

REVISION LOG	
REVISION:001	DATE: 6/20/2022
1. ADD SIDE LOAD GARAGE.	
REVISION:002	DATE: 7/05/2022
1. ADD OPT. EXTENDED CAFE W/ COVERED PATIO/DECK.	
REVISION:003	DATE: 7/22/2022
1. ADD STEM WALL SLAB FOUNDATION SHEETS	

Lot 105 Duncan's Creek - 304 Beacon Hill Road
Lillington, NC 27546

2010 Smithfield - LH 'LOW COUNTRY' ELEVATION



DESIGN CRITERIA:

THIS PLAN IS TO BE BUILT IN CONFORMANCE WITH THE
2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE
DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.

ARCHITECTURAL DRAWINGS	
Sheet No.	Sheet Description
0.0	Cover Sheet
1.1	Foundation (Slab)
1.1.1	Foundation Options (Slab)
1.1.2	Foundation Options (Slab)
1.2	Foundation (Crawl)
1.2.1	Foundation Options (Crawl)
1.2.2	Foundation Options (Crawl)
1.3	Foundation (Stem Wall Slab)
1.3.1	Foundation Options (Stem Wall Slab)
1.3.2	Foundation Options (Stem Wall Slab)
2.1	First Floor Plan
2.1.1	First Floor Plan Options
2.2	Second Floor Plan
2.2.1	Second Floor Plan Options
2.3	Opt. Third Floor
2.4	Covered Patio Plans & Elevations (Slab)
2.4.1	Covered Deck Plans & Elevations (Crawl)
2.5	Extended Cafe Elevations & Roof Plan (Slab)
2.5.1	Extended Cafe Elevations & Roof Plan (Crawl)
2.6	Extended Cafe w/ Covered Patio Elevations & Roof Plan (Slab)
2.6.1	Extended Cafe w/ Covered Deck Elevations & Roof Plan (Crawl)
2.7	2-Car Sideload Garage Plans
2.7.1	2-Car Sideload Garage Elevations
3.1	Front & Rear Elevations (Slab)
3.1.1	Front & Rear Elevations (Crawl)
3.1.2	Front & Rear Elevations (Slab) Attic Option
3.1.3	Front & Rear Elevations (Crawl) Attic Option
3.2	Side Elevations (Slab)
3.2.1	Side Elevations (Crawl)
3.2.2	Side Elevations (Slab) Attic Option
3.2.3	Side Elevations (Crawl) Attic Option
3.3	Roof Plan
5.1	First Floor Electrical
5.2	Second Floor Electrical
5.2.1	Second Floor Options Electrical
5.3	Opt. Third Floor Electrical

SQUARE FOOTAGE		
	LOW COUNTRY	
	UNHEATED	HEATED
FIRST FLOOR	0	846
SECOND FLOOR	0	1159
FRONT PORCH	56	0
2 CAR GARAGE	414	0
PATIO	144	0
SUBTOTALS	614	2005
TOTAL UNDER ROOF	2619	

OPTIONS		
	UNHEATED S.F.	HEATED S.F.
UNFIN. THIRD FLOOR	+554	0
FINISHED THIRD FLOOR	0	+554
EXTENDED CAFE	-144	+120
PATIO W/ EXT CAFE	+150	0
EXTENDED FAMILY	0	+29
COVERED PATIO/ DECK	144	0
EXT. FRONT PORCH	+69	0

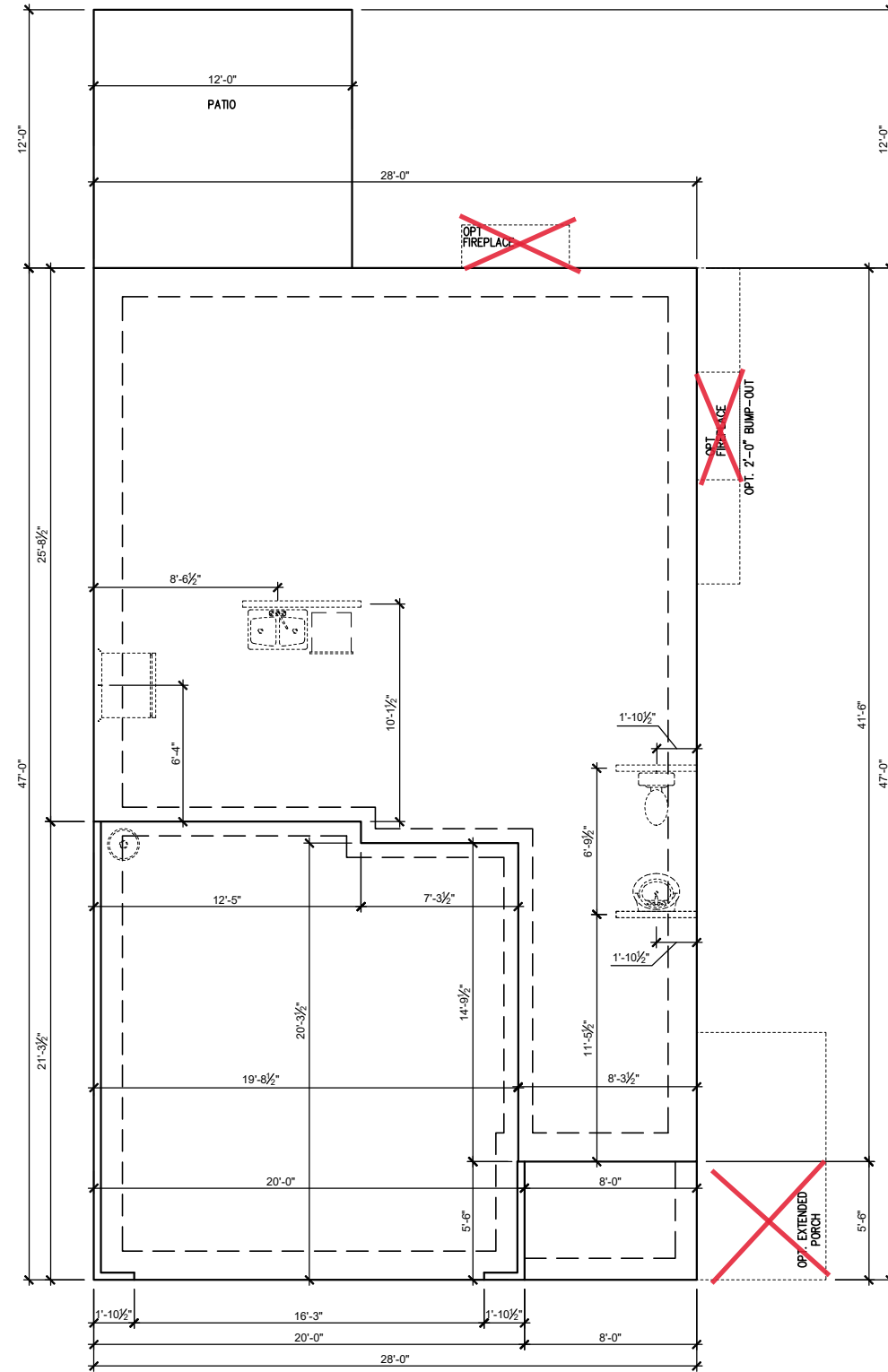


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2010 - SMITHFIELD - LH

Cover Sheet 'Low Country'

DRAWN BY: South Designs
ISSUE DATE: 10/29/2021
CURRENT REVISION DATE: ---
SCALE: 1/8" = 1'-0"
SHEET 0.0a



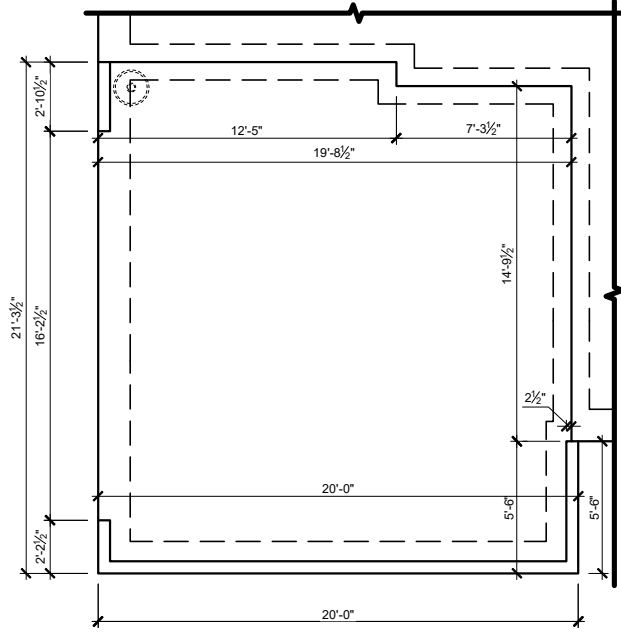
SLAB FOUNDATION PLAN 'LOW COUNTRY'
 SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

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SMITHFIELD - LH

Slab Foundation 'Low Country'

DRAWN BY: South Designs
ISSUE DATE: 10/29/2021
CURRENT REVISION DATE: ---
SCALE: 1/8" = 1'-0"
SHEET 1.1a



OPT. SIDE LOAD GARAGE
SLAB FOUNDATION PLAN
 SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

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----- SMITHFIELD - LH

 Slab Foundation Options 'Low Country'

DRAWN BY:
 South Designs
 ISSUE DATE:
 10/29/2021
 CURRENT REVISION DATE:
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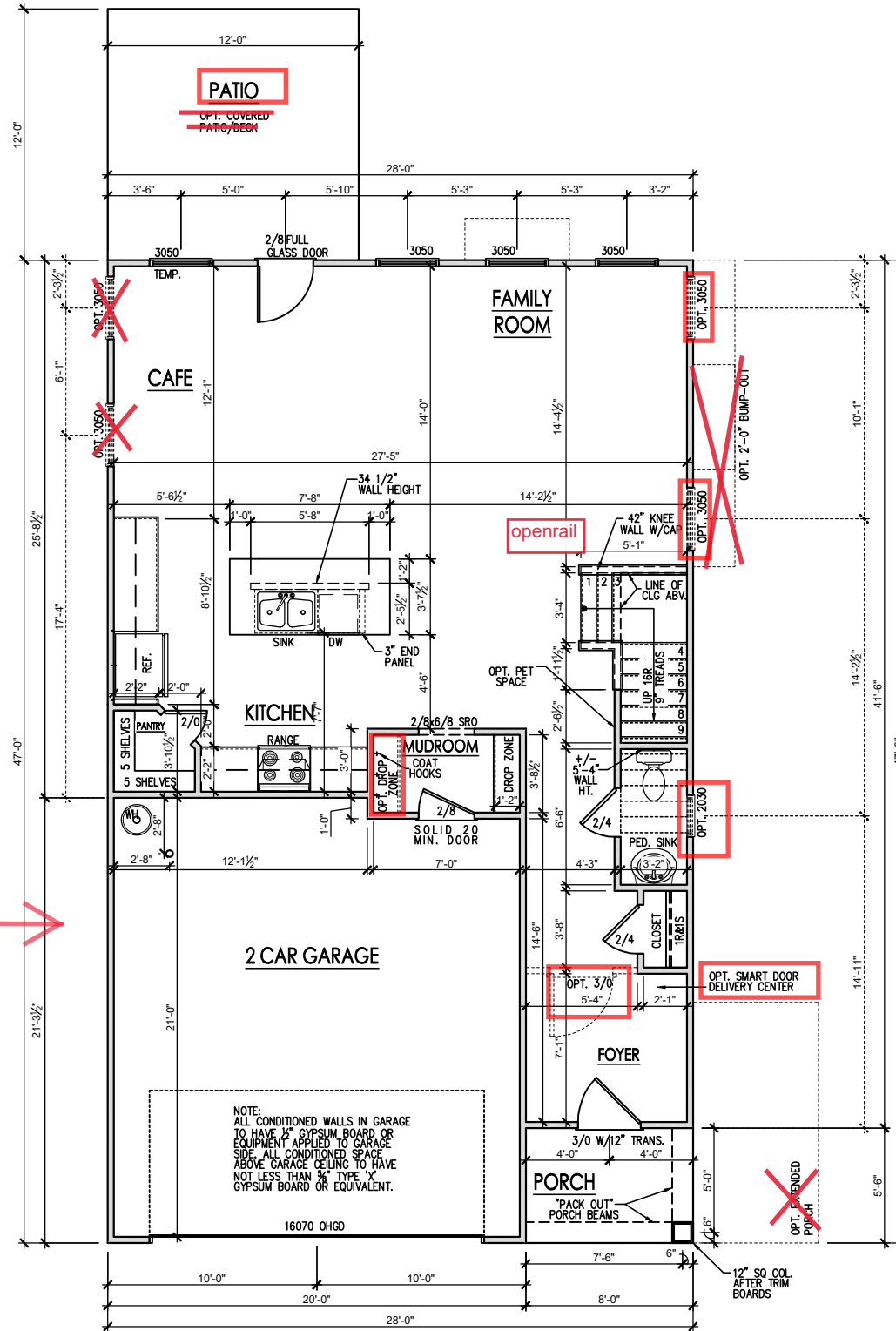
SCALE:
 1/8" = 1'-0"

SHEET
1.1.2a

General Floor Plan Notes

General Floor Plan Notes shall apply unless noted otherwise on plan.

