



FRONT ELEVATION "A" FARMHOUSE

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SERENITY 65' IM 506 SERENITY WALK PARKWAY FUQUAY VARINA, NC

Week key Homes L.P.

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David Weekley Homes

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Scale:1/8"=1'-0" Rev: 4/18/2023 EB

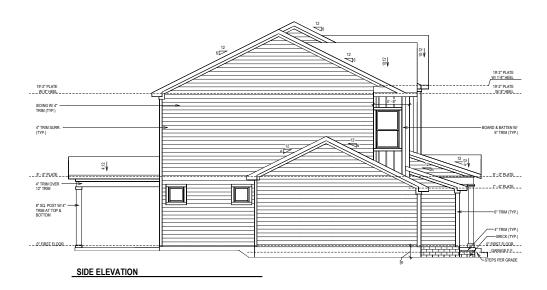
CN/AF/AA Date: 09/29/2020

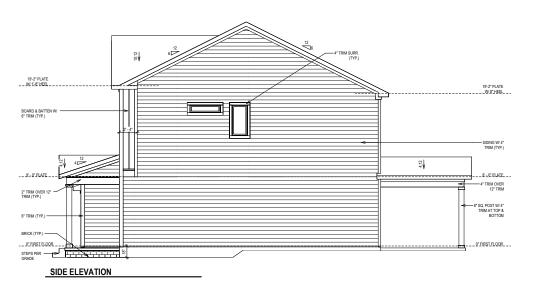
Lot: Block:

Proj. No.: 3277 Job No.: 0131

SOUTH
B327-A
ELV-1
BALLENTINE
RALEIGH

REAR ELEVATION





Weekley Homes LP. 2020
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David Weekley Homes | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 | 1-1-0 |

SERENITY 65' IM 506 SERENITY WALK PARKWAY FUQUAY VARINA, NC

SOUTH B327-A ELV-2 BALLENTINE RALEIGH

# SHEET INDEX:

- COVER SHEET
- S-0.1 GENERAL STRUCTURAL NOTES
- MONOLITHIC SLAB FOUNDATION PLAN
- SECOND FLOOR FRAMING PLAN
- ROOF FRAMING PLAN S-3
- SD-1 BRACED WALL DETAILS
- SD-2 HOLD DOWN DETAILS
- SD-3 BRACED WALL NOTES & DETAILS
- SD-4 PORTAL FRAME DETAILS
- MISCELLANEOUS FRAMING DETAILS SD-5
- SD-6 MISCELLANEOUS FRAMING DETAILS
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- SD-8
- NOT USED SD-9 SD-10 NOT USED
- NOT USED SD-11
- ADVANCED FRAMING DETAILS & NOTES



1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951 www.kse-eng.com (215) 804-4449

# **B327 BALLENTINE**

SERENITY, LOT #131

# RALEIGH, NORTH CAROLINA

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH AND COORDINATED WITH THE ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. THIS COORDINATION IS NOT THE RESPONSIBILITY OF THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. THIS COORDINATION IS NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORDS (SER). SHOULD ANY DISCEPRANCIES BECOME APPARENT, THE CONTRACTOR SHALL NOTIFY KSE ENGINEERING, P.C. BEFORE CONSTRUCTION BEGINS. IT IS THE INTENT OF THE ENGINEER LISTED ON THESE DOZUMENTS THAT THESE DOCUMENTS BE ACCURATE, PROVIDING LICENSED PROFESSIONALS CLEAR INFORMATION. EVERY ATTEMPT HAS BEEN MADE TO PREVENT ERROR. THE BUILDER AND ALL SUBCONTRACTORS ARE REQUIRED TO REVIEW ALL OF THE INFORMATION CHANTAGE IN THESE DOCUMENTS FROM TO THE COMMENCEMENT OF ANY WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ANY PLAN ERRORS, OMISSIONS, OR MISINITEPPRETATIONS UNDETECTED AND NOT REPORTED TO THE ENGINEER PROPE TO CONSTRUCTION. ALL CONSTRUCTION MUST BE IN ACCORDANCE TO THE INFORMATION FOUND IN THESE DOCUMENTS.

#### DESIGN SPECIFICATIONS:

DESIGN BUILDING CODE (REFERRED TO HEREIN AS 'THE BUILDING CODE'):

• 2018 NORTH CAROLINA RESIDENTIAL CODE, WALL BRACING PER INTERNATIONAL RESIDENTIAL CODE 2015 EDITION.

- N EDIC 20 PSF (LOAD DURATION FACTOR=1.25)

  \*\*UNINHABITABLE ATTICS WITH LIMITED STORAGE = 20 PSF (WHERE SPECIFIED ON PLANS)\*\*

  \*\*HABITABLE ATTICS SERVED WITH FIXED STAIRS = 30 PSF
- FLOOR (SLEEPING AREAS) = 30 PSF
- DECK/BALCONY = 40 PSF
   STAIRS = 40 PSF

### DESIGN DEAD LOADS:

- \*ROOF TRUSS = 17 PSF (TC=7, BC=10)

  \*FLOOR TRUSS = 15 PSF (TC=10, BC=5)
- \*FLOOR JOIST = 10 PSF \*STANDARD BRICK = 40 PSF
- · QUEEN ANNE BRICK = 25 PSF
- \*NOTE: STRUCTURAL FRAMING HAS NOT BEEN DESIGNED FOR TILE, GRANITE, MARBLE OR OTHER MATERIALS HEAVIER THAN THE ABOVE LOADING UNLESS SPECIFICALLY NOTED ON PLANS.\*.

- DESIGN WIND LOADS:
   ULTIMATE WIND SPEED = 115 MPH
  - EXPOSURE CATEGORY = B

ASSUMED SOIL BEARING CAPACITY = 2000 PSF

ASSUMED LATERAL SOIL PRESSURE = 45 PCF

FROST DEPTH = 12" MINIMUM

SEISMIC DESIGN CATEGORY = B

### ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:

- \* TJI 210 SERIES (SERIES AND SPACING PER PLANS)

  \* LSL: E=1,550,000 PSI, F<sub>8</sub>=2,325 PSI, F<sub>4</sub>=310 PSI, F<sub>6</sub>=900 PSI

  \* LVL: E=2,000,000 PSI, F<sub>8</sub>=2,600 PSI, F<sub>8</sub>=285 PSI, F<sub>8</sub>=750 PSI

  \* PSI: E=2,100,000 PSI, F<sub>8</sub>=2,900 PSI, F<sub>9</sub>=290 PSI, F<sub>6</sub>=625 PSI



David Weekley Homes

Cover Sheet Serenity, Lot #131 B327 Ballentine Moc 115 M.P.H. Raleigh, North Carol

Project #: 047-20007 Designed By: JPS Checked By:

Issue Date: 2/16/24 Re-Issue: Scale: 1/8"=1'-0" @ 11x17

1/4"=1'-0" @ 22x34



- THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS ON THESE DRAWINGS IS THE STRUCTURAL ENGINEER OF RECORD (SER) FOR THIS PROJECT, THE SER BEARS THE RESPONSIBILITY OF THE PRIMARY THIS PROJECT. THE SER BEARS THE RESPONSIBILITY OF THE PRIMARY STRUCTURAL LEURINTS AND THE PEPFORMANCE OF THIS STRUCTURAL ASPECTS OF THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN CONSENT OF KSE ENGINEERING, P.C. OF THE SER, FOR THE PURPOSES OF THESE CONSTRUCTION DOCUMENTS, THE SER AND KSE ENGINEERING SHALL BE CONSIDERED THE SAME ENTITY. THE STRUCTURE IS ONLY STABLE IN ITS COMPLETED FORM, THE CONTROL OF SHALL PROVIDE ALL REQUIRED TEMPORARY BRACING DIMBNE CONSTRUCTION DE COMPANY.
- DURING CONSTRUCTION TO STABILIZE THE STRUCTURE.

  THE SER IS NOT RESPONSIBLE FOR CONSTRUCTION SEQUENCES,

  METHODS, OR TECHNIQUES IN CONNECTION WITH THE CONSTRUCTION

  OF THIS STRUCTURE. THE SER WILL NOT BE HELD RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CONFORM TO THE CONTRACT
- THE CONTRACTOR'S FALUER TO COMFORM TO THE CONTRACT DOCUMENTS, SHOULD ANY NON-COMFORMINES OCCUR.

  THE SER DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAVOUT INCLUDING PROOF GEOMETIS. THE SER ASSULES NO LIBRILITY FOR CHANGES MODE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEWATION FROM THE PLANS, THE SER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DEVELOPMENT SHAP CONSTRUCTION IS ANY DEVELOPMENT OF THE PLANS.

  ANY STRUCTURAL ELEMENTS OR DETAILS NOT FILLY DEVELOPED ON THE PLANS.
- THE CONSTRUCTION DRAWINGS SHALL BE COMPLETED UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. THESE SHOP DRAWINGS SHALL BE SUBMITTED TO KEE ENGINEERING FOR REVIEW BEFORE AMY CONSTRUCTION BEGINS. THE SHOP DRAWINGS WILL BE REVIEWED FOR OVERALL COMPLIANCE AS IT RELATES TO THE STRUCTURAL DESIGN OF THIS PROJECT. VERIFICATION OF THE SHOP DRAWINGS FOR DIMENSIONS, OR FOR ACTUAL FIELD CONDITIONS, IS NOT THE RESPONSIBILITY OF THE SER OR KSE ENGINEERING, P.C. VERIFICATION OF ASSUMED FIELD CONDITIONS IS NOT THE
- RESPONSIBILITY OF THE SER. THE CONTRACTOR SHALL VERIFY THE FIELD CONDITIONS FOR ACCURACY AND REPORT ANY DISCREPANCIES TO KSE ENGINEERING, P.C. BEFORE CONSTRUCTION BEGINS.
  THE SER IS NOT RESPONSIBLE FOR ANY SECONDARY STRUCTURAL
  ELEMENTS OR NON-STRUCTURAL ELEMENTS, EXCEPT FOR THE
- FLEMENTS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS ELEMENTS SPECIFICALLY NOVICED ON THE STRUCTURAL DRAWINGS.
  THIS STRUCTURE AND ALL CONSTRUCTION SHALL CONFORM TO ALL
  APPLICABLE SECTIONS OF THE BUILDING CODE AND ANY LOCAL
  CODES OR RESTRICTIONS.
- 9. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS ALL DIMENSIONS ARE TO EACE OF STUD OR TO EACE OF FRAMING LINLESS OTHERWISE NOTED 10. WATERPROOFING AND FLASHING BY OTHERS

FOUNDATIONS: FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH

- CHAPTER 4 OF THE BUILDING CODE.

  CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY

  OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION. THE BUILDER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER ON THE STUDY OF THE PROPOSED SITE TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR
- CONTRACTOR.

  MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN THE BUILDING CODE.

  THE SER HAS NOT PERFORMED A SUBSURFACE INVESTIGATION. VERIFICATION OF THE ASSUMED VALUE IS THE RESPONSIBILITY OF THE OWNER OR THE CONTRACTOR. SHOULD ANY ADVERSE SOIL CONDITION BE ENCOUNTERED, THE SER MUST BE CONTACTED BEFORE DEPORTED.
- THE BOTTOM OF ALL FOOTINGS SHALL EXTEND BELOW THE FROST LINE FOR THE REGION IN WHICH THE STRUCTURE IS TO BE CONSTRUCTED, BUT NOT LESS THAN A MINIMUM OF 12" BELOW GRADE. ALL FOOTINGS TO HAVE A MINIMUM PROJECTION OF 2" ON EACH SIDE OF FOUNDATION WALLS, MAXIMUM FOOTING PROJECTION SHALL NOT EXCEED THE THICKNESS OF THE FOOTING.
  WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH
- 16" ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" O.C. INSTALL MINIMUM 2 ANCHOR BOLTS PER SECTION, 12' MAXIMUM FROM CORNERS. ½" DIAMETER x 8" LONG SIMPSON TITEN HD OR USP SCREW-BOLT+ SCREWS MAY BE SUBSTITUTED ON A 1 FOR 1 BASIS FOR CONCRETE FOUNDATIONS ONLY.

