OAK HAVEN **ABBREVIATIONS** A A PRESSURE TREATED WD HWD HARDWOOD (FL 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) WH WATER HEATER FLR FLOOR(ING 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 15 - MECHANICALS 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 EXTERIOR AIR INTAKE FOR COMPUSTION AIR PER IRC SECTION AS REQUIRED BY LOCAL MUNICIPALITY

TRI POINTE HOMES DESIGNS & BUILDS HOUSING AS SET FORTH BY THE FORMAT AND PROVISIONS OF TH INTERNATIONAL RESIDENTAL 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 DAN 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 18703.7.6 – LR.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.) ATTIC VENTILATION SHALL BE PROVIDED AT 1/300 to 05 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 LESS THAN 20" WIDE X 24" HIGH AND SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR

) WOOD BUILT CHIMNEYS AND FIREPLACES SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. AND

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 DISTRUCTION 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

HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES SHALL BE OVIDED ON AT LEAST. ONE SIDE OF STAIRWAYS IN ACCORDANCE WITH SECTION R315.1 - I.R.C HANDRAIL AND BALUSTRADE (WHERE PRESENT) SHALL BE CONSTRUCTED. ACCORDING TO IRC. ALL REQUIRED HAND RAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS W/ 2 OR MORE SERS FROM A POINT ABOVE THE THE TOP RISER OF A FLIGHT TO A POINT ABOVE THE LÓWEST RISER OF HE 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. L DIMENSIONS PRESENTED HERE ARE FRAME. DIMENSIONS ONLY.

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

FLOORS:

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

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

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

FRAMING:

ALL FRAMING DIMENSIONS TO FACE OF MEMBER.

L 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

(Slab S.F.)	
Slab Area	Sq. Ft
FIRST FLOOR	1674
2 BAY GARAGE	405
PORCH	38
COVERED OUTDOOR LIVING	162
Total Slab Area	2279

Elevation "B"

(Outside of Frame S.F.) otal A/C Area OVERED OUTDOOR LIVING

(Inside of Frame S.F.)			
/C Area	Sq. Ft.		
IRST FLOOR 2013			
	0.010		

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

OPTIONS GREAT ROOM FIREPLACE GOURMET KITCHEN 2 PRIMARY BATH 1 OUTDOOR LIVING PATIO B' TALL DOORS - FIRST FLR FULLY INSULATED GARAGE AUNDRY CABS W/SINK

Under 9,000 SQFT

ELEVATION KEY OR SECTION KEY

HOSE BIB (FREEZE PROOF) GAS LINE STUB TOWEL BAR

PAPER HOLDER

WATER CLOSET

Dointe HOMES

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

NOTES GENERAL

SERENITY XING @ ALTIS ઝ SHE

SUBDIVISION: ADDRESS:

10-01-24 Issue Date: ACC

5919-03

OAK HAVEN

G0.01

BUILDING CODE COMPLIANCE CONSTRUCTION PLANS DESIGNED TO MEET OR EXCEED

LECTRICAL PLANS DESIGNED TO MEET OR EXCEED MINIMUM

Serenity - Lot 291 - 5919-03 (Oak Haven) - Elevation B

TABLE OF CONTENTS

*Tile Walls at Bath 2 Tub

*Optional Primary Bath 1 with Zero Entry Pan

SHEET NO. TYPE OF SHEET/LAYOUT

REVISIONS & SYMBOLS

EXTERIOR FLEVATIONS - 'R'

EXTERIOR ELEVATIONS - 'B'

ROOF PLAN - ELEVATION 'B'

INTERIOR DETAIL SHEET

DETAILS

COVER SHEET & GEN. NOTES

BASE FOUNDATION PLAN - ELEVATION 'B'

1ST FLR. ELECTRICAL PLAN - ELEVATION 'B

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

FIRST FLOOR PLAN - ELEVATION 'B

"G0 01"

"G0.11"

"S1.10B"

"A2 01R"

"A2.02B"

"A3.01B"

"A4 01"

"E1.10B"

*Fire Rated Garage Side

*Fire Rated Non Garage Side

*Heatilator Novus 36" Gas Fireplace

*Fully Insulated Garage

*Optional 8' Interior Doors at 1st Floor

*Gourmet Kitchen Layout 2 w. Cooktop and Appliance Hood

*Laundry Sink w/ Base Cabinets and Upper Cabinets

*Optional Outdoor Living Patio

SYMBOLS

CENTERI INF CEILING TRANSITION LINE

TOWEL RING

SHOWER HEAD

SHOWER CONTROLS

LAUNDRY SINK

2x FRAME PEDESTAL SINK

TUB/SHOWER

LAVATORY

DBL SINK

BRICK VENEER STONE VENEER

SAND OR GRAVEL

PLYWOOD

INSULATING SHEATHING

BATT INSULATION

RIGID

CONCRETE

	REVISION INDEX		
REL. #	DESCRIPTION	DATE	DRAWN BY
5919-03	NEW PLAN	10/01/2024	ACC
	ADDED ATTIC PULL-DOWN, REVISED ROD/SHELF IN PRIMARY W.C., 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 OF LAUNDRY, CABINETS, ADDED OF LAUNDRY, CABINETS, ADDED OF LAUNDRY, CABINETS, ADDED OF LAUNDRY, CABINETS, ADDED DISHWASHER ACCESSIBLE DISCONNECT SWITCH AND COUNTER-TOP AIR SWITCH FOR DISPOSAL NOTES	01/19/2025	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 ACCESSORY HEIGHTS TO MAIN FLOOR NOTES, ADDED ZERO ENTRY SHOWER DETAIL, REMOVED PRIMARY BATH 2 OPTION, ADDED DUTDOOR LIVING PATIO OPTION, ADDED PARTIAL SHOWER NICHE DETAIL, ADDED COURNET KITCHEN INTERIOR, REVISED ELECTRICAL / ELECTRICAL OPTION AT GREAT ROOM AND PRIMARY BATH.	04/13/2025	ACC
	DEFRIE, ADDED GOODBIET INTOICH INTERIOR, REISED ELECTRICAL OF HOR AT ORDAY ROOM AND TRIBBERT DATE.		

tri pointe.

