BEECHWOOD SPRINGS

ABBREVIATIONS

ABV	ABOVE	HDR	HEADER	A.A.	PRESSURE TREATED WD
AFF	ABOVE FINISH FLOOR	HGT	HEIGHT	PWD	POWDER
C	CARPET	H.R.	HALF ROUND	R	RISER
CAB	CABINET	HS	HARD SURFACE	RAD	RADIUS
CL	CENTER LINE	HWD	HARDWOOD (FLOORS)	REF	REFRIGERATOR
CLG	CEILING	I.L.O.	IN LIEU OF	REV	REVISION
COL	COLUMN	ISUL	INSULATED(TION)	R&M	RANGE W/MICROWAVE
CONC	CONCRETE	INT	INTERIOR	RM	ROOM
CPT	CARPET	ITC	IN THE CLEAR	R.O.	ROUGH OPENING
DBL	DOUBLE	KIT	KITCHEN	R/S	ROD & SHELF(S)
DIM	DIMENSION	K/S	KNEE SPACE	SD	SMOKE DETECTOR
DN	DOWN (STAIRS)	LIV	LIVING	SEC	SECTION
DRY	DRYER MACHINE	LTL	LINTEL	SQ.FT.	SQUARE FOOTAGE
DTL	DETAIL	LVR	LOUVER	SH	SINGLE HUNG
EA	EACH	MAX	MAXIMUM	STD	STANDARD
EB	EYEBROW	MIN	MINIMUM	TEMP	TEMPERED (GLASS)
ELEV	ELEVATION	MISC	MISCELLANEOUS	TR	TRANSOM
ELEC	ELECTRIC(AL)	MULL	MULLION(ED)	TYP	TYPICAL
EQ	EQUAL	N/A	NOT APPLICABLE	UNF	UNFINISHED
EXT	EXTERIOR	OA	OVERALL	U.N.O.	UNLESS NOTED OTHERWISE
F.F.	FINISH FLOOR (LINE)	OBS	OBSCURE (GLASS)	VB	VANITY BASE
FXD	FIXED GLASS	O.C.	ON CENTER	W	WASHER
FIN	FINISH	O.H.	OVERHANG	WD	WOOD
FLR	FLOOR(ING)	OPNG	OPENING	WH	WATER HEATER
FP	FIREPLACE	OPT	OPTIONAL	WIC	WALK-IN CLOSET
FUR	FURRED(ING)	PED	PEDESTAL (SINK)	W/ W/O	WITH or WITHOUT
GFI	GROUND FAULT CIRCUIT INTERRUPT	OSB	ORIENTED STRAND BOARD	WP	WATERPROOF(ING)
HB	HOSE BIB	PL	PLATE (HEIGHT)		

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 PROHIBITED.
2) TRI POINTE HOMES DESIGNS & BUILDS HOUSING AS SET FORTH BY THE FORMAT AND PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), AND THE NATIONAL ELECTRIC CODE (NEC). ANY NON-CONFORMING DOCUMENTS DISCOVERED BY THE CONTRACTOR OR HIS AGENTS SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF TRI POINTE HOMES BY CALLING (469)329-0470.
3) 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

1) BACK FILL SHALL BE FREE FROM VEGETATION AND CONSTRUCTION DEBRIS.
2) BACK FILL SHALL BE PLACED IN LIFTS AND COMPACTED IN SUCH A MANNER AS BACKFILL TO NOT DAMAGE 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 PATIOS SHALL BE 1/8" PER FOOT AWAY FROM HOUSE.

4 - MASONRY

1) ALL EXTERIOR BRICK MUST MEET ASTM C-216 FOR "SW" CONDITIONS
2) MASONRY VENEER SHALL BE ATTACHED TO SUPPORTING WALLS w/ CORRUGATED METAL TIES IN ACCORDANCE WITH R703.7.4.1 – I.R.C. OR LOCAL CODE REQUIREMENTS
3) 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

1) FIRE STOPPING AND/ OR DRAFT STOPPING SHALL MEET THE REQUIREMENTS OF IRC R602.8.
2) ATTIC VENTILATION SHALL BE PROVIDED AT 1/300 th OF THE AREA OF THE SPACE VENTILATED. CROSS VENTILATION WITH HALF OF THE VENTILATED AREA SHALL BE PROVIDED BY ROOF VENTS AND THE OTHER HALF BY SOFFIT VENTS. VENTS SHALL BE PLACED SO AS TO NOT ALLOW INFILTRATION OF RAIN OR SNOW.
3) PROVIDE APPROVED TILE BACKER DRYWALL FOR ALL SHOWER AND BATH SPACE
4) PROVIDE ATTIC VENTILATION PER IRC-R806.1

8 - DOORS AND WINDOWS

1) REVIEW ALL WINDOW HDR HEIGHTS PER PLATE HT. AND VERIFY W/ ELEVATIONS AND CORNICE DETAILS
2) TEMPERED GLASS SHALL BE USED IN HAZARDOUS AREAS AS DESCRIBED IN SECTION R308.4 – I.R.C.
3) FRONT DOOR WIDTH PER IRC-R311.3
4) GARAGE DOOR PER IRC-R309.1
5) EMERGENCY EGRESS SHALL MEET REQUIREMENTS OF SECTION R310 – I.R.C. 2018 – SLEEPING ROOMS SHALL HAVE AT LEAST ONE EGRESS OPENING OF NOT LESS THAN 5.7 SF AND A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.

15 - MECHANICALS

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

16 - ELECTRICAL

1) ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE (NEC). ALL MATERIAL AND EQUIPMENT SHALL BEAR THE LABEL OF APPROVAL OF THE UNDERWRITERS LABORATORIES, INC.
2) ELECTRICAL CONTRACTOR SHALL VERIFY SPACE REQUIRED FOR METER INSTALLATION BEFORE CONSTRUCTION AND SHALL NOTIFY GENERAL CONTRACTOR OF ANY DISCREPANCIES.
3) VERIFY LOCATION OF ALL RECEPTACLES FOR APPLIANCES WITH MANUFACTURER SPECIFICATIONS.
4) GROUND FAULT INTERRUPTS SHALL BE LOCATED PER THE NEC.
5) ALL SWITCHES SHALL BE INSTALLED AT 3'-6" ABOVE FINISHED FLOOR TO CENTERLINE OF SWITCH UNLESS NOTED OTHERWISE.
6) ALL CONVENIENCE OUTLETS SHALL BE INSTALLED W/ CENTERLINE OF OUTLET LOCATED 1'-3" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
7) ALL CONVENIENCE OUTLETS WITH SWITCHES TO BE SWITCH AT TOP ONLY.
8) ALL EXTERIOR WALL BRACKET FIXTURES SHALL BE INSTALLED AS NOTED ON PLANS.
9) APPROVED SMOKE DETECTORS SHALL BE LOCATED ON EVERY STORY OF THE DWELLING UNIT AS PER IRC SECTION 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.
10) CONDUCTORS SHALL BE OF COPPER.

GENERAL FRAMING SPECS AND CONSTRUCTION NOTES STAIRS:

1) THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES AND THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES IN ACCORDANCE WITH SECTION I.R.C.
2) HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS IN ACCORDANCE WITH SECTION R315.1 – I.R.C.
3) HANDRAIL AND BALUSTRADE (WHERE PRESENT) SHALL BE CONSTRUCTED ACCORDING TO IRC.
4) ALL REQUIRED HAND RAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS W/ 2 OR MORE RISERS FROM A POINT ABOVE THE THE TOP RISER OF A FLIGHT TO A POINT ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE AT NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5" BETWEEN THE WALL AND HAND RAIL.

WALLS:

1) ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. ALL STUDS ARE 3 1/2" UNLESS NOTED. ALL DIMENSIONS PRESENTED HERE ARE FRAME DIMENSIONS ONLY.
2) SEPARATION BETWEEN THE RESIDENCE AND THE GARAGE SHALL BE MAINTAINED BY INSTALLATION OF ½" GYPSUM BOARD ON ALL COMMON WALLS. 2-STORY HOMES REQUIRE 5/8" TYPE X GYPSUM BOARD AT GARAGE CEILINGS WHERE HABITABLE ROOMS ARE PRESENT ABOVE.

FLOORS:

1) STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN IRC.
2) 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 IN IRC.
3) ALL DIMENSIONAL FLOOR JOISTS TO BE PER ENGINEER STRUCTURAL PLANS.

FRAMING:

1) ALL FRAMING DIMENSIONS TO FACE OF MEMBER.
2) ALL BEARING HEADERS TO BE PER ENGINEERING PLANS.
3) FIRE STOPPING AND/ OR DRAFT STOPPING SHALL MEET THE REQUIREMENTS OF IRC R602.8.

ROOF:

1) HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT RIDGE DOWN TO BEARING PARTITION. CUT ENDS OF RAFTERS SHALL BE FULLY SUPPORTED WALL AND RIDGE.
2) REQUIRED VENTILATION AREAS CALCULATED AT 1/300 RATIO.

SQUARE FOOTAGE

Elevation "C"

(Slab S.F.)

Slab Area	Sq. Ft.
FIRST FLOOR	1281
2 BAY GARAGE	406
PORCH	158
COVERED OUTDOOR LIVING	177
Total Slab Area	**2022**

(Outside of Frame S.F.)

A/C Area	Sq. Ft.
FIRST FLOOR	1281
Total A/C Area	**1281**
Non-A/C Area	**Sq. Ft.**
2 BAY GARAGE	406
PORCH	158
COVERED OUTDOOR LIVING	177
Total Non-A/C Area	**741**

(Inside of Frame S.F.)

A/C Area	Sq. Ft.
FIRST FLOOR	1241
Total A/C Area	**1241**

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

STRUCTURAL OPTIONS

GREAT ROOM FIREPLACE
PRIMARY BATH 1
SCREENED OUTDOOR LIVING

BUILDING CODE COMPLIANCE

CONSTRUCTION PLANS DESIGNED TO MEET OR EXCEED MINIMUM CODE REQUIREMENTS OF 2018 I.R.C.

ELECTRICAL PLANS DESIGNED TO MEET OR EXCEED MINIMUM CODE REQUIREMENTS OF 2020 N.E.C.

