FOXTAIL MANOR ABBREVIATIONS A A PRESSURE TREATED WD HS HARD SURFACE R&M RANGE W/MICROWAV LIV LIVING LTL LINTEL LVR LOUVER MAX MAXIMUM DRY DRYER MACHINE TEMP TEMPERED (GLASS U.N.O. UNLLGG OTHERWISE 0A F.F. FINISH FLOOR (LIN OBS OBSCURE (GLA FIN FINISH FLR FLOOR(ING) WH WATER HEATER FP FIREPLACE OPT OPTIONAL WIC WALK-IN CLOSE FURRED(ING) PEDESTAL (SINK) W/ W/O WITH or WITHOUT FUR ROUND FAIL TERPROOF(ING)

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 TTENTION 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 CONSTRUCTION AND/ OR FABRICATION OF THE WORK.

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

) MASONRY VENEER SHALL BE ATTACHED TO SUPPORTING WALLS w/ CORRUGATED METAL TIES IN CCORDANCE 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 R703.7.6 - I.R.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 VANILATION 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.) 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 - I.R.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 CTION 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:

) 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. LL DIMENSIONS PRESENTED HERE ARE FRAME DIMENSIONS ONLY.

I SEPARATION BETWEEN THE RESIDENCE AND THE GARAGE SHALL BE MAINTAINED BY INSTALLATION OF $rac{1}{2}^{n}$ 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. ALL 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 "C"

(Slab S.F.)	
Slab Area	Sq. Ft.
FIRST FLOOR	2278
2 BAY GARAGE	496
PORCH	205
COVERED OUTDOOR LIVING	227
Total Slab Area	3206

(Outside of Frame S.F.)

Sq. Ft.
2278
2278
Sq. Ft.
496
205
227
928

(Inside of Frame S.F.)

Total A/C Area	2204
FIRST FLOOR	2204
A/C Area	Sq. Ft.

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

OPTIONS LIST

GREAT ROOM FIREPLACE PRIMARY BATH 3
CABINETS AT GARAGE ENTRY SCREENED OUTDOOR LIVING SCREENED OUTDOOR LIVING
GOURMET KITCHEN 1
BED 3 WIBATH 3 ILO FLEX
SINK & CABS AT LAUNDRY
DOOR TO LAUNDRY FROM P. WIC
PRIMARY SUITE TRAY CEILING
CULTDOOR FIDERIA ACE NITDOOR FIRED ACE BATH 2 SHOWER ILO TUB UN-COVERED OUTDOOR LIVING

BUILDING CODE COMPLIANCE

LECTRICAL 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		
"S1.10C"	BASE FOUNDATION PLAN — ELEVATION 'C'		
"A1.10C"	FIRST FLOOR PLAN - ELEVATION 'C'		
"A2.01C"	EXTERIOR ELEVATIONS - 'C'		
"A2.02C" EXTERIOR ELEVATIONS - 'C' "A3.01C" ROOF PLAN - ELEVATION 'C' "A4.01" INTERIOR DETAIL SHEET "E1.10C" 1ST FLR. ELECTRICAL PLAN - ELEVATION 'C' "E1.11C" 1ST FLR. ELECTRICAL PLAN UPGRADE OPTIONS - ELEVATION 'C'			
	·		

Serenity - Lot 347 - 5921-08 (Foxtail Manor) - Elevation C

*Gourmet Kitchen 1

*Bed 3 w. Bath 3 at Flex Space

*Traditional Laurel Mantel Fireplace at Great Room

*Tray Ceiling at Primary Suite

*Primary Bath 3 Super Shower

*Bath 2 Shower ILO Tub w. Tile Walls and Vikrell Pan

*Bath 3 Tub w. Tile Walls

*Sink at Laundry

*Optional Door to Laundry

*Standard Screened Covered Outdoor Living w. Optional **Uncovered Patio**

*Outdoor Fireplace

SYMBOLS

++

SHOWER CONTROLS

*Two Optional 20/20 FX Window at Primary Suite

*Optional Cabinets at Dropzone

PLYWOOD ELEVATION KEY OR SECTION KEY TUB/SHOWER INSULATING SHEATHING CENTERI INF BATT INSULATION LAVATOR' CEILING TRANSITION LINE HOSE BIB (FREEZE PROOF) DBL SINK GAS LINE STUB CONCRETE TOWEL BAR SAND OR GRAVEL LAUNDRY SINK PAPER HOLDER STONE TOWEL RING 2x FRAME PEDESTAL SINK SHOWER HEAD BRICK VENEER

WATER CLOSET

STONE VENEER



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

SERENITY CREEK GENERAL @ SHADY ALTIS ઝ SHE

SUBDIVISION: ADDRESS:

10-01-24 Issue Date: ACC

5921-08

(FOXTAIL MANOR

G0.01

REVISION INDEX			
REL. #	DESCRIPTION	DATE	DRAWN BY
5921-08	NEW PLAN	10/01/2024	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	01/26/2025	ACC

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tri pointe.

HOMES

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

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SUBDIVISIONS & SYMBOLS
SUBDIVISION: ALTIS ® SERENITY
ADDRESS: 67 SHADY CREEK WAY
LOT: 347

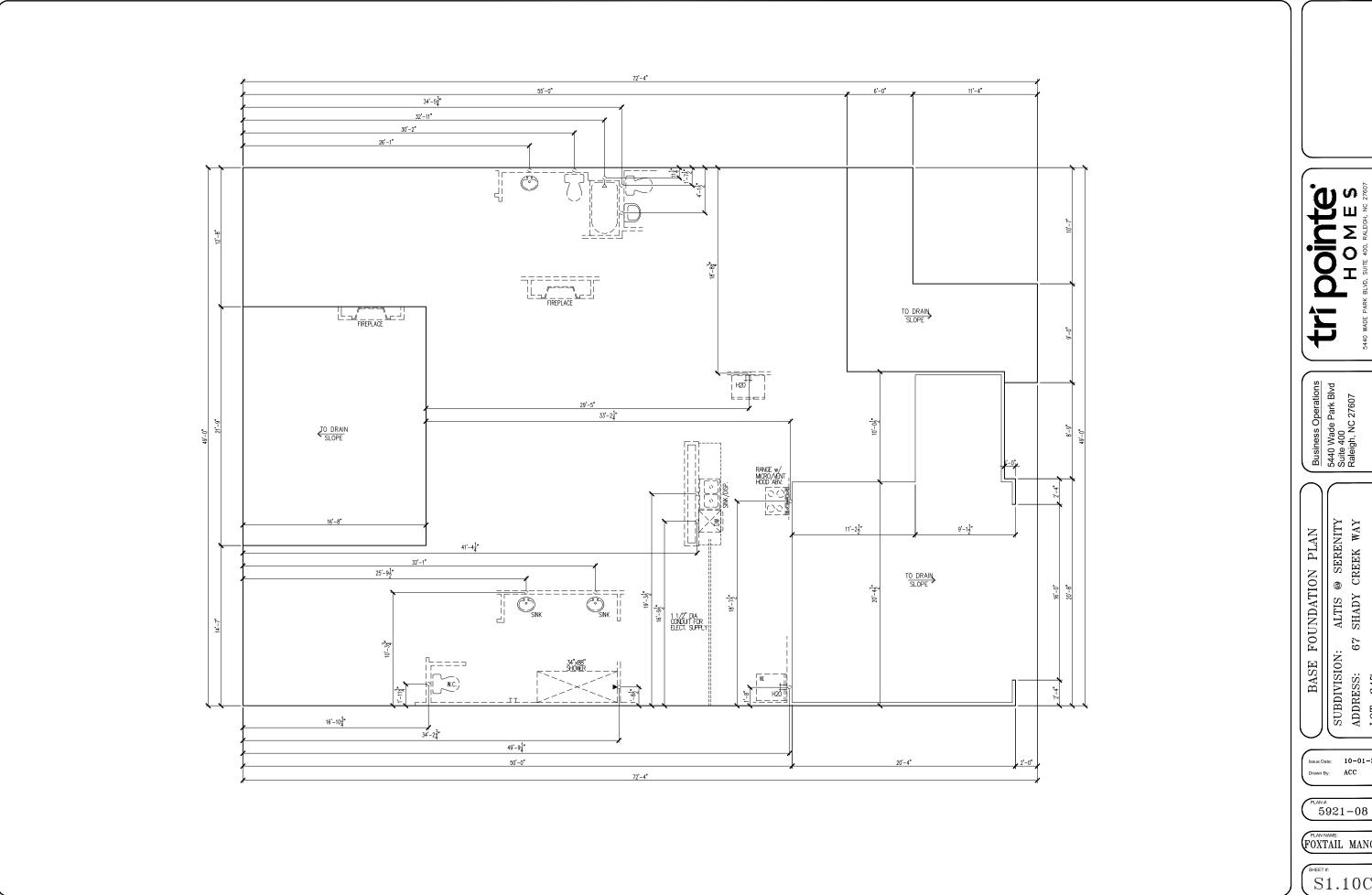
Issue Date: 10-01-24

Drawn By: ACC

5921-08

FOXTAIL MANOR

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H O M E \$
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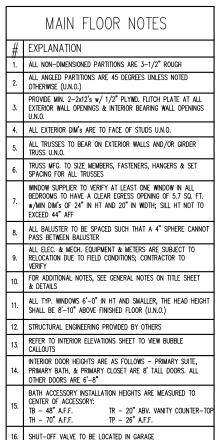
: ALTIS @ SERENITY 67 SHADY CREEK WAY SUBDIVISION:
ADDRESS: 67
LOT: 347