1. Wall Heights: Typically 9'-1 1/2" at first floor, 8'-1 1/2" at second floor, and 8'-1 1/2" at attics U.N.O. All walls are constructed using a double top plate. Splices at Double Top Plate do not need to occur at Vertical Studs but must be at least 24" apart from Joint in other Top Plate layer. Special wall heights are noted on plans where they occur.
2. Wall Thickness is typically 3 1/2". 2x6 frame shall be used at walls that back up to plumbing fixtures. Walls greater than 10' high shall be framed with 2x6 framing or greater and will be noted as a special condition where it occurs on plan.
3. Typical header height shall be 6'-11" AFF at First Floor, and 6'-11" AFF at Second Floor U.N.O.
4. Jacks: Openings up to 3'-4" wide shall have (1) 2x4 jack stud SPF on each side. Openings greater than 3'-4" wide shall have (2) 2x4 jack studs SPF on each side.
5. Soffits, Coffered Ceilings, Trey Ceilings and other significant ceiling plan elements are shown on the floor plans and are denoted as single dashed lines. Unless specifically call out as included, Kitchens **do not** include soffits over wall cabinetry.
6. Door & Window Frames, where occurring near corners, shall be a minimum of 4 1/2" from corner. Except for walk-in closets with doors near a corner, doors at closets shall be centered on closet.
7. Windows: Shall have at least (1) window in each sleeping room, that meets egress. Shall be provided with tempered glass at hazardous glazing areas. False windows shall be installed with obscure glazing.
8. Closets for clothing or coat storage shall be equipped with 1 rod/shelf. Closets for linen shall have 4 open equal shelves. Closets for pantries shall have 4 equal wood shelves, painted.
9. Stair treads shall be a min of 9" deep, risers shall be a maximum of 8 1/4", unless noted otherwise, per the current North Carolina Residential Code
10. Handrails and Guards of stairs shall be 34" above the finished surface of the ramp surface of the stair. Handrails at landings and overlooks of multilevel spaces shall be 36" above finished floor. Guards (pickets or balusters) shall be spaced with no more than 4" between guards.
11. Attic Access shall be provided at all attic area with a height greater than 30". Minimum clear attic access shall be 20" x 30". Pull down stairs and access doors in knee walls meeting minimum criteria are also acceptable.
12. Garage Door to Living Space shall be 2'-8" x 6'-8" minimum size and shall be 20 minute fire rated and weather sealed.
13. Garage Walls, as a minimum, shall be separated from living space by installing 1/2" gypsum board on the garage side of the wall. With habitable space above, the inside of all garage walls require 1/2" GWS supporting 5/8" type X GWS on ceiling.



FIRST FLOOR PLAN 'LOW COUNTRY'
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

See Page 2.7a Side Load Garage



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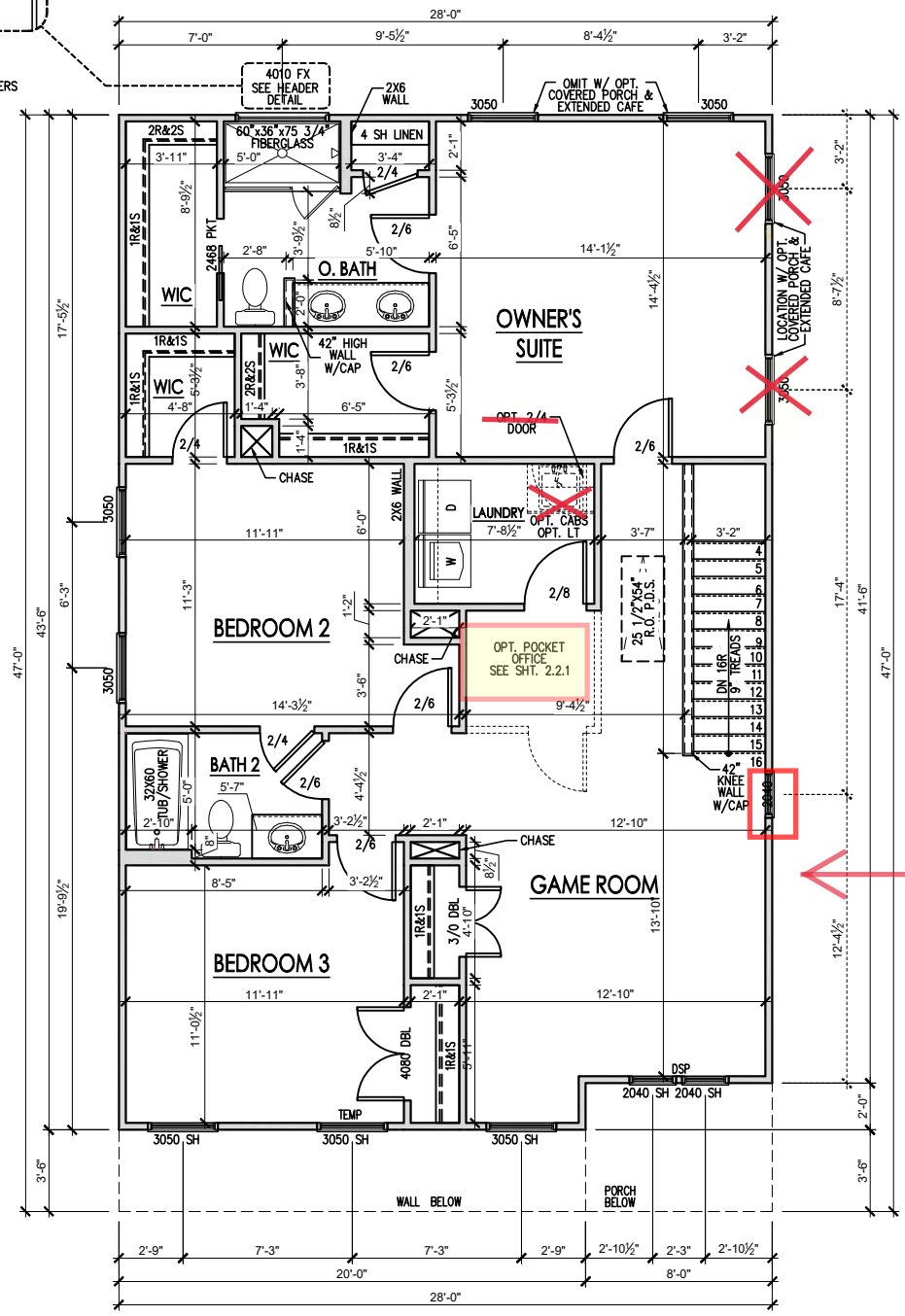
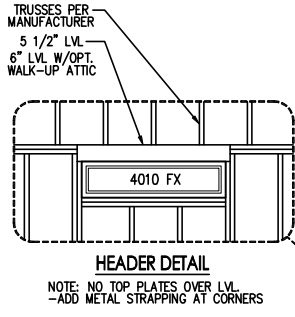
SMITHFIELD - LH
First Floor Plan 'Low Country'

DRAWN BY: South Designs
ISSUE DATE: 10/29/2021
CURRENT REVISION DATE: ---
SCALE: 1/8" = 1'-0"
SHEET 2.1a

General Floor Plan Notes

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13. Garage Walls, as a minimum, shall be separated from living space by installing 1/2" gypsum board on the garage side of the wall. With habitable space above, the inside of all garage walls require 1/2" GWB supporting 5/8" type X GWB on ceiling.



See Page 2.2.1a
Bedroom 4 Option

SECOND FLOOR PLAN 'LOW COUNTRY'
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



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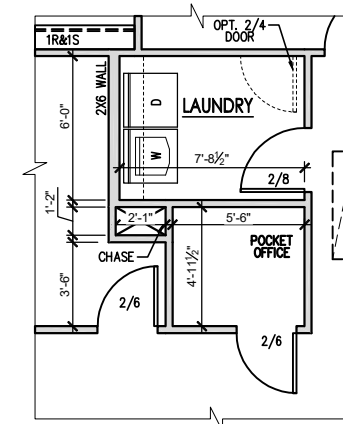
2010 - SMITHFIELD - LH
Second Floor Plan 'Low Country'

DRAWN BY: South Designs
ISSUE DATE: 10/29/2021
CURRENT REVISION DATE: ---
SCALE: 1/8" = 1'-0"
SHEET 2.2a

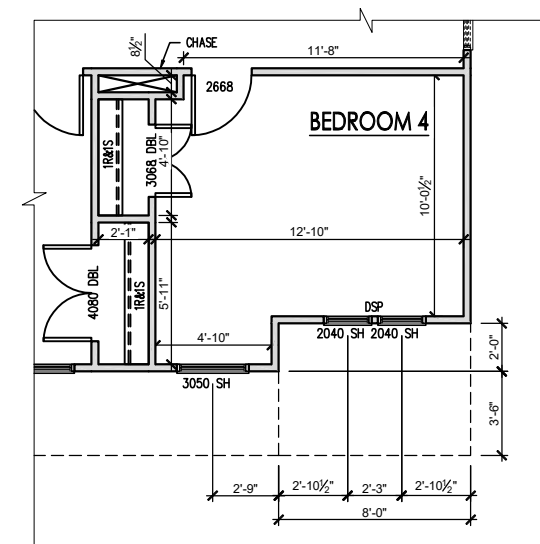
General Floor Plan Notes

General Floor Plan Notes shall apply unless noted otherwise on plan.

1. Wall Heights: Typically 9'-1 1/2" at first floor, 8'-1 1/2" at second floor, and 8'-1 1/2" at attics U.N.O. All walls are constructed using a double top plate. Splices at Double Top Plate do not need to occur at Vertical Studs but must be at least 24" apart from Joint in other Top Plate layer. Special wall heights are noted on plans where they occur.
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LAUNDRY W/OPT. POCKET OFFICE
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

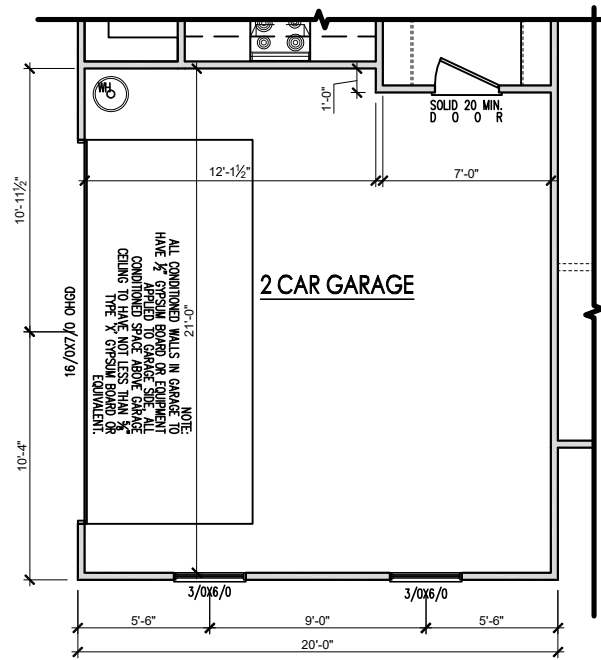


OPT. BEDROOM 4 I.L.O. GAMEROOM
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

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SMITHFIELD - LH
Second Floor Plan Options 'Low Country'

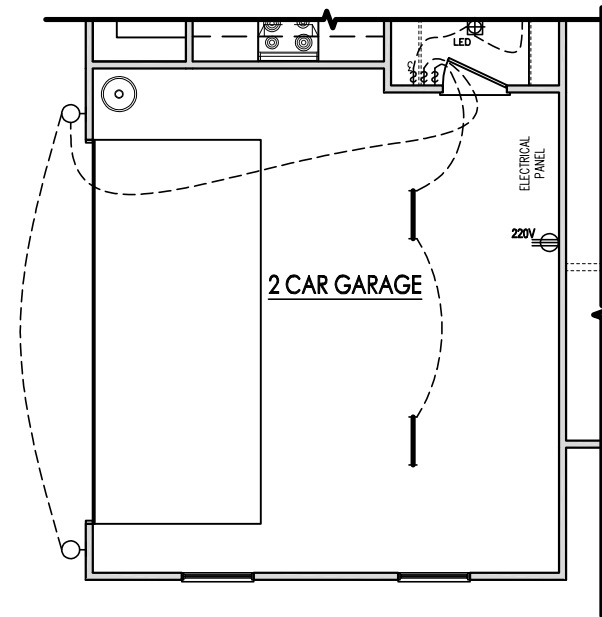
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ISSUE DATE: 10/29/2021
CURRENT REVISION DATE: ---
SCALE: 1/8" = 1'-0"
SHEET 2.2.1a



