

**REVISION LOG**

- REVISION:001 DATE: 11/24/21
- 6x6 @ COVERED PORCH, PACK OUT BEAM.
  - CHANGE WALL BETWEEN PANTRY/ COAT CLOSET TO A 2X6 WALL.
  - NOTE 3/0 C.O. "3/0X6/8 C.O."
  - CHANGE WALL BETWEEN KITCHEN COUNTER & MESSY KITCHEN TO 28" LENGTH. LOCATE 2/8X6/8 C.O. @ END OF THE WALL.
  - ADD (3) OPT 2/0X2/0 @ CAFE, CENTERED @ 21'-4" FRONT REAR WALL.
  - CHANGE 1ST FLOOR STAIR RAIL AND WALL FROM A 2X4 WALL TO A 2X6 WALL. SLIDE BATH #2 WALL 2" TO MAINTAIN 3'-4" STAIR WIDTH. ADJUSTED WALL AND STAIR ON THE 2ND FLOOR.
  - END STAIR RAIL 10'-0" FROM WIC WALL.
  - REMOVE WIDE WALL BEHIND BATH #2 TUB.
  - CHANGE BATH #2 WIDTH TO 5'-0" & ADD ROOM TO BED #2.
  - CHANGE WALL BEHIND THE OWNER'S TOILET WALL FROM A 2X6 WALL TO A 2X4 WALL & MOVE WALL INTO WIC TO INCREASE DEPTH THE TOILET TO 6'-1". REVISE ALL OWNER'S BATH OPTIONS TO MATCH.
  - ADD GOURMET KITCHEN W/ WALL OVEN AND 36" COOKTOP.
  - ADD 24"x36" ATTIC ACCESS TO BED #4 WIC.
  - CHANGE 2ND FLOOR 3/0 C.O. TO A 5/0X6/8 C.O.
  - CHANGE DOOR SIZES FROM 2/6X6/8 TO 2/4X6/8 @ FOYER CLOSET, BATH #2, WIC @ BED #2, BATH #3, LINEN, WIC @ BED #3 & WIC @ BED #4.
  - FLIP DOOR SWING INTO OPT. OFFICE/HOME GYM.
  - ADD 8'-0" DEEP MECHANICAL RM TO REAR OF OPT. SUPER GAMEROOM/ HOME GYM/ OFFICE.
  - 2X10 BEAM UNDER TOP PLATES @ FRONT PORCHES.
  - ALIGN (3) 2/0X2/0 WINDOW HEADER HT @ FLEX ROOM W/ FRONT DOOR HEADER HT.
  - ADD PARTIAL FOR OPT FIREPLACE.
  - ADD PARTIAL ELEVATIONS FOR OWNER'S BATH OPTIONS.
  - ADD PARTIAL FOR OPT SMART DELIVERY DOOR.
  - 4 1/2" DSP BETWEEN WINDOWS & DIMENSION TO THE CENTER.
  - DIMENSION WIDTH OF HIPPS

- REVISION:002 DATE: 2/4/2022
- DIMENSION TRIPLE STUD POCKETS (4.5")
  - RELOCATED & RESIZE KITCHEN ISLAND PER REDLINES, & REMOVE UNDER-COUNTER WALL TO THE RIGHT OF KITCHEN SINK.
  - SHOW FULL HEIGHT WALL AT STANDARD MASTER BATH SHOWER.
  - CHANGE MASTER BATH LINEN CLOSET DOOR TO 4/0X6/8 DOUBLE DOOR.
  - CALL OUT ALL LINEN CLOSETS AS (4) SHELVES.
  - REMOVE SHELF/ROD BEHIND WATER CLOSET & ADJACENT TO DOOR IN MASTER WIC
  - CALL OUT FRONT PORCH COLUMNS AS 6X6 P.T. POST W/ 1X WRAP.
  - LABEL 12" DROPPED HEADER.
  - REMOVE THE OWNER'S ENTRY OPTION.
  - RESIZE/RELOCATE/REMOVE UNDER-COUNTER WALL IN KITCHEN ISLAND PER BASE PLAN.
  - SHOW 42X42 SHOWER W/ 18" SEAT FOR TUB SHOWER COMBO PER REVISION REDLINES.
  - SHOW OPT. STANDALONE 42X42 W/ 18" SEAT.
  - LOCATE SHOWER VALVE ON HALF WALL FOR SUPER SHOWER OPT.
  - LABEL OPT DOOR TO FLEX ROOM AS 15-LITE FRENCH DOORS
  - SWING DOOR AT GAMEROOM INTO UNFIN. ATTIC STORAGE.
  - REMOVE FAUX SHUTTER FROM FARMHOUSE PLAN SINCE IT IS NOT SHOWING ON ELEVATION.
  - UPDATE ROOF HEIGHT FOR REAR OPTIONS TO REFLECT STANDARD HEEL HEIGHT.
  - REMOVED HALF WALLS AT KITCHEN ISLAND AND UPDATED PER CABINET PROVIDER
  - EXTEND PORCH SLAB 4" AT FRONT AND EXTEND AROUND CORNER 20" TO SUPPORT STONE VENEER.
  - REMOVED HALF WALLS AT KITCHEN ISLAND AND UPDATED PER CABINET PROVIDER
  - CHANGED THE BASE OWNER'S BATH WINDOW TO 4010
  - CHANGED THE OWNER'S BATH OPTION SHOWER WINDOW TO 4010
  - CHANGED THE OWNER'S BATH OPTION SUPER SHOWER WINDOWS TO (2)3010

- REVISION: 003 DATE: 3/21/2022
- ADD ELECTRICAL PLANS

- REVISION: 004 DATE: 7/22/2022
- ADD STEM WALL SLAB FOUNDATION SHEETS
  - ADD "STEM WALL" TO CRAWL ELEVATION TITLES AND NOTE "SEE FOUNDATION PAGES FOR FOUNDATION TYPE". UPDATE SHEET TITLES.

**NEW HOME INC.**

Lot 2 Woodbridge South  
54 Yates Mill Drive  
Fuquay-Varina, NC 27526



**PLAN 6**  
**The Raleigh - LH**  
**'FARMHOUSE'**  
**ELEVATION**

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 Owner's Suite Plans & Elevations (Slab)
2.5.1	Extended Owner's Suite Plans & Elevations (Crawl/ Stem Wall)
2.6	Ext. Owner's Suite W/Cov. Porch Plans & Elevations (Slab)
2.6.1	Ext. Owner's Suite W/Cov. Porch Plans & Elevations (Crawl/Stem Wall)
2.7	2-Car Sideload Garage Plans
2.7.1	2-Car Sideload Garage Elevations
2.8	3-Car Garage Plans
2.8.1	3-Car Garage Elevations (Crawl/ Stem Wall)
2.8.2	3-Car Garage Elevations (Slab)
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 Plan
5.1.1	First Floor Options Electrical Plan
5.2	Second Floor Electrical Plan
5.2.1	Second Floor Options Electrical Plan

SQUARE FOOTAGE		
	FARMHOUSE	
	UNHEATED	HEATED
FIRST FLOOR	0	1955
SECOND FLOOR	0	945
FRONT PORCH	147	0
2 CAR GARAGE	437	0
PATIO	220	0
<b>SUBTOTALS</b>	<b>804</b>	<b>2900</b>
<b>TOTAL UNDER ROOF</b>	<b>3704</b>	
OPTIONS		
	UNHEATED S.F.	HEATED S.F.
COVERED PATIO	220	0
EXTENDED OWNER'S SUITE	0	192
SUPER GAME ROOM	0	183
OFFICE	0	183
HOME GYM	0	100
SMART DOOR	28	28
MECHANICAL RM	158	0
3RD CAR GARAGE	260	0

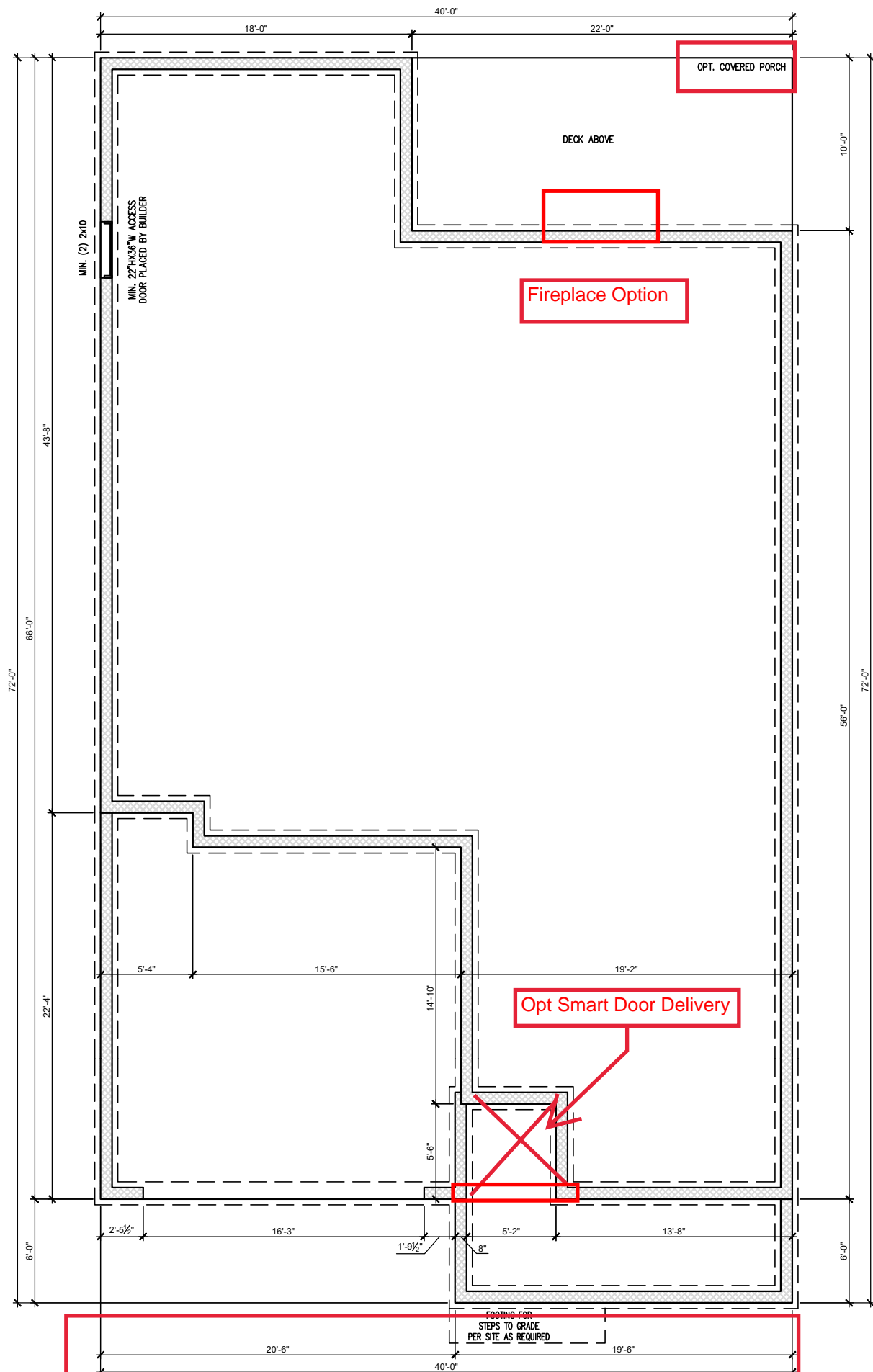
**DESIGN CRITERIA:**

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 6 - THE RALEIGH - LH  
SINGLE FAMILY  
Cover Sheet 'Farmhouse'

