

DETACHED SINGLE FAMILY DWELLING

MODEL 2343 - GARAGE RIGHT

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AREA SCHEDULE

FIRST FLOOR HEATED	1,108 SF
SECOND FLOOR HEATED	1,235 SF
TOTAL HEATED AREA	2,343 SF
GARAGE *	420 SF
COVERED FRONT PORCH	63 SF
TOTAL COVERED AREA	2,826 SF
OPT. COVERED REAR PORCH	120 SF

* ADD 252 SF @ THIRD-CAR GARAGE OPTION

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 RISE - 7 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 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 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 (1-3) 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 D698.
- FINISHED GRADE SHALL SLOPE AWAY FROM THE BUILDING AT A MINIMUM SLOPE OF 6 INCHES PER FOOT 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 TERMITICIDE. SPRAY BORA-CARE OR EQ TERMITICIDE & HOLD 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 WHF REINFORCEMENT 6 X 6, W1.4 X W1.4 PER ASTM A 785 LOCATED MIDWAY THROUGH THE SLAB THICKNESS. ALL SLABS ARE TO BEAR ON COMPACTED FILL TESTED FOR 95% MAXIMUM DRY DENSITY PER ASTM D698.
- REINFORCING STEEL WHERE SHOWN ON PLANS SHALL CONFORM TO ASTM A615, GRADE 60 MIN., DEFORMED.
- 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.
- COVERED PORCHES SLABS SHALL SLOPE AT A MINIMUM SLOPE OF 1/4" 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, NOMINAL 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 TOOKED 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 COLLUMNS SHALL CONFORM TO ASTM A53.
- ALL STRUCTURAL STEEL SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT AISC SPECIFICATIONS AND "STEEL CONSTRUCTION MANUAL." ALL PIPE COLLUMNS SHALL BE STANDARD WEIGHT STEEL COLLUMNS IN ACCORDANCE WITH ASTM A500 AND FINISHED WITH CORROSION RESISTANT COATING PER ASTM B117. STEEL COLLUMNS AT BASEMENT LOCATIONS SHALL PENETRATE THE BASEMENT SLAB DOWN TO THE TOP OF THE COLLUMN 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	HEM/SYP/SPP #2 OR BETTER	Fb = 875 PSI
PRESSURE TREATED LUMBER	SYP #2 OR BETTER	Fb = 975 PSI
PLATES	HEM/SYP/SPP #3	Fc = 425 PSI
BLOCKING	STANDARD	Fb = 275 PSI

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN WOOD COUNCIL (AWC), "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 TM-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-HAZ" 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 SAVED, DRILLED OR NOTCHED TREATED LUMBER PER AWP4 M4-11.
- PROVIDE STRUCTURAL SHEATHING WHERE NOTED ON PLANS. ALL WOOD SHEATHING SHALL BE APA RATED FOR WETTED USE AND SUPPORT SPANS. INSTALL ROOF SHEATHING WITH "I" CLIPS BETWEEN TRUSSES.
- INSTALL FIBERBLOCKING PER R302.11 TO CLUT 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 "I" 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 790 AND WIND RESISTANCE CLASS PER ASTM D 3161 OR D7158 FOR WIND SPEED. INSTALL UNDERLAYMENT PER ROOF SLOPE AND IRC R905.2.2 AND CONFORMING TO ASTM D226 TYPE I.
- INSTALL FLASHING, SHEET METAL, GUTTERS AND DOWNSPOUTS PER PLANS AND PER "ASPHALT ROOFING RESIDENTIAL MANUAL" AND "ARCHITECTURAL SHEET METAL MANUAL" BY SMCNA. 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 SOING AND ACCESSORY COMPONENTS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. WIND PRESSURE RESISTANCE TO BE DETERMINED BY ASTM E530.

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/LSA-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.
- INSTALLATION AND FLASHING OF WINDOWS AND DOORS TO BE IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS AND ASTM E2112.
- 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.
- N/A
- MECHANICAL
- INSTALL VENTILATORS AND HEATING AND AIR CONDITIONING SYSTEMS AS SHOWN ON PLANS OR 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 AND BATH EXHAUSTS MUST BE VENTED DIRECT TO THE EXTERIOR OF THE STRUCTURE WITH A BACKDRAFT DAMPER IN ACCORDANCE WITH THE CURRENT CODE.
- PROVIDE A PROGRAMMABLE THERMOSTAT, MANUALS FOR MECHANICAL AND WATER HEATING EQUIPMENT, ENERGY COMPLIANCE CERTIFICATE AND ALL OTHER REQUIREMENTS OF THE CURRENT ENERGY CODE.

11. 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.I.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 2034. COMBINATION SMOKE/CO ALARMS MUST BE LISTED PER UL 2034.
- PROVIDE HIGH EFFICACY LAMPS IN PERMANENT FIXTURES PER CURRENT ENERGY CODE.

12. 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, NC Market
 Proposed Use: Detached Single Family Dwelling
 Owner: Chesapeake Homes
 Contact Person: Brad Blough Telephone #: (919) 256-3060 E-mail: bblough@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	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
Roof 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:	II	Windows + Doors:	20		
Weathering:	Moderate				
Frost Line:	12"				
Termite Decay:	Moderate to Heavy				
Winter Design Temp.:	20 °				
Climate Zone:	4A				

ENERGY EFFICIENCY:

Minimum Insulation:

Celling:	R-38 (R-30 w/ Raised Heel Truss)
Walls:	R-15
Floors:	R-19
Slab:	R-9 (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 170
 Plan 2343
 Elevation A
 Garage Right *w/ 3rd car*

- Mono Slab
- Patio
- Rear Covered Porch
- First Floor Full Bath
- First Floor Pickets and Rails
- Second Floor Pickets and Rails
- Laundry Sink

JAMES WENTLING/ ARCHITECT

LAND TITLE BUILDING
 100 SOUTH BROAD STREET,
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ARCHITECTURE

LAND PLANNING

GRAPHICS

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REVISIONS

DATE	DESCRIPTION
06-19-19	STRUCT. DWGS. REV.
12-03-19	16 RISERS/MINOR UPDATES
03-17-20	CLIENT REV. + 17 R.
05-20-20	UPTURNED BEAM - GARAGE
05-10-21	RESTART SHEET
03-09-23	CONVERT HIGH/IG/ADD THIRD-CAR GAR. OPTION
03-23-23	STRUCT. DWGS. REV.

PROJECT NO.

113-88

DATE

06-26-19

SCALE

NO SCALE

DRAWN BY

CH

CHECKED BY

JW

USED FOR

PERMITS/CONSTRUCTION

PROJECT TITLE

MODEL 2343 - GARAGE RIGHT

CLIENT

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ISSUED TITLE

CONTENTS AND PROJECT INFORMATION

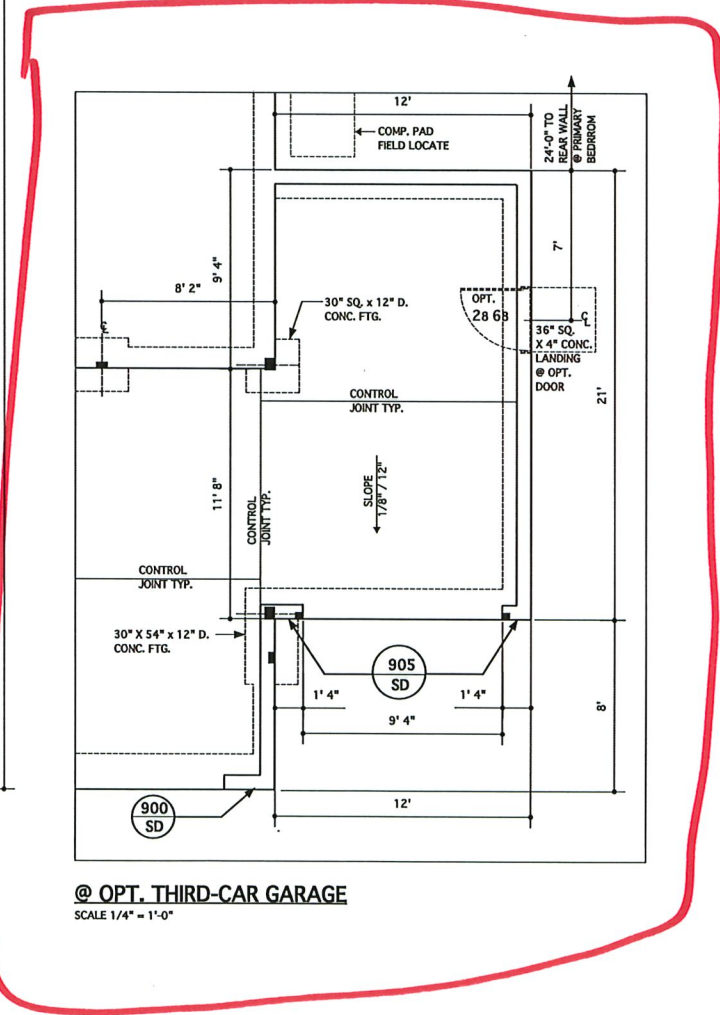
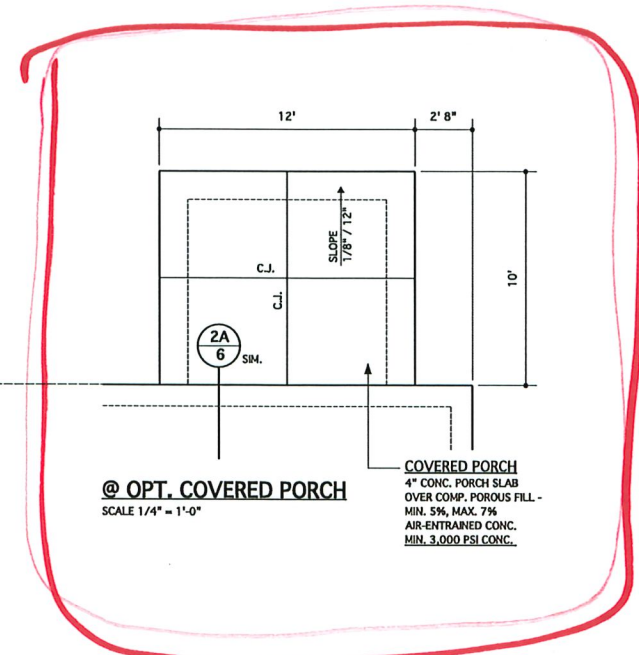
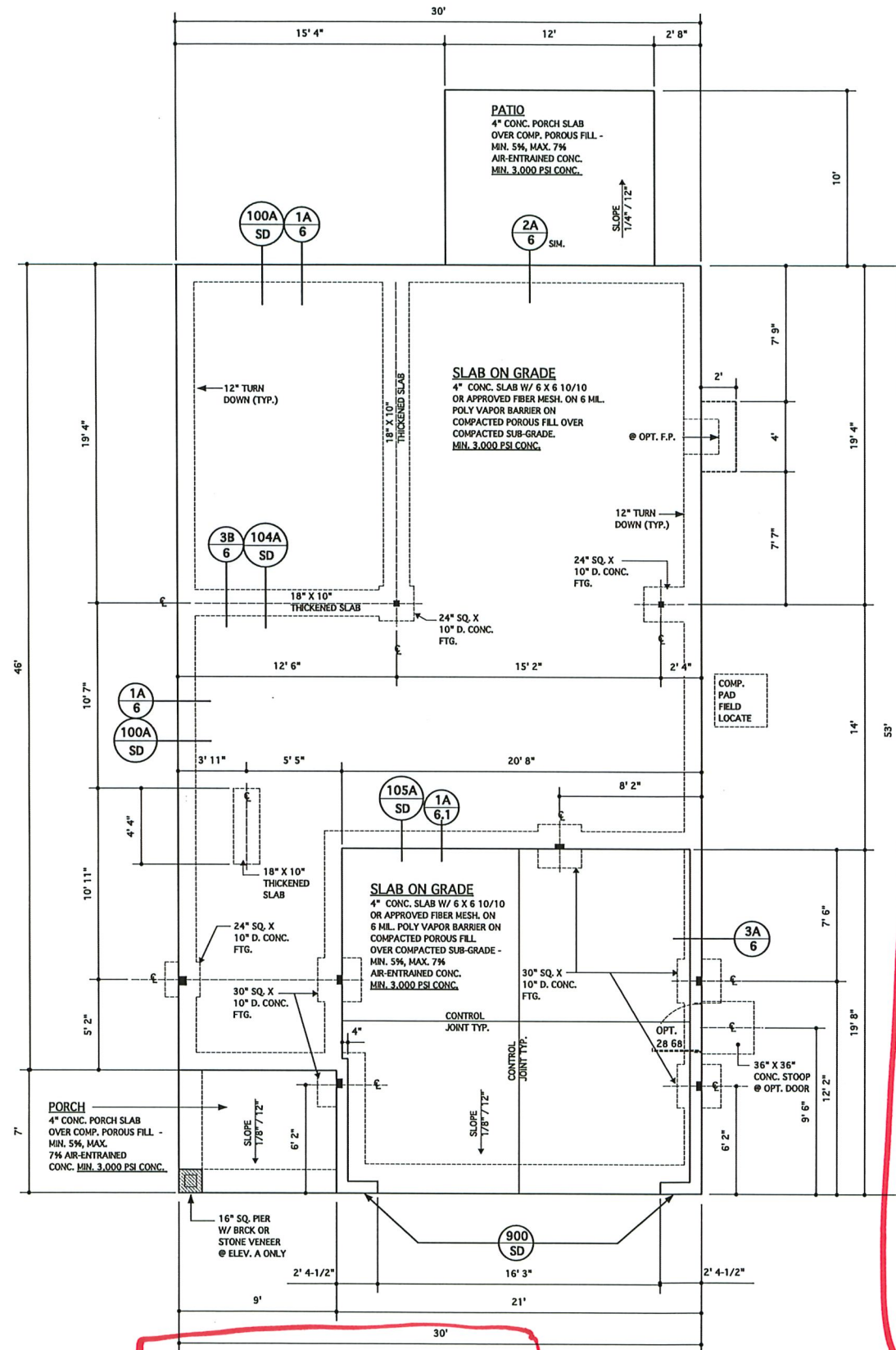
SHEET

1

STRUCTURAL DESIGN BY:
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PROJECT # 19-1970

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- 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.



