

Crossings 51 - 115 Pinnacle Drive, Spring Lake, 28390  
 Harnett County  
 Created: 4/8/2022

House Plan: Braxton  
 Elevation: B  
 Stone/Brick Option: #1  
 Foundation: Slab  
 Foundation Finish: 3 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"  
 Windows 1st Floor: 6/0 Front, 5/0 rear/sides  
 Windows 2nd Floor: 5/0

**OPTIONS**  
 Include Dining Room Windows  
 Covered Porch  
 Bedroom #4  
 Tray Ceiling in Master Bedroom  
 Tray Ceiling in Dining Room

Total Heated Sq. Ft.: 2216  
 Total Unheated Sq. Ft.: 810  
 Total SQ FT: 3026

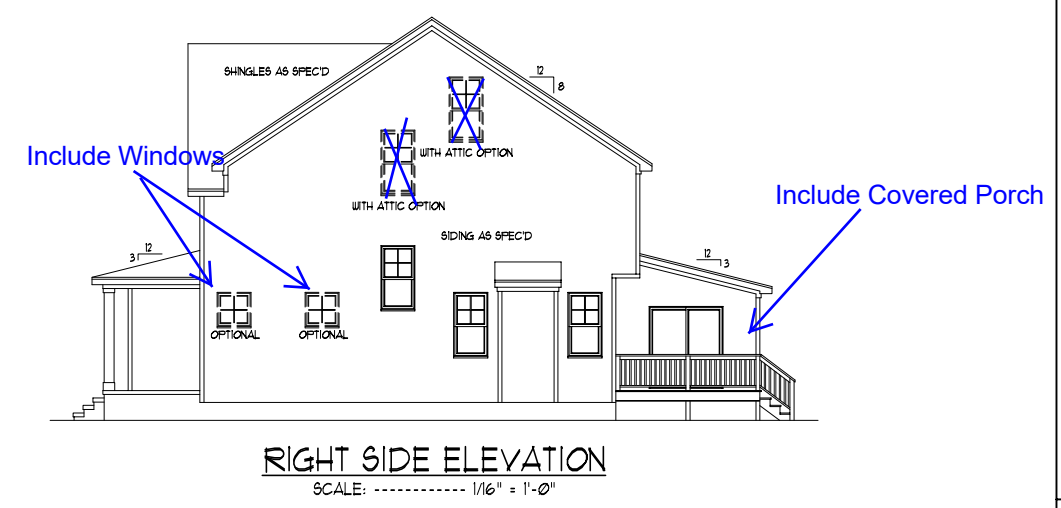
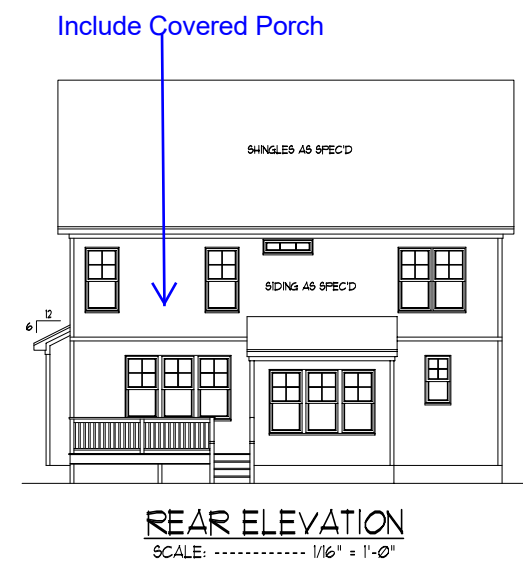
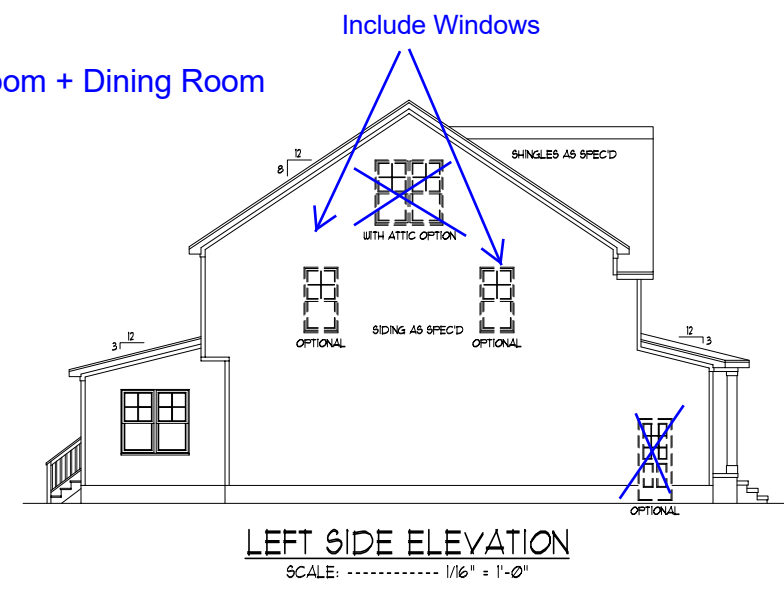
Bedrooms: 4+Morning Room + Dining Room  
 Full Bathrooms: 2  
 Half Bathrooms: 1



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

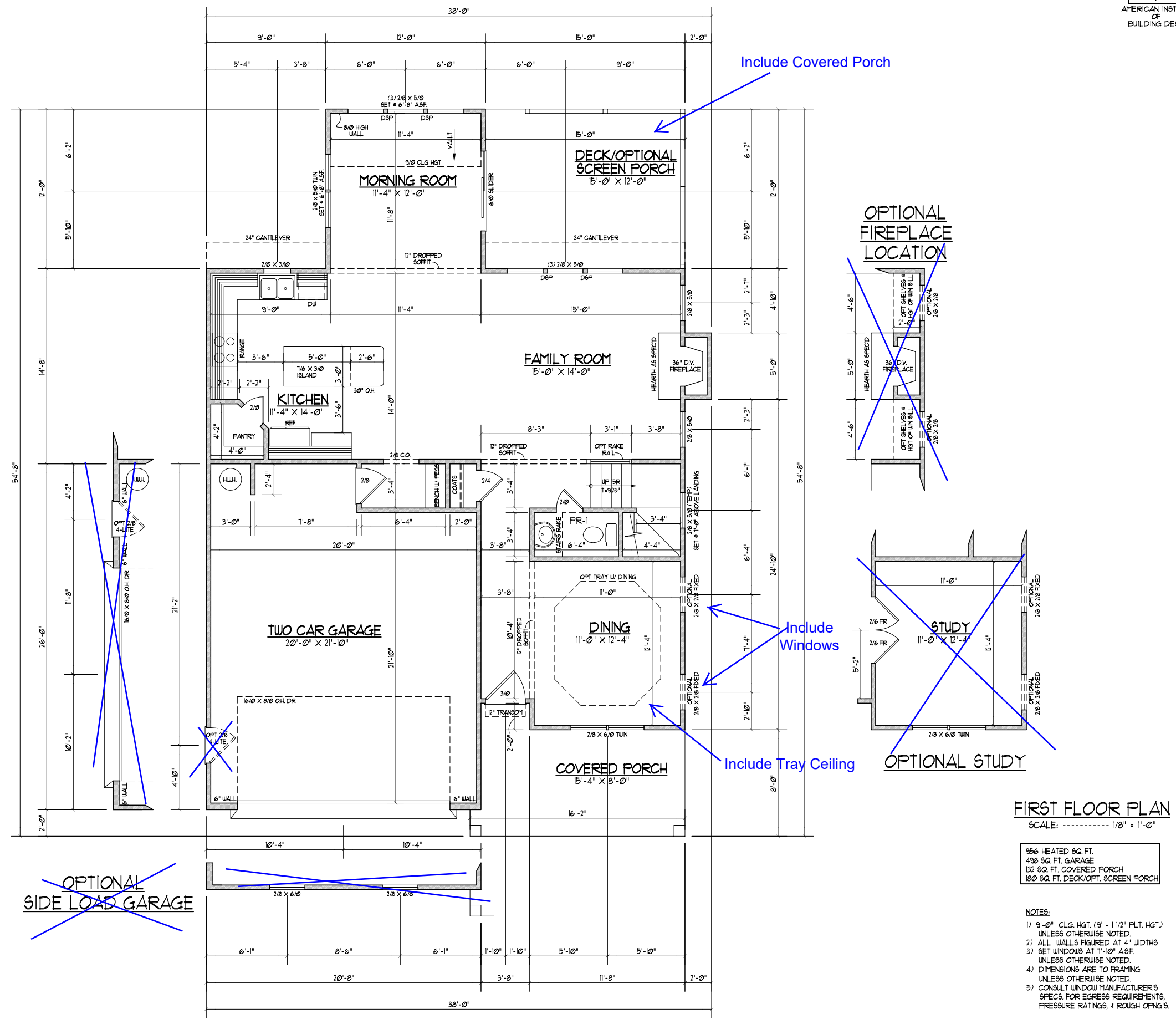
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CAPITOL  
 PROJECT FOR: CITY HOMES  
 LOCATION: MULTI  
 LOT: MULTI  
 SUBDIVISION: MULTI  
 COUNTY: MULTI



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

**A-1B**  
 SHEET



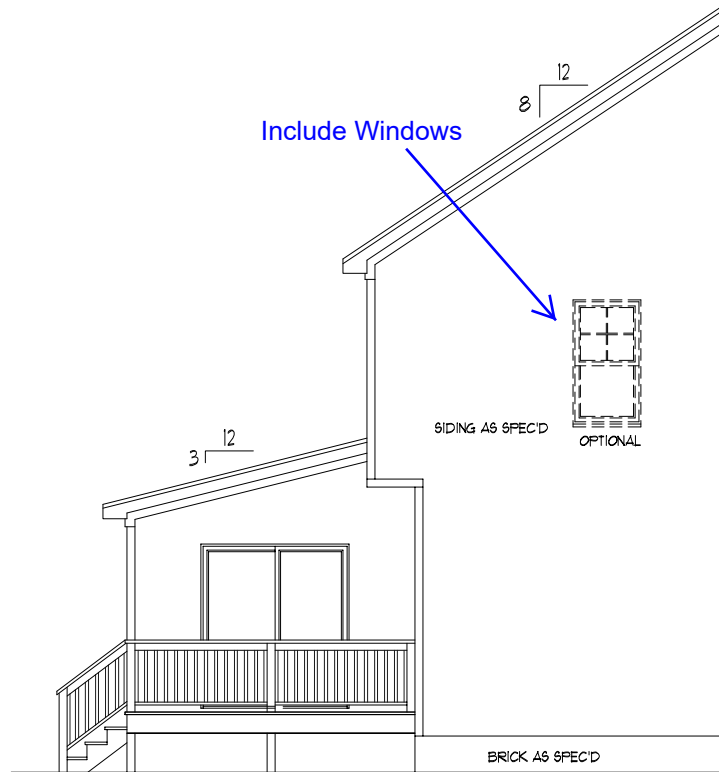
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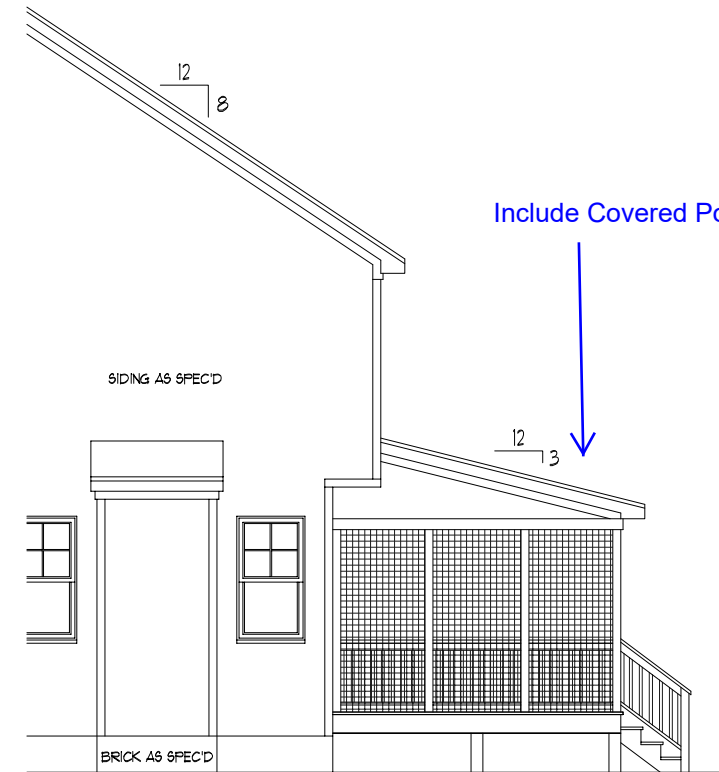
# OPT SCREEN PORCH/BBQ DECK