Issue Date: 10-01-24

Drawn By: ACC

FOXTAIL MANOR

S1.10C



Serenity - Lot 347 - 5921-08 (Foxtail Manor) - Elevation C

*Gourmet Kitchen 1

*Bed 3 w. Bath 3 at Flex Space

*Traditional Laurel Mantel Fireplace at Great Room

*Tray Ceiling at Primary Suite

*Primary Bath 3 Super Shower

*Bath 2 Shower ILO Tub w. Tile Walls and Vikrell Pan

*Bath 3 Tub w. Tile Walls

*Sink at Laundry

*Optional Door to Laundry

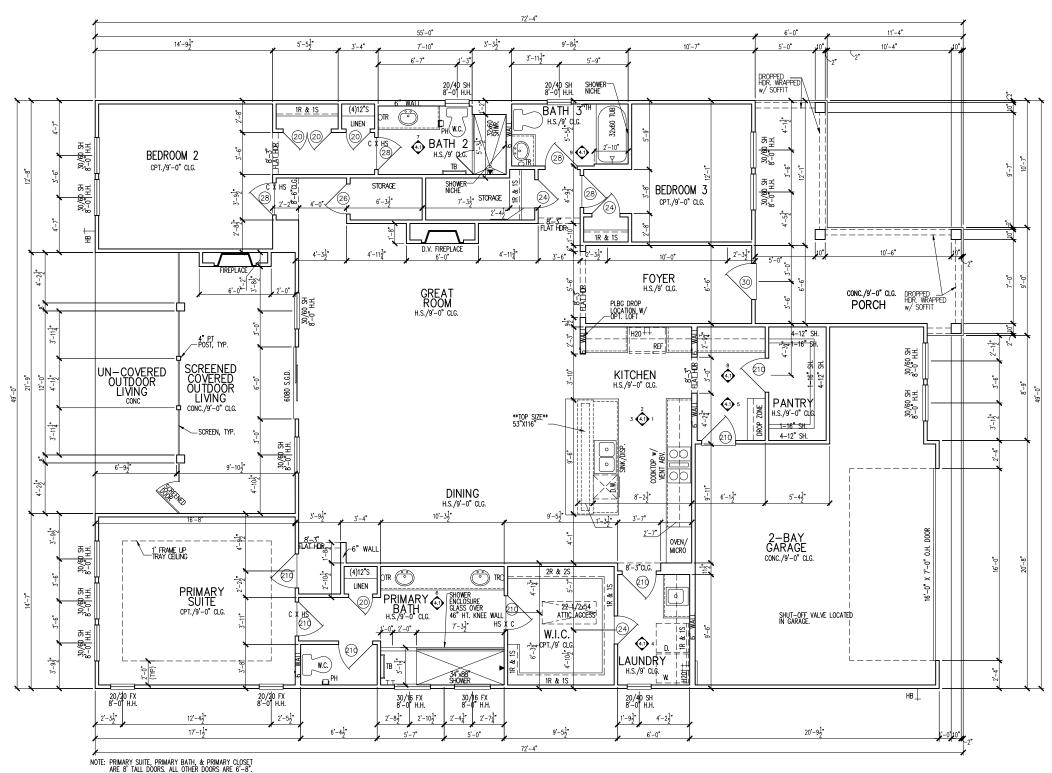
*Standard Screened Covered Outdoor

Living w. Optional Uncovered Patio

*Outdoor Fireplace

*Two Optional 20/20 FX Window at Primary Suite

*Optional Cabinets at Dropzone



F POINTE S
HOMES

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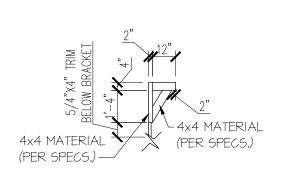
SUBDIVISION: ALTIS ® SERENITY
ADDRESS: 67 SHADY CREEK WAY
LOT: 347

Issue Date: 10-01-24
Drawn By: ACC

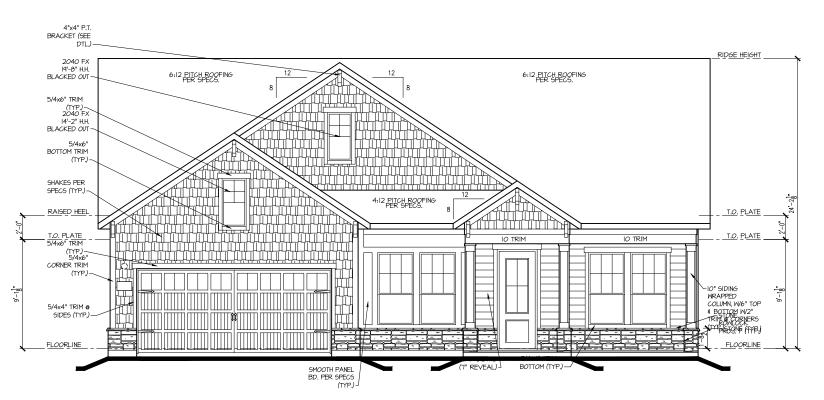
5921-08

FOXTAIL MANOR

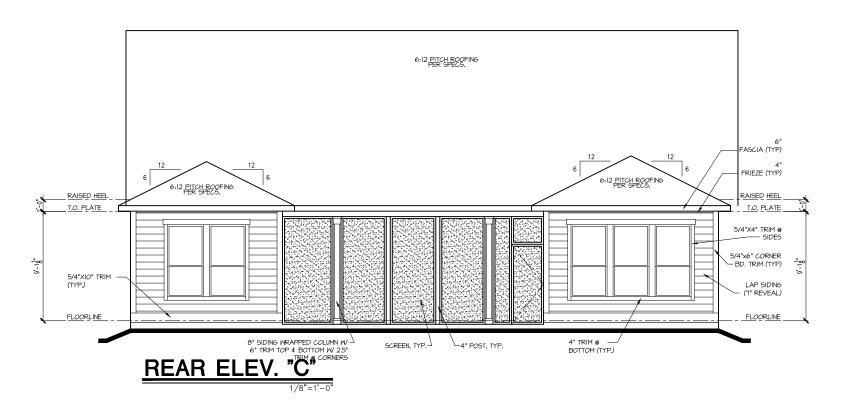
A1.10

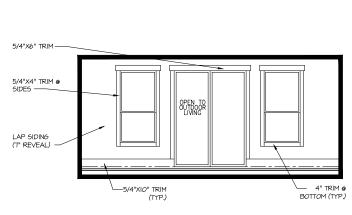


BRACKET DETAIL N.T.S.



FRONT ELEV. "C"





COVERED OUTDOOR LIVING ELEVATION

I Dointe HOMES ADE PARK BLVD, SUITE 400, FALECH, NC 27607

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EXTERIOR ELEVATIONS
SUBDIVISION: ALTIS @ SERENITY
ADDRESS: 67 SHADY CREEK WAY
LOT: 347

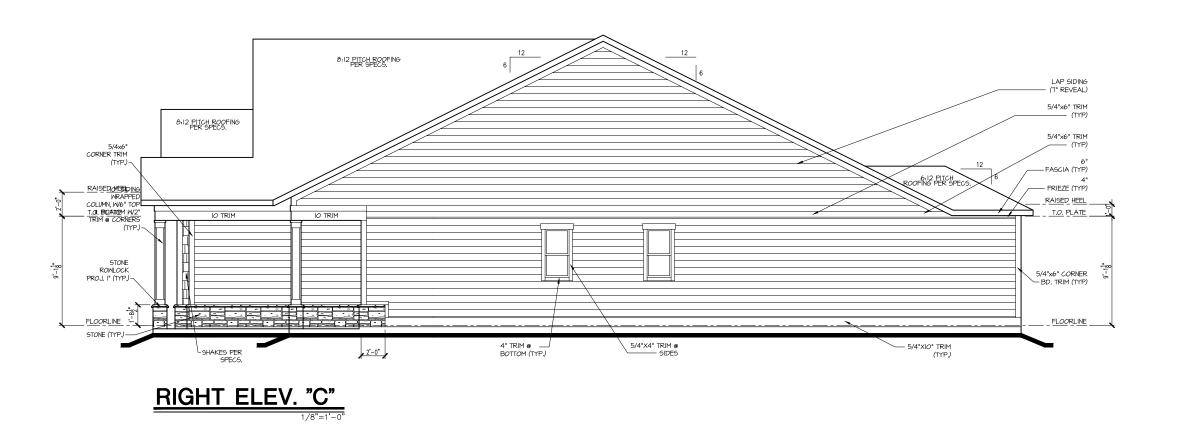
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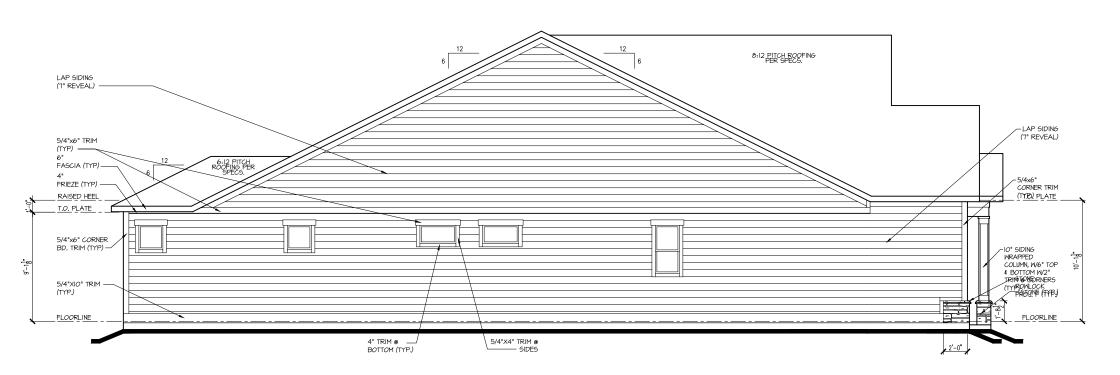
Drawn By: ACC

5921-08

FOXTAIL MANOR

A2.01C





LEFT ELEV. "C"

