

BEECHWOOD SPRINGS

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

GENERAL NOTES

1 - GENERAL BUILDING & DESIGN REQUIREMENTS	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 PROHIBITED. 2) TRI POINTE HOMES DESIGNS & BUILDS HOUSING AS SET FORTH BY THE FORMAT AND PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), AND THE NATIONAL ELECTRIC CODE (NEC). ANY NON-CONFORMING DOCUMENTS DISCOVERED BY THE CONTRACTOR OR HIS AGENTS SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF TRI POINTE HOMES BY CALLING (469)329-0470. 3) THESE PLANS ARE SUBJECT TO MODIFICATIONS TO MEET CODE REQUIREMENTS AND/OR TO FACILITATE MECHANICAL/ ELECTRICAL/ PLUMBING INSTALLATION AND/ OR TO IMPLEMENT DESIGN IMPROVEMENTS. ANY INTENTION TO MODIFY THESE PLANS MUST BE APPROVED IN WRITING BY TRI POINTE HOMES 4) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AFFECTING CONTRACTOR'S PRODUCTS, INSTALLATIONS, OR FABRICATIONS IN THE FIELD PRIOR TO EXPEDITING THE CONSTRUCTION OF SUCH WORK. FIELD VERIFY ALL DIMENSIONS – DO NOT SCALE DRAWINGS!! CONTRACTOR IS RESPONSIBLE FOR SURVEYING THE PROJECT AND BECOMING FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK INCLUDING BUT NOT LIMITED TO SITE AND SOIL BEARING CONDITIONS. 5) ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, IN WRITING, AND WRITTEN INSTRUCTION SHALL BE OBTAINED PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ERRORS, DISCREPANCIES, OR OMISSIONS FOR WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTION AND/ OR FABRICATION OF THE WORK.	1) WOOD BUILT CHIMNEYS AND FIREPLACES SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, AND ARE SUBJECT TO MECHANICAL INSPECTION PER IRC SECTION R1002.1. 2) EXTERIOR AIR INTAKE FOR COMBUSTION AIR PER IRC SECTION AS REQUIRED BY LOCAL MUNICIPALITY
2 - SITE CONSTRUCTION	16 - ELECTRICAL
1) BACK FILL SHALL BE FREE FROM VEGETATION AND CONSTRUCTION DEBRIS. 2) BACK FILL SHALL BE PLACED IN LIFTS AND COMPACTED IN SUCH A MANNER AS BACKFILL TO NOT DAMAGE THE FOUNDATION WALLS OR ANY WATERPROOFING/ DAMPROOFING MATERIALS.	1) ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE (NEC). ALL MATERIAL AND EQUIPMENT SHALL BEAR THE LABEL OF APPROVAL OF THE UNDERWRITERS LABORATORIES, INC. 2) ELECTRICAL CONTRACTOR SHALL VERIFY SPACE REQUIRED FOR METER INSTALLATION BEFORE CONSTRUCTION AND SHALL NOTIFY GENERAL CONTRACTOR OF ANY DISCREPANCIES. 3) VERIFY LOCATION OF ALL RECEPTACLES FOR APPLIANCES WITH MANUFACTURER SPECIFICATIONS. 4) GROUND FAULT INTERRUPTS SHALL BE LOCATED PER THE NEC. 5) ALL SWITCHES SHALL BE INSTALLED AT 3'-6" ABOVE FINISHED FLOOR TO CENTERLINE OF SWITCH UNLESS NOTED OTHERWISE. 6) ALL CONVENIENCE OUTLETS SHALL BE INSTALLED W/ CENTERLINE OF OUTLET LOCATED 1'-3" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. 7) ALL CONVENIENCE OUTLETS WITH SWITCHES TO BE SWITCH AT TOP ONLY. 8) ALL EXTERIOR WALL BRACKET FIXTURES SHALL BE INSTALLED AS NOTED ON PLANS. 9) APPROVED SMOKE DETECTORS SHALL BE LOCATED ON EVERY STORY OF THE DWELLING UNIT AS PER IRC SECTION R317 (SEE SHEET B1.1 FOR LOCATIONS). WHERE MORE THAN ONE DETECTOR IS REQUIRED THEY SHALL BE INTERCONNECTED. POWER SOURCE SHALL BE BUILDING POWER w/ BATTERY BACKUP. 10) CONDUCTORS SHALL BE OF COPPER.
3 - CONCRETE	GENERAL FRAMING SPECS AND CONSTRUCTION NOTES STAIRS:
1) SLOPE ON GARAGE SLAB SHALL BE 1/8" PER FOOT TOWARDS VEHICLE DOOR. SLOPE ON PORCH AND PATIOS SHALL BE 1/8" PER FOOT AWAY FROM HOUSE.	1) THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES AND THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES IN ACCORDANCE WITH SECTION I.R.C. 2) HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS IN ACCORDANCE WITH SECTION R315.1 – I.R.C. 3) HANDRAIL AND BALUSTRADE (WHERE PRESENT) SHALL BE CONSTRUCTED ACCORDING TO IRC. 4) ALL REQUIRED HAND RAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS W/ 2' OR MORE RISERS FROM A POINT ABOVE THE THE TOP RISER OF A FLIGHT TO A POINT ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE AT NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5" BETWEEN THE WALL AND HAND RAIL.
4 - MASONRY	WALLS:
1) ALL EXTERIOR BRICK MUST MEET ASTM C-216 FOR "SM" CONDITIONS 2) MASONRY VENEER SHALL BE ATTACHED TO SUPPORTING WALLS w/ CORRUGATED METAL TIES IN ACCORDANCE WITH R703.7.4.1 – I.R.C. OR LOCAL CODE REQUIREMENTS 3) WEEPHOLES SHALL BE PROVIDED ALONG THE OUTSIDE WYTHE OF EXTERIOR MASONRY WALLS AT 33" O.C. MAX. SHALL BE A MIN. OF 3/16" IN DIAMETER, AND LOCATED IMMEDIATELY ABOVE THE FLASHING PER R703.7.6 – I.R.C.	1) ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. ALL STUDS ARE 3 1/2" UNLESS NOTED. ALL DIMENSIONS PRESENTED HERE ARE FRAME DIMENSIONS ONLY. 2) SEPARATION BETWEEN THE RESIDENCE AND THE GARAGE SHALL BE MAINTAINED BY INSTALLATION OF 1/2" GYPSUM BOARD ON ALL COMMON WALLS. 2-STORY HOMES REQUIRE 5/8" TYPE X GYPSUM BOARD AT GARAGE CEILINGS WHERE HABITABLE ROOMS ARE PRESENT ABOVE.
5 - METALS	FLOORS:
	1) STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN IRC. 2) THE ENDS OF EACH JOIST, BEAM, OR GIRDER SHALL HAVE NOT LESS THAN 1.5 INCHES OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES ON MASONRY OR CONCRETE OR AS OTHERWISE SPECIFIED IN IRC. 3) ALL DIMENSIONAL FLOOR JOISTS TO BE PER ENGINEER STRUCTURAL PLANS.
6 - WOOD AND PLASTICS	FRAMING:
	1) ALL FRAMING DIMENSIONS TO FACE OF MEMBER. 2) ALL BEARING HEADERS TO BE PER ENGINEERING PLANS. 3) FIRE STOPPING AND/ OR DRAFT STOPPING SHALL MEET THE REQUIREMENTS OF IRC R602.8.
7 - THERMAL & MOISTURE PROTECTION	ROOF:
1) FIRE STOPPING AND/ OR DRAFT STOPPING SHALL MEET THE REQUIREMENTS OF IRC R602.8. 2) ATTIC VENTILATION SHALL BE PROVIDED AT 1/300 th OF THE AREA OF THE SPACE VENTILATED. CROSS VENTILATION WITH HALF OF THE VENTILATED AREA SHALL BE PROVIDED BY ROOF VENTS AND THE OTHER HALF BY SOFFIT VENTS. VENTS SHALL BE PLACED SO AS TO NOT ALLOW INFILTRATION OF RAIN OR SNOW. 3) PROVIDE APPROVED TILE BACKER DRYWALL FOR ALL SHOWER AND BATH SPACE 4) PROVIDE ATTIC VENTILATION PER IRC-R806.1	1) HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT RIDGE DOWN TO BEARING PARTITION. CUT ENDS OF RAFTERS SHALL BE FULLY SUPPORTED WALL AND RIDGE. 2) REQUIRED VENTILATION AREAS CALCULATED AT 1/300 RATIO.
8 - DOORS AND WINDOWS	
1) REVIEW ALL WINDOW HDR HEIGHTS PER PLATE HT. AND VERIFY W/ ELEVATIONS AND CORNICE DETAILS 2) TEMPERED GLASS SHALL BE USED IN HAZARDOUS AREAS AS DESCRIBED IN SECTION R308.4 – I.R.C. 3) FRONT DOOR WIDTH PER IRC-R311.3 4) GARAGE DOOR PER IRC-R309.1 5) EMERGENCY EGRESS SHALL MEET REQUIREMENTS OF SECTION R310 – I.R.C. 2018 – SLEEPING ROOMS SHALL HAVE AT LEAST ONE EGRESS OPENING OF NOT LESS THAN 5.7 SF AND A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.	

SQUARE FOOTAGE

Elevation "A"	
(Slab S.F.)	
Slab Area	Sq. Ft.
FIRST FLOOR	1281
2 BAY GARAGE	406
PORCH	141
COVERED OUTDOOR LIVING	177
Total Slab Area	2005

(Outside of Frame S.F.)	
A/C Area	Sq. Ft.
FIRST FLOOR	1281
Total A/C Area	1281
Non-A/C Area	Sq. Ft.
2 BAY GARAGE	406
PORCH	141
COVERED OUTDOOR LIVING	177
Total Non-A/C Area	724

(Inside of Frame S.F.)	
A/C Area	Sq. Ft.
FIRST FLOOR	1241
Total A/C Area	1241

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

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

BUILDING CODE COMPLIANCE	
CONSTRUCTION PLANS DESIGNED TO MEET OR EXCEED MINIMUM CODE REQUIREMENTS OF 2018 I.R.C.	
ELECTRICAL PLANS DESIGNED TO MEET OR EXCEED MINIMUM CODE REQUIREMENTS OF 2020 N.E.C.	

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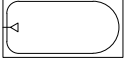
SHEET LEGEND	
SHEET NO.	TYPE OF SHEET/LAYOUT
"G0.01"	COVER SHEET & GEN. NOTES
"G0.11"	REVISIONS & SYMBOLS
"S1.10A"	BASE FOUNDATION PLAN – ELEVATION 'A'
"A1.10A"	FIRST FLOOR PLAN – ELEVATION 'A'
"01.A10"	FLOOR PLAN OPTIONS
"A2.01A"	EXTERIOR ELEVATIONS – 'A'
"A2.02A"	EXTERIOR ELEVATIONS – 'A'
"A2.03A"	EXTERIOR ELEVATIONS OPTIONS – 'A'
"A3.01A"	ROOF PLAN – ELEVATION 'A'
"A4.01"	INTERIOR DETAIL SHEET
"E1.10A"	1ST FLR. ELECTRICAL PLAN – ELEVATION 'A'
"E1.11A"	1ST FLR. ELECTRICAL PLAN UPGRADE OPTIONS – ELEVATION 'A'
"01.E10"	1ST FLR. ELECTRICAL PLAN OPTIONS
"01.E11"	1ST FLR. ELECTRICAL PLAN UPGRADE OPTIONS
"D1.0"	DETAILS
"D2.0"	GRAB BAR PARTIAL PLANS

Lot 290
5919-01 Beechwood Springs
Elevation A
Right-Hand Garage
Under 9,000 FT² - Fire-Rated Wall Required at Garage Side & Non-Garage Side

Standard Primary Shower w/ Opt. Tile Walls and Vikrell Pan
Standard Covered Outdoor Living

- *Opt. Pre-Plumbing w/ Hand Shower
- *Opt. Grab Bars at Primary Shower
- *Opt. Grab Bar at Primary Water Closet
- *Opt. Bath 2 Shower ILO Tub w/ Vikrell Walls
- *Opt. Fully Insulated Garage
- *Opt. Fire-Rated Garage Side Wall (Required)
- *Opt. Fire-Rated Non-Garage Side Wall (Required)

SYMBOLS

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

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COVER SHEET & GENERAL NOTES

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ADDRESS: 168 SERENE CROSSING,
FUQUAY-VARINA, NC 27526
LOT: 290 BLOCK:

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

PLAN #:
5919-01

PLAN NAME:
BEECHWOOD SPRINGS

SHEET #:
G0.01

[illegible][illegible]

REVISIONS & SYMBOLS

SUBDIVISION: ALTIS @ SERENITY
ADDRESS: 168 SERENE CROSSING,
FUQUAY-VARINA, NC 27526
LOT: 290 BLOCK:

Issue Date: 10-01-24
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PLAN #:
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PLAN NAME:
**BEECHWOOD
SPRINGS**

SHEET #:
G0.11

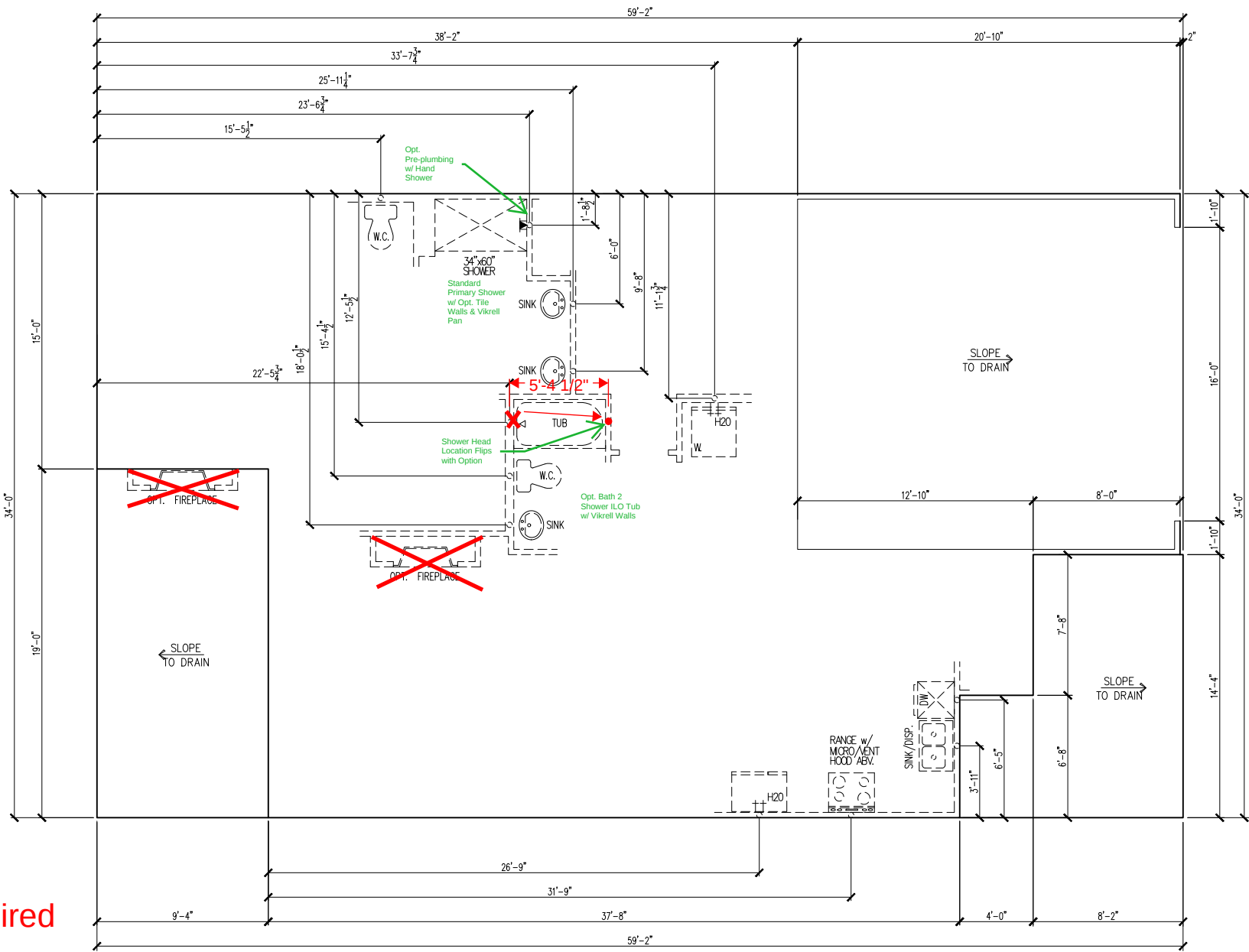
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HOMES

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

BASE FOUNDATION PLAN

SUBDIVISION: **ALTIS @ SERENITY**
ADDRESS: **168 SERENE CROSSING,**
FUQUAY-VARINA, NC 27526
LOT: **290** BLOCK:

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

PLAN #:
5919-01

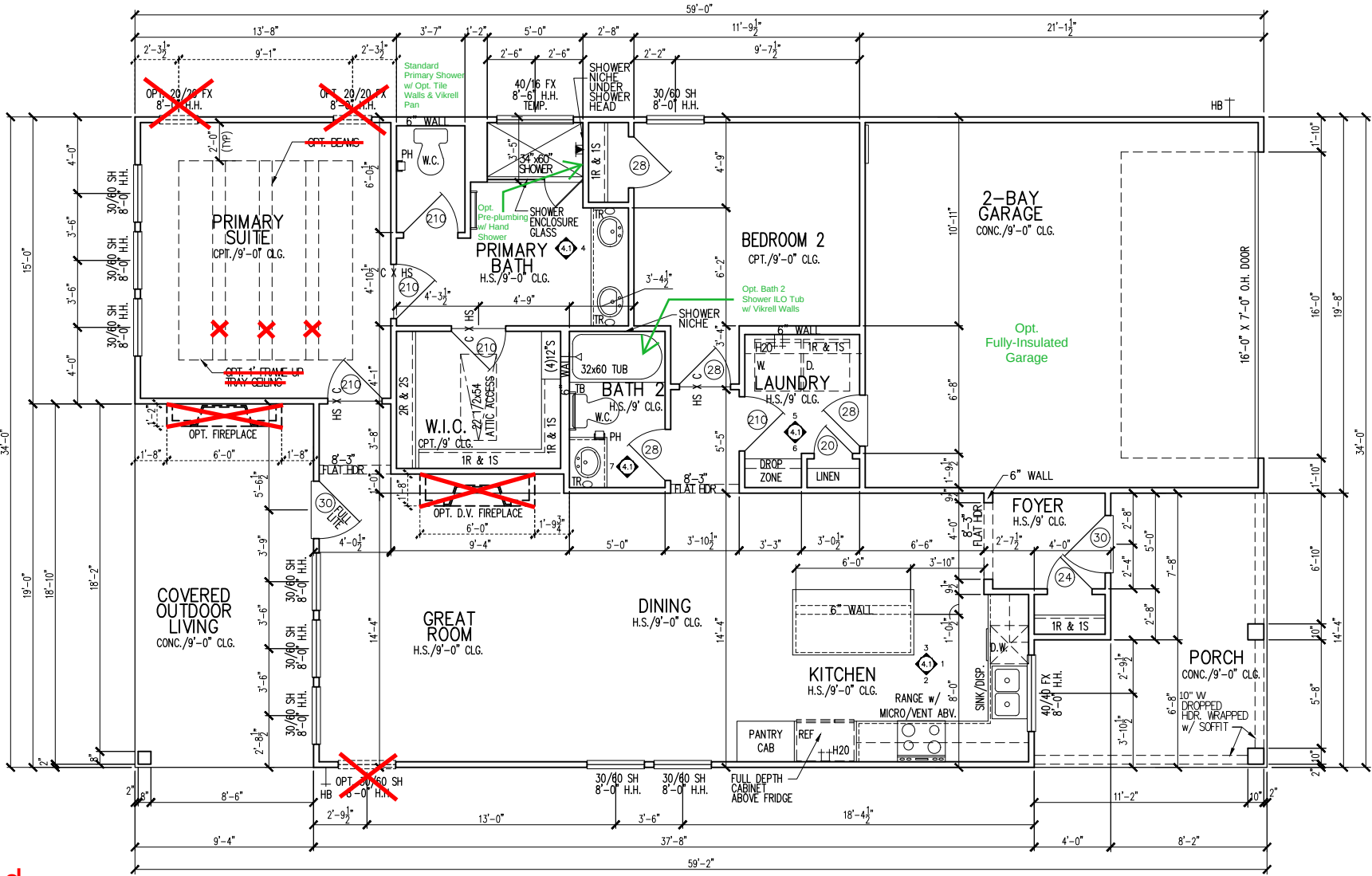
PLAN NAME:
BEECHWOOD SPRINGS

SHEET #:
S1.10A

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MAIN FLOOR NOTES	
#	EXPLANATION
1.	ALL NON-DIMENSIONED PARTITIONS ARE 3-1/2" ROUGH
2.	ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS NOTED OTHERWISE (U.N.O.)
3.	PROVIDE MIN. 2-2x12's w/ 1/2" PLYWD. FLITCH PLATE AT ALL EXTERIOR WALL OPENINGS & INTERIOR BEARING WALL OPENINGS U.N.O.
4.	ALL EXTERIOR DIM'S ARE TO FACE OF STUDS U.N.O.
5.	ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSS U.N.O.
6.	TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES
7.	WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. w/MIN DIM'S OF 24" IN HT AND 20" IN WIDTH; SILL HT NOT TO EXCEED 44" AFF
8.	ALL BALUSTER TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTER
9.	ALL ELEC. & MECH. EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY
10.	FOR ADDITIONAL NOTES, SEE GENERAL NOTES ON TITLE SHEET & DETAILS
11.	ALL TYP. WINDOWS 6'-0" IN HT AND SMALLER, THE HEAD HEIGHT SHALL BE 8'-10" ABOVE FINISHED FLOOR (U.N.O.)
12.	STRUCTURAL ENGINEERING PROVIDED BY OTHERS
13.	REFER TO INTERIOR ELEVATIONS SHEET TO VIEW BUBBLE CALLOUTS
14.	INTERIOR DOOR HEIGHTS ARE AS FOLLOWS - PRIMARY SUITE, PRIMARY BATH, & PRIMARY CLOSET ARE 8' TALL DOORS. ALL OTHER DOORS ARE 6'-8".
15.	BATH ACCESSORY INSTALLATION HEIGHTS ARE MEASURED TO CENTER OF ACCESSORY: TB - 60" A.F.F. TR - 20" ABV. VANITY COUNTER-TOP TH - 60" A.F.F. TP - 26" A.F.F. OPT. GRAB BAR (GB) - 36" A.F.F.
16.	SHUT-OFF VALVE TO BE LOCATED IN GARAGE
17.	ROD AND SHELF HEIGHTS ARE MEASURED TO TOP OF ROD AND BOTTOM OF SHELVES - SEE D-1.0 FOR DETAILS: 1R1S - ROD - 5'-8" 2R2S - TOP ROD - 6'-8" SHELF - 5'-10" TOP SHELF - 6'-10" BOTTOM ROD - 3'-4" BOTTOM SHELF - 3'-6"



