

ABBREVIATIONS	INDEX
<p>ABV ABOVE  A.C. AIR CONDITIONING  A.D. AREA DRAIN  ADJ. ADJUSTABLE  ALT. ALTERNATE  ALUM. ALUMINUM  ARCH. ARCHITECTURAL  BA. BATHROOM  BD. BOARD  BF. BI-FOLD (DOOR)  BLDG. BUILDING  BLK. BLOCK (CMUs)  BLW. BELOW  BM. BEAM  BP. BI-PASS (DOOR)  BOT. BOTTOM  BTWN. BETWEEN  CAB. CABINET  CER. CERAMIC  C.J. CONTROL JOINT OR CONSTRUCTION JOINT  CL. CLOSET OR CENTER LINE  CLG. CEILING  CMU. CONCRETE MASONRY UNIT  COL. COLUMN  CONC. CONCRETE  CR. CARPET  CRS. CORROSION RESISTANT  CSMT. CASEMENT  C.T. CERAMIC TILE  D. DRYER  DL. DOUBLE  DH. DOUBLE HUNG  DIM. DIMENSION  DISP. DISPOSAL  DN. DOWN  DR. DOOR  DS. DOWNSPOUT  DW. DISH WASHER  DWG. DRAWING  E. EAST  EA. EACH  ELEV. ELEVATION  ELEC. ELECTRICAL  EQ. EQUAL  EXT. EXTERIOR  FAU. FORCED AIR UNIT  F.C. FLOOR CHANGE  F.D. FLOOR DRAIN  FFL. FINISH FLOOR LINE  F.G. FINISHED GRADE  FLR. FLOORING  FL. FLOURESCENT (LIGHT)  FND. FOUNDATION  F.O.S. FACE OF STUD  FTG. FOOTING  FX. FIRED GLASS  GALV. GALVANIZED  GAR. GARAGE  G.B. GYPSUM BOARD  GD. GRADE OR GRADING  G.D.O. GARAGE DOOR OPENER  GIT. GROUND FAULT INTERRUPTER  GL. GLASS OR GLAZING  GYP. GYPSUM BOARD  HB. HOSE BIBB  HD. HEAD OR HARD  HDR. HEADER  HGT. HEIGHT  HVAC. HEATING/VENTILATING/AIR COND.  HWD. HARDWOOD  INT. INTERIOR  JST. JOIST  JT. JOINT  KIT. KITCHEN</p>	<p>L. LENGTH  LA. LAUNDRY  LAV. LAVATORY  LVR. LOUVER  MAX. MAXIMUM  MECH. MECHANICAL  MFR. MANUFACTURER  MIN. MINIMUM  MISC. MISCELLANEOUS  N. NORTH  N.T.S. NOT TO SCALE  O.G.D. OVERHEAD GARAGE DOOR  OH. OVERHEAD  OPR. OPERATIONAL  PAR. PARALLEL  P.B. PUSH BUTTON  PDR. POWDER  PED. PEDESTAL  PL. PLATE  PR. PARCH.  P.T. PRESSURE TREATED WOOD  PVC. POLYVINYL CHLORIDE PIPE  PVM. PAVEMENT  P.W. PRE-WIRE  PWD. PLYWOOD  RAG. RETURN AIR GRILL  REF. REFERENCE  REFR. REFRIGERATOR  REQ. REQUIRED  S. SOUTH  SD. SMOKE DETECTOR  SH. SINGLE  S.G.D. SLIDING GLASS DOOR  SH. SINGLE HUNG OR SHELF  SIM. SLOPE  S.P. SLOPE / SLIDING  S.P. SLOPE / PANEL  SPEC. SPECIFICATIONS  STD. STANDARD  STR. STRUCTURAL  SQ. SQUARE  SYM. SYMBOL  S.S. SMOOTH FOUR SIDES  T. TREAD (AT STAIRS) OR TILE  T.B. TOWEL BAR  TEMP. TEMPERED (GLASS)  T&amp;G. TONGUE &amp; GROOVE  T.O.C. TOP OF CURB  TV. TELEVISION  TYP. TYPICAL  U.N.O. UNLESS NOTED OTHERWISE  V.B. VAPOR BARRIER  VERT. VERTICAL  V.T.R. VENT THRU ROOF  W. WASHING MACHINE  W. WINDOW  WDW. WINDOW  WH. WATER HEATER  WI. WROUGHT IRON  WIC. WALK-IN CLOSET  W.WO. WITH OR WITHOUT  WP. WATERPROOF(ING)  WWM. WELDED WIRE MESH  R. PROPERTY LINE  O. ROUND / DIAMETER  &amp; AND  &amp; CENTERLINE  # POUND / NUMBER</p>
<p><b>BUILDING CODE COMPLIANCE / PROJECT INFORMATION</b></p> <p>ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH THE LOCAL JURISDICTION.</p> <p>APPLICABLE CODES:  FOLLOW ALL APPLICABLE STATE AND LOCAL CODES.  2012 NORTH CAROLINA STATE SUPPLEMENTS AND AMENDMENTS</p> <p>CONTRACTOR AND BUILDER SHALL REVIEW ENTIRE PLAN TO VERIFY CONFORMANCE WITH ALL CURRENT APPLICABLE CODES IN EFFECT AT TIME OF CONSTRUCTION. BY USING THESE DRAWINGS FOR CONSTRUCTION IT IS UNDERSTOOD THAT CONFORMANCE WITH ALL APPLICABLE CODES IS THE RESPONSIBILITY OF THE BUILDER AND CONTRACTOR.</p> <p>PRODUCT:  2 STORY TOWNHOMES</p> <p>OCCUPANCY CLASSIFICATION  RESIDENTIAL R-3</p> <p>CONSTRUCTION TYPE:  TYPE VB (2 HOUR DWELLING SEPARATION BETWEEN UNITS.)</p>	<p>ALL CONSULTANT DRAWINGS ACCOMPANYING THESE GMD DESIGN GROUP CAROLINAS, INC. DRAWINGS HAVE NOT BEEN PREPARED BY OR UNDER THE DIRECTION OF GMD DESIGN GROUP CAROLINAS, INC. GMD DESIGN GROUP CAROLINAS, INC. THEREFORE ASSUMES NO LIABILITY FOR THE COMPLETENESS OR CORRECTNESS OF THESE DRAWINGS.</p>

GENERAL NOTES:
<p>THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.</p> <p>CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH WORK.</p> <p>ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY.</p> <p>DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.</p> <p>ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.</p> <p>ALL TRUSS DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.</p> <p>ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.</p> <p>ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.</p> <p>PROVIDE FIREBLOCKING. (PER LOCAL CODES.)</p> <p>ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.</p>