HOMES

HOMES

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

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

SUBDIVISIONS & SYMBOLS
SUBDIVISION: ALTIS ® SERENITY
ADDRESS: 174 SERENE XING
LOT: 291

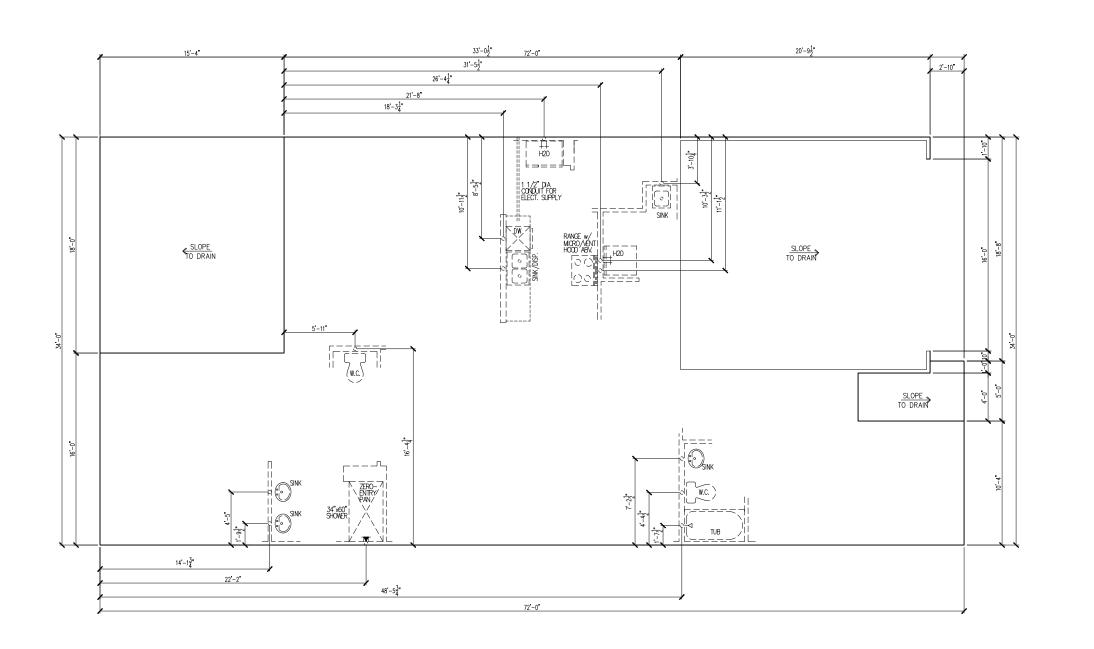
Issue Date: 10-01-24

Drawn By: ACC

5919-03

OAK HAVEN

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Suite 400
Raleigh, NC 27607

BASE FOUNDATION PLAN
IVISION: ALTIS @ SERENITY

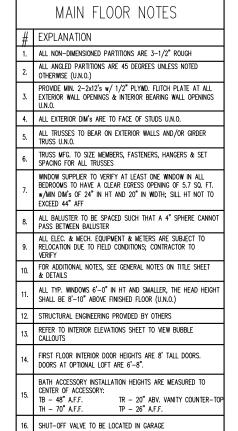
SUBDIVISION: ALTIS ® SERENITY
ADDRESS: 174 SERENE XING
LOT: 291

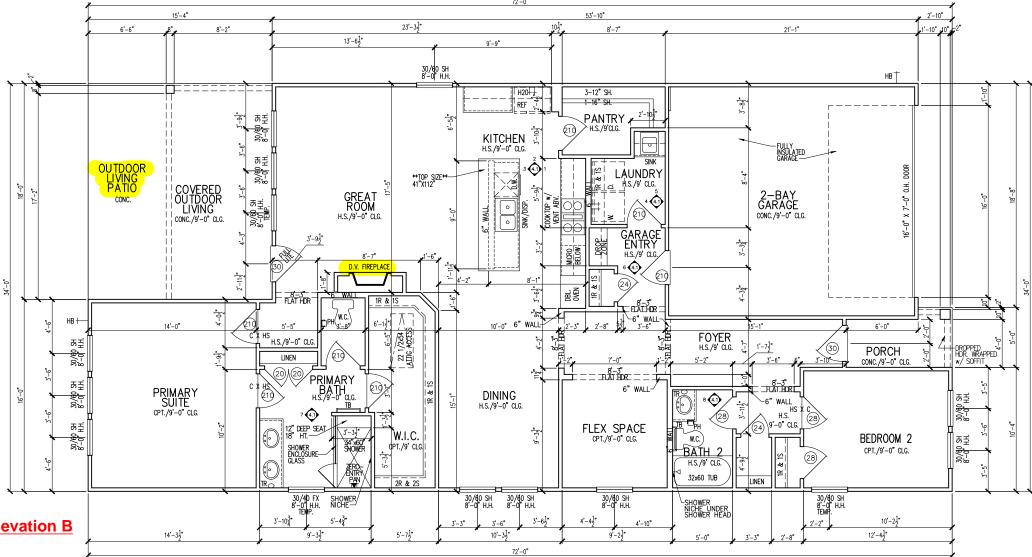
Issue Date: 10-01-24
Drawn By: ACC

5919-03

OAK HAVEN

SHEET#: S1.10B





Serenity - Lot 291 - 5919-03 (Oak Haven) - Elevation B

*Tile Walls at Bath 2 Tub

*Optional Primary Bath 1 with Zero Entry Pan

*Fire Rated Garage Side

*Fire Rated Non Garage Side

*Heatilator Novus 36" Gas Fireplace

*Fully Insulated Garage

*Optional 8' Interior Doors at 1st Floor

*Gourmet Kitchen Layout 2 w. Cooktop and Appliance Hood

*Laundry Sink w/ Base Cabinets and Upper Cabinets

*Optional Outdoor Living Patio

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HOMES

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

SUBDIVISION: ALTIS ® SERENITY
ADDRESS: 174 SERENE XING
LOT: 291

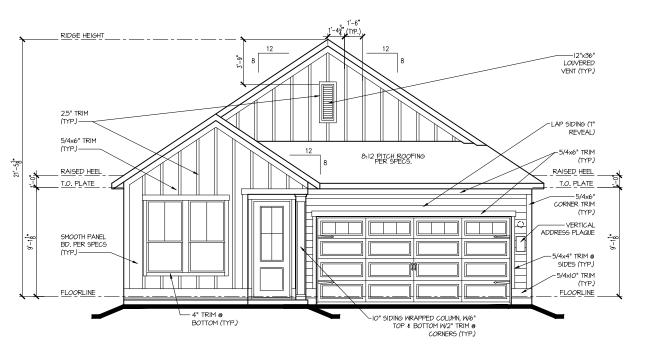
Issue Date: 10-01-24

Drawn By: ACC

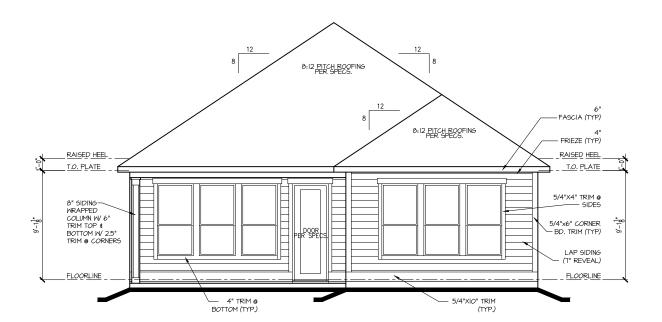
5919-03

OAK HAVEN

A1.10



FRONT ELEV. "B"



REAR ELEV. "B"

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H O M E \$
5440 WADE PARK BLVD, SUITE 400, RALEIGH, NG 275677

