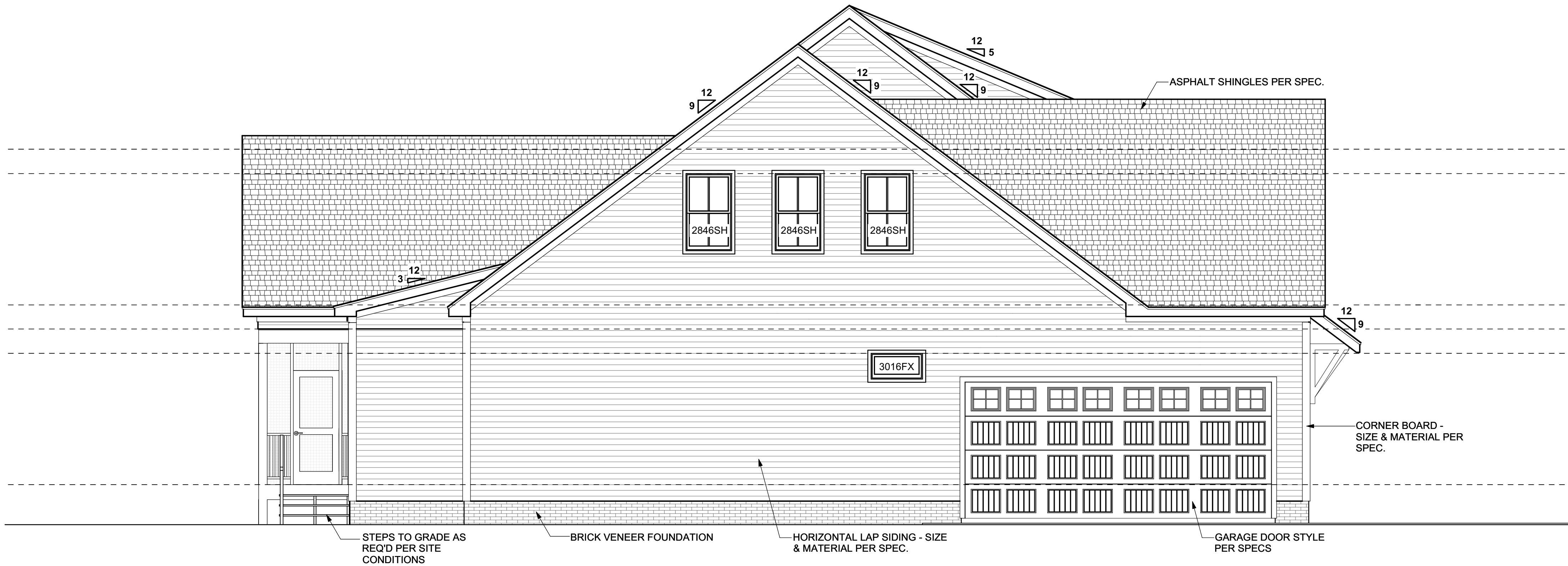




FRONT ELEVATION

Scale: 1/4" = 1'-0"



LEFT ELEVATION

Scale: 1/4" = 1'-0"

ELEVATION NOTES

BUILDING CODES

THIS PLAN HAS BEEN DESIGNED UNDER THE NC BUILDING CODES, 2018 RESIDENTIAL EDITION.

ICE GUARDS:

ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.

VENTING CALCULATIONS

CRAWL SPACE VENTILATION

THE MIN. NET FREE AREA OF CRAWL VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA.
2,273 SQ. FT. CRAWL SPACE AREA / 150
15.2 SQ. FT. NET FREE AREA REQUIRED
*MAY BE REDUCED BY 50% W. VAPOR BARRIER

ATTIC VENTILATION

3,214 SQ. FT. OF ATTIC / 300 = 10.7 SQ. FT. OF INLET AND OUTLET. VENTILATION MAY BE REDUCED 50% WHEN VENTILATORS ARE USED AT LEAST 3'-0" ABOVE THE CORNICE VENTS.

MATERIAL LEGEND

- ASPHALT SHINGLES
- STANDING SEAM METAL ROOF
- HORIZONTAL LAP SIDING
- BOARD & BATTEN SIDING @ 16" O.C.
- SHAKE SIDING
- BRICK VENEER
- SYNTHETIC STONE VENEER
- PARGED BLOCK FOUNDATION

Trabar Homes
Peninsula at Kerr Lake
Lot #36

Sheet Title:
Exterior
Elevations

REVISIONS	
NUMBER	DATE

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Plan Number
M210-24
Sheet No. A-1

Drawn By: TV

Date: 10/23/2024

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REAR ELEVATION

Scale: 1/4" = 1'-0"

ELEVATION NOTES

BUILDING CODES

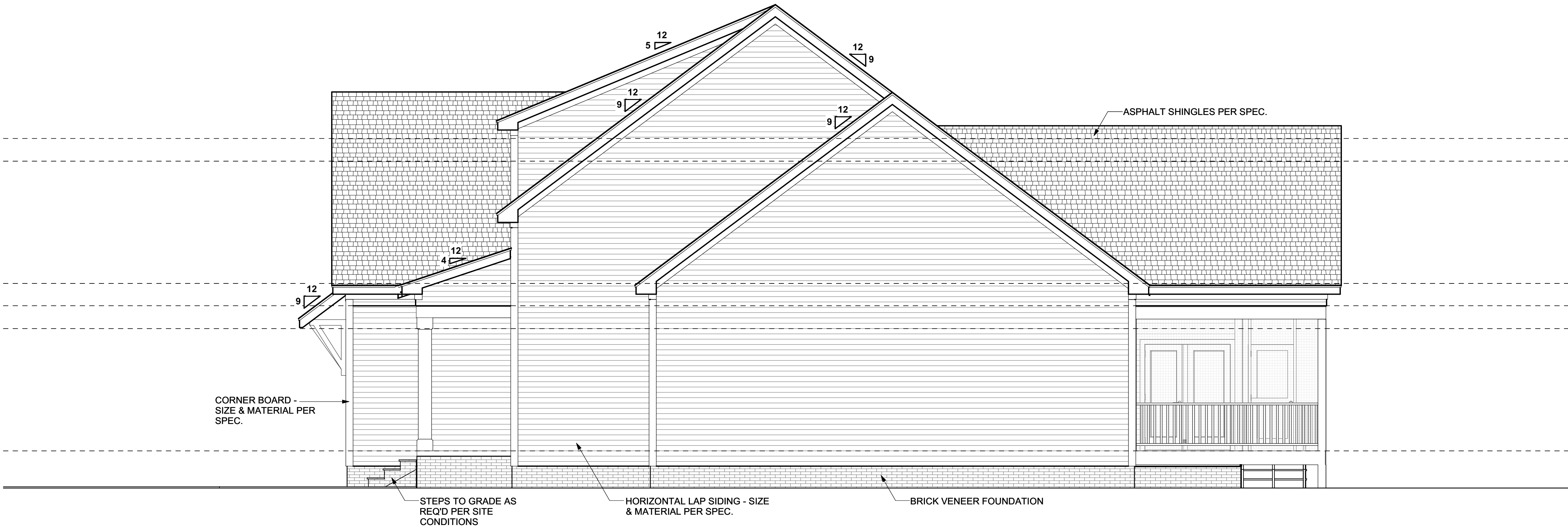
THIS PLAN HAS BEEN DESIGNED UNDER THE NC BUILDING CODES, 2018 RESIDENTIAL EDITION.

ICE GUARDS:

ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.

MATERIAL LEGEND

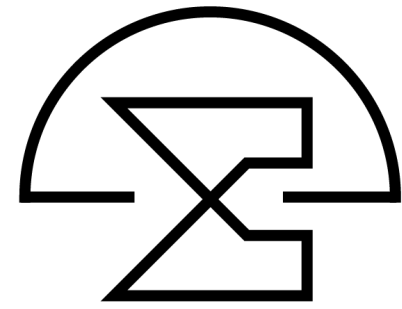
- ASPHALT SHINGLES
- STANDING SEAM METAL ROOF
- HORIZONTAL LAP SIDING
- BOARD & BATTEN SIDING @ 16"O.C.
- SHAKE SIDING
- BRICK VENEER
- SYNTHETIC STONE VENEER
- PARGED BLOCK FOUNDATION



RIGHT ELEVATION

Scale: 1/4" = 1'-0"

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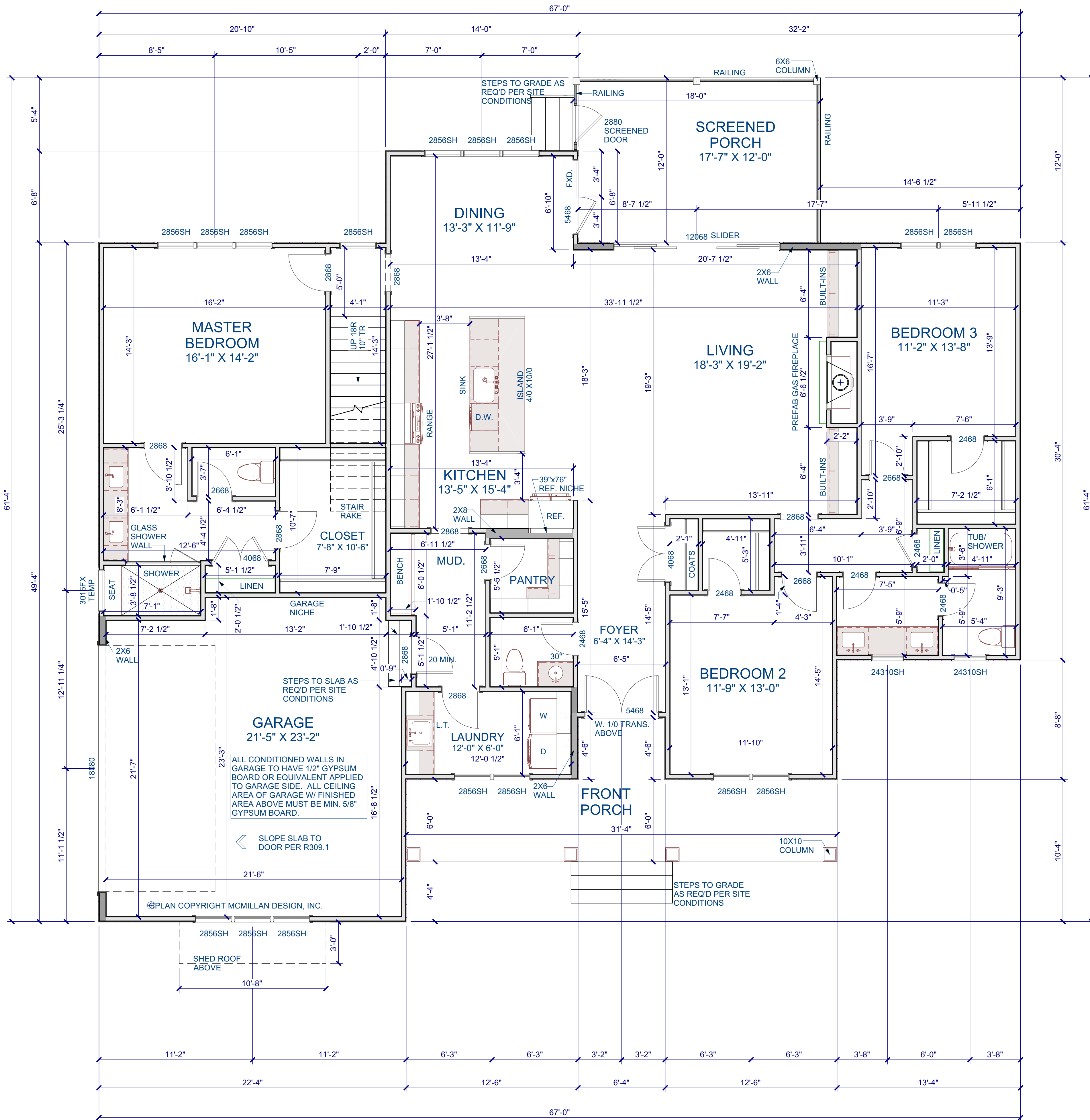
Trabar Homes
Peninsula at Kerr Lake
Lot #36

Sheet Title:
Exterior Elevations

REVISIONS	
NUMBER	DATE

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A-2
Sheet No.
Drawn By: TV
Date: 10/23/2024
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GENERAL NOTES

WALLS
ALL WALLS ARE DRAWN 3.5" WIDE (2X4) OR 5.5" WIDE (2X6) U.N.O. ANGLED WALL ARE DRAWN @45° U.N.O. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING. INTERIOR DIMENSIONS ARE TO FACE OF STUD.

SMOKE DETECTORS
LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO NEC.

EGRESS
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO R-310 OF THE N.C. BLDG. CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS AS MANUFACTURERS VARY.