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ARCHITECTURE
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JAMES WALTER WENTLING
REGISTERED ARCHITECT
4642
NORTH CAROLINA
RALEIGH, N. C.
3/23/23

REVISIONS	DATE	DESCRIPTION
CH	07-17-19	THE JEWEL
DN	08-19-19	STRUCT. DWGS. REV.
CH	03-17-20	CLIENT REVISIONS
AM	05-10-21	RE-STAMP SHEET
DN	03-09-23	CONVERT HIGH GATE/ADD THIRD-CAR GAR. OPTION
DN	03-23-23	STRUCT. DWGS. REV.

PROJECT NO. 113-02
DATE 07-17-19
SCALE AS NOTED
DRAWN BY CHE
CHECKED BY JW
ISSUED FOR PERMITS/CONSTRUCTION

PROJECT TITLE
MODEL 2343 - GARAGE RIGHT

CLIENT
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DRAWING TITLE
MONOLITHIC SLAB PLAN

SHEET
2

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

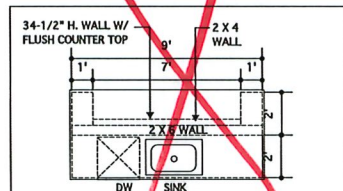
PORTAL FRAME LEGEND

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

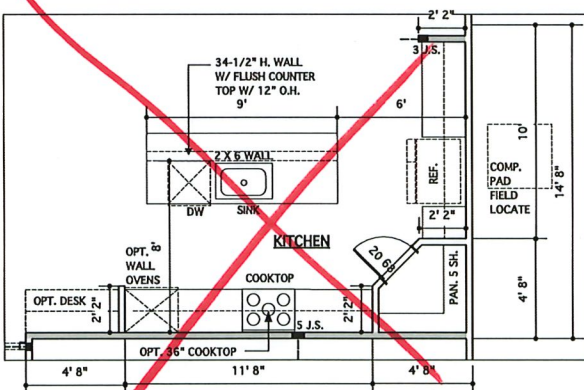
REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

NOTES:
 WALLS ARE DIMENSIONED TO FACE OF STUD AND ARE 3-1/2" THICK UNLESS NOTED OTHERWISE. (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.)
 NOTE: SEE ELEVATIONS FOR OPT. BRICK OR STONE WAINSCOT/VENEER TYPES & LOCATIONS

LEGEND
 INTERIOR LOAD BEARING WALL
 DENOTES 2 JACK STUDS UNLESS NOTED OTHERWISE
 SEE STRUCTURAL DRAWINGS FOR NUMBER OF JACK STUDS AND SIZES



@ OPT. GOURMET KITCHEN ISLAND
SCALE 1/4" = 1'-0"

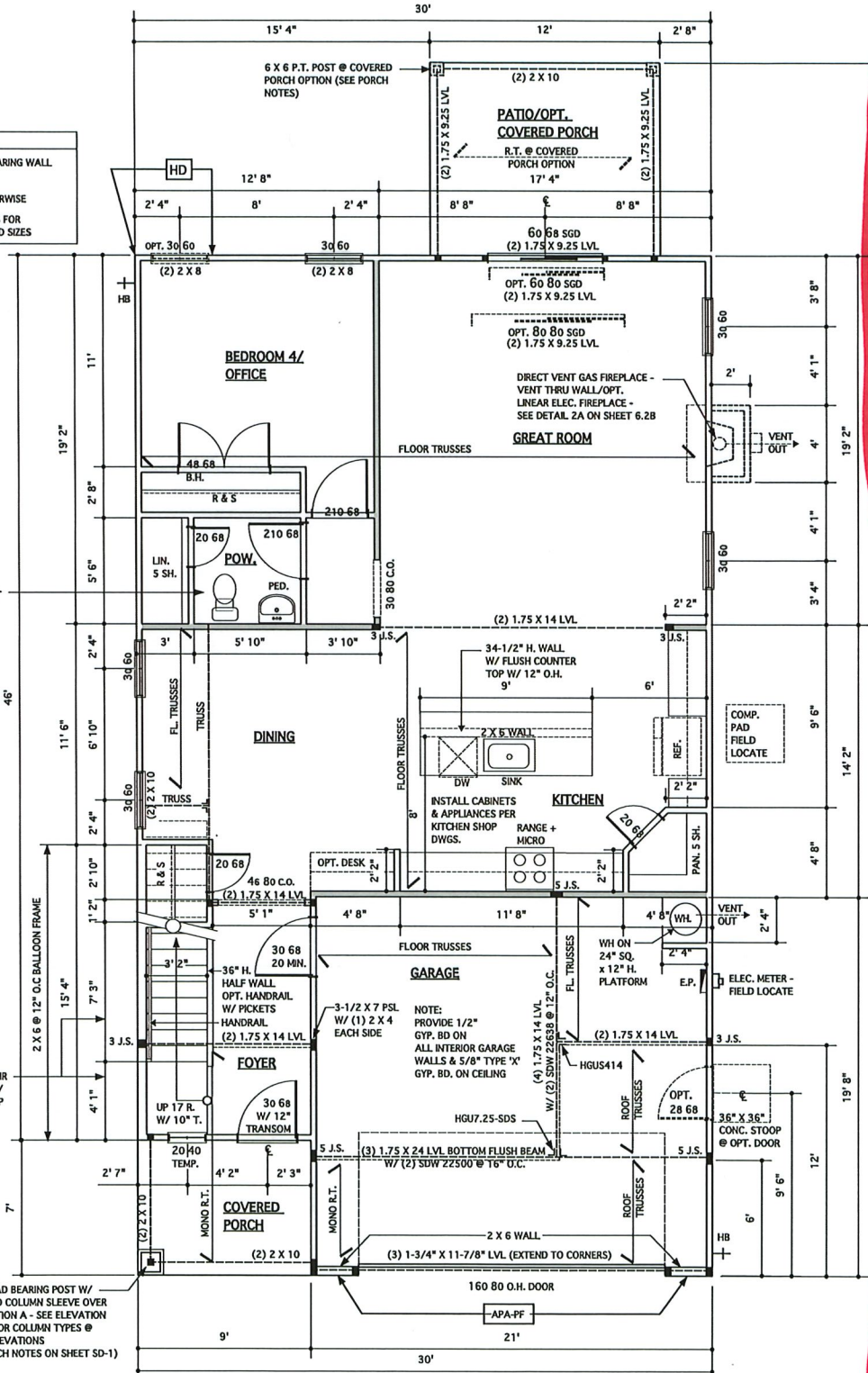


@ OPT. GOURMET KITCHEN
SCALE 1/4" = 1'-0"

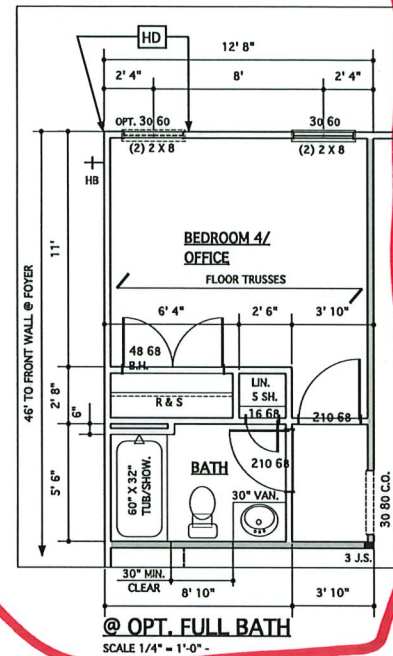
OPT. FULL BATH - SEE BREAK-OUT PLAN ON THIS SHEET

VERIFY STAIR OPENING W/ TRUSS SHOP DWGS.

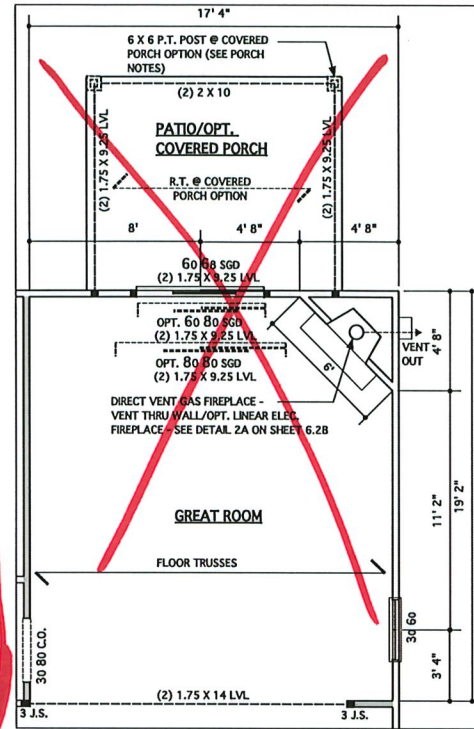
4 X 4 LOAD BEARING POST W/ BATTERED COLUMN SLEEVE OVER @ ELEVATION A - SEE ELEVATION SHEETS FOR COLUMN TYPES @ OTHER ELEVATIONS (SEE PORCH NOTES ON SHEET SD-1)



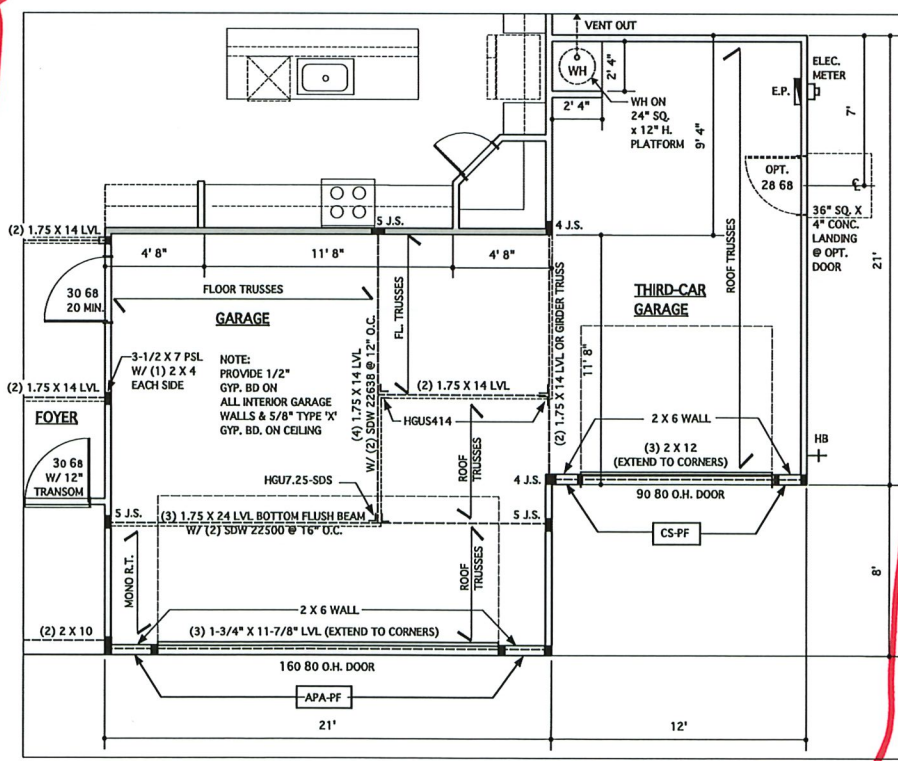
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0" - 9'-0" CLG. U.N.O.



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



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



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

JAMES WENTLING/ ARCHITECT
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JAMES WALTER WENTLING
 REGISTERED ARCHITECT
 #642
 NORTH CAROLINA
 RALEIGH, N. C.
 3/23/23

DATE	DESCRIPTION
12-03-19	16 RISERS/MAJOR UPDATES
03-17-20	CLIENT REV. + 17 R.
05-20-20	UPTURNED BEAM - GARAGE
05-10-21	RE-Stamp SHEET
03-09-23	CONVERT HIGHGATE/ADD THIRD-CAR GAR. OPTION
03-16-23	SHOP DWGS. REV.
03-23-23	STRUCT. DWGS. REV.

PROJECT NO. 113-88
 DATE 06-26-19
 SCALE AS NOTED
 DRAWN BY CEH
 CHECKED BY JW
 ISSUED FOR PERMITS/CONSTRUCTION

PROJECT TITLE
MODEL 2343 - 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 # 19-1970

* 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.



