PLAN 755 H

CHESAPEAKE HOMES

SHEET INDEX

ELEVATION "A"	
MAIN FLOOR	1Ø72 S.F.
UPPER FLOOR	1364 S.F.
TOTAL LIVING	2436 S.F.
GARAGE	42Ø S.F.
PORCH	34 S.F.
TOTAL SQ. FT.	2890 S.F.
CONC. PATIO	6Ø S.F.

ELEVATION "B"	
MAIN FLOOR	1Ø72 S.F.
UPPER FLOOR	1355 S.F.
TOTAL LIVING	2427 S.F.
GARAGE	42Ø S.F.
PORCH	39 S.F.
TOTAL SQ. FT.	2886 S.F.
CONC. PATIO	6Ø S.F.

ELEVATION "F"	
MAIN FLOOR	1Ø72 S.F.
UPPER FLOOR	1365 S.F.
TOTAL LIVING	2437 S.F.
GARAGE	42Ø S.F.
PORCH	41 S.F.
TOTAL SQ. FT.	2898 S.F.
CONC. PATIO	6Ø S.F.

REVISION LOG

REV#	DESCRIPTION OF REVISIONS	DATE
A	CONSTRUCTION DOCUMENTS ISSUED TO CLIENT FOR REVIEW AND APPROVAL	Ø1-13-23
B	ADDED ALT. KITCHEN LAYOUT AND ALT. GOURMET KITCHEN LAYOUT	Ø1-14-23
C	CREATED LEFT HAND VERSION	Ø2-27-23
D	REVISED WINDOW HEAD HEIGHTS FROM 6'-8" TO 8'-Ø".	Ø8-11-23
E	UPDATE SHEET INDEX AND INCORPORATE STRUCTURAL SHEETS INTO SET.	Ø1-11-24

BUILDING CODE SUMMARY

BUILDING DATA

YEAR EDITION OF CODE: 2Ø18 NC RESIDENTIAL CODE (2Ø15 IRC W/ NC AMENDMENTS)

DESIGN LOADS:

ROOF LIVE LOAD:	2Ø PSF	ATTIC WITH FIXED STAIR:	3Ø PSF
ATTIC LIVE LOAD:	2Ø PSF	ATTIC WITH LIMITED STORAGE:	2Ø PSF
FLOOR LIVE LOAD:	4Ø PSF	ATTIC WITHOUT STORAGE:	1Ø PSF

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA:

GROUND SNOW LOAD:	1Ø PSF				
DESIGN WIND SPEED	14Ø MPH (3 SECOND GUSTS)	EXPOSURE:	B	DP RATING:	SEE STRUCTURAL DWGS.
SEISMIC DESIGN CATEGORY	C	SITE CLASS:	D		
WEATHERING:	MODERATE				
FROST LINE:	12"				
TERMITE DECAY:	MODERATE TO HEAVY				
DECAY	MODERATE				
CLIMATE ZONE	3A				

ENERGY EFFICIENCY

MINIMUM INSULATION AND FENESTRATION

CEILINGS:	R-38
WALLS:	R-13
FLOORS:	R-19
SLAB:	Ø
GLAZING 'U' VALUE:	Ø.35 MAX.
SHGC:	Ø.3Ø MAX.

SOIL BEARING CAPACITIES:

PRESUMPTIVE BEARING CAPACITY: 2ØØØ PSF

FN 131 - 755 - Poppy Plan

Covered Porch
Vent Microwave
Gas line - Kitchen

CHESAPEAKE HOMES

JOB NUMBER B-1843809
CAD FILE NAME PLAN 755H L
ISSUED 01-13-23
REVISED 02-14-23
02-27-23
08-17-23
01-11-24

HOUSING DESIGN MATTERS
11512 Lake Mead Avenue Unit 102
Jacksonville, FL 32256
904-572-1505 main office
904-770-4063 direct

DRAWINGS ON 11"X17" SHEET ARE ONE HALF THE SCALE NOTED

COMMUNITY
PLAN 755 H
GARAGE LEFT

LEFT

TITLE
COVER SHEET
REVISION LOG

SHEET
CS

GENERAL PLAN NOTES

01 GENERAL CONDITIONS

1. STAIRS: ALL STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CURRENT CODE. STAIR INFORMATION - MAXIMUM STAIR RISER 7 3/4': MINIMUM STAIR TREAD 10" 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". STAIRS WITH OPEN RISERS SHALL BE CONSTRUCTED TO PREVENT THE PASSAGE OF A SPHERE OF 4" OR MORE IN DIAMETER THROUGH THE RISER OPENINGS. THE GREATER RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE GREATEST TREAD RUN WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

2. HANDRAILS AND GUARDRAILS: HANDRAILS MUST HAVE A MINIMUM AND MAXIMUM HEIGHT OF 34" AND 38", RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREAD, 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" AND NOT GREATER THAN 2" MAX. OR APPROVED RAILS OF EQUIVALENT GRASPABILITY. HANDRAILS PROJECTING FROM THE WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. GUARDRAILS NOT LESS THAN 36" IN HEIGHT AND SHALL BE INSTALLED AT ALL PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR GRADE BELOW. WOOD/PLASTIC COMPOSITE DECK BOARDS AND STAIR TREADS, AND HANDRAILS AND GUARDRAIL SYSTEMS SHALL COMPLY TO ASTM D7032-14 AND INCLUDE THE ALLOWABLE LOAD AND MAXIMUM ALLOWABLE SPANS.

3. WINDOW SUPPLIER IS TO CERTIFY THAT THE WINDOWS PROVIDED FOR BEDROOMS MEET THE GOVERNING BUILDING CODE EGRESS 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, FIXED GLASS PANELS, SIDELIGHTS, ETC. MUST MEET THE REQUIREMENTS OF THE GOVERNING CODE WITH SPECIAL ATTENTION PAID TO GLAZING AT HAZARDOUS LOCATIONS.

4. AT 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 EQUALS 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"x24" MIN.) AND ATTIC (22"x30" MIN. WITH 30" HEADROOM).

5. WHERE DRAWINGS OR INFORMATION IS IN CONFLICT WITH OTHER DRAWINGS OR DETAILS, THE BUILDER SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OR CONSTRUCTION IN ORDER THAT A CLARIFICATION NOTICE CAN BE ISSUED.

6. ALL COMPONENTS AND CLADDING SHALL BE ATTACHED FOR LOCAL WIND SPEED REQUIREMENTS.

02 SITE WORK

1. PRESUMED SOIL BEARING CAPACITY NOTED ON COVER SHEET. ALL FOOTINGS SHALL BE ON UNDISTURBED SOIL OR ENGINEERED FILL.

2. THE BOTTOM OF ALL FOOTINGS SHALL BE BELOW THE FROST LINE AS DEFINED BY THESE SPECS, THE DRAWINGS OR THE GOVERNING BUILDING CODE AND/OR 12" MINIMUM.

3. FOR BASEMENT CONDITIONS, THE MAXIMUM VERTICAL DISTANCE MEASURED FROM THE TOP OF A BASEMENT FLOOR SLAB TO THE OUTSIDE FINISHED GRADE SHALL NOT EXCEED DISTANCES FOR THE WALL THICKNESS AS SHOWN IN THE INTERNATIONAL RESIDENTIAL CODE, IN IRC TABLES R-404.1.1 (1-4) PR R-404.1.2 (1-9) BASED ON WALL TYPE AND SOIL CLASS.

4. DO NOT BACKFILL UNTIL WALLS HAVE CURED AND THE BUILDING STRUCTURE ABOVE IS IN PLACE. BACKFILL SHALL BE CLEAN GRANULAR FILL, FREE OF ORGANIC MATERIAL, PLACED IN 8" LAYERS EQUALLY ON ALL SIDES, COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D1557.

5. FINISHED GRADE SHALL SLOPE AWAY FROM THE BUILDING AT A MINIMUM OF 6" FOR A MINIMUM DISTANCE OF 10' FROM THE BUILDING.

6. TERMITE TREATMENT - TREAT INTERIOR AND EXTERIOR EARTH AT PERIMETER WITH EPA APPROVED TERMICIDE. SPRAY BORA-CARE OR EQ. TERMICIDE AND MOLD TREATMENT ON STUDS 3 FEET ABOVE SLABS PER MANUFACTURER'S RECOMMENDATION. PROVIDE TERMITE SHIELDS WHERE SHOWN ON PLANS.

03 CAST-IN-PLACE CONCRETE

1. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI EXTERIOR SLABS TO BE MIN. 5% AND MAX. 7% AIR ENTRAINED CONCRETE WITH MAX. SLUMP TO BE 5".

2. CONCRETE PLACEMENT SHALL COMPLY WITH RECOMMENDATIONS OF ACI 318-14.

3. CONCRETE SLABS SHALL HAVE POLYPROPYLENE FIBER ADDITIVE (1.5 LB/CY) OR WWF REINFORCEMENT 6x6, W1.4xW1.4 PER ASTM D2103 LOCATED MIDWAY THROUGH THE SLAB THICKNESS.

4. REINFORCEMENT STEEL WHERE SHOWN ON PLANS SHALL CONFORM TO ASTM A706/A706M, GRADE 60 MIN.

5. PROVIDE A 6 MIL POLYETHYLENE MOISTURE BARRIER MEMBRANE UNDER INTERIOR CONCRETE SLABS AND WHERE INDICATED ON THE DRAWINGS, LAP SHEETS 6" MIN. AT JOINTS. VAPOR BARRIER TO BE BETWEEN SLAB AND SUBGRADE

6. COVERED PORCH SLABS SHALL SLOPE AT A MINIMUM OF 1/8" PER FOOT TO DRAIN WATER AWAY FROM EXTERIOR WALLS, PATIO SLABS SHALL SLOPE 1/4" PER FOOT.

04 MASONRY

1. CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90-14, GRADE N, WEIGHT UNITS.

2. MORTAR TO BE TYPE 'M' WITH A 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI. PROVIDE CONTINUOUS HORIZONTAL JOINT REINFORCEMENT EVERY OTHER COURSE. MORTAR TO MEET ASTM C270-14A STANDARDS.

3. GROUT SHALL MEET HE REQUIREMENTS OF ASTM C476 WITH A 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI GROUT ALL CELLS RECEIVING ANCHORS AND THE TOP COURSE OF ALL BEARING WALLS.

4. FACE BRICK SHALL BE STANDARD SIZE AND COMPLY WITH ASTM C216-15. RUNNING BOND WITH TOOLED JOINT APPLICATION, SECURE BRICK VENEER TO WALL STUDS WITH GALV. METAL TIES AS SHOWN ON PLANS.

5. APPLY A CEMENTITIOUS PARGING COAT TO THE EXTERIOR OF ALL BASEMENT WALLS.

6. MANUFACTURED STONE SHALL BE INSTALLED IN ACCORDANCE WITH THE MASONRY VENEER MANUFACTURERS ASSOCIATION (MVMA) "INSTALLATION GUIDE AND DETAILING OPTIONS FOR COMPLIANCE WITH ASTM C1780 FOR ADHERED MANUFACTURED STONE VENEER."

05 STRUCTURAL STEEL

1. STEEL BEAMS AND PLATES SHALL CONFORM WITH ASTM SPECIFICATION A-36. STEEL COLUMNS SHALL CONFORM TO ASTM A53/A53M53M-12.

2. ALL STRUCTURAL STEEL SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT AISC SPECIFICATIONS AND "CODE OF STANDARD PRACTICES." ALL PIPE COLUMNS SHALL BE STANDARD WEIGHT STEEL COLUMNS IN ACCORDANCE WITH ASTM A 501, FY = 50 KSI, UNLESS NOTED OTHERWISE. STEEL COLUMNS SHALL BE SECURED TO STEEL BEAMS WITH WRAP AROUND STEEL CLAMPS, BOLT AND NUTS OR BE TACK WELDING BEARING PLATE TO THE BEAM. STEEL COLUMNS AT BASEMENT LOCATIONS SHALL PENETRATE THE BASEMENT SLAB DOWN TO THE TOP OF THE COLUMN FOOTING BELOW SLAB.

06 WOOD

1. FRAMING LUMBER SPACES SHALL BE PER STRUCTURAL DRAWINGS.

2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "AMERICAN WOOD COUNCIL" (AWC) "WOOD FRAME CONSTRUCTION MANUAL" (WFCM-2018) AND SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE, R301.

3. THE DESIGN LOADS FOR WOOD TRUSSES ARE PER STRUCT. SPECS, THE GOVERNING BUILDING CODE. TPI1-2014 AND AMERICAN WOOD COUNCIL NDS-2018. 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 TRUSSES.

4. PREFABRICATED WOOD-I-JOISTS SHALL BE RATED PER ASTM D5055-13. STRUCTURAL COMPOSITE LUMBER SHALL BE RATED PER ASTM D5456-18.

5. HANGERS, ANCHORS AND FASTENERS, WHEN CALLED FOR IN SHOP DRAWINGS OR THESE DRAWINGS, SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURERS INSTRUCTIONS. USE FASTENERS RECOMMENDED OR PROVIDED BY THE MANUFACTURER. ALL HANGERS, FRAMING ANCHORS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD TO BE STAINLESS STEEL OR GALVANIZED PER G-185 RATING - 'Z-MAX' COATING BY SIMPSON OR TRIPLE ZINC BY USP.

6. BEAMS AND HEADERS ARE TO BE 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.

7. ALL LUMBER IN CONTACT WITH EARTH, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. FIELD TREAT SAWED, DRILLED OR NOTCHED LUMBER PER AWPA M4-15.

8. PROVIDE STRUCTURAL SHEATHING WHERE NOTED ON PLANS. ALL WOOD STRUCTURAL PANELS SHALL BE APA RATED FOR INTENDED USE AND SUPPORT SPANS. INSTALL ROOF SHEATHING WITH "H" CLIPS BETWEEN TRUSSES.

9. INSTALL FIRE BLOCKING TO CUT OFF DRAFT OPENING AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, BETWEEN STORIES, AND BETWEEN THE TOP STORY AND ROOD.

10. EXTERIOR WALLS SHALL BE INSTALLED PER THE INTERNATIONAL RESIDENTIAL CODE, TABLE R602.3

11. ALL NOTCHES AND CUTS IN FRAMING SHALL NOT EXCEED MAX. DIMENSION AS DEFINED IN THE IRC. PROTECT PLUMBING AND ELECTRICAL AD REINFORCE STUD WALL NOTCHES WITH 16 GA. METAL PLATES.

07 THERMAL AND MOISTURE PROTECTION

1. PROVIDE AND INSTALL MATERIALS WITH 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 WALLS TAPE JOINTS OR PROVIDE WEATHER-RESISTANT SHEATHING PAPER OVER.

2. INSTALL FIBER GLASS/ASPHALT ROOF SHINGLES IN ACCORDANCE WITH MANUF. INSTRUCTIONS AND ASPHALT ROOFING MANUFACTURERS ASSOC. "ASPHALT ROOFING RESIDENTIAL MANUAL." SHINGLES ARE TO BE CERTIFIED MINIMUM CLASS C FIRE RESISTANCE PER ASTM E108-2017 OR UL 790 AND WIND RESISTANCE PER ASTM D7158/D7158M-2019, INSTALL UNDERLAYMENT PER ROOF SLOPE AND CONFORMING TO ASTM D226/D226M-2011 TYPE 1, ASTM D4869/D4869M-2016, TYPE I OR ASTM D6757-2018.

3. INSTALL FLASHING, SHEET METAL, GUTTERS, AND DOWNSPOUTS IN COMPLIANCE WITH "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.

4. INSTALL A WATER-RESISTIVE BARRIER ON ALL WALLS PER ASTM D226/D226M-2017. HOUSEWRAPS SHOULD MEET ASTM D5034 FOR DURABILITY D779 FOR WATER RESISTANCE AND E96 FOR PERMEABILITY. INSTALL PER MANUFACTURER'S INSTRUCTIONS FOR LAPPING OR 2" HORIZONTAL AND 6" VERTICAL.

5. INSTALL HORIZONTAL SIDING AND ACCESSORY COMPONENTS IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS FOR INSTALLATION PRACTICES. WIND PRESSURE RESISTANCE TO BE DETERMINED BY ASTM E330/E330M-14.

