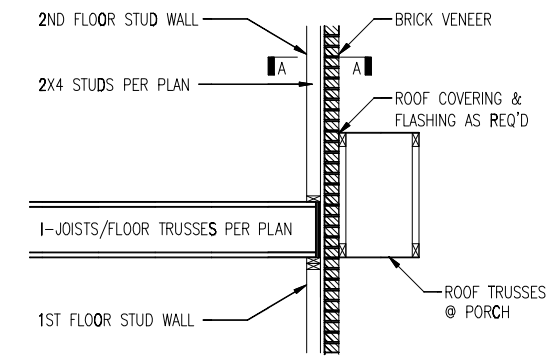
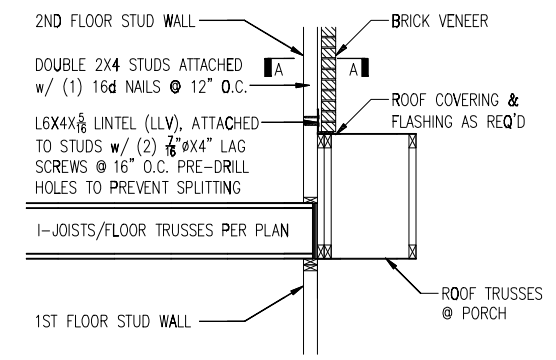
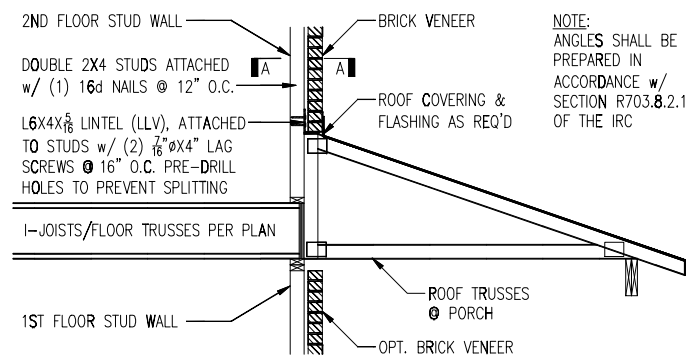
1 METHOD PF: PORTAL FRAME DETAIL
D1f 3/8" = 1'-0"





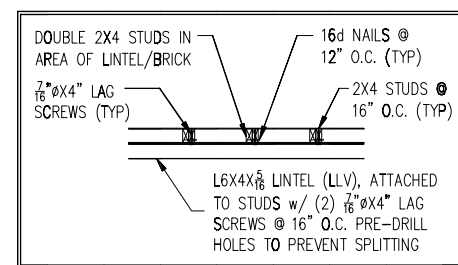
1 METHOD PF: PORTAL FRAME DETAIL w/ HOLD-DOWNS
 D2f 3/4" = 1'-0"

2 BOX WINDOW DETAIL
 D2f N.T.S.

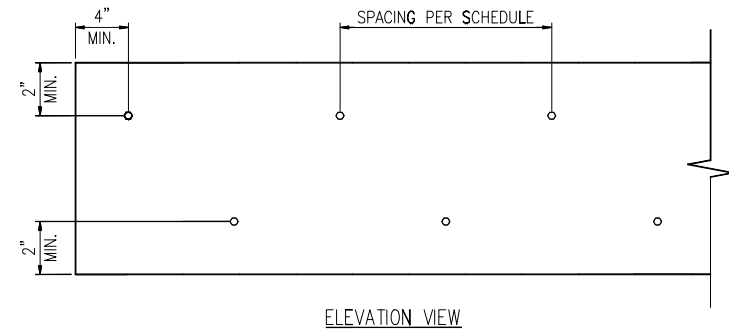


3 BRICK SUPPORT ABOVE STORAGE/PORCH ROOF DETAIL
 D2f N.T.S.

4 BALCONY JOIST ATTACHMENT
 D2f N.T.S.



SECTION A-A
 N.T.S.

