MOUNTAINSIDE HOMEBUILDERS

"THE PINNACLE"

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The Pinnacle

Job No. Mountainside

Date: 8/2014

Drawn By: MT

Sheet Number CS

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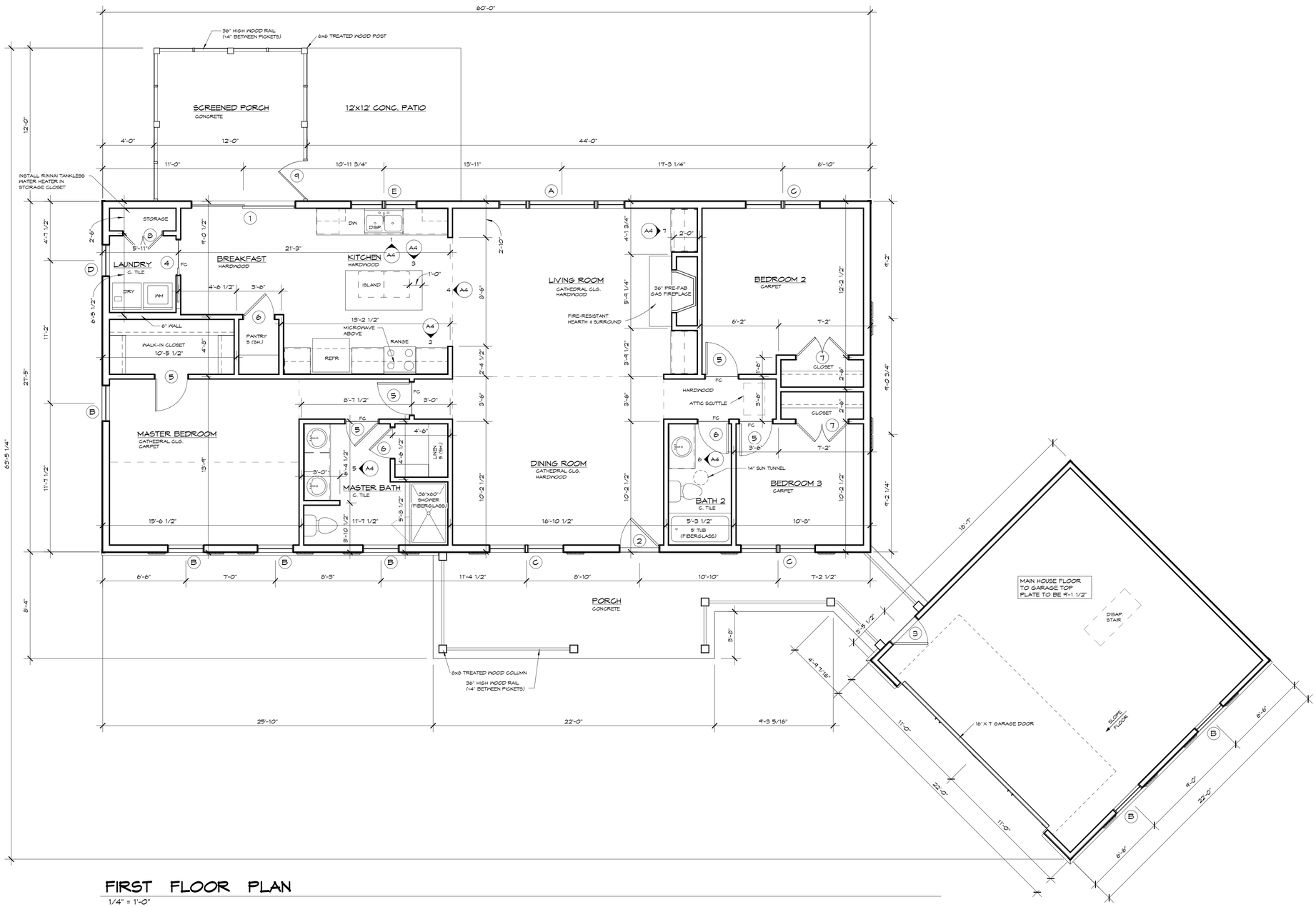

FIRST FLOOR PLAN

1/4" = 1'-0"

DOOR SCHEDULE				
	DOOR SIZE			
TYPE	WIDTH	HEIGHT	THK	DESCRIPTION
1	8'-0"	6'-8"	1 3/4"	SLIDING GLASS DOOR
2	3'-0"	6'-8"	1 3/4"	SEE FRONT ELEVATION
3	2'-8"	6'-8"	1 3/4"	20 MINUTE RATED
4	2'-8"	6'-8"	1 3/8"	4 PANEL, PINE, POCKET
5	2'-6"	6'-8"	1 3/8"	4 PANEL, PINE
6	2'-4"	6'-8"	1 3/8"	4 PANEL, PINE
7	(2) 2'-0"	6'-8"	1 3/8"	4 PANEL, PINE
8	(2) 1'-6"	6'-8"	1 3/8"	2 PANEL, PINE
9	3'-0"	6'-8"	1 1/8"	SCREENED DOOR

WINDOW SCHEDULE			
	WINDOW SIZE		
TYPE	WIDTH	HEIGHT	DESCRIPTION
A	5'-0"	5'-2"	FIXED W/ 24" D.H. FLANKERS
B	2'-8"	5'-2"	DOUBLE-HUNG, VINYL
C	(2) 2'-8"	5'-2"	DOUBLE-HUNG, VINYL
D	2'-4"	3'-10"	DOUBLE-HUNG, VINYL
E	(2) 2'-4"	3'-2"	DOUBLE-HUNG, VINYL

AREA SCHEDULE	
NAME	AREA
HEATED AREA	1535 SF
FRONT PORCH	265 SF
SCREENED PORCH	144 SF
GARAGE	480 SF
TOTAL AREA	2424 SF

GENERAL NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS.
2. DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 NORTH CAROLINA RESIDENTIAL CODE AND LOCAL BUILDING CODES.
4. GRADE ELEVATIONS MAY VARY DUE TO TYPE OF FOUNDATION AND OTHER ON SITE CONSIDERATIONS.
5. FLOOR TO TOP PLATE FIRST FLOOR = 9'-1 1/2"
6. FLOOR TO WINDOW HEAD FIRST FLOOR = 7'-0"

DIMENSION NOTES:
1. ALL EXTERIOR DIMENSIONS ARE TO BRICK OR EXTERIOR SHEATHING.

