# **POPLAR RIDGE ABBREVIATIONS** A A PRESSURE TREATED WO HWD HARDWOOD (F R&M RANGE W/MICROWAV LIV LIVING LTL LINTEL LVR LOUVER MAX MAXIMUM DRY DRYER MACHINE TEMP TEMPERED (GLASS U.N.O. UNLESS NOTE OTHERWISE VB VANITY BASE 0A F.F. FINISH FLOOR (LIN OBS OBSCURE (GL) FLR FLOOR(ING WH WATER HEATER FP FIREPLACE OPT OPTIONAL WIC WALK-IN CLOSE FURRED(ING) PEDESTAL (SINK) W/W/O WITH or WITHOU SULIND EVIL **GENERAL NOTES**

#### 1 - GENERAL BUILDING & DESIGN REQUIREMENTS

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

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

ATTENTION OF IR POINTE HOMES BY CALLING (#09)229-0470.

3) THESE PLANS ARE SUBJECT TO MODIFICATIONS TO MEET CODE REQUIREMENTS AND/OR TO FACILITATE MECHANICAL/ ELECTRICAL/ PLUMBING INSTALLATION AND/ OR TO MATLEMENT 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 DRAWNOSS! CONTRACTOR IS RESPONSIBLE FOR
SURVEYING THE PROJECT AND BECOMING FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK
INCLUDING BUT NOT LIMITED TO STANLIAR AND SCOPE OF WORK

INCLUDING BUT NOT LIMITED TO STANLIAR AND SCOPE OF WORK

TO LERFORS AND OMISSIONS WHICH MAY OCCUE IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE

5) ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, IN WRITING, AND WRITEN INSTRUCTION SHALL BE OBSTAINED PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ERRORS, DISCREPANCES, OR OMISSIONS FOR WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK.

#### 2 - SITE CONSTRUCTION

) BACK FILL SHALL BE FREE FROM VEGETATION AND CONSTRUCTION DEBRIS

É) 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 BACKET 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 LR.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

) WOOD BUILT CHIMNEYS AND FIREPLACES SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, AND RE SUBJECT TO MECHANICAL INSPECTION PER IRC SECTION RIDOZI.

) EXTERIOR AIR INTAKE FOR COMPUSTION AIR PER IRC SECTION AS REQUIRED BY LOCAL MUNICIPALITY.

#### 6 - ELECTRICAL

) 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 ABORATORIES, INC.

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

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

5) ALL SWITCHES SHALL BE INSTALLED AT 3"-6" ABOVE FINISHED FLOOR TO CENTERLINE OF SWITCH UNLESS NOTED OTHERWISE.

S) ALL CONVENIENCE OUTLETS SHALL BE INSTALLED W/ CENTERLINE OF OUTLET LOCATED 1'-3" ABOVE INJUSTED FOR OUTLET SHALL BE INSTALLED W/ CENTERLINE OF OUTLET LOCATED 1'-3" ABOVE

NISHED FLOOR UNLESS NOTED OTHERWISE. I 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

b) APPROVED SMOKE DETECTORS SHALL BE LOCATED ON EVERY STORY OF THE DWELLING UNIT AS PER I 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. 0) CONDUCTORS SHALL BE OF COPPER.

# GENERAL FRAMING SPECS AND CONSTRUCTION NOTES STAIRS:

) THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES AND THE MINIMUM TREAD DEPTH SHALL BE 10 NCHES 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 - LR.C. 8) 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:

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

2) SEPARATION BETWEEN THE RESIDENCE AND THE GARAGE SHALL BE MAINTAINED BY INSTALLATION OF <sup>1</sup>/<sub>2</sub> 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**:

STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS PECIFIED 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 JEC.

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

#### FRAMING:

1) ALL FRAMING DIMENSIONS TO FACE OF MEMBER.

) ALL BEARING HEADERS TO BE PER ENGINEERING PLANS. ) FIRE STOPPING AND/ OR DRAFT STOPPING SHALL MEET THE REQUIREMENTS OF IRC R602.8.

#### ROOF

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

) REQUIRED VENTILATION AREAS CALCULATED AT 1/300 RATIO.

# SQUARE FOOTAGE Elevation "C"

# (Slab S.F.) Stab Area Sq. Ft. FIRST FLOOR 252' 2 BAY GARAGE 491 PORCH 13 COVERED OUTDOOR LIVING 340 Total Stab Area 343'

(Outside of Frame S.F.)		
A/C Area	Sq. Ft.	
FIRST FLOOR	2527	
SECOND FLOOR	763	
Total A/C Area	3290	
Non-A/C Area	Sq. Ft.	
2 BAY GARAGE	497	
PORCH	73	

### (Inside of Frame S.F.)

COVERED OUTDOOR LIVING 340
Total Non-A/C Area 910

A/C Area	Sq. Ft.
FIRST FLOOR	2447
SECOND FLOOR	728
Total A/C Area	3175

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

# OPTIONS

GREAT ROOM FIREPLACE
PRIMARY SUITE TRAY CEILING
GREAT ROOM TRAY CEILING
GOURMET KITCHEN 2
PREP ZONE
PRIMARY BATH 3
12880 SGD AT DINING
EXTENDED COY OUTDOOR LIVING
OUTDOOR FIREPLACE
SHOWER ILO TUB AT BATH 2
LAUNDRY CABS
LAUNDRY SINK
LOFT

BUILDING CODE COMPLIANCE

LECTRICAL PLANS DESIGNED TO MEET OR EXCEED MINIMUM

CONSTRUCTION PLANS DESIGNED TO MEET OR EXCEED

TABLE OF CONTENTS

Serenity - Lot 334 - 5921-09 (Poplar Ridge) - Elevation C
\*Optional Gourmet Kitchen 2

\*Optional Prep Zone

\*Fireplace at Great Room

\*Tray Ceiling w. Beams at Great Room

SHEET NO. TYPE OF SHEET/LAYOUT

REVISIONS & SYMBOLS

EXTERIOR ELEVATIONS -

INTERIOR DETAIL SHEET

EXTERIOR ELEVATIONS - 'C'

ROOF PLAN - ELEVATION 'C

2ND FLOOR PLAN

COVER SHEET & GEN. NOTES

BASE FOUNDATION PLAN - ELEVATION 'C

1ST FLR. ELECTRICAL PLAN - ELEVATION 'C

2ND FLR. ELECTRICAL PLAN UPGRADE OPTION

2ND FLR. ELECTRICAL PLAN OPTION

1ST FLR. ELECTRICAL PLAN UPGRADE OPTIONS - ELEVATION 'C

FIRST FLOOR PLAN - ELEVATION 'C

"G0 01"

"G0.11"

"S1.10C"

"01 A 30"

"A2.01C"

"A2.02C"

"A3.01C"

"A4.01"

"01.E20"

\*12080 Sliding Glass Door at Dining

\*Shower ILO Tub at Bath 2 w. Tile Walls

\*Tub at Bath 3 w. Tile Walls

\*Primary Bath 3

\*Tray Ceiling at Primary Bedroom

\*Laundry Cabinets (Upper and Base)

\*Laundry Sink

\*Outdoor Living Fireplace

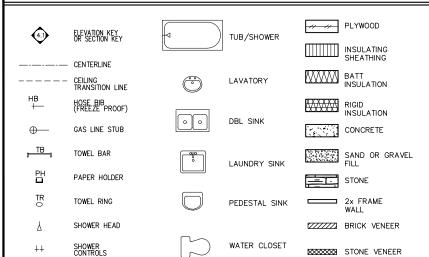
\*Extended Covered Outdoor Living

\*Loft Option

\*Tile Walls at Bath 4

\*Open Rail at 1st Floor Stairs

# SYMBOLS





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

NOTES Bu

SHEET & GENERAL NOT SION: ALTIS @ SERENITY 59 FIREFLY LANE

SUBDIVISION: ADDRESS: 5

Issue Date: 10-08-24
Drawn By: ACC

5921-09

PLAN NAME: POPLAR RIDGE

G0.01

	REVISION INDEX		
REL. #	DESCRIPTION	DATE	DRAWN BY
5921-09	NEW PLAN	10/08/2024	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 TISM SURROUNDING VENTS AT VARIOUS ELEVATIONS, REVISED BENCH DETAIL, ADDED OPT. LAUNDRY CABINETS, ADDED (2) 4-LED LIGHTS IN GARACE, REVISED LECT LIGHTING AND SWITCHES IN PRIMARY BATH, ADDED DISHWASHER ACCESSIBLE DISCONNECT SWITCH AND COUNTER—TOP AIR SWITCH FOR DISPOSAL NOTES	01/27/2025	ACC
	ADDED SHOWER NICHE NOTE, ADDED CURB TO SHOWERS, REVISED INT/EXT FIREPLACE DEPTHS, REVISED OPENING HEADER HEIGHTS THROUGHOUT, REVISED REAR EXTERIOR DOOR TO 3', ADDED DOOR HEIGHTS TO MAIN FLOOR NOTES, ADDED BATH A ACCESSORY HEIGHTS TO MAIN FLOOR NOTES, ADDED ZERO ENTRY SHOWER DETAIL, REMOVED PRIMARY BATH 2 OPTION, ADDED OUTDOOR LIVING PATIO OPTION 1 & 2, ADDED PARTIAL SHOWER NICHE DETAIL, ADDED GOURMET KITCHEN INTERIOR, REVISED ELECTRICAL / ELECTRICAL OPTION AT GREAT ROOM AND PRIMARY BATH.	05/14/2025	ACC


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HOMES

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

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SUBDIVISIONS & SYMBOLS
SUBDIVISION: ALTIS ® SERENITY
ADDRESS: 59 FIREFLY LANE
LOT: 334

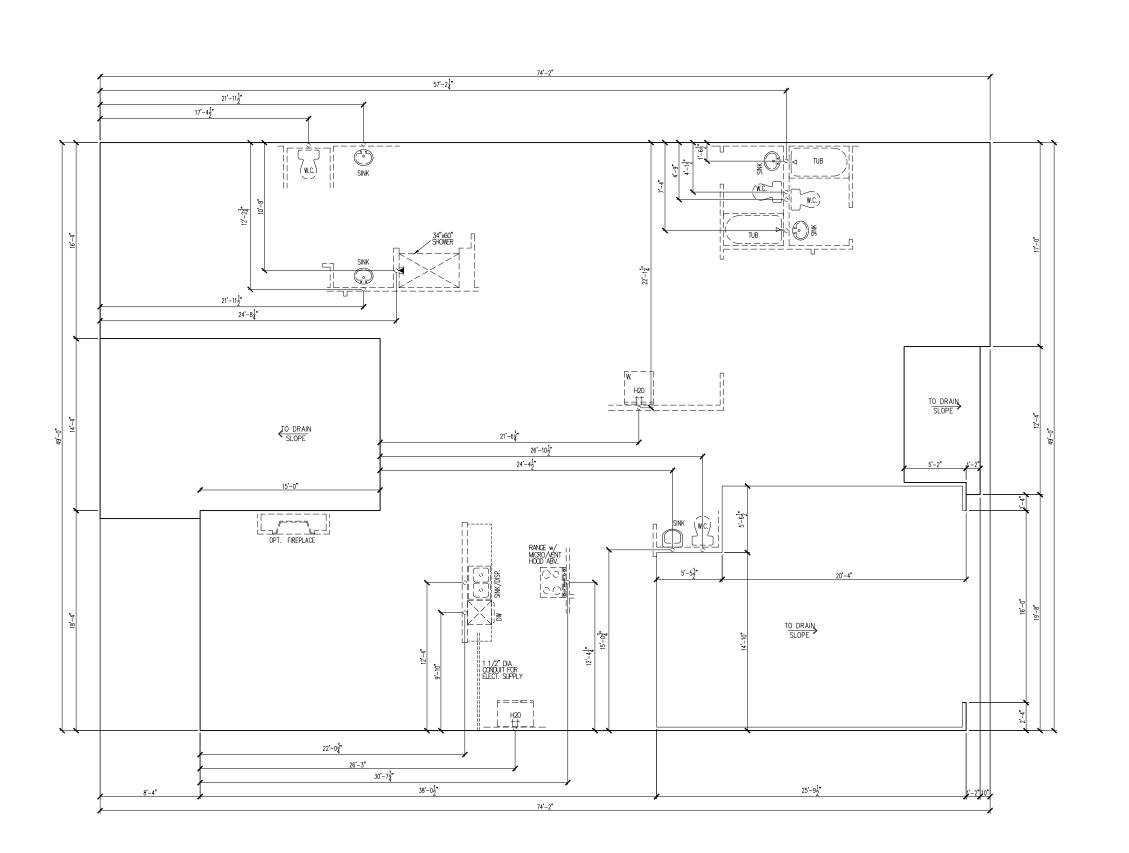
Issue Date: 10-08-24

Drawn By: ACC

5921-09

PLAN NAME:
POPLAR RIDGE

G0.11



Dointe HOMES 4

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SUBDIVISION: ALTIS ® SERENITY
ADDRESS: 59 FIREFLY LANE
LOT: 334

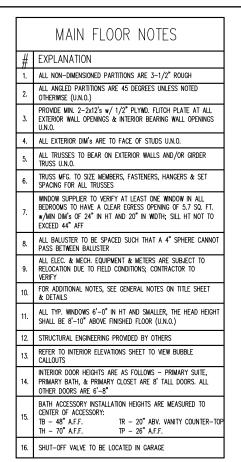
Issue Date: 10-08-24

Drawn By: ACC

5921-09

PLAN NAME:
POPLAR RIDGE

SHEET #: S1.10C



# Serenity - Lot 334 - 5921-09 (Poplar Ridge) - Elevation C

\*Optional Gourmet Kitchen 2

\*Optional Prep Zone

\*Fireplace at Great Room

\*Tray Ceiling w. Beams at Great Room

\*12080 Sliding Glass Door at Dining

\*Shower ILO Tub at Bath 2 w. Tile Walls

\*Tub at Bath 3 w. Tile Walls

\*Primary Bath 3

\*Tray Ceiling at Primary Bedroom

\*Laundry Cabinets (Upper and Base)