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HOMES

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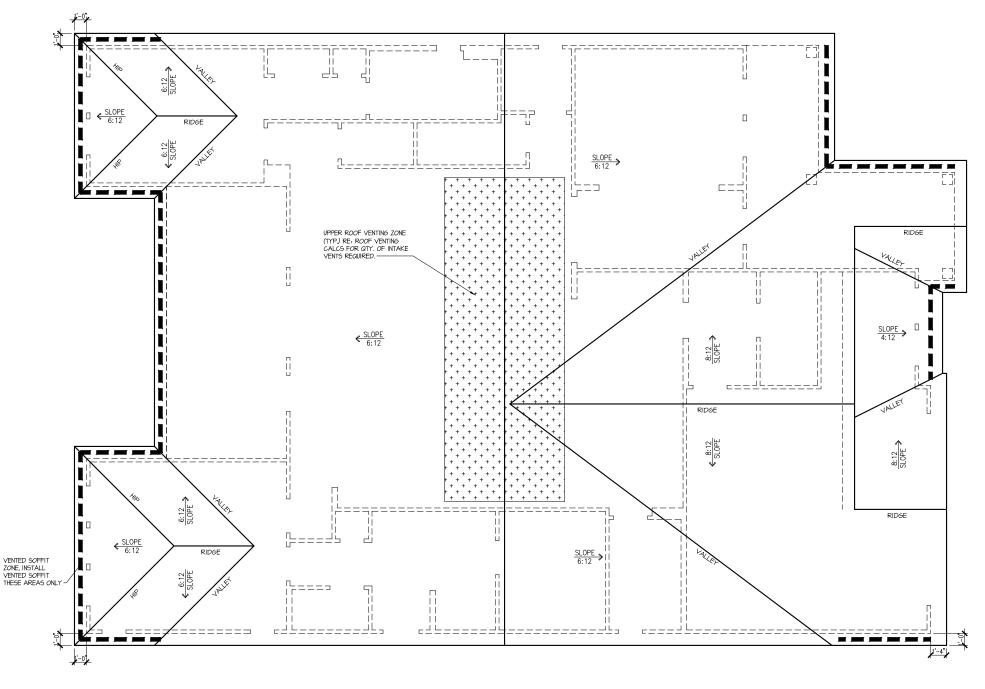
EXTERIOR ELEVATIONS
SUBDIVISION: ALTIS © SERENITY
ADDRESS: 67 SHADY CREEK WAY
LOT: 347

Issue Date: 10-01-24
Drawn By: ACC

5921-08

FOXTAIL MANOR

A2.02C



VENT TYPES
LOWER VENTS
CONTINUOUS SOFFIT VENTING
@ 5 SILF
UPPER VENTS
SLANT 150 VENTS @ 150
SIN'ENT
UPPER VENTS
TIDGE VENTS @ 72 SI/VENT
NOTE:

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.

BASE

3486

105 87 QTY VENTS

167 LF

6

Attic Venting Calculations

Elev. "C"

ROOF INFORMATION

TOTAL SF ROOF AREA

AVAILABLE L.F. ROOF SOFFIT

AVAILABLE L.F. ROOF RIDGE VENT TYPES



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

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ROOF PLAN

N: ALTIS @ SERENITY

67 SHADY CREEK WAY

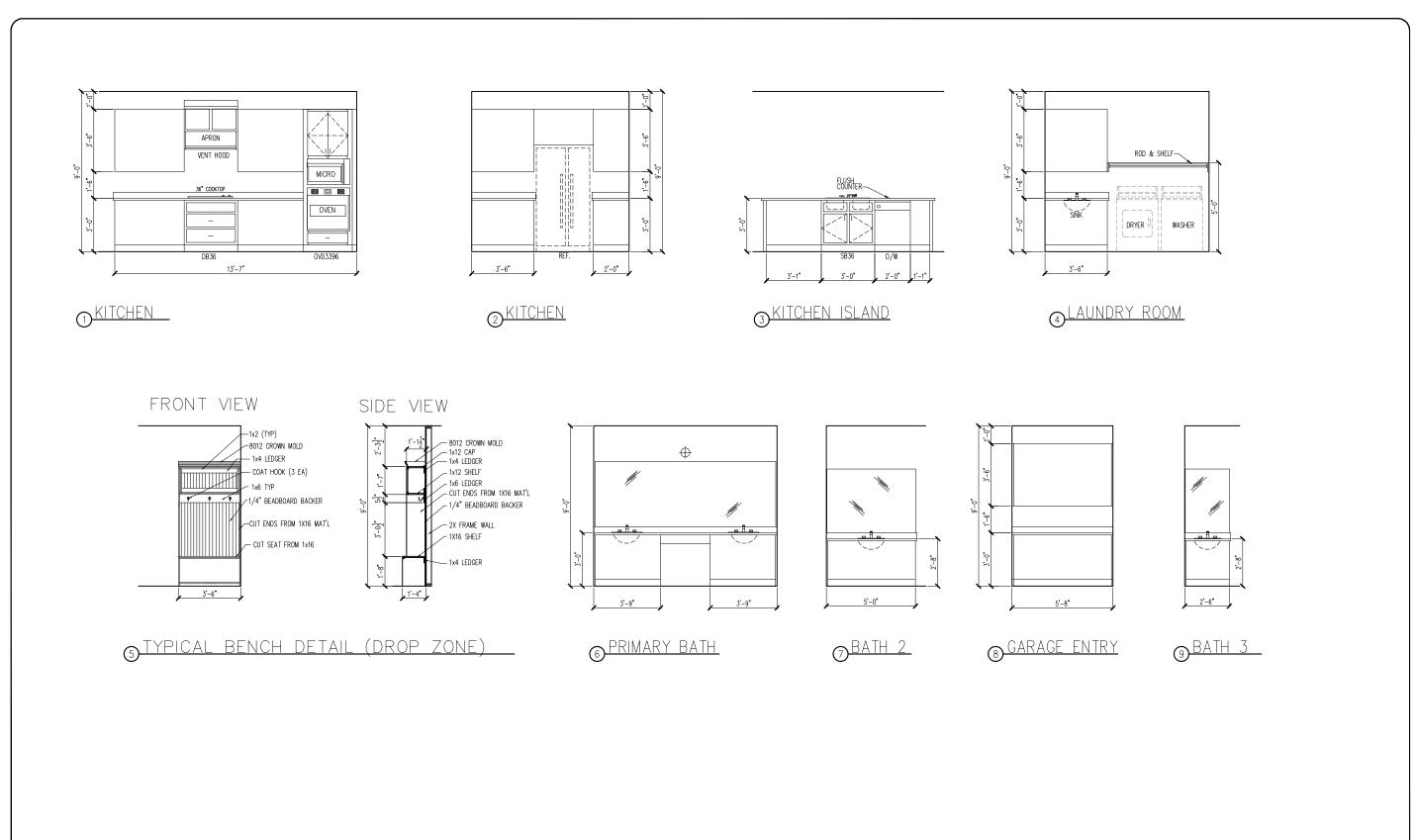
SUBDIVISION:
ADDRESS: 6'
LOT: 347

Issue Date: 10-01-24 Drawn By: ACC

5921-08

FOXTAIL MANOR

A3.01C



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HOMES

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

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ALTIS @ SERENITY SHADY CREEK WAY INTERIOR DETAIL SHEET

: 67 SUBDIVISION:
ADDRESS: 67
LOT: 347

Issue Date: 10-01-24 Drawn By: ACC

5921-08

FOXTAIL MANOR

A4.01

ELECTRICAL I SCHEDU	FIXTURE LE
DESCRIPTION	SYMBOL
110V OUTLET	Ф
220V OUTLET	₩ #220
1/2 HOT OUTLET	₩ 220
GFI OUTLET	₩ GFI
WP GFI OUTLET	St WP/GFI
GARAGE DOOR OPENER OUTLET	Ø GDO
SECURITY SYSTEM	∯SEC SYS
DISHWASHER	⊕ DW
JUNCTION BOX	①
CEILING MOUNTED LIGHT	- -
CEILING FAN w/ LIGHT KIT	BRAZING
RECESSED CEILING LIGHT	Ø
RECESSED WATER PROOF LIGHT	⊠ WP
WALL MOUNTED LIGHT	Q
WALL MOUNTED PUSH BUTTON	å PB
TWO WAY SWITCH	\$
THREE WAY SWITCH	³\$
FOUR WAY SWITCH	4 \$
DIMMER SWITCH	\$ ^{D™}
EXHAUST VENTS	S VENT TO EXT
LOW VOLTAGE PANEL	
PHONE OUTLET	● PH
TV OUTLET	⊕ TV
DATA & RG6 COMBO BOX	
SMOKE DETECTOR	(S)
CARBON MONOXIDE SMOKE DETECTOR COMBO	⊚ CM/SD
DOOR CHIMES	CHIMES
ELECTRICAL PANEL	EP EP
SURFACE MOUNT LED	•
EXTERIOR WALL MOUNT UPLIGHT	88
SOFFIT MOUNT FLOOD LIGHT	₩
UNDER COUNTER LIGHTING	-co- UCL
SMURF TUBE	

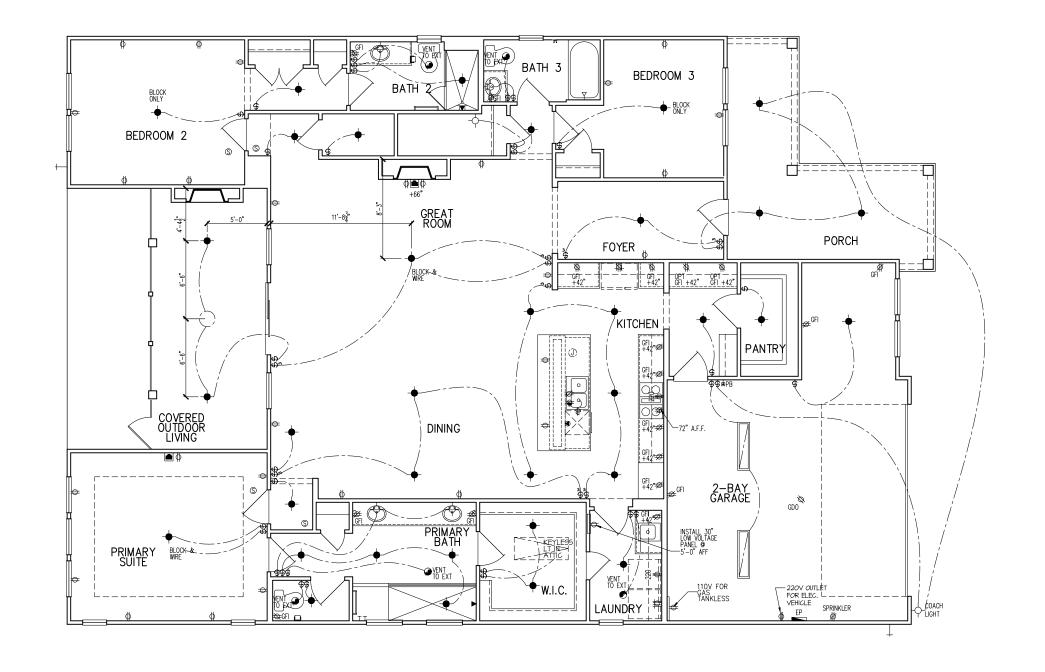
ELECTRICAL NOTES:

- PROVIDE AND INSTALL LOCALLY CERTIFIED 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 CIRCUIT—INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK—UPS/CUTOFFS. HYAC CONTRACTOR TO VERIEY THERMOSTAT

- REQUIRED DIRECT HOOK—UPS/CUIOFFS.
 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
 DUE TO FIELD CONDITIONS.

