LONGLEAF WAY **ABBREVIATIONS** A A PRESSURE TREATED WD HWD HARDWOOD (FL R&M RANGE W/MICROWAY LIV LIVING LTL LINTEL LVR LOUVER MAX MAXIMUM DRY DRYER MACHINE TEMP TEMPERED (GLASS MISC MISCELLANE MULL MULLION(ED U.N.O. UNLLGG OTHERWISE EXTERIOR OA OVERALL F.F. FINISH FLOOR (LINE OBS OBSCURE (GLA WH WATER HEATER FLR FLOOR(ING FP FIREPLACE OPT OPTIONAL WIC WALK-IN CLOSE FURRED(ING) PEDESTAL (SINK) W/ W/O WITH or WITHOUT ROHND FAIL TERPROOF(ING) CIRCUIT INTERRU

GENERAL NOTES

1 - GENERAL BUILDING & DESIGN REQUIREMENTS

1) THE ATTACHED PLANS & SPECIFICATIONS ARE THE SOLE PROPERTY OF TRI POINTE HOMES ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT PRIOR WRITTEN CONSENT OF TRI POINTE HOMES IS STRICTLY

2) TRI POINTE HOMES DESIGNS & BUILDS HOUSING AS SET FORTH BY THE FORMAT AND PROVISIONS OF TH INTERNATIONAL RESIDENTIAL CODE (IRC), AND THE NATIONAL ELECTRIC CODE (NEC). ANY NON-CONFORMING DOCUMENTS DISCOVERED BY THE CONTRACTOR OR HIS AGENTS SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF TRI POINTE HOMES BY CALLING (469)329-0470.

). THESE PLANS ARE SUBJECT TO MODIFICATIONS TO MEET CODE REQUIREMENTS AND/OR TO FACILITATE MECHANICAL/ ELECTRICAL/ PLUMBING INSTALLATION AND/ OR TO IMPLEMENT DESIGN IMPROVEMENTS. ANY

INTENTION TO MODIFY THESE PLANS MUST BE APPROVED IN WRITING BY TRI POINTE HOMES
4) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AFFECTING CONTRACTOR'S PRODUCTS, INSTALLATIONS, OR FABRICATIONS IN THE FIELD PRIOR TO EXPEDITING THE CONSTRUCTION OF SUCH WORK. FIELD VERIFY ALL DIMENSIONS — DO NOT SCALE DRAWINGS!! CONTRACTOR IS RESPONSIBLE FOR SURVEYING THE PROJECT AND BECOMING FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK INCLUDING BUT NOT LIMITED TO SITE AND SOIL BEARING CONDITIONS.
5) ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE

ATTENTION OF THE ARCHITECT, IN WRITING, AND WRITTEN INSTRUCTION SHALL BE OBTAINED PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ERRORS, DISCREPANCIES, OR OMISSIONS FOR WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT PRIOR TO

2 - SITE CONSTRUCTION

BACK FILL SHALL BE FREE FROM VEGETATION AND CONSTRUCTION DEBRIS

) BACK FILL SHALL BE PLACED IN LIFTS AND COMPACTED IN SUCH A MANNER AS BACKFILL TO NOT DAM. THE FOUNDATION WALLS OR ANY WATERPROOFING/ DAMPPROOFING MATERIALS.

3 - CONCRETE

1) SLOPE ON GARAGE SLAB SHALL BE 1/8" PER FOOT TOWARDS VEHICLE DOOR. SLOPE ON PORCH AND

4 - MASONRY

ALL EXTERIOR BRICK MUST MEET ASTM C-216 FOR "SW" CONDITIONS

2) MASONRY VENEER SHALL BE ATTACHED TO SUPPORTING WALLS w/ CORRUGATED METAL TIES IN ACCORDANCE WITH R703.7.4.1 - I.R.C. OR LOCAL CODE REQUIREMENTS

) WEEPHOLES SHALL BE PROVIDED ALONG THE OUTSIDE WYTHE OF EXTERIOR MASONRY WALLS AT 33" O.C. MAX, SHALL BE A MIN. OF 3/16" IN DIAMETER, AND LOCATED IMMEDIATELY ABOVE THE FLASHING PER 18703.7.6 – LR.C.

5 - METALS

6 - WOOD AND PLASTICS

7 - THERMAL & MOISTURE PROTECTION

) Fire stopping and/ or draft stopping shall meet the requirements of IRC R602.8. 2) Attic ventilation shall be provided at 1/300 th of the Area of the Space ventilated. Cross VENTILATION WITH HALF OF THE VENTILATED AREA SHALL BE PROVIDED BY ROOF VENTS AND THE OTHER HALF BY SOFFIT VENTS. VENTS SHALL BE PLACED SO AS TO NOT ALLOW INFILTRATION OF RAIN OR SNOW. S) PROVIDE APPROVED TILE BACKER DRYWALL FOR ALL SHOWER AND BATH SPACE) PROVIDE ATTIC VENTILATION PER IRC-R806.1

8 - DOORS AND WINDOWS

-) REVIEW ALL WINDOW HDR HEIGHTS PER PLATE HT. AND VERIFY W/ ELEVATIONS AND CORNICE DETAILS TEMPERED GLASS SHALL BE USED IN HAZARDOUS AREAS AS DESCRIBED IN SECTION R308.4 - LR.C.
- FRONT DOOR WIDTH PER IRC-R311.3 GARAGE DOOR PER IRC-R309.1

FMERGENCY EGRESS SHALL MEET REQUIREMENTS OF SECTION R310 - LR C 2018 - SLEEPING ROOMS HALL HAVE AT LEAST ONE EGRESS OPENING OF NOT LESS THAN 5.7 SF AND A CLEAR OPENING OF NOT IFSS THAN 20" WIDE X 24" HIGH AND SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR

15 - MECHANICALS

WOOD BUILT CHIMNEYS AND FIREPLACES SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND RE SUBJECT TO MECHANICAL INSPECTION PER IRC SECTION R1002.1) EXTERIOR AIR INTAKE FOR COMBUSTION AIR PER IRC SECTION AS REQUIRED BY LOCAL MUNICIPALITY

16 - ELECTRICAL

ALL FLECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE (NEC). MATERIAL AND EQUIPMENT SHALL BEAR THE LABEL OF APPROVAL OF THE UNDERWRITERS ABORATORIES, INC.

) ELECTRICAL CONTRACTOR SHALL VERIFY SPACE REQUIRED FOR METER INSTALLATION BEFORE ONSTRUCTION AND SHALL NOTIFY GENERAL CONTRACTOR OF ANY DISCREPANCIES.

VERIFY LOCATION OF ALL RECEPTACLES FOR APPLIANCES WITH MANUFACTURER SPECIFICATIONS. GROUND FAULT INTERRUPTS SHALL BE LOCATED PER THE NEC

ALL SWITCHES SHALL BE INSTALLED AT 3'-6" ABOVE FINISHED FLOOR TO CENTERLINE OF SWITCH

VLESS NOTED OTHERWISE) ALL CONVENIENCE OUTLETS SHALL BE INSTALLED W/ CENTERLINE OF OUTLET LOCATED 1'-3" ABOVE

INISHED FLOOR UNLESS NOTED OTHERWISE ALL CONVENIENCE OUTLETS WITH SWITCHES TO BE SWITCH AT TOP ONLY.

ALL EXTERIOR WALL BRACKET FIXTURES SHALL BE INSTALLED AS NOTED ON PLANS.

APPROVED SMOKE DETECTORS SHALL BE LOCATED ON EVERY STORY OF THE DWELLING UNIT AS PER IRC ECTION R317 (SEE SHEET B1.1 FOR LOCATIONS). WHERE MORE THAN ONE DETECTOR IS REQUIRED THEY SHALL BE INTERCONNECTED. POWER SOURCE SHALL BE BUILDING POWER w/ BATTERY BACKUP.)) CONDUCTORS SHALL BE OF COPPER.

GENERAL FRAMING SPECS AND CONSTRUCTION NOTES STAIRS:

1) THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES AND THE MINIMUM TREAD DEPTH SHALL BE 10 CHES IN ACCORDANCE WITH SECTION I.R.C.

HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES SHALL BE OVIDED ON AT LEAST. ONE SIDE OF STAIRWAYS IN ACCORDANCE WITH SECTION R315.1 — I.R.C HANDRAIL AND BALUSTRADE (WHERE PRESENT) SHALL BE CONSTRUCTED. ACCORDING TO IRC. ALL REQUIRED HAND RAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS W/ 2 OR MORE SERS FROM A POINT ABOVE THE THE TOP RISER OF A FLIGHT TO A POINT ABOVE THE LÓWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE AT NEWEL POSTS OR SAFETY TERMINALS. ANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5" BETWEEN THE WALL

WALLS:

) ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. ALL STUDS ARE 3 1/2" UNLESS NOTED. ALL DIMENSIONS PRESENTED HERE ARE FRAME DIMENSIONS ONLY.

I SEPARATION BETWEEN THE RESIDENCE AND THE GARAGE SHALL BE MAINTAINED BY INSTALLATION OF $rac{1}{2}"$ GYPSUM BOARD ON ALL COMMON WALLS. 2-STORY HOMES REQUIRE 5/8" TYPE X GYPSUM BOARD AT CARAGE CEILINGS WHERE HABITABLE ROOMS ARE PRESENT ABOVE.

FLOORS:

STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS ECIFIED IN IRC

) THE ENDS OF EACH JOIST, BEAM, OR GIRDER SHALL HAVE NOT LESS THAN 1.5 INCHES OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES ON MASONRY OR CONCRETE OR AS OTHERWISE SPECIFIED

) ALL DIMENSIONAL FLOOR JOISTS TO BE PER ENGINEER STRUCTURAL PLANS.

FRAMING:

ALL FRAMING DIMENSIONS TO FACE OF MEMBER. I BEARING HEADERS TO BE PER ENGINEERING PLANS.

FIRE STOPPING AND / OR DRAFT STOPPING SHALL MEET THE REQUIREMENTS OF IRC R602.8.

ROOF

HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT RIDGE DOWN TO BEARING PARTITION. CUT ENDS OF AFTERS SHALL BE FULLY SUPPORTED WALL AND RIDGE

REQUIRED VENTILATION AREAS CALCULATED AT 1/300 RATIO

SQUARE FOOTAGE

Elevation "A"

(Slab S.F.)	
Slab Area	Sq. Ft
FIRST FLOOR	186
2 BAY GARAGE	433
PORCH	55
EXT. COV. OUTDOOR LIVING	311
Total Slab Area	266

(Outside of Frame S.F.)

A/C Area	Sq. Ft.
FIRST FLOOR	1867
Total A/C Area	1867
Non-A/C Area	Sq. Ft.
2 BAY GARAGE	433
PORCH	55
EXT. COV. OUTDOOR LIVING	311
Total Non-A/C Area	799

(Inside of Frame S.F.)