TABLE OF CONTENTS

SHEET LEGEND

Altis at Serenity - Lot 287 - 5919-01 (Beechwood Springs) - Elevation C

*Kitchen Slide in Microwave
*Traditional Fireplace at Great Room
*Primary Bath 1 Shower Seat
*Screened Outdoor Living

SYMBOLS

- ELEVATION KEY OR SECTION KEY (4.1)
- CENTERLINE
- CEILING TRANSITION LINE
- HOSE BIB (FREEZE PROOF) (HB)
- GAS LINE STUB
- TOWEL BAR (TB)
- PAPER HOLDER (PH)
- TOWEL RING (TR)
- SHOWER HEAD
- SHOWER CONTROLS
- TUB/SHOWER
- LAVATORY
- DBL SINK
- LAUNDRY SINK
- PEDESTAL SINK
- WATER CLOSET
- PLYWOOD
- INSULATING SHEATHING
- BATT INSULATION
- RIGID INSULATION
- CONCRETE
- SAND OR GRAVEL FILL
- STONE
- 2x FRAME WALL
- BRICK VENEER
- STONE VENEER

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Suite 400
Raleigh, NC 27607

COVER SHEET & GENERAL NOTES

SUBDIVISION: ALTIS @ SERENITY
ADDRESS: 142 SERENE XING
LOT: 287

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

PLAN #: 5919-01

PLAN NAME: BEECHWOOD SPRINGS

SHEET #: G0.01

REVISION INDEX

REL. #	DESCRIPTION	DATE	DRAWN BY
5919-01	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	01/14/2025	ACC

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Suite 400
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REVISIONS & SYMBOLS

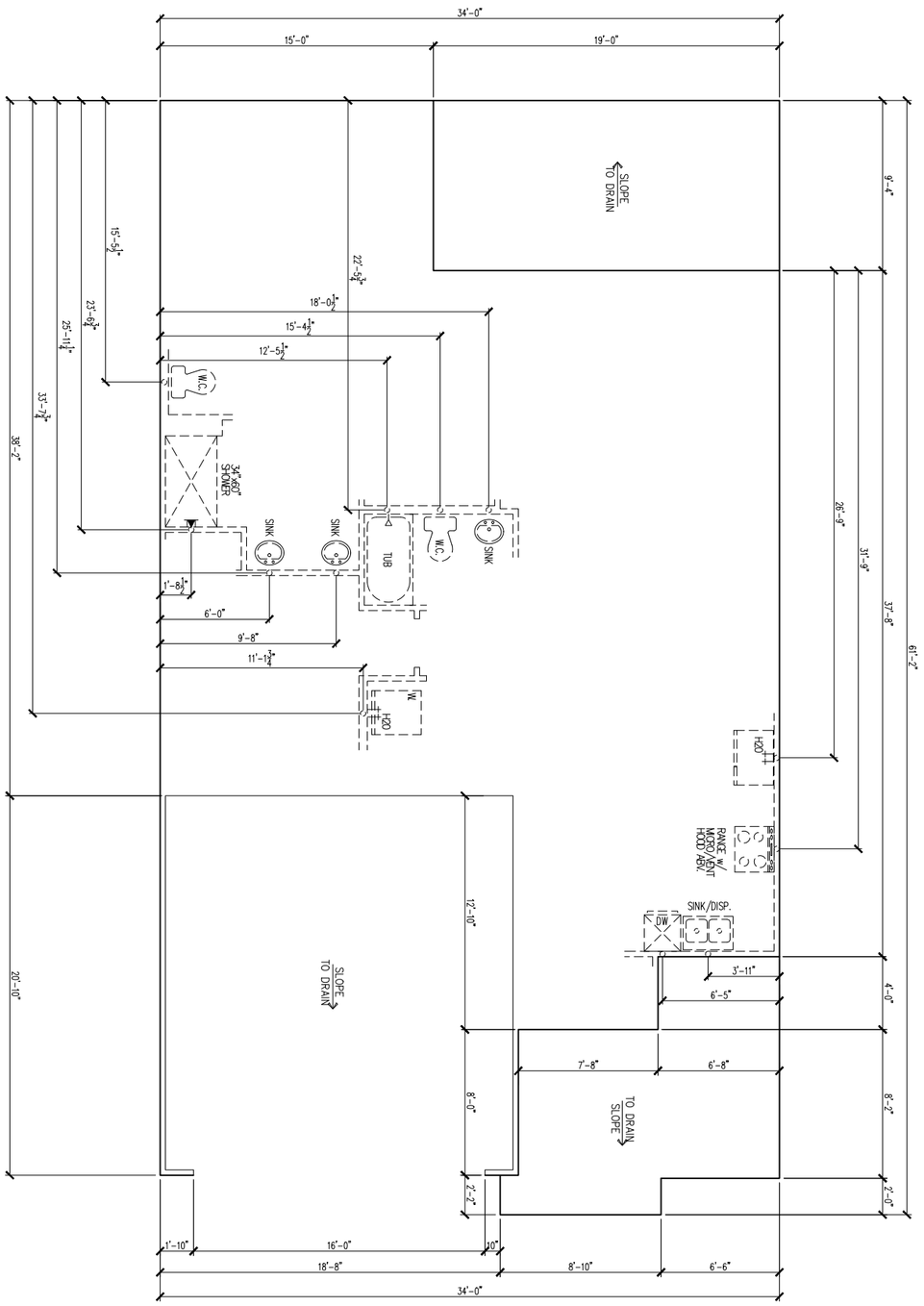
SUBDIVISION: ALTIS @ SERENITY
ADDRESS: 142 SERENE XING
LOT: 287

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

PLAN #: 5919-01

PLAN NAME: BEECHWOOD SPRINGS

SHEET #: G0.11



SHEET #
S1.10C

PROJECT
BEECHWOOD SPRINGS

PLAN #
5919-01

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

BASE FOUNDATION PLAN

SUBDIVISION: ALTIS @ SERENITY
ADDRESS: 142 SERENE XING
LOT: 287

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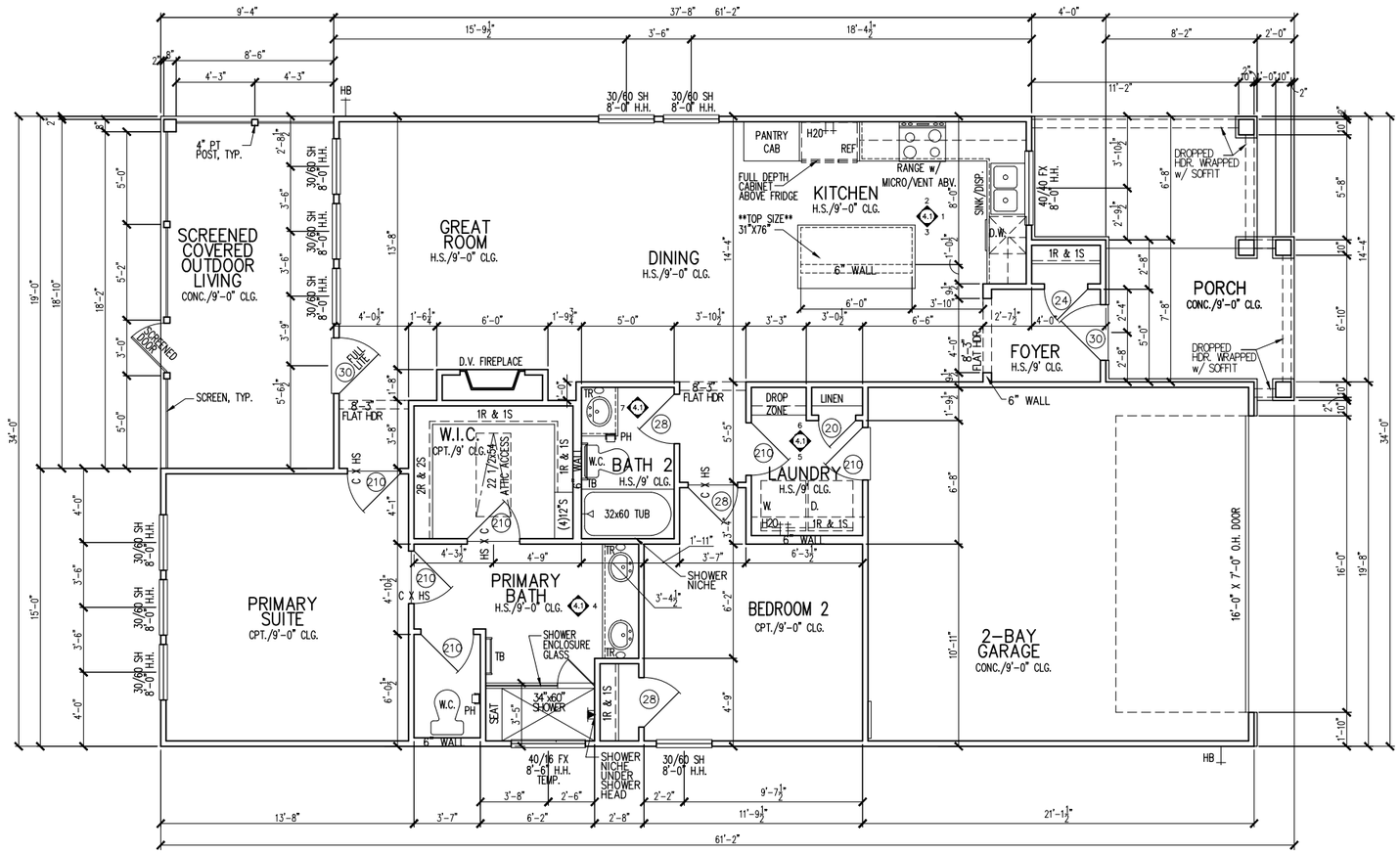
MAIN FLOOR NOTES

#	EXPLANATION
1.	ALL NON-DIMENSIONED PARTITIONS ARE 3-1/2" ROUGH
2.	ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS NOTED OTHERWISE (U.N.O.)
3.	PROVIDE MIN. 2-2x12's w/ 1/2" PLYWD. FLITCH PLATE AT ALL EXTERIOR WALL OPENINGS & INTERIOR BEARING WALL OPENINGS U.N.O.
4.	ALL EXTERIOR DIM's ARE TO FACE OF STUDS U.N.O.
5.	ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSS U.N.O.
6.	TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES
7.	WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. w/MIN DIM's OF 24" IN HT AND 20" IN WIDTH; SILL HT NOT TO EXCEED 44" AFF
8.	ALL BALUSTER TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTER
9.	ALL ELEC. & MECH. EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY
10.	FOR ADDITIONAL NOTES, SEE GENERAL NOTES ON TITLE SHEET & DETAILS
11.	ALL TYP. WINDOWS 6'-0" IN HT AND SMALLER, THE HEAD HEIGHT SHALL BE 8'-10" ABOVE FINISHED FLOOR (U.N.O.)
12.	STRUCTURAL ENGINEERING PROVIDED BY OTHERS
13.	REFER TO INTERIOR ELEVATIONS SHEET TO VIEW BUBBLE CALLOUTS
14.	INTERIOR DOOR HEIGHTS ARE AS FOLLOWS - PRIMARY SUITE, PRIMARY BATH, & PRIMARY CLOSET ARE 8' TALL DOORS. ALL OTHER DOORS ARE 6'-8"
15.	BATH ACCESSORY INSTALLATION HEIGHTS ARE MEASURED TO CENTER OF ACCESSORY: TB - 48" A.F.F. TR - 20" ABV. VANITY COUNTER-TOP TH - 70" A.F.F. TP - 26" A.F.F.
16.	SHUT-OFF VALVE TO BE LOCATED IN GARAGE



1st Floor Options:

*Kitchen Slide in Microwave
*Traditional Fireplace at Great Room
*Primary Bath 1 Shower Seat
*Screened Outdoor Living

