

DETACHED SINGLE FAMILY DWELLING

MODEL 628 - GARAGE RIGHT

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AREA SCHEDULE

FIRST FLOOR HEATED *	1,308 SF
SECOND FLOOR HEATED **	1,708 SF
TOTAL HEATED AREA	3,016 SF
GARAGE ***	450 SF
COVERED FRONT PORCH (VARIES) ****	165 SF
TOTAL COVERED AREA	3,631 SF
OPT. COVERED REAR PORCH/SUNROOM *****	138 SF

* + 68 SF @ OPT. BATHROOM
+ 25 SF @ ELEV. D

** +25 SF @ ELEV. D

*** + 252 SF @ OPT. THIRD-CAR GARAGE
+ 56 SF @ OPT. GARAGE STORAGE

**** 150 SF @ ELEV D
+ 98 SF @ OPT. WRAP AROUND PORCH

***** + 174 SF @ OPT. SUNROOM W/ OPT.
COVERED PORCH

GENERAL NOTES

01. GENERAL CONDITIONS

1. STAIRS: ALL STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE ADOPTED BUILDING CODE. STAIR INFORMATION - MAXIMUM STAIR RISER 8-1/4"; MINIMUM STAIR TREAD 9" WITH A 3/4" - 1-1/4" NOSING ON STAIRS WITH SOLID RISER. MINIMUM STAIR HEADROOM 6'-8" CLEAR MEASURED VERTICALLY FROM THE STAIR NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM. MINIMUM CLEAR STAIR OPENING WIDTH SHALL NOT BE LESS THAN 36 INCHES. STAIRS WITH OPEN RISERS SHALL BE CONSTRUCTED TO PREVENT THE PASSAGE OF A SPHERE OF 4 INCHES OR MORE IN DIAMETER THROUGH THE RISER OPENINGS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCHES. THE GREATEST TREAD RUN WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCHES.
2. HANDRAILS AND GUARDRAILS: HANDRAILS MUST HAVE A MINIMUM AND MAXIMUM HEIGHT OF 34 INCHES AND 38 INCHES, RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, AND SHALL BE PROVIDED ONE AT LEAST ON SIDE OF STAIRWAYS OF FOUR OR MORE RISERS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. ALL STAIRWAY HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF AT LEAST 1-1/4 INCHES AND NOT GREATER THAN 2 INCHES MAX. OR APPROVED RAILS OF EQUIVALENT GRASPABILITY. HANDRAILS PROJECTING FROM THE WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT AND SHALL BE INSTALLED AT ALL PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW.
3. WINDOW SUPPLIER IS TO CERTIFY THAT THE WINDOWS PROVIDED FOR BEDROOMS MEET THE GOVERNING BUILDING CODE EGRESS AND ALL PREVENTION REQUIREMENTS. IF LARGER WINDOWS ARE REQUIRED THAN THOSE SHOWN ON THE PLANS, THE SUPPLIER SHALL NOTIFY THE BUILDER AND THE BUILDER SHALL SUBSTITUTE THE LARGER WINDOWS FOR THOSE SHOWN ON THE PLANS. THE BUILDER SHALL CONFIRM WINDOW SIZES BY COMPLETING THE ROUGH FRAME OPENINGS BEFORE THE WINDOWS ARE ORDERED. GLAZING AT ALL WINDOWS, DOORS, TUBS, FIXED GLASS PANELS, SIDELIGHTS, ETC. MUST MEET THE REQUIREMENTS OF THE GOVERNING CODE WITH SPECIAL ATTENTION PAID TO GLAZING AT HAZARDOUS LOCATIONS PER IRC SECTION R308.
4. ALL VENTED CRAWL OR ATTIC SPACES SHALL BE PROVIDED WITH VENTS TO ALLOW A FLOW OF AIR THROUGH THE SPACE. FREE VENT AREA IS TO BE AS FOLLOWS: CRAWL VENTS SHOULD EQUAL 1/150 OF GROUND AREA. ROOF VENTS 1/300 OF CEILING AREA WITH VENTS DISTRIBUTED PER THE GOVERNING BUILDING CODE. PROVIDE ACCESS OPENINGS TO CRAWL (18" X 24" MIN.) AND ATTIC (22" X 30" MIN. WITH 30" HEADROOM) OR SIZED FOR REMOVAL OF MECHANICAL EQUIPMENT IF LOCATED IN ATTIC PER IRC M1303.1.3.
5. WHERE DRAWINGS OR INFORMATION IS IN CONFLICT WITH OTHER DRAWINGS OR DETAILS, THE BUILDER SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ORDER THAT A CLARIFICATION NOTICE CAN BE ISSUED.
6. ALL COMPONENTS AND CLADDING SHALL BE ATTACHED FOR WIND SPEED REQUIREMENTS NOTED ON THIS COVER SHEET OR PER THE GOVERNING BUILDING OFFICIAL'S REQUIREMENTS.

02. SITE WORK

1. PRESUMED SOIL BEARING CAPACITY IS NOTED ON THIS COVER SHEET. THE BUILDER IS RESPONSIBLE FOR VERIFYING THIS BEARING CAPACITY. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL.
2. THE BOTTOM OF ALL FOOTINGS SHALL BE BELOW THE FROST LINE AS DEFINED BY THIS COVER SHEET, THE DRAWINGS OR THE GOVERNING BUILDING OFFICIAL'S REQUIREMENTS AND/OR 12" MINIMUM.
3. FOR BASEMENT CONDITIONS, THE MAXIMUM VERTICAL DISTANCE MEASURED FROM THE TOP OF A BASEMENT FLOOR SLAB TO THE OUTSIDE FINISHED GRADE SHALL NOT EXCEED DISTANCES FOR THE WALL THICKNESS AS SHOWN IN IRC TABLES R-404.1.1 (1-4) OR R-404.1.2 (1-9) BASED ON WALL TYPE AND SOIL CLASS.
4. DO NOT BACKFILL UNTIL WALLS HAVE CURED AND THE ENTIRE BUILDING STRUCTURE ABOVE IS IN PLACE. BACKFILL SHALL BE CLEAN GRANULAR FILL, FREE OF ORGANIC MATERIAL, PLACED EQUALLY ON ALL SIDES, COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D 698.
5. FINISHED GRADE SHALL SLOPE AWAY FROM THE BUILDING AT A MINIMUM SLOPE OF 6 INCHES PER 10 FEET TO A MINIMUM DISTANCE OF 10 FEET FROM THE BUILDING PER IRC SECTION R401.3.
6. TERMITE TREATMENT - TREAT INTERIOR AND EXTERIOR EARTH AT PERIMETER WITH EPA APPROVED TERMITICIDE. SPRAY BORA-CARE OR EQ. TERMITICIDE & MOLD TREATMENT ON STUDS 3 FEET ABOVE SLABS PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE TERMITE SHIELDS WHERE SHOWN ON PLANS.

03. CAST-IN-PLACE CONCRETE

1. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI. EXTERIOR SLABS TO BE 3,000 PSI, MIN. 5% & MAX. 7% AIR ENTRAINED CONCRETE.
2. CONCRETE PLACEMENT SHALL COMPLY WITH RECOMMENDATIONS OF ACI 332.
3. CONCRETE SLABS SHALL HAVE POLYPROPYLENE FIBER ADDITIVE (1.5 LB/CY) OR WVF REINFORCEMENT 6 X 6, W1.4 X W1.4 PER ASTM A185 LOCATED MIDWAY THROUGH THE SLAB THICKNESS. ALL SLABS ARE TO BEAR ON COMPACTED FILL TESTED FOR 95% MAXIMUM DRY DENSITY PER ASTM D 698.
4. REINFORCING STEEL WHERE SHOWN ON PLANS SHALL CONFORM TO ASTM A 615, GRADE 60 MIN., DEFORMED.
5. PROVIDE A 6 MIL. POLYETHYLENE MOISTURE VAPOR BARRIER MEMBRANE UNDER INTERIOR AND GARAGE CONCRETE SLABS AND FOOTINGS WHERE INDICATED ON THE DRAWINGS. LAP SHEETS 6" MIN. AT JOINTS.
6. COVERED PORCHES SLABS SHALL SLOPE AT A MINIMUM SLOPE OF 1/8" PER FOOT TO DRAIN WATER AWAY FROM EXTERIOR WALLS. UNCOVERED PATIO SLABS SHALL SLOPE AT 1/4" PER FOOT.

04. MASONRY

1. CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90, GRADE N, NORMAL WEIGHT UNITS.
2. MORTAR TO BE TYPE 'M' WITH A 28 DAY COMPRESSIVE STRENGTH OF 2,000 PSI. PROVIDE CONTINUOUS HORIZONTAL JOINT REINFORCING EVERY OTHER COURSE. MORTAR TO MEET ASTM C270 STANDARDS.
3. GROUT SHALL MEET THE REQUIREMENTS OF ASTM C476 WITH A 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI. GROUT ALL CELLS RECEIVING ANCHORS AND THE TOP COURSE OF ALL BEARING WALLS.
4. FACE BRICK SHALL BE STANDARD SIZE AND COMPLY WITH ASTM C216. RUNNING BOND WITH TOOLED JOINT APPLICATION. SECURE BRICK VENEER TO WALL STUDS WITH 22 GA. GALV. METAL TIES ATTACHED TO STUDS WITH 8d NAILS SPACING AS SHOWN ON PLANS.
5. APPLY A BITUMINOUS WATERPROOF MEMBRANE TO THE EXTERIOR OF ALL BASEMENT WALLS TO BE BELOW GRADE AFTER BACKFILLING.
6. MANUFACTURED STONE WHERE SHOWN ON PLANS, SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND DETAILS AND THE MASONRY VENEER MANUFACTURERS ASSOCIATION (MVMA) "INSTALLATION GUIDE AND DETAILING OPTIONS FOR COMPLIANCE WITH ASTM C1780.

05. STRUCTURAL STEEL

1. STEEL BEAMS AND PLATES SHALL CONFORM WITH ASTM A36. STEEL COLUMNS SHALL CONFORM TO ASTM A53.
2. ALL STRUCTURAL STEEL SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT AISC SPECIFICATIONS AND "STEEL CONSTRUCTION MANUAL." ALL PIPE COLUMNS SHALL BE STANDARD WEIGHT STEEL COLUMNS IN ACCORDANCE WITH ASTM A500 AND FINISHED WITH CORROSION RESISTANT COATING PER ASTM B117. STEEL COLUMNS AT BASEMENT LOCATIONS SHALL PENETRATE THE BASEMENT SLAB DOWN TO THE TOP OF THE COLUMN FOOTING BELOW SLAB.
3. ALL BRICK STEEL LINTELS SHALL BE SIZED PER STRUCTURAL DRAWINGS ON SHEET SD1.

06. WOOD

1. FRAMING LUMBER SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION WHICH PROVIDES THE FOLLOWING MINIMUM DESIGN VALUES:

MEMBER	GRADE	VALUES
FRAMING LUMBER	SF# 2 OR BETTER	Fb = 875 PSI
PRESSURE TREATED LUMBER	SYP #2 OR BETTER	Fb = 975 PSI
PLATES	SYP/SF# #3	Fc = 425 PSI
BLOCKING	STANDARD	Fb = 275 PSI

2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA), "WOOD FRAME CONSTRUCTION MANUAL" (WFCA) AND SHALL COMPLY WITH IRC R301.1 TO SUPPORT AND TRANSFER ALL LOADS SAFELY TO THE FOUNDATION.
3. THE DESIGN LOADS FOR PREFABRICATED WOOD TRUSSES ARE PER THESE SPECS., THE GOVERNING BUILDING CODE AND CURRENT EDITIONS OF TP-1 AND NDS. THE TRUSS MANUF. SHALL PROVIDE SHOP DRAWINGS, SEALED BY A STATE-LICENSED DESIGN PROFESSIONAL, FOR APPROVAL PRIOR TO FABRICATION. INSTALL TRUSSES AND ENGINEERED LUMBER IN STRICT ACCORDANCE WITH THE SHOP DRAWINGS AND WTCA-B1 AND WTCA-B2. ALL POINT LOADS, PARTIAL UNIFORM LOADS OR COMBINATIONS THEREOF SHALL BE DETERMINED BY THE TRUSS MANUFACTURER AND ACCOUNTED FOR IN THE DESIGN OF THE ROOF AND/OR FLOOR SYSTEM.
4. PREFABRICATED WOOD-JOISTS SHALL BE KATED PER ASTM D5055 AND INSTALLED PER SHOP DRAWINGS AND DETAILS PROVIDED BY THE MANUFACTURER.
5. HANGERS, ANCHORS AND FASTENERS, WHEN CALLED FOR IN SHOP DRAWINGS OR THESE DRAWINGS, SHALL BE INSTALLED IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
6. ALL HANGERS, FRAMING ANCHORS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD TO BE STAINLESS STEEL OR GALVANIZED PER G185 RATING "Z-HAZ" COATING BY SHIPSON OR "TRIPLE ZINC" BY USF.
7. BEAMS AND HEADERS ARE TO BEAR ON JACK STUDS AS NOTED ON THE PLANS, SHOP DRAWINGS, OR PER CODE. PROVIDE SOLID BLOCKING BELOW ALL JACK STUDS FORMING A CONTINUOUS BEARING LINE TO THE FOUNDATION.
8. ALL LUMBER IN CONTACT WITH EARTH, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. FIELD TREAT SAWED, DRILLED OR NOTCHED TREATED LUMBER PER AWWA M4-11.
9. PROVIDE STRUCTURAL SHEATHING WHERE NOTED ON PLANS. ALL WOOD SHEATHING SHALL BE APA RATED OR RATED FOR SUPPORT SPANS. INSTALL ROOF SHEATHING WITH "H" CLIPS BETWEEN TRUSSES.
10. INSTALL FIREBLOCKING PER R302.1.1 TO CUT OFF DRAFT OPENINGS AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, BETWEEN STORIES, AND BETWEEN THE TOP STORY AND ROOF.
11. STUDS FOR EXTERIOR WALLS SHALL BE SIZED PER THE INTERNATIONAL RESIDENTIAL CODE, TABLE R602.3.1
- 11.1. ALL NOTCHES AND CUTS IN FRAMING SHALL NOT EXCEED MAX. DIMENSIONS AS DEFINED IN THE IRC R602.6.

07. THERMAL AND MOISTURE PROTECTION

1. INSTALL INSULATION MATERIALS TO MEET THE 'R' VALUES AS SHOWN ON THE DRAWINGS. FIT INSULATION TIGHT INTO SPACES AND LEAVE NO GAPS OR VOIDS. PROVIDE RIGID INSULATION WHERE SHOWN ON PLANS. AT INTERIOR WALLS SEAL ALL JOINTS, SEAMS AND PENETRATIONS TO PREVENT AIR LEAKAGE PER M1102.4.
2. INSTALL FIBERGLASS/ASPHALT ROOF SHINGLES IN ACCORDANCE WITH MANUF. INSTRUCTIONS AND ASPHALT ROOFING MANUFACTURERS ASSOC. "ASPHALT ROOFING RESIDENTIAL MANUAL." SHINGLES ARE TO BE CERTIFIED MIN. CLASS C FIRE RESISTANCE PER ASTM E108 OR UL 790 AND WIND RESISTANCE CLASS PER ASTM D7158 OR D3161 FOR WIND SPEED. INSTALL UNDERLAYER PER ROOF SLOPE AND IRC R305.2.2 AND CONFORMING TO ASTM D226.
3. INSTALL FLASHING, SHEET METAL, GUTTERS AND DOWNSPOUTS PER PLANS AND PER "ASPHALT ROOFING RESIDENTIAL MANUAL" AND "ARCHITECTURAL SHEET METAL MANUAL" BY SHACMA. INSTALL FLASHING AT ALL ROOF TO WALL CONDITIONS, EXTERIOR OPENINGS AND ELSEWHERE WHERE REQUIRED.
4. INSTALL A WATER-RESISTIVE BARRIER ON ALL WALLS. HOUSEWRAPS SHOULD MEET ASTM D5034 FOR DURABILITY, D779 FOR WATER RESISTANCE AND E96 FOR PERMEABILITY AND BE INSTALLED PER MANUF. INSTALLATION INSTRUCTIONS. PRE-WEATHERIZED SHEATHING SHALL BE TAPED AND SECURED PER MANUF. INSTALLATION INSTRUCTIONS.
5. INSTALL SIDING AND ACCESSORY COMPONENTS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. WIND PRESSURE RESISTANCE TO BE DETERMINED BY ASTM E330.

08. DOORS, WINDOWS AND GLASS

1. INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTALLATION RECOMMENDATIONS.
2. ALL ALUMINUM AND/OR VINYL (PVC) AND/OR WOOD WINDOWS AND DOORS SHALL CONFORM TO CLASS R WITH DP PERFORMANCE GRADE AS NOTED ON THE COVER SHEET, TESTED PER AAMA/WDMA/CSA 1011.5.2/A440 FOR THE APPLICABLE WINDOW AND DOOR TYPES SHOWN ON THE DRAWINGS. INSTALL TEMPERED GLASS AND WINDOWS WHERE NOTED ON PLANS OR AS REQUIRED BY CODE. ENERGY PERFORMANCE RATINGS FOR U VALUES AND SHGC SHALL BE AS NOTED ON THE COVER SHEET AND TESTED PER NFRC 100 AND NFRC 200 RESPECTIVELY.
3. INSTALLATION AND FLASHING OF WINDOWS AND DOORS TO BE IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS AND ASTM E2112.
4. INSECT SCREENS TO BE IN ACCORDANCE WITH ANS/ASMA 1004, ANS/ASMA 2006, OR ANS/ASMA 3001.
5. PROVIDE AND INSTALL HARDWARE PER OWNER'S SCHEDULE.
6. GARAGE DOORS SHALL BE CERTIFIED IN ACCORDANCE WITH ASTM/DASHA 108 FOR THE APPLICABLE WIND PRESSURES AS NOTED ON THE COVER SHEET.

09. FINISHES

1. GYPSUM WALL BOARD, GYPSUM SHEATHING MATERIALS AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH IRC R702.3 AND WITH GA-253 "APPLICATION OF GYPSUM SHEATHING" PUBLISHED BY THE GYPSUM ASSOCIATION.
2. INSTALL FLOOR COVERINGS AS SHOWN ON PLANS OR PER OWNER'S SCHEDULE PER MANUF. INSTALLATION INSTRUCTIONS.

10. SPECIALTIES

1. PROVIDE KITCHEN AND BATH CABINETS FIXTURES AND APPLIANCES, FIREPLACE, HARDWARE AND MISC. ITEMS PER OWNERS SCHEDULE. INSTALLATIONS TO BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. PRE-FAB FIREPLACES TO BE UL LISTED AND COMPLY WITH UL 127.
- 11-14. N/A
15. MECHANICAL
1. INSTALL VENTILATORS AND HEATING AND AIR CONDITIONING SYSTEMS AS SHOWN ON PLANS OR PER OWNER'S SCHEDULE. SIZE ALL EQUIPMENT PER ACCA MANUAL S AND J AND INSTALL FOR FUTURE ACCESS SERVICE AND REMOVAL. PROVIDE COMBUSTION AIR WHEN REQUIRED PER M1701. ALL DUCTWORK AND PIPING LOCATED IN UNCONDITIONED SPACES SHALL BE INSULATED AND SEALED PER CODE. INSTALL DRYER DUCT TO OUTSIDE WITH SMOOTH METAL DUCTING WITHOUT SCREWS AND WITH MINIMUM BENDS, MAXIMUM DUCT LENGTH PER IRC M1502.
2. VENTING: ALL DRYERS, BATH EXHAUSTS, AND RANGES MUST BE VENTED DIRECT TO THE EXTERIOR OF THE STRUCTURE WITH A BACKDRAFT DAMPER IN ACCORDANCE WITH THE CURRENT CODE.
3. PROVIDE A PROGRAMMABLE THERMOSTAT, MANUALS FOR MECHANICAL AND WATER HEATING EQUIPMENT, ENERGY COMPLIANCE CERTIFICATE AND ALL OTHER REQUIREMENTS OF THE CURRENT ENERGY CODE.

16. ELECTRICAL

1. TERMINAL HOOK UP IS REQUIRED FOR ALL FIXTURES, APPLIANCES, MOTORS, FANS AND CONTROLS. LOCATION OF OUTLETS AND EQUIPMENT ON PLANS IS APPROXIMATE, EXACT ROUTING OF WIRING AND OUTLETS SHALL BE GOVERNED BY STRUCTURAL CONDITIONS AND OBSTRUCTIONS.
2. ALL ELECTRICAL BREAKERS AND CONTROLS SHALL BE PROPERLY LABELED. INSTALL GFCI PROTECTED AND AFCI OUTLETS WHERE SHOWN ON PLANS OR AS REQUIRED BY CODE. MATERIAL AND EQUIPMENT SHALL BEAR A UL LABEL. LIGHT FIXTURES MUST MEET CLEARANCES STATED IN THE NEC. INSTALL LIGHT SWITCHES AT 3' 6" A.F.F. AND OUTLETS 12" A.F.F. TO CENTERLINE UNLESS NOTED.
3. INSTALL ELECTRIC SMOKE DETECTORS, CARBON MONOXIDE/ALARMS WHERE SHOWN ON PLANS. ALL DETECTORS MUST BE INTER-CONNECTED AND INCORPORATE A BATTERY BACK-UP. INSTALL PER NFPA 72 AND UL 217 REQUIREMENTS. CO ALARMS TO COMPLY WITH NFPA 720 AND UL 2075. COMBINATION SMOKE/CO ALARMS MUST BE LISTED PER UL 2034.
4. PROVIDE HIGH EFFICACY LAMPS IN PERMANENT FIXTURES PER CURRENT ENERGY CODE.