A/C Area	Sq. Ft.
FIRST FLOOR	1810
Total A/C Area	1810

NOTE: ALL OPTIONAL SQUARE FOOTAGES LISTED ARE INDEPENDENT OF AND IN ADDITION TO BASE SQUARE FOOTAGES

OPTIONS LIST

GREAT ROOM FIREPLACE PRIMARY BATH 1
EXTENDED OUTDOOR LIVING CREENED EXT. OUTDOOR LIVING OPT. DOOR TO LAUNDRY FROM P. WIC

BUILDING CODE COMPLIANCE

ELECTRICAL PLANS DESIGNED TO MEET OR EXCEED MINIMUM

CONSTRUCTION PLANS DESIGNED TO MEET OR EXCEED

MINIMUM CODE REQUIREMENTS OF 2018 LR (

TABLE OF CONTENTS

SHEET LEGEND				
SHEET NO. TYPE OF SHEET/LAYOUT				
"G0.01"	COVER SHEET & GEN. NOTES			
"G0.11"	REVISIONS & SYMBOLS			
"S1.10A"	BASE FOUNDATION PLAN - ELEVATION 'A'			
"A1.10A"	FIRST FLOOR PLAN - ELEVATION 'A'			
"A2.01A"	EXTERIOR ELEVATIONS — 'A'			
"A2.02A"	"A2.02A" EXTERIOR ELEVATIONS — 'A'			
"A3.01A"	"A3.01A" ROOF PLAN – ELEVATION 'A'			
"A4.01"	"A4.01" INTERIOR DETAIL SHEET			
"E1.10A"	"E1.10A" 1ST FLR. ELECTRICAL PLAN – ELEVATION 'A'			
"E1.11A"	"E1.11A" 1ST FLR. ELECTRICAL PLAN UPGRADE OPTIONS - ELEVATION 'A'			

Serenity - Lot 343 - 5920-05 (Longleaf Way) - Elevation A

*Bed 3 at Flex

*Primary Bath 1 Shower Seat

*Upper Cabs at Laundry

*Optional Door to Laundry

*Screened Extended Outdoor Living

*No Loft

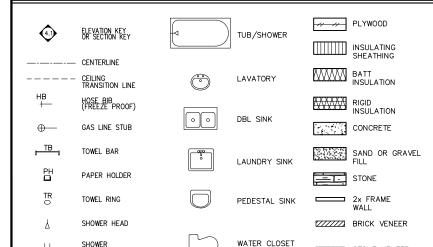
*Gourmet Kitchen 1

*Great Room Linear Fireplace

SYMBOLS

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SHOWER CONTROLS



DointeHOMES

BIvd Business Operation 5440 Wade Park Blv Suite 400 Raleigh, NC 27607

NOTES SERENITY

GENERAL ALTIS @ FIREFLY] ઝ 64 SHE

SUBDIVISION: ADDRESS:

09-30-24 Issue Date: ACC

5920-05

LONGLEAF WAY

G0.01

STONE VENEER

REVISION INDEX			
REL. #	DESCRIPTION	DATE	DRAWN BY
5920-05	NEW PLAN	09/30/2024	ACC
	ADDED ATTIC PULL-DOWN, REVISED ROD/SHELF IN PRIMARY WIC, ADDED OPTIONS — SCREENED COVERED OUTDOOR LIVING, GOURMET KITCHEN KITCHEN, ZERO ENTRY SHOWER AT PRIMARY BATH, ADDED TRIM SURROUNDING VENTS AT VARIOUS ELEVATIONS, REVISED BENCH DETAIL, ADDED OPT. LAUNDRY CABINETS, ADDED (2) 4-LED LIGHTS IN GARAGE, REVISED ELECT LIGHTING AND SWITCHES IN PRIMARY BATH, ADDED DISHWASHER ACCESSIBLE DISCONNECT SWITCH AND COUNTER-TOP AIR SWITCH FOR DISPOSAL NOTES	01/22/2025	ACC

tri pointe Homes 5440 WADE PARK BLVD, SUITE 400, RALEIGH, NG 27607

Business Operations 5440 Wade Park Blvd Suite 400 Raleigh, NC 27607

SUBDIVISIONS & SYMBOLS
SUBDIVISION: ALTIS ® SERENITY
ADDRESS: 64 FIREFLY LANE
LOT: 343

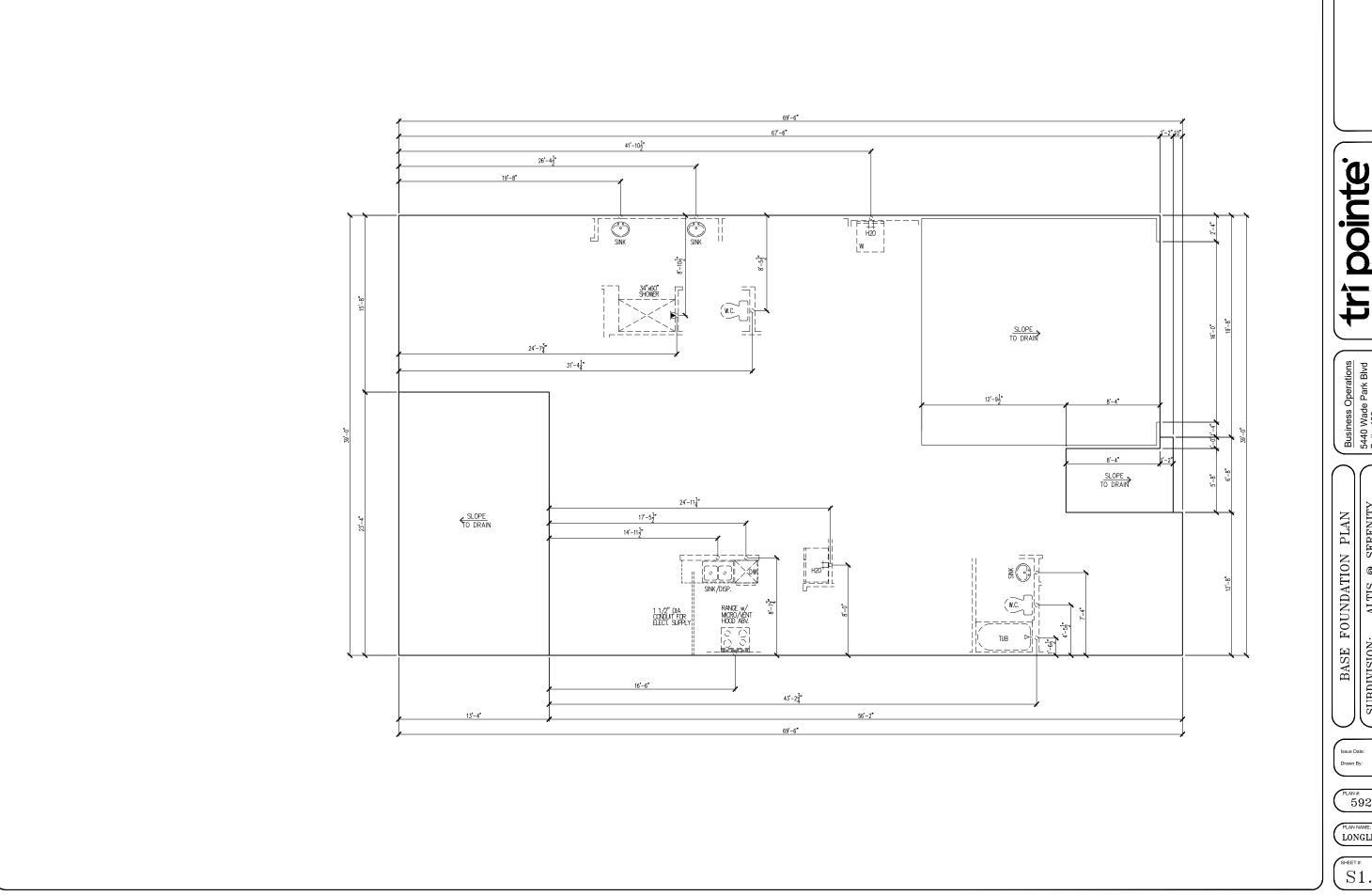
Issue Date: 09-30-24

Drawn By: ACC

PLAN #: 5920-05

PLAN NAME:
LONGLEAF WAY

G0.11



tribointe.

HOMES

HOMES

S440 WADE PARK BLVD, SUITE 400, RALEIGH, NC 27607

Business Operations 5440 Wade Park Blvd Suite 400 Raleigh, NC 27607

SUBDIVISION: ALTIS ® SERENITY ADDRESS: 64 FIREFLY LANE LOT: 343

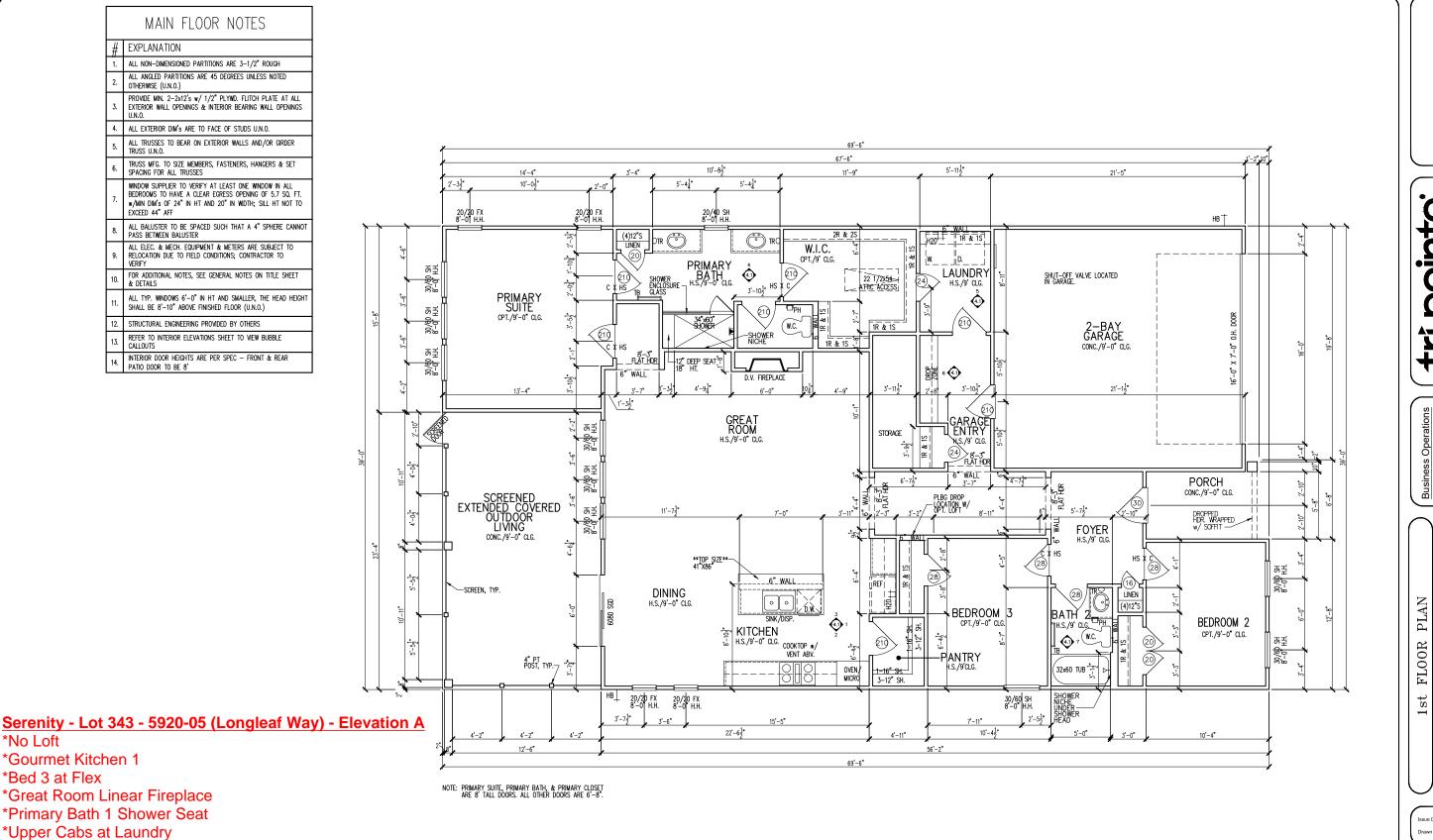
Issue Date: 09-30-24

Drawn By: ACC

5920-05

PLAN NAME:
LONGLEAF WAY

S1.10A



*No Loft

*Optional Door to Laundry

*Screened Extended Outdoor Living

Dointe Sulfe 400, RALEICH, NC 27607

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ALTIS @ SERENITY FIREFLY LANE PLAN FLOOR