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1st FLOOR PLAN

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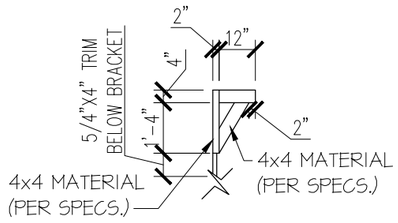
ADDRESS: 142 SERENE XING
LOT: 287

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

PLAN #: 5919-01

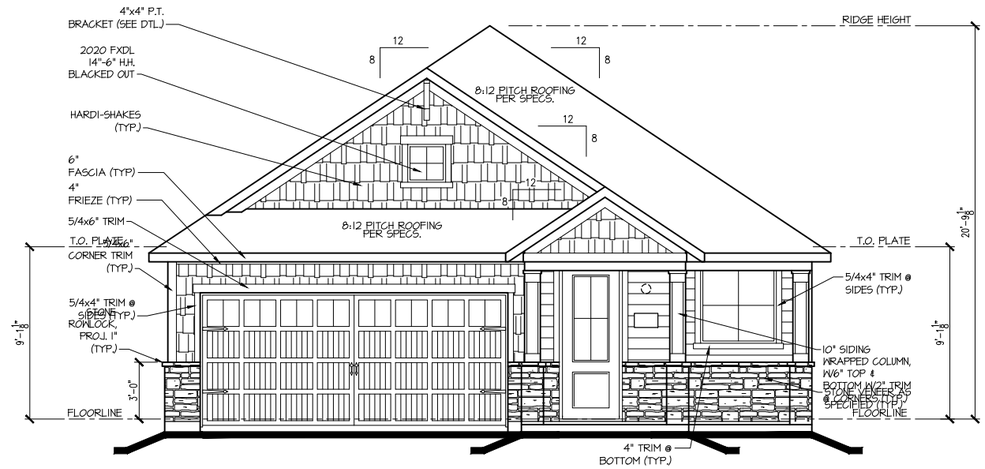
PLAN NAME: BEECHWOOD SPRINGS

SHEET #: A1.10C



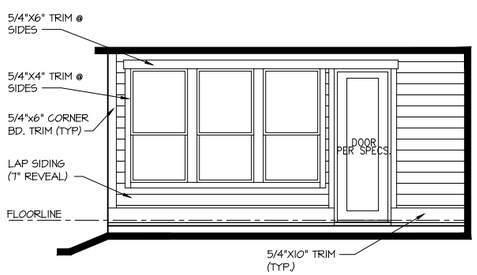
BRACKET DETAIL

N.T.S.



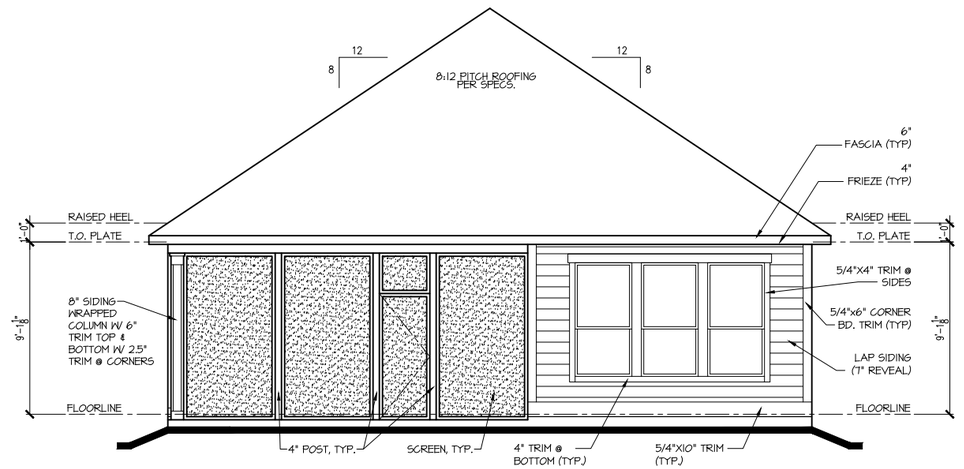
FRONT ELEV. "C"

1/8"=1'-0"



COVERED OUTDOOR LIVING ELEVATION

1/8"=1'-0"



REAR ELEV. "C"

1/8"=1'-0"

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EXTERIOR ELEVATIONS

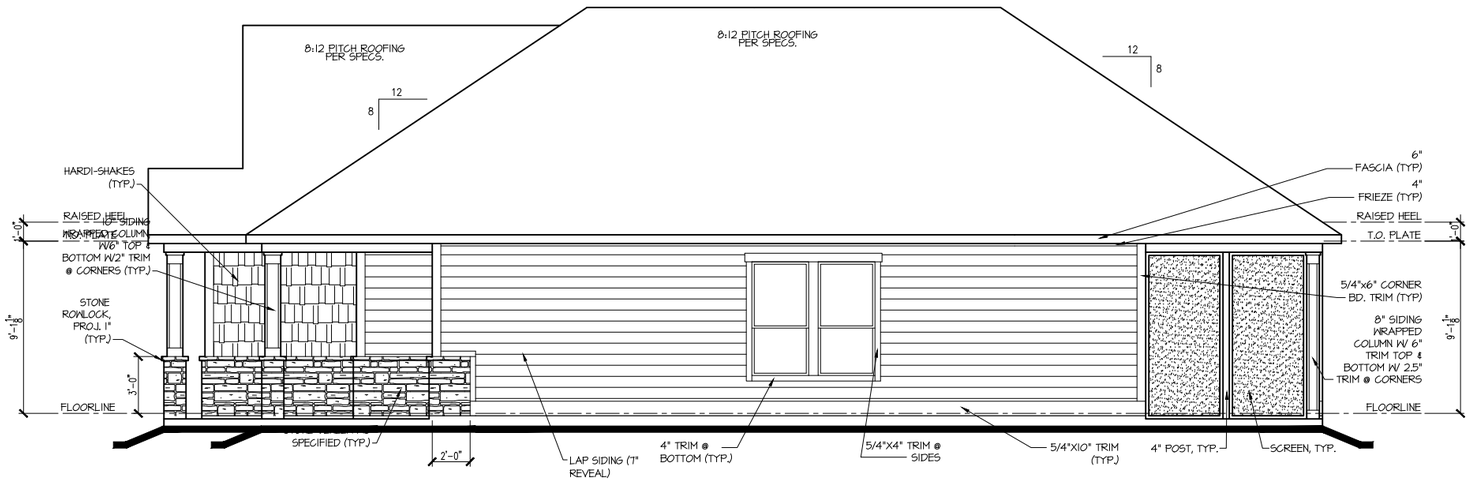
SUBDIVISION: ALTIS @ SERENITY
ADDRESS: 142 SERENE XING
LOT: 287

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

PLAN #: 5919-01

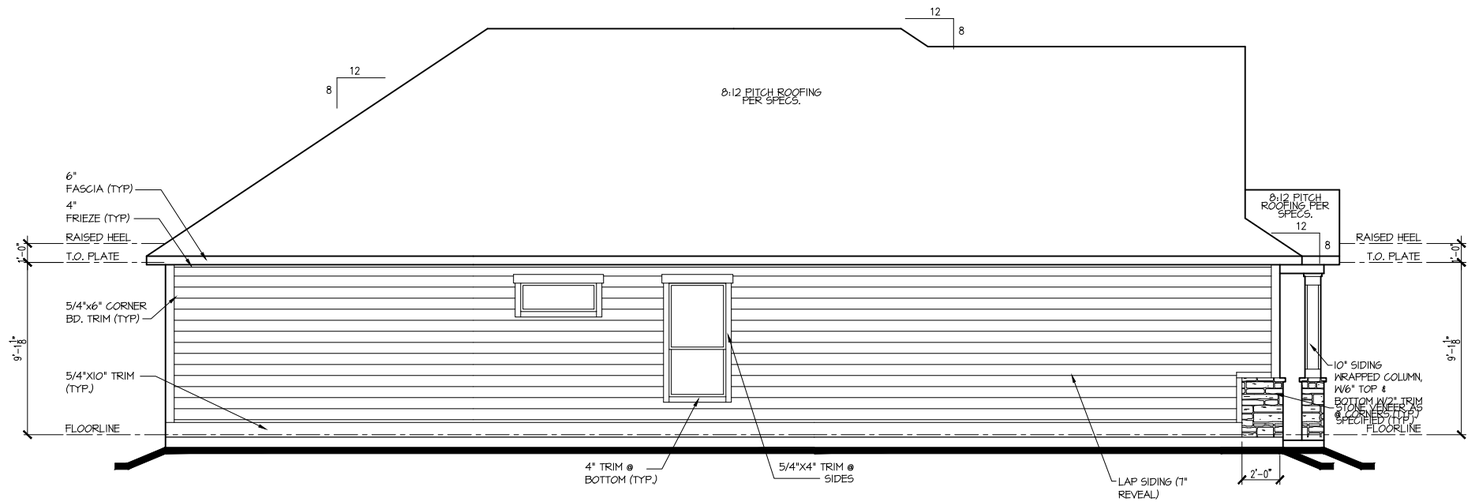
PLAN NAME: BEECHWOOD SPRINGS

SHEET #: A2.01C



RIGHT ELEV. "C"

1/8"=1'-0"



LEFT ELEV. "C"

1/8"=1'-0"

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EXTERIOR ELEVATIONS

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LOT: 287

Issue Date: 10-01-24
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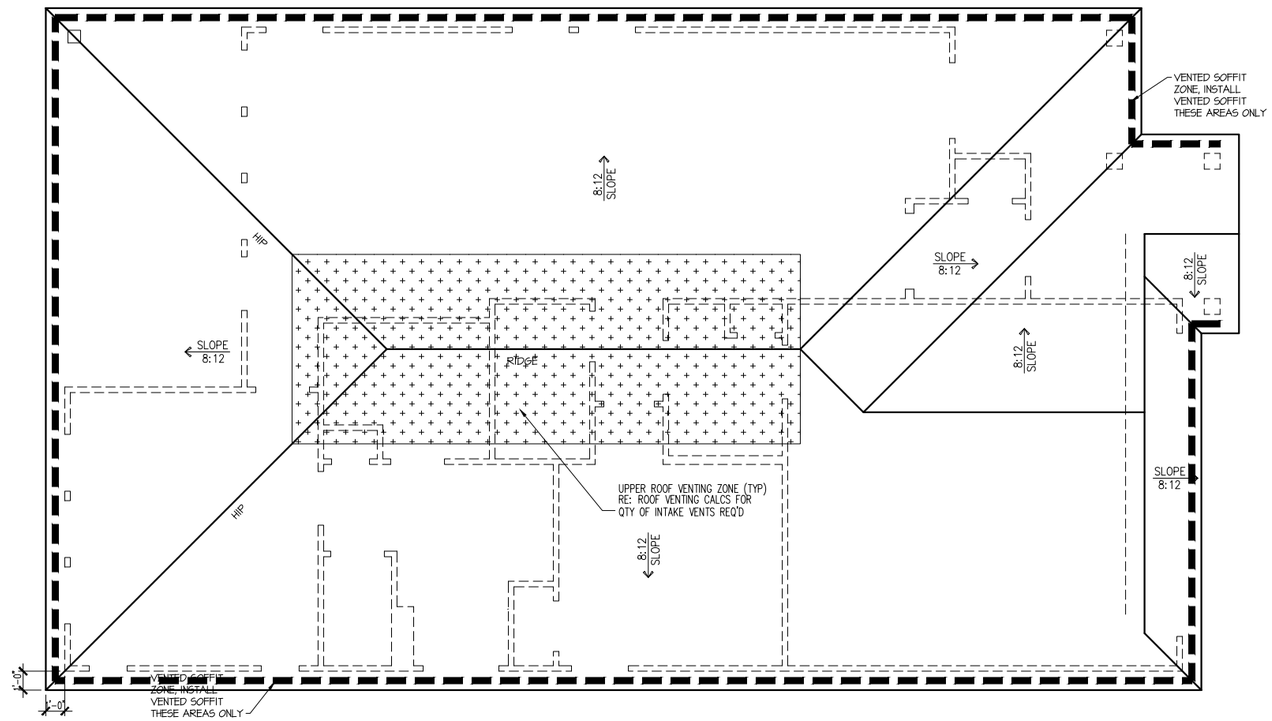
PLAN #: 5919-01

