

Residence for

Garman Homes

Lot 0081 Serenity

Fuquay Varina, North Carolina



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Project Number
Project Number
Plan Number
FP-1644

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GENERAL NOTES

- ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE, 2018 EDITION (HEREWITH SHOWN AS N.C.S.R.B.C.).
- DIMENSIONS SHOWN ON DRAWINGS GOVERN OVER SCALE.
- STUD WALL DESIGN SHALL CONFORM TO ALL N.C.S.R.B.C. REQUIREMENTS
- CONTRACTOR SHALL USE TEMPERED SAFETY GLASS IN ALL LOCATIONS AS REQUIRED BY N.C.S.R.B.C., 2018 EDITION, SECTION R308.4.
- ANY HABITABLE ROOM SHALL MEET ALL LIGHT/VENTILATION AND EGRESS AS REQUIRED BY N.C.S.R.B.C. 2018 EDITION, SECTIONS R-303.1 AND R-310.1.
- ALL EXTERIOR WALLS SHOWN ON FLOOR PLANS ARE 2X6 FRAME UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS SHOWN ON FLOOR PLANS ARE 2X4 FRAME UNLESS NOTED OTHERWISE.
- ALL ANGLED WALLS SHOWN ON FLOOR PLANS ARE 45 UNLESS NOTED OTHERWISE.
- ALL WINDOWS SHALL HAVE A MINIMUM DPI RATING OF 25. BUILDER SHALL VERIFY WITH WINDOW MANUFACTURER THAT UNITS INSTALLED MEET THESE REQUIREMENTS AS PER N.C.S.R.B.C., 2018 EDITION, TABLE 301.2(4).
- ENERGY EFFICIENCY REQUIREMENTS FOR THE SPECIFIC CLIMATE ZONE WHERE STRUCTURE IS BEING BUILT SHALL BE IN ACCORDANCE WITH CHAPTER 11 OF THE N.C.S.R.B.C., 2018 EDITION, AS SHOWN IN SECTION N1101.2.

RESIDENTIAL BUILDING CODE SUMMARY

- PLANS ARE DESIGNED TO THE 2018 N.C.S.R.B.C.
- HOUSE IS DESIGNED FOR 115 MPH ULTIMATE DESIGN WIND SPEED (89 MPH NOMINAL DESIGN WIND SPEED), EXPOSURE B.
- ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER AND SHALL EXTEND 7" MIN. INTO MASONRY OR CONCRETE. BOLTS TO BE NO MORE THAN 6" O.C. AND WITHIN 12" FROM THE CORNER.
- MEAN ROOF HEIGHT: 30'-6"
- COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS:

MEAN ROOF HGT:	UP TO 30'	30'-1" TO 35'	35'-1" TO 40'	40'-1" TO 45'
ZONE 1	16.5,-18.0	17.3,-18.9	17.3,-18.9	17.3,-18.9
ZONE 2	16.5,-21.0	17.3,-22.1	17.3,-22.1	17.3,-22.1
ZONE 3	16.5,-21.0	17.3,-22.1	17.3,-22.1	17.3,-22.1
ZONE 4	18.0,-19.5	18.9,-20.5	18.9,-20.5	18.9,-20.5
ZONE 5	18.0,-24.1	18.9,-25.3	18.9,-25.3	18.9,-25.3
- MINIMUM VALUES FOR ENERGY COMPLIANCE: Zone 4
- MAXIMUM GLAZING U-FACTOR: .35
- INSULATING VALUES: CEILING: R-38 / WALLS: R-15 / FLOOR: R-19
SLABS: R-10. CODE REFERENCE: TABLE N1102.1

AREA CALCULATIONS

	HEATED (SQ. FT.)	UNHEATED (SQ. FT.)	UNFINISHED (SQ. FT.)
1ST FLOOR:	885	GARAGE: 280	1ST FLOOR: N/A
2ND FLOOR:	752	FRONT PORCH: 38	2ND FLOOR: N/A
		PATIO: 100	ATTIC: N/A
		SCREEN PORCH: (OPTIONAL)	TOTAL: N/A
TOTAL:	1637	TOTAL: 418	

OVERALL DIMENSIONS
WIDTH: 43'-0"
DEPTH: 52'-11"

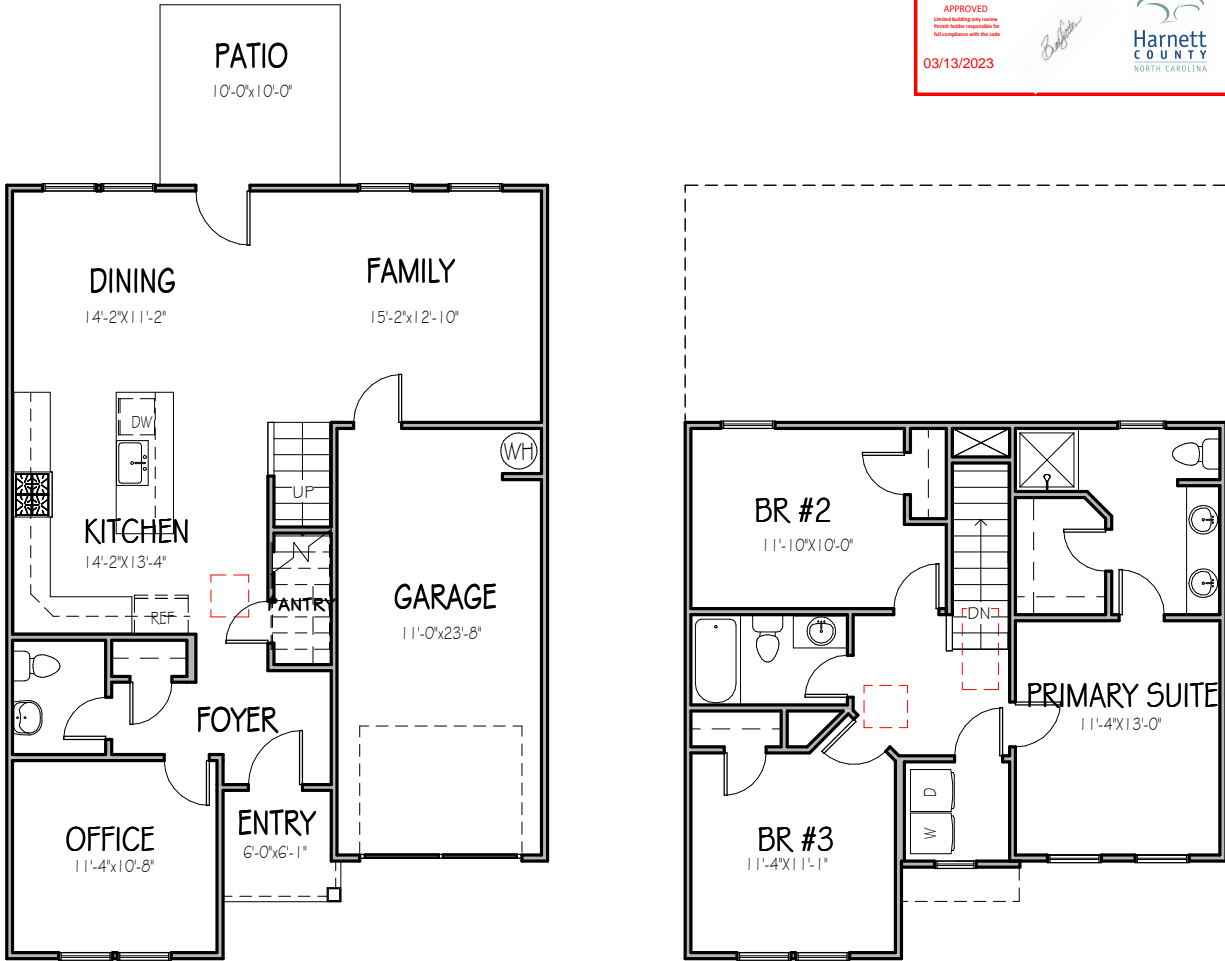
FOUNDATION VENTILATION CALCULATIONS

(REFERENCE: N.C.S.R.B.C. 2018 EDITION SECTION R408)

NOT APPLICABLE WITH SLAB FOUNDATIONS

ATTIC VENTILATION REQUIREMENTS

NATURAL ROOF VENTILATION CALCULATIONS	MECHANICAL ROOF VENTILATION CALCULATIONS
1203 SQ. FT. = 8.02 SQ. FT. VENT REQ'D 150 BUILDER TO PROVIDE APPROPRIATE VENTILATING AS REQUIRED PER CODE	1203 SQ. FT. = 4.01 SQ. FT. VENT REQ'D 300 BUILDER TO PROVIDE APPROPRIATE VENTILATING AS REQUIRED PER CODE



MATERIALS LEGEND

	EARTH/COMPACT FILL		FINISH WOOD
	CONCRETE		ROUGH WOOD
	BRICK		BLOCKING
	CONCRETE BLOCK/STONE		PLYWOOD
	STEEL		BATT INSULATION
	ALUMINUM		RIGID INSULATION

TOILET ACCESSORIES LEGEND

PROVIDE 2X4 BLOCKING IN THE WALL FOR THE FOLLOWING:

TB	TOWEL BAR
TP	TOILET PAPER HOLDER
TR	TOWEL RING
MC	MEDICINE CABINET
MR	MAGAZINE RACK

FORGET ME NOT
SER ELEVATION B
LOT 0081 SERENITY

Drawn By	MMH
Checked By	JM
Date Drawn	2/16/20
Revision Date	7/1/20
	4/5/22
	11/22/22
	2/21/23

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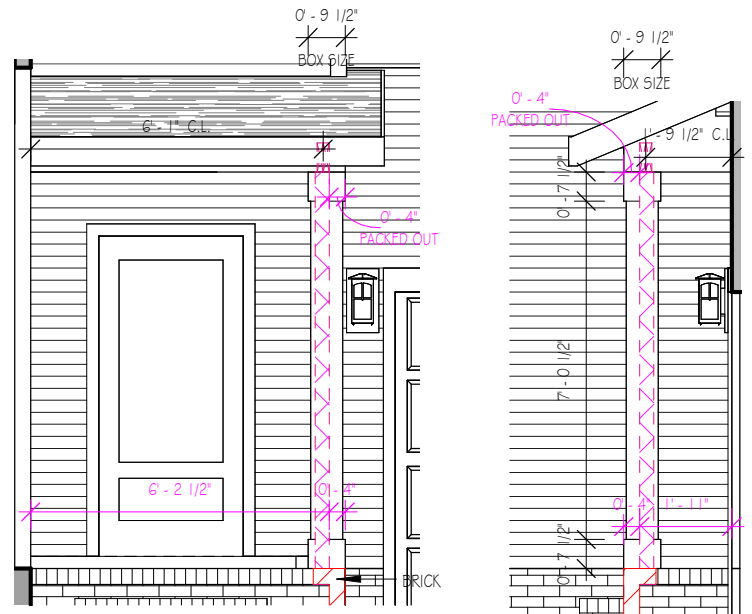
C

THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE INTENT OF THE DESIGN AND CONSTRUCTION OF THIS HOME. CONTRACTOR SHOULD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ONCE A PERMIT HAS BEEN ISSUED, CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY TO THE ACCURACY OF THE PLANS AND ANY CHANGES MADE DURING CONSTRUCTION.