BUILDER SET:
<p>THE OWNER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOILS REPORT), ON THE STUDY OF THE PROPOSED SITE, TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOILS CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. GENERAL CONTRACTOR SHALL ASSURE THE SOIL CONDITIONS MEET OR EXCEED THE CRITERIA.</p> <p>ALL WORK PERFORMED BY THE GENERAL CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS, ALONG WITH ALL OTHER AUTHORITIES HAVING JURISDICTION. THE GENERAL CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.</p> <p>PROVIDE AN APPROVED WASHER DRAIN PAN AT SECOND FLOOR ONLY THAT DRAINS TO EXTERIOR.</p> <p>WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR OPENABLE AREA OF 4.0 SQ FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 22" AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". GLAZING TOTAL AREA OF NOT LESS THAN 5.0 SQ FT IN THE CASE OF A GROUND WINDOW AND NOT LESS THAN 5.7 SQ FT IN THE CASE OF AN UPPER STORY WINDOW. (PER NCRC SECTION R310.1.1)</p> <p>ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER LOCAL CODES.)</p> <p>PROVIDE STAIR HANDRAILS AND GUARDRAILS PER LOCAL CODES.</p>

# VILLAGES AT INDEPENDENCE DURHAM, NC

## 6-PLEX LOTS 49-54



NORTH CAROLINA OFFICE  
102 FOUNTAIN BROOK CIRCLE  
SUITE C  
CARY, NC 27511  
PHONE: (919) 320-3022

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PROFESSIONAL SEAL:

PROJECT TITLE:  
DAGNY  
QUACKENBUSH HOMES LLC  
9220 FAIRBANKS DR SUITE 240  
RALEIGH, NC 27613  
919-741-7993

**CONSTRUCTION SET**

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QUACKENBUSH HOMES

PROJECT NO:

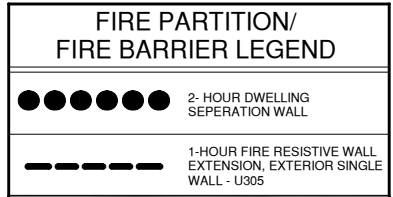
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**COVER SHEET**

PRINT DATE:  
09.19.17

SHEET NO:  
**T-1**

**NOTES:**

- REFER TO FIRE PROTECTION SHEETS FOR ALL TYPICAL FIRE PROTECTION DETAILS.
- REFER TO LARGER INDIVIDUAL PLANS AND ELEVATIONS FOR ALL TYPICAL NOTES AND DIMENSIONS NOT SHOWN HERE.
- THESE COMPOSITE PLAN ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERS DRAWINGS FOR ALL BUILDING LOCATIONS AND PAD HEIGHTS.



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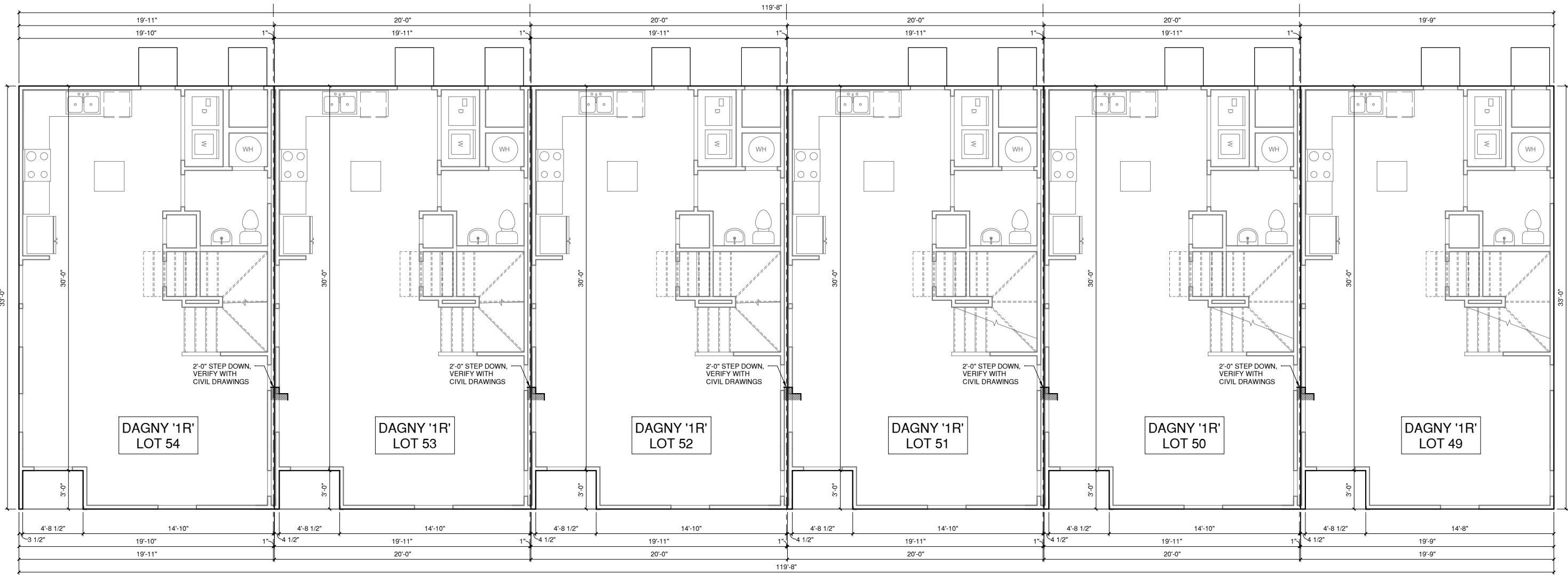
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QUACKENBUSH HOMES

PROJECT NO:

SHEET TITLE:  
**SLAB PERIMETER PLAN 6-PLEX**

PRINT DATE:  
09.19.17

SHEET NO:  
**A0.1**



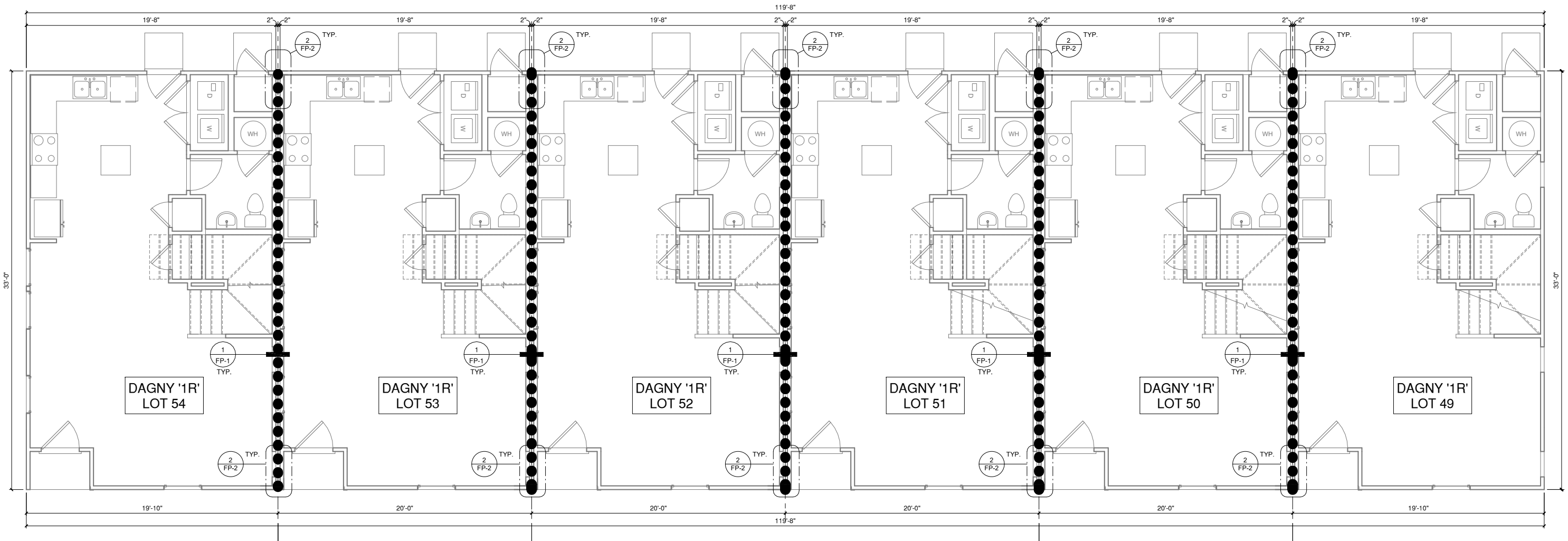
**SLAB PERIMETER PLAN 6-PLEX**  
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

**NOTES:**

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- THESE COMPOSITE PLAN ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERS DRAWINGS FOR ALL BUILDING LOCATIONS AND PAD HEIGHTS.

**FIRE PARTITION/  
FIRE BARRIER LEGEND**

- 2-HOUR DWELLING SEPERATION WALL
- 1-HOUR FIRE RESISTIVE WALL EXTENSION, EXTERIOR SINGLE WALL - U305



**FIRST FLOOR PLAN 6-PLEX**

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

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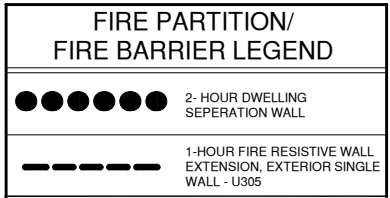
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**FIRST FLOOR  
PLAN 6-PLEX**

PRINT DATE:  
09.19.17

SHEET NO:  
**A1.1**

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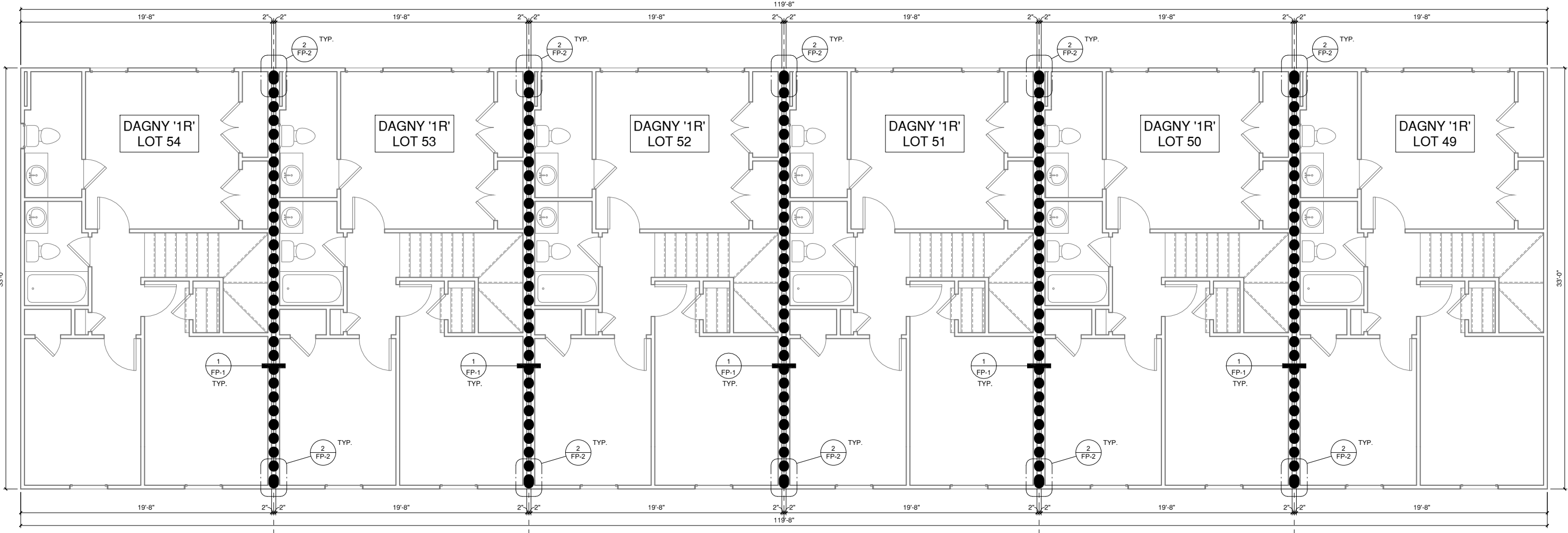
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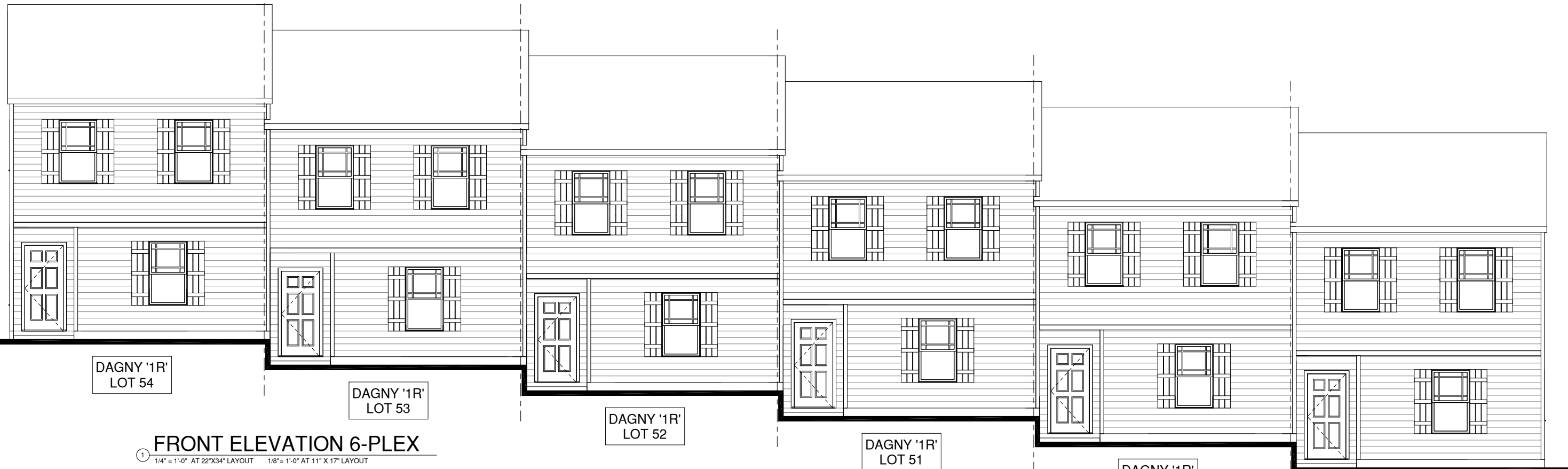
**SECOND FLOOR PLAN 6-PLEX**

