

Crossings 65 - 245 Timber Skip Drive, Spring Lake 28390

Harnett County

Created:4/8/2022



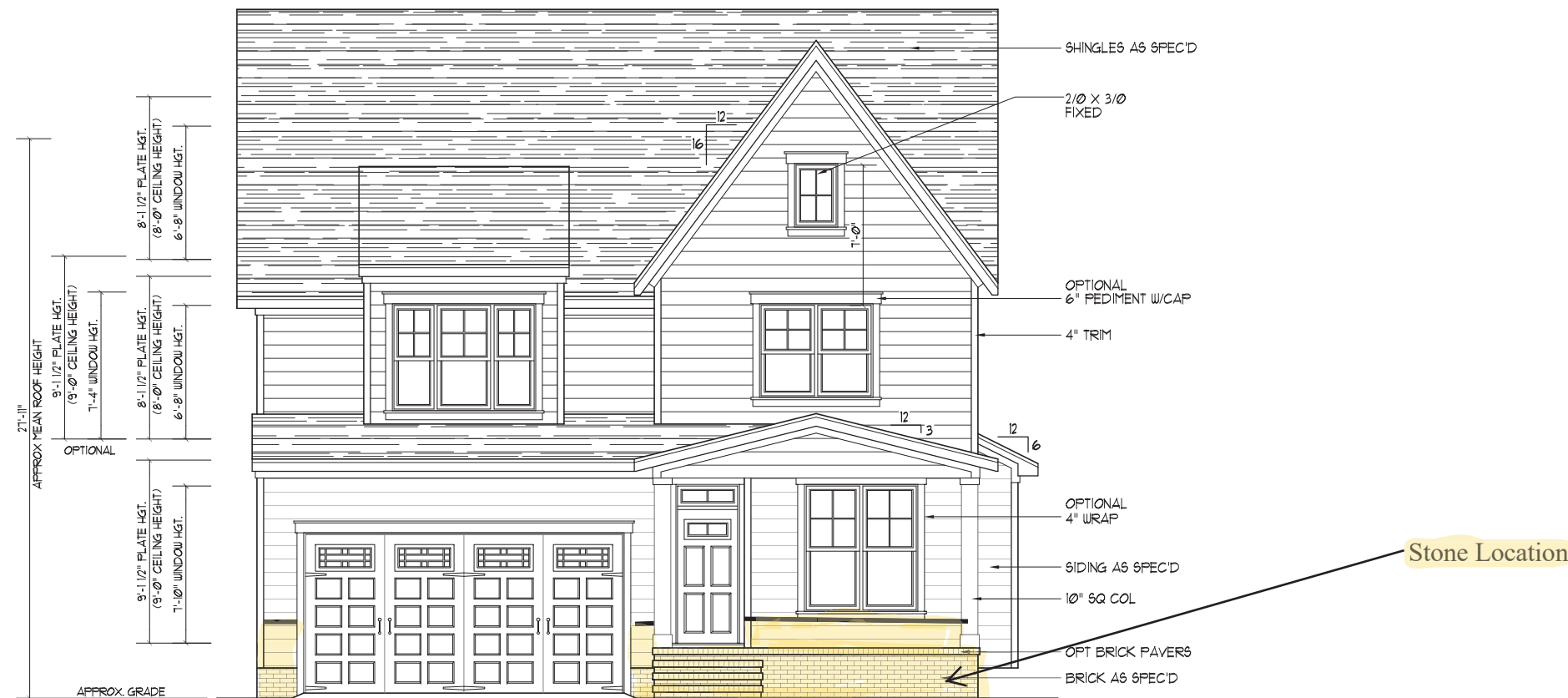
House Plan: Braxton  
 Elevation: C  
 Stone Option: Per Plan  
 Foundation: Slab  
 Foundation Finish: 4 Sides Parged  
 Garage Hand: Left  
 Garage: 2 Car Front  
 Garage Door: (1) 16x8  
 Front Porch: Concrete  
 Roof: Truss  
 Siding: Vinyl  
 Ceiling Height 1st Floor: 9'  
 Ceiling Height 2nd Floor: 9'  
 Door Frame Height 1st Floor: 83"  
 Door Frame Height 2nd Floor: 83"

**OPTIONS**

Covered Porch  
 Concrete Patio (slider door in Morning Room)  
 Bedroom #4 Optional Windows in Dining Room  
 Tray Ceiling in Dining Room  
 Tray Ceiling in Master Bedroom

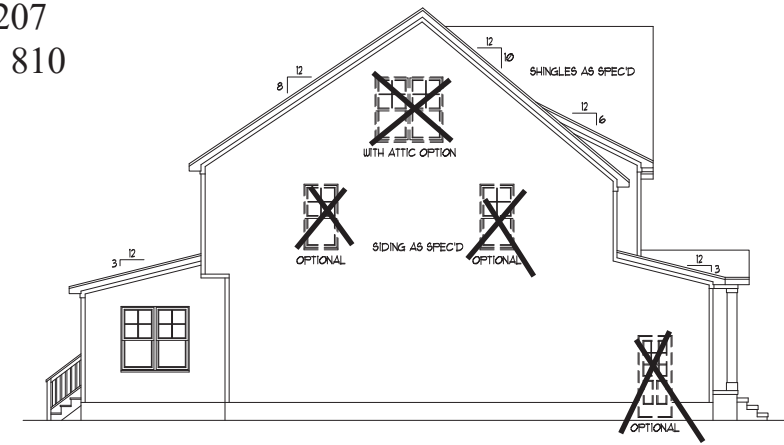
Total Heated SQ FT: 2207  
 Total Unheated SQ FT: 810  
 Total SQ FT: 3019

Bedrooms: 4  
 Full Bathrooms: 2  
 Half Bathrooms: 1



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

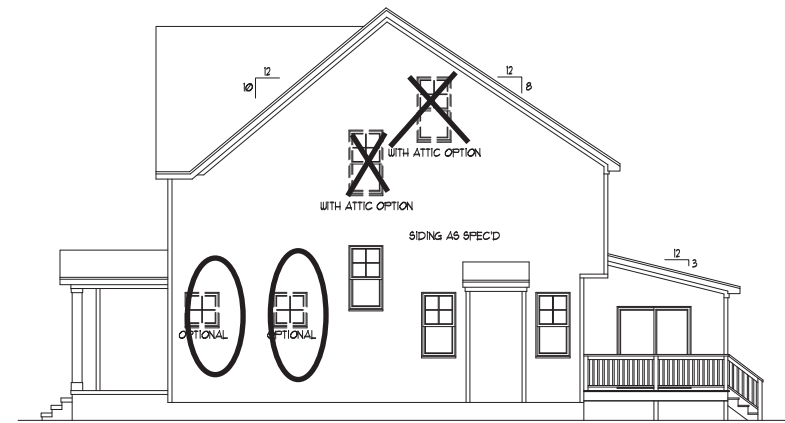
THIS PLAN CONFORMS TO THE 2018 EDITION OF THE I.R.C. / NORTH CAROLINA RESIDENTIAL CODE.



**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

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

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

**A-1C**  
 SHEET



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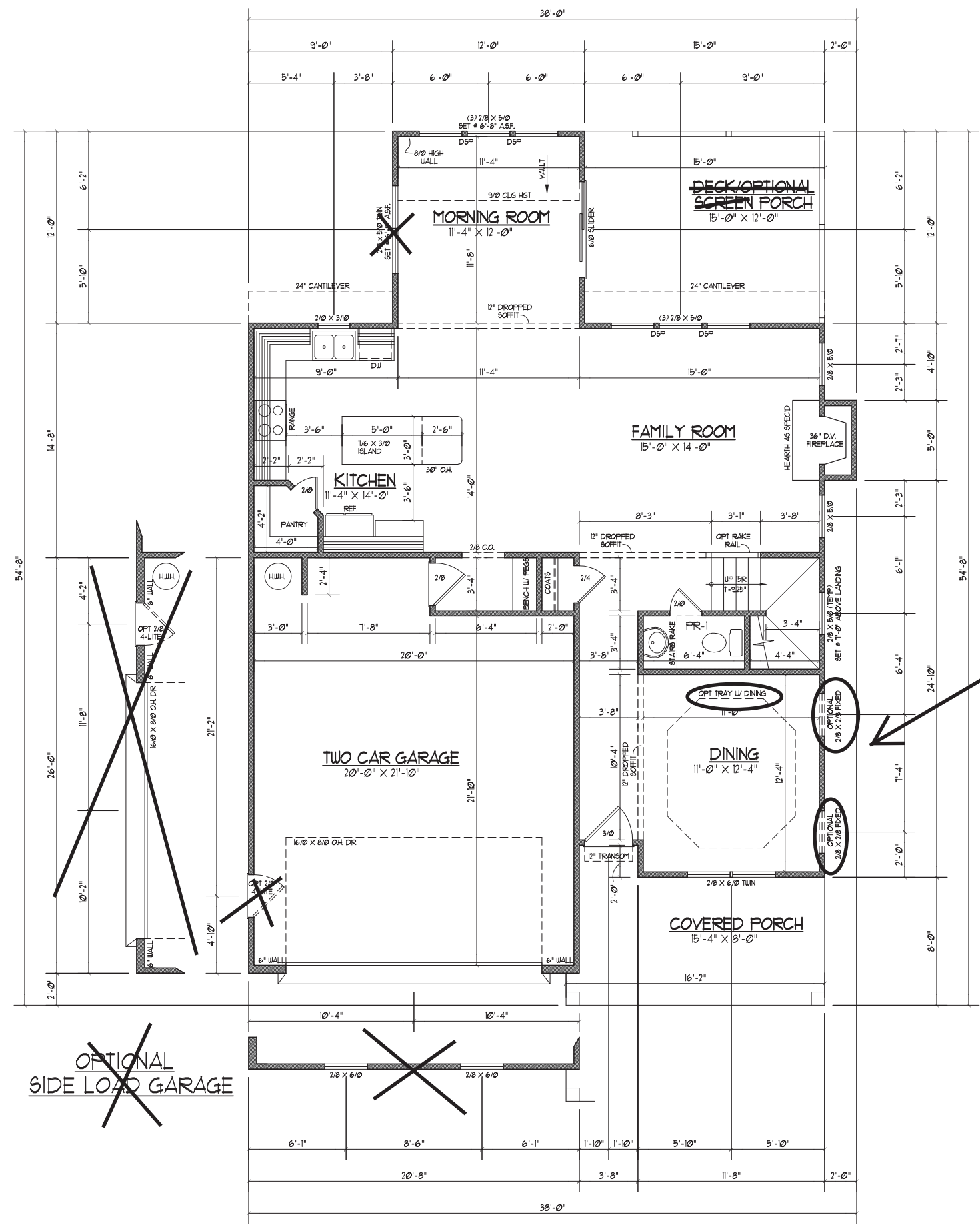
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**A-2**  
 SHEET