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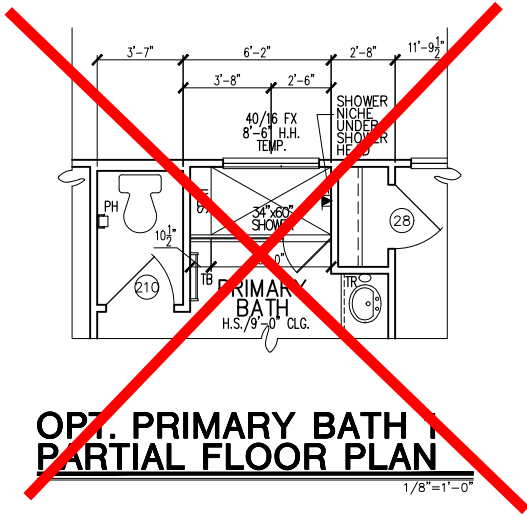
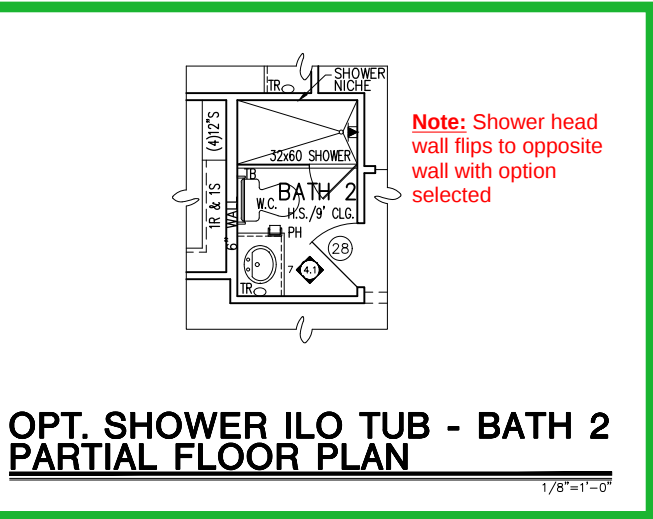
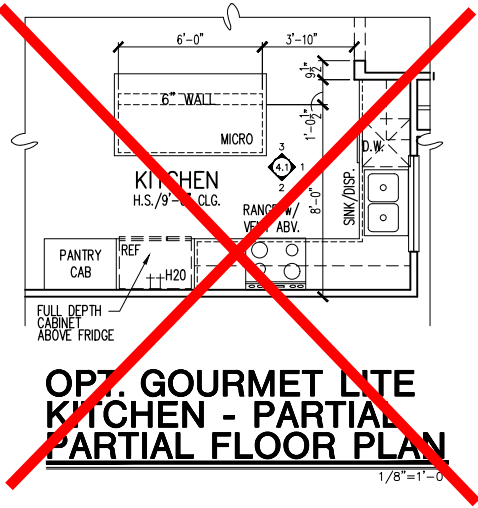
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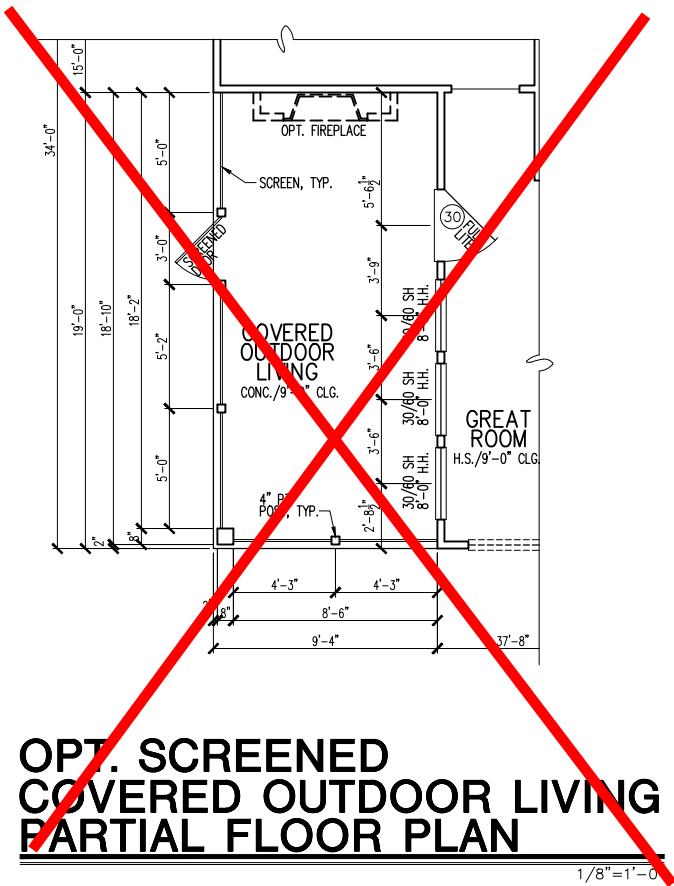
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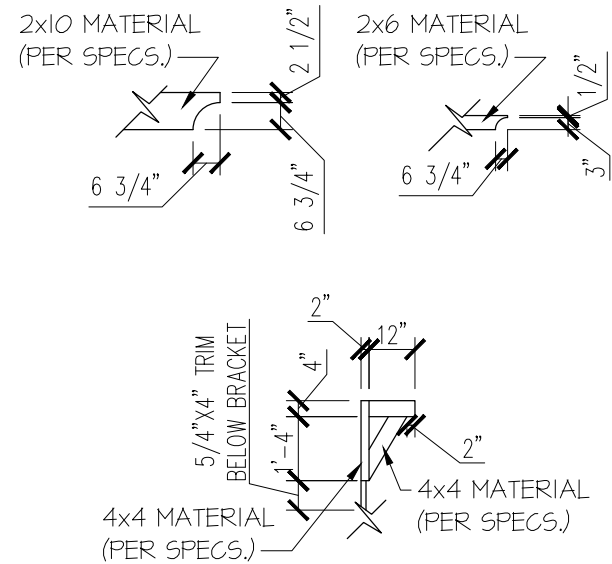
1st FLOOR PLAN
SUBDIVISION: ALTIS @ SERENITY
ADDRESS: 168 SERENE CROSSING,
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LOT: 290 BLOCK:

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PLAN NAME: BEECHWOOD SPRINGS
SHEET #: A1.10

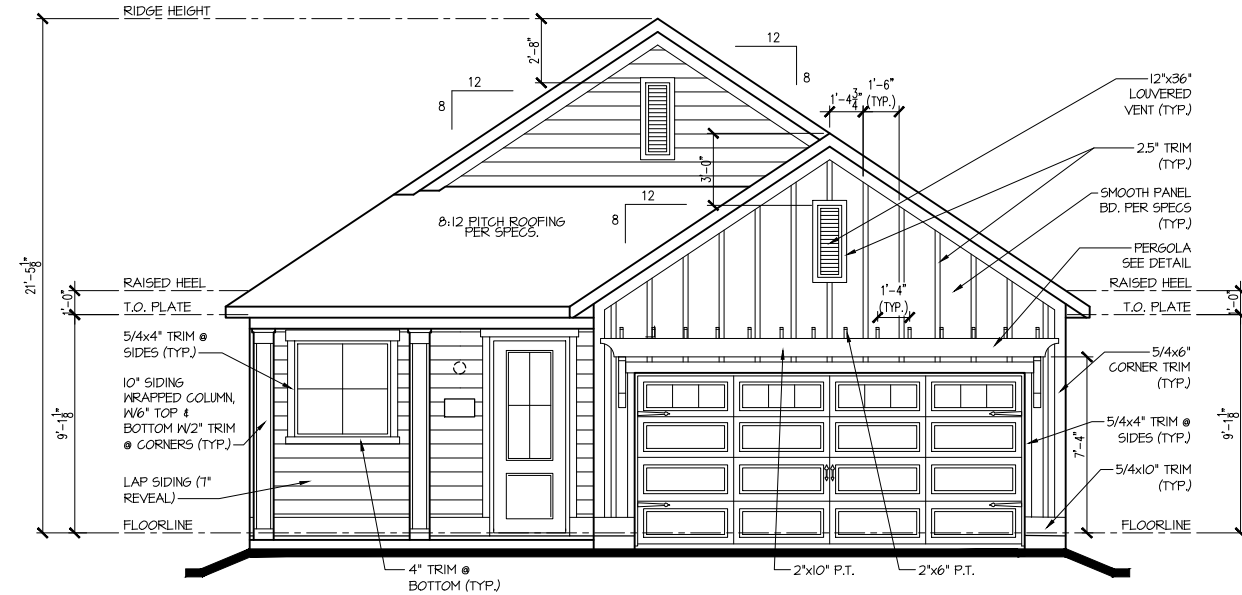


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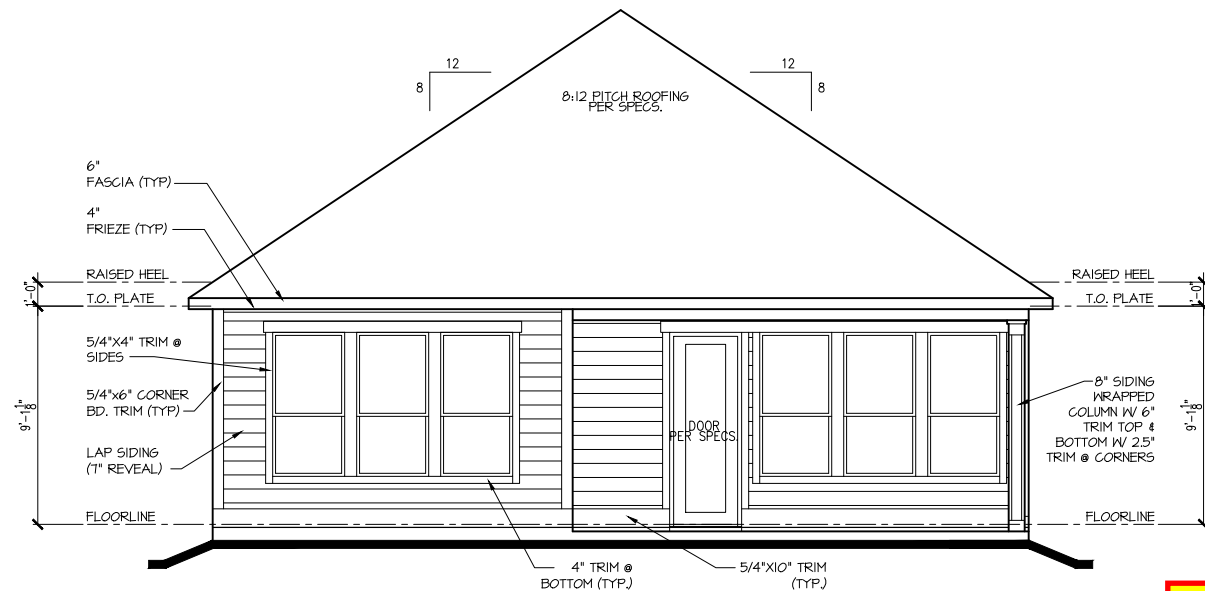
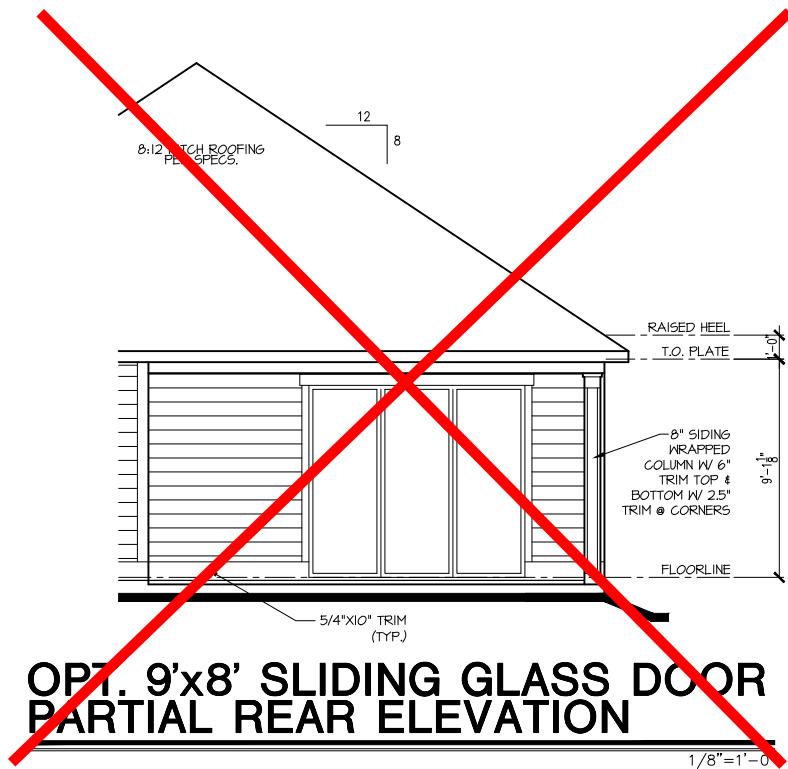




PERGOLA DETAIL
N.T.S.



FRONT ELEV. "A"
1/8"=1'-0"



REAR ELEV. "A"
1/8"=1'-0"

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

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EXTERIOR ELEVATIONS

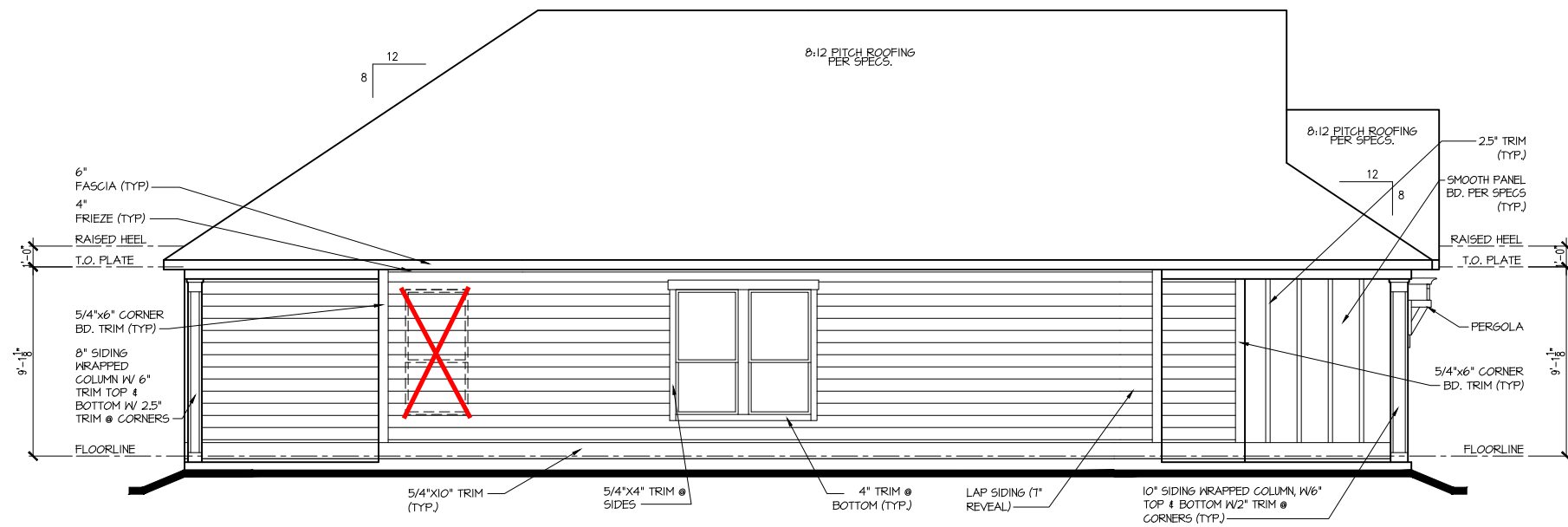
SUBDIVISION: **ALTIS @ SERENITY**
ADDRESS: **168 SERENE CROSSING,
FUQUAY-VARINA, NC 27526**
LOT: **290** BLOCK:

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

PLAN #:
5919-01

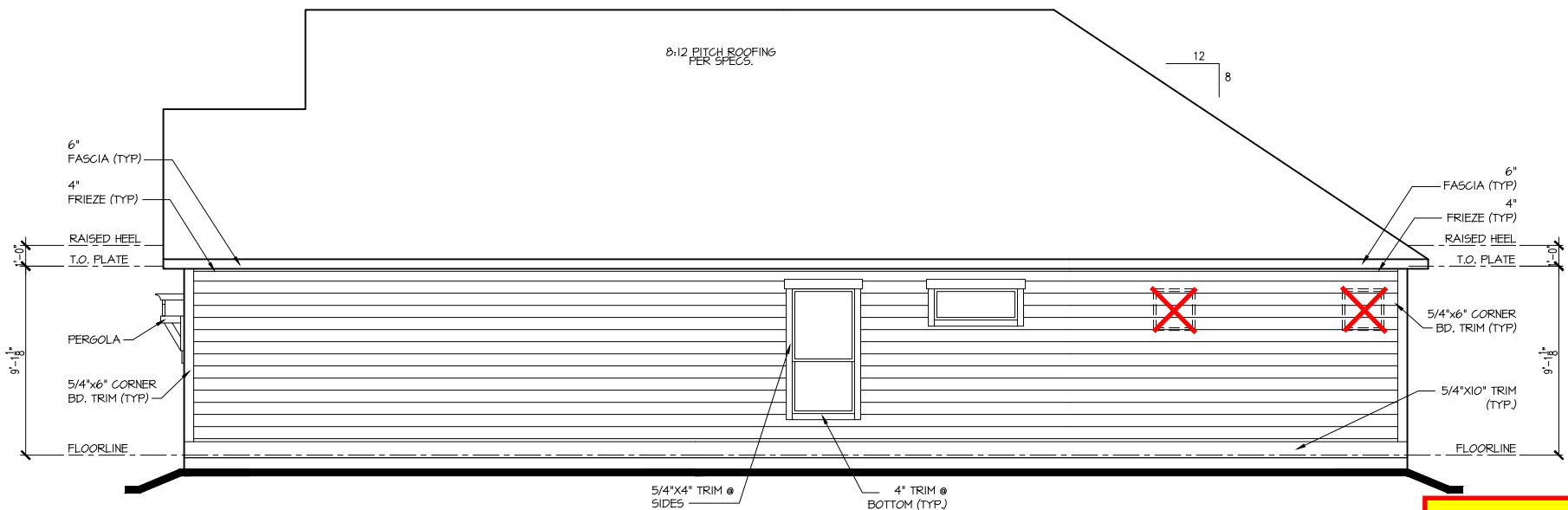
PLAN NAME:
BEECHWOOD
SPRINGS

SHEET #:
A2.01A



LEFT ELEV. "A"
1/8"=1'-0"

