HICKORY HIL **ABBREVIATIONS** HWD HARDWOOD (FL R&M RANGE W/MICROWAY DRY DRYER MACHINE TEMP TEMPERED (GLASS U.N.O. UNLLGGOTHERWISE F.F. FINISH FLOOR (LIN OBS OBSCURE (GL) WH WATER HEATER FP FIREPLACE OPT OPTIONAL WIC WALK-IN CLOSE FURRED(ING) PEDESTAL (SINK) W/W/O WITH or WITHOU ROHND FAIL **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

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

). 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 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. 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. S) 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

WOOD BUILT CHIMNEYS AND FIREPLACES SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND EXTERIOR AIR INTAKE FOR COMBUSTION AIR PER IRC SECTION AS REQUIRED BY LOCAL MUNICIPALITY

ALL ELECTRICAL 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 ONSTRUCTION AND SHALL NOTIFY GENERAL CONTRACTOR OF ANY DISCREPANCIES.

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

) 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 RAFTERS SHALL BE FULLY SUPPORTED WALL AND RIDGE

REQUIRED VENTILATION AREAS CALCULATED AT 1/300 RATIO

SQUARE FOOTAGE Elevation "B"

(Slab S.F.) COV'D OUTDOOR LIVING

(Outside of Frame S.F.)		
A/C Area	Sq. Ft.	
FIRST FLOOR	1456	
Total A/C Area	1456	
Non-A/C Area	Sq. Ft.	
2 BAY GARAGE	398	
PORCH	141	
COVERED OUTDOOR LIVING	162	
Total Non-A/C Area	701	

(Inside of Frame S.F.)		
C Area	Sq. Ft.	
RST FLOOR 1409		
otal A/C Area I409		

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

Serenity Lot 330 5919-02 **Hickory Hill Elevation B** Left Hand Garage

UNDER 9,000 FT² -FIRE-RATED WALL **GARAGE SIDE & NON-GARAGE SIDE**

> BUILDING CODE COMPLIANCE CONSTRUCTION PLANS DESIGNED TO MEET OR EXCEED LECTRICAL PLANS DESIGNED TO MEET OR EXCEED MINIMUM

TABLE OF CONTENTS

	SHEET LEGEND			
SHEET NO.	SHEET NO. TYPE OF SHEET/LAYOUT			
"G0.01"	COVER SHEET & GEN. NOTES			
"G0.11"	REVISIONS & SYMBOLS			
"S1.10B"	BASE FOUNDATION PLAN — ELEVATION 'B'			
"A1.10B"	FIRST FLOOR PLAN - ELEVATION 'B'			
"A2.01B"	EXTERIOR ELEVATIONS — 'B'			
"A2.02B"	EXTERIOR ELEVATIONS — 'B'			
"A3.01B"	ROOF PLAN — ELEVATION 'B'			
"A4.01"	INTERIOR DETAIL SHEET			
"E1.10B"	1ST FLR. ELECTRICAL PLAN — ELEVATION 'B'			
"E1.11B"	1ST FLR. ELECTRICAL PLAN UPGRADE OPTIONS — ELEVATION 'B'			
"D1.0"	DETAILS			
"D1.1"	DETAILS			

*Opt. Gourmet Kitchen 1

*Opt. Primary Bath 1 w/ Zero-Entry Pan

*Opt. Pre-plumbing w/ Hand Shower at Primary Bath

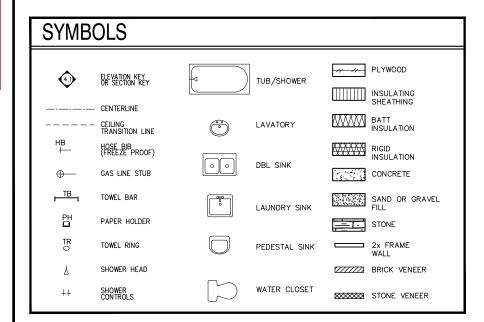
*Opt. Tile Walls at Bath 2 Tub

*Opt. Extended Covered Outdoor Living

*Opt. Fully Insulated Garage *Opt. Exterior Gas Stub Out

*Opt. Stained Mahogany Door

Fire-rated Garage Side Wall Required Fire-rated Non-Garage Side Wall Required



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

SERENITY GENERAL @ ALTIS ઝ SHEET

SUBDIVISION: ADDRESS:

10-01-24 Issue Date: ACC

5919-02

(HICKORY HILL

G0.01

	REVISION INDEX		
REL. #	DESCRIPTION	DATE	DRAWN BY
5919-02	NEW PLAN 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,	10/01/2024 01/14/2025	ACC ACC
	ADDED OPT. LAUNDRY CABINETS, ADDED (2) 4—LED LIGHTS IN GARACE, REVISED ELECT LICHTING AND SWITCHES IN PRIMARY BATH, ADDED DISHWASHER ACCESSIBLE DISCONNECT SWITCH AND COUNTER—TOP AIR SWITCH FOR DISPOSAL NOTES. ADDED SHOWER NICHE NOTE, ADDED CURB TO SHOWERS, REVISED INT/EXT FIREPLIACE 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,	04/13/2025	ACC
	ADDED ZERO ENTRY SHOWER DETAIL, REMOVED PRIMARY BATH 2 OPTION, ADDED OUTDOOR LIVING PATIO OPTION, ADDED PARTIAL SHOWER NICHE DETAIL, ADDED GOURMET KITCHEN INTERIOR, REVISED ELECTRICAL / ELECTRICAL OPTION AT GREAT ROOM AND PRIMARY BATH. ADDED TYPICAL CLOSET ROD AND SHELF DETAILS, ADDED SHOWER NICHE DETAILS, REVISED PANTRY SHELVES TO 4, REMOVED KITCHEN ISLAND "TOP	07/24/2025	ACC
	SIZE* NOTE, ADDED TOWEL HOOK IN PRIMARY BATH, ADDED GABLE WINDOW DIMENSIONS, REMISED TYPICAL BENCH DETAIL, ADDED TOWEL HOOK IN PRIMARY BATH, ADDED GABLE WINDOW DIMENSIONS, REMISED TYPICAL BENCH DETAIL, ADDED VARIOUS ELECTRICAL NOTES, ADDED SWITCHES TO OPTIONAL ELECTRICAL SHEETS,	. ,	
	ADDED OPTIONAL BEAMS IN PRIMARY SUITE, ADDED OPTIONAL GRAB BARS IN ALL BATHS, REVISED TOWEL BAR AND HOLDER HEIGHTS	09/06/2025	ACC

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

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SUBDIVISIONS & SYMBOLS
SUBDIVISION: ALTIS ® SERENITY
ADDRESS: 252 STREAMSIDE TER
LOT: 330

