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.

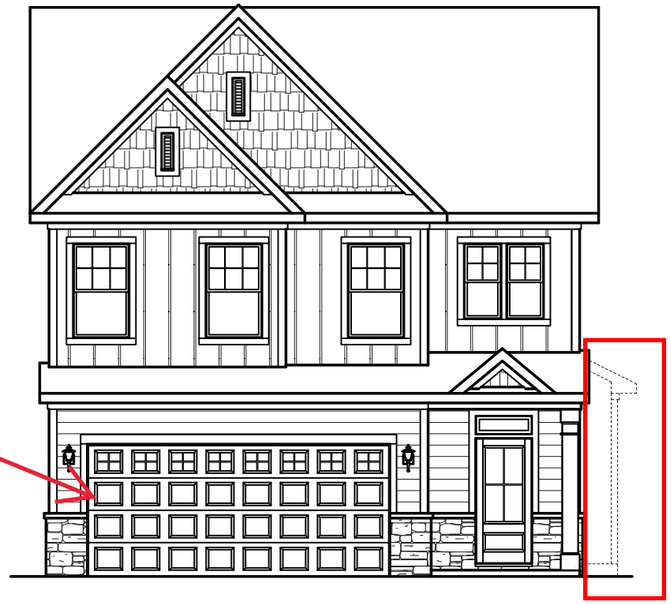
REVISION:003 DATE: 7/22/2022

1. ADD STEM WALL SLAB FOUNDATION SHEETS

Lot 40 Woodbridge South
53 Salem Village Drive
Fuquay Varina, NC 27526

NEW HOME INC.

2010
Smithfield - LH
'FRENCH COUNTRY' ELEVATION



Opt. Side Load Elevation
see Page 2.71b

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

	FRENCH COUNTRY	
	UNHEATED	HEATED
FIRST FLOOR	0	846
SECOND FLOOR	0	1164
FRONT PORCH	56	0
2 CAR GARAGE	414	0
PATIO	144	0
SUBTOTALS	614	2010
TOTAL UNDER ROOF	2624	

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

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.

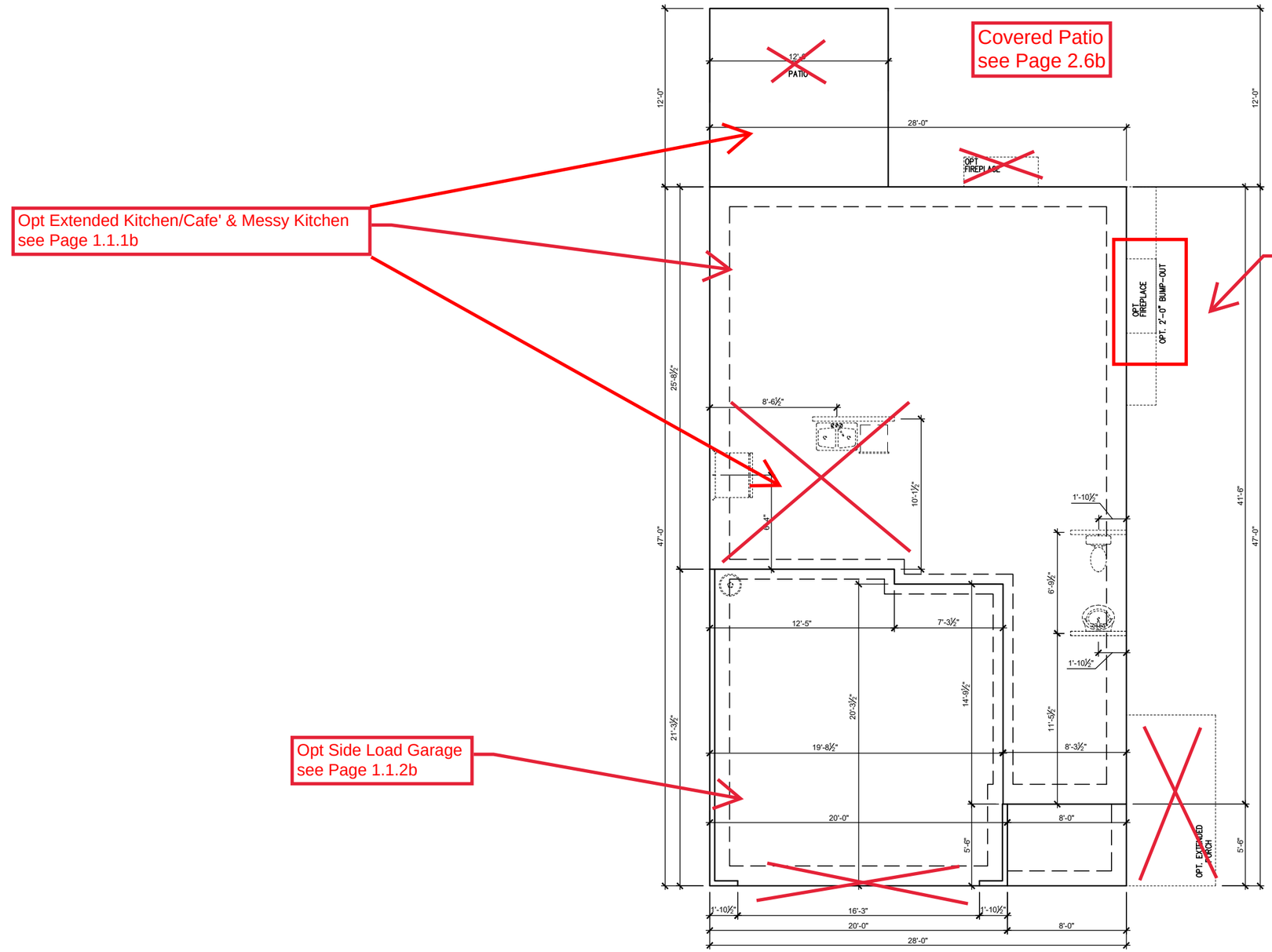
NEW HOME INC.

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

2010 - SMITHFIELD - LH

Cover Sheet 'French Country'

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



SLAB FOUNDATION PLAN 'FRENCH COUNTRY'

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

NEW HOME INC.

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

---- - SMITHFIELD - LH

Slab Foundation 'French Country'

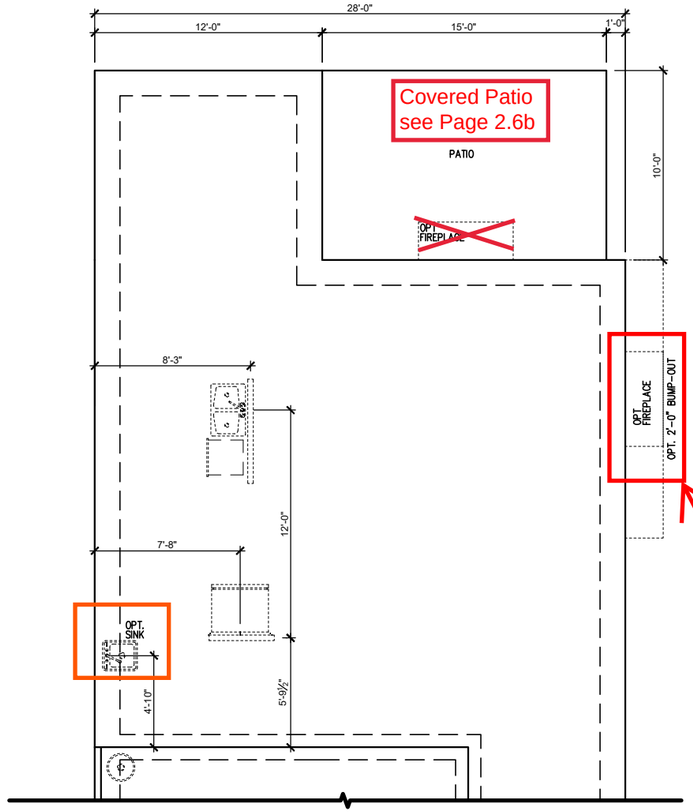
DRAWN BY: South Designs

ISSUE DATE: 10/29/2021

CURRENT REVISION DATE: ----

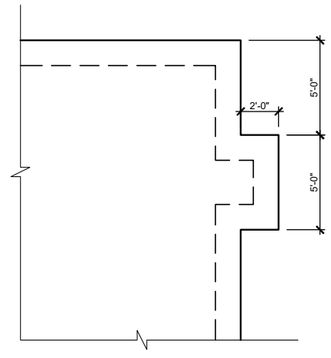
SCALE: 1/8" = 1'-0"

SHEET 1.1b



SLAB FND. W/ OPT. EXTENDED CAFE

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



SLAB FND W/ OPT. SIDE FIREPLACE

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

NEW HOME INC.

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

---- - SMITHFIELD - LH

Slab Foundation Options 'French Country'

DRAWN BY: South Designs

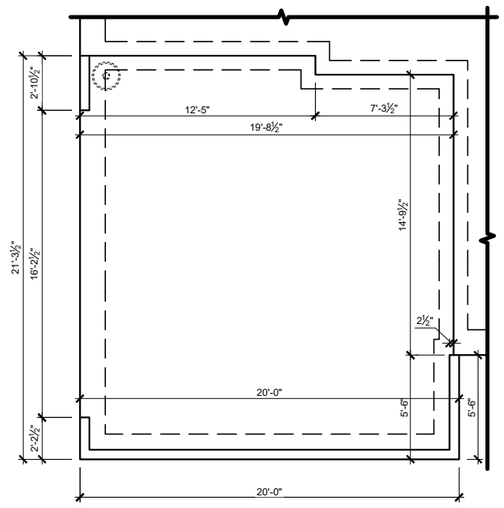
ISSUE DATE: 10/29/2021

CURRENT REVISION DATE: ----

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

SHEET

1.1.1b



OPT. SIDE LOAD GARAGE

SLAB FOUNDATION PLAN

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

NEW HOME INC.

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

---- - SMITHFIELD - LH

Slab Foundation Options 'French Country'

DRAWN BY:
South Designs

ISSUE DATE:
10/29/2021

CURRENT REVISION DATE:

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

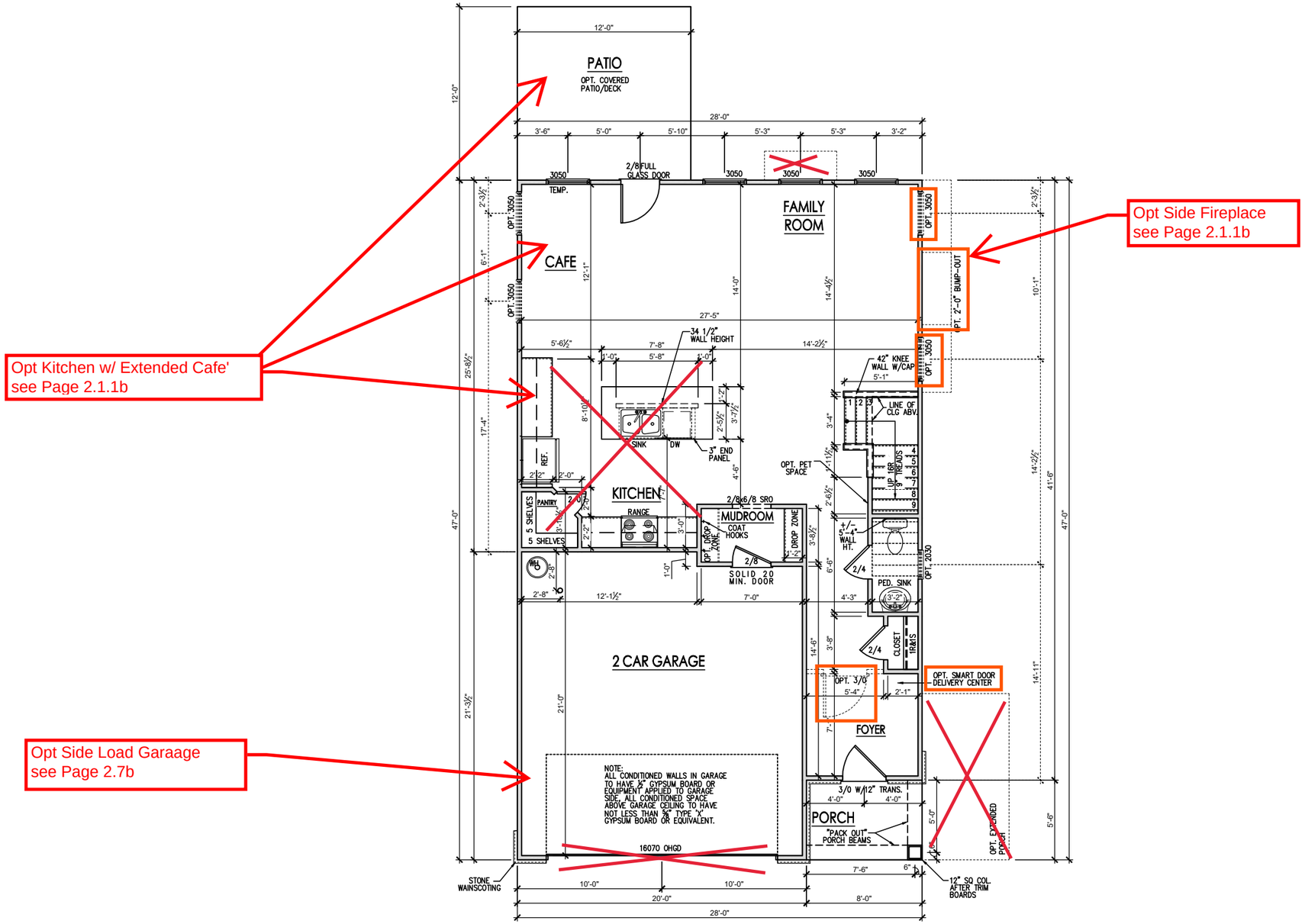
SHEET

1.1.2b

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 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.



FIRST FLOOR PLAN 'FRENCH COUNTRY'

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

NEW HOME INC.