DRAWN BY:	South Designs
ISSUE DATE:	7/1/2021
CURRENT REVISION DATE:	07/22/2022
SCALE:	1/8" = 1'-0"
SHEET	0.0d

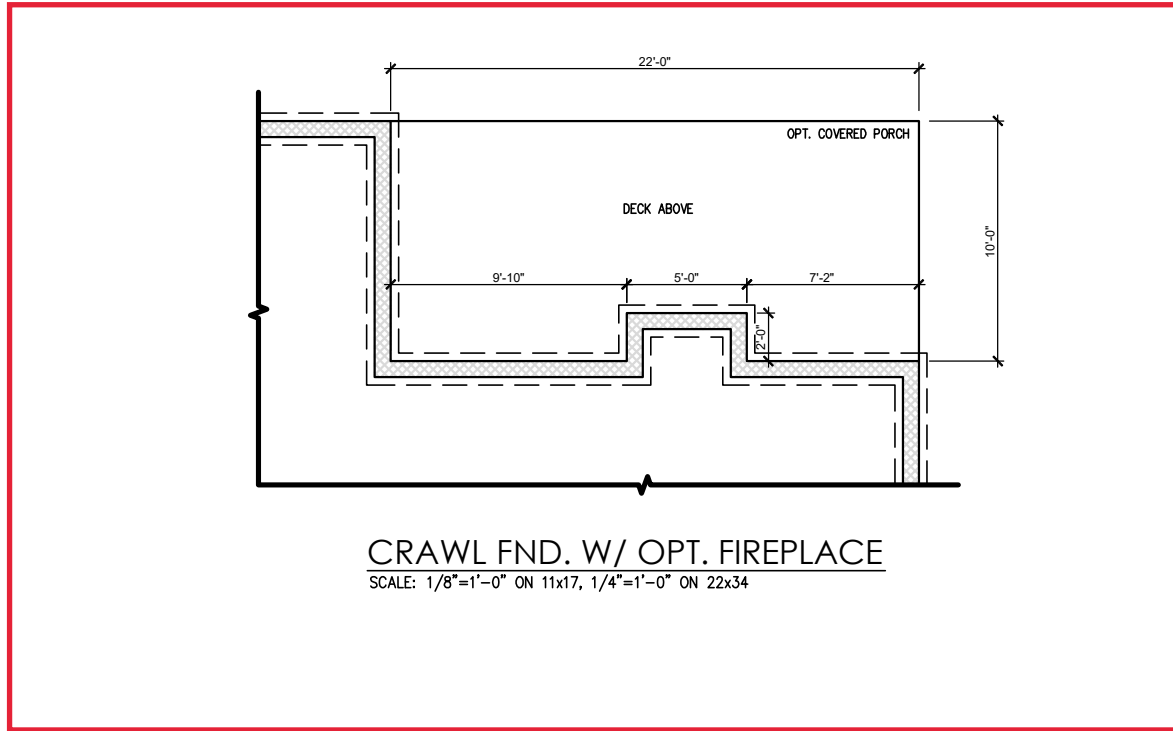


**CRAWL FOUNDATION PLAN 'FARMHOUSE'**  
 SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

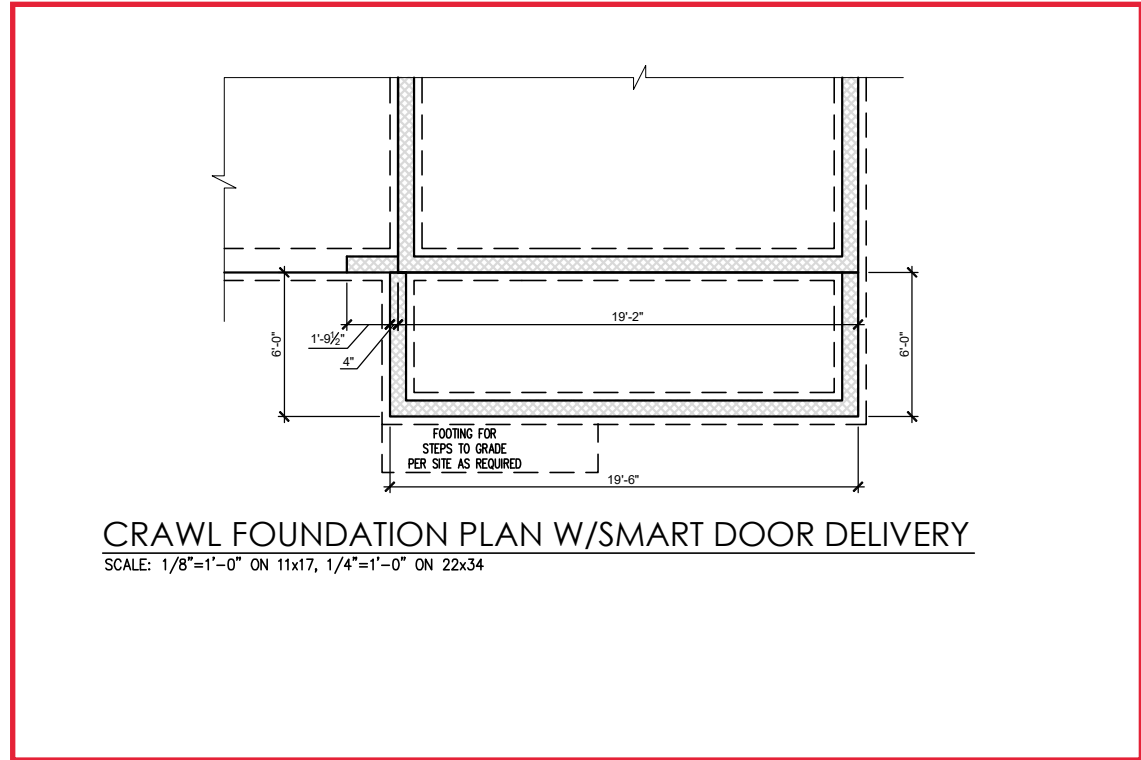
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**PLAN 6 - THE RALEIGH - LH**  
 SINGLE FAMILY  
 Crawl Foundation 'Farmhouse'

DRAWN BY:	South Designs
ISSUE DATE:	7/1/2021
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SCALE:	1/8" = 1'-0"



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



**CRAWL FOUNDATION PLAN W/SMART DOOR DELIVERY**  
 SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

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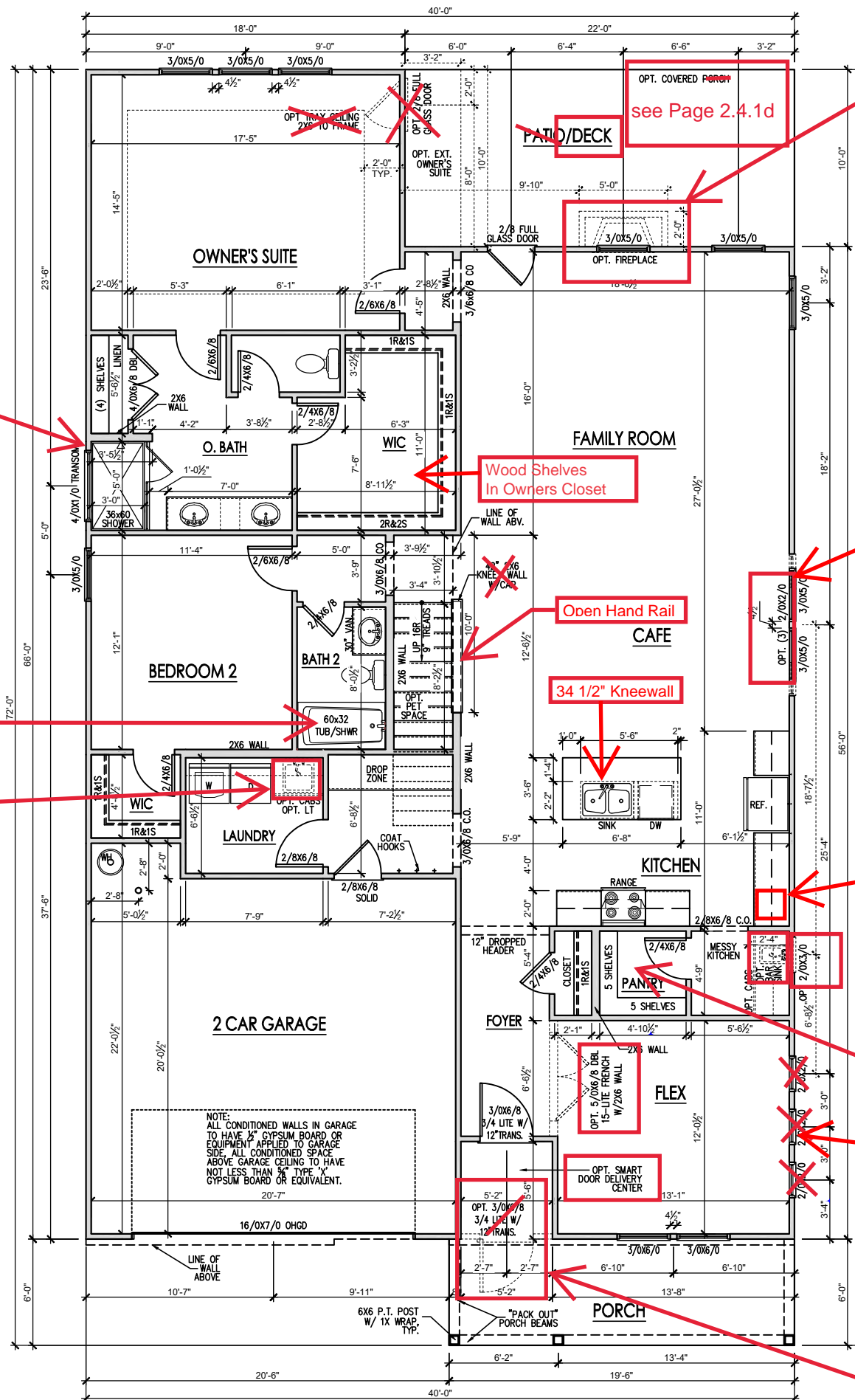
**PLAN 6 - THE RALEIGH - LH**  
**SINGLE FAMILY**  
 Crawl Foundation Options 'Farmhouse'

DRAWN BY:  
 South Designs  
 ISSUE DATE:  
 7/1/2021  
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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 of 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.