PRINT DATE:  
09.19.17

SHEET NO:  
**A2.1**



**SECOND FLOOR PLAN 6-PLEX**  
① 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



DAGNY '1R'  
LOT 54

DAGNY '1R'  
LOT 53

DAGNY '1R'  
LOT 52

DAGNY '1R'  
LOT 51

DAGNY '1R'  
LOT 50

DAGNY '1R'  
LOT 40

**FRONT ELEVATION 6-PLEX**

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



DAGNY '1R'  
LOT 40

DAGNY '1R'  
LOT 50

DAGNY '1R'  
LOT 51

DAGNY '1R'  
LOT 52

DAGNY '1R'  
LOT 53

DAGNY '1R'  
LOT 54

**REAR ELEVATION 6-PLEX**

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

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QUACKENBUSH HOMES

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SHEET TITLE:

**ELEVATIONS  
6-PLEX**

PRINT DATE:

09.19.17

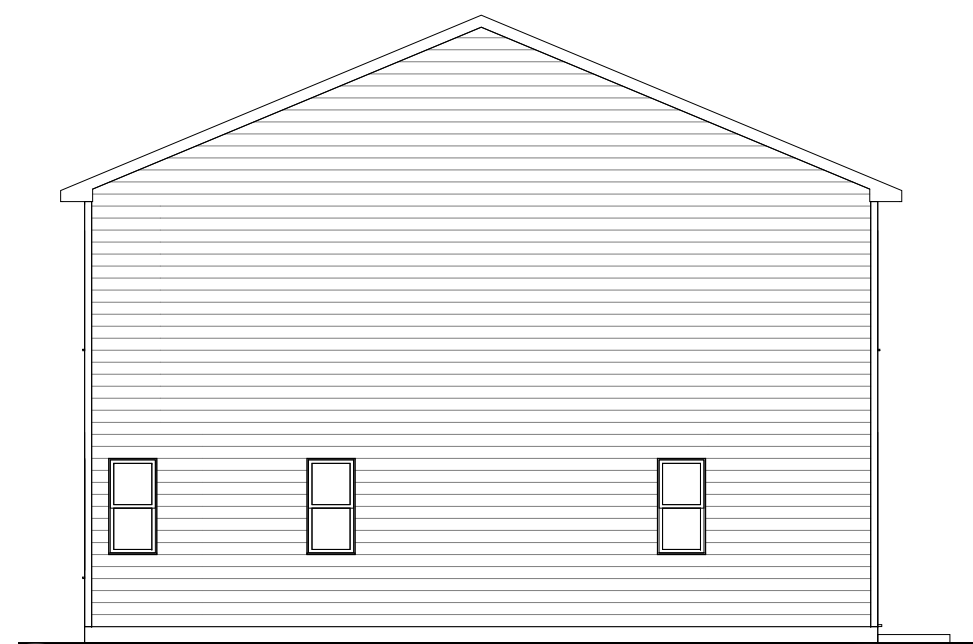
SHEET NO:

**A5.1.1**



① **LEFT ELEVATION 6-PLEX**  
1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

DAGNY '1R'  
LOT 54



DAGNY '1R'  
LOT 49

② **RIGHT ELEVATION 6-PLEX**  
1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

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PROFESSIONAL SEAL:

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QUACKENBUSH HOMES LLC  
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919-741-7993

CONSTRUCTION SET

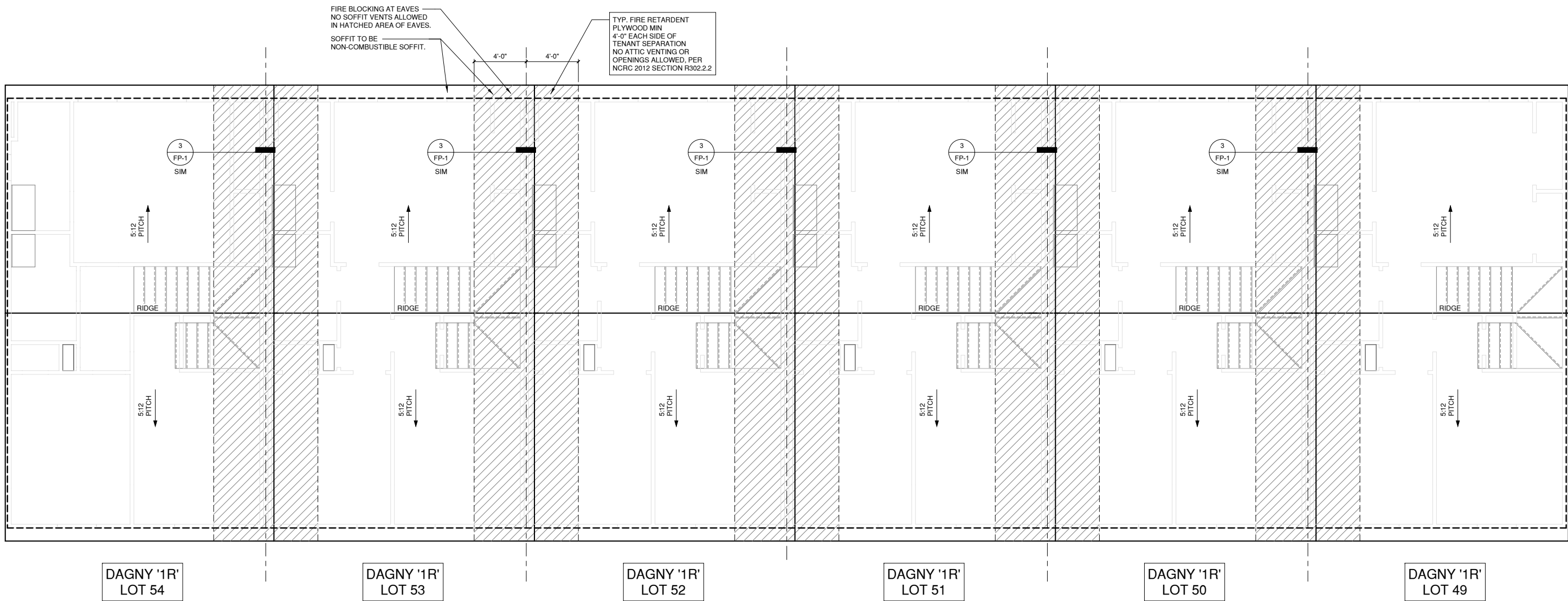
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SHEET TITLE:  
**ROOF PLAN  
6-PLEX**