Lot Under 9000 SQ FT
Fire-Rated Non-Garage Side - See Details on Sheet D1.1



RIGHT ELEV. "A"
1/8"=1'-0"

Lot Under 9000 SQ FT
Fire-Rated Garage Side - See Details on Sheet D1.1

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

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EXTERIOR ELEVATIONS

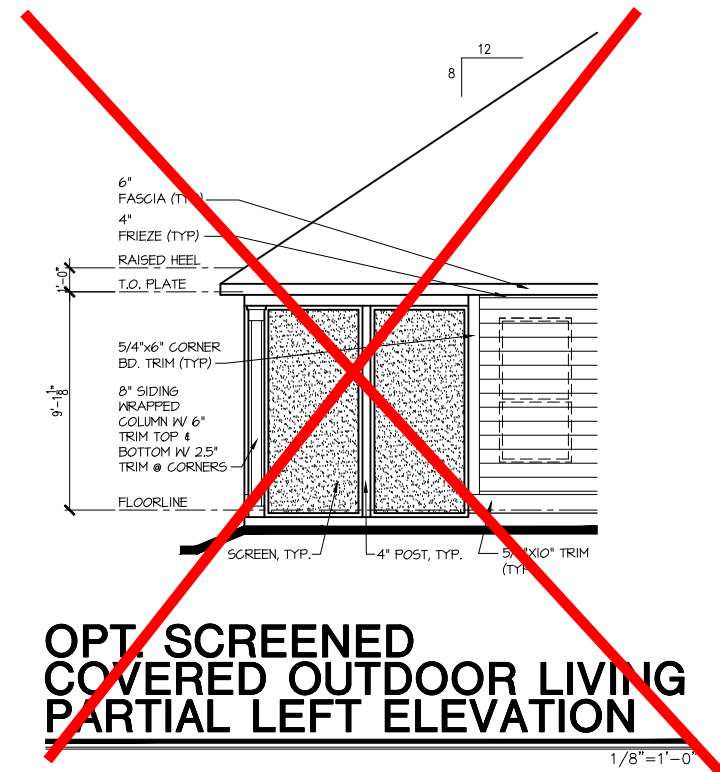
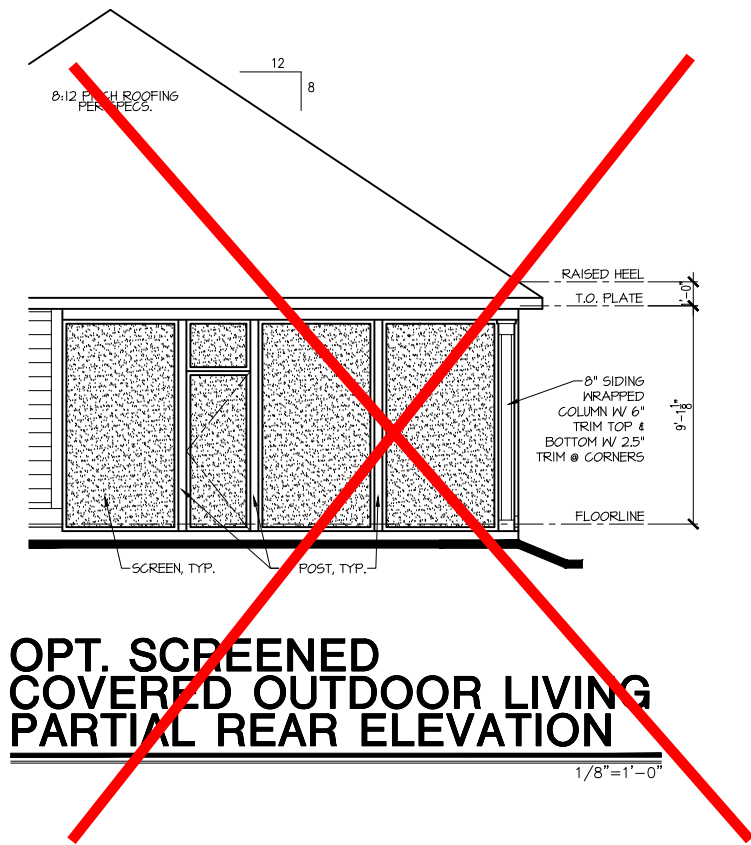
SUBDIVISION: **ALTIS @ SERENITY**
ADDRESS: **168 SERENE CROSSING,
FUQUAY-VARINA, NC 27526**
LOT: **290** BLOCK:

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

PLAN #:
5919-01

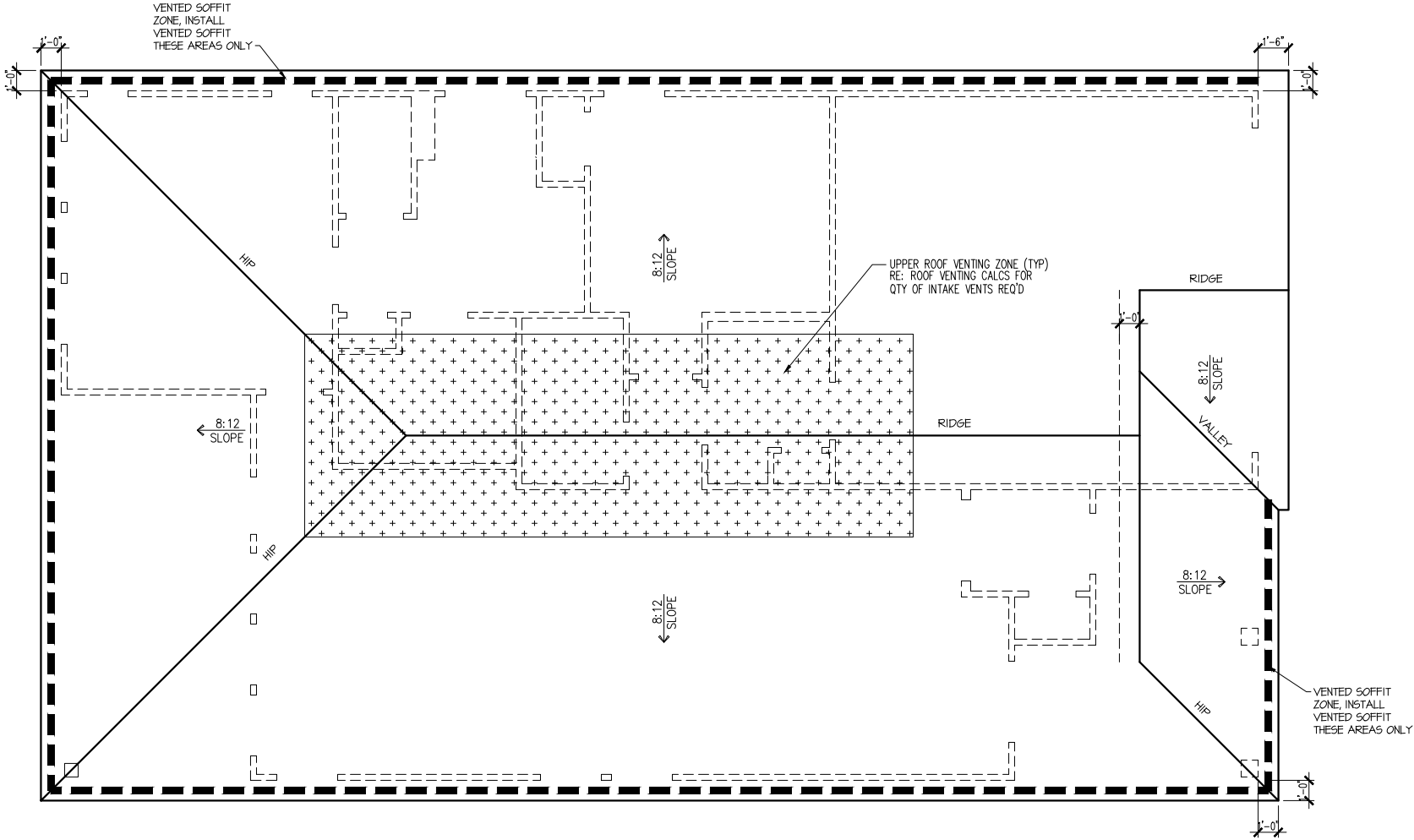
PLAN NAME:
**BEECHWOOD
SPRINGS**

SHEET #:
A2.02A



Attic Venting Calculations Elev. "A"	
ROOF INFORMATION	BASE
TOTAL SF ROOF AREA	2207
AVAILABLE L.F. ROOF SOFFIT	168
AVAILABLE L.F. ROOF RIDGE	37
VENT TYPES	QTY VENTS REQ'D
LOWER VENTS CONTINUOUS SOFFIT VENTING @ 5 S/LF	106 LF
UPPER VENTS SLANT 150 VENTS @ 150 S/LVENT	4
UPPER VENTS RIDGE VENTS @ 72 S/LVENT	7

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



ROOF PLAN 'A'
SCALE: 1/8" = 1'-0"

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ROOF PLAN

SUBDIVISION: **ALTIS @ SERENITY**
ADDRESS: **168 SERENE CROSSING,**
FUQUAY-VARINA, NC 27526
LOT: **290** BLOCK:

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

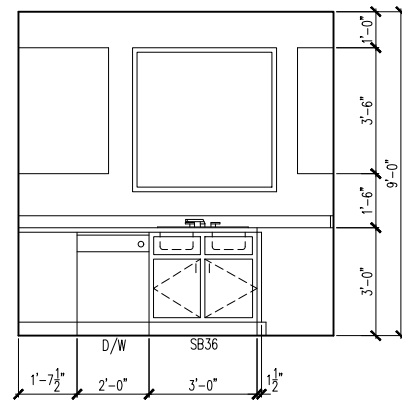
PLAN #:
5919-01

PLAN NAME:
**BEECHWOOD
SPRINGS**

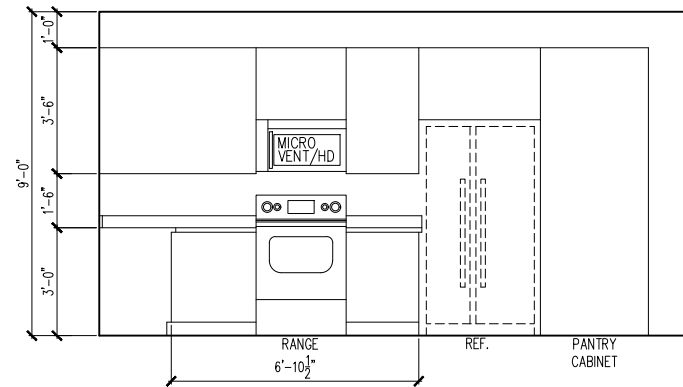
SHEET #:
A3.01A

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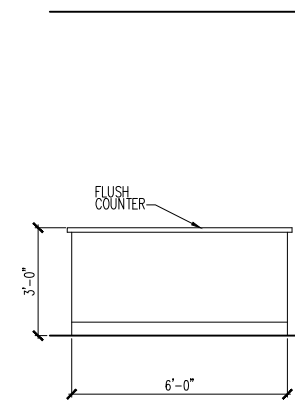
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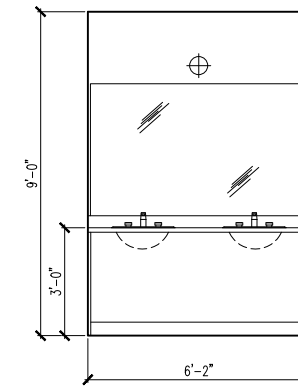
1 KITCHEN



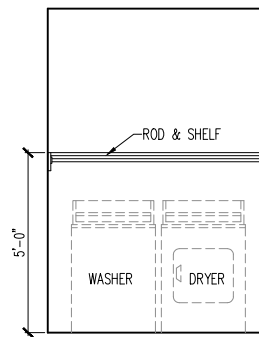
2 KITCHEN



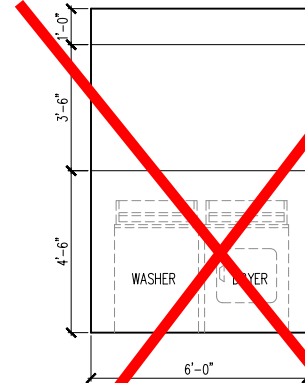
3 KITCHEN ISLAND



4 PRIMARY BATH

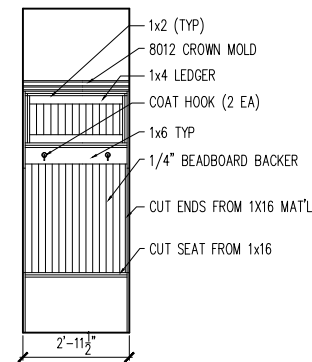


5 LAUNDRY ROOM



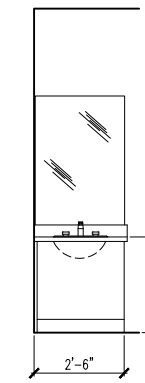
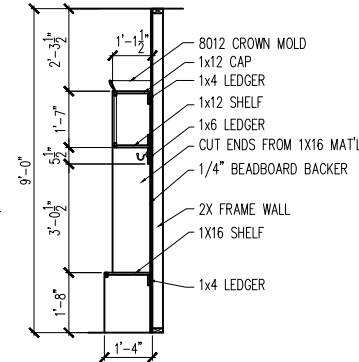
6 LAUNDRY ROOM
w/ OPT CABINETS

FRONT VIEW

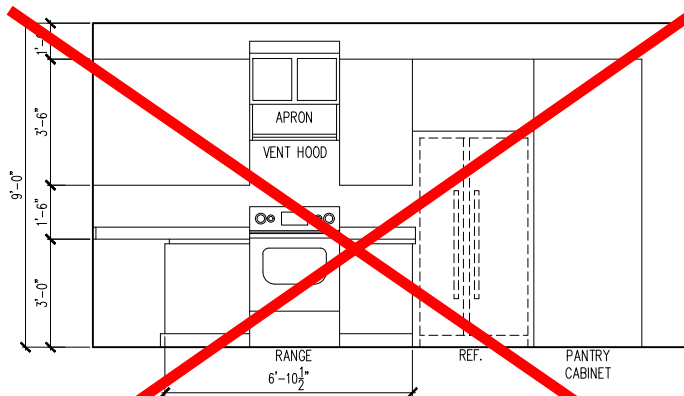


6 TYPICAL BENCH DETAIL (DROP ZONE)

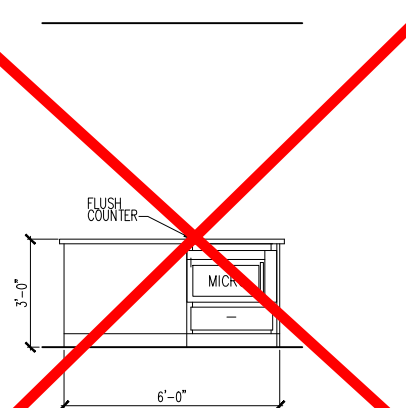
SIDE VIEW



7 BATH 2



8 OPT. GOURMET LITE KITCHEN



9 OPT. GOURMET LITE KITCHEN

INTERIOR DETAIL SHEET

SUBDIVISION: ALTIS @ SERENITY
ADDRESS: 168 SERENE CROSSING,
FUQUAY-VARINA, NC 27526
LOT: 290 BLOCK:

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

PLAN #:
5919-01

PLAN NAME:
BEECHWOOD
SPRINGS

SHEET #:
A4.01

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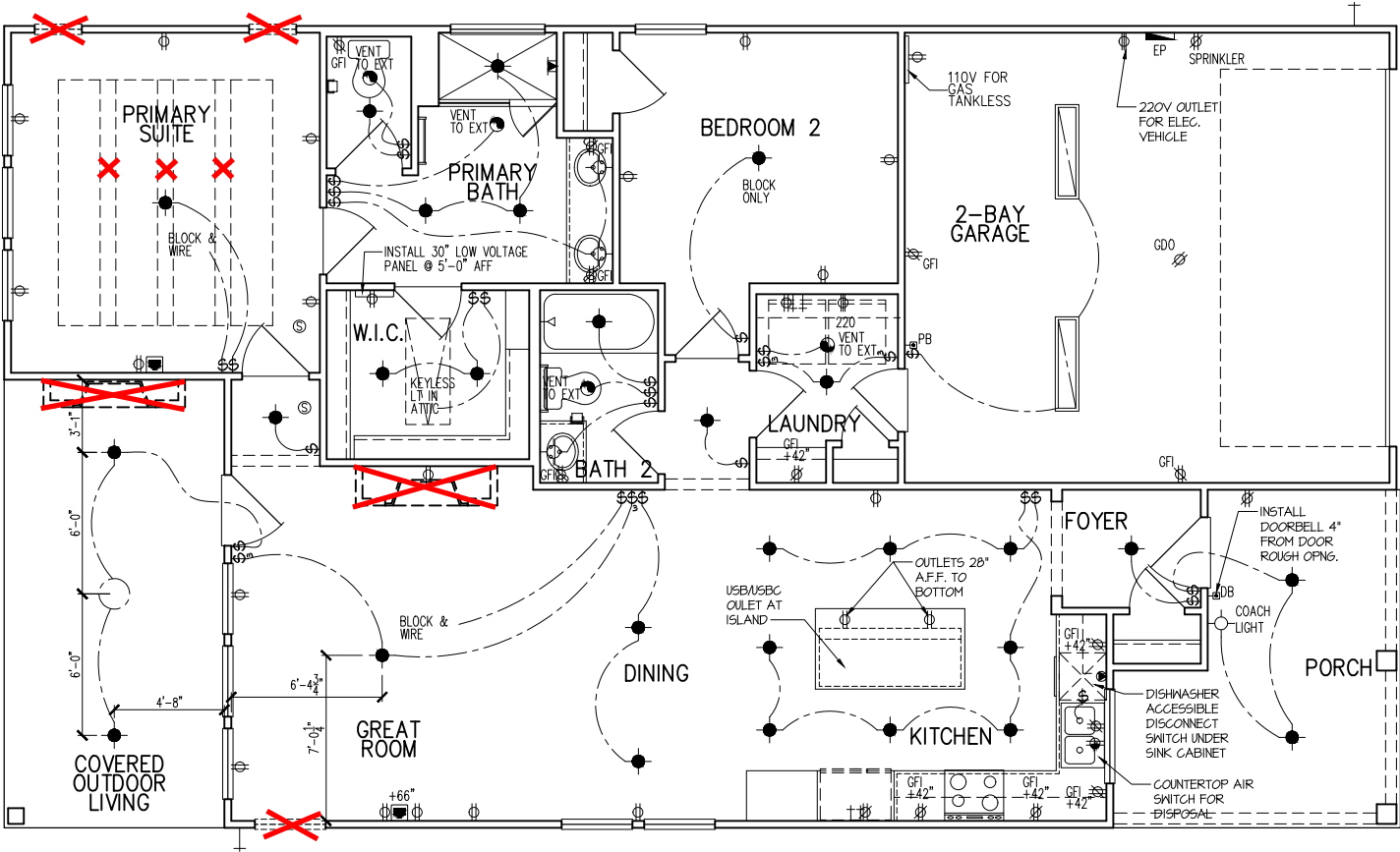
ELECTRICAL FIXTURE SCHEDULE	
DESCRIPTION	SYMBOL
110V OUTLET	⌀
220V OUTLET	⌀ 220
1/2 HOT OUTLET	⌀
GFI OUTLET	⌀ GFI
WP GFI OUTLET	⌀ WP/GFI
GARAGE DOOR OPENER OUTLET	⌀ GDO
SECURITY SYSTEM	⌀ SEC SYS
DISHWASHER	⬤ DW
JUNCTION BOX	⌀
CEILING MOUNTED LIGHT	⌀
CEILING FAN w/ LIGHT KIT	⌀ PROVIDE BRACING
RECESSED CEILING LIGHT	⌀
RECESSED WATER PROOF LIGHT	⌀ WP
WALL MOUNTED LIGHT	⌀
WALL MOUNTED PUSH BUTTON	⌀ PB
TWO WAY SWITCH	⌀
THREE WAY SWITCH	⌀
FOUR WAY SWITCH	⌀
DIMMER SWITCH	⌀ DIM
EXHAUST VENTS	⌀ VENT TO EXT
LOW VOLTAGE PANEL	⌀
PHONE OUTLET	⌀ PH
TV OUTLET	⌀ TV
DATA & RG6 COMBO BOX	⌀
SMOKE DETECTOR	⌀
CARBON MONOXIDE SMOKE DETECTOR COMBO	⌀ CM/SD
DOOR CHIMES	CHIMES
ELECTRICAL PANEL	⌀ EP
SURFACE MOUNT LED	⌀
EXTERIOR WALL MOUNT UPLIGHT	⌀
SOFFIT MOUNT FLOOD LIGHT	⌀
UNDER COUNTER LIGHTING	⌀ UCL
SMURF TUBE	

