

DETACHED SINGLE FAMILY DWELLING

MODEL 628 - GARAGE RIGHT

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AREA SCHEDULE

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

* + 68 SF @ OPT. BATHROOM

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

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 AND 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 (1-9) 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 - POISON INTERIOR AND EXTERIOR EARTH AT PERIMETER WITH EPA APPROVED TERMICIDE. SPRAY BORN-CARBOL OR EQ. TERMICIDE & MOUNT 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 A 185 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 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 1/8" 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 C 90, 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 C 270 STANDARDS.
- GROUT SHALL MEET THE REQUIREMENTS OF ASTM C 476 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 C 216, 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 A 36. STEEL COLUMNS SHALL CONFORM TO ASTM A 53.
- 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 A 500 AND FINISHED WITH CORROSION RESISTANT COATING PER ASTM B 117. 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 TPI-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 M4-06.
- 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 M1102.4.
- 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 7158 FOR WIND SPEED. INSTALL UNDERLAYMENT PER ROOF SLOPE AND IRC R905.2.2 AND CONFORMING TO ASTM D 226.
- INSTALL FLASHING, SHEET METAL, GUTTERS AND DOWNSPOUTS PER PLANS AND PER "ASPHALT ROOFING RESIDENTIAL MANUAL" AND "ARCHITECTURAL SHEET METAL MANUAL" BY SMACNA. 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 E 330.

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 101/15.2/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 E 2112.
- 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.

11-14. N/A

15. MECHANICAL

- 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.N.O.
- INSTALL ELECTRIC SMOKE DETECTORS, CARBON MONOXIDE/ALARMS WHERE SHOWN ON PLANS. ALL DETECTORS MUST BE WIRER 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"				
Termite 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-12 (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

628B Plan Garage Right
Opt 3rd Garage
Garage Service Door
Gas Line at Kitchen
Vented Out
Door from Bed 4 to Bath
Optional full bath at Bed 5
Door Slider at covered porch
Covered Porch

JAMES WENTLING/ ARCHITECT

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ARCHITECTURE

LAND PLANNING

GRAPHICS

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REVISIONS

MARK	DATE	DESCRIPTION
DN	01-10-19	CONVERT OLAHS
DN	02-14-19	STRUCT. DWGS. REV.

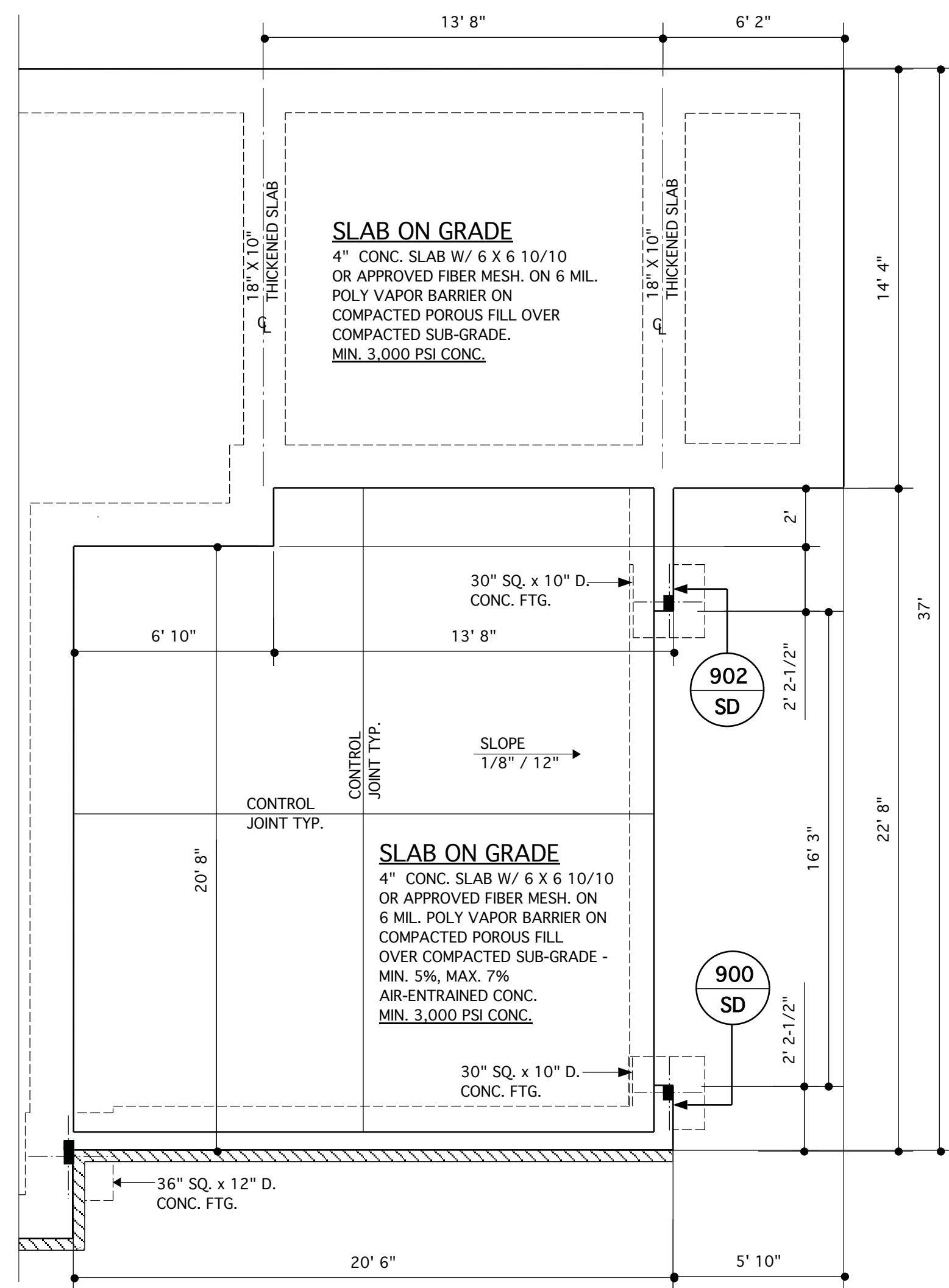
PROJECT NO.	113-69
DATE	01-13-16
SCALE	NO SCALE
DRAWN BY	JB
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

MODEL 628 - GARAGE RIGHT

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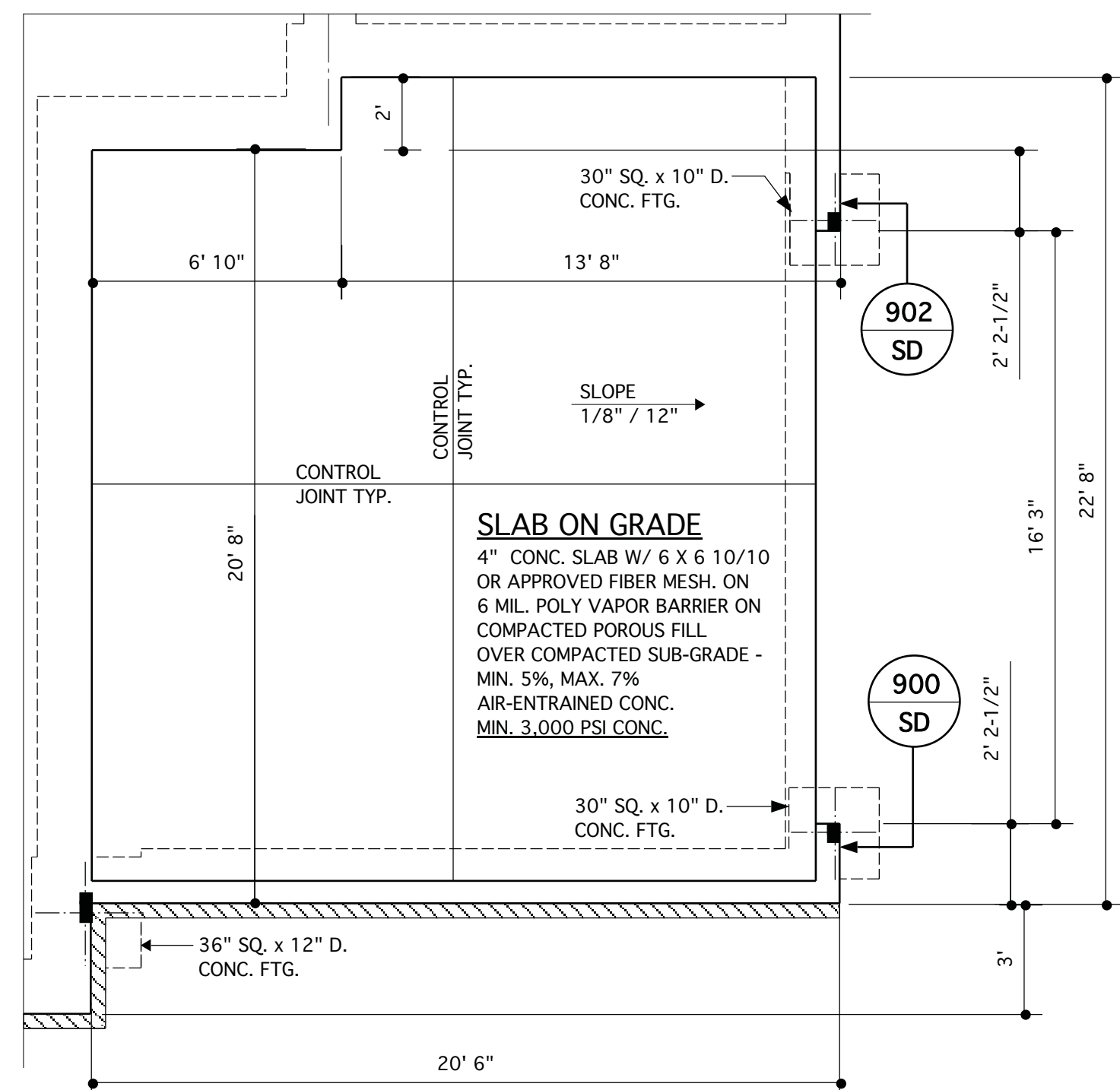
CONTENTS AND PROJECT INFORMATION

SHEET
1



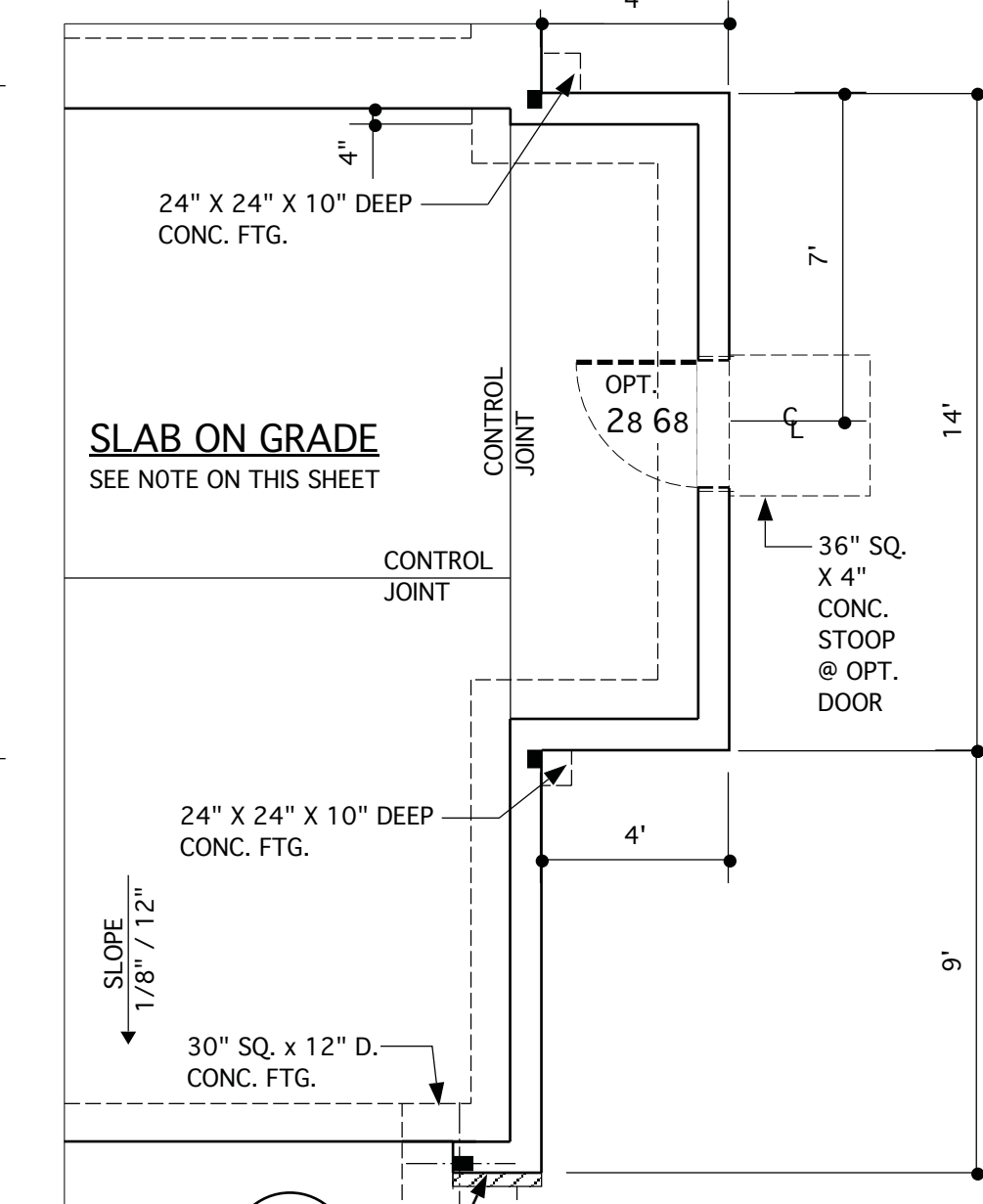
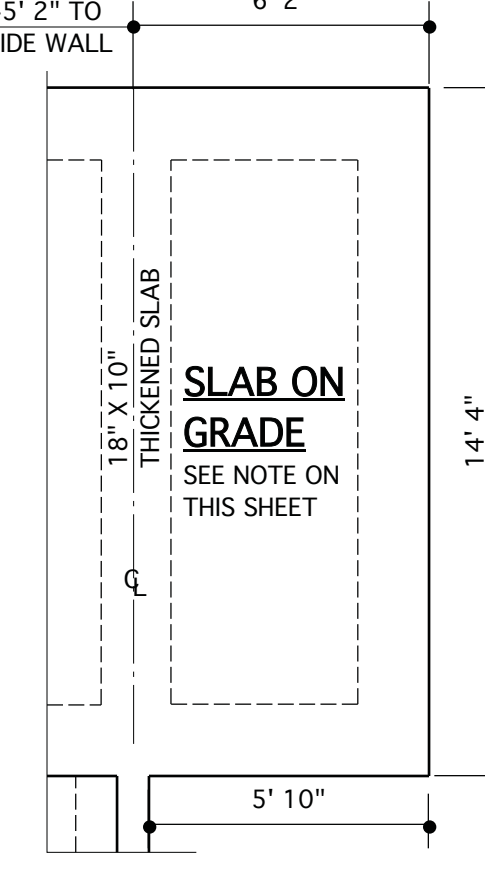
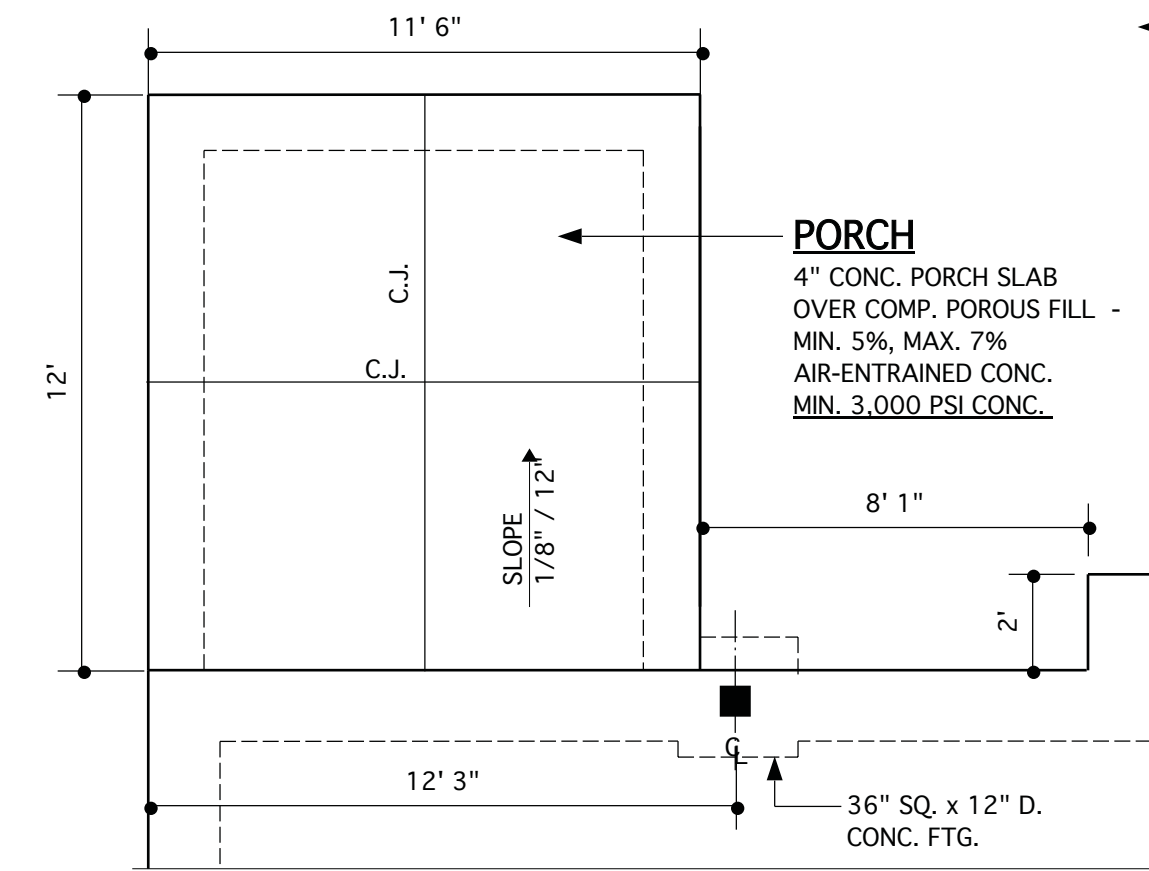
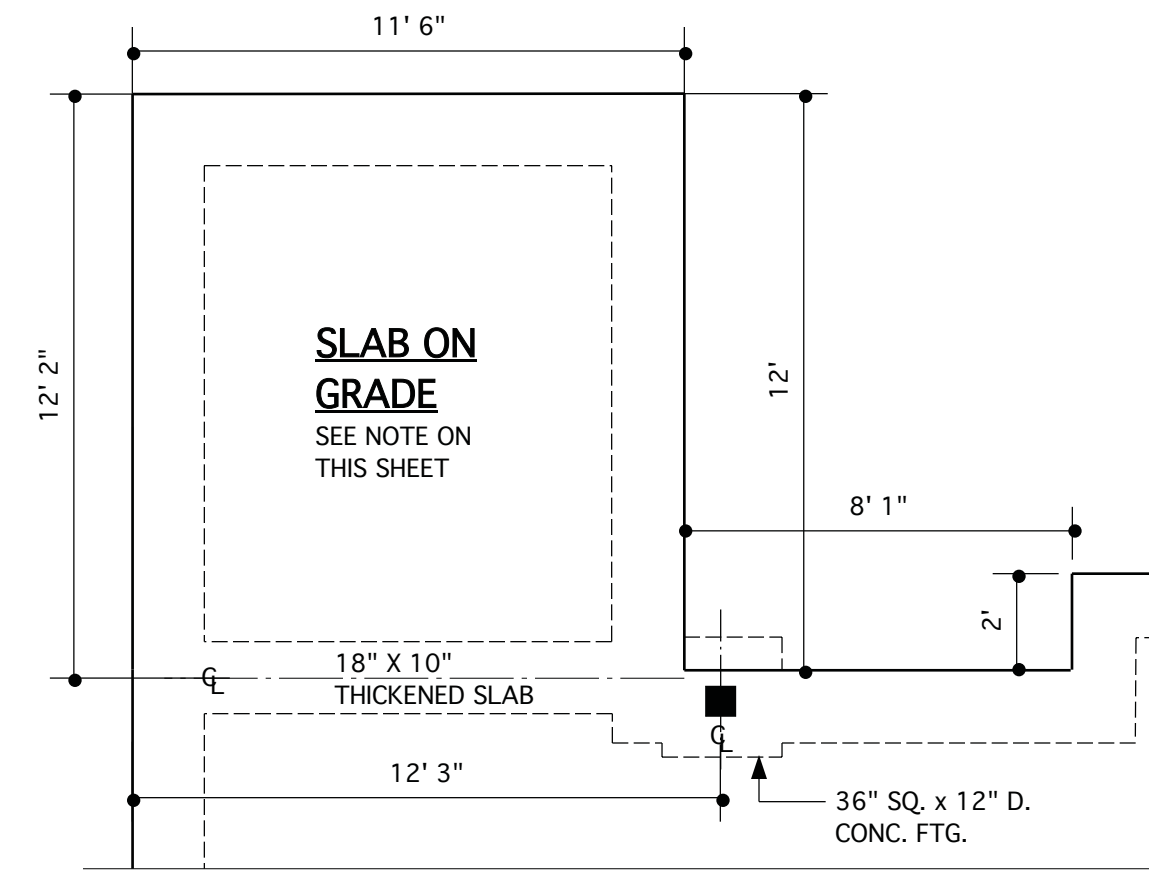
OPT. SIDE-LOAD GARAGE W/ OPT. BATHROOM

SCALE 1/4" = 1'-0"



OPT. SIDE-LOAD GARAGE

SCALE 1/4" = 1'-0"



@ OPT. BATHROOM

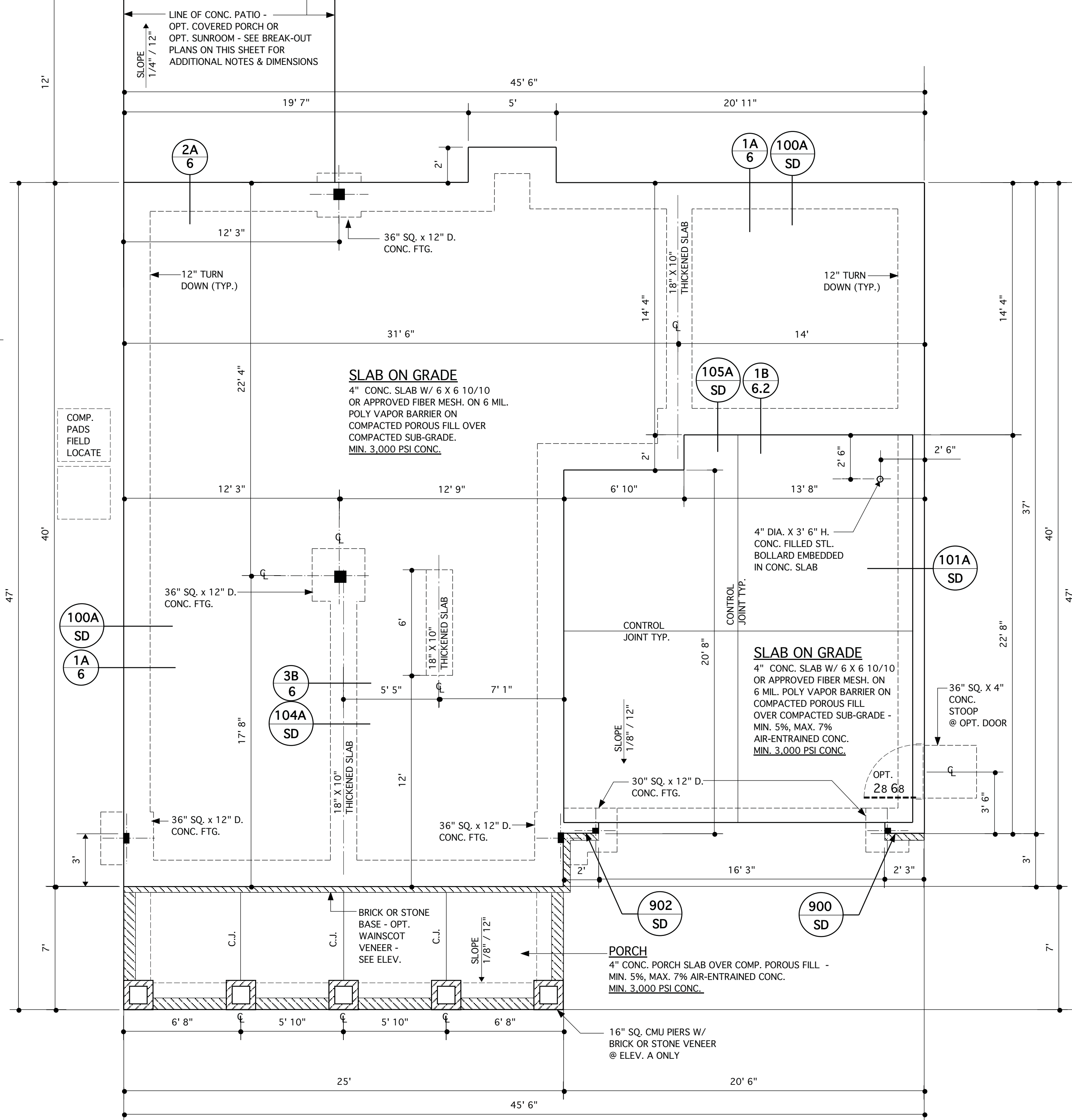
SCALE 1/4" = 1'-0"

@ OPT. SUNROOM

SCALE 1/4" = 1'-0"

@ OPT. COVERED PORCH

SCALE 1/4" = 1'-0"

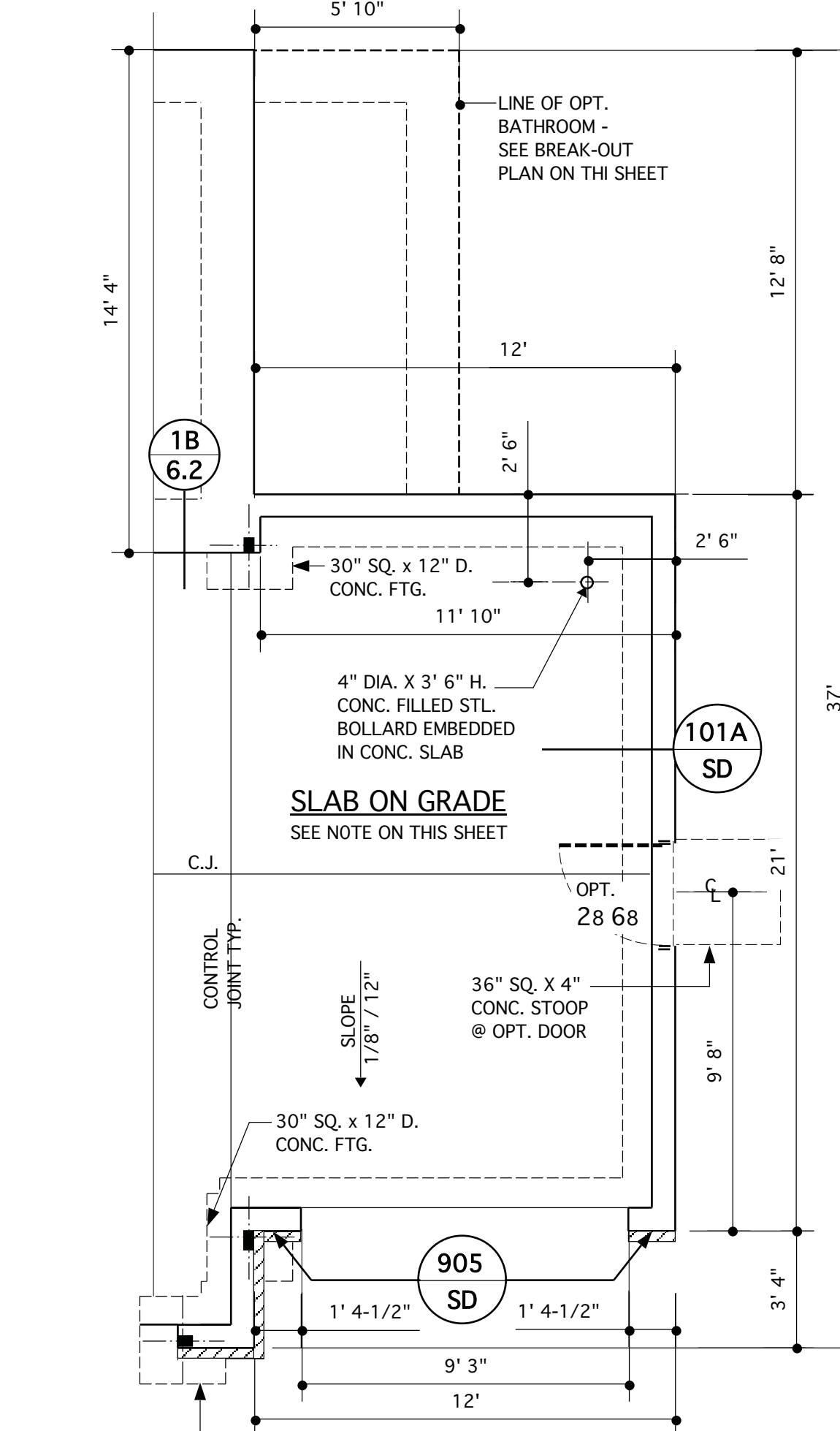


MONOLITHIC SLAB FOUNDATION PLAN

SCALE 1/4" = 1'-0"

@ OPT. GARAGE STORAGE EXTENSION

SCALE 1/4" = 1'-0"

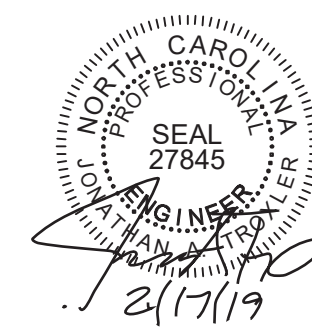


@ OPT. THIRD-CAR GARAGE

SCALE 1/4" = 1'-0"

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

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



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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.

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email: information@wentlinghouseplans.com

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.

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**

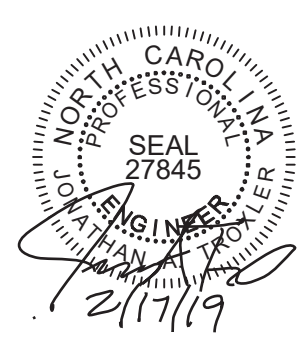
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HOMES OF NC**
3100 Smoketree Court,
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Raleigh, NC 27604
(919) 256-3060
(919) 556-0690 Fax

**MONOLITHIC SLAB
FOUNDATION PLANS**

SHEET

2

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

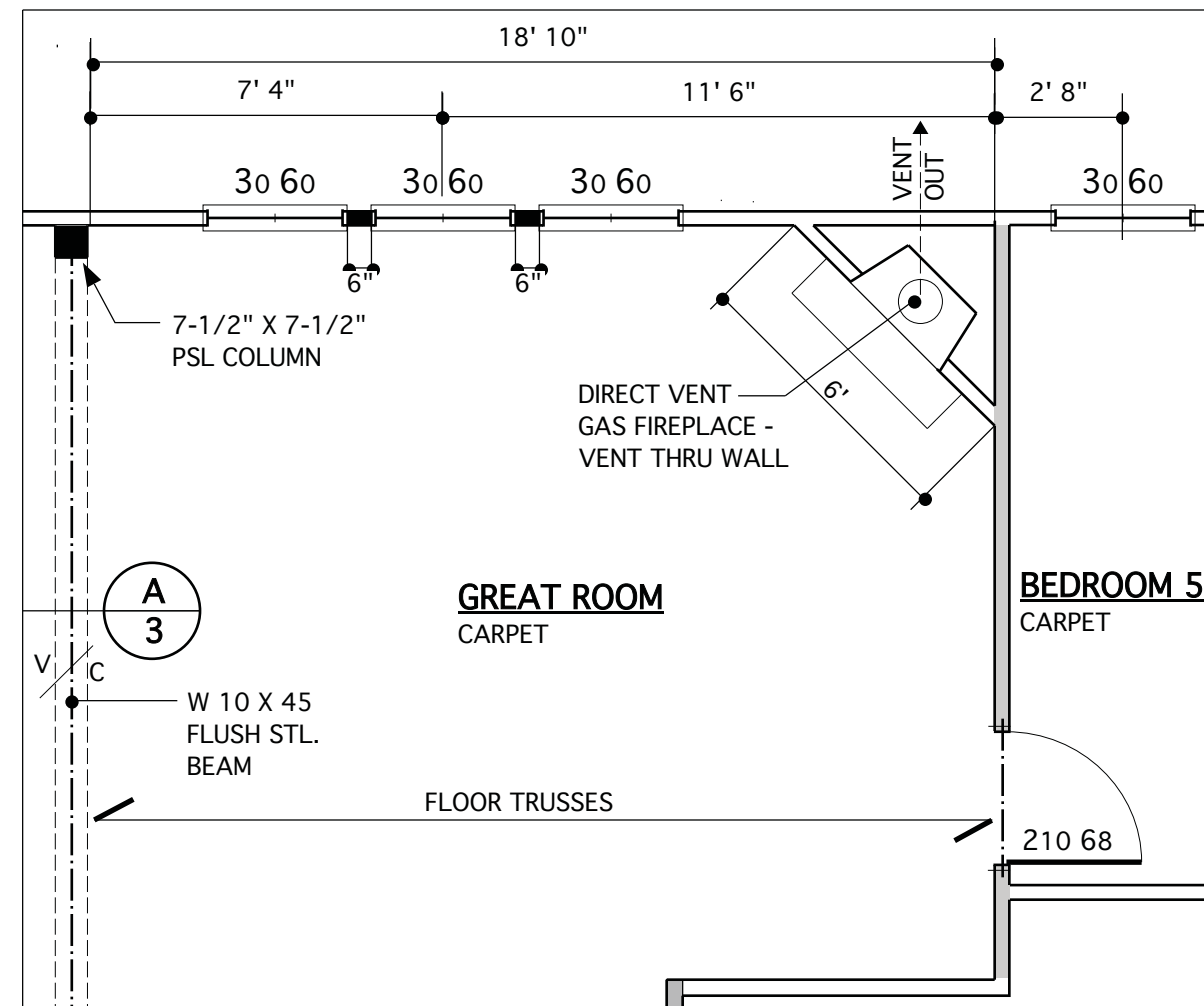
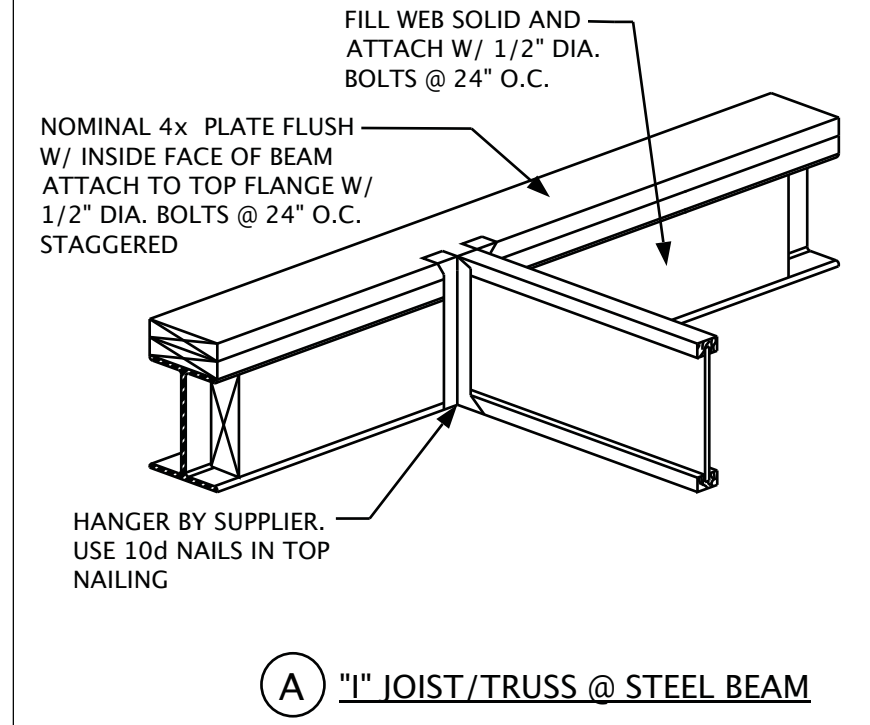


