

NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

APPROVED
Limited building only review
Permit holder responsible for full compliance with the code

03/31/2021

PROFESSIONAL MEMBER

A | I
B | D

AMERICAN INSTITUTE OF BUILDING DESIGN

- House Plan: Braxton
- Elevation: C
- Stone/Brick Option: #1
- Foundation: Crawl
- Foundation Finish: 3 Sides Parged
- Garage Hand: Right
- Garage: 2 Car Front
- Garage Door:(1) 16x8
- Front Porch: Concrete
- Roof: Truss
- Siding: Vinyl
- Ceiling Height 1st Floor: 9'
- Ceiling Height 2nd Floor: 9'
- Door Frame Height 1st Floor: 83"
- Door Frame Height 2nd Floor: 83"
- Windows 1st Floor: 6/0 Front, 5/0 rear/sides
- Windows 2nd Floor: 5/0

- OPTIONS**
- Covered Porch
 - Study in Lieu of Dining Room
 - Optional Mater Bath with Garden Tub
 - Bedroom #4

Total Heated Sq. Ft.: 2207
 Total Unheated Sq. Ft.: 810
 Total SQ FT: 3017

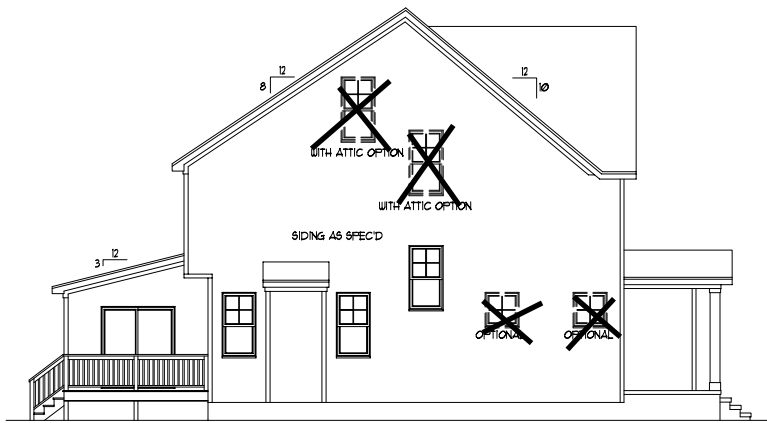
Bedrooms: 4
 Full Bathrooms: 2
 Half Bathrooms: 1



FRONT ELEVATION "C"
 SCALE: ----- 1/8" = 1'-0"
 HARDI FRONT

THIS PLAN CONFORMS TO THE 2018 EDITION OF THE I.R.C. / NORTH CAROLINA RESIDENTIAL CODE.

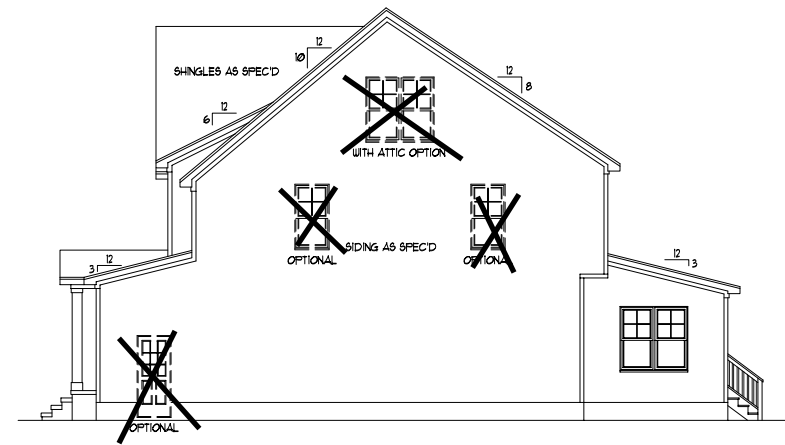
Stone Location



LEFT SIDE ELEVATION
 SCALE: ----- 1/16" = 1'-0"



REAR ELEVATION
 SCALE: ----- 1/16" = 1'-0"



RIGHT SIDE ELEVATION
 SCALE: ----- 1/16" = 1'-0"

DYNAMIC DESIGN GROUP, INC

David D Groud
 (919) 601-1406
 DynamicDesignGroup@gmail.com

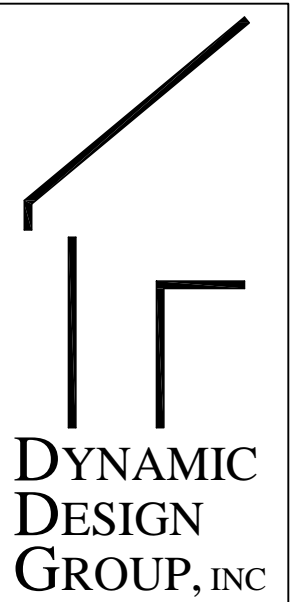
The drawings and specifications (plans) contained on these pages are the property of Dynamic Design Group and are offered to the named client or contractor for a conditional one time use. The conditional use is limited to the lot and subdivision specified herein, and only for said location. COPYRIGHT 2019

Contractor shall verify all conditions and dimensions prior to construction. Any error or omissions shall be reported to Dynamic Design Group for corrections or justification. Once construction has commenced, the contractor shall assume all responsibility. Dimensions govern over scale, code governs over dimensions.

CAPITOL
 PROJECT FOR: CITY HOMES
 LOCATION: MULTI
 LOT: MULTI
 SUBDIVISION: MULTI
 COUNTY: MULTI

BRAXTON
 PLAN NAME
C-2216-36GR
 PLAN I.D.
6-25-19
 DATE

A-1C
 SHEET



DYNAMIC DESIGN GROUP, INC
 David D Grorud
 (919) 601-1406
 DynamicDesignGroup@gmail.com

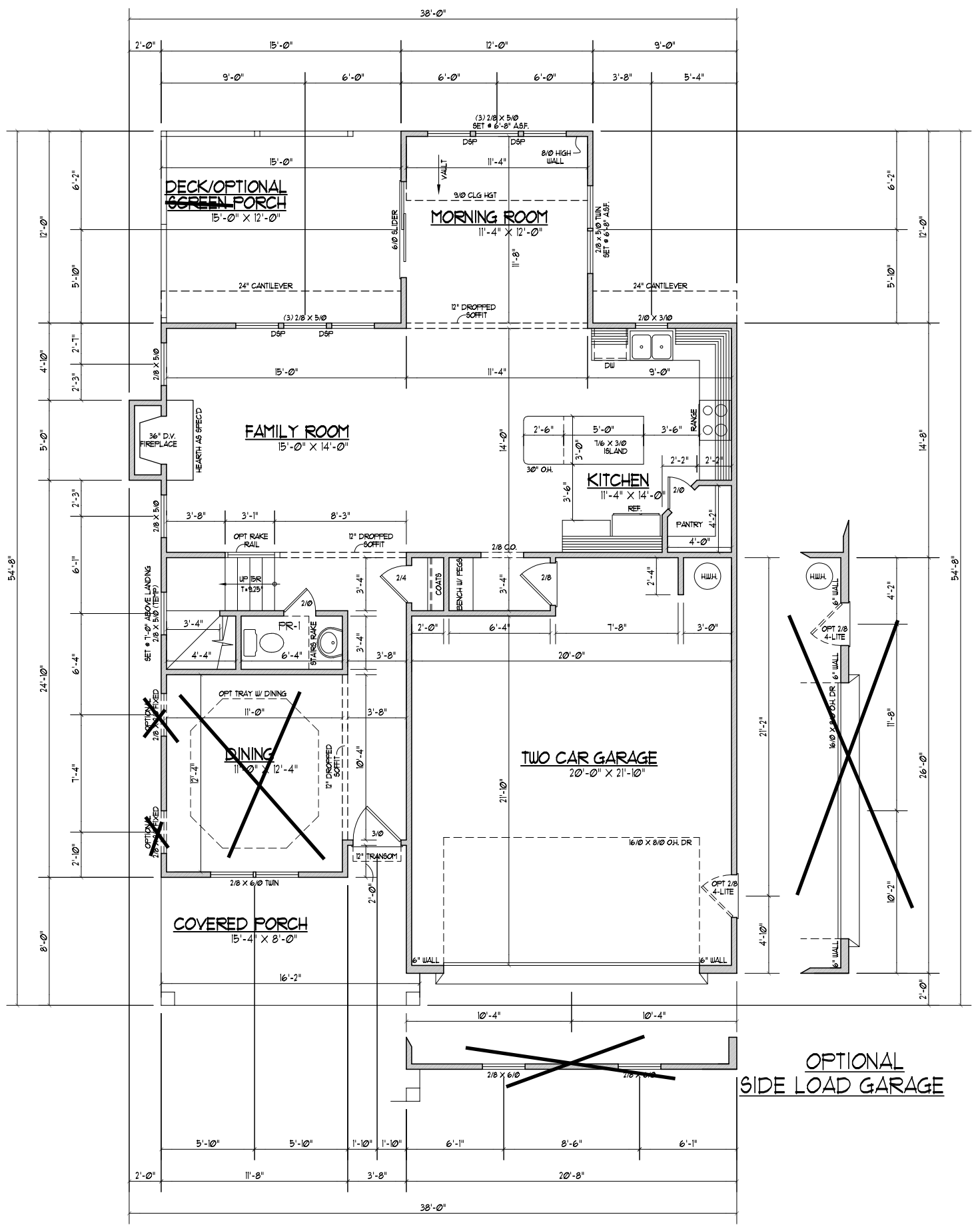
The drawings and specifications (plans) contained on these pages are the property of Dynamic Design Group and are offered to the named client or contractor for a conditional one time use. The conditional use is limited to the lot and subdivision specified herein, and only for said location. COPYRIGHT 2019

Contractor shall verify all conditions and dimensions prior to construction. Any error or omissions shall be reported to Dynamic Design Group for corrections or justification. Once construction has commenced, the contractor shall assume all responsibility. Dimensions govern over scale, code governs over dimensions.

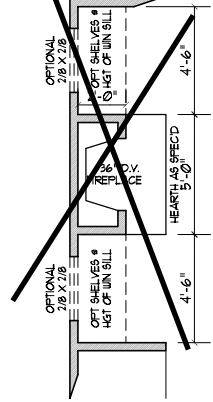
PROJECT FOR: CAPITOL CITY HOMES
 LOCATION: MULTI
 LOT: MULTI
 SUBDIVISION: MULTI
 COUNTY: MULTI

BRAXTON
 PLAN NAME
C-2216-36GR
 6-25-19
 DATE
 PLAN I.D.

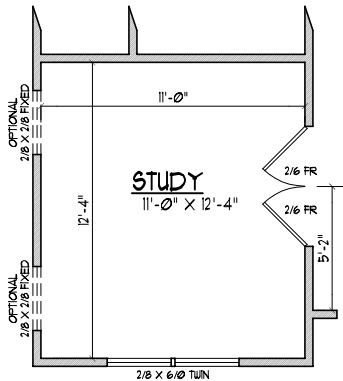
A-2
 SHEET



OPTIONAL FIREPLACE LOCATION



Study in Lieu of Dining →



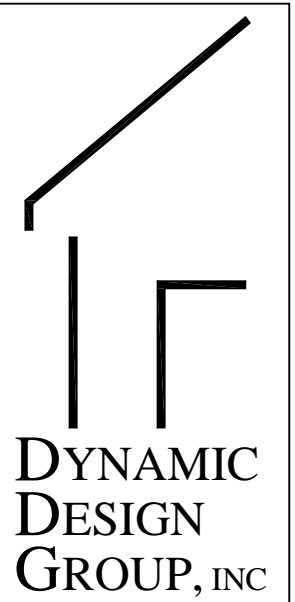
OPTIONAL STUDY

FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

956 HEATED SQ. FT.
 498 SQ. FT. GARAGE
 132 SQ. FT. COVERED PORCH
 100 SQ. FT. DECK/OPT. SCREEN PORCH

- NOTES:
- 1) 9'-0" CLG. HGT. (9' - 1 1/2" FLT. HGT.) UNLESS OTHERWISE NOTED.
 - 2) ALL WALLS FIGURED AT 4" WIDTHS
 - 3) SET WINDOWS AT 1'-10" A.S.F.
 - 4) DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED.
 - 5) CONSULT WINDOW MANUFACTURER'S SPECS. FOR EGRESS REQUIREMENTS, PRESSURE RATINGS, & ROUGH OPENINGS.

OPT SCREEN PORCH/BBQ DECK



David D Grorud
 (919) 601-1406
 DynamicDesignGroup@gmail.com

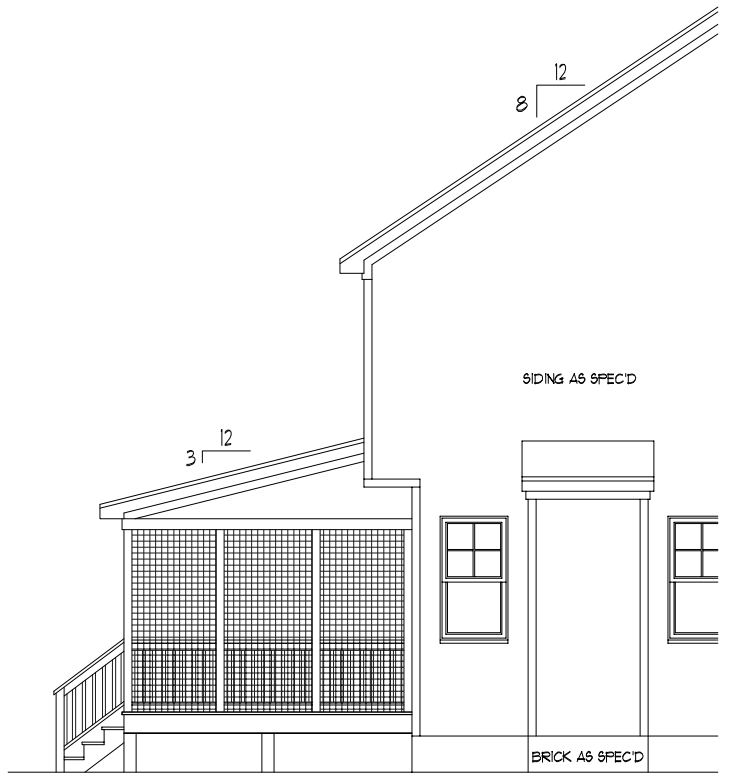
The drawings and specifications (plans) contained on these pages are the property of Dynamic Design Group and are offered to the named client or contractor for a conditional one time use. The conditional use is limited to the lot and subdivision specified herein, and only for said location. COPYRIGHT 2019

Contractor shall verify all conditions and dimensions prior to construction. Any error or omissions shall be reported to Dynamic Design Group for corrections or justification. Once construction has commenced, the contractor shall assume all responsibility. Dimensions govern over scale, code governs over dimensions.