\*Laundry Sink

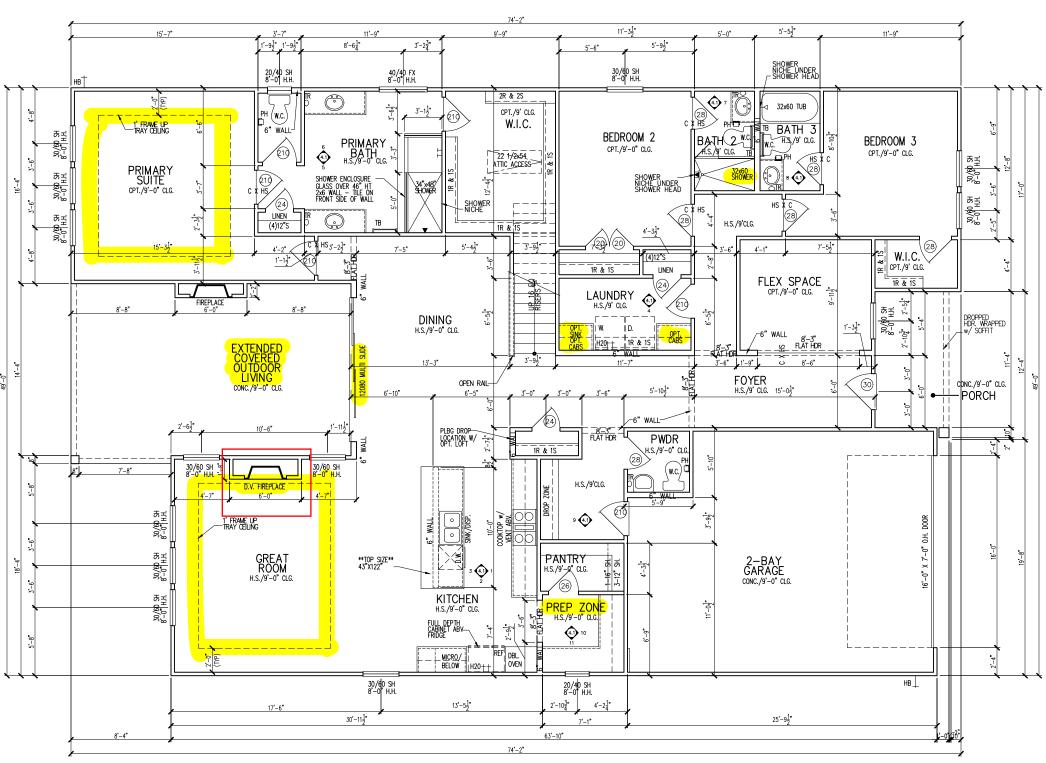
\*Outdoor Living Fireplace

\*Extended Covered Outdoor Living

\*Loft Option

\*Tile Walls at Bath 4

\*Open Rail at 1st Floor Stairs



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HOME & SA40 WADE PARK BLVD, SUITE 400, RALEIGH, NC 27607

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SUBDIVISION: ALTIS ® SERENITY
ADDRESS: 59 FIREFLY LANE
LOT: 334

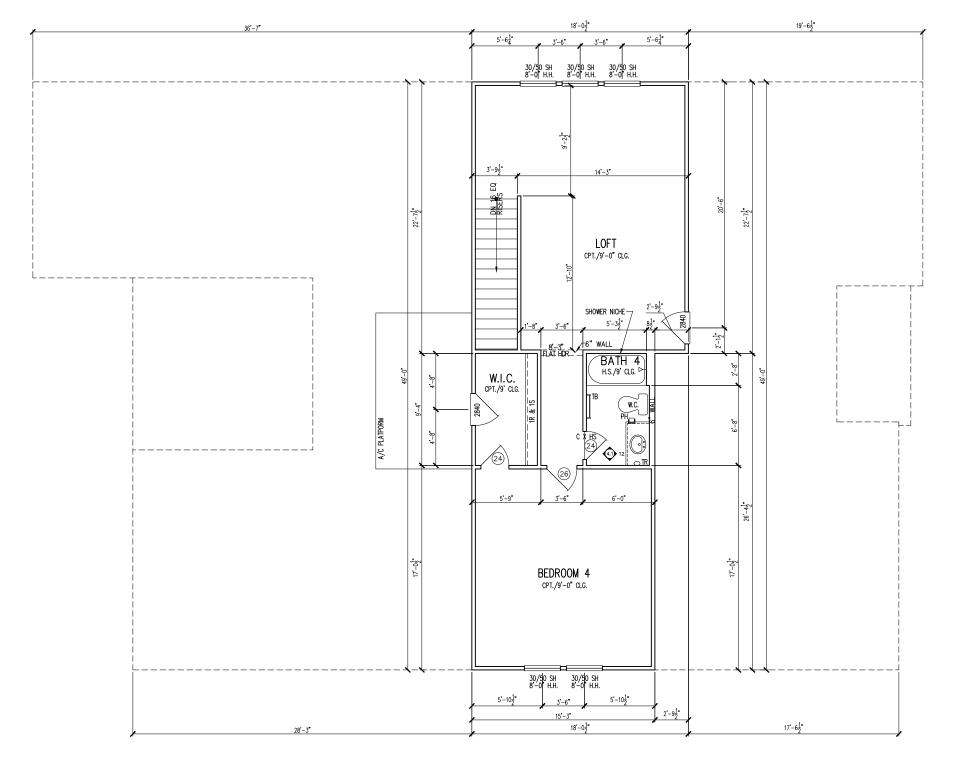
Issue Date: 10-08-24
Drawn By: ACC

5921-09

POPLAR RIDGE

A1.10

# MAIN FLOOR NOTES # EXPLANATION ALL NON-DIMENSIONED PARTITIONS ARE 3-1/2" ROUGH ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS NOTED OTHERWISE (U.N.O.) PROVIDE MIN. 2-2x12's w/ 1/2" PLYWD. FLITCH PLATE AT ALL EXTERIOR WALL OPENINGS & INTERIOR BEARING WALL OPENINGS 4. ALL EXTERIOR DIM'S ARE TO FACE OF STUDS U.N.O. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSS U.N.O. TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR ECRESS 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 ALL BALUSTER TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTER ALL ELEC. & MECH. EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VFRIFY FOR ADDITIONAL NOTES, SEE GENERAL NOTES ON TITLE SHEET & DETAILS 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 REFER TO INTERIOR ELEVATIONS SHEET TO VIEW BUBBLE CALLOUTS INTERIOR DOOR HEIGHTS ARE AS FOLLOWS - PRIMARY SUITE, PRIMARY BATH, & PRIMARY CLOSET ARE 8' TALL DOORS. ALL OTHER DOORS ARE 6'-8" BATH ACCESSORY INSTALLATION HEIGHTS ARE MEASURED TO CENTER OF ACCESSORY: TR - 20" ABV. VANITY COUNTER-TOP TP - 26" A.F.F. TB - 48" A.F.F. TH - 70" A.F.F. SHUT-OFF VALVE TO BE LOCATED IN GARAGE



SECOND FLOOR PLAN PARTIAL FLOOR PLAN

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OPTION

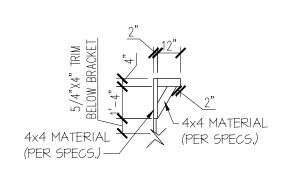
ALTIS @ SERENITY FIREFLY LANE FLOOR PLAN SUBDIVISION:
ADDRESS: 58
LOT: 334 2ND

Issue Date: 10-08-24 Drawn By: ACC

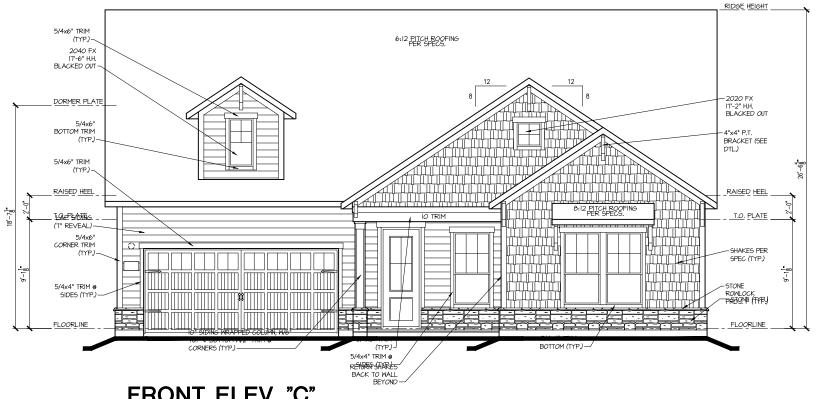
5921-09

POPLAR RIDGE

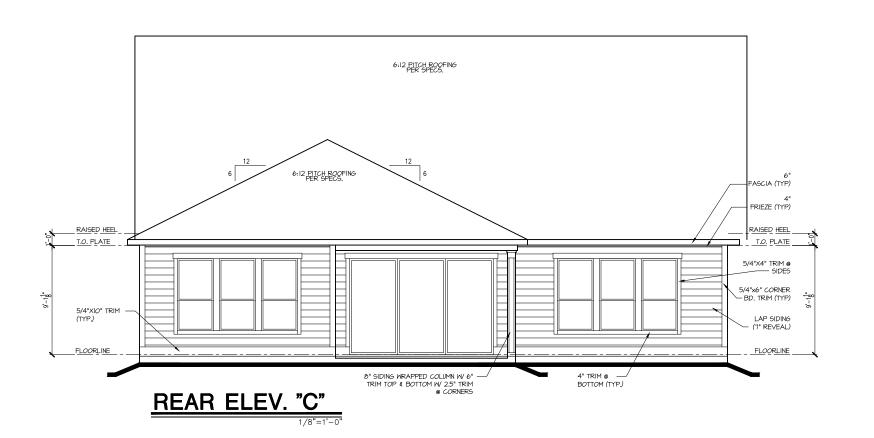
01.A30



# BRACKET DETAIL



FRONT ELEV. "C"