42x42 Shower Pad with Tile Walls and Seat See Pg. 2.1.1d

34x60 Fiberglass Shower with Tile Walls

Add Laundry Tub No Cabinets

OPT. COVERED PORCH see Page 2.4.1d

Opt Fireplace See Pg 2.1.1d

Wood Shelves In Owners Closet

(3) 2x2 Windows in Cafe

Open Hand Rail CAFE

34 1/2" Kneewall

Gourmet Kitchen See Pg 2.1.1d

Wood Shelves in Pantry

Remove 3 2x2 Windows

Smart Door Delivery See Pg 2.1.1d In-Swing Door (LH)

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



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PLAN 6 - THE RALEIGH - LH  
SINGLE FAMILY  
First Floor Plan 'Farmhouse'

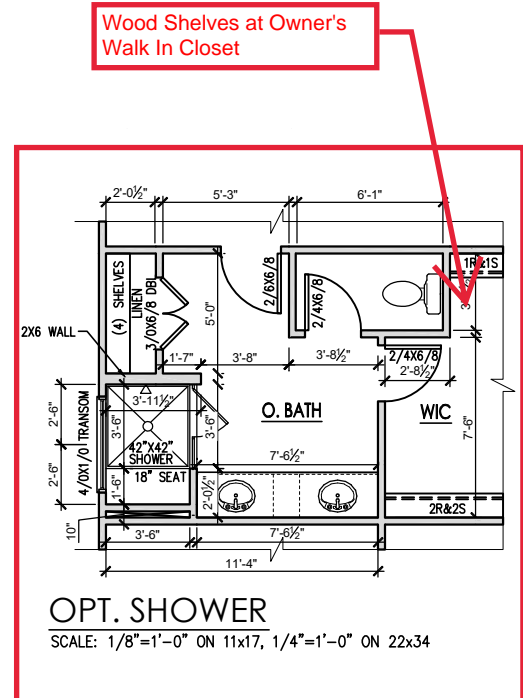
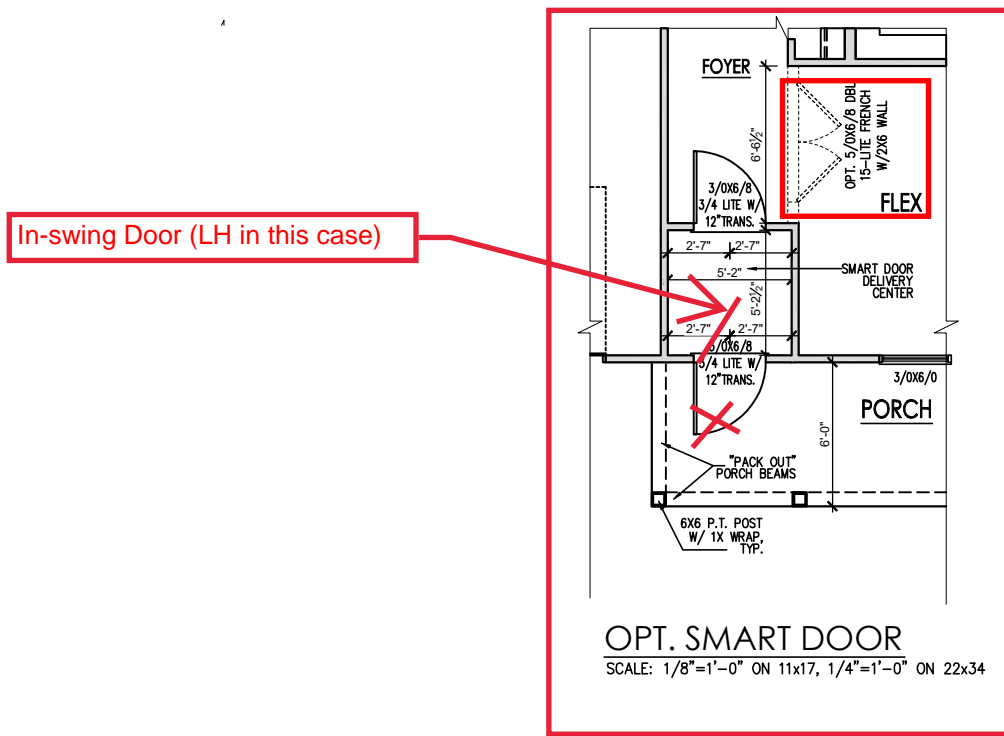
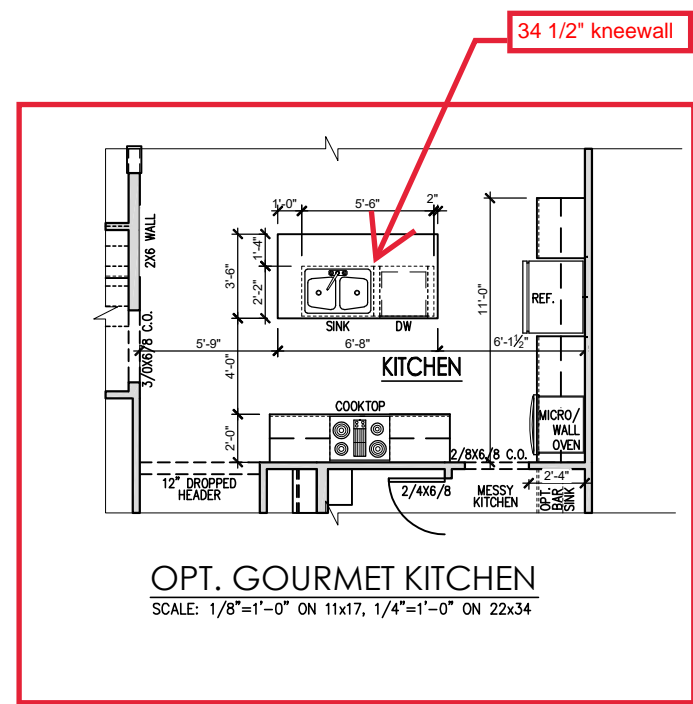
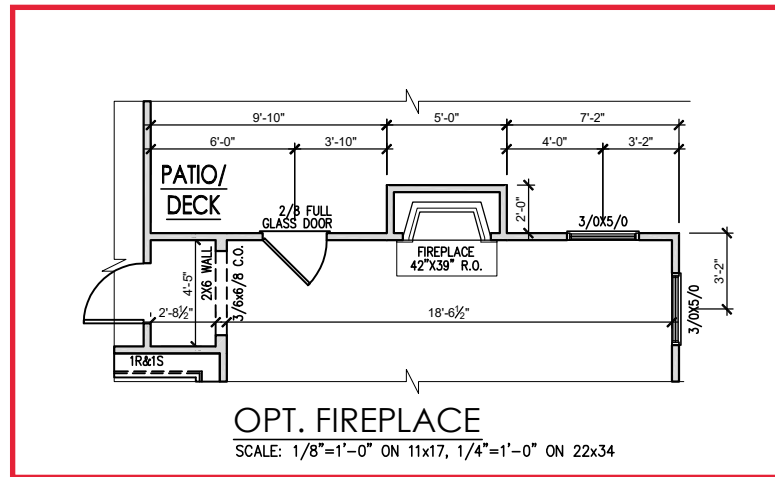
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SCALE:  
1/8" = 1'-0"

SHEET  
2.1d

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In-swing Door (LH in this case)

