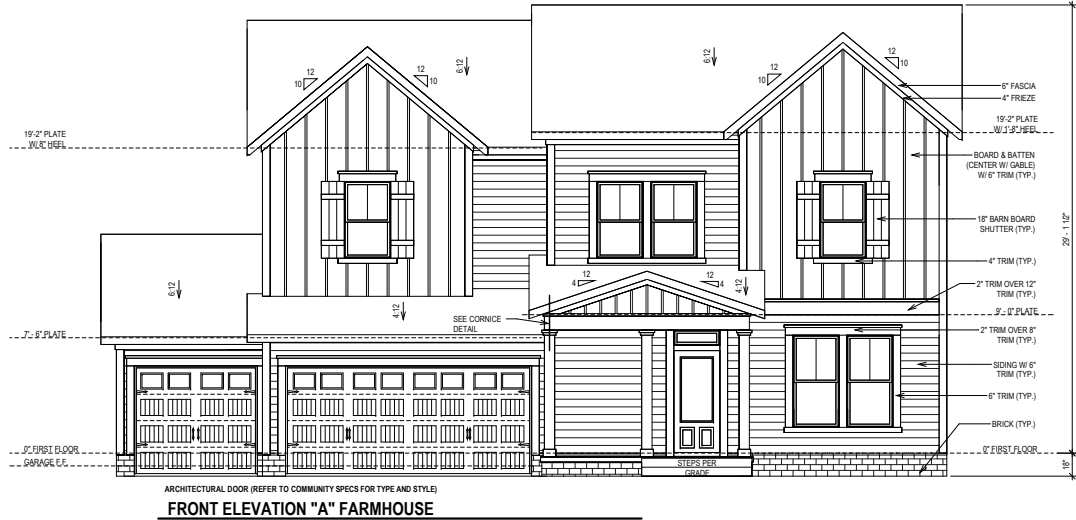


CORNICE DTL.
SCALE: 1" = 1'-0"



PROVIDE HANDRAIL
WHEN REQUIRED BY
CODE

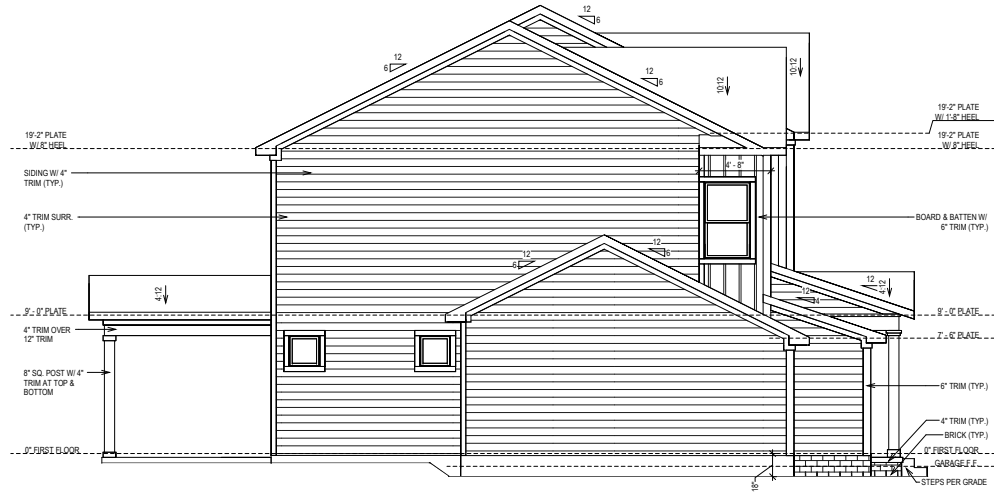


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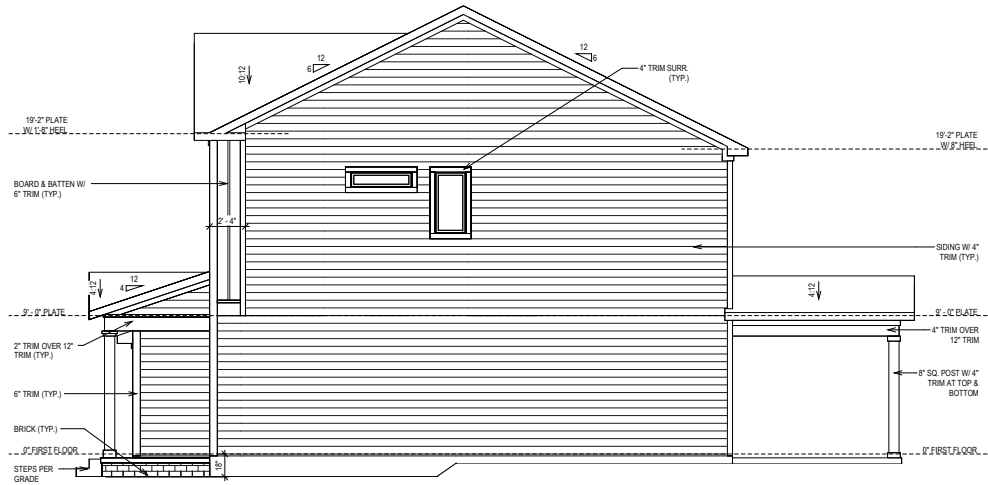
David Weekley Homes
CNI/AFAA Scale: 1/8" = 1'-0"
Date: 09/29/2020 Rev: 4/18/2023 EB

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

SOUTH
B327-A
ELV-1
BALLENTINE
RALEIGH



SIDE ELEVATION



SIDE ELEVATION

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 RALEIGH

SHEET INDEX:

S-0 COVER SHEET
 S-0.1 GENERAL STRUCTURAL NOTES

S-1 MONOLITHIC SLAB FOUNDATION PLAN

S-2 SECOND FLOOR FRAMING PLAN

S-3 ROOF FRAMING PLAN

SD-1 BRACED WALL DETAILS
 SD-2 HOLD DOWN DETAILS
 SD-3 BRACED WALL NOTES & DETAILS
 SD-4 PORTAL FRAME DETAILS
 SD-5 MISCELLANEOUS FRAMING DETAILS
 SD-6 MISCELLANEOUS FRAMING DETAILS
 SD-7 MONOLITHIC SLAB FOUNDATION DETAILS
 SD-8 NOT USED
 SD-9 NOT USED
 SD-10 NOT USED
 SD-11 NOT USED
 SD-12 ADVANCED FRAMING DETAILS & NOTES



KSE
ENGINEERING

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 STRUCTURAL ENGINEER OF RECORD (SER). SHOULD ANY DISCREPANCIES BECOME APPARENT, THE CONTRACTOR SHALL NOTIFY KSE ENGINEERING, P.C. BEFORE CONSTRUCTION BEGINS. IT IS THE INTENT OF THE ENGINEER LISTED ON THESE DOCUMENTS 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 CONTAINED IN THESE DOCUMENTS PRIOR TO THE COMMENCEMENT OF ANY WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ANY PLAN ERRORS, OMISSIONS, OR MISINTERPRETATIONS UNDETECTED AND NOT REPORTED TO THE ENGINEER PRIOR 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.

DESIGN LIVE LOADS:
 • ROOF = 20 PSF (LOAD DURATION FACTOR=1.25)
 • UNINHABITABLE ATTICS WITH LIMITED STORAGE = 20 PSF (WHERE SPECIFIED ON PLANS)
 • HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS = 30 PSF
 • FLOOR = 40 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_b=2,325 PSI, F_v=310 PSI, F_c=900 PSI
- LVL: E=2,000,000 PSI, F_b=2,600 PSI, F_v=285 PSI, F_c=750 PSI
- PSL: E=2,100,000 PSI, F_b=2,900 PSI, F_v=290 PSI, F_c=625 PSI



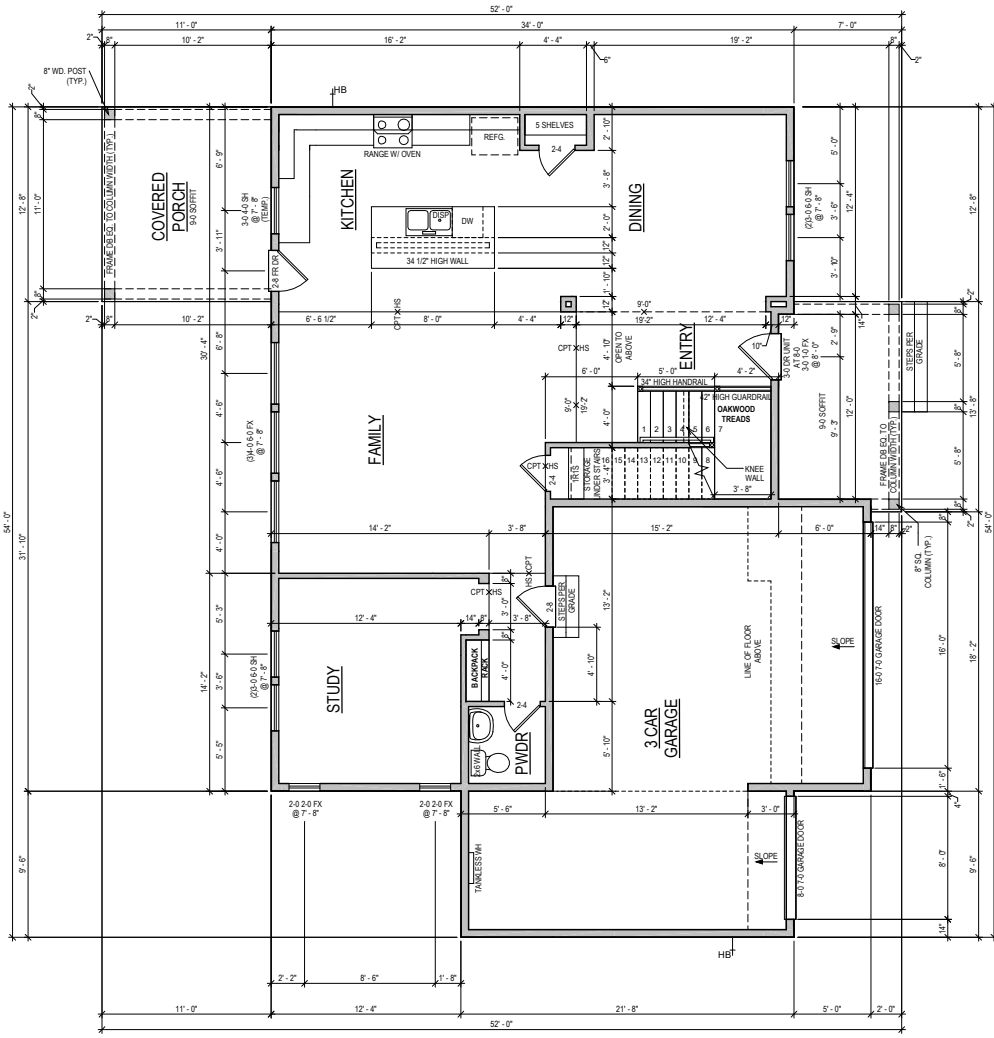

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David Weekley Homes
 Raleigh, NC

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

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" @ 22,34

S-0



FIRST FLOOR

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

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

OPTION LIST
 BACKYARD DECK
 COVERED PORCH
 SUPERSHOWER
 1ST FLOOR ALING

GENERAL REQUIREMENTS

- SLOPED SURFACE REQUIREMENTS**
 ALL PATIOS TO SLOPE 1/4" PER FOOT
 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.