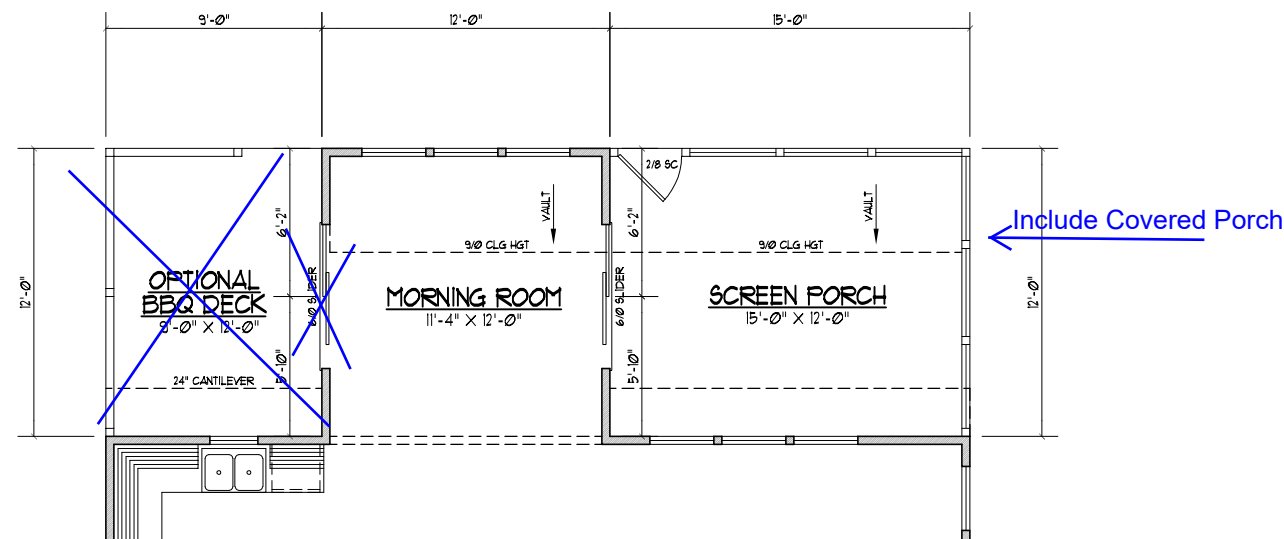
LEFT SIDE ELEVATION



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



RIGHT SIDE ELEVATION



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

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

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

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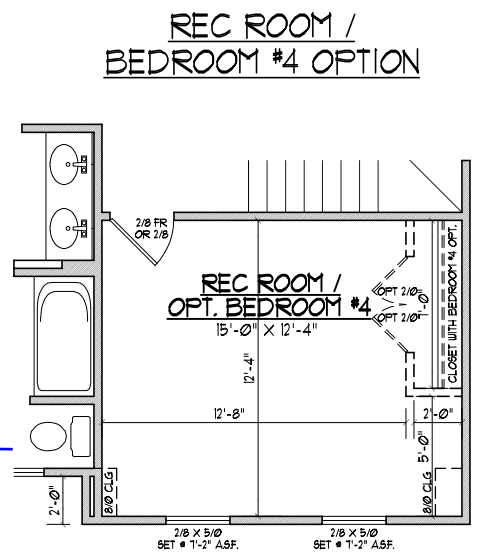
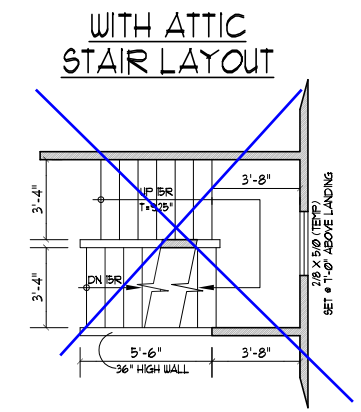
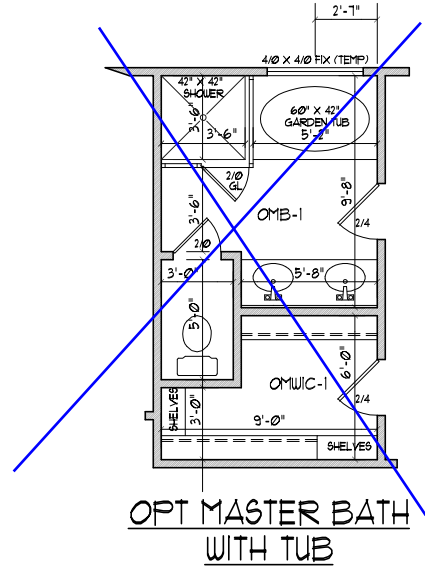
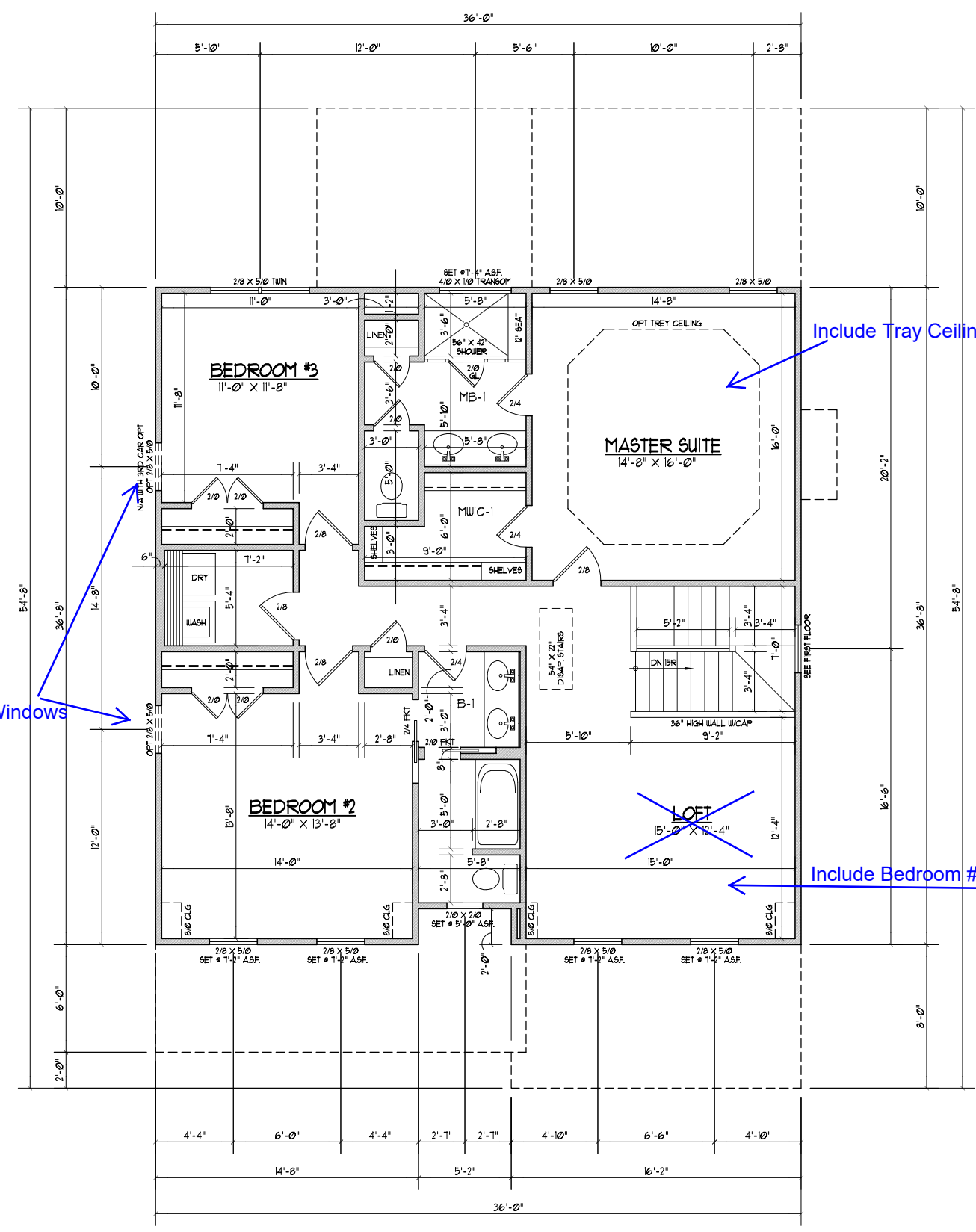
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**A-3B**  
 SHEET

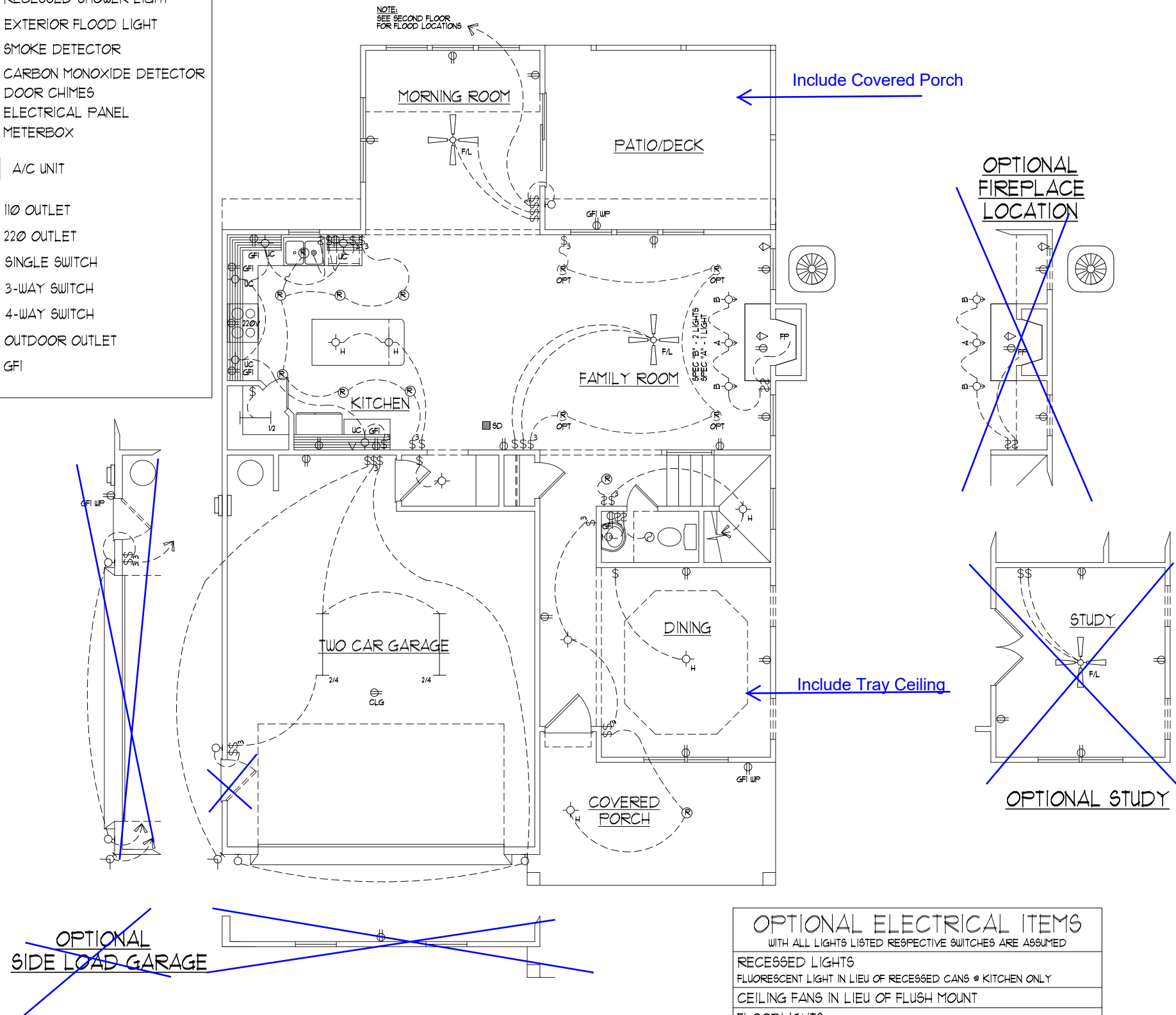


OPTIONAL 9'-0" CEILING HEIGHT  
 SET WINDOWS @ 1'-4" A.S.F.

**ELEVATION "B"**  
**SECOND FLOOR PLAN**  
 SCALE ..... 1/8"=1'-0"  
 1260 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 OPEN'GS.