  ANY FILL SHALL BE PLACED UNDER THE DIRECTION OR
- RECOMMENDATION OF A LICENSED PROFESSIONAL ENGINEER, THE RESULTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY
- MAXIMUM BY DESTITE.

  EXCAVATIONS OF FOOTINGS SHALL BE LINED TEMPORARILY WITH A 6
  MIL POLYETHYLENE MEMBRANE IF PLACEMENT OF CONCRETE DOES

  NOT OCCUR WITHIN 24 HOURS OF EXCAVATION.
- NO CONCRETE SHALL BE PLACED AGAINST ANY SUBGRADE CONTAINING WATER, ICE, FROST, OR LOOSE MATERIAL.
  PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE
- SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS (SEE ARCHITECTURAL PLANS AND DETAILS).

  NONE OF THE FOUNDATION DESIGNS IN THESE DOCUMENTS ARE SUITABLE
- FOR INSTALLATION IN SHRINK/SWELL CONDITIONS, REFER TO
- GEOTECHNICAL ENGINEER FOR APPROPRIATE DESIGN.
  LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM
  FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST TEN FEET.
- WITHIN THE FIRST IER FEET.

  CRAWL SPACE TO BE GRADED LEVEL AND CLEAR OF ALL DEBRIS.

  PROVIDE MINIMUM 6 MIL APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MINIMUM 12" AND SEALED.

- CONCRETE & REINFORCING
  - CONCRETE DESIGN BASED ON ACI 318 AND ACI 318.1 OR ACI 332.
    CONCRETE SHALL HAVE A NORMAL WEIGHT AGGREGATE AND A MINIMUM
    COMPRESSIVE STRENGTH (f'c) = 3,000 PSI MINIMUM AT 28 DAYS PER CODE (VARIES W/ WEATHER), UNLESS OTHERWISE NOTED ON THE PLAN. CONCRETE SHALL BE PROPORTIONED, MIXED, AND PLACED IN
- ACCORDANCE WITH THE LATEST EDITIONS OF ACI 318: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
- AIR ENTRAINED CONCRETE MUST BE USED FOR ALL STRUCTURAL ELEMENTS EXPOSED TO FREEZE/THAW CYCLES AND DEICING CHEMICALS. AIR ENTRAINMENT AMOUNTS (IN PERCENT) SHALL BE WITHIN -1% TO +2% OF 5% FOR FOOTINGS AND EXTERIOR SLABS.

  NO ADMIXTURES SHALL BE ADDED TO ANY STRUCTURAL CONCRETE WITHOUT WRITTEN PERMISSION OF THE SER. WATER ADDED TO
- CONCRETE ON SITE SHALL NOT EXCEED THAT ALLOWED BY THE MIX
- CONCRETE SLABS-ON-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 302.1R: "GUIDE FOR CONCRETE SLAB AND SLAB CONSTRUCTION"
- CONTROL OR SAW CUT JOINTS (CUT OR TOOLED) SHALL BE SPACED IN INTERIOR SLABS-ON-GRADE AT A MAXIMUM OF 15'-0" O.C. AND IN EXTERIOR SLABS-ON-GRADE AT A MAXIMUM OF 10'-0" UNLESS OTHERWISE NOTED, CARE SHALL BE TAKEN TO AVOID RE-ENTRANT CORNERS
- CONTROL OR SAW CUT JOINTS SHALL BE PRODUCED USING CONVENTIONAL CUT OR TOOLED PROCESSES WITHIN 4 TO 12 HOURS AFTER THE SLAB HAS BEEN FINISHED. REINFORCING STEEL MAY EXTEND THROUGH A SAW CUT JOINT
- ALL WELDED WIRE FABRIC (W.W.F.) FOR CONCRETE SLABS—ON—GRADE SHALL BE PLACED AT MID—DEPTH OF SLAB. THE W.W.F. SHALL BE SECURELY SUPPORTED DURING THE CONCRETE POUR, FIBROUS CONCRETE REINFORCEMENT, OR POLYPROPYLENE FIBERS MAY BE USED IN LIEU OF W.W.F. APPLICATION OF POLYPROPYLENE FIBERS PER CUBIC YARD OF CONCRETE SHALL BE PER MANUFACTURER AND COMPLY WITH ASTM C1116, ANY LOCAL BUILDING CODE REQUIREMENTS AND SHALL MEET OR EXCEED CURRENT INDUSTRY STANDARD.
- 10. POLYPROPYLENE REINFORCING TO BE 100% VIRGIN, CONTAINING NO REPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED FOR USE AS CONCRETE SECONDARY REINFORCEMENT.

  11. STEEL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING.
- TO ASTM A615, GRADE 60. 12. DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315: "MANUAL
- OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES". HORIZONTAL FOOTING AND WALL REINFORCEMENT SHALL BE
- CONTINUOUS AND SHALL HAVE 90° BENDS, OR CORNER BARS WITH THE SAME SIZE/SPACING AS THE HORIZONTAL REINFORCEMENT. 14. PROVIDE REINFORCEMENT LAP AS NOTED BELOW, UNLESS NOTED
- OTHERWISE: #4 BARS 30" LENGTH
- #5 BARS 38" LENGTH #6 BARS 45" LENGTH WHERE REINFORCING DOWELS ARE REQUIRED. THEY SHALL BE
- 10. WHERE REINFORCING DOWELS ARE REQUIRED, THET SHALL SEED OF THE VERTICAL REINFORCEMENT. THE DOWEL SHALL EXTEND 50 BAR DIAMETERS VERTICALLY AND 20 BAR DIAMETERS INTO THE FOOTING. SEE KSE FOUNDATION DETAILS.

  16. WHERE FOOTING BOTTOMS ARE TO BE STEPPED AT SLOPING GRADE CONDITIONS PROVIDE CONTINUOUS REINFORCING WITH 7 BARS (TO MATCH FOOTING REINFORCING) AS REQUIRED.
- 17. BAR SUPPORT ACCESSORIES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST ACL MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, EXCEPT THAT REINFORCING SHALL BE CHAIRED ON THE BOTTOM AND/OR THE SIDES ON BOLSTERS SPACED NOT MORE THAN 4 FEET ON CENTER NO ROCKS CMIL CLAY
- SPACED NOT MORE HAM 4 FEET ON CENTER, NO ROCKS, CMU, CLAT TILE, OR BRICK SHALL BE USED TO SUPPORT REINFORCING. FOR GRADE SUPPORTED SLABS, SLAB REINFORCING SHALL BE HELD IN PLACE BY BAR SUPPORTS AND ACCESSORIES AS DESCRIBED IN THE CRSI MANUAL OF STANDARD PRACTICE, BAR SUPPORTS SHALL BE SPACED A MAXIMUM OF 4'-0" O.C. BOTH WAYS IN STRAIGHT LINES ON

### MASONRY

- ALL MASONRY SHALL CONFORM TO ASTM C-90, F'm=1500 PSI, ALL BRICK SHALL CONFORM TO ASTM C-216, F'm=1500 PSI. ALL MORTAR SHALL BE TYPE 'S' (TYPE 'M' BELOW GRADE) AND CONFORM TO ASTM C-270. COARSE GROUT SHALL CONFORM TO ASTM C-476 WITH A MAXIMUM AGGREGATE SIZE OF 36" AND A MINIMUM COMPRESSIVE STRENGTH OF 2,000
- ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530/ASCE 5/TUMS 402 AND "SPECIFICATIONS FOR MASONRY STRUCTURES" ACI 530.1/ ASCE 6/TUMS 602.
- THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT THE ONSOFPORTED PREISH OF SOLID MASJOINT PIERS SMALL NOT EXCEED TEN TIMES THER LEAST DIMENSION. UNFILLED HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION. EACH CRAWL SPACE PIER SHALL BEAR IN THE MIDDLE THIRD OF ITS
- EACH CRAIL SPACE PIER SHALL BEAR IN THE MIDDLE HIRD OF THE RESPECTIVE FOOTING AND EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS. PILASTERS TO BE BONDED TO PERIMETER FOUNDATION WALL TOP COURSE OF MASONRY SHALL BE GROUTED SOLID.
- HORIZONTAL WALL JOINT REINFORCEMENT SHALL BE STANDARD 9 GAGE
- GALVANIZED LADDER OR TRUSS TYPE SPACED AT 16" O.C., UNLESS SHOWN OTHERWISE ON THE DRAWINGS. SPLICED WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AND
- CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT WITHIN THE 6". LAP WITH STANDARD 'I' AND 'L' SHAPED PIECES AT INTERSECTIONS AND CORNERS

### WOOD FRAMING:

- SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE SPECIFICATIONS LISTED IN THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION\*- (NDS) LINEESS THERWISE NOTED, ALL WOOD FRAMING MEMBERS ARE DESIGNED TO
- SPRUCE-PINE-FIR (SPE) WITH THE FOLLOWING MINIMUM DESIGN
- VALUES: E=1,400,000 PSI, F<sub>b</sub>=875 PSI, F<sub>v</sub>=135 PSI
- 1.1. FRAMING: SPF #2.
- 1.2. PLATES: SPF #2. 1.3. STUDS: SPF STUD GRADE
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW PINE #2 OR
- ANCHOR SILL PLATES IN ACCORDANCE W/ GENERAL STRUCTURAL NOTES ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY BE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. NAILS SHALL BE COMMON WIRE NAILS UNLESS OTHERWISE NOTED.
- BOLT HOLES AND LEAD HOLES FOR LAG SCREWS SHALL BE IN ACCORDANCE WITH NDS SPECIFICATIONS
- INDIVIDUAL STUDS FORMING A COLUMN SHALL BE ATTACHED WITH (2) ROWS 10d NAILS @ 6" O.C. STAGGERED, THE STUD COLUMN SHALL BE FULLY BLOCKED AT ALL FLOOR LEVELS TO ENSURE PROPER LOAD TRANSFER. WALL SHEATHING SHALL BE NAILED TO EDGE OF EACH STUD. FACE NAIL ALL MULTI-PLY BEAMS AND HEADERS WITH (2) ROWS 16d
- COMMON NAILS @ 16" O.C., STAGGERED, OR PER MANUFACTURER'S SPECIFICATIONS FOR ENGINEERED LUMBER. APPLY NAILING FROM BOTH FACES FOR (3) OR MORE PLIES.
- FASTEN 4-PLY BEAMS WITH (1) 1/2" DIAMETER THROUGH BOLT w/ NUT WASHERS AT 12" O.C. STAGGERED TOP AND BOTTOM, 13" MINIMUM EDGE DISTANCE. (UNLESS OTHERWISE NOTED)
- ALL BEAMS AND HEADERS SHALL HAVE (1)2x JACK STUD & (1)2x KING STUD UNLESS OTHERWISE NOTED, THE NUMBER OF STUDS INDICATED ON PLANS ARE THE TOTAL NUMBER OF JACK STUDS REQUIRED, UNLESS
- PROVIDE KING STUDS AT EACH END OF HEADERS AS NOTED BELOW. 16" O.C. STUD SPACING: (1) STUD UP TO 3' OPENING 24" O.C. STUD SPACING: (1) STUD UP TO 4' OPENING (2) STUDS UP TO 4' OPENING (2) STUDS UP TO 8' OPENING (5) STUDS UP TO 12' OPENING (4) STUDS UP TO 16' OPENING STUDS UP TO 16' OPENING
- ALL BEAMS TO BE CONTINUOUSLY SUPPORTED LATERALLY AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED
- BENEF FOLK, WIDTH ON THE SUPPORTING WALLS OF COLOMES MOUNTED
  WITH A MINIMUM OF TWO STUDES, ONLESS OTHERWISE NOTED. ALL BEAM
  SPLICES SHALL OCCUR OVER SUPPORTS.

