

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.

10-12-23 Initial Redlines- JJ

# NEW HOME INC.

## PLAN 5 THE APEX - LH 'TRADITIONAL'

Lot 27 WS - 237 Salem Village Dr., Fuquay-Varina, NC 27526

Trademark Plus



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	144	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:

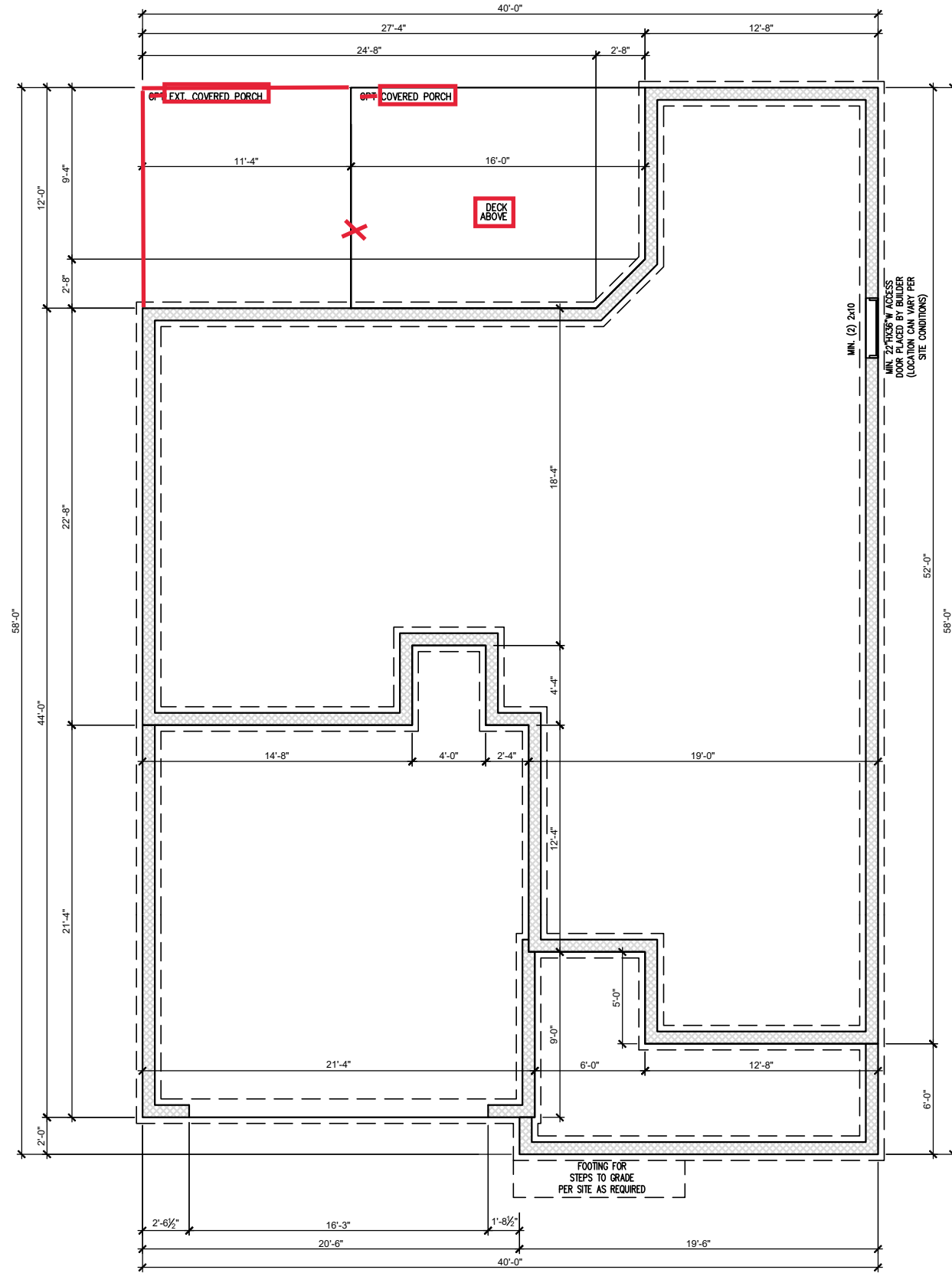
THIS PLAN IS TO BE BUILT IN CONFORMANCE WITH THE 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE

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



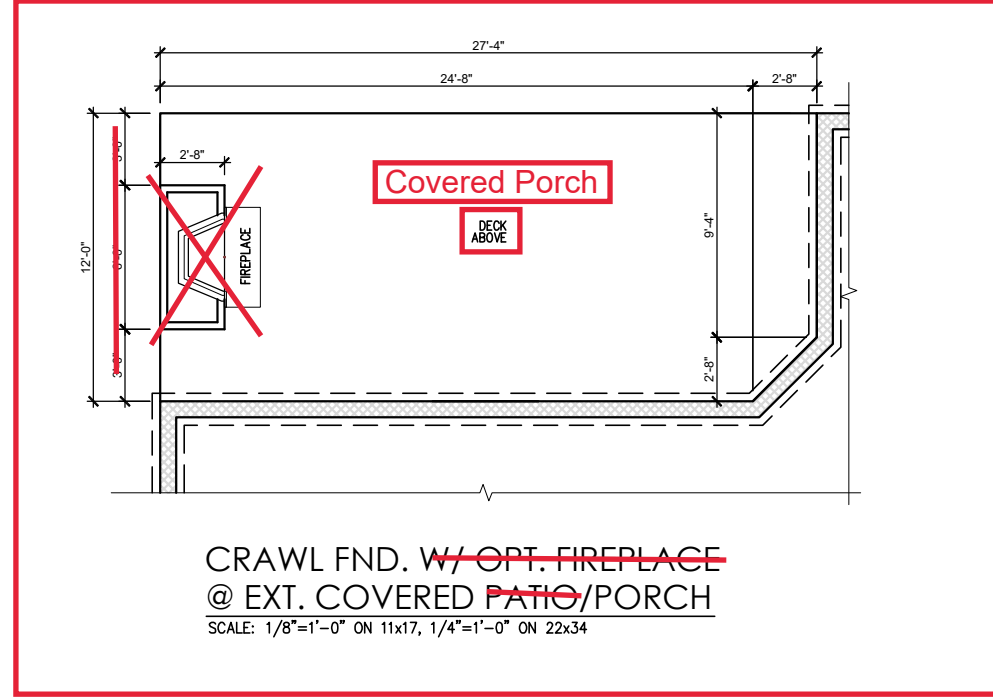
PLAN 5 - THE APEX - LH  
SINGLE FAMILY  
Cover Sheet 'Traditional'

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

REV. #	DESCRIPTION	DATE
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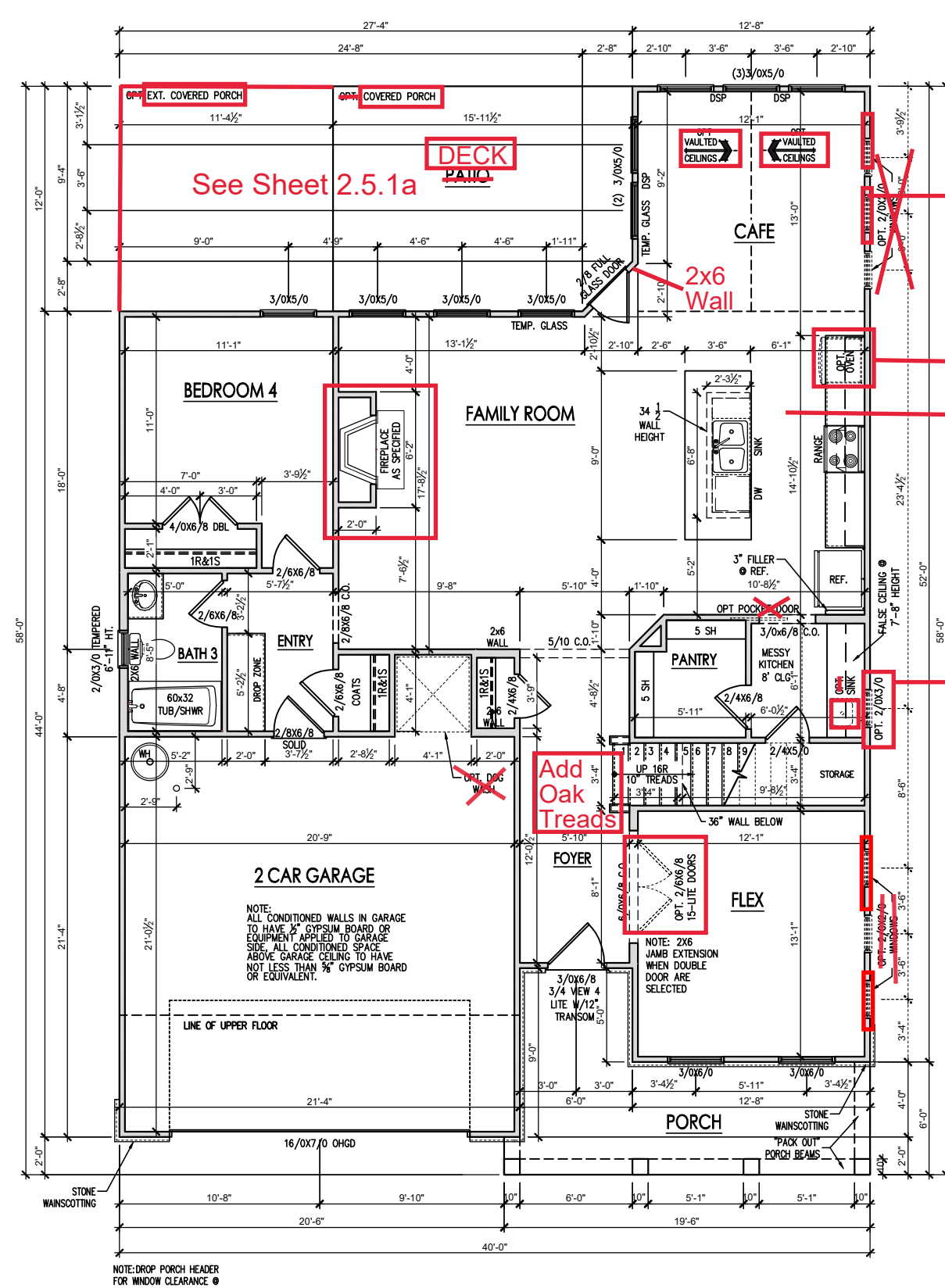
**PLAN 5 - THE APEX - LH**  
SINGLE FAMILY  
Crawl Foundation Options 'Traditional'

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 attics 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" GWS supporting 5/8" type X GWS on ceiling.