ATTIC ACCESS
MIN. ATTIC ACCESS SHALL BE PROVIDED BY BUILDER AND LOCATED ON SITE.

WALL/CEILING HEIGHT
WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE. KNEE WALL HEIGHT LABELS FOR WALLS UNDER RAFTERS ASSUME AN EXTRA 2" FOR FURRING (IN HEATED SPACES) FOR INSULATION. THE WALL HEIGHT REFERS TO THE HGT. FROM THE FLOOR DECKING TO THE BOTTOM OF THE FURRING.

WINDOW NOTE LEGEND

DH DOUBLE HUNG
SH SINGLE HUNG
FX FIXED
SC SINGLE CASEMENT
DC DOUBLE CASEMENT
TC TRIPLE CASEMENT

Square Footage	
Heated Square Footage	
First Floor	2273
Second Floor	446
Total Heated	2719
Unfinished	
Screened Porch	214
Front Porch	218
Two Car Garage	509
Total Unfinished	941
Unfin. Storage and Options	
Walk-in Storage #1	849
Walk-in Storage #2	266
Future Study & Closet	271
Total Storage / Options	1386

FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

Trabar Homes
Peninsula at Kerr Lake
Lot #36

First Floor Plan

REVISIONS

NUMBER	DATE

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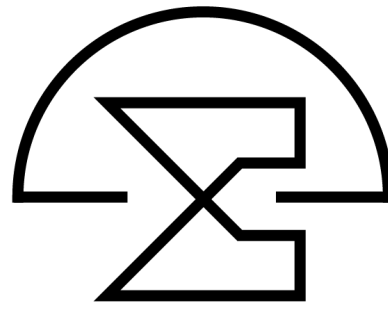
Plan Number
M210-24

Sheet No. A-3

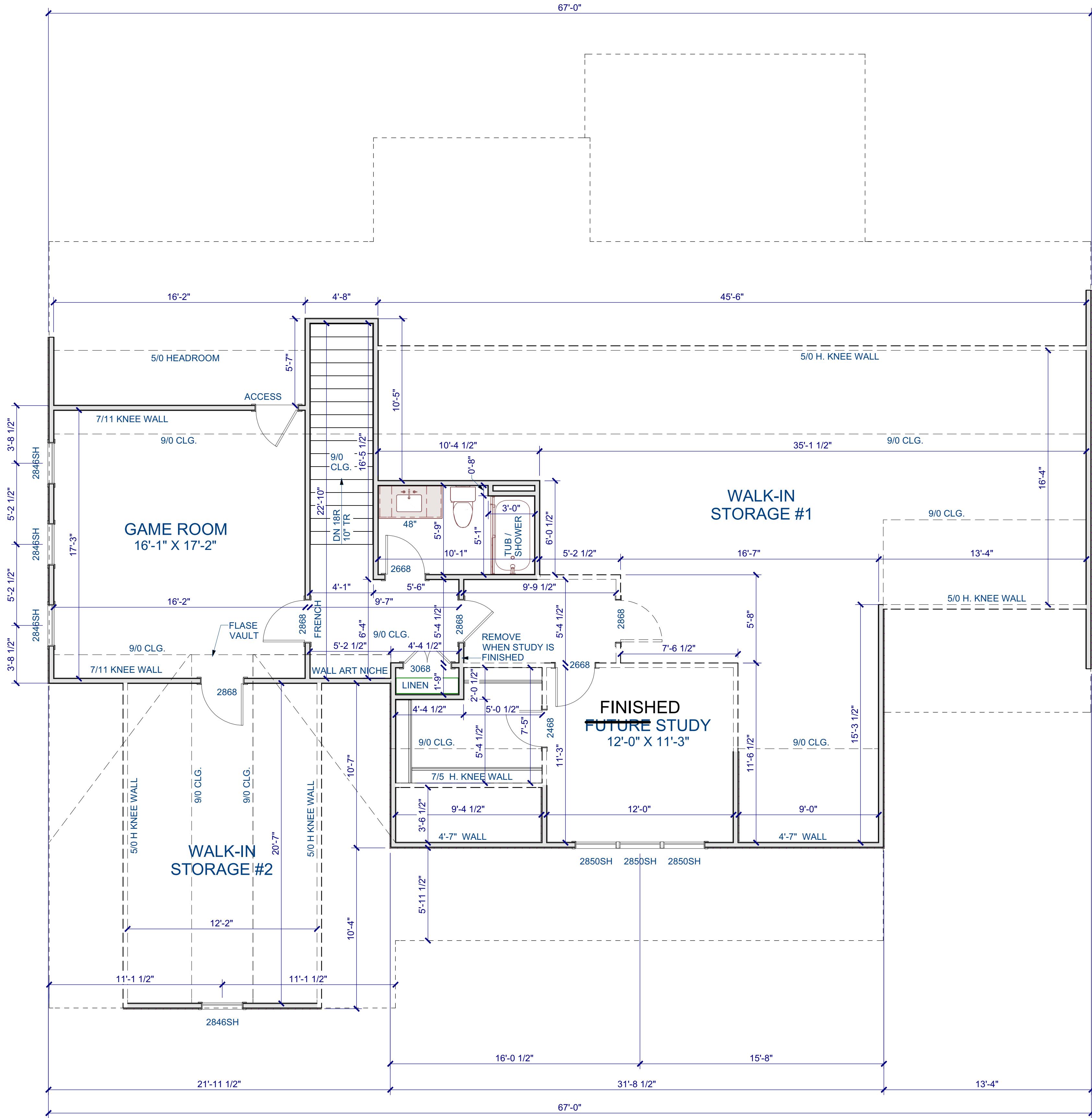
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GENERAL NOTES

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ANGLED WALL ARE DRAWN @45° U.N.O.
EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING. INTERIOR
DIMENSIONS ARE TO FACE OF STUD.

SMOKE DETECTORS
LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO NEC.

EGRESS
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH
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MEET EGRESS REQUIREMENTS AS MANUFACTURERS VARY.

ATTIC ACCESS
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ON SITE.

WALL/CEILING HEIGHT
WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL
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ASSUME AN EXTRA 2" FOR FURRING (IN HEATED SPACES) FOR
INSULATION. THE WALL HEIGHT REFERS TO THE HGT. FROM THE
FLOOR DECKING TO THE BOTTOM OF THE FURRING.

WINDOW NOTE LEGEND

DH DOUBLE HUNG
SH SINGLE HUNG
FX FIXED
SC SINGLE CASEMENT
DC DOUBLE CASEMENT
TC TRIPLE CASEMENT

SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

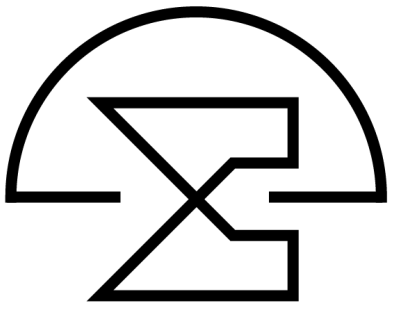
Trabar Homes
Peninsula at Kerr Lake
Lot #36

Sheet Title:
Second Floor Plan

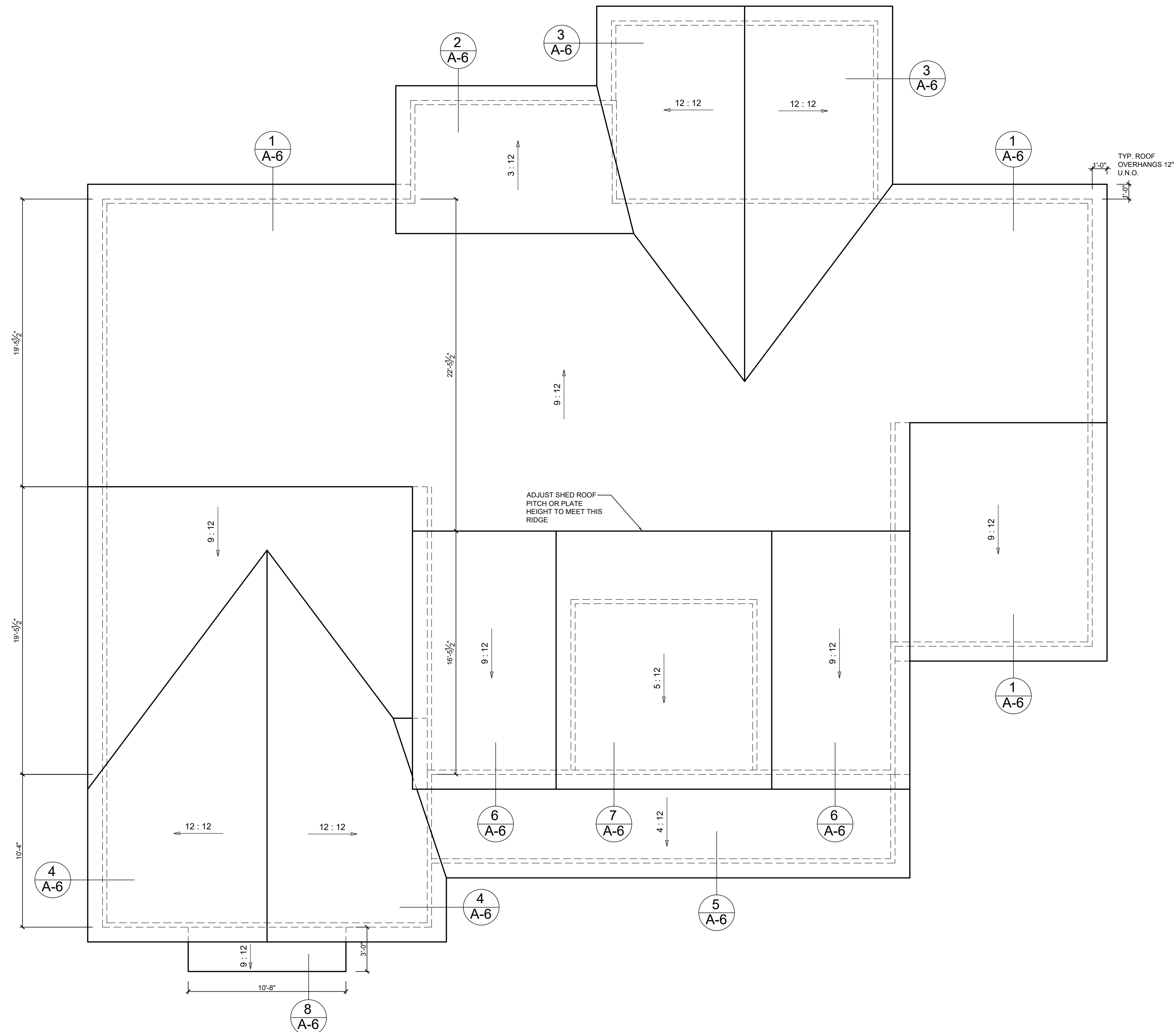
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NUMBER	DATE

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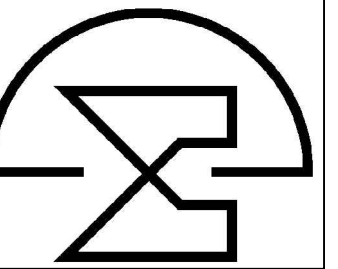
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A-4
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ARCHITECTURAL ROOF PLAN
1/4" = 1'-0"



Trabar Homes
Peninsula at Kerr Lake
Lot #36

Sheet Title:

