

# DETACHED SINGLE FAMILY DWELLING

## MODEL 628 - GARAGE RIGHT

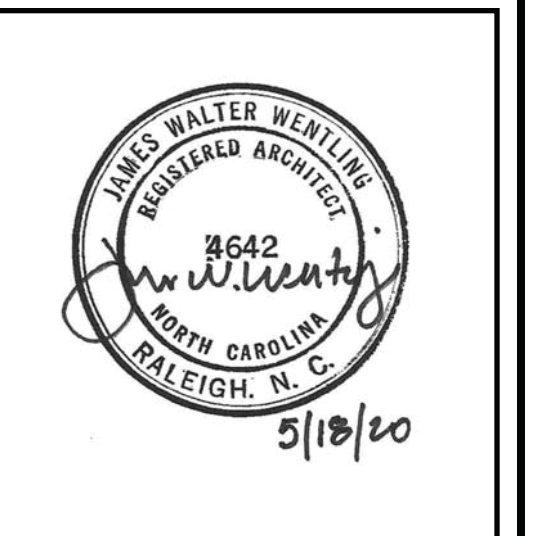
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GRAPHICS

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

PROJECT NO.	113-69
DATE	01-13-16
SCALE	NO SCALE
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  
**CONTENTS  
AND PROJECT  
INFORMATION**

SHEET  
**1**

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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

- 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.
- 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.
- WINDOW SUPPLIER IS TO CERTIFY THAT THE WINDOWS PROVIDED FOR BEDROOMS MEET THE GOVERNING BUILDING CODE EGRESS AND FALL 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.
- ALL VENTED CRAWL OR ATTIC SPACES SHALL BE PROVIDED WITH VENTS TO ALLOW A FLOW OF AIR THROUGH THE SPACE. FREE VENT AREAS 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 M1305.1.3.
- 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.
- 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

- 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.
- 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.
- 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.
- 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.
- FINISHED GRADE SHALL SLOPE AWAY FROM THE BUILDING AT A MINIMUM SLOPE OF 6 INCHES PER FOR A MINIMUM DISTANCE OF 10 FEET FROM THE BUILDING PER IRC SECTION R401.3.
- TERMITE TREATMENT - TREAT INTERIOR AND EXTERIOR EARTH AT PERIMETER WITH EPA APPROVED TERMICIDE. SPRAY BORA-CARE OR EQ. TERMICIDE & MOLD TREATMENT ON STUDS 3 FEET ABOVE SLABS PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE TERMITE SHIELDS WHERE SHOWN ON PLANS.

#### 03. CAST-IN-PLACE CONCRETE

- 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.
- CONCRETE PLACEMENT SHALL COMPLY WITH RECOMMENDATIONS OF ACI 332.
- CONCRETE SLABS SHALL HAVE POLYPROPYLENE FIBER ADDITIVE (1.5 LB/CY) OR WWF 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.
- REINFORCING STEEL WHERE SHOWN ON PLANS SHALL CONFORM TO ASTM A 615, GRADE 60 MIN., DEFORMED.
- PROVIDE A 6 MIL. POLYETHYLENE MOISTURE VAPOR BARRIER MEMBRANE UNDER INTERIOR AND JOINTS. CONCRETE SLABS AND FOOTINGS WHERE INDICATED ON THE DRAWINGS. LAP SHEETS 6" MIN. AT JOINTS.
- 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

- CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90, GRADE N, NORMAL WEIGHT UNITS. 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.
- 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.
- 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.
- APPLY A BITUMINOUS WATERPROOF MEMBRANE TO THE EXTERIOR OF ALL BASEMENT WALLS TO BE BELOW GRADE AFTER BACKFILLING.
- 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

- STEEL BEAMS AND PLATES SHALL CONFORM WITH ASTM A36. STEEL COLUMNS SHALL CONFORM TO ASTM A53.
- 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.
- ALL BRICK STEEL LINTELS SHALL BE SIZED PER STRUCTURAL DRAWINGS ON SHEET SD1.

#### 06. WOOD

- 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 SPF #2 OR BETTER Fb = 875 PSI  
PRESSURE TREATED LUMBER SYP #2 OR BETTER Fb = 975 PSI  
PLATES SYP/SPF #3 Fc = 425 PSI  
BLOCKING STANDARD Fb = 275 PSI
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA), "WOOD FRAME CONSTRUCTION MANUAL" (WFCM) AND SHALL COMPLY WITH IRC R301.1 TO SUPPORT AND TRANSFER ALL LOADS SAFELY TO THE FOUNDATION.
- THE DESIGN LOADS FOR PREFABRICATED WOOD TRUSSES ARE PER THESE SPECS., THE GOVERNING BUILDING CODE AND CURRENT EDITIONS OF TR-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.
- PREFABRICATED WOOD-JOISTS SHALL BE RATED PER ASTM D5055 AND INSTALLED PER SHOP DRAWINGS AND DETAILS PROVIDED BY THE MANUFACTURER.
- HANGERS, ANCHORS AND FASTENERS, WHEN CALLED FOR IN SHOP DRAWINGS OR THESE DRAWINGS, SHALL BE INSTALLED IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
ALL HANGERS, FRAMING ANCHORS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD TO BE STAINLESS STEEL OR GALVANIZED PER G185 RATING "Z-MAX" COATING BY SIMPSON OR "TRIPLE ZINC" BY USP.
- 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.
- ALL LUMBER IN CONTACT WITH EARTH, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. FIELD TREAT SAWED, DRILLED OR NOTCHED TREATED LUMBER PER AWPA M4-11.
- PROVIDE STRUCTURAL SHEATHING WHERE NOTED ON PLANS. ALL WOOD SHEATHING SHALL BE APA RATED FOR INTENDED USE AND SUPPORT SPANS. INSTALL ROOF SHEATHING WITH "H" CLIPS BETWEEN TRUSSES.
- INSTALL FIREBLOCKING PER R302.11 TO CUT OFF DRAFT OPENINGS AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, BETWEEN STORIES, AND BETWEEN THE TOP STORY AND ROOF.
- STUDS FOR EXTERIOR WALLS SHALL BE SIZED PER THE INTERNATIONAL RESIDENTIAL CODE, TABLE R602.3.1.
- ALL NOTCHES AND CUTS IN FRAMING SHALL NOT EXCEED MAX. DIMENSIONS AS DEFINED IN THE IRC R602.6..

#### 07. THERMAL AND MOISTURE PROTECTION

- 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 N1102.4.
- 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 730 AND WIND RESISTANCE CLASS PER ASTM D7158 OR D3161 FOR WIND SPEED. INSTALL UNDERLAYMENT PER ROOF SLOPE AND IRC R905.2.2 AND CONFORMING TO ASTM D226.
- INSTALL FLASHING, SHEET METAL, GUTTERS AND DOWNSPOUTS PER PLANS AND PER "ASPHALT ROOFING RESIDENTIAL MANUAL" AND "ARCHITECTURAL SHEET METAL MANUAL" BY S.M.A.C.N.A. INSTALL FLASHING AT ALL ROOF TO WALL CONDITIONS, EXTERIOR OPENINGS AND ELSEWHERE WHERE REQUIRED.
- 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.
- 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

- INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTALLATION RECOMMENDATIONS.
- 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 101/LS.2/A440 FOR THE APPLICABLE WINDOW AND DOOR TYPES SHOWN ON THE DRAWINGS. INSTALL THERMED 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.
- INSTALLATION AND FLASHING OF WINDOWS AND DOORS TO BE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND ASTM E212.
- INSECT SCREENS TO BE IN ACCORDANCE WITH ANSI/SMA 1004, ANSI/SMA 2006, OR ANSI/SMA 3001.
- PROVIDE AND INSTALL HARDWARE PER OWNER'S SCHEDULE.
- GARAGE DOORS SHALL BE CERTIFIED IN ACCORDANCE WITH ASTM/DASMA 108 FOR THE APPLICABLE WIND PRESSURES AS NOTED ON THE COVER SHEET.

#### 09. FINISHES

- 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.
- INSTALL FLOOR COVERINGS AS SHOWN ON PLANS OR PER OWNER'S SCHEDULE PER MANUF. INSTALLATION INSTRUCTIONS.

#### 10. SPECIALTIES

- 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.
- 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.
- 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.
- PROVIDE A PROGRAMMABLE THERMOSTADT, MANUALS FOR MECHANICAL AND WATER HEATING EQUIPMENT, ENERGY COMPLIANCE CERTIFICATE AND ALL OTHER REQUIREMENTS OF THE CURRENT ENERGY CODE.

#### 16. ELECTRICAL

- 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.
- 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 U.O.
- 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.
- PROVIDE HIGH EFFICACY LAMPS IN PERMANENT FIXTURES PER CURRENT ENERGY CODE.

#### 17. PLUMBING

- 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 Krings Telephone #: (919) 256-3060 E-mail: Mark@cheshomes.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	jtroxler@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
Seismic Site Class:	C			Roof:	35
Seismic Design Category:	B			Windows + Doors:	20
Weathering:	Moderate				
Frost Line:	12"				
Termitte Decay:	Moderate to Heavy				
Winter Design Temp.:	20°				
Climate Zone:	4A				

#### ENERGY EFFICIENCY:

Minimum Insulation:

Ceiling:	R-38 (R-30 w/ Raised Heel 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  
-Optional 3rd Car Garage  
-Optional Covered Porch  
-Optional Bathroom @3rd Car Garage  
-Flush Kitchen Island  
-Optional Drop Zone Bench  
-Optional Deluxe Primary Bath #1  
-Optional Double Bowl @ Hall Bath #1 (next to Bedroom #2)  
-Optional Door from Bedroom #4 to Hall Bath #2



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

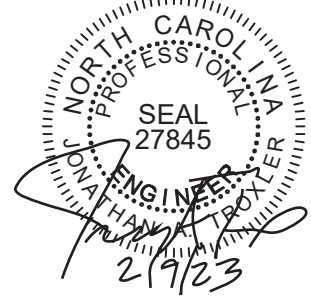
PROJECT # 19-1059

\* 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.

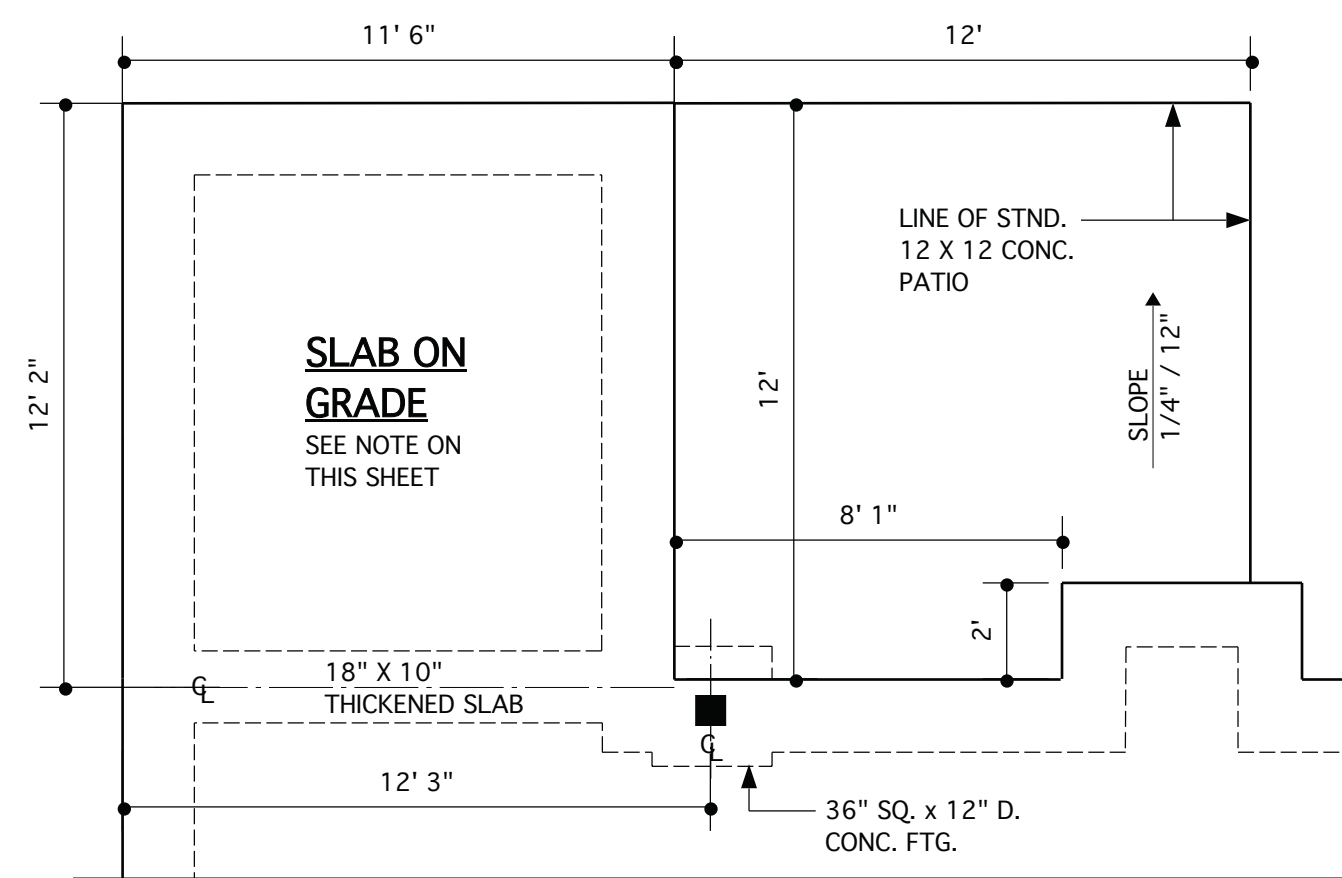
\* Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.



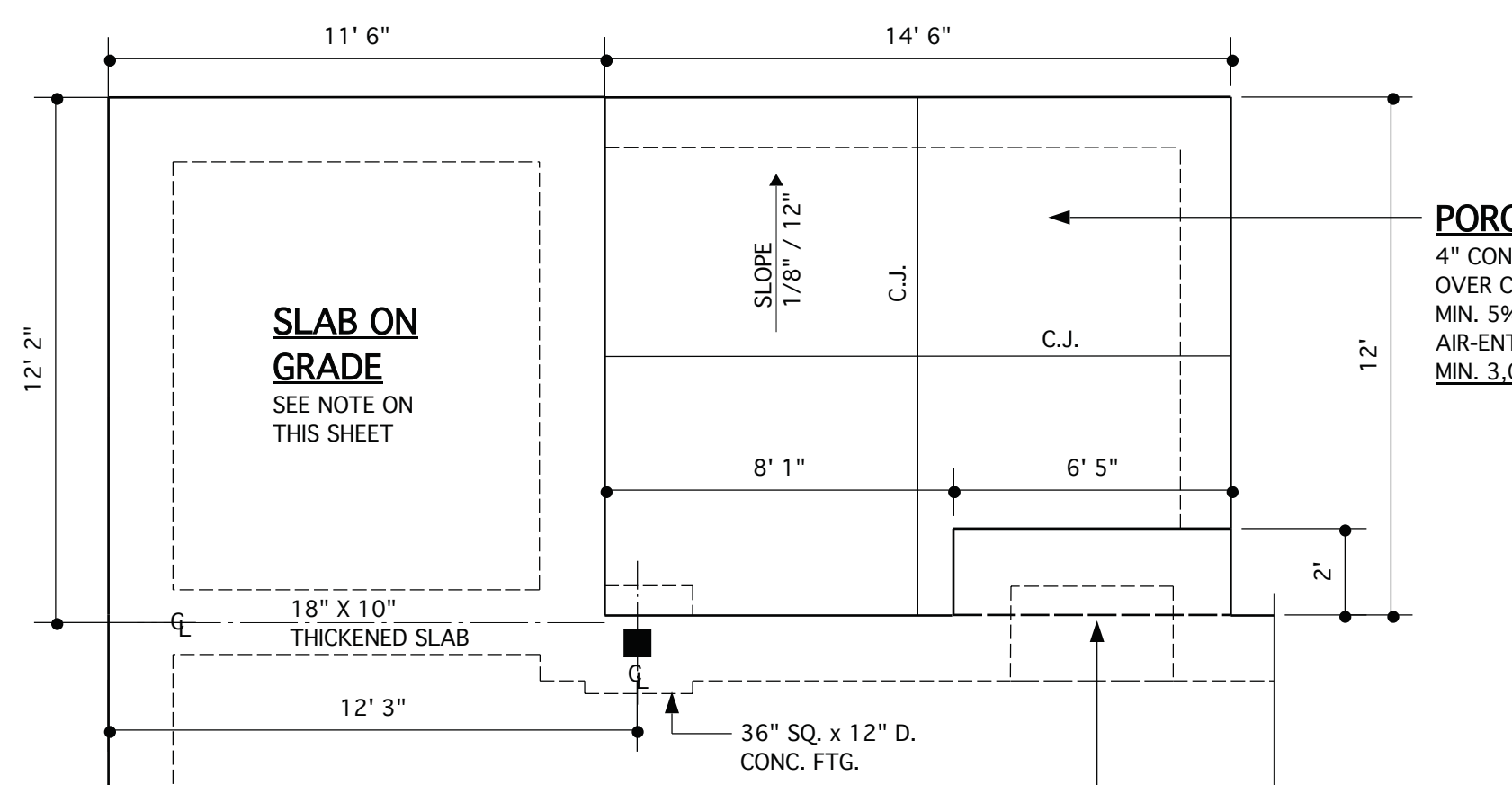
REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

**PORCH**

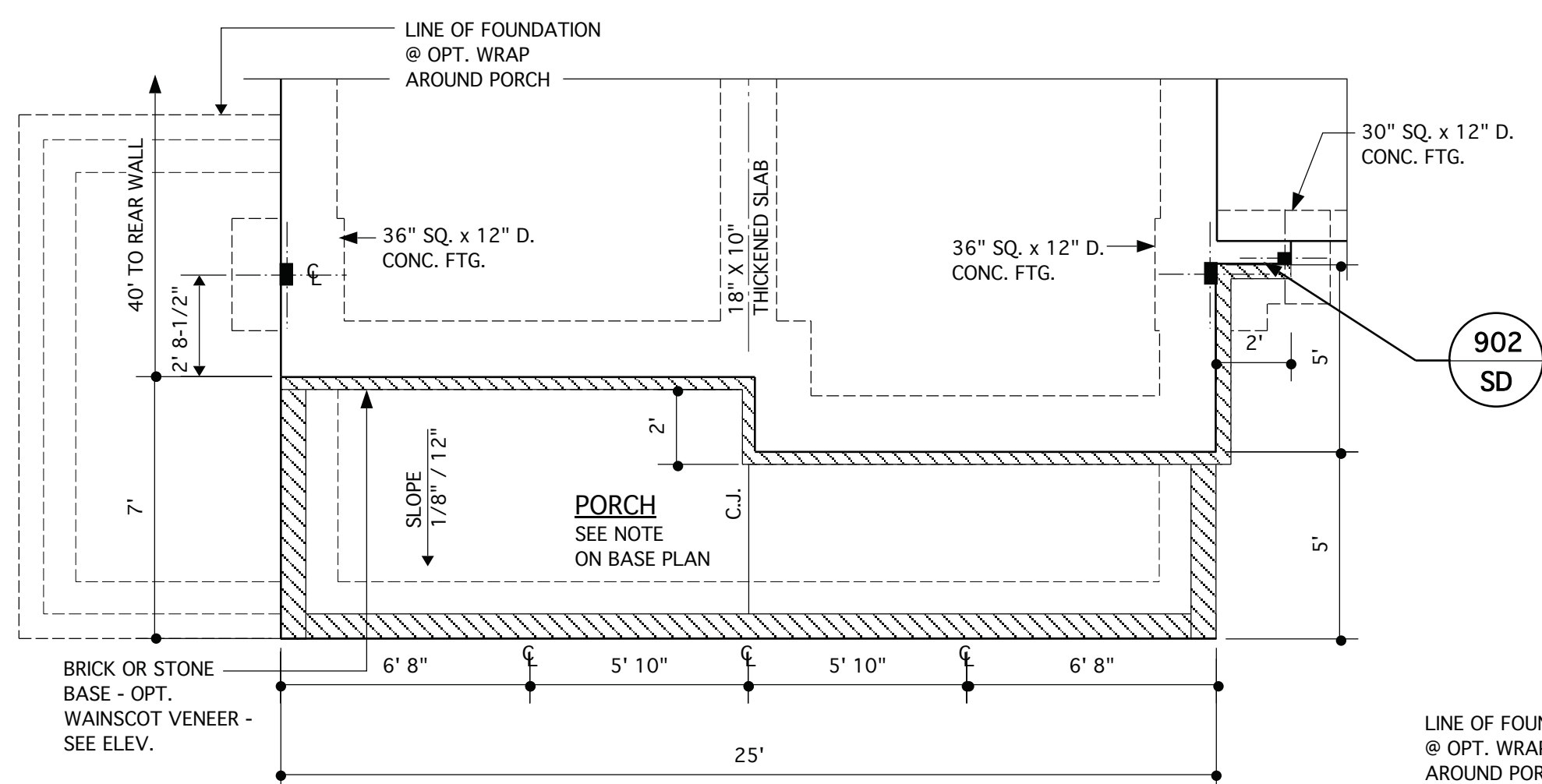
4" CONC. PORCH SLAB OVER COMP. POROUS FILL - MIN. 5%, MAX. 7% AIR-ENTRAINED CONC. MIN. 3,000 PSI CONC.



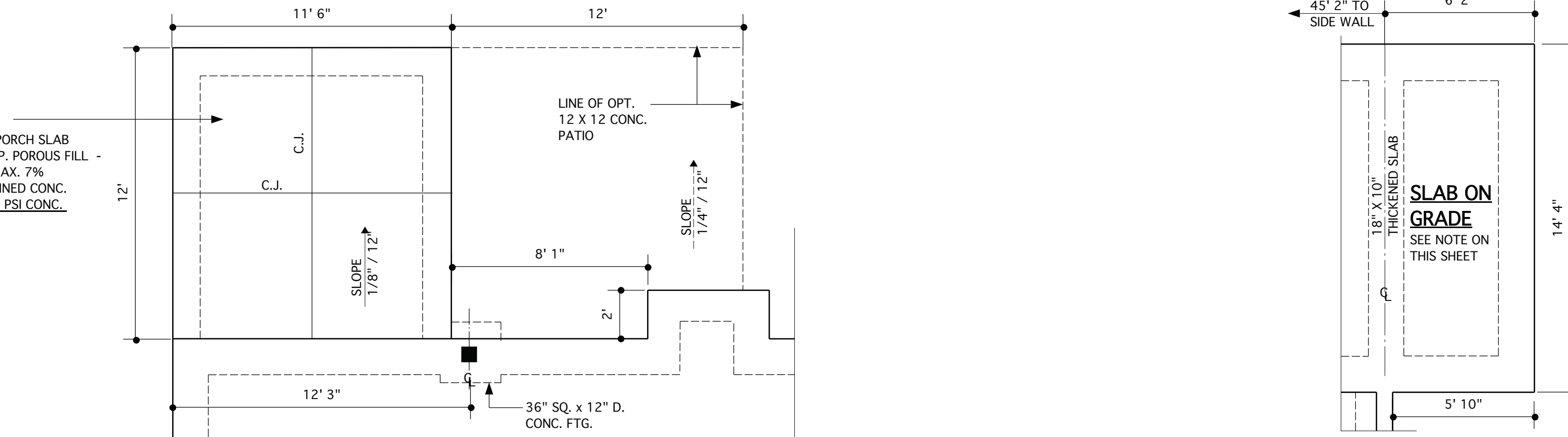
**@ OPT. SUNROOM**  
SCALE 1/4" = 1'-0"



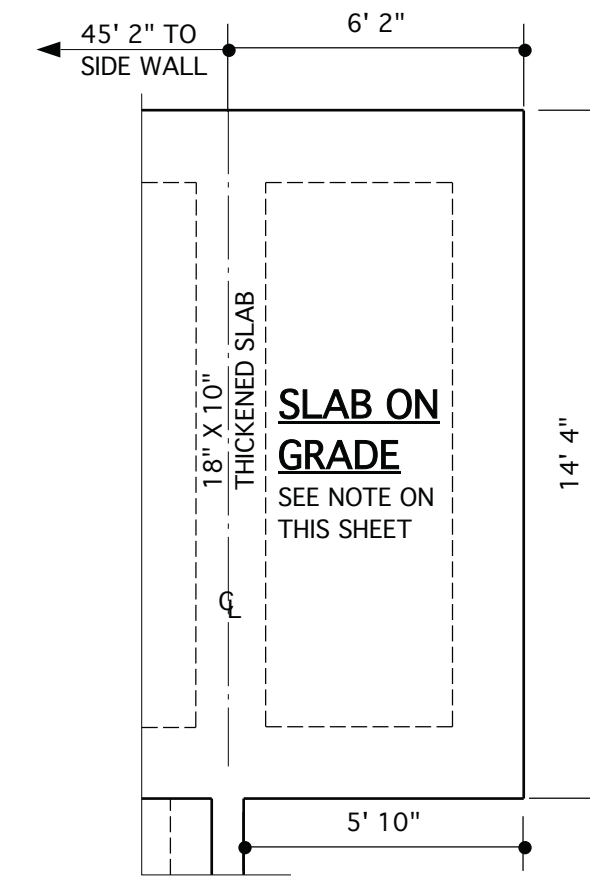
**@ OPT. SUNROOM W/ OPT. COVERED PORCH**  
SCALE 1/4" = 1'-0"



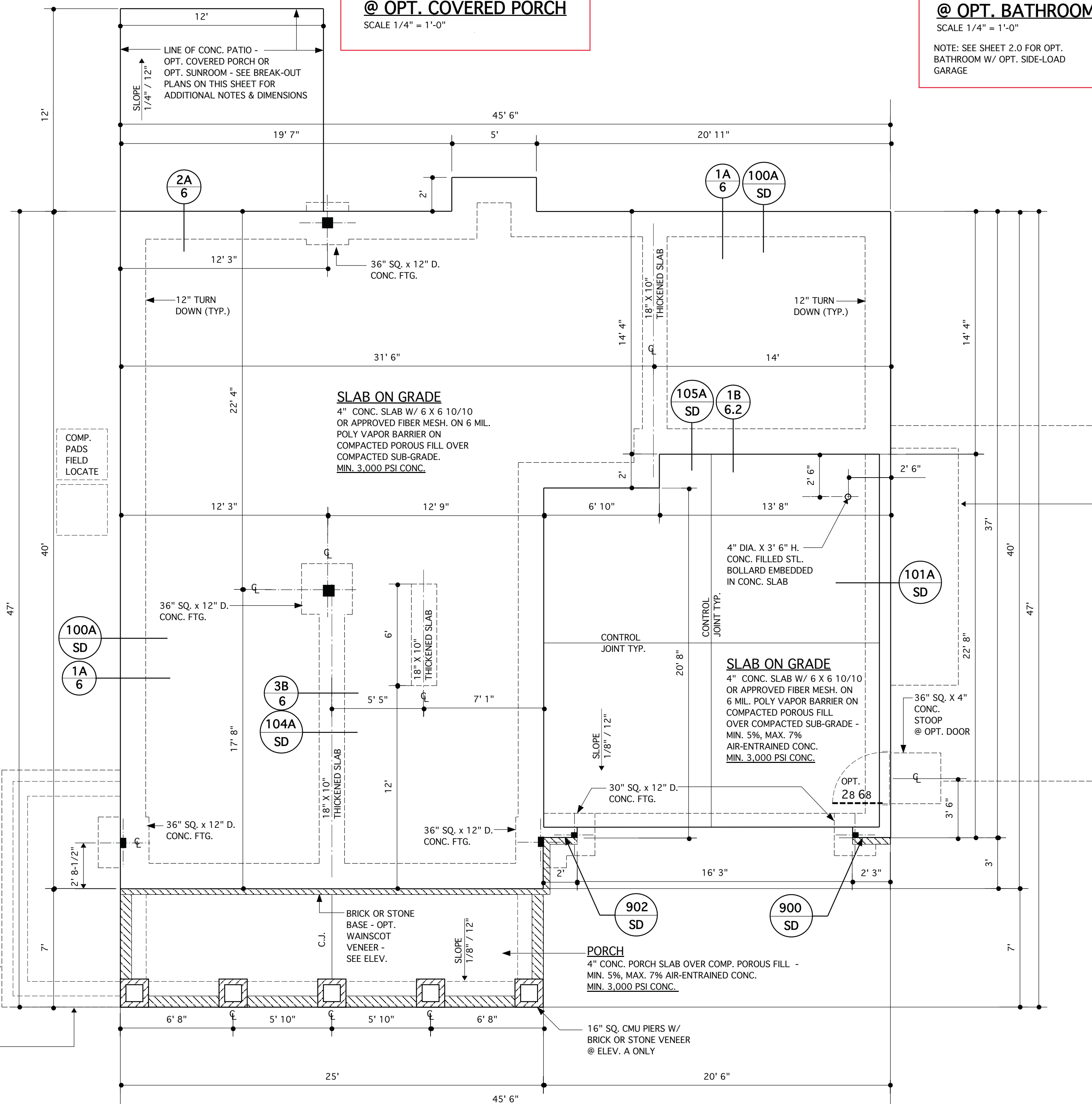
**@ ELEV. D**  
SCALE 1/4" = 1'-0"



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



**@ OPT. BATHROOM**  
SCALE 1/4" = 1'-0"  
NOTE: SEE SHEET 2.0 FOR OPT. BATHROOM W/ OPT. SIDE-LOAD GARAGE



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

**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 OLASHS
DN	02-14-19	STRUCT. DWGS. REV.
CH	12-10-19	ADD ELEV. D & E
CH	05-18-20	SUNRM. W/ COV. PORCH

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

**MODEL 628 - GARAGE RIGHT**

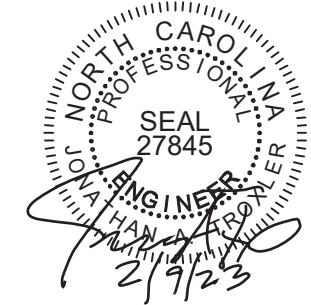
CLIENT  
**CHESAPEAKE HOMES OF NC**  
3100 Smoketree Court,  
Suite 210  
Raleigh, NC 27604  
(919) 256-3060  
(919) 556-0690 Fax

**MONOLITHIC SLAB FOUNDATION PLANS**

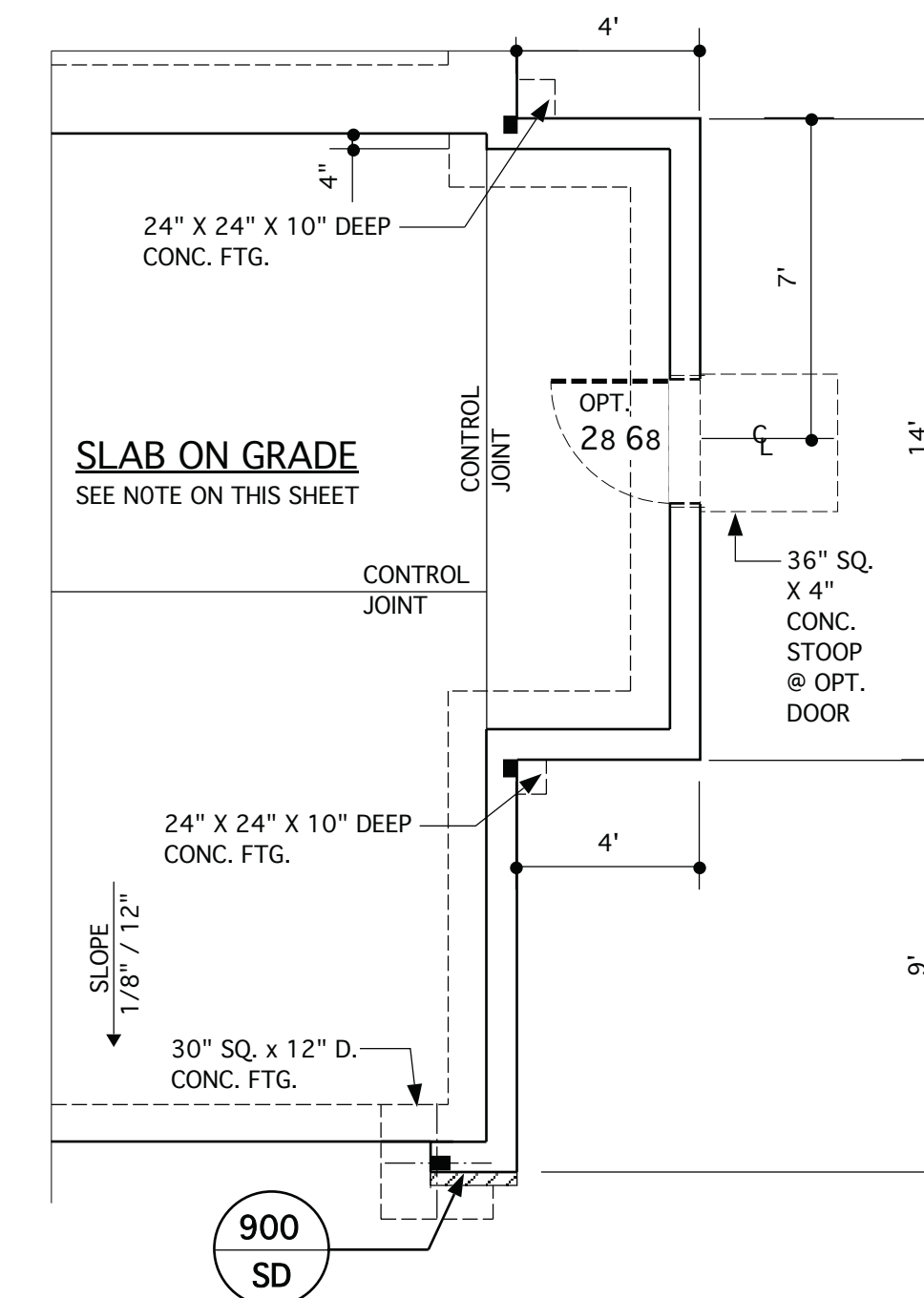
SHEET

STRUCTURAL DESIGN BY:  
SOUTHERN ENGINEERS, P.A.  
3716 BENSON DR., RALEIGH, NC 27609  
LICENSE: C-1287, PHONE: 919-876-1617  
PROJECT # 19-1059

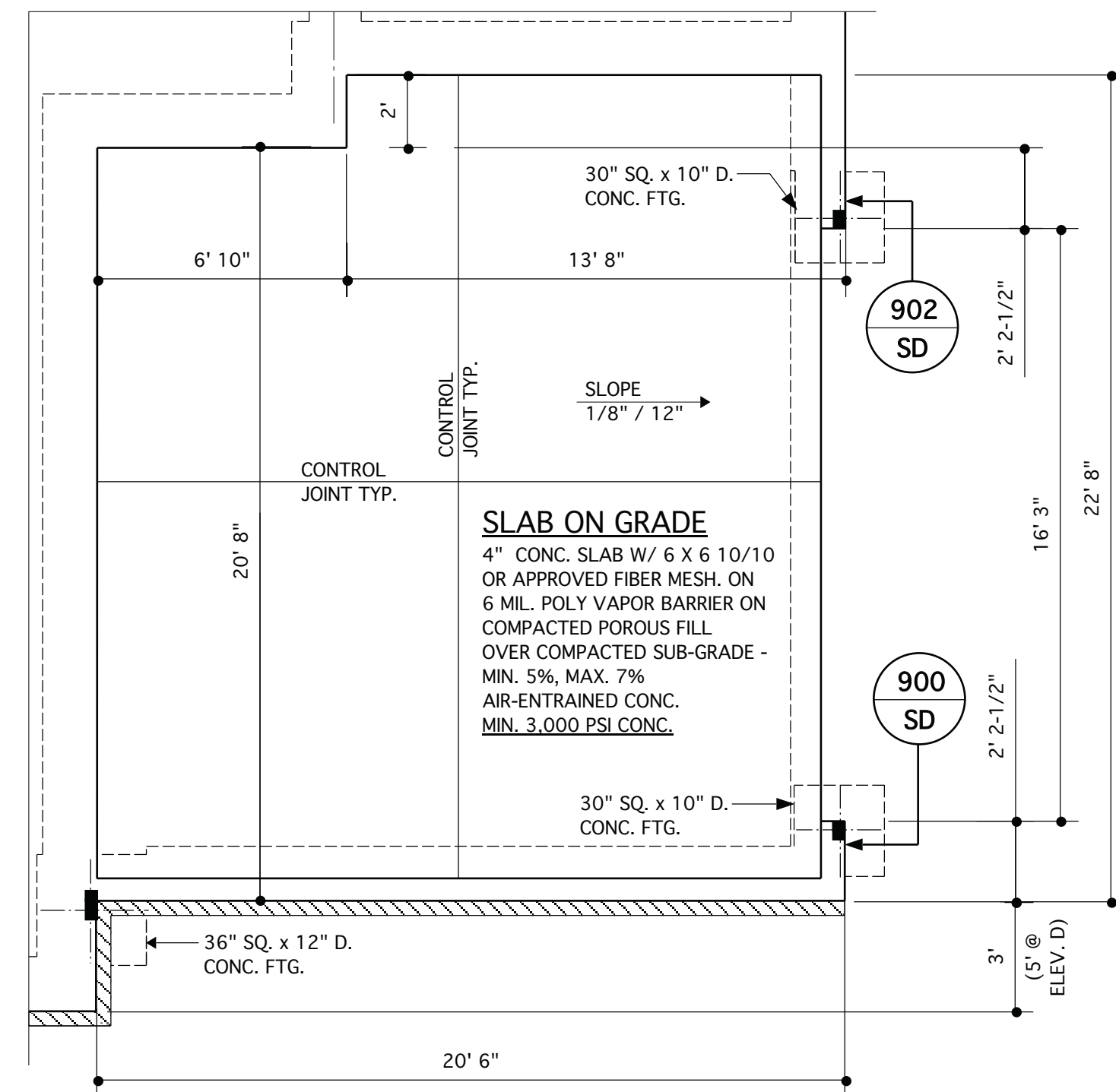
REFER TO "SD" SHEET(S) FOR  
STANDARD DETAILS, BRACING  
DETAILS AND STRUCTURAL NOTES.



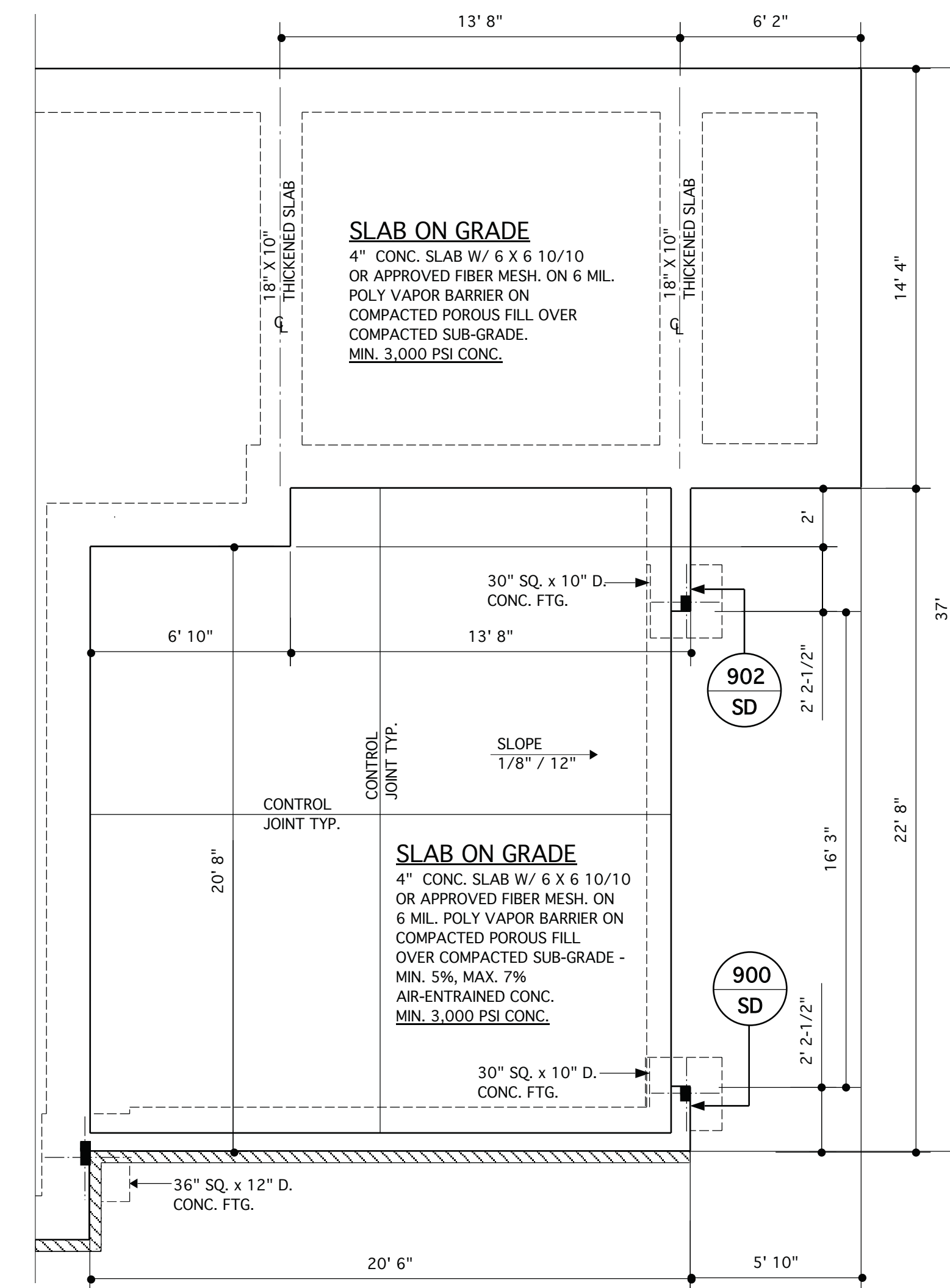
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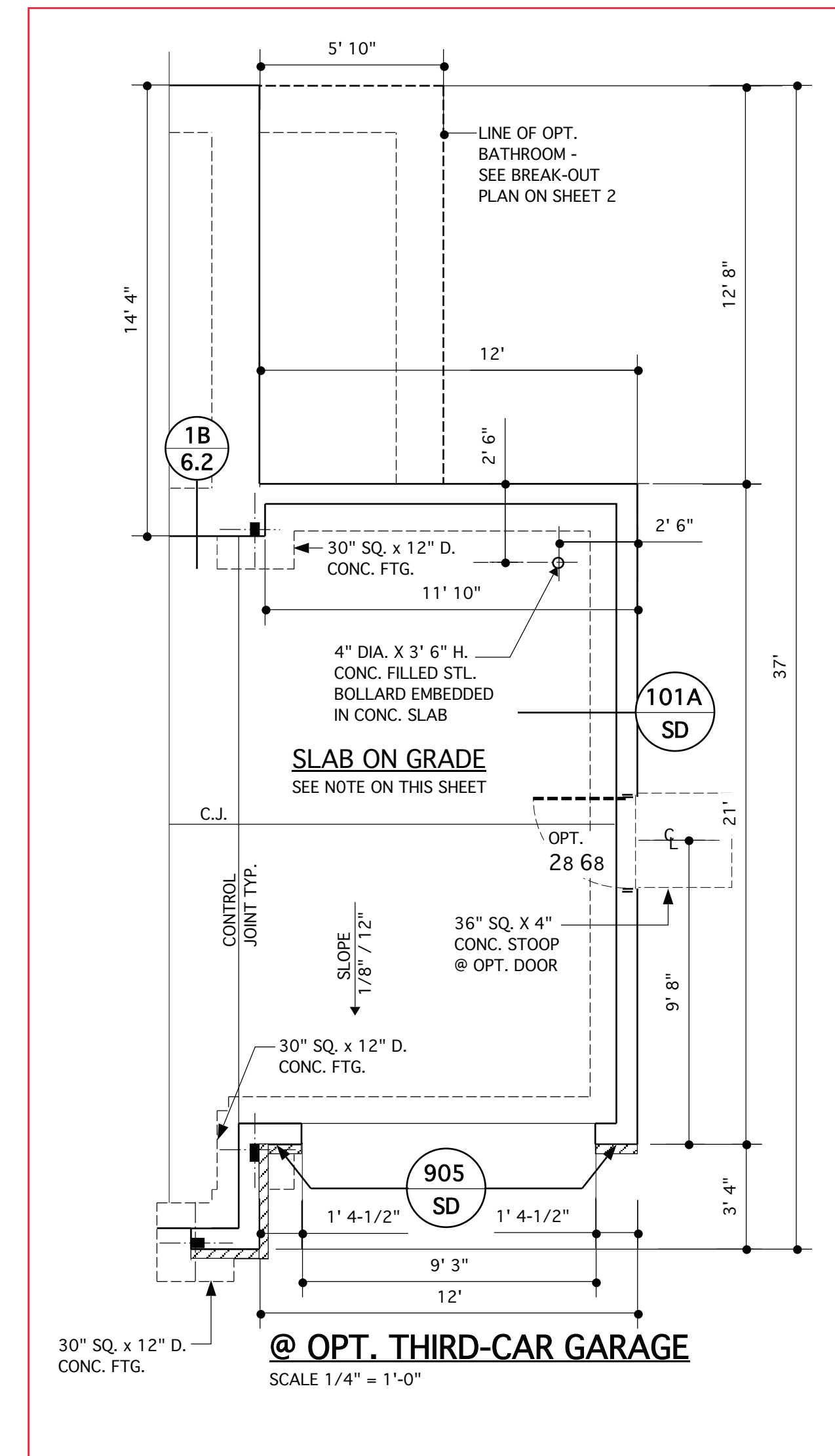
**@ OPT. GARAGE STORAGE EXTENSION**  
SCALE 1/4" = 1'-0"



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



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



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

**JAMES WENTLING/  
ARCHITECT**

LAND TITLE BUILDING  
100 SOUTH BROAD STREET,  
SUITE 1524  
PHILADELPHIA, PA 19110

(215) 568-2551  
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REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO.	113-69
DATE	12-10-19
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

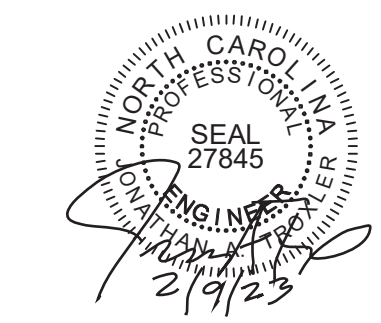
DRAWING TITLE  
**MONOLITHIC SLAB  
FOUNDATION PLANS  
OPTIONS**

SHEET  
**2.0**



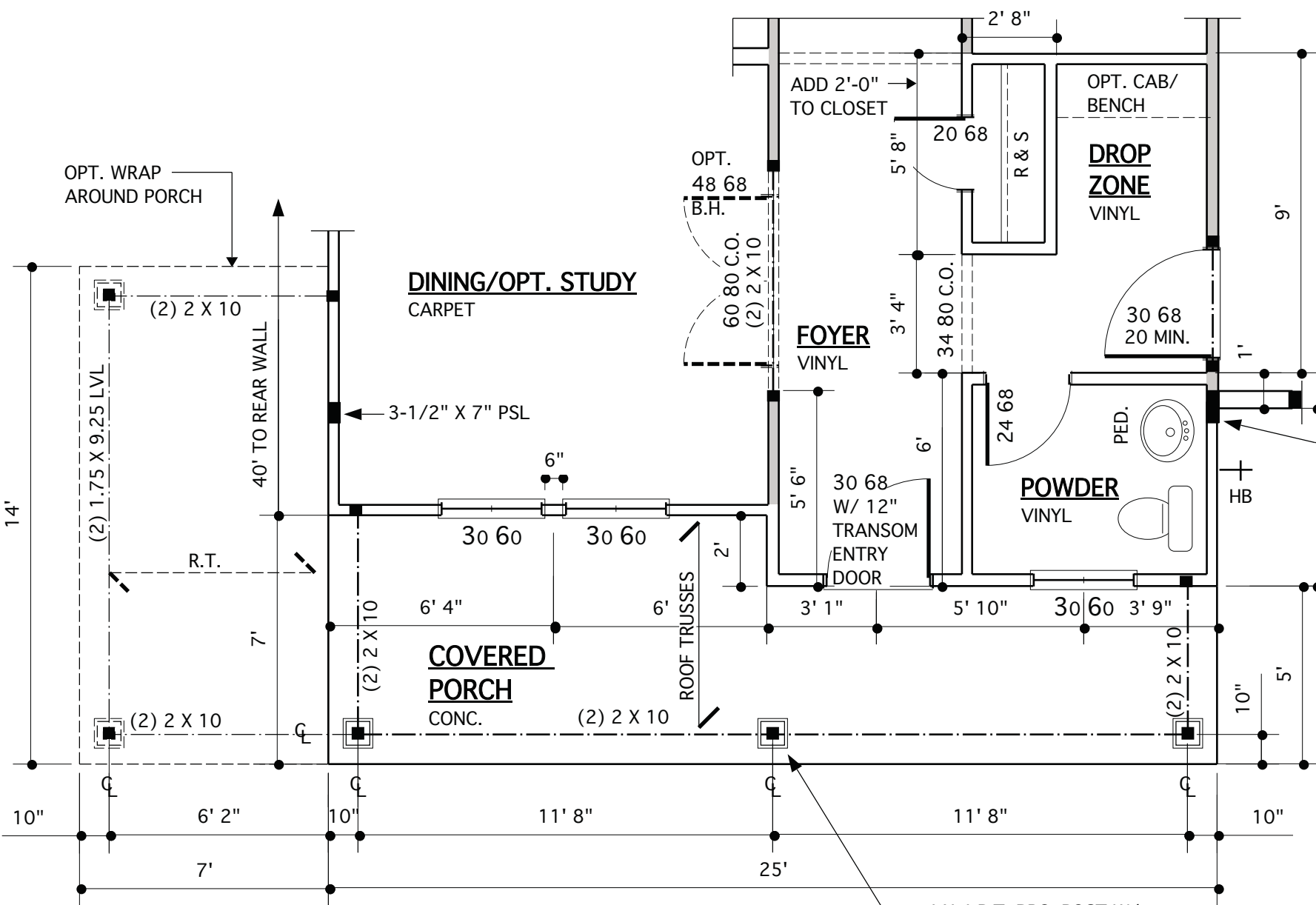
STRUCTURAL DESIGN BY:  
SOUTHERN ENGINEERS, P.A.  
3716 BENSON DR., RALEIGH, NC 27609  
LICENSE: C-1287, PHONE: 919-878-1617  
PROJECT # 19-1059

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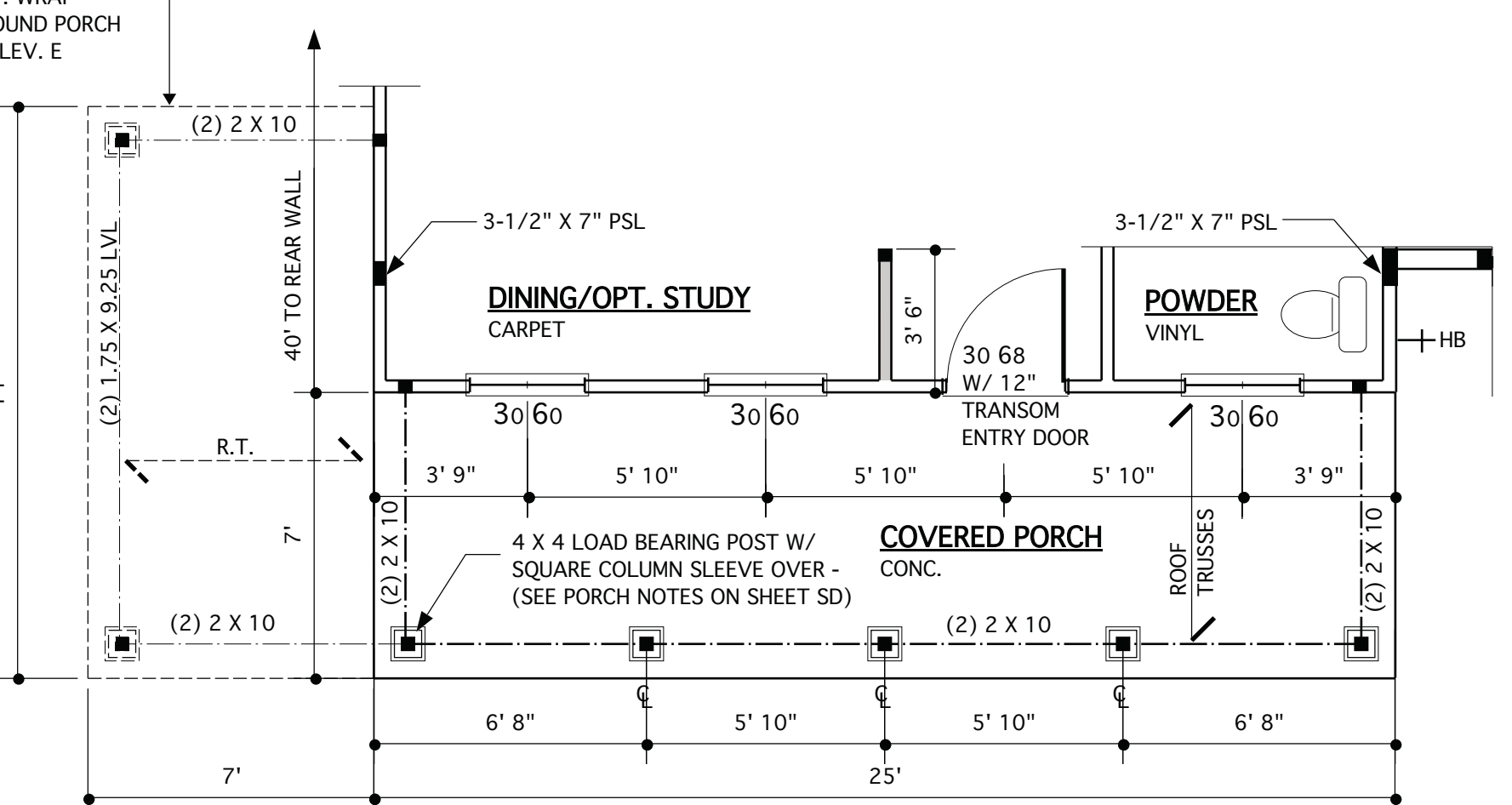


**PORTAL FRAME LEGEND**  
SEE SD SHEETS FOR PORTAL FRAME DETAILS  
APA-PF: APA PORTAL FRAME  
APA-PF-END: END CONDITION FOR APA PORTAL FRAME  
CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION  
CS-PF-END: END CONDITION FOR CONTINUOUS PORTAL FRAME

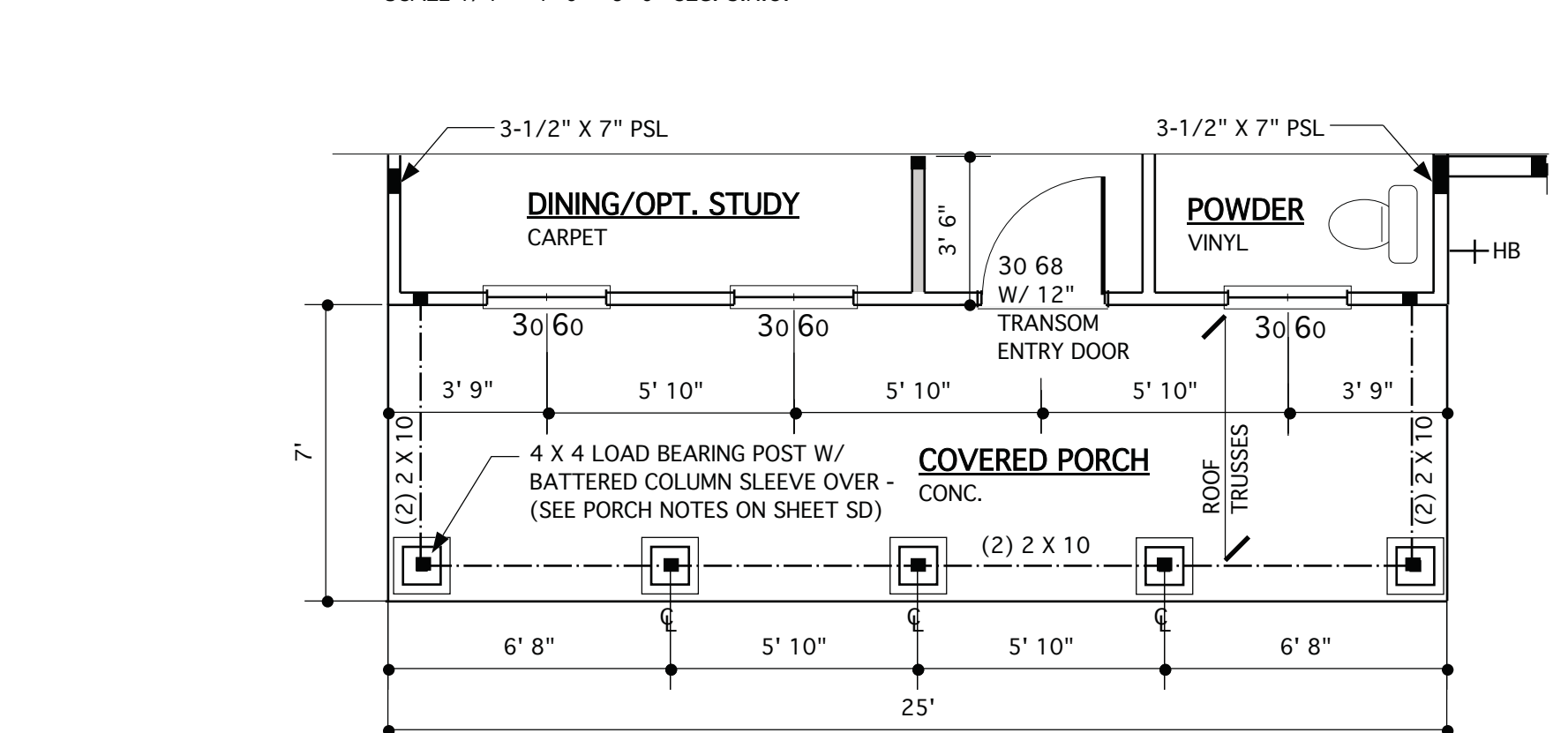
REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.