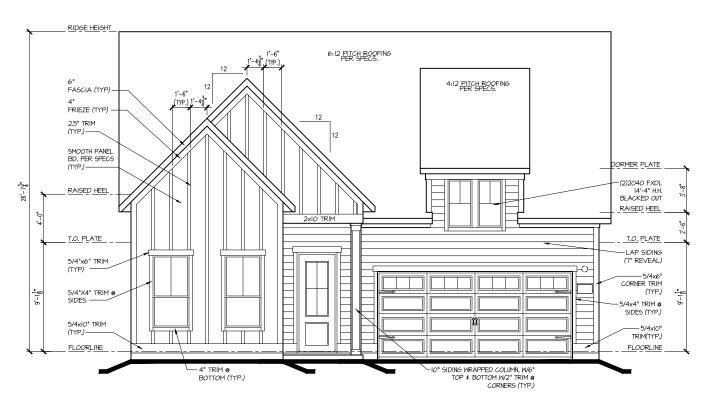
64 SUBDIVISION: ADDRESS: LOT: 343

09-30-24 Issue Date: ACC

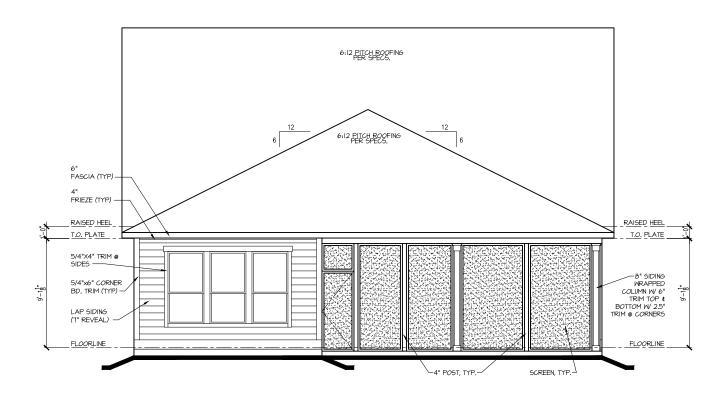
5920-05

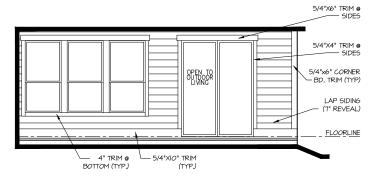
LONGLEAF WAY

A1.10



FRONT ELEV. "A"





COVERED OUTDOOR LIVING ELEVATION

REAR ELEV. "A"

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HOMES

HOMES

5440 WADE PARK BLVD, SUITE 400, RALEIGH, NO 27607

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EXTERIOR ELEVATIONS
TSION: ALTIS ® SERENITY
SS: 64 FIREFLY LANE

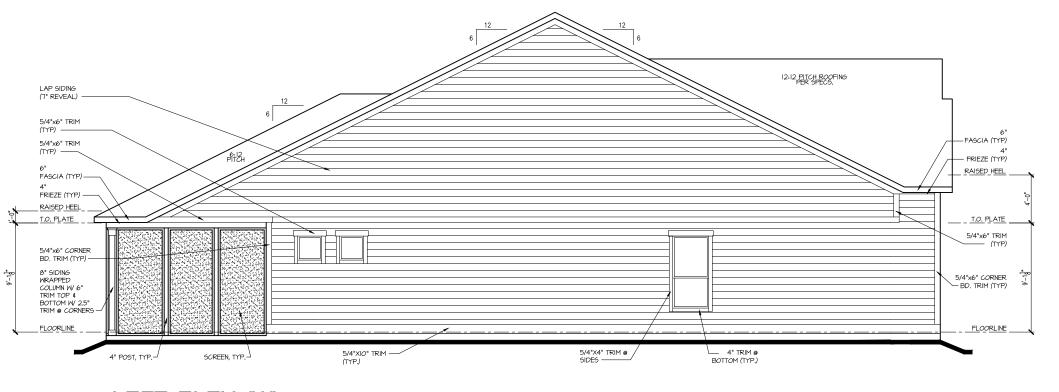
SUBDIVISION:
ADDRESS: 64
LOT: 343

Issue Date: 09-30-24
Drawn By: ACC

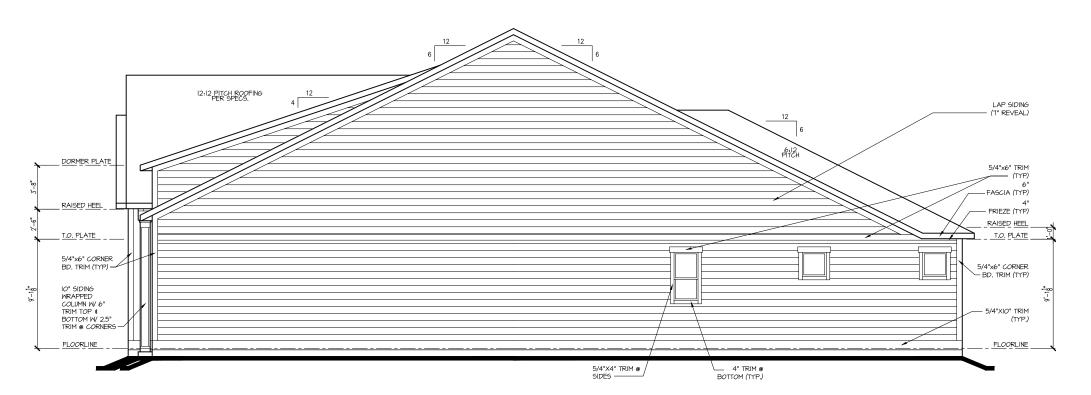
PLAN #: 5920-05

LONGLEAF WAY

A2.01A



<u>LEFT ELEV. "A"</u>



RIGHT ELEV. "A"

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H O M E S

540 WADE PARK BLVD, SUITE 400, RALEIGH, NC 27607

Business Operations 5440 Wade Park Blvd Suite 400 Raleigh, NC 27607

EXTERIOR ELEVATIONS
TISION: ALTIS ® SERENITY
SS: 64 FIREFLY LANE

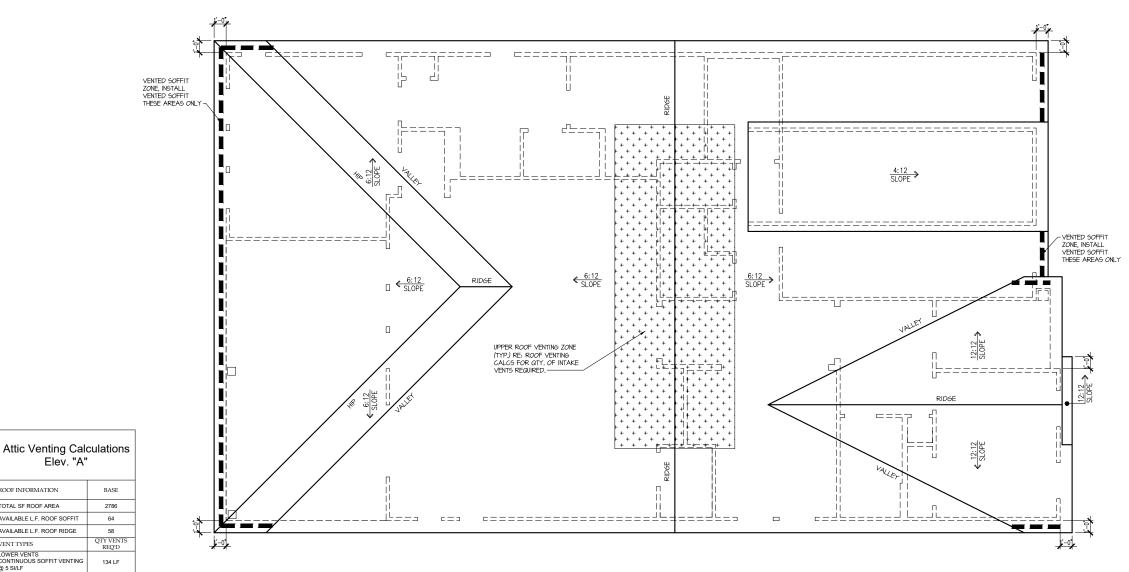
SUBDIVISION:
ADDRESS: 64
LOT: 343

Issue Date: 09-30-24
Drawn By: ACC

PLAN#: 5920-05

LONGLEAF WAY

(SHEET #: A2.02A



Elev. "A" ROOF INFORMATION BASE TOTAL SF ROOF AREA 2786 AVAILABLE L.F. ROOF SOFFIT 64 AVAILABLE L.F. ROOF RIDGE OTY VENTS VENT TYPES VENT TYPES
LOWER VENTS
CONTINUOUS SOFFIT VENTING
@ 5 SILF
UPPER VENTS
SLANT 150 VENTS @ 150
SIVENT
UPPER VENTS
RIDGE VENTS @ 72 SI/VENT 134 LF

NOTE:
OTY OF UPPER VENTS SHOWN COVERS 100% OF UPPER VENTING. NO MIXING OF VENT TYPES FOR UPPER VENTING IS FIGURED FOR IN THIS TABLE.



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HOMES

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ALTIS @ SERENITY FIREFLY LANE ROOF PLAN 64