BATH VANITY BRACKET OUTLET. 1,2 (1" ABOVE TOP OF VANITY) . 48" TO CL . 12" .TO .CL 48" TO CL WATER SOFTENER AND SUMP OUTLETS. . . . FRONT DOOR COACH LIGHT. GARAGE DOOR COACH LIGHT, (ABOVE GARAGE FLOOR). . . . 84" . TO CL THERMOSTAT. . .54" TO .CL . . .84" TO .CL DOORBELL CHIMES. DR HANDLE .66". TO CL KITCHEN WALL HUNG MICROWAVE OUTLET . . . 72" TO CL KITCHEN DISHWASHER RECEPTACLE. JUNDER SINK
KITCHEN RANGE. 24".TD.CL.
KITCHEN REFRIGERATOR. 48". TO CL
WASHER/DRYER OUTLET. 48". TO. CL

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



Dointe HOMES RELVO, SUITE 400, RALEIGH, NC 27607

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

ELECTRICAL PLAN @ SERENITY CREEK WAY @ ALTIS (SHADY FLOOR 67 SUBDIVISION: ADDRESS: LOT: 347 1st

Issue Date: 10-01-24 ACC

5921-08

FOXTAIL MANOR

E1.10C

ELECTRICAL I SCHEDU	FIXTURE LE
DESCRIPTION	SYMBOL
110V OUTLET	Ф
220V OUTLET	₩ Ф 220
1/2 HOT OUTLET	•
GFI OUTLET	∜\$ GFI
WP GFI OUTLET	₩P/GFI
GARAGE DOOR OPENER OUTLET	Ø GDO
SECURITY SYSTEM	ΦSEC 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	φ
WALL MOUNTED PUSH BUTTON	d PB
TWO WAY SWITCH	\$
THREE WAY SWITCH	³\$
FOUR WAY SWITCH	⁴ \$
DIMMER SWITCH	\$ ^{DIM}
EXHAUST VENTS	S VENT TO EXT
LOW VOLTAGE PANEL	
PHONE OUTLET	● PH
TV OUTLET	⊗ TV
DATA & RG6 COMBO BOX	■
SMOKE DETECTOR	<u>(Ŝ</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	448
UNDER COUNTER LIGHTING	-coc- UCL
SMURF TUBE	

ELECTRICAL NOTES:

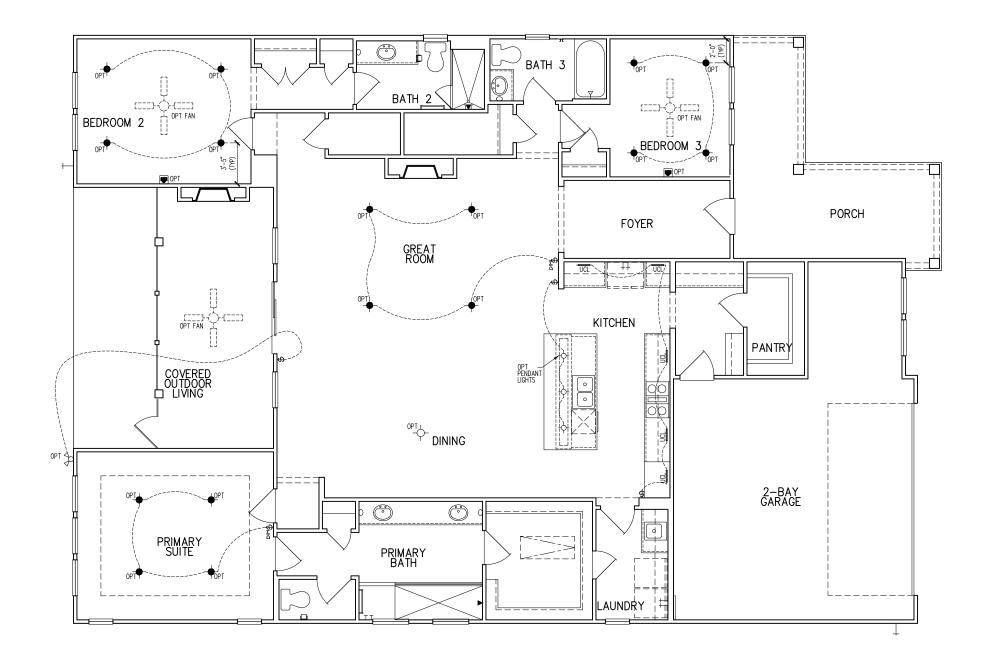
- 1. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE AND CARBON MONOXIDE DETECTORS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
 2. PROVIDE AND INSTALL GROUND FAULT (IRCUIT—INTERRUPTERS (GF)) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 3. ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK—UPS/CUTOFFS.
 4. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
 5. 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 DUE TO FIELD CONDITIONS.

WATER HEATERS) ARE SUBJECT TO RELOCATION DUF TO FIFI D 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
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) 84". TO CL
THERMOSTAT
DOORBELL CHIMES
DOORBELL BUTTON
KITCHEN HOOD FAN "WHIP"
KITCHEN WALL HUNG MICROWAVE OUTLET 72" TO CL
KITCHEN DISHWASHER RECEPTACLE JNDER SINK
KITCHEN RANGE
KITCHEN REFRIGERATOR
CL = CENTER LINE

CL = CENTER LINE

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

- OPITONS ALTIS @ SERENITY SHADY CREEK WAY 1st FLOOR ELEC. PLAN

67 SUBDIVISION:
ADDRESS: 67
LOT: 347

Issue Date: 10-01-24 ACC

5921-08

FOXTAIL MANOR

E1.11C

GENERAL STRUCTURAL NOTES

FLOOR FRAMING

- I 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. OSB 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" x 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 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE I (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS
- W/ 2 ½" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES \$ @ 12" O.C. FIELD.
- · w/ 2 🖁 × 0.120" NAILS 🥑 4"o.c. 💇 PANEL EDGES 🕏 🗗 O.C. FIELD. - w/ 2 3 × 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.
- EASTEN 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 STUD TO PLATE	NAILS @ 4" o.c. (4) TOENAILS/ (3)END NAILS	NAILS @ 4" o.c.	
		(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	(12) 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 +	(4) TOENAILS +	
	(I) SIMPSON H2.5T	(I) SIMPSON H2.5T	
GAB. END TRUSS TO DBL. TOP PL.	TOENAILS @ 8" o.c.	TOENAILS @ 6" o.c.	
R.T. w/ HEEL HT. 9¼" TO I2"	2xIO BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" O.C.	2xI0 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 4" O.C.	
R.T. w/ HEEL HT. I2" TO I6"	2XI2 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.II3 IS AN ACCEPTABLE ALTERNATIVE TO A 3"x0.I20", SAME SPACING OR NUMBER OF NAILS.			

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 PSF T.C., IO PSF B.C.

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(1)) 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=2.0x10^6 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 18"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
- TOGETHER WITH 3 ROWS OF 1/2 x6" SIMPSON SDS SCREWS (OR 6 3/4" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER, APPLY FASTENING AT BOTH FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP ANI 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.

FOXTAIL MANOR

Plan 5921-08 Elevation C REVERSE

STANDARD Covered Outdoor Living

Lot 346

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 2x4/6 SILL PLATES TO CONC FND WITH A MINIMUM OF 2
- ANCHORS PER PLATE 12" MAX FROM PLATE ENDS UTILIZING: 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 LIMBER & 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 3500 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 I 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
 - JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM)
 - JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (I:I RATIO), WITH A MAXIMUM OF I:1.5 RATIO
 - · CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL
- DIMENSIONS BY OTHERS, BUILDER TO VERIFY

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
► HD-I	SIMPSON CSI6 STRAP TIE W/ 14" END LENGT
► HD-2	SIMPSON MSTC66 STRAP TIE W 24" END LENGTI
▶ HD-3	SIMPSON HTT4 HOLD-DOWN *
► HD-4	SIMPSON HDU5-SDS2.5 HOLD-DOWN *
HD-5	SIMPSON STHDIAR I HOI D-DOWN *

UTILIZE SIMPSON "SET-3G" EPOXY SYSTEM TO FASTEN %" DIA. THREADED ROD INTO CONCRETE FOUNDATION. PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUE RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN I 34" OF EDGE OF FOUNDATION

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

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"x%;"
		8'-0"	3 FT. MAX	L4"x4"x¼" *
		8-0	I2 FT. MAX	L5"x3½"x%;"
			I6 FT. MAX	L6"x3½"x¾"
		9'-6"	I2 FT. MAX	L6"x3½"x%6"
		16'-0"	2 FT. MAX	L7"x4"x½" **
			2 ET MAY	1 8"V4"VK" **

- ILLIMITES.

 \$404LL SIPPORT 2 3/* 3 /5' VIDEER W 40 PM MAXIMM MEIGHT.

 16' SHALL HAVE 4" MIN. BEARING

 16' SHALL HAVE 9" MIN. BEARING

 16' SHALL HAVE 9" MIN. BEARING

 16' SHALL BY STEEPED BACK TO MOOD HEADER IN MALL 446"02. W /5' DIA. x 3 /5'

 LONG LAG SCREPK IN 2" LONG VERTICALLY SLOTTED HOLES.