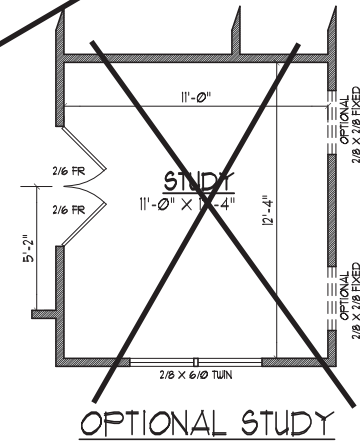
Concrete Patio →

← Covered Porch

Include Windows



OPTIONAL FIREPLACE LOCATION



**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.

~~OPTIONAL SIDE LOAD GARAGE~~

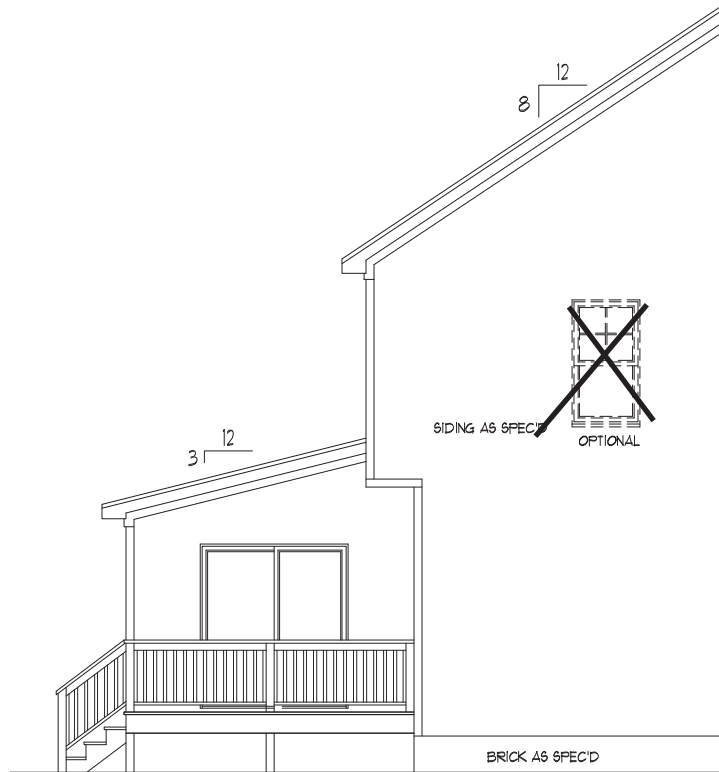
# OPT SCREEN PORCH/BBQ DECK



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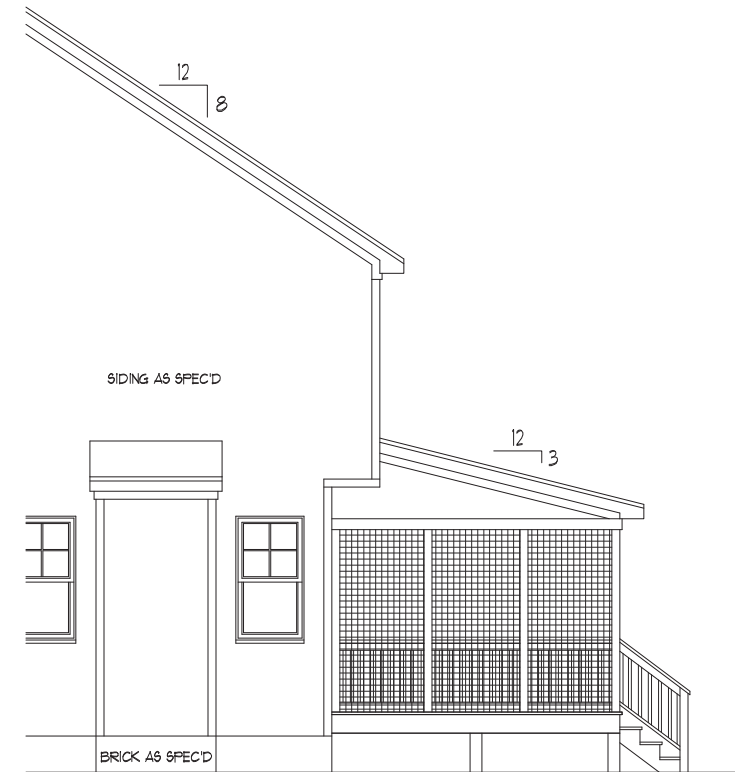
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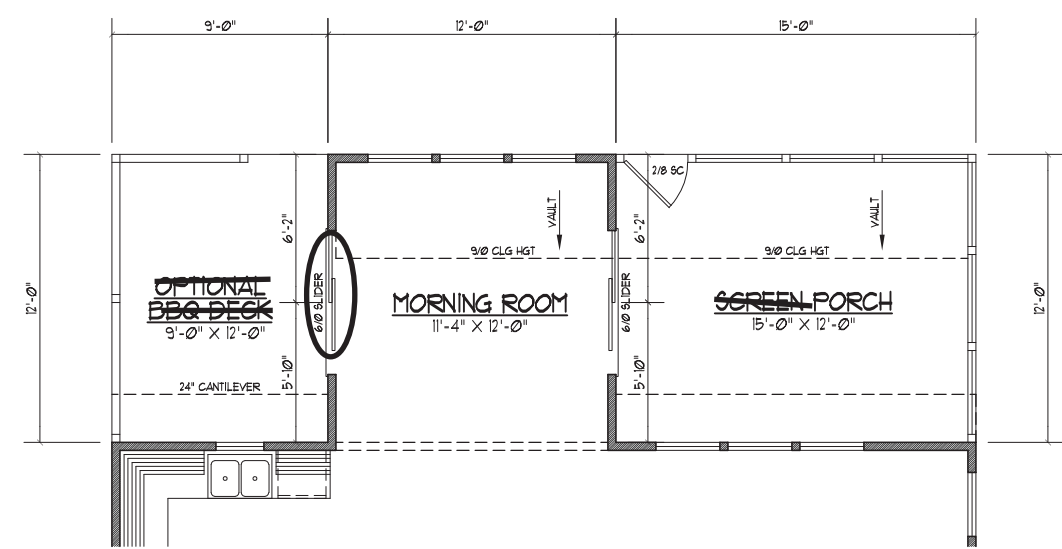
**LEFT SIDE ELEVATION**



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



**RIGHT SIDE ELEVATION**



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

180 SQ. FT. SCREEN PORCH  
 108 SQ. FT. OPT. BBQ DECK

**BRAXTON**  
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**A-2** SCR PORCH / BBQ DECK OPTIONS  
 SHEET



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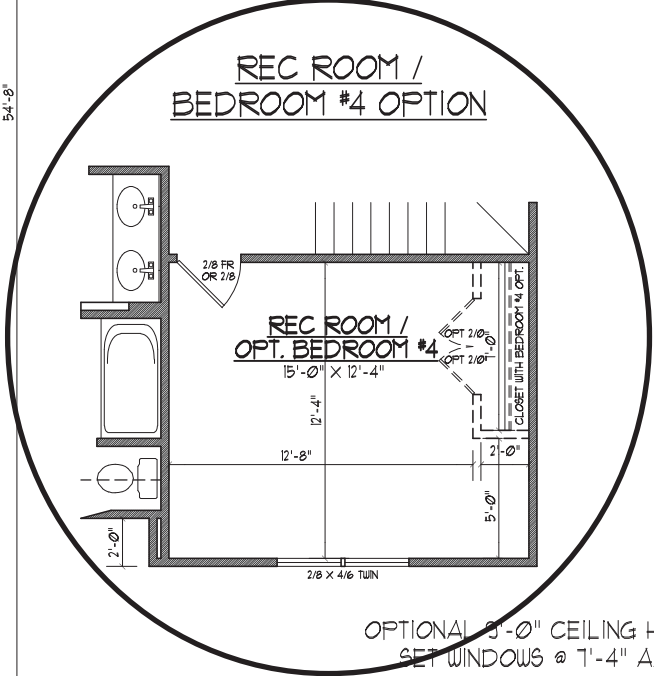
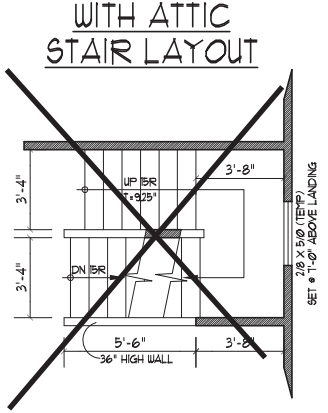
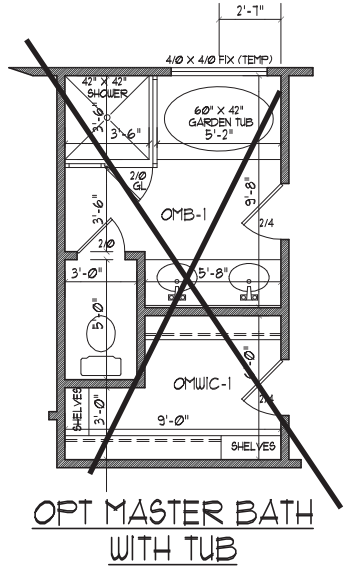
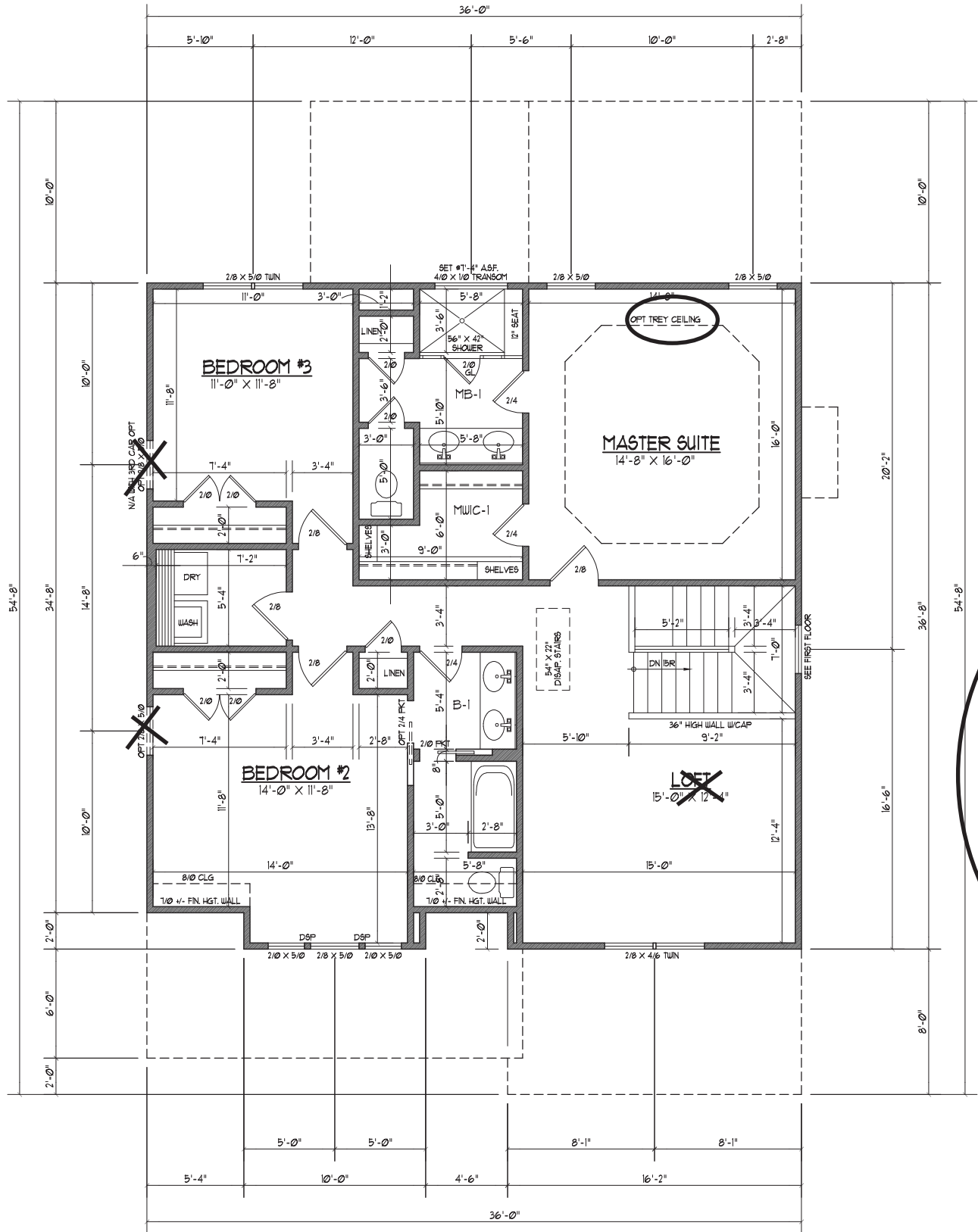
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**A-3C**  
 SHEET



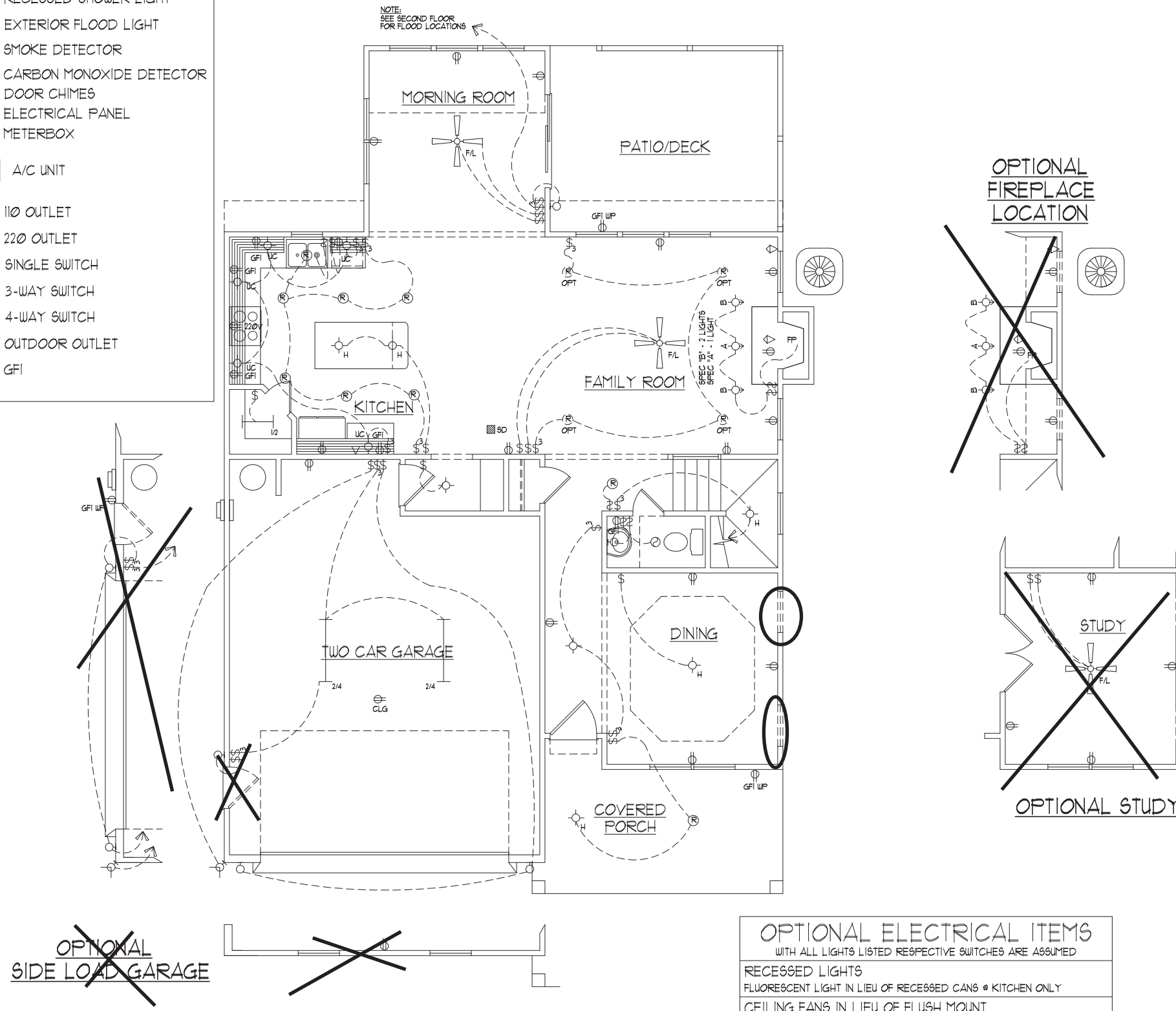
Include Bedroom #4 →

OPTIONAL 5'-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:
- 1) 8'-0" CLG. HGT. (8' - 1 1/2" FLT. HGT.) UNLESS OTHERWISE NOTED.
  - 2) ALL WALLS FIGURED 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 OPEN'GS.