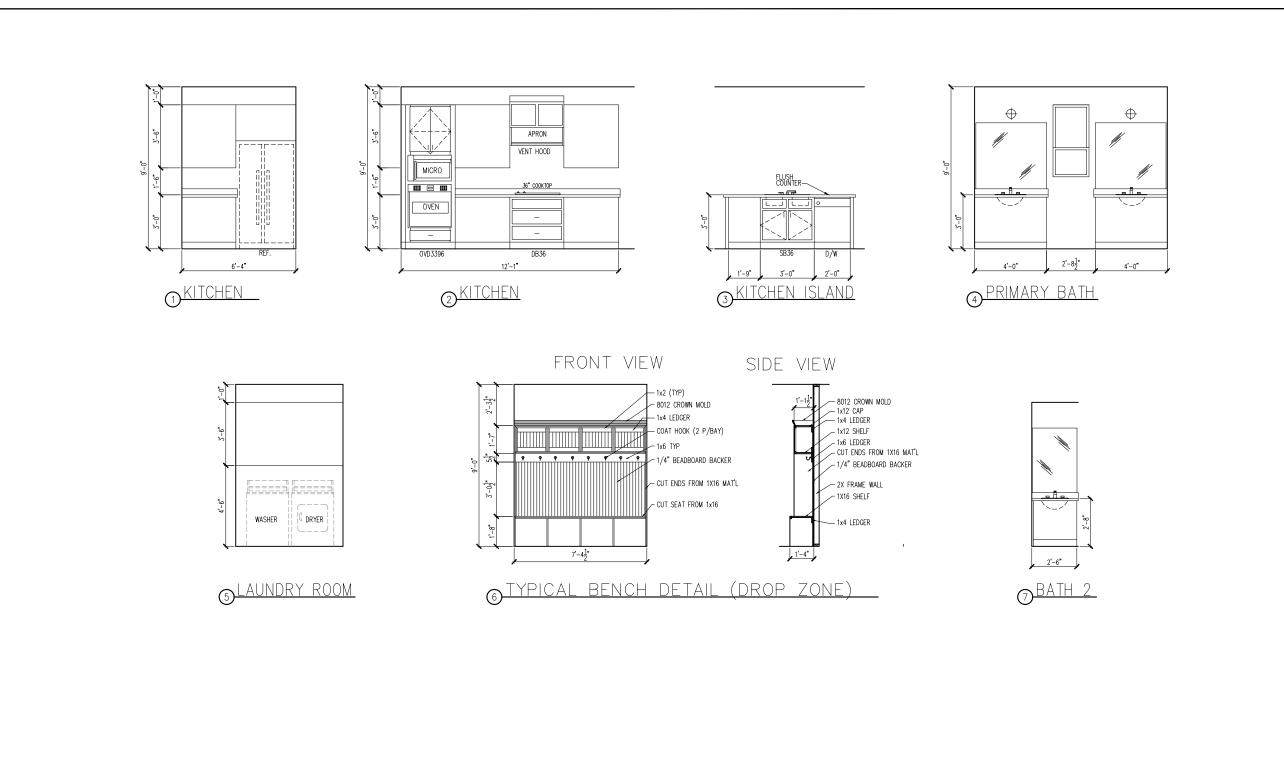
SUBDIVISION:
ADDRESS: 6LOT: 343

Issue Date: 09-30-24 Drawn By: ACC

5920-05

LONGLEAF WAY

A3.01A



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HOMES

5440 WADE PARK BLVD, SUITE 400, RALEIGH, NG 27607

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ALTIS @ SERENITY FIREFLY LANE INTERIOR DETAIL SHEET

SUBDIVISION:
ADDRESS: 64 1
LOT: 343

Issue Date: 09-30-24 Drawn By: ACC

5920-05

(LONGLEAF WAY

A4.01

ELECTRICAL I SCHEDU	FIXTURE LE
DESCRIPTION	SYMBOL
110V OUTLET	ф
220V OUTLET	\$ 220
1/2 HOT OUTLET	<₽
GFI OUTLET	∜\$ GFI
WP GFI OUTLET	₩P/GFI
GARAGE DOOR OPENER OUTLET	Ø GDO
SECURITY SYSTEM	∯SEC SYS
DISHWASHER	⊕ DW
JUNCTION BOX	9
CEILING MOUNTED LIGHT	ф
CEILING FAN w/ LIGHT KIT	BRACING
RECESSED CEILING LIGHT	Ø
RECESSED WATER PROOF LIGHT	⊠ WP
WALL MOUNTED LIGHT	9
WALL MOUNTED PUSH BUTTON	₫ PB
TWO WAY SWITCH	\$
THREE WAY SWITCH	³\$
FOUR WAY SWITCH	*\$
DIMMER SWITCH	\$ ^{DIM}
EXHAUST VENTS	SVENT TO EXT
LOW VOLTAGE PANEL	∳
PHONE OUTLET	● PH
TV OUTLET	● TV
DATA & RG6 COMBO BOX	
SMOKE DETECTOR	\$
CARBON MONOXIDE SMOKE DETECTOR COMBO	⊚ CM/SD
DOOR CHIMES	CHIMES
ELECTRICAL PANEL	EP EP
SURFACE MOUNT LED	
EXTERIOR WALL MOUNT UPLIGHT	(31)
SOFFIT MOUNT FLOOD LIGHT	44
UNDER COUNTER LIGHTING	-coc- UCL
SMURF TUBE	

ELECTRICAL NOTES:

- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE AND CARBON MONOXIDE DETECTORS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.

 PROVIDE AND INSTALL GROUND FAULT (IRQUIT-INTERRUPTERS (GF)) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.

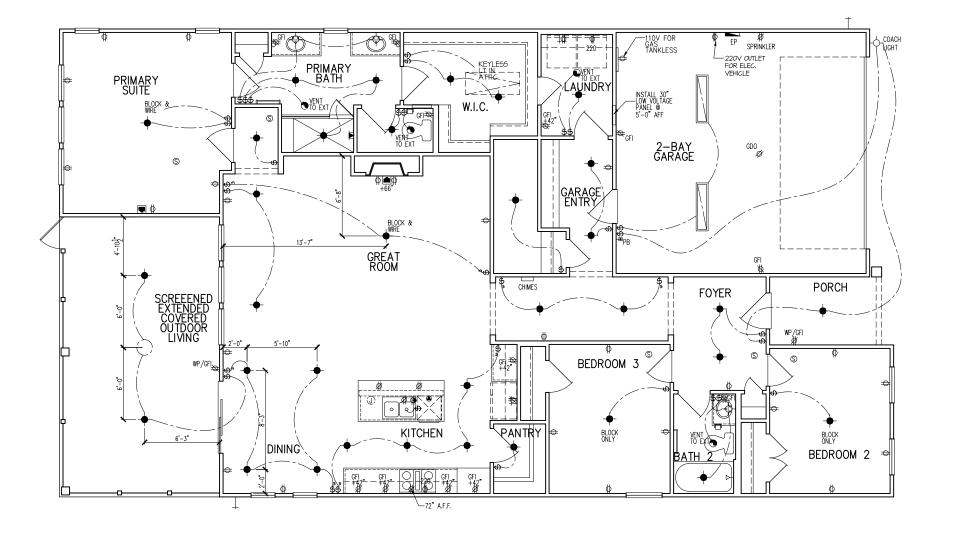
 ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK—UPS/CUTOFFS.

 HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.

 ALL ELECTRICAL AND MECHANICAL EQUIPMENT (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION WATER HEATERS) ARE SUBJECT TO RELOCATION

WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
ELECTRICAL DEVICES: ABOVE FINISHED FLOOR:
SWITCHES OVER COUNTER
WALL OUTLETS OVER COUNTER
+42" TO BOTTOM OF HORIZONTAL OUTLET(TYP. @ COUNTER)
REMAINING SWITCHES
WALL OUTLETS
BATH VANITY BRACKET OUTLET 1,2 (1" ABOVE TOP OF VANITY)
WATER SOFTENER AND SUMP OUTLETS 48" TO CL
EXTERIOR GFI OUTLETS
GARAGE GFI (ABOVE GARAGE FLOOR) 48" TO CL
FRONT DOOR COACH LIGHT
GARAGE DOOR COACH LIGHT, (ABOVE GARAGE FLOOR)
THERMOSTAT
DOORBELL CHIMES
DOORBELL BUTTON
KITCHEN HOOD FAN "WHIP"
KITCHEN WALL HUNG MICROWAVE OUTLET 72" TO CL
KITCHEN DISHWASHER RECEPTACLE
KITCHEN RANGE
KITCHEN REFRIGERATOR
WASHER/DRYER OUTLET

CL = CENTER LINE 1 = FIELD VERIFY 2 = MASTER BATH STANDARD 30" HIGH VANITY TO BE RAISED 4"



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ELECTRICAL PLAN ALTIS @ SERENITY FIREFLY LANE 1st FLOOR 64

SUBDIVISION:
ADDRESS: 64
LOT: 343

Issue Date: 09-30-24 ACC

5920-05

LONGLEAF WAY

E1.10A

ELECTRICAL I SCHEDU	FIXTURE LE
DESCRIPTION	SYMBOL
110V OUTLET	ф
220V OUTLET	₩ 220
1/2 HOT OUTLET	₩-
GFI OUTLET	₩ GFI
WP GFI OUTLET	₩P/GFI
GARAGE DOOR OPENER OUTLET	Ø GDO
SECURITY SYSTEM	∯ SEC SYS
DISHWASHER	⊕ DW
JUNCTION BOX	Û
CEILING MOUNTED LIGHT	\
CEILING FAN w/ LIGHT KIT	PROVIDE
RECESSED CEILING LIGHT	Ø
RECESSED WATER PROOF LIGHT	⊠WP
WALL MOUNTED LIGHT	ρ
WALL MOUNTED PUSH BUTTON	e PB
TWO WAY SWITCH	\$
THREE WAY SWITCH	* \$
FOUR WAY SWITCH	⁴\$
DIMMER SWITCH	\$ ^{DIM}
EXHAUST VENTS	SVENT TO EXT
LOW VOLTAGE PANEL	<u> </u>
PHONE OUTLET	● PH
TV OUTLET	⊚ TV
DATA & RG6 COMBO BOX	
SMOKE DETECTOR	<u>\$</u>
CARBON MONOXIDE SMOKE DETECTOR COMBO	⊚ CM/SD
DOOR CHIMES	CHIMES
ELECTRICAL PANEL	EP EP
SURFACE MOUNT LED	-
EXTERIOR WALL MOUNT UPLIGHT	8
SOFFIT MOUNT FLOOD LIGHT	443
UNDER COUNTER LIGHTING	-coo-UCL
SMURF TUBE	

ELECTRICAL NOTES:

- 1. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL COVERNING CODES 2. PROVIDE AND INSTALL GROUND FAULT CIRCUIT—INTERRUPTERS (GF) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.

 3. ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK—UPS/CUTOFFS.

 4. HYAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.

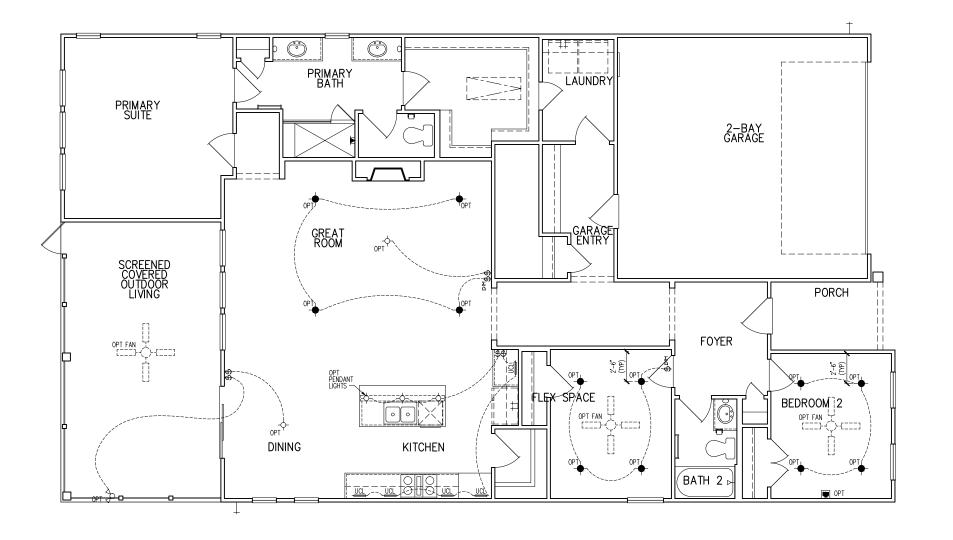
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1 = FIELD VERIFY

2 = MASTER BATH STANDARD 30" HIGH
VANITY TO BE RAISED 4"