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'		
	4/4 -- 4 BULB @ 4'		
	HANGING LIGHT FIXTURE		110 OUTLET
	TELEPHONE JACK		220V OUTLET
	CABLE JACK		SINGLE SWITCH
	KEYLESS LIGHT FIXTURE		3-WAY SWITCH
	CEILING FAN WITH LIGHT FIXTURE		4-WAY SWITCH
	UNDER CABINET LIGHT		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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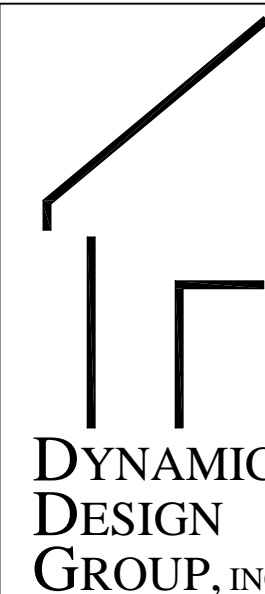
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 PLAN I.D.  
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 DATE

**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 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

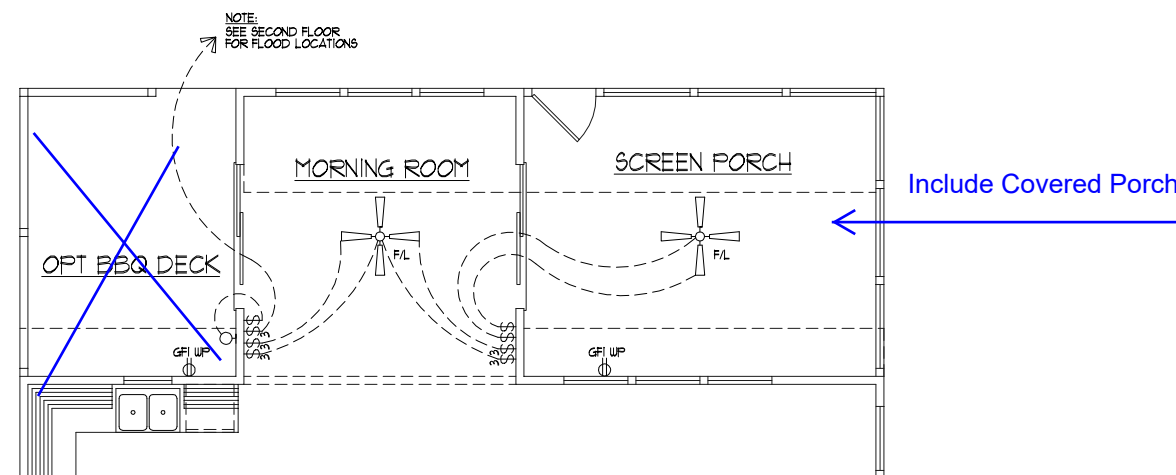


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OPTIONAL  
 SCREEN PORCH/BBQ DECK  
 ELECTRICAL LAYOUT

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

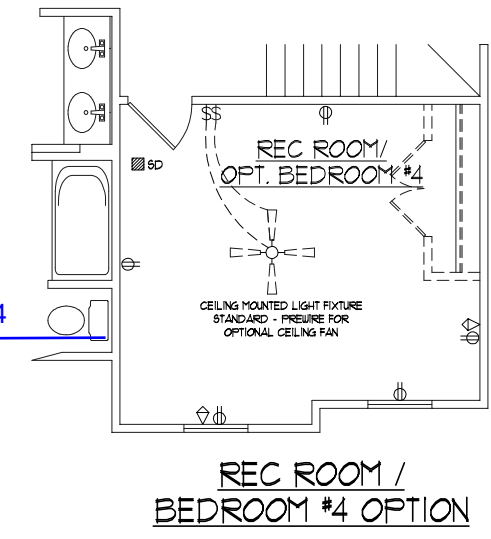
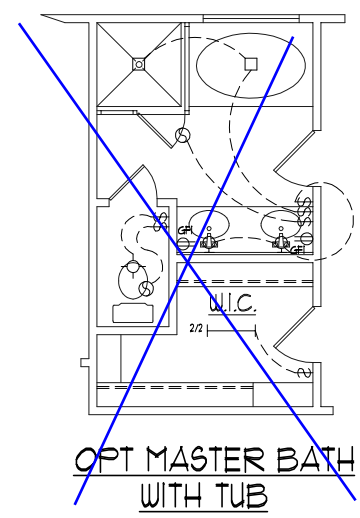
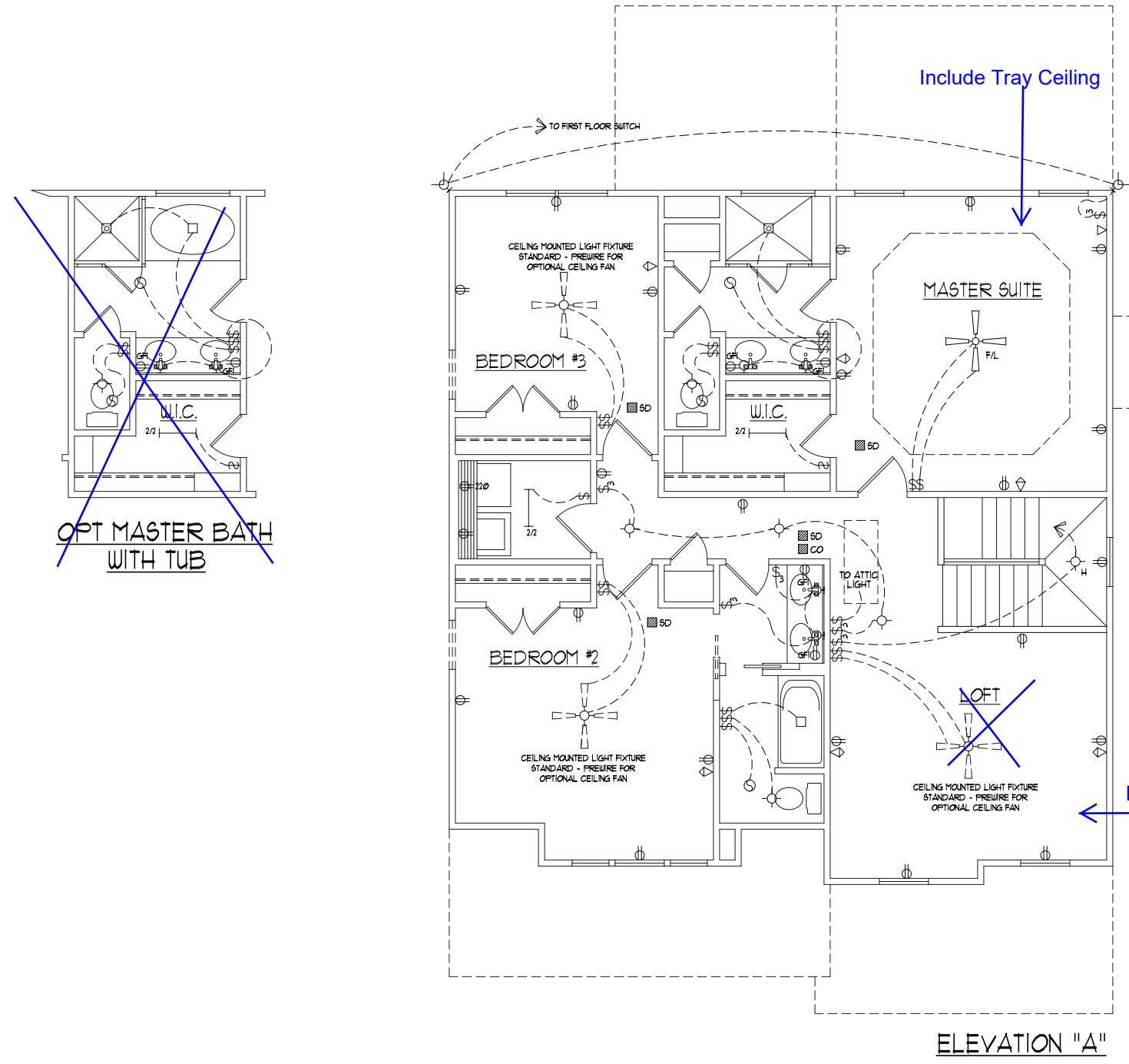
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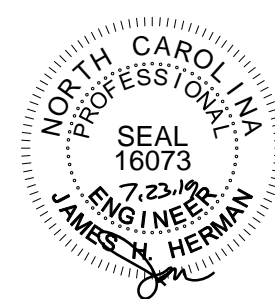
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**E-2**  
 SHEET

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



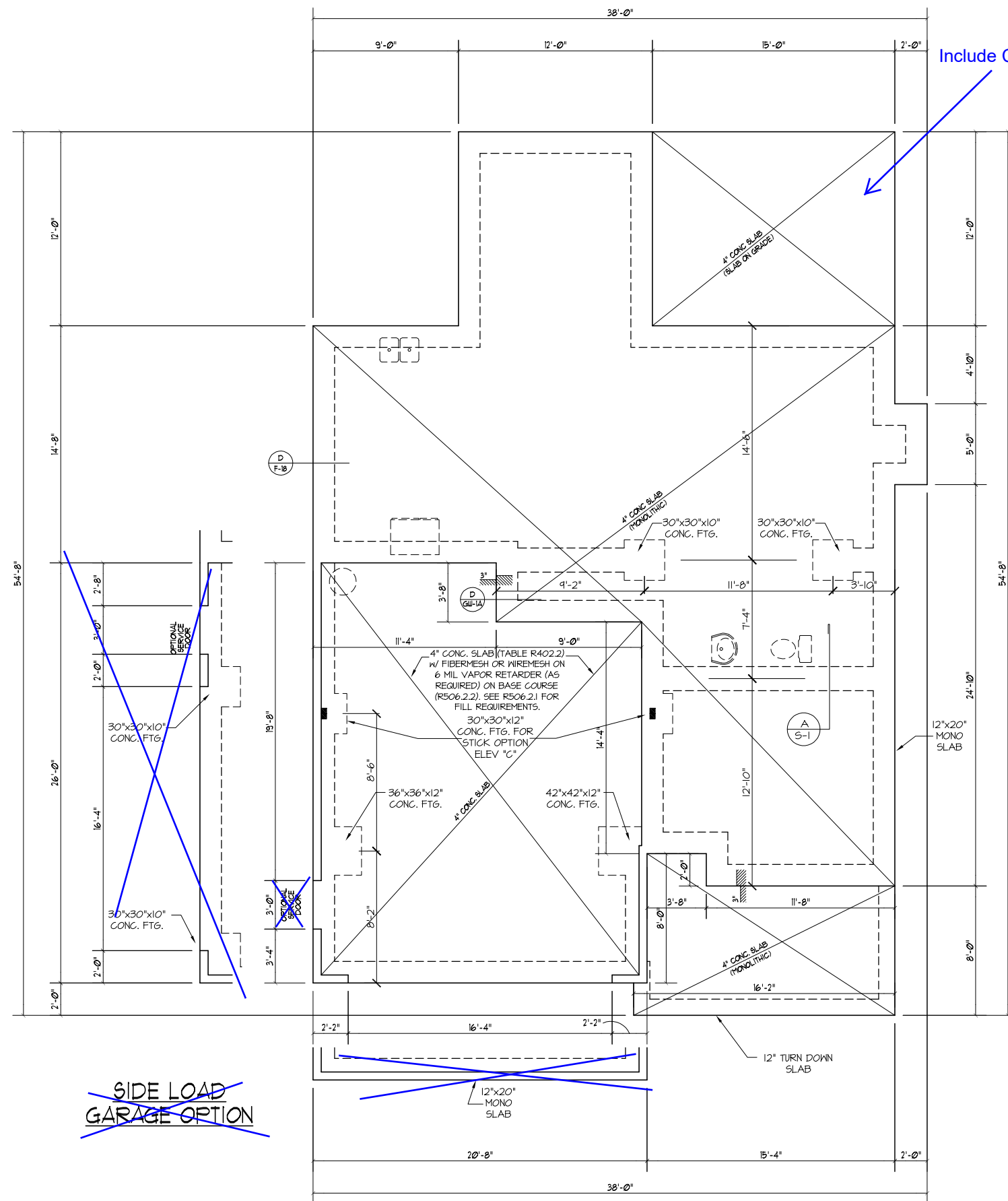
SECOND FLOOR  
 ELECTRICAL LAYOUT



STRUCTURAL DESIGN BY:  
SOUTHERN ENGINEERS, P.A.  
3716 BENSON DR., RALEIGH, NC (919) 878-1611  
LICENSE: C-12871, PHONE: 919-878-1611  
PROJECT # 16-1576-GL

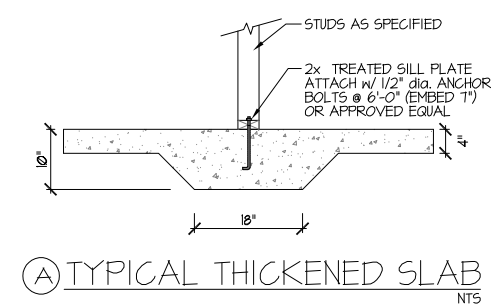
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- Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability.
- Seal is valid for a project permitted one year from date of seal.
- Use of these 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