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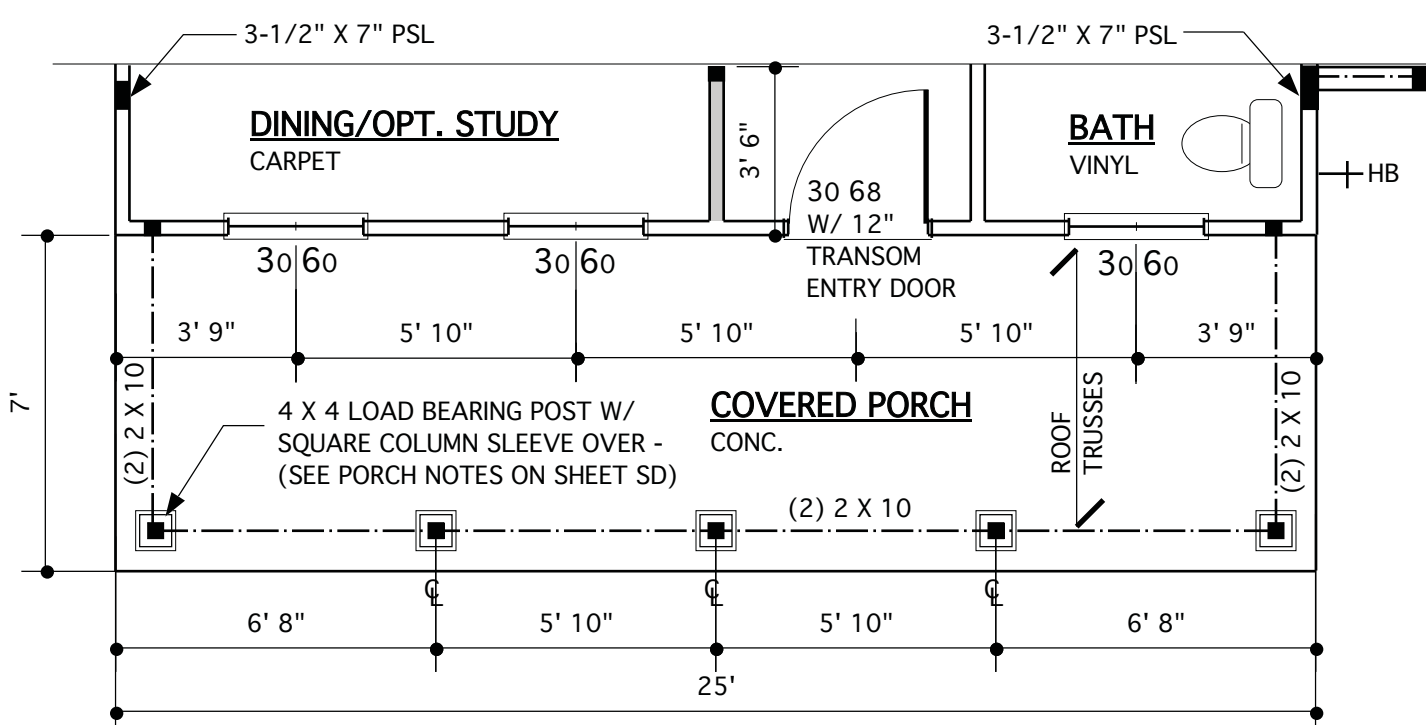
REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

PORTAL FRAME LEGEND

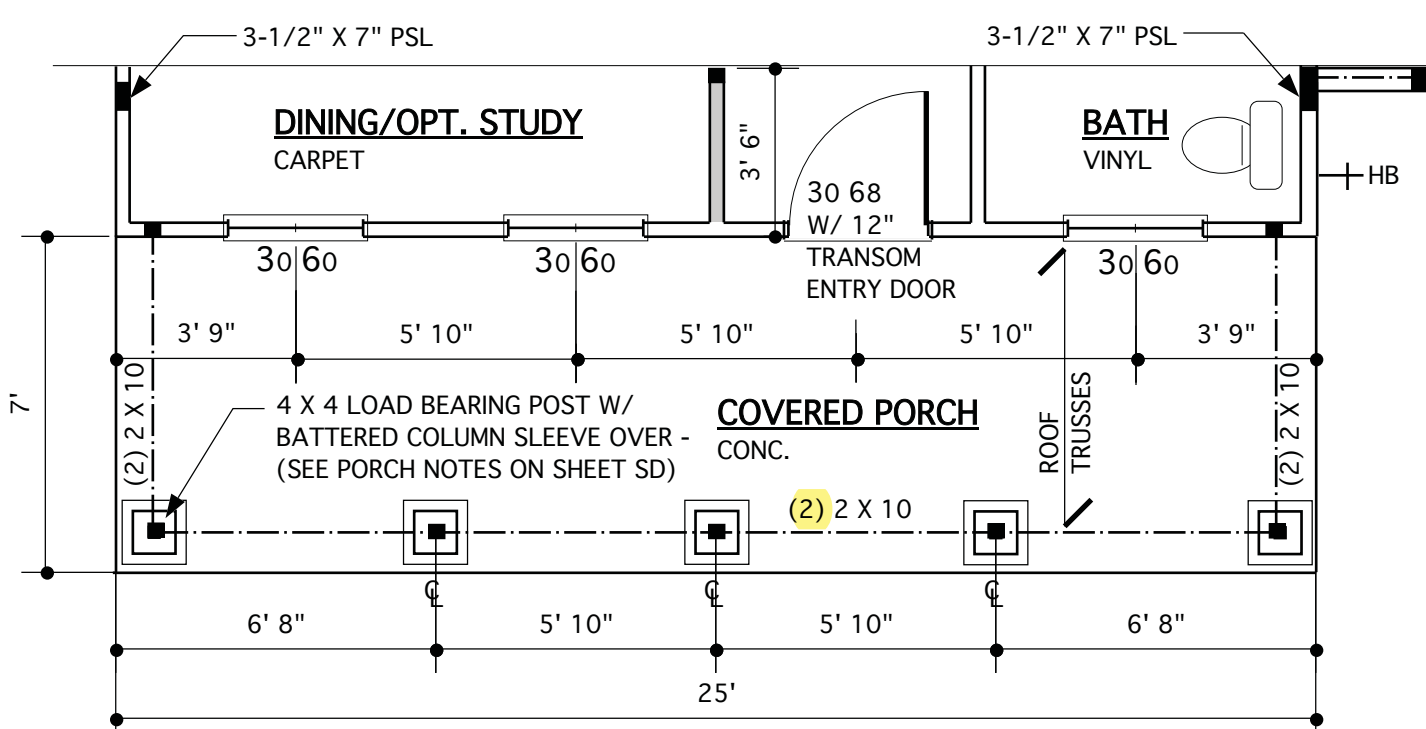
SEE SD SHEETS FOR PORTAL FRAME DETAILS
 APA-PF: APA PORTAL FRAME
 APA-PF-END: END CONDITION FOR APA PORTAL FRAME
 CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION
 CS-PF-END: END CONDITION FOR CONTINUOUS PORTAL FRAME



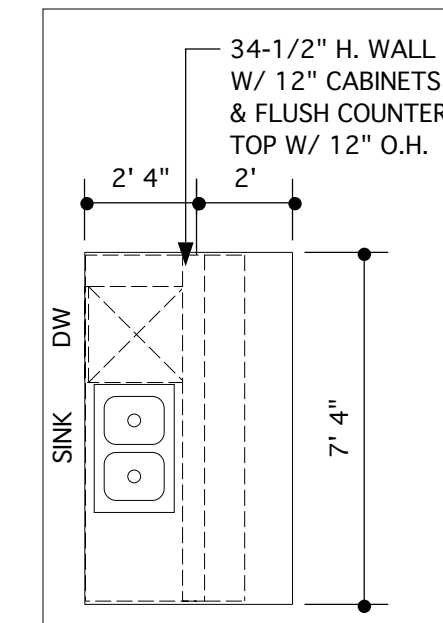
ALT. FIREPLACE LOCATION
 SCALE 1/4" = 1'-0" - 9'-0" CLG. U.N.O.



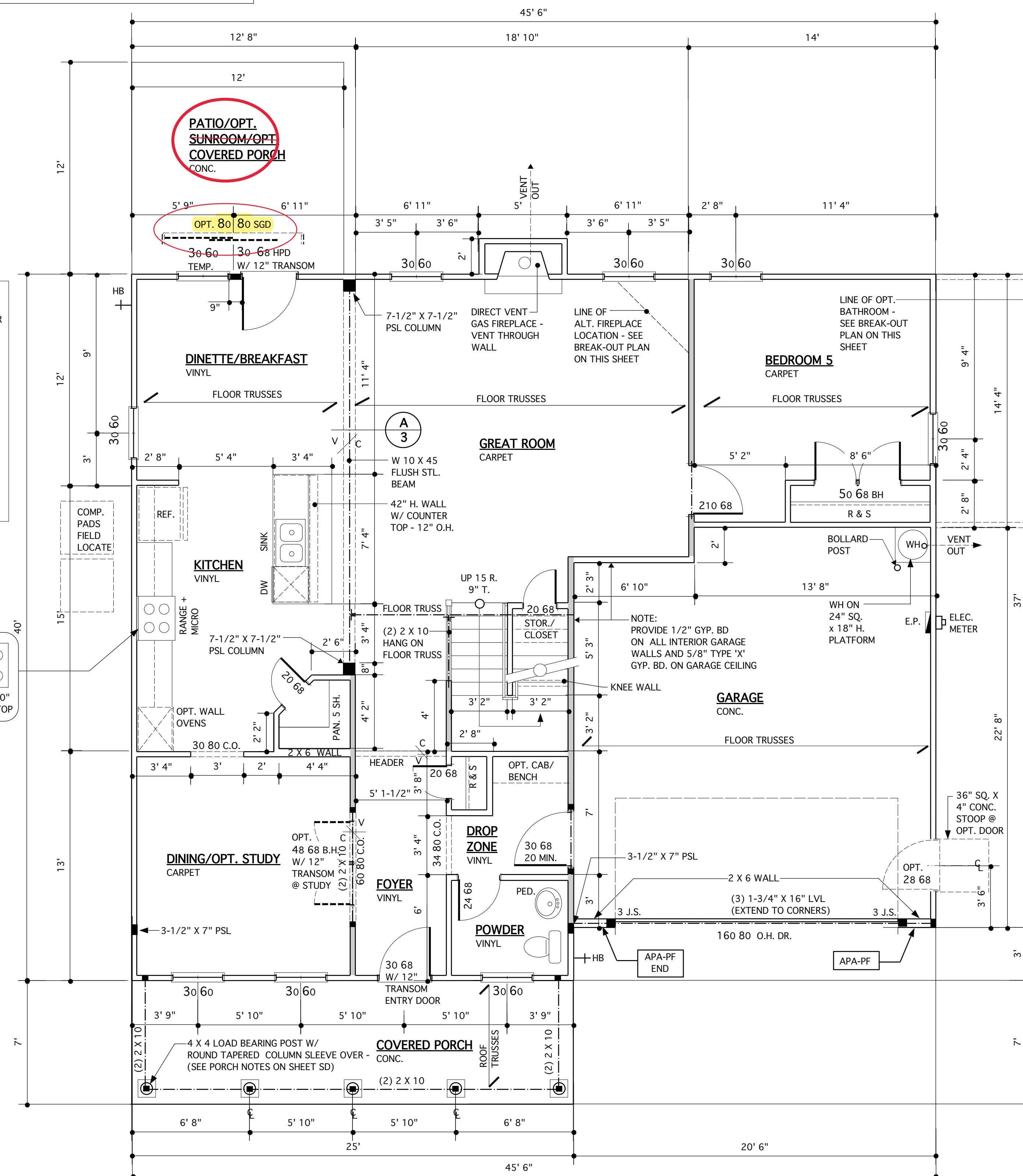
@ ELEV. C
 SCALE 1/4" = 1'-0" - 9'-0" CLG. U.N.O.



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



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



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

JAMES WENTLING/ ARCHITECT
 LAND TITLE BUILDING
 100 SOUTH BROAD STREET,
 SUITE 1524
 PHILADELPHIA, PA 19110
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MODEL 628 - GARAGE RIGHT

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 (919) 256-3060
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FIRST FLOOR PLANS

SHEET
3

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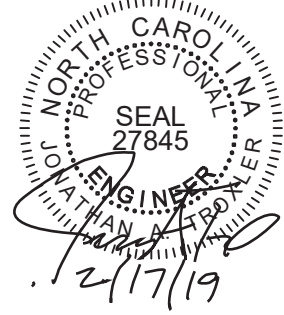
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PORTAL FRAME LEGEND

SEE SD SHEETS FOR PORTAL FRAME DETAILS

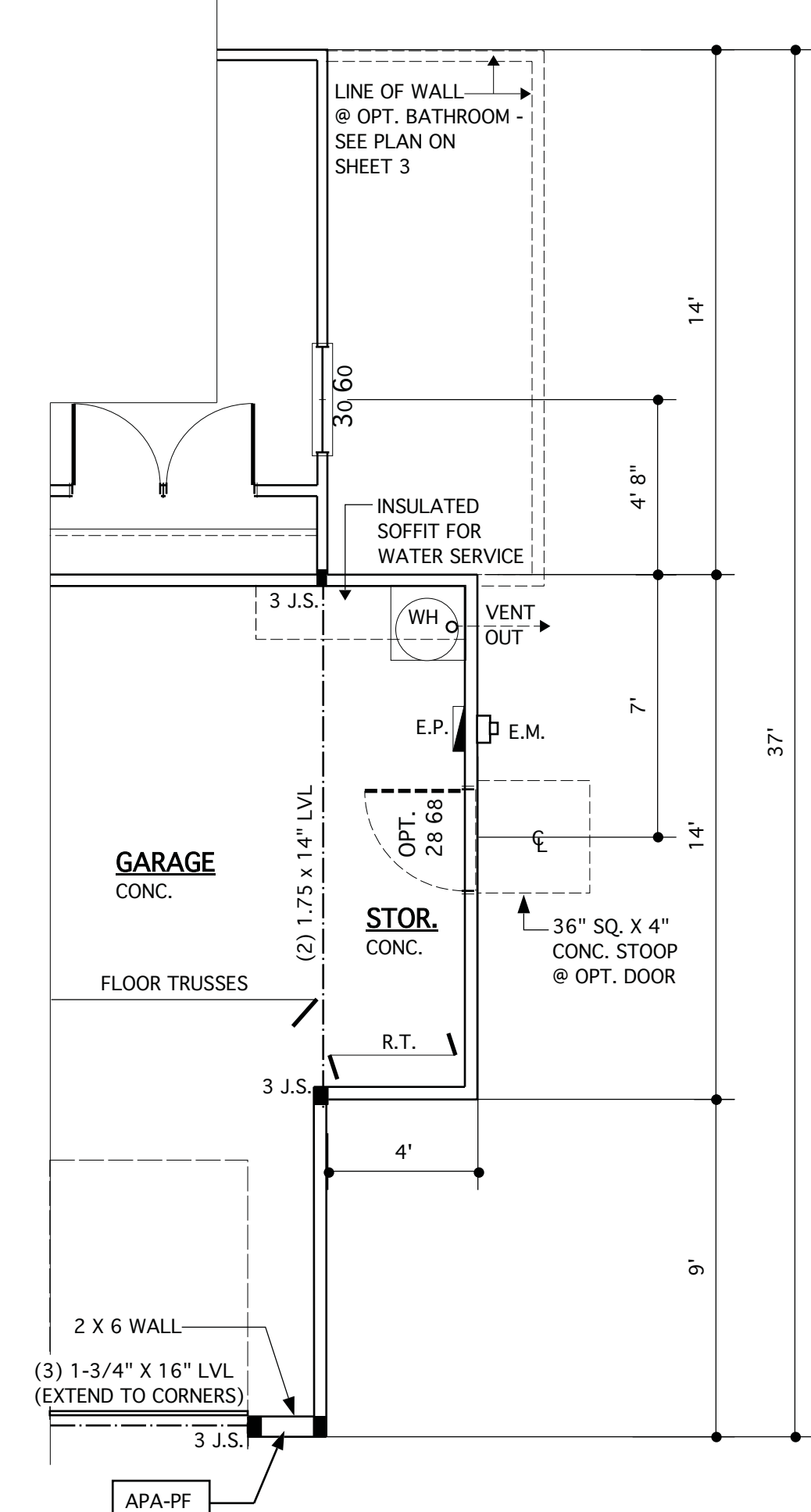
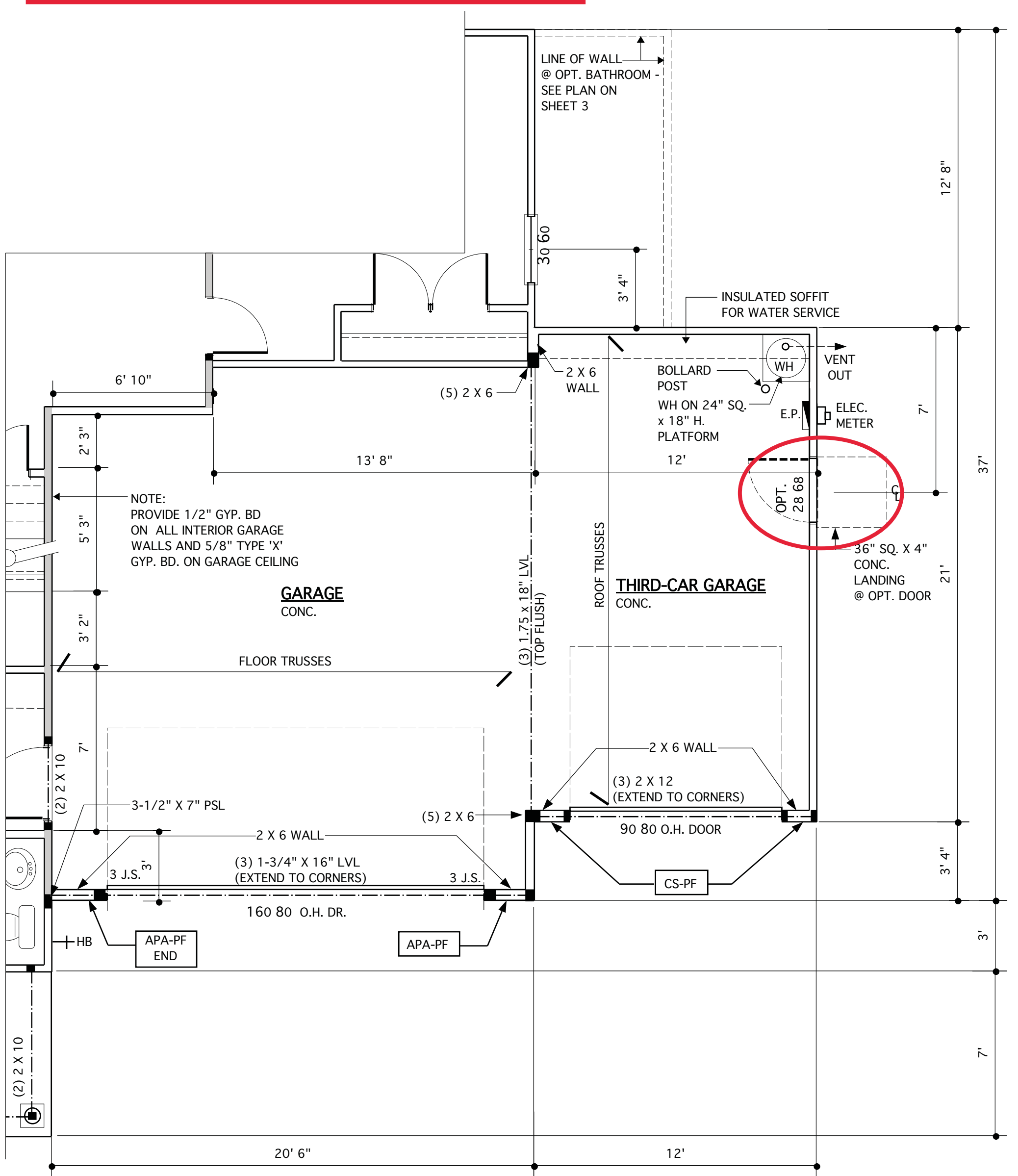
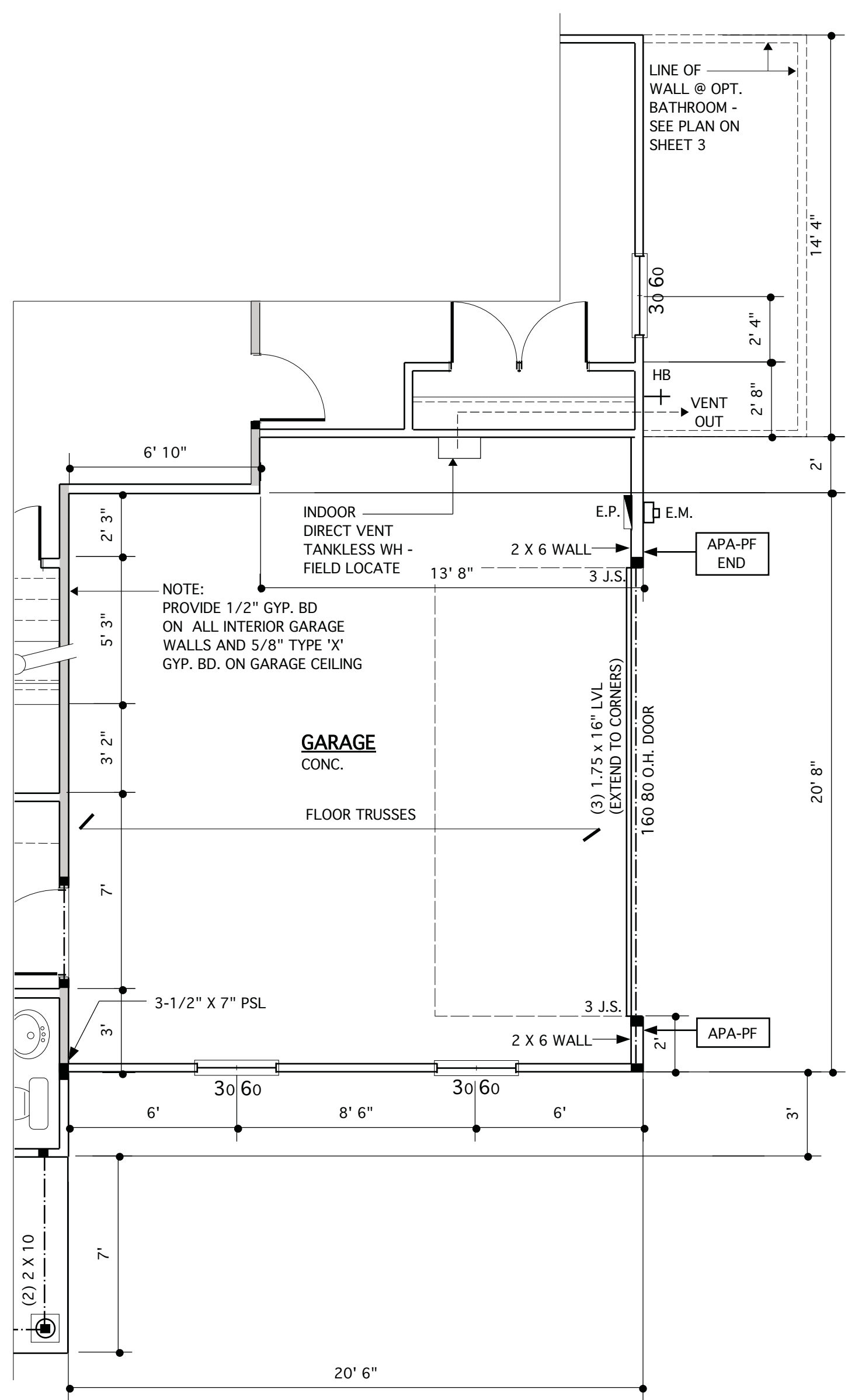
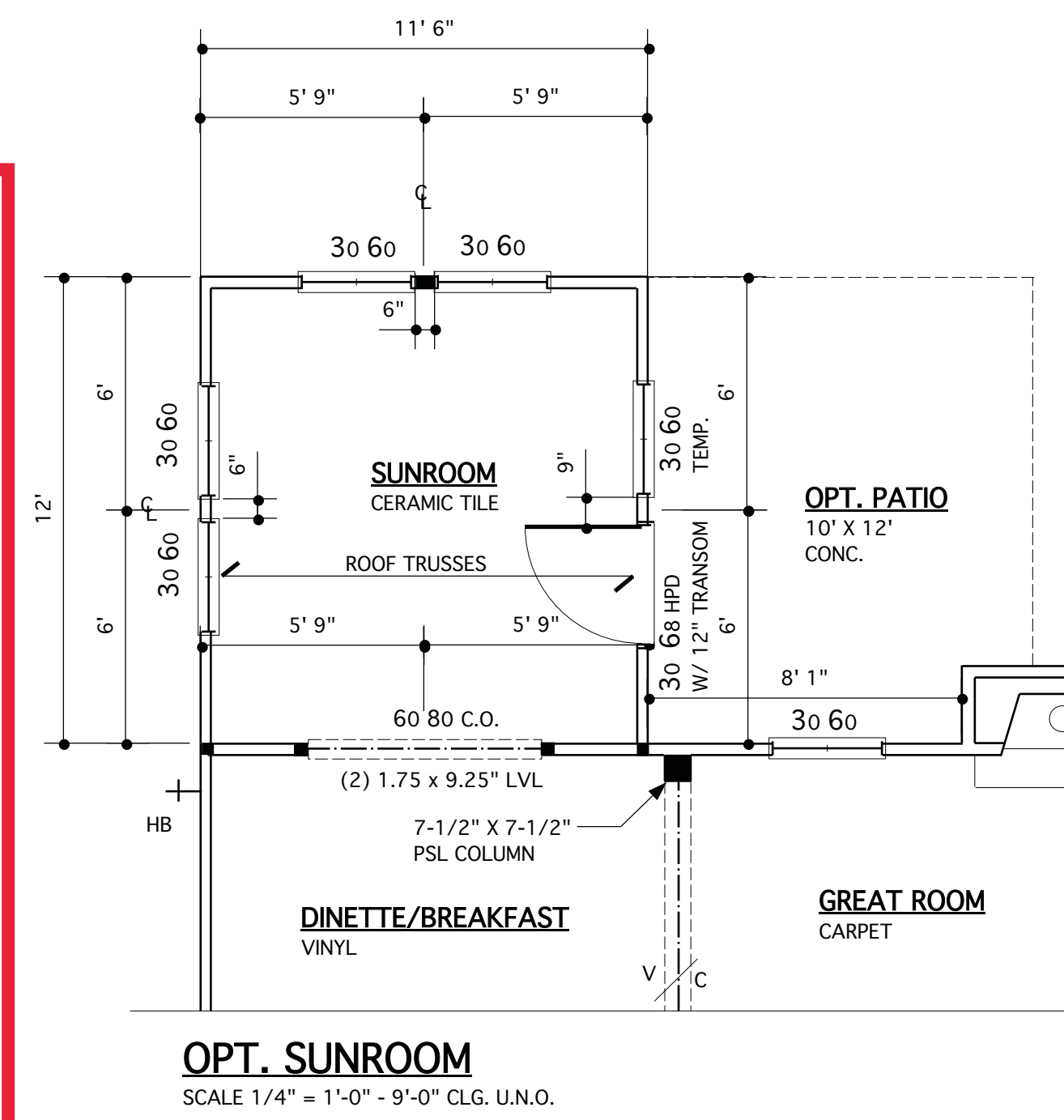
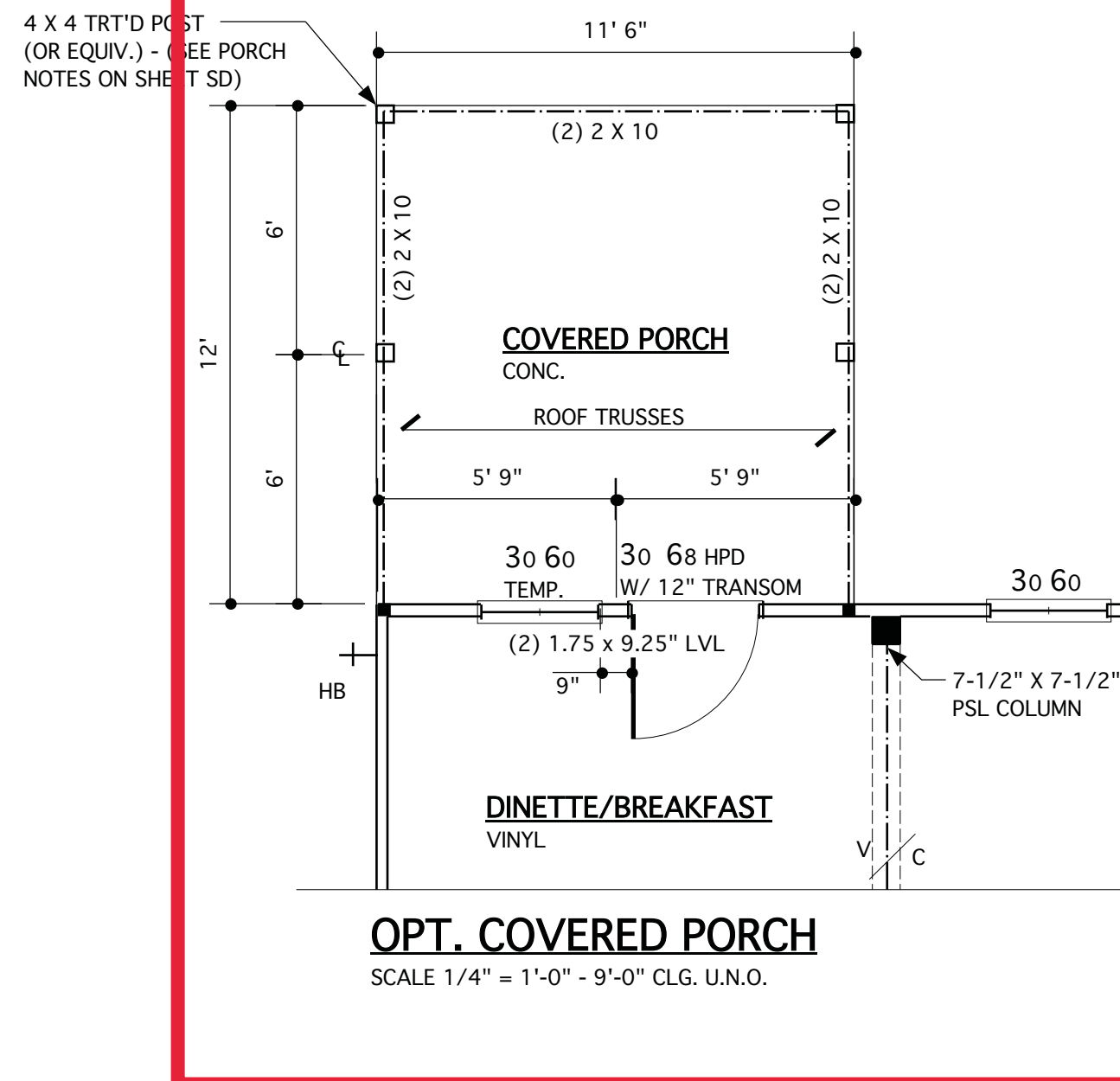
APA-PF: APA PORTAL FRAME

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

CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION

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

4 X 4 TRTD POST (OR EQUIV.) - (SEE PORCH NOTES ON SHEET SD)



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

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DN	02-14-19	STRUCT. DWGS. REV.

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

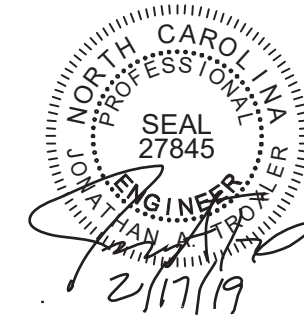
DRAWING TITLE
FIRST FLOOR PLAN - OPTIONS

SHEET
3.1

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PROJECT # 19-1059

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PORTAL FRAME LEGEND

SEE SD SHEETS FOR PORTAL FRAME DETAILS

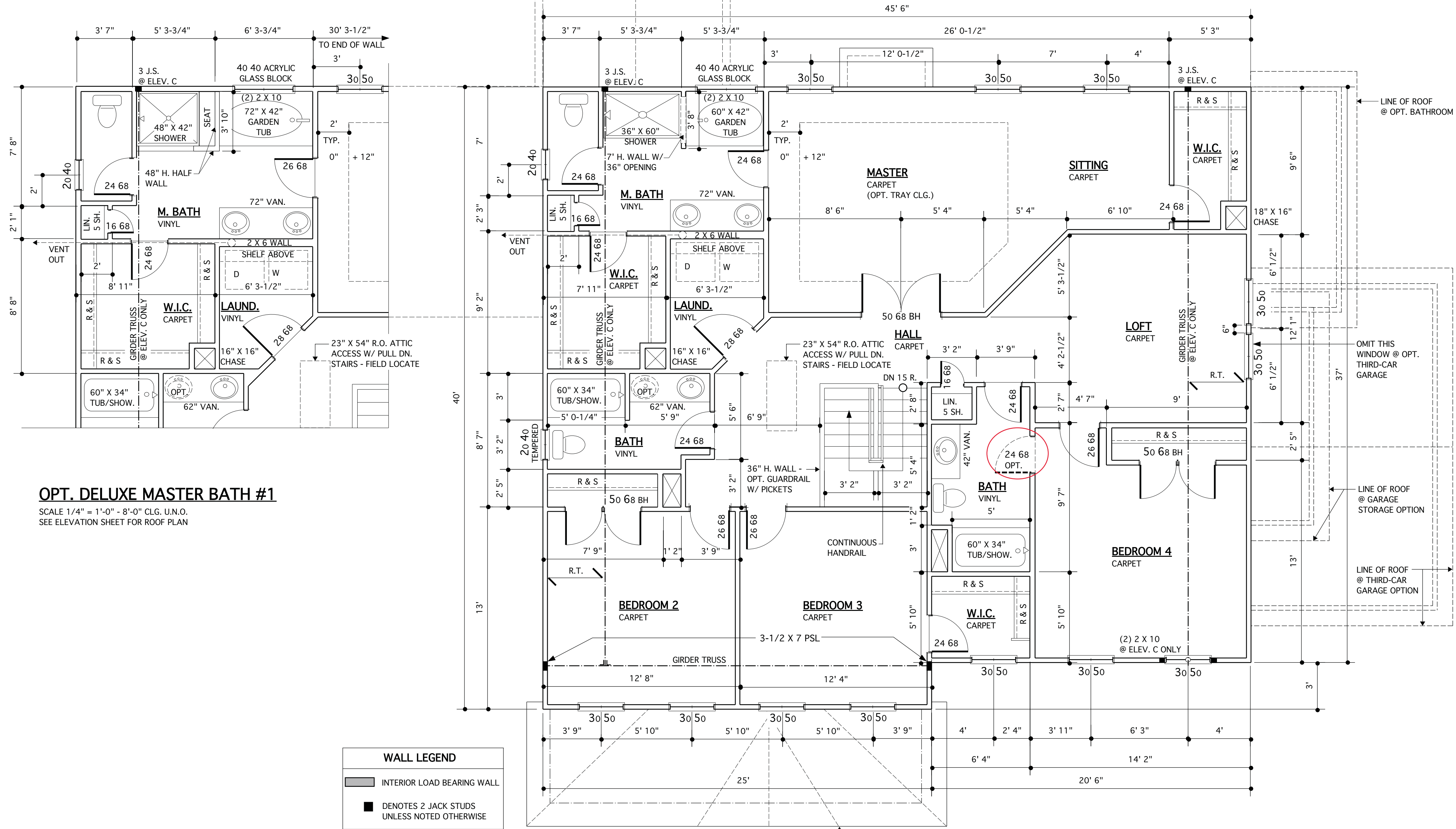
APA-PF: APA PORTAL FRAME

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

CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION

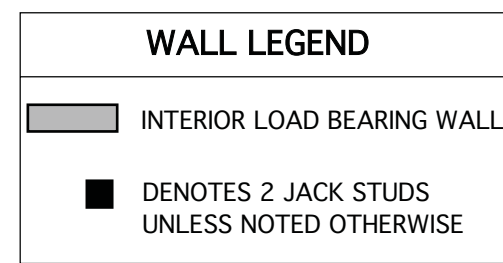
CS-PF-END: END CONDITION FOR CONTINUOUS PORTAL FRAME

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



OPT. DELUXE MASTER BATH #1

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



SECOND FLOOR PLAN

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

**JAMES WENTLING/
ARCHITECT**

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PROJECT NO.