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EXTERIOR ELEVATIONS
TSION: ALTIS ® SERENITY
SS: 59 FIREFLY LANE

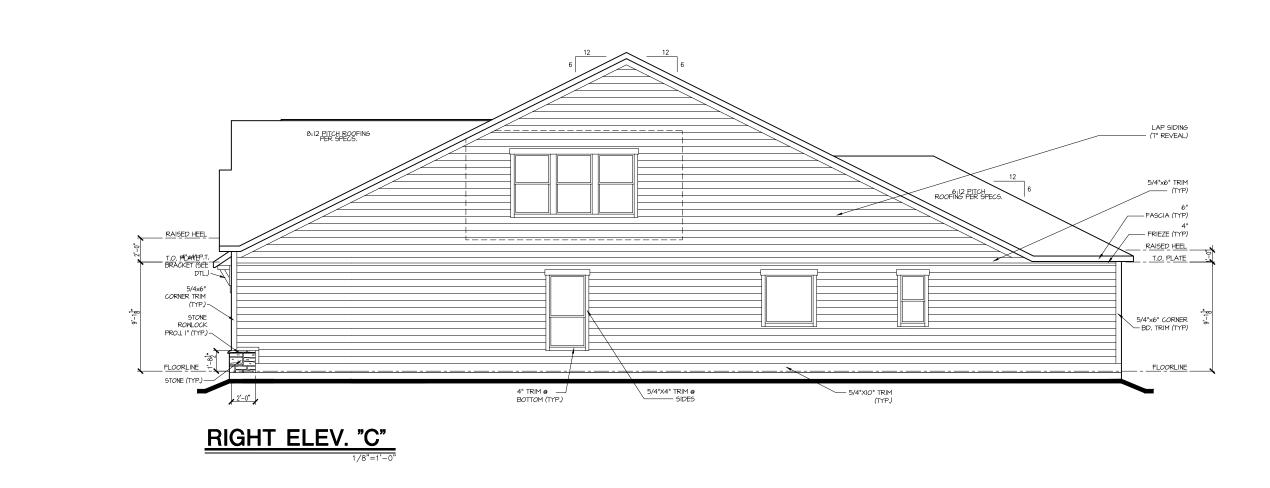
SUBDIVISION:
ADDRESS: 56
LOT: 334

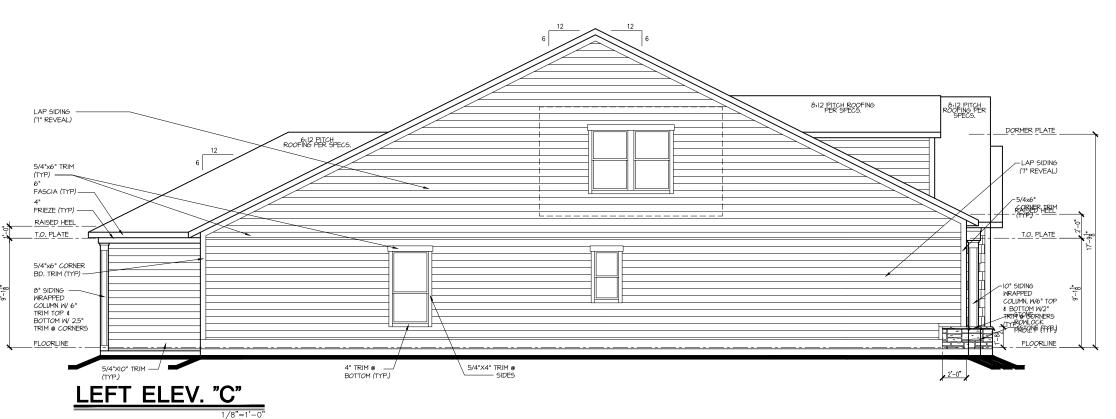
Issue Date: 10-08-24
Drawn By: ACC

5921-09

POPLAR RIDGE

A2.01C





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HOMES

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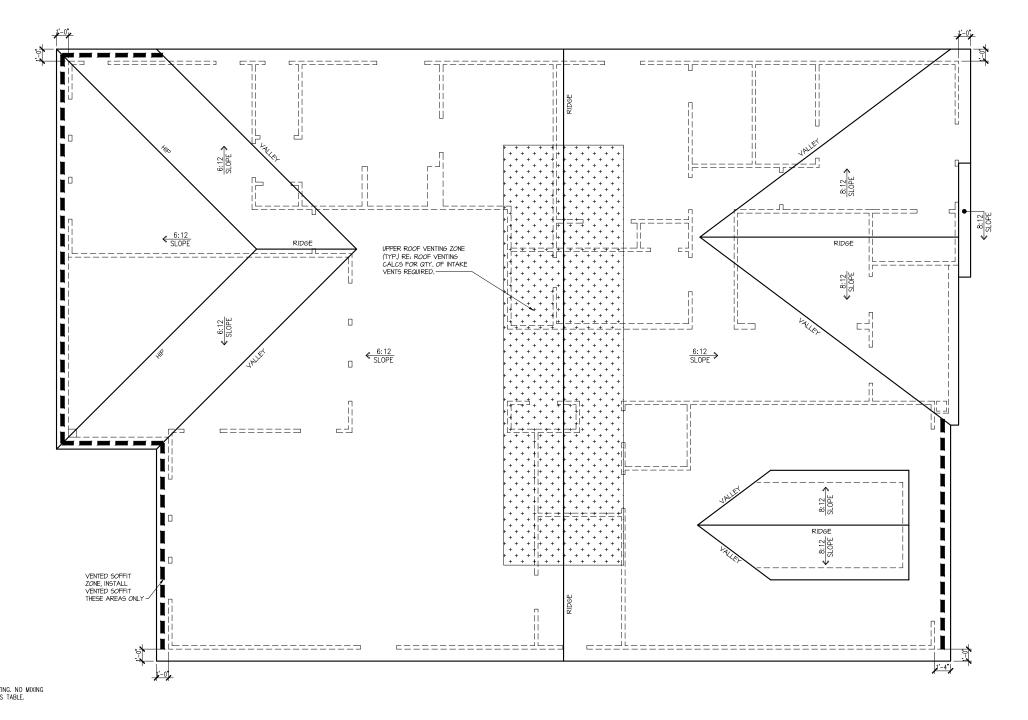
EXTERIOR ELEVATIONS
SUBDIVISION: ALTIS © SERENITY
ADDRESS: 59 FIREFLY LANE
LOT: 334

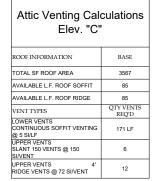
Issue Date: 10-08-24
Drawn By: ACC

5921-09

POPLAR RIDGE

A2.02C





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

ROOF PLAN 'C'

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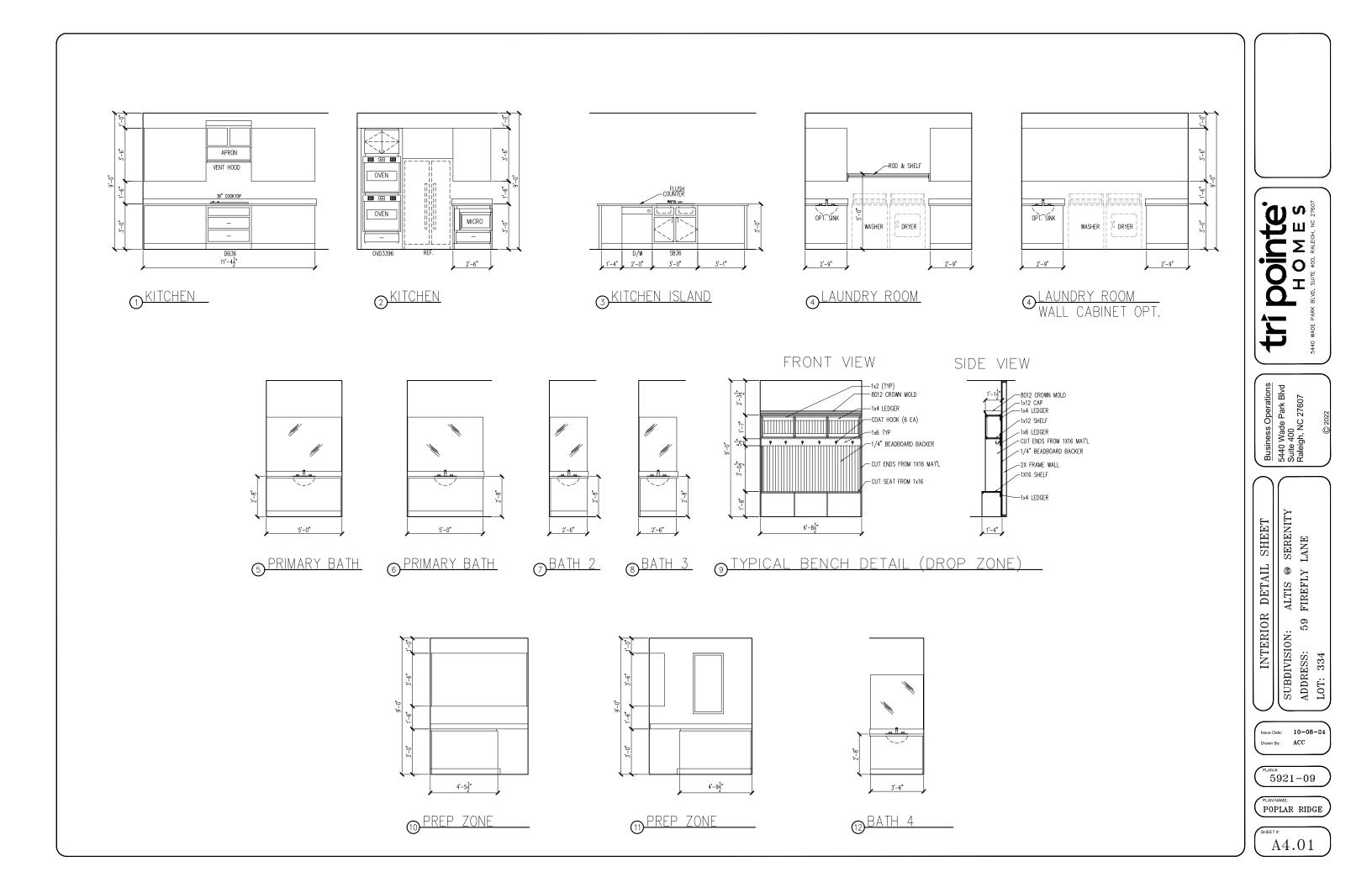
SUBDIVISION: ALTIS ® SERENITY
ADDRESS: 59 FIREFLY LANE
LOT: 334

Issue Date: 10-08-24
Drawn By: ACC

5921-09

POPLAR RIDGE

A3.01C



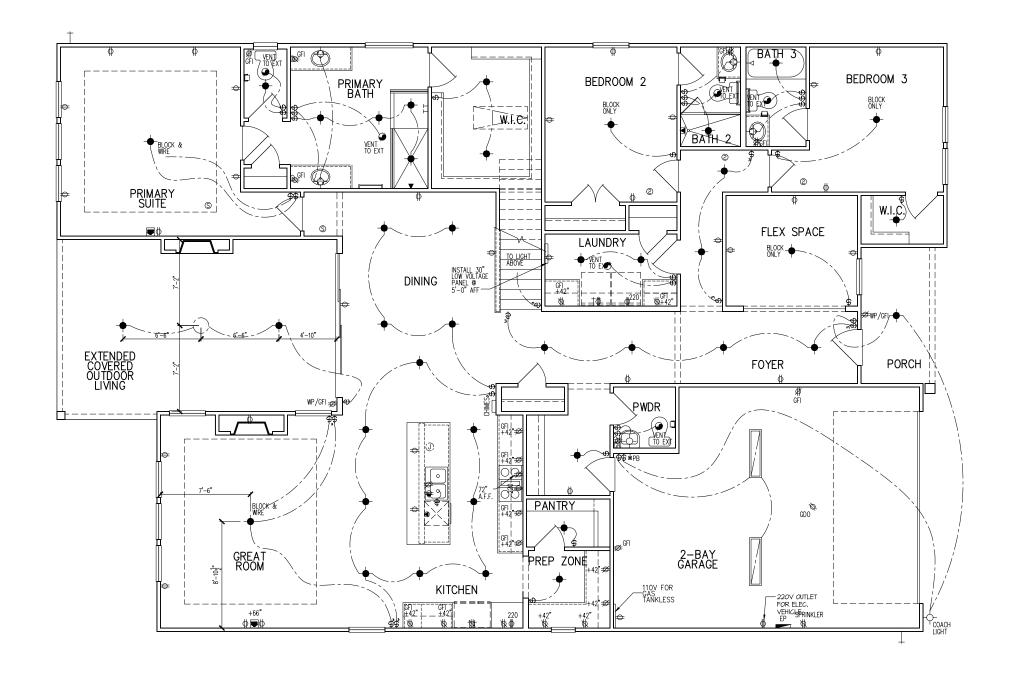
ELECTRICAL FIXTURE SCHEDULE			
DESCRIPTION	SYMBOL		
110V OUTLET	ф		
220V OUTLET	₩ <b>\$</b> 220		
1/2 HOT OUTLET	₩ 220 <b>(</b>		
GFI OUTLET	₩ GFI		
WP GFL OUTLET	₩P/GFI		
GARAGE DOOR OPENER OUTLET	Ø GDO		
SECURITY SYSTEM	∯SEC SYS		
DISHWASHER	<b>⊕</b> DW		
JUNCTION BOX	D		
CEILING MOUNTED LIGHT	- <b></b>		
CEILING FAN w/ LIGHT KIT	BRAZING		
RECESSED CEILING LIGHT	Ø		
RECESSED WATER PROOF LIGHT	<b>™</b> Mb		
WALL MOUNTED LIGHT	Q		
WALL MOUNTED PUSH BUTTON	<b>å</b> PB		
TWO WAY SWITCH	\$		
THREE WAY SWITCH	<b>*</b> \$		
FOUR WAY SWITCH	\$		
DIMMER SWITCH	\$ <sup>DIM</sup>		
EXHAUST VENTS	<b>O</b> VENT TO EXT		
LOW VOLTAGE PANEL			
PHONE OUTLET	<b>⊕</b> PH		
TV OUTLET	<b>⊕</b> TV		
DATA & RG6 COMBO BOX	-		
SMOKE DETECTOR	<u>©</u>		
CARBON MONOXIDE SMOKE DETECTOR COMBO	⊚ CM/SD		
DOOR CHIMES	CHIMES		
ELECTRICAL PANEL	EP EP		
SURFACE MOUNT LED	•		
EXTERIOR WALL MOUNT UPLIGHT	88		
SOFFIT MOUNT FLOOD LIGHT	44		
UNDER COUNTER LIGHTING	UCL		
SMURF TUBE			

# **ELECTRICAL NOTES:**

- PROVIDE AND INSTALL LOCALLY CERTIFIED PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE AND CARBON MONOXIDE DETECTORS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES PROVIDE AND INSTALL GROUD FAULT CIRCUIT—INTERRUPTERS (GF) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUITOFS.
- REQUIRED DIRECT HOOK-UPS/CUTOFFS.
- REQUIRED DIRECT HOOK—UPS/CUIOFFS.
  HVAC CONTRACTOR TO VERIFY THERMOSTAT
  LOCATIONS.
  ALL ELECTRICAL AND MECHANICAL EQUIPMENT
  (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS,
  SANITARY SUMP PITS, DRAIN TILE SUMP, AND
  WATER HEATERS) ARE SUBJECT TO RELOCATION
  DUE TO FIELD CONDITIONS.

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

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



Dointe HOMES RELVO, SUITE 400, RALEIGH, NC 27607

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

ELECTRICAL PLAN SERENITY LANE ALTIS @ FIREFLY I FLOOR SUBDIVISION: ADDRESS: LOT: 334 1st

Issue Date: 10-08-24 ACC

5921-09

POPLAR RIDGE

E1.10C

ELECTRICAL FIXTURE SCHEDULE			
DESCRIPTION	SYMBOL		
110V OUTLET	ф		
220V OUTLET	Ф 220		
1/2 HOT OUTLET	•		
GFI OUTLET	∜ GFI		
WP GFI OUTLET	₩P/GFI		
GARAGE DOOR OPENER OUTLET	Ø GDO		
SECURITY SYSTEM	∯SEC SYS		
DISHWASHER	<b>⊕</b> DW		
JUNCTION BOX	G		
CEILING MOUNTED LIGHT	<b>-</b>		
CEILING FAN w/ LIGHT KIT	BRAZING		
RECESSED CEILING LIGHT	Ø		
RECESSED WATER PROOF LIGHT	)®(WP		
WALL MOUNTED LIGHT	Υ		
WALL MOUNTED PUSH BUTTON	<b>d</b> i PB		
TWO WAY SWITCH	\$		
THREE WAY SWITCH	* <del>\$</del>		
FOUR WAY SWITCH	<del>\$</del>		
DIMMER SWITCH	\$ <sup>DIM</sup>		
EXHAUST VENTS	<b>S</b> VENT TO EXT		
LOW VOLTAGE PANEL	∳		
PHONE OUTLET	<b>●</b> PH		
TV OUTLET	<b>▲</b> TV		
DATA & RG6 COMBO BOX			
SMOKE DETECTOR	Ŝ		
CARBON MONOXIDE SMOKE DETECTOR COMBO	⊚ CM/SD		
DOOR CHIMES	CHIMES		
ELECTRICAL PANEL	EP EP		
SURFACE MOUNT LED	-		
EXTERIOR WALL MOUNT UPLIGHT	8		
SOFFIT MOUNT FLOOD LIGHT	443		
UNDER COUNTER LIGHTING	eco- UCL		
SMURF TUBE			

# **ELECTRICAL NOTES:**

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

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

  4. HYAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.

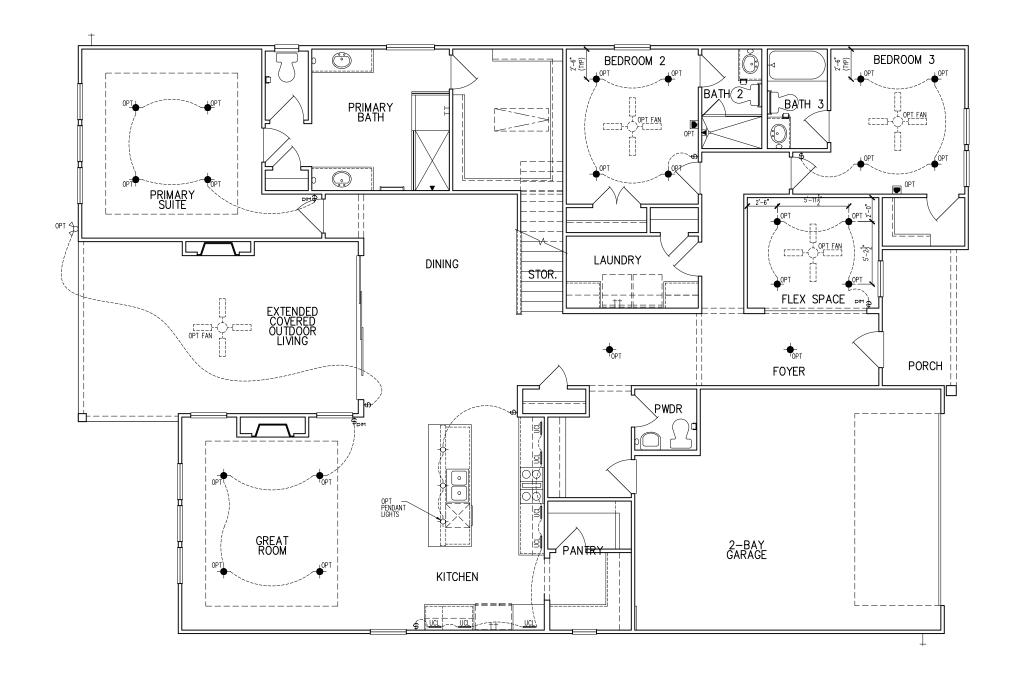
  5. ALL ELECTRICAL AND MECHANICAL EQUIPMENT (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.

