REVISION LOG
REVISION:001 DATE: 07/22/2022

1. ADD STEM WALL SLAB FOUNDATION SHEETS
2. ADD "STEM WALL" TO CRAWL ELEVATION TITLES AND NOTE "SEE FOUNDATION PAGES FOR FOUNDATION TYPE". UPDATE SHEET TITLES.

Lot 20 WS - 68 Salem Village Drive Fuquay-Varina, NC 27526

NEW HOME INC.

PLAN 5
The Apex - RH
'CRAFTSMAN'

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
2.4	Covered Porch Plans & Elevations (Slab)
2.4.1	Covered Porch Plans & Elevations (Crawl/Stem Wall)
2.5	Extended Cafe Elevations & Roof Plan (Slab)
2.5.1	Extended Cafe Elevations & Roof Plan (Crawl)
2.6	2-Car Sideload Garage Plans
2.6.1	2-Car Sideload Garage Elevations
2.7	3-Car Garage Plans
2.7.1	3-Car Garage Elevations
3.1	Front & Rear Elevations (Slab)
3.1.1	Front & Rear Elevations (Crawl/Stem Wall)
3.2	Side Elevations (Slab)
3.2.1	Side Elevations (Crawl/Stem Wall)
3.3	Roof Plan
5.1	First Floor Electrical
5.1.1	First Floor Options Electrical
5.2	Second Floor Electrical
5.2.1	Second Floor Options Electrical

SQUARE FOOTAGE		
	'CRAFTSMAN' ELEVATION	
	UNHEATED	HEATED
FIRST FLOOR	0	1341
SECOND FLOOR	0	1508
FRONT PORCH	157	0
REAR PATIO/DECK	188	0
2 CAR GARAGE	469	0
SUBTOTALS	814	2849
TOTAL UNDER ROOF	3663	

OPTIONS		
	UNHEATED S.F.	HEATED S.F.
POCKET OFFICE	+24	+132
SMART DOOR	-30	+30
SITTING ROOM	0	+152
OPT. 3RD CAR GARAGE	+260	0
COVERED PATIO/DECK	188	0
EXTENDED COVERED PATIO/DECK	324	0

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.

NEW HOME INC.

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PLAN 5 - THE APEX - RH
SINGLE FAMILY
Cover Sheet 'Craftsman'

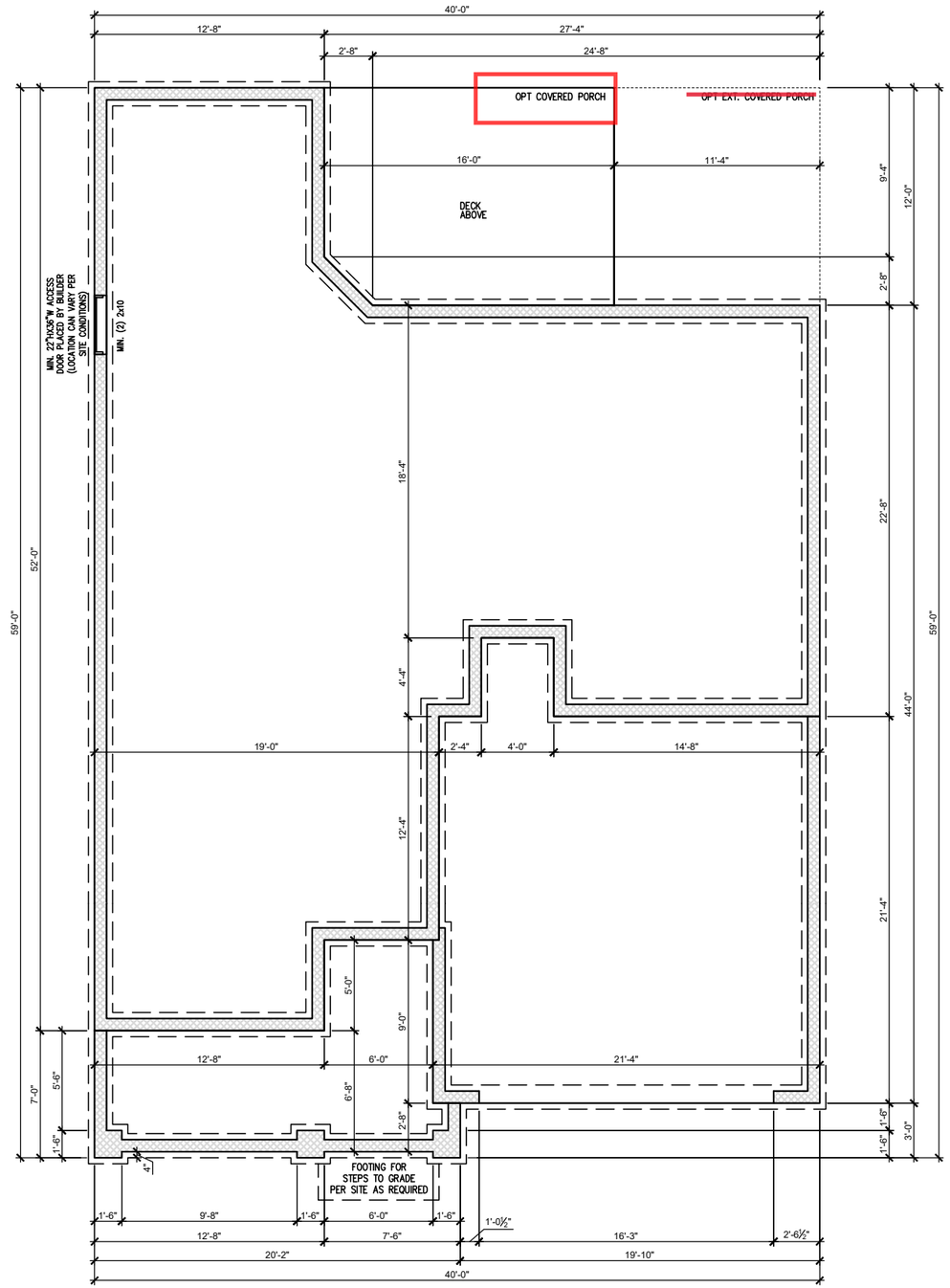
DRAWN BY: South Designs

ISSUE DATE: 07/01/2021

CURRENT REVISION DATE: ----

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

SHEET 0.0c



CRAWL SPACE FOUNDATION 'CRAFTSMAN'

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

NEW HOME INC.

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PLAN 5 - THE APEX - RH

SINGLE FAMILY

Crawl Foundation 'Craftsman'

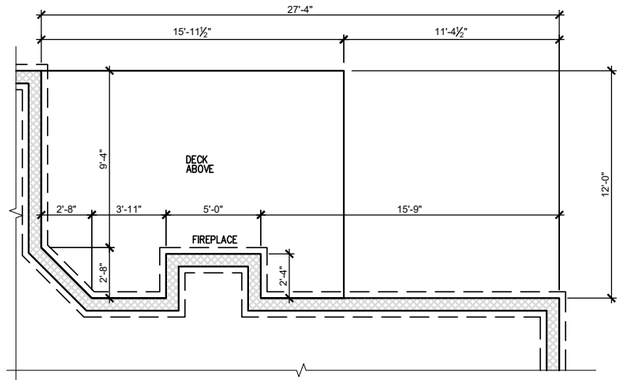
DRAWN BY: South Designs

ISSUE DATE: 07/01/2021

CURRENT REVISION DATE: ----

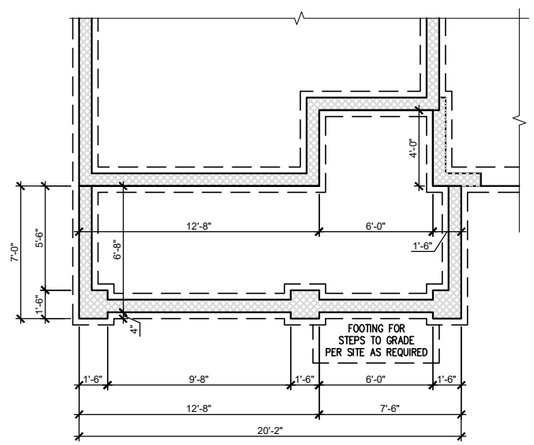
SCALE: 1/8" = 1'-0"

SHEET 1.2c



CRAWL FND. W/ OPT. FIREPLACE
@ COVERED PATIO/PORCH

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



CRAWL FND. W/ SMART DELIVERY DR. W/ DBL POCK. OFFICE

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

NEW HOME INC.

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PLAN 5 - THE APEX - RH

SINGLE FAMILY

Crawl Foundation Options 'Craftsman'

DRAWN BY: South Designs

ISSUE DATE: 07/01/2021

CURRENT REVISION DATE: ----

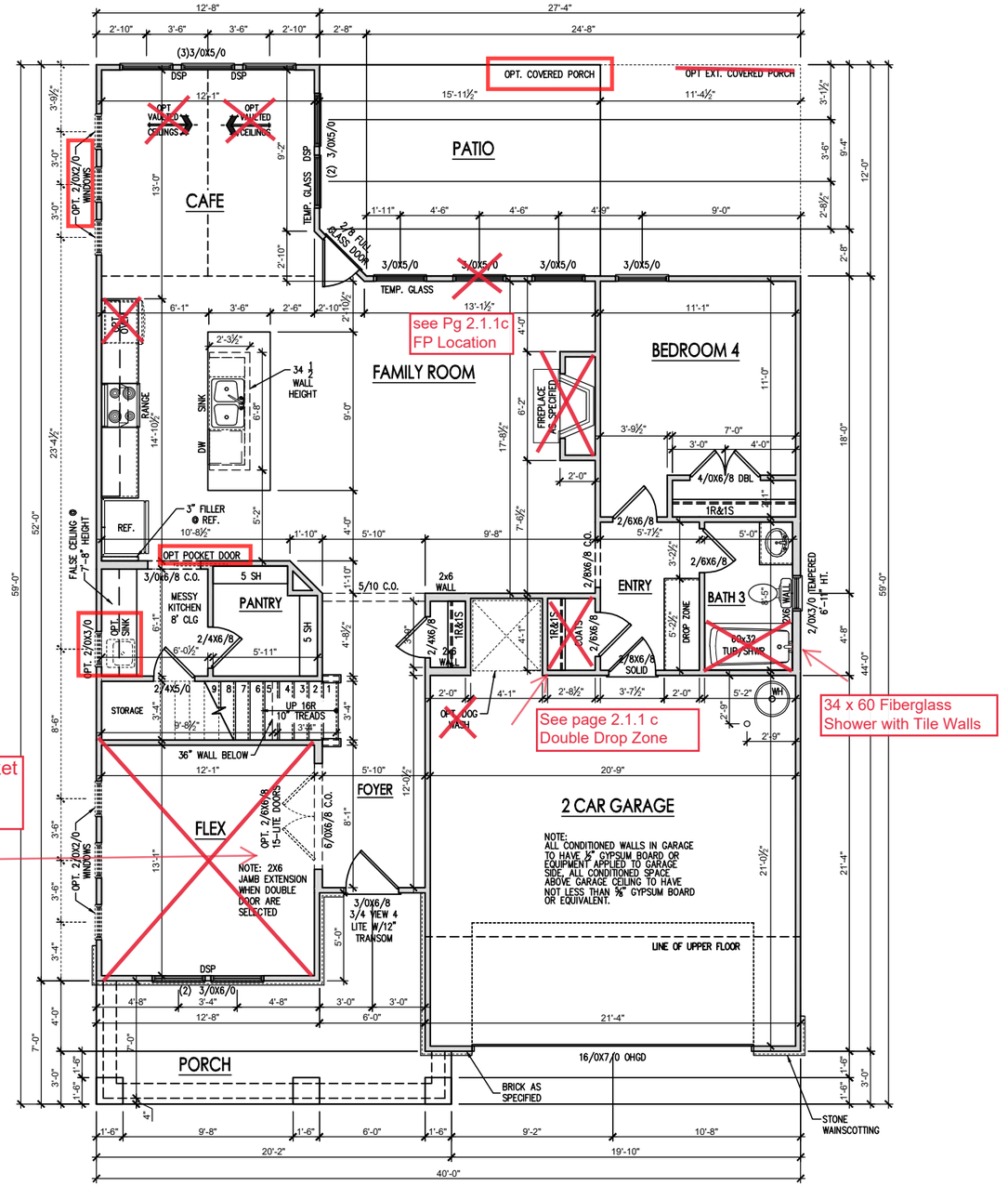
SCALE: 1/8" = 1'-0"

SHEET 1.2.1c

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 and second floor, and 9'-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 7'-8" AFF at First Floor, and 7'-4" 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 at 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" GWB supporting 5/8" type X GWB on ceiling.



see Pg 2.1.1c FP Location

See page 2.1.1 c Double Drop Zone

34 x 60 Fiberglass Shower with Tile Walls

See Pg 2.1.1c - Double Pocket Office with Smart Door Delivery

FIRST FLOOR PLAN 'CRAFTSMAN'

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

NEW HOME INC.