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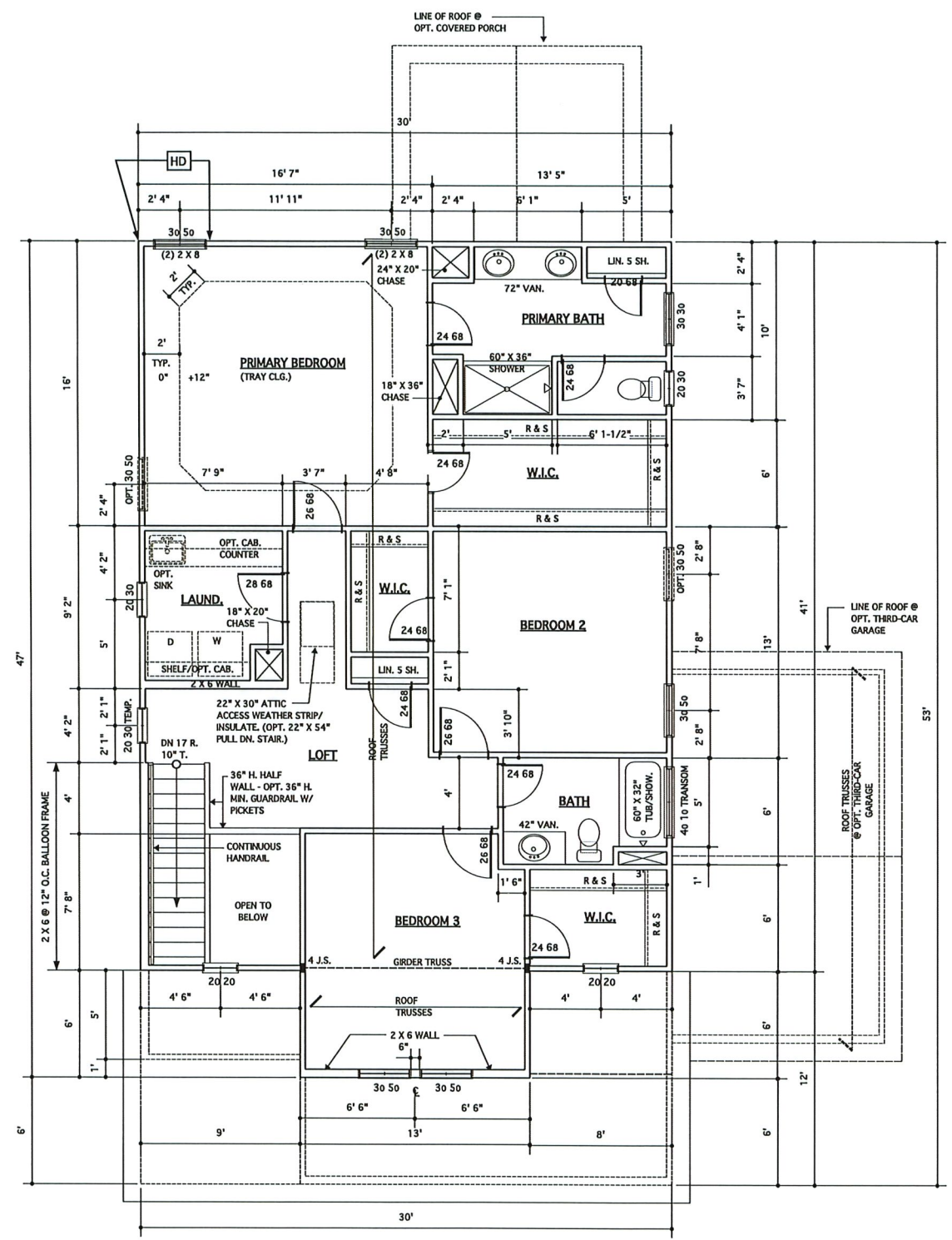
NOTES:
WALLS ARE DIMENSIONED TO FACE OF STUD AND ARE 3-1/2" THICK UNLESS NOTED OTHERWISE. (SEE SHEET SD-1 FOR ADDITIONAL NOTES & DETAILS)
(SEE FLOOR SYSTEM LAYOUT AND SHOP DRAWINGS FOR ADDITIONAL INFORMATION AND TO VERIFY BEAM & TRUSS SIZES AND LOCATIONS.)
NOTE: SEE ELEVATIONS FOR OPT. BRICK OR STONE WAINSCOT/VENEER TYPES & LOCATIONS

LEGEND

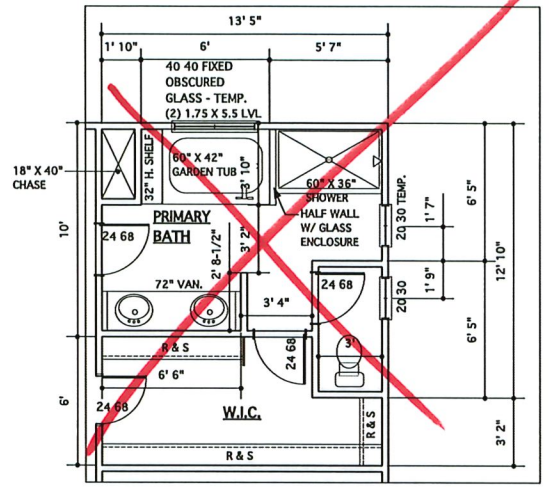
INTERIOR LOAD BEARING WALL

DENOTES 2 JACK STUDS UNLESS NOTED OTHERWISE

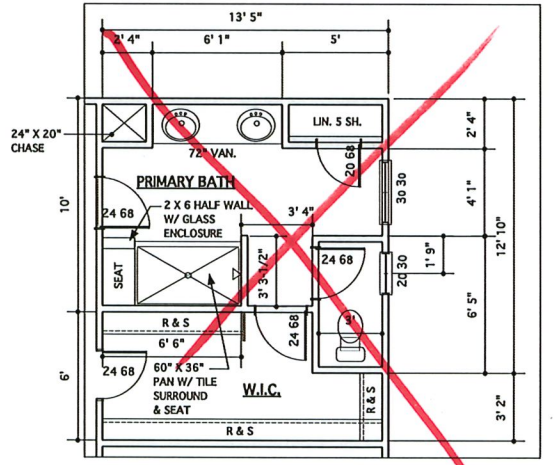
SEE STRUCTURAL DRAWINGS FOR NUMBER OF JACK STUDS AND SIZES



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0" - 8'-0" CLG. U.N.O.



@ OPT. DELUXE PRIMARY BATH #2
SCALE 1/4" = 1'-0"

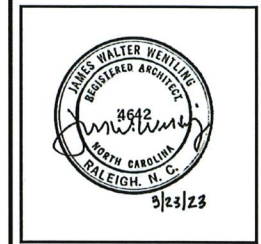


@ OPT. DELUXE PRIMARY BATH #1
SCALE 1/4" = 1'-0"

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REVISIONS

MARK	DATE	DESCRIPTION
CH	06-26-19	THE JEWEL
DN	08-19-19	STRUCT. DWGS. REV.
DN	12-03-19	16 RISERS/MINOR UPDATES
CH	03-17-20	CLIENT REV. + 17 R.
DN	05-20-20	UPTURNED BEAM - GARAGE
AM	05-10-21	RE stamps SHEET
DN	03-09-23	CONVERT HIGHGATE/ADD THIRD-CAR GAR. OPTION

PROJECT NO. 113-88
DATE 06-26-19
SCALE AS NOTED
DRAWN BY CH
CHECKED BY JW
ISSUED FOR PERMITS/CONSTRUCTION

PROJECT TITLE
MODEL 2343 - GARAGE RIGHT

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

DRAWING TITLE
SECOND FLOOR PLANS

DEET
3.1

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REVISIONS		
DATE	BY	DESCRIPTION
12-03-19	DN	16 RISERS
03-17-20	CH	17 RISERS/ UPDATE
05-20-20	DN	UPTURNED BEAM - GARAGE
05-10-21	AM	RE-Stamp SHEET
03-09-23	DN	CONVERT HIGHWAY/ADD THIRD-CAR GAR. OPTION
03-23-23	DN	MINOR UPDATES

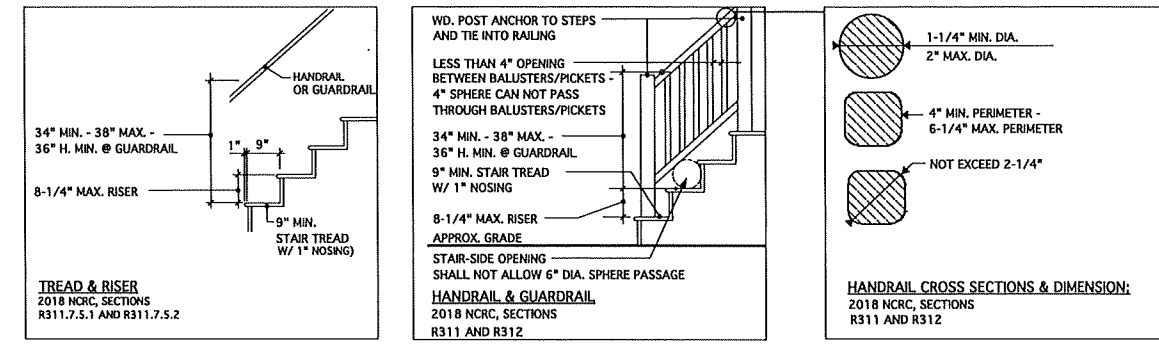
PROJECT NO.	113-88
DATE	08-19-19
SCALE	AS NOTED
DRAWN BY	CH
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

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

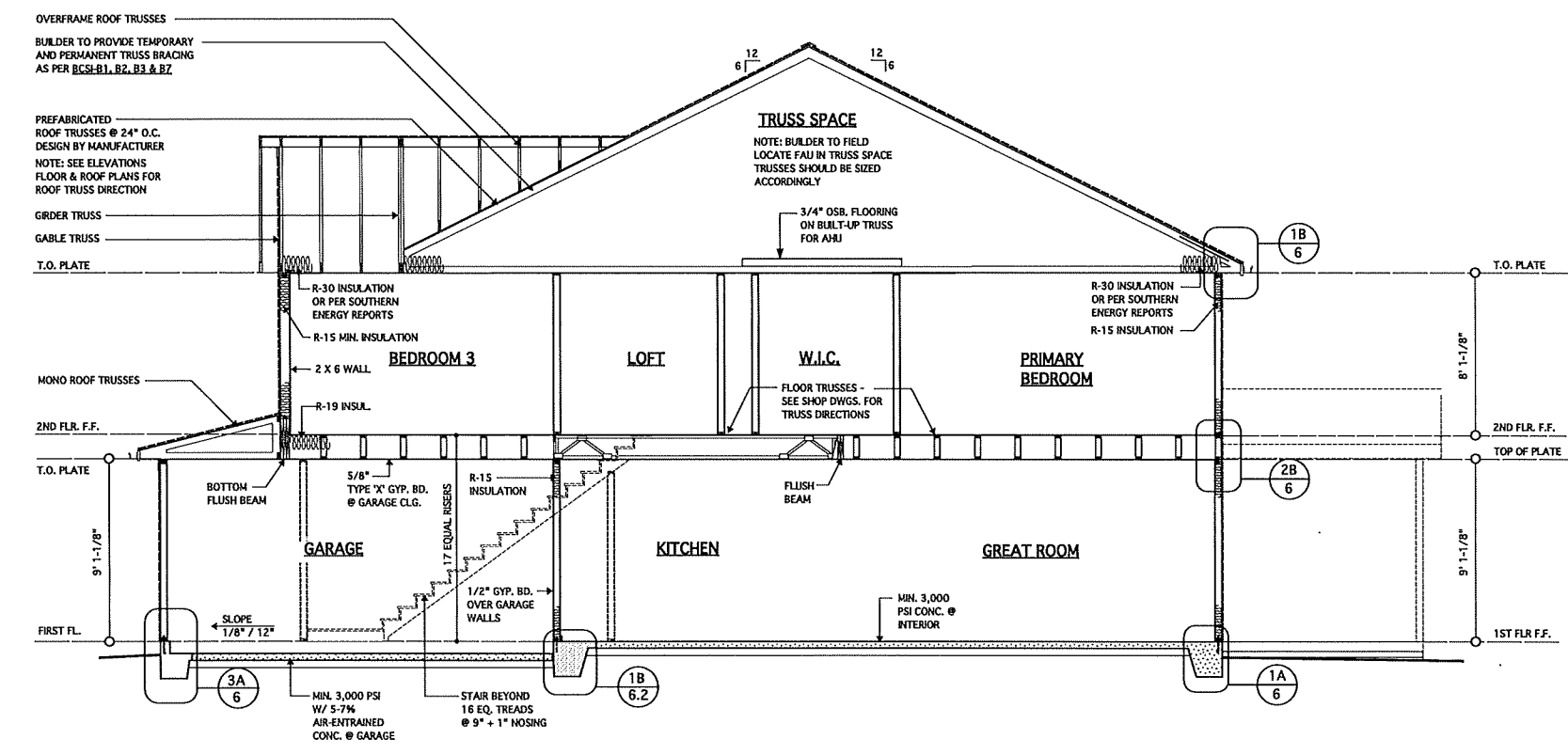
DRAWING TITLE
BUILDING SECTION

SHEET
5



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



TYPICAL BUILDING SECTION @ MONOLITHIC SLAB @ ELEV. B/C
SCALE: 1/4" = 1'-0"

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REVISIONS		
NO.	DATE	DESCRIPTION
CH	03-17-20	MINOR UPDATE
AM	05-10-21	RE-STAMP SHEET
DN	03-09-23	CONVERT HIGHWAY/ADD THIRD-CAR GAR. OPTION

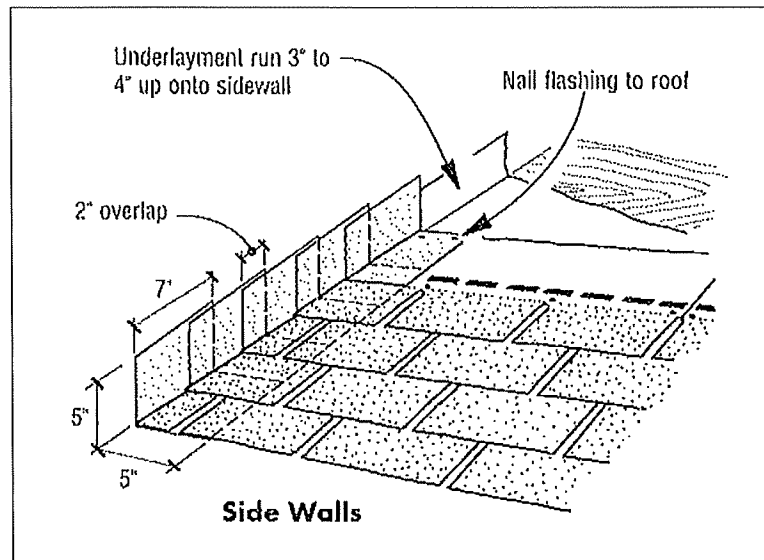
PROJECT NO.	113-88
DATE	06-19-19
SCALE	1-1/2" = 1'-0" U.N.D.
DRAWN BY	CH
CHECKED BY	JW
USED FOR	PERMITS/CONSTRUCTION

