

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 31 WS - 44 Willow Creek Place Fuquay- Varina NC 27526

NEW HOME INC.

PLAN 5 THE APEX - LH 'TRADITIONAL'

NEW HOME INC.



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		
	'TRADITIONAL' ELEVATION	
	UNHEATED	HEATED
FIRST FLOOR	0	1342
SECOND FLOOR	0	1508
FRONT PORCH	124	0
REAR PATIO/DECK	188	0
2 CAR GARAGE	469	0
SUBTOTALS	801	2850
TOTAL UNDER ROOF	3651	

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	+137	0

DESIGN CRITERIA:

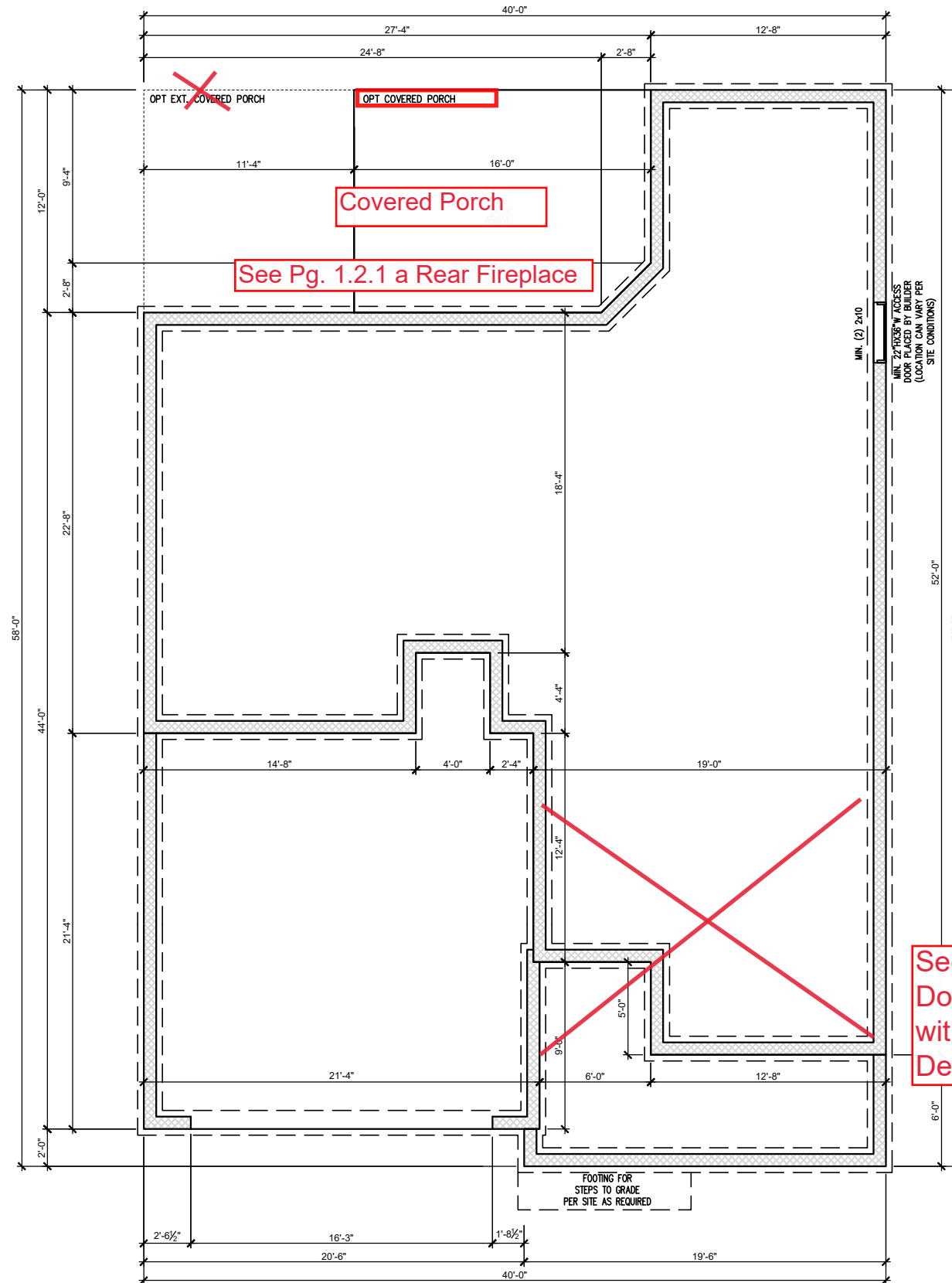
THIS PLAN IS TO BE BUILT IN CONFORMANCE WITH THE 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE

DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.

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PLAN 5 - THE APEX - LH
SINGLE FAMILY
Cover Sheet 'Traditional'

DRAWN BY: South Designs
ISSUE DATE: 07/01/2021
CURRENT REVISION DATE: ---
SCALE: 1/8" = 1'-0"
SHEET 0.0a



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

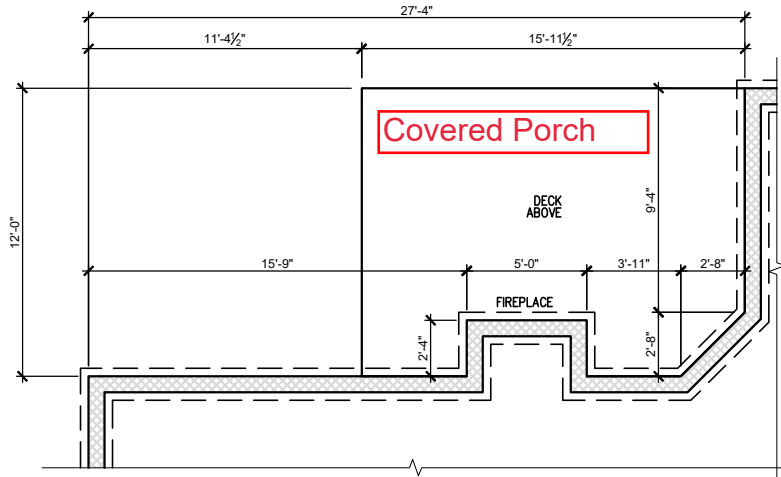
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PLAN 5 - THE APEX - LH
 SINGLE FAMILY
 Crawl Foundation 'Traditional'

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

SHEET
1.2a



**CRAWL FND. W/ OPT. FIREPLACE
@ COVERED PATIO/PORCH**
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

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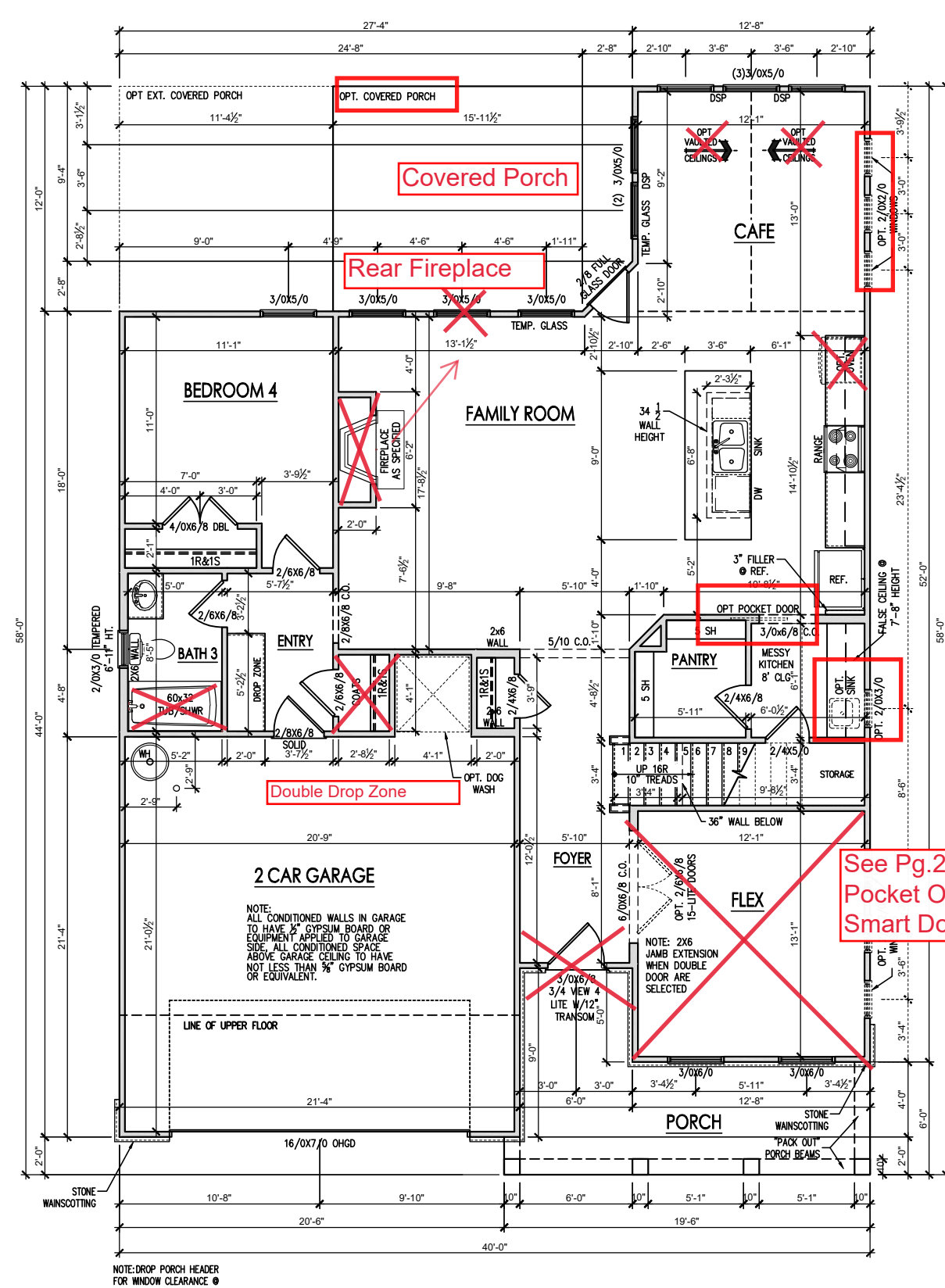
PLAN 5 - THE APEX - LH
SINGLE FAMILY
Crawl Foundation Options 'Traditional'

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

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 attic U.N.O. All walls are constructed using a double top plate. Splices of 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, Tray Ceilings and other significant ceiling plan elements are shown on the floor plans and are denoted as single dashed lines. Unless specifically call out as included, Kitchens **do not** include soffits over wall cabinetry.
6. Door & Window Frames, where occurring near corners, shall be a minimum of 4 1/2" from corner. Except for walk-in closets with doors near a corner, doors at closets shall be centered on closet.
7. Windows: Shall have at least (1) window in each sleeping room, that meets egress. Shall be provided with tempered glass at hazardous glazing areas. False windows shall be installed with obscure glazing.
8. Closets for clothing or coat storage shall be equipped with 1 rod/shelf. Closets for linen shall have 4 open equal shelves. Closets for pantries shall have 4 equal wood shelves, painted.
9. Stair treads shall be a min of 9" deep, risers shall be a maximum of 8 1/4", unless noted otherwise, per the current North Carolina Residential Code
10. Handrails and Guards of stairs shall be 34" above the finished surface of the ramp surface of the stair. Handrails at landings and overlooks of multilevel spaces shall be 36" above finished floor. Guards (pickets or balusters) shall be spaced with no more than 4" between guards.
11. Attic Access shall be provided at all attic area with a height greater than 30". Minimum clear attic access shall be 20" x 30". Pull down stairs and access doors in knee walls meeting minimum criteria are also acceptable.
12. Garage Door to Living Space shall be 2'-8" x 6'-8" minimum size and shall be 20 minute fire rated and weather sealed.
13. Garage Walls, as a minimum, shall be separated from living space by installing 1/2" gypsum board on the garage side of the wall. With habitable space above, the inside of all garage walls require 1/2" GWB supporting 5/8" type X GWB on ceiling.