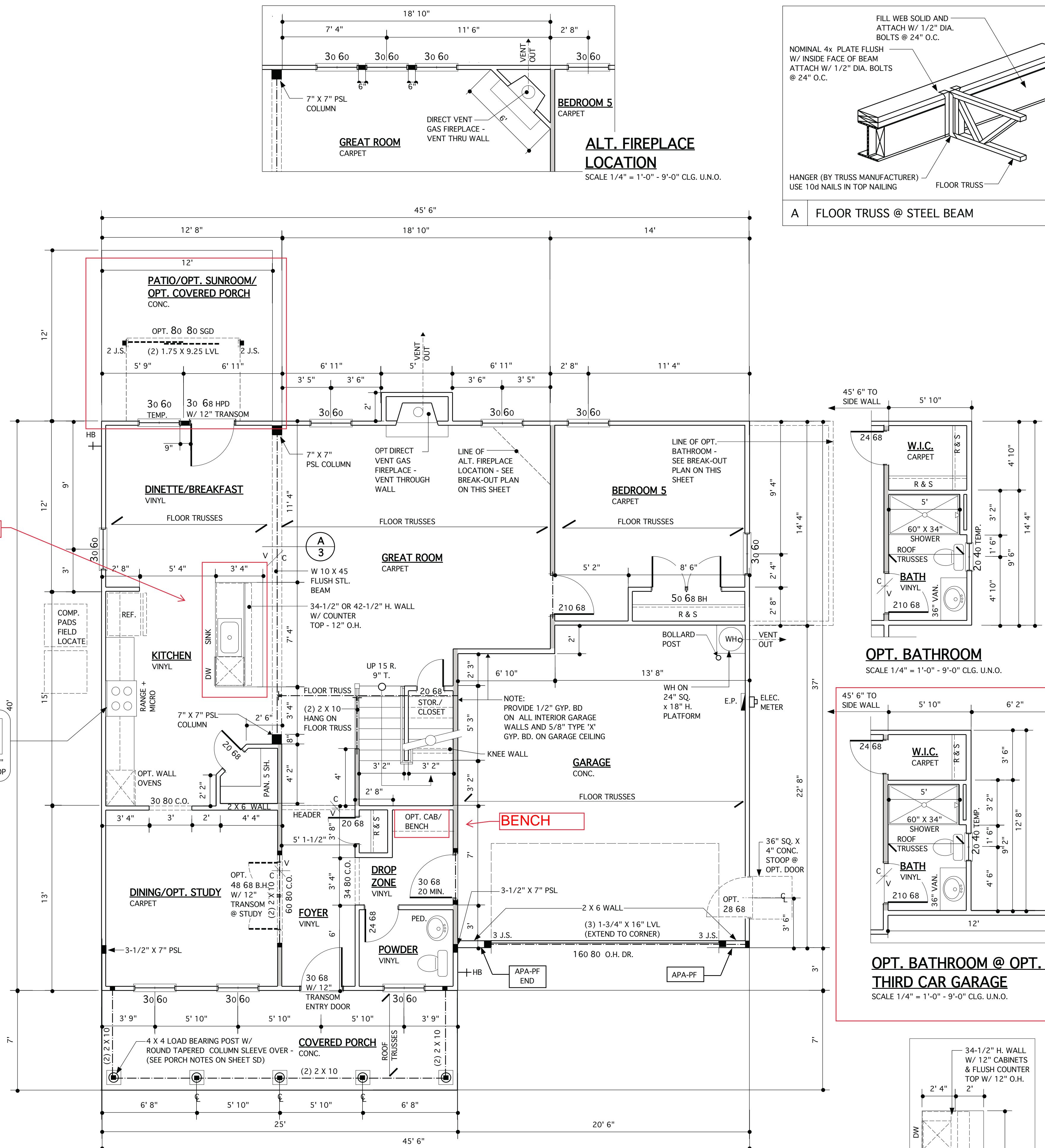
**@ ELEV. D**  
SCALE 1/4" = 1'-0" - 9'-0" CLG. U.N.O.



**@ ELEV. C/E/F**  
SCALE 1/4" = 1'-0" - 9'-0" CLG. U.N.O.



**@ ELEV. A**  
SCALE 1/4" = 1'-0" - 9'-0" CLG. U.N.O.



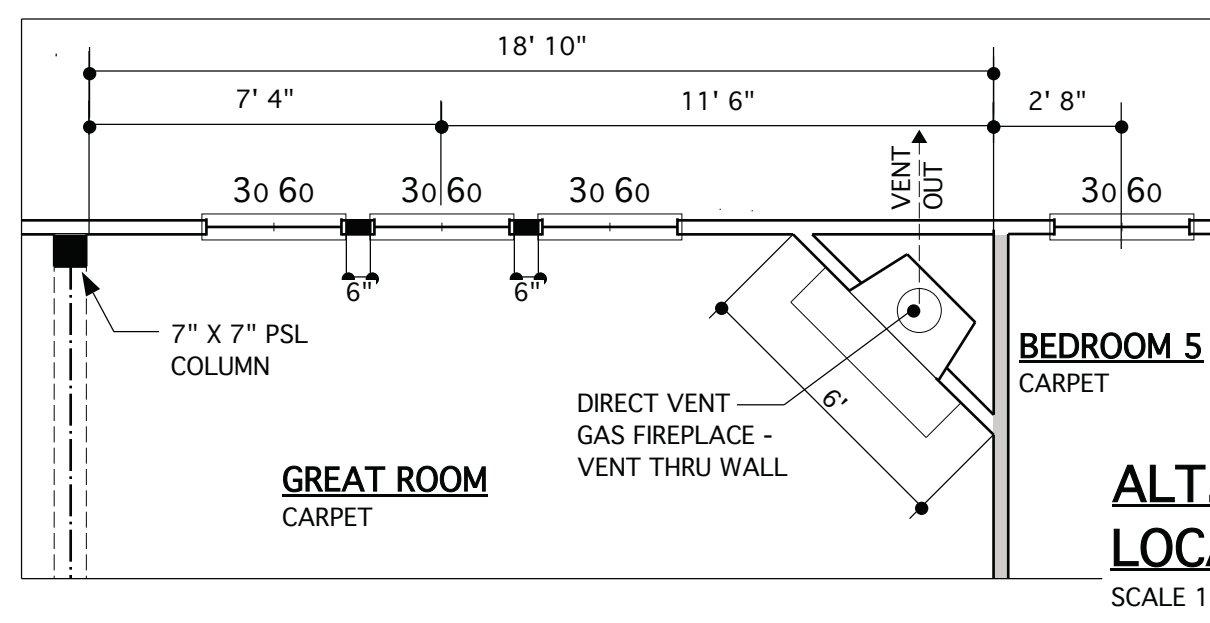
**FIRST FLOOR PLAN @ ELEV. B**  
SCALE 1/4" = 1'-0" - 9'-0" CLG. U.N.O.

WALLS ARE DIMENSIONED TO FACE OF STUD AND ARE 3-1/2" THICK UNLESS NOTED OTHERWISE.  
NOTE: SEE SHEET 3.1 FOR FIRST FLOOR PLAN OPTIONS  
NOTE: SEE ELEVATIONS FOR OPT. BRICK OR STONE WAINSCOT/VENEER TYPES & LOCATIONS

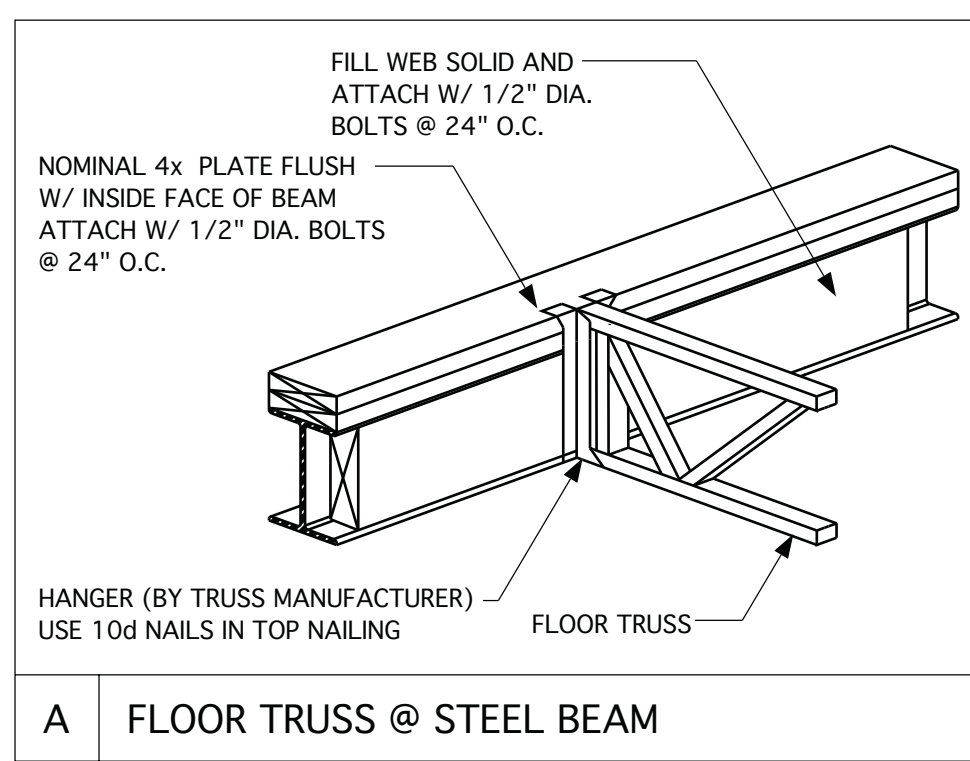
NOTE: SEE ELEVATIONS FOR OPT. BRICK OR STONE WAINSCOT/VENEER TYPES & LOCATIONS (SEE SHEET SD-1 FOR ADDITIONAL NOTES & DETAILS)  
(SEE FLOOR SYSTEM LAYOUT AND SHOP DRAWINGS FOR ADDITIONAL INFORMATION AND TO VERIFY BEAM & TRUSS SIZES AND LOCATIONS.)

**WALL LEGEND**

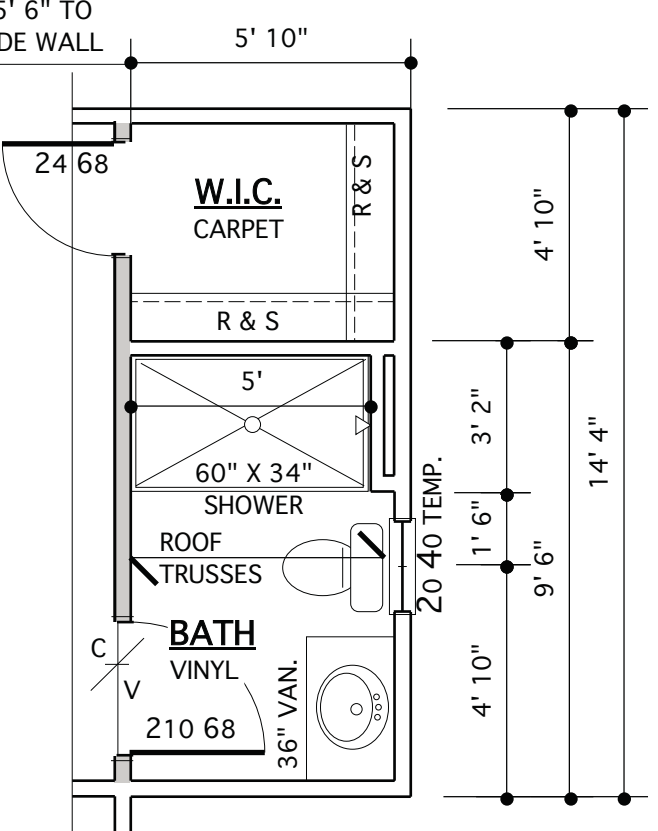
	INTERIOR LOAD BEARING WALL
	DENOTES 2 JACK STUDS UNLESS NOTED OTHERWISE



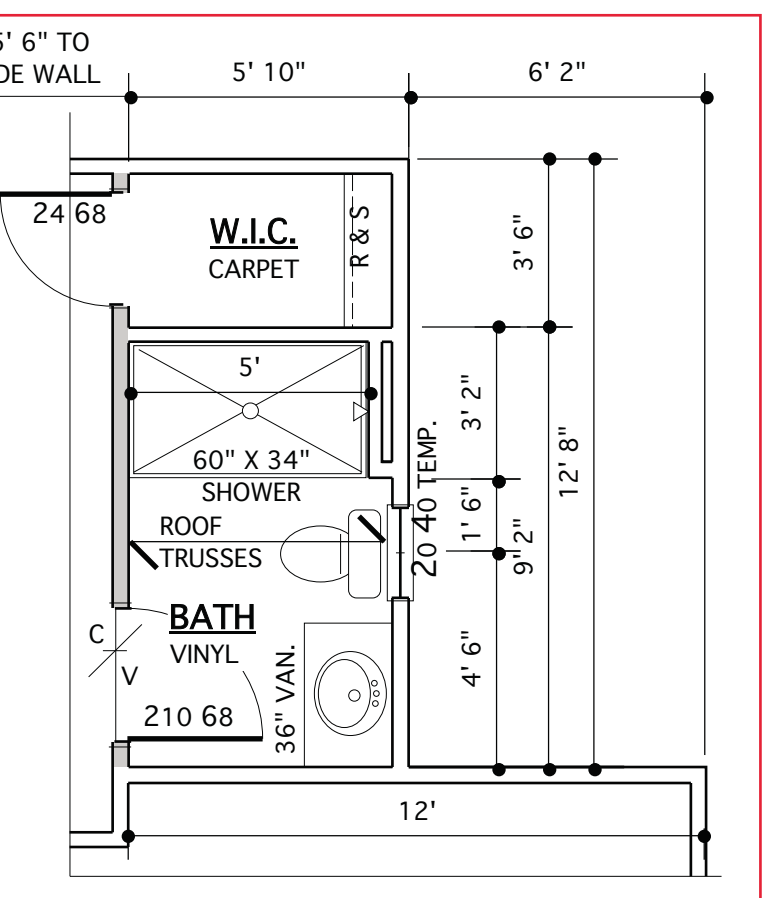
**ALT. FIREPLACE LOCATION**  
SCALE 1/4" = 1'-0" - 9'-0" CLG. U.N.O.



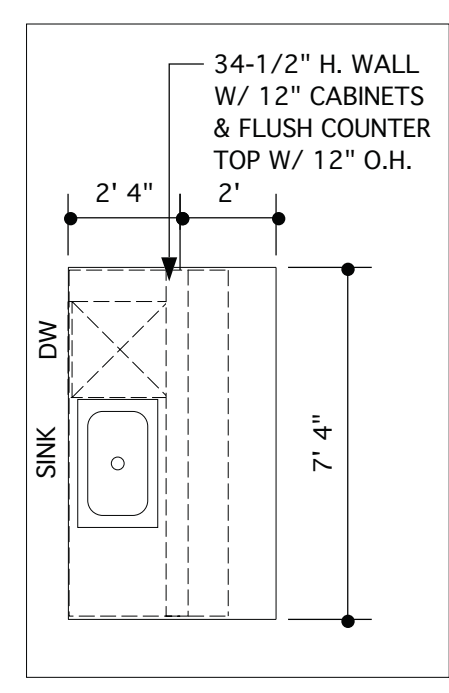
**A FLOOR TRUSS @ STEEL BEAM**



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



**OPT. BATHROOM @ OPT. THIRD CAR GARAGE**  
SCALE 1/4" = 1'-0" - 9'-0" CLG. U.N.O.



**GOURMET ISLAND**  
SCALE 1/4" = 1'-0"

**JAMES WENTLING/ ARCHITECT**  
LAND TITLE BUILDING  
100 SOUTH BROAD STREET,  
SUITE 1524  
PHILADELPHIA, PA 19110  
(215) 568-2551  
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**REVISIONS**

MARK	DATE	DESCRIPTION
DN	01-10-19	CONVERT OLAHS
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 JWB  
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**

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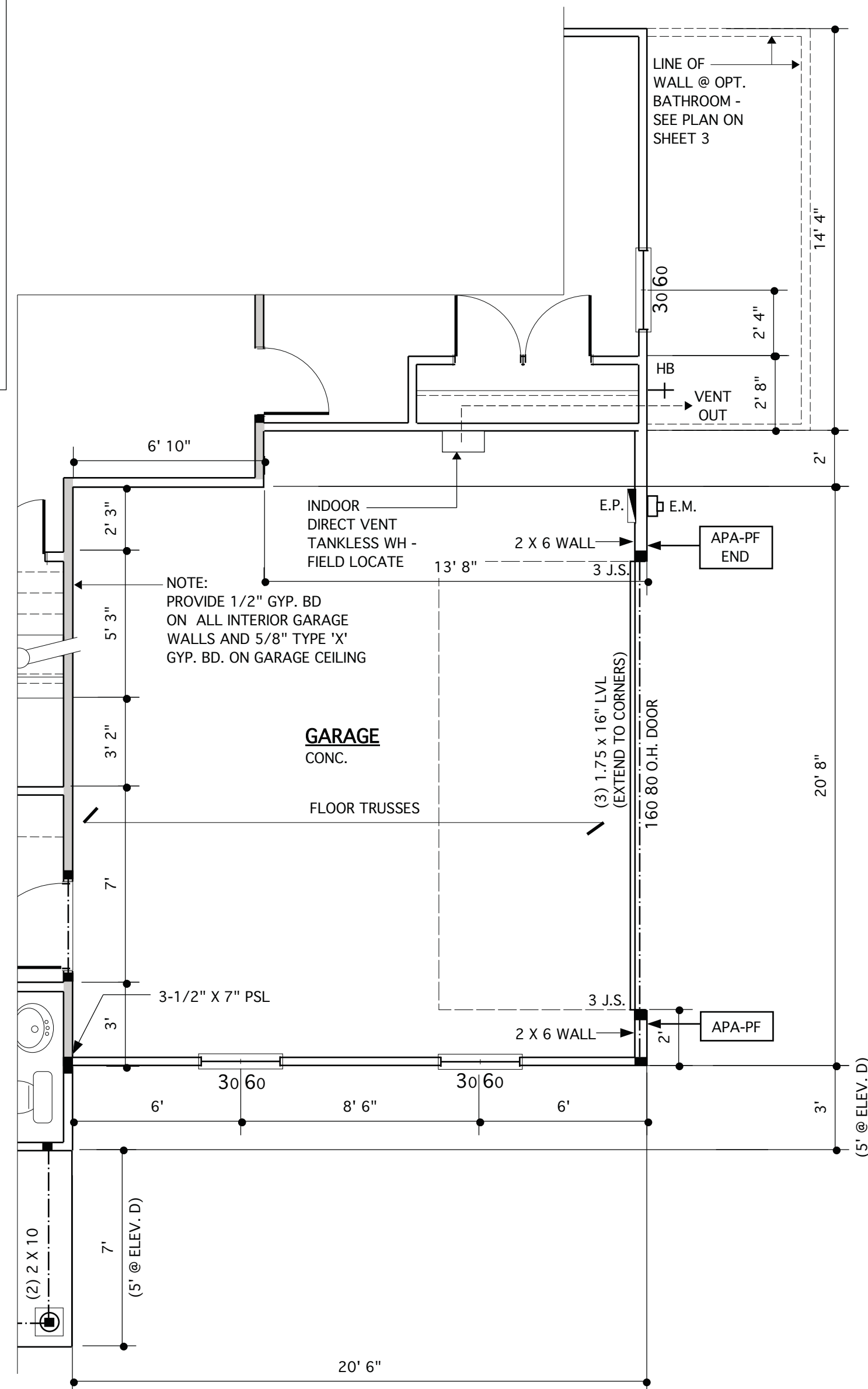
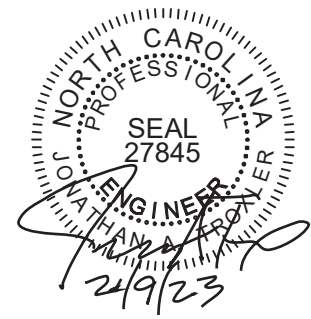
STRUCTURAL DESIGN BY:  
SOUTHERN ENGINEERS, P.A.  
3716 BENSON DR., RALEIGH, NC 27609  
LICENSE: C-1287, PHONE: 919-878-1617  
PROJECT # 19-1059

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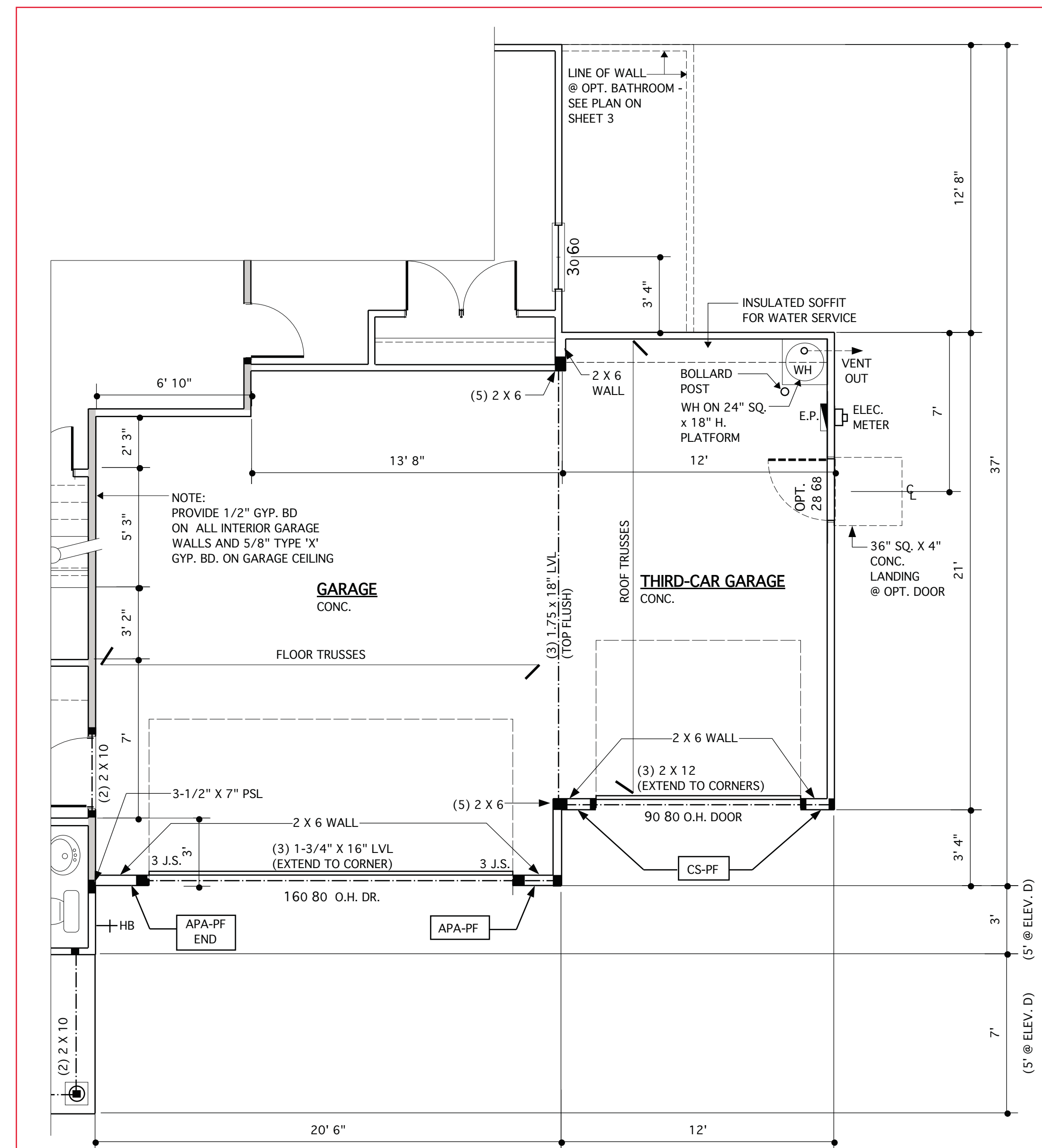
REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

**PORTAL FRAME LEGEND**

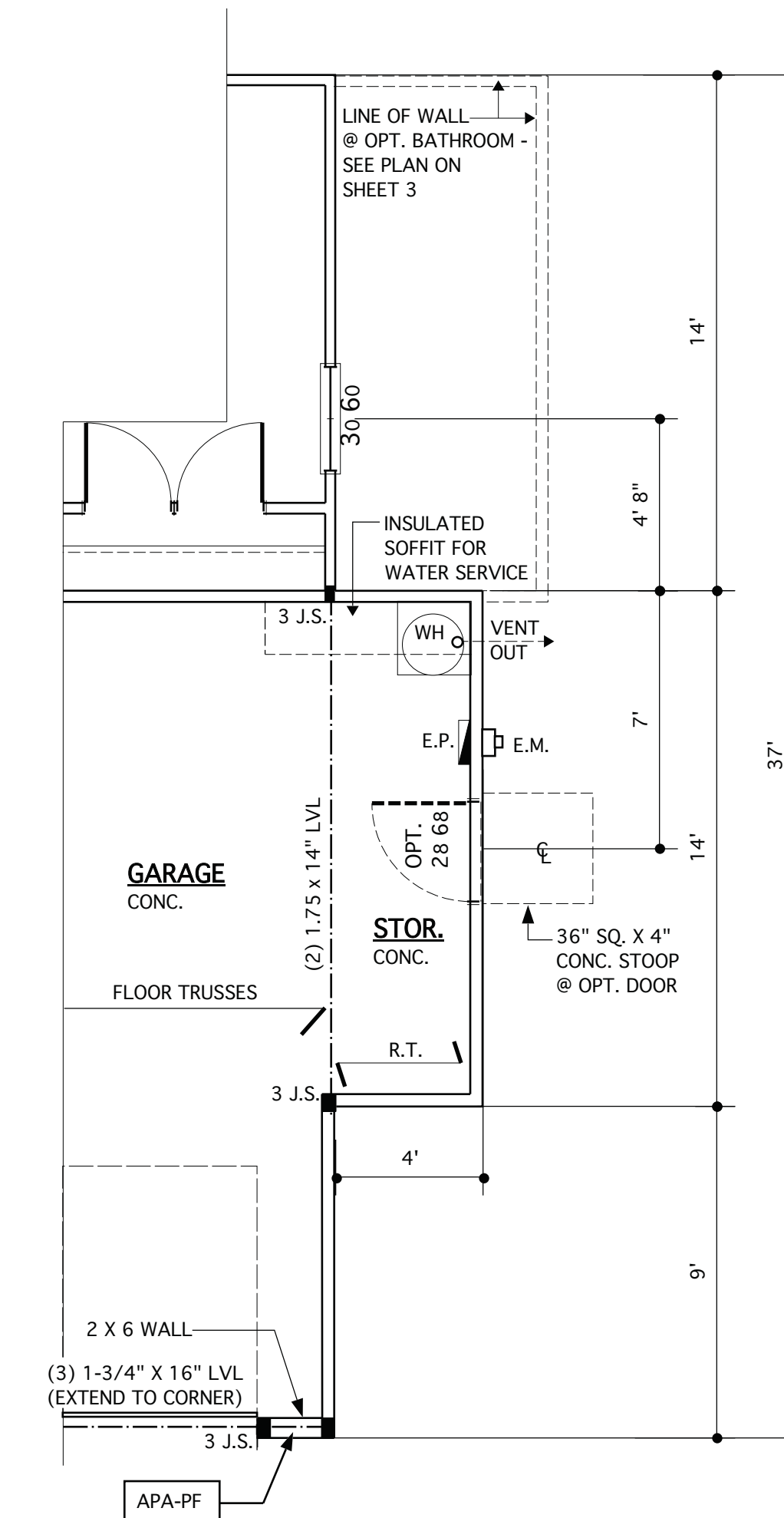
SEE SD SHEETS FOR PORTAL FRAME DETAILS  
**APA-PF:** APA PORTAL FRAME  
**APA-PF-END:** END CONDITION FOR APA PORTAL FRAME  
**CS-PF:** CONTINUOUS PORTAL FRAME CONSTRUCTION  
**CS-PF-END:** END CONDITION FOR CONTINUOUS PORTAL FRAME



**OPT. SIDE-LOAD GARAGE**  
SCALE 1/4" = 1'-0" - 9'-0" CLG. U.N.O.



**OPT. THIRD-CAR GARAGE**  
SCALE 1/4" = 1'-0" - 9'-0" CLG. U.N.O.



**OPT. GARAGE STORAGE EXTENSION**  
SCALE 1/4" = 1'-0" - 9'-0" CLG. U.N.O.

WALL LEGEND	
	INTERIOR LOAD BEARING WALL
	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  
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**REVISIONS**

MARK	DATE	DESCRIPTION
DN	01-10-19	CONVERT OL AHS
DN	02-14-19	STRUCT. DWGS. REV.
CH	12-10-19	ELEV. D + E
CH	05-18-20	ADD SHEET 3.1.1

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 PLAN -  
OPTIONS**

SHEET

**3.1**

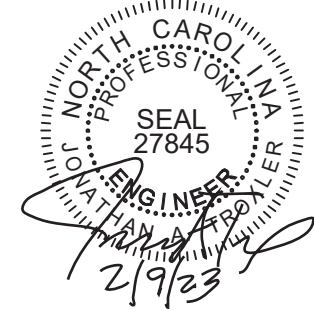
STRUCTURAL DESIGN BY:  
SOUTHERN ENGINEERS, P.A.  
3716 BENSON DR., RALEIGH, NC 27609  
LICENSE: C-1287, PHONE: 919-878-1617  
PROJECT # 19-1059

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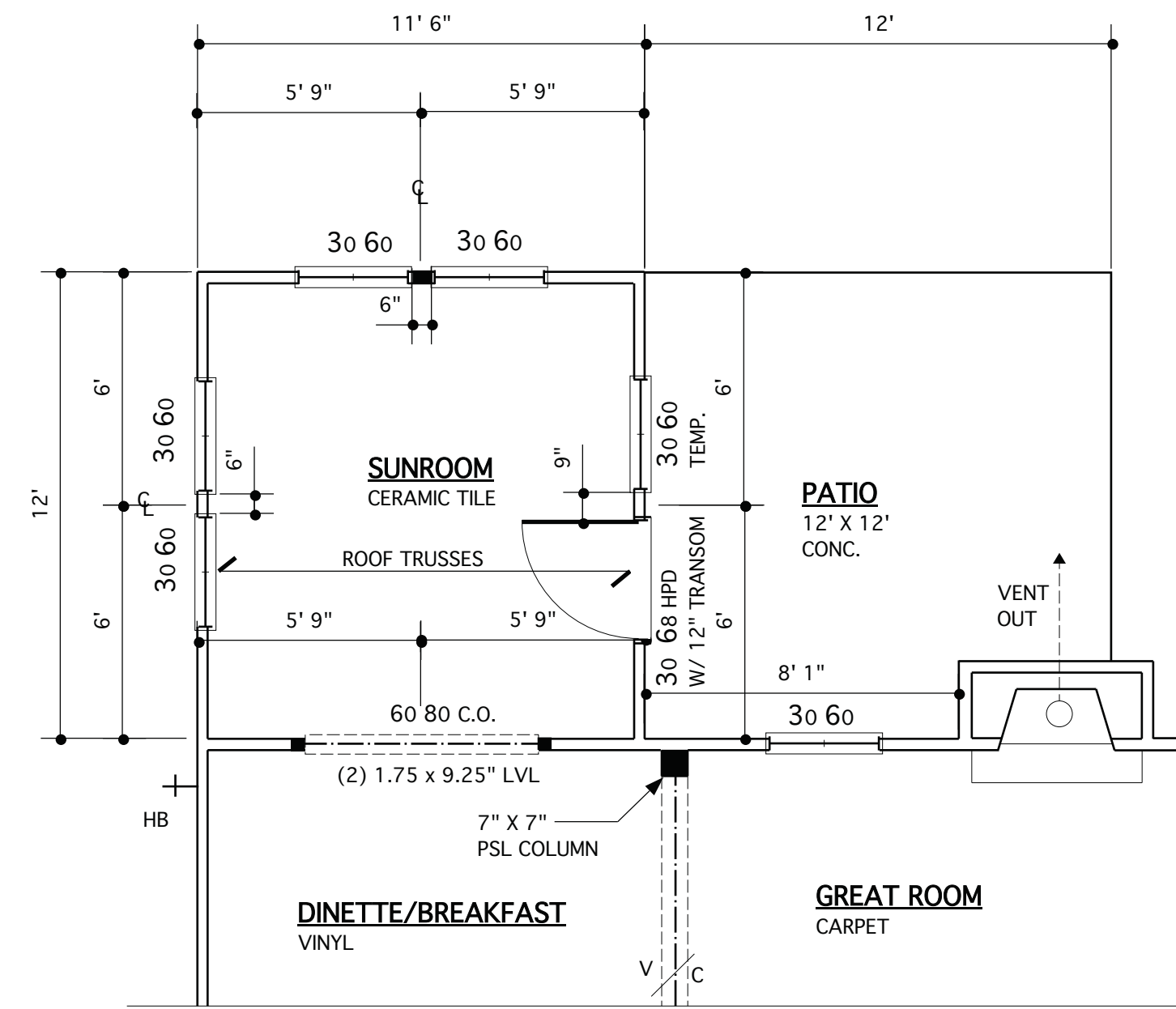
**PORTAL FRAME LEGEND**

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

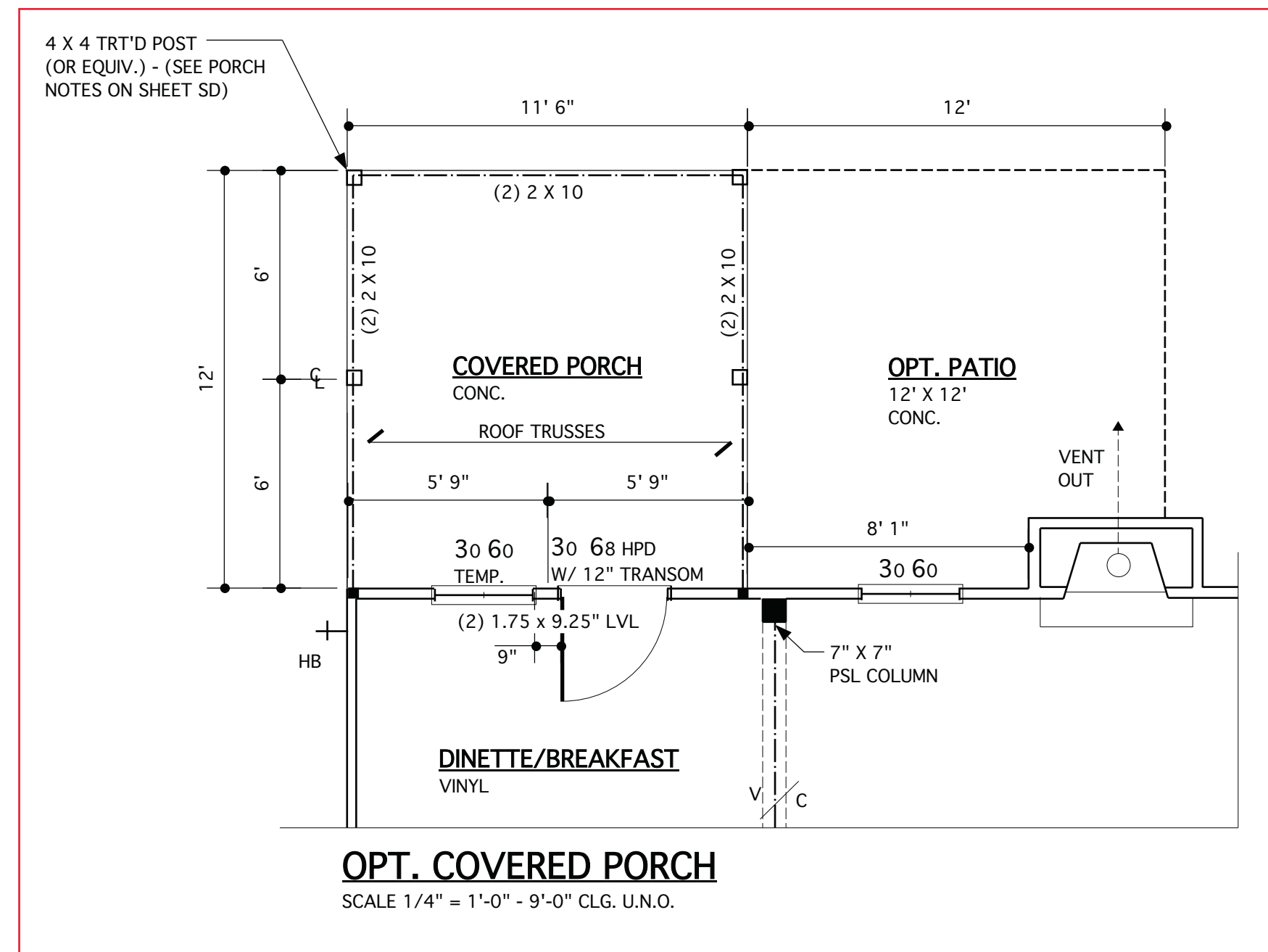


**WALL LEGEND**

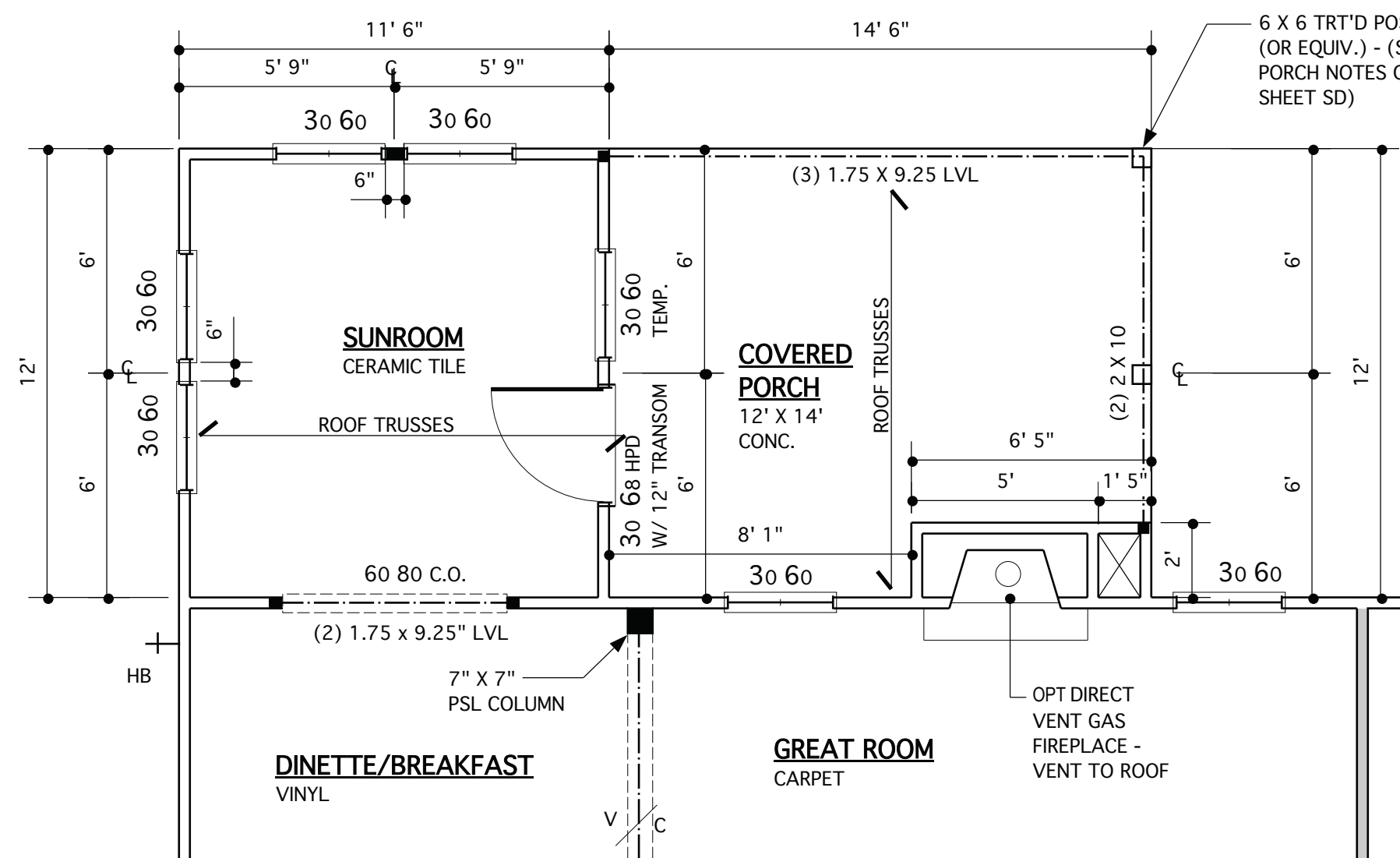
- INTERIOR LOAD BEARING WALL
- DENOTES 2 JACK STUDS UNLESS NOTED OTHERWISE



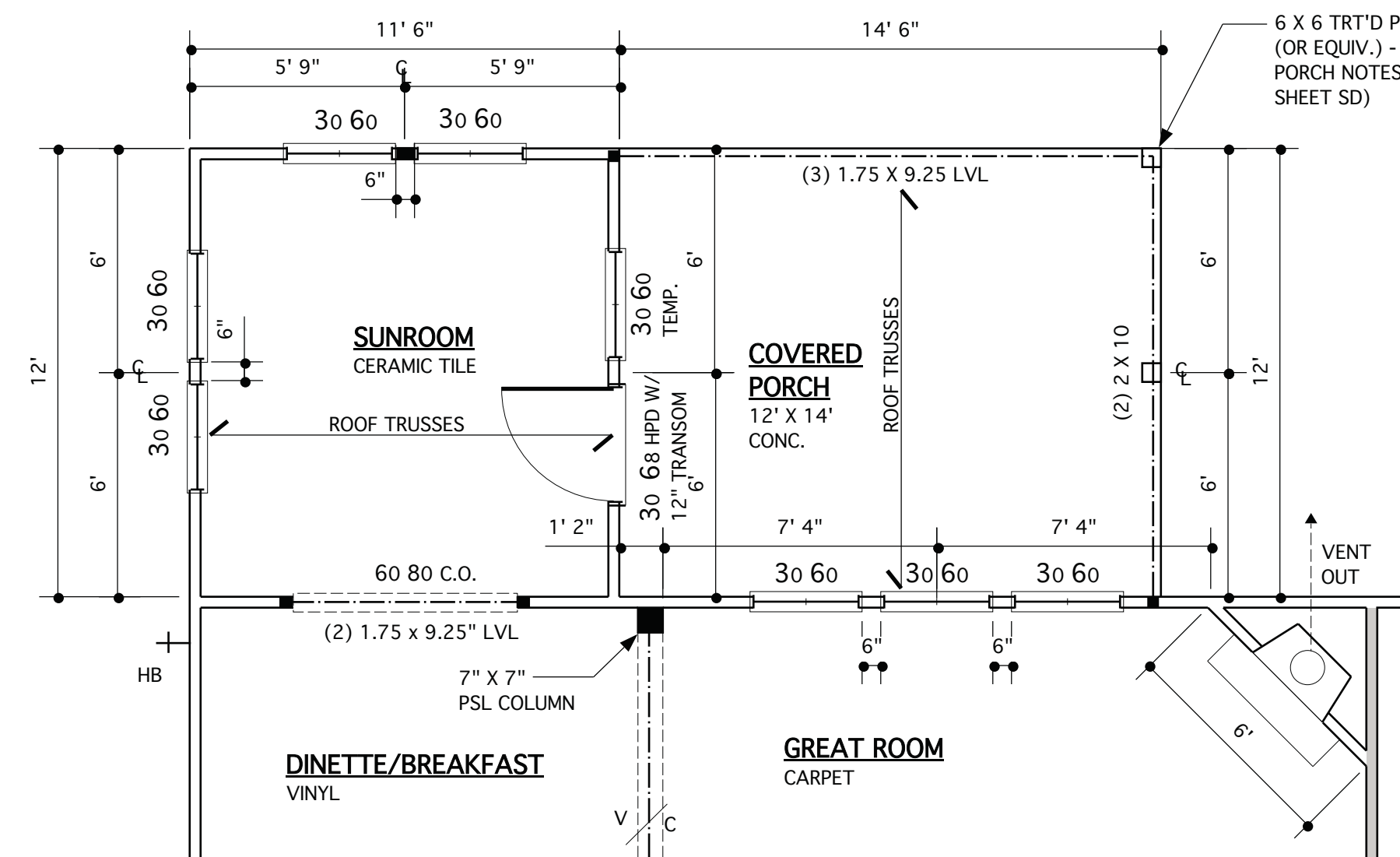
**OPT. SUNROOM**  
SCALE 1/4" = 1'-0" - 9'-0" CLG. U.N.O.