34 1/2" kneewall

Wood Shelves at Owner's Walk In Closet



**PLAN 6 - THE RALEIGH - LH**  
SINGLE FAMILY  
First Floor Options 'Farmhouse'

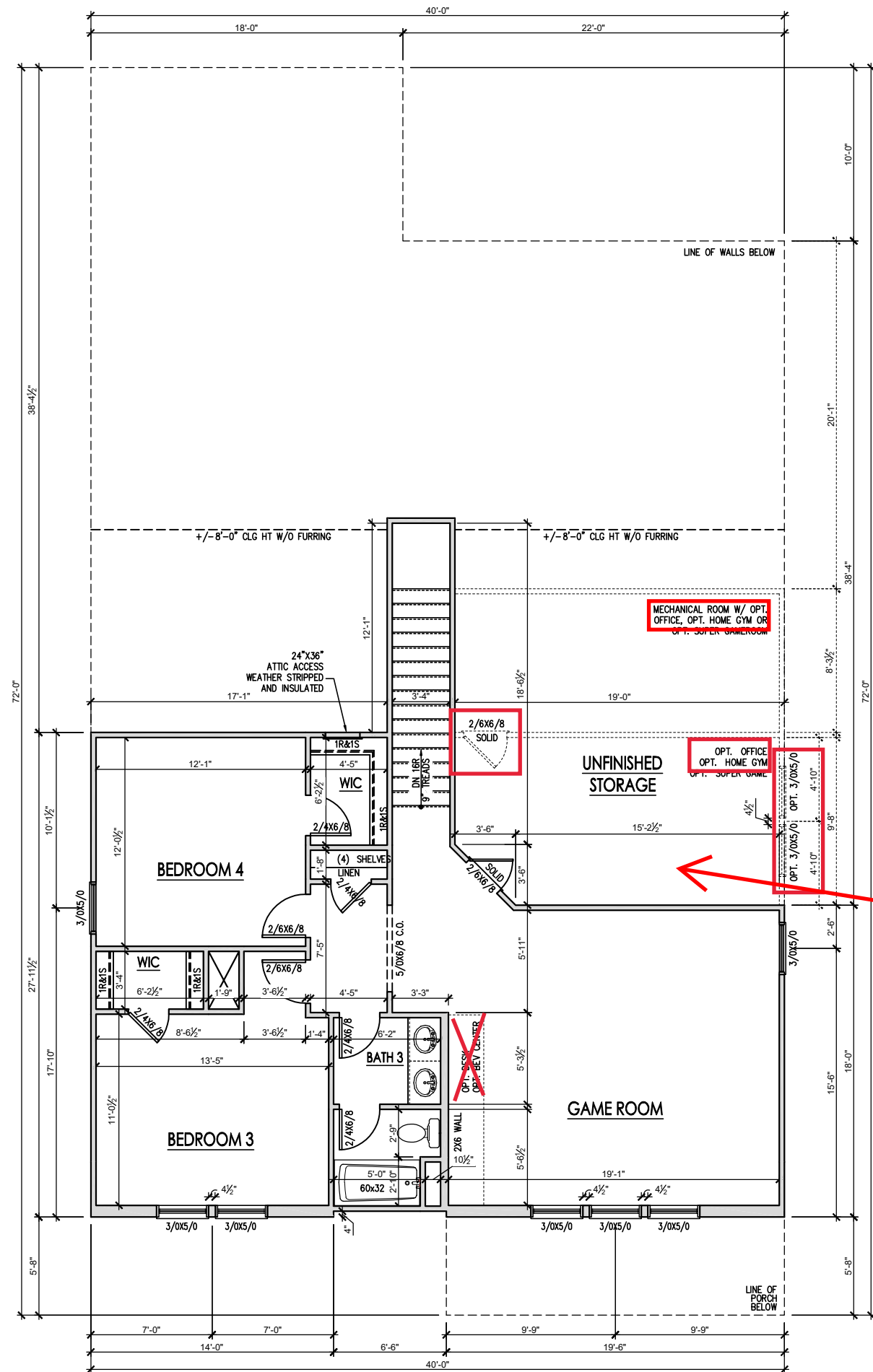
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SHEET  
**2.1.1d**

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**SECOND FLOOR PLAN 'FARMHOUSE'**  
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**PLAN 6 - THE RALEIGH - LH**  
SINGLE FAMILY  
Second Floor Plan 'Farmhouse'

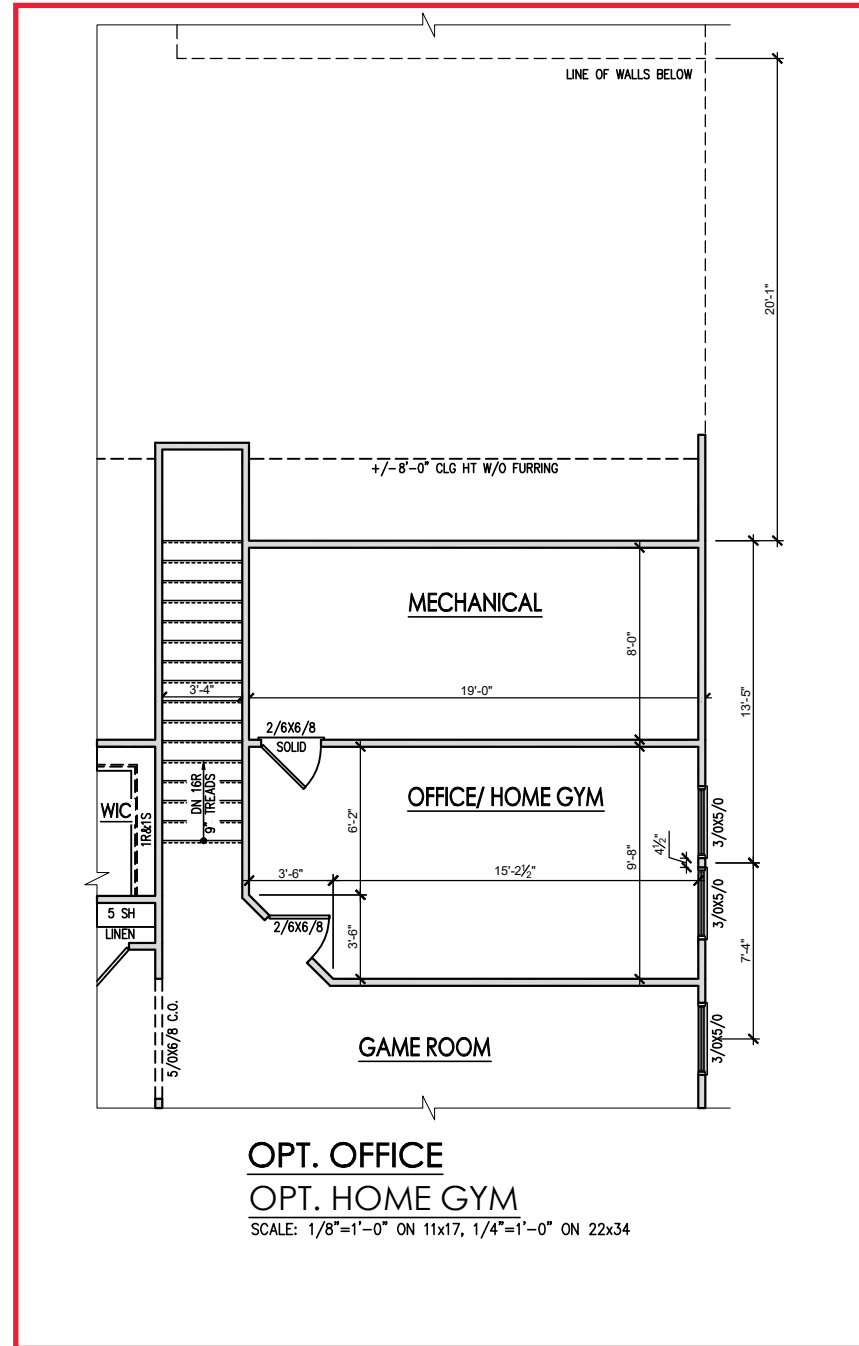
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SCALE: 1/8" = 1'-0"

SHEET  
**2.2d**

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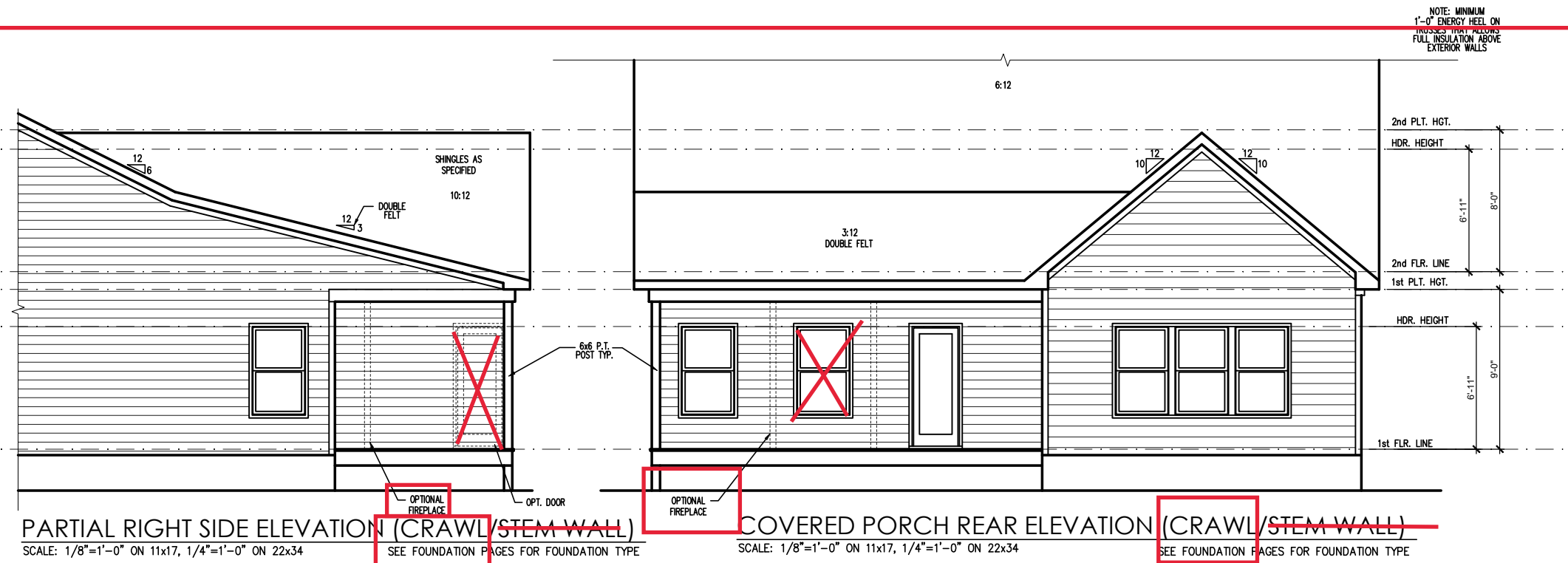
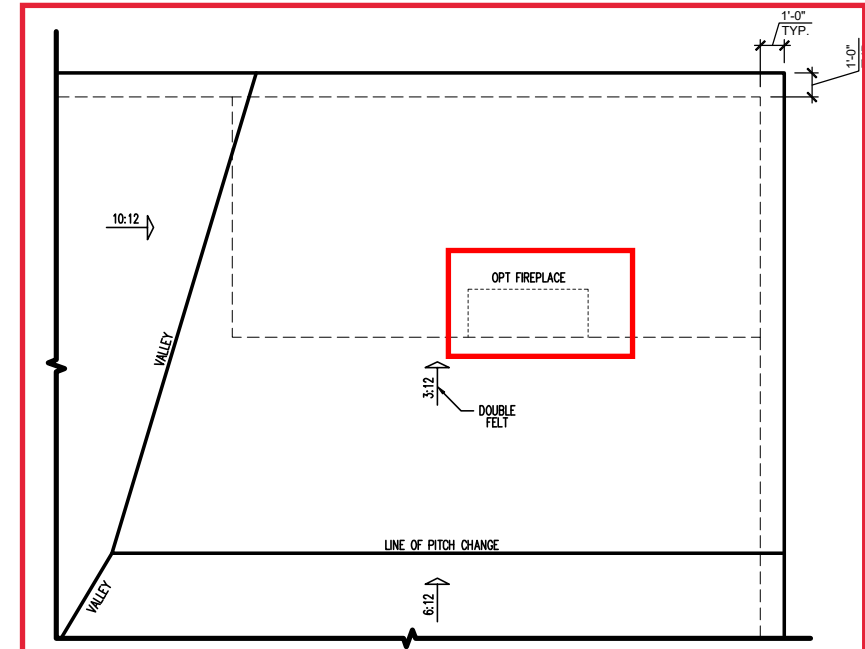
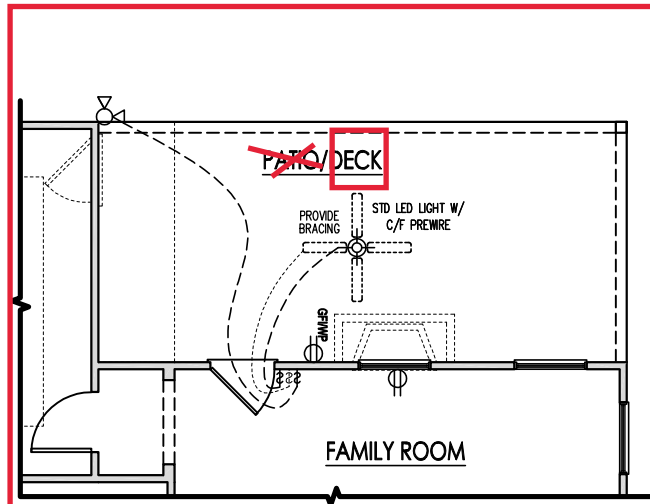
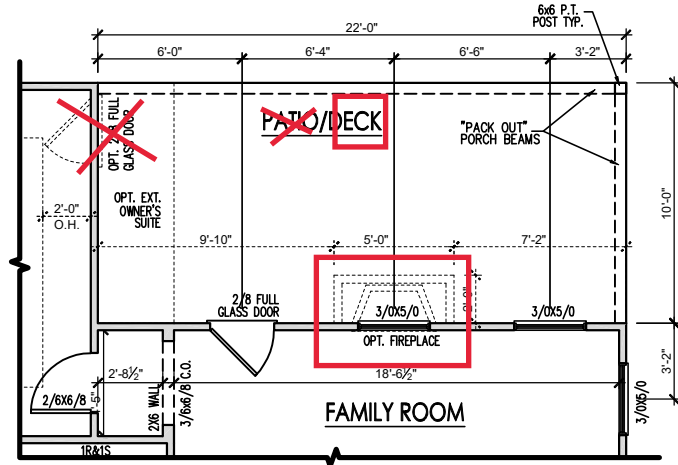