PROJECT TITLE
**MODEL 2343 -
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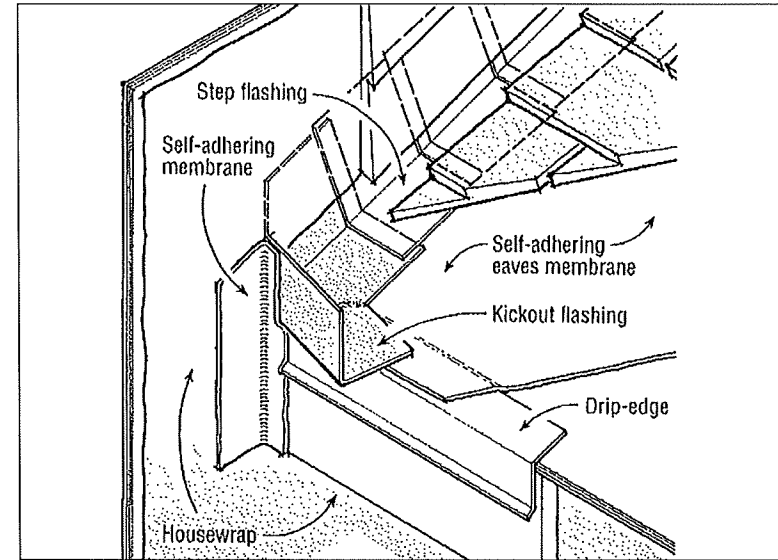
CLIENT
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HOMES OF NC**
3100 Smoketree Court,
Suite 210
Raleigh, NC 27604
(919) 256-3060
(919) 556-0690 Fax

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

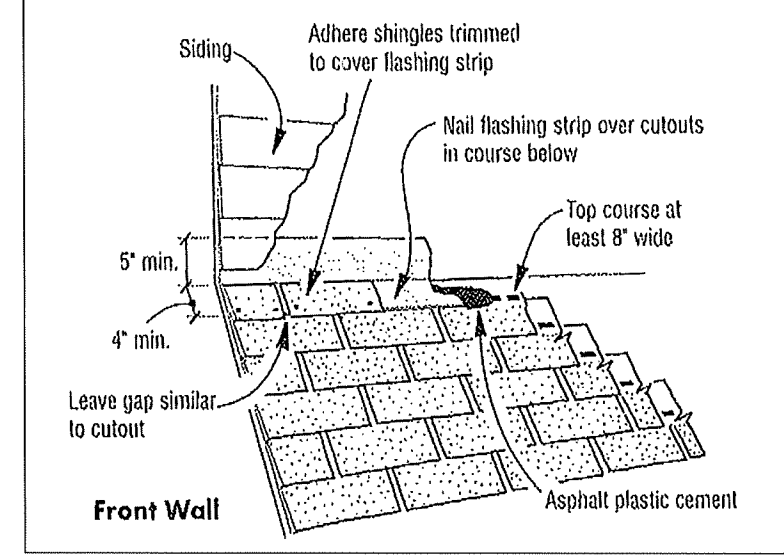
SHEET
6.1



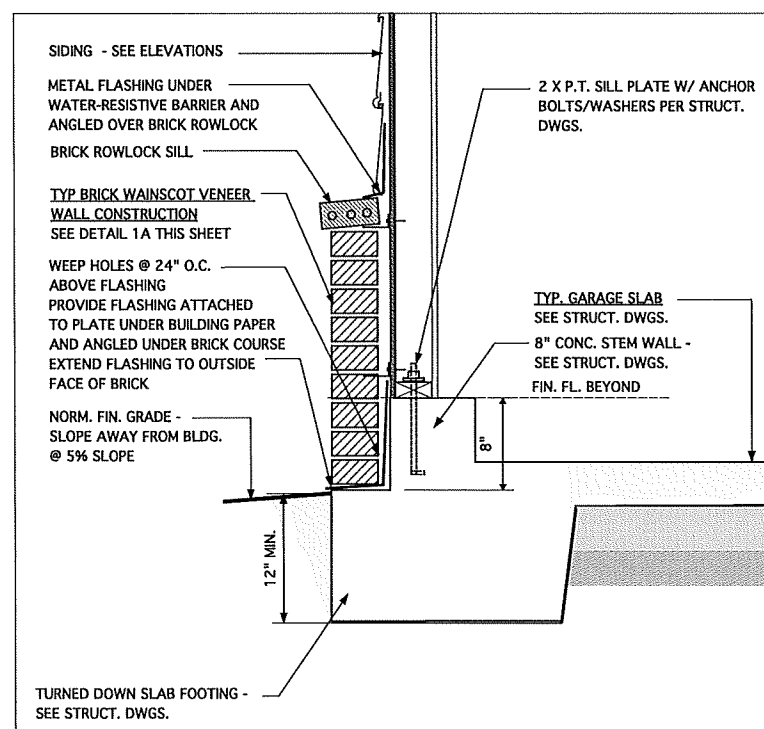
3B ROOF FLASHING AGAINST SIDE WALL DETAIL
N.T.S.



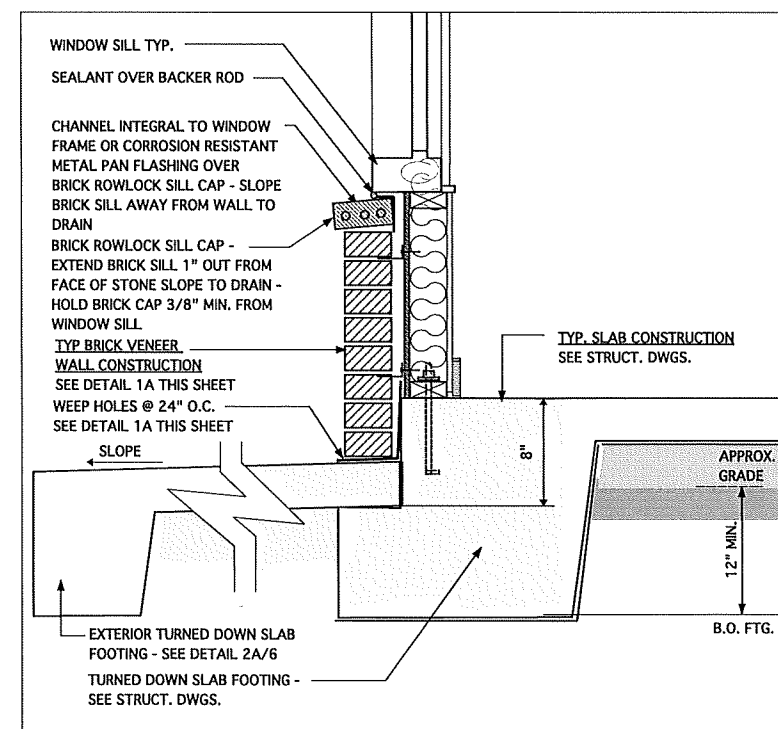
2B KICK-OUT FLASHING DETAIL AT ROOF FASCIA/WALL INTERSECTION
N.T.S.



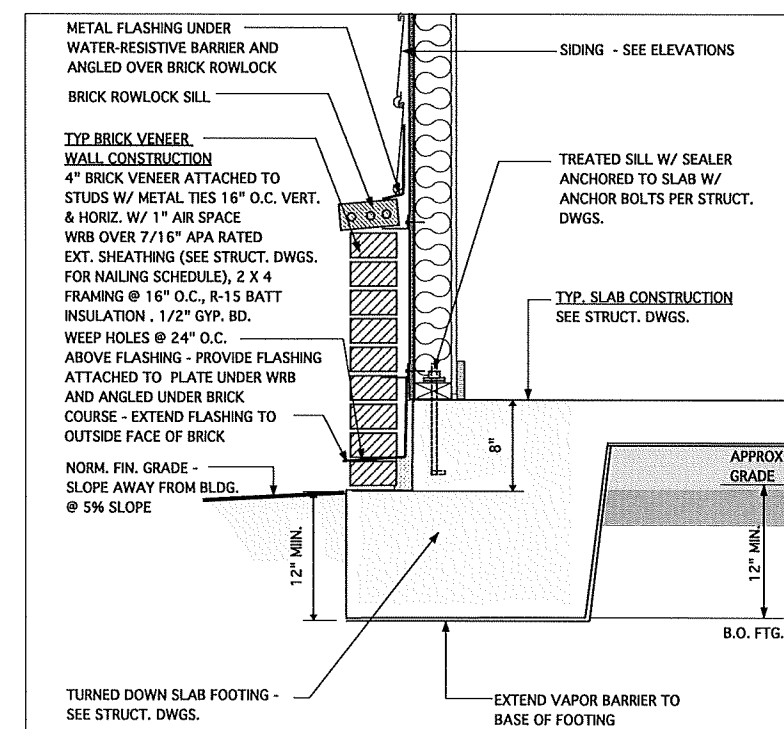
1B ROOF FLASHING AGAINST FRONT WALL DETAIL
N.T.S.