**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 BUILDING  
100 SOUTH BROAD STREET,  
SUITE 1524  
PHILADELPHIA, PA 19110

(215) 568-2551  
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**REVISIONS**

MARK	DATE	DESCRIPTION

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**

CLIENT  
**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**



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

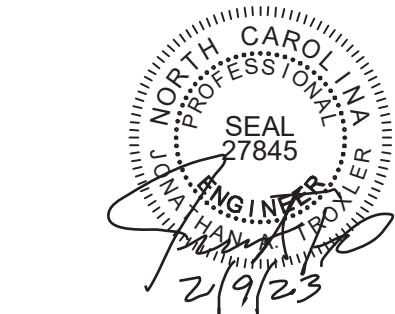
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**PORTAL FRAME LEGEND**

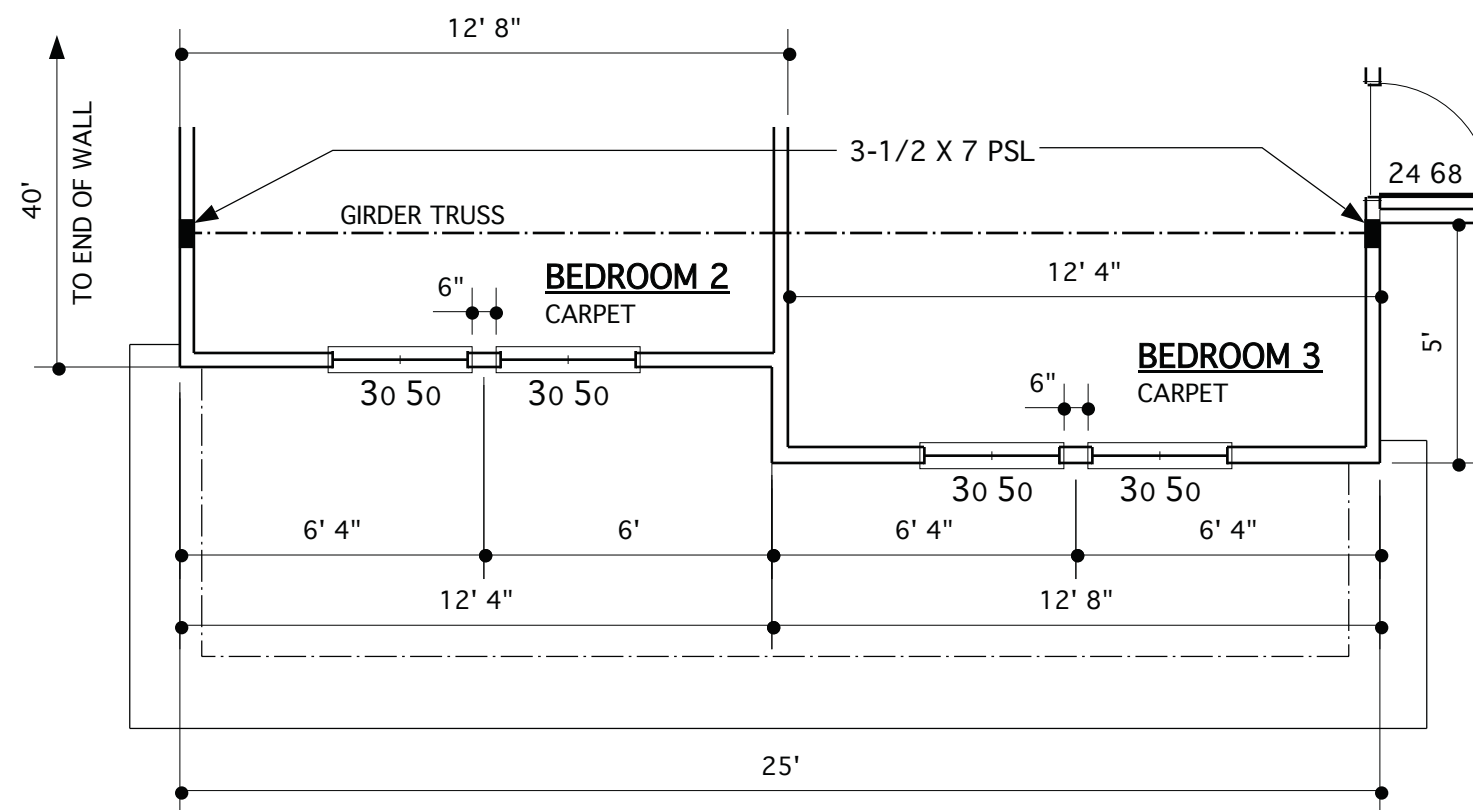
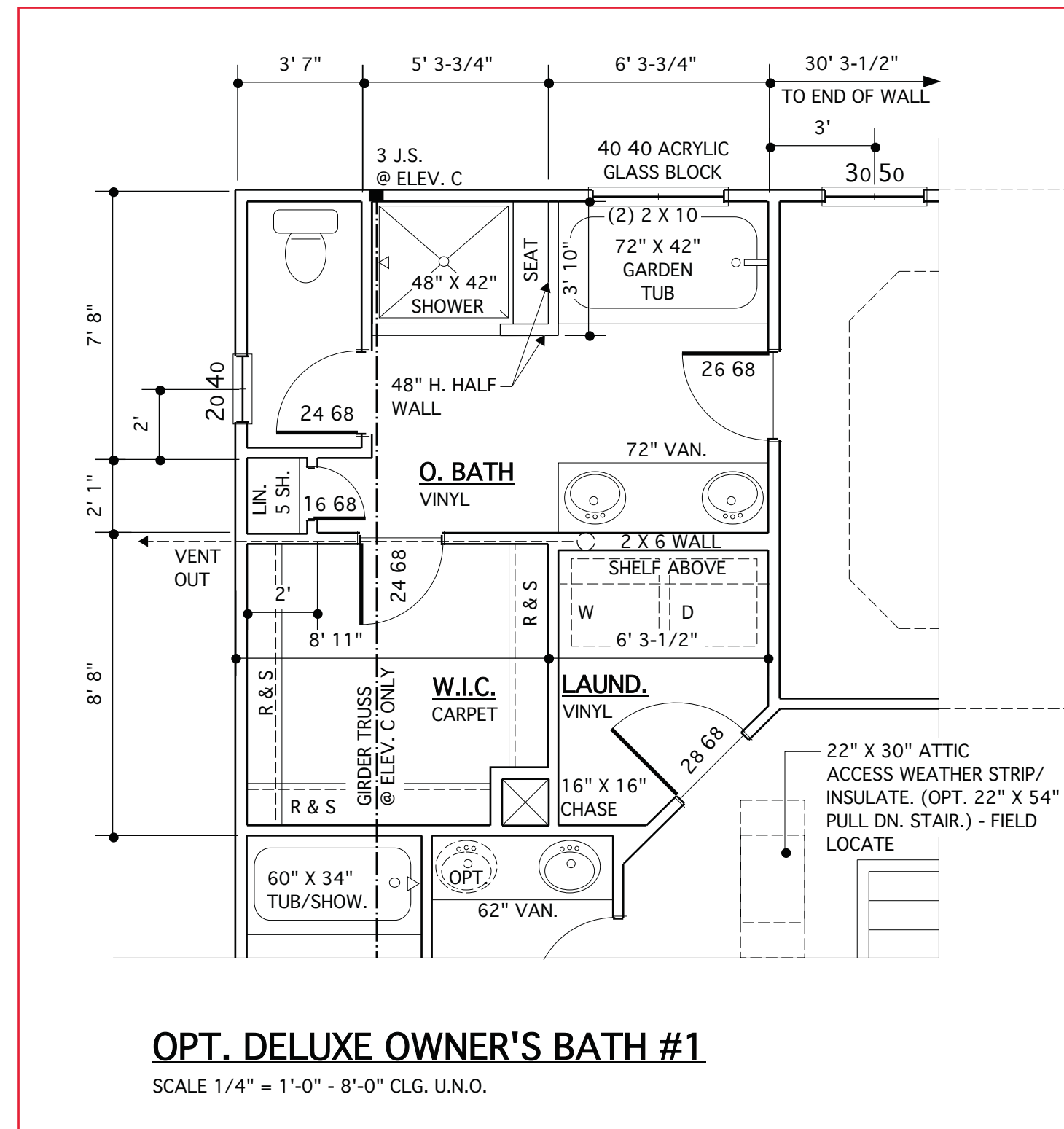
SEE SD SHEETS FOR PORTAL FRAME DETAILS

APA-PF: APA PORTAL FRAME

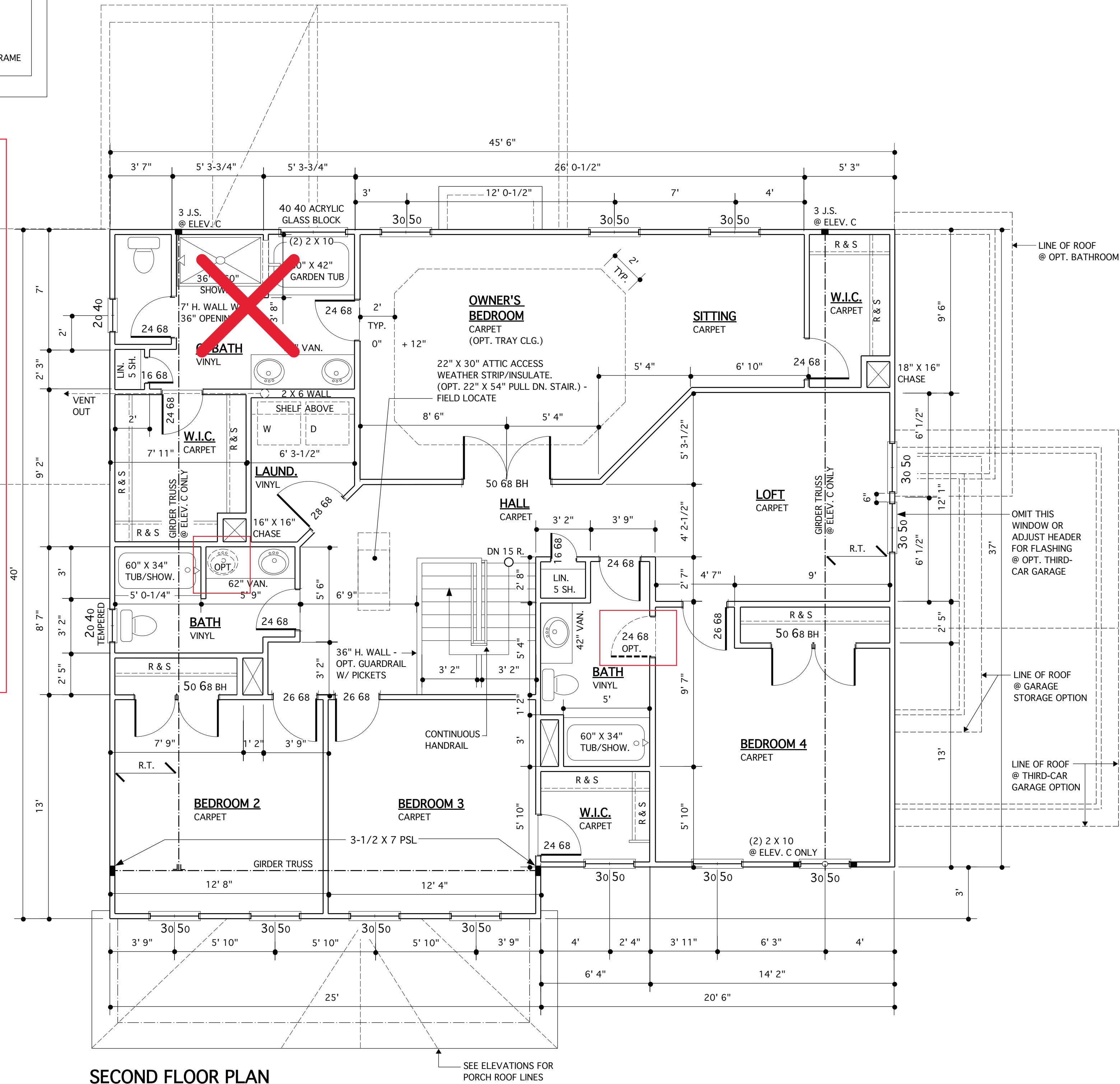
APA-PF-END: END CONDITION FOR APA PORTAL FRAME

CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION

CS-PF-END: END CONDITION FOR CONTINUOUS PORTAL FRAME



**@ 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**

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100 SOUTH BROAD STREET,  
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ARCHITECTURE  
LAND PLANNING  
GRAPHICS

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**REVISIONS**

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

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

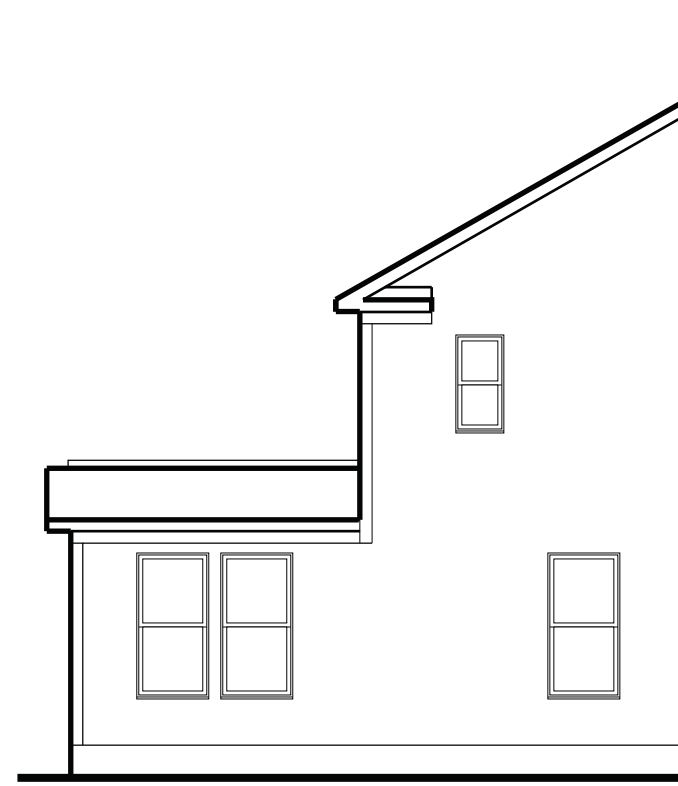
**PROJECT TITLE**  
**MODEL 628 -  
GARAGE RIGHT**

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

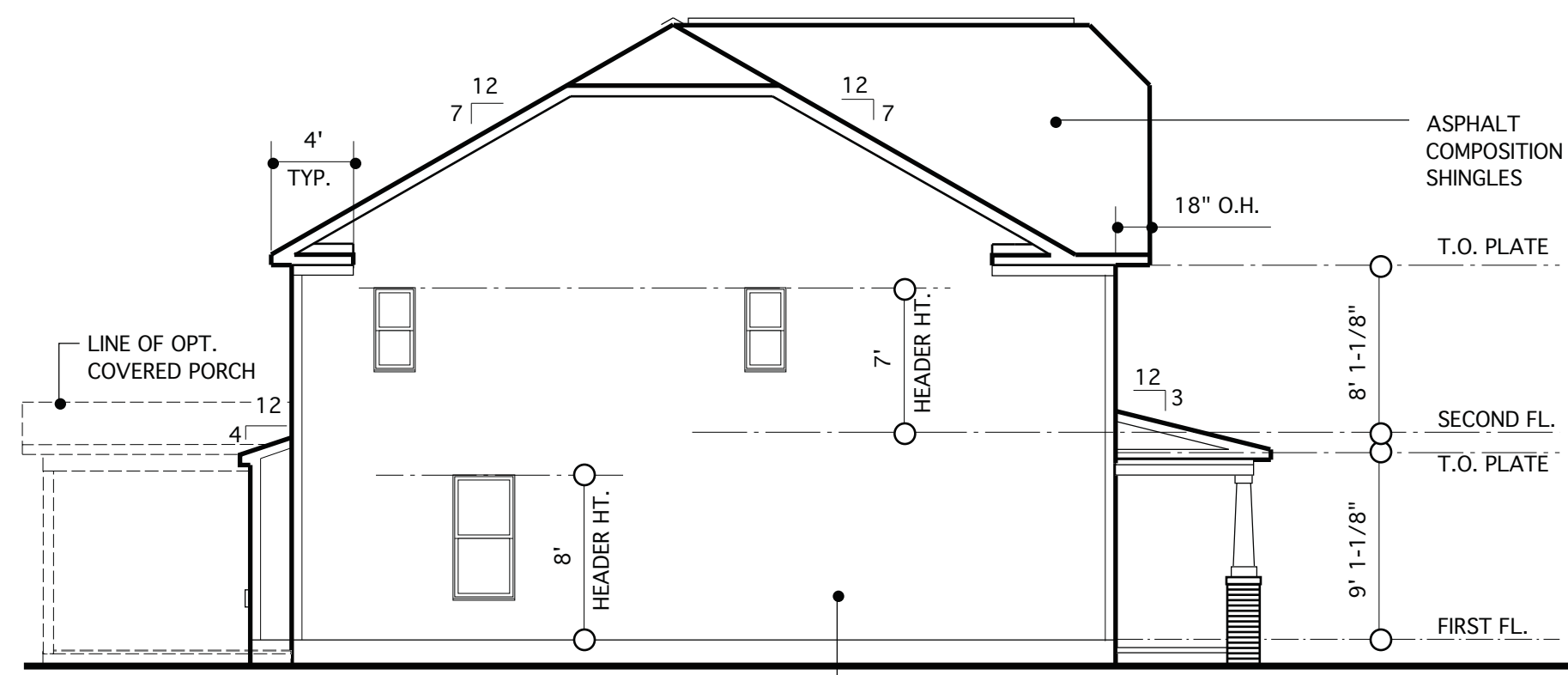
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**SECOND FLOOR  
PLAN**

SHEET  
**3.2**

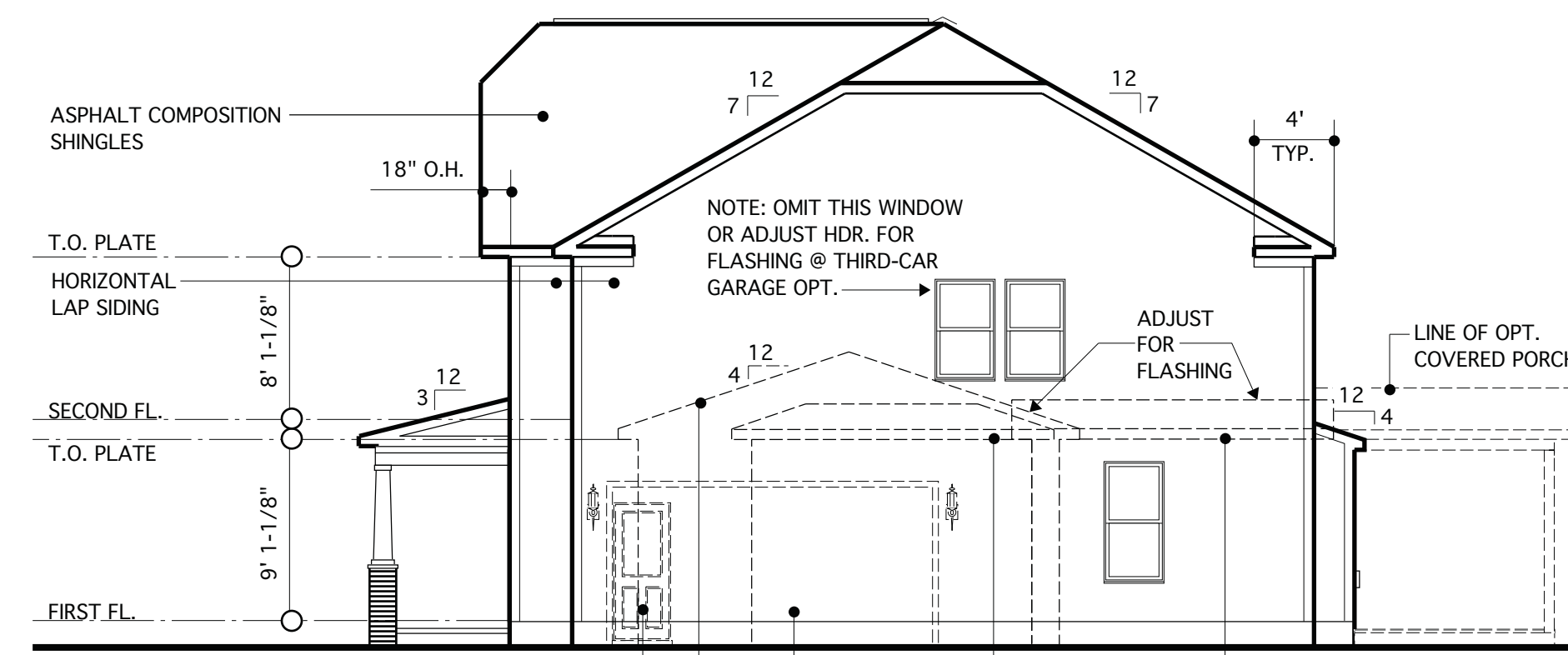




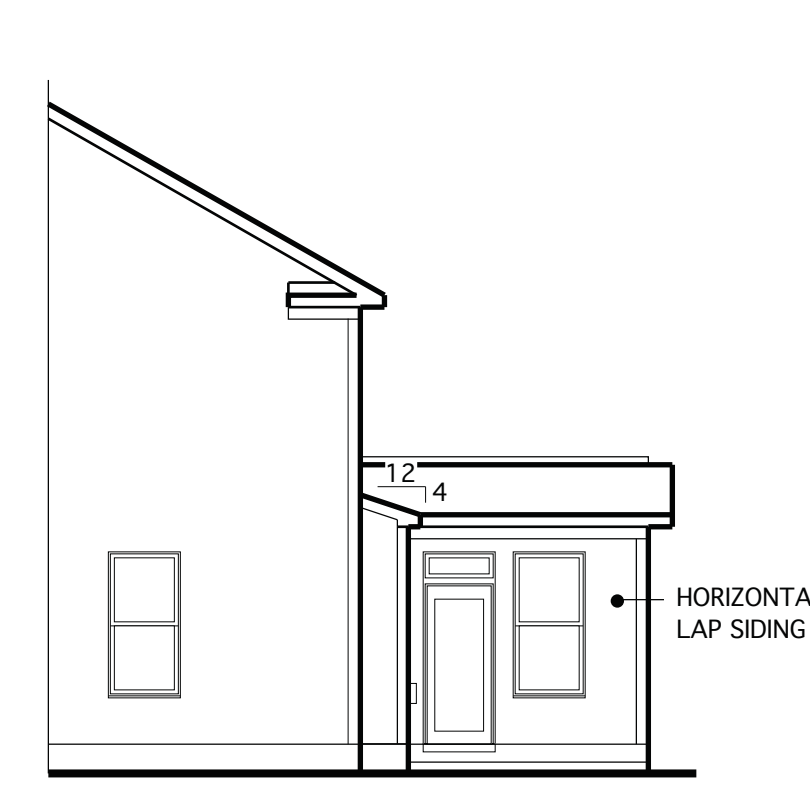
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OPT. SUNROOM**  
SCALE: 1/8"=1'-0"



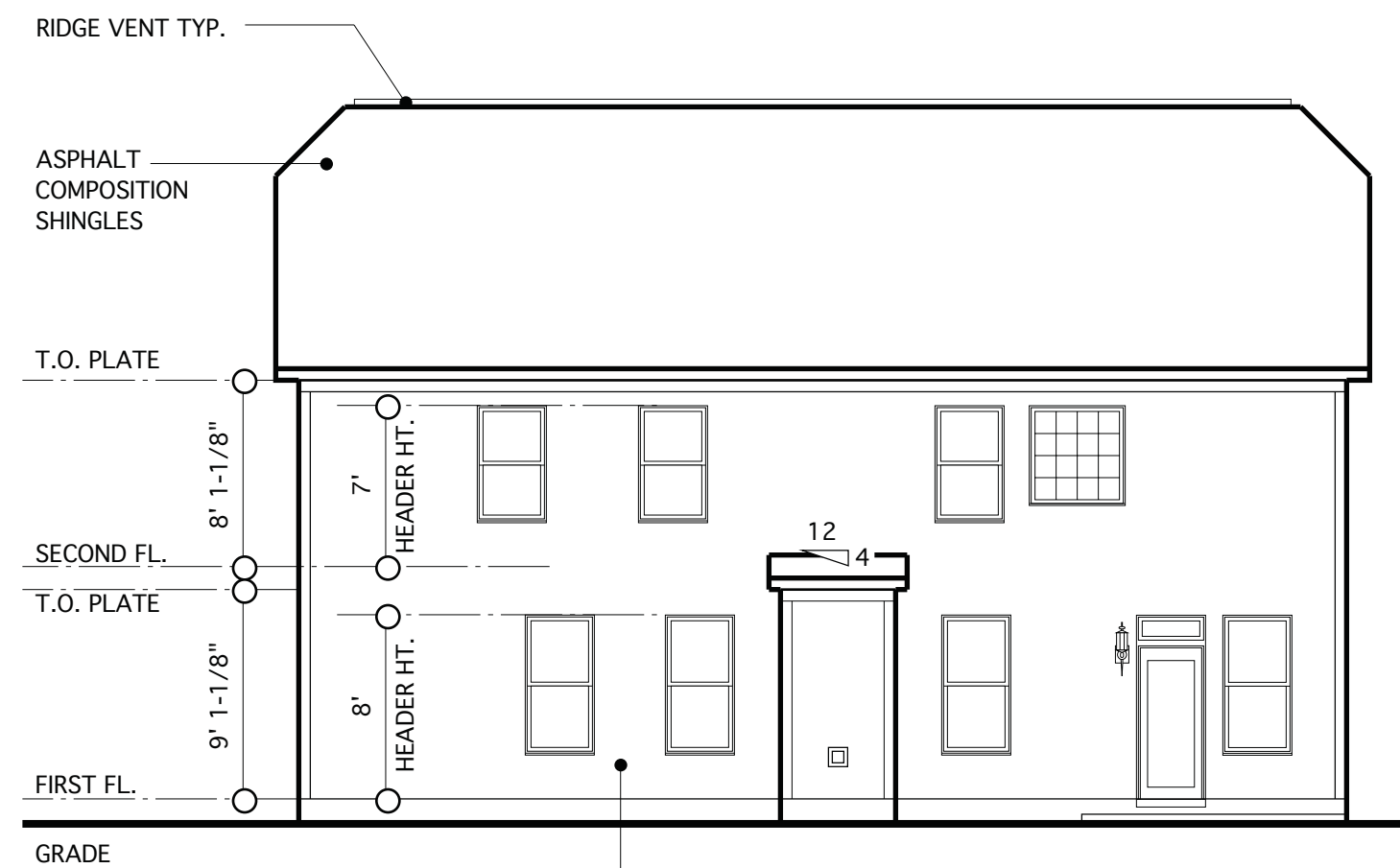
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SCALE: 1/8"=1'-0"



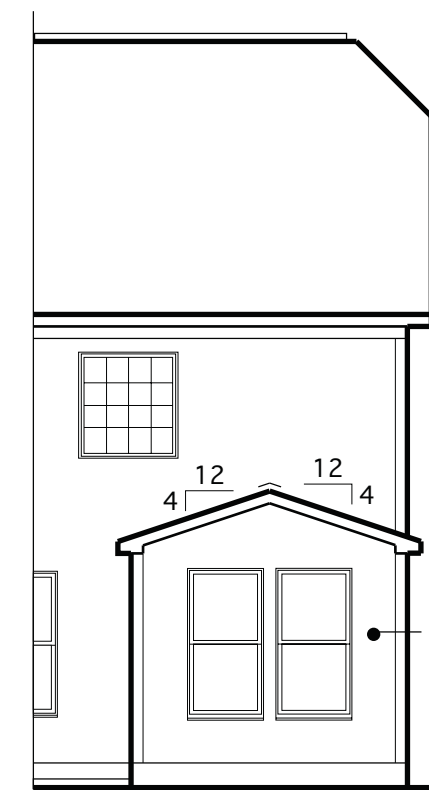
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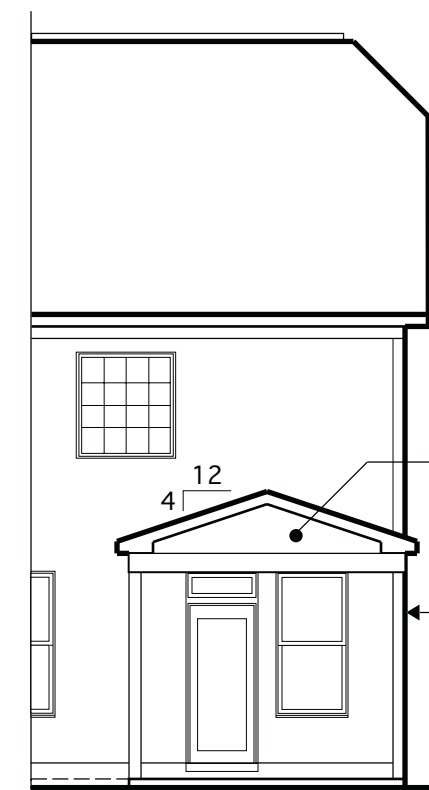
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OPT. SUNROOM**  
SCALE: 1/8"=1'-0"



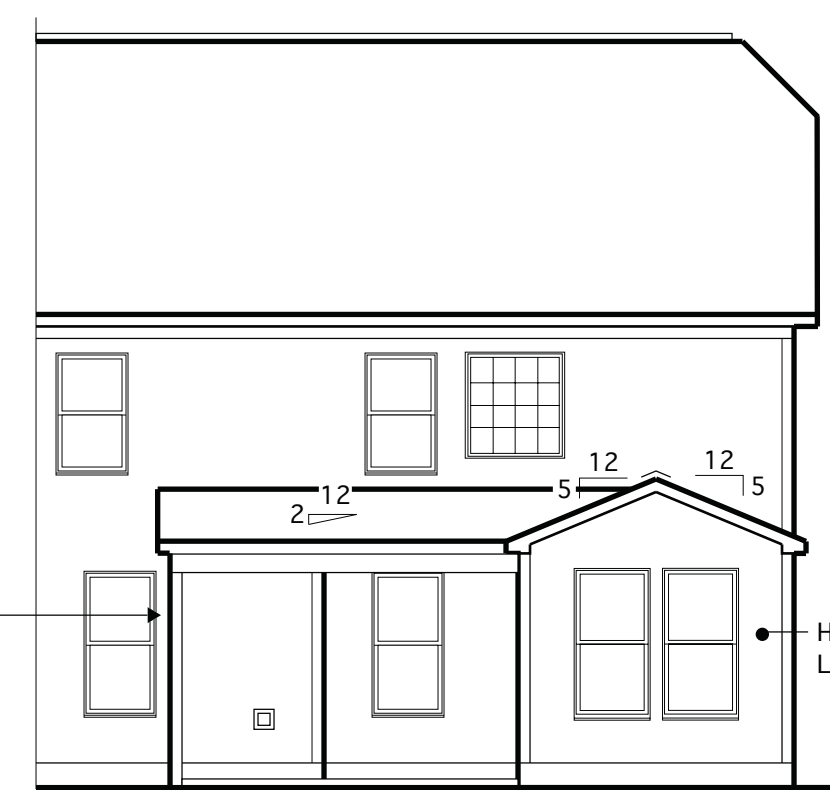
**REAR ELEVATION**  
SCALE: 1/8"=1'-0"



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



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



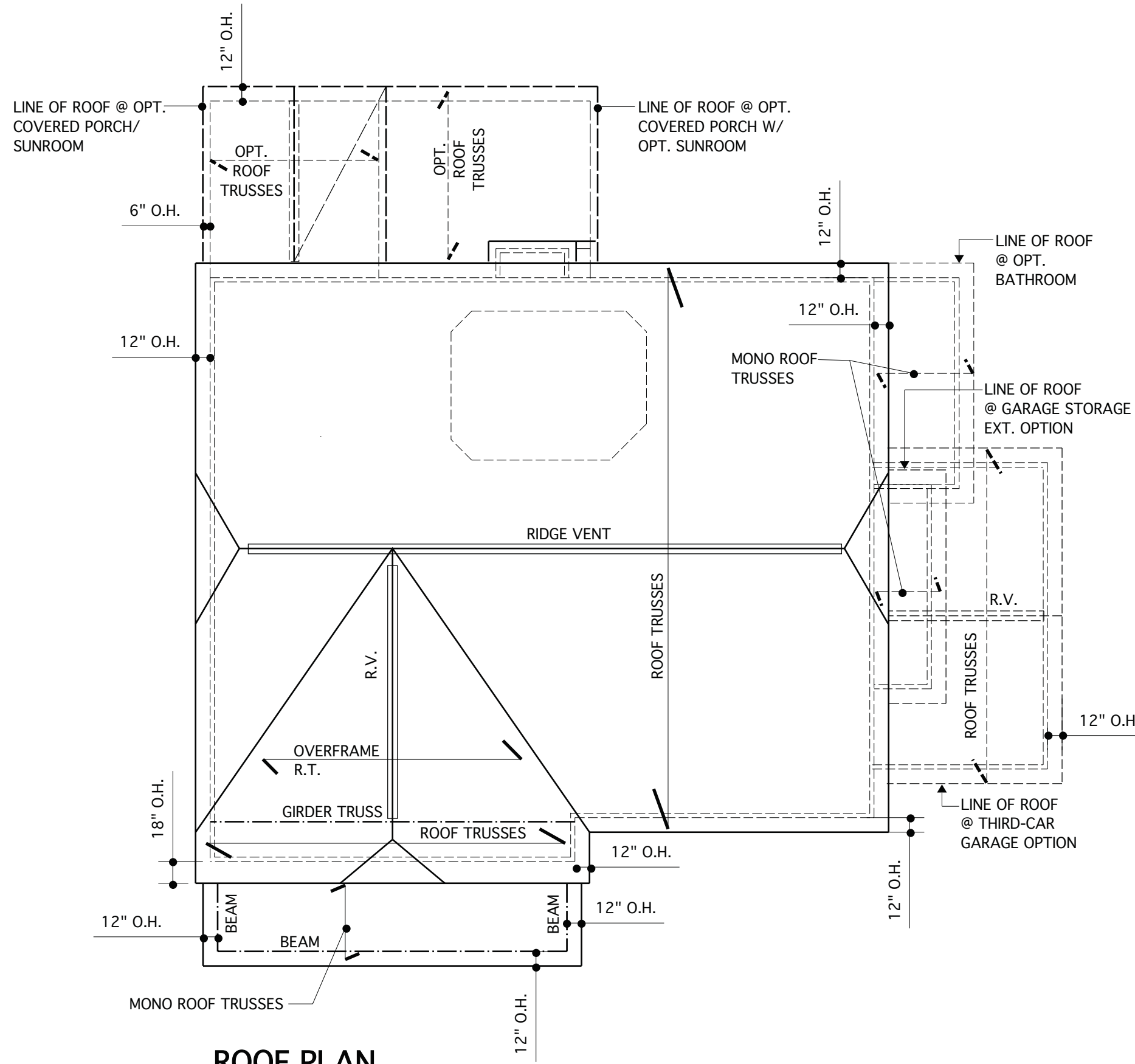
**REAR ELEV. W/ OPT. SUNROOM  
& OPT. COVERED PORCH**  
SCALE: 1/8"=1'-0"  
NOTE: SEE SHEET 4.1 FOR OPT. SUNROOM & OPT. COVERED PORCH  
W/ ALT. FIREPLACE LOCATION

REQUIRED VENTILATION SCHEDULE - SUNROOM	
138 SQ. FT. OF CEILING AREA / 300	= 0.46 SQ. FT. REQ.
<b>RIDGE VENTS</b> 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)
<b>SOFFIT VENTS</b> 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)

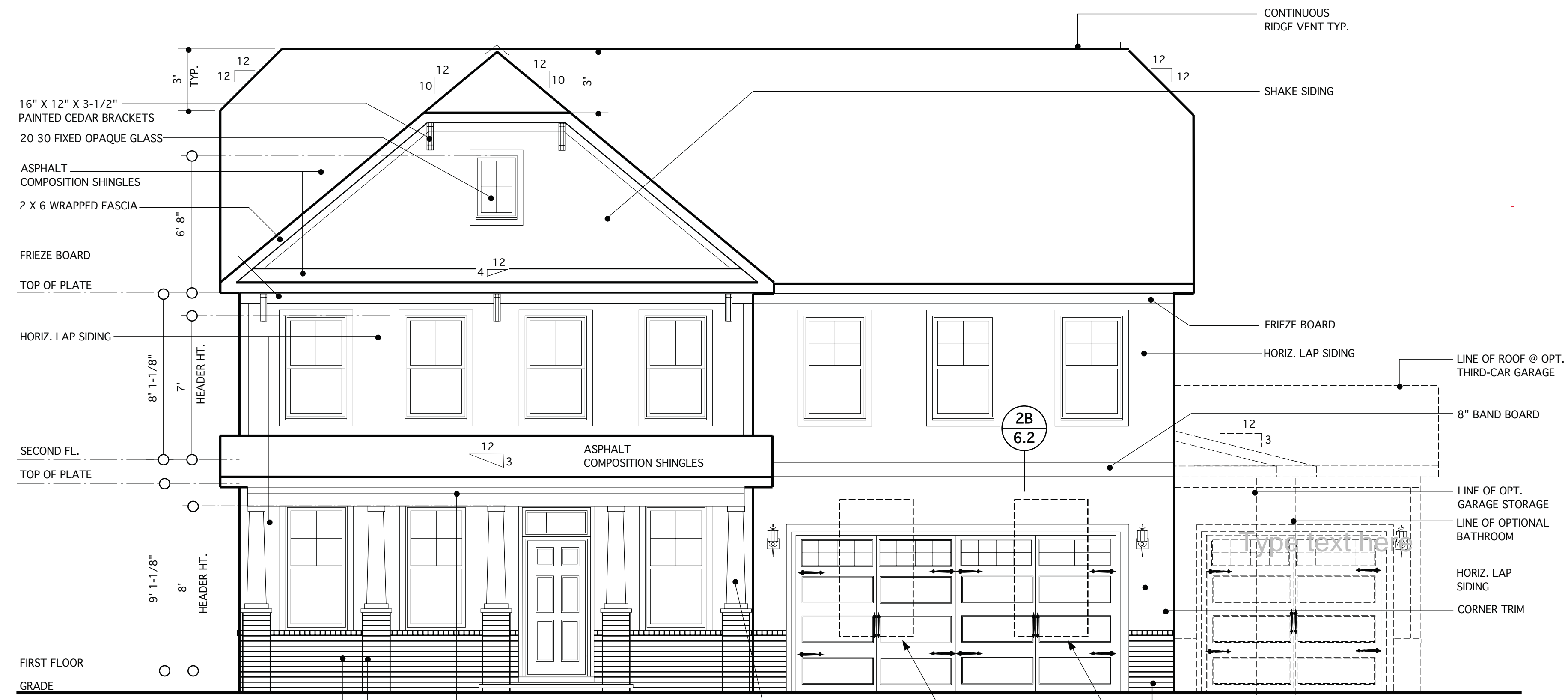
REQUIRED VENTILATION SCHEDULE - MAIN HOUSE	
1,802 SQ. FT. OF CEILING AREA / 300	= 6.00 SQ. FT. REQ.
<b>RIDGE VENTS</b> 6.0 X 0.5 = 3.00 SQ. FT. 3.00 SQ. FT. X 144 = 432.5 SQ. IN. 432.5 SQ. IN. / 18 SQ. IN. = 24.03 (18 SQ. IN. VENT PER LIN. FT.)	= 25 LIN. FT. REQ. (58 LIN. FT. PROVIDED)
<b>SOFFIT VENTS</b> 6.00 X 0.5 = 3.00 SQ. FT. 3.00 SQ. FT. X 144 = 432.5 SQ. IN. 432.5 SQ. IN. / 12 SQ. IN. = 36.04 LIN. FT. (12 SQ. IN. VENT PER LIN. FT.)	= 37 LIN. FT. REQ. (72 LIN. FT. PROVIDED)

CODE REFERENCE: 2018 NCSRC, SEC. R806.2

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



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



**FRONT ELEVATION A**  
SCALE 1/4" = 1'-0"

**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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LAND PLANNING  
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PROTECTION INCLUDES BUT IS NOT LIMITED  
TO, THE OVERALL FORM AS WELL AS THE  
ARRANGEMENT AND COMPOSITION OF  
SPACES AND ELEMENTS OF THE DESIGN.  
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**REVISIONS**

MARK	DATE	DESCRIPTION
DN	01-10-19	CONVERT OLAYS
DN	02-14-19	STRUCT. DWGS. REV.
CH	12-10-19	WINDOW UPDATE
CH	05-18-20	MINOR UPDATE

**PROJECT NO.**

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**

**ELEVATION A  
AND ROOF PLAN**

**SHEET**

**4**



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

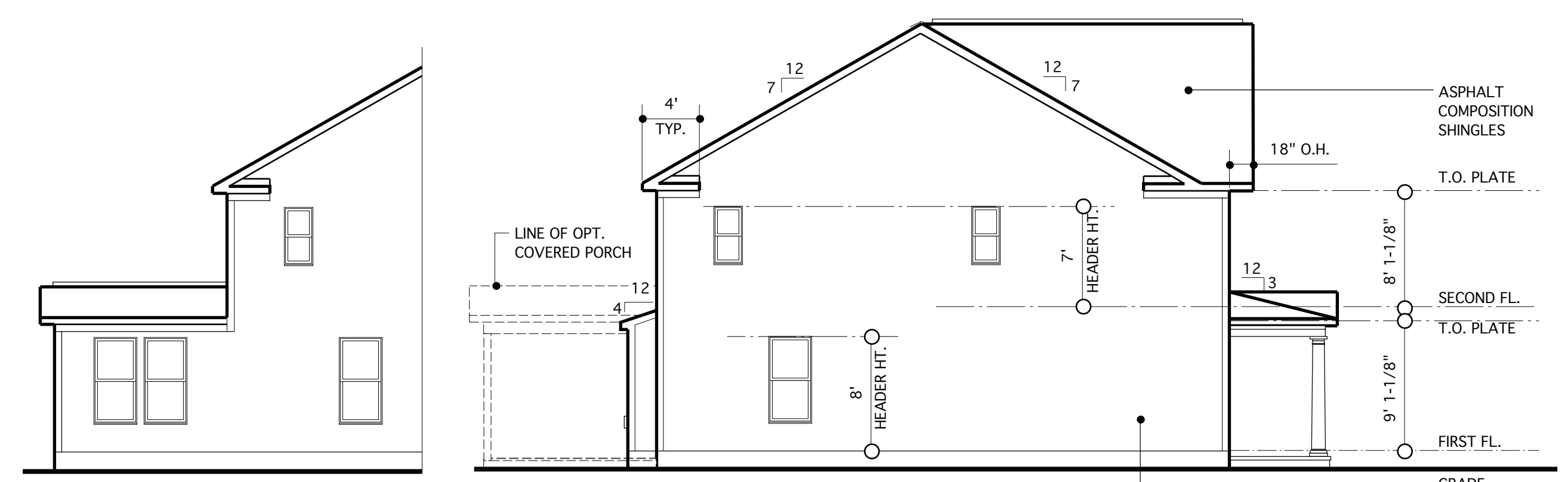
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DN	01-10-19	CONVERT OLAYS
DN	02-14-19	STRUCT. DWGS. REV.
CH	12-10-19	WINDOW UPDATE
CH	05-18-20	MINOR UPDATE

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

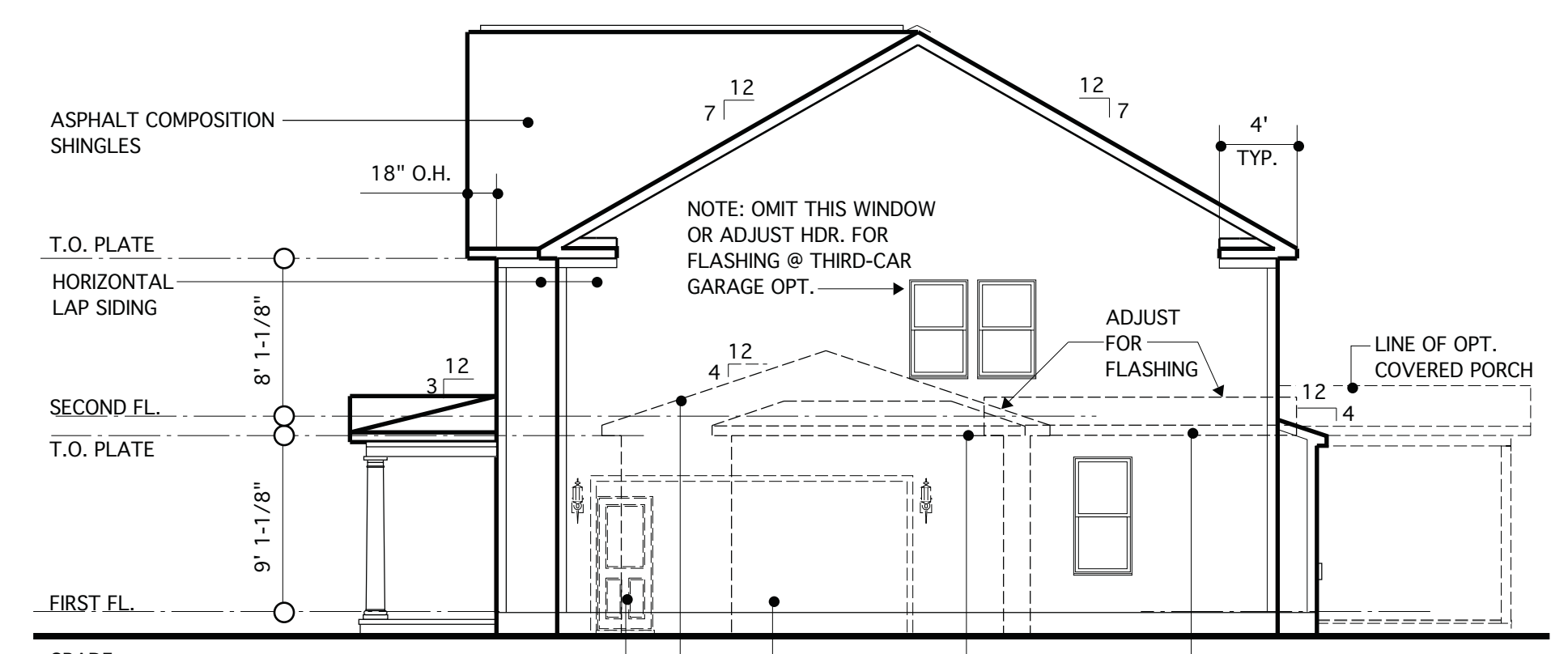
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**ELEVATION B AND ROOF PLAN**

SHEET  
**4.1**

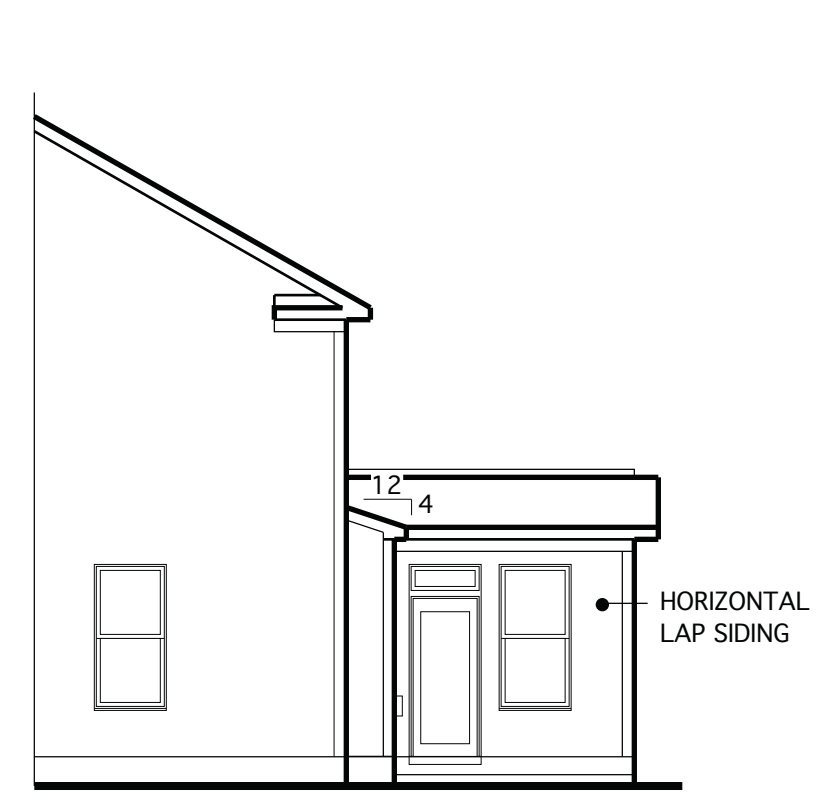


**LEFT ELEVATION W/  
OPT. SUNROOM**  
SCALE: 1/8"=1'-0"

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



**RIGHT ELEVATION**  
SCALE: 1/8"=1'-0"



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

**REQUIRED VENTILATION SCHEDULE - SUNROOM**

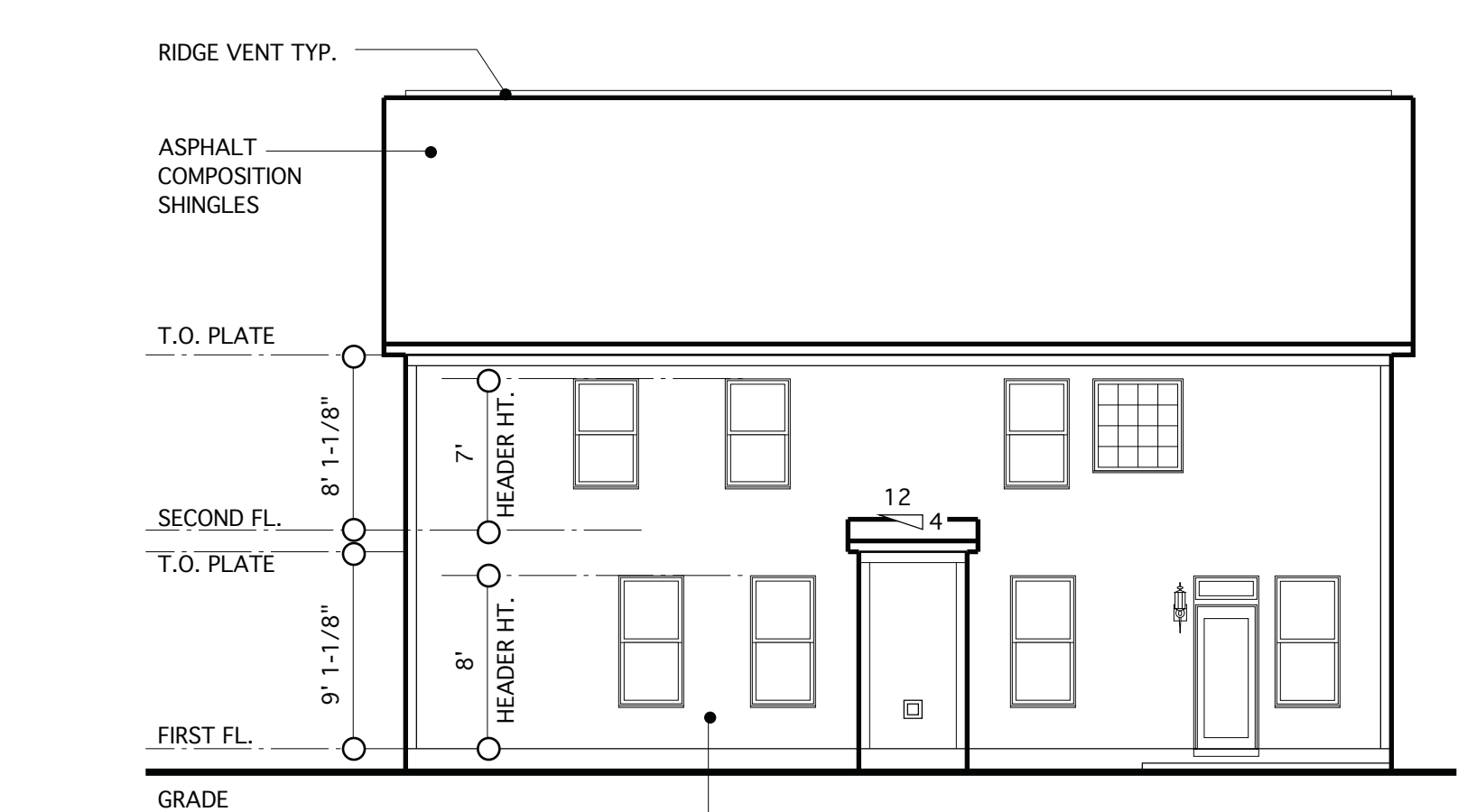
138 SQ. FT. OF CEILING AREA / 300	= 0.46 SQ. FT. REQ.
<b>RIDGE VENTS</b> 0.46 X 0.5 = 0.23 SQ. FT. 0.23 SQ. FT. X 144 = 33 SQ. IN. 33 SQ. IN. / 18 SQ. IN. = 1.83 (18 SQ. IN. VENT PER LIN. FT.)	= 1.83 LIN. FT. REQ. (12 LIN. FT. PROVIDED)
<b>SOFFIT VENTS</b> 0.46 X 0.5 = 0.23 SQ. FT. 0.23 SQ. FT. X 144 = 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**