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: ALTIS @ SERENITY 174 SERENE XING EXTERIOR ELEVATIONS

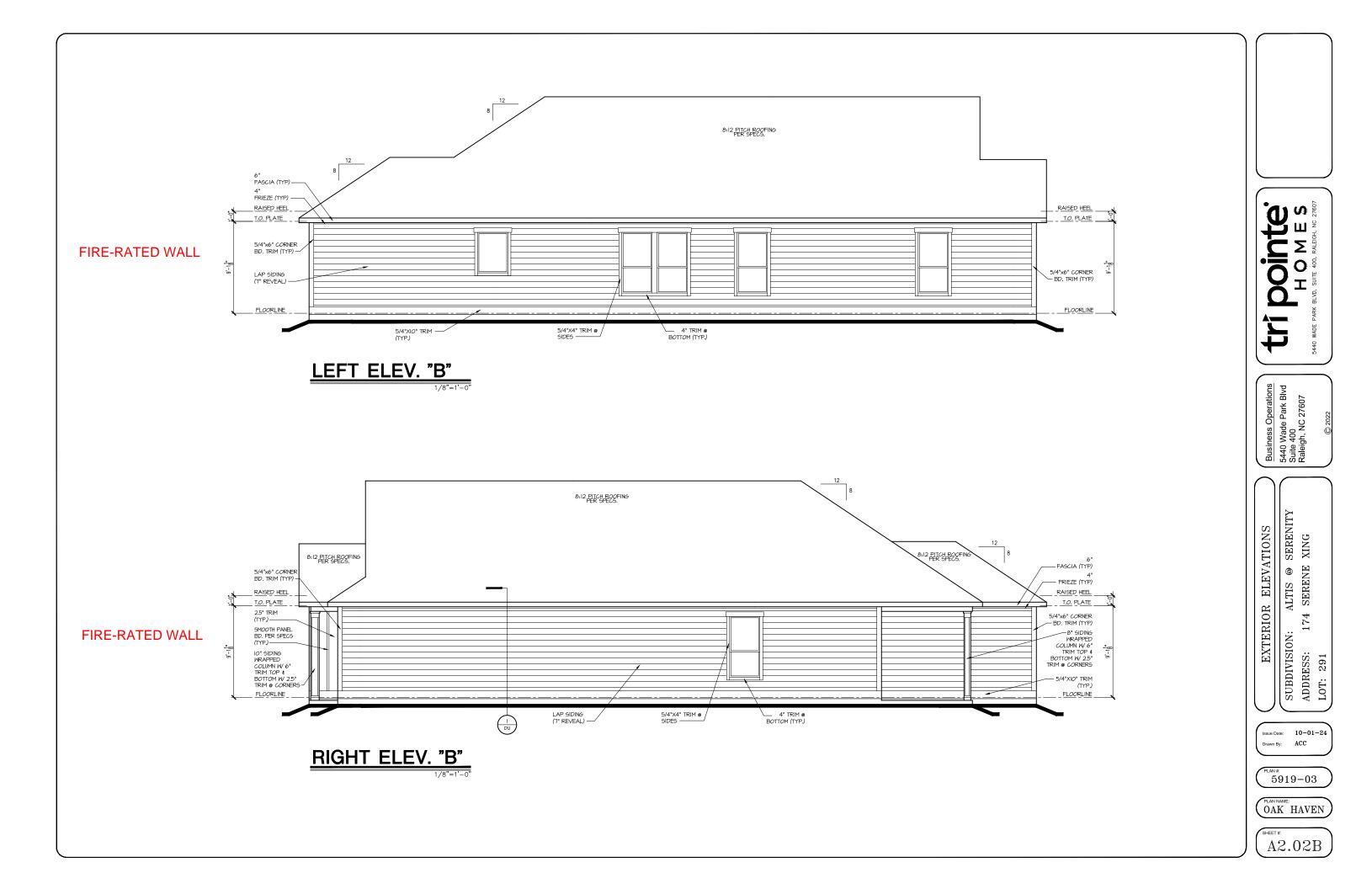
SUBDIVISION:
ADDRESS: 17
LOT: 291

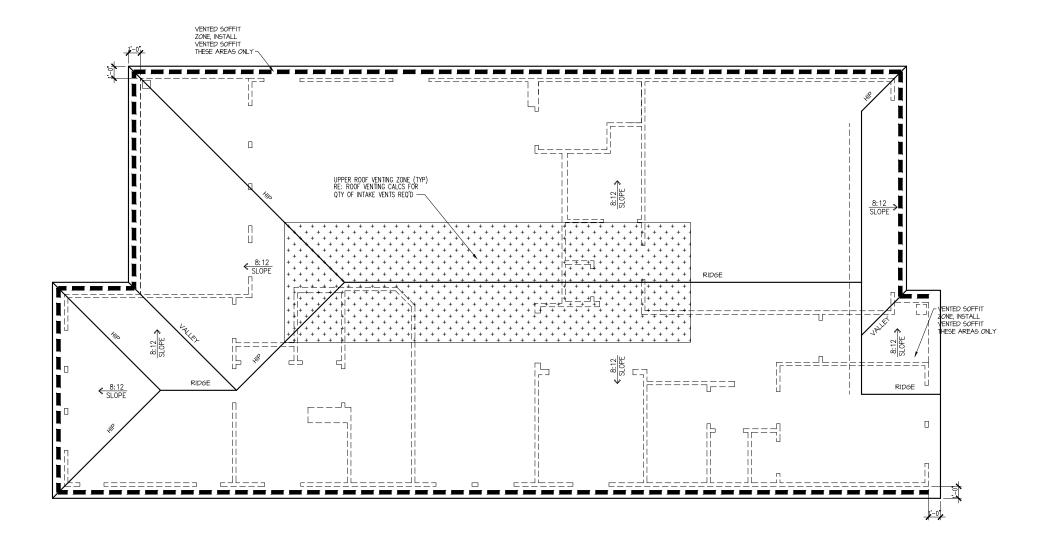
Issue Date: 10-01-24 Drawn By: ACC

5919-03

OAK HAVEN

A2.01B







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



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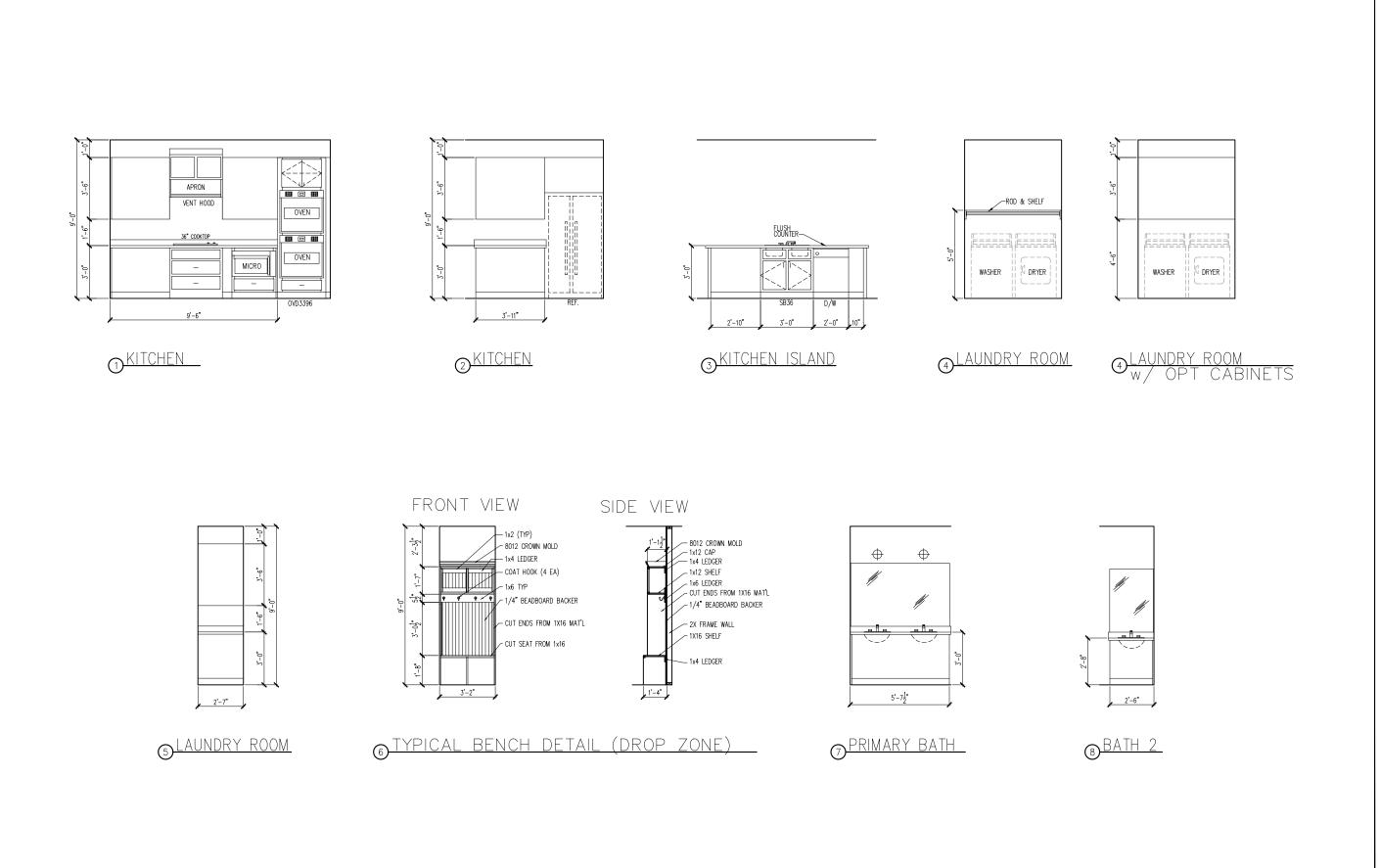
ALTIS @ SERENITY 4 SERENE XING ROOF PLAN 174 SUBDIVISION:
ADDRESS: 1'
LOT: 291

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

591<u>9</u>-03

OAK HAVEN

A3.01B



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

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3T Bus VITY Suit

INTERIOR DETAIL SHEET
IVISION: ALTIS ® SERENITY
ESS: 174 SERENE XING

SUBDIVISION: A
ADDRESS: 174
LOT: 291

Issue Date: 10-01-24

Drawn By: ACC

PLAN #: 5919-03

OAK HAVEN

A4.01

ELECTRICAL I SCHEDU	FIXTURE LE
DESCRIPTION	SYMBOL
110V OUTLET	Ф
220V OUTLET	
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	9
CEILING MOUNTED LIGHT	
CEILING FAN w/ LIGHT KIT	BRACING
RECESSED CEILING LIGHT	Ø
RECESSED WATER PROOF LIGHT	⊠ WP
WALL MOUNTED LIGHT	9
WALL MOUNTED PUSH BUTTON	è PB
TWO WAY SWITCH	\$
THREE WAY SWITCH	*\$
FOUR WAY SWITCH	⁴\$
DIMMER SWITCH	\$ ^{DIM}
EXHAUST VENTS	EVENT TO EXT
LOW VOLTAGE PANEL	<u></u> \$
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
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