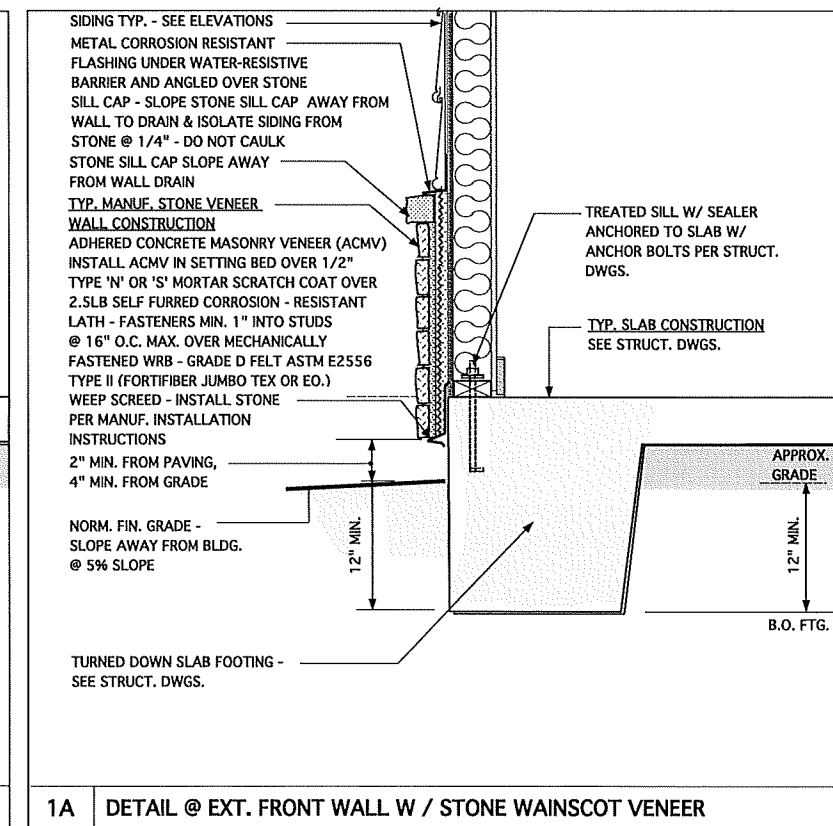
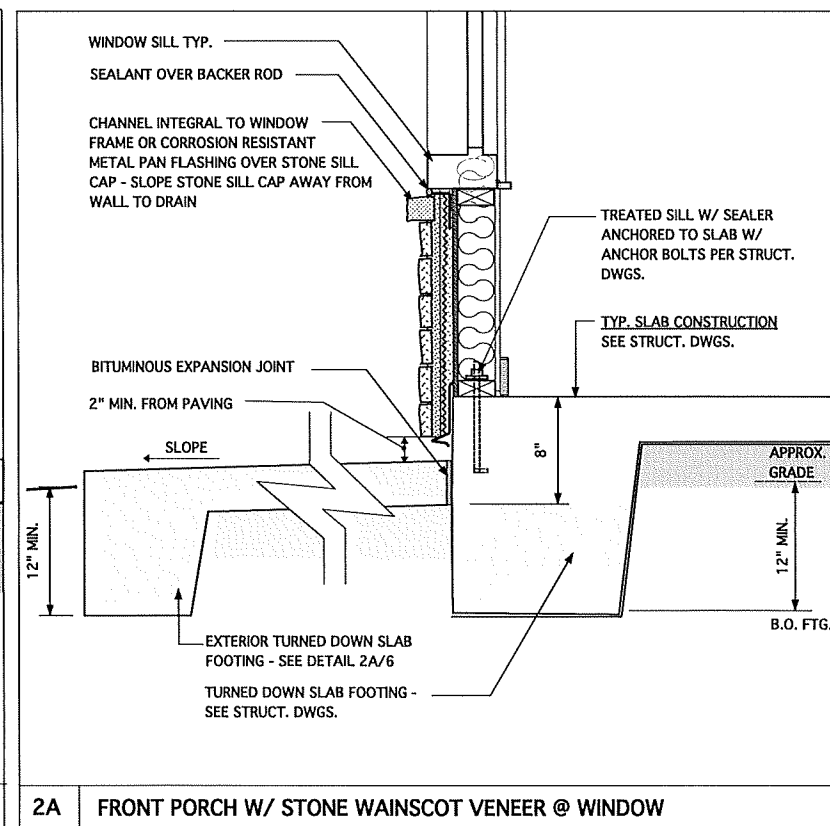
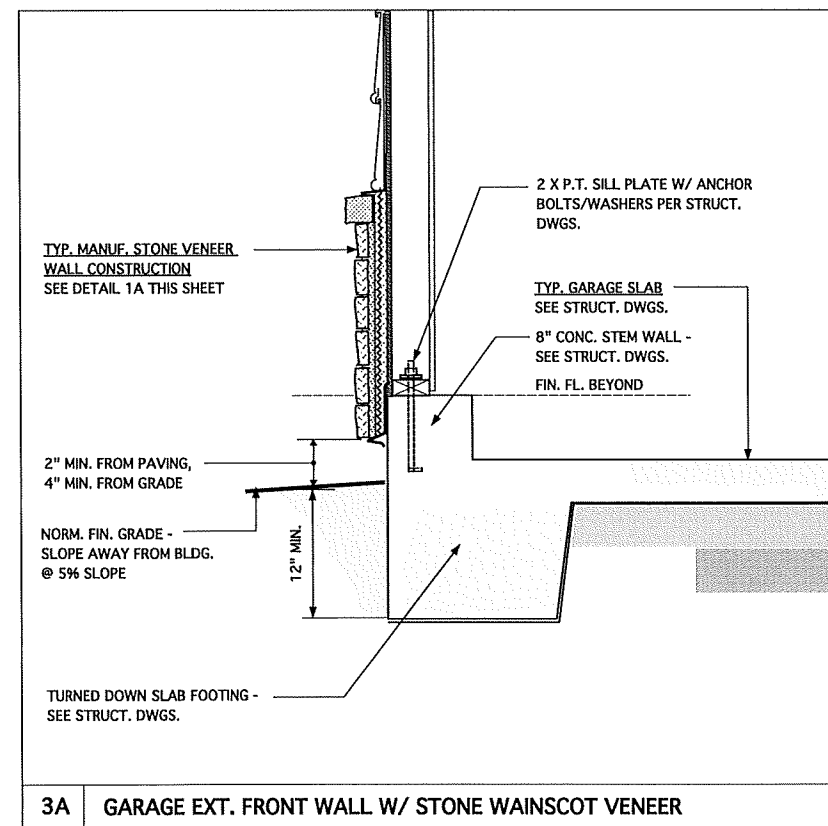
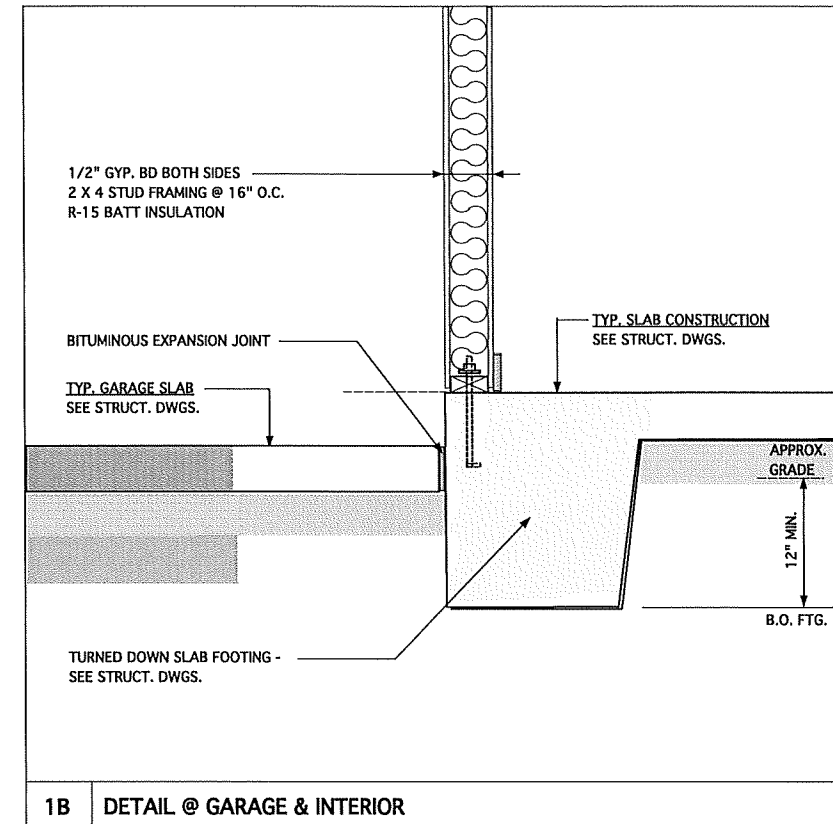
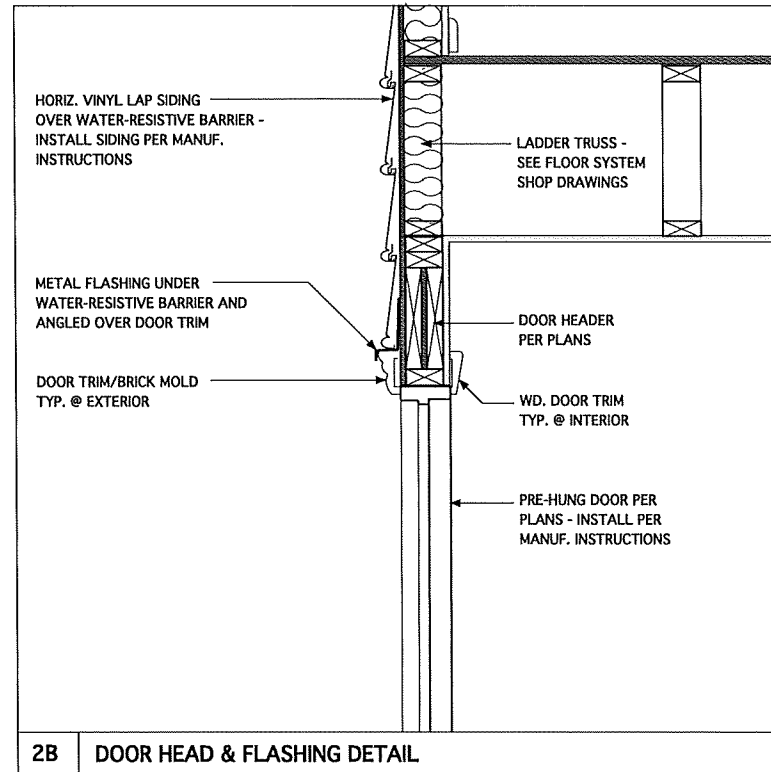
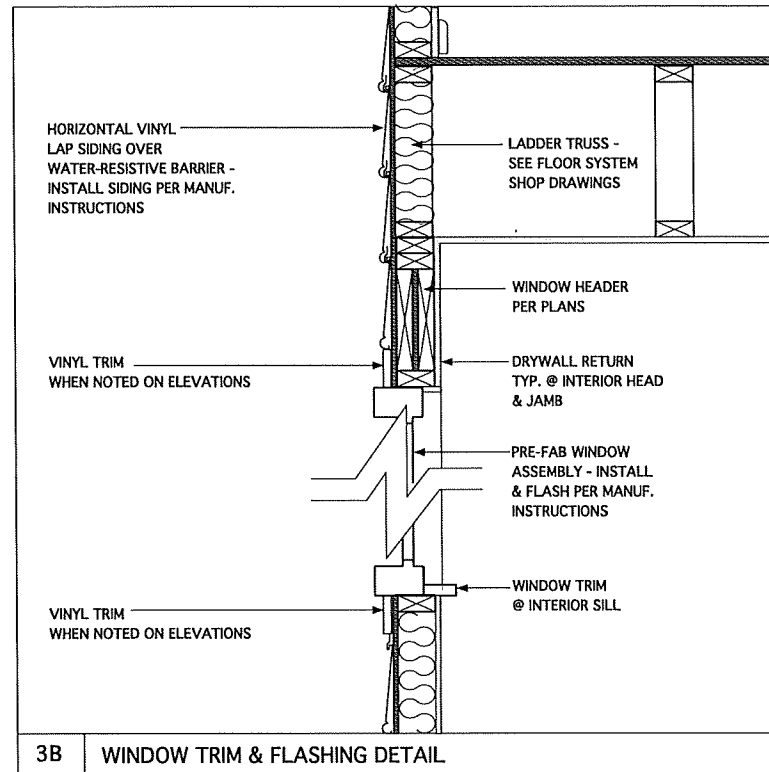
3A EXT. GARAGE FRONT WALL W/ BRICK WAINSCOT VENEER



2A FOUND. DETAIL FRONT @ PORCH W/ BRICK WAINSCOT VENEER



1A FOUND. DETAIL @ FRONT WALL W/ BRICK WAINSCOT VENEER



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DATE	DESCRIPTION
03-17-20	MINOR UPDATE
05-10-21	RE-STAMP SHEET
03-09-23	CONVERT HIGHWAY/ADD THIRD-CAR GAR. OPTION

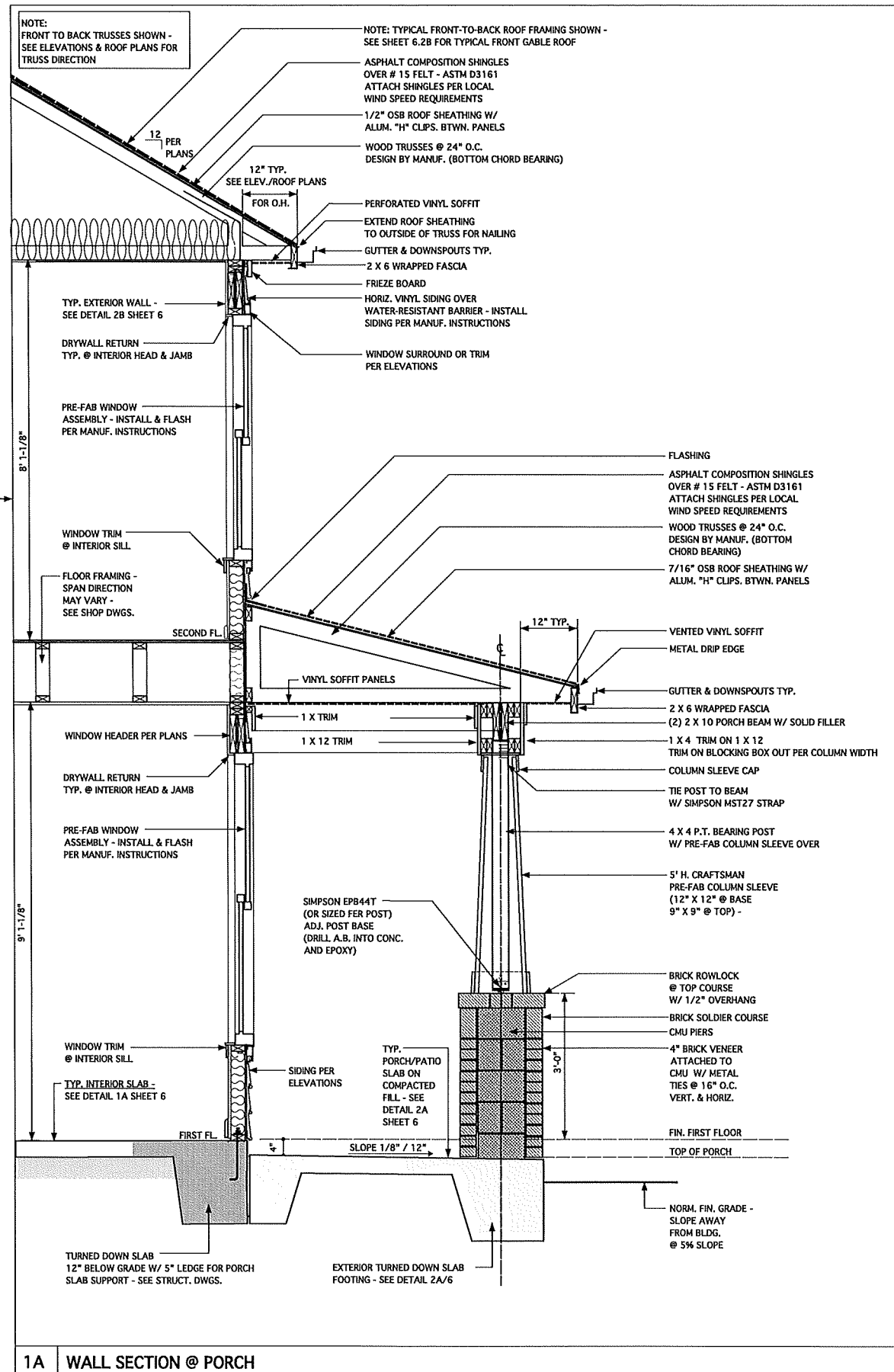
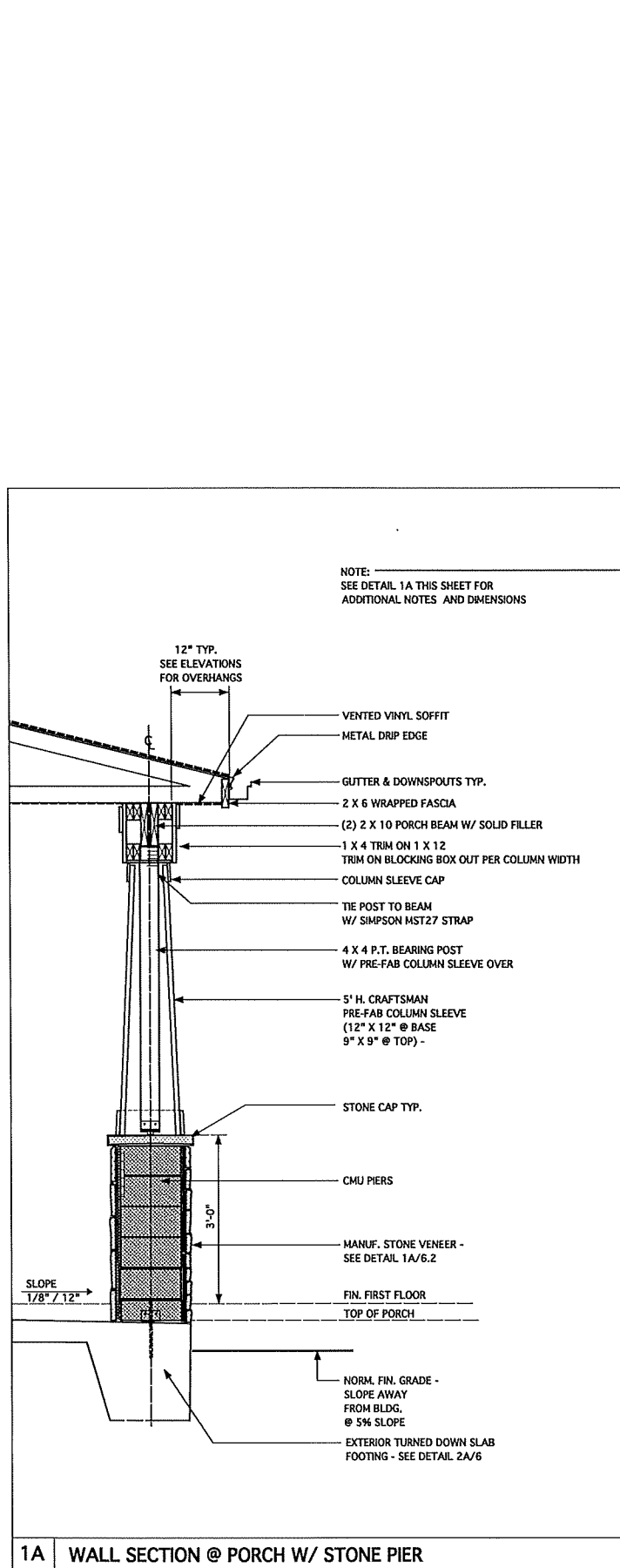
PROJECT NO.	113-88
DATE	08-19-19
SCALE	1-1/2" = 1'-0"
DRAWN BY	CH
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