OPT. SIDE LOAD GARAGE

FIRST FLOOR PLAN

SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



OPT. SIDE LOAD GARAGE

FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

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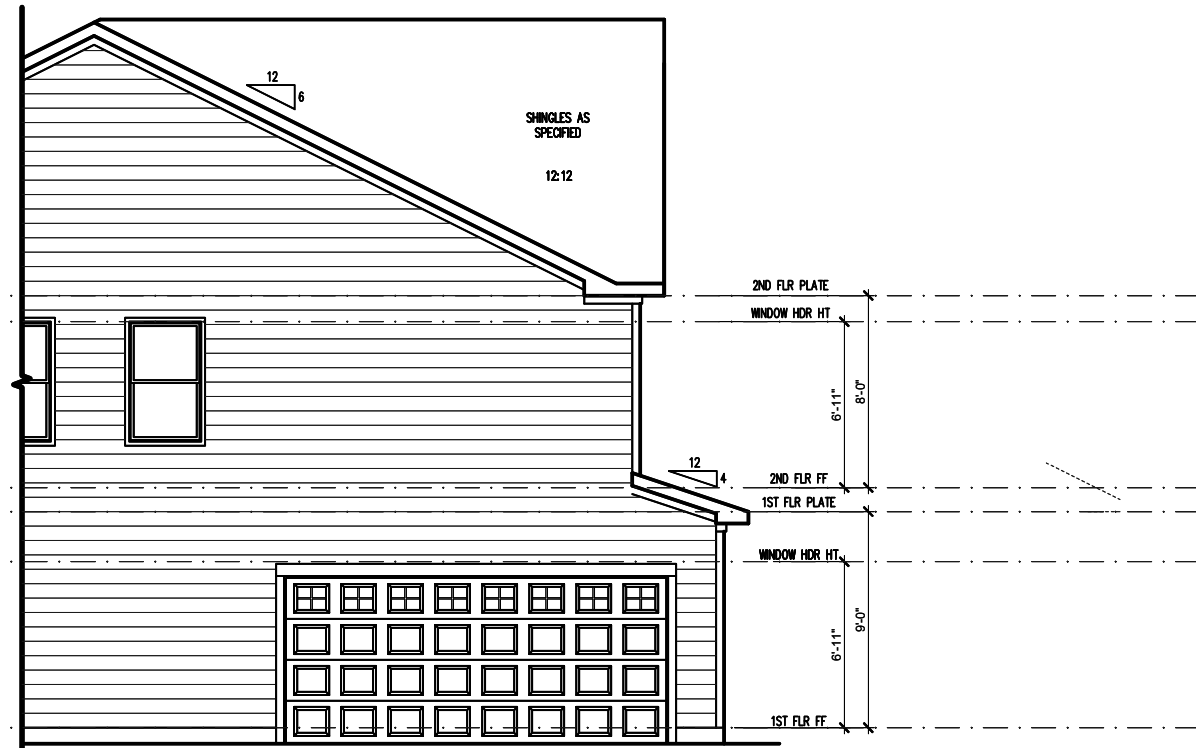
SMITHFIELD - LH

2-Car Sideload Garage 'Low Country'

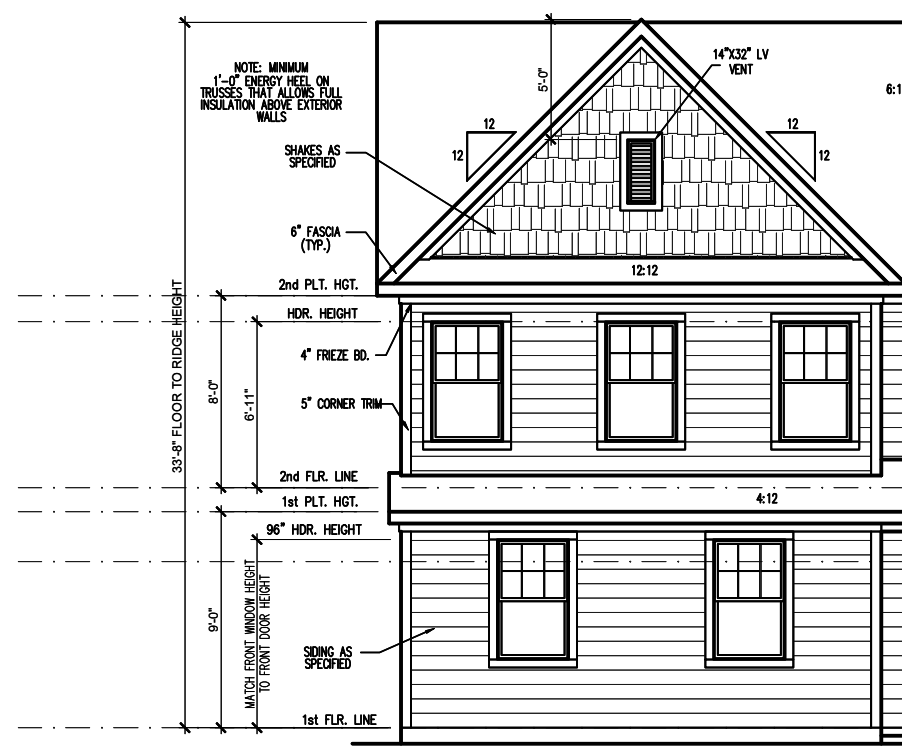
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South Designs
ISSUE DATE:
10/29/2021
CURRENT REVISION DATE:

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

SHEET
2.7a



OPT. 2-CAR SIDELOAD GARAGE
LEFT SIDE ELEVATION 'LOW COUNTRY' (SLAB)
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17



OPT. 2-CAR SIDELOAD GARAGE
FRONT ELEVATION 'LOW COUNTRY' (SLAB)
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

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----- SMITHFIELD - LH

2-Car Side-load Garage Elevations 'Low Country'

DRAWN BY:
 South Designs
 ISSUE DATE:
 10/29/2021
 CURRENT REVISION DATE:

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

General Elevation Notes

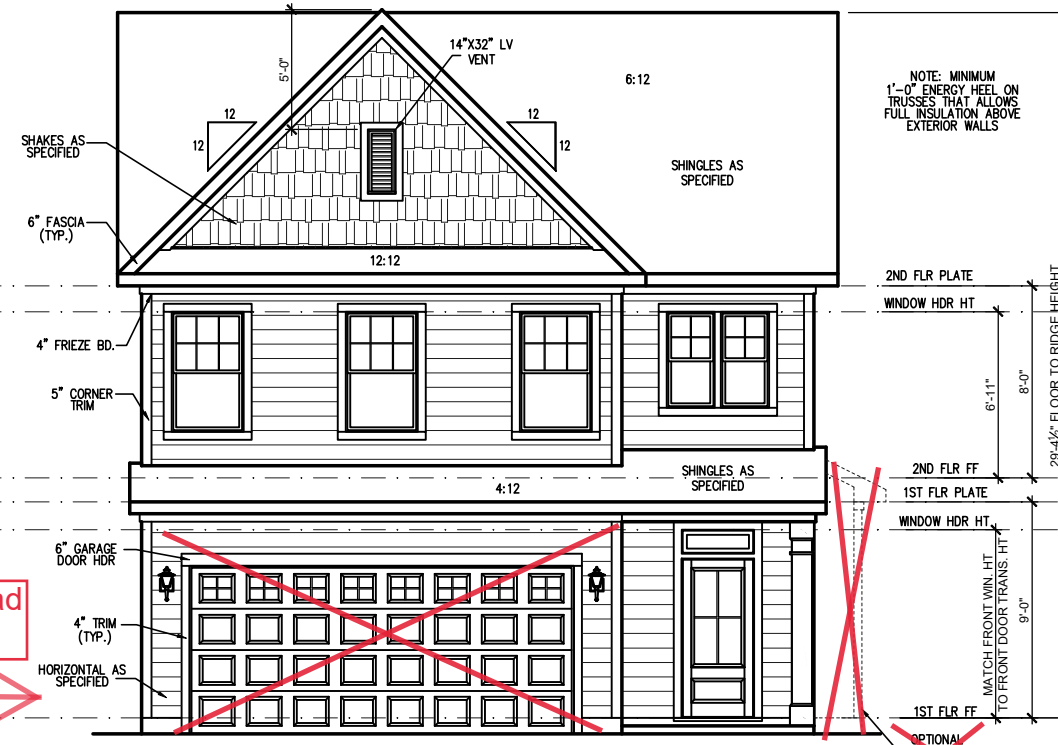
General Elevation Notes shall apply unless noted otherwise on plan.

- Roof shall be finished with architectural composition shingles with slopes as noted on plan.
- Ridge Vent shall be provided and installed on all ridges greater than 6' in length per manufacturer's specifications.
- Soffit Vent shall be continuous soffit vent
- House Wrap, "Tyvek" or approved equal shall be installed over entire exterior wall per manufacturer's specifications and recommendations.
- Flashing shall be provided above all door and window openings, above finish wall material changes and at wall surfaces where lower roof areas abut vertical wall surfaces.
- Porch Railings shall be provided at all porch walking surfaces greater than 30" above adjacent finished grade. It shall be 36" high with guards spaced no more than 4" apart. Consult community specifications for material.
- Finish Wall Material shall be as noted on elevation drawings.
- Brick Veneer, if included on elevation shall be tied to wall surface with galvanized corrugated metal ties at a rate of 24" oc horizontally and 16" oc vertically so that no more than 2.67sf of brick is supported by (1) tie. Space between face of wall and back face of brick shall be limited to a maximum of 1". Flashing shall be provided behind brick above all wall openings and at base of brick wall. Flashing shall be a minimum of 6-mil poly or other corrosion resistant material and shall be installed so that it laps under the house wrap material a minimum of 2". Weepholes shall be provided at a rate of 48" oc and shall not be less than 3/16" in diameter and shall be located immediately above flashing.
- Brick Veneer Support Lintels shall be provided if brick veneer is included on elevation. Lintels shall be provided as listed in the following schedule and shall have a minimum bearing length of 6". Masonry Lintels shall be provided so that deflection is limited to L/600.

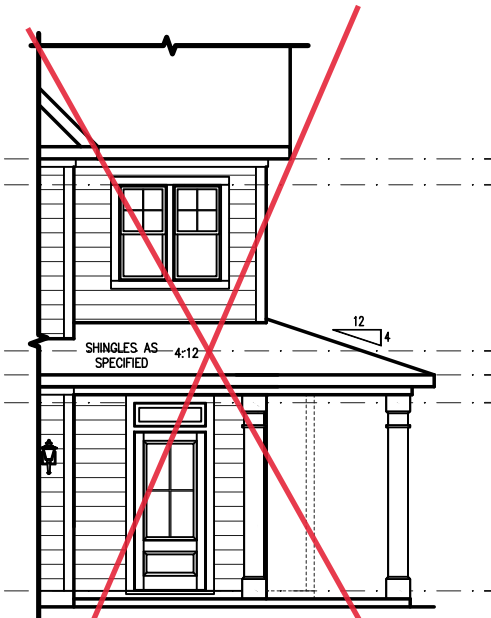
Masonry Opening Lintel Schedule

Opening Size	Angle
up to 4'-0"	3-1/2" x 3-1/2" x 5/16"
4'-1" to 5'-6"	4" x 3-1/2" x 5/16" LLV
5'-7" to 6'-6"	5" x 3-1/2" x 5/16" LLV
6'-7" to 8'-4"	6" x 3-1/2" x 5/16" LLV
8'-5" to 16'-4"	7" x 4" x 3/8" LLV