34 x 60 Fiberglass Pan with Tile Walls

See Pg. 2.1.1a Double Pocket Office and Smart Door Delivery

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



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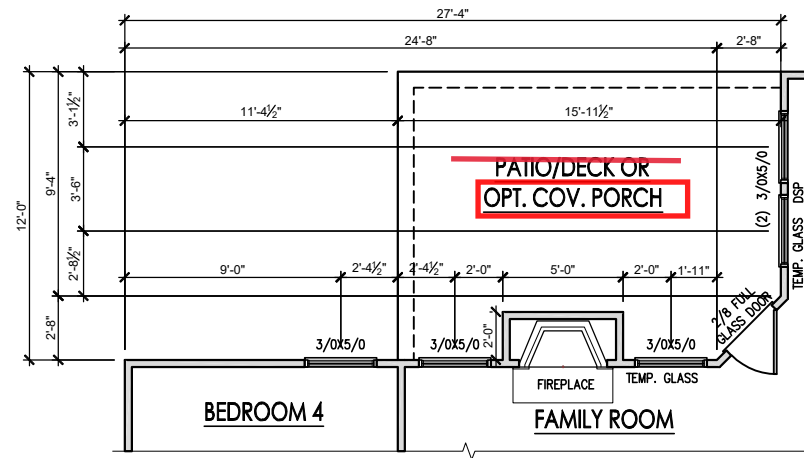
PLAN 5 - THE APEX - LH
SINGLE FAMILY
First Floor Plan 'Traditional'

DRAWN BY:
South Designs
ISSUE DATE:
07/01/2021
CURRENT REVISION DATE:
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SCALE:
1/8" = 1'-0"
SHEET
2.1a

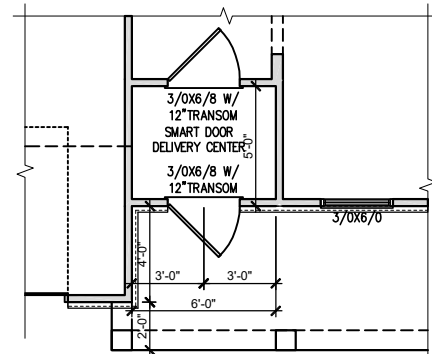
General Floor Plan Notes

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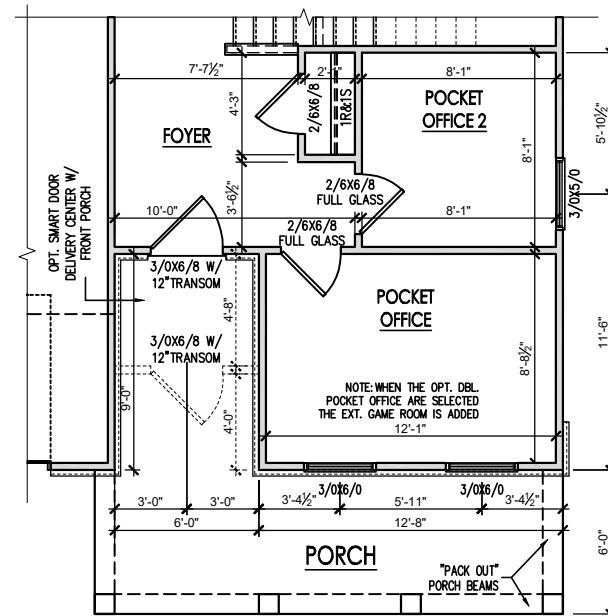
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OPT. FIREPLACE AT PATIO
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

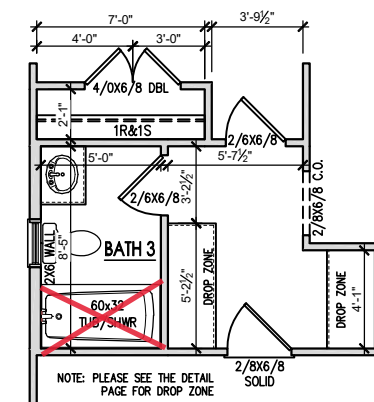


OPT. SMART DOOR DELIVERY CENTER W/ FRONT PORCH
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34 (+28 S.F.)



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

34 x 60 Fiberglass Pan with Tiled Walls



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

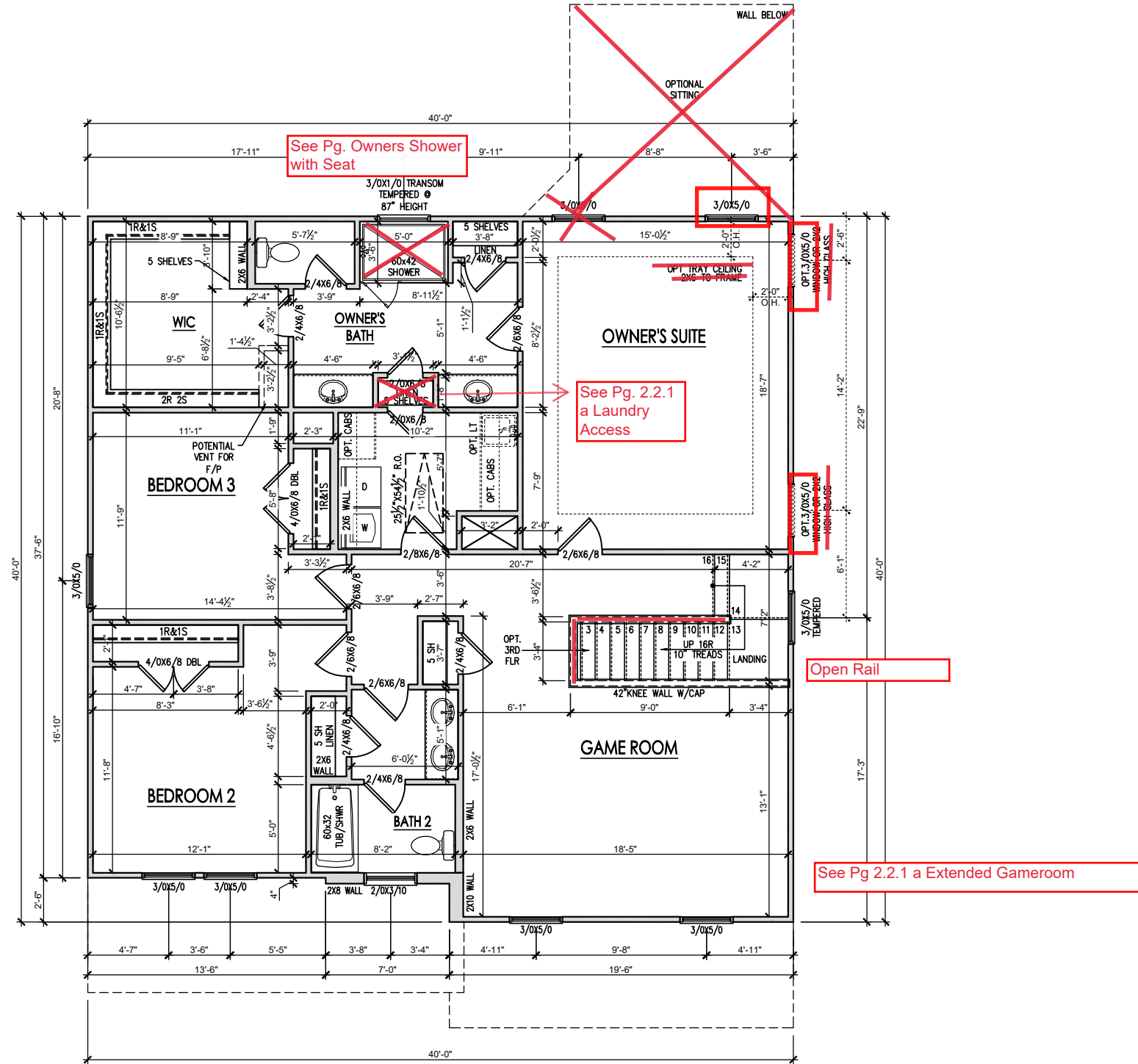
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DRAWN BY:
South Designs
ISSUE DATE:
07/01/2021
CURRENT REVISION DATE:
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SCALE:
1/8" = 1'-0"

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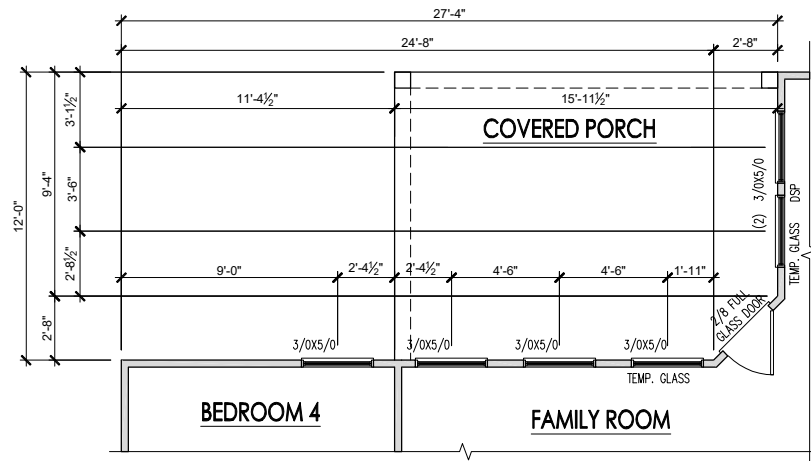


SECOND FLOOR PLAN 'TRADITIONAL'
 SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

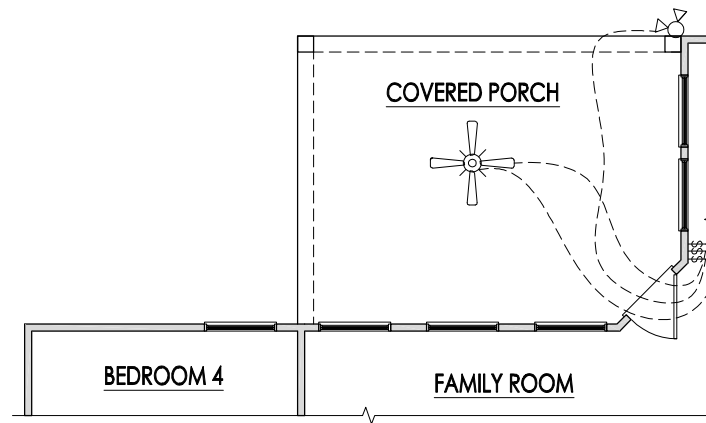
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PLAN 5 - THE APEX - LH
 SINGLE FAMILY
 Second Floor Plan 'Traditional'