17. PLUMBING

1. INSTALL PLUMBING FIXTURES, SUPPLY AND WASTE LINES PER GOVERNING CODE. ALL NOTCHES AND CUTS IN FRAMING SHALL NOT EXCEED MAX. DIMENSIONS AS DEFINED IN THE BUILDING CODE. PROTECT PLUMBING LINES AND REINFORCE STUD WALL NOTCHES WITH 16 GA. METAL PLATES.

BUILDING CODE SUMMARY

Location: Various Locations, Raleigh/Durham Market
Proposed Use: Detached Single Family Dwelling
Owner: Chesapeake Homes
Contact Person: Mark King Telephone #: (919) 256-3060 E-mail: Mark@chesohomes.com

DESIGNER OF RECORD:

Designer	Name	License #	Telephone #	E-mail
Architect	James W. Wentling	NC-Arch. # 4642	(215) 568-2551	JamesWentling@wentlinghouseplans.com
Structural	Jonathan A. Troxler	NC-P.E. # 27845	(919) 878-1617	troxler@southernengineers.com

BUILDING DATA:

Year Edition of Code: 2018 North Carolina State Residential Code
(2015 IRC with North Carolina Amendments)

DESIGN LOADS:

Roof Live Load:	20 PSF	Attic With Permanent Stair:	40 PSF
Floor Live Load:	40 PSF	Attic Without Permanent Stair:	20 PSF
Floor Live Load Sleeping Rooms:	30 PSF	Attic Without Storage:	10 PSF

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA:

Ground Snow Load:	20 PSF	Exposure:	B	Design Pressure:	
Design Wind Speed:	115-120 MPH	Risk Group:	II	Walls:	20
Solar Site Class:	C	Roof:	35	Windows + Doors:	20
Solar Design Category:	B				
Weathering:	Moderate				
Frost Line:	12"				
Termite Decay:	Moderate to Heavy				
Winter Design Temp.:	20°				
Climate Zone:	4A				

ENERGY EFFICIENCY:

Minimum Insulation:

Ceiling:	R-38 (R-30 w/ Raised Heal Truss)
Walls:	R-15
Floors:	R-19
Slab:	R-0 (Per Southern Energy)
Glazing 'U' Value:	0.35 Max.
SHGC:	0.30 Max.

(Note: Minimum insulation values per Southern Energy Reports)

SOIL BEARING CAPACITIES:

Presumptive Bearing Capacity: 2,000 PSF

Homesite 172
Plan 628
Elevation B
Garage Right

- Mono Slab
- Patio
- Full Bath at Bed 5
- Rear Covered Porch
- Flush Island Countertop
- Bench and Pegs
- First Floor Pickets and Rails
- Double Bowl at Hall Bath
- Door to Bath at Bed 4

JAMES WENTLING/
ARCHITECT

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ARCHITECTURE
LAND PLANNING
GRAPHICS

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DATE	REVISION	DESCRIPTION
DN	01-10-19	CONVERT OLAHS
DN	02-14-19	STRUCT. DWGS. REV.
CK	12-10-19	ADD KINGST. ELEV. D + B
CK	05-18-20	ELEV. F + SUNRM. W/ COV.

PROJECT NO.	113-69
DATE	01-13-16
SCALE	NO SCALE
DRAWN BY	JW
CHECKED BY	JW
REVISION FOR	PERMITS/CONSTRUCTION

PROJECT TITLE
**MODEL 628 -
GARAGE RIGHT**

CLIENT
**CHESAPEAKE
HOMES OF NC**
3100 Smoketree Court,
Suite 210
Raleigh, NC 27604
(919) 256-3060
(919) 556-0690 Fax

DRAWING TITLE
**CONTENTS
AND PROJECT
INFORMATION**

SHEET
1

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DR., RALEIGH, NC 27609
LICENSE: C-1287, PHONE: 919-878-1617
PROJECT # 19-1059

- Engineers 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 Southern Engineers. Failure to do so will void Southern Engineer's liability.
- Seal is valid for a project permitted within one year from date of seal.
- Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

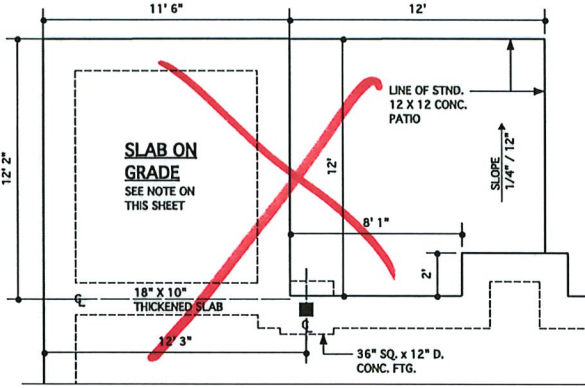


REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

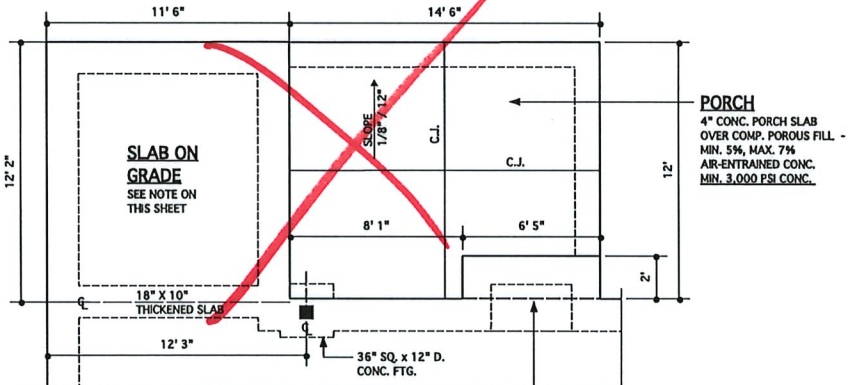
PORCH
4" CONC. PORCH SLAB OVER COMP. POROUS FILL - MIN. 5%, MAX. 7% AIR-ENTRAINED CONC. MIN. 3,000 PSI CONC.

@ OPT. COVERED PORCH
SCALE 1/4" = 1'-0"

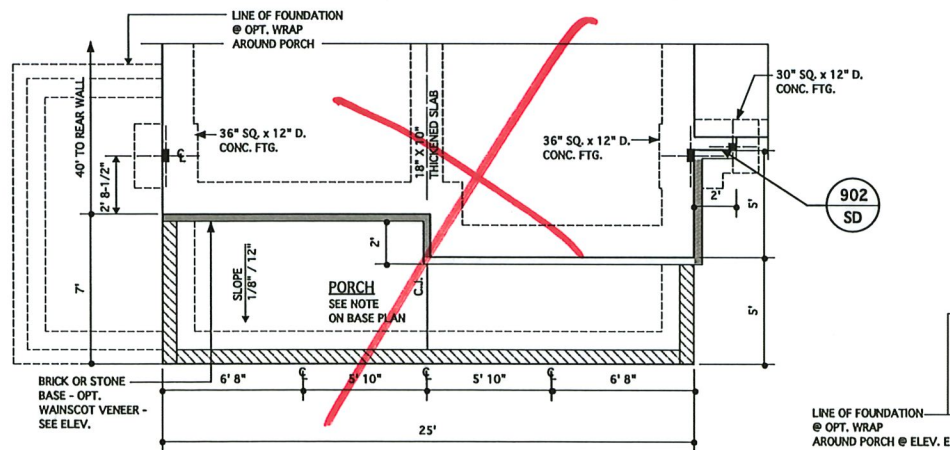
@ OPT. BATHROOM
SCALE 1/4" = 1'-0"



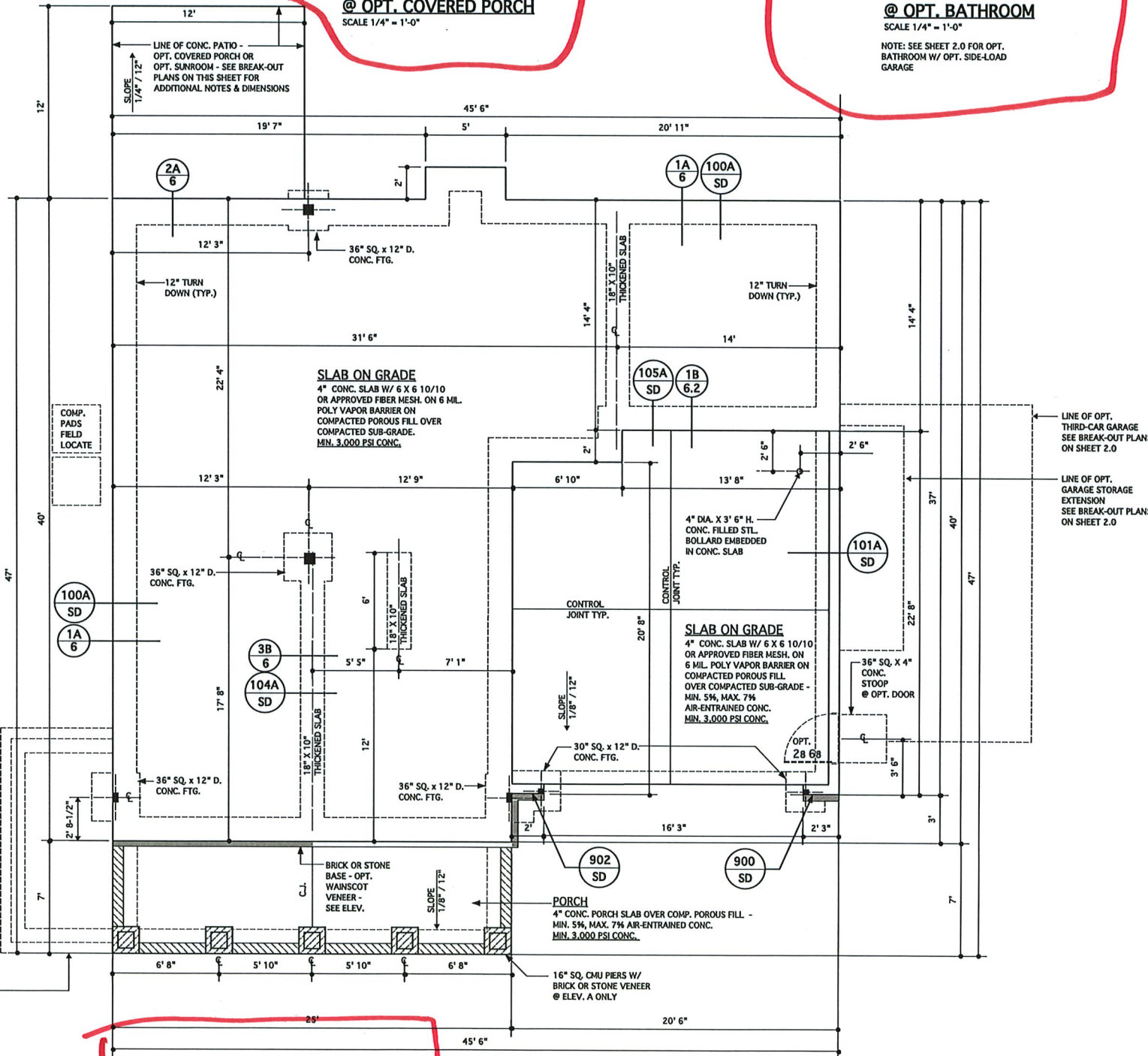
@ OPT. SUNROOM
SCALE 1/4" = 1'-0"



@ OPT. SUNROOM W/ OPT. COVERED PORCH
SCALE 1/4" = 1'-0"



@ ELEV. D
SCALE 1/4" = 1'-0"



MONOLITHIC SLAB FOUNDATION PLAN
SCALE 1/4" = 1'-0"

**JAMES WENTLING/
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ARCHITECTURE
LAND PLANNING
GRAPHICS

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REVISIONS		
MAX	DATE	DESCRIPTION
DN	01-10-19	CONVERT OLAYS
DN	02-14-19	STRUCT. DWGS. REV.
CH	12-10-19	ADD ELEV. D & B
CH	05-18-20	SUNRM. W/ COV. PORCH

PROJECT NO.	113-69
DATE	01-13-16
SCALE	AS NOTED
DRAWN BY	JWB
CHECKED BY	JW
USED FOR	PERMITS/CONSTRUCTION

PROJECT TITLE
MODEL 628 -
GARAGE RIGHT

CLIENT
CHESAPEAKE
HOMES OF NC
3100 SmokeTree Court,
Suite 210
Raleigh, NC 27604
(919) 256-3060
(919) 556-0690 Fax

DRAWING TITLE
MONOLITHIC SLAB
FOUNDATION PLANS

SHEET
2

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DR., RALEIGH, NC 27609
LICENSE: C-1287, PHONE: 919-878-1617
PROJECT # 19-1059

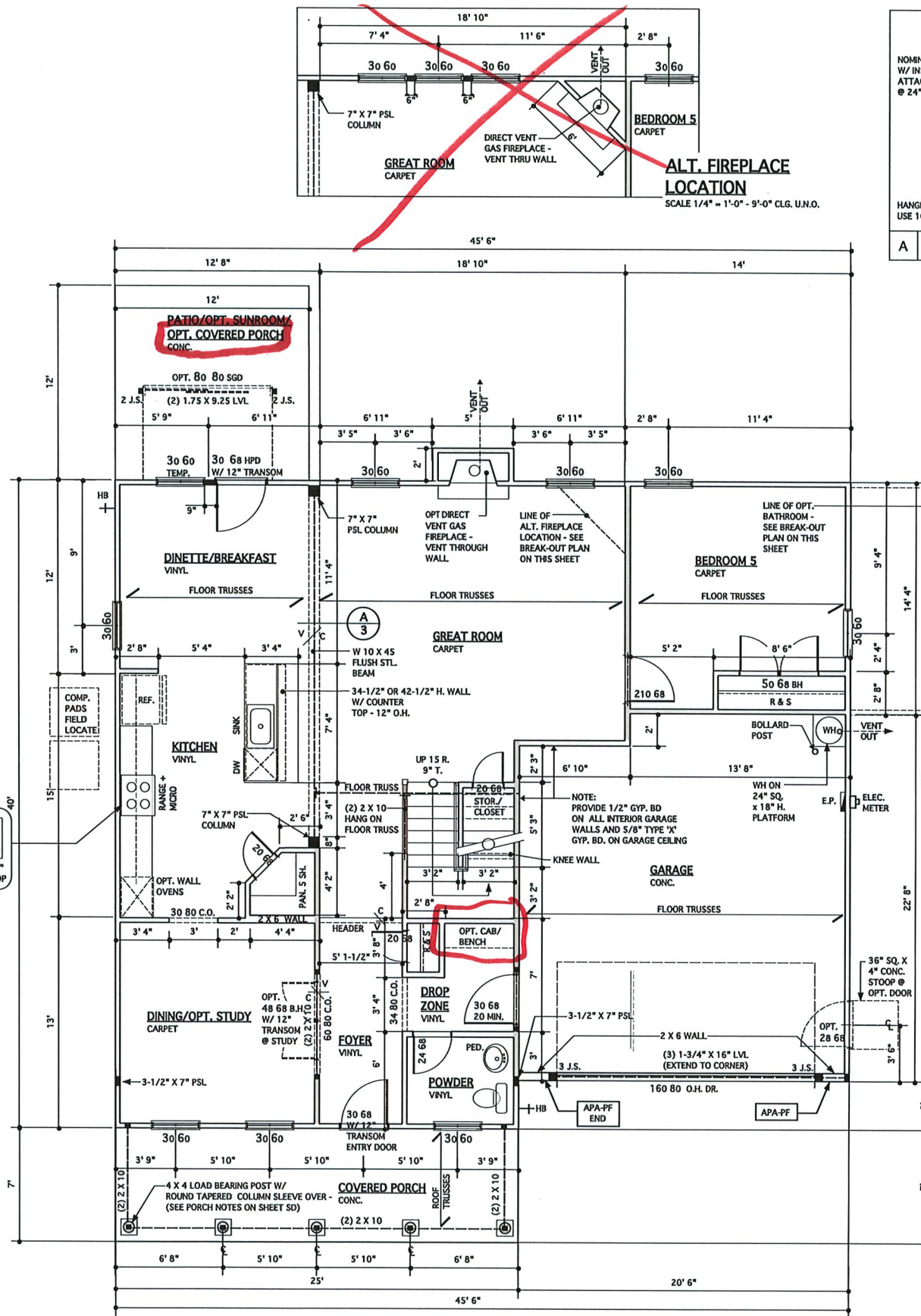
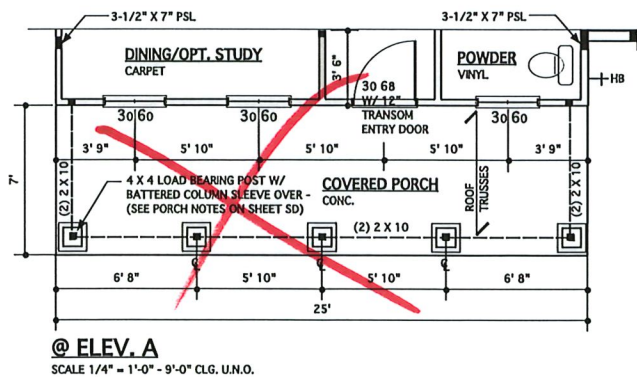
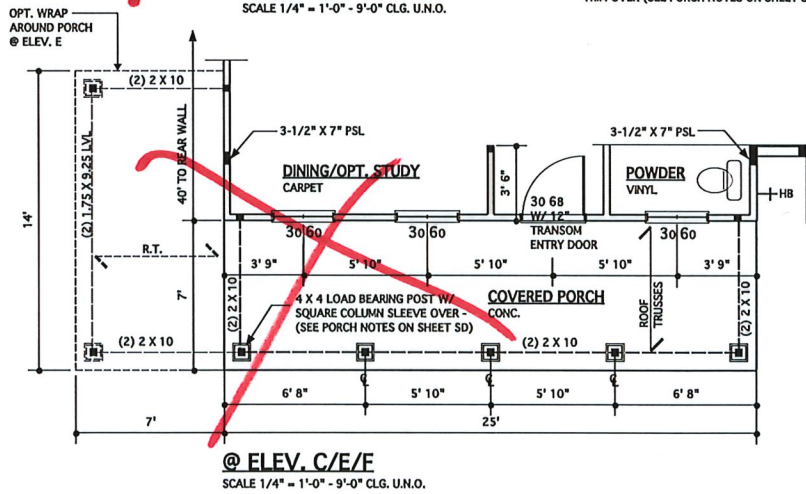
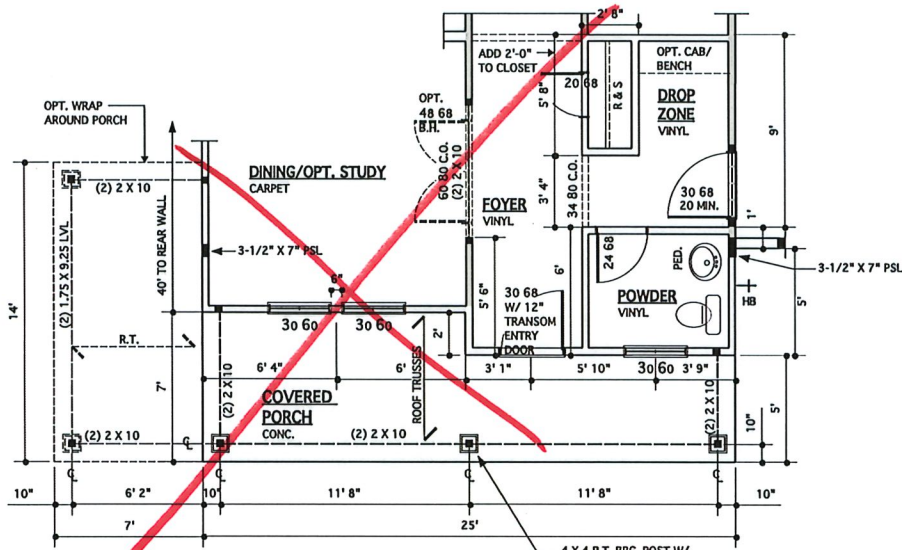
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PORTAL FRAME LEGEND

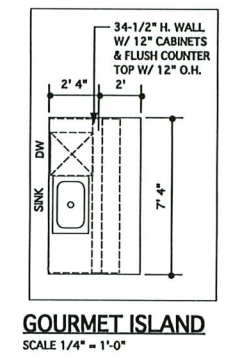
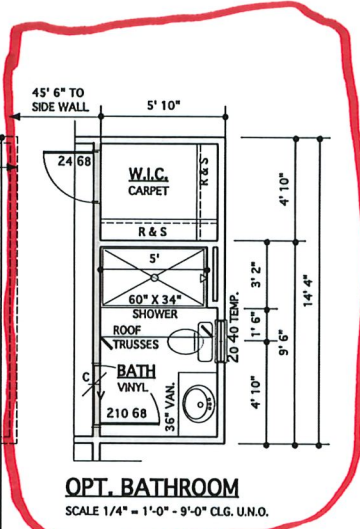
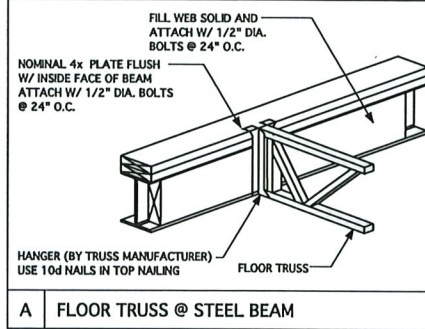
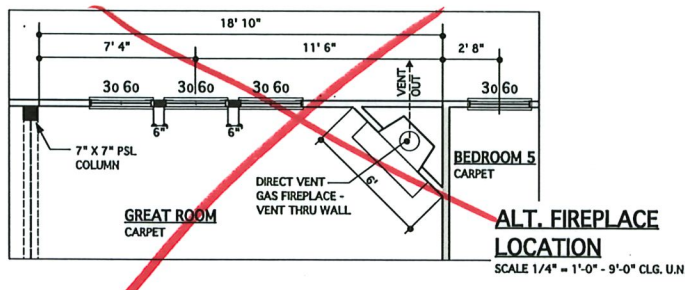
SEE SD SHEETS FOR PORTAL FRAME DETAILS
APA-PF: APA PORTAL FRAME
APA-PF-END: END CONDITION FOR APA PORTAL FRAME
CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION
CS-PF-END: END CONDITION FOR CONTINUOUS PORTAL FRAME

REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.