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PLAN 5 - THE APEX - RH

SINGLE FAMILY

First Floor Plan 'Craftsman'

DRAWN BY: South Designs

ISSUE DATE: 07/01/2021

CURRENT REVISION DATE: ----

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

SHEET 2.1c

General Floor Plan Notes

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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 <u>do not</u> 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 at 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.**
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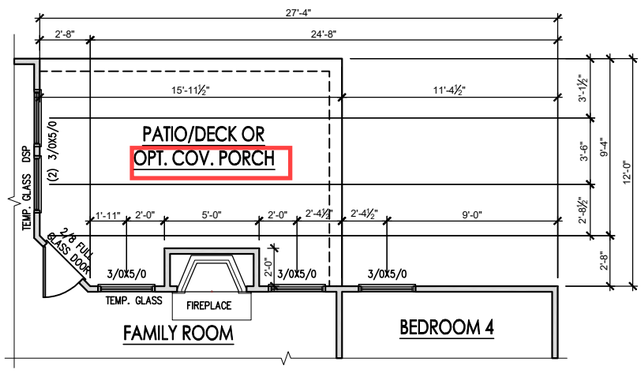
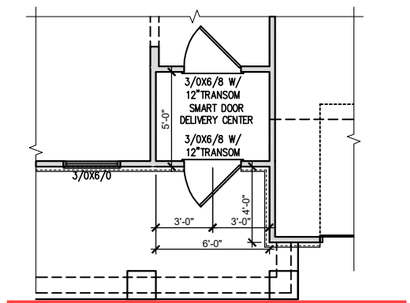
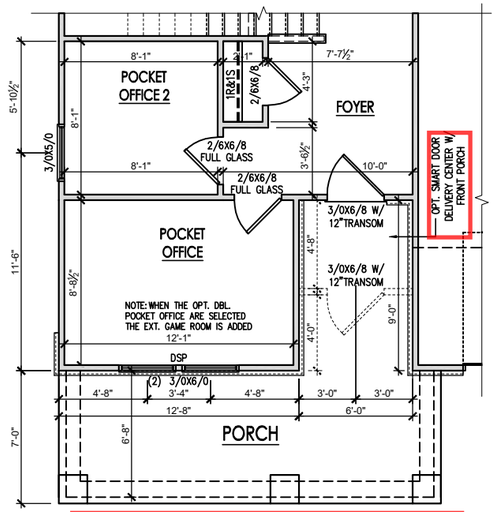


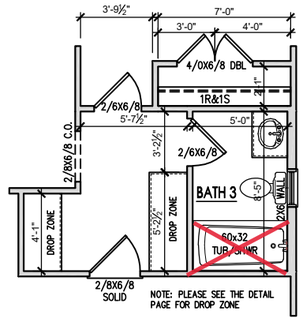
OPT. FIREPLACE AT PATIO
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



OPT. SMART DOOR DELIVERY CENTER W/ FRONT PORCH
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34
(+28 S.F.)



OPT. DBL. POCKET OFFICE
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34
(+51 S.F.)



34 x 60 Shower Fiberglass Pan with Tile Walls

OPT. DBL. DROP ZONE AT MUD RM
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

NEW HOME INC.

REV. #	DESCRIPTION	DATE
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PLAN 5 - THE APEX - RH
SINGLE FAMILY
First Floor Plan Options 'Craftsman'

DRAWN BY: South Designs
ISSUE DATE: 07/01/2021
CURRENT REVISION DATE: ----
SCALE: 1/8" = 1'-0"
SHEET 2.1.1c

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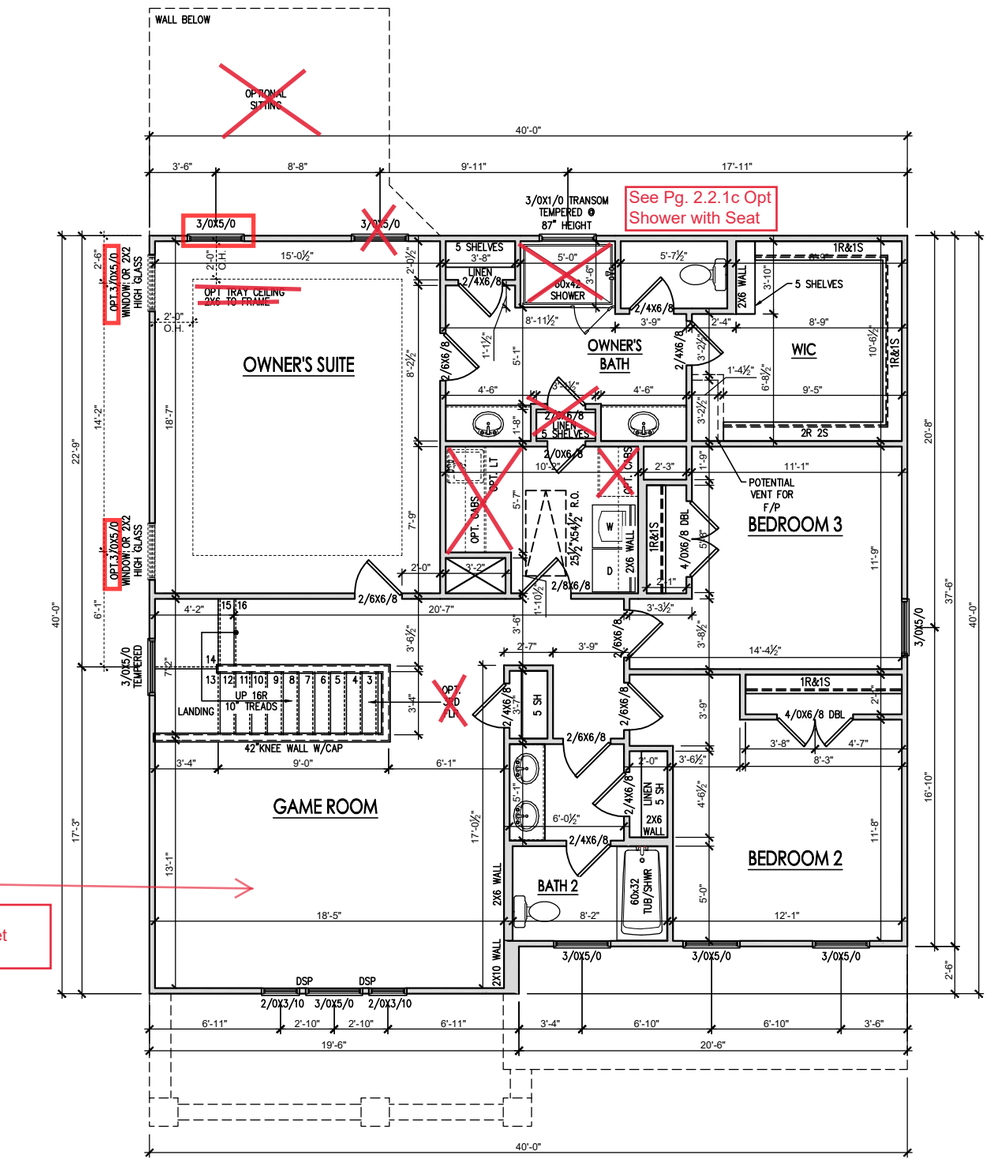

See Pg 2.2.1c Ext Game Room with Double Pocket Office

SECOND FLOOR PLAN 'CRAFTSMAN'

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

NEW HOME INC.

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PLAN 5 - THE APEX - RH

SINGLE FAMILY

Second Floor Plan 'Craftsman'

DRAWN BY: South Designs

ISSUE DATE: 07/01/2021

CURRENT REVISION DATE: ---

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

SHEET 2.2c

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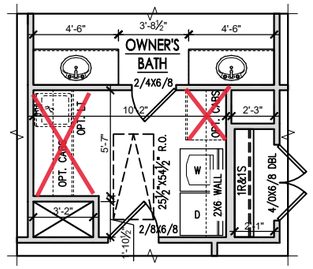
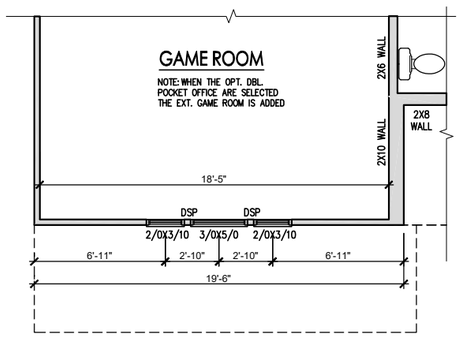
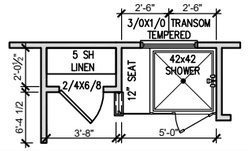


OPT. LAUNDRY ACCESS
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



OPT. EXT. GAME ROOM
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



OPT. SHOWER w/18" SEAT
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

NEW HOME INC.

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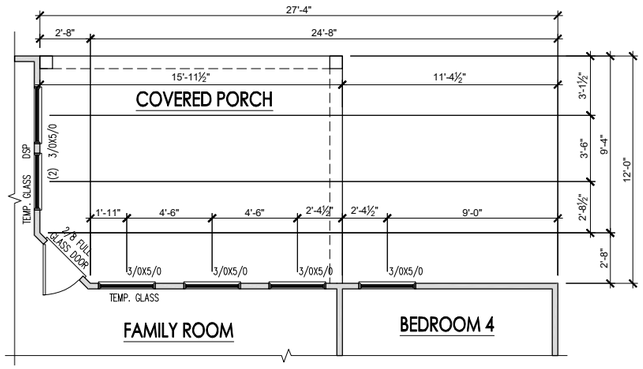
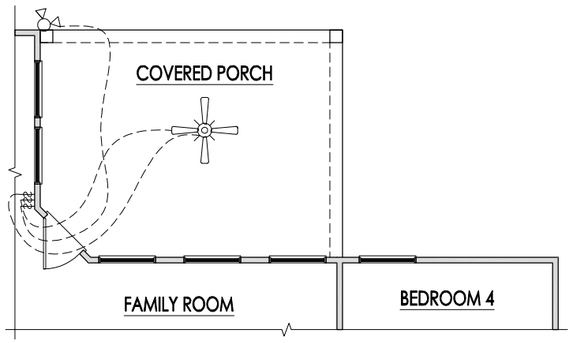
PLAN 5 - THE APEX - RH
SINGLE FAMILY
Second Floor Plan Options 'Craftsman'

DRAWN BY: South Designs
ISSUE DATE: 07/01/2021
CURRENT REVISION DATE: ----
SCALE: 1/8" = 1'-0"
SHEET 2.2.1c



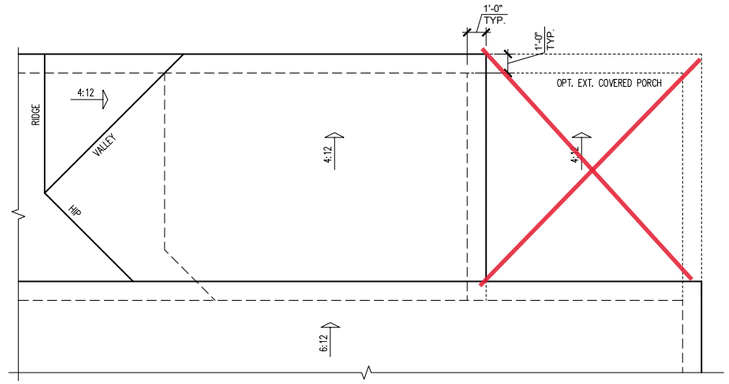
COVERED PORCH FLOOR PLAN

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



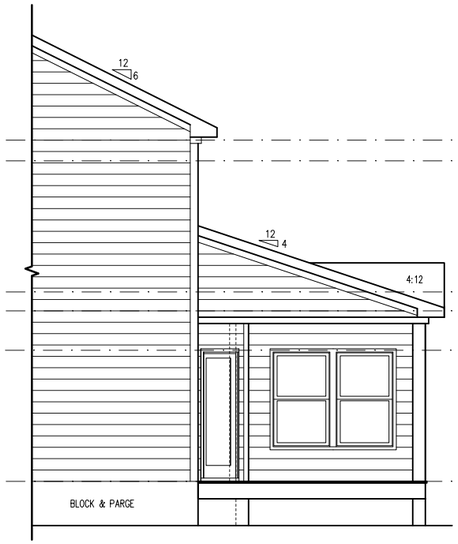
COVERED PORCH ELECTRICAL

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



COVERED PORCH ROOF PLAN

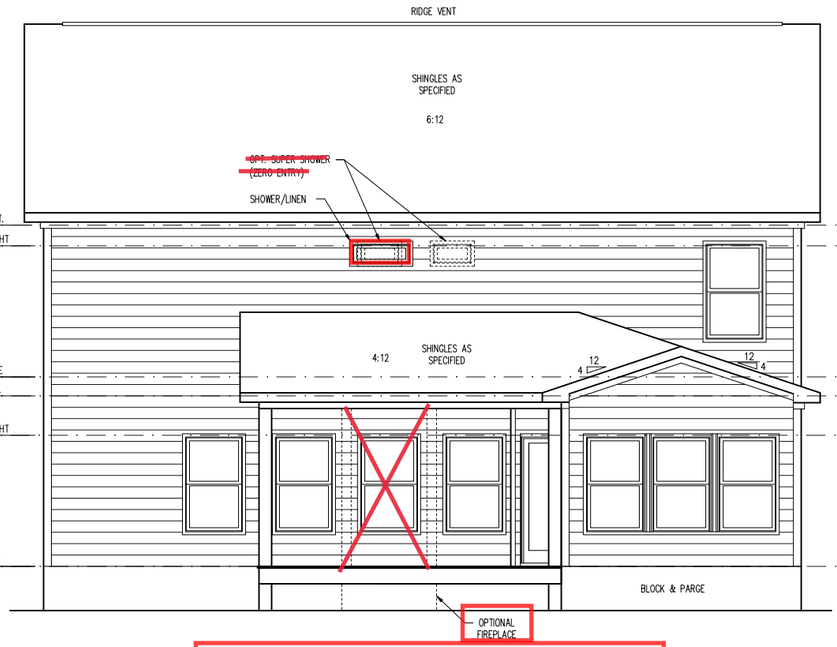
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



PARTIAL RIGHT SIDE ELEVATION (CRAWL\ STEM WALL)

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

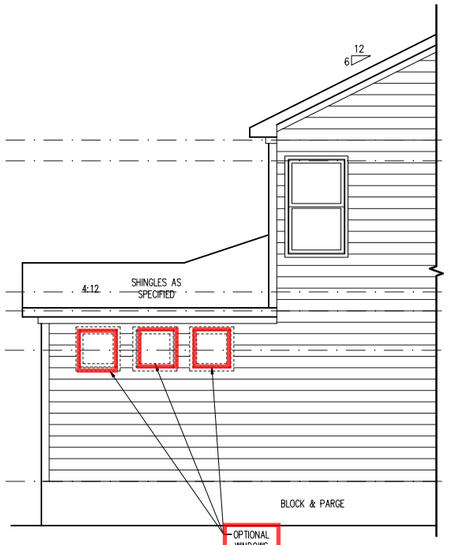
SEE FOUNDATION PAGES FOR FOUNDATION TYPE



COVERED PORCH REAR ELEVATION (CRAWL\ STEM WALL)

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

SEE FOUNDATION PAGES FOR FOUNDATION TYPE



PARTIAL LEFT SIDE ELEVATION (CRAWL\ STEM WALL)

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

SEE FOUNDATION PAGES FOR FOUNDATION TYPE

NEW HOME INC.