 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

 GROUTI-INTERRUPTERS

 (GF) AS RECOURED 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

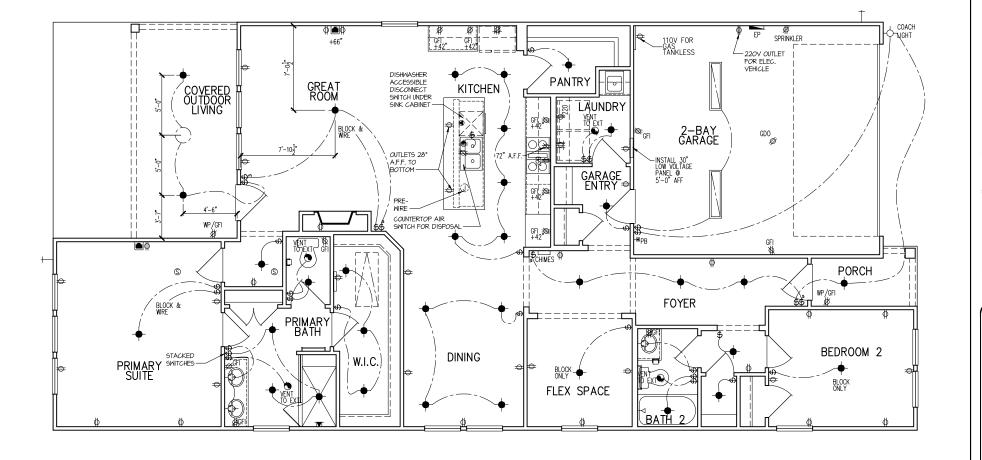
 (I.E. FURNAGES, A/C UNITS, ELECTRICAL PANELS,
 SANITARY SUMP PITS, DRAIN TILE SUMP, AND

 WAITER HEATERS) ARE SUBJECT TO RELOCATION

 DUE TO FIELD CONDITIONS.

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

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



DointeHOMES

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ELECTRICAL PLAN SERENITY XING ALTIS @ S 1st FLOOR SUBDIVISION:
ADDRESS: 17
LOT: 291

Issue Date: 10-01-24 ACC

5919-03

OAK HAVEN

E1.10B

ELECTRICAL F SCHEDU	FIXTURE LE
DESCRIPTION	SYMBOL
110V OUTLET	Ф
220V OUTLET	₩ 220
1/2 HOT OUTLET	
GFI OUTLET	% GFI
WP GFI OUTLET	X WP/GFI
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DISHWASHER	●DW
JUNCTION BOX	Ū
CEILING MOUNTED LIGHT	
CEILING FAN w/ LIGHT KIT	BRACING
RECESSED CEILING LIGHT	Ø
RECESSED WATER PROOF LIGHT)⊠(WP
WALL MOUNTED LIGHT	φ
WALL MOUNTED PUSH BUTTON	₫ PB
TWO WAY SWITCH	\$
THREE WAY SWITCH	* \$
FOUR WAY SWITCH	⁴\$
DIMMER SWITCH	\$ ^{DIM}
EXHAUST VENTS	SVENT TO EXT
LOW VOLTAGE PANEL	
PHONE OUTLET	● PH
TV OUTLET	● 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	8
SOFFIT MOUNT FLOOD LIGHT	44
UNDER COUNTER LIGHTING	-co- UCL
SMURF TUBE	

ELECTRICAL NOTES:

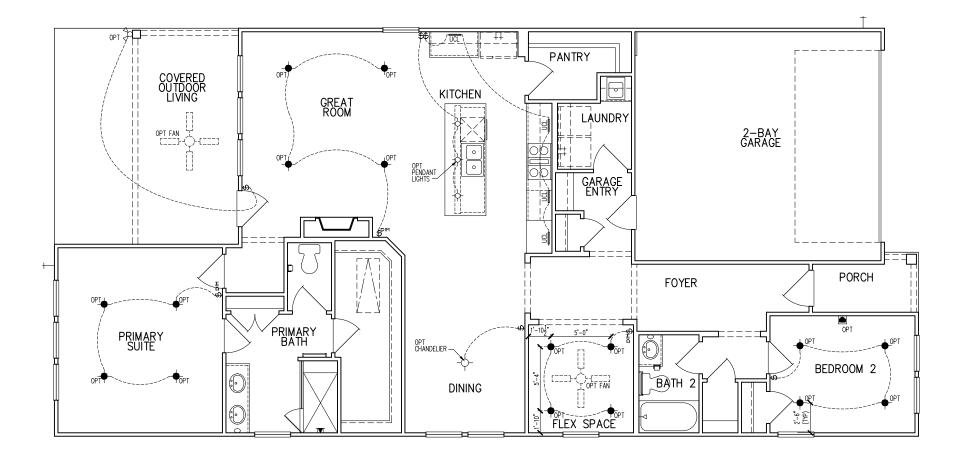
- 1. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE AND CARBON MONOXIDE DETECTORS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
 2. PROVIDE AND INSTALL GROUND FAULT CIRCUIT—INTERRUPTERS (GF) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 3. ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK—UPS/CUTOFFS.
 4. HUAC 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 WAITER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.

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CL = CENTER LINE

CL = CENTER LINE

1 = FIELD VERIFY

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



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1st FLOOR ELEC. PLAN - OPITONS : ALTIS @ SERENITY 174 SERENE XING

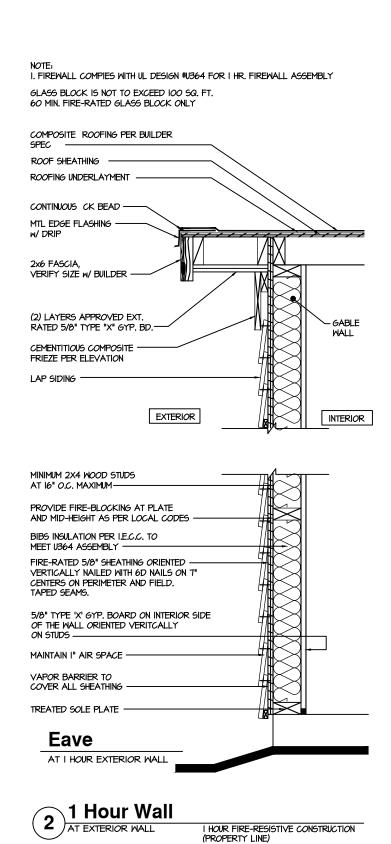
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ADDRESS: 17
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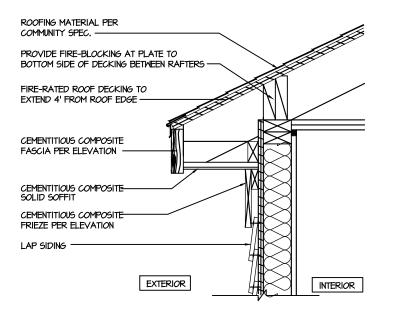
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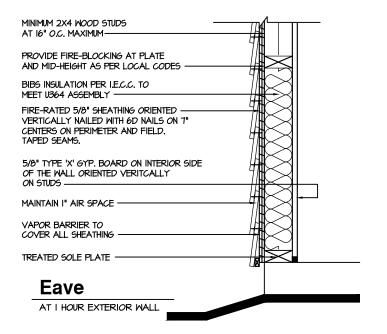
OAK HAVEN

E1.11B



NOTE: I. FIREMALL COMPIES WITH UL DESIGN #J364 FOR I HR. FIREMALL ASSEMBLY GLASS BLOCK IS NOT TO EXCEED 100 SQ. FT. 60 MIN. FIRE-RATED GLASS BLOCK ONLY







I HOUR FIRE-RESISTIVE CONSTRUCTION (PROPERTY LINE) tri pointe H O M E S 540 WADE PARK BLVD, SUITE 400, RALFIGH, NC 27607

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

ALTIS ® SERENITY
174 SERENE XING

SUBDIVISION:
ADDRESS: 174

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

5919-03

OAK HAVEN

D1.1

GENERAL STRUCTURAL NOTES

FLOOR FRAMING

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

ROOF FRAMING

- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE I (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS
- W/ 2 ½" × 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" 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	(15) NAILS IN LAPPED AREA	
	(24" MIN.)	(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"	2x 2 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" O.C.	2x 2 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.		
 2/5"x0.113 IS AN ACCEPTABLE ALTERNATIVE TO A 3"x0.120", SAME SPACING OR NUMBER OF NAILS. (ONLY ACCEPTABLE WHERE * ARE SHOWN) 			

GENERAL STRUCTURAL NOTES

DESIGN LOADING

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

SNOW = 15 PSF (12 PSF GROUND SNOW, TRUSSES) LIVE = 20 PSF (REDUCIBLE BASED ON ROOF PITCH) DEAD = 7 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 SPRUCE-PINE-FIR #2 (SPE) OR SOUTHERN PINE #2 (SP) LUMBER, OR BETTER, SUPPORT ALL HEADERS/ BEAMS W/ (1)2x JACK STUD & (1)2x KING STUD MINIMUM
- THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O.,
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x 'STUD' GRADE MEMBERS SPACED @ 24" O.C. (MAX., U.N.O.)