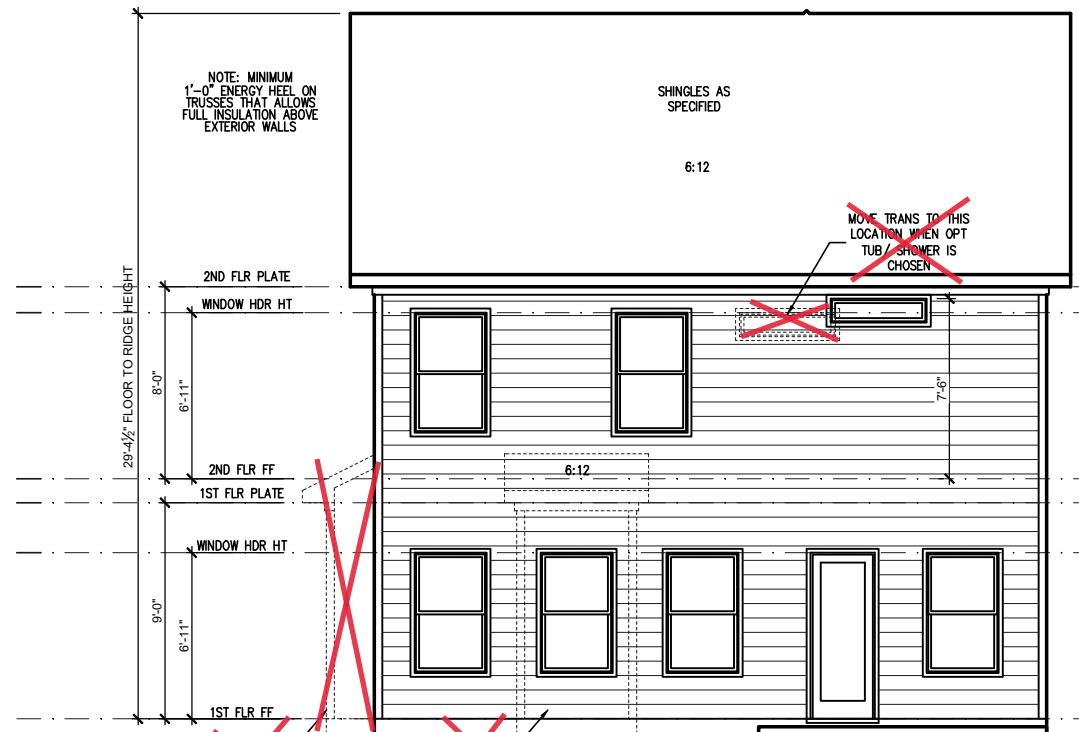
See Page 2.7a Side Load Garage



FRONT ELEVATION "LOW COUNTRY" (SLAB)
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17



OPT. EXTENDED PORCH
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17



REAR ELEVATION "LOW COUNTRY" (SLAB)
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

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SMITHFIELD - LH
Front & Rear Elevations (Slab) 'Low Country'

DRAWN BY:
South Designs
ISSUE DATE:
10/29/2021
CURRENT REVISION DATE:

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

SHEET
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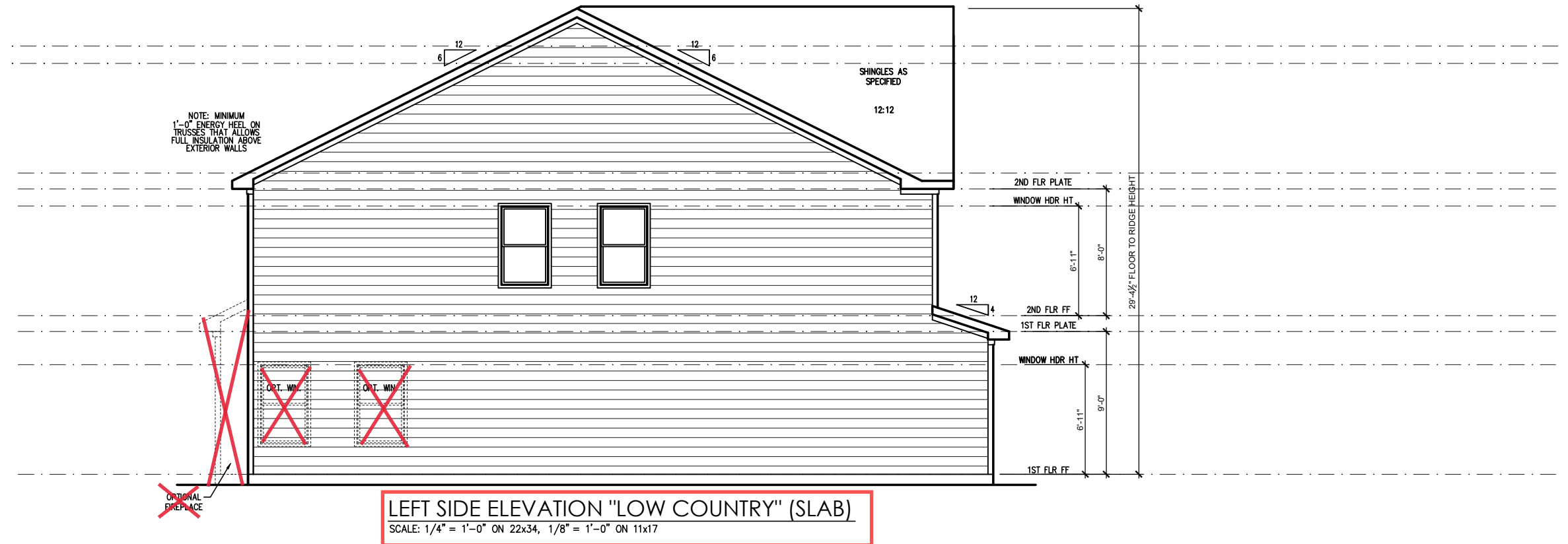
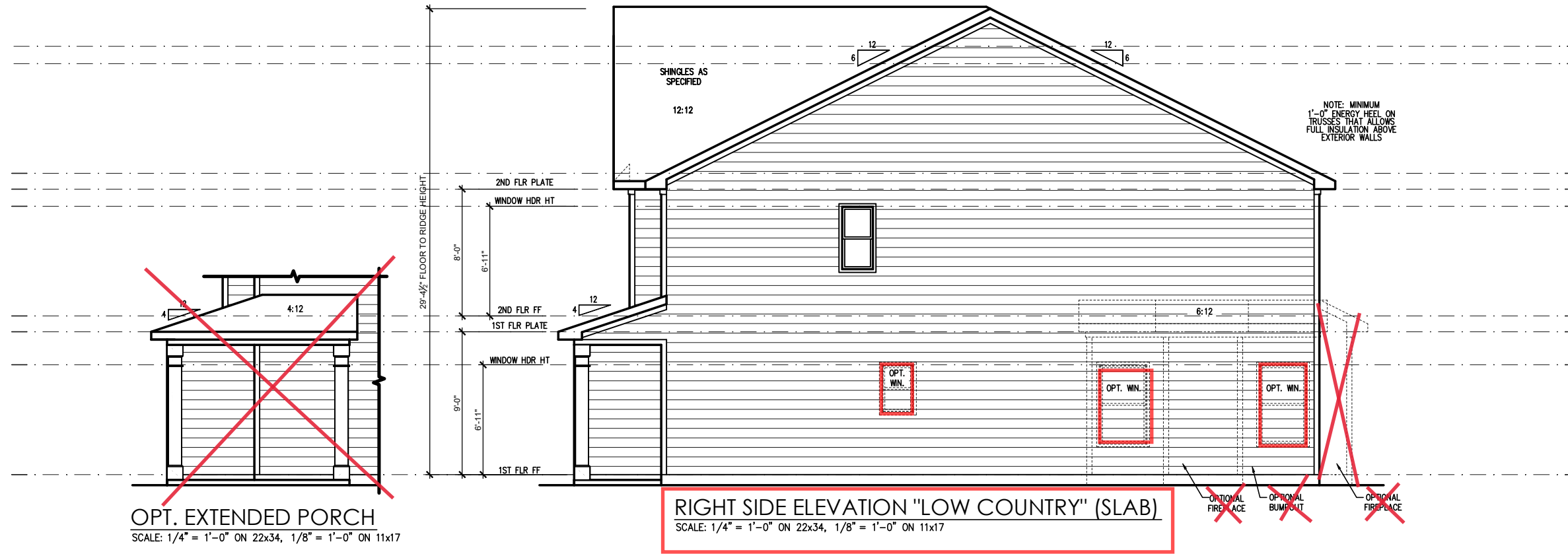
General Elevation Notes

General Elevation Notes shall apply unless noted otherwise on plan.

1. Roof shall be finished with architectural composition shingles with slopes as noted on plan.
2. Ridge Vent shall be provided and installed on all ridges greater than 6' in length per manufacturer's specifications.
3. Soffit Vent shall be continuous soffit vent
4. House Wrap, "Tyvek" or approved equal shall be installed over entire exterior wall per manufacturer's specifications and recommendations.
5. Flashing shall be provided above all door and window openings, above finish wall material changes and at wall surfaces where lower roof areas abut vertical wall surfaces.
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Masonry Opening Lintel Schedule

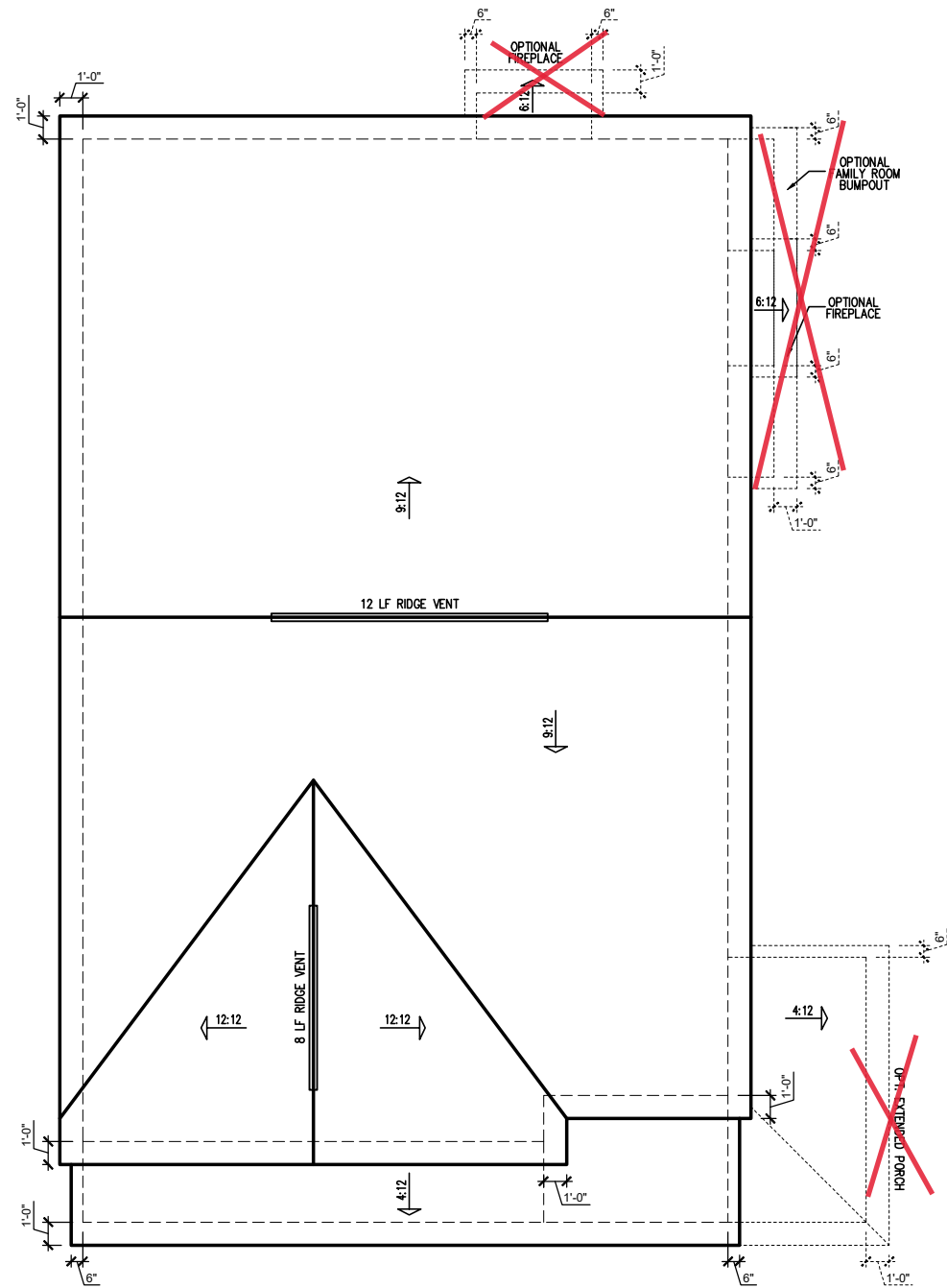
Opening Size	Angle
up to 4'-0"	3-1/2" x 3-1/2" x 5/16"
4'-1" to 5'-6"	4" x 3-1/2" x 5/16" LLV
5'-7" to 6'-6"	5" x 3-1/2" x 5/16" LLV
6'-7" to 8'-4"	6" x 3-1/2" x 5/16" LLV
8'-5" to 16'-4"	7" x 4" x 3/8" LLV