ELECTRICAL NOTES:

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

ELECTRICAL DEVICES: ABOVE FINISHED FLOOR:
SWITCHES OVER COUNTER. 48". TO CL
WALL OUTLETS OVER COUNTER.
+42" TO BOTTOM OF HORIZONTAL OUTLET(TYP. @ COUNTER)
REMAINING SWITCHES. 48". TO CL
WALL OUTLETS. 12". TO CL
BATH VANITY BRACKET OUTLET. 1.2
(1" ABOVE TOP OF VANITY)
WATER SOFTENER AND SUMP OUTLETS. . . . 48" TO CL
EXTERIOR GFI OUTLETS. 12". TO CL
GARAGE GFI (ABOVE GARAGE FLOOR). . . . 48" TO CL
FRONT DOOR COACH LIGHT. 80". TO CL
GARAGE DOOR COACH LIGHT. 84". TO CL
(ABOVE GARAGE FLOOR).
THERMOSTAT. 54". TO CL
DOORBELL CHIMES. 84". TO CL
DOORBELL BUTTON. LEVEL W/ DR HANDLE
KITCHEN HOOD FAN "WHIP". 66". TO CL
KITCHEN WALL HUNG MICROWAVE OUTLET . . . 72". TO CL
KITCHEN DISHWASHER RECEPTACLE. . . . UNDER SINK
KITCHEN RANGE. 24". TO CL
KITCHEN REFRIGERATOR. 48". TO CL
WASHER/DRYER OUTLET. 48". TO CL

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



Check BOO for Selected Electrical Options

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1st FLOOR ELECTRICAL PLAN

SUBDIVISION: **ALTIS @ SERENITY**
ADDRESS: **168 SERENE CROSSING,**
FUQUAY-VARINA, NC 27526
LOT: **290** BLOCK:

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

PLAN #:
5919-01

PLAN NAME:
BEECHWOOD
SPRINGS

SHEET #:
E1.10A

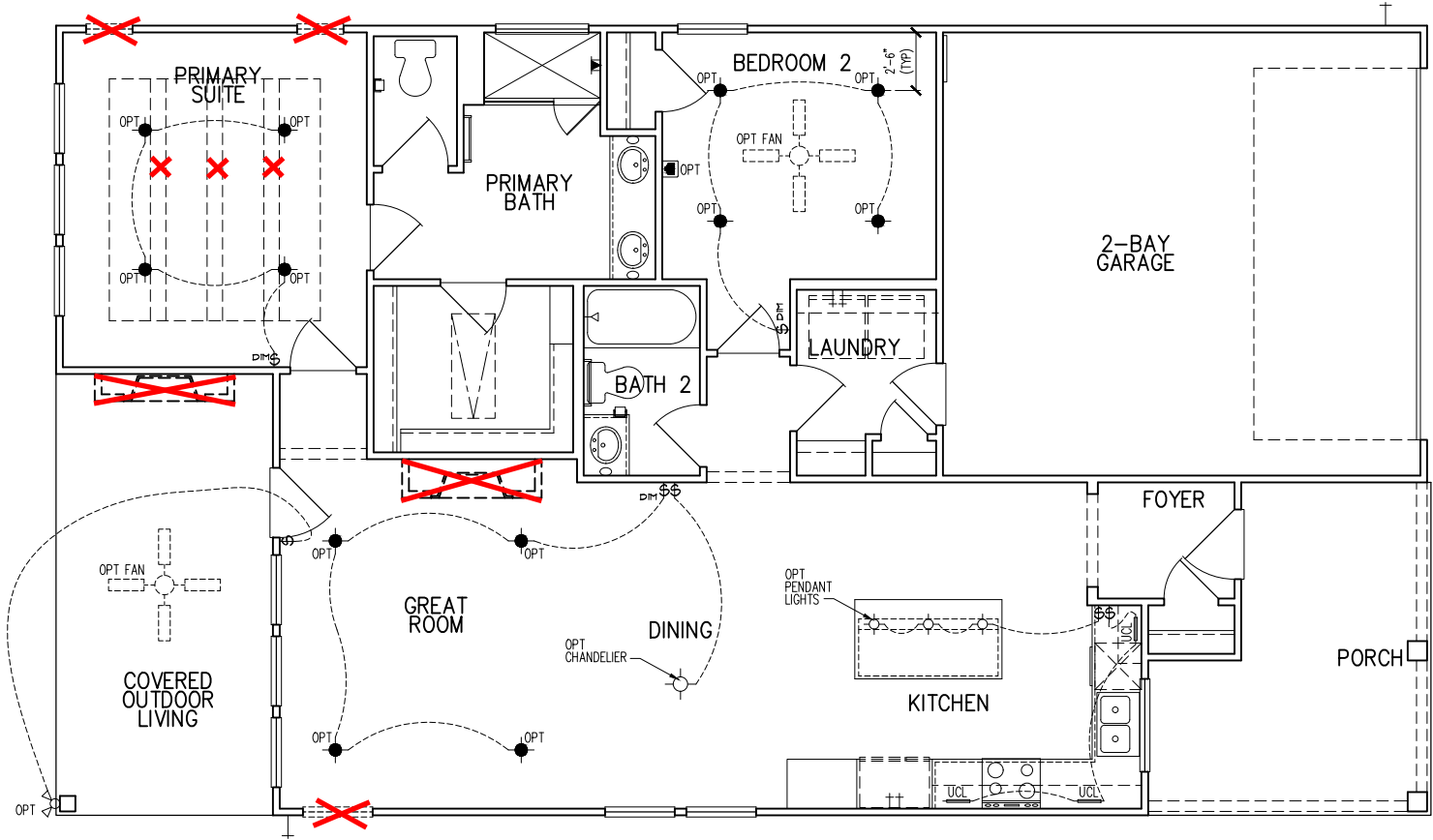
ELECTRICAL FIXTURE SCHEDULE	
DESCRIPTION	SYMBOL
110V OUTLET	
220V OUTLET	
1/2 HOT OUTLET	
GFI OUTLET	
WP GFI OUTLET	
GARAGE DOOR OPENER OUTLET	
SECURITY SYSTEM	
DISHWASHER	
JUNCTION BOX	
CEILING MOUNTED LIGHT	
CEILING FAN w/ LIGHT KIT	
RECESSED CEILING LIGHT	
RECESSED WATER PROOF LIGHT	
WALL MOUNTED LIGHT	
WALL MOUNTED PUSH BUTTON	
TWO WAY SWITCH	
THREE WAY SWITCH	
FOUR WAY SWITCH	
DIMMER SWITCH	
EXHAUST VENTS	
LOW VOLTAGE PANEL	
PHONE OUTLET	
TV OUTLET	
DATA & RG6 COMBO BOX	
SMOKE DETECTOR	
CARBON MONOXIDE SMOKE DETECTOR COMBO	
DOOR CHIMES	
ELECTRICAL PANEL	
SURFACE MOUNT LED	
EXTERIOR WALL MOUNT UP LIGHT	
SOFFIT MOUNT FLOOD LIGHT	
UNDER COUNTER LIGHTING	
SMURF TUBE	

ELECTRICAL NOTES:

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

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

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



Check BOO for Selected Electrical Options

1st FLOOR ELEC. PLAN - OPITONS

SUBDIVISION: **ALTIS @ SERENITY**
ADDRESS: **168 SERENE CROSSING,**
FUQUAY-VARINA, NC 27526
LOT: **290** BLOCK:

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

PLAN #:
5919-01

PLAN NAME:
BEECHWOOD SPRINGS

SHEET #:
E1.11A

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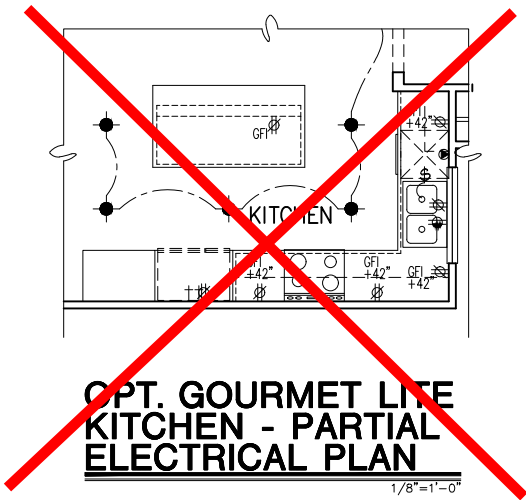
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ELECTRICAL FIXTURE SCHEDULE	
DESCRIPTION	SYMBOL
110V OUTLET	⊕
220V OUTLET	⊕ 220
1/2 HOT OUTLET	⊕
GFI OUTLET	⊕ GFI
WP GFI OUTLET	⊕ WP/GFI
GARAGE DOOR OPENER OUTLET	⊕ GDO
SECURITY SYSTEM	⊕ SEC SYS
DISHWASHER	⊕ DW
JUNCTION BOX	⊕
CEILING MOUNTED LIGHT	⊕
CEILING FAN w/ LIGHT KIT	⊕ PROVIDE BRACING
RECESSED CEILING LIGHT	⊕
RECESSED WATER PROOF LIGHT	⊕ WP
WALL MOUNTED LIGHT	⊕
WALL MOUNTED PUSH BUTTON	⊕ PB
TWO WAY SWITCH	⊕
THREE WAY SWITCH	⊕
FOUR WAY SWITCH	⊕
DIMMER SWITCH	⊕ DM
EXHAUST VENTS	⊕ VENT TO EXT
LOW VOLTAGE PANEL	⊕
PHONE OUTLET	⊕ PH
TV OUTLET	⊕ TV
DATA & RG6 COMBO BOX	⊕
SMOKE DETECTOR	⊕
CARBON MONOXIDE SMOKE DETECTOR COMBO	⊕ CM/SD
DOOR CHIMES	CHIMES
ELECTRICAL PANEL	⊕ EP
SURFACE MOUNT LED	⊕
EXTERIOR WALL MOUNT LIGHT	⊕
SOFFIT MOUNT FLOOD LIGHT	⊕
UNDER COUNTER LIGHTING	*** UCL
SMURF TUBE	

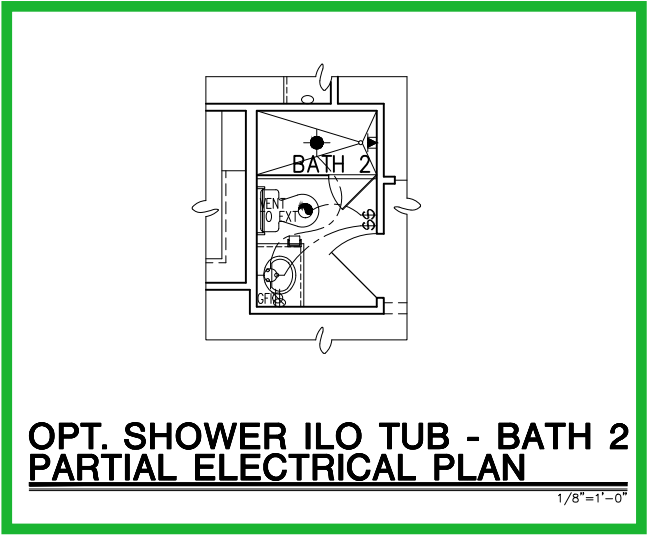
ELECTRICAL NOTES:

1. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
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 3. ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/OUTOFFS.
 4. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
 5. ALL ELECTRICAL AND MECHANICAL EQUIPMENT (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- ELECTRICAL DEVICES:** ABOVE FINISHED FLOOR:
SWITCHES OVER COUNTER: 48" TO CL
WALL OUTLETS OVER COUNTER: 48" TO CL
WALL OUTLETS TO BOTTOM OF HORIZONTAL OUTLET(TYP. @ COUNTER)
REMAINING SWITCHES: 48" TO CL
WALL OUTLETS: 12" TO CL
BATH VANITY BRACKET OUTLET: 12" (1" ABOVE TOP OF VANITY)
WATER SOFTENER AND SUMP OUTLETS: 48" TO CL
EXTERIOR GFI OUTLETS: 12" TO CL
GARAGE GFI (ABOVE GARAGE FLOOR): 48" TO CL
FRONT DOOR COACH LIGHT: 84" TO CL
GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR): 84" TO CL
THERMOSTAT: 54" TO CL
DOORBELL CHIMES: 84" TO CL
DOORBELL BUTTON: LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN "WHF": 66" TO CL
KITCHEN WALL HUNG MICROWAVE OUTLET: 72" TO CL
KITCHEN DISHWASHER RECEPTACLE: UNDER SINK
KITCHEN RANGE: 24" TO CL
KITCHEN REFRIGERATOR: 48" TO CL
WASHER/DRYER OUTLET: 48" TO CL
- CL = CENTER LINE
1 = FIELD VERIFY
2 = MASTER BATH STANDARD 30" HIGH
VANITY TO BE RAISED 4"



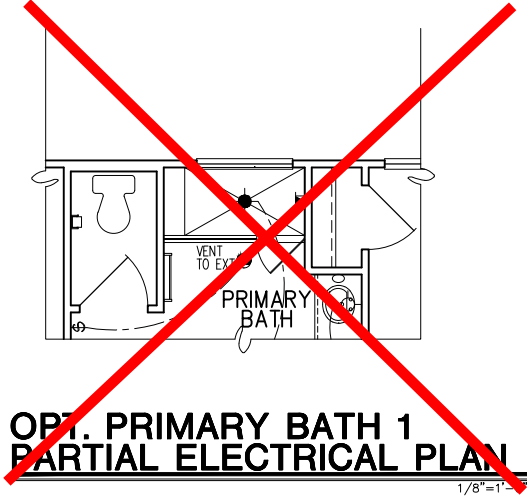
OPT. GOURMET LIFE KITCHEN - PARTIAL ELECTRICAL PLAN

1/8"=1'-0"



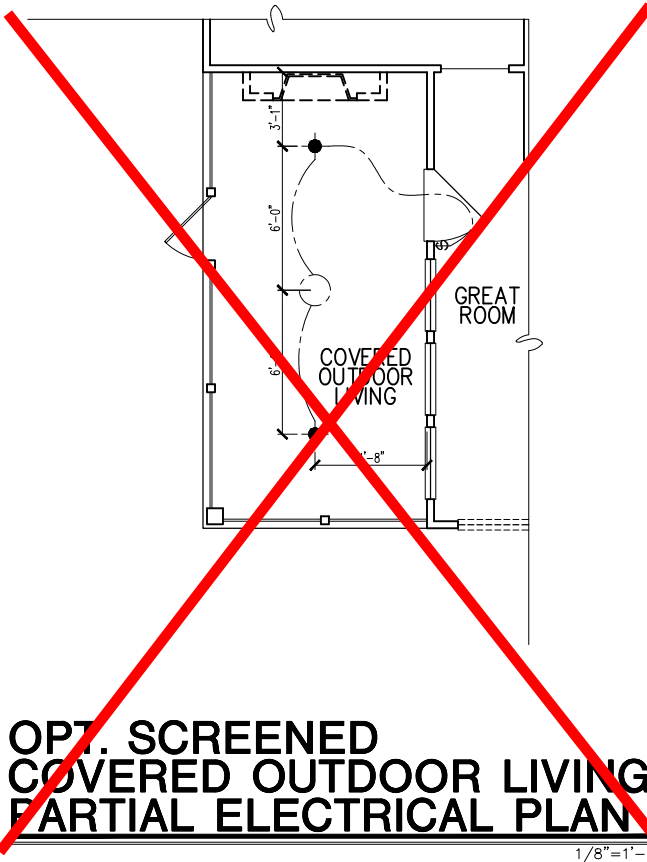
OPT. SHOWER ILO TUB - BATH 2 PARTIAL ELECTRICAL PLAN

1/8"=1'-0"



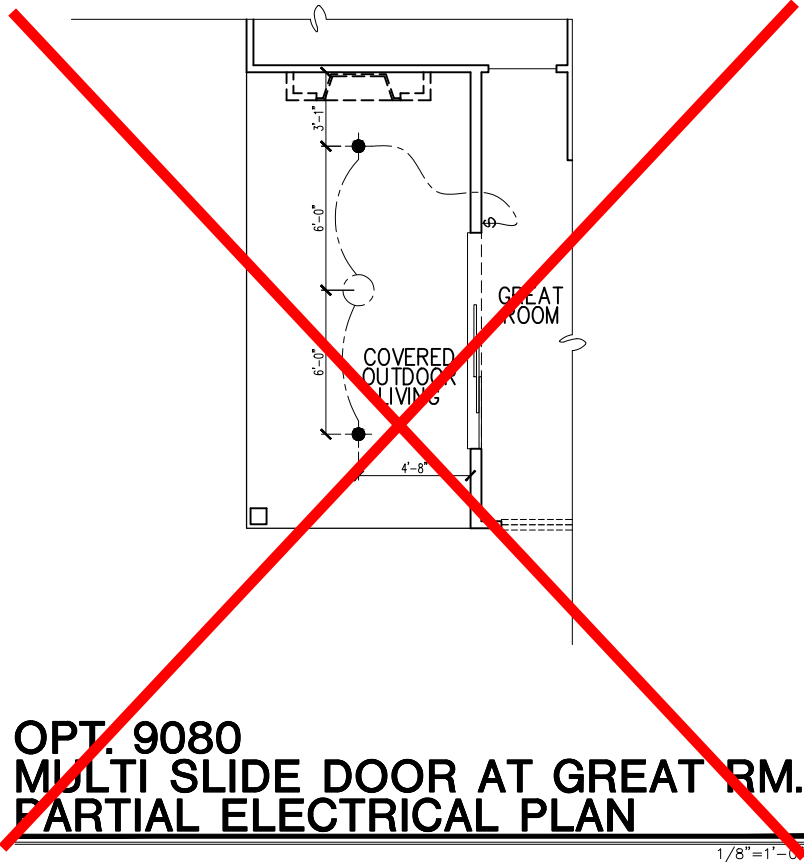
OPT. PRIMARY BATH 1 PARTIAL ELECTRICAL PLAN

1/8"=1'-0"



OPT. SCREENED COVERED OUTDOOR LIVING PARTIAL ELECTRICAL PLAN

1/8"=1'-0"



OPT. 9080 MULTI SLIDE DOOR AT GREAT RM. PARTIAL ELECTRICAL PLAN

1/8"=1'-0"

ELEC. PLAN - OPTIONS

SUBDIVISION: **ALTIS @ SERENITY**
ADDRESS: **168 SERENE CROSSING, FUQUAY-VARINA, NC 27526**
LOT: **290** BLOCK:

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

PLAN #:
5919-01

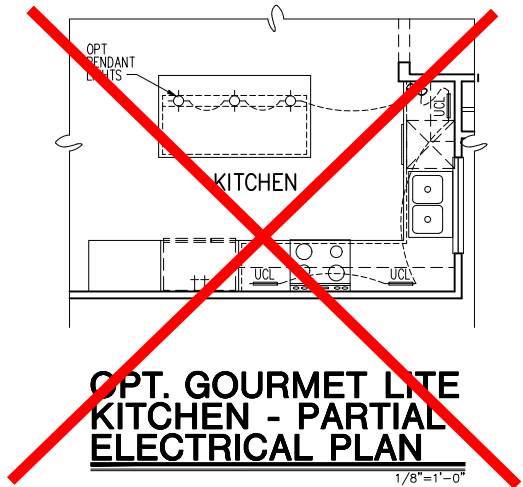
PLAN NAME:
BEECHWOOD SPRINGS

SHEET #:
01.E10

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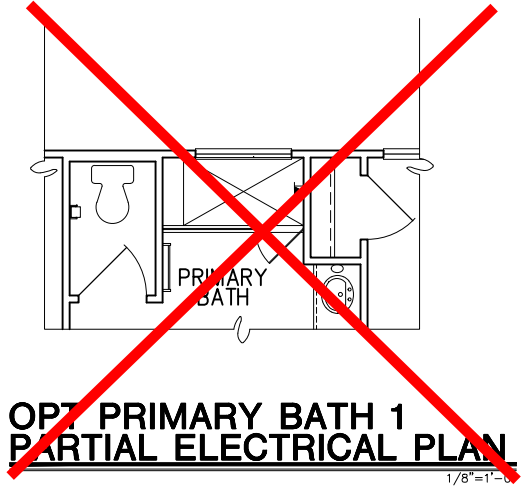
**OPT. GOURMET LITE
KITCHEN - PARTIAL
ELECTRICAL PLAN**

1/8"=1'-0"



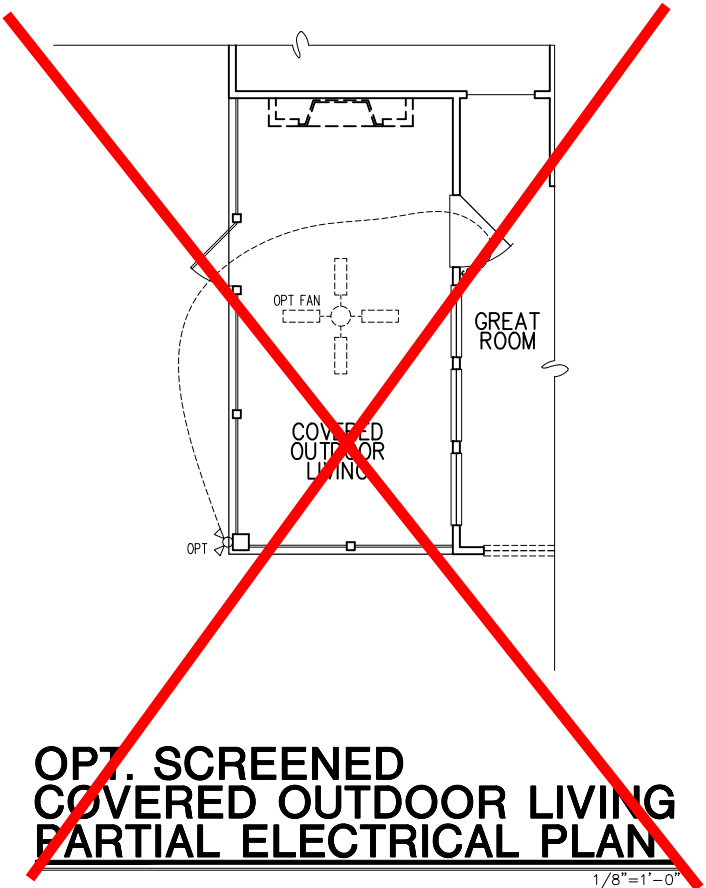
**OPT. SHOWER ILO TUB - BATH 2
PARTIAL ELECTRICAL PLAN**

1/8"=1'-0"



**OPT. PRIMARY BATH 1
PARTIAL ELECTRICAL PLAN**

1/8"=1'-0"



**OPT. SCREENED
COVERED OUTDOOR LIVING
PARTIAL ELECTRICAL PLAN**

1/8"=1'-0"



**OPT. 9080
MULTI SLIDE DOOR AT GREAT RM.
PARTIAL ELECTRICAL PLAN**

1/8"=1'-0"

1st FLOOR ELEC. PLAN - OPTIONS

SUBDIVISION: **ALTIS @ SERENITY**
ADDRESS: **168 SERENE CROSSING,
FUQUAY-VARINA, NC 27526**
LOT: **290** BLOCK:

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

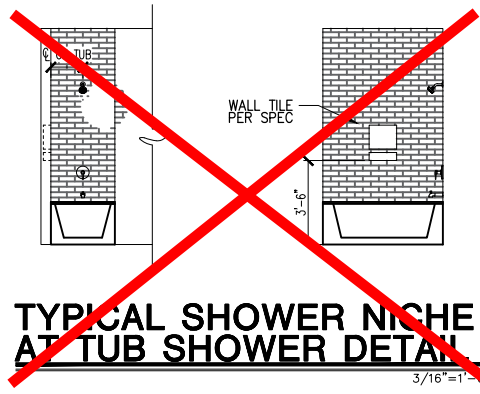
PLAN #:
5919-01

PLAN NAME:
BEECHWOOD
SPRINGS

SHEET #:
01.E11

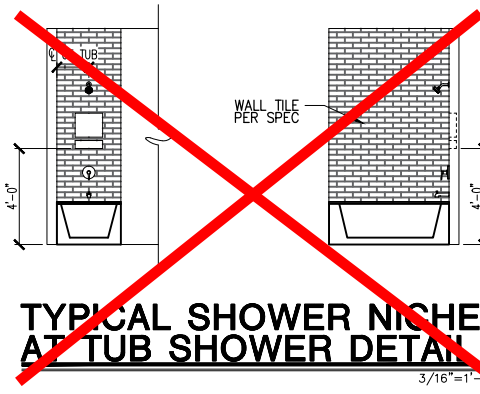
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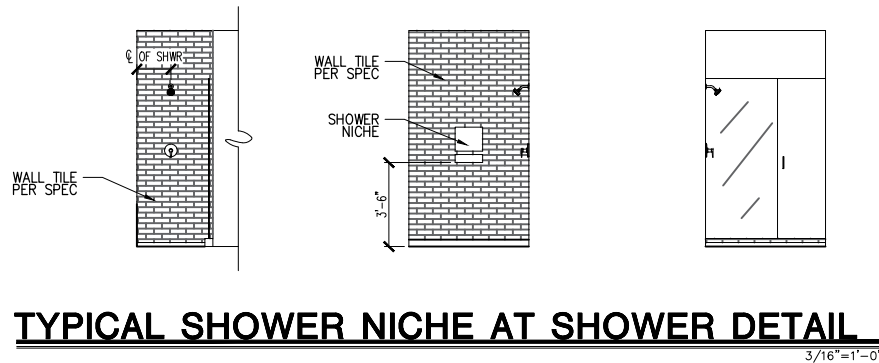
TYPICAL SHOWER NICHE AT TUB SHOWER DETAIL

3/16"=1'-0"



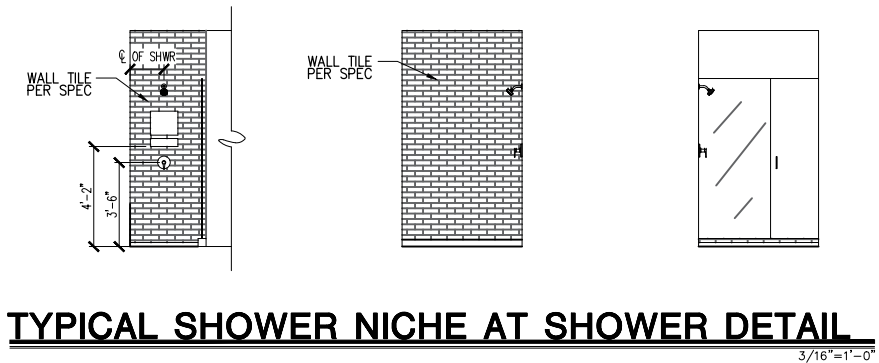
TYPICAL SHOWER NICHE AT TUB SHOWER DETAIL

3/16"=1'-0"



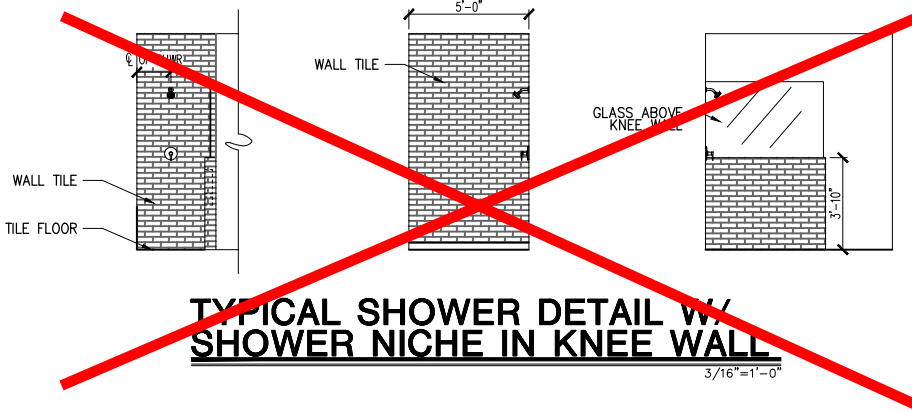
TYPICAL SHOWER NICHE AT SHOWER DETAIL

3/16"=1'-0"



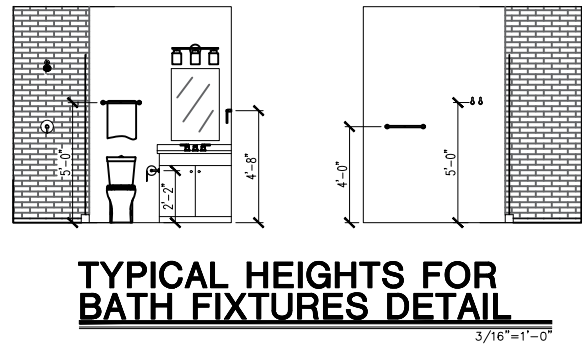
TYPICAL SHOWER NICHE AT SHOWER DETAIL

3/16"=1'-0"



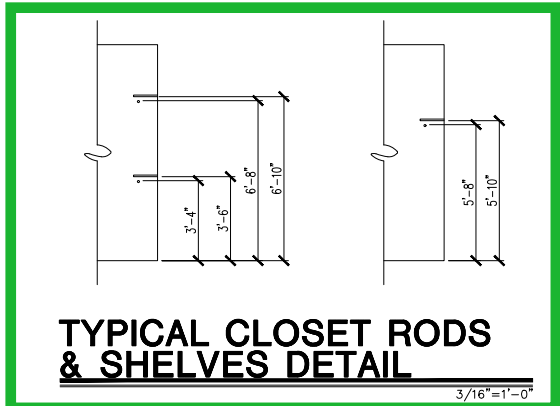
TYPICAL SHOWER DETAIL W/ SHOWER NICHE IN KNEE WALL

3/16"=1'-0"



TYPICAL HEIGHTS FOR BATH FIXTURES DETAIL

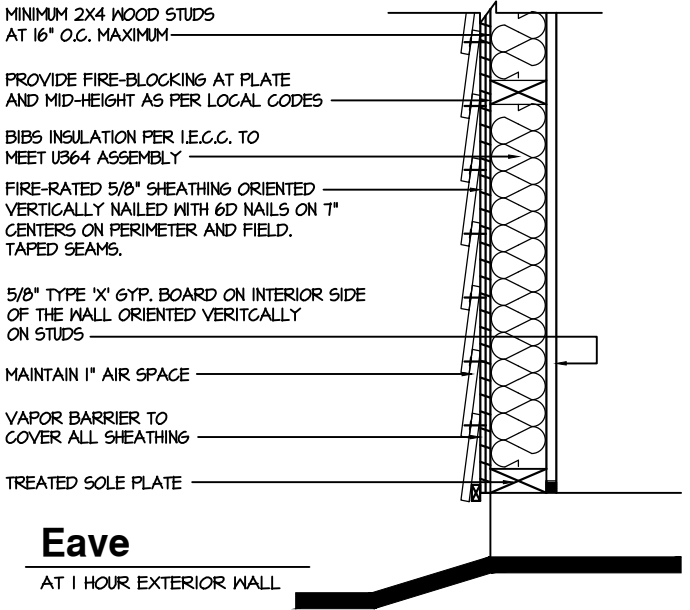
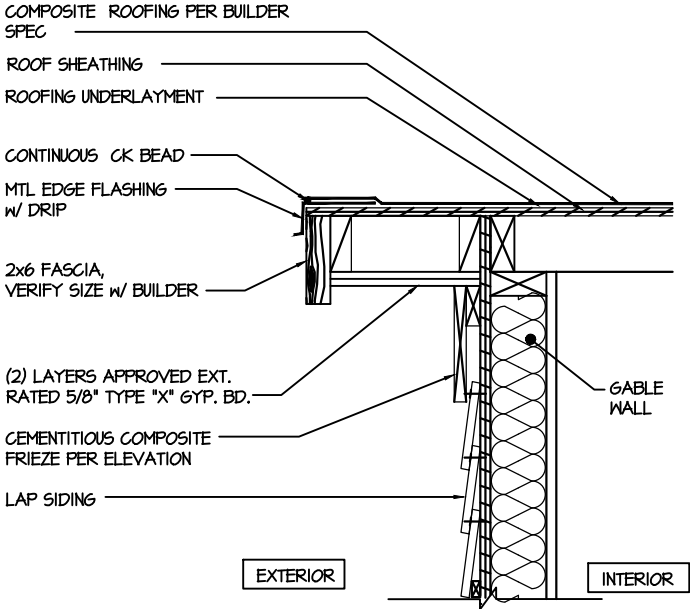
3/16"=1'-0"



TYPICAL CLOSET RODS & SHELVES DETAIL

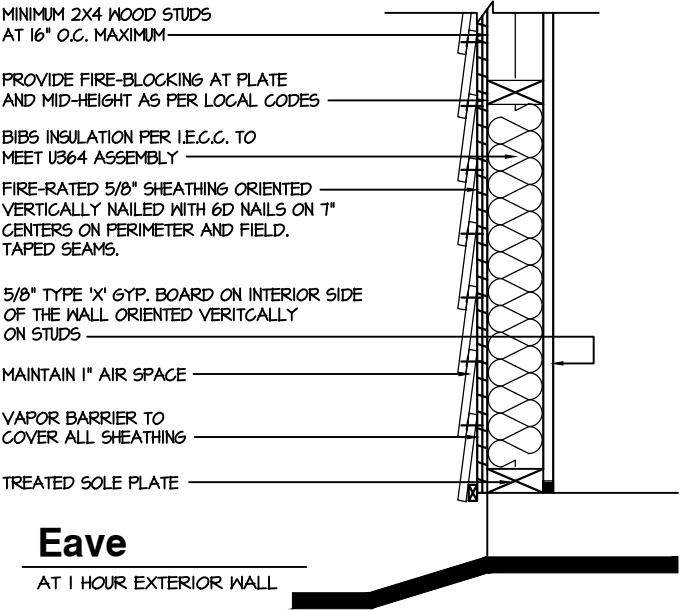
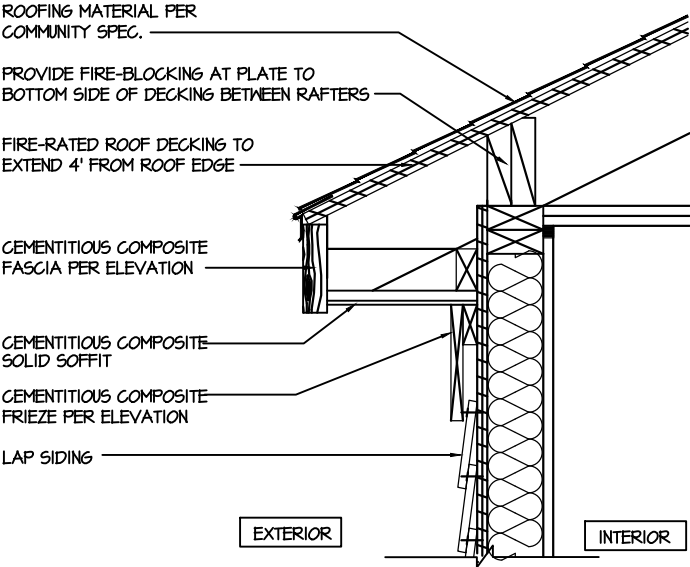
3/16"=1'-0"

NOTE:
1. FIREWALL COMPIES WITH UL DESIGN #U364 FOR 1 HR. FIREWALL ASSEMBLY
GLASS BLOCK IS NOT TO EXCEED 100 SQ. FT.
60 MIN. FIRE-RATED GLASS BLOCK ONLY



2 1 Hour Wall
AT EXTERIOR WALL 1 HOUR FIRE-RESISTIVE CONSTRUCTION (PROPERTY LINE)

NOTE:
1. FIREWALL COMPIES WITH UL DESIGN #U364 FOR 1 HR. FIREWALL ASSEMBLY
GLASS BLOCK IS NOT TO EXCEED 100 SQ. FT.
60 MIN. FIRE-RATED GLASS BLOCK ONLY



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

tri pointe
H O M E S

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

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

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DETAILS

SUBDIVISION: **ALTIS @ SERENITY**
ADDRESS: **168 SERENE CROSSING,**
FUQUAY-VARINA, NC 27526
LOT: **290**

Issue Date: **10-13-24**
Drawn By: **ACC**

PLAN #:
5920-04

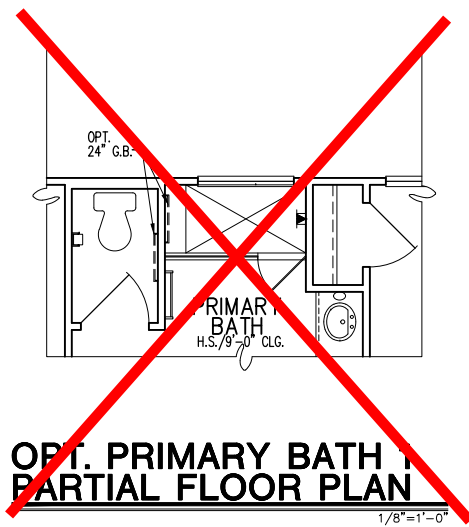
PLAN NAME:
CYPRESS COVE

SHEET #:
D1.1



**OPT. SHOWER ILO TUB - BATH 2
PARTIAL FLOOR PLAN**

1/8"=1'-0"



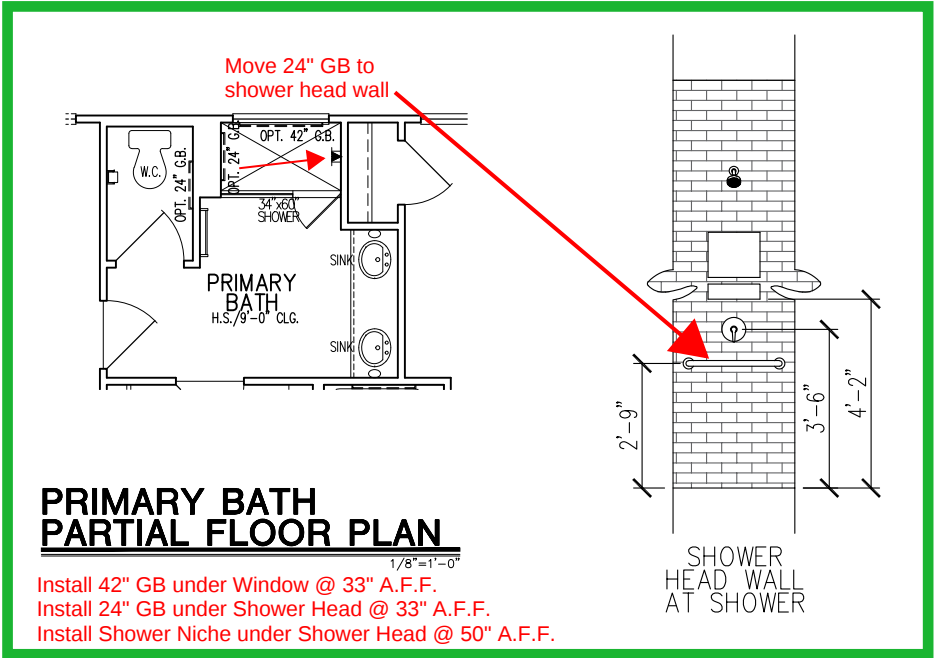
**OPT. PRIMARY BATH
PARTIAL FLOOR PLAN**