~~SIDE LOAD GARAGE OPTION~~



① TYPICAL THICKENED SLAB NTS

NOTE ASSUMED SOIL BEARING CAPACITY = 2000 PSF  
CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOILS ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED

**MONOLITHIC SLAB FOUNDATION PLAN**  
SCALE: ..... 1/8"=1'-0"

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

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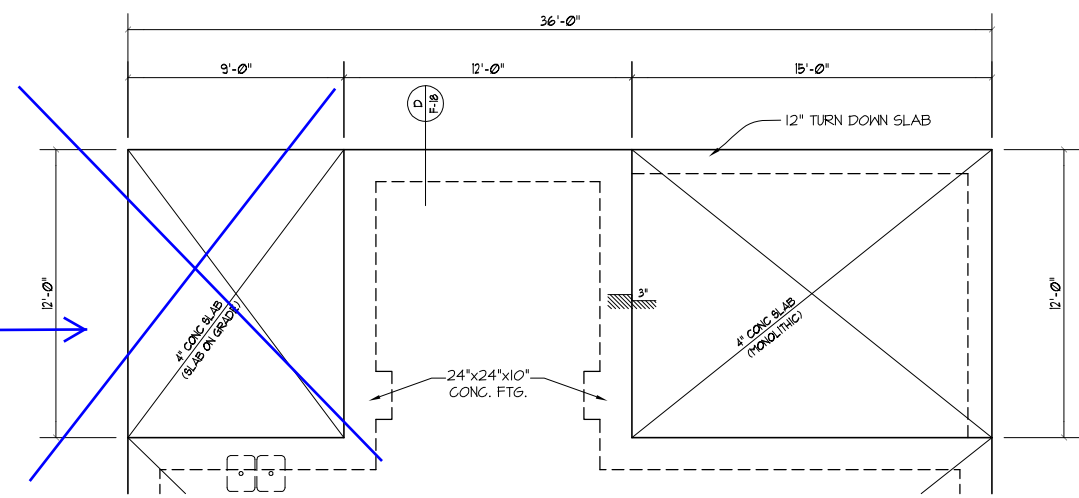
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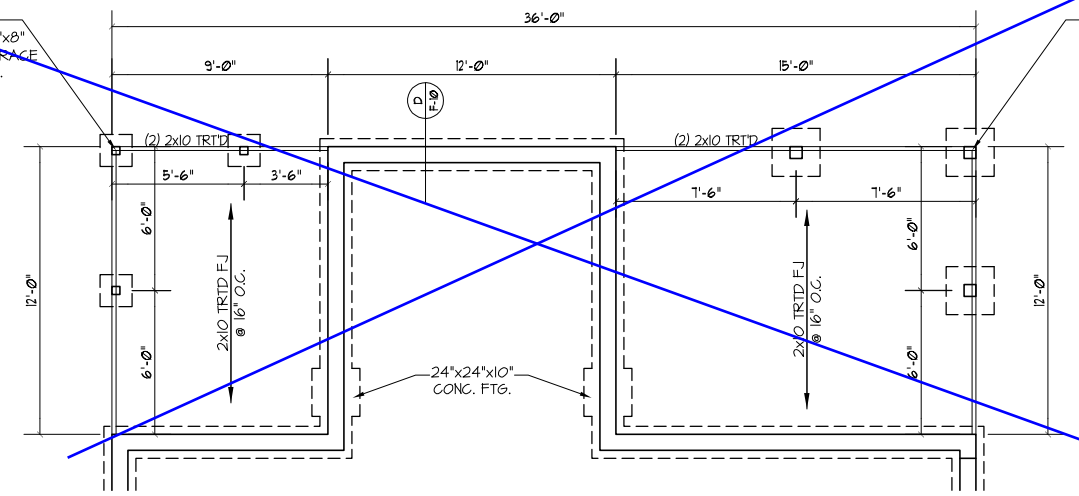


Include Covered Porch - NO BBQ DECK



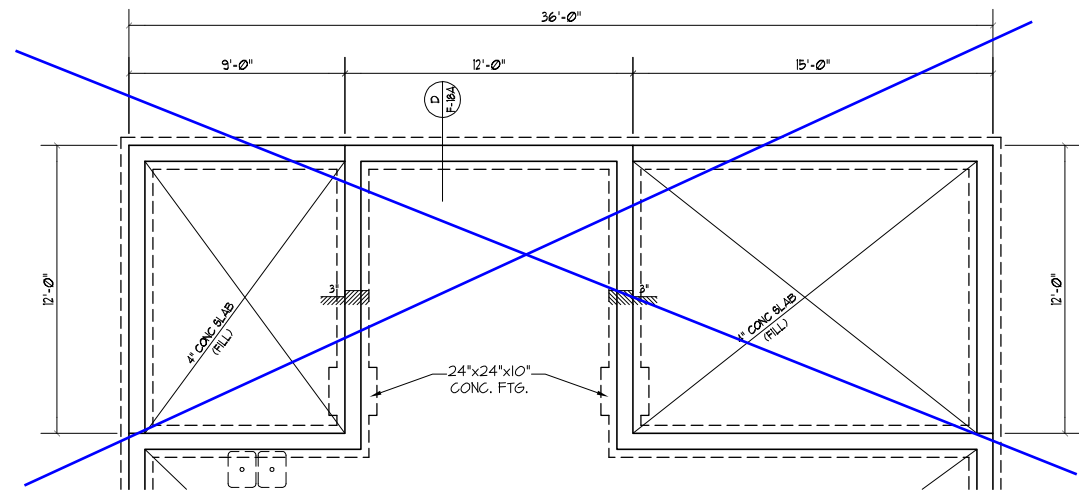
SCREEN PORCH/BBQ DECK WITH MONOLITHIC FOUNDATION

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

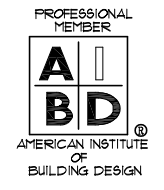
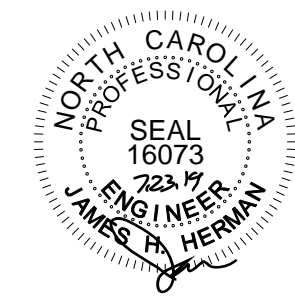


SCREEN PORCH/BBQ DECK WITH CRAWLSPACE FOUNDATION

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

- 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

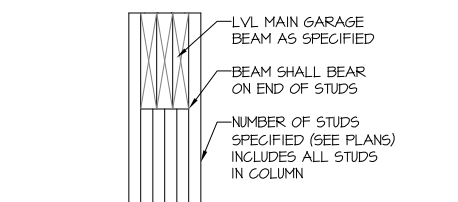
**WHOLE HOUSE BRACING SUMMARY**  
 TOTAL REQUIRED BRACING: 102  
 TOTAL PROVIDED BRACING: 170  
 (IN FEET)

LVL SCHEDULE	
ELEV B	
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) 1.75x14.25-10'
1V	(2) 1.75x14.25-4'

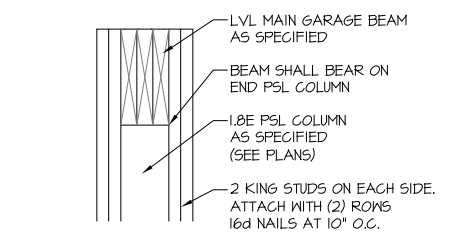
LVL SCHEDULE	
SIDE LOAD GARAGE	
REMOVE 1H	(3) 1.75x11.875-10'
ADD 5LV	(3) 1.75x20-20'

**FRAMING NOTES**

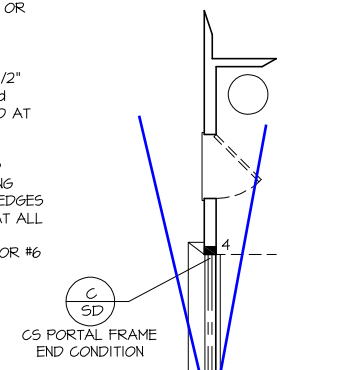
- NC (2018 NRC): Wind: 115-120 mph
- BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP. CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL 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"X12" 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 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.
  - 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"X12" 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.



(A) TYP. GARAGE BEAM BEARING  
NTS

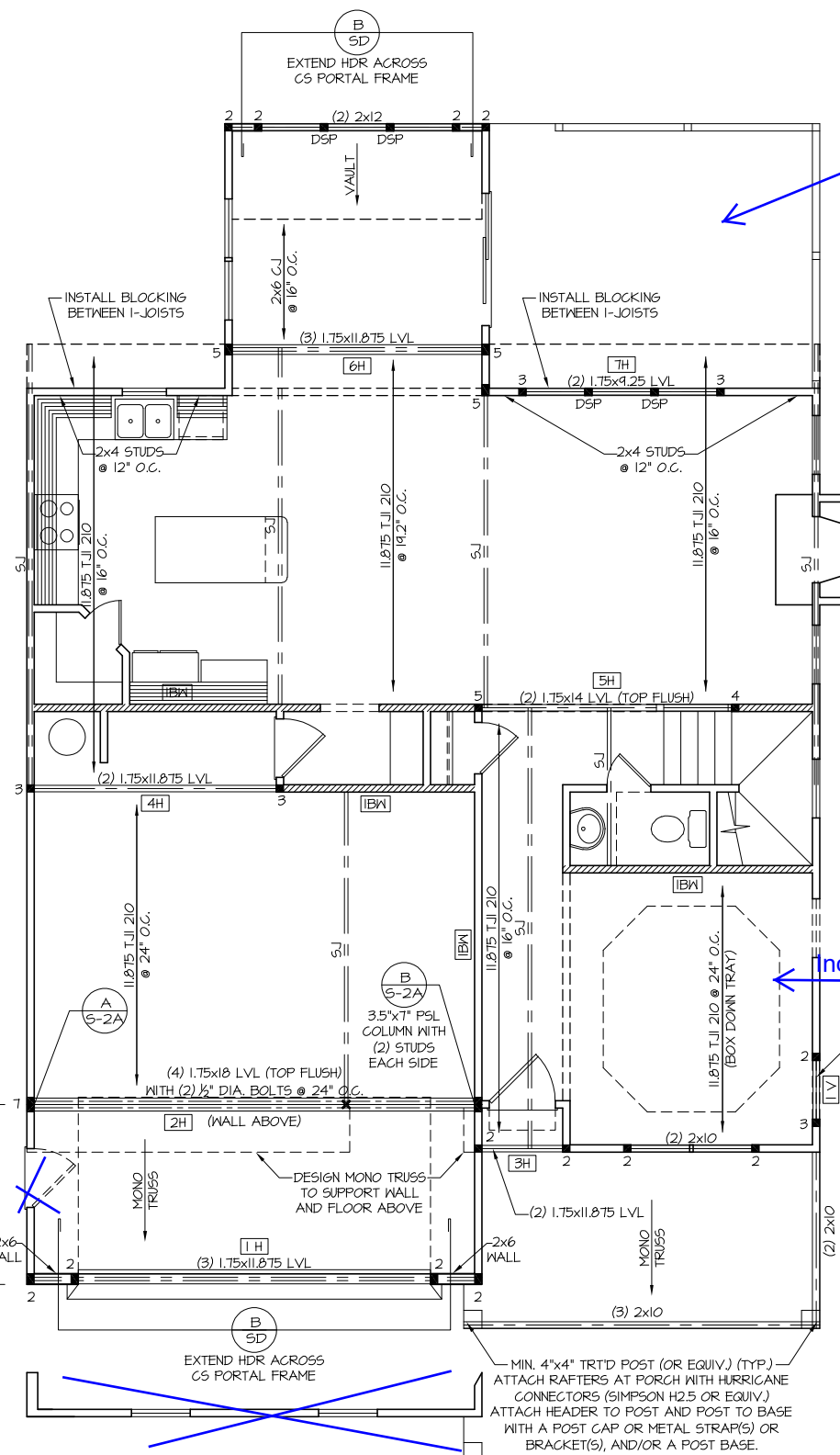


(B) TYP. GARAGE BEAM BEARING  
NTS



(C) CS PORTAL FRAME END CONDITION

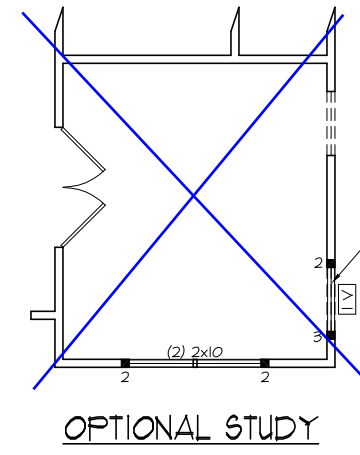
~~OPTIONAL SIDE LOAD~~



Include Covered Porch

Include Tray Ceiling

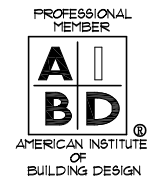
OPTIONAL FIREPLACE LOCATION



OPTIONAL STUDY

**WOOD "1" JOISTS**  
 (SHALL BE ONE OF THE FOLLOWING):  
 • TJI 210 BY I-LEVEL  
 • LFI 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 (919) 878-1617  
 LICENSE: C-1287, PHONE: 919-878-1617  
 PROJECT # 16-1576-GL