08 DOORS, WINDOWS AND GLASS

1. DOORS SHALL CONFORM TO AAMA/WDMA MINIMUM STANDARDS AS APPLICABLE FOR DOOR TYPES SHOWN ON DRAWINGS. INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTALLATION RECOMMENDATIONS.

2. ALL ALUMINUM AND/OR VINYL (PVC) AND/OR WOOD WINDOWS AND DOORS SHALL CONFORM TO THE R-40 SPECIFICATION(S) IN AAMA/WDMA/CSA 101/I.S.2/A440-11 PER THE APPLICABLE WINDOW AND DOOR TYPES SHOWN ON THE DRAWINGS. INSTALL TEMPERED GLASS WHERE NOTED ON PLANS OR AS REQUIRED BY CODE. THERMAL TRANSMITTANCE TO BE U0.35 MAX. AND SHGC TO BE 0.30 MAX. PER NFRC 100 AND NFRC 200 RESPECTIVELY.

3. INSTALLATION OF WINDOWS TO BE IN ACCORDANCE WITH FMA/AAMA 100-12 AND DOORS WITH AAMA 300-12. INSECT SCREEN TO BE IN ACCORDANCE WITH ASNI//SMA 1201, ANSI-SMA 2006 OR ANSI/SMA 3001.

4. PROVIDE AND INSTALL HARDWARE PER BUILDER'S SCHEDULE.

5. GLAZED OPENINGS TO COMPLY WITH WINDBORNE DEBRIS PROTECTION REQUIREMENTS PER IRC R301.2.1.2 WHEN LOCATED IN WINDBORNE DEBRIS REGIONS GLAZED OPENINGS TO MEET REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E1996 AND OF ASTM E1886 OR BE PROTECTED BY WOOD STRUCTURAL PANELS PER R301.2.1.2. IRC.

6. GARAGE DOORS SHALL BE IN ACCORDANCE WITH ASTM E330 AND SHALL MEET THE CRITERIA OF ANSI/DASMA 108 FOR THE APPLICABLE WIND LOAD PRESSURES.

9 FINISHES

1. GYPSUM WALL BOARD, GYPSUM SHEATHING MATERIALS AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH IRC R702.3 AND IN ACCORDANCE WITH GA 253-2018 "APPLICATION OF GYPSUM SHEATHING" PUBLISHED BY THE GYPSUM ASSOCIATION FOR THE APPLICABLE PRODUCT TO BE INSTALLED

2. INSTALL VINYL, TILE, CARPET, AND COMPOSITE FLOOR MATERIALS IN ACCORDANCE WITH MANUF. WRITTEN INSTALLATION INSTRUCTIONS WITH UNDERLAYMENTS AS REQUIRED.

10 SPECIALTIES

9. PROVIDE BATH ACCESSORIES, FIREPLACE, TRIM, HARDWARE AND MISC. ITEMS PER BUILDER'S SCHEDULE. ALL ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTRUCTIONS AND INSTALLATION DRAWINGS. FACTORY BUILT FIREPLACES TO BE UL LISTED AND COMPLY WITH UL 127-2011.

11-14 N/A

15 MECHANICAL

1. INSTALL PLUMBING, RELATED FIXTURS, VENTILATORS, HEATING AND AIR CONDITIONING SYSTEMS AS SHOWN. SIZE ALL EQUIPMENT PER ACCA MANUAL J AND INSTALL FOR FUTURE ACCESS SERVICE AND REMOVAL. PROVIDE COMBUSTION AIR WHEN REQUIRED PER M1701. ALL NOTCHES AND CUTS IN FRAMING SHALL NOT EXCEED MAX. DIMENSIONS AS DEFINED IN THE BUILDING CODE OR MANUFACTURER'S LITERATURE. PROTECT PLUMBING AND REINFORCE STUD WALL NOTCHES WITH 16 F.A. METAL PLATES. ALL DUCT WORK AND PIPING LOCATED IN UNCONDITIONED SPACES SHALL BE INSULATED PER CODE. INSTALL DRYER DUCT TO OUTSIDE WITH SMOOTH METAL DUCTING WITHOUT SCREWS AND WITH MINIMUM BENDS, MAXIMUM DUCT LENGTH PER M1502.

2. VENTING: ALL DRYERS, AND BATH EXHAUSTS, MUST BE VENTED DIRECT TO THE EXTERIOR OF THE STRUCTURE IN ACCORDANCE WITH THE CURRENT CODE AND HAVE AUTOMATIC OR GRAVITY DAMPERS INSTALLED.

3. INSTALL PROGRAMMABLE THERMOSTATS AS REQUIRED BY CODE.

16 ELECTRICAL

1. TERMINAL HOOK UP IS REQUIRED FOR ALL FIXTURES, APPLIANCES, MOTORS, FANS AND CONTROLS. LOCATION OF OUTLETS AND EQUIPMENT ON PLANS IS APPROXIMATE, EXACT ROUTING OF WIRING AND OUTLETS SHALL BE GOVERNED BY STRUCTURAL CONDITIONS AND OBSTRUCTIONS. WIRING FOR EQUIPMENT REQUIRING MAINTENANCE AND INSPECTION SHALL BE ACCESSIBLE.

2. ALL ELECTRICAL BREAKERS AND CONTROLS SHALL BE PROPERLY LABELED. INSTALL GFCI PROTECTED OUTLETS WHERE SHOWN ON PLANS OR AS REQUIRED BY CODE. MATERIAL AND EQUIPMENT SHALL BE NEW AND BEAR A UL LABEL. LIGHT FIXTURES MUST MEET CLEARANCES STATED IN THE NEC. INSTALL LIGHT SWITCHES AT 3'-6" AFF. AND OUTLETS 12" AFF. TO CENTERLINE U.N.O.

3. INSTALL ELECTRIC SMOKE DETECTOR, CARBON MONOXIDE/ALARMS WHERE SHOWN ON PLANS. ALL DETECTORS MUST BE INTER-CONNECTED AND INCORPORATE A BATTERY BACK-UP. INSTALL PER NFPA 72 REQUIREMENTS. CO ALARMS TO COMPLY WITH UL 2034 AND NFPA 720.

4. THE PERCENTAGE OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY. PER THE CURRENT ENERGY CODE.

5. EACH GARAGE DOOR SHALL USE ONE PHOTOVOLTAIC LIGHT FIXTURE.

CHESAPEAKE HOMES

JOB NUMBER	B-1843809
CAD FILE NAME	PLAN 755H L
ISSUED	01-13-23
REVISED	02-14-23
	02-27-23
	03-17-23
	01-11-24

HOUSING DESIGN MATTERS
11512 Lake Mead Avenue Unit 102
Jacksonville, FL 32256
904-572-1505 main office
904-770-4063 direct

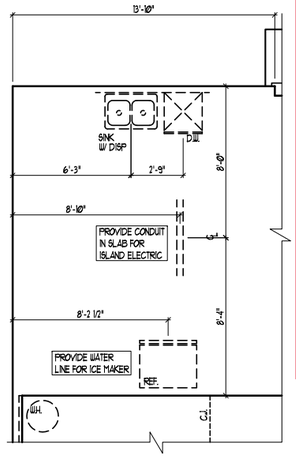
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

COMMUNITY
PLAN 755 H
GARAGE LEFT

LEFT

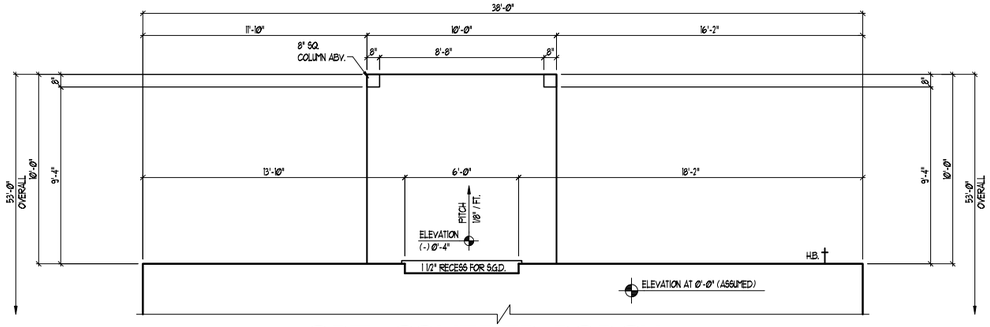
TITLE
GENERAL NOTES

SHEET
0

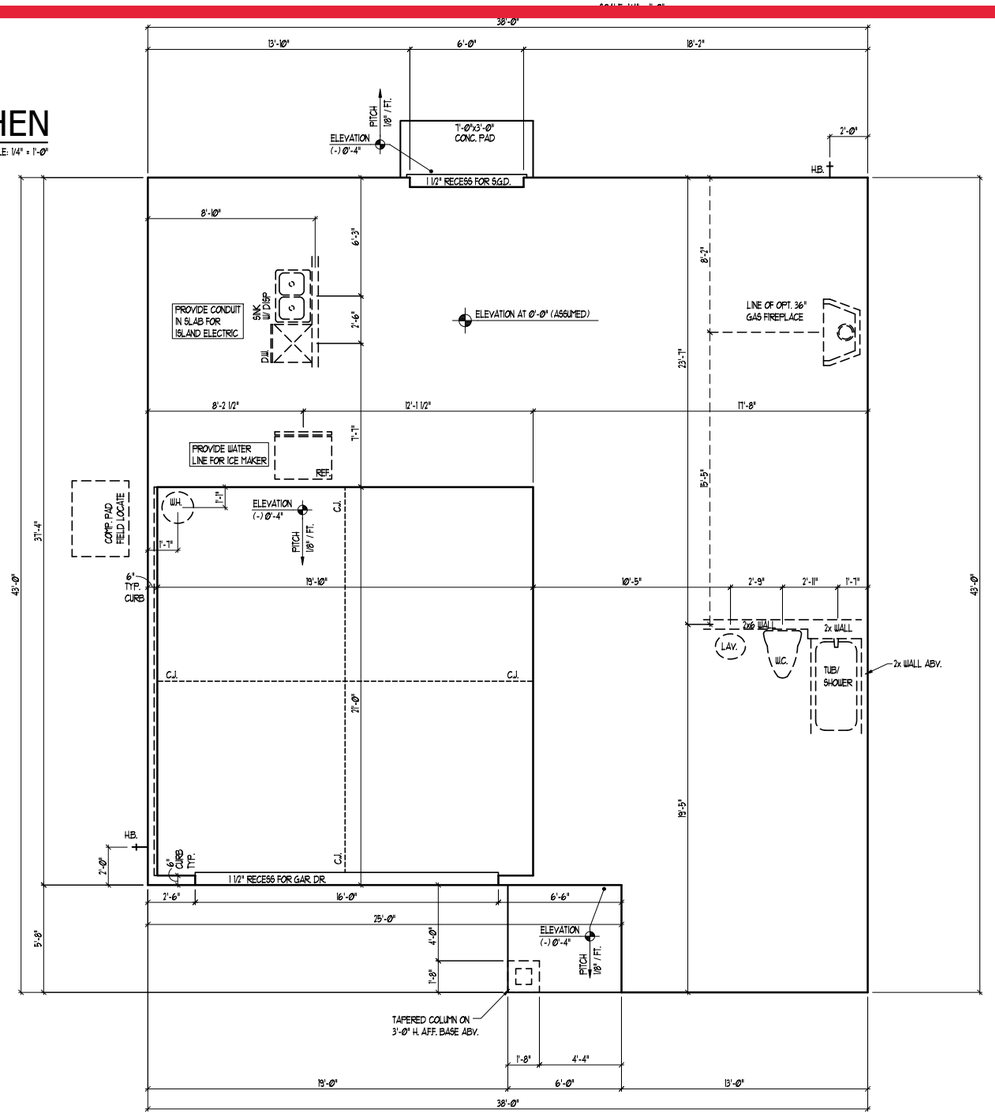


OPT. ALTERNATE KITCHEN

SCALE: 1/4" = 1'-0"



OPT. COVERED PORCH



SLAB INTERFACE PLAN

ELEVATION "A" SHOWN

SCALE: 1/4" = 1'-0"

CHESAPEAKE HOMES

JOB NUMBER	B-184.3809
CAD FILE NAME	PLAN 755H L
ISSUED	01-13-23
REVISED	02-14-23
	02-27-23
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	01-11-24

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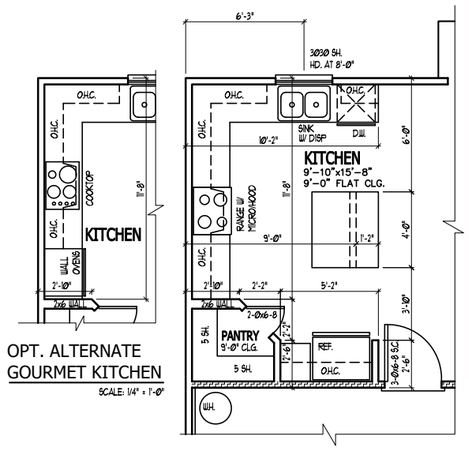
COMMUNITY
PLAN 755 H
GARAGE LEFT

LEFT

TITLE
SLAB INTERFACE

SHEET
1A

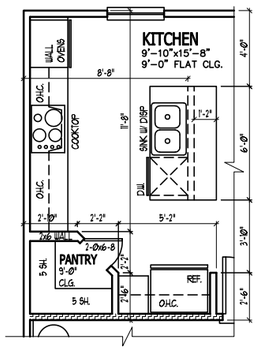


OPT. ALTERNATE
GOURMET KITCHEN

SCALE: 1/4" = 1'-0"

OPT. ALTERNATE KITCHEN

SCALE: 1/4" = 1'-0"

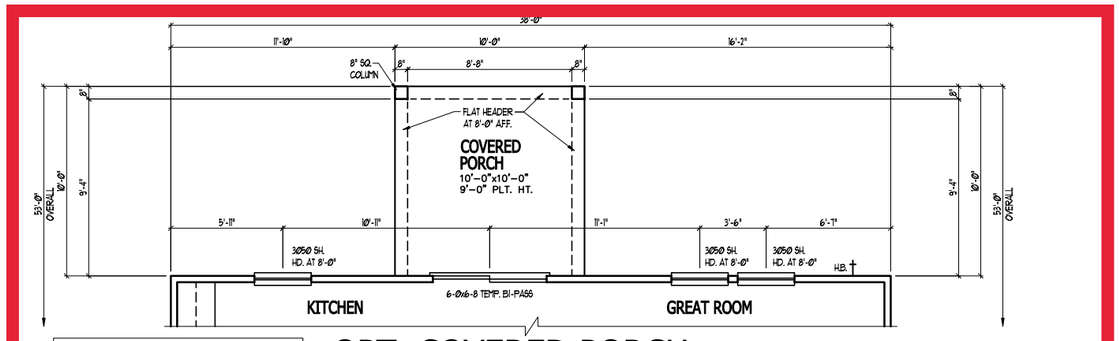


OPT. GOURMET KITCHEN

SCALE: 1/4" = 1'-0"