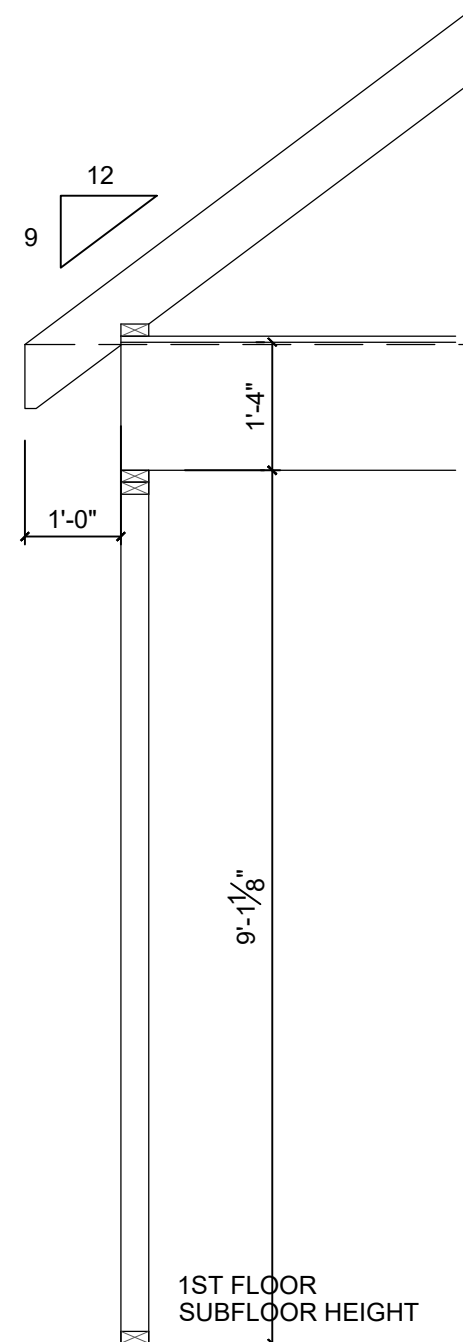
ROOF PLAN

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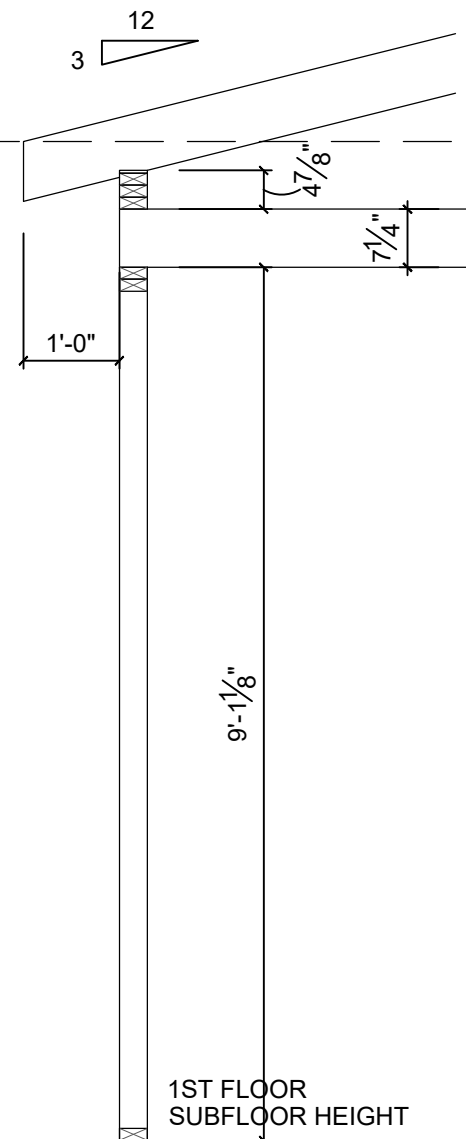
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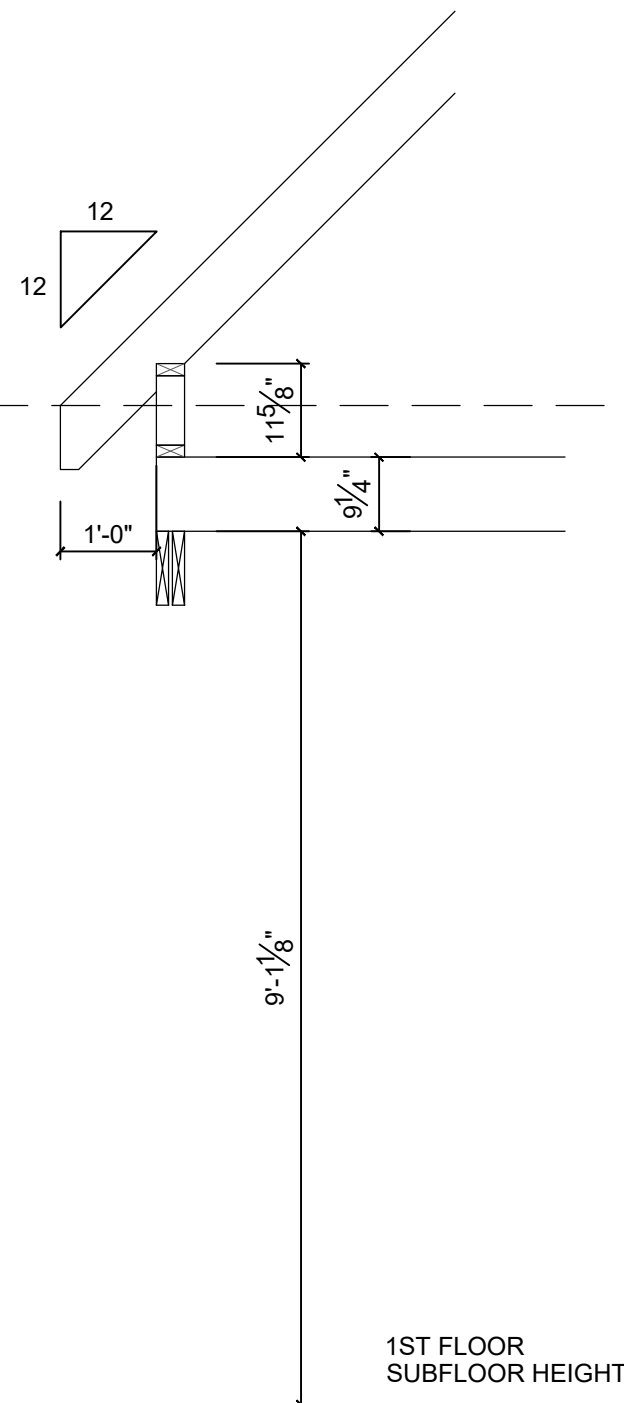
Plan Number
M210-24
Sheet No. **A-5**
Drawn By: **TB**
Date: **10-22-24**



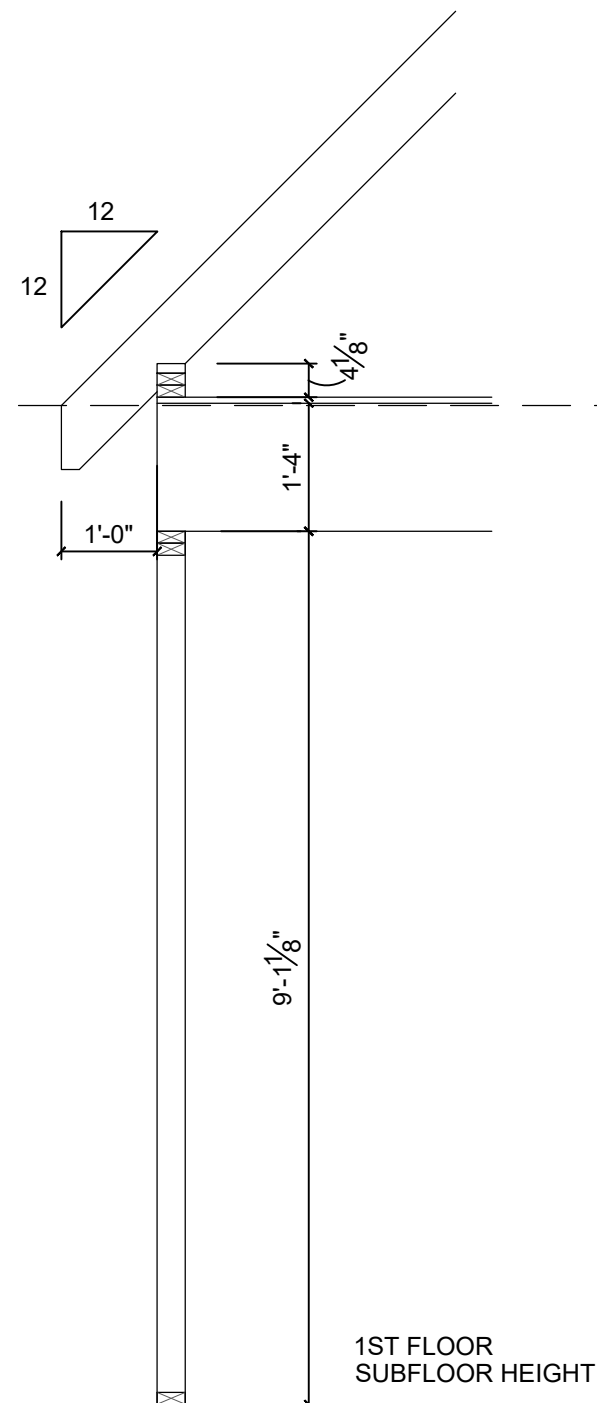
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A-6 ROOF FRAMING SECTION
1/2" = 1'-0"



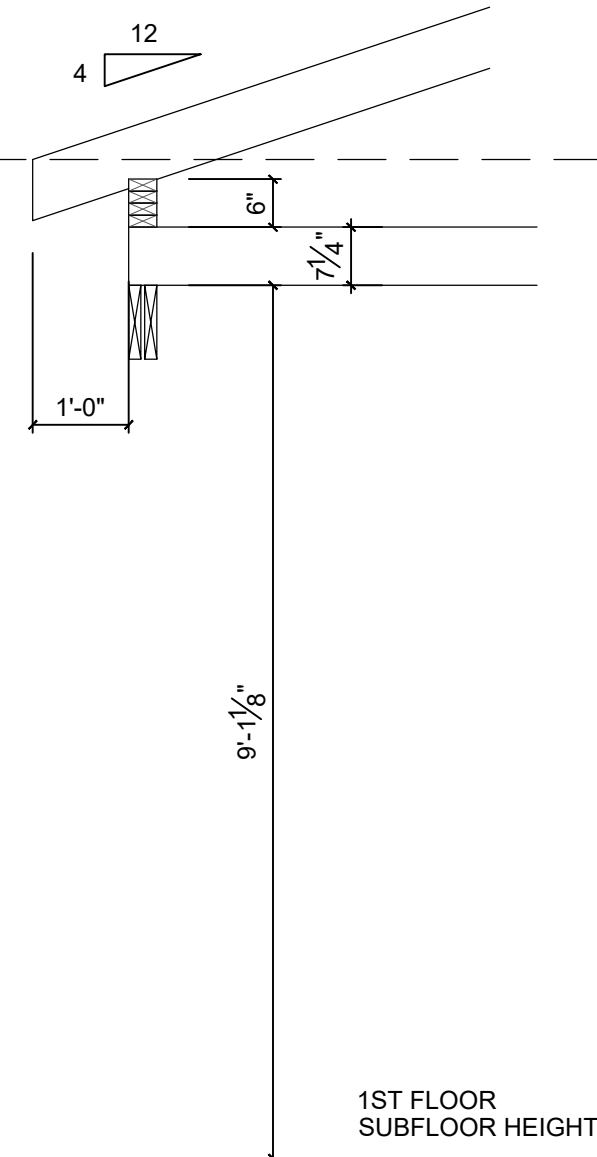
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A-6 ROOF FRAMING SECTION
1/2" = 1'-0"



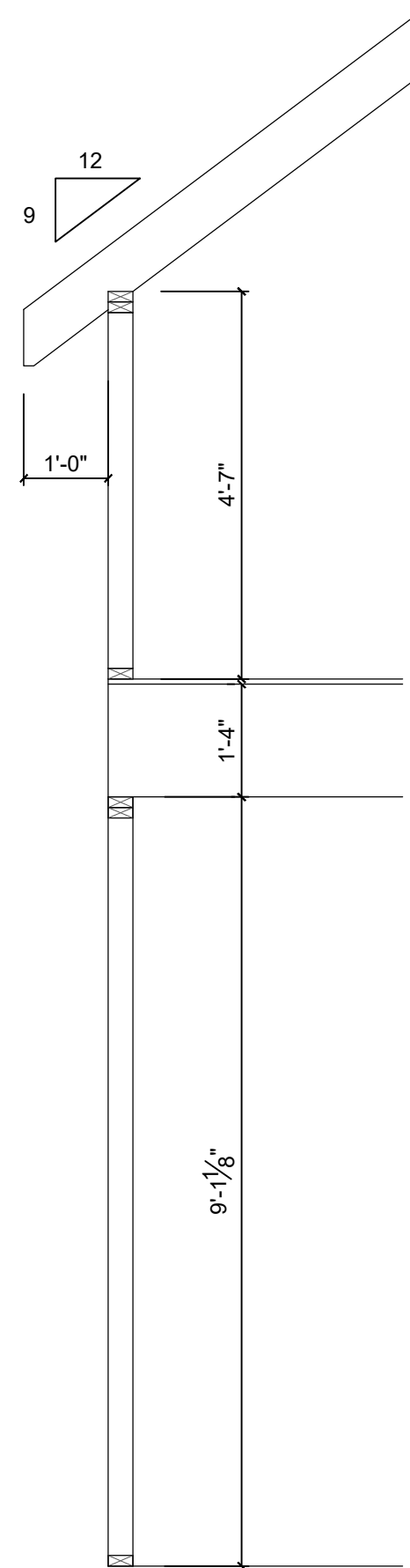
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A-6 ROOF FRAMING SECTION
1/2" = 1'-0"