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PLAN 5 - THE APEX - RH

SINGLE FAMILY

Covered Porch Plans & Elev (Crawl or Stem Wall) 'Craftsman'

DRAWN BY: South Designs

ISSUE DATE: 07/01/2021

CURRENT REVISION DATE: ----

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

SHEET 2.4.1c

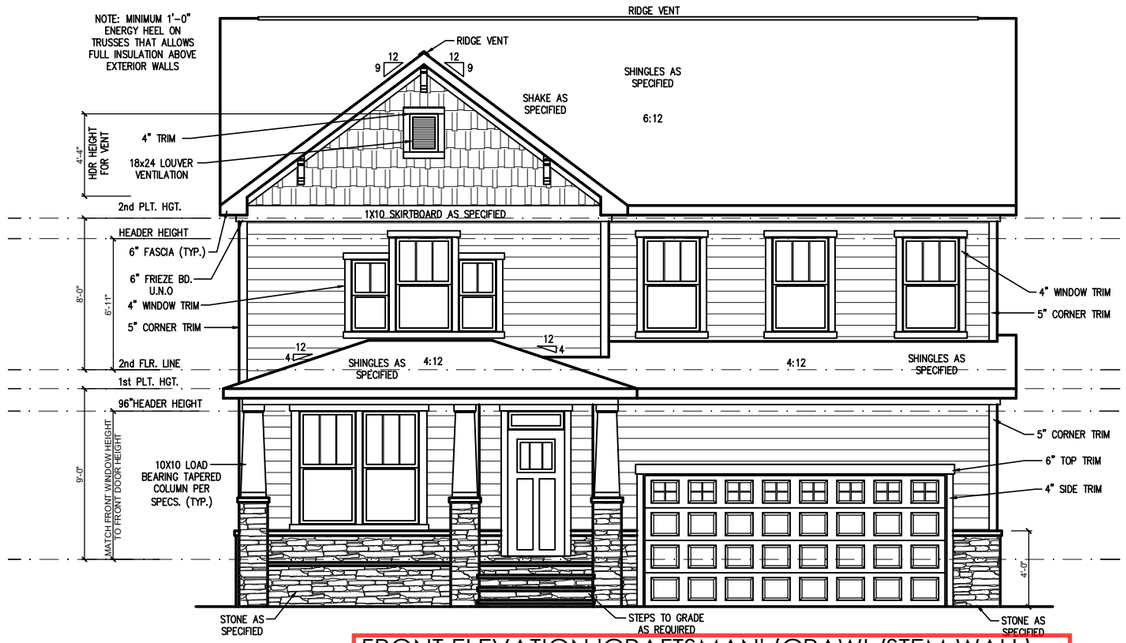
General Elevation Notes

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.
6. 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.
7. Finish Wall Material shall be as noted on elevation drawings.
8. 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.
9. 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



FRONT ELEVATION 'CRAFTSMAN' (CRAWL/STEM WALL)

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

SEE FOUNDATION PAGES FOR FOUNDATION TYPE

NEW HOME INC.

REV #	DESCRIPTION	DATE
1		----
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PLAN 5 - THE APEX - RH

SINGLE FAMILY

Front & Rear Elevations (Crawl or Stem Wall) 'Craftsman'

DRAWN BY: South Designs

ISSUE DATE: 07/01/2021

CURRENT REVISION DATE: ----

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

SHEET 3.1.1c

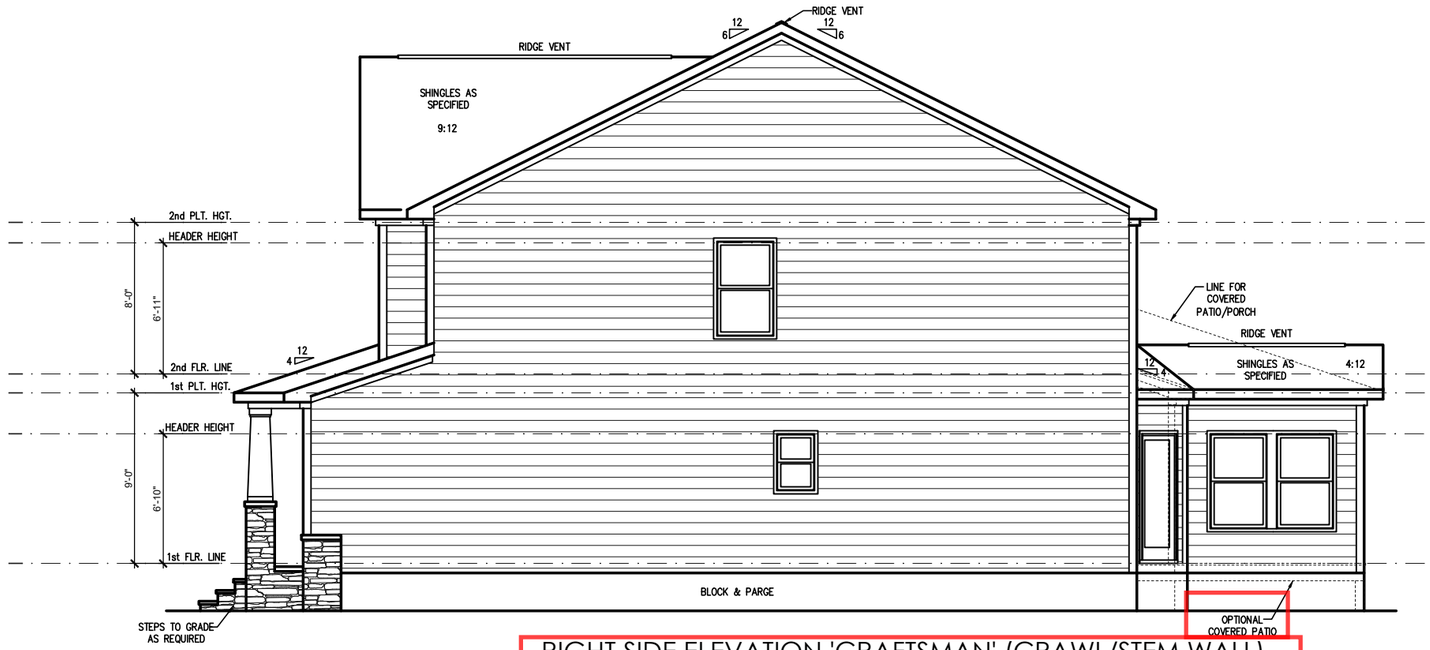
General Elevation Notes

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.
6. 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.
7. Finish Wall Material shall be as noted on elevation drawings.
8. 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.
9. 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.

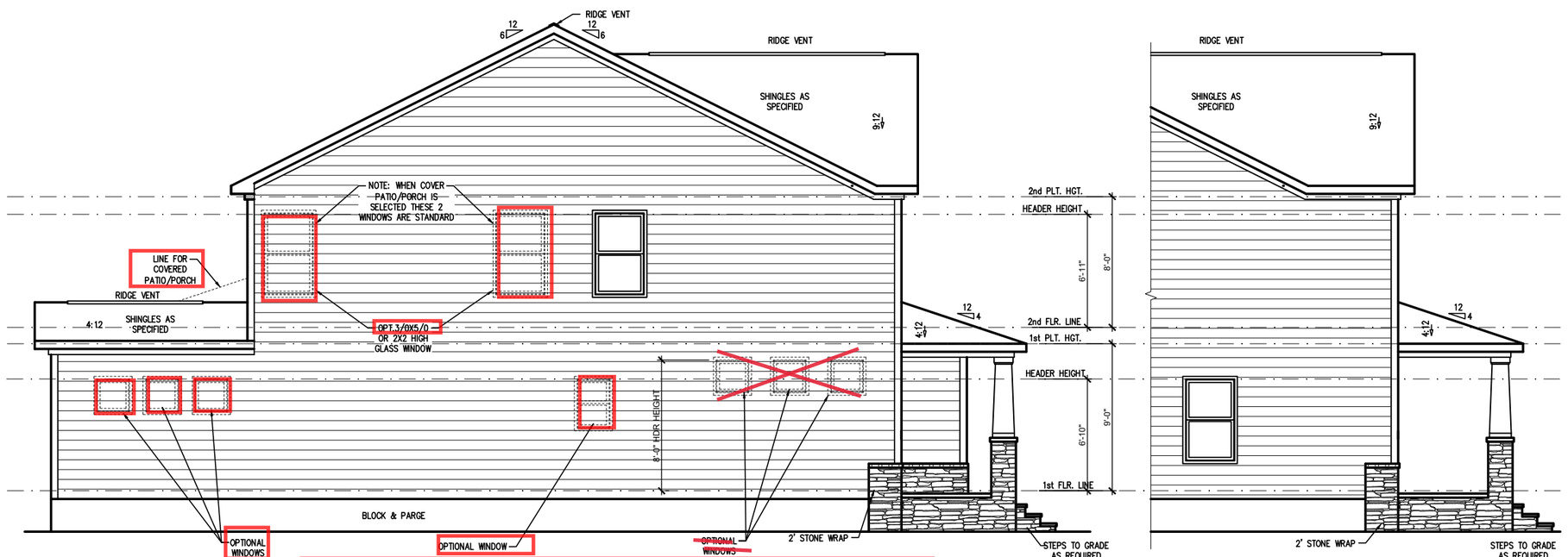
Masonry Opening Lintel Schedule

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



RIGHT SIDE ELEVATION 'CRAFTSMAN' (CRAWL/STEM WALL)

SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17 SEE FOUNDATION PAGES FOR FOUNDATION TYPE



LEFT SIDE ELEVATION 'CRAFTSMAN' (CRAWL/STEM WALL)

SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17 SEE FOUNDATION PAGES FOR FOUNDATION TYPE

OPT. PKT. OFFICE

NEW HOME INC.

REV. #	DESCRIPTION	DATE
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PLAN 5 - THE APEX - RH

SINGLE FAMILY

Side Elevations (Crawl or Stem Wall)

'Craftsman'