WALL LEGEND

[Symbol]	INTERIOR LOAD BEARING WALL
[Symbol]	DENOTES 2 JACK STUDS UNLESS NOTED OTHERWISE



JAMES WENTLING/ ARCHITECT
 LAND TITLE BUILDING
 100 SOUTH BROAD STREET,
 SUITE 1524
 PHILADELPHIA, PA 19110
 (215) 568-2551
 email: information@wentlinghouseplans.com

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REVISIONS

MARK	DATE	DESCRIPTION
DN	01-10-19	CONVERT OLANS
DN	02-14-19	STRUCT. DWGS. REV.
CH	12-10-19	ADD ELEV. D & E
CH	05-18-20	ADD ELEV. F

PROJECT NO. 113-69
 DATE 01-13-16
 SCALE AS NOTED
 DRAWN BY JB
 CHECKED BY JW
 ISSUED FOR PERMITS/CONSTRUCTION

PROJECT TITLE
MODEL 628 - GARAGE RIGHT

CLIENT
CHESAPEAKE HOMES OF NC
 3100 SmokeTree Court,
 Suite 210
 Raleigh, NC 27604
 (919) 256-3060
 (919) 556-0690 Fax

DRAWING TITLE
FIRST FLOOR PLANS

SHEET
3

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DR., RALEIGH, NC 27609
LICENSE: C-1287, PHONE: 919-878-1617
PROJECT # 19-1059

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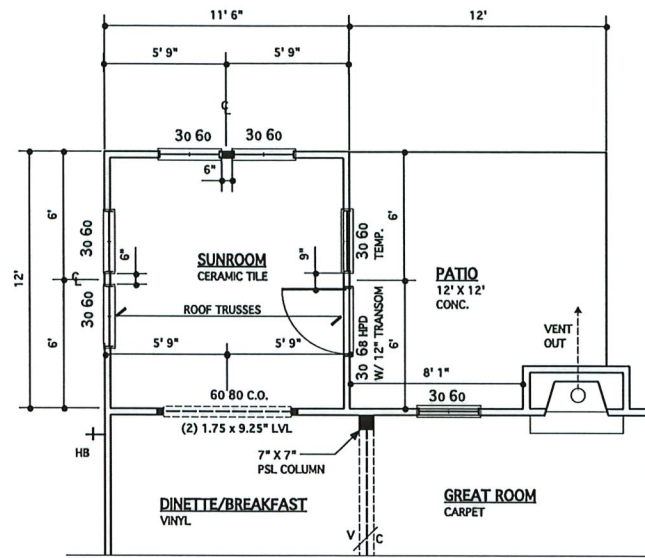
PORTAL FRAME LEGEND

SEE SD SHEETS FOR PORTAL FRAME DETAILS
APA-PF: APA PORTAL FRAME
APA-PF-END: END CONDITION FOR APA PORTAL FRAME
CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION
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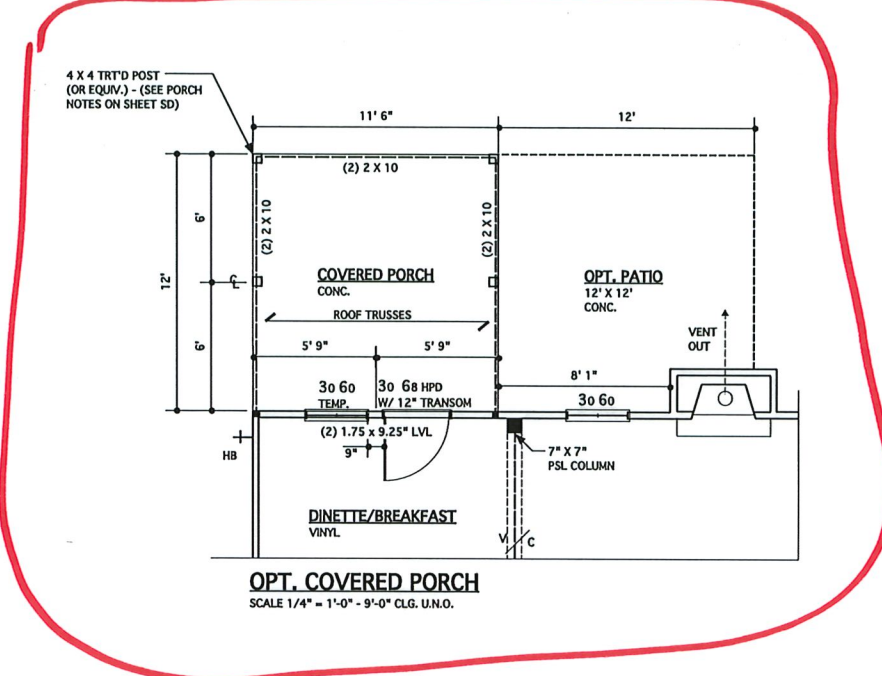


WALL LEGEND

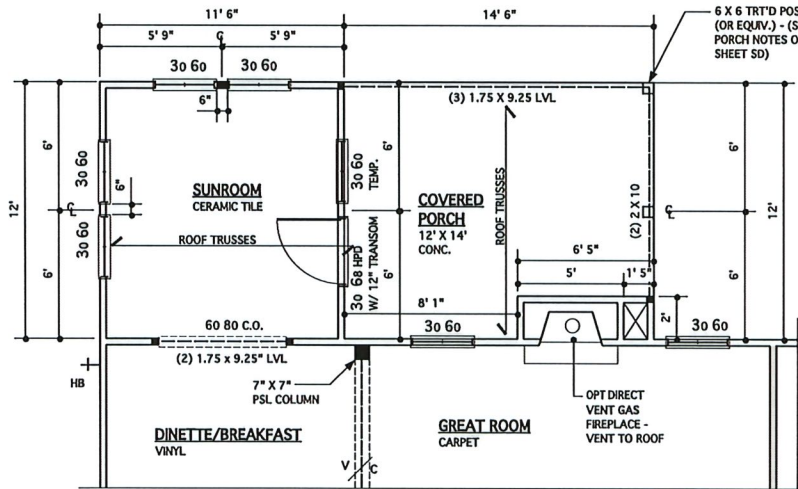
- INTERIOR LOAD BEARING WALL
- DENOTES 2 JACK STUDS UNLESS NOTED OTHERWISE



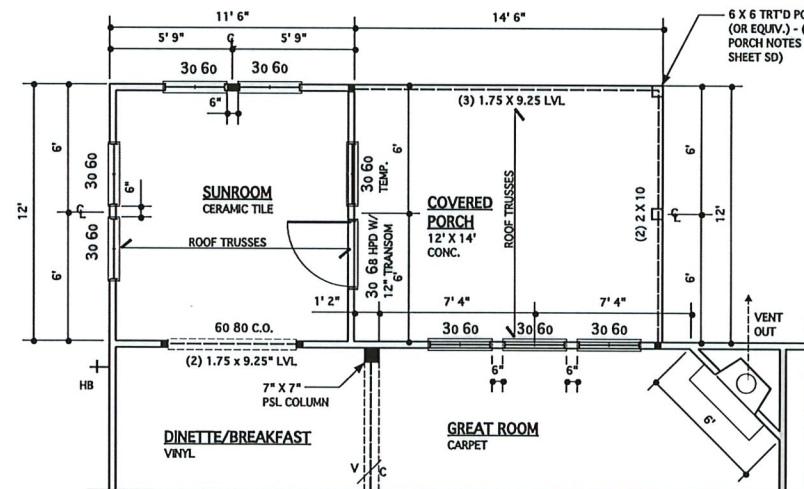
OPT. SUNROOM
SCALE 1/4" = 1'-0" - 9'-0" CLG. U.N.O.



OPT. COVERED PORCH
SCALE 1/4" = 1'-0" - 9'-0" CLG. U.N.O.



OPT. SUNROOM W/ OPT. COVERED PORCH
SCALE 1/4" = 1'-0" - 9'-0" CLG. U.N.O.



OPT. SUNROOM W/ OPT. COVERED PORCH & ALT. FIREPLACE LOCATION
SCALE 1/4" = 1'-0" - 9'-0" CLG. U.N.O.

JAMES WENTLING ARCHITECT
 LAND TITLE BUILDERS
 100 SOUTH BRADY STREET,
 SUITE 1524
 PHILADELPHIA, PA 19110
 (215) 385-3351
 james.wentling@wentlinghouseplans.com

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REVISIONS

MARK	DATE	DESCRIPTION

PROJECT INFO

PROJECT NO.	113-69
DATE	05-18-20
SCALE	AS NOTED
DRAWN BY	CH
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

PROJECT TITLE
MODEL 628 - GARAGE RIGHT

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CHESAPEAKE HOMES OF NC
 3100 Smoketree Court,
 Suite 210
 Raleigh, NC 27604
 (919) 256-3060
 (919) 556-0690 Fax

DRAWING TITLE
FIRST FLOOR PLAN - OPTIONS

SHEET
3.1.1

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LICENSE: C-1287, PHONE: 919-878-1617
PROJECT # 19-1059

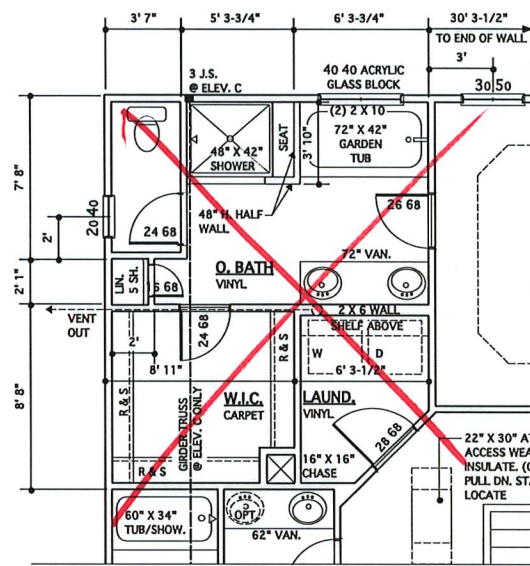
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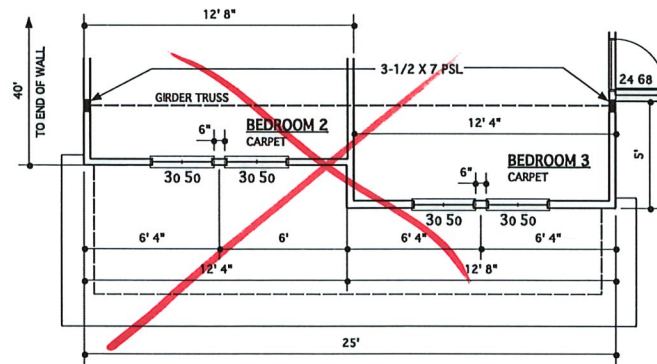
PORTAL FRAME LEGEND

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APA-PF-END: END CONDITION FOR APA PORTAL FRAME
CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION
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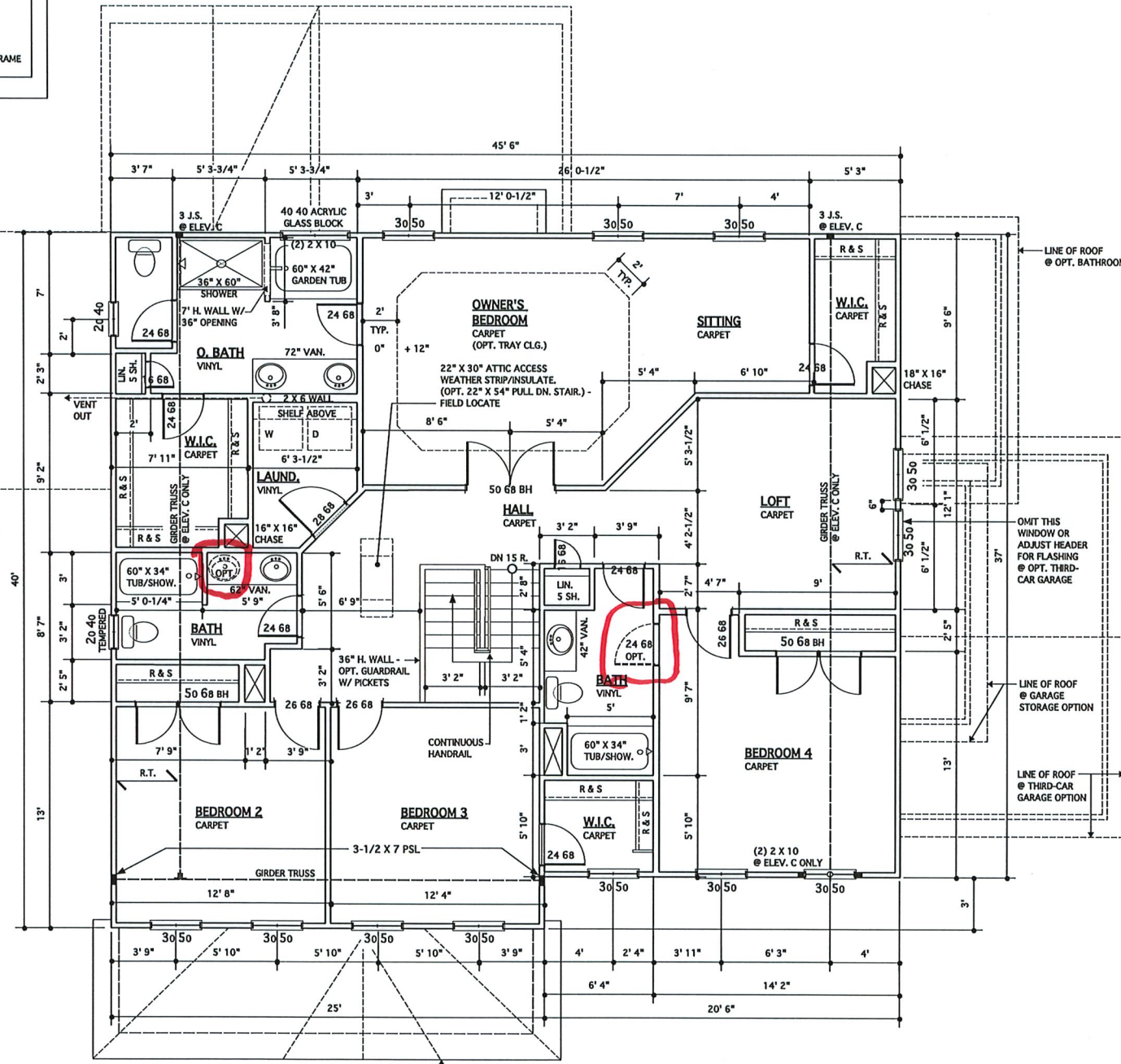
REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.



OPT. DELUXE OWNER'S BATH #1
SCALE 1/4" = 1'-0" - 8'-0" CLG. U.N.O.



@ ELEV. D
SCALE 1/4" = 1'-0" - 8'-0" CLG. U.N.O.



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0" - 8'-0" CLG. U.N.O.
SEE ELEVATION SHEETS FOR ROOF PLAN

WALL LEGEND	
	INTERIOR LOAD BEARING WALL
	DENOTES 2 JACK STUDS UNLESS NOTED OTHERWISE

**JAMES WENTLING/
ARCHITECT**

LAND TITLE BUILDING
100 SOUTH BROAD STREET,
SUITE 1224
PHILADELPHIA, PA 19110

(215) 568-2551
email - information@
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REVISIONS	
DATE	DESCRIPTION
01-10-19	CONVERT OLHHS
02-14-19	STRUCT. DWGS. REV.
12-10-19	ADD ELEV. D & E
05-18-20	MINOR UPDATE

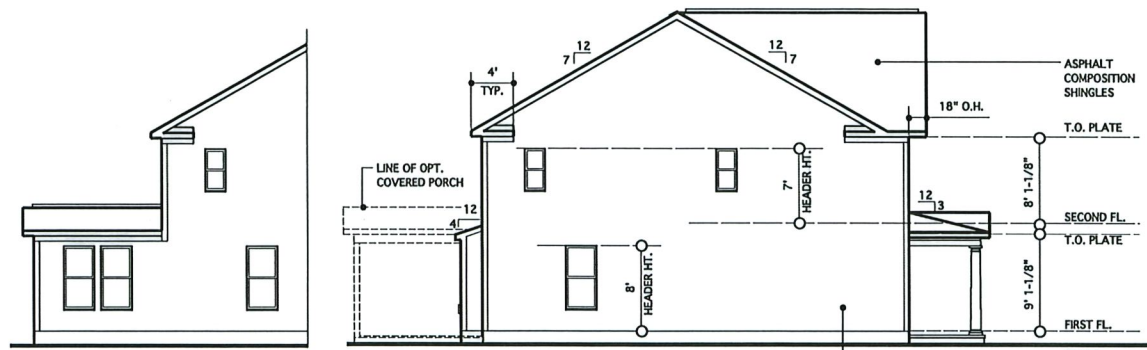
PROJECT NO.	113-69
DATE	01-13-16
SCALE	AS NOTED
DRAWN BY	JB
CHECKED BY	JW
USED FOR	PERMITS/CONSTRUCTION

PROJECT TITLE
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HOMES OF NC**
3100 Smoketree Court,
Suite 210
Raleigh, NC 27604
(919) 256-3060
(919) 556-0690 Fax

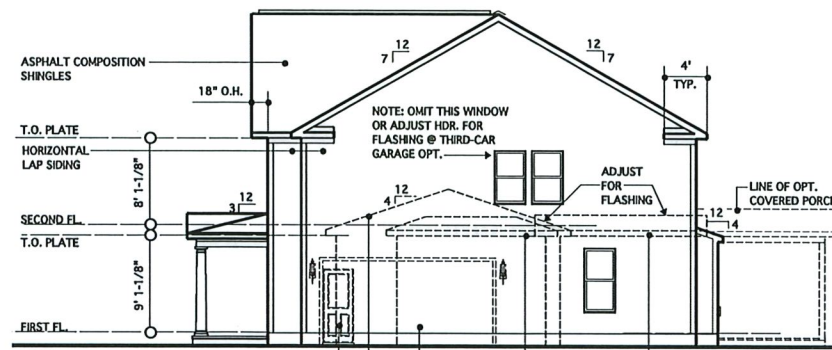
DRAWING TITLE
**SECOND FLOOR
PLAN**

SHEET
3.2

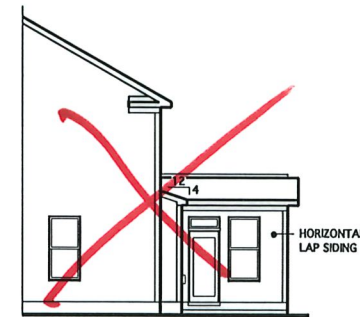


LEFT ELEVATION W/ OPT. SUNROOM
SCALE: 1/8"=1'-0"

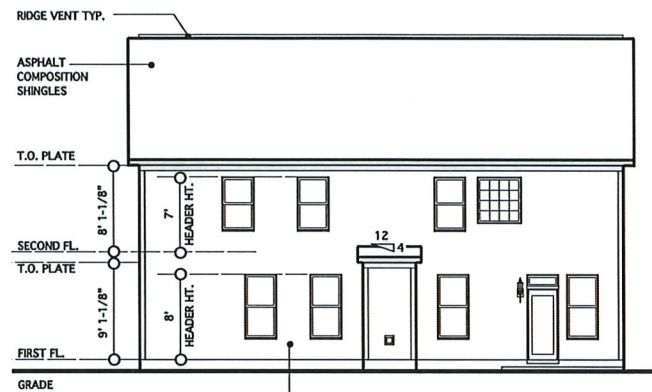
LEFT ELEVATION
SCALE: 1/8"=1'-0"



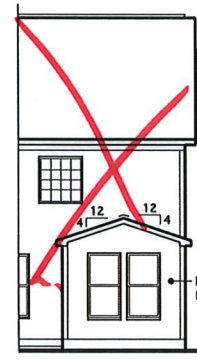
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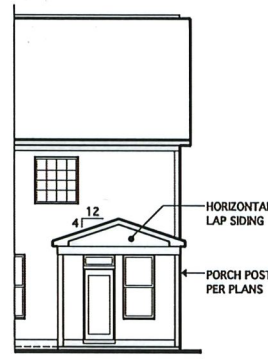
RIGHT ELEVATION W/ OPT. SUNROOM
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEV. W/ OPT. SUNROOM
SCALE: 1/8"=1'-0"