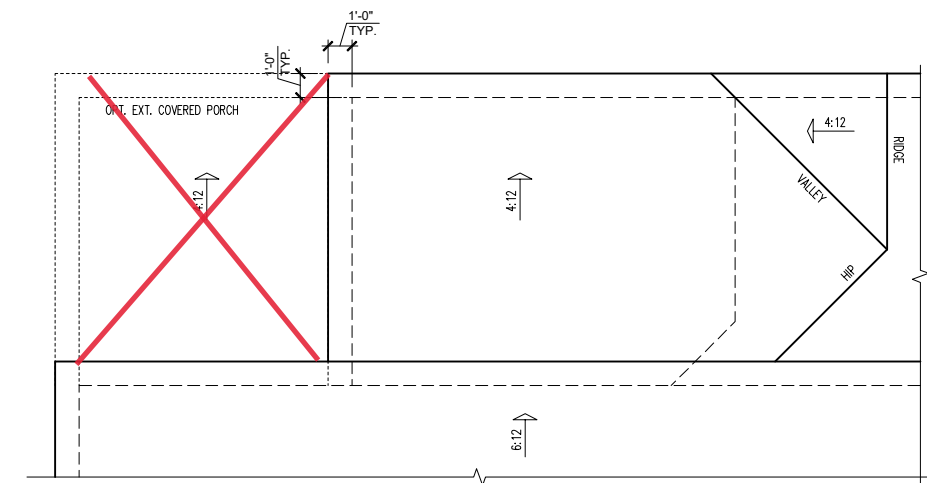
DRAWN BY:
 South Designs
 ISSUE DATE:
 07/01/2021
 CURRENT REVISION DATE:
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 SCALE:
 1/8" = 1'-0"



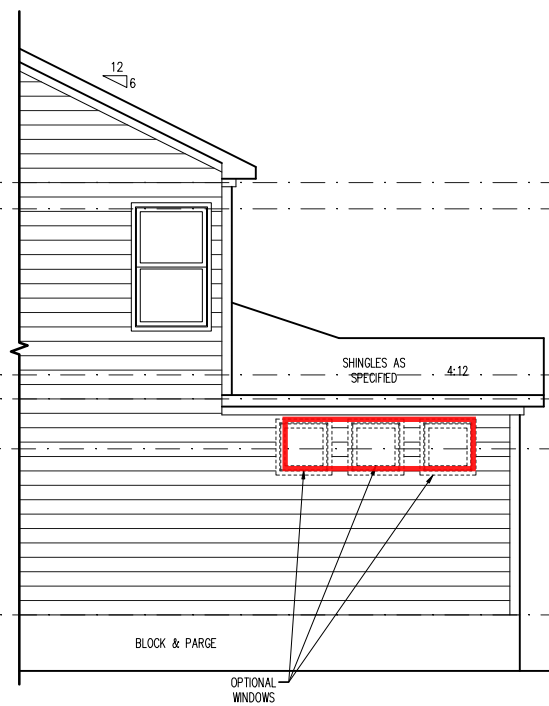
COVERED PORCH FLOOR PLAN
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



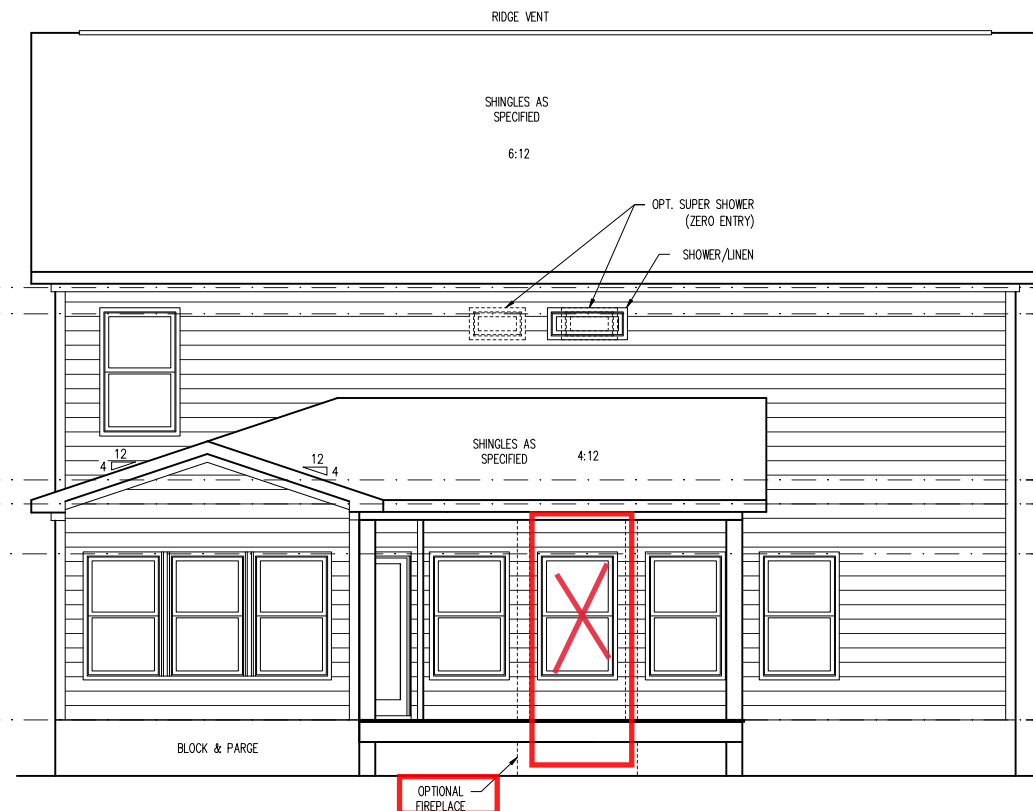
COVERED PORCH ELECTRICAL
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



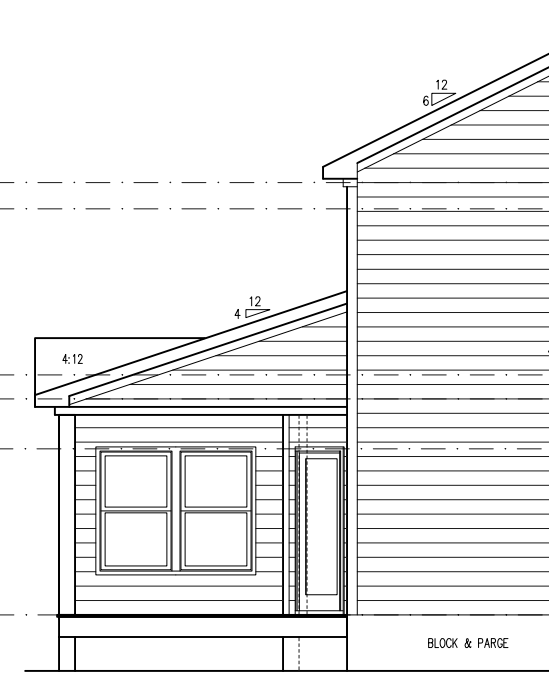
COVERED PORCH ROOF PLAN
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



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

REV. #	DESCRIPTION	DATE
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PLAN 5 - THE APEX - LH
SINGLE FAMILY
Covered Porch Plans & Elev (Crawl or Stem Wall)
Traditional

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

General Elevation Notes

General Elevation Notes shall apply unless noted otherwise on plan.

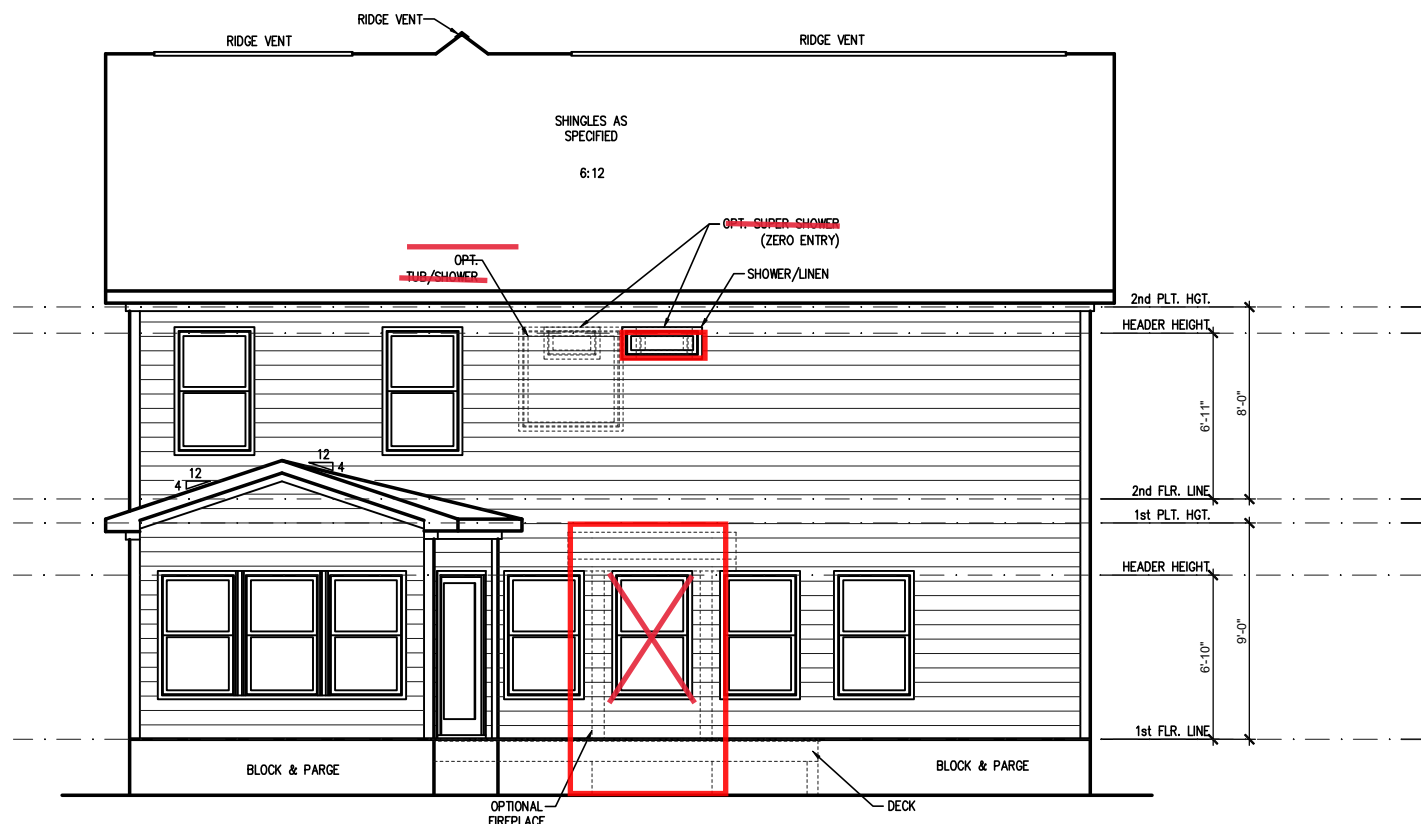
1. Roof shall be finished with architectural composition shingles with slopes as noted on plan.
2. Ridge Vent shall be provided and installed on all ridges greater than 6' in length per manufacturer's specifications.
3. Soffit Vent shall be continuous soffit vent
4. House Wrap, "Tyvek" or approved equal 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'-4"	5" x 3-1/2" x 5/16" LLV
6'-5" 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 'TRADITIONAL' (CRAWL/STEM WALL)
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17
 SEE FOUNDATION PAGES FOR FOUNDATION TYPE



REAR ELEVATION 'TRADITIONAL' (CRAWL/STEM WALL)
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17
 SEE FOUNDATION PAGES FOR FOUNDATION TYPE

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PLAN 5 - THE APEX - LH
 SINGLE FAMILY
 Front & Rear Elevations (Crawl or Stem Wall) 'Traditional'