 • HEADERS IN NON-LOAD BEARING WALLS SHALL BE: (1)2x4/6 FLAT @ OPENINGS UP TO 4', (2)2x4/6 FLAT UP TO 8'.
- ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).
- ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING: • 'LVL' - Fb=2600 psi; Fv=285 psi; E=2.0x10^6 psi
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING 'LVL' - Fb=2400 psi; FcII=2500 psi; E=I.8xI0^6 psi
- FOR 2 & 3 PLY BEAMS OF EQUAL 134" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"X0.120" NAILS @ 8" O/C OR 2 ROWS 18"x3K" SIMPSON SDS SCREWS (OR 3K" TRUSSI OK SCREWS) @ 16" USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 3 1/3" OR 5 1/4" 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 1/2"x6" SIMPSON SDS SCREWS (OR 6 3/4" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER, APPLY FASTENING AT BOTH FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP AND 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.

Elevation B

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NORTH CAROLINA STATE BUILDING CODE
- FOOTING DESIGN 2,000 PSF ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.
- FASTEN 2x4/6 SILL PLATES TO CONC FND WITH A MINIMUM OF 2
- ANCHORS PER PLATE 12" MAX FROM PLATE ENDS UTILIZING: I/2" DIA. ANCHOR BOLTS 6'-0" O.C,7" MIN. EMBEDMENT
- I/2" DIA. x 6" LONG SIMPSON TITEN HD @ 6'-0" O.C. SIMPSON MASA ANCHOR STRAPS @ 6'-0" O.C. (CONCRETE)
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ PERIMETER FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
- BUILDER TO VERIEY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD CONTACT LIMBER & HARDWARE SUPPLIERS TO COORD
- FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O.
- CONCRETE DESIGN BASED ON ACL 318, CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O. f'c = 3,000 psi: FOOTINGS & INTERIOR SLABS ON GRADE 3500 psi: GARAGE & EXTERIOR SLABS ON GRADE fu = 60.000 psi
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE (TYP.) OR 12" MIN 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 LENGT
► HD-2	SIMPSON MSTC66 STRAP TIE W 24" END LENGTI
▶ HD-3	SIMPSON HTT4 HOLD-DOWN *
► HD-4	SIMPSON HDU5-SDS2.5 HOLD-DOWN *
HD-5	SIMPSON STHDI4RJ HOLD-DOWN *

UTILIZE SIMPSON "SET-3G" EPOXY SYSTEM TO FASTEN %" DIA. THREADED ROD INTO CONCRETE FOUNDATION 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 AD LISTMENTS 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"x¼"
			20 FT. MAX	L5"x3½"x%;"
		8'-0"	3 FT. MAX	L4"x4"x¼" *
			I2 FT. MAX	L5"x3½"x%;"
			I6 FT. MAX	L6"x3½"x¾"
		9'-6"	I2 FT. MAX	L6"x3½"x%6"
		16'-0"	2 FT. MAX	L7"x4"x½" **
		I	2 ET MAY	1 8"V4"VK" **

- ILLIMITES.

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

 16' SHALL HAVE 4" MIN. BEARING

 16' SHALL HAVE 9" MIN. BEARING

 16' SHALL HAVE 9" MIN. BEARING

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

 LONG LAG SCREPK IN 2" LONG VERTICALLY SLOTTED HOLES.

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

 ALL INITIES SHALL BE LONG LEG VERTICAL.

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

 SEE STRUCTURAL PANG FOR ANY LIMITEL CANDITION NOT ENCOMPASSED BY THE

 ROOK GERN SHEPPING INE ANY LIMITEL CANDITION NOT ENCOMPASSED BY THE

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

 ROOK GERN SHEP INE 14-36'.

1500年 FARATELIES. FOR GUED VENEER USE L4x3が。 FOR 3½" VENEER ONLY, SEE PLAN FOR VENEER SUPPORT IF VENEER < 3½" THICK

ADDITIONAL NOTES FOR TRUSS \$ I-JOIST MANUFACTURER

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

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

- 1/4" DEAD LOAD
- B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS; I/8" DEAD LOAD

 ABSOLUTE DEAD LOAD DEFECTION OF FLOOR

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

FLOOR JOIST NOTES

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

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 R602.3.54 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 ENGINEERING arkway, Suite 250 ► . - mofhamiculo com



Julhern+Kulp project number 243-24029

SMI MF(ssue date: 08-14-2024

REVISIONS

initial: 1/06/2024 SMM LAME, OPT. EXT. COVID. PORCH, MEM 12/16/2024 MER TO ELEV. D ADDED DORMER TO 5/15/2025 MISC. ARCH. UPDATE

pointe HOMES

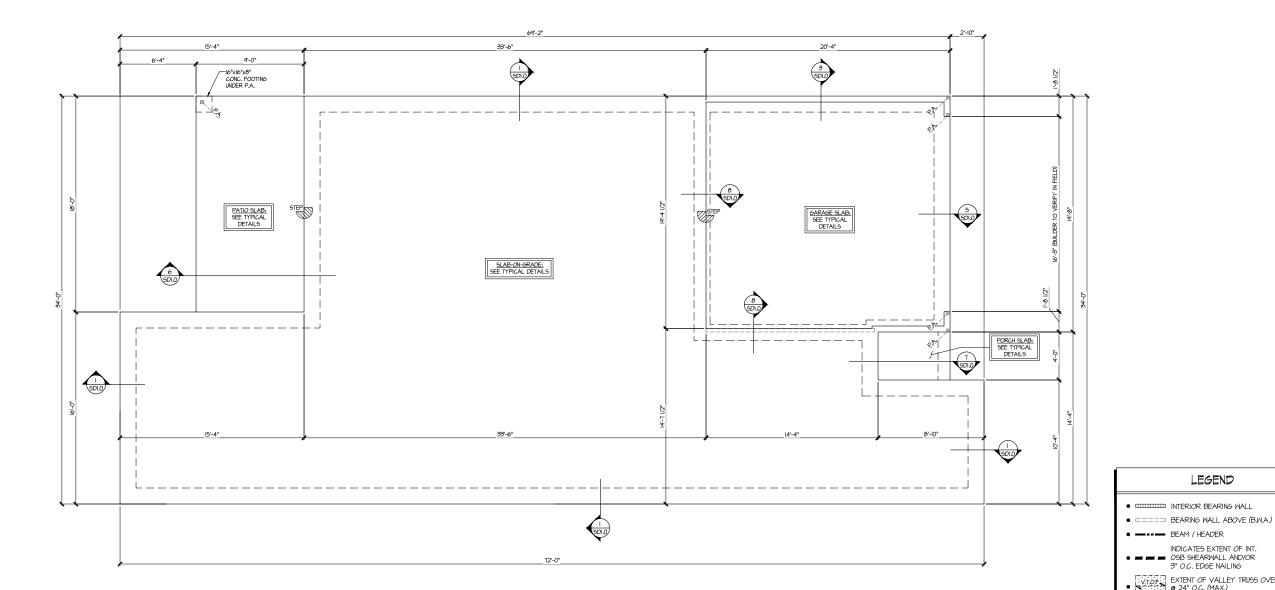
NOTES MOD GENERAL 03

SERENITY MASTER SET RALEIGH, NC 5919

S0.0

Elevation B

See S1.1 for Elevation B Specific Details



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

MULHERN+KULP

RESIDENTIAL STRUCTURAL ENGINEERING

SEES Broiside Parkwey, Sale 250 - Aphresia, 6A 3002

P.TR.TT. 404 - Instructions

NC License # C-3925

243-24029

issue date: 08-14-2024

II/06/2024 UPDATED MODEL OPT. OFFICE SMM NAME, OPT. EXT. COVID. PORCH, 12/16/2024 ADDED DORMER TO ELEV. D 5/15/2025 MISC. ARCH. UPDATE

5919-03 MODEL SERENITY MASTER SET RALEIGH, NC

FOUNDATION PLAN

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

INDICATES EXTENT OF INT.