PLAN SQFT	
LIVING	
1ST FLOOR	1211 SF
2ND FLOOR	1387 SF
TOTAL LIVING	2598 SF
SLAB	
1ST FLOOR	1211 SF
COVERED PORCH	139 SF
FRONT PORCH	104 SF
GARAGE	591 SF
TOTAL SLAB	2045 SF
FRAMING	
1ST FLOOR	1211 SF
2ND FLOOR	1313 SF
COVERED PORCH	139 SF
FRONT PORCH	104 SF
GARAGE	591 SF
TOTAL FRAMING	3358 SF

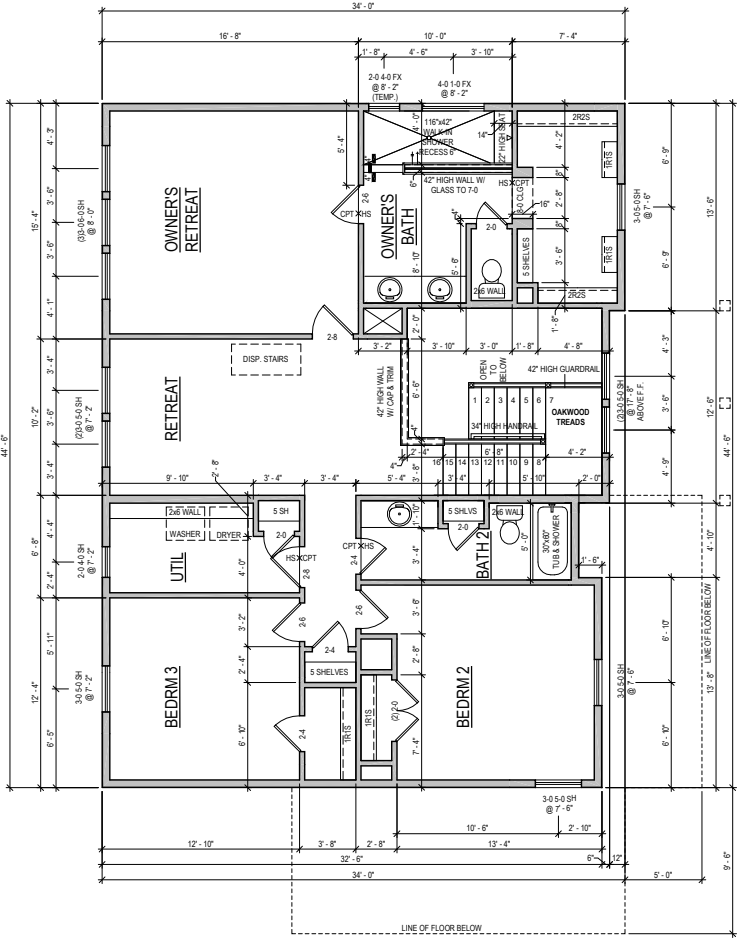
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 C/NAF/AA Date: 09/29/2020 Scale: 1/8"=1'-0"
 Rev: 4/16/2023 EB

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

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

SOUTH
B327-A
PLN-1
BALLENTINE
RALEIGH



SECOND FLOOR

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

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

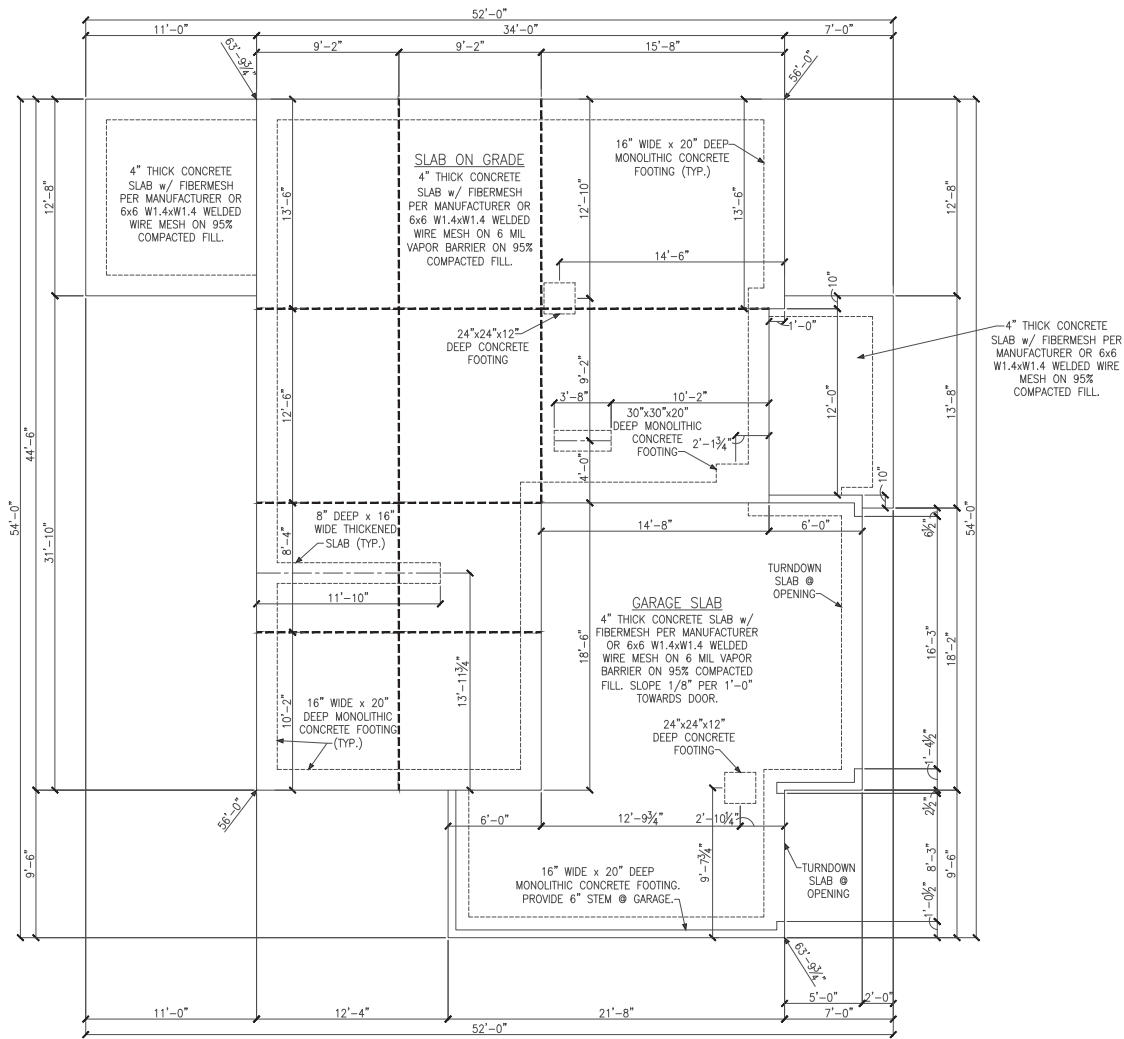
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SERENITY 65' IM
506 SERENITY WALK PARKWAY
FUQUAY VARINA, NC

Proj. No.: 131
Lot: 3277
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SOUTH B327-A
PLN-2
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RALEIGH



MONOLITHIC SLAB FOUNDATION PLAN

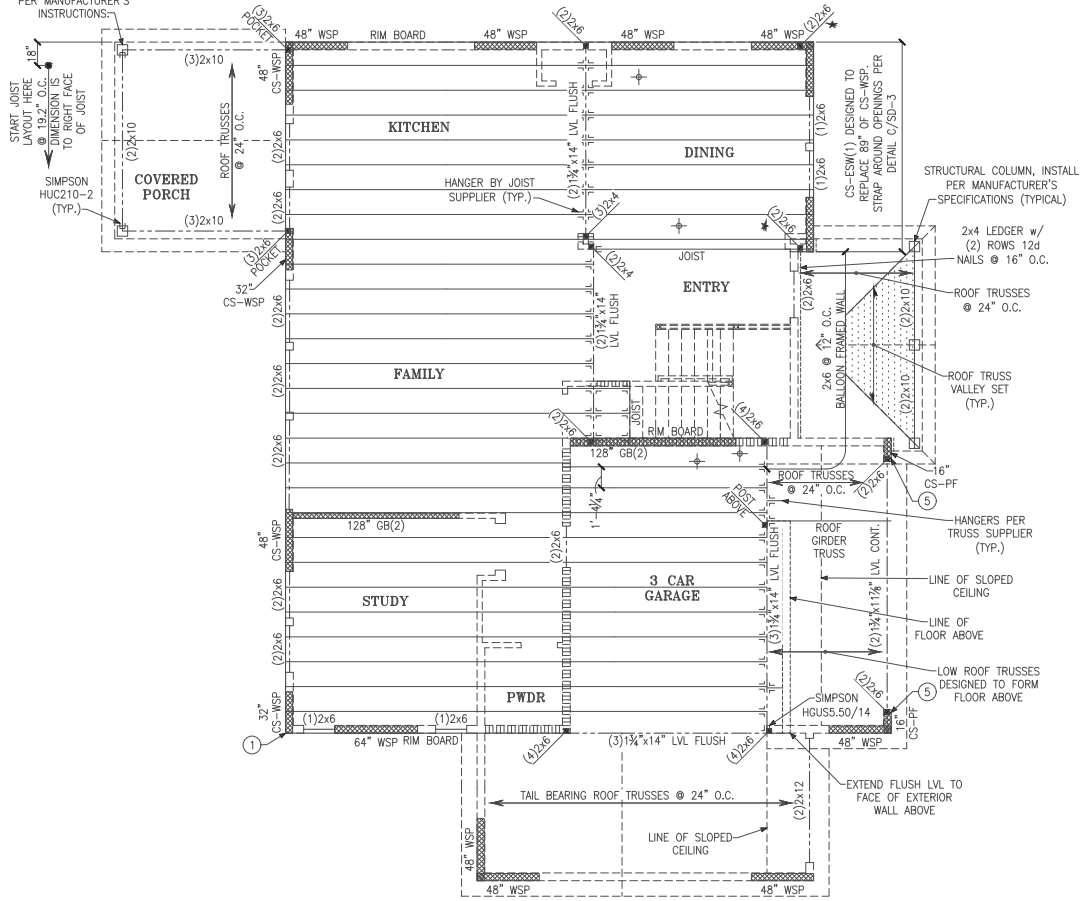
LEGEND

- 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 SHEATHING FASTENING & BLOCKING DETAILS)
- 48\"/> WSP

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



STRUCTURAL COLUMN BY OTHERS WITH MIN. 3,000 LB. CAPACITY. INSTALL PER MANUFACTURER'S INSTRUCTIONS.