Make sure they are even with the windows on the other side of the cafe

(2) 3/0x5/0 windows Centered 6'-0" from exterior corner. (Frame 4" between windows.) no grids

Include Oven  
Gourmet Kitchen

Add Sink and Window to Messy Kitchen

2 3/0 x 6/0 Windows with Grids

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



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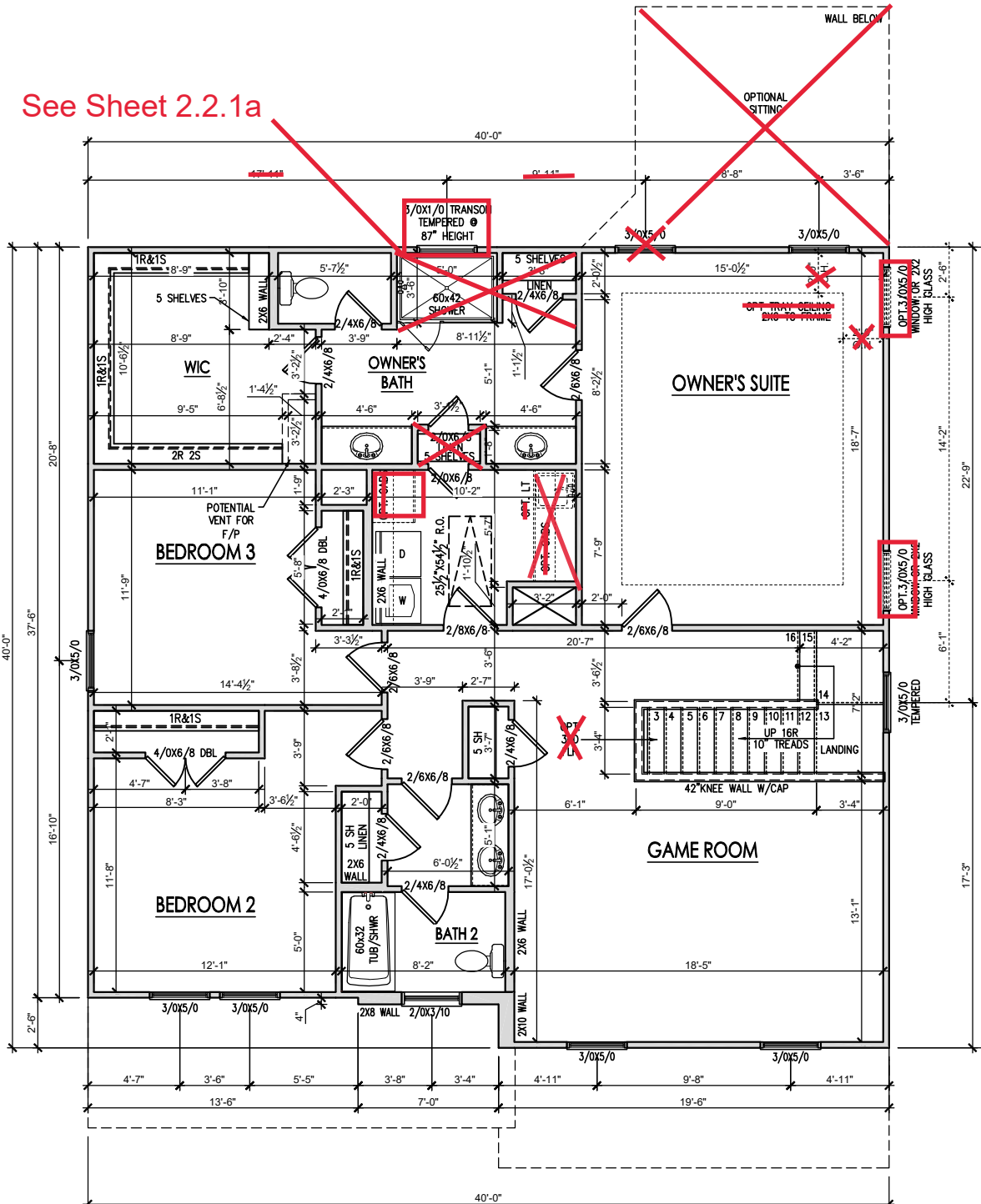
**PLAN 5 - THE APEX - LH**  
SINGLE FAMILY  
First Floor Plan 'Traditional'

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

**General Floor Plan Notes**

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

1. Wall Heights: Typically 9'-1 1/2" at first floor and second floor, and 9'-1 1/2" at attics U.N.O. All walls are constructed using a double top plate. Splices at Double Top Plate do not need to occur at Vertical Studs but must be at least 24" apart from Joint in other Top Plate layer. Special wall heights are noted on plans where they occur.
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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
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12. Garage Door to Living Space shall be 2'-8" x 6'-8" minimum size and shall be 20 minute fire rated and weather sealed.
13. Garage Walls, as a minimum, shall be separated from living space by installing 1/2" gypsum board on the garage side of the wall. With habitable space above, the inside of all garage walls require 1/2" GWB supporting 5/8" type X GWB on ceiling.



See Sheet 2.2.1a

**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'

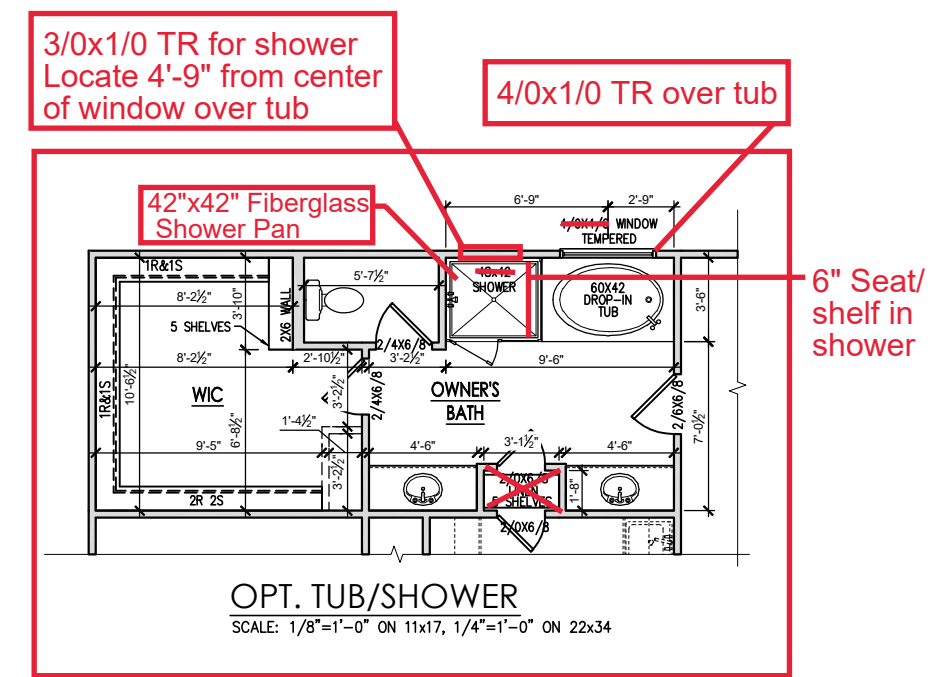
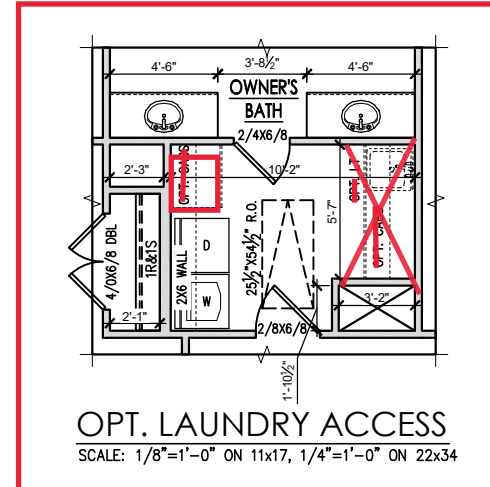
DRAWN BY:  
 South Designs  
 ISSUE DATE:  
 07/01/2021  
 CURRENT REVISION DATE:  
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 SCALE:  
 1/8" = 1'-0"

SHEET  
**2.2a**

**General Floor Plan Notes**

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

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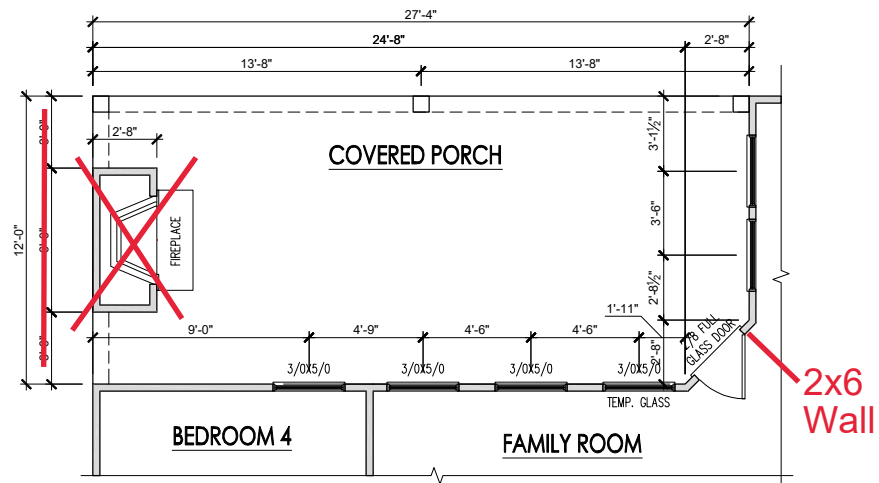


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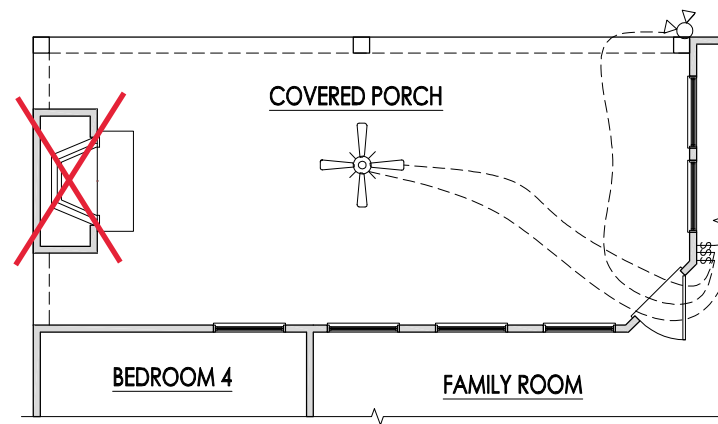
**PLAN 5 - THE APEX - LH**  
**SINGLE FAMILY**  
**Second Floor Plan Options**

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

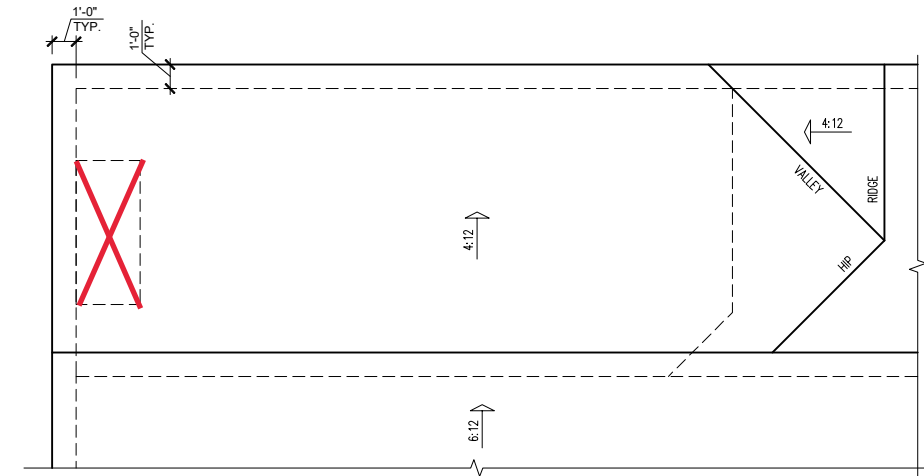




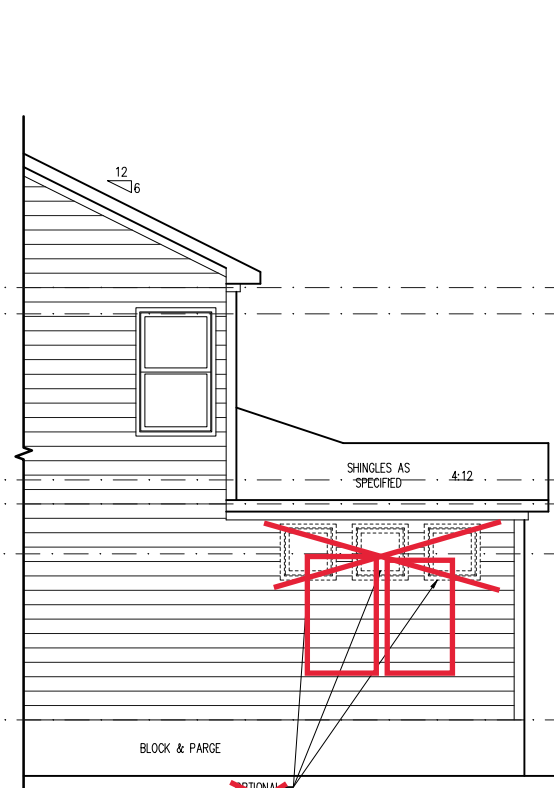
OPT. EXT. COVERED PORCH  
W/ FIREPLACE FLOOR PLAN  
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