Microwave vented Out

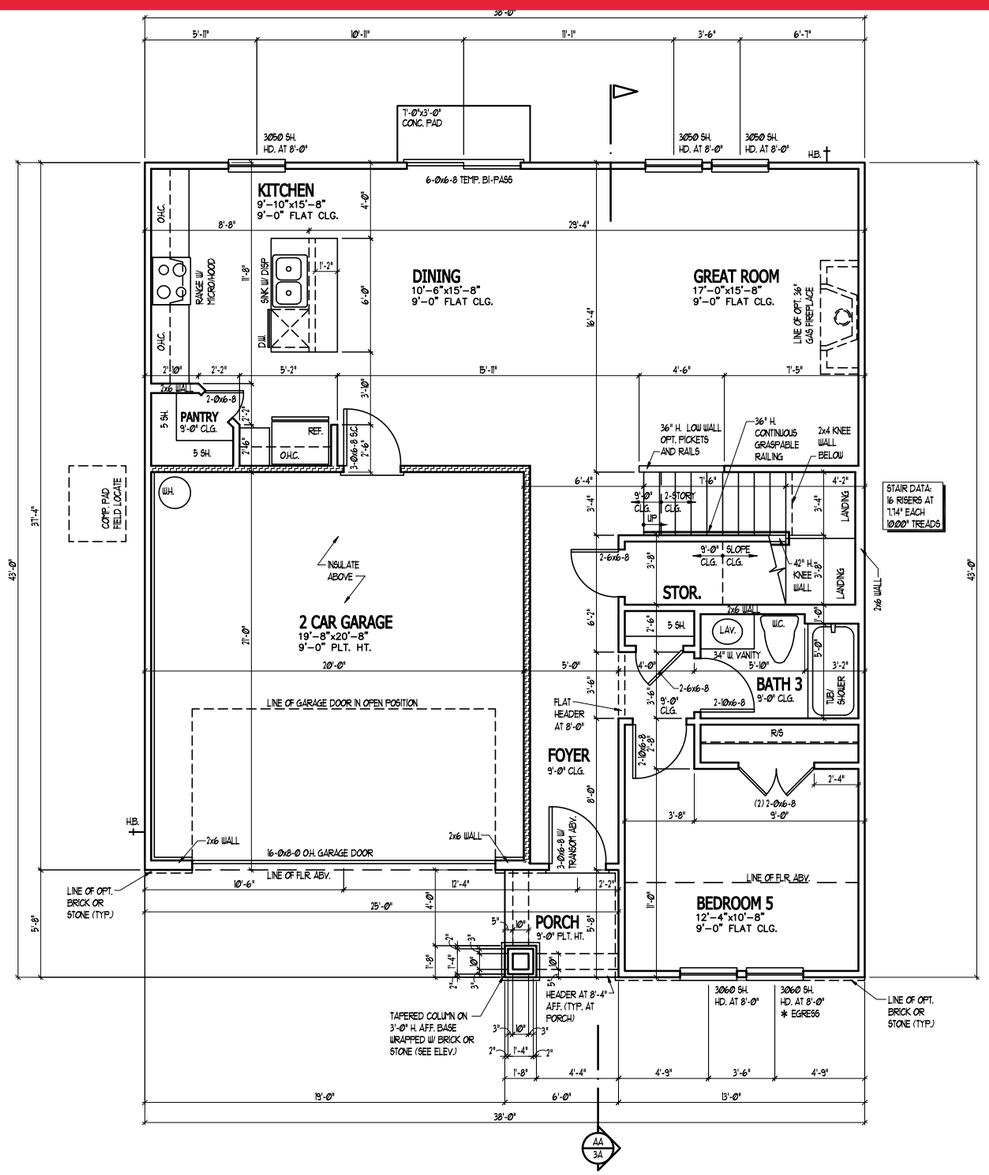
Gas Line

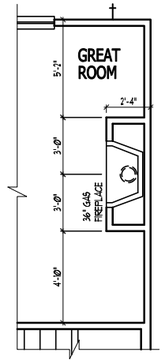


100 S.F. OPT. COVERED PORCH

OPT. COVERED PORCH

SCALE: 1/4" = 1'-0"





OPT. 36" GAS FIREPLACE

AT GREAT ROOM

SCALE: 1/4" = 1'-0"

HATCHING LEGEND	
LOAD BEARING WALL	
INSULATE WALL	

ELEVATION "A"	
MAIN FLOOR	1072 S.F.
UPPER FLOOR	1364 S.F.
TOTAL LIVING	2436 S.F.
GARAGE	420 S.F.
PORCH	34 S.F.
TOTAL SQ. FT.	2890 S.F.
CONC. PATIO	60 S.F.

MAIN FLOOR PLAN

ELEVATION "A" SHOWN

SCALE: 1/4" = 1'-0"

CHESAPEAKE HOMES

JOB NUMBER	B-1843809
CAD FILE NAME	PLAN 755H L
ISSUED	01-13-23
REVISED	02-14-23
	02-27-23
	08-17-23
	01-11-24

HOUSING DESIGN MATTERS
11512 Lake Mead Avenue Unit 102
Jacksonville, FL 32256
904-572-1505 main office
904-770-4063 direct

DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

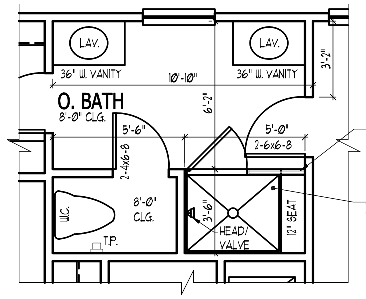
COMMUNITY
PLAN 755 H
GARAGE LEFT

LEFT

TITLE
MAIN FLOOR PLAN

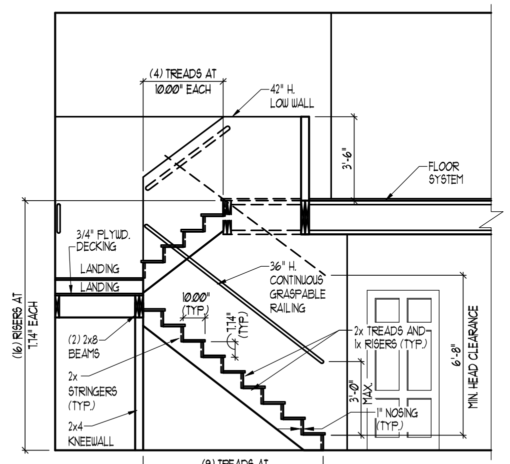
SHEET
2A

* * * *
REFER TO FLOOR
PLAN FOR WINDOW
SIZE AND PLACEMENT
AT CORRESPONDING
ELEVATION
* * * *



OPT. SHOWER W/ SEAT

SCALE: 1/4" = 1'-0"



STAIR SECTION

SCALE: 1/4" = 1'-0"

* * * *

STAIR NOTES:

RAILING

BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.

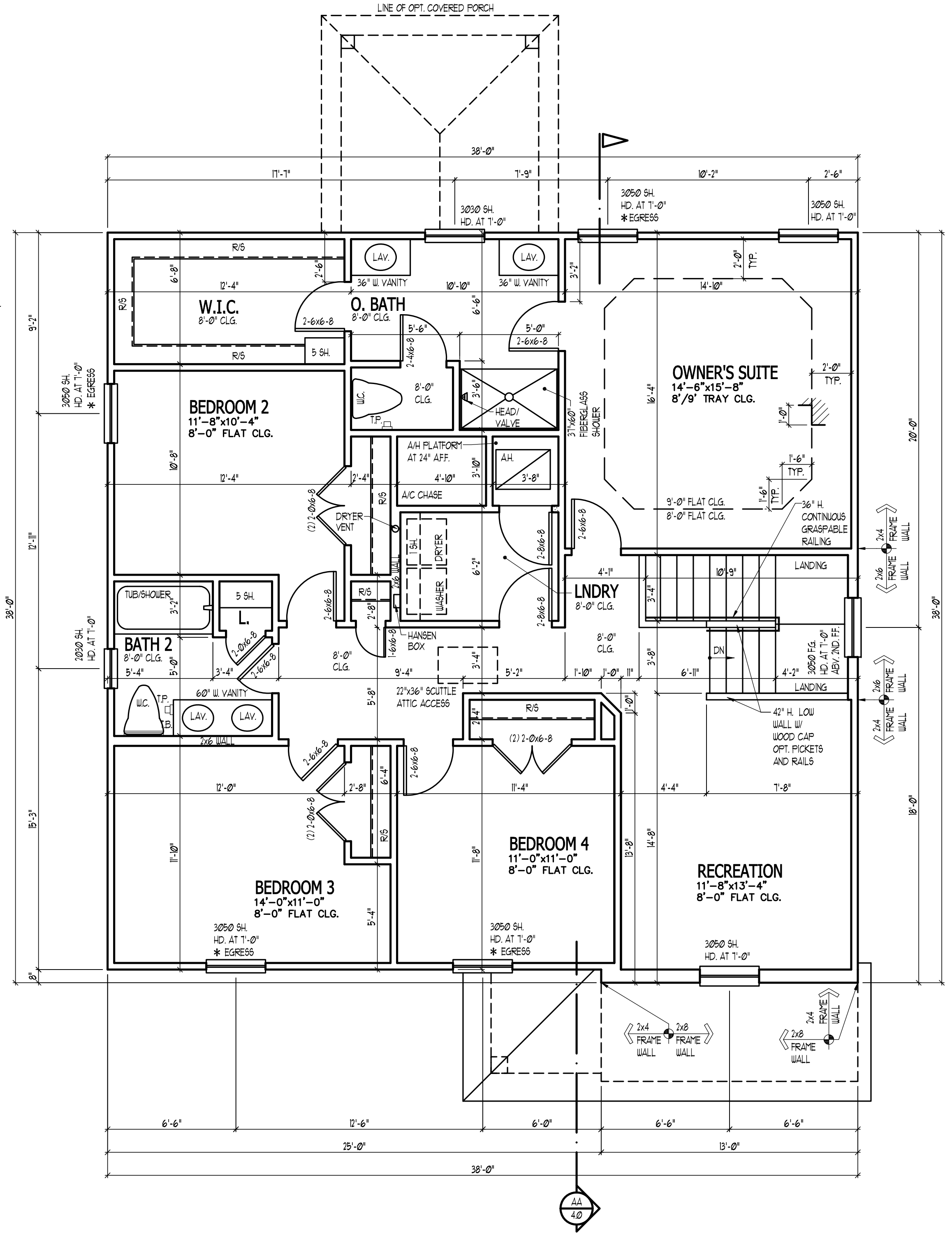
THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE A SUCH A SIZE THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH

OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES TO PASS THROUGH

HANDRAILS HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND HANDRAILS.

CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA

* * * *



UPPER FLOOR PLAN

ELEVATION "A" SHOWN

SCALE: 1/4" = 1'-0"

CHESAPEAKE HOMES

JOB NUMBER	B-1843809
CAD FILE NAME	PLAN 755H L
ISSUED	01-13-23
REVISED	02-14-23
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	01-11-24

HOUSING DESIGN MATTERS
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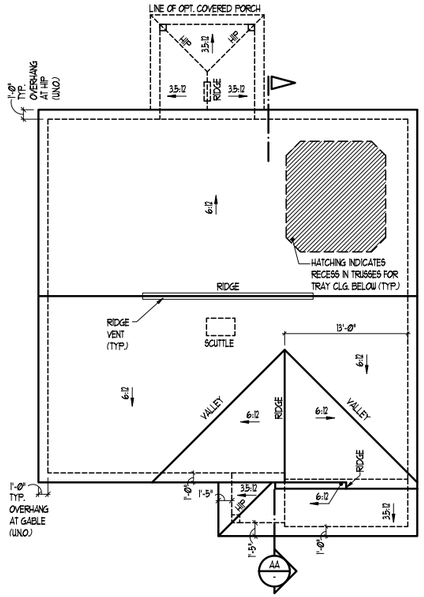
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

COMMUNITY
PLAN 755 H
GARAGE LEFT

LEFT

TITLE
UPPER FLOOR PLAN
STAIR SECTION

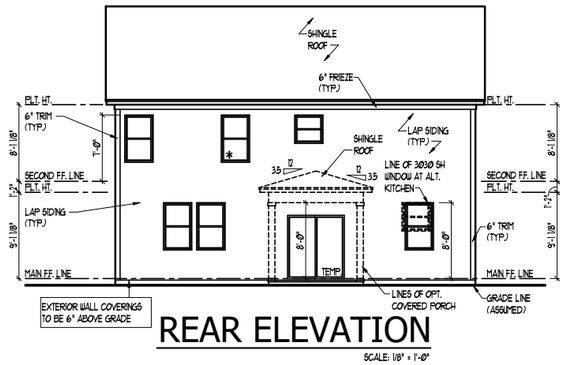
SHEET
2B



ROOF PLAN

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

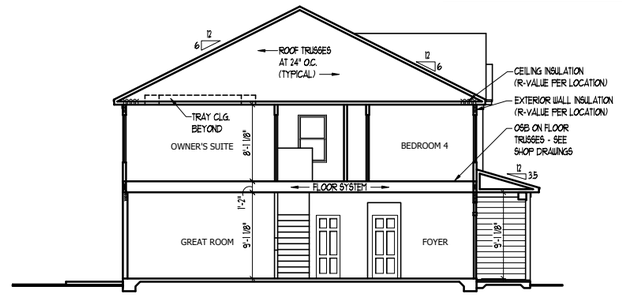
ROOF VENT CALCULATIONS				
ASSUMED NET FREE AREA PER VENT: 150 SQ. IN. PER LIN. FT. RIDGE VENT; 9 SQ. IN. PER LIN. FT. SOFFIT VENT		MAIN ROOF	ENTRY ROOF	OPT. COVERED PORCH
ATTIC AREA		1352 SQ. FT.	129 SQ. FT.	132 SQ. FT.
NET FREE VENT. AREA REQ'D (AREA/300)		7.45 SQ. IN.	6.7 SQ. IN.	6.3 SQ. IN.
NET FREE VENT. AREA REQUIRED / 0.5	NEAR RIDGE	3.72 SQ. IN.	3.1 SQ. IN.	3.2 SQ. IN.
	NEAR SOFFIT	3.72 SQ. IN.	3.1 SQ. IN.	3.2 SQ. IN.
LINEAR FT. OF RIDGE VENT REQUIRED		8	1	1
LINEAR FT. OF RIDGE VENT PROVIDED		48	28	2
LINEAR FT. OF SOFFIT VENT REQUIRED		42	4	4
LINEAR FT. OF SOFFIT VENT PROVIDED		63	24	24
NOTES: VERIFY TOTAL ROOF VENTS REQUIRED WITH MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT. BUILDING ELEMENTS ARE TO BE APPLIED TO MEET WIND LOAD REQUIREMENTS. CODE REFERENCE: 2018 IRC, SEC. R806.2				



REAR ELEVATION

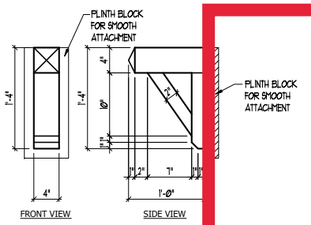
SCALE: 1/8" = 1'-0"

* EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES. IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM.