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

---- - SMITHFIELD - LH

First Floor Plan 'French Country'

DRAWN BY: South Designs

ISSUE DATE: 10/29/2021

CURRENT REVISION DATE: ----

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

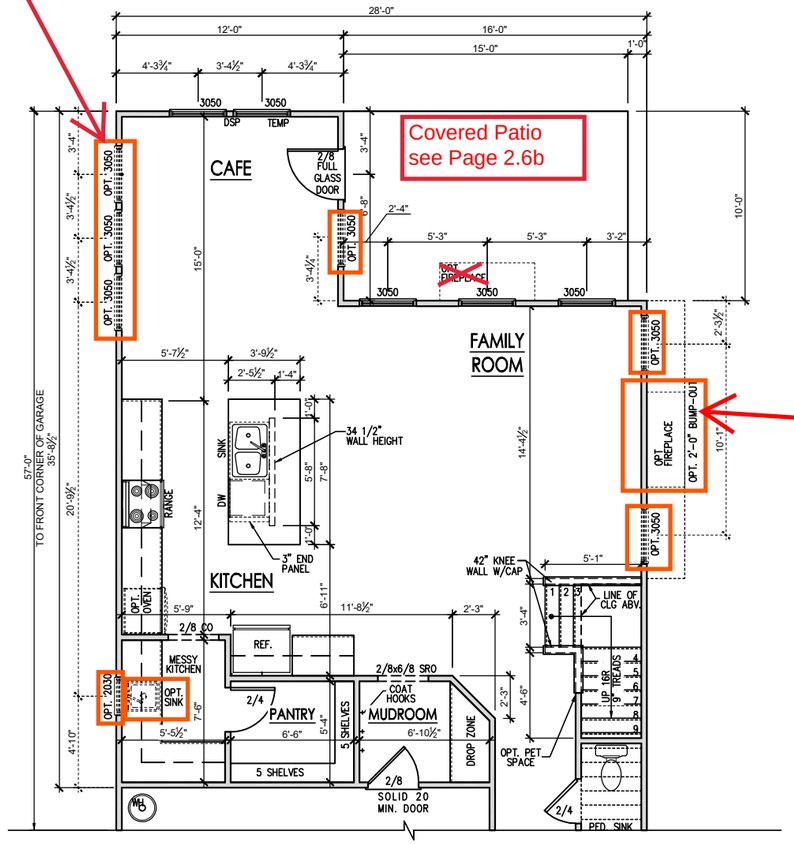
SHEET 2.1b

General Floor Plan Notes

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

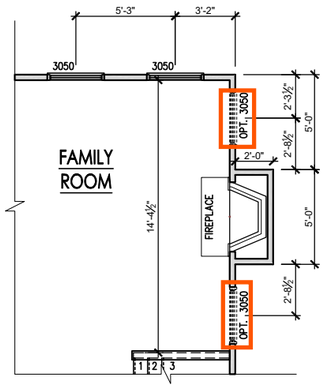
1. Wall Heights: Typically 9'-1 1/2" at first floor, 8'-1 1/2" at second floor, and 8'-1 1/2" at attics U.N.O. All walls are constructed using a double top plate. Splices at Double Top Plate do not need to occur at Vertical Studs but must be at least 24" apart from Joint in other Top Plate layer. Special 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 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.

Opt (3) 2/0 x 2/0 Windows



OPT. KITCHEN W/ EXTENDED CAFE

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



OPT. SIDE FIREPLACE

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

NEW HOME INC.

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

---- - SMITHFIELD - LH

First Floor Options 'French Country'

DRAWN BY: South Designs

ISSUE DATE: 10/29/2021

CURRENT REVISION DATE: ----

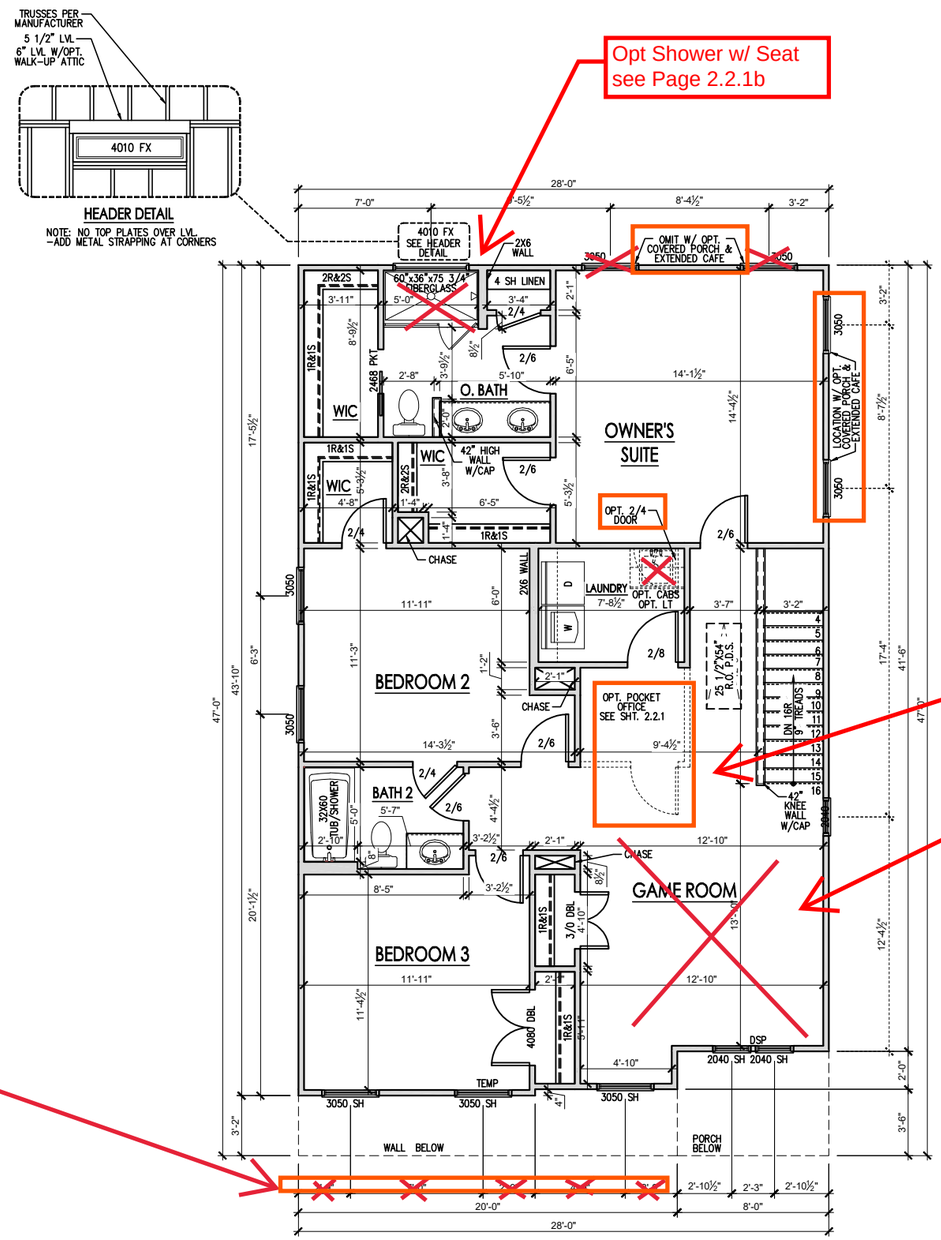
SCALE: 1/8" = 1'-0"

SHEET 2.1.1b

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 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.



SECOND FLOOR PLAN 'FRENCH COUNTRY'

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

NEW HOME INC.

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

2010 - SMITHFIELD - LH

Second Floor Plan 'French Country'

DRAWN BY: South Designs

ISSUE DATE: 10/29/2021

CURRENT REVISION DATE: ---

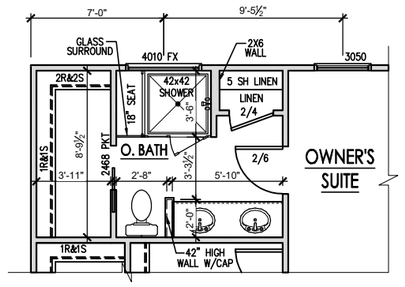
SCALE: 1/8" = 1'-0"

SHEET: 2.2b

General Floor Plan Notes

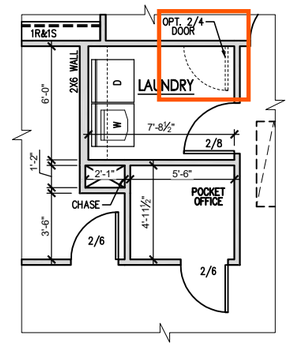
General Floor Plan Notes shall apply unless noted otherwise on plan.

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 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.



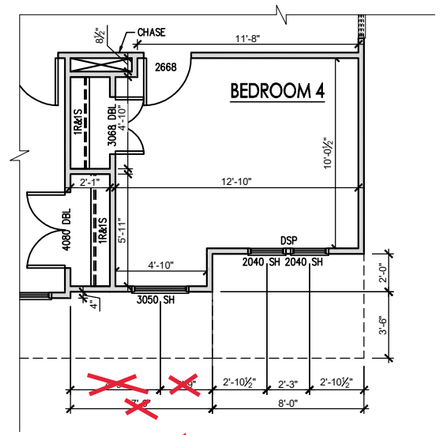
OPT. SHOWER W/ SEAT

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



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

Opt Side Load Garage
see Page 2.7b for Dimensions

NEW HOME INC.

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

--- - SMITHFIELD - LH

Second Floor Plan Options 'French Country'

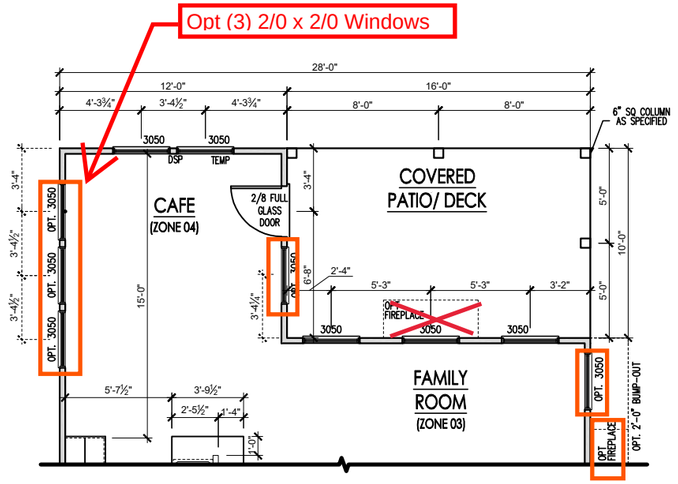
DRAWN BY: South Designs

ISSUE DATE: 10/29/2021

CURRENT REVISION DATE: ---

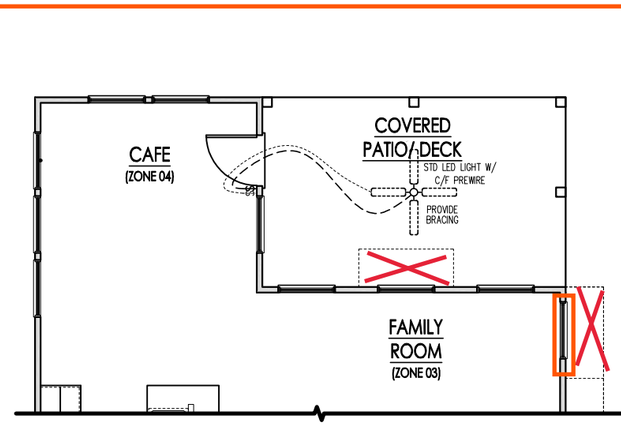
SCALE: 1/8" = 1'-0"

SHEET 2.2.1b



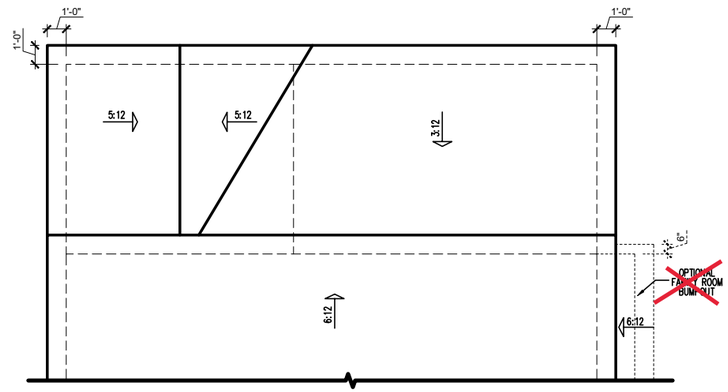
OPT. EXTENDED CAFE W/ COVERED PATIO/DECK

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



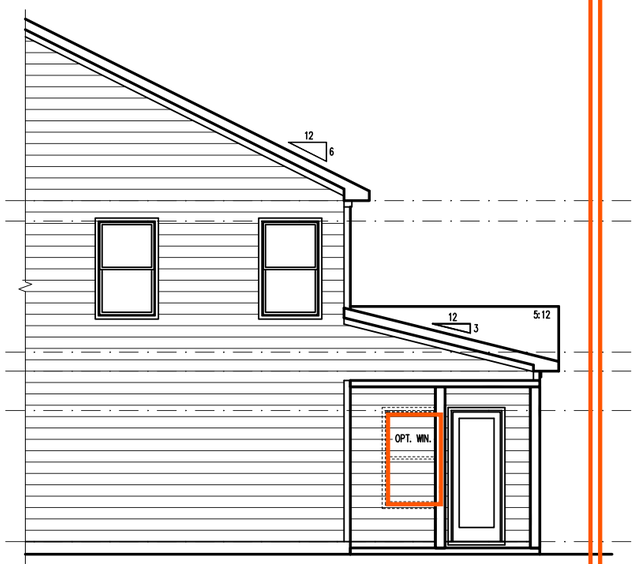
OPT. EXTENDED CAFE W/ COVERED PATIO/DECK