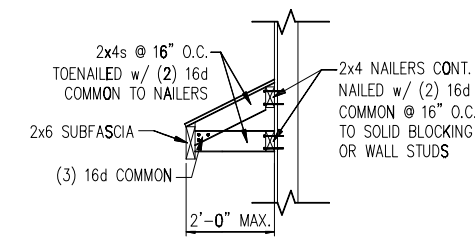


1 MULTI-PLY BEAM CONNECTION DETAIL
D3f N.T.S.

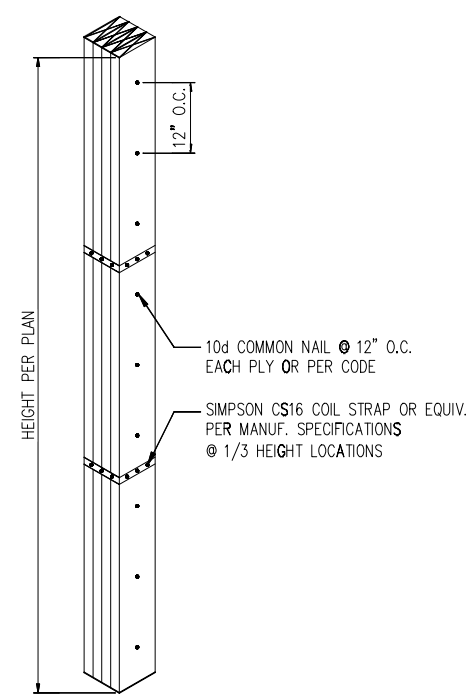
MINIMUM FASTENING REQUIREMENTS FOR TOP- AND SIDE-LOADED MEMBERS

FASTENER TYPE	LVL DEPTH	3 1/2" WIDE		5 1/2" WIDE		7" WIDE	
		2-Ply 1 3/4"	3-Ply 1 3/4"	1 3/4" + 3 1/2"	4-Ply 1 3/4"	2-Ply 1 3/4" + 3 1/2"	2-Ply 3 1/2"
10d (0.128" x 3") Nails	7 1/4" ≤ d < 14"	3 rows @ 12" o.c.	3 rows @ 12" o.c. (ES)	3 rows @ 12" o.c.	-	3 rows @ 12" o.c. (ES)	-
	d ≥ 14"	4 rows @ 12" o.c.	4 rows @ 12" o.c. (ES)	4 rows @ 12" o.c.	-	4 rows @ 12" o.c. (ES)	-
16d (0.162" x 3 1/2") Nails	7 1/4" ≤ d < 14"	2 rows @ 12" o.c.	2 rows @ 12" o.c. (ES)	2 rows @ 12" o.c.	-	2 rows @ 12" o.c. (ES)	-
	d ≥ 14"	3 rows @ 12" o.c.	3 rows @ 12" o.c. (ES)	3 rows @ 12" o.c.	-	3 rows @ 12" o.c. (ES)	-
1/2" Through Bolts		2 rows @ 24" o.c.	2 rows @ 24" o.c.	2 rows @ 24" o.c.	-	2 rows @ 24" o.c.	-
SDS 1/4" x 3 1/2", WS35, 3 1/2" TrussLok	d ≥ 7 1/4"	2 rows @ 24" o.c.	2 rows @ 24" o.c. (ES)	2 rows @ 24" o.c.	-	2 rows @ 24" o.c. (ES)	-
SDS 1/4" x 6", WS6		-	-	-	-	2 rows @ 24" o.c. (ES)	-
5" TrussLok		-	-	2 rows @ 24" o.c.	-	-	-
6 1/4" TrussLok		-	-	-	-	2 rows @ 24" o.c.	-