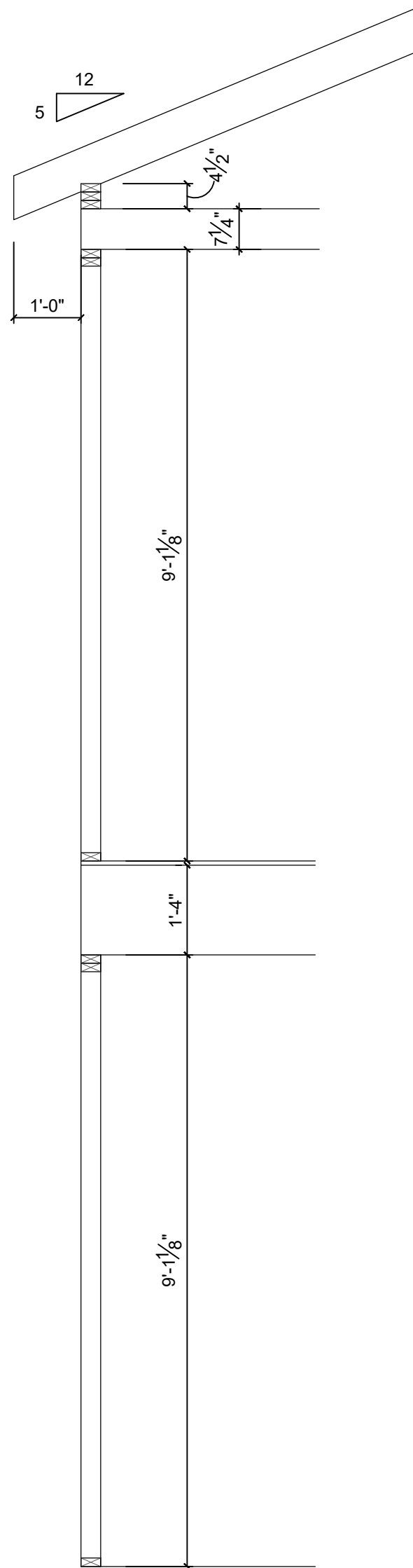
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A-6 ROOF FRAMING SECTION
1/2" = 1'-0"



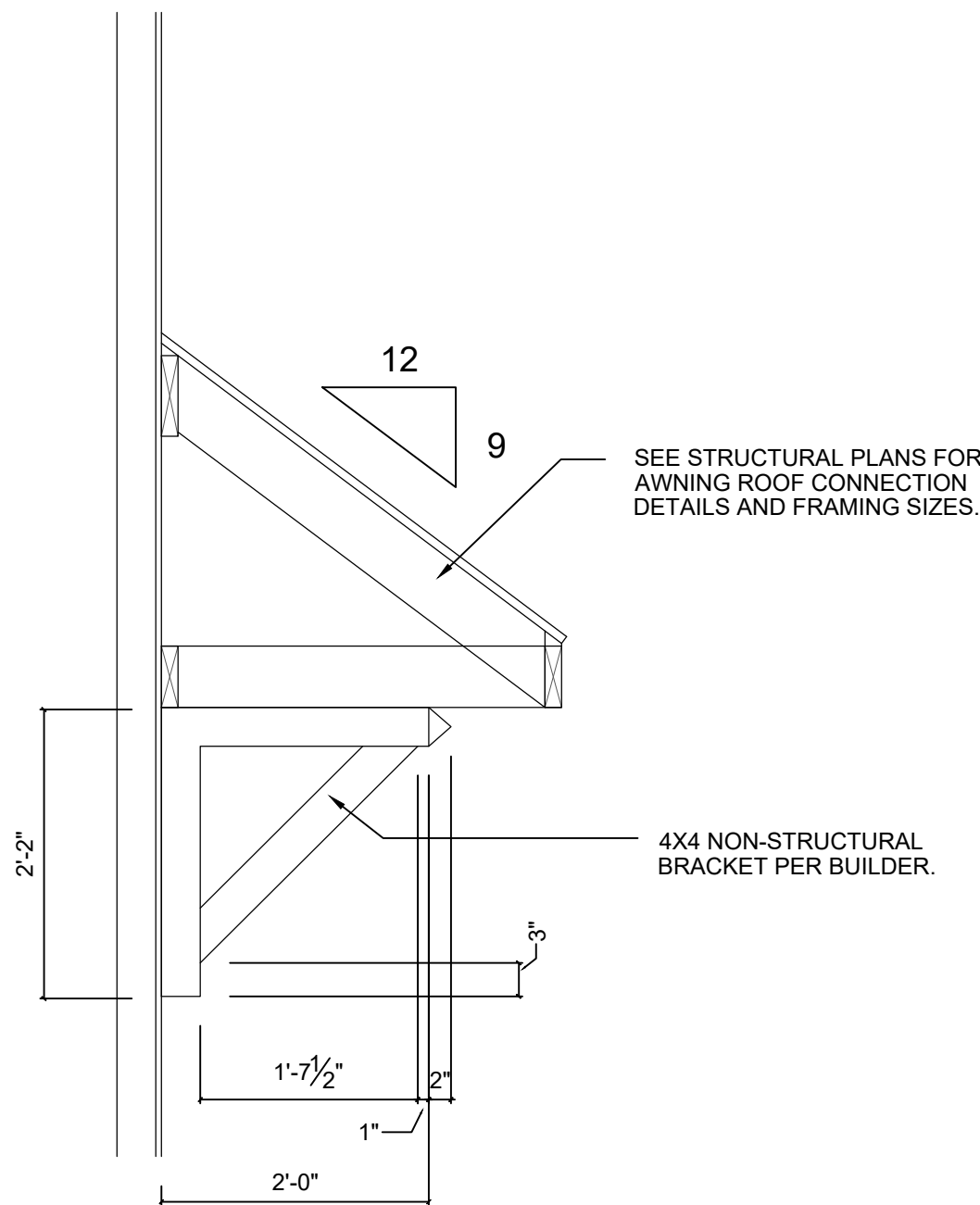
5
A-6 ROOF FRAMING SECTION
1/2" = 1'-0"



6
A-6 ROOF FRAMING SECTION
1/2" = 1'-0"



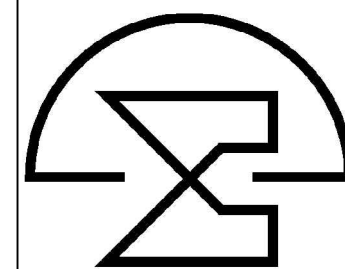
7
A-6 ROOF FRAMING SECTION
1/2" = 1'-0"



8
A-6 AWNING DETAIL
1/2" = 1'-0"

- NOTES
- REFER TO STRUCTURAL PLANS AND ENGINEER FOR ALL STRUCTURAL MEMBER SIZES, CONNECTIONS, ETC.
 - THESE DETAILS ARE SIMPLIFIED FRAMING DETAILS INTENDED TO ESTABLISH PLATE HEIGHTS OF ROOFS. INSULATION, FINISHES, ETC. ARE NOT SHOWN IN THESE DETAILS
 - VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT AND DISCREPANCIES TO MCMILLAN DESIGN FOR CLARIFICATION.

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Trabar Homes
Peninsula at Kerr Lake
Lot #36

Sheet Title:
DETAILS

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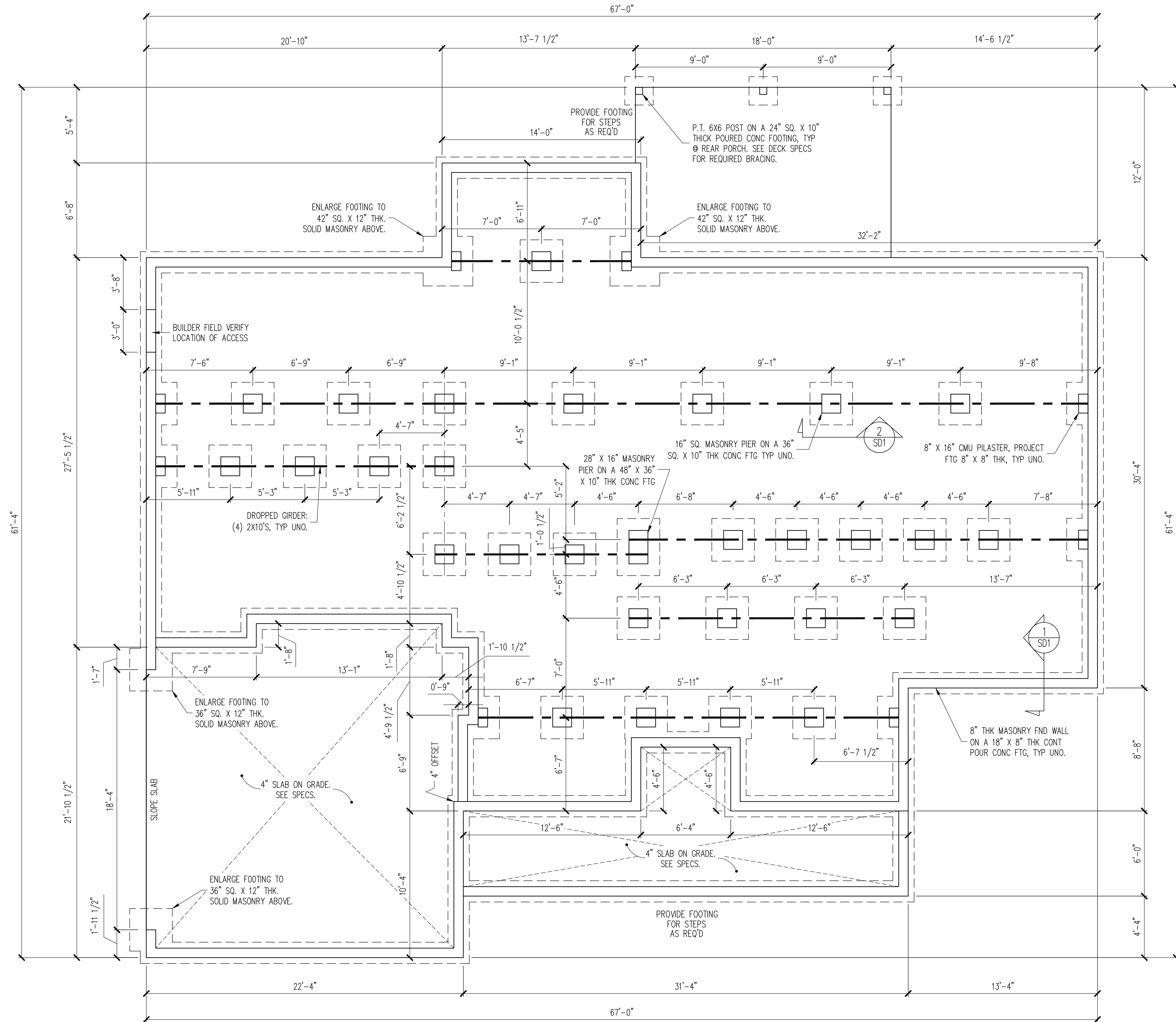
Plan Number
M210-24

Sheet No. **A-6**

Drawn By: **TB**

Date: **10-22-24**

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CONSTRUCTION SPECIFICATIONS
INSTANT REFERENCES

REFER TO THE CONSTRUCTION SPECIFICATIONS SECTIONS FOR THE FOLLOWING INFORMATION:

PART 1.01: [CURRENT GOVERNING CODE](#)

PART 14: [STUD SUPPORT FOR BEAMS](#)

PART 16.02: [GENERAL WALL BRACING NOTES](#)

PART 17: [KING STUDS FOR EXTERIOR WALLS](#)

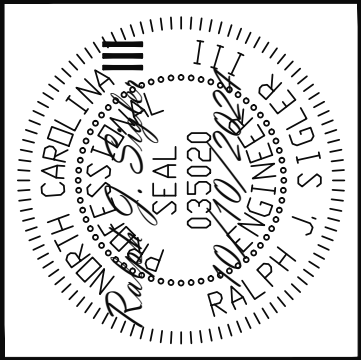
SEE DETAIL / CONSTRUCTION SPECIFICATIONS SHEETS FOR I-JOISTS ALLOWABLE SUBSTITUTIONS

NOTES:
-HEIGHT AND BACKFILL LIMITATIONS FOR FOUNDATION WALLS ARE TO BE GOVERNED BY THE NCSBC, LATEST EDITION.
REINFORCEMENT AND GROUTING SHALL BE DETERMINED BY FINAL SITE CONDITIONS.
-BUILDER TO FIELD LOCATE CRAWLSPACE ACCESS OPENING WITH MINIMUM DIMENSIONS OF 18X24. DO NOT LOCATE ACCESS OPENING BELOW POINT LOADS FROM ABOVE WITHOUT ENGINEER APPROVAL.

FOUNDATION PLAN
1/4" = 1'-0"

STRUCTURAL ENGINEERS
License No. C-3870
318 W Millbrook Rd. Suite 201
Kaleigh, North Carolina 27609
(919) 844-1661 Fax (919) 844-1665

Engineering Tech
ASSOCIATES, P.A.