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 SHEATHING FASTENING & BLOCKING DETAILS)
- 48" WSP

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

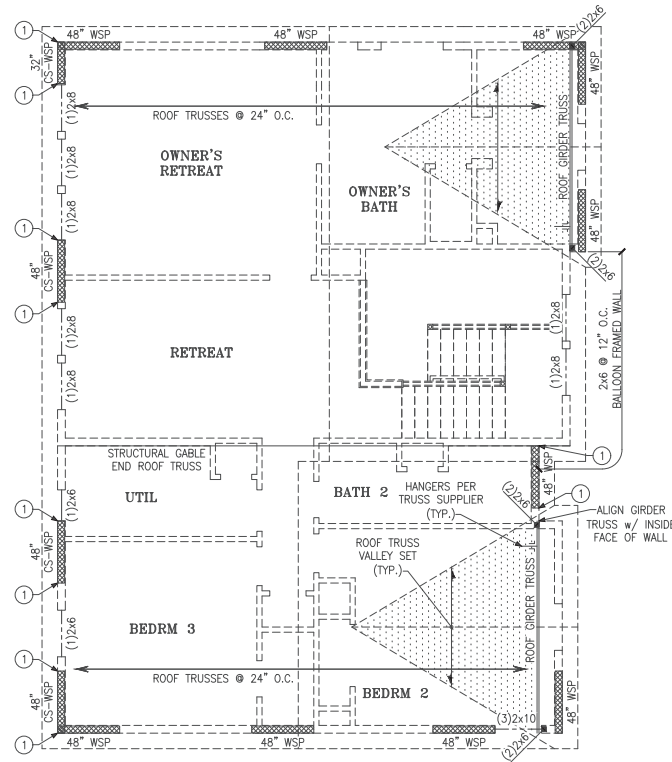
FLOOR FRAMING TO BE 14" DEEP TJI 210 SERIES OR EQUAL, SPACING PER MANUFACTURER.

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 DTT12 w/ SIMPSON 3/8"x6" TITEN HD SCREW ANCHOR AND 3/2" MINIMUM EMBEDMENT.
- 5 INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.

SECOND FLOOR FRAMING PLAN

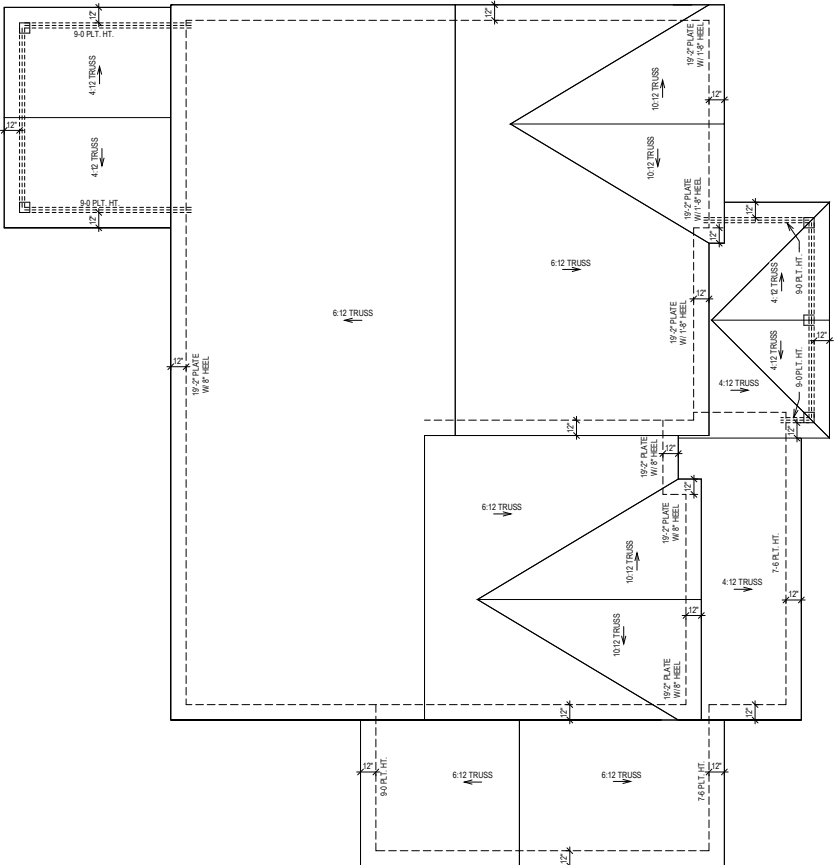




ROOF FRAMING PLAN

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 SHEATHING FASTENING & BLOCKING DETAILS)
	48" WSP
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:	
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 8-104 NAILS EACH END. AT SLAB FOUNDATION BELOW, CONNECT STUD TO FOUNDATION w/ SIMPSON DTT12 w/ SIMPSON 3/8"x6" TITEN HD SCREW ANCHOR AND 3/8" MINIMUM EMBEDMENT.





ROOF PLAN

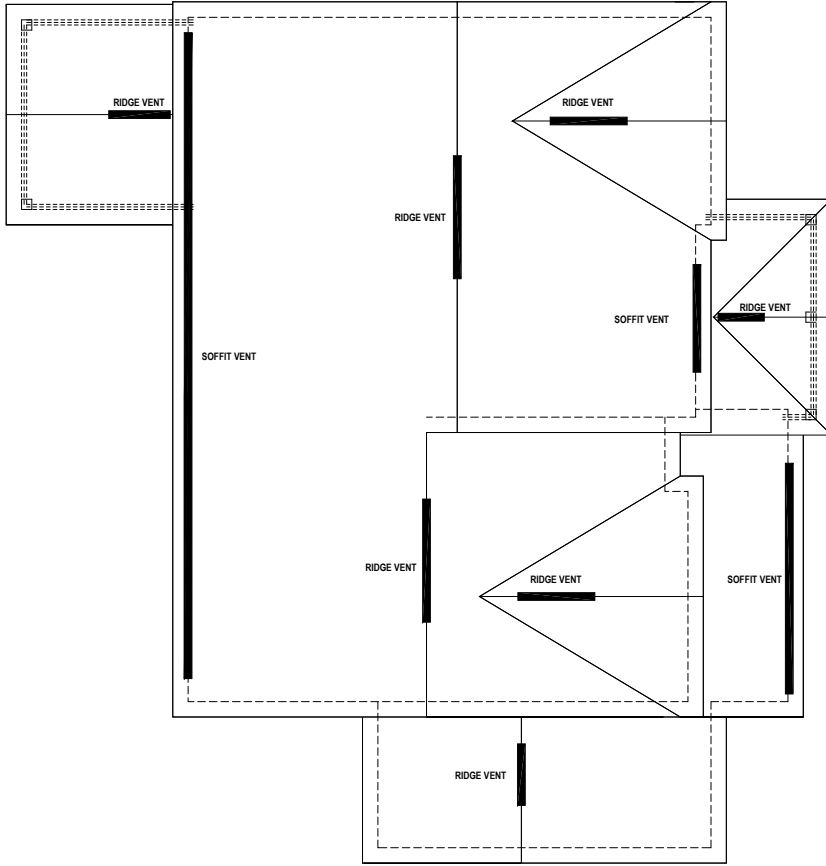
SOUTH
B327-A
RFP-1
 BALLENTINE
 RALEIGH

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

Proj. No.:
3277
 Job No.:
0131

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

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ROOF PLAN

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%

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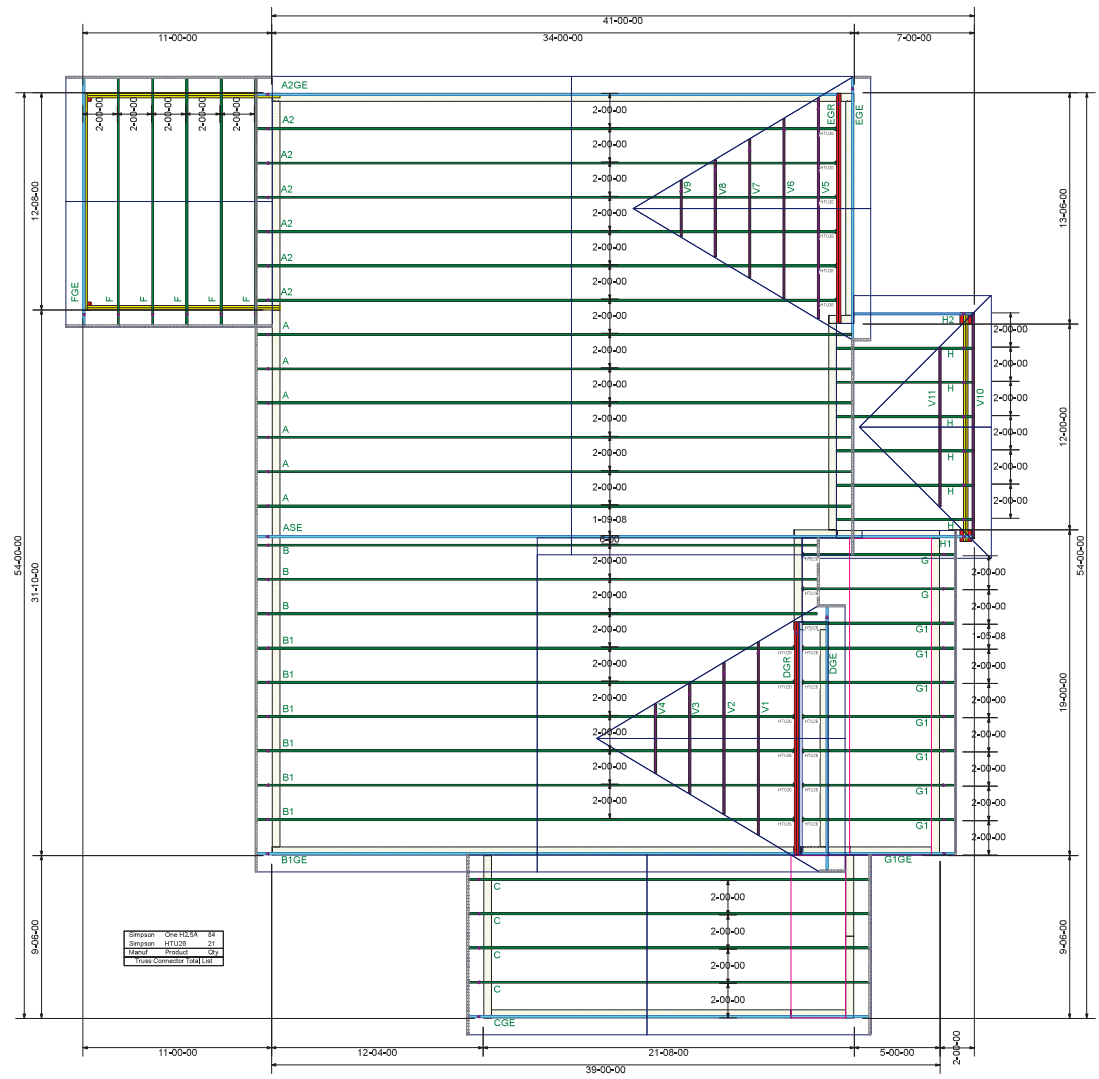
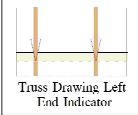
131
 Proj. No.: 3277 Lot:
 Job No.: 0131 Block:
 Sect:

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

SOUTH
B327-A
RFP-2
 BALLENTINE
 RALEIGH

General Notes: * CUTTING OR DRILLING OF COMPONENTS SHOULD NOT BE DONE WITHOUT CONTACTING COMPONENT SUPPLIER FIRST. CUSTOMER TAKES FULL RESPONSIBILITY FOR COMPONENTS IF CUT BEFORE AUTHORIZATION. ** ALL BEARING POINTS MUST BE INSTALLED PRIOR TO SETTING ANY COMPONENTS.

* DAMAGED COMPONENTS SHOULD NOT BE INSTALLED UNLESS TOLD TO BY THE COMPONENT PLANT.
 ** DIMENSIONS ARE READ AS: FOOT-INCH+SEVENTH.
 *** TRUSS TO TRUSS CONNECTIONS ARE POC-HAILED, UNLESS NOTED OTHERWISE.
 **** DIMENSIONS ARE READ AS: FOOT-INCH+SEVENTH.
 ***** DIMENSIONS ARE FULLY CONNECTED TOGETHER PRIOR TO ADDING ANY LOADS.
 ***** DIMENSIONS ARE FULLY CONNECTED TOGETHER PRIOR TO ADDING ANY LOADS.
 ***** DIMENSIONS ARE FULLY CONNECTED TOGETHER PRIOR TO ADDING ANY LOADS.



Revisions	
00/00/00	Name
00/00/00	Name
00/00/00	Name
00/00/00	Name
00/00/00	Name

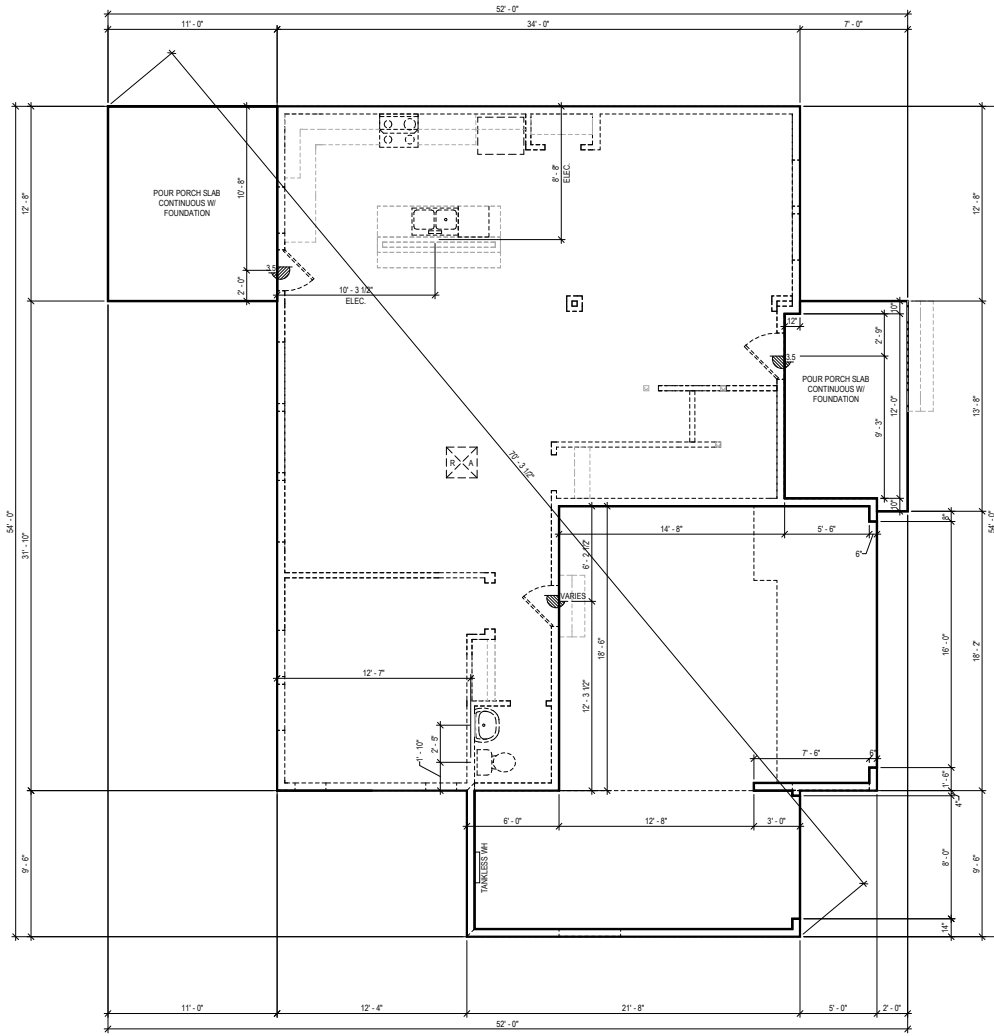
THIS IS A TRUSS PLACEMENT PROGRAM ONLY. These trusses are designed as individual components to be incorporated into the building design at the specification of the building designer. See individual design sheets for such trusses design limitations on the placement drawing. The building designer is responsible for the design of the building structure and for the overall structure. The design of the truss support structure including joists, beams, walls, and columns is the responsibility of the building designer. "Bringing Wood Truss" available from the Truss Plate Institute, 583 D'Onofrio Drive, Madison, WI 53719



David Weekley
 131 Serenity - 327A
COMPONENT PLAN

Scale:	NTS
Date:	3/1/2024
Designer:	ND
Project Number:	24020103
Sheet Number:	1/1

*** TRIANGULAR SYMBOL NEAR END OF TRUSS INDICATES LEFT END OF TRUSS AS SHOWN ON INDIVIDUAL TRUSS DRAWINGS. **** PLUMBING DROPS NOTED ARE IN THE APPROXIMATE LOCATIONS PER PLAN. BUILDER TO VERIFY LOCATIONS BEFORE SETTING TRUSSES. ***** REFER TO FINAL TRUSS ENGINEERING SHEETS FOR PLY TO PLY CONNECTIONS.



FIRST FLOOR

SEE ENGINEERING FOR ANCHOR BOLT REQUIREMENTS

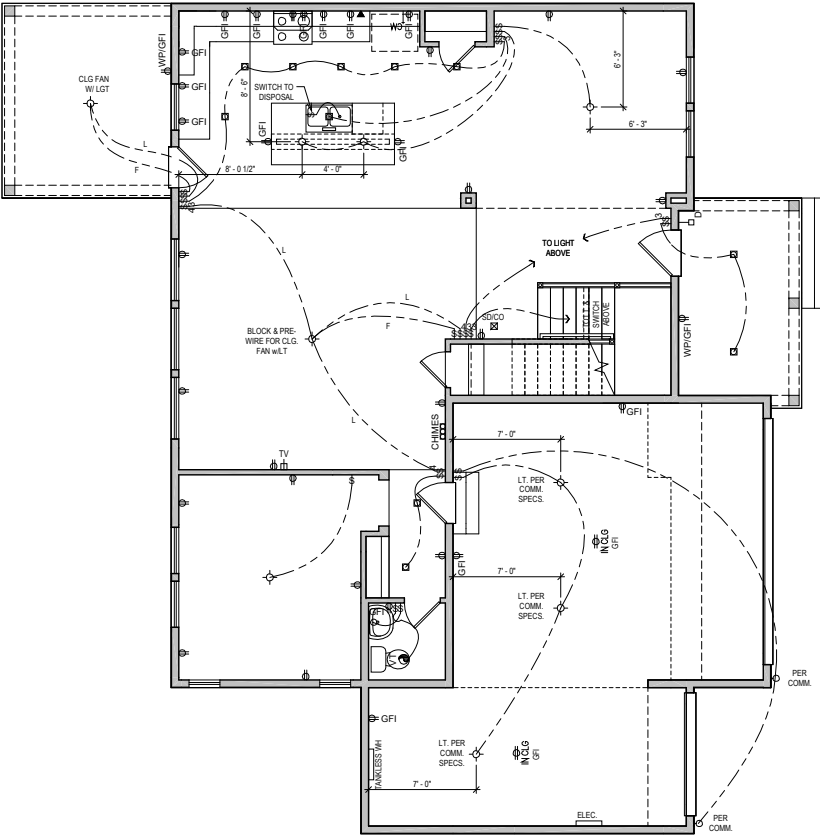
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Proj. No.: 131
 Lot: 3277
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 Sect:

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

SOUTH
B327-A
FS-1
 BALLENTINE
 RALEIGH



FIRST FLOOR

UTILITY LEGEND

	110V OUTLET
	12" AFF. (J.H.D.)
	GFI GROUND FAULT INTERRUPTOR (WEATHER PROOF AS NOTED)
	1/2 HALF HOT OUTLET
	220V OUTLET (50" A.F.F. @ UTILITY)
	PHONE LINE
	CABLE TELEVISION
	STANDARD SWITCH (3 OR 4 WAY AS NOTED)
	SURFACE MOUNTED LIGHT
	SURFACE MOUNTED LED LIGHT
	WALL MOUNTED LIGHT
	RECESS CAN LIGHT (EYEBALL AS NOTED)
	EXHAUST VENT
	SMOKE DETECTOR (CARBON MONOXIDE AS NOTED)
	DOOR BELL
	CHIMES DOOR BELL
	ELEC. PANEL BOARD W/ CIRCUIT BREAKERS
	HOSE BIB
	GAS TAP
	COLD/HOT WATER SUPPLY
	ELEVATOR CALL BUTTON

MID-ATLANTIC General Notes

1. ALL ELECTRICAL PLUGS TO BE 9" TO TOP FROM FLOOR IN ROOMS WITH WALL MOLDINGS.
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 Supporting wall)
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.