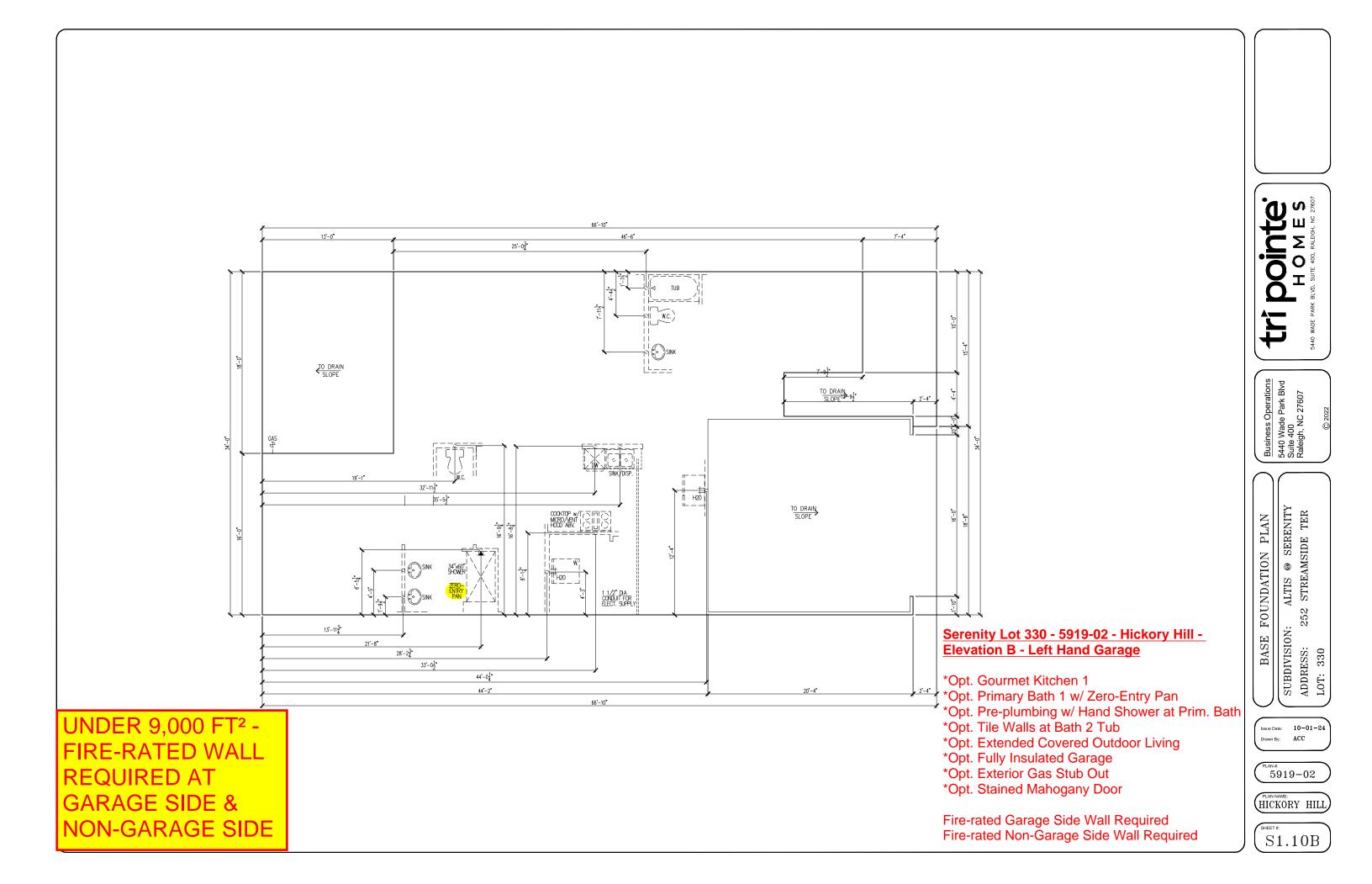
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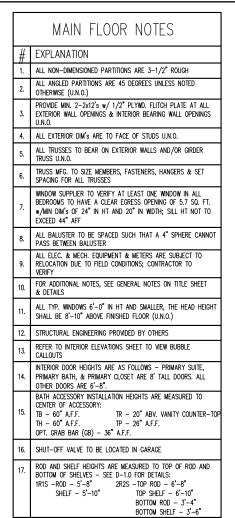
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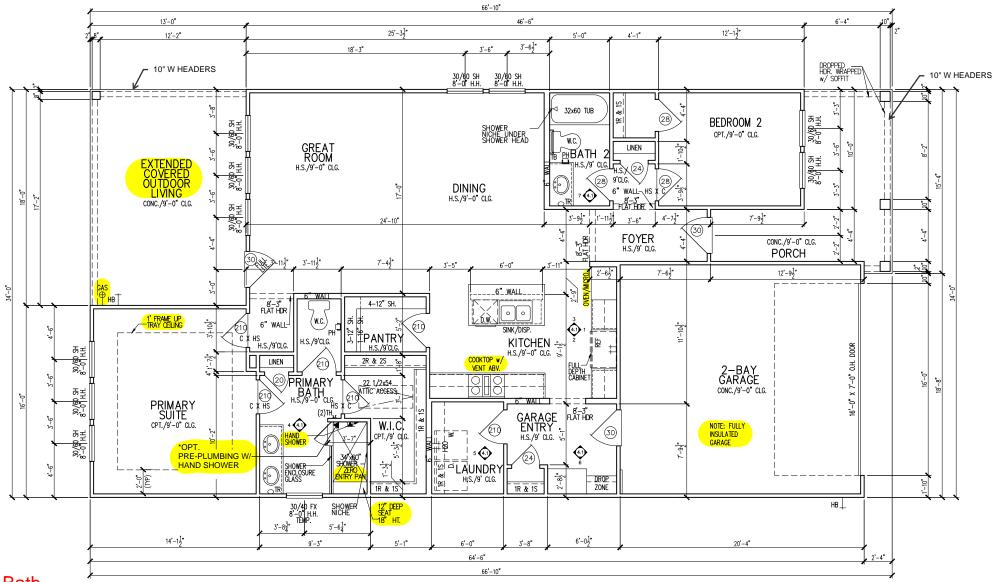
5919-02

PLAN NAME: HICKORY HILL

G0.11







*Opt. Gourmet Kitchen 1

*Opt. Primary Bath 1 w/ Zero-Entry Pan

*Opt. Pre-plumbing w/ Hand Shower at Primary Bath

*Opt. Tile Walls at Bath 2 Tub

*Opt. Extended Covered Outdoor Living

*Opt. Fully Insulated Garage

*Opt. Exterior Gas Stub Out

*Opt. Stained Mahogany Door

Fire-rated Garage Side Wall Required Fire-rated Non-Garage Side Wall Required

tri pointe HOMES 540 WADE PARK BLVD, SUITE 400, RALEICH, NC 22607

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SUBDIVISION: ALTIS ® SERENITY
ADDRESS: 252 STREAMSIDE TER
LOT: 330

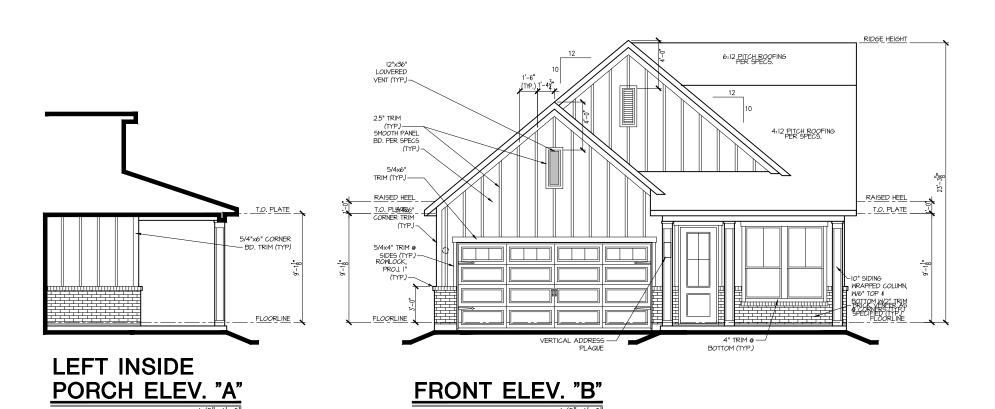
Issue Date: 10-01-24

Drawn By: ACC

PLAN#: 5919-02

(HICKORY HILL

A1.10



6-12 PITCH BOOFING
6-12 PITCH BOOFING
6-12 PITCH BOOFING
6-13 PITCH BOOFING
6-14 PITCH BOOFING
6-15 PITCH BOOFING
6-15 PITCH BOOFING
6-16 PITCH BOOFING
6-16 PITCH BOOFING
6-17 PITCH BOOFING
6-18 PITCH BOOFING
6-18 PITCH BOOFING
6-19 PITCH BO

Serenity Lot 330 - 5919-02 - Hickory Hill - Elevation B - Left Hand Garage

*Opt. Gourmet Kitchen 1

*Opt. Primary Bath 1 w/ Zero-Entry Pan

*Opt. Pre-plumbing w/ Hand Shower at Primary Bath

*Opt. Tile Walls at Bath 2 Tub

*Opt. Extended Covered Outdoor Living

*Opt. Fully Insulated Garage

*Opt. Exterior Gas Stub Out

*Opt. Stained Mahogany Door

Fire-rated Garage Side Wall Required Fire-rated Non-Garage Side Wall Required

REAR ELEV. "B"

*OPTIONAL EXTENDED COVERED OUTDOOR LIVING

UNDER 9,000 FT² -FIRE-RATED WALL REQUIRED AT GARAGE SIDE & NON-GARAGE SIDE tripointe HOMES 640 WADE PARK BLVD. SUITE 400, RALEIGH, NC 27607