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

SHEET
3.1.1a

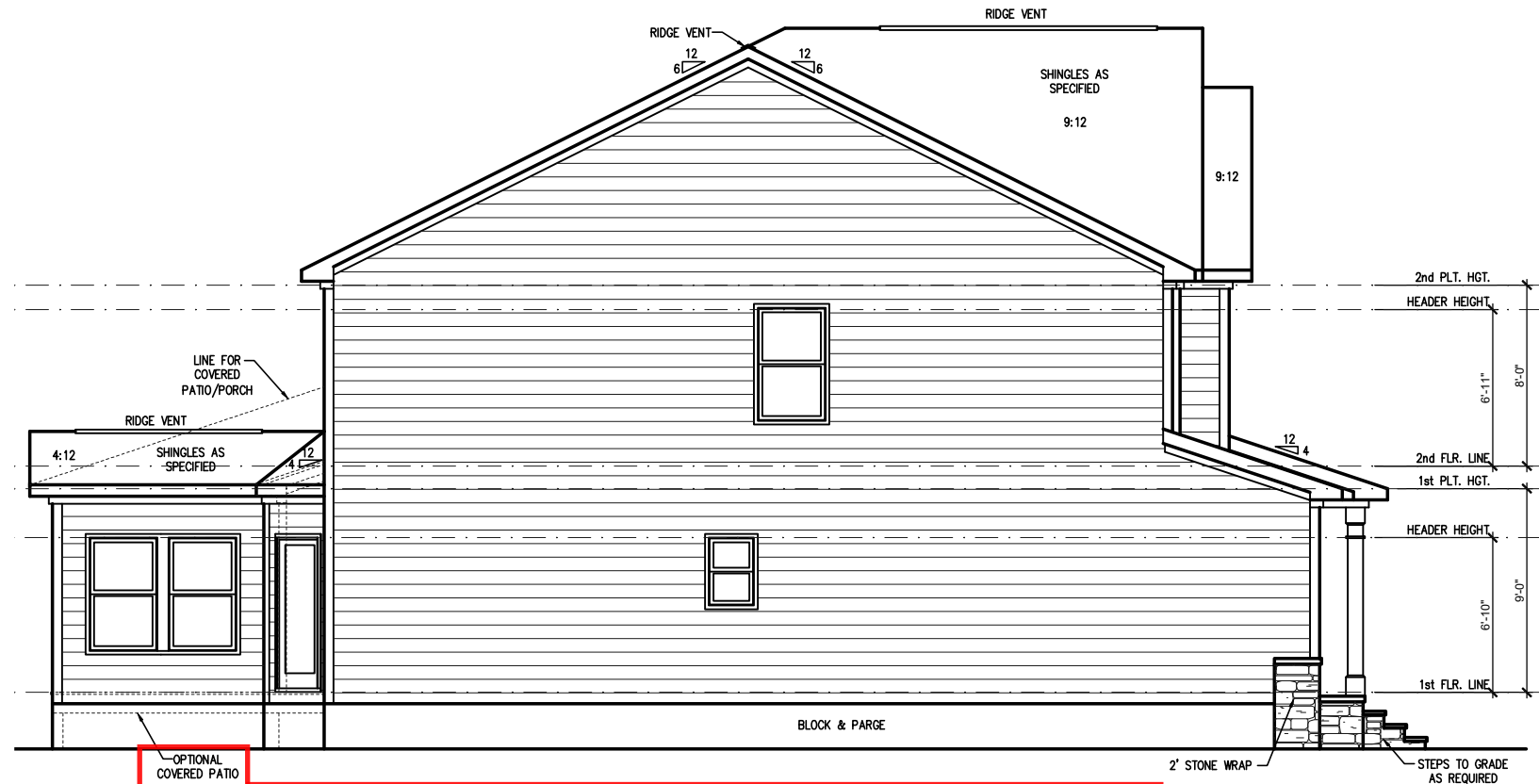
General Elevation Notes

General Elevation Notes shall apply unless noted otherwise on plan.

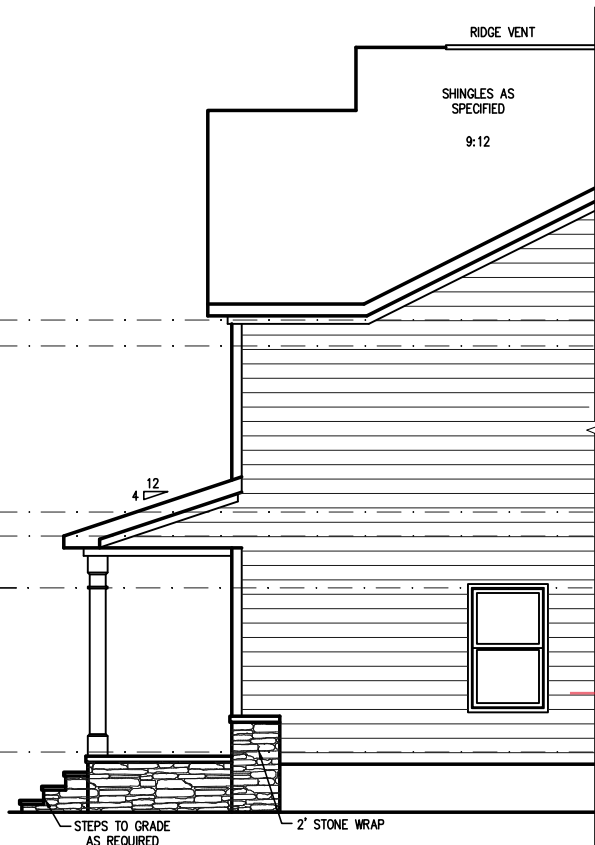
- Roof shall be finished with architectural composition shingles with slopes as noted on plan.
- Ridge Vent shall be provided and installed on all ridges greater than 6' in length per manufacturer's specifications.
- Soffit Vent shall be continuous soffit vent
- House Wrap, "Tyvek" or approved equal shall be installed over entire exterior wall per manufacturer's specifications and recommendations.
- Flashing shall be provided above all door and window openings, above finish wall material changes and at wall surfaces where lower roof areas abut vertical wall surfaces.
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- 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 4". Masonry Lintels shall be provided so that deflection is limited to L/600.

Masonry Opening Lintel Schedule

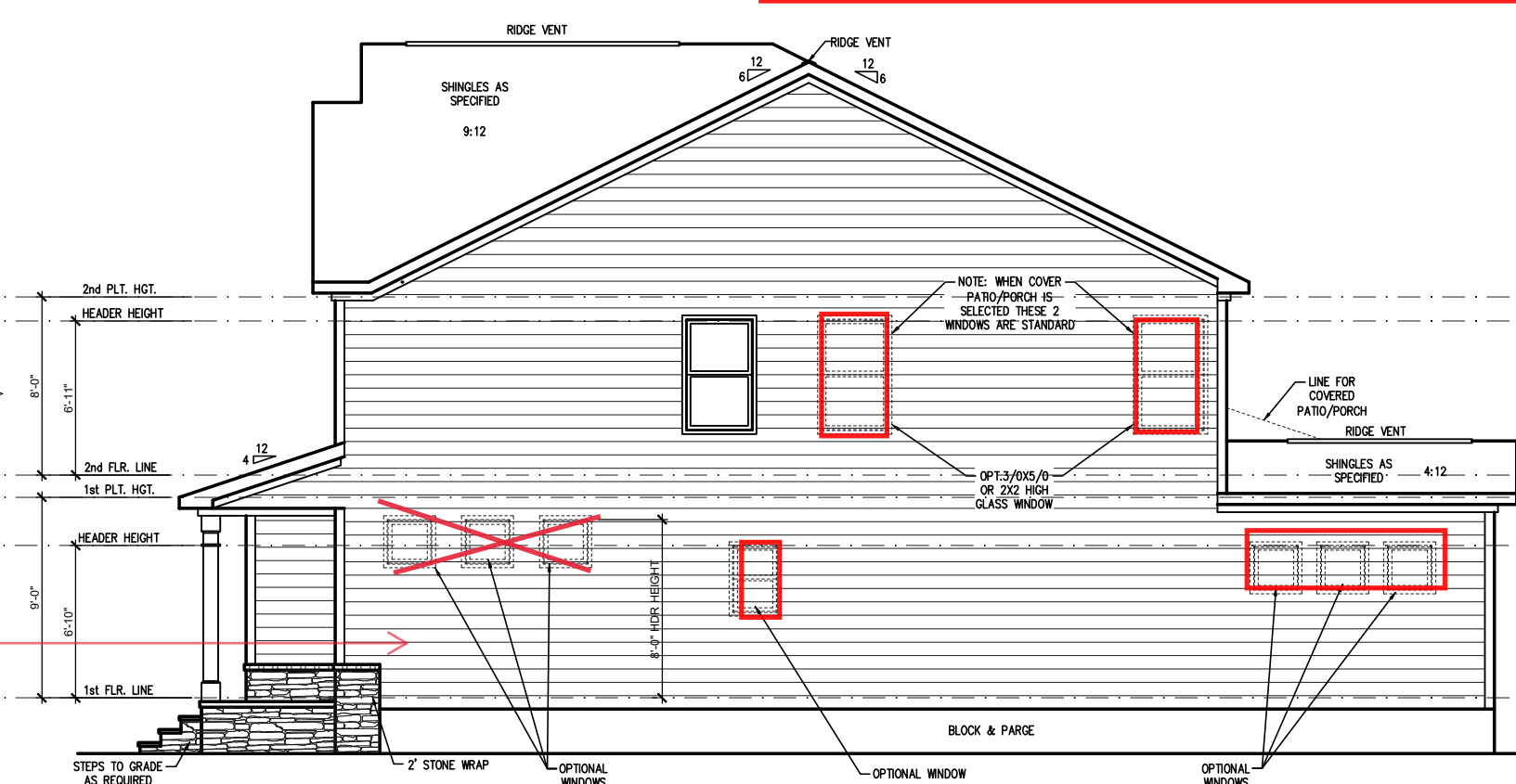
Opening Size	Angle
up to 4'-0"	3-1/2" x 3-1/2" x 5/16"
4'-1" to 5'-6"	4" x 3-1/2" x 5/16" LLV
5'-7" to 6'-6"	5" x 3-1/2" x 5/16" LLV
6'-7" to 8'-4"	6" x 3-1/2" x 5/16" LLV
8'-5" to 16'-4"	7" x 4" x 3/8" LLV



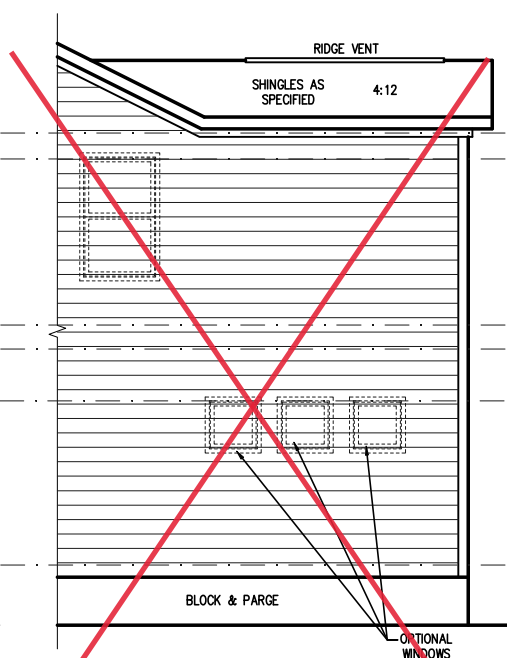
LEFT SIDE ELEVATION 'TRADITIONAL' (CRAWL/STEM WALL)
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17
SEE FOUNDATION PAGES FOR FOUNDATION TYPE



