Academy at Anderson Creek 1115 - 215 Scholar Drive, Spring Lake, 28390
Harnett County
Created: 9/2/2021 Changed plan from Mixon III to Paxton III

House Plan: Paxton III
Elevation: C
Stone/Brick Option: Option #1 see MSS
Foundation: Crawl
Foundation Finish: 3 Sides Parged
Garage Hand: Right
Garage: 2 Car Front
Garage Door: (2) 8x8
Front Porch: Concrete
Roof: Truss
Siding: Fiber Cement
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 only, 5/0 side&rear
Windows 2nd Floor: 5/0

OPTIONS
10 ft. Depth Screen Porch
Study in Lieu of Bedroom #5
Rec Room
Trey Ceiling in Master Bedroom

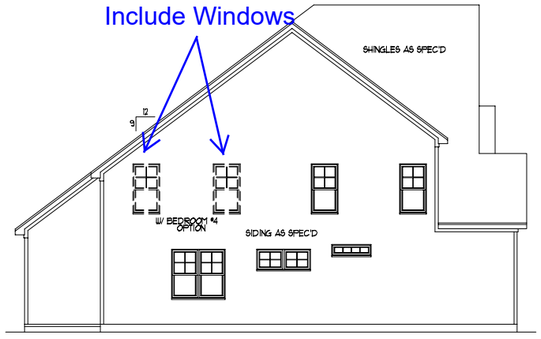
Total Heated SQ FT: 3026
Total Unheated SQ FT: 672
Total SQ FT: 3698

Bedrooms:4+ Rec Room+ Study
Full Bathrooms: 3
Half Bathrooms: 0

FRONT ELEVATION "C"
SCALE: ---------- 1/8" = 1'-0"
STONE OPTION #2

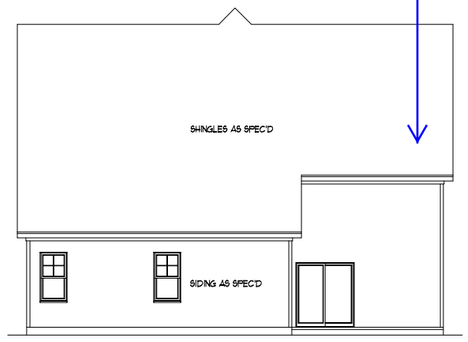
THIS PLAN CONFORMS TO THE 2018 EDITION OF THE I.R.C. / NORTH CAROLINA RESIDENTIAL CODE.

Include Windows

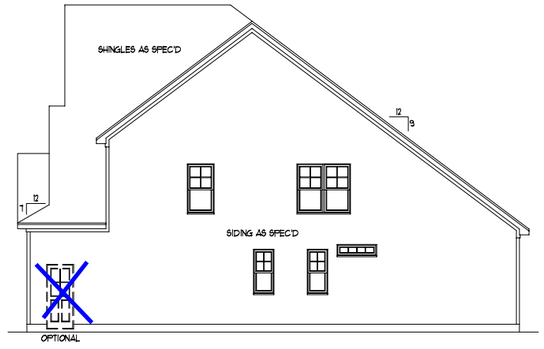


LEFT SIDE ELEVATION
SCALE: ----------1/16" = 1'-0"

Include 10 ft. Depth Screen Porch



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



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

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

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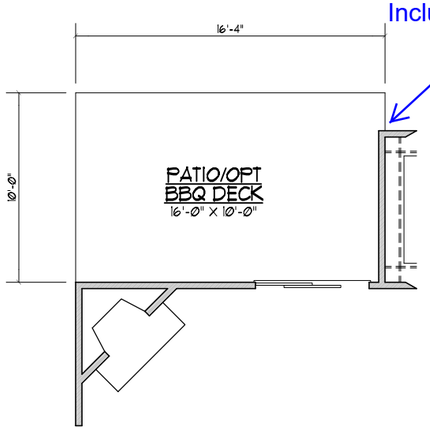
PROJECT FOR: CAPITOL CITY HOMES
LOCATION: MULTI
LOT: MULTI
SUBDIVISION: MULTI
COUNTY: MULTI

PAXTON III
PLAN NAME
B-2379-44GR
PLAN I.D.
2-2-21
DATE

A-1C
SHEET

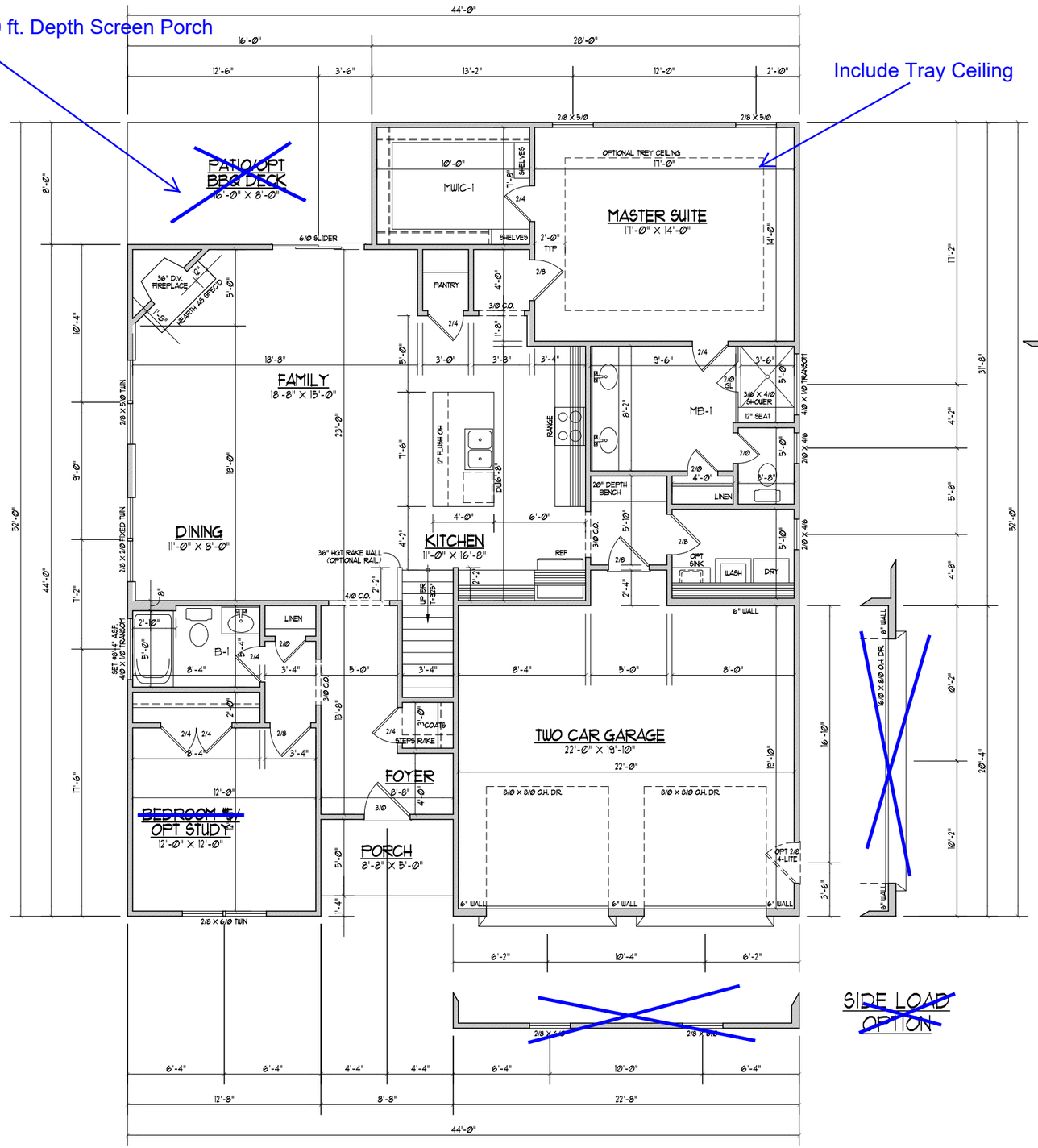
Include 10 ft. Depth Screen Porch

Include Tray Ceiling

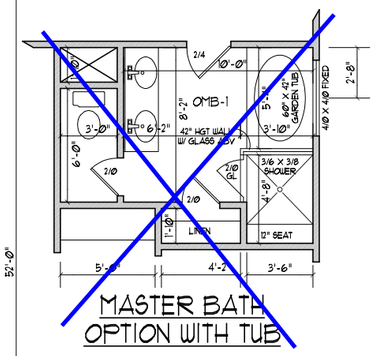


10 FT DEPTH
PATIO OPTION

161 SQ. FT. PATIO / OPT BBQ DECK



SIDE LOAD
OPTION



MASTER BATH
OPTION WITH TUB

FIRST FLOOR PLAN

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

1572 HEATED SQ. FT.
468 SQ. FT. GARAGE
43 SQ. FT. COVERED PORCH
128 SQ. FT. PATIO / OPT BBQ DECK

NOTES:

1) 9'-0" CLG. HGT. (9' - 1 1/2" PLT. HGT.) UNLESS OTHERWISE NOTED.
2) ALL WALLS DRAWN AT 4" WIDTHS
3) SET WINDOWS AT 1'-10" A.S.F. UNLESS OTHERWISE NOTED.
4) DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED.
5) CONSULT WINDOW MANUFACTURER'S SPECS. FOR EGRESS REQUIREMENTS, PRESSURE RATINGS, & ROUGH OPNG'S.
6) ELECTRICAL LAYOUT BY BUILDER

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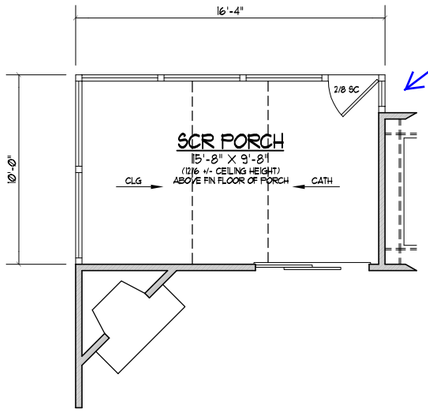
PAXTON III
PLAN NAME
B-2379-44GR
PLAN I.D.
2-2-21
DATE

A-2
SHEET

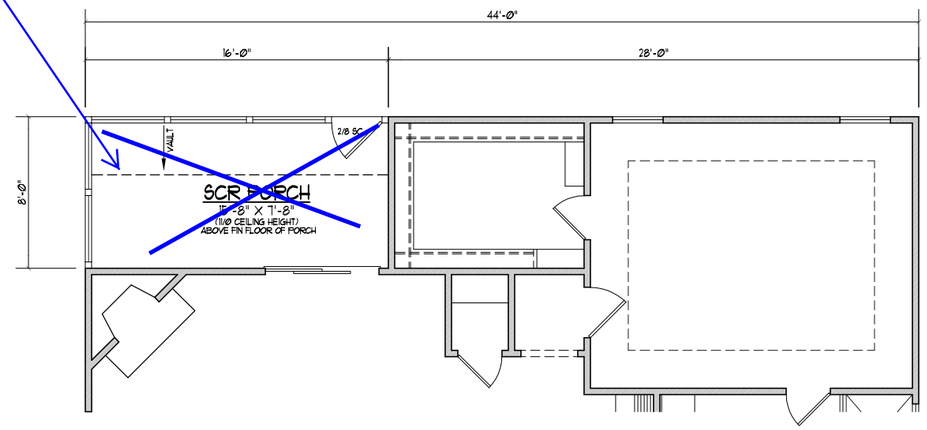
Include 10 ft. Depth Screen Porch



10 FT DEPTH SCREEN PORCH OPTION

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

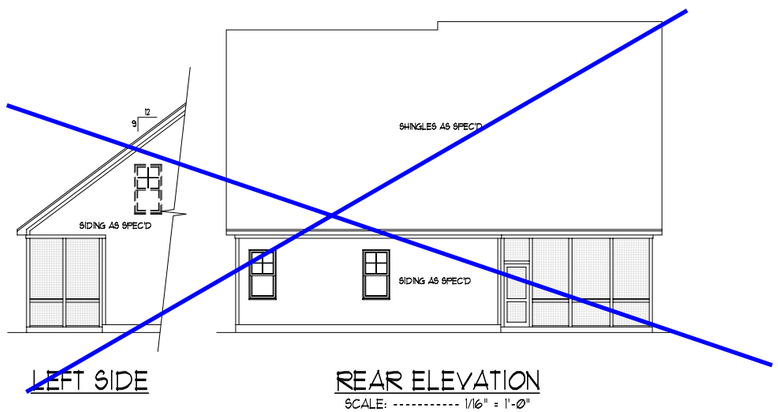
161 SQ. FT. SCREEN PORCH



SCREEN PORCH

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

128 SQ. FT. SCREEN PORCH

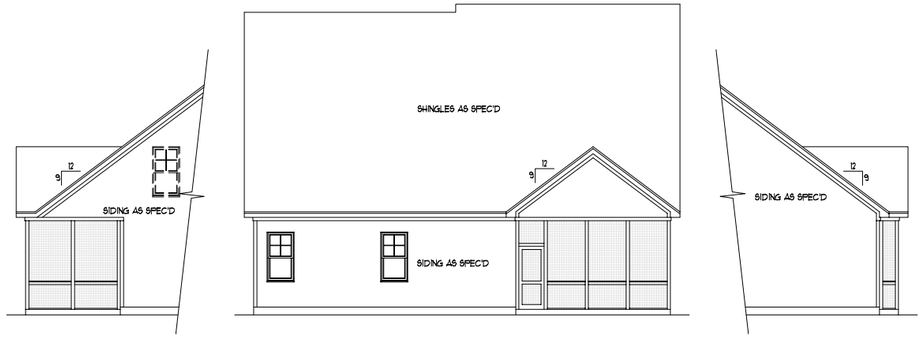


LEFT SIDE

REAR ELEVATION

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

Include 10 ft. Depth Screen Porch



LEFT SIDE

REAR ELEVATION

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

RIGHT SIDE

SCREEN PORCH OPTIONS

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PAXTON III
PLAN NAME
B-2379-44GR
PLAN I.D.
2-2-21
DATE

A-2
SCREEN PORCH OPTIONS
SHEET

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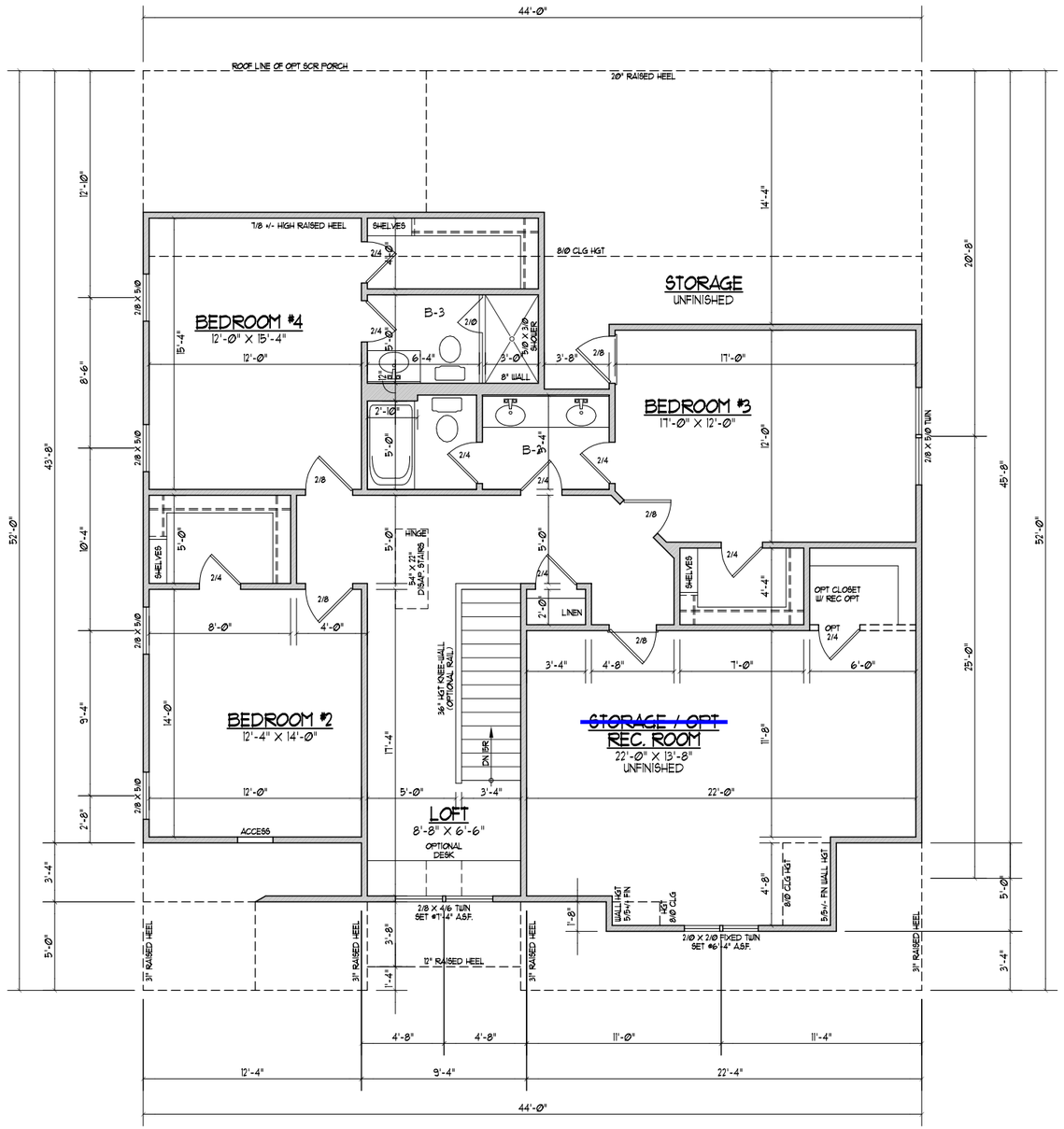

Include Rec Room

ELEVATION "C"
SECOND FLOOR PLAN
W/ BEDROOM #4 / BATH OPTION

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

1097 HEATED SQ. FT.
378 UNFIN. STORAGE/OPT REC RM SQ. FT.

NOTES:

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

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PAXTON III
PLAN NAME

B-2379-44GR
PLAN I.D.

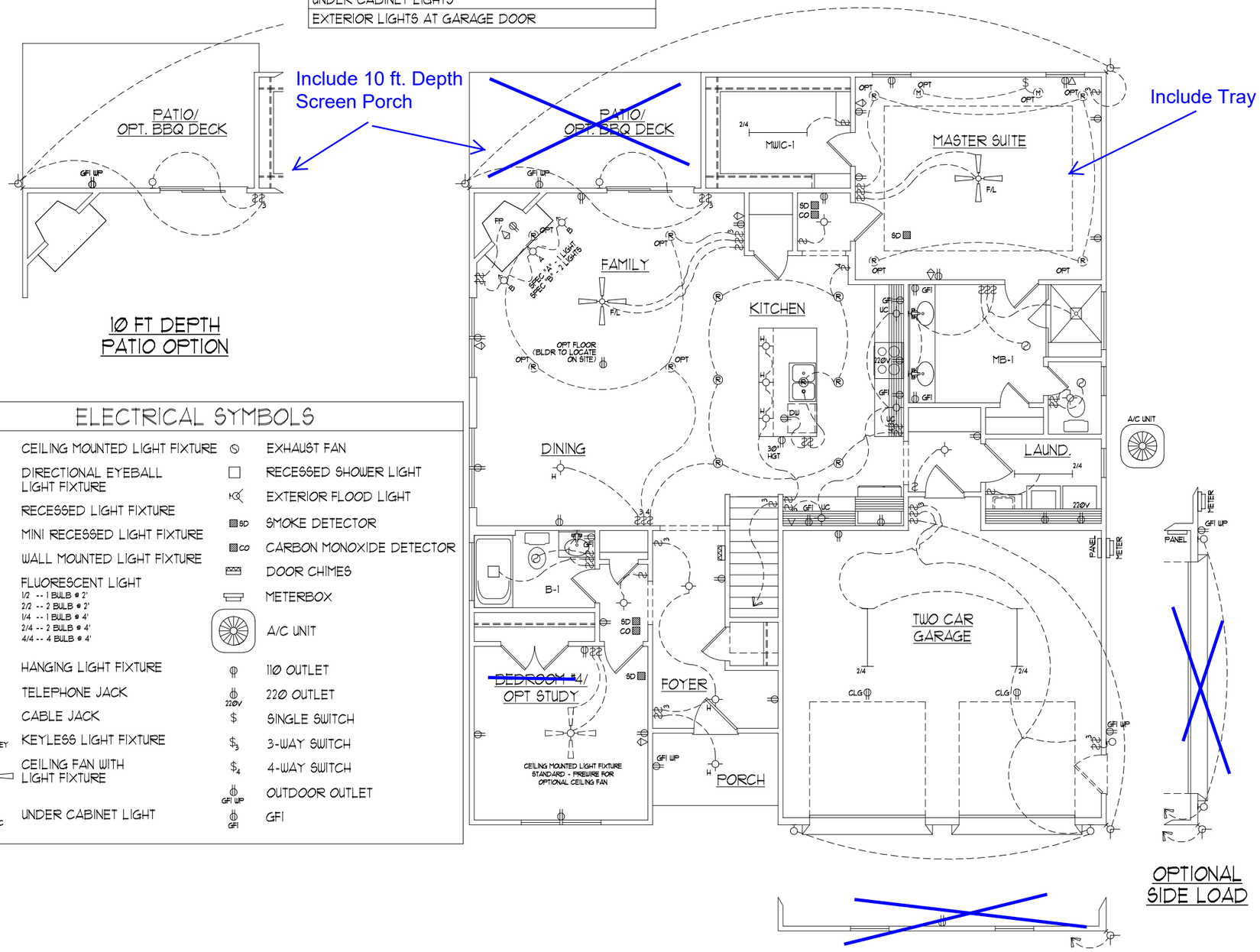
2-2-21
DATE

A-3C
SHEET

OPTIONAL ELECTRICAL ITEMS

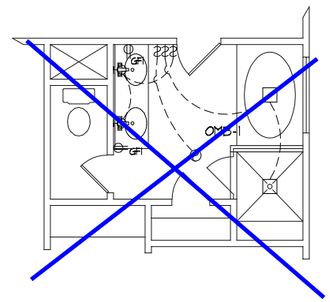
WITH ALL LIGHTS LISTED RESPECTIVE SWITCHES ARE ASSUMED

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



10 FT DEPTH
PATIO OPTION

OPTIONAL
SIDE LOAD



MASTER BATH
OPTION WITH TUB

ELECTRICAL SYMBOLS

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

FIRST FLOOR
ELECTRICAL LAYOUT

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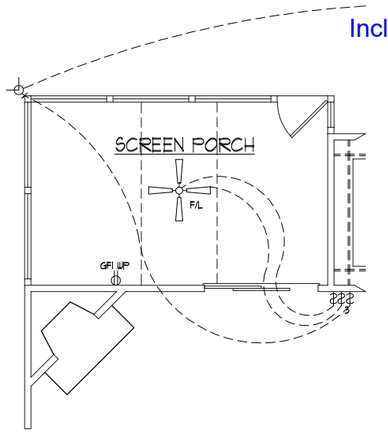
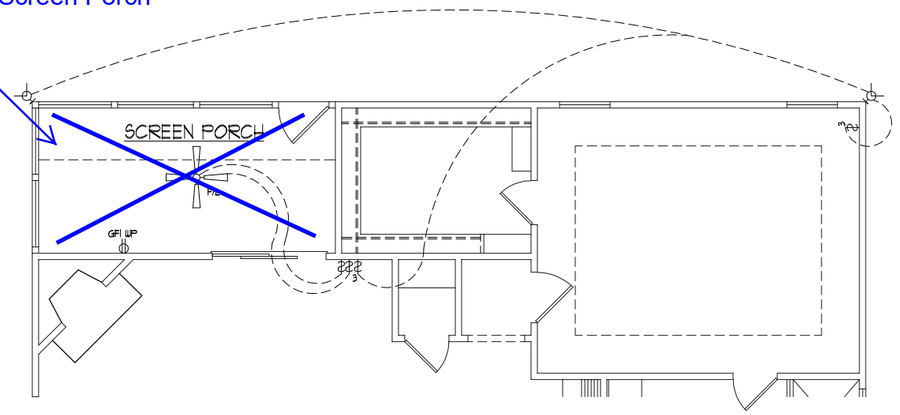
PAXTON III
PLAN NAME
B-2379-44GR
PLAN I.D.
2-2-21
DATE

E-1
SHEET

Include 10 ft. Depth Screen Porch



10 FT DEPTH
SCREEN PORCH OPTION



8 FT DEPTH
SCREEN PORCH OPTION

ELECTRICAL SYMBOLS

- CEILING MOUNTED LIGHT FIXTURE
- DIRECTIONAL EYEBALL LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- MINI RECESSED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- 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'
- HANGING LIGHT FIXTURE
- TELEPHONE JACK
- CABLE JACK
- KEYLESS LIGHT FIXTURE
- CEILING FAN WITH LIGHT FIXTURE
- UNDER CABINET LIGHT
- EXHAUST FAN
- RECESSED SHOWER LIGHT
- EXTERIOR FLOOD LIGHT
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- DOOR CHIMES
- METERBOX
- A/C UNIT
- 110 OUTLET
- 220V 220 OUTLET
- $ SINGLE SWITCH
- $3 3-WAY SWITCH
- $4 4-WAY SWITCH
- GFI WP OUTDOOR OUTLET
- GFI GFI

OPTIONAL
SCREEN PORCHES

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David D Grorud
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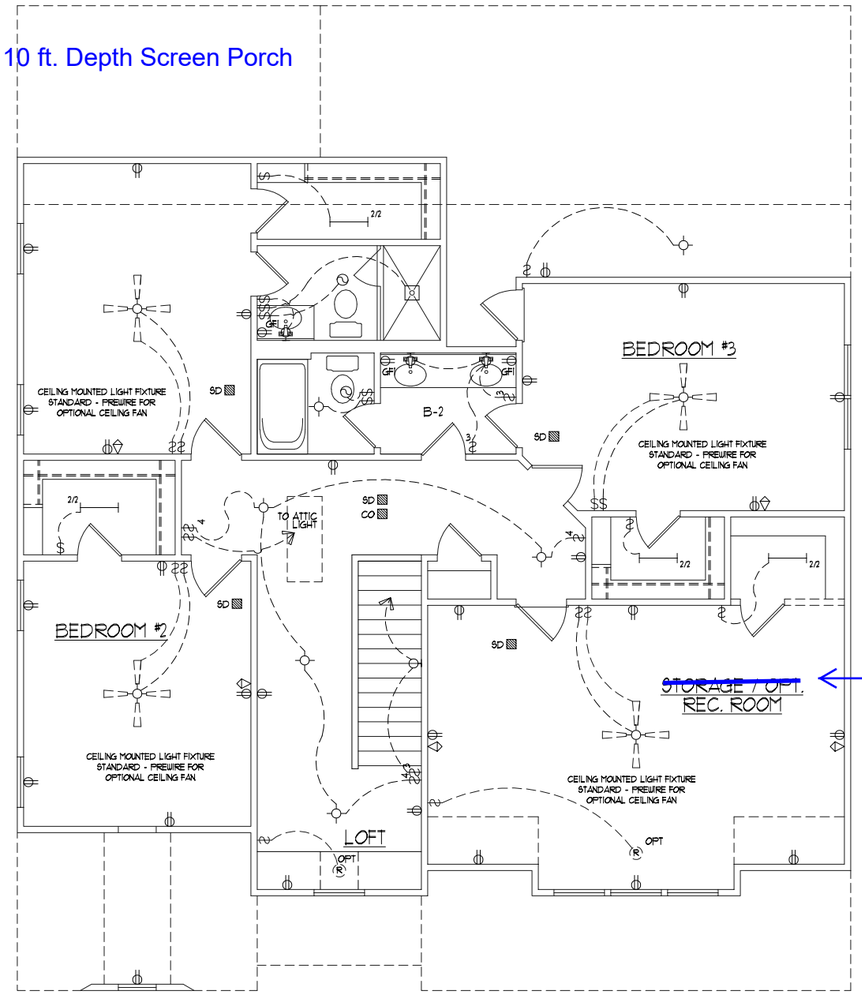
COUNTY: MULTI

PAXTON III
PLAN NAME
B-2379-44GR
PLAN I.D.
2-2-21
DATE

E-1 SCREEN PORCH OPTIONS
SHEET

Include 10 ft. Depth Screen Porch



ELEVATION "A"

Include Rec Room

ELECTRICAL SYMBOLS

- CEILING MOUNTED LIGHT FIXTURE
- DIRECTIONAL EYEBALL LIGHT FIXTURE
- (R) RECESSED LIGHT FIXTURE
- (M) MINI RECESSED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- 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'
- H HANGING LIGHT FIXTURE
- TELEPHONE JACK
- CABLE JACK
- KEY KEYLESS LIGHT FIXTURE
- CEILING FAN WITH LIGHT FIXTURE
- UC UNDER CABINET LIGHT
- EXHAUST FAN
- RECESSED SHOWER LIGHT
- EXTERIOR FLOOD LIGHT
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- DOOR CHIMES
- METERBOX
- A/C UNIT
- 110 OUTLET
- 220V 220 OUTLET
- $ SINGLE SWITCH
- $3 3-WAY SWITCH
- $4 4-WAY SWITCH
- GFI WP OUTDOOR OUTLET
- GFI GFI

SECOND FLOOR
ELECTRICAL LAYOUT
W/ BEDROOM #4 / BATH OPTION

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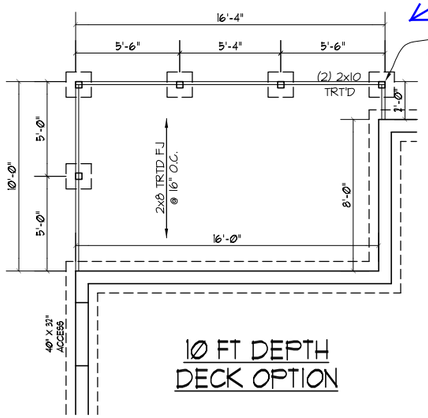
2-2-21
DATE

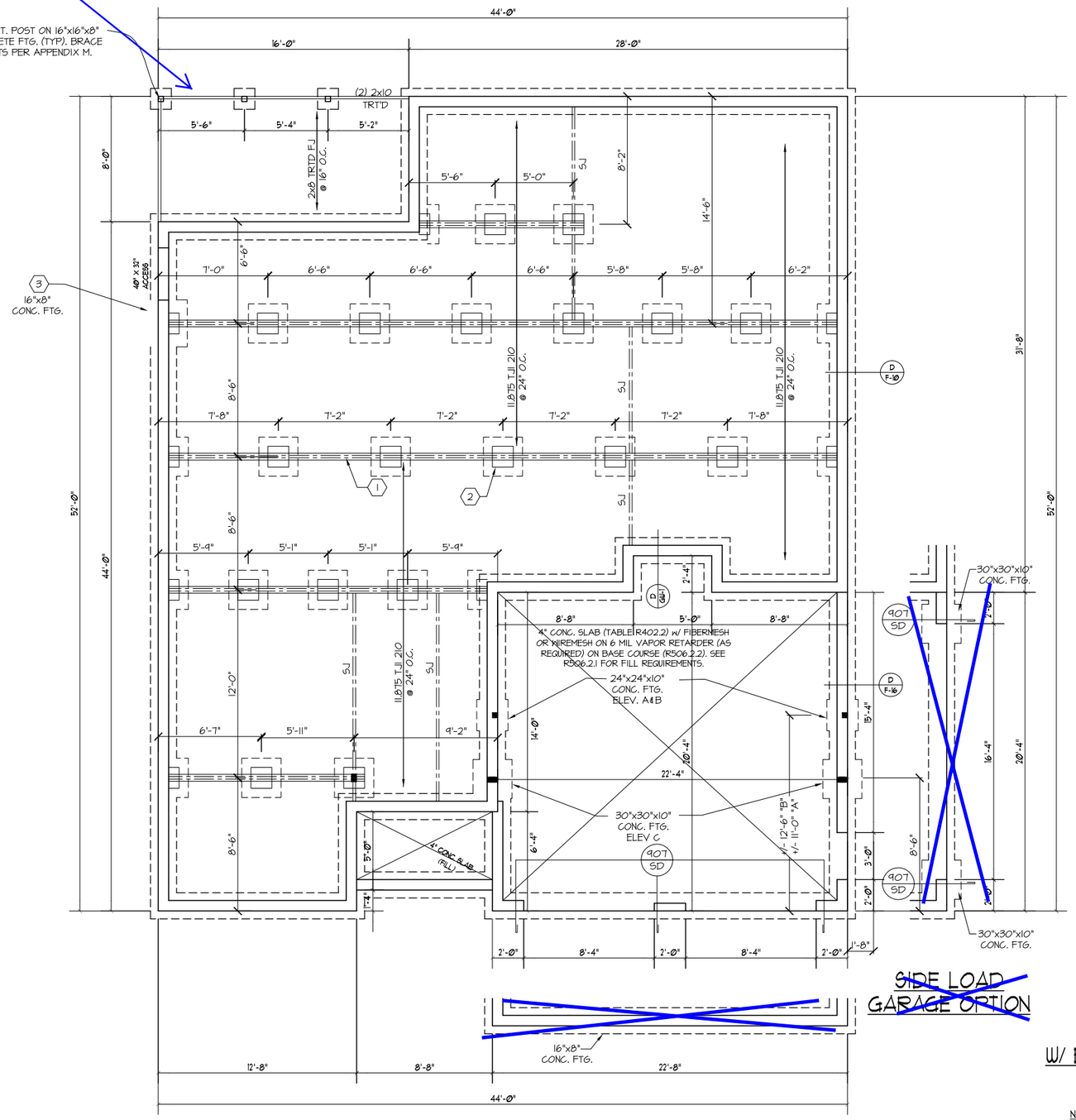
E-2
SHEET

Include 10 ft. Depth Screen Porch



10 FT DEPTH DECK OPTION

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



SIDE LOAD GARAGE OPTION

CRAWL SPACE FOUNDATION PLAN W/ BEDROOM #4 / BATH OPTION

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

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

WALL VENTED CRAWL SPACE				
REQUIRED				
1631	SQ. FT. / 150 =	10.91	SQ. FT. OF VENTILATION	

CLOSED CRAWL SPACE VENTILATION METHODS
(SEE REFERENCED SECTIONS IN CODE BOOK FOR DETAILED INSTRUCTIONS)

(R408.3.1) DEHUMIDIFIER
A PERMANENTLY INSTALLED DEHUMIDIFIER SHALL BE PROVIDED IN THE CRAWL SPACE WITH THE MINIMUM RATED CAPACITY OF 15 PINTS PER DAY.

(R408.3.2) SUPPLY AIR
1631 SQ. FT. / 30 = 56 CFM

(R408.3.3) HOUSE AIR
1631 SQ. FT. / 50 = 34 CFM

(R408.3.4) EXHAUST FAN
1631 SQ. FT. / 50 = 34 CFM

(R408.3.5) 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 R408.3.1.

PROFESSIONAL MEMBER
AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

NORTH CAROLINA PROFESSIONAL SEAL 16073 ENGINEER JAMES W. HERMAN 3221

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DRIVE RALEIGH, NC 27609
LICENSE: C-1287, PHONE: 919-878-1617
PROJECT #: 21-2316-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 within one year from date of seal.
- Use of these plans constitutes approval of terms and conditions as defined in the customer agreement.

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

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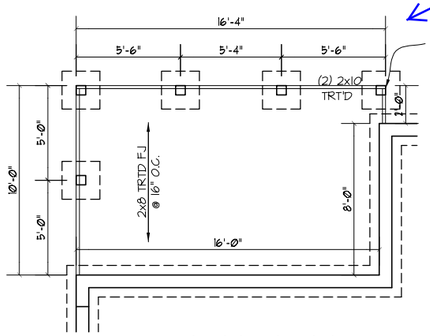
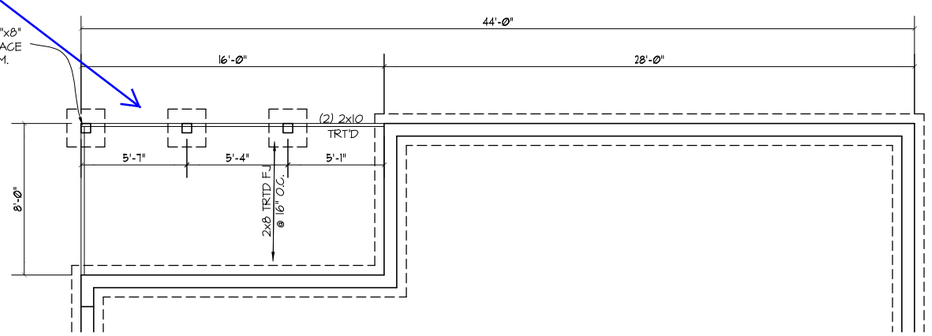
DATE

S-1
SHEET

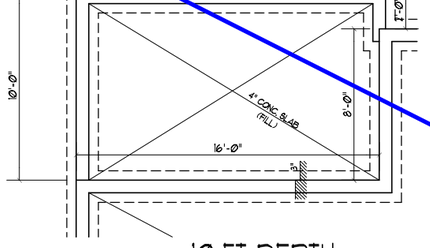
Include 10 ft. Depth Screen Porch



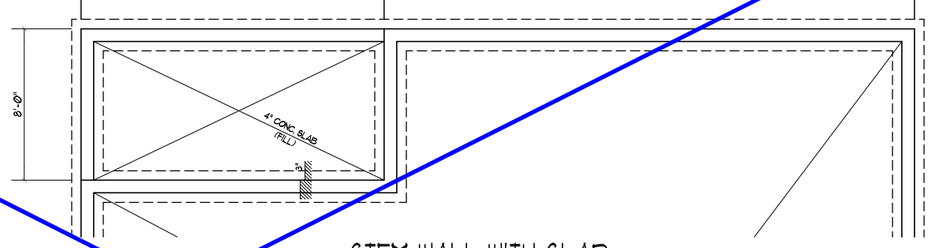
10 FT DEPTH
SCREEN PORCH OPTION



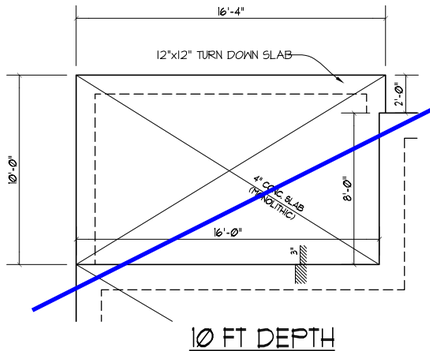
CRAWLSPACE
FOUNDATION



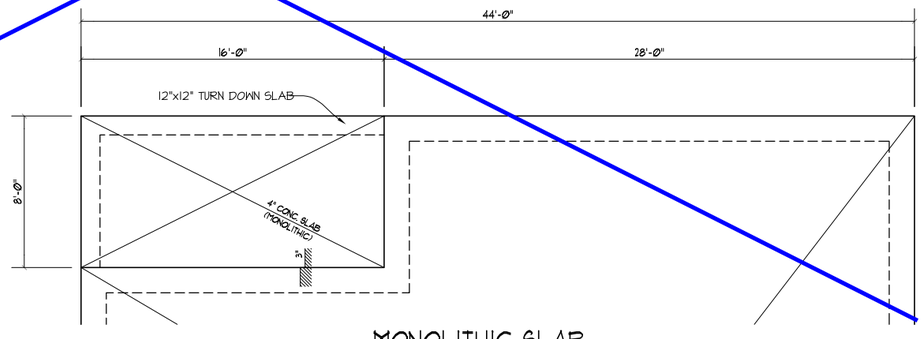
10 FT DEPTH
SCREEN PORCH OPTION



STEM WALL WITH SLAB
FOUNDATION



10 FT DEPTH
SCREEN PORCH OPTION



MONOLITHIC SLAB
FOUNDATION

PROFESSIONAL MEMBER
AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

NORTH CAROLINA PROFESSIONAL SEAL 16073 ENGINEER JAMES P. HERMAN 3.22.21

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DRIVE RALEIGH, NC 27609
LICENSE: C-1287, PHONE: 919-878-1617
PROJECT #: 21-2316-GL

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

OPTIONAL
SCREEN PORCH
FOUNDATION PLANS
SCALE: ---------- 1/8"=1'-0"

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

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LOCATION: MULTI
LOT: MULTI
SUBDIVISION: MULTI
COUNTY: MULTI

PAXTON III
PLAN NAME
B-2379-44GR
PLAN I.D.
2-2-21
DATE

S-1 SCREEN PORCH OPTIONS
SHEET

WOOD "I" JOISTS

(SHALL BE ONE OF THE FOLLOWING):

- TJI 210 BY 1-LEVEL
- LPI 20 PLUS BY LP
- BCI 5000s 1.8 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.

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

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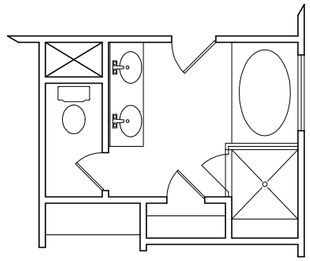
NORTH CAROLINA PROFESSIONAL SEAL 16073 ENGINEER JAMES H. HERMAN

PROFESSIONAL MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

TRUSS SYSTEM REQUIREMENTS

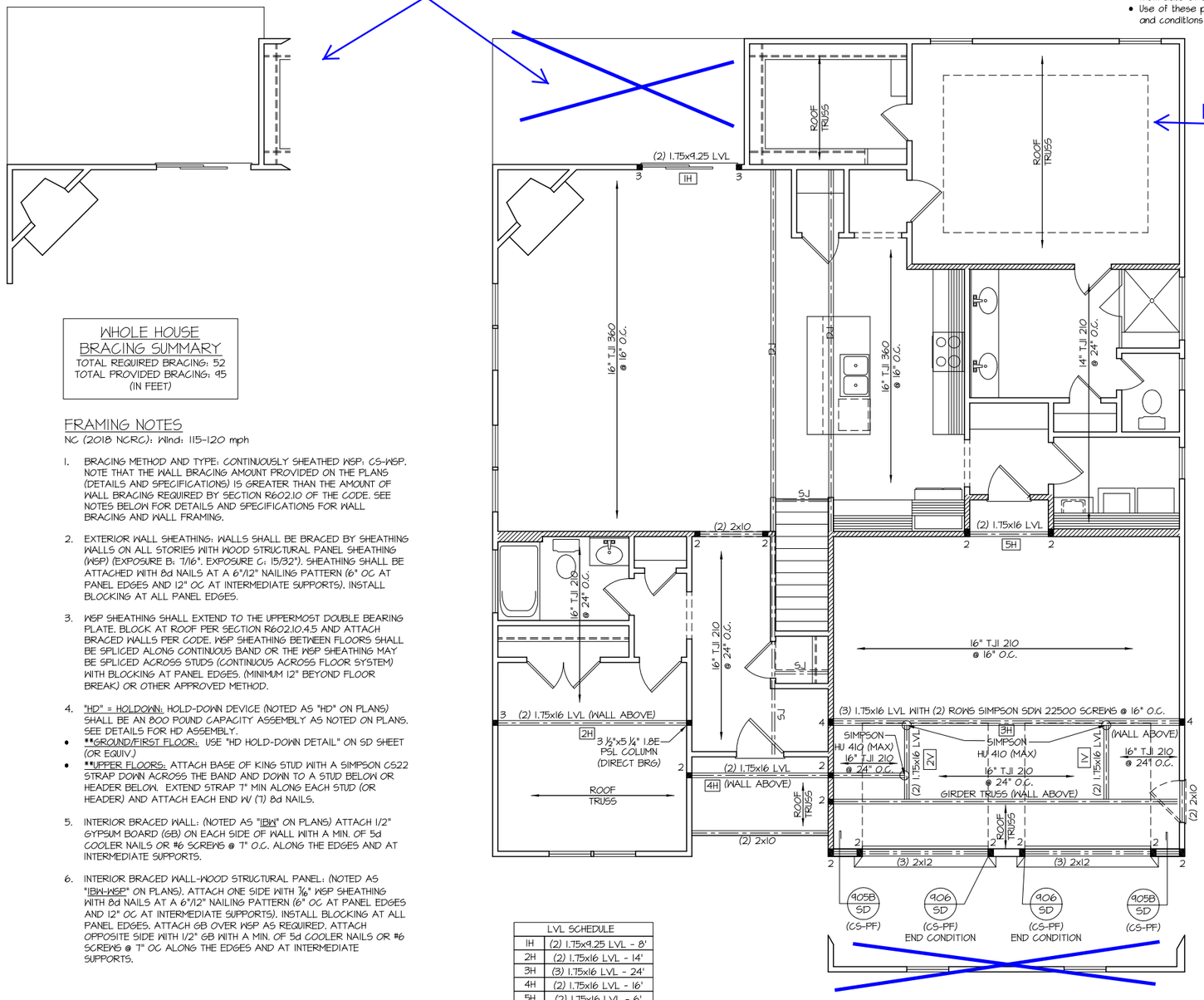
NC (2018 NCRC): Wind: 115-120 mph

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 (UNO).
4. ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.



Include 10 ft. Depth Screen Porch

Include Tray Ceiling



WHOLE HOUSE BRACING SUMMARY

TOTAL REQUIRED BRACING: 52
TOTAL PROVIDED BRACING: 95
(IN FEET)

FRAMING NOTES

NC (2018 NCRC): 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 SECTION R602.10 OF 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: 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.
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4. "HD" = HOLDOWN. HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR HD ASSEMBLY.
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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 @ 7" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
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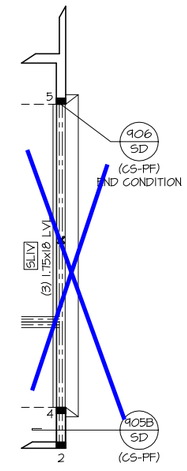
LVL SCHEDULE	
1H	(2) 1.75x9.25 LVL - 8'
2H	(2) 1.75x16 LVL - 14'
3H	(3) 1.75x16 LVL - 24'
4H	(2) 1.75x16 LVL - 16'
5H	(2) 1.75x16 LVL - 6'
1V	(2) 1.75x16 LVL - 6'
2V	(2) 1.75x16 LVL - 6'



LVL SCHEDULE - SIDE LOAD	
5LIV	(3) 1.75x18 LVL - 20'

HEADER/BEAM & COLUMN NOTES

1. ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)2x6 (4" WALL) OR (3)2x6 (6" WALL) WITH (1) SUPPORT 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 AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM "d" IN TABLE R602.3(5) OR AS BELOW PER NCDOI COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-9-2020:
   - UP TO 3' SPAN: (1) KING STUD
   - OVER 3' UP TO 6' SPAN: (2) KING STUDS
   - OVER 6' UP TO 9' SPAN: (3) KING STUDS
   - OVER 9' UP TO 12' SPAN: (4) KING STUDS
   - OVER 12' UP TO 15' SPAN: (5) KING STUDS

ELEVATION "C"
FIRST FLOOR CEILING / STRUCTURAL PLAN
W/ BEDROOM #4 / BATH OPTION

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

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

DYNAMIC DESIGN GROUP, INC
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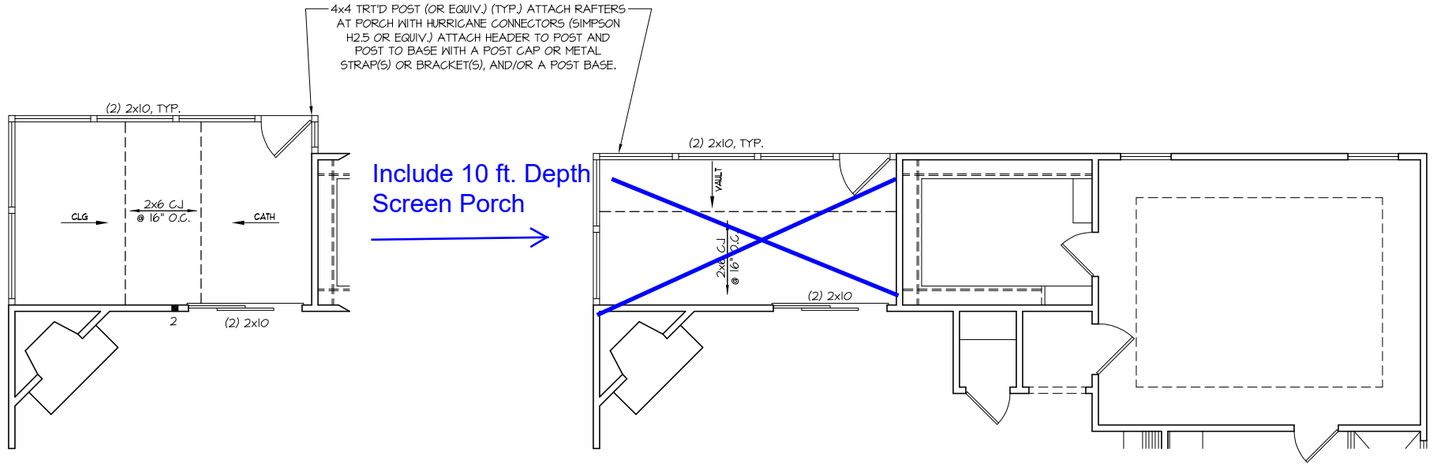
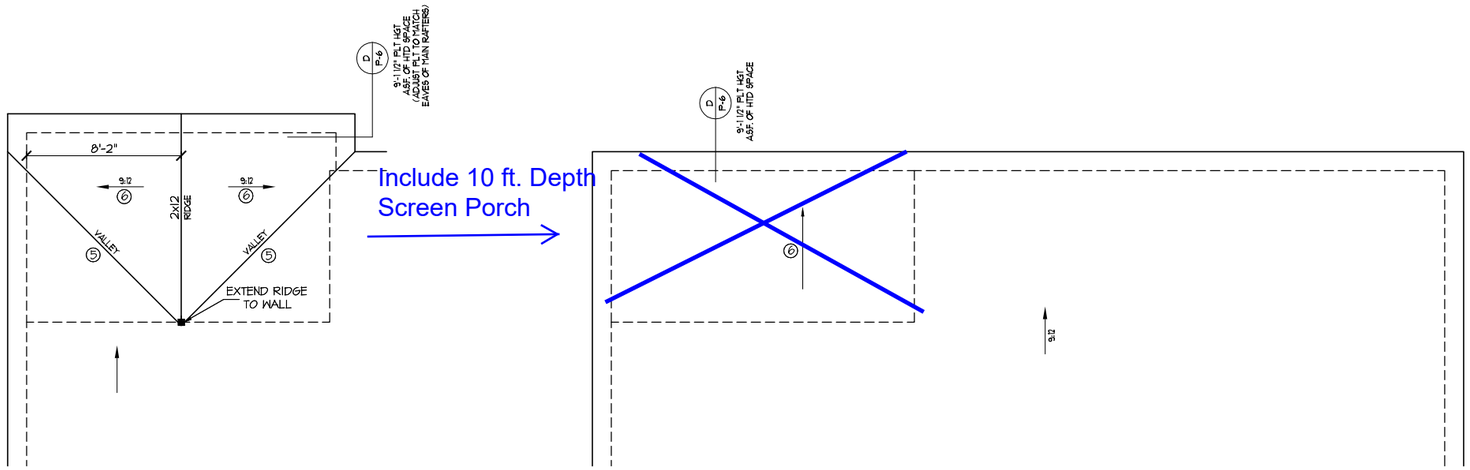


10 FT DEPTH
SCREEN PORCH OPTION

CEILING / STRUCTURAL PLAN



10 FT DEPTH
SCREEN PORCH OPTION

ROOF FRAMING PLAN

ROOF FRAMING NOTES:
NC (2018 NCRC); 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.

SCREEN PORCH OPTIONS
SCALE: ---------- 1/8" = 1'-0"

NORTH CAROLINA PROFESSIONAL SEAL 16073 ENGINEER JAMES H. HERMAN

PROFESSIONAL MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

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PLAN I.D.
2-2-21
DATE

S-2
SCREEN PORCH OPTIONS
SHEET

FRAMING NOTES

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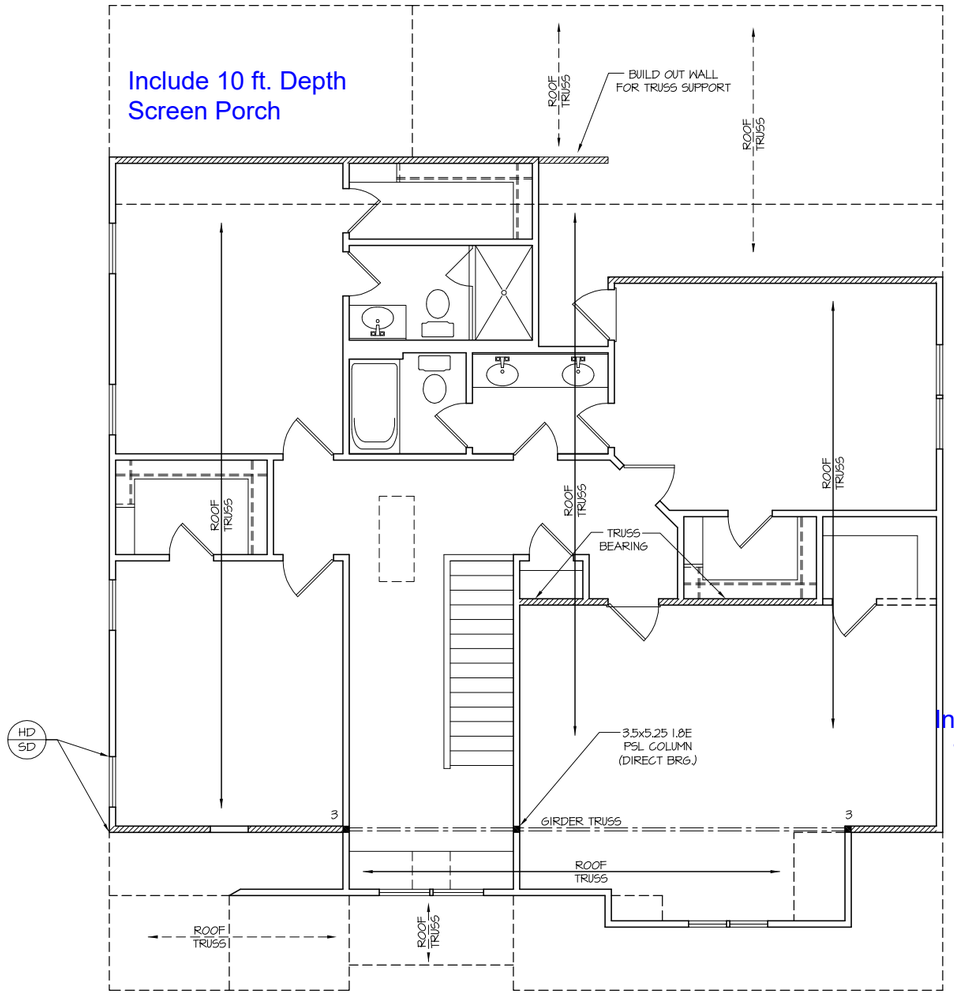

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PROFESSIONAL MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

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ELEVATION "C"
SECOND FLOOR CEILING / STRUCTURAL PLAN
W/ BEDROOM #4 / BATH OPTION

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

NOTES:
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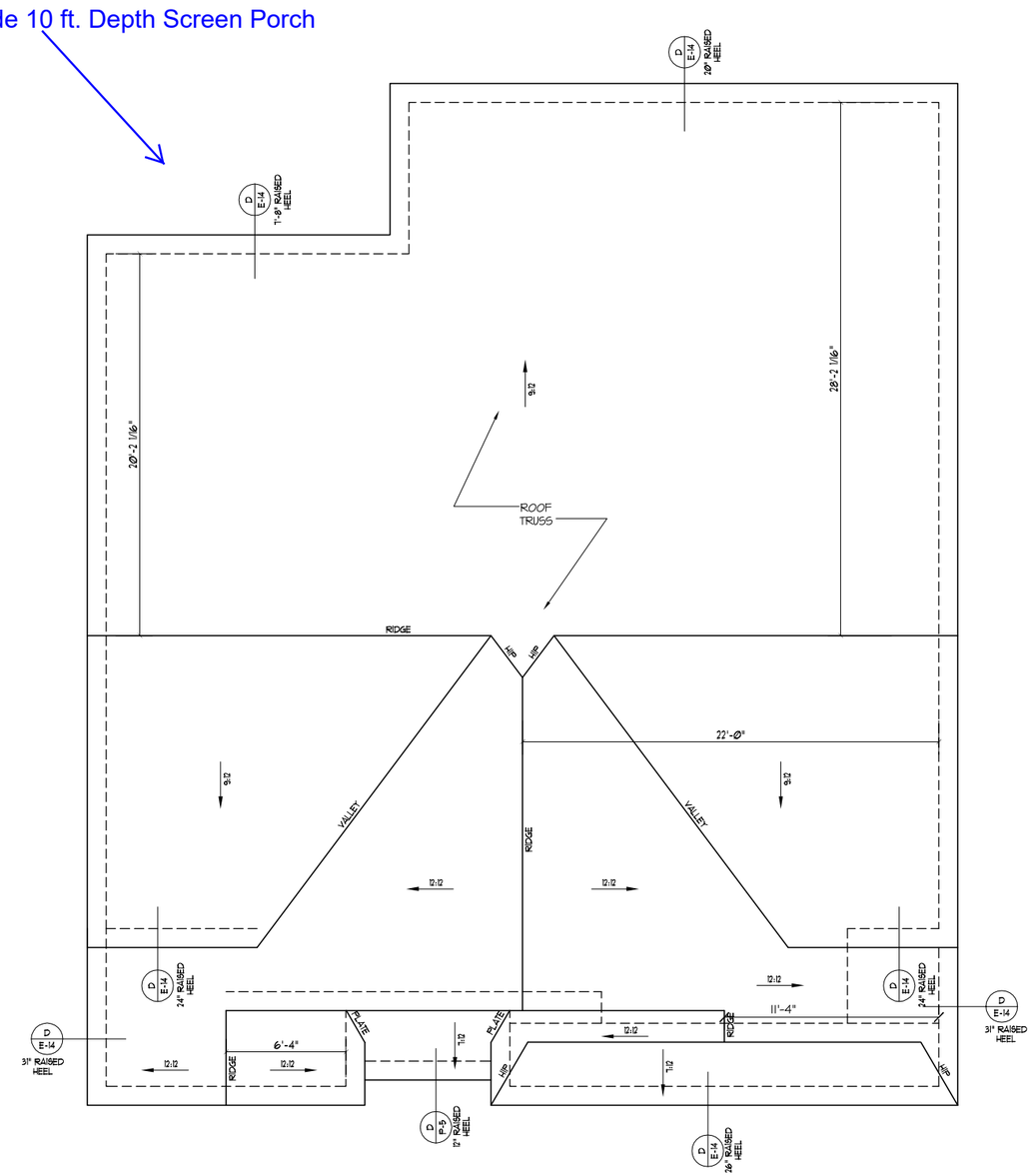
S-3C
SHEET



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ATTIC VENTILATION

REQUIRED
* 2277 SQ FT OF ATTIC / 300 = 7.59 SQ. FT. OF INLET & OUTLET

PROVIDED
(INLET)
SOFFIT 07 SQ. FT. PER LINEAR FT. OF VENT. x 64 LINEAR FT. OF VENT. = 4.48 SQ. FT. OF VENT. 48 % (TOTAL OF INLET)
(OUTLET)
RIDGE 11 SQ. FT. PER LINEAR FT. OF VENT. x 44 LINEAR FT. OF VENT. = 4.84 SQ. FT. OF VENT. 52 % (TOTAL OF OUTLET)

9.32 TOTAL SQ. FT. OF VENT.

* INCLUDES OPT SCREEN PORCH

ELEVATION "C"
ROOF FRAMING PLAN
W/ BEDROOM #4 / BATH OPTION

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

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

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

PAXTON III
PLAN NAME
B-2379-44GR
PLAN I.D.
2-2-21
DATE

S-4C
SHEET

STRUCTURAL NOTES

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

1. 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.

2. 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.

3. 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)

4. WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANELS. SEE FRAMING NOTES FOR THICKNESS AND NAILING REQUIREMENTS.

5. SEE APPENDIX M (DCA6) FOR EXTERIOR DECK REQUIREMENTS INCLUDING ATTACHMENTS FOR LATERAL LOADS.

6. CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (UNO). AIR ENTRAINED 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 ¼" DEEP CONTROL JOINTS SAWCUT IN SLAB ON A +-10'-0" x +-10'-0" GRID).

7. ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE STRUCTUAL 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 DRAINSURFACE WATER AWAY FROM FOUNDATION WALLS.

8. ALL FRAMING LUMBER SHALL BE SPF #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE SYP # 2. PLATE MATERIAL MAY BE SPF # 3 OR SYP #3 (Fc(perp) = 425 PSI - MIN).

9. L.V.L. SHALL BE LAMINATED VENEER LUMBER: Fb=2600 PSI, Fv=285 PSI, E=1.9x10 PSI.
   - 9.1. P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2900 PSI, Fv=290 PSI, E=2.0x10 PSI.
   - 9.2. L.S.L. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, Fv=400 PSI, E=1.55x10 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURERS INSTRUCTIONS.

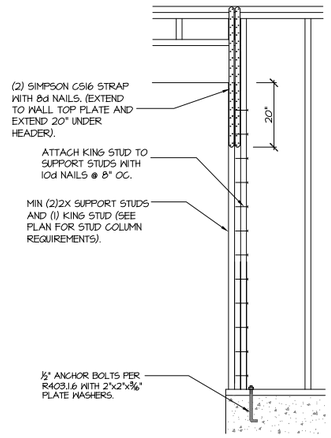
10. ALL ROOF TRUSS AND I-JOIST LAYOUTS SHALL BE PREPARED IN ACCORDANCE WITH THE SEALED STRUCTURAL DRAWINGS. TRUSSES AND I-JOISTS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURE'S SPECIFICATIONS. ANY CHANGE IN TRUSS OR I-JOIST LAYOUT SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.

11. 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.

12. REBAR SHALL BE DEFORMED STEEL, ASTM615, GRADE 60.

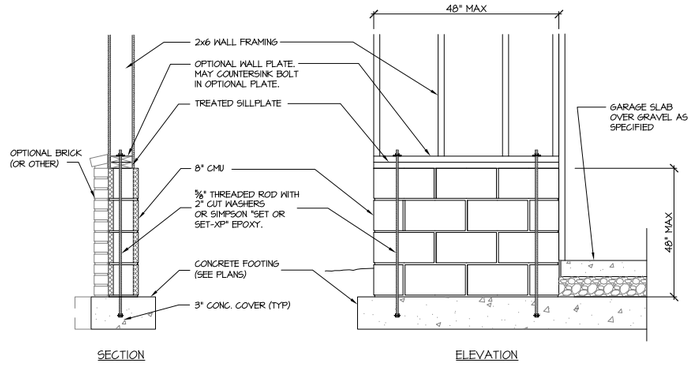
13. FLITCH BEAMS SHALL BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM A325) WITH WASHERS PLACED UNDER THE THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" O.C. (MAX), AND STAGGERED AT THE TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH 2 BOLTS LOCATED AT 6" FROM EACH END.

14. 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 R703.7.3 LINTELS.



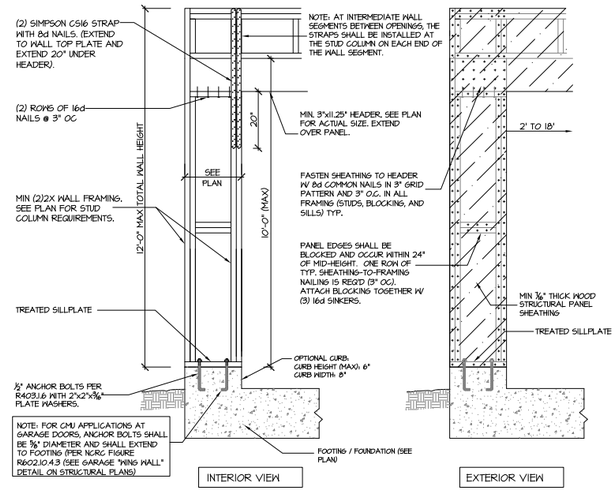
906 SD — CS-PF: END CONDITION DETAIL

(FOR USE WITH SINGLE CS-PF CONDITION)
DETAIL AND APPLICATION BASED ON NCRC FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



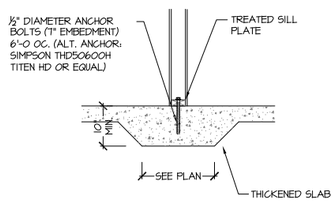
907 SD — GARAGE 'WING WALL' REINFORCING

PER IRC FIGURE R602.10.4.3



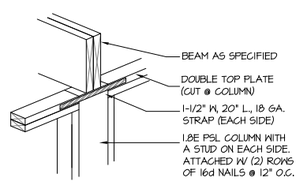
905B SD — CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION

DETAIL AND APPLICATION BASED ON NCRC FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



115-120 MPH — 104A SD — THICKENED SLAB

(INTERIOR BEARING WALL)



205B SD — DIRECT BEAM BEARING

NTS

NORTH CAROLINA PROFESSIONAL SEAL 16073 ENGINEER JAMES H. HERMAN

PROFESSIONAL MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DRIVE RALEIGH, NC 27609
LICENSE: C-1287, PHONE: 919-878-1617
PROJECT #: 21-2316-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 within one year from date of seal.
- Use of these plans constitutes approval of terms and conditions as defined in the customer agreement.

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

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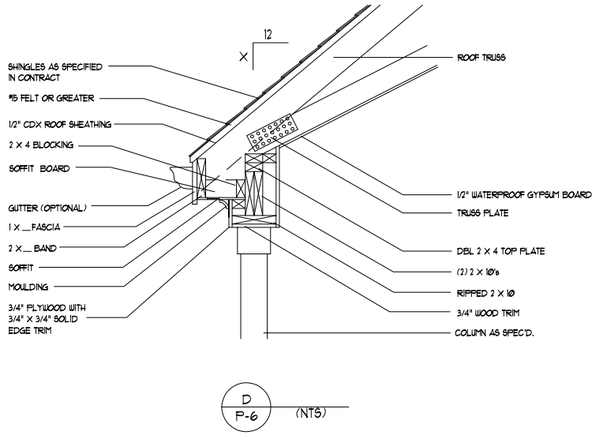

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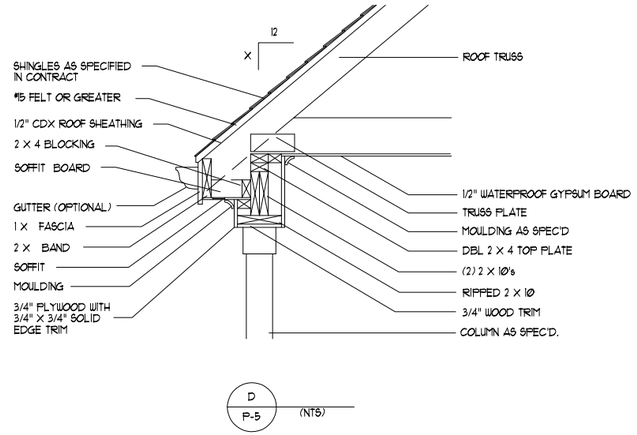

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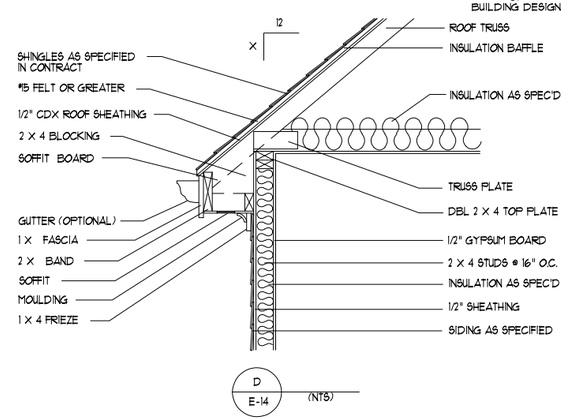

D E-14 (NTS)

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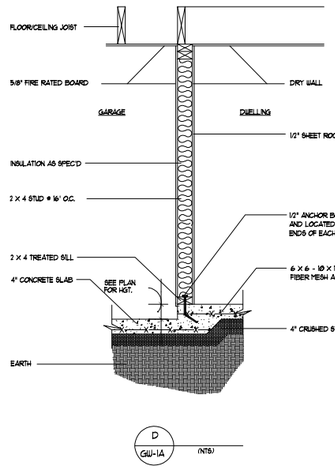

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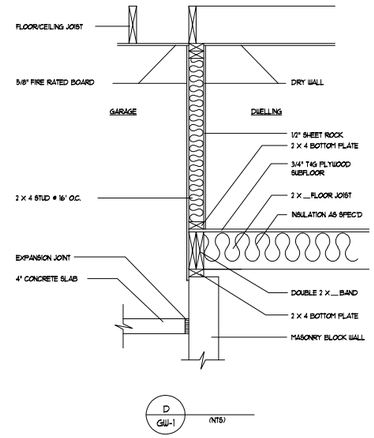

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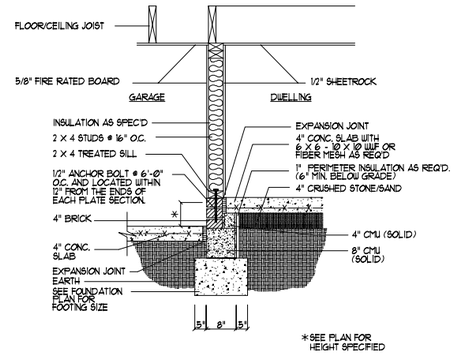

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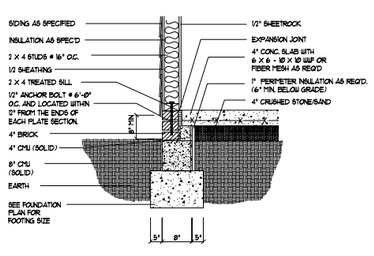

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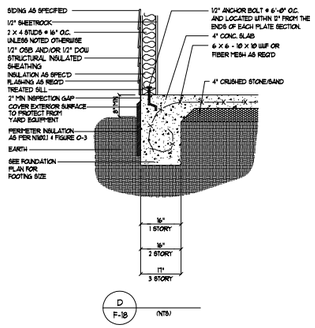

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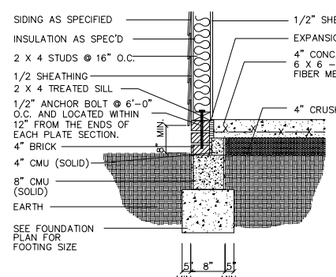

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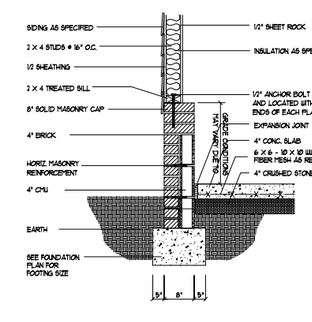

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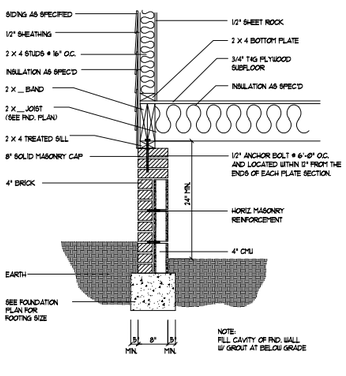

D F-19 (NTS)

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David D Grorud
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DynamicDesignGroup@gmail.com

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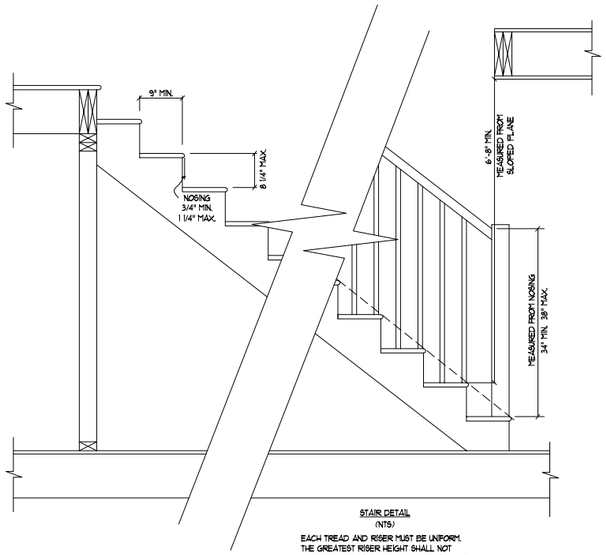
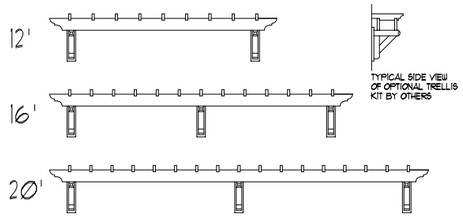


STAIR DETAIL
(NTS)

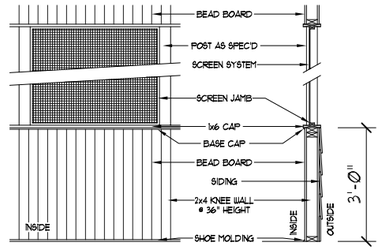
EACH TREAD AND RISER MUST BE UNIFORM. THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE GREATEST TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE TOP AND BOTTOM RISER OF INTERIOR STAIRS SHALL NOT EXCEED THE SMALLEST RISER BY MORE THAN 3/4".

SEE FLOOR PLAN FOR ACTUAL SPECIFICATIONS.

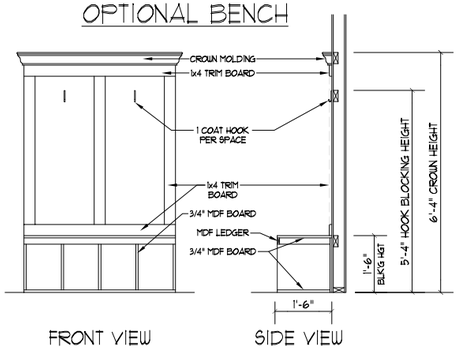
OPTIONAL TRELLIS KIT



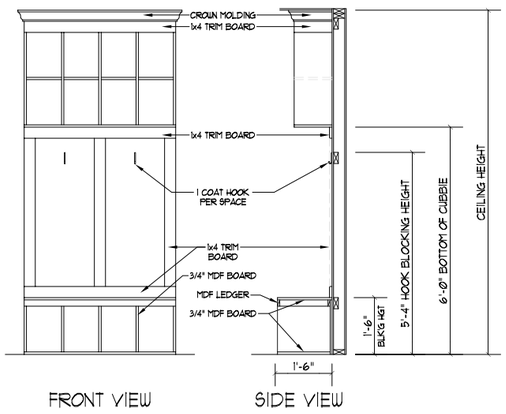
SCREEN PORCH DECK PANELS



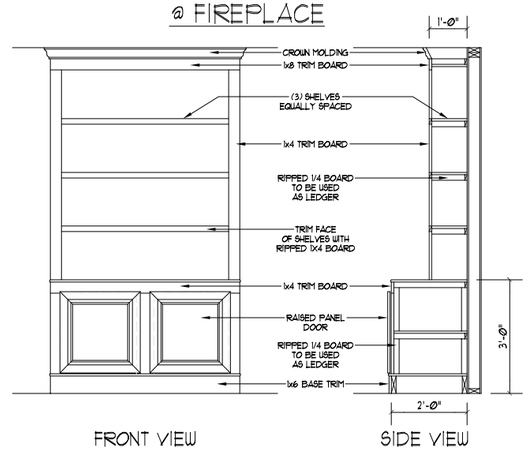
OPTIONAL BENCH



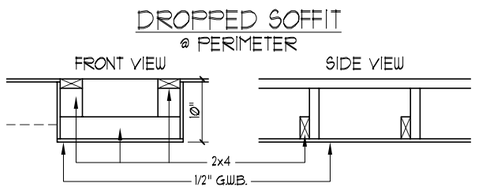
OPTIONAL BENCH WITH CUBBIES



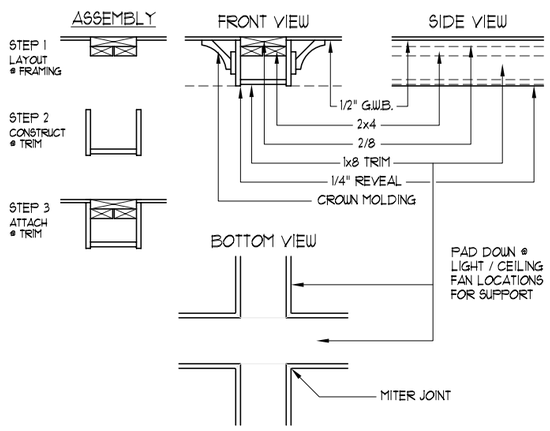
OPTIONAL BUILT-INS @ FIREPLACE

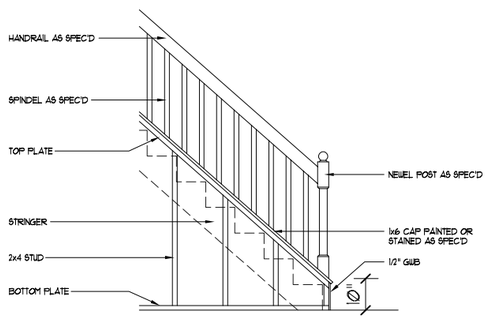


DROPPED SOFFIT @ PERIMETER



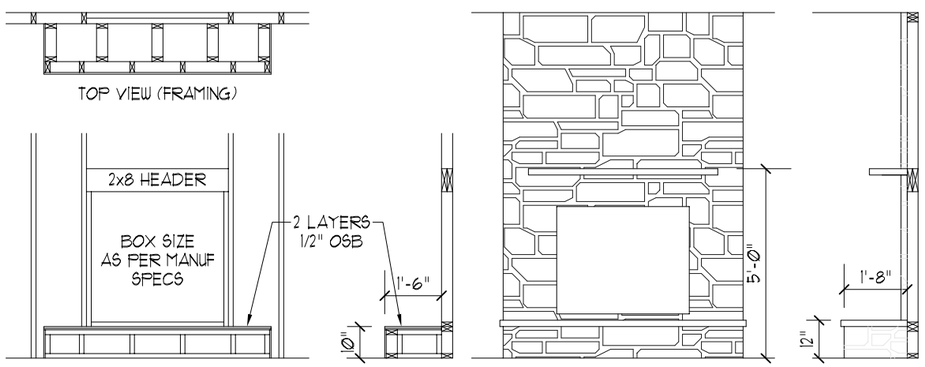
FAUX BEAM





OPTIONAL RAKE RAIL

OPTIONAL RAISED HEARTH WITH STONE



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AID
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