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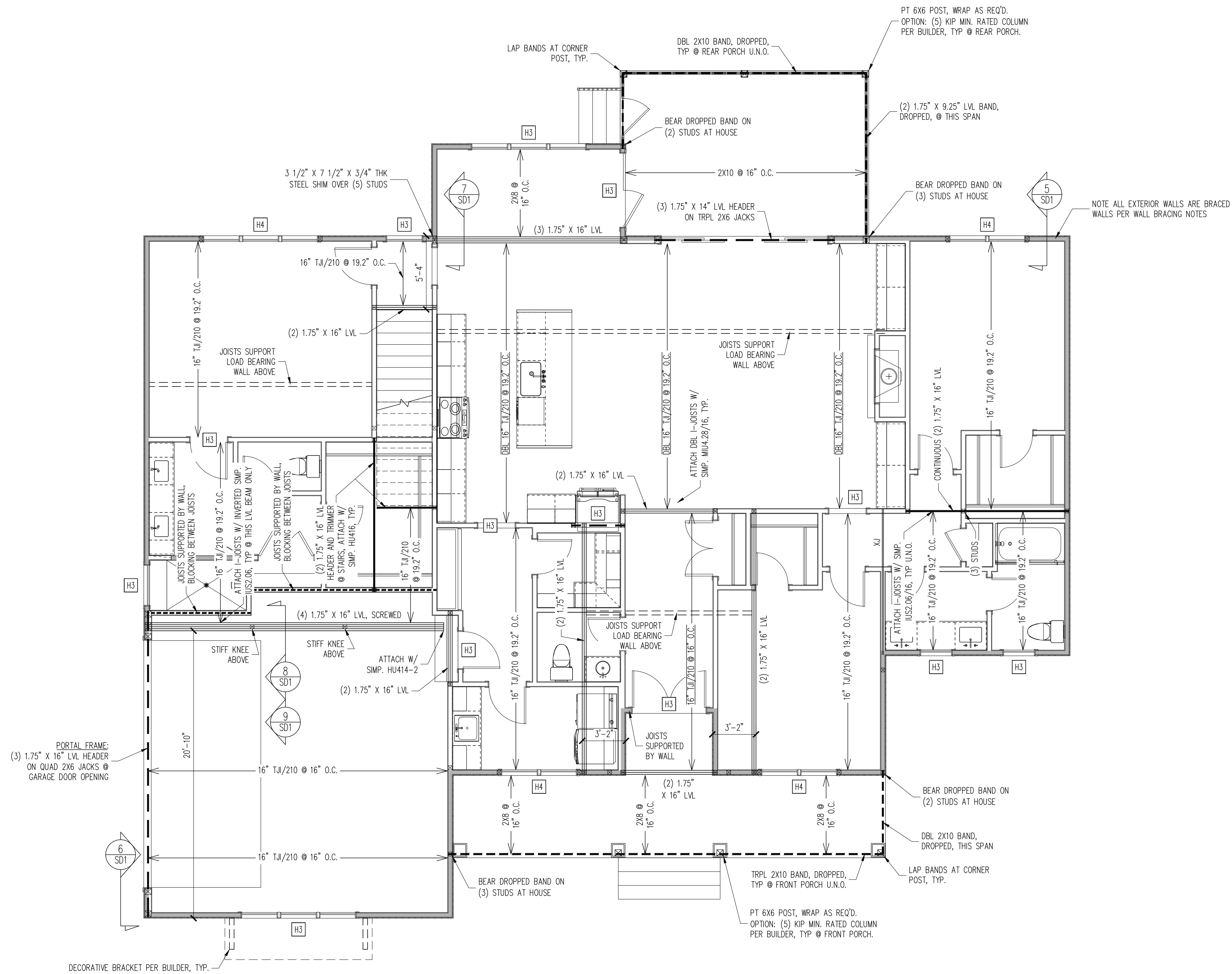
CLIENT:	TRABAR HOMES, LLC
SCOPE:	STRUCTURAL ADDENDUM
LOT #:	36 PENINSULA AT KERR LAKE
ENG:	RIS/JKM
REV:	
DATE:	10/10/2024

PLAN
M210-24

PROJECT NO.
24-21-296

SHEET NO.
S1
1 of 7





WALL BRACING

SHADED WALLS:

ALL EXTERIOR STUD WALLS, EXTERIOR SIDE, ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16 APA RATED OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

NOTES:
 PROVIDED CONTINUOUS SHEATHING = 254' MIN.

REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

HEADER SCHEDULE

H1	SINGLE 2X4 TURNED FLAT (A)
H2	(2) 2X4'S ON SINGLE JACKS (B)
H3	(2) 2X10'S ON SINGLE JACKS (C)
H4	(2) 1.75" X 9.25" LVL'S ON DBL JACKS
H5	(3) 2X10'S ON SINGLE JACKS

(A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.

(B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.

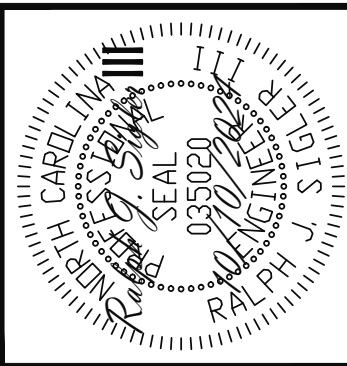
(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

NOTES:
 -HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.

1ST FLOOR FRAMING PLAN
WALLS AND CEILING 1/4" = 1'-0"

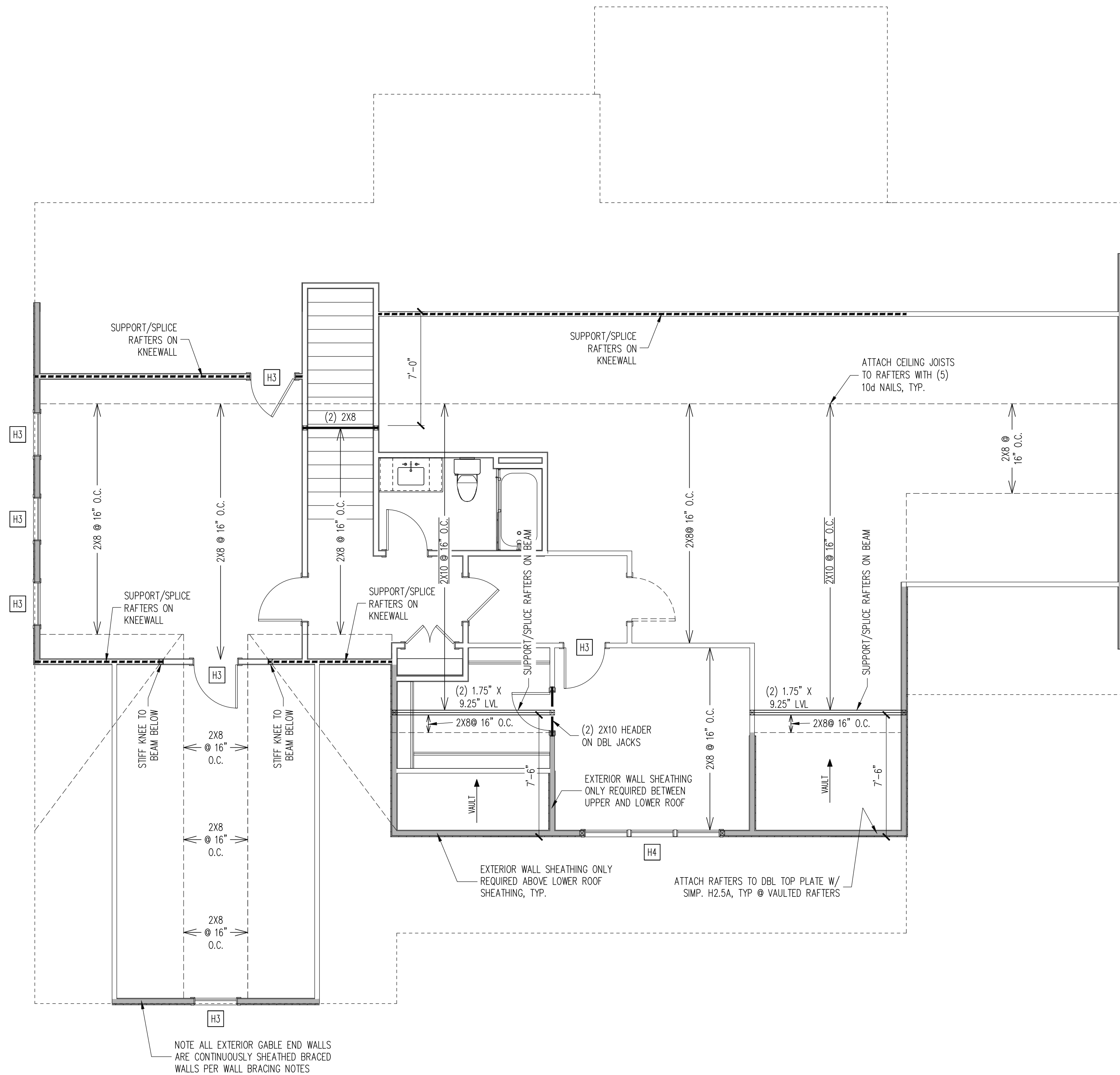
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SCOPE:	STRUCTURAL ADDENDUM
LOT #:	36 PENINSULA AT KERR LAKE
ENG:	RIS/JKM
REV:	
DATE:	10/10/2024
PLAN	
M210-24	
PROJECT NO.	
24-21-296	
SHEET NO.	
S3	
3 of 7	



WALL BRACING

SHADED WALLS:

ALL EXTERIOR STUD WALLS, EXTERIOR SIDE, ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16 APA RATED OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

NOTES:
PROVIDED CONTINUOUS SHEATHING = 130' MIN.

REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

HEADER SCHEDULE

H1 SINGLE 2X4 TURNED FLAT (A)

H2 (2) 2X4'S ON SINGLE JACKS (B)

H3 (2) 2X10'S ON SINGLE JACKS (C)

H4 (2) 1.75" X 9.25" LVL'S ON DBL JACKS

H5 (3) 2X10'S ON SINGLE JACKS

(A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.

(B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.

(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

NOTES:
-HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.

2ND FLOOR FRAMING PLAN

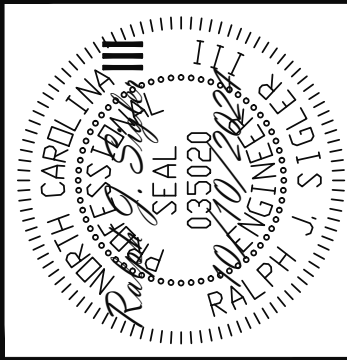
WALLS AND CEILING 1/4" = 1'-0"

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License No. C-3870
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Raleigh, North Carolina 27609
(919) 844-1661 Fax (919) 844-1665

Engineering

Tech

ASSOCIATES, P.A.