1/8"=1'-0"



**SHOWER ILO TUB - BATH 2
PARTIAL FLOOR PLAN**

1/8"=1'-0"



**PRIMARY BATH
PARTIAL FLOOR PLAN**

1/8"=1'-0"

Install 42" GB under Window @ 33" A.F.F.
Install 24" GB under Shower Head @ 33" A.F.F.
Install Shower Niche under Shower Head @ 50" A.F.F.

tri pointe
H O M E S

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

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

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PRTL FLR PLNS – OPT. GRAB BARS

SUBDIVISION: **ALTIS @ SERENITY**
ADDRESS: **168 SERENE CROSSING,**
FUQUAY-VARINA, NC 27526
LOT: **290** BLOCK:

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

PLAN #:
5919-01

PLAN NAME:
**BEECHWOOD
SPRINGS**

SHEET #:
D2.0

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 NET BED CONSTRUCTED FLOORS - CONTACT MKK FOR EXCLUDED FLOOR DESIGNS) • PER THE GUIDELINES OF THE TILE COUNCIL OF NORTH AMERICA (TCNA HANDBOOK), IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO VERIFY THAT THE FINISHES TO BE INSTALLED MATCH THE DESIGN CRITERIA NOTED ABOVE (UNDER "DESIGN LOADS"). • FLOOR SYSTEMS & SHEATHING HAVE BEEN DESIGNED TO SUPPORT ADDITIONAL DEAD LOAD FROM CERAMIC TILE (EXCLUDING MARBLE OR STONE). HOWEVER, IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO PROVIDE PROPER UNDERLAYMENT, UNCOUPLING MEMBRANE AND MORTAR/GROUT PER THE ASSEMBLY DESIGNATIONS IN THE TCNA HANDBOOK (TILE COUNCIL OF NORTH AMERICA). • AT I-JOIST FLOORS, PROVIDE 1 1/8" MIN. OSB RIM BOARD. • METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O. • I-JOIST/TRUSS SHOP DWGS. SHALL BE SUBMITTED TO ARCH. & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY. • FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED "STURD-I-FLOOR" 24" O.C., EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND: - 2 1/2" x 0.131" NAILS @ 6" o.c. @ PANEL EDGES @ 12" o.c. FIELD. - 2 3/8" x 0.120" NAILS @ 4" o.c. @ PANEL EDGES @ 8" o.c. FIELD. - 2 3/8" x 0.113" NAILS @ 3" o.c. @ PANEL EDGES @ 6" o.c. IN FIELD.
ROOF FRAMING
• ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS - W/ 2 1/2" x 0.131" NAILS @ 6" o.c. @ PANEL EDGES @ 12" o.c. FIELD. - W/ 2 3/8" x 0.120" NAILS @ 4" o.c. @ PANEL EDGES @ 8" o.c. FIELD. - W/ 2 3/8" x 0.113" NAILS @ 3" o.c. @ PANEL EDGES @ 6" o.c. FIELD. • WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPs FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC. • FASTEN EACH ROOF TRUSS TO TOP PLATE W/ SIMPSON H2.5T CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) H2.5T CLIPS AT 2-PLY GIRDER TRUSSES, (3) H2.5T CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS. • METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O. • ROOF TRUSS SHOP DWGS. SHALL BE SUBMITTED TO ARCH. & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY. • ERECT AND INSTALL ROOF TRUSSES PER ITCA & TPI'S BC51 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 1" SPAN).

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

DESCRIPTION OF BLDG. ELEMENT	3"x0.131" NAILS	3"x0.120" NAILS
JOIST TO SOLE PLATE	(3) TOENAILS	(3) TOENAILS*
SOLE PL. TO JOIST/RIM OR BLK'G STUD TO PLATE	NAILS @ 4" o.c.	NAILS @ 4" o.c.
RIM TO TOP PLATE	(4) TOENAILS/ (3) END NAILS	(4) TOENAILS/ (4) END NAILS*
BLK'G. BTWN. JOISTS TO TOP PL.	TOENAILS @ 6" o.c.	TOENAILS @ 4" o.c.*
DOUBLE STUD	(3) TOENAILS EA. END	(3) TOENAILS EA. END*
DOUBLE TOP PLATE	NAILS @ 16" o.c.	NAILS @ 16" o.c.
DOUBLE TOP PLATE LAP SPLICE	NAILS @ 12" o.c.	NAILS @ 8" o.c.
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(12) NAILS IN LAPPED AREA (24" MIN.)	(15) NAILS IN LAPPED AREA (24" MIN.)
RAFTER/TRUSS TO TOP PLATE	(3) NAILS	(3) NAILS
GAB. END TRUSS TO DBL. TOP PL.	(4) TOENAILS + (1) SIMPSON H2.5T TOENAILS @ 8" o.c.	(4) TOENAILS + (1) SIMPSON H2.5T TOENAILS @ 6" o.c.
R.T. w/ HEEL HT. 9 1/4" TO 12"	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 6" o.c.	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 4" o.c.
R.T. w/ HEEL HT. 12" TO 16"	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 6" o.c.	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 4" o.c.
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN W/ NAILS @ 6" o.c.	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN W/ NAILS @ 6" o.c.*
R.T. w/ HEEL HT. 24" TO 48"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN W/ NAILS @ 6" o.c. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN W/ NAILS @ 6" o.c. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL.*
WALL TO FOUNDATION	WALL SHTG. LAP W/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC.	

* 2 1/2"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 = 1 PSF T.C., 10 PSF B.C. LOAD DURATION FACTOR = 1.25 - FLOOR LIVE = 40 PSF (30 PSF @ SLEEPING AREAS) DEAD = 10 PSF (1-JOISTS), 15 PSF (FLOOR TRUSSES) ADDL 10 PSF @ CERAMIC TILE IN KITCHEN, SUNROOMS, BATHS, FOYER, LAUND. & MUDRMS - SOIL 2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER) - WIND 115 MPH, EXPOSURE B

GENERAL FRAMING

- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD CONNECTIONS TABLE (IRC TABLE R602.3.1) OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- EXT. & INT. BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" o.c. SPP/SP #2 GRADE LUMBER, OR BETTER, U.N.O..
 - WALLS OVER 12' TALL SHALL BE PER PLAN.
- ALL INTERIOR BEARING WALLS ARE ASSUMED TO BE SHEATHED W/ GYP WALL BOARD (ONE SIDE MIN.) OR PROVIDE MID HT. BLOCKING.
- ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE SPRUCE-PINE-FIR #2 (SPF) OR SOUTHERN PINE #2 (SP) LUMBER, OR BETTER. SUPPORT ALL HEADERS/ BEAMS W/ (1)2x JACK STUD & (1)2x KING STUD, MINIMUM.
 - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x STUD/ GRADE MEMBERS SPACED @ 24" o.c. (MAX., U.N.O.)
 - HEADERS IN NON-LOAD BEARING WALLS SHALL BE: (1)2x4/6 FLAT @ OPENINGS UP TO 4'; (2)2x4/6 FLAT UP TO 8'.
- ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).
- ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING:
 - LVL' - Fb=2600 psi; Fv=285 psi; E=2.0x10⁶ psi
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
 - LVL' - Fb=2400 psi; FcII=2500 psi; E=1.8x10⁶ psi
- FOR 2 & 3 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" o/c OR 2 ROWS 1/2"x3/8" SIMPSON SDS SCREWS (OR 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 FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 3 1/2" OR 5 1/4" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- FOR 4 PLY BEAMS OF EQUAL 1 3/4" 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 1" BEAM IS ACCEPTABLE.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND/BEARING. BLOCKING TO MATCH POST ABOVE.
- ALL EXTERIOR 4x4 WOOD POSTS SHALL HAVE SIMPSON BC52-2/4 CAP & ABW44 BASE, U.N.O.
- CORROSION NOTES:
 - BUILDER RESPONSIBLE TO DETERMINE CORROSION-RESISTANCE REQUIREMENTS AND COMPATIBILITY OF HARDWARE, FASTENERS AND CONNECTORS FOR ENVIRONMENTAL EXPOSURE AND IN CONTACT W/ PRESERVATIVE-TREATED WOOD OF ACTUAL FINAL CONDITIONS AND SOURCED MATERIALS. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.

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

GENERAL STRUCTURAL NOTES
FOUNDATION
• DESIGN IS BASED ON 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE. • FOOTING DESIGN - 2,000 PSF ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY. • FASTEN 2x4/6 SILL PLATES TO CONC FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING: • 1/2" DIA. ANCHOR BOLTS @ 6'-0" o.c./" MIN. EMBEDMENT • 1/2" DIA. x 6" LONG SIMPSON TITEN HD @ 6'-0" o.c. • SIMPSON MASA ANCHOR STRAPS @ 6'-0" o.c. (CONCRETE) • ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ PERIMETER FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2. • BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD. • FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O. • CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.: - Fc = 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 1% AIR ENTRAINMENT. • ALL FOOTINGS SHALL BEAR BELOW FROST LINE (TYP.) OR 12" MIN IN REGIONS WHERE CODE FROST DEPTH IS NOT APPLICABLE. CONSULT SOILS REPORT OR BUILDING DEPT. FOR MINIMUM DEPTH BELOW GRADE. • FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL. • PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. • JOINTS SHALL BE LOCATED @ 10'-0" o.c. (RECOMMENDED) OR 15'-0" o.c. (MAXIMUM) • JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1:1.5 RATIO • CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL SLABS • DIMENSIONS BY OTHERS, BUILDER TO VERIFY.

MMK SIND. - MAY 2002

Lot 290
5919-01
Beechwood Springs
Elevation A
Right-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 INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT. STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO: FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.

VENEER LINTEL SCHEDULE		
SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
3'-0"	20 FT. MAX	L3"x3"x1/4"
	3 FT. MAX	L3"x3"x1/4"
6'-0"	12 FT. MAX	L4"x3"x1/4"
	20 FT. MAX	L5"x3 1/2"x3/8"
8'-0"	3 FT. MAX	L4"x4"x1/4" **
	12 FT. MAX	L5"x3 1/2"x3/8"
	16 FT. MAX	L6"x3 1/2"x3/8"
9'-6"	12 FT. MAX	L6"x3 1/2"x3/8"
16'-0"	2 FT. MAX	L7"x4"x1/2" **
	3 FT. MAX	L8"x4"x1/2" **
ALL LINTELS: - SHALL SUPPORT 2 3/8" - 3 1/2" VENEER w/ 40 psf MAXIMUM HEIGHT. - 16" SHALL HAVE 4" MIN BEARING - 16" SHALL HAVE 8" MIN BEARING - 16" SHALL NOT BE FASTENED BACK TO HEADER - 16" SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @ 48" o.c. w/ 1/2" DIA. x 3 1/2" LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES. - MAX. VENEER HT. APPLIES TO ANY PORTION OF BRICK OVER THE OPENING. - ALL LINTELS SHALL BE LONG LESS VERTICAL - WHEN SUPPORTING VENEER < 3" WIDE THE EXTERIOR TOE OF THE HORIZONTAL LEG MAY BE CUT IN THE FIELD TO BE 3 1/2" WIDE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLOW FOR MORTAR JOINT FINISHING. - SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS. ** FOR GREEN VENEER USE 1/4x3/4" ** FOR 3 1/2" VENEER ONLY, SEE PLAN FOR VENEER SUPPORT IF VENEER < 3 1/2" THICK.		

MMK SIND. - MAY 2006

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

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

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS
THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM: 115 MPH WIND IN 2018 NCSEBG: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 NCSEBG:RC. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREIN, 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 NCSEBG:RC SECTION R802.11.1.1. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.5 & R802.11.

EXT. WALL SHEATHING SPECIFICATION
• 7/16" OSB OR 15/32" PLYWOOD: FASTEN SHEATHING W/ 2 3/8"x0.113 NAILS @ 6" o.c. AT EDGES & @ 12" o.c. IN THE PANEL FIELD. (TYP, U.N.O.) • ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING. • ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS. • ALT. STAPLE CONNECTION SPEC: 1 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 3/8" x 0.113" NAILS @ 3" o.c. AND 12" o.c. IN THE PANEL FIELD NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUD) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" o.c. EDGE FASTENING.

TYP. UNIT SEPARATION WALL SHEATHING SPECIFICATION
• 1/2" OR 5/8" GYPSUM WALL BOARD: FASTEN GWB SHEATHING TO FRAMING W/ 1 5/8"x0.086" COOLER NAILS OR 1 1/4" DRYWALL SCREWS @ 7" o.c. TO PANEL EDGES & PANEL FIELD (INCLUDING T&B PLATES).
NOTES
• SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN. • DESIGN ASSUMES 16" o.c. MAX. STUD SPACING, U.N.O. • ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING. • PRE-MANUFACTURED PANELIZED WALLS: FASTEN TOGETHER END STUDS OF WALL PANELS SHEATHED W/ OSB OR PLYWOOD W/ 3" x 0.120" NAILS @ 4" o.c. (THRU ONE SIDE ONLY)
--- INDICATES EXTENT OF INT. OSB SHEARWALL, BLOCKED PANEL EDGES, AND/OR 3" o.c. EDGE NAILING ▶ INDICATES HOLDOWN

MMK SIND. - MAR 2016

seal: 5/12/25

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MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING

NC LICENSE # C-3825

Mulhern+Kulp project number:

243-24027

project mgr: SMK

drawn by: SMM

issue date: 11-07-2024

REVISIONS:	
date:	initial:
05/02/2025 MMK ARCH UPDATE	FC

tri pointe
HOMES

GENERAL NOTES

5919-01 MODEL

SERENITY
MASTER SET
RALEIGH, NC

sheet:

S0.0

Lot 290
5919-01
Beechwood Springs
Elevation A
Right-Hand Garage

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

seal: 5/12/25



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

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05/02/2025	FC
DESC. ARCH UPDATE	

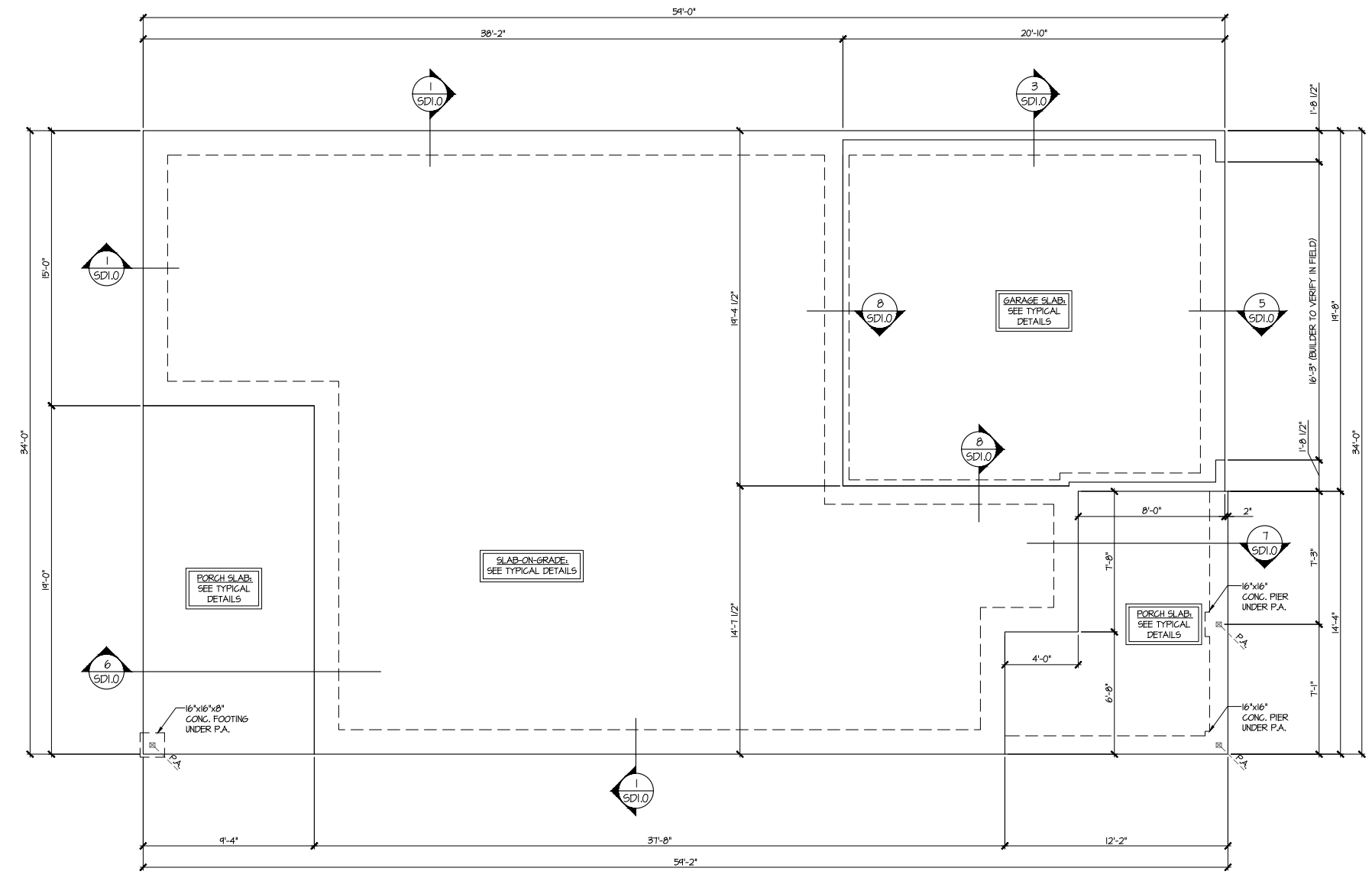


FOUNDATION PLAN

5919-01 MODEL

SERENITY
MASTER SET
RALEIGH, NC

sheet:
S1.0



ELEVATION A

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

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

REFER TO S.O. FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

Lot 290
5919-01
Beechwood Springs
Elevation A
Right-Hand Garage

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

seal: 5/12/25

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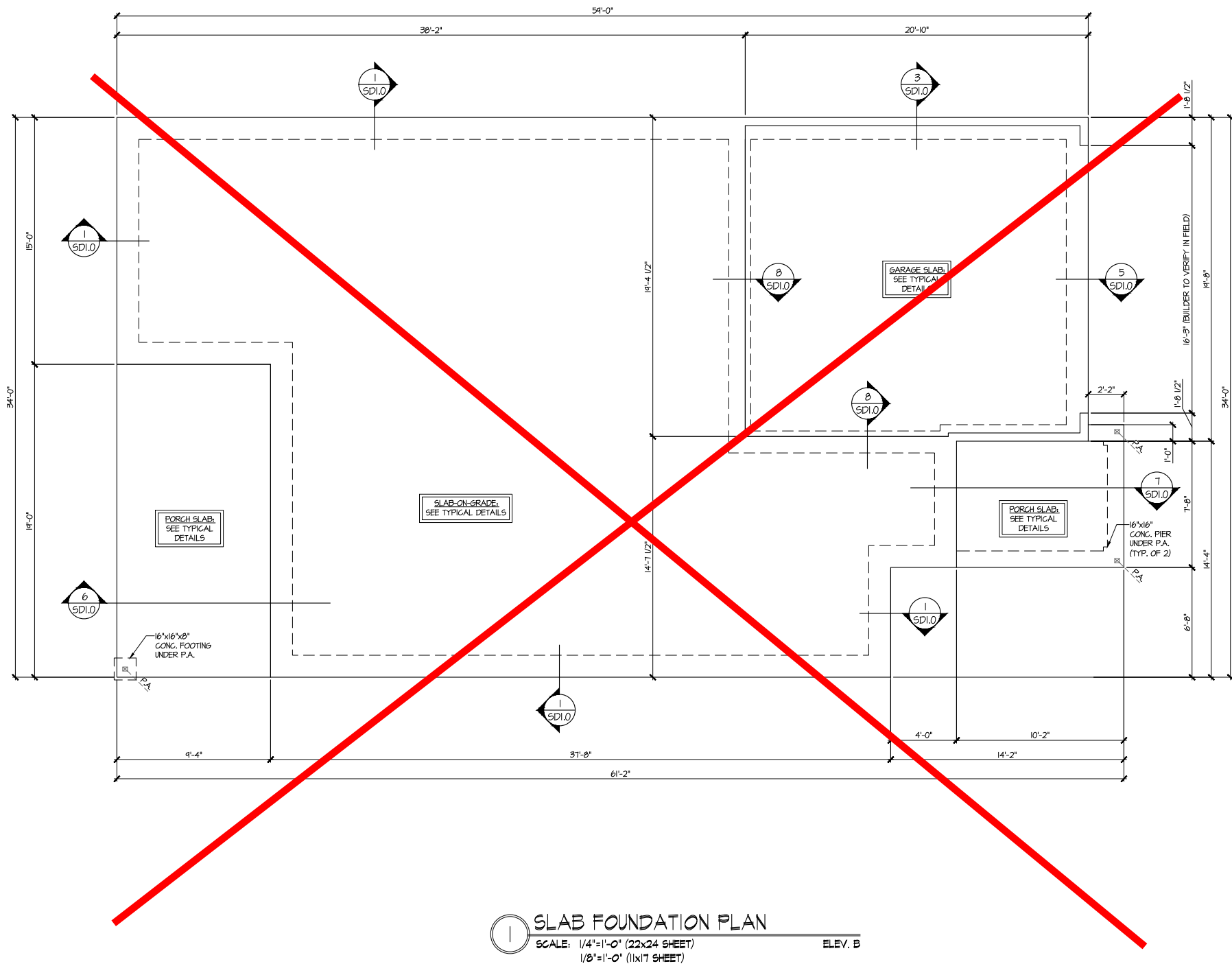
REVISIONS:	
date:	initial:
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DESC. ARCH UPDATE	