PLAN NAME: BEECHWOOD SPRINGS

SHEET #: A2.02C



Attic Venting Calculations Elev. "C"	
ROOF INFORMATION	BASE
TOTAL SF ROOF AREA	2196
AVAILABLE L.F. ROOF SOFFIT	183
AVAILABLE L.F. ROOF RIDGE	30
VENT TYPES	QTY VENTS REQ'D
LOWER VENTS CONTINUOUS SOFFIT VENTING @ 5 SI/LF	105 LF
UPPER VENTS SLANT 150 VENTS @ 150 SI/VENT	4
UPPER VENTS 4' RIDGE VENTS @ 72 SI/VENT	7

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

ROOF PLAN 'C'

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

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ROOF PLAN

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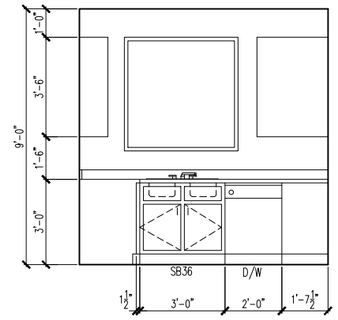
ADDRESS: 142 SERENE XING
LOT: 287

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

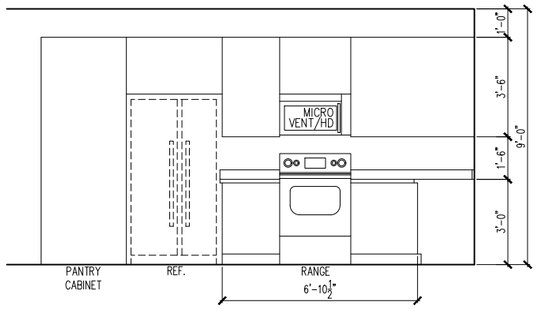
PLAN #: 5919-01

PLAN NAME: BEECHWOOD SPRINGS

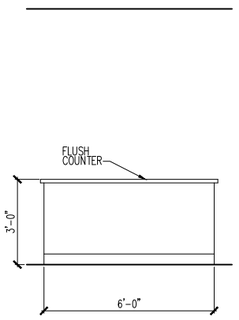
SHEET #: A3.01C



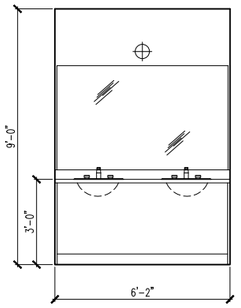
1 KITCHEN



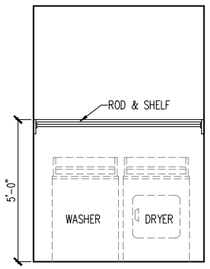
2 KITCHEN



3 KITCHEN ISLAND

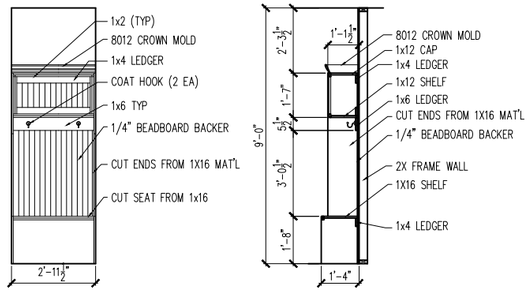


4 PRIMARY BATH

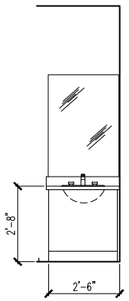


5 LAUNDRY ROOM

FRONT VIEW SIDE VIEW



6 TYPICAL BENCH DETAIL (DROP ZONE)



7 BATH 2

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5440 Wade Park Blvd
Suite 400
Raleigh, NC 27607

INTERIOR DETAIL SHEET

SUBDIVISION: ALTIS @ SERENITY
ADDRESS: 142 SERENE XING
LOT: 287

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

PLAN #: 5919-01

PLAN NAME: BEECHWOOD SPRINGS

SHEET #: A4.01

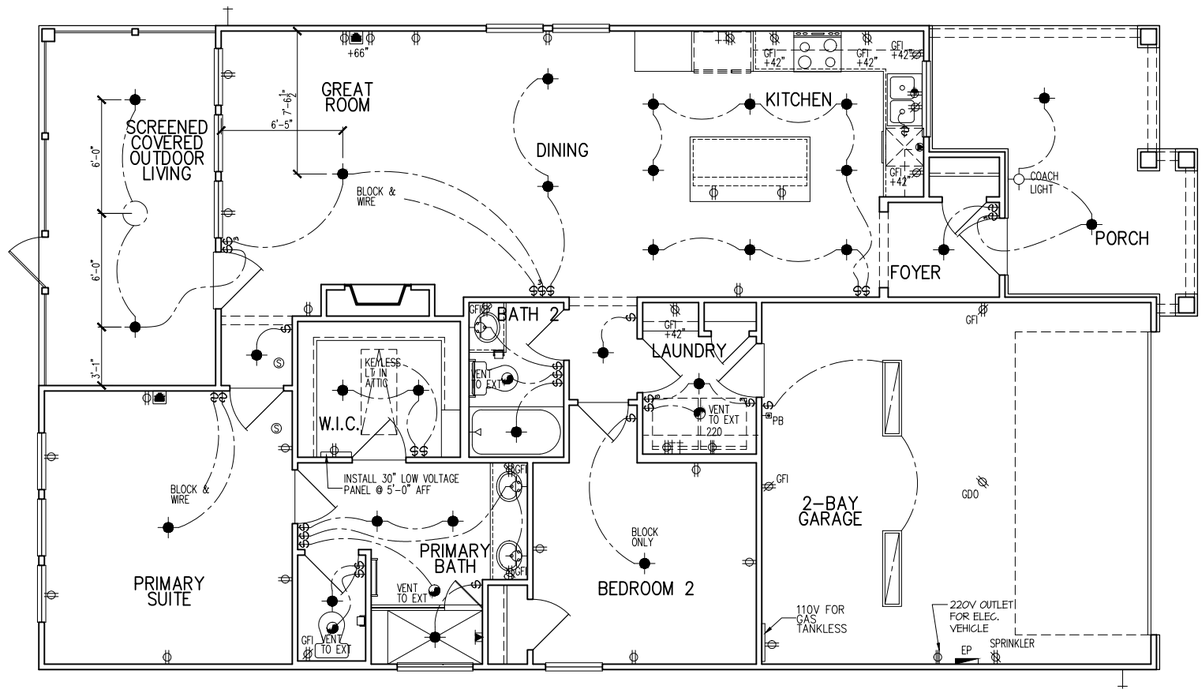
ELECTRICAL FIXTURE SCHEDULE	
DESCRIPTION	SYMBOL
110V OUTLET	
220V OUTLET	220
1/2 HOT OUTLET	
GFI OUTLET	GFI
WP GFI OUTLET	WP/GFI
GARAGE DOOR OPENER OUTLET	GDO
SECURITY SYSTEM	SEC SYS
DISHWASHER	DW
JUNCTION BOX	J
CEILING MOUNTED LIGHT	
CEILING FAN w/ LIGHT KIT	PROVIDE BRACING
RECESSED CEILING LIGHT	
RECESSED WATER PROOF LIGHT	WP
WALL MOUNTED LIGHT	
WALL MOUNTED PUSH BUTTON	PB
TWO WAY SWITCH	
THREE WAY SWITCH	3
FOUR WAY SWITCH	4
DIMMER SWITCH	DIM
EXHAUST VENTS	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
SURFACE MOUNT LED	
EXTERIOR WALL MOUNT UPLIGHT	
SOFFIT MOUNT FLOOD LIGHT	
UNDER COUNTER LIGHTING	UCL
SMURF TUBE	

ELECTRICAL NOTES:

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

ELECTRICAL DEVICES:	ABOVE FINISHED FLOOR:
SWITCHES OVER COUNTER	48" TO CL
WALL OUTLETS OVER COUNTER +42" TO BOTTOM OF HORIZONTAL OUTLET(TYP. @ COUNTER)	
REMAINING SWITCHES	48" TO CL
WALL OUTLETS	12" TO CL
BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF VANITY)	1,2
WATER SOFTENER AND SUMP OUTLETS	48" TO CL
EXTERIOR GFI OUTLETS	12" TO CL
GARAGE GFI (ABOVE GARAGE FLOOR)	48" TO CL
FRONT DOOR COACH LIGHT	80" TO CL
GARAGE DOOR COACH LIGHT, (ABOVE GARAGE FLOOR)	84" TO CL
THERMOSTAT	54" TO CL
DOORBELL CHIMES	84" TO CL
DOORBELL BUTTON	LEVEL W/ DR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO CL
KITCHEN WALL HUNG MICROWAVE OUTLET	72" TO CL
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO 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"



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5440 Wade Park Blvd
Suite 400
Raleigh, NC 27607

1st FLOOR ELECTRICAL PLAN

SUBDIVISION: ALTIS @ SERENITY
ADDRESS: 142 SERENE XING
LOT: 287

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

PLAN #: 5919-01

PLAN NAME: BEECHWOOD SPRINGS

SHEET #: E1.10C

ELECTRICAL FIXTURE SCHEDULE	
DESCRIPTION	SYMBOL
110V OUTLET	
220V OUTLET	220
1/2 HOT OUTLET	
GFI OUTLET	GFI
WP GFI OUTLET	WP/GFI
GARAGE DOOR OPENER OUTLET	GDO
SECURITY SYSTEM	SEC SYS
DISHWASHER	DW
JUNCTION BOX	J
CEILING MOUNTED LIGHT	
CEILING FAN w/ LIGHT KIT	PROVIDE BRACING
RECESSED CEILING LIGHT	
RECESSED WATER PROOF LIGHT	WP
WALL MOUNTED LIGHT	
WALL MOUNTED PUSH BUTTON	PB
TWO WAY SWITCH	
THREE WAY SWITCH	3
FOUR WAY SWITCH	4
DIMMER SWITCH	DIM
EXHAUST VENTS	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
SURFACE MOUNT LED	
EXTERIOR WALL MOUNT UPLIGHT	
SOFFIT MOUNT FLOOD LIGHT	
UNDER COUNTER LIGHTING	UCL
SMURF TUBE	

ELECTRICAL NOTES:

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2. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) 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.