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



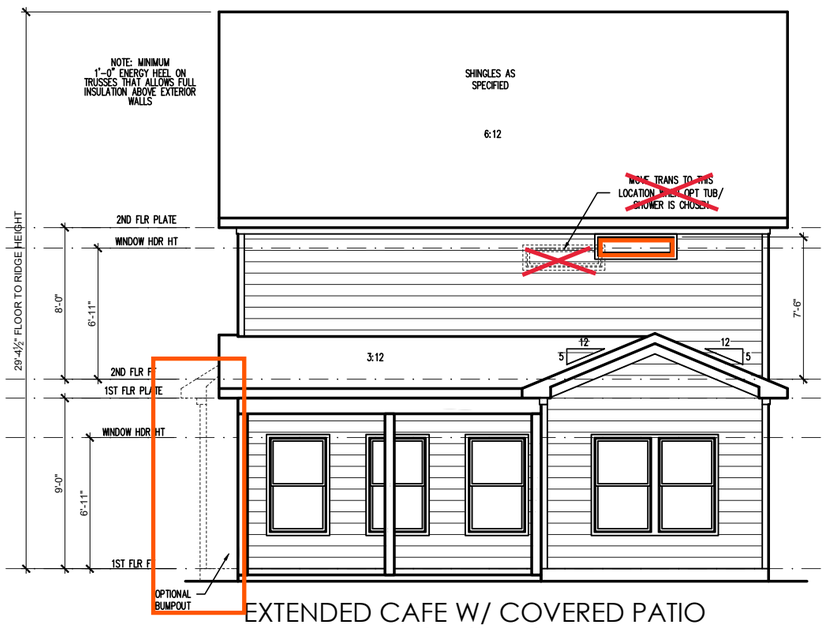
OPT. EXTENDED CAFE W/ COVERED PATIO/DECK

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



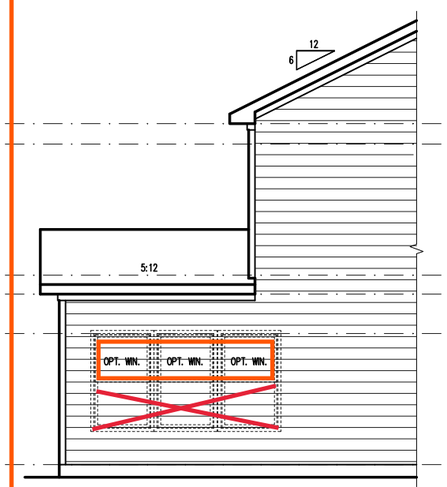
EXTENDED CAFE W/ COVERED PATIO
PARTIAL RIGHT SIDE ELEVATION (SLAB)

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



EXTENDED CAFE W/ COVERED PATIO
REAR ELEVATION (SLAB)

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



EXTENDED CAFE W/ COVERED PATIO
PARTIAL LEFT SIDE ELEVATION (SLAB)

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

NEW HOME INC.

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

2010 - SMITHFIELD - LH

Extended Cafe w Cov Patio Plans & Elevs (Slab) 'French Country'

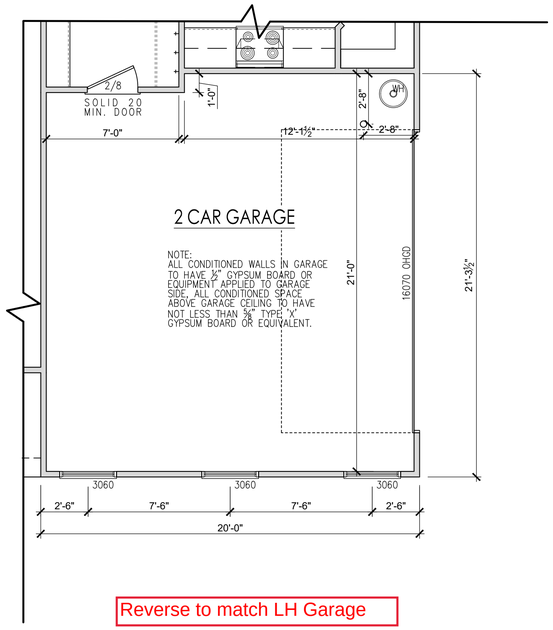
DRAWN BY: South Designs

ISSUE DATE: 10/29/2021

CURRENT REVISION DATE: ---

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

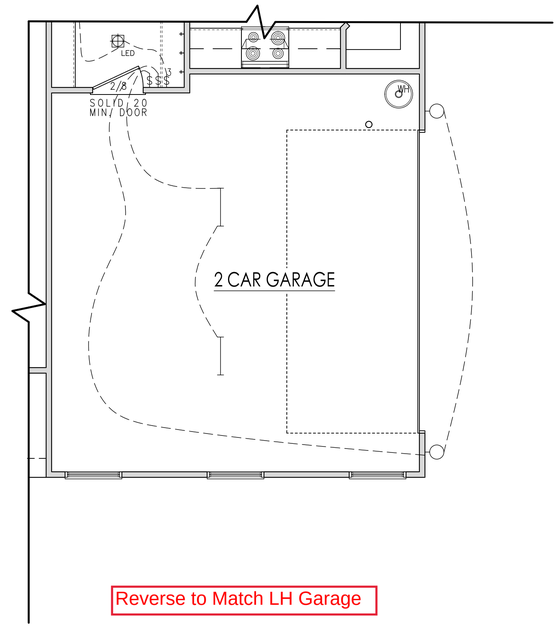
SHEET 2.6b



Reverse to match LH Garage

OPTIONAL SIDE LOAD GARAGE 'FRENCH COUNTRY'

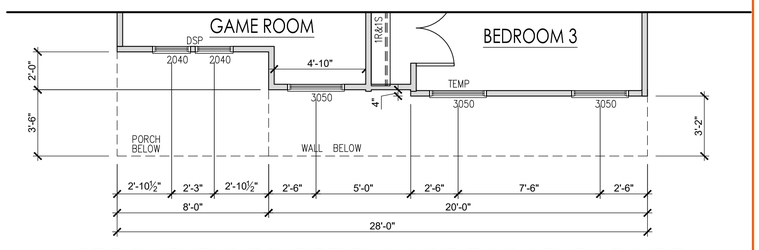
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



Reverse to Match LH Garage

OPTIONAL SIDE LOAD GARAGE ELECTRICAL

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



SECOND FLOOR OPTIONAL SIDE LOAD GARAGE FRENCH COUNTRY

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

Reverse to match LH Garage

Reverse these 3 details to fit Left Handed Garage

NEW HOME INC.

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

2010 - THE SMITHFIELD - LH

---

2 Car Side Load Garage - French Country

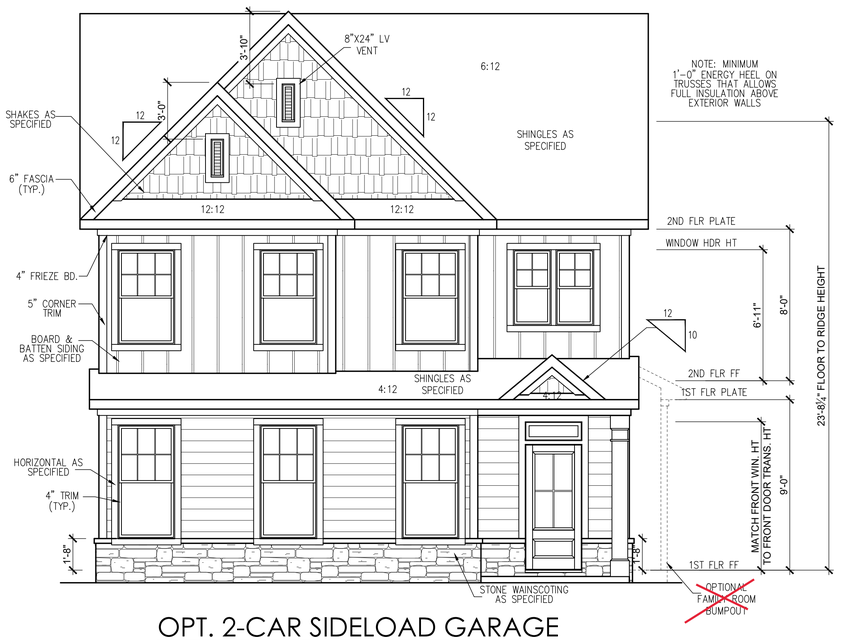
DRAWN BY:
South Designs/J.Jones

ISSUE DATE:
7/1/2021

CURRENT REVISION DATE:
03-01-23

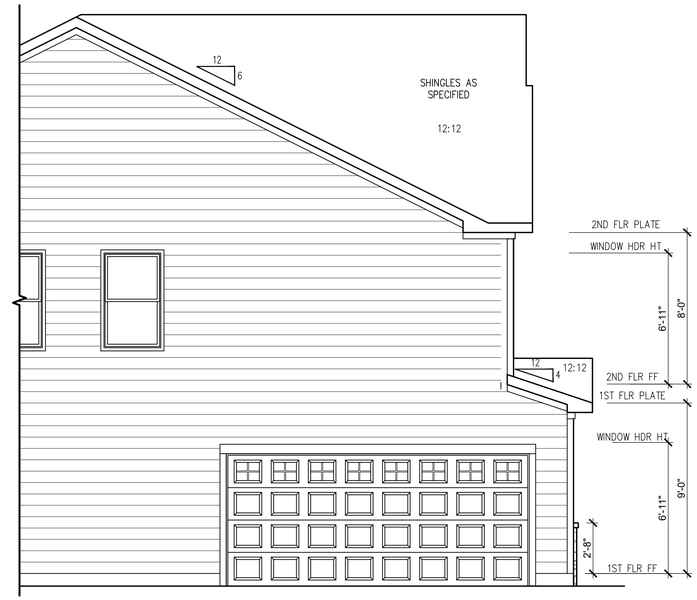
SCALE:
1/8" = 1'-0"

SHEET
2.7b



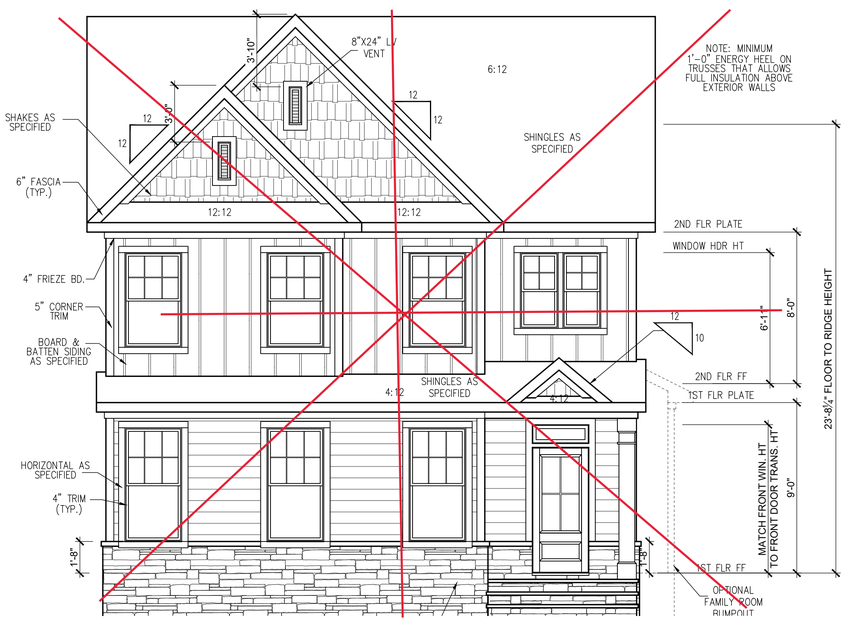
OPT. 2-CAR SIDELOAD GARAGE
FRONT ELEVATION "FRENCH COUNTRY" (SLAB)

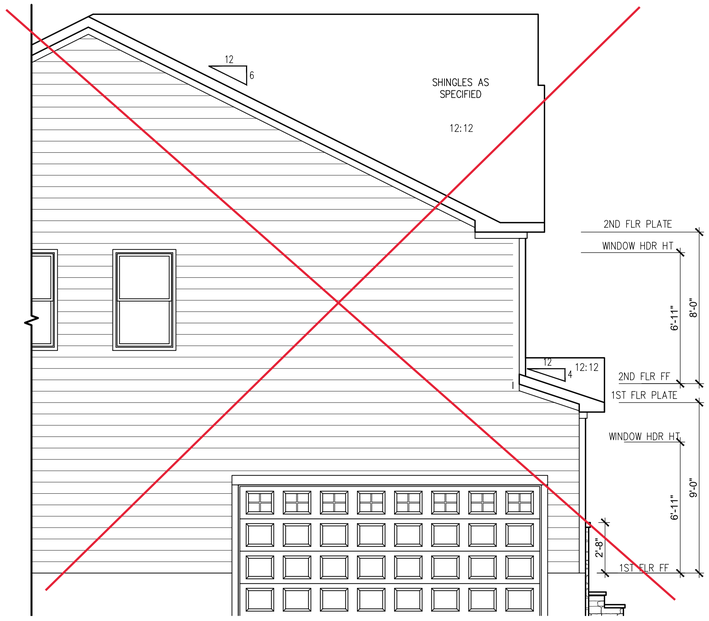
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17



OPT. 2-CAR SIDELOAD GARAGE
LEFT SIDE ELEVATION 'FRENCH COUNTRY' (SLAB)

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





NEW HOME INC.