REAR ELEV. W/ OPT. COVERED PORCH
SCALE: 1/8"=1'-0"



REAR ELEV. W/ OPT. SUNROOM & OPT. COVERED PORCH & ALT. FIREPLACE LOCATION
SCALE: 1/8"=1'-0"

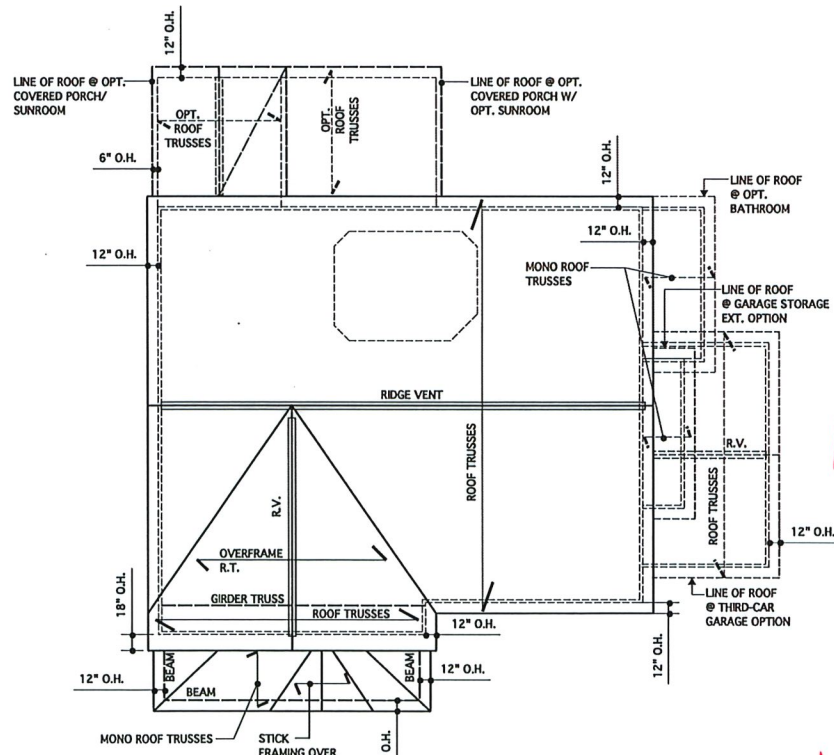
NOTE: SEE SHEET 4 FOR OPT. SUNROOM & OPT. COVERED PORCH @ BASE PLAN

REQUIRED VENTILATION SCHEDULE - SUNROOM		
138 SQ. FT. OF CEILING AREA / 300 = 0.46 SQ. FT. REQ.		
RIDGE VENTS	0.46 X 0.5 = 0.23 SQ. FT. 0.23 SQ. FT. X 144 = 33 SQ. IN. 33 SQ. IN. / 18 SQ. IN. = 1.83 (18 SQ. IN. VENT PER LIN. FT.)	= 1.83 LIN. FT. REQ. (12 LIN. FT. PROVIDED)
SOFFIT VENTS	0.46 X 0.5 = 0.23 SQ. FT. 0.23 SQ. FT. X 144 = 33 SQ. IN. 33 SQ. IN. / 9 SQ. IN. = 3.7 LIN. FT. (9 SQ. IN. VENT PER LIN. FT.)	= 3.7 LIN. FT. REQ. (24 LIN. FT. PROVIDED)

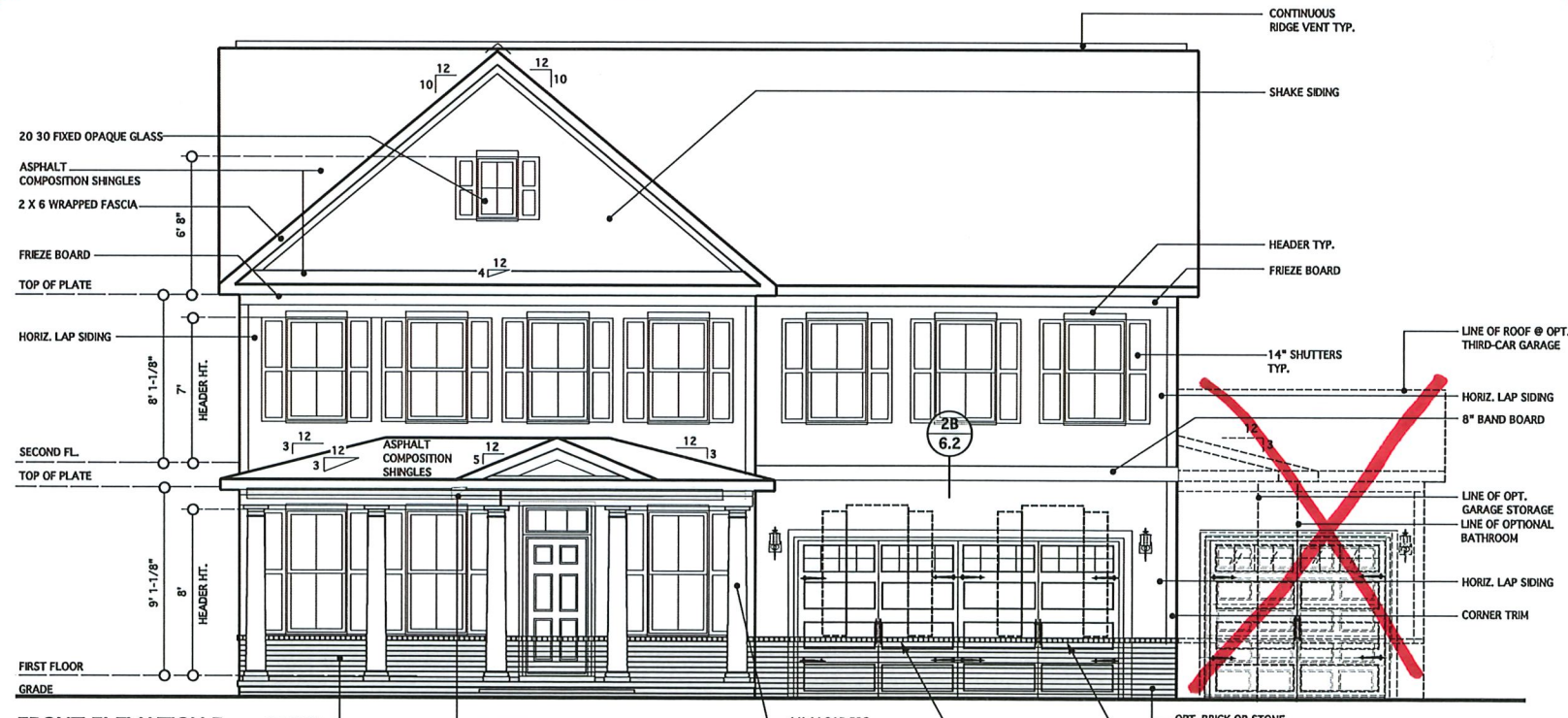
REQUIRED VENTILATION SCHEDULE - MAIN HOUSE		
1,777 SQ. FT. OF CEILING AREA / 300 = 5.92 SQ. FT. REQ.		
RIDGE VENTS	5.92 X 0.5 = 2.96 SQ. FT. 2.96 SQ. FT. X 144 = 426 SQ. IN. 426 SQ. IN. / 18 SQ. IN. = 23.7 (18 SQ. IN. VENT PER LIN. FT.)	= 23.7 LIN. FT. REQ. (66 LIN. FT. PROVIDED)
SOFFIT VENTS	5.92 X 0.5 = 2.96 SQ. FT. 2.96 SQ. FT. X 144 = 426 SQ. IN. 426 SQ. IN. / 12 SQ. IN. = 35.5 LIN. FT. (12 SQ. IN. VENT PER LIN. FT.)	= 35.5 LIN. FT. REQ. (72 LIN. FT. PROVIDED)

CODE REFERENCE: 2018 NCSRC, SEC. R06.2

NOTE: BUILDING ELEMENTS ARE TO BE APPLIED TO MEET LOCAL WINDLOAD REQUIREMENTS



ROOF PLAN
SCALE 1/8" = 1'-0"



FRONT ELEVATION B
SCALE 1/4" = 1'-0"

JAMES WENTLING ARCHITECT
LAND TITLE BUILDING
100 SOUTH BRIDGES STREET,
SUITE 2534
PHILADELPHIA, PA 19110
761-455-2311
jwentling@jwentlinghouseplans.com

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LAND PLANNING
GRAPHICS

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REVISIONS		
MAX	DATE	DESCRIPTION
DN	01-10-19	CONVERT OLAHS
DN	02-14-19	STRUCT. DWGS. REV.
CH	12-10-19	WINDOW UPDATE
CH	05-18-20	MINOR UPDATES

PROJECT NO.	113-69
DATE	01-13-16
SCALE	AS NOTED
DRAWN BY	JB
CHECKED BY	JW
GRID FOR	PERMITS/CONSTRUCTION

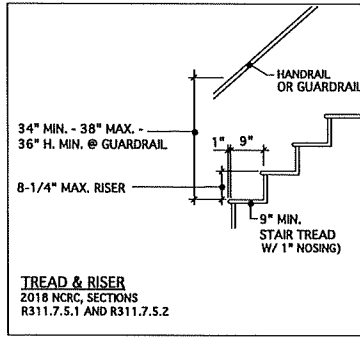
PROJECT TITLE
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CHESAPEAKE HOMES OF NC
3100 Smoketree Court,
Suite 210
Raleigh, NC 27604
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(919) 556-0690 Fax

DRAWING TITLE
ELEVATION B AND ROOF PLAN

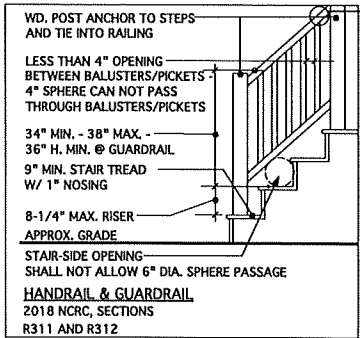
SHEET
4.1

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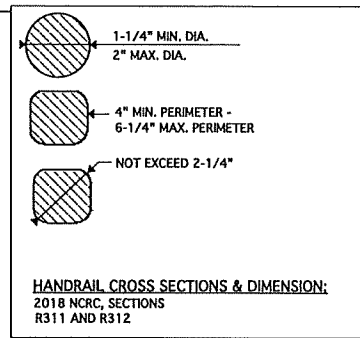
TREAD & RISER
2018 NCR, SECTIONS
R311.7.5.1 AND R311.7.5.2

TYP. STAIR SECTION
NO SCALE
ALL STAIR AND GUARD REQUIREMENTS TO COMPLY WITH
R-311 AND R312 NCR 2018

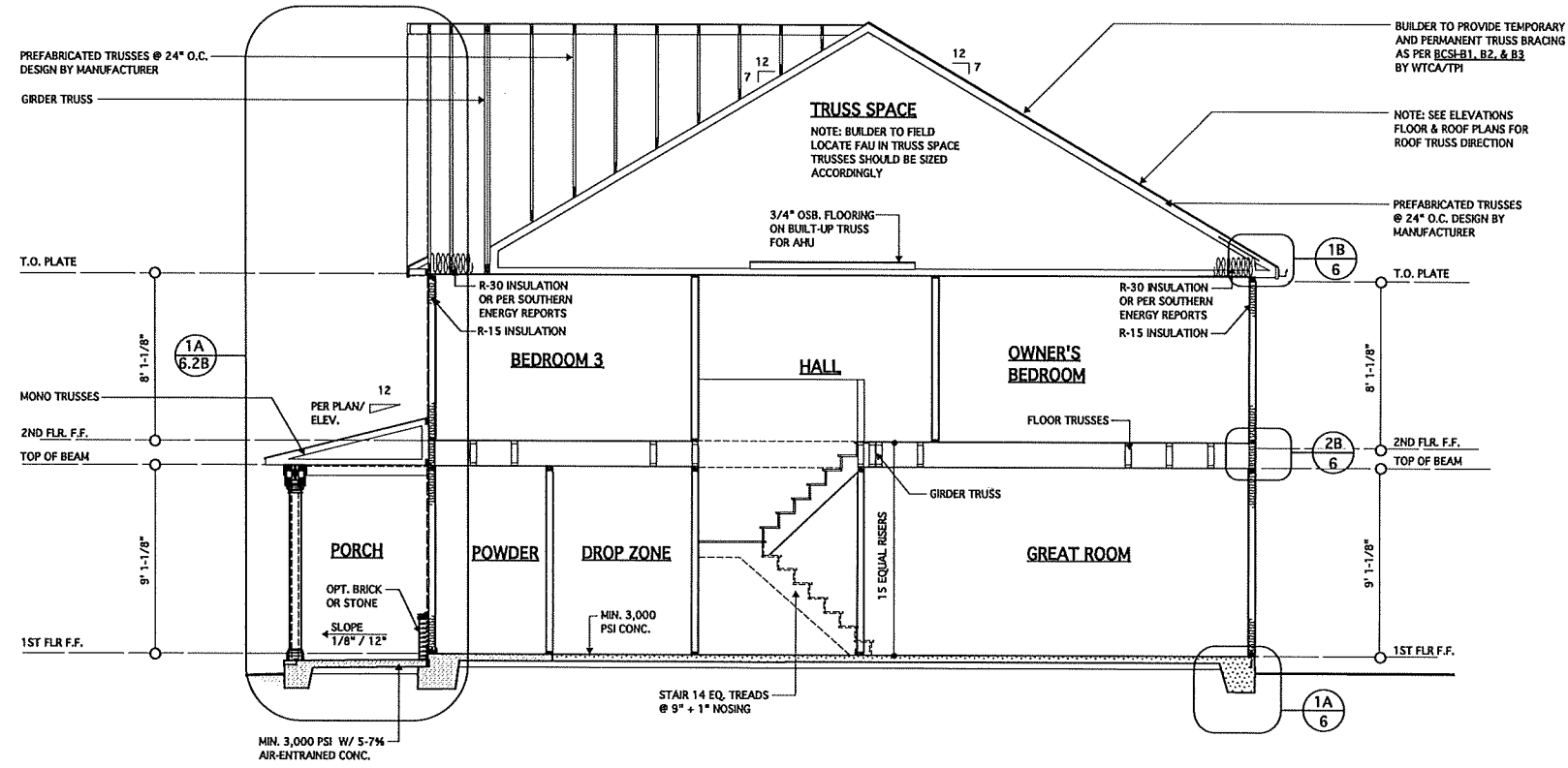


HANDRAIL & GUARDRAIL
2018 NCR, SECTIONS
R311 AND R312

TYPICAL RAILING @ PORCH/DECK
SCALE: 1/2" = 1'-0"
(PROVIDE GUARDRAIL BOTH SIDES WHEN HEIGHT ABOVE GRADE EXCEEDS 30"/
PROVIDE HANDRAIL ONE SIDE OF STEPS WHERE 4 OR MORE RISERS)



HANDRAIL CROSS SECTIONS & DIMENSION:
2018 NCR, SECTIONS
R311 AND R312



TYPICAL BUILDING SECTION @ ELEVATION B

SCALE: 1/4" = 1'-0"
Note: Minimum insulation values subject to Southern Energy

JAMES WENTLING/ ARCHITECT
LAND TITLE BUILDING
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CH	05-18-20	MINOR UPDATE

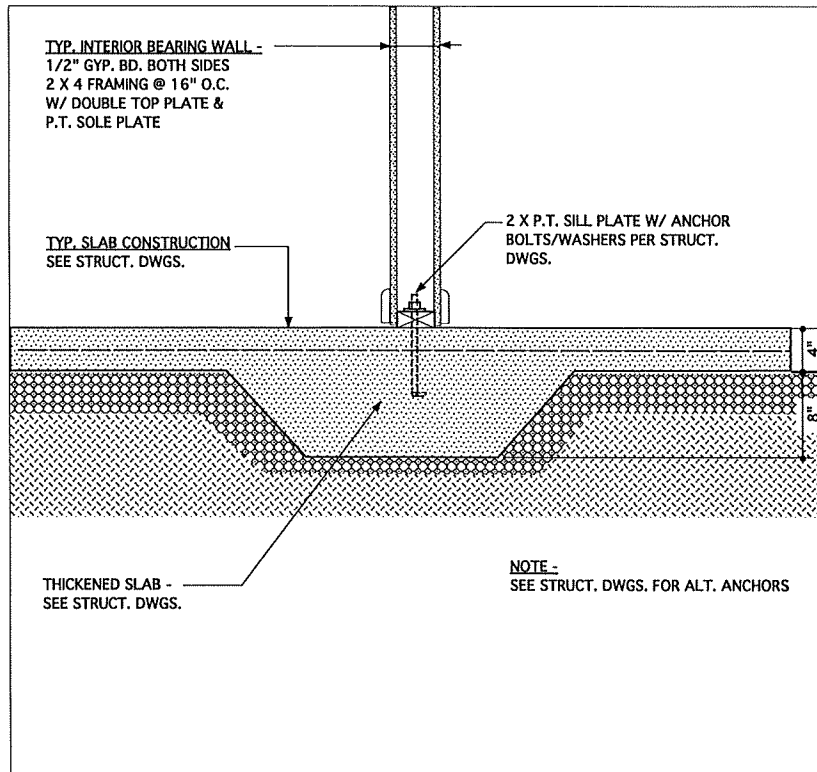
PROJECT NO.	113-69
DATE	01-13-16
SCALE	AS NOTED
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ISSUED FOR	PERMITS/CONSTRUCTION

PROJECT TITLE
MODEL 628 - GARAGE RIGHT

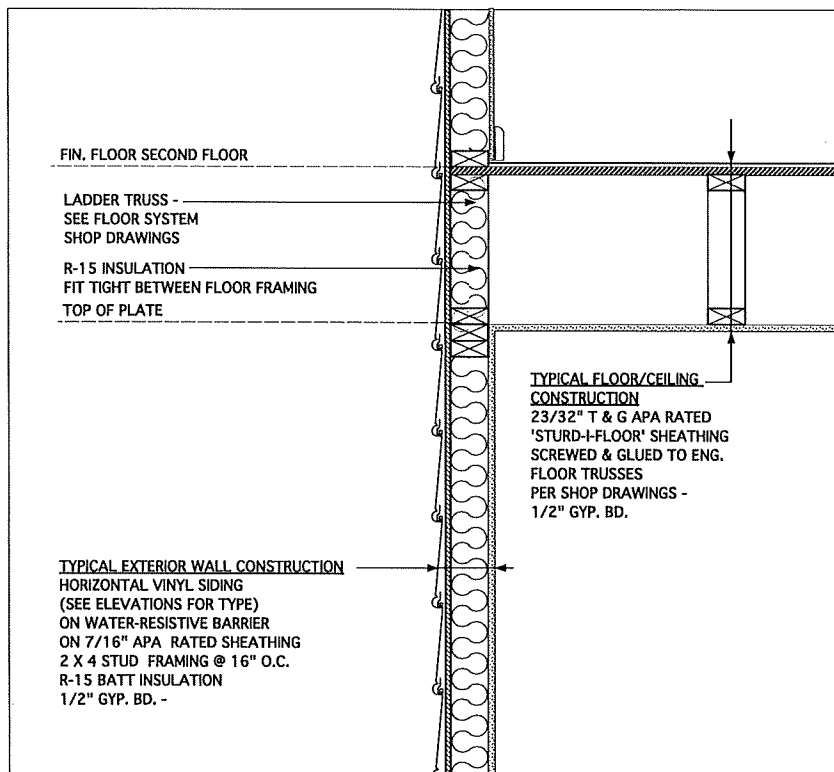
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CHESAPEAKE HOMES OF NC
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Raleigh, NC 27604
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(919) 556-0690 Fax