DUE TO FIELD CONDITIONS.	
ELECTRICAL DEVICES: ABOVE FINISHED FLOOR:	
SWITCHES OVER COUNTER	
WALL OUTLETS OVER COUNTER	
+42" TO BOTTOM OF HORIZONTAL OUTLET(TYP. @ COUNTER)	
REMAINING SWITCHES	
WALL OUTLETS	
BATH VANITY BRACKET OUTLET 1,2 (1" ABOVE TOP OF VANITY)	
WATER SOFTENER AND SUMP OUTLETS 48" TO CL	
EXTERIOR GFI OUTLETS	
GARAGE GFI (ABOVE GARAGE FLOOR) 48" TO CL	
FRONT DOOR COACH LIGHT	
GARAGE DOOR COACH LIGHT, (ABOVE GARAGE FLOOR)84".TO CL	
THERMOSTAT	
DOORBELL CHIMES	•
DOORBELL BUTTON	
KITCHEN HOOD FAN "WHIP"	
KITCHEN WALL HUNG MICROWAVE OUTLET 72" TO CL	
KITCHEN DISHWASHER RECEPTACLE JNDER SINK	(
KITCHEN RANGE	
KITCHEN REFRIGERATOR	
WASHER/DRYER OUTLET	
CL = CENTER LINE	

CL = CENTER LINE

1 = FIELD VERIFY

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



Dointe HOMES RELVD. SUITE 400, RALEIGH, NG 27607

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- OPITONS ALTIS @ SERENITY FIREFLY LANE 1st FLOOR ELEC. PLAN SUBDIVISION:
ADDRESS: 59
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ELECTRICAL FIXTURE SCHEDULE		
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SECURITY SYSTEM	∯SEC SYS	
DISHWASHER	●DW	
JUNCTION BOX	9	
CEILING MOUNTED LIGHT	-	
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RECESSED CEILING LIGHT	Ø	
RECESSED WATER PROOF LIGHT	)EQ WP	
WALL MOUNTED LIGHT	Q	
WALL MOUNTED PUSH BUTTON	<b>å</b> PB	
TWO WAY SWITCH	\$	
THREE WAY SWITCH	³\$	
FOUR WAY SWITCH	⁴\$	
DIMMER SWITCH	\$ <sup>DIM</sup>	
EXHAUST VENTS	<b>S</b> VENT TO EXT	
LOW VOLTAGE PANEL	∳	
PHONE OUTLET	<b>⊕</b> PH	
TV OUTLET	<b>⊕</b> TV	
DATA & RG6 COMBO BOX		
SMOKE DETECTOR	(6)	
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UNDER COUNTER LIGHTING	-coo- UCL	
SMURF TUBE		

# **ELECTRICAL NOTES:**

PROVIDE AND INSTALL LOCALLY CERTIFIED

PROVIDE AND INSTALL LOCALLY CERTIFIED

SMOKE AND CARBON MONOXIDE DETECTORS

REQUIRED BY NATIONAL FIRE PROTECTION

ASSOCIATION (NFPA) AND MEETING THE

REQUIREMENTS OF ALL GOVERNING CODES

PROVIDE AND INSTALL GROUND FAULT

CIRCUIT—INTERRUPTERS (GF) AS REQUIRED BY

NATIONAL ELECTRIC CODE (NEC) AND MEETING

THE REQUIREMENTS OF ALL GOVERNING CODES.

ELECTRICAL CONTRACTOR TO PROVIDE

REQUIRED DIRECT HOOK—UPS/CUTOFFS.

HVAC CONTRACTOR TO VERIFY THERMOSTAT

LOCATIONS.

ALL ELECTRICAL AND MECHANICAL EQUIPMENT

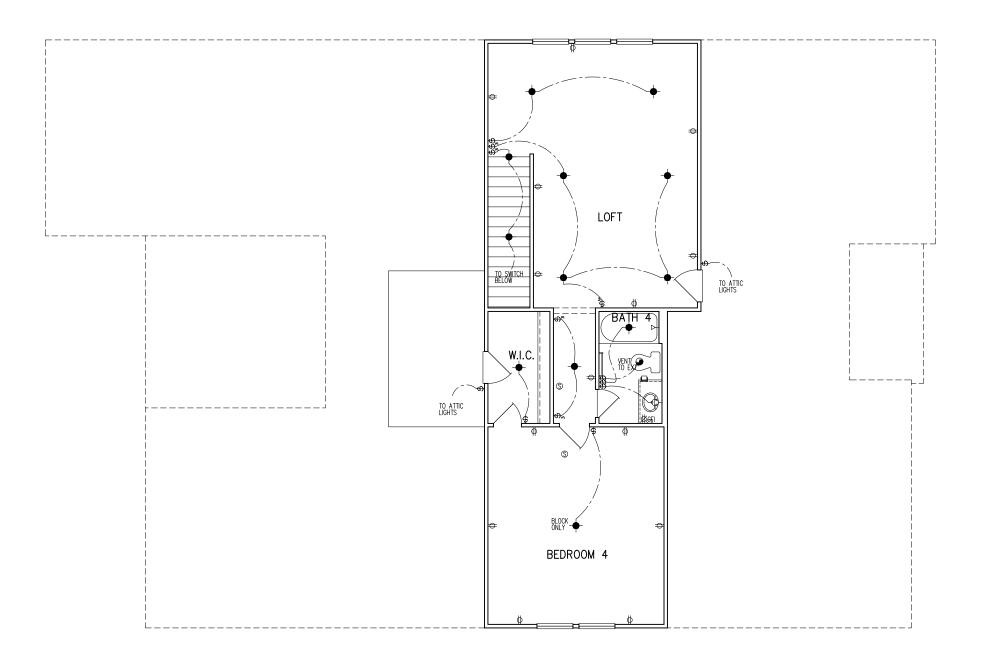
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KITCHEN RANGE
KITCHEN REFRIGERATOR
WASHER/DRYER OUTLET

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



SECOND FLOOR PLAN PARTIAL ELECTRICAL PLAN

Dointe HOMES KR.W., SVITE 400, RALEIGH, NG 27607

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

- OPTION

ALTIS @ SERENITY FIREFLY LANE 2ND FLR ELEC. PLAN SUBDIVISION:
ADDRESS: 59
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Issue Date: 10-08-24 Drawn By: ACC

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POPLAR RIDGE

01.E20

#### GENERAL STRUCTURAL NOTES

#### FLOOR FRAMING

- I IOISTS/TRUSSES SHALL BE DESIGNED BY MANUE TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT M&K FOR EXCLUDED FLOOR DESIGNS)
- PER THE GUIDELINES OF THE TILE COUNCIL OF NORTH AMERICA (TCNA HANDBOOK), IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO VERIEY THAT THE FINISHES TO BE INSTALLED. MATCH THE DESIGN CRITERIA NOTED ABOVE (UNDER "DESIGN
- FLOOR SYSTEMS & SHEATHING HAVE BEEN DESIGNED TO SUPPORT ADDITIONAL DEAD LOAD FROM CERAMIC TILE (EXCLUDING MARBLE OR STONE). HOWEVER, IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO PROVIDE PROPER UNDERLAYMENT, UNCOUPLING MEMBRANE AND MORTAR/GROUT PER THE ASSEMBLY DESIGNATIONS IN THE TONA HANDBOOK (TILE COUNCIL OF NORTH AMERICA).
- AT I-JOIST FLOORS, PROVIDE I 1/8" MIN. OSB RIM BOARD.
- METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O.
- I-JOIST/TRUSS SHOP DWGS. SHALL BE SUBMITTED TO ARCH. & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C. EXPOSURE I (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W GLUE AND
- 2 ½" × 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12"o.c. FIELD.
- 2 3 × 0.120 NAILS @ 4" O.C. @ PANEL EDGES \$ @ 8" O.C. FIELD. - 2 3" x 0.113" NAIL 5 @ 3" Q.C. @ PANEL EDGES & @ 6" Q.C. IN FIELD

#### ROOF FRAMING

- ROOF SHEATHING SHALL BE 1/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE I (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS
- W/ 2 ½" × 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12" O.C. FIELD.
- · w/ 2 🖁 × 0.120" NAILS 🥑 4"o.c. 💇 PANEL EDGES 🕏 🗗 O.C. FIELD. - w/ 2 🐉 × 0.113" NAILS @ 3"o.c. @ PANEL EDGES & @ 6" O.C. FIELD
- WITHIN 48" OF ALL ROOF FDGES RIDGES & HIPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- EASTEN EACH ROOF TRUSS TO TOP PLATE W/ SIMPSON H25T CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) H2.51 CLIPS AT 2-PLY GIRDER TRUSSES, (3) H2.5T CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.
- METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O.
- ROOF TRUSS SHOP DWGS SHALL BE SUBMITTED TO ARCH & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY
- ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BCSI I "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- SUPPORT SHORT SPAN ROOF TRUSSES W/2x4 LEDGER FASTENED TO

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

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

DESCRIPTION OF BLDG. ELEMENT	3"x0.131" NAIL5	3"x0.120" NAIL5	
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 +	(4) TOENAILS +	
	(I) SIMPSON H2.5T	(I) SIMPSON H2.5T	
GAB. END TRUSS TO DBL. TOP PL.	TOENAILS @ 8" o.c.	TOENAILS @ 6" o.c.	
R.T. w/ HEEL HT. 9 1/4" TO 12"	2xIO BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 6" O.C.	2xIO BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 4" O.C.	
R.T. w/ HEEL HT. 12" TO 16"	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" O.C.	2xI2 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 4" O.C.	
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. W/ DBL. TOP PL. & INSTALL ON TRUSS VERT FASTEN W/ NAILS @ 6" O.C.	LAP WALL SHTG. W/ DBL. TOP PL. \$ INSTALL ON TRUSS VERT FASTEN W/ NAILS @ 6" O.C.*	
R.T. w/ HEEL HT. 24" TO 48"	LAP WALL SHTG. W/ DBL. TOP PL. & INSTALL ON TRUSS VERT FASTEN W/ NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL	LAP WALL SHTG. W DBL. TOP PL. \$ INSTALL ON TRUSS VERT FASTEN W NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL*	
WALL TO FOUNDATION	WALL SHTG. LAP W/ SILL PL. \$ FASTENED PER SHEAR WALL FASTENING SPEC.		
* 2½"X0.113 IS AN ACCEPTABLE ALTERNATIVE TO A 3"X0.120", SAME SPACING OR NUMBER OF NAILS.			

#### 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

FLOOR

SNOW = 15 PSF (12 PSF GROUND SNOW, TRUSSES) LIVE = 20 PSF (REDUCIBLE BASED ON ROOF PITCH) DEAD = 7 PSE T.C., IO PSE B.C.

LOAD DURATION FACTOR = 125 LIVE = 40 PSE (30 PSE @ SLEEPING AREAS)

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

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

115 MPH, EXPOSURE B

#### GENERAL FRAMING

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

  • HEADERS IN NON-LOAD BEARING WALLS SHALL BE: (1)2x4/6 FLAT @ OPENINGS UP TO 4', (2)2x4/6 FLAT UP TO 8'.
- ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).
- ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING: • 'LVL' - Fb=2600 psi; Fv=285 psi; E=2.0x10^6 psi
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING 'LVL' - Fb=2400 psi; FcII=2500 psi; E=I.8xI0^6 psi
- FOR 2 & 3 PLY BEAMS OF EQUAL 134" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"X0.120" NAILS @ 8" O/C OR 2 ROWS 18"x3K" SIMPSON SDS SCREWS (OR 3K" TRUSSI OK SCREWS) @ 16" USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY EASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 31/3" OR 51/4" BEAMS ARE ACCEPTABLE, USE 2 ROWS OF NAILS FOR 2x6 \$ 2x8 MEMBERS
- FOR 4 PLY BEAMS OF EQUAL 13/4" MAX, WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF K"X6" SIMPSON SDS SCREWS (OR 6 3/1) TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER, APPLY FASTENING AT BOTH FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP ANI BOTTOM SCREWS 2" FROM EDGE A SOLID 7" BEAM IS ACCEPTABLE
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND./BEARING. BLOCKING TO MATCH POST ABOVE.
- ALL EXTERIOR 4x4 WOOD POSTS SHALL HAVE SIMPSON BCS2-2/4
- CORROSION NOTES:
- BUILDER RESPONSIBLE TO DETERMINE CORROSION-RESISTANCE REQUIREMENTS AND COMPATIBILITY OF HARDWARE FASTENERS AND CONNECTORS FOR ENVIRONMENTAL EXPOSURE AND IN CONTACT W/ PRESERVATIVE-TREATED WOOD OF ACTUAL FINAL CONDITIONS AND SOURCED MATERIALS. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.