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

2010 - THE SMITHFIELD - LH

---

2 Car Side Load Garage Elevations
French Country

DRAWN BY:
South Designs/J.Jones

ISSUE DATE:
7/1/2021

CURRENT REVISION DATE:
03-01-23

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

SHEET
2.7.1b

General Elevation Notes

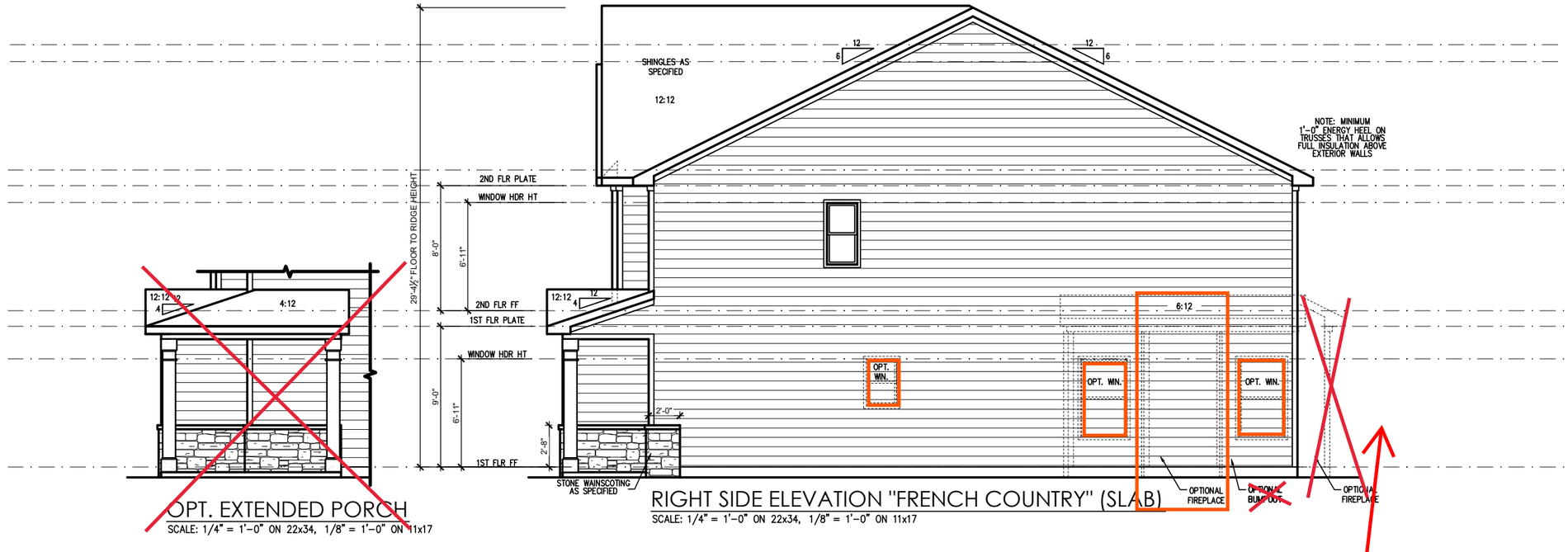
General Elevation Notes shall apply unless noted otherwise on plan.

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

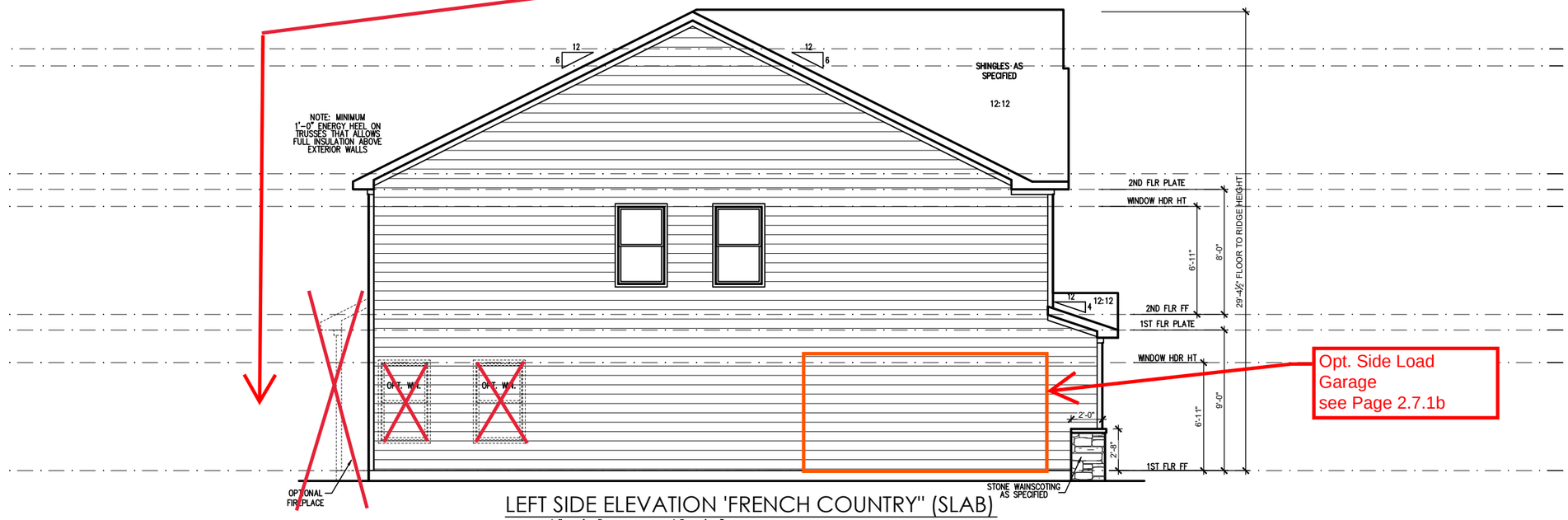
Opening Size	Angle
up to 4'-0"	3-1/2" x 3-1/2" x 5/16"
4'-1" to 5'-6"	4" x 3-1/2" x 5/16" LLV
5'-7" to 6'-6"	5" x 3-1/2" x 5/16" LLV
6'-7" to 8'-4"	6" x 3-1/2" x 5/16" LLV
8'-5" to 16'-4"	7" x 4" x 3/8" LLV

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



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

Opt. Kitchen w/Extended Cafe' & Covered Rear Patio
see Page 2.6b



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

Opt. Side Load Garage
see Page 2.7.1b

NEW HOME INC.

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

---- - SMITHFIELD - LH

Side Elevations (Slab) 'French Country'

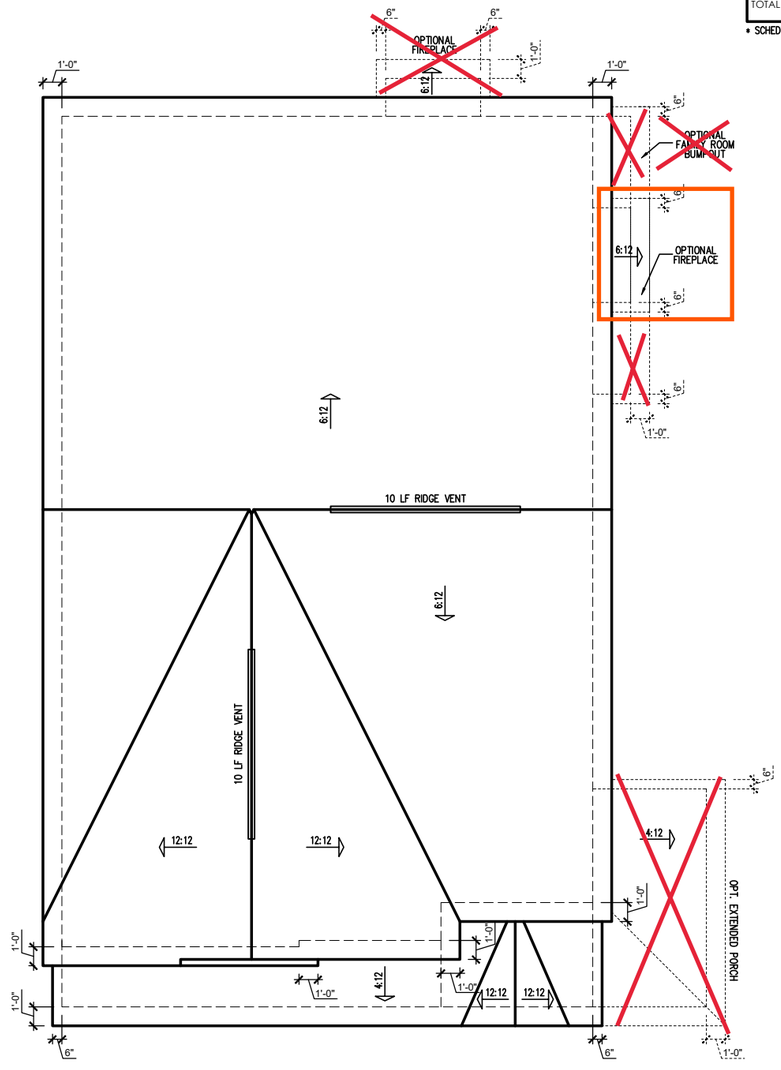
DRAWN BY: South Designs
ISSUE DATE: 10/29/2021
CURRENT REVISION DATE: ----
SCALE: 1/8" = 1'-0"
SHEET: 3.2b

ATTIC VENT SCHEDULE

"FRENCH COUNTRY" ELEVATION

MAIN HOUSE		SQ FTG	1206	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	1.61 – 2.01	2.50	52.63	0	0	20.00		
SOFFIT VENTS	2.41 – 2.01	2.25	47.37				0	36.00
TOTAL (MIN)	4.02	4.02	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



"FRENCH COUNTRY" ROOF PLAN

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

NEW HOME INC.

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

--- - SMITHFIELD - LH

Roof Plan 'French Country'

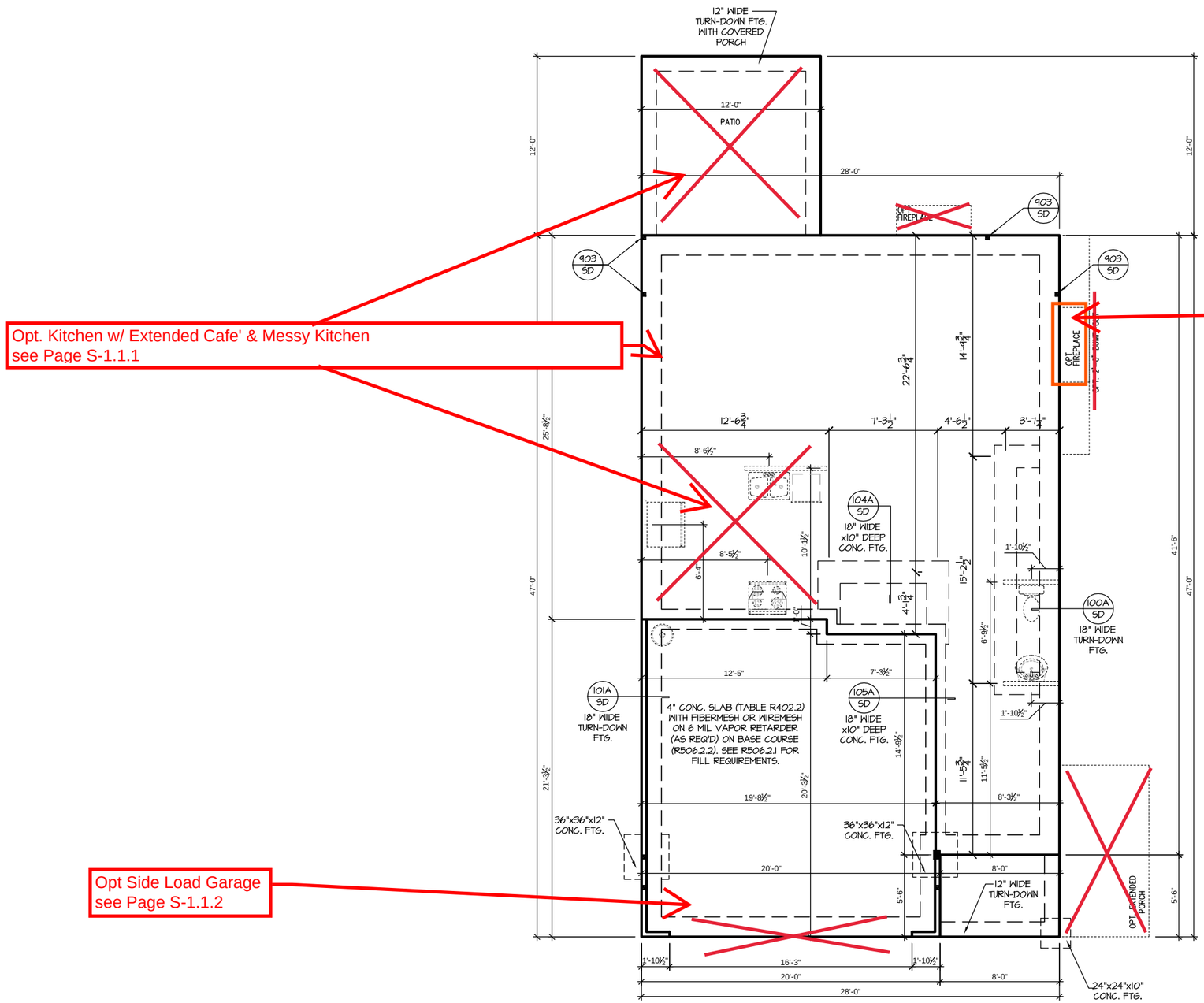
DRAWN BY: South Designs

ISSUE DATE: 10/29/2021

CURRENT REVISION DATE: ---

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

SHEET: 3.3b



SLAB FOUNDATION PLAN 'FRENCH COUNTRY'

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

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MINSHEW
4-28-23

PROJECT # 21-3366-LH

Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions. Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability. Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

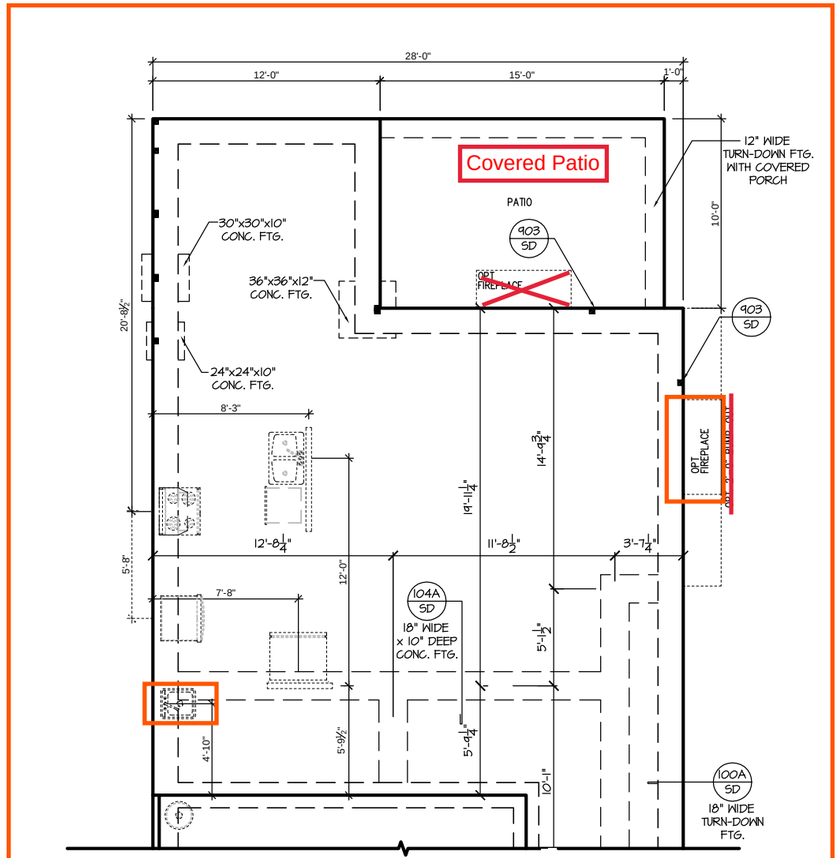
Southern Engineers, P.A.
3716 Benson Drive, Raleigh, NC 27609
Phone: (919) 878-1617
License: C-4772
www.southernengineers.com

NEW HOME, INC.