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DRAWN BY:
South Designs
10/29/2021
CURRENT REVISION DATE:

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



"LOW COUNTRY" ATTIC OPTION ROOF PLAN
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

ATTIC VENT SCHEDULE								
"LOW COUNTRY" ELEVATION								
MAIN HOUSE		SQ FTG	1202	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT. LARGE (SQ. FT. EACH)	POT. SMALL (SQ. FT. EACH)	RIDGE VENT (SQ. FT. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
				0.4236	0.2778	0.125	0.1944	0.0625
RIDGE VENT	1.60 - 2.00	2.50	52.63	0	0	20.00		
SOFFIT VENTS	2.40 - 2.00	2.25	47.37				0	36.00
TOTAL (MIN)	4.01 - 4.01	4.75	100.00	POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				

* SCHEDULE HAS BEEN CALCULATED ASSUMING EAVE VENTILATION AT 50-60% OF TOTAL AND RIDGE AT 40-50% OF TOTAL REQUIRED VENTILATION



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----- SMITHFIELD - LH

 Roof Plan 'Low Country'

DRAWN BY:
 South Designs
 ISSUE DATE:
 10/29/2021
 CURRENT REVISION DATE:

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

SHEET
3.3a

ELECTRICAL SYMBOL KEY

LIGHT FIXTURES	
	CEILING SURFACE MOUNT LIGHT
	RECESSED CAN LIGHT
	LED PUCK LIGHT
	RECESSED CAN LIGHT WATERPROOF
	RECESSED CAN - EYEBALL
	PENDANT LIGHTING
	WALL SCONCE
	WALL MOUNT LIGHT
	FLOOD LIGHT
OUTLETS	
	DUPLEX OUTLET
	GFI OUTLET
	WATERPROOF GFI OUTLET
	SWITCHED 1/2 HOT DUPLEX OUTLET
	220V OUTLET
	TELEPHONE OUTLET
	CATV (TELEVISION) OUTLET
	UNDER-COUNTER OR CONCEALED OUTLETS
	CEILING MOUNTED DUP. OUTLET
	FLOOR MOUNTED DUP. OUTLET
SWITCHES	
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	ELECTRICAL DISCONNECT
MISC FIXTURES	
	EXHAUST FAN
	JUNCTION BOX
	JUNCTION BOX 220V
	CARBON MONOXIDE DETECTOR OR SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR
	ELECTRIC METER
	ELECTRICAL PANEL
	DOOR BELL CHIME
	DOOR BELL PUSH BUTTON
	CEILING FAN PREWIRE
	FLUORESCENT LIGHT

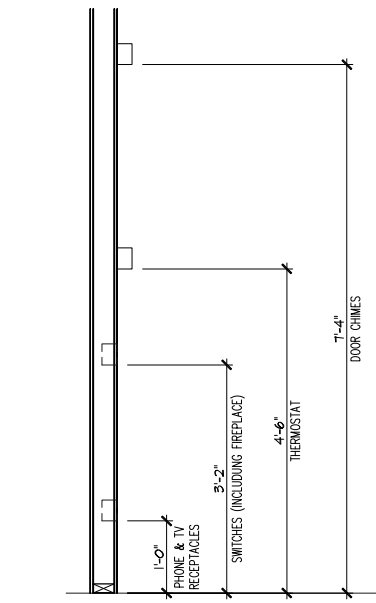
General Power and Lighting:

General Power and Lighting Notes shall apply unless noted otherwise on plans.

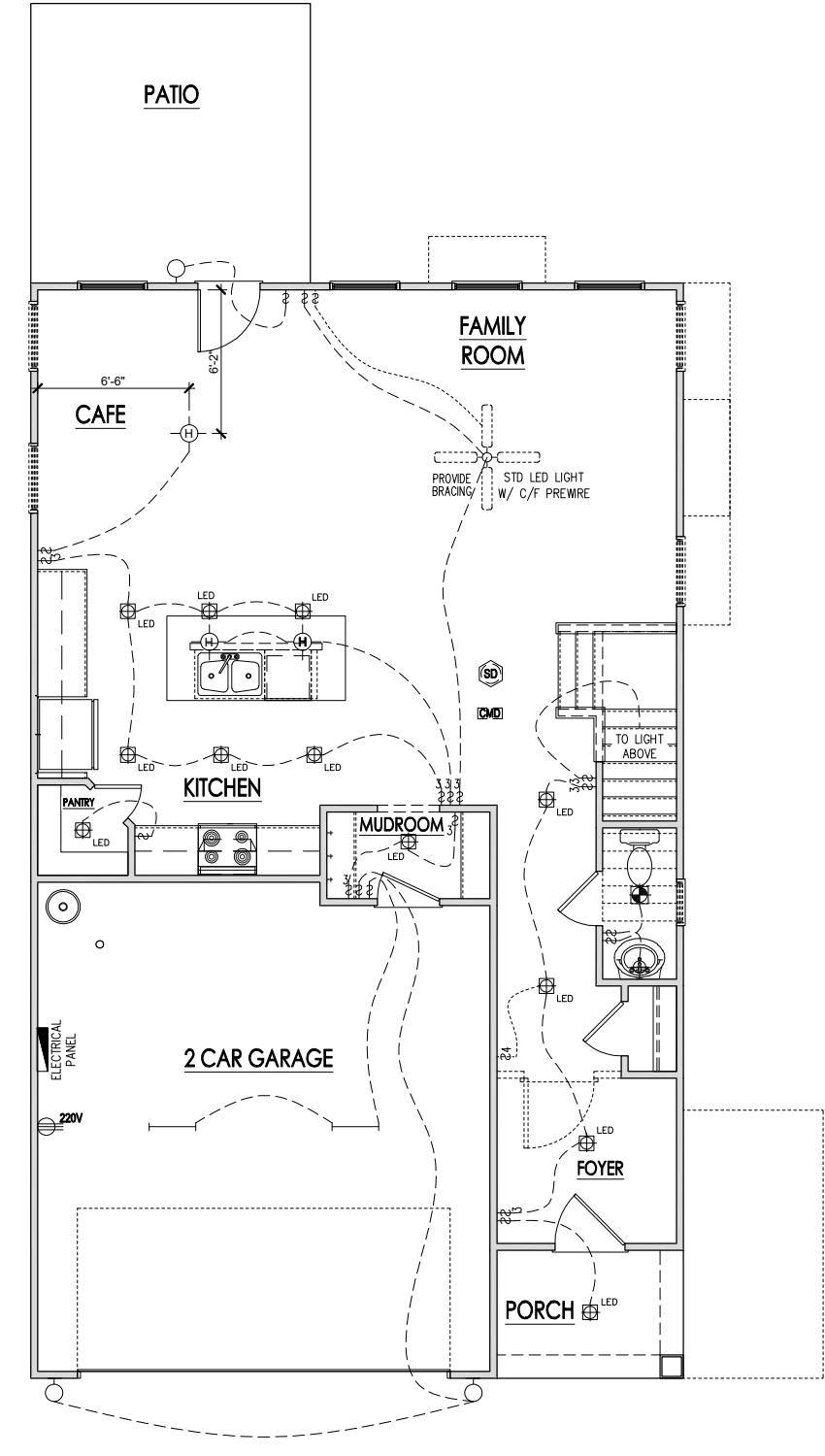
All work shall be installed per the current NC Residential Building Code, and the National Electric Code. Alarm devices shall meet NFPA 72.

- Smoke Alarms - Shall be provided as a minimum of (1) per floor, including basements (if applicable), (1) in each sleep room, and (1) outside each sleeping area, within the immediate vicinity of sleeping rooms. When more than one alarm is required, the alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms. Smoke alarms shall be hard wired to permanent power and shall have batter back-ups.
- Switches - For lighting, fans, etc. shall be installed at heights illustrated on this page and shall be located a minimum of 4 1/2" from door openings to allow for the proper installation of door casings. Switches, thermostats, security pads, and other similar devices shall be grouped together and installed thoughtfully for convenience of use and to avoid placement within centers of wall areas.

Note:
This plan is a diagram showing approximate locations of convenience outlets based on requirements found in the NC Residential Code and N.E.C. Actual positions may vary from what is shown on plan.



ELECTRICAL BOX HEIGHTS



FIRST FLOOR ELECTRICAL PLAN 'LOW COUNTRY'
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



REV. #	DATE	DESCRIPTION
1	---	---
2	---	---
3	---	---
4	---	---
5	---	---
6	---	---
7	---	---
8	---	---

----- SMITHFIELD - LH

First Floor Electrical 'Low Country'

DRAWN BY: South Designs
ISSUE DATE: 10/29/2021
CURRENT REVISION DATE: ---
SCALE: 1/8" = 1'-0"
SHEET 5.1a

ELECTRICAL SYMBOL KEY

LIGHT FIXTURES	
	CEILING SURFACE MOUNT LIGHT
	RECESSED CAN LIGHT
	LED RECESSED CAN LIGHT
	LED RECESSED CAN LIGHT WATERPROOF
	RECESSED CAN - EYEBALL
	PENDANT LIGHTING
	WALL SCONCE
	WALL MOUNT LIGHT
	FLOOD LIGHT
OUTLETS	
	DUPLEX OUTLET
	GFI OUTLET
	WATERPROOF GFI OUTLET
	SWITCHED 1/2 HOT DUPLEX OUTLET
	220V OUTLET
	TELEPHONE OUTLET
	CATV (TELEVISION) OUTLET
	UNDER-COUNTER OR CONCEALED OUTLETS
	CEILING MOUNTED DUP. OUTLET
	FLOOR MOUNTED DUP. OUTLET
SWITCHES	
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	ELECTRICAL DISCONNECT
MISC FIXTURES	
	EXHAUST FAN
	JUNCTION BOX
	JUNCTION BOX 220V
	CARBON MONOXIDE DETECTOR OR SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR
	ELECTRIC METER
	ELECTRICAL PANEL
	DOOR BELL CHIME
	DOOR BELL PUSH BUTTON
	CEILING FAN PREWIRE
	FLUORESCENT LIGHT

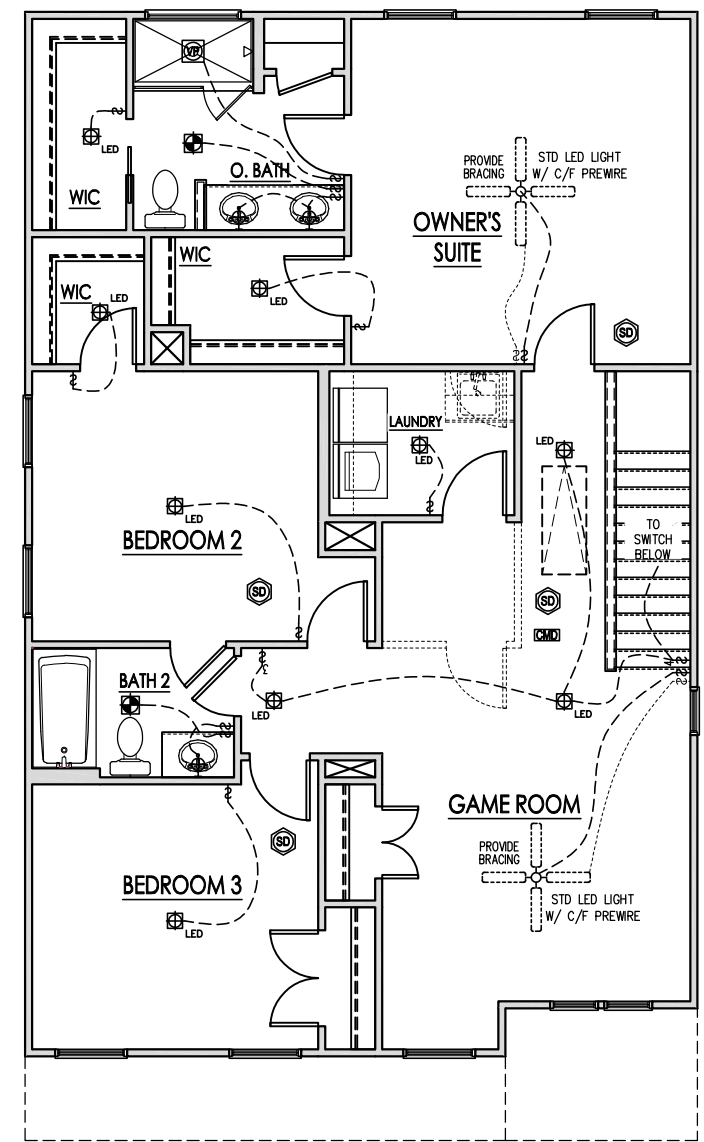
General Power and Lighting:

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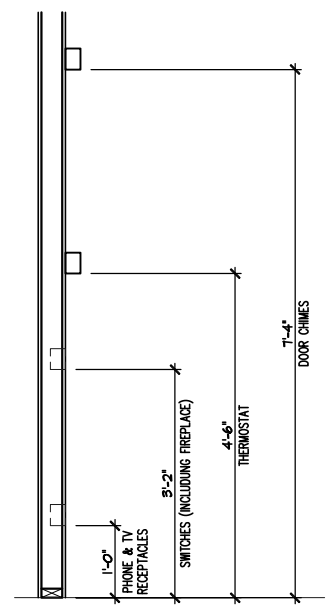
All work shall be installed per the current NC Residential Building Code, and the National Electric Code. Alarm devices shall meet NFPA 72.