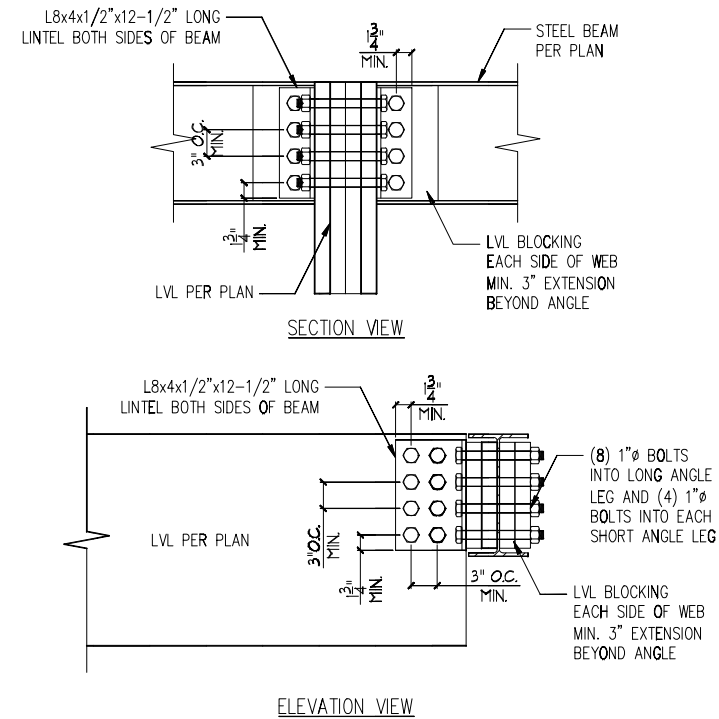
NOTES:
 1. All fasteners must meet the minimum requirements in the table above. Side-loaded multiple-ply members must meet the minimum fastening and side-loading capacity requirements given on page 48.
 2. Minimum fastening requirements for depths less than 7 1/4" require special consideration. Please contact your technical representative.
 3. Three general rules for staggering or offsetting for a certain fastener schedule:
 (1) If staggering or offsetting is not referenced, then none is required.
 (2) If staggering is referenced, then fasteners installed in adjacent rows on the front side are to be staggered up to one-half the o.c. spacing, but maintaining the fastener clearances above; and
 (3) If "ES" is referenced, then the fastener schedule must be repeated on each side, with the fasteners on the back side offset up to one-half the o.c. spacing of the front side (whether or not it is staggered).



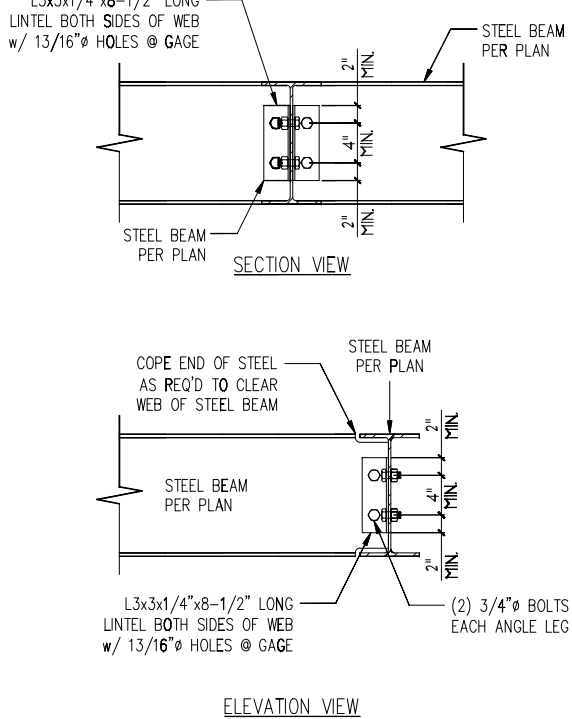
5 GABLE ROOF RETURN
D3f N.T.S.