Dointe HOMES RELVD. SUITE 400, RALEIGH, NG 27607

Business Operations 5440 Wade Park Blvd Suite 400 Raleigh, NC 27607

1st FLOOR ELEC. PLAN - OPITONS ALTIS @ SERENITY FIREFLY LANE 64 SUBDIVISION:
ADDRESS: 64
LOT: 343

09-30-24 Issue Date: ACC

PLAN#: 5920-05

LONGLEAF WAY

E1.11A

GENERAL STRUCTURAL NOTES

FLOOR FRAMING

- L- IOISTS/TRUSSES SHALL BE DESIGNED BY MANUE TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT M&K FOR EXCLUDED FLOOR DESIGNS)
- PER THE GUIDELINES OF THE TILE COUNCIL OF NORTH AMERICA (TCNA HANDBOOK), IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO VERIEY THAT THE FINISHES TO BE INSTALLED MATCH THE DESIGN CRITERIA NOTED ABOVE (UNDER "DESIGN
- FLOOR SYSTEMS & SHEATHING HAVE BEEN DESIGNED TO SUPPORT ADDITIONAL DEAD LOAD FROM CERAMIC TILE (EXCLUDING MARBLE OR STONE). HOWEVER, IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO PROVIDE PROPER UNDERLAYMENT, UNCOUPLING MEMBRANE AND MORTAR/GROUT PER THE ASSEMBLY DESIGNATIONS IN THE TONA HANDBOOK (TILE COUNCIL OF NORTH AMERICA).
- AT I-JOIST FLOORS, PROVIDE I 1/8" MIN. 05B RIM BOARD.
- METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O.
- I-JOIST/TRUSS SHOP DWGS. SHALL BE SUBMITTED TO ARCH. & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C, EXPOSURE I (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W GLUE AND
- 2 ½" × 0.131" NAILS @ 6"o.c. @ PANEL EDGES \$ @ 12"o.c. FIELD.
- 2 3 × 0.120" NAILS @ 4" O.C. @ PANEL EDGES \$ @ 8" O.C. FIELD.
- 2 3 × 0.113" NAILS @ 3" O.C. @ PANEL EDGES \$ @ 6" O.C. IN FIELD

ROOF FRAMING

- ROOF SHEATHING SHALL BE 1/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE I (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS
- W/ 2 1 × 0.131" NAILS @ 6"O.C. @ PANEL EDGES \$ @ 12" O.C. FIELD.
- · w/ 2 🖁 × 0.120" NAILS 👁 4"o.c. 👁 PANEL EDGES 🕏 🕫 8" O.C. FIELD. - w/ 2 🖁 × 0.113" NAILS @ 3"o.c. @ PANEL EDGES \$ @ 6" O.C. FIELD.
- ♦ WITHIN 48" OF ALL ROOF FDGES RIDGES & HIPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ SIMPSON H25T CLIP (OR APPROVED EQUAL) • ALL BEARING POINTS. PROVIDE (2) H2.51 CLIPS AT 2-PLY GIRDER TRUSSES, (3) H2.5T CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.
- METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O.
- ROOF TRUSS SHOP DWGS SHALL BE SUBMITTED TO ARCH & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY
- ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BCSI I "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING
- OF METAL PLATE CONNECTED WOOD TRUSSES." SUPPORT SHORT SPAN ROOF TRUSSES w/2x4 LEDGER FASTENED TO

FRAMING w/(2) 3" x 0.120" NAILS @ 16" O.C. (UP TO 7' SPAN).

CONNECTION SPECIFICATIONS (TYP. U.N.O.)

DESCRIPTION OF BLDG, ELEMENT	3"x0.131" NAILS	3"x0.120" NAILS	
JOIST TO SOLE PLATE	(3) TOENAILS	(3) TOENAILS*	
SOLE PL. TO JOIST/RIM OR BLK'G	NAILS @ 4" o.c.	NAILS @ 4" o.c.	
STVD TO PLATE	(4) TOENAILS/ (3)END NAILS	(4) TOENAILS/ (4)END NAILS*	
RIM TO TOP PLATE	TOENAILS @ 6" o.c.	TOENAILS @ 4" o.c.*	
BLK'G. BTWN. JOISTS TO TOP PL.	(3) TOENAILS EA. END	(3) TOENAILS EA. END*	
DOUBLE STUD	NAILS @ 16" O.C.	NAILS @ 16" o.c.	
DOUBLE TOP PLATE	NAILS @ 12" O.C.	NAILS @ 8" O.C.	
DOUBLE TOP PLATE LAP SPLICE	(I2) NAILS IN LAPPED AREA (24" MIN.)	(15) NAILS IN LAPPED AREA (24" MIN.)	
TOP PLATE LAP @ CORNERS \$ INTERSECTING WALLS	(3) NAILS	(3) NAILS	
RAFTER/TRUSS TO TOP PLATE	(4) TOENAILS + (1) SIMPSON H2.5T	(4) TOENAILS + (1) SIMPSON H2.5T	
GAB. END TRUSS TO DBL. TOP PL.	TOENAILS @ 8" O.C.	TOENAILS @ 6" o.c.	
R.T. w/ HEEL HT. 9 1/4" TO 12"	2xIO BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 6" O.C.	2xIO BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 4" O.C.	
R.T. w/ HEEL HT. 12" TO 16"	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 6" O.C.	2xI2 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 4" O.C.	
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. W/ DBL. TOP PL. \$ INSTALL ON TRUSS VERT FASTEN W/ NAILS @ 6" O.C.	LAP WALL SHTG, W/ DBL, TOP PL. \$ INSTALL ON TRUSS VERT FASTEN W/ NAILS @ 6" O.C.*	
R.T. w/ HEEL HT. 24" TO 48"	LAP WALL SHTG, W/ DBL, TOP PL. & INSTALL ON TRUSS VERT FASTEN W/ NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL	LAP WALL SHTG, W DBL. TOP PL. & INSTALL ON TRUSS VERT FASTEN W NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL *	
WALL TO FOUNDATION	WALL SHTG. LAP W/ SILL PL. \$ FASTENED PER SHEAR WALL FASTENING SPEC.		
 2½"x0.113 IS AN ACCEPTABLE ALTERNATIVE TO A 3"x0.120", SAME SPACING OR NUMBER OF NAILS. (ONLY ACCEPTABLE WHERE * ARE SHOWN) 			

GENERAL STRUCTURAL NOTES

DESIGN LOADING

- DESIGN IS BASED ON 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE.
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION
- DESIGN LOADS ROOF

SNOW = 15 PSF (12 PSF GROUND SNOW, TRUSSES) LIVE = 20 PSF (REDUCIBLE BASED ON ROOF PITCH) DEAD = 7 PSE TG. TO PSE BG.

LOAD DURATION FACTOR = 1.25 LIVE = 40 PSE (30 PSE @ SLEEPING AREAS)

DEAD = 10 PSF (I-JOISTS), 15 PSF (FLOOR TRUSSES) ADD'L IO PSE @ CERAMIC TILE IN KITCHEN. SUNROOMS, BATHS, FOYER, LAUND, & MUDRIN

2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)

115 MPH, EXPOSURE B

GENERAL FRAMING

- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD CONNECTIONS TABLE (IRC TABLE R602.3(I)) OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- EXT. & INT. BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SPF/SP #2 GRADE LUMBER, OR BETTER, U.N.O.. . WALLS OVER 12' TALL SHALL BE PER PLAN.
- ALL INTERIOR BEARING WALLS ARE ASSUMED TO BE SHEATHED W/ GYP WALL BOARD (ONE SIDE MIN.) OR PROVIDE MID HT. BLOCKING.
- ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE SPRUCE-PINE-FIR #2 (SPE) OR SOUTHERN PINE #2 (SP) LUMBER OR BETTER, SUPPORT ALL HEADERS/ BEAMS W/ (1)2x JACK STUD & (1)2x KING STUD MINIMUM
- THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O.,
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x 'STUD' GRADE MEMBERS SPACED € 24" O.C. (MAX., U.N.O.)

 ◆ HEADERS IN NON-LOAD BEARING WALLS SHALL BE: (1)2x4/6 FLAT @ OPENINGS UP TO 4', (2)2x4/6 FLAT UP TO 8'.
- ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).
- ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING: • 'LVL' - Fb=2600 psi; Fv=285 psi; E=2.0xl0^6 psi
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING 'LVL' - Fb=2400 psi; FcII=2500 psi; E=I.8xI0^6 psi
- FOR 2 \$ 3 PLY BEAMS OF EQUAL 134" MAX, WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"X0.120" NAILS @ 8" O/C OR 2 ROWS K"x3K" SIMPSON SDS SCREWS (OR 3K" TRUSSI OK SCREWS) @ 16" GREATER APPLY EASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 31/3" OR 51/4" BEAMS ARE ACCEPTABLE, USE 2 ROWS OF NAILS FOR 2x6 \$ 2x8 MEMBERS
- FOR 4 PLY BEAMS OF FOUAL 13/4" MAX, WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF $\frac{1}{4}$ "x6" SIMPSON SDS SCREWS (OR 6 $\frac{3}{4}$ " TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER, APPLY EASTENING AT BOTH FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP AND BOTTOM SCREWS 2" FROM EDGE, A SOLID 7" BEAM IS ACCEPTABLE
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND./BEARING, BLOCKING TO MATCH POST ABOVE.
- ALL EXTERIOR 4x4 WOOD POSTS SHALL HAVE SIMPSON BCS2-2/4
- CORROSION NOTES
- BUILDER RESPONSIBLE TO DETERMINE CORROSION-RESISTANCE REQUIREMENTS AND COMPATIBILITY OF HARDWARE FASTENERS AND CONNECTORS FOR ENVIRONMENTAL EXPOSURE AND IN CONTACT W/ PRESERVATIVE-TREATED WOOD OF ACTUAL FINAL CONDITIONS AND SOURCED MATERIALS. CONTACT LUMBER \$ HARDWARE SUPPLIERS TO COORD.

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NORTH CAROLINA STATE BUILDING CODE:
- FOOTING DESIGN 2,000 PSF ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.
- FASTEN 2×4/6 SILL PLATES TO CONC FND WITH A MINIMUM OF 2
- ANCHORS PER PLATE 12" MAX FROM PLATE ENDS UTIL 17ING
 - I/2" DIA. ANCHOR BOLTS 6'-0" O.C,7" MIN. EMBEDMENT I/2" DIA. x 6" LONG SIMPSON TITEN HD @ 6'-0" O.C.
 - SIMPSON MASA ANCHOR STRAPS @ 6'-0" O.C. (CONCRETE)
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ PERIMETER FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
- BUILDER TO VERIEY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD, CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
- FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O.
- CONCRETE DESIGN BASED ON ACL 318, CONCRETE SHALL ATTAIN THE FOLLOWING MIN, COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O. f'c = 3,000 psi: FOOTINGS & INTERIOR SLABS ON GRADE 3,500 psi: GARAGE & EXTERIOR SLABS ON GRADE fu = 60.000 psi
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE (TYP.) OR 12" MIN IN REGIONS WHERE CODE FROST DEPTH IS NOT APPLICABLE. CONSULT SOILS REPORT OR BUILDING DEPT. FOR MINIMUM DEPTH BELOW GRADE
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP
- JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM)
- LOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (I:I RATIO), WITH A MAXIMUM OF I:I.5 RATIO
- · CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL
- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.

MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO: FOUNDATIONS. SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIEY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY OR WARRANTY TOLERANCES

VENEER LINTEL SCHEDULE

ı			
	SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
	3'-0"	20 FT. MAX	L3"x3"x¼"
		3 FT. MAX	L3"x3"x¼"
	6'-0"	I2 FT. MAX	L4"x3"x¼"
		20 FT. MAX	L5"x3½"x¾"
	8'-0"	3 FT. MAX	L4"x4"x¼" *
	8-0	I2 FT. MAX	L5"x3½"x¾"
		I6 FT. MAX	L6"x3½"x¾6"
	9'-6"	I2 FT. MAX	L6"x3½"x%6"
	16'-0"	2 FT. MAX	L7"x4"x½" **
1		2 ET MAY	1 8"\4"\6" **

- IL LINTELS

 \$40LL SIPPORT 2 %* 3 ½" YINDEER W 40 POF MAXIMIM MEIGHT.

