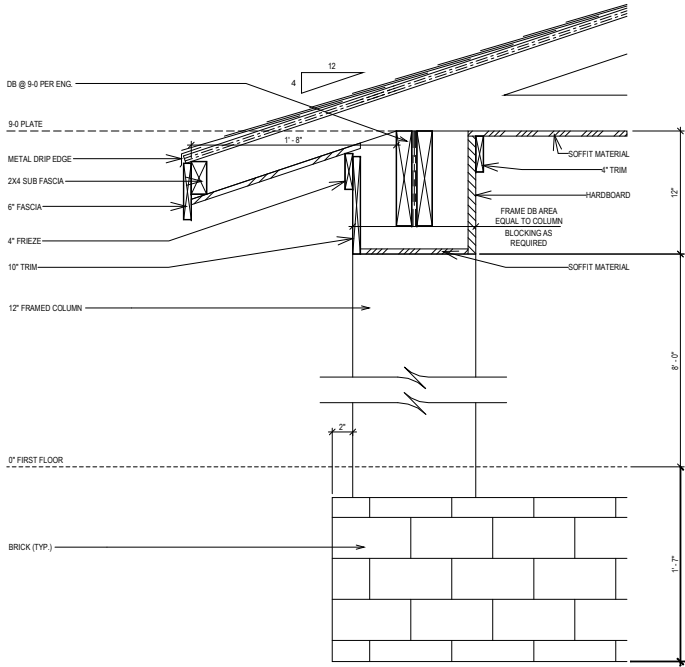
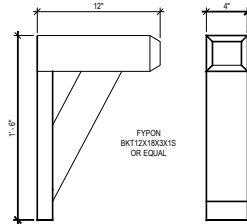
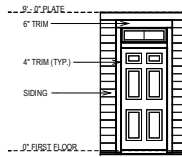




CORNICE DETAIL
SCALE: 1" = 1'-0"



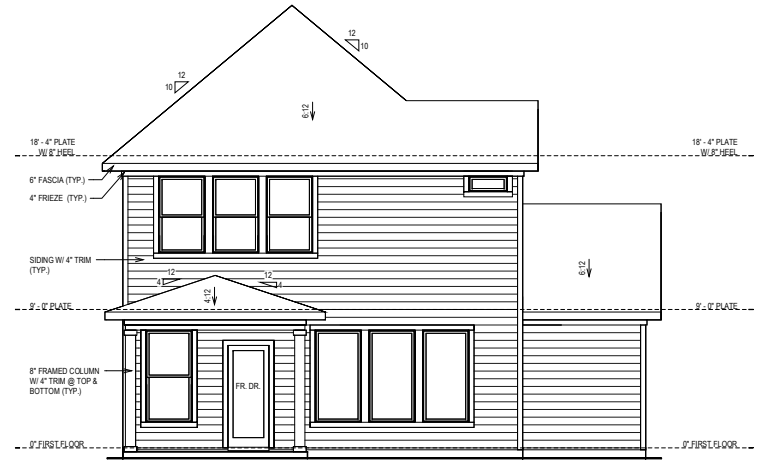
BRACKET DETAIL
SCALE: 1" = 1'-0"



ENTRY DETAIL



FRONT ELEVATION "A"



REAR ELEVATION "A"

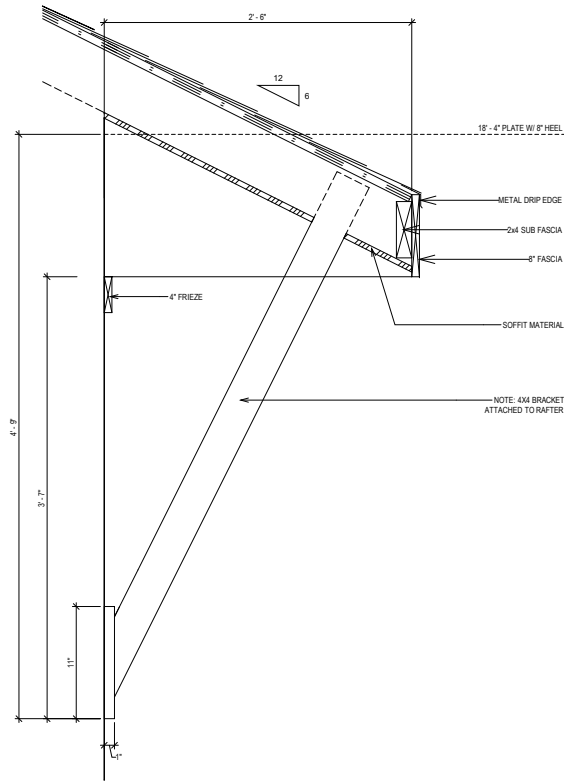
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The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only and are not to be used as a basis for construction. The actual construction may vary. This document may not be relied on as a representation of what the completed structure will look like.

David Weekly Homes
PT/AAS/JF/JL
Date: 11/18/2024
Scale: 1/8"=1'-0"
Rev: 2/19/25 EB

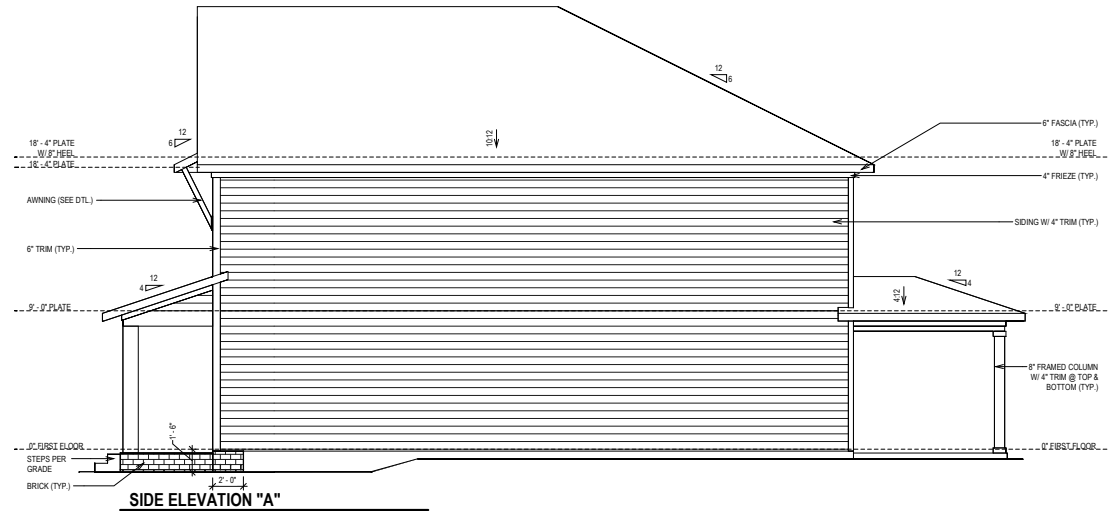
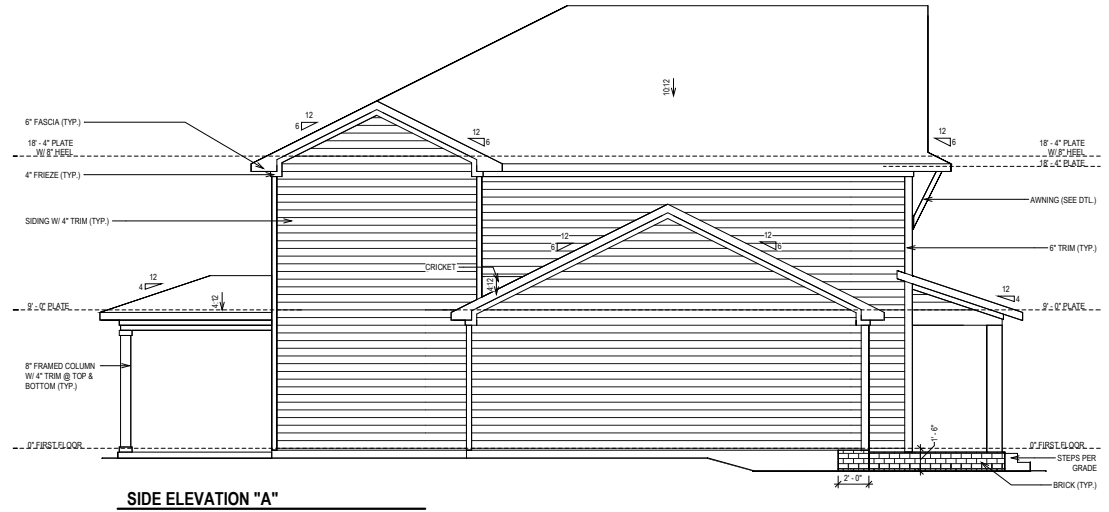
Proj. No.: 1036
Lot: 3293
Job No.: 1036
Block:
Sect:

SERENITY 43'
153 RESTFUL POINT
FUQUAY VARINA, NC

SOUTH
A610-A
ELV-1
SPRINGHILL
RALEIGH



AWNING DETAIL
SCALE: 1" = 1'-0"



SHEET INDEX:

S-0	COVER SHEET
S-0.1	GENERAL STRUCTURAL NOTES
S-1	MONOLITHIC SLAB FOUNDATION PLAN
S-2	SECOND FLOOR FRAMING PLAN
S-3	ROOF FRAMING PLAN
SD-1J	BRACED WALL DETAILS
SD-2J	HOLD DOWN DETAILS
SD-3	BRACED WALL NOTES & DETAILS
SD-4	PORTAL FRAME DETAILS
SD-5	MISCELLANEOUS FRAMING DETAILS
SD-6	MISCELLANEOUS FRAMING DETAILS
SD-7	MONOLITHIC SLAB FOUNDATION DETAILS
SD-8	NOT USED
SD-9	NOT USED
SD-10	NOT USED
SD-11	NOT USED
SD-12	ADVANCED FRAMING DETAILS & NOTES
SD-13	MISCELLANEOUS FRAMING DETAILS
SD-14	MISCELLANEOUS FRAMING DETAILS



KSE
ENGINEERING

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

A610 SPRINGHILL
SERENITY, LOT #1036

RALEIGH, NORTH CAROLINA

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

DESIGN SPECIFICATIONS:

DESIGN BUILDING CODE (REFERRED TO HEREIN AS "THE BUILDING CODE"):
• 2018 NORTH CAROLINA RESIDENTIAL CODE. WALL BRACING PER INTERNATIONAL RESIDENTIAL CODE 2015 EDITION.

DESIGN LIVE LOADS:
• ROOF = 20 PSF (LOAD DURATION FACTOR=1.25)
• UNINHABITABLE ATTICS WITH LIMITED STORAGE = 20 PSF (WHERE SPECIFIED ON PLANS)
• HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS = 30 PSF
• FLOOR = 40 PSF
• FLOOR (SLEEPING AREAS) = 30 PSF
• DECK/BALCONY = 40 PSF
• STAIRS = 40 PSF

DESIGN DEAD LOADS:
• ROOF TRUSS = 17 PSF (TC=7, BC=10)
• FLOOR TRUSS = 15 PSF (TC=10, BC=5)
• FLOOR JOIST = 10 PSF
• STANDARD BRICK = 40 PSF
• QUEEN ANNE BRICK = 25 PSF

NOTE: STRUCTURAL FRAMING HAS NOT BEEN DESIGNED FOR TILE, GRANITE, MARBLE OR OTHER MATERIALS HEAVIER THAN THE ABOVE LOADING UNLESS SPECIFICALLY NOTED ON PLANS.

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

ASSUMED SOIL BEARING CAPACITY = 2000 PSF

ASSUMED LATERAL SOIL PRESSURE = 45 PCF

FROST DEPTH = 12" MINIMUM

SEISMIC DESIGN CATEGORY = B

ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
• TJI 210 SERIES (SERIES AND SPACING PER PLANS)
• LSL: E=1,550,000 PSI, F_b=2,325 PSI, F_v=310 PSI, F_c=900 PSI
• LVL: E=2,000,000 PSI, F_b=2,600 PSI, F_v=285 PSI, F_c=750 PSI
• PSL: E=2,100,000 PSI, F_b=2,900 PSI, F_v=290 PSI, F_c=625 PSI



David Weekley Homes
Raleigh, NC

Cover Sheet
Serenity, Lot #1036
A610 Springhill Model
115 M.P.H.
Raleigh, North Carolina

Project #: 047-24010
Designed By: JPS
Checked By:
Issue Date: 5/7/25
Re-Issue:
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34

S-0

3. THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS ON THESE DRAWINGS IS THE STRUCTURAL ENGINEER OF RECORD (SER) FOR THIS PROJECT. THE SER BEARS THE RESPONSIBILITY OF THE PRIMARY STRUCTURAL ELEMENTS AND NON-STRUCTURAL ELEMENTS OF THE STRUCTURE. NO OTHER PARTY MAY REVISE, ALTER, OR DELETE ANY STRUCTURAL ASPECTS OF THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN CONSENT OF KSE ENGINEERING, P.C. OR THE SER. FOR THE PURPOSES OF THESE CONSTRUCTION DOCUMENTS, THE SER AND KSE ENGINEERING SHALL BE CONSIDERED THE SAME ENTITY.
4. THE STRUCTURE IS ONLY STABLE IN ITS COMPLETED FORM. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY BRACING DURING CONSTRUCTION TO STABILIZE THE STRUCTURE.
5. THE SER IS NOT RESPONSIBLE FOR THE SEQUENCE, METHODS, OR TECHNIQUES IN CONNECTION WITH THE CONSTRUCTION OF THIS STRUCTURE. THE SER WILL NOT BE HELD RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CONFORM TO THE CONTRACT DOCUMENTS, SHOULD ANY NON-COMPLIANCES OCCUR.
6. THE SER DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF GEOMETRY. THE SER ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. THE SER WILL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.
7. ANY STRUCTURAL ELEMENTS OR DETAILS NOT FULLY DEVELOPED ON THE CONSTRUCTION DRAWINGS SHALL BE COMPLETED UNDER THE DIRECTION OF A LICENSED STRUCTURAL ENGINEER. THESE SHOP DRAWINGS SHALL BE SUBMITTED TO KSE ENGINEERING FOR REVIEW BEFORE ANY CONSTRUCTION BEGINS. THE SHOP DRAWINGS WILL BE REVIEWED FOR OVERALL COMPLIANCE AS IT RELATES TO THE STRUCTURAL DESIGN OF THIS PROJECT. VERIFICATION OF THE SHOP DRAWINGS FOR DIMENSIONAL ACCURACY AND ANY DISCREPANCIES IS NOT THE RESPONSIBILITY OF THE SER OR KSE ENGINEERING, P.C. VERIFICATION OF ASSUMED FIELD CONDITIONS IS NOT THE RESPONSIBILITY OF THE SER. THE CONTRACTOR SHALL VERIFY THE FIELD CONDITIONS FOR ACCURACY AND ANY DISCREPANCIES TO KSE ENGINEERING, P.C. BEFORE CONSTRUCTION BEGINS.
8. THE SER IS NOT RESPONSIBLE FOR ANY SECONDARY STRUCTURAL ELEMENTS OR NON-STRUCTURAL ELEMENTS, EXCEPT FOR THE ELEMENTS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS. THE STRUCTURE AND ALL ITS PARTS SHALL BE SUBJECT TO ALL APPLICABLE SPECIFICATIONS OF THE BUILDING CODE AND ANY LOCAL CODES OR RESTRICTIONS.
9. DO NOT SCALE DRAWINGS. WRITING DIMENSIONS TAKE PRECEDENCE OVER DIMENSIONED LINES. ALL DIMENSIONS ARE THE FACE OF STUD TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
10. WATERPROOFING AND FLASHING BY OTHERS.

1. FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE BUILDING CODE.
2. THE DESIGNER IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION. THE BUILDER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER ON THE STUDY OF THE PROPOSED SITE TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR.
3. MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS IS TO BE AS SPECIFIED IN THE BUILDING CODE.
4. THERE IS NOT PERFORMING OF ANY SURFACE INVESTIGATION. VERIFICATION OF THE ASSUMED VALUE IS THE RESPONSIBILITY OF THE OWNER OR THE CONTRACTOR. SHOULD ANY ADVERSE SOIL CONDITION BE ENCOUNTERED, THE SUR MUST BE CONTACTED BEFORE PROCEEDING.
5. THE BOTTOM OF ALL FOOTINGS SHALL EXTEND BELOW THE FROST LINE FOR THE REGION IN WHICH THE STRUCTURE IS TO BE CONSTRUCTED, BUT NOT LESS THAN A MINIMUM OF 12" BELOW GRADE. FOOTINGS OF HIGH WALLS SHALL BE A MINIMUM OF 24" ON EACH SIDE OF FOUNDATION WALLS. MAXIMUM FOOTING PROJECTION SHALL NOT EXCEED THE THICKNESS OF THE FOOTING.
6. WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 3/4" DIA. BOLTS WITH 12" MINIMUM EMBEDMENT. SPACED AT A MAXIMUM OF 6" - 0" C/SI. MINIMUM 2" ANCHOR BOLTS PER SECTION, 12" MAXIMUM FROM CORNERS, 3" DIA. 8" LONG SIMPSON TIE IN HD OR USP SCREW-BOLT + SCREWS MAY BE SUBSTITUTED ON 1' O.C. BASIS FOR CONCRETE FOUNDATIONS ONLY.
7. ANY FILL SHALL BE PLACED UNDER THE FOUNDATION OR REMEDIATION OF A LICENSED PROFESSIONAL ENGINEER. THE RESULTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY.
8. EXCAVATIONS OF FOOTINGS SHALL BE LINED TEMPORARILY WITH A 6 MIL POLYETHYLENE MEMBRANE IF PLACEMENT OF CONCRETE DOES NOT OCCUR WITHIN 24 HOURS OF EXCAVATION.
9. CONCRETE SHALL BE PLACED IN ANY SUBGRADE CONTAINING WATER, ICE, FROST, OR LOOSE MATERIAL.
10. PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS (SEE ARCHITECTURAL PLAN).
11. NONE OF THE FOUNDATION DESIGNS IN THESE DOCUMENTS ARE SUITABLE FOR INSTALLATION IN SHRINK/SWELL CONDITIONS. REFER TO GEOTECHNICAL ENGINEER FOR APPROPRIATE DESIGN.
12. LOT TO BE GRADED TO A MINIMUM 1" ABOVE GRADE FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST TEN FEET.
13. CRAWL SPACE TO BE GRADED LEVEL AND CLEAR OF ALL DEBRIS.
14. PROGRAM IS TO BE APPROVED VARYING GARAGE. ALL JOINTS TO BE LAPPED MINIMUM 12" AND SEALED.

1. CONCRETE DESIGN BASED ON ACI 318 AND ACI 318.1 OR ACI 302.3. CONCRETE SHALL HAVE A NORMAL WEIGHT AGGREGATE AND A MINIMUM COMPRESSIVE STRENGTH (f'_c) = 3,000 PSI MINIMUM AT 28 DAYS PER CODE (VARIES w/ WEATHER), UNLESS OTHERWISE NOTED ON THE PLAN.
2. CONCRETE SHALL BE PROPORTIONED, MIXED, AND PLACED IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 301: "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
3. AIR ENTRAINMENT CONCRETE MUST BE USED FOR ALL STRUCTURAL ELEMENTS EXPOSED TO FREEZE/THAW CYCLES AND DEICING CHEMICALS. AIR ENTRAINMENT AMOUNTS (IN PERCENT) SHALL BE WITHIN -1% TO $+2\%$ OF 5% FOR FOOTINGS AND EXTERIOR SLABS.
4. INTERIOR SLABS SHALL BE CAST AGAINST A FULL STRUCTURAL CONCRETE WITHOUT WRITER PERMISSION OF THE SER. WATER ADDED TO CONCRETE ON SITE SHALL NOT EXCEED THAT ALLOWED BY THE MIX DESIGN.
5. CONCRETE SLABS-ON-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 302.1R "GUIDE FOR CONCRETE SLAB AND SLAB CONSTRUCTION".
6. CONTROL OR SAW CUT JOINTS (CUT OR TOoled) SHALL BE SPACED IN INTERIOR SLABS-ON-GRADE AT A MAXIMUM OF 15'-0" O.C. AND IN EXTERIOR SLABS-ON-GRADE AT A MAXIMUM OF 10'-0" O.C. UNLESS OTHERWISE NOTED, CURE SHALL BE TAKEN TO AVOID RE-ENTRANT CORNERS.
7. CONTROL OR SAW CUT JOINTS SHALL BE PRODUCED USING CONCRETE CUT OR TOoled PROCESSES WITHIN 4 TO 12 HOURS AFTER THE SLAB HAS BEEN FINISHED.
8. REINFORCING STEEL MAY EXTEND THROUGH A SAW CUT JOINT.
9. ALL WELDED WIRE FABRIC (W.W.F.) FOR CONCRETE SLABS-ON-GRADE SHALL BE PLACED AT MINIMUM 4" BELOW THE TOP OF THE SLAB. SHALL BE SECURELY SUPPORTED THROUGH THE CONCRETE POUR. FIBROUS CONCRETE REINFORCEMENT, OR POLYPROPYLENE FIBERS MAY BE USED IN LIEU OF W.W.F. APPLICATION OF POLYPROPYLENE FIBERS PER CURRICULAR CONCRETE SHALL BE MANUFACTURED AND COMPLY WITH ASTM C1116, ANY LOCAL BUILDING CODE REQUIREMENTS AND SHALL MEET OR EXCEED CURRENT INDUSTRY STANDARD.
10. POLYPROPYLENE REINFORCING TO BE 100% VIRGIN, CONTAINING NO REINFORCING OR QUENCHED MATERIALS. POLYPROPYLENE MANUFACTURED FOR USE AS CONCRETE SECONDARY REINFORCEMENT.
11. STEEL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
12. REINFORCING FABRICATOR SHALL PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315: "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES".
13. HORIZONTAL FOOTING AND WALL REINFORCEMENT SHALL BE COMBINED AND SPACED AT MAXIMUM OF 48 BAR DIAMETERS WITH THE SAME SIZE/SPACING AS THE HORIZONTAL REINFORCEMENT.
14. PROVIDE REINFORCEMENT LAP AS NOTED BELOW, UNLESS NOTED OTHERWISE:
#4 BARS = 30" LENGTH
#5 BARS = 36" LENGTH
#6 BARS = 45" LENGTH
15. WHERE REINFORCING DOWELS ARE REQUIRED, THEY SHALL BE EQUIVALENT IN SIZE AND SPACING TO THE VERTICAL REINFORCEMENT. THE DOWEL SHALL EXTEND 48 BAR DIAMETERS VERTICALLY AND 20 BAR DIAMETERS INTO THE HORIZONTAL REINFORCEMENT.
16. WHERE FOOTING BOTTOMS ARE TO BE STEPPED AT SLOPING GRADE CONDITIONS, PROVIDE CONTINUOUS REINFORCEMENT WITH Z BARS (TO MATCH FOOTING REINFORCING) AS REQUIRED.
17. PROVIDE ACCESSORIES TO BE PROVIDED IN ACCORDANCE WITH THE LATEST TO MATCH THE STANDARD SPECIFICATION FOR DETAILING REINFORCED CONCRETE STRUCTURES, EXCEPT THAT REINFORCING SHALL BE CHAINED ON THE BOTTOM AND/OR THE SIDES ON BOLSTERS SPACED NOT MORE THAN 4 FEET ON CENTER. NO ROCKS, CUMI, CLAY OR OTHER BROCK SHALL BE ALLOWED TO BE USED FOR UNIFORMING.
18. FOR GRADE SUPPORTED SLABS, SLAB REINFORCING SHALL BE HELD IN PLACE BY BAR SUPPORTS AND ACCESSORIES AS DESCRIBED IN THE CROSS SECTION OF STANDARD PRACTICE. BAR SUPPORTS SHALL BE SPACED A MAXIMUM OF 4'-0" O.C. BOTH WAYS IN STRAIGHT LINES ON THE MESH GRID.

1. ALL MASONRY SHALL CONFORM TO ASTM C-90, F=1500 PSI. ALL BRICK SHALL CONFORM TO ASTM C-216, F=1500 PSI. ALL MORTAR SHALL BE TYPE "S" (TYPE "M" BELOW GRADE) AND CONFORM TO ASTM C-270.
2. GROUT SHALL CONFORM TO ASTM C-476 WITH A MAXIMUM AGGREGATE SIZE OF $\frac{3}{4}$ " AND A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI.
3. ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530/ASCE 5/MAS 402 AND "SPECIFICATIONS FOR MASONRY STRUCTURES" ACI 530.5/ASCE 6/MAS 602.
4. THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR MINIMUM DIMENSION. UNFILLED HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.
5. EACH CRAWL SPACE PIER SHALL BE IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. THE PIER OR GREATER SHALL BE IN THE MIDDLE THIRD OF THE PIERS. PILASTERS TO BE BONDED TO PERIMETER FOUNDATION WALL.
6. TOP COURSE OF MASONRY SHALL BE GROUTED SOLID.
7. HORIZONTAL WALL JOINT REINFORCEMENT SHALL BE, UNLESS 9 GAGE GALVANIZED LADDER OR TRUSS TYPE SPACED AT 16" O.C., UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
8. SPLICED IRON REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE OF EACH FACE OF REINFORCEMENT WITHIN THE LAP. LAP SHALL BE PLACED BETWEEN 1" AND 1" SHOWN PIECES AT INTERSECTIONS AND CORNERS.

SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE SPECIFICATIONS LISTED IN THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS), UNLESS OTHERWISE NOTED. ALL WOOD FRAMING MEMBERS ARE DESIGNED TO BE:

SPRUCE-PINE-FIR (SPF) WITH THE FOLLOWING MINIMUM DESIGN VALUES:
E=1,600,000 PSI, F_b=875 PSI, F_v=135 PSI
1.1. GRADING: SPF #2.
1.2. PLATES: SPF #2.
1.3. STUDS: SPF STUD GRADE.

LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW PINE #2 OR BETTER.

ANCHOR SHILL PLATES IN ACCORDANCE w/ GENERAL STRUCTURAL NOTES.

ALL BEAMS SPECIFIED ARE MINIMUM SIZE ONLY. LARGER MEMBERS MAY BE SUBSTITUTED AS NEEDED BASED ON RANGE OF CONSTRUCTION.

NAILS SHALL BE COMMON WIRE NAILS UNLESS OTHERWISE NOTED. BOLT HOLES AND LEAD HOLES FOR LAG SCREWS SHALL BE IN ACCORDANCE WITH NDS SPECIFICATIONS.

INDOOR STUDS FORMING A COLUMN SHALL BE ATTACHED WITH (2) ROWS 14d NAILS @ 6" O.C. STAGGERED. THE STUD COLUMN SHALL BE FULLY BLOCKED AT ALL FLOOR LEVELS TO ENSURE PROPER LOAD TRANSFER. WALL SHEATHING SHALL BE NAILED TO EDGE OF EACH STUD. FACE OF WALL MUST BE FULLY COVERED BY SHEATHING. (2) ROWS 16d COMMON NAILS @ 16" O.C., STAGGERED, OR PER MANUFACTURER'S SPECIFICATIONS FOR ENGINEERED LUMBER, APPLY NAILING FROM BOTH FACES FOR (3) OR MORE PLYS.

FASTEN 4-PLY BEAMS WITH (1") STAGGERED THROUGH BOLT w/ NUT WASHER AT 12" O.C. HIGHER AND BOTTOM, 12" MINIMUM EDGE DISTANCE, UNLESS OTHERWISE NOTED

ALL BEAMS AND HEADERS SHALL HAVE (12x) JACK STUD & (12x) KING STUD UNLESS OTHERWISE NOTED. THE NUMBER OF STUDS INDICATED ON PLANS ARE THE TOTAL NUMBER OF JACK STUDS REQUIRED, UNLESS OTHERWISE NOTED.