OPT. PKT. OFFICE



RIGHT SIDE ELEVATION 'TRADITIONAL' (CRAWL/STEM WALL)
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17
SEE FOUNDATION PAGES FOR FOUNDATION TYPE



OPT. SITTING ROOM

REV. #	DATE	DESCRIPTION
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PLAN 5 - THE APEX - LH
SINGLE FAMILY
Side Elevations (Crawl or Stem Wall)
'Traditional'

DRAWN BY:
South Designs
ISSUE DATE:
07/01/2021
CURRENT REVISION DATE:

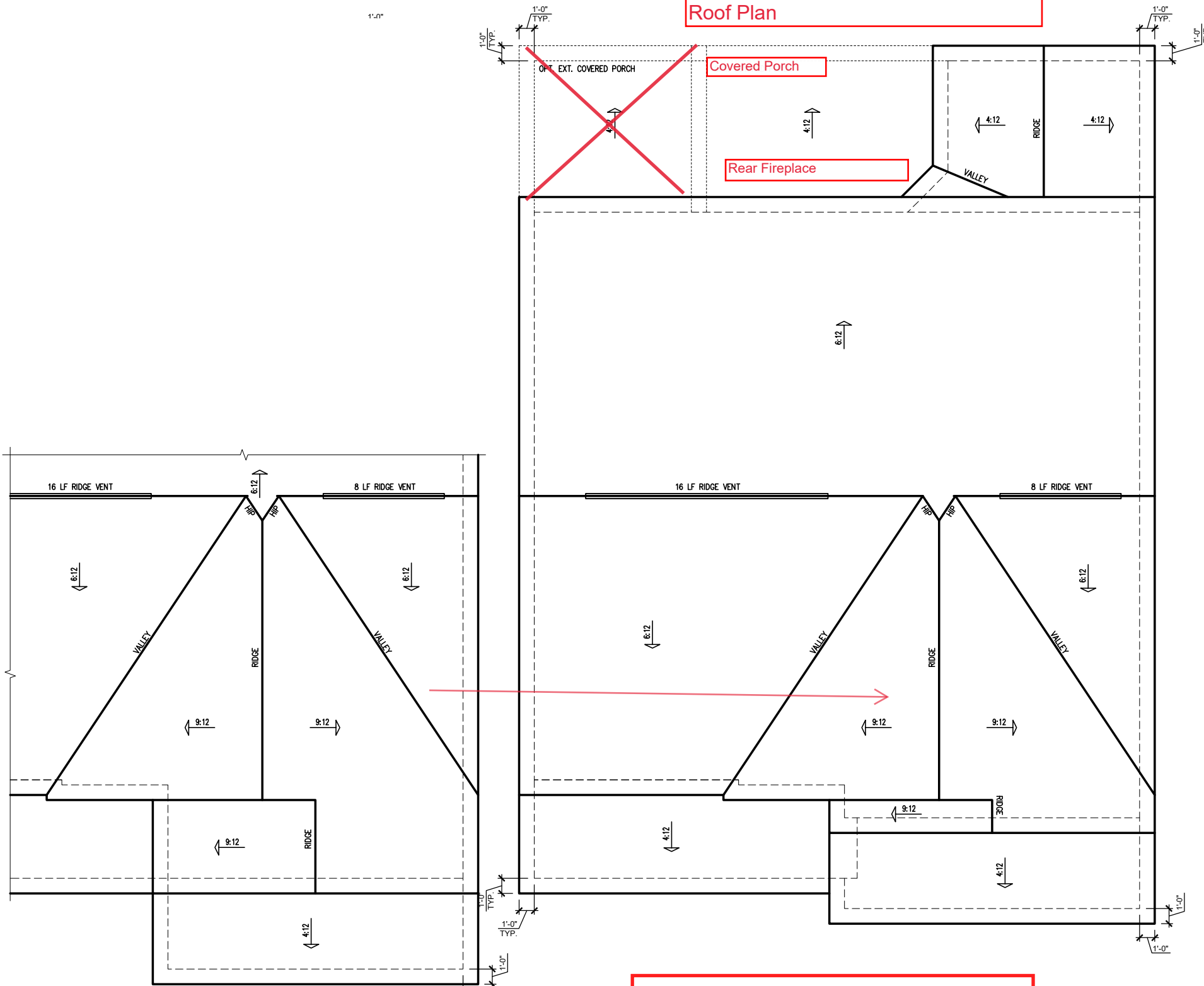
SCALE:
1/8" = 1'-0"

SHEET
3.2.1a

ATTIC VENT SCHEDULE								
'TRADITIONAL' ELEVATION								
MAIN HOUSE		SQ FTG	1551	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 2.59	3.00	44.44	0	0	24.00		
SOFFIT VENTS	3.10 2.59	3.75	55.56				0	60.00
TOTAL (MIN)	5.17 5.17	6.75	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

See Pg. 2,4,1a Rear Covered Porch Roof Plan



OPT. EXT. GAMEROOM
'TRADITIONAL'

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

'TRADITIONAL' ELEVATION ROOF PLAN

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

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

PLAN 5 - THE APEX - LH
SINGLE FAMILY
Roof Plan 'Traditional'

DRAWN BY:
South Designs
ISSUE DATE:
07/01/2021
CURRENT REVISION DATE:
-

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

SHEET
3.3a

TRUSS SYSTEM REQUIREMENTS

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

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

① (3) 2x10 SYP#2 OR SFF#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 SFF #2 OR SYP #2 GIRDER

⑤ (2) 1.75x4.25 LVL OR LSL GIRDER

⑥ (3) 1.75x4.25 LVL OR LSL GIRDER

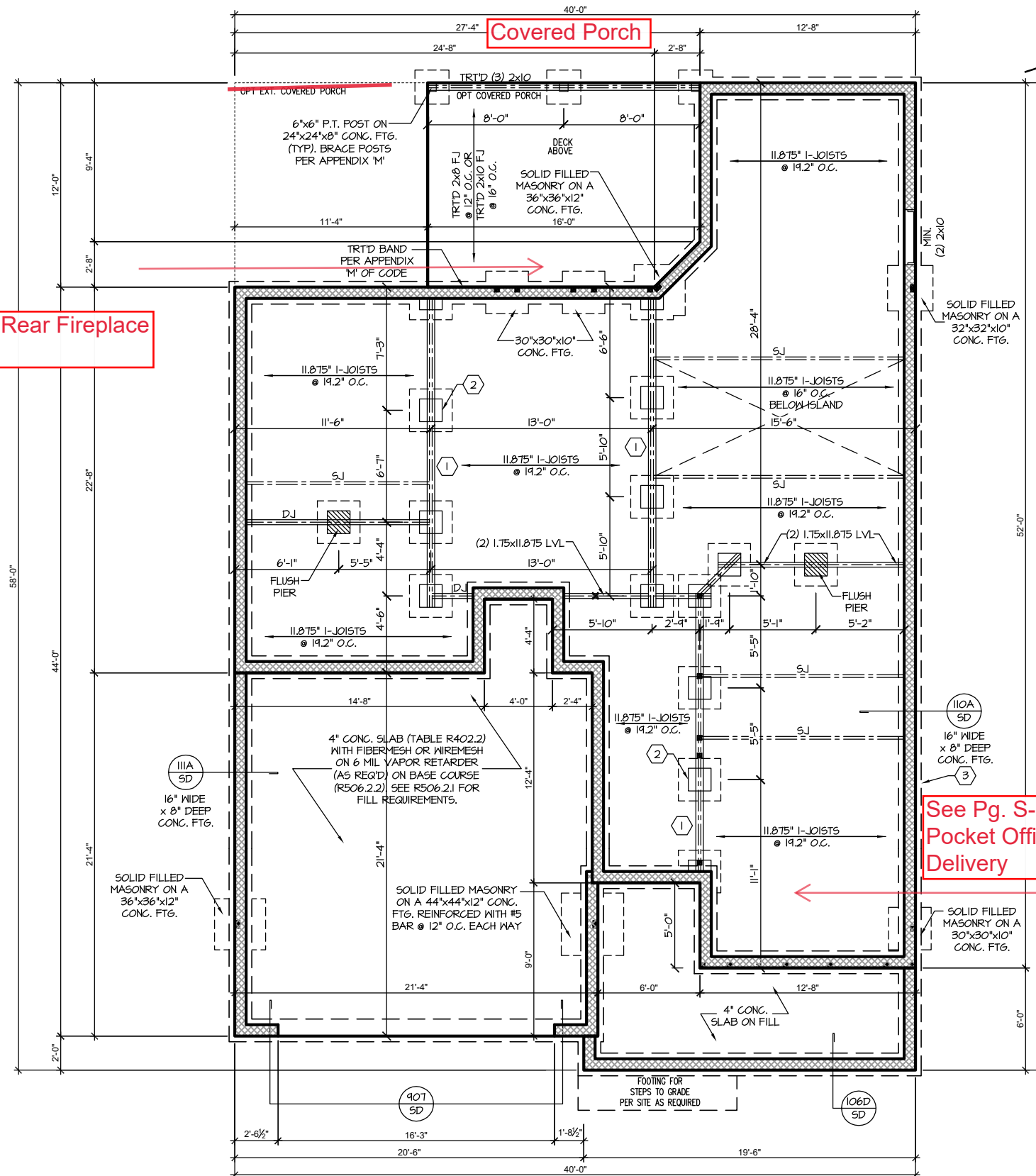
7. ■ DESIGNATES A SIGNIFICANT POINT LOAD TO HAVE SOLID BLOCKING TO PIER. SOLID BLOCK ALL BEAM BEARING POINTS NOTED TO HAVE THREE OR MORE STUDS TO FND, TYPICAL.

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.