 MAY. VEREER IN APPLIES TO ANY FORTION OF PERCK OVER THE OPENING.

 ALL INITIES SHALL BE LONG LEG VERTICAL.

 MAY BEC OF IN THE PELLO TO BE 3/5' MUSE OVER THE BEARING LIGHTH ONLY. THIS

 SEE STRUCTURAL PANG FOR ANY LIMITEL CANDITION NOT ENCOMPASSED BY THE

 ROOK GERN SHEPPING INE ANY LIMITEL CANDITION NOT ENCOMPASSED BY THE

 ROOK GERN SHEP INE 16' ANY LIMITEL CANDITION NOT ENCOMPASSED BY THE

 ROOK GERN SHEP INE 14-36'.

OR QUEEN VENEER USE L4x3が4. FOR 3½" 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, & I-JOISTS; I/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.)

SHEATHING SPECIFICATIONS

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

LATERAL/WALL BRACING & WALL

5 MPH WIND IN 2018 NCSBC:RC

(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 UPLIFT LOAD PATH PER SECTIONS R602.3.5& R802.II.

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 15/32" PLYWOOD: FASTEN SHEATHING W/ 2 3 XO.II3 NAILS @ 6" O.C. AT EDGES & @ 12" 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
- <u>ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED</u> 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.

<u>3" O.C. EDGE NAILING</u>

 AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING W 2 3" x 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

I/2" OR 5/8" GYPSUM WALL BOARD: FASTEN GWB SHEATHING TO FRAMING W/ I \$"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. FWILL 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 SHFATHED W/ OSB OR PLYWOOD W/ 3" x 0.120" NAILS @ 4" O.C. (THRU ONE SIDE ONLY)

INDICATES EXTENT OF INT. OSB SHEARWALL, BLOCKED PANEL EDGES. AND/OR 3" O.C. EDGE NAILING

INDICATES HOLDOWN

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING



lulhern+Kulp project numbe 243-2403

SMI SMM/F0 frawn by: ssue date: 11-07-2024

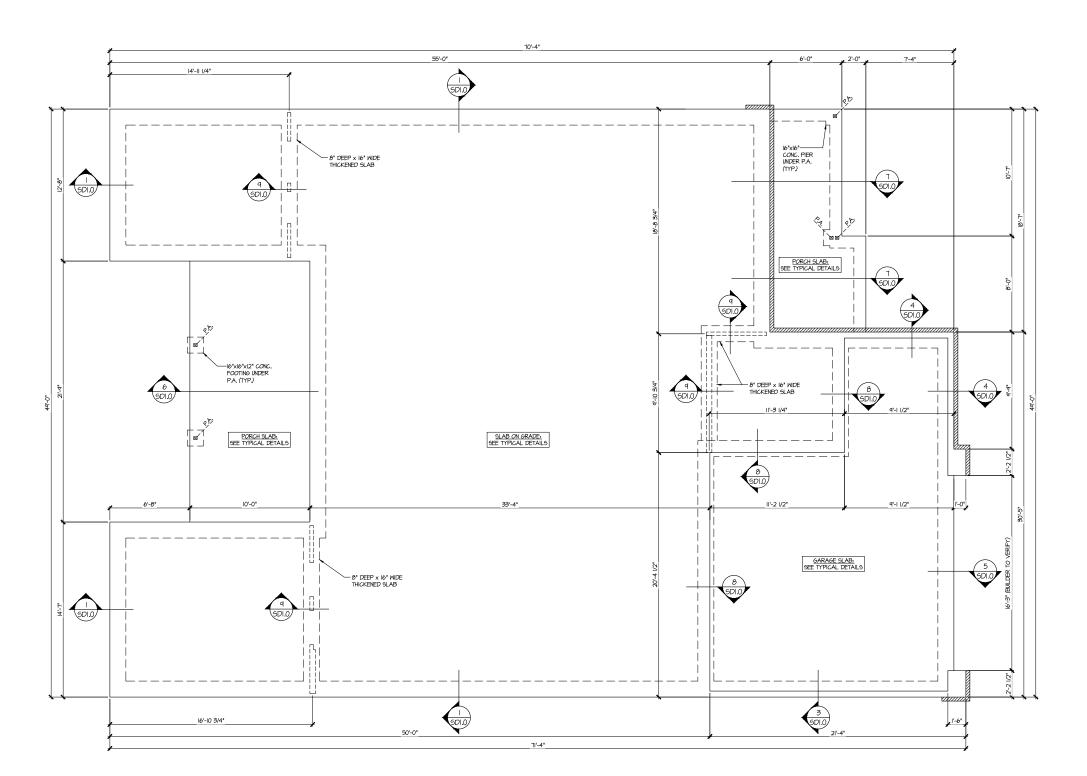
REVISIONS

initial:

NOTES MODE GENERAL

SERENITY MASTER SET RALEIGH, NC $\overset{\infty}{\circ}$ 5921

S0.0



SLAB FOUNDATION PLAN

ELEV. A

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

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

MULHERN+KULP

RESIDENTIAL STRUCTURAL ENGINEERING

3855 Broiside Parkway, Sain 250 - Aphweria, SA, 38022

p.770-777-0074 - mediamicipsom

NC. Licence # C-3925



Mulhern+Kulp project number:

243-24034

SMK drawn by: SMM/FC issue date: 11-07-2024

REVISIONS:

initial:

tri pointe

LEGEND

- EXTENT OF FLOOR SYSTEM TO BE DESIGNED FOR TILE

TYPICAL STRUCTURAL NOTES # SCHEDULES

• IIIIII 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 TRUGS OVERFRAMING
24" O.C. (MAX.)

NDICATES HOLDOWN

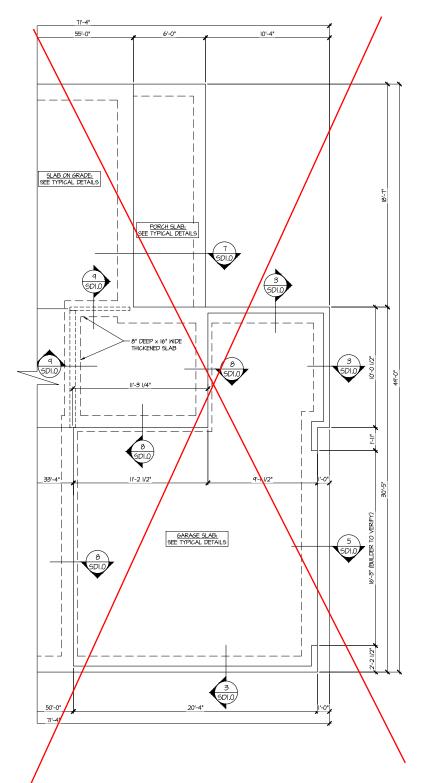
* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

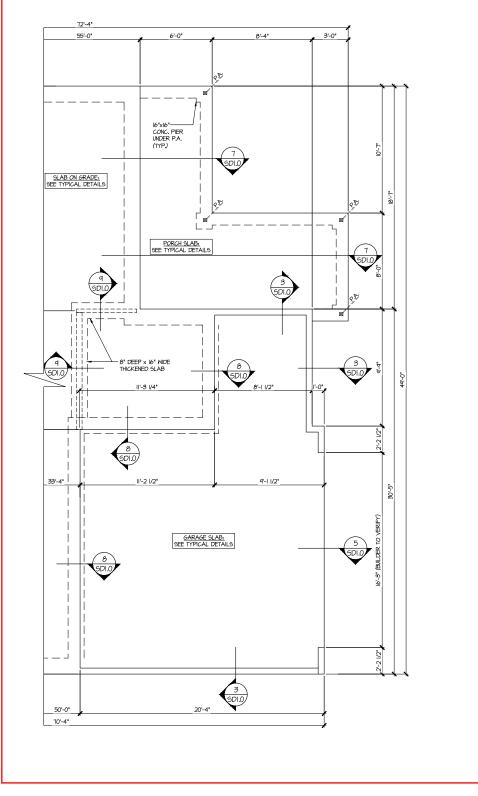
REFER TO SO.O FOR

FOUNDATION PLAN

S1.0M

5921-08 MODEI





PARTIAL SLAB FOUNDATION PLAN ELEV. B SEE ELEV. A FOR MORE INFO SCALE: 1/4"=1'-0" (22x24 SHEET) 1/8"=1'-0" (IIxI7 SHEET)

PARTIAL SLAB FOUNDATION PLAN ELEV. C SEE ELEV. A FOR MORE INFO SCALE: 1/4"=1'-0" (22x24 SHEET) 1/8"=1'-0" (IIxIT SHEET)

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES \$ SCHEDULES

MULHERN+KULP

RESIDENTIAL STRUCTURAL ENGINEERING

3855 Broiside Parkway, Sain 250 - Aphweria, SA, 38022

p.770-777-0074 - mediamicipsom

NC. Licence # C-3925

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SMK SMM/FC issue date: 11-07-2024