DRAWN BY: South Designs

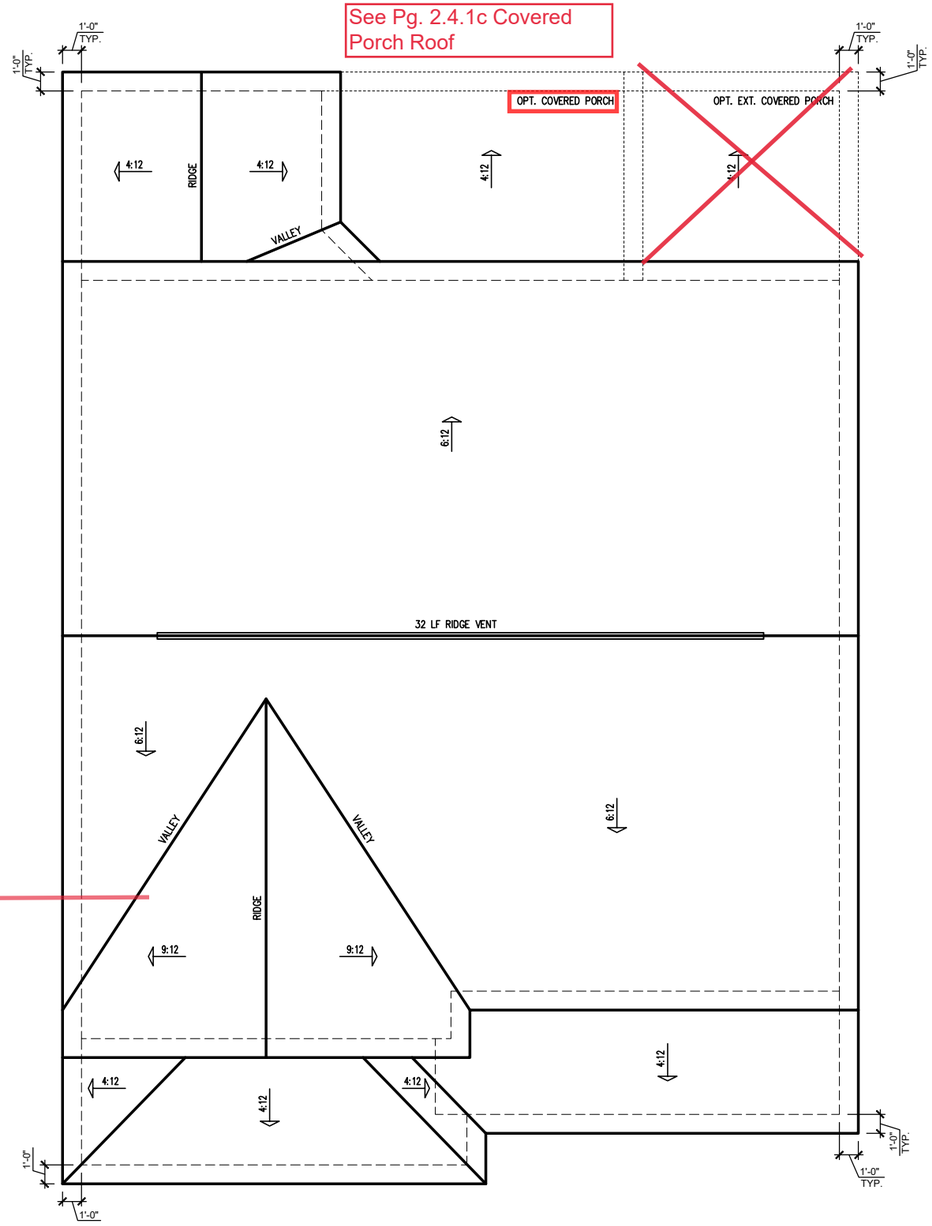
ISSUE DATE: 07/01/2021

CURRENT REVISION DATE: ----

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

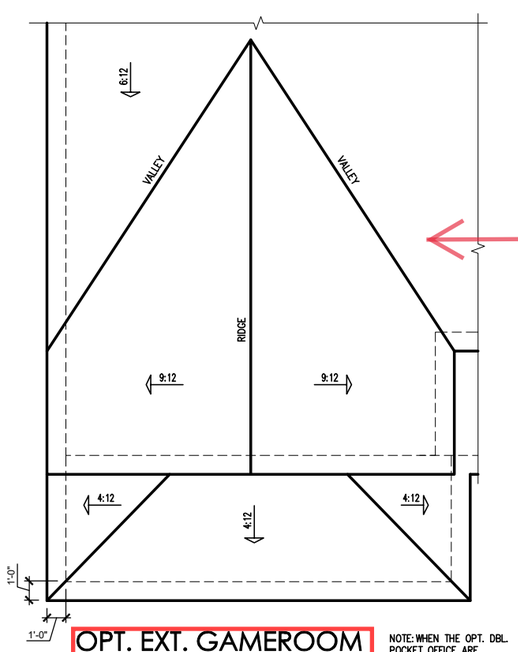
SHEET 3.2.1c

See Pg. 2.4.1c Covered Porch Roof



'CRAFTSMAN' ELEVATION ROOF PLAN

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



OPT. EXT. GAMEROOM 'CRAFTSMAN'

NOTE: WHEN THE OPT. DBL. POCKET OFFICE ARE SELECTED THE EXT. GAME ROOM IS ADDED

ATTIC VENT SCHEDULE

'CRAFTSMAN' ELEVATION

MAIN HOUSE		SQ FTG	1549	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	2.07	2.58	4.00	44.44	0	0	32.00	
SOFFIT VENTS	3.10	2.58	5.00	55.56			0	80.00
TOTAL (MIN)	5.16	5.16	9.00	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

NEW HOME INC.

REV #	DESCRIPTION	DATE
1	---	---
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7	---	---
8	---	---

PLAN 5 - THE APEX - RH

SINGLE FAMILY

Roof Plan 'Craftsman'

DRAWN BY: South Designs

ISSUE DATE: 07/01/2021

CURRENT REVISION DATE: ---

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

SHEET 3.3c

TRUSS SYSTEM REQUIREMENTS

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

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

WOOD I-JOISTS

(SHALL BE ONE OF THE FOLLOWING OR EQUAL):

- TJI 210 BY TRUS JOIST
- LPI 20 PLUS BY LP
- BCI 5000s 1.8 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.

FOUNDATION STRUCTURAL NOTES

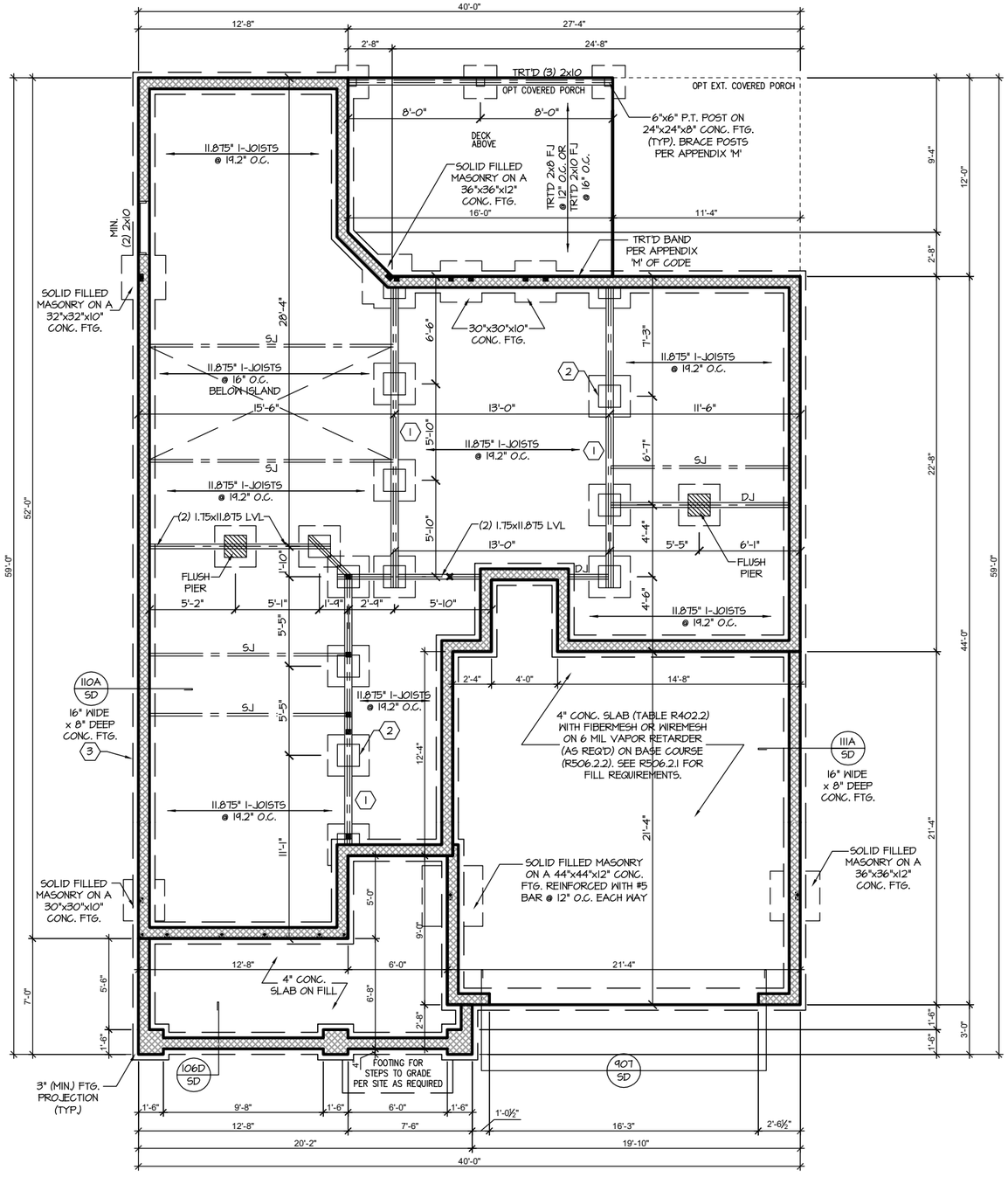
NC (2018 NCRC): Wind: 115-120 mph - CRAWL

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

SIZE	HOLLOW	SOLID
8x16	UP TO 32"	UP TO 5'-0"
12x16	UP TO 48"	UP TO 9'-0"
16x16	UP TO 64"	UP TO 12'-0"
24x24	UP TO 96"	

- WITH 30" x 30" x 10" CONCRETE FOOTING, UNO.

3. WALL FOOTING AS FOLLOWS
   - DEPTH: 8" - UP TO 2 STORY; 10" - 3 STORY
   - WIDTH:
   - 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. (4) 2x10 SPF #2 OR SYP #2 GIRDER
5. (2) 1.75x9.25 LVL OR LSL GIRDER
6. (3) 1.75x9.25 LVL OR LSL GIRDER
7. "■" DESIGNATES A SIGNIFICANT POINT LOAD TO HAVE SOLID BLOCKING TO PIER. SOLID BLOCK ALL BEAM BEARING POINTS NOTED TO HAVE THREE OR MORE STUDS TO FND, TYPICAL.
8. ABBREVIATIONS:
   - "SJ" = SINGLE JOIST
   - "DJ" = DOUBLE JOIST
   - "TJ" = TRIPLE JOIST
9. ADJUST SUBFLOOR THICKNESS OR JOIST SPACING AS REQ'D FOR FLOOR FINISH MATERIALS.



CRAWL SPACE FOUNDATION 'CRAFTSMAN'

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

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MINSHEW 4/30/22

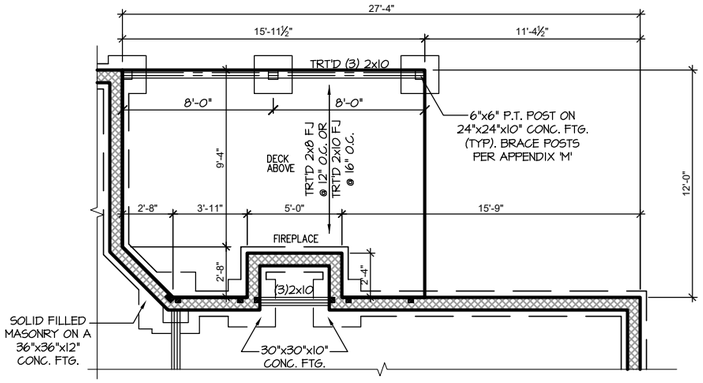
PROJECT # 21-2780-RH

Southern Engineers, P.A.
3716 Benson Drive, Raleigh, NC 27609
Phone: (919) 878-1617
License: C-4772
www.southernengineers.com

NEW HOME, INC.

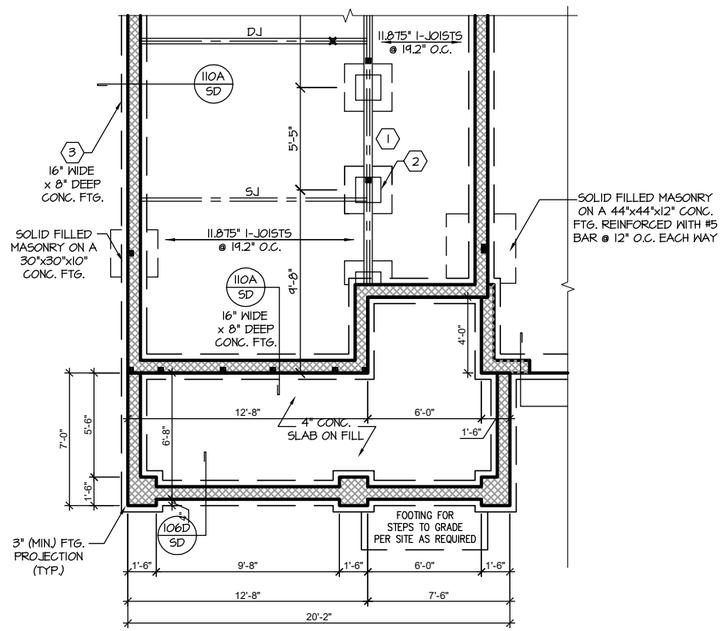
Plan 05 - The Apex
Garage Right

S-1.2



CRAWL FND. W/ OPT. FIREPLACE @ COVERED PATIO/PORCH

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



CRAWL FND. W/ SMART DELIVERY DR. W/ DBL POCK. OFFICE

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

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MITCHEW 9-30-21

PROJECT # 21-2780-RH

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Seal is valid for projects 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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Garage Right

S-1.2.1

HEADER/BEAM & COLUMN NOTES

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

TRUSS SYSTEM REQUIREMENTS

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

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

PORCH POST NOTES:

- 4"x4" (6"x6") TRT'D POST (OR EQUAL).
- ATTACH TRUSSES (RAFTERS) AT PORCH WITH HURRICANE CONNECTORS.

1. POST CAP: SIMPSON AC4-MAX (AC6-MAX)
2. POST CAP AT CORNER: (2) SIMPSON LCE4 (MITER HEADER AT CORNER). HIGH WIND: ADD (1) SIMPSON H6.
3. POST BASE: SIMPSON ABU44 (ABU66).
   - 3.1. MONO: ⅝" ANCHOR (EMBED 7")
   - 3.2. CMU: ⅝" ANCHOR (EXTEND TO FOOTING - HIGH WIND ONLY)
4. 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.