  13. SOLID BLOCKING TO BE PROMIDED AT ALL POINT LOADS THROUGH FLOOR
  LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS. 14. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY
- (MOISTURE CONTENT <19%) UNLESS OTHERWISE NOTED.
  ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE TH RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND
- DETAILED BY OTHERS DETAILED BY OTHERS.
  ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIAMETER SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIAMETER FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 OR USP STS1 STUD SHOES, TYPICAL, UNLESS OTHERWISE NOTED.
- BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE WITH OSB OR GYPSUM BOARD, BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD IN LIEU OF SHEATHING.

## EXTERIOR WOOD FRAMED DECKS:

- DECKS ARE TO BE FRAMED IN ACCORDANCE WITH APPLICABLE
- BUILDING CODES AND AS REFERENCED ON THE STRUCTURAL PLANS, EITHER THROUGH CODE REFERENCES OR CONSTRUCTION DETAILS. PRESERVATIVE TREATED WOOD FRAMING TO BE SOUTHERN YELLOW PINE #2 OR BETTER.
- GUARD RAILS AND LATERAL BRACING IS REQUIRED AT DECKS. DESIGN BY
- PROVIDE DECK LATERAL LOAD CONNECTIONS PER BUILDING CODE

# RAFTER FRAMED ROOF CONSTRUCTION:

- PROVIDE 2x4x4"-0" RAFTER TIES AT 50" O.C.
  RAFTERS SHALL BE SUPPORTED BY PURLINS AND PURLIN BRACES
  AS SHOWN ON THE PLAN. PURLIN BRACES SHALL NOT BEAR ON ANY CELLING JOIST STRONGRACK OR HEADER LINEESS SPECIFICALLY
- SHOWN ON PLAN. RAFTERS MAY BE SPLICED AT PURLIN LOCATIONS.
  CEILING JOISTS SHALL HAVE LATERAL SUPPORT W/ 1x4 FLAT BRACING ON TOP FOCE OF JOIST AT LOOSE JOIST FNDS (WHERE JOISTS NOT FASTENED TO RAFTERS) OR FULL DEPTH BLOCKING. FASTEN END OF BRACING TO RAFTER OR GABLE END FRAMING.
- FASTEN RAFTER AND CEILING JOIST WITH (6) 12d NAILS UNLESS OTHERWISE NOTED.
- PROVIDE VERTICAL 2x6 STRONGBACKS AT CEILING JOISTS @ 8'-0" O.C. TIE STRONGBACK ENDS TO GABLE STUDS OR RAFTERS WHERE POSSIBLE. PROVIDE BLOCKING BETWEEN TOP PLATES AND STRONGBACKS. PROVIDE 2x4 FLAT FASTENED TO EACH JOIST WITH (2) 12d NAILS FASTEN STRONGRACK TO 2v4 FLAT WITH 12d NAILS 12" O.C. AND FASTENED TO EACH JOIST WITH (1) 12d TOENAIL.

#### WOOD TRUSSES (FLOOR & ROOF):

- THE WOOD TRUSS MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE WOOD TRUSSES. SUBMIT SEALED SHOP DRAWINGS AND SUPPORTING CALCULATIONS TO THE SER FOR REVIEW PRIOR TO FABRICATION. THE SER SHALL HAVE A MINIMUM OF (5) DAYS FOR REVIEW. THE REVIEW BY THE SER SHALL BE FOR OVERALL COMPLIANCE OF THE DESIGN DOCUMENTS. THE SER SHALL ASSUME NO RESPONSIBILITY FOR THE CORRECTNESS OF THE STRUCTURAL DESIGN FOR THE WOOD TRUSSES.
- THE WOOD TRUSSES SHALL BE DESIGNED FOR ALL REQUIRED LOADINGS AS SPECIFIED IN THE LOCAL BUILDING CODE, THE ASCE STANDARD "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES." (ASCE 7), AND THE LOADING REQUIREMENTS SHOWN ON THESE SPECIFICATIONS. THE TRUSS DRAWINGS SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION DOCUMENTS AND PROVISIONS PROVIDED FOR LOADS SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED HVAC FOLIPMENT PIPING AND ARCHITECTURAL FIXTURES ATTACHED TO
- THE TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI/TIP 1: "NATIC DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION\*
- THE TRUSS MANUFACTURER SHALL PROVIDE ADEQUATE BRACING INFORMATION IN ACCORDANCE WITH "BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES' (BCI) THIS BRACING BOTH TEMPORARY AND PERMANENT SHALL BE SHOWN ON THE SHOP DRAWINGS. ALSO, THE SHOP DRAWINGS SHALL SHOW THE REQUIRED ATTACHMENTS FOR THE TRUSSES.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING TEMPORARY BRACING AND SHORING FOR THE FLOOR AND ROOF TRUSSES AS REQUIRED DURING CONSTRUCTION. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE LATEST BCI. THE CONTRACTOR SHALL KEEP A COPY OF THE BCI SUMMARY SHEETS ON SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PERMANENT THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PERMANENT TRUSS BRACING BOHMIN IN THE STRUCTURAL DRAWINGS AND IN THE TRUSS BESIONS, ALL CONTINUOUS LATERAL BRACING OF WESS REQUIRES BRACES. REFER TO BOI SUDMANT SHEET BIS 700 THESE OF DIAGONAL BRACES TO PROVIDE AT EACH CONTINUOUS LATERAL BRACE LINE. SUCH DIAGONAL BRACES SHALL DIS ESPACED MORE THAN 20 FEET OF. DIAGONAL BRACES SHALL BY AFFACED MORE THAN 20 FEET OF. DIAGONAL BRACES SHALL BY AFFACED MORE THAN 20 FEET OF. BRACEN CANNOT BE RASTRALED, DUE TO A MINIMAN OF THREE BRACEN CANNOT BE INSTALLED, DUE TO A MINIMAN OF THREE DIAGONAL SHAPPING ADMINISTRATION OF THREE DIAGONAL SHAPPING ADMINISTRATION OF THREE DIAGONAL SHAPPING BY ADMINISTRATIO COORDINATE WITH THE TRUSS SPECIALTY ENGINEER/MANUFACTURER TO DETERMINE WHAT TYPE OF ALTERNATE BRACE (I.E., T OR L BRACE, ETC.) IS REQUIRED
- ANY CHORDS OR TRUSS WERS SHOWN ON THESE DRAWINGS HAVE REEN SHOWN AS A REFERENCE ONLY. THE FINAL DESIGN OF THE TRUSSES SHALL BE PER THE MANUFACTURER.

  TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH
- THE SUPPORT LOCATIONS SHOWN ON THE SEALED STRUCTURAL DRAWINGS, TRUSS PROFILES TO BE SEALED BY THE TRUSS
  MANUFACTURER, TRUSS PLANS TO BE COORDINATED WITH THE SEALED STRUCTURAL DRAWINGS.
- TRUSS MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTORS FOR ALL TRUSSES
- PROVIDE SIMPSON H2.5A, USP RT7 OR EQUIVALENT AT EACH TRUSS TO TOP PLATE CONNECTION, UNLESS OTHERWISE NOTED

- WOOD STRUCTURAL PANELS:

  1. FABRICATION AND PLACEMENT OF STRUCTURAL WOOD SHEATHING SHALL BE IN ACCORDANCE WITH THE APA DESIGN/CONSTRUCTION GUIDE "RESIDENTIAL AND COMMERCIAL," AND ALL OTHER APPLICABLE
- STRUCTURALLY REQUIRED WOOD SHEATHING SHALL BEAR THE
- WOOD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED ON THESE DRAWINGS. REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION. EXTERIOR WALLS TO BE FULLY SHEATHED LISING 7/4" OSR MINIMIIM AT RRACED WALL PANELS PROVIDE BLOCKING AT ALL SHEET EDGES NOT FALLING ON STUDS OR
- PLATES,
  ROOF SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ROOF SHEATHING SHALL BE CONTINUOUS OVER TWO SUPPORTS MINIMUM AND ATTACHED TO ITS SUPPORTING ROOF FRAMING WITH NOT THE PROPERTY OF THE PLANS. SHEATHING SHALL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED WITH THE LONG DIRECTION PERPENDICULAR TO FRAMING SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF PLYWOOD CLIPS OR LUMBER BLOCKING UNLESS OTHERWISE NOTED PANEL END JOINTS SHALL OCCUR OVER FRAMING, ROOF SHEATHING
- FRANKE LING SOUTH STREET STATES OF STREET STATES SHEATHING TO BE 746. OSB MINIMUM.
  WOOD FLOOR SHEATHING SHALL BE APA RATED SHEATHING SEXPOSURE 1 OR 2. ATTACH SHEATHING TO ITS SUPPORTING FRAMING WITH (1) 10d NAIL AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED PERPENDICULAR TO FRAMING SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE SHEATHING SHALL HAVE A SHAN MATING CONSISTENT WITH THE FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF T&G PLYWOOD OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING.
- SHEATHING SHALL HAVE A 1/4" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA

### STRUCTURAL FIBERBOARD PANELS

- STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE SPECIFICALLY NOTED ON THE STRUCTURAL PLANS. FABRICATION AND PLACEMENT OF STRUCTURAL FIBERBOARD
- SHEATHING SHALL BE IN ACCORDANCE WITH THE APPLICABLE ALFA STANDARDS
- FIBERBOARD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED ON THESE DRAWINGS. REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION
- SHEATHING SHALL HAVE A 1/8" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE ALFA.

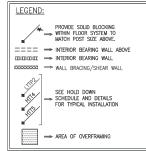
- STRUCTURAL STEEL:

  1. STRUCTURAL SITEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND OF THE MANUAL OF STEEL CONSTRUCTION "LOAD RESISTANCE FACTOR DESIGN" LATEST EDITIONS. ALL STEEL SHALL HAVE A MINIMUM YIELD STRESS (F.) OF 50 KSI
- UNLESS OTHERWISE NOTED.
  WELDING SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S STRUCTURAL WELDING CODE AWA DI.1. ELECTRODES FOR SHOP AND FIELDING WELDING SHALL BE CLASS F70XX. ALL WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER PER THE ABOVE STANDARDS. ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A
- MINIMUM BEARING LENGTH OF 38" AND FULL FLANGE WIDTH UNLESS OTHERWISE NOTED. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR (2) 1/2" x 4" LAG SCREWS
- UNLESS OTHERWISE NOTED.