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
	ELECTRICAL PANEL
	METERBOX
	A/C UNIT
	110 OUTLET
	220V OUTLET
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	OUTDOOR OUTLET
	GFI



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

FIRST FLOOR  
ELECTRICAL LAYOUT

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LOCATION: MULTI

LOT: MULTI

SUBDIVISION: MULTI

COUNTY: MULTI

**BRAXTON**

PLAN NAME  
C-2216-36GL  
PLAN I.D.

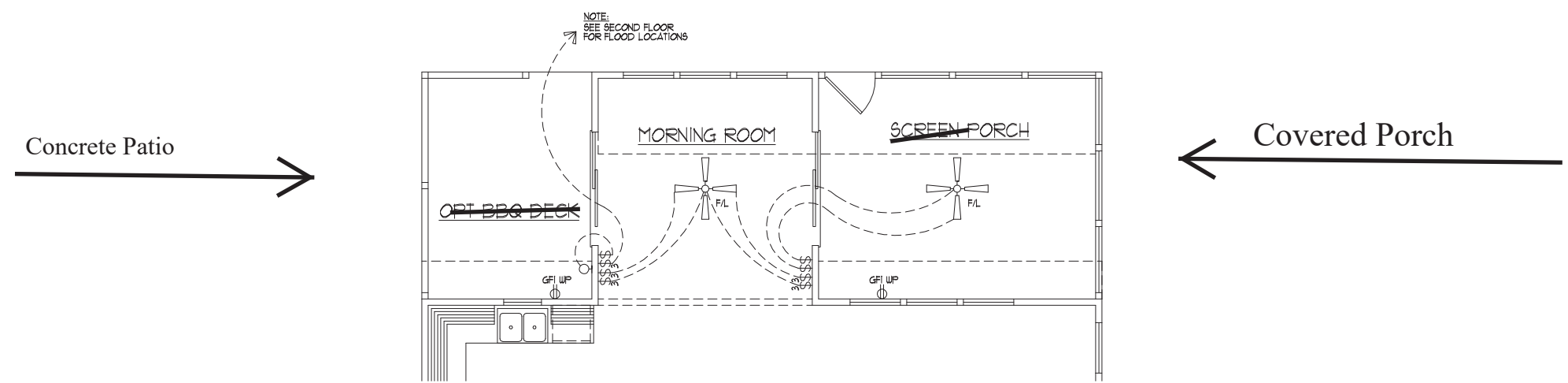
DATE  
6-25-19

**E-1**  
SHEET

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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	⊙	220V OUTLET
⊙	UNDER CABINET LIGHT	\$	SINGLE SWITCH
		\$	3-WAY SWITCH
		\$	4-WAY SWITCH
		⊙	OUTDOOR OUTLET
		⊙	GFI



OPTIONAL  
 SCREEN PORCH/BBQ DECK  
 ELECTRICAL LAYOUT

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**E-1**  
 SCR PORCH / BBQ DECK  
 OPTIONS  
 SHEET

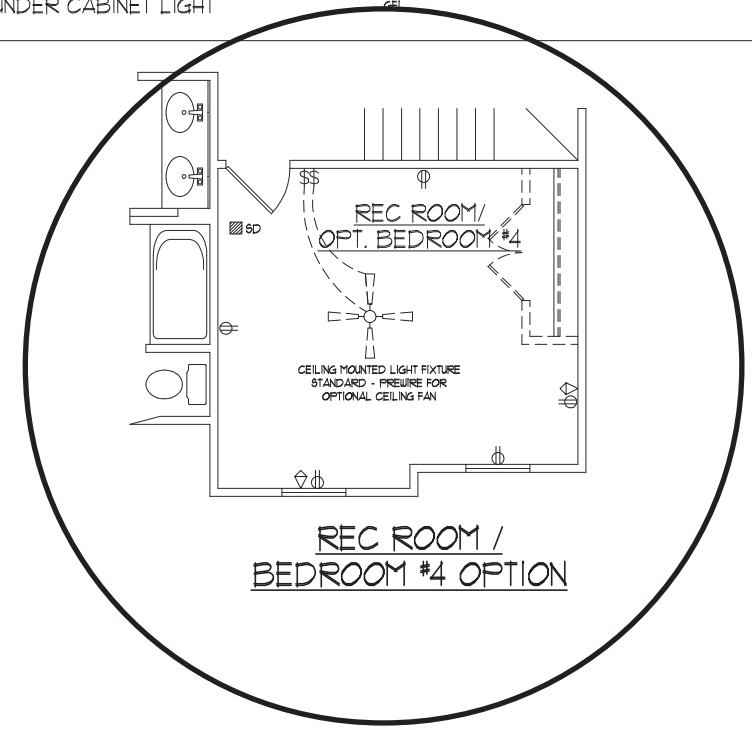
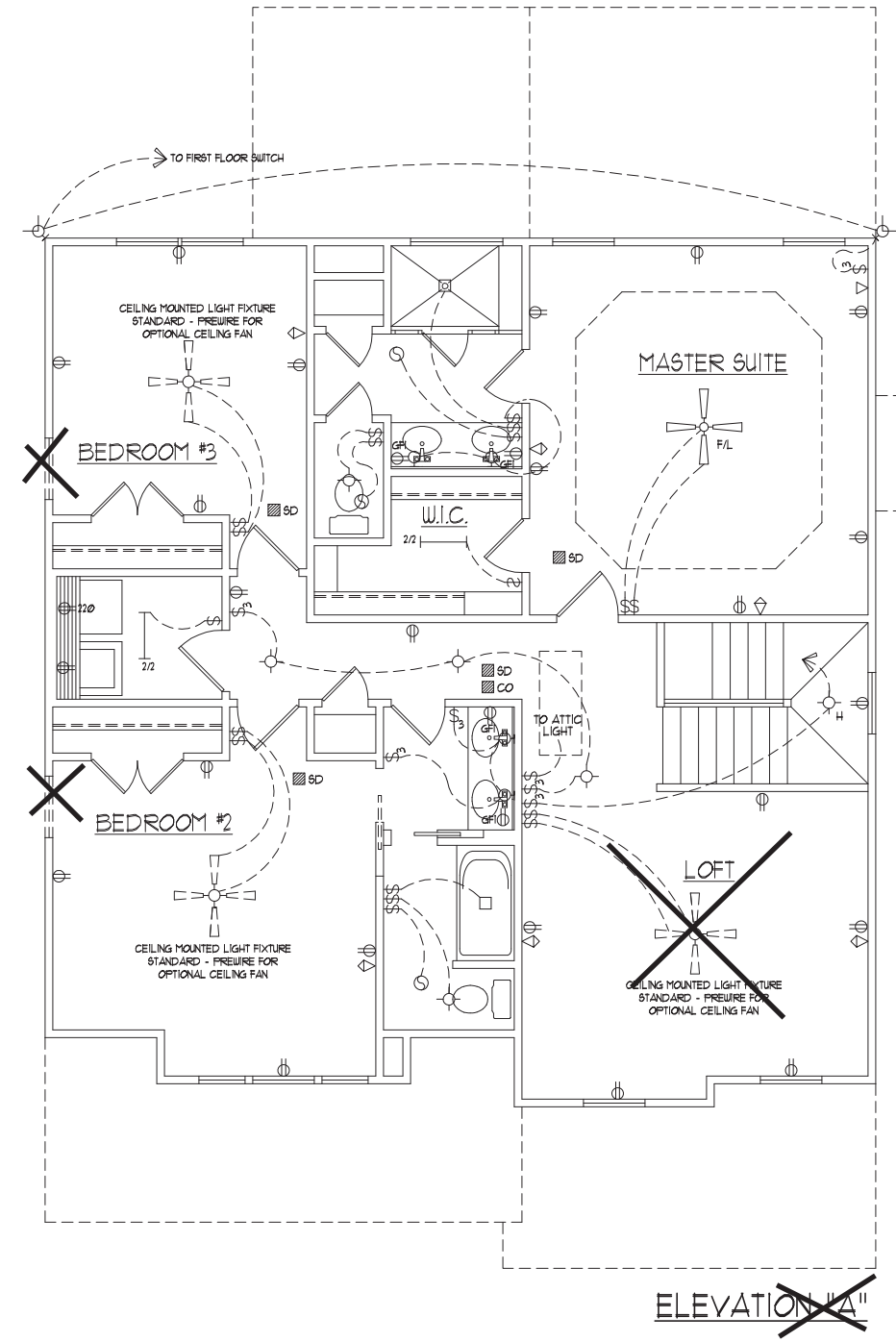
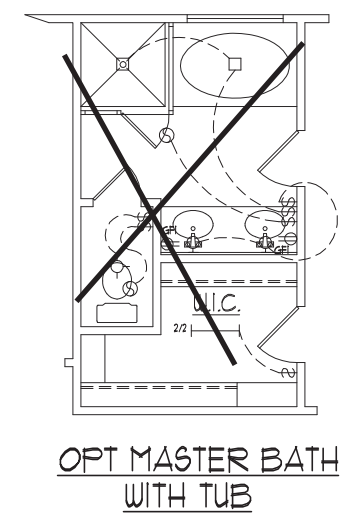
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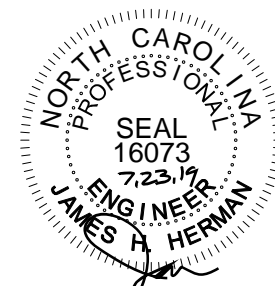
**E-2**  
 SHEET

ELECTRICAL SYMBOLS			
⊙	CEILING MOUNTED LIGHT FIXTURE	⊙	EXHAUST FAN
⊙	DIRECTIONAL EYEBALL LIGHT FIXTURE	□	RECESSED SHOWER LIGHT
⊙	RECESSED LIGHT FIXTURE	⊙	EXTERIOR FLOOD LIGHT
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⊙	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



Include Bedroom #4 →

SECOND FLOOR ELECTRICAL LAYOUT



STRUCTURAL DESIGN BY:  
SOUTHERN ENGINEERS, P.A.  
3716 BENSON DR., RALEIGH, NC 27611  
LICENSE: C-12871, PHONE: 919-878-1611  
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.

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

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

- TJI 210 BY I-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.

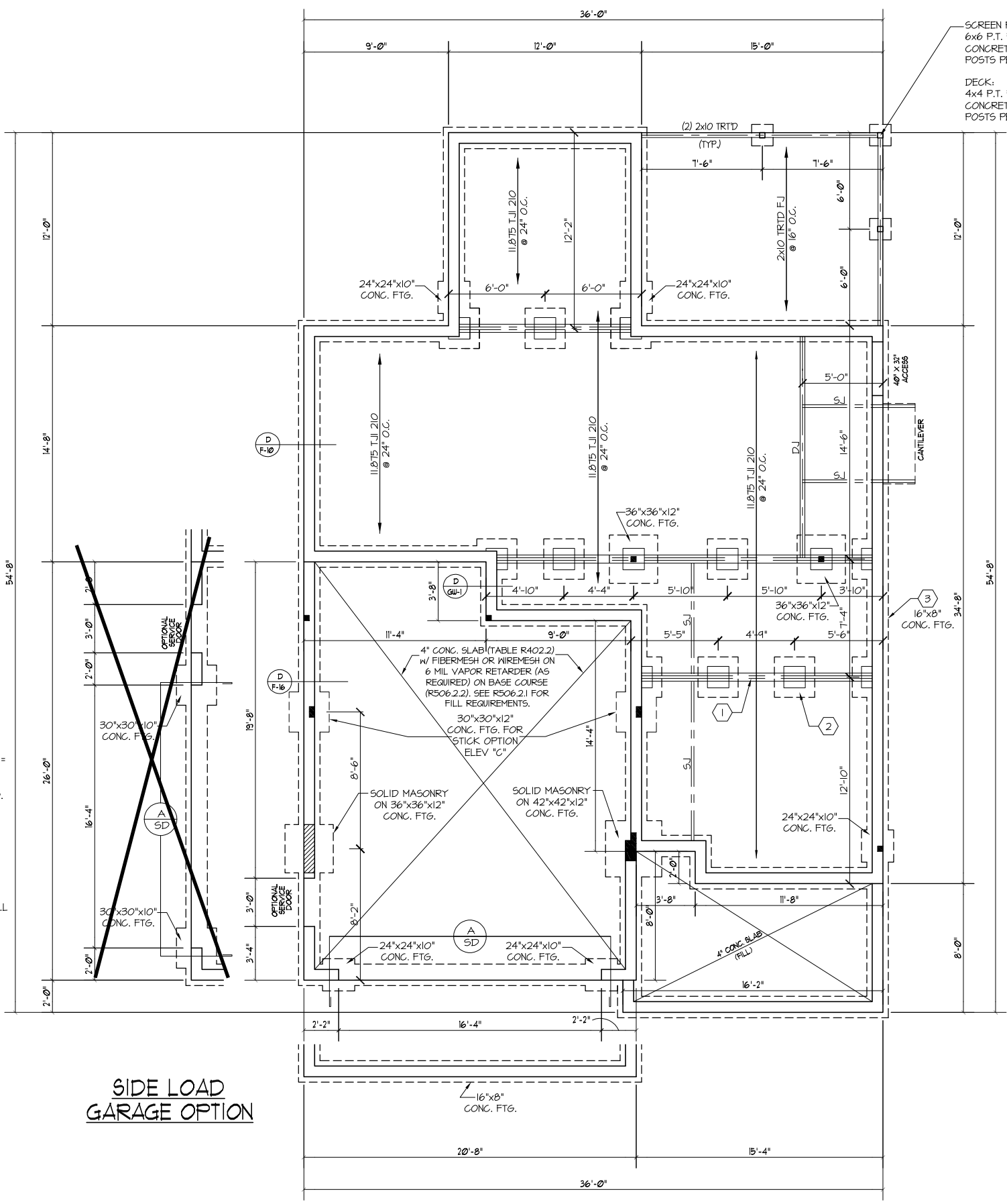
ADJUST SUBFLOOR THICKNESS OR JOIST SPACING AS REQ'D FOR FLOOR FINISH MATERIALS

WALL VENTED CRAWL SPACE	
REQUIRED	
1010	SQ. FT. / 50' = 6.13 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 SQ. FT. / 30' = 34 CFM
(R409.5.3) HOUSE AIR	1010 SQ. FT. / 50' = 22 CFM
(R409.5.4) EXHAUST FAN	1010 SQ. FT. / 50' = 22 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 R409.2.1.