WOOD I-JOISTS

(SHALL BE ONE OF THE FOLLOWING OR EQUAL):

- TJI 210 BY TRUS JOIST
- LPI 20 PLUS BY LP
- BCI 5000s 1.8 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

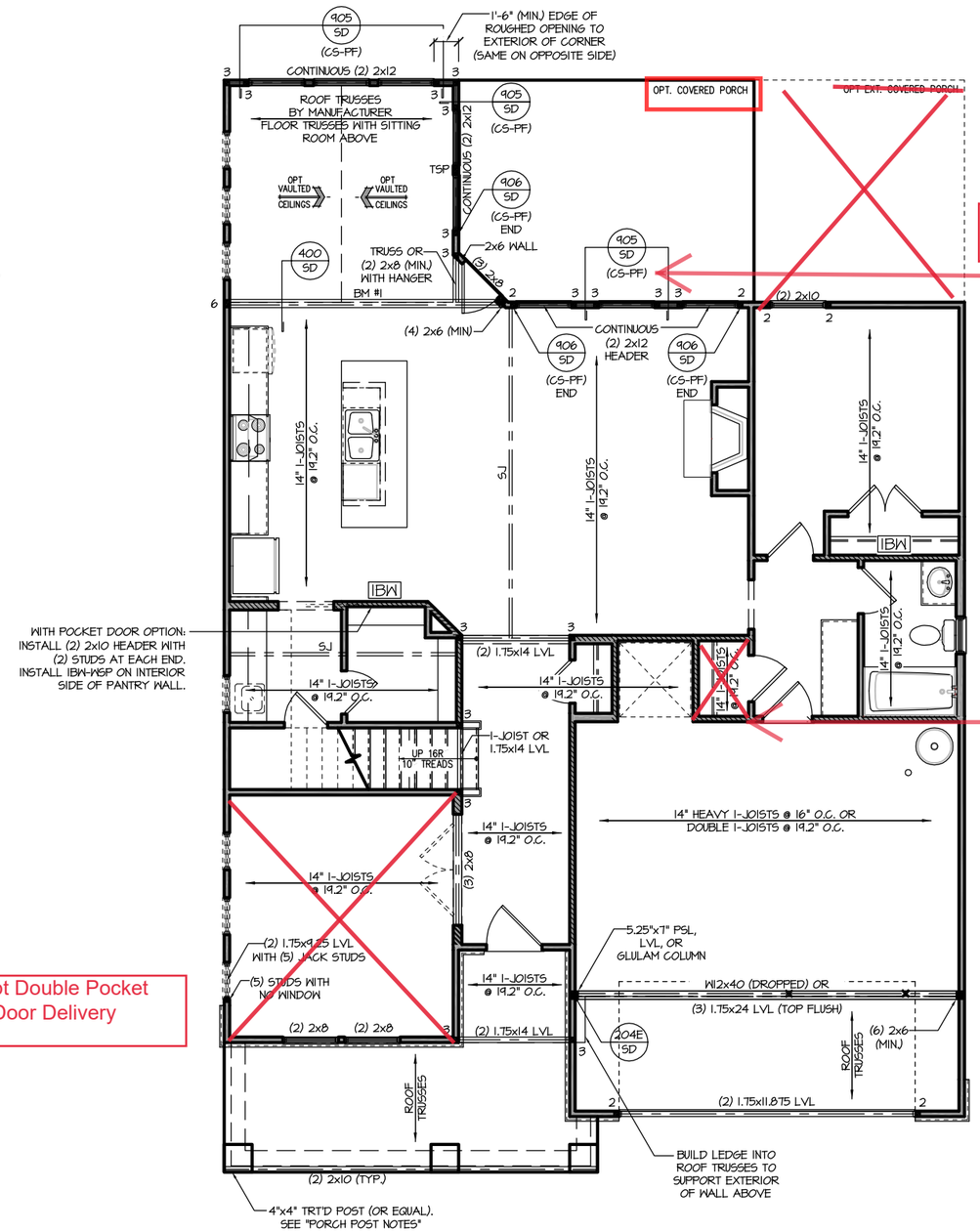
- ALL WOOD I-JOISTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- INSTALL SQUASH BLOCKS, WEB STIFFENERS, ETC. AS REQUIRED BY AND ACCORDING TO THE I-JOIST MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
- HANGERS FOR I-JOISTS ARE THE RESPONSIBILITY OF THE I-JOIST SUPPLIER.
- FLOOR TRUSSES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

FRAMING NOTES

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

1. BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP: CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY SECTION R602.10 OF THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
2. EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) (EXPOSURE B: 7/16", EXPOSURE C: 15/32"). SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.
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" = HOLDOWN: HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR HD ASSEMBLY.
   - **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.
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 7/16" WSP SHEATHING WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER WSP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

See Pg S-2.4 Covered Porch Option



See Pg S -2.1.1 Opt Fireplace at Porch

See Pg S-2.1.1 Opt Double Drop Zone

See Pg. S-2.1.1 Opt Double Pocket Office With Smart Door Delivery

BM #1: -(3) 1.75x16 LVL (BOTTOM FLUSH) (NO SITTING ROOM ABOVE) -W10x26 WITH SITTING ROOM ABOVE

FIRST FLOOR PLAN 'CRAFTSMAN'

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

NORTH CAROLINA PROFESSIONAL SEAL 33158 ENGINEER MARK MINOTHY 3-30-22

PROJECT # 21-2780-RH

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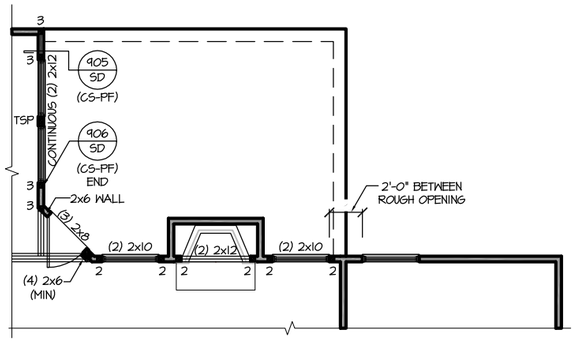
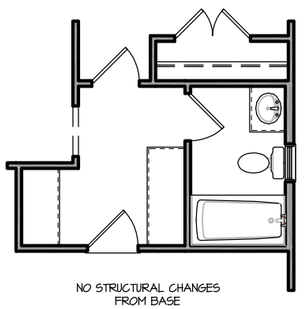
Plan 05 - The Apex
Garage Right

S-2.1



OPT. FIREPLACE AT PATIO

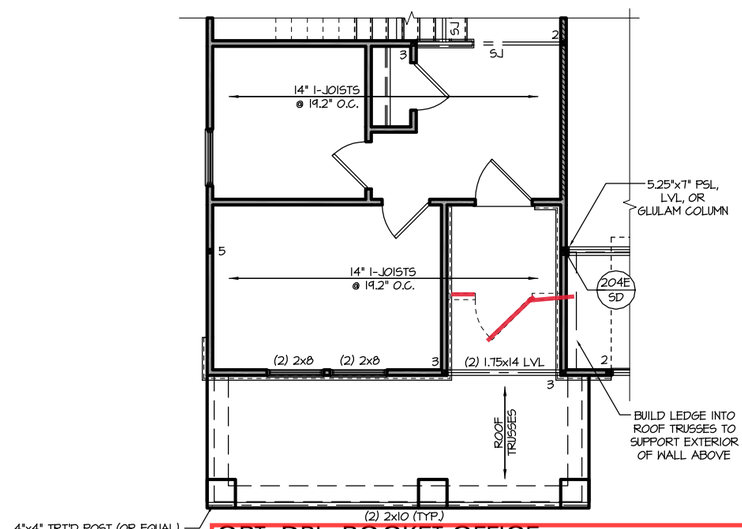
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



NO STRUCTURAL CHANGES
FROM BASE

OPT. DBL. DROP ZONE AT MUD RM

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



OPT. DBL. POCKET OFFICE

SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34
(+51 S.F.)

with Smart Door Delivery

NORTH CAROLINA
PROFESSIONAL
SEAL
38153
ENGINEER
MARK MITCHELL
9-30-22

PROJECT #
21-2780-RH

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NEW HOME, INC.

Plan 05 - The Apex
Garage Right

S-2.1.1

HEADER/BEAM & COLUMN NOTES

1. ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)2x6 (4" WALL) OR (3)2x6 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.

2. THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM "d" IN TABLE R602.3(5) OR AS BELOW PER NCDOI COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-9-2020:
   - UP TO 3' SPAN: (1) KING STUD
   - OVER 3' UP TO 6' SPAN: (2) KING STUDS
   - OVER 6' UP TO 9' SPAN: (3) KING STUDS
   - OVER 9' UP TO 12' SPAN: (4) KING STUDS
   - OVER 12' UP TO 15' SPAN: (5) KING STUDS

TRUSS SYSTEM REQUIREMENTS

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

1. TRUSS SYSTEM LAYOUTS (PLACEMENT PLANS) SHALL BE DESIGNED IN ACCORDANCE WITH SEALED STRUCTURAL PLANS. ANY NEED TO CHANGE TRUSSES SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.

2. TRUSS SCHEMATICS (PROFILES) SHALL BE PREPARED AND SEALED BY TRUSS MANUFACTURER.

3. ALL TRUSSES SHALL BE DESIGNED FOR BEARING ON SPF #2 OR #3 PLATES OR LEDGERS (UNO).

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

PORCH POST NOTES:

- 4"x4" (6"x6") TRT'D POST (OR EQUAL).
- ATTACH TRUSSES (RAFTERS) AT PORCH WITH HURRICANE CONNECTORS.

1. POST CAP: SIMPSON AC4-MAX (AC6-MAX)
2. POST CAP AT CORNER: (2) SIMPSON LCE4 (MITER HEADER AT CORNER). HIGH WIND: ADD (1) SIMPSON H6.
3. POST BASE: SIMPSON ABU44 (ABU66).
   - 3.1. MONO: ⅝" ANCHOR (EMBED 7")
   - 3.2. CMU: ⅝" ANCHOR (EXTEND TO FOOTING - HIGH WIND ONLY)
4. 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.

FRAMING NOTES

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

1. BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP: CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY SECTION R602.10 OF THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.

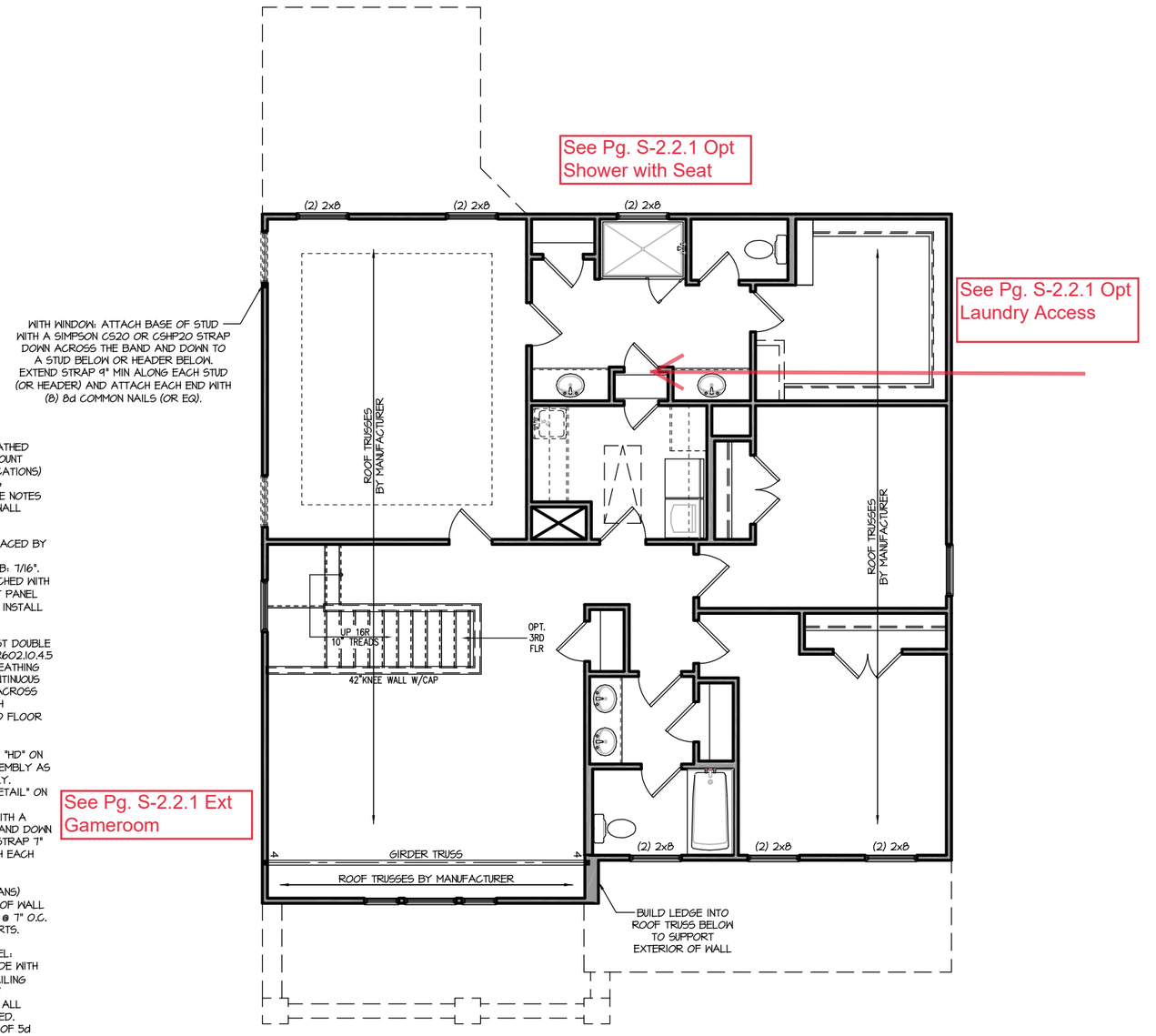
2. EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) (EXPOSURE B: 7/16". EXPOSURE C: 15/32"). SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.