113-69

DATE

01-13-16

SCALE

AS NOTED

DRAWN BY

JB

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JW

ISSUED FOR

PERMITS/CONSTRUCTION

PROJECT TITLE

**MODEL 628 -
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DRAWING TITLE

**SECOND FLOOR
PLAN**

SHEET

3.2

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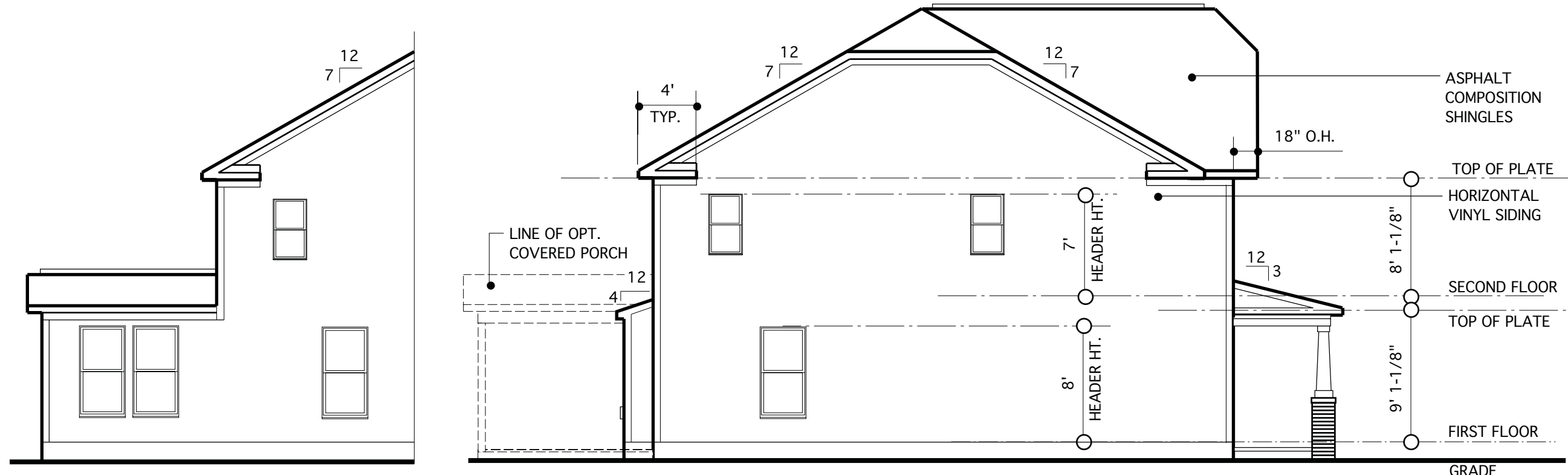
PROJECT INFO

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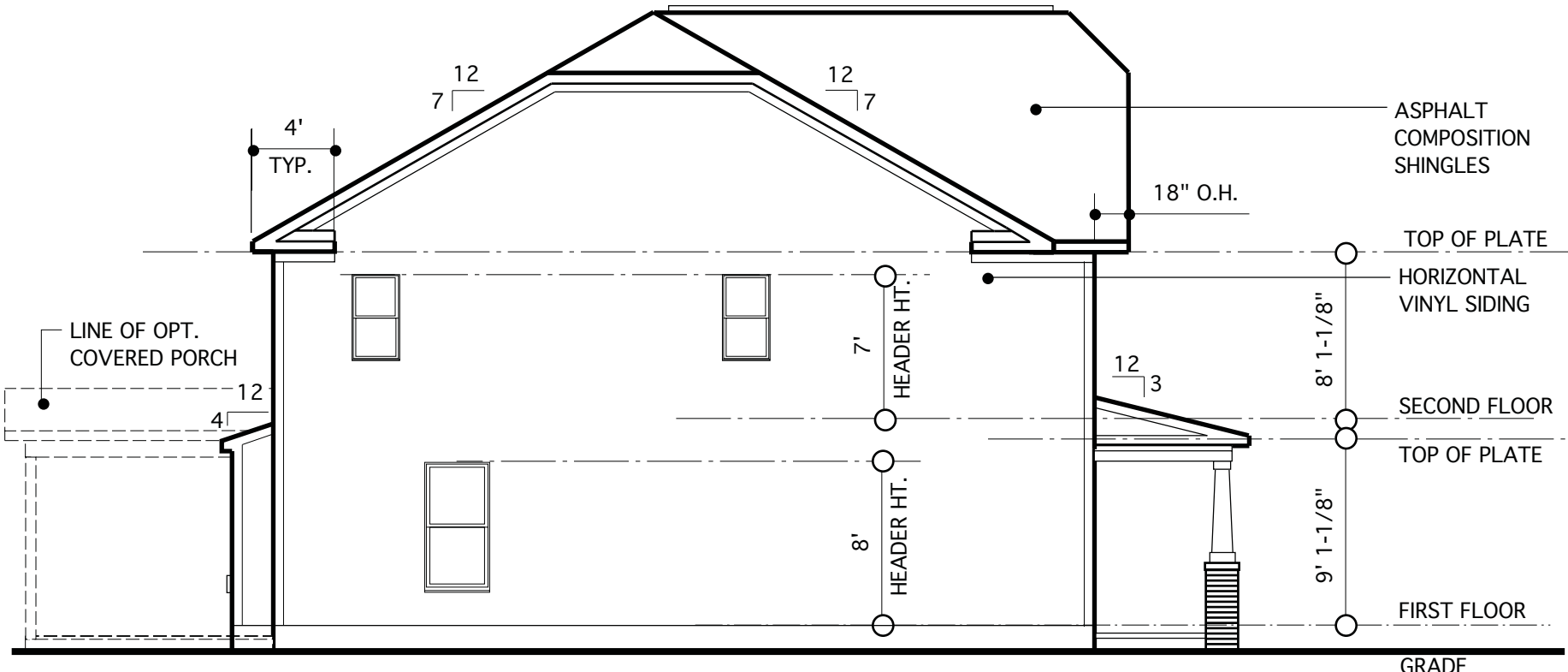
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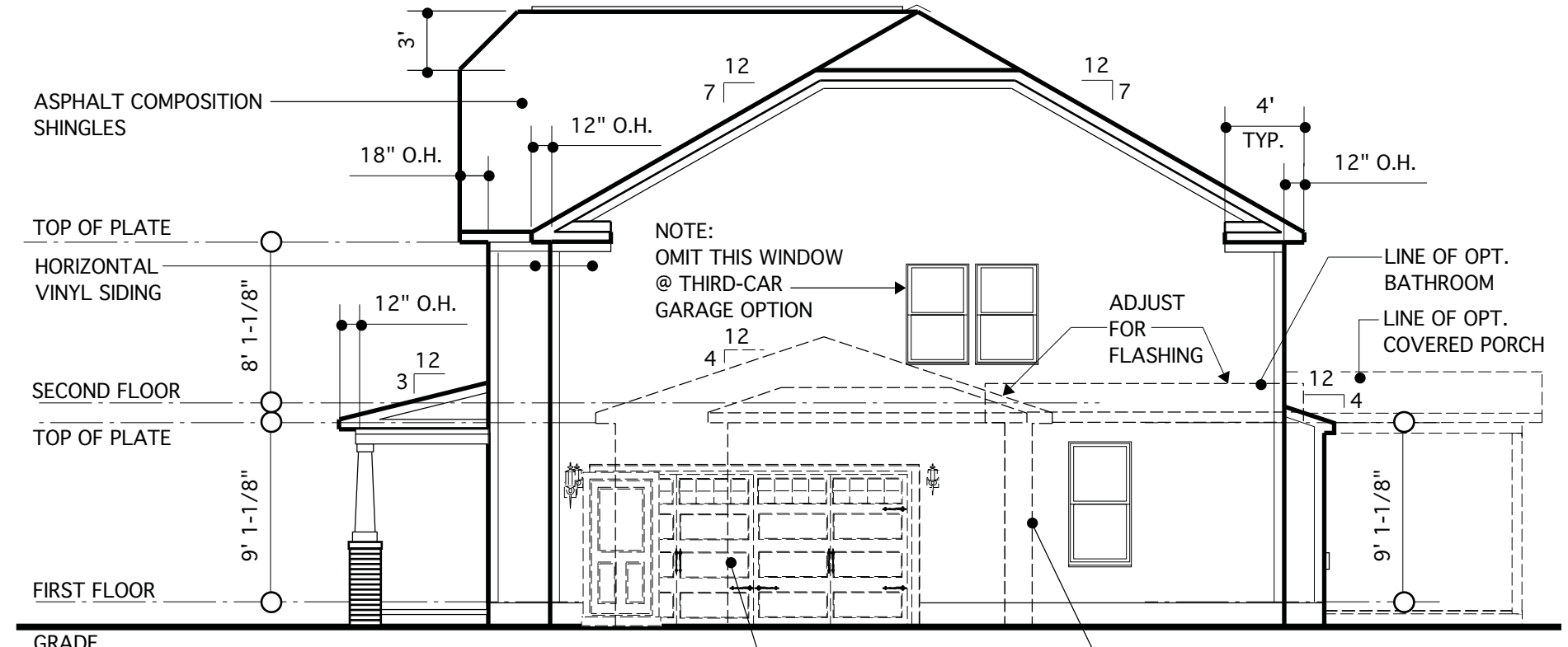
DRAWING TITLE
ELEVATION A AND ROOF PLAN



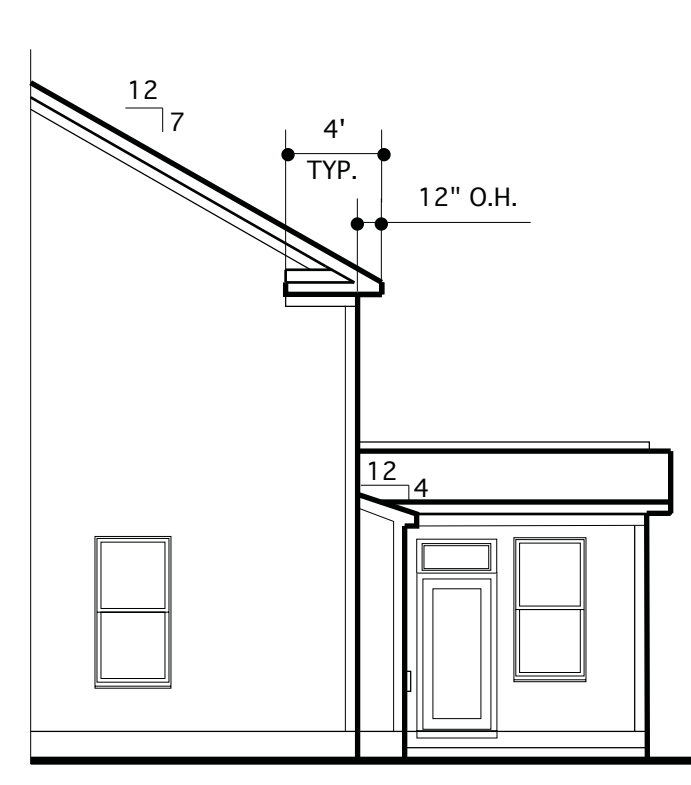
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OPT. SUNROOM**
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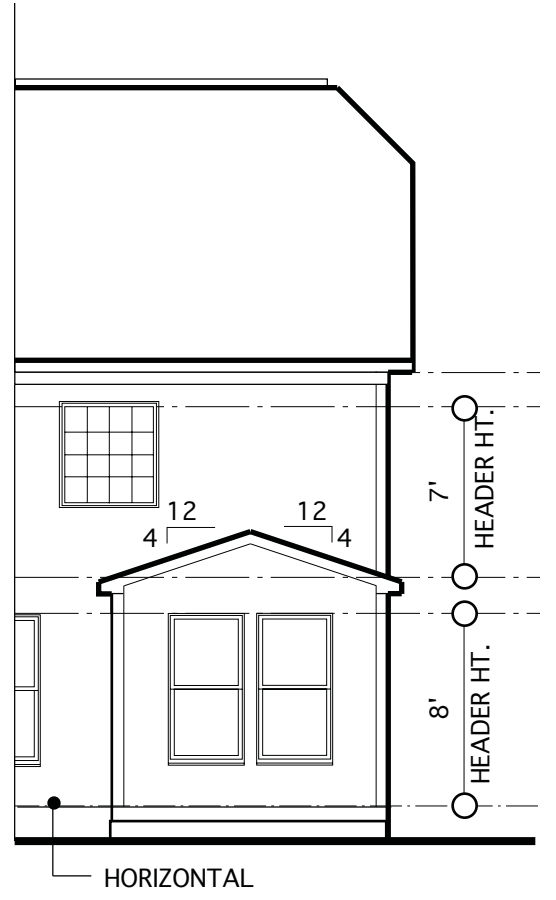
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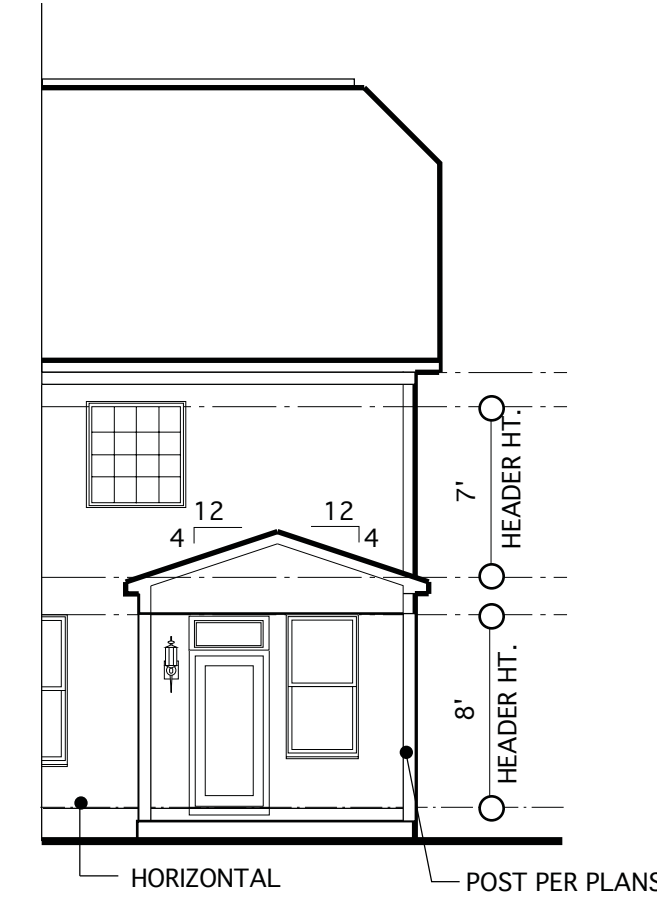
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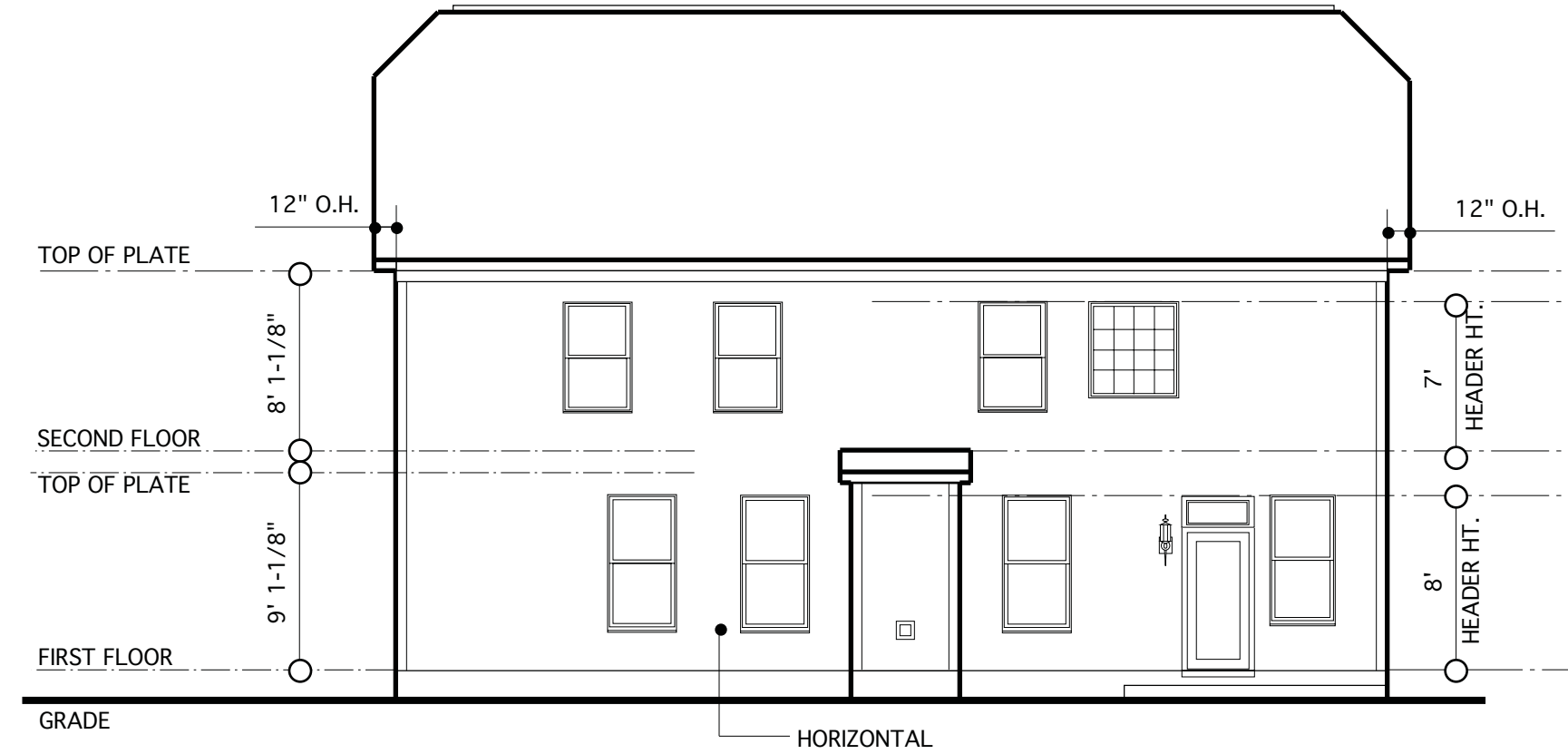
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OPT. SUNROOM**
SCALE: 1/8"=1'-0"



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



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



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



FRONT ELEVATION W/ OPT. SIDE LOAD GARAGE
SCALE: 1/8"=1'-0"

REQUIRED VENTILATION SCHEDULE - SUNROOM

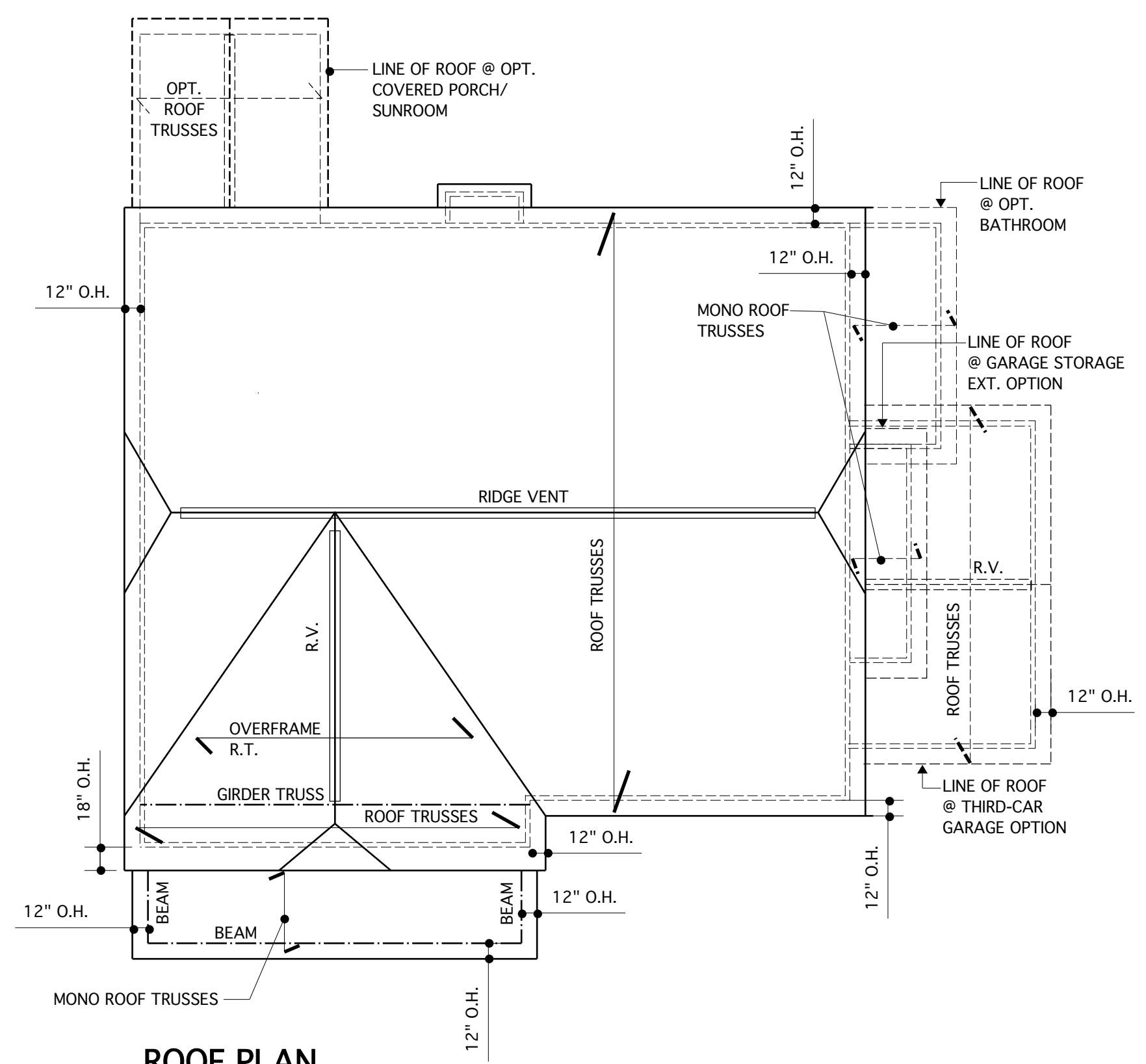
138 SQ. FT. OF CEILING AREA / 300	= 0.46 SQ. FT. REQ.
RIDGE VENTS 0.46 X 0.5 = 0.23 SQ. FT. 0.23 SQ. FT. X 144 = 33 SQ. IN. 33 SQ. IN. / 18 SQ. IN. = 1.83 (18 SQ. IN. VENT PER LIN. FT.)	= 1.83 LIN. FT. REQ. (12 LIN. FT. PROVIDED)
SOFFIT VENTS 0.46 X 0.5 = 0.23 SQ. FT. 0.23 SQ. FT. X 144 = 33 SQ. IN.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

REQUIRED VENTILATION SCHEDULE - MAIN HOUSE

1,777 SQ. FT. OF CEILING AREA / 300	= 5.92 SQ. FT. REQ.
RIDGE VENTS 5.92 X 0.5 = 2.96 SQ. FT. 2.96 SQ. FT. X 144 = 426 SQ. IN. 426 SQ. IN. / 18 SQ. IN. = 23.7 (18 SQ. IN. VENT PER LIN. FT.)	= 23.7 LIN. FT. REQ. (58 LIN. FT. PROVIDED)
SOFFIT VENTS 5.92 X 0.5 = 2.96 SQ. FT. 2.96 SQ. FT. X 144 = 426 SQ. IN. 426 SQ. IN. / 12 SQ. IN. = 35.5 LIN. FT. (12 SQ. IN. VENT PER LIN. FT.)	= 35.5 LIN. FT. REQ. (72 LIN. FT. PROVIDED)

CODE REFERENCE: 2018 NCSRC, SEC. 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"

OPT. BRICK OR STONE WAINSCOT VENEER
BRICK PIER - OPT. STONE
1 X 4 OVER 1 X 12 TRIM OVER PORCH BEAM
4 X 4 P.T. LOAD BRG. POSTS W/ BATTERED COLUMN SLEEVE OVER
HORIZ. VINYL SIDING
OPT. BRICK OR STONE BASE TO WINDOW SILL

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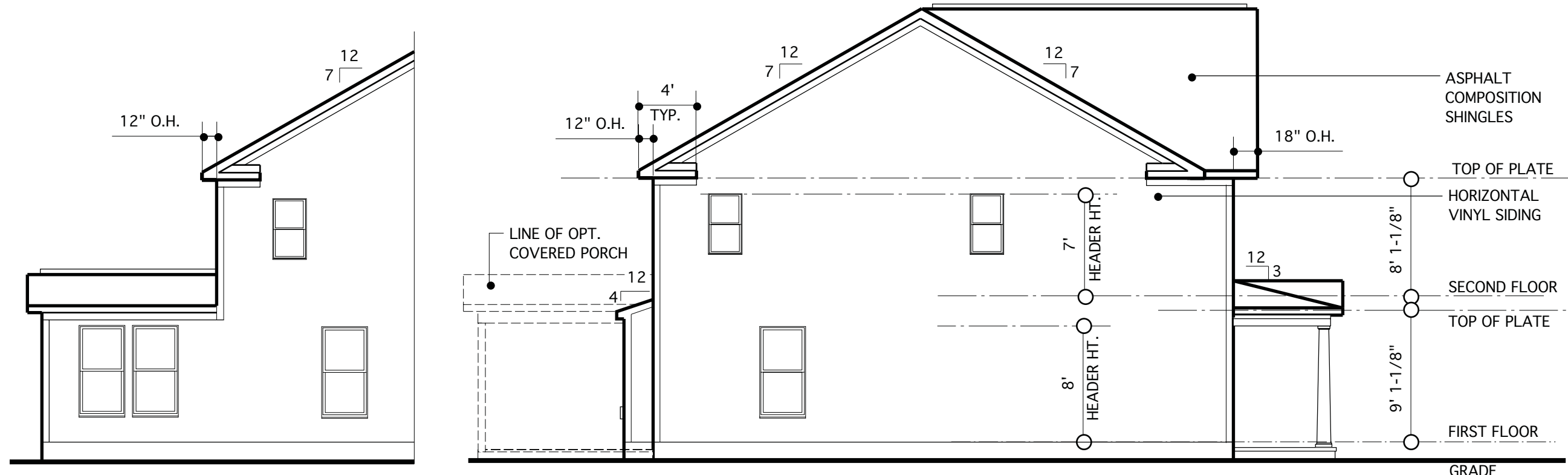
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PROJECT TITLE
MODEL 628 - GARAGE RIGHT

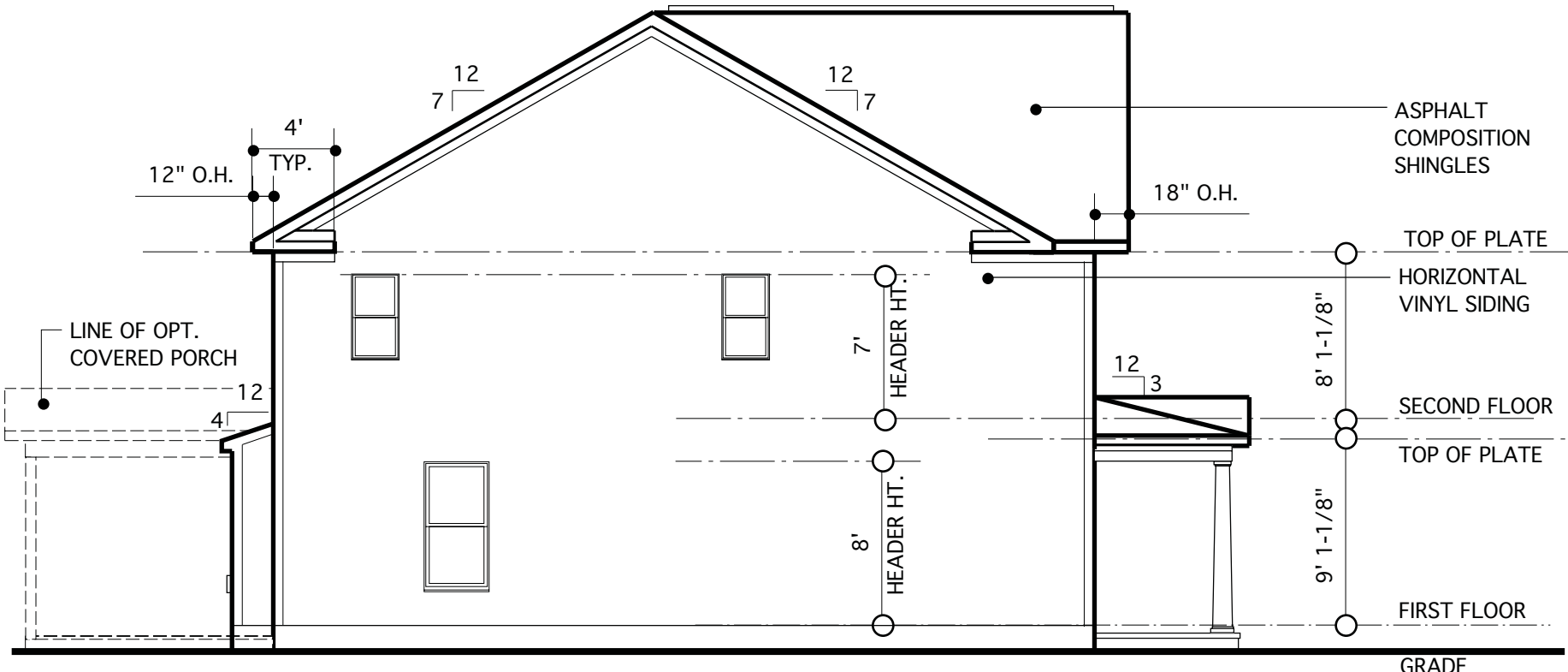
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DRAWING TITLE
ELEVATION B AND ROOF PLAN

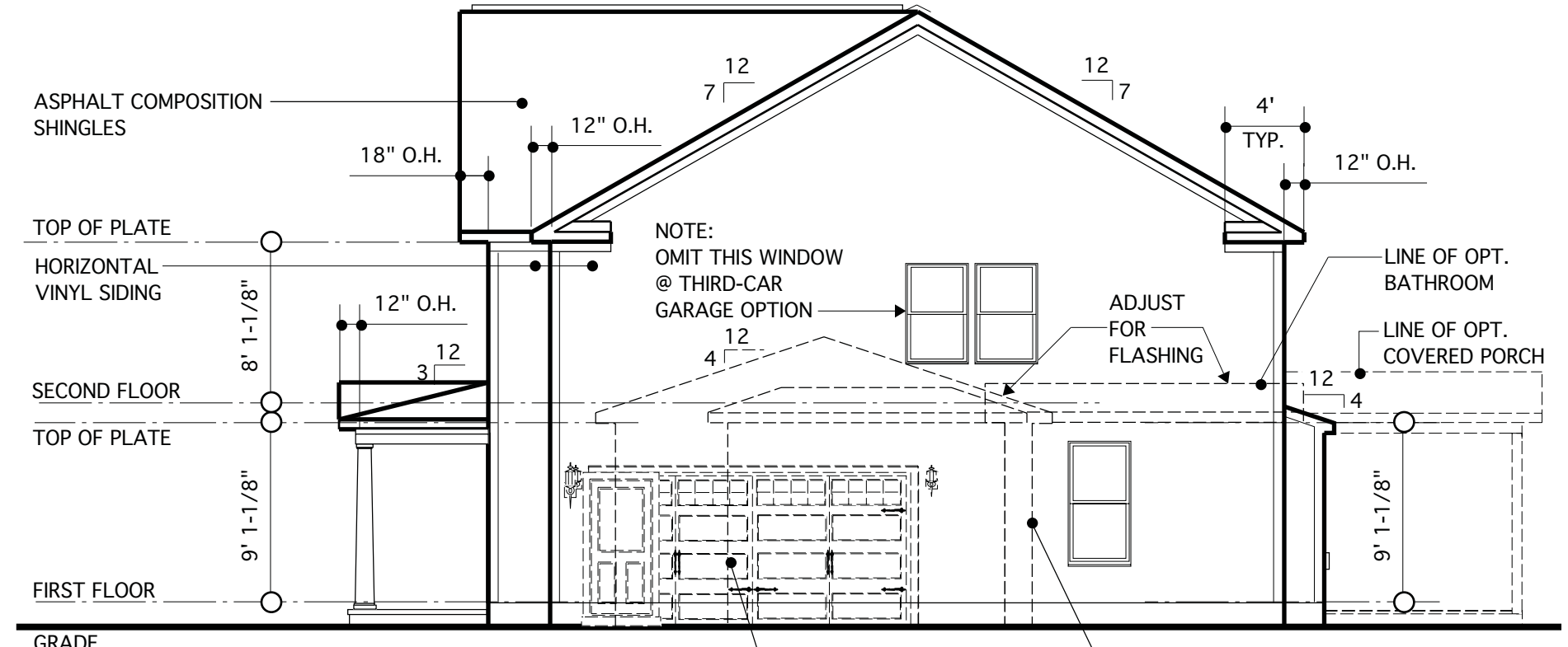
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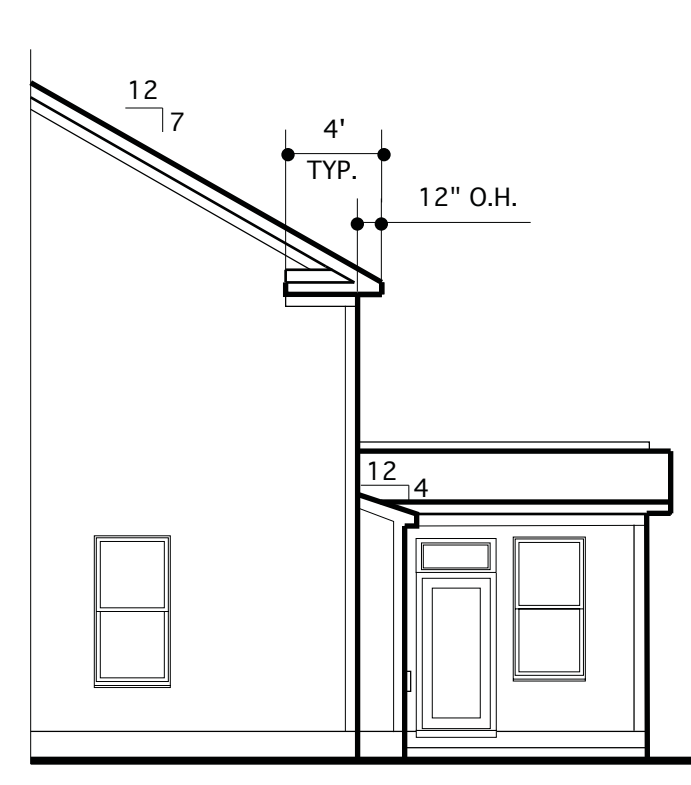
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OPT. SUNROOM**
SCALE: 1/8"=1'-0"