CITY SPECIFIC
 V.A.L.T. RECESSED CAN/ EXHAUST VENT COMBO

IN ALL HABITABLE ROOMS LIGHT BOXES MUST BE FAN RATED

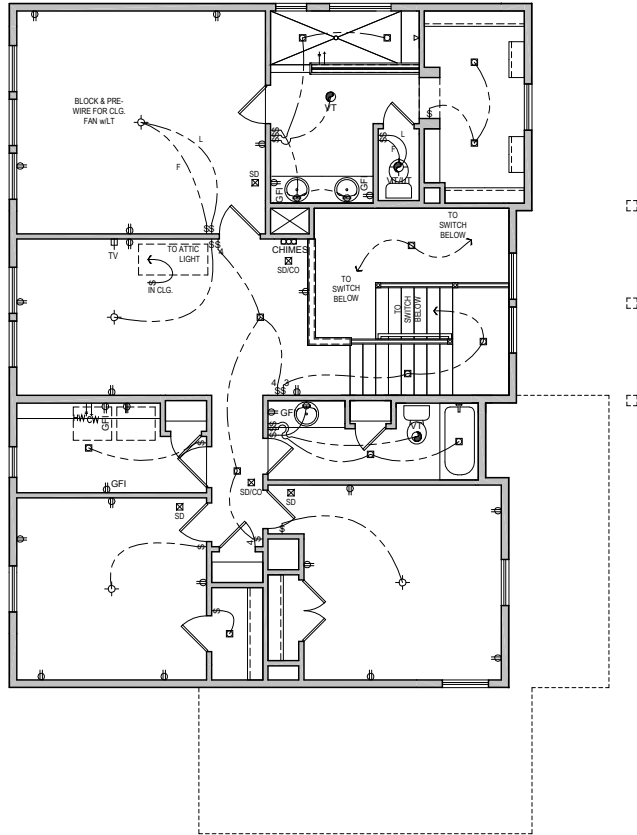
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SECOND FLOOR

UTILITY LEGEND

- ⊕ 110V OUTLET
- ⊕ 1/2" A.F.F. (U.N.O.)
- ⊕ GFI GROUND FAULT INTERRUPTOR (WEATHER PROOF AS NOTED)
- ⊕ 1/2 HALF HOT OUTLET
- ⊕ 220V OUTLET (50" A.F.F. @ UTILITY)
- ▼ PHONE LINE
- ⊕ CABLE TELEVISION
- ⊕ STANDARD SWITCH (3 OR 4 WAY AS NOTED)
- ⊕ SURFACE MOUNTED LIGHT
- ⊕ SURFACE MOUNTED LED LIGHT
- ⊕ WALL MOUNTED RECESS CAN LIGHT (EYEBALL AS NOTED)
- ⊕ EXHAUST VENT
- ⊕ SMOKE DETECTOR (CARBON MONOXIDE AS NOTED)
- ⊕ DOOR BELL
- ⊕ CHIMES DOOR BELL
- ⊕ CHIMES PANELBOARD W/ CIRCUIT BREAKERS
- ⊕ HB HOSE BIB
- ⊕ GAS GAS TAP
- ⊕ CW, HW COLD/HOT WATER SUPPLY
- ⊕ E ELEVATOR CALL BUTTON

MID-ATLANTIC General Notes

1. ALL ELECTRICAL PLUGS TO BE 9" TO TOP FROM FLOOR IN ROOMS WITH WALL MOLDINGS.
2. SWITCH FOR ATTIC LIGHT TO BE LOCATED OUTSIDE OF ATTIC SPACE, 12 INCHES FROM CEILING.
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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.

IN ALL HABITABLE ROOMS
LIGHT BOXES MUST BE FAN
RATED

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

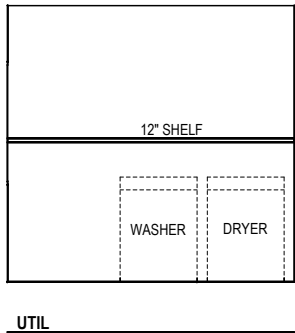
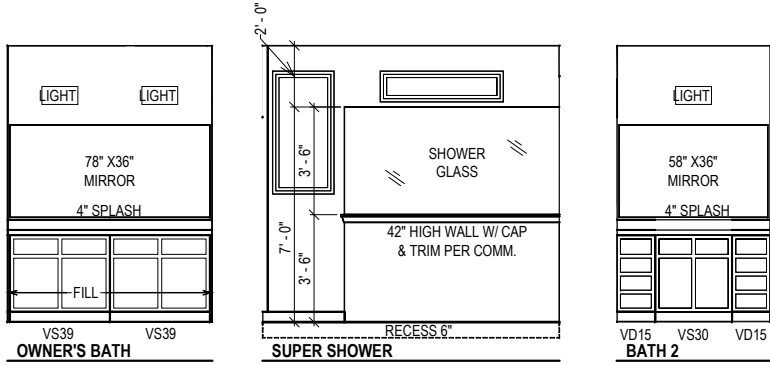
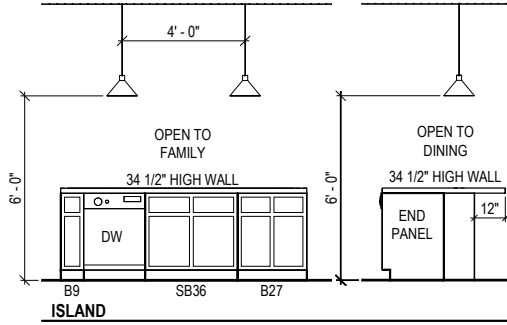
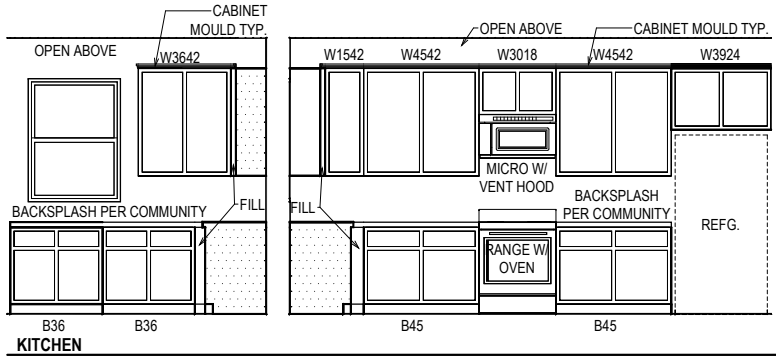
CITY SPECIFIC
VTLT RECESSED CAN/ EXHAUST
VENT COMBO

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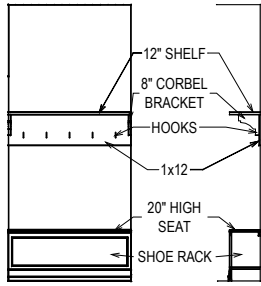
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 CN/AF/AA Scale: 1/4"=1'-0"
 Date: 09/29/2020 Rev: 4/18/2023 EB

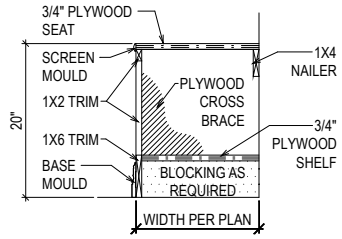
Proj. No.: 131
 Lot: 3277
 Block: 0131
 Sect:

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

SOUTH
B327-A
INT-1
 BALLENTINE
 RALEIGH

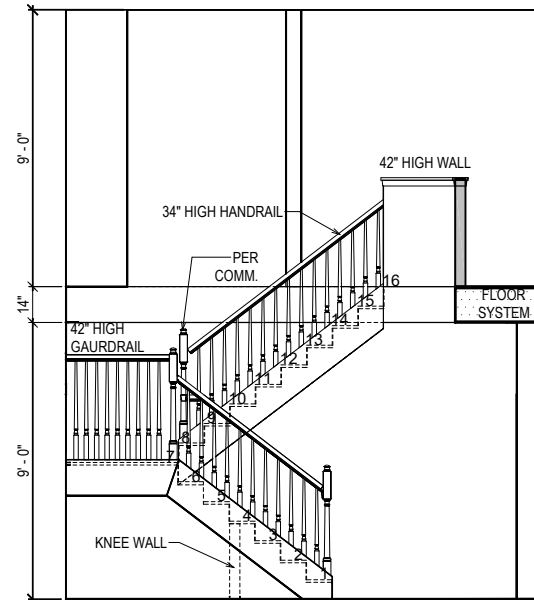


BACKPACK RACK



SEAT DETAIL

SCALE: 3/4" = 1'-0"



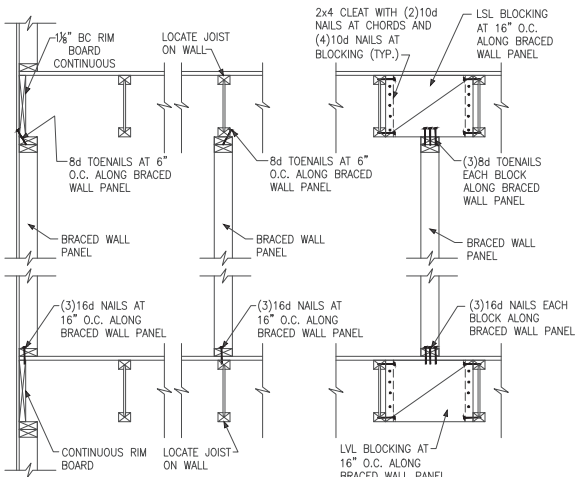
STAIR SECTION

© Weekley Homes, L.P. 2020
 The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. This document may not be relied on as a representation of what the completed structure will look like.