CAPITOL CITY HOMES
 PROJECT FOR:
 LOCATION: MULTI
 LOT: MULTI
 SUBDIVISION: MULTI
 COUNTY: MULTI

BRAXTON
 PLAN NAME
C-2216-36GR
 PLAN I.D.
6-25-19
 DATE

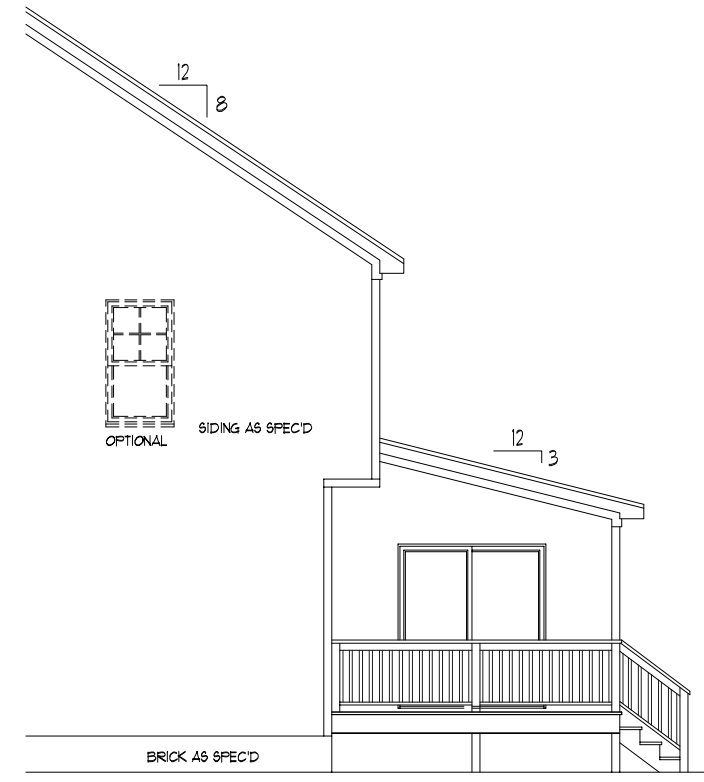
A-2 SCR PORCH / BBQ DECK OPTIONS
 SHEET



LEFT SIDE ELEVATION

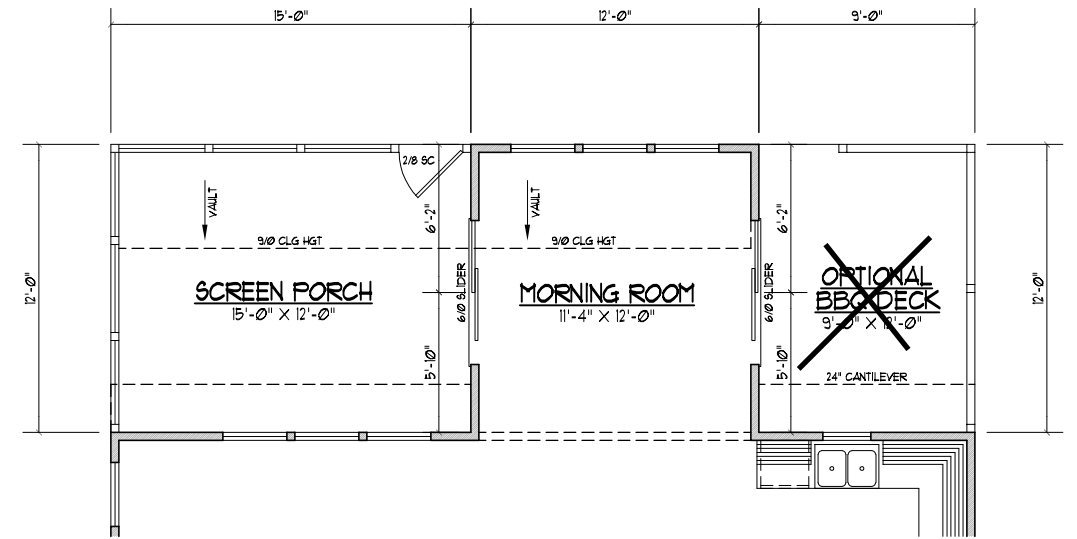


REAR ELEVATION
 SCALE: ----- 1/8" = 1'-0"



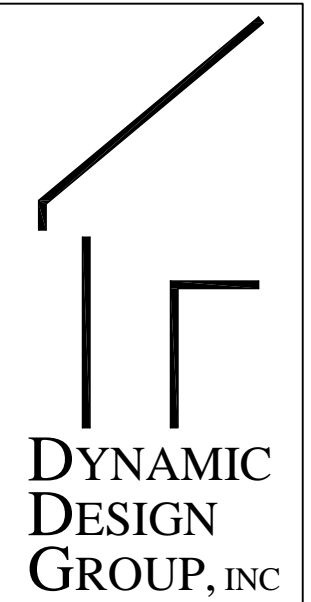
RIGHT SIDE ELEVATION

Covered Porch →



FLOOR PLAN
 SCALE: ---- 1/8" = 1'-0"

120 SQ. FT. SCREEN PORCH
 100 SQ. FT. OPT. BBQ DECK



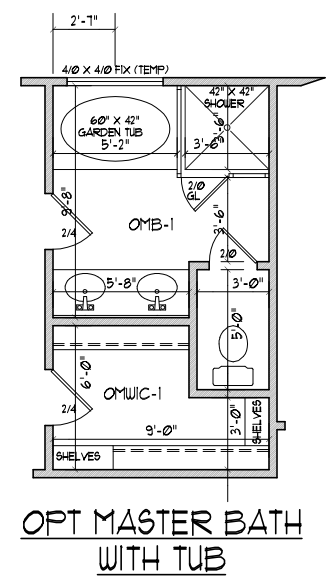
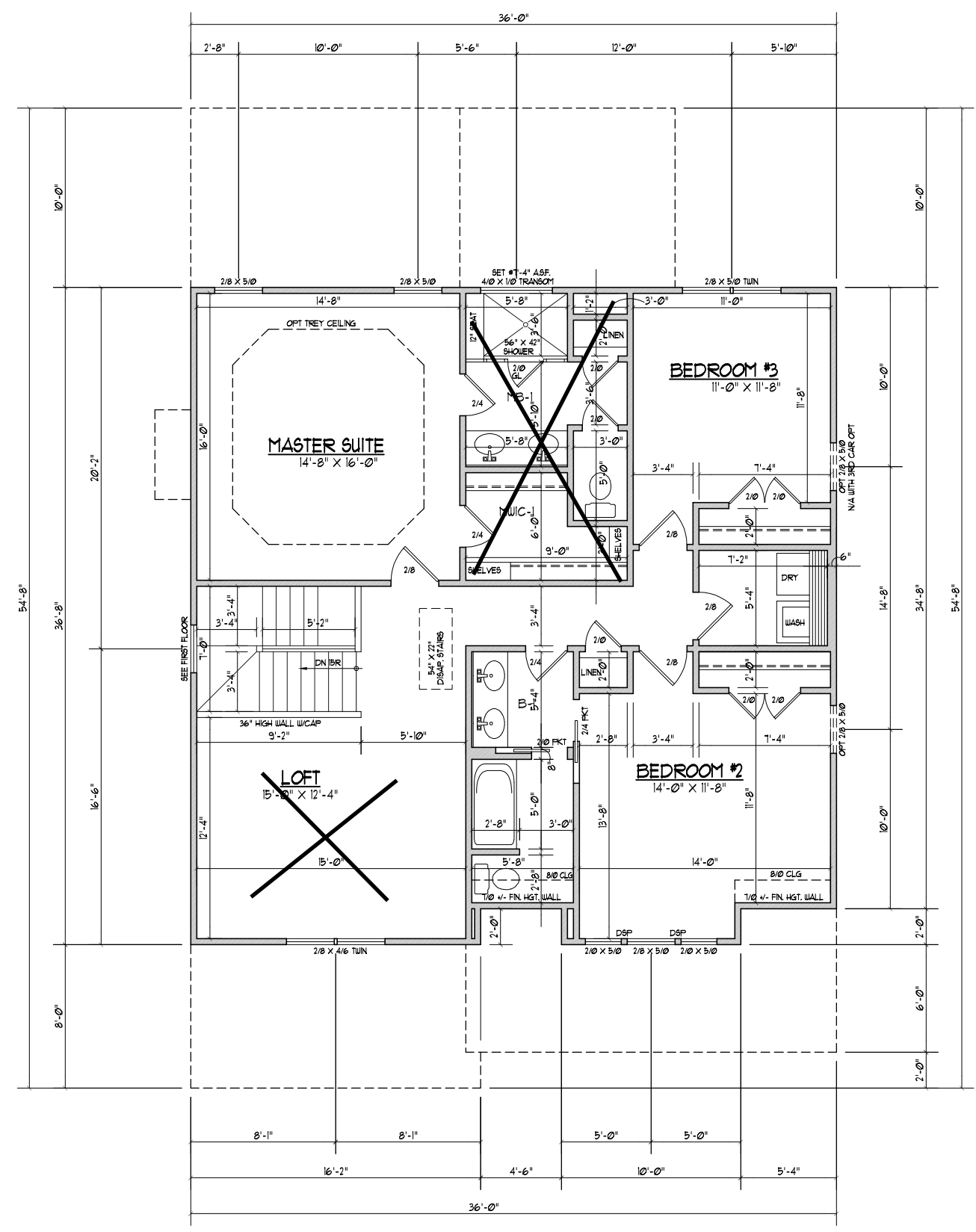
DYNAMIC DESIGN GROUP, INC
 David D Grorud
 (919) 601-1406
 DynamicDesignGroup@gmail.com

The drawings and specifications (plans) contained on these pages are the property of Dynamic Design Group and are offered to the named client or contractor for a conditional one time use. The conditional use is limited to the lot and subdivision specified herein, and only for said location. COPYRIGHT 2019
 Contractor shall verify all conditions and dimensions prior to construction. Any error or omissions shall be reported to Dynamic Design Group for corrections or justification. Once construction has commenced, the contractor shall assume all responsibility.
 Dimensions govern over scale, code governs over dimensions.

CAPITOL PROJECT FOR: CITY HOMES
 LOCATION: MULTI
 LOT: MULTI
 SUBDIVISION: MULTI
 COUNTY: MULTI

BRAXTON
 PLAN NAME
C-2216-36GR
 PLAN I.D.
6-25-19
 DATE

A-3C
 SHEET

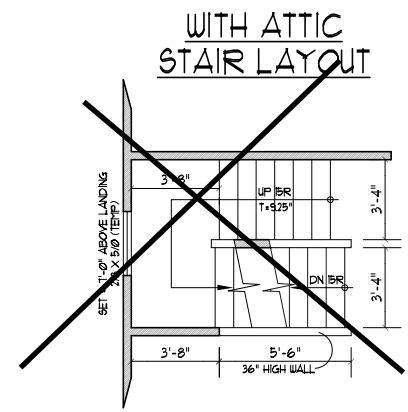


← Include Optional Bath

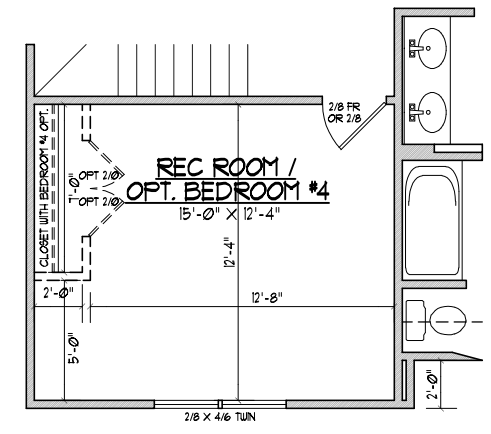
OPTIONAL 9'-0" CEILING HEIGHT
 SET WINDOWS @ 1'-4" A.S.F.
ELEVATION "C"
SECOND FLOOR PLAN
 SCALE 1/8"=1'-0"

1251 HEATED SQ. FT.

- NOTES:
- 8'-0" CLG. HGT. (8' - 1 1/2" FLT. HGT.) UNLESS OTHERWISE NOTED.
 - ALL WALLS FIGURED AT 4" WIDTHS UNLESS OTHERWISE NOTED.
 - SET WINDOWS AT 6'-8" A.S.F. UNLESS OTHERWISE NOTED.
 - DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED.
 - CONSULT WINDOW MANUFACTURER'S SPECS. FOR EGRESS REQUIREMENTS, PRESSURE RATINGS, & ROUGH OPENINGS.



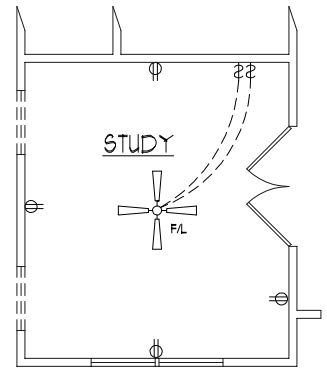
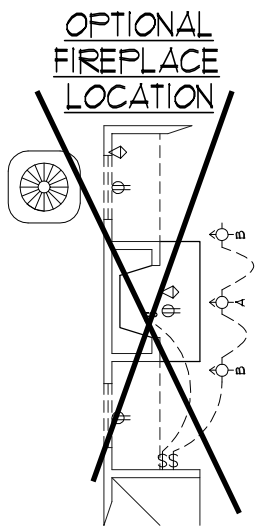
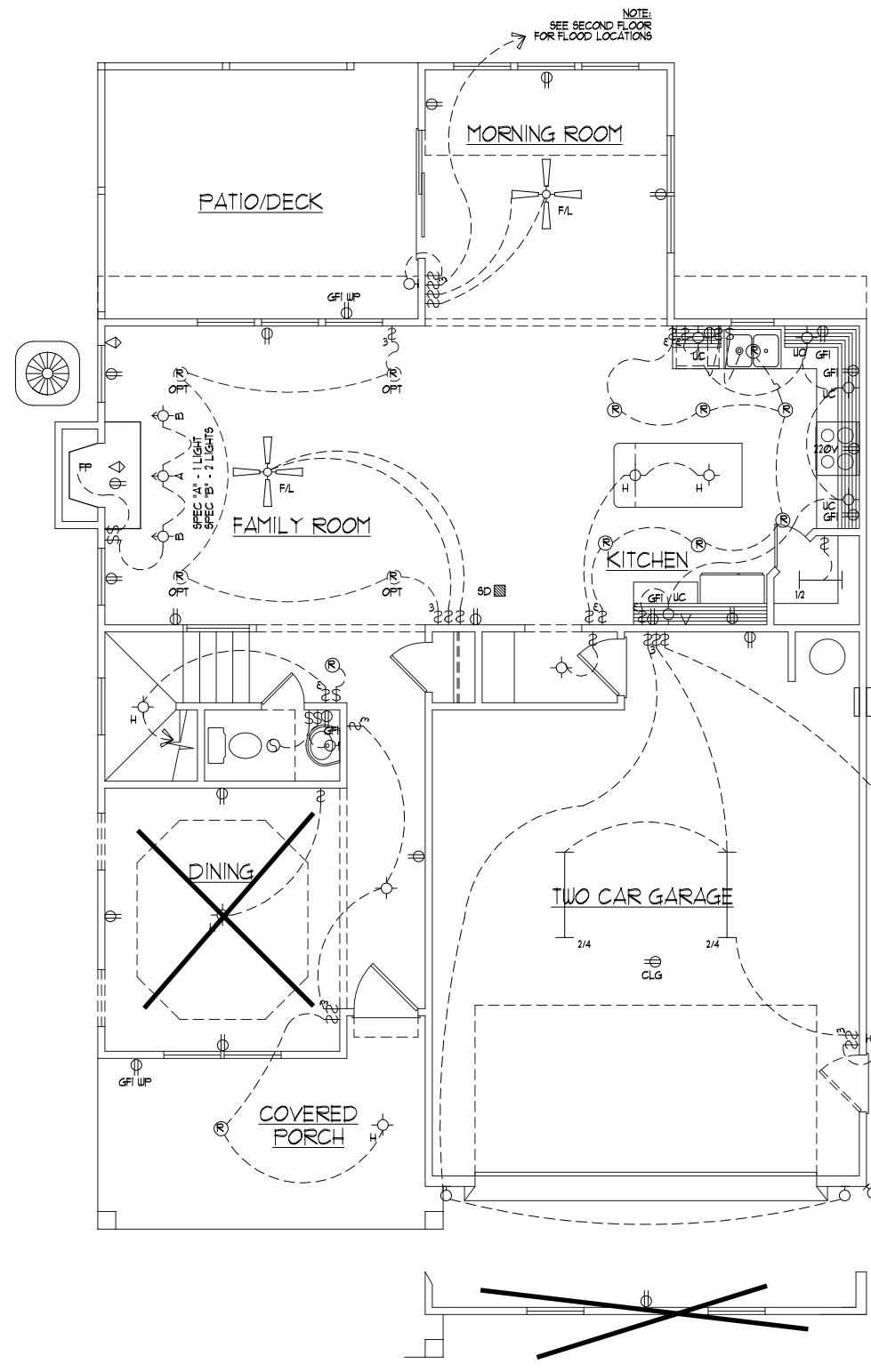
REC ROOM / BEDROOM #4 OPTION



Bedroom #4 →

ELECTRICAL SYMBOLS

⊙	CEILING MOUNTED LIGHT FIXTURE	⊙	EXHAUST FAN
⊙	DIRECTIONAL EYEBALL LIGHT FIXTURE	□	RECESSED SHOWER LIGHT
⊙	RECESSED LIGHT FIXTURE	⊙	EXTERIOR FLOOD LIGHT
⊙	MINI RECESSED LIGHT FIXTURE	⊙	SMOKE DETECTOR
⊙	WALL MOUNTED LIGHT FIXTURE	⊙	CARBON MONOXIDE DETECTOR
—	FLUORESCENT LIGHT 1/2 -- 1 BULB @ 2' 2/2 -- 2 BULB @ 2' 1/4 -- 1 BULB @ 4' 2/4 -- 2 BULB @ 4' 4/4 -- 4 BULB @ 4'	⊙	DOOR CHIMES
⊙	HANGING LIGHT FIXTURE	—	ELECTRICAL PANEL
⊙	TELEPHONE JACK	⊙	METERBOX
⊙	CABLE JACK	⊙	A/C UNIT
⊙	KEYLESS LIGHT FIXTURE	⊙	110 OUTLET
⊙	CEILING FAN WITH LIGHT FIXTURE	⊙	220 OUTLET
⊙	UNDER CABINET LIGHT	⊙	SINGLE SWITCH
		⊙	3-WAY SWITCH
		⊙	4-WAY SWITCH
		⊙	OUTDOOR OUTLET
		⊙	GFI



Study in Lieu of Dining →

OPTIONAL ELECTRICAL ITEMS
 WITH ALL LIGHTS LISTED RESPECTIVE SWITCHES ARE ASSUMED

RECESSED LIGHTS
FLUORESCENT LIGHT IN LIEU OF RECESSED CANS @ KITCHEN ONLY
CEILING FANS IN LIEU OF FLUSH MOUNT
FLOODLIGHTS
HANGING LIGHTS @ KITCHEN
UNDER CABINET LIGHTS
EXTERIOR LIGHTS AT GARAGE DOOR

OPTIONAL SIDE LOAD GARAGE

FIRST FLOOR ELECTRICAL LAYOUT

DYNAMIC DESIGN GROUP, INC
 David D Grorud
 (919) 601-1406
 DynamicDesignGroup@gmail.com

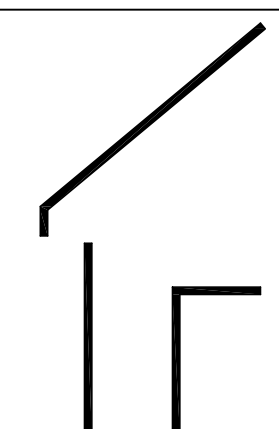
The drawings and specifications (plans) contained on these pages are the property of Dynamic Design Group and are offered to the named client or contractor for a conditional one time use. The conditional use is limited to the lot and subdivision specified herein, and only for said location. COPYRIGHT 2019
 Contractor shall verify all conditions and dimensions prior to construction. Any error or omissions shall be reported to Dynamic Design Group for corrections or justification. Once construction has commenced, the contractor shall assume all responsibility. Dimensions govern over scale, code governs over dimensions.