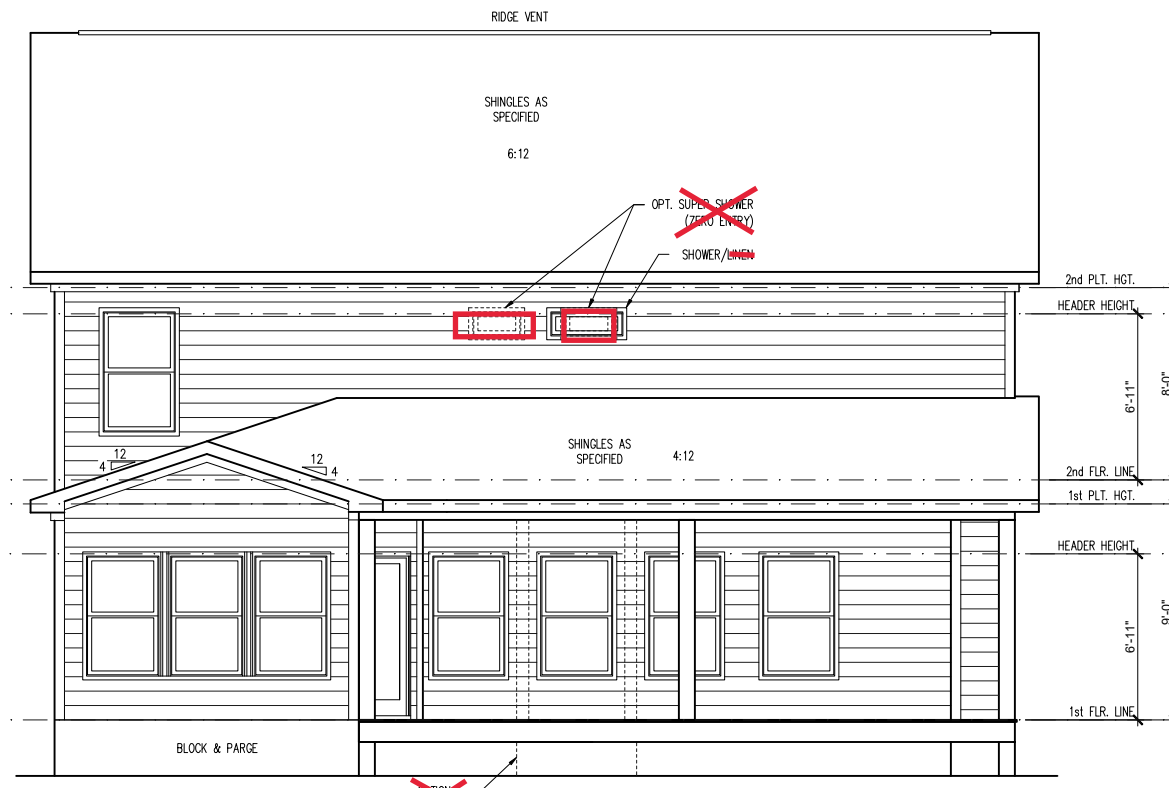
OPT. EXT. COVERED PORCH  
W/ FIREPLACE ELECTRICAL  
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



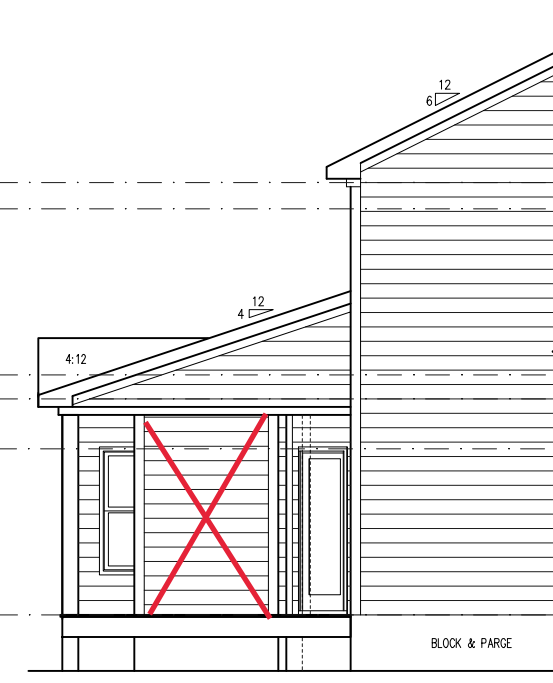
OPT. EXT. COVERED PORCH  
W/ FIREPLACE ROOF PLAN  
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



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



EXTENDED 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  
Ext Covered Porch Plans & Elev (Crawl or Stem Wal) 'Traditional'

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

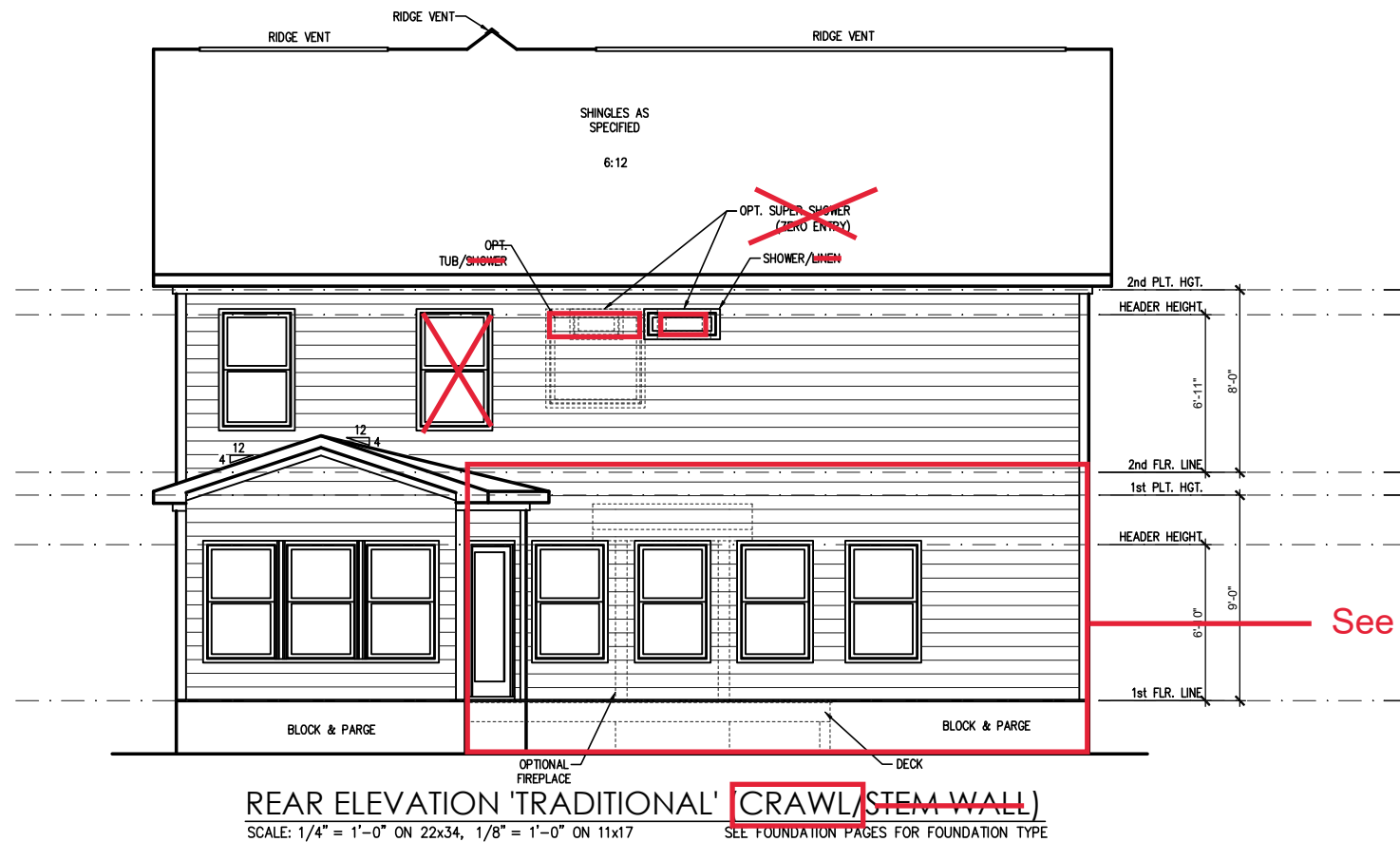
**General Elevation Notes**

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'-6"	5" x 3-1/2" x 5/16" LLV
6'-7" to 8'-4"	6" x 3-1/2" x 5/16" LLV
8'-5" to 16'-4"	7" x 4" x 3/8" LLV