PROJECT TITLE
MODEL 2343 - 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

SHEET
6.2



JAMES WENTLING/ ARCHITECT
100 SOUTH BROAD STREET, SUITE 1524 PHILADELPHIA, PA 19110
(215) 568-2551
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JAMES WALTER WENTLING REGISTERED ARCHITECT
3642
NORTH CAROLINA
RALEIGH, N. C.
3/23/23

DATE	DESCRIPTION
03-17-20	MINOR UPDATE
05-10-21	REBAMP SHEET
03-09-23	CONVERT HIGHGATE/ADD THIRD-CAR GAR. OPTION
03-23-23	MINOR UPDATE

PROJECT NO. 113-88
DATE 08-19-19
SCALE 3/4" = 1'-0"
DRAWN BY CH
CHECKED BY JW
ISSUED FOR PERMITS/CONSTRUCTION

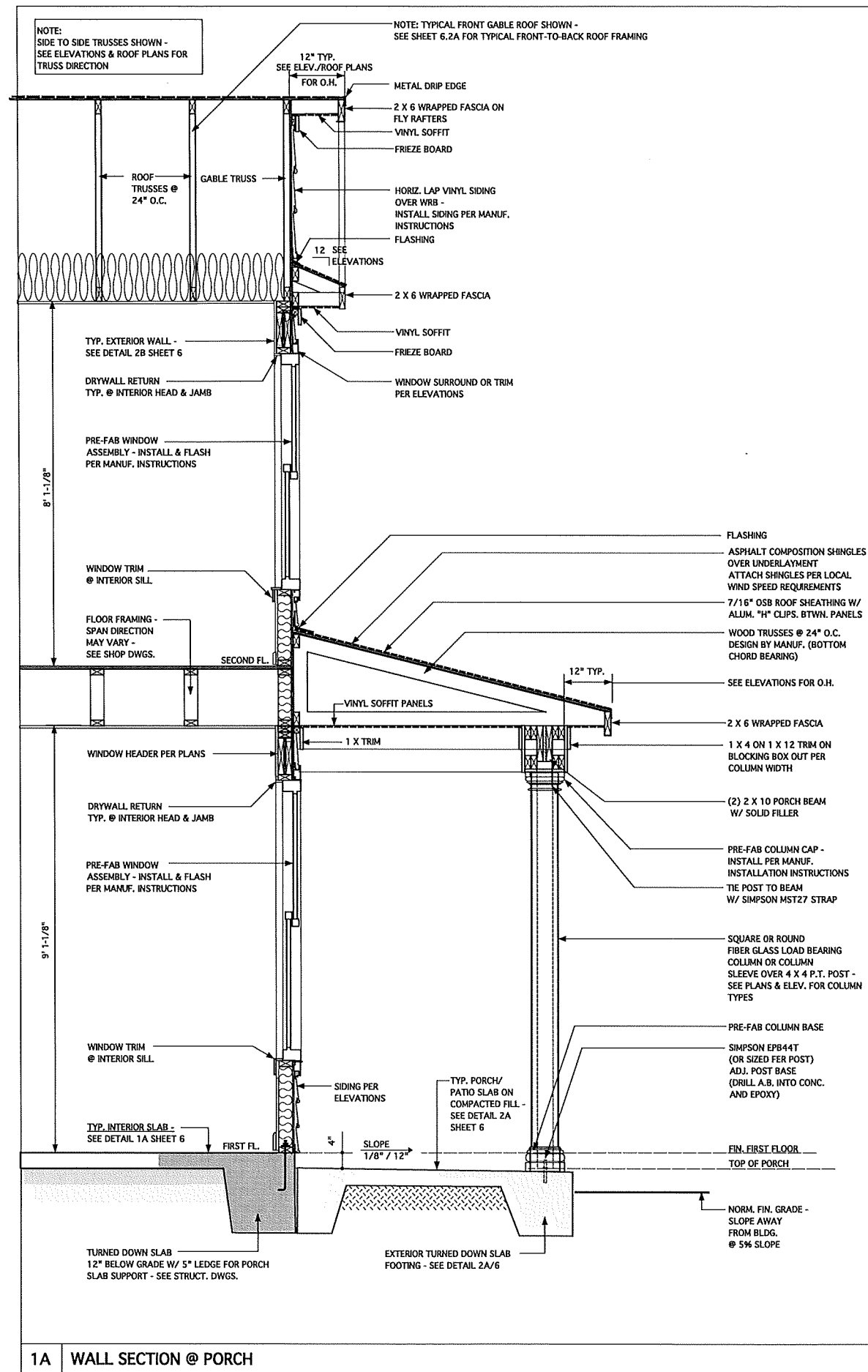
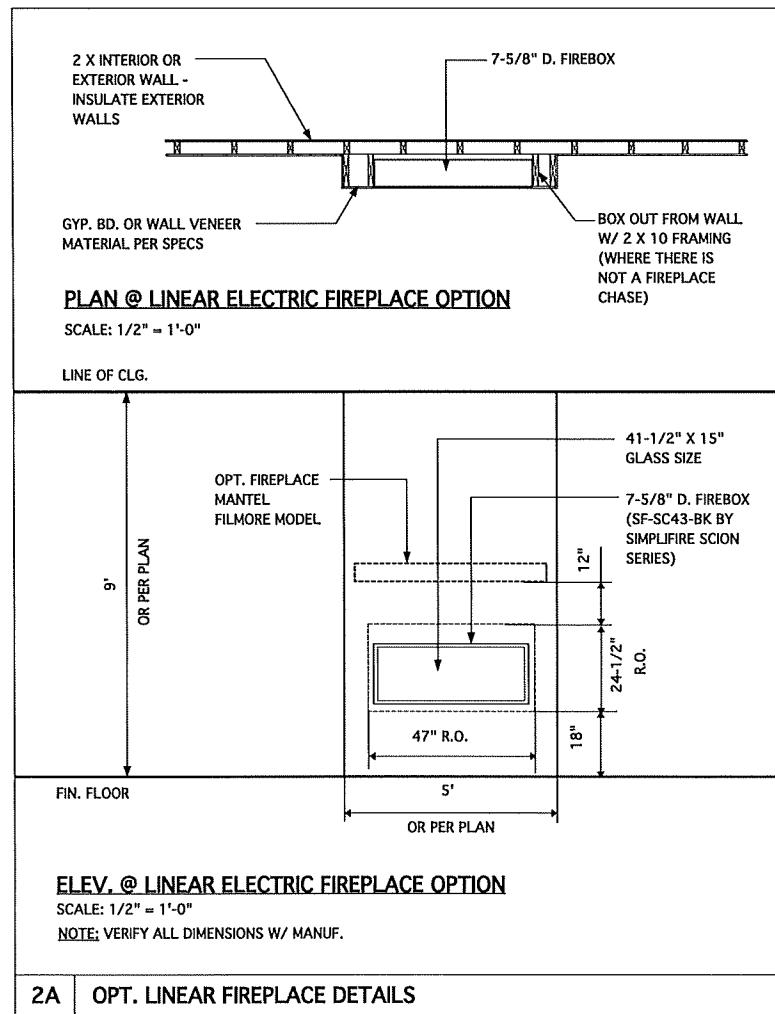
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DRAWING TITLE
ELEVATION A - DETAILS

SHEET
6.2A

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REVISIONS		
DATE	DESCRIPTION	BY
03-17-20	MINOR UPDATE	CH
05-10-21	RE-STAMP SHEET	AM
03-09-23	CONVERT HIGHOTR/ADD THIRD-CAR GAR. OPTION	DN
03-23-23	MINOR UPDATE	DN

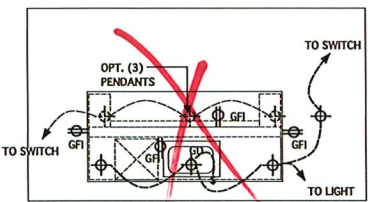
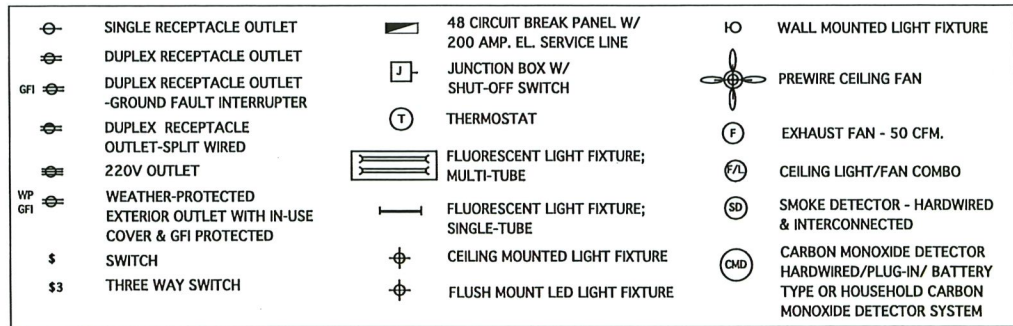
PROJECT NO. 113-48
DATE 08-19-19
SCALE 3/4" = 1'-0" U.N.D.
DRAWN BY CH
CHECKED BY JW
USED FOR PERMITS/CONSTRUCTION

PROJECT TITLE
MODEL 2343 - GARAGE RIGHT

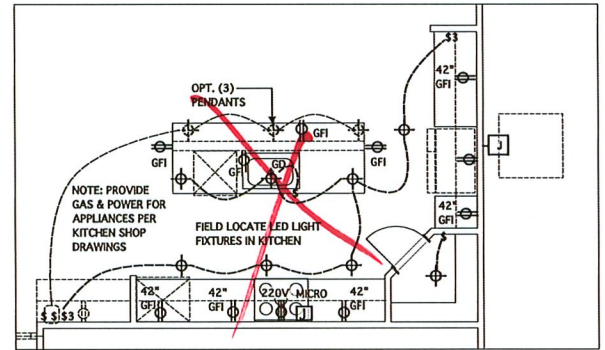
CLIENT
CHESAPEAKE HOMES OF NC
3100 Smoketree Court,
Suite 210
Raleigh, NC 27604
(919) 256-3060
(919) 556-0690 Fax