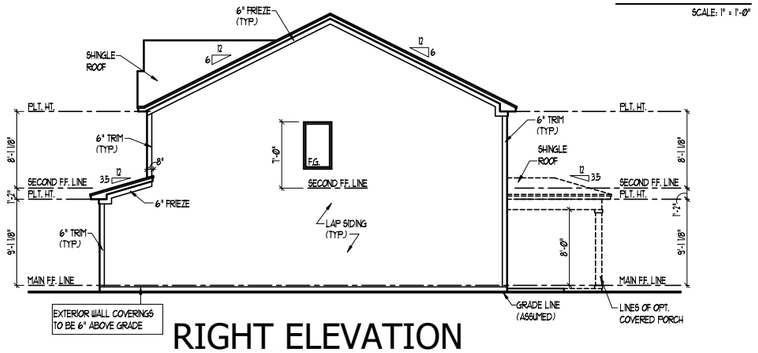
SECTION AA

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



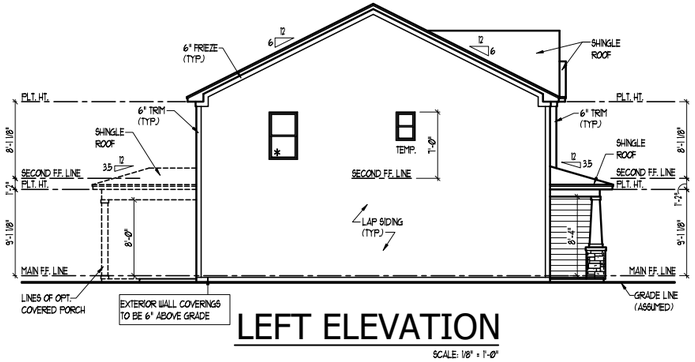
DECORATIVE BRACKET DETAIL

SCALE: 1" = 1'-0"



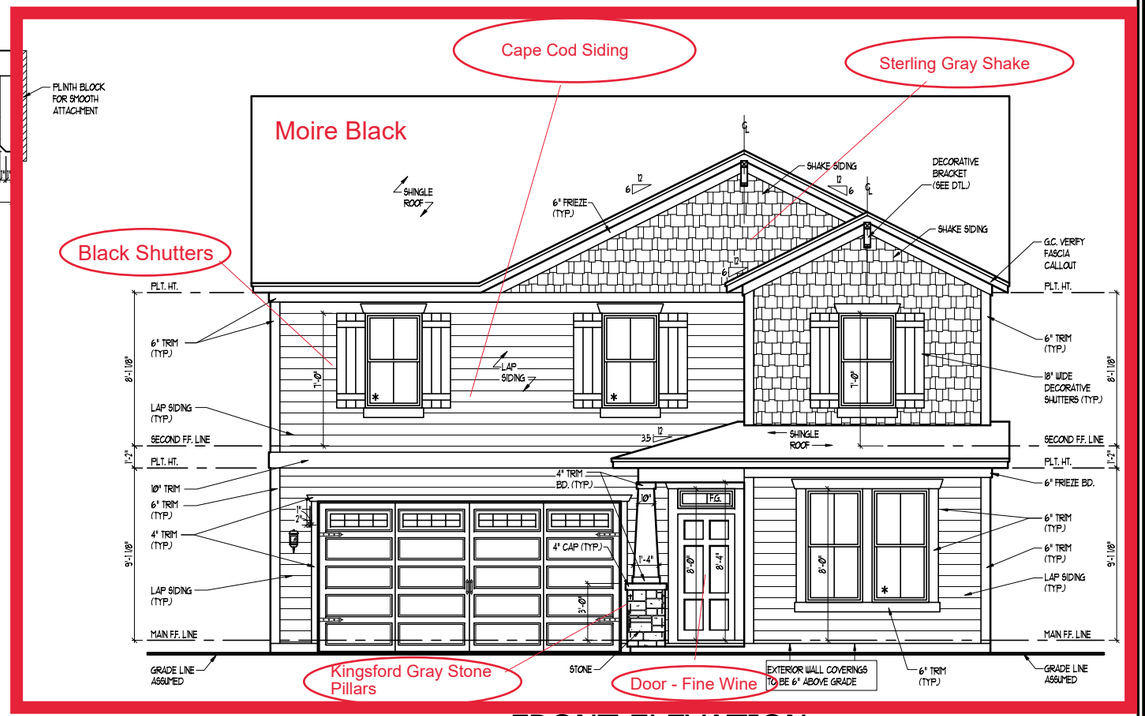
RIGHT ELEVATION

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



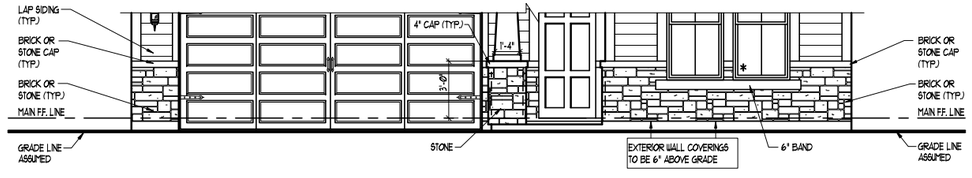
LEFT ELEVATION

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



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SHOWN W/ OPT. BRICK/STONE

SCALE: 1/4" = 1'-0"

ELEVATION "A"

CHESAPEAKE HOMES

JOB NUMBER	B-1843809
CAD FILE NAME	PLAN 755H L
ISSUED	01-13-23
REVISED	02-14-23
	02-27-23
	03-17-23
	01-11-24

HOUSING DESIGN MATTERS
11512 Lake Mead Avenue Unit 102
Jacksonville, FL 32256
904-572-1505 main office
904-770-4063 direct

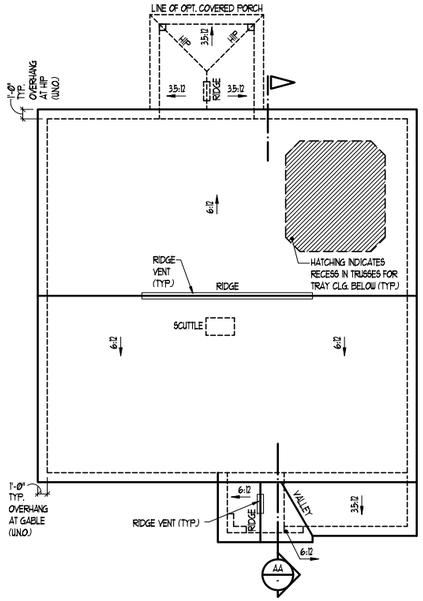
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

COMMUNITY
PLAN 755 H
GARAGE LEFT

LEFT

TITLE
ELEVATIONS
ROOF PLAN
BUILDING SECTION
DETAILS
–
–
–

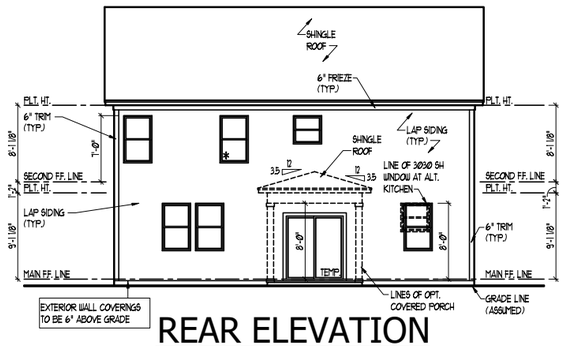
SHEET 3A



ROOF PLAN

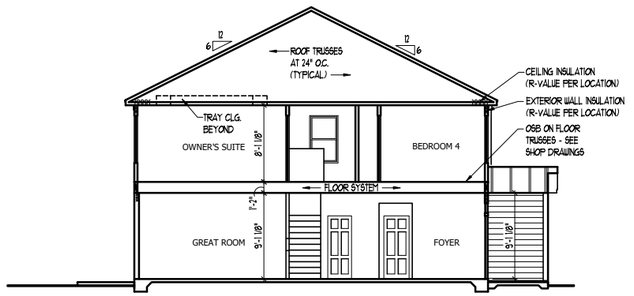
SCALE: 1/8" = 1'-0"

ROOF VENT CALCULATIONS				
ASSUMED NET FREE AREA PER VENT: 50 SQ. IN. PER LIN. FT. RIDGE VENT; 9 SQ. IN. PER LIN. FT. SOFFIT VENT		MAIN ROOF	ENTRY ROOF	OPT. COVERED PORCH
ATTIC AREA		1547 SQ. FT.	147 SQ. FT.	132 SQ. FT.
NET FREE VENT. AREA REQ'D (AREA/300)		743 SQ. IN.	71 SQ. IN.	63 SQ. IN.
NET FREE VENT. AREA REQUIRED / Ø.5	NEAR RIDGE	371 SQ. IN.	35 SQ. IN.	32 SQ. IN.
	NEAR SOFFIT	371 SQ. IN.	35 SQ. IN.	32 SQ. IN.
LINEAR FT. OF RIDGE VENT REQUIRED		8	1	1
LINEAR FT. OF RIDGE VENT PROVIDED		48	28	2
LINEAR FT. OF SOFFIT VENT REQUIRED		42	4	4
LINEAR FT. OF SOFFIT VENT PROVIDED		63	24	24
NOTES: VERIFY TOTAL ROOF VENTS REQUIRED WITH MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT. BUILDING ELEMENTS ARE TO BE APPLIED TO MEET WIND LOAD REQUIREMENTS. CODE REFERENCE: 2018 IRC, SEC. R806.2				



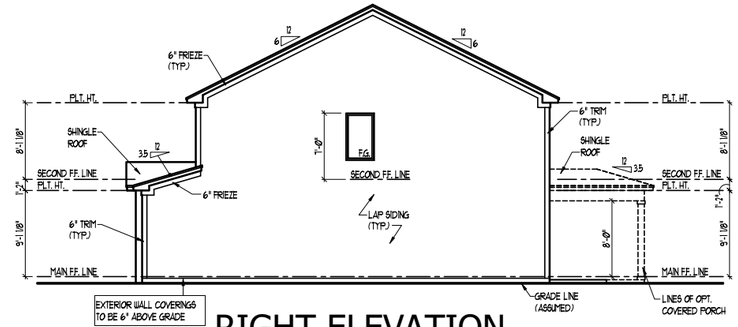
REAR ELEVATION

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



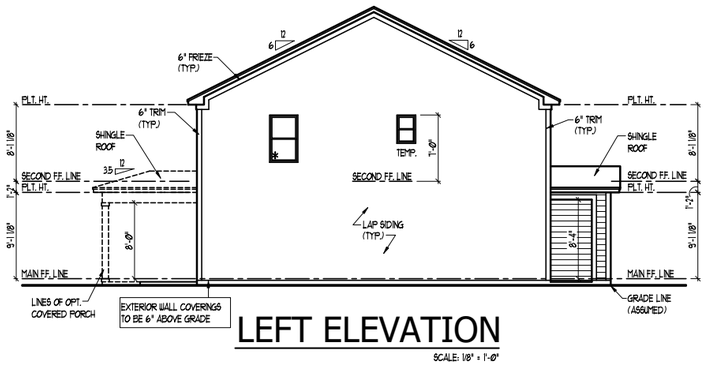
SECTION AA

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



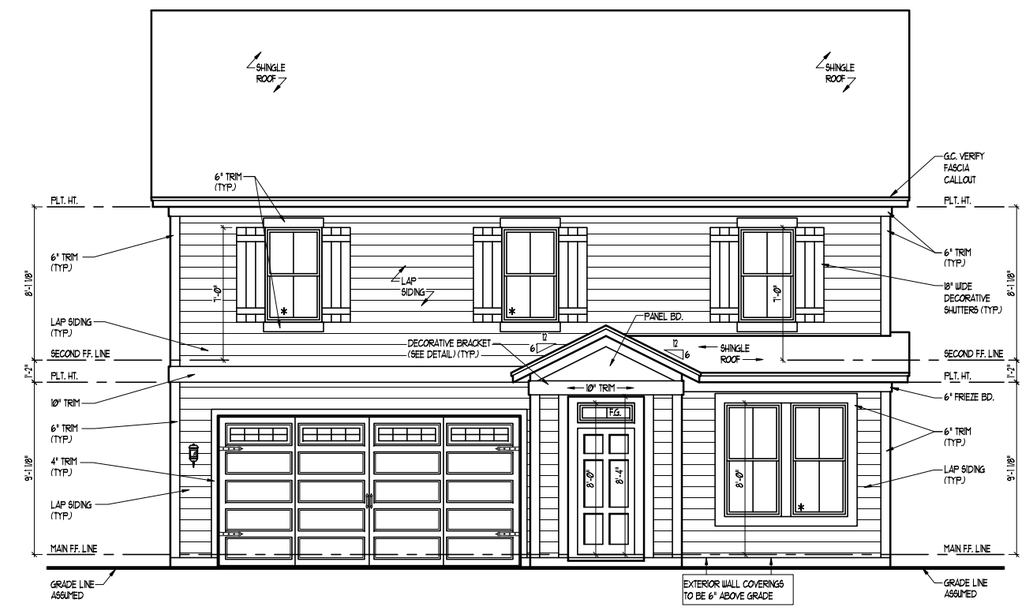
RIGHT ELEVATION

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



LEFT ELEVATION

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



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

FRONT ELEVATION

SHOWN W/ OPT. BRICK/STONE

SCALE: 1/4" = 1'-0"

ELEVATION "B"

EGRESS NOTE:

EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES. IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM

CHESAPEAKE HOMES

JOB NUMBER	B-184.3809
CAD FILE NAME	PLAN 755H L
ISSUED	01-13-23
REVISED	02-14-23
	02-27-23
	03-17-23
	01-11-24

HOUSING DESIGN MATTERS
11512 Lake Mead Avenue Unit 102
Jacksonville, FL 32256
904-572-1505 main office
904-770-4063 direct

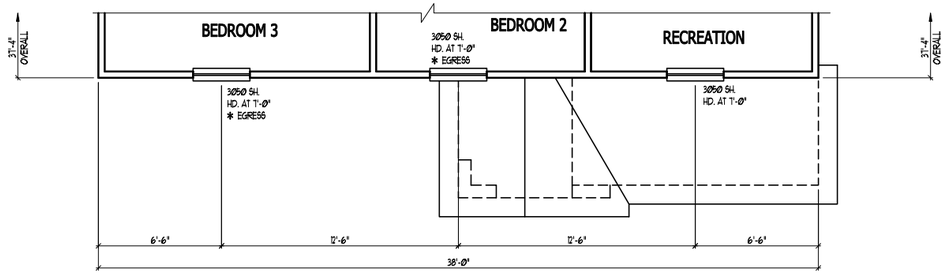
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

COMMUNITY
PLAN 755 H
GARAGE LEFT

LEFT

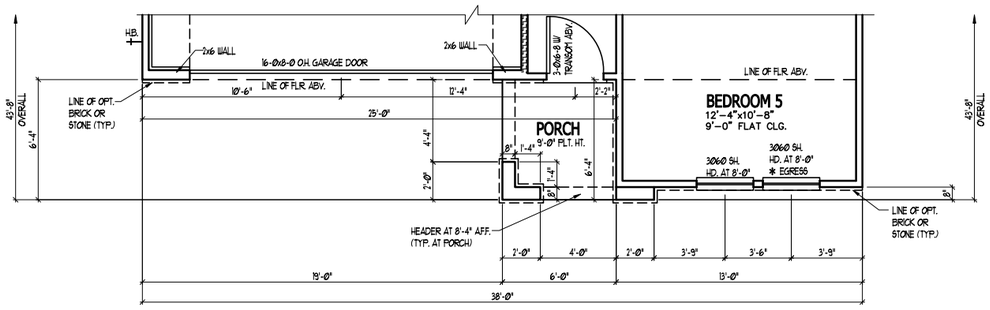
TITLE
ELEVATIONS
ROOF PLAN
BUILDING SECTION
DETAILS
–
–

SHEET
3B



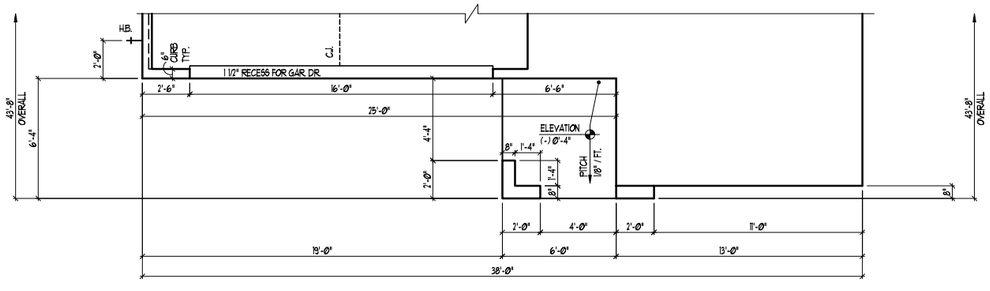
PARTIAL UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"



PARTIAL SLAB INTERFACE PLAN

SCALE: 1/4" = 1'-0"

ELEVATION "B"	
MAIN FLOOR	1072 S.F.
UPPER FLOOR	1355 S.F.
TOTAL LIVING	2427 S.F.
GARAGE	420 S.F.
PORCH	39 S.F.
TOTAL SQ. FT.	2886 S.F.
CONC. PATIO	60 S.F.