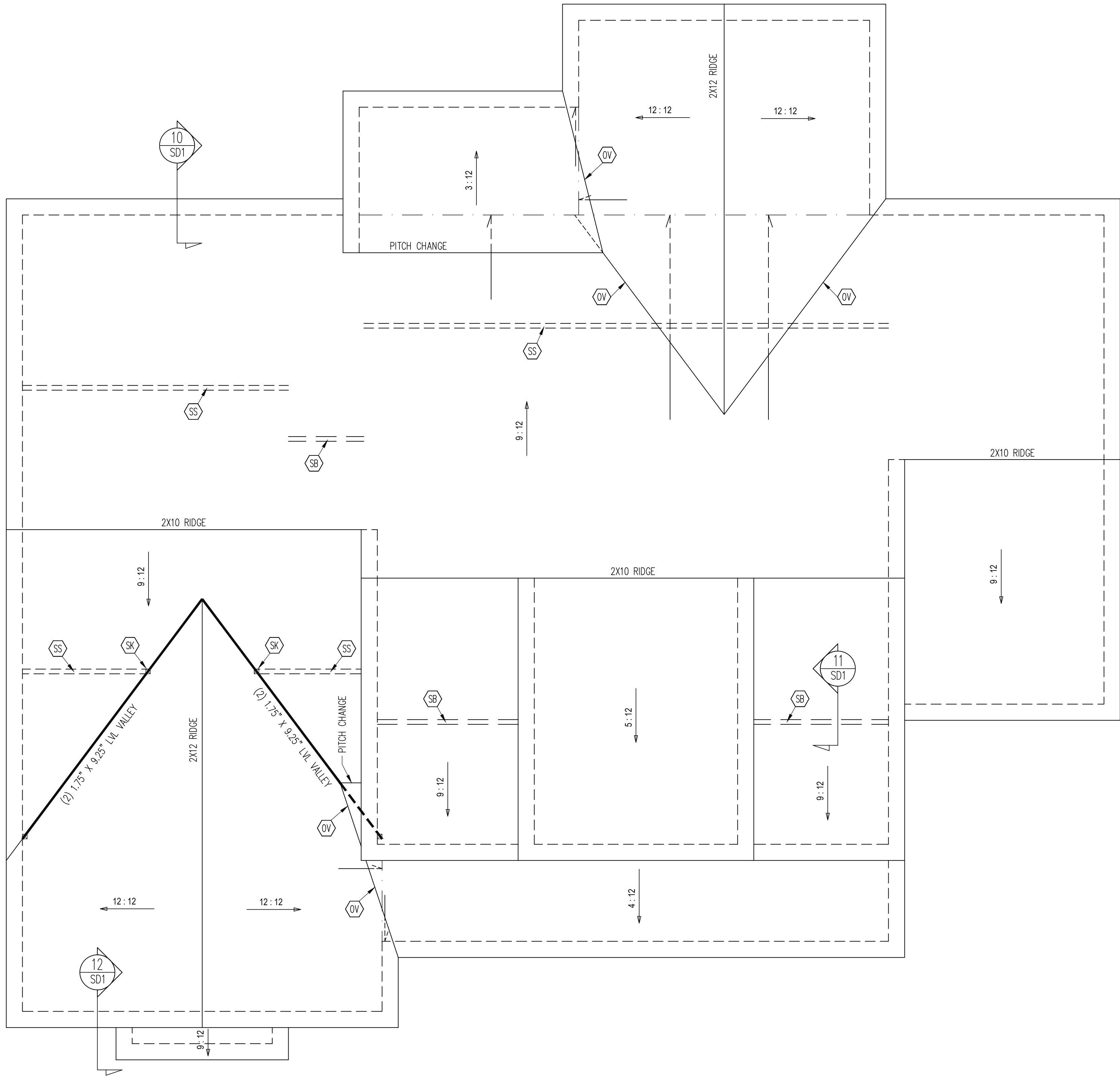
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SCOPE:	STRUCTURAL ADDENDUM
LOT #:	36 PENINSULA AT KERR LAKE
ENG:	RJS/JKM
REV:	
DATE:	10/10/2024

PLAN
M210-24

PROJECT NO.
24-21-296

SHEET NO.
S4
4 of 7



FRAMING NOTES

ROOF ONLY

- COMMON RAFTERS 2X8 @ 16" O.C. TYP U.N.O.
- COLLAR TIES 2X4 EVERY 3RD SET OF RAFTERS TYP U.N.O.
- VERIFY ROOF PITCHES, OVERHANG LENGTHS, AND KNEEWALL FRAMING HGTS WITH ARCHITECTURAL DRAWINGS, TYPICAL.

FRAMING SCHEDULE

ROOF ONLY

- OV OVERFRAME VALLEY (2X10 SLEEPER)
- SB SUPPORT/SPLICE RAFTERS ON BEAM BELOW
- SK DBL 2X4 STIFF KNEE
- SS SUPPORT/SPLICE RAFTERS ON KNEEWALL BELOW

ROOF FRAMING PLAN

1/4" = 1'-0"

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CLIENT: TRABAR HOMES, LLC

SCOPE: STRUCTURAL ADDENDUM

LOT #: 36 PENINSULA AT KERR LAKE

ENG: RJS/JKM

REV:

DATE: 10/10/2024

PLAN

M210-24

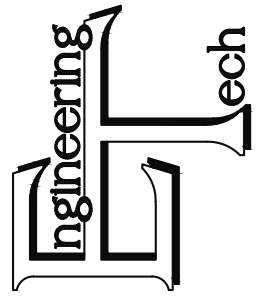
PROJECT NO.

24-21-296

SHEET NO.