### 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: I/2" DIA. ANCHOR BOLTS 6'-0" O.C,7" MIN. EMBEDMENT
- I/2" DIA. x 6" LONG SIMPSON TITEN HD @ 6'-0" O.C. SIMPSON MASA ANCHOR STRAPS @ 6'-0" O.C. (CONCRETE)
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ PERIMETER
- FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2. BUILDER TO VERIEY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD CONTACT LIMBER & HARDWARE SUPPLIERS TO COORD
- FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O.
- CONCRETE DESIGN BASED ON ACL 318, CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O. f'c = 3,000 psi: ...... FOOTINGS & INTERIOR SLABS ON GRADE 3500 psi: ...... GARAGE & EXTERIOR SLABS ON GRADE fu = 60.000 psi
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS. THAN 5% OR MORE THAN 7% AIR ENTRAINMENT
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE (TYP.) OR 12" MIN IN REGIONS WHERE CODE FROST DEPTH IS NOT APPLICABLE. CONSULT SOILS REPORT OR BUILDING DEPT. FOR MINIMUM DEPTH BELOW GRADE
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY
- . JOINTS SHALL BE LOCATED @ IO'-O" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM)
- JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (I:I RATIO), WITH A MAXIMUM OF I:1.5 RATIO
- · CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL
- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.

#### MEANS & METHODS NOTES

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

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

#### VENEER LINTEL SCHEDULE

		SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
		3'-0"	20 FT. MAX	L3"x3"x¼"
			3 FT. MAX	L3"x3"x¼"
		6'-0"	I2 FT. MAX	L4"x3"x1/4"
			20 FT. MAX	L5"x3½"x¾"
		8'-0"	3 FT. MAX	L4"x4"x¼" *
			I2 FT. MAX	L5"x3½"x¾6"
			I6 FT. MAX	L6"x3½"x¾"
		9'-6"	I2 FT. MAX	L6"x3½"x%6"
		16'-0"	2 FT. MAX	L7"x4"x½" **
			3 FT. MAX	L8"x4"x½" **

- ILLIMITES.

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

  16' SHALL HAVE 4" MIN. BEARING

  16' SHALL HAVE 9" MIN. BEARING

  16' SHALL HAVE 9" MIN. BEARING

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

  LONG LAG SCREPK IN 2" LONG VERTICALLY SLOTTED HOLES.

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

  ALL INITIES SHALL BE LONG LEG VERTICAL.

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

  SEE STRUCTURAL PANG FOR ANY LIMITEL CANDITION NOT ENCOMPASSED BY THE

  ROOK GERN SHEPPING INE ANY LIMITEL CANDITION NOT ENCOMPASSED BY THE

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

  ROOK GERN SHEP INE 16' ANY.
- FOR QUEEN VENEER USE L4x3x/4". 'FOR 3½" VENEER ONLY, SEE PLAN FOR VENEER SUPPORT IF VENEER < 3½" THICK

# ADDITIONAL NOTES FOR TRUSS \$ I-JOIST MANUFACTURER

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

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

- I/4" DEAD LOAD
- B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS; I/8" DEAD LOAD

  ABSOLUTE DEAD LOAD DEFECTION OF FLOOR
- TRUSSES/ATTIC TRUSSES WHEN ADJACENT TO FLOOR FRAMING BY OTHERS SHALL BE LIMITED TO 3/16". (NO DIFFERENTIAL DEFLECTION,

#### FLOOR JOIST NOTES

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

#### LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

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

# 5 MPH WIND IN 2018 NCSBC:RC

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

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

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

#### EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 15/32" PLYWOOD: FASTEN SHEATHING W/ 2 3 XO.II3 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP, U.N.O.) ALL SHEATHING PANELS SHALL BE ORIENTED
- VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL OR -2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE
- <u>ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED</u> AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC: 1 3/4" 16 GA STAPLES (1/6" CROWN) @ 3" O.C. AT EDGES \$ @ 6" O.C IN FIELD.

#### 3" O.C. EDGE NAILING

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

#### TYP. UNIT SEPARATION WALL SHEATHING SPECIFICATION

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

- SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN. 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

MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINERING

erkwey, Suite 250 ►.



Julhern+Kulp project number

243-2403 SMI KM

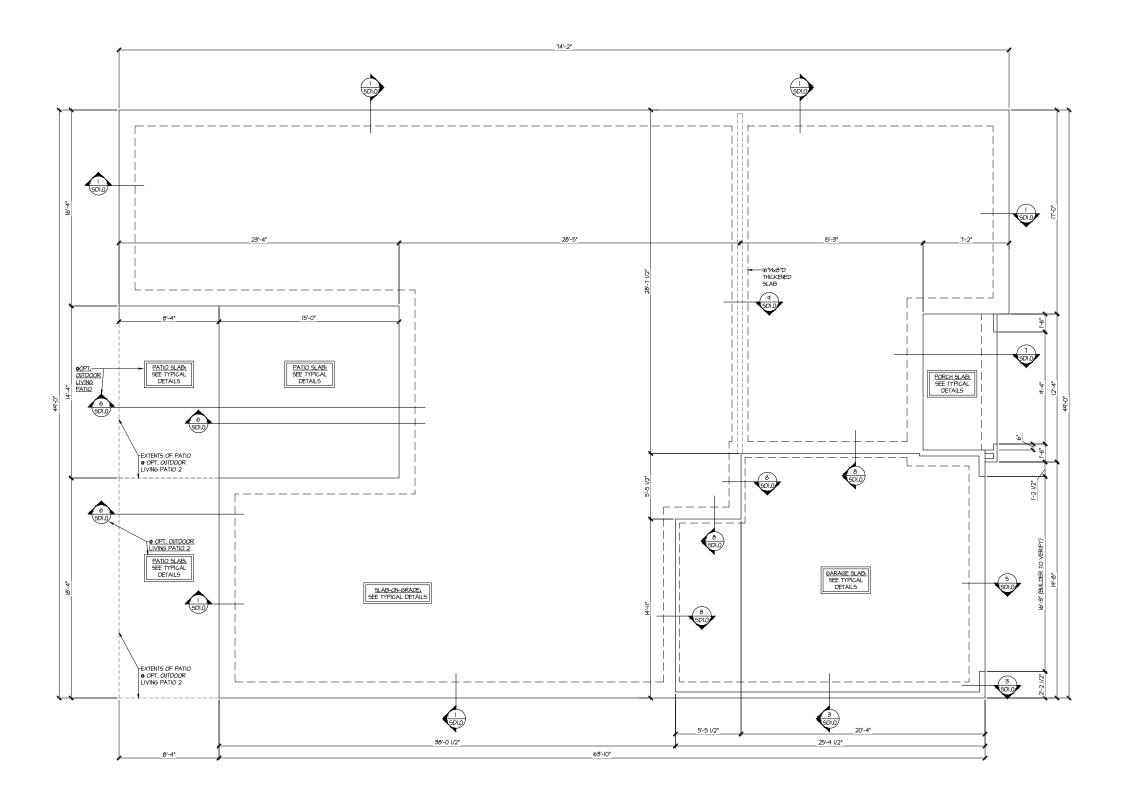
ssue date: 08-16-2024 REVISIONS

initial: I\_08\_202 SMM UPDATED MODEL NAME, OPT. EXT. COVID. PORCH

pointe HOMES

NOTES MOD GENERAL SERENITY MASTER SET RALEIGH, NC 60 5921

**S0.0** 



SLAB FOUNDATION PLAN ELEV. A SCALE: 1/4"=1'-0" (22x24 SHEET) 1/8"=1'-0" (IIxIT SHEET)

MULHERN+KULP

BESIDENTIAL STRUCTURAL ENGINEERING

3005 Resolute Parkvay, Sale 250 - Aphaema, SA, 2002

p.70-777-6974 - mediamicajacam

NC. Licence # C-3925



Mulhern+Kulp project number:

243-24035

SMK ΚMV issue date: 08-16-2024

REVISIONS:

date: initial:

III-08-2024 SMM

UPDATED MODE, NAME, OPT, EXT, COVID, PORCH

06-05-2025 JPP

UPDATED ARCH

tri pointe

5921-09 MODEL SERENITY MASTER SET RALEIGH, NC

FOUNDATION PLAN

**S1.0** 

LEGEND

• IIIIII INTERIOR BEARING WALL

• ==== BEARING WALL ABOVE (B.W.A.)

BEAM / HEADER

INDICATES EXTENT OF INT.

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

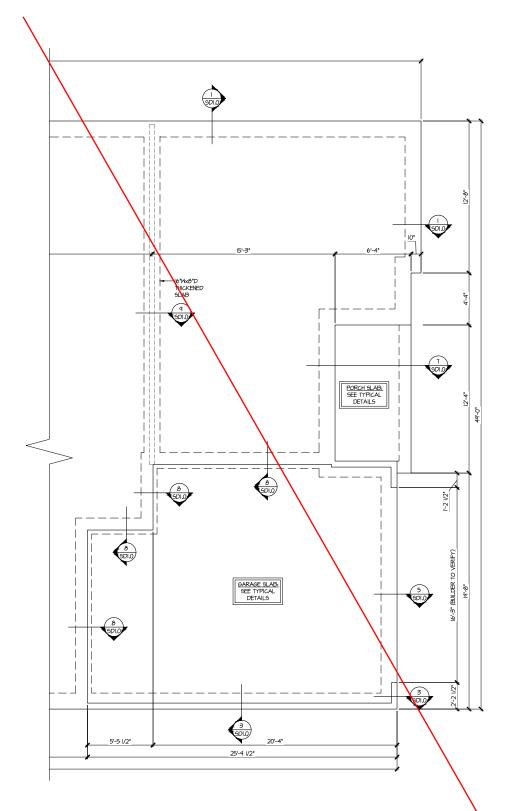
EXTENT OF VALLEY TRUGS OVERFRAMING
24" O.C. (MAX.)

EXTENT OF FLOOR SYSTEM TO BE DESIGNED FOR TILE

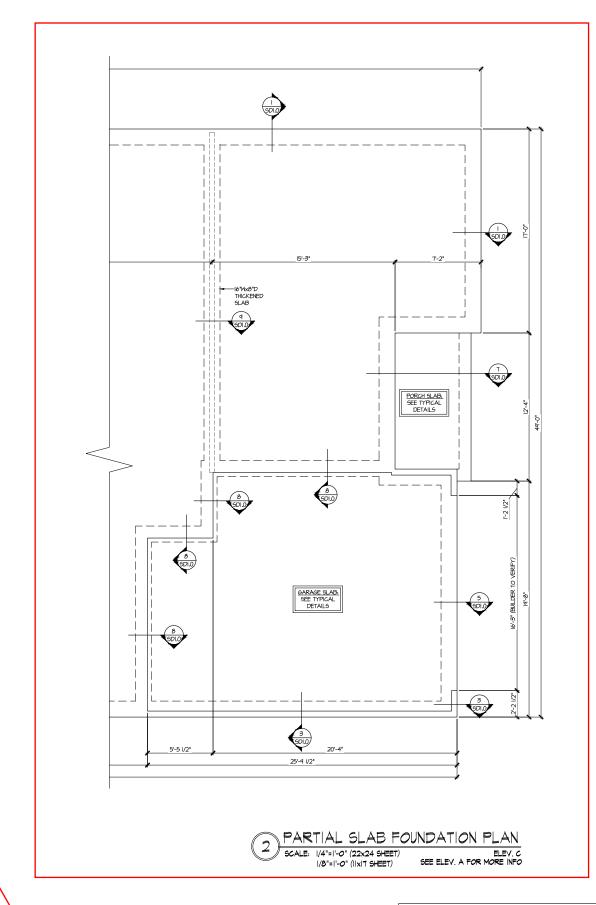
NDICATES HOLDOWN

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

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES # SCHEDULES



PARTIAL SLAB FOUNDATION PLAN SCALE: 1/4"=1'-0" (22x24 SHEET) 1/8"=1'-0" (11x17 SHEET) ELEV. B SEE ELEV. A FOR MORE INFO



REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

MULHERN+KULP

BESIDENTIAL STRUCTURAL ENGINEERING

3005 Resolute Parkvay, Sale 250 - Aphaema, SA, 2002

p.70-777-6974 - mediamicajacam

NC. Licence # C-3925

Mulhern+Kulp project number:

243-24035

SMK ΚMV issue date: 08-16-2024

REVISIONS:

date: initial:

II-08-2024 SMM

UPDATED MODE, NAME, OPT, EXT, COVID, PORCH

06-05-2025 JPP

UPDATED ARCH

tri pointe

5921-09 MODEI

FOUNDATION PLAN

SERENITY MASTER SET RALEIGH, NC

LEGEND

INTERIOR BEARING WALL

• □===□ BEARING WALL ABOVE (B.W.A.)

BEAM / HEADER

INDICATES EXTENT OF INT.