See Pg. S-1.2.1 Rear Fireplace

See Pg. S- 1.2..1 Double Pocket Office with Smart Door Delivery



CRAWL SPACE FOUNDATION 'TRADITIONAL'

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



PROJECT #
21-2780-LH

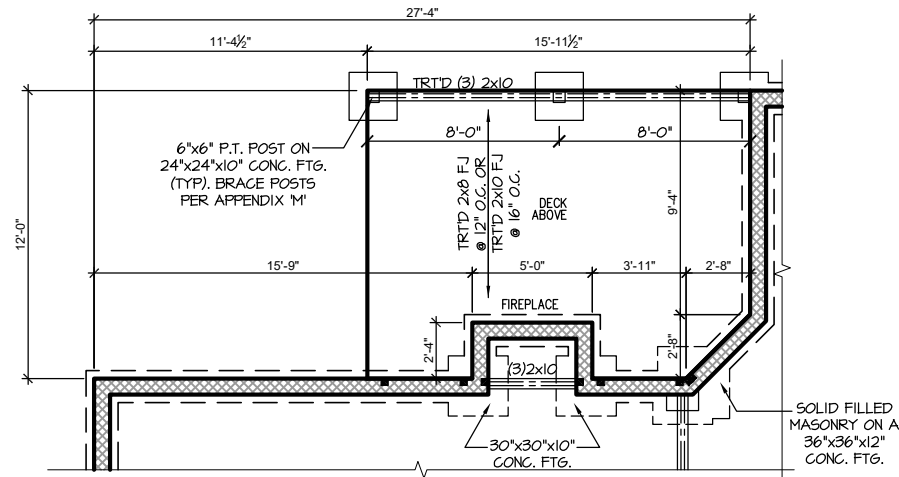
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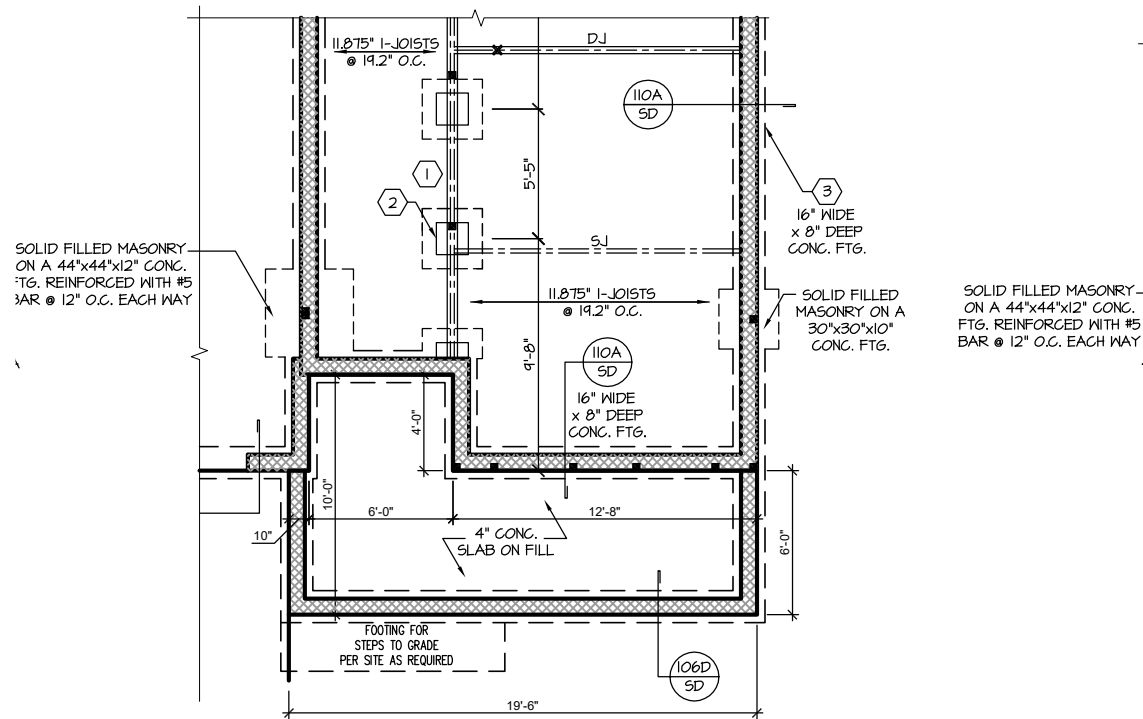
Plan 05 - The Apex
Garage Left

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 PCK. OFFICE

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



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21-2780-LH**

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S-1.2.1



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S-2.1

HEADER/BEAM & COLUMN NOTES

- ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)2x6 (4" WALL) OR (3)2x6 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.
- THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM "d" IN TABLE R602.3(5) OR AS BELOW PER NCD01 COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-4-2020:
 - UP TO 3' SPAN: (1) KING STUD
 - OVER 3' UP TO 6' SPAN: (2) KING STUDS
 - OVER 6' UP TO 9' SPAN: (3) KING STUDS
 - OVER 9' UP TO 12' SPAN: (4) KING STUDS
 - OVER 12' UP TO 15' SPAN: (5) KING STUDS

TRUSS SYSTEM REQUIREMENTS

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

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

PORCH POST NOTES:

- 4"x4" (6"x6") TRTD 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: 3/8" ANCHOR (EMBED 7")
 - 3.2. GUL: 3/8" 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):

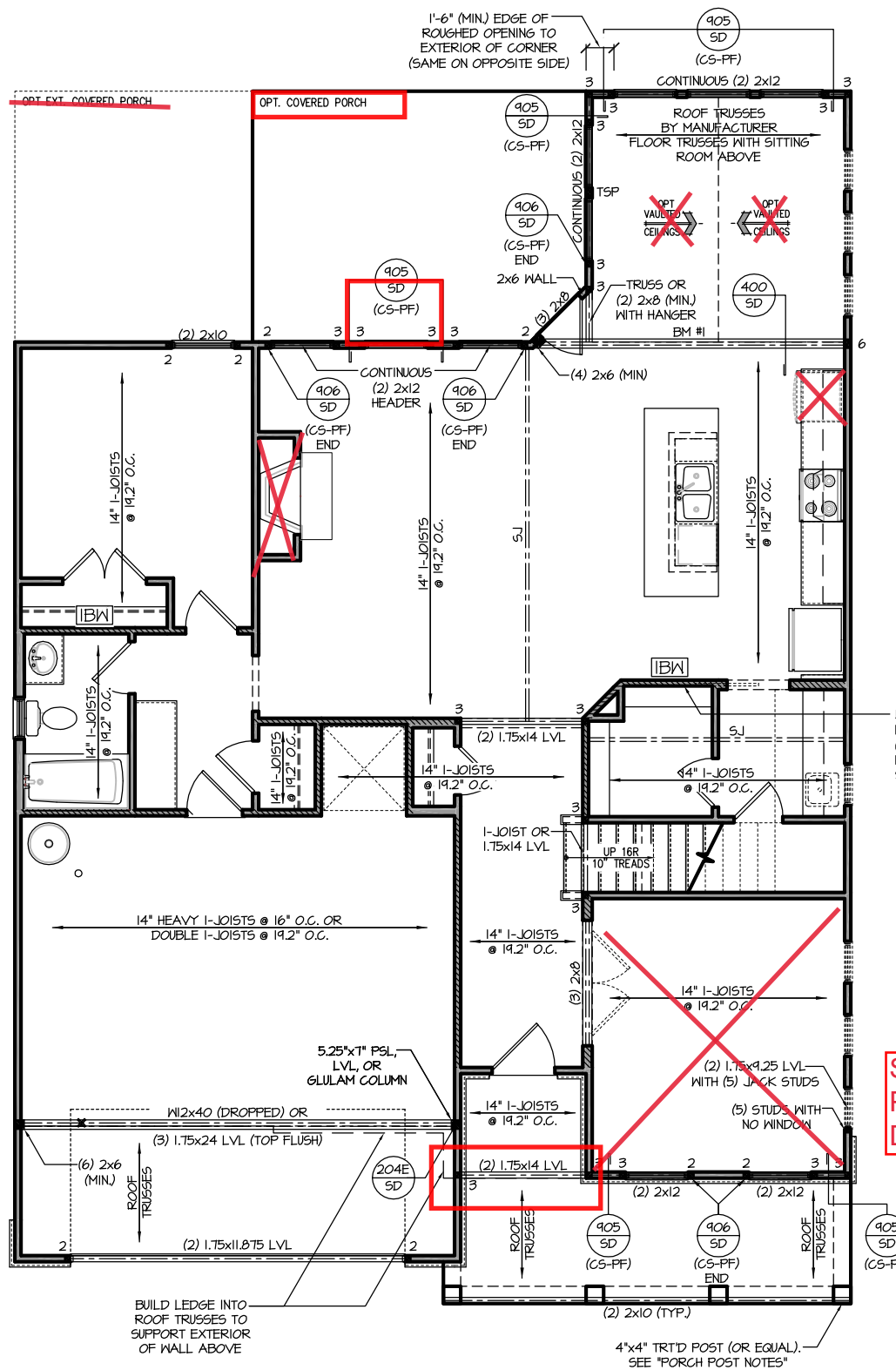
- TJI 360 BY TRUS JOIST
- LPI 42 PLUS BY LP
- BCI 60s 2.0 BY BC

- 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 NCRG): Wind: 115-120 mph

- BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP. CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY SECTION R602.10 OF THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
- EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) (EXPOSURE B: 7/16", EXPOSURE C: 15/32"). SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 6"x12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.
- WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE. BLOCK AT ROOF PER SECTION R602.10.4.5 AND ATTACH BRACED WALLS PER CODE. WSP SHEATHING BETWEEN FLOORS SHALL BE SPICED ALONG CONTINUOUS BAND OR THE WSP SHEATHING MAY BE SPICED ACROSS STUDS (CONTINUOUS ACROSS FLOOR SYSTEM) WITH BLOCKING AT PANEL EDGES, (MINIMUM 12" BEYOND FLOOR BREAK) OR OTHER APPROVED METHOD.
- "HD" = HOLD-DOWN: HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR HD ASSEMBLY.
 - **GROUND/FIRST FLOOR: USE "HD HOLD-DOWN DETAIL" ON SD SHEET (OR EQUIV)
 - **UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON CS22 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 7" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (7) 8d NAILS.
- INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH 1/2" GYPSUM BOARD (GB) ON EACH SIDE OF WALL WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
- INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBW-WSP" ON PLANS). ATTACH ONE SIDE WITH 7/8" WSP SHEATHING WITH 8d NAILS AT A 6"x12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER WSP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

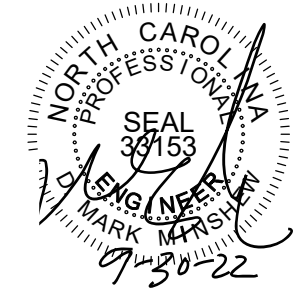


BM #1: -(3) 1.75x16 LVL (BOTTOM FLUSH)
(NO SITTING ROOM ABOVE)
-110x26 WITH SITTING ROOM ABOVE

WITH POCKET DOOR OPTION:
INSTALL (2) 2x10 HEADER WITH
(2) STUDS AT EACH END.
INSTALL IBW-WSP ON INTERIOR
SIDE OF PANTRY WALL.

See Pg. 2.1.1 Double
Pocket Office with Smart
Door Delivery

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



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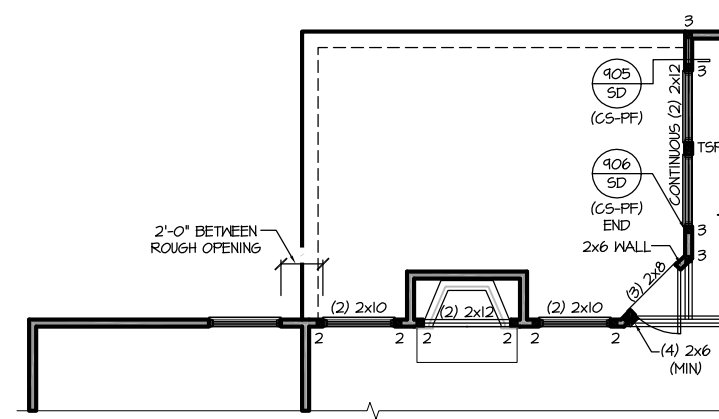
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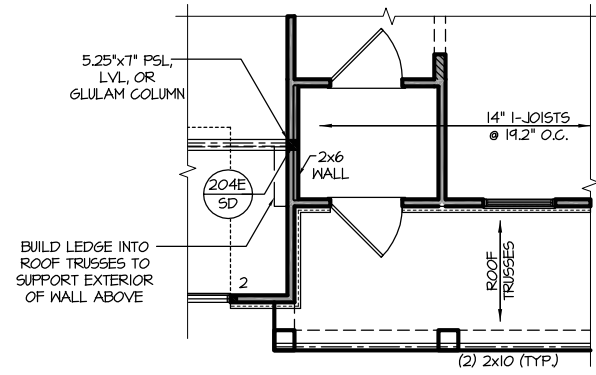
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Garage Left