DRAWING TITLE
BUILDING SECTIONS

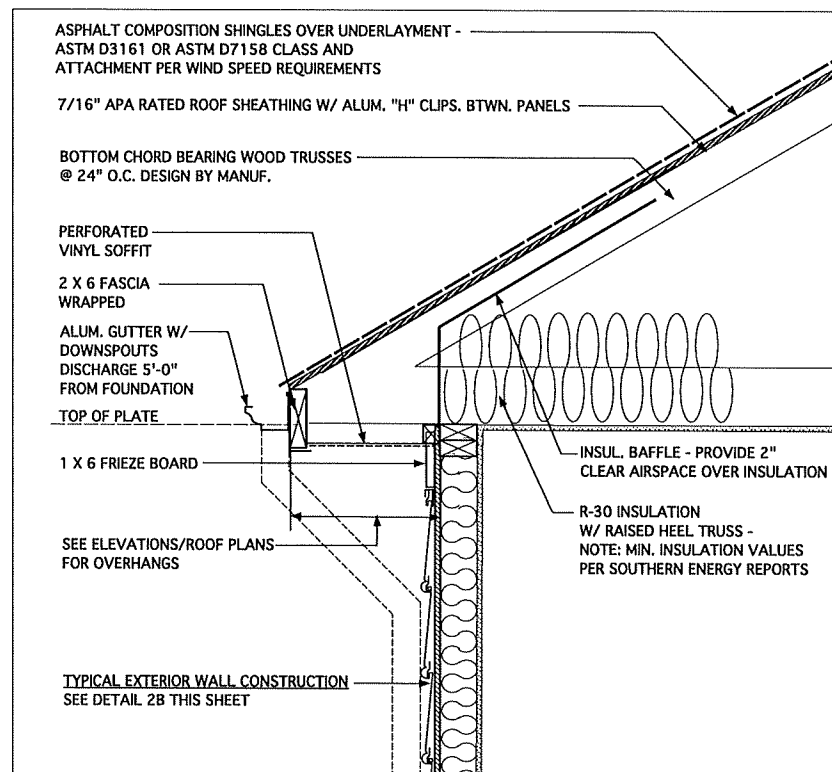
SHEET
5



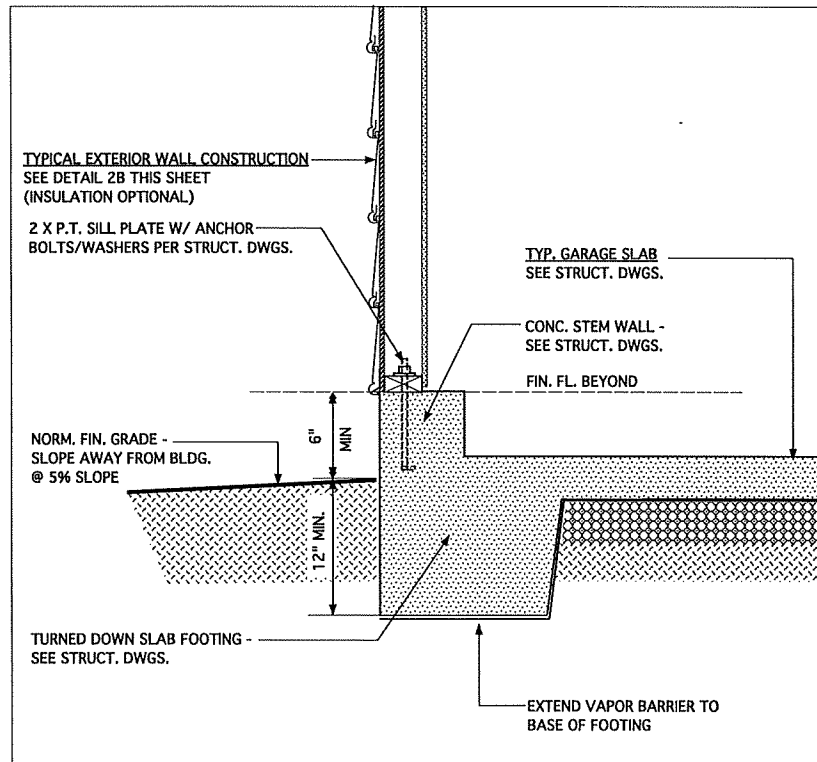
3B FOUNDATION DETAIL @ INTERIOR THICKENED SLAB



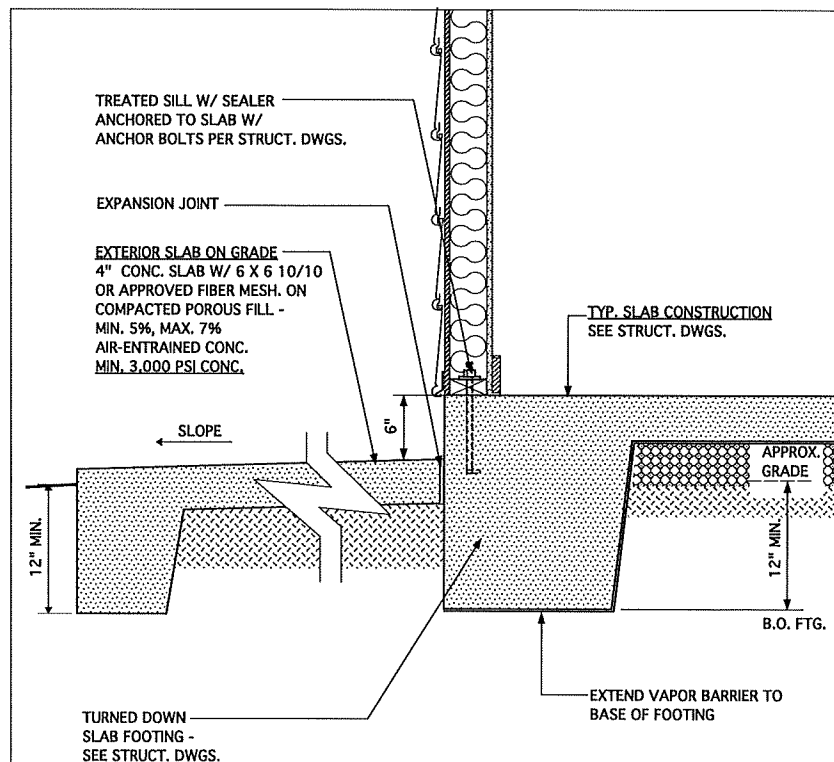
2B TYPICAL FLOOR / WALL DETAIL



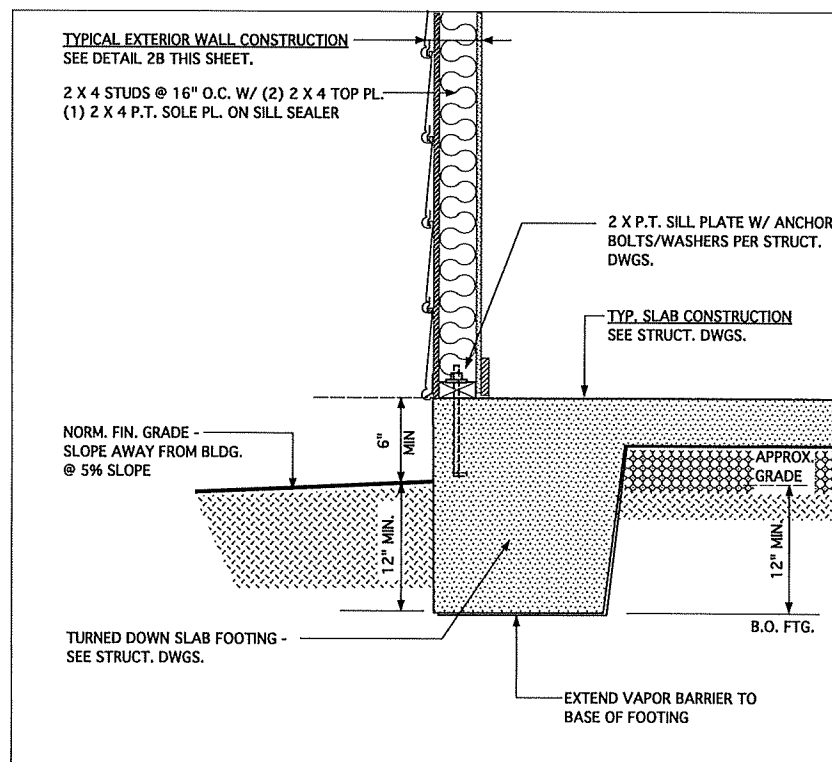
1B TYPICAL SOFFIT DETAIL



3A FOUND. DETAIL @ GARAGE EXTERIOR SIDE WALL



2A FOUND. DETAIL @ PATIO OR REAR COVERED PORCH



1A FOUND. DETAIL @ EXTERIOR WALL

JAMES WENTLING ARCHITECT
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1150 W. 31st STREET,
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(215) 485-1111
jwentling@jwentling.com
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REVISIONS

MARK	DATE	DESCRIPTION
DN	01-10-19	CONVERT CLASH
DN	02-14-19	STRUCT. DWGS. REV.
CH	05-18-20	MINOR UPDATE

PROJECT NO. 113-69

DATE 01-13-16

SCALE 1-1/2" = 1'-0"

DRAWN BY JB

CHECKED BY JW

ISSUED FOR PERMITS/CONSTRUCTION

PROJECT TITLE
MODEL 628 - GARAGE RIGHT

CLIENT
CHESAPEAKE HOMES OF NC
3100 Smoketree Court,
Suite 210
Raleigh, NC 27604
(919) 256-3060
(919) 556-0690 Fax

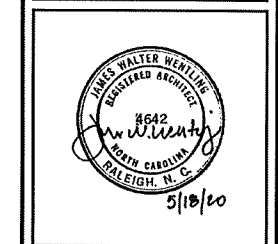
DRAWING TITLE
MONOLITHIC SLAB FOUNDATION, WALL AND SOFFIT DETAILS

**JAMES WENTLING/
ARCHITECT**
LAND TITLE BUILDING
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SUITE 1524
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REVISIONS

DATE	DESCRIPTION
01-10-19	CONVERT DLGHS
02-14-19	STRUCT. DWGS. REV.
05-18-20	MINOR UPDATE

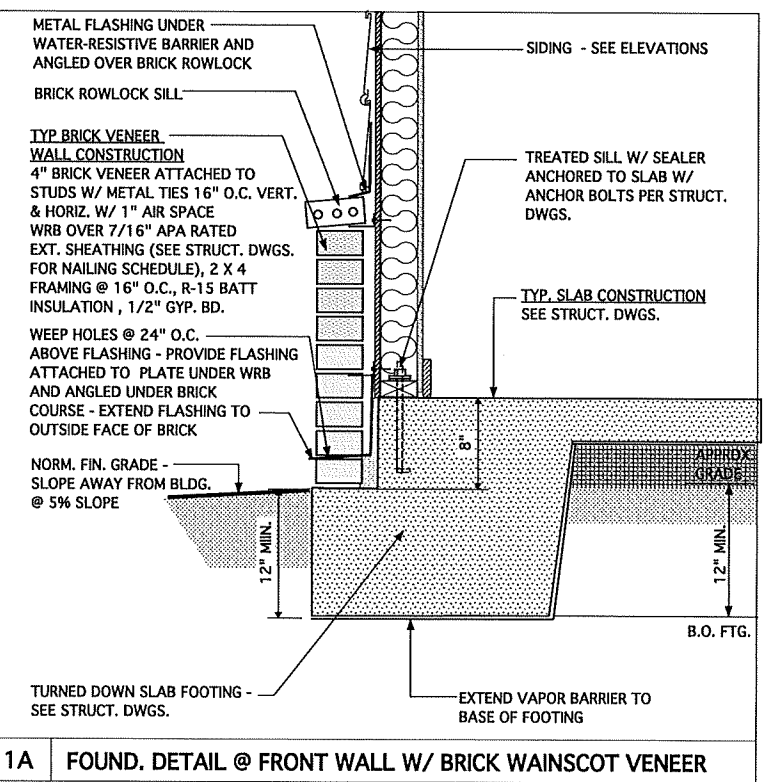
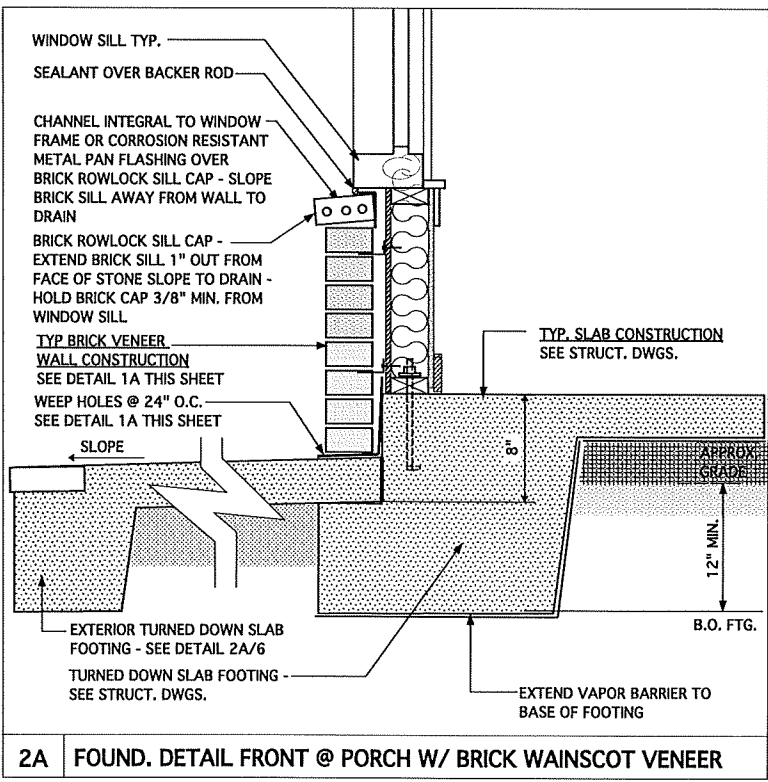
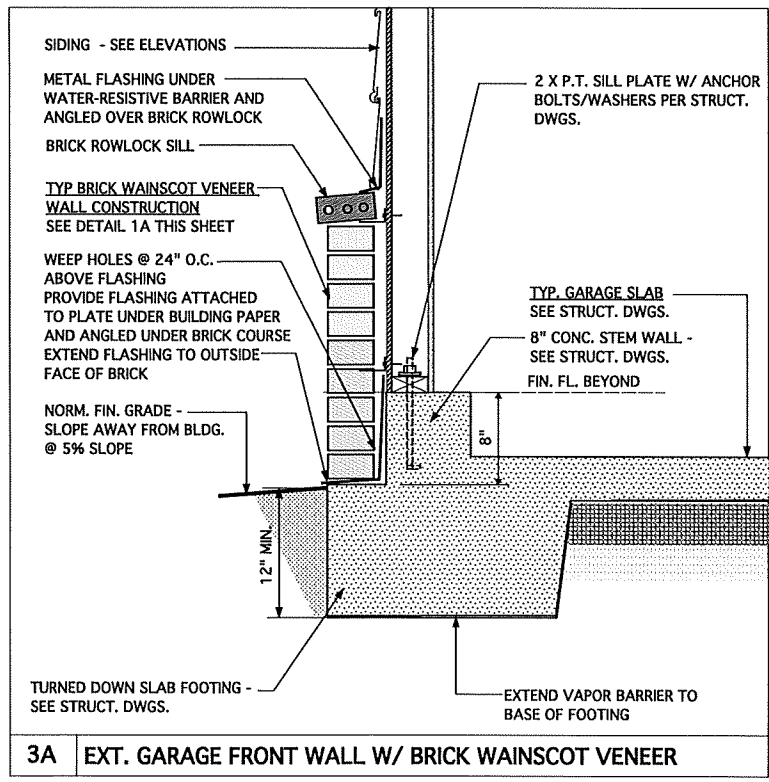
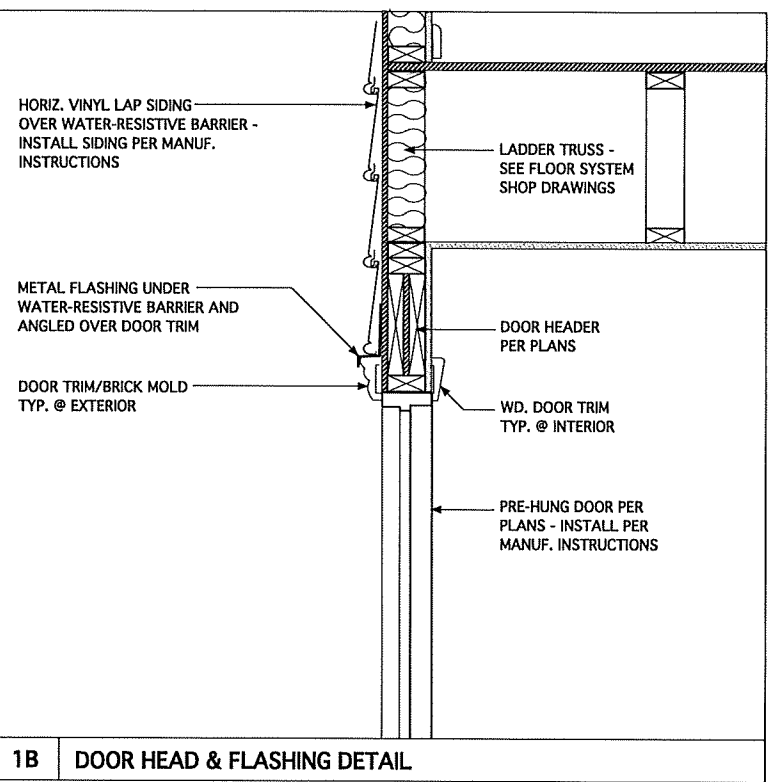
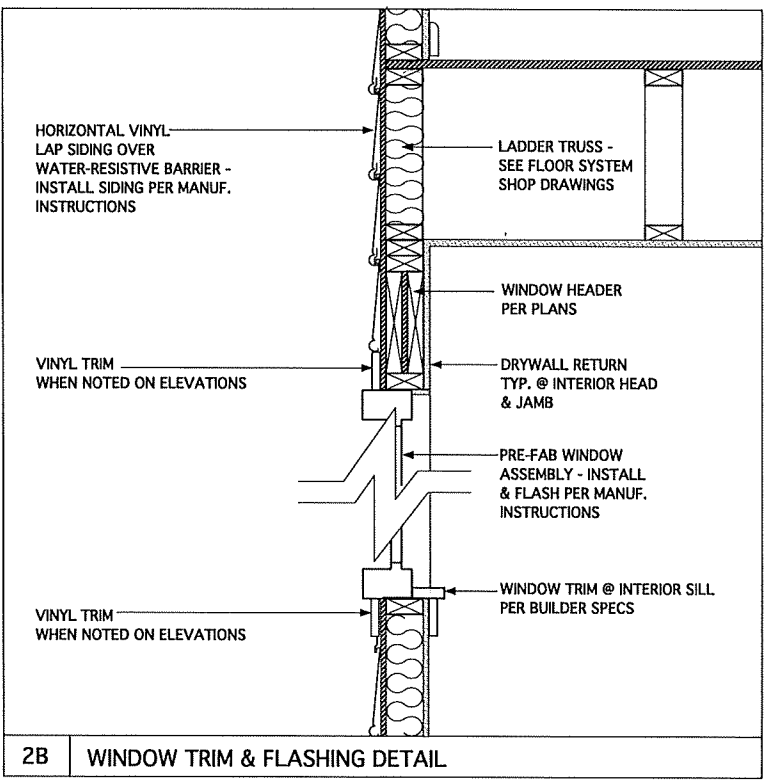
PROJECT NO. 113-69
DATE 01-13-16
SCALE 1-1/2" = 1'-0"
DRAWN BY JB
CHECKED BY JW
USED FOR PERMITS/CONSTRUCTION