**CRAWL SPACE FOUNDATION PLAN**  
SCALE: 1/8"=1'-0"

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



**FOUNDATION STRUCTURAL NOTES**  
NC (2018 NCR): Wind: 115-120 mph

- (3) 2x10 SYP#2 OR SPF#2 GIRDER, TYPICAL UNO.
- 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.
- WALL FOOTING AS FOLLOWS  
  - DEPTH: 8" - UP TO 2 STORY  
10" - 3 STORY
  - WIDTH:
  - SIDING: 16" - UP TO 2 STORY  
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 (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) 2x10 SPF #2 OR SYP #2 GIRDER
- (2) 1.75x9.25 LVL OR LSL GIRDER
- (3) 1.75x9.25 LVL OR LSL GIRDER
- "■" 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 END, TYPICAL.
- ABBREVIATIONS:  
  - "S.J." = SINGLE JOIST
  - "D.J." = DOUBLE JOIST
  - "T.J." = TRIPLE JOIST

SIDE LOAD GARAGE OPTION

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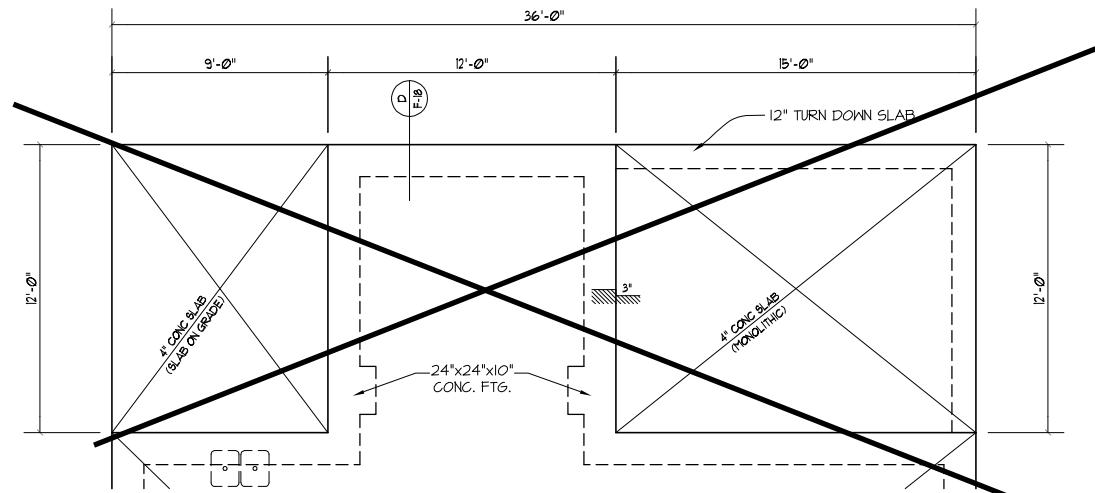
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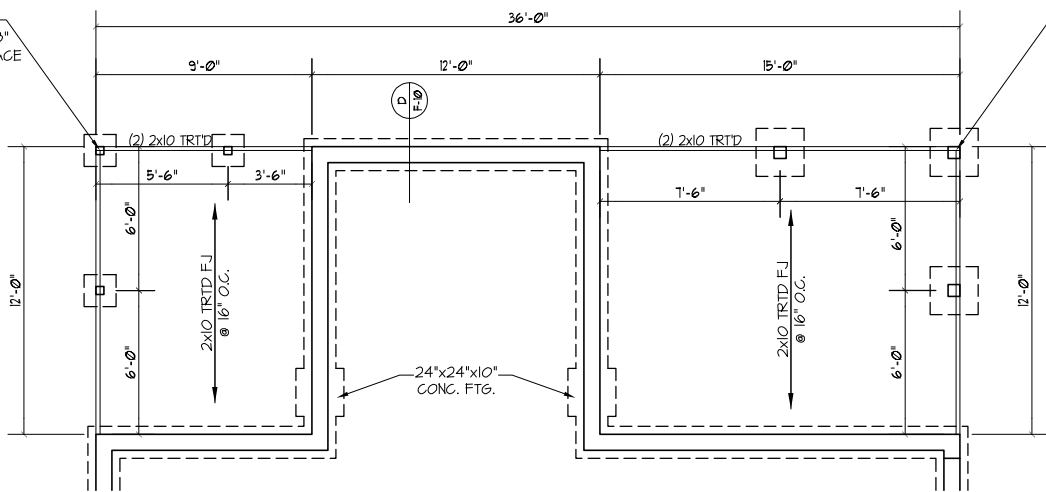
**BRAXTON**  
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S-1 T&S  
SHEET





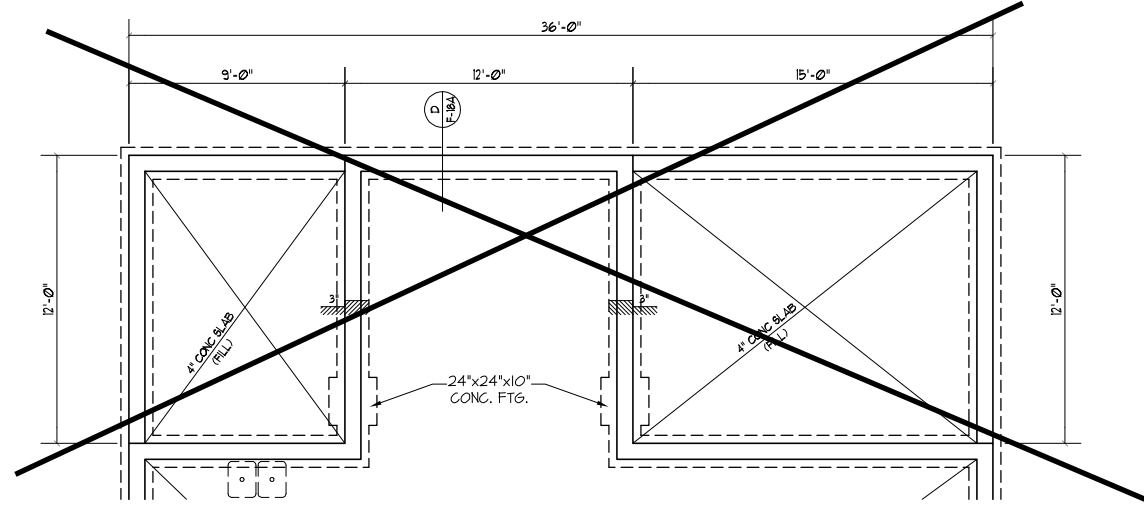
SCREEN PORCH/BBQ DECK  
WITH MONOLITHIC FOUNDATION

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

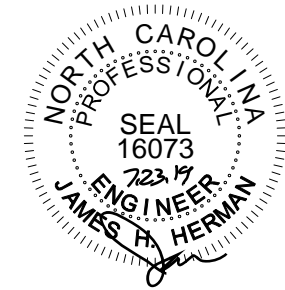


SCREEN PORCH/BBQ DECK  
WITH CRAWLSPACE FOUNDATION

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



SCREEN PORCH/BBQ DECK  
WITH STEM WALL/SLAB FOUNDATION



STRUCTURAL DESIGN BY:  
SOUTHERN ENGINEERS, P.A.  
3716 BENSON DR., RALEIGH, NC 27617  
LICENSE: C-1287, PHONE: 919-878-1617  
PROJECT # 16-1576-GL  
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CAPITOL  
PROJECT FOR: CITY HOMES  
LOCATION: MULTI  
LOT: MULTI  
SUBDIVISION: MULTI  
COUNTY: MULTI

**BRAXTON**  
PLAN NAME  
C-2216-36GL  
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

**FRAMING NOTES**

NC (2018 NRCG): 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 1/2" 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 CS22 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP T' 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 @ T' 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 7/8" WSP SHEATHING WITH 8d NAILS AT A 6 1/2" 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 @ T' O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

**WHOLE HOUSE BRACING SUMMARY**

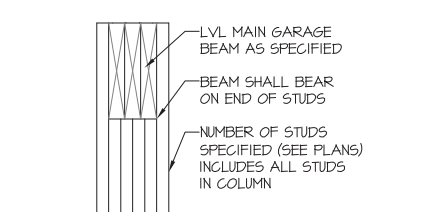
TOTAL REQUIRED BRACING: 102  
TOTAL PROVIDED BRACING: 170  
(IN FEET)

**LVL SCHEDULE**  
ELEV C

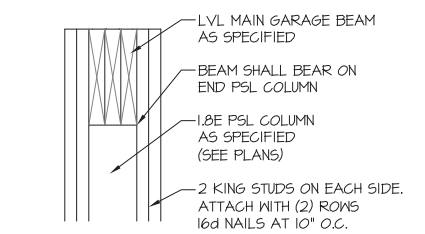
1H	(3) 1.75x11.875-22'
2H	(4) 1.75x18-22'
3H	(2) 1.75x11.875-6'
4H	(2) 1.75x11.875-12'
5H	(2) 1.75x14-14'
6H	(3) 1.75x11.875-12'
7H	(2) 1.75x9.25-10'
1V	(2) 1.75x9.25-4'

**LVL SCHEDULE**  
SIDE LOAD GARAGE

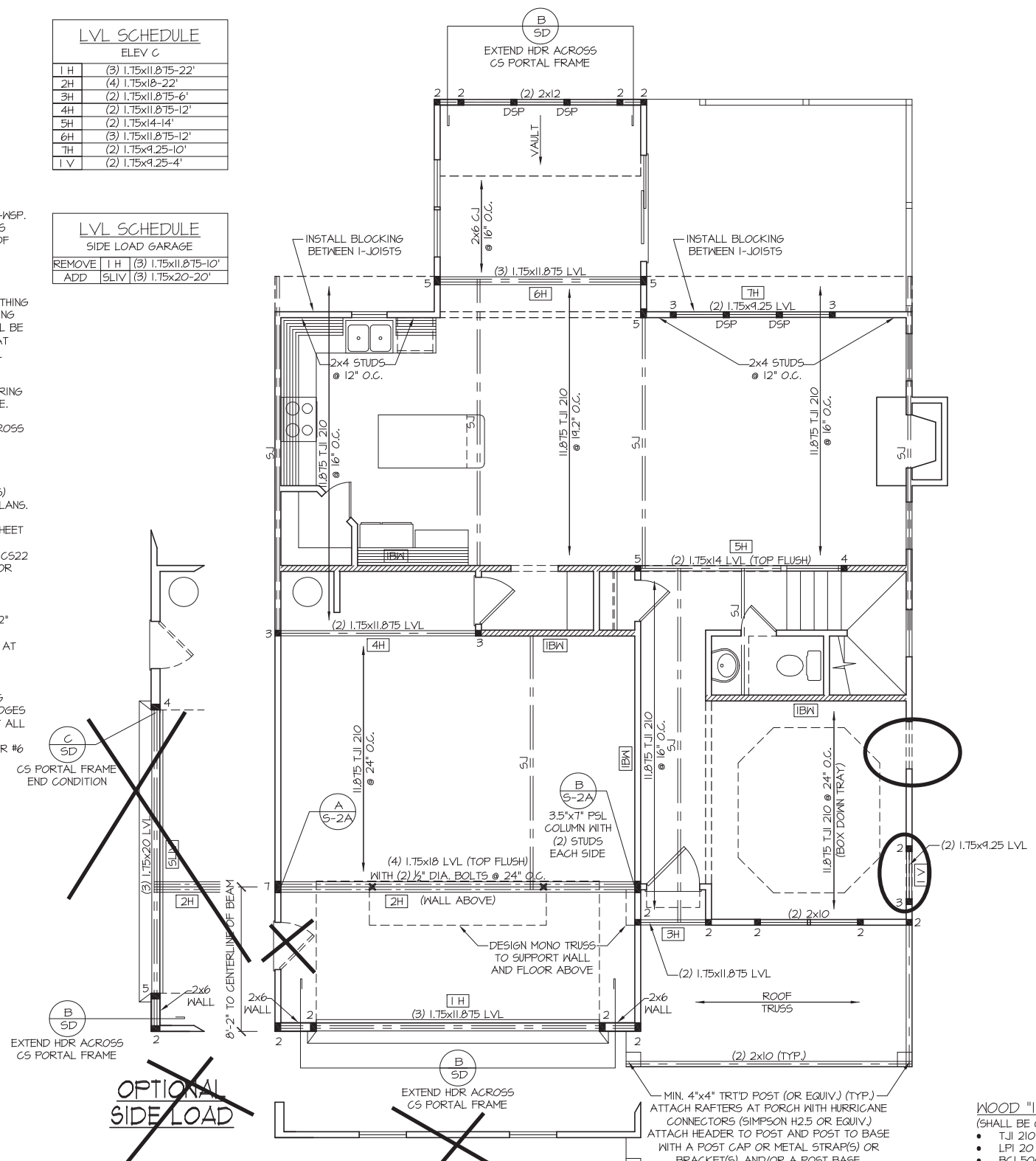
REMOVE 1H	(3) 1.75x11.875-10'
ADD 5LV	(3) 1.75x20-20'