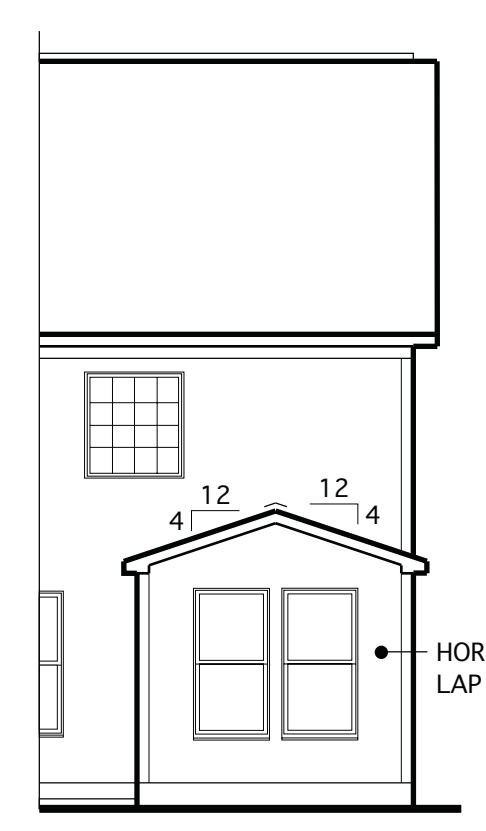
1,777 SQ. FT. OF CEILING AREA / 300	= 5.92 SQ. FT. REQ.
<b>RIDGE VENTS</b> 5.92 X 0.5 = 2.96 SQ. FT. 2.96 SQ. FT. X 144 = 426 SQ. IN. 426 SQ. IN. / 18 SQ. IN. = 23.7 (18 SQ. IN. VENT PER LIN. FT.)	= 23.7 LIN. FT. REQ. (66 LIN. FT. PROVIDED)
<b>SOFFIT VENTS</b> 5.92 X 0.5 = 2.96 SQ. FT. 2.96 SQ. FT. X 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. R806.2

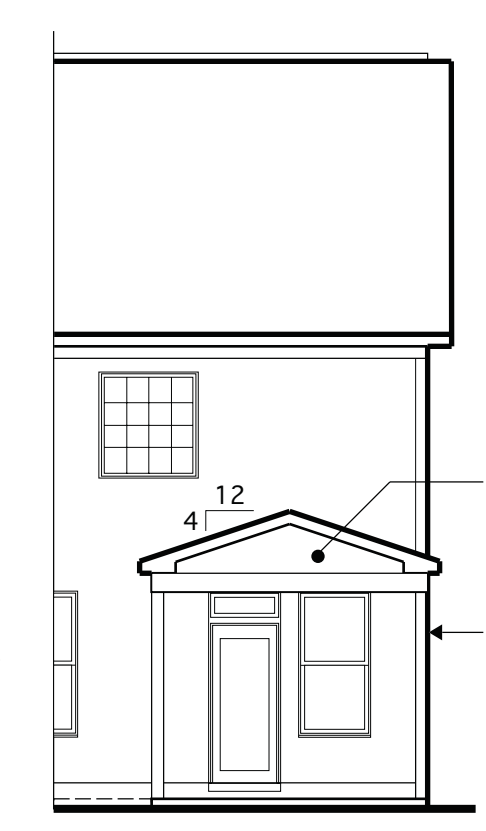
**NOTE:**  
BUILDING ELEMENTS ARE TO BE APPLIED TO MEET LOCAL WINDLOAD REQUIREMENTS



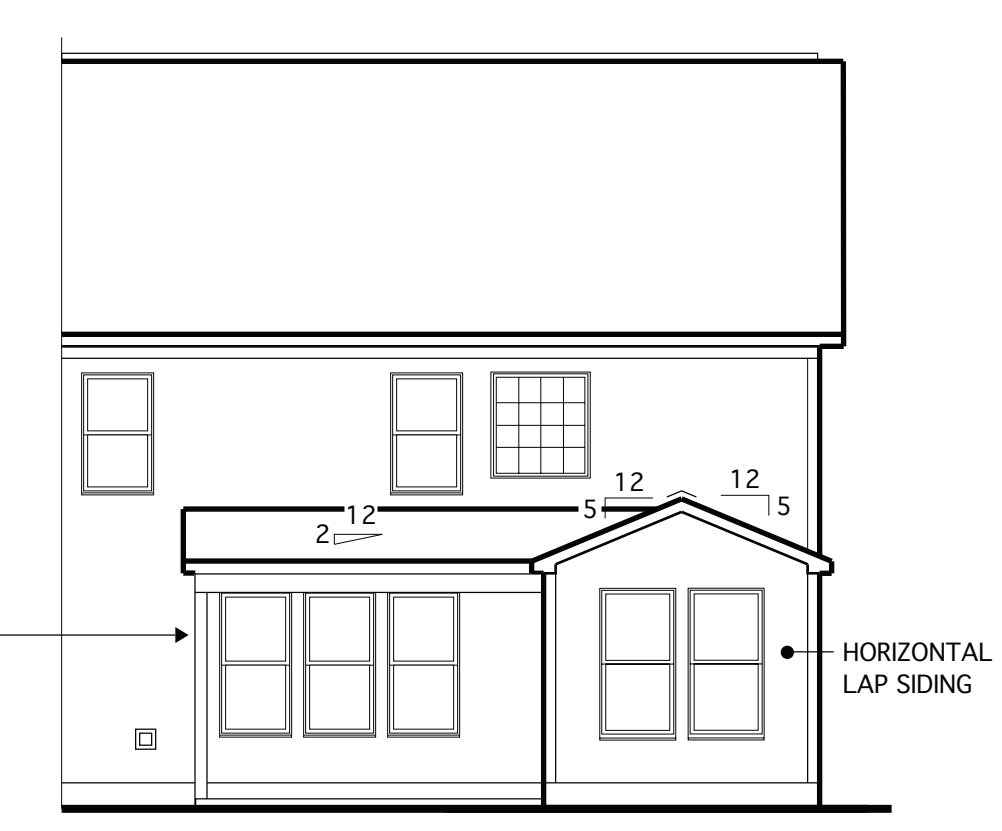
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SCALE: 1/8"=1'-0"



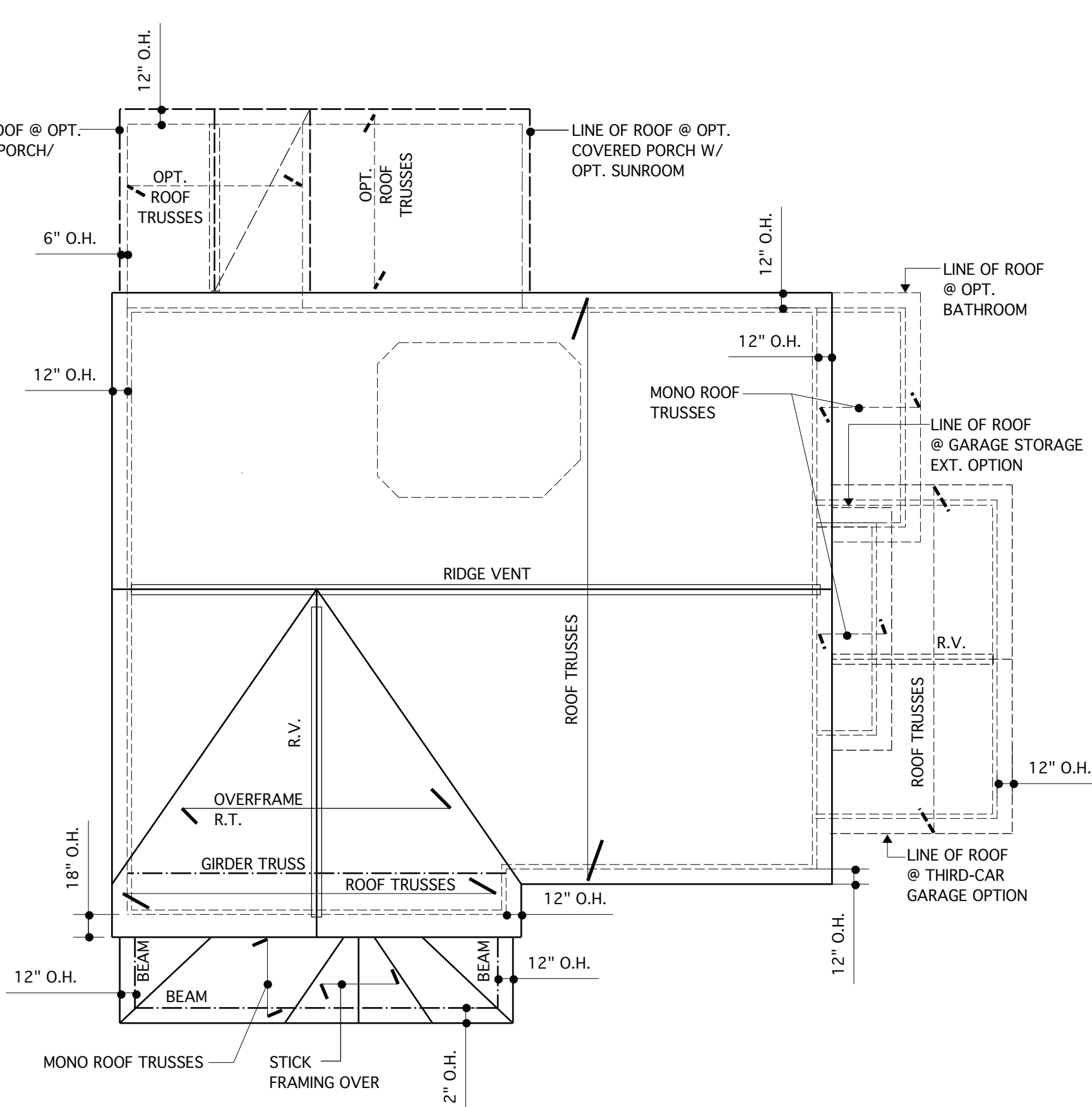
**REAR ELEV. W/  
OPT. SUNROOM**  
SCALE: 1/8"=1'-0"



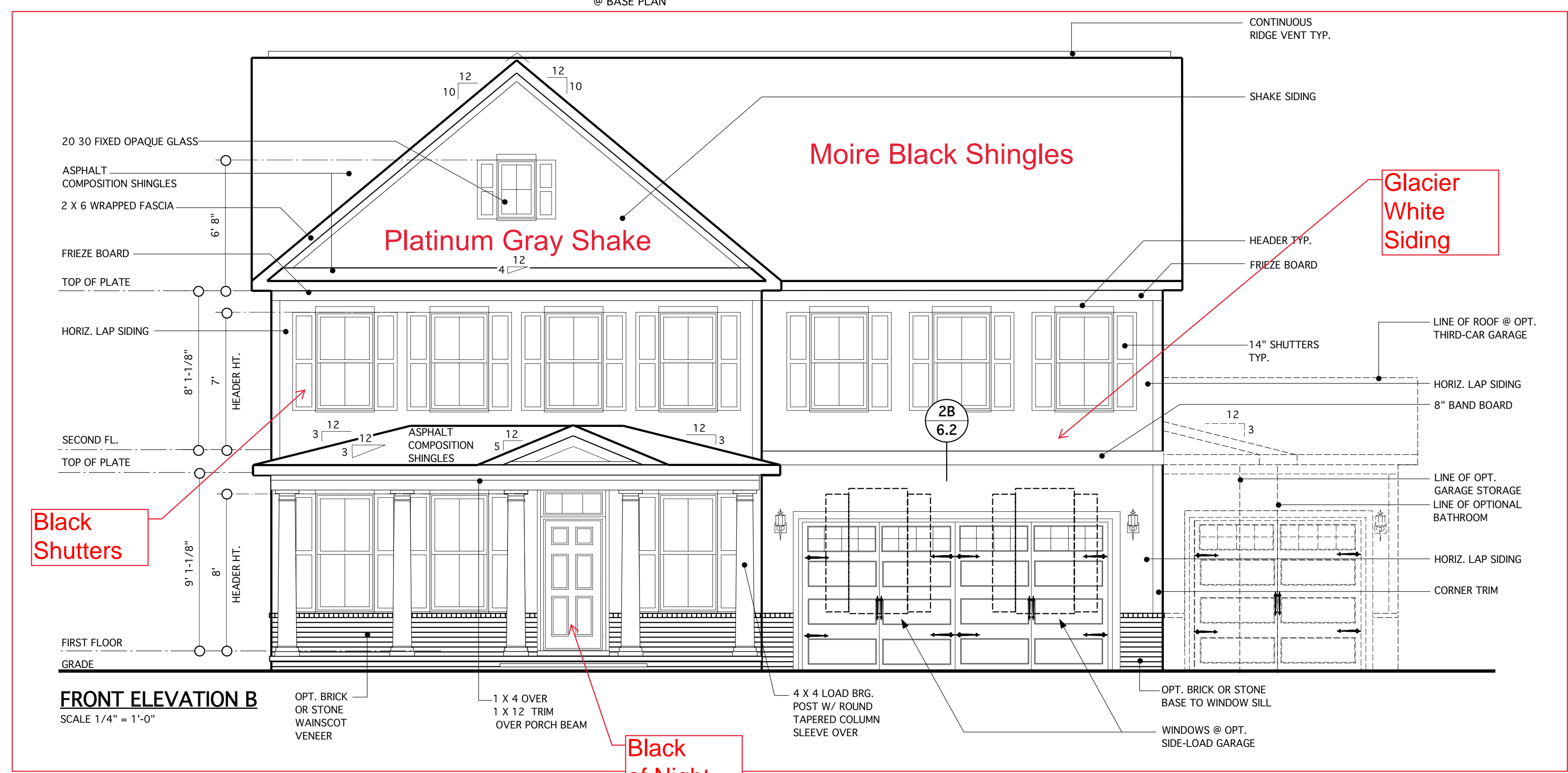
**REAR ELEV. W/  
OPT. COVERED PORCH**  
SCALE: 1/8"=1'-0"



**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



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



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

Black Shutters

Black of Night

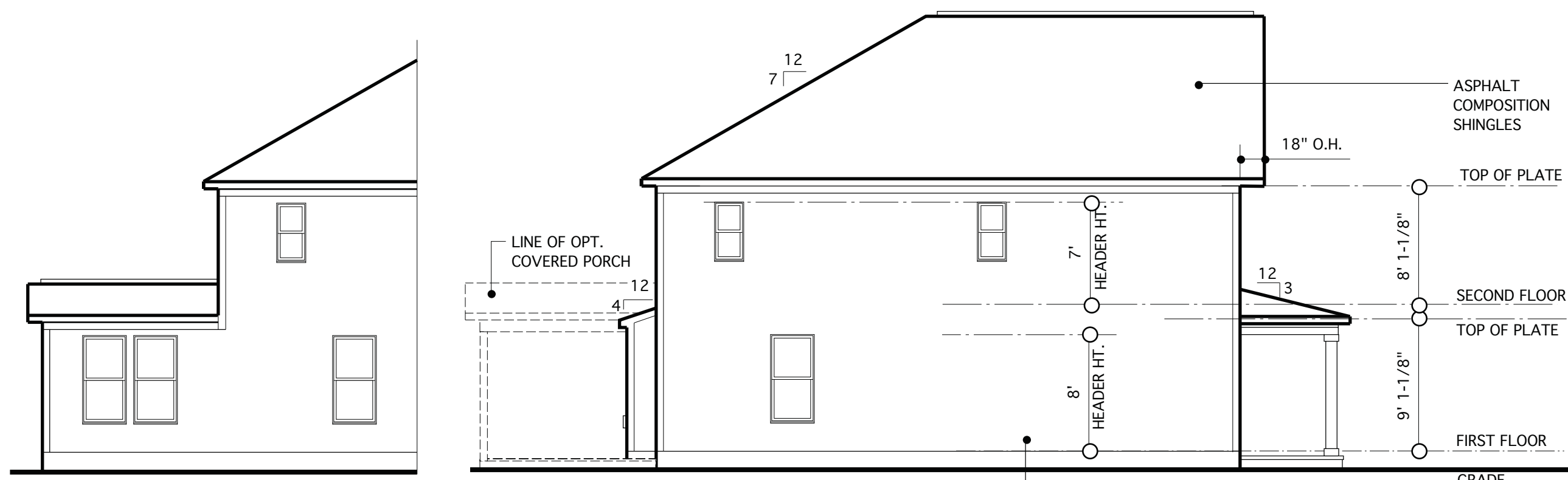
Moire Black Shingles

Platinum Gray Shake

Glacier White Siding

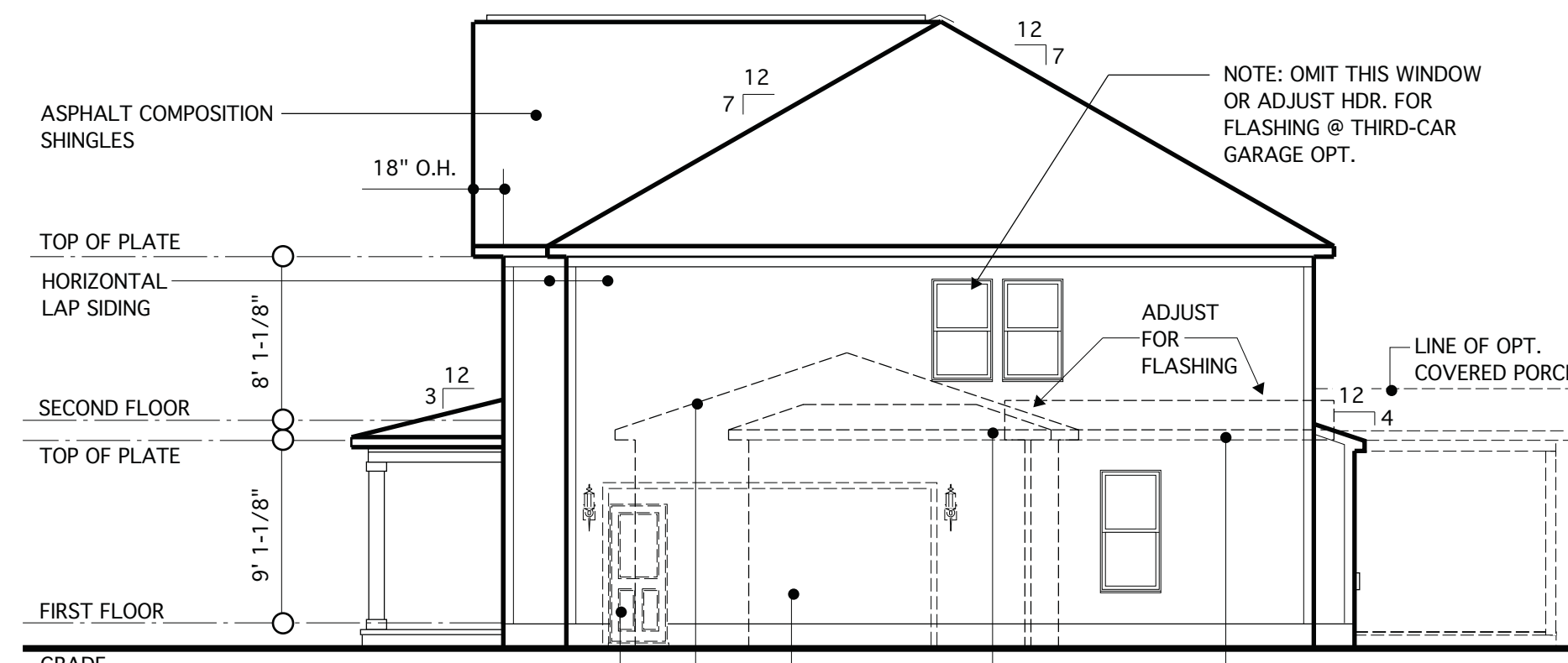
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**LEFT ELEVATION W/  
OPT. SUNROOM**  
SCALE: 1/8"=1'-0"

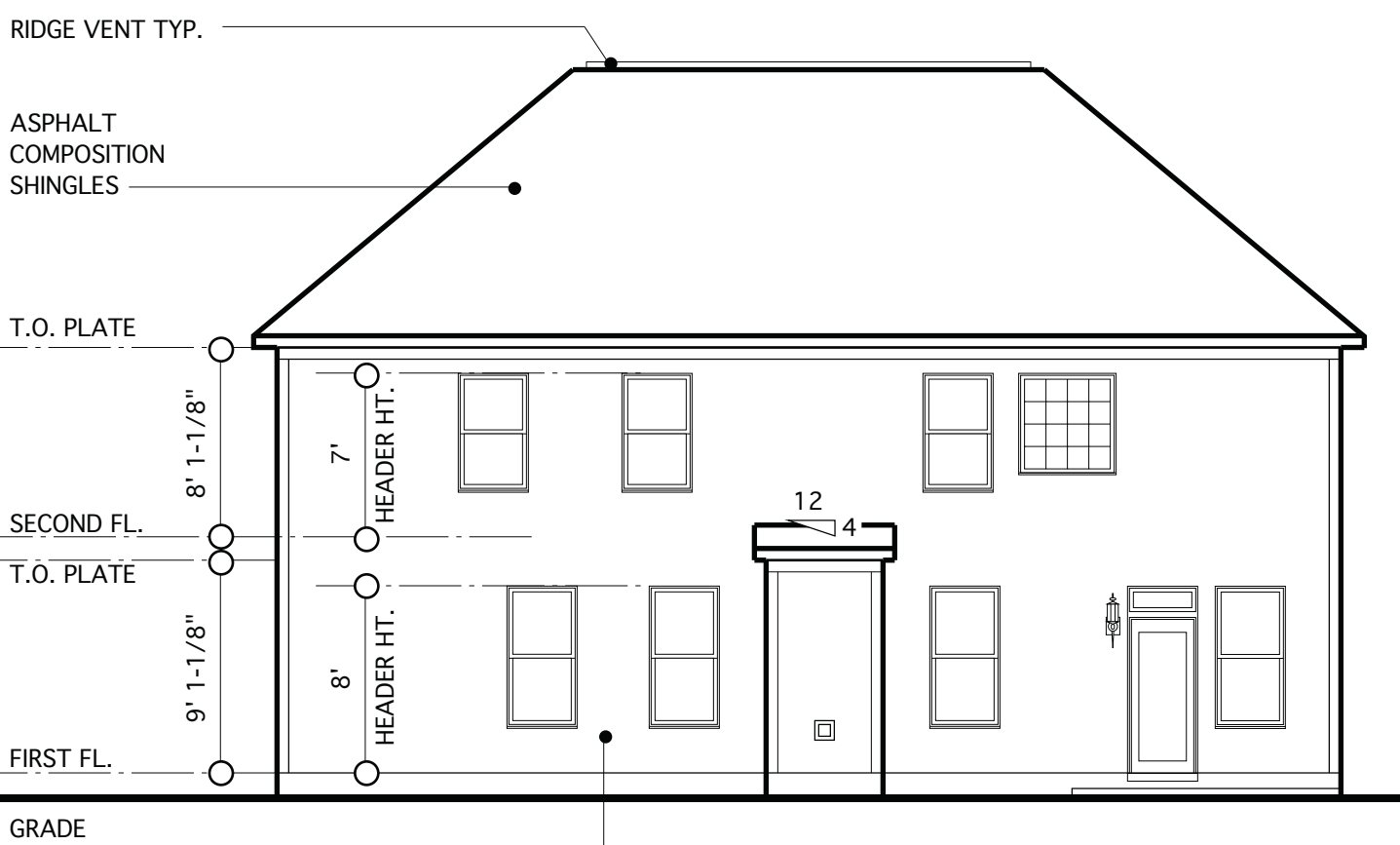
**LEFT ELEVATION**  
SCALE: 1/8"=1'-0"



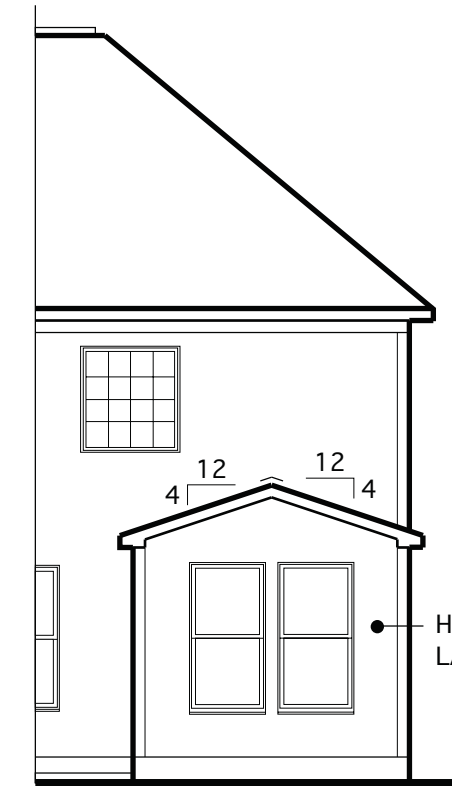
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SCALE: 1/8"=1'-0"



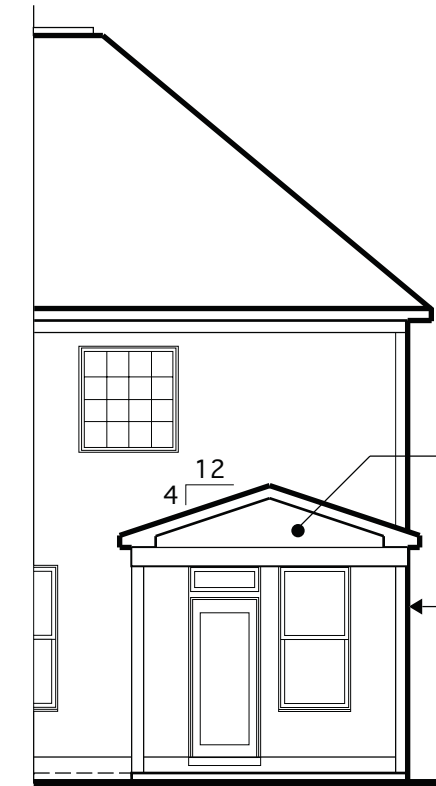
**RIGHT ELEVATION W/  
OPT. SUNROOM**  
SCALE: 1/8"=1'-0"



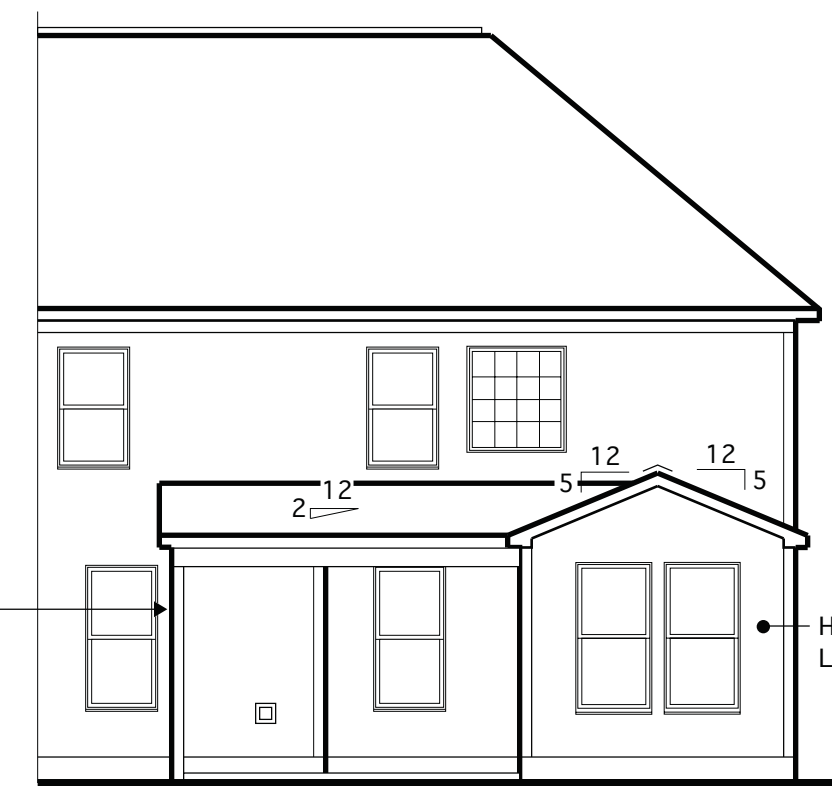
**REAR ELEVATION**  
SCALE: 1/8"=1'-0"



**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**  
SCALE: 1/8"=1'-0"

NOTE: SEE SHEET 4.1 FOR OPT. SUNROOM & OPT. COVERED PORCH W/ ALT. FIREPLACE LOCATION

**REQUIRED VENTILATION SCHEDULE - SUNROOM**

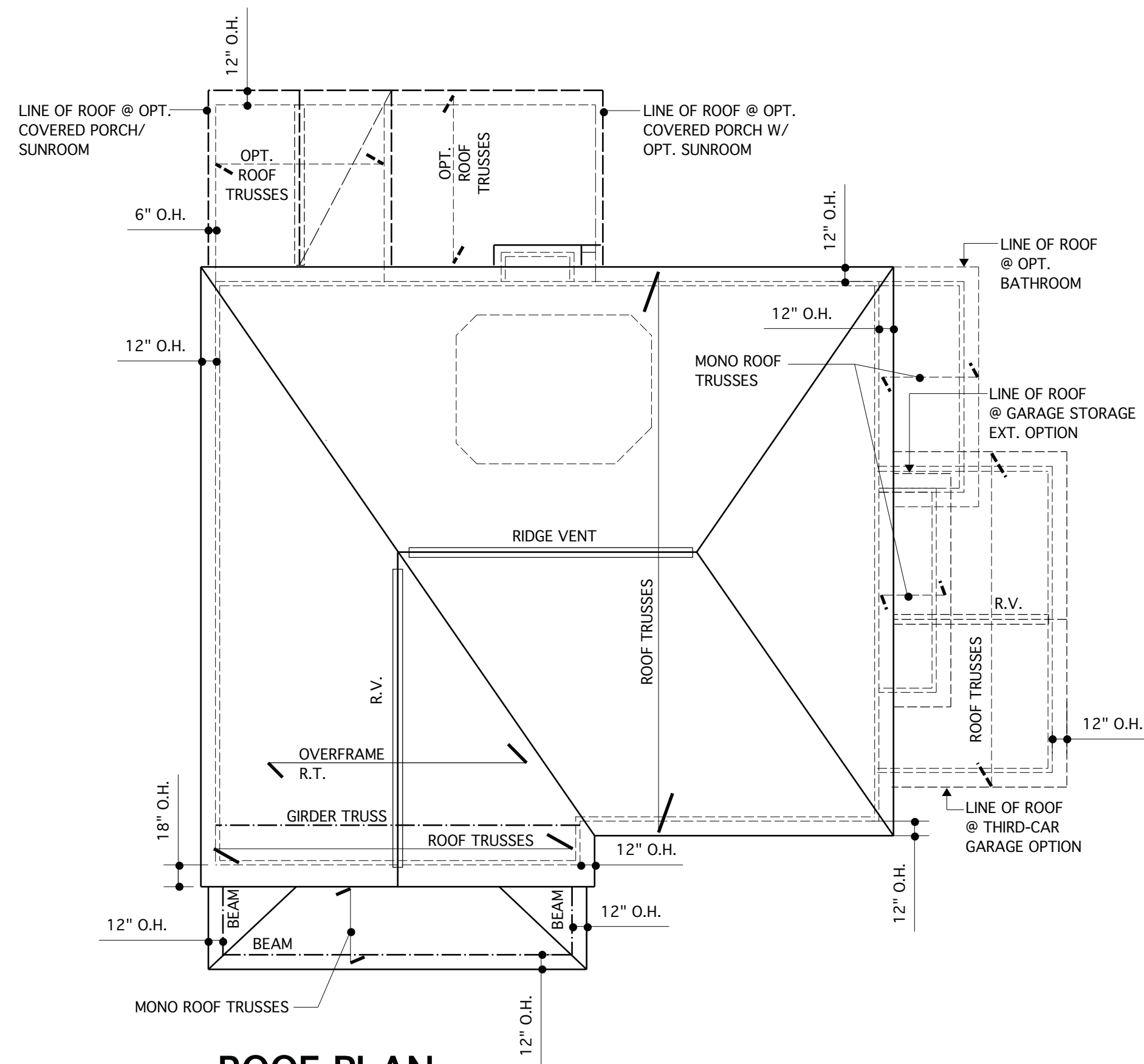
138 SQ. FT. OF CEILING AREA / 300 = 0.46 SQ. FT. REQ.	
<b>RIDGE VENTS</b>	0.46 X 0.5 = 0.23 SQ. FT. 0.23 SQ. FT. X 144 = 33 SQ. IN. 33 SQ. IN. / 18 SQ. IN. = 1.83 (18 SQ. IN. VENT PER LIN. FT.)
	= 1.83 LIN. FT. REQ. (12 LIN. FT. PROVIDED)
<b>SOFFIT VENTS</b>	0.46 X 0.5 = 0.23 SQ. FT. 0.23 SQ. FT. X 144 = 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**

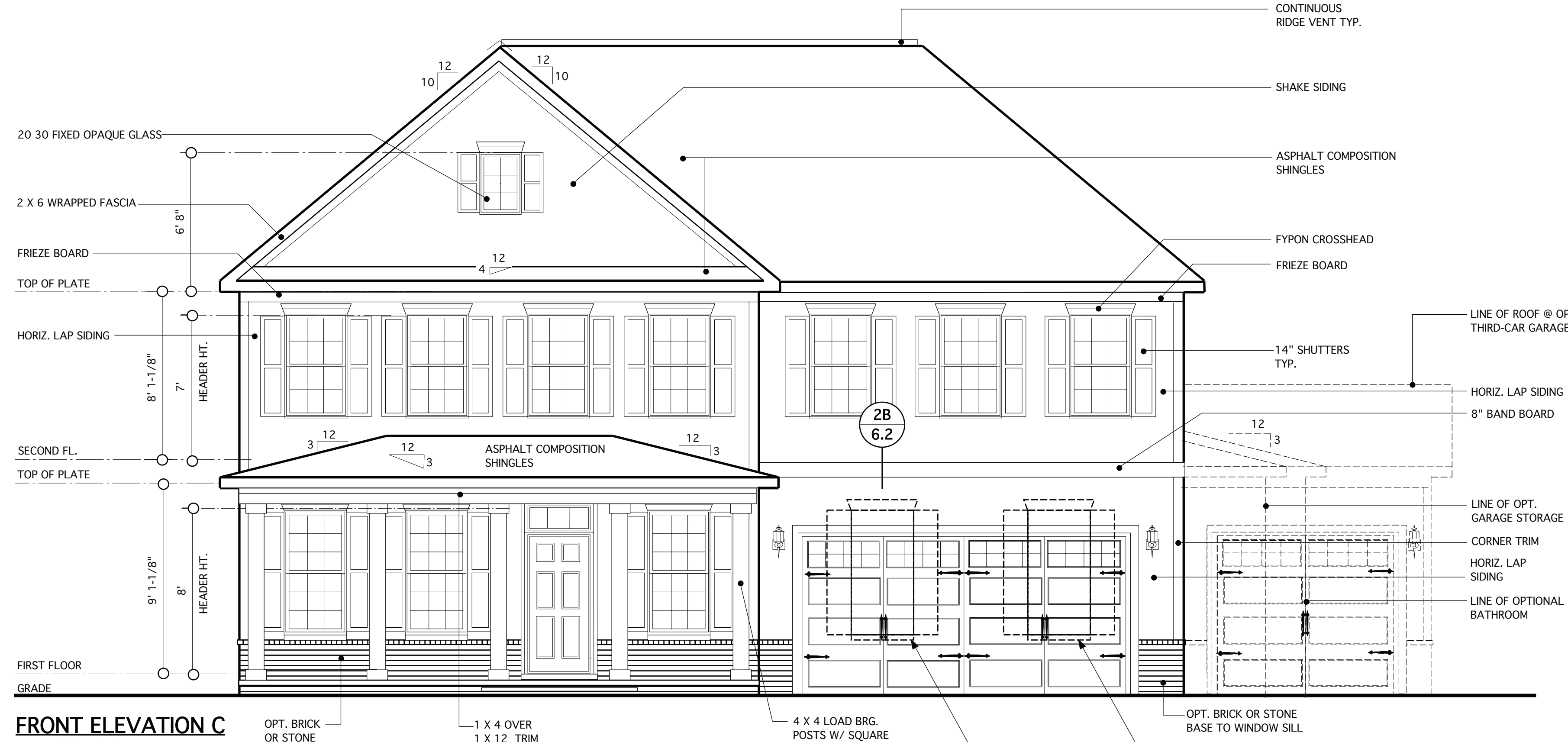
1,777 SQ. FT. OF CEILING AREA / 300 = 5.92 SQ. FT. REQ.	
<b>RIDGE VENTS</b>	5.92 X 0.5 = 2.96 SQ. FT. 2.96 SQ. FT. X 144 = 426 SQ. IN. 426 SQ. IN. / 18 SQ. IN. = 23.7 (18 SQ. IN. VENT PER LIN. FT.)
	= 23.7 LIN. FT. REQ. (44 LIN. FT. PROVIDED)
<b>SOFFIT VENTS</b>	5.92 X 0.5 = 2.96 SQ. FT. 2.96 SQ. FT. 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. (152 LIN. FT. PROVIDED)

CODE REFERENCE: 2018 NCSRS, SEC. R806.2

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



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



**FRONT ELEVATION C**  
SCALE 1/4" = 1'-0"

**JAMES WENTLING/  
ARCHITECT**

LAND TITLE BUILDING  
100 SOUTH BROAD STREET,  
SUITE 1524  
PHILADELPHIA, PA 19110

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**REVISIONS**

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

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

**MODEL 628 -  
GARAGE RIGHT**

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

**ELEVATION C  
AND ROOF PLAN**

SHEET

**4.2**

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ARCHITECT**

LAND TITLE BUILDING  
100 SOUTH BROAD STREET,  
SUITE 1524  
PHILADELPHIA, PA 19110

(215) 568-2551  
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**REVISIONS**

MARK	DATE	DESCRIPTION
CH	12-10-19	CONVERT KINGSTON
CH	05-18-20	MINOR UPDATE

PROJECT NO.	113-69
DATE	12-10-19
SCALE	AS NOTED
DRAWN BY	CH
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

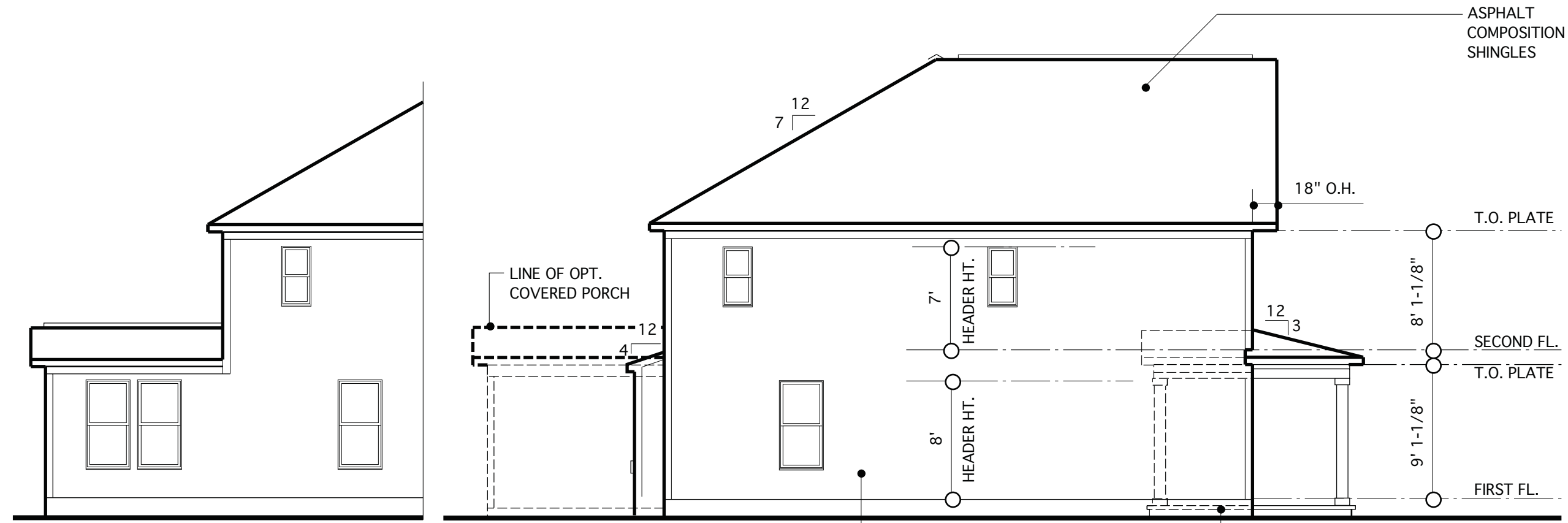
PROJECT TITLE  
**MODEL 628 -  
GARAGE RIGHT**

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

DRAWING TITLE  
**ELEVATION E  
AND ROOF PLAN**

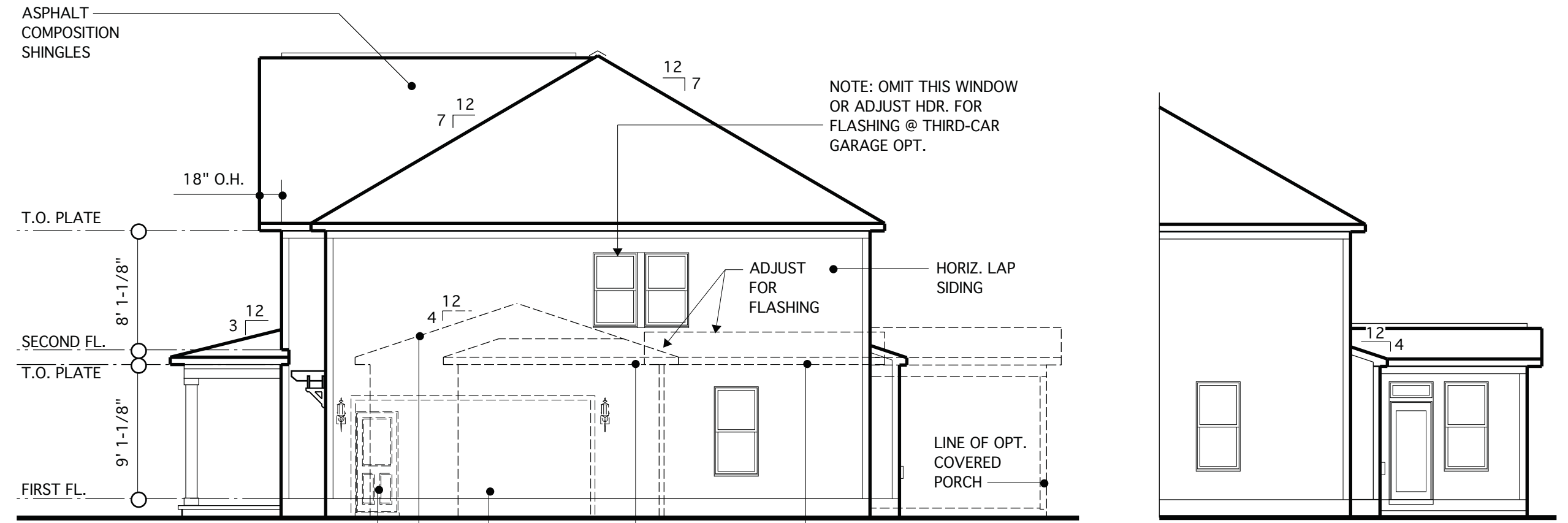
SHEET  
**4.4**

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

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



**RIGHT ELEVATION**  
SCALE: 1/8"=1'-0"

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

**REQUIRED VENTILATION SCHEDULE - SUNROOM**

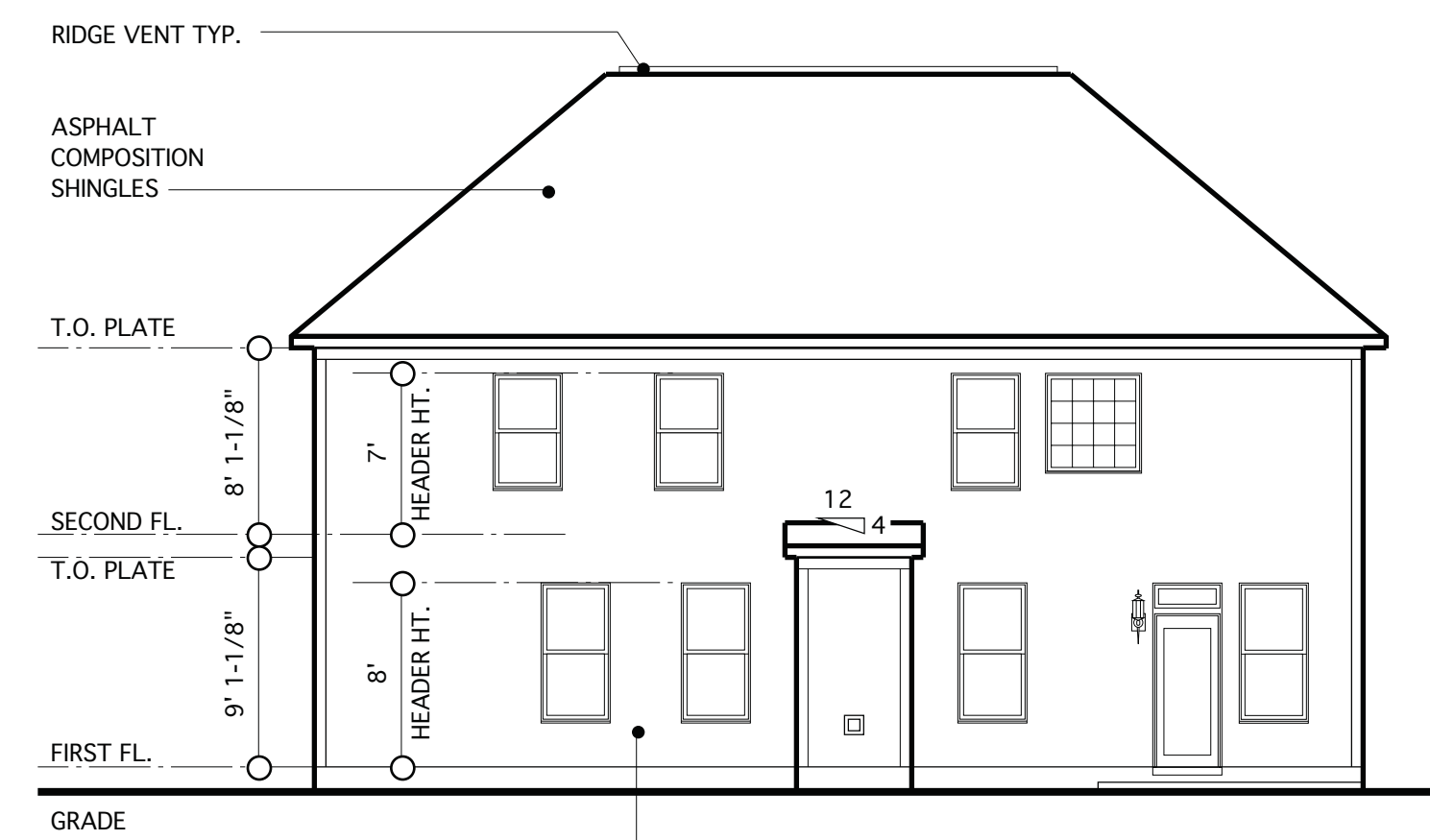
138 SQ. FT. OF CEILING AREA / 300 = 0.46 SQ. FT. REQ.	
<b>RIDGE VENTS</b>	0.46 X 0.5 = 0.23 SQ. FT. 0.23 SQ. FT. X 144 = 33.1 SQ. IN. 33.1 SQ. IN. / 18 SQ. IN. = 1.8 (18 SQ. IN. VENT PER LIN. FT.)
<b>SOFFIT VENTS</b>	0.46 X 0.5 = 0.23 SQ. FT. 0.23 SQ. FT. X 144 = 33.1 SQ. IN. 33.1 SQ. IN. / 9 SQ. IN. = 3.7 (9 SQ. IN. VENT PER LIN. FT.)

**REQUIRED VENTILATION SCHEDULE - MAIN HOUSE**

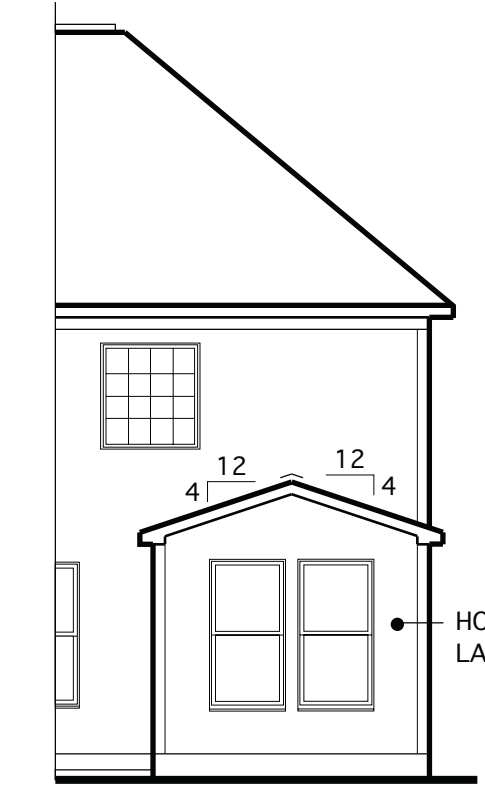
1,758 SQ. FT. OF CEILING AREA / 300 = 5.86 SQ. FT. REQ.	
<b>RIDGE VENTS</b>	5.86 X 0.5 = 2.93 SQ. FT. 2.93 SQ. FT. X 144 = 421.9 SQ. IN. 421.9 SQ. IN. / 18 SQ. IN. = 23.4 (18 SQ. IN. VENT PER LIN. FT.)
<b>SOFFIT VENTS</b>	5.86 X 0.5 = 2.93 SQ. FT. 2.93 SQ. FT. X 144 = 421.9 SQ. IN. 421.9 SQ. IN. / 9 SQ. IN. = 46.9 (9 SQ. IN. VENT PER LIN. FT.)