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The Pinnacle

Job No: Mountainside

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DOOR SCHEDULE				
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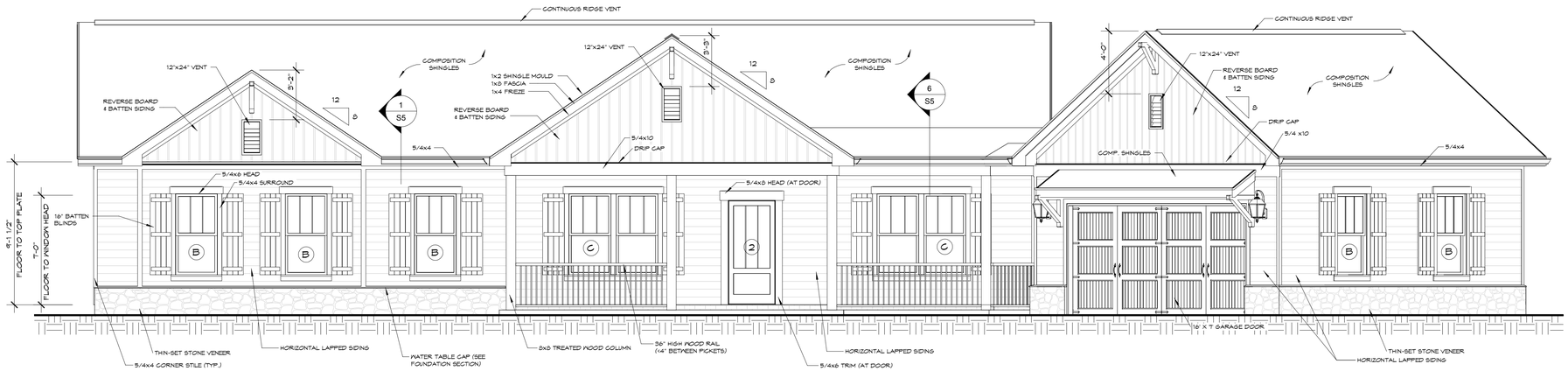
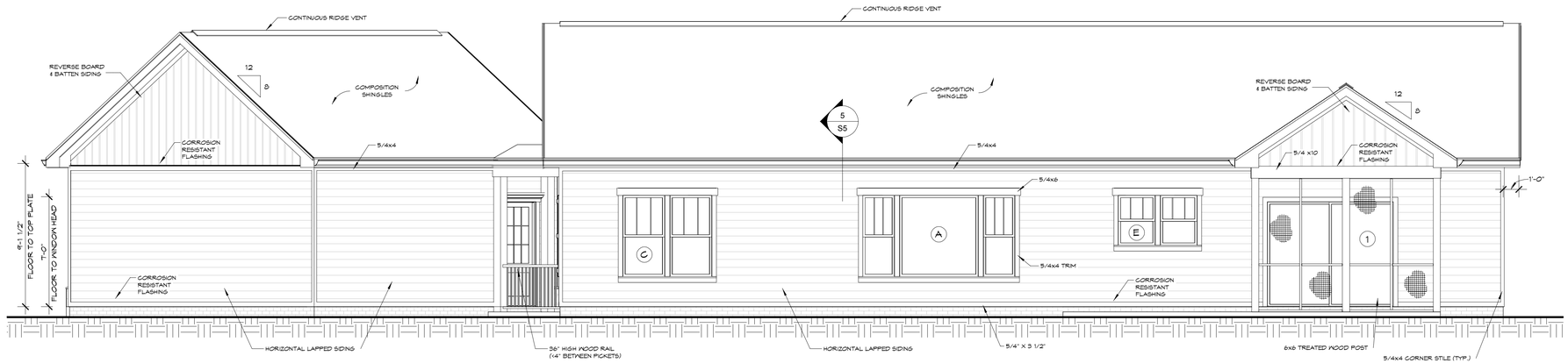
5	2'-6"	6'-8"	1 3/8"	4 PANEL, PINE
6	2'-4"	6'-8"	1 3/8"	4 PANEL, PINE
7	(2) 2'-0"	6'-8"	1 3/8"	4 PANEL, PINE
8	(2) 1'-6"	6'-8"	1 3/8"	2 PANEL, PINE
9	3'-0"	6'-8"	1 1/8"	SCREENED DOOR

WINDOW SCHEDULE			
	WINDOW SIZE		
TYPE	WIDTH	HEIGHT	DESCRIPTION
A	5'-0"	5'-2"	FIXED W/ 24" D.H. FLANKERS
B	2'-8"	5'-2"	DOUBLE-HUNG, VINYL
C	(2) 2'-8"	5'-2"	DOUBLE-HUNG, VINYL
D	2'-4"	3'-10"	DOUBLE-HUNG, VINYL
E	(2) 2'-4"	3'-2"	DOUBLE-HUNG, VINYL



FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

GENERAL NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS.
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3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 NORTH CAROLINA RESIDENTIAL CODE AND LOCAL BUILDING CODES.
4. GRADE ELEVATIONS MAY VARY DUE TO TYPE OF FOUNDATION AND OTHER ON SITE CONSIDERATIONS.
5. DOWNSPOUT SIZE AND LOCATION TO BE DETERMINED ON SITE BY GUTTER CONTRACTOR.
6. FLOOR TO TOP PLATE FIRST FLOOR = 9'-1 1/2"
7. FLOOR TO WINDOW HEAD FIRST FLOOR = 7'-0"

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DOOR SCHEDULE				
	DOOR SIZE			
TYPE	WIDTH	HEIGHT	THK	DESCRIPTION
1	8'-0"	6'-8"	1 3/4"	SLIDING GLASS DOOR
2	3'-0"	6'-8"	1 3/4"	SEE FRONT ELEVATION
3	2'-8"	6'-8"	1 3/4"	20 MINUTE RATED
4	2'-8"	6'-8"	1 3/8"	4 PANEL, PINE, POCKET
5	2'-6"	6'-8"	1 3/8"	4 PANEL, PINE
6	2'-4"	6'-8"	1 3/8"	4 PANEL, PINE
7	(2) 2'-0"	6'-8"	1 3/8"	4 PANEL, PINE
8	(2) 1'-6"	6'-8"	1 3/8"	2 PANEL, PINE
9	3'-0"	6'-8"	1 1/8"	SCREENED DOOR

WINDOW SCHEDULE			
	WINDOW SIZE		
TYPE	WIDTH	HEIGHT	DESCRIPTION
A	5'-0"	5'-2"	FIXED W/ 24" D.H. FLANKERS
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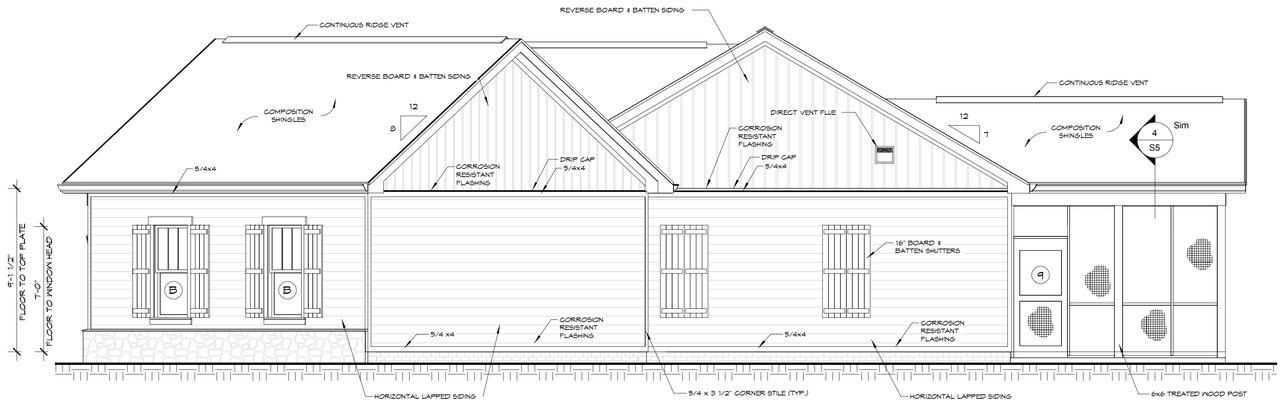
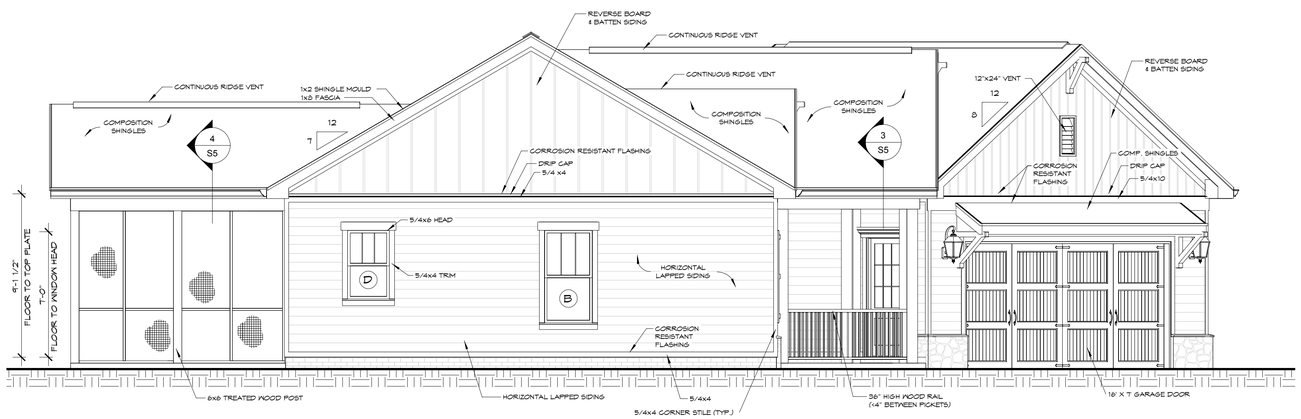
C	(2) 2'-8"	5'-2"	DOUBLE-HUNG, VINYL
D	2'-4"	3'-10"	DOUBLE-HUNG, VINYL
E	(2) 2'-4"	3'-2"	DOUBLE-HUNG, VINYL