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4	REFER TO COVER SHEET	07/22/2022
5		
6		
7		
8		

**PLAN 6 - THE RALEIGH - LH**  
**SINGLE FAMILY**  
**Second Floor Plan Options 'Farmhouse'**

DRAWN BY:  
South Designs  
ISSUE DATE:  
7/1/2021  
CURRENT REVISION DATE:  
07/22/2022  
SCALE:  
1/8" = 1'-0"

SHEET  
**2.2.1d**



REV.#	DESCRIPTION	DATE
1	REFER TO COVER SHEET	11/24/2021
2	REFER TO COVER SHEET	2/4/2022
3	REFER TO COVER SHEET	03/21/2022
4	REFER TO COVER SHEET	07/22/2022
5		
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8		

**PLAN 6 - THE RALEIGH - LH**  
SINGLE FAMILY  
Covered Porch Plans & Elev (Crawl or Stem Wall)  
Farmhouse



**General Elevation Notes**

General Elevation Notes shall apply unless noted otherwise on plan.

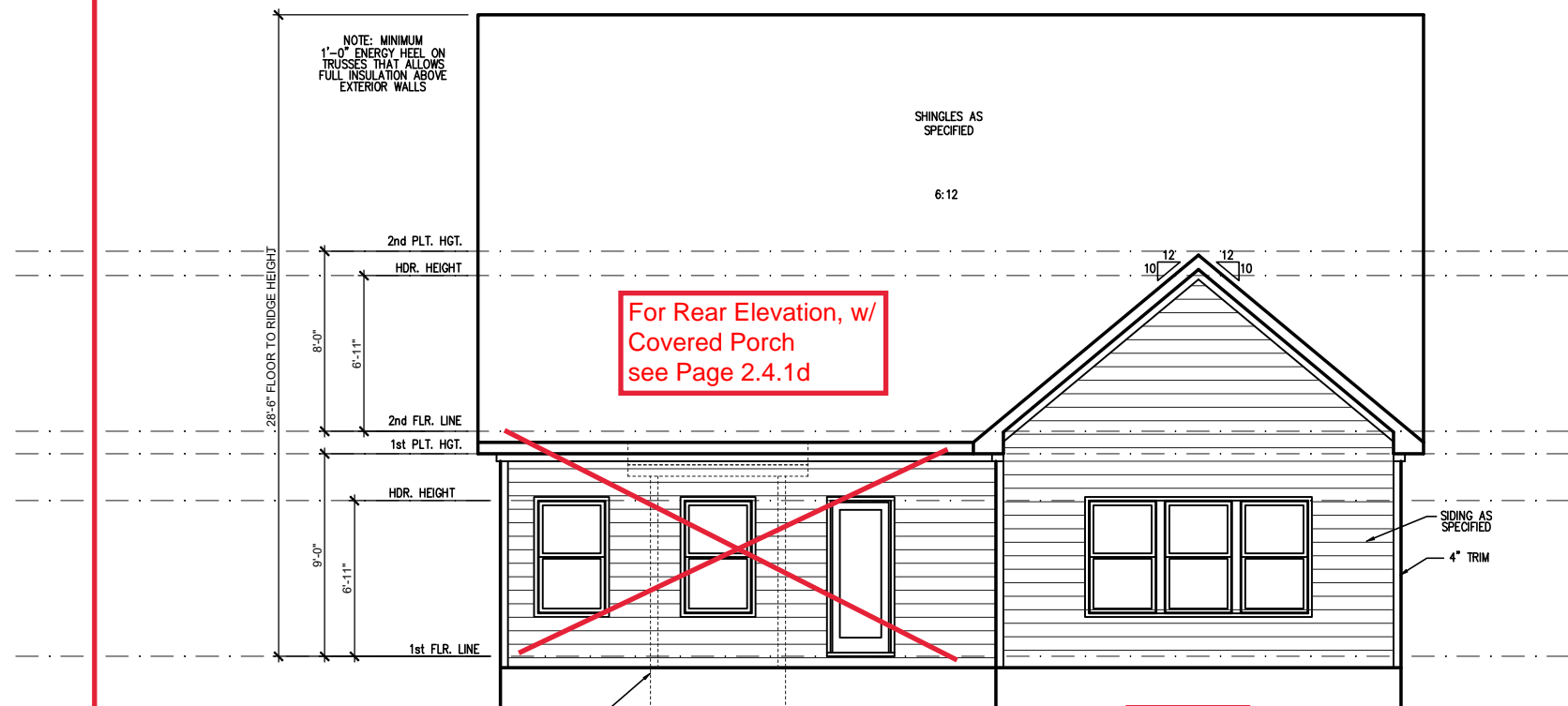
1. Roof shall be finished with architectural composition shingles with slopes as noted on plan.
2. Ridge Vent shall be provided and installed on all ridges greater than 6' in length per manufacturer's specifications.
3. Soffit Vent shall be continuous soffit vent
4. House Wrap, "tyvek" or approved equal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

**Masonry Opening Lintel Schedule**

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



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



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

REV.#	DESCRIPTION	DATE
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4	REFER TO COVER SHEET	07/22/2022
5		
6		
7		
8		

**PLAN 6 - THE RALEIGH - LH**  
**SINGLE FAMILY**  
 Front & Rear Elevations (Crawl or Stem Wall)  
 'Farmhouse'

DRAWN BY:  
 South Designs  
 ISSUE DATE:  
 7/1/2021  
 CURRENT REVISION DATE:  
 07/22/2022

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

SHEET  
**3.1.1d**

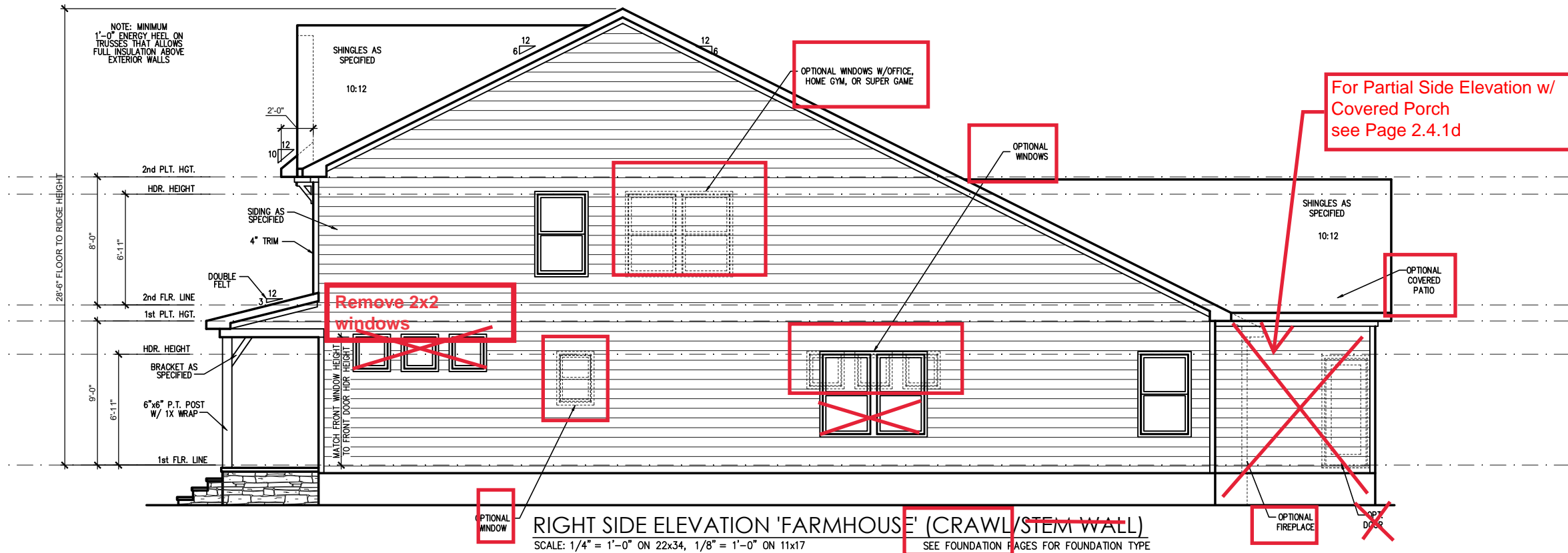
**General Elevation Notes**

General Elevation Notes shall apply unless noted otherwise on plan.