PROVIDE KING STUDS AT EACH END OF HEADERS AS NOTED BELOW.

16" O.C. STUD SPACING:	24" O.C. STUD SPACING:
(1) STUD UP TO 3' OPENING	(1) STUD UP TO 4' OPENING
(2) STUDS UP TO 4' OPENING	(2) STUDS UP TO 8' OPENING
(3) STUDS UP TO 8' OPENING	(3) STUDS UP TO 12' OPENING
(5) STUDS UP TO 12' OPENING	(4) STUDS UP TO 16' OPENING
(6) STUDS UP TO 16' OPENING	

ALL BEAMS TO BE CONTINUOUSLY SUPPORTED LaterALLY AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED. PROVIDE A MINIMUM OF 4" CLEARANCE IF NONE OTHERWISE NOTED. ALL BEAM SPLICES SHALL OCCUR OVER SUPPORTS.

SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR JOISTS TO THE FOUNDATION AND OTHER STRUCTURAL COMPONENTS.

ALL BEAMS SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY (MOISTURE CONTENT <19%) UNLESS OTHERWISE NOTED.

ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAIL BY OTHERS.

ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIAMETER SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIAMETER FOR PLUMBING UNITS SHALL BE REPAIRED WITH APPROVED W/SSS OR USP STD STUD SHOES, TYPICAL, UNLESS OTHERWISE NOTED.

BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE WITH OSB OR GYPSUM BOARD. BRIDGING SHALL BE INSTALLED NOT LESS THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD IN LEVU OF SHEATHING.

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

1. PROVIDE 2x4x4-0" RAFTER TIES AT 48" O.C.
2. RAFTERS SHALL BE SUPPORTED BY PURLINS AND PURLIN BRACES AS SHOWN ON THE PLAN. PURLIN BRACES SHALL NOT BEAR ON THE JOIST, STRONGBACK OR RAFTER. BRACES SHALL BE SPECIFICALLY SHOWN ON PLANS. RAFTERS MAY BE SPLICED AT PURLIN LOCATIONS.
3. CEILING JOISTS SHALL HAVE LATERAL SUPPORT w/ 1/4" FLAT BRACING ON TOP EDGE OF JOIST AT LOOSE JOIST ENDS (WHERE JOISTS NOT FASTENED TO RAFTERS) OR FULL DEPTH BRACING. FASTEN END OF BRACING TO RAFTER OR FULL END FRAMING. FASTEN OTHER END CEILING JOIST WITH (6) 12d NAILS UNLESS OTHERWISE NOTED.
5. PROVIDE VERTICAL 2x6 STRONGBACKS AT CEILING JOISTS @ 8'-0" O.C. THE STRONGBACK ENDS TO GABLE STUDS OR RAFTERS WHERE POSSIBLE. PROVIDE BLOCKING BETWEEN TOP PLATES AND STRONGBACKS. PROVIDE 2x6 STRONGBACKS TO 2x4 GABLE STUDS WITH (2) 12d NAILS. FASTEN STRONGBACK TO 2x4 FLAT WITH 12d NAILS @ 12" O.C. AND FASTENED TO EACH JOIST WITH (1) 12d TENDAL.

1. THE WOOD TRUSS MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE WOOD TRUSSES. SUBMIT SEALED SHOP DRAWINGS AND SUPPORTING CALCULATIONS TO THE SER FOR REVIEW PRIOR TO FABRICATING THE SER. THE SER SHALL HAVE A 15 DAY REVIEW PERIOD. THE REVIEW BY THE SER SHALL BE FOR OVERALL COMPLIANCE OF THE DESIGN DOCUMENTS. THE SER SHALL ASSUME NO RESPONSIBILITY FOR THE CORRECTNESS OF THE STRUCTURAL DESIGN FOR THE WOOD TRUSSES.
2. THE WOOD TRUSSES SHALL BE DESIGNED FOR ALL REQUIRED LOADINGS AS SPECIFIED IN THE LOCAL BUILDING CODE, THE ASCE STANDARD "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES," AND THE SER. THE TRUSS DRAWINGS SHALL BE COORDINATED WITH THE SPECIFICATIONS. THE TRUSS DRAWINGS SHALL BE COORDINATED WITH ALL OTHER STRUCTURE DOCUMENTS AND PROVISIONS PROVIDED FOR LOADS SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED TO HYDROLOGICAL, PIPING, AND ARCHITECTURAL FIXTURES ATTACHED TO THE TRUSSES.
3. THE TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI/TPI-1, "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION."
4. THE TRUSS MANUFACTURER SHALL PROVIDE ADEQUATE SAFETY INFORMATION IN ACCORDANCE WITH "BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, ERECTING, AND BRACING OF TRUSSES AND JOINTS OF TRUSSES" (BCSI), THIS BRACING, BOTH TEMPORARY AND PERMANENT, SHALL BE SHOWN ON THE SHOP DRAWINGS. ALSO, THE SHOP DRAWINGS SHALL SHOW THE REQUIRED ATTACHMENTS FOR THE TRUSSES.
5. THE TRUSS MANUFACTURER SHALL PROVIDE TEMPORARY BRACING AND SHORING FOR THE FLOOR AND ROOF TRUSSES AS REQUIRED DURING CONSTRUCTION. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE LATEST BCSI. THE CONTRACTOR SHALL KEEP A RECORD OF ALL BCSI COMPLIANCE.
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PERMANENT TRUSS BRACING SHOWN IN THE STRUCTURAL DRAWINGS AND IN THE TRUSS DESIGNS. ALL CONTINUOUS LATERAL BRACING OF WEBS REQUIRES THE CONTRACTOR TO PROVIDE ADEQUATE BRACING OF THE DIAGONAL BRACES TO PROVIDE AT EACH CONTINUOUS LATERAL BRACE LINE. SUCH DIAGONAL BRACES SHALL NOT BE SPACED MORE THAN 20 FEET O.C. DIAGONAL BRACES SHALL BE FASTENED TO EACH TRUSS WEB WITH A MINIMUM OF TWO 10D NAILS. THE CONTRACTOR SHALL PROVIDE LATERAL BRACING CANNOT BE INSTALLED. DUE TO A MINIMUM OF THREE ADJACENT TRUSSES NOT BEING IDENTICAL, THE CONTRACTOR SHALL COORDINATE WITH THE TRUSS SPECIALTY ENGINEER/MANUFACTURER TO DETERMINE WHAT TYPE OF ALTERNATE BRACE (I.E., OR L BRACE, ETC.) IS REQUIRED.
7. ANY CHORDS OR TRUSS WEBS SHOWN ON THESE DRAWINGS HAVE BEEN SHOWN AS A REFERENCE ONLY. THE FINAL DESIGN OF THE TRUSSES SHALL BE FOR THE CONTRACTOR'S REVIEW AND APPROVAL.
8. TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN ON THE SEALED STRUCTURAL DRAWINGS. TRUSS PROFILES TO BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS TO BE COORDINATED WITH THE SEALED STRUCTURAL DRAWINGS.
9. TRUSS MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTORS FOR ALL TRUSSES.
10. UPLIFT CONNECTION H2.5, UPLIFT R77 OR EQUIVALENT AT EACH TRUSS TO TOP PLATE CONNECTION, UNLESS OTHERWISE NOTED.

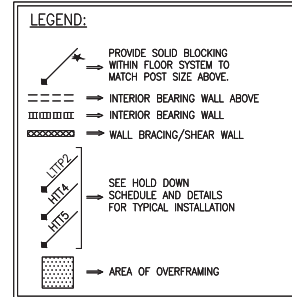
1. FABRICATION AND PLACEMENT OF STRUCTURAL WOOD SHEATHING SHALL BE IN ACCORDANCE WITH THE APA DESIGN/CONSTRUCTION GUIDE "RESIDENTIAL AND COMMERCIAL," AND ALL OTHER APPLICABLE AIA STANDARDS.
2. ALL STRUCTURALLY REQUIRED WOOD SHEATHING SHALL BEAR THE MARK OF THE APA.
3. WOOD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING CODES FOR THE APPROPRIATE STATE AS INDICATED ON THESE DRAWINGS. REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION. EXTERIOR WALLS TO BE FULLY SHEATHED USING $\frac{3}{4}$ " OSB MINIMUM, AT BRACKED WALL PANELS, PROVIDE BRACING AT ALL SHEET EDGES NOT FALLING ON STUDS OR PLATES.
4. ROOF SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. SHEATHING SHALL BE FULLY NAIL FASTENED TO STUDS OR JOISTS MINIMUM AND ATTACHED TO ITS SUPPORTING ROOF FRAMING WITH 8d NAIL AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE FULLY NAIL FASTENED TO ITS SUPPORTING ROOF FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF 2x LUMBER JOISTS OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL AND JOINTS SHALL OCCUR OVER FRAMING. ROOF SHEATHING TO BE $\frac{3}{4}$ " OSB MINIMUM.
5. WOOD FLOOR SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. SHEATHING SHALL BE FULLY NAIL FASTENED TO ITS SUPPORTING FLOOR FRAMING WITH 1" 10d NAIL AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF 2x LUMBER JOISTS OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING.
6. SHEATHING SHALL BE FULLY NAIL FASTENED TO STUDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.

1. STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE SPECIFICALLY NOTED ON THE STRUCTURAL PLANS.
2. FABRICATED AND CLASSED TYPE 1 STEEL STRUCTURAL FIBERBOARD SHEATHING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AIA STANDARD.
3. FIBERBOARD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED ON THESE DRAWINGS. REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION.
4. SHEATHING SHALL HAVE A $\frac{1}{8}$ " GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE AFA.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND OF THE MANUAL OF STEEL CONSTRUCTION "LOAD RESISTANCE FACTOR DESIGN" LATEST EDITIONS.
2. ALL STEEL SHALL HAVE A MINIMUM YIELD STRESS (F_y) OF 50 KSI.
3. ALL WELDING SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S STRUCTURAL WELDING CODE AWA D1.1. ELECTRODES FOR SHOP AND FIELD WELDING SHALL BE CLASS E60XX. ALL WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER PER THE AISC STANDARDS.
4. ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF $\frac{3}{4}$ " AND FULL FLANGE WIDTH UNLESS OTHERWISE NOTED. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16# NAILS OR (2) $\frac{3}{4}$ " $\times$ 4" LAG BOLTS UNLESS OTHERWISE NOTED.
5. INSTALL 2X WOOD PLATE ON TOP OF STEEL BEAMS, RIPPED TO MATCH BEAM WIDTH. FASTEN PLATE TO BEAM BOLTS W/ MULTI X-DN 52 PL NAILS AT 12" O.C. STAGGERED OR $\frac{3}{4}$ " DIAMETER BOLTS AT 24" O.C.

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

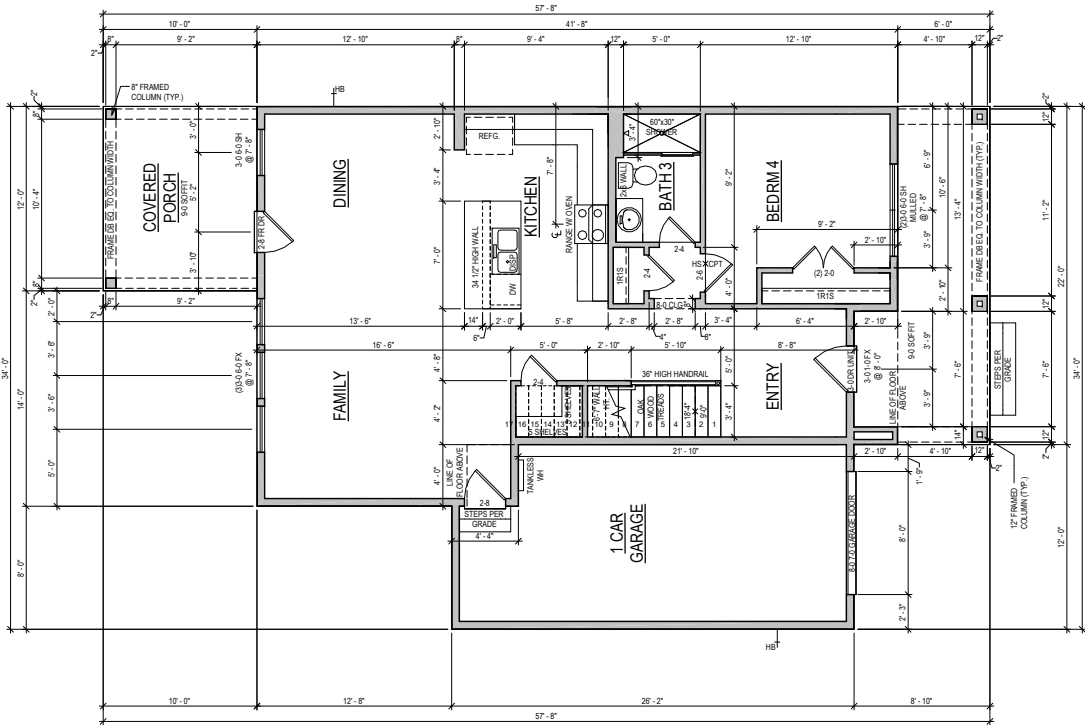


SPAN	LINTEL SIZE	END BEARING
UP TO 3'-0"	3½" x 3½" x 8"	4"
UP TO 6'-3"	5" x 3½" x 16" L.L.V.	8"
UP TO 9'-6"	6" x 3½" x 16" L.L.V.	12"

LINTELS ARE NOT DESIGNED TO BE BOLTED TO HEADERS UNLESS SPECIFIED ON UNIT PLANS.

SPANS OVER 4'-0" SHALL BE SHORED UP UNTIL CURED.





FIRST FLOOR "A"

GENERAL REQUIREMENTS

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

RAILING REQUIREMENTS
FINISHED HANDRAIL REQUIRED AT STAIRS WITH 4 OR MORE RISERS
FINISHED HANDRAIL HEIGHT BETWEEN 34" AND 38" MEASURED VERTICALLY ABOVE TREAD NOSING
FINISHED GUARDRAILS REQUIRED AT DECKS, BALCONIES AND WALKWAYS THAT ARE 30" OR GREATER ABOVE GRADE AND BE AT A MINIMUM OF 36" IN HEIGHT
FINISHED GUARDRAIL AND HANDRAIL SPINDLES MUST BE SPACED SO A 4" SPHERE WILL NOT PASS THROUGH.