RIGHT SIDE ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"

GENERAL NOTES:
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2. DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 NORTH CAROLINA RESIDENTIAL CODE AND LOCAL BUILDING CODES.
4. GRADE ELEVATIONS MAY VARY DUE TO TYPE OF FOUNDATION AND OTHER ON SITE CONSIDERATIONS.
5. DOWNSPOUT SIZE AND LOCATION TO BE DETERMNED ON SITE BY GUTTER CONTRACTOR.
6. FLOOR TO TOP PLATE FIRST FLOOR = 9'-1 1/2"
7. FLOOR TO WINDOW HEAD FIRST FLOOR = 7'-0"

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The Pinnacle

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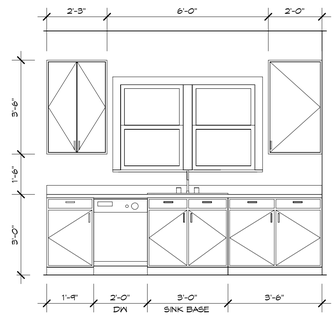
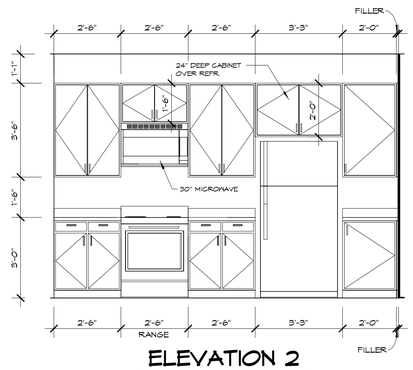


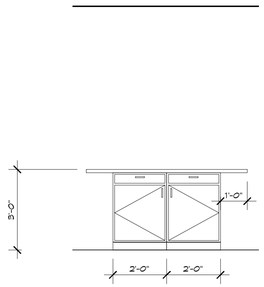
ELEVATION 1

3/8" = 1'-0"



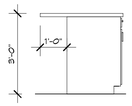
ELEVATION 2

3/8" = 1'-0"



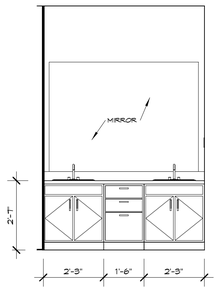
ELEVATION 3

3/8" = 1'-0"



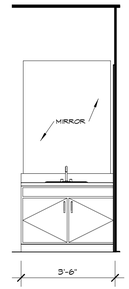
ELEVATION 4

3/8" = 1'-0"



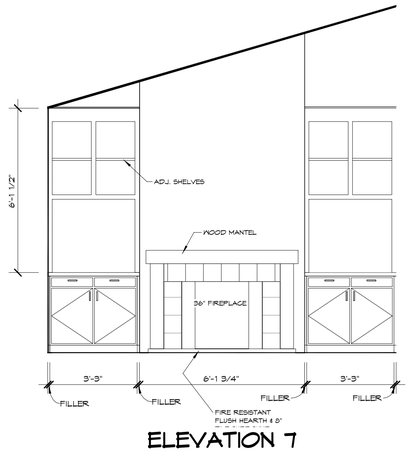
ELEVATION 5

3/8" = 1'-0"



ELEVATION 6

3/8" = 1'-0"



ELEVATION 7

3/8" = 1'-0"

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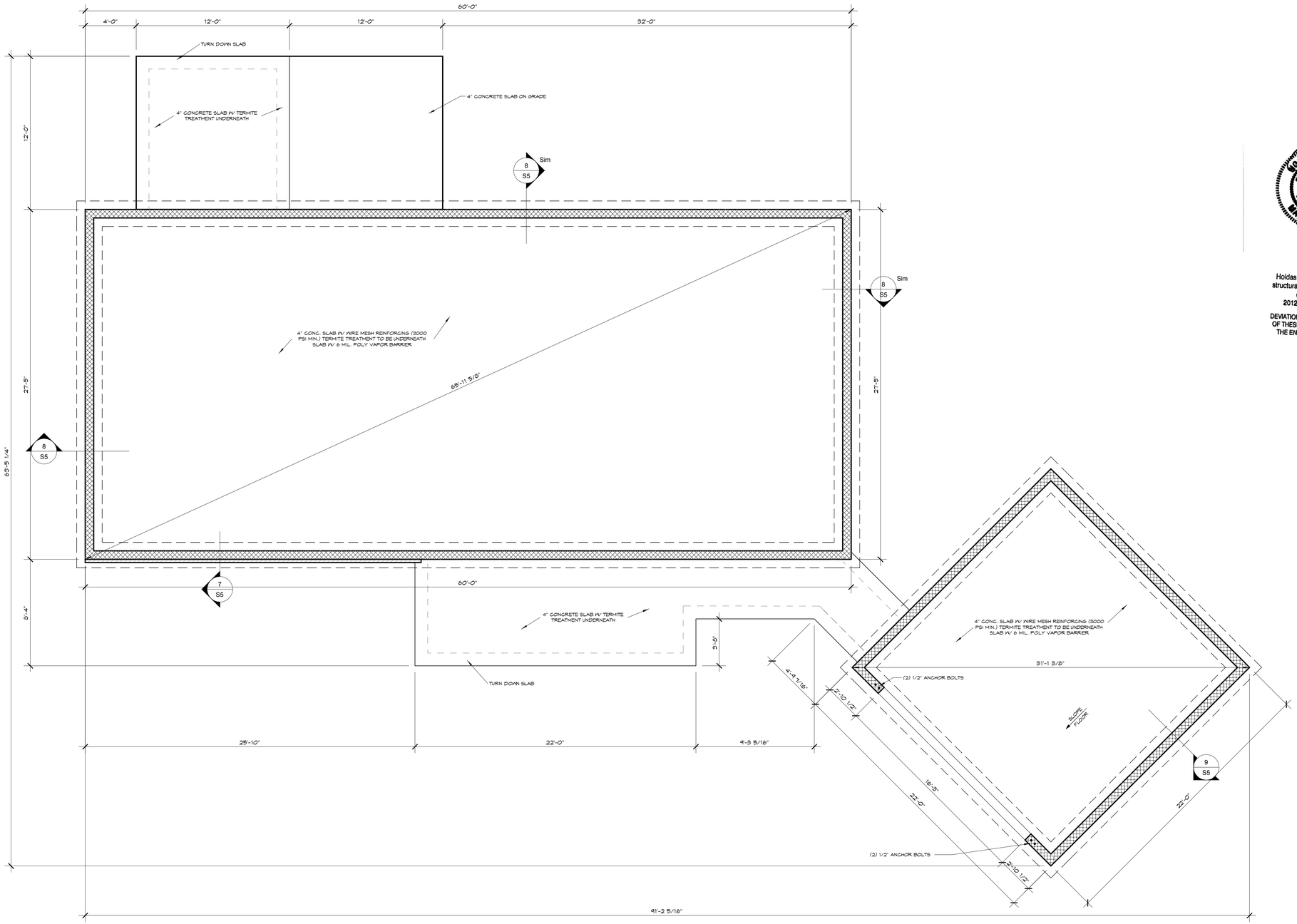

SLAB FOUNDATION PLAN

1/4" = 1'-0"

NORTH CAROLINA PROFESSIONAL SEAL 025256 ENGINEER MARK W. HOIDAS

7/25/14

Hoidas Engineering, PLLC has performed a structural review of these plans. The structural components comply with the 2012 State Residential Building Code.