CODE REFERENCE: 2018 NC RESIDENTIAL CODE, SEC. R806

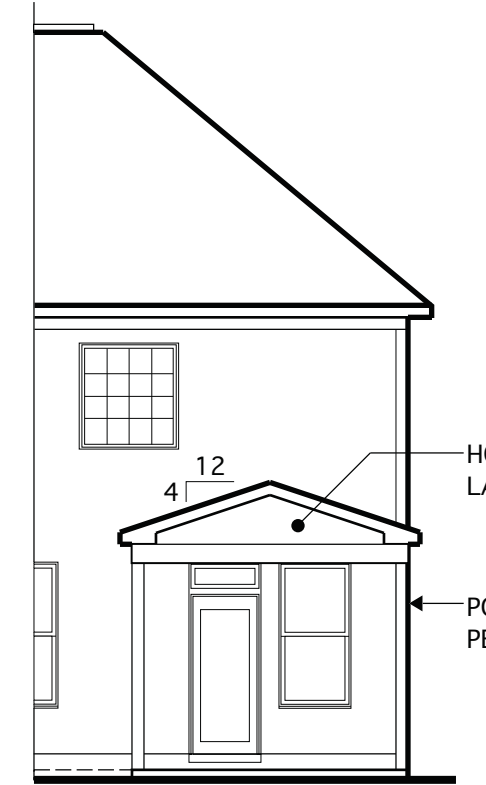
**NOTE:**  
BUILDING ELEMENTS ARE TO BE APPLIED TO MEET LOCAL WINDLOAD REQUIREMENTS



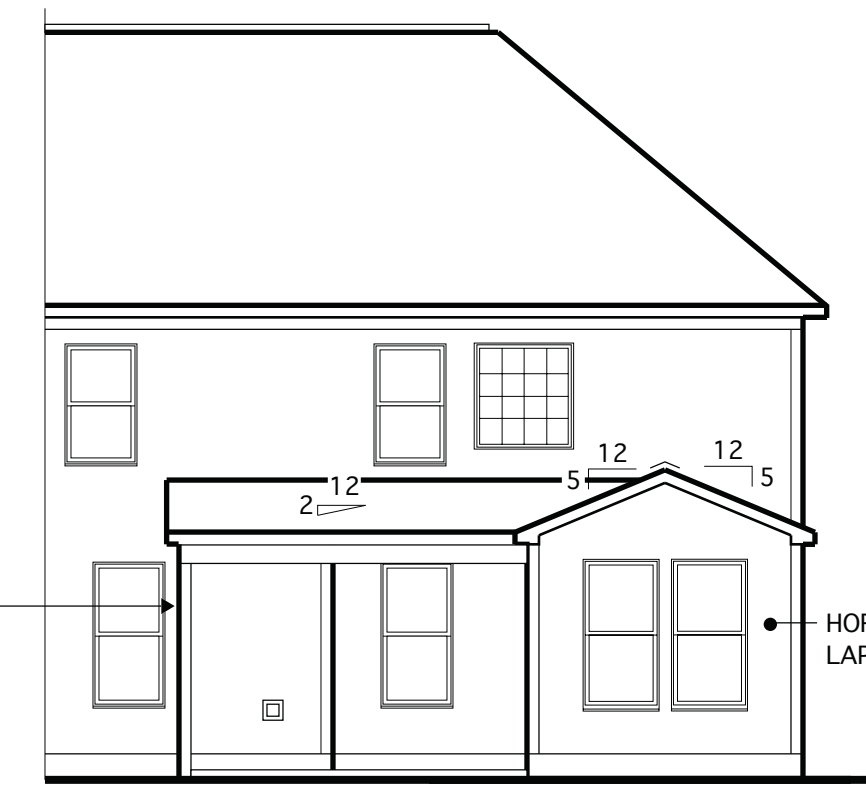
**REAR ELEVATION**  
SCALE: 1/8"=1'-0"



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

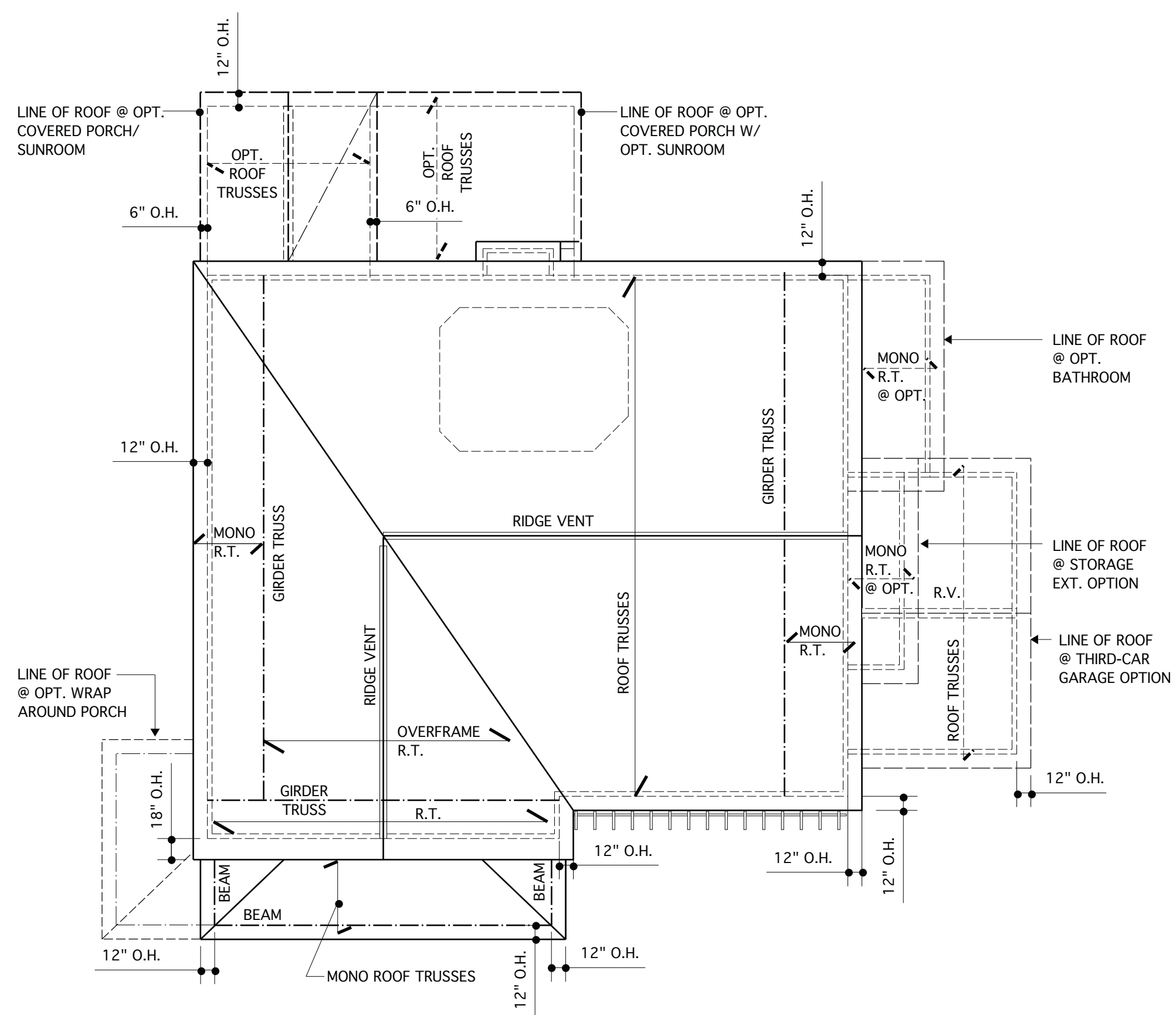


**REAR ELEV. W/  
OPT. COVERED PORCH**  
SCALE: 1/8"=1'-0"

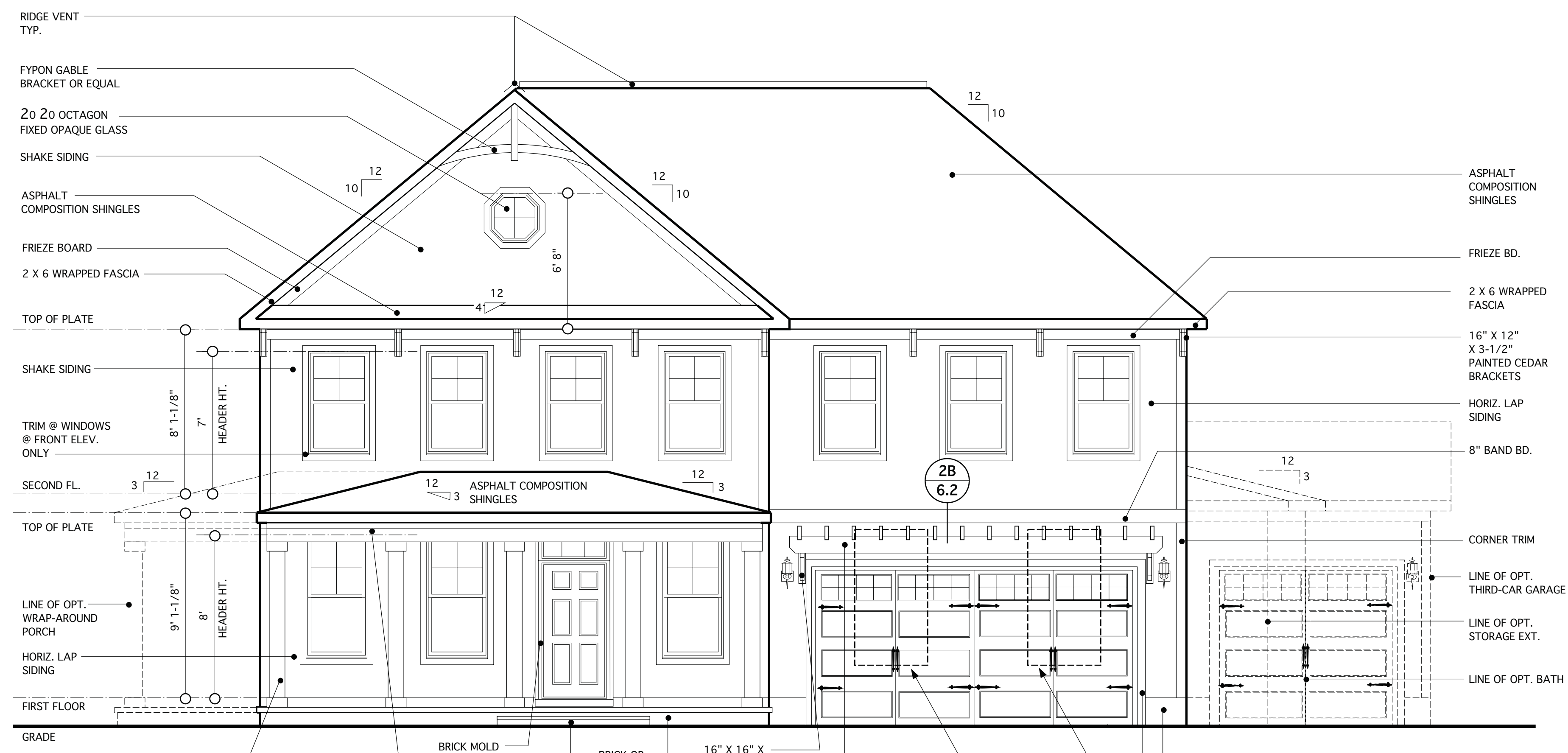


**REAR ELEV. W/ OPT. SUNROOM  
& OPT. COVERED PORCH**  
SCALE: 1/8"=1'-0"

NOTE: SEE SHEET 4.1 FOR OPT. SUNROOM & OPT. COVERED PORCH W/ ALT. FIREPLACE LOCATION



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



**FRONT ELEVATION E**  
SCALE: 1/4"=1'-0"

16" X 16" X 3-1/2" PAINTED CEDAR BRACKETS  
10" TRELLIS BEAM & 8" TRELLIS MEMBERS MADE FROM COMPOSITE LUMBER OR USE TRELLIS SYSTEM BY FYPON (OMIT @ SIDE LOAD GARAGE)



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

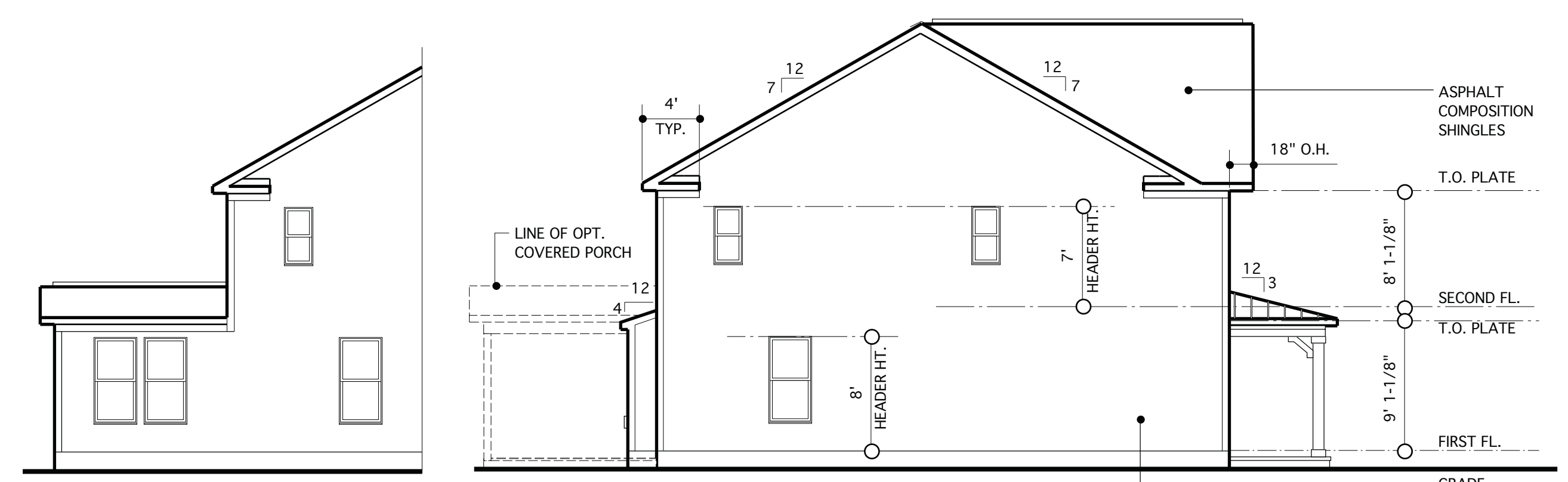
MARK	DATE	DESCRIPTION

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

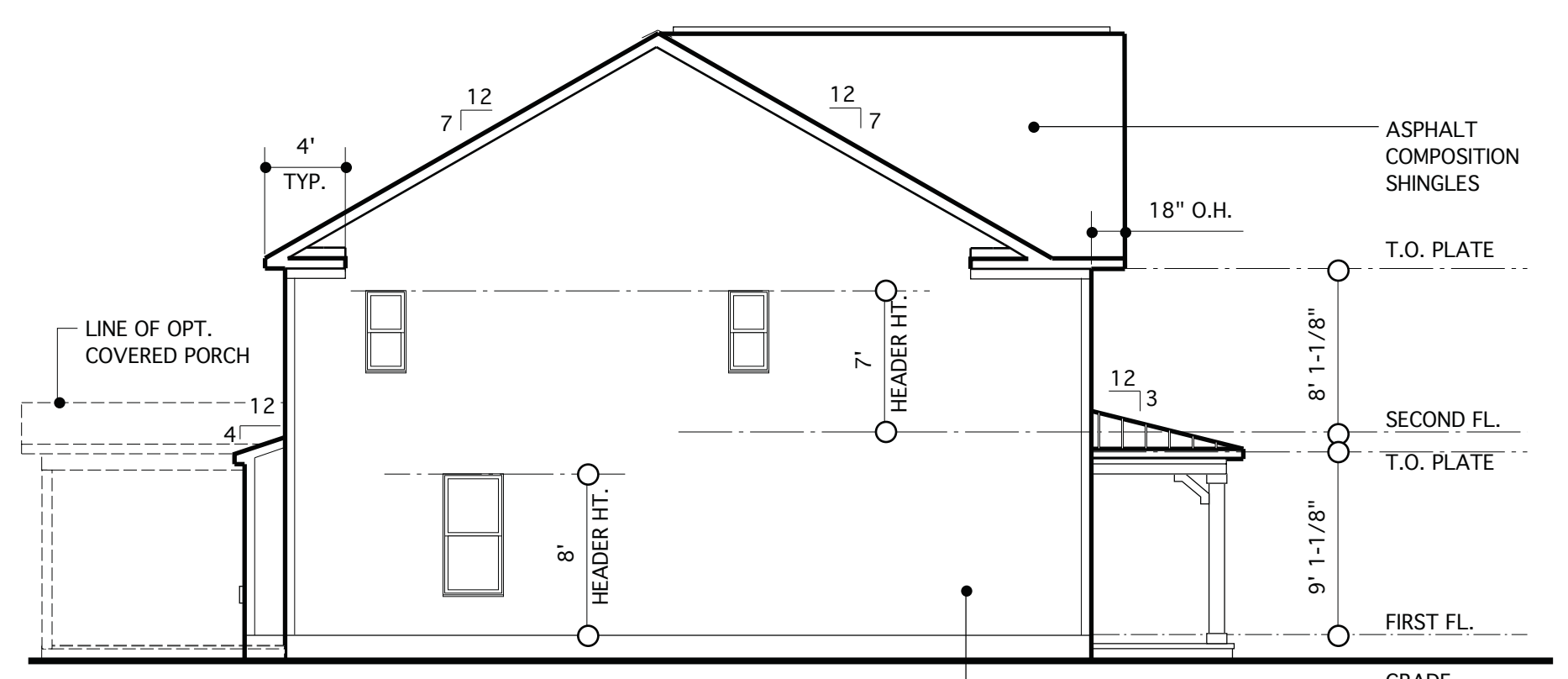
PROJECT TITLE  
**MODEL 628 - GARAGE RIGHT**  
CLIENT  
**CHESAPEAKE HOMES OF NC**  
3100 Smoketree Court,  
Suite 210  
Raleigh, NC 27604  
(919) 256-3060  
(919) 556-0690 Fax

DRAWING TITLE  
**ELEVATION F AND ROOF PLAN**

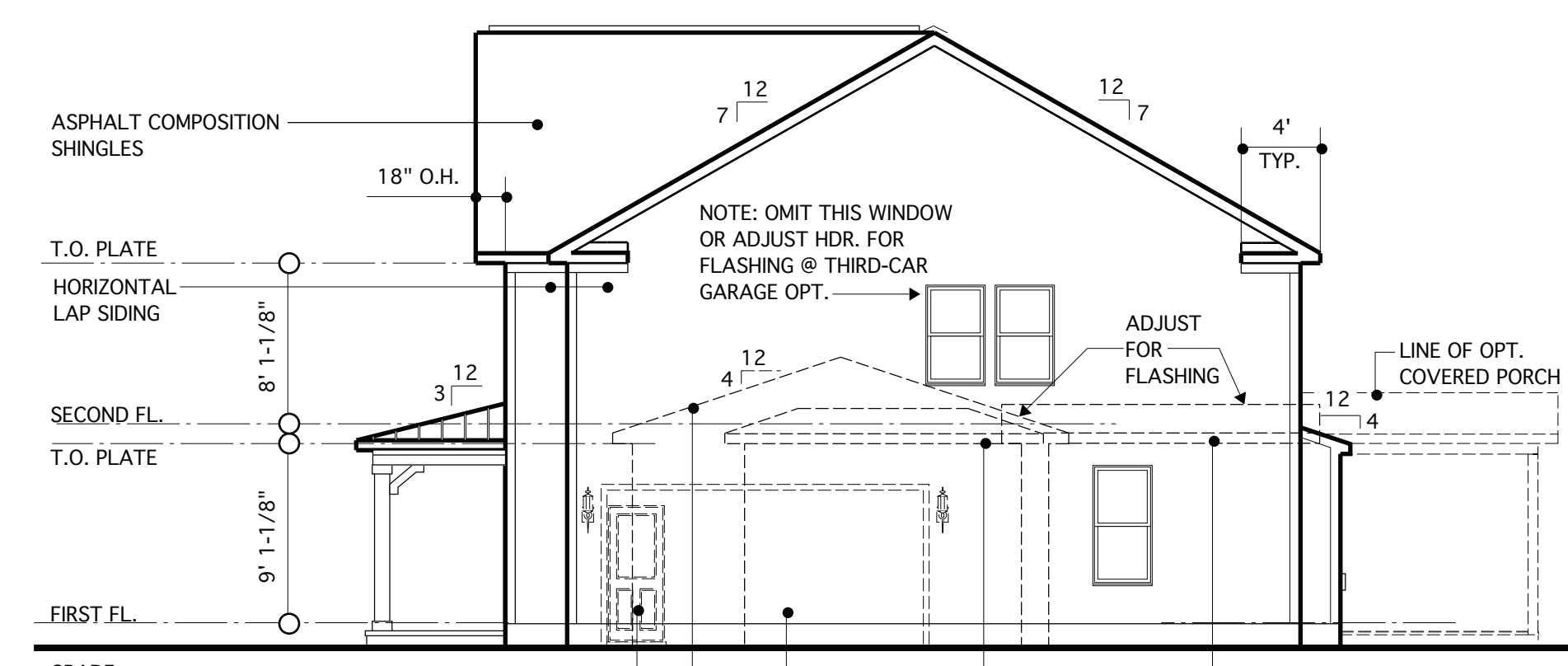
SHEET  
**4.5**



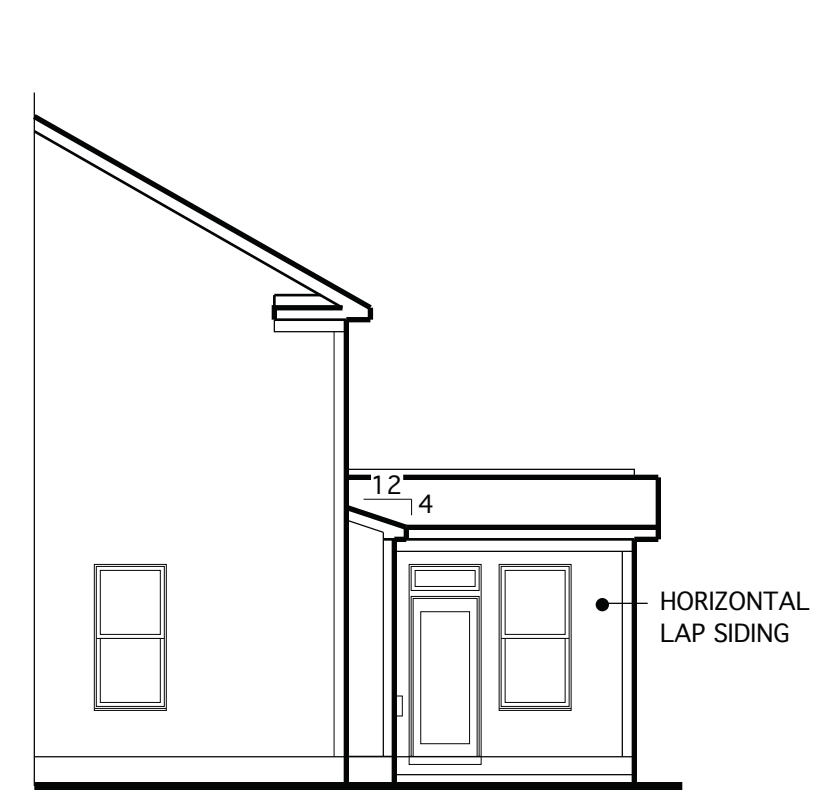
**LEFT ELEVATION W/  
OPT. SUNROOM**  
SCALE: 1/8"=1'-0"



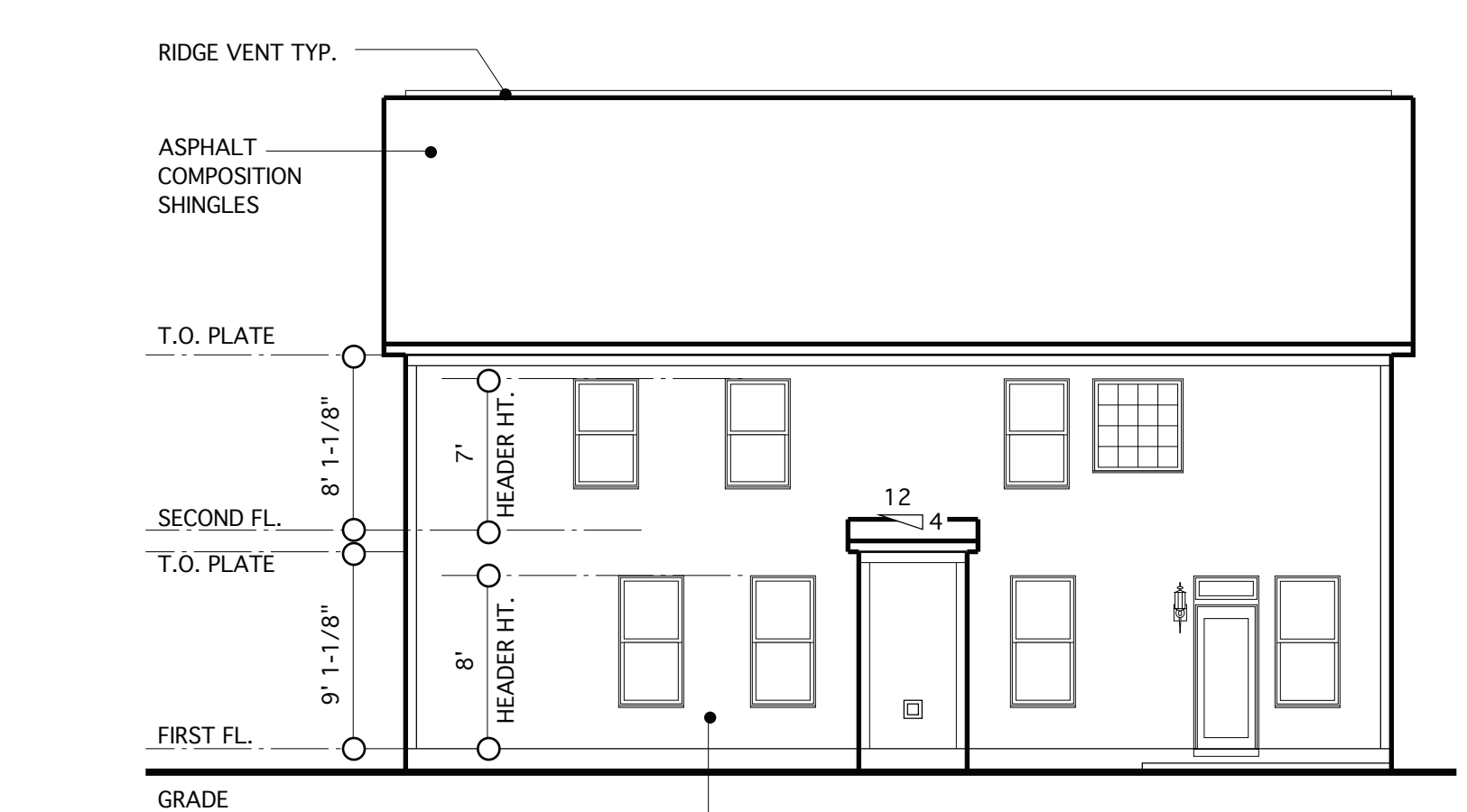
**LEFT ELEVATION**  
SCALE: 1/8"=1'-0"



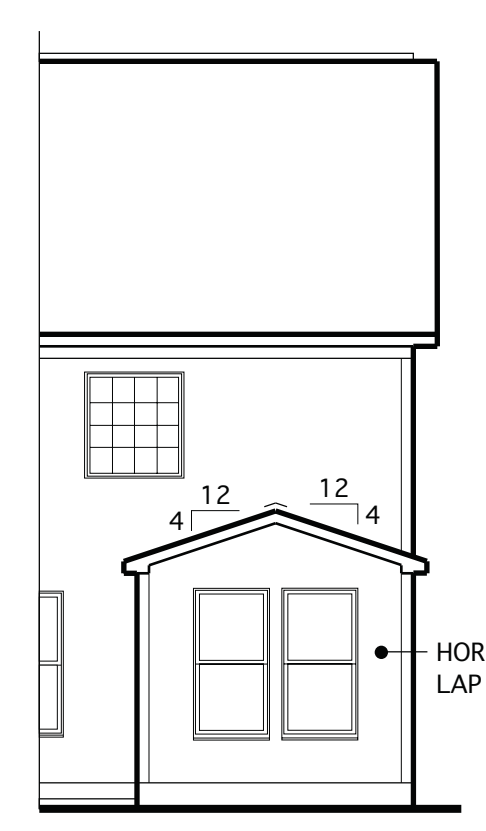
**RIGHT ELEVATION**  
SCALE: 1/8"=1'-0"



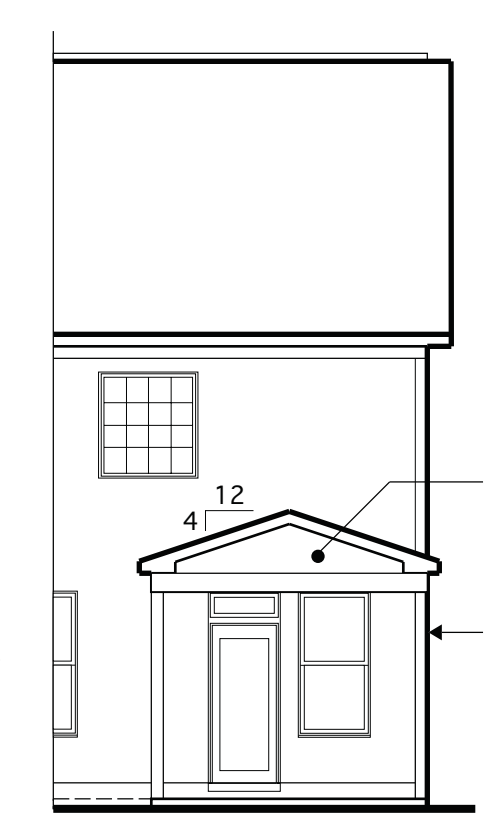
**RIGHT ELEVATION W/  
OPT. SUNROOM**  
SCALE: 1/8"=1'-0"



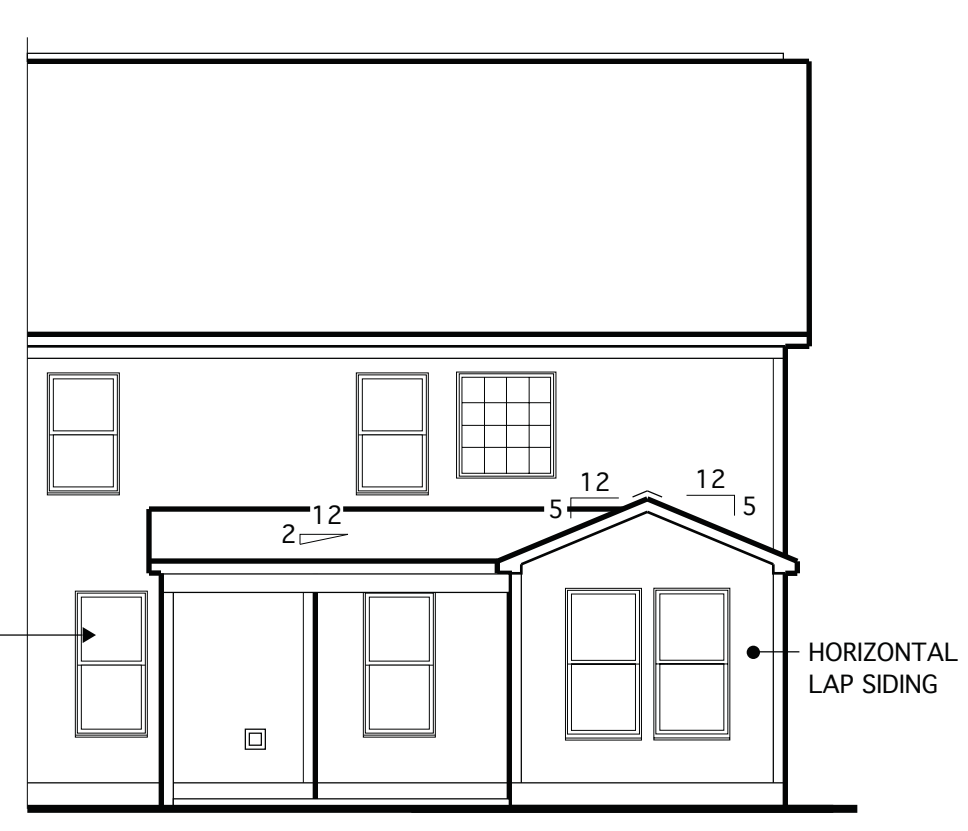
**REAR ELEVATION**  
SCALE: 1/8"=1'-0"



**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**  
SCALE: 1/8"=1'-0"  
NOTE: SEE SHEET 4.1 FOR OPT. SUNROOM & OPT. COVERED PORCH W/ ALT. FIREPLACE LOCATION

**REQUIRED VENTILATION SCHEDULE - SUNROOM**

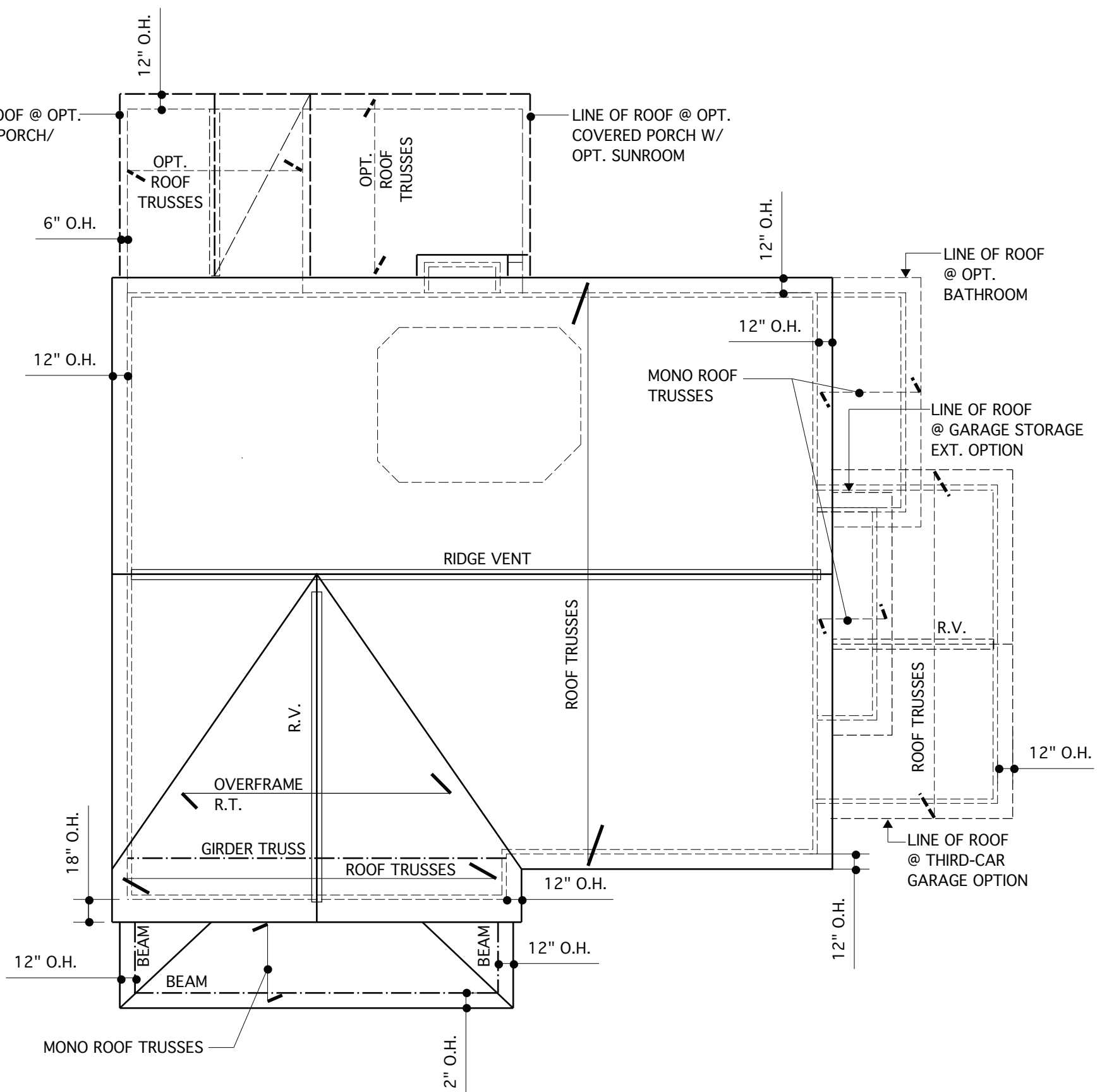
138 SQ. FT. OF CEILING AREA / 300	= 0.46 SQ. FT. REQ.
<b>RIDGE VENTS</b> 0.46 X 0.5 = 0.23 SQ. FT. 0.23 SQ. FT. X 144 = 33 SQ. IN. 33 SQ. IN. / 18 SQ. IN. = 1.83 (18 SQ. IN. VENT PER LIN. FT.)	= 1.83 LIN. FT. REQ. (12 LIN. FT. PROVIDED)
<b>SOFFIT VENTS</b> 0.46 X 0.5 = 0.23 SQ. FT. 0.23 SQ. FT. X 144 = 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.
<b>RIDGE VENTS</b> 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)
<b>SOFFIT VENTS</b> 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. R806.2

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



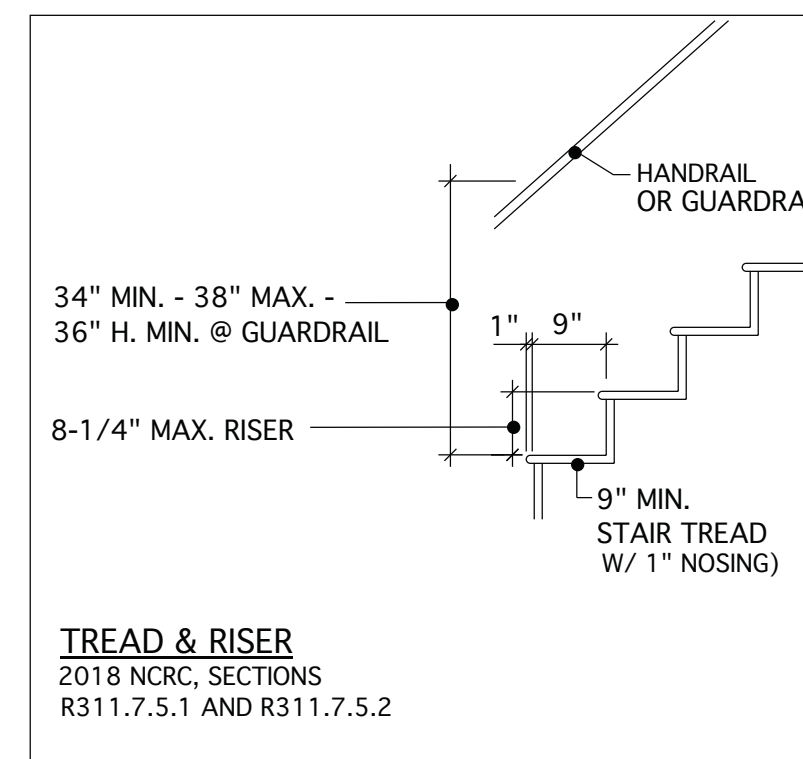
**ROOF PLAN**  
SCALE 1/8" = 1'-0"



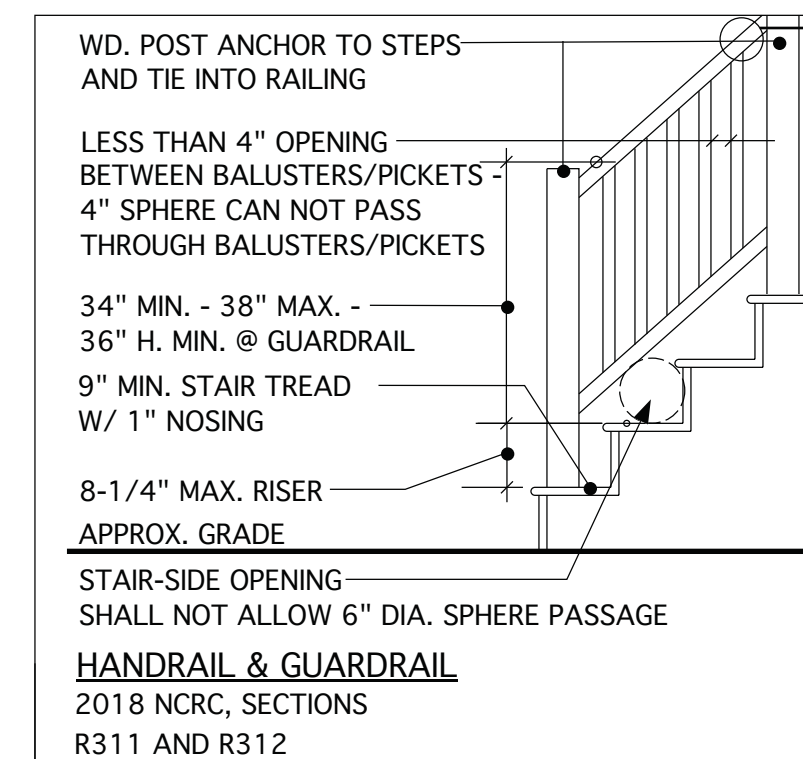
**FRONT ELEVATION F**  
SCALE 1/4" = 1'-0"

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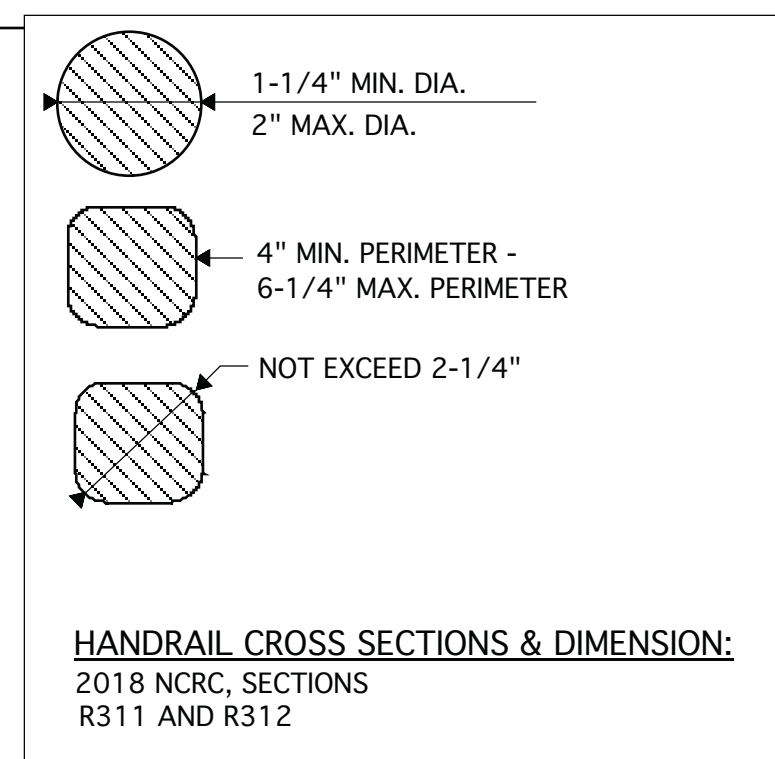




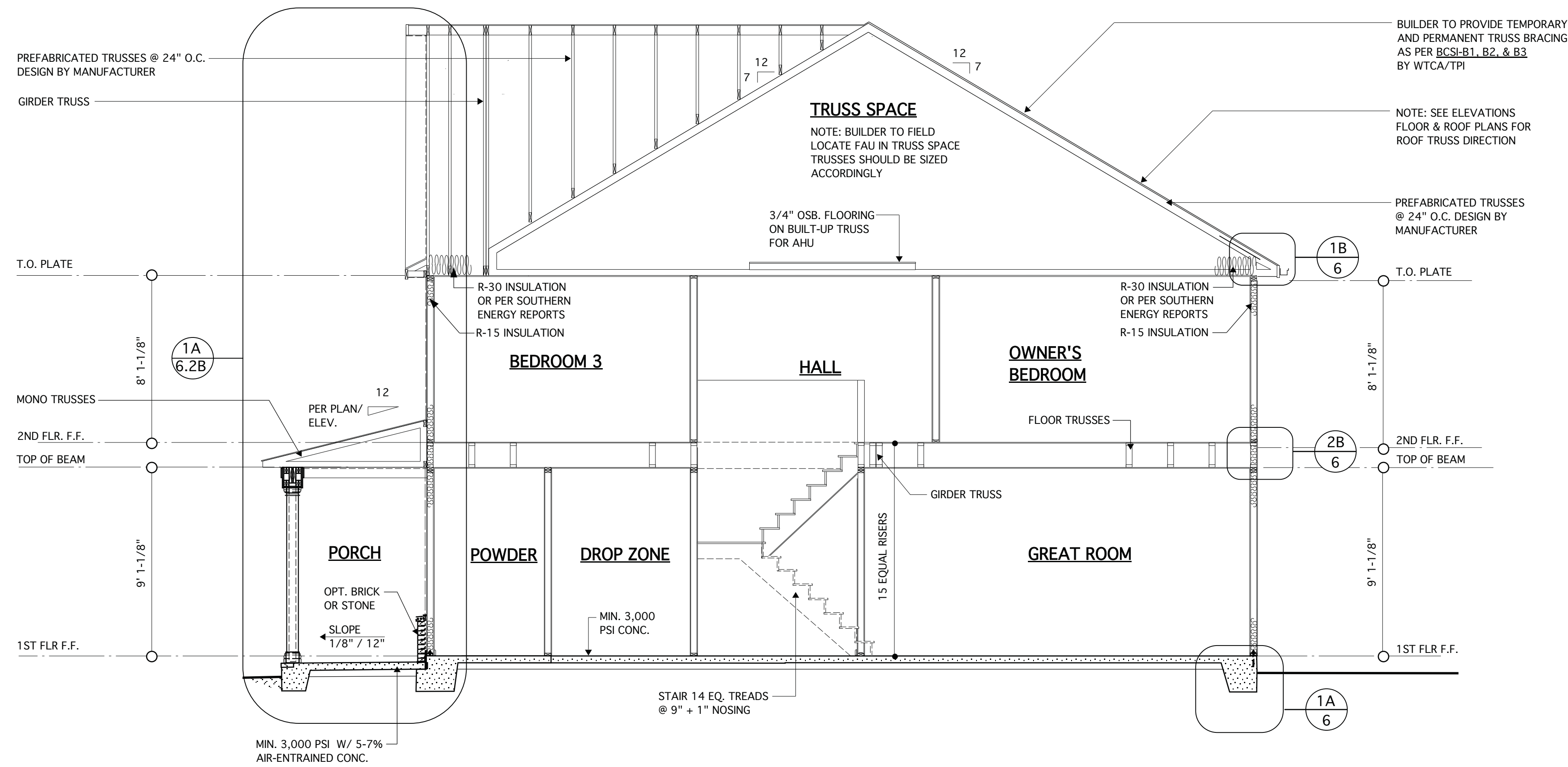
**TYP. STAIR SECTION**  
 NO SCALE  
 ALL STAIR AND GUARD REQUIREMENTS TO COMPLY WITH  
 R-311 AND R312 NCR 2018



**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**

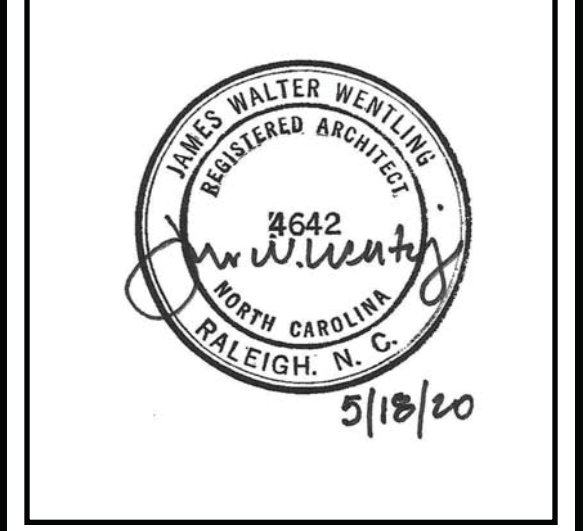
SCALE: 1/4" = 1'-0"  
 Note: Minimum insulation values subject to Southern Energy

**JAMES WENTLING/  
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REVISIONS

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

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**

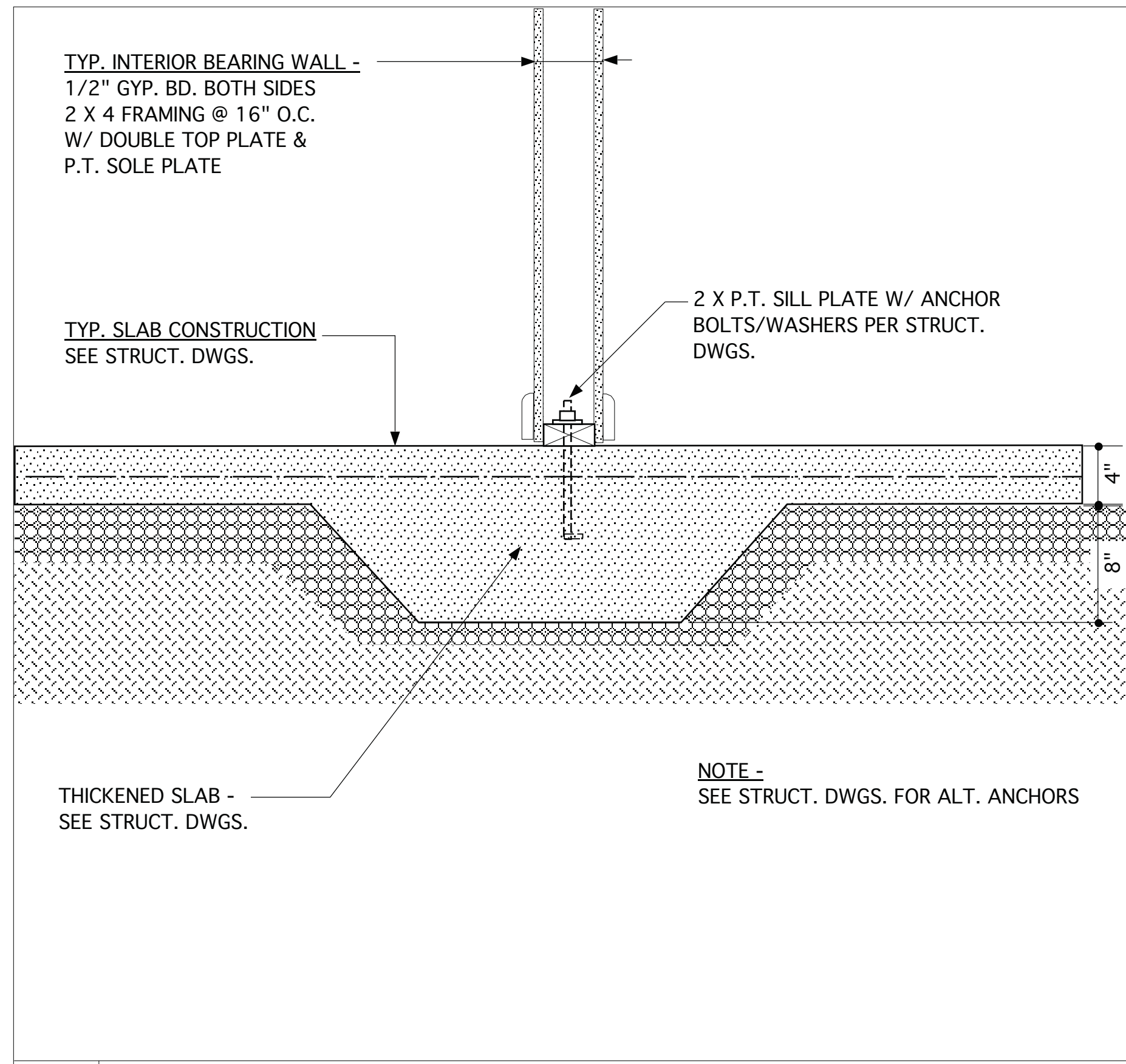
CLIENT  
**CHESAPEAKE  
 HOMES OF NC**  
 3100 Smoketree Court,  
 Suite 210  
 Raleigh, NC 27604  
 (919) 256-3060  
 (919) 556-0690 Fax