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CL = CENTER LINE
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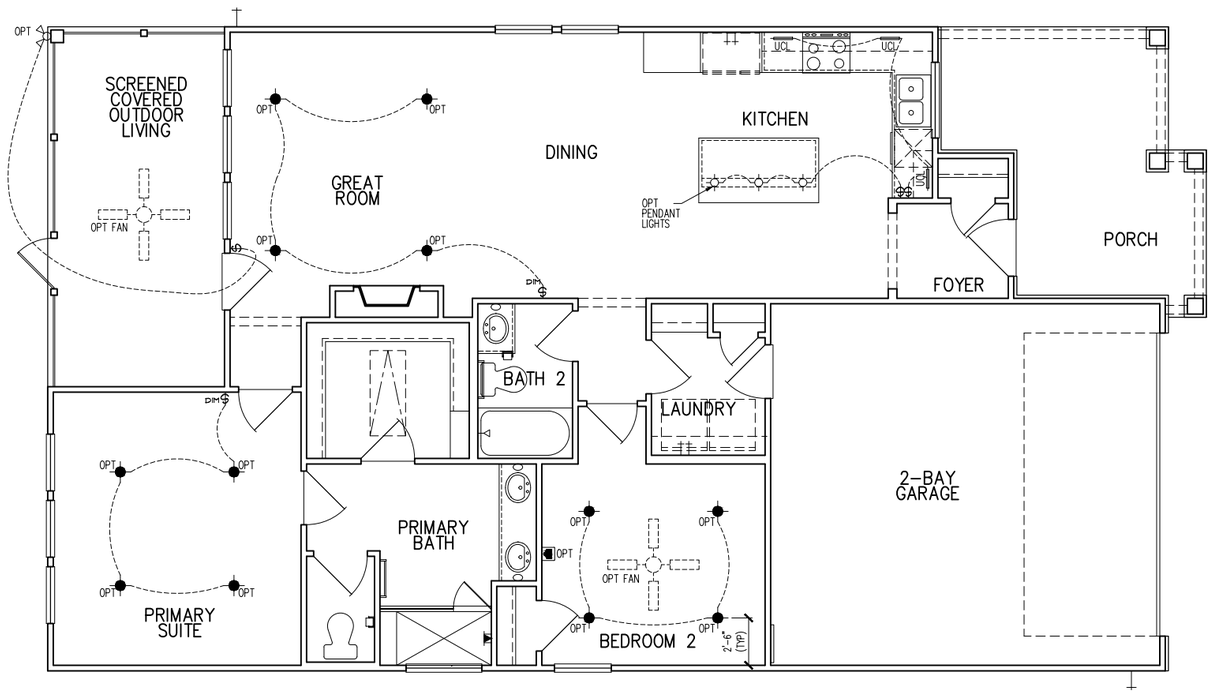

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Business Operations
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1st FLOOR ELEC. PLAN - OPTIONS

SUBDIVISION: ALTIS @ SERENITY
ADDRESS: 142 SERENE XING
LOT: 287

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

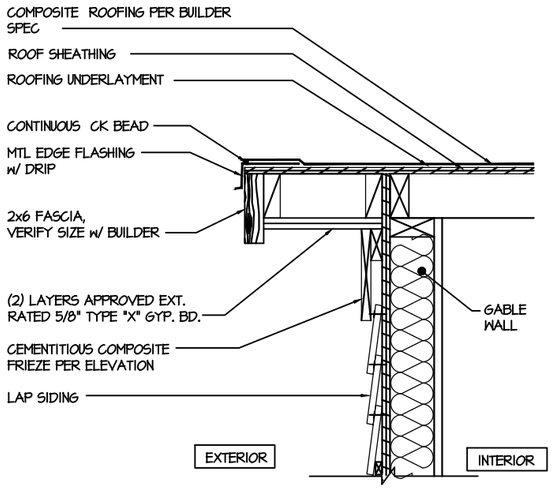
PLAN #: 5919-01

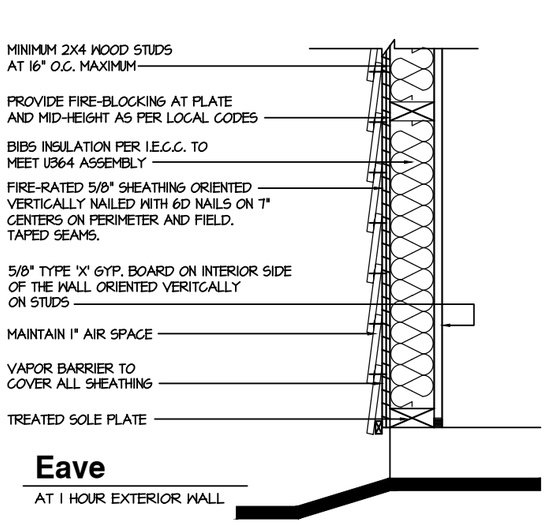
PLAN NAME: BEECHWOOD SPRINGS

SHEET #: E1.11C

NOTE:
1. FIREWALL COMPLIES WITH UL DESIGN #U364 FOR 1 HR. FIREWALL ASSEMBLY

GLASS BLOCK IS NOT TO EXCEED 100 SQ. FT.
60 MIN. FIRE-RATED GLASS BLOCK ONLY



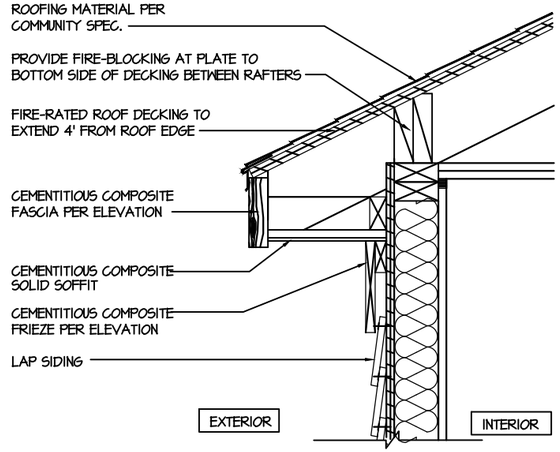


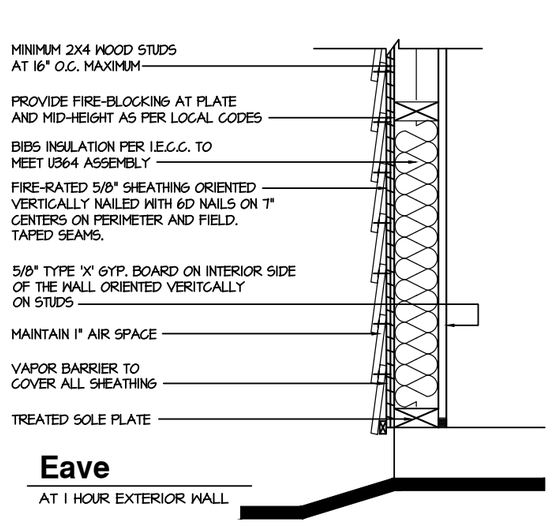
2 1 Hour Wall

AT EXTERIOR WALL — 1 HOUR FIRE-RESISTIVE CONSTRUCTION (PROPERTY LINE)

NOTE:
1. FIREWALL COMPLIES WITH UL DESIGN #U364 FOR 1 HR. FIREWALL ASSEMBLY

GLASS BLOCK IS NOT TO EXCEED 100 SQ. FT.
60 MIN. FIRE-RATED GLASS BLOCK ONLY





1 1 Hour Wall

AT EXTERIOR WALL — 1 HOUR FIRE-RESISTIVE CONSTRUCTION (PROPERTY LINE)

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DETAILS

SUBDIVISION: ALTIS @ SERENITY
ADDRESS: 142 SERENE XING
LOT: 287

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

PLAN #: 5919-01

PLAN NAME: BEECHWOOD SPRINGS

SHEET #: D1.1

GENERAL STRUCTURAL NOTES

FLOOR FRAMING

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. 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 VERIFY THAT THE FINISHES TO BE INSTALLED MATCH THE DESIGN CRITERIA NOTED ABOVE (UNDER "DESIGN LOADS") .
- 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 TCNA HANDBOOK (TILE COUNCIL OF NORTH AMERICA).
- AT I-JOIST FLOORS, PROVIDE 1 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 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND
  - 2 ½" x 0.131" NAILS @ 6"O.C. @ PANEL EDGES & @ 12"O.C. FIELD.
  - 2 ⅜" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD.
  - 2 ⅜" x 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 1 (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 ⅜" x 0.120" NAILS @ 4"O.C. @ PANEL EDGES & @ 8" O.C. FIELD.
  - W/ 2 ⅜" x 0.113" NAILS @ 3"O.C. @ PANEL EDGES & @ 6" O.C. FIELD.
- WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ SIMPSON H2.5T CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) H2.5T 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 1 "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 1' SPAN).

M+K STND. - MAR 2016

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

DESCRIPTION OF BLDG. ELEMENT	3"x0.131" NAILS	3"x0.120" NAILS
JOIST TO SOLE PLATE	(3) TOENAILS	(3) TOENAILS*
SOLE PL. TO JOIST/RIM OR BLK'G	NAILS @ 4" O.C.	NAILS @ 4" O.C.
STUD TO PLATE	(4) TOENAILS/ (3)END NAILS	(4) TOENAILS/ (4)END NAILS*
RIM TO TOP PLATE	TOENAILS @ 6" O.C.	TOENAILS @ 4" O.C.*
BLK'G. BTWN. JOISTS TO TOP PL.	(3) TOENAILS EA. END	(3) TOENAILS EA. END*
DOUBLE STUD	NAILS @ 16" O.C.	NAILS @ 16" O.C.
DOUBLE TOP PLATE	NAILS @ 12" O.C.	NAILS @ 8" O.C.
DOUBLE TOP PLATE LAP SPLICE	(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 + (1) SIMPSON H2.5T	(4) TOENAILS + (1) SIMPSON H2.5T
GAB. END TRUSS TO DBL. TOP PL.	TOENAILS @ 8" O.C.	TOENAILS @ 6" O.C.
R.T. W/ HEEL HT. 9 ¼" TO 12"	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 6" O.C.	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 4" O.C.
R.T. W/ HEEL HT. 12" TO 16"	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 6" O.C.	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 4" O.C.
R.T. W/ HEEL HT. UP TO 24"	LAP WALL SHTG. W/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN W/ NAILS @ 6" O.C.	LAP WALL SHTG. W/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN W/ NAILS @ 6" O.C.*
R.T. W/ HEEL HT. 24" TO 48"	LAP WALL SHTG. W/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN W/ NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL	LAP WALL SHTG. W/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN W/ NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL*
WALL TO FOUNDATION	WALL SHTG. LAP W/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC.	