DEVIATION OF ANY STRUCTURAL REQUIREMENT OF THESE PLANS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD IS PROHIBITED

SLAB FOUNDATION NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS.
2. DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
3. ALL SLABS TO BE 4" MINIMUM DEPTH W/ 6X6-10/10 WELDED WIRE MESH REINFORCING OR EQUAL FIBER MESH REINFORCING W/ DOSAGE AMOUNTS OF .75 TO 1.5 POUNDS PER CUBIC YARD.
4. GARAGE SLABS: 3000 PSI MINIMUM
5. PORCH SLABS: 3000 PSI MINIMUM
6. ALL CONCRETE SLABS EXPOSED TO WEATHER TO HAVE MINIMUM 3,000 PSI STRENGTH.
7. ALL OTHER SLABS: 2500 PSI MINIMUM
8. TERMITE PRE-TREATMENT OR EQUIVALENT REQUIRED UNDER ALL SLABS.
9. PROVIDE CONTROL JOINTS IN SLAB EVERY 12' (MAX.) ON CENTER AND AT FOUNDATION OFFSETS.
10. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL ENCLOSED SLABS.
11. ALL EXTERIOR WALLS TO BE ANCHORED W/ 1/2" DIAMETER BOLTS PLACED 6'-0" O.C. & NOT MORE THAN 12" FROM CORNERS. BOLTS SHALL EXTEND A MIN. OF 7" INTO MASONRY OR CONCRETE. EQUIVALENT ANCHOR STRAPS AT EQUIVALENT SPACING ARE AN ACCEPTABLE SUBSTITUTE.
12. THIS FOUNDATION DESIGNED FOR THE USE OF ROOF TRUSSES ONLY. (NO INTERIOR BEARING PARTITIONS)
13. FOUNDATION DESIGN BASED ON 2,000 PSF SOIL BEARING CAPACITY.

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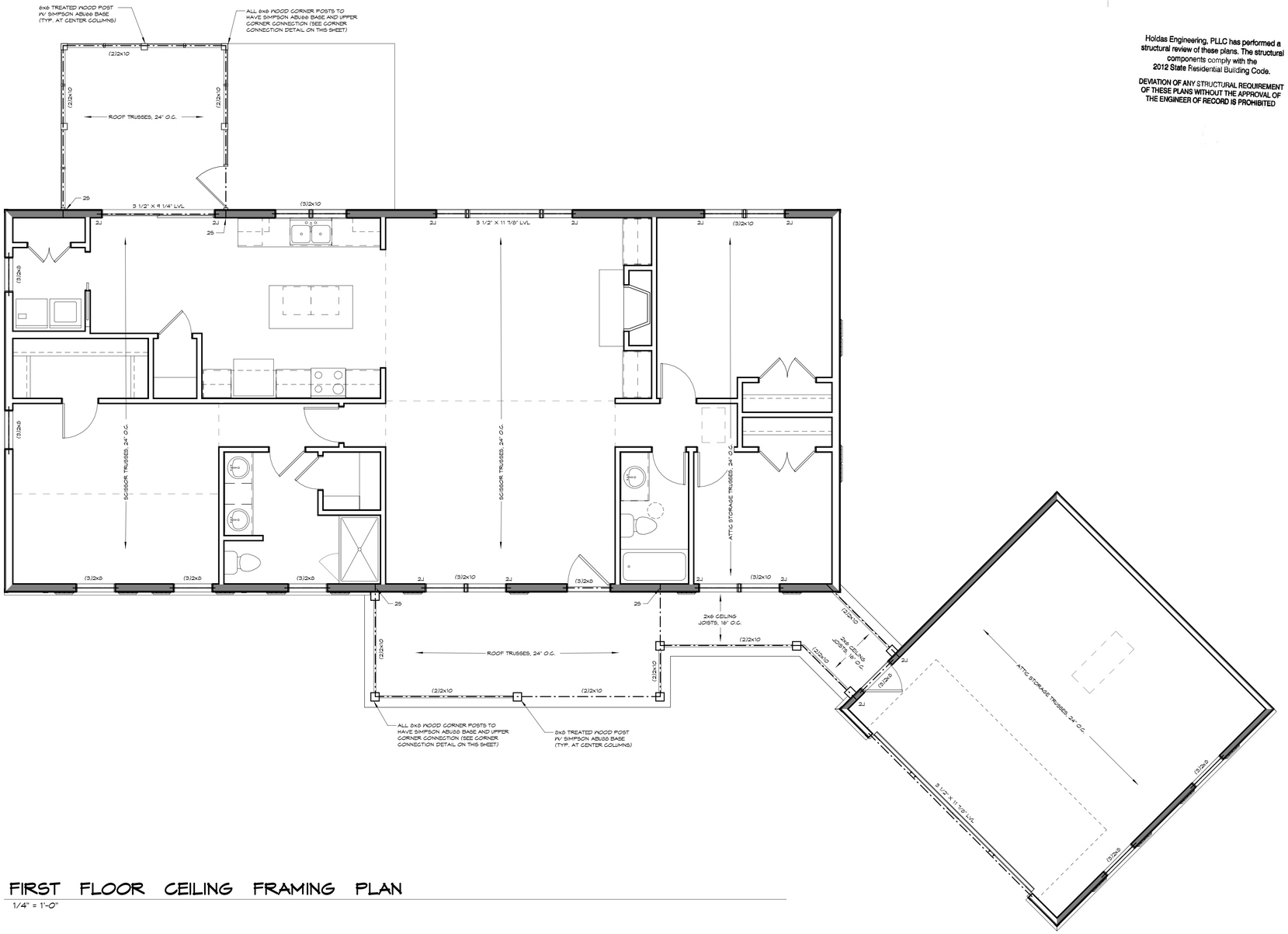

FIRST FLOOR CEILING FRAMING PLAN

1/4" = 1'-0"

Holdas Engineering, PLLC has performed a structural review of these plans. The structural components comply with the 2012 State Residential Building Code.

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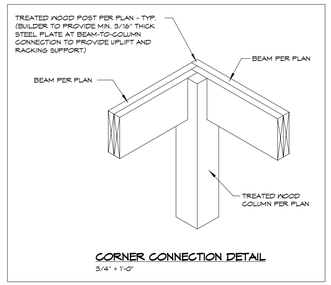

CORNER CONNECTION DETAIL

3/4" = 1'-0"

GENERAL NOTES FOR PLAN:

1. DESIGN BASED ON 2012 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2012 NORTH CAROLINA RESIDENTIAL CODE AND LOCAL BUILDING CODES. CONSTRUCTION PROJECTS IN SOUTH CAROLINA SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL BUILDING CODE.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS.
4. DO NOT SCALE DIMENSIONS FROM PROJECT DRAWINGS. PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
5. BEAM, TRUSS, AND/OR "I" JOIST LAYOUT OR SIZES SHALL NOT DEVIATE FROM THIS PLAN UNLESS APPROVED BY HOIDAS ENGINEERING, PLLC.
6. ALL JOIST, RAFTER, AND BEAM SPANS DETERMINED FOR THE USE OF #2 SOUTHERN YELLOW PINE. ANY OTHER SPECIES MUST BE VERIFIED.
7. ROOF AND FLOOR TRUSSES SHALL BE DESIGNED BY TRUSS MANUFACTURER. ROOF AND FLOOR TRUSS SPACING SHALL NOT EXCEED 24" O.C.
8. DESIGN ASSUMPTIONS:
   - 8.1. BASIC WIND SPEED (3 SECOND GUST): 90 MPH
   - 8.2. WIND EXPOSURE CATEGORY: B
   - 8.3. OCCUPANCY CATEGORY: II
   - 8.4. SEISMIC DESIGN CATEGORY: C
   - 8.5. SEISMIC SITE CLASS: D
   - 8.6. WEATHERING: MODERATE
9. DOUBLE JOIST N SECOND FLOOR UNDER ALL PARALLEL PARTITIONS.
10. FRAMING HEIGHTS:
    - 10.1. FLOOR TO TOP PLATE FIRST FLOOR = 9'-1 1/2"
    - 10.2. FLOOR TO WINDOW HEAD FIRST FLOOR = 7'-0"
11. SECOND FLOOR JOIST SPANS DETERMINED BY DESIGN LOADS OF 40 psf. LIVE, 10 psf. DEAD LOAD
12. DESIGN LOADS FOR ROOF TRUSSES TO BE:
    TOP CHORD = 20 psf. LIVE, 10 psf. DEAD LOAD
    BOTTOM CHORD = 0 psf. LIVE, 10 psf. DEAD LOAD
13. LVL/PSL'S SHALL HAVE THE FOLLOWING MINIMUM DESIGN PARAMETERS:
    - 13.1. BEAMS
    - 13.1.1. MODULES OF ELASTICITY (E): 2.0 X 106/ PSI
    - 13.1.2. BENDING (Fb): 3,100 PSI (BASED ON 100% LOAD DURATION)
    - 13.1.3. HORIZONTAL SHEAR (Fv): 285 PSI (BASED ON 100% LOAD DURATION AND STRESS APPLIED PERPENDICULAR TO GLUE LINES)
    - 13.1.4. COMPRESSION PARALLEL TO GRAIN (Fc11): 3,000 PSI (BASED ON 100% LOAD DURATION.)
    - 13.1.5. COMPRESSION PERPENDICULAR TO GRAIN (Fc), 750 PSI (STRESS APPLIED PARALLEL TO GLUE LINES.)
    - 13.2. COLUMNS
    - 13.2.1. MODULES OF ELASTICITY (E): 1.7 X 106/ PSI
    - 13.2.2. BENDING (Fb): 2,650 PSI (BASED ON 100% LOAD DURATION)
    - 13.2.3. HORIZONTAL SHEAR (Fv): 205 PSI (BASED ON 100% LOAD DURATION AND STRESS APPLIED PERPENDICULAR TO GLUE LINES.)
    - 13.2.4. COMPRESSION PARALLEL TO GRAIN (Fc11): 3,000 PSI (BASED ON 100% LOAD DURATION.)
    - 13.2.5. COMPRESSION PERPENDICULAR TO GRAIN (Fc), 750 PSI (STRESS APPLIED PARALLEL TO GLUE LINES.)
14. ALL ENGINEERED PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
15. ALL EXTERIOR WALL SHEATHING SHALL BE 7/16" OSB.