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

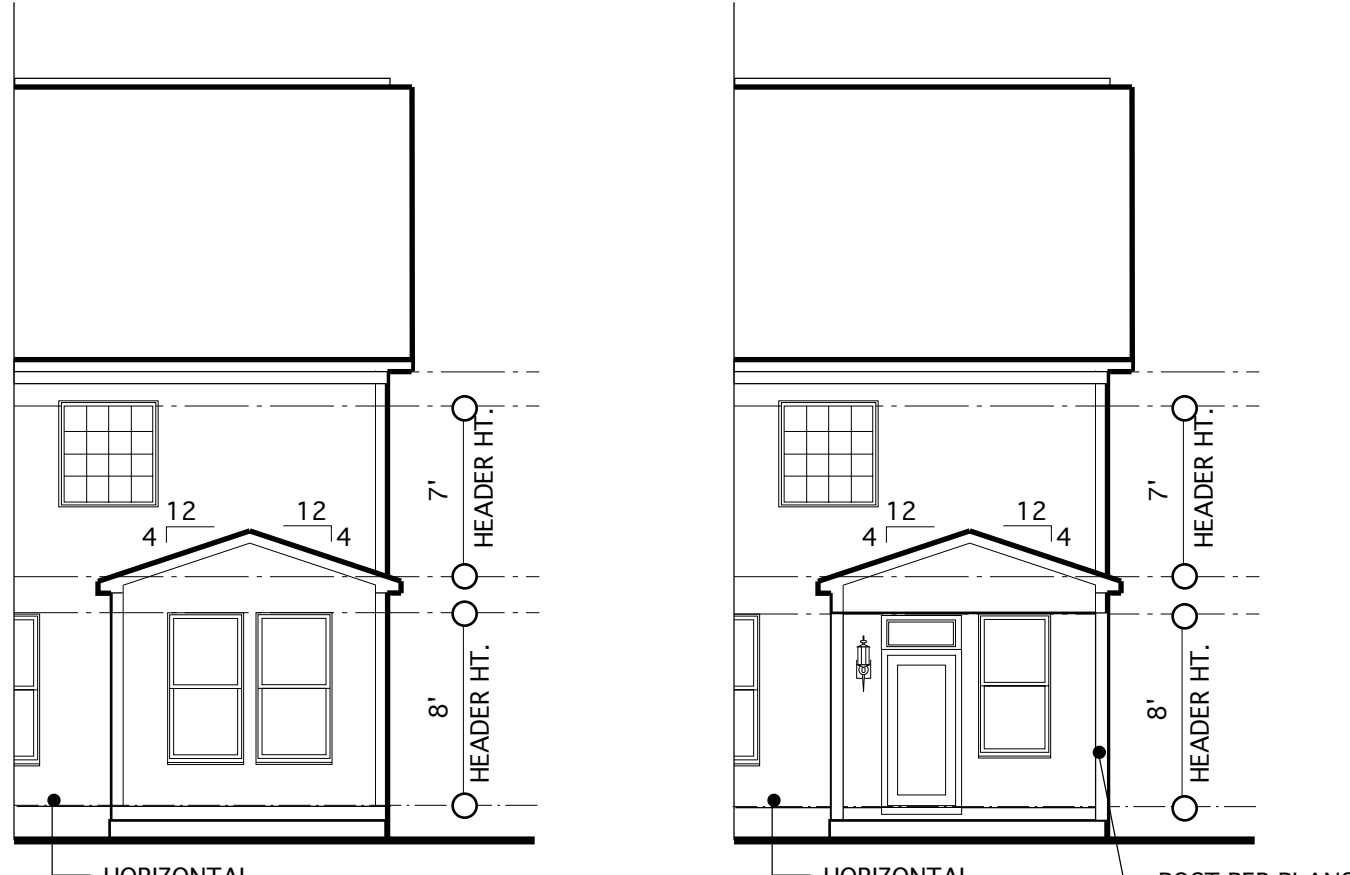
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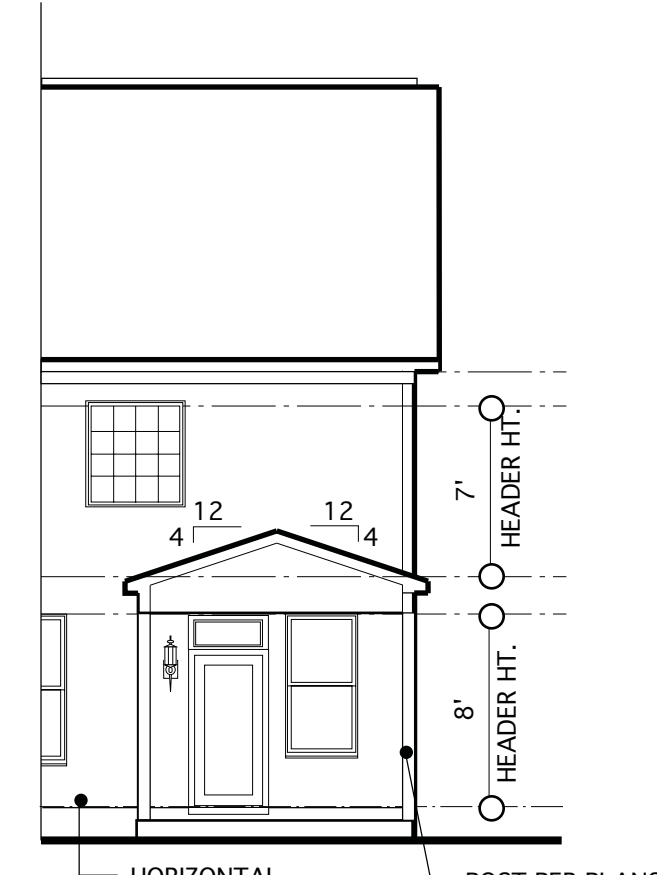
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RIDGE VENTS 5.92 X 0.5 = 2.96 SQ. FT. 2.96 SQ. FT. X 144 = 426 SQ. IN. 426 SQ. IN. / 18 SQ. IN. = 23.7 (18 SQ. IN. VENT PER LIN. FT.)	= 23.7 LIN. FT. REQ. (66 LIN. FT. PROVIDED)
SOFFIT VENTS 5.92 X 0.5 = 2.96 SQ. FT. 2.96 SQ. FT. X 144 = 426 SQ. IN. 426 SQ. IN. / 12 SQ. IN. = 35.5 LIN. FT. (12 SQ. IN. VENT PER LIN. FT.)	= 35.5 LIN. FT. REQ. (72 LIN. FT. PROVIDED)

CODE REFERENCE: 2018 NCSRC, SEC. R806.2

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



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



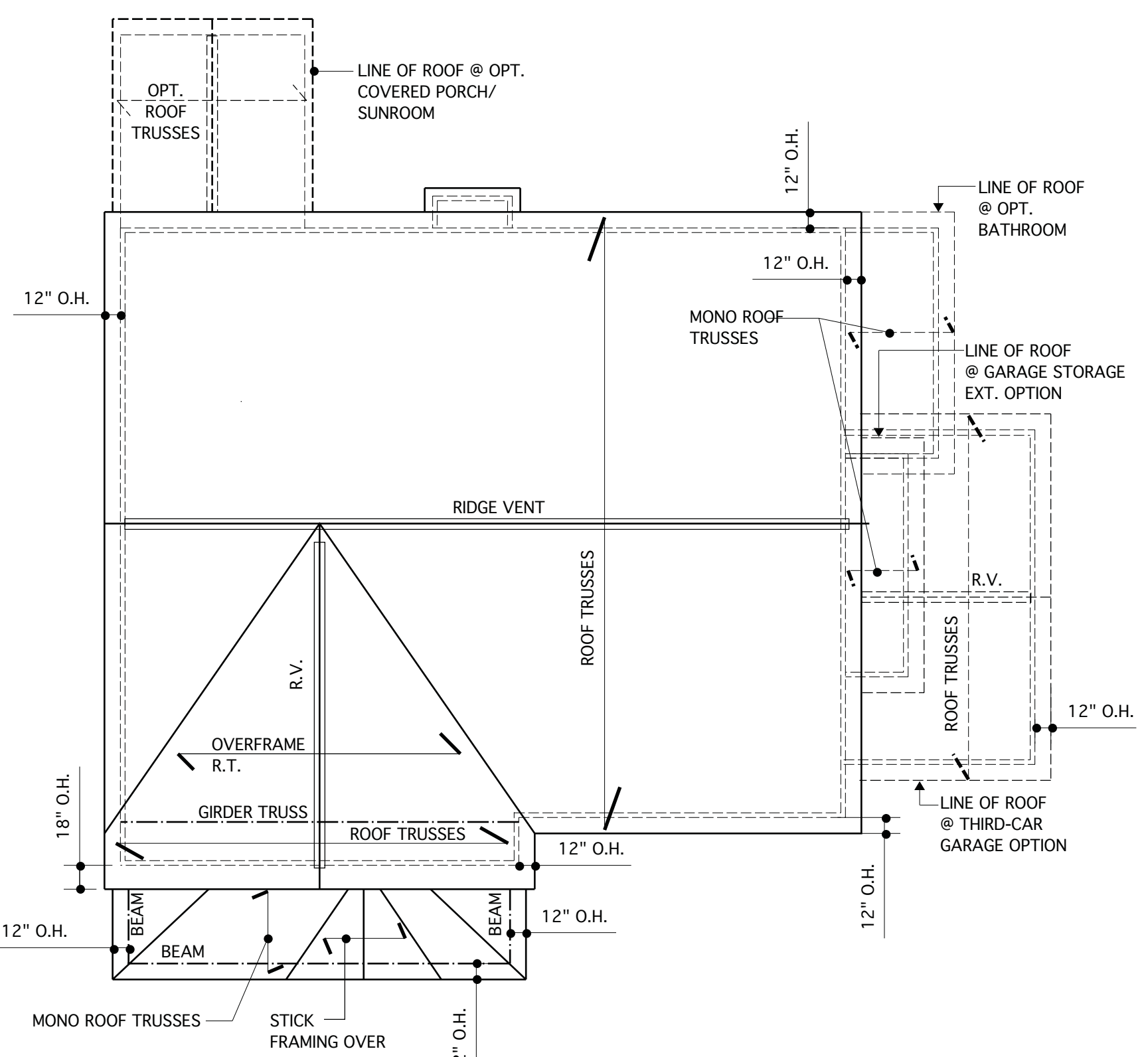
**REAR ELEVATION W/
OPT. COVERED PORCH**
SCALE: 1/8"=1'-0"



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



FRONT ELEVATION W/ OPT. SIDE LOAD GARAGE
SCALE: 1/8"=1'-0"



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



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

Rainstorm Door

Shutters: Midnight Blue

Siding: Harbor Blue

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REVISIONS

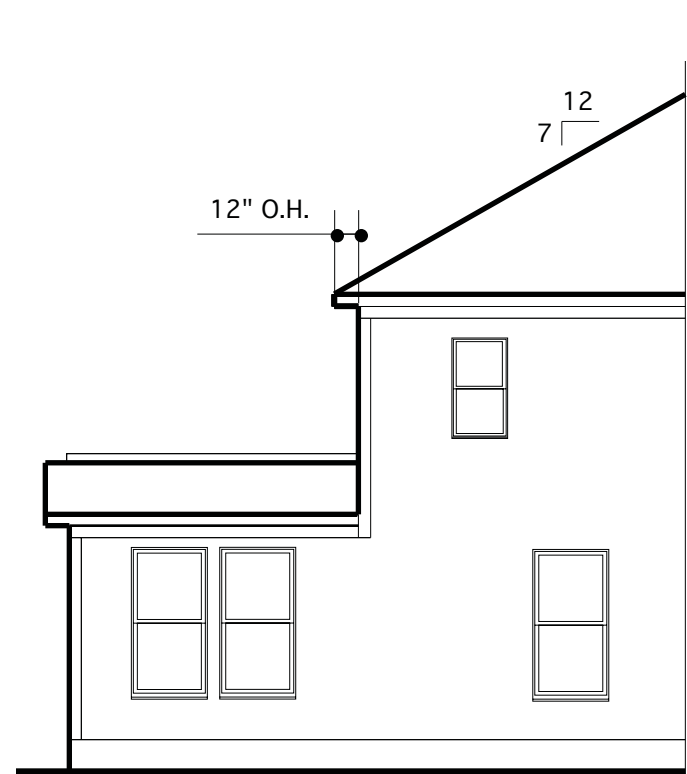
MARK	DATE	DESCRIPTION
DN	01-10-19	CONVERT OLHDS
DN	02-14-19	STRUCT. DWGS. REV.

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

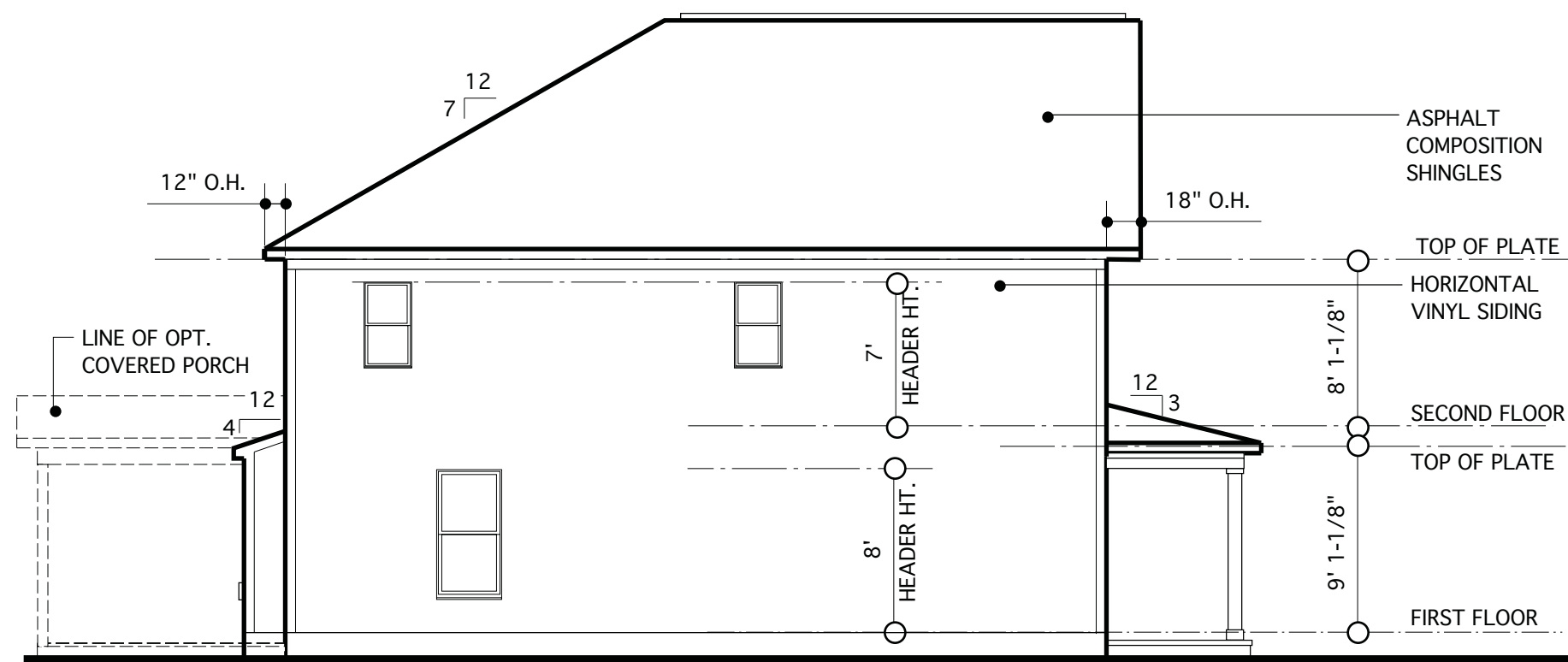
PROJECT TITLE
**MODEL 628 -
GARAGE RIGHT**

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

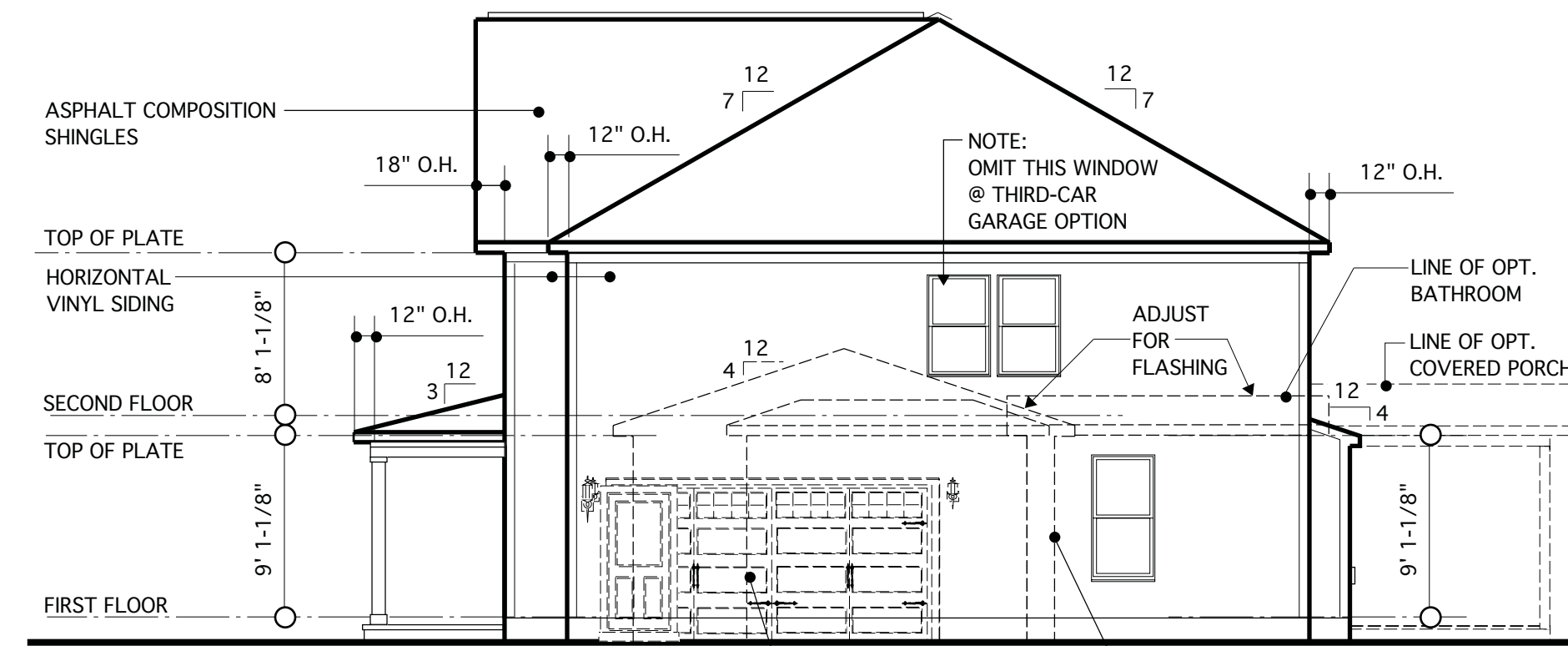
DRAWING TITLE
**ELEVATION C
AND ROOF PLAN**



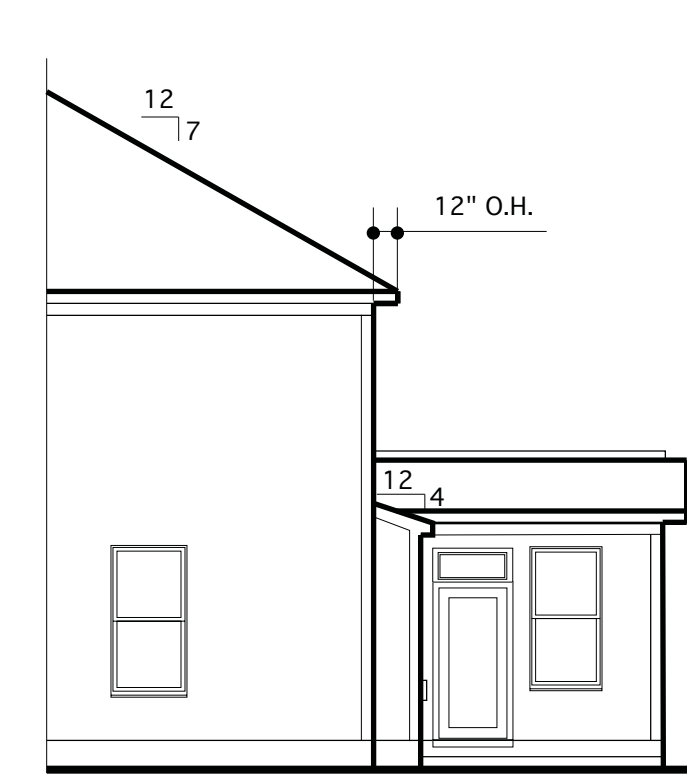
**LEFT ELEVATION W/
OPT. SUNROOM**
SCALE: 1/8"=1'-0"



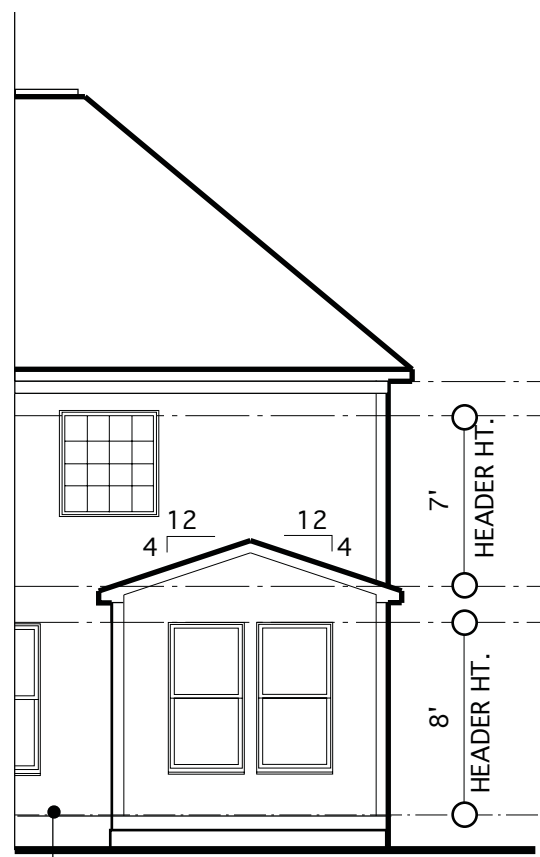
LEFT ELEVATION
SCALE: 1/8"=1'-0"



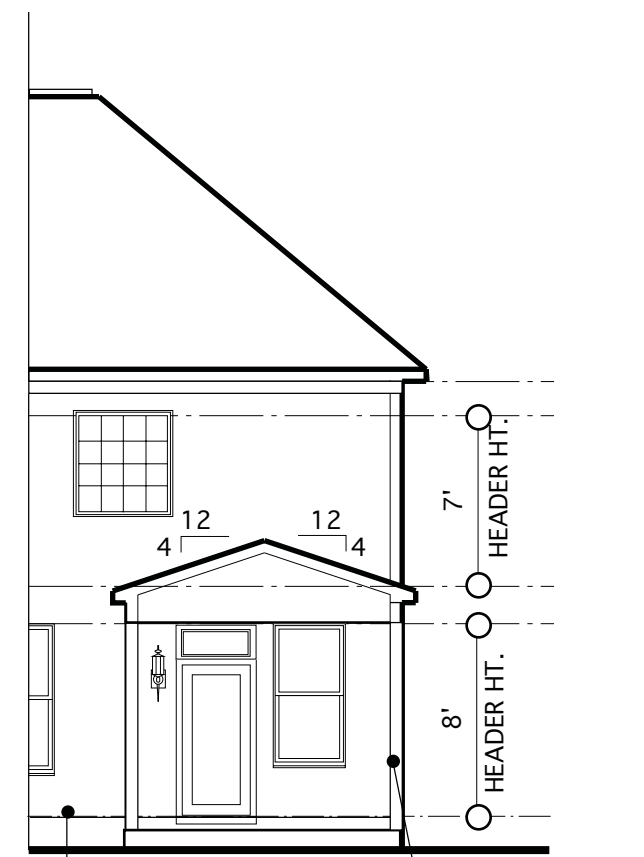
RIGHT ELEVATION
SCALE: 1/8"=1'-0"



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



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



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



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



FRONT ELEVATION W/ OPT. SIDE LOAD GARAGE
SCALE: 1/8"=1'-0"

REQUIRED VENTILATION SCHEDULE - SUNROOM

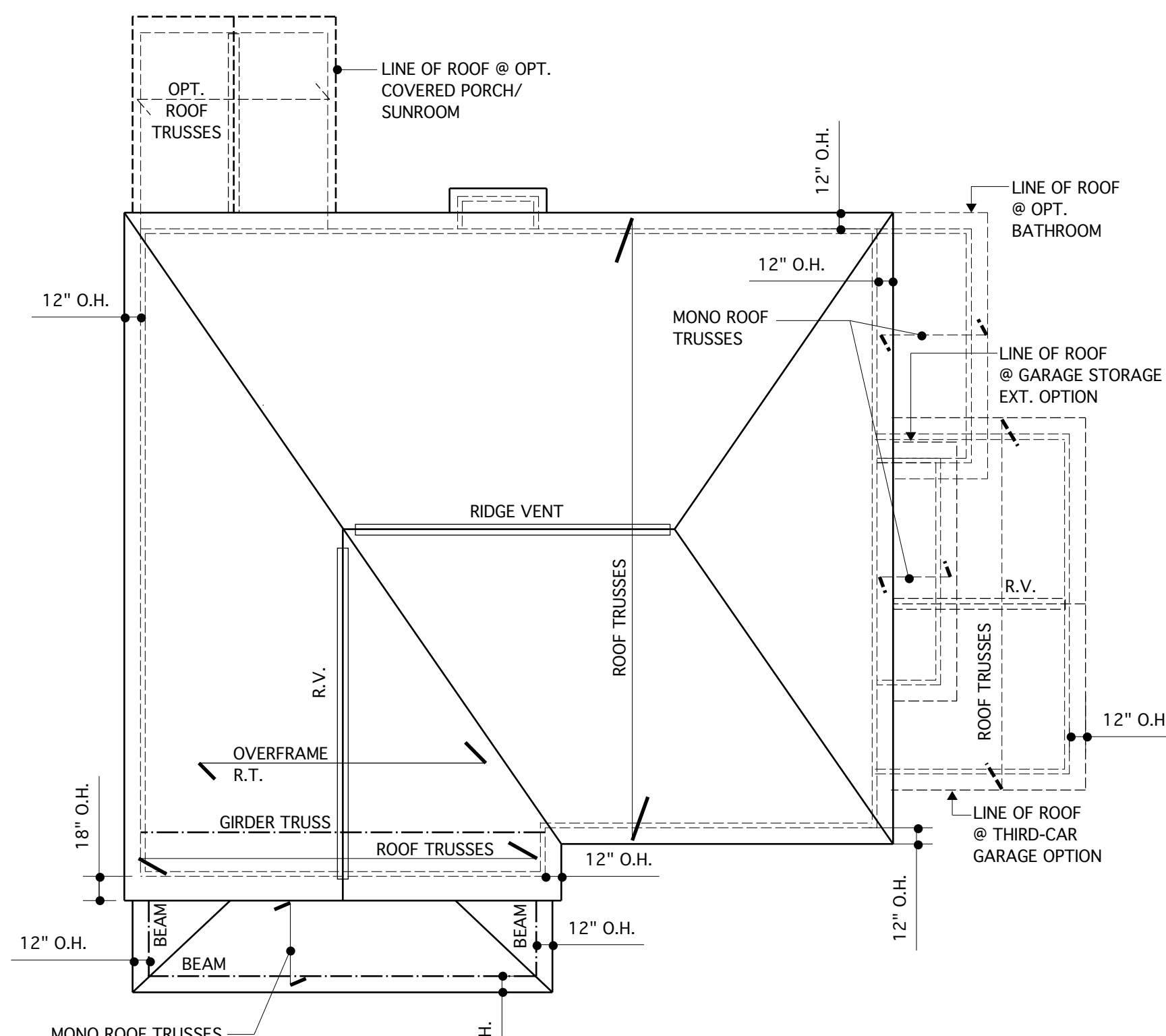
138 SQ. FT. OF CEILING AREA / 300	= 0.46 SQ. FT. REQ.
RIDGE VENTS 0.46 X 0.5 = 0.23 SQ. FT. 0.23 SQ. FT. X 144 = 33 SQ. IN. 33 SQ. IN. / 18 SQ. IN. = 1.83 (18 SQ. IN. VENT PER LIN. FT.)	= 1.83 LIN. FT. REQ. (12 LIN. FT. PROVIDED)
SOFFIT VENTS 0.46 X 0.5 = 0.23 SQ. FT. 0.23 SQ. FT. X 144 = 33 SQ. IN.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

REQUIRED VENTILATION SCHEDULE - MAIN HOUSE

1,777 SQ. FT. OF CEILING AREA / 300	= 5.92 SQ. FT. REQ.
RIDGE VENTS 5.92 X 0.5 = 2.96 SQ. FT. 2.96 SQ. FT. X 144 = 426 SQ. IN. 426 SQ. IN. / 18 SQ. IN. = 23.7 (18 SQ. IN. VENT PER LIN. FT.)	= 23.7 LIN. FT. REQ. (44 LIN. FT. PROVIDED)
SOFFIT VENTS 5.92 X 0.5 = 2.96 SQ. FT. 2.96 SQ. FT. X 144 = 426 SQ. IN. 426 SQ. IN. / 12 SQ. IN. = 35.5 LIN. FT. (12 SQ. IN. VENT PER LIN. FT.)	= 35.5 LIN. FT. REQ. (152 LIN. FT. PROVIDED)

CODE REFERENCE: 2018 NCSRC, SEC. R806.2

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

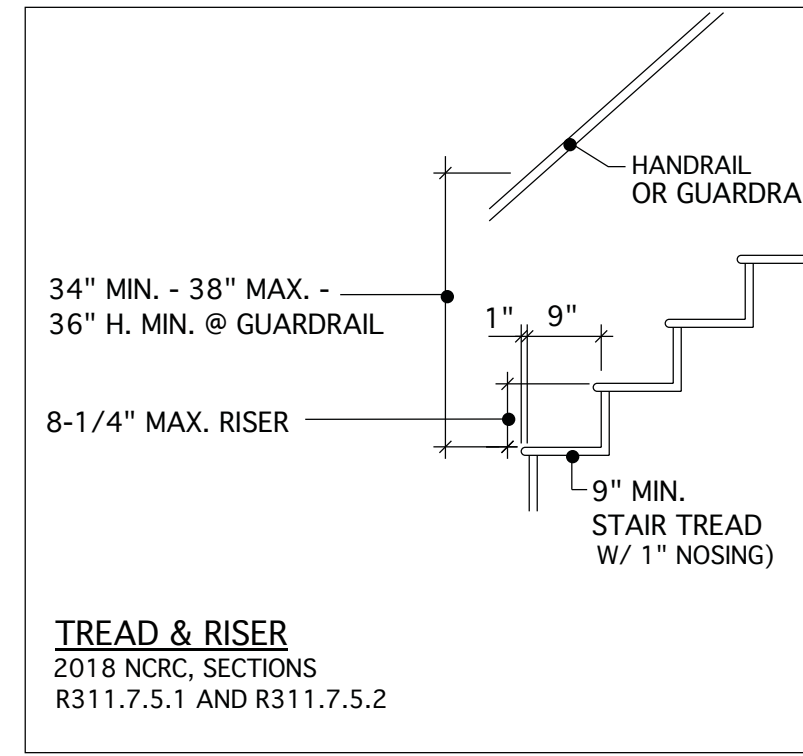


ROOF PLAN
SCALE 1/8" = 1'-0"

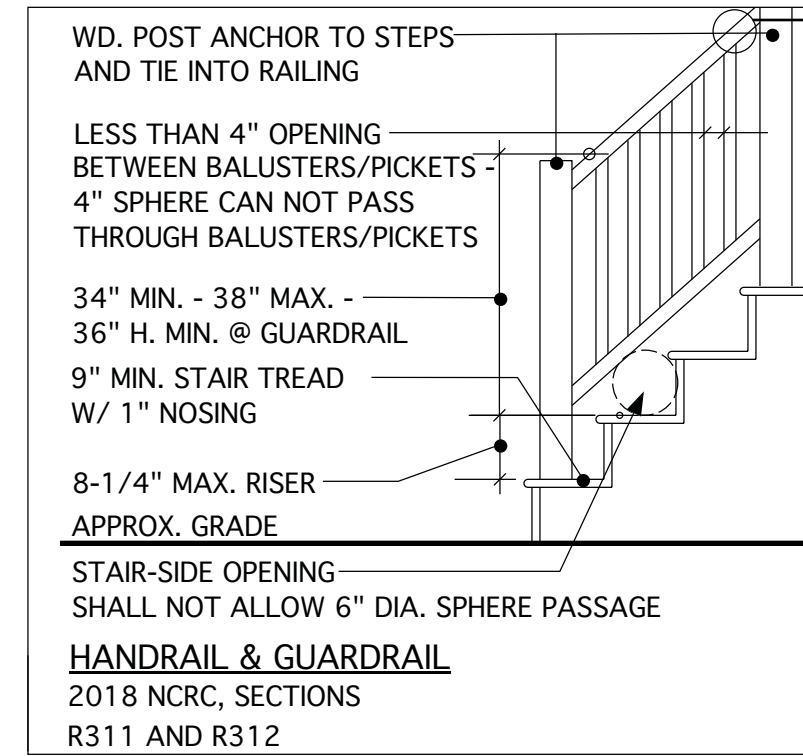


FRONT ELEVATION C
SCALE 1/4" = 1'-0"

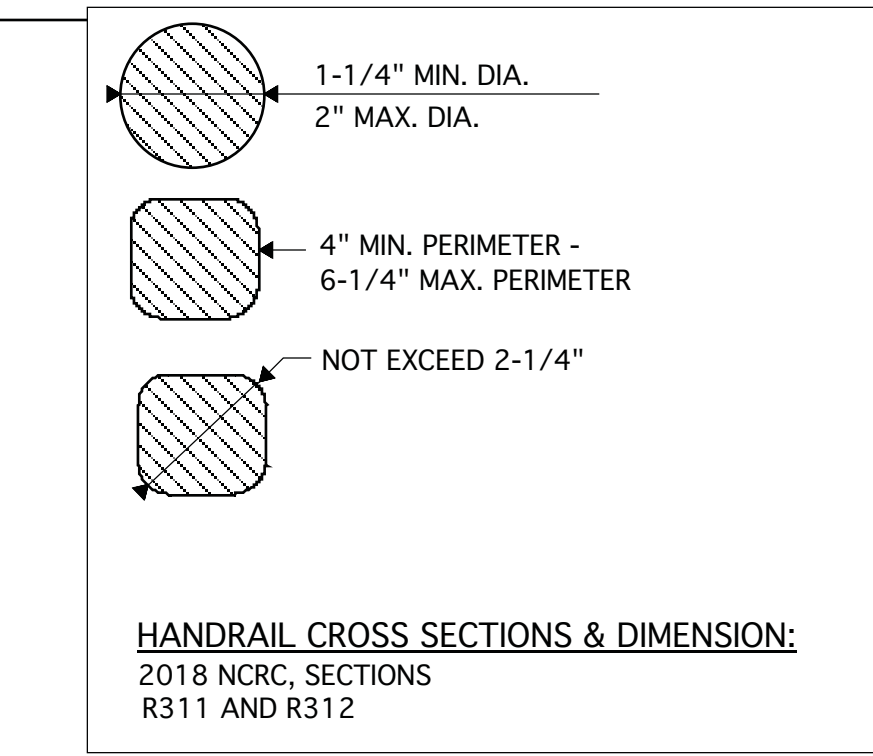
CONTINUOUS RIDGE VENT TYP.
VINYL SHAKE SIDING
ASPHALT COMPOSITION SHINGLES
FYRON CROSSHEAD
FRIEZE BOARD
14" VINYL SHUTTERS
LINE OF ROOF @ OPT. THIRD-CAR GARAGE
8" BAND BOARD
SECOND FLOOR TOP OF PLATE
LINE OF OPT. GARAGE STORAGE
CORNER TRIM
9' 1-1/8" LINE OF OPTIONAL BATHROOM
FIRST FLOOR
GRADE
OPT. BRICK OR STONE WAINSCOT VENEER
1 X 4 OVER 1 X 12 TRIM OVER PORCH BEAM
4 X 4 LOAD BRG. POSTS W/ SQUARE COLUMN SLEEVE OVER
HORIZ. VINYL SIDING
OPT. BRICK OR STONE BASE TO WINDOW SILL



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

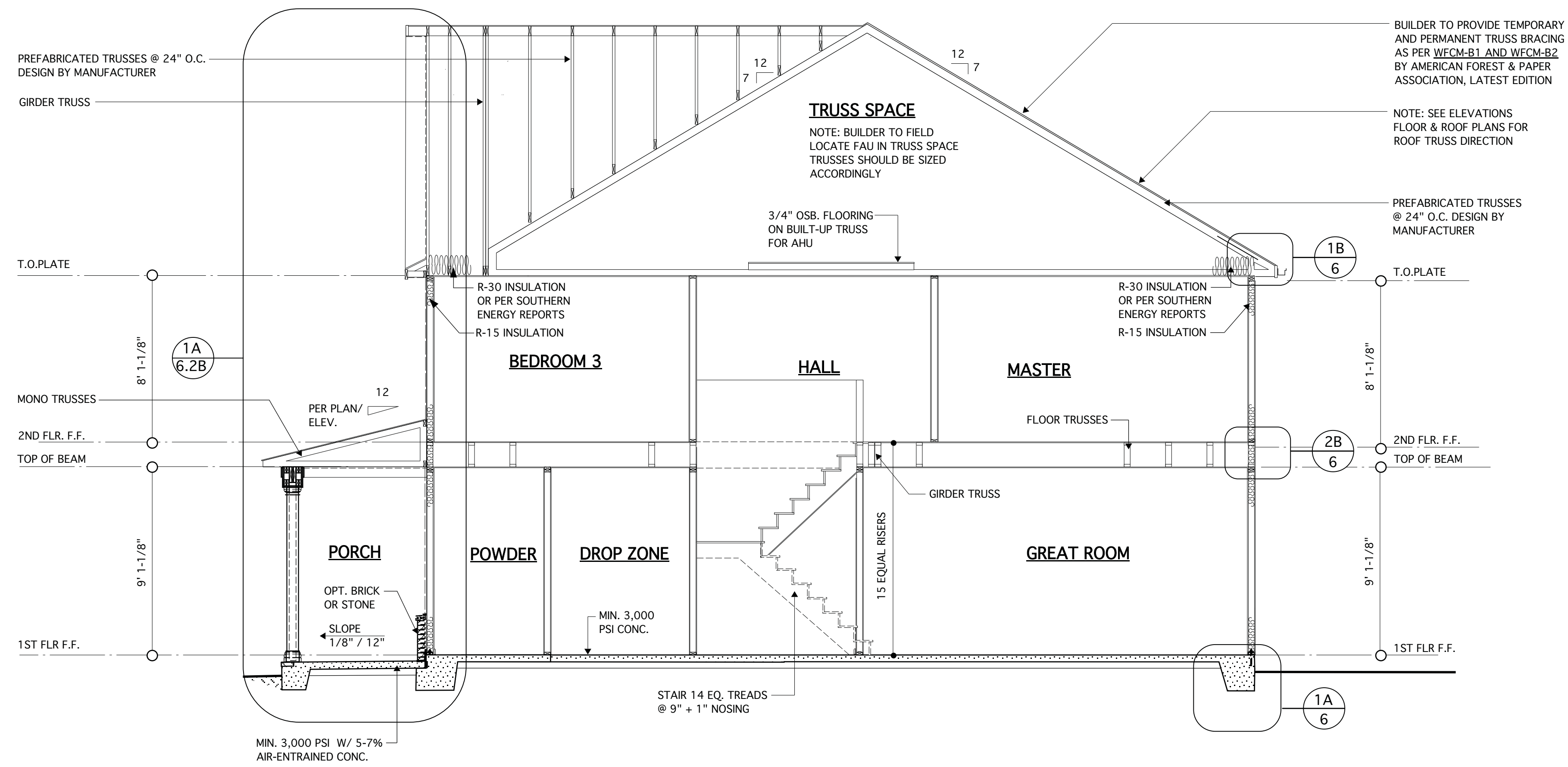


HANDRAIL & GUARDRAIL
2018 NCRC, SECTIONS R311 AND R312



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

TYPICAL RAILING @ PORCH/DECK
SCALE: 1/2" = 1'-0"
(PROVIDE GUARDRAIL BOTH SIDES WHEN HEIGHT ABOVE GRADE EXCEEDS 30\"/>



TYPICAL BUILDING SECTION @ ELEVATION B
SCALE: 1/4" = 1'-0"
Note: Minimum insulation values subject to Southern Energy

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DN	02-14-19	STRUCT. DWGS. REV.