SMITHFIELD
Garage Left

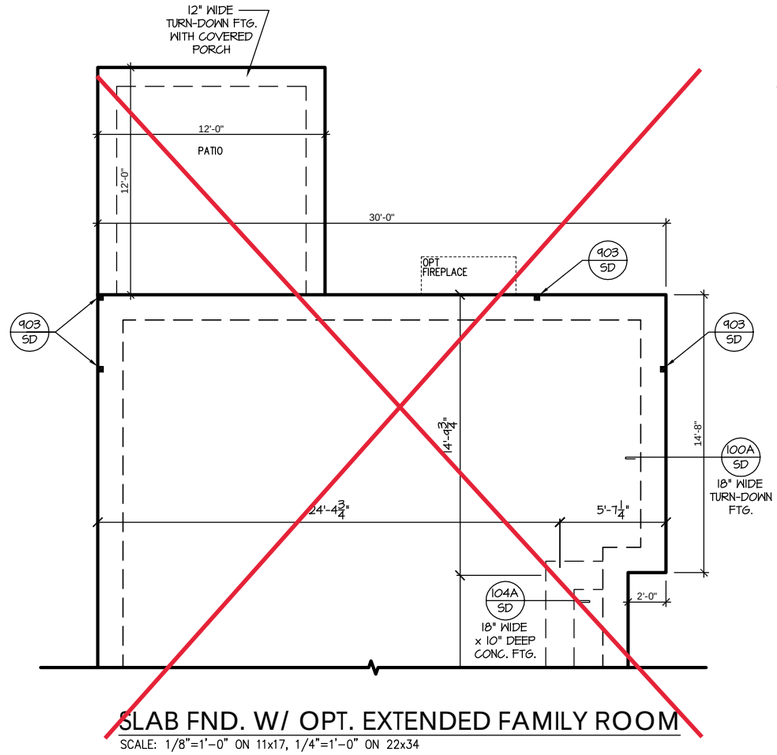
Roof Truss Version

S-1.1



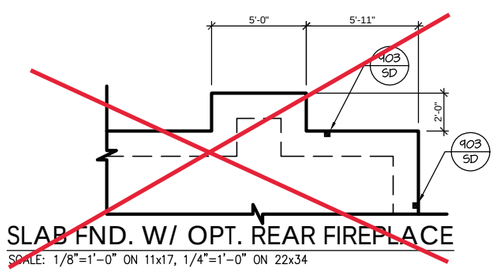
SLAB FND. W/ OPT. EXTENDED CAFE

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



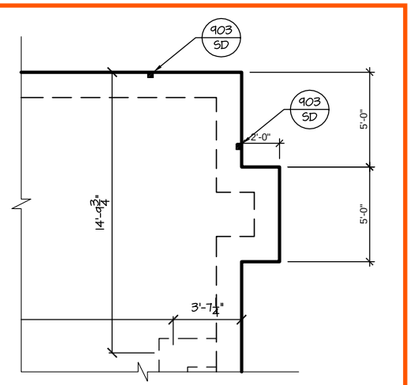
SLAB FND. W/ OPT. EXTENDED FAMILY ROOM

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



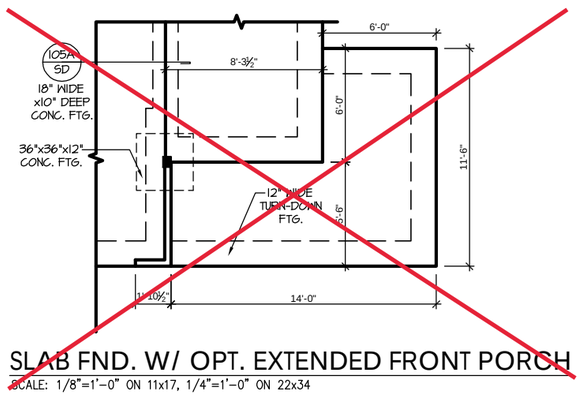
SLAB FND. W/ OPT. REAR FIREPLACE

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



SLAB FND W/ OPT. SIDE FIREPLACE

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



SLAB FND. W/ OPT. EXTENDED FRONT PORCH

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

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MINSHEW 4-28-23

PROJECT # 21-3366-LH

Engineers seal applies only to structural components on this document.
Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability.
Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

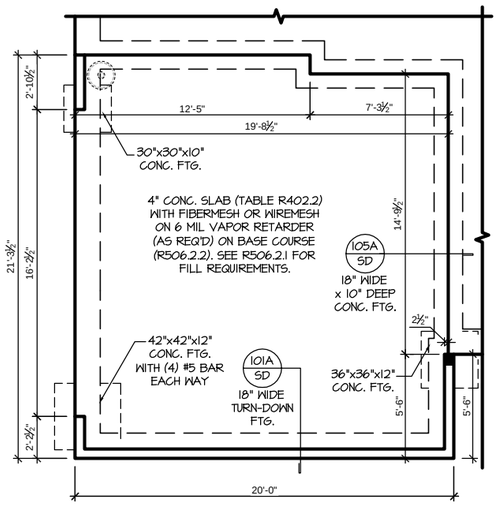
Southern Engineers, P.A.
3716 Benson Drive, Raleigh, NC 27609
Phone: (919) 878-1617
License: C-4772
www.southernengineers.com

NEW HOME, INC.

SMITHFIELD
Garage Left

Roof Truss Version

S-1.1.1



OPT. SIDE LOAD GARAGE SLAB FOUNDATION PLAN

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

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MINSHEW 4-28-25

PROJECT # 21-3366-LH

Engineers seal applies only to structural components on this document.
Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability.
Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

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

NEW HOME, INC.

SMITHFIELD
Garage Left

Roof Truss Version

S-1.1.2

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.

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 1-4-2020:
   - •• 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 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.

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.

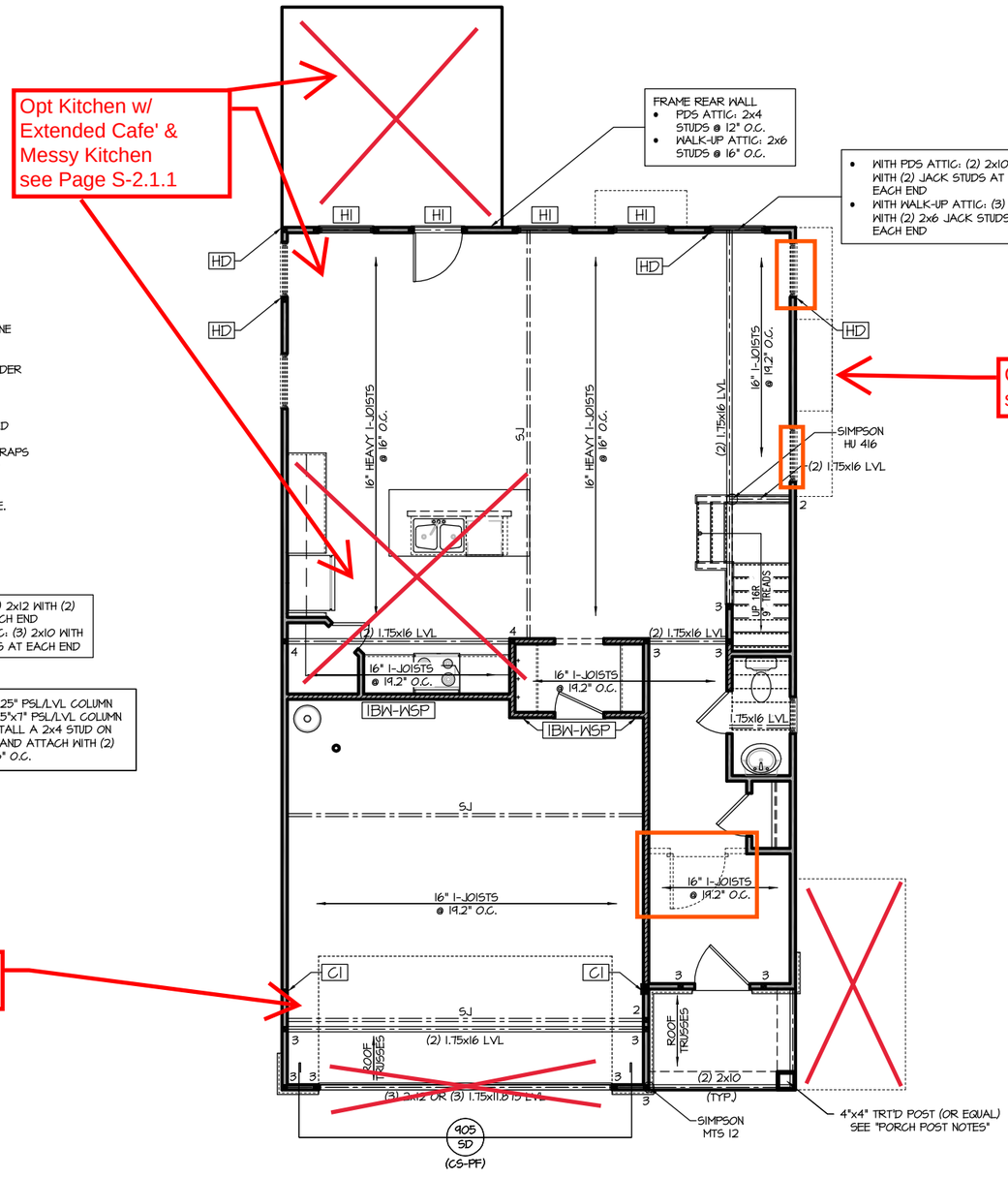
PORCH POST NOTES:

- 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.

HI	• 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	• WITH PDS ATTIC: 3.5"x5.25" PSL/LVL COLUMN • WITH WALK-UP ATTIC: 3.5"xT" 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 'FRENCH COUNTRY'

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

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

PROJECT # 21-3366-LH

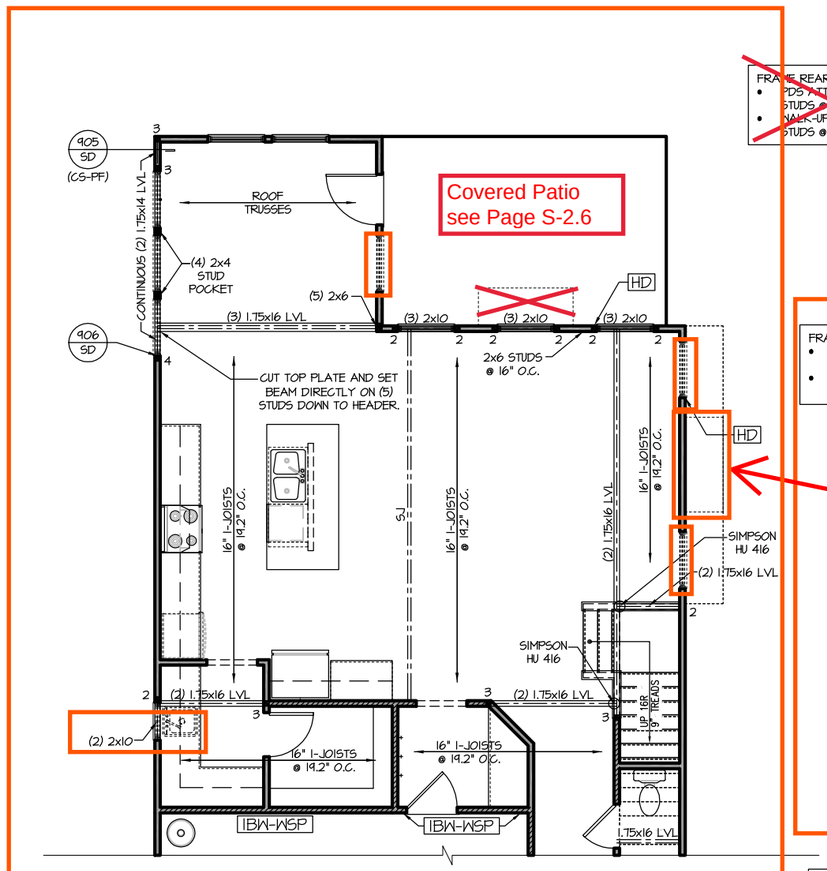
NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MINSHEW
4-28-25

NEW HOME, INC.

SMITHFIELD
Garage Left

Roof Truss Version

S-2.1



Covered Patio
see Page S-2.6

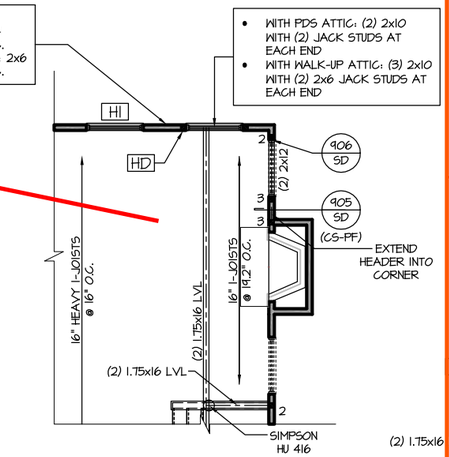
OPT. KITCHEN W/ EXTENDED CAFE

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

HI	• 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	• 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.