See Sheet 2.5.1a

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



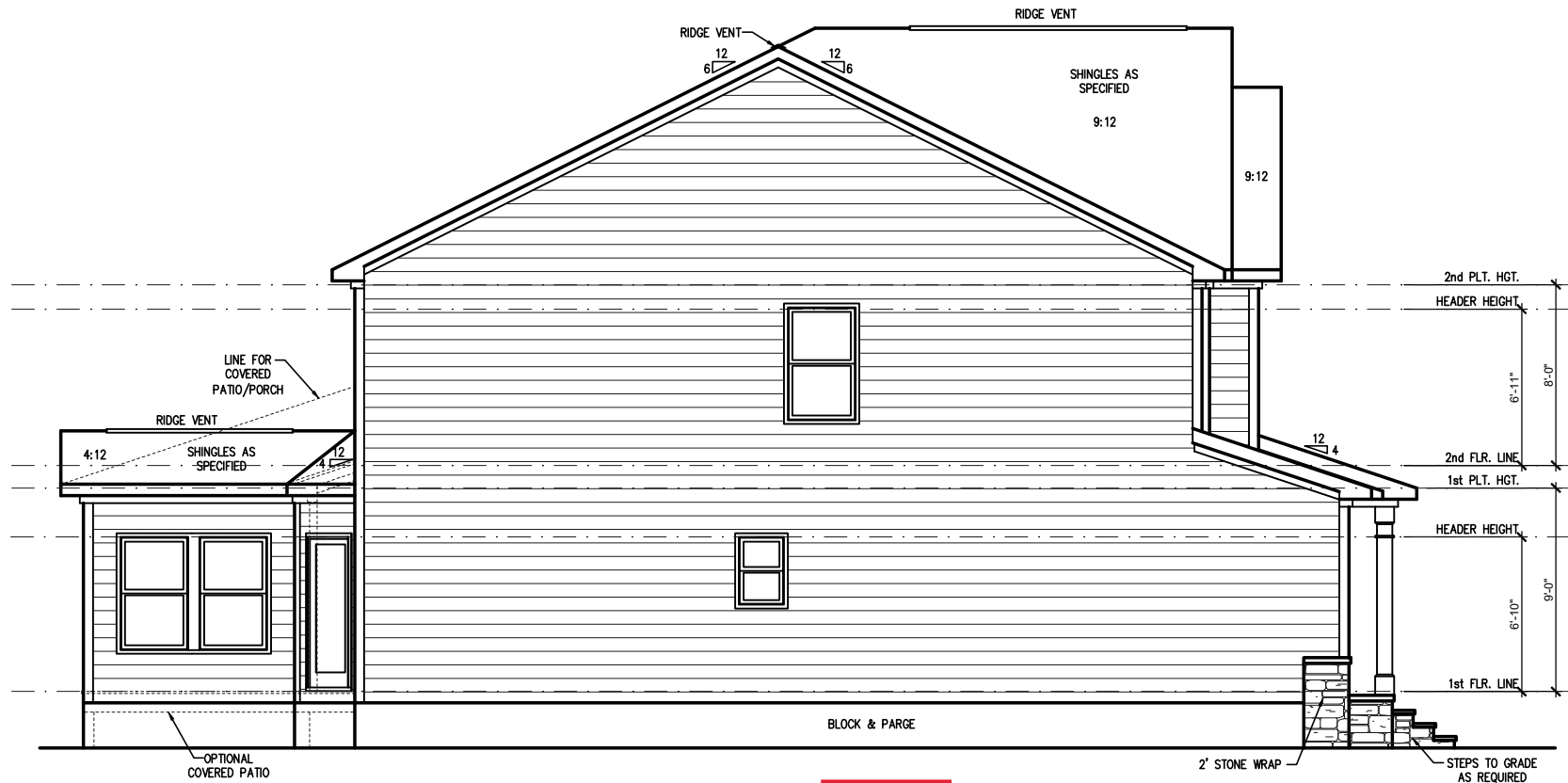
**General Elevation Notes**

General Elevation Notes shall apply unless noted otherwise on plan.

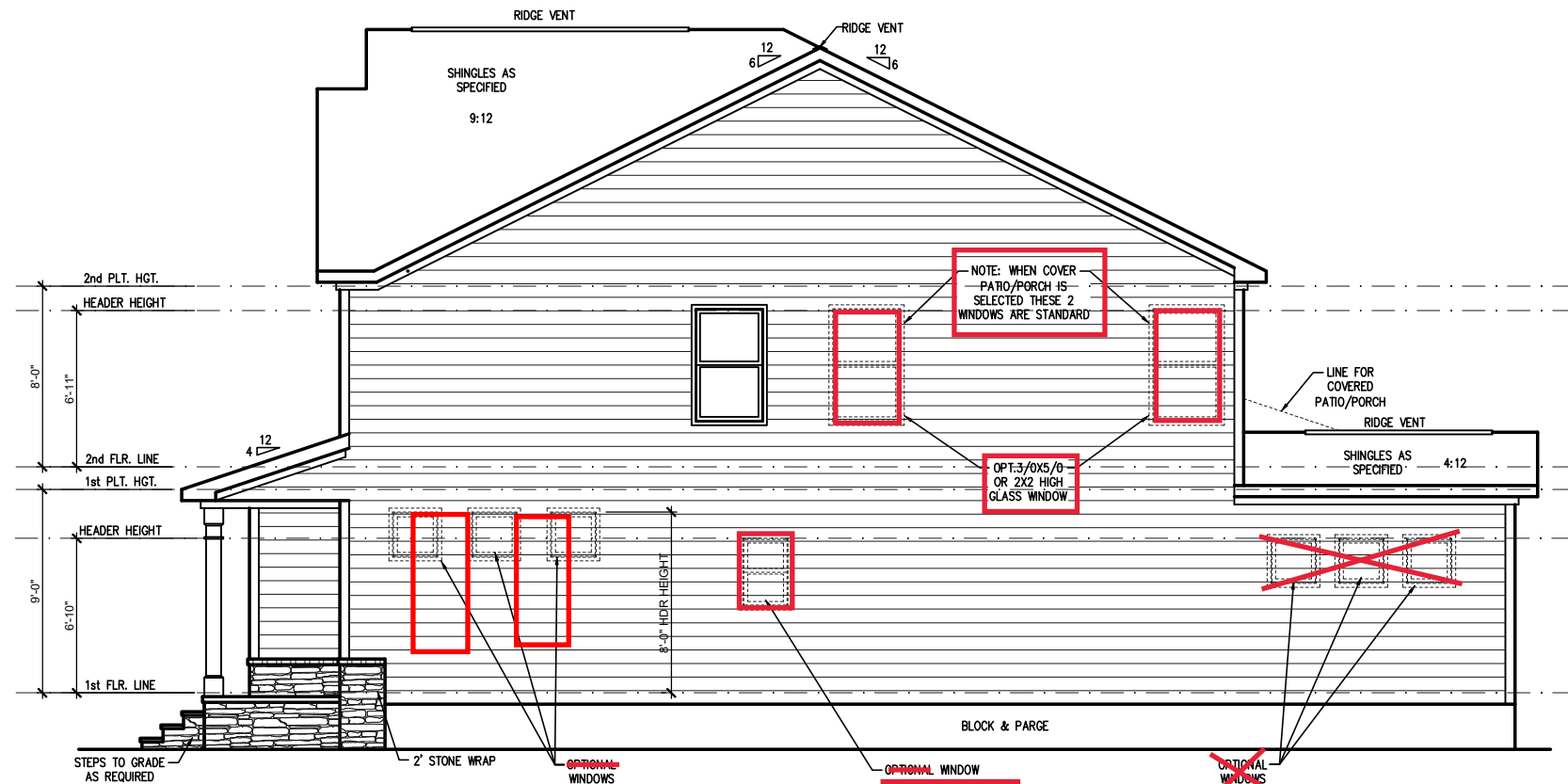
- Roof shall be finished with architectural composition shingles with slopes as noted on plan.
- Ridge Vent shall be provided and installed on all ridges greater than 6' in length per manufacturer's specifications.
- Soffit Vent shall be continuous soffit vent
- House Wrap, "Tyvek" or approved equal shall be installed over entire exterior wall per manufacturer's specifications and recommendations.
- Flashing shall be provided above all door and window openings, above finish wall material changes and at wall surfaces where lower roof areas abut vertical wall surfaces.
- Porch Railings shall be provided at all porch walking surfaces greater than 30" above adjacent finished grade. It shall be 36" high with guards spaced no more than 4" apart. Consult community specifications for material.
- Finish Wall Material shall be as noted on elevation drawings.
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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 6". Masonry Lintels shall be provided so that deflection is limited to 1/600.

**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



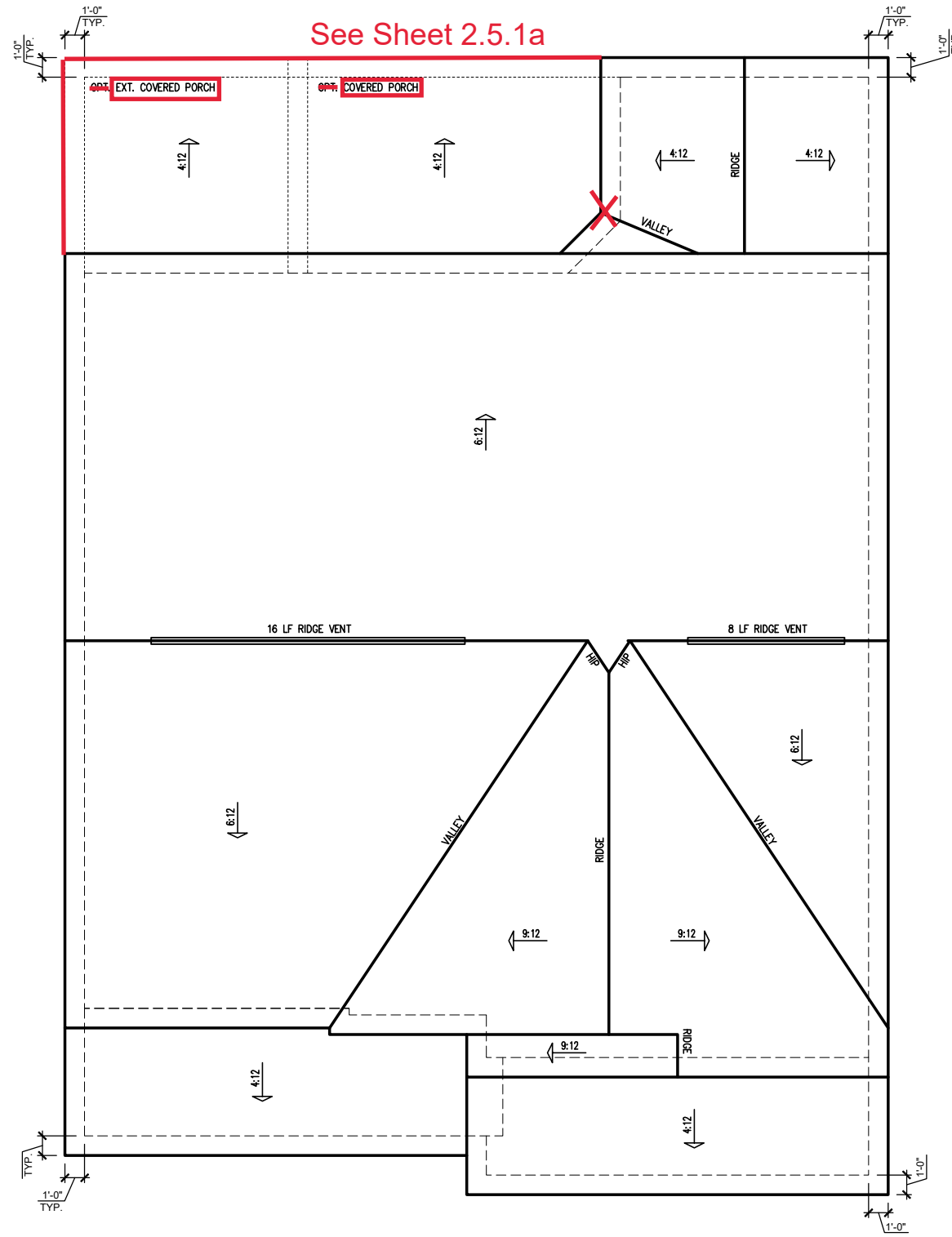
**RIGHT SIDE ELEVATION 'TRADITIONAL' (CRAWL/STEM WALL)**  
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17  
 SEE FOUNDATION PAGES FOR FOUNDATION TYPE

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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"



See Sheet 2.5.1a

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

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



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**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 LP
- 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 LP
- 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:	WIDTH:
•	8" - UP TO 2 STORY	16" - UP TO 2 STORY
•	10" - 3 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