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COLUMN DETAILS

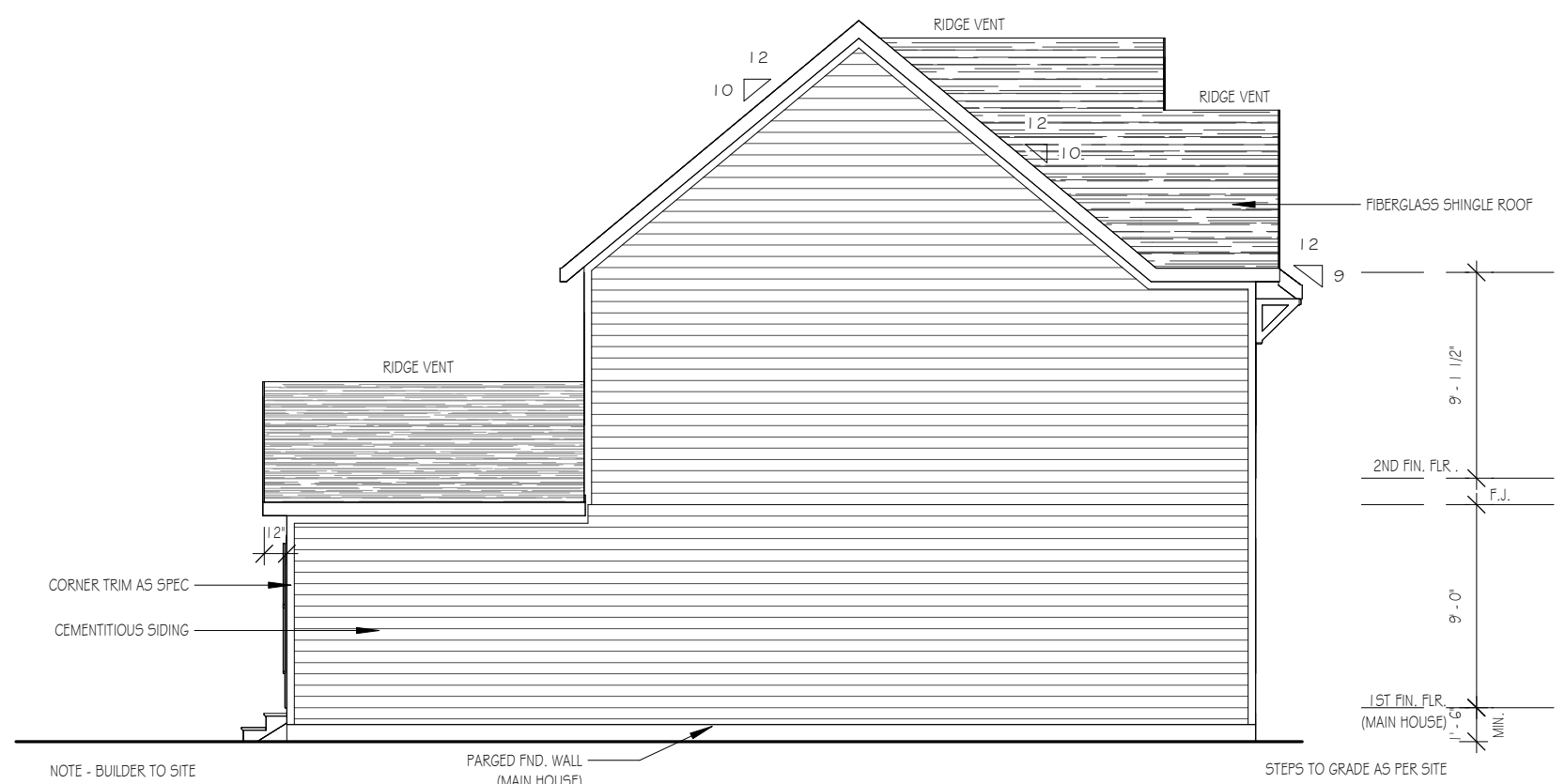
1/4" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"

NOTE - SLOPE ALL GRADES AWAY FROM HOUSE FOR POSITIVE DRAINAGE



LEFT SIDE ELEVATION

1/8" = 1'-0"

WINDOWS WITH CORNER LOTS ONLY

FORGET ME NOT
 SER ELEVATION B
 LOT 0081 SERENITY

Drawn By	MH
Checked By	CM
Date Drawn	4/8/20
Revision Date	7/1/20 4/5/22 2/21/23

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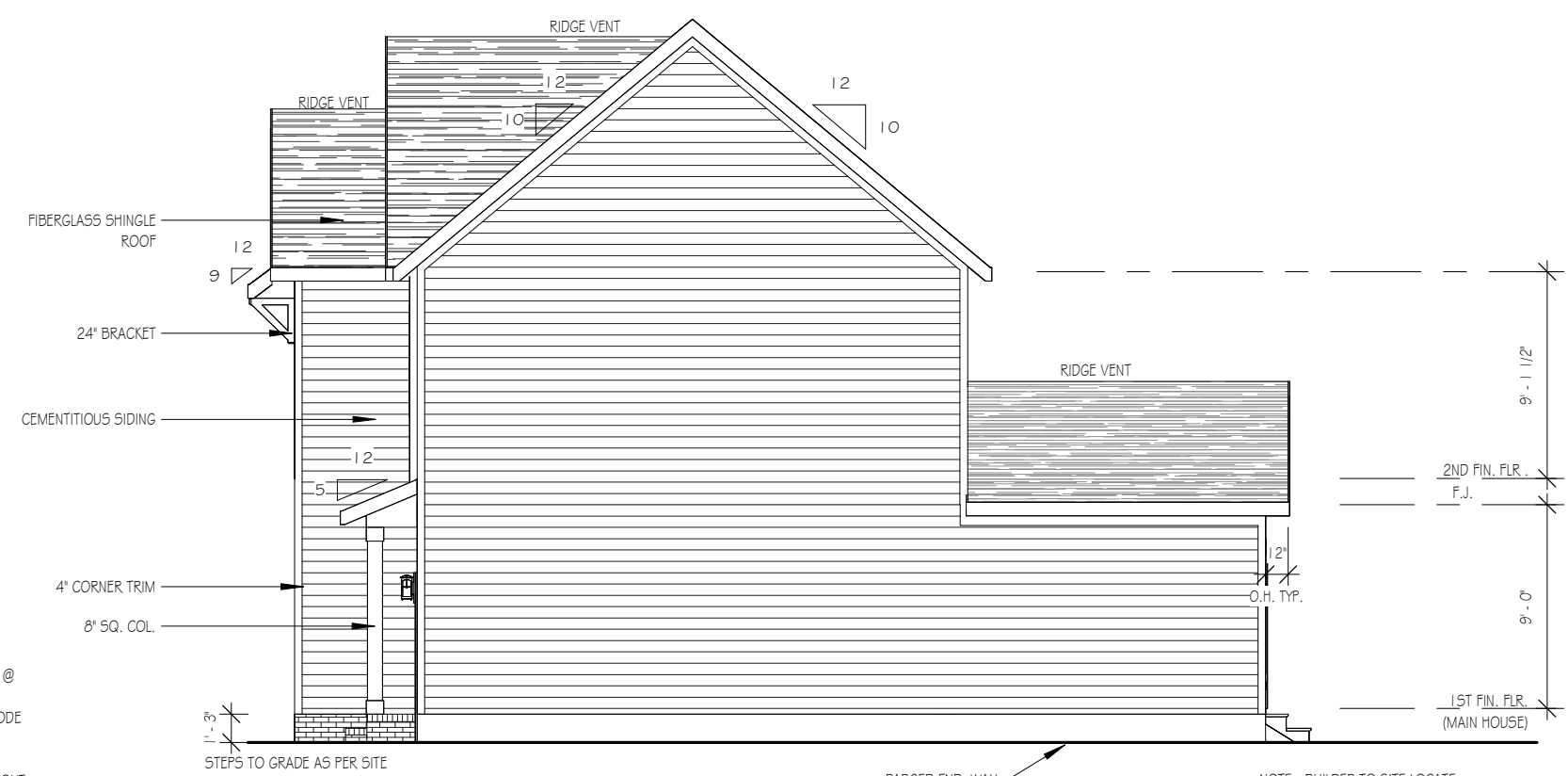
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REAR ELEVATION

1/8" = 1'-0"

NOTE - SLOPE ALL GRADES AWAY FROM HOUSE FOR POSITIVE DRAINAGE



NOTE: PROVIDE RAILS @ PORCH ONLY IF REQUIRED BY CODE
15' MIN. HGT. FOUNDATION FRONT GRADE TO FINISHED FRONT PORCH

RIGHT SIDE ELEVATION

1/8" = 1'-0"