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" = HOLDOWN: HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR HD ASSEMBLY.
   - **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.

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 ⅜" WSP SHEATHING WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER WSP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.



SECOND FLOOR PLAN 'CRAFTSMAN'

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

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER D. MARK MINSHEW 9-30-22

PROJECT # 21-2780-RH

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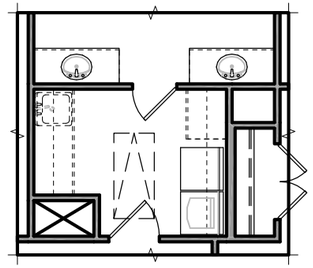
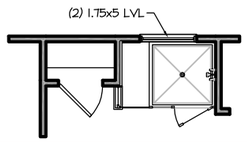
Plan 05 - The Apex
Garage Right

S-2.2



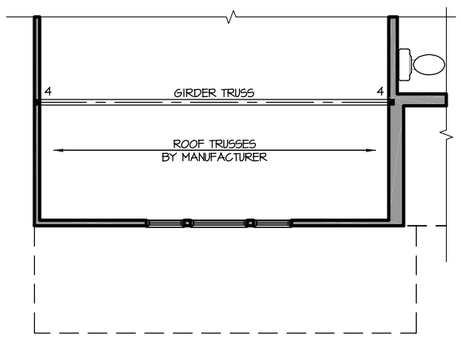
OPT. LAUNDRY ACCESS

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



OPT. SHOWER w/18" SEAT

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



(APPLIES ONLY WITH "OPT. DOUBLE POCKET OFFICE" BELOW)

OPT. EXT. GAME ROOM

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

PROJECT # 21-2780-RH

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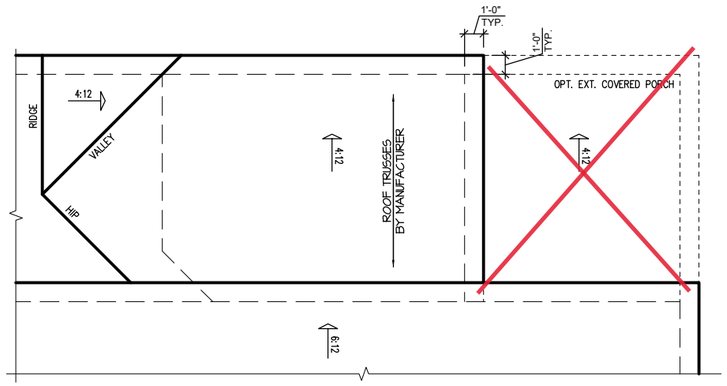
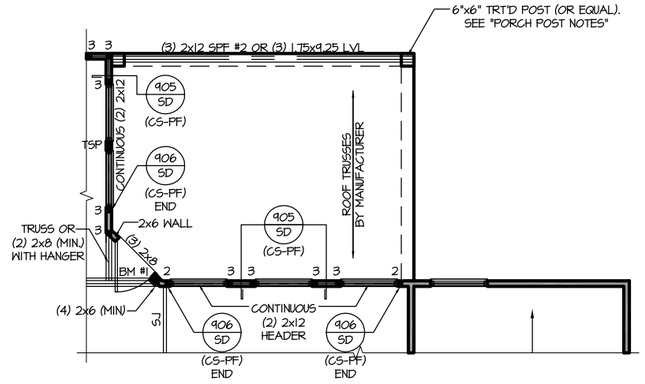
S-2.2.1



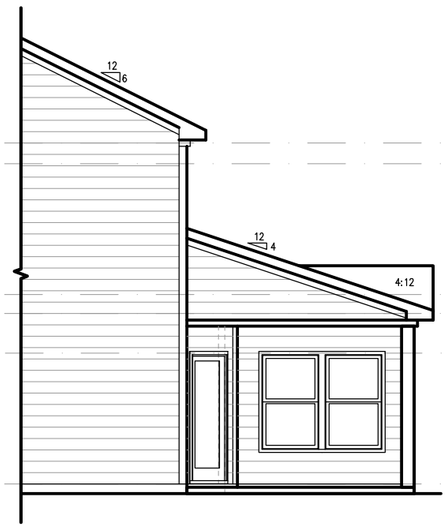
COVERED PORCH ROOF PLAN

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



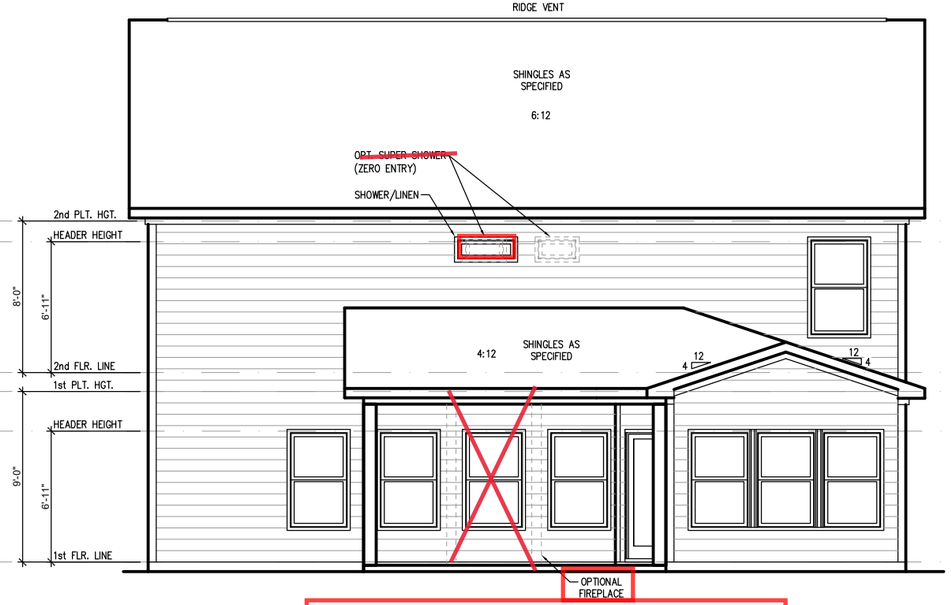
COVERED PORCH FLOOR PLAN

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



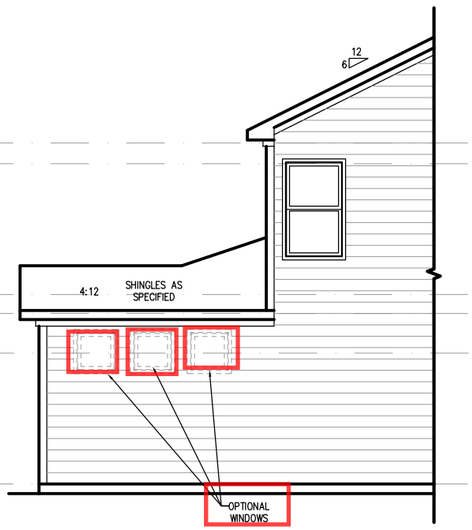
PARTIAL LEFT SIDE ELEVATION

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



COVERED PORCH REAR ELEVATION

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



PARTIAL RIGHT SIDE ELEVATION

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

NORTH CAROLINA PROFESSIONAL SEAL 23153 ENGINEER MARK MYNSHEW 7/30/21

PROJECT # 21-2780-RH

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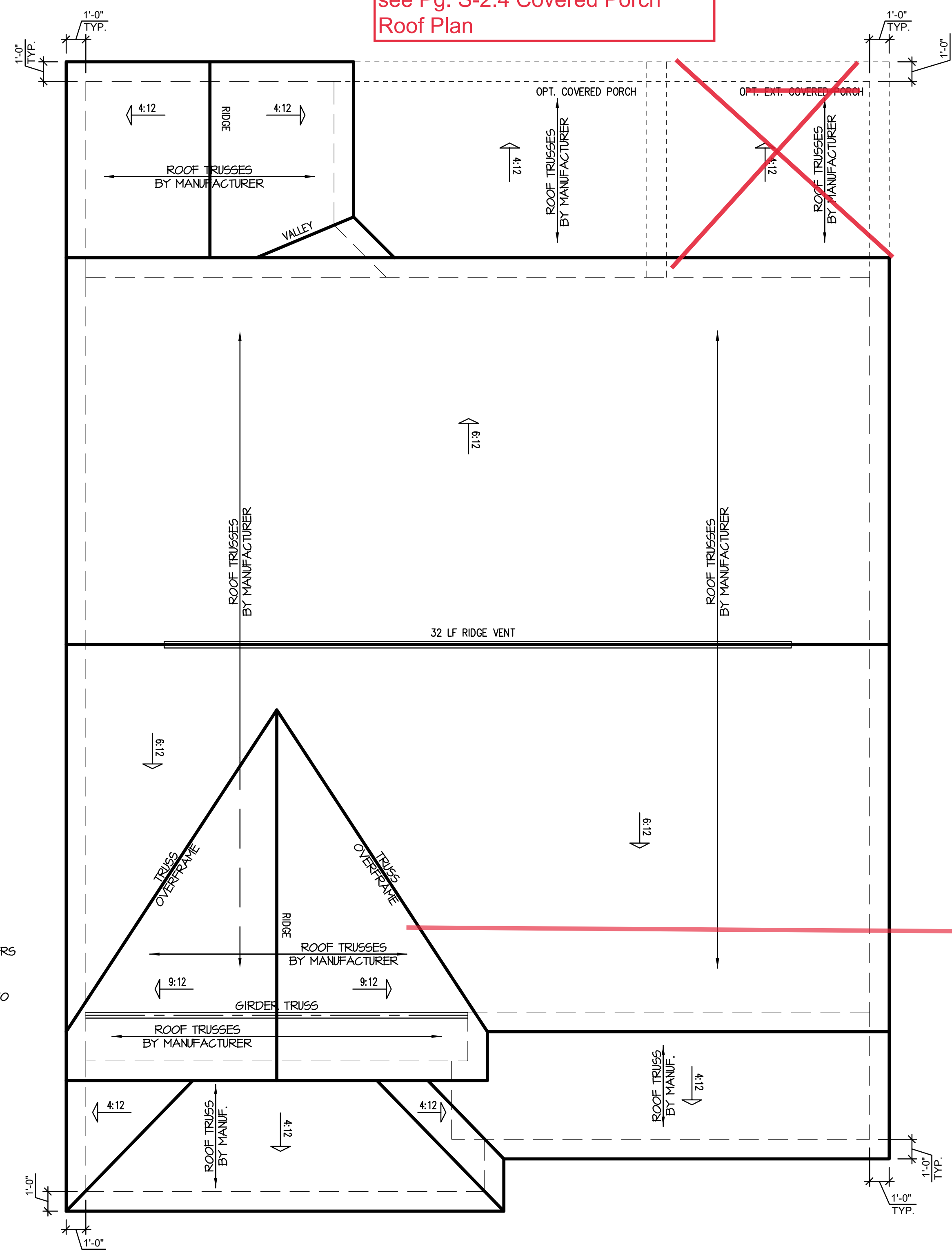
Plan 05 - The Apex
Garage Right

S-2.4

see Pg. S-2.4 Covered Porch Roof Plan



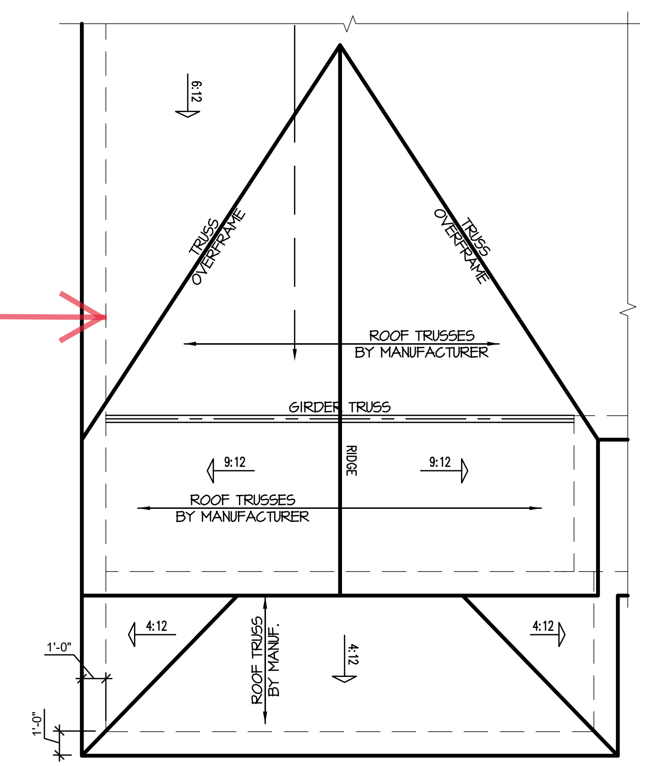
'CRAFTSMAN' ELEVATION ROOF PLAN

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

TRUSS SYSTEM REQUIREMENTS

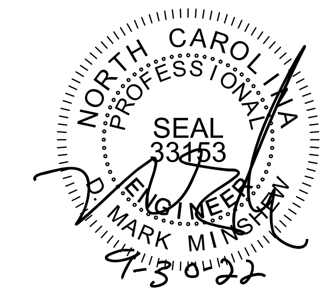
NC (2018 NCRC): Wind: 115-120 mph

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



OPT. EXT. GAMEROOM 'CRAFTSMAN'