HEADER/BEAM NOTES FOR DIMENSIONAL LUMBER - FIRST FLOOR:

1. ALL EXTERIOR HEADERS SHALL BE (2)2x10 #2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED.
2. ALL INTERIOR LOAD BEARING HEADERS SHALL BE (2)2x10 #2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED.
3. ALL INTERIOR NON LOAD BEARING HEADERS SHALL BE (2)2x4 #2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED.
4. ANY HEADER, BEAM, JOIST, COLUMN SIZES USING DIMENSIONAL LUMBER OR TIMBER NOTED ON THE DRAWING SHALL BE #2 SOUTHERN YELLOW PINE.
5. IF NOT SPECIFIED ON DRAWING, A MINIMUM OF ONE JACK STUD SHOULD BE PLACED BENEATH ALL NON-LOAD BEARING EXTERIOR AND LOAD BEARING INTERIOR HEADERS. ALSO, A MINIMUM OF ONE JACK STUD SHOULD BE PLACED BENEATH NON-LOAD BEARING EXTERIOR AND INTERIOR HEADERS WITH SPANS EQUAL TO OR GREATER THAN 4 FEET.

BEARING WALL SYMBOL =

WOOD POST NOTES:
ALL POSTS SHALL HAVE SIMPSON ABU BASES BASED ON COLUMN DIMENSIONS.
4x4 P.T. POST = ABU44 BASE
6x6 P.T. POST = ABU66 BASE
8x8 P.T. POST = ABU88 BASE

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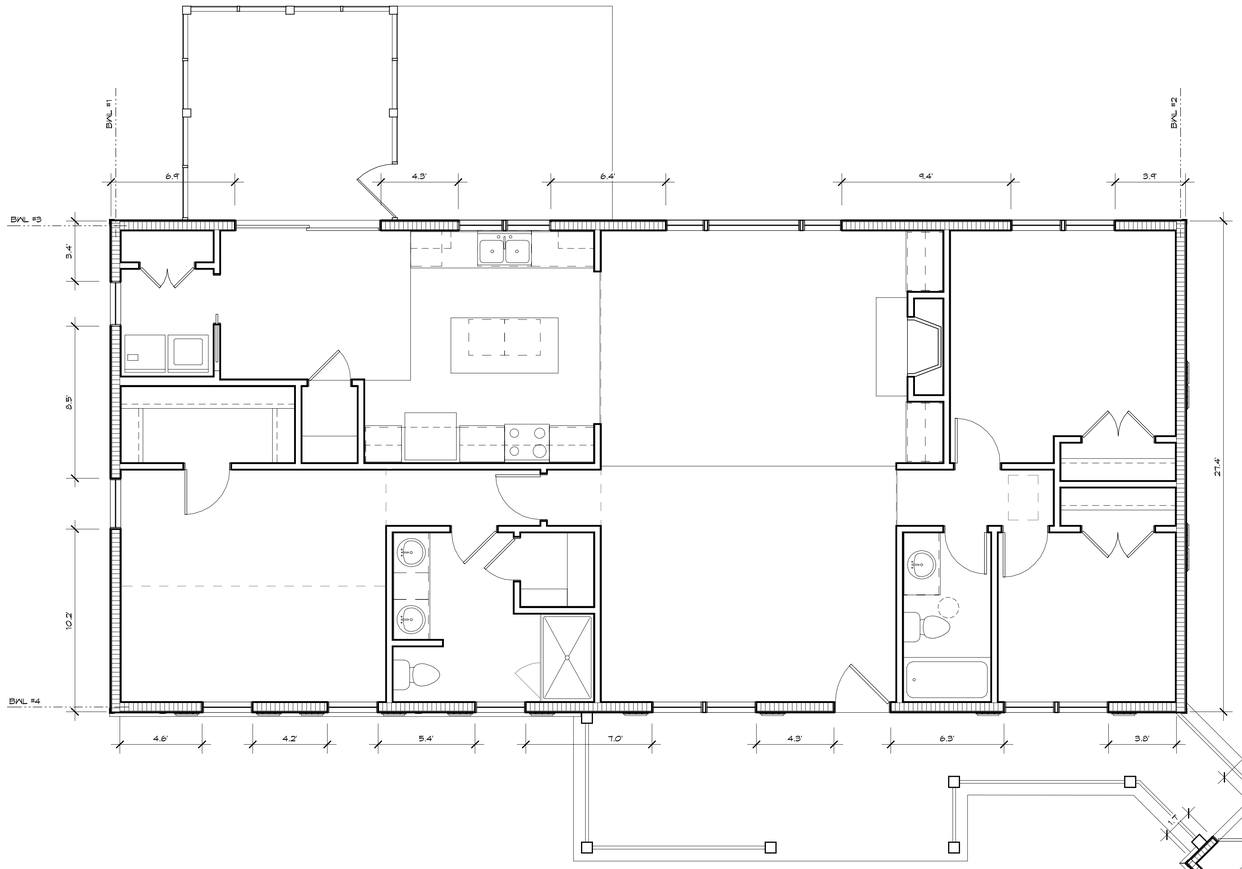
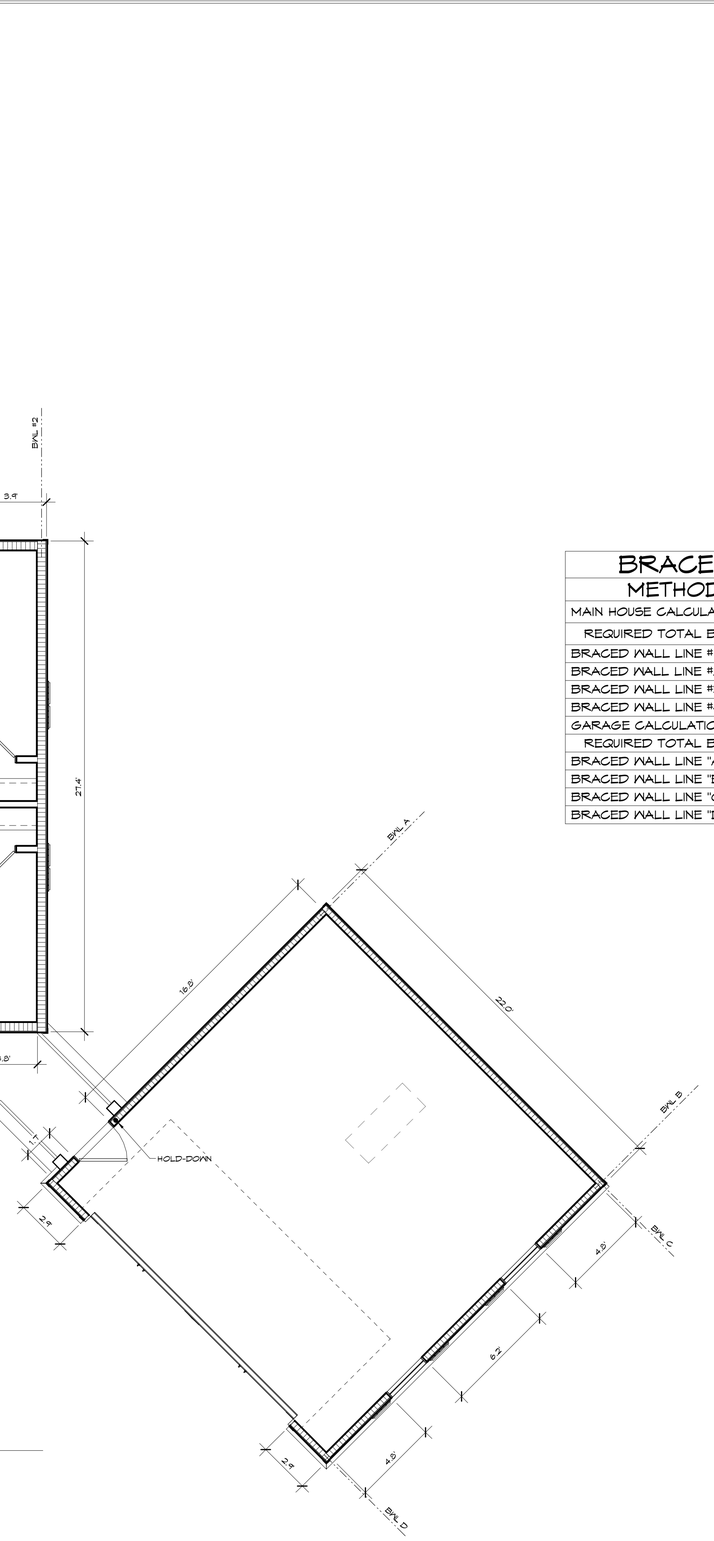