 169 SHALL HAVE 4" MN. BEARING

 169 SHALL HAVE 9" MN. BEARING

 169 SHALL HAVE 9" MN. BEARING

 169 SHALL BAT SET PASTINED PACK TO HEADER IN WALL 4049" oz. w/ ½" DIA. x 3 ½"

 LONG LAG 50/ENPG IN 2" LONG YERTICALLY \$LOTTED HALES.

 MAX. YEBER IN APPLIES TO ANY FORTION OF PROKO CAPE THE OPENING.

 ALL INITES 99 SHALL BE LONG LEG YERTICAL.

 MAY BEC OF IN THE PIELD TO BE 3½" MIDE OVER THE BEARING LISGITH ONLY. THIS

 SET STRUCTUREN ANY FOR SOME THE EXTIRGAT TOE OF THE HORIZONTAL LEG

 MAY BEC OF IN THE PIELD TO BE 3½" MIDE OVER THE BEARING LISGITH ONLY. THIS

 SET STRUCTUREN ANY FOR SOME THE ANY ELGONOMY ONLY THE BEARING LISGITH ONLY. THE

 ABOVE PARAMETERS.

FOR QUEEN VENEER USE L4X3%". 'FOR 3%" VENEER ONLY, SEE PLAN FOR VENEER SUPPORT IF VENEER < 3½" THICK

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN, MULHERN & KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES
RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO M&K FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

TRUSSES/LIGISTS SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES/JOISTS OR GIRDER TRUSSES/FLUS BEAMS DO NOT EXCEED THE FOLLOWING: A ROOF TRUSSES.

1/4" DEAD LOAD

B. FLOOR TRUSSES, ATTIC TRUSSES, \$ 1-JOISTS: 1/8" DEAD LOAD

ABSOLUTE DEAD LOAD DEFECTION OF FLOOR

TRUSSES/ATTIC TRUSSES WHEN ADJACENT TO FLOOR FRAMING BY OTHERS SHALL BE LIMITED TO 3/16". (NO DIFFERENTIAL DEFLECTION

FLOOR JOIST NOTES

- ALL FLOOR JOISTS SHALL BE THE DEPTI SPECIFIED ON PLAN - FLOOR JOISTS SERIES & SPACING IS PER THE FLOOR JOIST MANUF.
 - SPACING SHALL NOT EXCEED 19.2" O.C. (MAX.) @ LOCATION OF TILE: SPACING SHALL NOT
 - EXCEED 16" O.C. (MAX.)

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:

5 MPH WIND IN 2018 NOSBC:RO (115 MPH WIND SPEED IN ASCE 7-10 WIND MAP, PER IRC R301,2,1,1) EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2015 IBC (SECTION 1609) & ASCE 7-10, AS PERMITTED BY R301,1,3 OF THE 2018 NCSBC:RC, ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

DESIGN WIND UPLIET LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7-10 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NCSBC:RC SECTION R802.II.I.I. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIET LOAD PATH PER SECTIONS R602.3.5\$ R802.II.

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 15/32" PLYWOOD: FASTEN SHEATHING W/ 2 (\$10,013) NAILS @ 61 O.C. AT EDGES & @ 121 O.C. IN THE PANEL FIELD. (TYP, U.N.O.) ALL SHEATHING PANELS SHALL BE ORIENTED
- VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC: 1 3/4" 16 GA STAPLES (1/6" CROWN) @ 3" O.C. AT EDGES \$ @ 6" O.C IN FIELD.

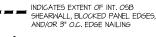
3" O.C. EDGE NAILING

AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING W 2 3" × 0.113" NAILS @ 3" O.C. AND 12" O.C. IN THE PANEL FIELD NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUD) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

TYP. UNIT SEPARATION WALL SHEATHING SPECIFICATION

1/2" OR 5/8" GYPSUM WALL BOARD: FASTEN GMB SHEATHING TO FRAMING W/ 1 3"X0.086" COOLER NAILS OR I 1/4" DRYWALL SCREWS @ 7" O.C. PANEL EDGES & PANEL FIELD (INCLUDING T&B PLATES

- SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN. T WILL BE SPECIFICALLY NOTED ON PLAN.
- DESIGN ASSUMES 16" O.C MAX. STUD SPACING, U.N.O.
- ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING.
- PRE-MANUFACTURED PANELIZED WALLS: FASTEN TOGETHER END STUDS OF WALL PANELS SHEATHED W/ OSB OR PLYWOOD W/ 3" x 0.120" NAILS @ 4" O.C. (THRU ONE SIDE ONLY)



NDIGATES HOLDOWN

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEBRING



Mulhern+Kulp project number

243-2403

SMI SMN ssue date: 08-16-24

REVISIONS

drawn by

initial: 1/08/2024 SMM NAME, OPT. EXT. COVID. PORCH,

NOTES MODE

-05 SET I, NC SERENITY
MASTER SE
RALEIGH, 5920-

GENERAL

S0.0

Lot 343



MULHERN+KULP
RESIDENTIAL STAUCTURAL ENSINESRING
SEE PARISIONAL STAUCTURAL ENSINESRING
PTATTOGRA - MEDICAL STATE
PTATTOGRA - MEDICAL STATE
NO LIGHTOR # C-2025



Mulhern+Kulp project number:

243-2403

SMK SMM

drawn by: issue date: 08-16-24

REVISIONS:

initial: II/O8/2024 SMM WPDATED MODEL NAME, OPT. EXT. COV'D. PORCH, OPT. OFFICE

tri pointe

FOUNDATION PLAN

• IIIIII INTERIOR BEARING WALL

• —-- BEAM / HEADER

EXTENT OF VALLEY TRUSS OVERFRAMING

221 0. (MAX.)

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES # SCHEDULES



SDI.0

46'-4 1/2"

6" DEEP x 16" WIDE THICKENED SLAB

31'-10 3/4"

SLAB-ON-GRADE: SEE TYPICAL DETAILS

14'-5 3/4"

-16"x16"x12" FOOTING UNDER P.A. (TYP. OF 2)

21'-1 1/2"

GARAGE SLAB: SEE TYPICAL DETAILS

LEGEND

• ==== BEARING WALL ABOVE (B.W.A.)

12" WIDE TURNDOWN x 12" BELOW GRADE

SDI.0

INDICATES EXTENT OF INT.

OSB SHEARWALL AND/OR
3" O.C. EDGE NAILING

EXTENT OF FLOOR SYSTEM TO BE DESIGNED FOR TILE

NDICATES HOLDOWN

* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

S1.0

5920-05 MODEL

SERENITY MASTER SET RALEIGH, NC



MULHERN+KULP
RESIDENTIAL STRUCTURAL ENSINERING
WE Invident V. Manual SA WAZ
PTO-TIT-6004 V. Manual SA WAZ
PTO-TIT-6004 V. Manual SA WAZ
N. Licence & C. 2825



Mulhern+Kulp project number

243-2403

SMK

SMN

08-16-24 issue date:

REVISIONS:

initial: II/08/2024 SMM UPDATED MODEL NAME, OPT. EXT. COVID. PORCH, OPT. OFFICE

tri pointe

THIS LEVEL HAS BEEN DESIGNED FOR 9'-1" PLATE HEIGHT

LEGEND

- IIIIIII INTERIOR BEARING WALL
- □===□ BEARING WALL ABOVE (B.W.A.)

DORMER FRAMING: ROOF TRUSSES BY MANUFACTURER -OR- 2x10 ROOF RAFTERS @ 16" O.C.

PROVIDE 2x4 KNEE WALLS.

INSTALL 2x4 HORIZONTAL BLOCKING BETWEEN TRUSSES

UNDER DORMER WALLS

DROPPED

<u>STRUCTURAL GABLE END RO</u>

4x4 P.T. POST w/
SIMPSON BC52-2/4
CAP & ABW44Z BASE

ROOF TRUSSES @ 24" O.C

ROOF TRUSSES @ 24" O.C.

VALLEY TRUSS-VALLEY INUS O.F. @ 24" O.C.

-2x OVER-FRAMING=

POCKET PORCH BEAM INTO-EXT. WALL & PROVIDE SOLID BLOCKING TO

HEADER BELOW

- INDICATES EXTENT OF INT.

 OSB SHEARWALL AND/OR
 3" O.C. EDGE NAILING
- EXTENT OF VALLEY TRUSS OVERFRAMING

 1 2 2 4 O.C. (MAX.)
- EXTENT OF FLOOR SYSTEM TO BE DESIGNED FOR TILE
- ► INDICATES HOLDOWN
- | INDICATES POST ABOVE. PROVIDE SOLID | BLOCKING UNDER POST OR JAMB ABOVE.

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

ROOF FRAMING PLAN SCALE: 1/4"=1'-0" (22x24 SHEET) 1/8"=1'-0" (IIxIT SHEET)

__**@** OPT. WDW._ (2)2x6

STEP CLG.

4x4 P.T. POST w/ SIMPSON BCS2-2/4 CAP & ABW44Z BASE

(TYP. 0F 2)

ROOF TRUSSES

@ 24" O.C.

__**ø** OPT. WDW.__ (2)2x6

\<u>////</u>

ROOF TRUSSES No.C.

NOTE: OMIT (I)2x4~ TOP PLATE TO FIT HEADER (DO NOT SPLICE TOP PLATE WITHIN 24" OF E.E. OF HDR.)

STRUCT, GABLE

- - END ROOF TRUSS - -

LINÉ OF BOX CEILING __ _ _ (2)2x6

ROOF TRUSSES @ 24" O.C.

ROOF TRUSSES @ 24" O.C.