DRAWING TITLE  
**BUILDING SECTIONS**

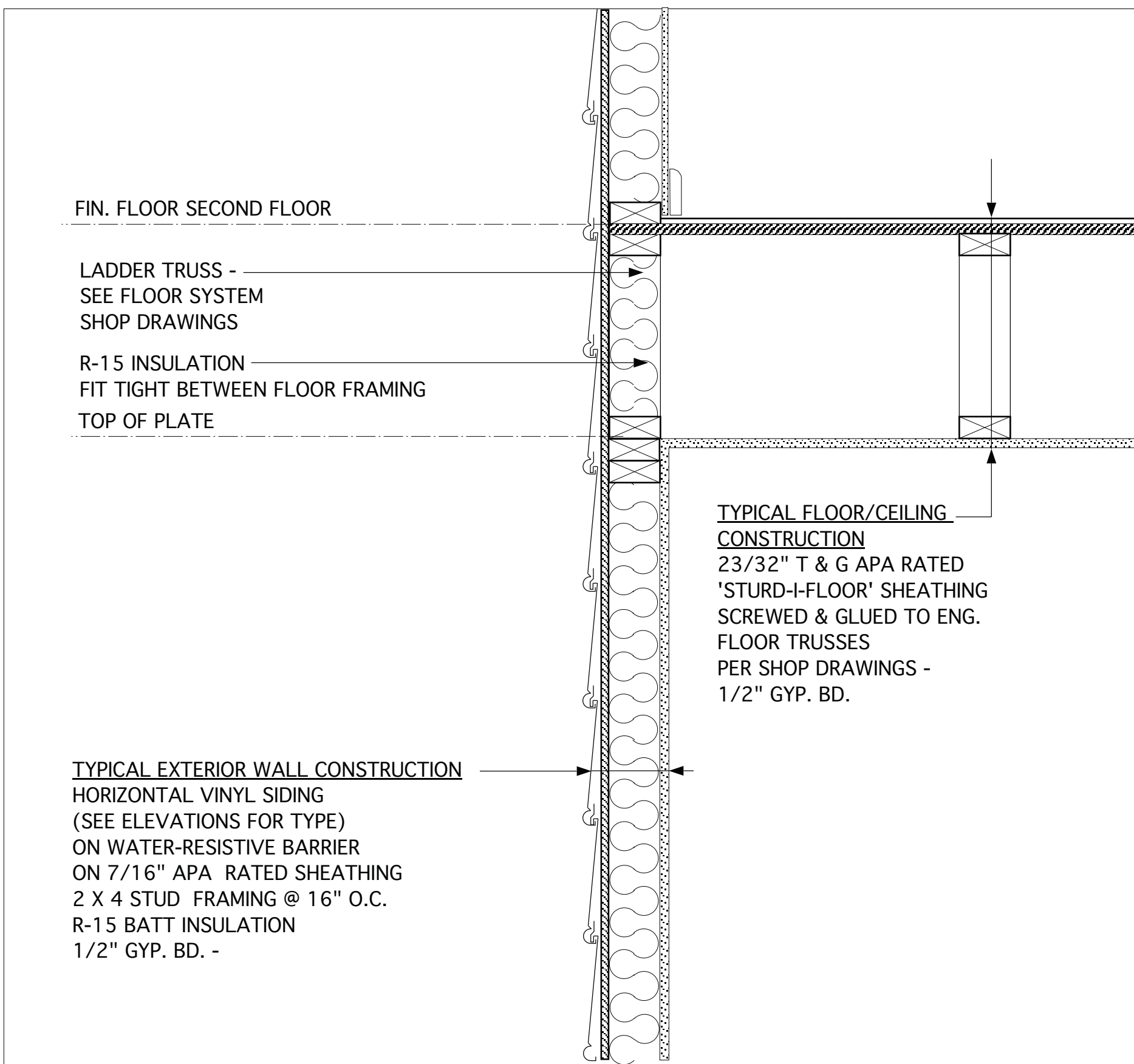
SHEET  
**5**

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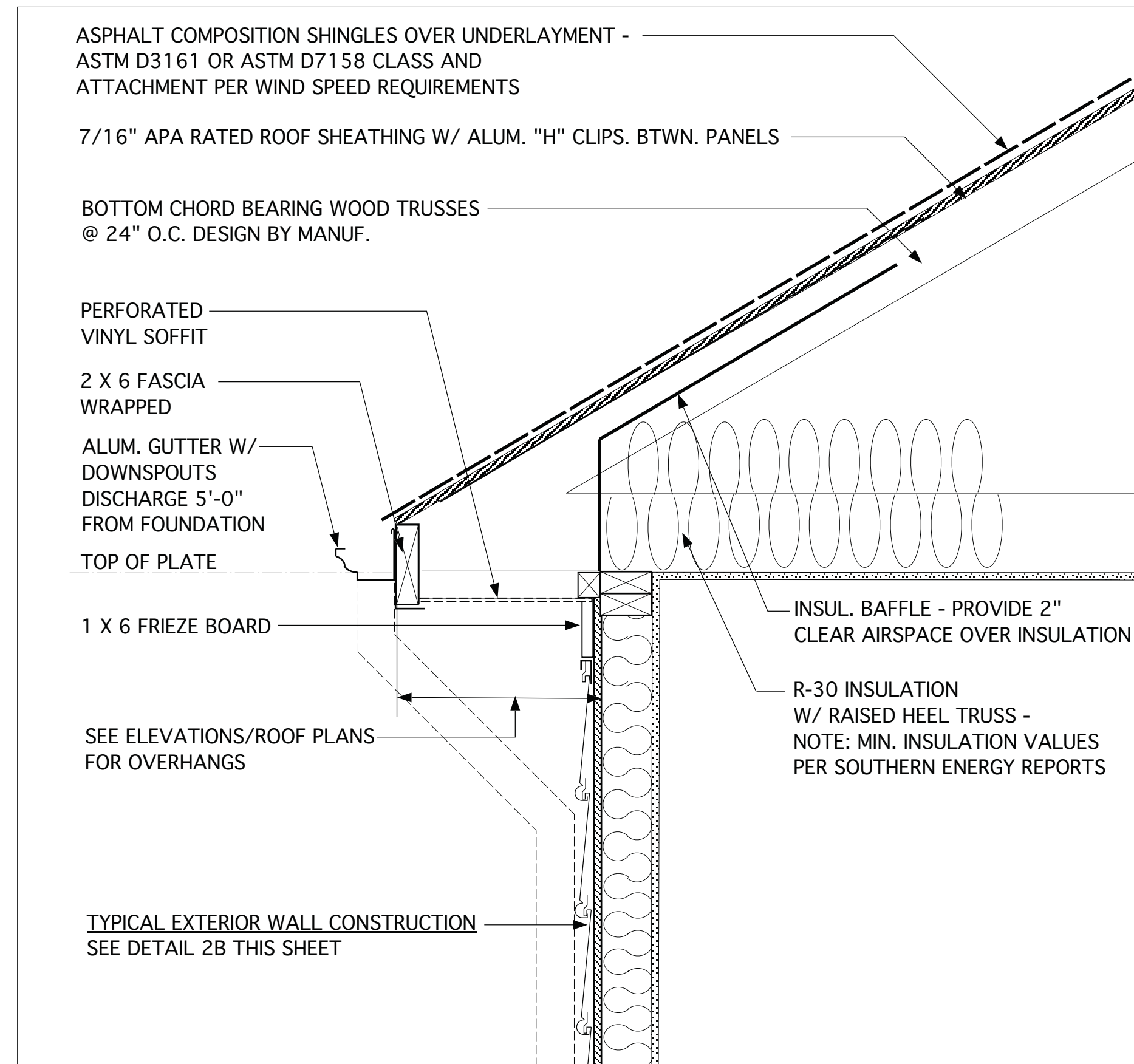




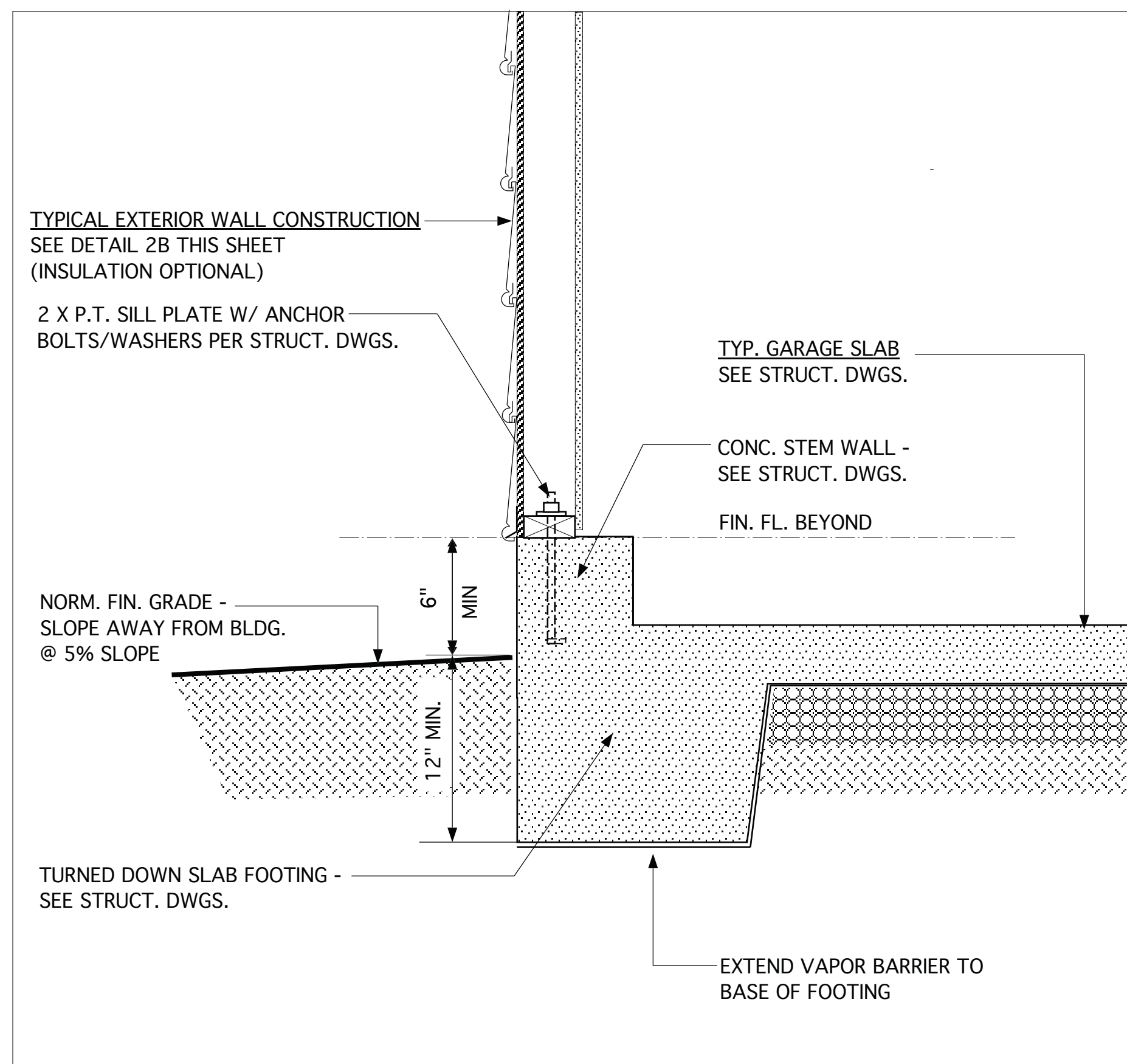
3B FOUNDATION DETAIL @ INTERIOR THICKENED SLAB



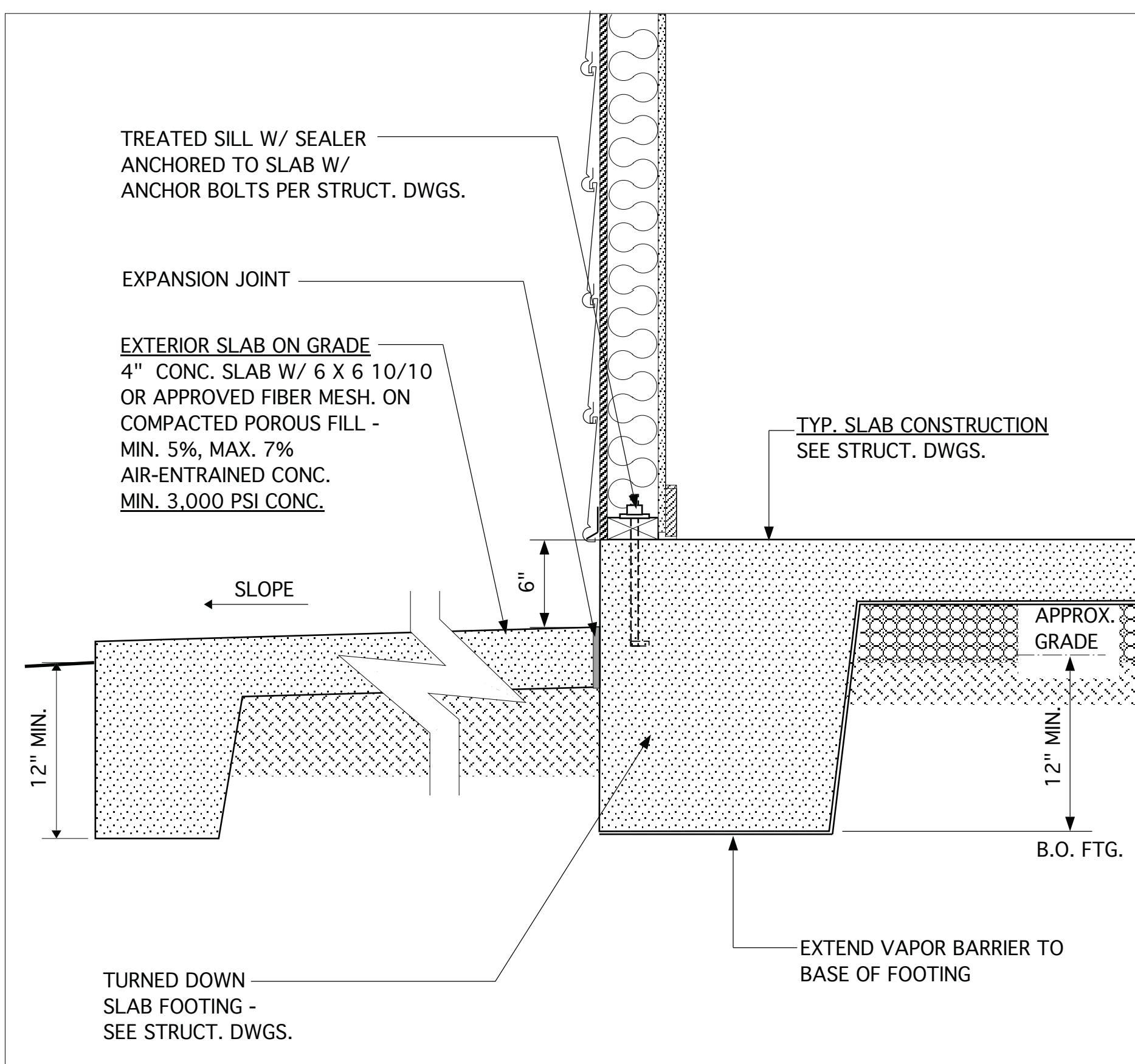
2B TYPICAL FLOOR / WALL DETAIL



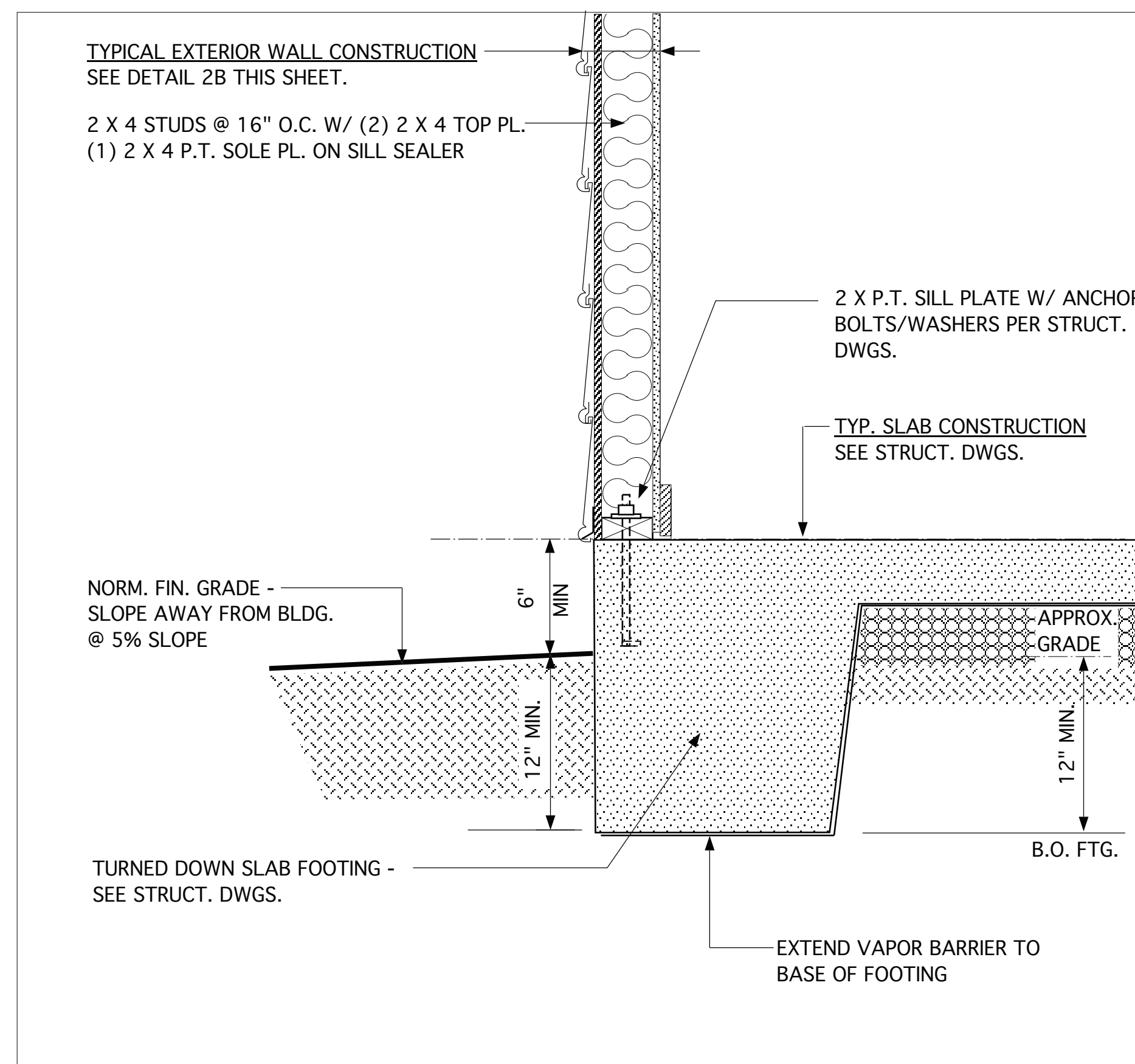
1B TYPICAL SOFFIT DETAIL



3A FOUND. DETAIL @ GARAGE EXTERIOR SIDE WALL



2A FOUND. DETAIL @ PATIO OR REAR COVERED PORCH



1A FOUND. DETAIL @ EXTERIOR WALL

**JAMES WENTLING/  
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JAMES WALTER WENTLING  
REGISTERED ARCHITECT  
3642  
W. WENTLING  
NORTH CAROLINA  
RALEIGH, N. C.  
5/18/20

REVISIONS		
MARK	DATE	DESCRIPTION
DN	01-10-19	CONVERT OLAHS
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) 256-0690 Fax

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

SHEET  
**6**



**JAMES WENTLING/  
ARCHITECT**

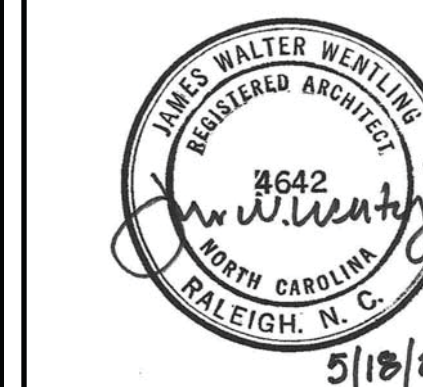
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REVISIONS		
MARK	DATE	DESCRIPTION
DN	01-10-19	CONVERT OLAHS
DN	02-14-19	STRUCT. DWGS. REV.
CH	05-18-20	MINOR UPDATE

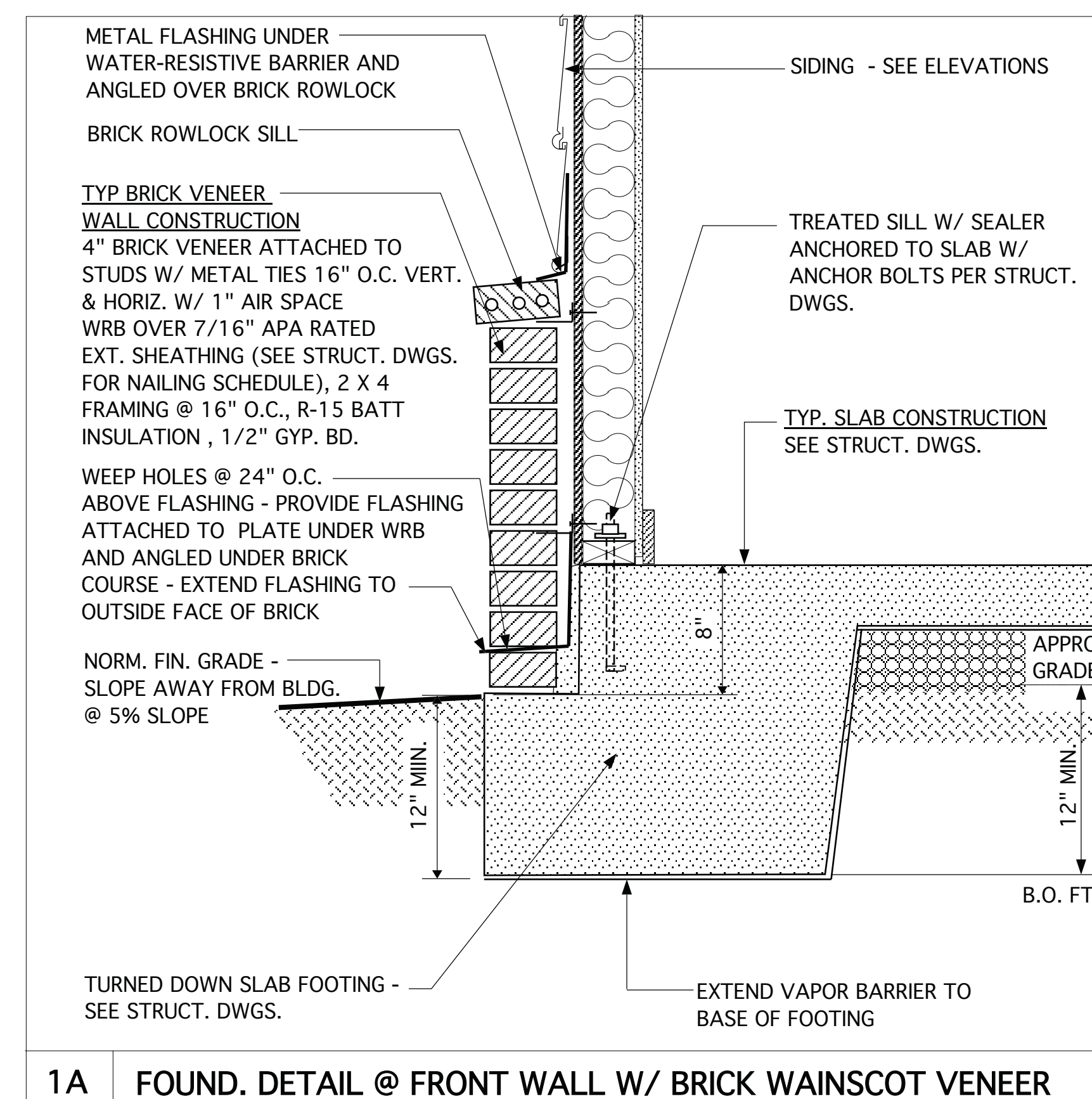
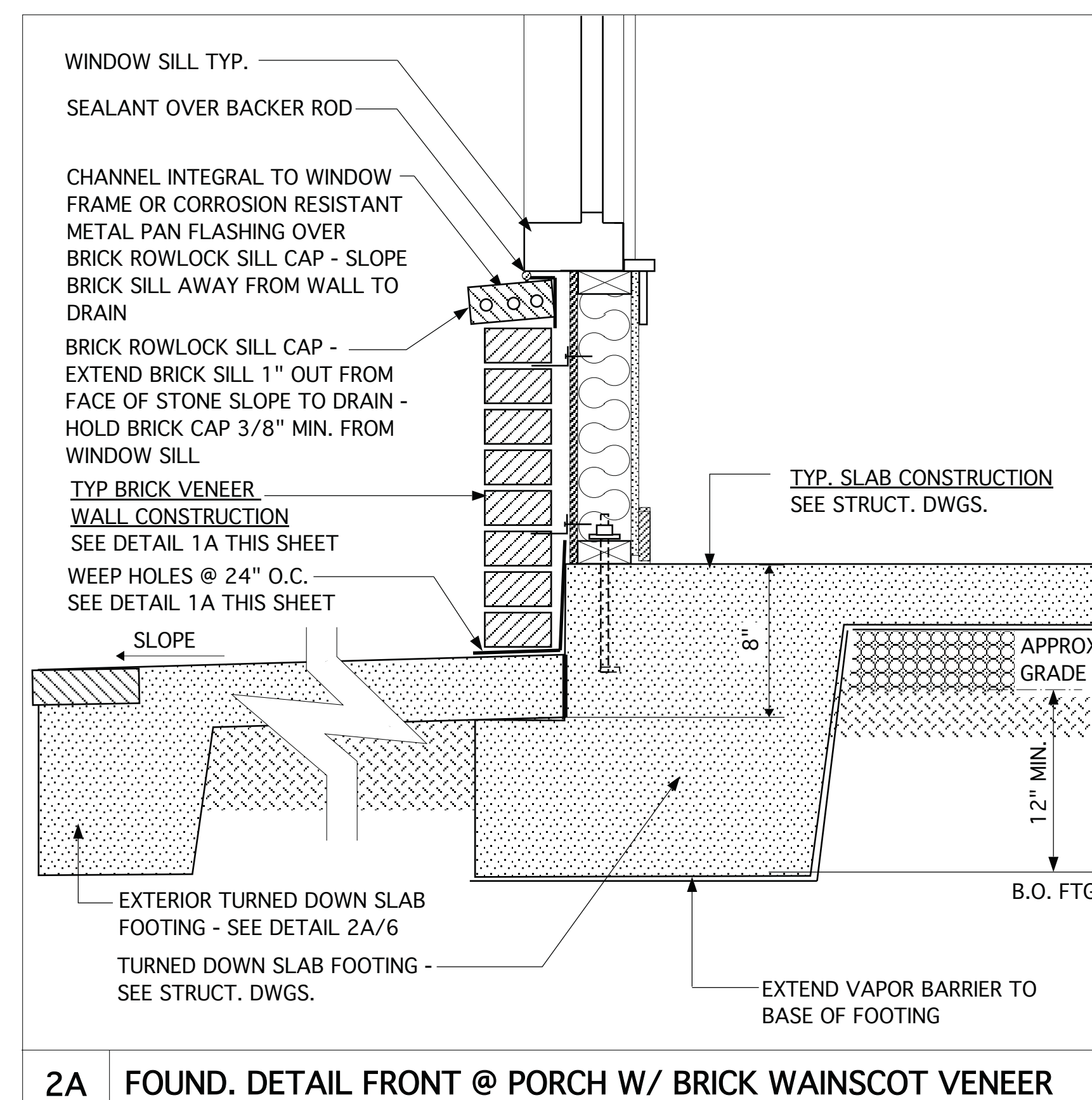
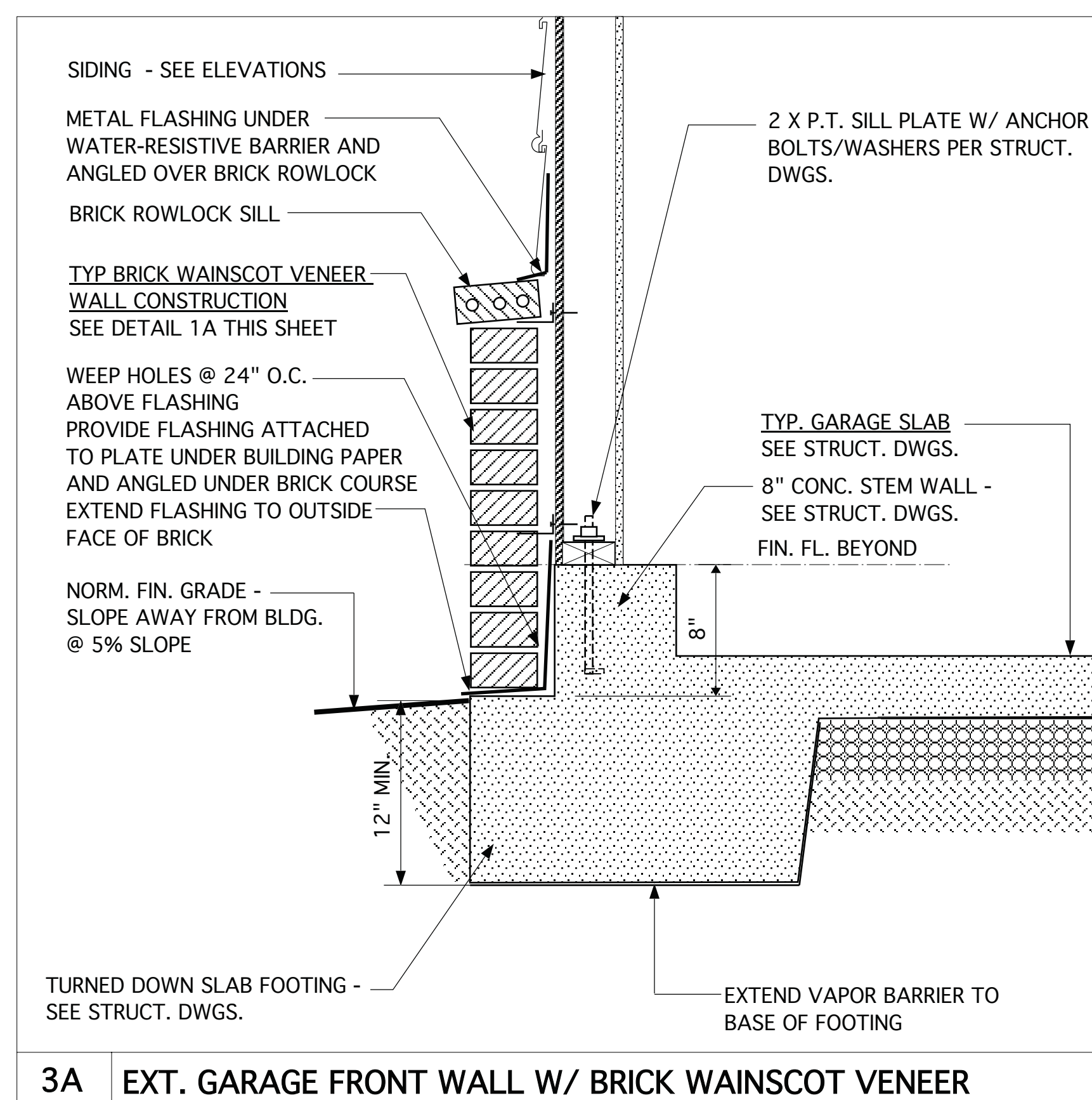
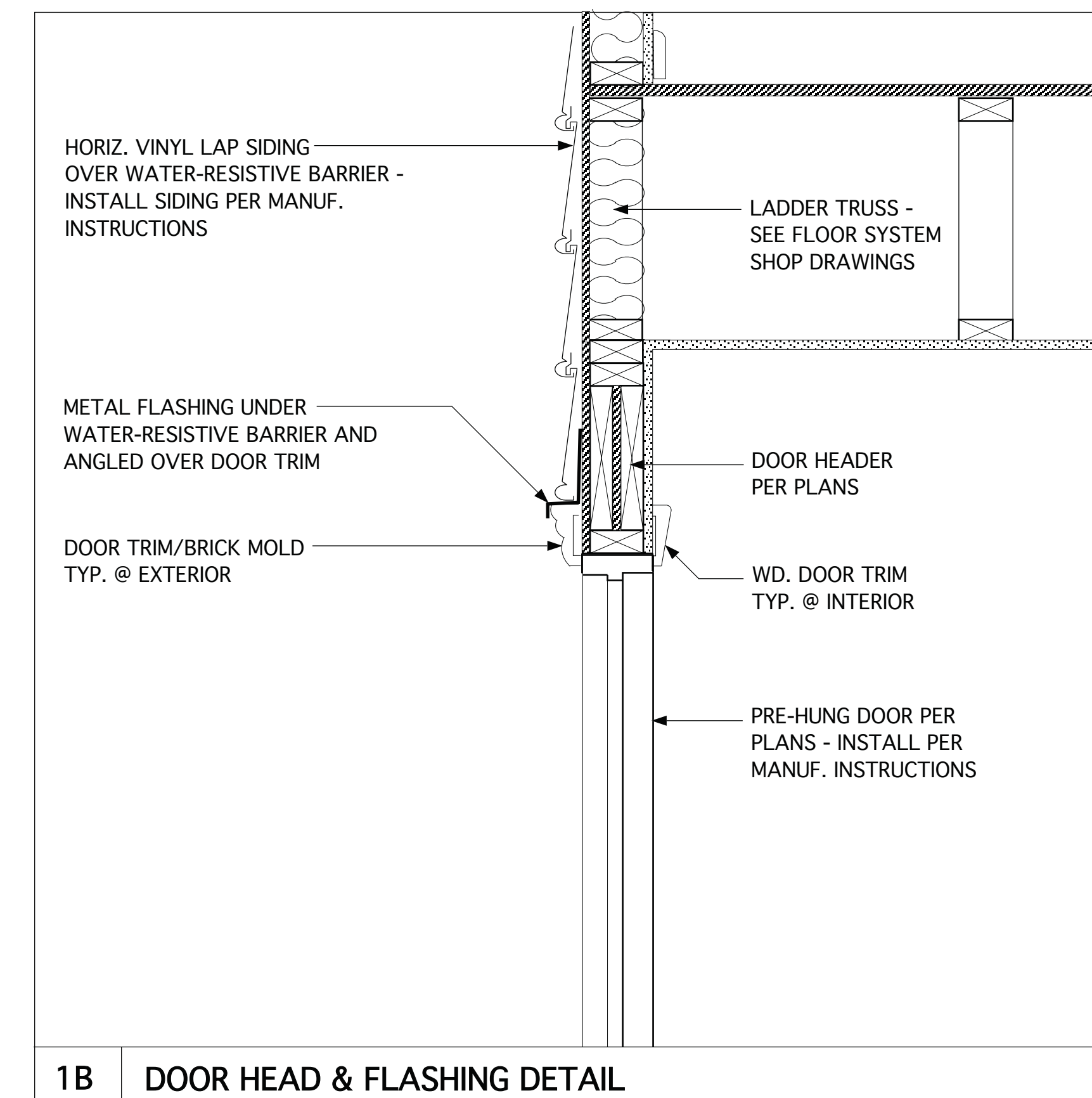
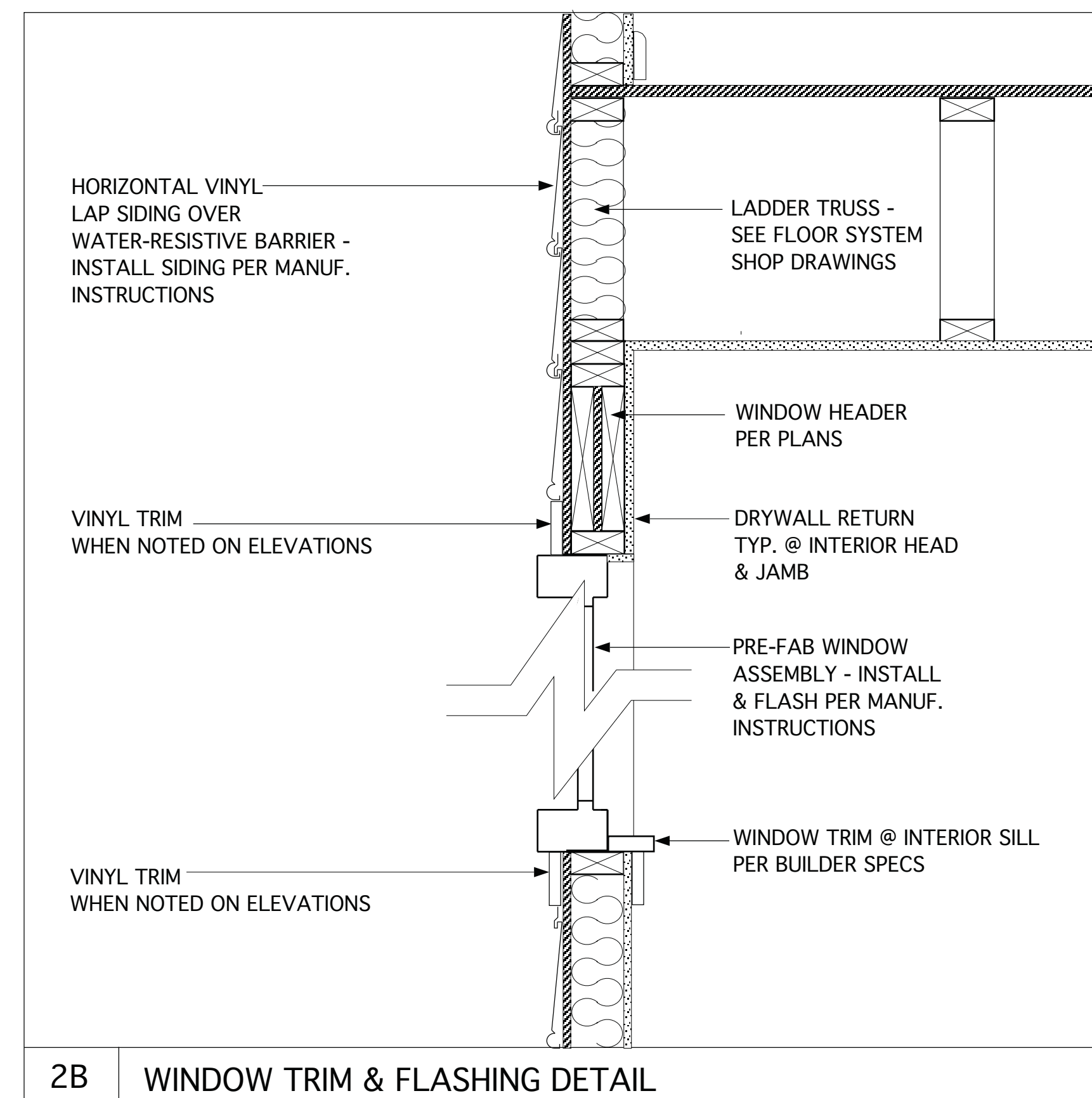
PROJECT NO.	113-69
DATE	01-13-16
SCALE	1-1/2" = 1'-0"
DRAWN BY	JB
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

PROJECT TITLE  
**MODEL 628 -  
GARAGE RIGHT**

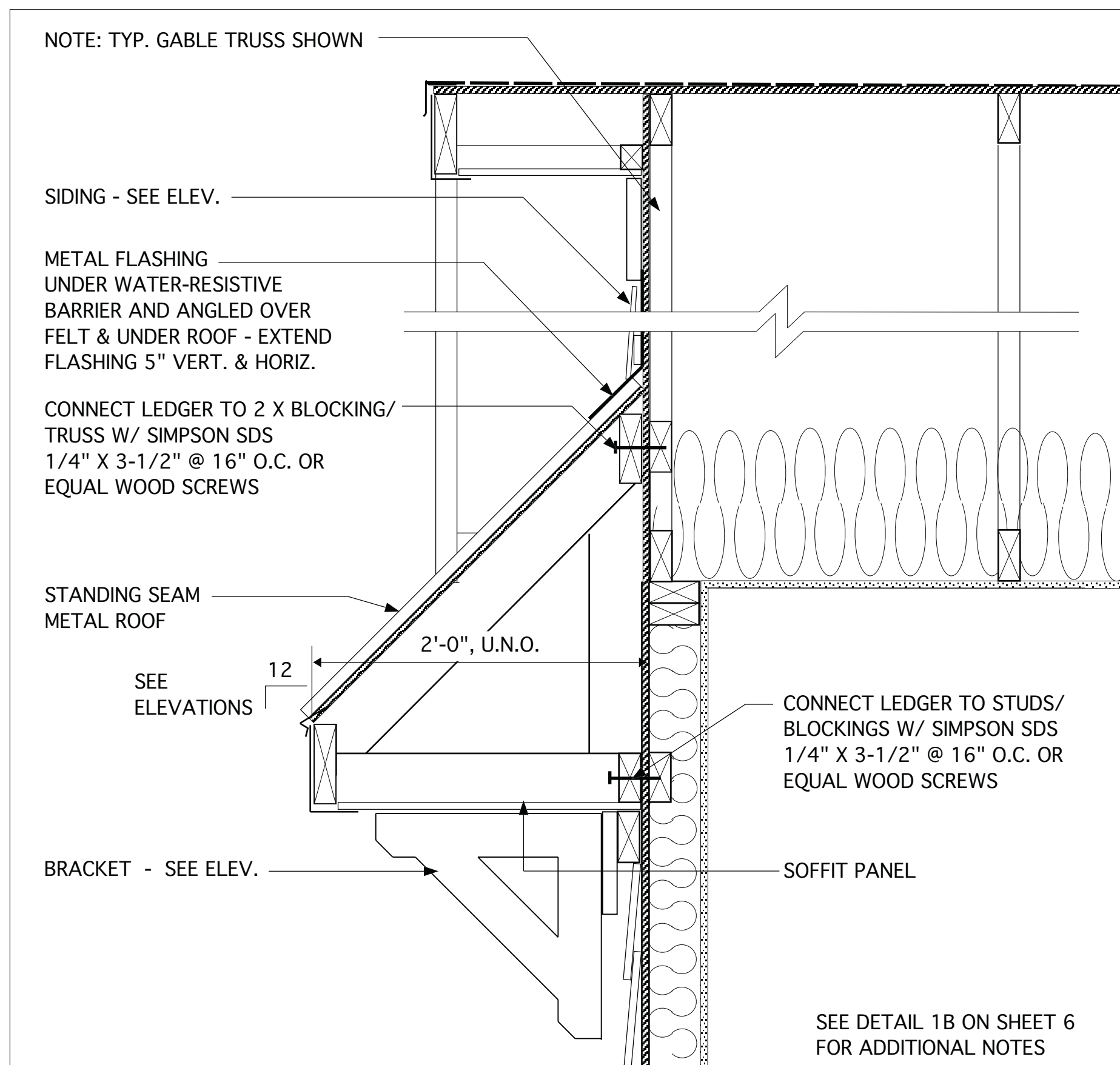
CLIENT  
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3100 Smoketree Court,  
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(919) 256-3060  
(919) 556-0690 Fax