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

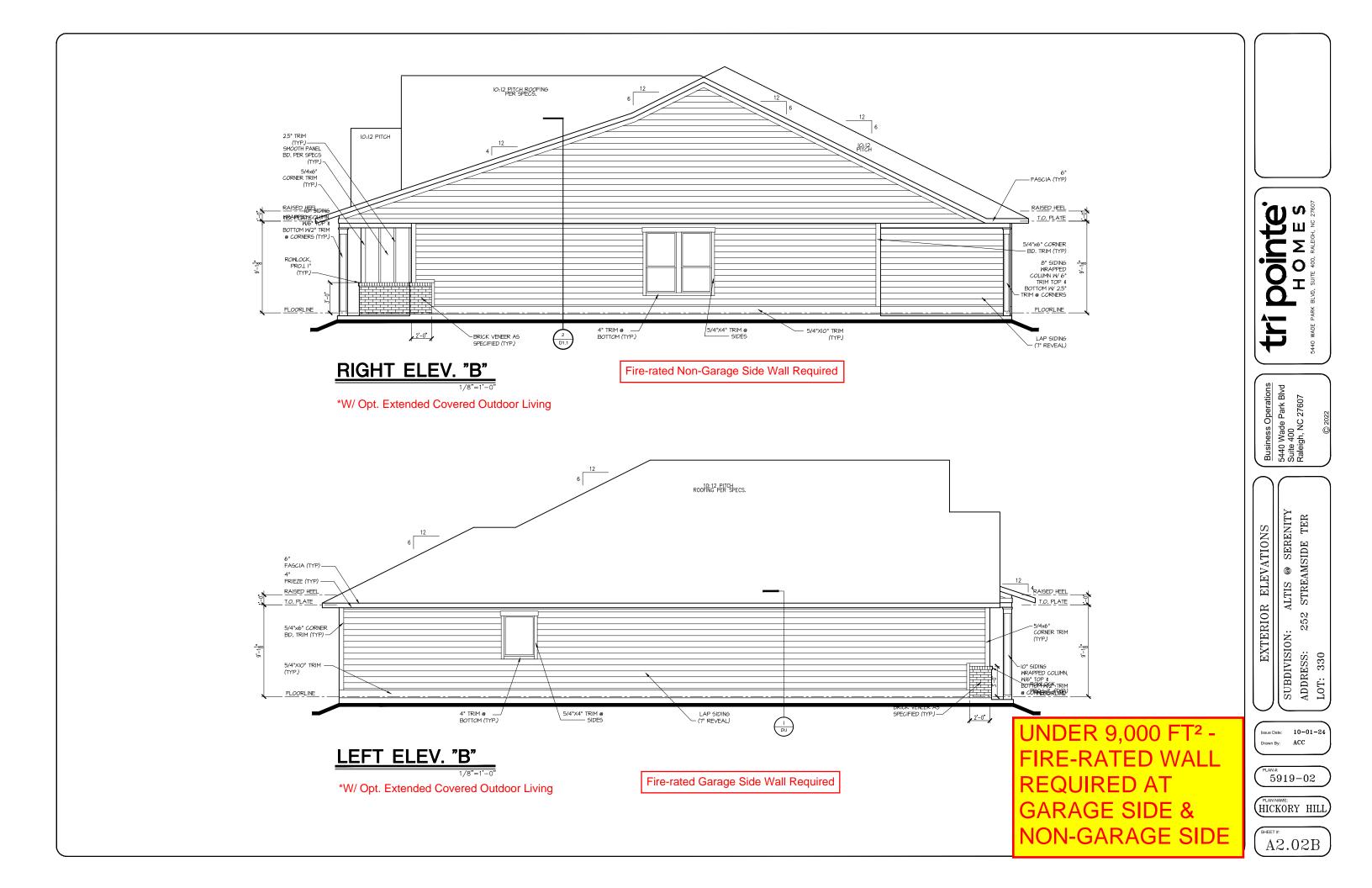
SUBDIVISION: ALTIS © SERENITY
ADDRESS: 252 STREAMSIDE TER
LOT: 330

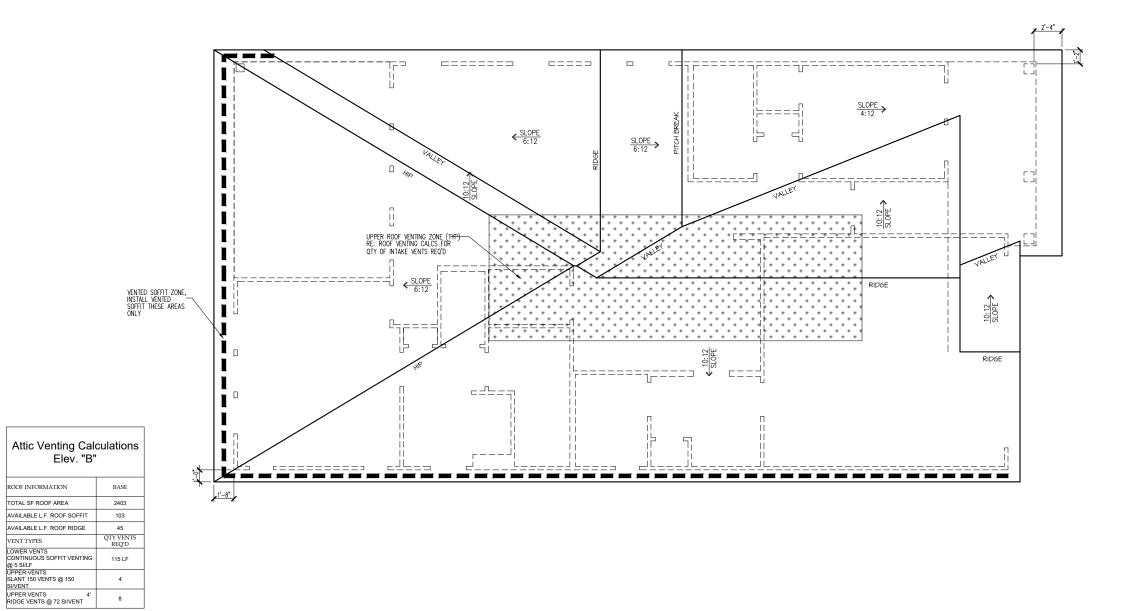
Issue Date: 10-01-24
Drawn By: ACC

5919-02

HICKORY HILL

(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.

115 LF



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: ALTIS @ SERENITY 252 STREAMSIDE TER ROOF PLAN

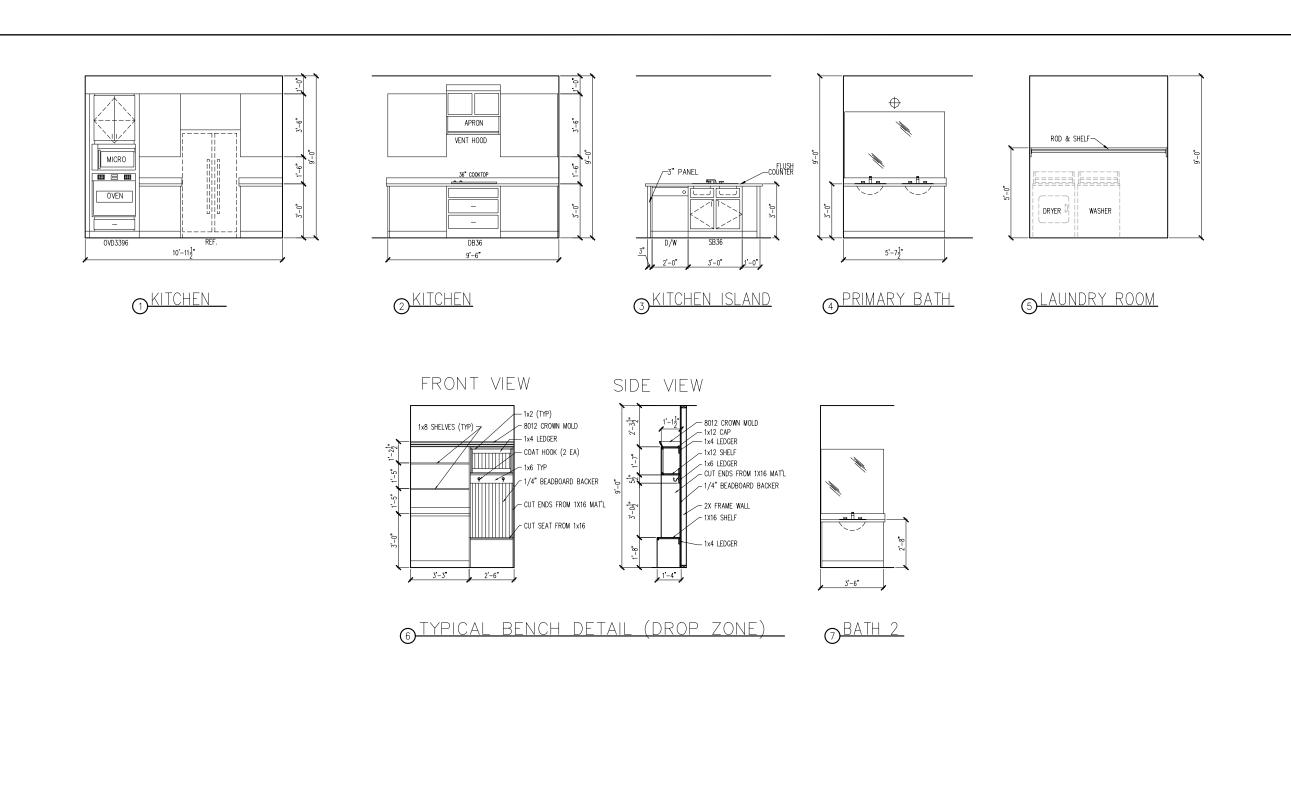
SUBDIVISION:
ADDRESS: 2:
LOT: 330

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

5919-02

HICKORY HILL

A3.01B



tri pointe.