PARTIAL PLANS AT ELEVATION "B" - COASTAL

CHESAPEAKE HOMES

JOB NUMBER	B-1843809
CAD FILE NAME	PLAN 755H L
ISSUED	01-13-23
REVISED	02-14-23
	02-27-23
	08-17-23
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11512 Lake Mead Avenue Unit 102
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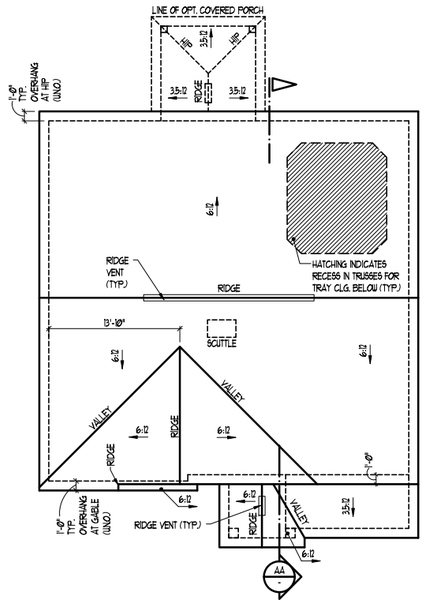
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

COMMUNITY
PLAN 755 H
GARAGE LEFT

LEFT

TITLE
PARTIAL PLANS AT ELEVATION "B"

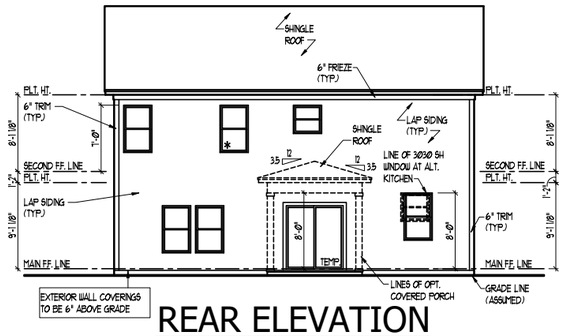
SHEET
3B2



ROOF PLAN

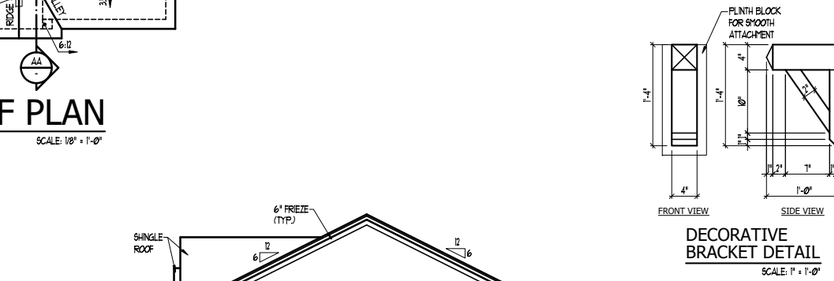
SCALE: 1/8" = 1'-0"

ROOF VENT CALCULATIONS				
ASSUMED NET FREE AREA PER VENT 50 SQ. IN. PER LIN. FT. RIDGE VENT 9 SQ. IN. PER LIN. FT. SOFFIT VENT		MAIN ROOF	ENTRY ROOF	OPT. COVERED PORCH
ATTIC AREA		1352 SQ. FT.	129 SQ. FT.	132 SQ. FT.
NET FREE VENT. AREA REQ'D (AREA/300)		145 SQ. IN.	62 SQ. IN.	63 SQ. IN.
NET FREE VENT. AREA REQUIRED / Ø5	NEAR RIDGE	372 SQ. IN.	31 SQ. IN.	32 SQ. IN.
	NEAR SOFFIT	372 SQ. IN.	31 SQ. IN.	32 SQ. IN.
LINEAR FT. OF RIDGE VENT REQUIRED		8	1	1
LINEAR FT. OF RIDGE VENT PROVIDED		48	28	2
LINEAR FT. OF SOFFIT VENT REQUIRED		42	4	4
LINEAR FT. OF SOFFIT VENT PROVIDED		63	24	24
NOTES: VERIFY TOTAL ROOF VENTS REQUIRED WITH MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT BUILDING ELEMENTS ARE TO BE APPLIED TO MEET WIND LOAD REQUIREMENTS CODE REFERENCE: 2018 IRC, SEC. R806.2				



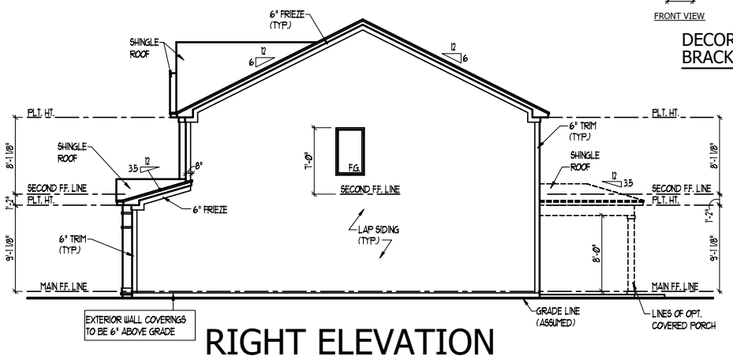
REAR ELEVATION

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



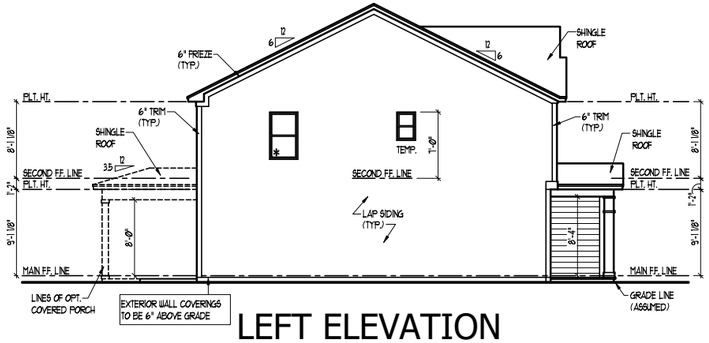
DECORATIVE BRACKET DETAIL

SCALE: 1" = 1'-0"



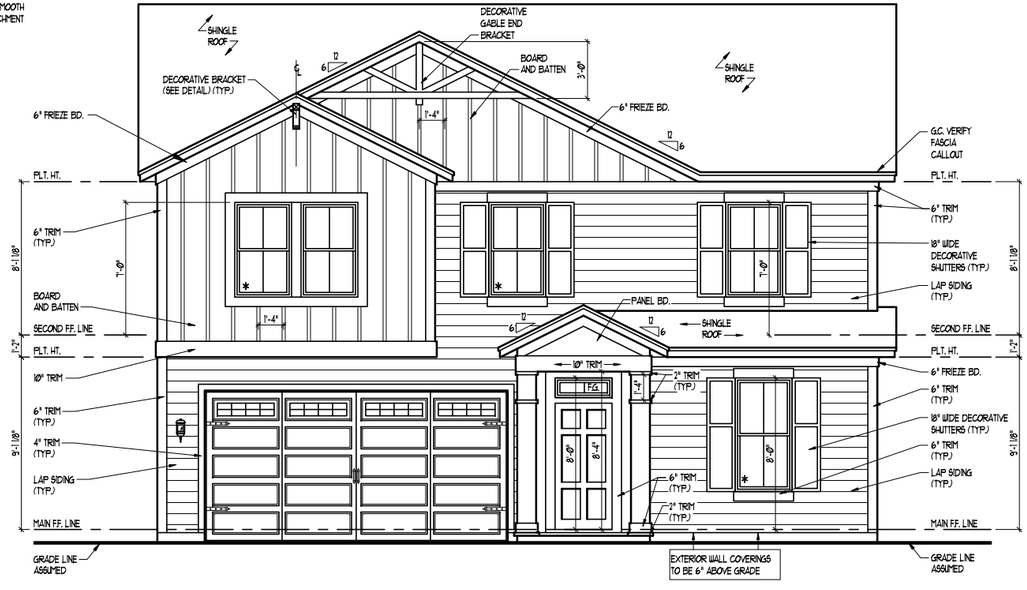
RIGHT ELEVATION

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



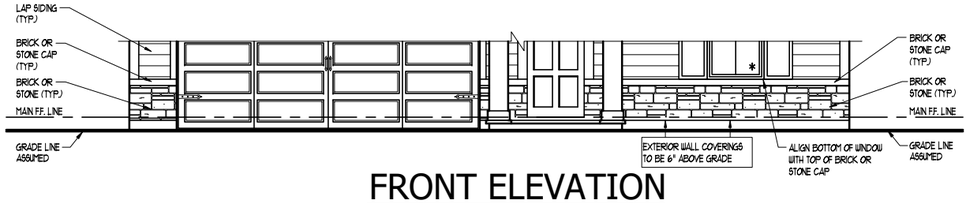
LEFT ELEVATION

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



FRONT ELEVATION

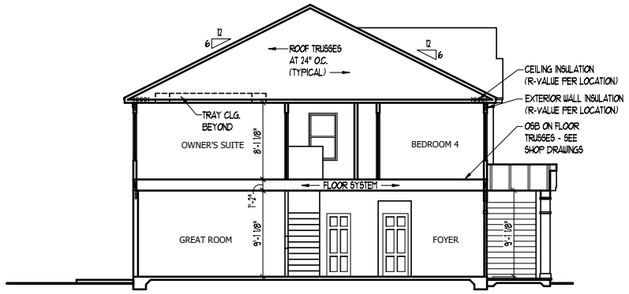
SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SHOWN W/ OPT. BRICK/STONE

SCALE: 1/4" = 1'-0"



SECTION AA

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

* EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM

CHESAPEAKE HOMES

JOB NUMBER	B-184.3809
CAD FILE NAME	PLAN 755H L
ISSUED	01-13-23
REVISED	02-14-23
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	01-11-24

HOUSING DESIGN MATTERS
11512 Lake Mead Avenue Unit 102
Jacksonville, FL 32256
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904-770-4063 direct

DRAWINGS ON 11"X17" SHEET ARE ONE HALF THE SCALE NOTED

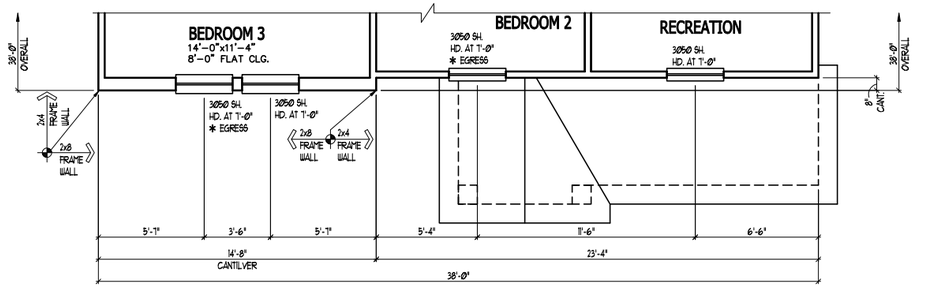
COMMUNITY
PLAN 755 H
GARAGE LEFT

LEFT

TITLE
ELEVATIONS
ROOF PLAN
BUILDING SECTION
DETAILS
–
–

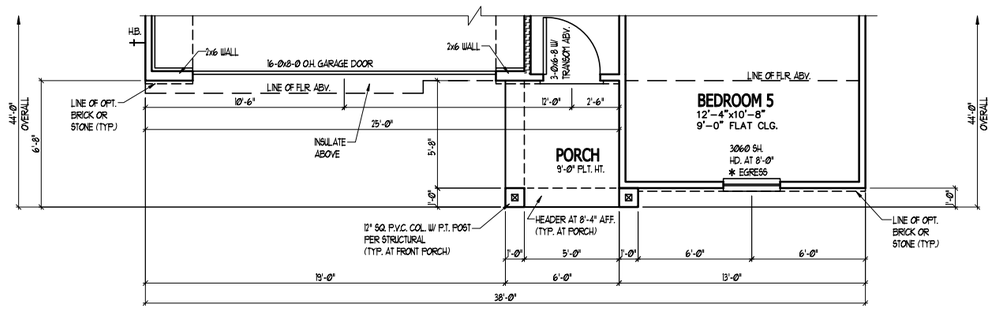
SHEET
3F

ELEVATION "F"



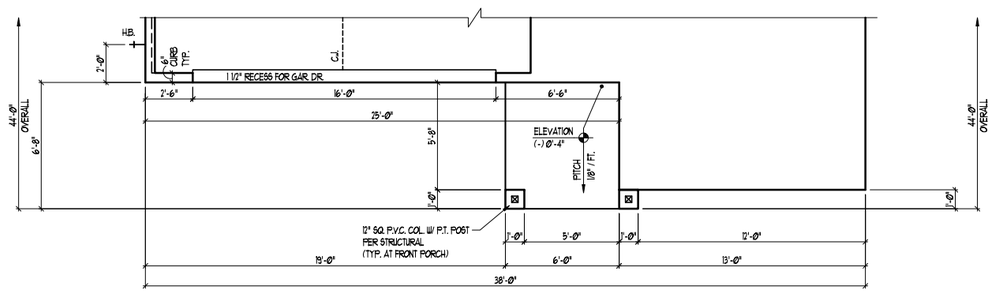
PARTIAL UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"



PARTIAL SLAB INTERFACE PLAN

SCALE: 1/4" = 1'-0"

ELEVATION "F"	
MAIN FLOOR	1072 S.F.
UPPER FLOOR	1365 S.F.
TOTAL LIVING	2437 S.F.
GARAGE	420 S.F.
PORCH	41 S.F.
TOTAL SQ. FT.	2898 S.F.
CONC. PATIO	60 S.F.

PARTIAL PLANS AT ELEVATION "F" - FARMHOUSE

CHESAPEAKE HOMES

JOB NUMBER	B-1843809
CAD FILE NAME	PLAN 755H L
ISSUED	01-13-23
REVISED	02-14-23
	02-27-23
	08-17-23
	01-11-24

HOUSING DESIGN MATTERS
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Jacksonville, FL 32256
904-572-1505 main office
904-770-4063 direct

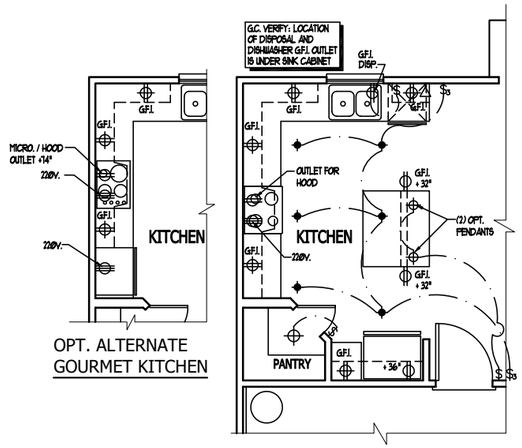
DRAWINGS ON 11"X17" SHEET ARE ONE HALF THE SCALE NOTED

COMMUNITY
PLAN 755 H
GARAGE LEFT

LEFT

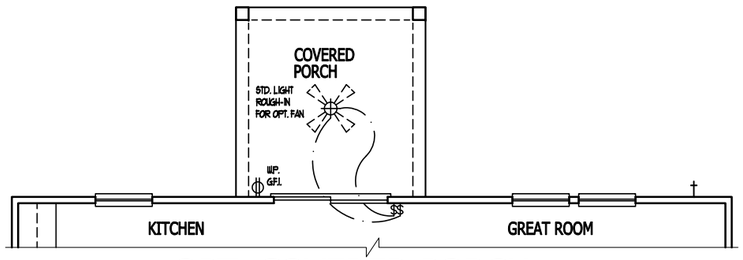
TITLE
PARTIAL PLANS AT ELEVATION "C"

SHEET
3F2

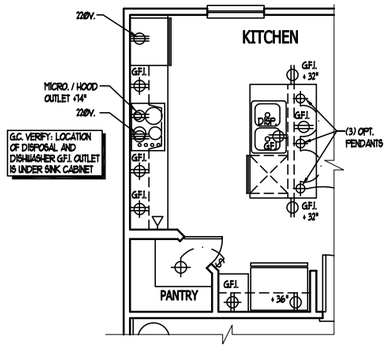


OPT. ALTERNATE GOURMET KITCHEN

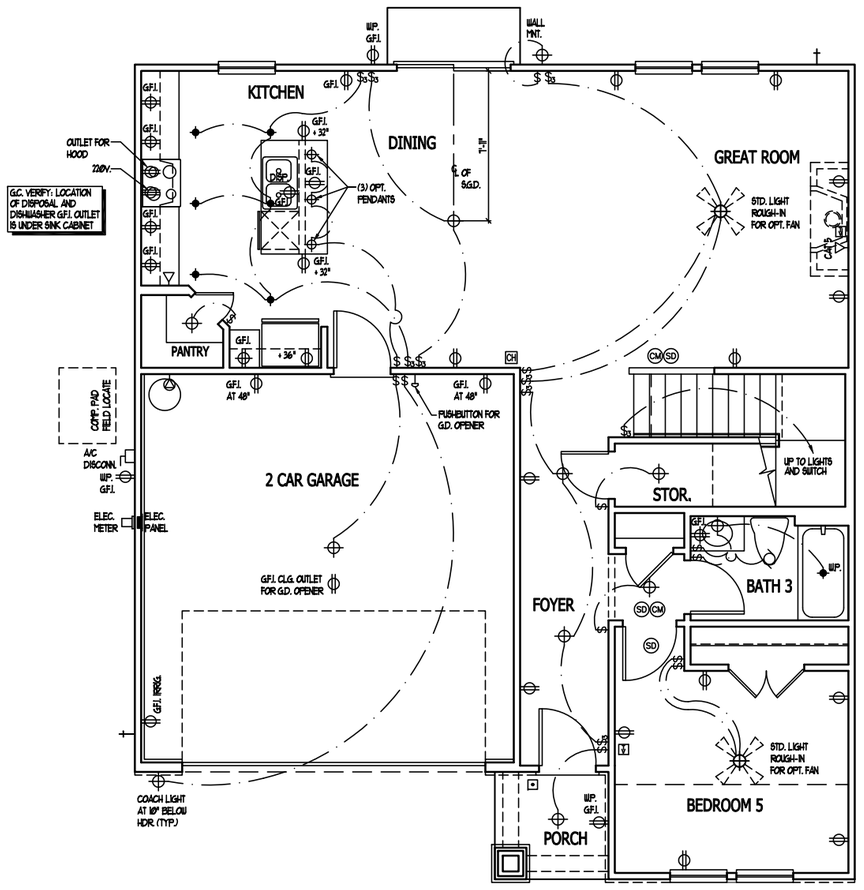
OPT. ALTERNATE KITCHEN



OPT. COVERED PORCH



OPT. GOURMET KITCHEN



ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DUPLEX OUTLET IN FLOOR
- 220 VOLT OUTLET
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- L.E.D. "PUCK" LIGHT FIXTURE
- LIGHT FIXTURE WITH PULL CHAIN
- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- JUNCTION BOX (CAPPED)
- CENTRAL VACUUM PORT
- CENTRAL VACUUM MOTOR
- CAMERA
- ALARM PANEL
- SECURITY KEYPAD
- MOTION DETECTOR
- EXHAUST FAN
- EXHAUST FAN/LIGHT COMBINATION
- ELECTRIC DOOR OPERATOR
- CHIMES
- PUSHBUTTON SWITCH
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR (ARC-FAULT)
- SMOKE / CARBON MONO. COMBO DETECTOR (ARC-FAULT)
- TELEPHONE
- TELEVISION
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- SPEAKER
- ROUGH-IN FOR OPT. CEILING FAN
- CEILING MOUNTED LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI.) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.