- Smoke Alarms - Shall be provided as a minimum of (1) per floor, including basements (if applicable), (1) in each sleep room, and (1) outside each sleeping area, within the immediate vicinity of sleeping rooms. When more than one alarm is required, the alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms. Smoke alarms shall be hard wired to permanent power and shall have battery back-ups.
- Switches - For lighting, fans, etc. shall be installed at heights illustrated on this page and shall be located a minimum of 4 1/2" from door openings to allow for the proper installation of door casings. Switches, thermostats, security pads, and other similar devices shall be grouped together and installed thoughtfully for convenience of use and to avoid placement within centers of wall areas.

Note:
This plan is a diagram showing approximate locations of convenience outlets based on requirements found in the NC Residential Code and N.E.C. Actual positions may vary from what is shown on plan.



SECOND FLOOR ELECTRICAL PLAN 'LOW COUNTRY'
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



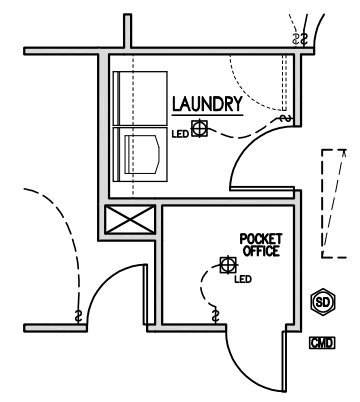
ELECTRICAL BOX HEIGHTS



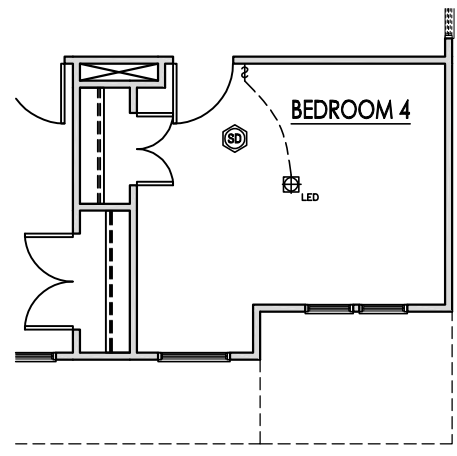
REV. #	DESCRIPTION	DATE
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SMITHFIELD - LH
Second Floor Electrical 'Low Country'

DRAWN BY: South Designs
ISSUE DATE: 10/29/2021
CURRENT REVISION DATE: ---
SCALE: 1/8" = 1'-0"
SHEET 5.2a



LAUNDRY W/OPT. POCKET OFFICE
 SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



OPT. BEDROOM 4 I.L.O. GAMEROOM
 SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

REV. #	DESCRIPTION	DATE
1		
2		
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4		
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6		
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8		

----- SMITHFIELD - LH

 Second Floor Options Electrical Low
 Country'

DRAWN BY:
 South Designs
 ISSUE DATE:
 10/29/2021
 CURRENT REVISION DATE:

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

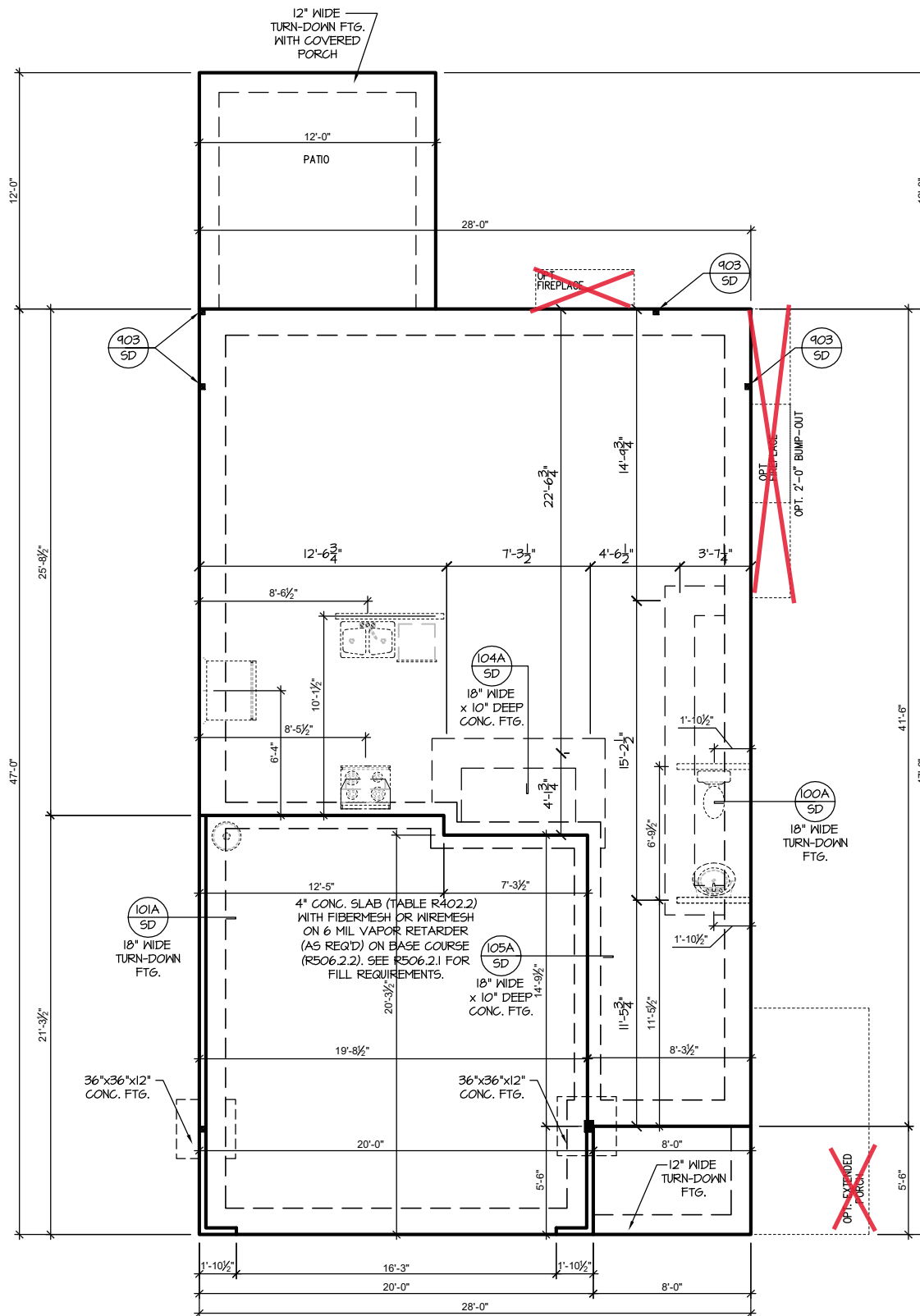


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SMITHFIELD
Garage Left

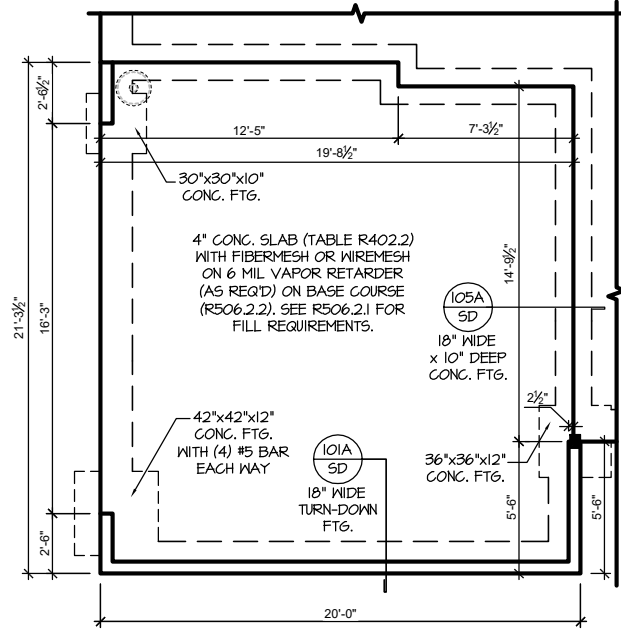


See Page S-1.1.2 Side Load Garage

SLAB FOUNDATION PLAN 'LOW COUNTRY'

SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

Roof Truss Version



**OPT. SIDE LOAD GARAGE
SLAB FOUNDATION PLAN**
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



**PROJECT #
21-3366-LH**

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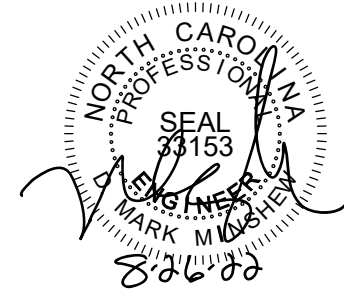
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S-1.1.2



TRUSS SYSTEM REQUIREMENTS

NC (2018 NCRG): 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 (LNO).
- ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.

HEADER/BEAM & COLUMN NOTES

- 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.
- 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 "K" IN TABLE R602.3(5) OR AS BELOW PER NCD01 COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-4-2020:
 - 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

FRAMING NOTES

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

- BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP; CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY SECTION R602.10 OF THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
- EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) (EXPOSURE B: 7/16"; EXPOSURE C: 15/32"). SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.
- WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE. BLOCK AT ROOF PER SECTION R602.10.4.5 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/ (1) 8d NAILS.
- INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH 1/2" GYPSUM BOARD (GB) ON EACH SIDE OF WALL WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
- INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBW-WSP" ON PLANS). ATTACH ONE SIDE WITH 7/8" WSP SHEATHING WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER WSP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

WOOD I-JOISTS

(SHALL BE ONE OF THE FOLLOWING OR EQUAL):

- TJI 210 BY TRUS JOIST
- LPI 20 PLUS BY LP
- BCI 5000s 1.0 BY BC

HEAVY WOOD I-JOISTS

(SHALL BE ONE OF THE FOLLOWING OR EQUAL):

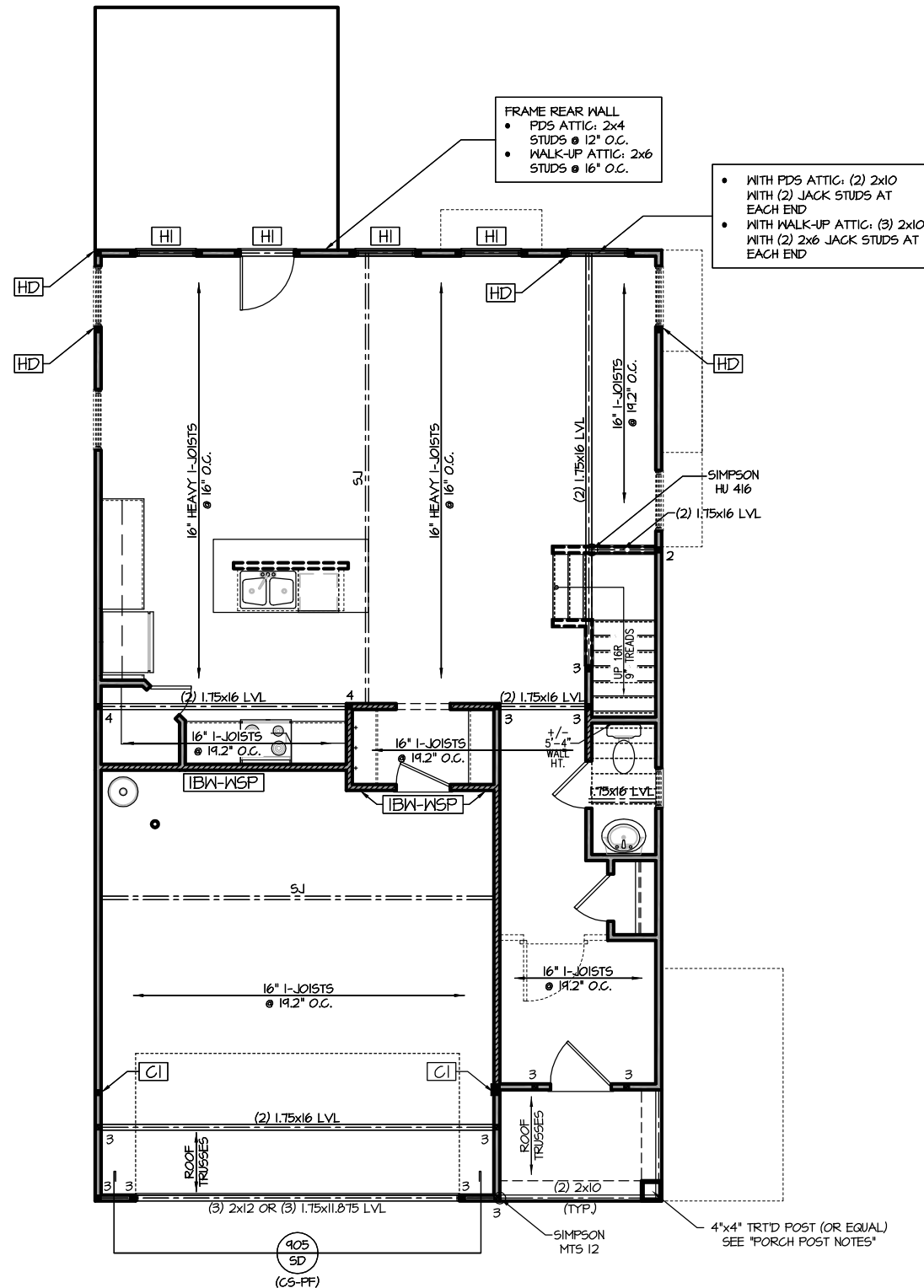
- TJI 360 BY TRUS JOIST
- LPI 42 PLUS BY LP
- BCI 60s 2.0 BY BC