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

**Masonry Opening Lintel Schedule**

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



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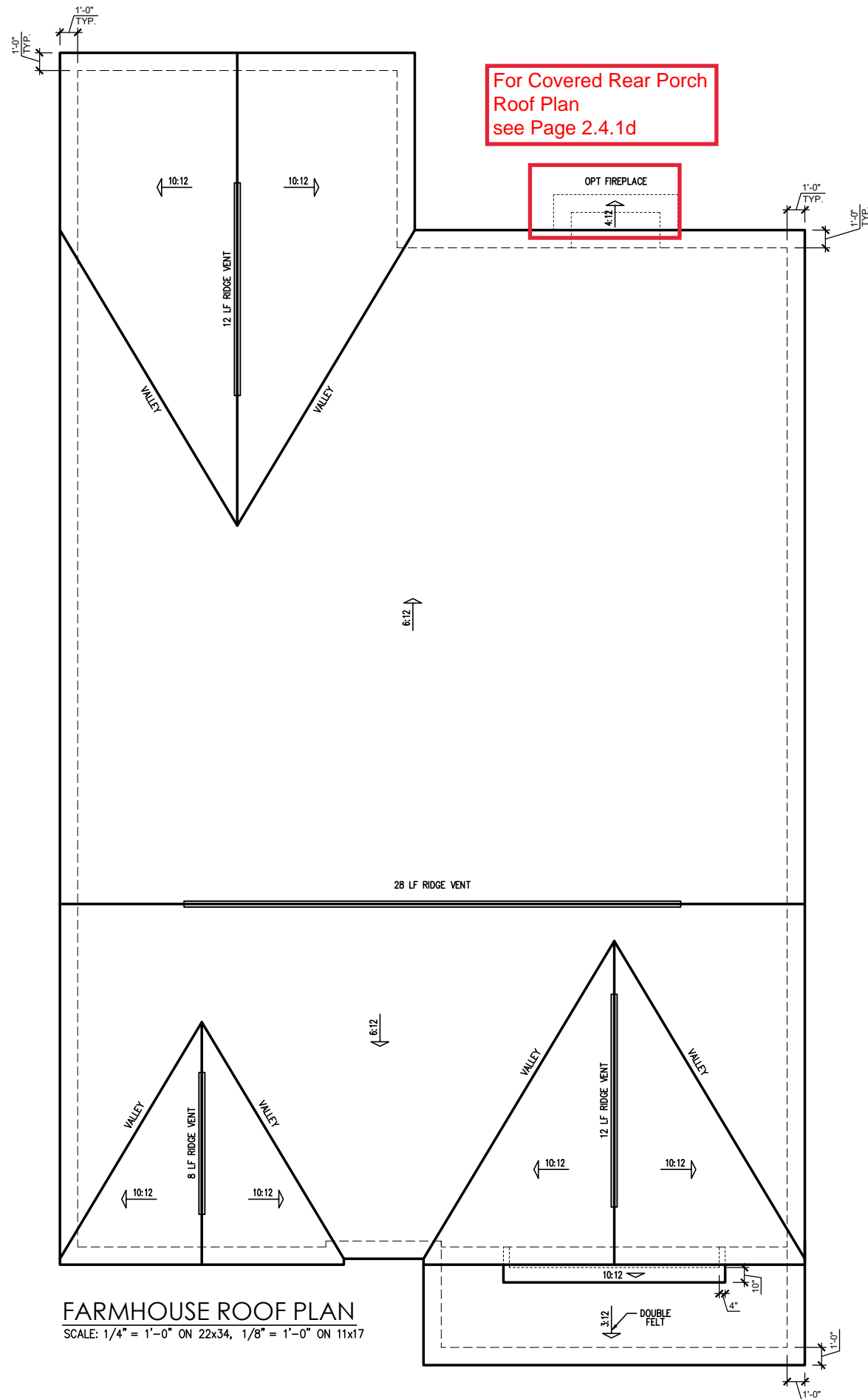
**PLAN 6 - THE RALEIGH - LH**  
**SINGLE FAMILY**  
**Side Elevations (Crawl or Stem Wall)**  
**'Farmhouse'**

DRAWN BY:  
South Designs

ISSUE DATE:  
7/1/2021

CURRENT REVISION DATE:  
07/22/2022

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



For Covered Rear Porch  
Roof Plan  
see Page 2.4.1d

OPT FIREPLACE

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

ATTIC VENT SCHEDULE								
FARMHOUSE								
MAIN HOUSE		SQ FTG	2431	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	3.24	4.05	7.50	72.29	0	0	60.00	
SOFFIT VENTS	4.86	4.05	2.88	27.71			0	46.00
TOTAL (MIN)	8.10	8.10	10.38	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



REV. #	DESCRIPTION	DATE
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PLAN 6 - THE RALEIGH - LH  
SINGLE FAMILY  
Roof Plan 'Farmhouse'

DRAWN BY:  
South Designs  
ISSUE DATE:  
7/1/2021  
CURRENT REVISION DATE:  
07/22/2022  
SCALE:  
1/8" = 1'-0"

SHEET  
3.3d

**WOOD I-JOISTS**

(SHALL BE ONE OF THE FOLLOWING):

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

**TRUSS SYSTEM REQUIREMENTS**

NC (2018 NCRG); 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.

**FOUNDATION STRUCTURAL NOTES**

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

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

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

  - WITH 30" x 30" x 10" CONCRETE FOOTING, UNO.
- ③ WALL FOOTING AS FOLLOWS
 

DEPTH:	8" - UP TO 2 STORY
	10" - 3 STORY
WIDTH:	
SIDING:	16" - UP TO 2 STORY
	20" - 3 STORY
BRICK:	16" - 1 STORY
	20" - 2 STORY
	24" - 3 STORY

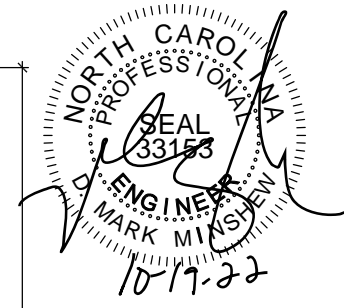
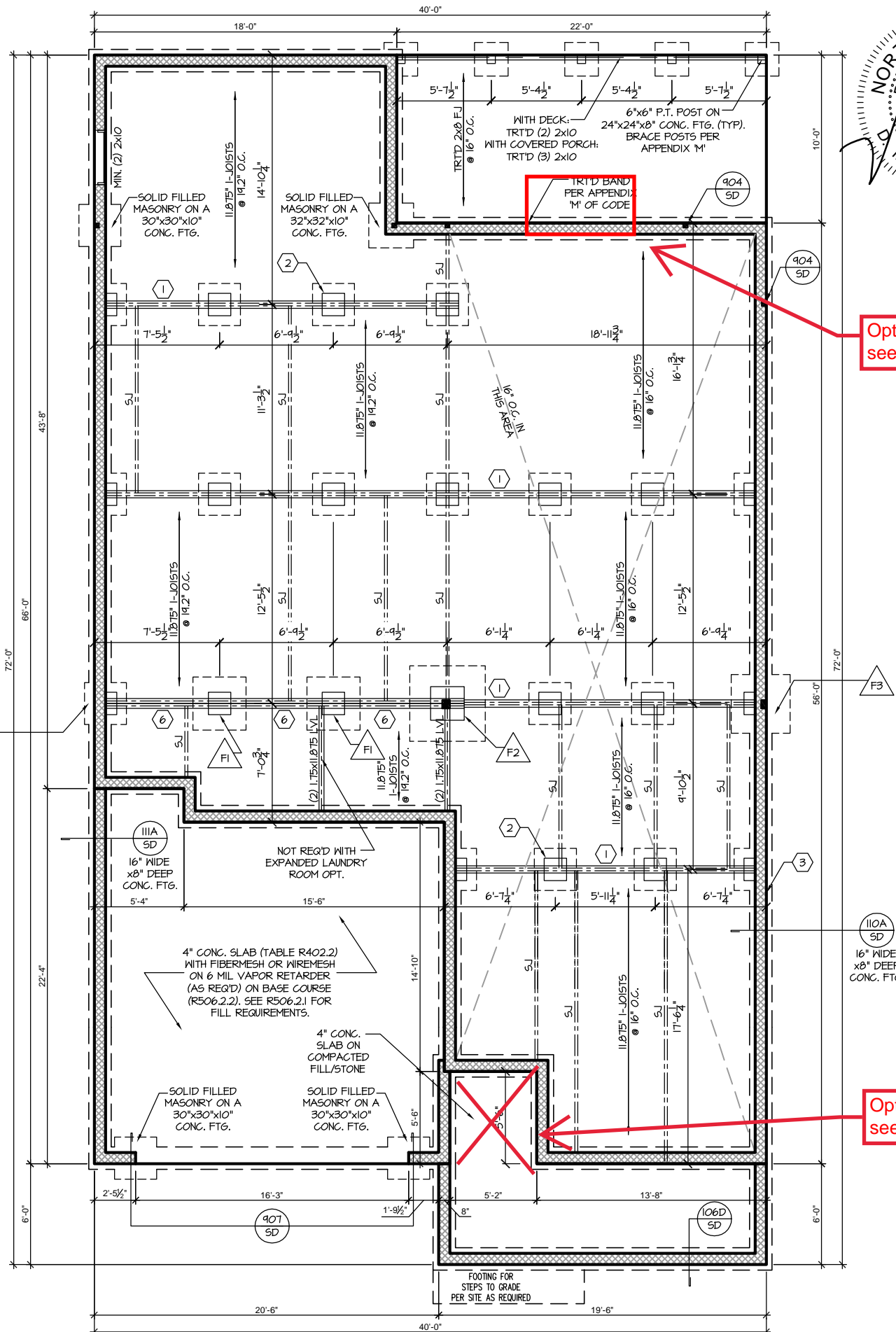
  - FOR FOUNDATION WALL HEIGHT AND BACKFILL REQUIREMENTS, REFER TO CODE TABLE R404.1.1 (I THRU 4) NOTE: ASSUMED SOIL BEARING CAPACITY = 2000 PSF. CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOILS ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.
- ④ (4) 2x10 SPF #2 OR SYP #2 GIRDER
- ⑤ (2) 1.75x9.25 LVL OR LSL GIRDER
- ⑥ (3) 1.75x9.25 LVL OR LSL GIRDER
7. ■ DESIGNATES A SIGNIFICANT POINT LOAD TO HAVE SOLID BLOCKING TO PIER. SOLID BLOCK ALL BEAM BEARING POINTS NOTED TO HAVE THREE OR MORE STUDS TO FND, TYPICAL.
8. ABBREVIATIONS:
  - "S.J." = SINGLE JOIST
  - "D.J." = DOUBLE JOIST
  - "T.J." = TRIPLE JOIST
9. ADJUST SUBFLOOR THICKNESS OR JOIST SPACING AS REQ'D FOR FLOOR FINISH MATERIALS.