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

**ELEVATION "B"**  
**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

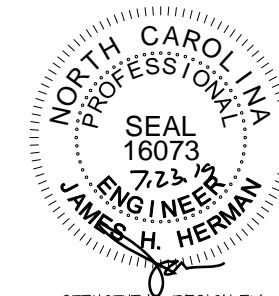
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PROJECT FOR: CAPITOL CITY HOMES  
 LOCATION: MULTI  
 LOT: MULTI  
 SUBDIVISION: MULTI  
 COUNTY: MULTI

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

**S-2B<sub>T</sub>**  
 SHEET

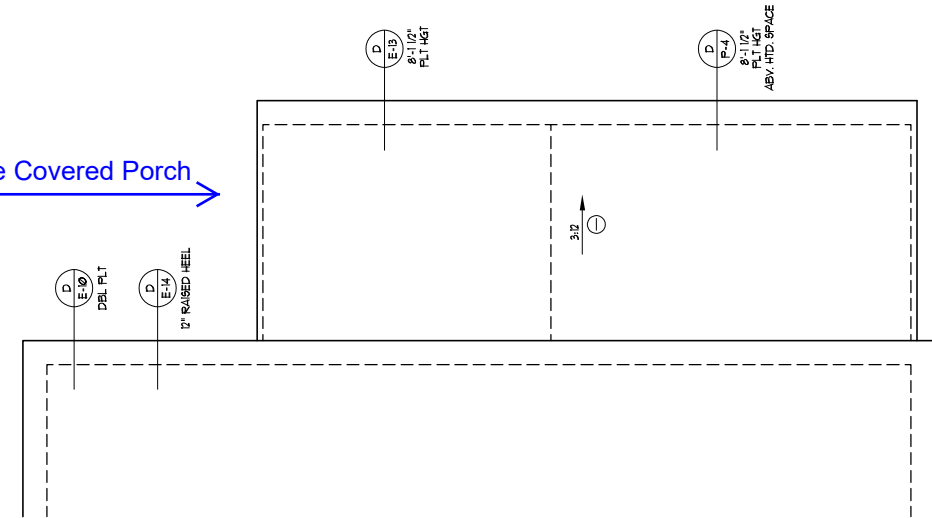


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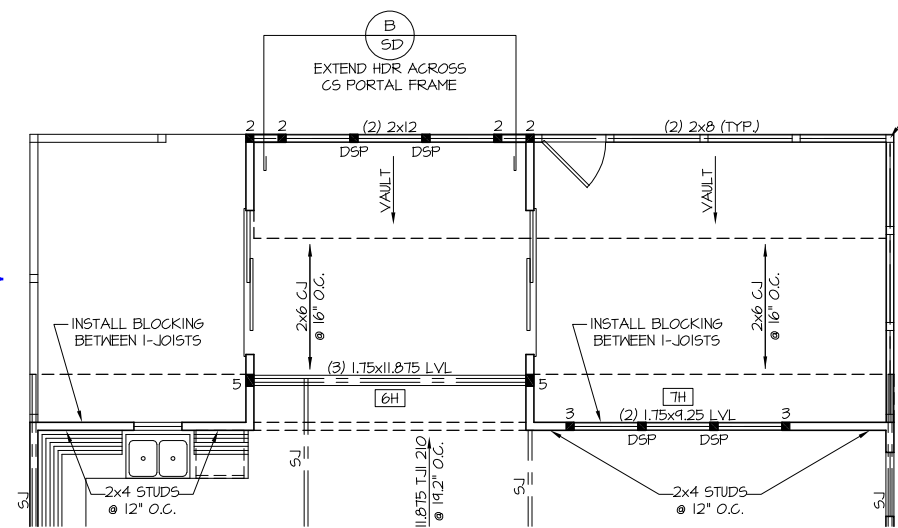
REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

Include Covered Porch →



ROOF FRAMING PLAN

Include Covered Porch- NO BBQ DECK →



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.

CEILING / STRUCTURAL PLAN

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**  
David D Grorud  
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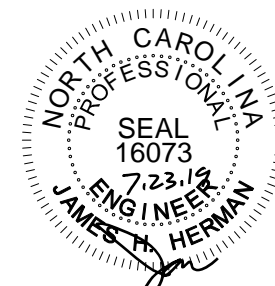
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CAPITOL  
PROJECT FOR: CITY HOMES  
LOCATION: MULTI  
LOT: MULTI  
SUBDIVISION: MULTI  
COUNTY: MULTI

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

**S-2** SCR PORCH OPTION  
SHEET

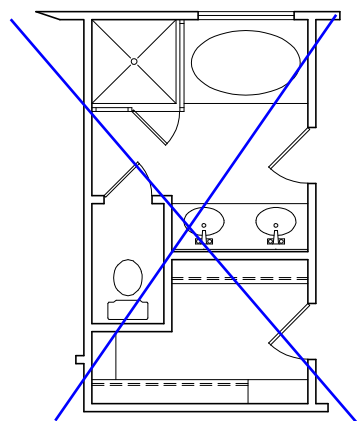


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**OPTIONAL MASTER BATHROOM LAYOUT**

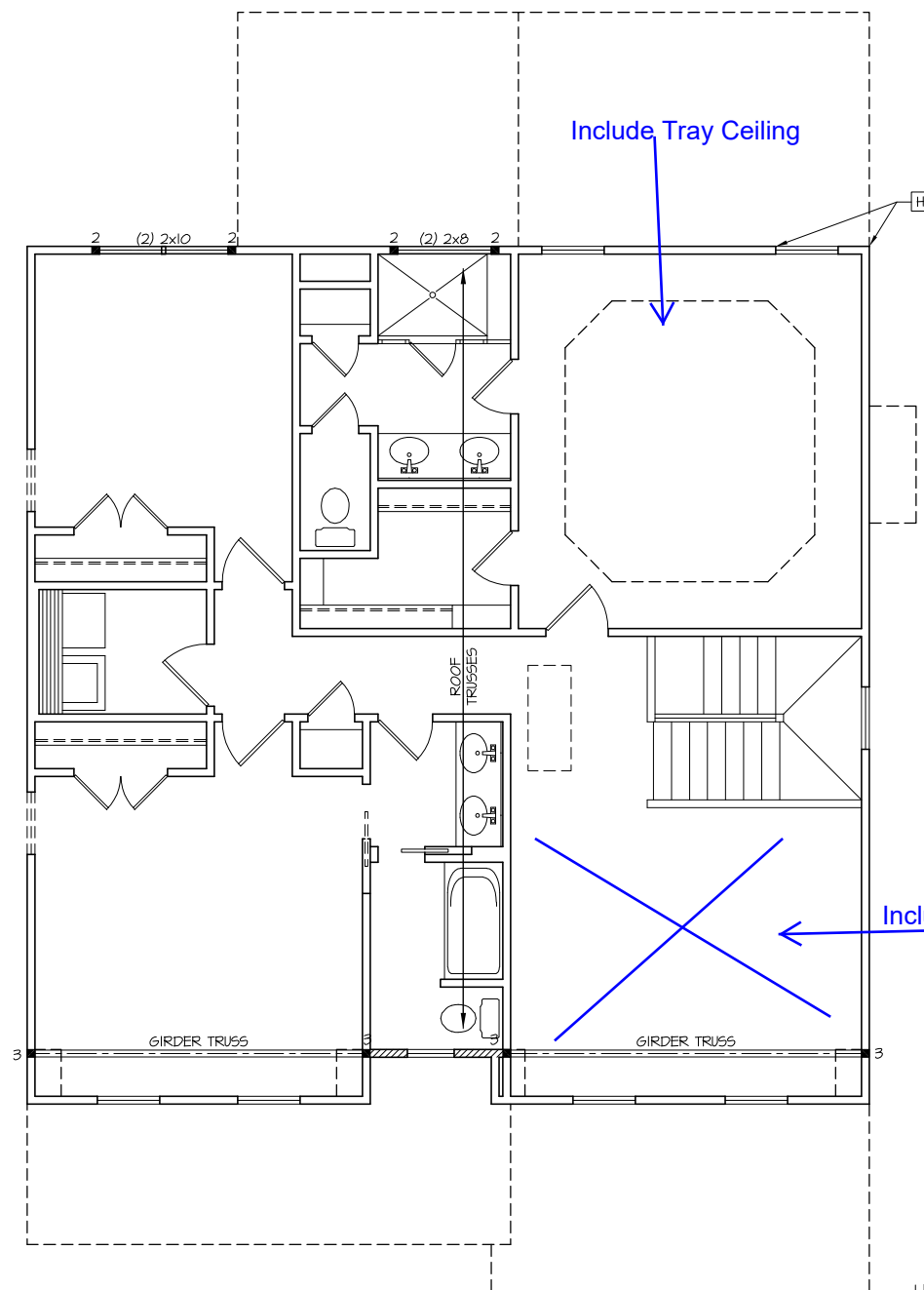


**FRAMING NOTES**

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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- 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 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 @ 1" OC. 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" X 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" OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

Include Tray Ceiling

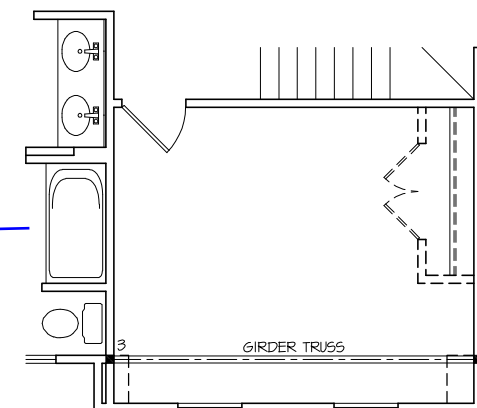


**TRUSS SYSTEM REQUIREMENTS**

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 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.

Include Bedroom #4



**REC. ROOM / BEDROOM #4 OPTION**

**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 "B"  
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  
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CAPITOL PROJECT FOR: CITY HOMES  
LOCATION: MULTI  
LOT: MULTI  
SUBDIVISION: MULTI  
COUNTY: MULTI

**BRAXTON**

PLAN NAME

C-2216-36GL

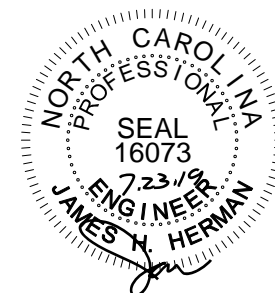
6-25-19

DATE

PLAN I.D.

**S-3B<sub>T</sub>**

SHEET



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

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

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- 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.