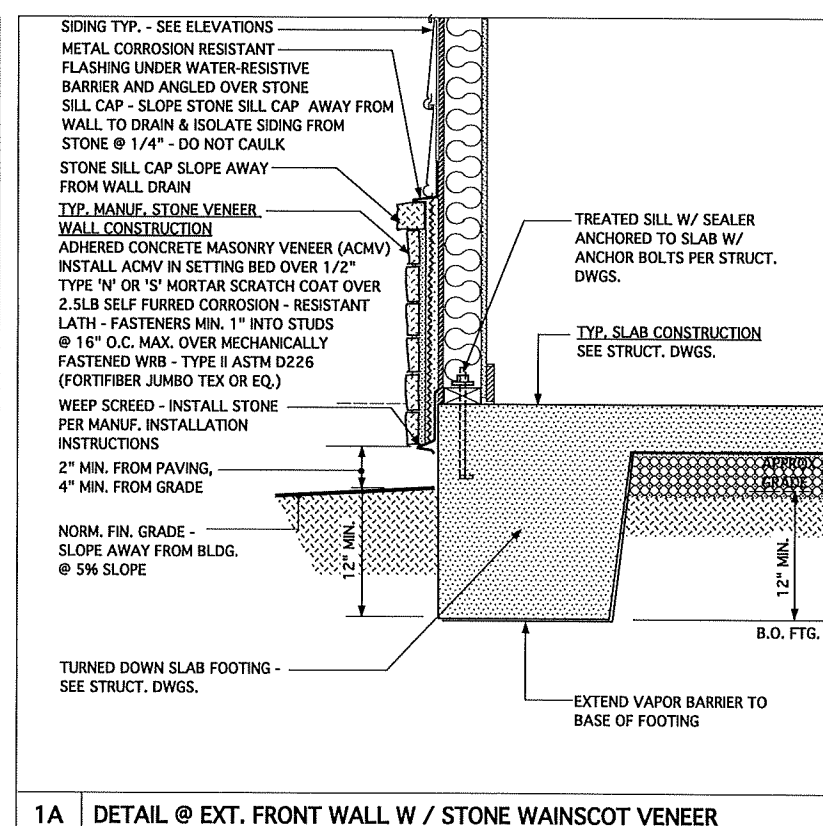
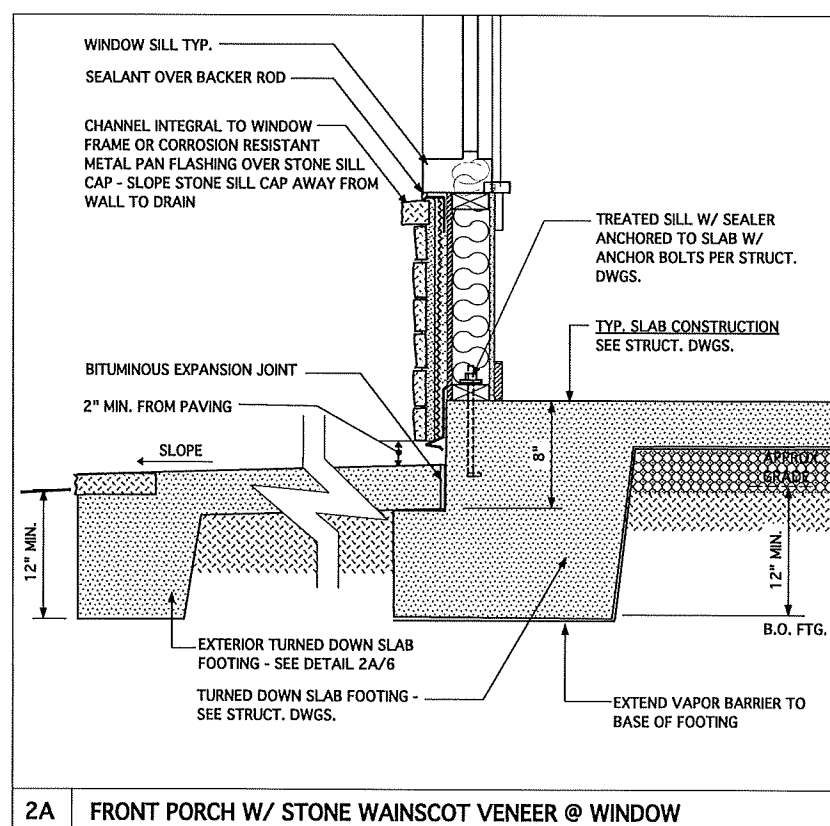
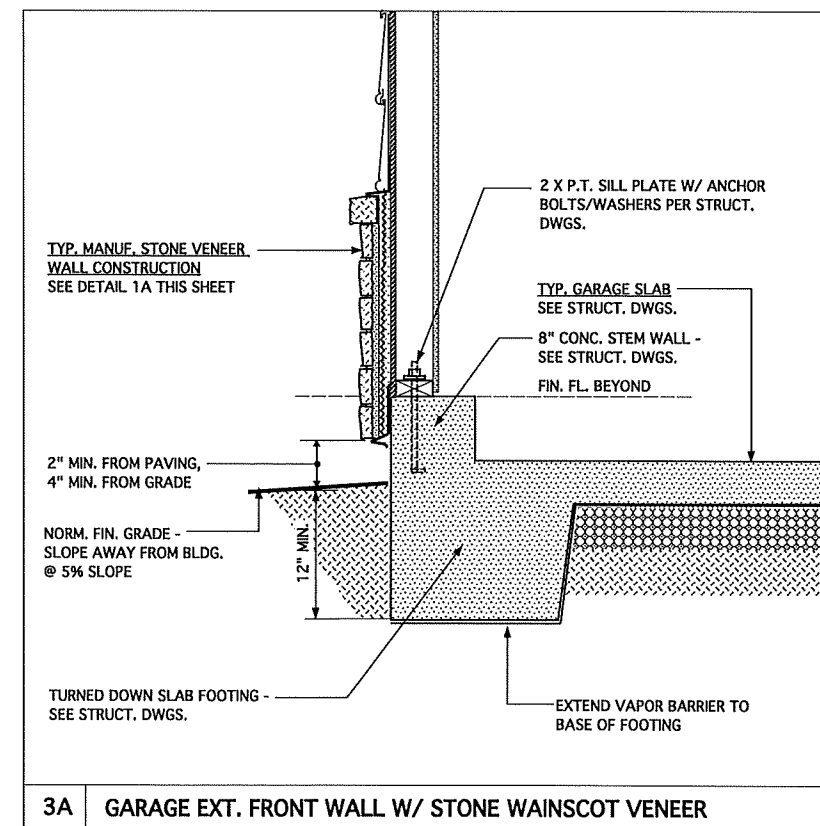
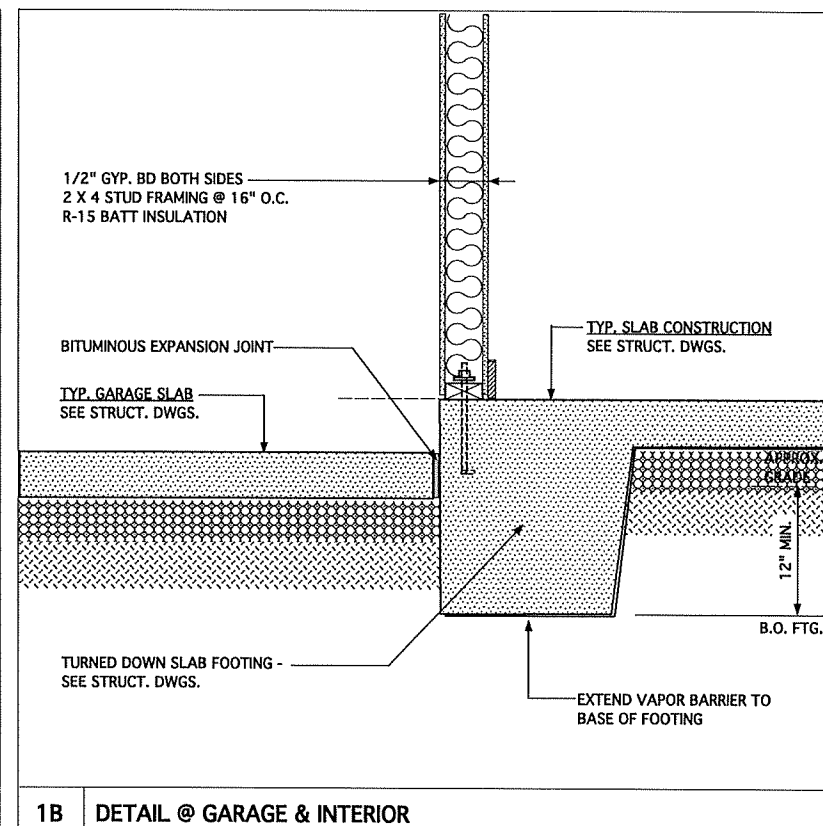
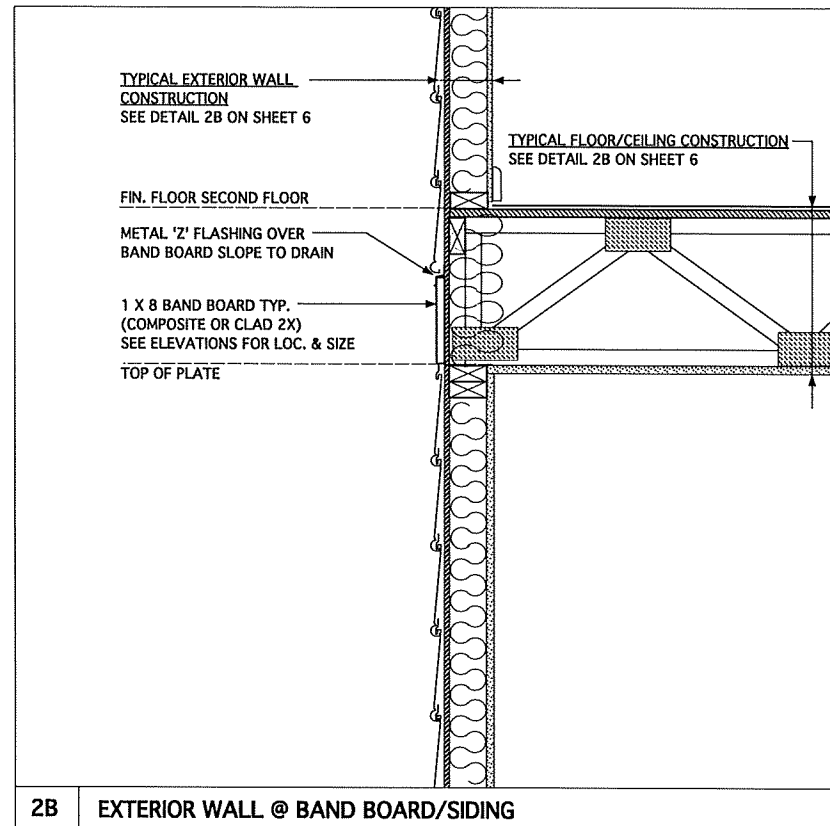
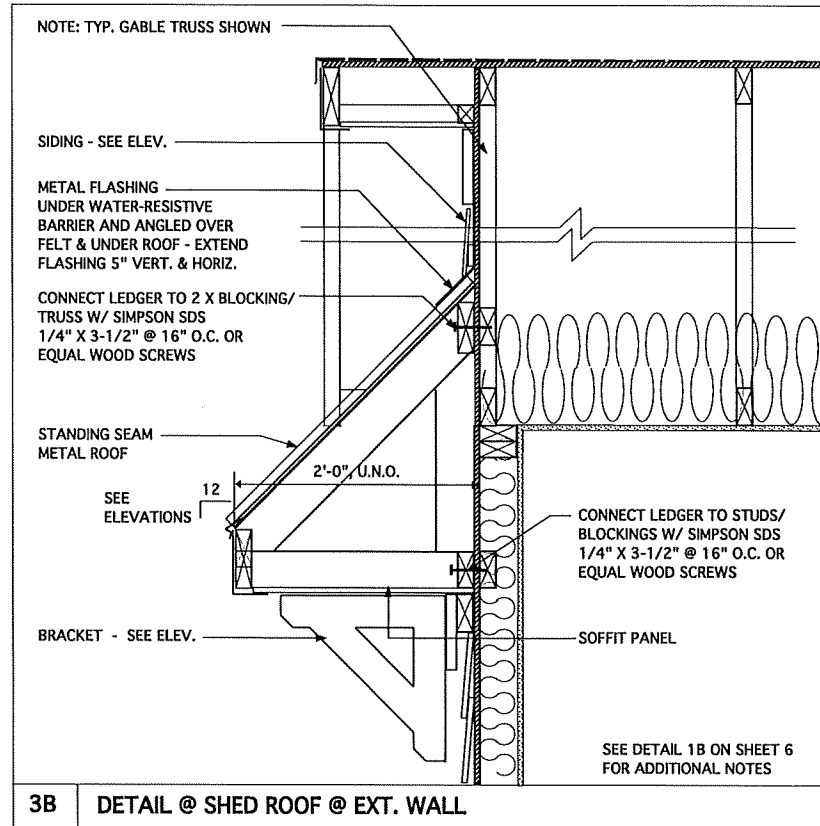
PROJECT TITLE
**MODEL 628 -
GARAGE RIGHT**

CLIENT
**CHESAPEAKE
HOMES OF NC**
3100 Smoketree Court,
Suite 210
Raleigh, NC 27604
(919) 256-3060
(919) 556-0690 Fax

DRAWING TITLE
**MONOLITHIC SLAB
FOUNDATION AND
WALL DETAILS**

SHEET
6.1





JAMES WENTLING ARCHITECT
 LAND TITLE BUILDING
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 REGISTERED ARCHITECT
 3642
 W. WENTLING
 RALEIGH, N. C.
 5/18/20

REVISIONS		
MARK	DATE	DESCRIPTION
DN	01-10-19	CONVERT OLAYS
DN	02-14-19	STRUCT. DWGS. REV.
CH	12-10-19	DETAIL 3B/2B
CH	05-18-20	MINOR UPDATE

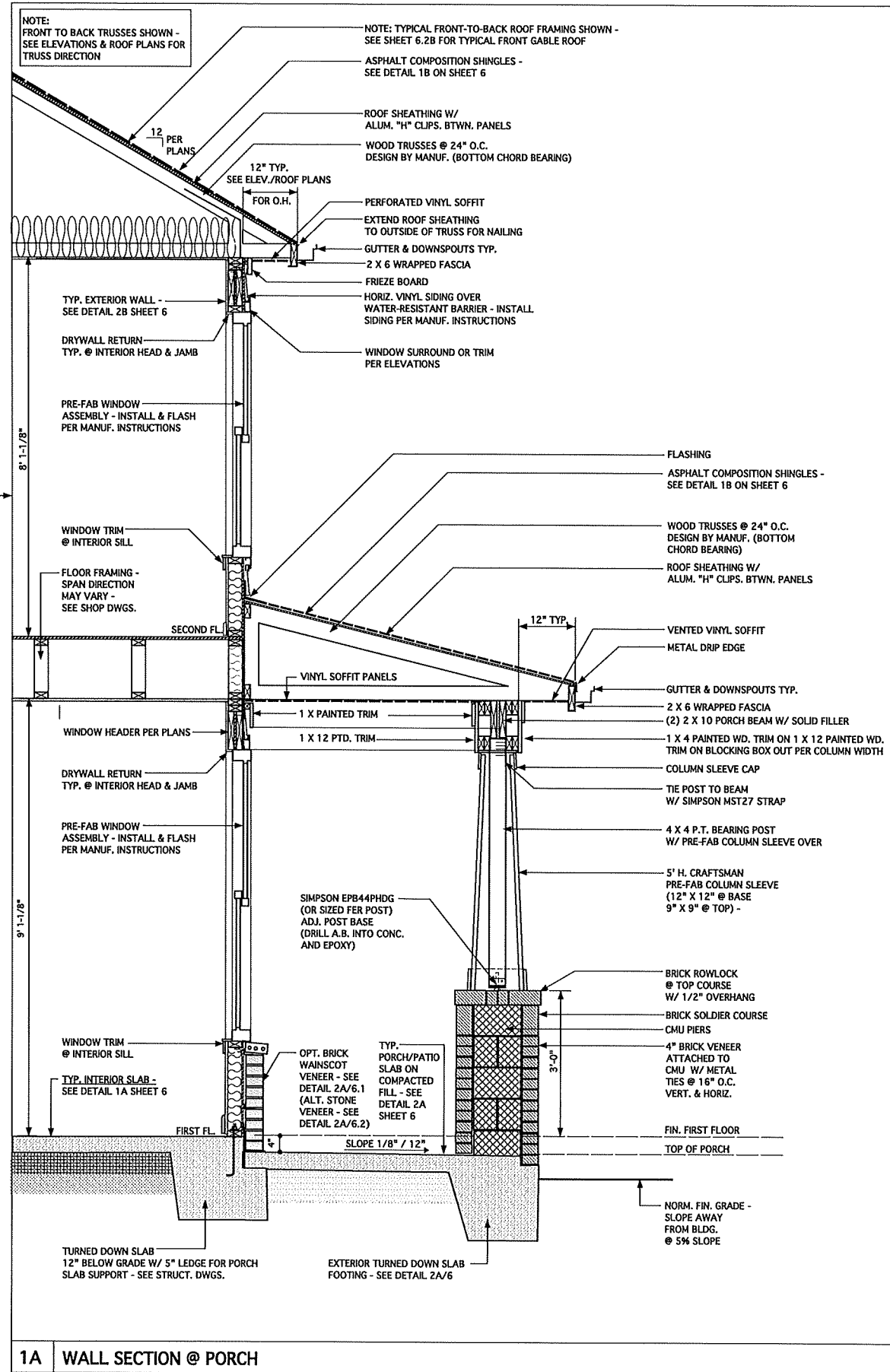
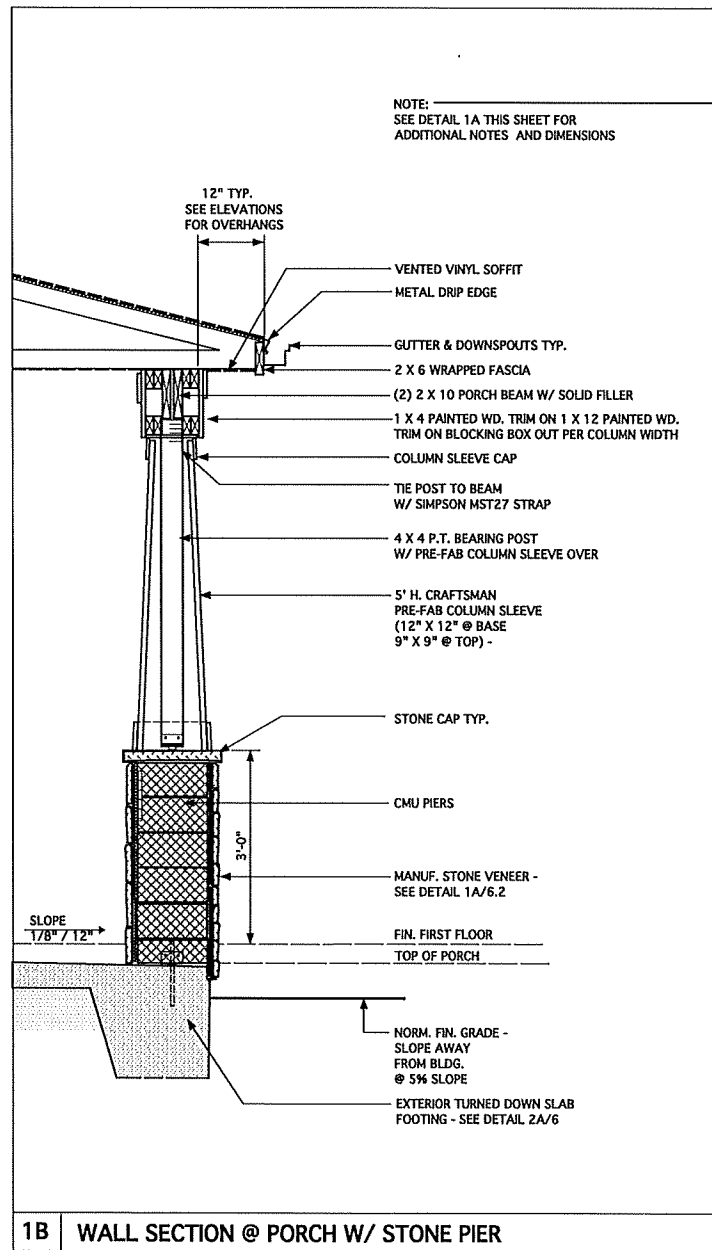
PROJECT NO. 113-69
 DATE 01-13-16
 SCALE 1-1/2" = 1'-0"
 DRAWN BY JB
 CHECKED BY JW
 ISSUED FOR PERMITS/CONSTRUCTION

PROJECT TITLE
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 Suite 210
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 (919) 556-0690 Fax

DRAWING TITLE
MONOLITHIC SLAB FOUNDATION AND WALL DETAILS

SHEET
6.2



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 #642
 NORTH CAROLINA
 RALEIGH, N. C.
 5/18/20

REVISIONS		
DATE	DESCRIPTION	BY
01-10-19	CONVERT OLAHS	JW
02-14-19	STRUCT. DWGS. REV.	JW
05-18-20	MINOR UPDATE	JW

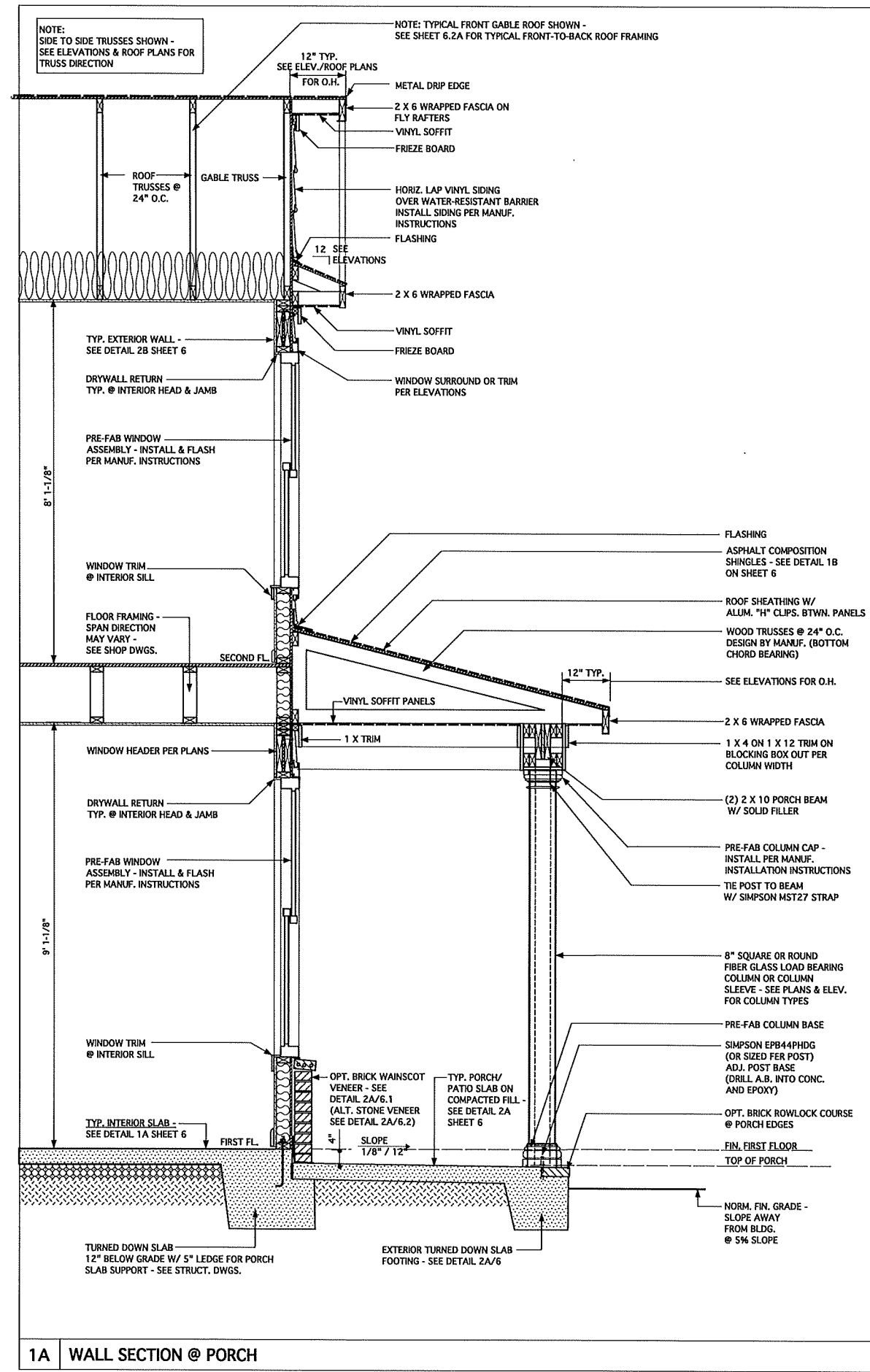
PROJECT NO. 113-69
 DATE 01-13-16
 SCALE 3/4" = 1'-0"
 DRAWN BY JB
 CHECKED BY JW
 ISSUED FOR PERMITS/CONSTRUCTION

PROJECT TITLE
MODEL 628 - GARAGE RIGHT

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 Suite 210
 Raleigh, NC 27604
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DRAWING TITLE
ELEVATION A - DETAILS

SHEET
6.2A



1A WALL SECTION @ PORCH

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 REGISTERED ARCHITECT
 8642
 W. WENTLING
 NORTH CAROLINA
 RALEIGH, N. C.
 5/18/20

REVISIONS		
NO.	DATE	DESCRIPTION
DN	01-10-19	CONVERT OLDS
DN	02-14-19	STRUCT. DWGS. REV.
CH	05-18-20	MINOR UPDATE

PROJECT NO. 113-69
 DATE 01-13-16
 SCALE 3/4" = 1'-0"
 DRAWN BY JB
 CHECKED BY JW
 ISSUED FOR PERMITS/CONSTRUCTION

PROJECT TITLE
MODEL 628 - GARAGE RIGHT

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CHESAPEAKE HOMES OF NC
 3100 Smoketree Court,
 Suite 210
 Raleigh, NC 27604
 (919) 256-3060
 (919) 556-0690 Fax

DRAWING TITLE
ELEVATION B/C/D/E/F - DETAILS

SHEET
6.2B

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REVISIONS

DATE	DESCRIPTION
01-10-19	CONVERT OLDS
02-14-19	STRUCT. DWGS. REV.
12-10-19	ADD ELEV. D & E
05-18-20	UPDATE + SNRM. W/ COV. P.