REVISIONS:

initial:

tri pointe

LEGEND

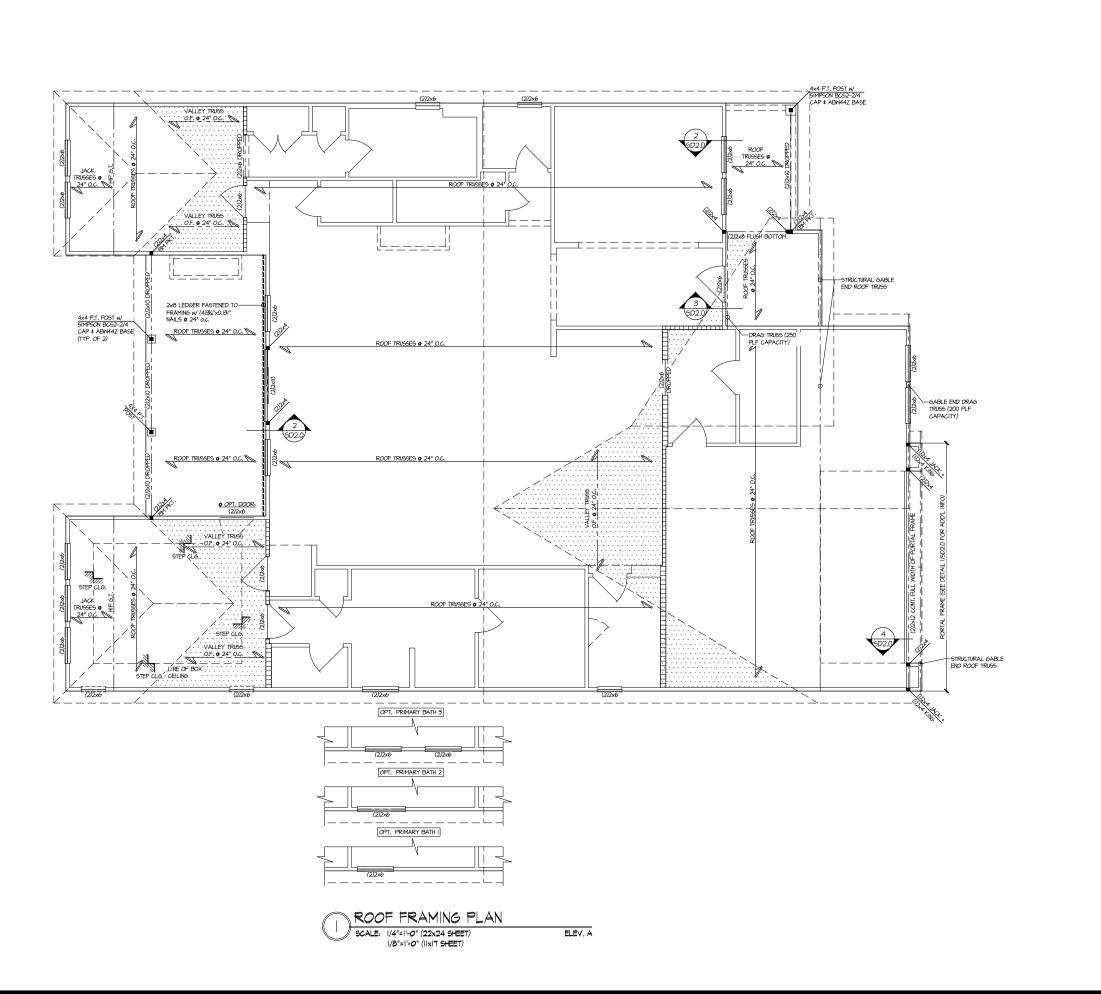
- INTERIOR BEARING WALL
- ==== BEARING WALL ABOVE (B.W.A.)
- BEAM / HEADER
- INDICATES EXTENT OF INT.

 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
- NDICATES HOLDOWN
- JL METAL HANGER
- * INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

FOUNDATION PLAN 5921-08 MODEI

S1.1M



MULHERN+KULP

BESIDENTIAL STRUCTURAL ENGINEERING

WES Broiside Parkway, Suin 250 - Aphwerin, SA, 2002

P.70-777-0074 - mediamicipsom

NC. License # C-3925



Mulhern+Kulp project number:

243-24034

drawn by: SMM/FC issue date: 11-07-2024

REVISIONS:

initial:

tri pointe

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

LEGEND

- IIIIIII INTERIOR BEARING WALL
- ==== BEARING WALL ABOVE (B.W.A.)
- INDICATES EXTENT OF INT.

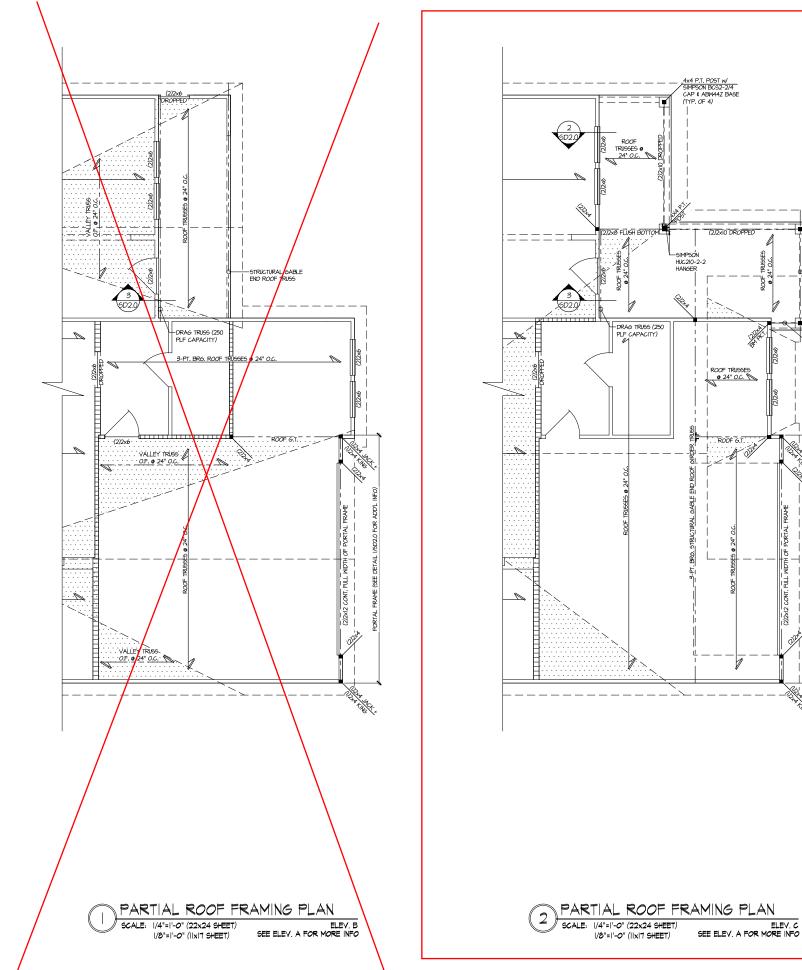
 OSB SHEARWALL AND/OR
 3" O.C. EDGE NAILING
- EXTENT OF VALLEY TRUSS OVERFRAMING
 24" O.C. (MAX.)
- EXTENT OF FLOOR SYSTEM TO BE DESIGNED FOR TILE
- NDICATES HOLDOWN
- | INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

ROOF FRAMING PLAN

SERENITY MASTER SET RALEIGH, NC **S2.0M**

5921-08 MODEI



ROOF TRUSSES 24" O.C. . . ROOF 6.T.

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

TYPICAL STRUCTURAL NOTES # SCHEDULES

REFER TO SO.O FOR

MULHERN+KULP

RESIDENTIAL STRUCTURAL ENGINEERING

3855 Brokside Parkway, Sala 250 - Aphaeota, GA 3002

p.705-777-0074 - mollomicalpoor



Mulhern+Kulp project number:

243-24034

SMK drawn by: SMM/FC issue date: 11-07-2024

REVISIONS:

initial:

tri pointe

ROOF FRAMING PLAN

5921-08 MODEI

INDICATES EXTENT OF INT.

OSB SHEARWALL AND/OR
3" O.C. EDGE NAILING EXTENT OF VALLEY TRUSS OVERFRAMING • 24" O.C. (MAX.)

LEGEND

EXTENT OF FLOOR SYSTEM TO BE DESIGNED FOR TILE

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

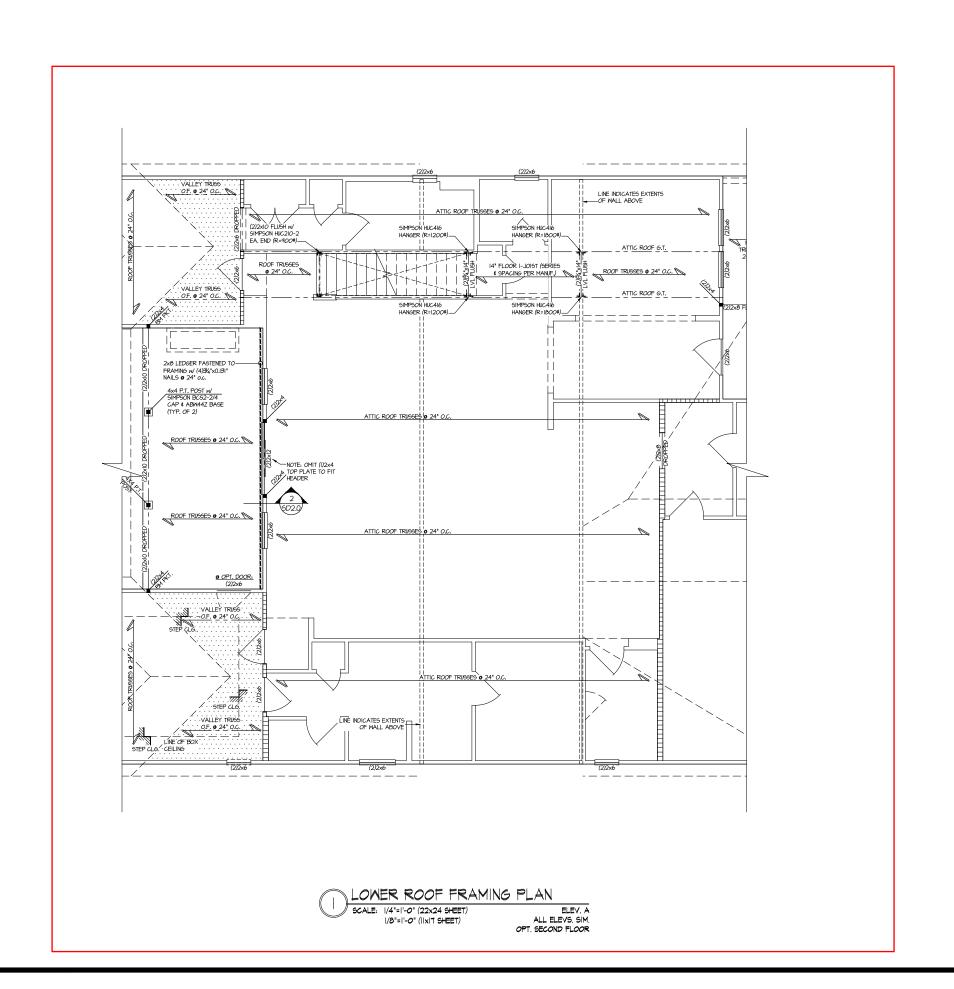
• ---- BEAM / HEADER

NDICATES HOLDOWN

JL METAL HANGER

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

S2.1M





MULHERN+KULP

RESIDENTIAL STRUCTURAL ENGINEERING

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NC. License # C-3825



Mulhern+Kulp project number:

243-24034

initial:

drawn by: SMM/FC issue date: 11-07-2024

REVISIONS:

tri pointe

- IIIIII INTERIOR BEARING WALL
- ==== BEARING WALL ABOVE (B.W.A.)
- 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 POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES \$ SCHEDULES

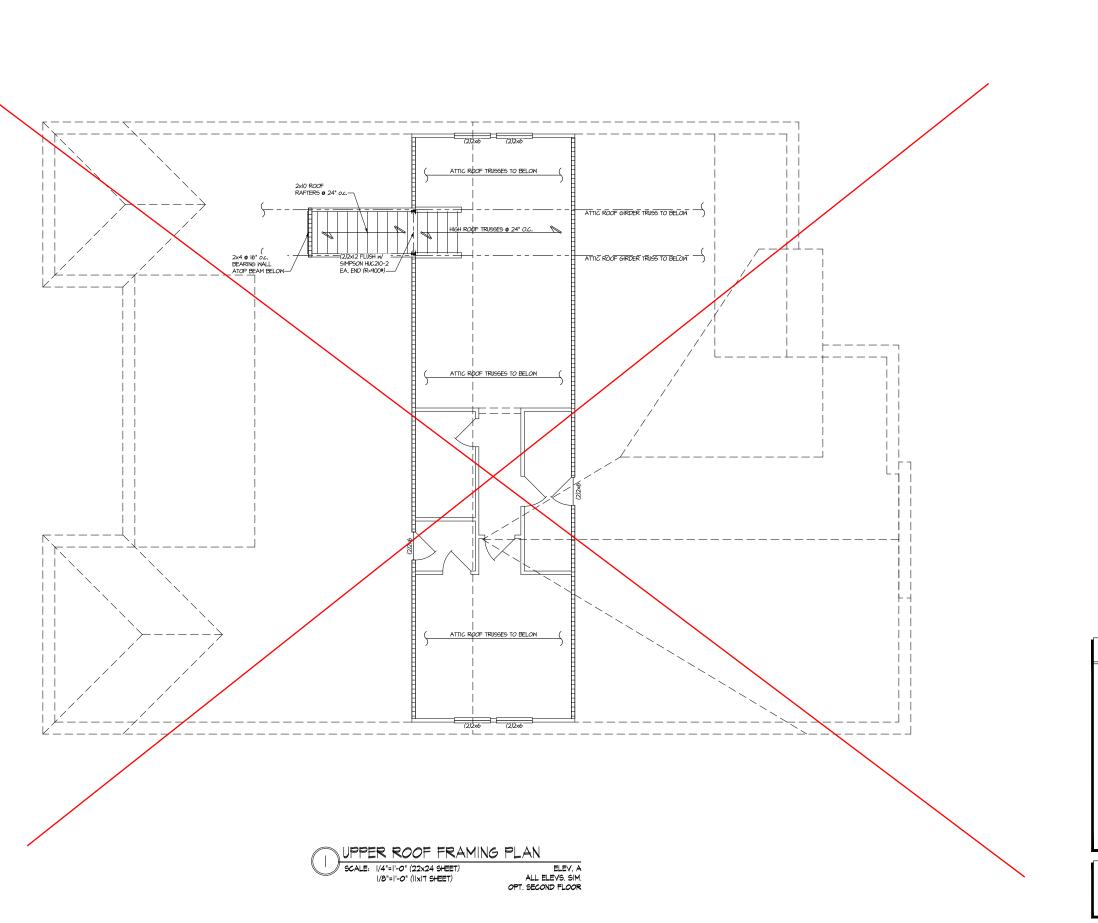
LEGEND

NDICATES HOLDOWN

LOWER ROOF FRAMING PLAN

S3.0M

5921-08 MODEI





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SEES Broleside Parkway, Suin 250 - Aphaeona, SA, 2002

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NC. Licence # C-2825



Mulhern+Kulp project number:

243-24034

SMK drawn by: SMM/FC issue date: 1 1-07-2024

initial:

tri pointe

LEGEND

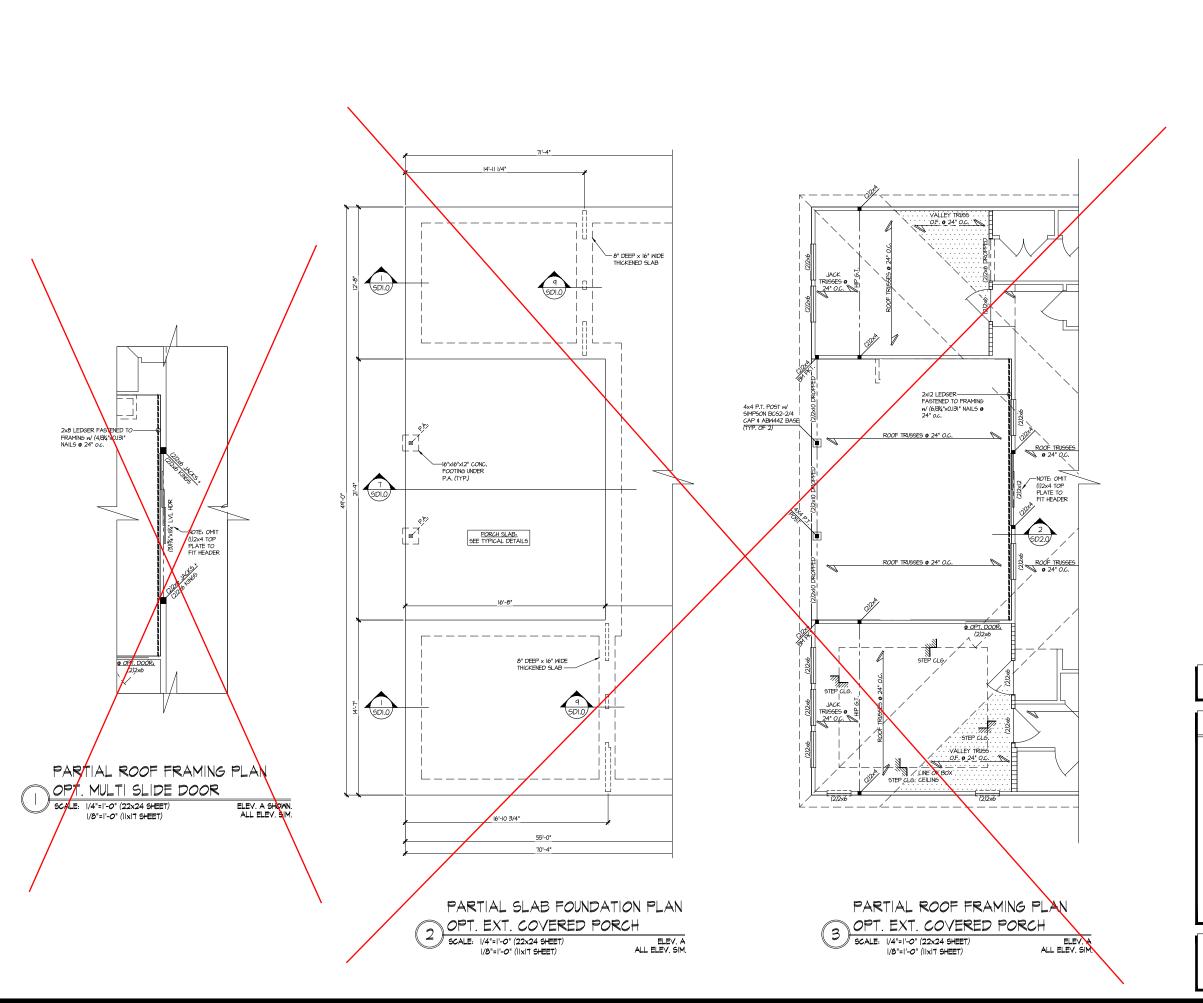
- IIIIII INTERIOR BEARING WALL
- ==== BEARING WALL ABOVE (B.W.A.)
- INDICATES EXTENT OF INT.

 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.

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES # SCHEDULES

UPPER ROOF FRAMING PLAN 5921-08 MODEI

S3.1M



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RESIDENTIAL STRUCTURAL ENGINEERING

3655 Broleside Parkway, Sala 250 - Alphaenta, GA 38022

p.770-777-6074 - maritemiziquom

NC. Licence # C-38.25



Mulhern+Kulp project number:

243-24034

initial:

project mgr: SMK drawn by: SMM/FC issue date: 11-07-2024

REVISIONS:

late:

tri pointe

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

LEGEND

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

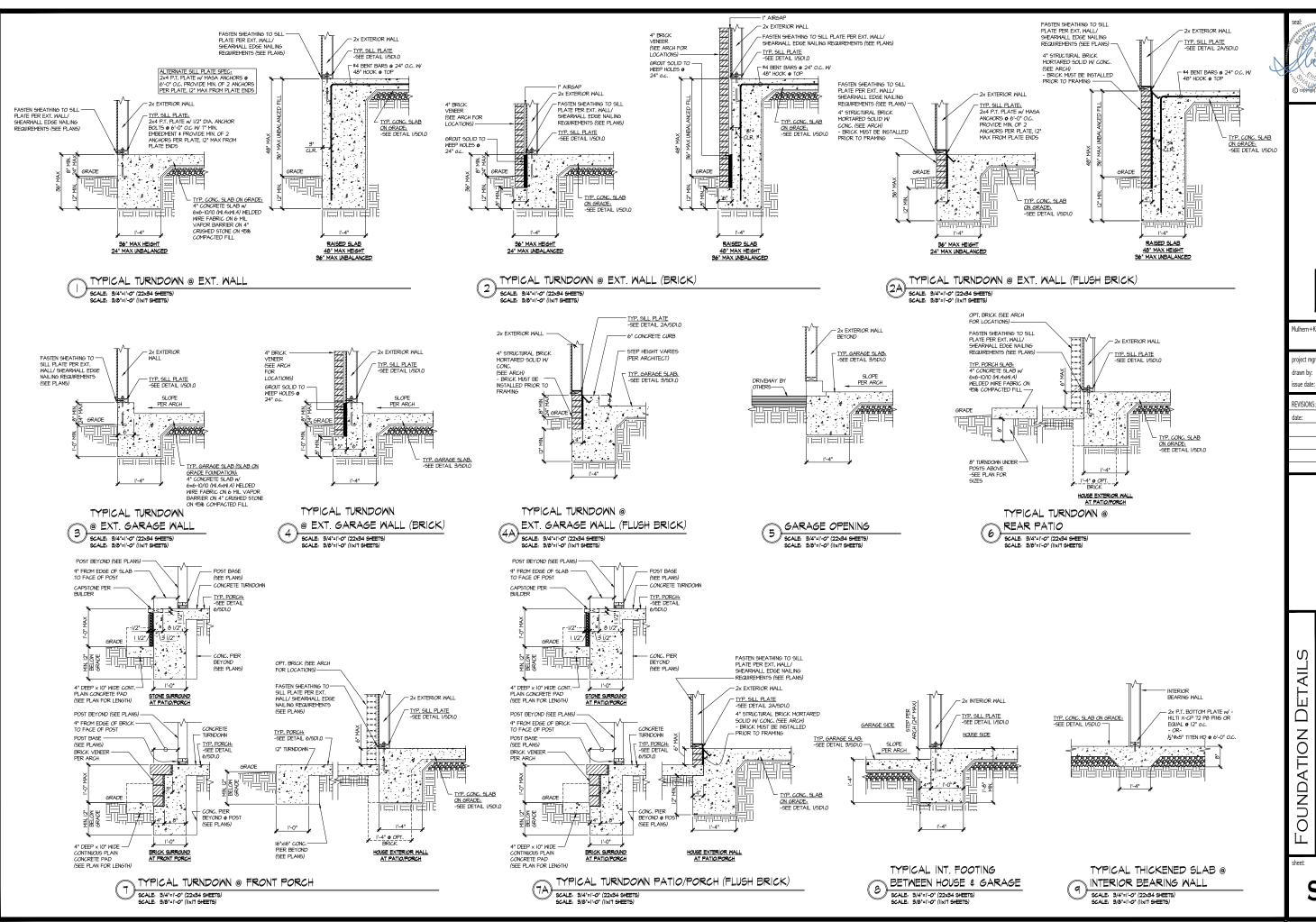
 OSB SHEARWALL AND/OR
 3" O.C. EDGE NAILING
- EXTENT OF VALLEY TRUSS OVERFRAMING
 24" O.C. (MAX.)
- EXTENT OF FLOOR SYSTEM TO BE DESIGNED FOR TILE
- ► INDICATES HOLDOWN
- | INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

REFER TO SO.O FOR
TYPICAL STRUCTURAL NOTES
\$ SCHEDULES

STRUCTURAL OPTIONS

5921–08 MODEI Serenity Master set Raleigh, nc

S4.0M



MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING

lulhern+Kulp project number 243-2403

SMŁ SMM/F0 issue date: 11-07-2024

REVISIONS:

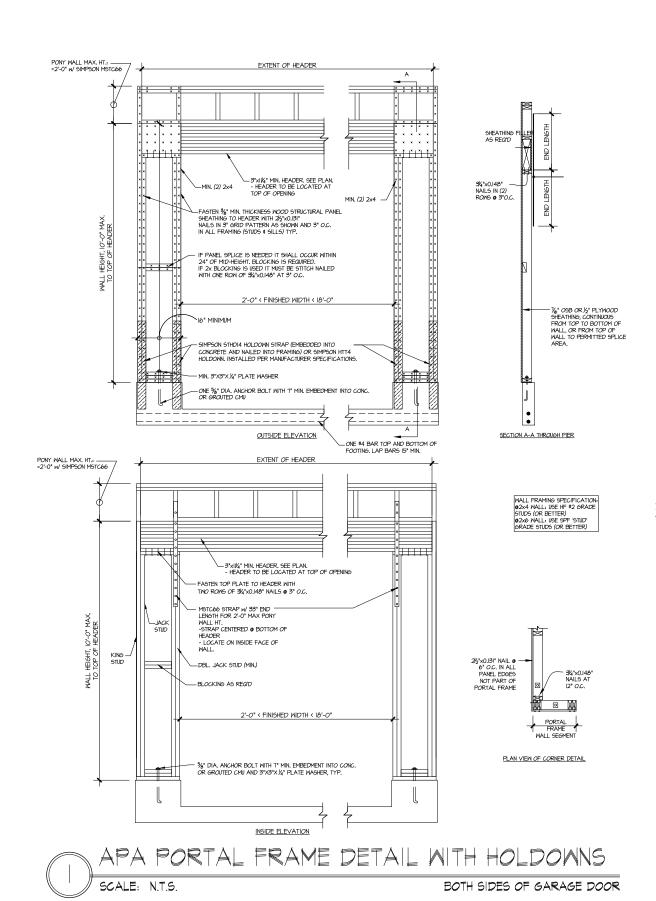
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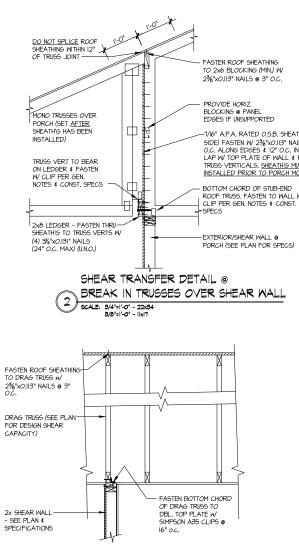
pointe HOMES

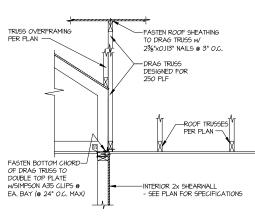
MOD

SERENITY MASTER SET RALEIGH, NC $\overset{\infty}{\circ}$ 5921-0

SD1.0







AT INTERIOR SHEARWALL BELOW

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RESIDENTIAL STRUCTURAL ENGINEERING

3855 Bookaids Parkway, Suins 256 ► Alpl p.778-777-8694 ► mulhemkalp.com NC License # C-3025

Aulhern+Kulp project number

243-2403

SMK drawn by: SMM/FC issue date: 11-07-2024

REVISIONS:

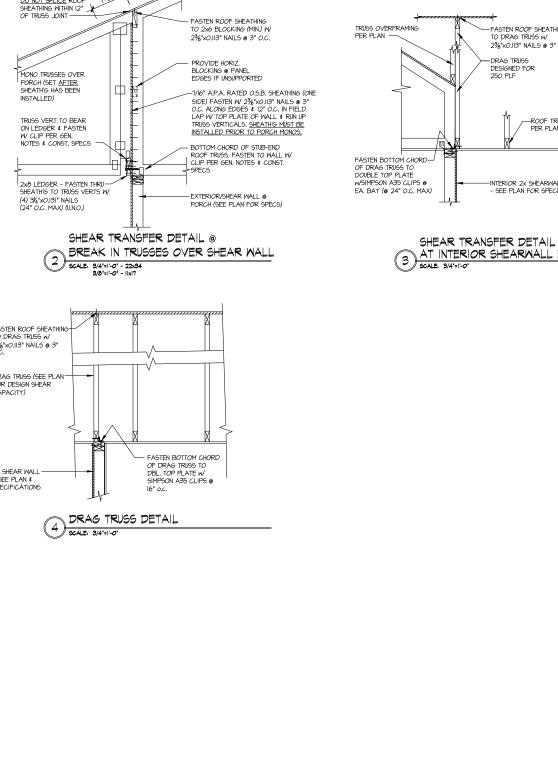
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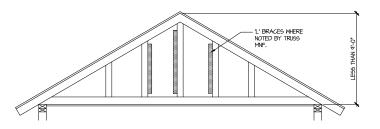
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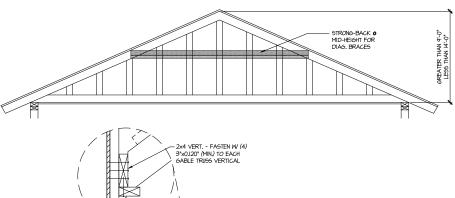
FRAMING DETAILS 5921-08 MODE

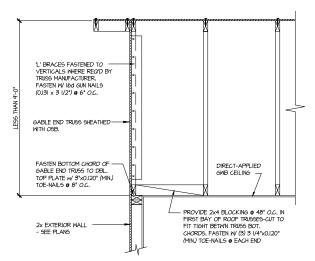
SERENITY MASTER SET RALEIGH, NC

SD2.0



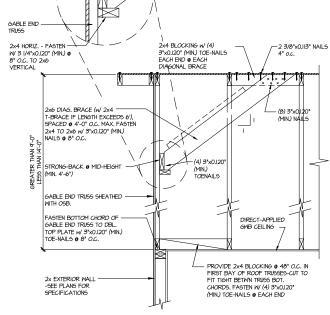






TYPICAL GABLE END BRACING DETAIL SCALE: NOME REQUIRED TRUSS REQ'D @ GABLE END TRUSS HEIGHT UP TO 9'-0'

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 TRUGGES PER ABOVE DETAIL WHEN GABLE HEIGHT EXCEEDS 9'-0'. "L' BRACES NOT REQUIRED.

TYPICAL GABLE END BRACING DETAIL SCALE. NONE REQUIRE GABLE END TRUSS

REQ'D @ GABLE END TRUSS HEIGHT BETWN 9'-0" TO 14'-0"

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p.775-777-0074 - moflemicalpoom
NC License # C-3825



Mulhern+Kulp project number:

243-24034

SMK SMM/FC drawn by: issue date: 11-07-2024

REVISIONS: initial:

tri pointe

FRAMING DETAILS SERENITY MASTER SET RALEIGH, NC

5921-08 MODEL

SD2.1