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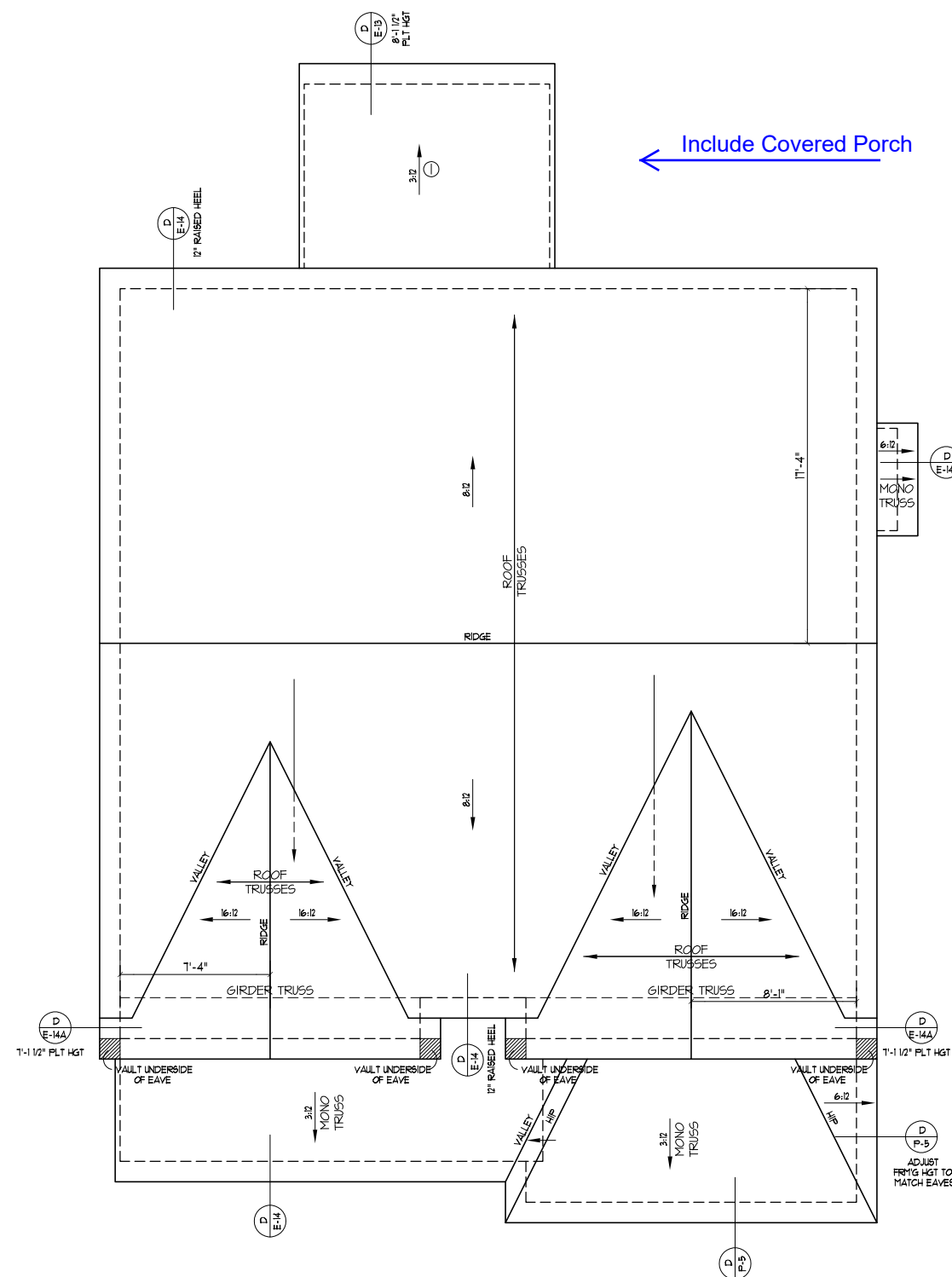
CAPITOL  
PROJECT FOR: CITY HOMES  
LOCATION: MULTI  
LOT: MULTI  
SUBDIVISION: MULTI  
COUNTY: MULTI

ROOF FRAMING NOTES:

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

- 2x8 @ 16" O.C. WITH 2x10 RIDGE, UNO.
- (2) 2x10 OR 1.75x11.875 LVL HIP. (2) 2x10 HIPs 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 "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)	07 SQ. FT. PER x 64 LINEAR FT. = 4.48 SQ. FT. (TOTAL OF VENT. INLET)
PROVIDED (OUTLET)	11 SQ. FT. PER x 48 LINEAR FT. = 5.28 SQ. FT. (TOTAL OF VENT. OUTLET)
	9.76 TOTAL SQ. FT. OF VENT.

ELEVATION "B"  
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.

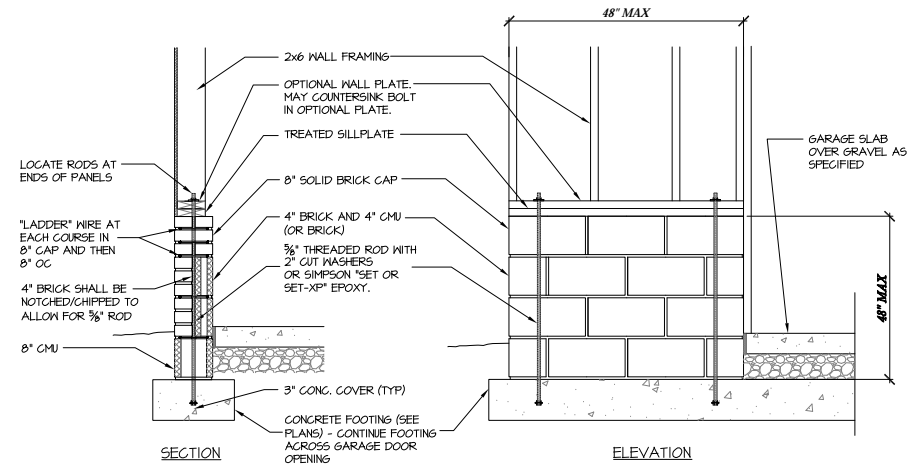
**BRAXTON**  
PLAN NAME  
C-2216-36GL  
PLAN I.D.  
6-25-19  
DATE

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

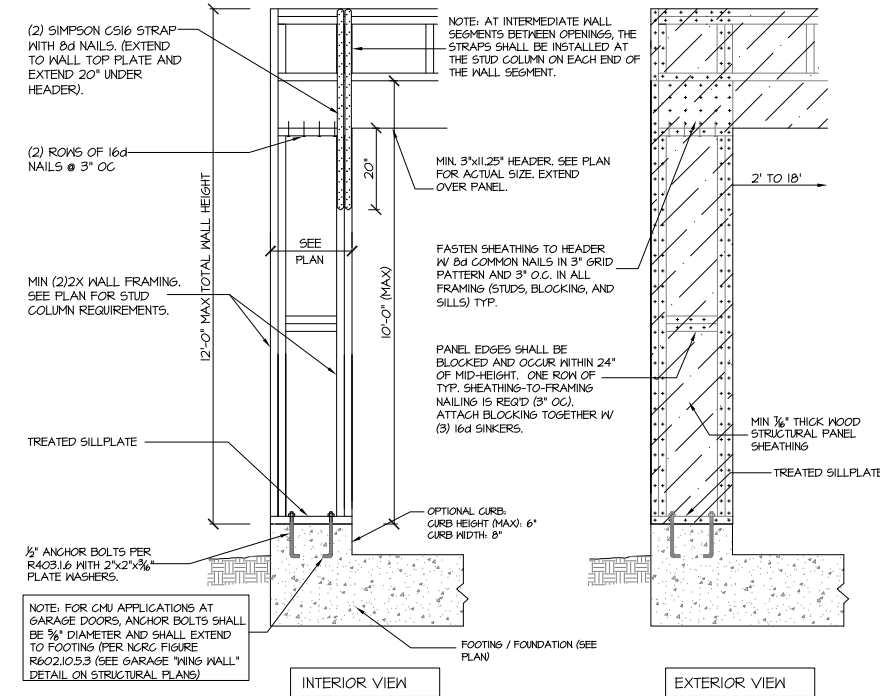
**STRUCTURAL NOTES**

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

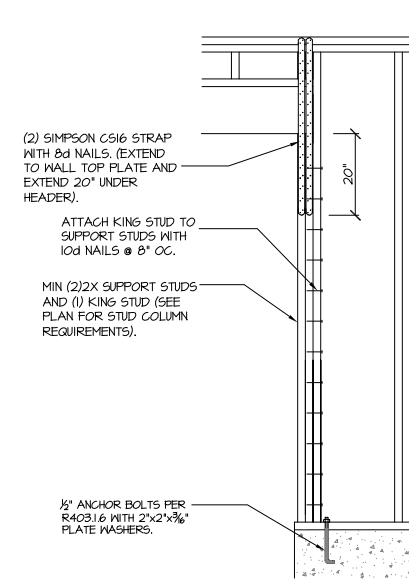
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS AND HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIER & GIRDER SYSTEM, FOOTING, AND PILING SYSTEM. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL 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 DRAIN SURFACE 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>6</sup> PSI.
  - P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2400 PSI, Fv=240 PSI, E=2.0x10<sup>6</sup> PSI.
  - L.S.L. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, Fv=400 PSI, E=1.55x10<sup>6</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.



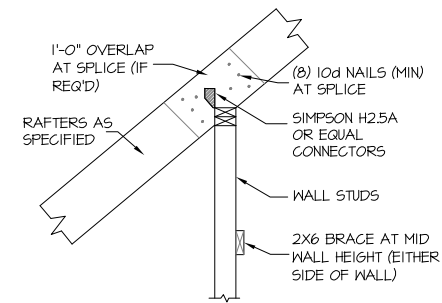
**(A) GARAGE 'WING WALL' REINFORCING**  
(CODE REFERENCE: IRC FIGURE R602.10.5.3)



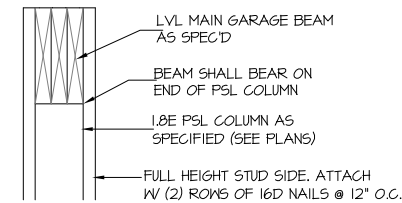
**(B) CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION**  
DETAIL AND APPLICATION BASED ON NCRG FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



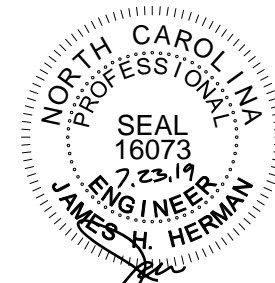
**(C) END CONDITION DETAIL**  
(FOR USE WITH SINGLE CS-PF CONDITION)  
DETAIL AND APPLICATION BASED ON NCRG FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



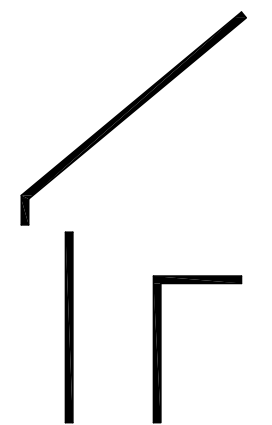
**302A SD** TYPICAL RAFTER SUPPORT ON ATTIC KNEEWALL  
NTS.