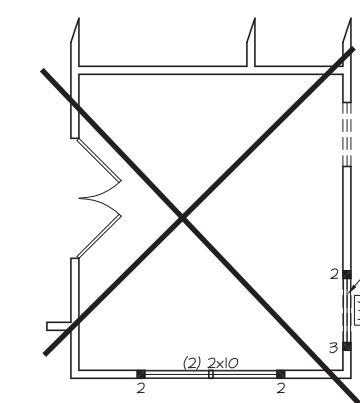
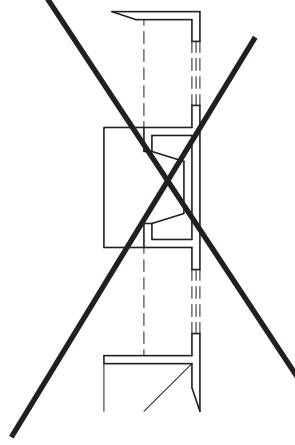
(A) TYP. GARAGE BEAM BEARING  
NTS



(B) TYP. GARAGE BEAM BEARING  
NTS



**OPTIONAL FIREPLACE LOCATION**

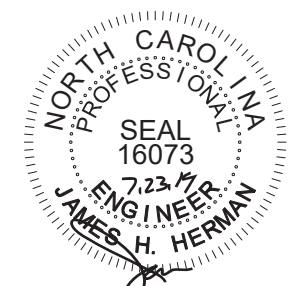


**OPTIONAL STUDY**

**WOOD "1" JOISTS**  
(SHALL BE ONE OF THE FOLLOWING):

- TJI 210 BY I-LEVEL
- LPI 20 PLUS BY LP
- BCI 5000s 1.8 BY BC

- ALL WOOD "1" 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 27611  
LICENSE: C-12871, PHONE: 919-878-1611  
PROJECT # 16-1576-GL

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

**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**

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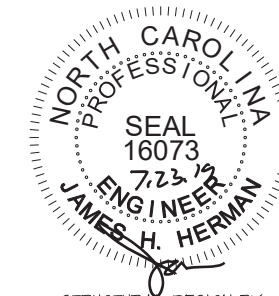
**BRAXTON**

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

PLAN I.D.: \_\_\_\_\_

**S-2C<sub>T</sub>**

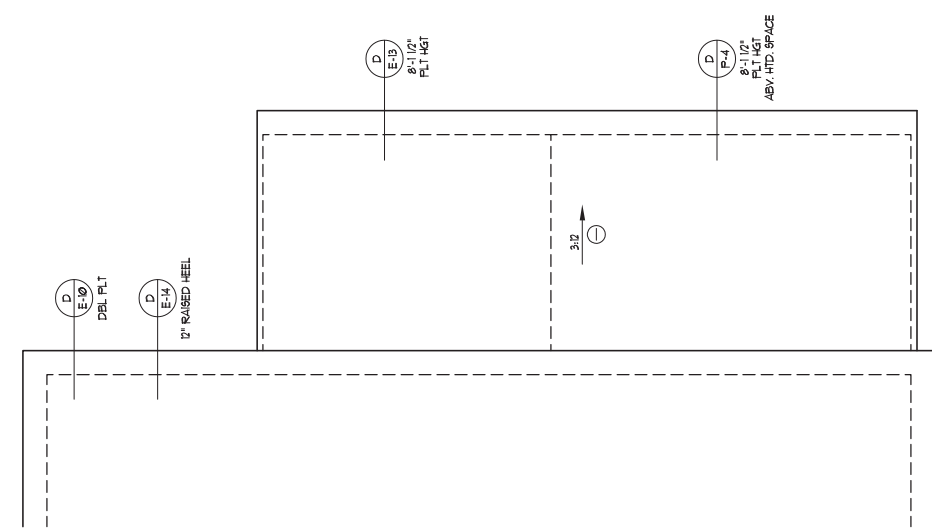
SHEET



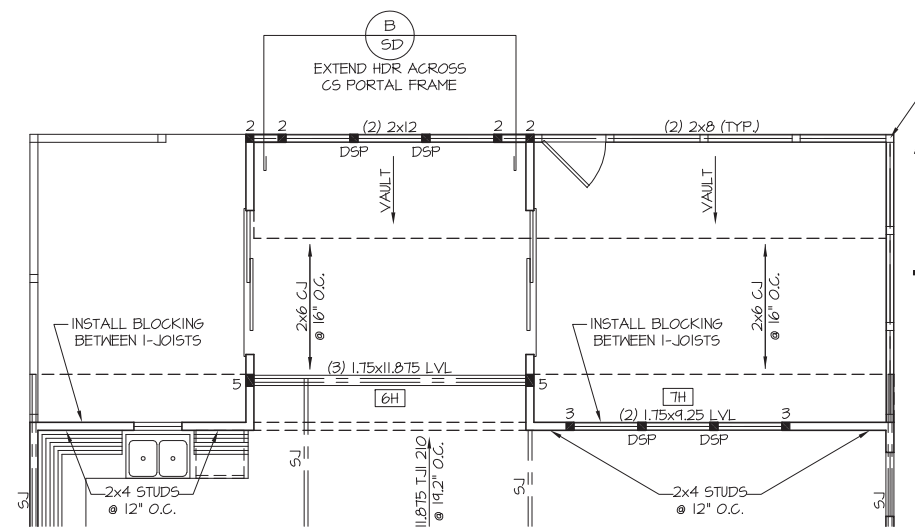
STRUCTURAL DESIGN BY:  
SOUTHERN ENGINEERS, P.A.  
3716 BENSON DR., RALEIGH, NC (919) 878-1617  
LICENSE: C-1287, PHONE: 919-878-1617  
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ROOF FRAMING PLAN



CEILING / STRUCTURAL PLAN

MIN. 4"x4" TRTD POST (OR EQUIV.) (TYP.) ATTACH RAFTERS AT PORCH WITH HURRICANE CONNECTORS (SIMPSON H2.5 OR EQUIV.) ATTACH HEADER TO POST AND POST TO BASE WITH A POST CAP OR METAL STRAP(S) OR BRACKET(S), AND/OR A POST BASE.

← Covered Porch

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

- NOTES:
- SHADED WALLS DENOTE LOAD BEARING WALLS.
  - DENOTES SOLID STUDS.
  - SEE SHEET D-1B FOR DETAILS.

**DYNAMIC DESIGN GROUP, INC**  
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DynamicDesignGroup@gmail.com

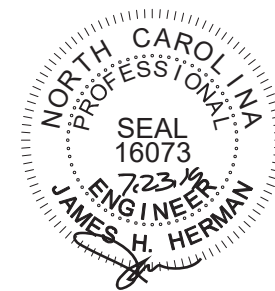
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**BRAXTON**  
PLAN NAME  
**C-2216-36GL**  
PLAN I.D.  
**6-25-19**  
DATE

**S-2** SCR PORCH OPTION  
SHEET



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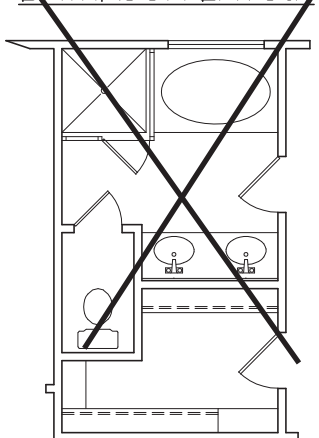
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**C-2216-36GL**  
6-25-19  
DATE  
PLAN I.D.

**S-3C<sub>T</sub>**  
SHEET

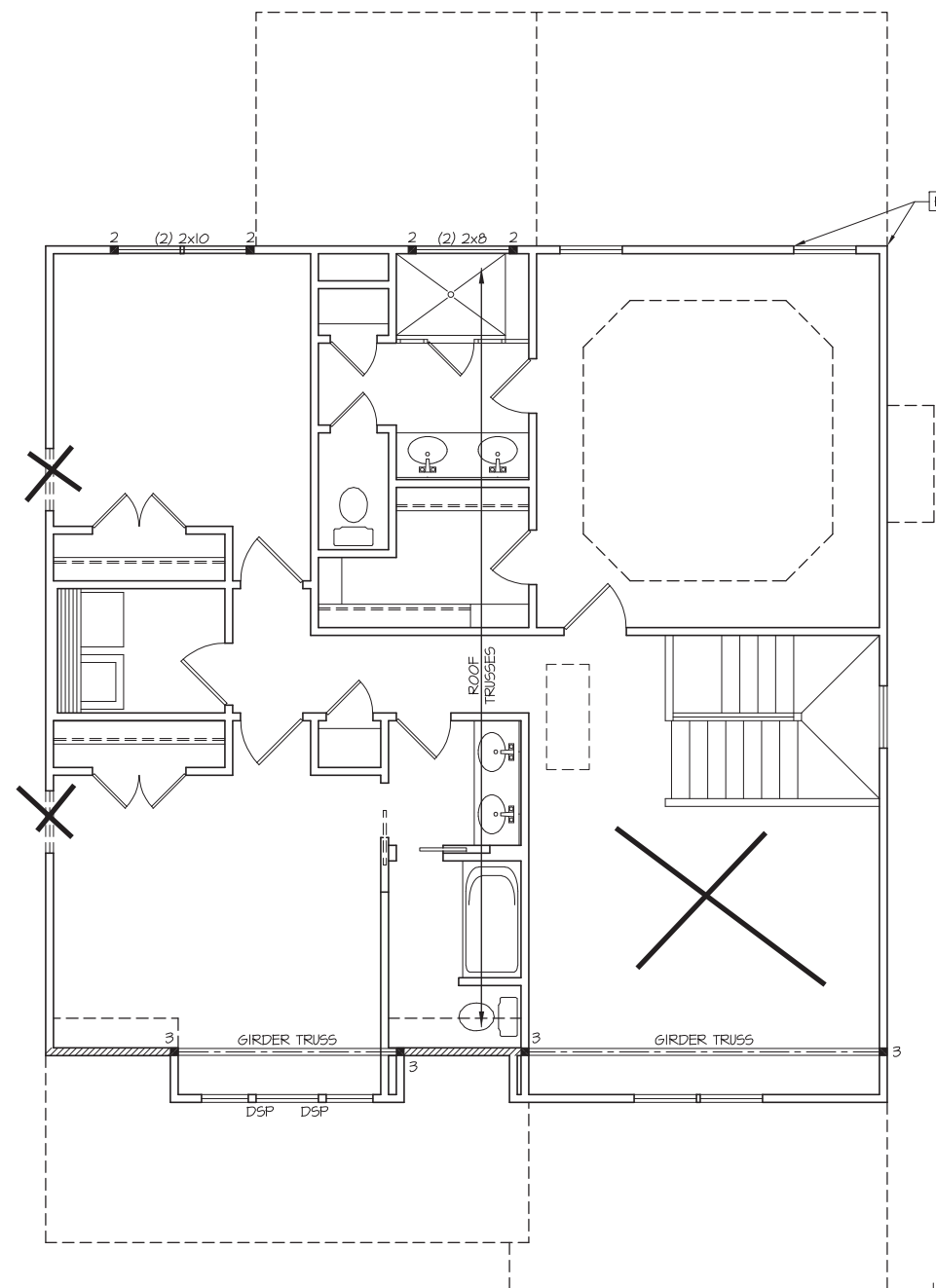
## OPTIONAL MASTER BATHROOM LAYOUT



### FRAMING NOTES

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

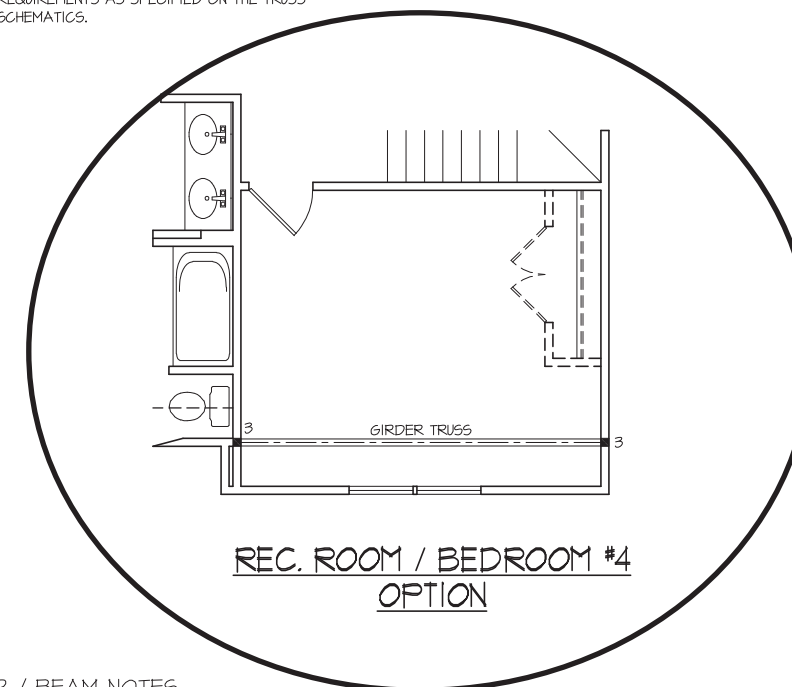
- BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP. CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
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  - \*\*UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON CS22 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 7" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (7) 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.
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### TRUSS SYSTEM REQUIREMENTS

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

- 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.
- TRUSS SCHEMATICS (PROFILES) SHALL BE PREPARED AND SEALED BY TRUSS MANUFACTURER.
- ALL TRUSSES SHALL BE DESIGNED FOR BEARING ON 9FF #2 OR #3 PLATES OR LEDGERS (UNO).
- ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.