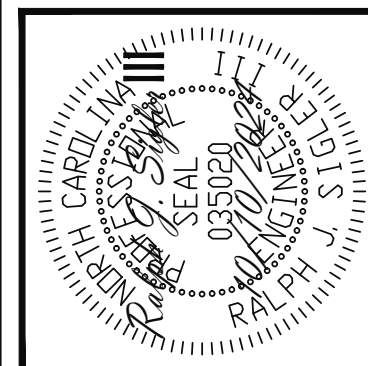
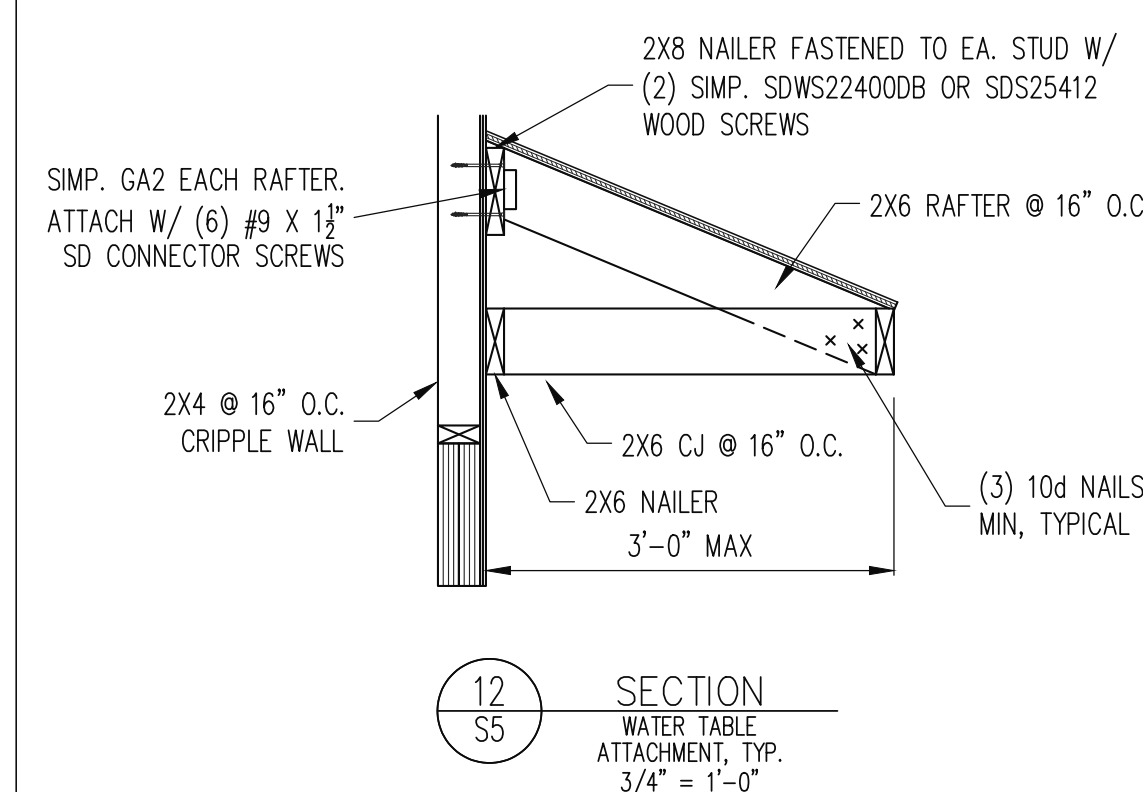
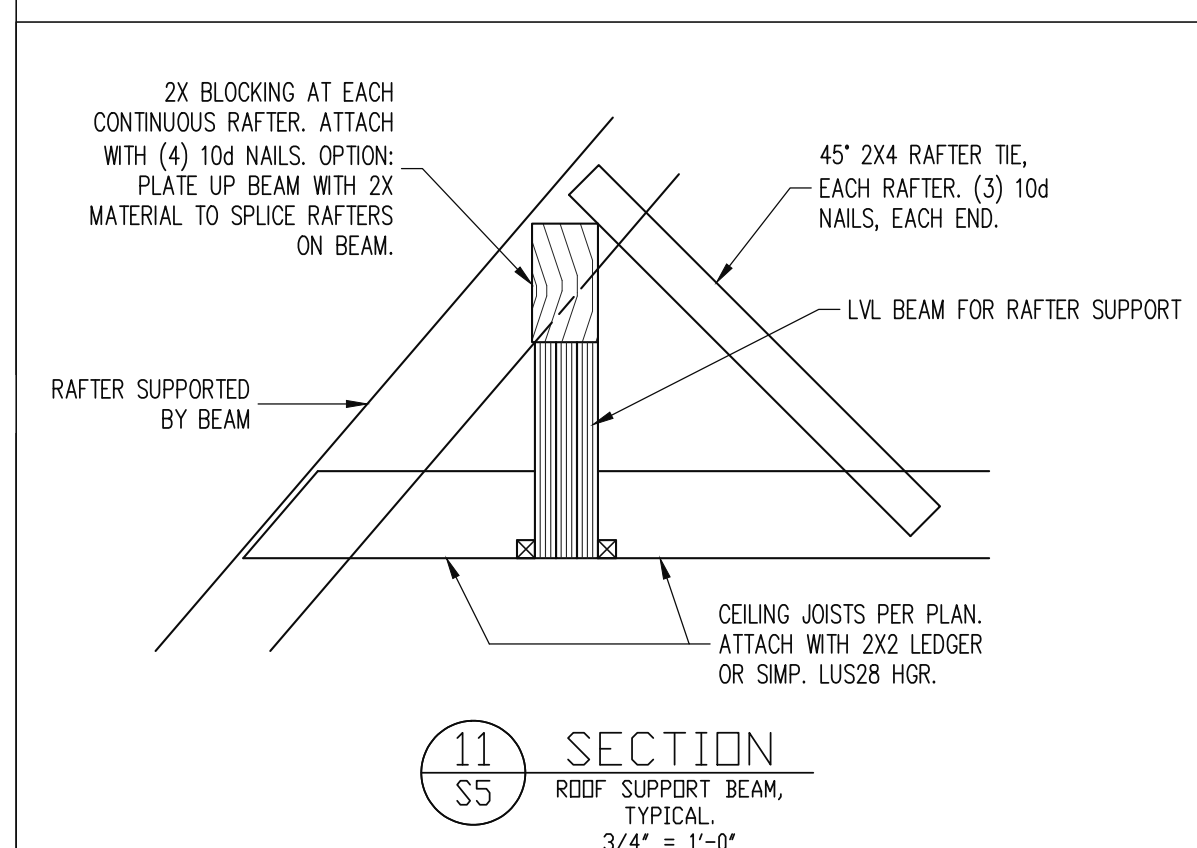
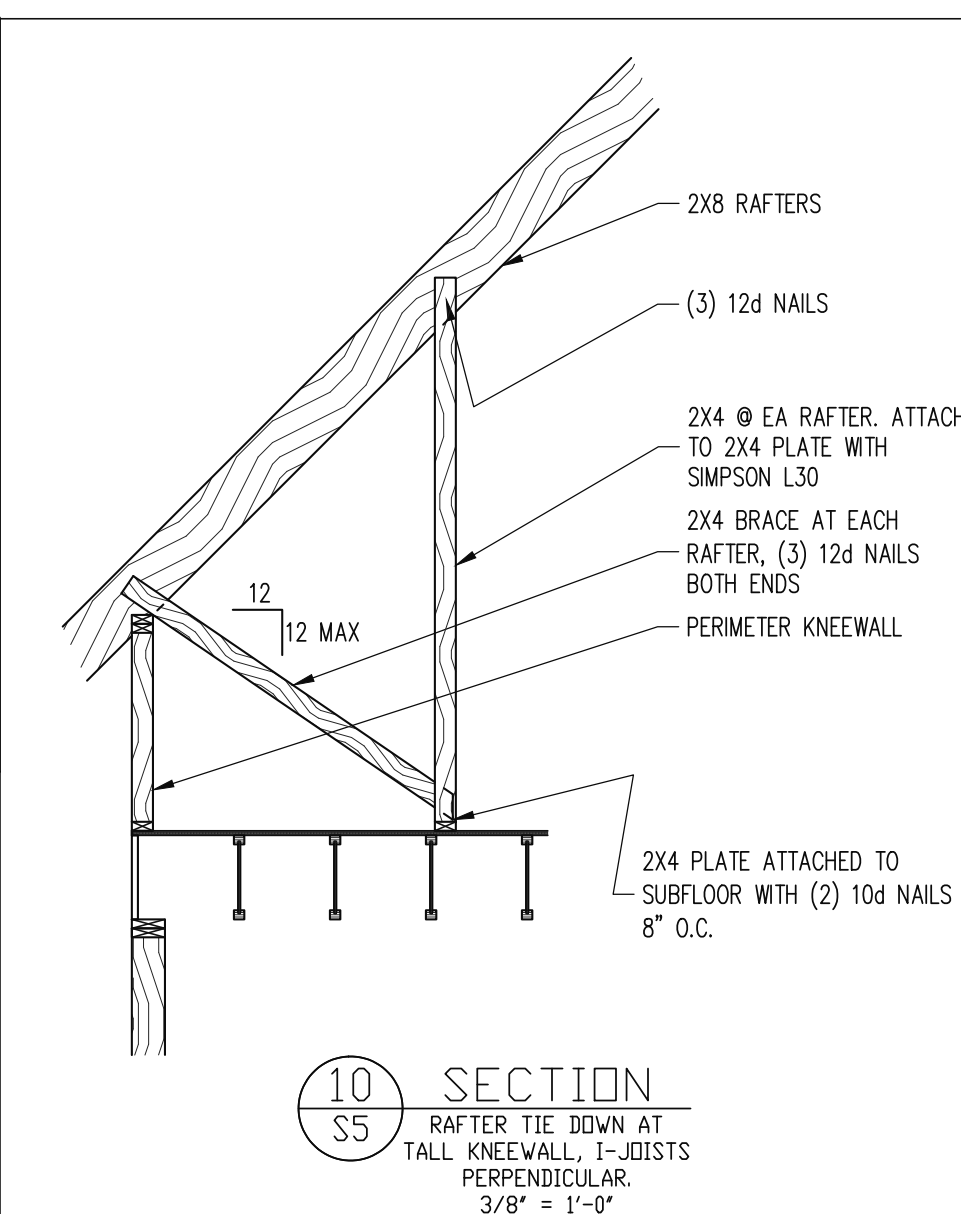
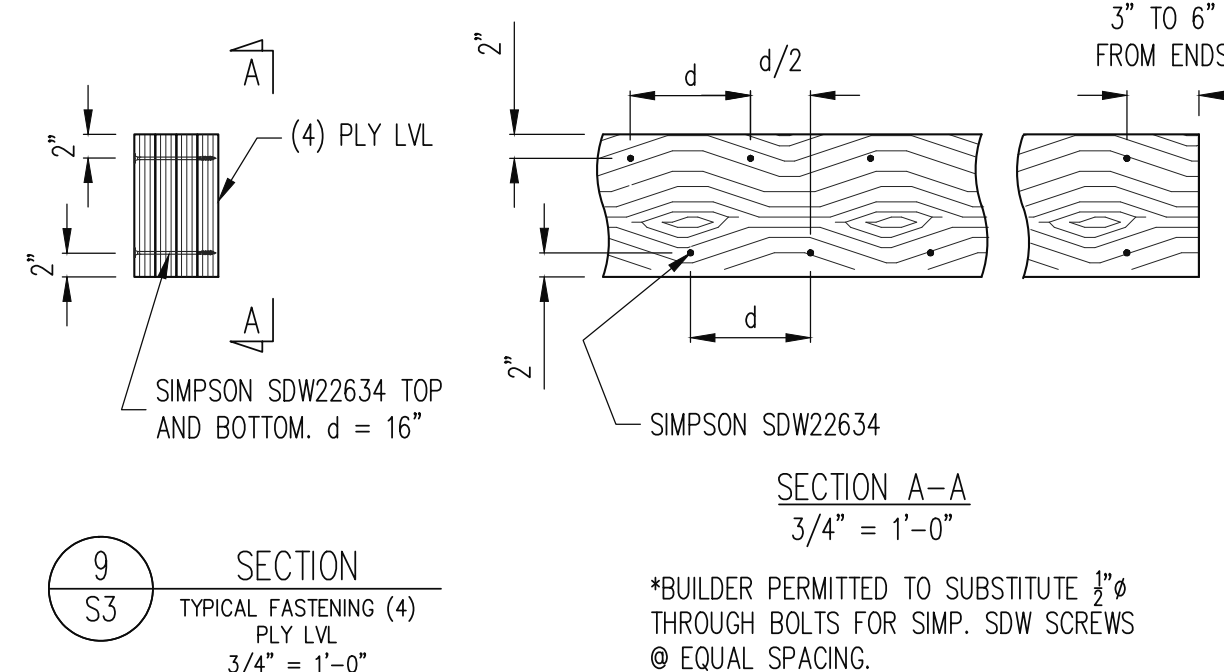
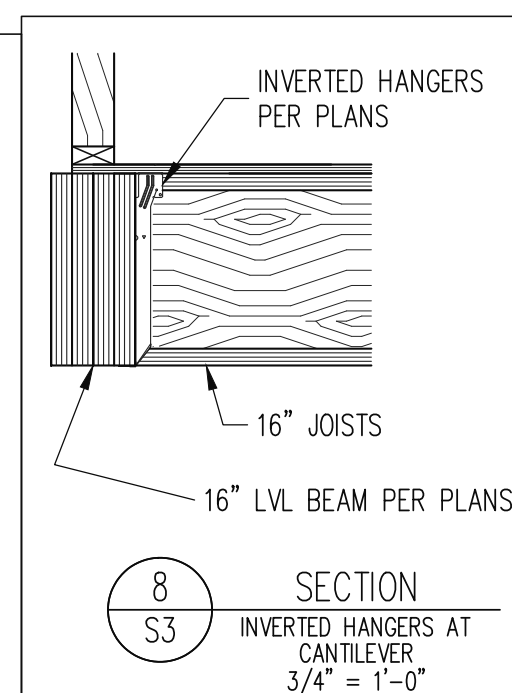
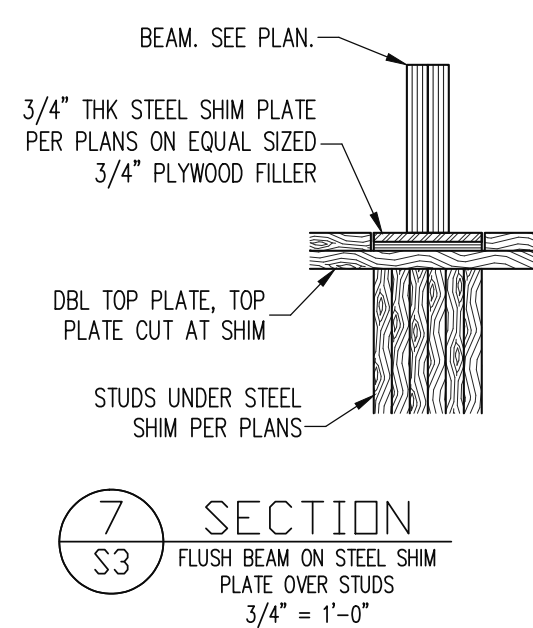
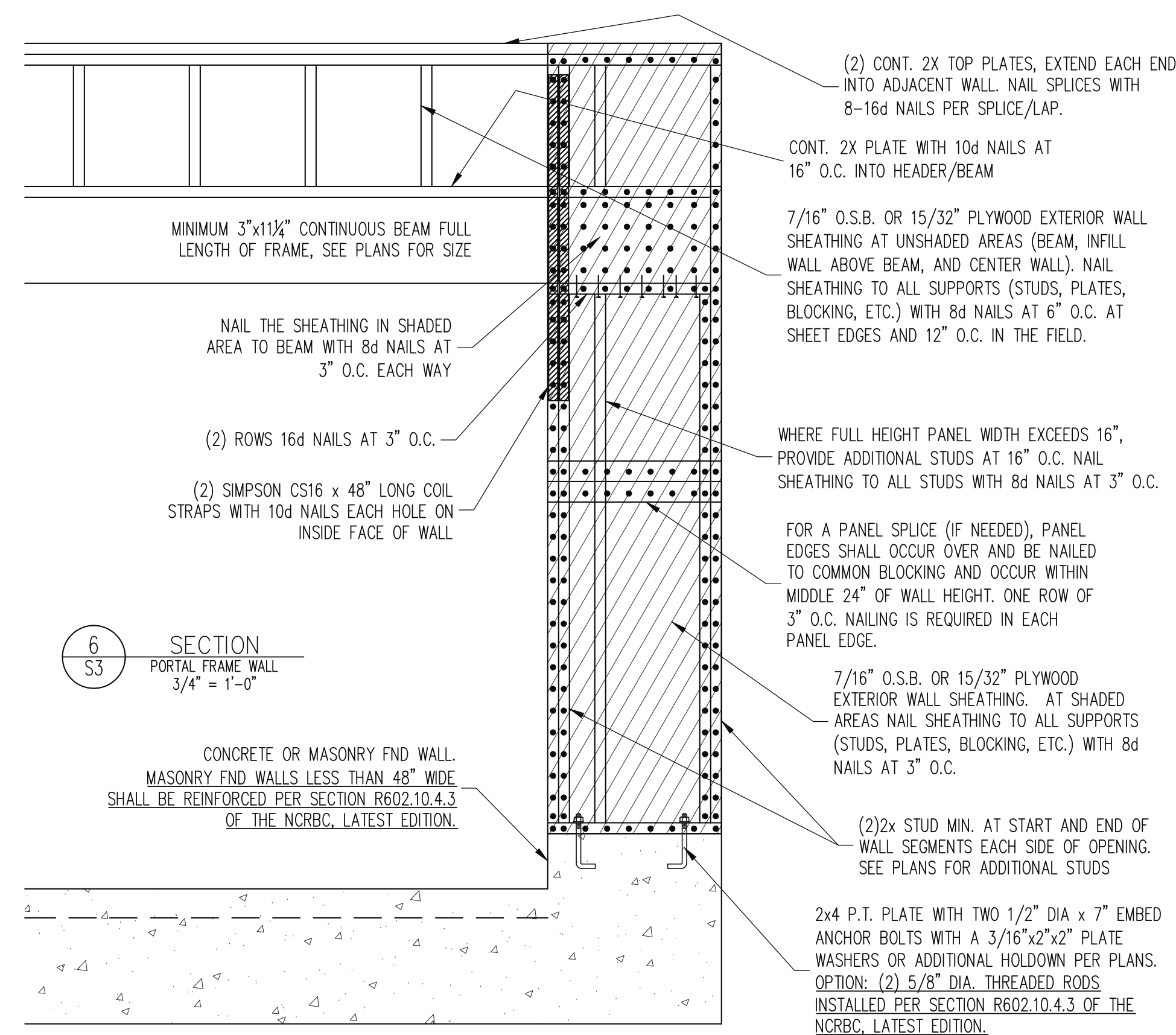
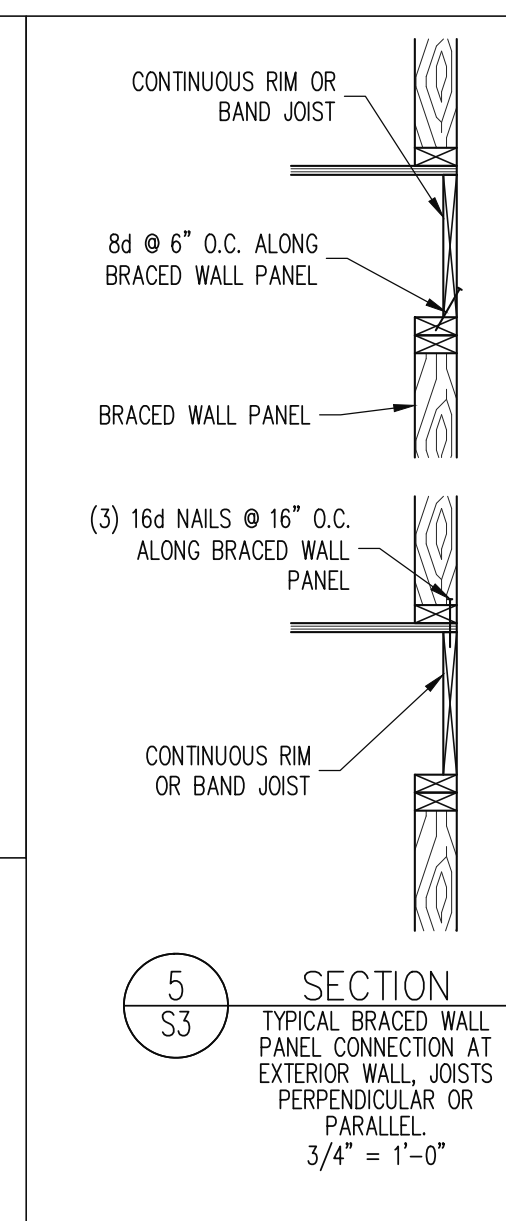
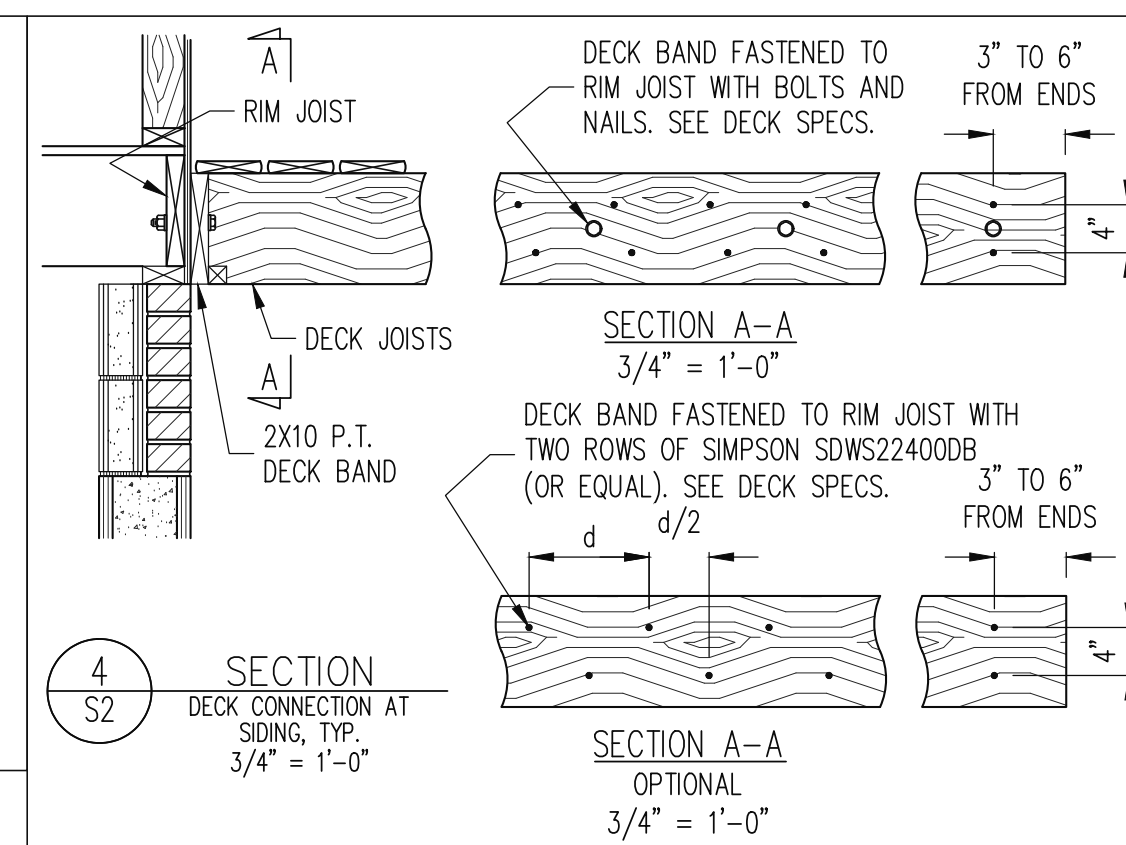
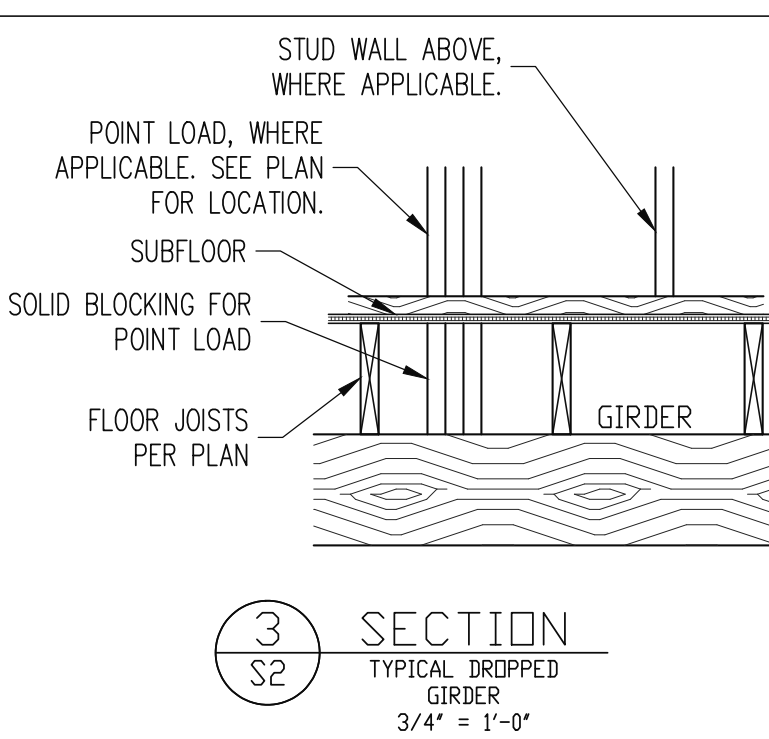