NOTE: WHEN THE OPT. DBL. POCKET OFFICE ARE SELECTED THE EXT. GAME ROOM IS ADDED



PROJECT #
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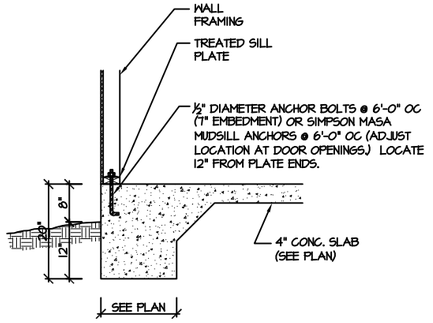
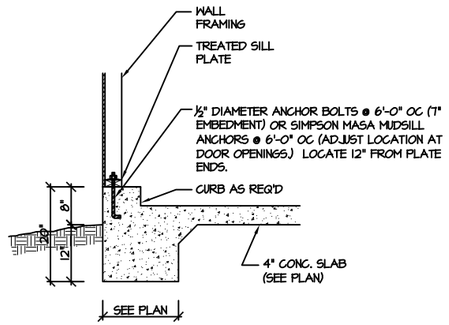
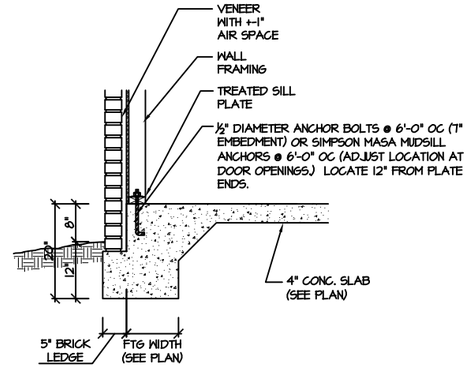
S-3.1



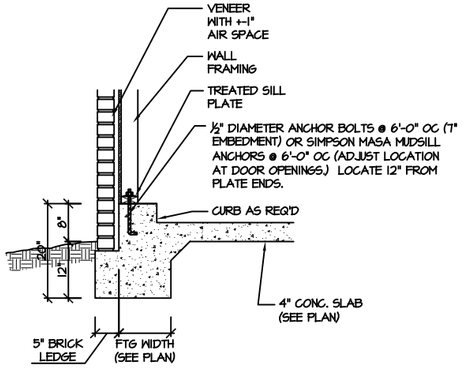
115-120 MPH | 100A SD — MONOLITHIC SLAB FOOTING
(SIDING OR EQUAL)



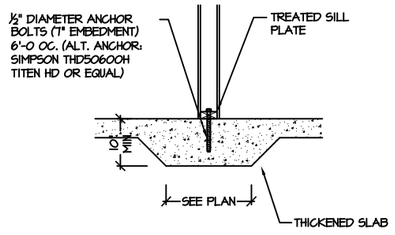
115-120 MPH | 101A SD — MONOLITHIC SLAB @ GARAGE
(SIDING OR EQUAL)



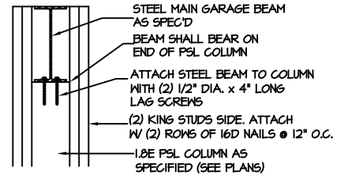
115-120 MPH | 102A SD — MONOLITHIC SLAB FOOTING
(VENEER)



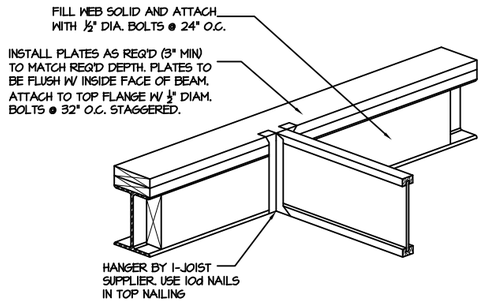
115-120 MPH | 103A SD — MONOLITHIC SLAB @ GARAGE
(VENEER)



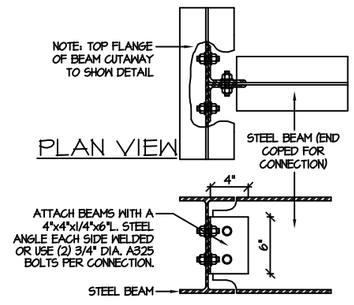
115-120 MPH | 104A SD — THICKENED SLAB
(INTERIOR BEARING WALL)



204E SD — TYP. GARAGE BEAM BEARING
NTS



400 SD — "I" JOIST @ STEEL BEAM
NTS



500 SD — TYPICAL BEAM CONNECTION DETAIL
NTS

STRUCTURAL DETAILS:
MONO SLAB FOUNDATION

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MIASHEK
1-30-22

PROJECT # 21-2780

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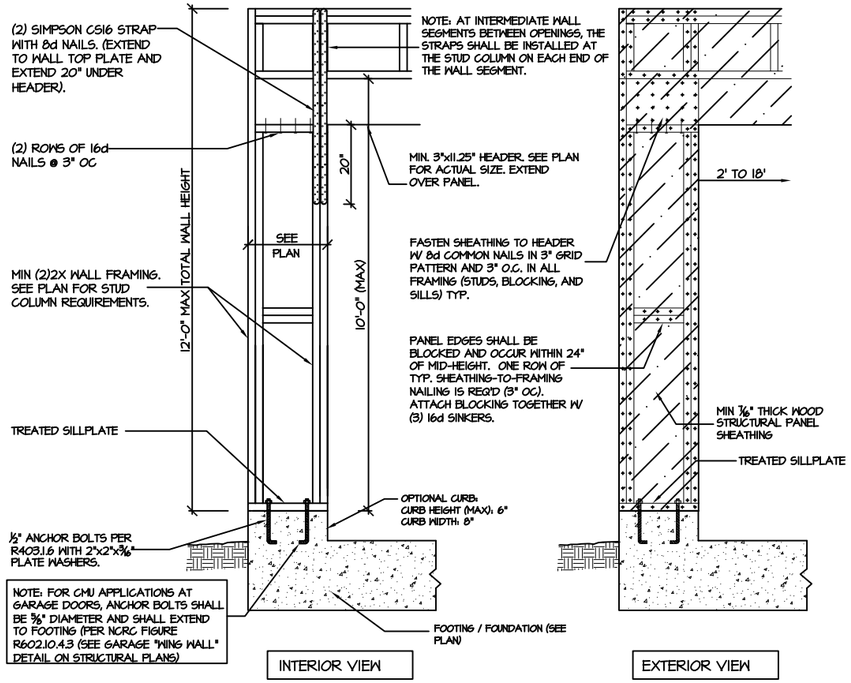
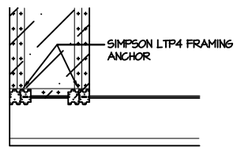
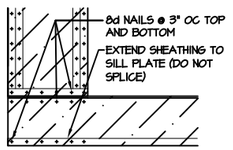
SD





FRAMING ANCHOR OPTION



WSP OVERLAP OPTION

CS-PF - OVER WOOD FLOOR

905 / SD

CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION

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

906 / SD

CS-PF: END CONDITION DETAIL

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

STRUCTURAL NOTES

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

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS AND HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIER & GIRDER SYSTEM, FOOTING, AND PILING SYSTEM. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM. ALL REQUIREMENTS FOR PROFESSIONAL CERTIFICATION SHALL BE PROVIDED BY THE APPROPRIATE PROFESSIONAL. SOUTHERN ENGINEERS, P.A. CERTIFIES ONLY THE STRUCTURAL COMPONENTS AS SPECIFICALLY STATED.

2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE 2018 NC RESIDENTIAL CODE, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK, NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. "CONSTRUCTION REVIEW" SERVICES ARE NOT PART OF OUR CONTRACT. ALL MEMBERS SHALL BE FRAMED ANCHORED, TIED AND BRACED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND THE BUILDING CODE.

3. DESIGN LOADS (LISTED AS: LIVE LOAD, DEAD LOAD, DEFLECTION)
   - ROOMS OTHER THAN SLEEPING ROOMS: (40 PSF, 10 PSF, L/360)
   - SLEEPING ROOMS: (30 PSF, 10 PSF, L/360)
   - ATTIC WITH PERMANENT STAIR: (40 PSF, 10 PSF, L/360)
   - ATTIC WITHOUT PERMANENT STAIR: (20 PSF, 10 PSF, L/360)
   - ATTIC WITHOUT STORAGE: (10 PSF, 10 PSF, L/240)
   - STAIRS: (40 PSF, 10 PSF, L/360)
   - EXTERIOR BALCONIES: (60 PSF, 10 PSF, L/360)
   - DECKS: (40 PSF, 10 PSF, L/360)
   - GUARDRAILS AND HANDRAILS: (200 LBS)
   - PASSENGER VEHICLE GARAGES: (50 PSF, 10 PSF, L/360)
   - FIRE ESCAPES: (40 PSF, 10 PSF, L/360)
   - SNOW: (20 PSF)

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

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

6. CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (UNO). AIR ENTRAINED PER TABLE 402.2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, TESTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPING SHALL BE TAKEN FROM THE EXIT END OF THE PUMP. CONTROL JOINTS IN SLABS SHALL BE SPACED ON A GRID OF +-30 TIMES THE DEPTH (D). CONTROL JOINTS SHALL BE SAWCUT TO A DEPTH OF 1/D. (I.E. 4" CONCRETE SLABS SHALL HAVE ¼" DEEP CONTROL JOINTS SAWCUT IN SLAB ON A +-10'-0" x +-10'-0" GRID).

7. ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE 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.

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

9. L.V.L. SHALL BE LAMINATED VENEER LUMBER: Fb=2600 PSI, Fv=285 PSI, E=1.9x10^6 PSI.
   9.1. P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2900 PSI, Fv=290 PSI, E=2.0x10^6 PSI.
   9.2. L.S.L. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, Fv=400 PSI, E=1.55x10^6 PSI.
   INSTALL ALL CONNECTIONS PER MANUFACTURERS INSTRUCTIONS.

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

11. ALL STRUCTURAL STEEL SHALL BE ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER x 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOIST ARE TOE NAILED TO THE SOLE PLATE, AND SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE @ 48" O.C. ALL STEEL TUBING SHALL BE ASTM A500.

12. REBAR SHALL BE DEFORMED STEEL, ASTM615, GRADE 60. LAP ALL REBAR SPLICES 30 BAR DIAMETERS.

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

14. BRICK LINTELS (WHEN REQUIRED) SHALL BE 3 1/2"x3 1/2"x1/4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x5/16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 9'-0". SEE PLANS FOR SPANS OVER 9'-0". SEE ALSO SECTION R703.8.3 LINTELS.

STRUCTURAL DETAILS:
MONO SLAB FOUNDATION

PROJECT # 21-2780

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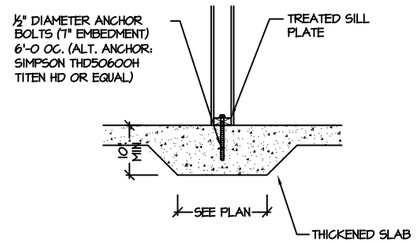
NEW HOME, INC.