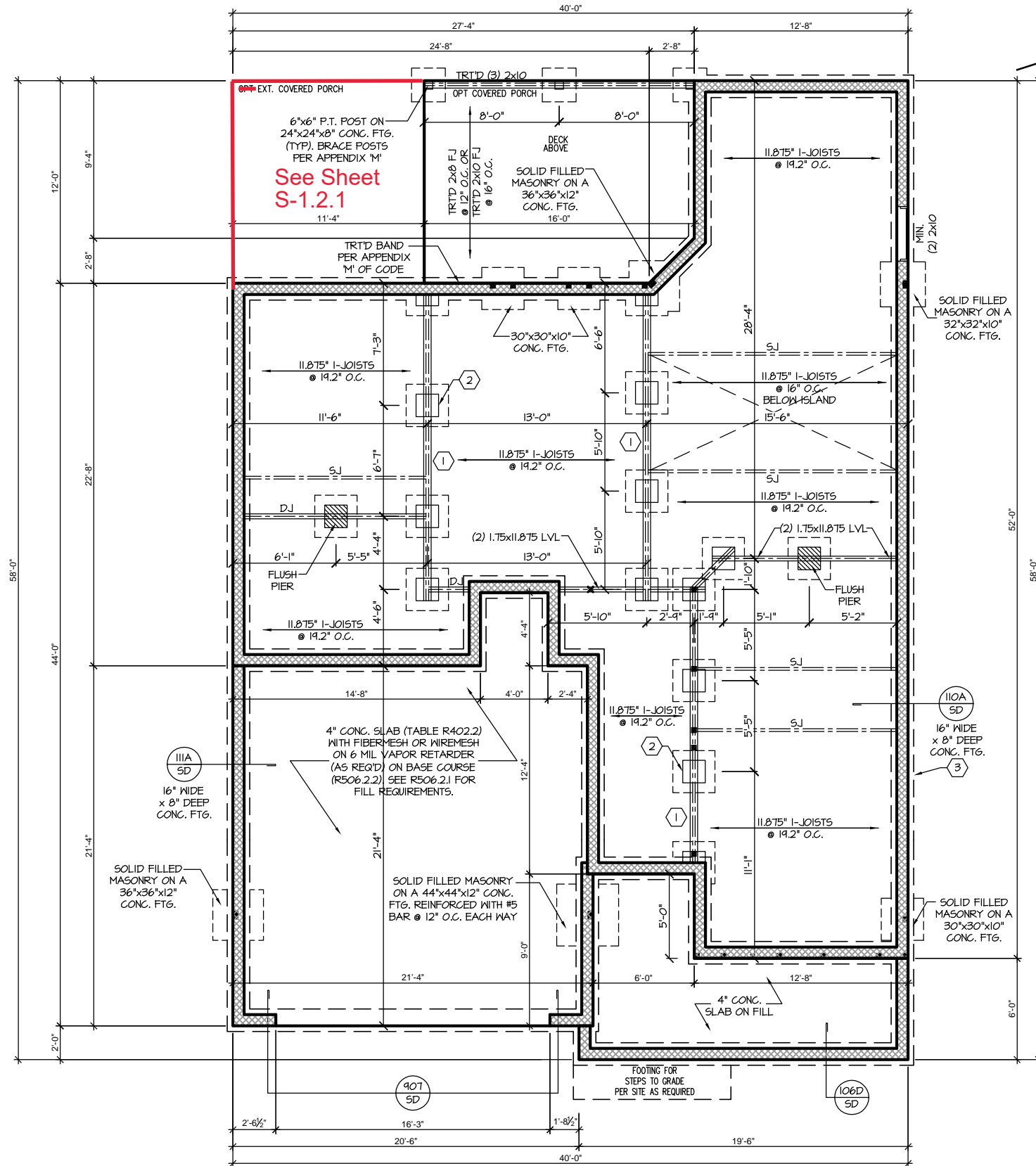
⑤ (2) 1.75x4.25 LVL OR LSL GIRDER

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.



**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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 License: C-4772  
 www.southernengineers.com

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**Plan 05 - The Apex**  
Garage Left

**S-1.2**



**PROJECT #**  
21-2780-LH

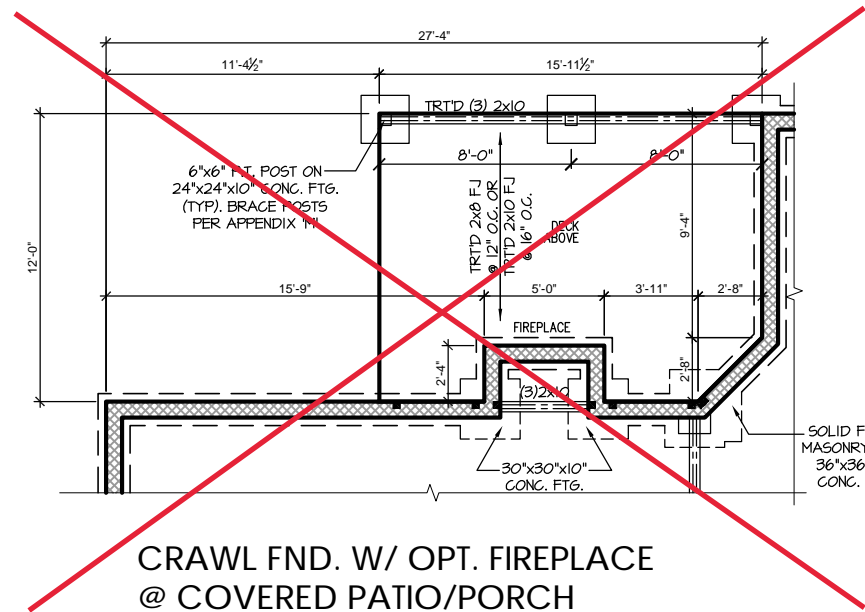
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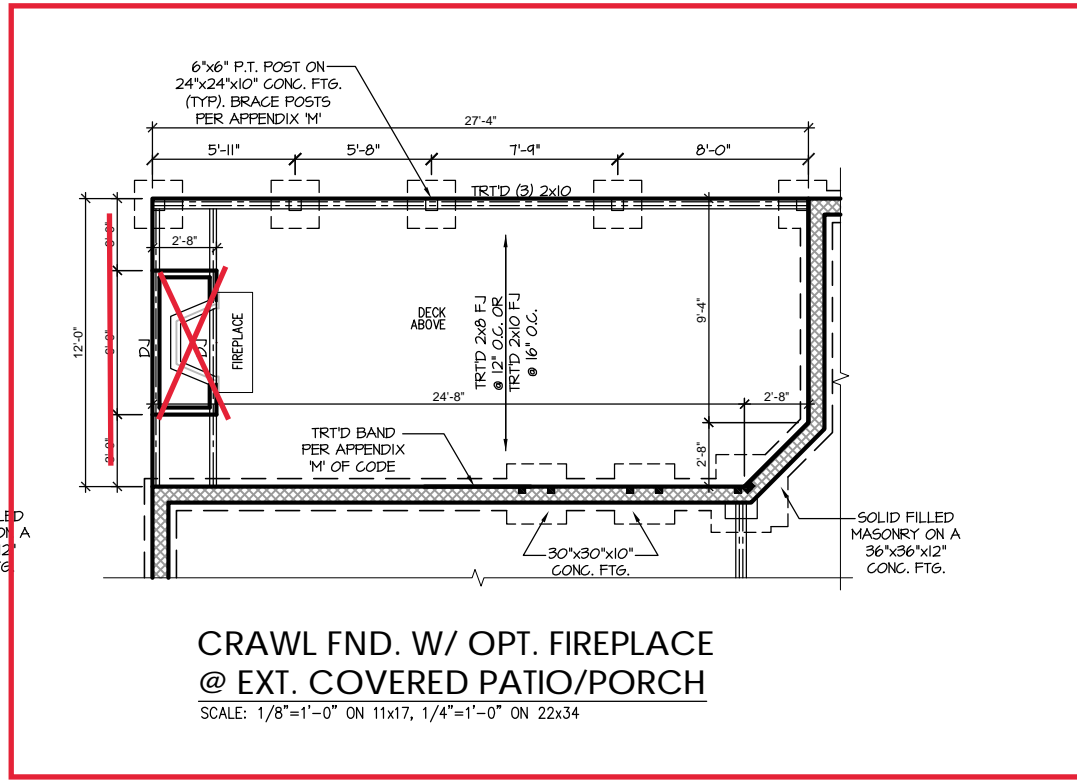
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**Plan 05 - The Apex**  
Garage Left

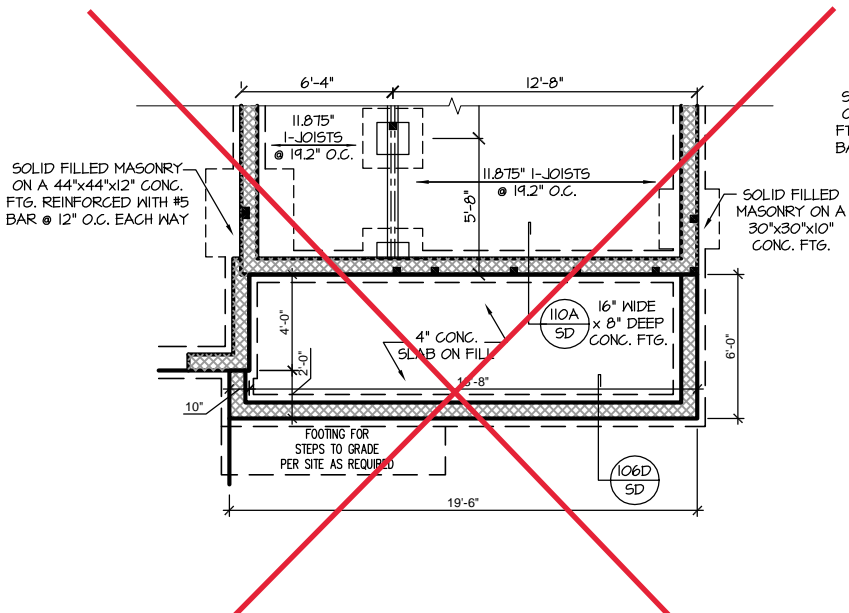
**S-1.2.1**



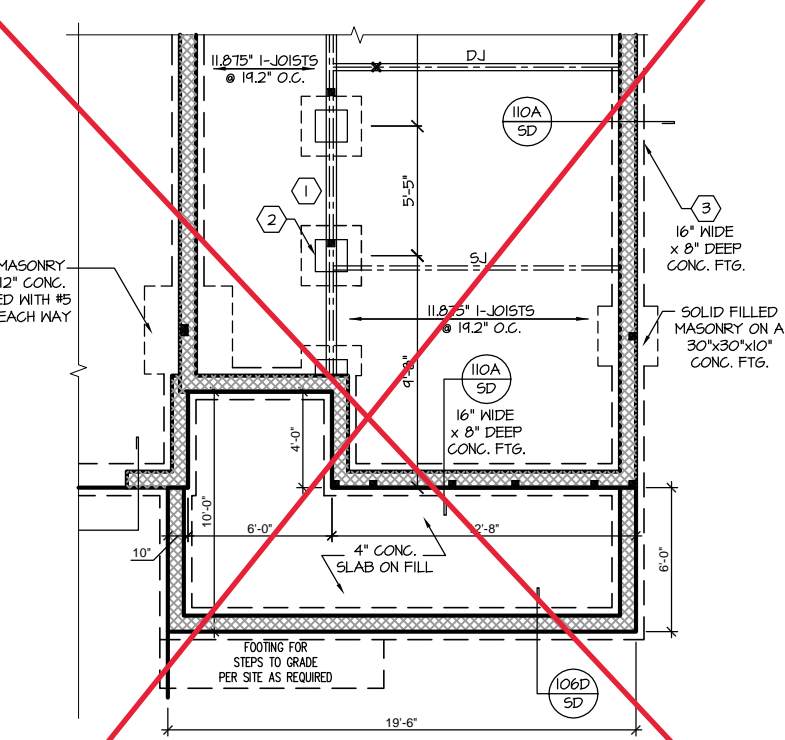
**CRAWL FND. W/ OPT. FIREPLACE @ COVERED PATIO/PORCH**  
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