PLAN SQFT - A	
LIVING	
1ST FLOOR	963 SF
2ND FLOOR	971 SF
TOTAL LIVING	1934 SF
SLAB	
1ST FLOOR	960 SF
COVERED PORCH	120 SF
FRONT PORCH	157 SF
GARAGE	297 SF
TOTAL SLAB	1534 SF
FRAMING	
1ST FLOOR	960 SF
2ND FLOOR	957 SF
COVERED PORCH	120 SF
FRONT PORCH	157 SF
GARAGE	297 SF
TOTAL FRAMING	2481 SF

OPTION LIST
BASIC ROOM 4 W/ BATH, CLOSET, OPEN RAILING @ 1ST FLOOR, TRAY CEILING @ OWNERS RETREAT, COVERED PORCH, GARAGE, HANDS ON FACE TREADS

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

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

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David Weekly Homes

PT/AAS/JF/JL

Date: 11/18/2024

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

Rev: 2/19/25 EB

1036

Lot:

3293

Block:

1036

Sect:

SERENITY 43'

153 RESTFUL POINT

FUQUAY VARINA, NC

SOUTH

A610-A

PLN-1

SPRINGHILL

RALEIGH

113



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

David Weekley Homes

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

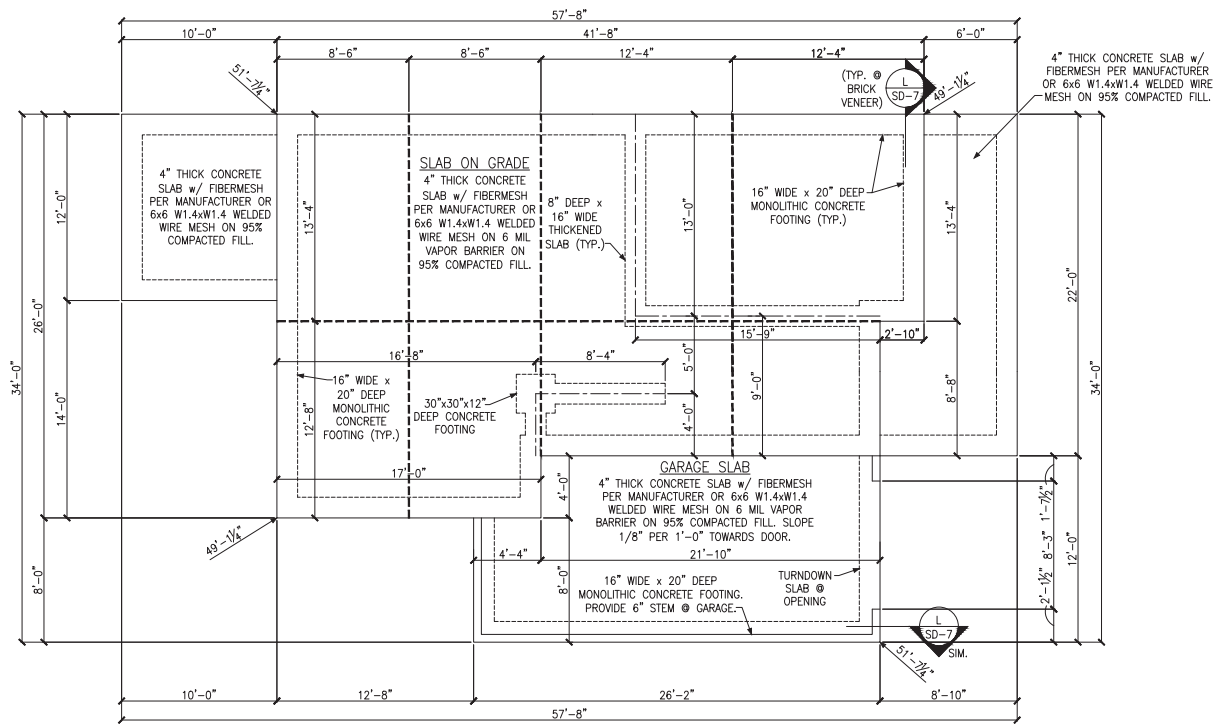
Rev: 2/19/25 EB

PT/AAS/JF/JL

Date: 11/18/2024

SERENITY 43'
153 RESTFUL POINT
FUQUAY VARINA, NC

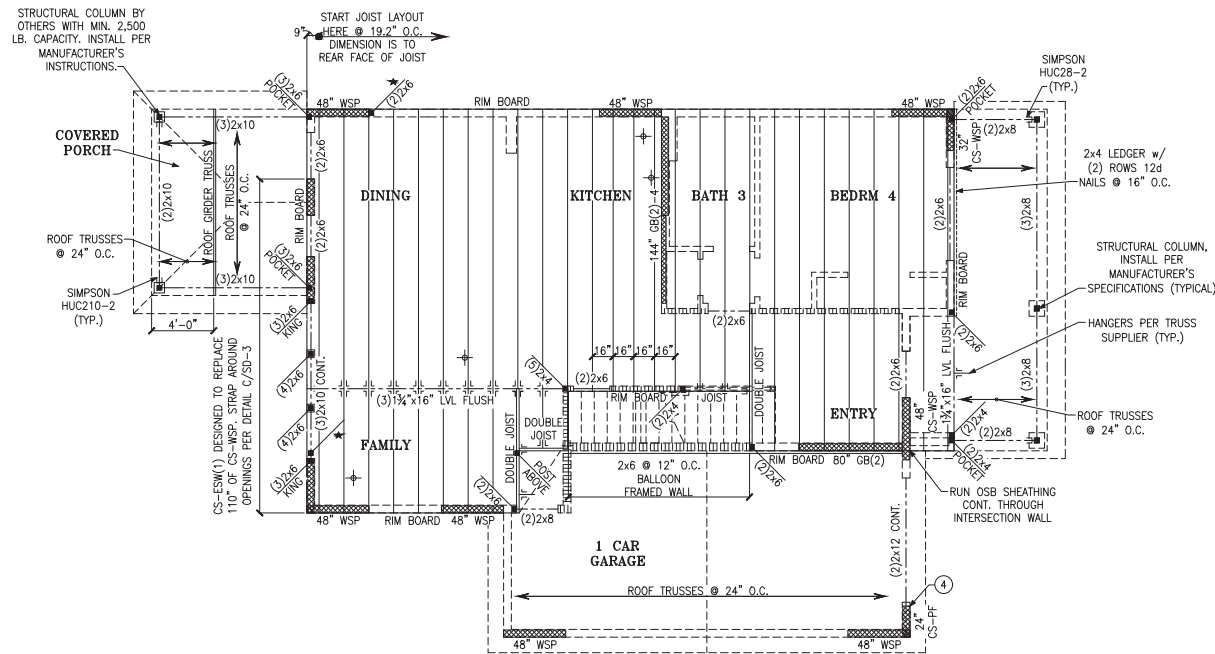
SOUTH
A610-A
PLN-2
SPRINGHILL
RALEIGH



MONOLITHIC SLAB FOUNDATION PLAN

LEGEND	
	PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
	BEARING WALL ABOVE
	INTERIOR BEARING WALL
	BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES, TYPICAL DETAILS AND ADVANCED FRAMING NOTES AND DETAILS	





SECOND FLOOR FRAMING PLAN

LEGEND

- ★ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
- 48" WSP

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

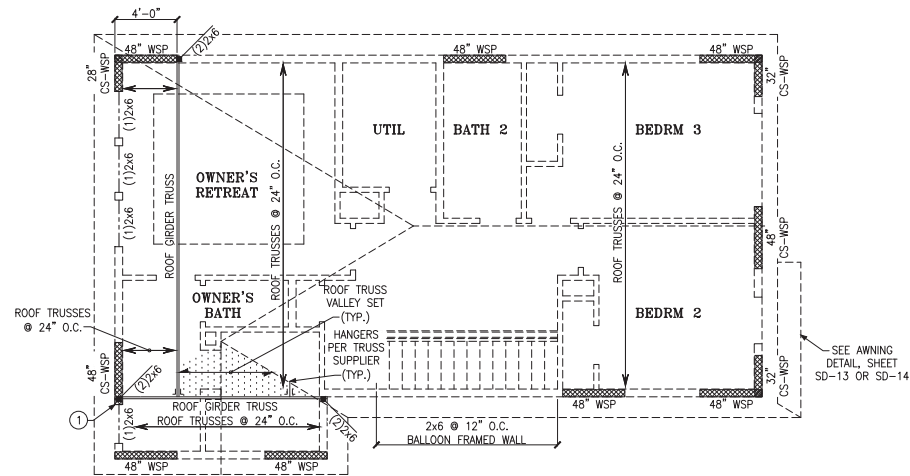
PLAN DESIGNED WITH 9' NOMINAL WALL PLATE HEIGHT

FLOOR FRAMING TO BE 16" DEEP TJI 210 SERIES OR EQUAL, SPACING PER MANUFACTURER.

KEYNOTES:

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

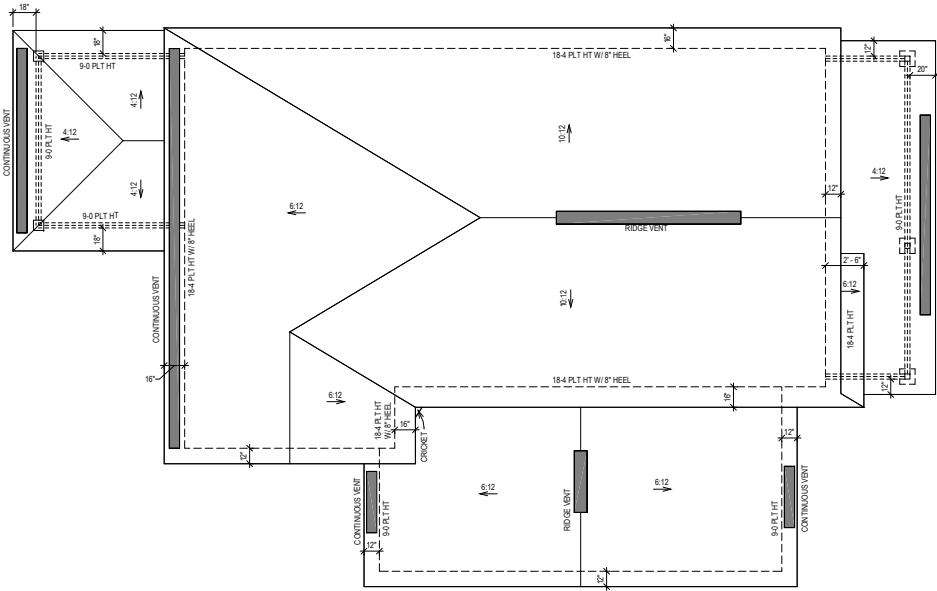




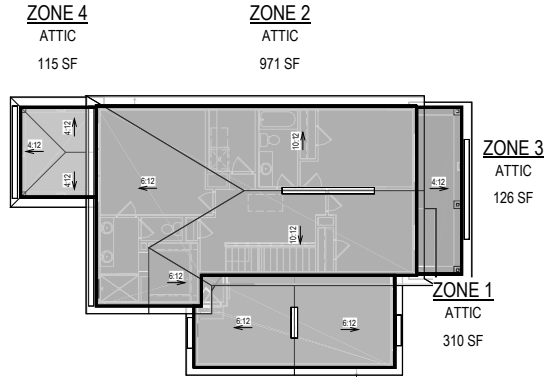
ROOF FRAMING PLAN

LEGEND	
	PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
	BEARING WALL ABOVE
	INTERIOR BEARING WALL
	BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
	48" WSP
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES, TYPICAL DETAILS AND ADVANCED FRAMING NOTES AND DETAILS	
PLAN DESIGNED WITH 8" NOMINAL WALL PLATE HEIGHT	
KEYNOTES:	
(1)	AT RAISED FLOOR BELOW, CONNECT STUD AT END OF BRACED WALL PANEL TO FRAMING BELOW WITH A 30" LONG SIMPSON CS20 COIL STRAP WITH MIN 8-10d NAILS EACH END. AT SLAB FOUNDATION BELOW, CONNECT STUD TO FOUNDATION w/ SIMPSON DTT12 w/ SIMPSON 3/8"x6" TITEN HD SCREW ANCHOR AND 3/4" MINIMUM EMBEDMENT.





ROOF PLAN "A"



VENTILATION PLAN "A"

ATTIC VENTILATION										
NET FREE VENTILATED AREA NFVA=AREA SF X 144 / RATIO				EXHAUST VENTS				PRIMARY INTAKE		ACTUAL VENTILATION %
				INSTALL NO MORE THAN 12" BELOW HIGHEST POINT OF ZONE				INSTALL IN LOWER THIRD OF ZONE		EXHAUST NOT TO EXCEED INTAKE
ZONE	AREA	VENT RATIO	MIN NFVA	REQ	VENTS		VENTS		EXHAUST %	INTAKE %
					SIZE SQIN	COUNT EA or LF	SIZE SQIN	COUNT EA or LF		
ZONE 1	310 SF	300	149	Yes	18	4	10	8	47%	53%
ZONE 2	971 SF	300	466	Yes	18	12	10	26	49%	55%
ZONE 3	126 SF	150	121	No	0	0	10	13	0%	100%
ZONE 4	115 SF	150	110	No	0	0	10	12	0%	100%

TRUSS ROOF NOTES

ALL OVERHANGS PER PLAN MEASURED FROM OUTSIDE FACE OF FRAME.

GABLE OVERHANGS 12" UNLESS NOTED OTHERWISE.

HIP OVERHANGS 15" UNLESS NOTED OTHERWISE.