WINDOWS WITH CONRER LOTS ONLY

FORGET ME NOT
 SER ELEVATION B
 LOT 0081 SERENITY

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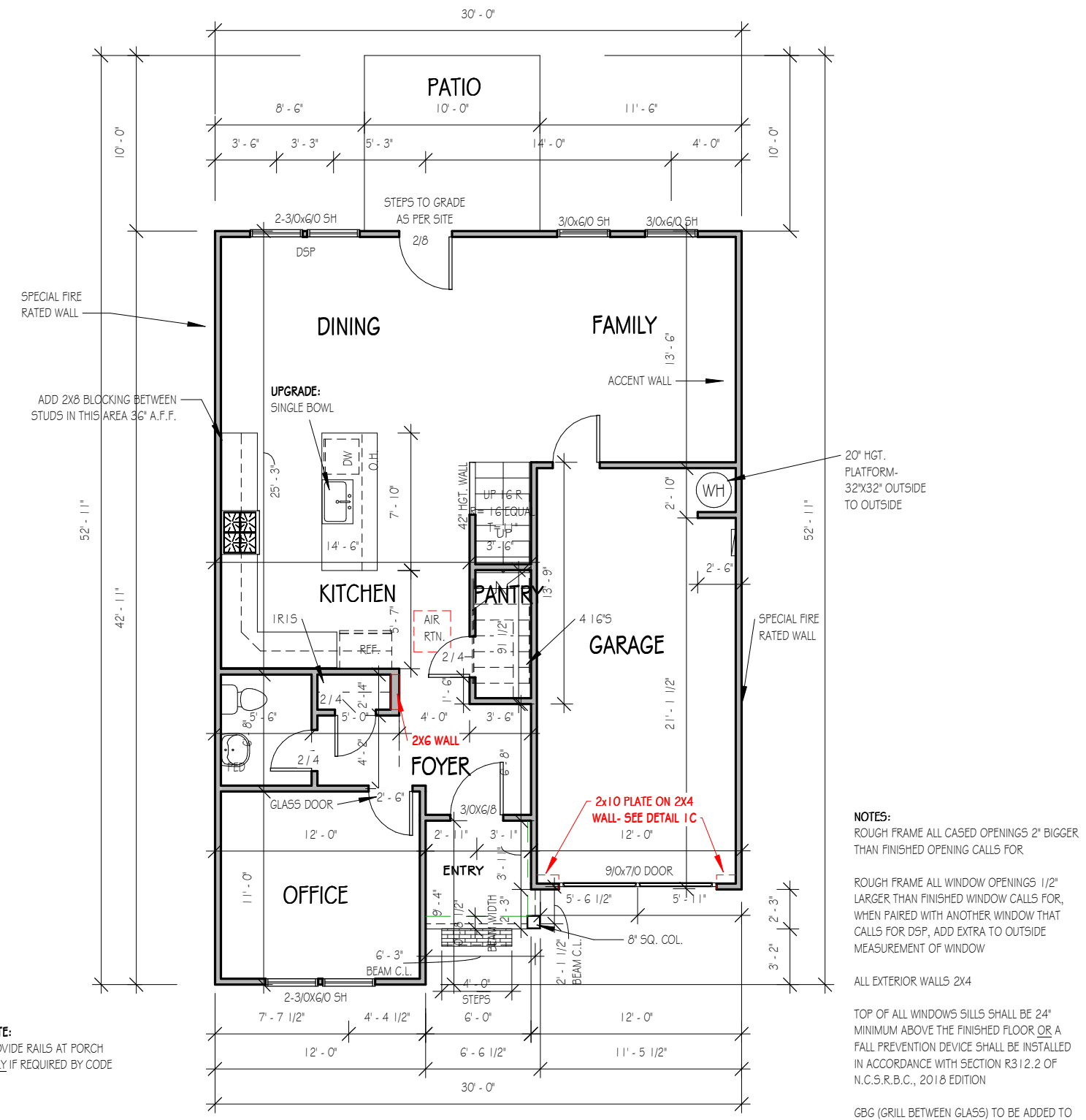
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NOTES:
 ROUGH FRAME ALL CASED OPENINGS 2" BIGGER THAN FINISHED OPENING CALLS FOR.
 ROUGH FRAME ALL WINDOW OPENINGS 1/2" LARGER THAN FINISHED WINDOW CALLS FOR, WHEN PAIRED WITH ANOTHER WINDOW THAT CALLS FOR DSP, ADD EXTRA TO OUTSIDE MEASUREMENT OF WINDOW.
 ALL EXTERIOR WALLS 2X4
 TOP OF ALL WINDOWS SILLS SHALL BE 24" MINIMUM ABOVE THE FINISHED FLOOR OR A FALL PREVENTION DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R312.2 OF N.C.S.R.B.C., 2018 EDITION
 GBG (GRILL BETWEEN GLASS) TO BE ADDED TO WINDOWS ON CORNER LOT

NOTE:
 PROVIDE RAILS AT PORCH ONLY IF REQUIRED BY CODE

FIRST FLOOR

1/8" = 1'-0"

9'-0" CLG. HGT. U.N.O.
 SET WINDOWS @ 7'-6" U.N.O.

FORGET ME NOT
 SER ELEVATION B
 LOT 0081 SERENITY

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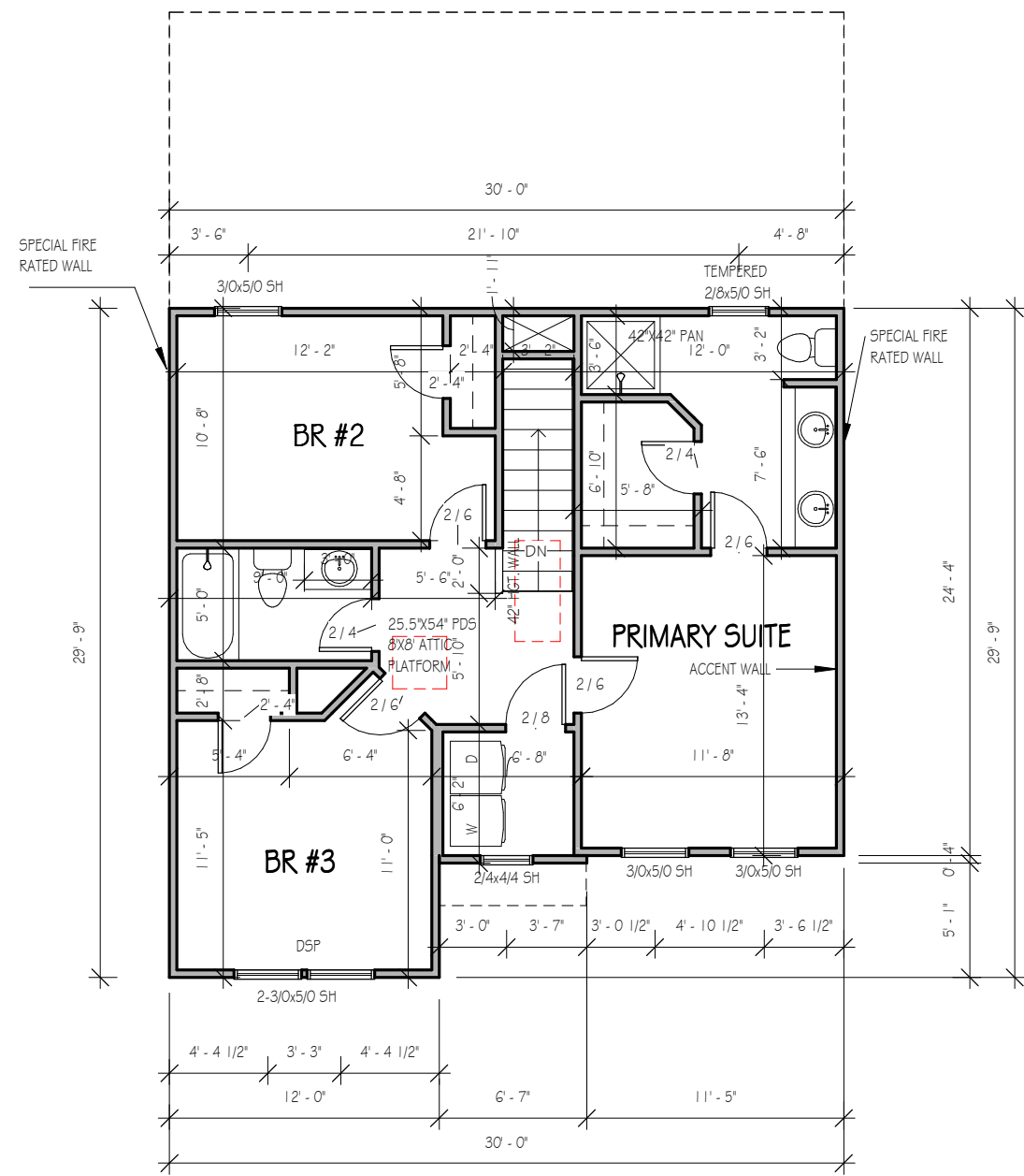
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GBG (GRILL BETWEEN GLASS) ADDED TO WINDOWS ON CORNER LOT

SECOND FLOOR

1/8" = 1'-0"
9'-0" CLG. HGT. U.N.O.
SET WINDOWS @ 7'-4" U.N.O.

FORGET ME NOT
SER ELEVATION B
LOT 0081 SERENITY

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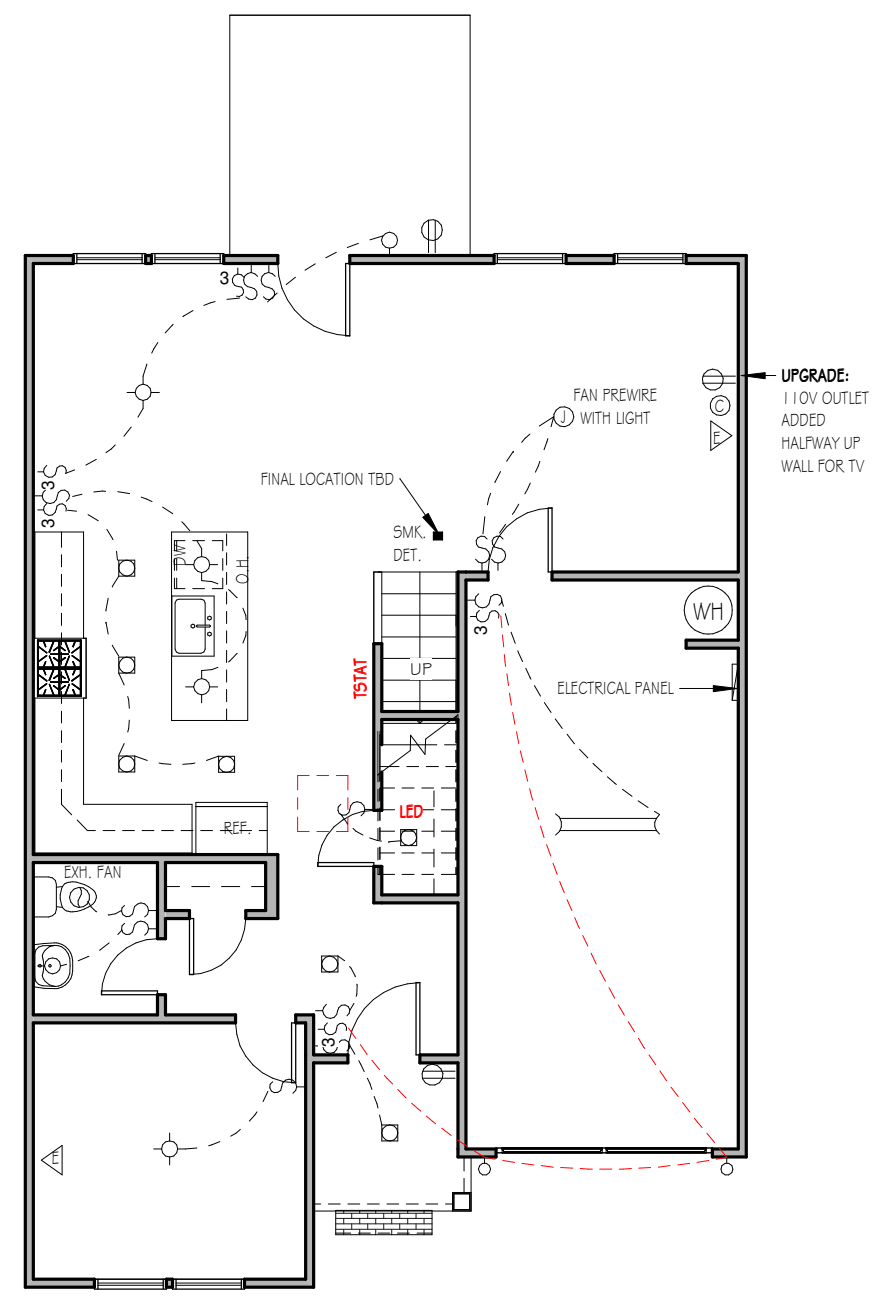


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ELECTRICAL LEGEND	
	- LIGHT FIXTURE
	- FAN/LIGHT
	- WATERPROOF OUTLET
	- RECESSED LIGHTING
	- SINGLE PULL SWITCH
	- 3-WAY SWITCH
	- 4-WAY SWITCH
	- DIMMER SWITCH
	- SMOKE DETECTOR
	- FLOOD LIGHTS
	- EYEBALL SPOTS
	- DUPLEX RECEPTACLE (110V)
	- 220 VOLT RECEPTACLE
	- SWITCHED RECEPTACLE (TOP WIRE ONLY)
	- GROUND FAULT CIRCUIT INTERRUPTOR
	- GFCI WITH LIGHT
	- GFCI WITH FAN/LIGHT
	- TRACK LIGHTS
	- FLUORESCENT LIGHTING
	- CABLE OUTLET
	- TELEPHONE OUTLET
	- COMPUTER DATA OUTLET
	- BURGLAR ALARM
	- INTERCOM
NOTE: ALL ELECTRICAL TO BE VERIFIED BY OWNER/BUILDER BEFORE ROUGH-IN.	