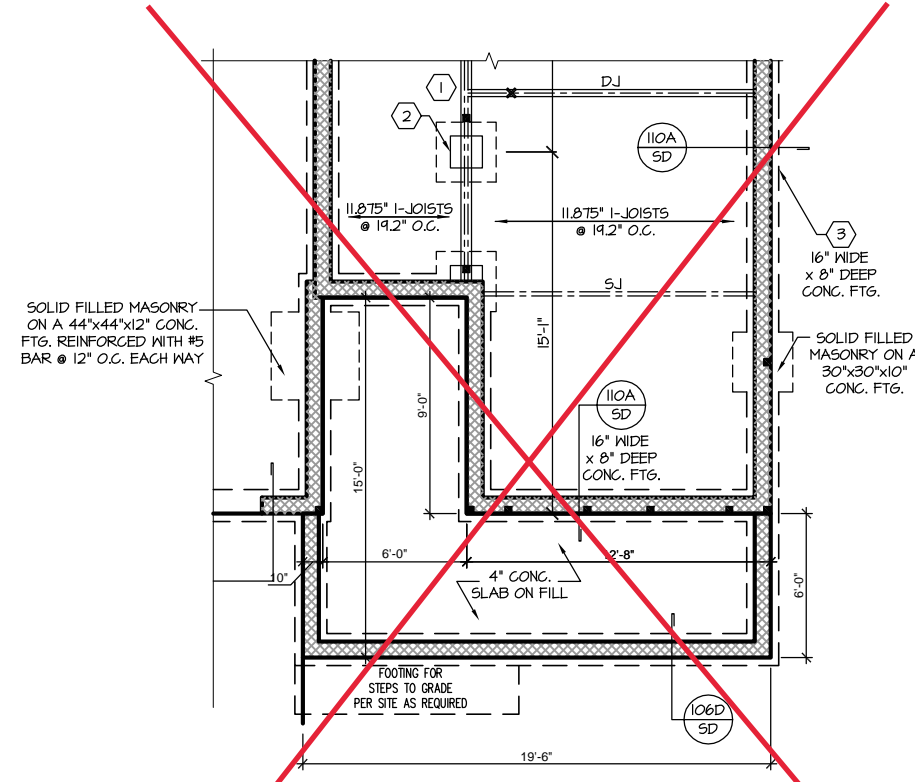
**CRAWL FND. W/ OPT. FIREPLACE @ EXT. COVERED PATIO/PORCH**  
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



**CRAWL FND. W/ SMART DELIVERY DOOR**  
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



**CRAWL FND. W/ DBL. POCKET OFFICE**  
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34





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**Plan 05 - The Apex**  
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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):

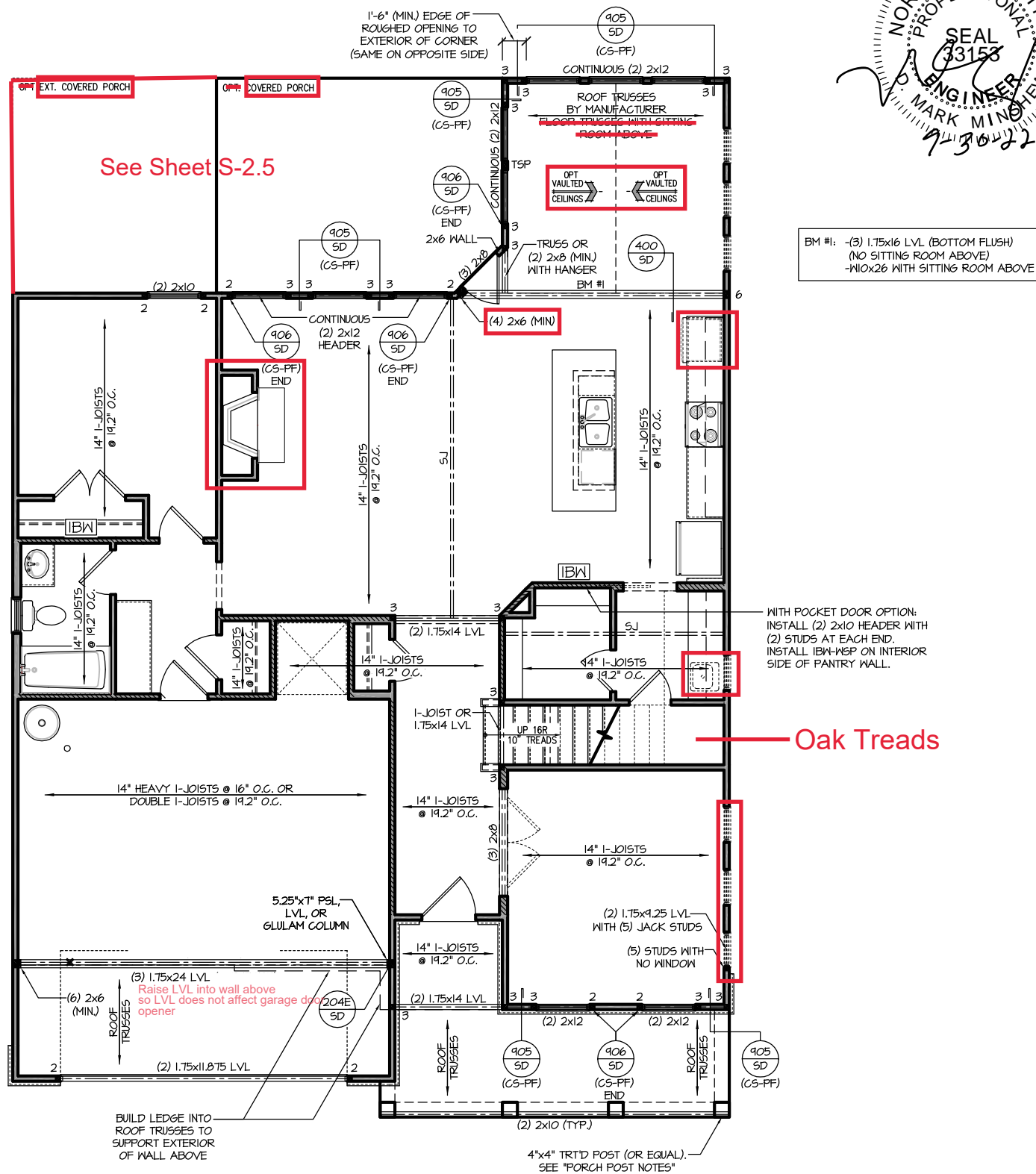
- TJI 360 BY TRUS JOIST
- LPI 42 PLUS BY LP
- BCI 60s 2.0 BY BC

- ALL WOOD I-JOISTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
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**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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- 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.
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  - \*\*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.
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**FIRST FLOOR PLAN 'TRADITIONAL'**

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



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**Plan 05 - The Apex**  
Garage Left

**S-2.2**

**HEADER/BEAM & COLUMN NOTES**

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**TRUSS SYSTEM REQUIREMENTS**

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

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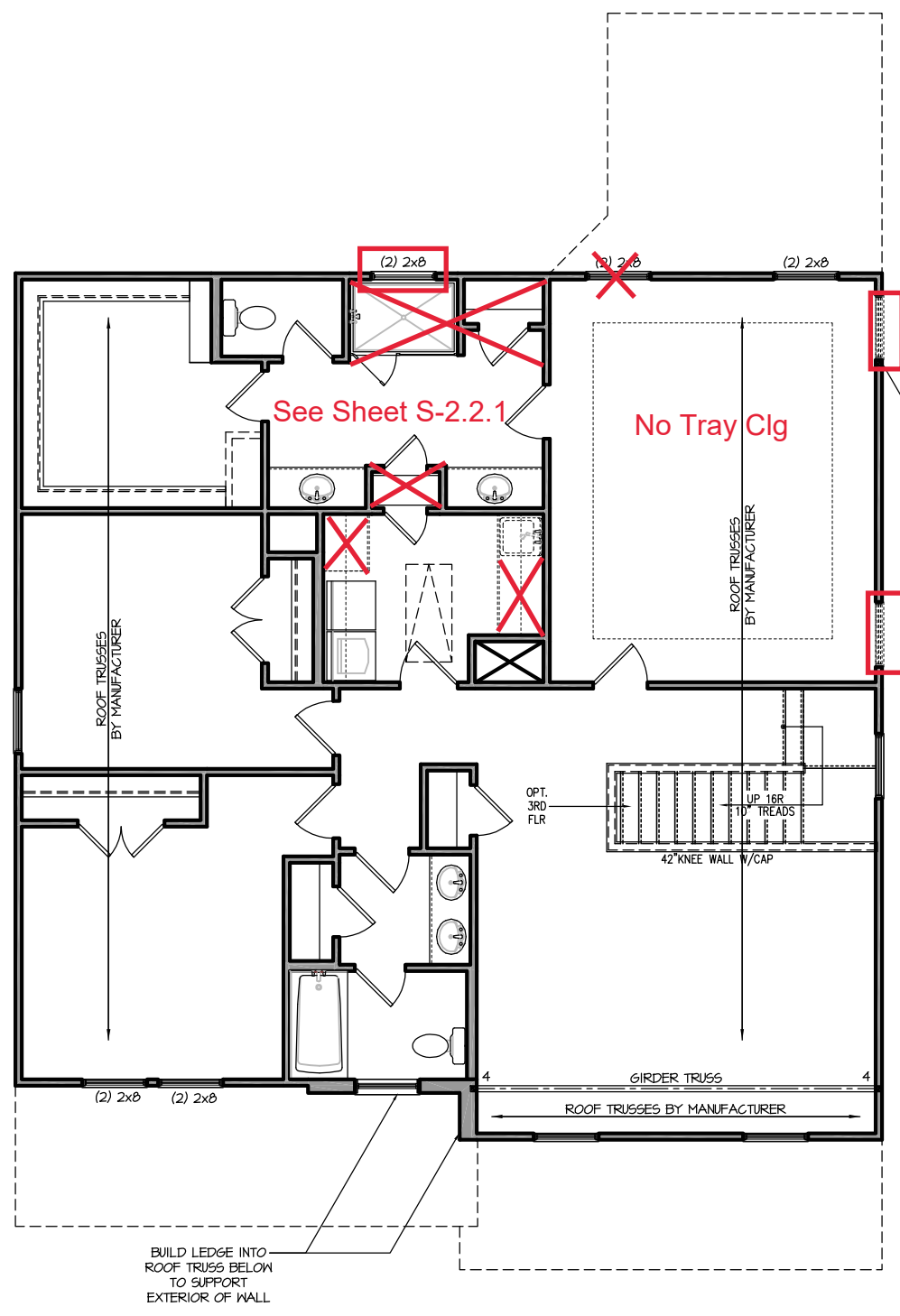
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- 3. POST BASE: SIMPSON ABU44 (ABU66).
  - 3.1. MONO: 3/8" ANCHOR (EMBED 7")
  - 3.2. GML: 3/8" ANCHOR (EXTEND TO FOOTING - HIGH WIND ONLY)
- 4. POST BASE, WOOD FOUNDATION: (2) SIMPSON CS16 STRAPS AT POSTS. EXTEND 12" ONTO EACH POST (UPPER AND LOWER) OR TO GIRDER.
- NOTE: EQUIVALENT POST CAP AND BASE ACCEPTABLE.