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

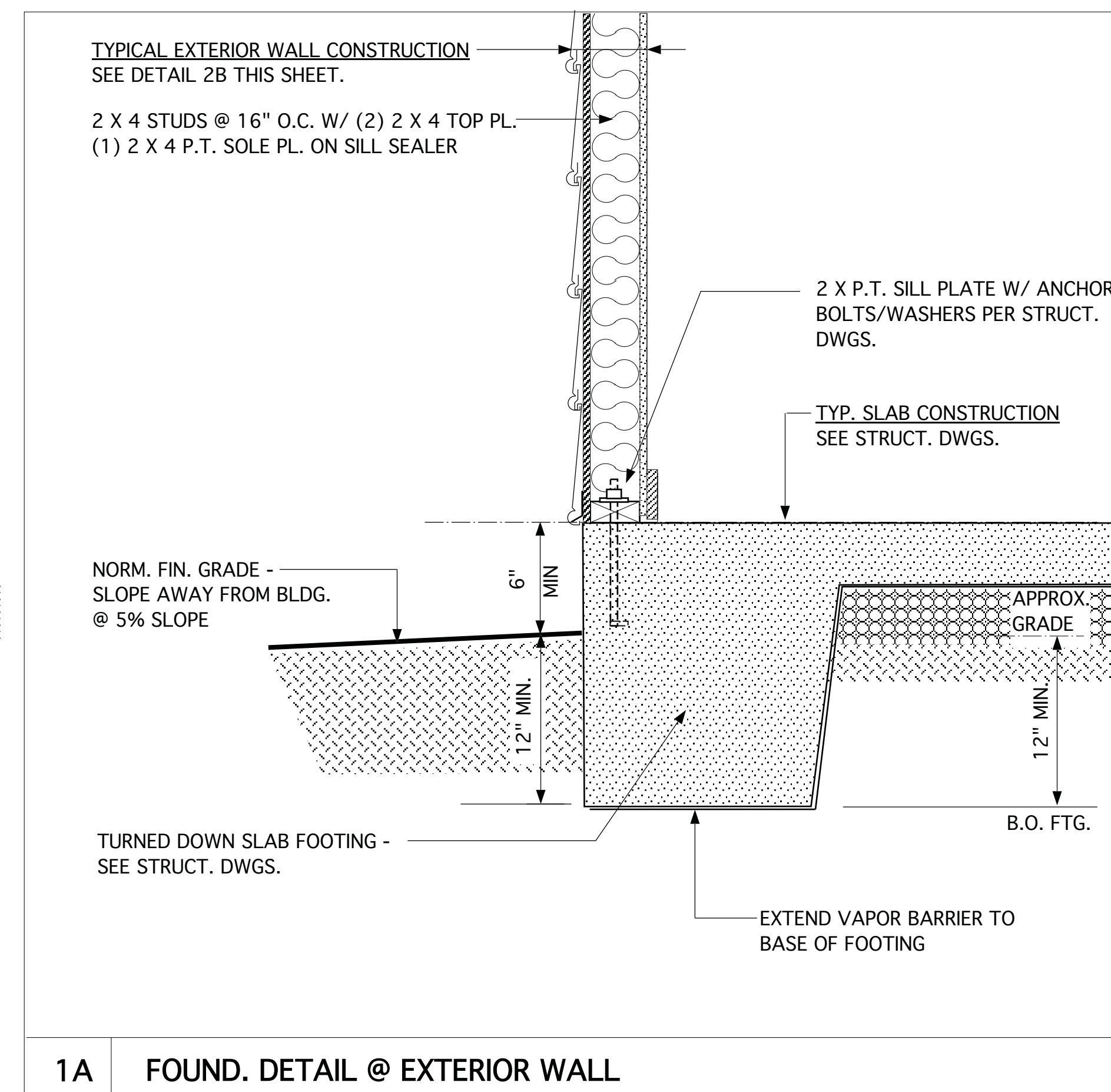
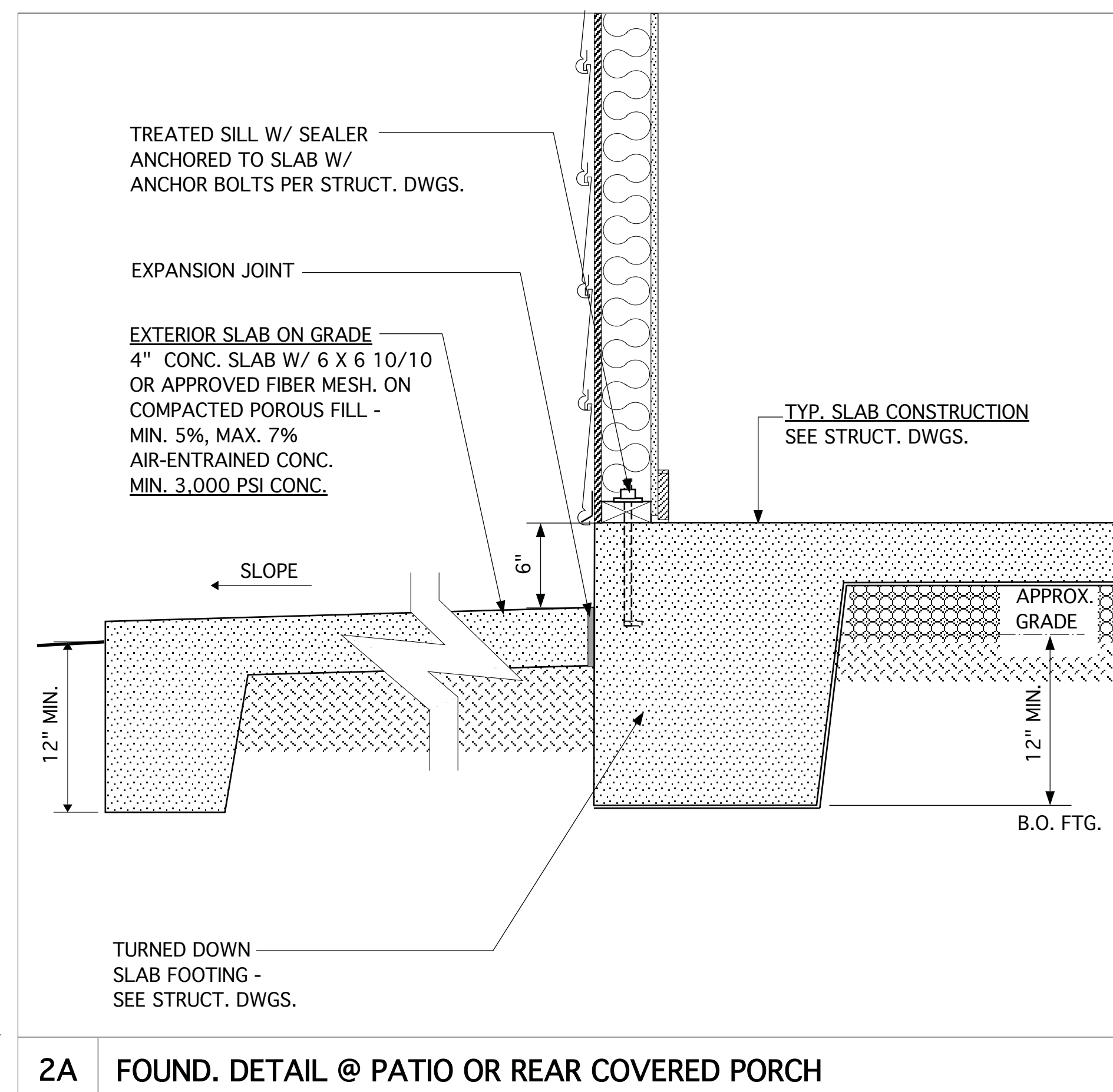
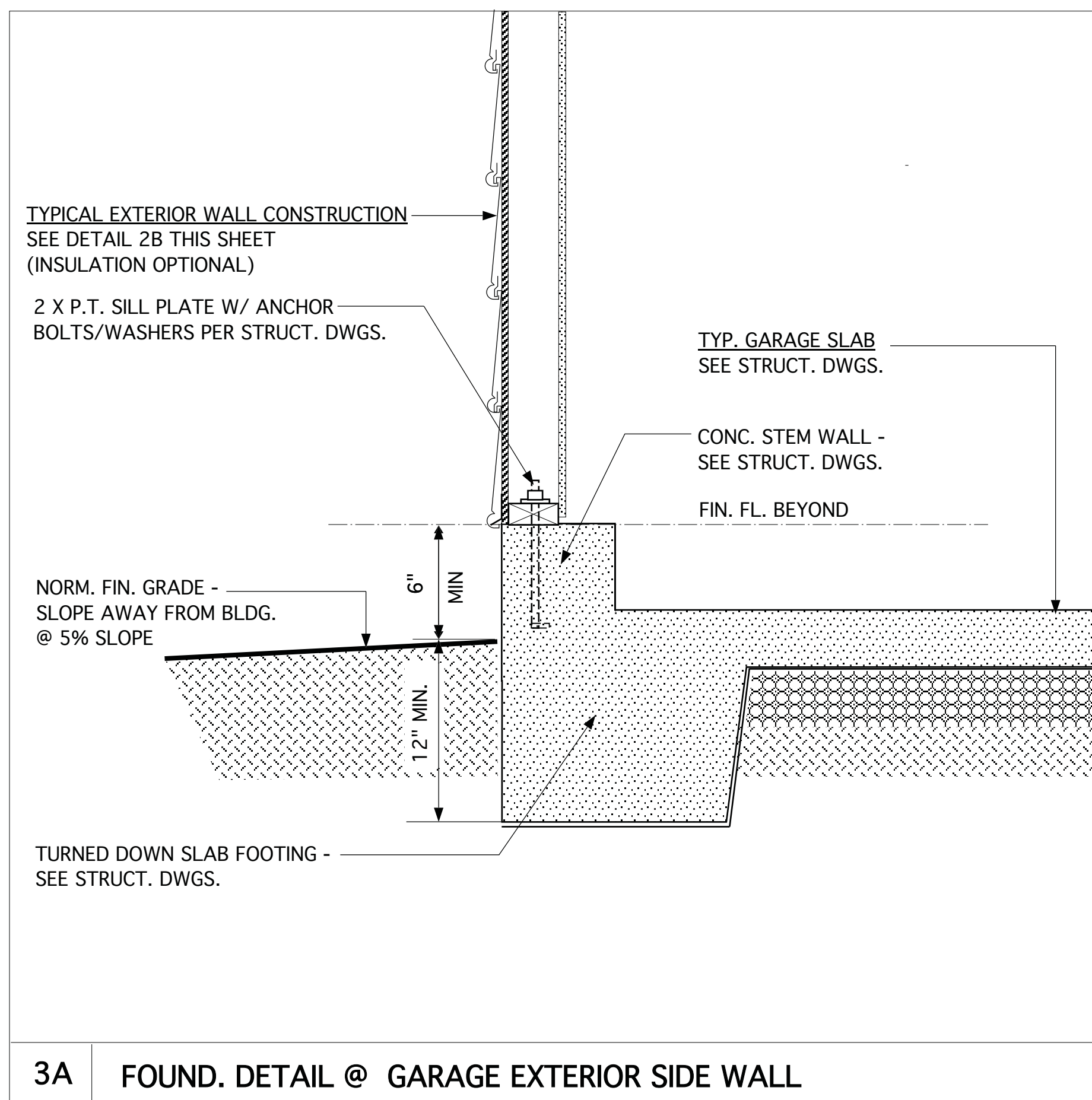
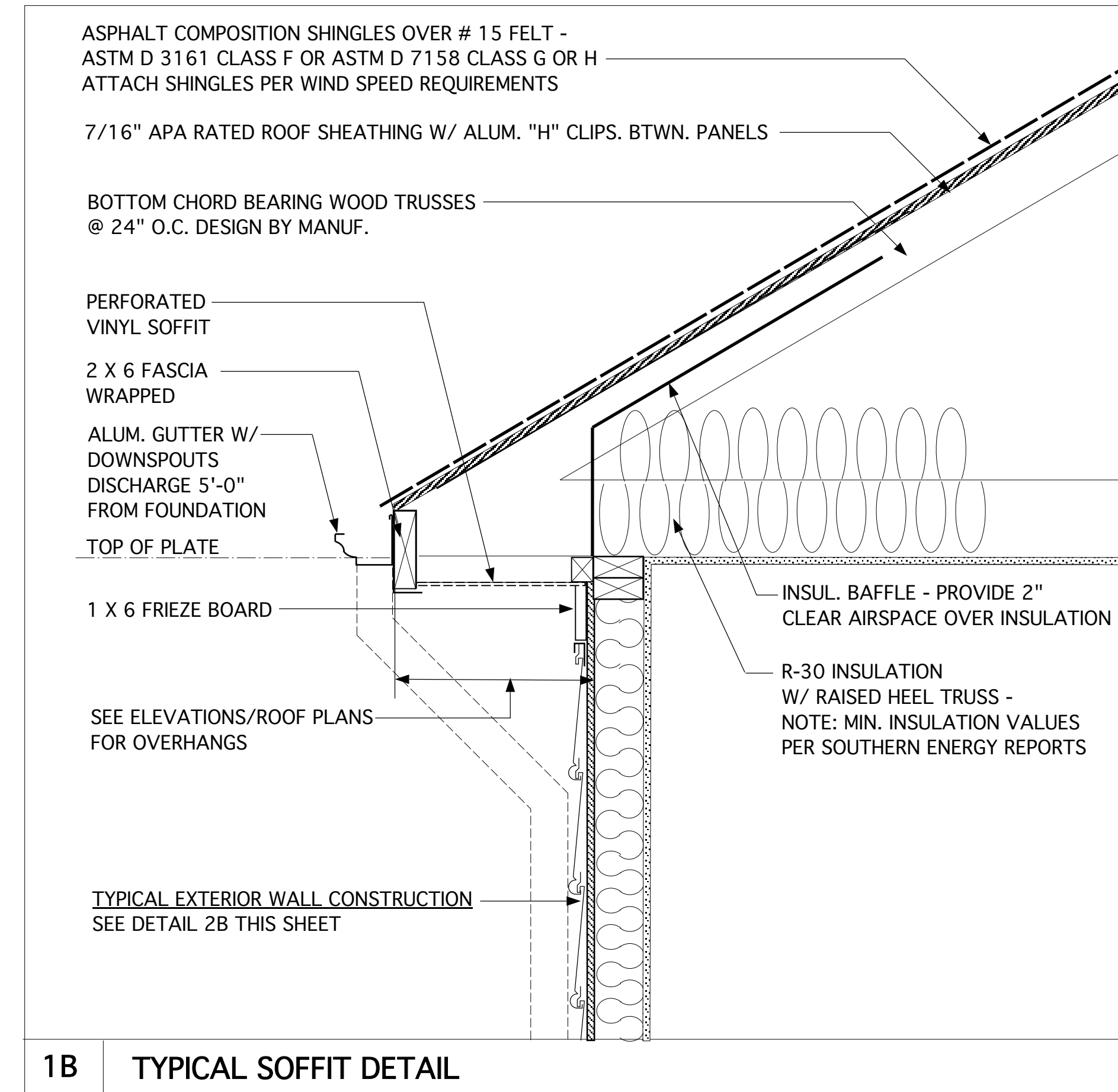
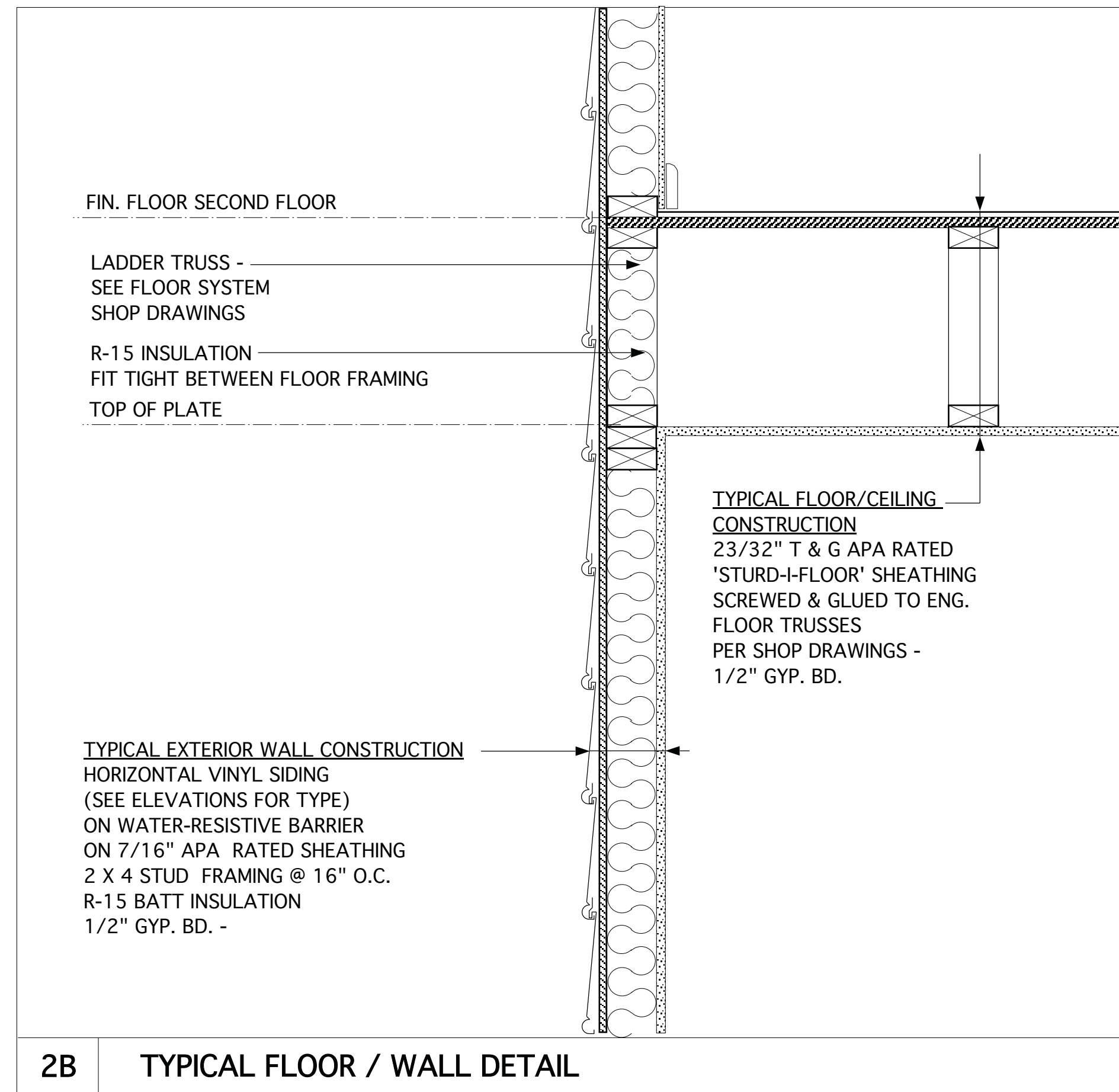
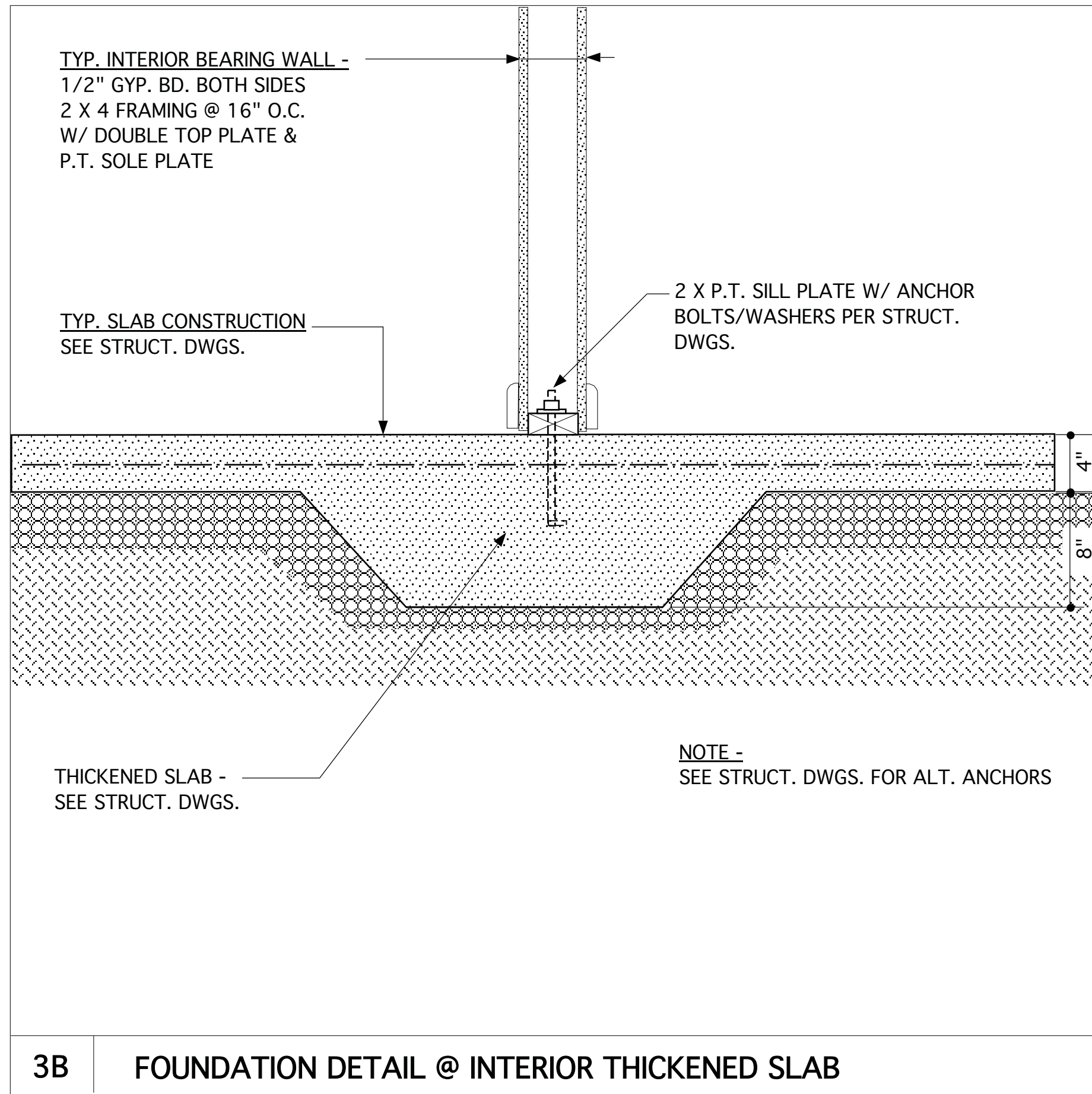
PROJECT TITLE
**MODEL 628 -
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(919) 256-3060
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DRAWING TITLE
BUILDING SECTIONS

SHEET
5

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MARK	DATE	DESCRIPTION
DN	01-10-19	CONVERT OLHANS
DN	02-14-19	STRUCT. DWGS. REV.

PROJECT NO. 113-69

DATE 01-13-16

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

DRAWN BY JB

CHECKED BY JW

ISSUED FOR PERMITS/CONSTRUCTION

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

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REVISIONS		
MARK	DATE	DESCRIPTION
DN	01-10-19	CONVERT OLAHS
DN	02-14-19	STRUCT. DWGS. REV.

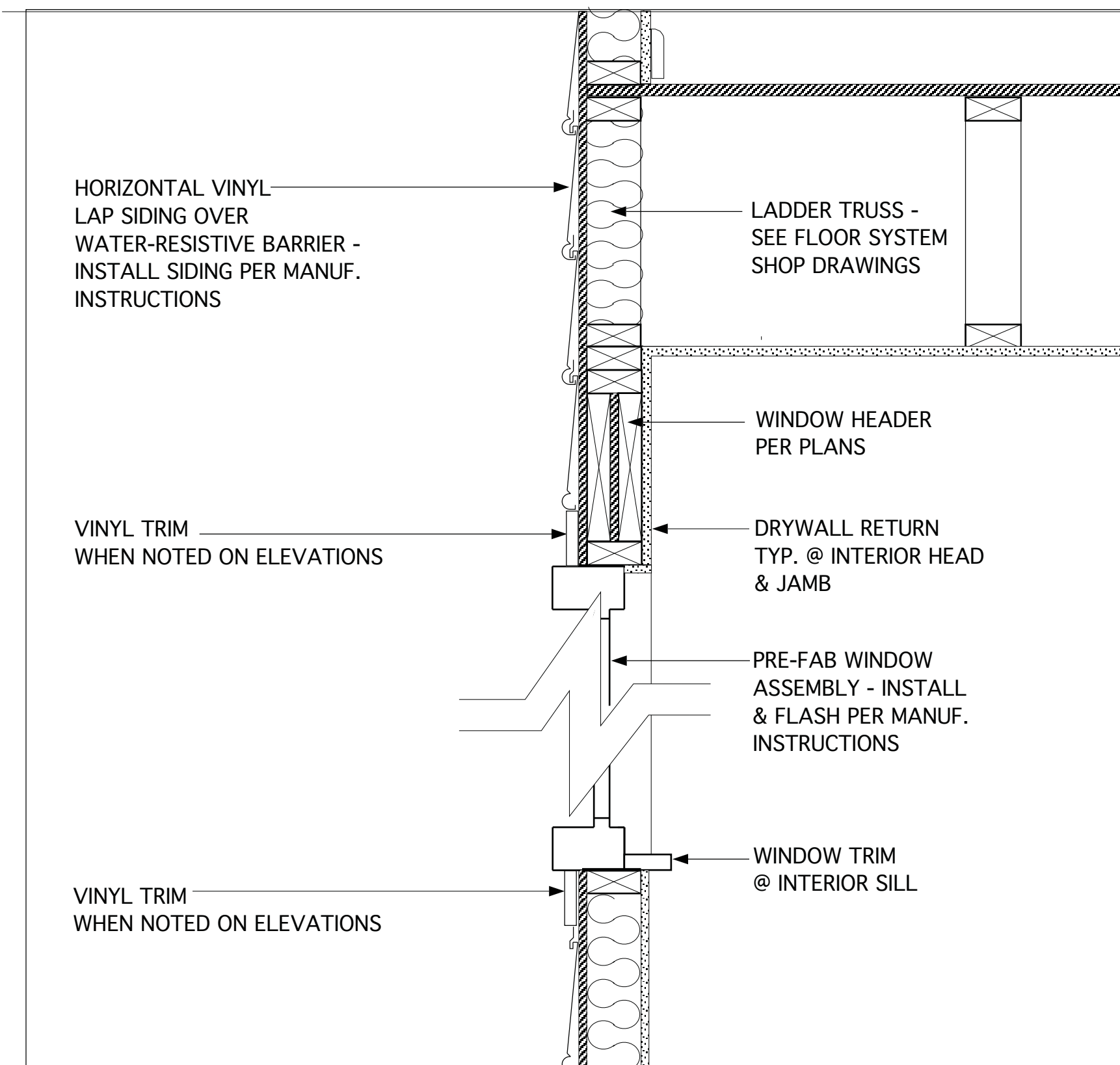
PROJECT NO.	113-69
DATE	01-13-16
SCALE	1-1/2" = 1'-0"
DRAWN BY	JB
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

PROJECT TITLE
**MODEL 628 -
GARAGE RIGHT**

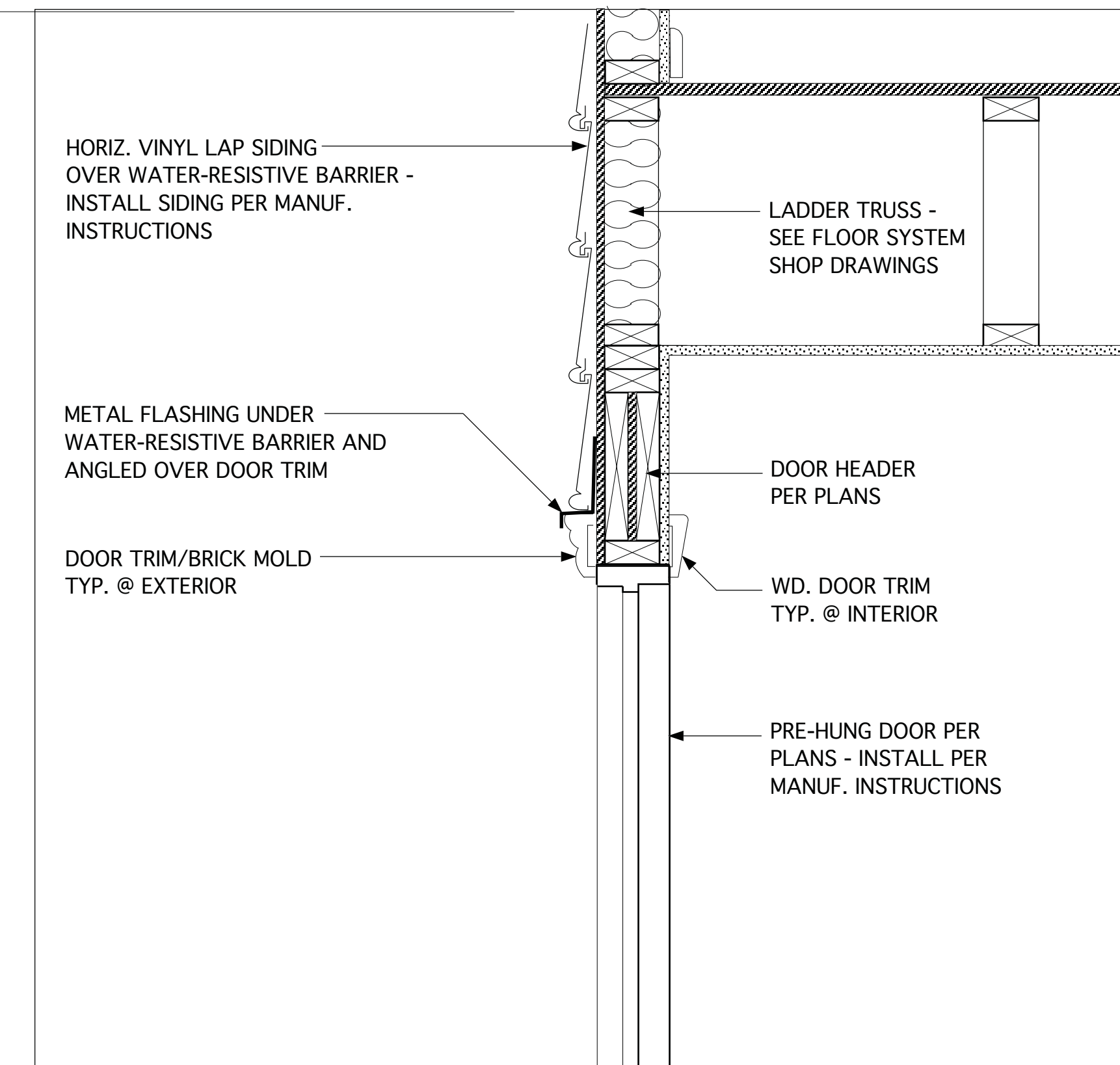
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DRAWING TITLE
**MONOLITHIC SLAB
FOUNDATION AND
WALL DETAILS**