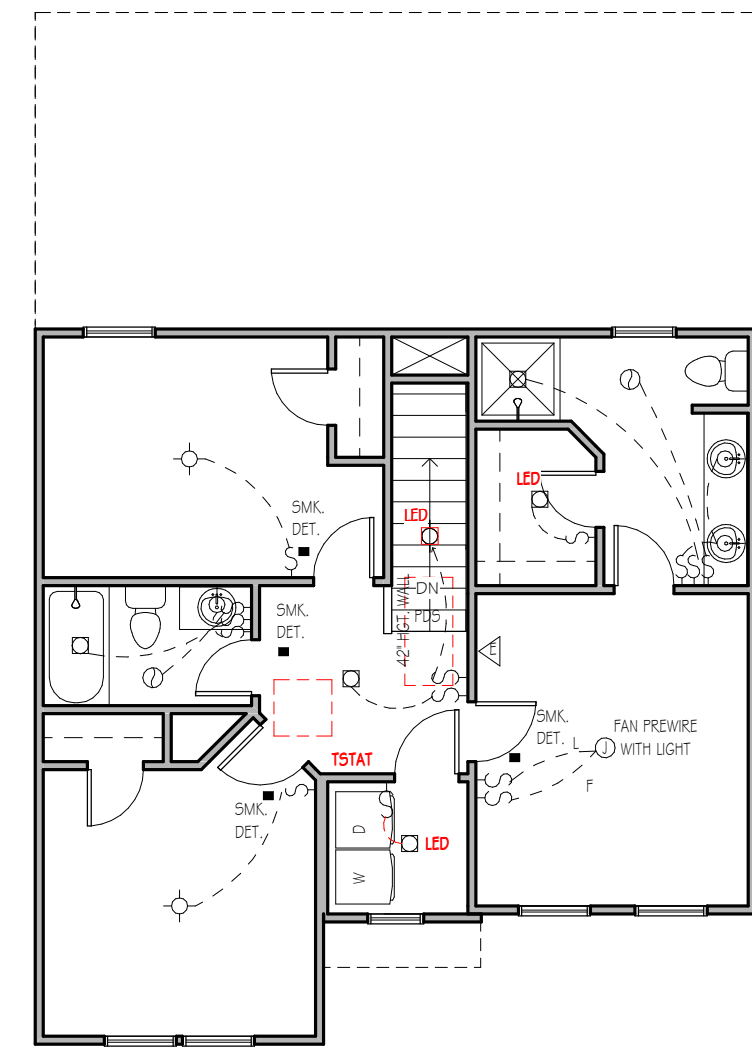


**NOTE: THREE
ETHERNET OUTLETS IN
THESE PREDETERMINED
LOCATIONS ARE
STANDARD. ANY
ADDITIONAL OUTLETS
ARE AN UPGRADE.

FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

NOTE - ELECTRICAL RECEPTACLE AND SWITCH QUANTITIES AND LOCATIONS SHOWN ON PLAN ARE FOR ILLUSTRATION PURPOSES ONLY. ACTUAL NUMBER AND LOCATIONS SHALL BE FIELD DETERMINED AS PER CLIENT AND BUILDER EXCEPT WHERE CODE REQUIREMENTS APPLY.



SECOND FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

NOTE - ELECTRICAL RECEPTACLE AND SWITCH QUANTITIES AND LOCATIONS SHOWN ON PLAN ARE FOR ILLUSTRATION PURPOSES ONLY. ACTUAL NUMBER AND LOCATIONS SHALL BE FIELD DETERMINED AS PER CLIENT AND BUILDER EXCEPT WHERE CODE REQUIREMENTS APPLY.

FORGET ME NOT
SER ELEVATION B
LOT 0081 SERENITY

Drawn By	MH
Checked By	CM
Date Drawn	4/8/20
Revision Date	7/1/20
	4/5/22
	2/21/23

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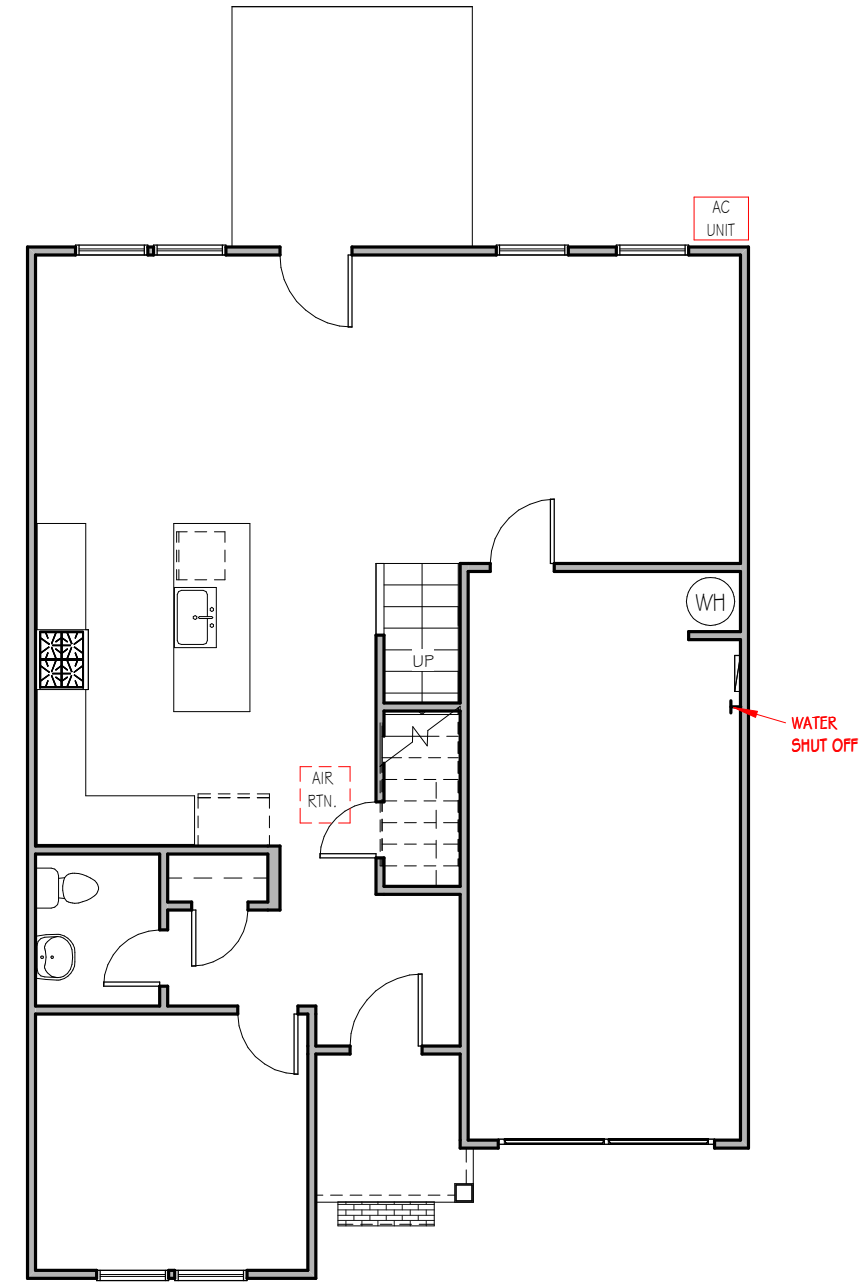


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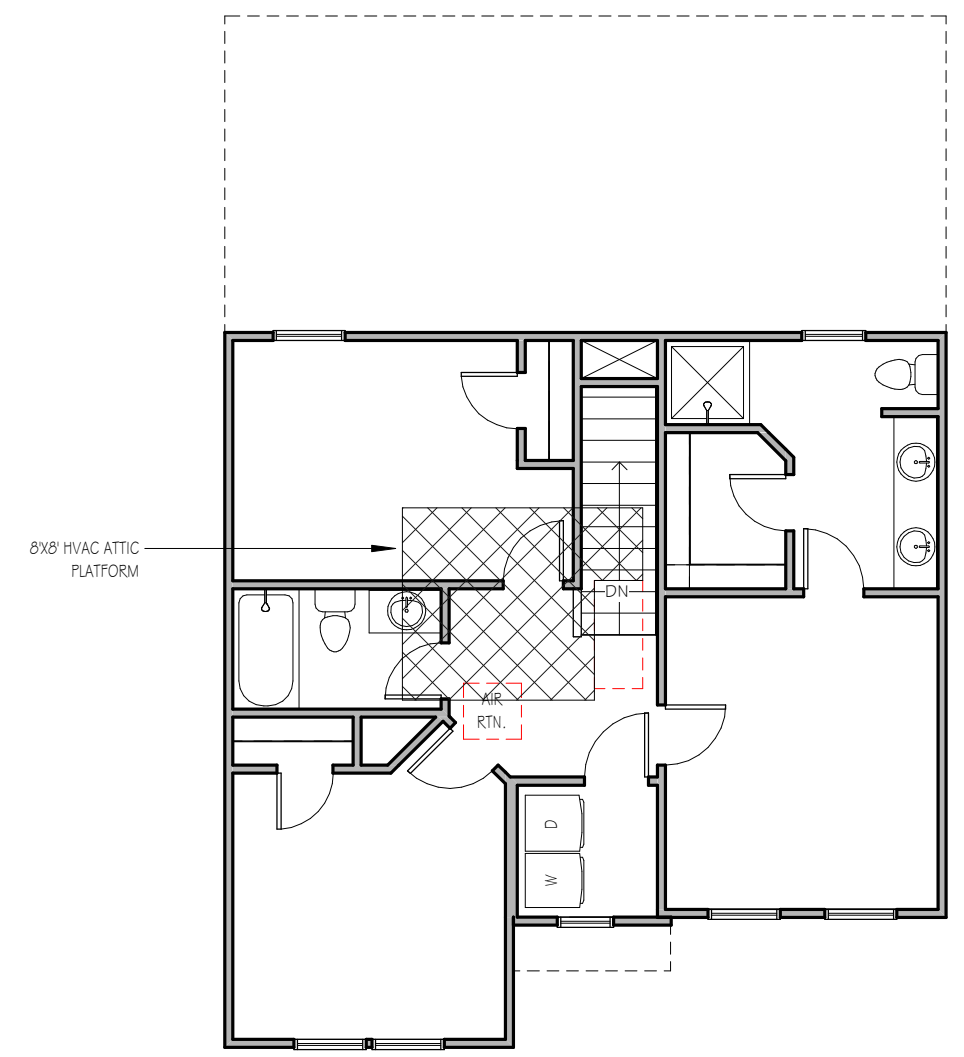
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FIRST FLOOR MECHANICAL PAGE