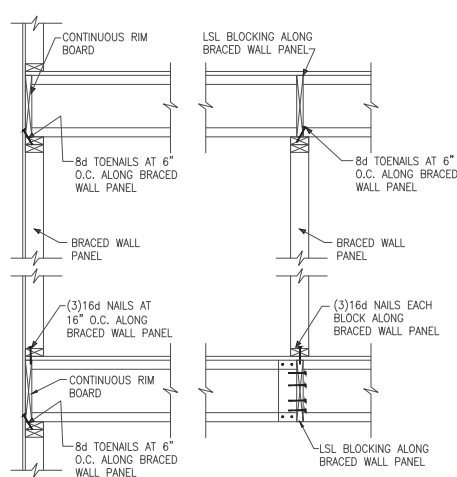
David Weekley Homes
 Date: 09/29/2020 Scale: 1/4" = 1'-0" Rev: 4/18/2023 EB
 CNI/AF/AA

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

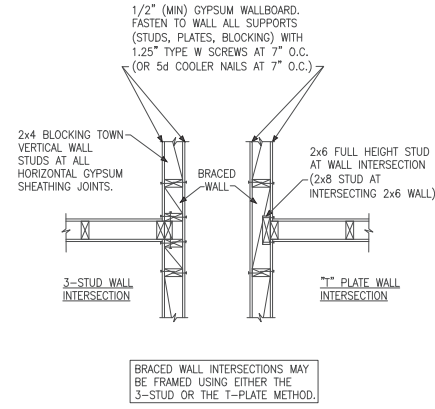
SOUTH
B327-A
INT-2
 BALLENTINE
 RALEIGH



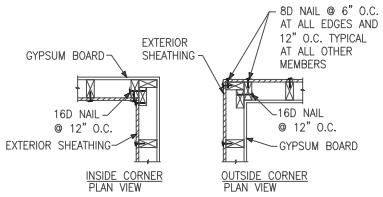
A TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PARALLEL TO I-JOISTS



B TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PERPENDICULAR TO I-JOISTS

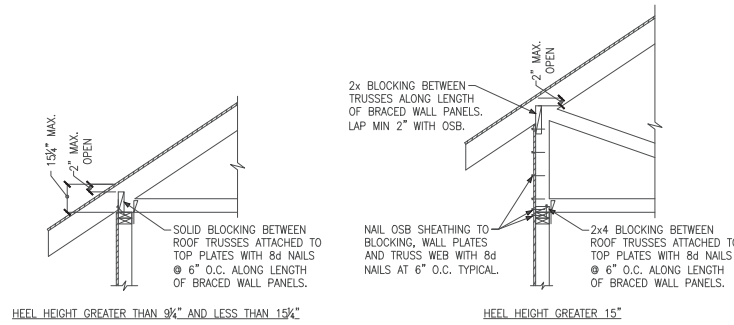


C METHOD GB(1) AND GB(2) INTERSECTION DETAILS



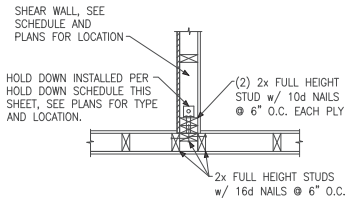
D TYPICAL EXTERIOR CORNER WALL FRAMING

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.

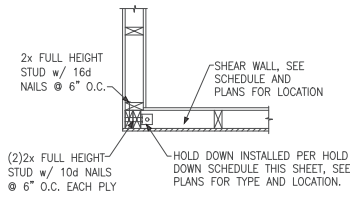


E ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS
ONLY REQUIRED AT BRACED WALL PANELS

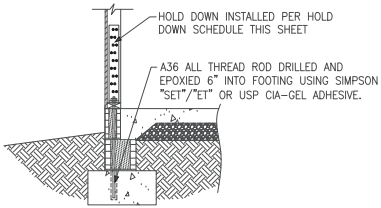




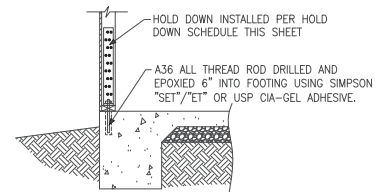
(A) TYPICAL HOLD DOWN DETAIL



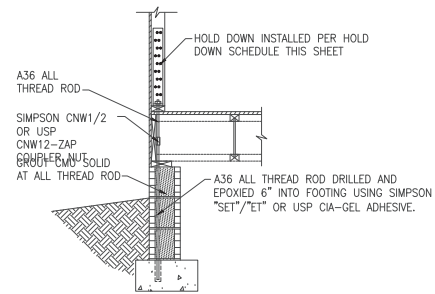
(B) TYPICAL HOLD DOWN DETAIL



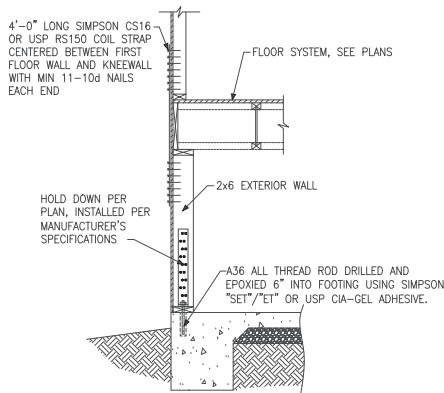
(C) HOLD DOWN AT STEMWALL SLAB



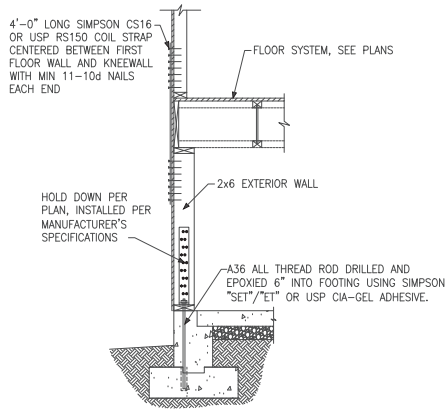
(D) HOLD DOWN AT MONOLITHIC SLAB



(E) HOLD DOWN AT CRAWL FOUNDATION



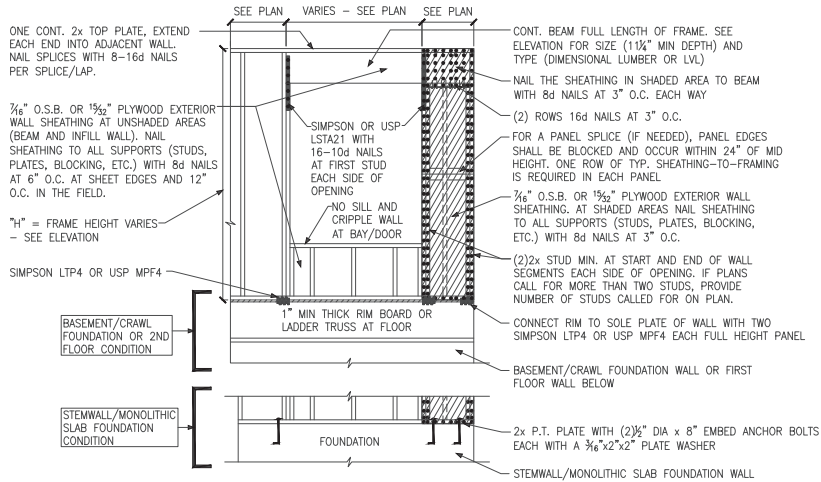
(F) HOLD DOWN AT FOUNDATION MONOLITHIC TURN-DOWN



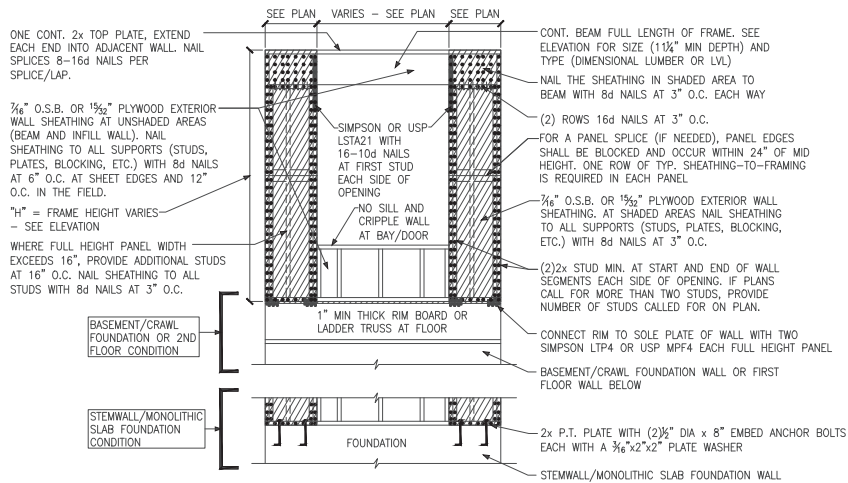
(G) HOLD DOWN AT FOUNDATION STEM WALL

HOLD DOWN SCHEDULE			
HOLD DOWN		ALL TREAD ROD	FASTENERS
SIMPSON	USP		
LTP2	LTS20B	½" DIA.	(10)10d NAILS
HTT4	HTT16	¾" DIA.	(18)16dx2½" LONG NAILS
HTT5	HTT45	¾" DIA.	(26)16dx2½" LONG NAILS

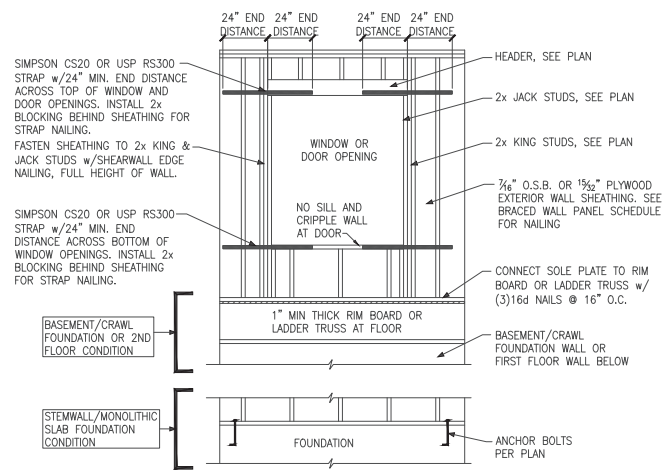




A METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
ONE BRACED WALL SEGMENT