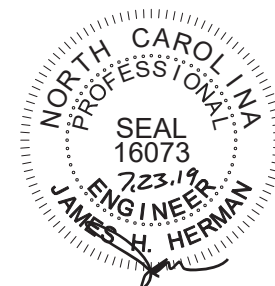
### HEADER / BEAM NOTES

- 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

### 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.



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SOUTHERN ENGINEERS, P.A.  
3716 BENSON DR., RALEIGH, NC (919) 878-1611  
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**TRUSS SYSTEM REQUIREMENTS**  
NC (2018 NRCG): Wind: 115-120 mph

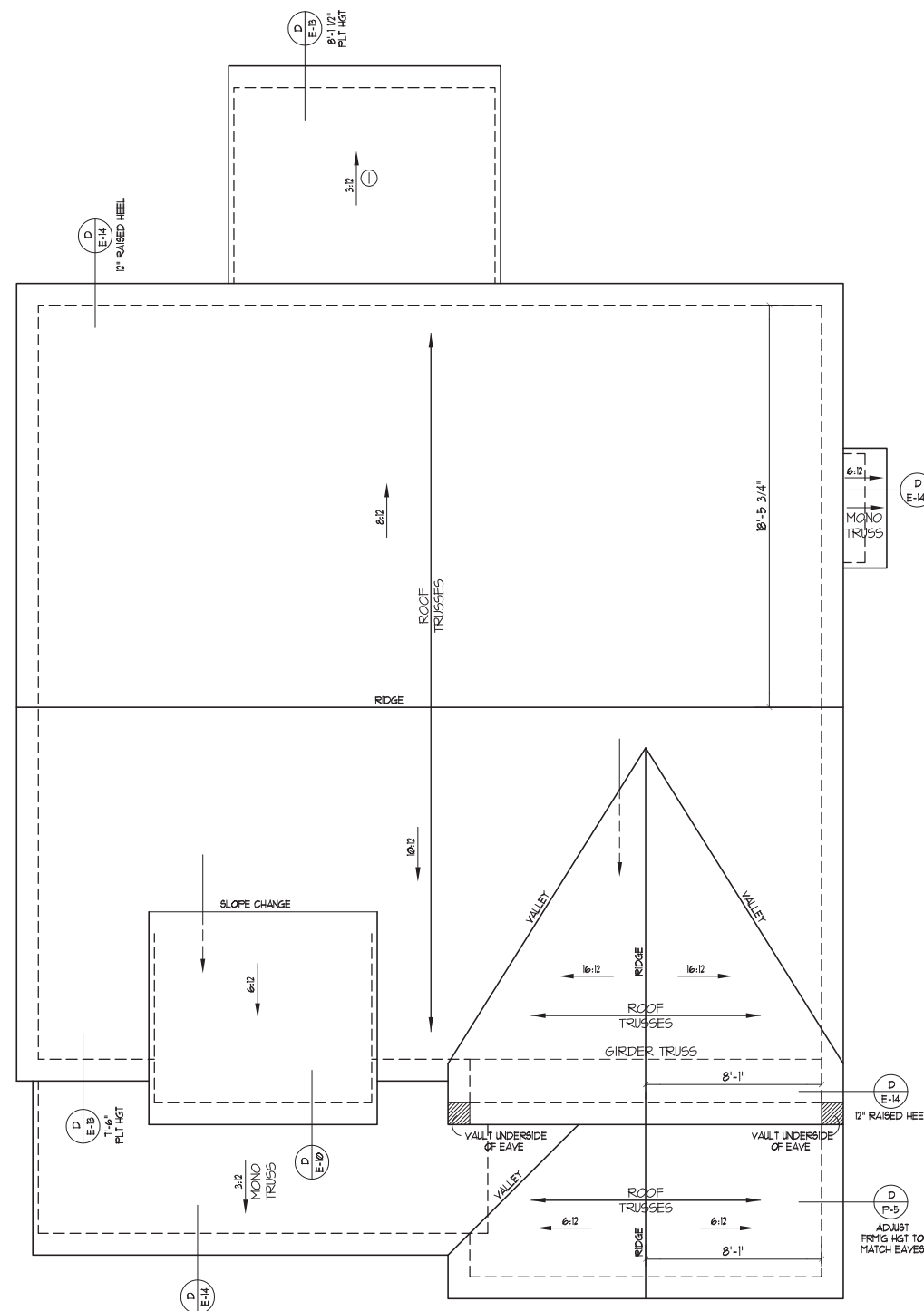
- TRUSS SYSTEM LAYOUTS (PLACEMENT PLANS) SHALL BE DESIGNED IN ACCORDANCE WITH SEALED STRUCTURAL PLANS. ANY NEED TO CHANGE TRUSSES SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
- TRUSS SCHEMATICS (PROFILES) SHALL BE PREPARED AND SEALED BY TRUSS MANUFACTURER.
- ALL TRUSSES SHALL BE DESIGNED FOR BEARING ON SFF #2 OR #3 PLATES OR LEDGERS (UNO).
- 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 NRCG): Wind: 115-120 mph

- 2x8 @ 16" O.C. WITH 2x10 RIDGE, UNO.
- (2) 2x10 OR 1.75x11.875 LVL HIP. (2) 2x10 HIP MAY BE SPLICED WITH A MIN. 6'-0" OVERLAP AT CENTER
- (2) 2x10 OR 1.75x9.25 LVL VALLEY. DO NOT SPLICE VALLEYS
- 1.75x11.875 LVL OR (2) 1.75x9.25 LVL VALLEY
- FALSE FRAME VALLEY ON 2x10 FLAT PLATE
- 2x6 RAFTERS @ 16" O.C. W/ 2x8 RIDGE, UNO.
- 2x10 RAFTERS @ 16" O.C. W/ 2x12 RIDGE, UNO.
- 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 "4-2.5A" 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 LINEAR FT. OF VENT.	64 LINEAR FT. OF VENT.	448 SQ. FT. (TOTAL OF VENT. INLET)
(OUTLET) RIDGE	11 SQ. FT. PER LINEAR FT. OF VENT.	48 LINEAR FT. OF VENT.	528 SQ. FT. (TOTAL OF VENT. OUTLET)
			9.76 TOTAL SQ. FT. OF VENT.

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

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

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

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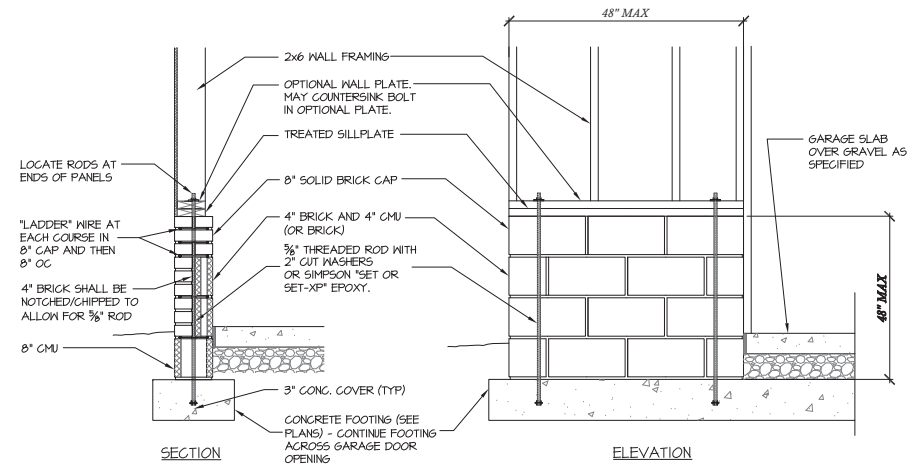
**BRAXTON**  
PLAN NAME  
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PLAN I.D.  
**6-25-19**  
DATE

**S-5C<sub>T</sub>**  
SHEET

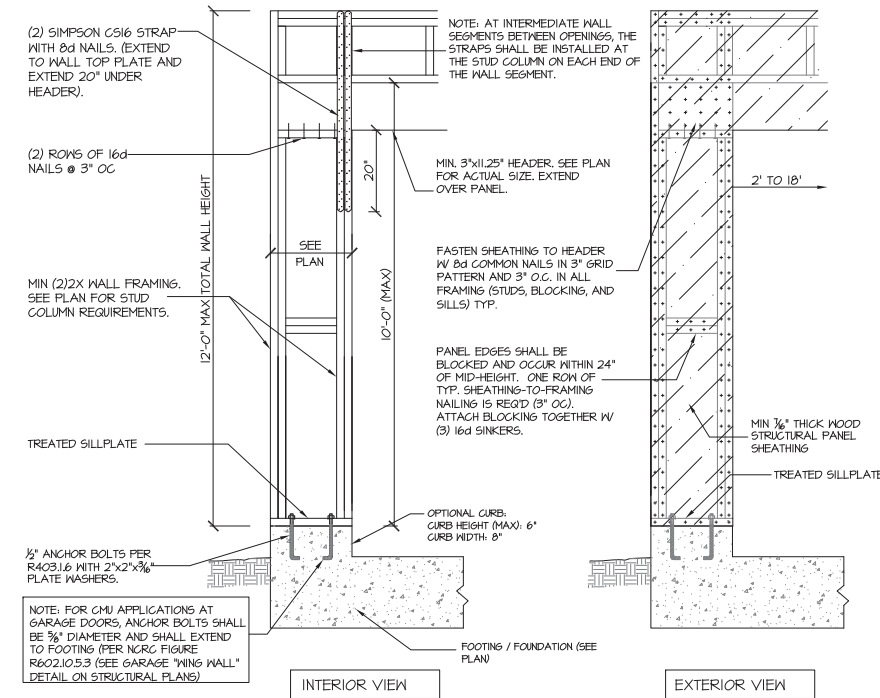
**STRUCTURAL NOTES**

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

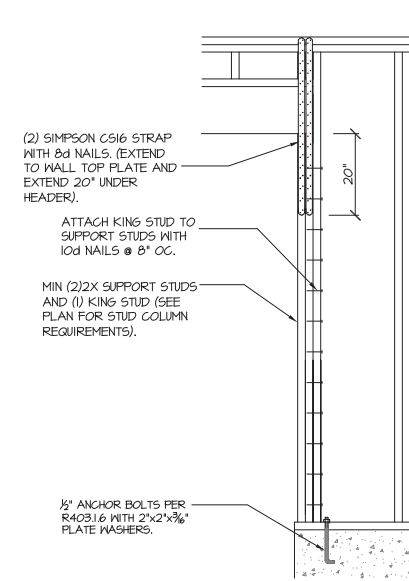
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS AND HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIER & GIRDER SYSTEM, FOOTING, AND PILING SYSTEM. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL 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 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 1/2". (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 DRAINSURFACE WATER AWAY FROM FOUNDATION WALLS.
- 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).
  - L.V.L. SHALL BE LAMINATED VENEER LUMBER: Fb=2600 PSI, Fv=285 PSI, E=1.9x10<sup>10</sup> PSI.
  - P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2400 PSI, Fv=240 PSI, E=2.0x10<sup>10</sup> PSI.
  - L.S.L. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, Fv=400 PSI, E=1.55x10<sup>10</sup> 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 R103.1.3 LINTELS.



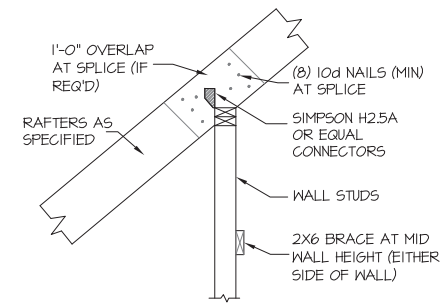
**(A) GARAGE 'WING WALL' REINFORCING**  
(CODE REFERENCE: IRC FIGURE R602.10.5.3)



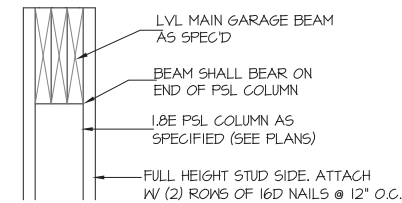
**(B) CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION**  
DETAIL AND APPLICATION BASED ON NCRG FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



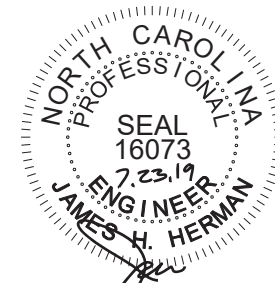
**(C) END CONDITION DETAIL**  
(FOR USE WITH SINGLE CS-PF CONDITION) DETAIL AND APPLICATION BASED ON NCRG FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



**302A SD** TYPICAL RAFTER SUPPORT ON ATTIC KNEEWALL  
NTS.



**204D SD** TYP. GARAGE BEAM BEARING  
NTS.



STRUCTURAL DESIGN BY:  
SOUTHERN ENGINEERS, P.A.  
3716 BENSON DR., RALEIGH, NC (919) 878-1611  
LICENSE: C-1287, PHONE: 919-878-1611  
PROJECT # 16-1576-GL  
• Engineer's 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.