PRINT DATE:  
09.19.17

SHEET NO:  
**A5.1.2**



**ROOF PLAN 6-PLEX**  
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

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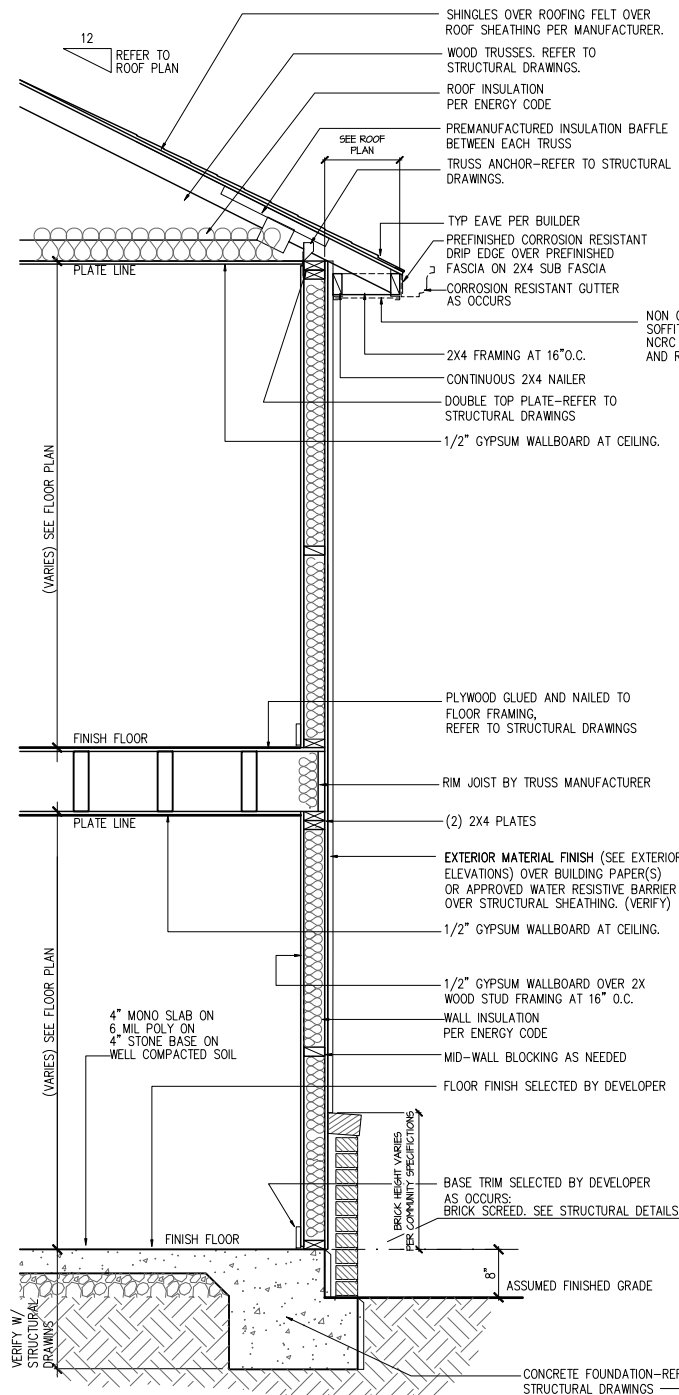
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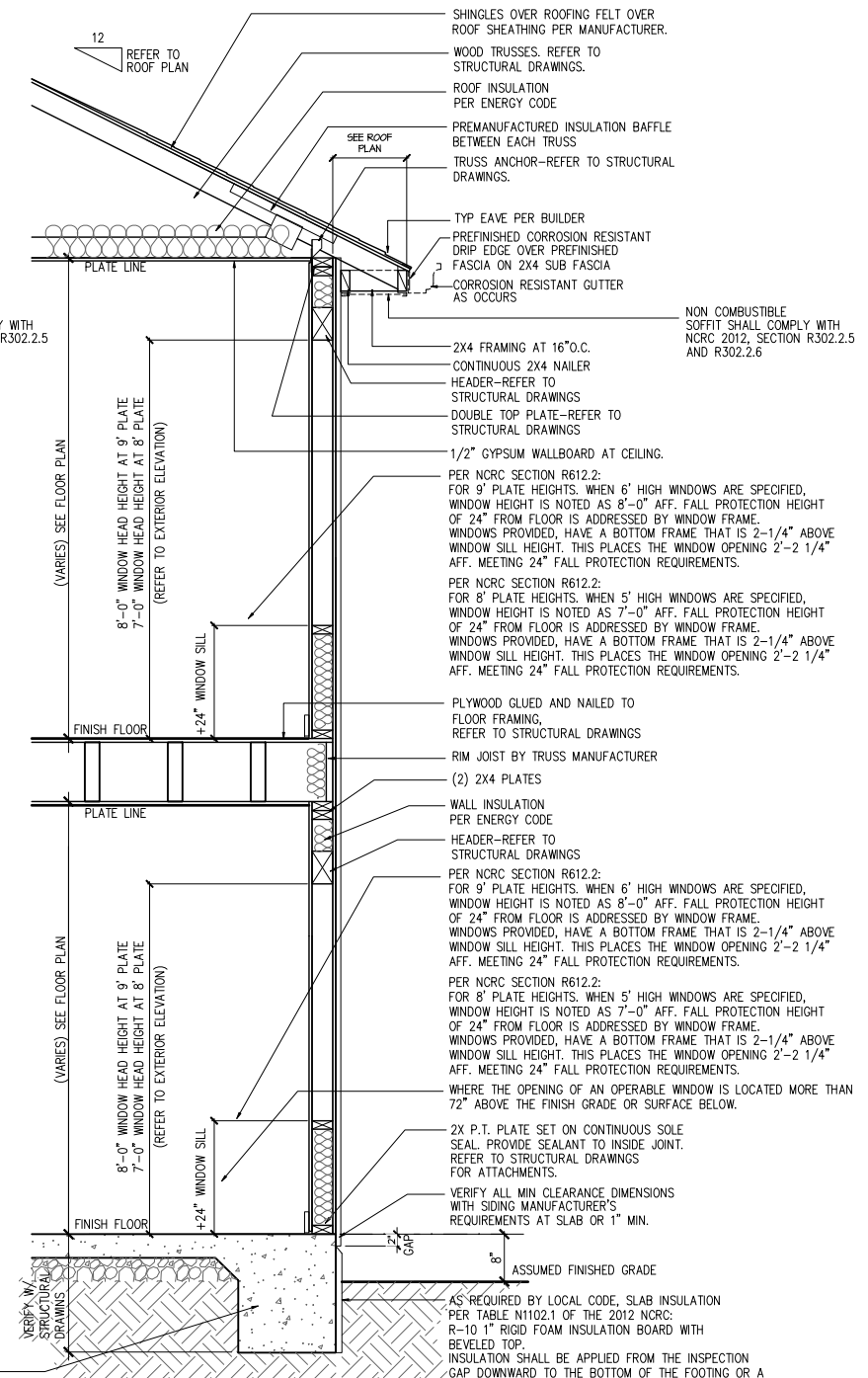
April 1, 2016