2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
   SWITCHES. . . . 42"
   OUTLETS. . . . . 14"
   TELEPHONE. . 14" (UNLESS ABV COUNTERTOP)
   TELEVISION. . 14"
   KIT. SPL. OUT. 37"
   BATH MIR. . . . 42"

3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.

4. ALL 15A AND 20A RECEPTACLES IN KITCHENS, SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, UTILITY ROOMS AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE A.F.C.I. DEVICE AND TAMPER-PROOF RECEPTACLES PER N.E.C. 2011 406.12 AND 406.13

5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE G.F.C.I. PROTECTED (G.F.I.)

6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH N.F.P.A. '10, N.E.C. 2011, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

7. EVERY BUILDING HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

MAIN FLOOR ELECTRICAL PLAN

ELEVATION "A" SHOWN

CHESAPEAKE HOMES

JOB NUMBER	B-1843809
CAD FILE NAME	PLAN 755H L
ISSUED	01-13-23
REVISED	02-14-23
	02-27-23
	08-17-23
	01-11-24

HOUSING DESIGN MATTERS
11512 Lake Mead Avenue Unit 102
Jacksonville, FL 32256
904-572-1505 main office
904-770-4063 direct

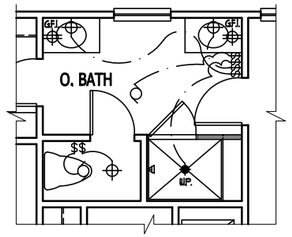
DRAWINGS ON 11"X17" SHEET ARE ONE HALF THE SCALE NOTED

COMMUNITY
PLAN 755 H
GARAGE LEFT

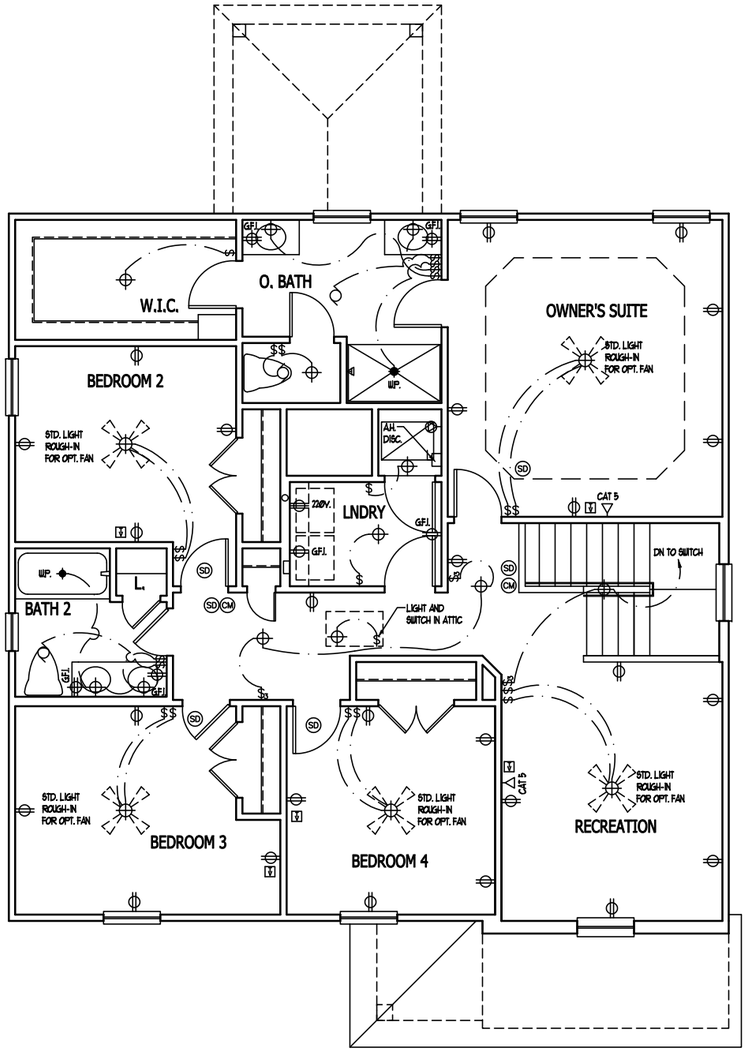
LEFT

TITLE
MAIN FLOOR ELEC. PLAN

SHEET
4A



OPT. SHOWER W/ SEAT



ELECTRICAL KEY

- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
- GFI GROUND FAULT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- DUPLEX OUTLET IN FLOOR
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- $3 THREE-WAY SWITCH
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- CEILING MOUNTED LIGHT FIXTURE
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- LED. 'PUCK' LIGHT FIXTURE
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- TRACK LIGHT
- FLUORESCENT LIGHT FIXTURE
- JUNCTION BOX (CAPPED)
- CENTRAL VACUUM PORT
- CENTRAL VACUUM MOTOR
- CAMERA
- AP ALARM PANEL
- KP SECURITY KEYPAD
- MOTION DETECTOR
- EXHAUST FAN
- EXHAUST FAN/LIGHT COMBINATION
- ELECTRIC DOOR OPERATOR
- CH CHIMES
- PUSHBUTTON SWITCH
- CM CARBON MONOXIDE DETECTOR
- SD SMOKE DETECTOR (ARC-FAULT)
- SD/CM SMOKE / CARBON MONO. COMBO DETECTOR (ARC-FAULT)
- TELEPHONE
- TELEVISION
- THERMOSTAT
- ELECTRIC METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
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- ROUGH-IN FOR OPT. CEILING FAN
- CEILING MOUNTED LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

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UPPER FLOOR ELECTRICAL PLAN

ELEVATION "A" SHOWN

CHESAPEAKE HOMES

JOB NUMBER	B-1843809
CAD FILE NAME	PLAN 755H L
ISSUED	01-13-23
REVISED	02-14-23
	02-27-23
	08-17-23
	01-11-24

HOUSING DESIGN MATTERS
11512 Lake Mead Avenue Unit 102
Jacksonville, FL 32256
904-572-1505 main office
904-770-4063 direct

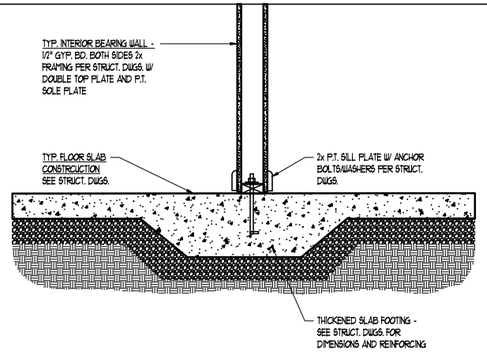
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

COMMUNITY
PLAN 755 H
GARAGE LEFT

LEFT

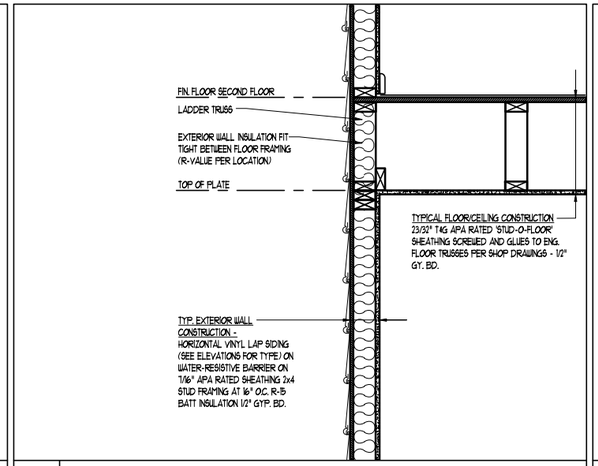
TITLE
UPPER FLOOR ELEC. PLAN

SHEET
4B



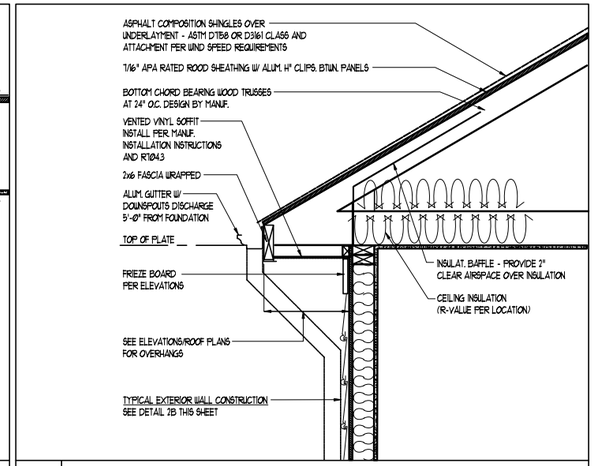
3B FOUND. DETAIL AT INTERIOR THICKENED SLAB

SCALE: 1" = 1'-0"



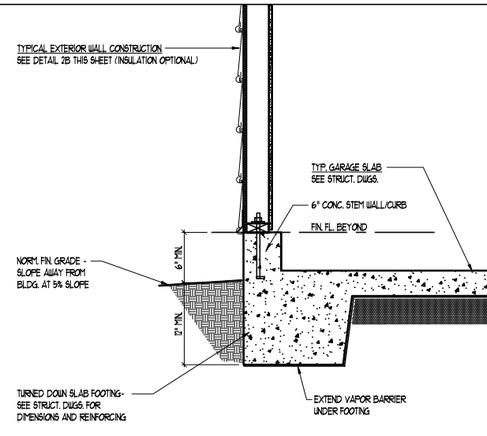
2B TYPICAL FLOOR/WALL DETAIL AT SECOND FLOOR

SCALE: 1" = 1'-0"



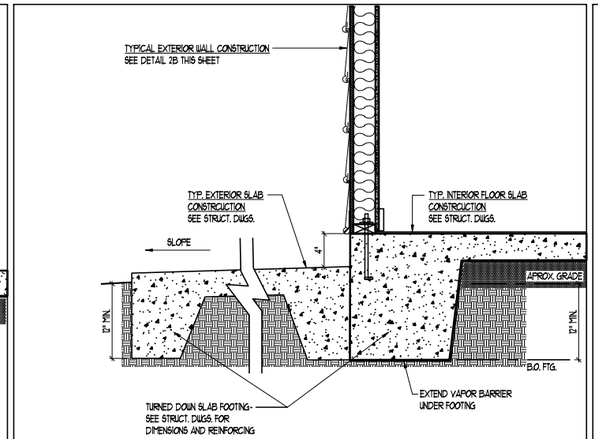
1B TYPICAL SOFFIT DETAIL

SCALE: 1" = 1'-0"



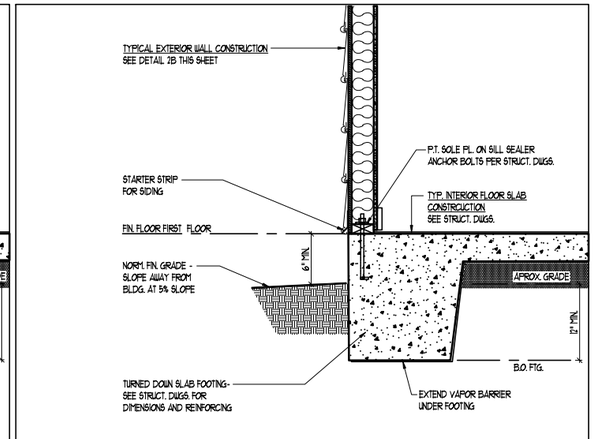
3A FOUND. DETAIL AT GARAGE EXTERIOR WALL

SCALE: 1" = 1'-0"



2A FOUND. DETAIL AT PATIO OR COVERED PORCH

SCALE: 1" = 1'-0"



1A FOUND. DETAIL AT EXTERIOR WALL

SCALE: 1" = 1'-0"

CHESAPEAKE HOMES

JOB NUMBER	B-184.3809
CAD FILE NAME	PLAN 755H L
ISSUED	01-13-23
REVISED	02-14-23
	02-27-23
	08-17-23
	01-11-24

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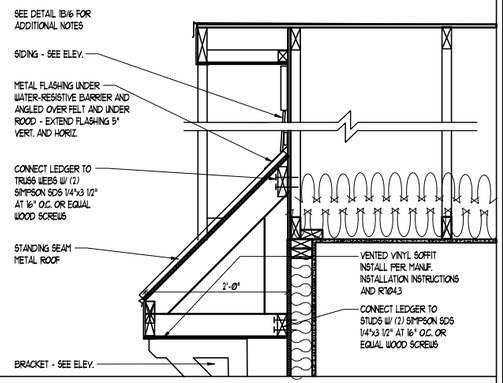
COMMUNITY
PLAN 755 H
GARAGE LEFT

LEFT

TITLE
PLAN DETAILS

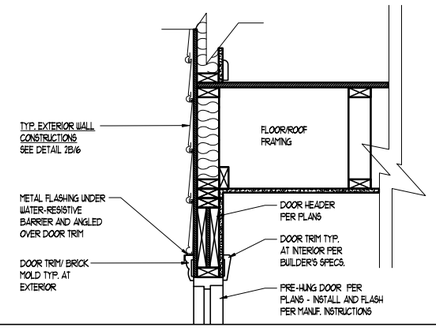
SHEET
6.0

PLAN DETAILS



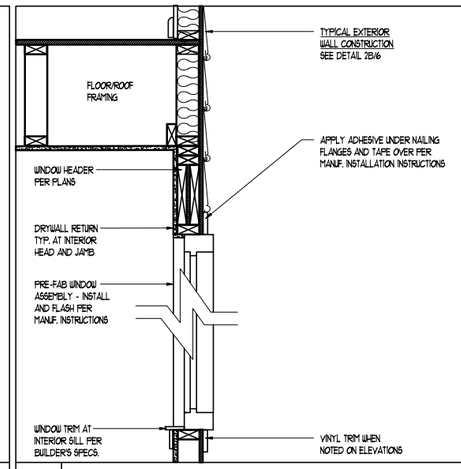
3B DETAIL AT SHED ROOF AT EXT. WALL

SCALE: 1" = 1'-0"