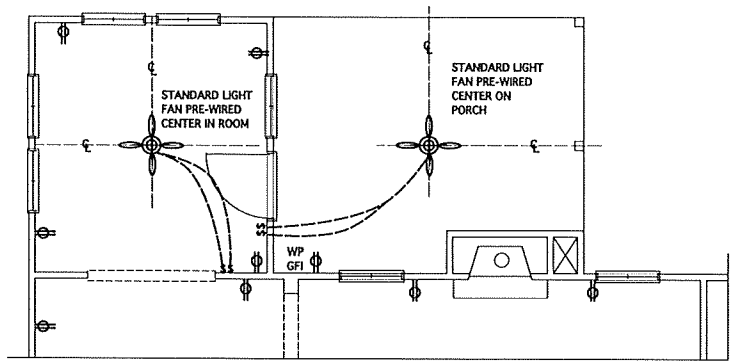
PROJECT NO. 113-69
DATE 01-13-16
SCALE AS NOTED
DRAWN BY JB
CHECKED BY JW
ISSUED FOR PERMITS/CONSTRUCTION

CLIENT
CHESAPEAKE HOMES OF NC
3100 Smoketree Court,
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Raleigh, NC 27604
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(919) 556-0690 Fax

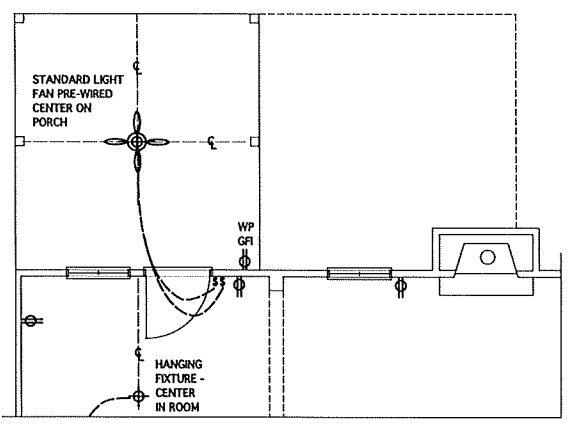
DRAWING TITLE
FIRST FLOOR ELECTRICAL PLANS

SHEET
7

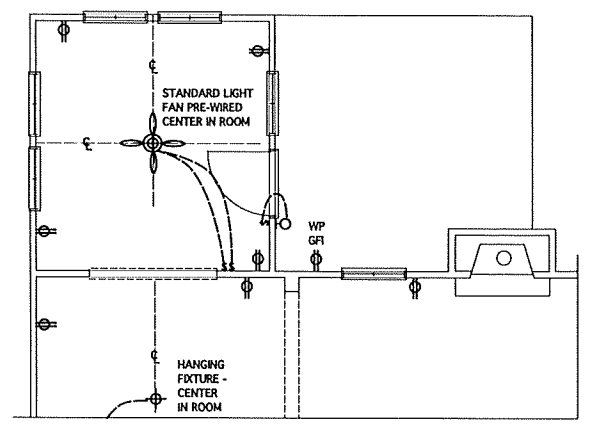
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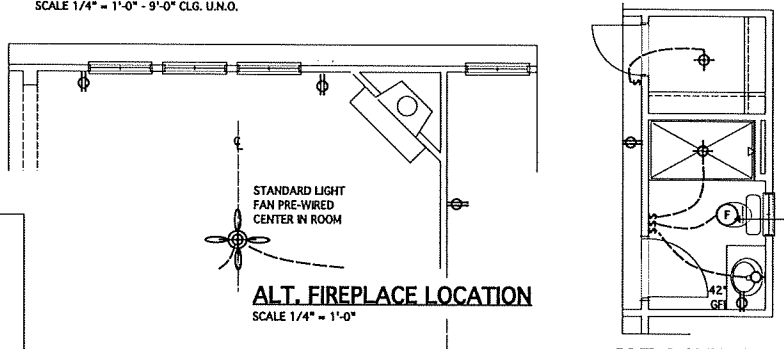
OPT. SUNROOM W/ OPT. COVERED PORCH
SCALE 1/4" = 1'-0" - 9'-0" CLG. U.M.O.



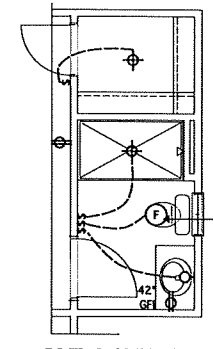
OPT. COVERED PORCH
SCALE 1/4" = 1'-0"



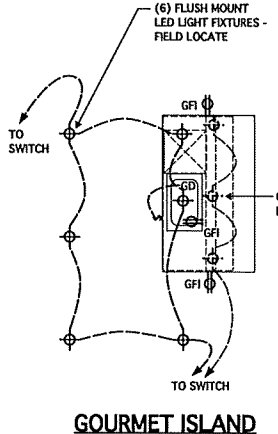
OPT. SUNROOM
SCALE 1/4" = 1'-0"



ALT. FIREPLACE LOCATION
SCALE 1/4" = 1'-0"



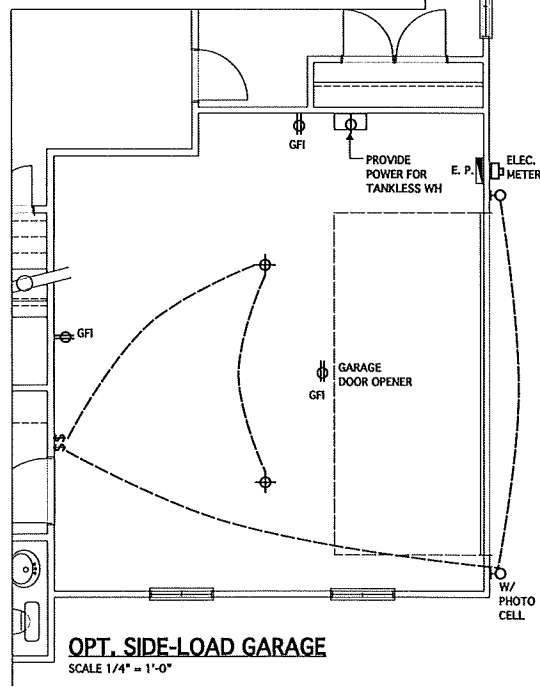
OPT. BATHROOM
SCALE 1/4" = 1'-0"



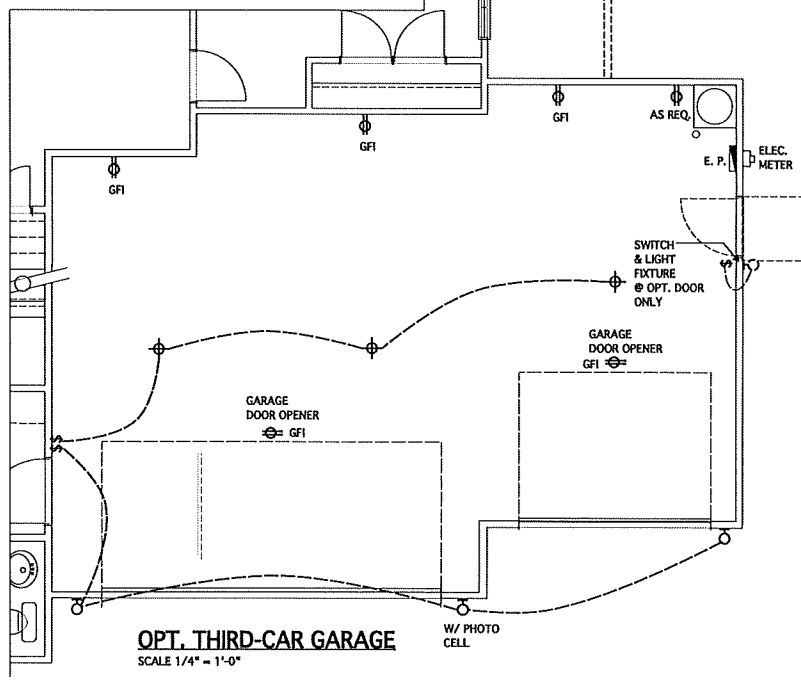
GOURMET ISLAND

- SINGLE RECEPTACLE OUTLET
- DUPLEX RECEPTACLE OUTLET
- GFI ○ DUPLEX RECEPTACLE OUTLET-GROUND FAULT INTERRUPTER
- DUPLEX RECEPTACLE OUTLET-SPLIT WIRED
- 220V OUTLET
- WP GFI ○ WEATHER-PROTECTED EXTERIOR OUTLET WITH IN-USE COVER & GFI PROTECTED
- SWITCH
- 3 \$ THREE WAY SWITCH
- 48 48 CIRCUIT BREAK PANEL W/ 200 AMP. EL. SERVICE LINE
- JUNCTION BOX W/ SHUT-OFF SWITCH
- FLUORESCENT LIGHT FIXTURE; SINGLE-TUB
- FLUORESCENT LIGHT FIXTURE; MULTI-TUBE
- CEILING MOUNTED LIGHT FIXTURE
- FLUSH-MOUNT LED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- PREWIRE CEILING FAN
- EXHAUST FAN - 50 CFM.
- CEILING LIGHT/FAN COMBO
- SMOKE DETECTOR - HARDWIRED & INTERCONNECTED
- CARBON MONOXIDE DETECTOR HARDWIRED/PLUG-IN/ BATTERY TYPE
- THERMOSTAT

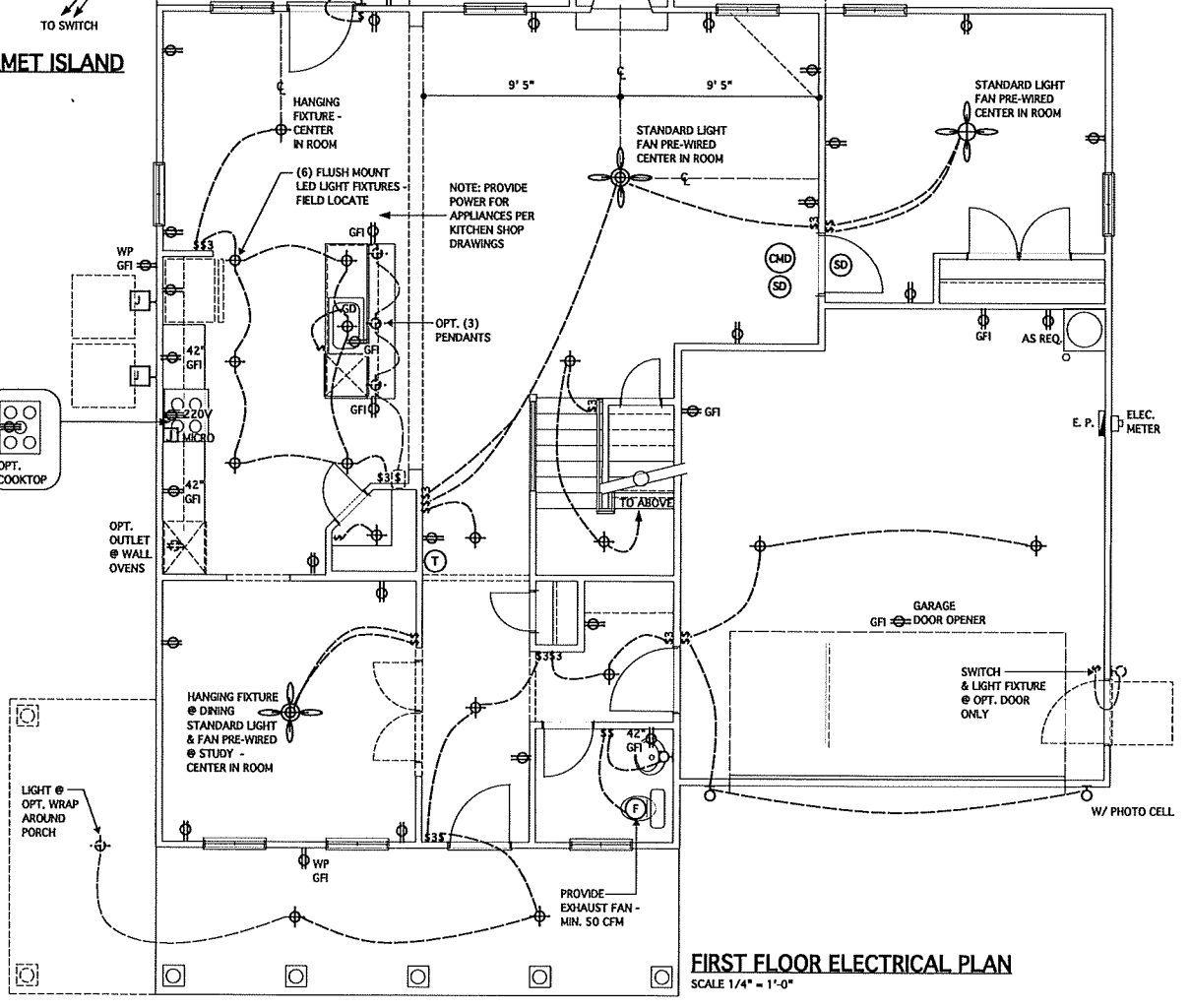
OPT. GARAGE STORAGE EXTENSION
SCALE 1/4" = 1'-0"



OPT. SIDE-LOAD GARAGE
SCALE 1/4" = 1'-0"



OPT. THIRD-CAR GARAGE
SCALE 1/4" = 1'-0"



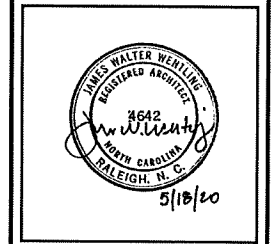
FIRST FLOOR ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

**JAMES WENTLING/
ARCHITECT**
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SUITE 1524
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REVISIONS		
DATE	DESCRIPTION	BY
01-10-19	CONVERT OLARS	
02-14-19	STRUCT. DWGS. REV.	
12-10-19	ADD ELEV. D & E	
05-18-20	MINOR UPDATE	

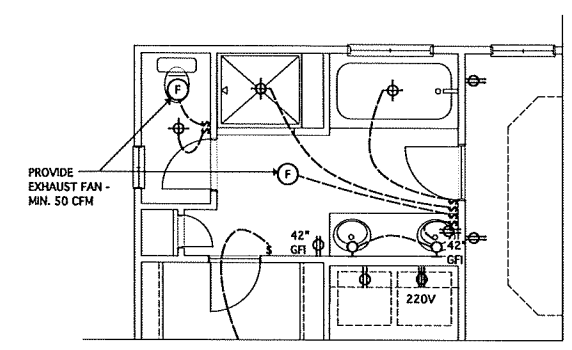
PROJECT NO.	113-69
DATE	01-13-16
SCALE	AS NOTED
DRAWN BY	JTB
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

PROJECT TITLE
MODEL 628 - GARAGE RIGHT

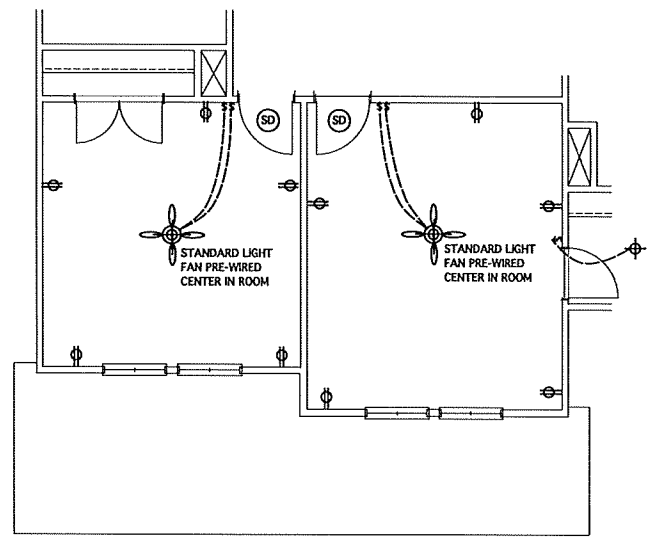
CLIENT
CHESAPEAKE HOMES OF NC
3100 Smoketree Court,
Suite 210
Raleigh, NC 27604
(919) 256-3060
(919) 556-0690 Fax

DRAWING TITLE
SECOND FLOOR ELECTRICAL PLANS

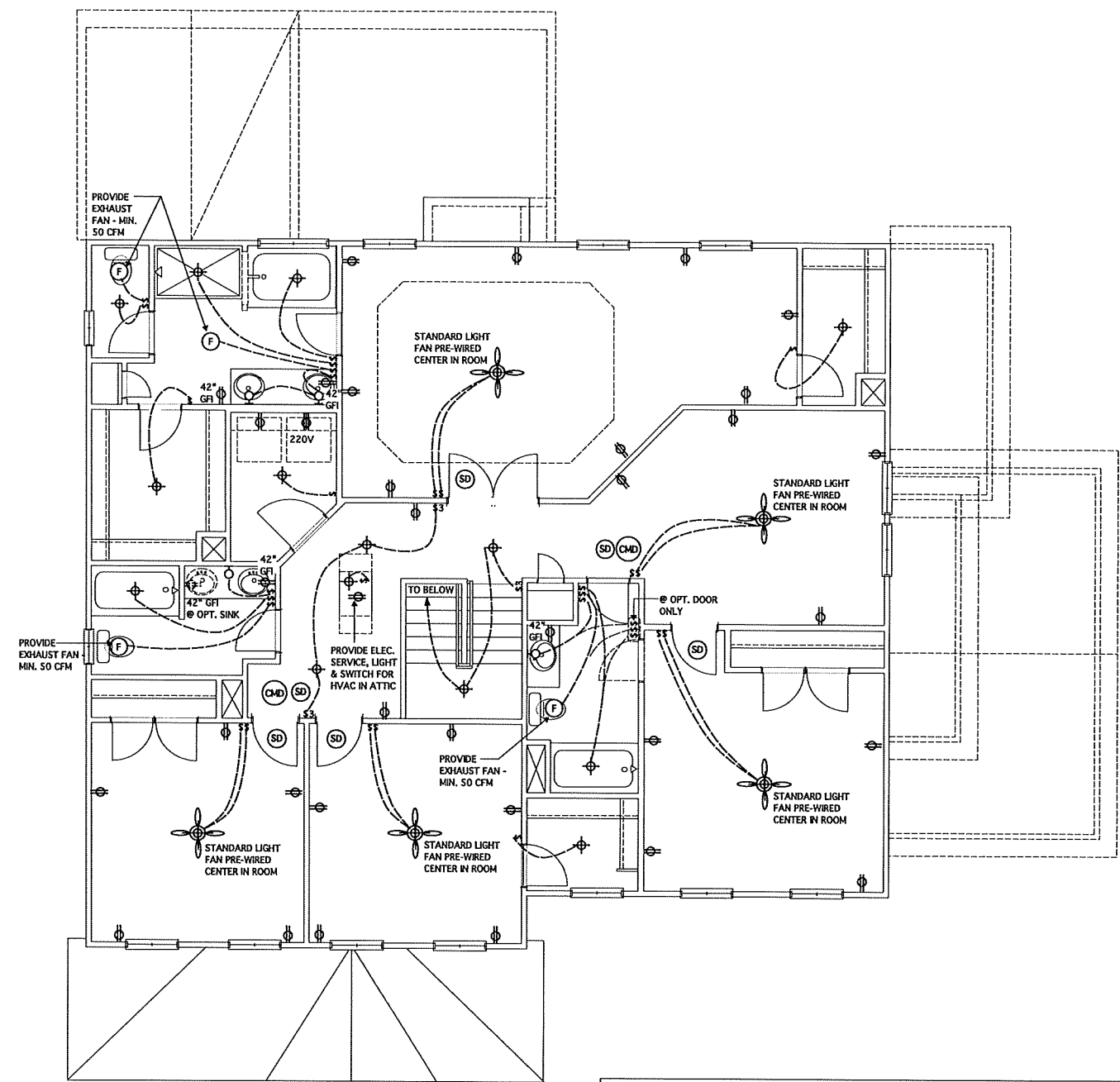
SHEET
7.1



@ OPT. DELUXE OWNER'S BATH #1
SCALE 1/4" = 1'-0"