SHEET NO:

**D-1**



**WALL SECTION 2-STORY  
with BRICK SCREED**



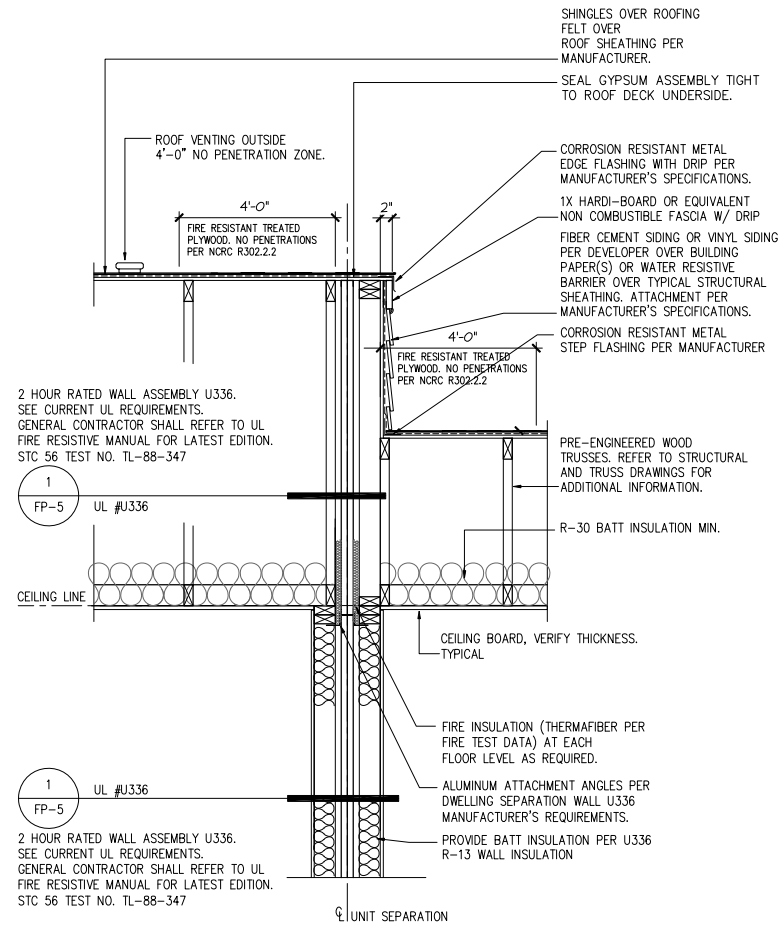
**WALL SECTION 2-STORY**

SCALE: 1"=1'-0"  
WALL SECTION 2 COMBO

1

**FOR CONSTRUCTION**





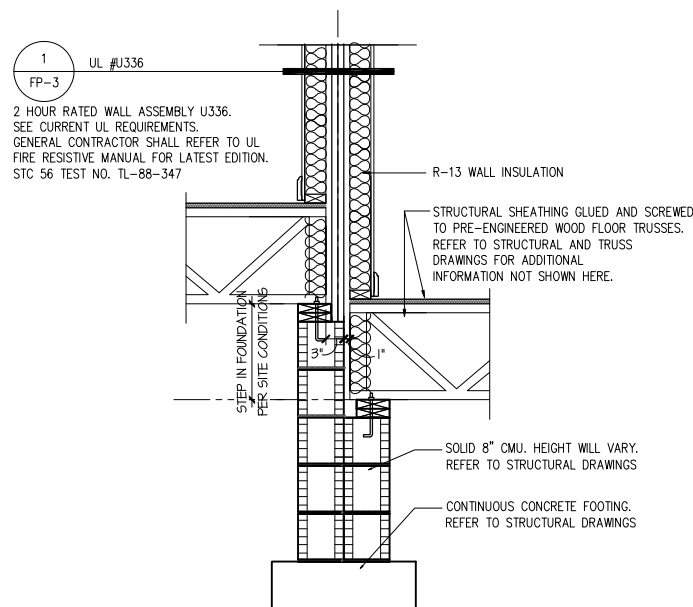
**2-HOUR DWELLING SEPARATION WALL AT ROOF OFF-SET (U336)**

SCALE: 3/4"=1'-0"  
SHAFT-U336 Roof Off Set 2 INCH

- TREATMENT OF PENETRATIONS IN FIRE AND SOUND SEPARATION SYSTEMS (WALL OR FLOOR) ARE TO BE PROVIDED BY THE CLIENT'S ACOUSTICAL ENGINEER, FIRE PROTECTION ENGINEER, AND/OR FIRE PENETRATION CONSULTANT WITH THE APPROVAL OF THE LOCAL BUILDING OFFICIAL.
- CONTINUITY OF RATED ASSEMBLIES SHALL BE MAINTAINED THROUGHOUT.
- FIRESTOPPING SHALL BE PROVIDED AT ALL CONCEALED SPACES BETWEEN RATED ASSEMBLIES AND FURRED DOWN SPACES.
- ONE HOUR ASSEMBLIES SHALL BE CONTINUOUS THROUGH BULKHEADS AND FURRED DOWN SPACES.
- ALL ASSEMBLIES TO BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS SET FORTH BY EACH DESIGN NUMBER LISTED.
- ALL PENETRATIONS THROUGH RATED WALL ASSEMBLIES INCLUDING BUT NOT LIMITED TO PIPING, ELECTRICAL AND OR AIR DISTRIBUTION SHALL CONFORM TO ALL LOCAL CODES.
- NOTIFY ARCHITECT/BUILDER OF ANY DEVIATION FROM RATED ASSEMBLIES WHICH MAY AFFECT CONTINUITY.
- TESTED "FIRE RATED" ASSEMBLIES MAY BE SUBSTITUTED BY THE BUILDER WITH OTHER EQUIVALENT TESTED "FIRE RATED ASSEMBLIES." SUBSTITUTIONS MUST BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION.