PROJECT FOR: CAPITOL CITY HOMES
 LOCATION: MULTI
 LOT: MULTI
 SUBDIVISION: MULTI
 COUNTY: MULTI

BRAXTON
 PLAN NAME
C-2216-36GR
 PLAN I.D.
6-25-19
 DATE

E-1
 SHEET

ELECTRICAL SYMBOLS			
	CEILING MOUNTED LIGHT FIXTURE		EXHAUST FAN
	DIRECTIONAL EYEBALL LIGHT FIXTURE		RECESSED SHOWER LIGHT
	RECESSED LIGHT FIXTURE		EXTERIOR FLOOD LIGHT
	MINI RECESSED LIGHT FIXTURE		SMOKE DETECTOR
	WALL MOUNTED LIGHT FIXTURE		CARBON MONOXIDE DETECTOR
	FLUORESCENT LIGHT		DOOR CHIMES
	1/2 -- 1 BULB @ 2'		ELECTRICAL PANEL
	2/2 -- 2 BULB @ 2'		METERBOX
	1/4 -- 1 BULB @ 4'		A/C UNIT
	2/4 -- 2 BULB @ 4'		110 OUTLET
	4/4 -- 4 BULB @ 4'		220 OUTLET
	HANGING LIGHT FIXTURE		SINGLE SWITCH
	TELEPHONE JACK		3-WAY SWITCH
	CABLE JACK		4-WAY SWITCH
	KEYLESS LIGHT FIXTURE		OUTDOOR OUTLET
	CEILING FAN WITH LIGHT FIXTURE		GFI
	UNDER CABINET LIGHT		



DYNAMIC DESIGN GROUP, INC

David D Grouud
 (919) 601-1406
 DynamicDesignGroup@gmail.com

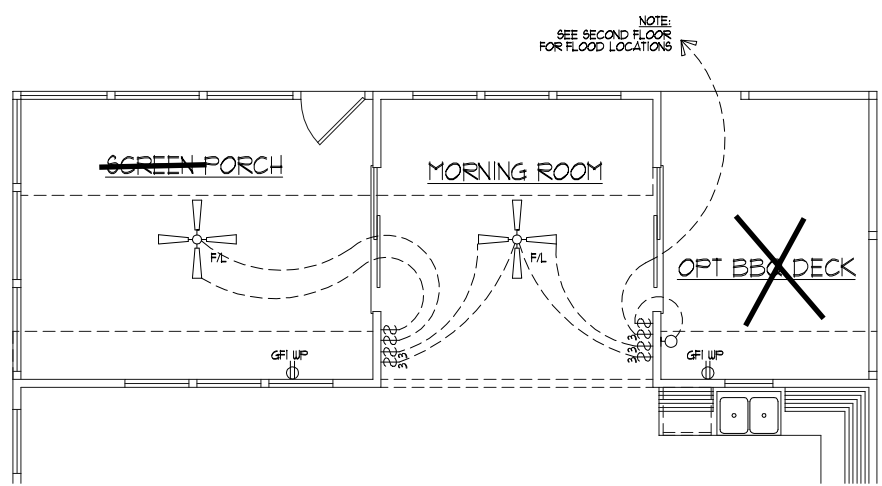
The drawings and specifications (plans) contained on these pages are the property of Dynamic Design Group and are offered to the named client or contractor for a conditional one time use. The conditional use is limited to the lot and subdivision specified herein, and only for said location. COPYRIGHT 2019

Contractor shall verify all conditions and dimensions prior to construction. Any error or omissions shall be reported to Dynamic Design Group for corrections or justification. Once construction has commenced, the contractor shall assume all responsibility. Dimensions govern over scale, code governs over dimensions.

CAPITOL
 PROJECT FOR: CITY HOMES
 LOCATION: MULTI
 LOT: MULTI
 SUBDIVISION: MULTI
 COUNTY: MULTI

BRAXTON
 PLAN NAME
C-2216-36GR
 PLAN I.D.
6-25-19
 DATE

Covered Porch →



OPTIONAL
 SCREEN PORCH/BBQ DECK
 ELECTRICAL LAYOUT

E-1 SCR PORCH / BBQ DECK OPTIONS SHEET

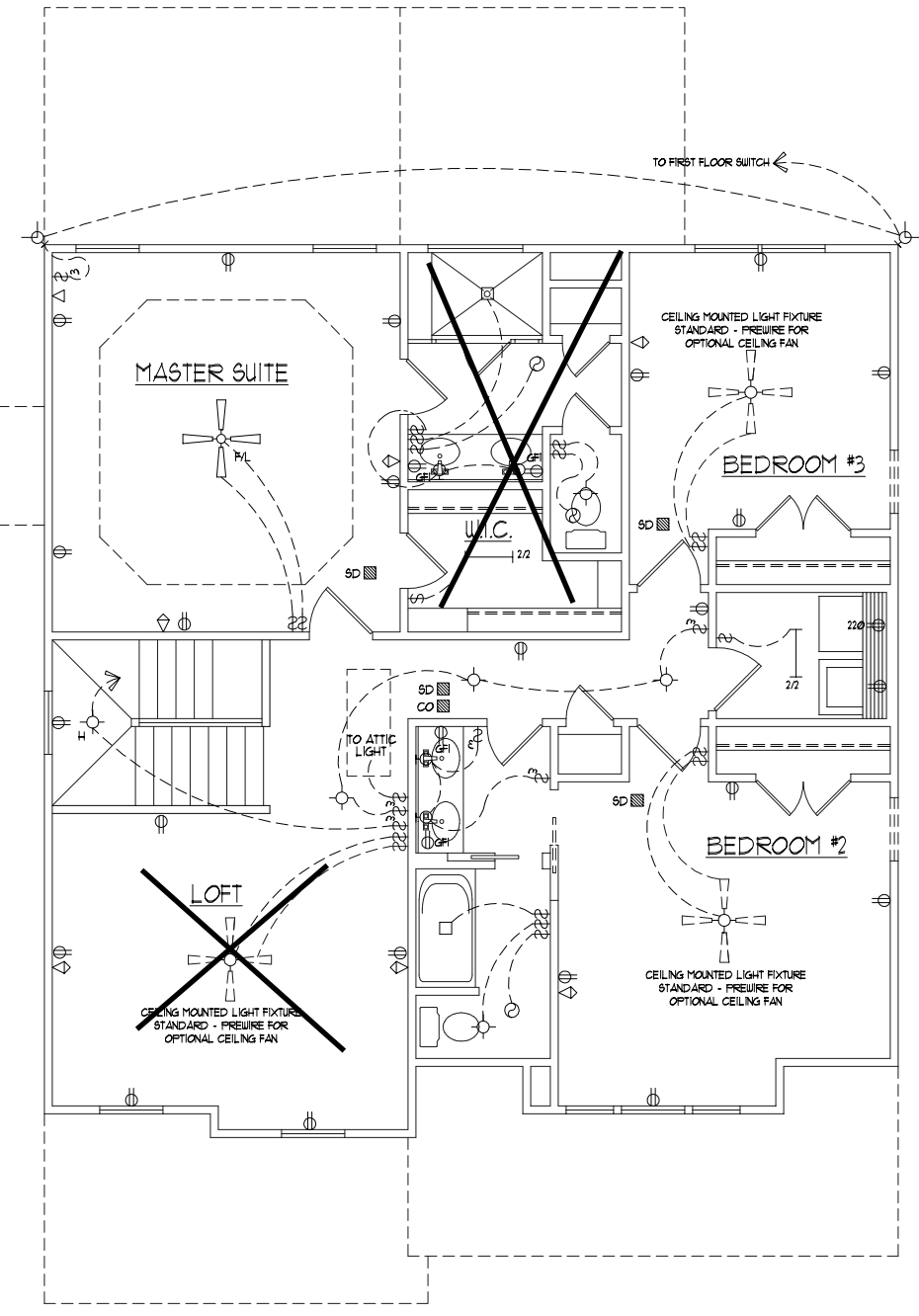
The drawings and specifications (plans) contained on these pages are the property of Dynamic Design Group and are offered to the named client or contractor for a conditional one time use. The conditional use is limited to the lot and subdivision specified herein, and only for said location. COPYRIGHT 2019
 Contractor shall verify all conditions and dimensions prior to construction. Any error or omissions shall be reported to Dynamic Design Group for corrections or justification. Once construction has commenced, the contractor shall assume all responsibility. Dimensions govern over scale, code governs over dimensions.

CAPITOL
 PROJECT FOR: CITY HOMES
 LOCATION: MULTI
 LOT: MULTI
 SUBDIVISION: MULTI
 COUNTY: MULTI

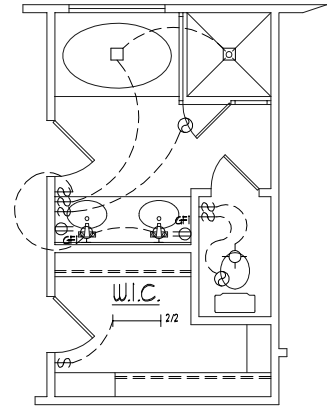
BRAXTON
 PLAN NAME
C-2216-36GR
 PLAN I.D.
6-25-19
 DATE

E-2
 SHEET

ELECTRICAL SYMBOLS			
⊙	CEILING MOUNTED LIGHT FIXTURE	⊙	EXHAUST FAN
⊙	DIRECTIONAL EYEBALL LIGHT FIXTURE	□	RECESSED SHOWER LIGHT
⊙	RECESSED LIGHT FIXTURE	⊙	EXTERIOR FLOOD LIGHT
⊙	MINI RECESSED LIGHT FIXTURE	SD	SMOKE DETECTOR
⊙	WALL MOUNTED LIGHT FIXTURE	CO	CARBON MONOXIDE DETECTOR
—	FLUORESCENT LIGHT 1/2 -- 1 BULB @ 2' 2/2 -- 2 BULB @ 2' 1/4 -- 1 BULB @ 4' 2/4 -- 2 BULB @ 4' 4/4 -- 4 BULB @ 4'	⊙	DOOR CHIMES
⊙	HANGING LIGHT FIXTURE	—	ELECTRICAL PANEL
▷	TELEPHONE JACK	—	METERBOX
◁	CABLE JACK	⊙	A/C UNIT
⊙	KEYLESS LIGHT FIXTURE	⊙	110 OUTLET
⊙	CEILING FAN WITH LIGHT FIXTURE	⊙	220 OUTLET
⊙	UNDER CABINET LIGHT	⊙	SINGLE SWITCH
		⊙	3-WAY SWITCH
		⊙	4-WAY SWITCH
		⊙	OUTDOOR OUTLET
		⊙	GFI

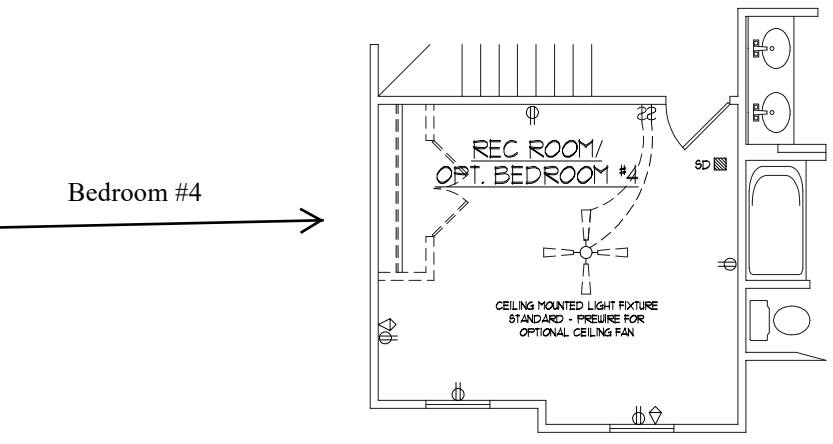


ELEVATION "A"



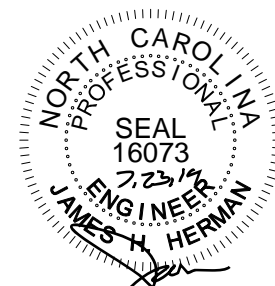
Optional Master Bath

OPT MASTER BATH WITH TUB



REC ROOM / BEDROOM #4 OPTION

SECOND FLOOR ELECTRICAL LAYOUT



STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DR., RALEIGH, NC 27611
LICENSE: C-1287, PHONE: 919-878-1611
PROJECT #: 16-1576-GR

Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions. Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability. Seal is valid for a project permitted one year from date of seal. Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

FOUNDATION STRUCTURAL NOTES

NC (2018 NCRC): WIND: 115-120 mph

- ① (3)2x10 SYP#2 OR SFF#2 GIRDER, TYPICAL UNO.
- ② CONCRETE BLOCK PIER SIZE SHALL BE:

SIZE	HOLLOW	SOLID
8x16	UP TO 32"	UP TO 5'-0"
12x16	UP TO 48"	UP TO 9'-0"
16x16	UP TO 64"	UP TO 12'-0"
24x24	UP TO 96"	
- WITH 30" x 30" x 10" CONCRETE FOOTING, UNO.

- ③ WALL FOOTING AS FOLLOWS

DEPTH:	8" - UP TO 2 STORY
	10" - 3 STORY
WIDTH:	16" - UP TO 2 STORY
SIDING:	20" - 3 STORY
BRICK:	16" - 1 STORY
	20" - 2 STORY
	24" - 3 STORY

- FOR FOUNDATION WALL HEIGHT AND BACKFILL REQUIREMENTS, REFER TO CODE TABLE R404.1 (1 THRU 4) NOTE: ASSUMED SOIL BEARING CAPACITY = 2000 PSF. CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOILS ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.

- ④ (4) 2x10 SFF #2 OR SYP #2 GIRDER
- ⑤ (2) 1.75x4.25 LVL OR LSL GIRDER
- ⑥ (3) 1.75x4.25 LVL OR LSL GIRDER

7. "■" DESIGNATES A SIGNIFICANT POINT LOAD TO HAVE SOLID BLOCKING TO PIER. SOLID BLOCK ALL BEAM BEARING POINTS NOTED TO HAVE THREE OR MORE STUDS TO FND, TYPICAL.

- 8. ABBREVIATIONS:
- "S.J." = SINGLE JOIST
- "D.J." = DOUBLE JOIST
- "T.J." = TRIPLE JOIST

CRAWL SPACE FOUNDATION PLAN

SCALE: 1/8"=1'-0"

- NOTES:
- SEE SHEET D-1A FOR DETAILS.
 - DIMENSIONS ARE TO EXTERIOR OF FOUNDATION.

SCREEN PORCH:
6x6 P.T. POST ON 24"x24"x8"
CONCRETE FTG. (TYP). BRACE
POSTS PER APPENDIX M.

DECK:
4x4 P.T. POST ON 16"x16"x8"
CONCRETE FTG. (TYP). BRACE
POSTS PER APPENDIX M.

Include Covered Porch

WOOD "I" JOISTS

(SHALL BE ONE OF THE FOLLOWING):

- TJI 210 BY I-LEVEL
- LPI 20 PLUS BY LP
- BCI 5000s I.B BY BC

• ALL WOOD "I" JOISTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

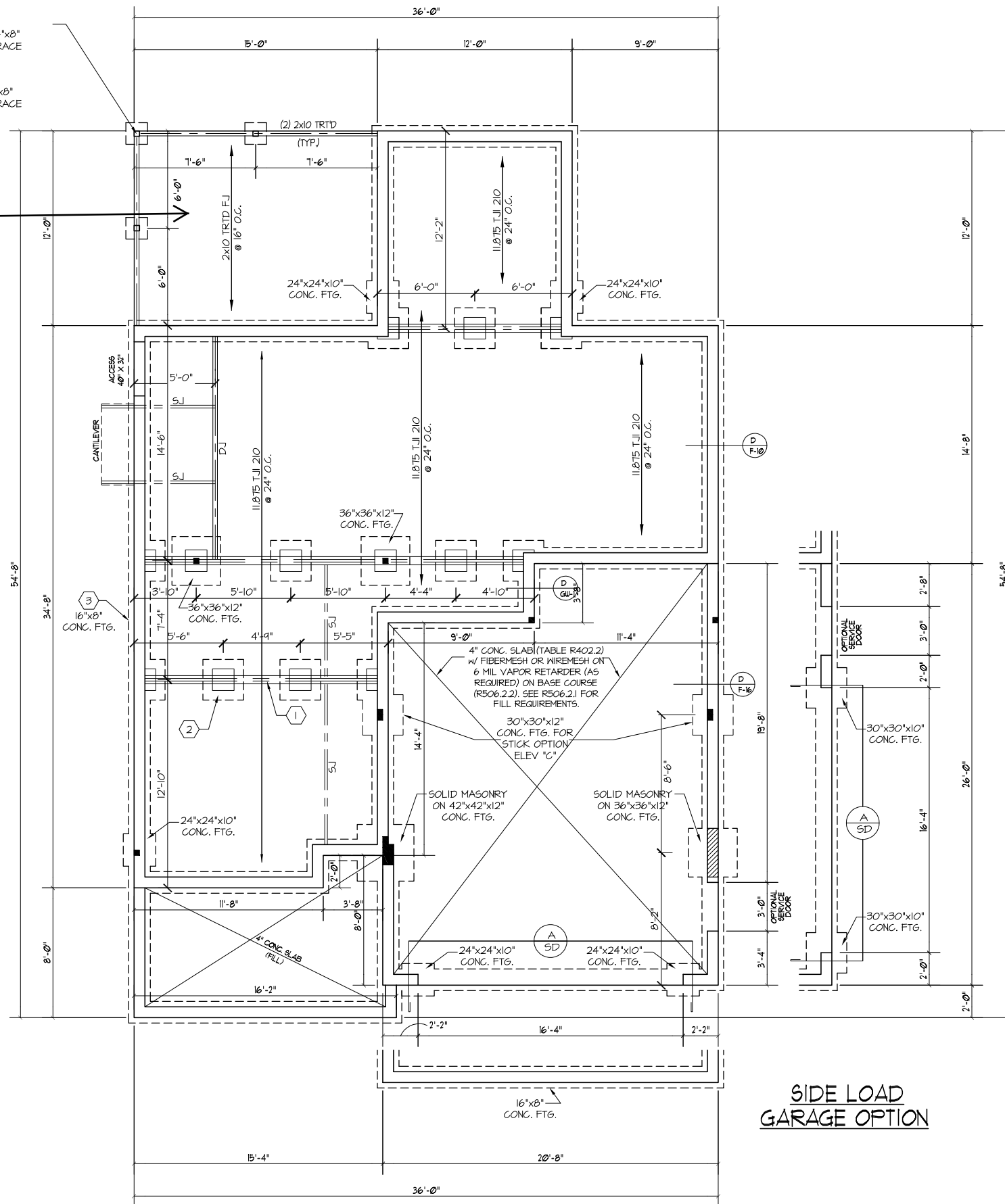
• INSTALL SQUASH BLOCKS, WEB STIFFENERS, ETC. AS REQUIRED BY AND ACCORDING TO THE I-JOIST MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

• HANGERS FOR I-JOISTS ARE THE RESPONSIBILITY OF THE I-JOIST SUPPLIER.

ADJUST SUBFLOOR THICKNESS OR JOIST SPACING AS REQ'D FOR FLOOR FINISH MATERIALS

WALL VENTED CRAWL SPACE	
REQUIRED	
1010	6.13
sq. ft. / 50'	sq. ft. OF VENTILATION

CLOSED CRAWL SPACE VENTILATION METHODS	
(SEE REFERENCED SECTIONS IN CODE BOOK FOR DETAILED INSTRUCTIONS)	
(R409.5.1) DEHUMIDIFIER	
A PERMANENTLY INSTALLED DEHUMIDIFIER SHALL BE PROVIDED IN THE CRAWL SPACE WITH THE MINIMUM RATED CAPACITY OF 15 PINTS PER DAY.	
(R409.5.2) SUPPLY AIR	
1010	34
sq. ft. / 30'	CFM
(R409.5.3) HOUSE AIR	
1010	22
sq. ft. / 50'	CFM
(R409.5.4) EXHAUST FAN	
1010	22
sq. ft. / 50'	CFM
(R409.5.5) CONDITIONED SPACE	
THE CRAWL SPACE SHALL BE DESIGNED AS A HEATED AND COOLED CONDITIONED SPACE WITH WALL INSULATION INSTALLED AS PER THE REQUIREMENTS OF SECTION R409.8.1.	



SIDE LOAD GARAGE OPTION

DYNAMIC DESIGN GROUP, INC

David D Grorud
(919) 601-1406
DynamicDesignGroup@gmail.com

The drawings and specifications (plans) contained on these pages are the property of Dynamic Design Group and are offered to the named client or contractor for a conditional one time use. The conditional use is limited to the lot and subdivision specified herein, and only for said location. COPYRIGHT 2019

Contractor shall verify all conditions and dimensions prior to construction. Any error or omissions shall be reported to Dynamic Design Group for corrections or justification. Once construction has commenced, the contractor shall assume all responsibility. Dimensions govern over scale, code governs over dimensions.

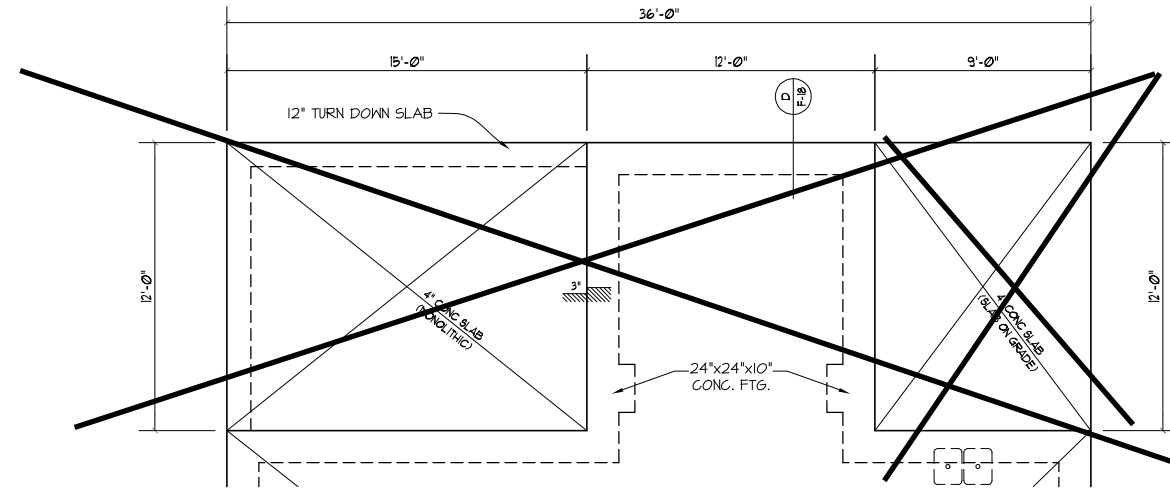
CAPITOL
PROJECT FOR: CITY HOMES
LOCATION: MULTI
LOT: MULTI
SUBDIVISION: MULTI
COUNTY: MULTI

BRAXTON

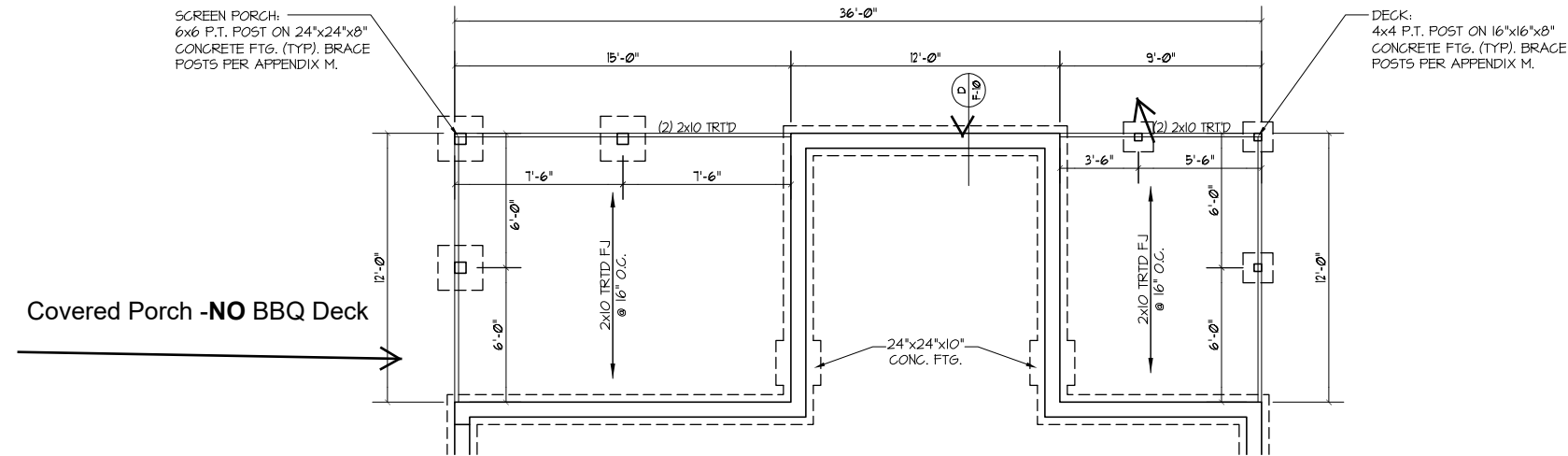
PLAN NAME: C-2216-36GR
DATE: 6-25-19

PLAN I.D.: _____

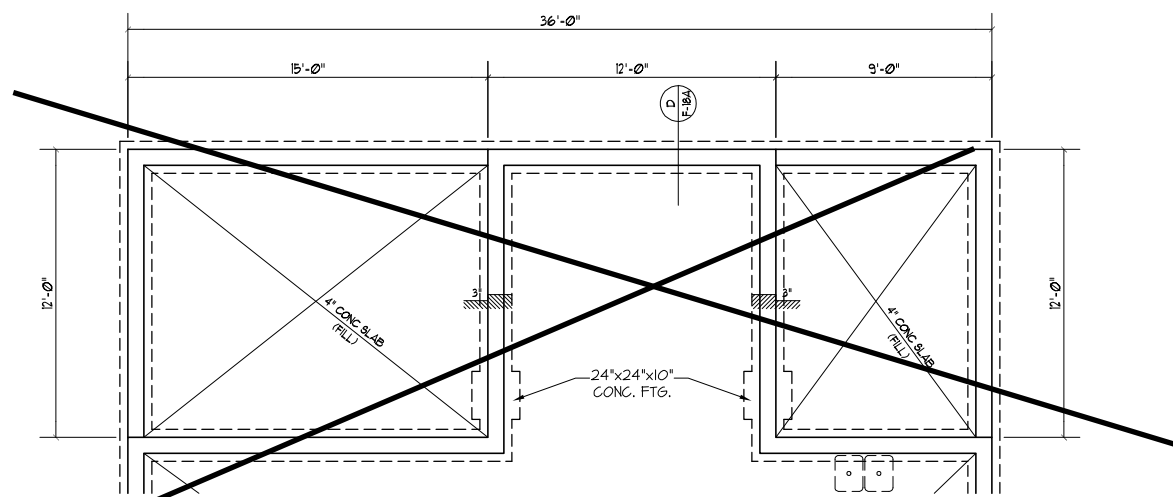
S-1 T&S
SHEET



SCREEN PORCH/BBQ DECK
WITH MONOLITHIC FOUNDATION



SCREEN PORCH/BBQ DECK
WITH CRAWLSPACE FOUNDATION



SCREEN PORCH/BBQ DECK
WITH STEM WALL/SLAB FOUNDATION



STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DR. RALEIGH, NC 27617
LICENSE: C-12871, PHONE: 919-878-1617
PROJECT # 16-1576-GR

- Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
- Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability.
- Seal is valid for a project permitted one year from date of seal.
- Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

REFER TO "SD" SHEET(S) FOR
STANDARD DETAILS, BRACING
DETAILS AND STRUCTURAL NOTES.

**DYNAMIC
DESIGN
GROUP, INC**

David D Grorud
(919) 601-1406
DynamicDesignGroup@gmail.com

The drawings and specifications (plans) contained on these pages are the property of Dynamic Design Group and are offered to the named client or contractor for a conditional one time use. The conditional use is limited to the lot and subdivision specified herein, and only for said location. COPYRIGHT 2019

Contractor shall verify all conditions and dimensions prior to construction. Any error or omissions shall be reported to Dynamic Design Group for corrections or justification. Once construction has commenced, the contractor shall assume all responsibility. Dimensions govern over scale, code governs over dimensions.

CAPITOL
PROJECT FOR: CITY HOMES
LOCATION: MULTI
LOT: MULTI
SUBDIVISION: MULTI
COUNTY: MULTI

BRAXTON
PLAN NAME
C-2216-36GR
PLAN I.D.
6-25-19
DATE

SCREEN PORCH/BBQ DECK
FOUNDATION OPTIONS

SCALE: ----- 1/8"=1'-0"

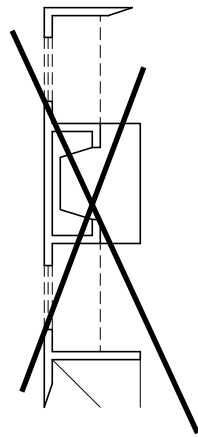
NOTES:
1) SEE SHEET D-1A FOR DETAILS.
2) DIMENSIONS ARE TO EXTERIOR OF FOUNDATION.

S-1 SCR PORCH
/BBQ DECK
OPTIONS
SHEET

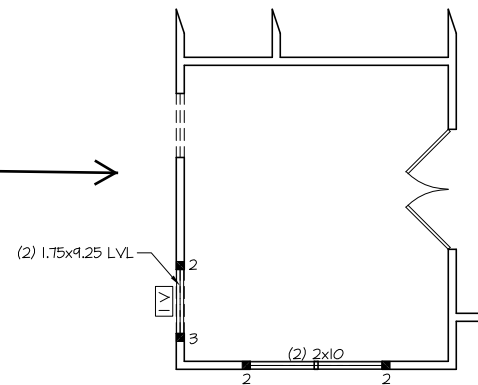
HEADER / BEAM NOTES

- ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)2x6 (4" WALL) OR (3)2x6 (6" WALL) WITH (1) SUPPORT STUD AND (1) KING STUD, UNLESS NOTED OTHERWISE.
- THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS FOR HEADERS SHALL BE ACCORDING TO ITEM "d" IN TABLE R602.3(5) OR AS BELOW:
 - UP TO 4' SPAN: (1) KING STUD E/E
 - OVER 4' AND TO 8' SPAN: (2) KING STUDS E/E
 - OVER 8' AND UP TO 10' SPAN: (3) KING STUDS E/E
 - OVER 10' SPAN: (4) KING STUDS E/E

OPTIONAL FIREPLACE LOCATION



Include Study

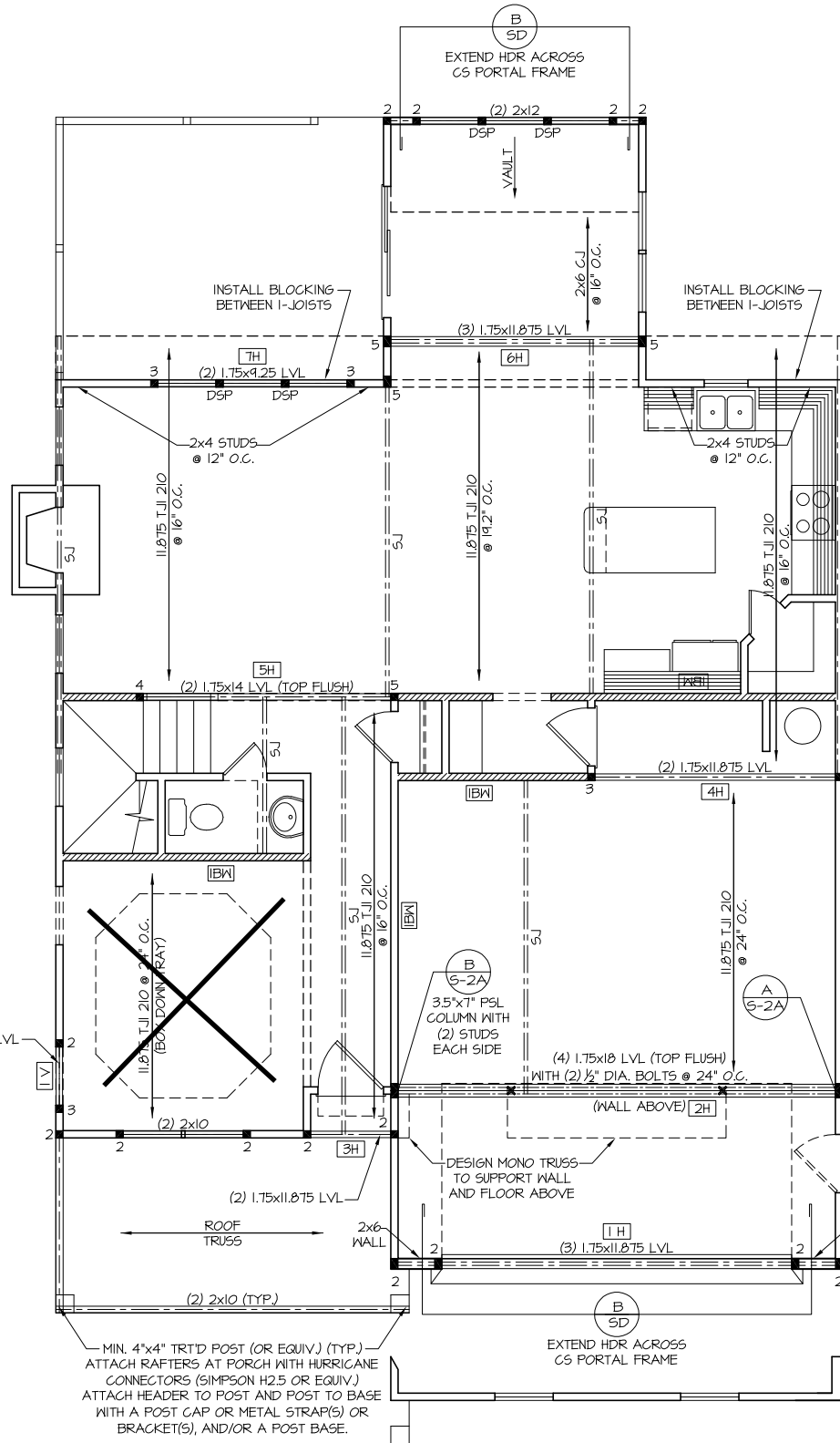


OPTIONAL STUDY

WOOD "I" JOISTS
(SHALL BE ONE OF THE FOLLOWING):

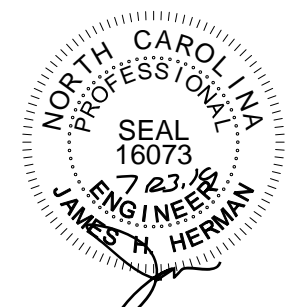
- TJI 210 BY I-LEVEL
- LPI 20 PLUS BY LP
- BCI 5000s I.B BY BC

- ALL WOOD "I" JOISTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- INSTALL SQUASH BLOCKS, WEB STIFFENERS, ETC. AS REQUIRED BY AND ACCORDING TO THE I-JOIST MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
- HANGERS FOR I-JOISTS ARE THE RESPONSIBILITY OF THE I-JOIST SUPPLIER.



STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DR., RALEIGH, NC (919) 878-1617
LICENSE: C-1287, PHONE: 919-878-1617
PROJECT # 16-1576-GR

* Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
* Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability.
* Seal is valid for a project permitted one year from date of seal.
* Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.



WHOLE HOUSE BRACING SUMMARY

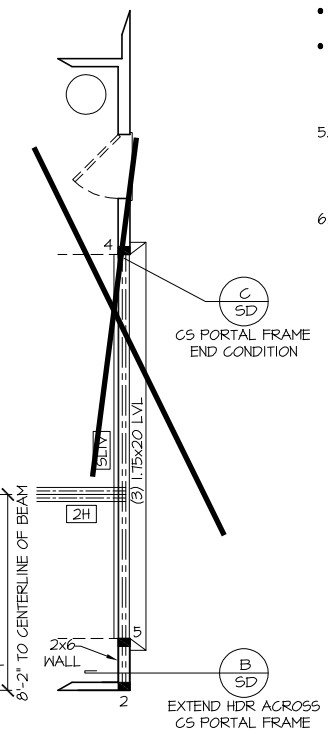
TOTAL REQUIRED BRACING: 102 (IN FEET)
TOTAL PROVIDED BRACING: 170 (IN FEET)

LVL SCHEDULE
ELEV C

1H	(3) 1.75x11.875-22'
2H	(4) 1.75x18-22'
3H	(2) 1.75x11.875-6'
4H	(2) 1.75x11.875-12'
5H	(2) 1.75x14-14'
6H	(3) 1.75x11.875-12'
7H	(2) 1.75x9.25-10'
1V	(2) 1.75x9.25-4'

LVL SCHEDULE
SIDE LOAD GARAGE

REMOVE 1H	(3) 1.75x11.875-10'
ADD 5LV	(3) 1.75x20-20'

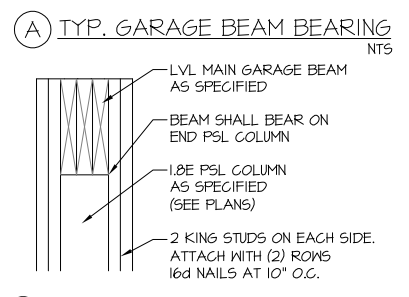
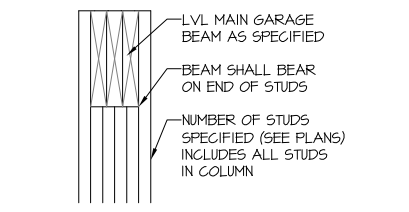


OPTIONAL SIDE LOAD

REFER TO "SD" SHEETS FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

FRAMING NOTES
NC (2018 NCRG); Wind: 115-120 mph

- BRACING METHOD AND TYPE, CONTINUOUSLY SHEATHED WSP. CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
- EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) (EXPOSURE B, 7/16", EXPOSURE C, 15/32"). SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.
- WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE. BLOCK AT ROOF AND ATTACH BRACED WALLS PER CODE. WSP SHEATHING BETWEEN FLOORS SHALL BE SPLICED ALONG CONTINUOUS BAND OR THE WSP SHEATHING MAY BE SPLICED ACROSS STUDS (CONTINUOUS ACROSS FLOOR SYSTEM) WITH BLOCKING AT PANEL EDGES. (MINIMUM 12" BEYOND FLOOR BREAK) OR OTHER APPROVED METHOD.
- "HD" = HOLD-DOWN: HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR HD ASSEMBLY.
 - **GROUND/FIRST FLOOR: USE "HD HOLD-DOWN DETAIL" ON SD SHEET (OR EQUIV.)
 - **UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON C522 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 1" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (1) 8d NAILS.
- INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH 1/2" GYPSUM BOARD (GB) ON EACH SIDE OF WALL WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
- INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBW-WSP" ON PLANS). ATTACH ONE SIDE WITH 3/8" WSP SHEATHING WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER WSP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.



ELEVATION "C"
FIRST FLOOR CEILING / STRUCTURAL PLAN
SCALE: 1/8" = 1'-0"
(ROOF TRUSS)

NOTES:
1) SHADED WALLS DENOTE LOAD BEARING WALLS.
2) ■ DENOTES SOLID STUDS.

DYNAMIC DESIGN GROUP, INC
David D Grorud
(919) 601-1406
DynamicDesignGroup@gmail.com

The drawings and specifications (plans) contained on these pages are the property of Dynamic Design Group and are offered to the named client or contractor for a conditional one time use. The conditional use is limited to the lot and subdivision specified herein, and only for said location. COPYRIGHT 2019
Contractor shall verify all conditions and dimensions prior to construction. Any error or omissions shall be reported to Dynamic Design Group for corrections and justification. Once construction has commenced, the contractor shall assume all responsibility. Dimensions govern over scale, code governs over dimensions.

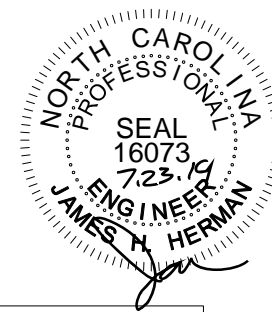
PROJECT FOR: CAPITOL CITY HOMES
LOCATION: MULTI
LOT: MULTI
SUBDIVISION: MULTI
COUNTY: MULTI

BRAXTON
PLAN NAME
C-2216-36GR
PLAN I.D.
6-25-19
DATE

S-2C_T
SHEET

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DR., RALEIGH, NC (919) 878-1617
LICENSE: C-1287, PHONE: 919-878-1617
PROJECT # 16-1576-GR

- * Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
- * Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability.
- * Seal is valid for a project permitted one year from date of seal.
- * Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.



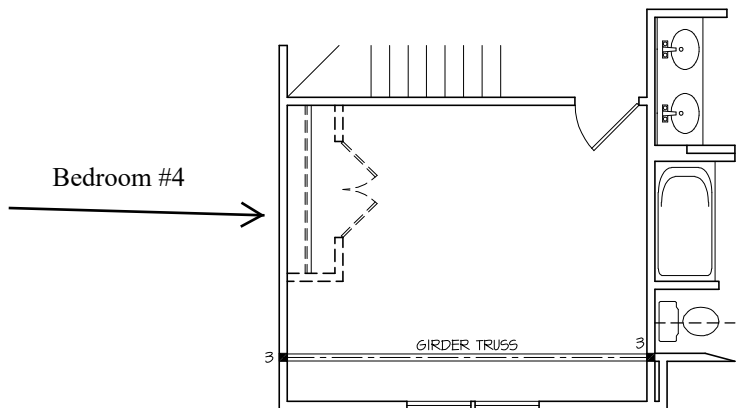
REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

TRUSS SYSTEM REQUIREMENTS
NC (2018 NCRG): Wind: 115-120 mph

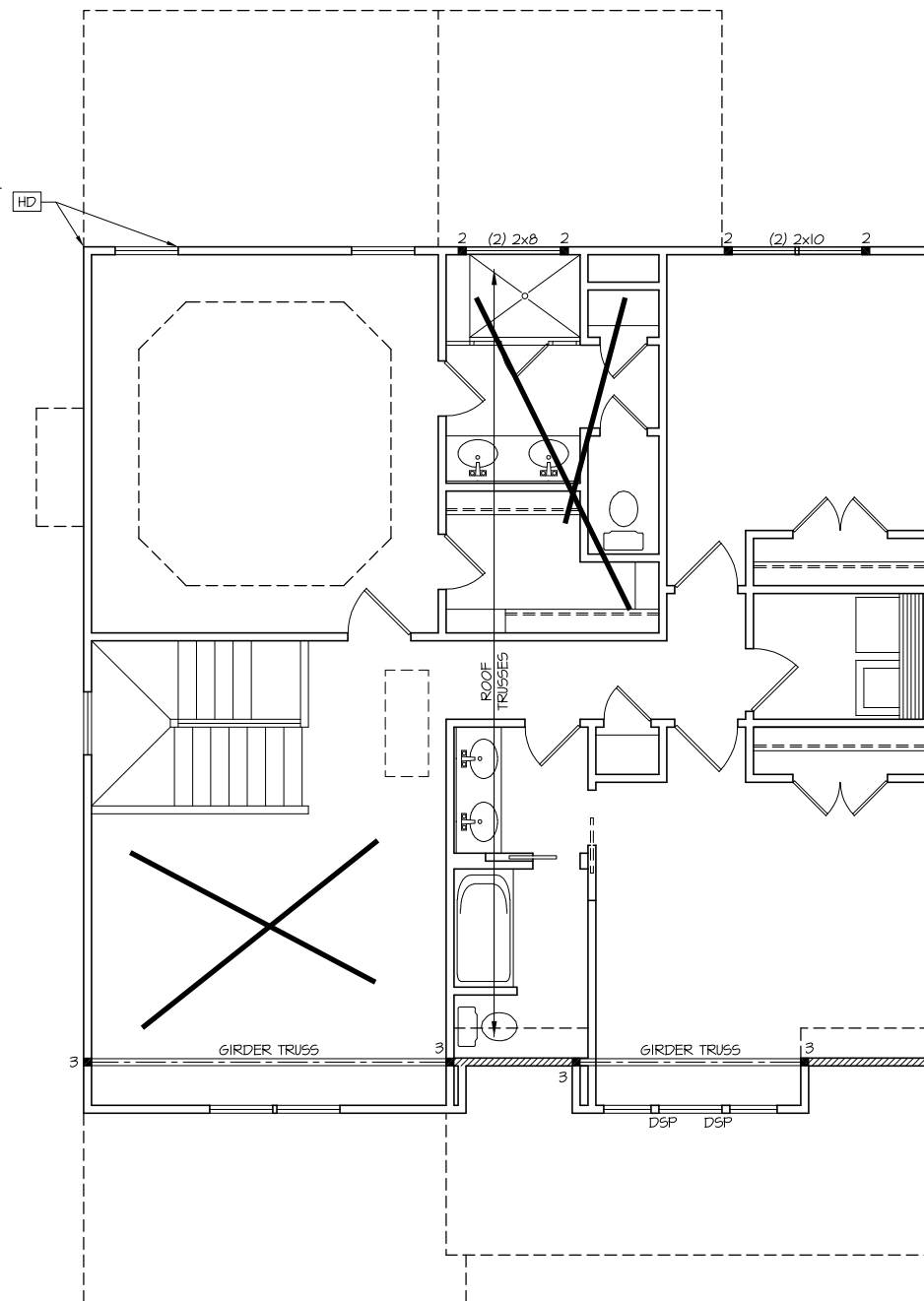
1. TRUSS SYSTEM LAYOUTS (PLACEMENT PLANS) SHALL BE DESIGNED IN ACCORDANCE WITH SEALED STRUCTURAL PLANS. ANY NEED TO CHANGE TRUSSES SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
2. TRUSS SCHEMATICS (PROFILES) SHALL BE PREPARED AND SEALED BY TRUSS MANUFACTURER.
3. ALL TRUSSES SHALL BE DESIGNED FOR BEARING ON SPF #2 OR #3 PLATES OR LEDGERS (INO).
4. ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.

HEADER / BEAM NOTES

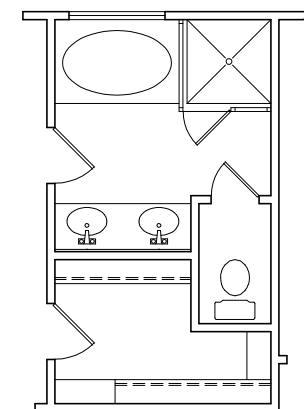
1. ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)2x6 (4" WALL) OR (3)2x6 (6" WALL) WITH (1) SUPPORT STUD AND (1) KING STUD, UNLESS NOTED OTHERWISE.
2. THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS FOR HEADERS SHALL BE ACCORDING TO ITEM "d" IN TABLE R602.3(5) OR AS BELOW:
 - UP TO 4' SPAN: (1) KING STUD E/E
 - OVER 4' AND TO 8' SPAN: (2) KING STUDS E/E
 - OVER 8' AND UP TO 10' SPAN: (3) KING STUDS E/E
 - OVER 10' SPAN: (4) KING STUDS E/E



REC. ROOM / BEDROOM #4
OPTION



OPTIONAL MASTER BATHROOM LAYOUT



Optional Master Bath

FRAMING NOTES

NC (2018 NCRG): Wind: 115-120 mph

1. BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP; CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
2. EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) (EXPOSURE B: 1/16", EXPOSURE C: 15/32"). SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.
3. WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE. BLOCK AT ROOF AND ATTACH BRACED WALLS PER CODE. WSP SHEATHING BETWEEN FLOORS SHALL BE SPLICED ALONG CONTINUOUS BAND OR THE WSP SHEATHING MAY BE SPLICED ACROSS STUDS (CONTINUOUS ACROSS FLOOR SYSTEM) WITH BLOCKING AT PANEL EDGES, (MINIMUM 12" BEYOND FLOOR BREAK) OR OTHER APPROVED METHOD.
4. "HD" = HOLD-DOWN: HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR HD ASSEMBLY.
 - **GROUND/FIRST FLOOR: USE "HD HOLD-DOWN DETAIL" ON SD SHEET (OR EQUIV.)
 - **UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON C522 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 1" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (1) 8d NAILS.
5. INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH 1/2" GYPSUM BOARD (GB) ON EACH SIDE OF WALL WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 1" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
6. INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBW-WSP" ON PLANS). ATTACH ONE SIDE WITH 3/8" WSP SHEATHING WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER WSP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 1" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

**ELEVATION "C"
SECOND FLOOR CEILING/
STRUCTURAL PLAN**

SCALE: 1/8" = 1'-0"
(TRUSS ROOF)

- NOTES:
1) SHADED WALLS DENOTE LOAD BEARING WALLS.
2) ■ DENOTES SOLID STUDS.

DYNAMIC DESIGN GROUP, INC

David D Grorud
(919) 601-1406
DynamicDesignGroup@gmail.com

The drawings and specifications (plans) contained on these pages are the property of Dynamic Design Group and are offered to the named client or contractor for a conditional one time use. The conditional use is limited to the lot and subdivision specified herein, and only for said location. COPYRIGHT 2019

Contractor shall verify all conditions and dimensions prior to construction. Any error or omissions shall be reported to Dynamic Design Group for corrections or justification. Once construction has commenced, the contractor shall assume all responsibility. Dimensions govern over scale, code governs over dimensions.

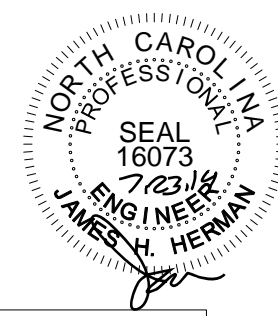
PROJECT FOR: CAPITOL CITY HOMES
LOCATION: MULTI
LOT: MULTI
SUBDIVISION: MULTI
COUNTY: MULTI

BRAXTON
PLAN NAME
C-2216-36GR
PLAN I.D.
6-25-19
DATE

S-3C_T
SHEET

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DR., RALEIGH, NC 27617
LICENSE: C-1287, PHONE: 919-878-1617
PROJECT # 16-1576-GR

- * Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
- * Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability.
- * Seal is valid for a project permitted one year from date of seal.
- * Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.



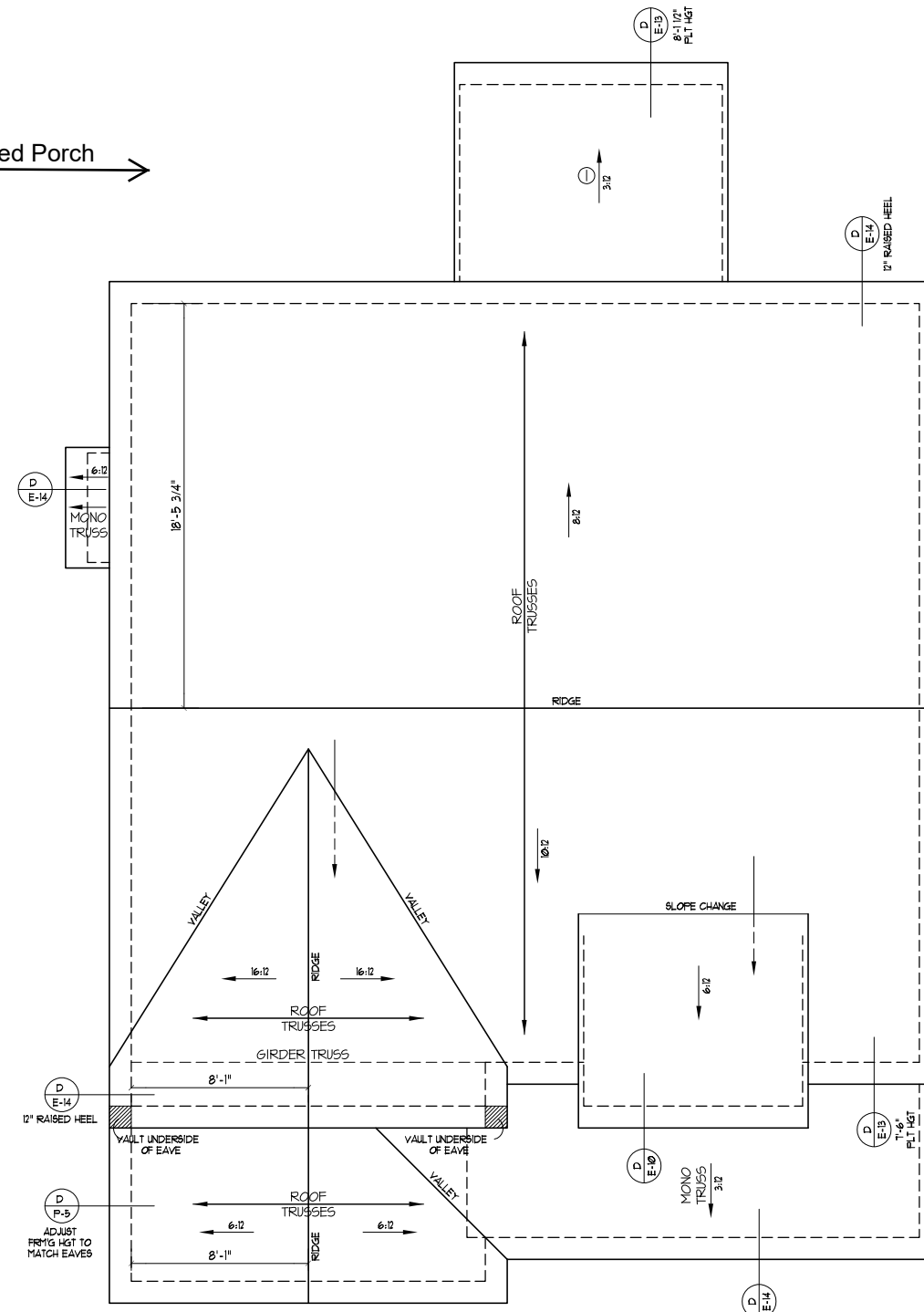
REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

Include Covered Porch →

TRUSS SYSTEM REQUIREMENTS

NC (2018 NCRS): Wind: 115-120 mph

1. TRUSS SYSTEM LAYOUTS (PLACEMENT PLANS) SHALL BE DESIGNED IN ACCORDANCE WITH SEALED STRUCTURAL PLANS. ANY NEED TO CHANGE TRUSSES SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
2. TRUSS SCHEMATICS (PROFILES) SHALL BE PREPARED AND SEALED BY TRUSS MANUFACTURER.
3. ALL TRUSSES SHALL BE DESIGNED FOR BEARING ON SFF #2 OR #3 PLATES OR LEDGERS (UNO).
4. ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.



ROOF FRAMING NOTES:

NC (2018 NCRS): Wind: 115-120 mph

1. 2x8 @ 16" O.C. WITH 2x10 RIDGE, UNO.
2. (2) 2x10 OR 1.75x11.875 LVL HIP. (2) 2x10 HIPs MAY BE SPLICED WITH A MIN. 6'-0" OVERLAP AT CENTER
3. (2) 2x10 OR 1.75x9.25 LVL VALLEY. DO NOT SPLICE VALLEYS
4. 1.75x11.875 LVL OR (2) 1.75x9.25 LVL VALLEY
5. FALSE FRAME VALLEY ON 2x10 FLAT PLATE
6. 2x6 RAFTERS @ 16" O.C. W/ 2x8 RIDGE, UNO.
7. 2x10 RAFTERS @ 16" O.C. W/ 2x12 RIDGE, UNO.
8. EXTEND RIDGE 12" BEYOND INTERSECTION

- "SR" = SINGLE RAFTER
- "DR" = DOUBLE RAFTER
- "TR" = TRIPLE RAFTER
- "RS" = ROOF SUPPORT
- "■" = (3) STUD OR 4x4 POST FOR ROOF SUPPORT (USE 2x6 OR 6x6 FOR SUPPORT POSTS OVER 10'-0" IN HEIGHT)
- ATTACH VAULTED RAFTERS WITH HURRICANE CLIPS: SIMPSON "H-2.5A" OR EQUIVALENT
- INSTALL RAFTER TIES AND COLLAR TIES PER SECTION R802.3.1 OF THE 2018 NC RESIDENTIAL CODE.

ATTIC VENTILATION	
REQUIRED	1688 SQ. FT. OF ATTIC / 300 = 5.63 SQ. FT. OF INLET & OUTLET
PROVIDED (INLET)	SOFFIT 07 SQ. FT. PER x 64 LINEAR FT. = 4.48 SQ. FT. 46% (TOTAL OF LINEAR FT. OF VENT. OF VENT. OF VENT. INLET)
PROVIDED (OUTLET)	RIDGE 11 SQ. FT. PER x 48 LINEAR FT. = 5.28 SQ. FT. 54% (TOTAL OF LINEAR FT. OF VENT. OF VENT. OF VENT. OUTLET)
	9.76 TOTAL SQ. FT. OF VENT.

**ELEVATION "C"
ROOF FRAMING PLAN
ROOF TRUSS**

SCALE: 1/8" = 1'-0"

- NOTES:**
- 1) SEE SHEET D-1B FOR DETAILS.
 - 2) DIMENSIONS ARE FROM EXT. OF FRAMING TO CENTER LINE OF RIDGE.

DYNAMIC DESIGN GROUP, INC

David D Grorud
(919) 601-1406
DynamicDesignGroup@gmail.com

The drawings and specifications (plans) contained on these pages are the property of Dynamic Design Group and are offered to the named client or contractor for a conditional one time use. The conditional use is limited to the lot and subdivision specified herein, and only for said location. COPYRIGHT 2019

Contractor shall verify all conditions and dimensions prior to construction. Any error or omissions shall be reported to Dynamic Design Group for corrections or justification. Once construction has commenced, the contractor shall assume all responsibility. Dimensions govern over scale, code governs over dimensions.

CAPITOL CITY HOMES

PROJECT FOR:

LOCATION: MULTI

LOT: MULTI

SUBDIVISION: MULTI

COUNTY: MULTI

BRAXTON

PLAN NAME:

C-2216-36GR

DATE: 6-25-19

PLAN I.D.:

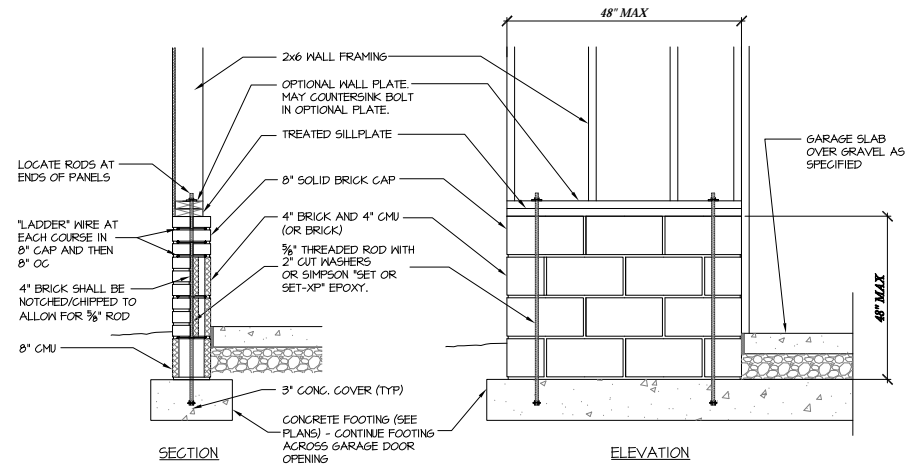
S-5C_T

SHEET

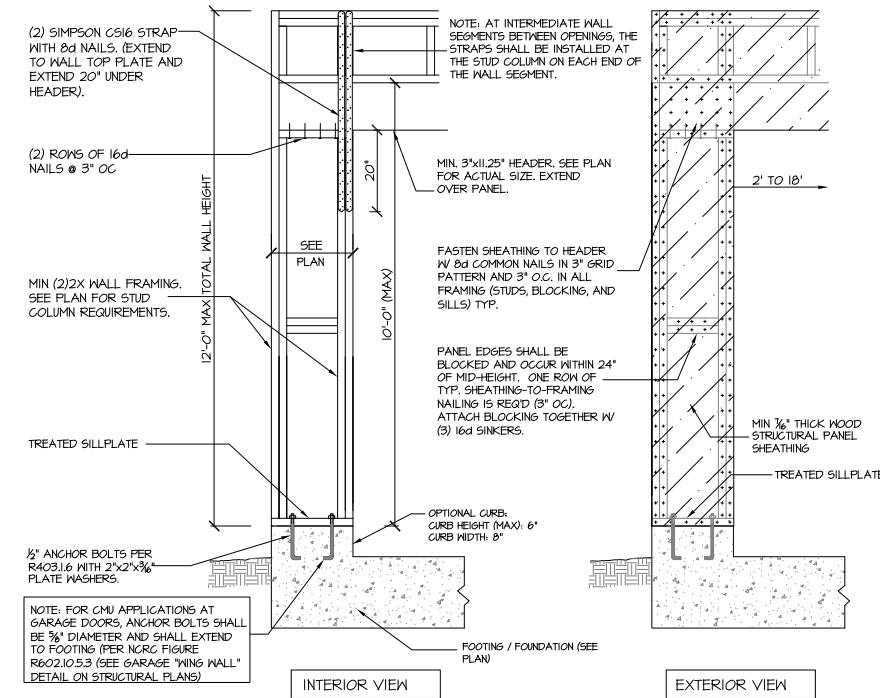
STRUCTURAL NOTES

NC (2018 NCRG): Wind: 115-120 mph

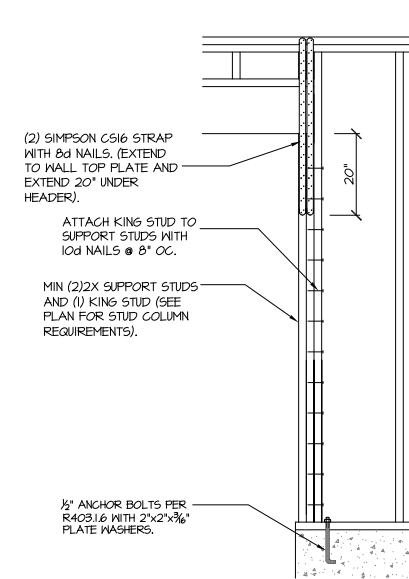
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS AND HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIER & GIRDER SYSTEM, FOOTING, AND PILING SYSTEM. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM. ALL REQUIREMENTS FOR PROFESSIONAL CERTIFICATION SHALL BE PROVIDED BY THE APPROPRIATE PROFESSIONAL. SOUTHERN ENGINEERS, P.A. CERTIFIES ONLY THE STRUCTURAL COMPONENTS AS SPECIFICALLY STATED.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF RESIDENTIAL CODE, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK, NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. "CONSTRUCTION REVIEW" SERVICES ARE NOT PART OF OUR CONTRACT. ALL MEMBERS SHALL BE FRAMED, ANCHORED, TIED AND BRACED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND THE BUILDING CODE.
- DESIGN LOADS (LISTED AS: LIVE LOAD, DEAD LOAD, DEFLECTION)
 - ROOMS OTHER THAN SLEEPING ROOMS: (40 PSF, 10 PSF, L/360)
 - SLEEPING ROOMS: (30 PSF, 10 PSF, L/360)
 - ATTIC WITH PERMANENT STAIR: (40 PSF, 10 PSF, L/360)
 - ATTIC WITHOUT PERMANENT STAIR: (20 PSF, 10 PSF, L/360)
 - ATTIC WITHOUT STORAGE: (10 PSF, 10 PSF, L/240)
 - STAIRS: (40 PSF, 10 PSF, L/360)
 - EXTERIOR BALCONIES: (60 PSF, 10 PSF, L/360)
 - DECKS: (40 PSF, 10 PSF, L/360)
 - GUARDRAILS AND HANDRAILS: (200 LBS)
 - PASSENGER VEHICLE GARAGES: (50 PSF, 10 PSF, L/360)
 - FIRE ESCAPES: (40 PSF, 10 PSF, L/360)
 - SNOW: (20 PSF)
- WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANELS. SEE FRAMING NOTES FOR THICKNESS AND NAILING REQUIREMENTS.
- SEE APPENDIX M (DCA6) FOR EXTERIOR DECK REQUIREMENTS INCLUDING ATTACHMENTS FOR LATERAL LOADS.
- CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (UNO). AIR ENTRAINMENT PER TABLE 402.2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, TESTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPING SHALL BE TAKEN FROM THE EXIT END OF THE PUMP. CONTROL JOINTS IN SLABS SHALL BE SPACED ON A GRID OF +30 TIMES THE DEPTH (D). CONTROL JOINTS SHALL BE SAWCUT TO A DEPTH OF 1/D. (I.E. 4" CONCRETE SLABS SHALL HAVE 1/4" DEEP CONTROL JOINTS SAWCUT IN SLAB ON A +10'-0" x +10'-0" GRID).
- ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER IF UNSATISFACTORY SUBSURFACE CONDITIONS ARE ENCOUNTERED. THE SURFACE AREA ADJACENT TO THE FOUNDATION WALL SHALL BE PROVIDED WITH ADEQUATE DRAINAGE, AND SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.
- ALL FRAMING LUMBER SHALL BE SPP #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE SYP #2. PLATE MATERIAL MAY BE SPP #3 OR SYP #3 (Fc(perp) = 425 PSI - MIN).
 - L.V.L. SHALL BE LAMINATED VENEER LUMBER; Fb=2600 PSI, Fv=285 PSI, E=1.9x10⁶ PSI.
 - P.S.L. SHALL BE PARALLEL STRAND LUMBER; Fb=2900 PSI, Fv=290 PSI, E=2.0x10⁶ PSI.
 - L.S.L. SHALL BE LAMINATED STRAND LUMBER; Fb=2250 PSI, Fv=400 PSI, E=1.55x10⁶ PSI. INSTALL ALL CONNECTIONS PER MANUFACTURERS INSTRUCTIONS.
- ALL ROOF TRUSS AND I-JOIST LAYOUTS SHALL BE PREPARED IN ACCORDANCE WITH THE SEALED STRUCTURAL DRAWINGS. TRUSSES AND I-JOISTS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. ANY CHANGE IN TRUSS OR I-JOIST LAYOUT SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
- ALL STRUCTURAL STEEL SHALL BE ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER x 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOIST ARE TOE NAILED TO THE SOLE PLATE, AND SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE @ 48" O.C. ALL STEEL TUBING SHALL BE ASTM A500. LAP ALL REBAR SPLICES 30 BAR DIAMETERS.
- REBAR SHALL BE DEFORMED STEEL, ASTM615, GRADE 60.
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM A325) WITH WASHERS PLACED UNDER THE THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" O.C. (MAX), AND STAGGERED AT THE TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH 2 BOLTS LOCATED AT 6" FROM EACH END.
- BRICK LINTELS (WHEN REQUIRED) SHALL BE 3 1/2"x3 1/2"x1/4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x5/16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 9'-0". SEE PLANS FOR SPANS OVER 9'-0". SEE ALSO SECTION RT03.1.3 LINTELS.



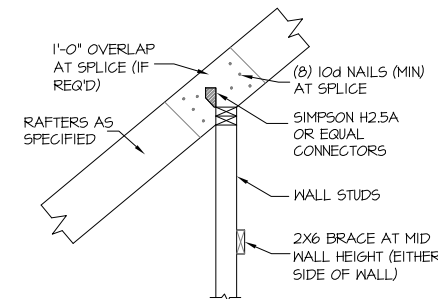
(A) GARAGE 'WING WALL' REINFORCING
(CODE REFERENCE: IRC FIGURE R602.10.5.3)



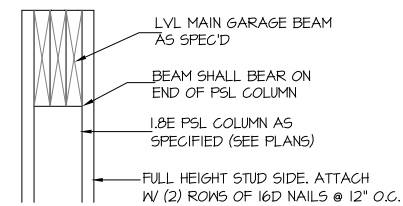
(B) CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION
DETAIL AND APPLICATION BASED ON NCRG FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



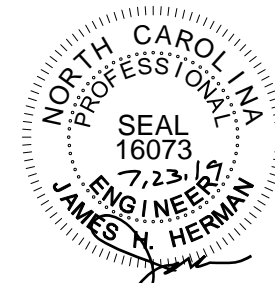
(C) END CONDITION DETAIL
(FOR USE WITH SINGLE C5-PF CONDITION) DETAIL AND APPLICATION BASED ON NCRG FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



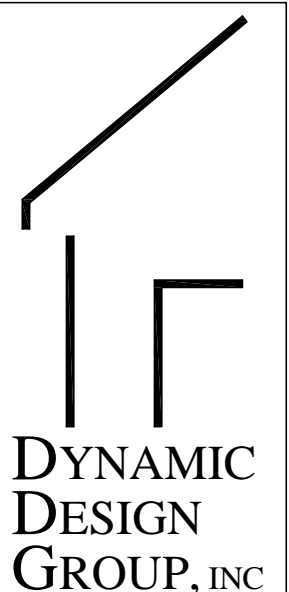
302A TYPICAL RAFTER SUPPORT ON ATTIC KNEEWALL
NTS.



204D TYP. GARAGE BEAM BEARING
NTS.



STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DR. RALEIGH, NC (919) 878-1617
LICENSE: C-1287, PHONE: 919-878-1617
PROJECT # 16-1576-GL
Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability.
Seal is valid for a project permitted one year from date of seal.
Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.



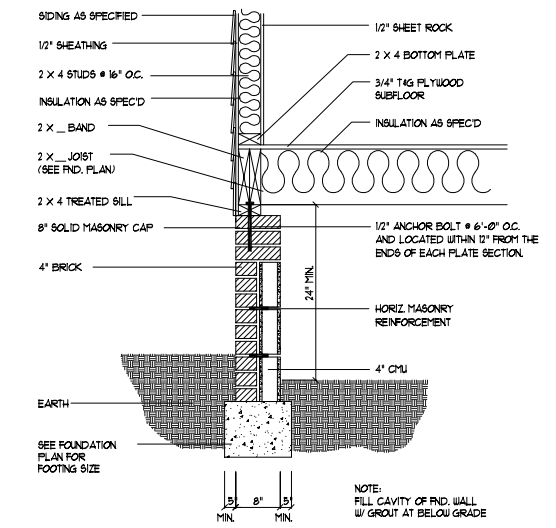
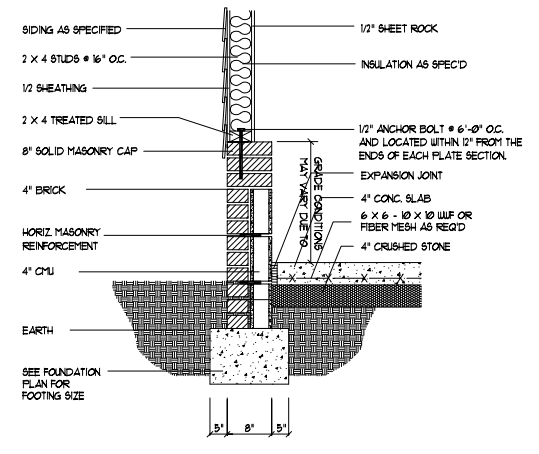
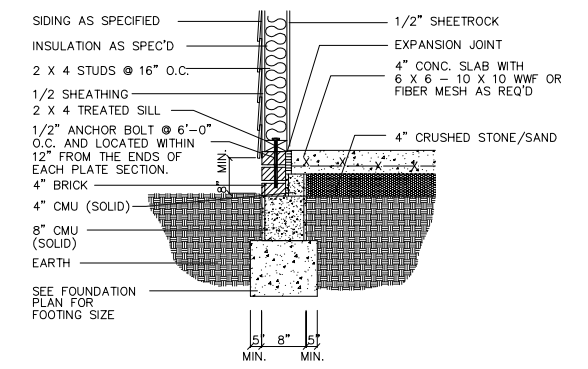
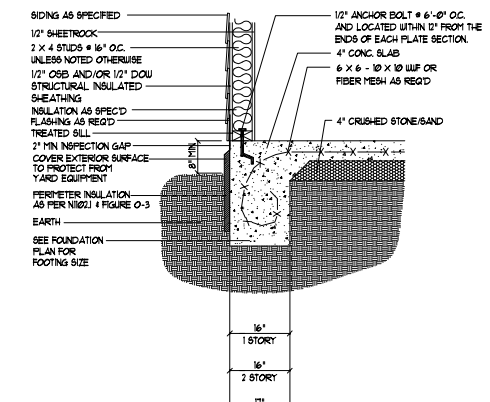
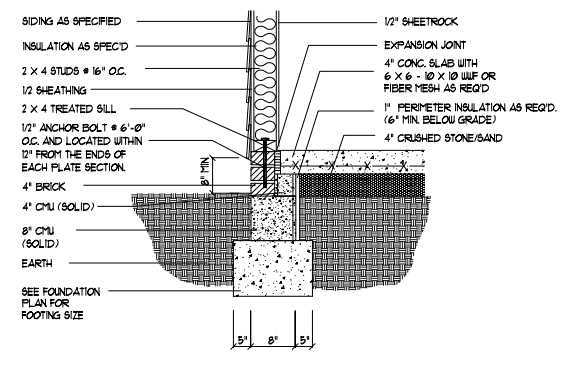
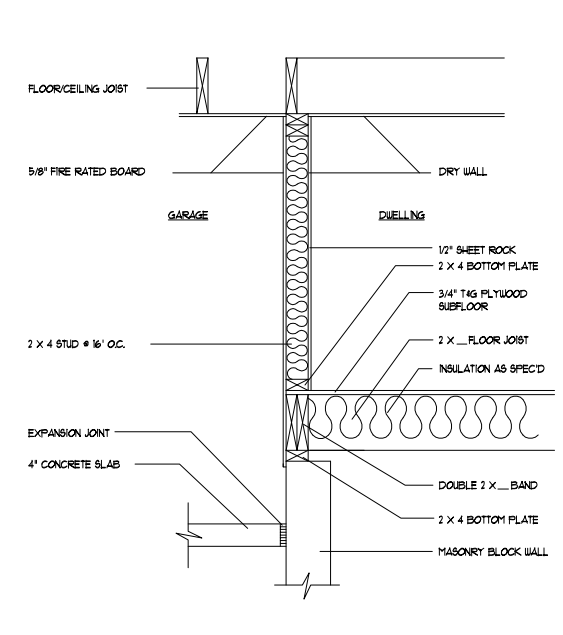
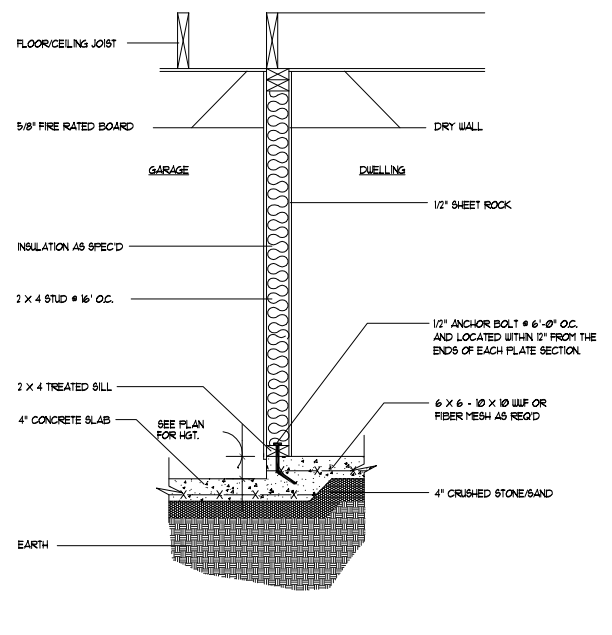
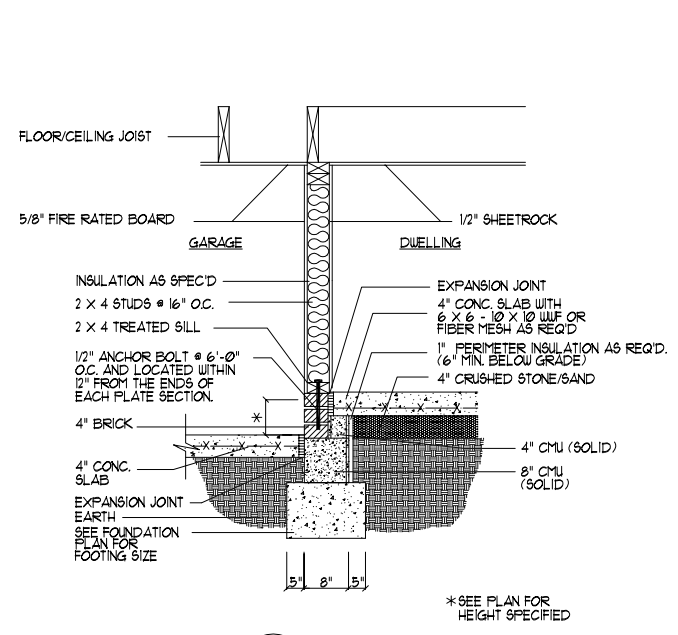
David D Grorud
(919) 601-1406
DynamicDesignGroup@gmail.com

The drawings and specifications (plans) contained on these pages are the property of Dynamic Design Group and are offered to the named client or contractor for a conditional one time use. The conditional use is limited to the lot and subdivision specified herein, and only for said location. COPYRIGHT 2019
Contractor shall verify all conditions and dimensions prior to construction. Any error or omissions shall be reported to Dynamic Design Group for corrections or justification. Once construction has commenced, the contractor shall assume all responsibility. Dimensions govern over scale, code governs over dimensions.

PROJECT FOR: CAPITOL CITY HOMES
LOCATION: MULTI
LOT: MULTI
SUBDIVISION: MULTI
COUNTY: MULTI

BRAXTON
PLAN NAME
C-2216-36GR
6-25-19
DATE
PLAN I.D.

SD
SHEET



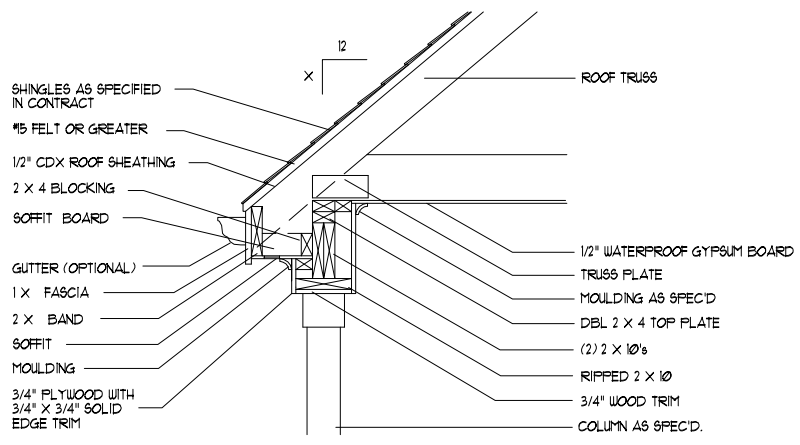
DYNAMIC DESIGN GROUP, INC
 David D Gronud
 (919) 601-1406
 DynamicDesignGroup@gmail.com

The drawings and specifications (plans) contained on these pages are the property of Dynamic Design Group and are offered to the named client or contractor for a conditional one time use. The conditional use is limited to the lot and subdivision specified herein, and only for said location. COPYRIGHT 2019
 Contractor shall verify all conditions and dimensions prior to construction. Any error or omissions shall be reported to Dynamic Design Group for corrections or justification. Once construction has commenced, the contractor shall assume all responsibility. Dimensions govern over scale, code governs over dimensions.

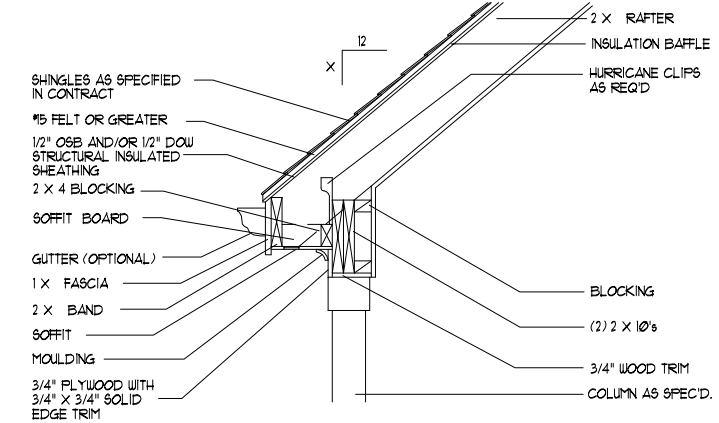
PROJECT FOR: CAPITOL CITY HOMES
 LOCATION: MULTI
 LOT: MULTI
 SUBDIVISION: MULTI
 COUNTY: MULTI

BRAXTON
 PLAN NAME
C-2216-36GR
 PLAN I.D.
6-25-19
 DATE

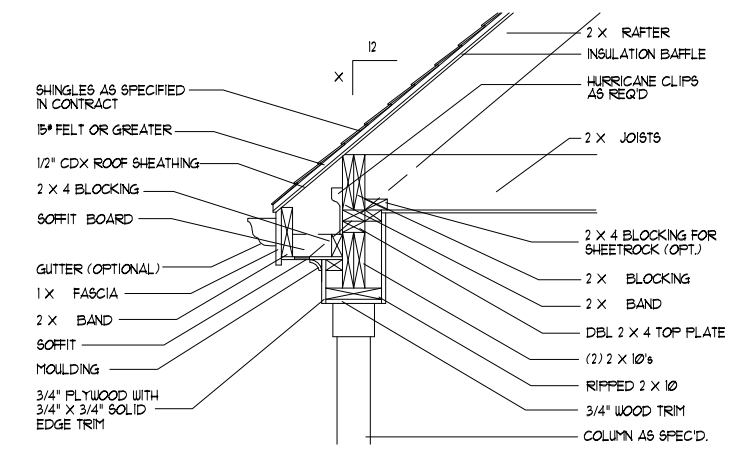
D-1A
 SHEET



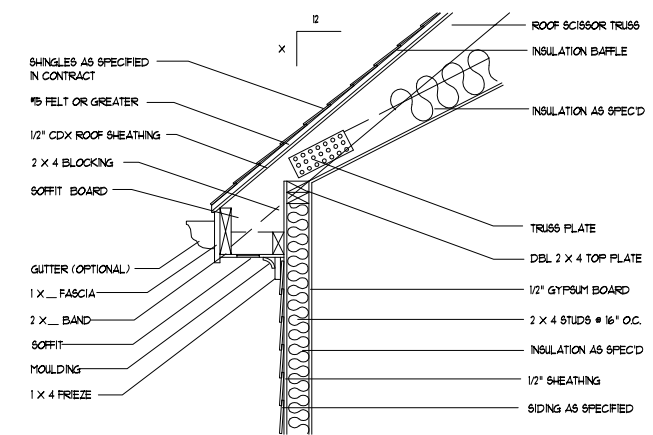
D
P-5 (NTS)



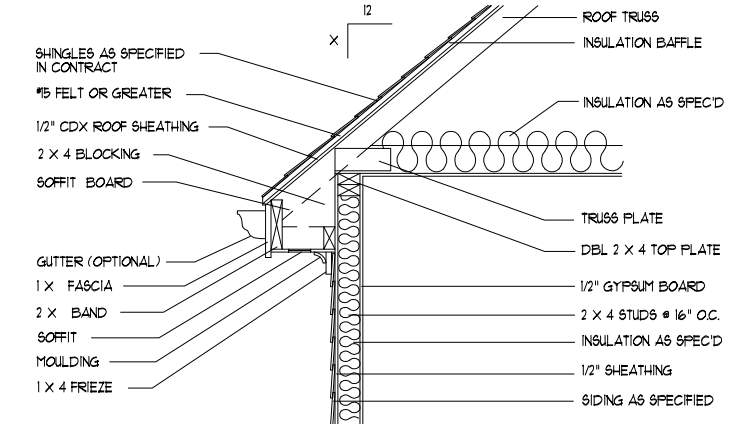
D
P-4 (NTS)



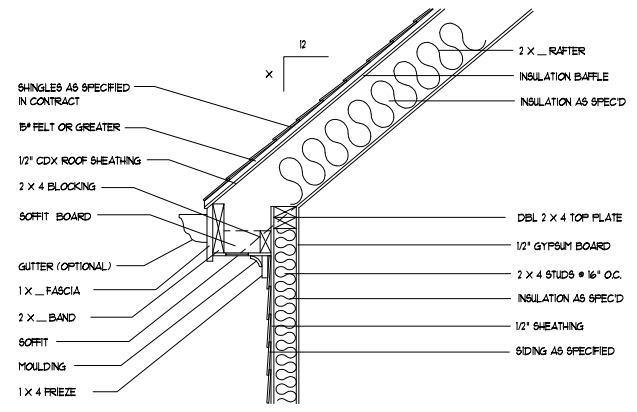
D
P-2 (NTS)



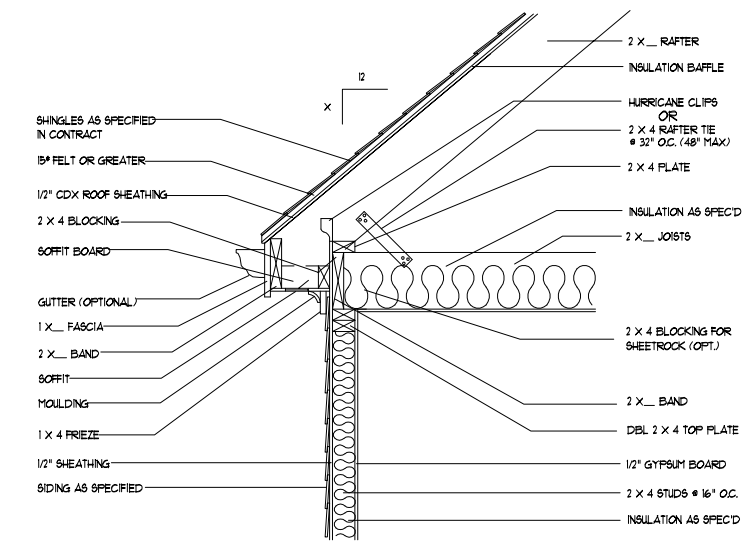
D
E-14A (NTS)



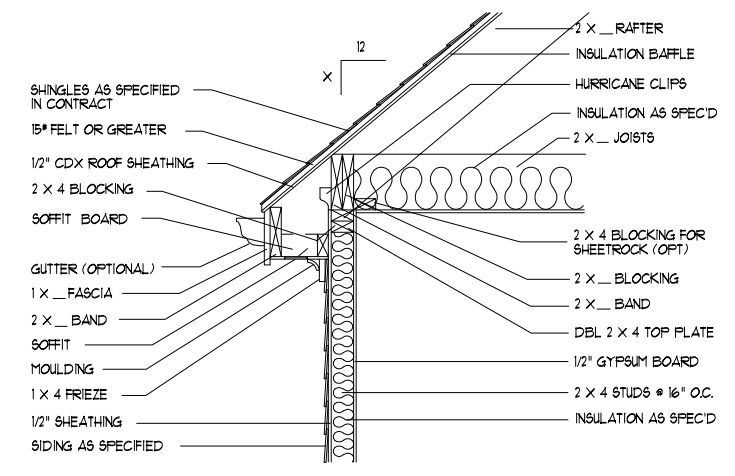
D
E-14 (NTS)



D
E-13 (NTS)



D
E-10 (NTS)



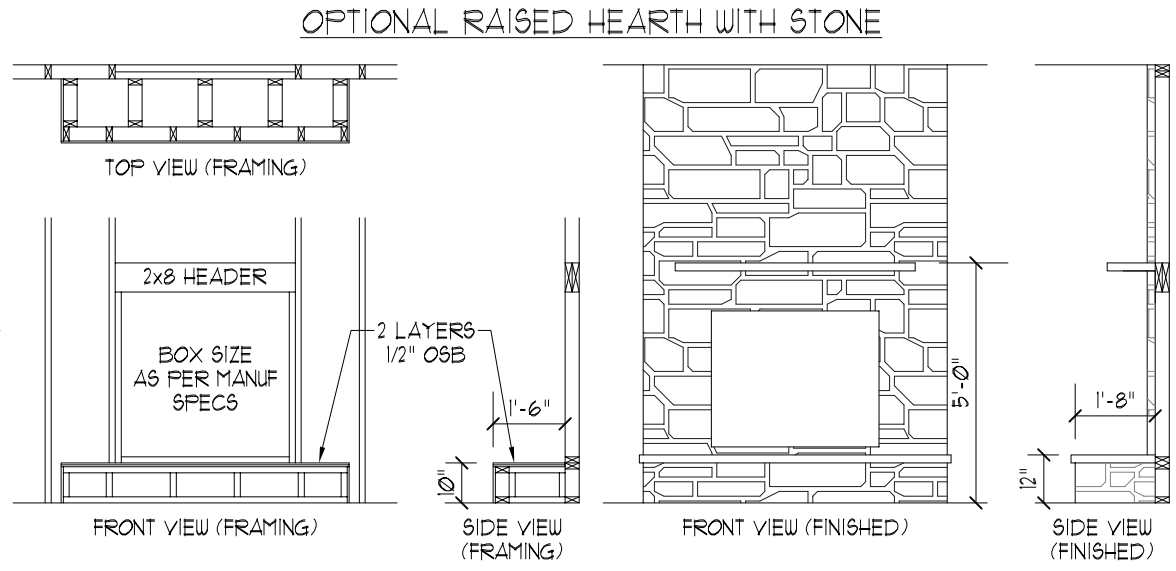
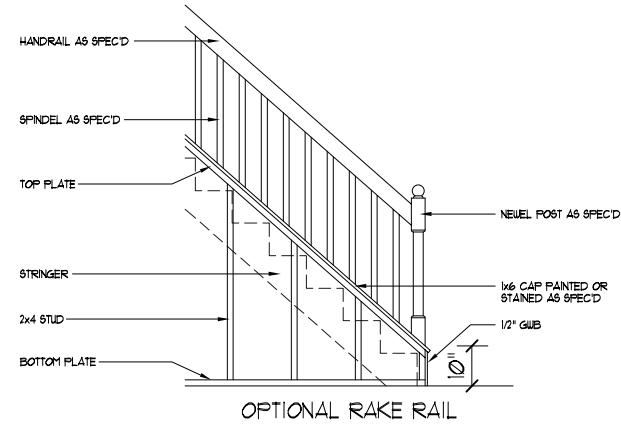
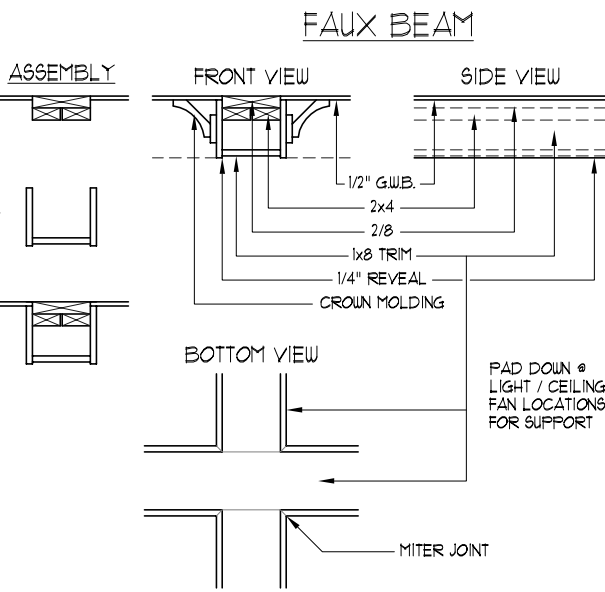
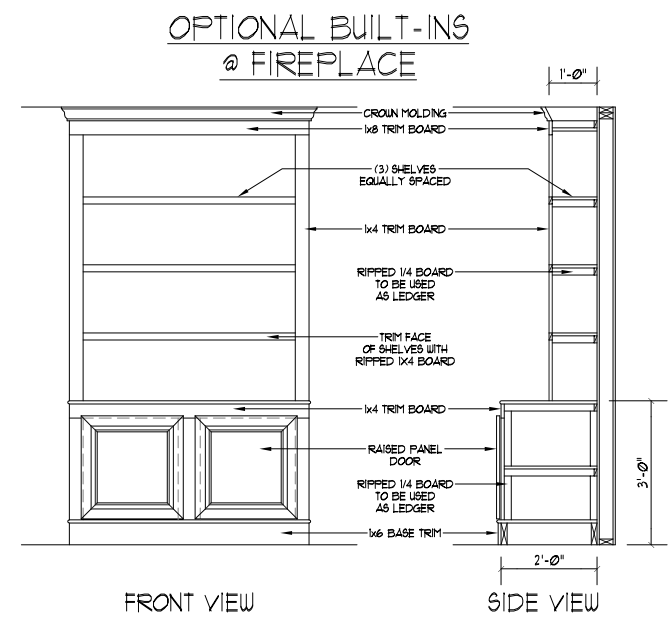
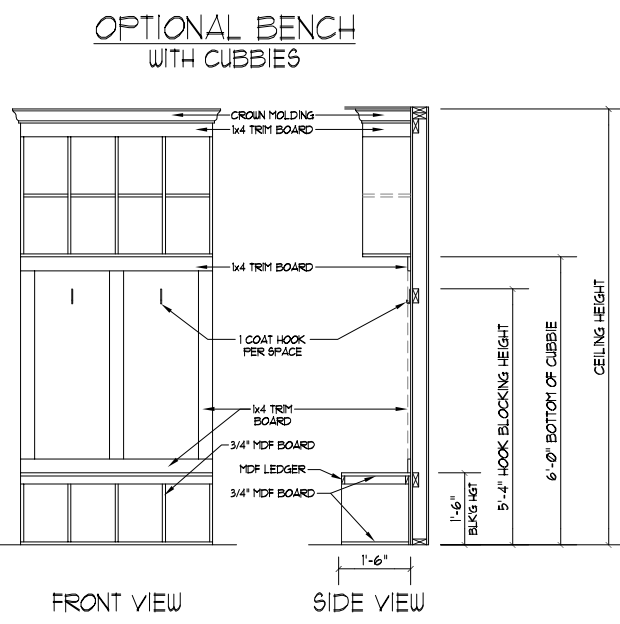
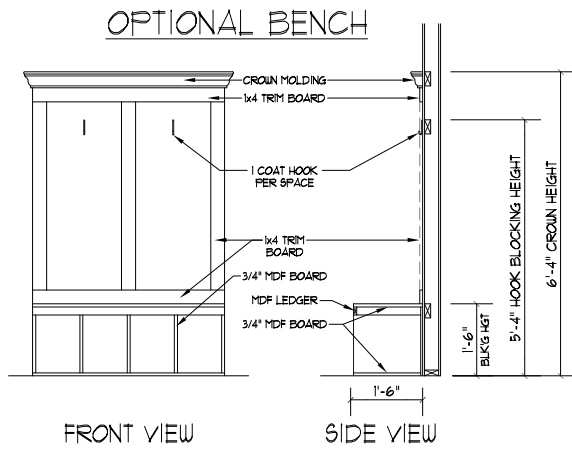
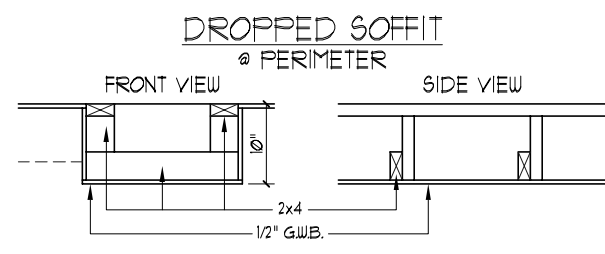
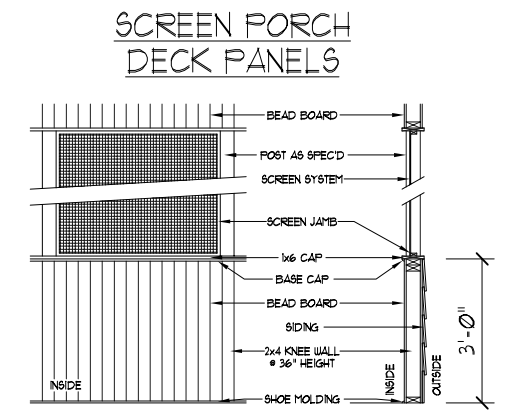
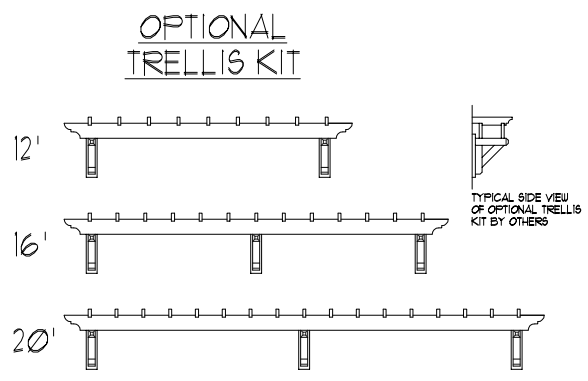
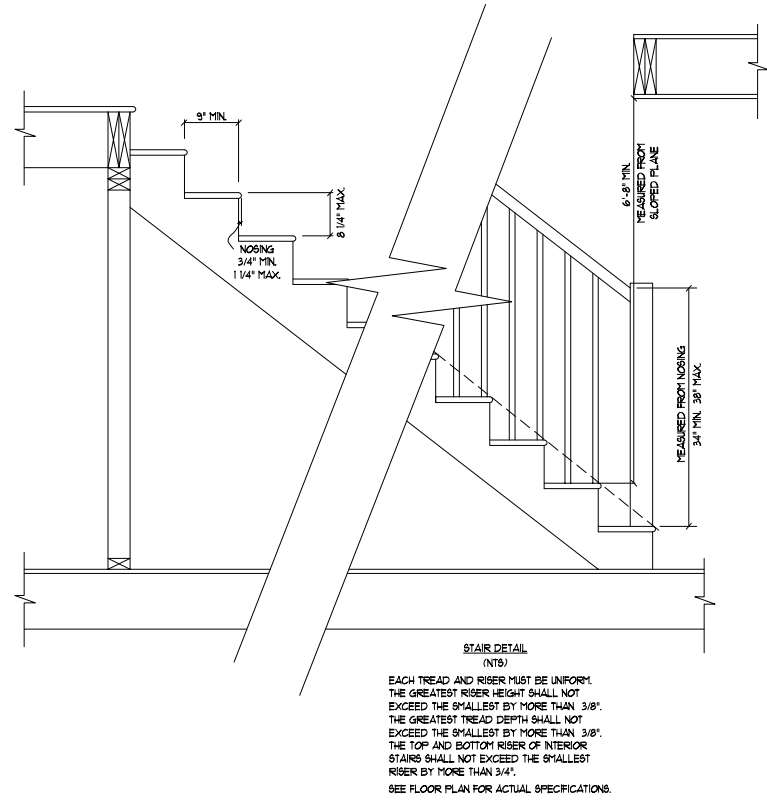
D
E-9 (NTS)

DYNAMIC DESIGN GROUP, INC
 David D Grould
 (919) 601-1406
 DynamicDesignGroup@gmail.com

The drawings and specifications (plans) contained on these pages are the property of Dynamic Design Group and are offered to the named client or contractor for a conditional one time use. The conditional use is limited to the lot and subdivision specified herein, and only for said location. COPYRIGHT 2019
 Contractor shall verify all conditions and dimensions prior to construction. Any error or omissions shall be reported to Dynamic Design Group for corrections or justification. Once construction has commenced, the contractor shall assume all responsibility. Dimensions govern over scale, code governs over dimensions.

PROJECT FOR: CAPITOL CITY HOMES
 LOCATION: MULTI
 LOT: MULTI
 SUBDIVISION: MULTI
 COUNTY: MULTI

BRAXTON
 PLAN NAME
C-2216-36GR
 PLAN I.D.
6-25-19
 DATE



The drawings and specifications (plans) contained on these pages are the property of Dynamic Design Group and are offered to the named client or contractor for a conditional one time use. The conditional use is limited to the lot and subdivision specified herein, and only for said location. COPYRIGHT 2019
 Contractor shall verify all conditions and dimensions prior to construction. Any error or omissions shall be reported to Dynamic Design Group for corrections or justification. Once construction has commenced, the contractor shall assume all responsibility. Dimensions govern over scale, code governs over dimensions.

CAPITOL
 PROJECT FOR: CITY HOMES
 LOCATION: MULTI
 LOT: MULTI
 SUBDIVISION: MULTI
 COUNTY: MULTI

BRAXTON
 PLAN NAME
 C-2216-36GR
 6-25-19
 DATE
 PLAN I.D.
D-1C
 SHEET