1/8" = 1'-0"



SECOND FLOOR MECHANICAL PAGE

1/8" = 1'-0"

FORGET ME NOT
 SER ELEVATION B
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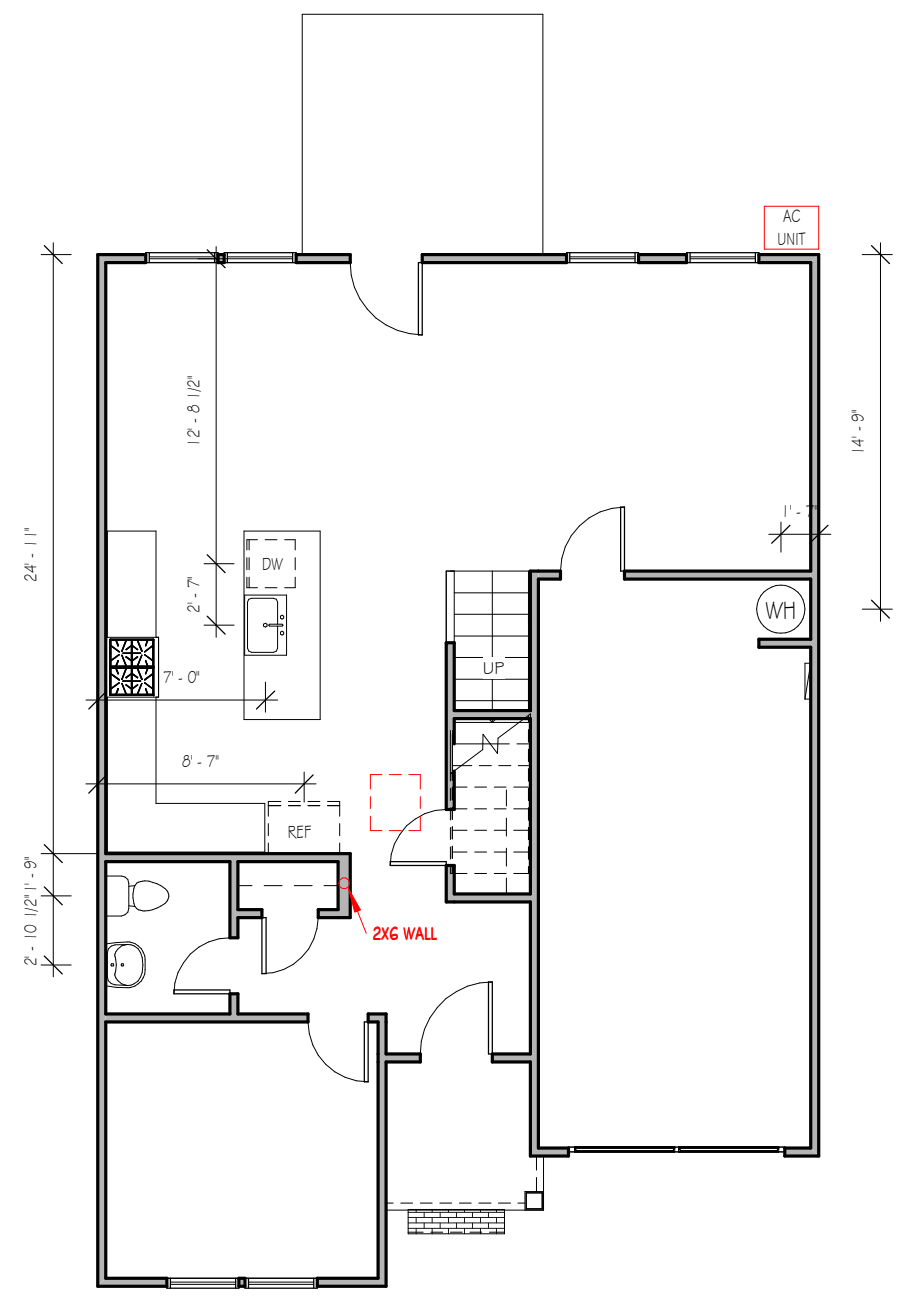
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FIRST FLOOR PLUMBING

1/8" = 1'-0"

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	4/5/22
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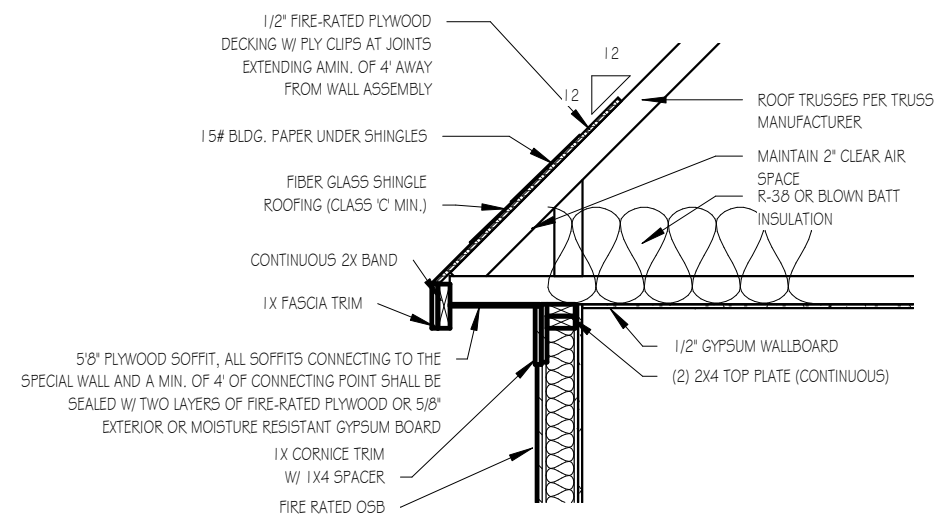
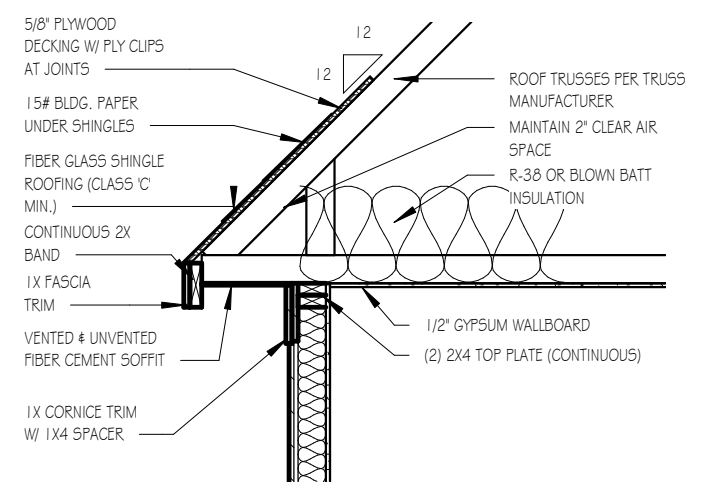
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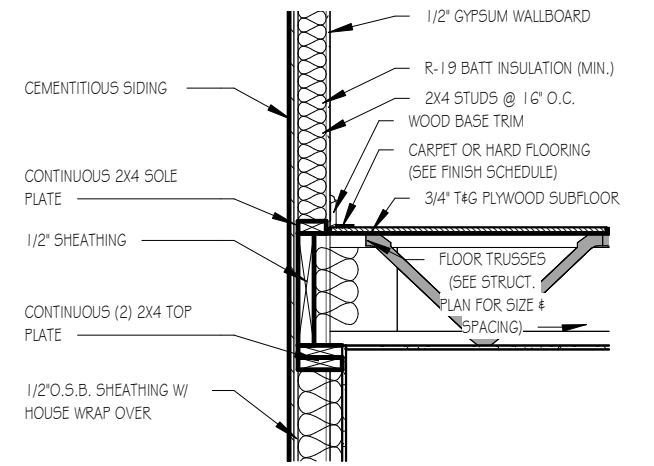
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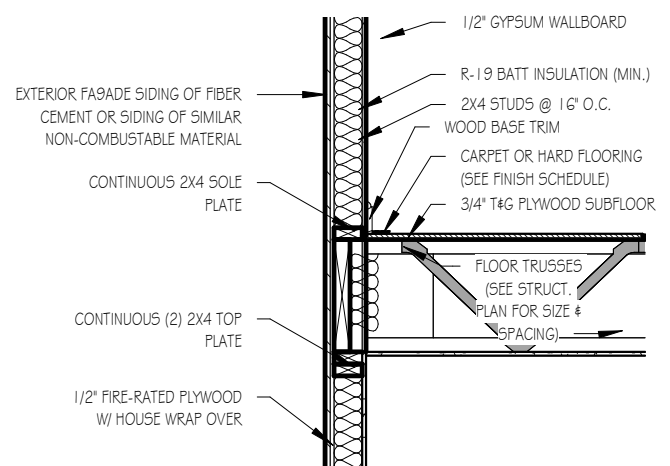
ROOF DETAIL SPECIAL FIRE-RATED WALLS

1/2" = 1'-0"



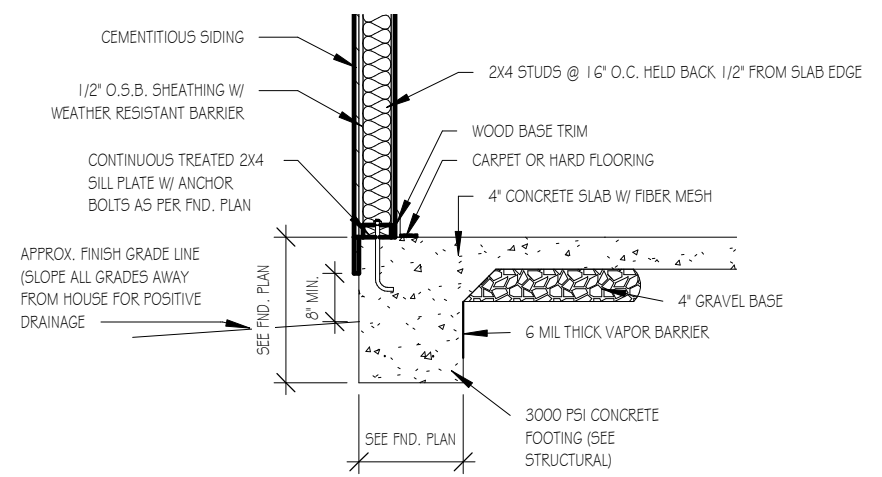
TWO-STORY WALL SECTION

1/2" = 1'-0"



SECOND FLOOR SECTION - SPECIAL FIRE-RATED WALLS

1/2" = 1'-0"



FOUNDATION DETAIL - SLAB

1/2" = 1'-0"



LUG FOOTING

1/2" = 1'-0"