**GENERAL NOTES TH's**

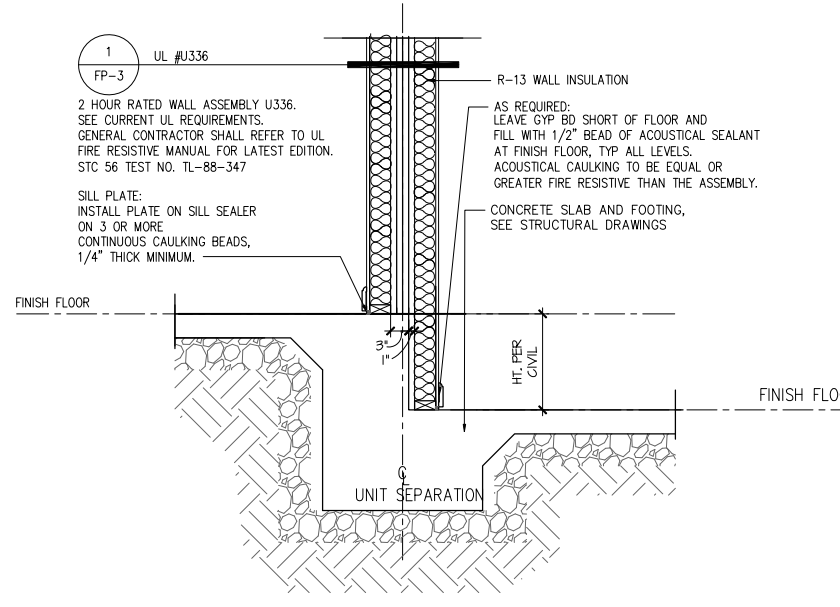
5



**2-HOUR DWELLING SEPARATION WALL AT CRAWL SPACE OFF-SET (U336)**

SCALE: 3/4"=1'-0"

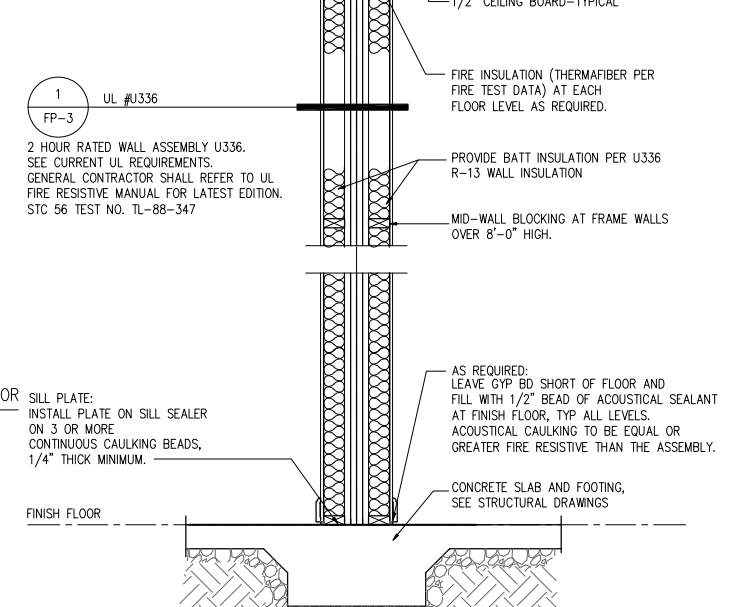
3



**2-HOUR DWELLING SEPARATION WALL AT SLAB OFF-SET (U336)**

SCALE: 3/4"=1'-0"

2



**2-HOUR DWELLING SEPARATION WALL AT NON-RATED FLOOR (U336)**

SCALE: 3/4"=1'-0"  
SHAFT-U336

1

NO.	DATE:	REVISION:
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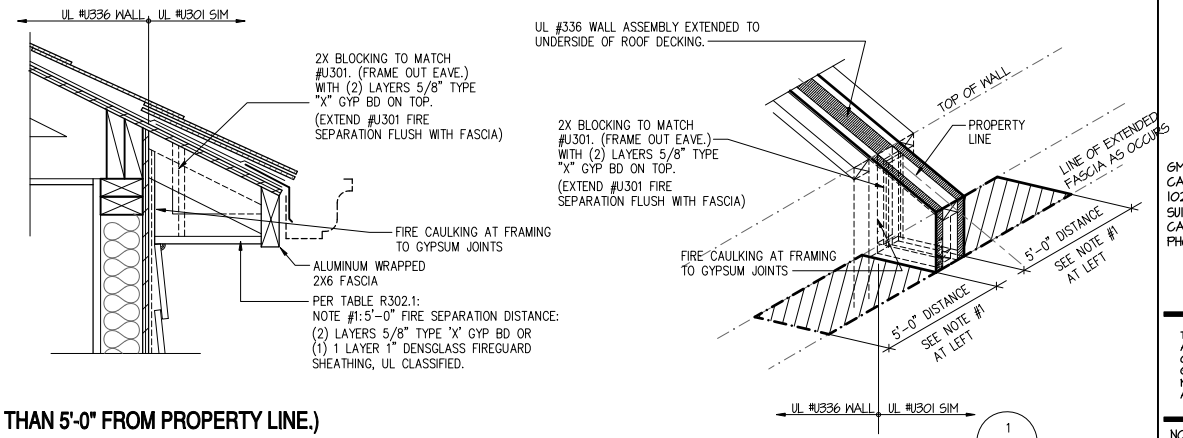
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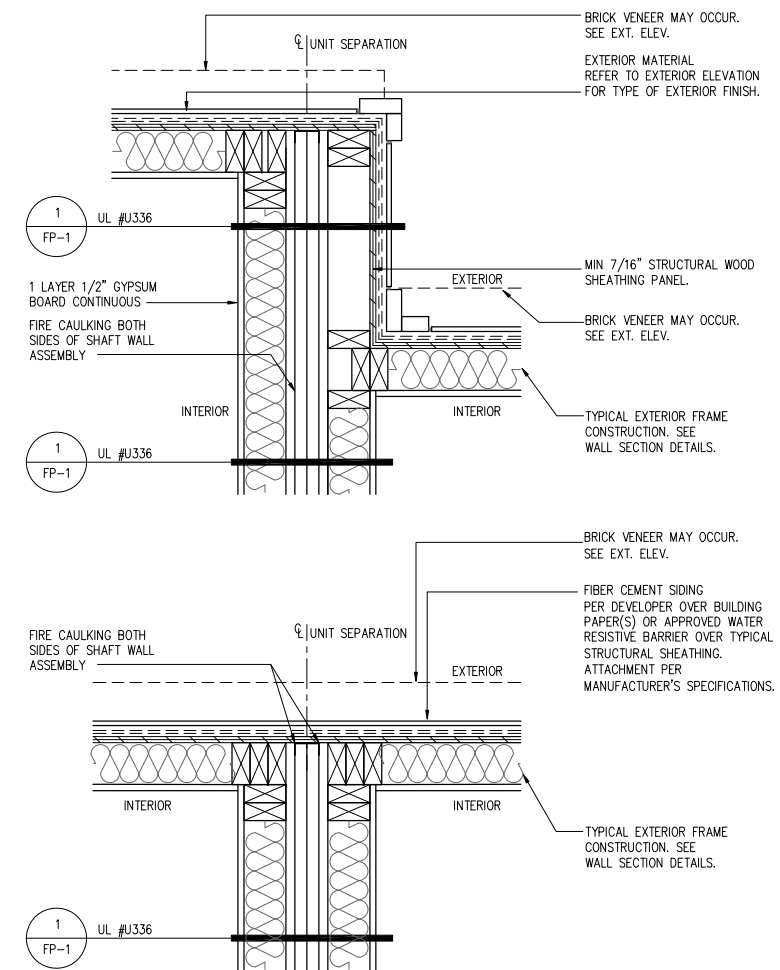