FRAME REAR WALL
- PDS ATTIC: 2x4 STUDS @ 12" O.C.
- WALK-UP ATTIC: 2x6 STUDS @ 16" O.C.

- WITH PDS ATTIC: (2) 2x10 WITH (2) JACK STUDS AT EACH END
- WITH WALK-UP ATTIC: (3) 2x10 WITH (2) 2x6 JACK STUDS AT EACH END

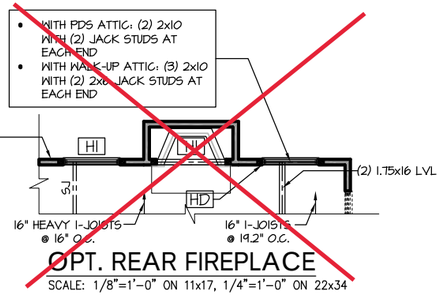


OPT. SIDE FIREPLACE

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

FRAME REAR WALL
- PDS ATTIC: 2x4 STUDS @ 16" O.C.
- WALK-UP ATTIC: 2x6 STUDS @ 16" O.C.

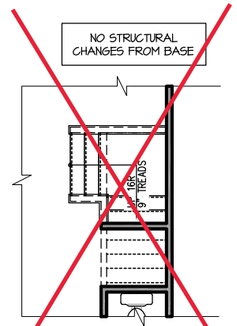
- WITH PDS ATTIC: (2) 2x10 WITH (2) JACK STUDS AT EACH END
- WITH WALK-UP ATTIC: (3) 2x10 WITH (2) 2x6 JACK STUDS AT EACH END



OPT. REAR FIREPLACE

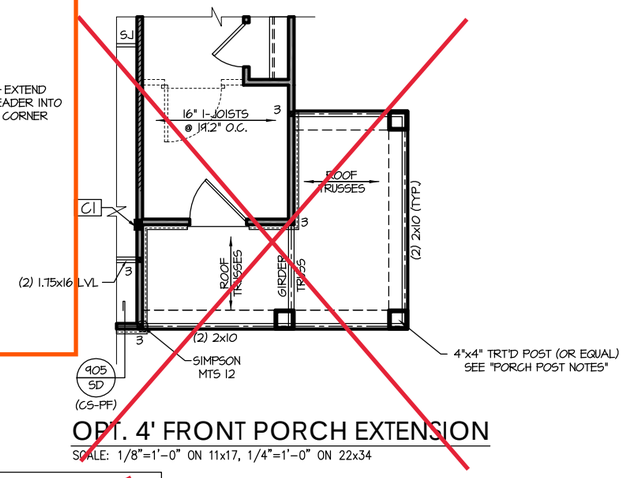
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

NO STRUCTURAL CHANGES FROM BASE



OPT. PET PALACE

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

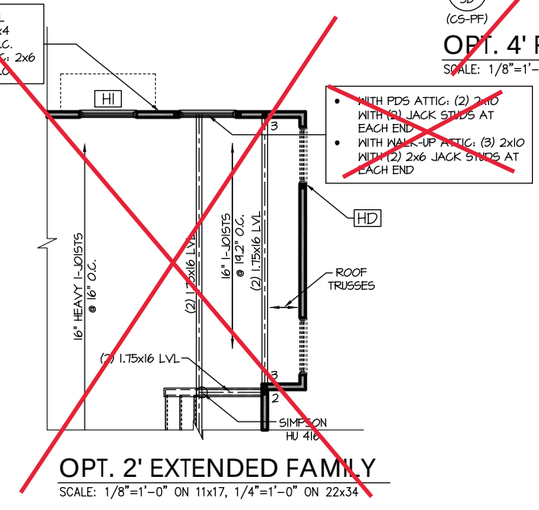


OPT. 4' FRONT PORCH EXTENSION

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

FRAME REAR WALL
- PDS ATTIC: 2x4 STUDS @ 12" O.C.
- WALK-UP ATTIC: 2x6 STUDS @ 16" O.C.

- WITH PDS ATTIC: (2) 2x10 WITH (2) JACK STUDS AT EACH END
- WITH WALK-UP ATTIC: (3) 2x10 WITH (2) 2x6 JACK STUDS AT EACH END



OPT. 2' EXTENDED FAMILY

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

Roof Truss Version

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER J. MARK MINSHEW 4-28-23

PROJECT # 21-3366-LH

Engineers seal applies only to structural components on this document.
Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability.
Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

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

NEW HOME, INC.

SMITHFIELD
Garage Left

S-2.1.1

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.

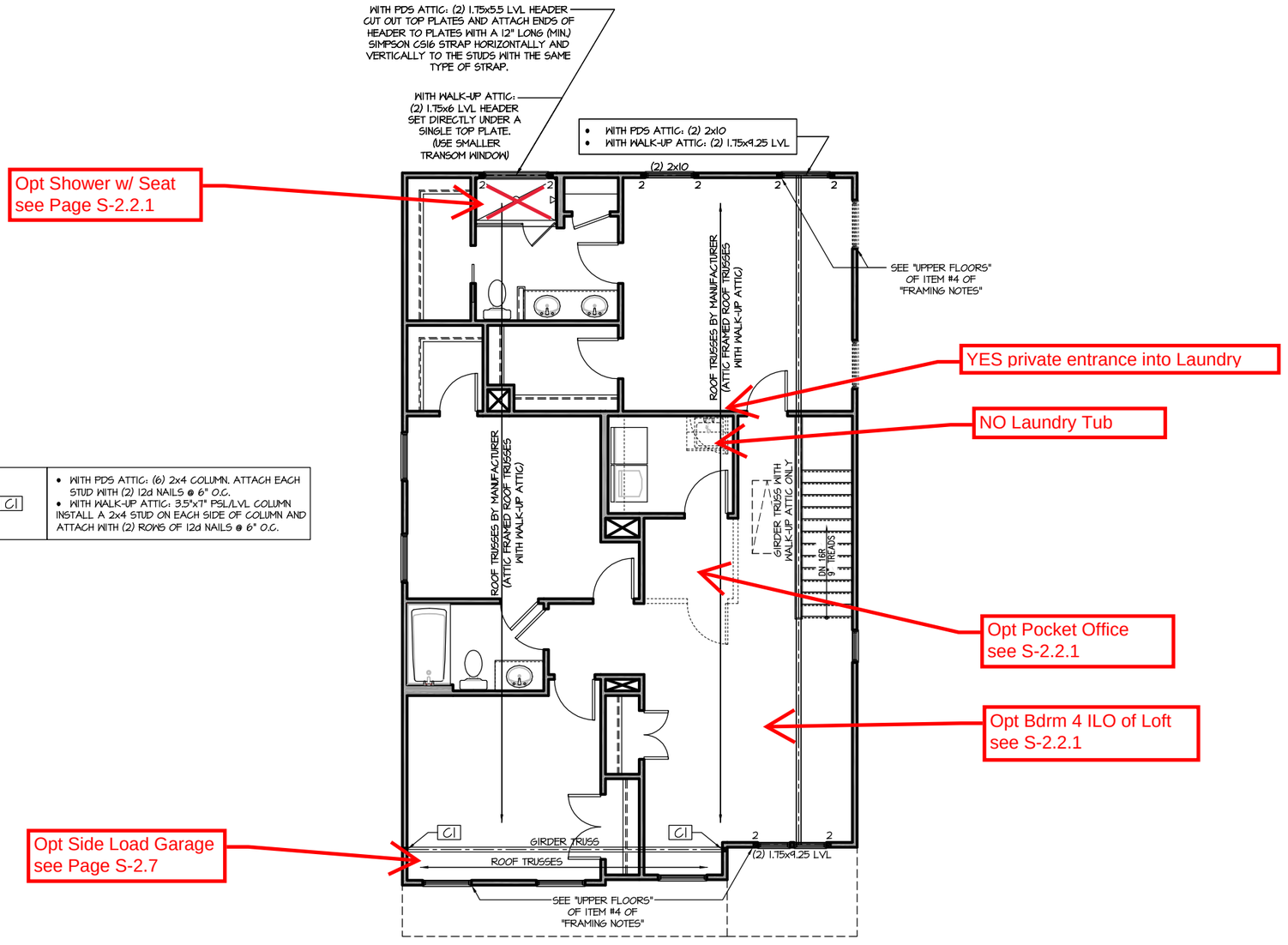
HEADER/BEAM & COLUMN NOTES

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

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.



SECOND FLOOR PLAN 'FRENCH COUNTRY'

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

Roof Truss Version

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MINGLEW 11/28/25

PROJECT # 21-3366-LH

Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions. Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability. Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

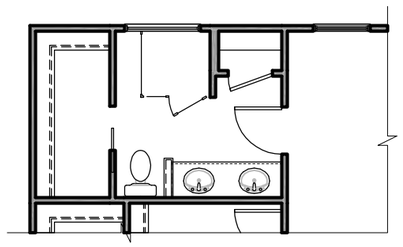
Southern Engineers, P.A.
3716 Benson Drive, Raleigh, NC 27609
Phone: (919) 878-1617
License: C-4772
www.southernengineers.com

NEW HOME, INC.

SMITHFIELD
Garage Left

S-2.2

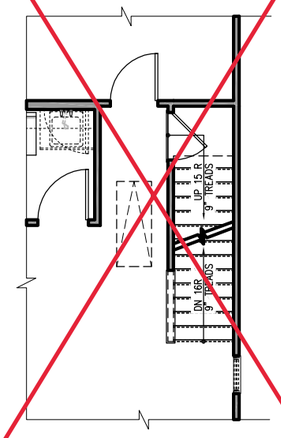
NO STRUCTURAL CHANGES FROM BASE



OPT. SHOWER W/ SEAT

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

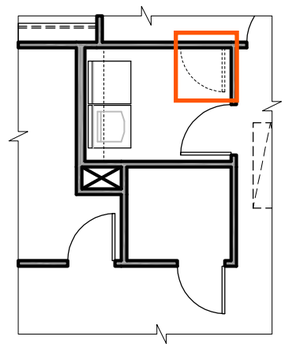
NO STRUCTURAL CHANGES FROM BASE



STAIRS W/OPT. UNFINISHED ATTIC

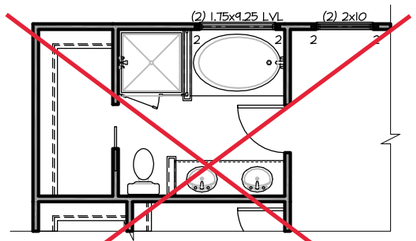
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

NO STRUCTURAL CHANGES FROM BASE



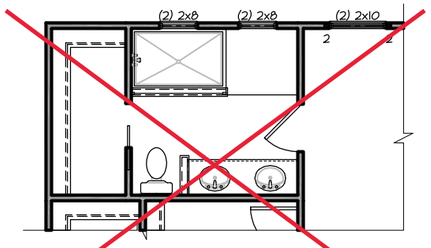
LAUNDRY W/OPT. POCKET OFFICE

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



OPT. TUB/SHOWER

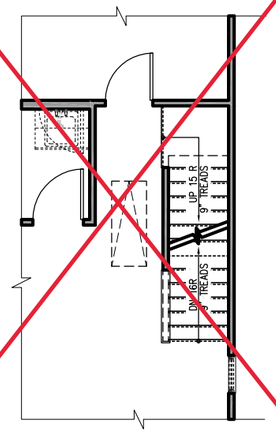
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



OPT. SUPER SHOWER (ZERO ENTRY)

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

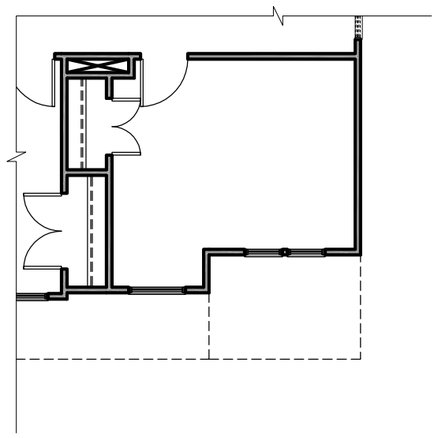
NO STRUCTURAL CHANGES FROM BASE



STAIRS W/OPT. THIRD FL BONUS/BEDROOM

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

NORTH CAROLINA PROFESSIONAL SEAL 33158 ENGINEER MARK MINSHEW 4-28-23

PROJECT # 21-3366-LH

Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions. Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability. Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

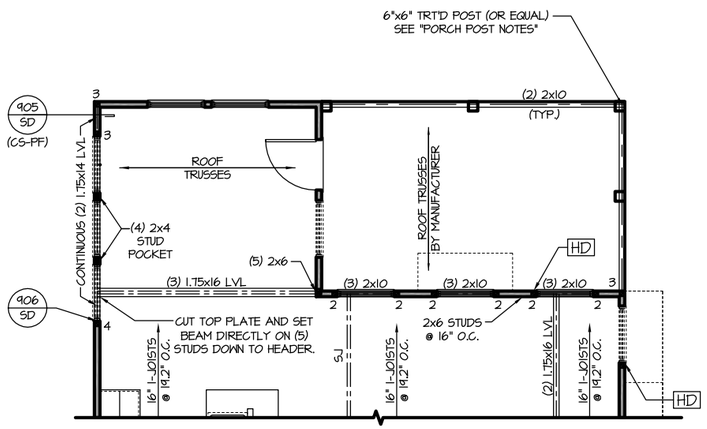
Southern Engineers, P.A.
3716 Benson Drive, Raleigh, NC 27609
Phone: (919) 878-1617
License: C-4772
www.southernengineers.com

NEW HOME, INC.