FRONT PORCH COLUMNS SUPPORT ATTACHMENT

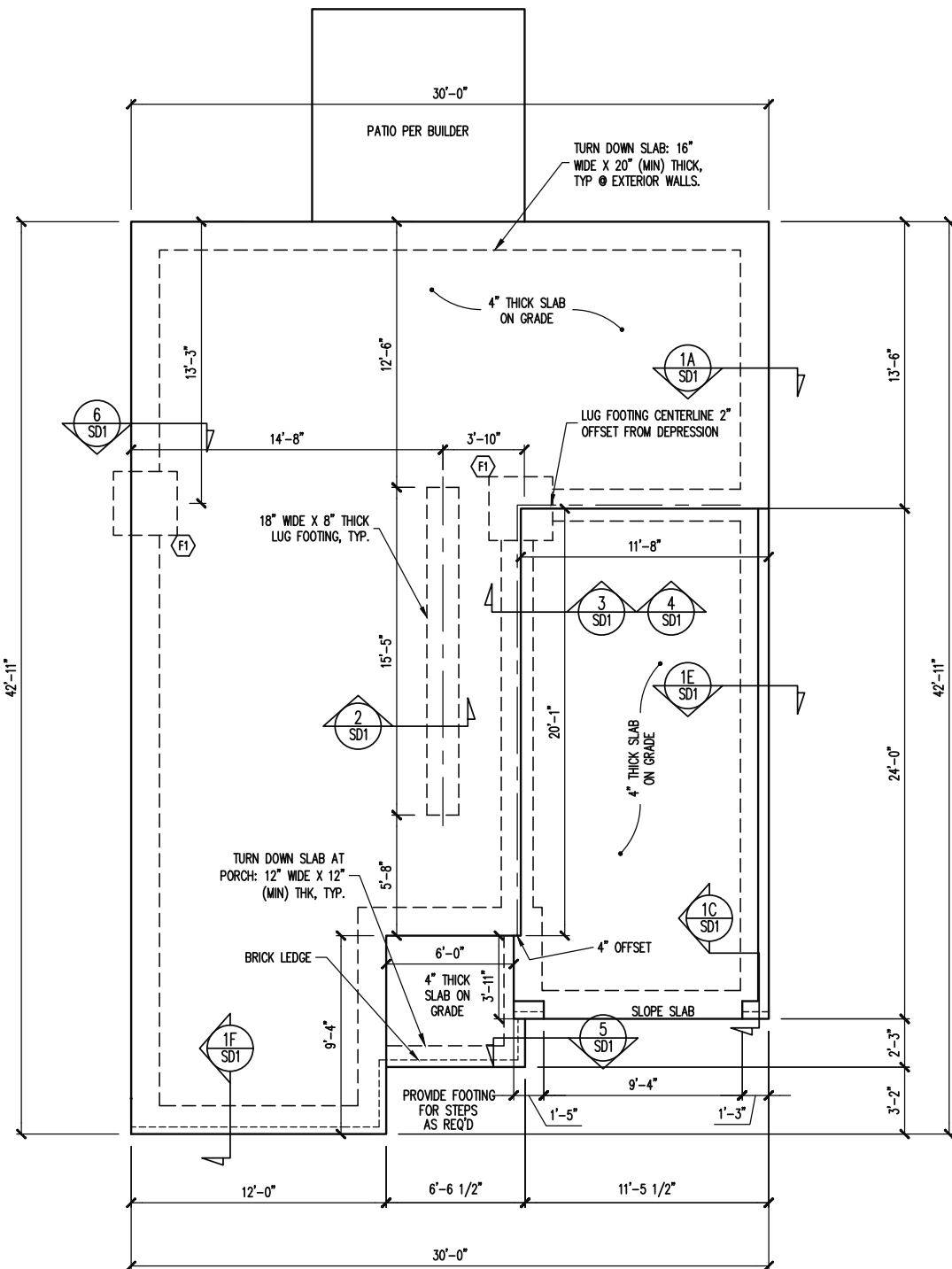
1/2" = 1'-0"

TYPICAL DETAIL SHEET
SERENITY COLLECTION

Drawn By	MMH
Checked By	JM
Date Drawn	10/28/20
Revision Date	9/14/22
	9/20/22

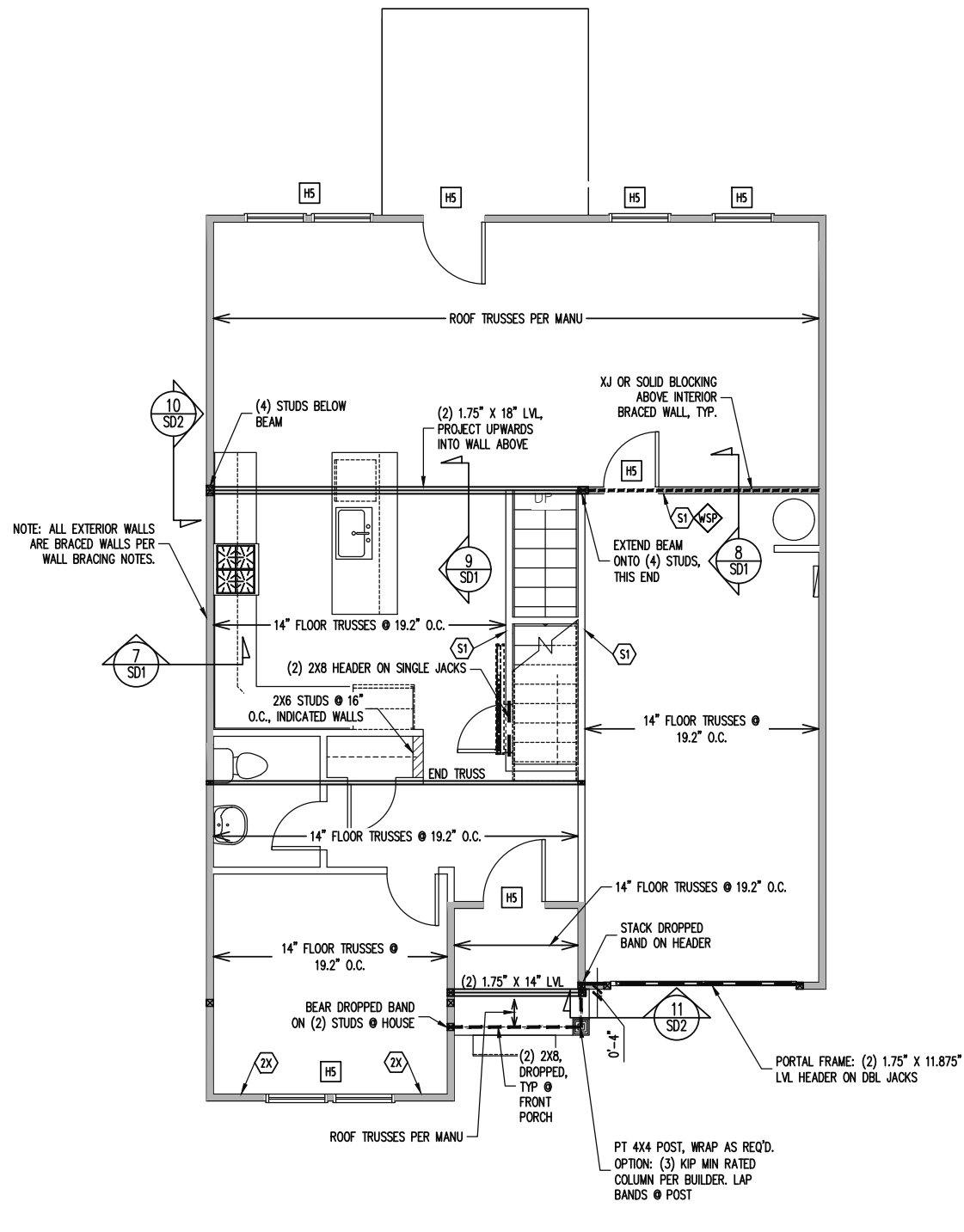
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FOUNDATION PLAN
ELEVATION B

1/8" = 1'-0"



1ST FLOOR FRAMING PLAN
ELEVATION B

WALLS AND CEILING
1/8" = 1'-0"

FRAMING SCHEDULE

S1 INTERIOR LOAD BEARING WALL: SECURE TO THICKENED SLAB BELOW WITH 1/2" RED HEADER ANCHOR (OR EQUAL) @ 6'-0" O.C., 12" MAX FROM ENDS / CORNERS OF WALL, 7" MIN EMBEDMENT INTO SLAB BELOW.

JOIST SUBSTITUTION

14" FLOOR TRUSSES PERMITTED TO BE SUBSTITUTED WITH 14" I-JOISTS.

MAINTAIN MINIMUM SPACING AS CALLED OUT ON PLANS.

SIMP. IUS/ITS3.56/14 HANGERS TO BE SUBSTITUTED WITH SIMP. IUS/ITS2.06/14 HANGER WHEN I-JOISTS HAVE BEEN INSTALLED.

CONSTRUCTION SPECIFICATIONS

INSTANT REFERENCES

REFER TO THE CONSTRUCTION SPECIFICATIONS SECTIONS FOR THE FOLLOWING INFORMATION:

PART 1.01: CURRENT GOVERNING CODE

PART 14: STUD SUPPORT FOR BEAMS

PART 17: KING STUDS FOR EXTERIOR WALLS

SEE DETAIL / CONSTRUCTION SPECIFICATIONS SHEETS FOR I-JOISTS ALLOWABLE SUBSTITUTIONS

WALL BRACING

SHADED WALLS:

ALL EXTERIOR STUD WALLS, EXTERIOR SIDE, ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16 APA RATED OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

WSP - ONE SIDE OF INTERIOR WALL OR INSIDE OF EXTERIOR WALL WITH 3/8" MIN. THICKNESS WOOD STRUCTURAL PANELING. ATTACH WSP TO STUD WALL WITH 8d NAILS @ 4" O.C. AT PANEL EDGES, 8" O.C. IN PANEL FIELD.

ZX - SHEATH BOTH SIDES OF STUD WALL WITH 7/16 APA RATED OSB, NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

NOTES:
PROVIDED CONTINUOUS SHEATHING = 155' MIN.

REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

HEADER SCHEDULE

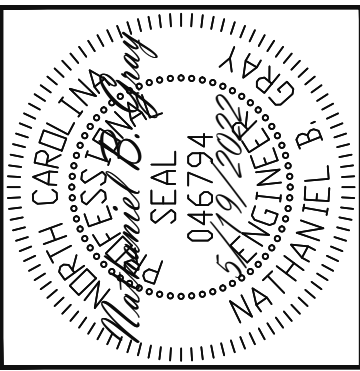
- H1 SINGLE 2X4 TURNED FLAT (A)
- H2 (2) 2X4'S ON SINGLE JACKS (B)
- H3 (2) 2X10'S ON SINGLE JACKS (C)
- H4 (2) 1.75" X 9.25" LVL'S ON DBL JACKS
- H5 (2) 2X8'S ON SINGLE JACKS

- (A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.
- (B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.
- (C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

NOTES:
-HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.

NOTES:
-HEIGHT AND BACKFILL LIMITATIONS FOR FOUNDATION WALLS ARE TO BE GOVERNED BY THE NESBC, LATEST EDITION. REINFORCEMENT AND GROUTING SHALL BE DETERMINED BY FINAL SITE CONDITIONS.