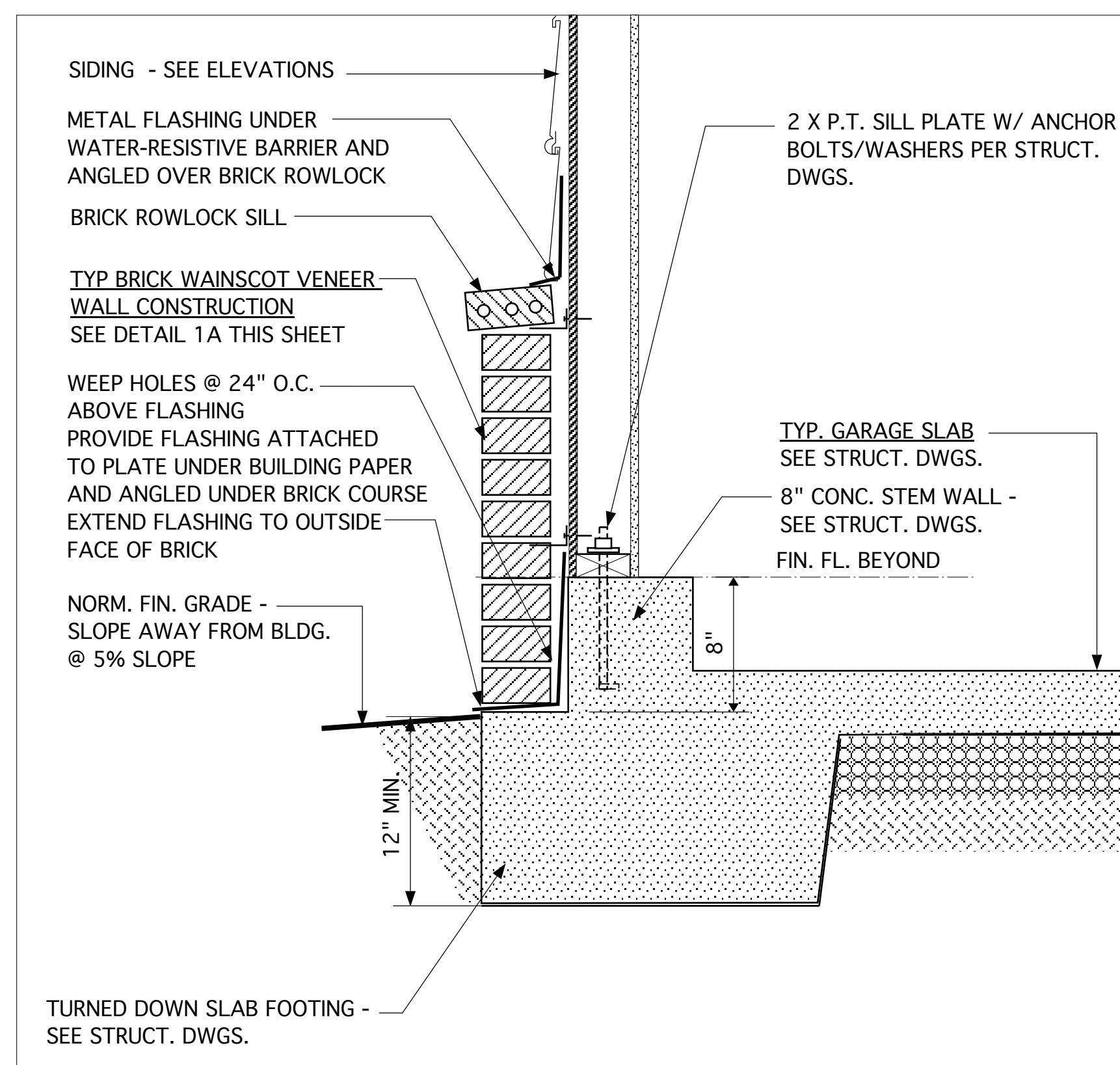
SHEET
6.1



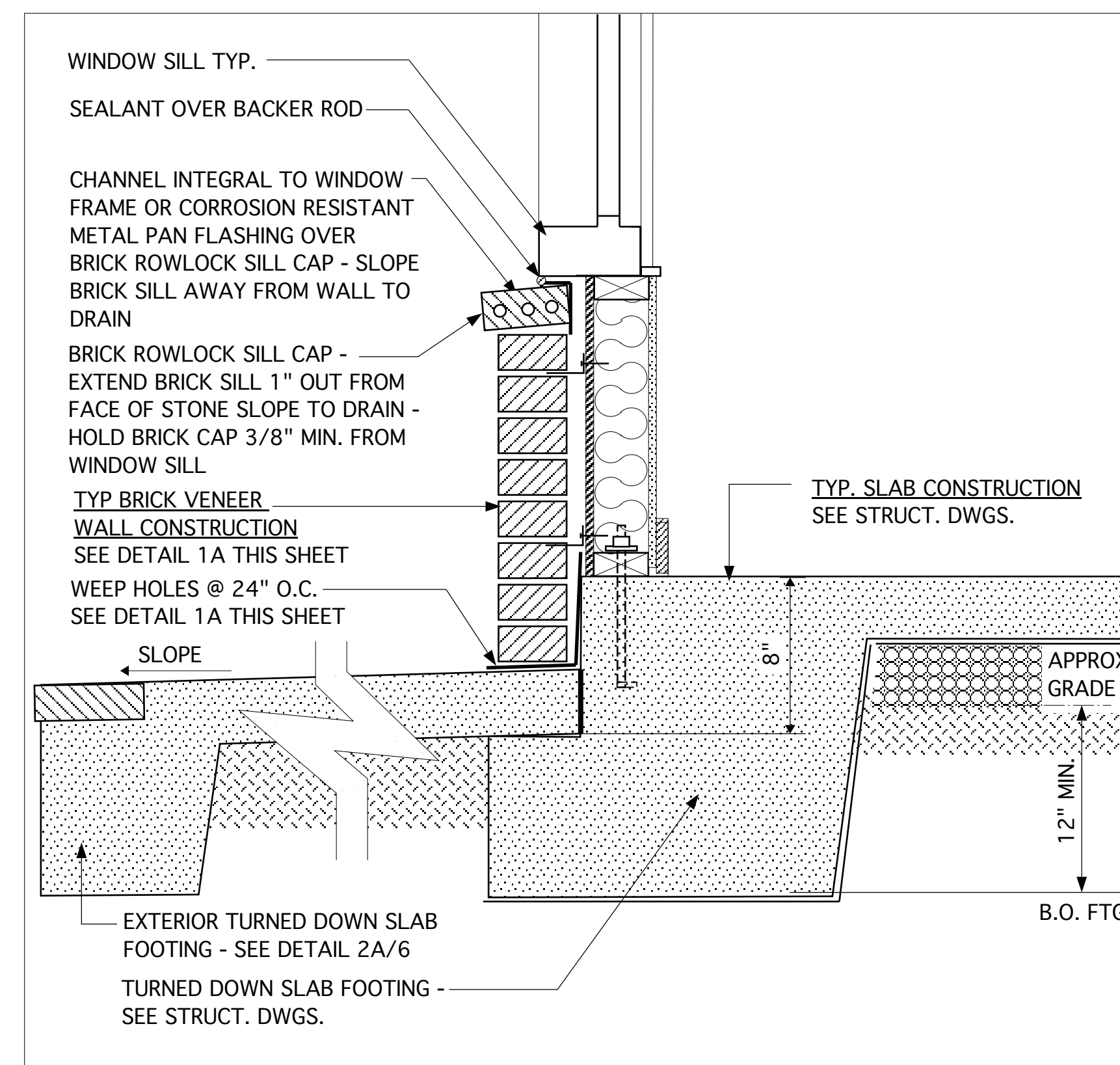
2B WINDOW TRIM & FLASHING DETAIL



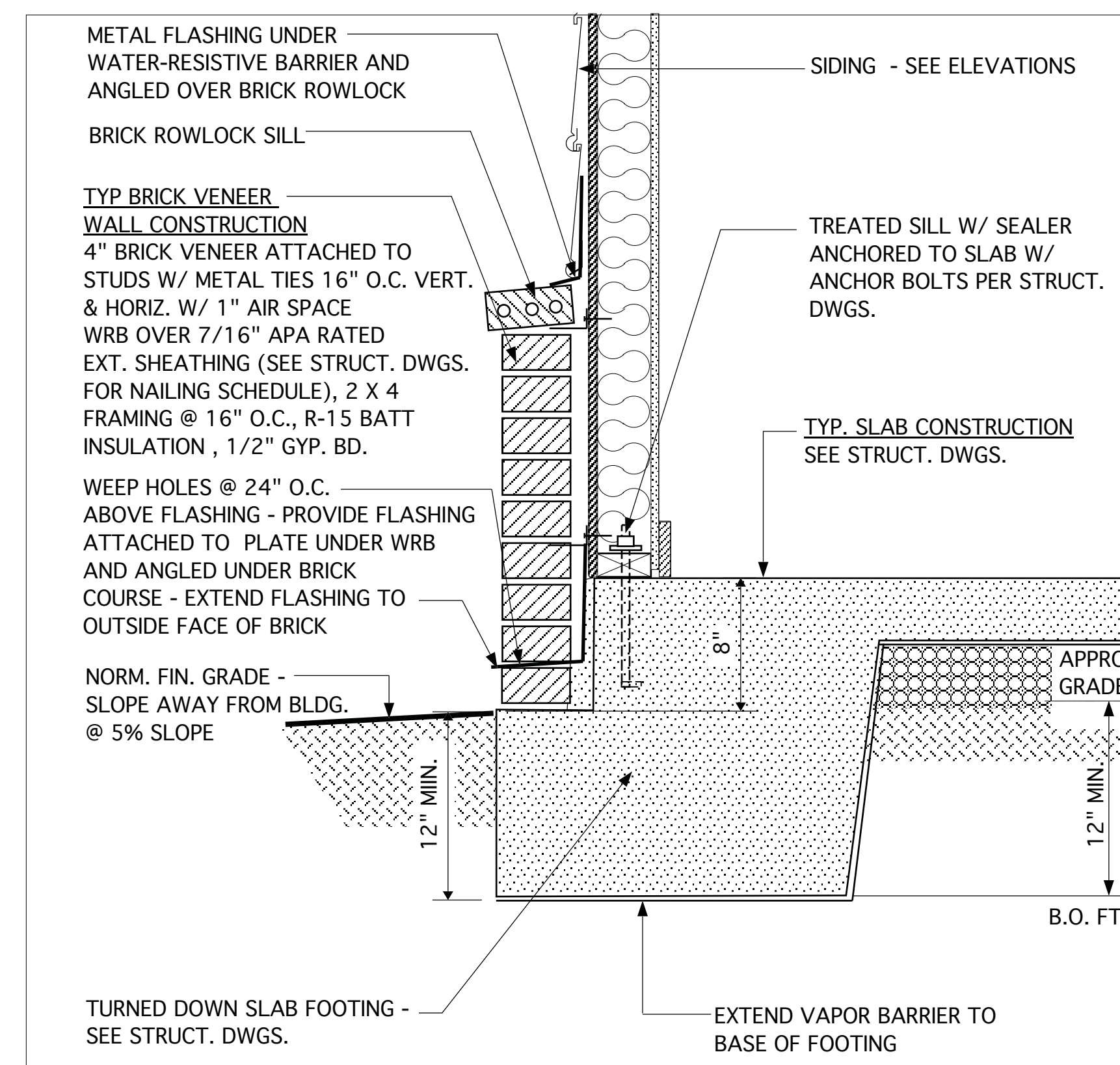
1B DOOR HEAD & FLASHING DETAIL



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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MARK	DATE	DESCRIPTION
DN	01-10-19	CONVERT OLAHS
DN	02-14-19	STRUCT. DWGS. REV.

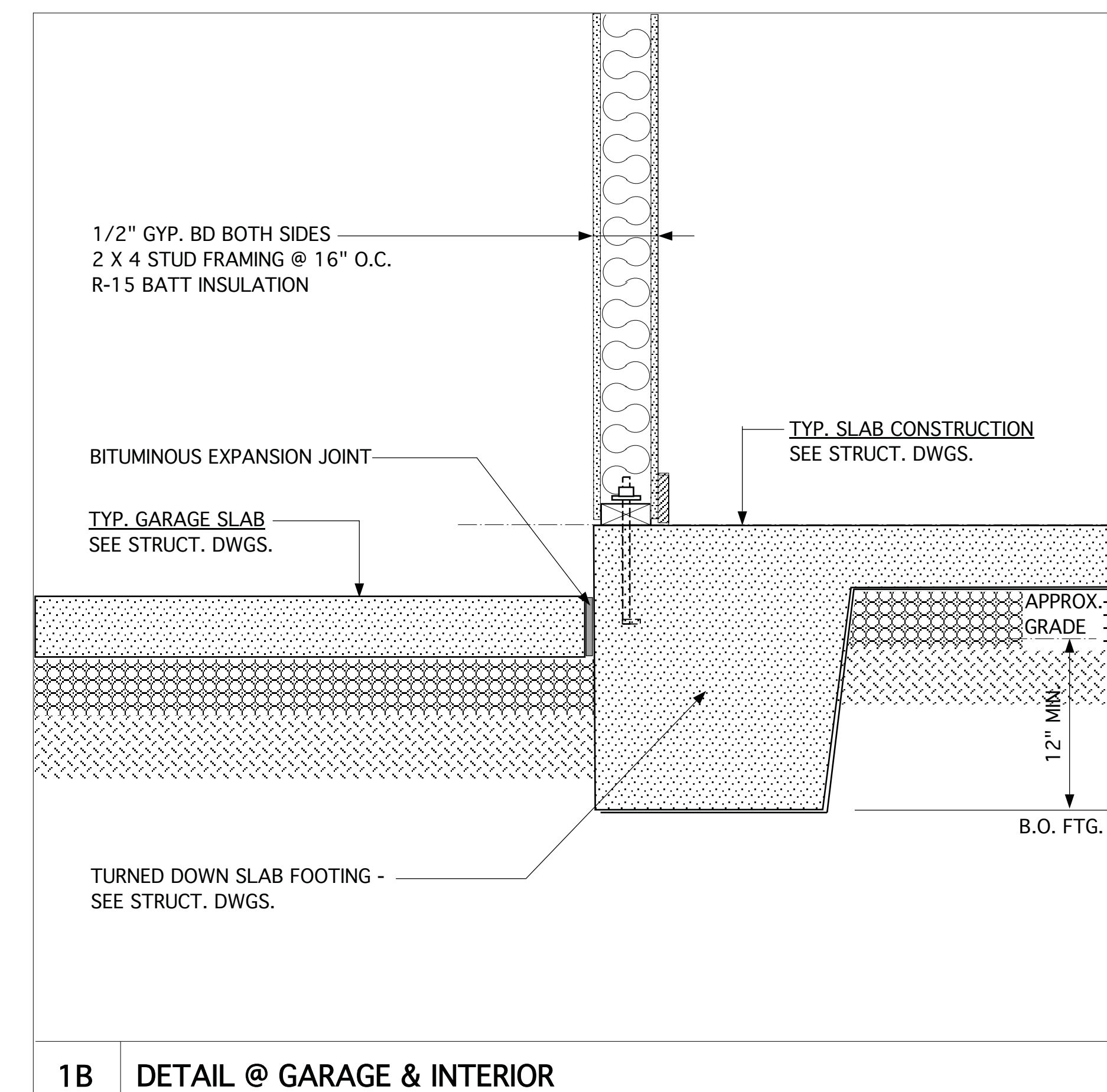
PROJECT NO.	113-69
DATE	01-13-16
SCALE	1-1/2" = 1'-0"
DRAWN BY	JB
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

PROJECT TITLE
**MODEL 628 -
GARAGE RIGHT**

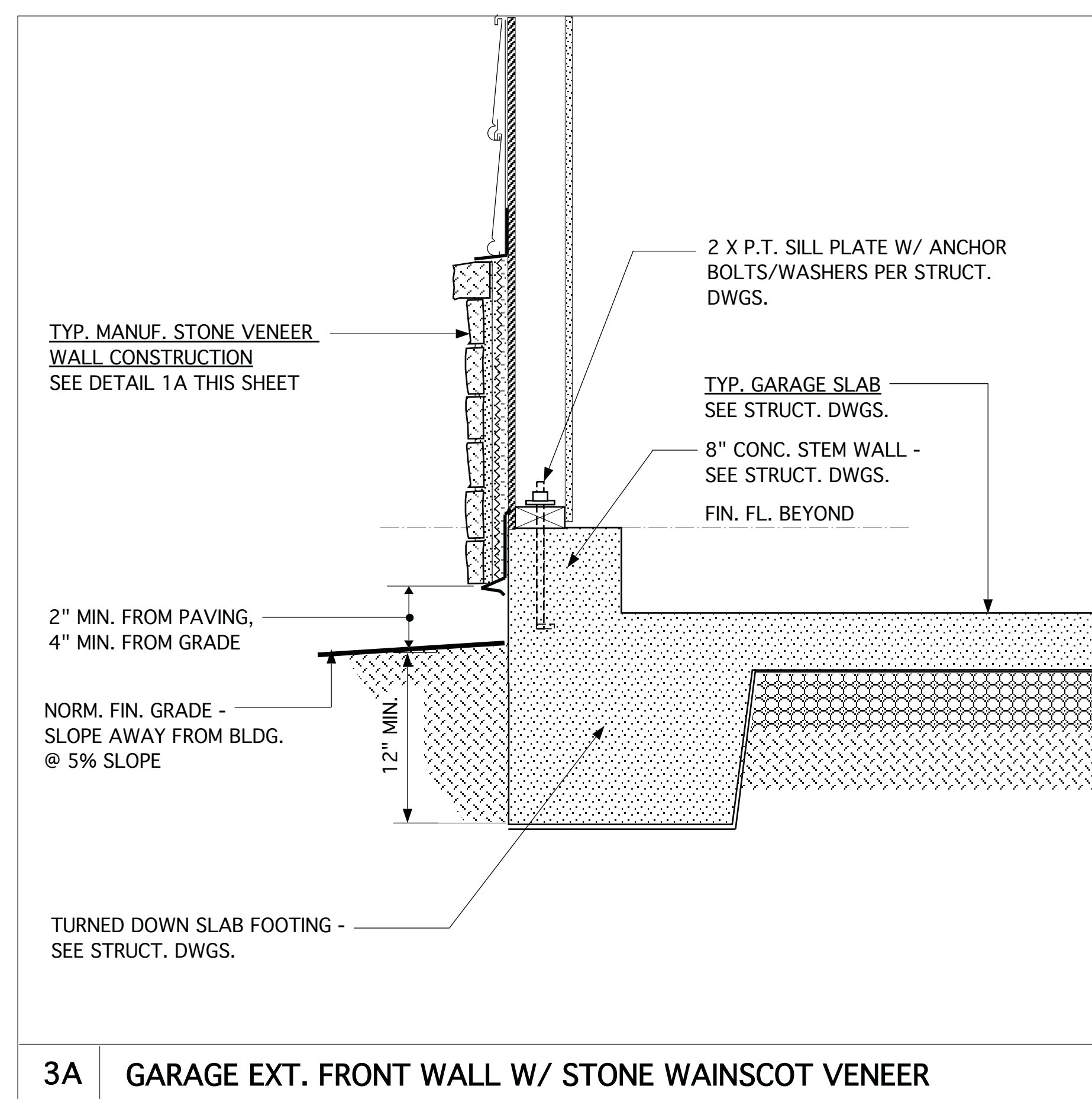
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DRAWING TITLE
**MONOLITHIC SLAB
FOUNDATION
AND WALL DETAILS**

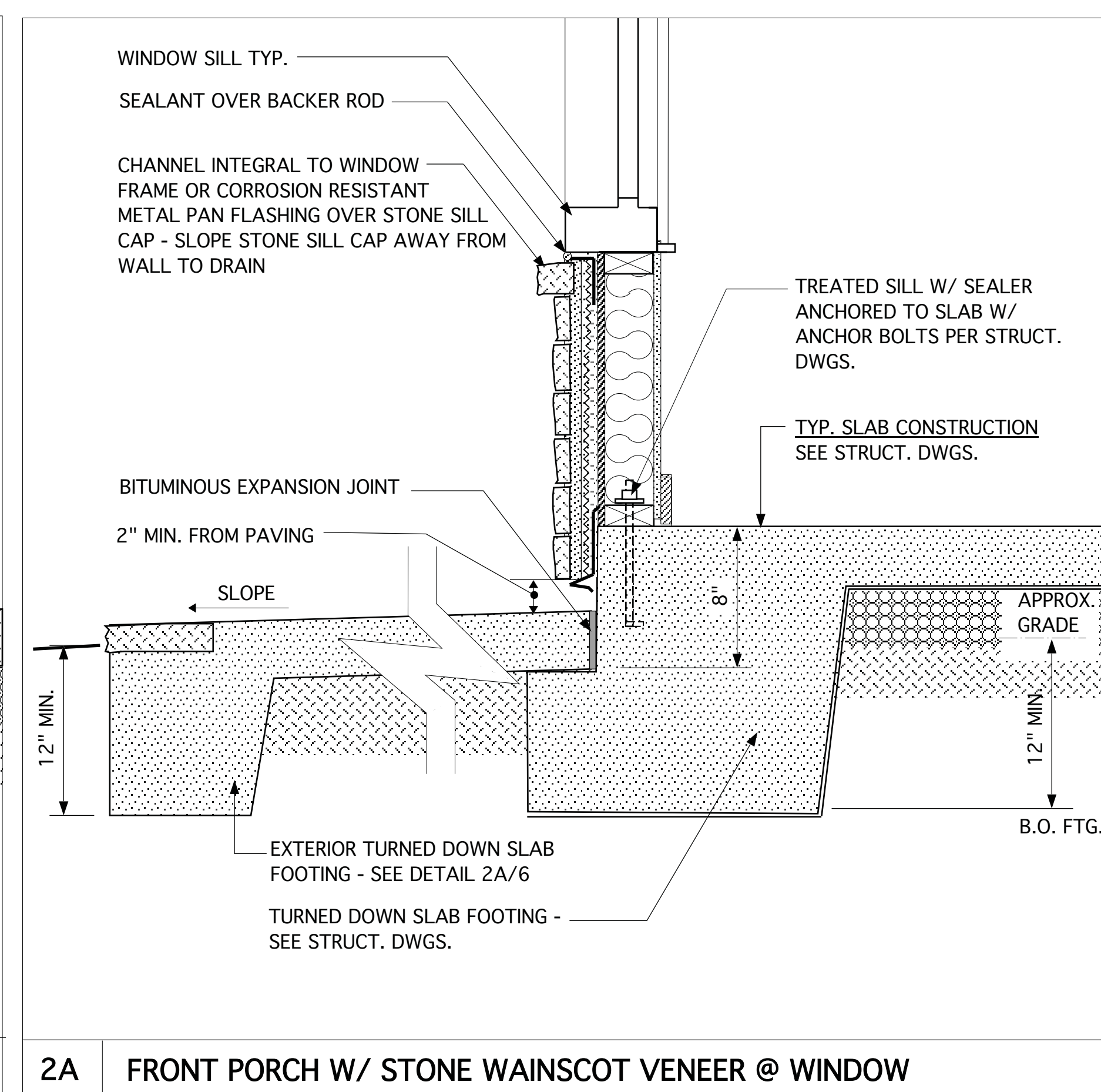
SHEET
6.2



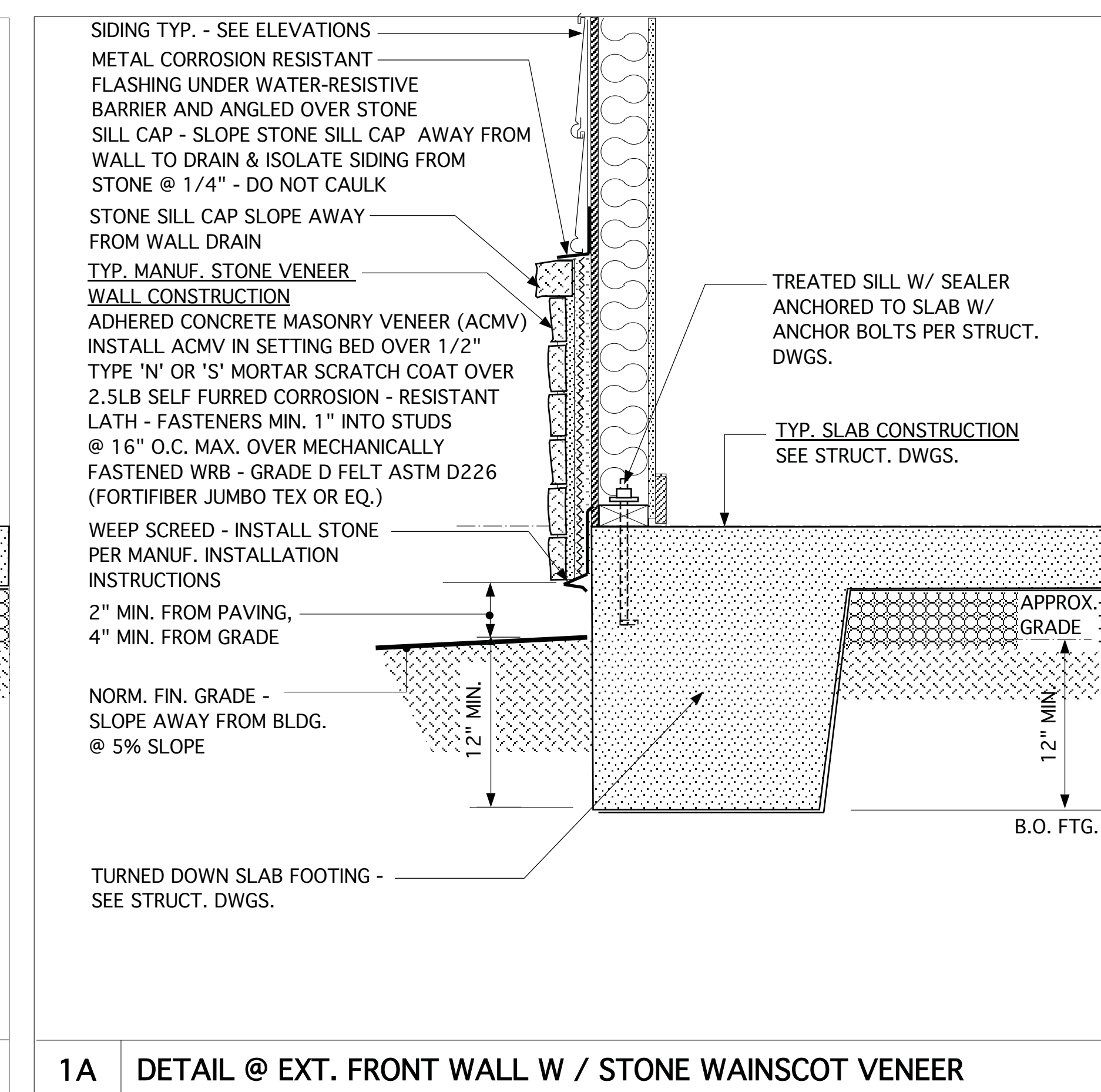
1B DETAIL @ GARAGE & INTERIOR



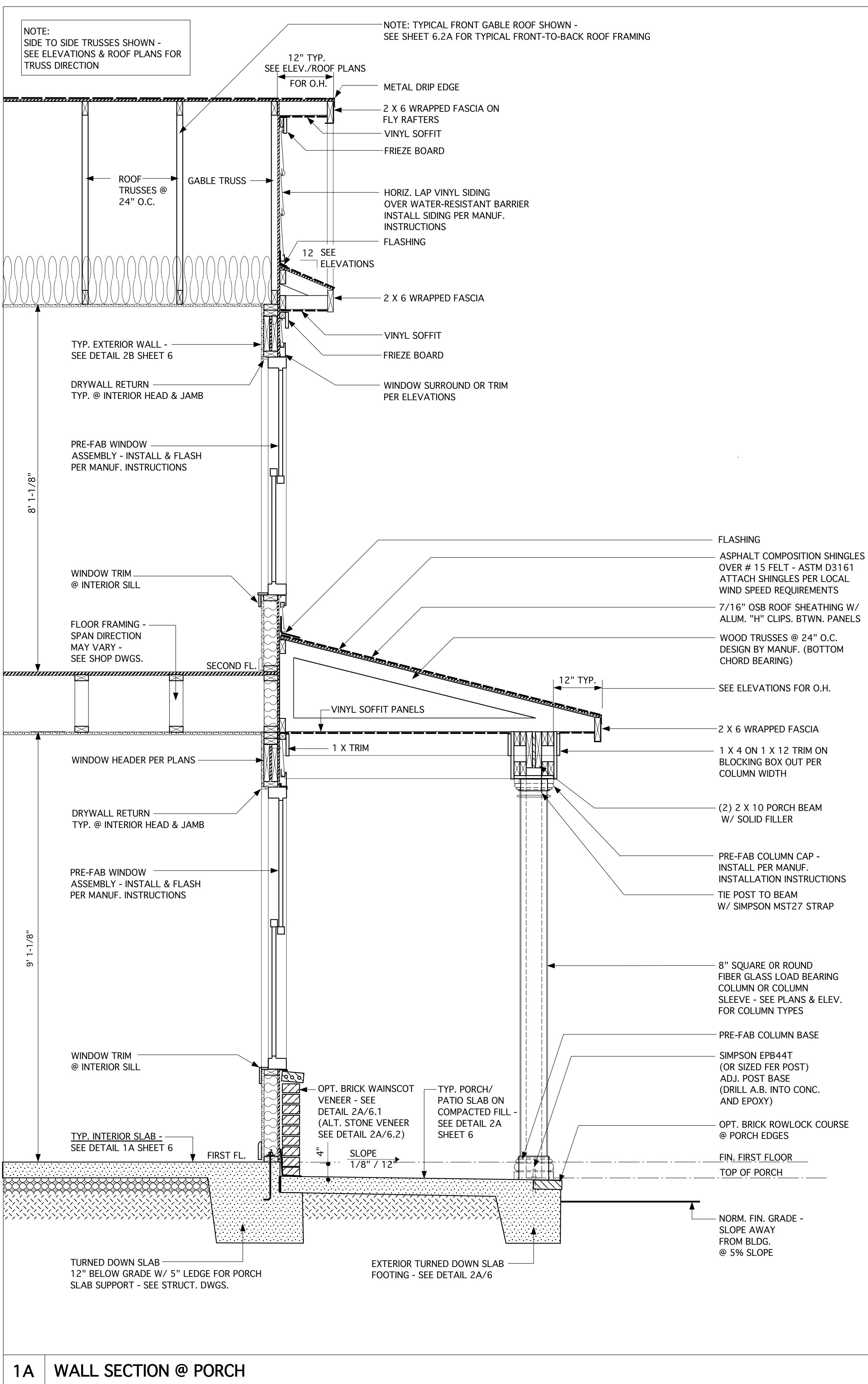
3A GARAGE EXT. FRONT WALL W/ STONE WAINSCOT VENEER



2A FRONT PORCH W/ STONE WAINSCOT VENEER @ WINDOW



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



1A WALL SECTION @ PORCH

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MARK	DATE	DESCRIPTION
DN	01-10-19	CONVERT OLAHS
DN	02-14-19	STRUCT. DWGS. REV.