HOMES

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

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: ALTIS @ SERENITY 252 STREAMSIDE TER INTERIOR DETAIL SHEET

SUBDIVISION:
ADDRESS: 25
LOT: 330

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

5919-02

HICKORY HILL

A4.01

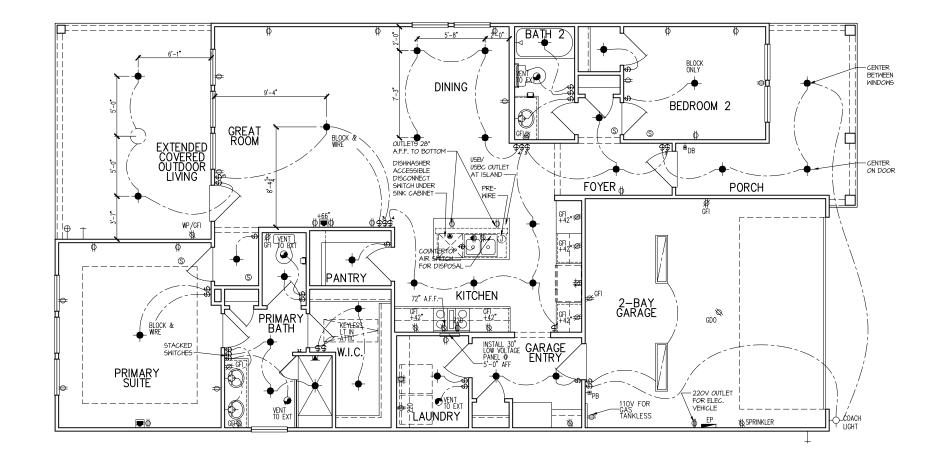
ELECTRICAL I SCHEDU	FIXTURE
SCHEDU	LE
DESCRIPTION	SYMBOL
110V OUTLET	Ф
220V OUTLET	\$ 220
1/2 HOT OUTLET	< ⋫
GFI OUTLET	∜\$ GFI
WP GFI OUTLET	₩P/GFI
GARAGE DOOR OPENER OUTLET	Ø GDO
SECURITY SYSTEM	∯SEC SYS
DISHWASHER	⊕ DW
JUNCTION BOX	①
CEILING MOUNTED LIGHT	- \ -
CEILING FAN w/ LIGHT KIT	BRAVING
RECESSED CEILING LIGHT	Ø
RECESSED WATER PROOF LIGHT	ì⊠WP
WALL MOUNTED LIGHT	9
WALL MOUNTED PUSH BUTTON	å PB
TWO WAY SWITCH	\$
THREE WAY SWITCH	, \$
FOUR WAY SWITCH	\$
DIMMER SWITCH	\$ ^{DIM}
EXHAUST VENTS	S VENT TO EXT
LOW VOLTAGE PANEL	
PHONE OUTLET	● PH
TV OUTLET	⊕ TV
DATA & RG6 COMBO BOX	
SMOKE DETECTOR	Ŝ
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	-coc- 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 (IRCUIT—INTERRUPTERS (GF)) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.

 ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK—UPS/CUTOFFS.
 HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
 ALL ELECTRICAL AND MECHANICAL EQUIPMENT (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION MATER HEATERS) ARE SUBJECT TO RELOCATION

SANITART SUMP PITS, DE	
WATER HEATERS) ARE SU	
DUE TO FIELD CONDITION	
ELECTRICAL DEVICES:	ABOVE FINISHED FLOOR:
WALL OUTLETS OVER COUNT	TER
+42" TO BOTTOM OF HORIZON	TAL OUTLET(TYP. @ COUNTER)
REMAINING SWITCHES	
WALL OUTLETS	
BATH VANITY BRACKET OUT (1" ABOVE TOP OF VANITY)	
WATER SOFTENER AND SUM	P OUTLETS 48" TO CL
	12." .TO .CL
GARAGE GFI (ABOVE GARAC	E FLOOR) 48" TO CL
GARAGE DOOR COACH LIGH	T,
DOORBELL BUTTON	LEVELANDLE
KITCHEN HOOD FAN "WHIP".	
KITCHEN WALL HUNG MICRO	WAVE OUTLET 72" TO CL
KITCHEN DISHWASHER RECE	PTACLE UNDER SINH
KITCHEN RANGE	24." .TD .CL
KITCHEN REFRIGERATOR	
WASHER/DRYER OUTLET	



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ALTIS ® SERENITY
2 STREAMSIDE TER ELECTRICAL PLAN 1st FLOOR

252 SUBDIVISION:
ADDRESS: 28
LOT: 330

Issue Date: 10-01-24 ACC

5919-02

(HICKORY HILL)

E1.10B

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

ELECTRICAL F 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	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	e PB
TWO WAY SWITCH	\$
THREE WAY SWITCH	³\$
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>(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	448
UNDER COUNTER LIGHTING	-coc- UCL
SMURF TUBE	

ELECTRICAL NOTES:

- 1. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING FIRE REQUIREMENTS OF ALL GOVERNING CODES 2. PROVIDE AND INSTALL GROUND FAULT (IRCUIT-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 (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DIE TO FIELD CONDITIONS.

 ELECTRICAL DEVICES: ABOVE FINISHED FLOORS:

WALL OUTLETS OVER COUNTER.

+42" TO BOTTOM OF HORIZONTAL OUTLET(TYP. © COUNTER)

REMAINING SWITCHES. . 48" TD. CL

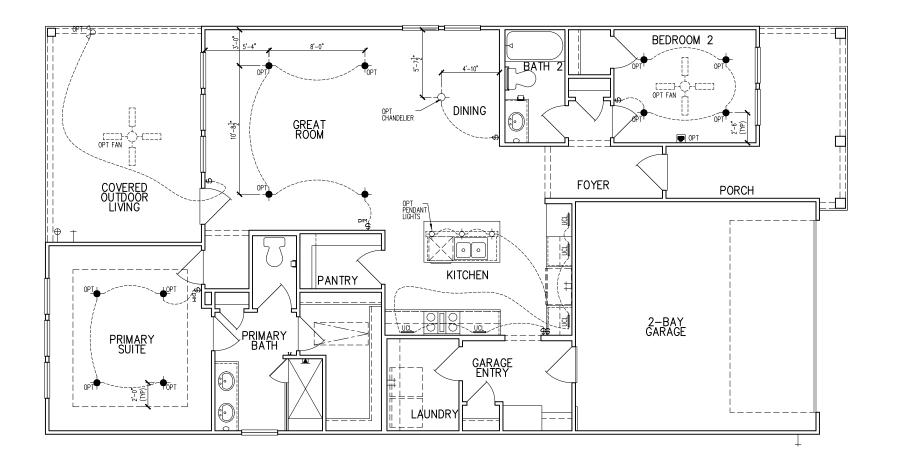
WALL OUTLETS. . 12" TO CL

BATH VANITY BRACKET OUTLET. . 1.2

(1" ABOVE TOP OF VANITY) THERMOSTAT. 54." TO CL
DOORBELL CHIMES. 84." TO CL DOORBELL BUTTON. DR HAMBLE
KITCHEN HOOD FAN "WHIP". .66". TO CL
KITCHEN WALL HUNG MICROWAVE OUTLET .72" TO CL
KITCHEN DISHWASHER RECEPTACLE. UNDER SINK
KITCHEN RANGE. .24". TO CL
KITCHEN REFRIGERATOR. .48". TO CL WASHER/DRYER OUTLET.

CL = CENTER LINE 1 = FIELD VERIFY

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



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OPITONS ALTIS ® SERENITY
2 STREAMSIDE TER PLAN 1st FLOOR ELEC.

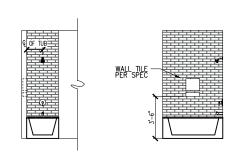
252 SUBDIVISION:
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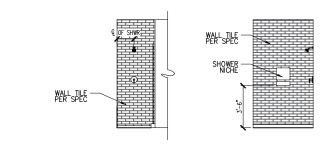
(HICKORY HILL)

E1.11B

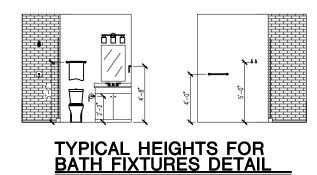


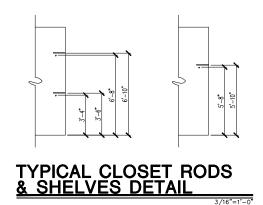
TYPICAL SHOWER NICHE AT TUB SHOWER DETAIL

3/16"=1-0"



TYPICAL SHOWER NICHE AT SHOWER DETAIL







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

DETAILS

N: ALTIS @ SERENITY

252 STREAMSIDE TER

SUBDIVISION:
ADDRESS: 255
LOT: 330

Issue Date: 10-01-24

Drawn By: ACC

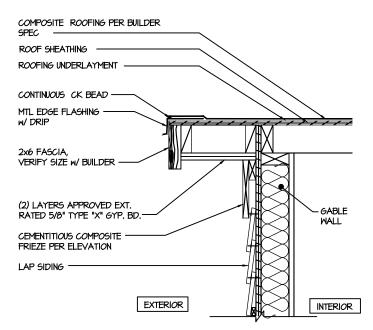
5919-02

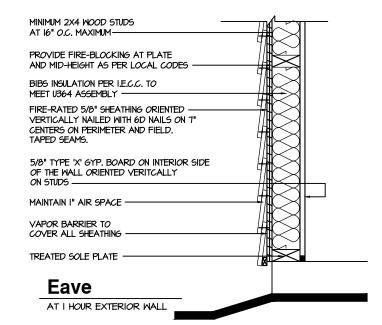
HICKORY HILL

D1.0

NOTE:

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





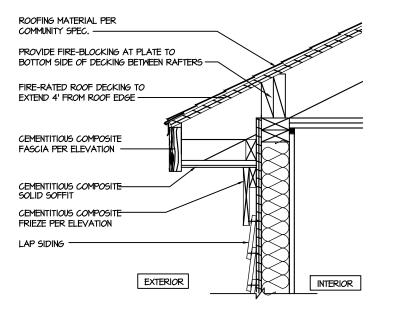


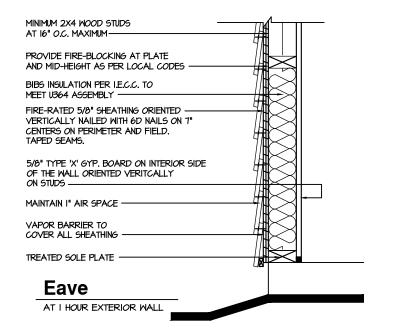
NOTE:

I. FIREWALL COMPIES WITH UL DESIGN #U364 FOR I HR, FIREWALL 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, RALEIGH, NO 27807

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

> ALTIS @ SERENITY 52 STREAMSIDE TER

DETAILS

SUBDIVISION: ADDRESS: 25

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

5919-02

(HICKORY HILL

D1.1

GENERAL STRUCTURAL NOTES

FLOOR FRAMING

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT M&K FOR EXCLUDED FLOOR DESIGNS)
- PER THE GUIDELINES OF THE TILE COUNCIL OF NORTH AMERICA (TCNA HANDBOOK), IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO VERIFY THAT THE FINISHES TO BE INSTALLED MATCH THE DESIGN CRITERIA NOTED ABOVE (UNDER "DESIGN
- 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 $\frac{1}{2}$ " x 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" x 0.131" NAILS @ 6"0.c. @ PANEL EDGES & @ 12" O.C. FIELD.
- w/ 2 🖁 × 0.120" NAILS 🥑 4"o.c. 🧇 PANEL EDGES 🕻 💇 8" O.C. FIELD. - w/ 2 3 × 0.113" NAILS @ 3"o.c. @ PANEL EDGES & @ 6" O.C. FIELD.
- WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- 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 "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 T' SPAN).