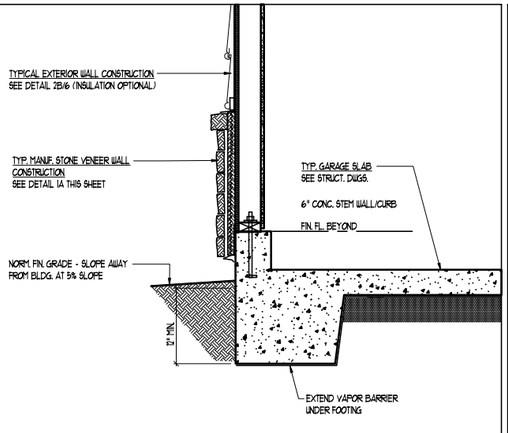
2B DOOR HEAD TRIM AND FLASHING DETAIL

SCALE: 1" = 1'-0"



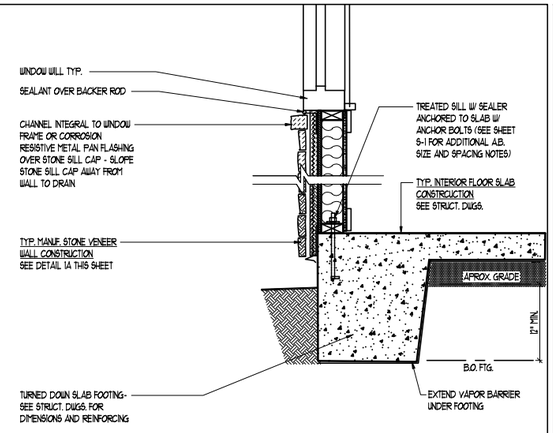
1B WINDOW TRIM AND FLASHING DETAIL

SCALE: 1" = 1'-0"



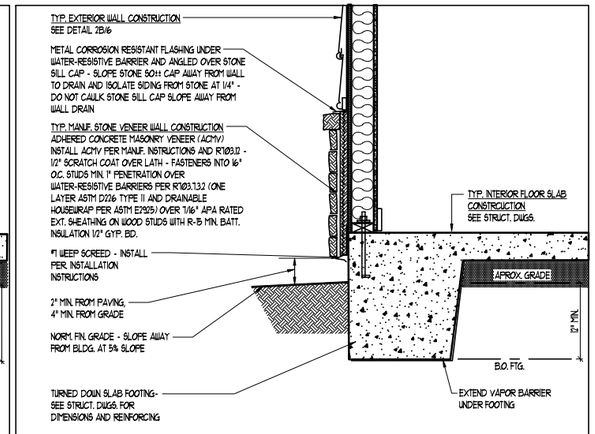
3A DETAIL AT GARAGE EXT. WALL W/ STONE WAINSCOT VENEER

SCALE: 1" = 1'-0"



2A STONE WAINSCOT VENEER AT WINDOW

SCALE: 1" = 1'-0"



1A DETAIL AT EXT. WALL W/ STONE WAINSCOT VENEER

SCALE: 1" = 1'-0"

CHESAPEAKE HOMES

JOB NUMBER	B-1843809
CAD FILE NAME	PLAN 755H L
ISSUED	01-13-23
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904-770-4063 direct

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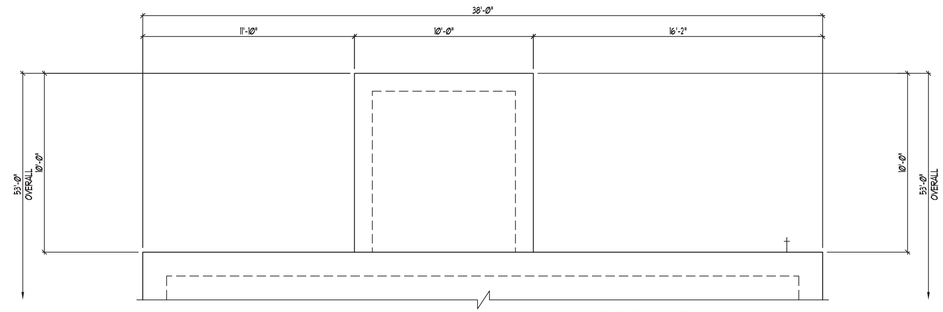
COMMUNITY
PLAN 755 H
GARAGE LEFT

LEFT

TITLE
PLAN DETAILS

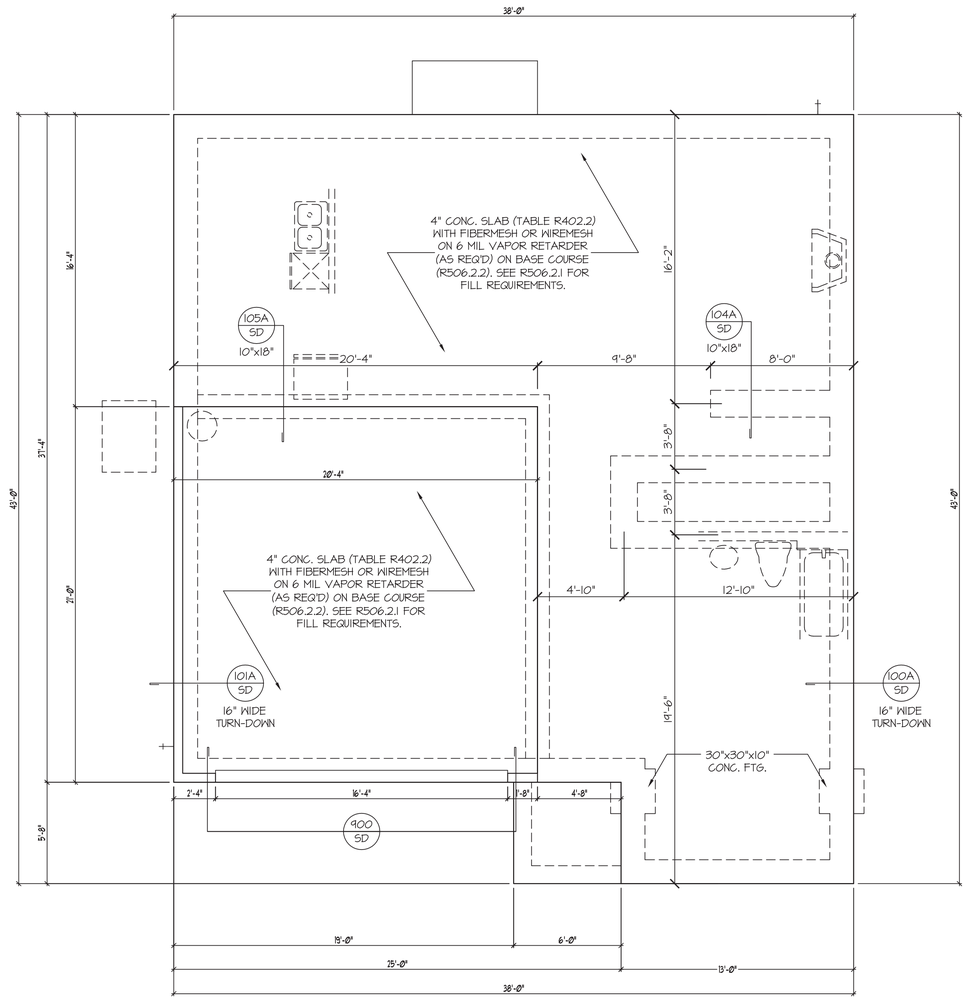
SHEET
6.1

PLAN DETAILS



OPT. COVERED PORCH

SCALE: 1/4"=1'-0"



ELEVATION "A" SHOWN

FOUNDATION MONO SLAB PLAN

SCALE: 1/4"=1'-0"

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 27845 JONATHAN A. KOELLER 12/16/23

PROJECT # 23-1290

Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions. Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability. Seal is valid for projects permitted one year from date of seal. Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

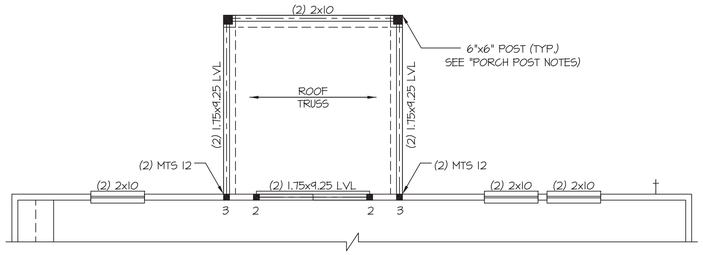
Southern Engineers, P.A.
3716 Benson Drive, Raleigh, NC 27609
Phone: (919) 878-1617
License: C-4772
www.southernengineers.com

Chesapeake Homes

Housing Design Matters

Garage Left
Plan 755 H
Harnett County, NC

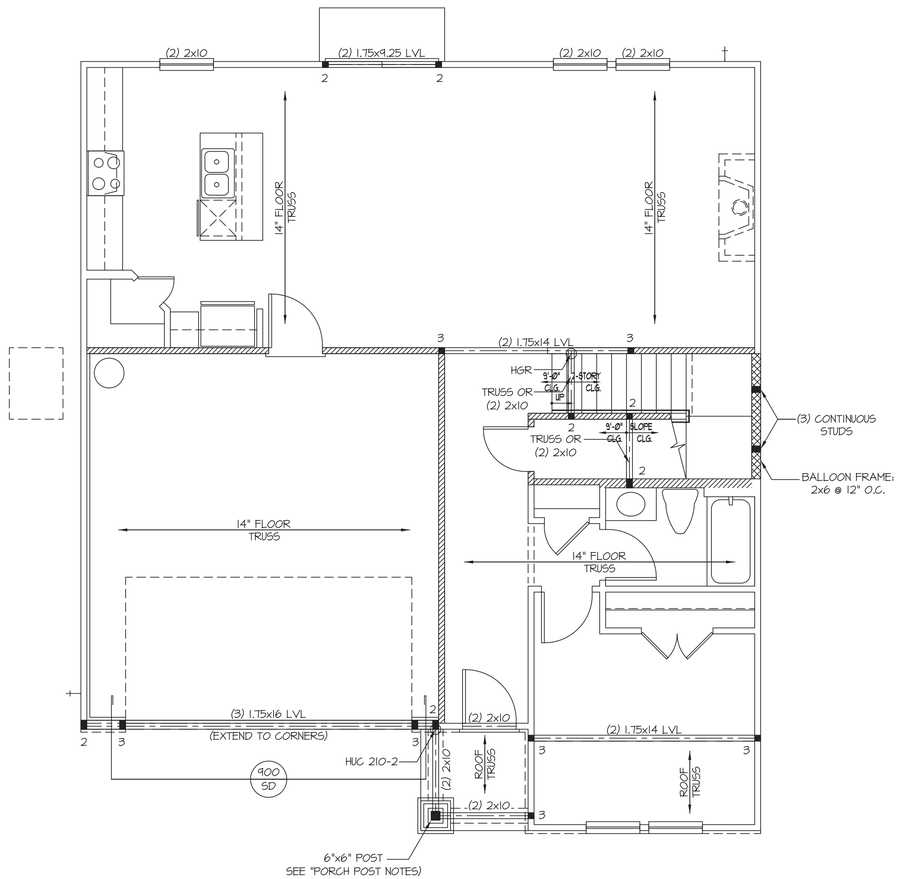
S-1



OPT. COVERED PORCH

SCALE: 1/4"=1'-0"

100 S.F.



ELEVATION "A" SHOWN

MAIN FLOOR STRUCTURAL PLAN

SCALE: 1/4"=1'-0"

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 27845 JONATHAN K. FOWLER 12/6/23

PROJECT # 23-1290

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Garage Left
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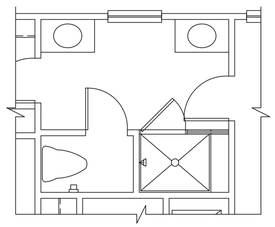
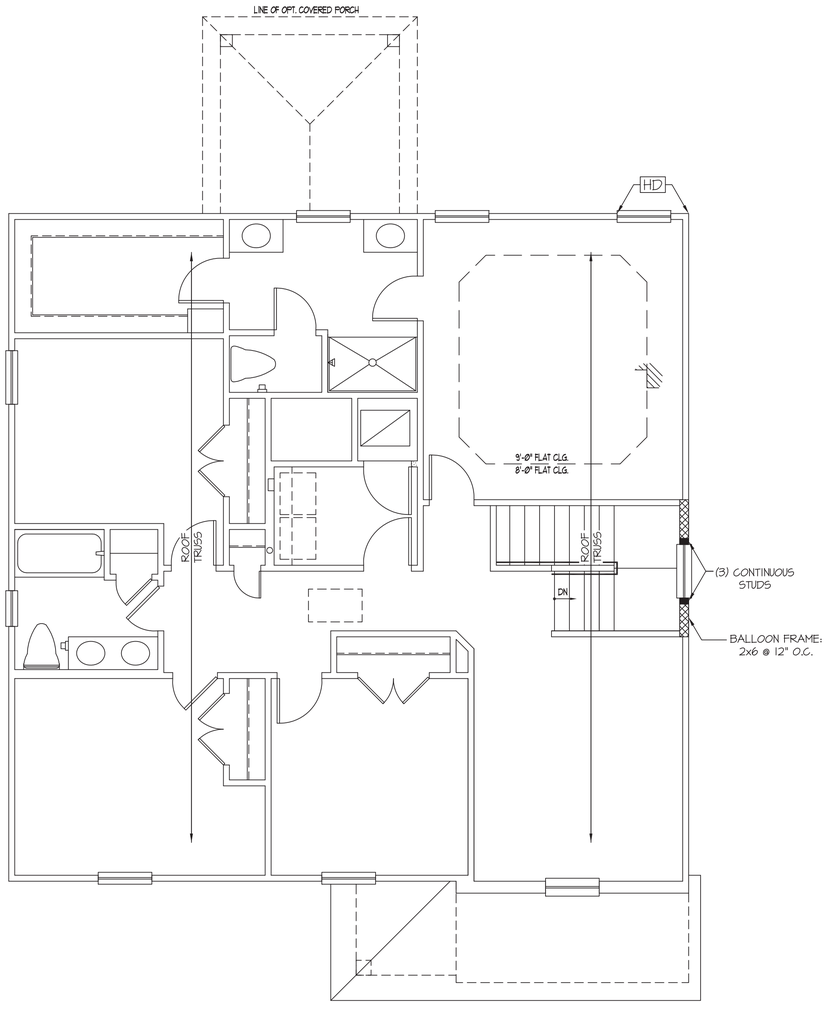
Harnett County, NC

S-2





ELEVATION "A" SHOWN

UPPER FLOOR STRUCTURAL PLAN

SCALE: ¼"=1'-0"

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 27845 JONATHAN K. FOWLER 12/6/23

PROJECT # 23-1290

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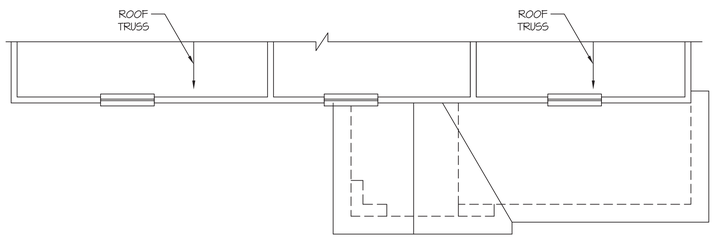
Chesapeake Homes

Housing Design Matters

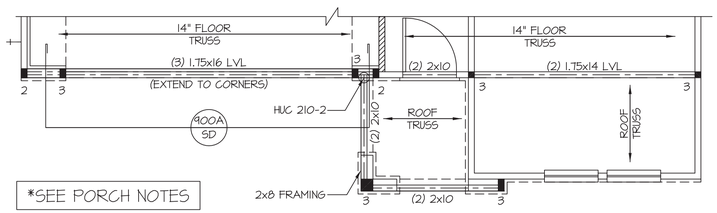
Garage Left
Plan 755 H
Harnett County, NC