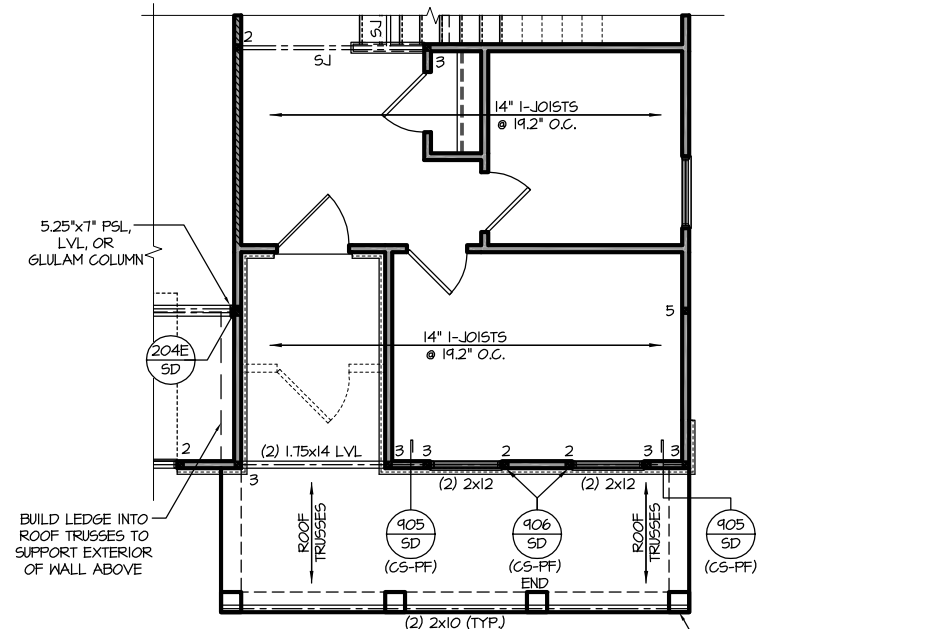
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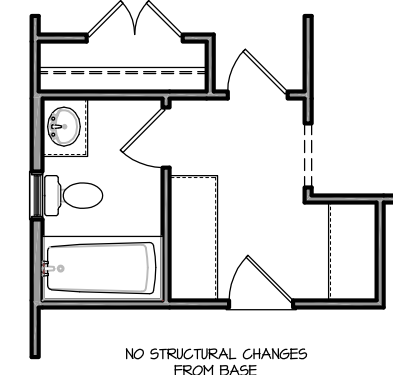
OPT. FIREPLACE AT PATIO
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



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.)



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



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Garage Left

S-2.2

HEADER/BEAM & COLUMN NOTES

- ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)2x6 (4" WALL) OR (3)2x6 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.
- THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM "d" IN TABLE R602.3(5) OR AS BELOW PER NCD01 COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-4-2020:
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TRUSS SYSTEM REQUIREMENTS

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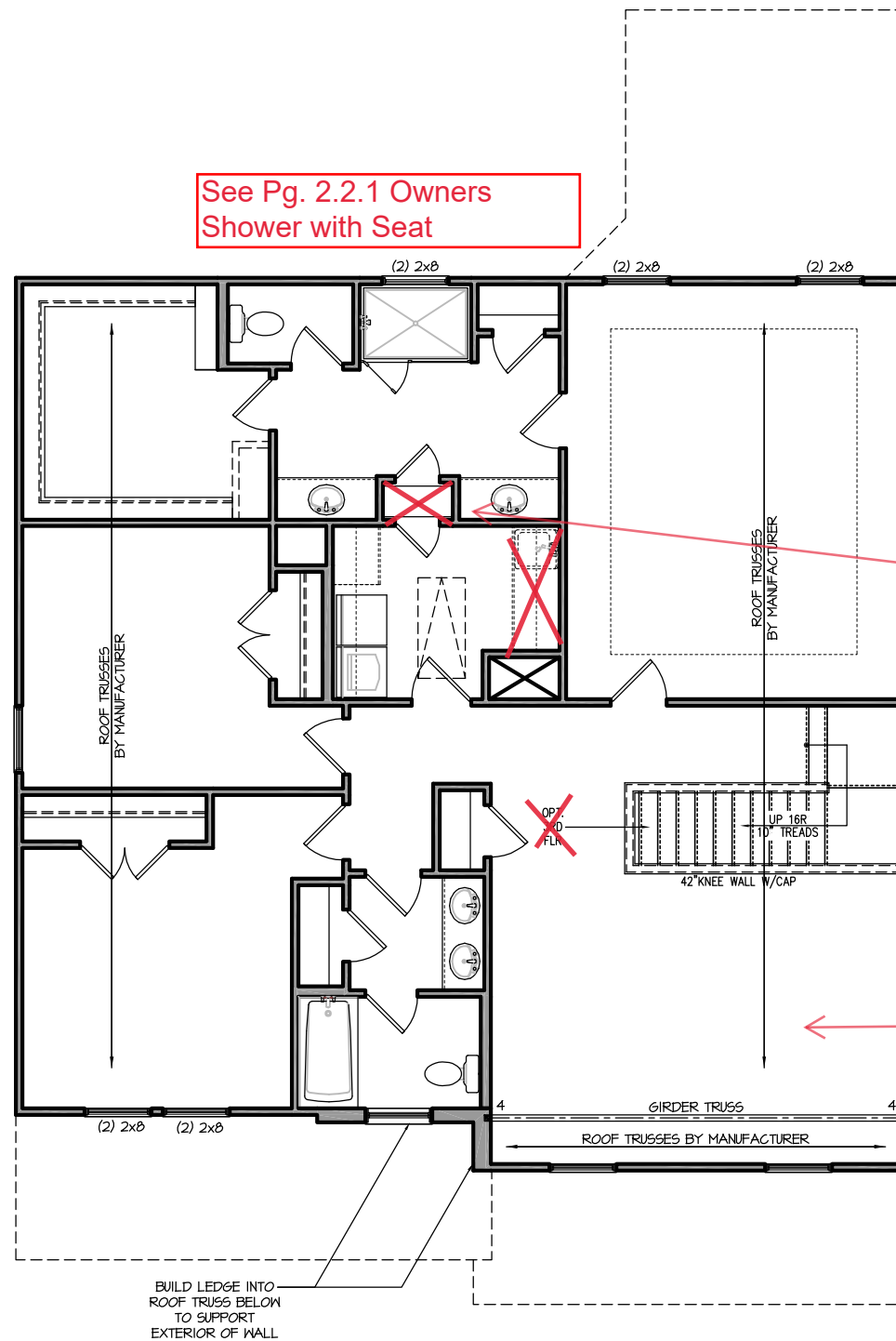
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- 1. POST CAP: SIMPSON AC4-MAX (AC6-MAX)
- 2. POST CAP AT CORNER: (2) SIMPSON LCE4 (MITER HEADER AT CORNER). HIGH WIND; ADD (1) SIMPSON H6.
- 3. POST BASE: SIMPSON ABU44 (ABU66).
 - 3.1. MONO: 3/8" ANCHOR (EMBED 7")
 - 3.2. GML: 3/8" ANCHOR (EXTEND 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 NCRG): Wind: 115-120 mph

- BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP, CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY SECTION R602.10 OF THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
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 - **UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON CS22 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 7" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (7) 8d NAILS.
- INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH 1/2" GYPSUM BOARD (GB) ON EACH SIDE OF WALL WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
- 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"x12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER WSP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.



See Pg. 2.2.1 Owners Shower with Seat

WITH WINDOW: ATTACH BASE OF STUD WITH A SIMPSON CS20 OR CSHP20 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 4" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END WITH (8) 8d COMMON NAILS (OR EQ).

see S-2.2.1 Laundry Access

See Pg. S-2.2.1 Extended Gameroom

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



PROJECT #
21-2780-LH

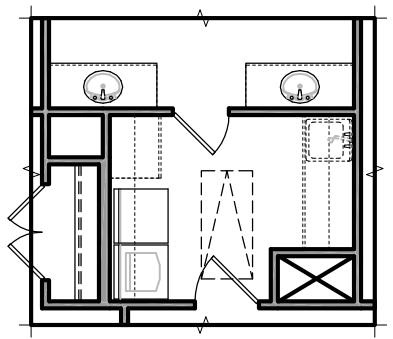
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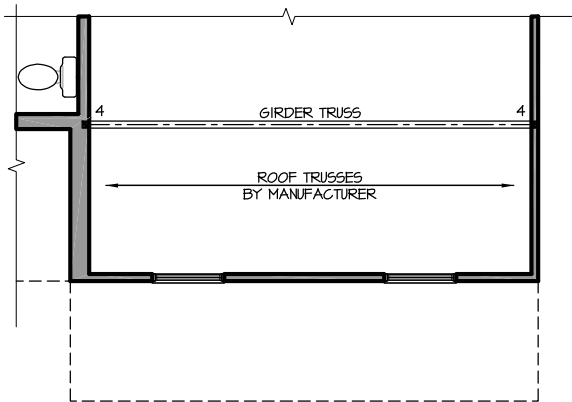
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Plan 05 - The Apex
Garage Left

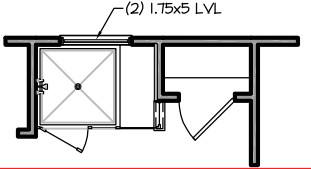
S-2.2.1



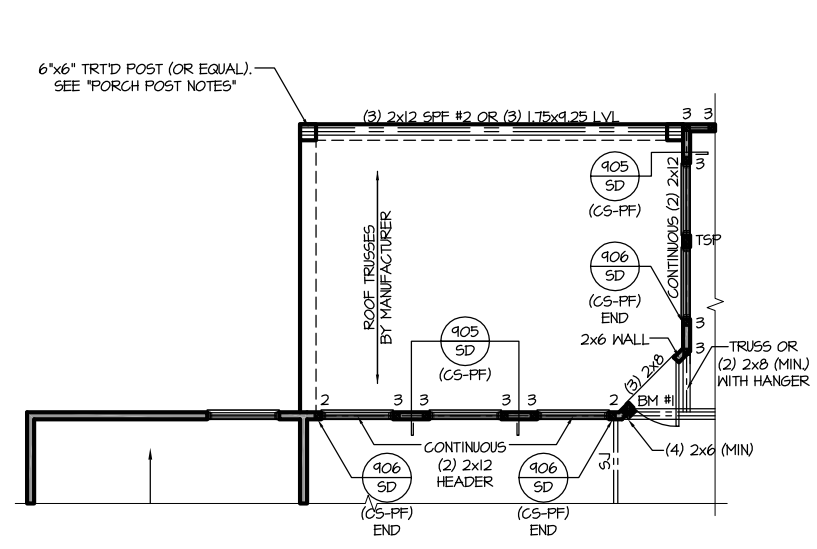
OPT. LAUNDRY ACCESS
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