F1 = 16"x16" SOLID FILLED MASONRY PIER ON A 30"x30"x10" CONC. FTG.

F2 = 24"x24" SOLID FILLED MASONRY PIER ON A 54"x54"x12" CONC. FTG. REINFORCED WITH #5 BAR @ 11" O.C. IN EACH DIRECTION. SET BAR AT 3" FROM BOTTOM OF FTG. ATTACH 10"x10"x3/4" STEEL BASE PLATE FOR COLUMN ABOVE TO PIER WITH (4) 1/2" ANCHORS WITH 4" EMBEDMENT.

F3 = 16" SOLID FILLED MASONRY ON A 42"x42"x12" CONC. FTG. REINFORCED WITH #5 BAR AT 11" O.C. IN EACH DIRECTION. SET BAR AT 3" FROM BOTTOM OF FTG. ATTACH STEEL BASE PLATE OF COLUMN WITH (2) SIMPSON SDMS22500DB SCREWS ON EACH SIDE OF COLUMN. PROVIDE 24" (MIN.) LENGTH OF 5.25" WIDE LVL/LSL BLOCKING BELOW COLUMN.

SOLID FILLED MASONRY ON A 30"x30"x10" CONC. FTG.



Opt Rear Fireplace see Page S-1.2.1

Opt Smart Door Delivery see Page S-1.2.1

PROJECT # 21-2818-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. 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

**SOUTH DESIGNS**

Plan 06 - The Raleigh - LH  
 NEW HOME, INC.

S-1.2

**CRAWL FOUNDATION PLAN 'FARMHOUSE'**

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

REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.



**PROJECT #**  
21-2818-LH

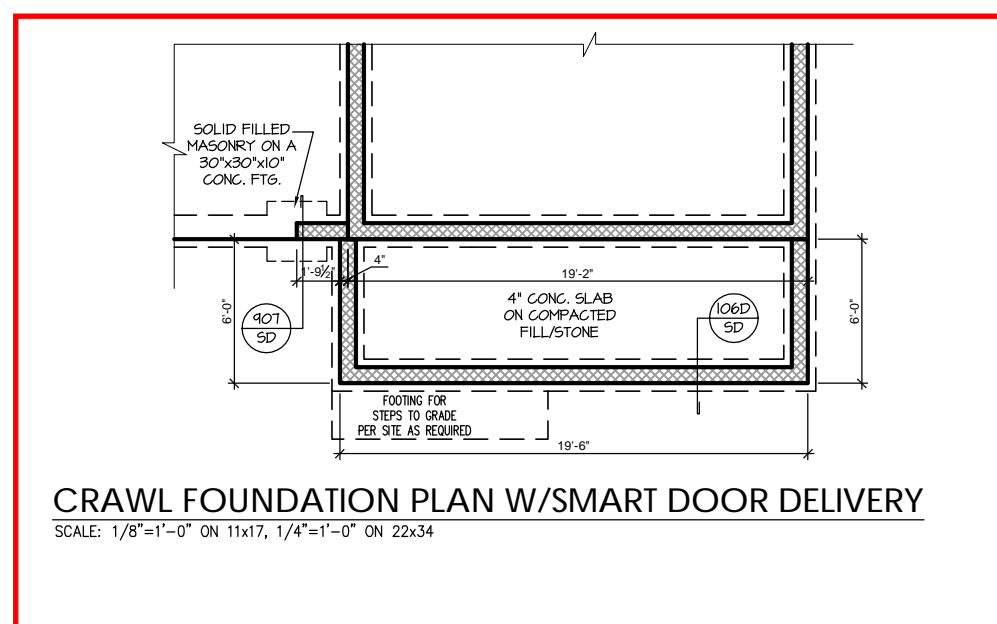
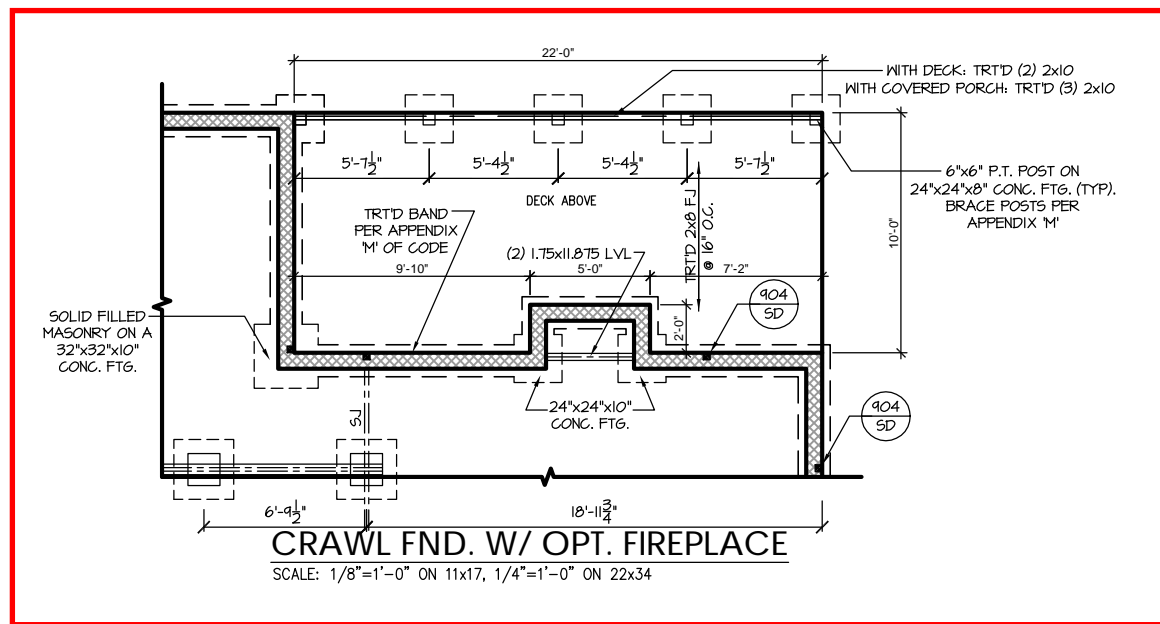
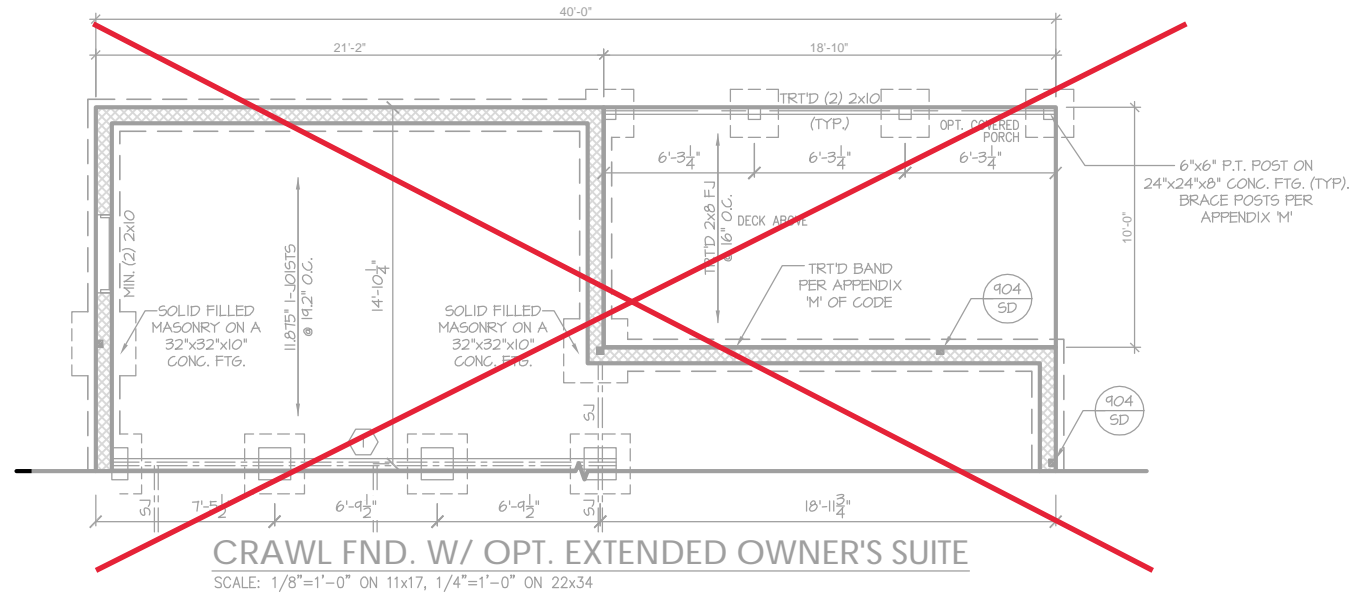
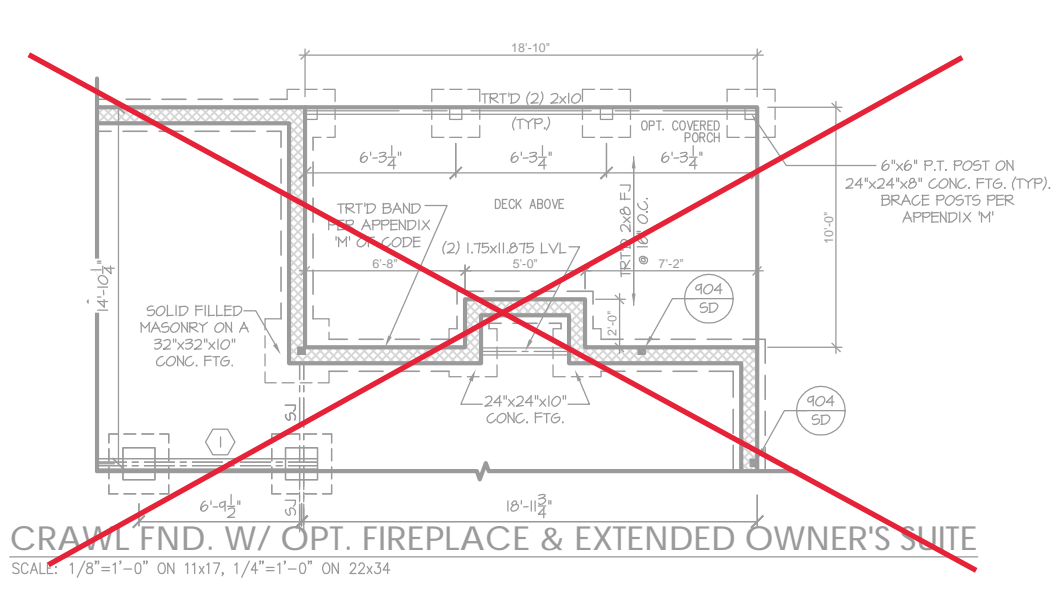
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**SOUTH DESIGNS**

Plan 06 - The Raleigh - LH  
NEW HOME, INC.