FOUNDATION PLAN

5919-01 MODEL

SERENITY
MASTER SET
RALEIGH, NC

sheet:
S1.1



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

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
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REFER TO S.O. FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

Lot 290
5919-01
Beechwood Springs
Elevation A
Right-Hand Garage

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

seal: 5/12/25





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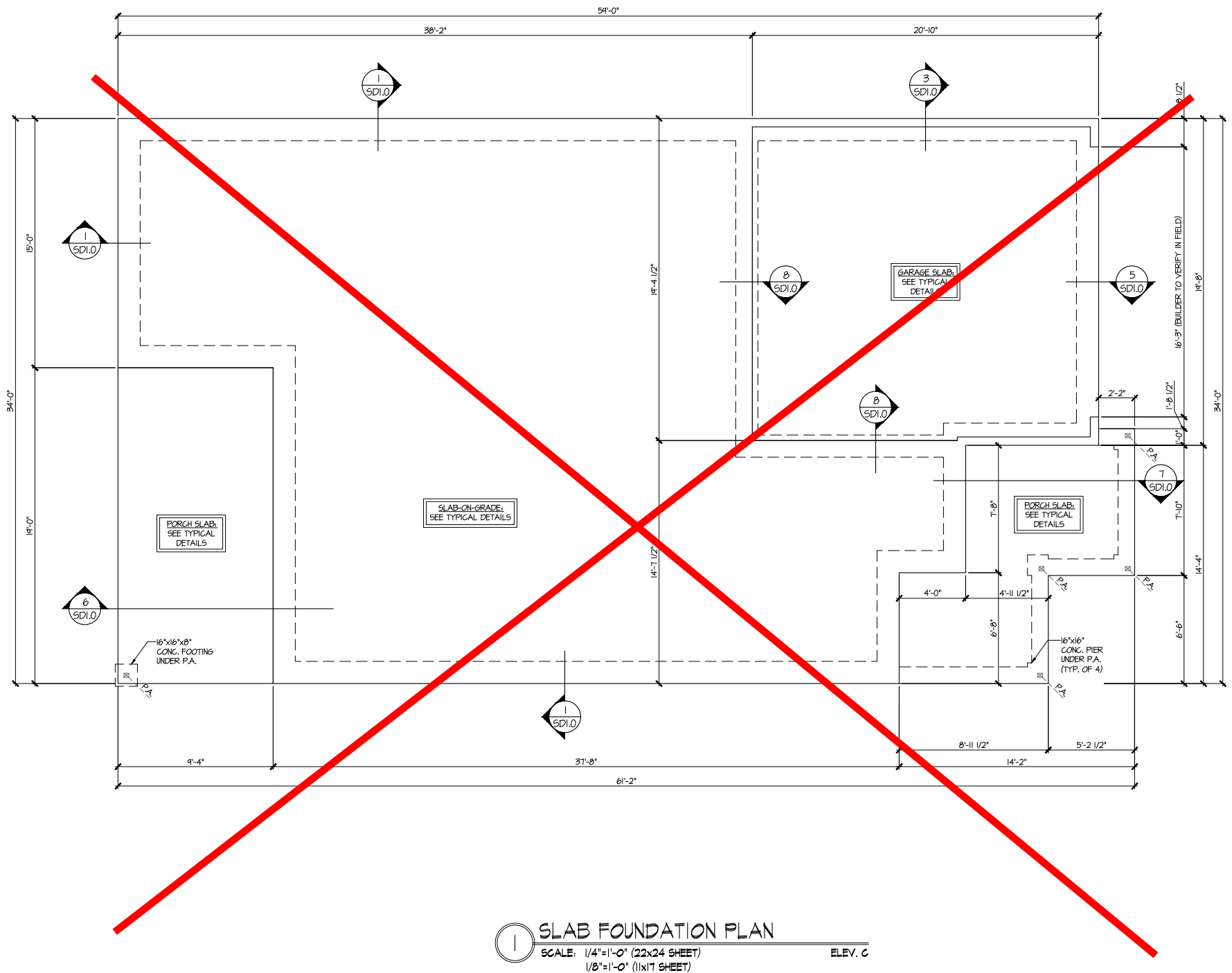


FOUNDATION PLAN

5919-01 MODEL

SERENITY
MASTER SET
RALEIGH, NC

sheet:
S1.2



1 SLAB FOUNDATION PLAN
SCALE: 1/4"=1'-0" (22x24 SHEET)
1/8"=1'-0" (11x17 SHEET)
ELEV. C

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE (B.W.A.)
- BEAM / HEADER
- INDICATES EXTENT OF INT. OSB SHEARWALL AND/OR 3" O.C. EDGE NAILING
- EXTENT OF VALLEY TRUSS OVERFRAMING @ 24" O.C. (MAX.)
- EXTENT OF FLOOR SYSTEM TO BE DESIGNED FOR TILE
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REFER TO S.O. FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

Lot 290
5919-01
Beechwood Springs
Elevation A
Right-Hand Garage

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

seal: 5/12/25



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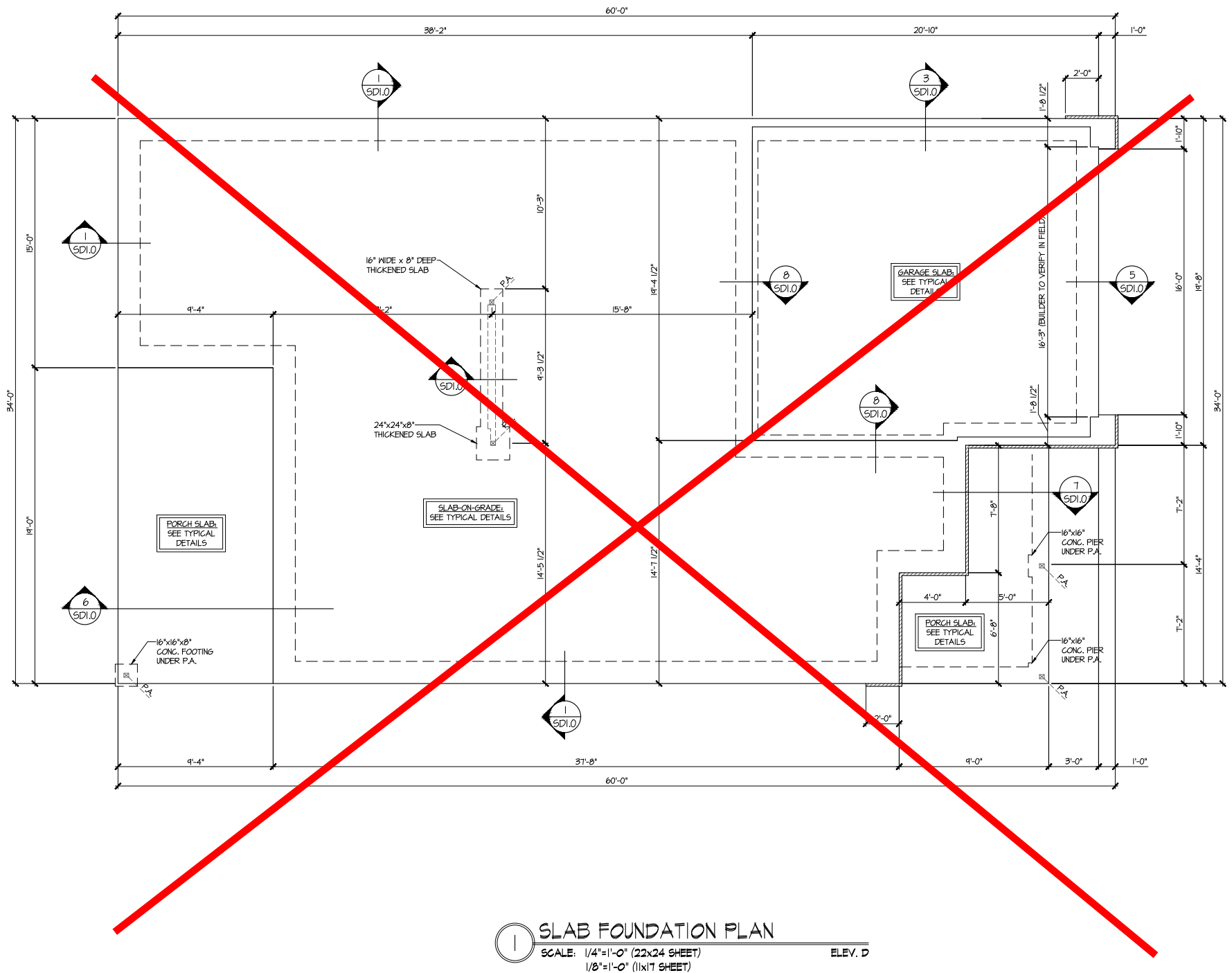
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05/02/2025	FC
DESC. ARCH UPDATE	



FOUNDATION PLAN

5919-01 MODEL
SERENITY
MASTER SET
RALEIGH, NC

sheet:
S1.3



1 SLAB FOUNDATION PLAN
SCALE: 1/4"=1'-0" (22x24 SHEET)
1/8"=1'-0" (11x17 SHEET)
ELEV. D

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE (B.W.A.)
- BEAM / HEADER
- INDICATES EXTENT OF INT. OSB SHEARWALL AND/OR 3" O.C. EDGE NAILING
- EXTENT OF VALLEY TRUSS OVERFRAMING @ 24" O.C. (MAX.)
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& SCHEDULES

Lot 290
5919-01
Beechwood Springs
Elevation A
Right-Hand Garage

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

seal: 5/12/25

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HOMES

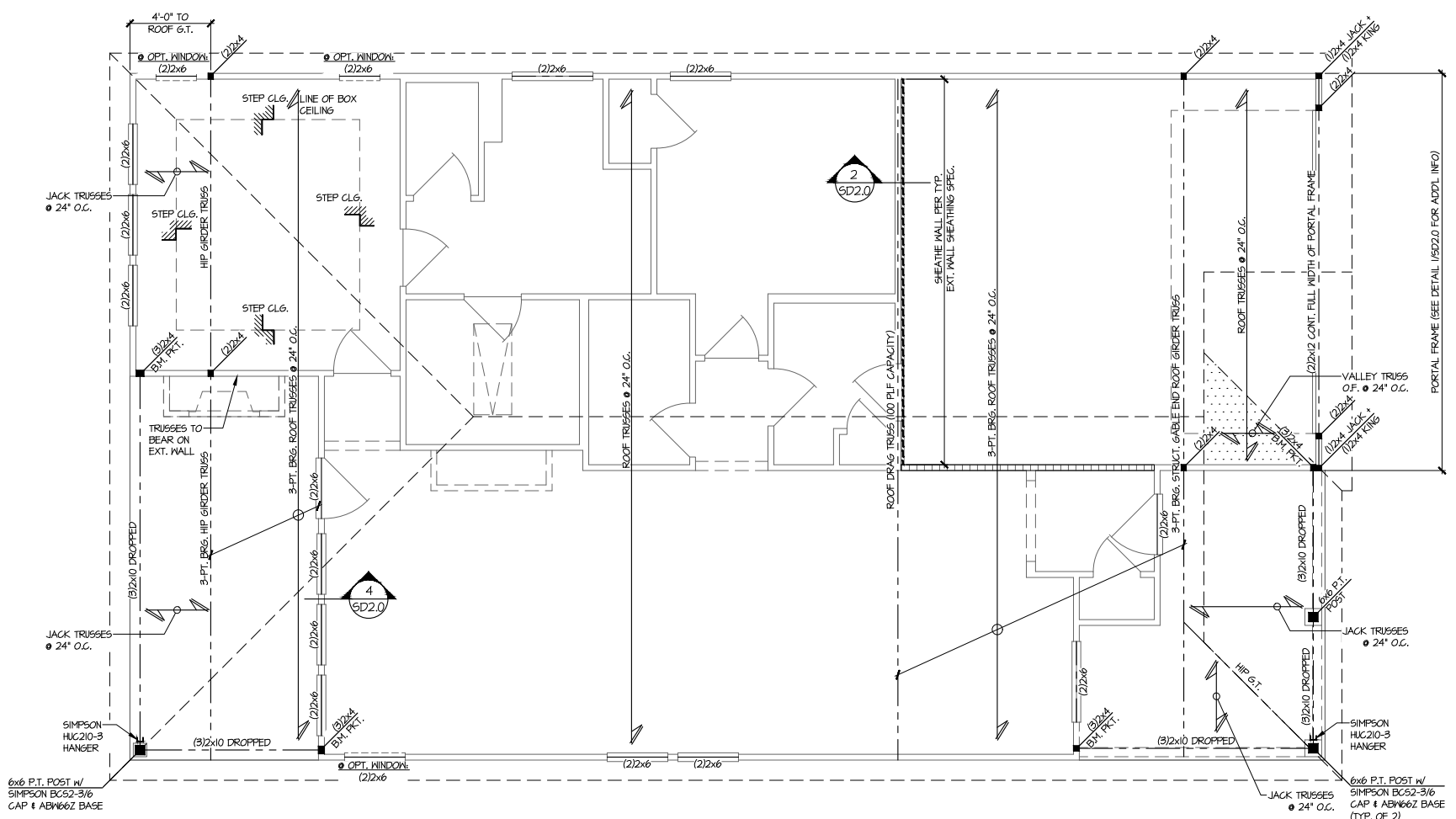
ROOF FRAMING PLAN

5919-01 MODEL

SERENITY
MASTER SET
RALEIGH, NC

sheet:

S2.0



ELEVATION A

1 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" (22x24 SHEET)
1/8"=1'-0" (11x17 SHEET)
ELEV. A

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

LEGEND

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

REFER TO S0.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

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

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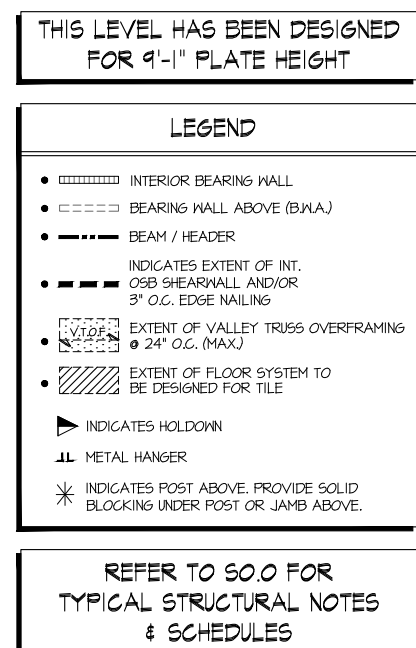
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REVISIONS:	
date:	initial:
05/02/2025	FC
MISC. ARCH UPDATE	

tri pointe
HOMES

sheet:

S2.1



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

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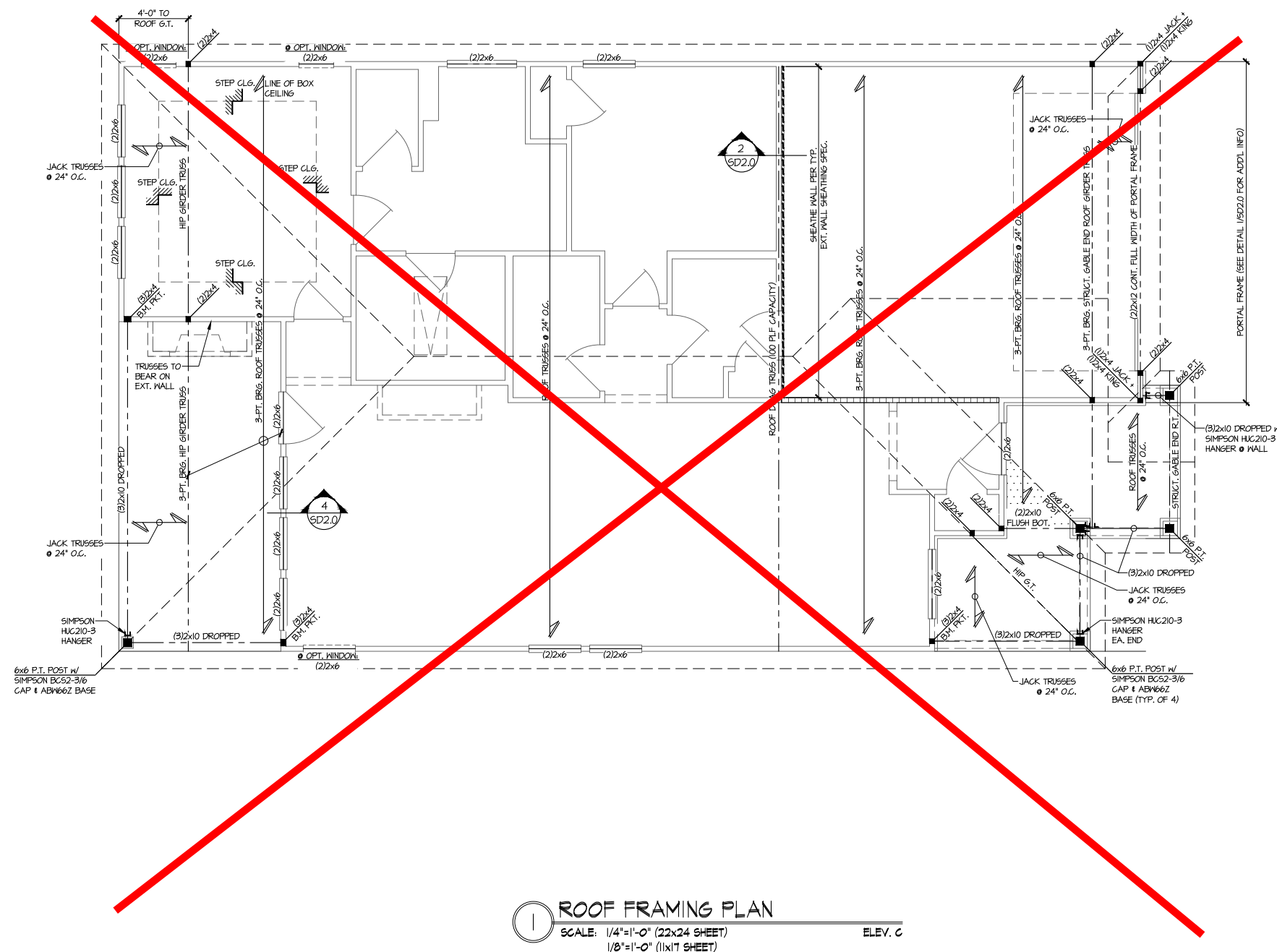
NC LICENSE # C30623

REVISIONS:	
date:	initial:
05/02/2025	FC
MSC, ARCH UPDATE	

tri pointe.
HOMES

sheet:

S2.2



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

LEGEND

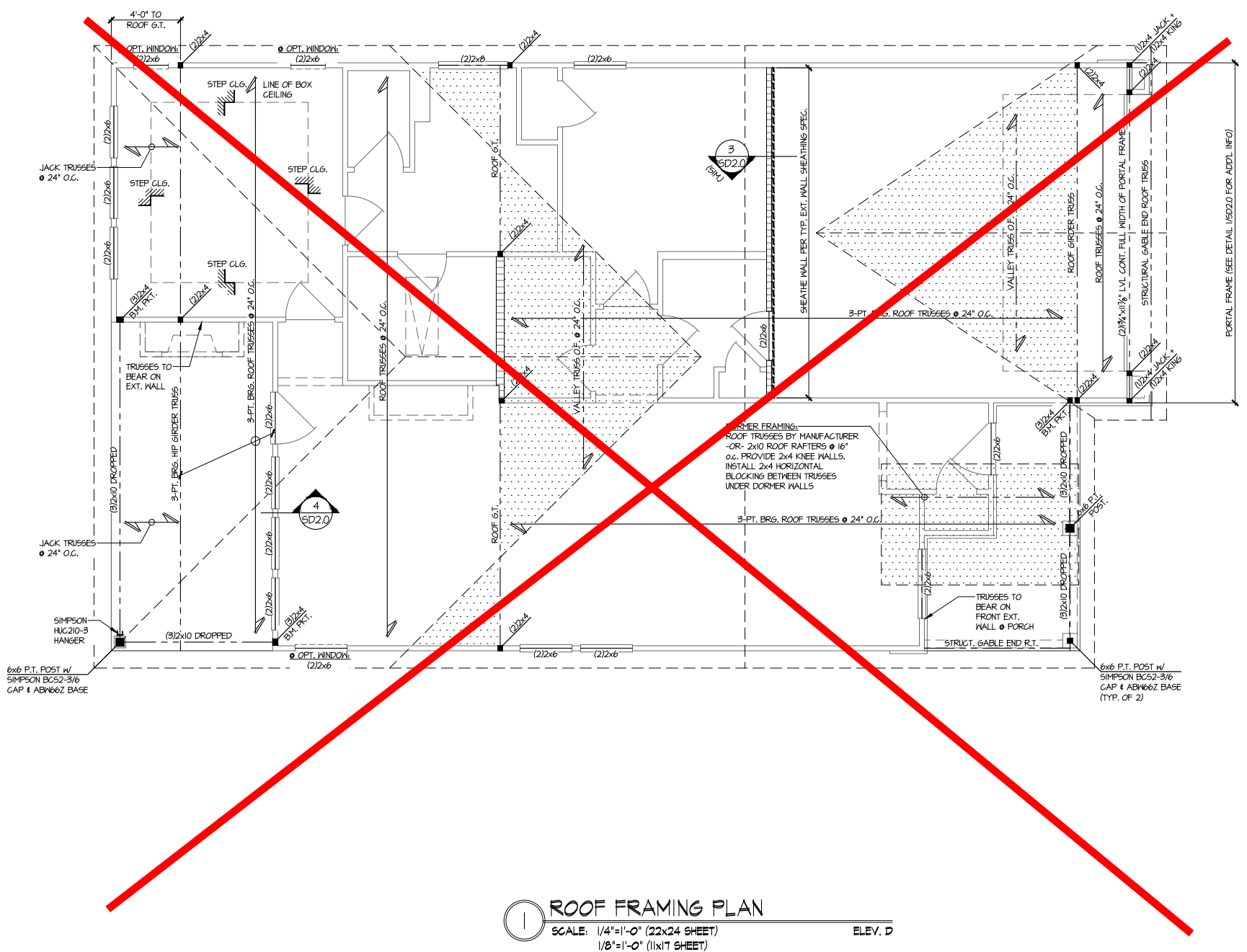
-  INTERIOR BEARING WALL
-  BEARING WALL ABOVE (B.W.A.)
-  BEAM / HEADER
-  INDICATES EXTENT OF INT. OSB SHEARWALL AND/OR 3" O.G. EDGE NAILING
-  EXTENT OF VALLEY TRUSS OVERFRAMING @ 24" O.C. (MAX.)
-  EXTENT OF FLOOR SYSTEM TO BE DESIGNED FOR TILE
- ▶ INDICATES HOLDDOWN
- ⌋ INDICATES METAL HANGER
-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

REFER TO SO.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

sheet:

Lot 290
5919-01
Beechwood Springs
Elevation A
Right-Hand Garage

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



1 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" (22x24 SHEET)
1/8"=1'-0" (11x17 SHEET)
ELEV. D

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

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE (B.W.A.)
- BEAM / HEADER
- INDICATES EXTENT OF INT. OSB SHEARWALL AND/OR 5" O.C. EDGE NAILING
- EXTENT OF VALLEY TRUSS OVERFRAMING @ 24" O.C. (MAX.)
- EXTENT OF FLOOR SYSTEM TO BE DESIGNED FOR TILE
- INDICATES HOLDOWN
- METAL HANGER
- INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

REFER TO S.O. FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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Mulhern+Kulp project number:
243-24027

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

REVISIONS:

date:	initial:
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MISC. ARCH UPDATE	

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HOMES

ROOF FRAMING PLAN

5919-01 MODEL

SERENITY
MASTER SET
RALEIGH, NC

sheet:
S2.3

Right-Hand Garage

NON-GARAGE SIDE



seal: 5/12/25

NORTH CAROLINA
PROFESSIONAL
SEAL
047622
ENGINEER
SHAUN KREIDEL

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tri pointe
HOMES

ROOF FRAMING PLAN

5919-01 MODEL
SERENITY
MASTER SET
RALEIGH, NC

sheet:

S3.0

LEGEND

-  INTERIOR BEARING WALL
-  BEARING WALL ABOVE (B.W.A.)
-  BEAM / HEADER
-  INDICATES EXTENT OF INT. OSB SHEARWALL AND/OR 3" O.C. EDGE NAILING
-  EXTENT OF VALLEY TRUSS OVERFRAMING @ 24" O.C. (MAX.)
-  EXTENT OF FLOOR SYSTEM TO BE DESIGNED FOR TILE

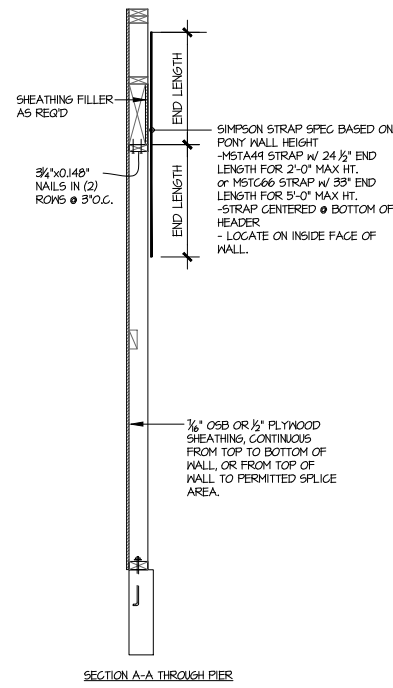
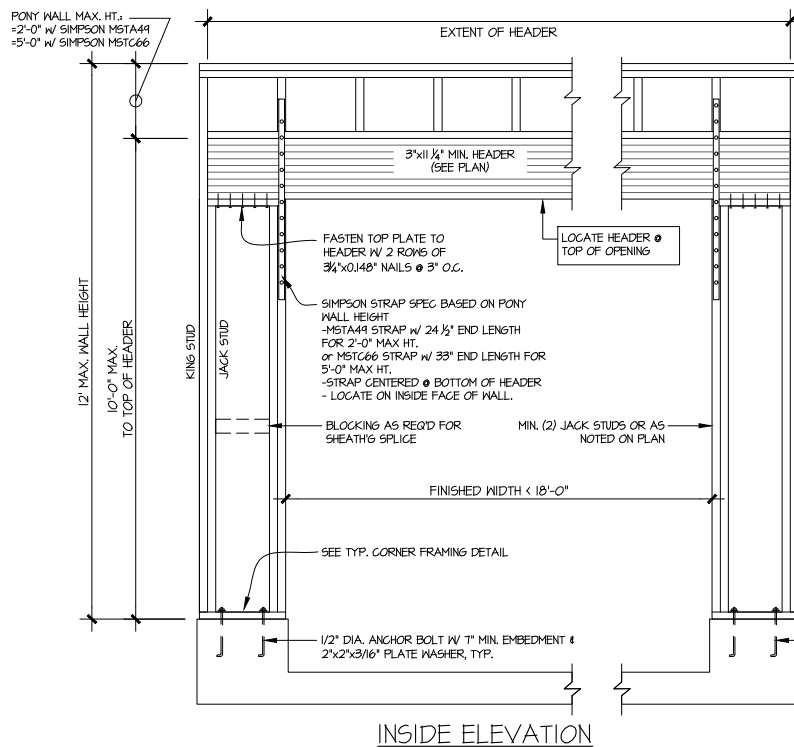
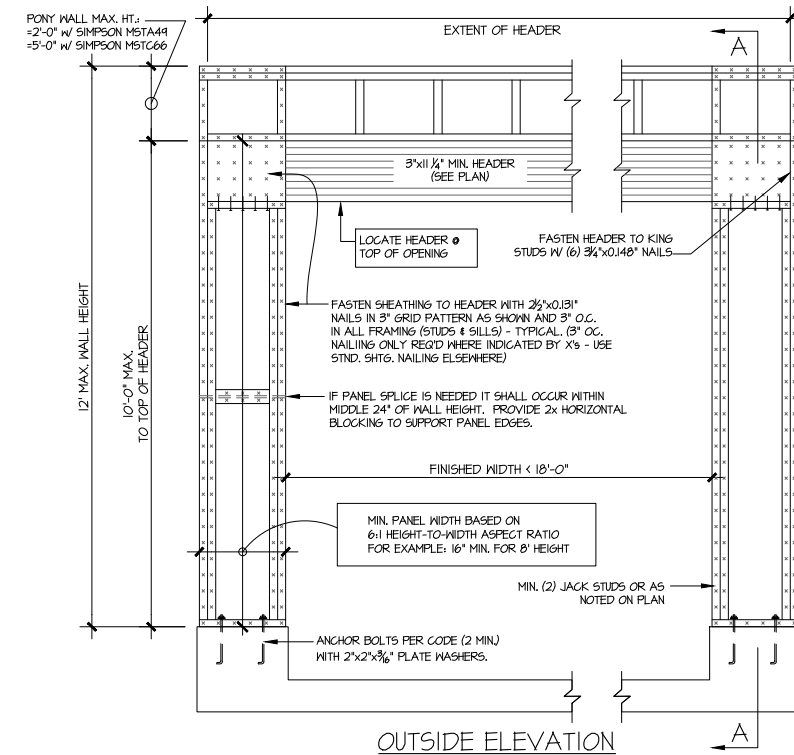
 INDICATES HOLDDOWN

 METAL HANGER

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

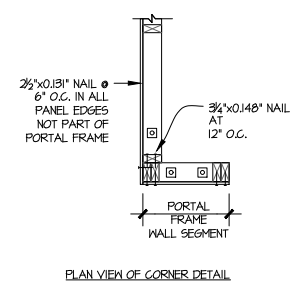
REFER TO SO.O FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

REFER TO 50.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

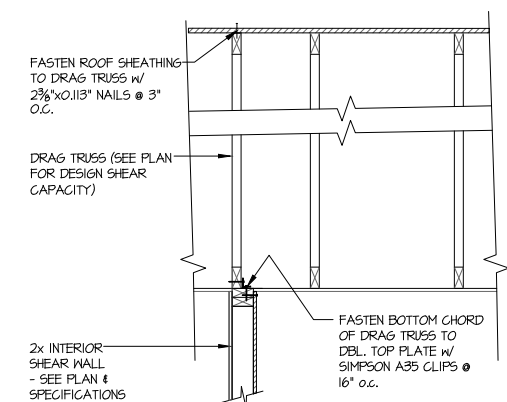


NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALL SHALL BE FULLY SHEATHED WITH 1/2" PLYWOOD OR 3/4" OSB

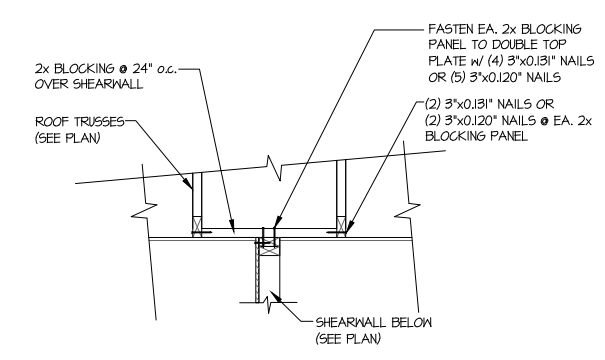
WALL FRAMING SPECIFICATION: USE SPF/SYP STUD GRADE STUDS (OR BETTER)



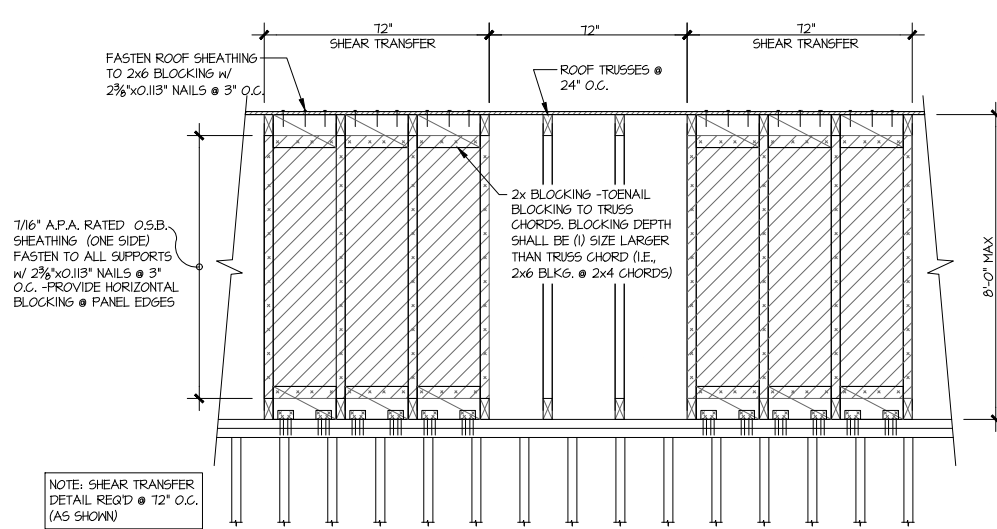
ALTERNATIVES TO 1/2" DIA. ANCHOR BOLT:
1) 1/2" DIA. x 6" LONG SIMPSON TITEN HD
2) 1/2" DIA. THREADED ROD EPOXY SET w/4 1/2" EMBED.
(MIN UTILIZING HILTI HY200 EPOXY ANCHORING SYSTEM
(OR EQUAL)



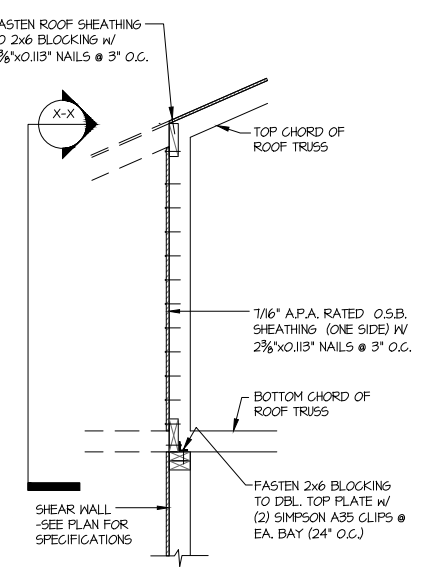
2 INTERIOR DRAG TRUSS DETAIL
SCALE: 3/4"=1'-0"



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



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



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

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

5/12/25
SEAL
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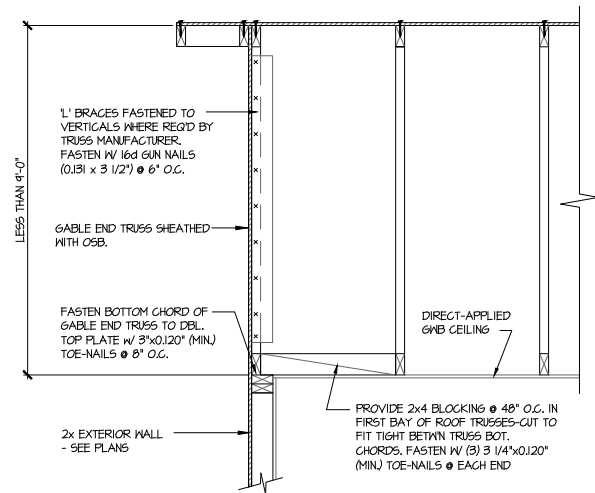
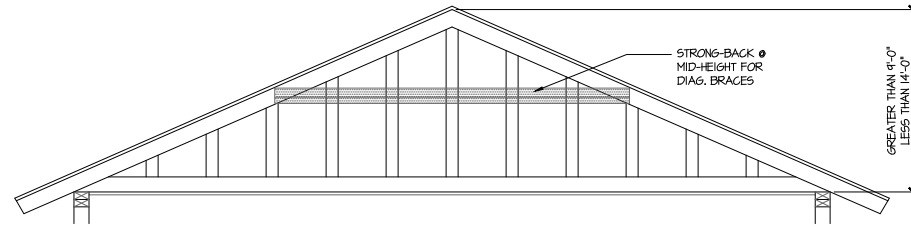
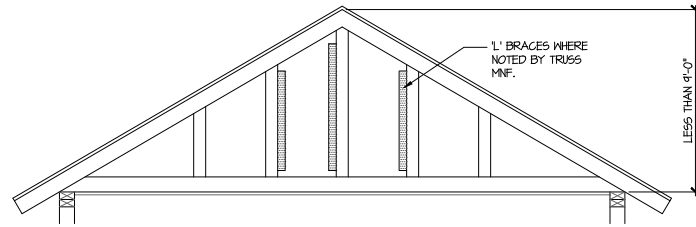
Mulhern+Kulp project number:
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issue date: 11-07-2024

REVISIONS:
date: 05/02/2025 initial: FC
DESC: ARCH UPDATE

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HOMES

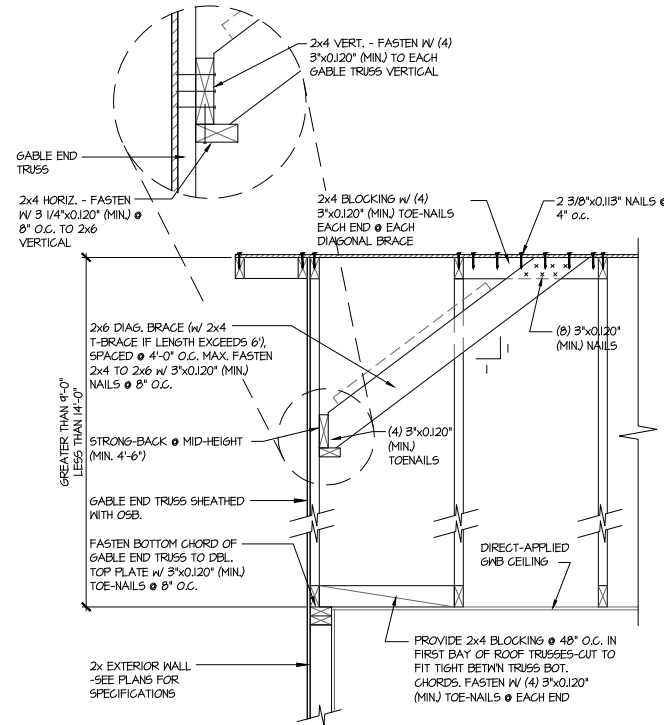
FRAMING DETAILS
5919-01 MODEL
SERENITY
MASTER SET
RALEIGH, NC

sheet:
SD2.0



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

BRACE GABLE END TRUSSES PER ABOVE DETAIL WHEN GABLE HEIGHT IS LESS THAN 9'-0". 1" BRACES REQUIRED WHERE NOTED BY TRUSS MANUFACTURER.



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

BRACE GABLE END TRUSSES PER ABOVE DETAIL WHEN GABLE HEIGHT EXCEEDS 9'-0". 1" BRACES NOT REQUIRED.

seal: 5/12/25
NORTH CAROLINA
PROFESSIONAL
SEAL
017622
ENGINEER
STALIN KREIDEL
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HOMES

FRAMING DETAILS

5919-01 MODEL
SERENITY
MASTER SET
RALEIGH, NC

sheet:
SD2.1