DRAWING TITLE
ELEVATION B/C - DETAILS

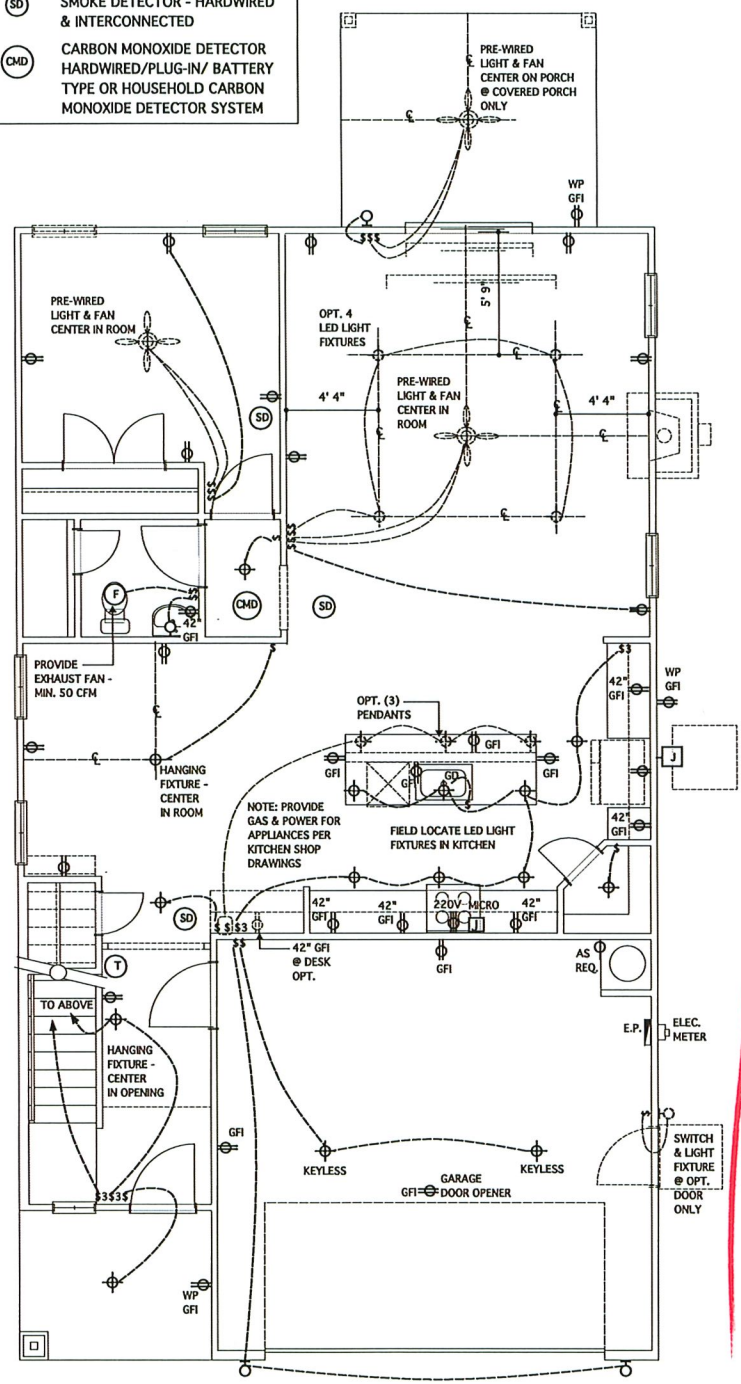
SHEET
6.2B



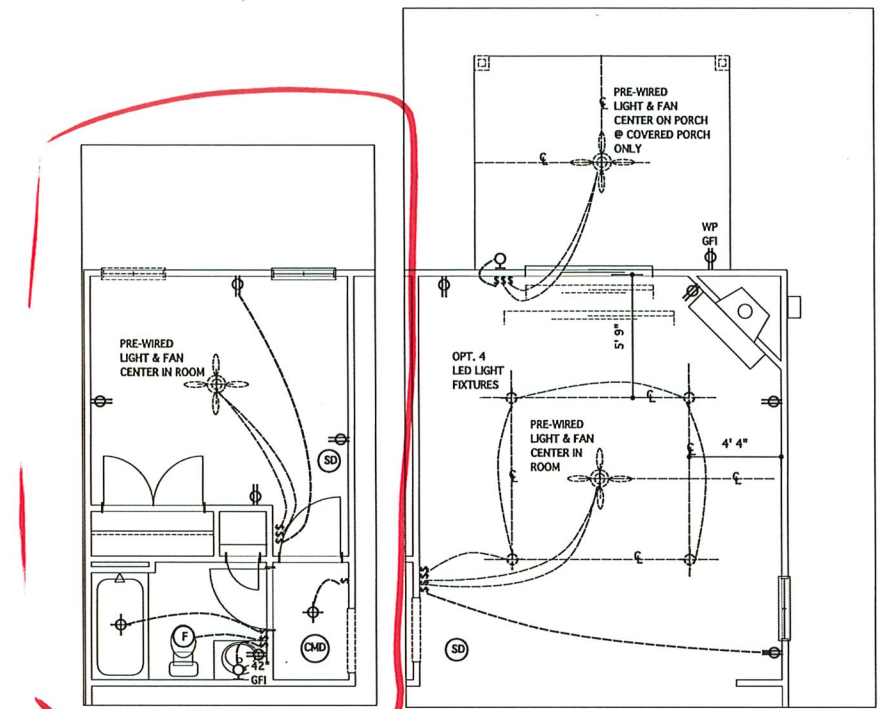
@ OPT. GOURMET KITCHEN ISLAND
SCALE 1/4" = 1'-0"



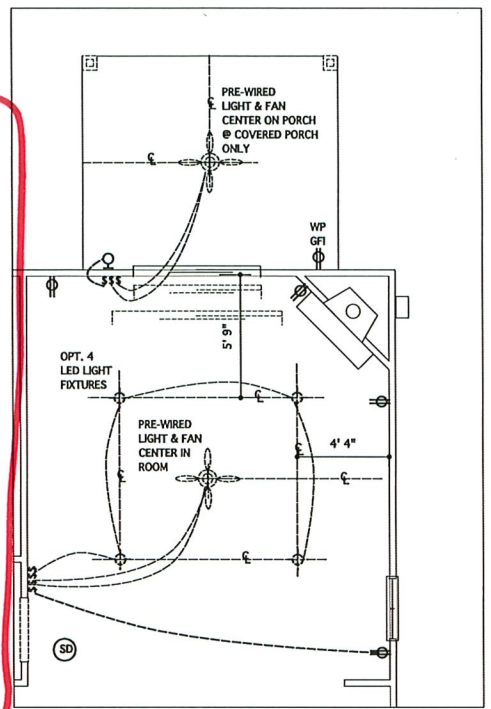
@ OPT. GOURMET KITCHEN
SCALE 1/4" = 1'-0"



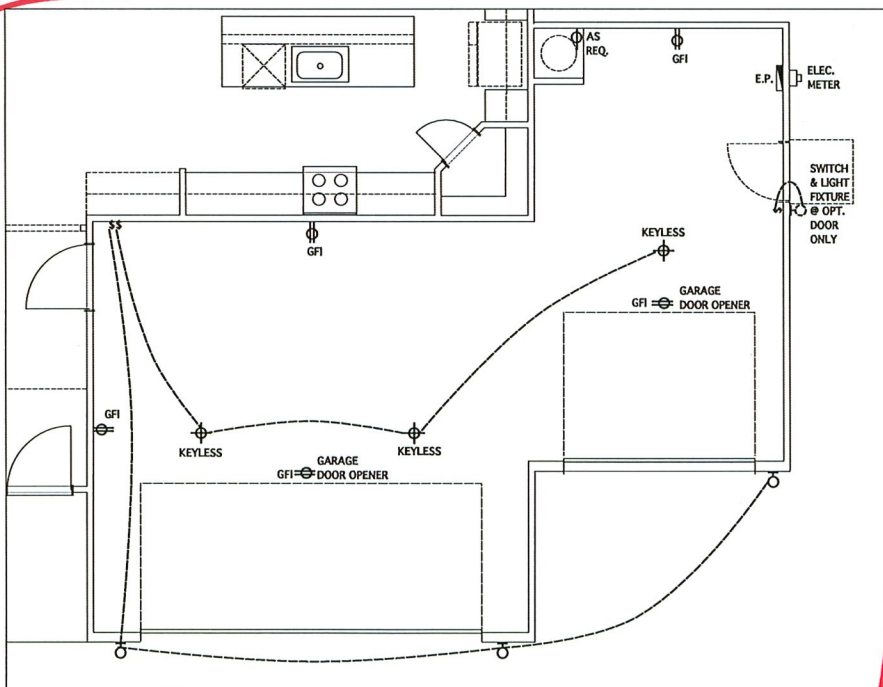
FIRST FLOOR ELECTRICAL PLAN
SCALE 1/4" = 1'-0"



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



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



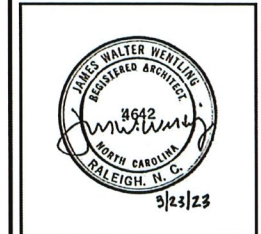
OPT. THIRD-CAR GARAGE
SCALE 1/4" = 1'-0"

JAMES WENTLING/ ARCHITECT
LAND TITLE BUILDING
100 SOUTH BROAD STREET,
SUITE 1524
PHILADELPHIA, PA 19110

(215) 568-2551
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ARCHITECTURE
LAND PLANNING
GRAPHICS

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REVISIONS

MARK	DATE	DESCRIPTION
DN	08-19-19	STRUCT. DWGS. REV.
DN	12-03-19	16 RISERS/MINOR UPDATES
CH	03-17-20	CLIENT REV. + 17 R.
DN	05-20-20	UPTURNED BEAM - GARAGE
AM	05-10-21	RE-STAMP SHEET
DN	03-09-23	CONVERT HIGHGATE/ADD THIRD-CAR GAR. OPTION
DN	03-23-23	MINOR UPDATES

PROJECT NO. 113-88

DATE 06-26-19

SCALE AS NOTED

DRAWN BY CH

CHECKED BY JW






















ISSUED FOR PERMITS/CONSTRUCTION

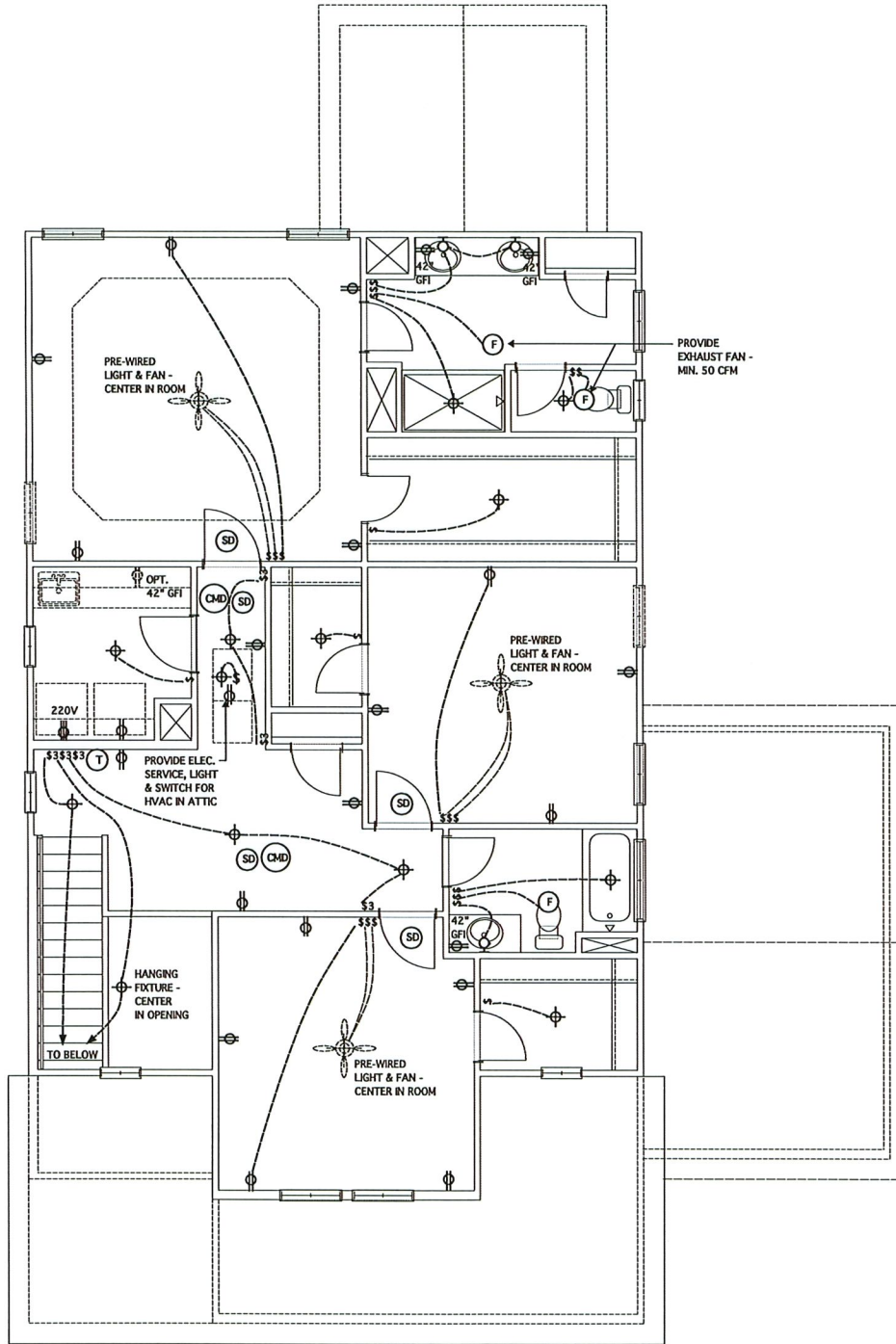
PROJECT TITLE
MODEL 2343 - GARAGE RIGHT

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

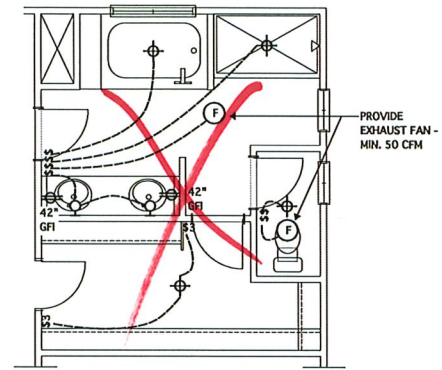
DRAWING TITLE
FIRST FLOOR ELECTRICAL PLANS

SHEET
7

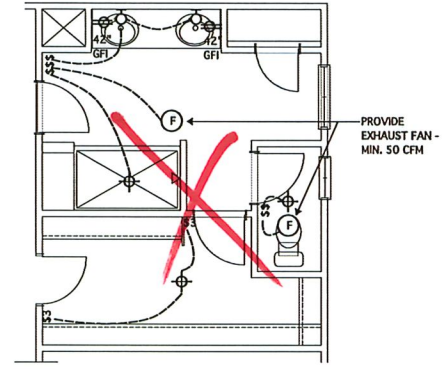
-  SINGLE RECEPTACLE OUTLET
-  DUPLEX RECEPTACLE OUTLET
-  DUPLEX RECEPTACLE OUTLET-GROUND FAULT INTERRUPTER
-  DUPLEX RECEPTACLE OUTLET-SPLIT WIRED
-  220V OUTLET
-  WEATHER-PROTECTED EXTERIOR OUTLET WITH IN-USE COVER & GFI PROTECTED
-  SWITCH
-  THREE WAY SWITCH
-  FLUORESCENT LIGHT FIXTURE; MULTI-TUBE
-  FLUORESCENT LIGHT FIXTURE; SINGLE-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
-  48 CIRCUIT BREAK PANEL W/ 200 AMP. EL. SERVICE LINE
-  IN-USE COVER W/ SHUT-OFF SWITCH



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



@ OPT. DELUXE PRIMARY BATH #2
SCALE 1/4" = 1'-0"




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

JAMES WENTLING/ ARCHITECT
LAND TITLE BUILDING
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SUITE 1524
PHILADELPHIA, PA 19110

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wentlinghouseplans.com

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GRAPHICS

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REVISIONS		
MARK	DATE	DESCRIPTION
DN	12-03-19	16 RISERS/ MINOR UPDATES
CH	03-17-20	CLIENT REVISIONS
DN	05-20-20	LIFTURNED BEAM - GARAGE
AM	05-10-21	RE-STAMP SHEET
DN	03-09-23	CONVERT HIGHGATE/ADD THIRD-CAR GAR. OPTION