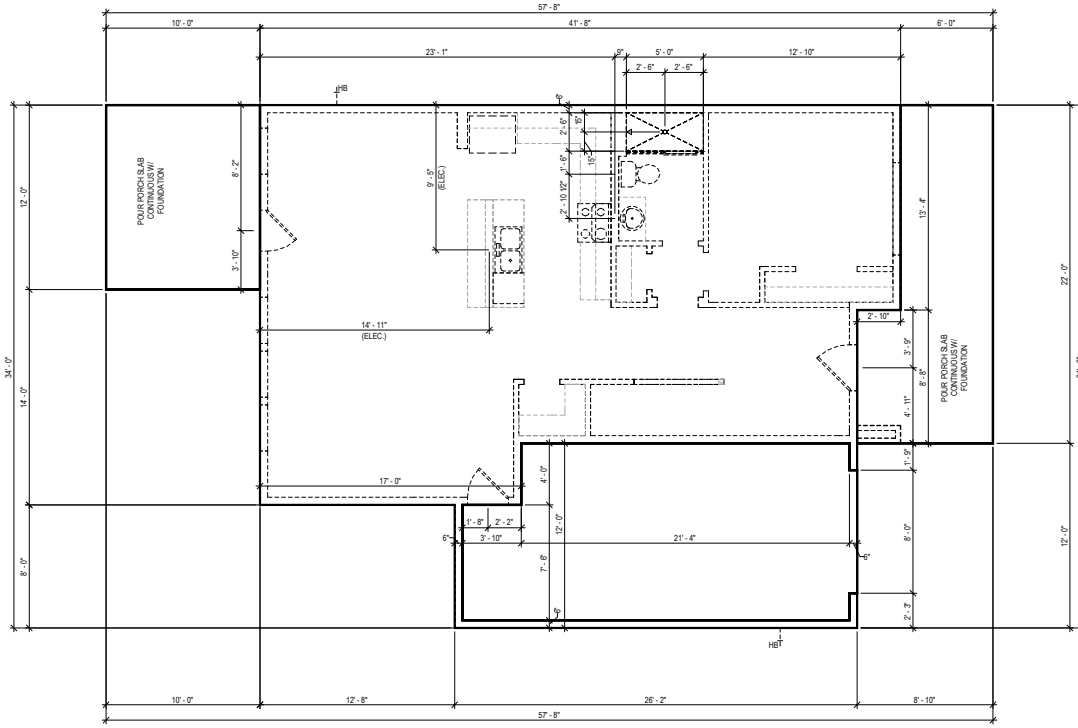
ALIGN FASCIA TO MAINTAIN CONSISTENT OVERHANG WITH DIFFERING ROOF PITCH.

THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS, WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, MEMBERS, AND ALL TRUSS TO TRUSS HANGERS.

ALL OVERFRAMING AND BRACING TO BE NO. 2 GRADE 2X S.Y.P. UNLESS NOTED OTHERWISE.

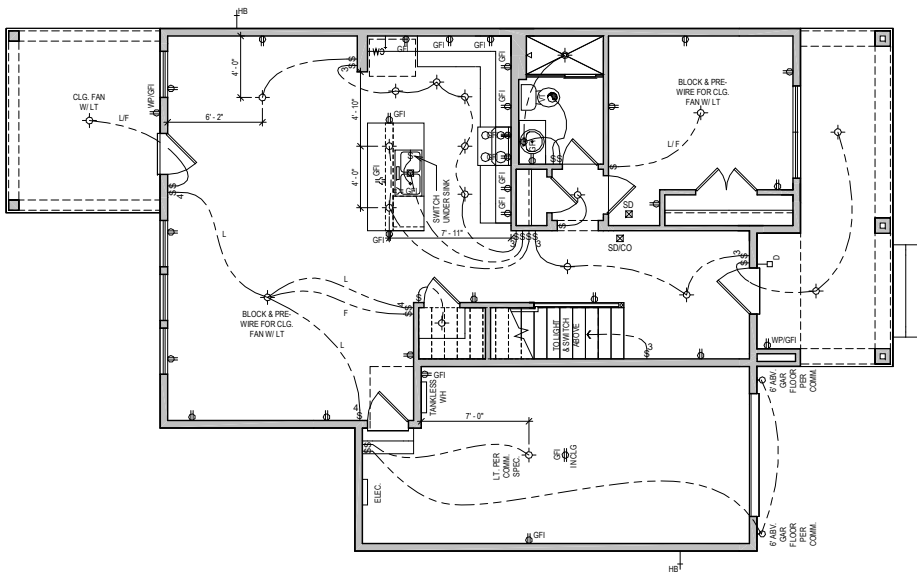
ROOF SHEATHING AT OVERFRAME SHALL BE REMOVED TO ALLOW FOR VENTILATION BETWEEN ATTIC SPACES ON VENTED ATTICS.

ACTUAL ATTIC VENTILATION MAY VARY. VERIFY IN THE FIELD.



FIRST FLOOR "A"

SEE ENGINEERING FOR ANCHOR BOLT
REQUIREMENTS



FIRST FLOOR "A"

UTILITY LEGEND	
12V OUTLET	ELEVATOR CALL BUTTON
12" A.F.F. (U.N.O.)	RECESS CAN LIGHT (EYEBALL AS NOTED)
GROUND FAULT INTERRUPTOR (WEATHER PROOF AS NOTED)	EXHAUST VENT
1/2" HALF HOT OUTLET	SMOKE DETECTOR (CARBON MONOXIDE AS NOTED)
220V OUTLET (30" A.F.F. @ UTILITY)	DOOR BELL
PHONE LINE	CHIMES DOOR BELL
CABLE TELEVISION	CHIMES
STANDARD SWITCH (3 OR 4 WAY AS NOTED)	ELEC. PANEL BOARD W/ CIRCUIT BREAKERS
SURFACE MOUNTED LIGHT	HOSE BIB
SURFACE MOUNTED LED LIGHT	GAS TAP
WALL MOUNTED LIGHT	CW HW COLD/HOT WATER SUPPLY
JUNCTION BOX	

CITY SPECIFIC	
VT/ALT	RECESSED CAN/ EXHAUST VENT COMBO

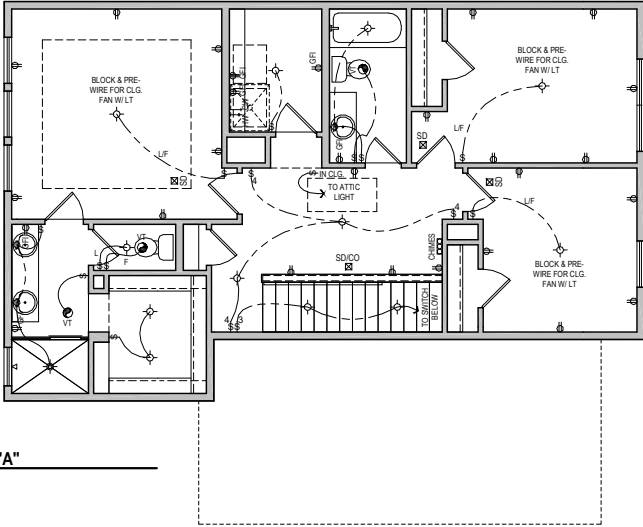
IN ALL HABITABLE ROOMS LIGHT BOXES MUST BE FAN RATED

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

MID-ATLANTIC General Notes

- ALL ELECTRICAL PLUGS TO BE 9" TO TOP FROM FLOOR IN ROOMS WITH WALL MOLDINGS.
- SWITCH FOR ATTIC LIGHT TO BE LOCATED OUTSIDE OF ATTIC SPACE, 12 INCHES FROM CEILING.
- DO NOT RUN WIRES ON TOP OF JOISTS IN AREAS LIKELY TO HAVE DECKING IN ATTIC. (near disappearing stairs)
- PROVIDE SMOKE DETECTORS IN EVERY BEDROOM. SEE SPECS FOR REQUIRED TYPE AND WIRING.
- PROVIDE GAS AT APPLIANCES PER COMMUNITY REQUIREMENTS.
- LOCATE ELECTRICAL PANEL IN LOCATION CLOSEST TO SERVICE.

SECOND FLOOR "A"



UTILITY LEGEND	
110V OUTLET 12" A.F.F. (U.N.O.)	ELEVATOR CALL BUTTON
GROUND FAULT INTERRUPTOR (WEATHER PROOF AS NOTED)	RECESS CAN LIGHT (EYEBALL AS NOTED)
1/2" HALF HOT OUTLET	EXHAUST VENT
220V OUTLET (30" A.F.F. @ UTILITY)	SMOKE DETECTOR (CARBON MONOXIDE AS NOTED)
PHONE LINE	DOOR BELL
CABLE TELEVISION	CHIMES DOOR BELL
STANDARD SWITCH (3 OR 4 WAY AS NOTED)	CHIMES PANEL BOARD W/ CIRCUIT BREAKERS
SURFACE MOUNTED LIGHT	HOSE BIB
SURFACE MOUNTED LED LED DISC LIGHT	GAS TAP
WALL MOUNTED LIGHT	CW HW COLD/HOT WATER SUPPLY
JUNCTION BOX	

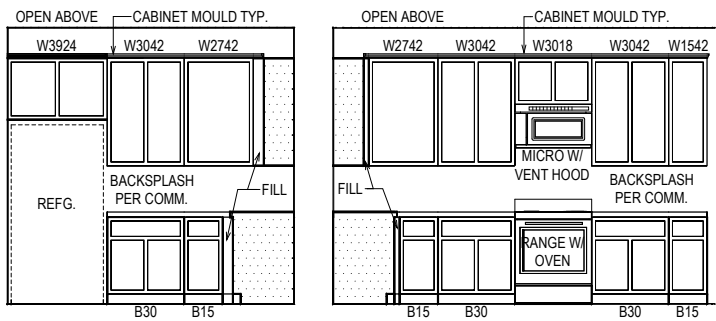
CITY SPECIFIC	
RECESSED CAN/ EXHAUST VENT COMBO	

IN ALL HABITABLE ROOMS LIGHT
BOXES MUST BE FAN RATED

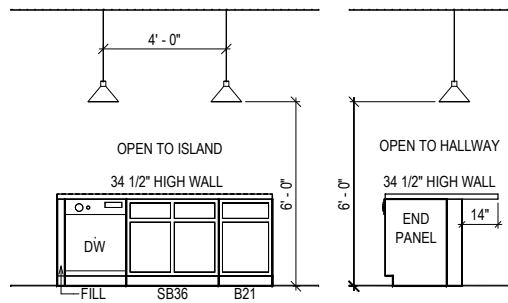
ALL RECESS CANS SHOWN
ON PLAN ARE LED PER
COMMUNITY SPEC.

MID-ATLANTIC General Notes

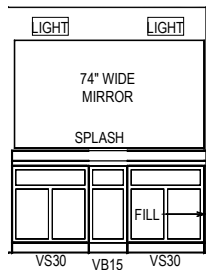
- ALL ELECTRICAL PLUGS TO BE 9" TO TOP FROM FLOOR IN ROOMS WITH WALL MOLDINGS.
- SWITCH FOR ATTIC LIGHT TO BE LOCATED OUTSIDE OF ATTIC SPACE, 12 INCHES FROM CEILING.
- DO NOT RUN WIRES ON TOP OF JOISTS IN AREAS LIKELY TO HAVE DECKING IN ATTIC. (near disappearing stairs)
- PROVIDE SMOKE DETECTORS IN EVERY BEDROOM. SEE SPECS FOR REQUIRED TYPE AND WIRING.
- PROVIDE GAS AT APPLIANCES PER COMMUNITY REQUIREMENTS.
- LOCATE ELECTRICAL PANEL IN LOCATION CLOSEST TO SERVICE.



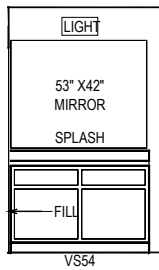
KITCHEN



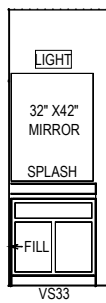
ISLAND



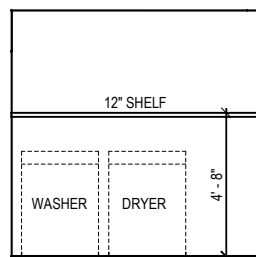
OWNER'S BATH



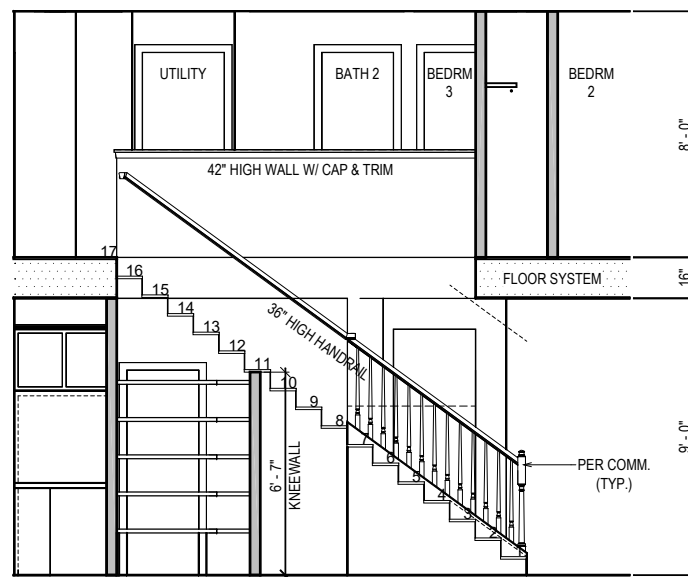
BATH 2



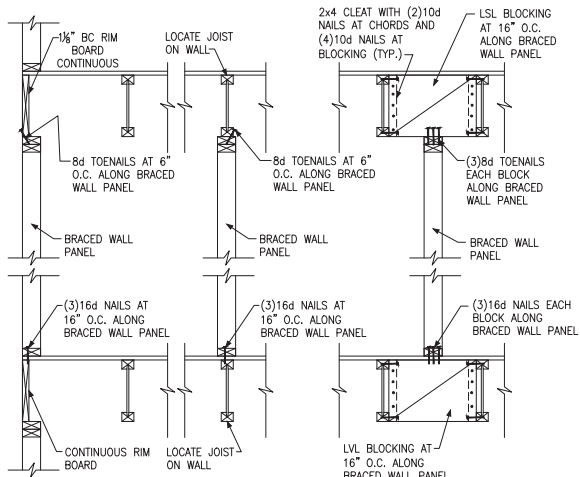
BATH 3



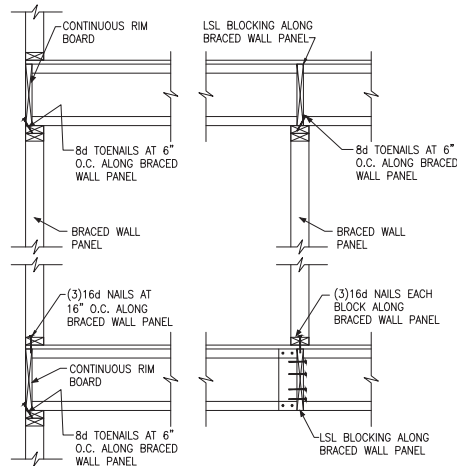
UTILITY



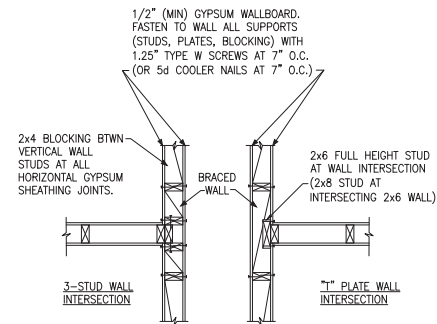
STAIR SECTION



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

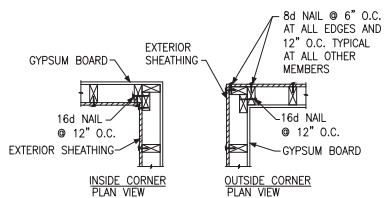


B TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PERPENDICULAR TO I-JOISTS