(LESS THAN 5'-0" FROM PROPERTY LINE.)

**ASSEMBLY EAVE / SOFFIT PERPENDICULAR TO  
PROPERTY LINE EXTEND FIRE WALL SEPARATION FLUSH TO FASCIA**

SCALE: 1-1/2"=1'-0"  
EXT OVERHANG EAVE 1 HR

1



**EXT. WALL INTERSECTION (U336)**

SCALE: 1-1/2"=1'-0"  
EXT WALL 2 HR U336

2

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**FP-3**

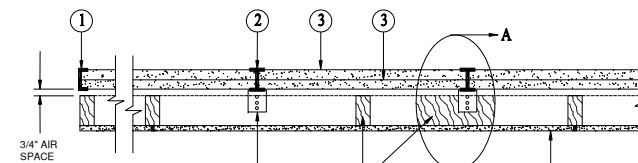


**DESIGN NO. U336**

MAY 05, 2016

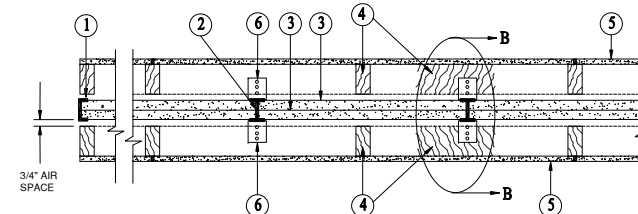
Nonbearing Wall Rating – 2 Hour  
Finish Rating – 120 min

Exposed to fire from separation  
Wall side only



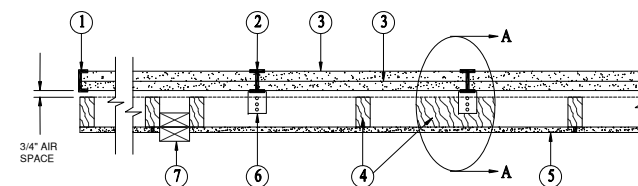
**CONFIGURATION A**

EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY

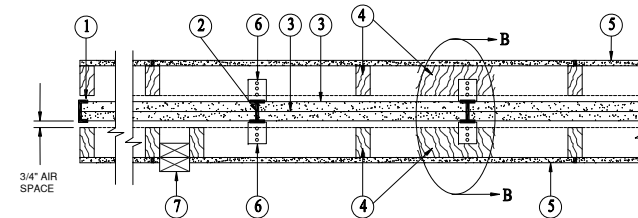


**CONFIGURATION B**

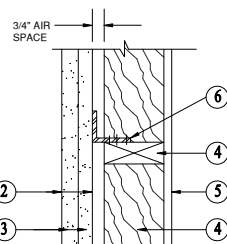
EXPOSED TO FIRE FROM EITHER SIDE



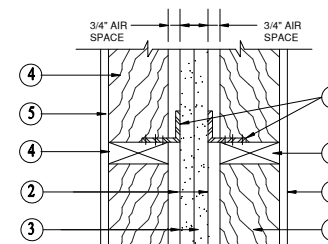
**CONFIGURATION C**



**CONFIGURATION D**



SECTION A-A



SECTION B-B

SEPARATION WALL: (Max Height – 66 ft)

1. Floor, Intermediate or Top Wall – 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.
2. Metal Studs – Steel members formed from No. 25 MSG galv steel having "H" –shaped flanged spaced 24 in. OC, overall depth 2 in. and flange width 1–3/8 in.
3. Gypsum Board\* – Two layers of 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H" –shaped studs.

Refer to current UL report dated 06.17.14 for approved drywall vendors and type.

PROTECTED WALL: (Bearing or Nonbearing Wall)

4. Wood Studs – Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall.
5. Gypsum Board – Classified or Unclassified – Min 1/2 in. thick, 4 ft wide, applied either horizontally or vertically. Wallboard attached to studs with 1–1/4 in. long steel drywall nails spaced 8 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail heads covered with joint compound.
6. Attachment Clips – Aluminum angle, 0.063 in. thick, 2 in. wide with 2 in. and 2–1/4 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with Type W screws 1–1/4 in. long to wood framing through holes provided in clip.
  - 6A. Clip placement (Item 6) for separation walls up to 23 ft high. Space clips a max of 10 ft OC vertically between wood framing and "H" studs.
  - 6B. Clip placement (Item 6) for separation walls up to 44 ft high. Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max 5 ft OC vertically between wood framing and "H" studs.
  - 6C. Clip placement (Item 6) for separation walls up to 66 ft high. Space clips as described in Item 6A for upper 24 ft. Space clips as described in item 6B for the next 20 ft. below the upper 24 ft. Remaining wall area below requires clips spaced a max of 40 in. OC vertically between wood framing and "H" studs.
7. Non-Bearing Wall Partition Intersection – (optional) Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16in OC, vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Intersection between partitions wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the wall.

**REFER TO CURRENT UL APPROVED REPORT DATED 06.17.14 FOR ALL U336 DESIGN GENERAL INFORMATION SHOWN OR NOT SHOWN HERE.**

**2 HOUR RATED - NONBEARING WALL**

NO SCALE

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**FOR CONSTRUCTION**