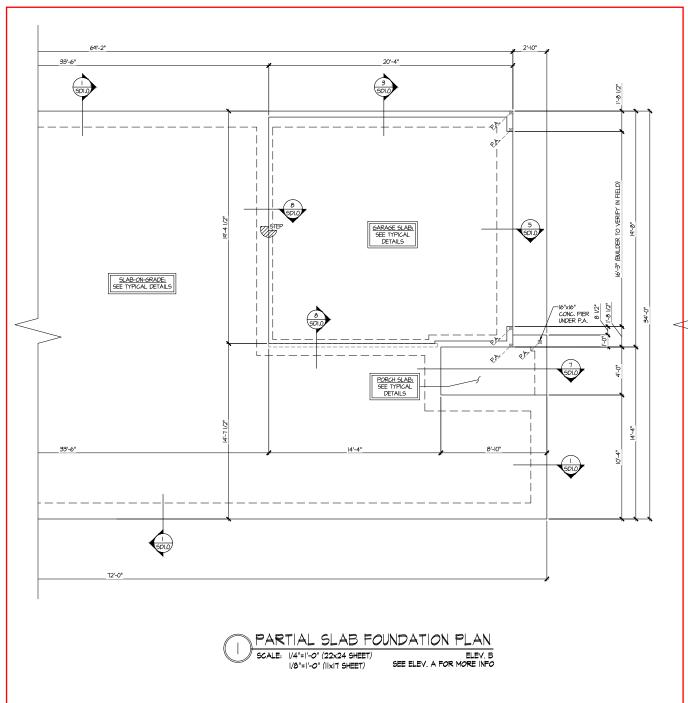
OSB SHEARWALL AND/OR 3" O.C. EDGE NAILING

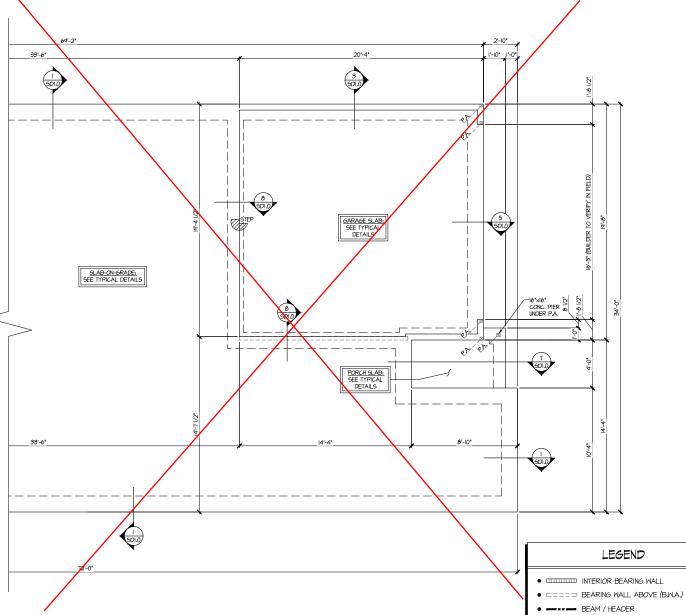
INDICATES POST ABOVE. PROVIDE SOLID

► INDICATES HOLDOWN

S1.0

Elevation B





PARTIAL SLAB FOUNDATION PLAN

ELEV. C SEE ELEV. A FOR MORE INFO

REFER TO SO.O FOR

TYPICAL STRUCTURAL NOTES

SCHEDULES

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

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

MULHERN+KULP

RESIDENTIAL STRUCTURAL ENGINEERING

WES Broloide Parkway, Sale 250 - Aphwena, SA, 2002

P.70-777-0074 - malformicaposan

NC Licence # C-30.25



Mulhern+Kulp project number:

243-24029

SMK MEG drawn by: issue date: 08-14-2024

REVISIONS:

initial: 11/06/2024 SMM NAME, OPT. EXT. COVID. PORCH, IPDATED MODEL NAME, OPT. EX OPT. OFFICE IZ/16/2024 ADDED DORMER TO ELEV. D 5/15/2025 MISC. ARCH. UPDATE MEM

tri pointe

FOUNDATION PLAN 5919-03 MODEL SERENITY MASTER SET RALEIGH, NC

INDICATES EXTENT OF INT.

OSB SHEARWALL AND/OR

3" O.C. EDGE NAILING

EXTENT OF FLOOR SYSTEM TO BE DESIGNED FOR TILE

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

NDICATES HOLDOWN

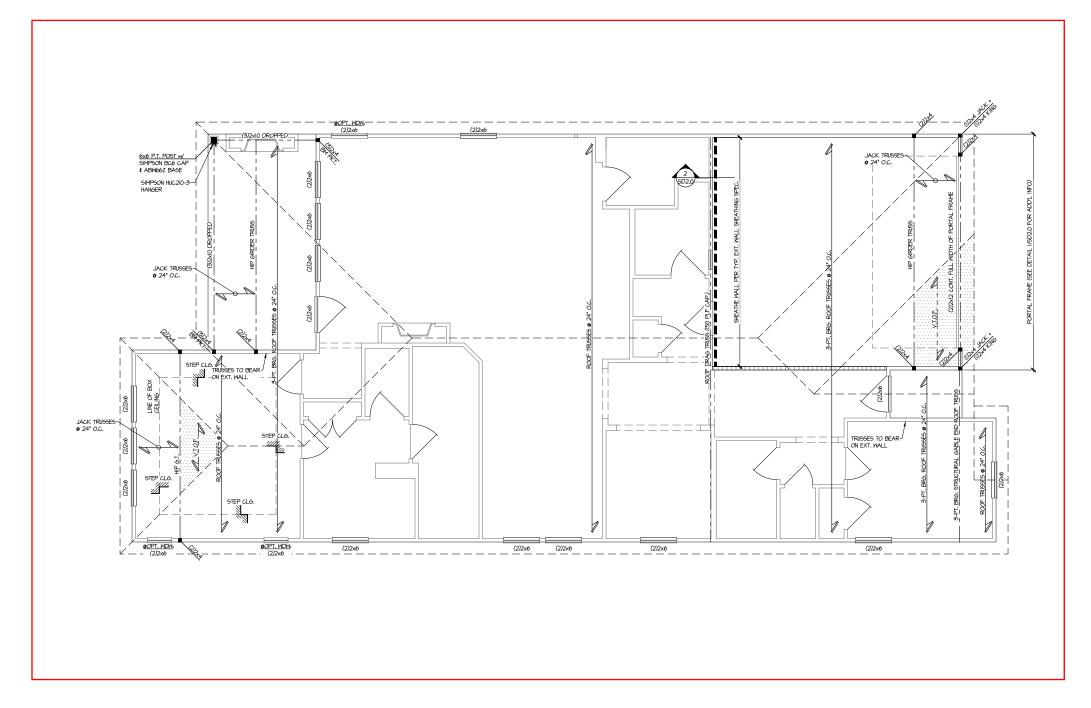
JL METAL HANGER

EXTENT OF VALLEY TRUSS OVERFRAMING

S1.1

Elevation B

See S2.1 for Elevation B Specific Details





MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING



243-24029

issue date: 08-14-2024

REVISIONS:

11/06/2024 SMM NAME, OPT. EXT. COVID. PORCH, 12/16/2024 ADDED DORMER TO ELEV. D 5/15/2025 MISC. ARCH. UPDATE

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

LEGEND

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

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

- NDICATES HOLDOWN
- * INDICATES POST ABOVE. PROVIDE SOLID

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES

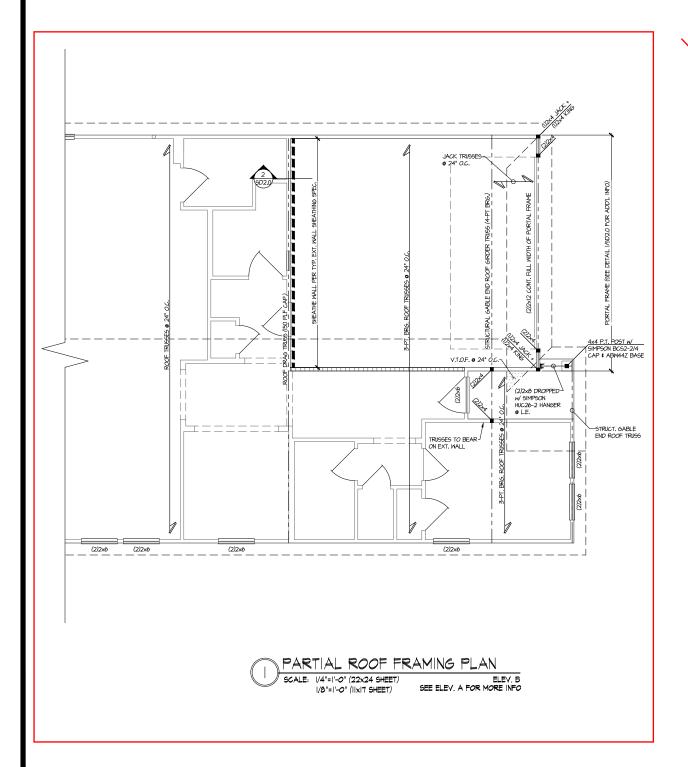
& SCHEDULES

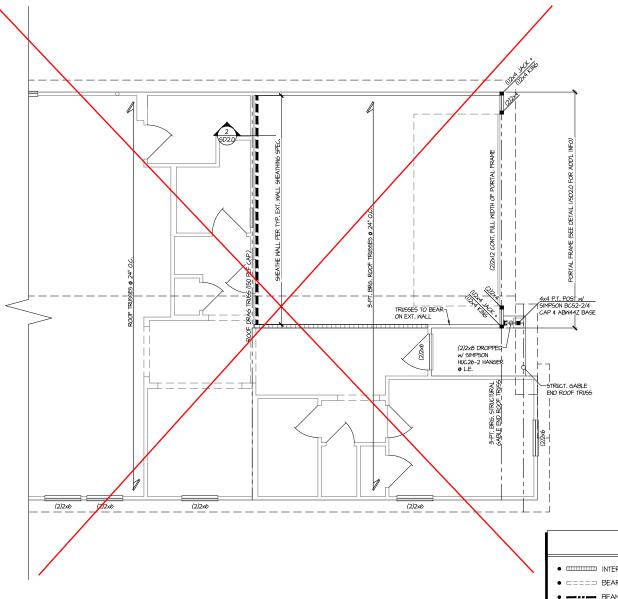
ROOF FRAMING PLAN 5919-03 MODEL

S2.0

SERENITY MASTER SET RALEIGH, NC

Elevation B





PARTIAL ROOF FRAMING PLAN

SCALE: 1/4"=1'-0" (22x24 SHEET) 1/8"=1'-0" (IIxI7 SHEET)

ELEV. C SEE ELEV. A FOR MORE INFO

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

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

- 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

3655 Broleids Parkwey, Sala 250 - Aphaesta, GA 3602

p.776-777-0014 - multimalapasam

NC License # C-3825



Mulhern+Kulp project number:

243-24029

SMK MEG issue date: 08-14-2024

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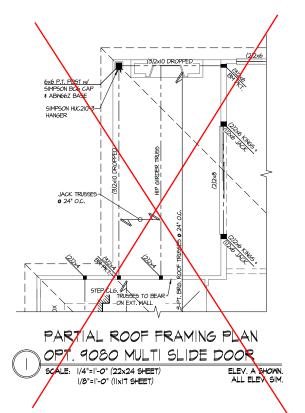
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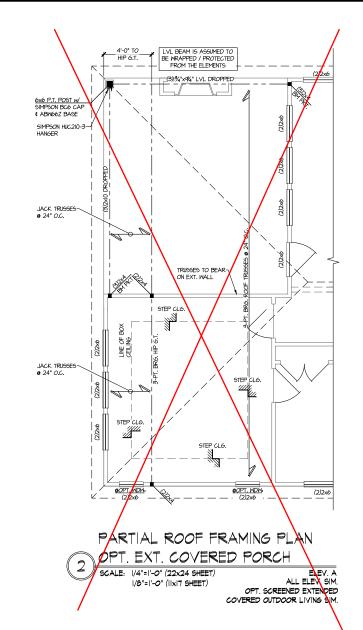
ROOF FRAMING PLAN 5919-03 MODEL

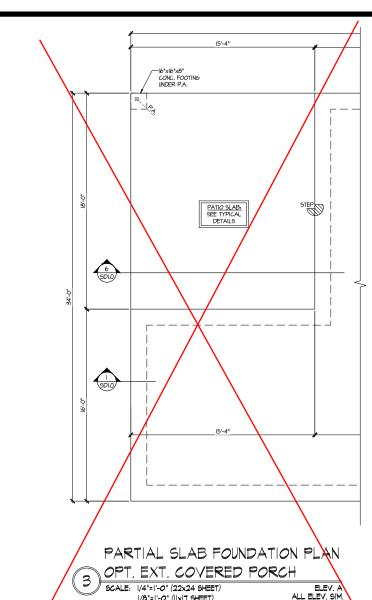
SERENITY MASTER SET RALEIGH, NC

S2.1

Elevation B







1/8"=1'-0" (11x17 SHEET) -16"x16"x8" CONC. FOOTING UNDER P.A. STEP PARTIAL SLAB FOUNDATION PLAN OPT. OUTDOOR LIVING PATIO SCALE: 1/4"=1'-0" (22x24 SHEET) ELEV. A SHOWN. ALL ELEV. SIM. 1/8"=1'-0" (IIxI7 SHEET)

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINERING



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243-24029

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PLANS

OPTION FRAMING

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

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

 OSB SHEARWALL AND/OR

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

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- 3" O.C. EDGE NAILING
- EXTENT OF VALLEY TRUSS OVERFRAMING
- NDICATES HOLDOWN