  INSTALL 2x WOOD PLATE ON TOP OF STEEL BEAMS, RIPPED TO MATCH BEAM WIDTH, FASTEN PLATE TO BEAM w/ HILTI X-DIN 52 P8 PINS AT 12" O.C. STAGGERED OR 1/2" DIAMETER BOLTS AT 24"

### MECHANICAL FASTENERS:

- ALL METAL HARDWARE AND FASTENERS TO BE SIMPSON STRONG-TIE OR APPROVED EQUIVALENT. ALL HARDWARE AND FASTENERS IN CONTACT WITH PRESERVATIVE PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED IN
- ACCORDANCE WITH ASTM A 153, G-185,
  MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS
  THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S
  RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND SELECT APPROPRIATE CONNECTORS THAT WILL RESIST THE APPLICABLE CORROSIVE CHEMICALS.



BRICK VENEER LINTEL SCHEDULE					
SPAN LINTEL SIZE		END BEARING			
UP TO 3'-0"	3½"×3½"×¼"	4"			
UP TO 6'-3"	5"x3½"x516" L.L.V.	8"			
UP TO 9'-6"	6"x3½"x516" L.L.V.	12*			
LINTELS ARE NOT DESIGNED TO BE BOLTED TO HEADERS UNLESS SPECIFIED ON UNIT PLANS.					
COAMS OVER 4' OF CHALL BE CHORED HE HATH CHEED					



ERING TOWN, PA 18951 (215) 804-4449 Ш NGIN S

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Mode Structural Lot #131 Serenity, Lot #13 B327 Ballentine 1 115 M.P.H. .H. North

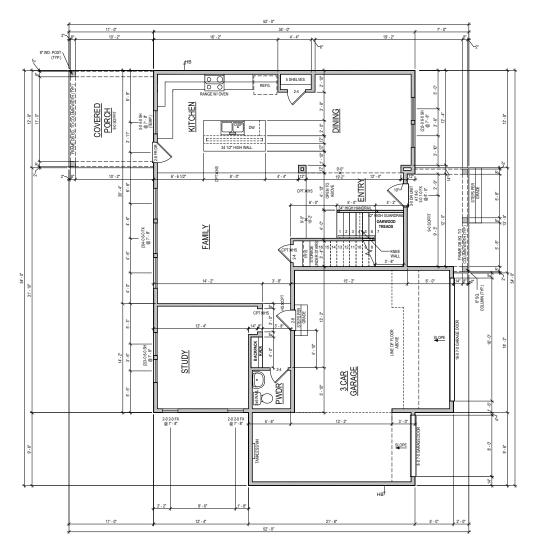
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Carolina

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General Ralei Project #: 047-20007 Designed By: JPS Checked By:

Issue Date: 2/16/24 Re-Issue: Scale: 1/8"=1'-0" 1/4"=1'-0" @ 22x34



FIRST FLOOR

NOTE: ALL 1ST FLR. CEILING HEIGHTS 9'-0" UNLESS NOTED OTHERWISE

ADVANCED FRAMING: 2X6 EXTERIOR PERIMETER WALLS & ALL INSULATED WALLS UNILESS NOTED OTHERWISE

**David Weekley Homes** 

Weekley Homes LP.
The measurements, dimensions, and other spearon on this document are guidelines for concor). The actual specification of the faithful vary. This document may not be reliefed on sax of wheat the compileted structure will look like.

Scale: 1/8"=1'-0" Rev: 4/18/2023 EB

CN/AF/AA Date: 09/29/2020 131 Block: Ë

Proj. No.: 3277 Job No.: 0131

SERENITY 65' IM 506 SERENITY WALK PARKWAY FUQUAY VARINA, NC

## **GENERAL REQUIREMENTS**

GARAGE FLOOR TO BE SLOPED 1/8" PER FOOT TOWARDS VEHICLE ENTRY DOOR ROOF DECKS AND BALCONIES TO BE SLOPED 1/4" PER FOOT TOWARDS RELIEF POINTS

## RAILING REQUIREMENTS FINISHED HANDRAIL REQUIRED AT STAIRS WITH 4 OR MORE RISERS

FINISHED HANDRAIL HEIGHT BETWEEN 34" AND 36" MEASURED VERTICALLY ABOVE TREAD NOSING

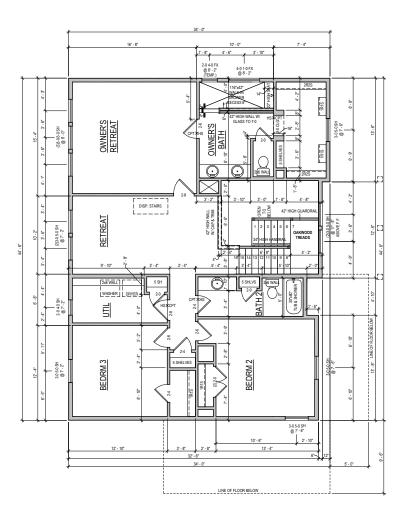
FINISHED GUARDRAILS REQUIRED AT DECKS, BALCONIES AND WALKWAYS THAT ARE 30° OR GREATER ABOVE GRADE AND BE AT A MINIMUM OF 36° IN HEIGHT

FINISHED GUARDRAIL AND HANDRAIL SPINDLES MUST BE SPACED SO A 4° SPHERE WILL NOT PASS THROUGH.

1211 SF
1387 SF
2598 SF
1211 SF
139 SF
104 SF
591 SF
2045 SF
1211 SF
1313 SF
139 SF
104 SF
591 SF

PLAN SQFT





SECOND FLOOR

NOTE: ALL 2ND FLR. CEILING HEIGHTS 9' - 0" UNLESS NOTED OTHERWISE

ADVANCED FRAMING: 2X6 EXTERIOR PERIMETER WALLS & ALL INSULATED WALLS LINLESS NOTED OTHERWISE Lot: 131

David Weekley Homes Scale:1/8"=1'-0" Rev: 4/18/2023 EB CN/AF/AA Date: 09/29/2020

Week key Homes LP. 202.
The measurements, dimensions, and other specifical shown on the document specificals by constructions. The states specification of the friends of the document may not be.

Block: Proj. No.: 3277 Job No.: 0131

SERENITY 65' IM 506 SERENITY WALK PARKWAY FUQUAY VARINA, NC

B327-A PLN-2 BALLENTINE RALEIGH

KSE



ENGINEERING
E, SUITE 201, QUAKERTOWN, PA 18951
com (215) 804-4449



⇒ BEARING WALL ABOVE □□□□□□□ ⇒ INTERIOR BEARING WALL

BRACED WALL PANEL
(SEE KSE STRUCTURAL DETAILS
SET FOR BRACED WALL PANEL
SHEATHING FASTENING & BLOCKING DETAILS)

REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES, TYPICAL DETAILS AND ADVANCED FRAMING NOTES AND DETAILS

48" WSP

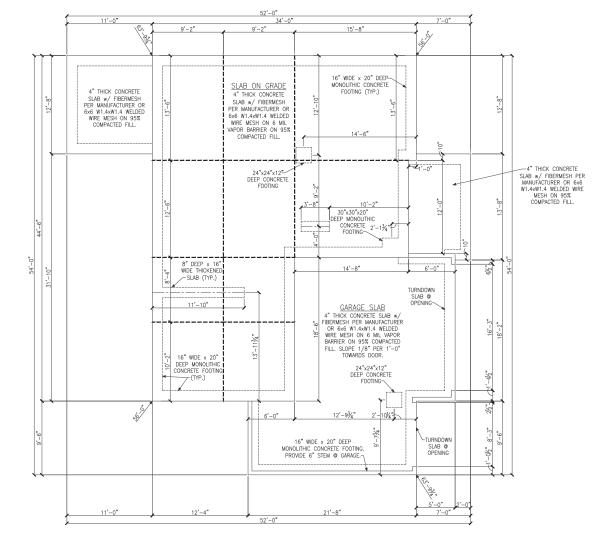
Monolithic Slab Foundation Serenity, Lot #131
8 B327 Ballentine Model 115 M.P.H. Project #: 047-20007 Designed By: JPS Checked By:

Plan

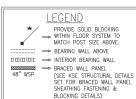
Foundation

Issue Date: 2/16/24

Re-Issue: Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34







REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES, TYPICAL DETAILS AND ADVANCED FRAMING NOTES AND DETAILS

PLAN DESIGNED WITH 9' NOMINAL WALL PLATE HEIGHT

FLOOR FRAMING TO BE 14" DEEP TJI 210 SERIES OR EQUAL, SPACING PER MANUFACTURER.

# KEYNOTES:

1 AT RAISED FLOOR BELOW, CONNECT STUD AT END OF BRACED WALL PANEL TO FRAMING BELOW WITH A 30" LONG SIMPSON CS20 COIL STRAP WITH MIN 8-10d NAILS EACH END. AT SLAB FOUNDATION BELOW. CONNECT STUD TO FOUNDATION W/ SIMPSON DTT1Z w/ SIMPSON %"x6" TITEN HD SCREW ANCHOR AND 3½" MINIMUM EMBEDMENT.

INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.







48" WSP

Q.

48" WSP

HANGER BY JOIST

SUPPLIER (TYP.)-

드그

PWDR

48" WSP

(3)2x10

CS-WSP

COVERED

PORCH

RIM BOARD

KITCHEN

FAMILY

128" GB(2)

STUDY

48" WSP

128" GB(2)

3 CAR GARAGE

(3)1¾"x14" LVL FLUSH

LINE OF SLOPED-

CEILING

TAIL BEARING ROOF TRUSSES @ 24" 0.0

DINING

JOIST

ENTRY

IGNED TO CS-WSP. ENINGS PER

CS—ESW(1) D REPLACE 89" STRAP AROUND DETAIL (

₹2". 2x6 @

ROOF TRUSSES 10 24" O.C. 12

GIRDER TRUSS

(%)

EXTEND FLUSH LVL TO FACE OF EXTERIOR WALL ABOVE

SIMPSON HGUS5.50/14 STRUCTURAL COLUMN, INSTALL PER MANUFACTURER'S

SPECIFICATIONS (TYPICAL) 2x4 LEDGER w/ (2) ROWS 12d

NAILS @ 16" O.C.

-ROOF TRUSSES

@ 24" O.C.

-ROOF TRUSS VALLEY SET (TYP.)

-- HANGERS PER TRUSS SUPPLIER

LINE OF SLOPED CEILING

LOW ROOF TRUSSES

DESIGNED TO FORM
FLOOR ABOVE

FLOOR ABOVE

CS-PF

STRUCTURAL COLUMN BY OTHERS WITH MIN. 3,000

LB. CAPACITY. INSTALL PER MANUFACTURER'S

SIMPSON

HUC210-2

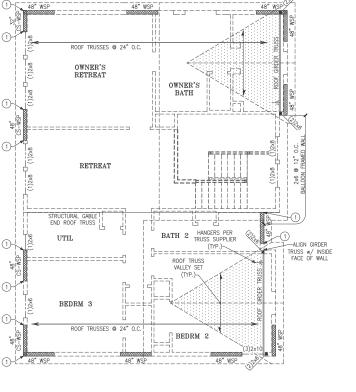
Raleigh, North Project #: 047-20007

Carolina

Designed By: JPS Checked By: Issue Date: 2/16/24

Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34





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1

**LEGEND** 

PROVIDE SOLID BLOCKING

WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.