@ ELEV. D
SCALE: 1/4" = 1'-0"



SECOND FLOOR ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

⊖	SINGLE RECEPTACLE OUTLET	▬	FLUORESCENT LIGHT FIXTURE; MULTI-TUBE
⊖	DUPLEX RECEPTACLE OUTLET	⊕	CEILING MOUNTED LIGHT FIXTURE
GFI ⊖	DUPLEX RECEPTACLE OUTLET-GROUND FAULT INTERRUPTER	⊕	FLUSH-MOUNT LED LIGHT FIXTURE
⊖	DUPLEX RECEPTACLE OUTLET-SPLIT WIRED	⊖	WALL MOUNTED LIGHT FIXTURE
⊖	220V OUTLET	⊕	PREWIRED CEILING FAN
WP GFI ⊖	WEATHER-PROTECTED EXTERIOR OUTLET WITH IN-USE COVER & GFI PROTECTED	F	EXHAUST FAN - 50 CFM.
\$	SWITCH	FL	CEILING LIGHT/FAN COMBO
\$3	THREE WAY SWITCH	SD	SMOKE DETECTOR - HARDWIRED & INTERCONNECTED
⊖	48 CIRCUIT BREAK PANEL W/ 200 AMP. EL. SERVICE LINE	CHD	CARBON MONOXIDE DETECTOR HARDWIRED/PLUG-IN/ BATTERY TYPE
J	JUNCTION BOX W/ SHUT-OFF SWITCH	T	THERMOSTAT
▬	FLUORESCENT LIGHT FIXTURE; SINGLE-TUB		

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STRUCTURAL NOTES
NC (2018 NRC), Wind: 115-120 mph

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS AND HEADERS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PER 4 BORDER SYSTEM, FOOTINGS, AND PILING SYSTEM. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM. ALL ROOF SYSTEMS FOR PROFESSIONAL CERTIFICATION SHALL BE PROVIDED BY THE APPROPRIATE PROFESSIONAL. SOUTHERN ENGINEERS, P.A. CERTIFIES ONLY THE STRUCTURAL COMPONENTS AS SPECIFICALLY STATED.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE 2018 NC RESIDENTIAL CODE 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 FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONSTRUCTION REVIEW SERVICES ARE NOT PART OF OUR CONTRACT. ALL HEADERS SHALL BE FRAMED ANCHORED, TIED AND BRACED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND THE BUILDING CODE.
- DESIGN LOADS (LISTED AS LIVE LOAD, DEAD LOAD, DEFLECTION)
 - ROOFS OTHER THAN SLEEPING ROOFS (40 PSF, 10 PSF, L260)
 - SLEEPING ROOFS (20 PSF, 10 PSF, L260)
 - ATTIC WITH PERMANENT STAIRS (40 PSF, 10 PSF, L260)
 - ATTIC WITHOUT PERMANENT STAIRS (20 PSF, 10 PSF, L260)
 - ATTIC WITHOUT STORAGE (20 PSF, 10 PSF, L240)
 - STAIRS (40 PSF, 10 PSF, L260)
 - EXTERIOR BALCONIES (40 PSF, 10 PSF, L260)
 - DECKS (40 PSF, 10 PSF, L260)
 - GUARDRAILS AND HANDRAILS (200 LBS)
 - PASSENGER VEHICLE GARAGES (20 PSF, 10 PSF, L260)
 - FIRE ESCAPES (40 PSF, 10 PSF, L260)
 - SHOW (20 PSF)
- WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORES WITH HOOD STRUCTURAL PANELS. SEE FRAMING NOTES FOR THICKNESS AND WALLING REQUIREMENTS.
- SEE APPENDIX H (DCA4) FOR EXTERIOR DECK REQUIREMENTS INCLUDING ATTACHMENTS FOR LATERAL LOADS.
- CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (NO). ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, TESTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR TESTING SHALL BE TAKEN FROM THE EXIT END OF THE PUMP. CONTROL JOINTS IN SLABS SHALL BE SPACED ON A GRID OF +30 TIMES THE DEPTH (D). CONTROL JOINTS SHALL BE SAUCUT TO A DEPTH OF 1/3. ALL CONCRETE SLABS SHALL HAVE A 2" DEEP CONTROL JOINTS SAUCUT IN SLAB ON A +10'-0" x +10'-0" GRID.
- ALLOWABLE SOIL BEARING PRESSURE ASSIGNED TO BE 2000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER IF UNSATISFACTORY SUBSURFACE CONDITIONS ARE ENCOUNTERED. THE SURFACE ADJACENT TO THE FOUNDATION WALL SHALL BE PROVIDED WITH ADEQUATE DRAINAGE, AND SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.
- ALL FRAMING LUMBER SHALL BE SYP #2 (F_b = 675 PSF) UNLESS NOTED OTHERWISE (NO). ALL TREATED LUMBER SHALL BE SYP #2 PLATE MATERIAL MAY BE SYP #3 OR SYP #3 (F_b = 425 PSF - H₁)
 - LVL SHALL BE LAMINATED VENEER LUMBER (F_b = 2600 PSF, F_v = 265 PSF, E = 1,650,000 PSF)
 - P.S.L. SHALL BE PARALLEL STRAND LUMBER (F_b = 2100 PSF, F_v = 210 PSF, E = 2,200,000 PSF)
 - L.S.L. SHALL BE LAMINATED STRAND LUMBER (F_b = 2250 PSF, F_v = 400 PSF, E = 1,550,000 PSF)
 - INSTALL ALL CONNECTIONS PER MANUFACTURERS INSTRUCTIONS.
- ALL ROOF TRUSS AND I-JOIST LAYOUTS SHALL BE PREPARED IN ACCORDANCE WITH THE SEALED STRUCTURAL DRAWINGS. TRUSSES AND I-JOISTS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS. ANY CHANGE IN TRUSS OR I-JOIST LAYOUT SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
- ALL STRUCTURAL STEEL SHALL BE ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS (2" DIAMETER x 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDED THE JOIST ARE TOE Nailed TO THE SOLE PLATE, AND SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE x 4" O.C. ALL STEEL TUBING SHALL BE ASTM A500.
- REBAR SHALL BE DEFORMED STEEL, ASTM60, GRADE 60. LAP ALL REBAR SPLICES 30 BAR DIAMETERS.
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM A325) WITH WASHERS PLACED UNDER THE THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" O.C. (MAX) AND STAGGERED AT THE TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH 2 BOLTS LOCATED AT 6" FROM EACH END.
- BRICK LINTELS (WHEN REQUIRED) SHALL BE 3 1/2" x 12" x 14" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x6"x6" STEEL ANGLE WITH 0.15% VERTICAL FOR SPANS UP TO 4'-0". SEE PLANS FOR SPANS OVER 4'-0". SEE ALSO SECTION R103.0.3 LINTELS.

FRAMING NOTES
NC (2018 NRC), Wind: 115-120 mph

- BRACING METHOD AND TYPE. CONTINUOUSLY SHEATHED HEP, GS-HEP. NOTE THAT THE WALL BRACING HEIGHT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY SECTION R602.0.2 OF THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
- EXTERIOR WALL SHEATHING WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORES WITH HOOD STRUCTURAL PANEL SHEATHING (HEP) EXPOSURE B, 1/8", EXPOSURE C, 1/8". SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 6"x12" WALLING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKS AT ALL PANEL EDGES.
- HEP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE BLOCK AT ROOF PER SECTION R602.0.4.5 AND ATTACH BRACED WALLS PER CODE. HEP SHEATHING BETWEEN FLOORS SHALL BE SPLICED ALONG CONTINUOUS BAND OR THE HEP SHEATHING MAY BE SPLICED ACROSS STUDS (CONTINUOUS ACROSS FLOOR SYSTEM) WITH BLOCKING AT PANEL EDGES, (MINIMUM 12" BEYOND FLOOR BREAK) OR OTHER APPROVED METHOD.
- HD = HOLD-DOWN HOLD-DOWN DEVICE (NOTED AS HD ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR HD ASSEMBLY.
 - 6" UNDERSTAIR FLOOR. USE "HD HOLD-DOWN DETAIL" ON 5D SHEET (OR EQUIV.)
 - UPPER FLOORS. ATTACH BASE OF KING STUD WITH A SIMPSON C522 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 7" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (7) 8d NAILS.
- INTERIOR BRACED WALL. (NOTED AS "IB" ON PLANS) ATTACH 1/2" G1/8" BOARD (6d) ON EACH SIDE OF WALL WITH A MIN OF 5d COOLER NAILS OR 4d SCREWS @ 1" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
- INTERIOR BRACED WALL-HOOD STRUCTURAL PANEL. (NOTED AS "IBLH" ON PLANS). ATTACH ONE SIDE WITH 3/8" HEP SHEATHING WITH 8d NAILS AT A 6"x12" WALLING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH 6d OVER HEP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" 6d WITH A MIN OF 5d COOLER NAILS OR 4d SCREWS @ 1" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

HEADER/BEAM & COLUMN NOTES

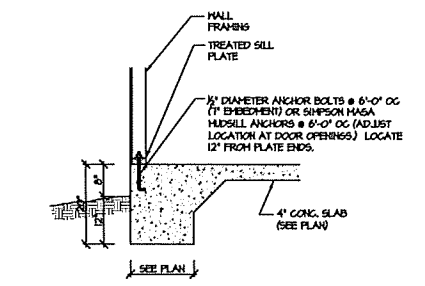
- ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN (2)2x6 (4" WALL) OR (2)2x6 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.
- THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM "4" IN TABLE R602.0.3 OR AS BELOW PER NCCOM COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-4-2020.
 - UP TO 3' SPAN (1) KING STUD
 - OVER 3' UP TO 6' SPAN (2) KING STUDS
 - OVER 6' UP TO 12' SPAN (4) KING STUDS
 - OVER 12' UP TO 15' SPAN (5) KING STUDS

TRUSS SYSTEM REQUIREMENTS
NC (2018 NRC), Wind: 115-120 mph

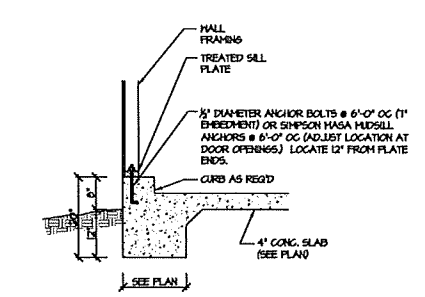
- TRUSS SYSTEM LAYOUTS (PLACEMENT PLANS) SHALL BE DESIGNED IN ACCORDANCE WITH SEALED STRUCTURAL PLANS. ANY NEED TO CHANGE TRUSSES SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
- TRUSS SCHEMATICS (PROFILES) SHALL BE PREPARED AND SEALED BY TRUSS MANUFACTURER.
- ALL TRUSSES SHALL BE DESIGNED FOR BEARING ON SYP #2 OR #3 PLATES OR LEDGERS (NO).
- ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.

PORCH POST NOTES

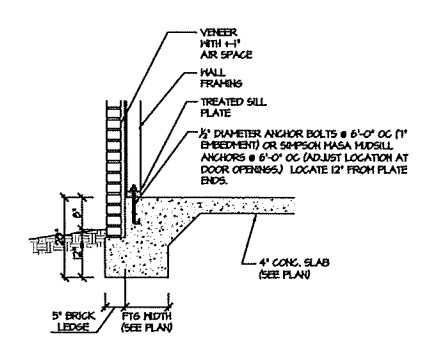
- 4x4 (NO) W/10 POST (OR EQUIV.)
 - ATTACH TRUSSES (RAFTERS) AT PORCH WITH HURRICANE CONNECTORS.
 - POST CAP: SIMPSON ACH-HAC (ACH-HAC)
- POST CAP AT CORNER: (2) SIMPSON LCE4 (ENTER HEADER AT CORNER. HIGH MIN), AND (1) SIMPSON H6.
- EDGE BASE: SIMPSON ABM4 (ABM4).
 - MIN 3/4" ANCHOR (EMBED 7")
 - MIN 2x4x8 ANCHOR (EXTEND TO FOOTING - HIGH MIN ONLY)
- POST BASE, HOOD FOUNDATION: (2) SIMPSON C56 STRAPS AT POSTS. EXTEND 12" ONTO EACH POST (UPPER AND LOWER) OR TO BRICKER.
- NOTE: EQUIVALENT POST CAP AND BASE ACCEPTABLE.



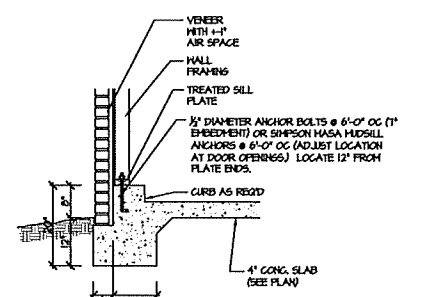
15-120 (100A) MEH 50 MONOLITHIC SLAB FOOTING (SIDING OR EQUAL)



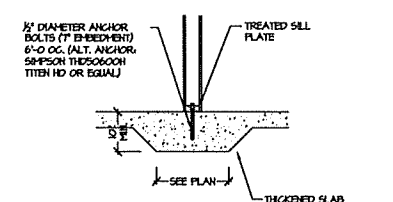
15-120 (100A) MEH 50 MONOLITHIC SLAB @ GARAGE (SIDING OR EQUAL)



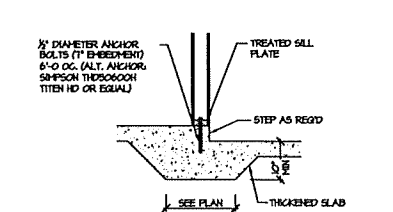
15-120 (102A) MEH 50 MONOLITHIC SLAB FOOTING (VENEER)



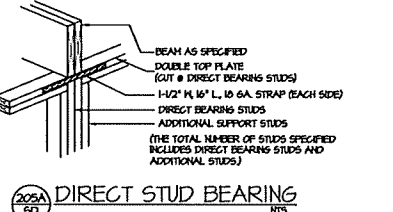
15-120 (103A) MEH 50 MONOLITHIC SLAB @ GARAGE (VENEER)



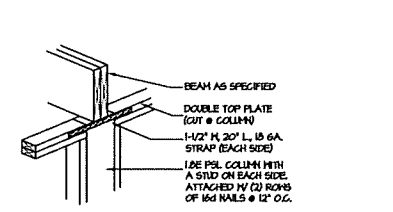
15-120 (104A) MEH 50 THICKENED SLAB (INTERIOR BEARING WALL)



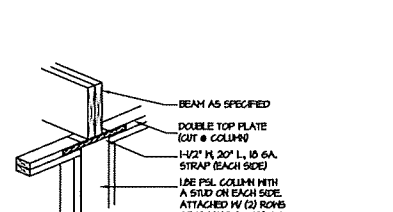
15-120 (105A) MEH 50 THICKENED SLAB @ GARAGE (INTERIOR GARAGE WALL)



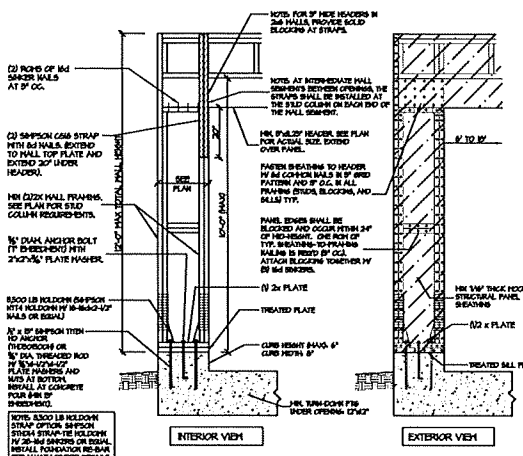
202A 50 DIRECT STUD BEARING



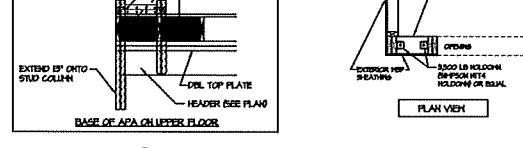
202B 50 DIRECT BEAM BEARING



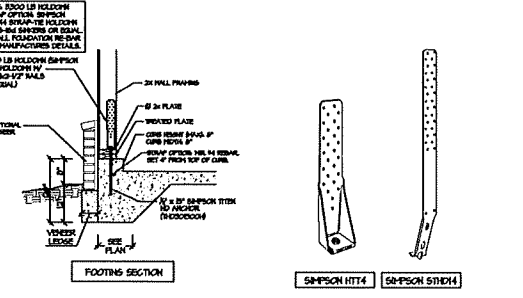
202B 50 DIRECT BEAM BEARING



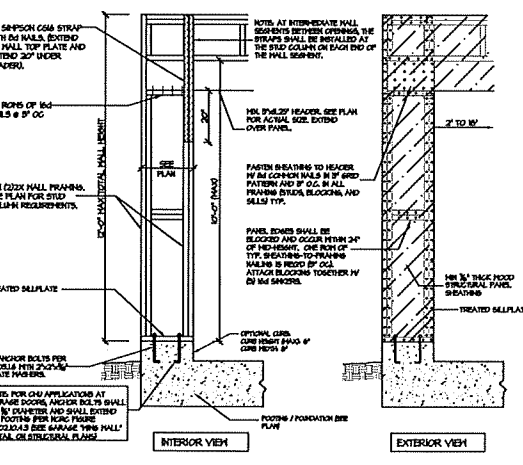
200 50 APA PORTAL FRAME W/ HOLD-DOWNS



200 50 APA PORTAL FRAME W/ HOLD-DOWNS

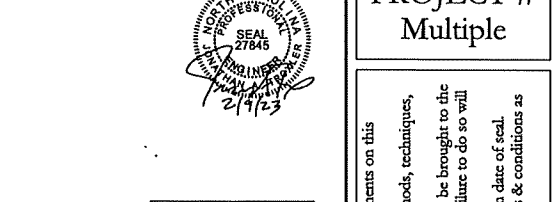


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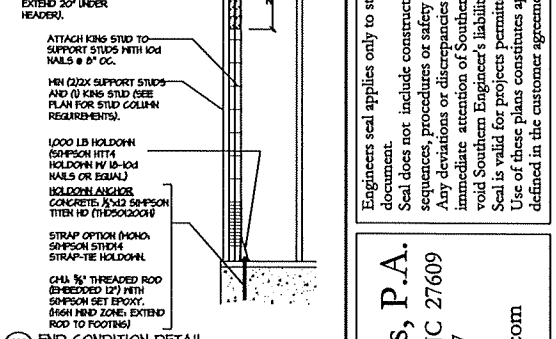


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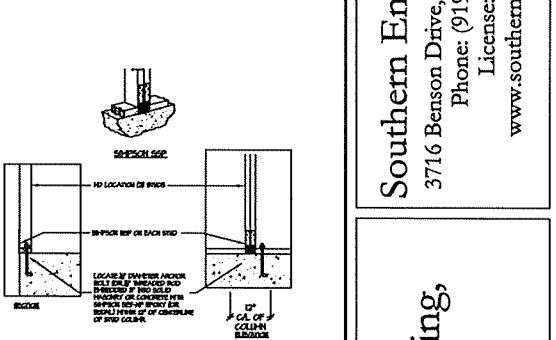
200 50 GS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION



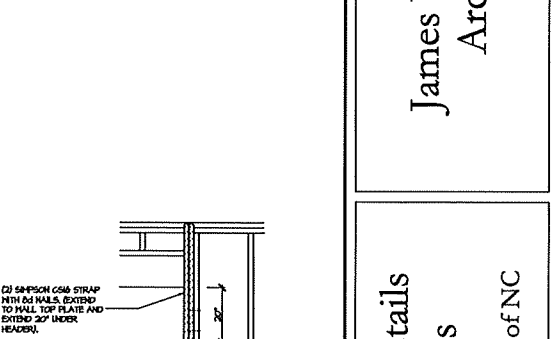
200 50 END CONDITION DETAIL



200 50 END CONDITION DETAIL



200 50 BRACED WALL END CONDITION 'HD'



200 50 GS-PF: END CONDITION DETAIL

200 50 GS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION



PROJECT #
Multiple

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Architect

Standard Details
and Notes

SD-1
MONO

Chesapeake Homes of NC