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



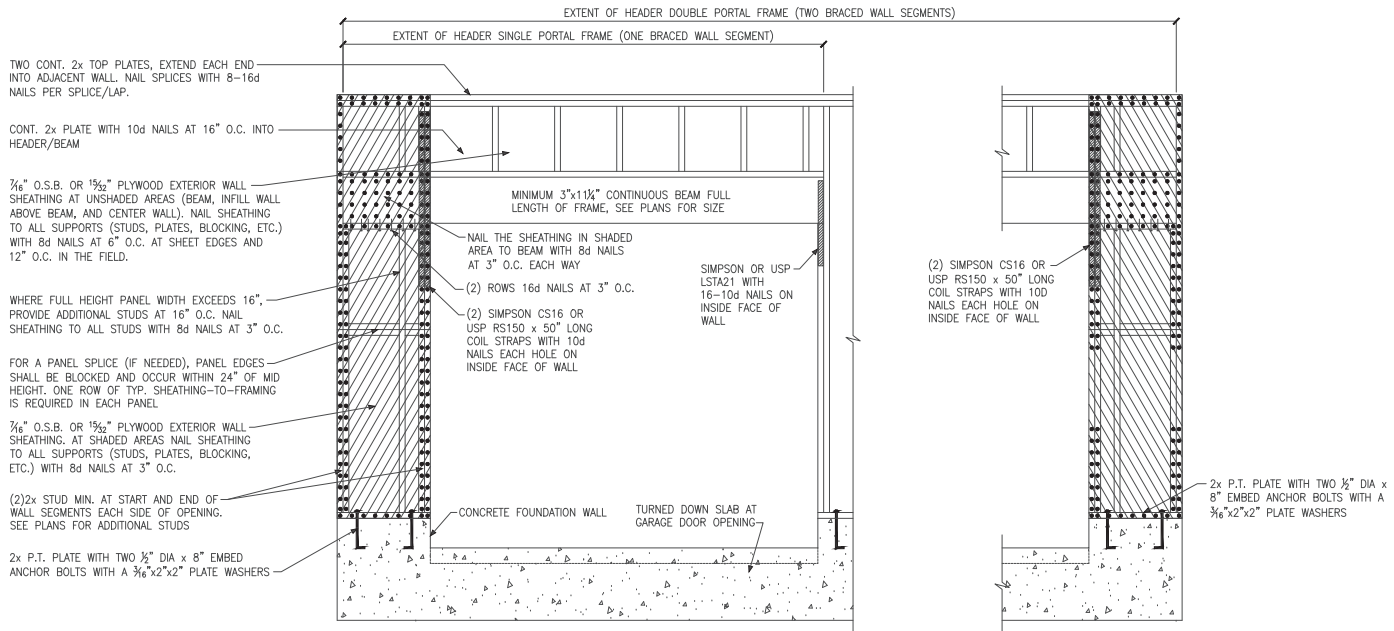
C WINDOW OR DOOR REINFORCEMENT IN ENGINEERED SHEAR WALL
ONLY REQUIRED WHERE SPECIFIED ON PLANS

BRACED WALL PANEL AND ENGINEERED SHEAR WALL SCHEDULE			
PANEL TYPES	PANEL TYPE	MATERIAL	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 SUPPORTS
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

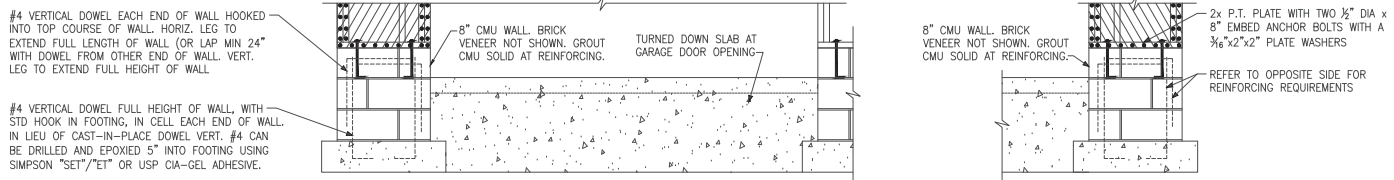
BRACED WALL PANEL NOTES:

- ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
- SEATH ALL EXTERIOR WALLS OF THE HOUSE WITH 7/16" O.S.B., OR 19/32" 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.

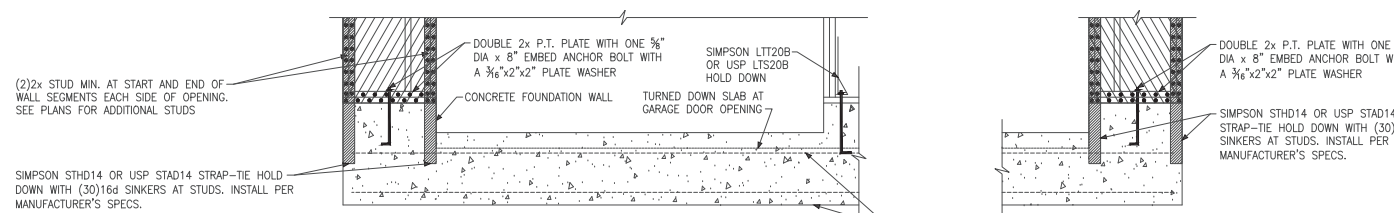




A METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
MONOLITHIC SLAB OR BASEMENT FOUNDATION

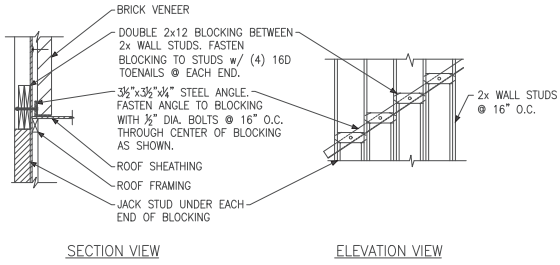


B METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
STEMWALL SLAB OR CRAWL SPACE FOUNDATION

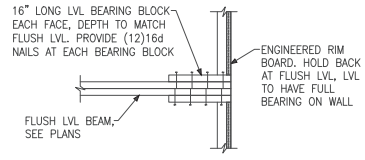


C METHOD CS-EPF: ENGINEERED PORTAL FRAME WITH HOLD-DOWNS
CONTINUOUS #4 HIGH AND LOW. PROVIDE MIN 24" LAPS WHERE SPLICED.

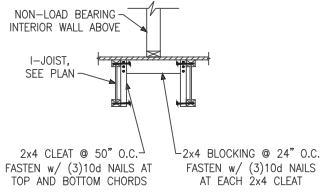




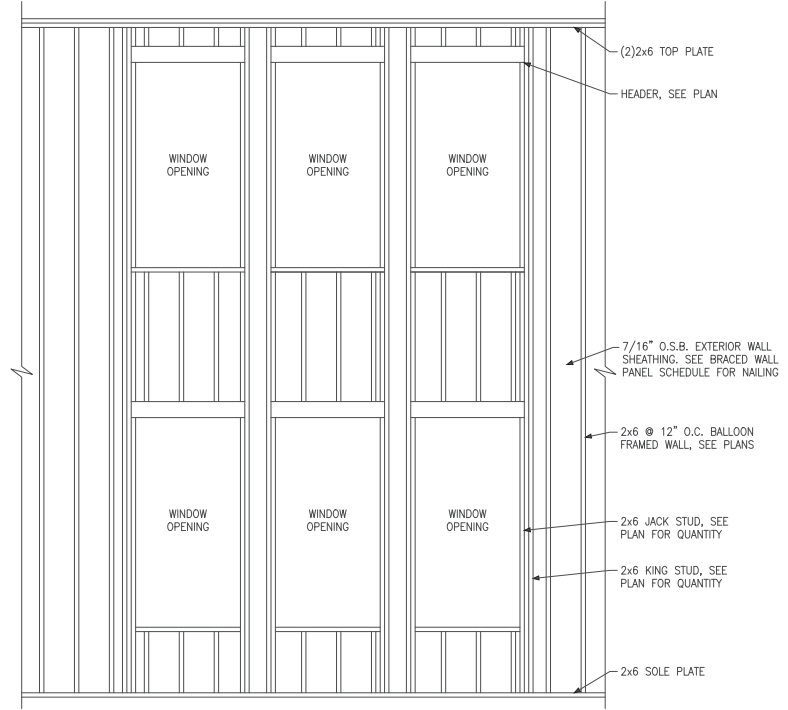
(A) BRICK LEDGER CONNECTION DETAIL



(B) BEARING ENHANCER FLUSH LVL



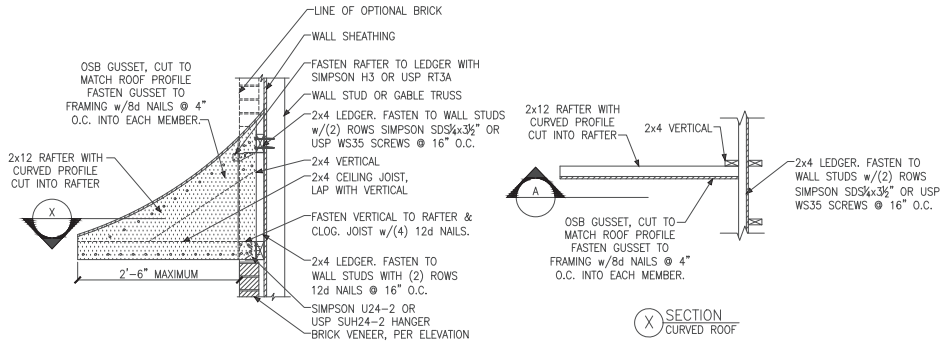
(C) L-JOIST LADDER BLOCKING AS REQUIRED @ PARALLEL WALLS



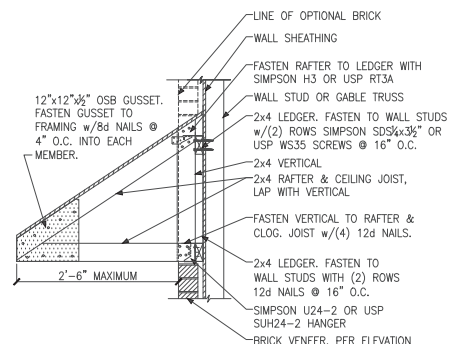
(D) BALLOON FRAMED WALL DETAIL N.T.S.