-BUILDER TO FIELD LOCATE CRAWLSPACE ACCESS OPENING WITH MINIMUM DIMENSIONS OF 18X24. DO NOT LOCATE ACCESS OPENING BELOW POINT LOADS FROM ABOVE WITHOUT ENGINEER APPROVAL.



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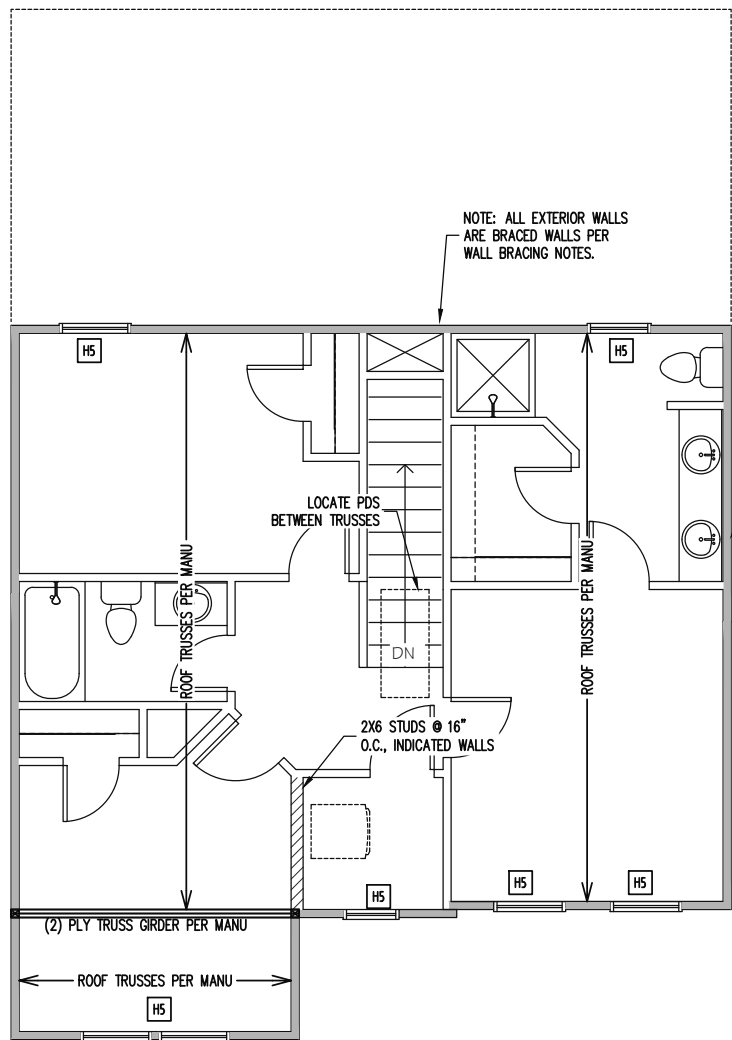
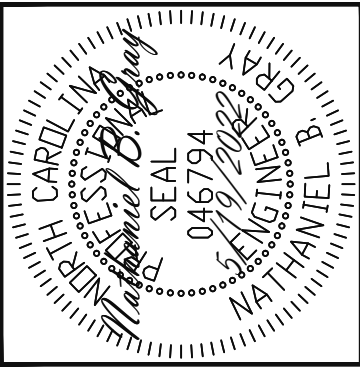
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SCOPE	TBD
LOC	MASTER
PLAN:	FORGET ME NOT

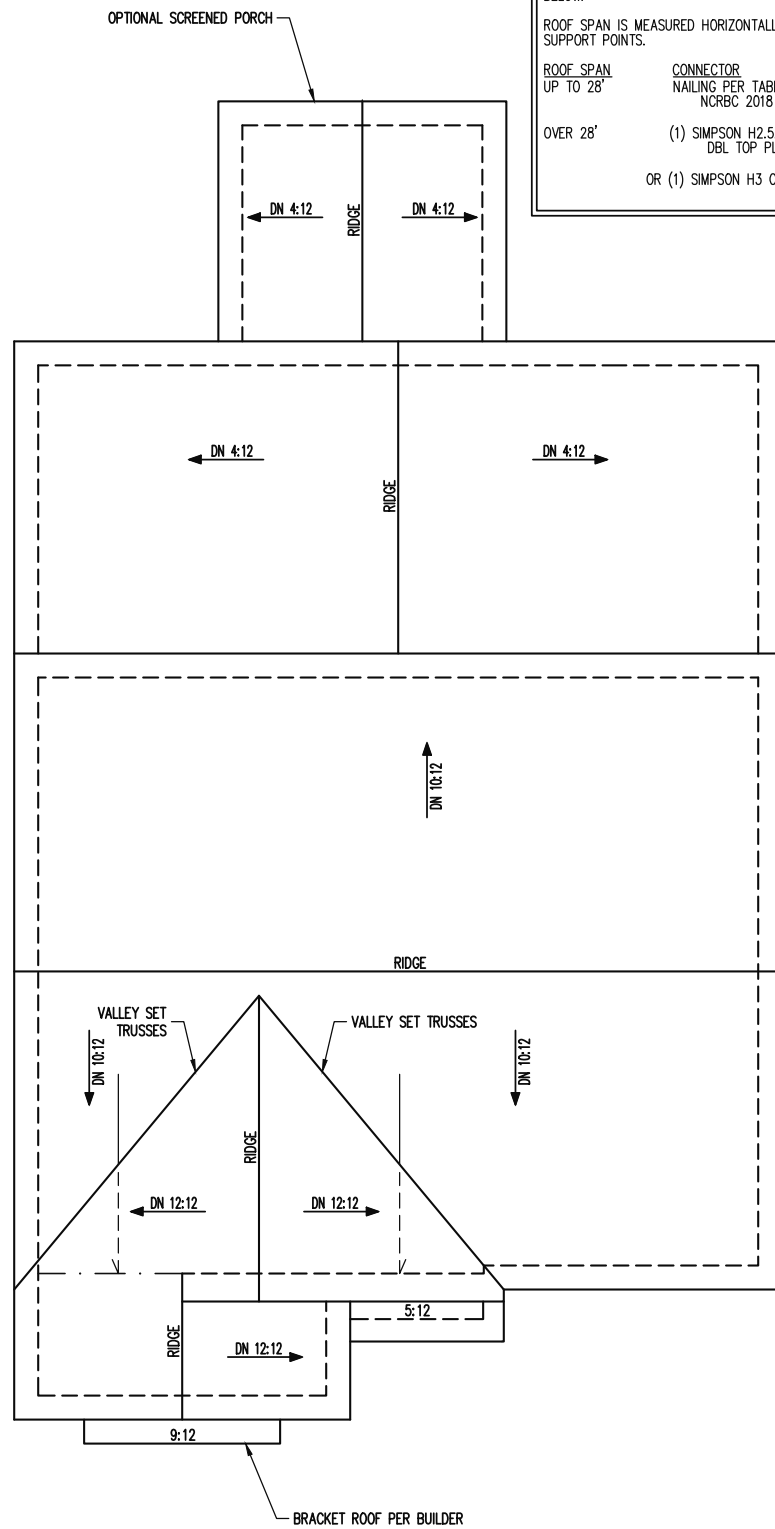
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SHEET NO.
S1B



2ND FLOOR FRAMING PLAN
ELEVATION B
WALLS AND CEILING
1/8" = 1'-0"



ROOF FRAMING PLAN
ELEVATION B
1/8" = 1'-0"

TRUSS UPLIFT CONNECTORS	
EXPOSURE B, 120 MPH, ANY PITCH, 24" O.C. MAX. ROOF TRUSS SPACING	
TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE BELOW.	
ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.	
ROOF SPAN	CONNECTOR
UP TO 28'	NAILING PER TABLE 602.3(1) NCRBC 2018 EDITION
OVER 28'	(1) SIMPSON H2.5A HURRICANE CLIP TO DBL TOP PLATE OR BEAM OR (1) SIMPSON H3 CLIP TO SINGLE 2X4 PLATE

FRAMING NOTES

ROOF ONLY
-ROOF TRUSSES PER MANU. TYPICAL U.N.O.
-VERIFY ALL KNEEWALL HEIGHTS, ROOF PITCHES, AND ARCHITECTURAL OVERHANGS PRIOR TO CONSTRUCTION

CONSTRUCTION SPECIFICATIONS
INSTANT REFERENCES

REFER TO THE CONSTRUCTION SPECIFICATIONS SECTIONS FOR THE FOLLOWING INFORMATION:
PART 1.01: CURRENT GOVERNING CODE
PART 14: STUD SUPPORT FOR BEAMS
PART 17: KING STUDS FOR EXTERIOR WALLS

WALL BRACING

SHADED WALLS:
ALL EXTERIOR STUD WALLS, EXTERIOR SIDE, ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16 APA RATED OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

NOTES:
PROVIDED CONTINUOUS SHEATHING = 119' MIN.
REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

HEADER SCHEDULE

- H1 SINGLE 2X4 TURNED FLAT (A)
 - H2 (2) 2X4'S ON SINGLE JACKS (B)
 - H3 (2) 2X10'S ON SINGLE JACKS (C)
 - H4 (2) 1.75" X 9.25" LVL'S ON DBL JACKS
 - H5 (2) 2X8'S ON SINGLE JACKS
- (A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.
(B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.
(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.
- NOTES:
-HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.