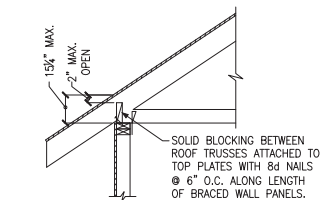
BRACED WALL INTERSECTIONS MAY BE FRAMED USING EITHER THE 3-STUD OR THE T-PLATE METHOD.

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

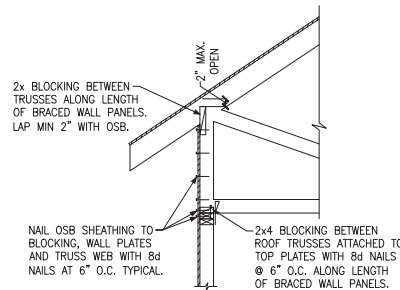


D TYPICAL EXTERIOR CORNER WALL FRAMING

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



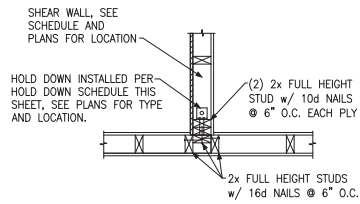
HEEL HEIGHT GREATER THAN 9 1/4" AND LESS THAN 15 1/4"



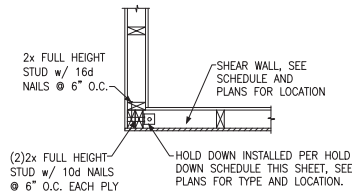
HEEL HEIGHT GREATER 15 1/4"

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

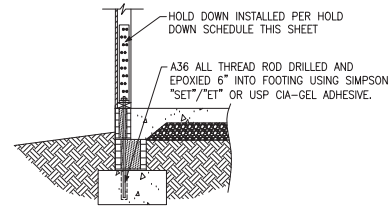




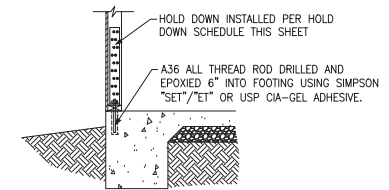
(A) TYPICAL HOLD DOWN DETAIL



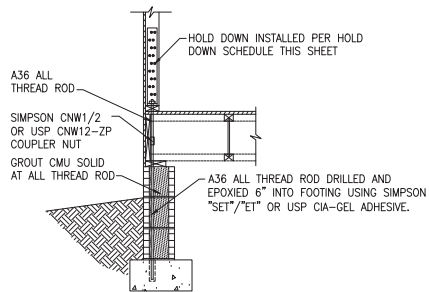
(B) TYPICAL HOLD DOWN DETAIL



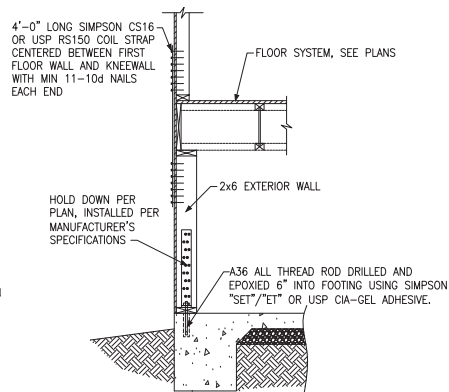
(C) HOLD DOWN AT STEMWALL SLAB



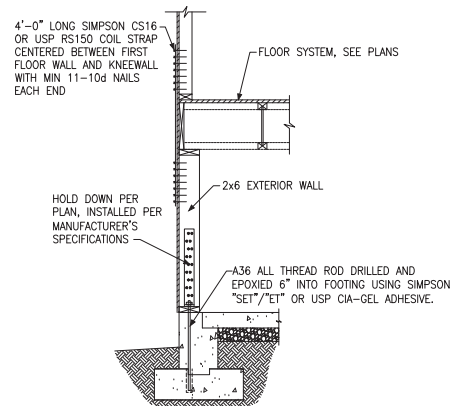
(D) HOLD DOWN AT MONOLITHIC SLAB



(E) HOLD DOWN AT CRAWL FOUNDATION



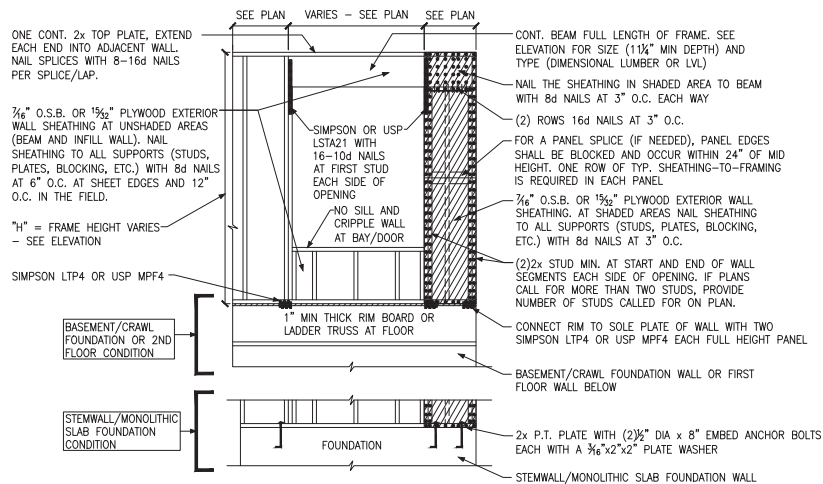
(F) HOLD DOWN AT FOUNDATION MONOLITHIC TURN-DOWN



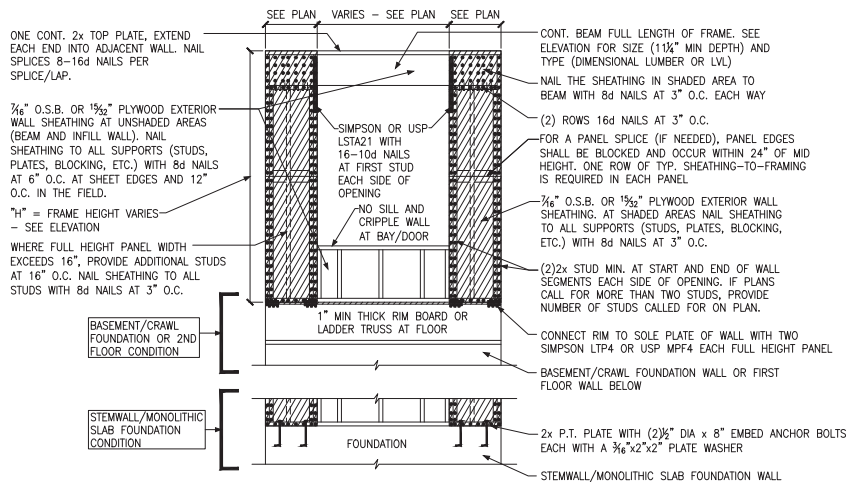
(G) HOLD DOWN AT FOUNDATION STEM WALL

HOLD DOWN SCHEDULE			
HOLD DOWN		ALL TREAD ROD	FASTENERS
SIMPSON	USP		
LTP2	LTS20B	1/2" DIA.	(10)10d NAILS
HTT4	HTT16	3/8" DIA.	(18)16dx2 1/2" LONG NAILS
HTT5	HTT45	3/8" DIA.	(26)16dx2 1/2" LONG NAILS

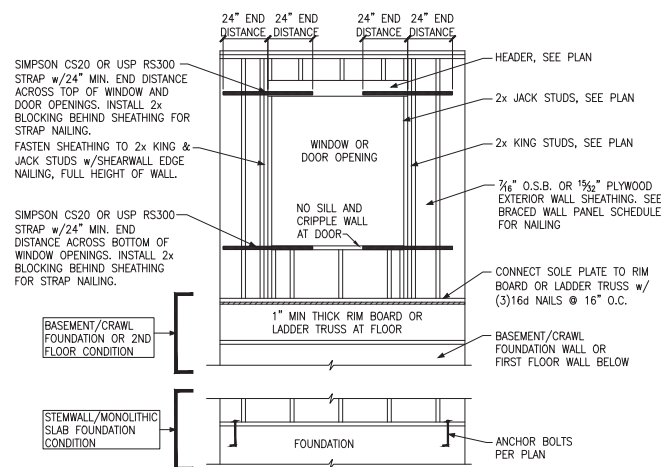




A METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
ONE BRACED WALL SEGMENT



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



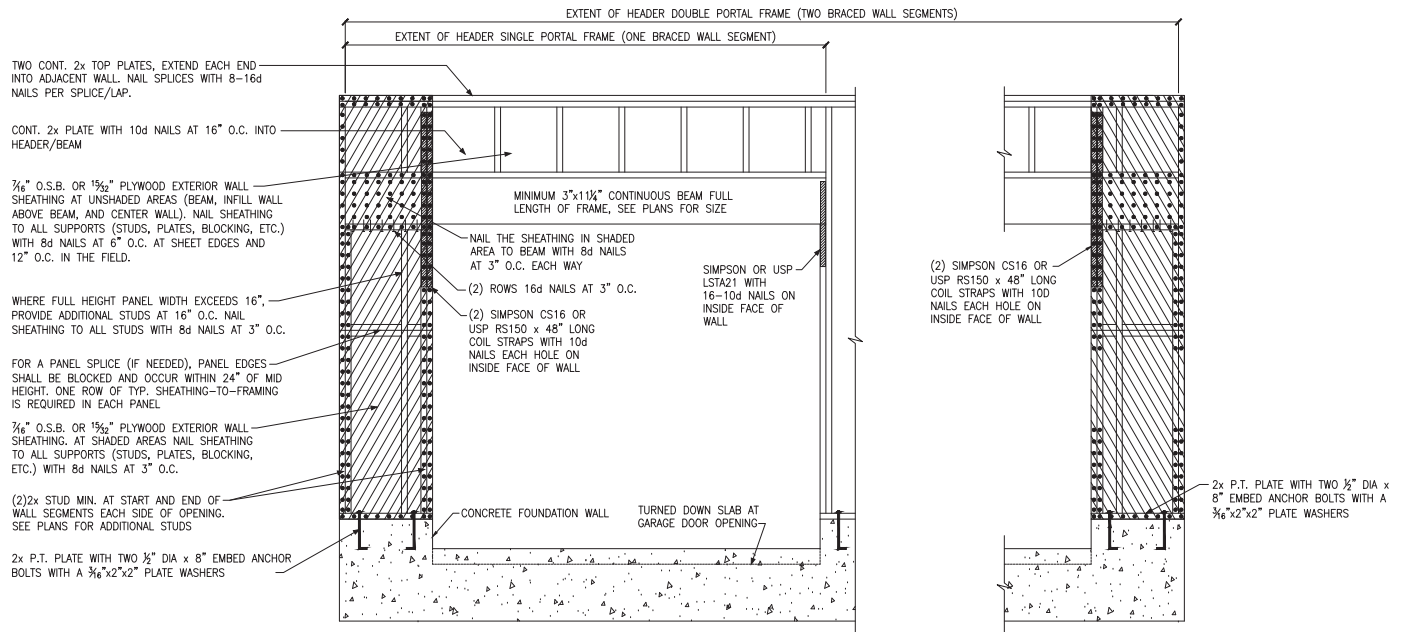
C WINDOW OR DOOR REINFORCEMENT IN ENGINEERED SHEAR WALL
ONLY REQUIRED WHERE SPECIFIED ON PLANS

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

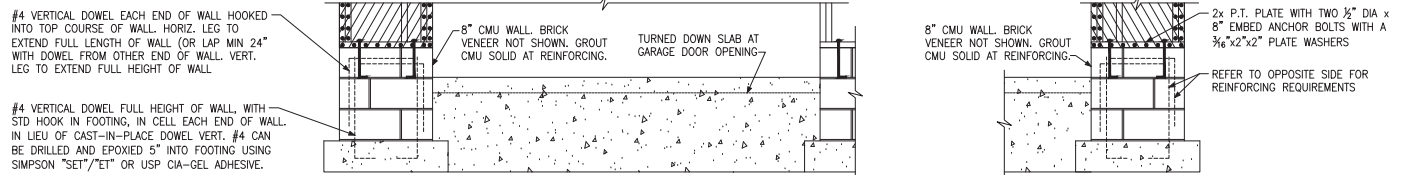
BRACED WALL PANEL NOTES:

- ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
- SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH 7/16" O.S.B., OR 1/2" PLYWOOD, FASTENED PER IRC. AT EXTERIOR CORNERS, SHEATHING SHALL BE FASTENED PER KSE BRACED WALL DETAILS. AT INTERIOR WALL INTERSECTIONS, FASTEN STUDS & WALL BRACING PER KSE BRACED WALL DETAILS.
- BRACED WALL PANELS AND ENGINEERED SHEAR WALLS ARE PROVIDED PER IRC. PANEL LENGTHS SHOWN ON PLANS ARE THE MINIMUM LENGTH REQUIRED.