PROJECT NO. 113-69

DATE 01-13-16

SCALE 3/4" = 1'-0"

DRAWN BY JB

CHECKED BY JW

ISSUED FOR PERMITS/CONSTRUCTION

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DRAWING TITLE
ELEVATION B/C - DETAILS

SHEET
6.2B

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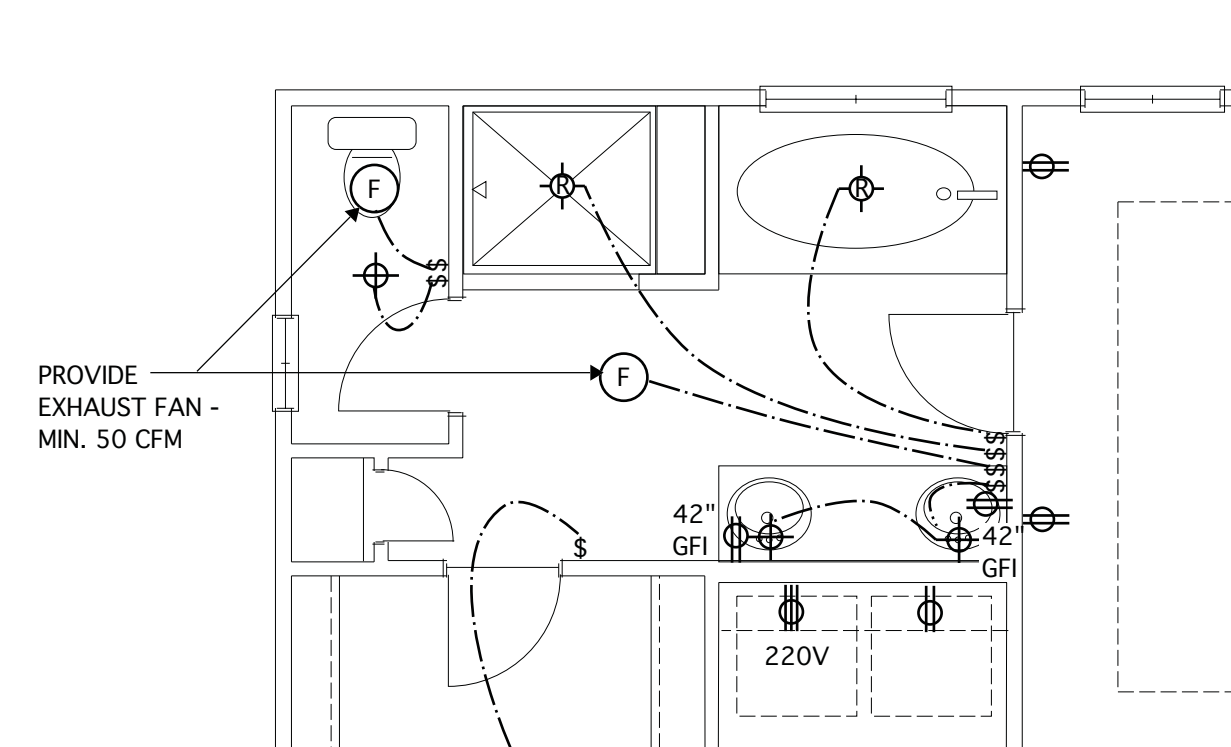
PROJECT NO.	113-69
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PROJECT TITLE
**MODEL 628 -
GARAGE RIGHT**

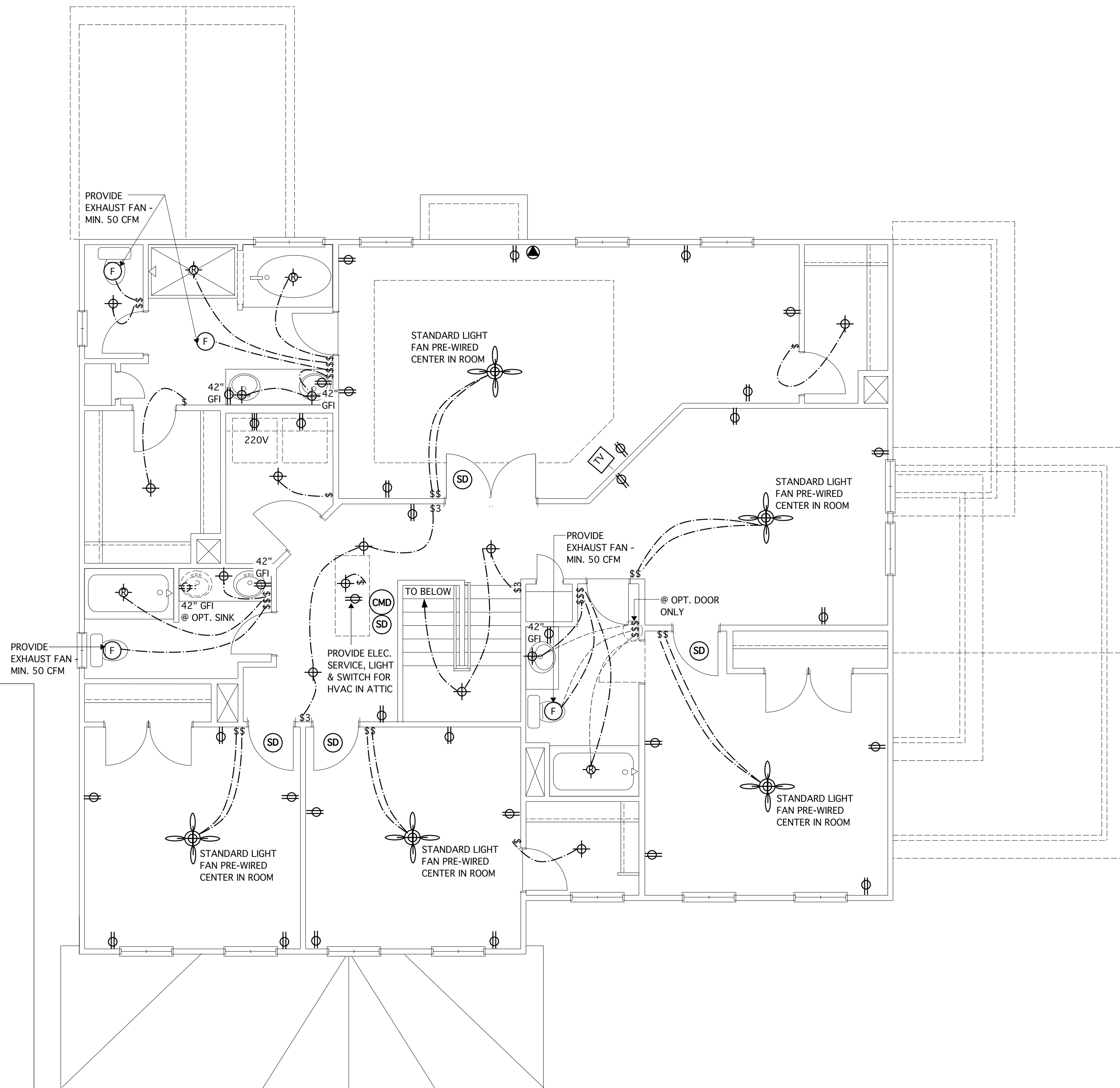
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DRAWING TITLE
**SECOND FLOOR
ELECTRICAL PLANS**

SHEET
7.1



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



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

- | | | | |
|--------|---|-----|---|
| ⊖ | SINGLE RECEPTACLE OUTLET | ⊕ | INCANDESCENT LIGHT FIXTURE |
| ⊖ | DUPLEX RECEPTACLE OUTLET | F/L | CEILING LIGHT/FAN COMBO |
| TV | TV CABLE OUTLET | F | EXHAUST FAN - 50 CFM. |
| ⊖ GFI | DUPLEX RECEPTACLE OUTLET-GROUND FAULT INTERRUPTER | ⊖ | RECESSED LIGHT FIXTURE |
| ⊖ | DUPLEX RECEPTACLE OUTLET-SPLIT WIRED | SD | SMOKE DETECTOR - HARDWIRED & INTERCONNECTED |
| 220V | 220V OUTLET | ☎ | TELEPHONE OUTLET |
| WP GFI | WEATHER-PROTECTED EXTERIOR OUTLET WITH IN-USE COVER & GFI PROTECTED | ⚡ | 48 CIRCUIT BREAK PANEL W/ 200 AMP. EL. SERVICE LINE |
| S | SWITCH | ⊖ | WALL MOUNTED LIGHT FIXTURE |
| S3 | THREE WAY SWITCH | ⊖ | PREWIRE CEILING FAN |
| ⊖ | FLUORESCENT LIGHT FIXTURE; MULTI-TUBE | T | THERMOSTAT |
| ⊖ | FLUORESCENT LIGHT FIXTURE; SINGLE-TUBE | J | JUNCTION BOX W/ SHUT-OFF SWITCH |
| CMD | CARBON MONOXIDE DETECTOR - HARDWIRED/PLUG-IN/ BATTERY TYPE | | |

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ARCHITECTURE
LAND PLANNING
GRAPHICS

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REVISIONS		
MARK	DATE	DESCRIPTION
DN	01-10-19	CONVERT OLAHS
DN	02-14-19	STRUCT. DWGS. REV.

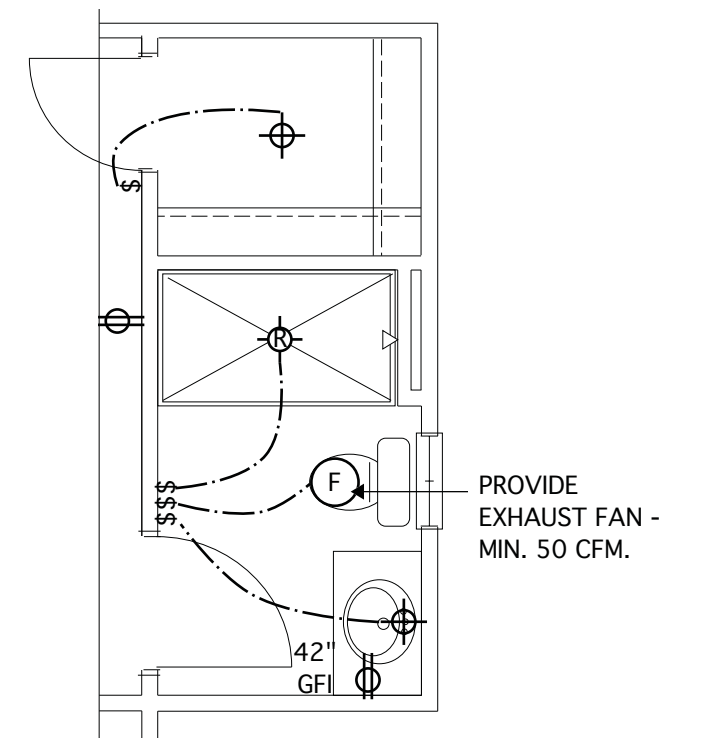
PROJECT NO.	113-69
DATE	01-13-16
SCALE	AS NOTED
DRAWN BY	JB
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

PROJECT TITLE
**MODEL 628 -
GARAGE RIGHT**

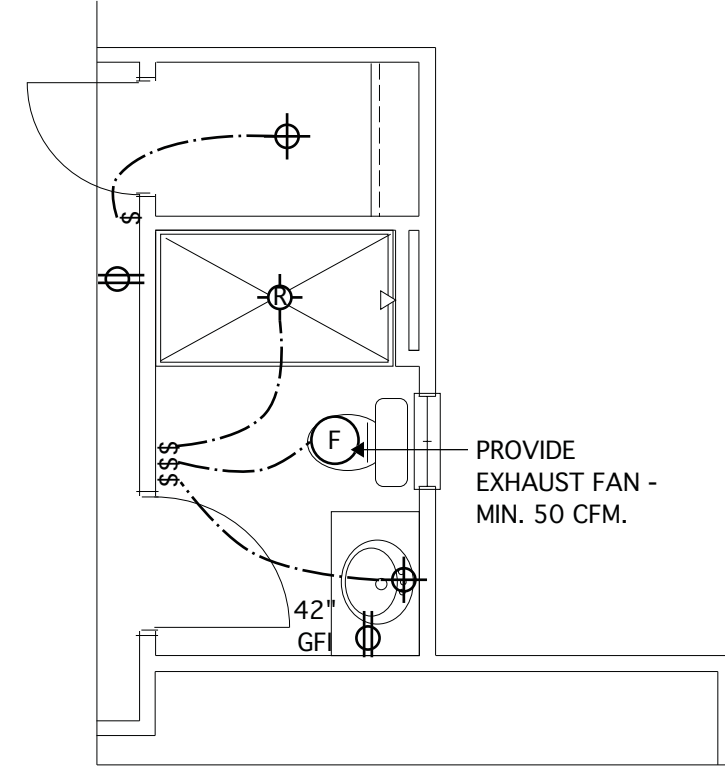
CLIENT
**CHESAPEAKE
HOMES OF NC**
3100 Smoketree Court,
Suite 210
Raleigh, NC 27604
(919) 256-3060
(919) 556-0690 Fax

DRAWING TITLE
**FIRST FLOOR
ELECTRICAL PLANS**

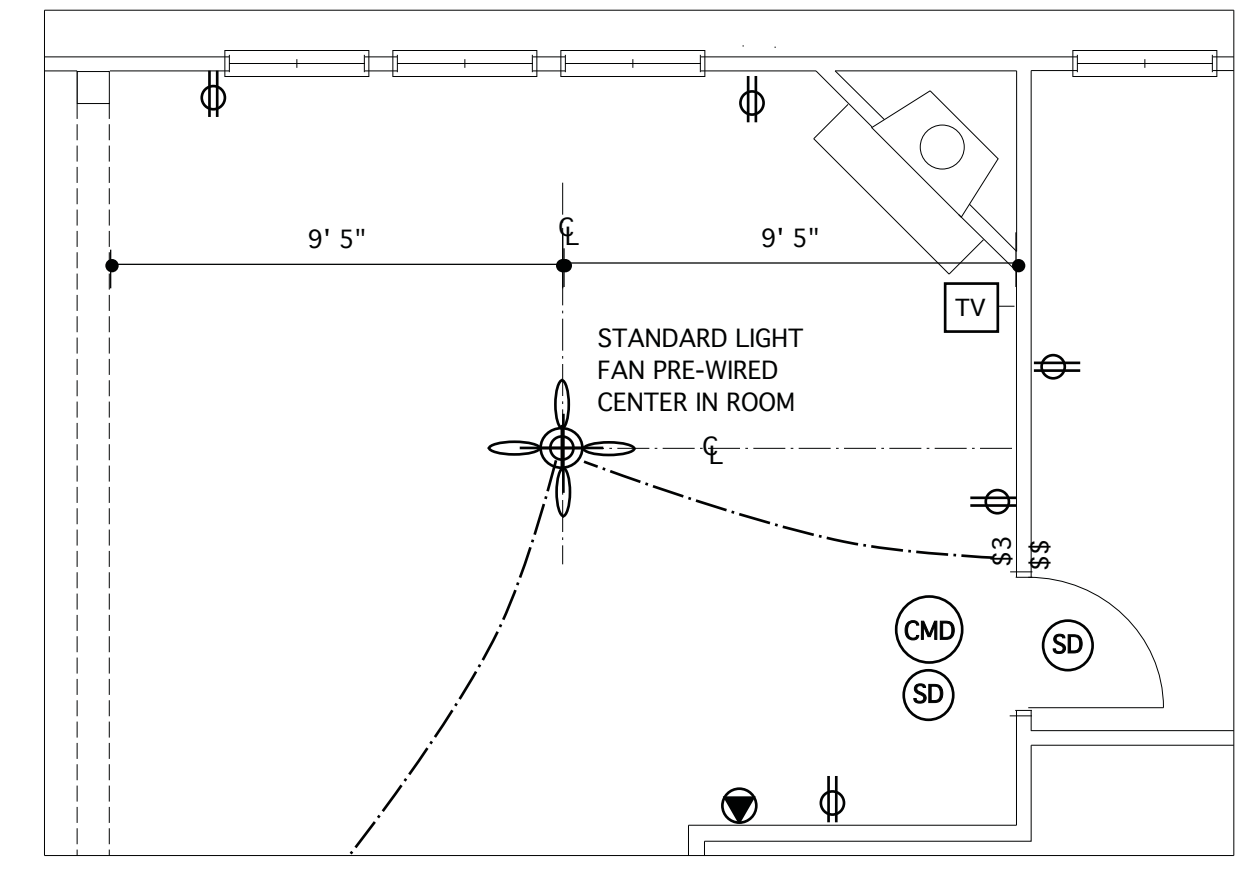
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7



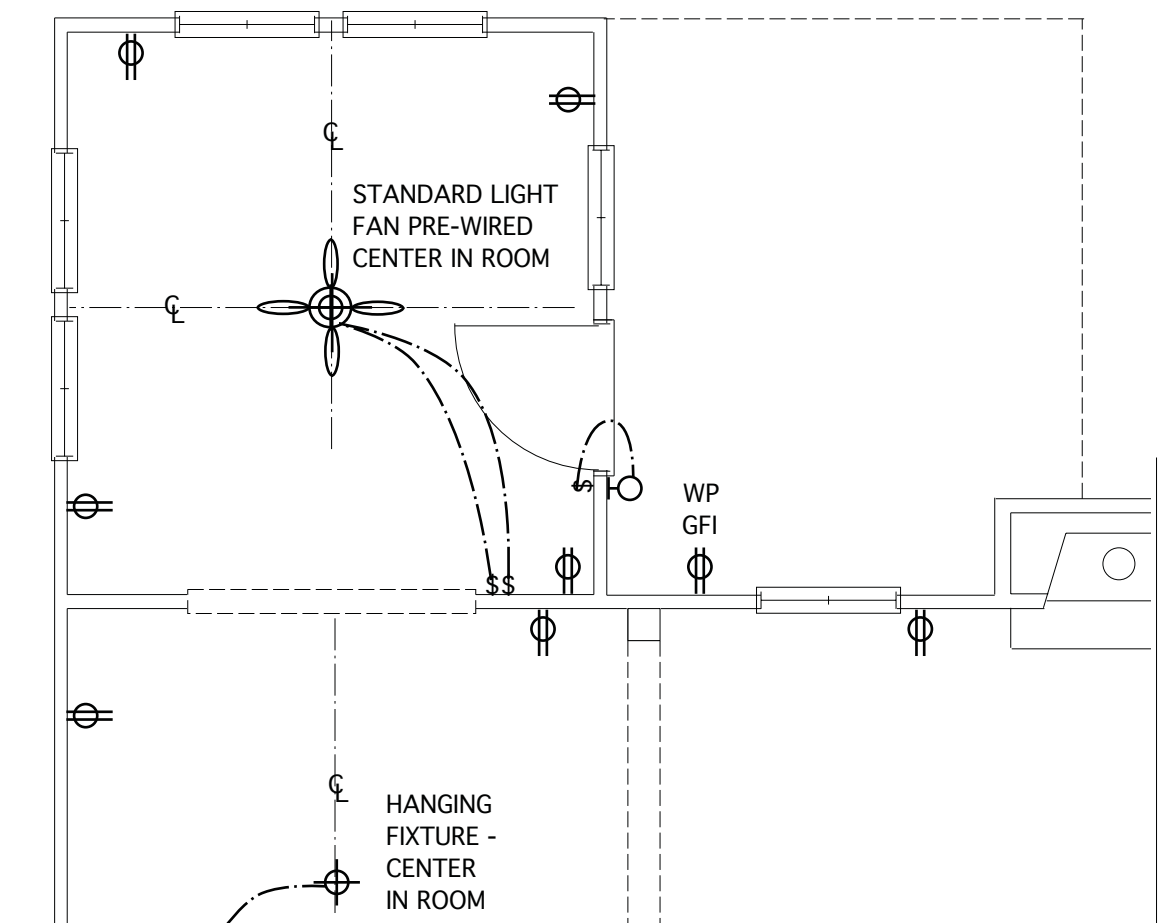
OPT. BATHROOM
SCALE 1/4" = 1'-0"



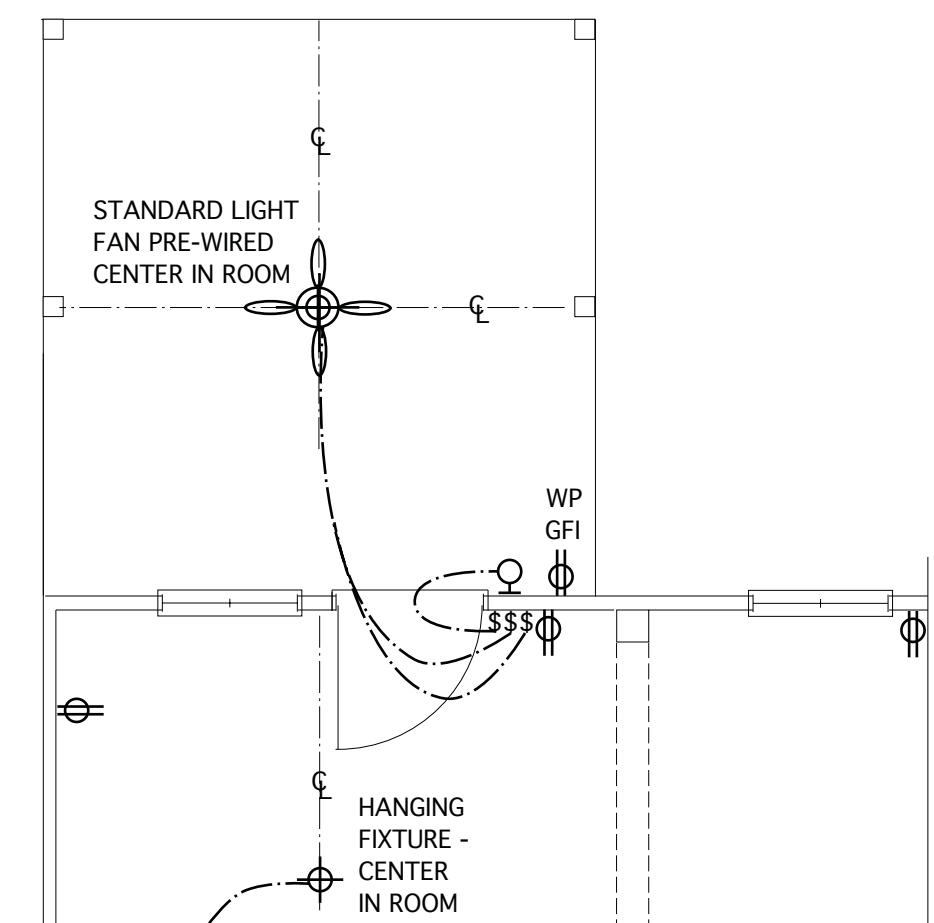
**OPT. BATHROOM @ OPT.
THIRD CAR GARAGE**
SCALE 1/4" = 1'-0"



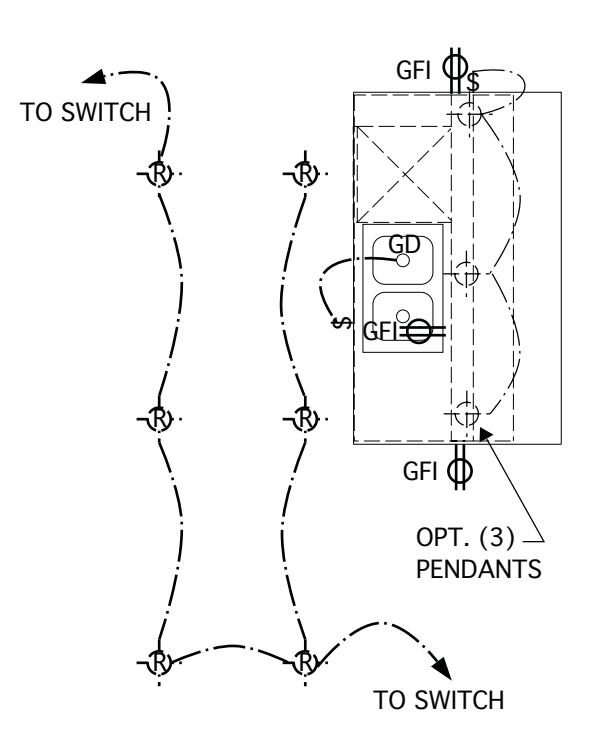
ALT. FIREPLACE LOCATION
SCALE 1/4" = 1'-0"



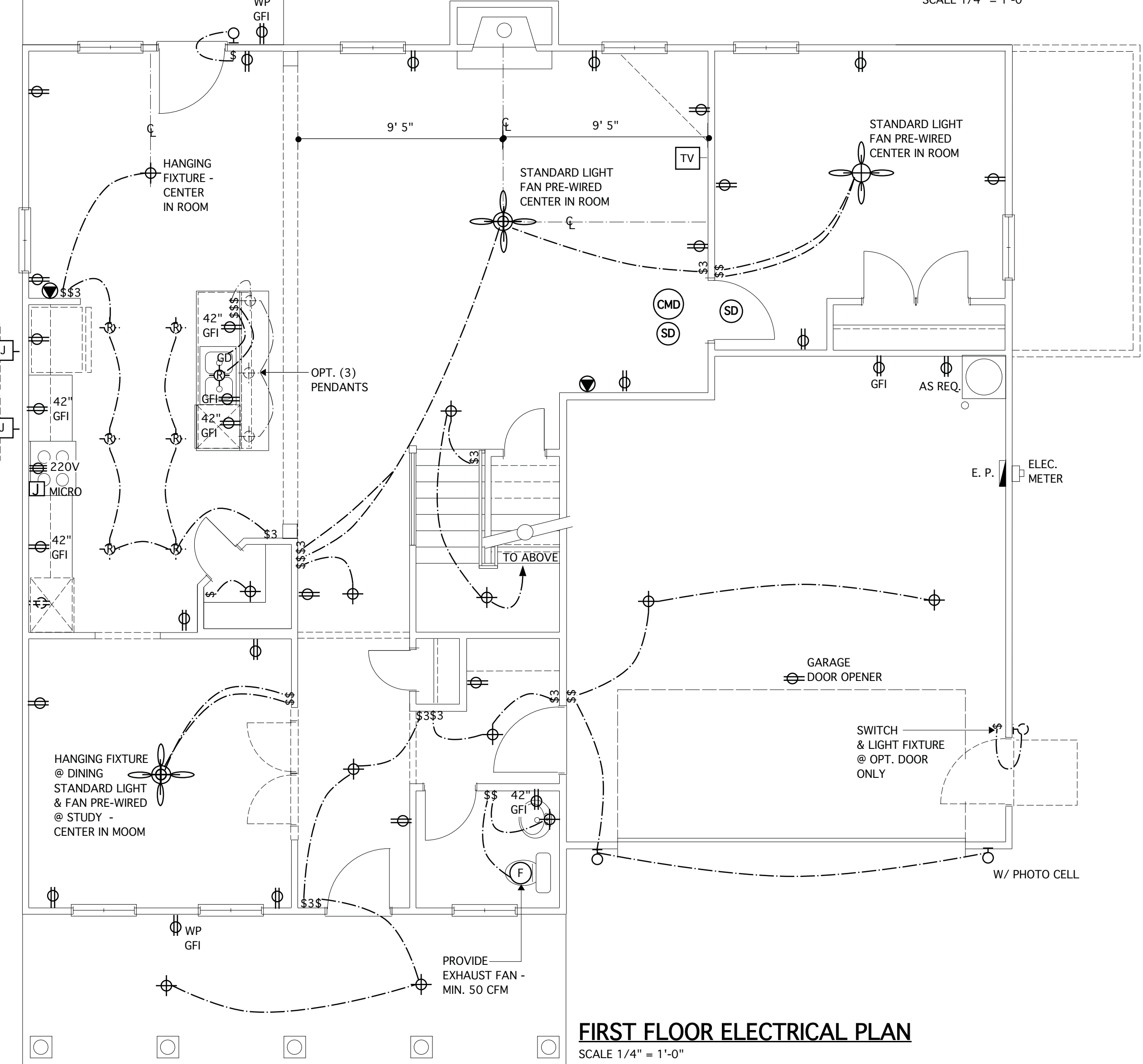
OPT. SUNROOM
SCALE 1/4" = 1'-0"



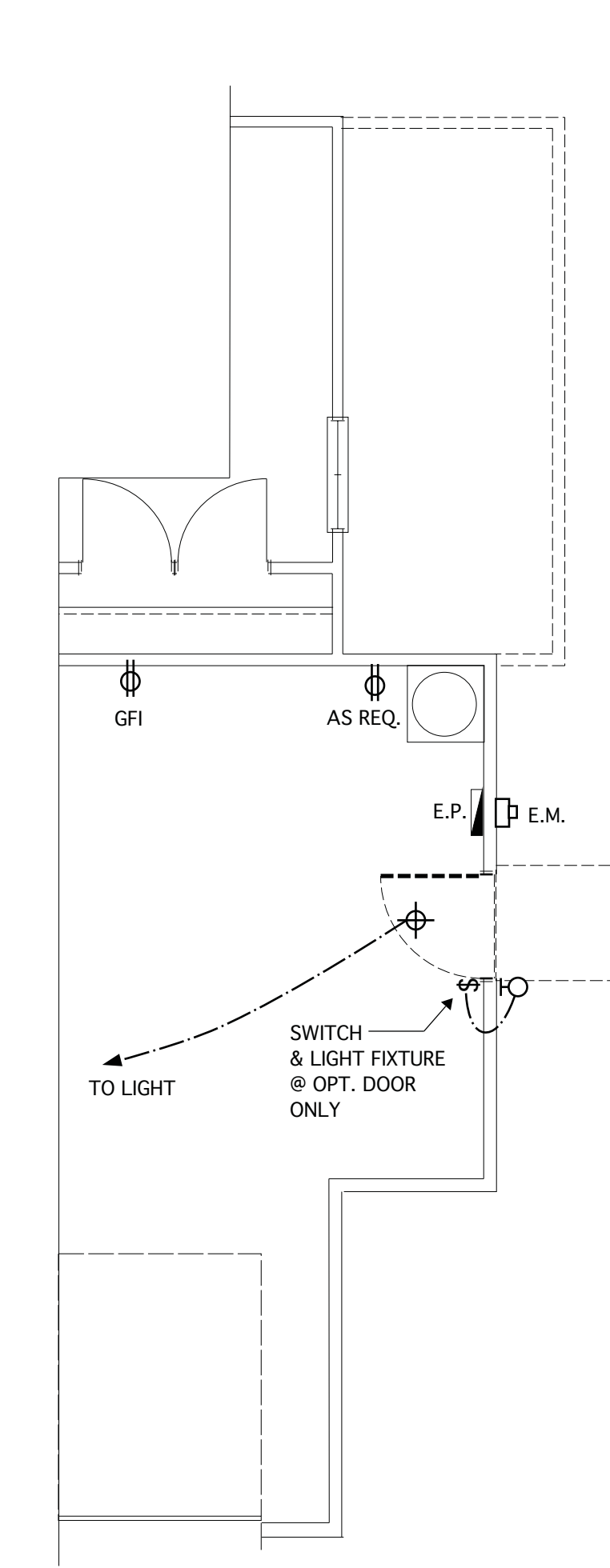
OPT. COVERED PORCH
SCALE 1/4" = 1'-0"



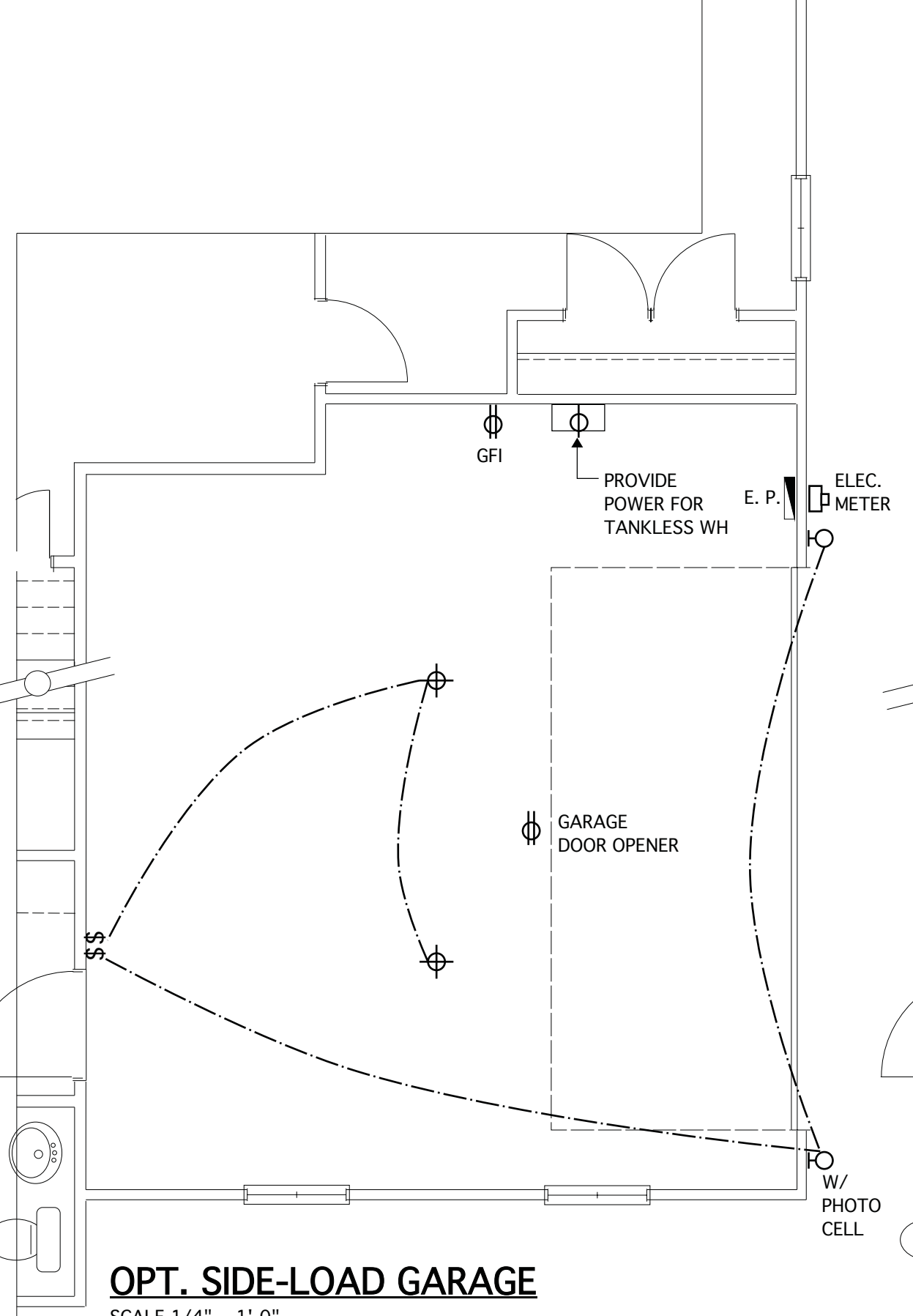
GOURMET ISLAND



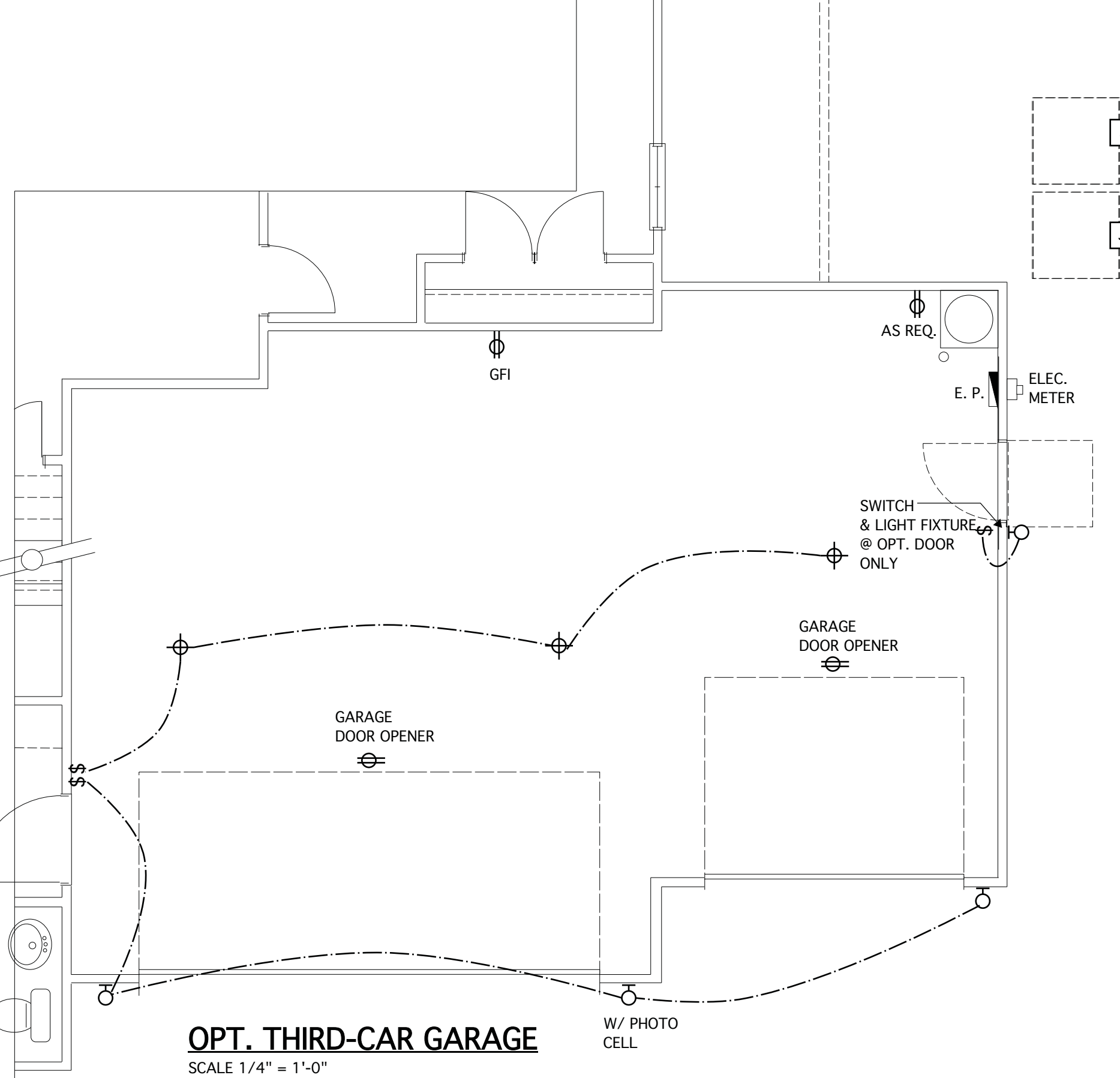
FIRST FLOOR ELECTRICAL PLAN
SCALE 1/4" = 1'-0"
NOTE: SEE SHEET 7.1 FOR ELECTRICAL LEGEND



**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"

- | | | | |
|--------|---|-----|---|
| ○ | SINGLE RECEPTACLE OUTLET | ⊕ | INCANDESCENT LIGHT FIXTURE |
| ⊖ | DUPLEX RECEPTACLE OUTLET | ⊕/L | CEILING LIGHT/FAN COMBO |
| TV | TV CABLE OUTLET | F | EXHAUST FAN - 50 CFM. |
| GFI | DUPLEX RECEPTACLE OUTLET-GROUND FAULT INTERRUPTER | ⊕ | RECESSED LIGHT FIXTURE |
| ⊖ | DUPLEX RECEPTACLE OUTLET-SPLIT WIRED | SD | SMOKE DETECTOR - HARDWIRED & INTERCONNECTED |
| 220V | 220V OUTLET | ☎ | TELEPHONE OUTLET |
| WP GFI | WEATHER-PROTECTED EXTERIOR OUTLET WITH IN-USE COVER & GFI PROTECTED | 48 | 48 CIRCUIT BREAK PANEL W/ 200 AMP. EL. SERVICE LINE |
| S | SWITCH | ⊕ | WALL MOUNTED LIGHT FIXTURE |
| S3 | THREE WAY SWITCH | ⊕ | PREWIRE CEILING FAN |
| ⊖ | FLUORESCENT LIGHT FIXTURE; MULTI-TUBE | T | THERMOSTAT |
| ⊖ | FLUORESCENT LIGHT FIXTURE; SINGLE-TUBE | J | JUNCTION BOX W/ SHUT-OFF SWITCH |
| CMD | CARBON MONOXIDE DETECTOR - HARDWIRED/PLUG-IN/ BATTERY TYPE | | |

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 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)
 - SLEEPING ROOMS: (30 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 ALL 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 1/2" (I.E. 4" CONCRETE SLABS SHALL HAVE 1/2" DEEP CONTROL JOINTS SAWN CUT 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 SPF #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (NO). ALL TREATED LUMBER SHALL BE SYP #2. PLATE MATERIAL MAY BE SPF #3 OR SYP #3 (F_c(perp) = 425 PSI - MIN).
- L.V.L. SHALL BE LAMINATED VENEER LUMBER: Fb=2600 PSI, F_v=285 PSI, E=1.4x10⁶ PSI.
 - F.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2400 PSI, F_v=290 PSI, E=2.0x10⁶ PSI.
 - I.S.L. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, F_v=400 PSI, E=1.55x10⁶ 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 FOUNDATIONAL 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. LAP ALL REBAR SPLICES 30 BAR DIAMETERS.
- REBAR SHALL BE DEFORMED STEEL, ASTM615, GRADE 60.
- 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 #1 LEG VERTICAL FOR SPANS UP TO 9'-0". SEE PLANS FOR SPANS OVER 9'-0". SEE ALSO SECTION R103.13 LINTELS.