ROOF TRUSSES @ 24" O.C

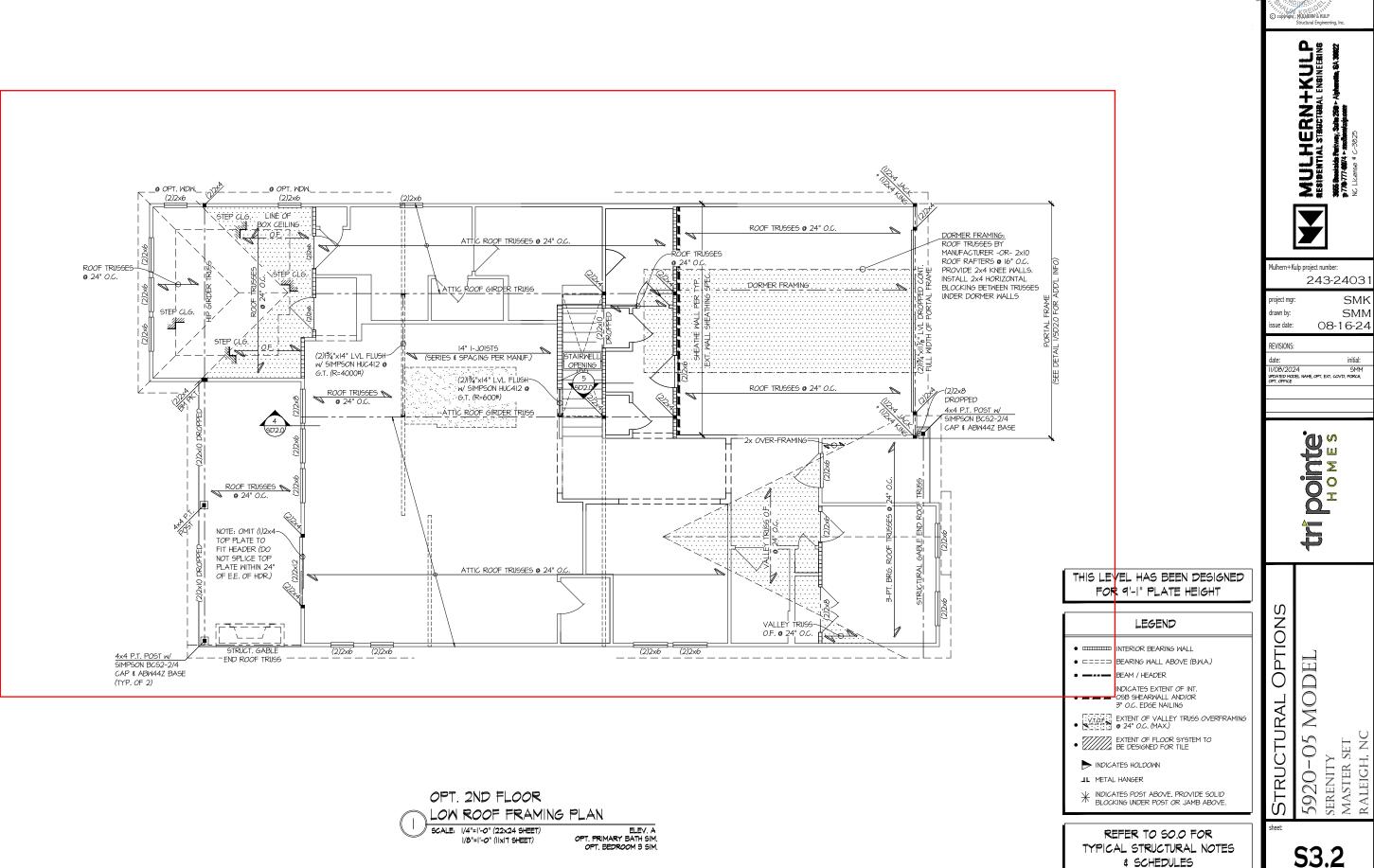
ELEV. A OPT. PRIMARY BATH SIM. OPT. BEDROOM 3 SIM.

ROOF FRAMING PLAN

S2.0

5920-05 MODEI

SERENITY MASTER SET RALEIGH, NC

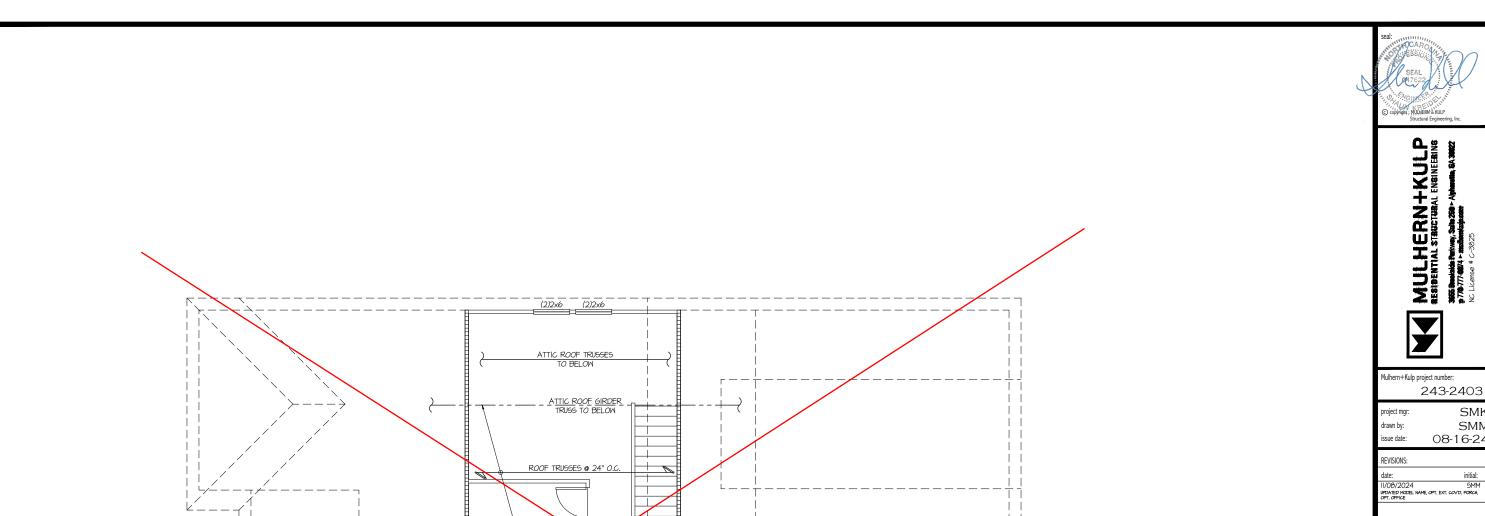


243-2403

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S3.2



ATTIC ROC TRUSS TO

ATTIC ROOF TRUSSES TO BELOW

OPT. 2ND FLOOR

SCALE: 1/4"=1'-0" (22x24 SHEET)

1/8"=1'-0" (IIxIT SHEET)

HIGH ROOF FRAMING PLAN

ELEV. A ALL ELEV. SIM.

THIS LEVEL HAS BEEN DESIGNED FOR 9'-1" PLATE HEIGHT

LEGEND

- IIIIII INTERIOR BEARING WALL
- □===□ BEARING WALL ABOVE (B.W.A.)

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES # SCHEDULES

- INDICATES EXTENT OF INT.

 OSB SHEARWALL AND/OR
 3" O.C. EDGE NAILING
- EXTENT OF VALLEY TRUSS OVERFRAMING
 24" O.C. (MAX.)
- EXTENT OF FLOOR SYSTEM TO BE DESIGNED FOR TILE
- NDICATES HOLDOWN
- | INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

S3.4

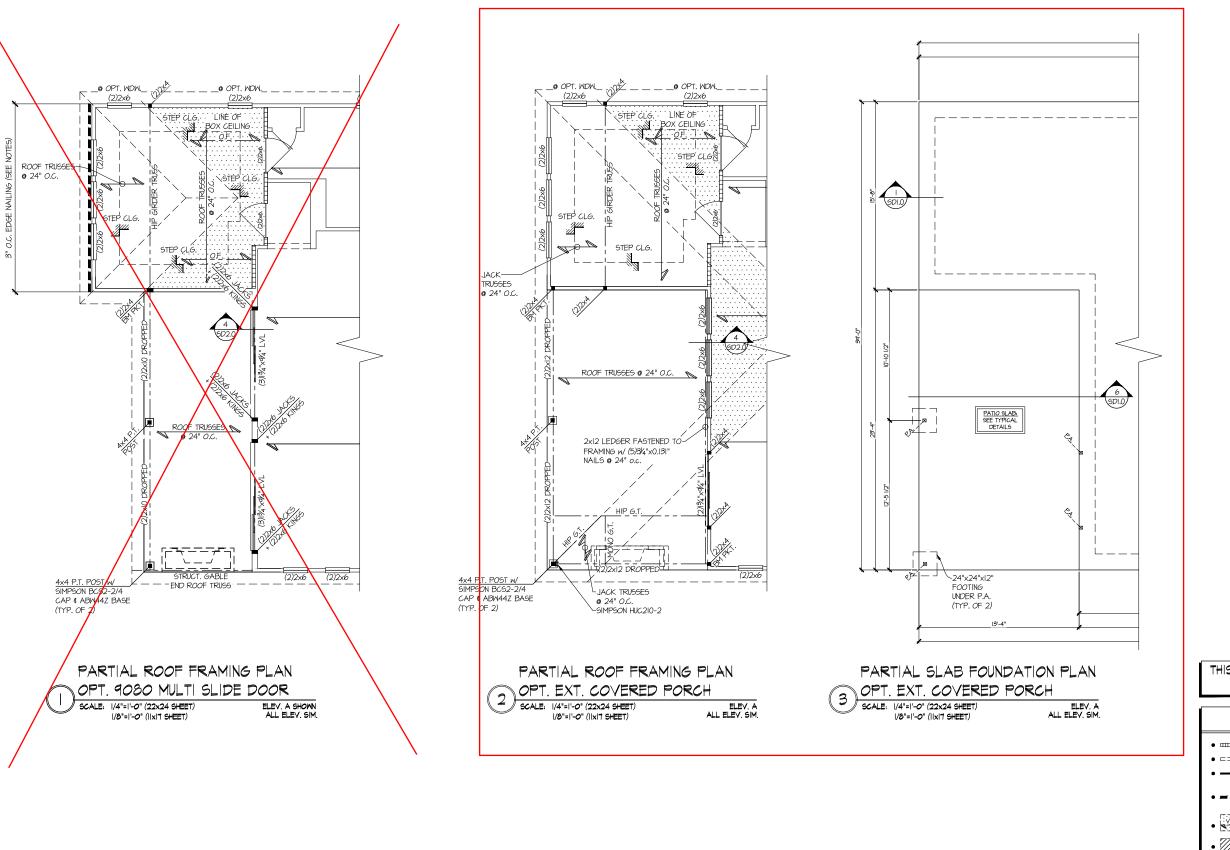
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SERENITY MASTER SET RALEIGH, NC

STRUCTURAL OPTIONS

SMK SMM

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RESIDENTIAL STRUCTURAL ENSINEERING
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9.778-777-6074 - Included popular
NC Licence # C-36.25

Mulhern+Kulp project number:

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SMK drawn by: SMN 08-16-24 issue date:

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THIS LEVEL HAS BEEN DESIGNED FOR 9'-1" PLATE HEIGHT

LEGEND

- INTERIOR BEARING WALL
- □□□□□ BEARING WALL ABOVE (B.W.A.)
- BEAM / HEADER
- INDICATES EXTENT OF INT.