**FRAMING NOTES**

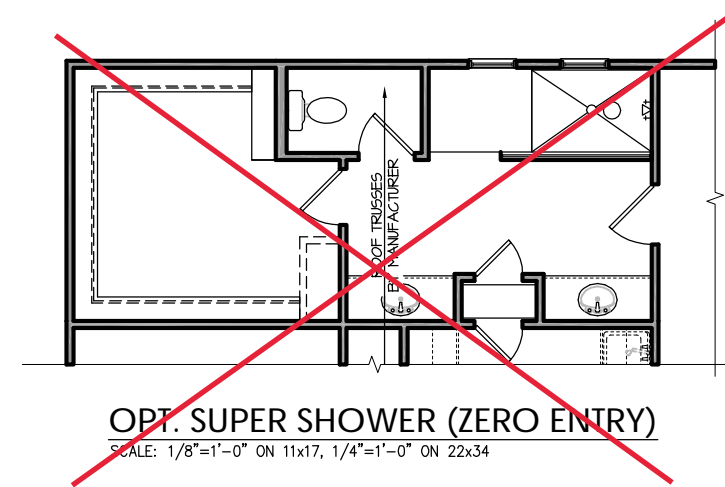
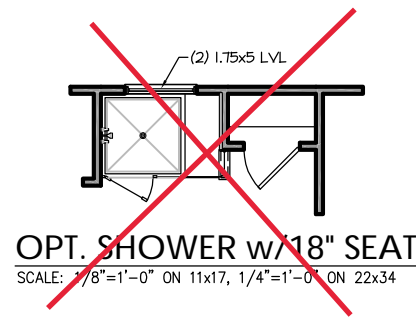
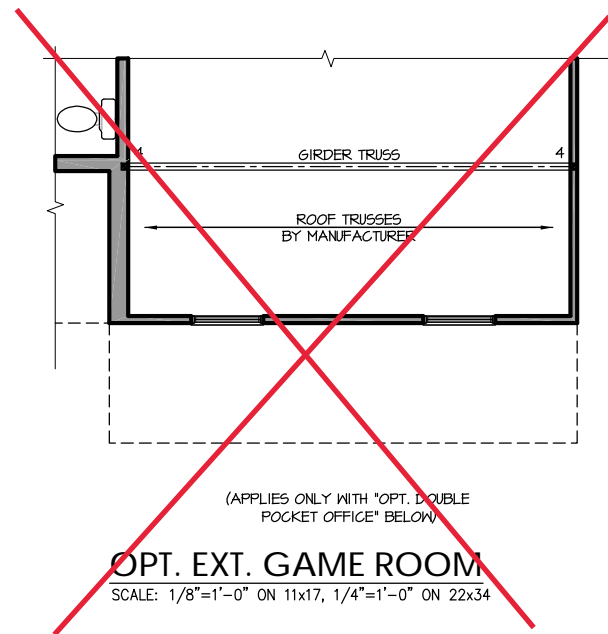
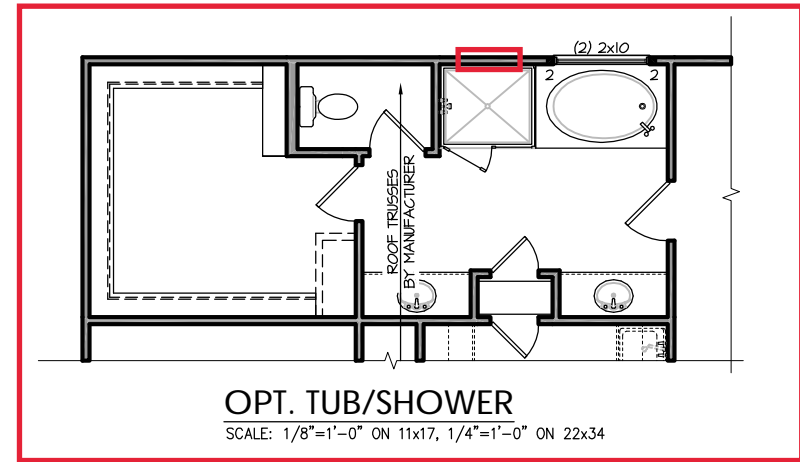
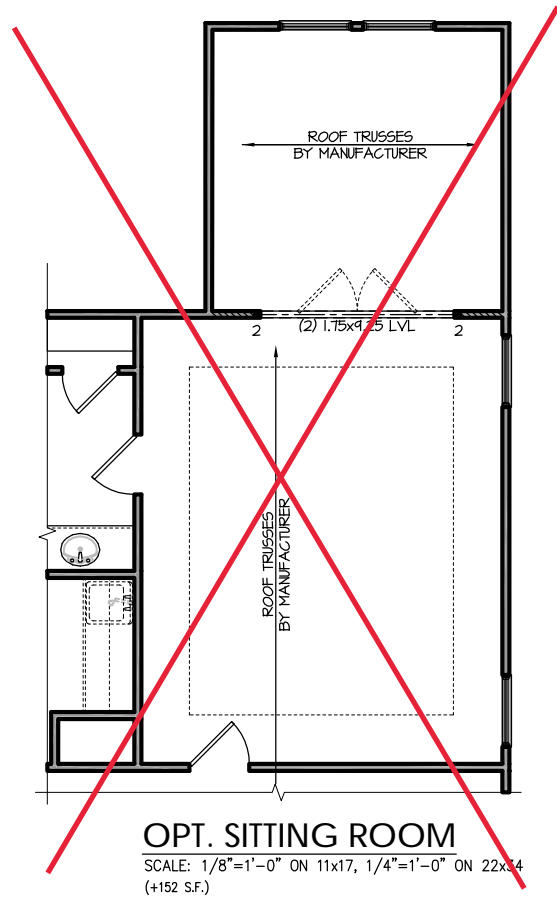
NC (2018 NCRG); Wind: 115-120 mph

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- 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.



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





PROJECT #  
21-2780-LH

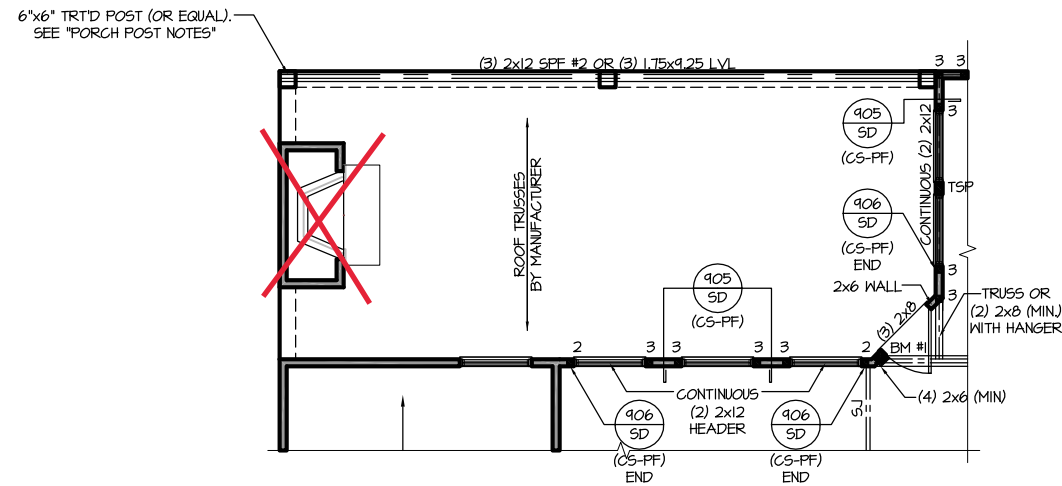
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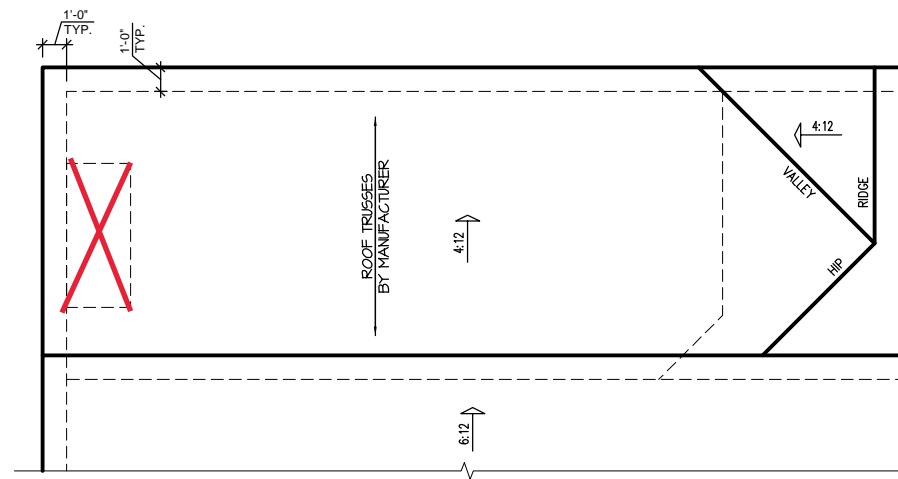
**Plan 05 - The Apex**  
Garage Left

**S-2.2.1**



**OPT. EXT. COVERED PORCH  
W/ FIREPLACE FLOOR PLAN**

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



**OPT. EXT. COVERED PORCH  
W/ FIREPLACE ROOF PLAN**

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



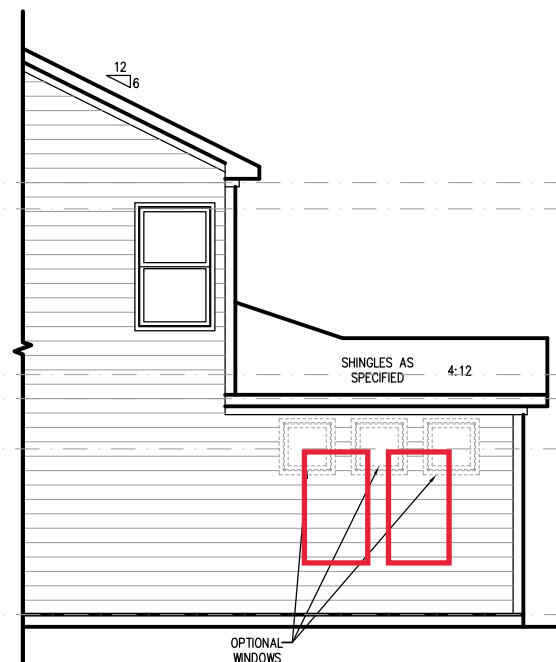
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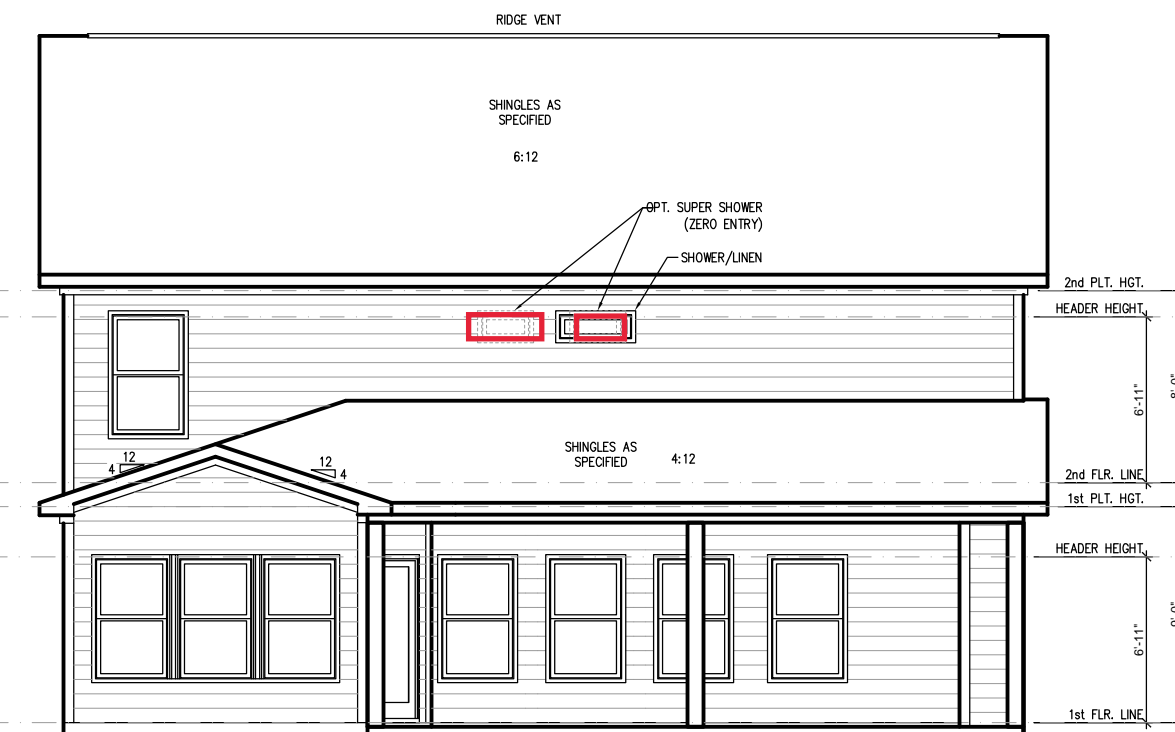
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**Plan 05 - The Apex**  
Garage Left