S-3



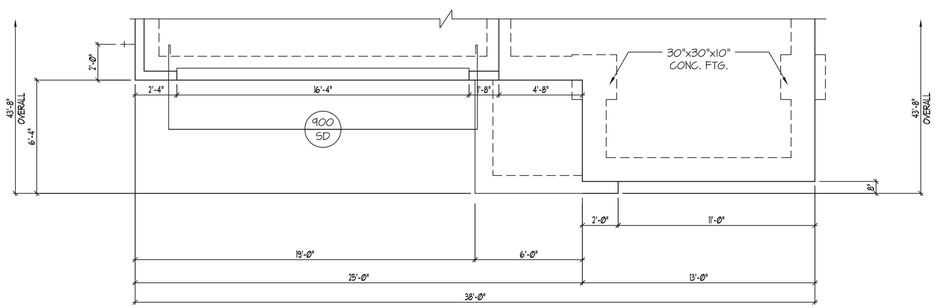
PARTIAL UPPER FLOOR PLAN

SCALE: 1/4"=1'-0"



PARTIAL MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"



PARTIAL FOUNDATION MONO SLAB PLAN

SCALE: 1/4"=1'-0"

PARTIAL PLANS AT ELEVATION "B" - COASTAL

SCALE: 1/4"=1'-0"

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 27845 JONATHAN K. PROCTOR 12/6/23

PROJECT # 23-1290

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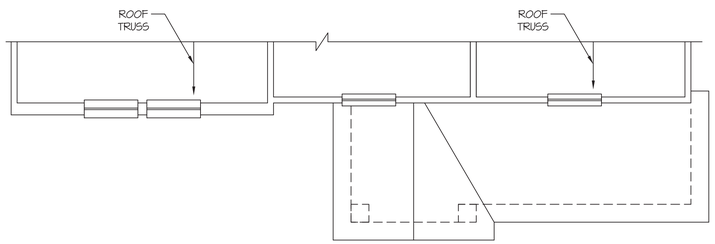
Chesapeake Homes

Housing Design Matters

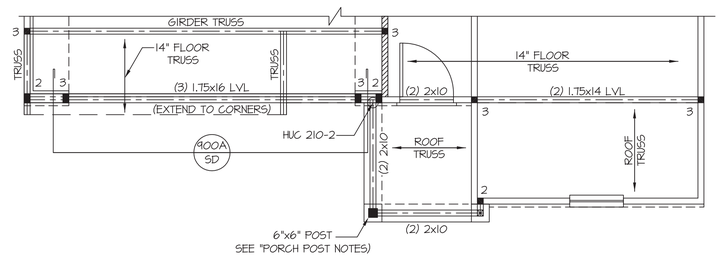
Garage Left
Plan 755 H
Harnett County, NC

S-4



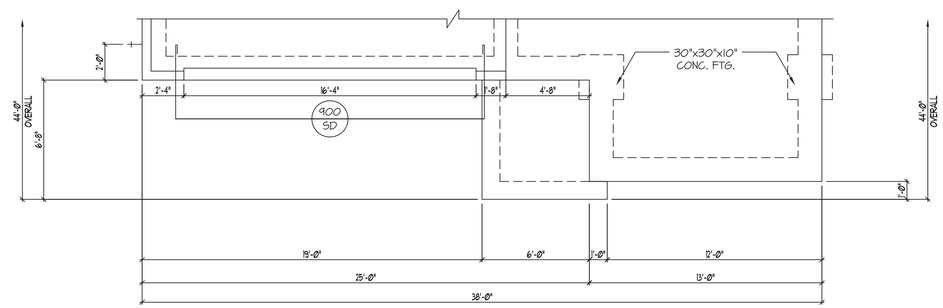
PARTIAL UPPER FLOOR PLAN

SCALE: 1/4"=1'-0"



PARTIAL MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"



PARTIAL FOUNDATION MONO SLAB PLAN

SCALE: 1/4"=1'-0"

PARTIAL PLANS AT ELEVATION "F" - FARMHOUSE

SCALE: 1/4"=1'-0"

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 27845 SOUTHERN ENGINEERS 12/6/23

PROJECT # 23-1290

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Chesapeake Homes

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Garage Left
Plan 755 H
Harnett County, NC

S-5

STRUCTURAL NOTES

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

1. 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.

2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE 2018 NC RESIDENTIAL CODE, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK, NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. "CONSTRUCTION REVIEW" SERVICES ARE NOT PART OF OUR CONTRACT. ALL MEMBERS SHALL BE FRAMED ANCHORED, TIED AND BRACED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND THE BUILDING CODE.

3. DESIGN LOADS (LISTED AS: LIVE LOAD, DEAD LOAD, DEFLECTION)
   - ROOMS OTHER THAN SLEEPING ROOMS: (40 PSF, 10 PSF, L/360)
   - SLEEPING ROOMS: (30 PSF, 10 PSF, L/360)
   - ATTIC WITH PERMANENT STAIR: (40 PSF, 10 PSF, L/360)
   - ATTIC WITHOUT PERMANENT STAIR: (20 PSF, 10 PSF, L/360)
   - ATTIC WITHOUT STORAGE: (10 PSF, 10 PSF, L/240)
   - STAIRS: (40 PSF, 10 PSF, L/360)
   - DECKS AND EXTERIOR BALCONIES: (40 PSF, 10 PSF, L/360)
   - PASSENGER VEHICLE GARAGES: (50 PSF, 10 PSF, L/360)
   - SNOW: (20 PSF)

4. WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANELS. SEE FRAMING NOTES FOR THICKNESS AND NAILING REQUIREMENTS.

5. SEE APPENDIX M (DCA6) FOR EXTERIOR DECK REQUIREMENTS INCLUDING ATTACHMENTS FOR LATERAL LOADS.

6. CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (UNO). AIR ENTRAINED PER TABLE 402.2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, TESTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPING SHALL BE TAKEN FROM THE EXIT END OF THE PUMP. CONTROL JOINTS IN SLABS SHALL BE SPACED ON A GRID OF +-30 TIMES THE DEPTH (D). CONTROL JOINTS SHALL BE SAWCUT TO A DEPTH OF 1/D. (I.E. 4" CONCRETE SLABS SHALL HAVE ¼" DEEP CONTROL JOINTS SAWCUT IN SLAB ON A +-10'-0" x +-10'-0" GRID).

7. 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.

8. ALL FRAMING LUMBER SHALL BE SPF #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE SYP # 2. PLATE MATERIAL MAY BE SPF # 3 OR SYP #3 (Fc(perp) = 425 PSI - MIN).

9. L.V.L. SHALL BE LAMINATED VENEER LUMBER. Fb=2600 PSI, Fv=285 PSI, E=1.9x10 PSI.
   - 9.1. P.S.L. SHALL BE PARALLEL STRAND LUMBER. Fb=2900 PSI, Fv=290 PSI, E=2.0x10 PSI.
   - 9.2. L.S.L. SHALL BE LAMINATED STRAND LUMBER. Fb=2250 PSI, Fv=400 PSI, E=1.55x10 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURERS INSTRUCTIONS.

10. 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.

11. ALL STRUCTURAL STEEL SHALL BE ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER x 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOIST ARE TOE NAILED TO THE SOLE PLATE, AND SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE @ 48" O.C. ALL STEEL TUBING SHALL BE ASTM A500.

12. REBAR SHALL BE DEFORMED STEEL, ASTM615, GRADE 60. LAP ALL REBAR SPLICES 30 BAR DIAMETERS.

13. 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.

14. 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"x5/16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 9'-0". SEE PLANS FOR SPANS OVER 9'-0". SEE ALSO SECTION R703.8.3 LINTELS.

15. METAL CONNECTORS REFERENCED ON PLANS CORRESPOND TO SIMPSON STRONG-TIE BRAND. CONNECTORS OF EQUAL OR BETTER CAPACITY ARE ACCEPTABLE. CORROSION RESISTANCE PER CODE AND AS RECOMMENDED BY MANUFACTURER.

FRAMING NOTES

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

1. BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP. CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY SECTION R602.10 OF THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.

2. 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"/12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.

3. WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE. BLOCK AT ROOF PER SECTION R602.10.4.5 AND ATTACH BRACED WALLS PER CODE. WSP SHEATHING BETWEEN FLOORS SHALL BE 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.

4. "HD" = HOLDOWN: 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 CS20 OR CSHP20 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.

5. 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 @ 7" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS. SEE SECTION R602.10.4.4 OF THE CODE.

6. INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBW-WSP" ON PLANS). ATTACH ONE SIDE WITH ⅜" WSP SHEATHING WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER WSP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS. SEE SECTION R602.10.4.4 OF THE CODE.

HEADER/BEAM & COLUMN NOTES

1. ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)2x6 (4" WALL) OR (3)2x6 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.

2. 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 "a" IN TABLE R602.3(5) OR AS BELOW PER NCDOI COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-14-2020:
   - ** 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

TRUSS SYSTEM REQUIREMENTS

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

1. TRUSS SYSTEM LAYOUTS (PLACEMENT PLANS) SHALL BE DESIGNED IN ACCORDANCE WITH SEALED STRUCTURAL PLANS. ANY NEED TO CHANGE TRUSSES SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.

2. TRUSS SCHEMATICS (PROFILES) SHALL BE PREPARED AND SEALED BY TRUSS MANUFACTURER.

3. ALL TRUSSES SHALL BE DESIGNED FOR BEARING ON SPF #2 OR #3 PLATES OR LEDGERS (UNO).

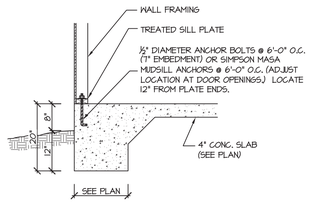
4. ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.

PORCH POST NOTES:

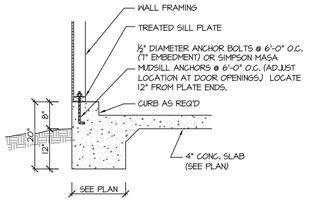
- 4X4 (6x6) TRTD POST (OR EQUAL).
- ATTACH TRUSSES (RAFTERS) AT PORCH WITH HURRICANE CONNECTORS.

1. POST CAP: SIMPSON AC4-MAX (AC6-MAX)
2. POST CAP AT CORNER: (2) SIMPSON LCE4 (MITER HEADER AT CORNER). HIGH WIND: ADD (1) SIMPSON H6.
3. POST BASE: SIMPSON ABU44 (ABU66).
   - 3.1. MONO: ¾" ANCHOR (EMBED 7")
   - 3.2. CMU: ¾" ANCHOR (EXTEND TO FOOTING - HIGH WIND ONLY)
4. POST BASE: WOOD FOUNDATION: (2) SIMPSON CS16 STRAPS AT POSTS. EXTEND 12" ONTO EACH POST (UPPER AND LOWER) OR TO GIRDER.

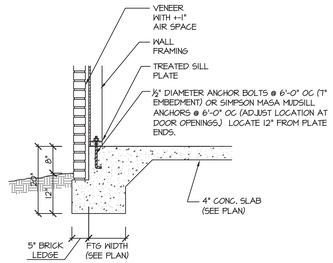
- NOTE: THE ABOVE CONNECTORS ARE SUGGESTIONS. EQUIVALENT CONNECTORS THAT MEET THE REQUIREMENTS OF THE NC RESIDENTIAL BUILDING CODE. LOCAL CODES.



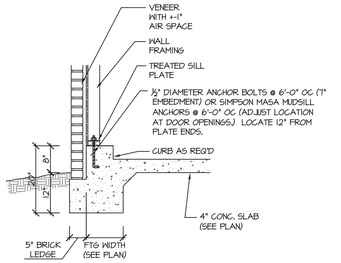
115-120 MPH | 100A SD — MONOLITHIC SLAB FOOTING
(SIDING OR EQUAL)



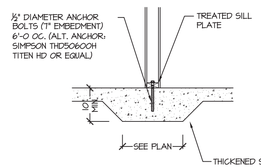
115-120 MPH | 101A SD — MONOLITHIC SLAB @ GARAGE
(SIDING OR EQUAL)



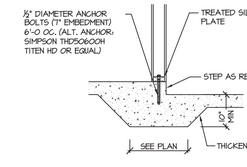
115-120 MPH | 102A SD — MONOLITHIC SLAB FOOTING
(VENEER)



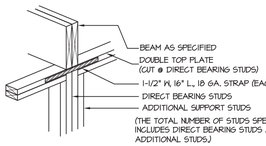
115-120 MPH | 103A SD — MONOLITHIC SLAB @ GARAGE
(VENEER)



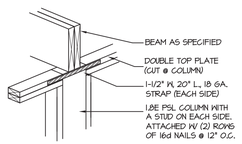
115-120 MPH | 104A SD — THICKENED SLAB
(INTERIOR BEARING WALL)



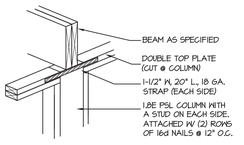
115-120 MPH | 105A SD — THICKENED SLAB @ GARAGE
(INTERIOR GARAGE WALL)



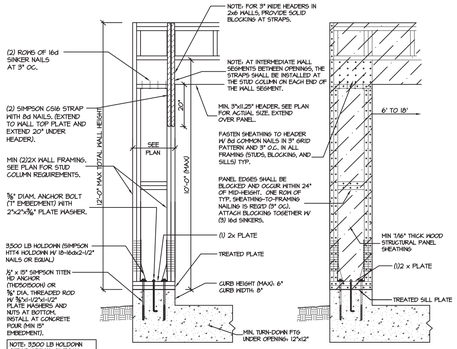
205A SD — DIRECT STUD BEARING
NTS



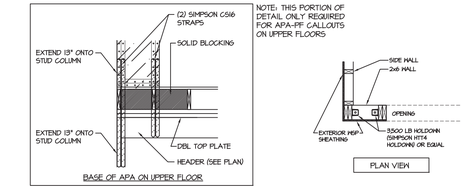
205B SD — DIRECT BEAM BEARING
NTS

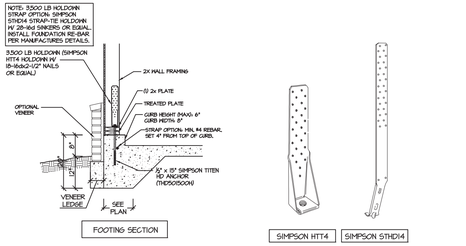


205B SD — DIRECT BEAM BEARING
NTS

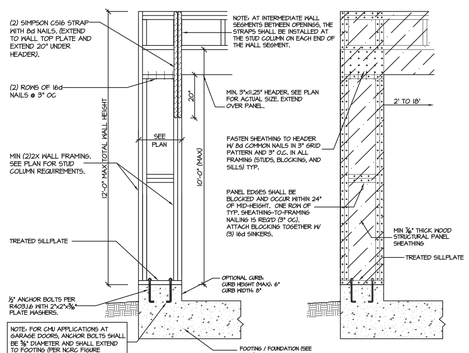


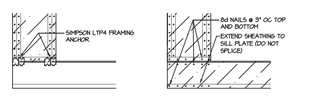
ELEVATION 900 SD — APA PORTAL FRAME W/ HOLD-DOWNS
DETAIL AND APPLICATION BASED ON APA TT-100F WITH USE OF TABLE I FOR APA PORTAL FRAME WITH HOLD-DOWN CAPACITIES.





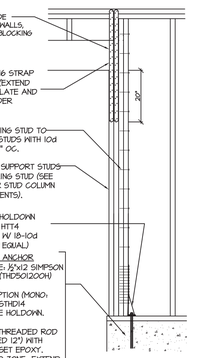
SECTION 900 SD — APA PORTAL FRAME W/ HOLD-DOWNS
DETAIL AND APPLICATION BASED ON APA TT-100F WITH USE OF TABLE I FOR APA PORTAL FRAME WITH HOLD-DOWN CAPACITIES.





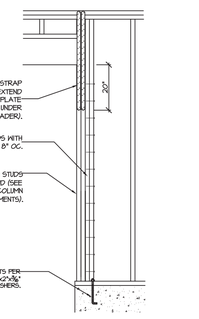
CS-PF - OVER WOOD FLOOR

905 SD — CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION
DETAIL AND APPLICATION BASED ON NCRC FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



402 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.

903 SD — BRACED WALL END CONDITION "HD" HOLD-DOWN DETAIL
NOTE: SIMPSON DTT-1Z 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.



908 SD — CS-PF: END CONDITION DETAIL
(FOR USE WITH SINGLE CS-PF CONDITION) DETAIL AND APPLICATION BASED ON NCRC FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 27845 — 12/15/23

PROJECT # Multiple

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House Design Matters, Inc.

Standard Details and Notes
Chesapeake Homes of NC

SD-1
MONO