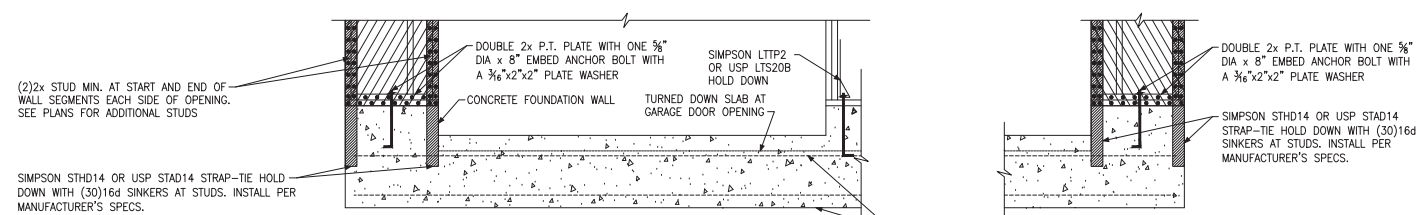




A METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
MONOLITHIC SLAB OR BASEMENT FOUNDATION



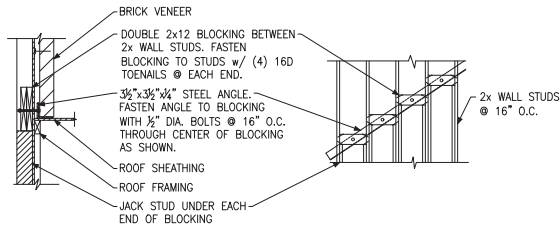
B METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
STEMWALL SLAB OR CRAWL SPACE FOUNDATION



C METHOD CS-EPF: ENGINEERED PORTAL FRAME WITH HOLD-DOWNS

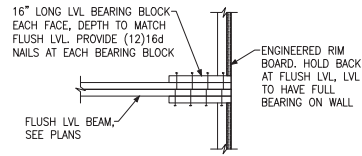
CONTINUOUS #4 HIGH AND LOW. PROVIDE MIN 24" LAPS WHERE SPLICED.



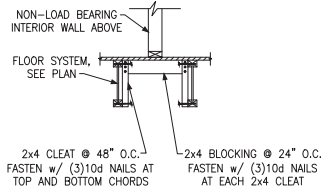


SECTION VIEW ELEVATION VIEW

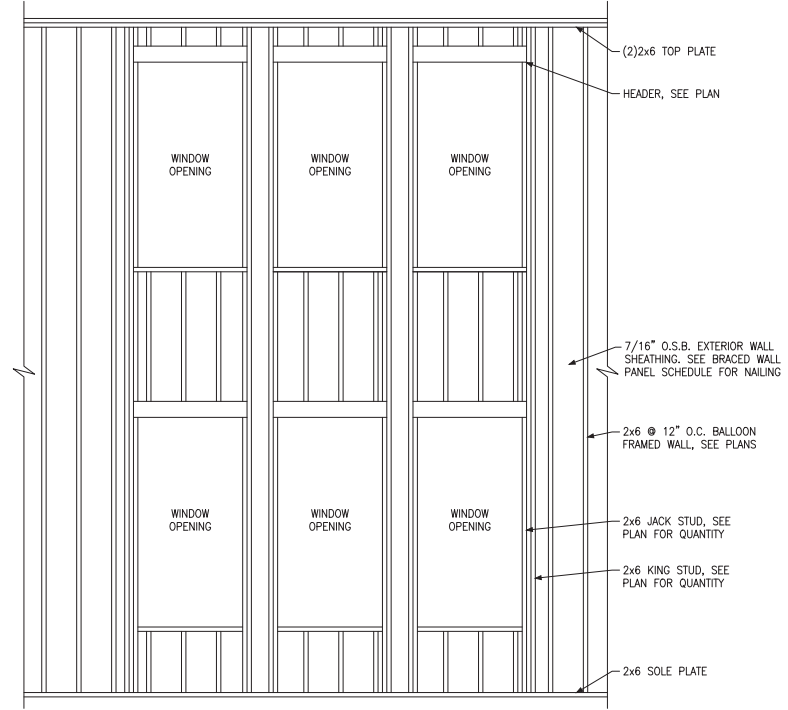
(A) BRICK LEDGER CONNECTION DETAIL



(B) BEARING ENHANCER FLUSH LVL



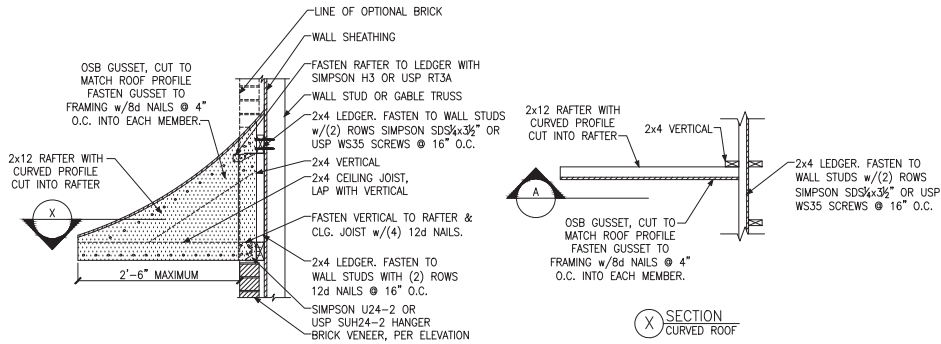
(C) LADDER BLOCKING AS REQUIRED @ PARALLEL WALLS



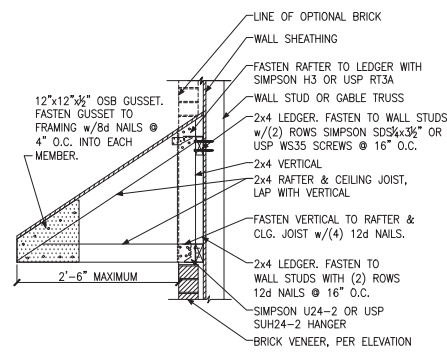
(D) BALLOON FRAMED WALL DETAIL N.T.S.

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

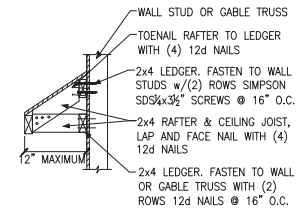




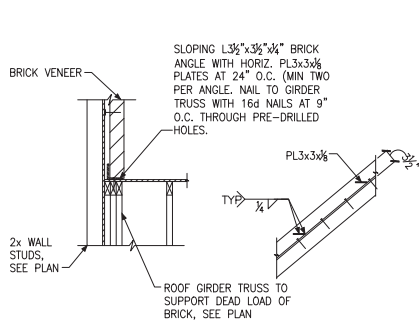
A PENT ROOF DETAIL
CURVED ROOF



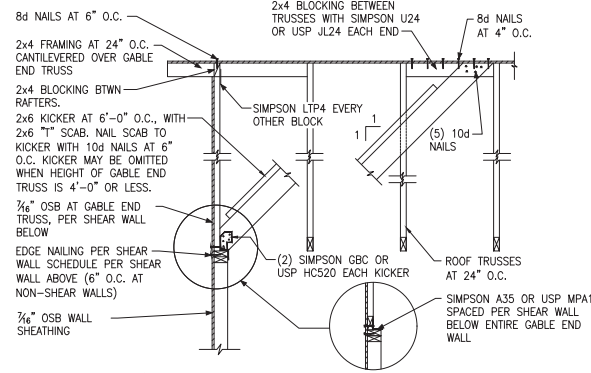
B PENT ROOF DETAIL
STRAIGHT ROOF



C EYEBROW ROOF DETAIL
STRAIGHT ROOF

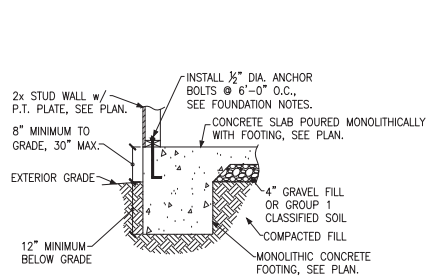


D TRUSS DETAIL

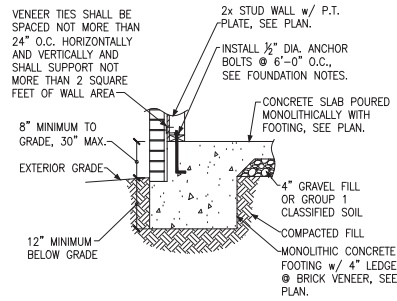


E GABLE END WALL DETAIL

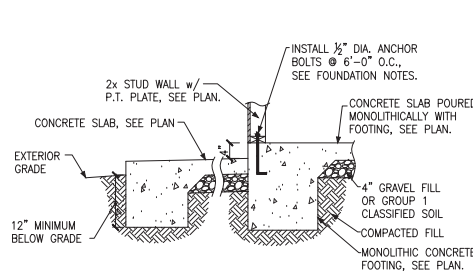




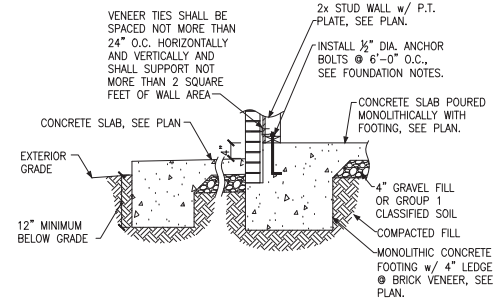
(A) FOUNDATION SECTION
EXTERIOR WALL



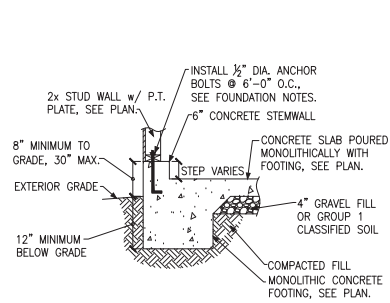
(B) FOUNDATION SECTION
EXTERIOR WALL @ BRICK VENEER



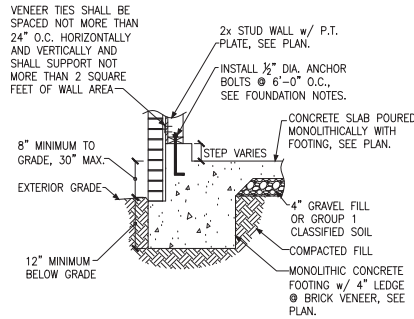
(C) FOUNDATION SECTION
EXTERIOR WALL AT PORCH



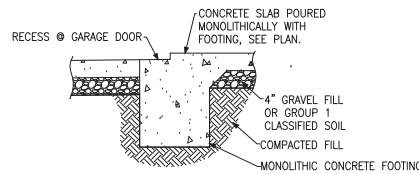
(D) FOUNDATION SECTION
EXTERIOR WALL AT PORCH w/ BRICK VENEER



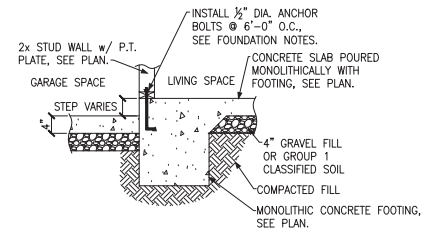
(E) FOUNDATION SECTION
EXTERIOR GARAGE WALL



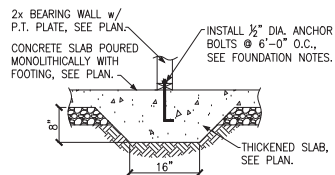
(F) FOUNDATION SECTION
EXTERIOR GARAGE WALL @ BRICK VENEER



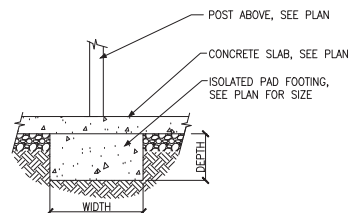
(G) GARAGE DOOR SECTION
GARAGE DOOR



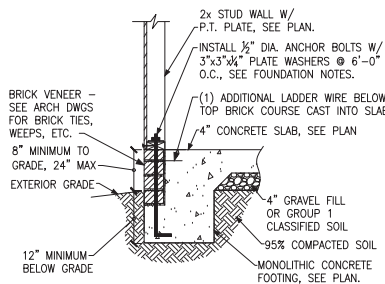
(H) THICKENED SLAB
AT GARAGE



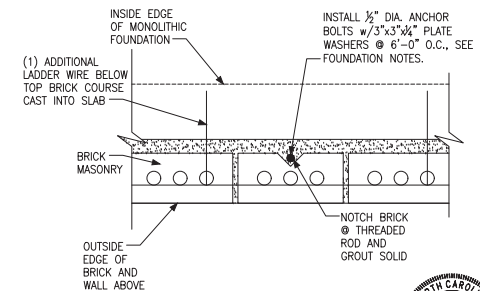
(J) THICKENED SLAB SECTION
INTERIOR BEARING WALL



(K) ISOLATED PAD FOOTING
INTERIOR COLUMN



(L) FOUNDATION SECTION
ALTERNATE EXTERIOR WALL



(M) FOUNDATION SECTION
ALTERNATE EXTERIOR WALL

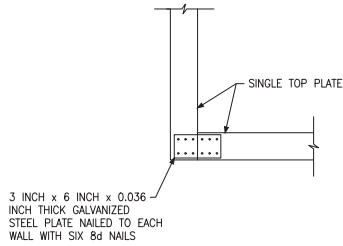


Monolithic Slab Foundation Details

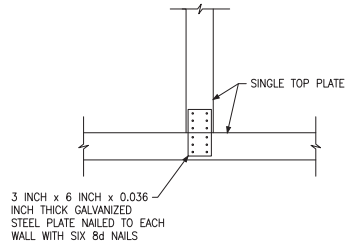
Serenity, Lot #1036
A610 Springhill Model
115 M.P.H.
Raleigh, North Carolina