⇒ BEARING WALL ABOVE

□□□□□□ ⇒ INTERIOR BEARING WALL ⇒ BRACED WALL PANEL

(SEE KSE STRUCTURAL DETAILS

SET FOR BRACED WALL PANEL 48" WSP SHEATHING FASTENING & BLOCKING DETAILS)

REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES, TYPICAL DETAILS AND ADVANCED FRAMING NOTES AND DETAILS

PLAN DESIGNED WITH 9' NOMINAL WALL PLATE HEIGHT

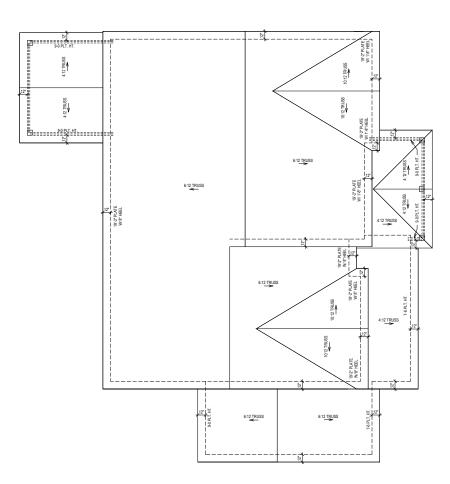
### KEYNOTES:

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STRAP WITH MIN 8-10d NAILS EACH
END. AT SLAB FOUNDATION BELOW,
CONNECT STUD TO FOUNDATION W/ SIMPSON DTT1Z w/ SIMPSON %"x6" TITEN HD SCREW ANCHOR AND 3½" MINIMUM EMBEDMENT.

Roof Framing Plan
Serenity, Lot #131
B327 Ballentine Model
115 M.P.H.
Raleigh, North Carolina Project #: 047-20007







ROOF PLAN

(C. Weekley Homes LP. 2020
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 David Weekley Homes

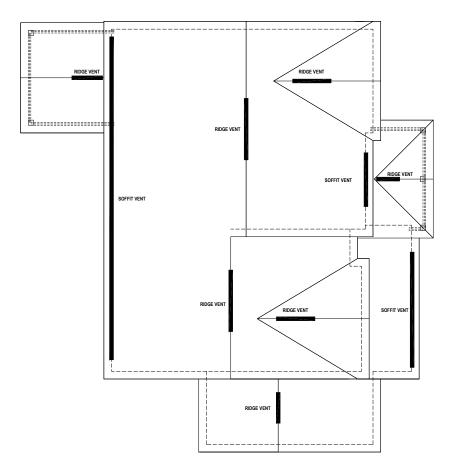
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 Date: 09/29/2020
 Rev: 4/18/2023 EB

3277 Lot: 131 3277 Block: 0131 Sect:

SERENITY 65' IM 506 SERENITY WALK PARKWAY FUQUAY VARINA, NC

SOUTH
B327-A
RFP-1
BALLENTINE
RALEIGH



ROOF VENT CALCULATION:

ATTIC SPACE: 2045 SQ.FT.

REQUIRED VENTILATION: 982 SQ.IN. REQ.

SOFFIT VENT PROVIDED: 64 LINEAL FEET RIDGE VENT PROVIDED: 37 LINEAL FEET AIR HAWK VENT PROVIDED: 0 UNITS

PROVIDED VENTILATION: 986 SQ.IN.

50-80% IN UPPER PORTION: 68%

Weekley Homes LP. 2020
The measuments, dimensions, and other speditations who no this doubter of separations only. The sexual spedicisation of the historial section used only. The sexual spedicisation of the historia

David Weekley Homes

CNIAFIAA Scale: 1/8"=1-0"

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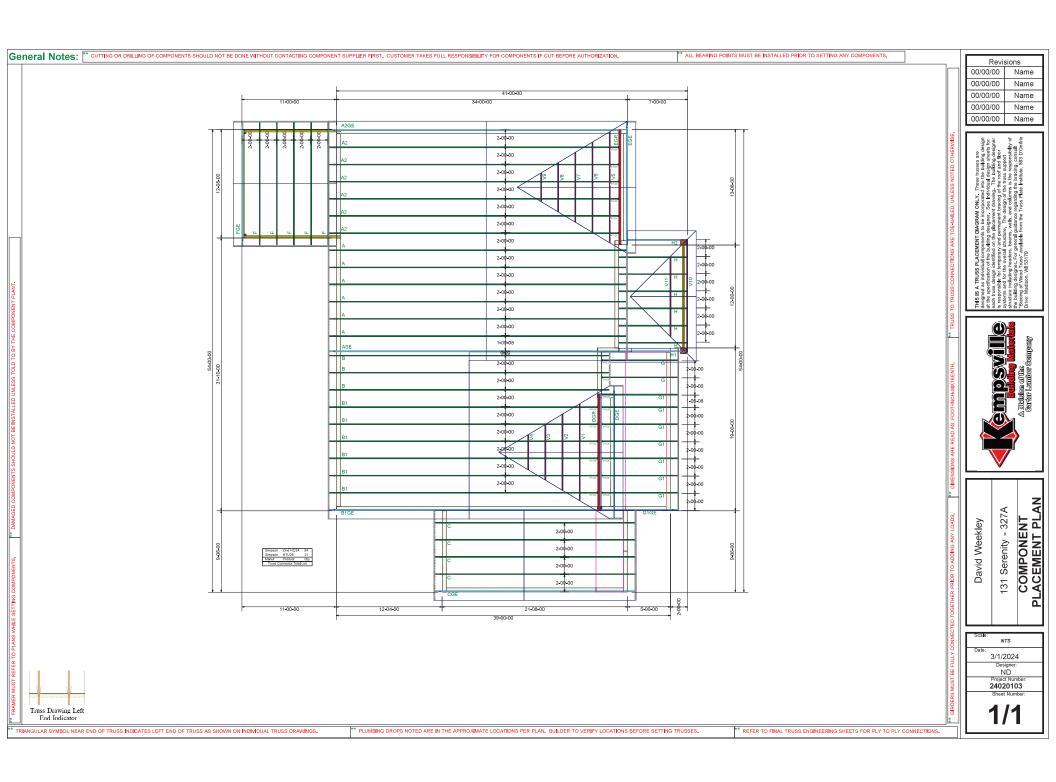
No.: Lot: 131

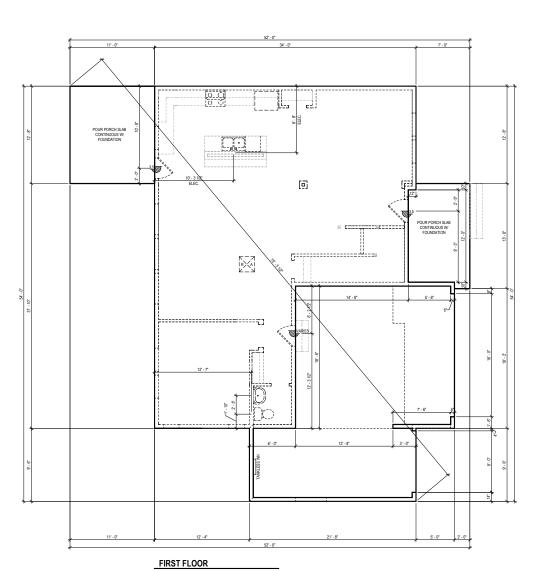
Proj. No.: 3277 Job No.: 0131

SERENITY 65' IM 506 SERENITY WALK PARKWAY FUQUAY VARINA, NC

B327-A RFP-2 BALLENTINE RALEIGH

**ROOF PLAN** 





SEE ENGINEERING FOR ANCHOR BOLT REQUIREMENTS

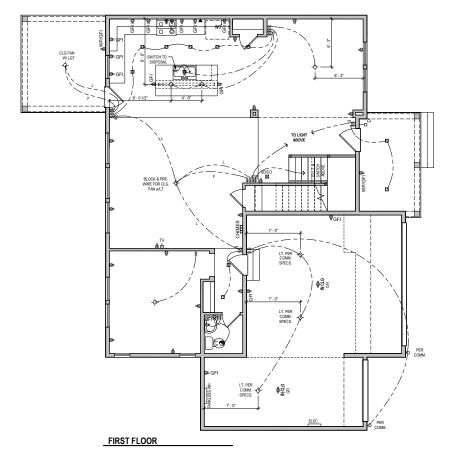
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David Weekley Homes

3277 Lot: 131 Job No.: Block: 0131 Sect:

SERENITY 65' IM 506 SERENITY WALK PARKWAY FUQUAY VARINA, NC

SOUTH
B327-A
FS-1
BALLENTINE
RALEIGH



UTILITY LEGEND

GROUND FAULT INTERRUPTOR (WEATHER PROOF AS NOTED)

HALF HOT OUTLET

220V OUTLET
 (36" A.F.F. @ UTILITY)

PHONE LINE

T d CABLE TELEVISION

STANDARD SWITCH (3 OR 4 WAY AS NOTED)

- SURFACE MOUNTED LIGHT

- SURFACE MOUNTED LED DISC LIGHT

WALL MOUNTED
 LIGHT
 RECESS CAN LIGHT
 (EYEBALL AS NOTED)

VT
 EXHAUST VENT

SD SMOKE DETECTOR
(CARBON MONOXIDE AS D NOTED)
DOOR BELL

CHIMES DOOR BELL
CHIMES
CHIMES
PANELBOARD WI
CIRCUIT
HB. BREAKERS
HOSE BIB

GAS GAS TAP

CW HW COLD/HOT WATER SUPPLY

ELEVATOR CALL BUTTON

# MID-ATLANTIC General Notes

ALL ELECTRICAL PLUGS TO BE 9° TO TOP FROM FLOOR IN ROOMS WITH WALL MOULDINGS.

2. SWITCH FOR ATTIC LIGHT TO BE LOCATED OUTSIDE OF ATTIC SPACE, 12 INCHES FROM CEILING.

3. DO NOT RUN WIRES ON TOP OF JOISTS IN AREAS LIKELY TO HAVE DECKING IN ATTIC. (near disappearing stairs)

PROVIDE SMOKE DETECTORS IN EVERY BEDROOM. SEE SPECS FOR REQUIRED TYPE AND WIRING.

5. PROVIDE GAS AT APPLIANCES PER COMMUNITY REQUIREMENTS.

6. LOCATE ELECTRICAL PANEL IN LOCATION CLOSEST TO SERVICE

ALL RECESS CANS SHOWN ON PLAN ARE **LED** PER COMMUNITY SPEC.

VT/LT RECESSED CAN/ EXHAUST VENT COMBO

IN ALL HABITABLE ROOMS LIGHT BOXES MUST BE FAN RATED

Week key Homes L.P. 2020
The measurements, dimensions, and other specifications as thow on the document as geninalizes by construction uses only. The actual specifications of the finished floration was vary. This document may not be relief on as a representation of what the completed studium will look like.

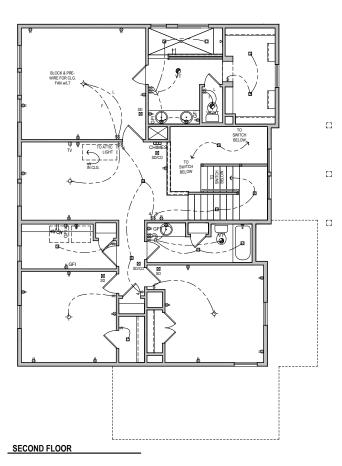
David Weekley Homes Scale:1/8"=1'-0" Rev: 4/18/2023 EB

CN/AF/AA Date: 09/29/2020 131 Block: Lot:

Proj. No.: 3277 Job No.: 0131

SERENITY 65' IM 506 SERENITY WALK PARKWAY FUQUAY VARINA, NC







110V OUTLET 12" A.F.F. (U.N.O.) GROUND FAULT INTERRUPTOR (WEATHER PROOF AS NOTED)

HALF HOT OUTLET

220V OUTLET
 (36" A.F.F. @ UTILITY)

PHONE LINE

CABLE TELEVISION

STANDARD SWITCH (3 OR 4 WAY AS NOTED)

- SURFACE MOUNTED LIGHT

T LIGHT
SURFACE MOUNTED LED
LED DISC LIGHT

WALL MOUNTED
LIGHT
RECESS CAN LIGHT
(EYEBALL AS NOTED)
VT RECESS CAN LIGHT
(EYEBALL AS NOT
VT
EXHAUST VENT

SD SMOKE DETECTOR

(CARBON MONOXIDE AS
D NOTED)
DOOR BELL

CHIMES DOOR BELL
CHIMES
CHIMES
PANELBOARD WI
CIRCUIT
HB. BREAKERS
HOSE BIB

GAS GAS TAP

CW HW COLD/HOT WATER SUPPLY

ELEVATOR CALL BUTTON

IN ALL HABITABLE ROOMS

LIGHT BOXES MUST BE FAN RATED

# **MID-ATLANTIC General Notes**

ALL ELECTRICAL PLUGS TO BE 9" TO TOP FROM FLOOR IN ROOMS WITH WALL MOULDINGS.

2. SWITCH FOR ATTIC LIGHT TO BE LOCATED OUTSIDE OF ATTIC SPACE, 12 INCHES FROM CEILING.

DO NOT RUN WIRES ON TOP OF JOISTS IN AREAS LIKELY TO HAVE DECKING IN ATTIC. (near disappearing stairs)

4. PROVIDE SMOKE DETECTORS IN EVERY BEDROOM. SEE SPECS FOR REQUIRED TYPE AND WIRING.

5. PROVIDE GAS AT APPLIANCES PER COMMUNITY REQUIREMENTS.

6. LOCATE ELECTRICAL PANEL IN LOCATION CLOSEST TO SERVICE

ALL RECESS CANS SHOWN ON PLAN ARE **LED** PER COMMUNITY SPEC.

VTALT RECESSED CAN/ EXHAUST VENT COMBO

0

David Weekley Homes Scale:1/8"=1'-0" Rev: 4/18/2023 EB CN/AF/AA Date: 09/29/2020

13

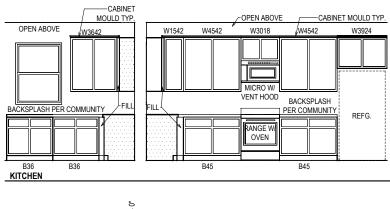
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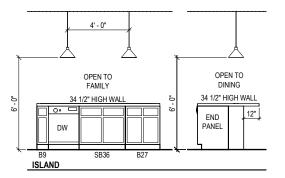
Proj. No.: 3277 Job No.: 0131

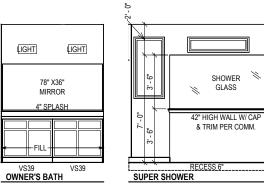
SERENITY 65' IM 506 SERENITY WALK PARKWAY FUQUAY VARINA, NC

SOUTH **B327-A** ELE-2 BALLENTINE

RALEIGH

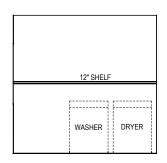












UTIL

SERENITY 65' IM Proj. No:
506 SERENITY WALK PARKWAY 3277
FUQUAY VARINA, NC Job No:
0131

Weekkey Homes LP. 202.
The measurements, dimensions, and other specificate shown on this document specificates are specificated only. The stead specification of the frintess or that the document may not be:

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David Weekley Homes

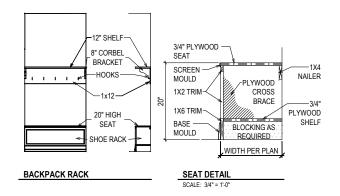
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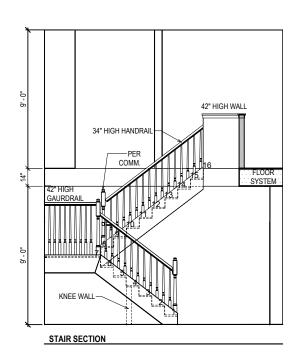
Lot:

Scale:1/4"=1'-0" Rev: 4/18/2023 EB

> CN/AF/AA Date: 09/29/2020

SOUTH
B327-A
INT-1
BALLENTINE
RALEIGH







David Weekley Homes	Scale:1/4"=1'-0"	G C C C C C C C C C C C C C C C C C C C
David We	CN/AF/AA	000000000

SERENITY 65' IM	Proj. No.:	131
SERENITY WALK PARKWAY	3277	LOT
FUQUAY VARINA, NC	Job No.:	Block:
	0131	Sect:



Re-Issue:

Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34



Issue Date: 2/16/24

Braced Wall Details Serenity, Lot #131 B327 Ballentine Model 115 M.P.H.

Designed By: JPS Checked By:

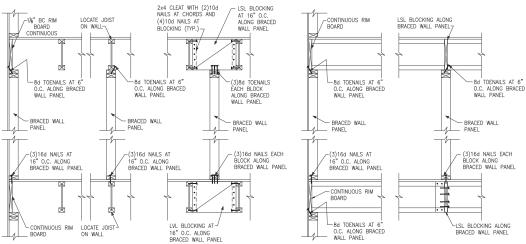
Project #: 047-20007

Raleigh, North











BRACED WALL INTERSECTIONS MAY BE FRAMED USING EITHER THE 3-STUD OR THE T-PLATE METHOD

(C)METHOD GB(1) AND GB(2) INTERSECTION DETAILS

1/2" (MIN) GYPSUM WALLBOARD. FASTEN TO WALL ALL SUPPORTS (STUDS, PLATES, BLOCKING) WITH

1.25" TYPE W SCREWS AT 7" O.C.

(OR 5d COOLER NAILS AT 7" O.C.)

BRACED

2x6 FULL HEIGHT STUD AT WALL INTERSECTION -(2x8 STUD AT

INTERSECTING 2x6 WALL)

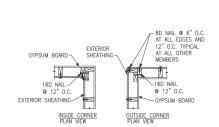
"T" PLATE WALL INTERSECTION

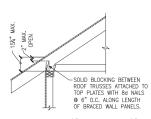
2x4 BLOCKING TOWN VERTICAL WALL STUDS AT ALL HORIZONTAL GYPSUM

SHEATHING JOINTS.

3-STUD WALL

A TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION BRACED WALL PANELS PARALLEL TO I-JOISTS





2x BLOCKING BETWEEN -TRUSSES ALONG LENGTH OF BRACED WALL PANELS. LAP MIN 2" WITH OSB. NAIL OSB SHEATHING TO— BLOCKING, WALL PLATES AND TRUSS WEB WITH 8d -2x4 BLOCKING BETWEEN ROOF TRUSSES ATTACHED TO TOP PLATES WITH 8d NAILS NAILS AT 6" O.C. TYPICAL. @ 6" O.C. ALONG LENGTH OF BRACED WALL PANELS.

HEEL HEIGHT GREATER THAN 91/4" AND LESS THAN 151/4"

HEEL HEIGHT GREATER 15"

D TYPICAL EXTERIOR CORNER WALL FRAMING

NOTE: A THIRD STUD AND/OR PARTITION INTERSECTION BACKING STUDS SHALL BE PERMITTED TO BE OMITTED
THROUGH THE USE OF WOOD BACKUP CLEATS, METAL
DRYWALL CLIPS OR OTHER APPROVED DEVICES THAT WILL SERVE AS ADEQUATE BACKING FOR THE FACING MATERIALS.

ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS ONLY REQUIRED AT BRACED WALL PANELS



Issue Date: 2/16/24 Re-Issue:

Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34









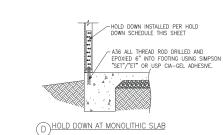


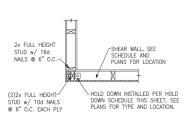












SHEAR WALL, SEE SCHEDULE AND PLANS FOR LOCATION -

HOLD DOWN INSTALLED PER — HOLD DOWN SCHEDULE THIS SHEET, SEE PLANS FOR TYPE AND LOCATION.

A36 ALL THREAD ROD-

SIMPSON CNW1/2 OR USP CNW12-ZAP

GRUBLESMOUSOLID AT ALL THREAD ROD-

(2) 2x FULL HEIGHT

STUD w/ 10d NAILS

@ 6" O.C. EACH PLY

2v FULL HEIGHT STUDS

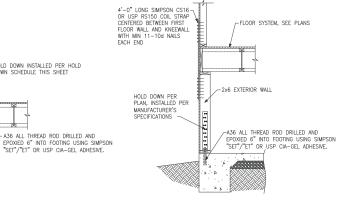
A TYPICAL HOLD DOWN DETAIL

(E)HOLD DOWN AT CRAWL FOUNDATION

w/ 16d NAILS @ 6" O.C.

-HOLD DOWN INSTALLED PER HOLD DOWN SCHEDULE THIS SHEET

# B TYPICAL HOLD DOWN DETAIL



4'-0" LONG SIMPSON CS16 OR USP RS150 COIL STRAP CENTERED BETWEEN FIRST -FLOOR SYSTEM, SEE PLANS FLOOR WALL AND KNEEWALL WITH MIN 11-10d NAILS EACH END -2x6 EXTERIOR WALL HOLD DOWN PER PLAN, INSTALLED PER MANUFACTURER'S SPECIFICATIONS -A36 ALL THREAD ROD DRILLED AND EPOXIED 6" INTO FOOTING USING SIMPSON "SET"/"ET" OR USP CIA-GEL ADHESIVE. 400000 G HOLD DOWN AT FOUNDATION STEM WALL

(C)HOLD DOWN AT STEMWALL SLAB

-HOLD DOWN INSTALLED PER HOLD DOWN SCHEDULE THIS SHEET

- A36 ALL THREAD ROD DRILLED AND EPOXIED 6" INTO FOOTING USING SIMPSON "SET"/"ET" OR USP CIA-GEL ADHESIVE.

F HOLD DOWN AT FOUNDATION MONOLITHIC TURN-DOWN	
MONOLITHIC TURN-DOWN	

HOLD DOWN SCHEDULE

FASTENERS

(18)16dx2½" LONG NAILS

(26)16dx21/2" LONG NAILS

(10)10d NAILS

ALL TREAD ROD

兆" DIA.

%" DIA.

%" DIA.