FIRST FLOOR BRACED WALL PLAN

1/4" = 1'-0"



BRACED WALL ANALYSIS

METHODS USED: CS-WSP GB

MAIN HOUSE CALCULATIONS:

REQUIRED TOTAL BRACED WALL LENGTH		ACTUAL LENGTH
BRACED WALL LINE #1	4.2 FT	22.1 FT
BRACED WALL LINE #2	4.2 FT	27.4 FT
BRACED WALL LINE #3	8.0 FT	31.0 FT
BRACED WALL LINE #4	8.0 FT	35.6 FT

GARAGE CALCULATIONS:

REQUIRED TOTAL BRACED WALL LENGTH		ACTUAL LENGTH
BRACED WALL LINE "A"	3.4 FT	18.5 FT
BRACED WALL LINE "B"	3.4 FT	15.8 FT
BRACED WALL LINE "C"	3.4 FT	22.0 FT
BRACED WALL LINE "D"	3.4 FT	5.8 FT

NORTH CAROLINA PROFESSIONAL SEAL 025256 ENGINEER MARK W. HOIDAS

7/25/14

Holdas Engineering, PLLC has performed a structural review of these plans. The structural components comply with the 2012 State Residential Building Code.

DEVIATION OF ANY STRUCTURAL REQUIREMENT OF THESE PLANS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD IS PROHIBITED

BRACED WALL PANEL NOTES:

1. THE BRACED WALL SHEATHING DESIGN WAS PERFORMED BY HOIDAS ENGINEERING, PLLC IN ACCORDANCE WITH THE 2012 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE.
2. PROVIDE CONTINUOUS 7/16" OSB EXTERIOR SHEATHING TO ENTIRE STRUCTURE UNLESS NOTED OTHERWISE (U.N.O.)
3. EXTERIOR BRACED WALL PANEL METHOD IS GS-WSP.
4. INTERIOR BRACED WALL PANEL METHOD IS GB, U.N.O. (SEE DETAIL ON SHEET #56)
5. THE GS-WSP FASTENING METHOD SHALL CONSIST OF 8d COMMON NAILS AT A MAX. 6" SPACING AT EDGES AND 12" SPACING AT INTERMEDIATE SUPPORTS.
6. SEE SHEET #56 FOR DETAIL ON HOLD DOWNS.
7. SEE SHEET #56 FOR ENGINEERED DESIGN PORTAL FRAME DETAIL.

BRACED WALL PANEL SYMBOL =

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The Pinnacle

Job No: Mountainside

Date: 8/2014

Drawn By: MT

Sheet Number: S3

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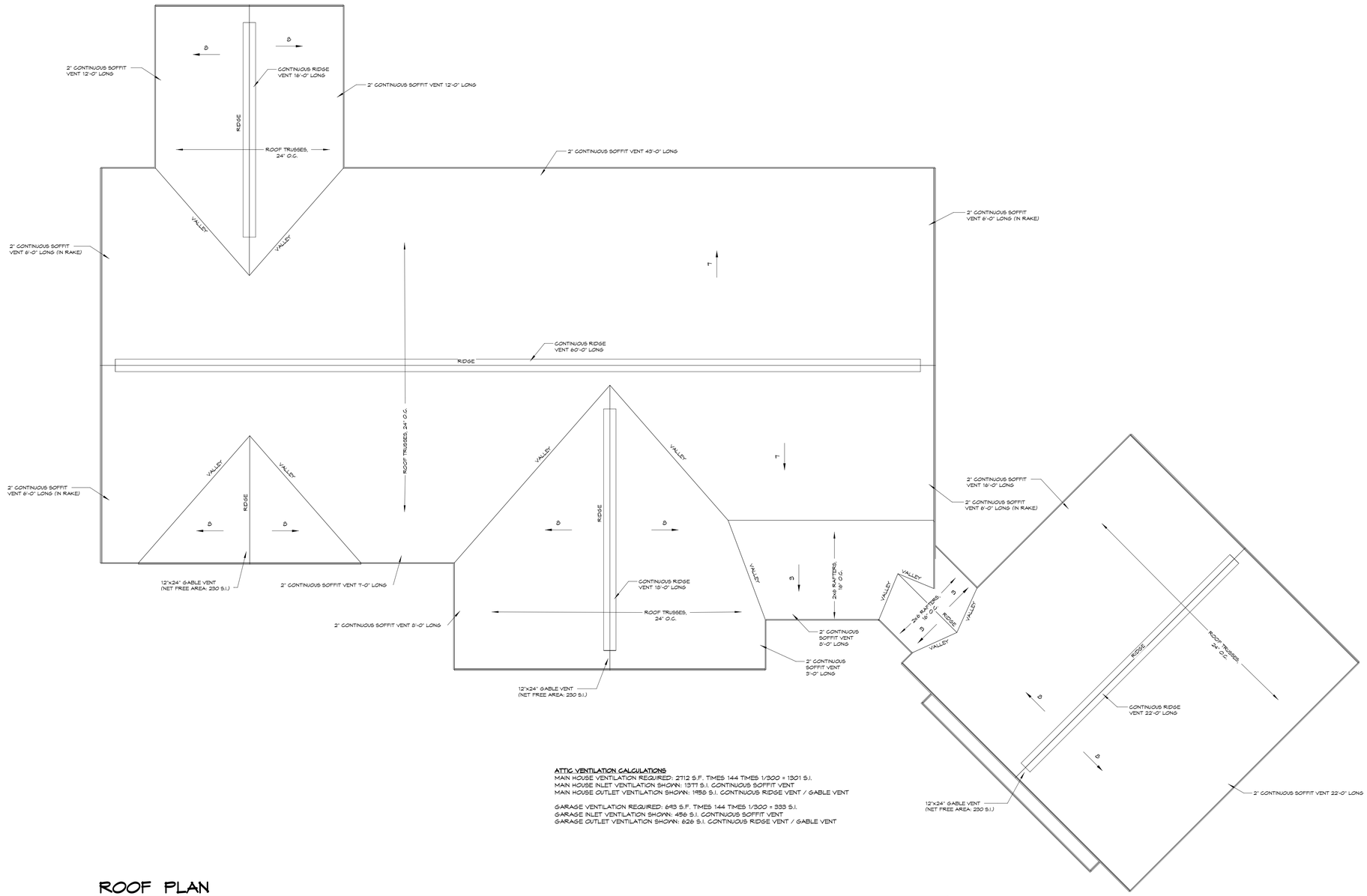