* 2½"x0.113 IS AN ACCEPTABLE ALTERNATIVE TO A 3"x0.120", SAME SPACING OR NUMBER OF NAILS. (ONLY ACCEPTABLE WHERE * ARE SHOWN)

GENERAL STRUCTURAL NOTES

DESIGN LOADING

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

ROOF	SNOW = 15 PSF (12 PSF GROUND SNOW, TRUSSES) LIVE = 20 PSF (REDUCIBLE BASED ON ROOF PITCH) DEAD = 7 PSF T.C., 10 PSF B.C. LOAD DURATION FACTOR = 1.25
FLOOR	LIVE = 40 PSF (30 PSF @ SLEEPING AREAS) DEAD = 10 PSF (I-JOISTS), 15 PSF (FLOOR TRUSSES) ADD'L 10 PSF @ CERAMIC TILE IN KITCHEN, SUNROOMS, BATHS, FOYER, LAUND. & MUDRMS
SOIL	2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)
WIND	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 (SPF) 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; Fc⊥=2500 psi; E=1.8x10^6 psi
- FOR 2 & 3 PLY BEAMS OF EQUAL 1¾" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O/C OR 2 ROWS ¼"x3½" SIMPSON SDS SCREWS (OR 3½" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 3 ½" OR 5 ¼" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- FOR 4 PLY BEAMS OF EQUAL 1¾" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF ¼"x6" SIMPSON SDS SCREWS (OR 6 ¾" 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 AND BOTTOM SCREWS 2" FROM EDGE. A SOLID 1" 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 CAP & ABW44 BASE, U.N.O.
- CORROSION NOTES:
  - BUILDER RESPONSIBLE TO DETERMINE CORROSION-RESISTANCE REQUIREMENTS AND COMPATIBILITY OF HARDWARE, FASTENERS AND CONNECTORS FOR ENVIRONMENTAL EXPOSURE AND IN CONTACT W/ PRESERVATIVE-TREATED WOOD OF ACTUAL FINAL CONDITIONS AND SOURCED MATERIALS. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL 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:
  - 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C.,1" MIN. EMBEDMENT
  - 1/2" 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 VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
- FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O.
- CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
  - f'c = 3,000 psi: ..... FOOTINGS & INTERIOR SLABS ON GRADE
  - 3,500 psi: ..... GARAGE & EXTERIOR SLABS ON GRADE
  - fy = 60,000 psi
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE (TYP.) OR 12" MIN IN REGIONS WHERE CODE FROST DEPTH IS NOT APPLICABLE. CONSULT SOILS REPORT OR BUILDING DEPT. FOR MINIMUM DEPTH BELOW GRADE.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP.
  - JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM)
  - JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1:1.5 RATIO
  - CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL SLABS
- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.

M+K STND. - MAY 2012

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 INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.

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

VENEER LINTEL SCHEDULE

SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
3'-0"	20 FT. MAX	L3"x3"x¼"
6'-0"	3 FT. MAX	L3"x3"x¼"
	12 FT. MAX	L4"x3"x¼"
	20 FT. MAX	L5"x3½"x⅜"
8'-0"	3 FT. MAX	L4"x4"x¼" *
	12 FT. MAX	L5"x3½"x⅜"
	16 FT. MAX	L6"x3½"x⅜"
9'-6"	12 FT. MAX	L6"x3½"x⅜"
16'-0"	2 FT. MAX	L7"x4"x½" **
	3 FT. MAX	L8"x4"x½" **

ALL LINTELS:
- SHALL SUPPORT 2 ⅝" - 3 ½" VENEER W/ 40 psf MAXIMUM WEIGHT.
- < 16' SHALL HAVE 4" MIN. BEARING
>= 16' SHALL HAVE 8" MIN. BEARING
< 16' SHALL NOT BE FASTENED BACK TO HEADER.
>= 16' SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @48"o.c. W/ ½" DIA. x 3 ½" LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES.
- MAX. VENEER HT. APPLIES TO ANY PORTION OF BRICK OVER THE OPENING.
- ALL LINTELS SHALL BE LONG LEG VERTICAL.
- WHEN SUPPORTING VENEER < 3" HIDE THE EXTERIOR TOE OF THE HORIZONTAL LEG MAY BE CUT IN THE FIELD TO BE 3 ½" HIDE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLOW FOR MORTAR JOINT FINISHING.
- SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS.
* FOR QUEEN VENEER USE L4x3½"x¼".
** FOR 3½" VENEER ONLY. SEE PLAN FOR VENEER SUPPORT IF VENEER < 3½" THICK.

M+K STND. - MAY 2016

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/JOISTS SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES/JOISTS OR GIRDER TRUSSES/FLUSH BEAMS DO NOT EXCEED THE FOLLOWING:
A. ROOF TRUSSES:
   1/4" DEAD LOAD
B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS:
   1/8" DEAD LOAD
ABSOLUTE DEAD LOAD DEFECTION OF FLOOR TRUSSES/ATTIC TRUSSES WHEN ADJACENT TO FLOOR FRAMING BY OTHERS SHALL BE LIMITED TO 3/16". (NOT DIFFERENTIAL DEFLECTION)

FLOOR JOIST NOTES

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

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

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

115 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 1604) & 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 UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7-10 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NCSBC:RC SECTION R802.11.1. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.5& R802.11.

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 15/32" PLYWOOD:
  FASTEN SHEATHING W/ 2 ⅜"x0.113 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 FASTENING.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC: 1 ¾" 16 GA STAPLES (⅞" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

3" O.C. EDGE NAILING

- AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING W/ 2 ⅜" 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

- 1/2" OR 5/8" GYPSUM WALL BOARD:
  FASTEN GWB SHEATHING TO FRAMING W/ 1 ⅝"x0.086" COOLER NAILS OR 1 ¼" DRYWALL SCREWS @ 7" O.C. TO PANEL EDGES & PANEL FIELD (INCLUDING T&B PLATES).

NOTES

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

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

▶ INDICATES HOLDOWN

M+K STND. - MAR 2016

seal:

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 47622 SHAWN M. REIDER

5/12/25

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RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com
NC LICENSE # C-3825

Mulhern+Kulp project number: 243-24027

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

REVISIONS:

date:	initial:
05/02/2025 MISC. ARCH UPDATE	FC

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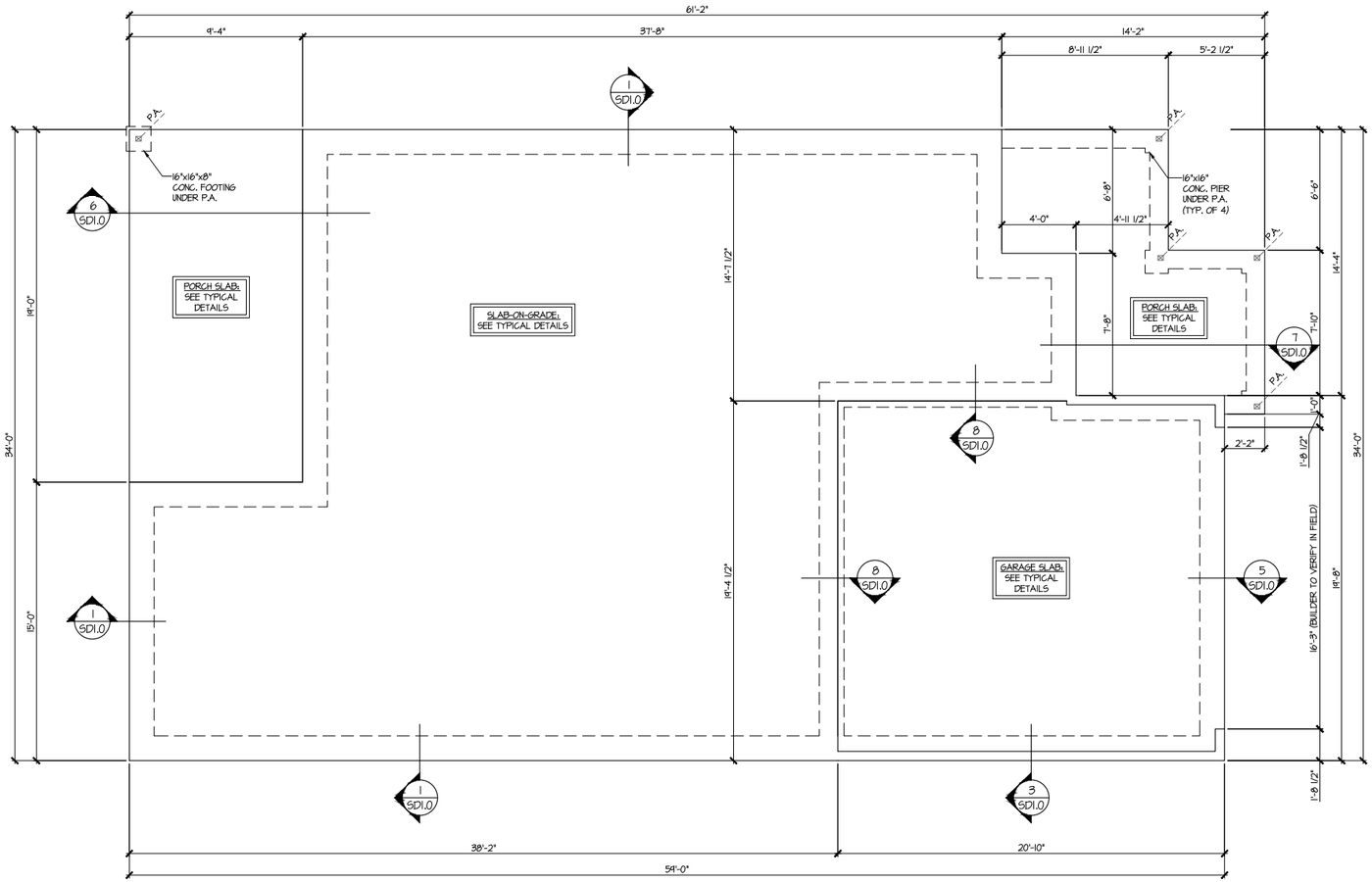
GENERAL NOTES

5919-01 MODEL
SERENITY
MASTER SET
RALEIGH, NC

sheet: S0.0



1 SLAB FOUNDATION PLAN

SCALE: 1/4"=1'-0" (22x24 SHEET) 1/8"=1'-0" (11x17 SHEET)

ELEV. C

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
- V.T.O.F. EXTENT OF VALLEY TRUSS OVERFRAMING @ 24" O.C. (MAX.)
- EXTENT OF FLOOR SYSTEM TO BE DESIGNED FOR TILE
- INDICATES HOLDOWN
- METAL HANGER
- INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