- 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.
- FLOOR TRUSSES BY MANUFACTURER MAY BE SUBSTITUTED FOR ANY I-JOISTS.

PORCH POST NOTES:

- 4"x4" (6"x6") TRTD POST (OR EQUAL).
- ATTACH TRUSSES (RAFTERS) AT PORCH WITH HURRICANE CONNECTORS.
- POST CAP: SIMPSON AC4-MAX (AC6-MAX)
- POST CAP AT CORNER: (2) SIMPSON LCE4 (MITER HEADER AT CORNER). HIGH WIND; ADD (1) SIMPSON H6.
- POST BASE: SIMPSON ABU44 (ABU66).
 - MONO: 3/8" ANCHOR (EMBED 7")
 - CONC: 3/8" ANCHOR (EXTEND TO FOOTING - HIGH WIND ONLY)
- POST BASE: WOOD FOUNDATION: (2) SIMPSON CS16 STRAPS AT POSTS. EXTEND 12" ONTO EACH POST (UPPER AND LOWER) OR TO GIRDER.
- NOTE: EQUIVALENT POST CAP AND BASE ACCEPTABLE.

HI	<ul style="list-style-type: none"> WITH PDS ATTIC: (2) 2x12 WITH (2) JACK STUDS AT EACH END WITH WALK-UP ATTIC: (3) 2x10 WITH (2) 2x6 JACK STUDS AT EACH END
CI	<ul style="list-style-type: none"> WITH PDS ATTIC: 3.5"x5.25" PSL/LVL COLUMN WITH WALK-UP ATTIC: 3.5"x7" PSL/LVL COLUMN WITH BOTH OPTIONS INSTALL A 2x4 STUD ON EACH SIDE OF COLUMN AND ATTACH WITH (2) ROWS OF 12d NAILS @ 6" O.C.



FIRST FLOOR PLAN 'LOW COUNTRY'
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

Roof Truss Version

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Garage Left



TRUSS SYSTEM REQUIREMENTS

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

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

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 "4" IN TABLE R602.3(5) OR AS BELOW PER NCDOL COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-4-2020:
 - 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

FRAMING NOTES

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

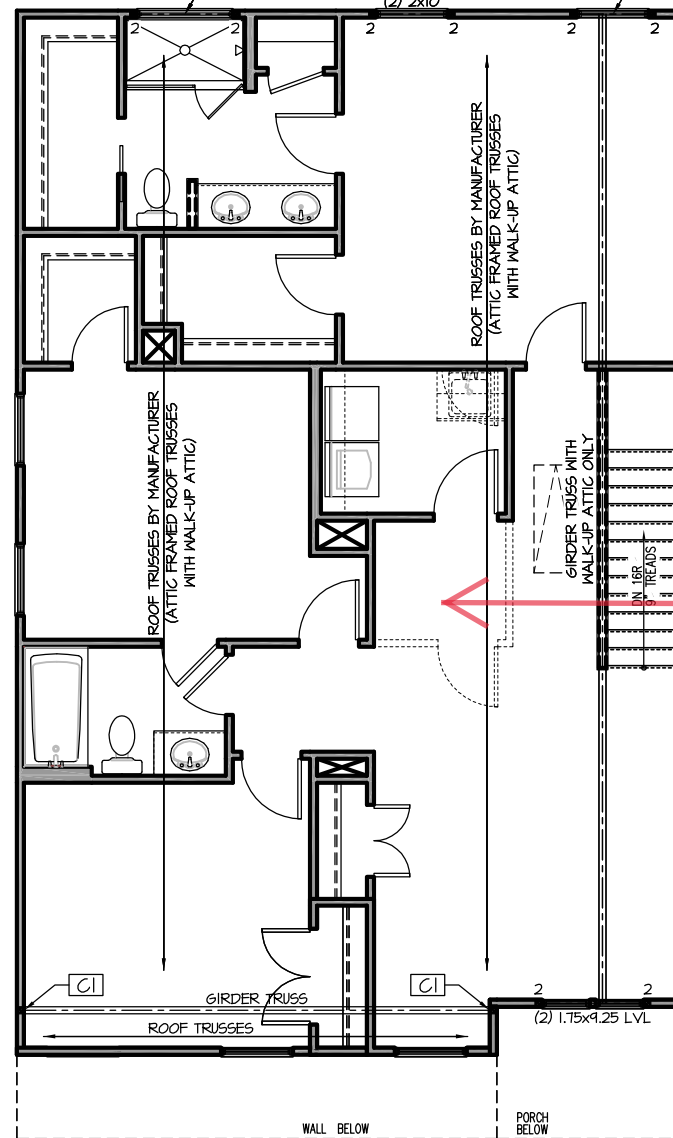
1. BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP; CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY SECTION R602.10 OF THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
2. EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) (EXPOSURE B: 1/16", EXPOSURE C: 15/32"). SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.
3. WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE. BLOCK AT ROOF PER SECTION R602.10.4.5 AND ATTACH BRACED WALLS PER CODE. WSP SHEATHING BETWEEN FLOORS SHALL BE SPLICED ALONG CONTINUOUS BAND OR THE WSP SHEATHING MAY BE SPLICED ACROSS STUDS (CONTINUOUS ACROSS FLOOR SYSTEM) WITH BLOCKING AT PANEL EDGES. (MINIMUM 12" BEYOND FLOOR BREAK) OR OTHER APPROVED METHOD.
4. "HD" = HOLD-DOWN: HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR HD ASSEMBLY.
 - **GROUND/FIRST FLOOR: USE "HD HOLD-DOWN DETAIL" ON SD SHEET (OR EQUIV.)
 - **UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON 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/ (1) 8d NAILS.
5. INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH 1/2" GYPSUM BOARD (GB) ON EACH SIDE OF WALL WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
6. INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBW-WSP" ON PLANS). ATTACH ONE SIDE WITH 1/8" WSP SHEATHING WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER WSP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

WITH PDS ATTIC: (2) 1.75x5.5 LVL HEADER CUT OUT TOP PLATES AND ATTACH ENDS OF HEADER TO PLATES WITH A 12" LONG (MIN) SIMPSON CS16 STRAP HORIZONTALLY AND VERTICALLY TO THE STUDS WITH THE SAME TYPE OF STRAP.

WITH WALK-UP ATTIC: (2) 1.75x6 LVL HEADER SET DIRECTLY UNDER A SINGLE TOP PLATE. (USE SMALLER TRANSOM WINDOW)

- WITH PDS ATTIC: (2) 2x10
- WITH WALK-UP ATTIC: (2) 1.75x9.25 LVL

- | | |
|----|---|
| C1 | <ul style="list-style-type: none"> • WITH PDS ATTIC: (6) 2x4 COLUMN. ATTACH EACH STUD WITH (2) 12d NAILS @ 6" O.C. • WITH WALK-UP ATTIC: 3.5"x7" PSL/LVL COLUMN INSTALL A 2x4 STUD ON EACH SIDE OF COLUMN AND ATTACH WITH (2) ROWS OF 12d NAILS @ 6" O.C. |
|----|---|



See Page S- 2.2.1 Pocket Office

See Page S-2.2.1 Bedroom 4

SECOND FLOOR PLAN 'LOW COUNTRY'

SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

Roof Truss Version

S-2.2

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NEW HOME, INC.

SMITHFIELD
Garage Left

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PROJECT #
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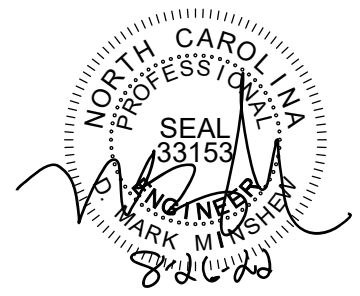
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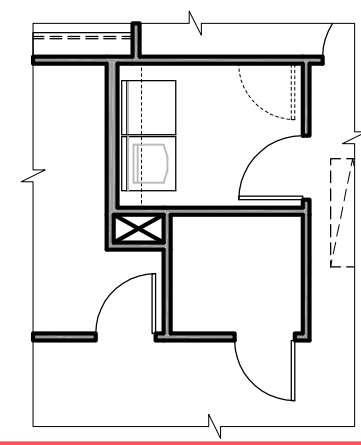
NEW HOME, INC.

SMITHFIELD
Garage Left

S-2.2.1

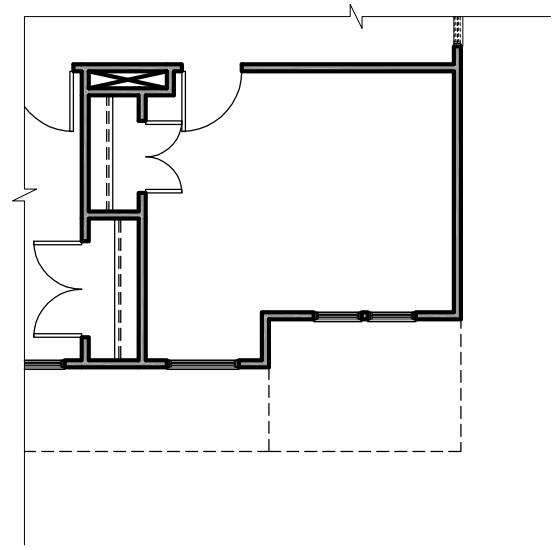


NO STRUCTURAL
CHANGES FROM BASE



LAUNDRY W/OPT. POCKET OFFICE
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

NO STRUCTURAL
CHANGES FROM BASE



OPT. BEDROOM 4 I.L.O. GAMEROOM
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

Roof Truss Version

PROJECT #
21-3366-LH

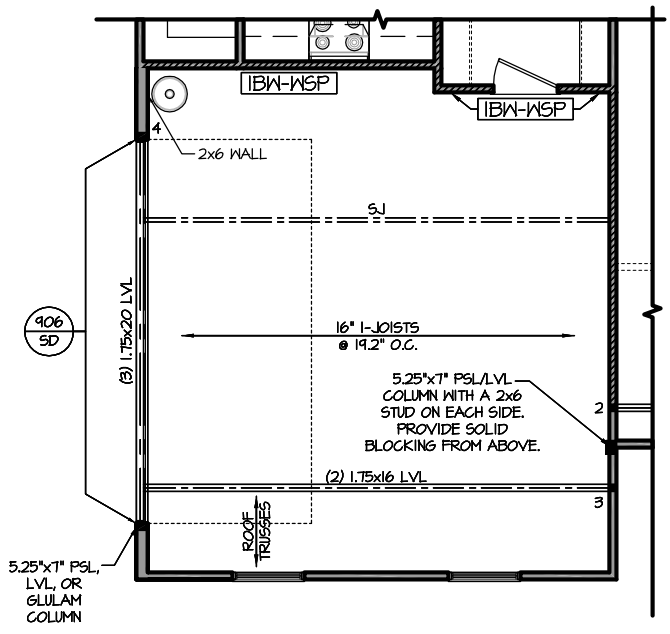
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License: C-4772
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NEW HOME, INC.