**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.



**DYNAMIC DESIGN GROUP, INC**

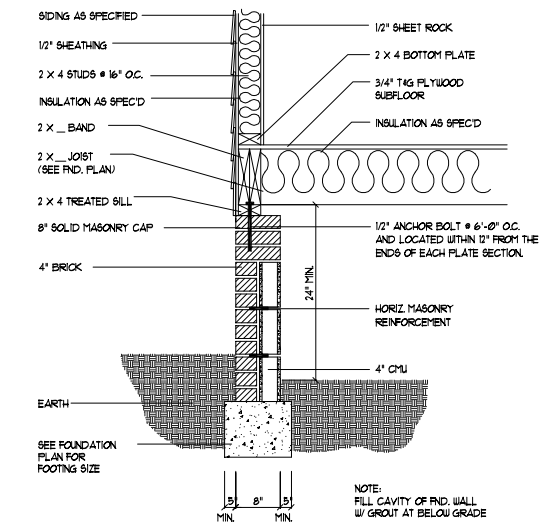
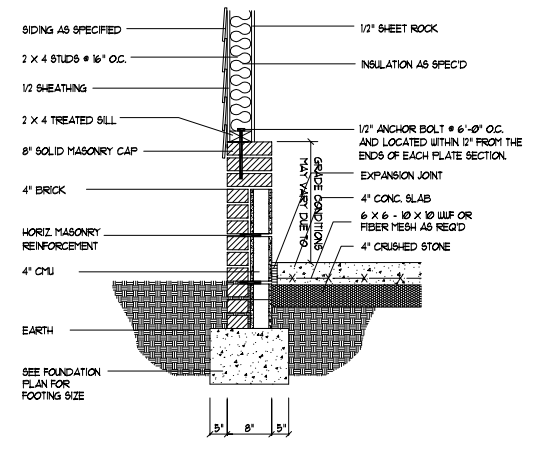
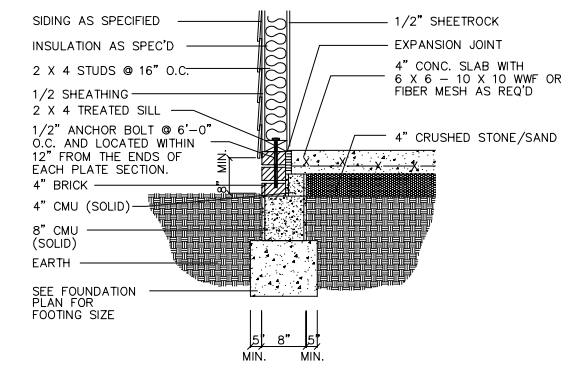
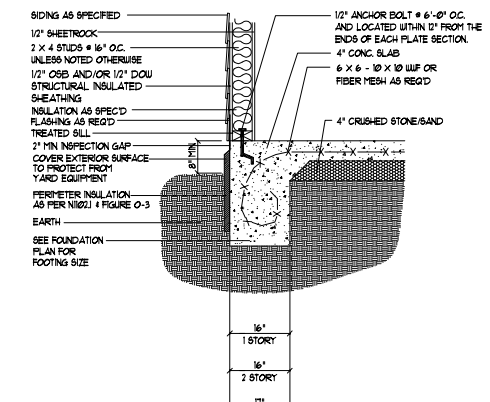
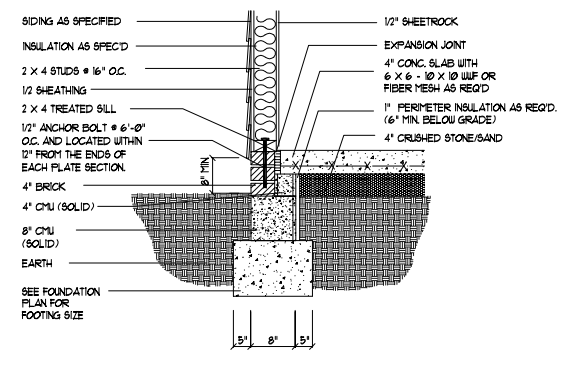
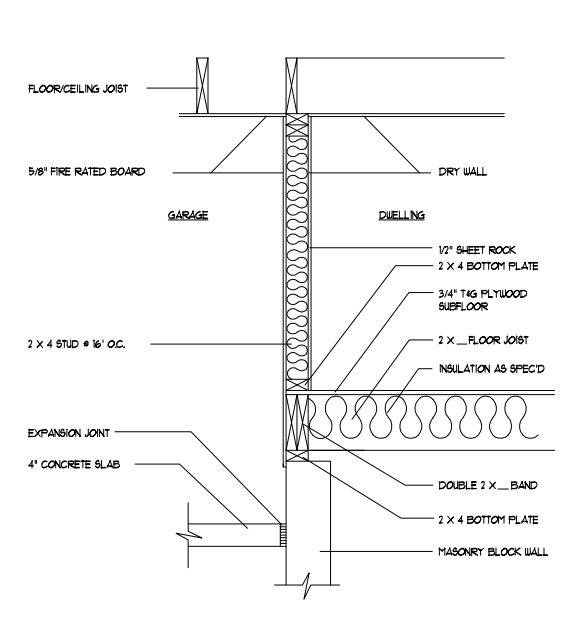
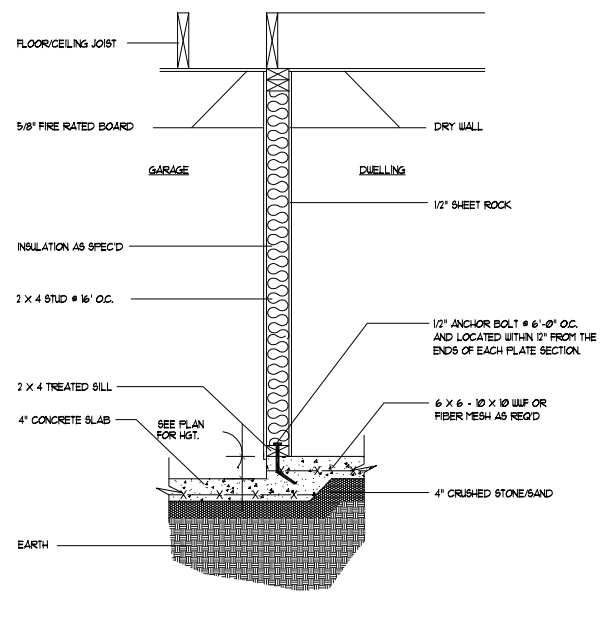
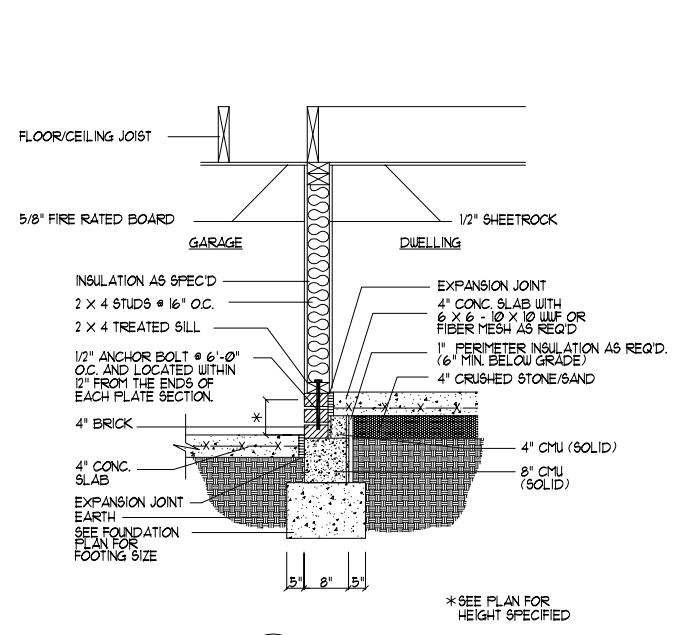
David D Groud  
(919) 601-1406  
DynamicDesignGroup@gmail.com

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

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**C-2216-36GL**  
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**6-25-19**  
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**SD SHEET**



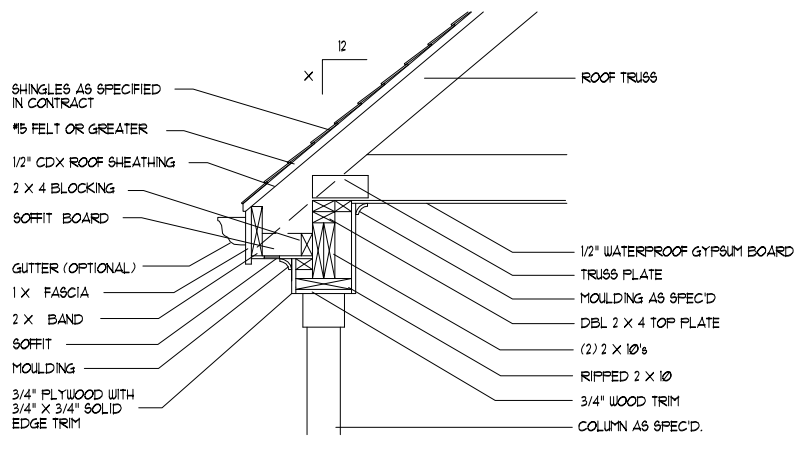
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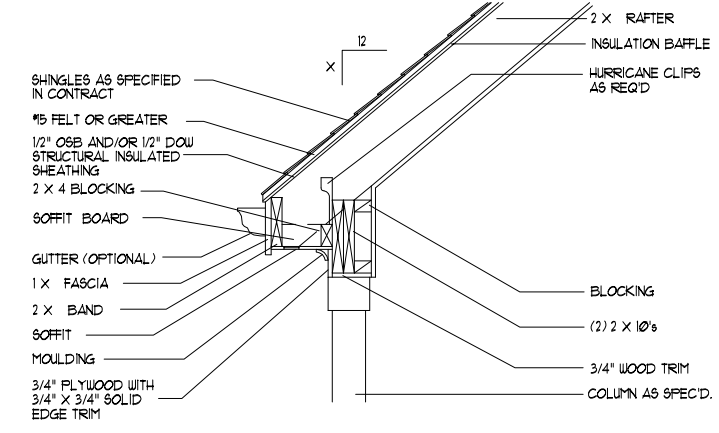
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 SUBDIVISION: MULTI  
 COUNTY: MULTI

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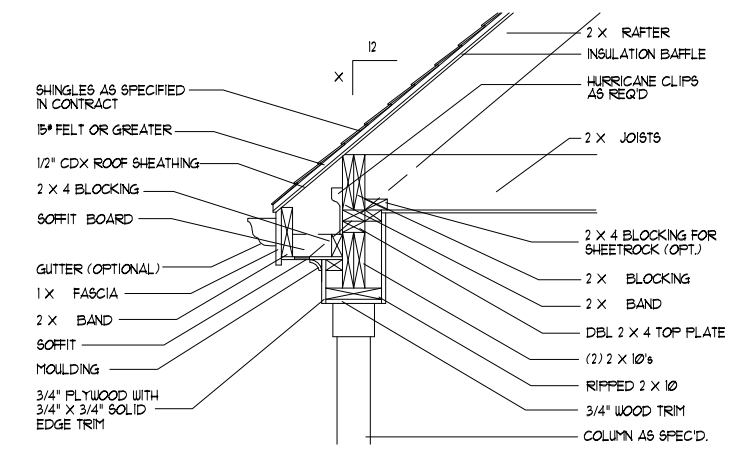
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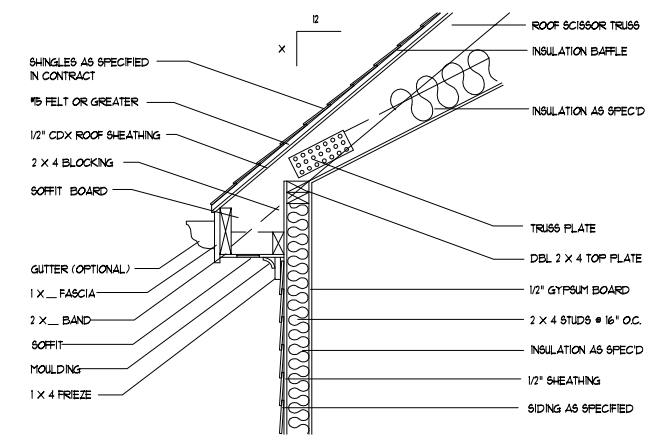
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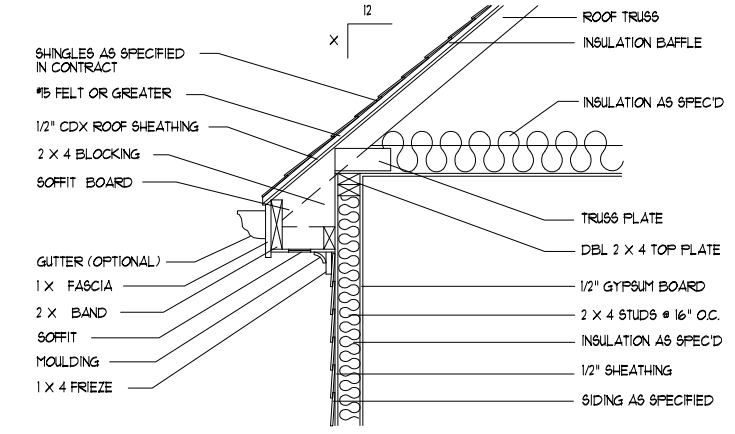
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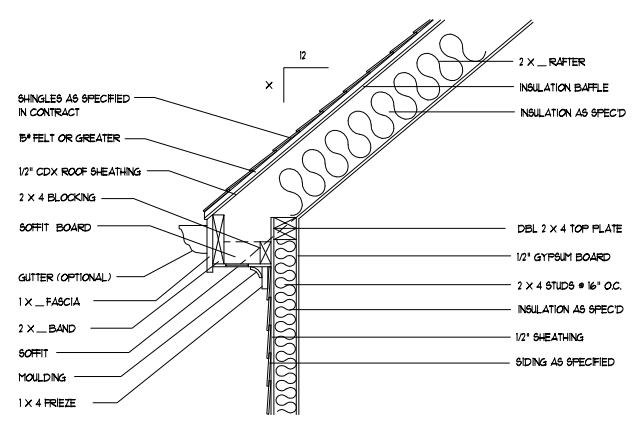
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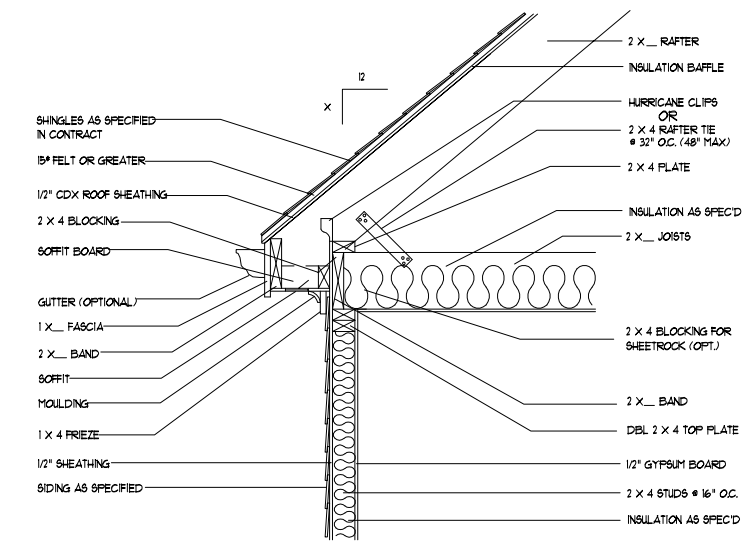
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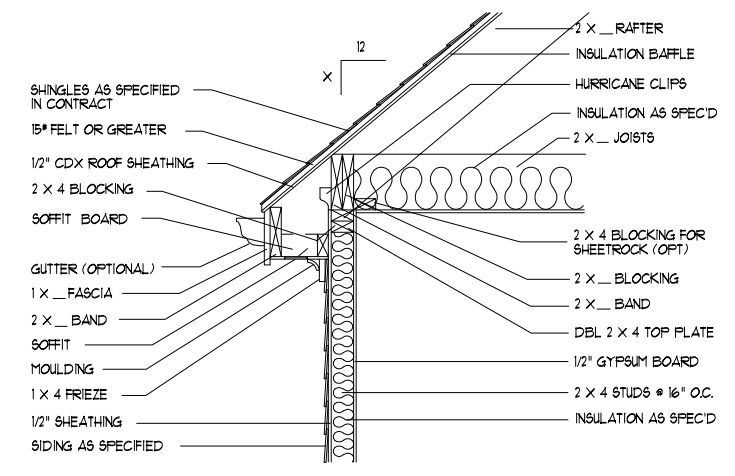
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D  
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D  
E-10 (NTS)