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

DESCRIPTION OF BLDG, ELEMENT	3"x0.131" NAILS	3"x0.120" NAIL5	
JOIST TO SOLE PLATE SOLE PL. TO JOIST/RIM OR BLK'G	(3) TOENAILS NAILS @ 4" O.C.	(3) TOENAILS* NAILS @ 4" O.C.	
STUD TO PLATE	(4) TOENAILS/ (3)END NAILS	(4) TOENAILS/ (4)END NAILS*	
	(), (-)	TOENAILS @ 4" O.C.*	
RIM TO TOP PLATE BLK'G, BTWN, JOISTS TO TOP PL.	TOENAILS @ 6" o.c. (3) TOENAILS EA. END		
	(1) (1-1) (1-1)	(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. 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 TRUSS VERT FASTEN W/ NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL*	
WALL TO FOUNDATION	WALL SHTG. LAP W/ SILL PL. \$ FASTENED PER SHEAR WALL FASTENING SPEC.		
2½"x0.113 IS AN ACCEPTABLE ALTERNATIVE TO A 3"x0.120", SAME SPACING OR NUMBER OF NAILS. (ONLY ACCEPTABLE WHERE * ARE SHOWN)			

GENERAL STRUCTURAL NOTES

DESIGN LOADING

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

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 = 1.25

FLOOR LIVE = 40 PSF (30 PSF @ SLEEPING AREAS) DEAD = 10 PSF (I-JOISTS), 15 PSF (FLOOR TRUSSES) ADD'L IO PSF @ CERAMIC TILE IN KITCHEN BUNROOMS, BATHS, FOYER, LAUND. & MUDRMS

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

II5 MPH, EXPOSURE B

GENERAL FRAMING

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

 • HEADERS IN NON-LOAD BEARING WALLS SHALL BE: (1)2x4/6 FLAT @ OPENINGS UP TO 4', (2)2x4/6 FLAT UP TO 8'.
- ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15)
- PENGINEERED 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; Fcll=2500 psi; E=1.8xl0^6 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 $\mbox{\sc /\cdot} '' \times 3 \mbox{\sc /\cdot} '' \times 3 \mbox{\sc /\cdot} '' \times 3 \mbox{\sc /\cd}'' '' \times 3 \mbox{\sc /\cdot} '$ GREATER. APPLY EASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 3½" OR 5¼" 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 $\frac{1}{4}$ "x6" SIMPSON SDS SCREWS (OR 6 $\frac{3}{4}$ ' 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 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 CAP & ABM44 BASE, U.N.O.
- 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:
- 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 VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W PRESERVATIVE-TREATED WOOD, CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
- FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O.
- CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O. f'c = 3,000 psi: FOOTINGS & INTERIOR SLABS ON GRADE 3,500 psi: GARAGE & EXTERIOR SLABS ON GRADE fy = 60,000 psi
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT
- REGIONS WHERE CODE FROST DEPTH IS NOT APPLICABLE. CONSULT SOILS REPORT OR BUILDING DEPT. FOR MINIMUM DEPTH BELOW
- 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 @ 10'-0" 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 LENG
► HD-2	SIMPSON MSTC66 STRAP TIE W 24" END LENG
▶ 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 5%" DIA. THREADED ROD INTO CONCRETE FOUNDATION. PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUE, RECOMMENDATIONS, DO NOT LOCATE ANCHORS WITHIN I 3/4" OF EDGE OF FOUNDATION

JNDER 9,000 FT² -FIRE-RATED WALI **REQUIRED AT GARAGE SIDE &** NON-GARAGE SIDE

Serenity Lot 330 5919-02 - Hickory Hill **Elevation B - Left Hand Garage**

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 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

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

VENEER LINTEL SCHEDULE

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

- 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.

FOR QUEEN VENEER USE $L4\times33/4$ ".
FOR 31/2" VENEER ONLY, SEE PLAN FOR VENEER SUPPORT IF VENEER < 31/2" 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/JOISTS SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES/JOISTS OR GIRDER TRUSSES/FLUS BEAMS DO NOT EXCEED THE FOLLOWING: A ROOF TRUSSES.

- I/4" DEAD LOAD
- 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 DEPTH SPECIFIED ON PLAN FLOOR JOISTS SERIES & SPACING IS PER THE
- FLOOR JOIST MANUF SPACING SHALL NOT EXCEED 19.2" O.C. (MAX.)

 © LOCATION OF TILE: SPACING SHALL NOT
- EXCEED 16" O.C. (MAX.)

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

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

5 MPH WIND IN 2018 NCSBC:RO

(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 NGSBG:RG, ACCORDINGLY THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

DESIGN WIND UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7-10 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NCSBC:RC SECTION R802.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 ₹x0.113 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP, U.N.O.)
- ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS, AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC: 1 ¾" 16 GA STAPLES (1/6" CROWN) @ 3" O.C. AT EDGES \$ @ 6" O.C IN FIELD.

<u>3" O.C. EDGE NAILING</u>

 AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING W 2 🖁 × 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 B 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 GMB SHEATHING TO FRAMING W/ I \$ "x0.086" COOLER NAILS OR 1 1/4" DRYWALL SCREWS @ 7" O.C. TO PANEL EDGES & PANEL FIELD (INCLUDING T&B PLATES).

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



ulhern+Kulp project numb 243-2402

ssue date: 08-14-202

REVISIONS

PRDATED MODEL NAME, OPT. EXT. COVID. PORCH SC. ARCH, UPDATE

pointe HOMES

NOTE MOD GENERAL SERENITY MASTER SET RALEIGH, NC -02 5919

S0.0

UNDER 9,000 FT² -**GARAGE SIDE &** NON-GARAGE SIDE



MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINERING



243-24028 MEG

issue date: 08-14-2024

REVISIONS:

date: initial:

11/06/2024 SMM

PEDATE MODE NAME, OPT. EXT. COVID. PORCH
4/28/20/25

MISC. ARCH, UPDATE

Control initial:

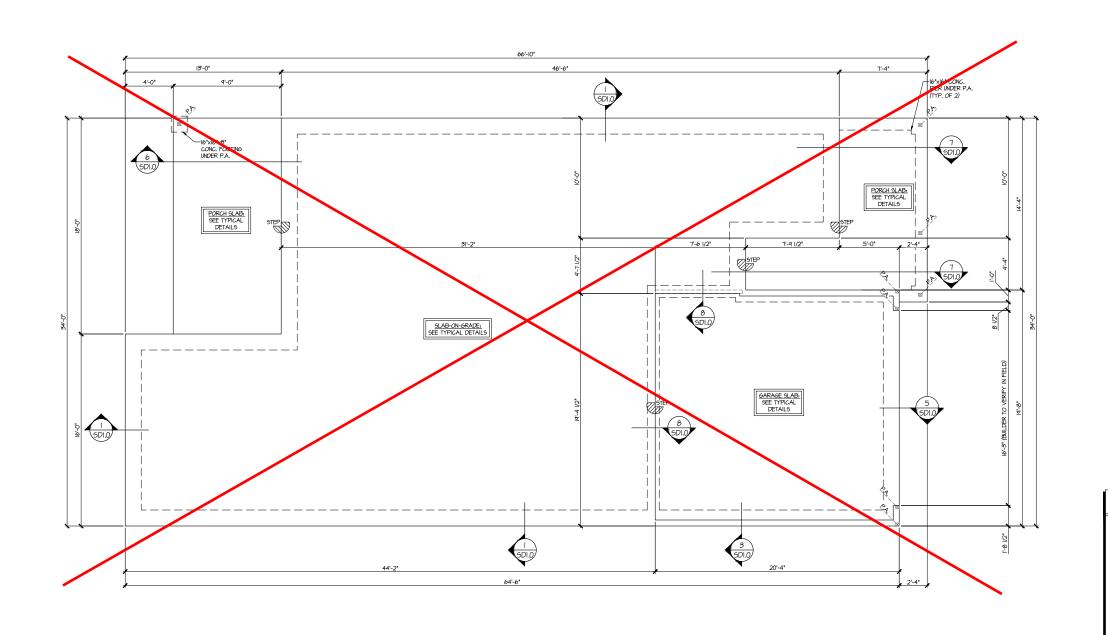
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tri pointe

FOUNDATION PLAN 5919-02 MODEL

S1.0

SERENITY MASTER SET RALEIGH, NC



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

INTERIOR BEARING WALL

• ==== BEARING WALL ABOVE (B.W.A.)