ATTIC VENTILATION CALCULATIONS
MAIN HOUSE VENTILATION REQUIRED: 2712 S.F. TIMES 144 TIMES 1/300 = 1301 S.I.
MAIN HOUSE INLET VENTILATION SHOWN: 1371 S.I. CONTINUOUS SOFFIT VENT
MAIN HOUSE OUTLET VENTILATION SHOWN: 1458 S.I. CONTINUOUS RIDGE VENT / GABLE VENT

GARAGE VENTILATION REQUIRED: 648 S.F. TIMES 144 TIMES 1/300 = 333 S.I.
GARAGE INLET VENTILATION SHOWN: 456 S.I. CONTINUOUS SOFFIT VENT
GARAGE OUTLET VENTILATION SHOWN: 626 S.I. CONTINUOUS RIDGE VENT / GABLE VENT

ROOF PLAN

1/4" = 1'-0"

NORTH CAROLINA PROFESSIONAL SEAL 025256 ENGINEER MARK W. HOLDAS
7/25/14

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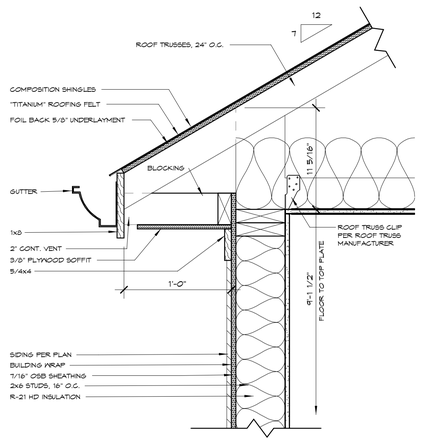
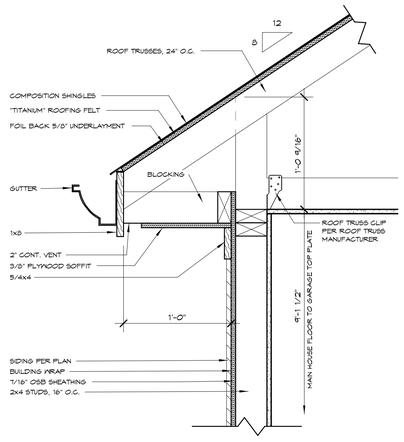


SECTION 1

1 1/2" = 1'-0"



SECTION 2

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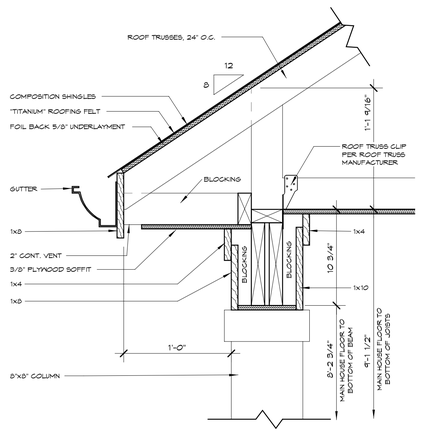

SECTION 3

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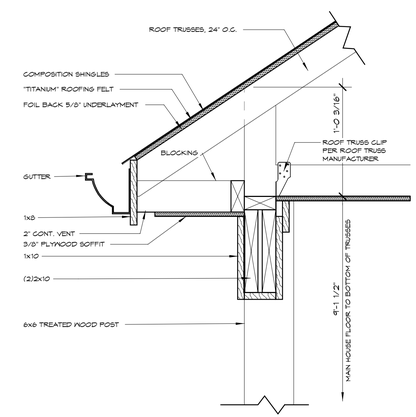
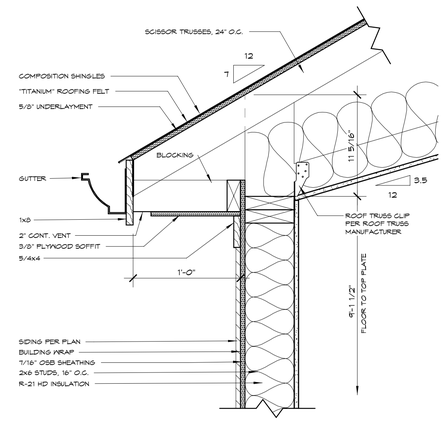


SECTION 4

1 1/2" = 1'-0"



SECTION 5

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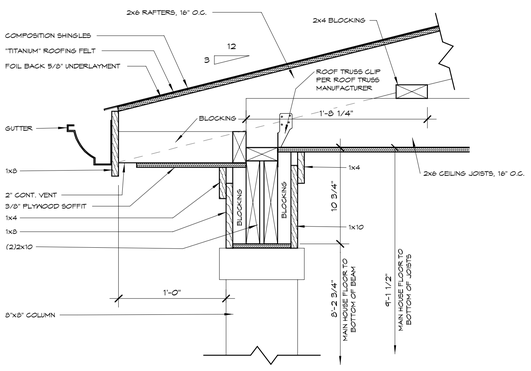
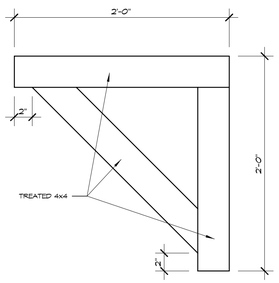


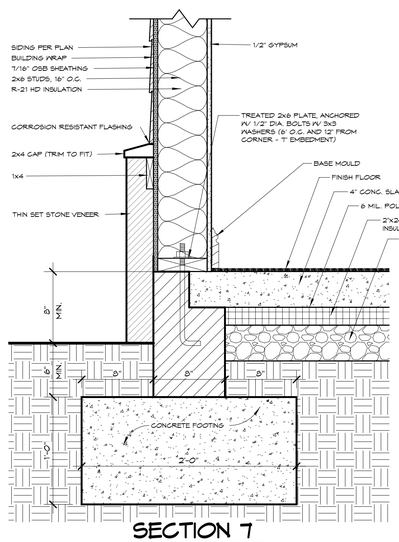
SECTION 6

1 1/2" = 1'-0"



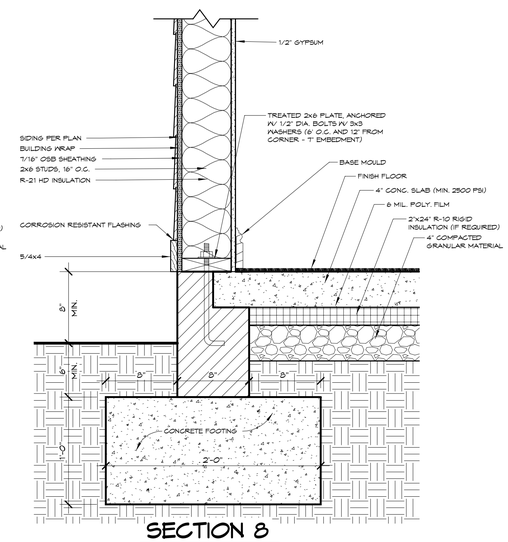
WOOD BRACKET DETAIL

1 1/2" = 1'-0"



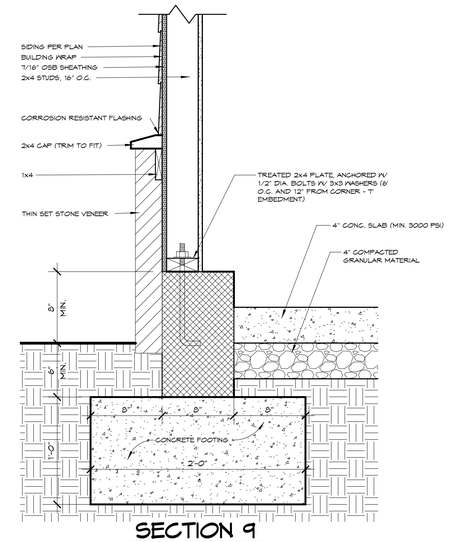
SECTION 7

1 1/2" = 1'-0"



SECTION 8

1 1/2" = 1'-0"



SECTION 9

1 1/2" = 1'-0"