 OSB SHEARWALL AND/OR
 3" O.C. EDGE NAILING
- EXTENT OF VALLEY TRUSS OVERFRAMING
 24" O.C. (MAX.)
- EXTENT OF FLOOR SYSTEM TO BE DESIGNED FOR TILE
- ► INDICATES HOLDOWN

- | INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

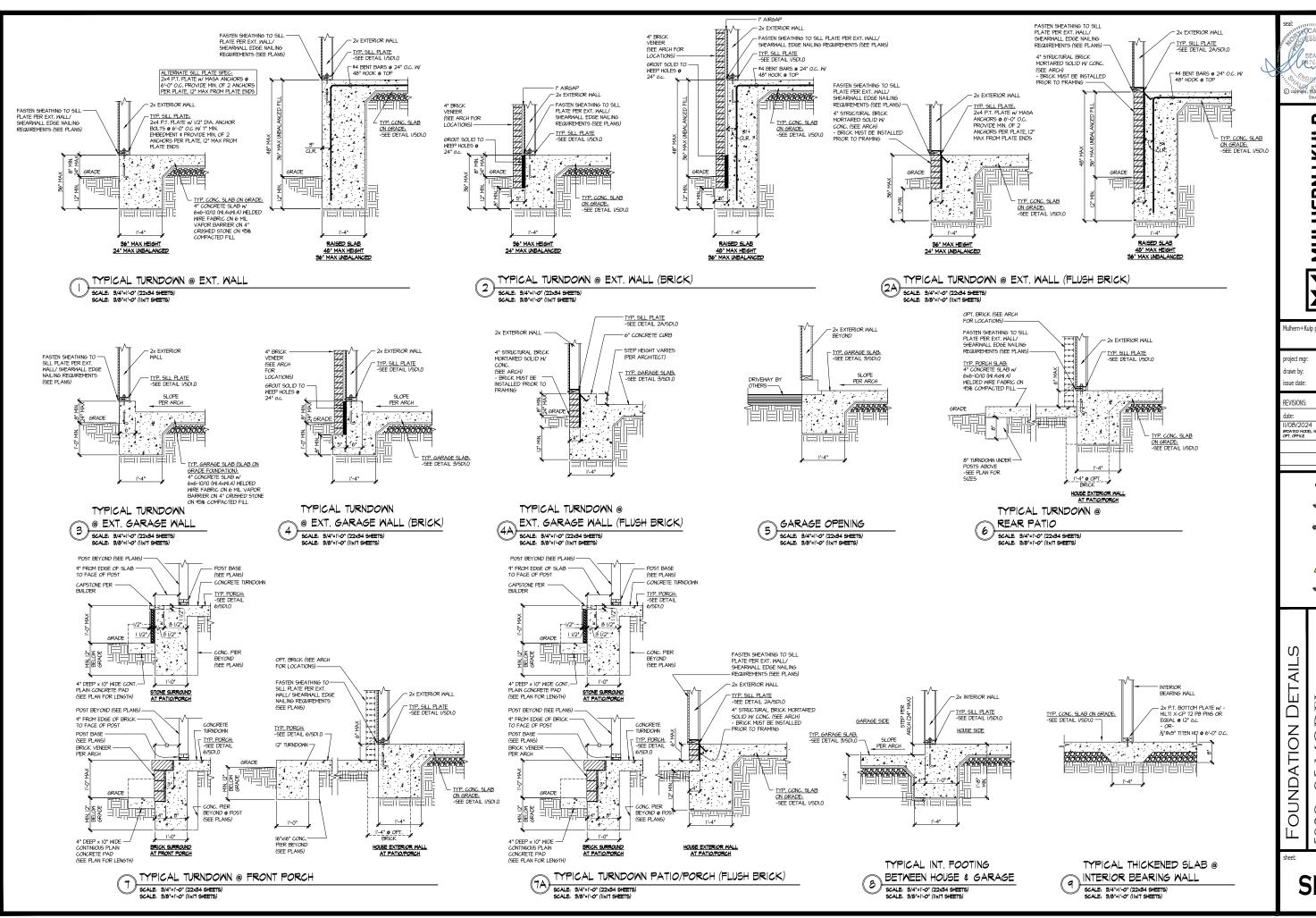
REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

OPTIONS STRUCTURAL

S3.5

5920-05 MODEI

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Mulhern+Kulp project number 243-2403

SMK SMN 08-16-24

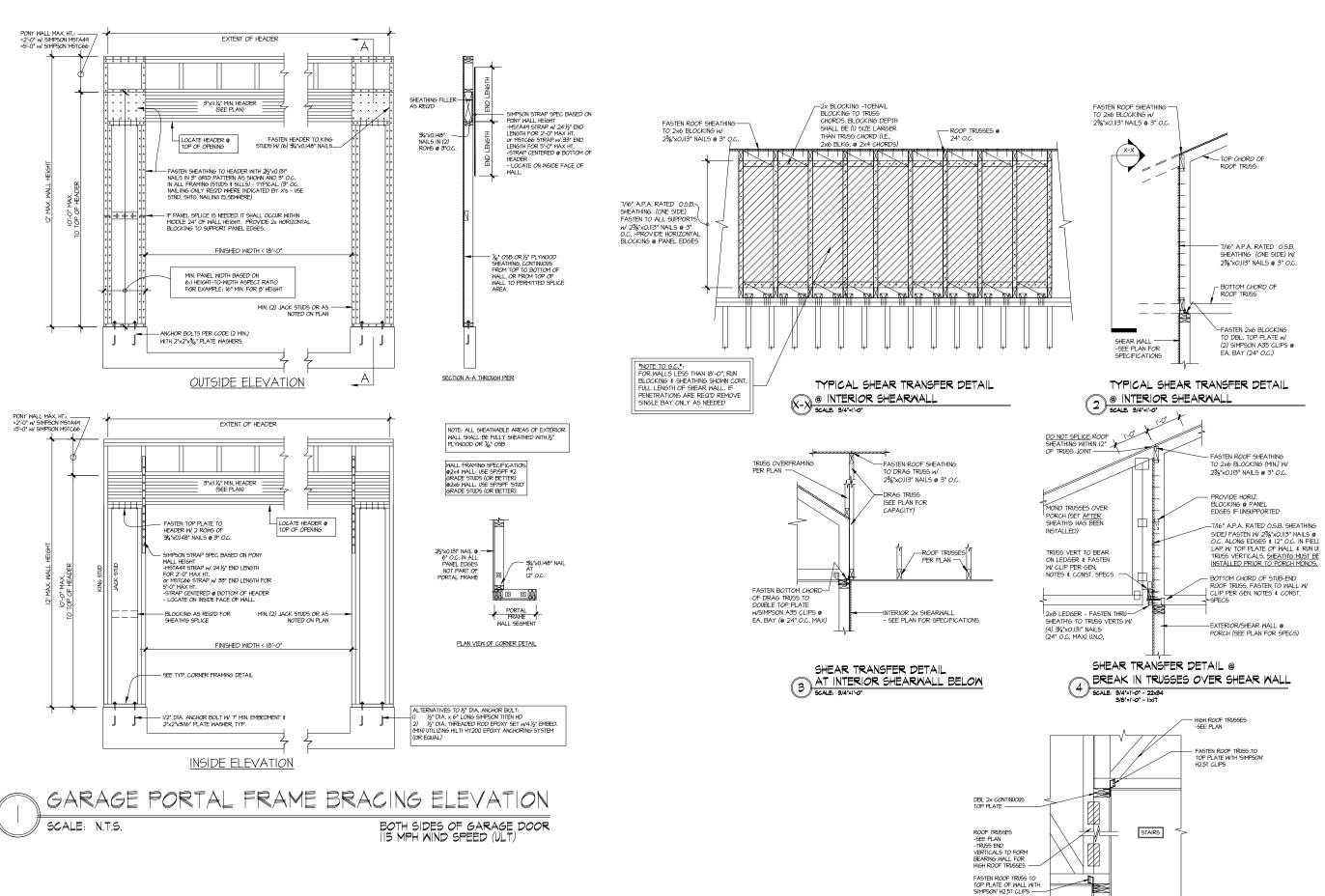
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MODI -05 5920-

MASTER SET RALEIGH, NC SERENITY

SD1.0



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RESIDENTIAL STRUCTURAL ENGINEERING



Mulhern+Kulp project number

243-2403

SMK Irawn by: SMN ssue date: 08-16-24

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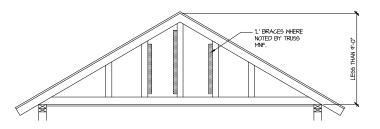
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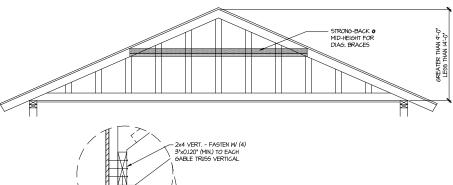
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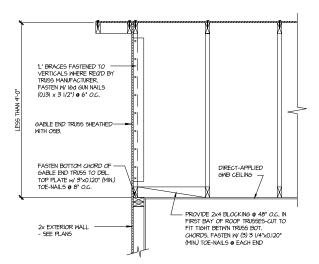
Ŋ DETAIL MODE FRAMING -02

SERENITY MASTER SET RALEIGH, NC 5920-

SD2.0

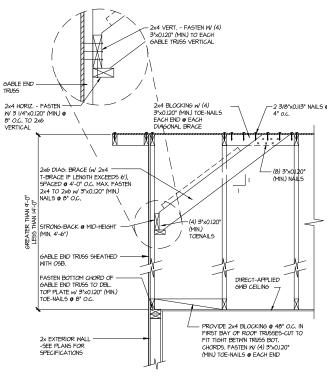






TYPICAL GABLE END BRACING DETAIL SCALE: NONE REQUIRED TRUSS REQ'D @ GABLE END TRUSS HEIGHT UP TO 4'-O"

BRACE GABLE END TRUSSES PER ABOVE DETAIL WHEN GABLE HEIGHT IS LESS THAN 9-0". "L" BRACES REQUIRED WHERE NOTED BY TRUSS MANUFACTURER.



BRACE GABLE END TRUSSES PER ABOVE DETAIL WHEN GABLE HEIGHT EXCEEDS 9'-0'. L' BRACES NOT REQUIRED.

TYPICAL GABLE END BRACING DETAIL SCALE: NONE READ & GABLE END TRUSS

REQ'D & GABLE END TRUSS HEIGHT BETWIN 4'-0" TO 14'-0"

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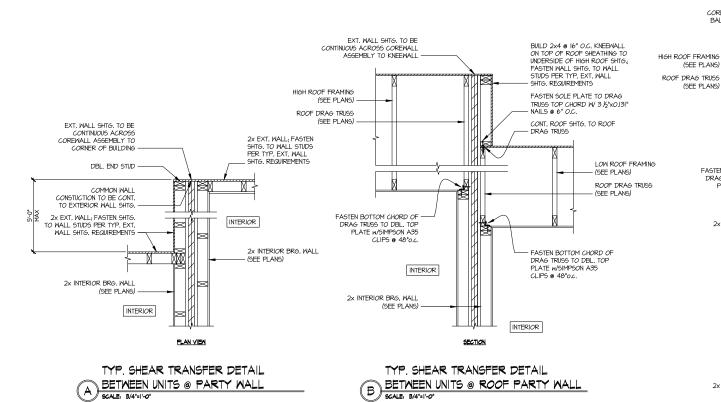
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OPT. OFFICE

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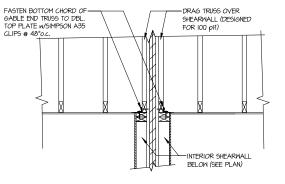
FRAMING DETAILS 5920-05 MODEL SERENITY MASTER SET RALEIGH, NC

SD2.1



BETWEEN UNITS @ PARTY WALL
9CALE: 3/4"=1"-0"

ROOF SHTG. TO BE CONTINUOUS ACROSS COREWALL ASSEMBLY TO BALLOON FRAMED WALL -(SEE PLANS) -(SEE PLANS) -TOP OF WALL
PLATE HEIGHT @
ADJACENT UNIT FASTEN BOTTOM CHORD OF -DRAG TRUSS TO DBL. TOP PLATE W/SIMPSON A35 CLIPS @ 48"o.c. INTERIOR 2x INTERIOR BRG, WALL -(SEE PLANS) EXTERIOR TOP OF WALL
PLATE HEIGHT @ ADJACENT UNIT FLOOR SYSTEM (SEE PLANS) 2x EXT. WALL; FASTEN SHTG. TO WALL STUDS PER TYP. EXT. WALL SHTG. REQUIREMENTS INTERIOR 2v INTERIOR BRG WALL SECTION.



SHEAR TRANSFER DETAIL @ D GABLE END PARTY WALL

TYP. SHEAR TRANSFER DETAIL BETWEEN UNITS @ EXT. PARTY WALL

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DETAILS 5920-05 MODEI PARTY WALL SERENITY MASTER SET RALEIGH, NC

SD2.2