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

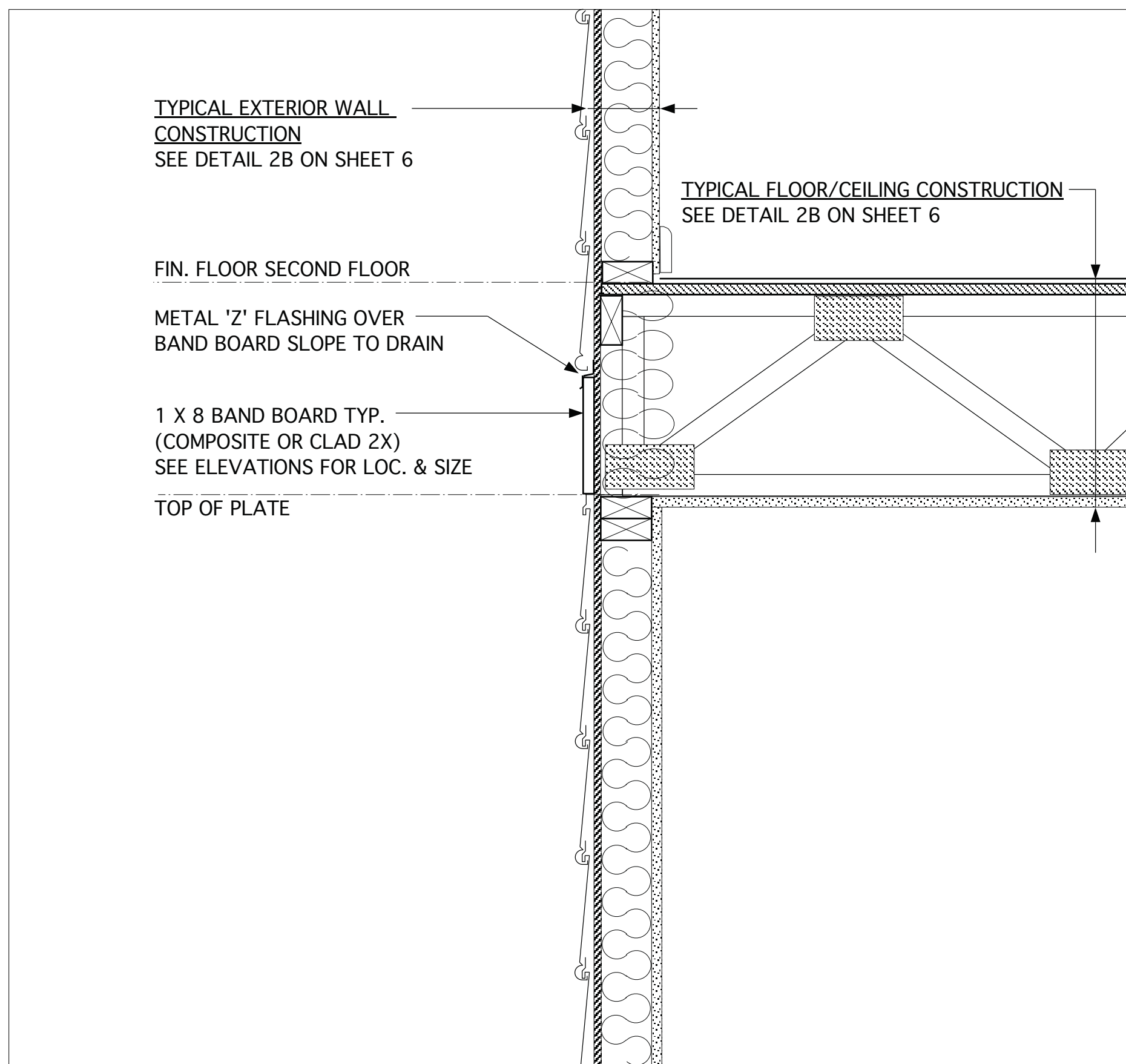
SHEET  
**6.1**



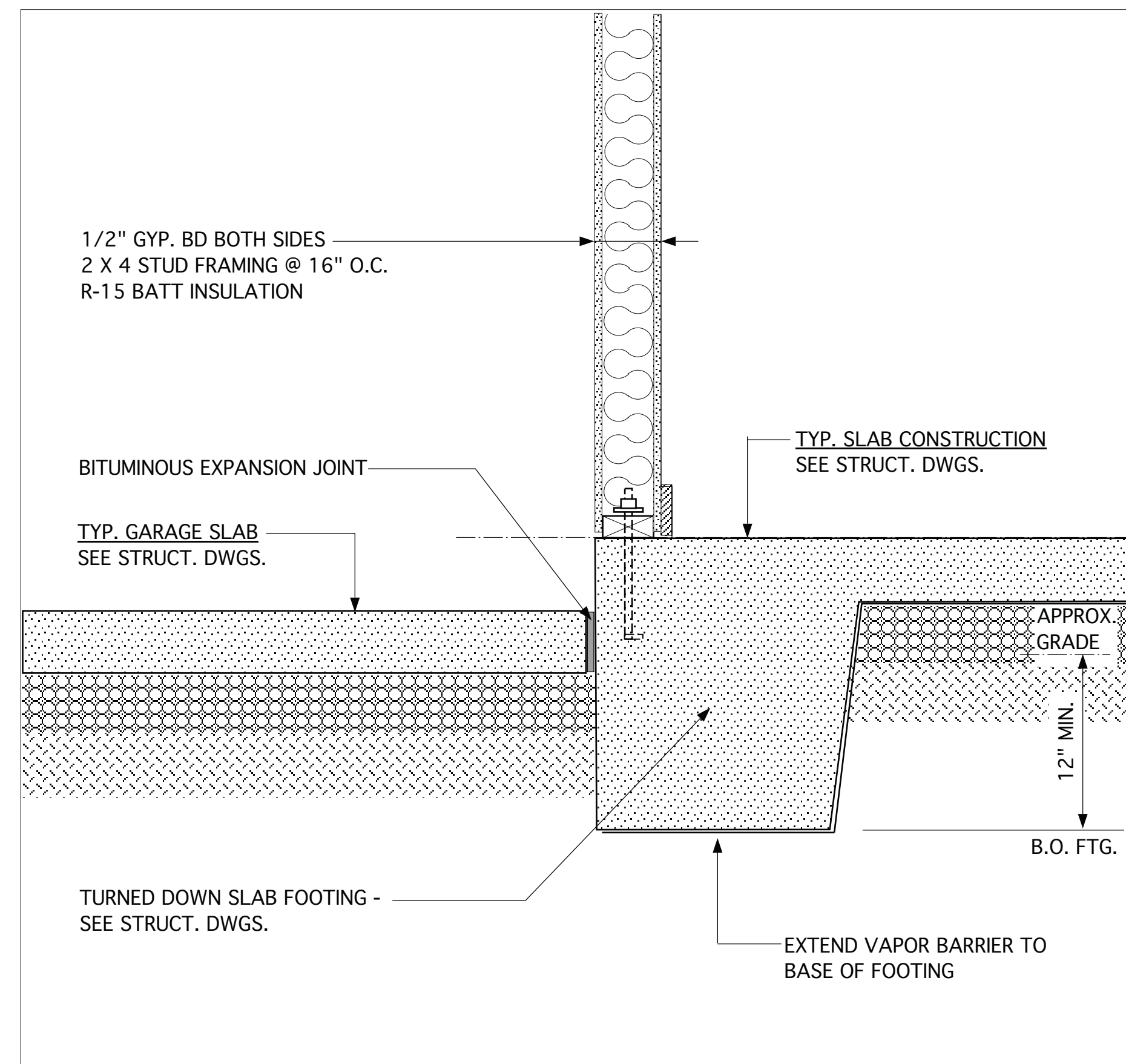




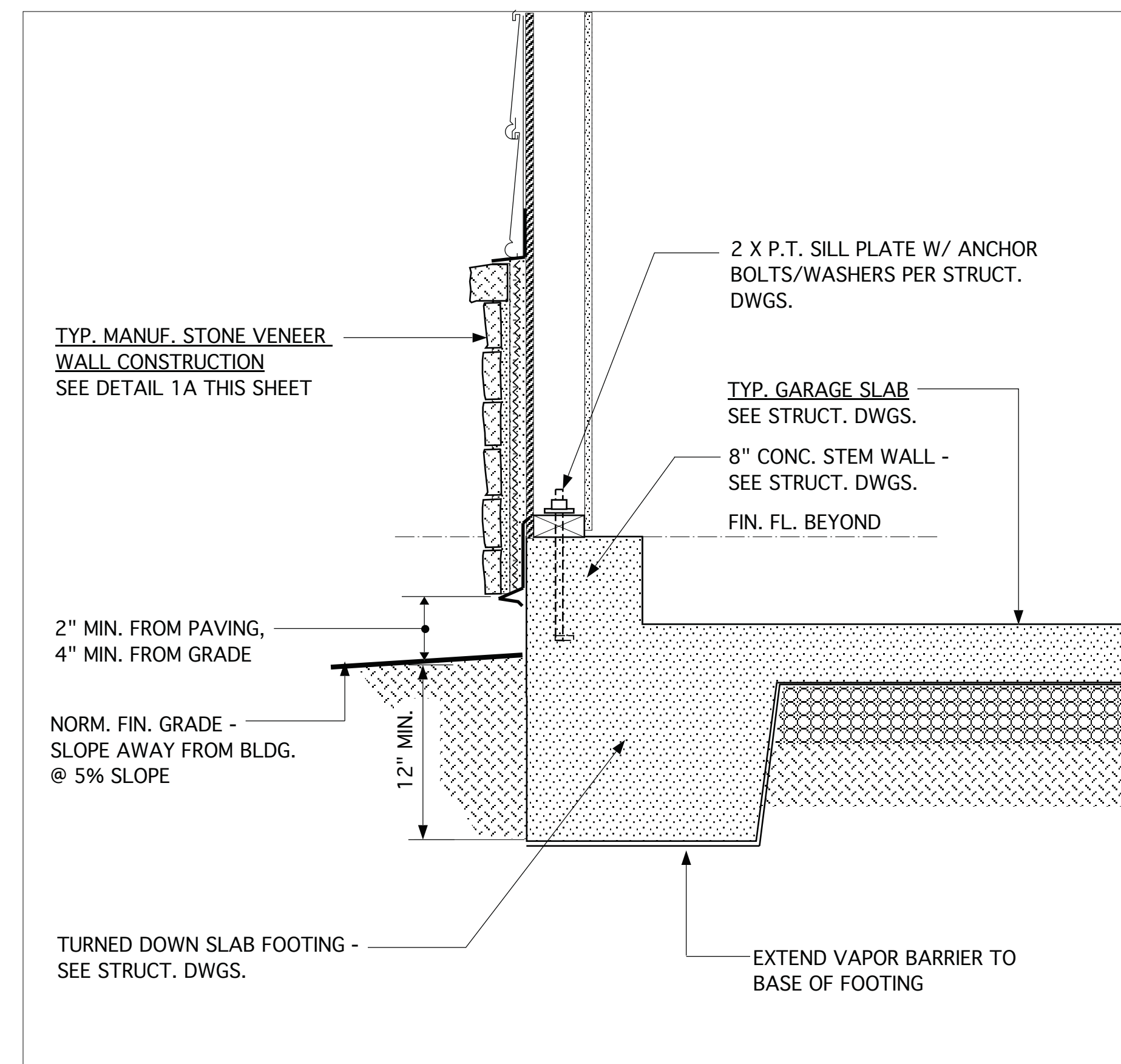
3B DETAIL @ SHED ROOF @ EXT. WALL



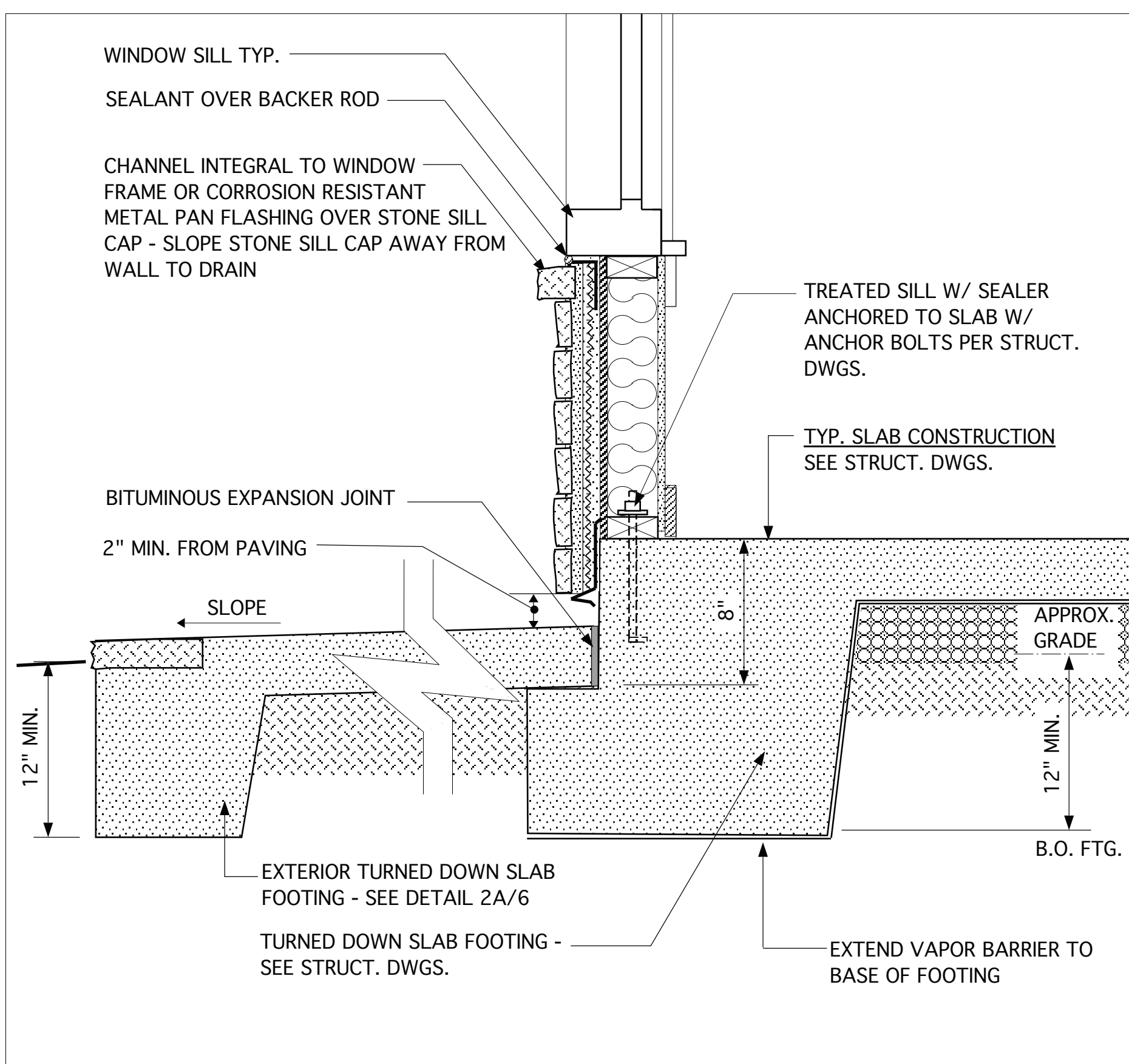
2B EXTERIOR WALL @ BAND BOARD/SIDING



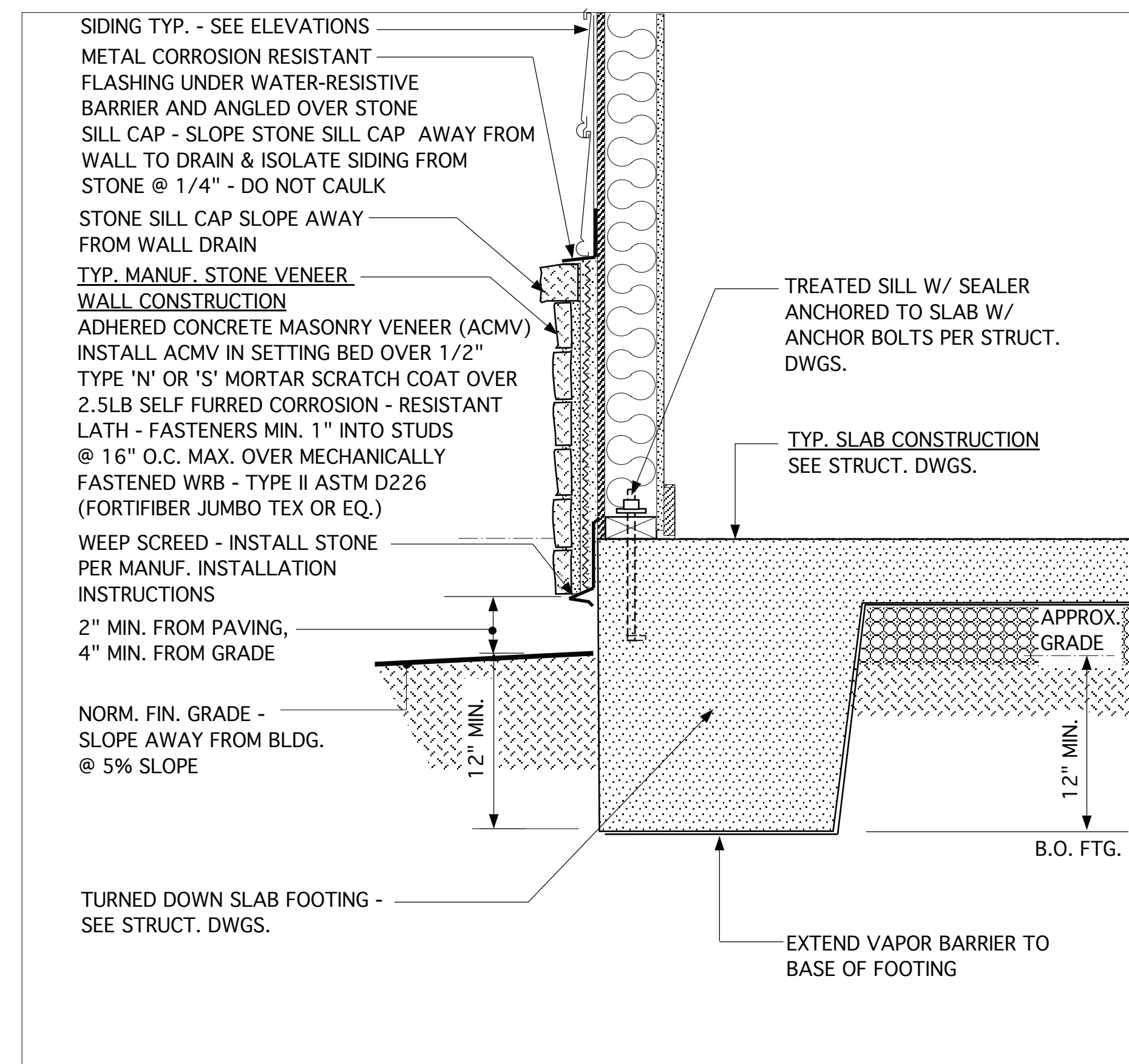
1B DETAIL @ GARAGE & INTERIOR



3A GARAGE EXT. FRONT WALL W/ STONE WAINSCOT VENEER



2A FRONT PORCH W/ STONE WAINSCOT VENEER @ WINDOW



1A DETAIL @ EXT. FRONT WALL W / STONE WAINSCOT VENEER

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 100 SOUTH BROAD STREET,  
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JAMES WALTER WENTLING  
 REGISTERED ARCHITECT  
 #642  
 NORTH CAROLINA  
 RALEIGH, N. C.  
 5/18/20

MARK	DATE	DESCRIPTION
DN	01-10-19	CONVERT OLAHs
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

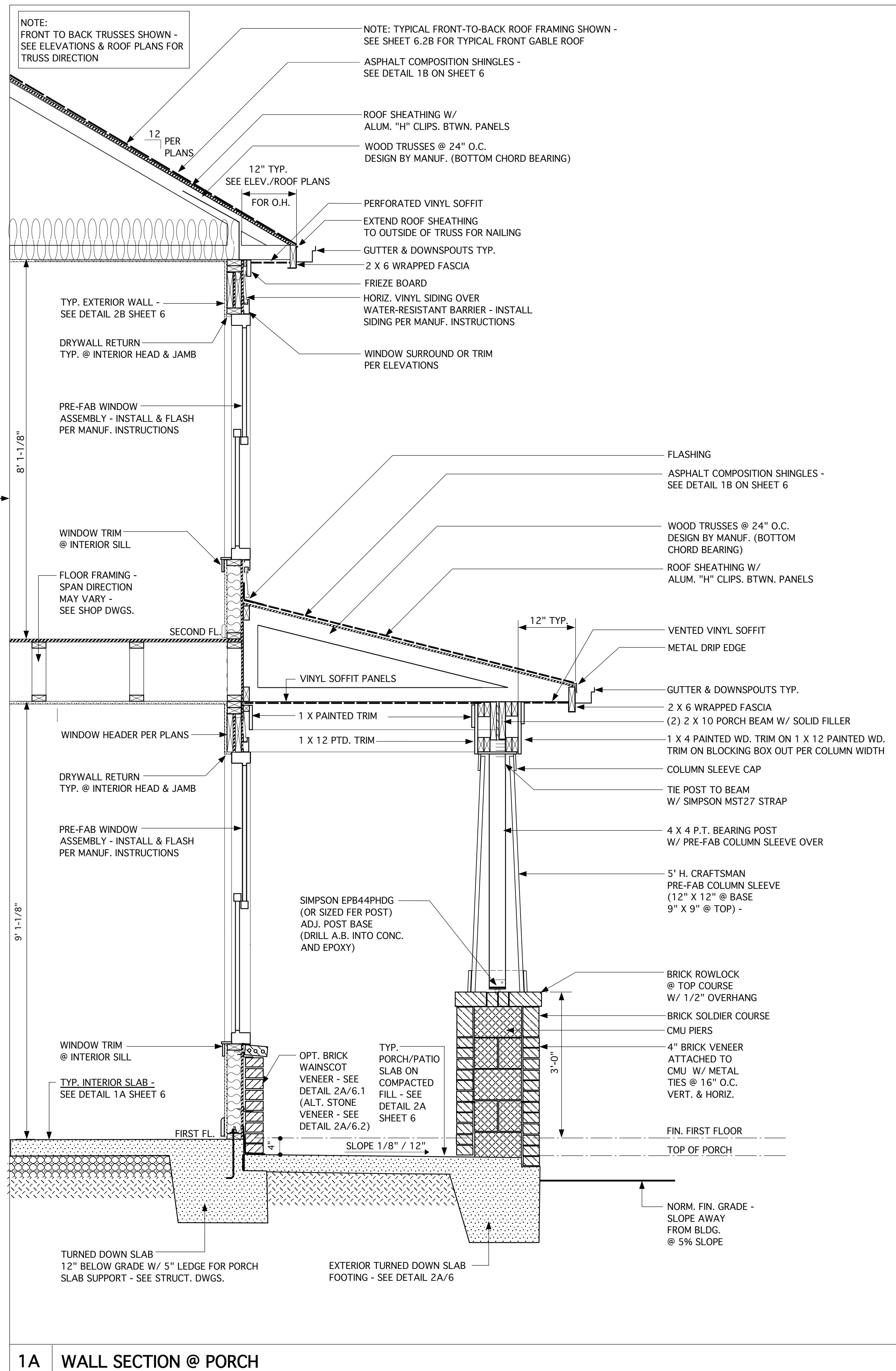
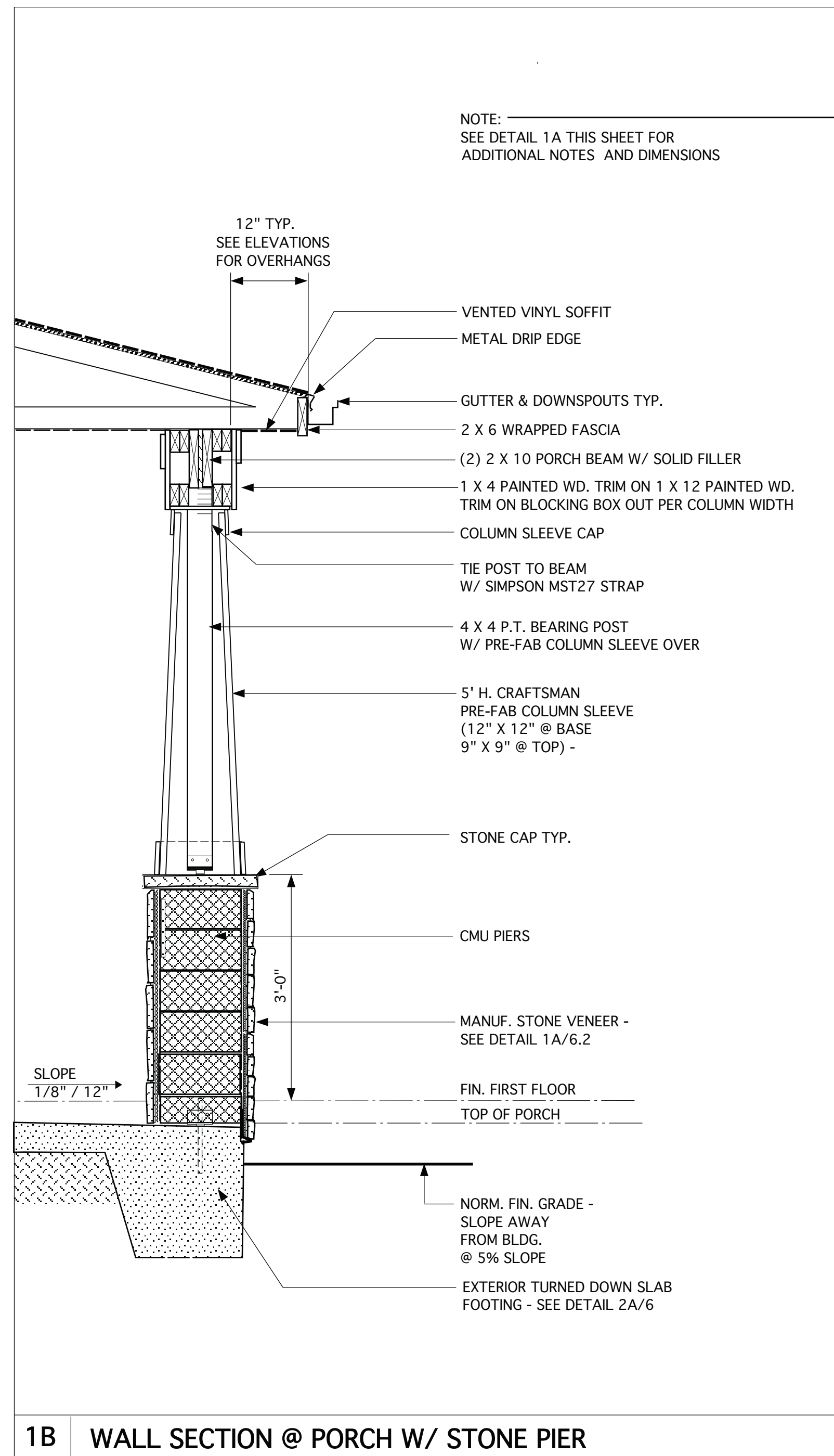
PROJECT TITLE  
**MODEL 628 - GARAGE RIGHT**

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  
**6.2**





**JAMES WENTLING/  
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REVISIONS	
MARK	DESCRIPTION
DN	01-10-19 CONVERT OLAHS
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**  
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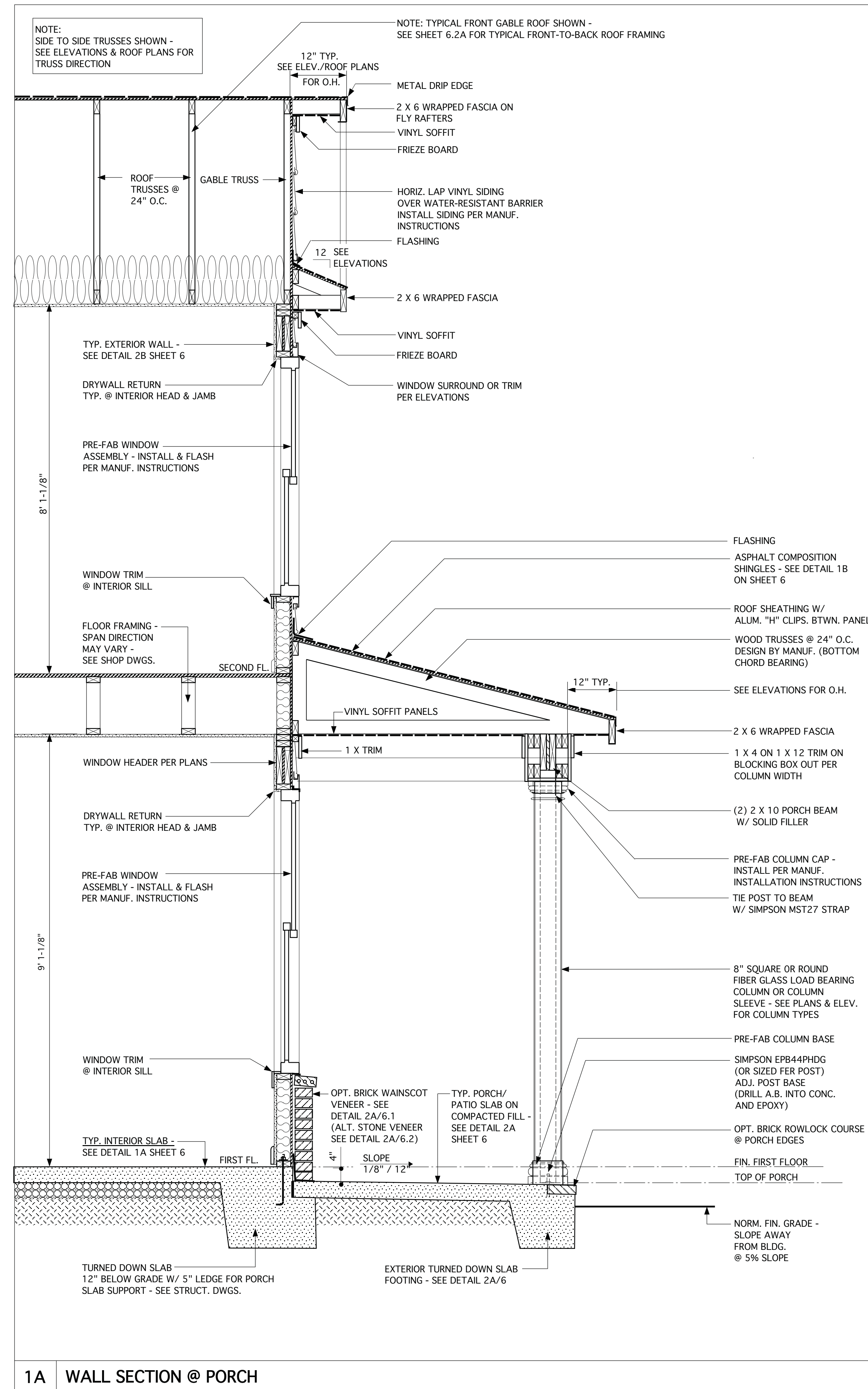
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**DRAWING TITLE**  
**ELEVATION A - DETAILS**

**SHEET**  
**6.2A**

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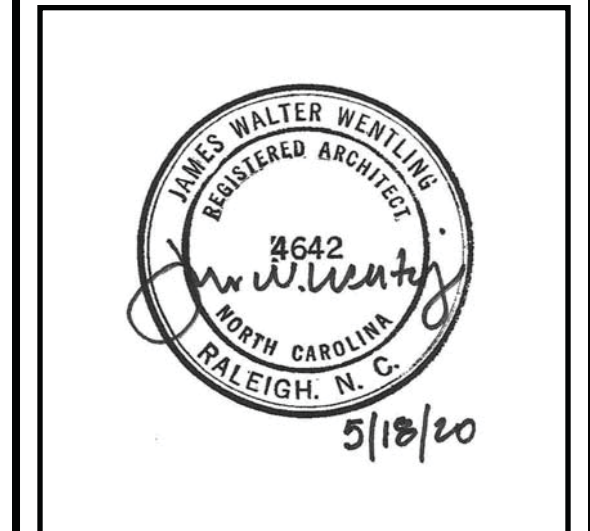


1A WALL SECTION @ PORCH

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DN	02-14-19	STRUCT. DWGS. REV.
CH	05-18-20	MINOR UPDATE

PROJECT NO. 113-69  
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CHECKED BY JW  
ISSUED FOR PERMITS/CONSTRUCTION

PROJECT TITLE  
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CLIENT  
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DRAWING TITLE  
**ELEVATION B/C/D/E/F - DETAILS**

SHEET  
**6.2B**

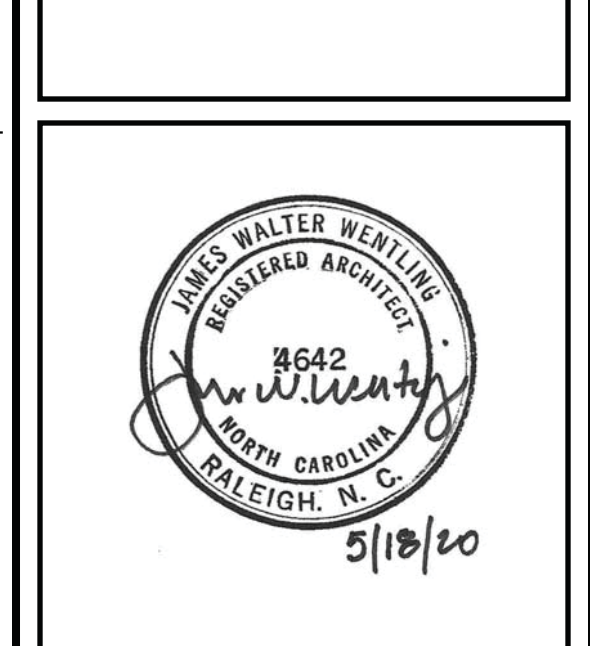
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REVISIONS

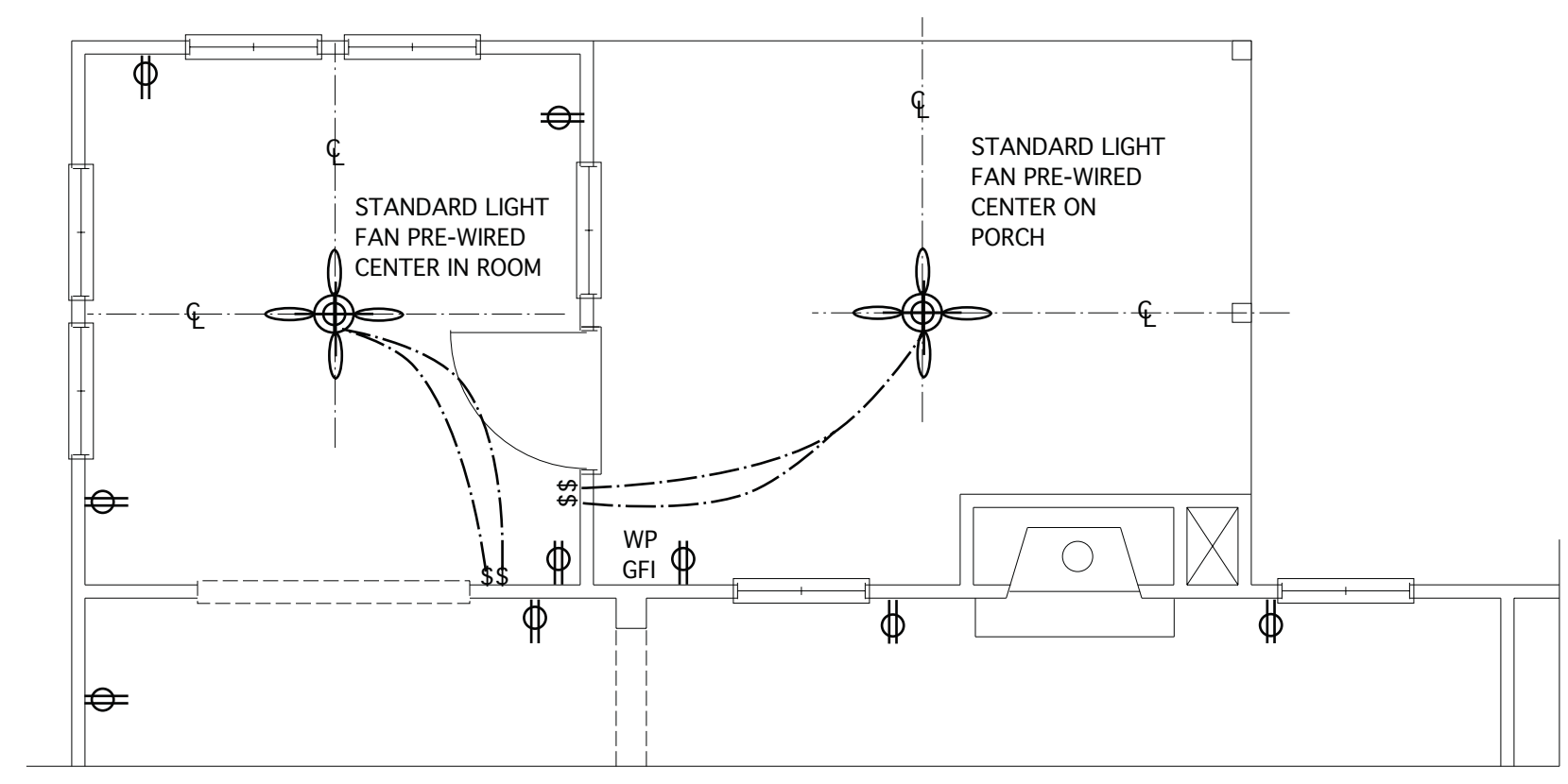
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DN	02-14-19	STRUCT. DWGS. REV.
CH	12-10-19	ADD ELEV. D & E
CH	05-18-20	UPDATE + SNRM, W/ COV. P.

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

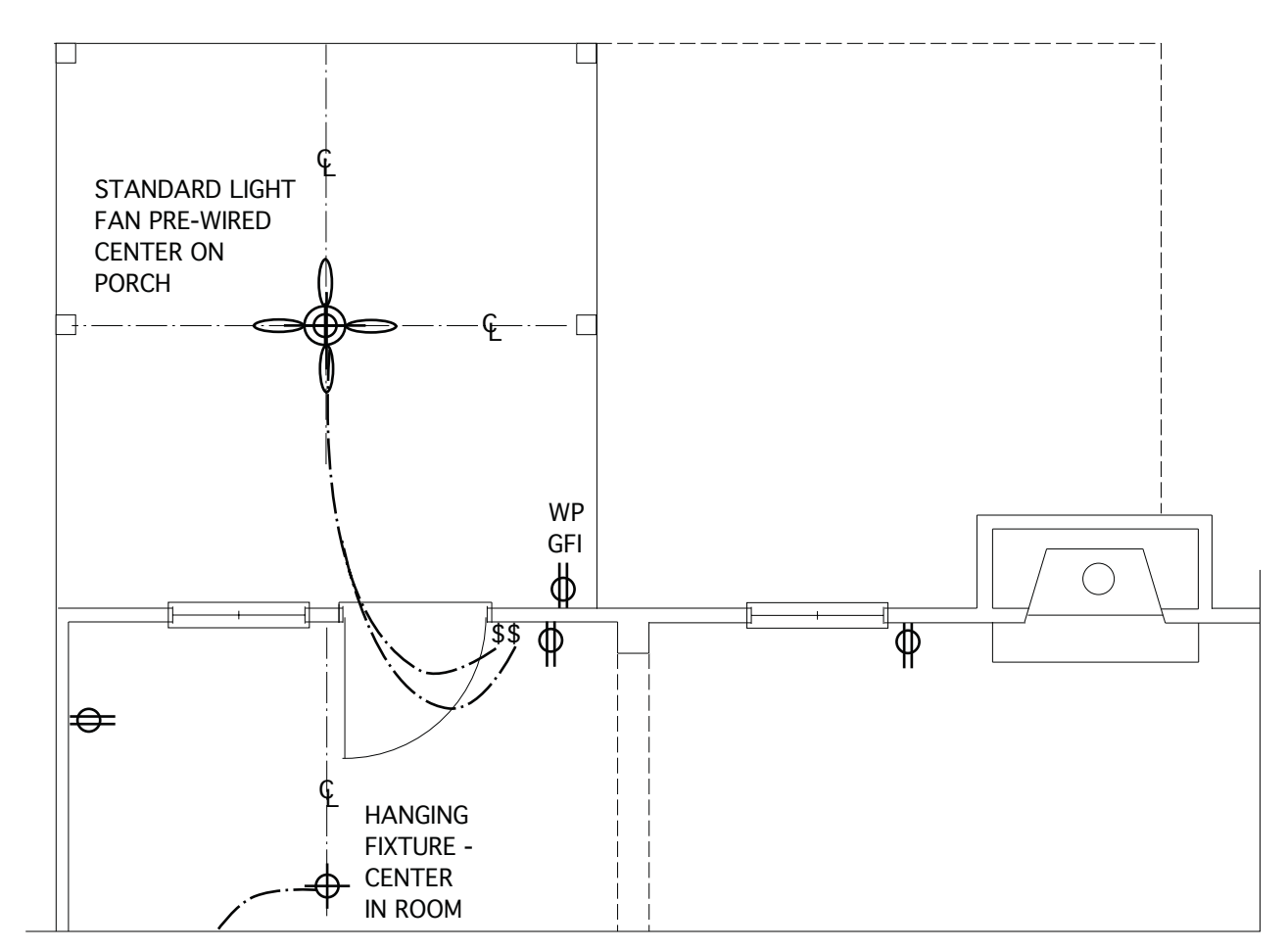
PROJECT TITLE  
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DRAWING TITLE  
**FIRST FLOOR  
ELECTRICAL PLANS**

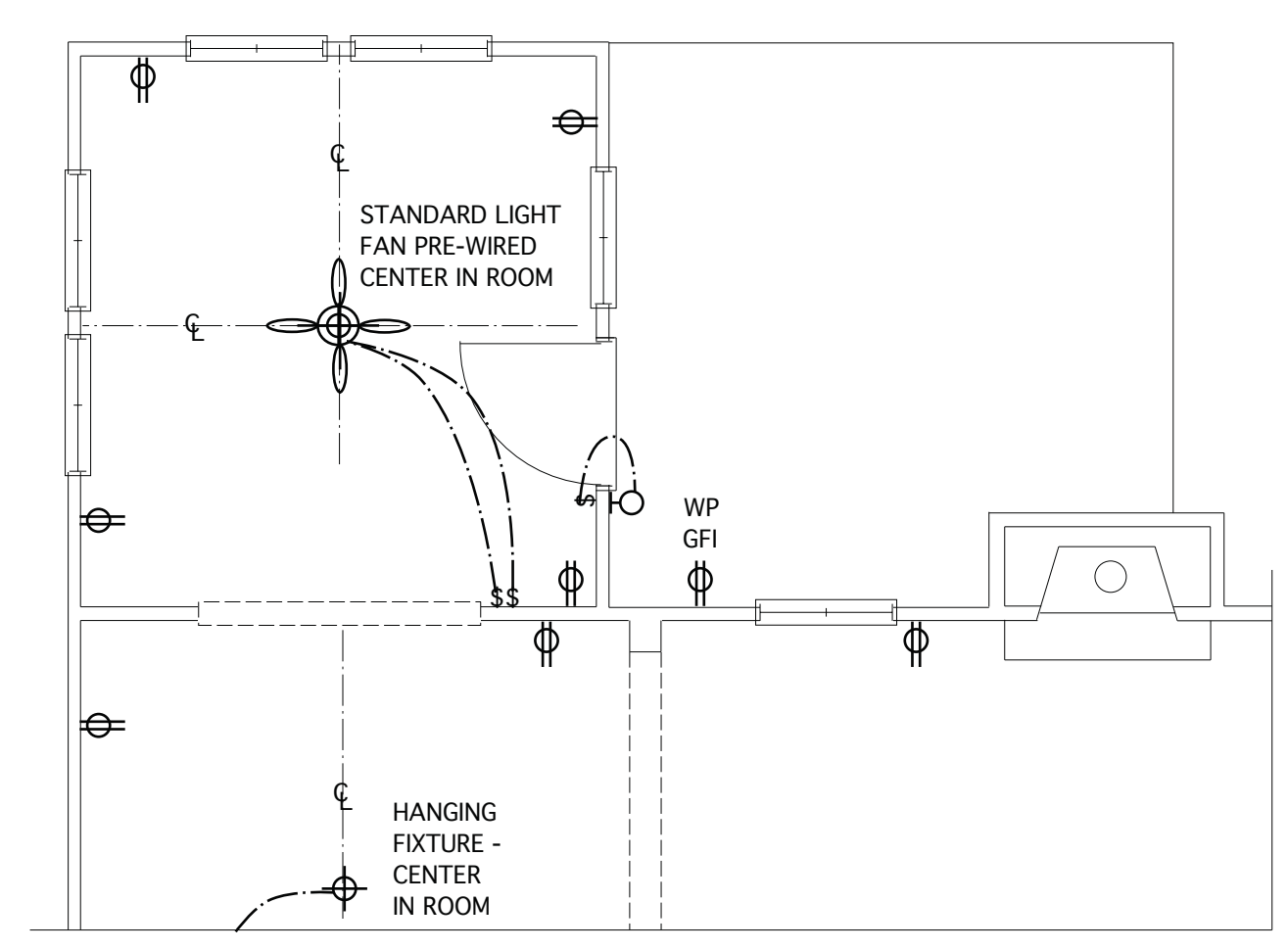
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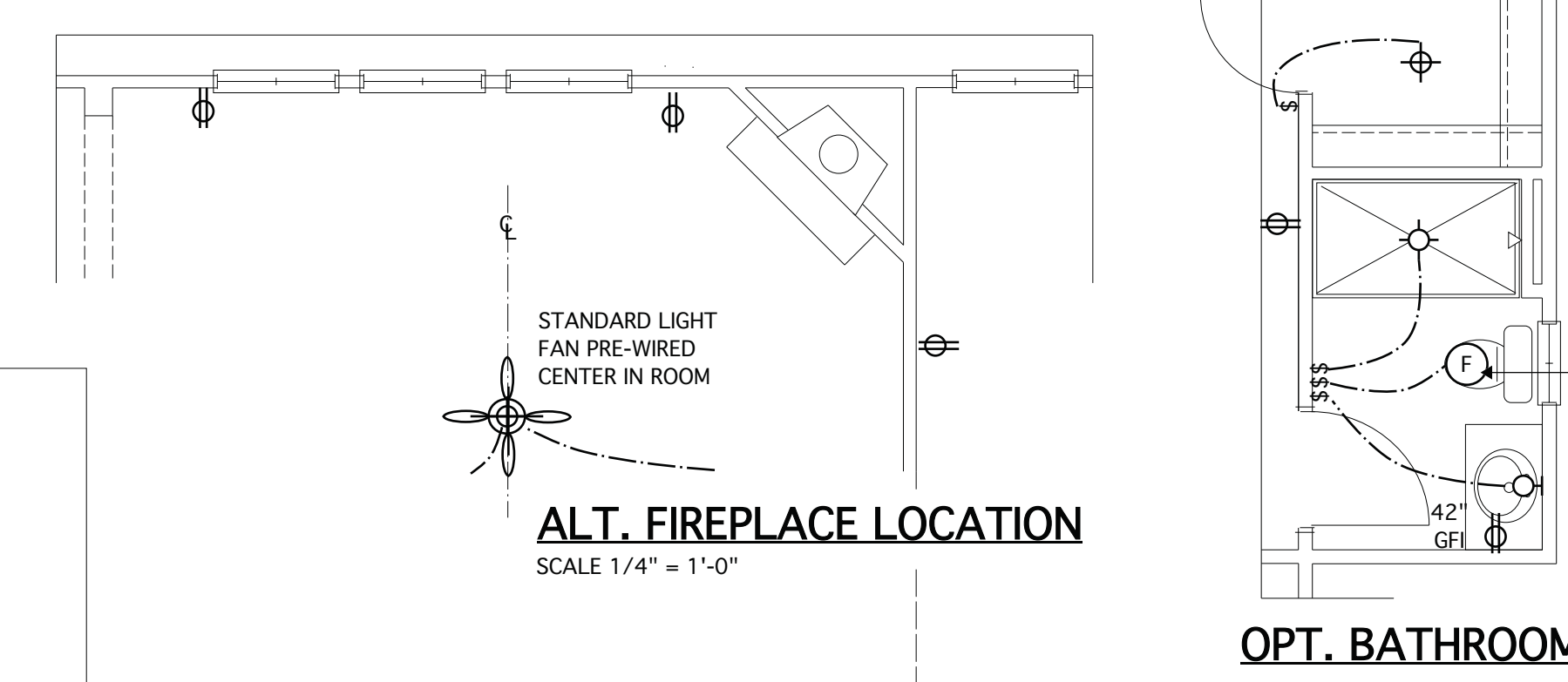
**OPT. SUNROOM W/ OPT. COVERED PORCH**  
SCALE 1/4" = 1'-0" CLG. U.N.O.



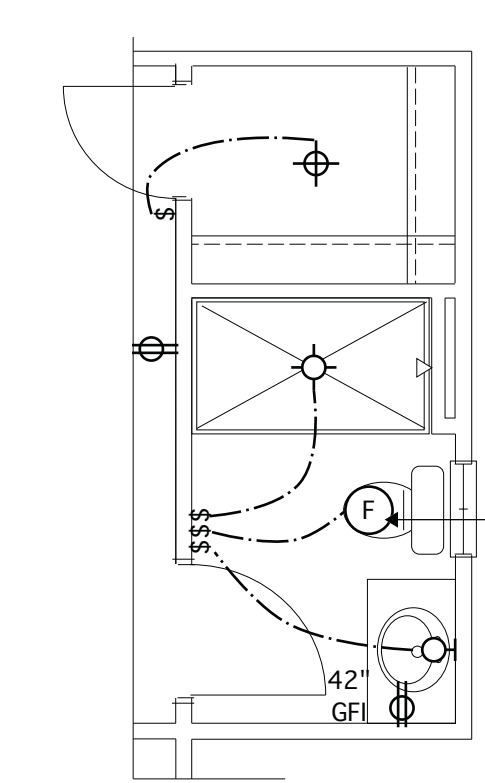
**OPT. COVERED PORCH**  
SCALE 1/4" = 1'-0"



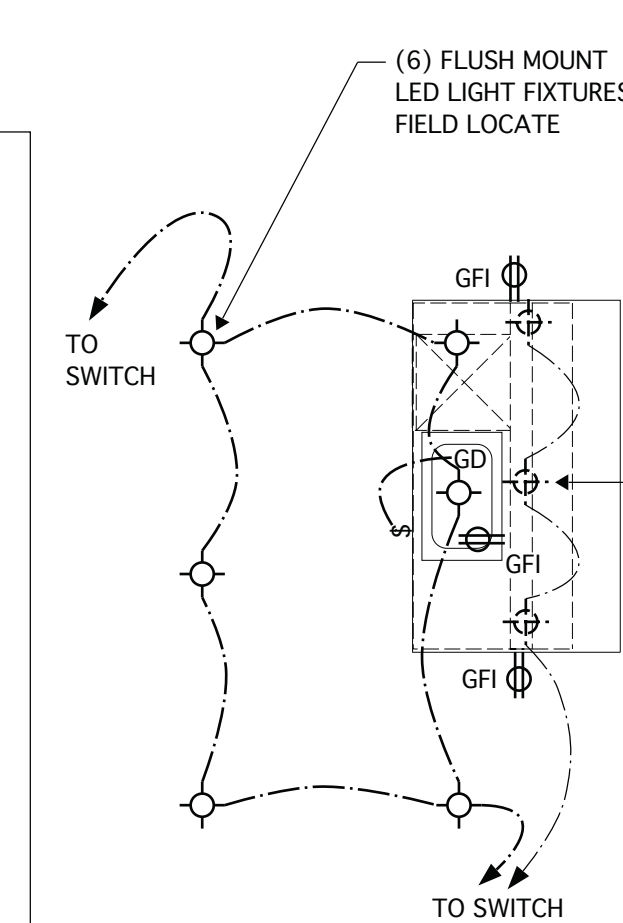
**OPT. SUNROOM**  
SCALE 1/4" = 1'-0"



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

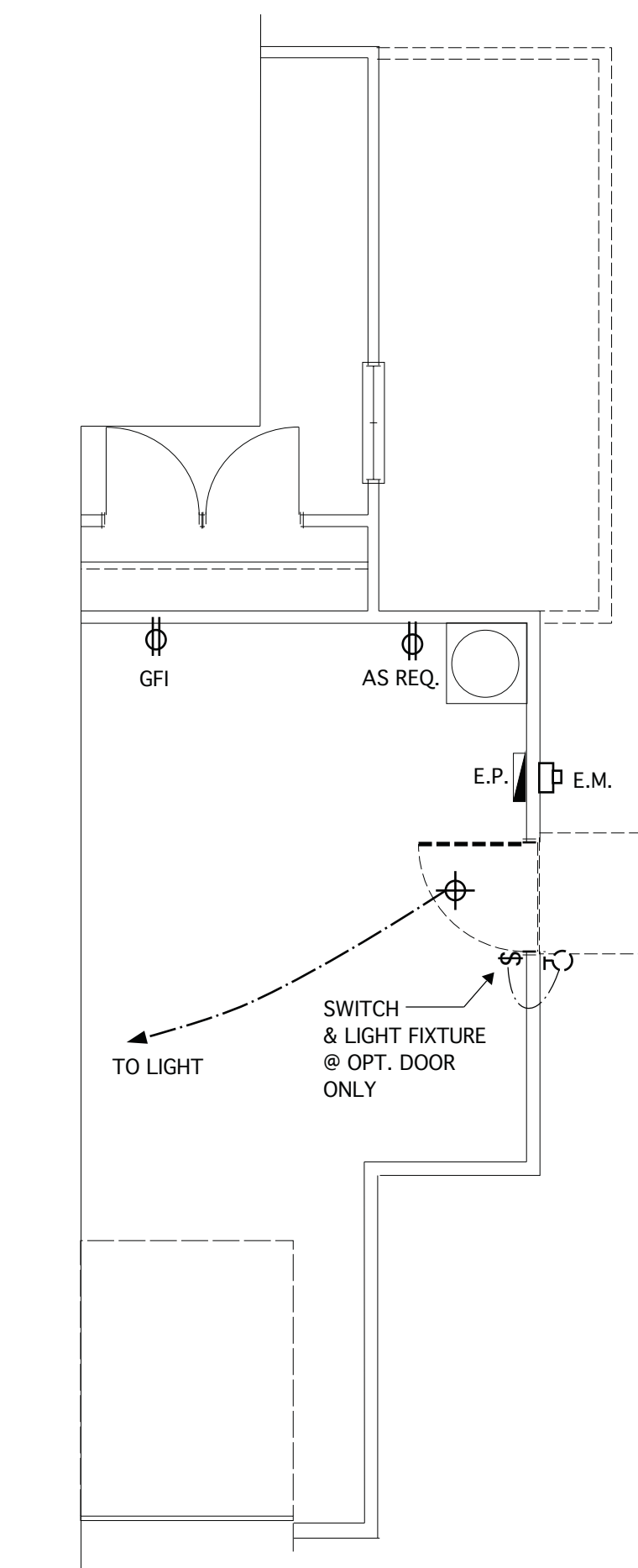


**OPT. BATHROOM**  
SCALE 1/4" = 1'-0"

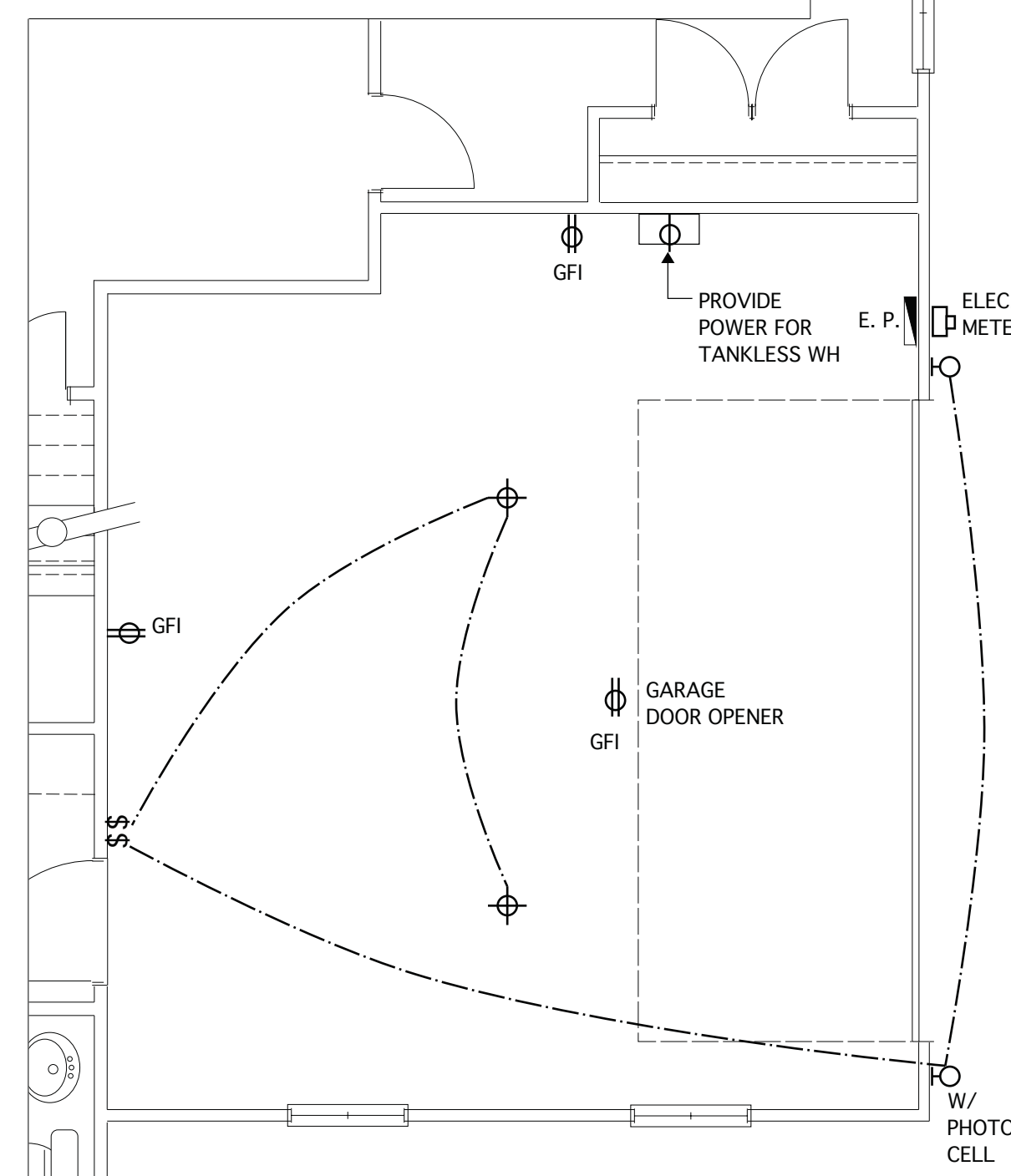


**GOURMET ISLAND**

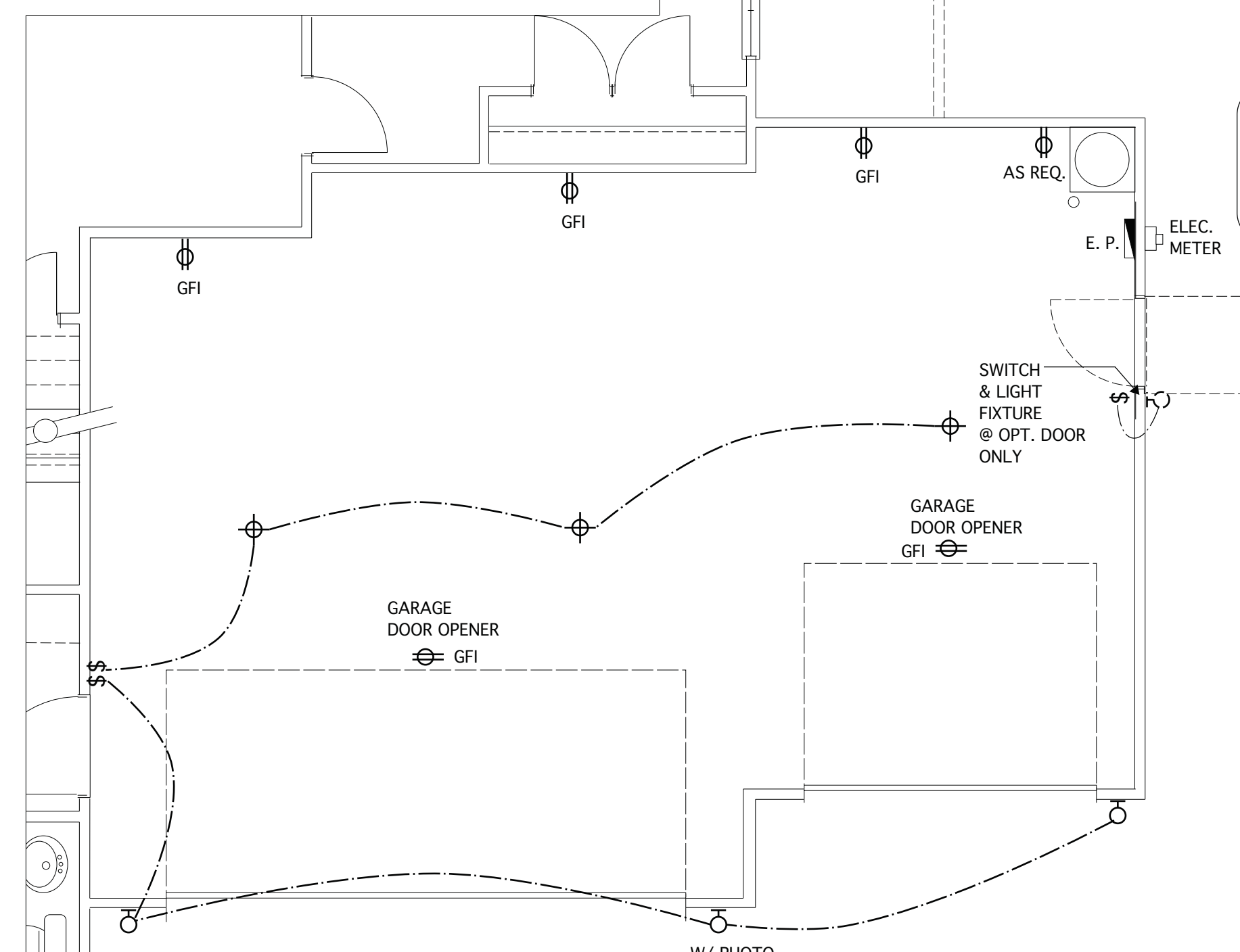
- SINGLE RECEPTACLE OUTLET
- ⊖ DUPLEX RECEPTACLE OUTLET
- GFI ⊖ DUPLEX RECEPTACLE OUTLET-GROUND FAULT INTERRUPTER
- ⊖ DUPLEX RECEPTACLE OUTLET-SPLIT WIRED
- 220V ⊖ OUTLET
- WP ⊖ WEATHER-PROTECTED EXTERIOR OUTLET WITH IN-USE COVER & GFI PROTECTED
- GFI ⊖
- \$ SWITCH
- \$3 THREE WAY SWITCH
- 48 CIRCUIT 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
- F EXHAUST FAN - 50 CFM.
- F/L CEILING LIGHT/FAN COMBO
- SD SMOKE DETECTOR - HARDWIRED & INTERCONNECTED
- CMD CARBON MONOXIDE DETECTOR HARDWIRED/PLUG-IN/ BATTERY TYPE
- T THERMOSTAT