SMITHFIELD
Garage Left

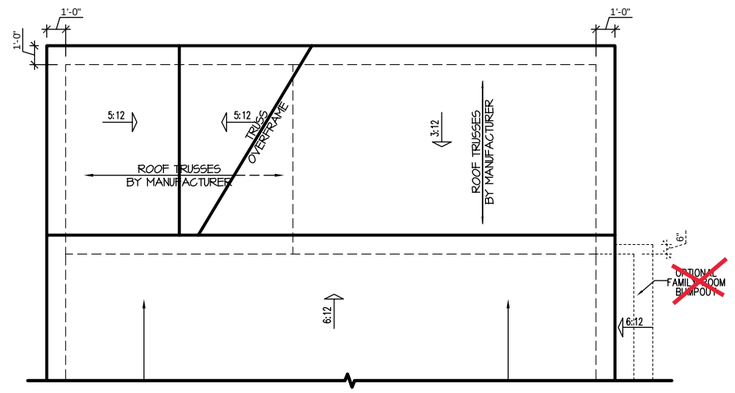
Roof Truss Version

S-2.2.1



OPT. EXTENDED CAFE W/ COVERED PATIO/DECK

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

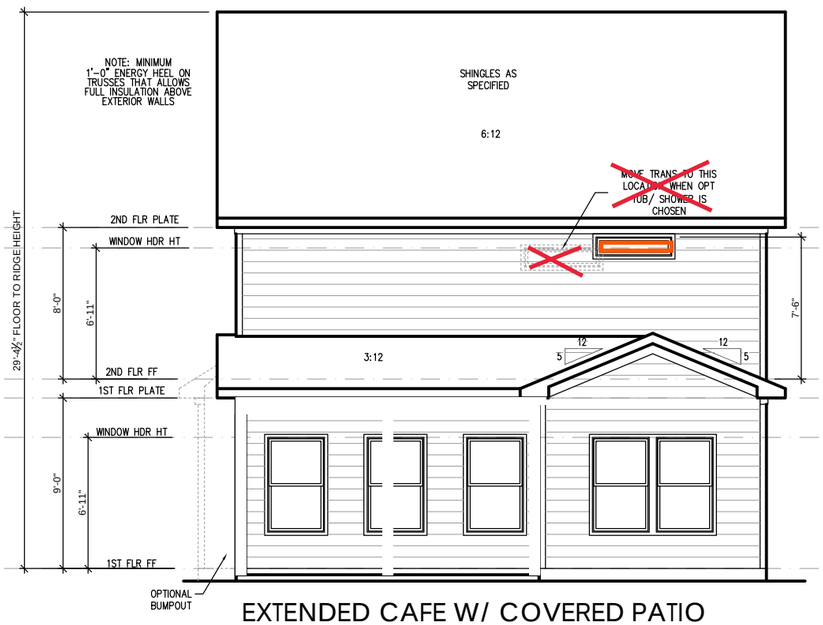


OPT. EXTENDED CAFE W/ COVERED PATIO/DECK

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

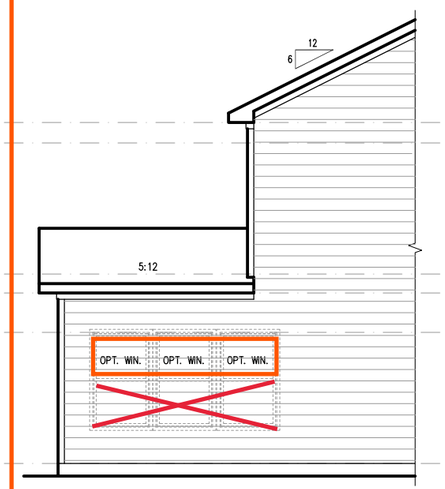
EXTENDED CAFE W/ COVERED PATIO
PARTIAL RIGHT SIDE ELEVATION

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



EXTENDED CAFE W/ COVERED PATIO
REAR ELEVATION

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



EXTENDED CAFE W/ COVERED PATIO
PARTIAL LEFT SIDE ELEVATION

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

Roof Truss Version

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MINSHEW 4-28-25

PROJECT # 21-3366-LH

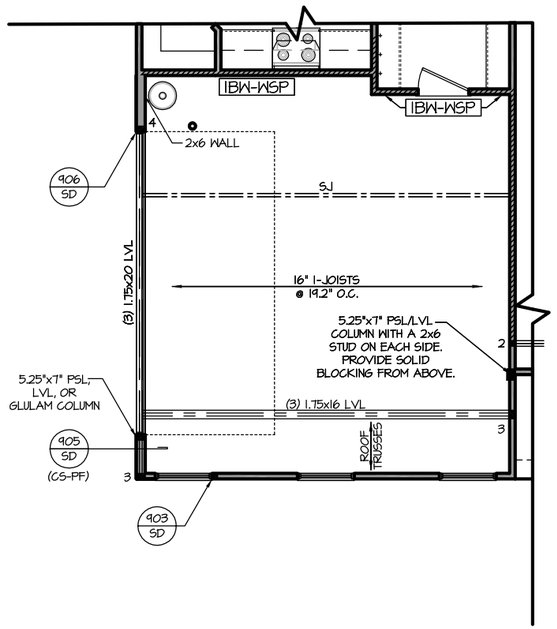
Engineers seal applies only to structural components on this document.
Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability.
Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

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

NEW HOME, INC.

SMITHFIELD
Garage Left

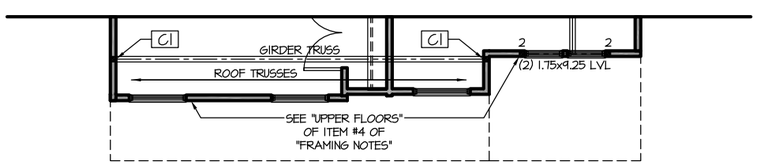
S-2.6



OPTIONAL SIDE LOAD GARAGE 'FRENCH COUNTRY'

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

C1	• 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.



SECOND FLOOR OPTIONAL SIDE LOAD GARAGE
FRENCH COUNTRY

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

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MINSHEW 4/28/23

PROJECT # 21-3366-LH

Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions. Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability. Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

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

NEW HOME, INC.

SMITHFIELD
Garage Left

Roof Truss Version

S-2.7

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.

ROOF FRAMING NOTES:

NC (2018 NCRC): 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 1.75x9.25 LVL VALLEY. DO NOT SPLICE VALLEYS
4. 1.75x11.875 LVL OR (2)1.75x9.25 LVL VALLEY
5. FALSE FRAME VALLEY ON 2x10 FLAT PLATE
6. 2x6 RAFTERS @ 16" O.C. W/ 2x8 RIDGE, UNO.
7. 2x10 RAFTERS @ 16" O.C. W/ 2x12 RIDGE, UNO.
8. EXTEND RIDGE 12" BEYOND INTERSECTION

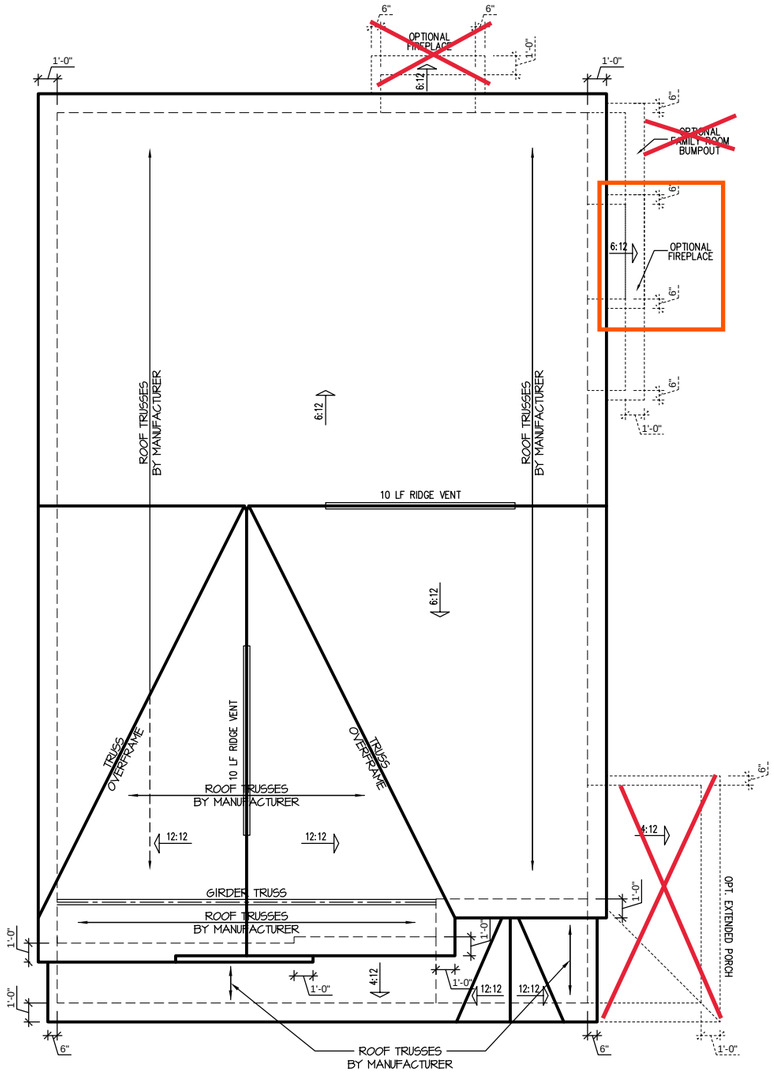
- "SR" = SINGLE RAFTER
- "DR" = DOUBLE RAFTER
- "TR" = TRIPLE RAFTER
- "RS" = ROOF SUPPORT
- "■" = (3) STUD OR 4x4 POST FOR ROOF SUPPORT (USE 2X6 STUDS OR 6X6 POST FOR SUPPORT OVER 10'-0" IN HEIGHT)
- ATTACH VAULTED RAFTERS WITH HURRICANE CLIPS; SIMPSON "H-2.5A" OR EQUIVALENT. TIES TO BE INSTALLED ON 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

"FRENCH COUNTRY" ELEVATION

MAIN HOUSE			SQ FTG	1206	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	1.61	2.01	2.50	52.63	0	0	20.00		
SOFFIT VENTS	2.41	2.01	2.25	47.37				0	36.00
TOTAL (MIN)	4.02	4.02	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



"FRENCH COUNTRY" ROOF PLAN

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

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MTNSHEN
422825

PROJECT # 21-3366-LH

Engineers seal applies only to structural components on this document.
Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability.
Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

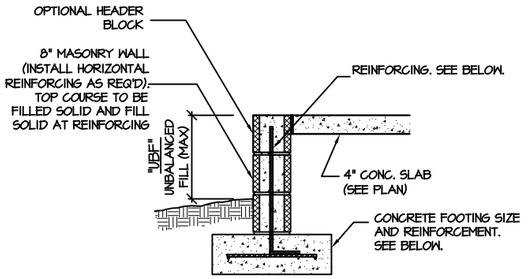
Southern Engineers, P.A.
3716 Benson Drive, Raleigh, NC 27609
Phone: (919) 878-1617
License: C-4772
www.southernengineers.com

NEW HOME, INC.

SMITHFIELD
Garage Left

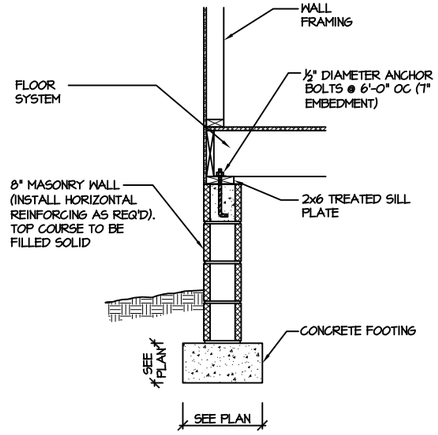
Roof Truss Version

S-3.1

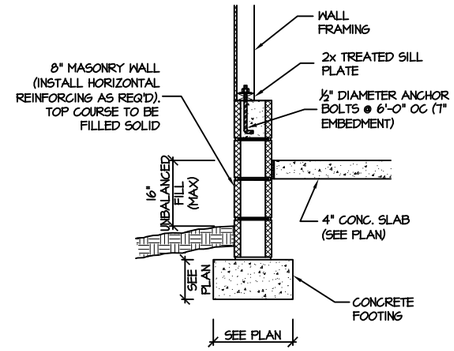


"UBF" = UP TO 16"	8" MASONRY (UN-REINFORCED) ON 16" WIDE BY 8" DEEP (MIN) CONC. FTG.
"UBF" = 16" UP TO 24"	REINFORCE WALL W/ #5 BAR @ 48" O.C. W/ 6"BEND INTO FTG. 24" WIDE BY 10" DEEP CONC FTG REINFORCED W/ (3) #4 BAR OR (2) #5 BAR CONTINUOUS WITH #4 TIES @ 48" O.C.
"UBF" = 24" UP TO 48"	REINFORCE WALL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

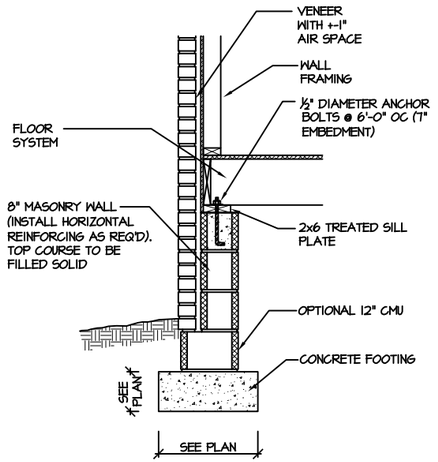
115-120 MPH / 106D SD — FILLED PORCH WALL



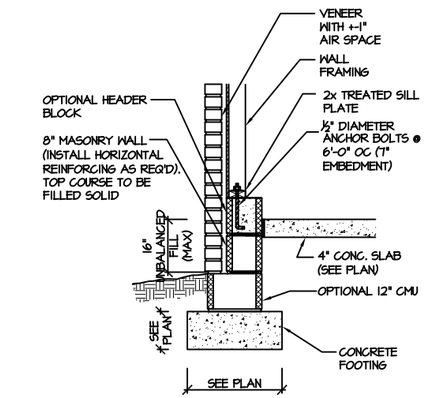
115-120 MPH / 110A SD — CRAWL SPACE FOOTING
(SIDING OR EQUAL)



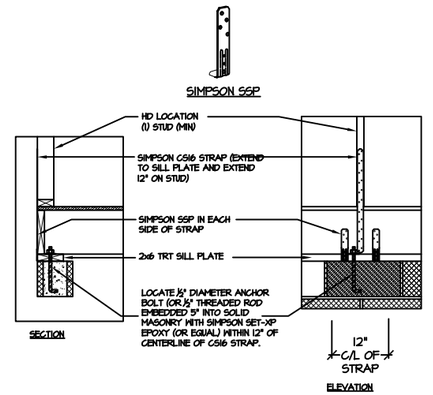
115-120 MPH / 111A SD — GARAGE WALL FOOTING
(SIDING OR EQUAL)



115-120 MPH / 112A SD — CRAWL SPACE FOOTING
(VENEER)



115-120 MPH / 113A SD — GARAGE WALL FOOTING
(VENEER)



904 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.