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

EXTENT OF VALLEY TRUSS OVERFRAMING

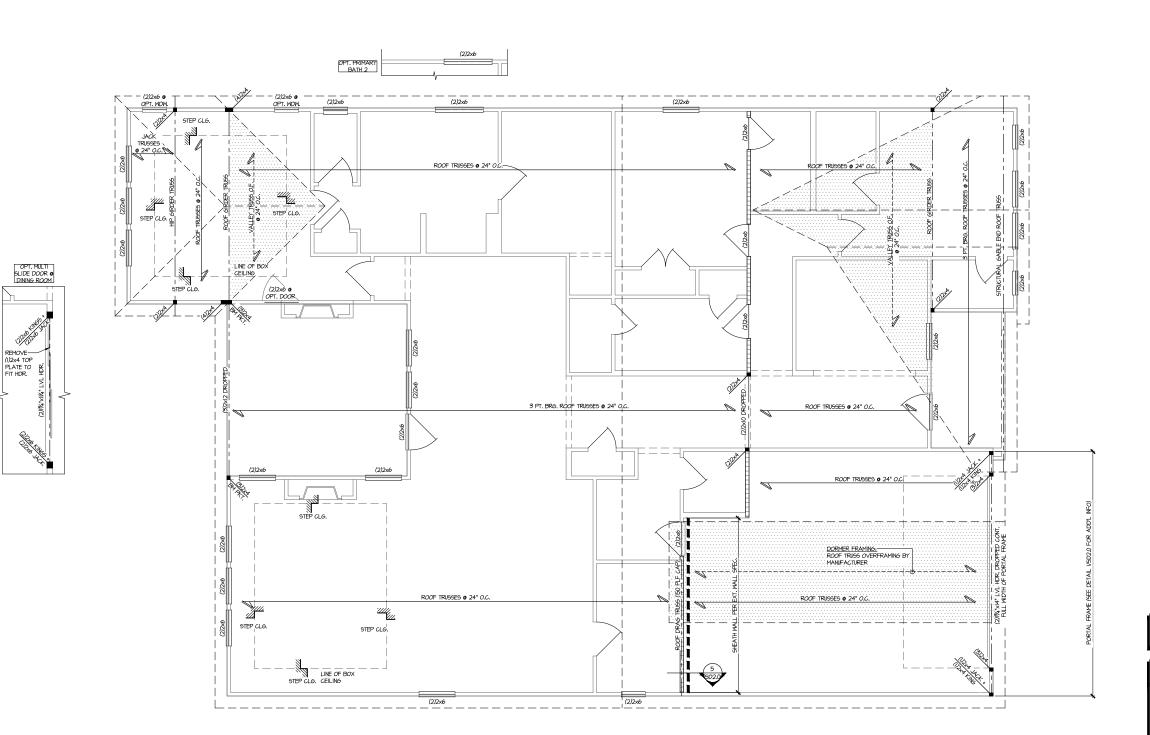
• 24" O.C. (MAX.)

EXTENT OF FLOOR SYSTEM TO BE DESIGNED FOR TILE

NDICATES HOLDOWN

**JL** METAL HANGER

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



ROOF FRAMING PLAN SCALE: 1/4"=1'-0" (22x24 SHEET) ELEV. A 1/8"=1'-0" (IIxI7 SHEET)

MULHERN+KULP

BESIDENTIAL STRUCTURAL ENGINEERING

3005 Resolute Parkvay, Sale 250 - Aphaema, SA, 2002

p.70-777-6974 - mediamicajacam

NC. Licence # C-3925

Mulhern+Kulp project number:

243-24035

SMK KΜ\ issue date: 08-16-2024

REVISIONS:

UI-08-2024 SMM
UPDATED MODEL NAME, OPT. EXT. COVID. PORCH
06-05-2025 JPP
UPDATED ARCH

tri pointe

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

# LEGEND

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

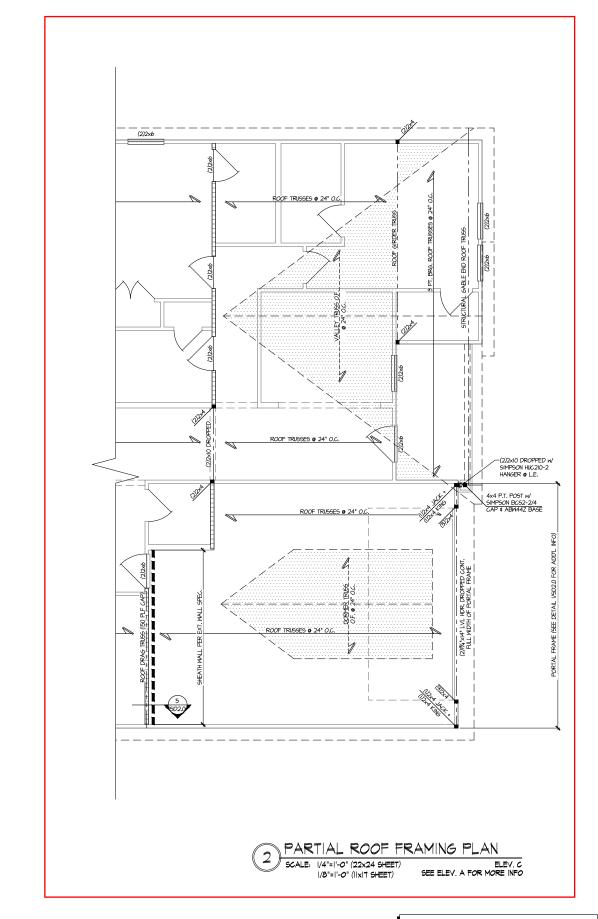
  OSB SHEARWALL AND/OR
  3" O.C. EDGE NAILING
- EXTENT OF VALLEY TRUSS OVERFRAMING
  24" O.C. (MAX.)
- EXTENT OF FLOOR SYSTEM TO BE DESIGNED FOR TILE
- NDICATES HOLDOWN
- | INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES # SCHEDULES

ROOF FRAMING PLAN 5921-09 MODEI

**S2.0** 

SERENITY MASTER SET RALEIGH, NC



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

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES # SCHEDULES

MULHERN+KULP

BESIDENTIAL STRUCTURAL ENGINEERING

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p.70-777-6974 - mediamicajacam

NC. Licence # C-3925

Mulhern+Kulp project number:

243-24035

SMK KΜ\ issue date: 08-16-2024

UI-08-2024 SMM
UPDATED MODEL NAME, OPT. EXT. COVID. PORCH
06-05-2025 JPP
UPDATED ARCH

tri pointe

ROOF FRAMING PLAN

5921-09 MODEI

**S2.1** 

SERENITY MASTER SET RALEIGH, NC

LEGEND

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

BEAM / HEADER

INDICATES EXTENT OF INT.

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

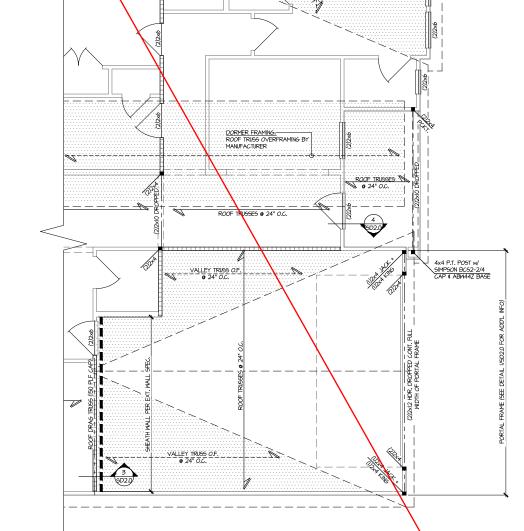
EXTENT OF VALLEY TRUSS OVERFRAMING

24" O.C. (MAX.)

EXTENT OF FLOOR SYSTEM TO BE DESIGNED FOR TILE

NDICATES HOLDOWN

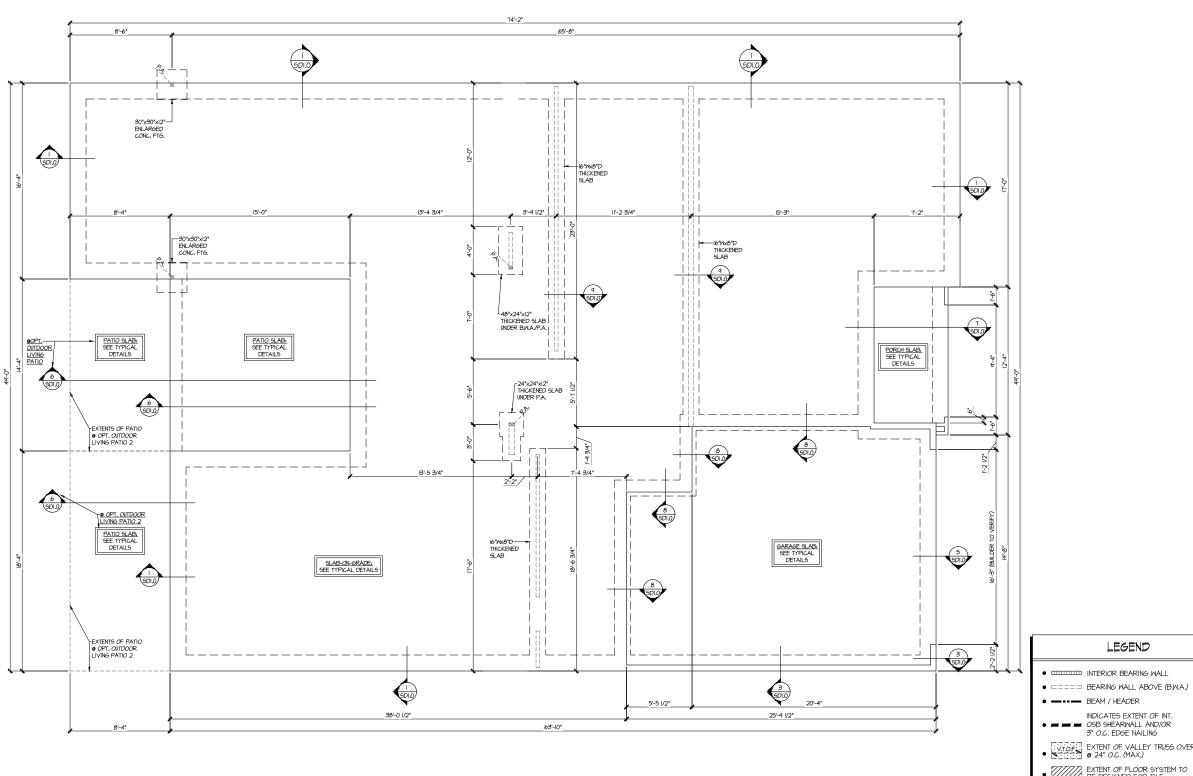
| INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.



PARTIAL ROOF FRAMING PLAN

ELEV. B SEE ELEV. A FOR MORE INFO

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



OPT. 2ND FLOOR SLAB FOUNDATION PLAN SCALE: 1/4"=1'-0" (22x24 SHEET) ELEV. A 1/8"=1'-0" (IIxI7 SHEET)

 BEAM / HEADER INDICATES EXTENT OF INT.

OSB SHEARWALL AND/OR
3" O.C. EDGE NAILING EXTENT OF VALLEY TRUGS OVERFRAMING EXTENT OF FLOOR SYSTEM TO BE DESIGNED FOR TILE

NDICATES HOLDOWN

HINDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

LEGEND

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

MULHERN + KULP

RESIDENTIAL STRUCTURAL ENGINEERING

WES Brookside Parkway, Sales 250 - Aphaeria, 9A, 2002

9.70-77-9874 - mathemicajacom

NC Licence # C-39.25

Mulhern+Kulp project number:

243-24035

SMK ΚMV issue date: 08-16-2024

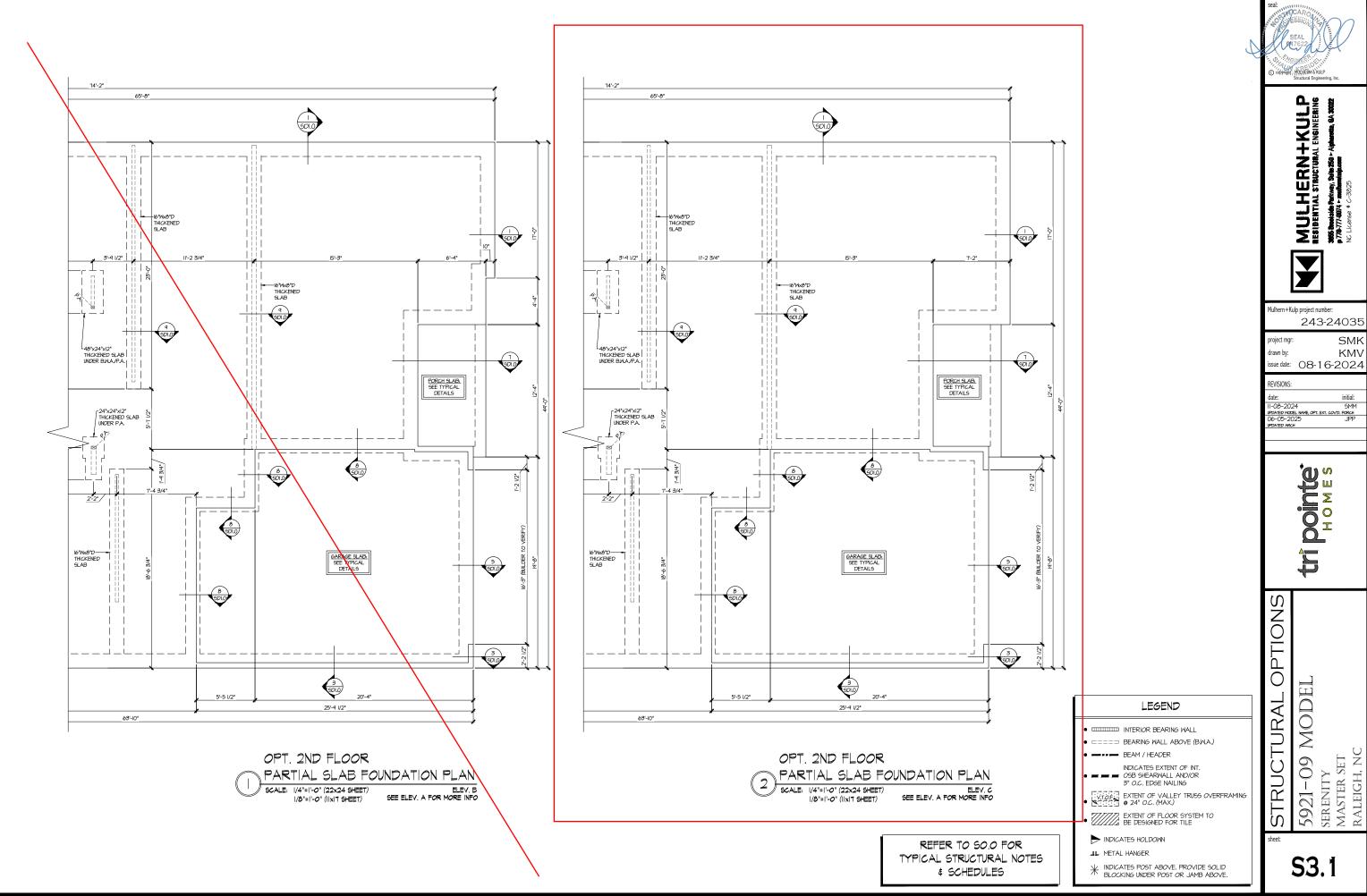
REVISIONS:

date: initial:
III-08-2024 SMM
UPDATED MODE, NAME, OPT, EXT, COVD, PORCH
06-05-2025 JPP
UPDATED ARCH

tri pointe

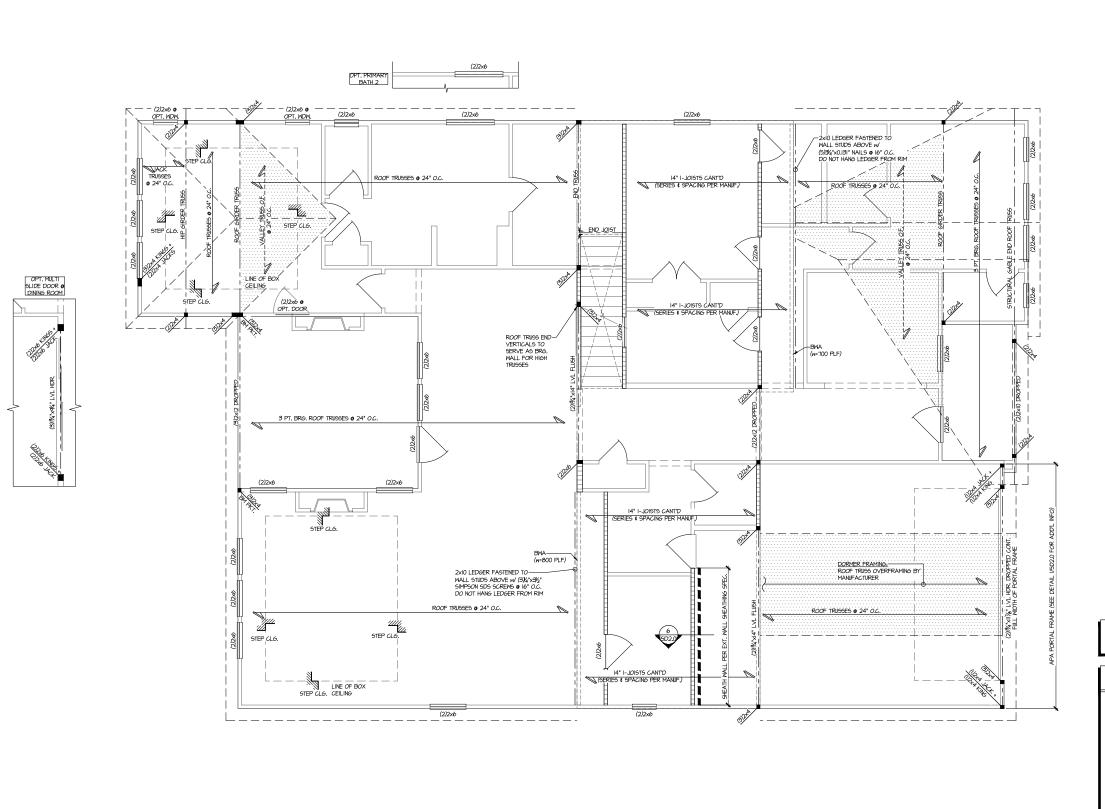
STRUCTURAL OPTIONS

5921-09 MODEI SERENITY MASTER SET RALEIGH, NC



SMK KΜ\

UI-08-2024 SMM
UPDATED MODEL NAME, OPT. EXT. COVID. PORCH
06-05-2025 JPP
UPDATED ARCH



OPT. 2ND FLOOR

LOW ROOF FRAMING PLAN

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

MULHERNHAKULP

RESIDENTIAL STRUCTURAL ENSINEERING

3005 Denicide Parkway, Sule 250 - Admenta, SA, 2002

p.770-777-497 4 - mathemicide.com

No. License # C-3925

Mulhern+Kulp project number:

243-24035

project mgr: SMK drawn by: KMV issue date: 08-16-2024

REVISIONS:

date: initial:

II-08-2024 SMM

UPDATED MODEL NAME, OPT, EXT, COVD. PORCH

06-05-2025 JPP

UPDATED ARCH

tri pointe

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

# LEGEND

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

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

REFER TO SO.O FOR
TYPICAL STRUCTURAL NOTES

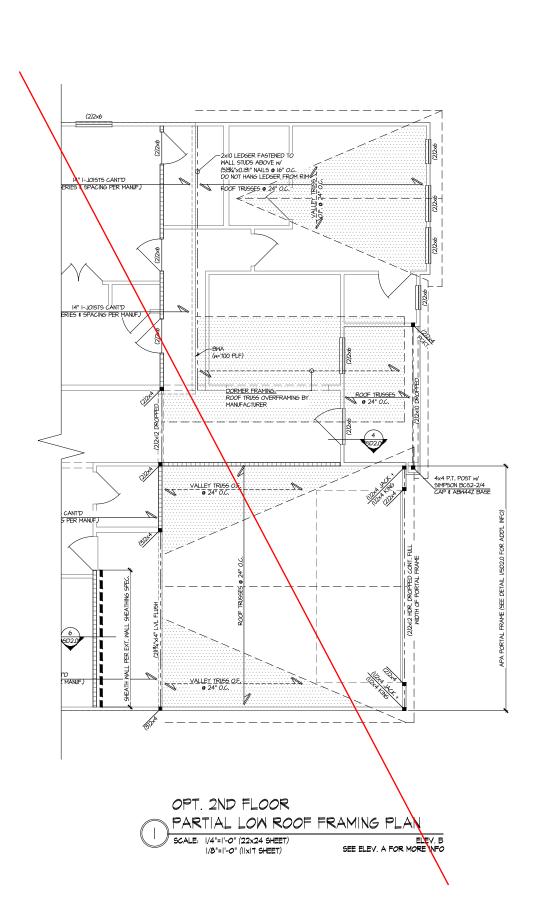
\$ SCHEDULES

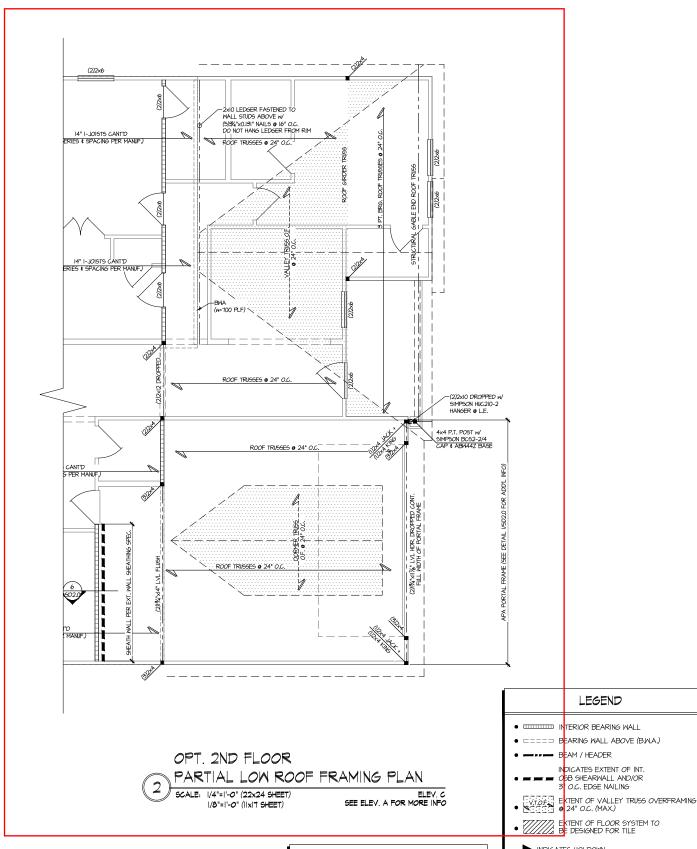
STRUCTURAL OPTIONS

5921-09 MODEI

**S3.2** 

SERENITY MASTER SET RALEIGH, NC





THIS LEVEL HAS BEEN DESIGNED

FOR 9'-1" PLATE HEIGHT

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES # SCHEDULES

NDICATES HOLDOWN

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

MULHERN + KULP

RESIDENTIAL STRUCTURAL ENGINEERING

WES Brookside Parkway, Sales 250 - Aphaeria, 9A, 2002

9.70-77-9874 - mathemicajacom

NC Licence # C-39.25



Mulhern+Kulp project number:

243-2403

SMK KΜ\ issue date: 08-16-2024

REVISIONS:

11-08-2024 SMM UPDATED MODEL NAME, OPT. EXT. COVID. PORCH 06-05-2025 JPP UPDATED ARCH

tri pointe

STRUCTURAL OPTIONS MODEL

SERENITY MASTER SET RALEIGH, NC 5921-09



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RESIDENTIAL STRUCTURAL ENSINEERING
3005 Broiside Parkvay, Saire 250 - Aphenta, 9A 2002
p.778-777-4954 - medhamicapanan
NC License # C-3925



Mulhern+Kulp project number:

243-24035

SMK ΚMV issue date: 08-16-2024

UI-08-2024 SMM
UPDATED MODEL NAME, OPT. EXT. COVID. PORCH
06-05-2025 JPP
UPDATED ARCH

tri pointe

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

# LEGEND

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

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

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES # SCHEDULES

HIGH ROOF FRAMING PLAN

OPT. 2ND FLOOR ELEV. A ALL ELEV. SIM. SCALE: 1/4"=1'-0" (22x24 SHEET) 1/8"=1'-0" (IIxIT SHEET)

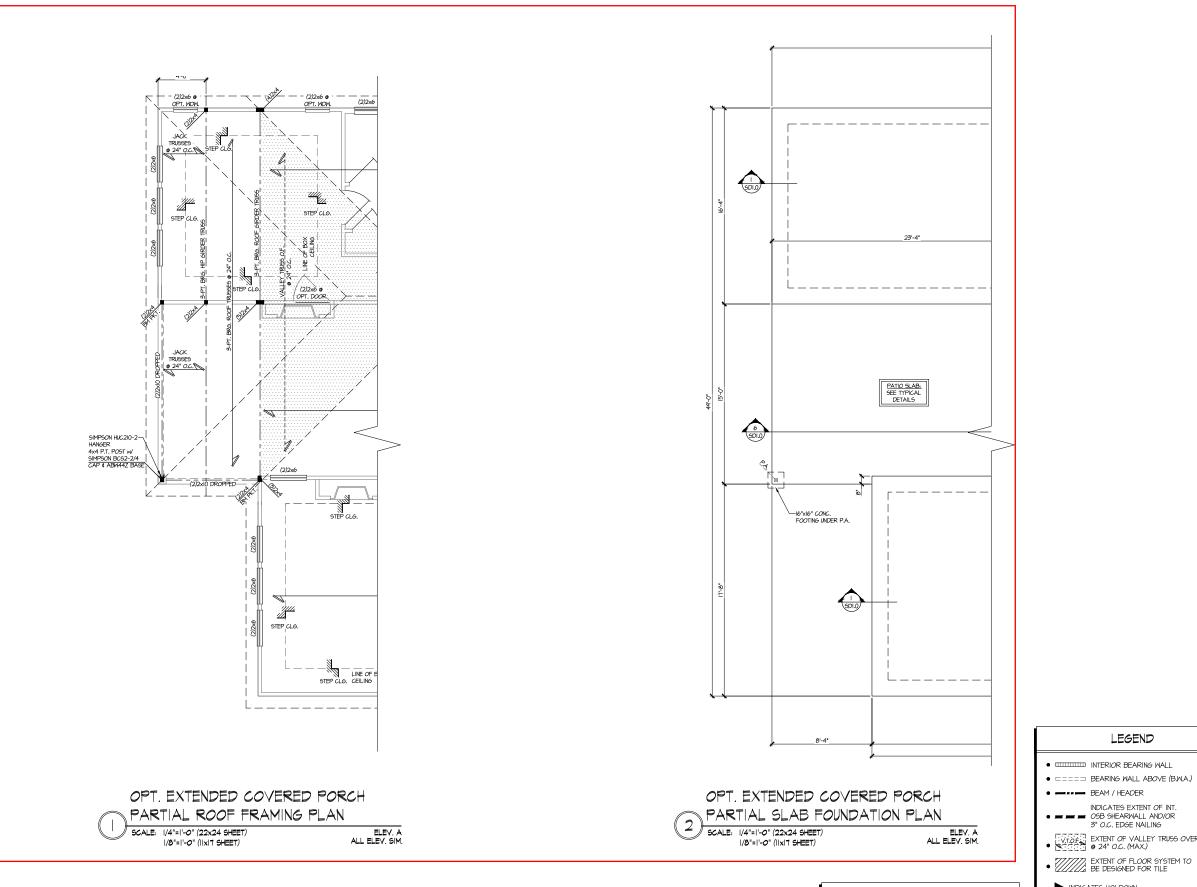
(2)2x6 (2)2x6 (2)2x6

ROOF TRUSSES @ 24" O.O

ROOF TRUSSES • 24" O.C.