HOLD DOWN SIMPSON US

LTS20B HTT16

HTT45

LTTP2

HTT5

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(215) 804-4449

Model #131 Braced Wall Note Serenity, Lot #13 B327 Ballentine N 115 M.P.H. Raleigh, North Cc

Carolina

Details

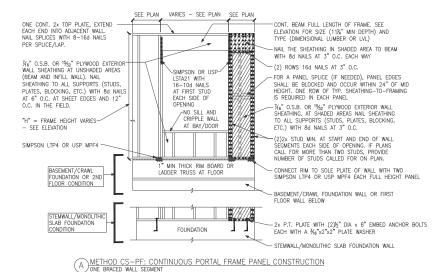
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Notes

Project #: 047-20007 Designed By: JPS

Checked By: Issue Date: 2/16/24

Re-Issue: Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34



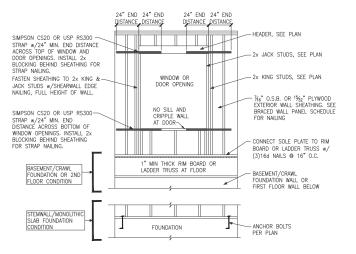
ONE CONT. 2x TOP PLATE, EXTEND  EACH END INTO ADJACENT WALL. NAIL  SPLICES 8-16d NAILS PER  SPLICE/LAP.	SEE PLAN VARIES - SEE PLAN SEE PLAN	-CONT. BEAM FULL LENGTH OF FRAME. SEE ELEVATION FOR SIZE (11½" MIN DEPTH) AND TYPE (DIMENSIONAL LUMBER OR LVL.) NAIL THE SHEATHING IN SHADED AREA TO BEAM WITH 86 NAILS AT 3" O.C. EACH WAY
%* O.S.B. OR 1%** PLYWOOD EXTERIOR WALL SHEATHING AT UNSHADED AREAS (BEAM AND INFILL WALL), NAIL SHEATHING TO ALL SUPPORTS (STUDS, PLATES, BLOCKING, ETC.) WITH 8d NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. IN THE FIELD.	SIMPSON OR USP- LSTA21 WITH 16-10d NAILS 47 FIRST STUD EACH SIDE OF OPENING	-(2) ROWS 16d NAILS AT 3" O.CFOR A PANEL SPLICE (IF NEEDED), PANEL EDGES SHALL BE BLOCKED AND OCCUR WITHIN 24" OF MID HEIGHT. ONE ROW OF TYP. SHEATHING—TO—FRAMING IS REQUIRED IN EACH PANEL
"H" = FRAME HEIGHT VARIES  - SEE ELEVATION  WHERE FULL HEIGHT PANEL WIDTH  EXCEEDS 16", PROVIDE ADDITIONAL STUDS	-NO SILL AND CRIPPLE WALL AT BAY/DOOR	"-%" O.S.B. OR "95," PLYWOOD EXTENDER WALL SHEATHING. AT SHADED AREAS NAIL SHEATHING TO ALL SUPPORTS (STUDS, PLATES, BLOCKING, ETC.) WITH 8d NAILS AT 3" O.C.  -(2)2x STUD MIN. AT START AND END OF WALL
AT 16" O.C. NAIL SHEATHING TO ALL STUDS WITH 8d NAILS AT 3" O.C.  BASEMENT/CRAWL FOUNDATION OR 2ND	1" MIN THICK RIM BOARD OR LADDER TRUSS AT FLOOR	ŠÉGMENTS EACH SIDE OF OPENING. IF PLANS CALL FOR MORE THAN TWO STUDS, PROVIDE NUMBER OF STUDS CALLED FOR ON PLAN.  - CONNECT RIM TO SOLE PLATE OF WALL WITH TWO SIMPSON ITPA OR USP MPF4 FACH FULL HEIGHT PANFI.
FLOOR CONDITION	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	BASEMENT/CRAWL FOUNDATION WALL OR FIRST FLOOR WALL BELOW
STEMWALL/MONOLITHIC SLAB FOUNDATION CONDITION	FOUNDATION	-2x P.T. PLATE WITH (2) $\frac{1}{2}$ " DIA x 8" EMBED ANCHOR BOLTS EACH WITH A $\frac{1}{16}$ "x2"x2" PLATE WASHER -STEMWALL/MONOLITHIC SLAB FOUNDATION WALL

(B) METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION TWO BRACED WALL SEGMENTS

BRACED WALL PANEL AND ENGINEERED SHEAR WALL SCHEDULE				
PANEL TYPES			FASTENERS	
WSP	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	6d OR 8d COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPOR	
GB(1)	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GAL. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.	
GB(1)-4	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GAL. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 4" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.	
GB(2)	INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL)	1/2" GYPSUM	1.5" LONG GAL. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.	
CS-WSP	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL	7/16" OSB	6d OR 8d COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS	
CS-PF	CONTINUOUS SHEATHED PORTAL FRAME	7/16" OSB	NAILING PER DETAIL	
CS-EPF	PORTAL FRAME WITH HOLD DOWNS	7/16" OSB	NAILING PER DETAIL	
CS-ESW(1)	ENGINEERED SHEAR WALL, TYPE 1	7/16" OSB	8d COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS	
CS-ESW(2)	ENGINEERED SHEAR WALL, TYPE 2	7/16" OSB	8d COMMON NAILS AT 4" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS	
CS-ESW(3)	ENGINEERED SHEAR WALL, TYPE 3	7/16" OSB	8d COMMON NAILS AT 3" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS	

### BRACED WALL PANEL NOTES:

- ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- 2. PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
- SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH 1/46" O.S.B., OR 15/52" PLYWOOD, FASTENED PER IRC. AT EXTERIOR CORNERS, SHEATHING SHALL BE FASTENED PER KSE BRACED WALL DETAILS. AT INTERIOR WALL INTERSECTIONS, FASTEN STUDS & WALL BRACING PER KSE BRACED WALL DETAILS.
- BRACED WALL PANELS AND ENGINEERED SHEAR WALLS ARE PROVIDED PER IRC. PANEL LENGTHS SHOWN ON PLANS ARE THE MINIMUM LENGTH REQUIRED.



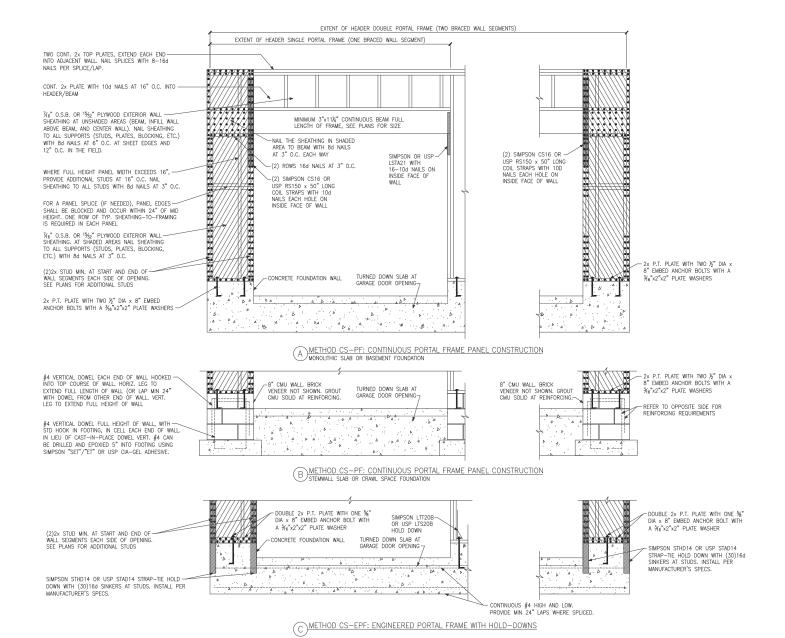
WINDOW OR DOOR REINFORCEMENT IN ENGINEERED SHEAR WALL ONLY REQUIRED WHERE SPECIFIED ON PLANS

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S





Mode Details #131 Serenity, Lot #13 B327 Ballentine N 115 M.P.H. Frame Raleigh, Portal Project #: 047-20007

Carolina

North

Designed By: JPS Checked By: Issue Date: 2/16/24

Re-Issue:

1/4"=1'-0" @ 22x34







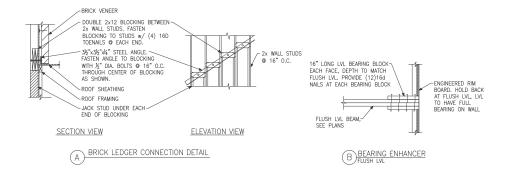


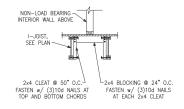
Details Miscellaneous Framing De Serenity, Lot #131 8327 Ballentine Model 115 M.P.H.

Project #: 047-20007
Designed By: JPS
Checked By:
Issue Date: 2/16/24

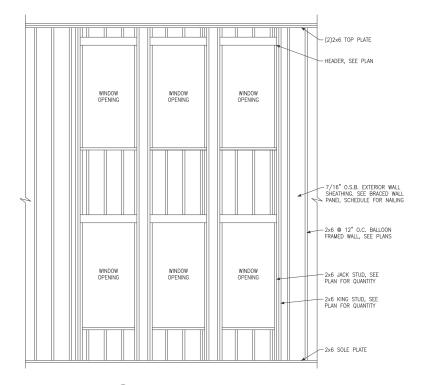
Re-Issue: Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34







C |-JOIST LADDER BLOCKING AS REQUIRED @ PARALLEL WALLS



DBALLOON FRAMED WALL DETAIL N.T.S.

	WALL	STUD SIZE,	HEIGHT & SPA	ACING SCHEDU	JLE	
BEARING WALLS				NONBEARING WALLS		
STUD SIZE	LATERALLY UNSUPPORTED STUD HEIGHT	MAXIMUM SPACING WHEN SUPPORTING A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY, ONLY	MAXIMUM SPACING WHEN SUPPORTING ONE FLOOR, PLUS A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY	MAXIMUM SPACING WHEN SUPPORTING TWO FLOORS, PLUS A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY	LATERALLY UNSUPPORTED STUD HEIGHT	MAXIMUM SPACING
2x4	10'-0"	24"	16"	-	14'-0"	24"
2x6	10'-0"	24"	24"	16"	20'-0"	24"



Model #131 Miscellaneous Fra Serenity, Lot #13 B327 Ballentine N 115 M.P.H.

Issue Date: 2/16/24

Designed By: JPS Checked By:

Re-Issue:

Project #: 047-20007





LINE OF OPTIONAL BRICK

-WALL SHEATHING

B PENT ROOF DETAIL

12"x12"x½" OSB GUSSET. FASTEN GUSSET TO FRAMING w/8d NAILS @

2'-6" MAXIMUM

4" O.C. INTO EACH

MEMBER.

-SIMPSON U24-2 OR USP SUH24-2 HANGER -BRICK VENEER, PER ELEVATION A PENT ROOF DETAIL CURVED ROOF

OSB GUSSET, CUT TO MATCH ROOF PROFILE FASTEN GUSSET TO

FRAMING w/8d NAILS @ 4" O.C. INTO EACH MEMBER.

2'-6" MAXIMUM

2x12 RAFTER WITH

CURVED PROFILE

CUT INTO RAFTER

BRICK VENEER-

2x WALL STUDS, SEE PLAN

2x4 BLOCKING BETWEEN TRUSSES WITH SIMPSON U24 OR USP JL24 EACH END 8d NAILS AT 6" O.C. -SLOPING L3½"x3½"x¾" BRICK ANGLE WITH HORIZ. PL3x,3x½ PLATES AT 24" O.C. (MIN TWO PER ANGLE. NAIL TO GIRDER 2x4 FRAMING AT 24" O.C. -CANTILEVERED OVER GABLE END TRUSS 2x4 BLOCKING TOWN TRUSS WITH 16d NAILS AT 9" O.C. THROUGH PRE-DRILLED RAFTERS. -SIMPSON LTP4 FVFRY 2x6 KICKER AT 6'-0" O.C., WITH-HOLES. 2x6 "T" SCAB. NAIL SCAB TO KICKER WITH 10d NAILS AT 6"
O.C. KICKER MAY BE OMITTED
WHEN HEIGHT OF GABLE END
TRUSS IS 4'-0" OR LESS. PL3x3x1/a TYP 4V

%6" OSB AT GABLE END TRUSS, PER SHEAR WALL BELOW EDGE NAILING PER SHEAR — WALL SCHEDULE PER SHEAR

WALL ABOVE (6" O.C. AT NON-SHEAR WALLS)

-LINE OF OPTIONAL BRICK

FASTEN RAFTER TO LEDGER WITH SIMPSON H3 OR USP RT3A

-2x4 LEDGER. FASTEN TO WALL STUDS

w/(2) ROWS SIMPSON SDS¼x3½" OR USP WS35 SCREWS @ 16" O.C.