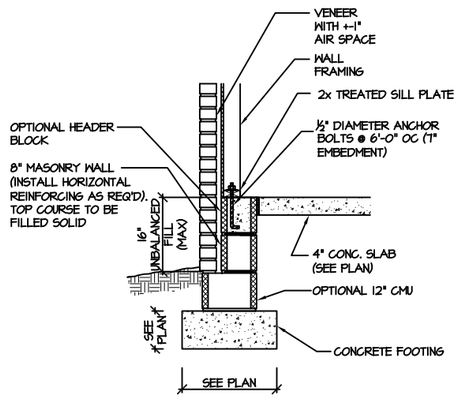
The Apex - Plan 05

SD



115-120 MPH | 104A SD — THICKENED SLAB

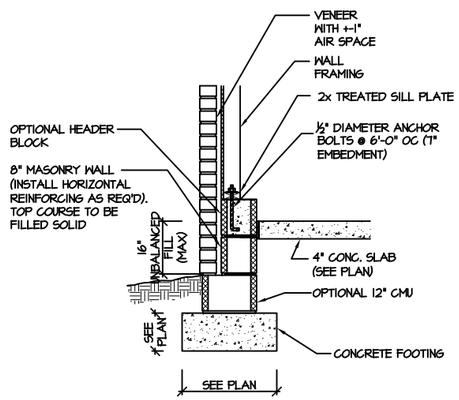
(INTERIOR BEARING WALL)



115-120 MPH | 108A SD — STEM WALL SLAB FOOTING

(VENEER)

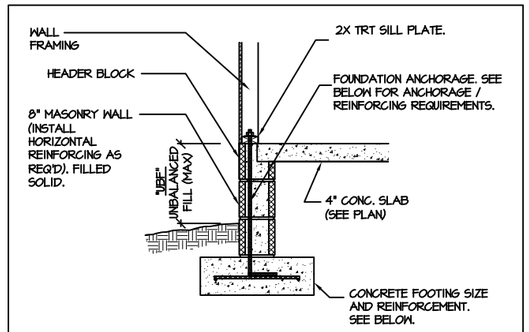
(FOR UNBALANCED FILL EXCEEDING 16" O.C. SEE DETAIL "106F/SD")



115-120 MPH | 109A SD — STEM WALL SLAB @ GARAGE

(VENEER)

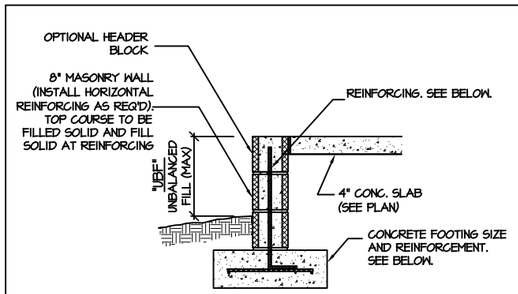
(FOR UNBALANCED FILL EXCEEDING 16" O.C. SEE DETAIL "106E/SD")



"UBF" = UP TO 16"	½" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. 16" WIDE BY 8" DEEP (MIN) CONC. FTG. (UNREINFORCED)
"UBF" = 16" UP TO 24"	½" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. REINFORCE WALL W/ #5 BAR @ 48" O.C. W/ 7.5" LEG INTO FTG. OR INSTALL ⅝" THREADED ROD W/ 7.5" LEG @ 48" O.C. WITH WASHERS 24" WIDE BY 10" DEEP CONC FTG REINFORCED W/ (3) #4 BAR OR (2) #5 BAR CONTINUOUS WITH #4 TIES @ 48" O.C.
"UBF" = 24" UP TO 48"	½" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. REINFORCE WALL W/ #5 BAR @ 24" O.C. W/ 7.5" LEG INTO FTG. OR INSTALL ⅝" THREADED ROD W/ 7.5" LEG @ 24" O.C. WITH WASHERS 24" WIDE BY 10" DEEP CONC FTG REINFORCED W/ (3) #4 BAR OR (2) #5 BAR CONTINUOUS WITH #4 TIES @ 24" O.C.

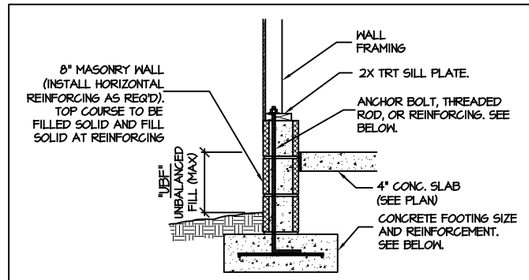
115-120 MPH | 106F SD — STEM WALL SLAB FOOTING

(SIDING OR EQUAL)



"UBF" = UP TO 16"	8" MASONRY (UN-REINFORCED) ON 16" WIDE BY 8" DEEP (MIN) CONC. FTG.
"UBF" = 16" UP TO 24"	REINFORCE WALL W/ #5 BAR @ 48" O.C. W/ 6"BEND INTO FTG. 24" WIDE BY 10" DEEP CONC FTG REINFORCED W/ (3) #4 BAR OR (2) #5 BAR CONTINUOUS WITH #4 TIES @ 48" O.C.
"UBF" = 24" UP TO 48"	REINFORCE WALL W/ #5 BAR @ 24" O.C. W/ 6" BEND INTO FTG. 32" WIDE BY 12" DEEP CONC FTG REINFORCED W/ (4) #4 BAR OR (3) #5 BAR CONTINUOUS WITH #4 TIES @ 24" O.C.

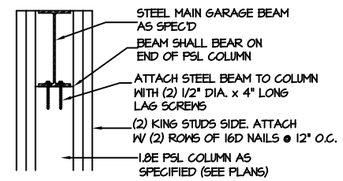
115-120 MPH | 106D SD — FILLED PORCH WALL



"UBF" = UP TO 16"	½" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. 16" WIDE BY 8" DEEP (MIN) CONC. FTG.
"UBF" = 16" UP TO 24"	½" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. REINFORCE WALL W/ #5 BAR @ 48" O.C. W/ 6" LEG INTO FTG. OR INSTALL ⅝" THREADED ROD @ 48" O.C. WITH WASHERS. 24" WIDE BY 10" DEEP CONC FTG REINFORCED W/ (3) #4 BAR OR (2) #5 BAR CONTINUOUS WITH #4 TIES @ 48" O.C.
"UBF" = 24" UP TO 48"	½" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. REINFORCE WALL W/ #5 BAR @ 24" O.C. W/6" LEG INTO FTG. 32" WIDE BY 12" DEEP CONC FTG REINFORCED W/ (4) #4 BAR OR (3) #5 BAR CONTINUOUS WITH #4 TIES @ 32" O.C.

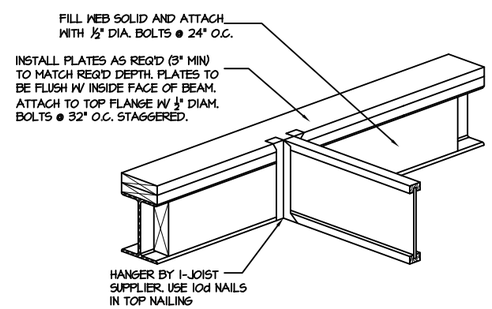
115-120 MPH | 107E SD — STEM WALL SLAB @ GARAGE

(SIDING OR EQUAL)



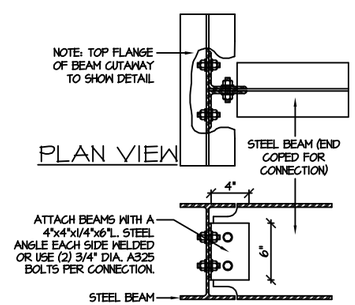
204E SD — TYP. GARAGE BEAM BEARING

NTS



400 SD — "I" JOIST @ STEEL BEAM

NTS



500 SD — TYPICAL BEAM CONNECTION DETAIL

NTS

STEMWALL SLAB FOUNDATION

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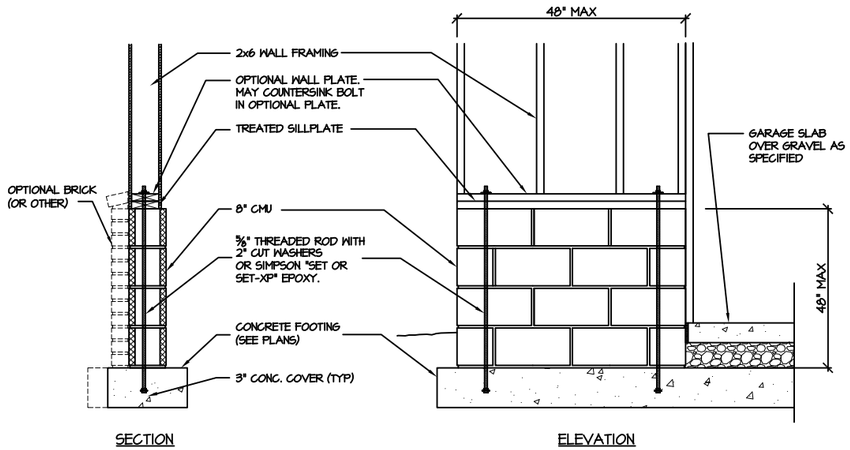
NEW HOME, INC.

The Apex - Plan 05

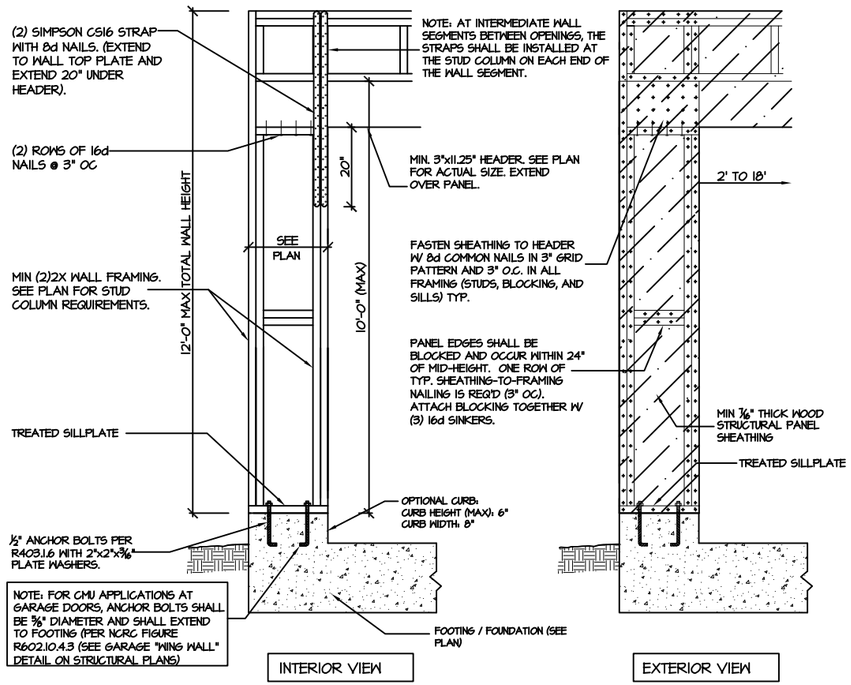
SD



907 5D

GARAGE 'WING WALL' REINFORCING

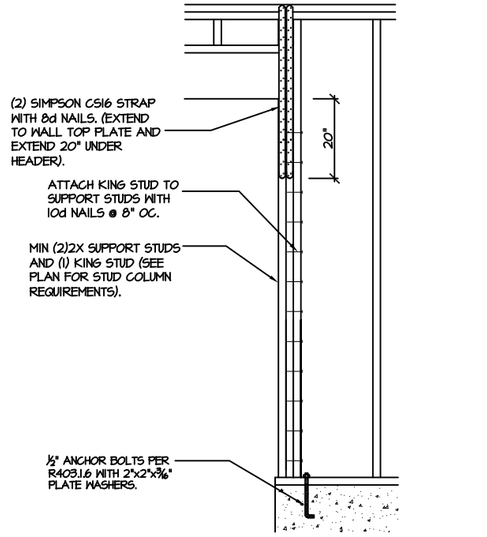
PER IRC FIGURE R602.10.4.3



905 5D

CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION

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



906 5D

CS-PF: END CONDITION DETAIL

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

STRUCTURAL NOTES

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

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS AND HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIER & GIRDER SYSTEM, FOOTING, AND PILING SYSTEM. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM. ALL REQUIREMENTS FOR PROFESSIONAL CERTIFICATION SHALL BE PROVIDED BY THE APPROPRIATE PROFESSIONAL. SOUTHERN ENGINEERS, P.A. CERTIFIES ONLY THE STRUCTURAL COMPONENTS AS SPECIFICALLY STATED.

2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE 2018 NC RESIDENTIAL CODE, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK, NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. "CONSTRUCTION REVIEW" SERVICES ARE NOT PART OF OUR CONTRACT. ALL MEMBERS SHALL BE FRAMED ANCHORED, TIED AND BRACED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND THE BUILDING CODE.

3. DESIGN LOADS (LISTED AS: LIVE LOAD, DEAD LOAD, DEFLECTION)
   - ROOMS OTHER THAN SLEEPING ROOMS: (40 PSF, 10 PSF, L/360)
   - SLEEPING ROOMS: (30 PSF, 10 PSF, L/360)
   - ATTIC WITH PERMANENT STAIR: (40 PSF, 10 PSF, L/360)
   - ATTIC WITHOUT PERMANENT STAIR: (20 PSF, 10 PSF, L/360)
   - ATTIC WITHOUT STORAGE: (10 PSF, 10 PSF, L/240)
   - STAIRS: (40 PSF, 10 PSF, L/360)
   - EXTERIOR BALCONIES: (60 PSF, 10 PSF, L/360)
   - DECKS: (40 PSF, 10 PSF, L/360)
   - GUARDRAILS AND HANDRAILS: (200 LBS)
   - PASSENGER VEHICLE GARAGES: (50 PSF, 10 PSF, L/360)
   - FIRE ESCAPES: (40 PSF, 10 PSF, L/360)
   - SNOW: (20 PSF)

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

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

6. CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (UNO). AIR ENTRAINED PER TABLE 402.2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, TESTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPING SHALL BE TAKEN FROM THE EXIT END OF THE PUMP. CONTROL JOINTS IN SLABS SHALL BE SPACED ON A GRID OF +-30 TIMES THE DEPTH (D). CONTROL JOINTS SHALL BE SAWCUT TO A DEPTH OF 1/D. (I.E. 4" CONCRETE SLABS SHALL HAVE ¼" DEEP CONTROL JOINTS SAWCUT IN SLAB ON A +-10'-0" x +-10'-0" GRID).

7. ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE 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.

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

9. L.V.L. SHALL BE LAMINATED VENEER LUMBER: Fb=2600 PSI, Fv=285 PSI, E=1.9x10^6 PSI.
   9.1. P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2900 PSI, Fv=240 PSI, E=2.0x10^6 PSI.
   9.2. L.S.L. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, Fv=400 PSI, E=1.55x10^6 PSI.
   INSTALL ALL CONNECTIONS PER MANUFACTURERS INSTRUCTIONS.

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

11. ALL STRUCTURAL STEEL SHALL BE ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER x 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOIST ARE TOE NAILED TO THE SOLE PLATE, AND SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE @ 48" O.C. ALL STEEL TUBING SHALL BE ASTM A500.

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