REFER TO S0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

seal: 5/12/25

NORTH CAROLINA PROFESSIONAL SEAL 047622 ENGINEER SHAWN M. SEIDEL

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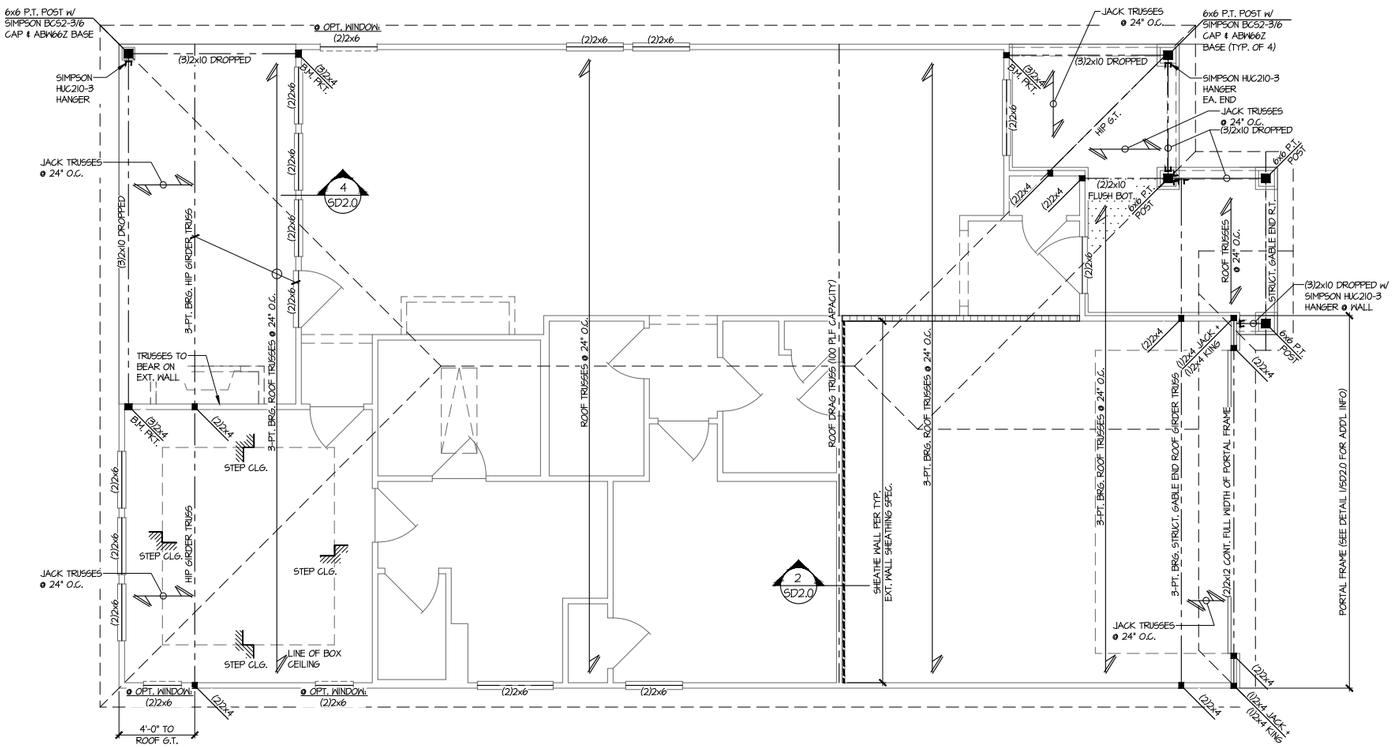
FOUNDATION PLAN

5919-01 MODEL
SERENITY
MASTER SET
RALEIGH, NC

sheet: S1.2M



1 ROOF FRAMING PLAN

SCALE: 1/4"=1'-0" (22x24 SHEET) 1/8"=1'-0" (11x17 SHEET)

ELEV. C

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

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE (B.W.A.)
- BEAM / HEADER
- INDICATES EXTENT OF INT. OSB SHEARWALL AND/OR 3" O.C. EDGE NAILING
- V.T.O.F. EXTENT OF VALLEY TRUSS OVERFRAMING @ 24" O.C. (MAX.)
- EXTENT OF FLOOR SYSTEM TO BE DESIGNED FOR TILE
- INDICATES HOLDOWN
- METAL HANGER
- INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

REFER TO S0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

seal: 5/12/25

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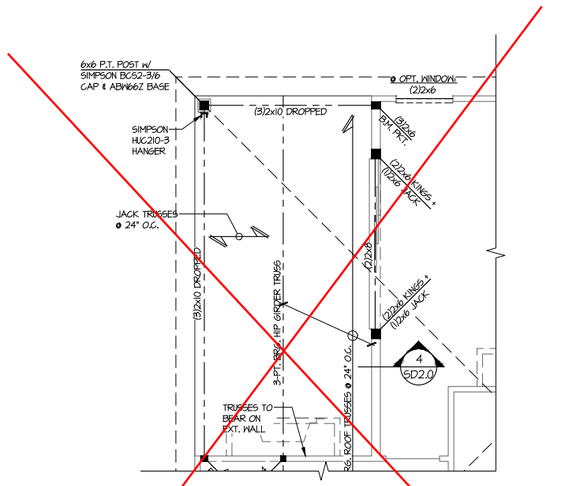
ROOF FRAMING PLAN

5919-01 MODEL
SERENITY
MASTER SET
RALEIGH, NC

sheet: S2.2M



PARTIAL ROOF FRAMING PLAN
OPT. 9080 MULTI SLIDE DOOR

SCALE: 1/4"=1'-0" (22x24 SHEET)
1/8"=1'-0" (11x17 SHEET)

ELEV. A SHOWN.
ALL ELEV. SIM.

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
- V.TOP EXTENT OF VALLEY TRUSS OVERFRAMING @ 24" O.C. (MAX.)
- EXTENT OF FLOOR SYSTEM TO BE DESIGNED FOR TILE
- INDICATES HOLDDOWN
- METAL HANGER
- INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

REFER TO S0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

seal: 5/12/25

NORTH CAROLINA PROFESSIONAL SEAL 047622 ENGINEER SHAWN C. HEIDEL

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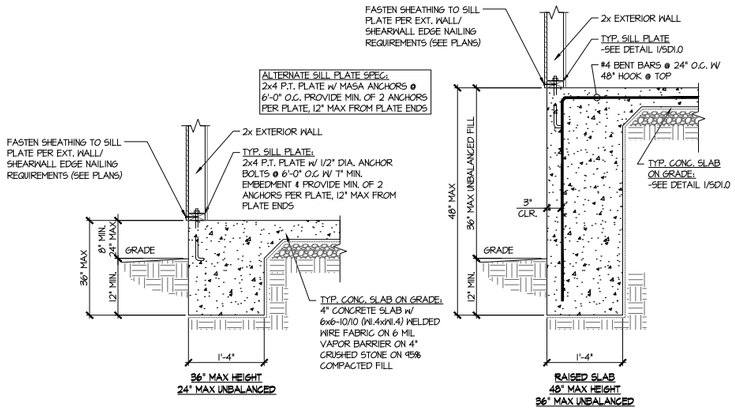
ROOF FRAMING PLAN

5919-01 MODEL
SERENITY
MASTER SET
RALEIGH, NC

sheet: S3.0M



1 TYPICAL TURNDOWN @ EXT. WALL

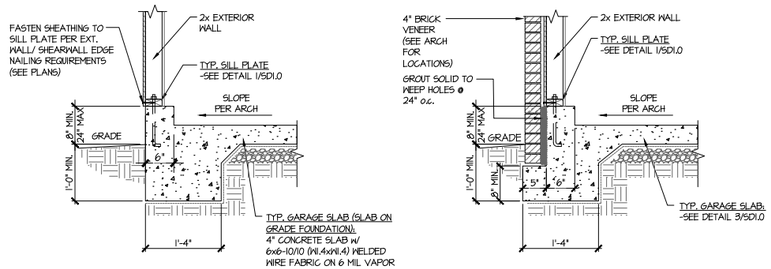
SCALE: 3/4"=1'-0" (22x34 SHEETS)
SCALE: 3/8"=1'-0" (11x17 SHEETS)

2 TYPICAL TURNDOWN @ EXT. WALL (BRICK)

SCALE: 3/4"=1'-0" (22x34 SHEETS)
SCALE: 3/8"=1'-0" (11x17 SHEETS)

2A TYPICAL TURNDOWN @ EXT. WALL (FLUSH BRICK)

SCALE: 3/4"=1'-0" (22x34 SHEETS)
SCALE: 3/8"=1'-0" (11x17 SHEETS)



3 TYPICAL TURNDOWN @ EXT. GARAGE WALL

SCALE: 3/4"=1'-0" (22x34 SHEETS)
SCALE: 3/8"=1'-0" (11x17 SHEETS)

4 TYPICAL TURNDOWN @ EXT. GARAGE WALL (BRICK)

SCALE: 3/4"=1'-0" (22x34 SHEETS)
SCALE: 3/8"=1'-0" (11x17 SHEETS)

4A TYPICAL TURNDOWN @ EXT. GARAGE WALL (FLUSH BRICK)

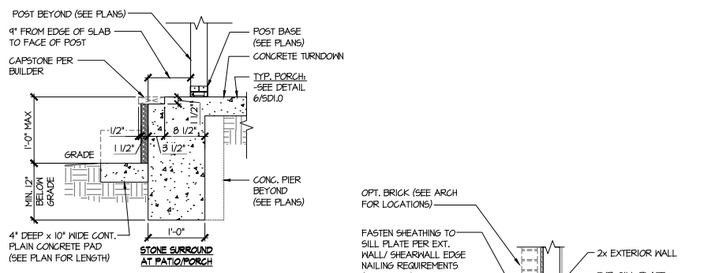
SCALE: 3/4"=1'-0" (22x34 SHEETS)
SCALE: 3/8"=1'-0" (11x17 SHEETS)

5 GARAGE OPENING

SCALE: 3/4"=1'-0" (22x34 SHEETS)
SCALE: 3/8"=1'-0" (11x17 SHEETS)

6 TYPICAL TURNDOWN @ REAR PATIO

SCALE: 3/4"=1'-0" (22x34 SHEETS)
SCALE: 3/8"=1'-0" (11x17 SHEETS)

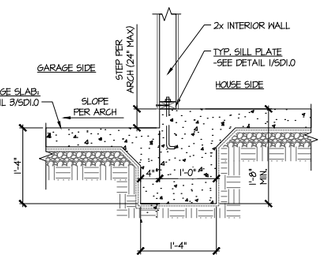


7 TYPICAL TURNDOWN @ FRONT PORCH

SCALE: 3/4"=1'-0" (22x34 SHEETS)
SCALE: 3/8"=1'-0" (11x17 SHEETS)

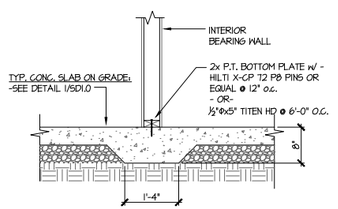
7A TYPICAL TURNDOWN PATIO/PORCH (FLUSH BRICK)