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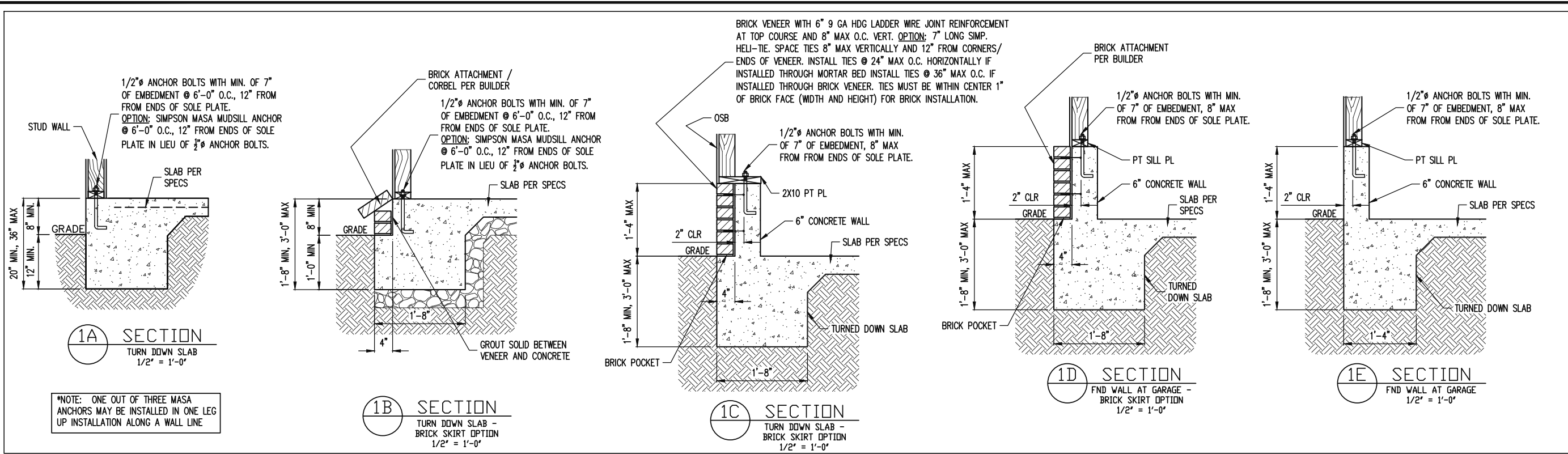
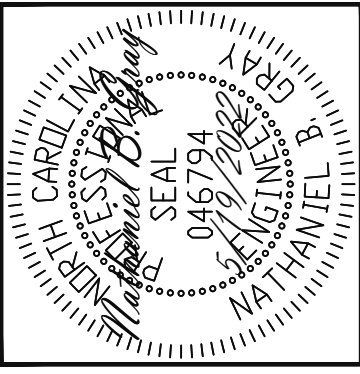
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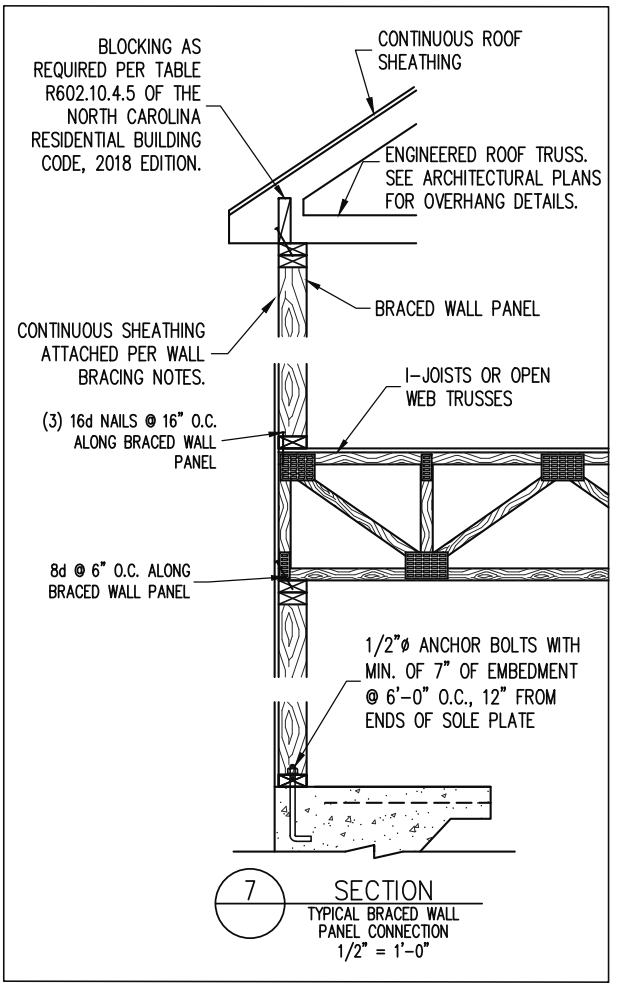
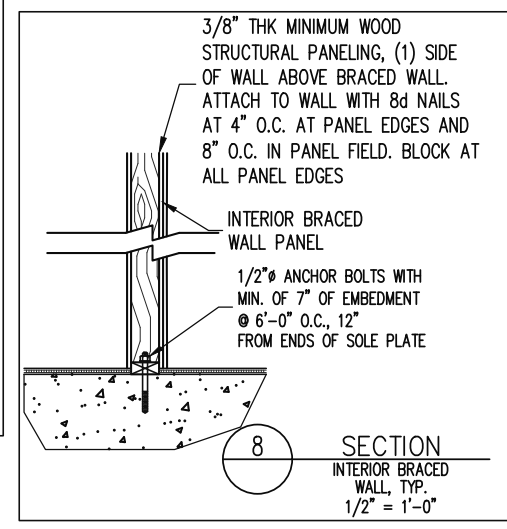
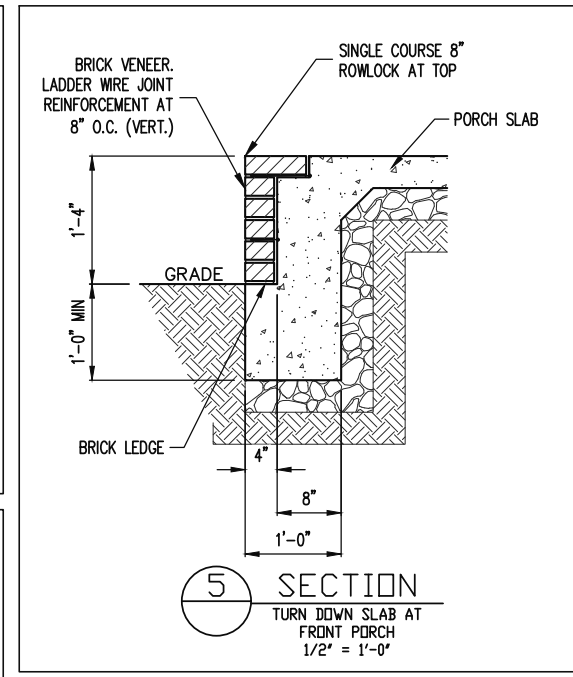
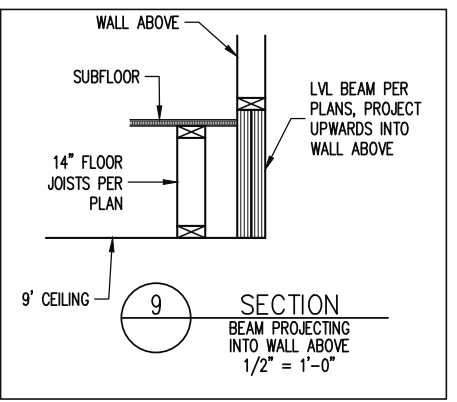
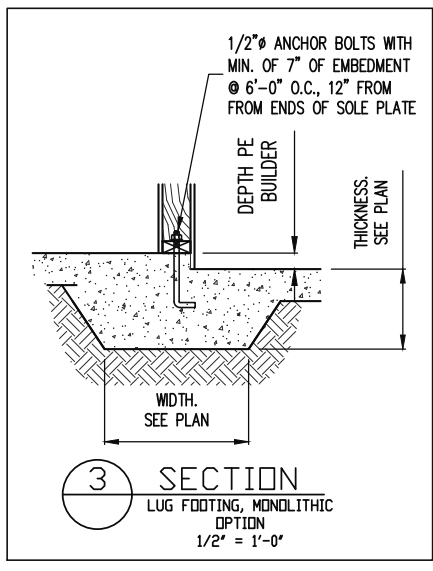
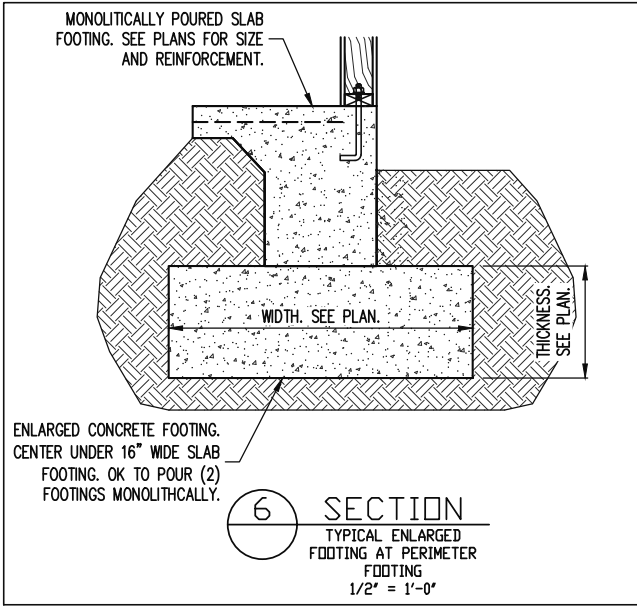
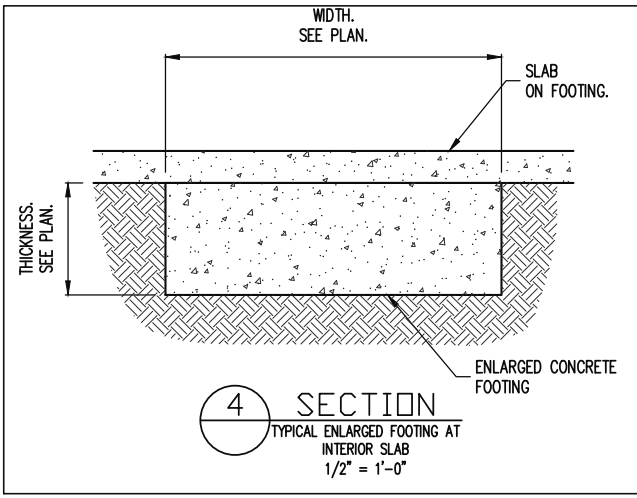
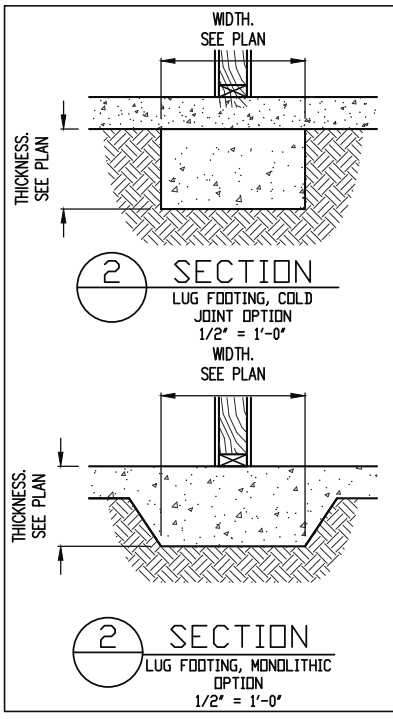
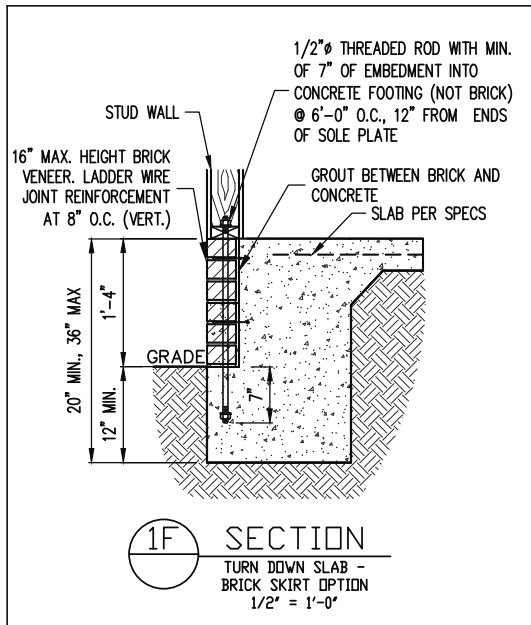
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S2B
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*NOTE: ONE OUT OF THREE MASA ANCHORS MAY BE INSTALLED IN ONE LEG UP INSTALLATION ALONG A WALL LINE



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SD1
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