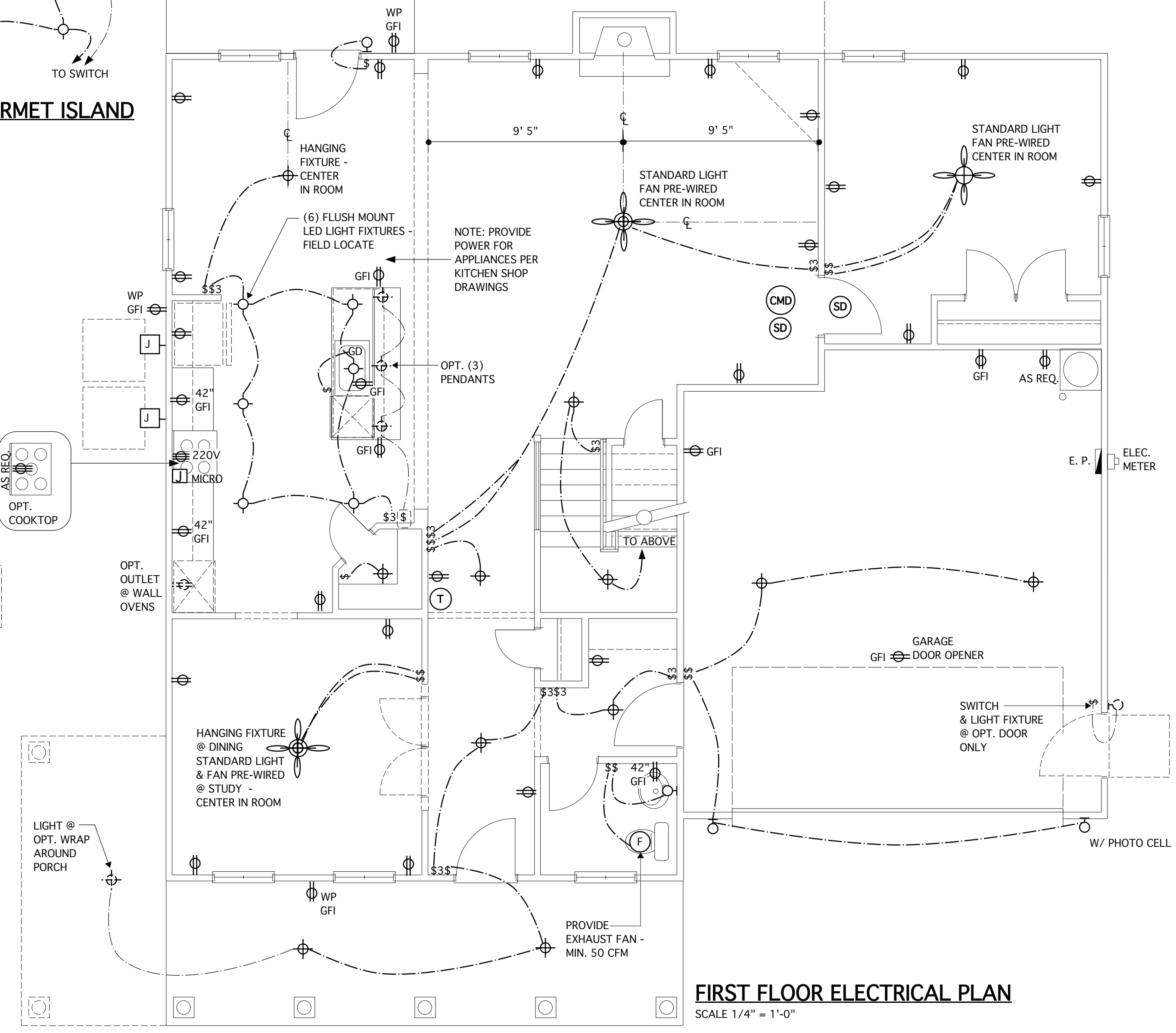
**OPT. GARAGE STORAGE  
EXTENSION**  
SCALE 1/4" = 1'-0"



**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"

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DN	02-14-19	STRUCT. DWGS. REV.
CH	12-10-19	ADD ELEV. D & E
CH	05-18-20	MINOR UPDATE

**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**

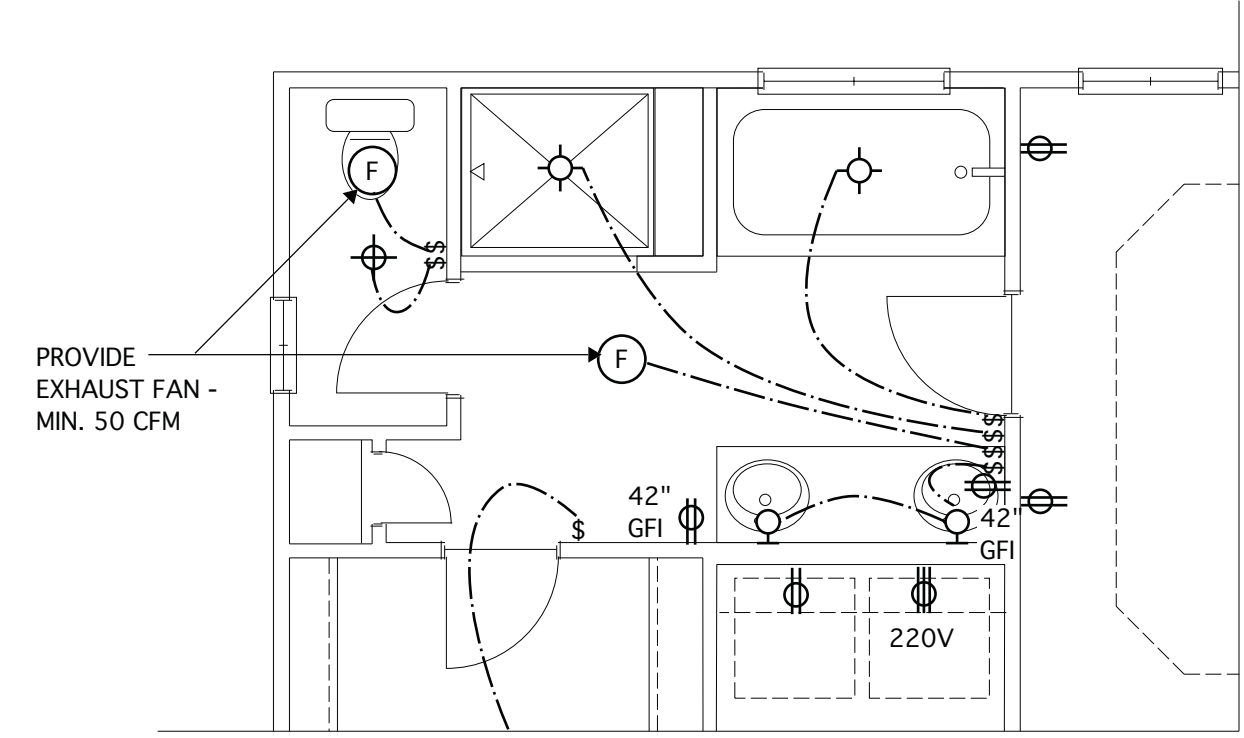
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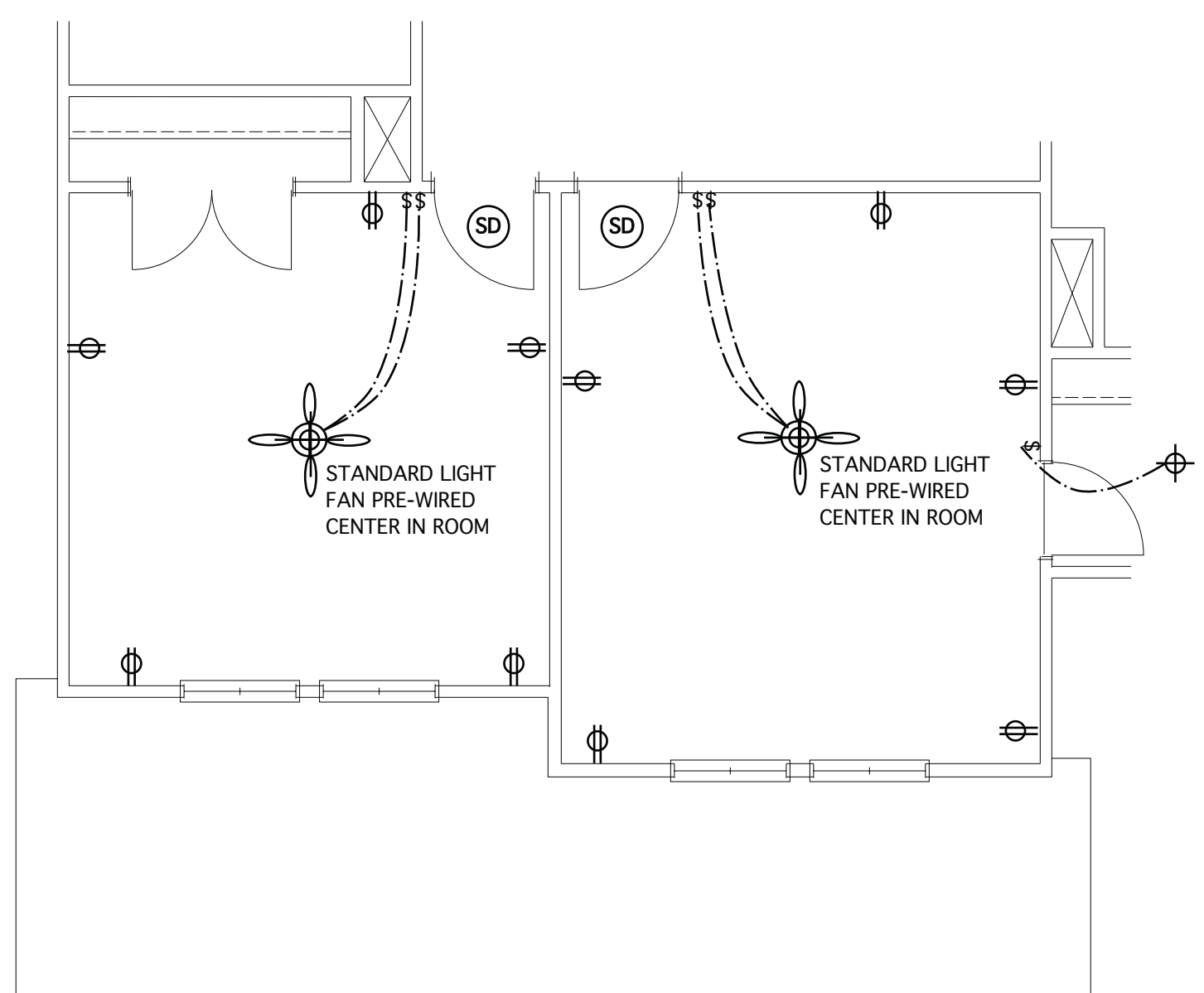
**SECOND FLOOR  
ELECTRICAL PLANS**

**SHEET**

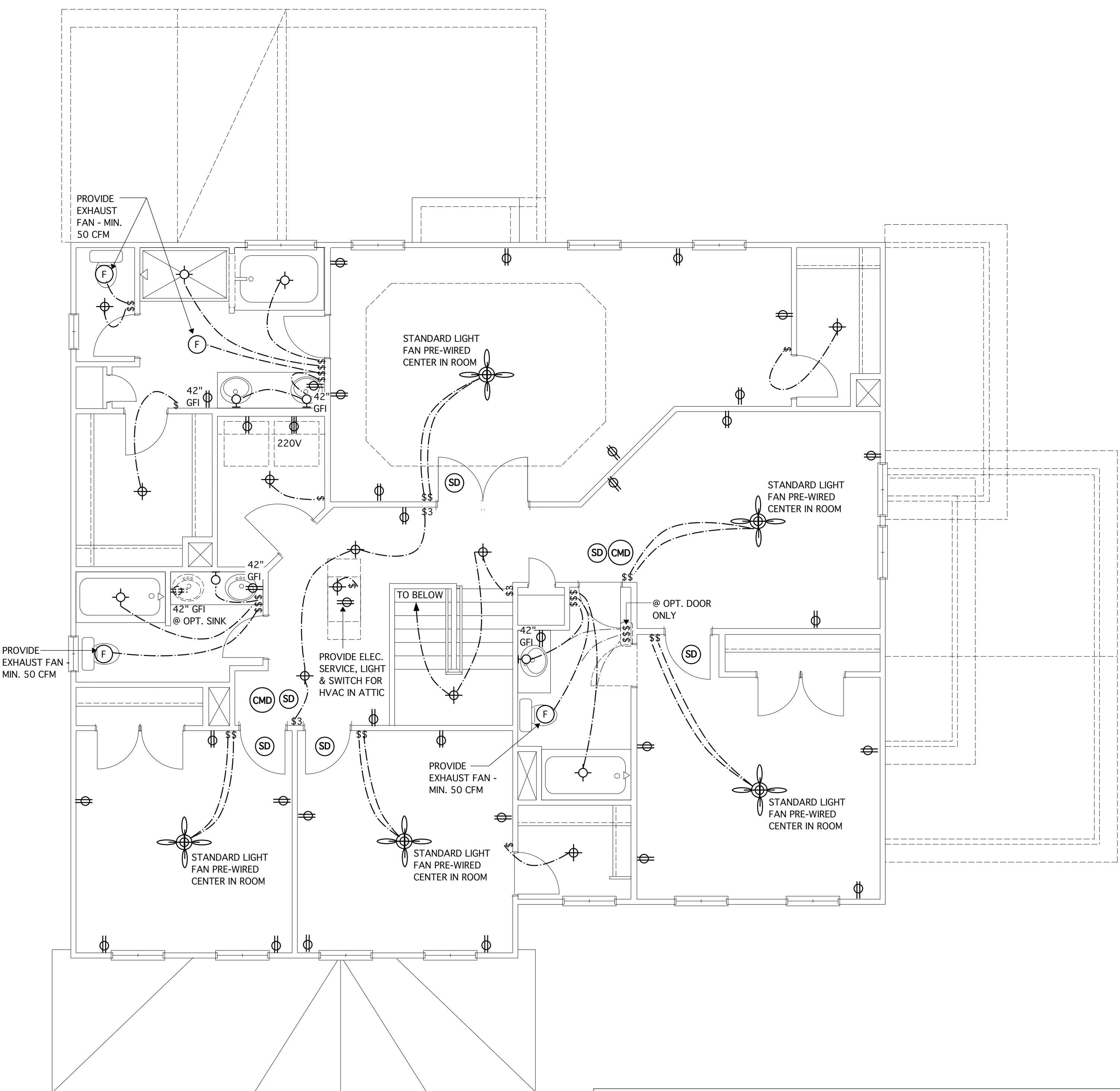
**7.1**



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



**STRUCTURAL NOTES**

NC (2018 NCRG); Wind: 115-120 mph

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS AND HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIER & GIRDER SYSTEM FOOTING, AND PILING SYSTEM. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM. ALL REQUIREMENTS 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 MEMBERS 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)
  - ROOMS OTHER THAN SLEEPING ROOMS: (40 PSF, 10 PSF, L/360)
  - SLEEPING ROOMS: (30 PSF, 10 PSF, L/360)
  - ATTIC WITH PERMANENT STAIRS: (40 PSF, 10 PSF, L/360)
  - ATTIC WITHOUT PERMANENT STAIRS: (20 PSF, 10 PSF, L/360)
  - ATTIC WITHOUT STORAGE: (10 PSF, 10 PSF, L/240)
  - STAIRS: (40 PSF, 10 PSF, L/360)
  - EXTERIOR BALCONIES: (60 PSF, 10 PSF, L/360)
  - DECKS: (40 PSF, 10 PSF, L/360)
  - GUARDRAILS AND HANDRAILS: (200 LBS)
  - PASSENGER VEHICLE GARAGES: (50 PSF, 10 PSF, L/360)
  - FIRE ESCAPES: (40 PSF, 10 PSF, L/360)
  - SNOW: (20 PSF)
- WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANELS. SEE FRAMING NOTES FOR THICKNESS AND NAILING REQUIREMENTS.
- SEE APPENDIX M (DC46) 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). AIR ENTRAINMENT PER TABLE 402.2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, TESTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPING 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 SAWN CUT TO A DEPTH OF 1/3 (I.E. 4" CONCRETE SLABS SHALL HAVE 1/2" DEEP CONTROL JOINTS SAWCUT IN SLAB ON A +10'-0" x +10'-0" GRID).
- ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER IF UNSATISFACTORY SUBSURFACE CONDITIONS ARE ENCOUNTERED. THE SURFACE AREA 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 (Fb = 875 PSF) UNLESS NOTED OTHERWISE (NO). ALL TREATED LUMBER SHALL BE SYP #2. PLATE MATERIAL MAY BE SYP #3 OR SYP #3 (F<sub>u</sub>perp) = 425 PSI - MIN.
- L.V.L. SHALL BE LAMINATED VENEER LUMBER: Fb=2600 PSI, Fv=285 PSI, E=1.4x10<sup>6</sup> PSI.
  - F.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2400 PSI, Fv=290 PSI, E=2.0x10<sup>6</sup> PSI.
  - L.S.L. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, Fv=400 PSI, E=1.55x10<sup>6</sup> PSI.
 INSTALL ALL CONNECTIONS PER MANUFACTURER'S 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 MANUFACTURER'S 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 (1/2" DIAMETER x 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOIST ARE TOE NAILED TO THE SOLE PLATE, AND SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE @ 48" O.C. ALL STEEL TUBING SHALL BE ASTM A500.
- REBAR SHALL BE DEFORMED STEEL, ASTM#615, 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"x3 1/2"x1/4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x3/8" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 9'-0". SEE PLANS FOR SPANS OVER 9'-0". SEE ALSO SECTION R103.B.3 LINTELS.

**FRAMING NOTES**

NC (2018 NCRG); Wind: 115-120 mph

- BRACING METHOD AND TYPE. CONTINUOUSLY SHEATHED WSP, CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY SECTION R602.10 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 STORIES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) (EXPOSURE B, 7/16" EXPOSURE C, 15/32"). SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 6"x12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.
- WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE. BLOCK AT ROOF PER SECTION R602.10.4.5 AND ATTACH BRACED WALLS PER CODE. WSP SHEATHING BETWEEN FLOORS SHALL BE SPICED ALONG CONTINUOUS BAND OR THE WSP SHEATHING MAY BE SPICED 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.
  - \*\*SECOND/FIRST FLOOR: USE "HD HOLD-DOWN DETAIL" ON SD SHEET (OR EQUIV.)
  - \*\*UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON CS22 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 1" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (1) 8d NAILS.
- INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH 1/2" GYPSUM BOARD (GB) ON EACH SIDE OF WALL WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 1" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
- INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBW" ON PLANS). ATTACH ONE SIDE WITH 3/8" WSP SHEATHING WITH 8d NAILS AT A 6"x12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER WSP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 5d GB WITH A MIN. OF 5d COOLER NAILS OR #6 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 (3)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 15" IN TABLE R602.3(5) OR AS BELOW PER NCG01 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: (3) KING STUDS
  - OVER 12' UP TO 15' SPAN: (4) KING STUDS
  - OVER 15' UP TO 18' SPAN: (5) KING STUDS

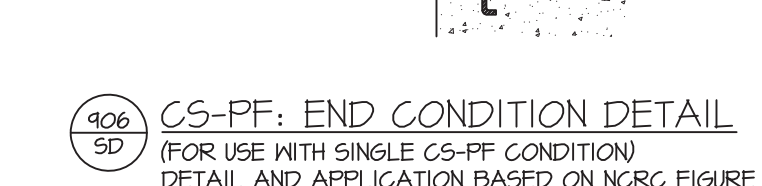
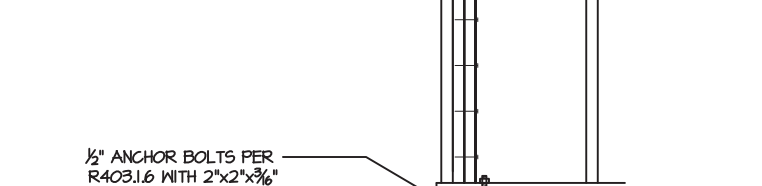
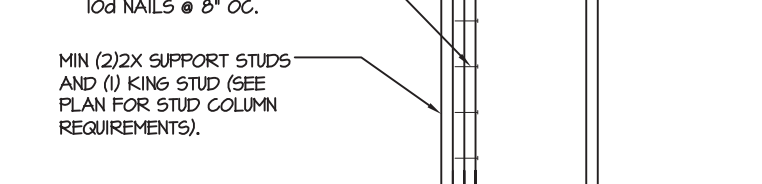
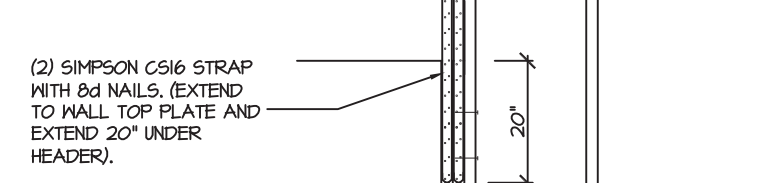
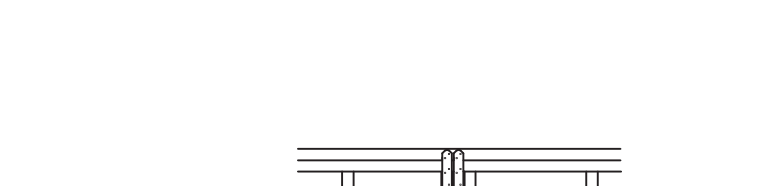
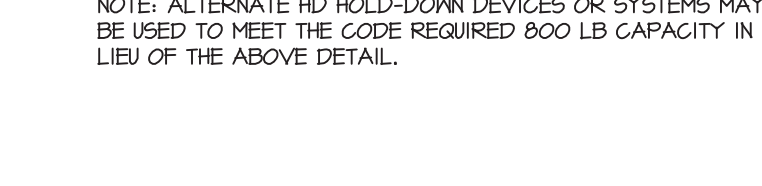
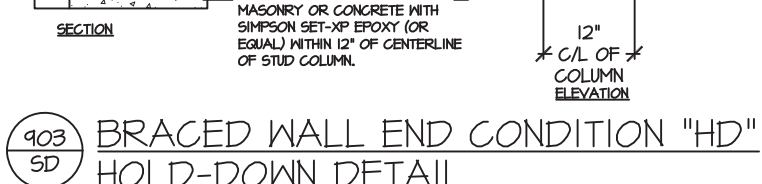
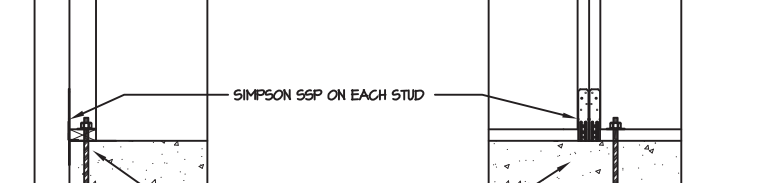
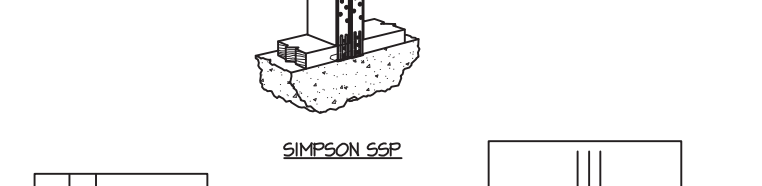
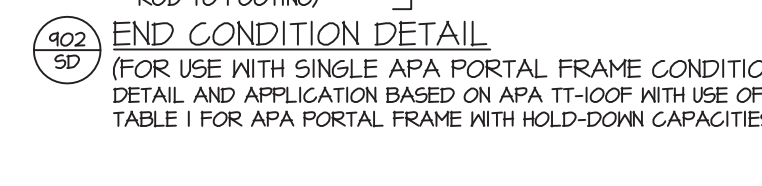
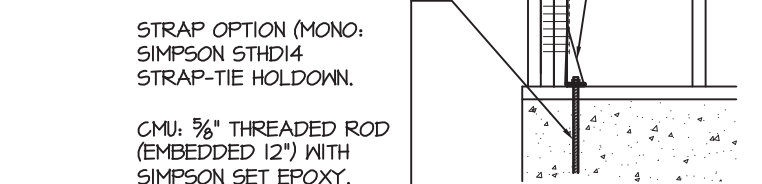
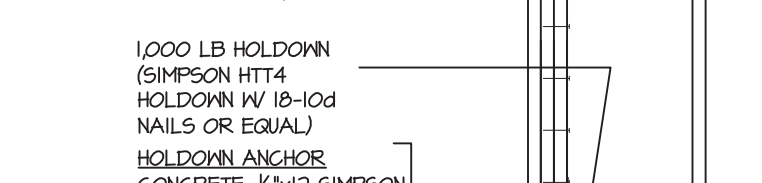
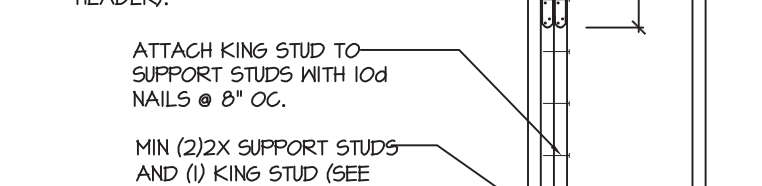
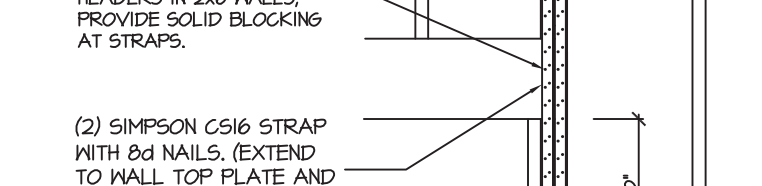
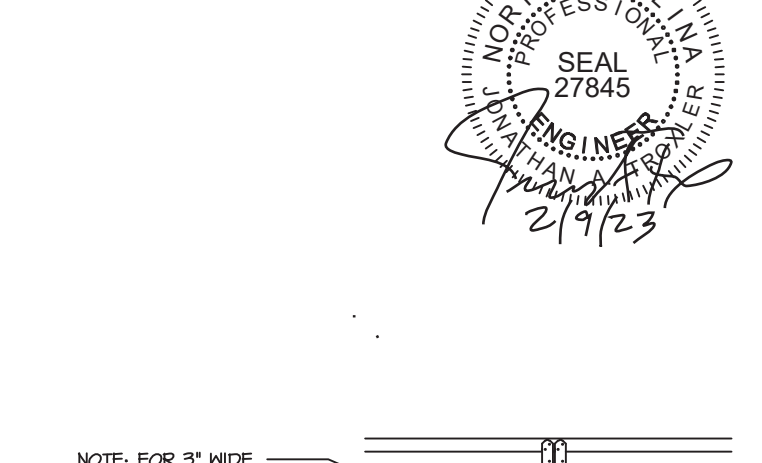
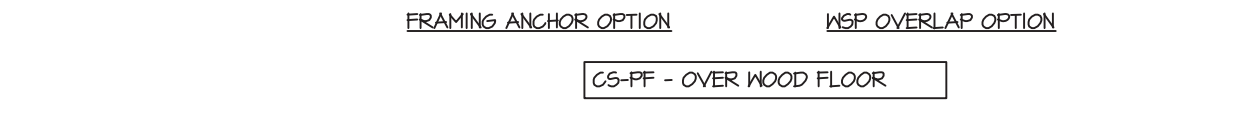
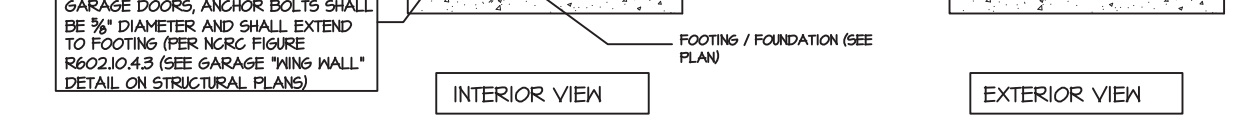
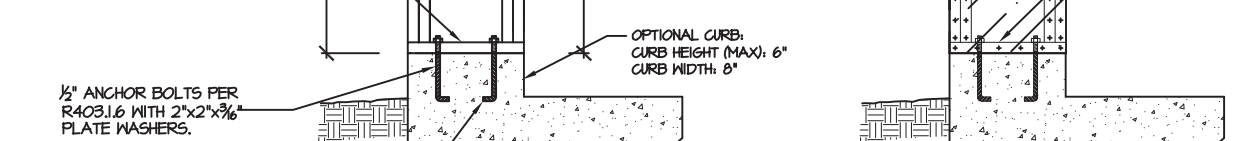
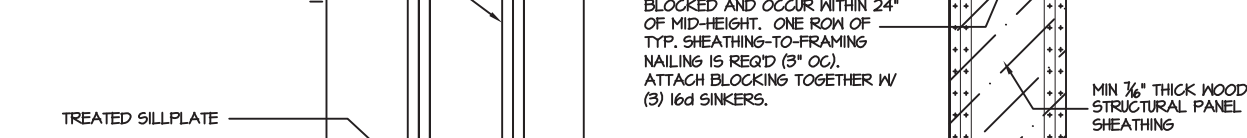
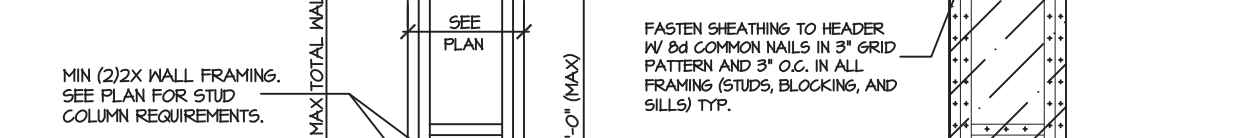
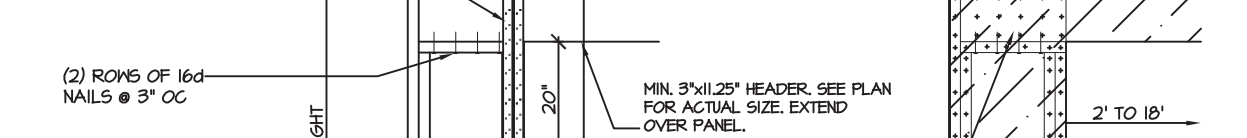
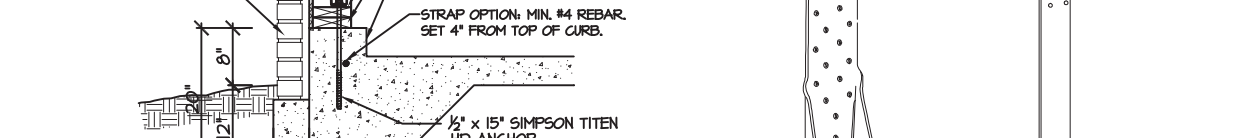
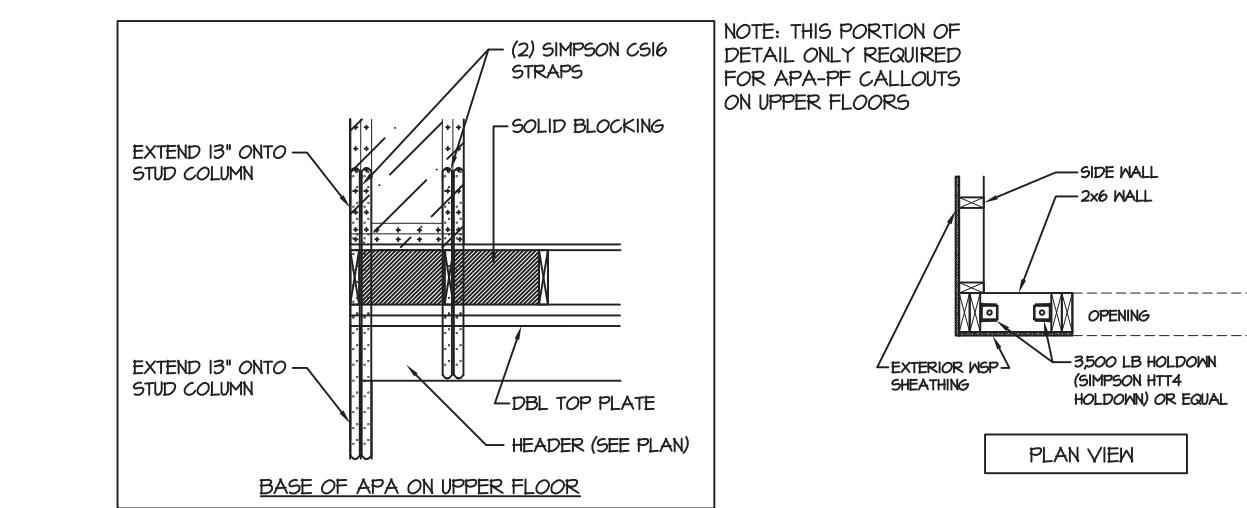
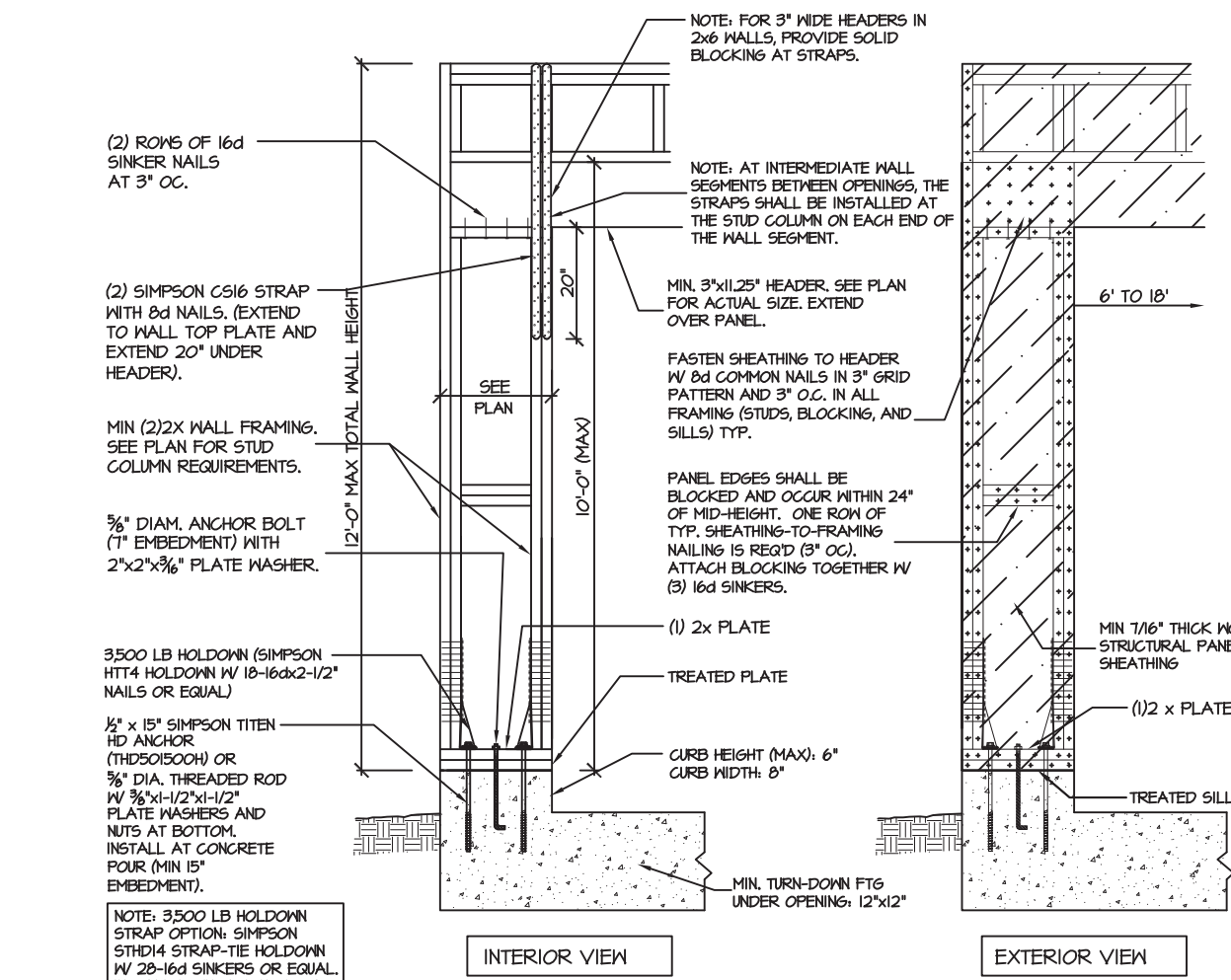
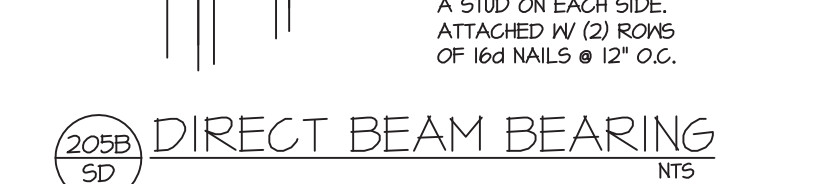
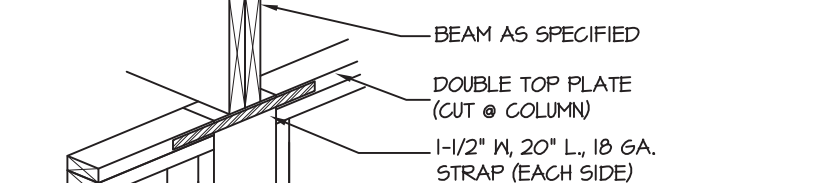
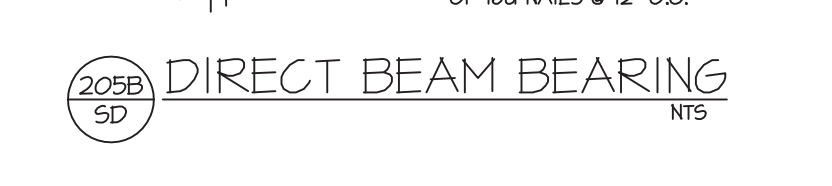
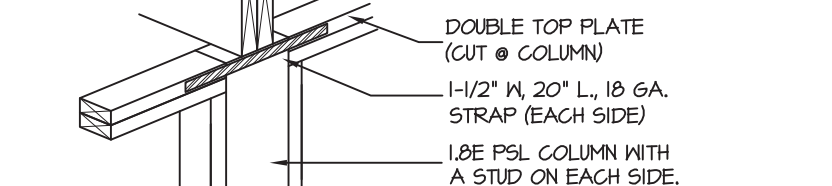
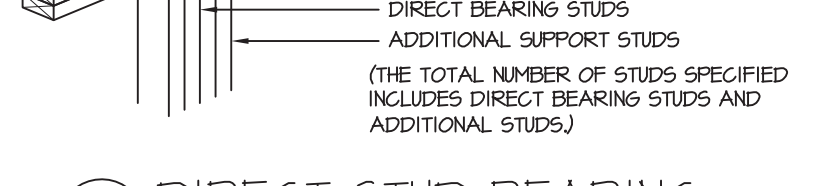
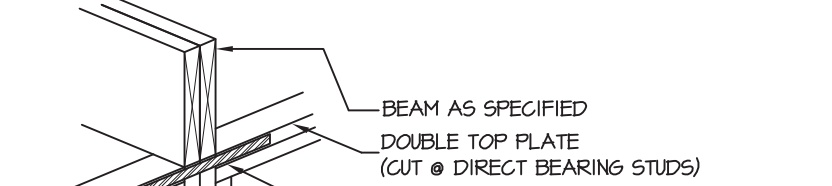
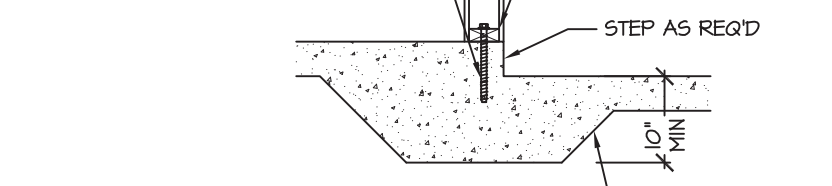
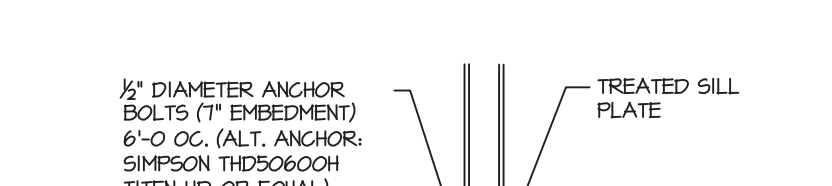
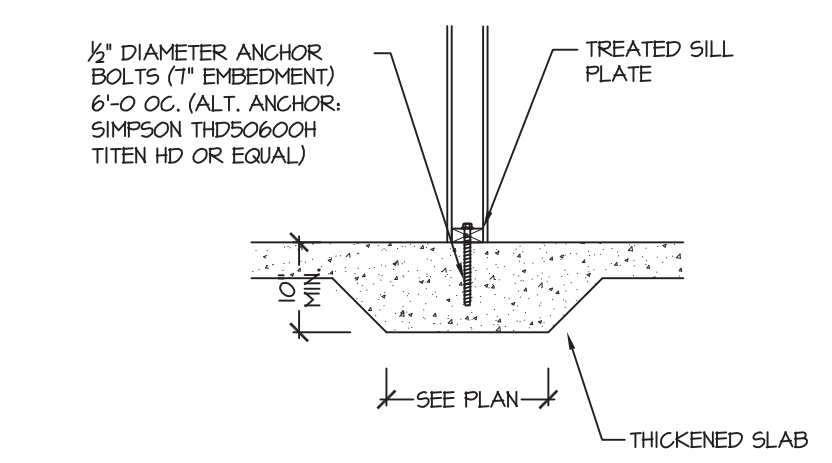
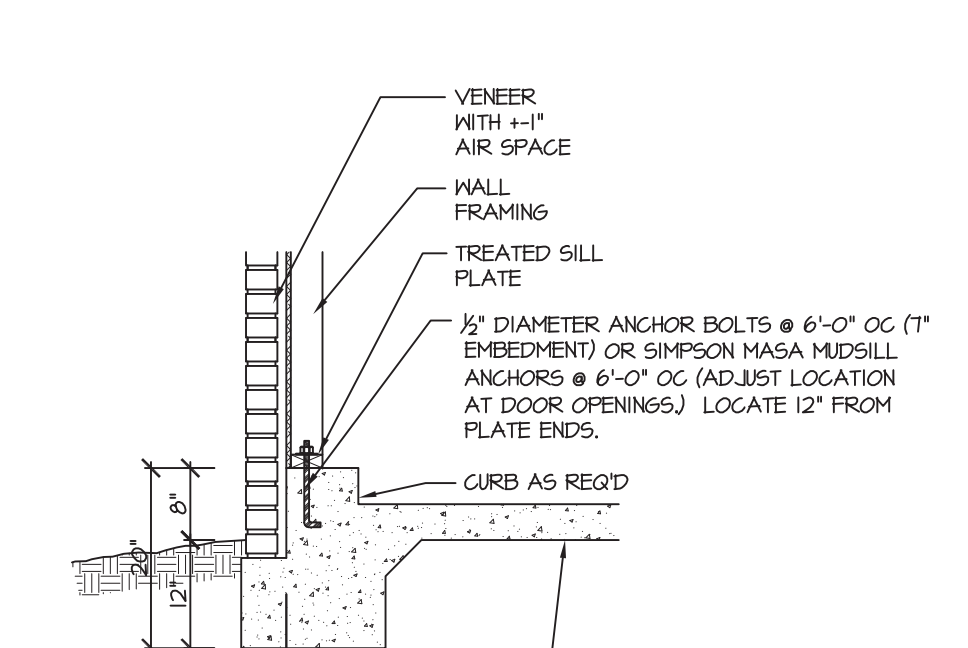
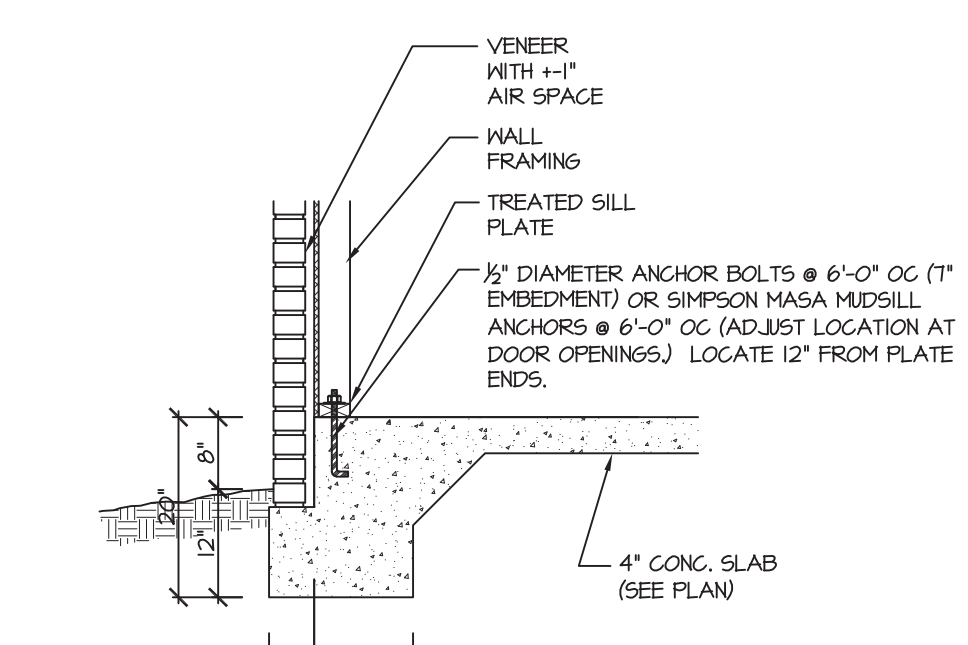
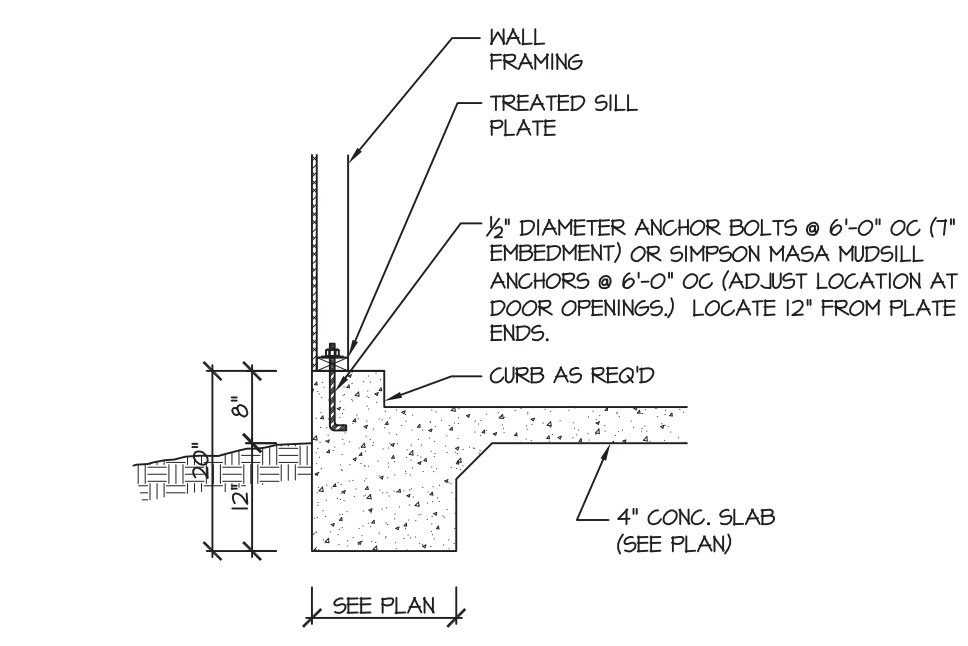
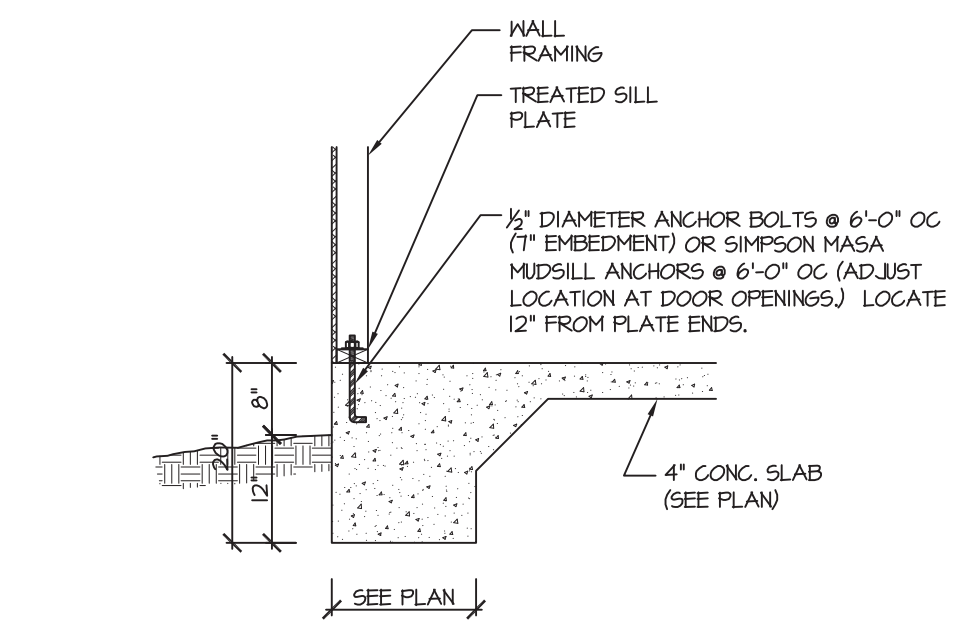
**TRUSS SYSTEM REQUIREMENTS**

NC (2018 NCRG); 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 SFP #2 OR #3 PLATES OR LEDGERS (MIN).
- ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.

**PORCH POST NOTES:**

- 4X4 (6x6) TRD POST (OR EQUAL)
  - ATTACH TRUSSES (RAFTERS) AT PORCH WITH HURRICANE CONNECTORS.
  - POST CAP: SIMPSON AC4-MAX (AC6-MAX)
  - POST CAP AT CORNER: (2) SIMPSON LCE4 (MITER HEADER AT CORNER)
  - MIN. 10" DIA. THREADED ROD (1) 1/2" DIA. THREADED ROD (2) SIMPSON LCE4 (MITER HEADER AT CORNER)
  - MIN. 10" DIA. THREADED ROD (1) 1/2" DIA. THREADED ROD (2) SIMPSON LCE4 (MITER HEADER AT CORNER)
- NOTE: EQUIVALENT POST CAP AND BASE ACCEPTABLE.



**PROJECT #**  
Multiple

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 projects constituting approval of terms & conditions as defined in the customer agreement.

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**James Wentling,**  
Architect

**Standard Details**  
and Notes  
Chesapeake Homes of NC

**SD-1**  
MONO