SCALE: 3/4"=1'-0" (22x34 SHEETS)
SCALE: 3/8"=1'-0" (11x17 SHEETS)



8 TYPICAL INT. FOOTING BETWEEN HOUSE & GARAGE

SCALE: 3/4"=1'-0" (22x34 SHEETS)
SCALE: 3/8"=1'-0" (11x17 SHEETS)



9 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL

SCALE: 3/4"=1'-0" (22x34 SHEETS)
SCALE: 3/8"=1'-0" (11x17 SHEETS)

seal: 5/12/25
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300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com
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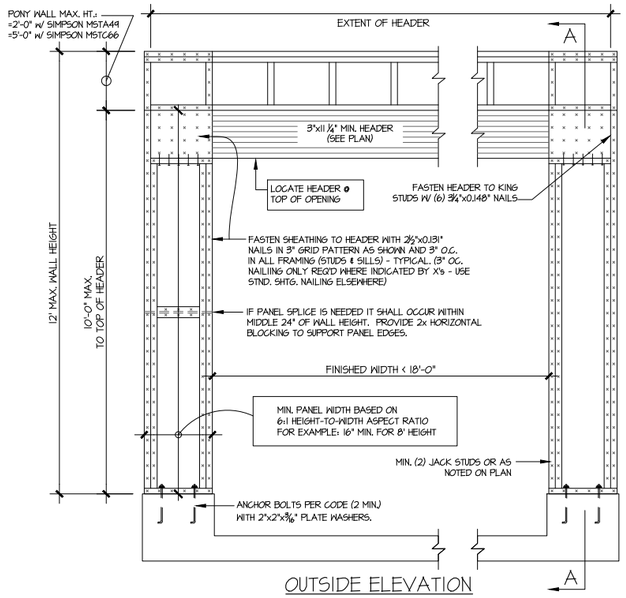
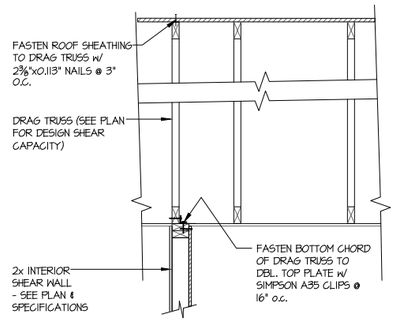
FOUNDATION DETAILS

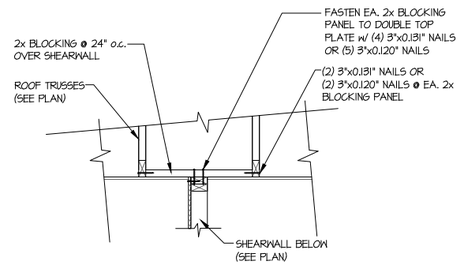
5919-01 MODEL
SERENITY
MASTER SET
RALEIGH, NC

sheet: SD1.0

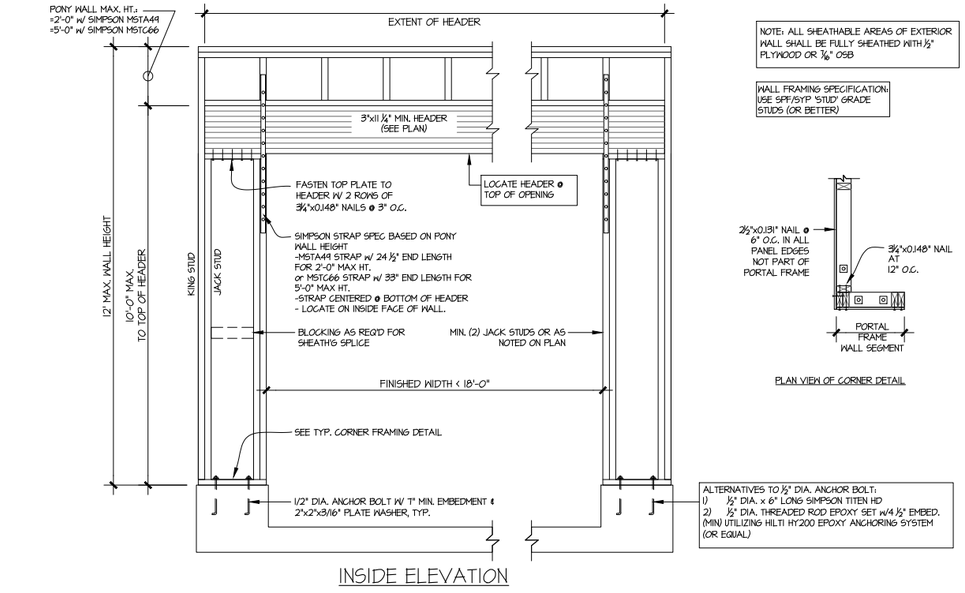




2 INTERIOR DRAG TRUSS DETAIL
SCALE: 3/4"=1'-0"



SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
4 SCALE: 3/4"=1'-0"
PARALLEL FRAMING



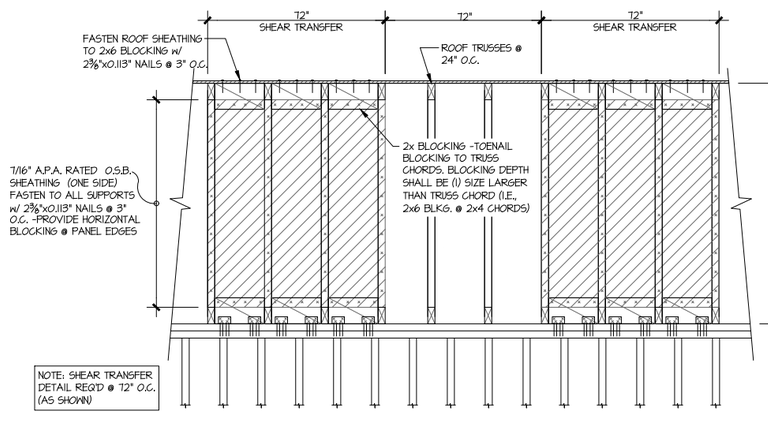
NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALL SHALL BE FULLY SHEATHED WITH ½" PLYWOOD OR ⅞" OSB

WALL FRAMING SPECIFICATION: USE SPF/SYP 'STUD' GRADE STUDS (OR BETTER)

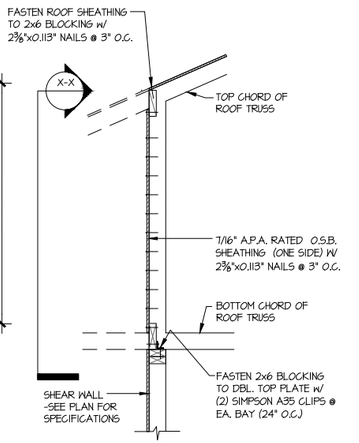
PLAN VIEW OF CORNER DETAIL

ALTERNATIVES TO ½" DIA. ANCHOR BOLT:
1) ½" DIA. x 6" LONG SIMPSON TITEN HD
2) ½" DIA. THREADED ROD EPOXY SET w/4 ½" EMBED. (MIN) UTILIZING HILTI HY200 EPOXY ANCHORING SYSTEM (OR EQUAL)

1 GARAGE PORTAL FRAME BRACING ELEVATION
SCALE: N.T.S.
BOTH SIDES OF GARAGE DOOR
115 MPH WIND SPEED (ULT)



TYPICAL SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL
X-X SCALE: 3/4"=1'-0"



TYPICAL SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL
3 SCALE: 3/4"=1'-0"

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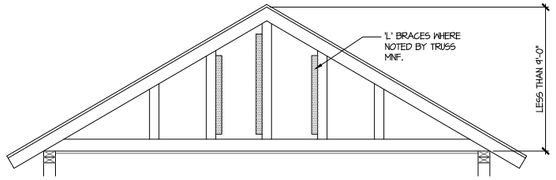
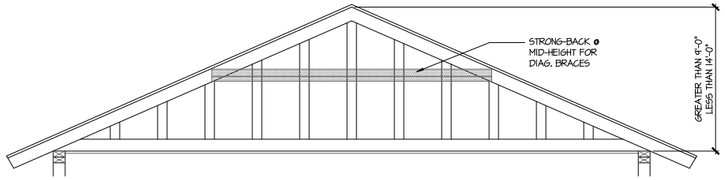
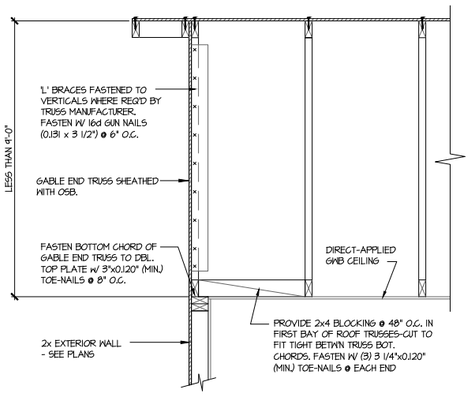
FRAMING DETAILS

5919-01 MODEL
SERENITY
MASTER SET
RALEIGH, NC

sheet: SD2.0

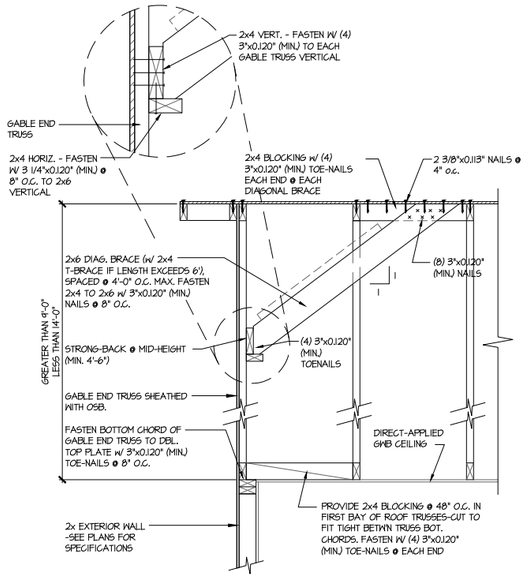






A TYPICAL GABLE END BRACING DETAIL
SCALE: NONE
REQ'D @ GABLE END TRUSS HEIGHT UP TO 9'-0"

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



B TYPICAL GABLE END BRACING DETAIL
SCALE: NONE
REQ'D @ GABLE END TRUSS HEIGHT BETWN 9'-0" TO 14'-0"

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

seal: 5/12/25
NORTH CAROLINA PROFESSIONAL SEAL 047622 ENGINEER SHAWN M. SNEIDER

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com
NC LICENSE # C-3825

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REVISIONS:

date:	initial:
05/02/2025 MISC. ARCH UPDATE	FC

tri pointe HOMES

FRAMING DETAILS

5919-01 MODEL
SERENITY
MASTER SET
RALEIGH, NC

sheet: SD2.1