CRAWL SPACE FOUNDATION

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER D MARK MATTHEW
4/28/25

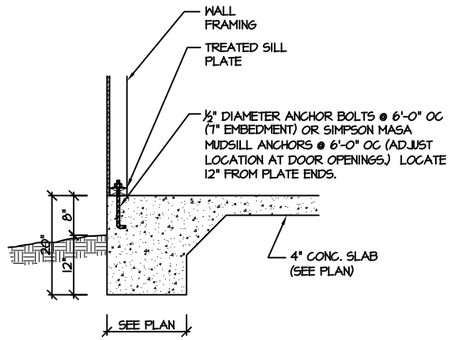
PROJECT # 21-3366

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

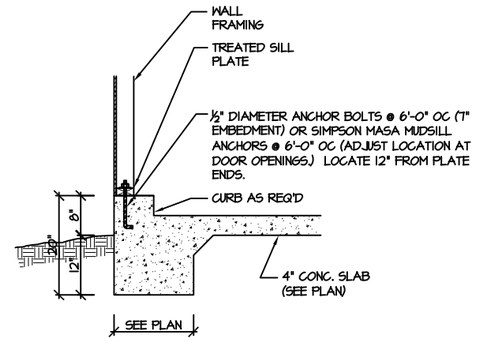
NEW HOME, INC.

SMITHFIELD PLAN

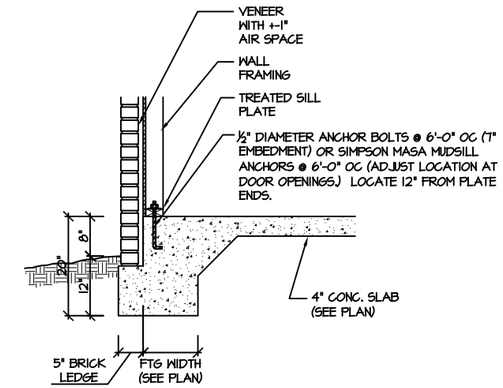
SD



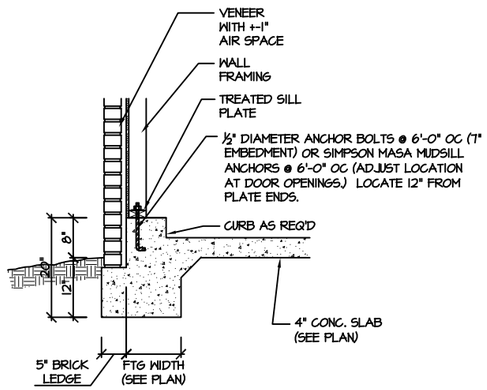
115-120 MPH | 100A SD — MONOLITHIC SLAB FOOTING
(SIDING OR EQUAL)



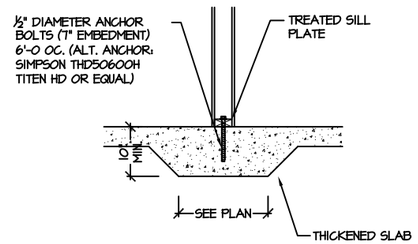
115-120 MPH | 101A SD — MONOLITHIC SLAB @ GARAGE
(SIDING OR EQUAL)



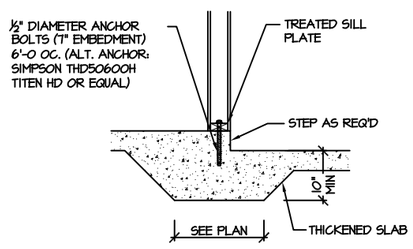
115-120 MPH | 102A SD — MONOLITHIC SLAB FOOTING
(VENEER)



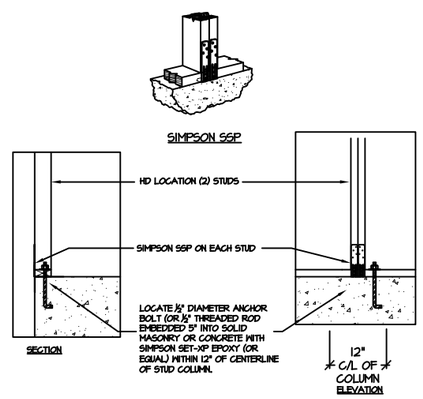
115-120 MPH | 103A SD — MONOLITHIC SLAB @ GARAGE
(VENEER)



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

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MINSHEW 4/28/25

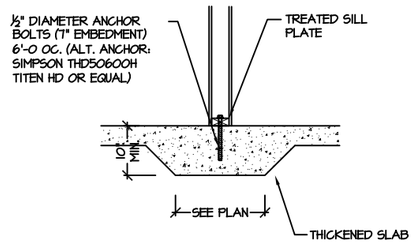
PROJECT # 21-3366

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

NEW HOME, INC.

SMITHFIELD PLAN

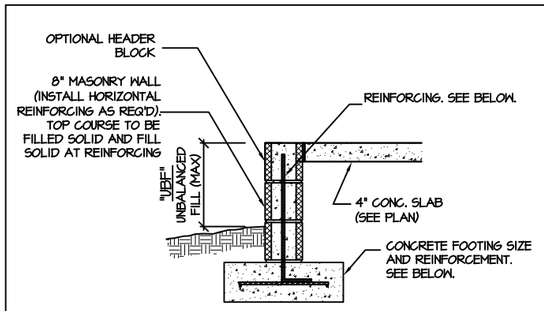
SD



115-120 MPH | 104A SD

THICKENED SLAB

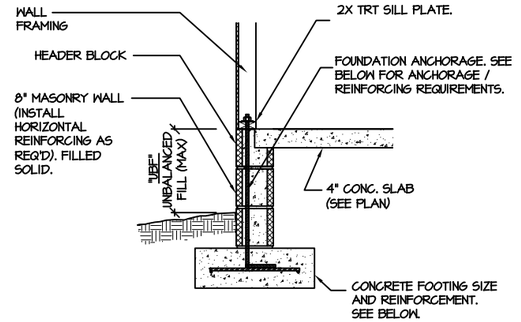
(INTERIOR BEARING WALL)



"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

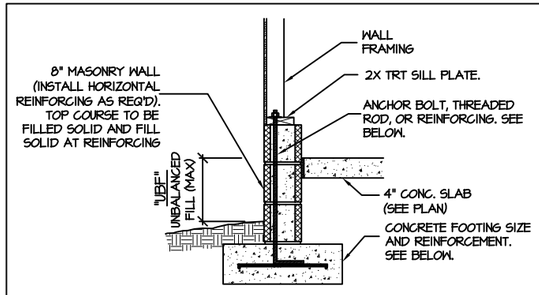


"UBF" = UP TO 16"	½" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. 16" WIDE BY 8" DEEP (MIN) CONC. FTG. (UNREINFORCED)
"UBF" = 16" UP TO 24"	½" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. REINFORCE WALL W/ #5 BAR @ 48" O.C. W/ 7.5" LEG INTO FTG. OR INSTALL ⅝" THREADED ROD W/ 7.5" LEG @ 48" O.C. WITH WASHERS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

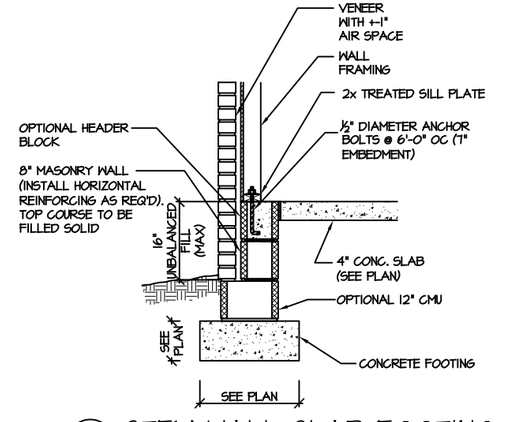


"UBF" = UP TO 16"	½" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. 16" WIDE BY 8" DEEP (MIN) CONC. FTG.
"UBF" = 16" UP TO 24"	½" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. REINFORCE WALL W/ #5 BAR @ 48" O.C. W/ 6" LEG INTO FTG. OR INSTALL ⅝" THREADED ROD @ 48" O.C. WITH WASHERS. 24" WIDE BY 10" DEEP CONC FTG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

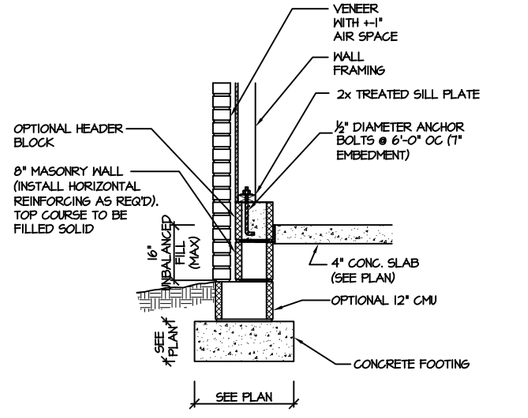


115-120 MPH | 108A SD

STEM WALL SLAB FOOTING

(VENEER)

SEE "107E/SD" FOR GREATER THAN 16" UNBALANCED FILL.

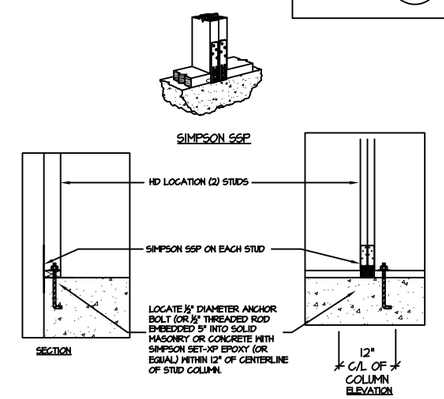


115-120 MPH | 109A SD

STEM WALL SLAB @ GARAGE

(VENEER)

SEE "107E/SD" FOR GREATER THAN 16" UNBALANCED FILL.



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.

STEM WALL SLAB FOUNDATION

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MINGLEW

4/28/23

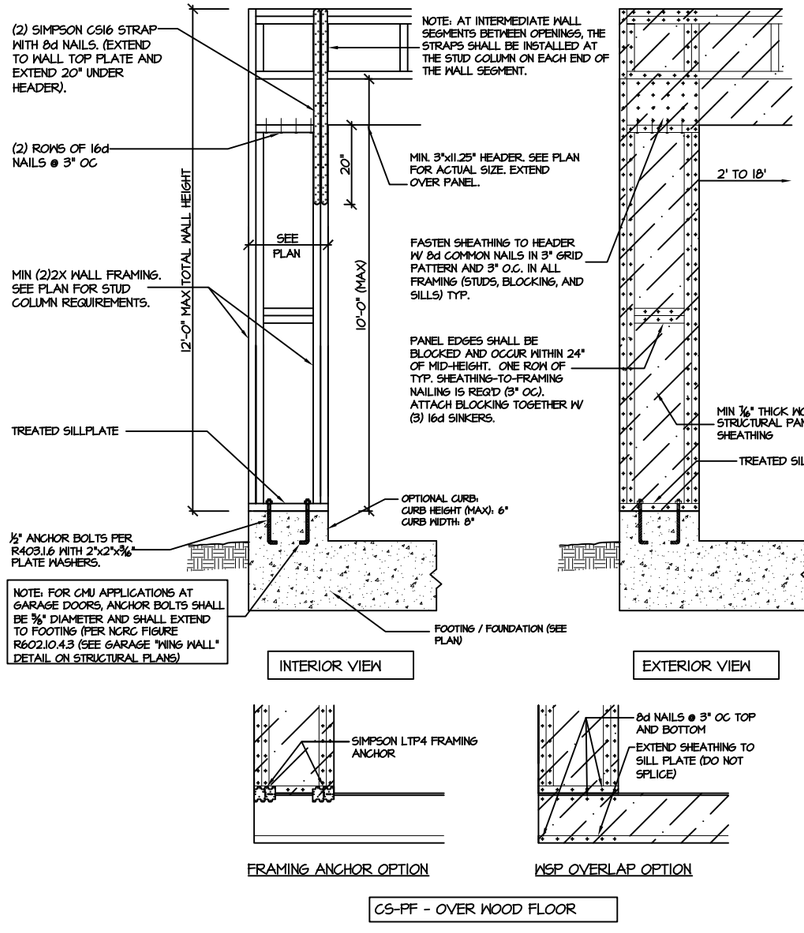
PROJECT # 21-3366

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

NEW HOME, INC.

SMITHFIELD PLAN

SD



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)
   - DECKS AND EXTERIOR BALCONIES: (40 PSF, 10 PSF, L/360)
   - PASSENGER VEHICLE GARAGES: (50 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=1.9x10⁶ PSI.
   - 9.1. P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2900 PSI, Fv=290 PSI, E=2.0x10⁶ PSI.
   - 9.2. L.S.L. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, Fv=400 PSI, E=1.55x10⁶ 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.

PROJECT # 21-3366

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

NEW HOME, INC.

SMITHFIELD PLAN

SD