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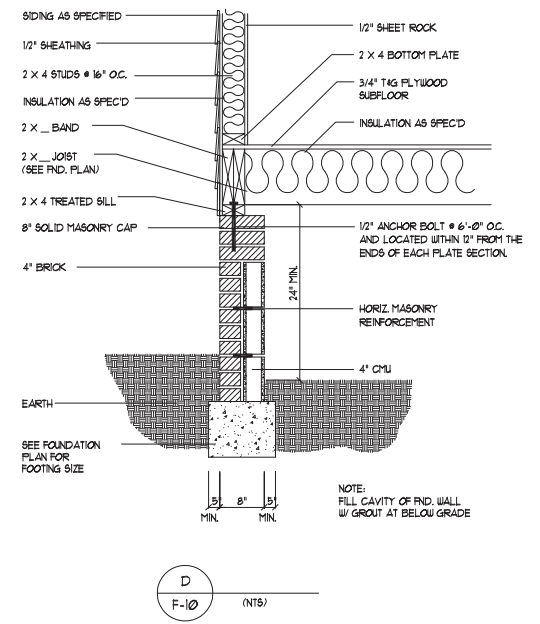
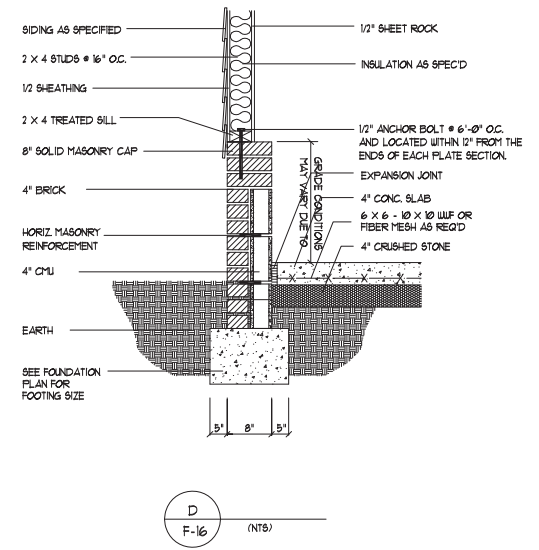
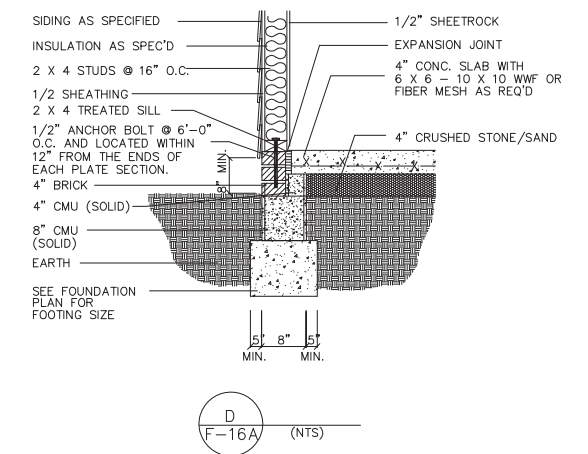
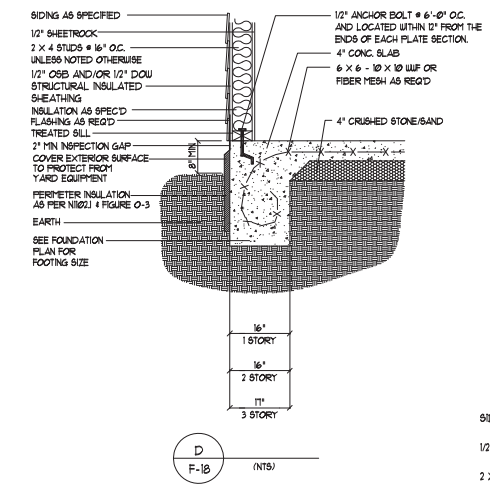
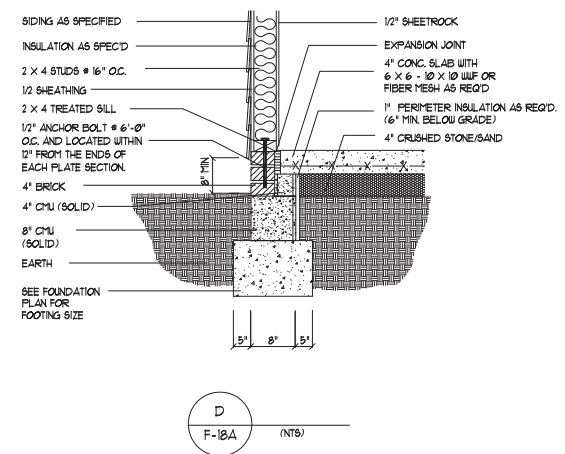
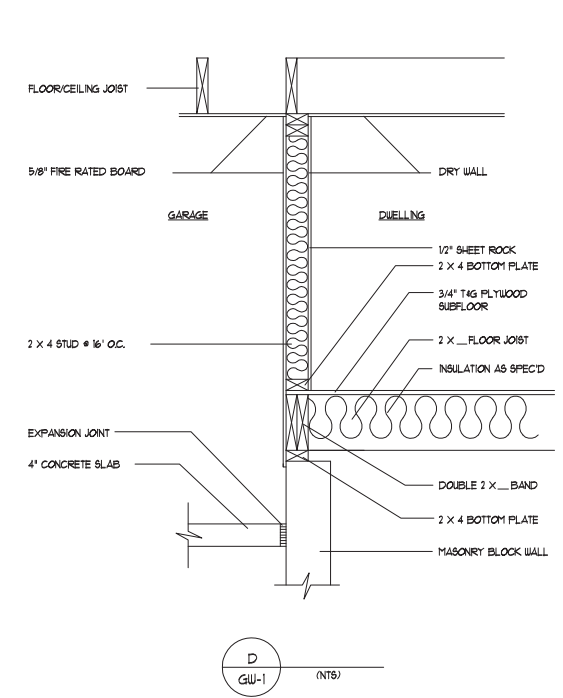
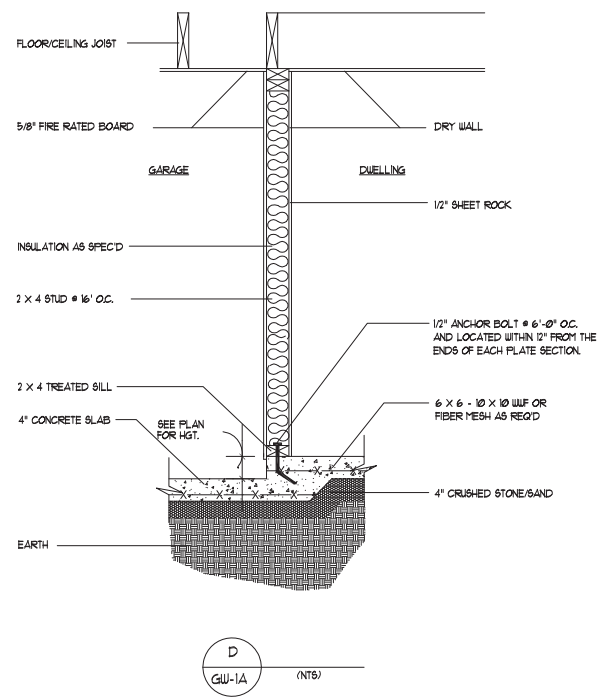
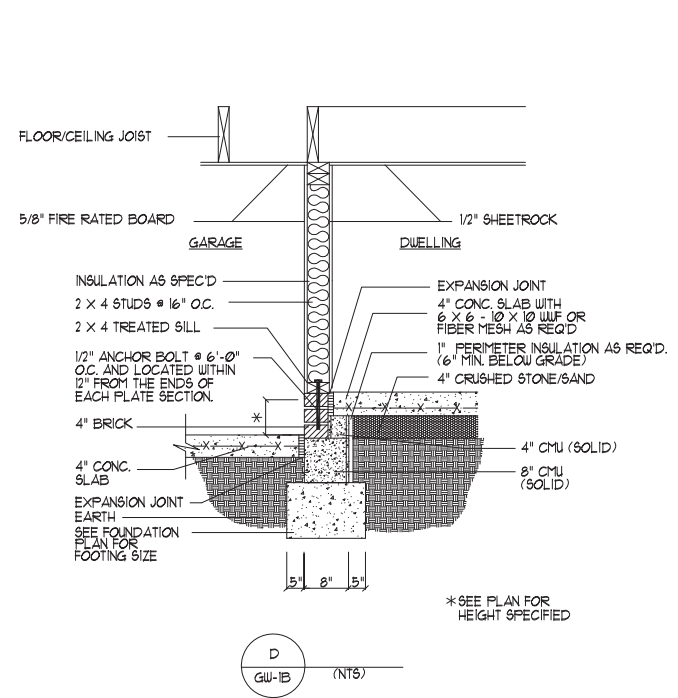
David D Grotud  
(919) 601-1406  
DynamicDesignGroup@gmail.com

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

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**C-2216-36GL**  
DATE  
**6-25-19**  
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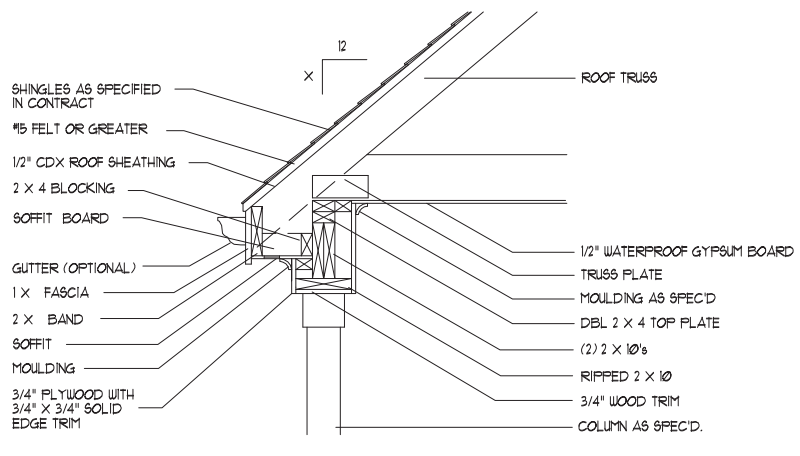