PROJECT NO.	113-62
DATE	08-19-19
SCALE	AS NOTED
DRAWN BY	AB
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

PROJECT TITLE
MODEL 2343 - 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

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STRUCTURAL NOTES

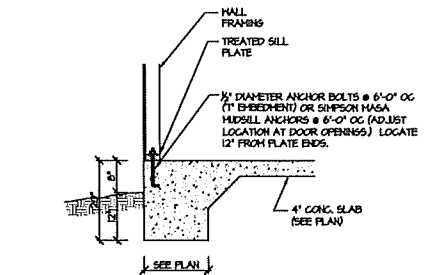
- NC (2018 NCRS), Mnd. 15-120 mph
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HPs, VALUETS, RIDGES, FLOORS, WALLS, BEAMS AND HEADERS, COLLARS, CHIMNEYS, OFFSETS, LOAD BEARING WALLS, PER A GROUND SYSTEM FOOTINGS, AND PILING SYSTEM. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL 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 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 6000 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: (50 PSF, 10 PSF, L260)
 - ATTIC WITH PERMANENT STAIR: (40 PSF, 10 PSF, L260)
 - ATTIC WITHOUT PERMANENT STAIR: (20 PSF, 10 PSF, L260)
 - ATTIC WITHOUT STORAGE: (10 PSF, 10 PSF, L240)
 - STAIRS: (40 PSF, 10 PSF, L260)
 - EXTERIOR BALCONIES: (60 PSF, 10 PSF, L260)
 - DECKS: (40 PSF, 10 PSF, L260)
 - CHAIRLIFTS AND HANDLAYS: (200 LBS)
 - PASSENGER VEHICLE GARAGES: (50 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 NAILING REQUIREMENTS.
 - SEE APPENDIX H (DCA6) 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 FUMPS 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 (3). CONTROL JOINTS SHALL BE SAWCUT TO A DEPTH OF 1/2" D.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 ASSIGNED 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 PROTECTED WITH ADEQUATE DRAINAGE, AND SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.
 - ALL FRAMING LUMBER SHALL BE SPP #2 2" x 6" SPS UNLESS NOTED OTHERWISE (NO). ALL TREATED LUMBER SHALL BE SYP #2. PLATE MATERIAL MAY BE SPP #3 OR SYP #3 (F_u/F_y) = 425 PSI - 11N.
 - L.V.L. SHALL BE LAMINATED VENEER LUMBER, F_b=2600 PSI, F_v=285 PSI, E=1,840,000 PSI.
 - P.S.L. SHALL BE PARALLEL STRAND LUMBER, F_b=2400 PSI, F_v=240 PSI, E=2,040,000 PSI.
 - L.S.L. SHALL BE LAMINATED STRAND LUMBER, F_b=2250 PSI, F_v=400 PSI, E=1,950,000 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 FULL 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 PROVIDED THE JOIST ARE TOE NAILED TO THE SOLE PLATE, AND SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE @ 4" O.C. ALL STEEL TIEING SHALL BE ASTM A500.
 - REBAR SHALL BE DEFORMED STEEL, ASTM63, GRADE 60. LAP ALL REBAR SPLICES 30 BAR DIAMETERS.
 - FLITCH BEAMS SHALL BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM A508) WITH NUTS AND WASHERS. THE TREATED 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" x 4" x 20" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 4'-0". SEE PLANS FOR SPANS OVER 9'-0". SEE ALSO SECTION R703.0.3 LINTELS.

FRAMING NOTES

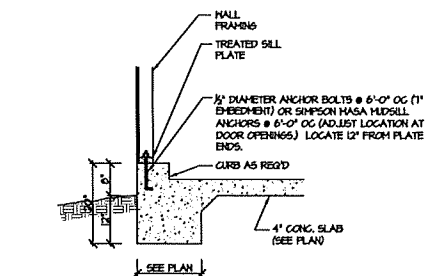
- NC (2018 NCRS), Mnd. 15-120 mph
- BRACING METHOD AND TYPE, CONTINUOUSLY SHEATHED HEP, CS-HEP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY SECTION R602.0.2 OF THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
 - EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORES WITH HOOD STRUCTURAL PANEL SHEATHING (HP) EXPOSURE B, 164; EXPOSURE C, 152(2). SHEATHING SHALL BE ATTACHED WITH 6d NAILS AT A 6"x12" NAILING PATTERN @ O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. INSTALL BLOCKING AT ALL PANEL EDGES.
 - HEP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE BLOCK AT ROOF PER SECTION R602.0.5 AND ATTACH BRACED WALLS PER CODE. HEP SHEATHING BETWEEN FLOORS SHALL BE SPICED ALONG CONTINUOUS BAND OR THE HEP SHEATHING MAY BE SPICED ACROSS STUDS (CONTINUOUS ACROSS FLOOR SYSTEM) WITH BLOCKING AT PANEL EDGES. MINIMUM 12" BEYOND FLOOR BREAK OR OTHER APPROVED METHOD.
 - 102' = 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.
 - 152(2) INTEREST FLOOR: USE "HD HOLD-DOWN DETAIL" ON 50 SHEET (OR EQUIV.).
 - 152(2) FLOOR: 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 1" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END WITH (2) 6d NAILS.
 - INTERIOR BRACED WALL: (NOTED AS "IB" ON PLANS) ATTACH 1/2" GYPSUM BOARD (GB) ON EACH SIDE OF WALL WITH A MIX OF 5d COOLER NAILS OR #6 SCREWS @ 1" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
 - INTERIOR BRACED WALL-HOOD STRUCTURAL PANEL: (NOTED AS "IBHP" ON PLANS). ATTACH ONE SIDE WITH "IB" HEP SHEATHING WITH 6d NAILS AT A 6"x12" NAILING PATTERN @ O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER HEP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIX OF 5d COOLER NAILS OR #6 SCREWS @ 1" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

HEADER/BEAM & COLUMN NOTES

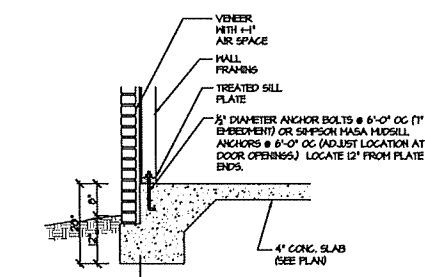
- ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)2x6 (4" WALL) OR (2)2x6 (6" WALL) WITH (2) SUPPORT STUD, UNLESS NOTED OTHERWISE.
- THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM "4" IN TABLE R602.0(3) OR AS BELOW PER NCCI 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 9' SPAN, (3) KING STUDS
 - OVER 9' UP TO 12' SPAN, (4) KING STUDS
 - OVER 12' UP TO 15' SPAN, (5) KING STUDS



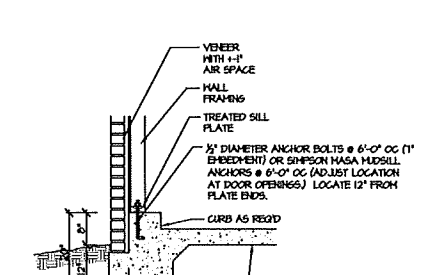
115-120 100A 50 MEH MONOLITHIC SLAB FOOTING (SIDING OR EQUAL)



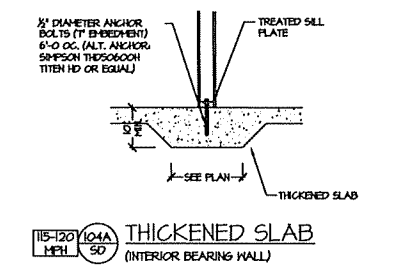
115-120 101A 50 MEH MONOLITHIC SLAB @ GARAGE (SIDING OR EQUAL)



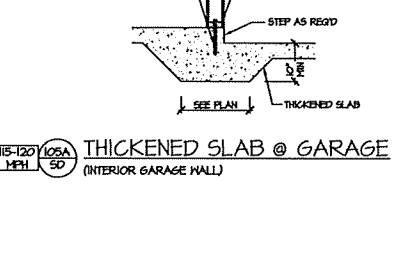
115-120 102A 50 MEH MONOLITHIC SLAB FOOTING (VENEER)



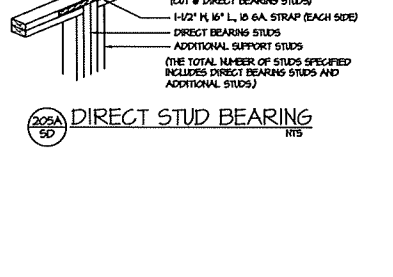
115-120 103A 50 MEH MONOLITHIC SLAB @ GARAGE (VENEER)



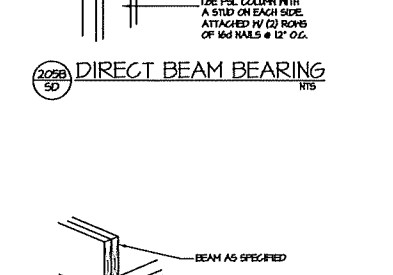
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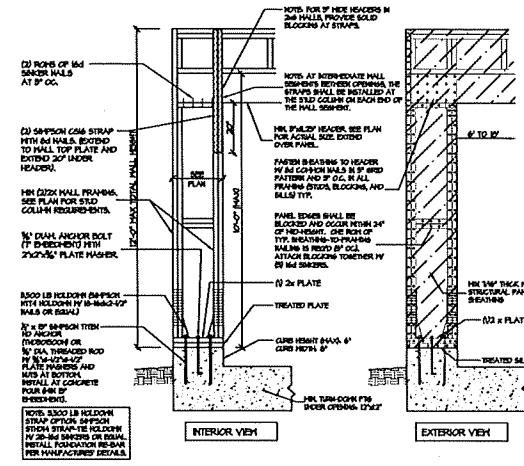
115-120 105A 50 MEH THICKENED SLAB @ GARAGE (INTERIOR GARAGE WALL)



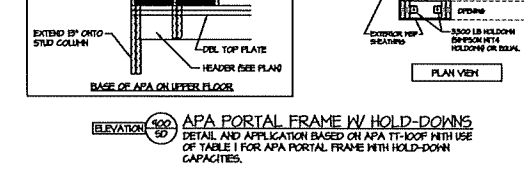
2028 50 MEH DIRECT STUD BEARING



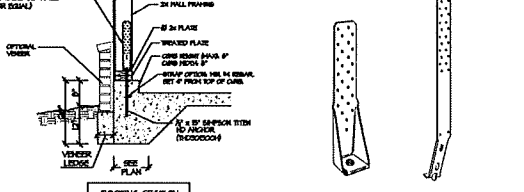
2029 50 MEH DIRECT BEAM BEARING



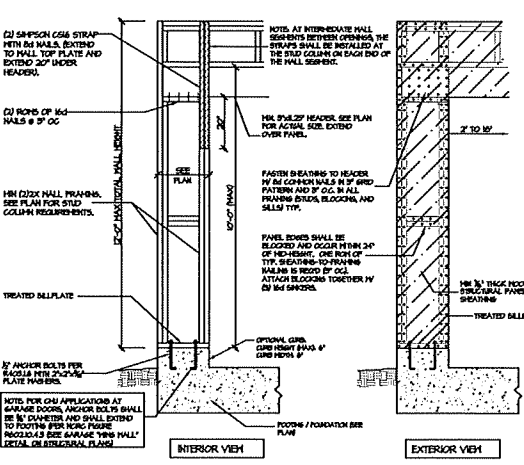
100 50 MEH APA PORTAL FRAME W/ HOLD-DOWNS



100 50 MEH APA PORTAL FRAME W/ HOLD-DOWNS



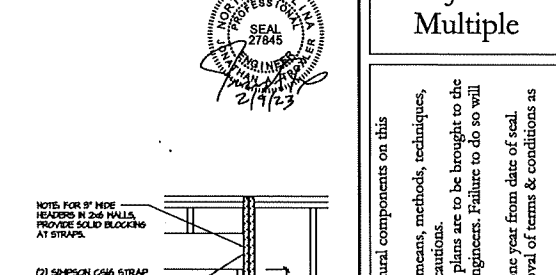
102 50 MEH BRACED WALL END CONDITION 'HD' HOLD-DOWN DETAIL



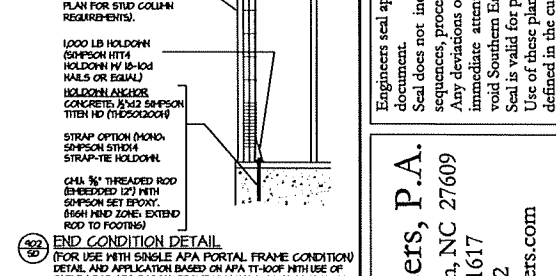
100 50 MEH CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION

100 50 MEH CS-PF: END CONDITION DETAIL

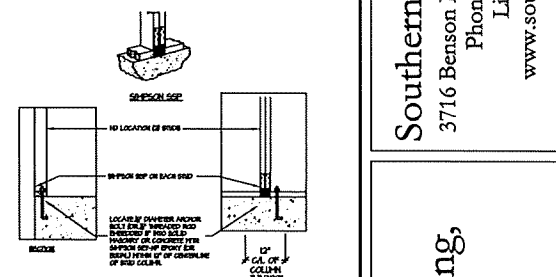
100 50 MEH CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION



100 50 MEH CS-PF: END CONDITION DETAIL



100 50 MEH CS-PF: END CONDITION DETAIL



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100 50 MEH CS-PF: END CONDITION DETAIL

100 50 MEH CS-PF: END CONDITION DETAIL

100 50 MEH CS-PF: END CONDITION DETAIL

100 50 MEH CS-PF: END CONDITION DETAIL



PROJECT #
Multiple

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www.southernengineers.com

James Wentling,
Architect

Standard Details
and Notes
Chesapeake Homes of NC

SD-1
MONO