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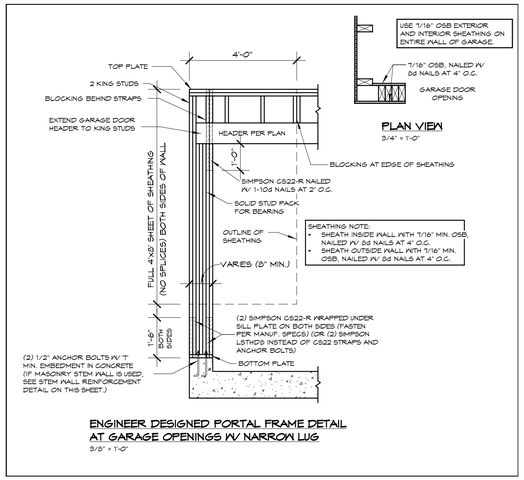
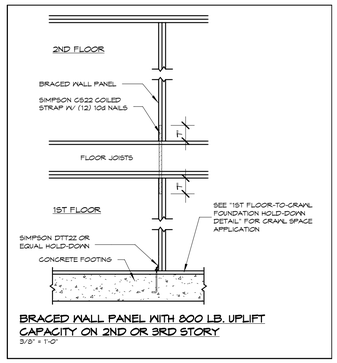


PLAN VIEW
3/4" = 1'-0"

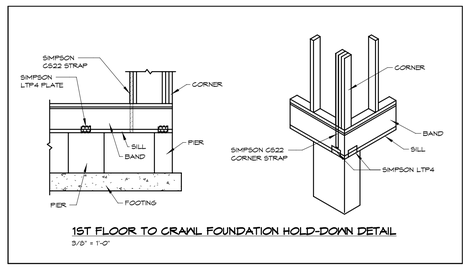
ENGINEER DESIGNED PORTAL FRAME DETAIL AT GARAGE OPENINGS W/ NARROW LUG

3/8" = 1'-0"



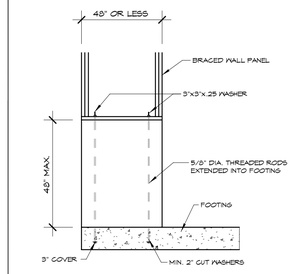
BRACED WALL PANEL WITH 800 LB. UPLIFT CAPACITY ON 2ND OR 3RD STORY

3/8" = 1'-0"



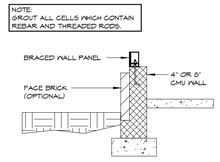
1ST FLOOR TO CRAWL FOUNDATION HOLD-DOWN DETAIL

3/8" = 1'-0"



STEM WALL REINFORCEMENT

3/8" = 1'-0"



TYPICAL STEM WALL SECTION

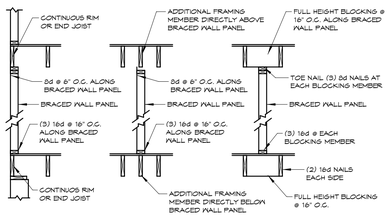
3/8" = 1'-0"

GARAGE DOOR DETAIL

3/8" = 1'-0"

BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

3/8" = 1'-0"



BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

3/8" = 1'-0"

INTERIOR BRACED GYPSUM PANEL (GB)

3/8" = 1'-0"

CRAWL SPACE APPLICATION

BRACED WALL PANEL HOLD-DOWN DETAIL

3/4" = 1'-0"

NORTH CAROLINA PROFESSIONAL SEAL 025256 ENGINEER MARK W. HOLDAS 7/25/14

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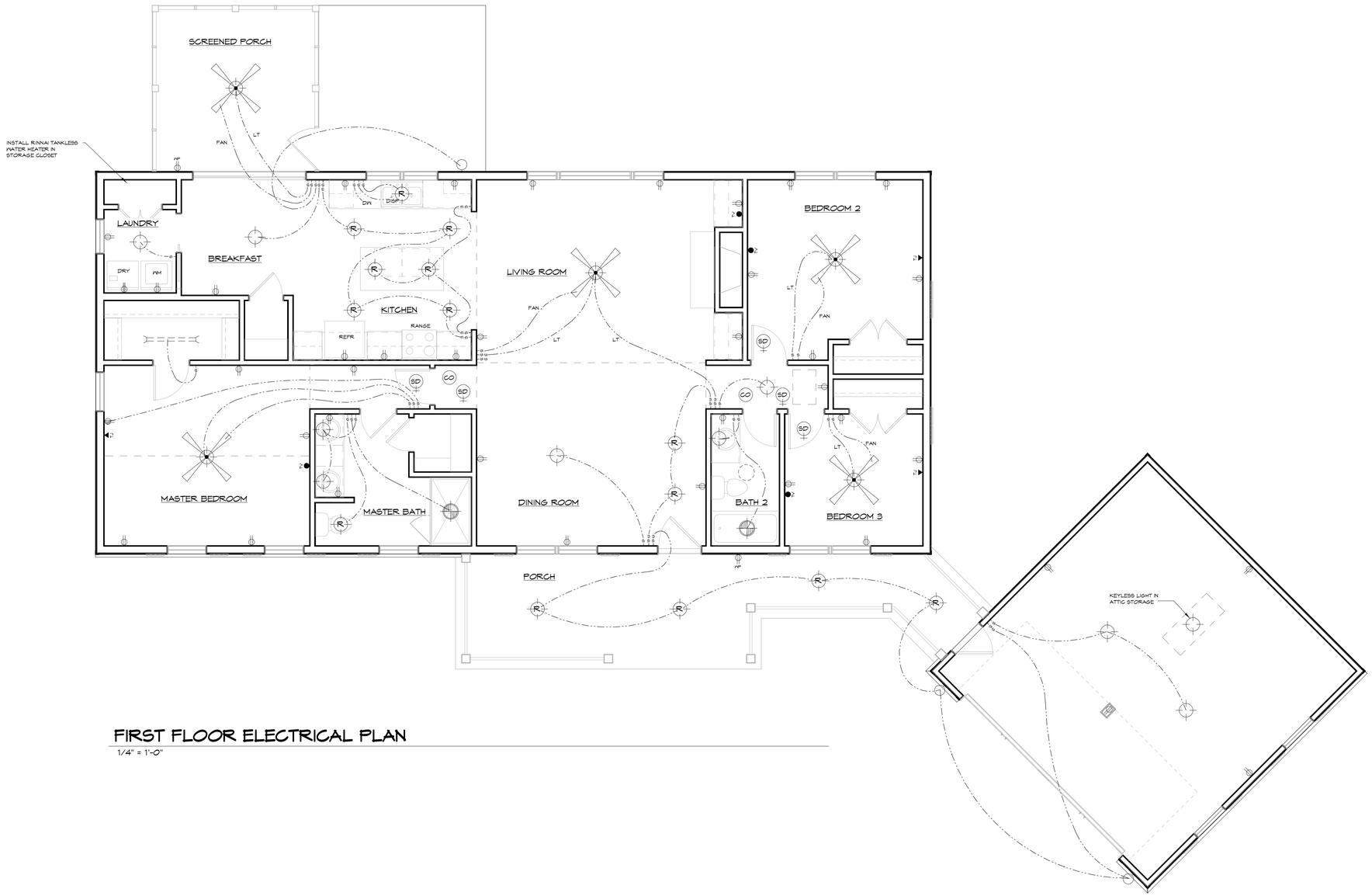

FIRST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

ELECTRICAL SYMBOLS LEGEND

	OVERHEAD LIGHT
E	OVERHEAD EYE-BALL LIGHT
P	OVERHEAD RECESSED LIGHT
R	OVERHEAD PENDANT LIGHT
	PADDLE FAN WITH LIGHT KIT
	PADDLE FAN
	WALL MOUNTED LIGHT
	FLOURESCENT LIGHT
	TWIN SPOTS
	EXHAUST FAN
	EXHAUST FAN / LIGHT COMBO
D	DATA JACK
T	TELEPHONE JACK
TV	TELEVISION JACK
	110V RECEPTACLE
	110V SWITCHED RECEPTACLE
	220V RECEPTACLE
	110V CEILING RECEPTACLE
	110V FLOOR RECEPTACLE
WP	110V WATER-PROOF EXTERIOR RECEPTACLE
SD	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
S	1-WAY SWITCH
S3	3-WAY SWITCH
S4	4-WAY SWITCH
S5	5-WAY SWITCH

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