Project #: 047-24010
Designed By: JPS
Checked By:
Issue Date: 5/7/25
Re-issue:
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34

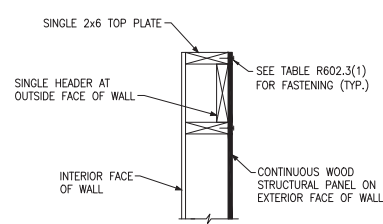
SD-7



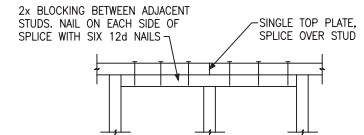
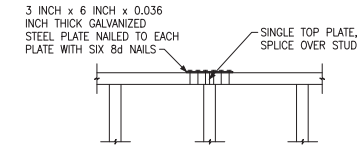
A SINGLE TOP PLATE SPLICE WALL INTERSECTION



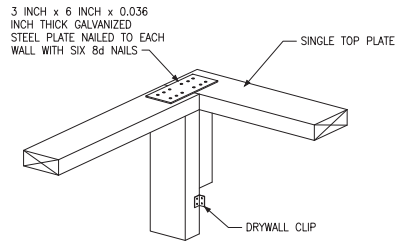
B SINGLE TOP PLATE SPLICE WALL INTERSECTION



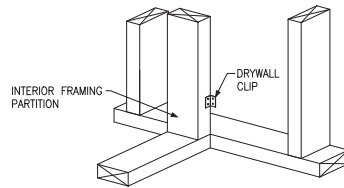
C SINGLE LOAD BEARING HEADER EXTERIOR WALL



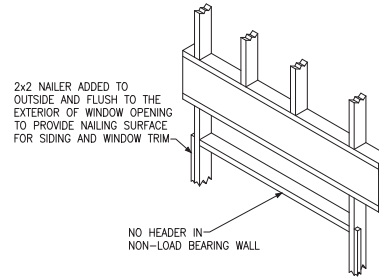
D SINGLE TOP PLATE SPLICE INTERIOR OR EXTERIOR WALL



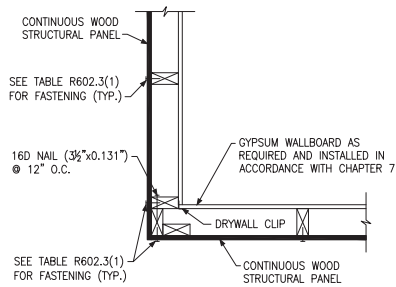
E SINGLE TOP PLATE SPLICE WALL INTERSECTION



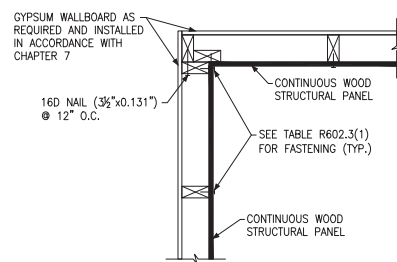
F SINGLE TOP PLATE SPLICE WALL INTERSECTION



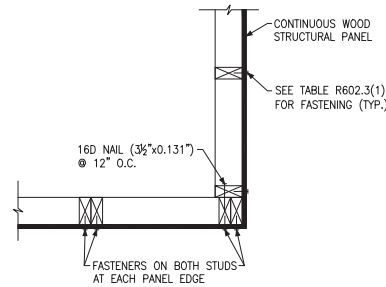
G NON-LOAD BEARING HEADER EXTERIOR WALL



H TYPICAL EXTERIOR CORNER FRAMING OUTSIDE CORNER DETAIL



J TYPICAL EXTERIOR CORNER FRAMING INSIDE CORNER DETAIL



K TYPICAL EXTERIOR CORNER FRAMING GARAGE DOOR CORNER DETAIL

ADVANCED FRAMING NOTES

- 1.) EXTERIOR WALLS TO BE 2x6 S.P.F. STUDS @ 24" O.C. WITH SINGLE TOP PLATE. TOP PLATE TO BE SPLICED PER NC RESIDENTIAL CODE.
- 2.) INTERIOR BEARING WALLS TO BE PER NC RESIDENTIAL CODE.
- 3.) ROOF TRUSSES AND FLOOR JOISTS ARE TO BE STACKED AND CENTERED OVER STUDS WITH A TOLERANCE OF NO MORE THAN 1 INCH. ADDITIONAL STUDS ARE TO BE ADDED WHERE THE ROOF TRUSSES AND FLOOR JOISTS ARE NOT STACKED OVER STUDS WITHIN 1" TOLERANCE.
- 4.) INTERIOR NON-LOAD BEARING WALLS TO BE 2x4 S.P.F. STUDS @ 24" O.C. WITH SINGLE TOP PLATE. TOP PLATE TO BE SPLICED PER NC RESIDENTIAL CODE.
- 5.) LOAD-BEARING HEADERS ARE NOT REQUIRED IN INTERIOR OR EXTERIOR NONBEARING WALLS. A SINGLE FLAT 2x MEMBER MAY BE USED AS A HEADER IN INTERIOR OR EXTERIOR NONBEARING WALLS FOR OPENINGS UP TO 8 FEET IN WIDTH IF THE VERTICAL DISTANCE TO THE PARALLEL NAILING SURFACE IS NOT MORE THAN 24 INCHES. FOR SUCH NONBEARING HEADERS, NO CRIPPLES OR BLOCKING ARE REQUIRED ABOVE THE HEADER.



Advanced Framing Details & Notes

Serenity, Lot #1036

A610 Springhill Model

115 M.P.H.

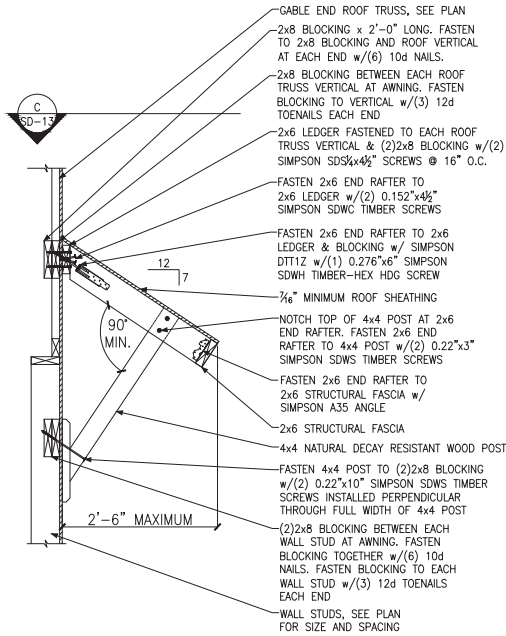
Raleigh, North Carolina

Project #: 047-24010
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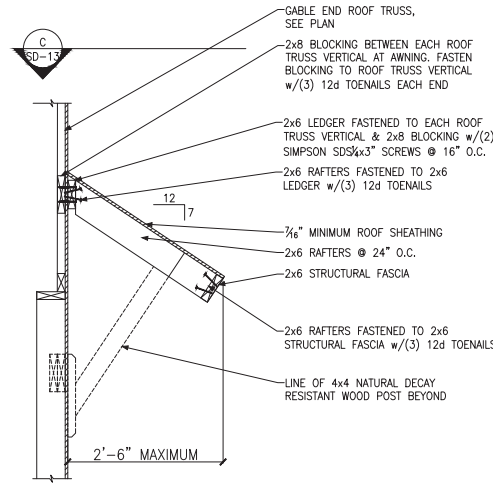


David Weekley Homes
Raleigh, NC

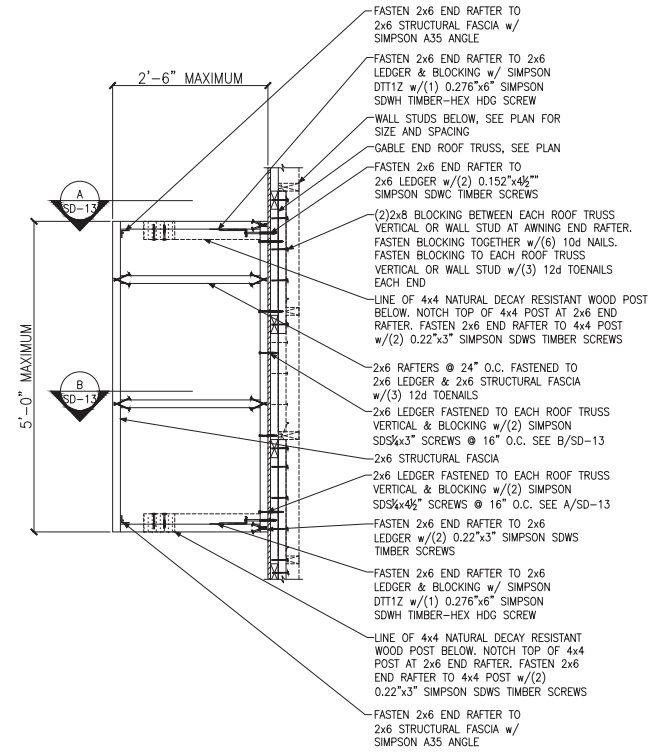
1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951
www.kse-eng.com
(215) 864-4449



A PORCH AWNING SECTION
END RAFTER



B PORCH AWNING SECTION
INTERIOR RAFTER

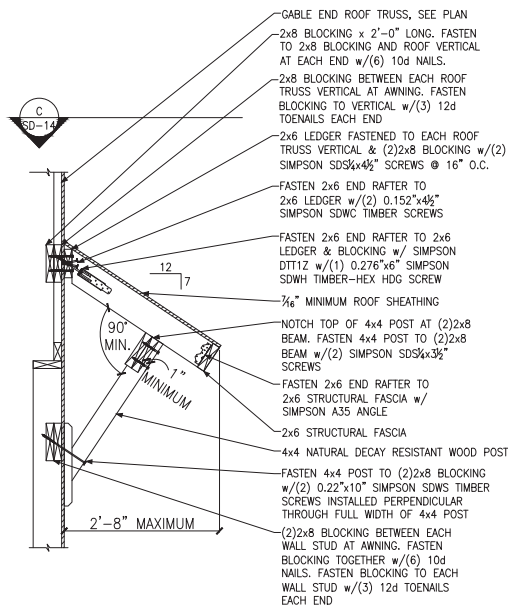


C PORCH AWNING
PLAN VIEW

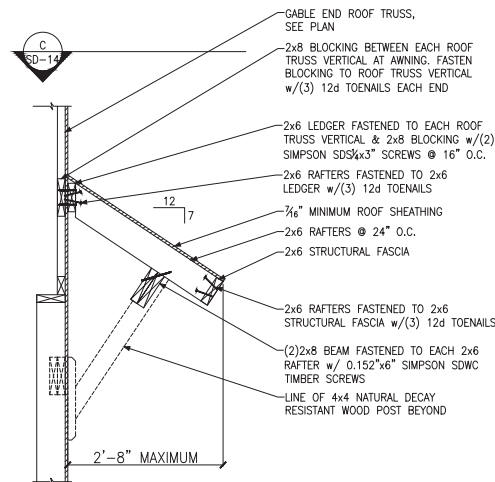


Miscellaneous Framing Details
Serenity, Lot #1036
A610 Springhill Model
115 M.P.H.
Raleigh, North Carolina

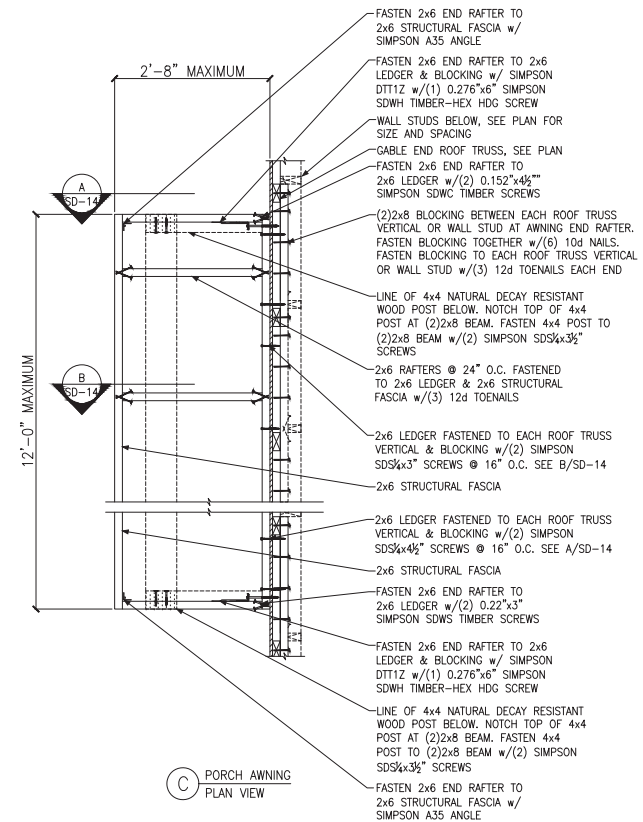
Project #: 047-24010
Designed By: JPS
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Re-issue:
Scale:



A PORCH AWNING SECTION
END RAFTER



B PORCH AWNING SECTION
INTERIOR RAFTER



C PORCH AWNING
PLAN VIEW



Miscellaneous Framing Details

Serenity, Lot #1036

A610 Springhill Model

115 M.P.H.

Raleigh, North Carolina

Project #: 047-24010
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Scale: