FOXTAIL MANOR ABBREVIATIONS A A PRESSURE TREATED WD H.R. HALF ROUN HWD HARDWOOD (FL R&M RANGE W/MICROWAY LIV LIVING LTL LINTEL LVR LOUVER MAX MAXIMUM DRY DRYER MACHINE TEMP TEMPERED (GLASS U.N.O. UNLLGGOTHERWISE OA F.F. FINISH FLOOR (LINE OBS OBSCURE (GLA WH WATER HEATER FLR FLOOR(ING FP FIREPLACE OPT OPTIONAL WIC WALK-IN CLOSE FURRED(ING) PEDESTAL (SINK) W/ W/O WITH or WITHOUT ROHND FAIL TERPROOF(ING) CIRCUIT INTERRU

GENERAL NOTES

1 - GENERAL BUILDING & DESIGN REQUIREMENTS

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

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

). THESE PLANS ARE SUBJECT TO MODIFICATIONS TO MEET CODE REQUIREMENTS AND/OR TO FACILITATE MECHANICAL/ ELECTRICAL/ PLUMBING INSTALLATION AND/ OR TO IMPLEMENT DESIGN IMPROVEMENTS. ANY INTENTION TO MODIFY THESE PLANS MUST BE APPROVED IN WRITING BY TRI POINTE HOMES

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

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

2 - SITE CONSTRUCTION

BACK FILL SHALL BE FREE FROM VEGETATION AND CONSTRUCTION DEBRIS

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

3 - CONCRETE

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

4 - MASONRY

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

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

) WEEPHOLES SHALL BE PROVIDED ALONG THE OUTSIDE WYTHE OF EXTERIOR MASONRY WALLS AT 33" O.C. MAX, SHALL BE A MIN. OF 3/16" IN DIAMETER, AND LOCATED IMMEDIATELY ABOVE THE FLASHING PER R703.7.6 - I.R.C.

5 - METALS

6 - WOOD AND PLASTICS

7 - THERMAL & MOISTURE PROTECTION

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

8 - DOORS AND WINDOWS

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

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

15 - MECHANICALS

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

16 - ELECTRICAL

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

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

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

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

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

ALL CONVENIENCE OUTLETS WITH SWITCHES TO BE SWITCH AT TOP ONLY.

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

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

GENERAL FRAMING SPECS AND CONSTRUCTION NOTES STAIRS:

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

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

WALLS:

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

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

FLOORS:

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

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

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

FRAMING:

ALL FRAMING DIMENSIONS TO FACE OF MEMBER.

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

ROOF

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

REQUIRED VENTILATION AREAS CALCULATED AT 1/300 RATIO

SQUARE FOOTAGE

Elevation "A"

(Slab S.F.)	
Slab Area	Sq. Ft
FIRST FLOOR	2278
2 BAY GARAGE	500
PORCH	128
COVERED OUTDOOR LIVING	227
Total Slab Area	3133

(Outside of Frame S.F.)

(,
A/C Area	Sq. Ft.
FIRST FLOOR	2278
Total A/C Area	2278
Non-A/C Area	Sq. Ft.
2 BAY GARAGE	500
PORCH	128
COVERED OUTDOOR LIVING	227
Total Non-A/C Area	855

(Inside of Frame S.F.)

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

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

OPTIONS

GREAT ROOM FIREPLACE PRIMARY SUITE TRAY CEILING BEDROOM 3 ILO FLEX PRIMARY BATH 1
LAUNDRY CABS WITH SINK
BATH 3 ILO POWDER
SHOWER ILO TUB - BATH 2
DOOR FROM PRIMARY WIC CABS AT DROP ZONE

BUILDING CODE COMPLIANCE

LECTRICAL PLANS DESIGNED TO MEET OR EXCEED MINIMUM

CONSTRUCTION PLANS DESIGNED TO MEET OR EXCEED

MINIMUM CODE REQUIREMENTS OF 2018 LR (

TABLE OF CONTENTS

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

Serenity - Lot 333 - 5921-08 (Foxtail Manor) - Elevation A

*Linear Fireplace at Great Room

*Bed 3 w/ Bath 3 ILO Flex and Powder

*Shower ILO Tub at Bath 2 w. Tile Walls

*Optional Bath 3 ILO Powder Standard Tub w. Tile Walls

*Tray Ceiling at Primary Bed

*Laundry Cabs w. Sink

*Uncovered Outdoor Living Patio

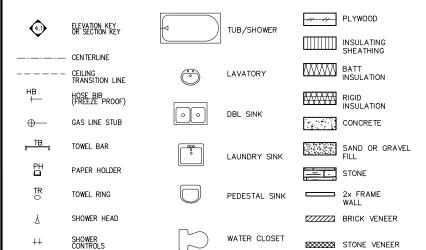
*Optional Gourmet Kitchen 1

*Primary Bath 1

*Door from Primary WIC

*Optional Cabs at Garage Entry

SYMBOLS



STONE VENEER

Dointe HOMES

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

NOTES SERENITY

GENERAL ALTIS @ FIREFLY] ઝ SHE

SUBDIVISION: ADDRESS:

10-01-24 Issue Date: ACC

5921-08

(FOXTAIL MANOR

G0.01

REVISION INDEX			
REL. #	DESCRIPTION	DATE	DRAWN BY
5921-08	NEW PLAN	10/01/2024	ACC
	ADDED ATTIC PULL-DOWN, REVISED ROD/SHELF IN PRIMARY WIC, ADDED OPTIONS - SCREENED COVERED OUTDOOR LIVING, GOURMET KITCHEN KITCHEN, ZERO ENTRY SHOWER AT PRIMARY BATH, ADDED TRIM SURROUNDING VENTS AT VARIOUS ELEVATIONS, REVISED BENCH DETAIL, ADDED OPT. LAUNDRY CABINETS, ADDED (2) 4-LED LIGHTNS IN GARGAE, REVISED LECT LIGHTING AND SWITCHES IN PRIMARY BATH, ADDED DISHWASHER ACCESSIBLE DISCONNECT SWITCH AND COUNTER-TOP AIR SWITCH FOR DISPOSAL NOTES	01/26/2025	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 ADTH ACCESSORY HEIGHTS TO MAIN FLOOR NOTES, ADDED ZERO ENTRY SHOWER DETAIL, REMOVED PRIMARY BATH 2 OPTION, ADDED DUTDOOR LIVING PATIO OPTION, ADDED ATTAIL SHOWER NICHE DETAIL, ADDED GOURMET KITCHEN INTERIOR, REVISED ELECTRICAL / ELECTRICAL OPTION AT GREAT ROOM AND PRIMARY BATH.	04/24/2025	ACC

·		

tri pointe HOMES 5440 WAE PARK BLVD, SUITE 400, RALEIGH, NG 27607

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

SUBDIVISIONS & SYMBOLS
SUBDIVISION: ALTIS ® SERENITY
ADDRESS: 45 FIREFLY LANE
LOT: 333

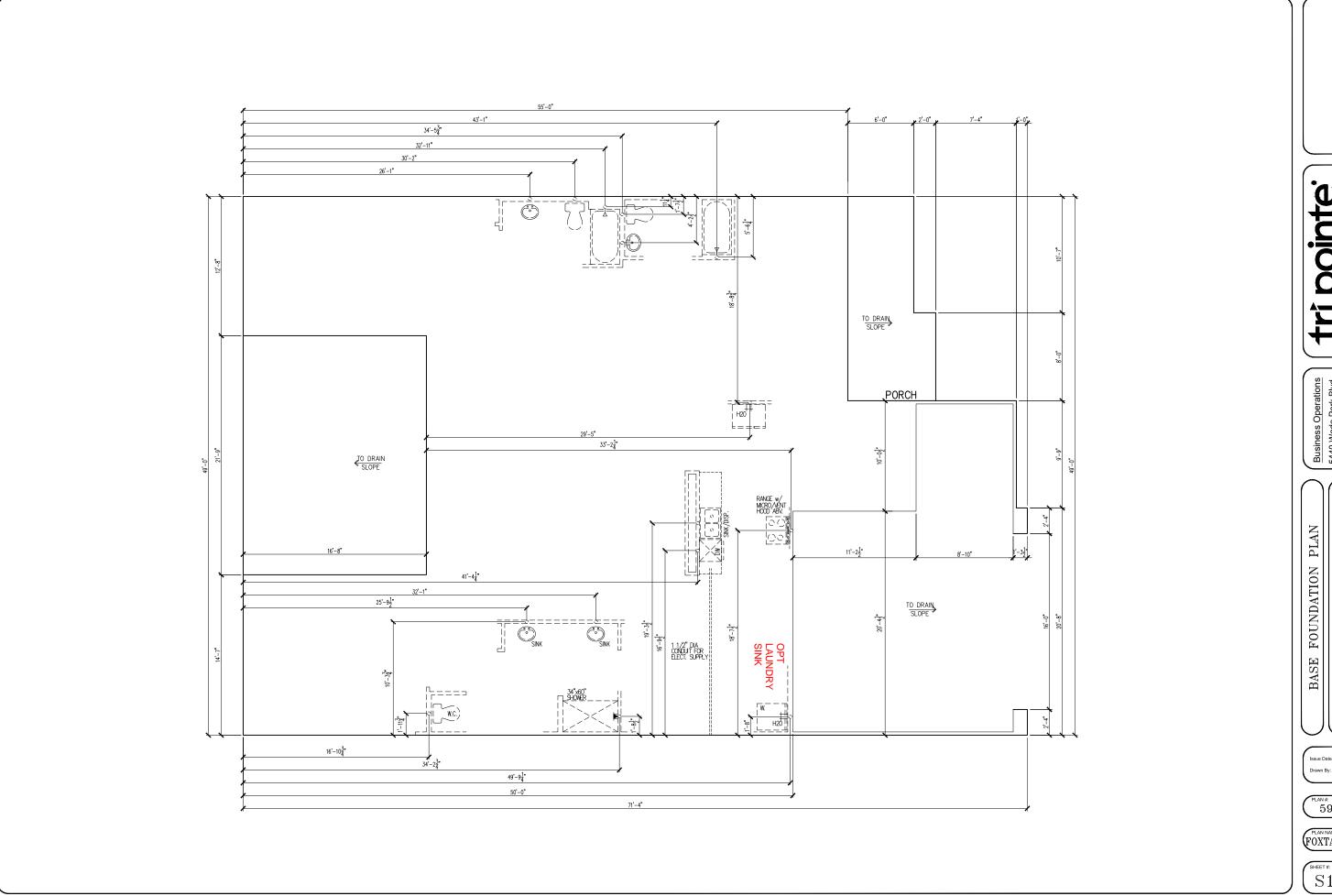
Issue Date: 10-01-24

Drawn By: ACC

5921-08

FOXTAIL MANOR

G0.11



tri pointe.

H O M E \$
5440 WADE PARK BLVD, SUITE 400, RALEIGH, NC 27607

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

> ON: ALTIS ® SERENITY 45 FIREFLY LANE

SUBDIVISION: A
ADDRESS: 45 F
LOT: 333

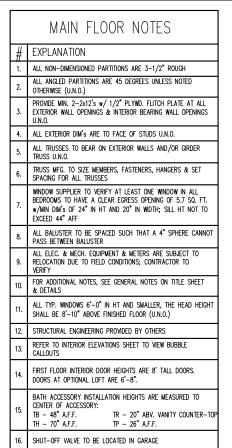
Issue Date: 10-01-24

Drawn By: ACC

5921-08

FOXTAIL MANOR

S1.10A



Serenity - Lot 333 - 5921-08 (Foxtail Manor) - Elevation A

*Optional Gourmet Kitchen 1

*Linear Fireplace at Great Room

*Bed 3 w/ Bath 3 ILO Flex and Powder

*Shower ILO Tub at Bath 2 w. Tile Walls

*Optional Bath 3 ILO Powder Standard Tubw. Tile Walls

*Primary Bath 1

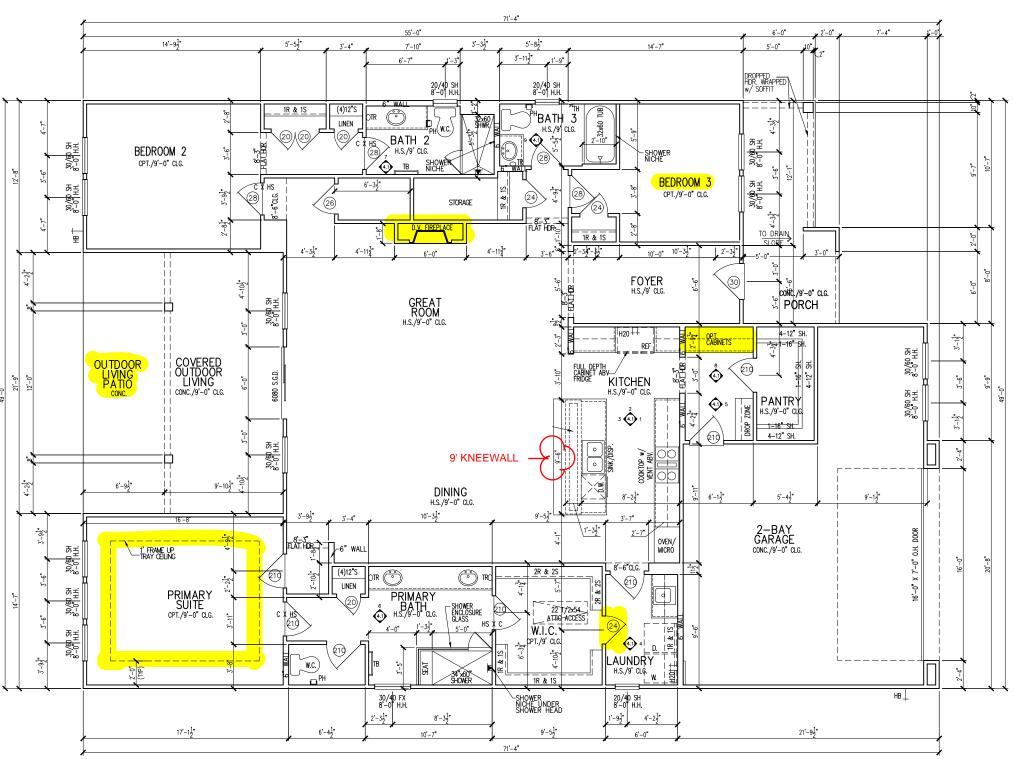
*Tray Ceiling at Primary Bed

*Laundry Cabs w. Sink

*Door from Primary WIC

*Uncovered Outdoor Living Patio

*Optional Cabs at Garage Entry



tri pointe H O M E \$

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

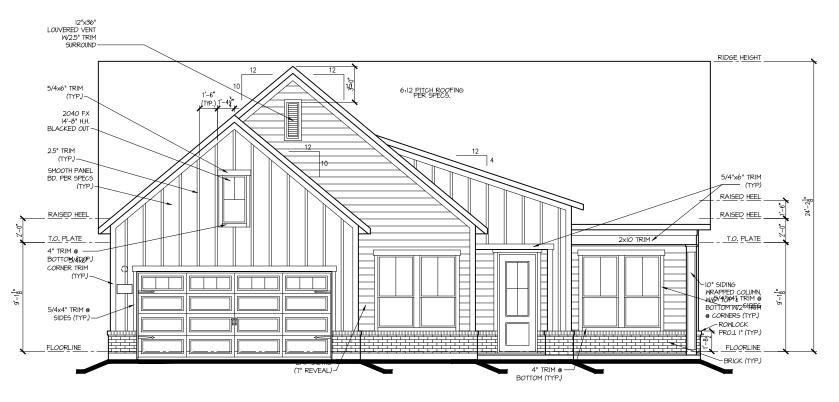
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ADDRESS: 45 FIREFLY LANE
LOT: 333

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

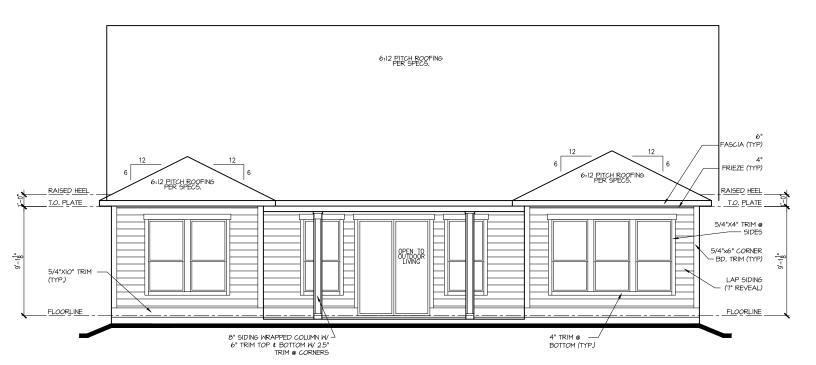
5921-08

FOXTAIL MANOR

A1.10



FRONT ELEV. "A"



REAR ELEV. "A"

/8"=1'-0"

tri pointe H O M E \$ 5440 WADE PARK BLVD, SUITE 400, RALEIGH, NO 27607

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

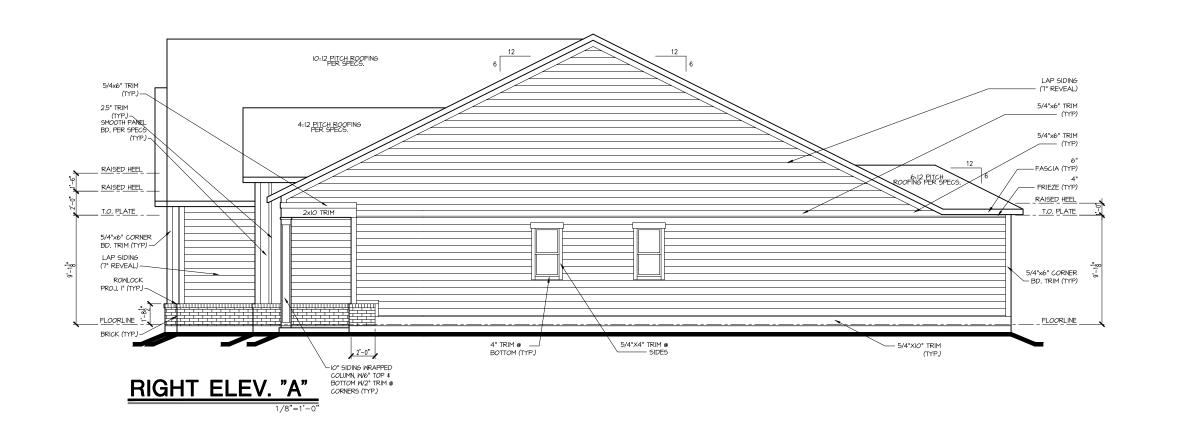
EXTERIOR ELEVATIONS
TISION: ALTIS © SERENITY
SS: 45 FIREFLY LANE

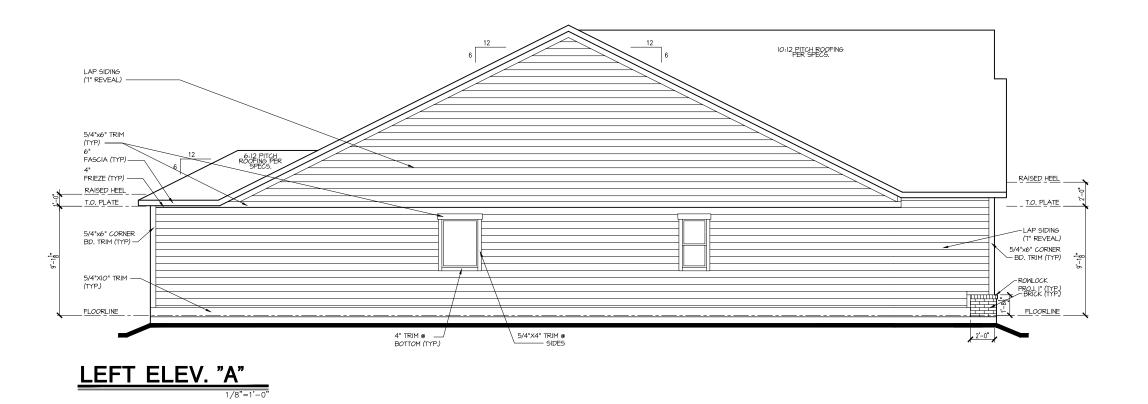
SUBDIVISION:
ADDRESS: 46
LOT: 333

5921-08

FOXTAIL MANOR

A2.01A





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

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

EXTERIOR ELEVATIONS
TISION: ALTIS ® SERENITY
SS: 45 FIREFLY LANE

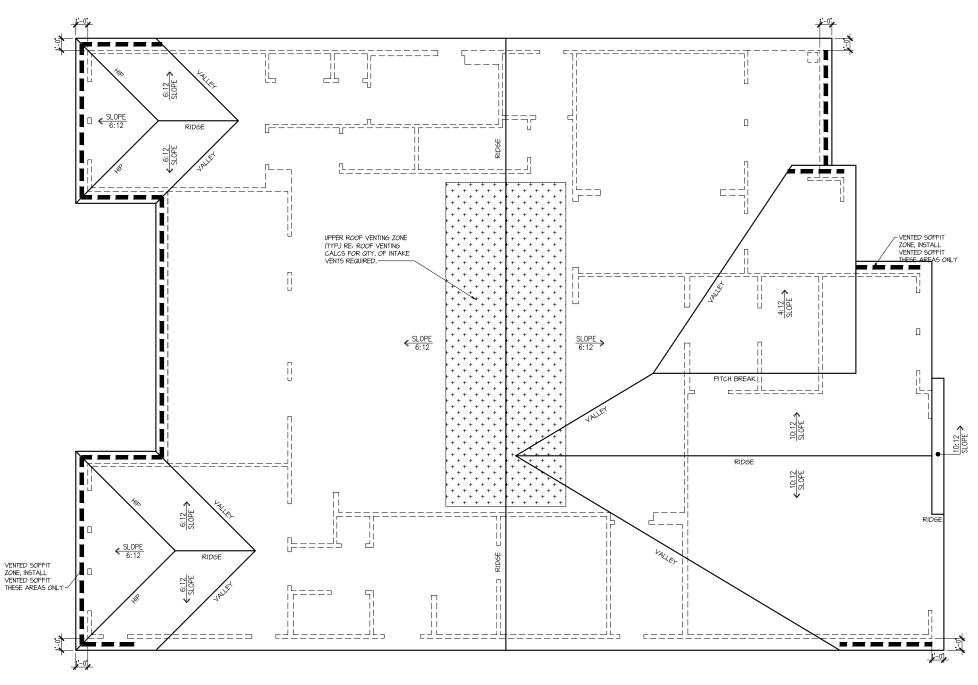
SUBDIVISION:
ADDRESS: 48
LOT: 333

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

5921-08

FOXTAIL MANOR

(SHEET #: A2.02A





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 'A'

tripointe.

HOMES

HOMES

S440 WADE PARK BLVD, SUITE 400, RALEIGH, NG 278077

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

ROOF PLAN
SION: ALTIS ® SERENITY
: 45 FIREFLY LANE

SUBDIVISION:
ADDRESS: 44
LOT: 333

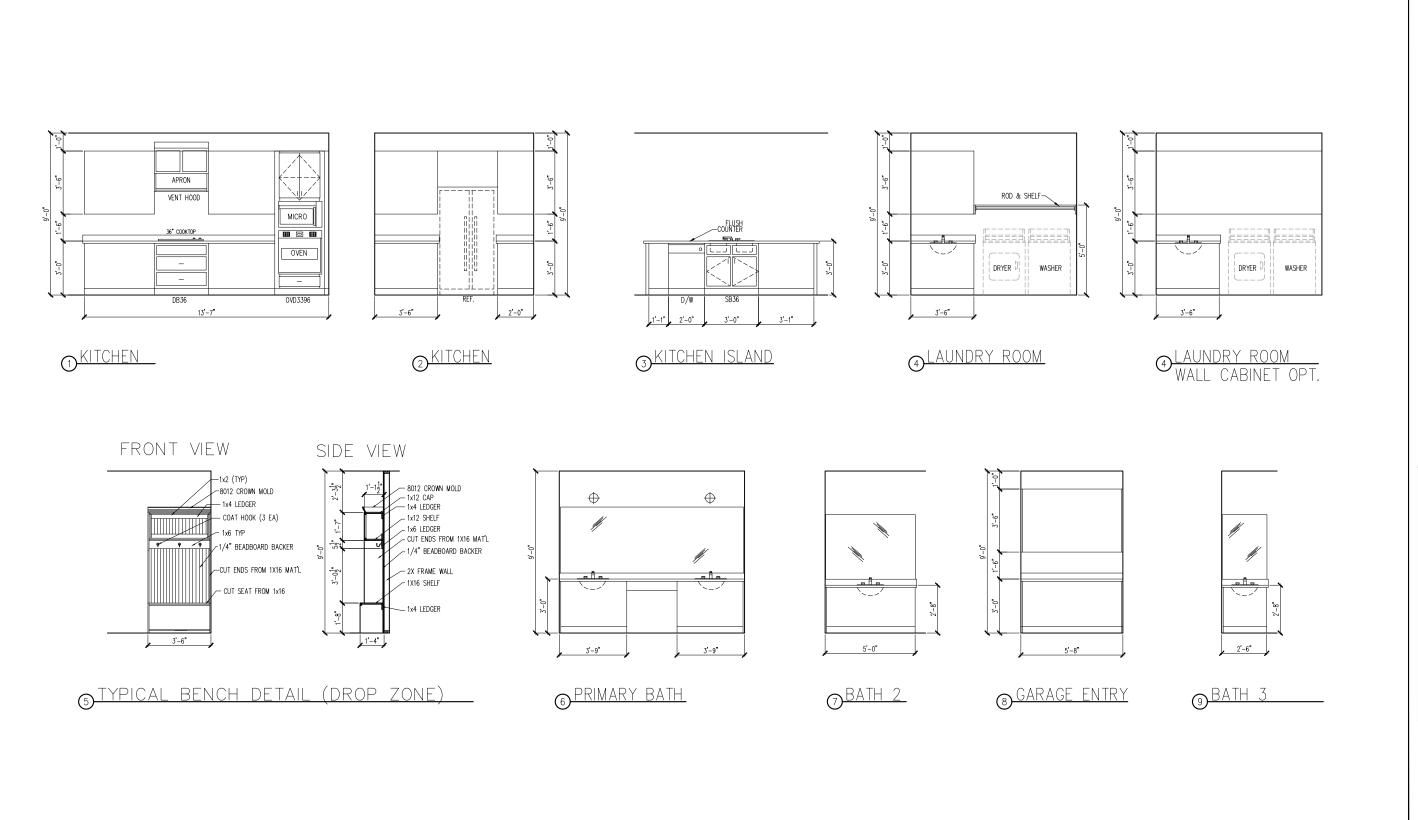
Issue Date: 10-01-24

Drawn By: ACC

5921-08

FOXTAIL MANOR

A3.01A



Tribointe HOMES 5440 WADE PARK BLVD, SUITE 400, RALEIGH, NC 27607

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

INTERIOR DETAIL SHEET
IVISION: ALTIS ® SERENITY
ESS: 45 FIREFLY LANE

SUBDIVISION: A
ADDRESS: 45 F
LOT: 333

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

5921-08

FOXTAIL MANOR

A4.01

ELECTRICAL I SCHEDU	FIXTURE LE
DESCRIPTION	SYMBOL
110V OUTLET	Ф
220V OUTLET	
1/2 HOT OUTLET	•
GFI OUTLET	X GFI
WP GFI OUTLET	₩P/GFI
GARAGE DOOR OPENER OUTLET	Ø GDO
SECURITY SYSTEM	∯SEC SYS
DISHWASHER	●DW
JUNCTION BOX	9
CEILING MOUNTED LIGHT	
CEILING FAN w/ LIGHT KIT	BRAZINE
RECESSED CEILING LIGHT	Ø
RECESSED WATER PROOF LIGHT)®(WP
WALL MOUNTED LIGHT	9
WALL MOUNTED PUSH BUTTON	å PB
TWO WAY SWITCH	\$
THREE WAY SWITCH	3\$
FOUR WAY SWITCH	⁴\$
DIMMER SWITCH	\$ ^{DIM}
EXHAUST VENTS	SVENT TO EXT
LOW VOLTAGE PANEL	<u></u>
PHONE OUTLET	● PH
TV OUTLET	⊗ TV
DATA & RG6 COMBO BOX	
SMOKE DETECTOR	\$
CARBON MONOXIDE SMOKE DETECTOR COMBO	⊚ CM/SD
DOOR CHIMES	CHIMES
ELECTRICAL PANEL	□ EP
SURFACE MOUNT LED	
EXTERIOR WALL MOUNT UPLIGHT	8
SOFFIT MOUNT FLOOD LIGHT	44
UNDER COUNTER LIGHTING	-coo-UCL
SMURF TUBE	

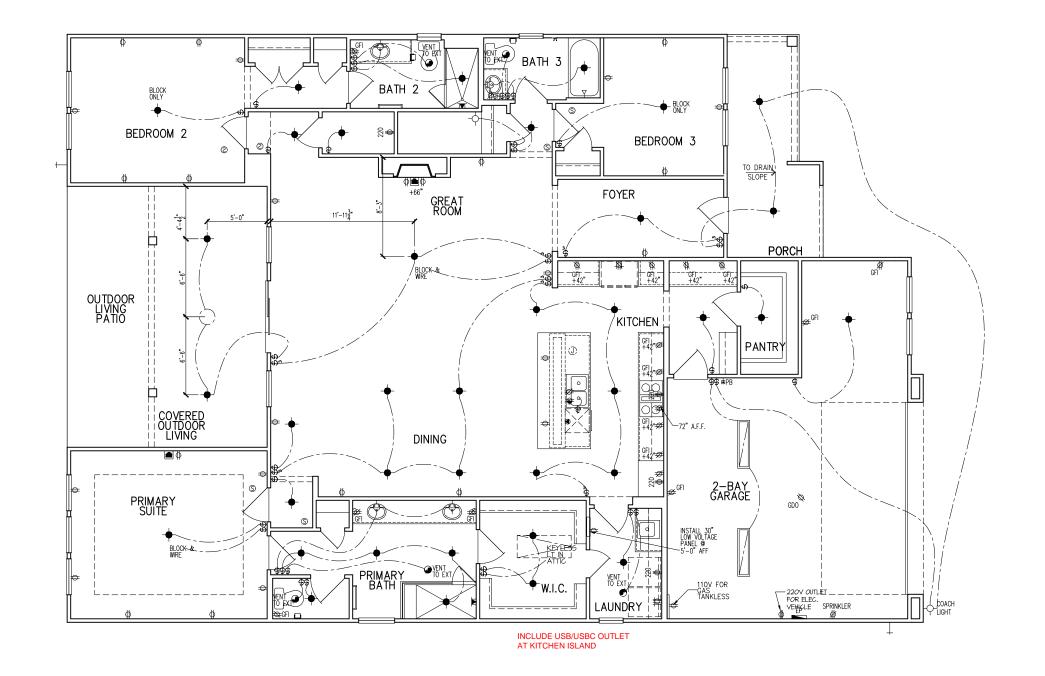
ELECTRICAL NOTES:

- PROVIDE AND INSTALL LOCALLY CERTIFIED

 SMOKE AND CARBON MONOXIDE DETECTORS
 REQUIRED BY NATIONAL FIRE PROTECTION
 ASSOCIATION (NFPA) AND MEETING THE
 REQUIREMENTS OF ALL GOVERNING CODES
 PROVIDE AND INSTALL GROUND FAULT
 IGROUTI-INTERRUPTERS
 (GFI) AS REQUIRED BY
 NATIONAL ELECTRIC CODE (NEC) AND MEETING
 THE REQUIREMENTS OF ALL GOVERNING CODES.
 ELECTRICAL CONTRACTOR TO PROVIDE
 REQUIRED DIRECT HOOK—UPS/CUTOFFS.
 HAVAC 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

SANITARY SUMP PITS, DRAIN WATER HEATERS) ARE SUBJECT DUE TO FIELD CONDITIONS.		
ELECTRICAL DEVICES: A	BOVE FINISHED I	FLOOR:
SWITCHES OVER COUNTER		3". TO. C
WALL OUTLETS OVER COUNTER.		
+42" TO BOTTOM OF HORIZONTAL O	UTLET(TYP. @ COU	NTER)
REMAINING SWITCHES	48	3".TO.C
WALL OUTLETS		2". TQ CI
BATH VANITY BRACKET OUTLET. (1" ABOVE TOP OF VANITY)	1,	2
WATER SOFTENER AND SUMP OU	TLETS 48	3" TO C
EXTERIOR GFI OUTLETS		
GARAGE GFI (ABOVE GARAGE FL	00R) 48	3" TO C
FRONT DOOR COACH LIGHT		о". то с
GARAGE DOOR COACH LIGHT, (ABOVE GARAGE FLOOR)	_	
THERMOSTAT		
DOORBELL CHIMES		
DOORBELL BUTTON	Di	WHANK!
KITCHEN HOOD FAN "WHIP"		5". TQ C
KITCHEN WALL HUNG MICROWAVE		
KITCHEN DISHWASHER RECEPTAC		
KITCHEN RANGE	24	4" .TD .C.
KITCHEN REFRIGERATOR	42	3". TO C

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



Dointe HOMES RR BLVD. SUITE 400, RALEIGH, NG 27607

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

ELECTRICAL PLAN ALTIS @ SERENITY FIREFLY LANE 1st FLOOR SUBDIVISION:
ADDRESS: 48
LOT: 333

Issue Date: 10-01-24 ACC

5921-08

FOXTAIL MANOR

E1.10A

ELECTRICAL I SCHEDU	FIXTURE LE
DESCRIPTION	SYMBOL
110V OUTLET	ф
220V OUTLET	Ф 220
1/2 HOT OUTLET	₩
GFI OUTLET	∜ GFI
WP GFI OUTLET	₩P/GFI
GARAGE DOOR OPENER OUTLET	Ø GDO
SECURITY SYSTEM	∯SEC SYS
DISHWASHER	⊕ DW
JUNCTION BOX	0
CEILING MOUNTED LIGHT	-
CEILING FAN w/ LIGHT KIT	BROVIDE
RECESSED CEILING LIGHT	Ø
RECESSED WATER PROOF LIGHT	™ Mb
WALL MOUNTED LIGHT	9
WALL MOUNTED PUSH BUTTON	b PB
TWO WAY SWITCH	\$
THREE WAY SWITCH	³\$
FOUR WAY SWITCH	⁴ \$
DIMMER SWITCH	\$ ^{DIM}
EXHAUST VENTS	S VENT TO EXT
LOW VOLTAGE PANEL	
PHONE OUTLET	⊜ PH
TV OUTLET	⊚ TV
DATA & RG6 COMBO BOX	
SMOKE DETECTOR	<u>(S</u>)
CARBON MONOXIDE SMOKE DETECTOR COMBO	⊚ CM/SD
DOOR CHIMES	CHIMES
ELECTRICAL PANEL	EP EP
SURFACE MOUNT LED	•
EXTERIOR WALL MOUNT UPLIGHT	8
SOFFIT MOUNT FLOOD LIGHT	442
UNDER COUNTER LIGHTING	-co UCL
SMURF TUBE	

ELECTRICAL NOTES:

- 1. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NPA) 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.

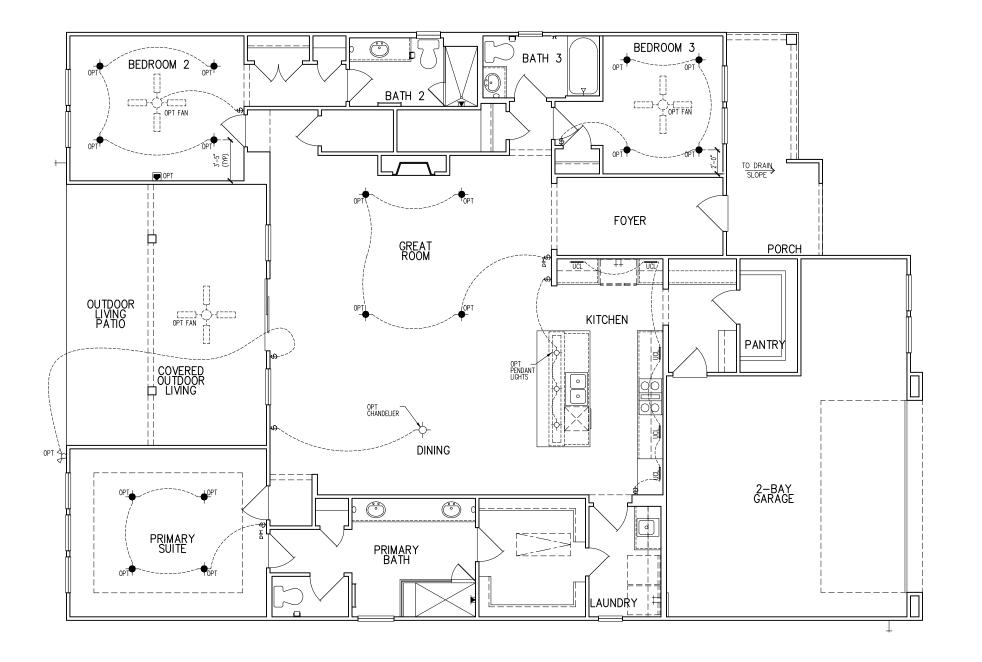
 3. ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK—UPS/CUTOFFS.

 4. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.

 5. ALL ELECTRICAL AND MECHANICAL EQUIPMENT (LE. 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 80". TO CL
GARAGE DOOR COACH LIGHT, (ABOVE GARAGE FLOOR)
THERMOSTAT
DOORBELL CHIMES
DOORBELL BUTTON
KITCHEN HOOD FAN "WHIP"
KITCHEN WALL HUNG MICROWAVE OUTLET 72" TO CL
KITCHEN DISHWASHER RECEPTACLE 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"



PointeHOMES
RR BLVD. SUITE 400, RALEIGH, NG 27607

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- OPITONS ALTIS @ SERENITY FIREFLY LANE 1st FLOOR ELEC. PLAN 45 SUBDIVISION:
ADDRESS: 45
LOT: 333

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

5921-08

FOXTAIL MANOR

E1.11A

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" × 0.113" NAILS @ 3" O.C. @ PANEL EDGES & @ 6" O.C. IN FIELD

ROOF FRAMING

- ROOF SHEATHING SHALL BE 1/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE I (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS
- W/ 2 ½" × 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12" O.C. FIELD.
- w/ 2 🖁 × 0.120" NAILS 🥑 4"o.c. 🧇 PANEL EDGES 🕻 💇 8" O.C. FIELD. - w/ 2 🐉 × 0.113" NAILS @ 3"o.c. @ PANEL EDGES & @ 6" O.C. FIELD.
- WITHIN 48" OF ALL ROOF FDGES RIDGES & HIPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC
- EASTEN EACH ROOF TRUSS TO TOP PLATE W/ SIMPSON H25T CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) H2.51 CLIPS AT 2-PLY GIRDER TRUSSES, (3) H2.5T CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.
- METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O.
- ROOF TRUSS SHOP DWGS SHALL BE SUBMITTED TO ARCH & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY
- ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BCSI I "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING
- OF METAL PLATE CONNECTED WOOD TRUSSES." SUPPORT SHORT SPAN ROOF TRUSSES W/2x4 LEDGER FASTENED TO

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

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

DESCRIPTION OF BLDG. ELEMENT	3"x0.131" NAILS	3"x0.120" NAILS
JOIST TO SOLE PLATE	(3) TOENAILS	(3) TOENAILS*
SOLE PL. TO JOIST/RIM OR BLK'G	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 + (I) SIMPSON H2.5T
GAB. END TRUSS TO DBL. TOP PL.	TOENAILS @ 8" O.C.	TOENAILS @ 6" o.c.
R.T. w/ HEEL HT. 91/4" 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"	2xI2 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" O.C.	2xI2 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. W/ DBL. TOP PL. \$ INSTALL ON TRUSS VERT FASTEN W/ NAILS @ 6" O.C.	LAP WALL SHTG. W/ DBL. TOP PL. \$ INSTALL ON TRUSS VERT FASTEN W/ NAILS @ 6" O.C.*
R.T. w/ HEEL HT. 24" TO 48"	LAP WALL SHTG. W/ DBL. TOP PL. & INSTALL ON TRUSS VERT FASTEN W/ NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL	LAP WALL SHTG, W/ DBL. TOP PL. & INSTALL ON TRIPS VERT FASTEN W/ NAILS @ 6" O.C. PROVIDE 2X BLK @ EA. BAY AT TOP OF HEEL*
WALL TO FOUNDATION	WALL SHTG. LAP W/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC.	
* 2½"x0.II3 IS AN ACCEPTABLE AL (ONLY ACCEPTABLE WHERE * ARE	TERNATIVE TO A 3"x0.120", SAME SP SHOWN)	PACING OR NUMBER OF NAILS.

GENERAL STRUCTURAL NOTES

DESIGN LOADING

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

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

LOAD DURATION FACTOR = 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. & MUDRMS

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 FASTENING 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 = 60000 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:I.5 RATIO
- · CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL
- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
► HD-I	SIMPSON CSI6 STRAP TIE W/ 14" END LENGTH
► HD-2	SIMPSON MSTC66 STRAP TIE w/ 24" END LENGTH
▶ HD-3	SIMPSON HTT4 HOLD-DOWN *
► HD-4	SIMPSON HDU5-SDS2.5 HOLD-DOWN *
HD-5	SIMPSON STHDI4RJ HOLD-DOWN *

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

MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION 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"x/4"
6'-0"	3 FT. MAX	L3"x3"x/4"
	I2 FT. MAX	L4"x3"x¼"
	20 FT. MAX	L5"x3½"x¾6"
8'-0"	3 FT. MAX	L4"x4"x½" *
	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 ET MAY	1 @!U/!UK! **

- ALL LINTELS

 **SHALL SHOPE 7.2 %* 3 ½* VENEER w/ 40 psi MAXIMM MEIGHT.

 (16 SHALL HAVE 4" NIN, EEARNIG

 (16 SHALL HAVE 4" NIN, EEARNIG

 (16 SHALL HAVE 5" NIN, EEARNIG

 **(16 SHALL HAVE 16 SHIDED PACK TO HEADER IN WALL 446"02. w/ ½* DIA x 3 ½*

 LONG LAG SCREPES IN 2" LONG VERTICALLY SLOTTED HOLES.

 **MALL ER FORSTEDE PACK TO ROCKIT HE GET HOLES.

 **ALL LINTELS SHALL BE LONG LEG VERTICALLY SLOTTED HOLES.

 **ALL LINTELS SHALL BE LONG LEG VERTICAL.*

 **ALL LINTELS SHALL BE LONG LEG VERTICAL.*

 **HALL SHAPPLIST TO SHE 3 ½* WILE OVER THE BEARNIG LENGTH ONLY. THIS

 **SHE'S SHAPPLIST HAS TOR ANY LINTEL CADITION NOT ENCOMPASSED BY THE ABOVE PRAVAMETERS.

POR QUEEN VENEER USE L4x3が。 **FOR QUEEN VENEER ONLY, SEE PLAN FOR VENEER SUPPORT IF VENEER < 3½* THICK

I-JOIST MANUFACTURER

ADDITIONAL NOTES FOR TRUSS \$

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

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

1/4" DEAD LOAD

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

ABSOLUTE DEAD LOAD DEFECTION OF FLOOR

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

FLOOR JOIST NOTES

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

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
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC: 1 3/4" 16 GA STAPLES (1/6" CROWN) @ 3" O.C. AT EDGES \$ @ 6" O.C IN FIELD.

3" O.C. EDGE NAILING

AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING W 2 3" 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 ENGINEERING arkway, Suite 256 - 1



Julhern+Kulp project number 243-2403

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

REVISIONS

initial:)5/15/2025 JPP

pointe HOMES

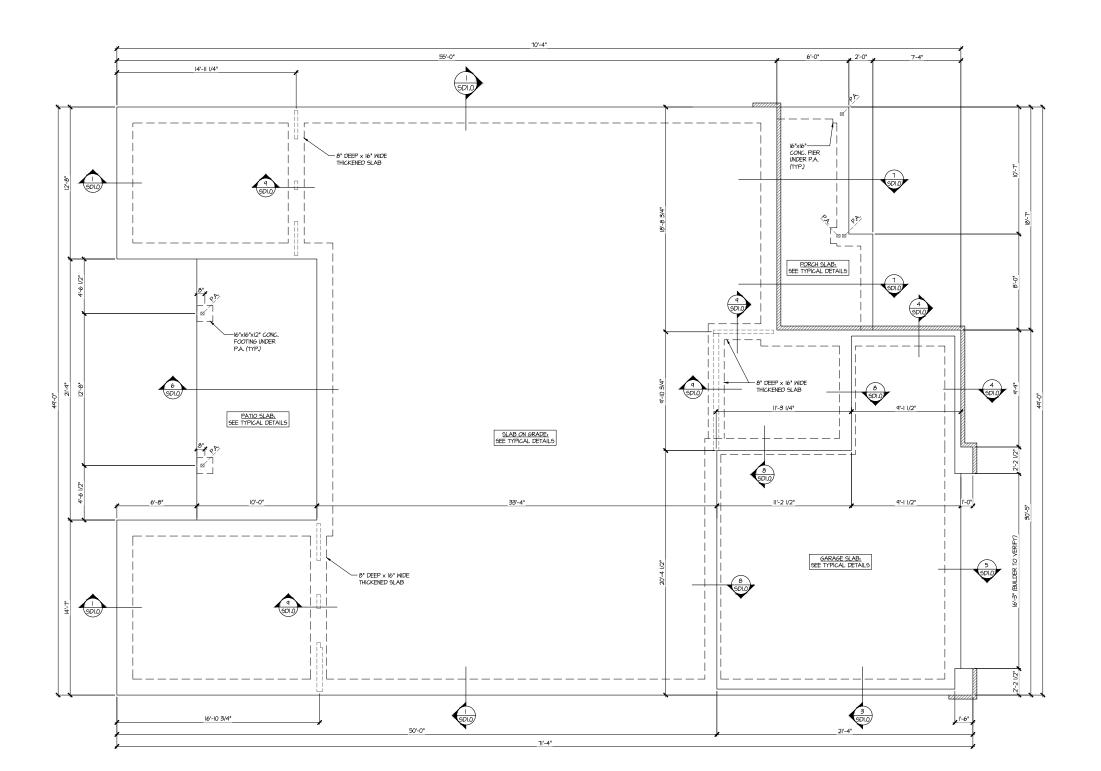
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GENERAL

SERENITY MASTER SET RALEIGH, NC 5921

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NC Licence # C-30.25



Mulhern+Kulp project number:

243-24034

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

REVISIONS:

date: 05/15/2025 MISC. ARCH UPDAT initial: JPP

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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.

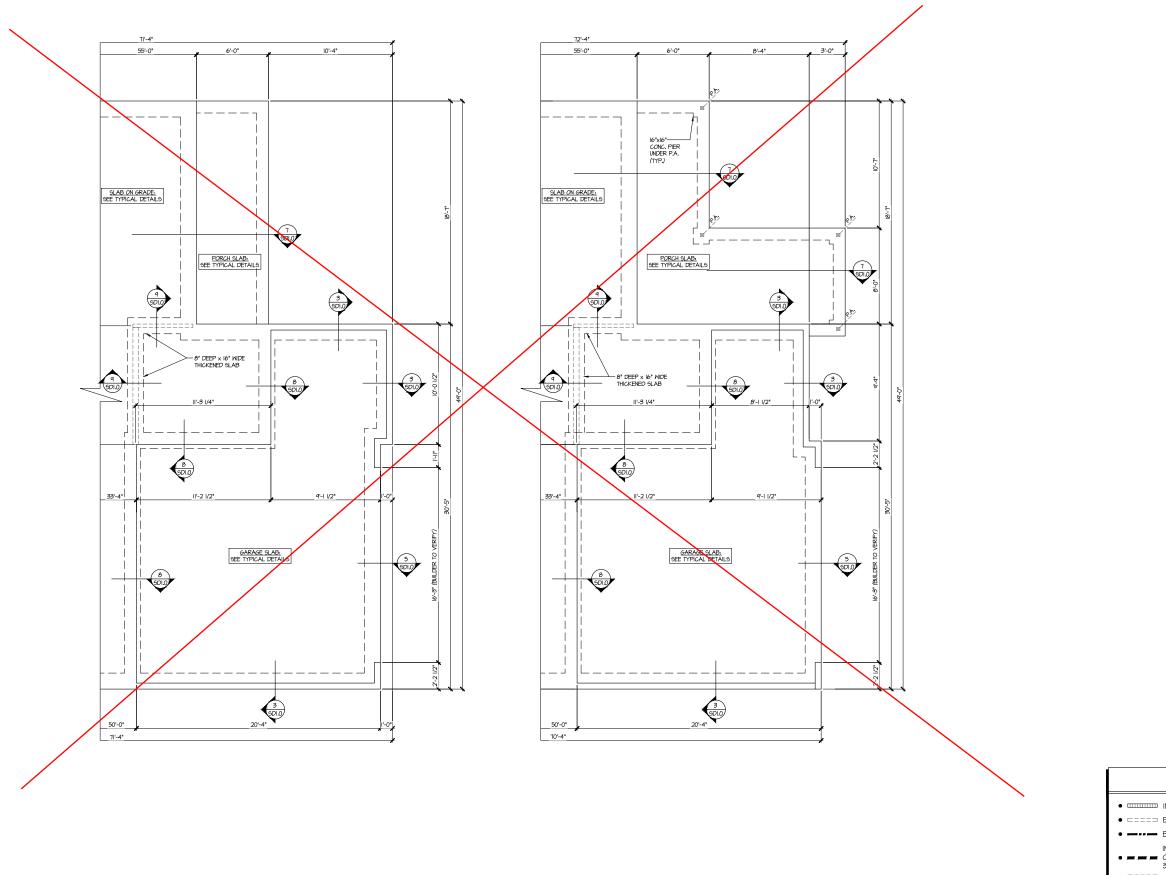
REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES # SCHEDULES

FOUNDATION PLAN

5921-08 MODEI SERENITY MASTER SET RALEIGH, NC

S1.0M

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



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

PARTIAL SLAB FOUNDATION PLAN

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

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

ELEV. B SEE ELEV. A FOR MORE INFO

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES # SCHEDULES

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.

MULHERN+KULP

RESIDENTIAL STRUCTURAL ENGINEERING

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NC License # C-3825



Mulhern+Kulp project number:

243-24034

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

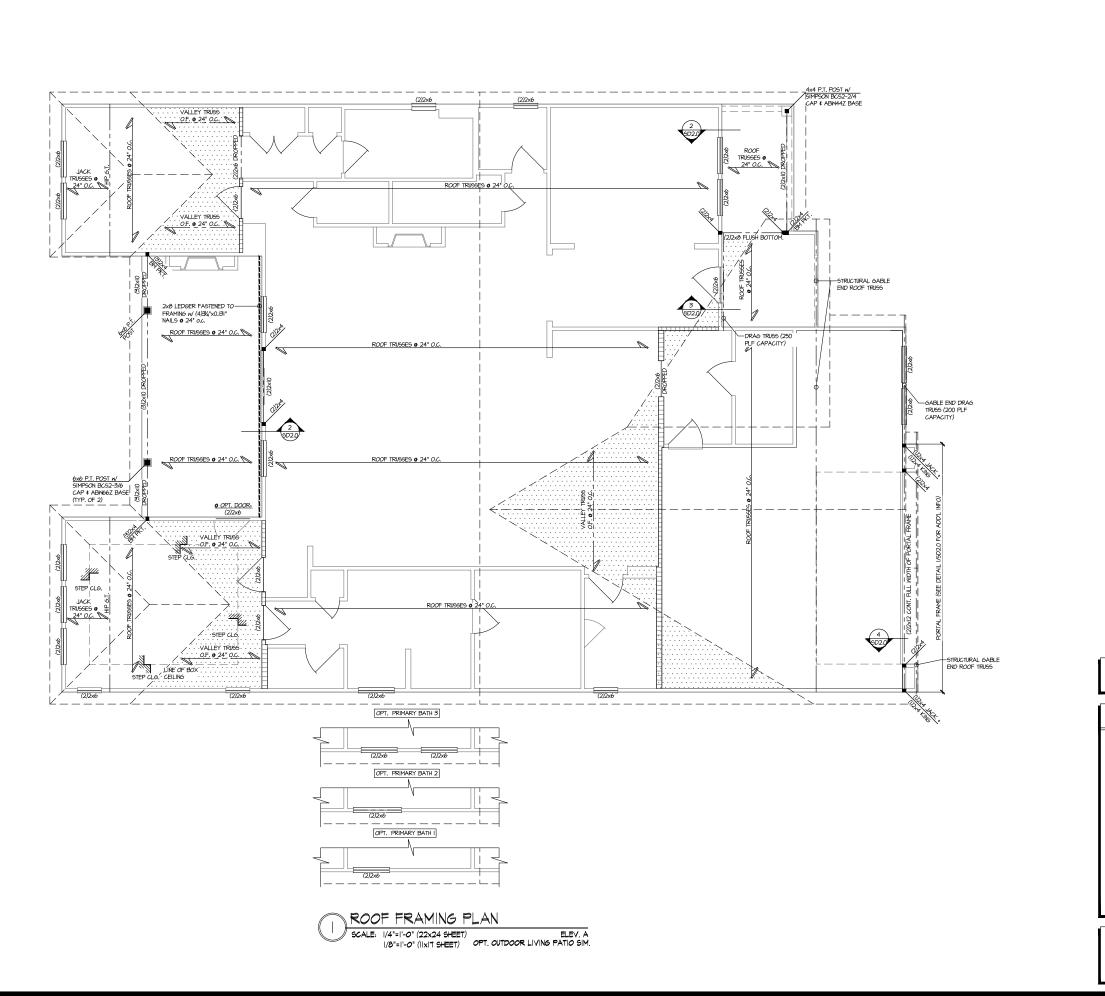
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FOUNDATION PLAN 5921-08 MODEI

SERENITY MASTER SET RALEIGH, NC

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Seal: 5/19/25

CAROLINE SEAL

OR 7622

O Copyright NUMBERN KULP
Structural Engineering, Inc.

MULHERNAH STRUCTURAL ENGINEERING 3655 Broutside Parkway, Suite 250 - Algherette, GA 30022 p.778-777-6874 - markemichpasm



Mulhern+Kulp project number:

243-24034

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

REVISIONS:

date: initial:
05/15/2025 JPP
MSC. ARCH UPDATES

tri pointe

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

LEGEND

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

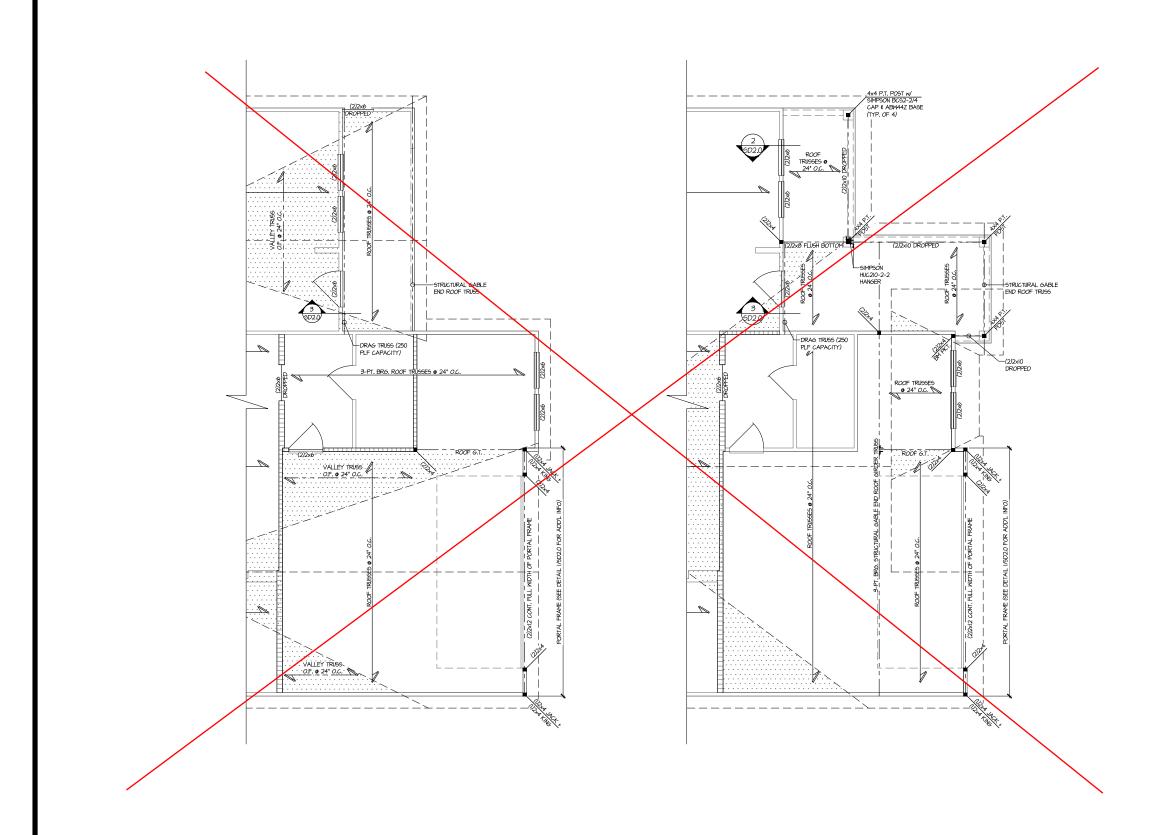
 OSB SHEARWALL AND/OR
 3" O.C. EDGE NAILING
- EXTENT OF VALLEY TRUSS OVERFRAMING
 24" O.C. (MAX.)
- EXTENT OF FLOOR SYSTEM TO BE DESIGNED FOR TILE
 - ZZZZZ DE DESIONED FOR H
- NDICATES HOLDOWN
- METAL HANGER
- | INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

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

ROOF FRAMING PLAN 5921-08 MODEL

S2.0M

SERENITY MASTER SET RALEIGH, NC



LEGEND

• □===□ BEARING WALL ABOVE (B.W.A.)

NDICATES HOLDOWN

JL METAL HANGER

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

INTERIOR BEARING WALL

• ---- 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

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

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

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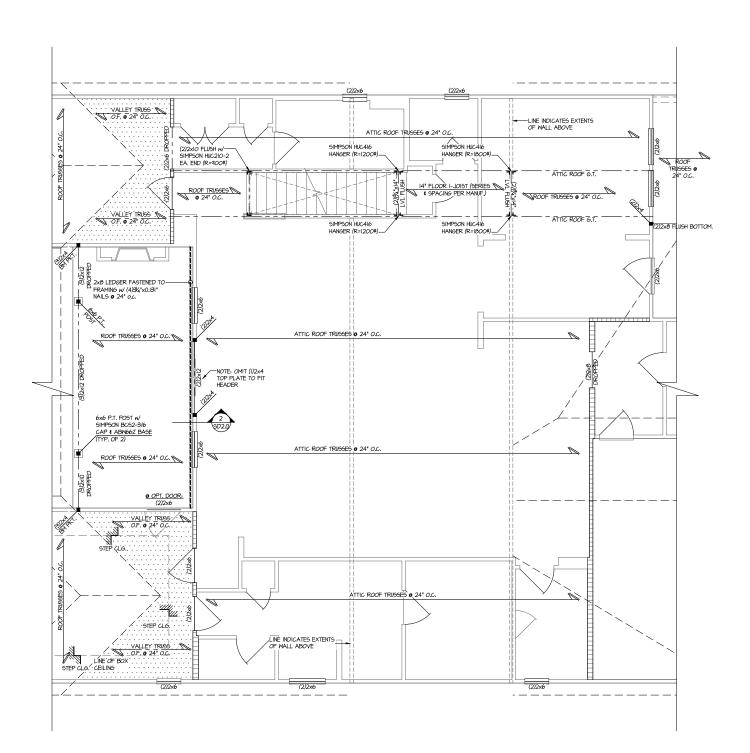
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ROOF FRAMING PLAN

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NC Licence # C-30.25



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\$ SCHEDULES

LOWER ROOF FRAMING PLAN

LOWER ROOF FRAMIN 5921–08 MODEI

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RALEIGH, NC

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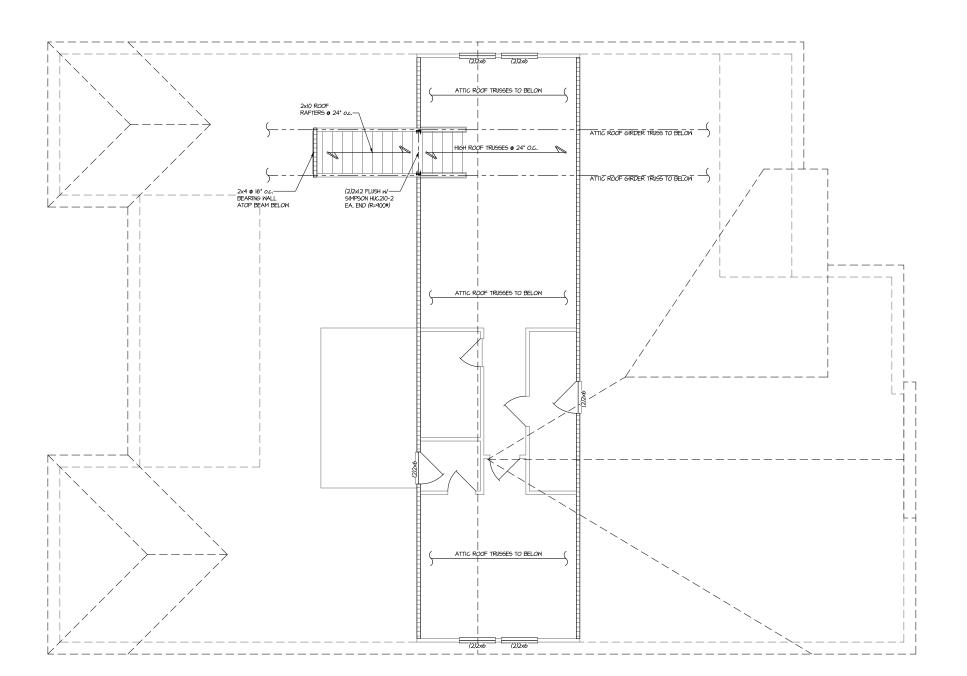
LOWER ROOF FRAMING PLAN

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

1/6"=1"-0" (1x1" SHEET)

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ELEV. A ALL ELEVS. SIM. OPT. SECOND FLOOR OPT. OUTDOOR LIVING PATIO SIM.



UPPER ROOF FRAMING PLAN

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

1/8"=1'-0" (IIxI7 SHEET)

ELEV. A ALL ELEVS. SIM. OPT. SECOND FLOOR



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REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES # SCHEDULES

LEGEND

• IIIIII INTERIOR BEARING WALL

NDICATES HOLDOWN

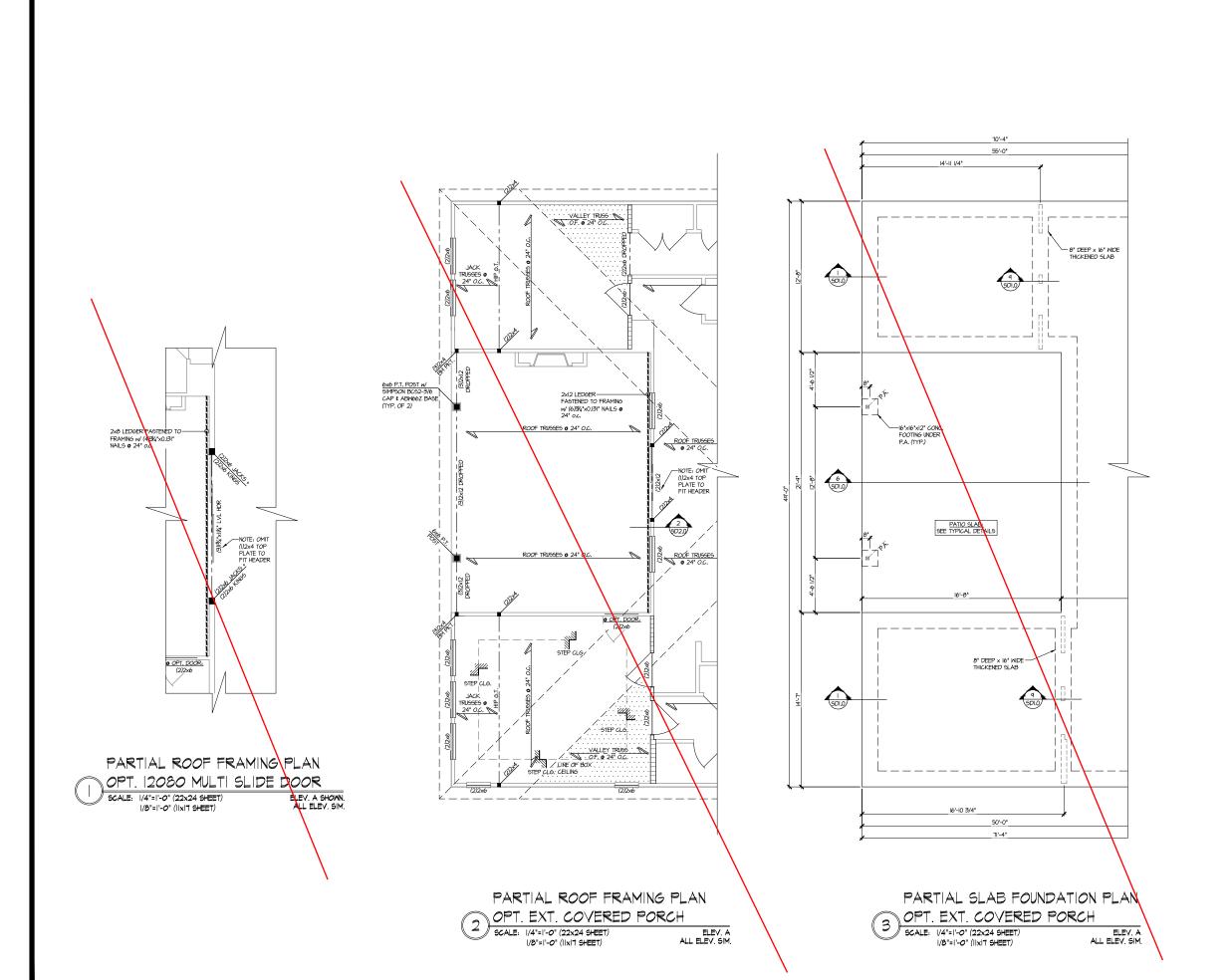
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UPPER ROOF FRAMING PLAN

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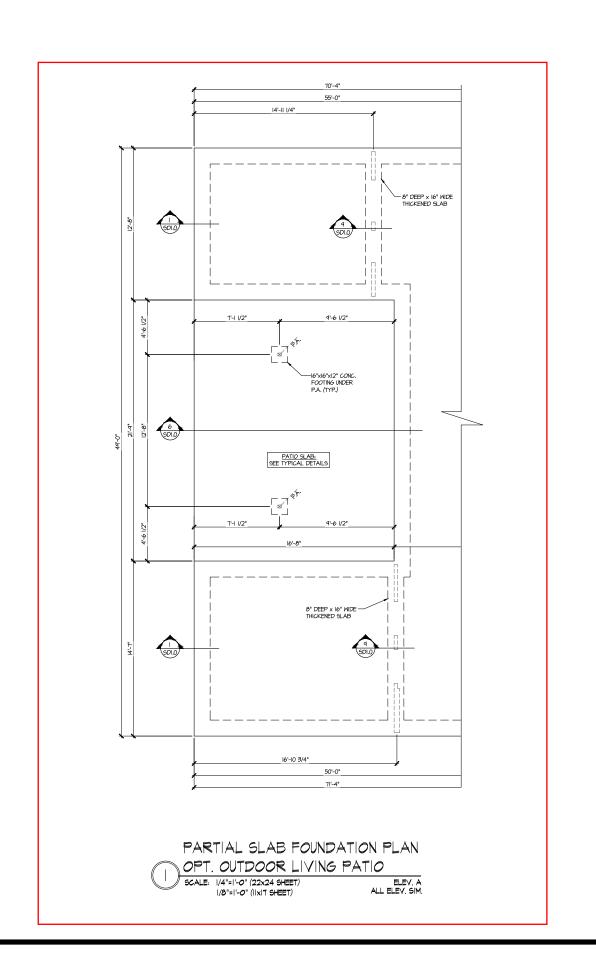
REFER TO SO.O FOR
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\$ SCHEDULES

STRUCTURAL OPTIONS 5921-08 MODEL

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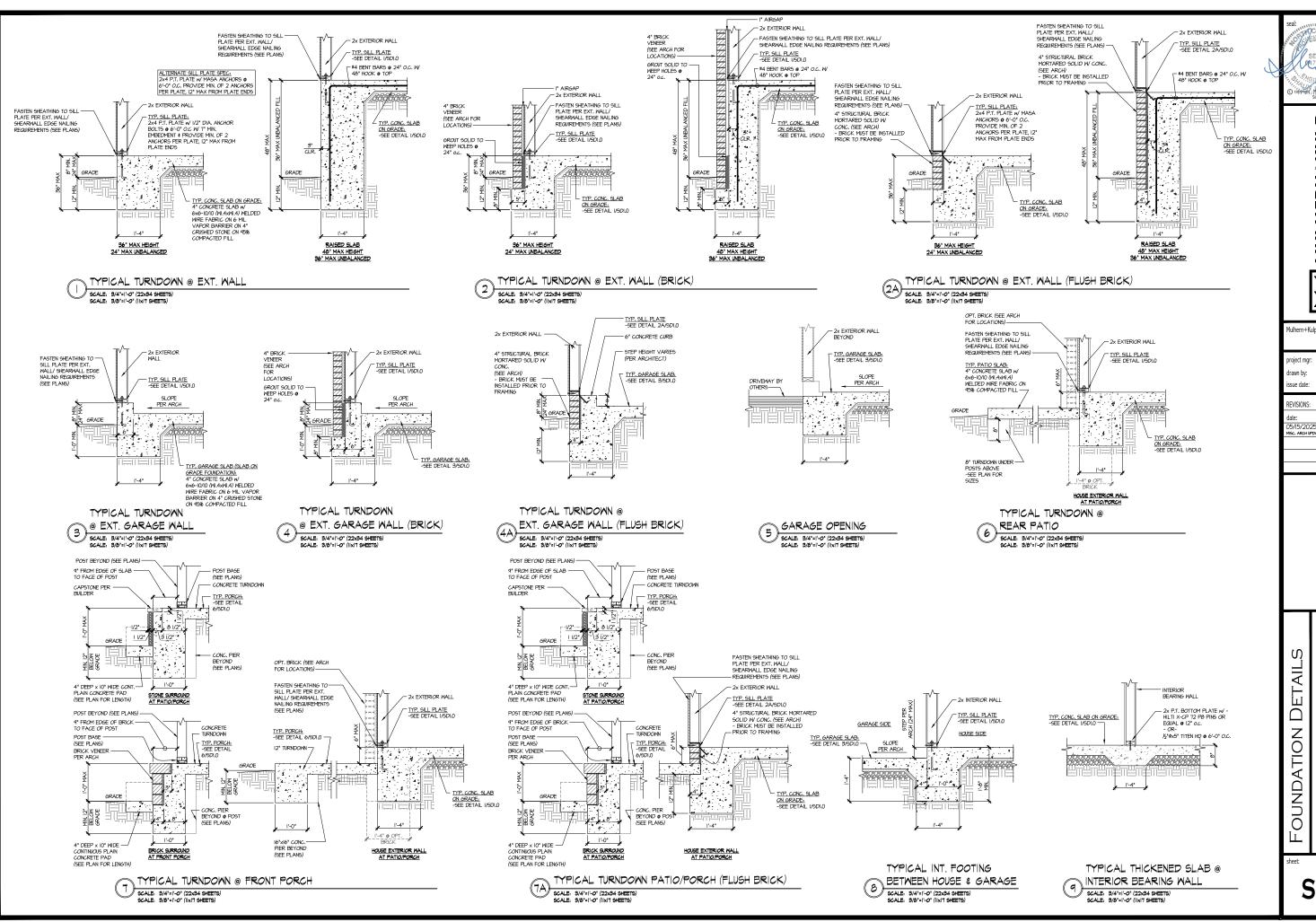
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\$ SCHEDULES

STRUCTURAL OPTIONS

5921–08 MODEI Serenity Master set Raleigh, nc

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p.770-777-4874 - malbrooksp.com

lulhern+Kulp project number 243-2403

SMŁ SMM/F0 issue date: 11-07-2024

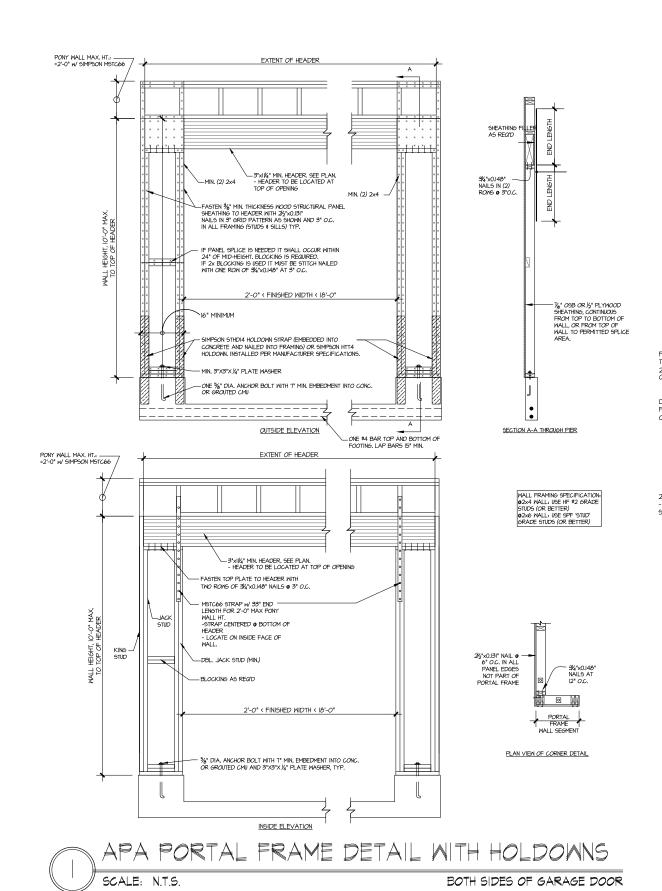
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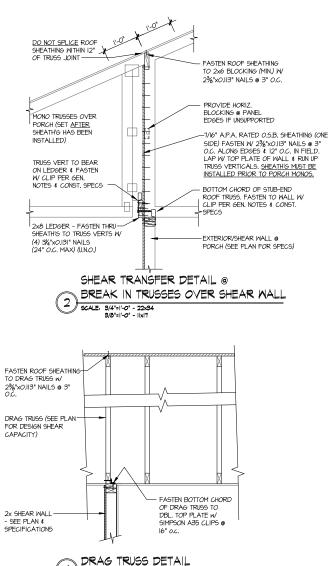
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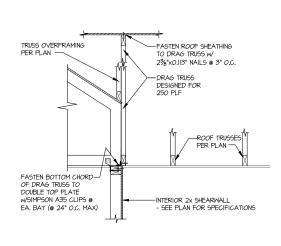
SERENITY MASTER SET RALEIGH, NC

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SHEAR TRANSFER DETAIL AT INTERIOR SHEARWALL BELOW MULHERN+KULP
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p.779-777-8874 - malfarent speam
NC LICENSE # C-3025

Aulhern+Kulp project number

243-2403

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

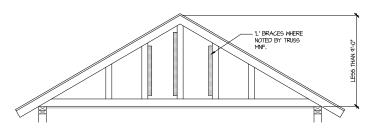
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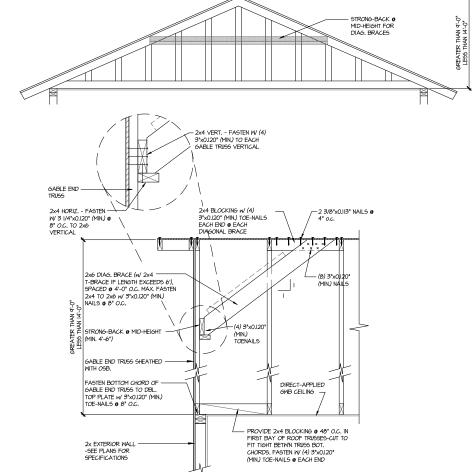
initial: 05/15/2025 JPP

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FRAMING DETAILS 5921-08 MODEI SERENITY MASTER SET RALEIGH, NC

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FASTEN BOTTOM CHORD OF — GABLE END TRUSS TO DBL. TOP PLATE w/ 3"x0.120" (MIN.) TOE-NAILS & 8" O.C. DIRECT-APPLIED GWB CEILING — - PROVIDE 2x4 BLOCKING ● 48" O.C. IN FIRST BAY OF ROOF TRUSSES-CUT TO FIT TIGHT BETWN TRUSS BOT. CHORDS, FASTEN W (3) 3 J V4"x0.120" (MIN.) TOE-NAILS @ EACH END TYPICAL GABLE END BRACING DETAIL SCALE: NOME REQUIRED TRUSS

'L' BRACES FASTENED TO VERTICALS MEERE RECO'D BY TRUSS MANUFACTURER, FASTEN W 16d GUN NAILS (0.131 x 3 1/2") @ 6" O.C.

GABLE END TRUSS SHEATHED-WITH OSB.

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

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

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

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

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

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FRAMING DETAILS 5921-08 MODEL

SERENITY MASTER SET RALEIGH, NC

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