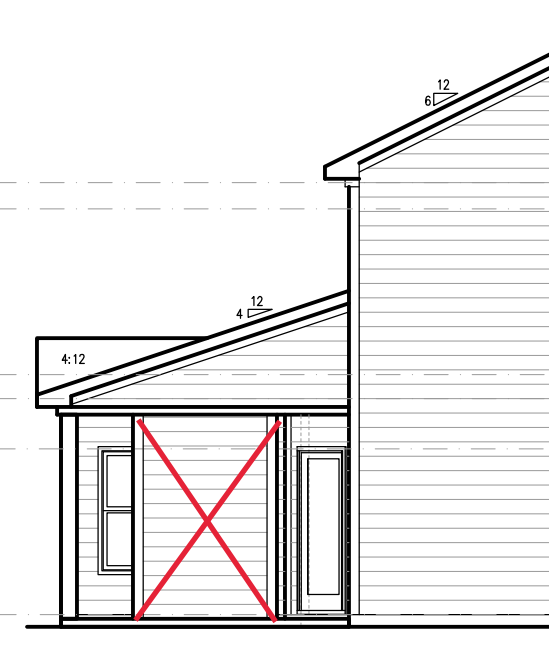
**PARTIAL RIGHT SIDE ELEVATION**

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



**EXT. COVERED PORCH REAR ELEVATION**

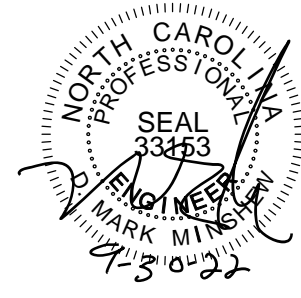
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



**PARTIAL LEFT SIDE ELEVATION**

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

**S-2.5**

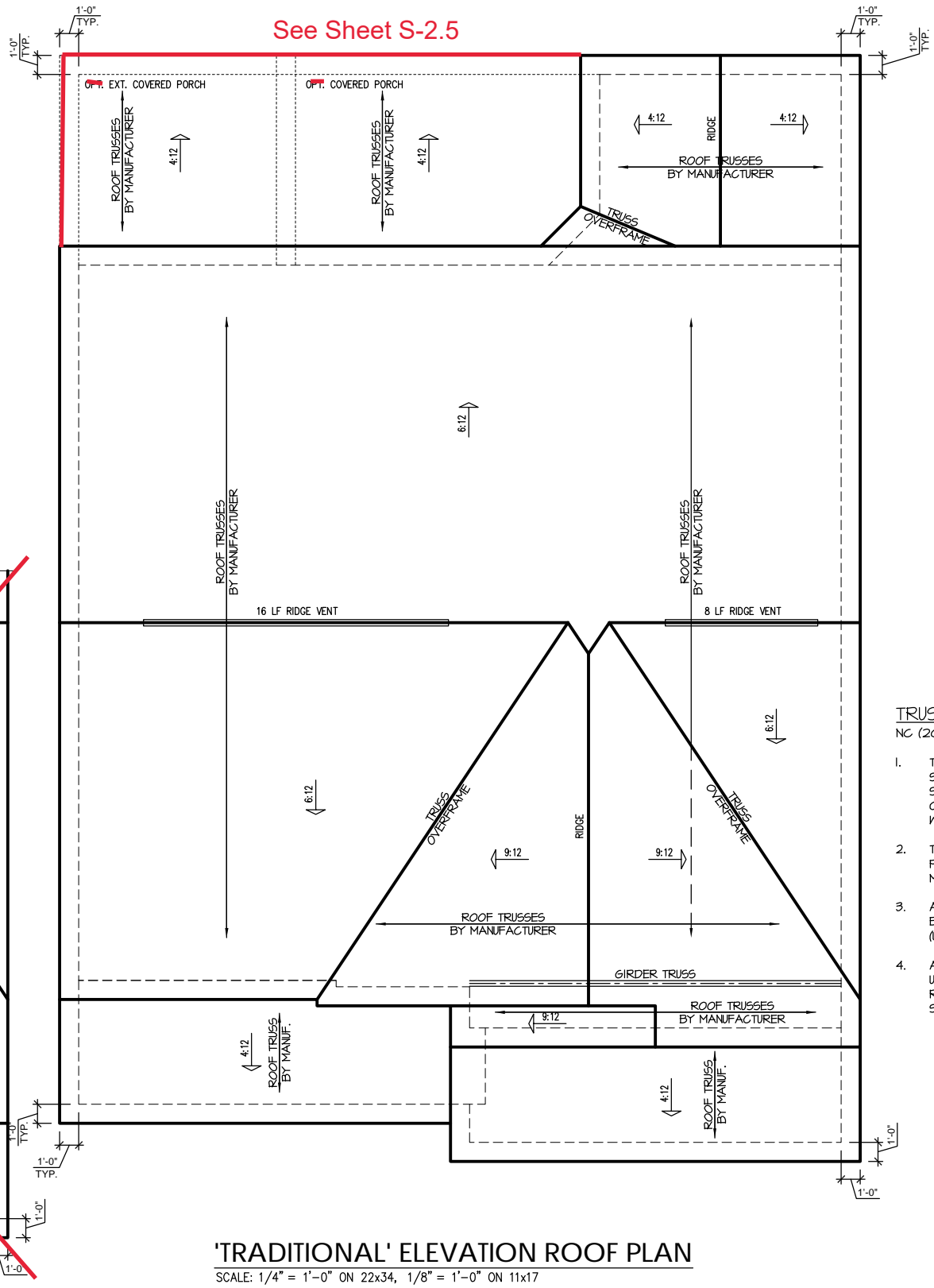
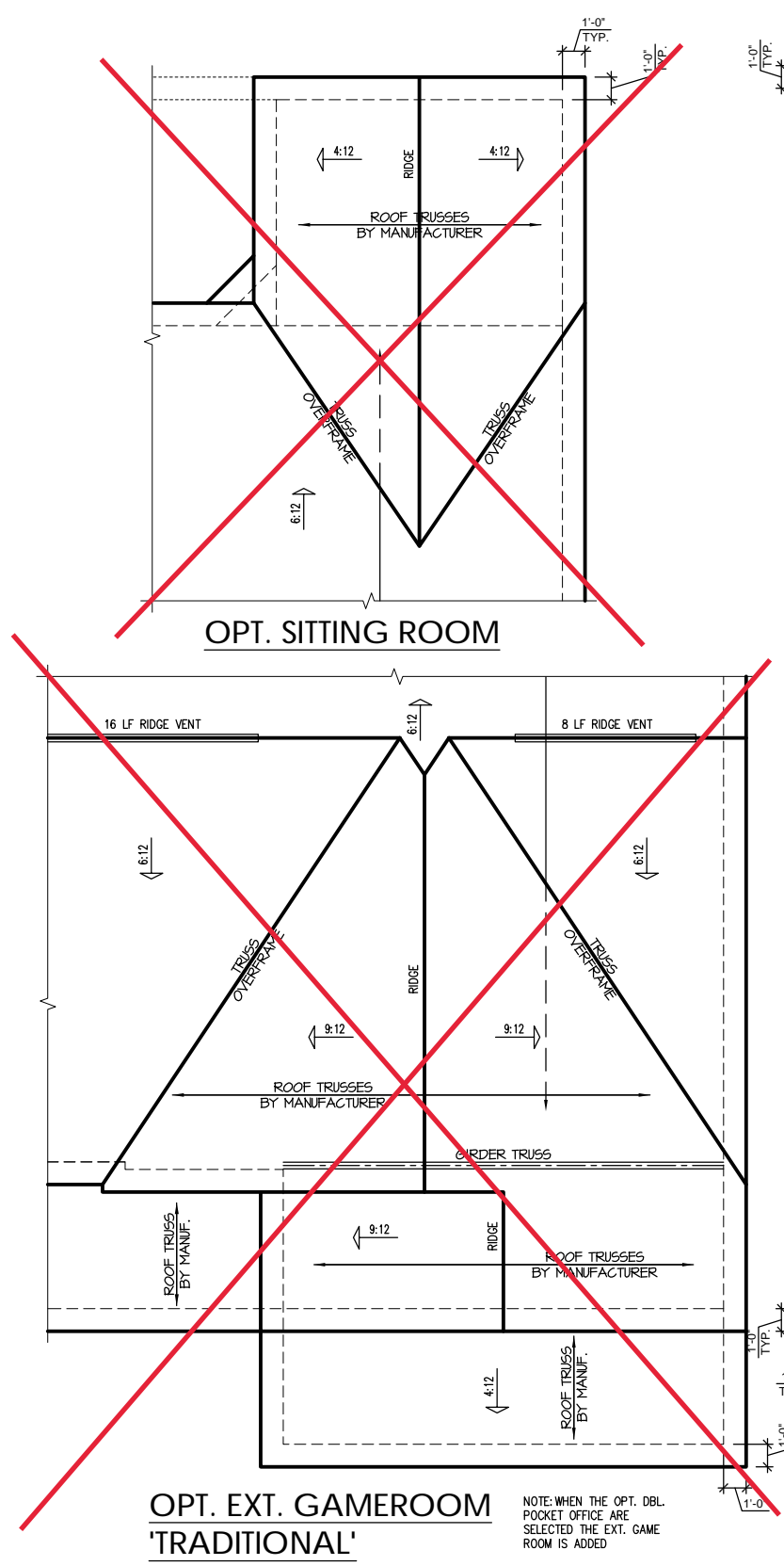


Engineers seal applies only to structural components on this document.  
Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.  
Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to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

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**NEW HOME, INC.**

**Plan 05 - The Apex**  
Garage Left



**'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
- 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 (UNO).
  - ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.