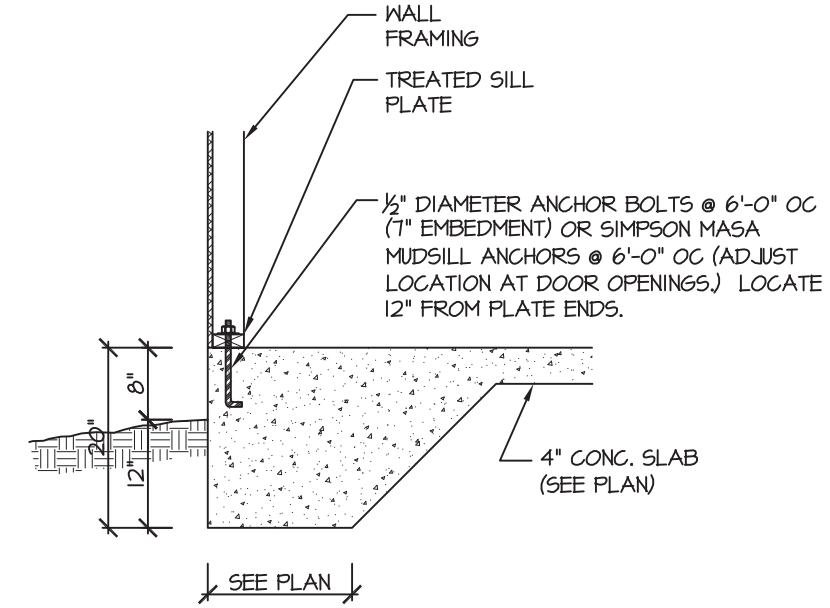
FRAMING NOTES

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

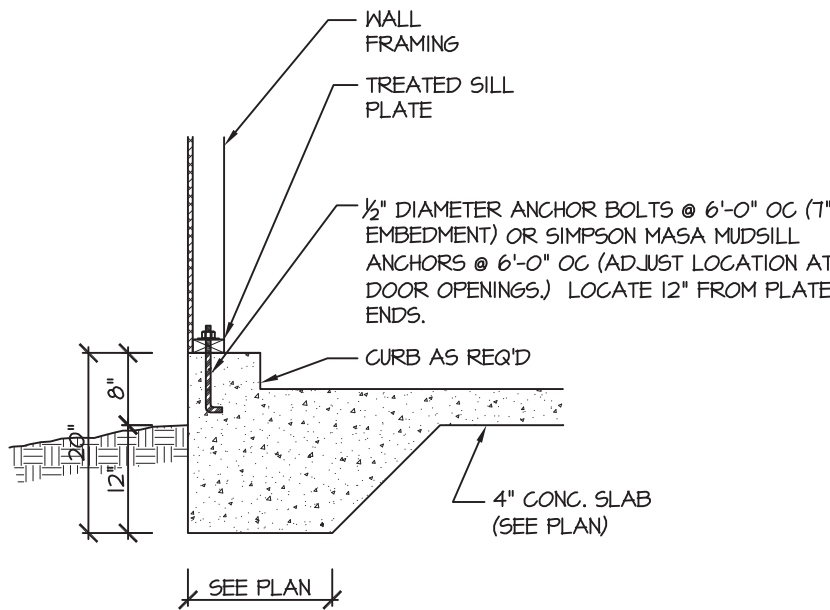
- BRACING METHOD AND TYPE. CONTINUOUSLY SHEATHED WSP, CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
- EXTERIOR 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" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.
- WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE. BLOCK AT ROOF AND ATTACH BRACED WALLS PER CODE. WSP SHEATHING BETWEEN FLOORS SHALL BE SPLICED ALONG CONTINUOUS BAND OR THE WSP SHEATHING MAY BE SPLICED ACROSS STUDS (CONTINUOUS ACROSS FLOOR SYSTEM) WITH BLOCKING AT PANEL EDGES. (MINIMUM 12" BEYOND FLOOR BREAK) OR OTHER APPROVED METHOD.
- "HD" = HOLD-DOWN. HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR HD ASSEMBLY.
 - *GROUND/FIRST FLOOR: USE "HD HOLD-DOWN DETAIL" ON SD SHEET (OR EQUIV.)
 - *UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON C522 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 7" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (7) 8d NAILS.
- INTERIOR BRACED WALL: (NOTED AS "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-WSP" ON PLANS). ATTACH ONE SIDE WITH 3/8" WSP SHEATHING WITH 8d NAILS AT A 6"x12" NAILING PATTERN (6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER WSP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 1" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

HEADER / BEAM NOTES

- ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)2x6 (4" WALL) OR (3)2x6 (6" WALL) WITH (1) SUPPORT STUD AND (1) KING 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 FOR HEADERS SHALL BE ACCORDING TO ITEM "1" IN TABLE R602.2(3) OR AS BELOW:
 - UP TO 4' SPAN: (1) KING STUD E/E
 - OVER 4' AND UP TO 8' SPAN: (2) KING STUDS E/E
 - OVER 8' AND UP TO 10' SPAN: (3) KING STUDS E/E
 - OVER 10' SPAN: (4) KING STUDS E/E

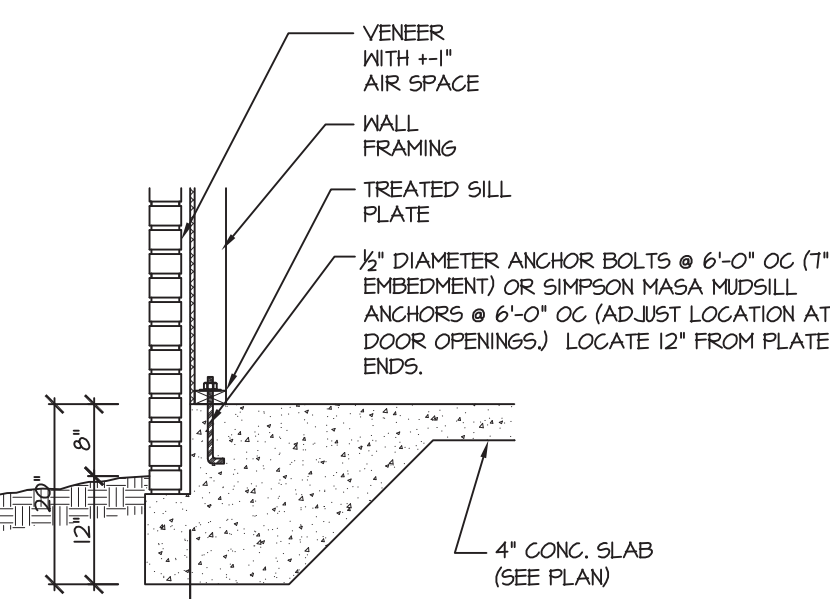


115-120 MPH 104A SD THICKENED SLAB (INTERIOR BEARING WALL)

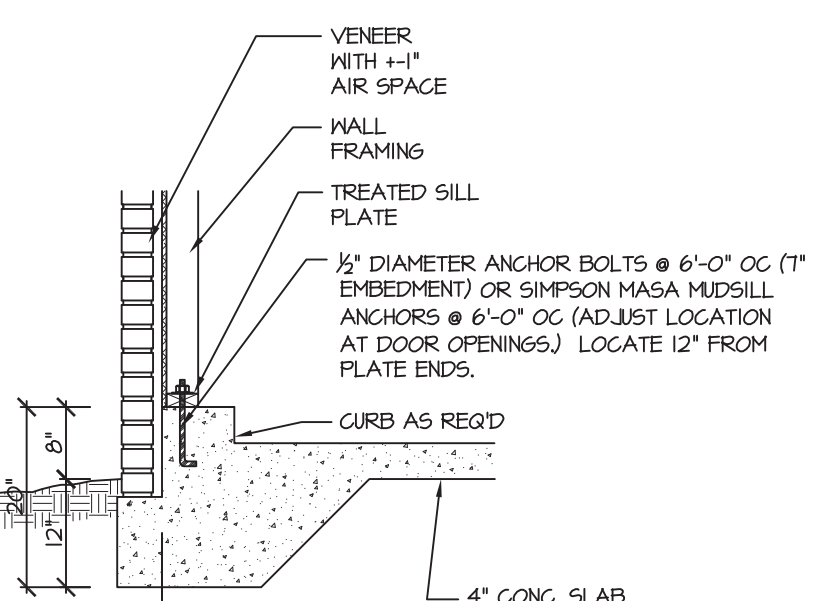


115-120 MPH 100A SD MONOLITHIC SLAB FOOTING (SIDING OR EQUAL)

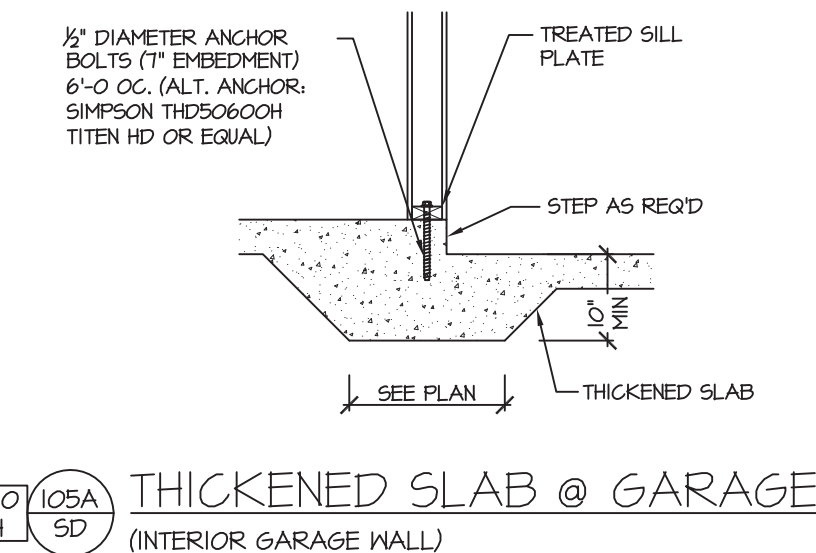
115-120 MPH 101A SD MONOLITHIC SLAB @ GARAGE (SIDING OR EQUAL)



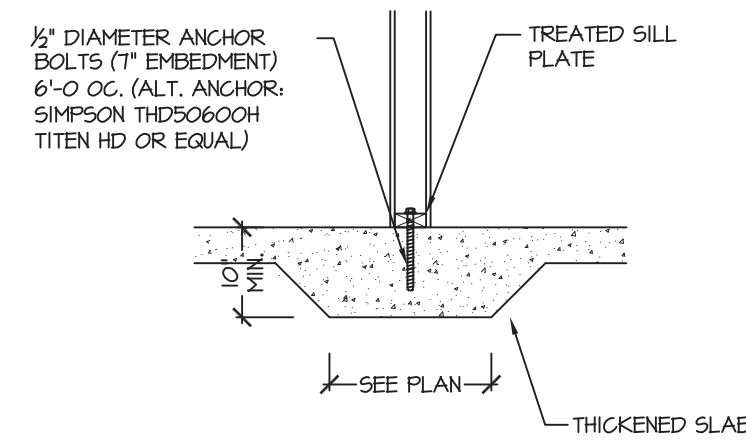
115-120 MPH 102A SD MONOLITHIC SLAB FOOTING (VENEER)



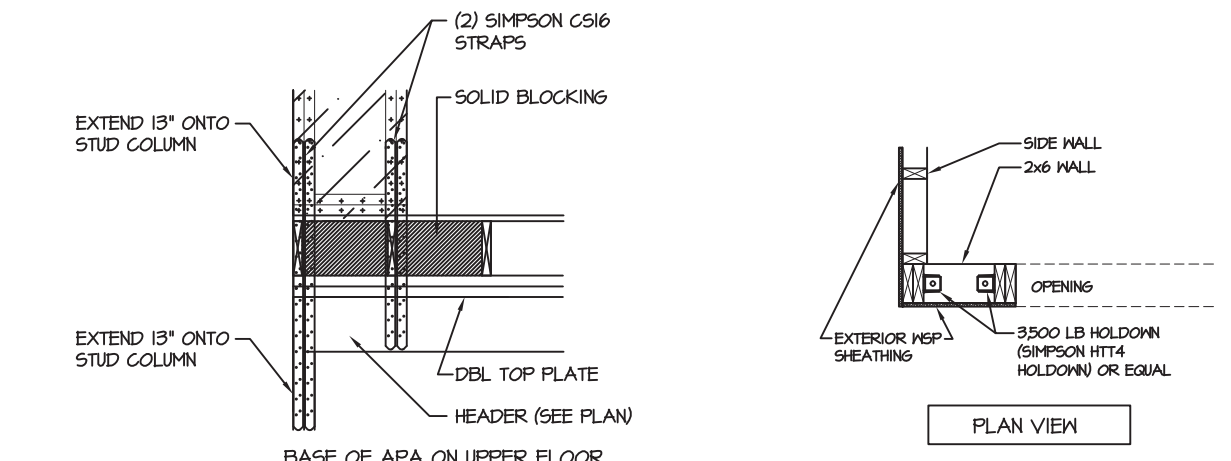
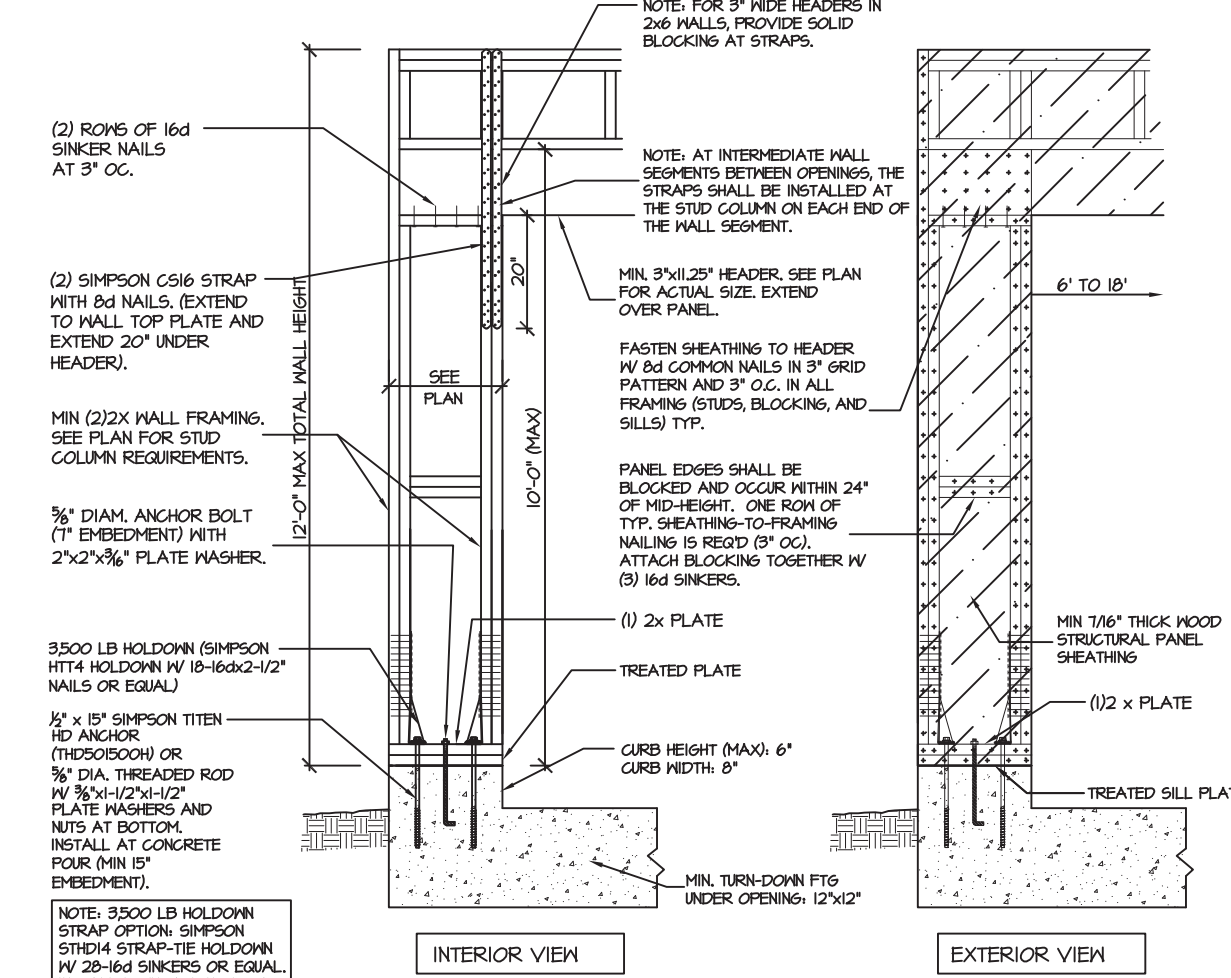
115-120 MPH 103A SD MONOLITHIC SLAB @ GARAGE (VENEER)



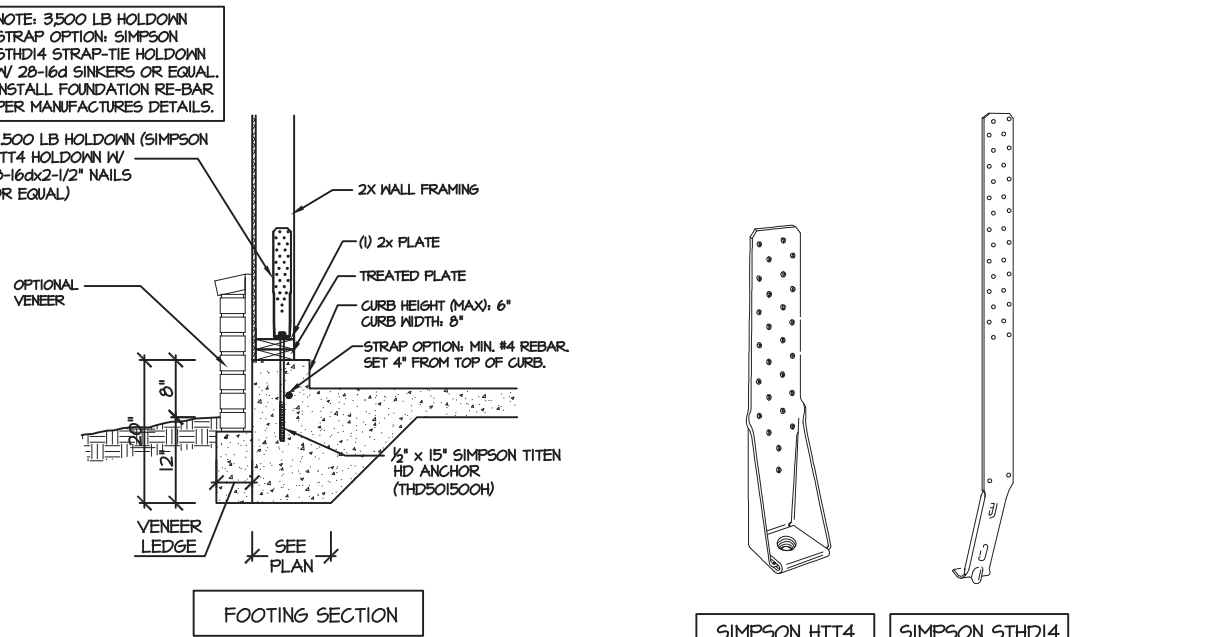
115-120 MPH 105A SD THICKENED SLAB @ GARAGE (INTERIOR GARAGE WALL)



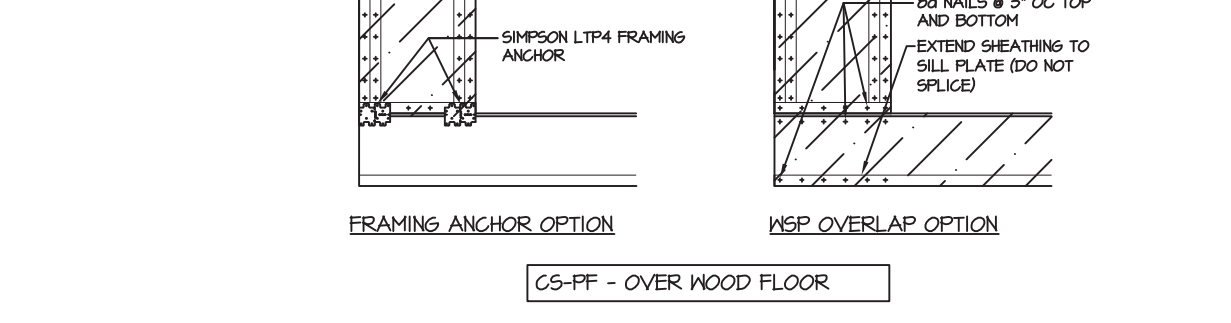
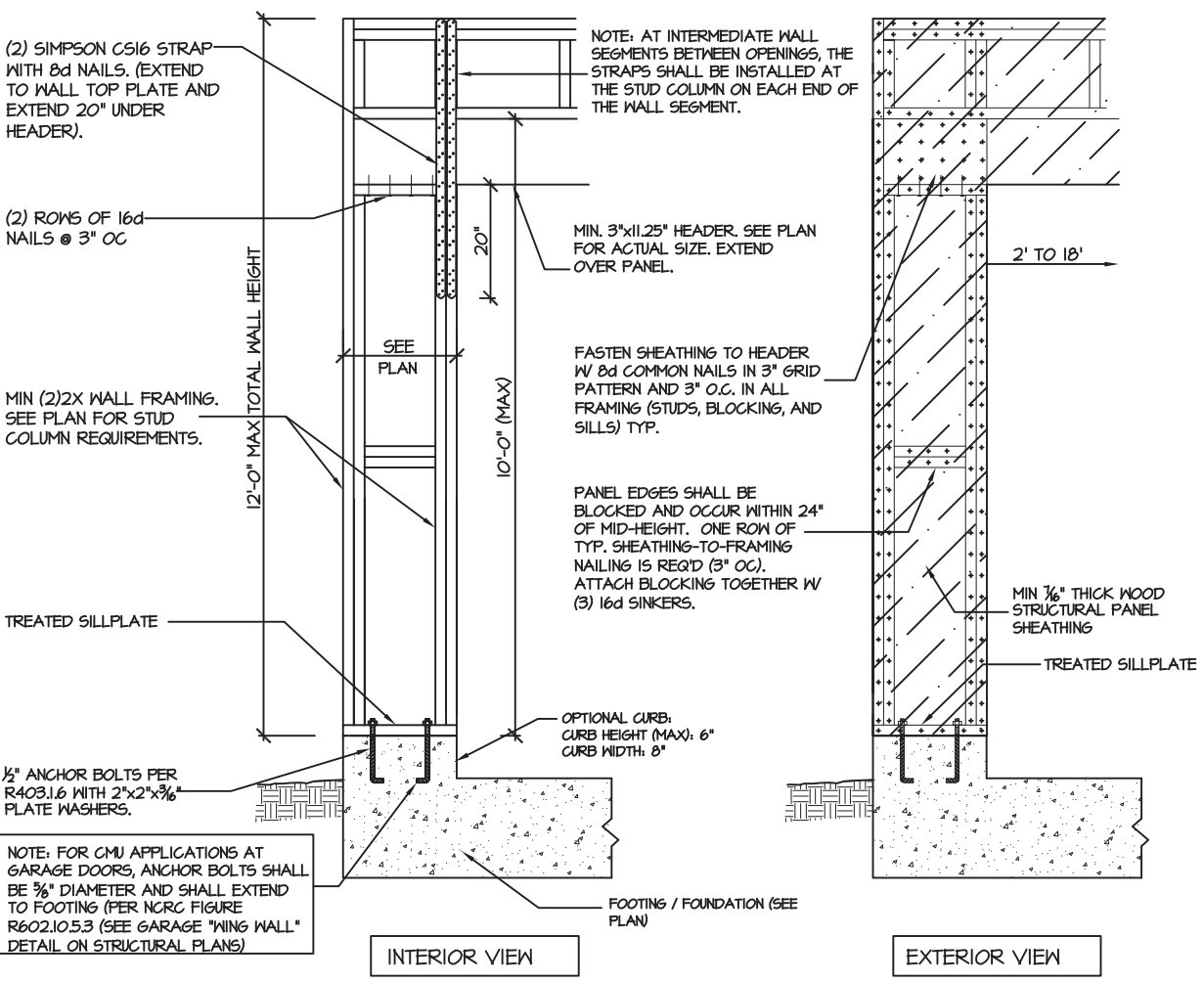
115-120 MPH 104A SD THICKENED SLAB (INTERIOR BEARING WALL)



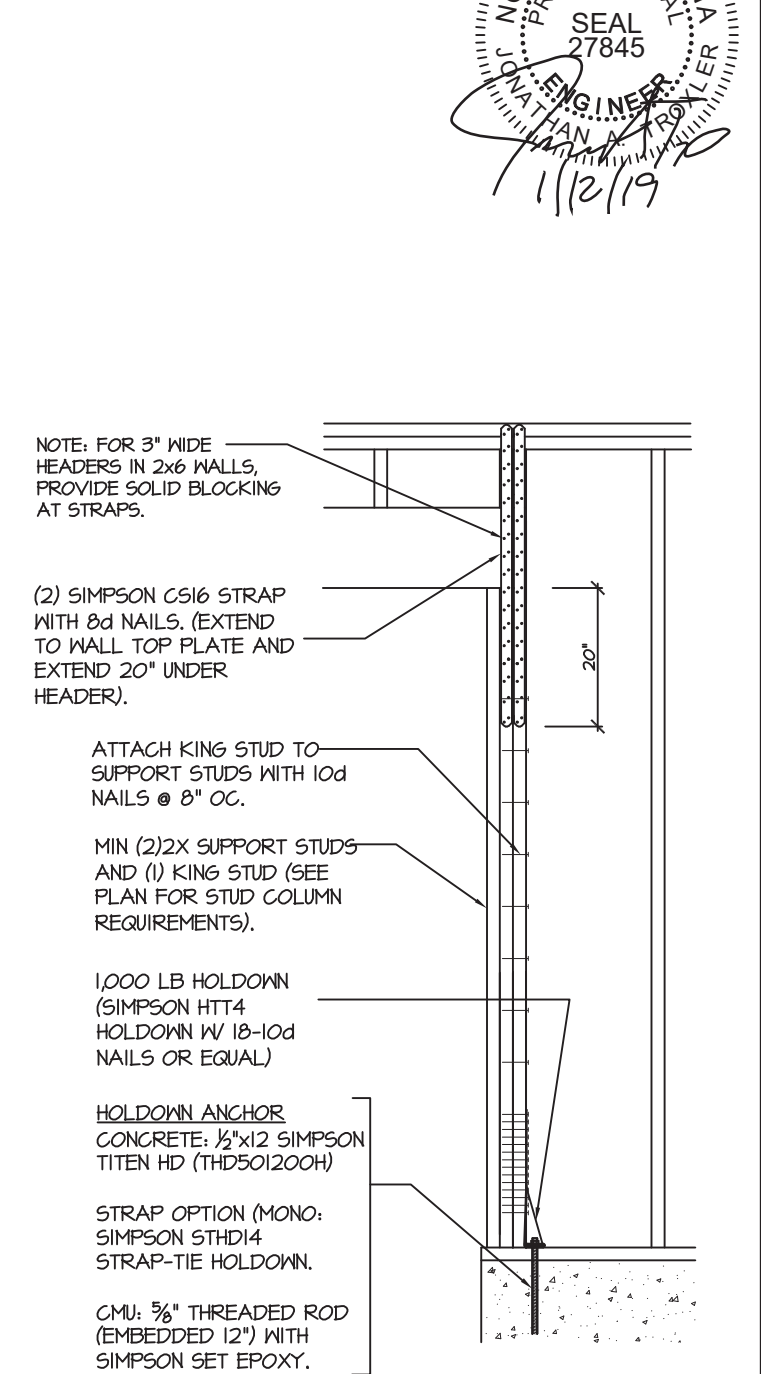
400 SD APA PORTAL FRAME W/ HOLD-DOWNS (FOR USE WITH SINGLE APA PORTAL FRAME CONDITION) DETAIL AND APPLICATION BASED ON APA TT-100F WITH USE OF TABLE I FOR APA PORTAL FRAME WITH HOLD-DOWN CAPACITIES.



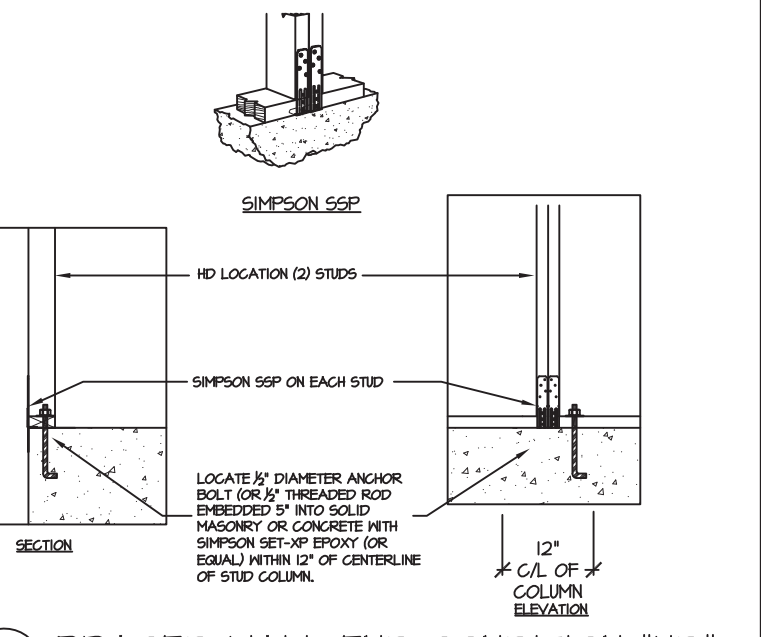
400 SD APA PORTAL FRAME W/ HOLD-DOWNS (FOR USE WITH SINGLE APA PORTAL FRAME CONDITION) DETAIL AND APPLICATION BASED ON APA TT-100F WITH USE OF TABLE I FOR APA PORTAL FRAME WITH HOLD-DOWN CAPACITIES.



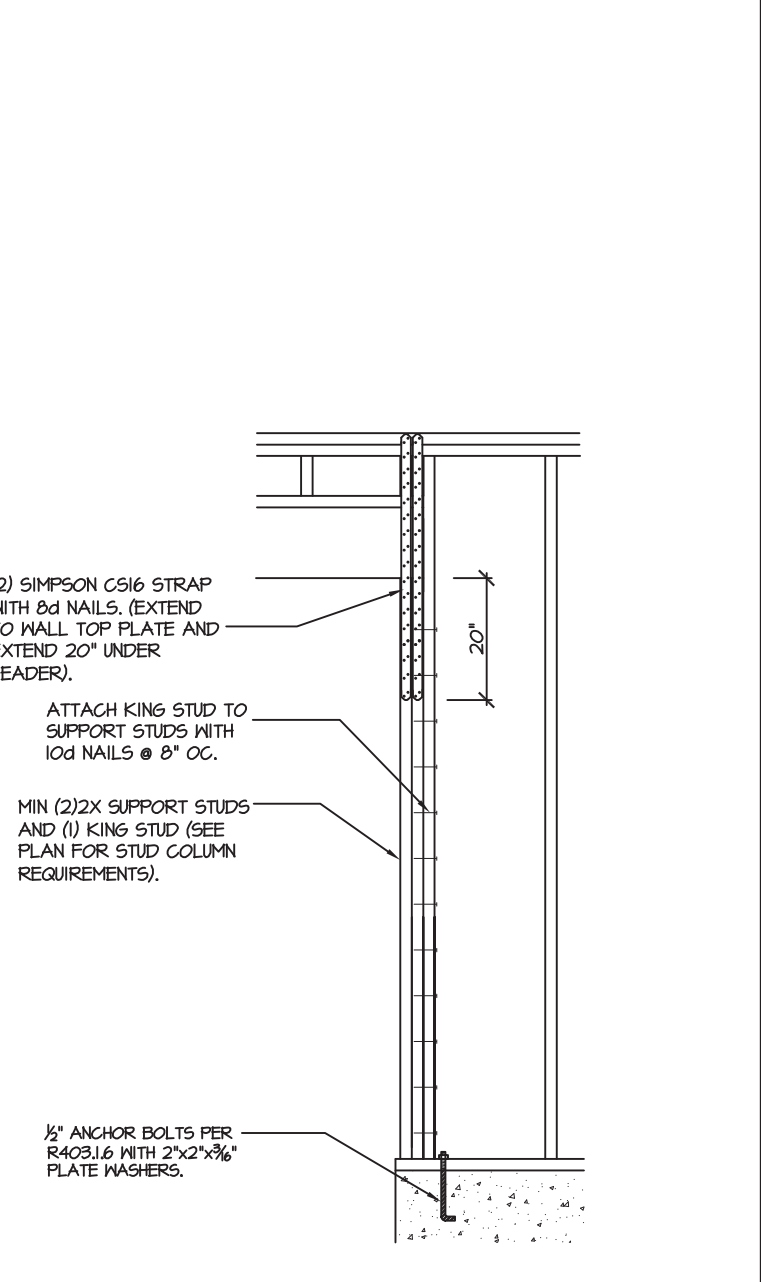
400 SD CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION (FOR USE WITH SINGLE CS-PF CONDITION) DETAIL AND APPLICATION BASED ON NCRG FIGURE R602.101 - PORTAL FRAME CONSTRUCTION



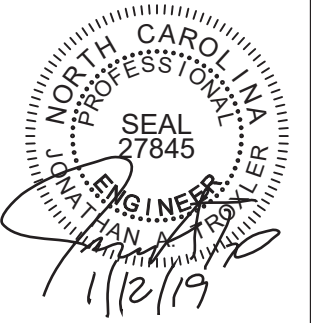
400 SD END CONDITION DETAIL (FOR USE WITH SINGLE APA PORTAL FRAME CONDITION) DETAIL AND APPLICATION BASED ON APA TT-100F WITH USE OF TABLE I FOR APA PORTAL FRAME WITH HOLD-DOWN CAPACITIES.



400 SD BRACED WALL END CONDITION "HD" HOLD-DOWN DETAIL. NOTE: SIMPSON DTT-12 IS ACCEPTABLE ALTERNATE. NOTE: ALTERNATE HD HOLD-DOWN DEVICES OR SYSTEMS MAY BE USED TO MEET THE CODE REQUIRED 800 LB CAPACITY IN LIEU OF THE ABOVE DETAIL.



400 SD CS-PF: END CONDITION DETAIL (FOR USE WITH SINGLE CS-PF CONDITION) DETAIL AND APPLICATION BASED ON NCRG FIGURE R602.101 - PORTAL FRAME CONSTRUCTION



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.
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James Wentling,
Architect

Standard Details
and Notes
Chesapeake Homes of NC

SD-1
MONO