INDICATES EXTENT OF INT.

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

VTOF EXTENT OF VALLEY TRUSS OVERFRAMING

NDICATES HOLDOWN

* INDICATES POST ABOVE. PROVIDE SOLID

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

UNDER 9,000 FT² -**GARAGE SIDE & NON-GARAGE SIDE**



MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINEERING

243-24028

MEG issue date: 08-14-2024

REVISIONS:

UI/06/2024 SMM
UPDATE MODE, NAME, OPT, EXT, COVID, PORCH
4/28/2025 FC
MISC. ARCH, UPDATE

tri pointe

LEGEND

INDICATES EXTENT OF INT.

■ 09B SHEARWALL AND/OR 3" O.C. EDGE NAILING

* INDICATES POST ABOVE. PROVIDE SOLID

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES

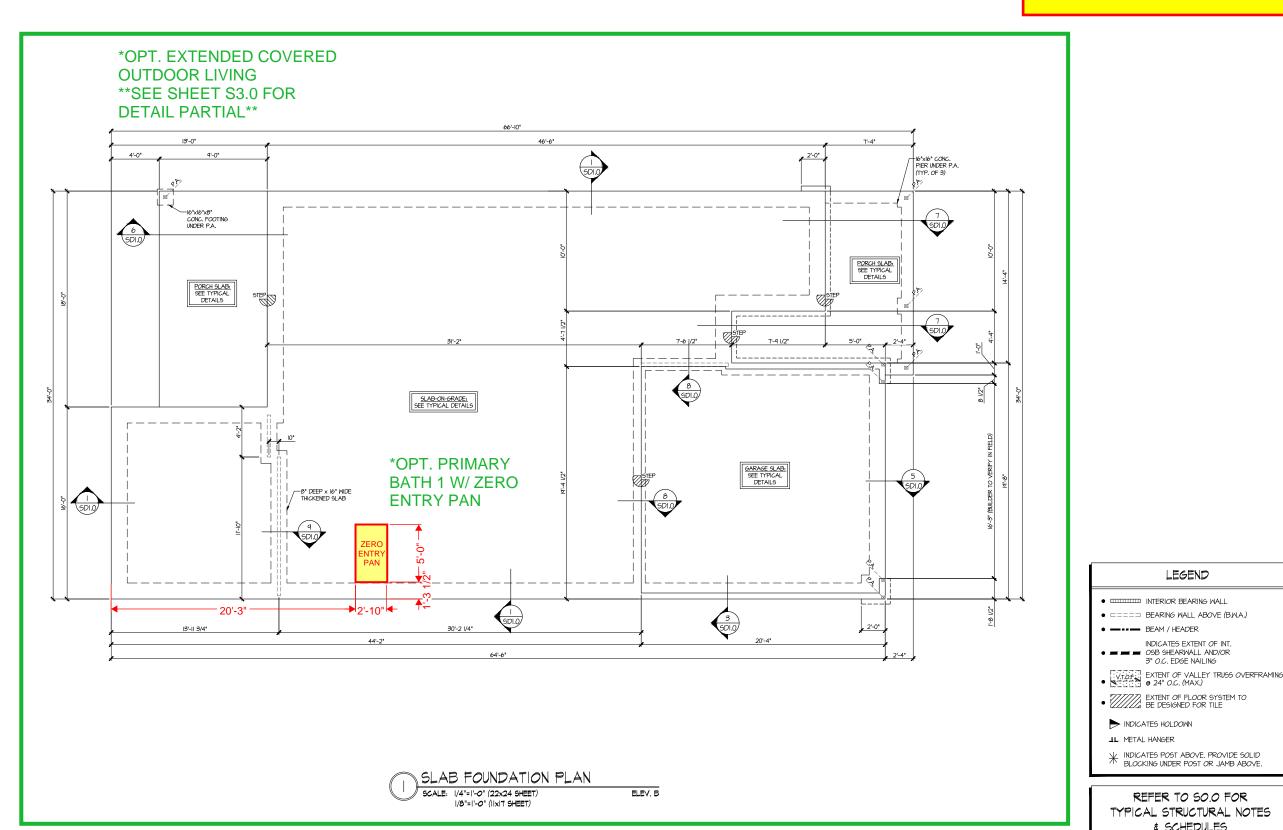
& SCHEDULES

FOUNDATION PLAN

5919-02 MODEL

S1.1

SERENITY MASTER SET RALEIGH, NC



UNDER 9,000 FT² -**GARAGE SIDE &** NON-GARAGE SIDE



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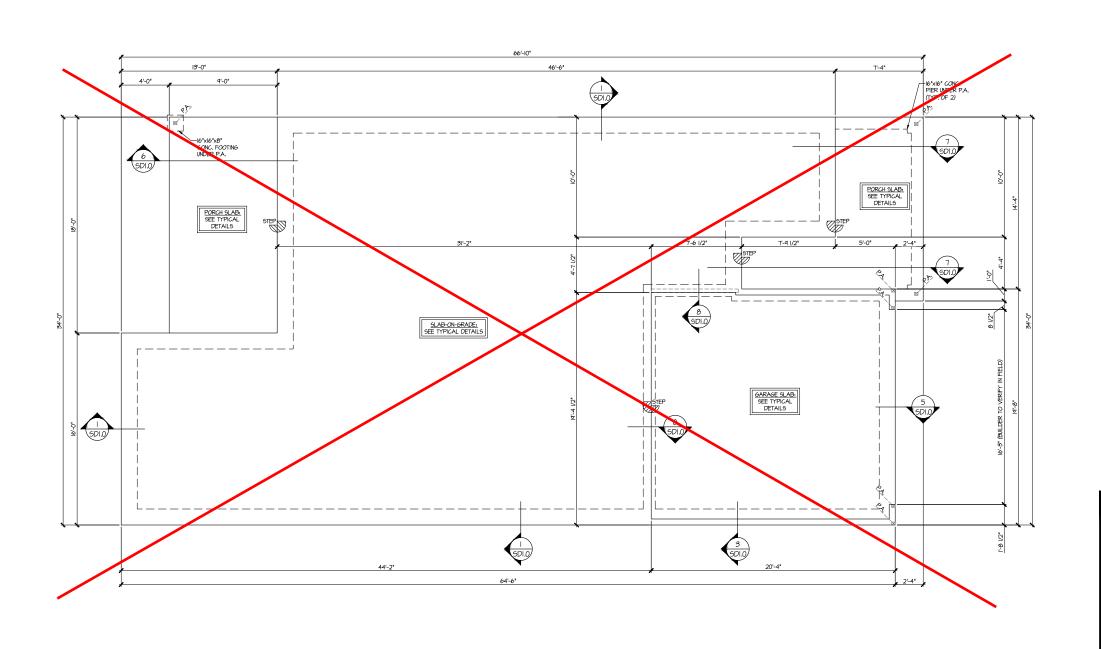
Title

tri pointe

FOUNDATION PLAN

5919-02 MODEL SERENITY MASTER SET RALEIGH, NC

S1.2



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

LEGEND

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

 OSB SHEARWALL AND/OR 3" O.C. EDGE NAILING
- VTOF EXTENT OF VALLEY TRUSS OVERFRAMING
- NDICATES HOLDOWN
- * INDICATES POST ABOVE. PROVIDE SOLID

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

UNDER 9,000 FT² -**GARAGE SIDE &** NON-GARAGE SIDE



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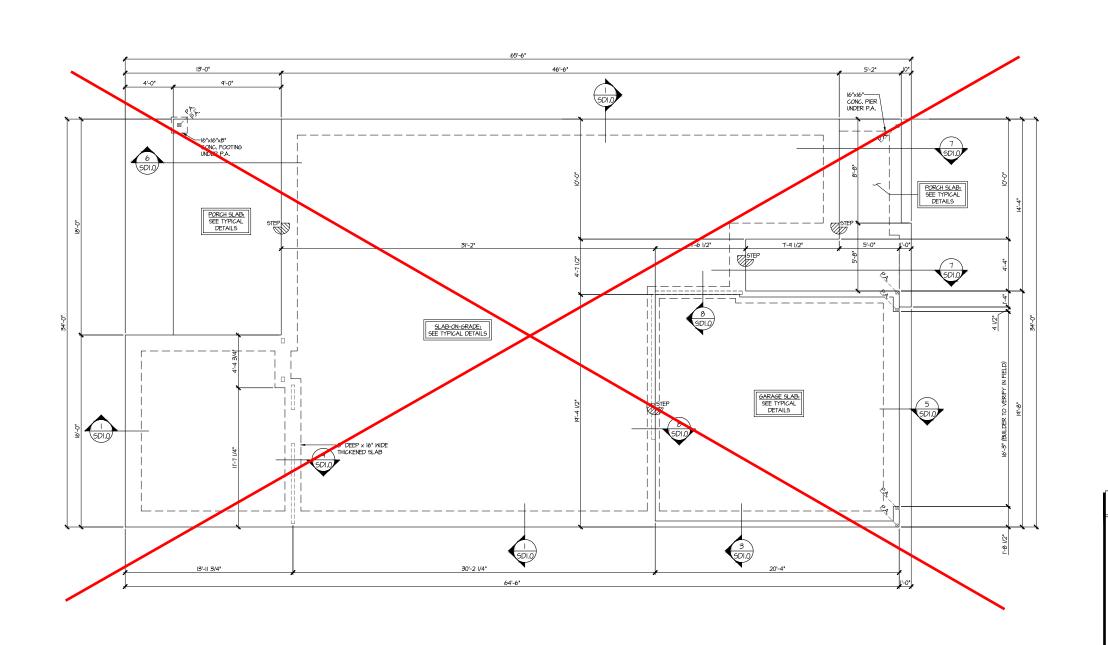
tri pointe

5919-02 MODEL

FOUNDATION PLAN

SERENITY MASTER SET RALEIGH, NC

S1.3



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

INTERIOR BEARING WALL

• ==== BEARING WALL ABOVE (B.W.A.)