FASTEN VERTICAL TO RAFTER &

CLOG. JOIST w/(4) 12d NAILS.

WALL STUDS WITH (2) ROWS

-2x4 LEDGER. FASTEN TO

12d NAILS @ 16" O.C.

-WALL STUD OR GABLE TRUSS

-WALL SHEATHING

-2x4 VERTICAL

-2x4 CEILING JOIST, LAP WITH VERTICAL

%6" OSB WALL SHEATHING

2x12 RAFTER WITH

CURVED PROFILE CUT INTO RAFTER-

OSB GUSSET, CUT TO-MATCH ROOF PROFILE

FASTEN GUSSET TO FRAMING w/8d NAILS @ 4"

O.C. INTO EACH MEMBER.

2x4 VERTICAL

X SECTION CURVED ROOF

(E) GABLE END WALL DETAIL

ROOF GIRDER TRUSS

SUPPORT DEAD LOAD OF BRICK, SEE PLAN

(D)TRUSS DETAIL

HC520 EACH KICKER

AT 24" O.C.

(2) SIMPSON GB OR USP ROOF TRUSSES

2x4 LEDGER. FASTEN TO

WALL STUDS w/(2) ROWS SIMPSON SDS¼x3½" OR USP WS35 SCREWS ⊕ 16" O.C.

SIMPSON A35 OR USP MPA1 SPACED PER SHEAR WALL BELOW ENTIRE GABLE END

AT 4" O.C.

(5) 10d-

NAILS

-WALL STUD OR GABLE TRUSS

TOENAIL RAFTER TO LEDGER WITH (4) 12d NAILS 12d NAILS

C EYEBROW ROOF DETAIL STRAIGHT ROOF

SDS1/4×31/2" SCREWS @ 16" O.C. -2x4 RAFTER & CEILING JOIST, LAP AND FACE NAIL WITH (4)

-2x4 LEDGER. FASTEN TO WALL OR GABLE TRUSS WITH (2) ROWS 12d NAILS @ 16" O.C.

-2x4 LEDGER, FASTEN TO WALL STUDS w/(2) ROWS SIMPSON

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ENGINEERING

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COM

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S



Carolina

Monolithic

Re-Issue:

1/4"=1'-0" @ 22x34

Issue Date: 2/16/24

Checked By:

Designed By: JPS

Project #: 047-20007

Raleigh,

North

Serenity, Lot #15 B327 Ballentine N 115 M.P.H.

Foundation Slab

Details

2x STUD WALL w/ P.T. PLATE, SEE PLAN. CONCRETE SLAB POURED MONOLITHICALLY WITH LIVING SPACE FOOTING, SEE PLAN. BABBA "4" GRAVEL FILL OR GROUP 1 CLASSIFIED SOIL COMPACTED FILL MONOLITHIC CONCRETE FOOTING, SEE PLAN.

FINSTALL ½" DIA. ANCHOR BOLTS @ 6'-0" O.C., SEE FOUNDATION NOTES.

FOUNDATION SECTION

EXTERIOR WALL AT PORCH W/ BRICK VENEER

2x STUD WALL w/ P.T.

FINSTALL ½" DIA. ANCHOR BOLTS @ 6'-0" O.C., SEE FOUNDATION NOTES.

CONCRETE SLAB POURED

MONOLITHICALLY WITH FOOTING, SEE PLAN.

4" GRAVEL FILL

CLASSIFIED SOIL

COMPACTED FILL

-MONOLITHIC CONCRETE

FOOTING w/ 4" LEDGE BRICK VENEER, SEE

OR GROUP 1

H)THICKENED SLAB

VENEER TIES SHALL BE SPACED NOT MORE THAN 24" O.C. HORIZONTALLY

AND VERTICALLY AND SHALL SUPPORT NOT

MORE THAN 2 SQUARE FEET OF WALL AREA

CONCRETE SLAB, SEE PLAN

GARAGE SPACE

STEP VARIES

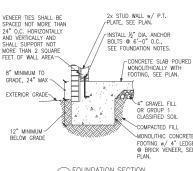
24" MAX

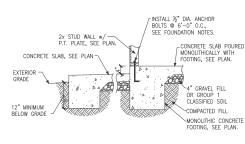
EXTERIOR

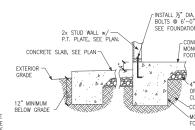
12" MINIMUM

BELOW GRADE

CRADE







MONOLITHIC CONCRETE FOOTING w/ 4" LEDGE BRICK VENEER, SEE

FOUNDATION SECTION

FOUNDATION SECTION

B FOUNDATION SECTION EXTERIOR WALL @ BRICK VENEER

C EXTERIOR WALL AT PORCH

VENEER TIES SHALL BE SPACED NOT MORE THAN 24" O.C. HORIZONTALLY

GRADE, 24" MAX

EXTERIOR GRADE

12" MINIMUM

BELOW GRADE

2x STUD WALL w/ P.T. AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2 SQUARE FEET OF WALL AREA PLATE, SEE PLAN. -INSTALL ½" DIA. ANCHOR BOLTS ⊕ 6'-0" O.C., SEE FOUNDATION NOTES. CONCRETE SLAB POURED MONOLITHICALLY WITH FOOTING, SEE PLAN. STEP VARIES. 8" MINIMUM TO

24" MAX. 4" GRAVEL FILL OR GROUP 1 CLASSIFIED SOIL COMPACTED FILL

MONOLITHIC CONCRETE FOOTING w/ 4" LEDGE BRICK VENEER, SEE

4" GRAVEL FILL OR GROUP CLASSIFIED SOIL

COMPACTED FILL -MONOLITHIC CONCRETE FOOTING

CONCRETE SLAB POURED

FOOTING SEE PLAN

RECESS @ GARAGE DOOR

G GARAGE DOOR SECTION

FOUNDATION SECTION
EXTERIOR GARAGE WALL @ BRICK VENEER

POST ABOVE, SEE PLAN CONCRETE SLAB, SEE PLAN ISOLATED PAD FOOTING, SEE PLAN FOR SIZE

ISOLATED PAD FOOTING INTERIOR COLUMN

-INSTALL ½" DIA. ANCHOR BOLTS @ 6'-0" O.C., CONCRETE SLAB POURED MONOLITHICALLY WITH SEE FOUNDATION NOTES FOOTING, SEE PLAN. THICKENED SLAB, SEE PLAN.

rINSTALL ½" DIA. ANCHOR BOLTS @ 6'-0" O.C.,

SEE FOUNDATION NOTES.

FINSTALL ½" DIA. ANCHOR BOLTS @ 6'-0" O.C.,

SEE FOUNDATION NOTES

-6" CONCRETE STEMWALL

STEP VARIES, 24" MAX.

E) FOUNDATION SECTION EXTERIOR GARAGE WALL

FOUNDATION SECTION

CONCRETE SLAB POURED MONOLITHICALLY WITH FOOTING, SEE PLAN.

4" GRAVEL FILL OR GROUP 1

CLASSIFIED SOIL

COMPACTED FILL

-MONOLITHIC CONCRETE

-CONCRETE SLAB POURED

-4" GRAVEL FILL OR GROUP 1

CLASSIFIED SOIL

MONOLITHICALLY WITH FOOTING, SEE PLAN.

COMPACTED FILL

MONOLITHIC CONCRETE

FOOTING, SEE PLAN.

FOOTING, SEE PLAN.

2x STUD WALL w/— P.T. PLATE, SEE PLAN.

8" MINIMUM TO

GRADE, 24" MAX-

12" MINIMUM~ BELOW GRADE

2x STUD WALL w/ P.T.

2x BEARING WALL w/ P.T. PLATE, SEE PLAN:

PLATE, SEE PLAN.

8" MINIMUM TO

GRADE, 24" MAX

EXTERIOR GRADE -

12" MINIMUM

BELOW GRADE

EXTERIOR GRADE~

THICKENED SLAB SECTION ( J )INTERIOR BEARING WALL

ENGINEERING

E. SUITE 201, QUAKERTOWN, PA 18951

COM

(215) 804-4449

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Notes

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Details

#131 Framing

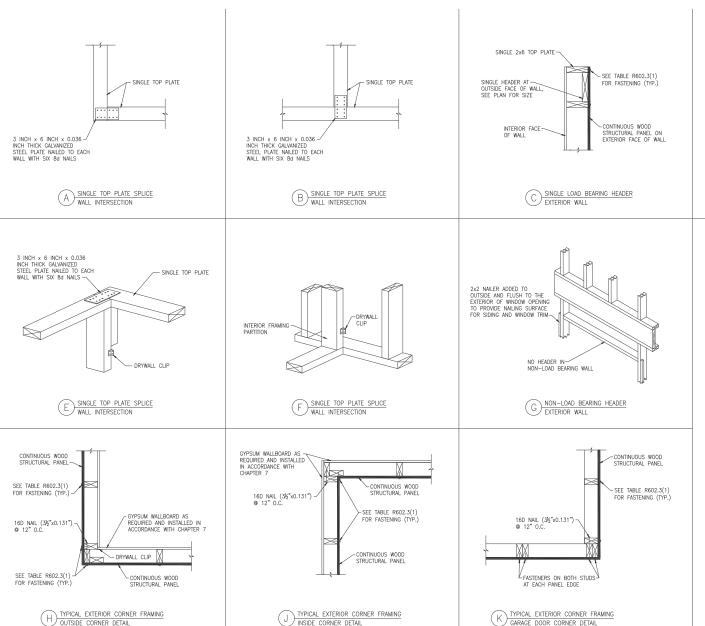


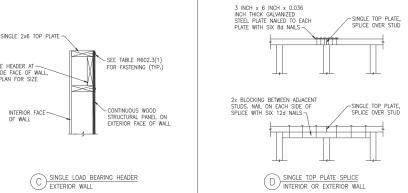
Issue Date: 2/16/24

Re-Issue:

1/4"=1'-0" @ 22x34







ADVANCED FRAMING NOTES 1.) EXTERIOR WALLS TO BE 2x6 S.P.F. STUDS @ 24" O.C. WITH SINGLE TOP PLATE. TOP PLATE TO BE SPLICED PER NC RESIDENTIAL CODE.

2.) INTERIOR BEARING WALLS TO BE PER NC RESIDENTIAL CODE.

3.) ROOF TRUSSES AND FLOOR JOISTS ARE TO BE STACKED AND CENTERED OVER STUDS WITH A TOLERANCE OF NO MORE THAN 1 INCH.
ADDITIONAL STUDS ARE TO BE ADDED WHERE THE
ROOF TRUSSES AND FLOOR JOISTS ARE NOT STACKED OVER STUDS WITHIN 1" TOLERANCE.

4.) INTERIOR NON-LOAD BEARING WALLS TO BE 2x4 S.P.F. STUDS @ 24" O.C. WITH SINGLE TOP PLATE, TOP PLATE TO BE SPLICED PER NC RESIDENTIAL CODE.

5.) LOAD-BEARING HEADERS ARE NOT REQUIRED IN INTERIOR OR EXTERIOR NONBEARING WALLS. A SINGLE FLAT 2x MEMBER MAY BE USED AS A HEADER IN INTERIOR OR EXTERIOR NONBEARING WALLS FOR OPENINGS UP TO 8 FEET IN WIDTH IF THE VERTICAL DISTANCE TO THE PARALLEL NAILING SURFACE IS NOT MORE THAN 24 INCHES. FOR SUCH NONBEARING HEADERS, NO CRIPPLES OR BLOCKING ARE REQUIRED ABOVE THE HEADER.