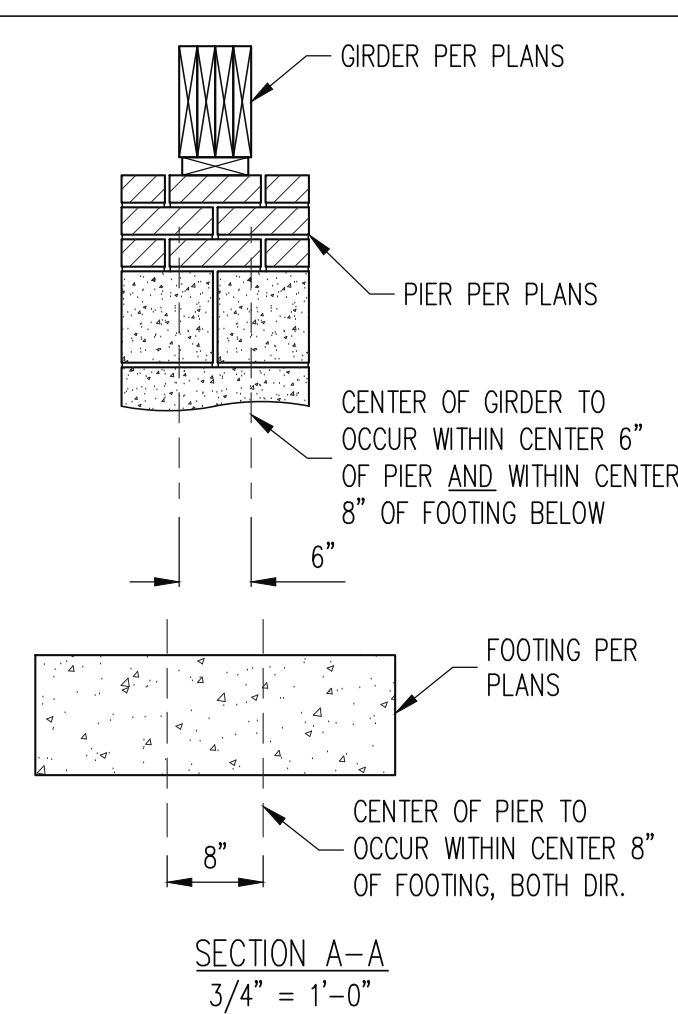
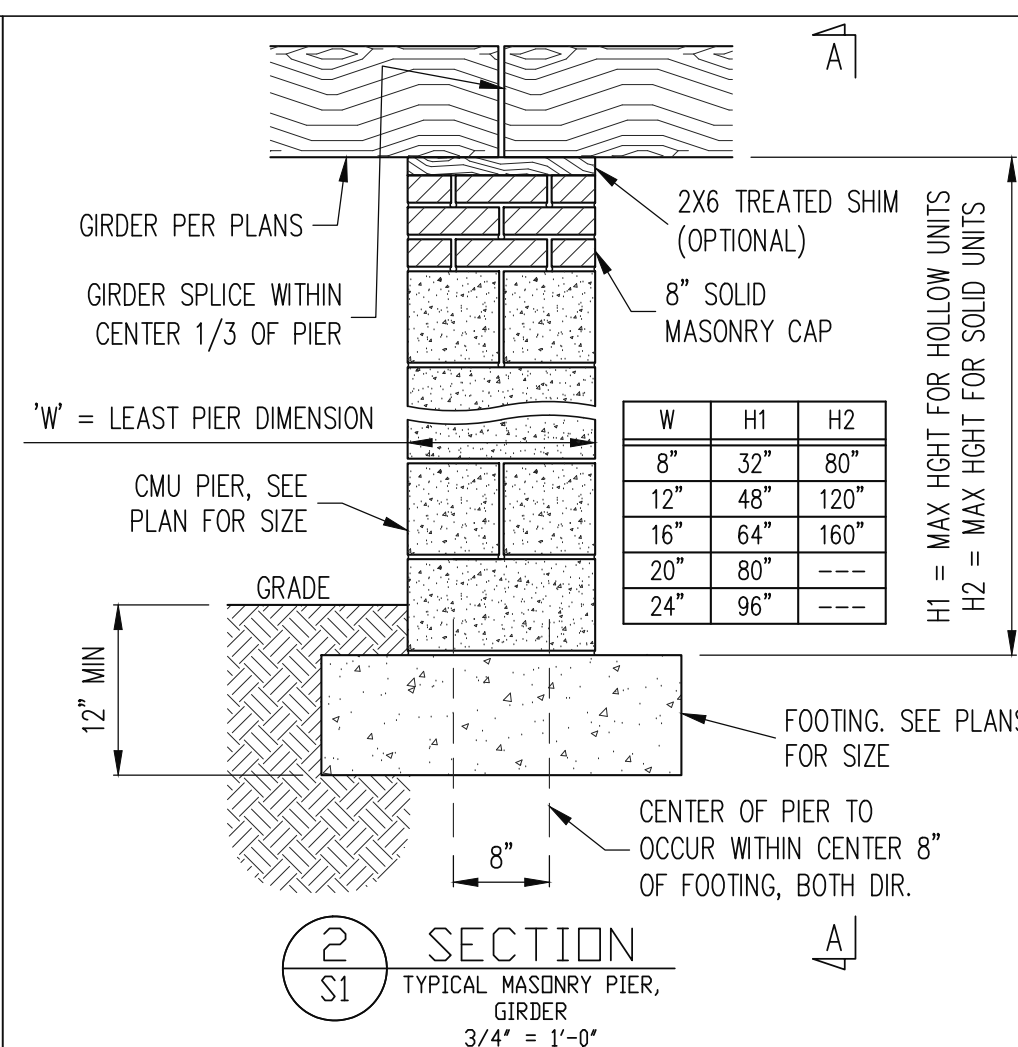
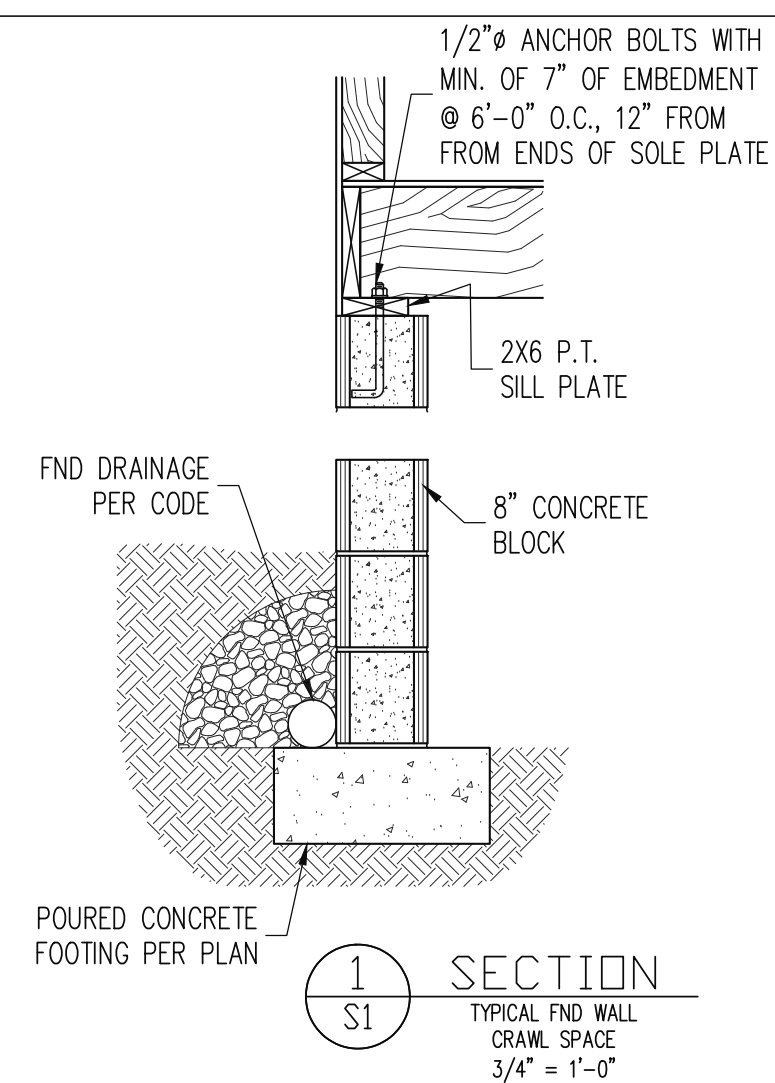
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CUSTOMER:	TRABAR HOMES, LLC		
SCOPE:	STRUCTURAL ADDENDUM		
LOT #:	36	PENINSULA AT KERR LAKE	ENG: RJS/KJM
			REV:
			DATE: 10/10/2024

PLAN
M210-24

PROJECT NO.
24-21-296

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SD1
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