WALL STUD SIZE, HEIGHT & SPACING SCHEDULE						
STUD SIZE	BEARING WALLS				NONBEARING WALLS	
	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"

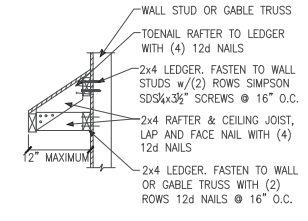




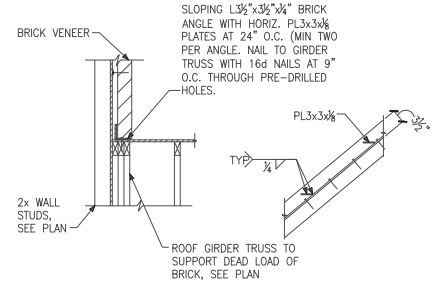
A PENT ROOF DETAIL
CURVED ROOF



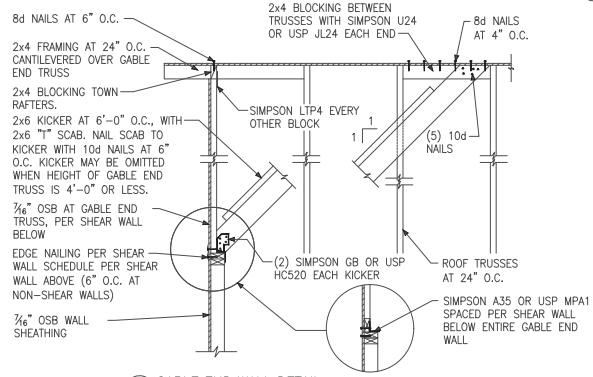
B PENT ROOF DETAIL
STRAIGHT ROOF



C EYEBROW ROOF DETAIL
STRAIGHT ROOF



D TRUSS DETAIL

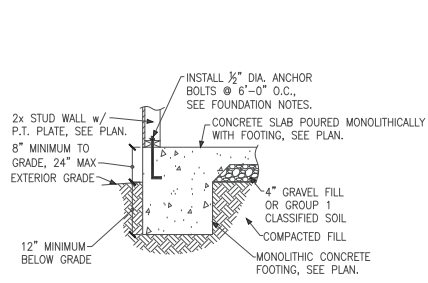


E GABLE END WALL DETAIL

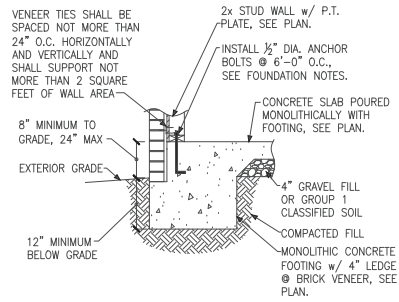
Miscellaneous Framing Details
Serenity, Lot #131
B327 Ballentine Model
115 M.P.H.
Raleigh, North Carolina

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

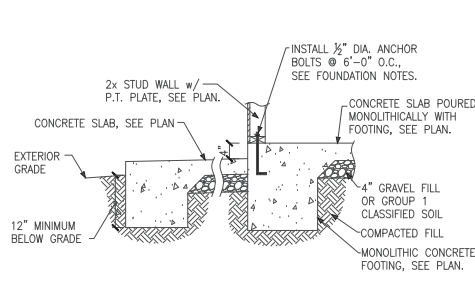




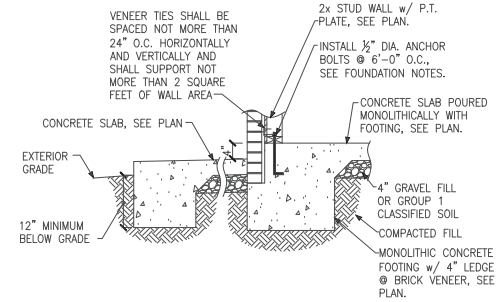
A FOUNDATION SECTION
EXTERIOR WALL



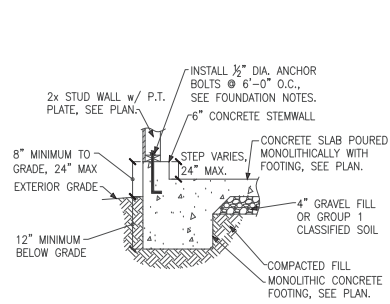
B FOUNDATION SECTION
EXTERIOR WALL @ BRICK VENEER



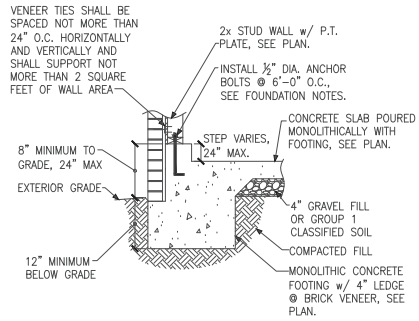
C FOUNDATION SECTION
EXTERIOR WALL AT PORCH



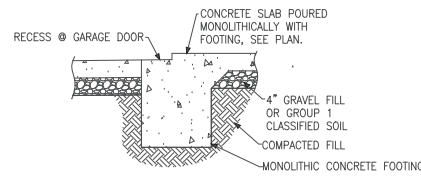
D FOUNDATION SECTION
EXTERIOR WALL AT PORCH w/ BRICK VENEER



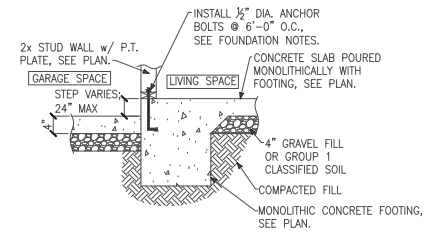
E FOUNDATION SECTION
EXTERIOR GARAGE WALL



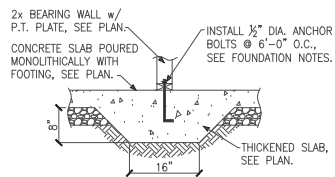
F FOUNDATION SECTION
EXTERIOR GARAGE WALL @ BRICK VENEER



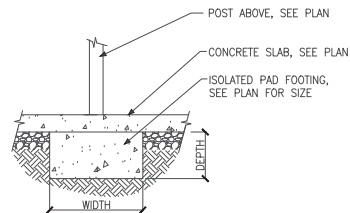
G GARAGE DOOR SECTION
GARAGE DOOR



H THICKENED SLAB
AT GARAGE

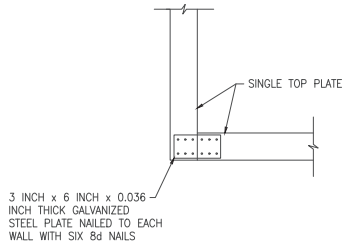


J THICKENED SLAB SECTION
INTERIOR BEARING WALL

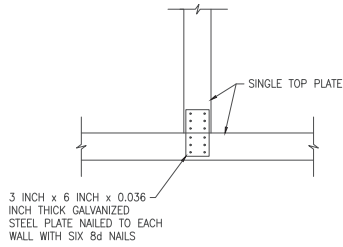


K ISOLATED PAD FOOTING
INTERIOR COLUMN

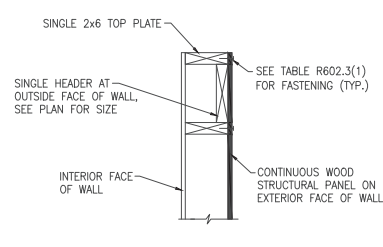




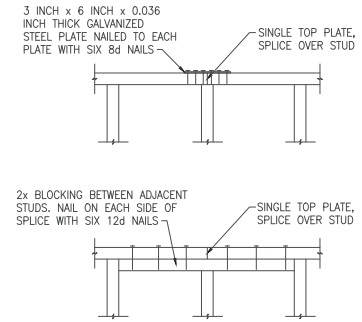
A SINGLE TOP PLATE SPLICE
WALL INTERSECTION



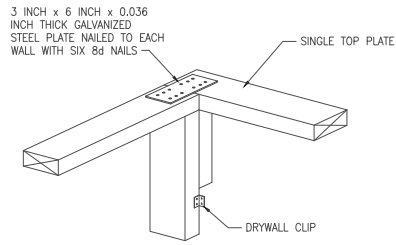
B SINGLE TOP PLATE SPLICE
WALL INTERSECTION



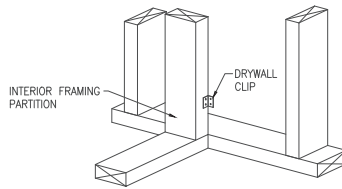
C SINGLE LOAD BEARING HEADER
EXTERIOR WALL



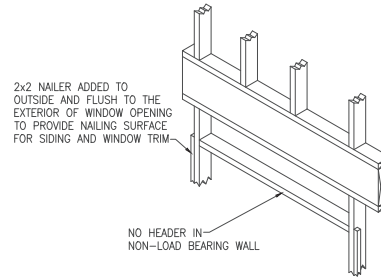
D SINGLE TOP PLATE SPLICE
INTERIOR OR EXTERIOR WALL



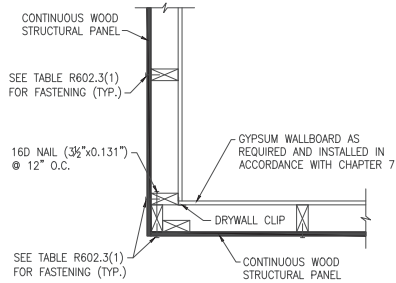
E SINGLE TOP PLATE SPLICE
WALL INTERSECTION



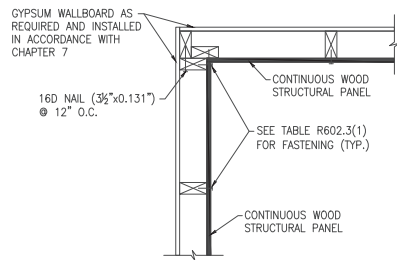
F SINGLE TOP PLATE SPLICE
WALL INTERSECTION



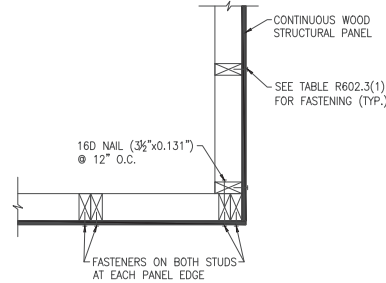
G NON-LOAD BEARING HEADER
EXTERIOR WALL



H TYPICAL EXTERIOR CORNER FRAMING
OUTSIDE CORNER DETAIL



J TYPICAL EXTERIOR CORNER FRAMING
INSIDE CORNER DETAIL



K TYPICAL EXTERIOR CORNER FRAMING
GARAGE DOOR CORNER DETAIL

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.