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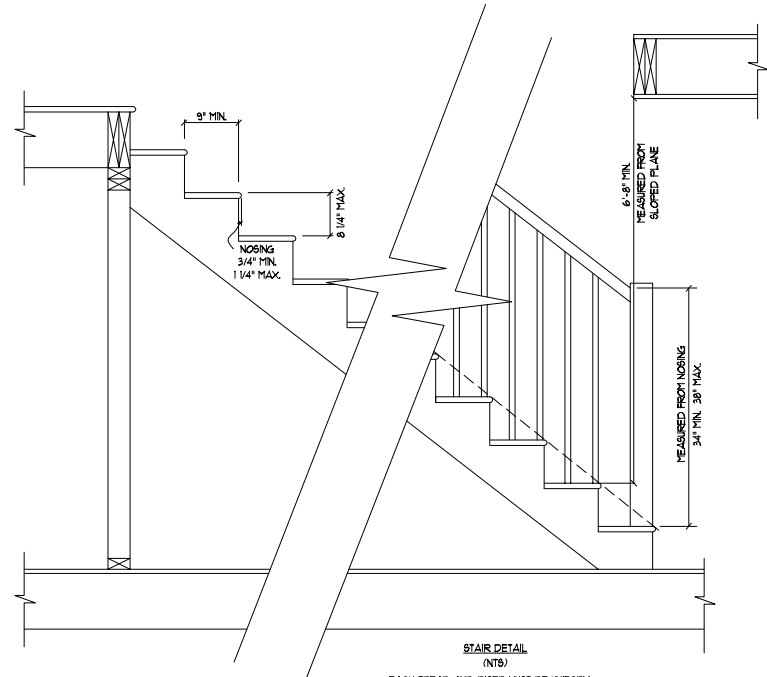
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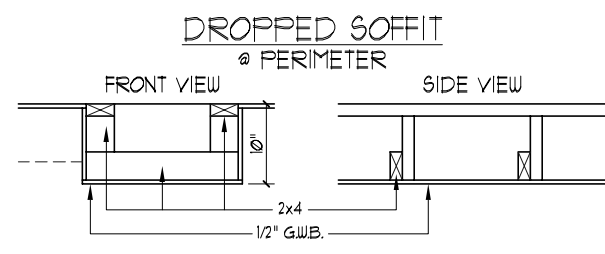
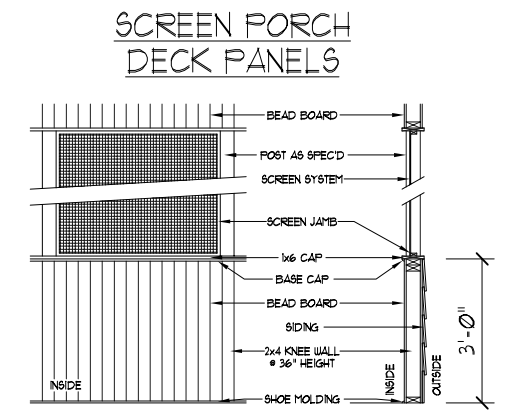
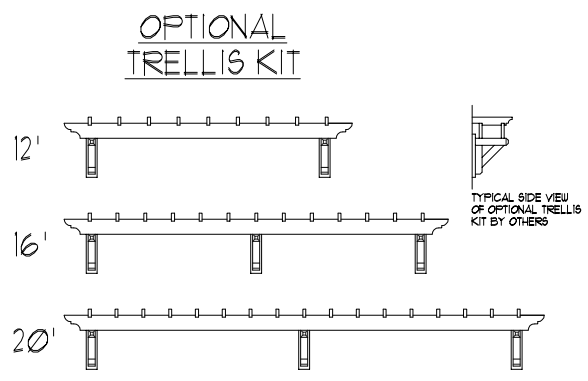
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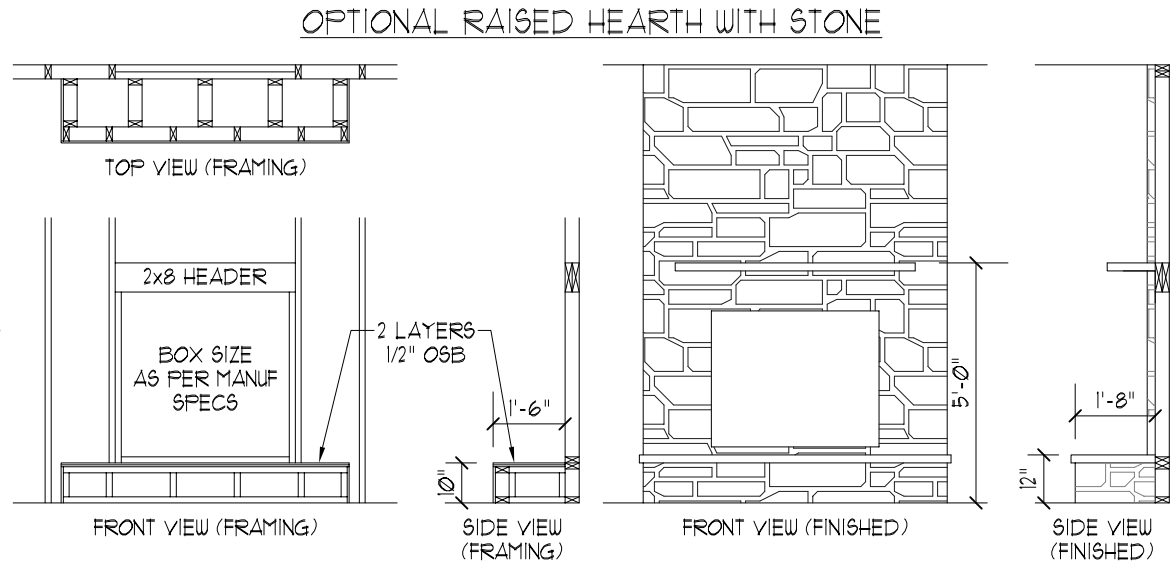
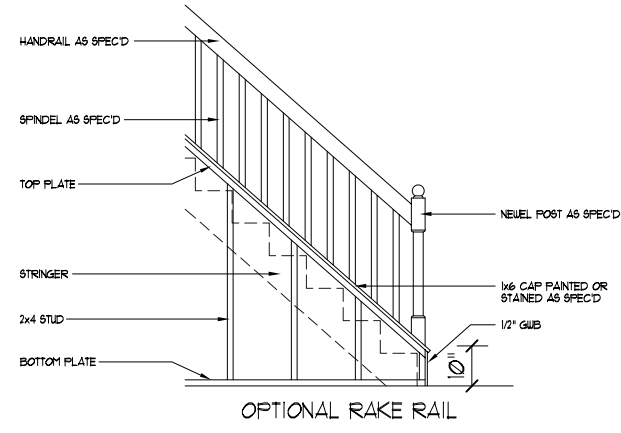
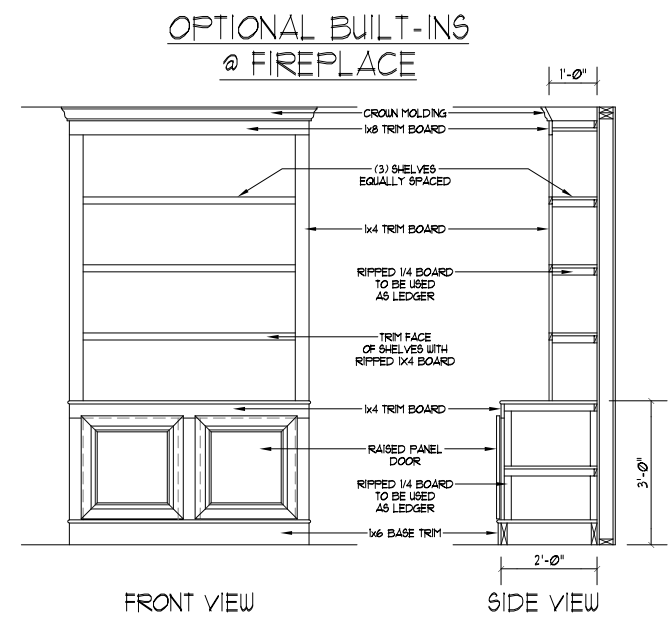
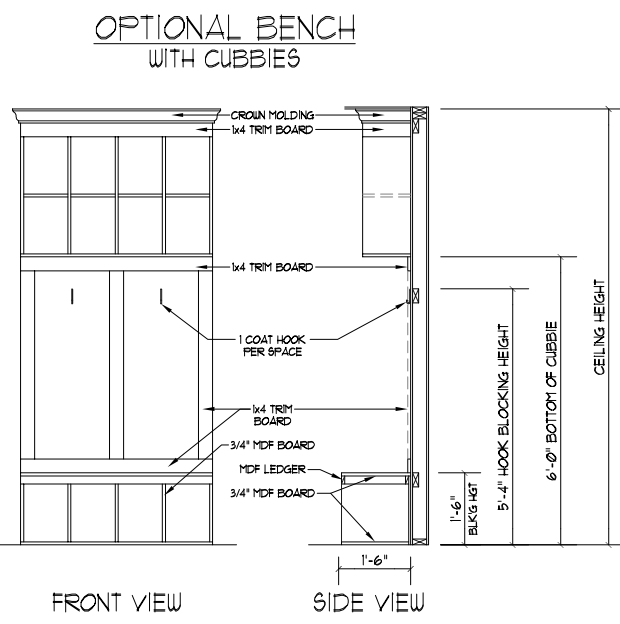
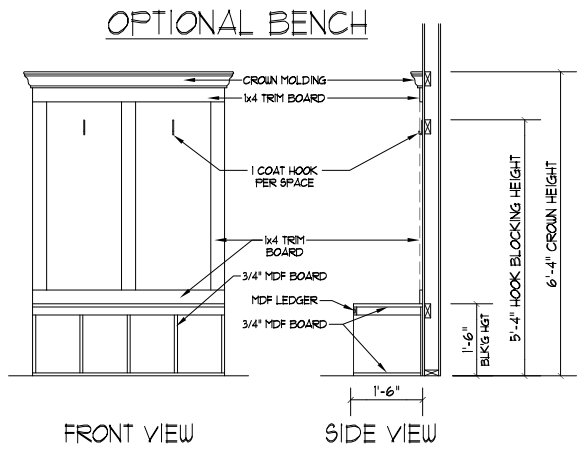
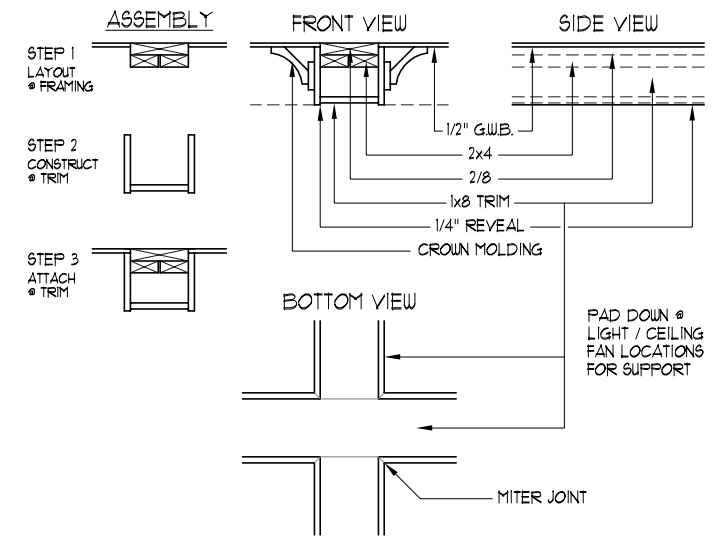




**STAIR DETAIL (NTS)**  
 EACH TREAD AND RISER MUST BE UNIFORM. THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8\". THE GREATEST TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8\". THE TOP AND BOTTOM RISER OF INTERIOR STAIRS SHALL NOT EXCEED THE SMALLEST RISER BY MORE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



**FAUX BEAM**



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