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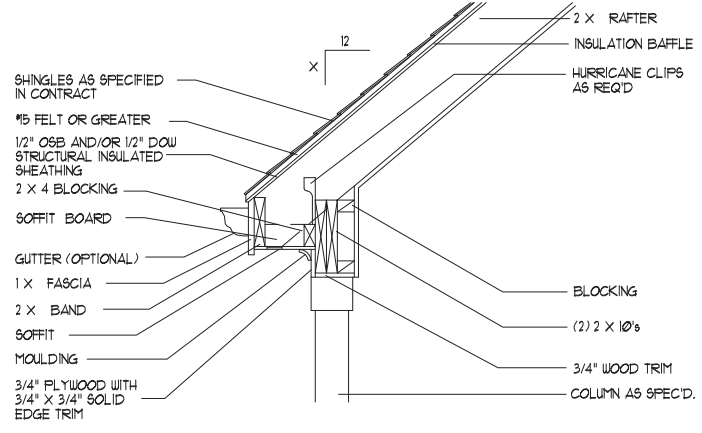
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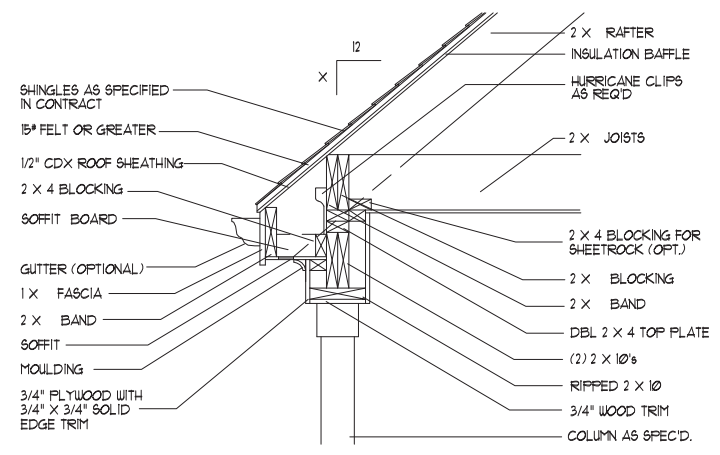
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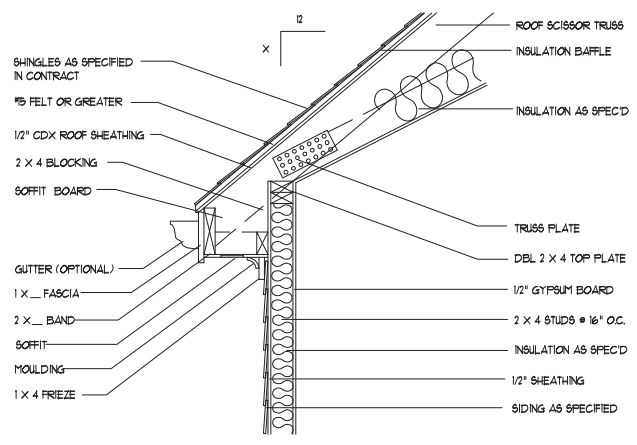
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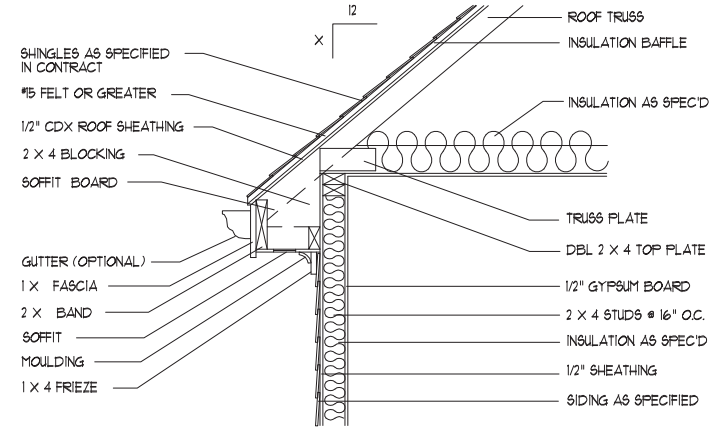
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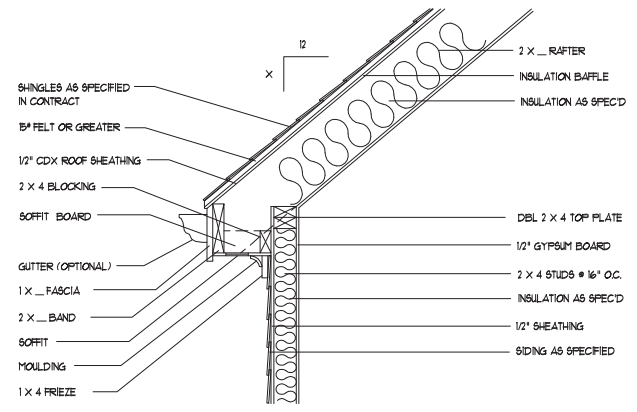
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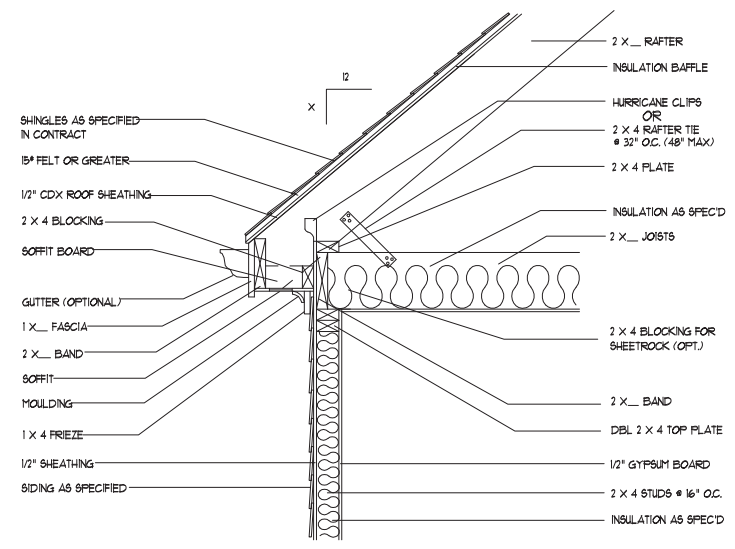
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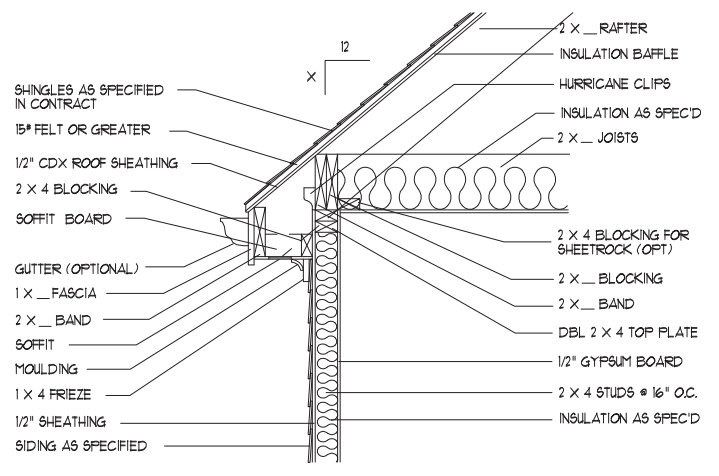
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D  
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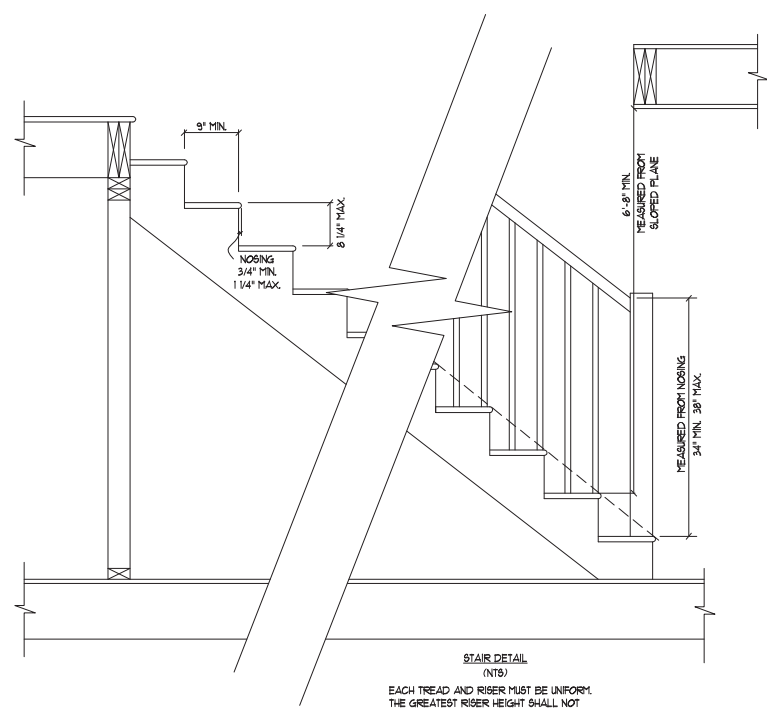
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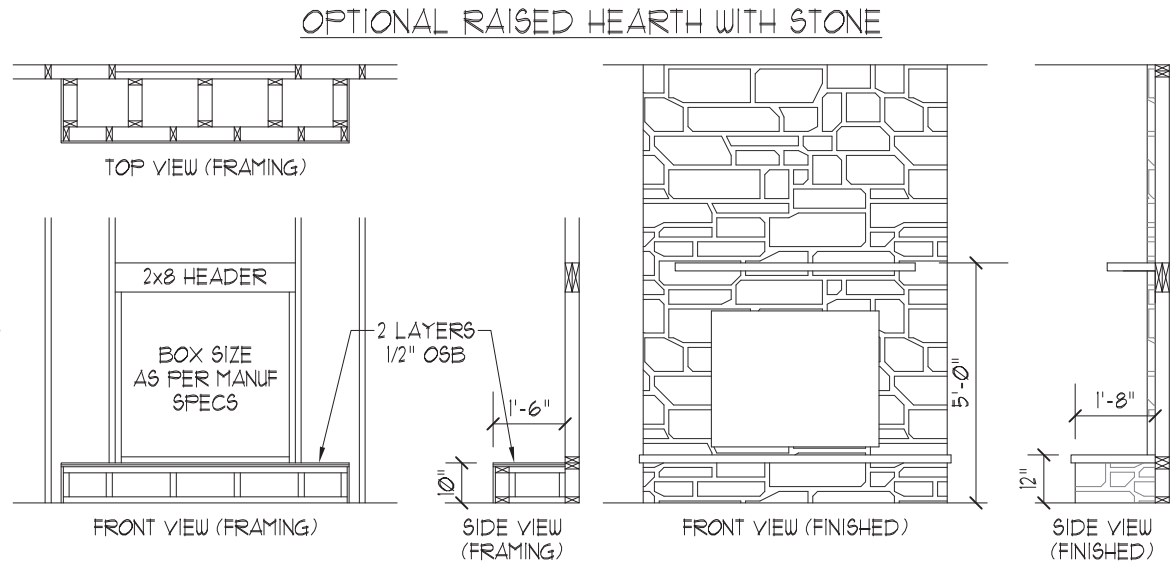
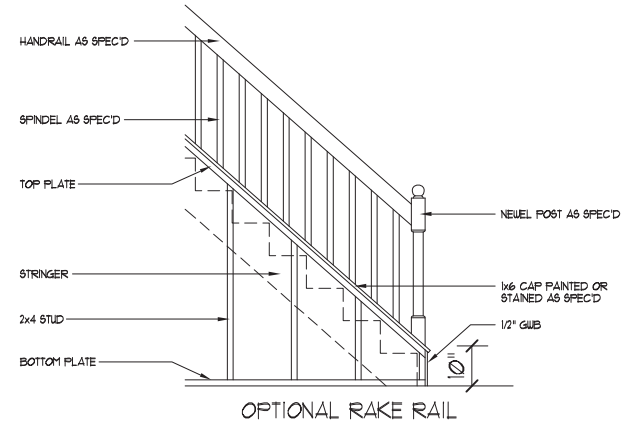
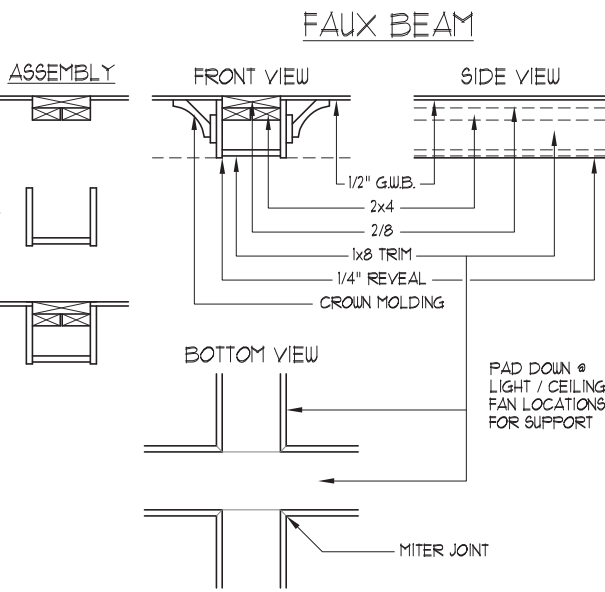
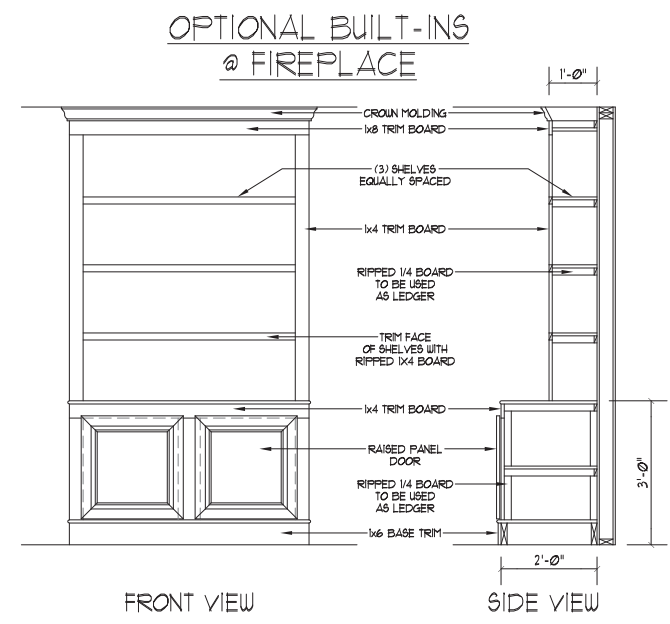
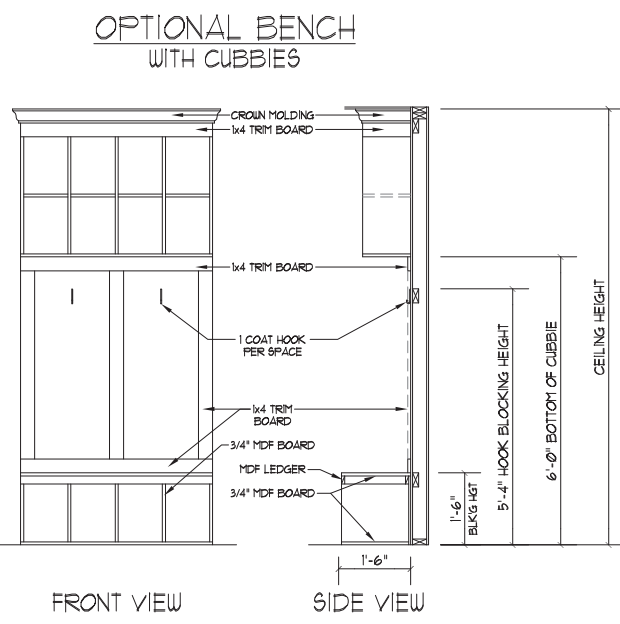
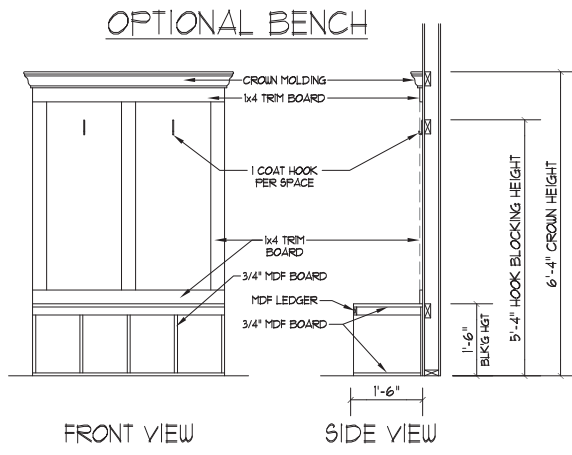
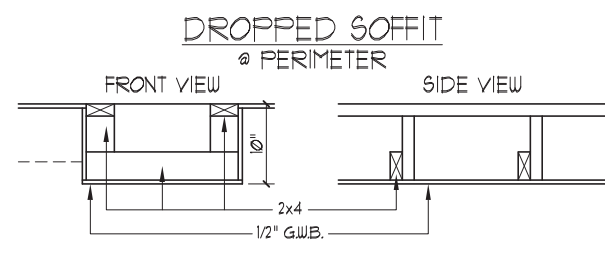
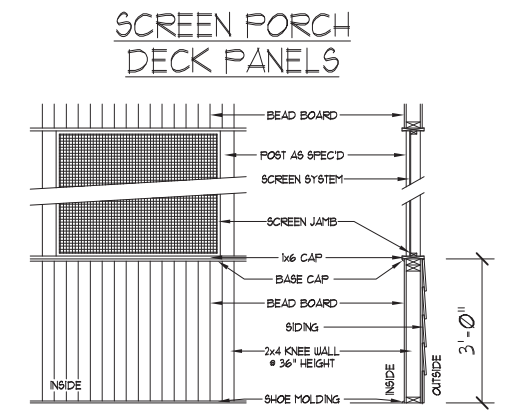
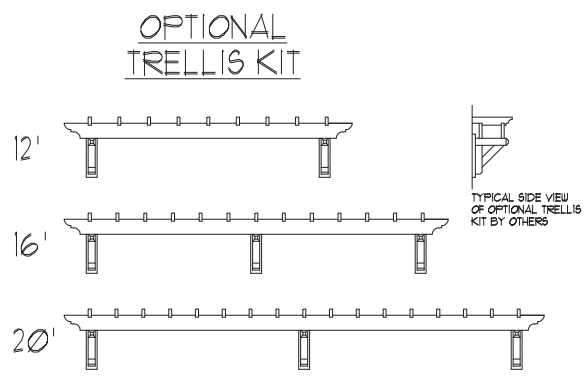
CAPITOL  
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**STAIR DETAIL (NTS)**  
 EACH TREAD AND RISER MUST BE UNIFORM. THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8\". THE GREATEST TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8\". THE TOP AND BOTTOM RISER OF INTERIOR STAIRS SHALL NOT EXCEED THE SMALLEST RISER BY MORE THAN 3/4\". SEE FLOOR PLAN FOR ACTUAL SPECIFICATIONS.



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