STRUCTURAL OPTIONS

5921-09 MODEL SERENITY MASTER SET RALEIGH, NC



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

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES # SCHEDULES

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Mulhern+Kulp project number:

243-24035

SMK KΜ\ issue date: 08-16-2024

REVISIONS:

UI-08-2024 SMM
UPDATED MODEL NAME, OPT. EXT. COVID. PORCH
06-05-2025 JPP
UPDATED ARCH

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STRUCTURAL OPTIONS

LEGEND

EXTENT OF VALLEY TRUSS OVERFRAMING

24" O.C. (MAX.)

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

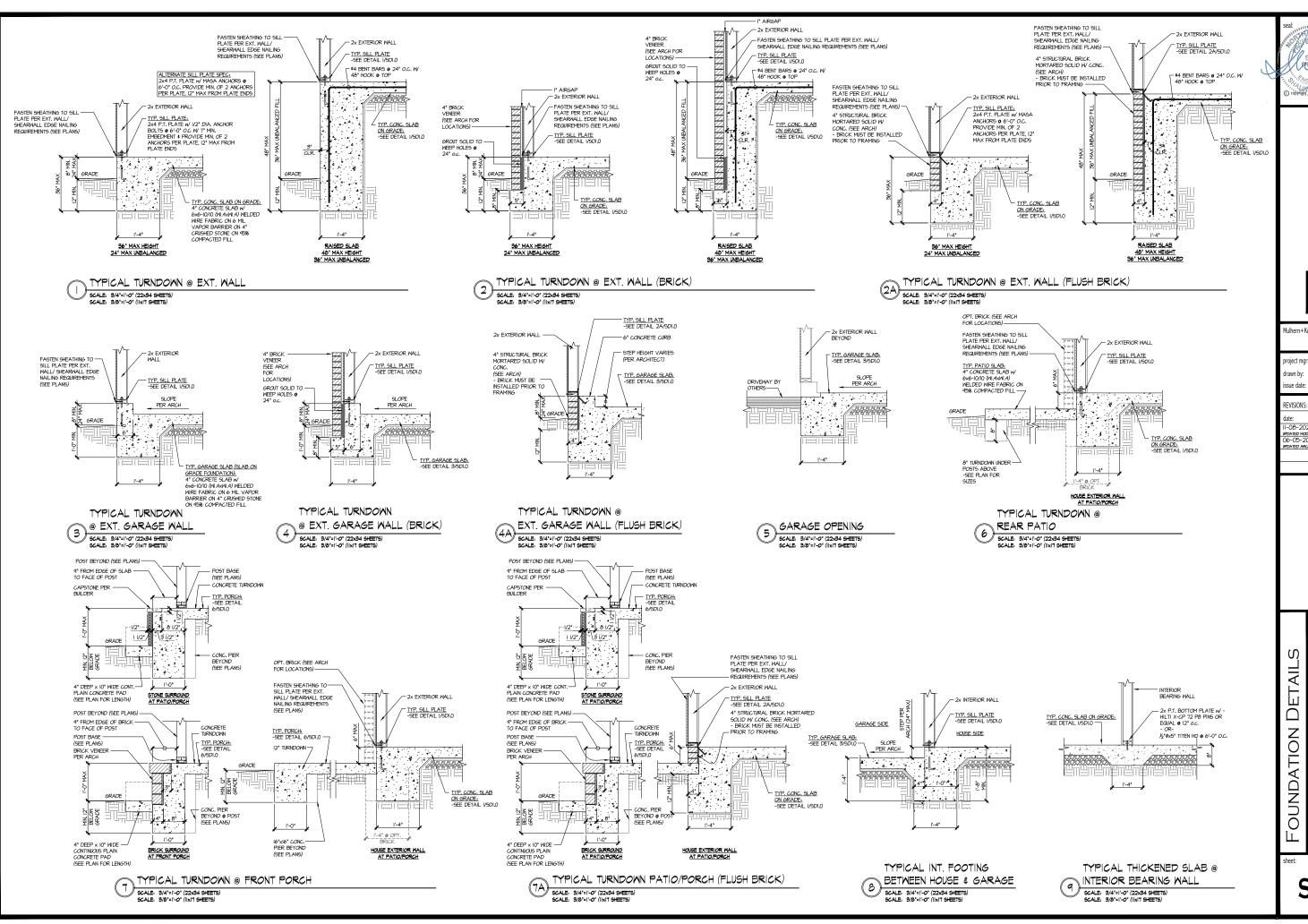
INTERIOR BEARING WALL

INDICATES EXTENT OF INT.

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

NDICATES HOLDOWN

5921-09 MODEL SERENITY MASTER SET RALEIGH, NC



MULHERN+KULP RESIDENTIAL STRUCTORAL ENGINERING

lulhern+Kulp project numbe 243-2403

SMK

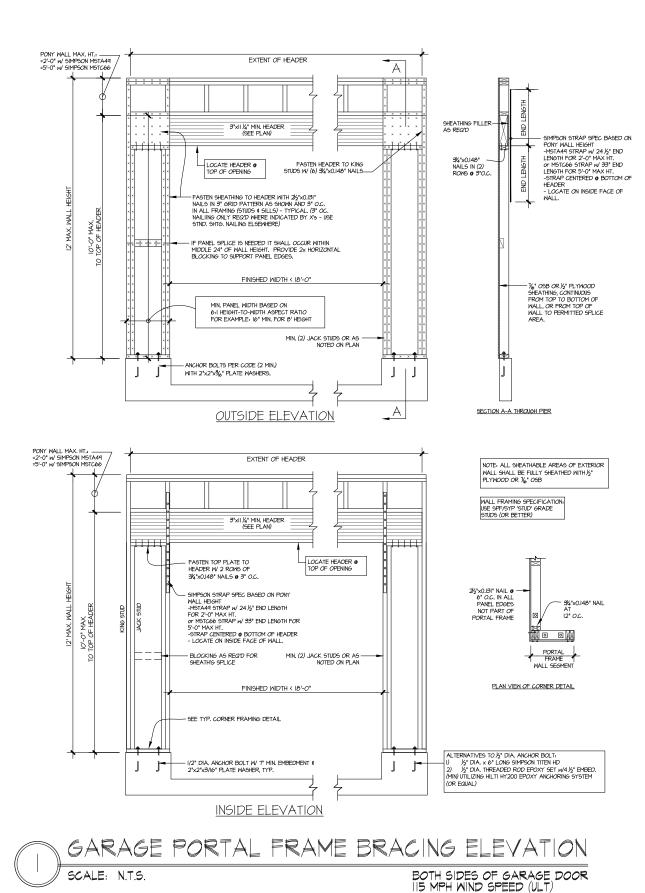
ΚM issue date: 08-16-2024

11-08-2024 SMM | MM | MDEL NAME, OPT. EXT. COVD. PORCH | O6-05-2025 | JPP | UPDATED ARCH |

pointe HOMES

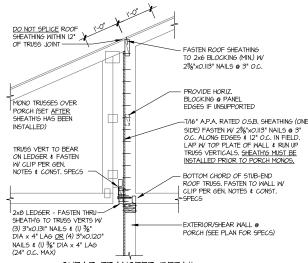
SERENITY MASTER SET RALEIGH, NC 5921-09

**SD1.0** 

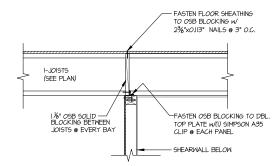


FASTEN ROOF SHEATHIN TO DRAG TRUSS W/ 2%"xO.II3" NAIL5 @ 3" DRAG TRUSS (SEE PLAN-FOR DESIGN SHEAR CAPACITY) - FASTEN BOTTOM CHORD OF DRAG TRUSS TO DBL. TOP PLATE W SIMPSON A35 CLIPS @ 

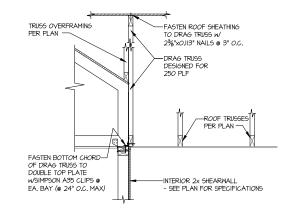
# INTERIOR DRAG TRUSS DETAIL



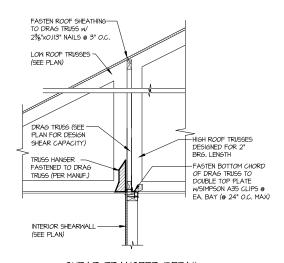
# SHEAR TRANSFER DETAIL @ BREAK IN TRUSSES OVER SHEAR WALL SCALE: 3/4"=1'-0" - 22x34 3/8"=1'-0" - IIxi7



SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW



# SHEAR TRANSFER DETAIL AT INTERIOR SHEARMALL BELOW



SHEAR TRANSFER DETAIL

AT INTERIOR SHEARWALL BELOW

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



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RESIDENTIAL STRUCTURAL ENGINERING 3855 Brookside Parkway, Suite 256 ► Algi p.778-777-8874 ► mauhemikanja.com NC License # C-3825



Aulhern+Kulp project number

243-2403

SMK frawn by: KΜ\ issue date: 08-16-2024

REVISIONS:

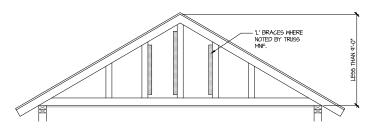
initial: UPDATED MODEL NAME, OPT. EXT. COVID. PORCH
06-05-2025
PDATED ARCH

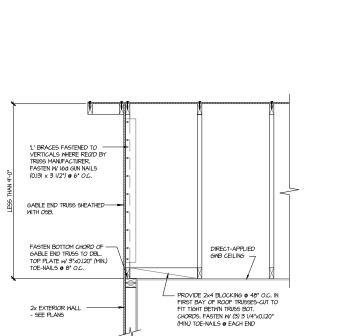
pointe HOMES

Ŋ DETAIL MODE FRAMING

SERENITY MASTER SET RALEIGH, NC 5921-09

**SD2.0** 

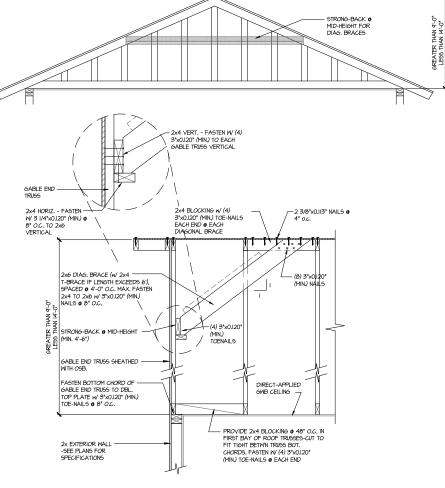




BRACE GABLE END TRUSSES PER ABOVE DETAIL WHEN GABLE HEIGHT IS LESS THAN 9-0". "L" BRACES REQUIRED WHERE NOTED BY TRUSS MANUFACTURER.

TYPICAL GABLE END BRACING DETAIL SCALE: NOME REQUID 6 GABLE END TRUSS

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



TYPICAL GABLE END BRACING DETAIL SCALE. NONE REQUIRE GABLE END TRUSS REQ'D e 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.

MULHERN+KULP

RESIDENTIAL STRUCTURAL ENSINEERING

3055 Broutside Parkway, Suive 250 - Alphantia, GA 30022

9.778-777-6074 - mulhemiziquosm

NC Licence # C-36.25



Mulhern+Kulp project number:

243-24035

SMK KΜV issue date: 08-16-2024

REVISIONS:

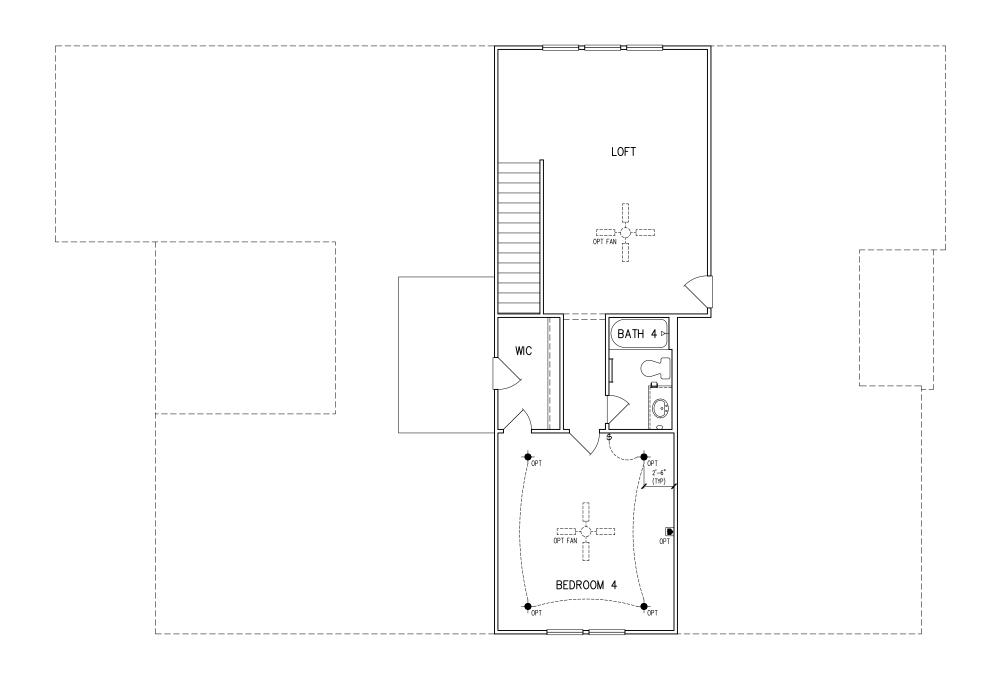
UI-08-2024 SMM
UPDATED MODEL NAME, OPT. EXT. COVID. PORCH
06-05-2025 JPP
UPDATED ARCH

tri pointe

FRAMING DETAILS

5921-09 MODEL SERENITY MASTER SET RALEIGH, NC

**SD2.1** 



SECOND FLOOR PLAN PARTIAL ELECTRICAL PLAN 1/8"=1'-0"

tri pointe.

HOMES

5440 WADE PARK BLVD, SUITE 400, RALEIGH, NG 275677

SUBDIVISION: ALTIS ® SERENITY
ADDRESS: 59 FIREFLY LANE
LOT: 334

Issue Date: 10-08-24

Drawn By: ACC

5921-09

PLAN NAME:
POPLAR RIDGE

01.E21