SMITHFIELD
Garage Left

S-2.7



OPT. SIDE LOAD GARAGE
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

Roof Truss Version

TRUSS SYSTEM REQUIREMENTS

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

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

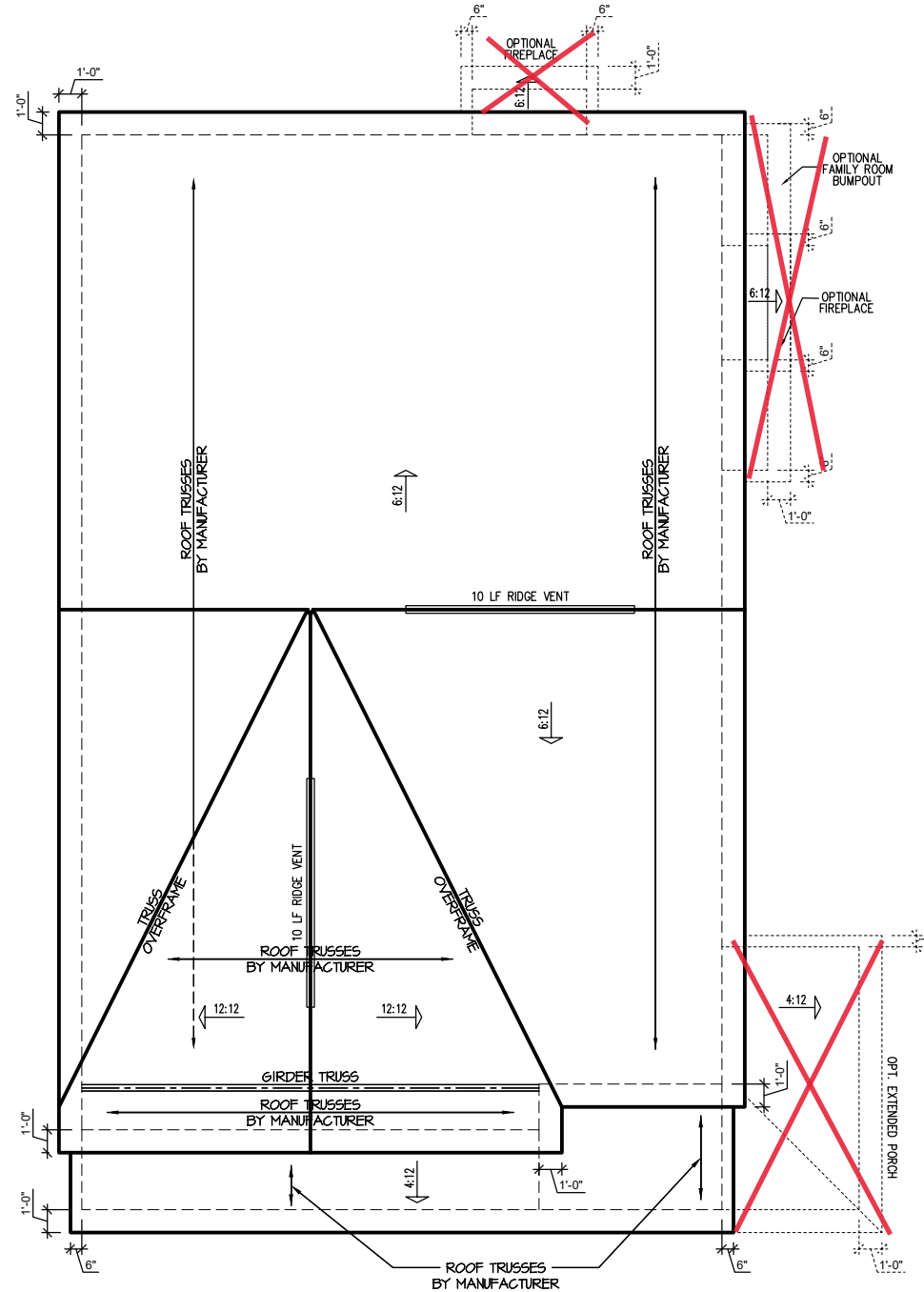
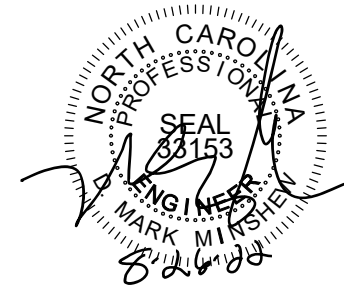
ROOF FRAMING NOTES:

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

1. 2x8 RAFTERS @ 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 1.75x11.875 LVL VALLEY. DO NOT SPLICE VALLEYS.
 4. 1.75x11.875 LVL OR (2) 1.75x11.875 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 STUDS OR 6x6 POST FOR SUPPORT OVER 10'-0" IN HEIGHT)
 - ATTACH VAULTED RAFTERS WITH HURRICANE CLIPS: SIMPSON "H-2.5A" OR EQUIVALENT. TIES TO BE INSTALLED ON THE OUTSIDE FACE OF FRAMING.
 - INSTALL RAFTER TIES AND COLLAR TIES PER SECTION R802.3.1 OF THE 2018 NC RESIDENTIAL CODE.

ATTIC VENT SCHEDULE								
"LOW COUNTRY" ELEVATION								
MAIN HOUSE		SQ. FTG	1202	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT. LARGE (SQ. FT. EACH)	POT. SMALL (SQ. FT. EACH)	RIDGE VENT (SQ. FT. PER LF)	EAVE VENT (SQ. FT. PER LF)	CONT. VENT (SQ. FT. PER LF)
RIDGE VENT	1.60 - 2.00	2.50	52.63	0	0	20.00		
SOFFIT VENTS	2.40 - 2.00	2.25	47.37				0	36.00
TOTAL (MIN)	4.01 - 4.01	4.75	100.00	POT. VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				

* SCHEDULE HAS BEEN CALCULATED ASSUMING EAVE VENTILATION AT 50-60% OF TOTAL AND RIDGE AT 40-50% OF TOTAL REQUIRED VENTILATION



"LOW COUNTRY" ROOF PLAN

SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

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SMITHFIELD
Garage Left

Roof Truss Version

S-3.1



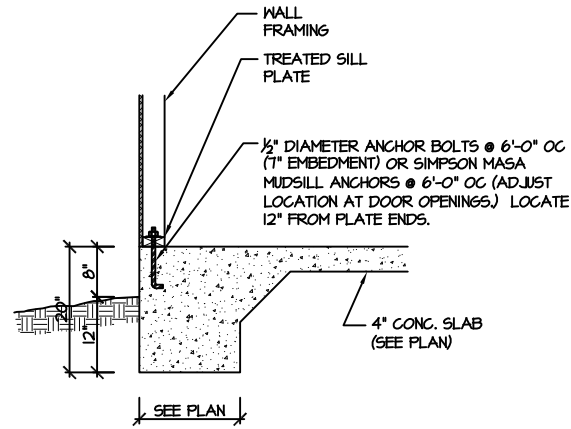
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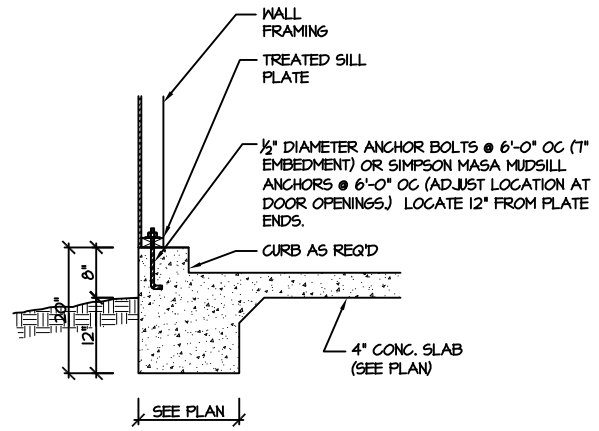
NEW HOME, INC.

SMITHFIELD PLAN

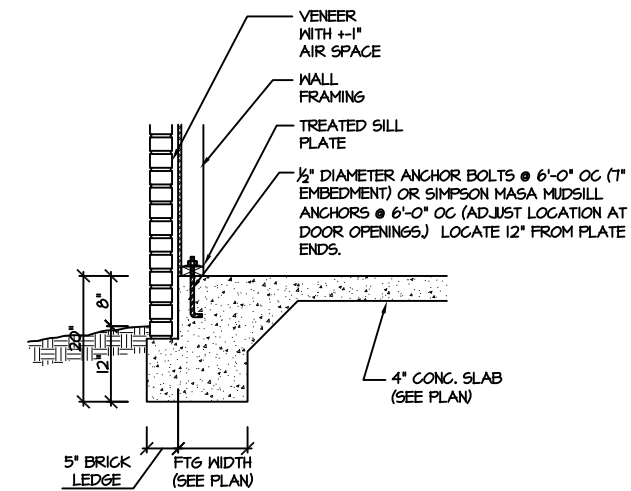
SD



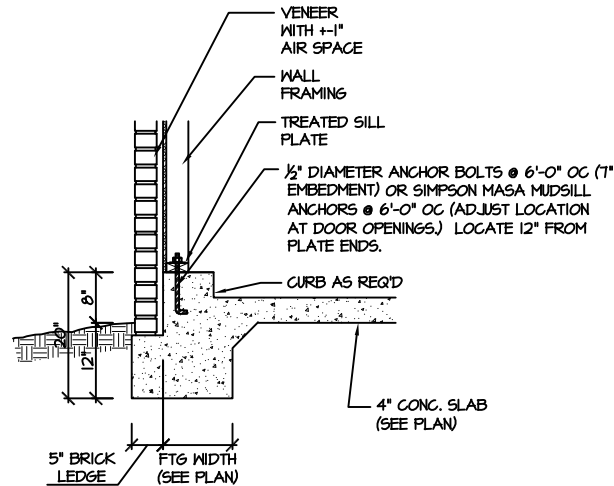
115-120 MPH 100A SD MONOLITHIC SLAB FOOTING (SIDING OR EQUAL)



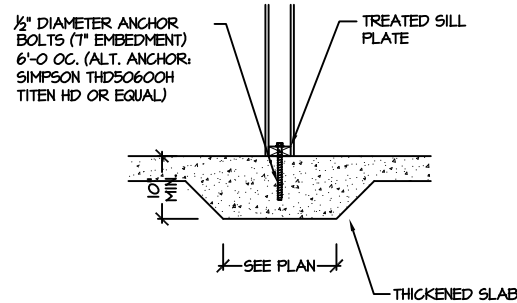
115-120 MPH 101A SD MONOLITHIC SLAB @ GARAGE (SIDING OR EQUAL)



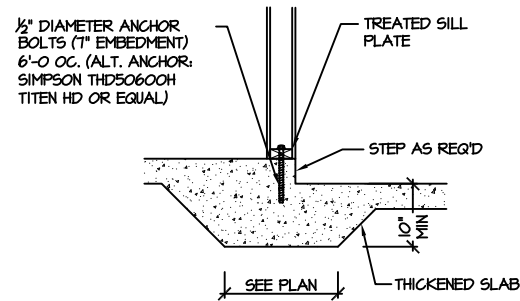
115-120 MPH 102A SD MONOLITHIC SLAB FOOTING (VENEER)



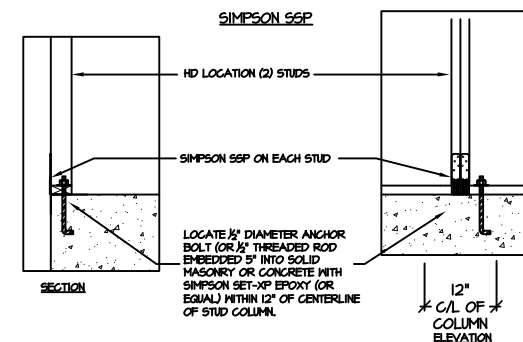
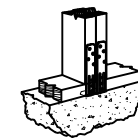
115-120 MPH 103A SD MONOLITHIC SLAB @ GARAGE (VENEER)



115-120 MPH 104A SD THICKENED SLAB (INTERIOR BEARING WALL)



115-120 MPH 105A SD THICKENED SLAB @ GARAGE (INTERIOR GARAGE WALL)



903 SD BRACED WALL END CONDITION "HD" HOLD-DOWN DETAIL
NOTE: SIMPSON DTT-1Z IS ACCEPTABLE ALTERNATE
NOTE: ALTERNATE HD HOLD-DOWN DEVICES OR SYSTEMS MAY BE USED TO MEET THE CODE REQUIRED 800 LB CAPACITY IN LIEU OF THE ABOVE DETAIL.

SLAB FOUNDATION