LEGEND

INDICATES EXTENT OF INT.

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

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

NDICATES HOLDOWN

* INDICATES POST ABOVE. PROVIDE SOLID

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

6x6 P.T. POST w/ SIMPSON BCS2-3/6 CAP & ABM66Z BAS

LINE OF BOX CEILING

UNDER 9,000 FT² -**GARAGE SIDE & NON-GARAGE SIDE**



MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINERING



243-24028

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PEDATE MANE, OPT, EXT. COVID, PORCH
4/28/2025

MISC. ARCH, UPDATE

Title

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
- VTOF EXTENT OF VALLEY TRUSS OVERFRAMING
 24" O.C. (MAX.)

- * INDICATES POST ABOVE. PROVIDE SOLID

TYPICAL STRUCTURAL NOTES

NDICATES HOLDOWN

REFER TO SO.O FOR & SCHEDULES

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

ROOF FRAMING PLAN 5919-02 MODEL

SERENITY MASTER SET RALEIGH, NC

S2.0

*OPT. EXTENDED COVERED **OUTDOOR LIVING** **SEE SHEET S3.0 FOR **DETAIL PARTIAL**** STRUCT, GABLE END R.T. DUAL PITCH ROOF TRUSSES 9 24" OA MONO ROOF TRUSSES

24" O.C. DUAL PITCH ROOF TRUSSES @ 24" O ROOF FRAMING PLAN SCALE: 1/4"=1'-0" (22x24 SHEET) ELEV. B

UNDER 9,000 FT² -**GARAGE SIDE & NON-GARAGE SIDE**

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING



243-24028

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UI/06/2024 SMM
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4/28/2025 FC
MISC. ARCH, UPDATE

tri pointe

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
- VTOF EXTENT OF VALLEY TRUSS OVERFRAMING
 24" O.C. (MAX.)

- NDICATES HOLDOWN
- * INDICATES POST ABOVE. PROVIDE SOLID

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

ROOF FRAMING PLAN 5919-02 MODEL

S2.1

SERENITY MASTER SET RALEIGH, NC

SIMPSON HUC210-3 HANGER UNDER 9,000 FT² - FIRE-RATED WALL REQUIRED AT GARAGE SIDE & NON-GARAGE SIDE



MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINEERING SESSENCIAL PRINCE, SIR 2507 Appleases, 50 2002



Mulhern+Kulp project number:

243-24028

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

REVISIONS:

date: initial:

11/06/2024 SMM

PONTE MORE NAME, OFT, EXT, COVD, PORCH
4728/2025 FC

MISC, ARCH, UPDATE

tri pointe HOMES

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.

 INDICATES EXTENT OF INT.

 OSB SHEARWALL AND/OR

 3" O.C. EDGE NAILING
- VTOF EXTENT OF VALLEY TRUSS OVERFRAMIN
- 77/7/7, EXTENT OF FLOOR SYSTEM
- ZZZZZZ DE DESIGNED FOR
- ► INDICATES HOLDOWN
- JL METAL HANGE
- INDICATES POST ABOVE. PROVIDE SOLID
 BLOCKING UNDER POST OR JAMB ABOVE.

REFER TO SO.O FOR
TYPICAL STRUCTURAL NOTES

\$ SCHEDULES

ROC	PERAMING PLAN 1/4"=1'-0" (22x24 SHEET)	
SCALE:	/4"= '-0" (22x24 SHEET) /8"= '-0" (x 7 SHEET)	ELEV. C

ROOF FRAMING PLAN

5919–02 MODEL Serenity Master set Raleigh, nc

S2.2

MONO ROOF TRUSSES

24" O.C.

UNDER 9,000 FT² -**GARAGE SIDE & NON-GARAGE SIDE**

POST CAP ALTERNATIVE: IN LIEU OF BC_ CAP, FASTEN TOP OF POST TO DROPPED BEAM W/ SIMPSON CS20



MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINERING



243-24028

MEG issue date: 08-14-2024

REVISIONS:

UI/06/2024 SMM
UPDATED MODEL, NAME, OPT. EXT. COVID. PORCH
4/28/2025 FC
MISC. ARCH. UPDATE

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

LEGEND

- INTERIOR BEARING WALL
- ==== BEARING WALL ABOVE (B.W.A.)
- 09B SHEARWALL AND/OR

TYPICAL STRUCTURAL NOTES

INDICATES EXTENT OF INT. 3" O.C. EDGE NAILING EXTENT OF VALLEY TRUSS OVERFRAMING
24" O.C. (MAX.)

NDICATES HOLDOWN

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

REFER TO SO.O FOR & SCHEDULES

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

ELEV. D

ROOF TRUSSES @ 24" (

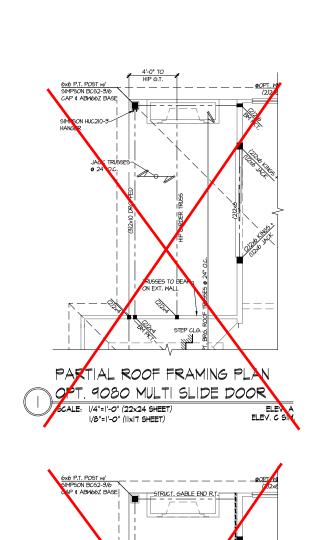
ROOF TRUSSES @ 24" O.

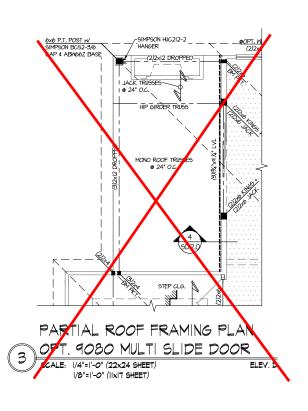
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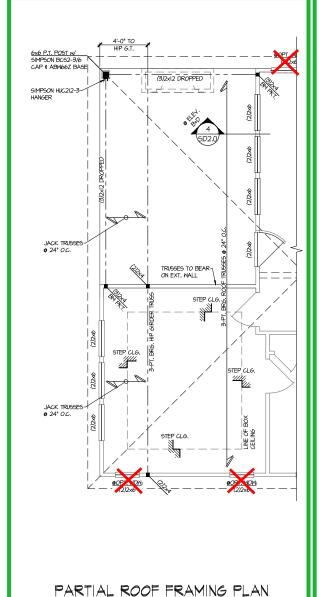
ROOF FRAMING PLAN 5919-02 MODEI

SERENITY MASTER SET RALEIGH, NC

S2.3

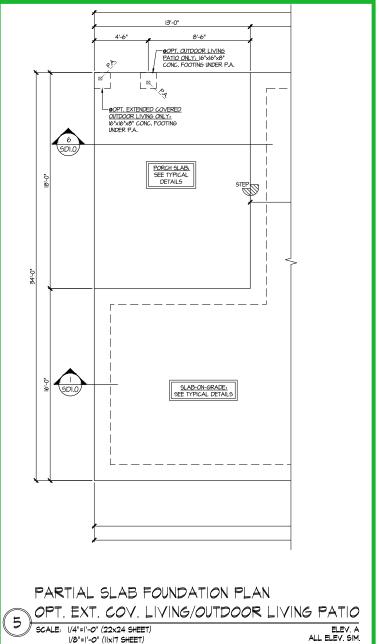






OPT. EXT. COVERED PORCH

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

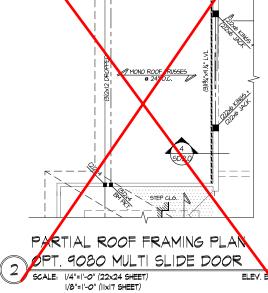


ssue date: 08-14-2024

*OPT. EXTENDED COVERED OUTDOOR LIVING

ELEV. A ALL ELEV. SIM.