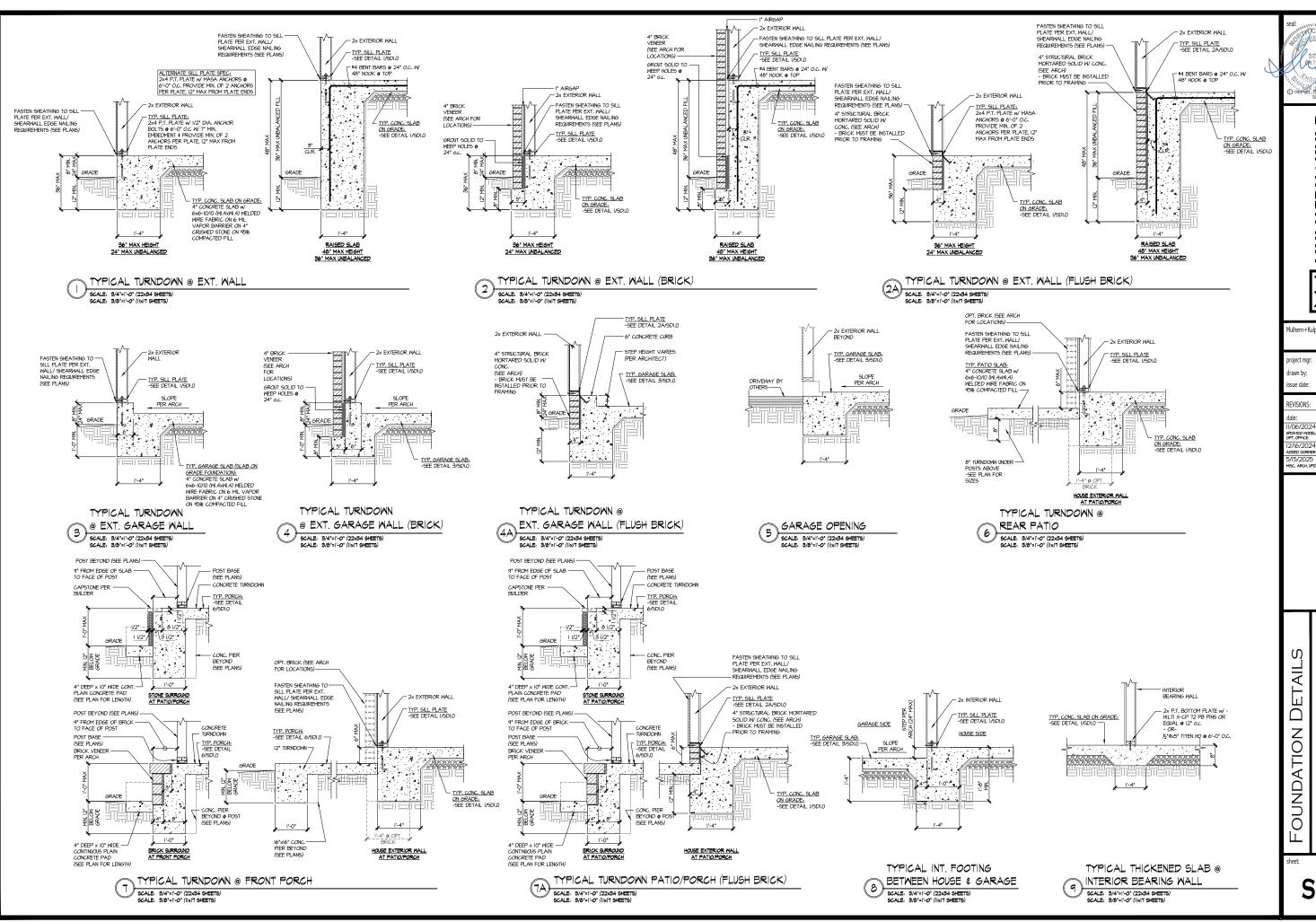
S3.0

SERENITY MASTER SET RALEIGH, NC

MODEI

5919-03

Optional Outdoor Living Patio is Only Outdoor Option Selected



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lulhern+Kulp project number 243-2402

SMK MEC issue date: 08-14-2024

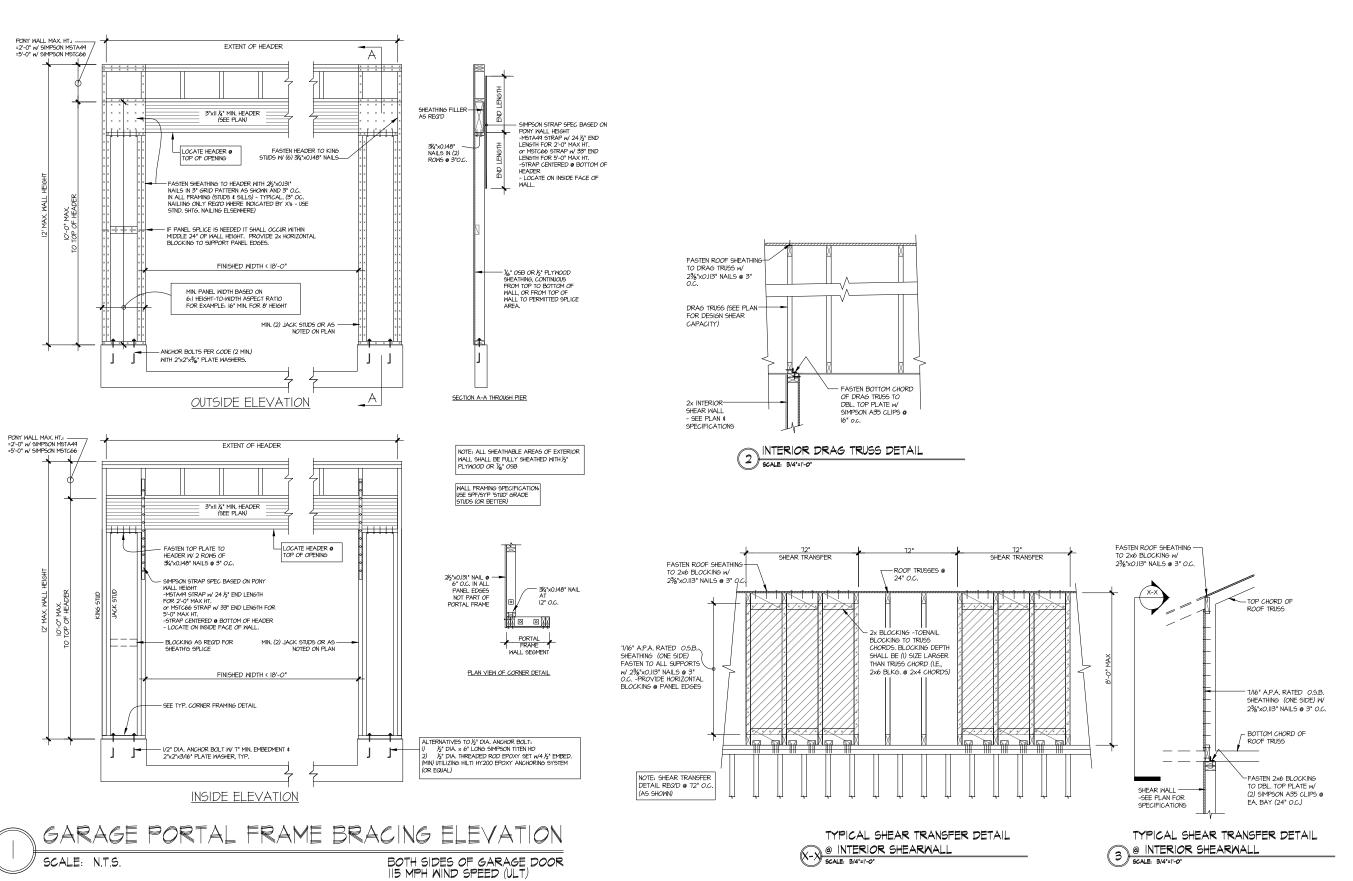
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03

SERENITY MASTER SET RALEIGH, NC 5919

SD1.0



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SEES Bruscide Parkney, Sule 250 - Aphresia, 6A 3002
p.770-777-0074 - multimochanic



Aulhern+Kulp project number

243-24029

SMK MEC issue date: 08-14-2024

REVISIONS:

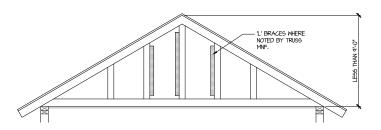
initial: SMM NAME, OPT. EXT. COVID. PORCH, 11/06/2024 12/16/2024 ADDED DORMER TO ELEV. D 5/15/2025 MISC. ARCH. UPDATE MEM

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FRAMING DETAILS MODEI

SERENITY MASTER SET RALEIGH, NC -03 5919-

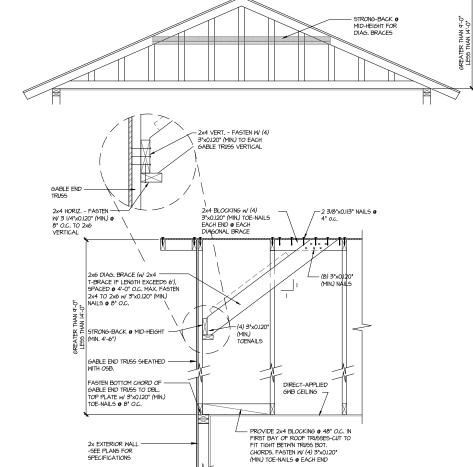
SD2.0



'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.

FASTEN BOTTOM CHORD OF — GABLE END TRUSS TO DBL. TOP PLATE w/ 3"x0.120" (MIN.) TOE-NAILS & 8" O.C.



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

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

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

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

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

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

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p.770-777-6074 - markemicaprosm
NC Licence # C-38.25

Mulhern+Kulp project number:

243-24029

SMK MEG issue date: 08-14-2024

REVISIONS: 11/06/2024

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FRAMING DETAILS 5919-03 MODEL SERENITY MASTER SET RALEIGH, NC

SD2.1