2 MULTI-PLY STUD CONNECTION DETAIL
D3f N.T.S. 4+ PLYS



3 LVL TO STEEL DETAIL
D3f N.T.S.

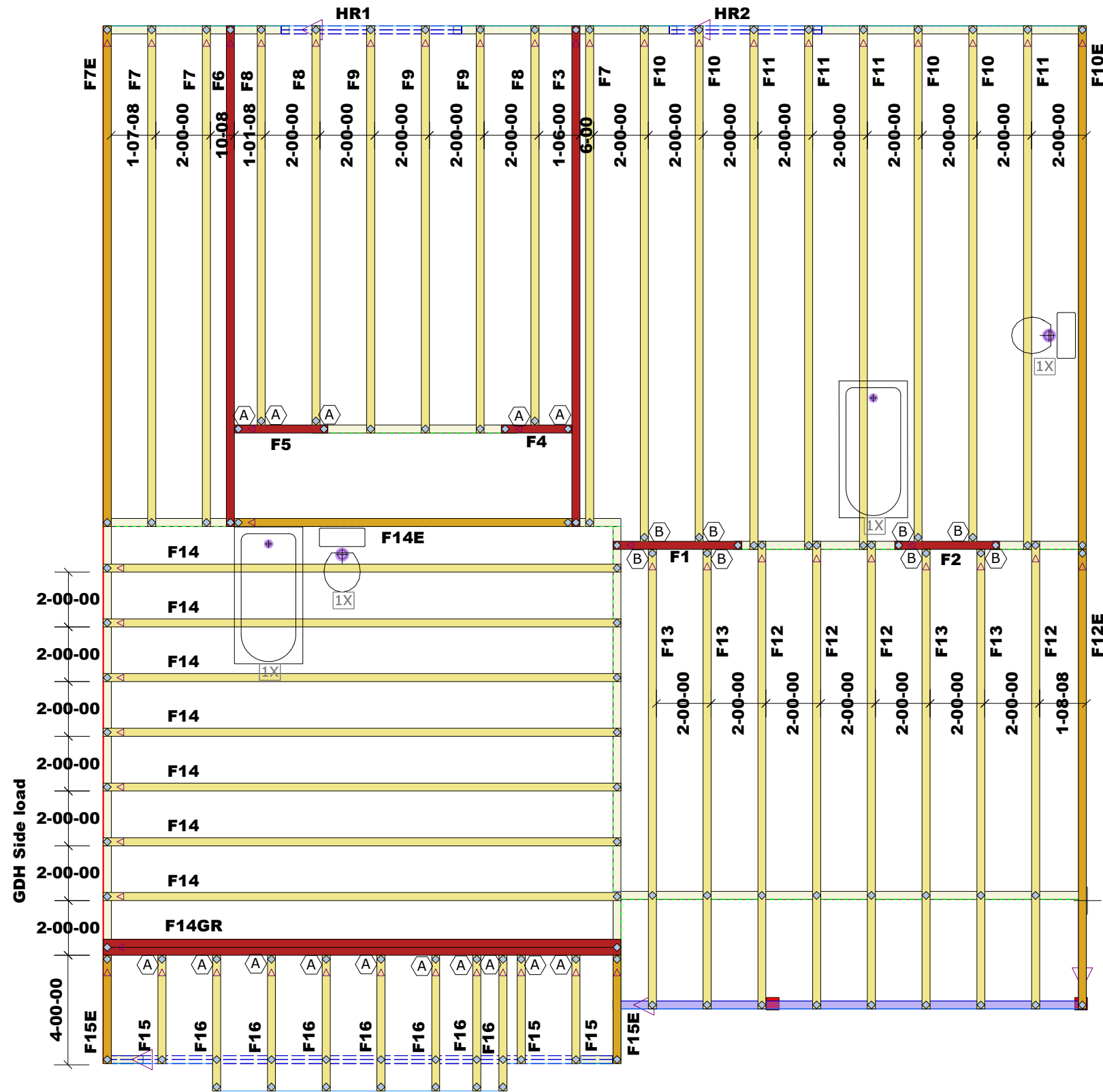


4 STEEL TO STEEL DETAIL
D3f N.T.S.

THIS LAYOUT IS INTENDED FOR THE PURPOSE OF TRUSS LOCATION AND PLACEMENT ONLY. REFER TO THE BUILDING PLANS FOR ACTUAL BUILDING CONSTRUCTION.



DEDICATED TO QUALITY AND EXCELLENCE
200 EMMETT ROAD
DUNN, NORTH CAROLINA 28334
PHONE: 910-892-8400



Ⓐ = (15) THA422

Ⓑ = (8) THAC422

Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
HR1	8-00-00	1-3/4" x 9-1/4" VERSA-LAM® 2.0 3100 SP	2	2	MFD
HR2	6-00-00	1-3/4" x 9-1/4" VERSA-LAM® 2.0 3100 SP	2	2	MFD
GDH Side load	20-00-00	1-3/4" x 18" VERSA-LAM® 2.0 3100 SP	2	2	MFD

Crawl Level Floor Area	1st Level Floor Area	2nd Level Floor Area
0	1338.59	0

PROJECT: Pinehurst C

CUSTOMER: D.R. HORTON - RAL - 055

MODEL: Pinehurst C

QUOTE #: 28579
PRINT DATE: 10/16/2017
DRAWN BY: N.T.S
SCALE: N.T.S

TOP LIVE LOAD: 40.0 lb/ft²

TOP DEAD LOAD: 10.0 lb/ft²

BOTTOM LIVE LOAD:

BOTTOM DEAD LOAD: 5.0 lb/ft²

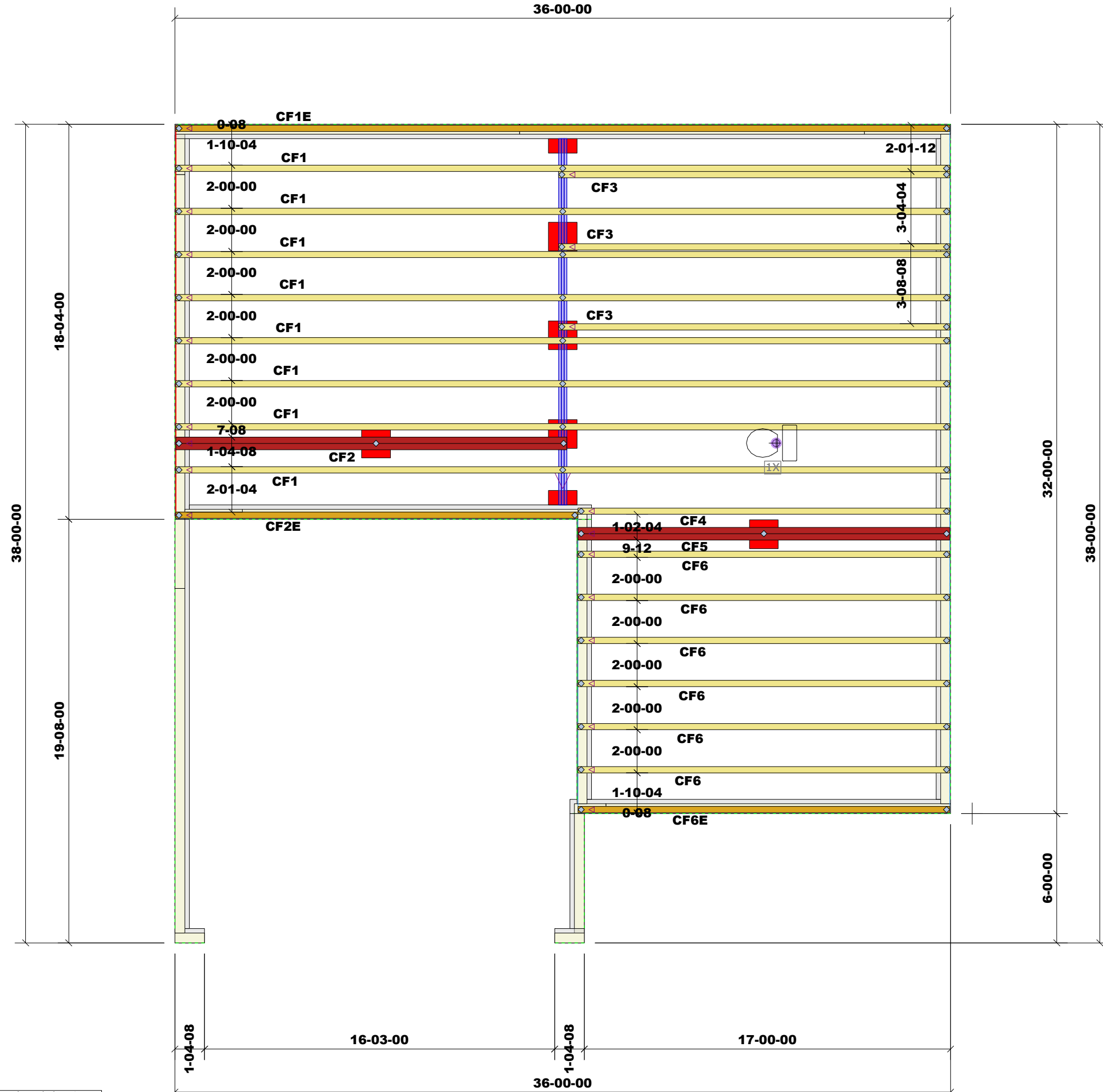
GENERAL NOTES:

DO NOT CUT OR MODIFY TRUSSES
TRUSSES ARE SPACED 24" ON CENTER UNLESS OTHERWISE NOTED
REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS FOR THE LOCATION OF LATERAL BRACING AND MULTI-PLY CONNECTION REQUIREMENTS.
PER ANSI TPI 1-2002 THE TRUSS ENGINEER IS RESPONSIBLE FOR TRUSS TO TRUSS CONNECTIONS AND TRUSS PLY TO PLY CONNECTIONS. THIS TRUSS PLAN RECOMMENDS TRUSS TO BEARING CONNECTIONS AND TRUSS TO BEAM CONNECTIONS WHICH SHALL BE REVIEWED BY THE BUILDING DESIGNER. IT IS THE RESPONSIBILITY OF THE BUILDING DESIGNER TO RESOLVE ALL ROOF FORCES ADEQUATELY TO THE FOUNDATION.

THIS LAYOUT IS INTENDED FOR THE PURPOSE OF TRUSS LOCATION AND PLACEMENT ONLY. REFER TO THE BUILDING PLANS FOR ACTUAL BUILDING CONSTRUCTION.



DEDICATED TO QUALITY AND EXCELLENCE
 200 EMMETT ROAD
 DUNN, NORTH CAROLINA 28334
 PHONE: 910-892-8400



PROJECT:	Crawl Pinehurst
CUSTOMER:	D.R. HORTON - RAL - 055
MODEL:	Crawl Pinehurst
QUOTE #:	28563
PRINT DATE:	10/16/2017
DRAWN BY:	N.T.S
SCALE:	N.T.S

TOP LIVE LOAD:	40.0 lb/ft ²
TOP DEAD LOAD:	10.0 lb/ft ²
BOTTOM LIVE LOAD:	
BOTTOM DEAD LOAD:	5.0 lb/ft ²

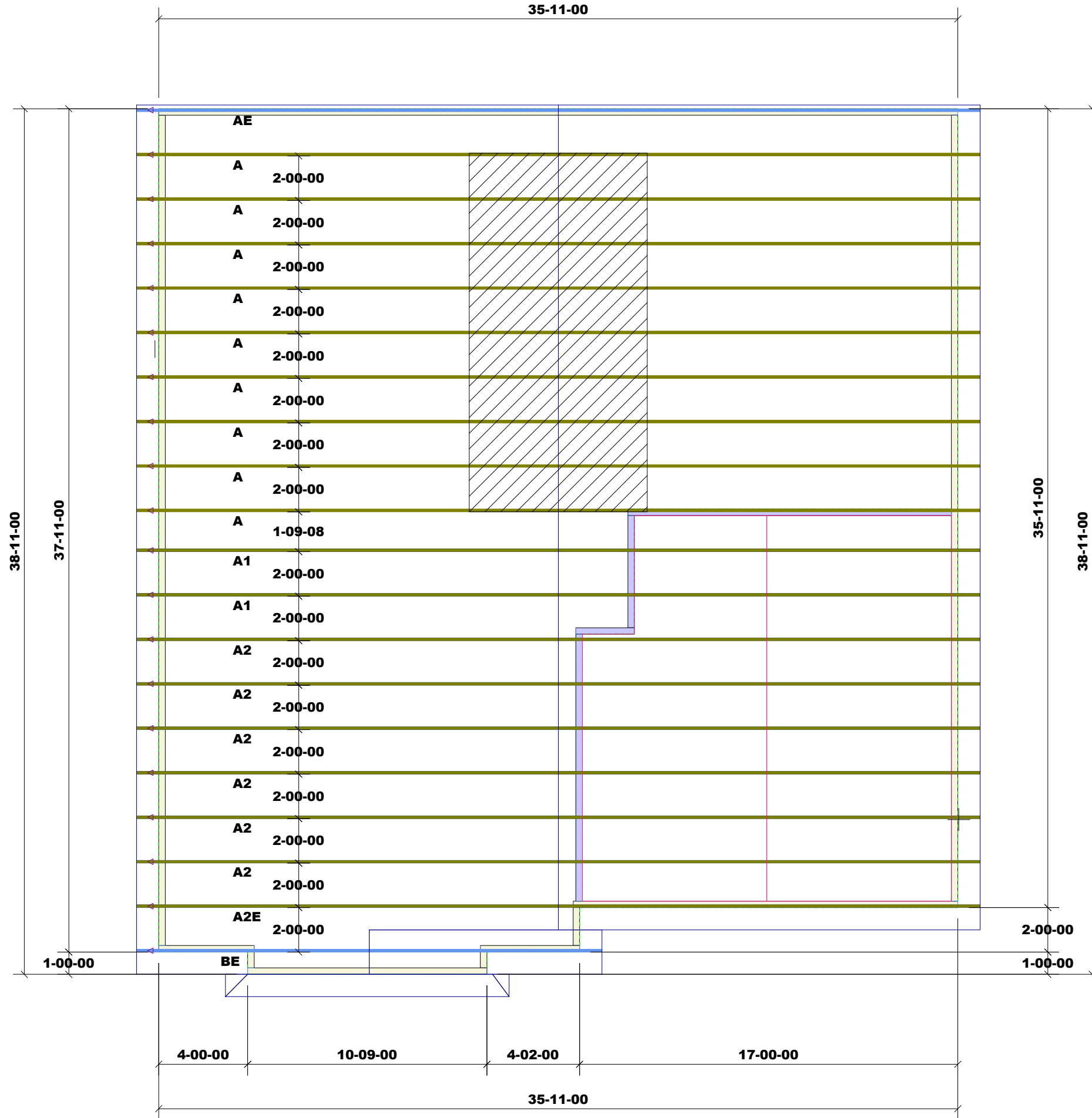
GENERAL NOTES:
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 - TRUSSES ARE SPACED 24" ON CENTER UNLESS OTHERWISE NOTED
 - REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS FOR THE LOCATION OF LATERAL BRACING AND MULTI-PLY CONNECTION REQUIREMENTS.
 - PER ANSI TPI 1-2002 THE TRUSS ENGINEER IS RESPONSIBLE FOR TRUSS TO TRUSS CONNECTIONS AND TRUSS PLY TO PLY CONNECTIONS. THIS TRUSS PLAN RECOMMENDS TRUSS TO BEARING CONNECTIONS AND TRUSS TO BEAM CONNECTIONS WHICH SHALL BE REVIEWED BY THE BUILDING DESIGNER. IT IS THE RESPONSIBILITY OF THE BUILDING DESIGNER TO RESOLVE ALL ROOF FORCES ADEQUATELY TO THE FOUNDATION.