OPT. SCREENED EXTENDED COVERED OUTDOOR LIVING SIM



Serenity Lot 330 5919-02 - Hickory Hill Elevation B - Left Hand Garage

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

LEGEND

- 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 MODE

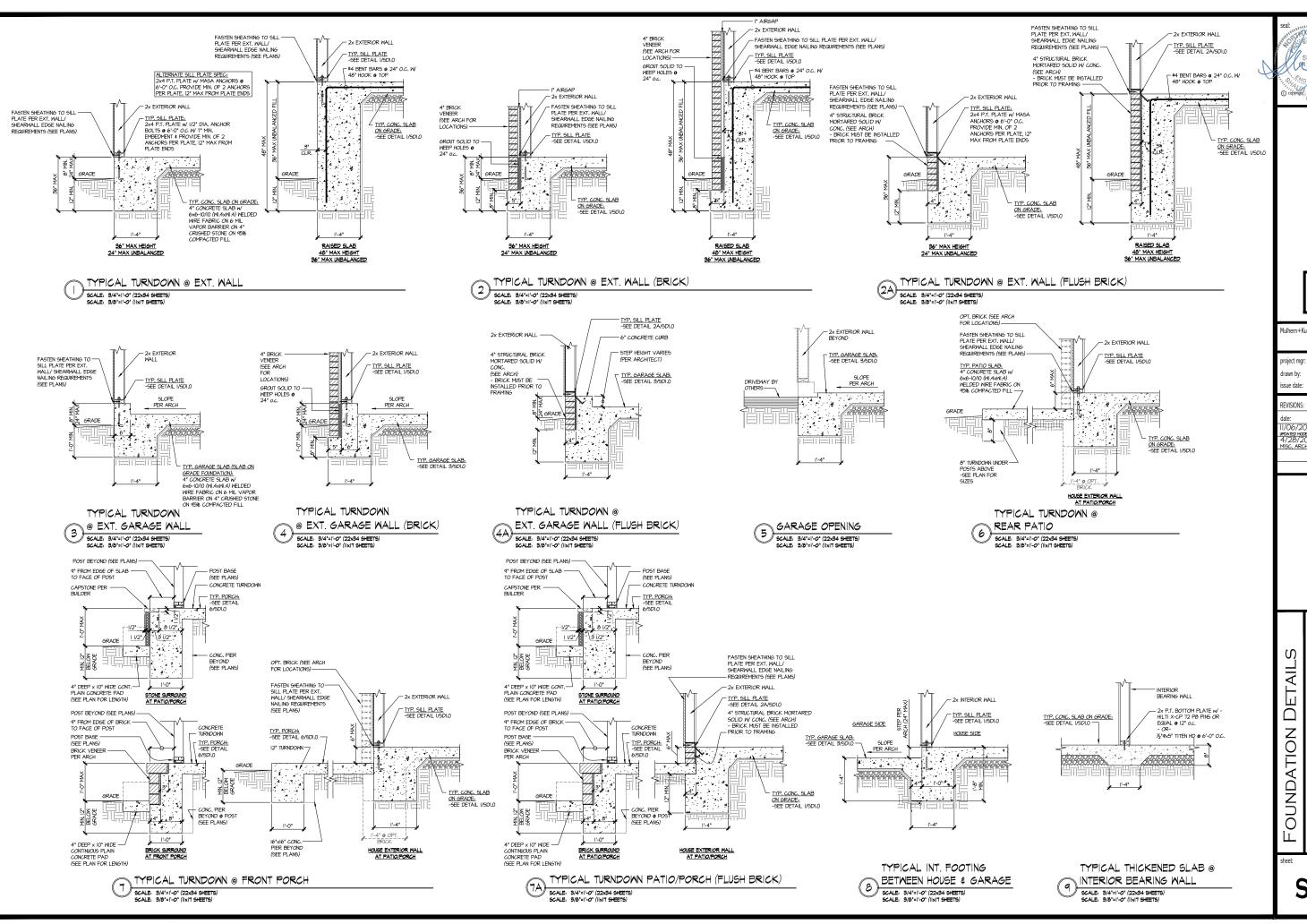
SERENITY MASTER SET RALEIGH, NC 5919-02

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING

243-2402

tri pointe

S3.0



MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING

lulhern+Kulp project number 243-2402

SMK MEC issue date: 08-14-2024

initial: II/06/2024 SMM UPDATED MODEL NAME, OPT. EXT. COVID. PORCH 4/28/2025

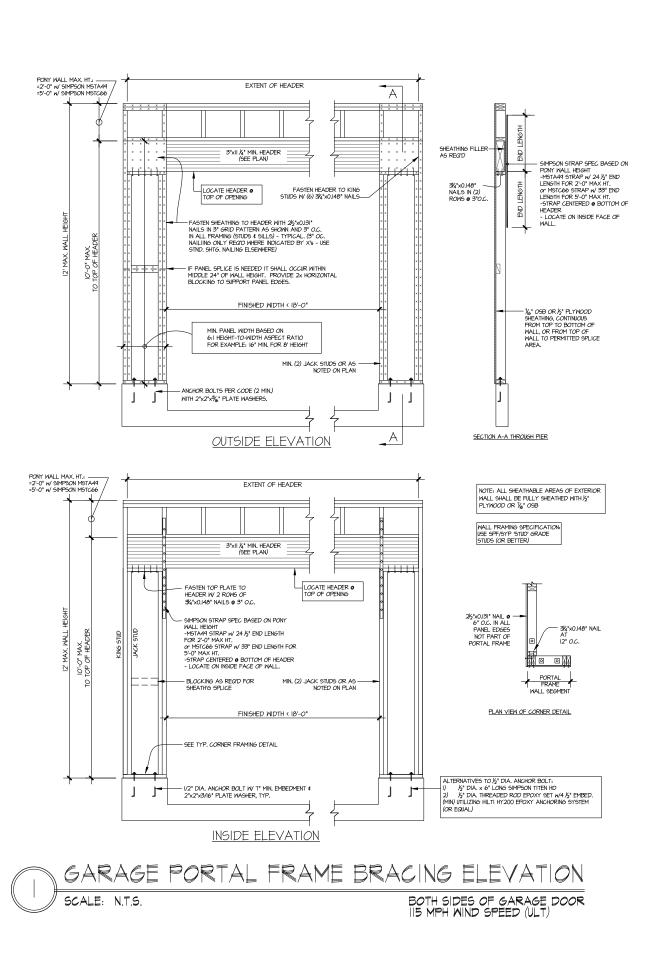
— -FC 115C. ARCH. UPDATE

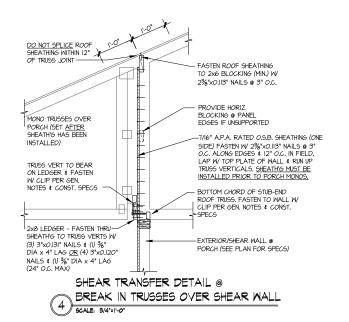
pointe. HOMES

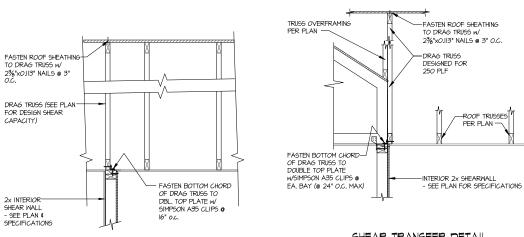
02

SERENITY MASTER SET RALEIGH, NC 5919

SD1.0







INTERIOR DRAG TRUSS DETAIL

SHEAR TRANSFER DETAIL

AT INTERIOR SHEARWALL BELOW

SCALE: 9/4*=1*-0*

MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINEERING

Aulhern+Kulp project number

243-24028

SMK MEC issue date: 08-14-2024

REVISIONS:

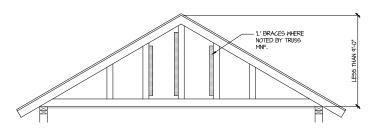
11/UD/2U24 SMM UPDATED MODEL NAME, OPT. EXT. COVID. PORCH 4/28/2025 FC MISC. ARCH, UPDATE FC

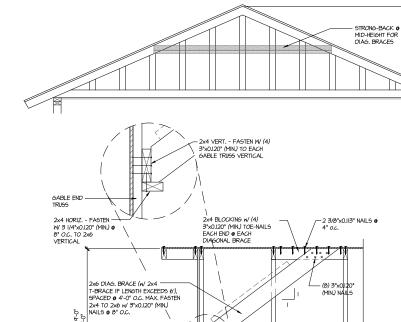
tri pointe

FRAMING DETAILS MODE

SERENITY MASTER SET RALEIGH, NC 5919-02

SD2.0

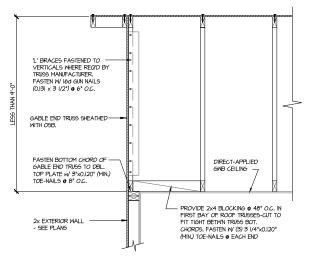




PERATER THAN 1991 (AIN) 41-61)

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 REQUID 6 GABLE END TRUSS REQ'D @ GABLE END TRUSS HEIGHT UP TO 9'-0"

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



- PROVIDE 2x4 BLOCKING @ 48" O.C. IN FIRST BAY OF ROOF TRUSSES-CUT TO FIT TIGHT BETWN TRUSS BOT. CHORDS, FASTEN W (4) 3"X0,120" (MIN.) TOE-NAILS @ EACH END

"0) 3"x0120" (MIN.) NAILS

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

(4) 3*x0.120* (MIN.) TOENAIL5

MULHERN+KULP

RESIDENTIAL STRUCTURAL ENSINEERING

3055 Broutside Parkway, Suite 250 - Alphanta, 9A, 2002

p.778-777-0074 - molbomizapozom

NC Licence # C-36.25

Mulhern+Kulp project number:

243-24028

SMK MEG issue date: 08-14-2024

REVISIONS:

initial: 11/06/2024 SMM

<u>IPPATED MODEL NAME, OPT. EXT. COVID. PORCH</u>
4/28/2025
MISC. ARCH. UPDATE

FC

tri pointe

FRAMING DETAILS

5919-02 MODEI SERENITY MASTER SET RALEIGH, NC

SD2.1