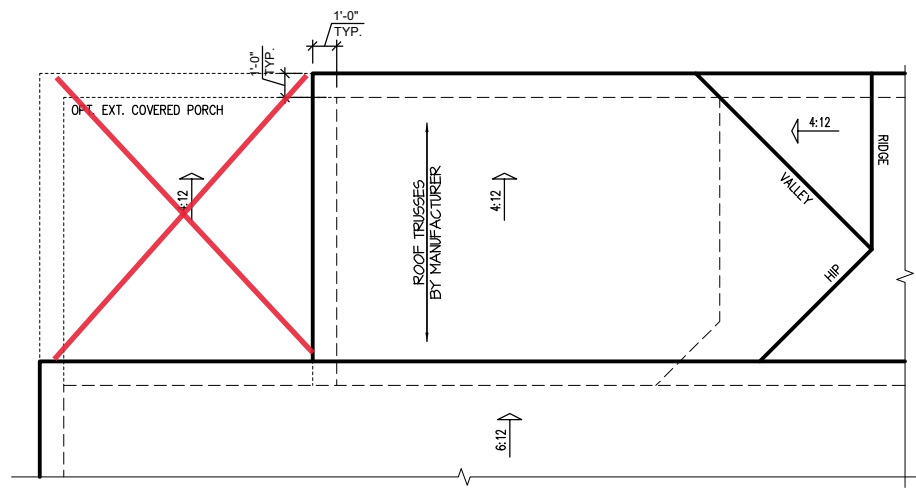
(APPLIES ONLY WITH *OPT. DOUBLE POCKET OFFICE* BELOW)
OPT. EXT. GAME ROOM
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



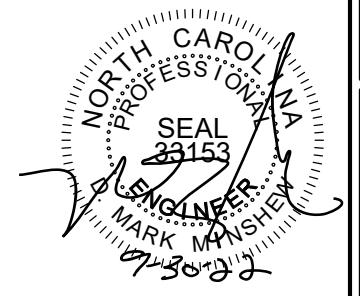
OPT. SHOWER w/18" SEAT
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



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



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



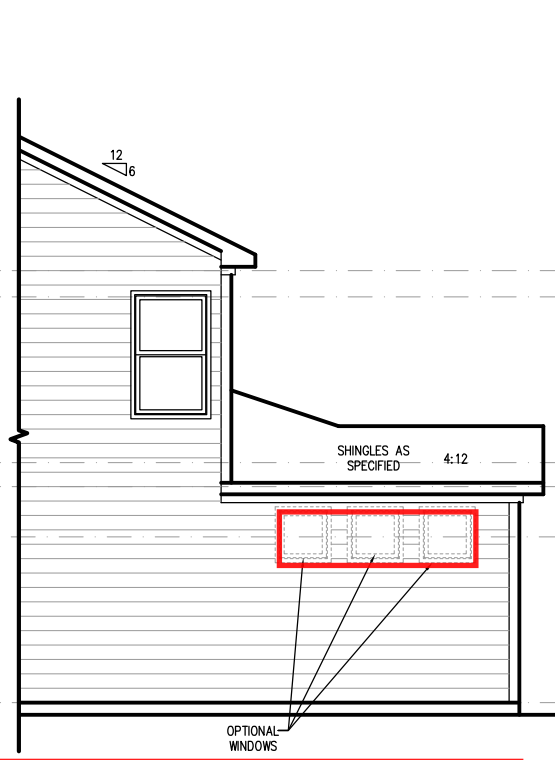
PROJECT #
 21-2780-LH

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 Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
 Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability.
 Seal is valid for projects permitted one year from date of seal.
 Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

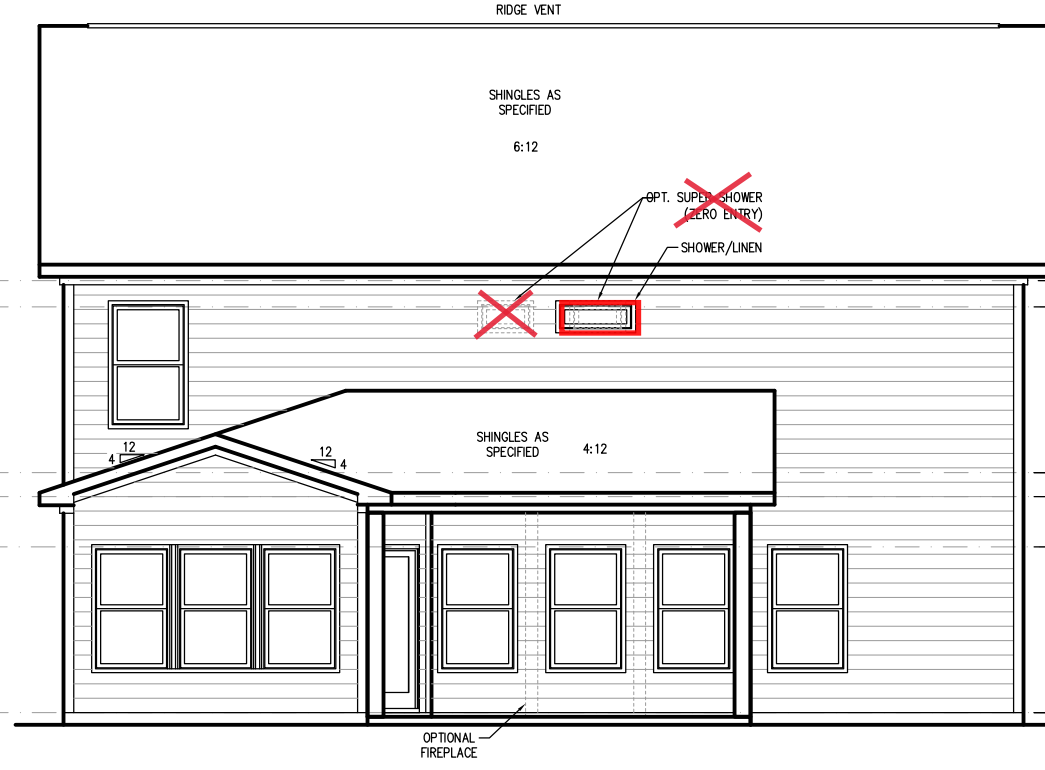
Southern Engineers, P.A.
 3716 Benson Drive, Raleigh, NC 27609
 Phone: (919) 878-1617
 License: C-4772
 www.southernengineers.com

NEW HOME, INC.

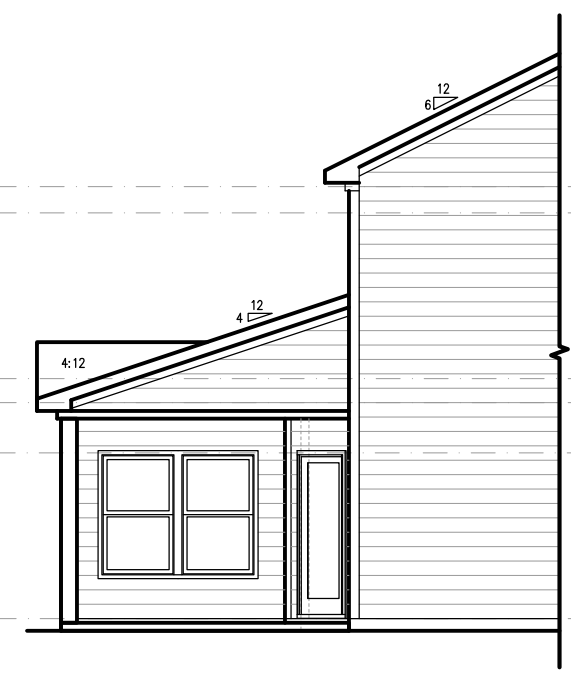
Plan 05 - The Apex
 Garage Left



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

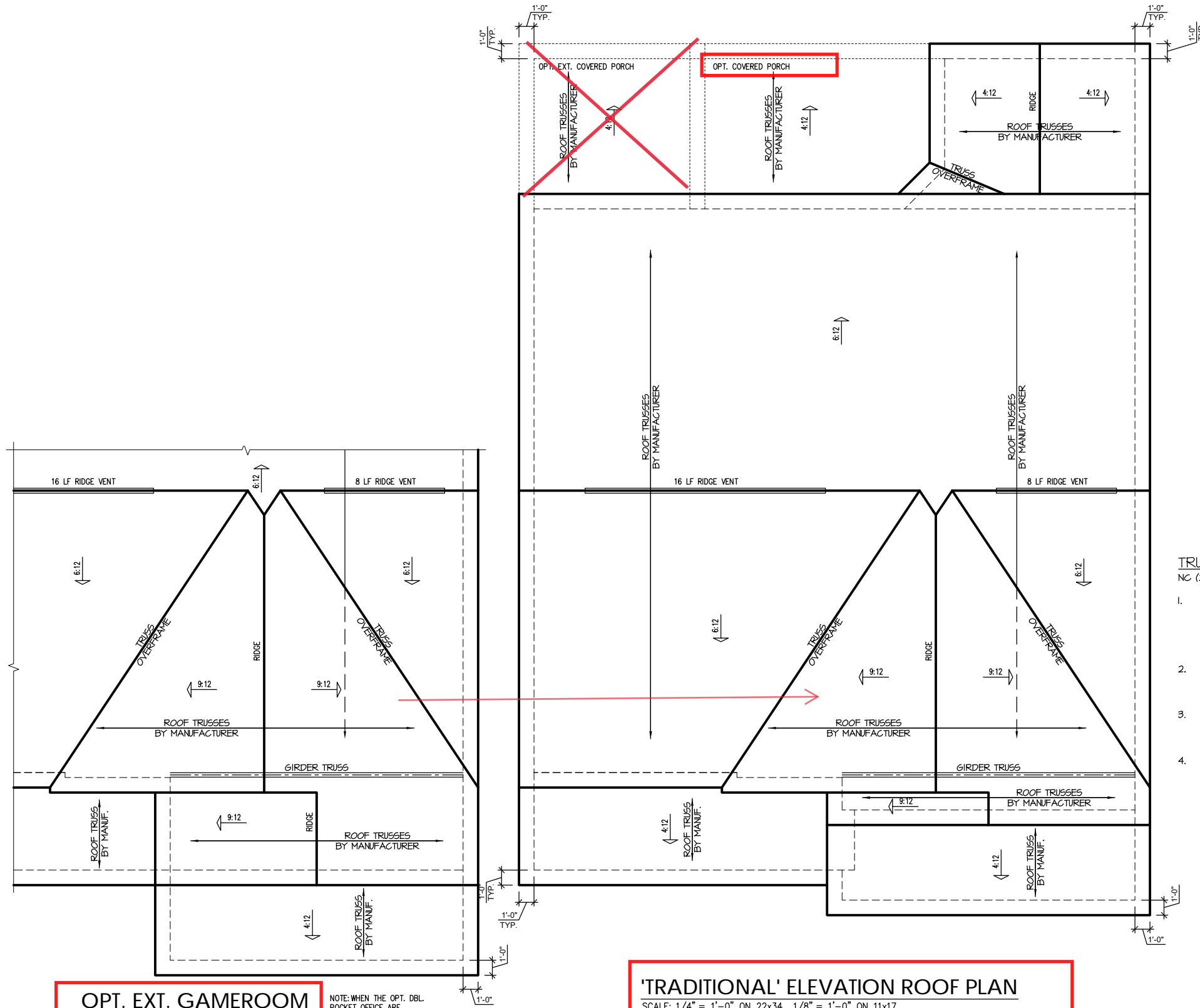


COVERED PORCH REAR ELEVATION
 SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



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

S-2.4

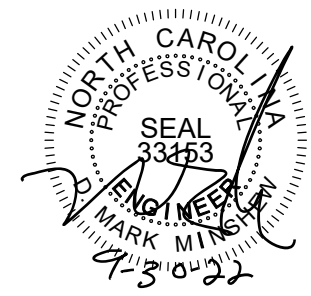


**OPT. EXT. GAMEROOM
TRADITIONAL**

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

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

- TRUSS SYSTEM REQUIREMENTS**
NC (2018 NCRS): 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.



PROJECT #
21-2780-LH

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Plan 05 - The Apex
Garage Left

S-3.1