Crawl Level Floor Area	1st Level Floor Area	2nd Level Floor Area
0	891.23	0

THIS LAYOUT IS INTENDED FOR THE PURPOSE OF TRUSS LOCATION AND PLACEMENT ONLY. REFER TO THE BUILDING PLANS FOR ACTUAL BUILDING CONSTRUCTION.



DEDICATED TO QUALITY AND EXCELLENCE
 200 EMMETT ROAD
 DUNN, NORTH CAROLINA 28334
 PHONE: 910-892-8400



(40) H2.5

1st Level Roof Area	2nd Level Roof Area
0	0

PROJECT:	Pinehurst C Vault Master		
CUSTOMER:	D.R. HORTON - RAL - 055		
MODEL:	PINEHURST		
QUOTE #:	28578	PRINT DATE:	9/17/2021
		DRAWN BY:	N.T.S
		SCALE:	N.T.S

TOP LIVE LOAD: 20.0 lb/ft²

TOP DEAD LOAD: 10.0 lb/ft²

BOTTOM DEAD LOAD: 10.0 lb/ft²

WIND SPEED: 130 mph

GENERAL NOTES:
 - DO NOT CUT OR MODIFY TRUSSES
 - TRUSSES ARE SPACED 24" ON CENTER UNLESS OTHERWISE NOTED
 - REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS FOR THE LOCATION OF LATERAL BRACING AND MULTI-PLY CONNECTION REQUIREMENTS.
 - PER ANSI TPI 1-2002 THE TRUSS ENGINEER IS RESPONSIBLE FOR TRUSS TO TRUSS CONNECTIONS AND TRUSS PLY TO PLY CONNECTIONS. THIS TRUSS PLAN RECOMMENDS TRUSS TO BEARING CONNECTIONS AND TRUSS TO BEAM CONNECTIONS WHICH SHALL BE REVIEWED BY THE BUILDING DESIGNER. IT IS THE RESPONSIBILITY OF THE BUILDING DESIGNER TO RESOLVE ALL ROOF FORCES ADEQUATELY TO THE FOUNDATION.