**S-1.2.1**



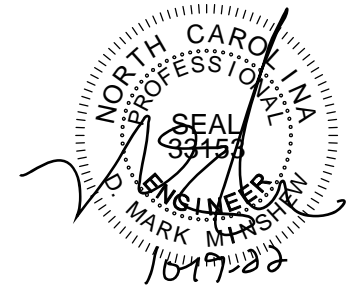
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SOUTH DESIGNS

Plan 06 - The Raleigh - LH  
NEW HOME, INC.



**WOOD I-JOISTS**

(SHALL BE ONE OF THE FOLLOWING):

- TJI 210 BY TRUS JOIST
  - LPI 20 PLUS BY LP
  - ECI 5000s 1.8 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 I-JOISTS.

**TRUSS SYSTEM REQUIREMENTS**

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

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

**FRAMING NOTES**

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

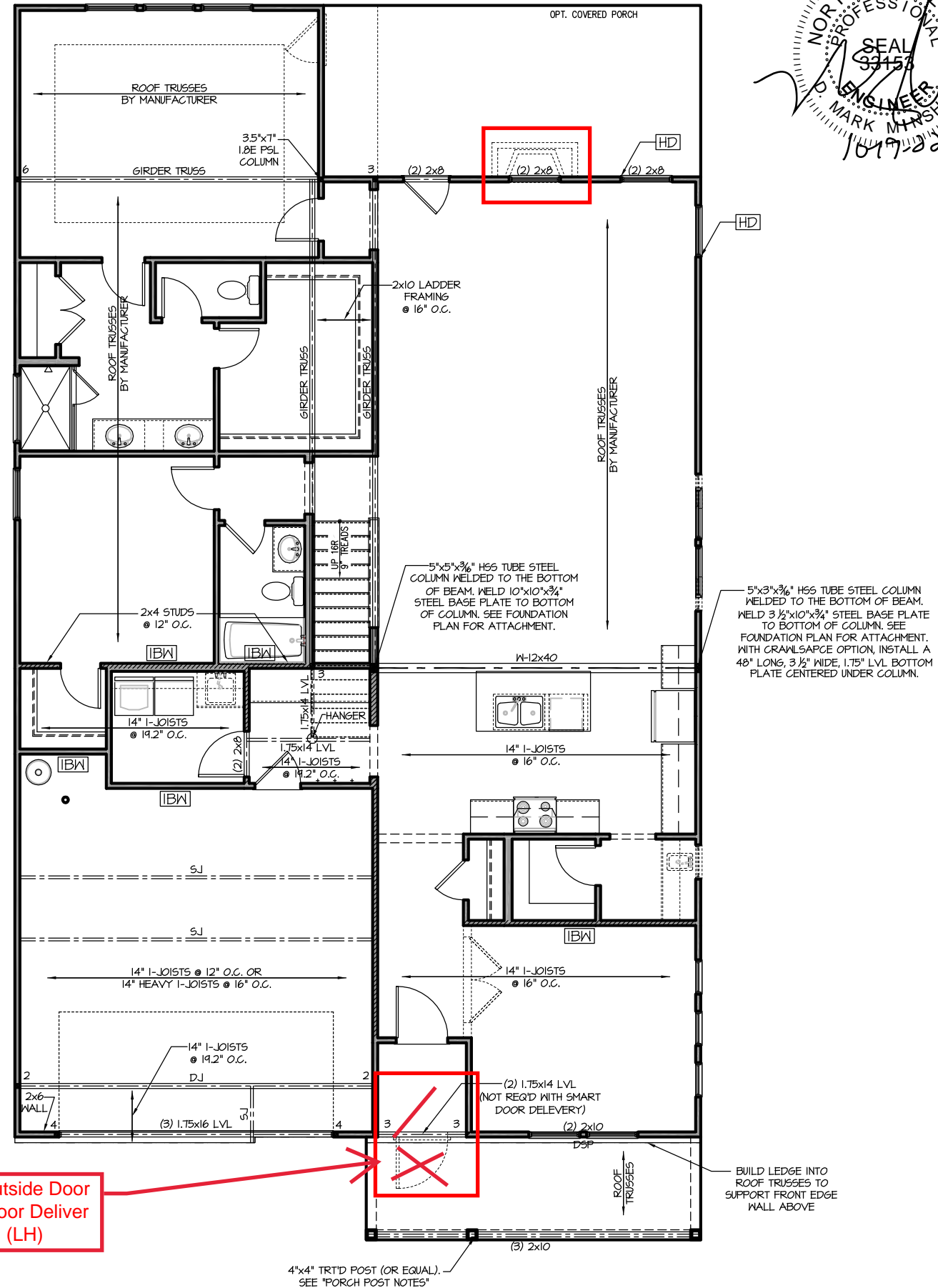
1. BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP. CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY SECTION R602.10 OF THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL 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"X12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.
3. WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE. BLOCK AT ROOF PER SECTION R602.10.4.5 AND ATTACH BRACED WALLS PER CODE. WSP SHEATHING BETWEEN FLOORS SHALL BE SPLICED ALONG CONTINUOUS BAND OR THE WSP SHEATHING MAY BE SPLICED ACROSS STUDS (CONTINUOUS ACROSS FLOOR SYSTEM) WITH BLOCKING AT PANEL EDGES. (MINIMUM 12" BEYOND FLOOR BREAK) OR OTHER APPROVED METHOD.
4. "HD" = HOLD-DOWN: HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR HD ASSEMBLY.
  - \*\*GROUND/FIRST FLOOR: USE "HD HOLD-DOWN DETAIL" ON SD SHEET (OR EQUIV.)
  - \*\*UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON CS22 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 7" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (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 3/8" 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.

**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 LGE4 (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. CMU: 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.

**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 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



Change Outside Door of Smart Door Deliver to In-Swing (LH)

FIRST FLOOR FLOORING PLAN 'FARMHOUSE'

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

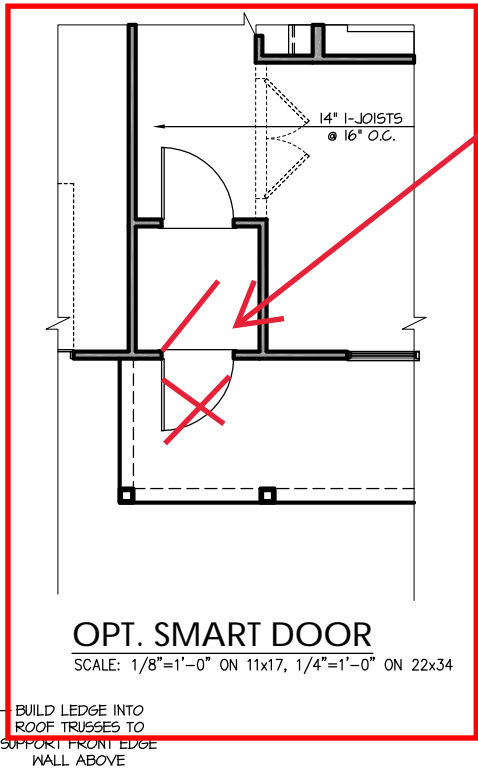
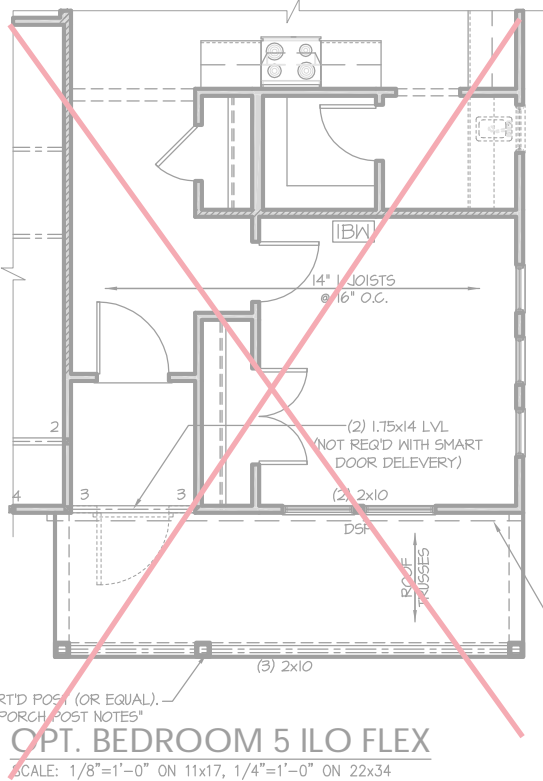
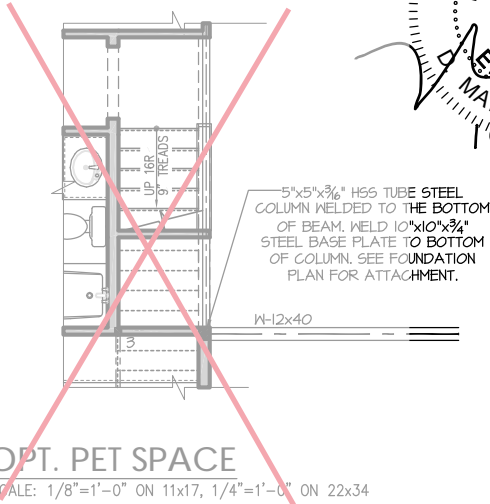
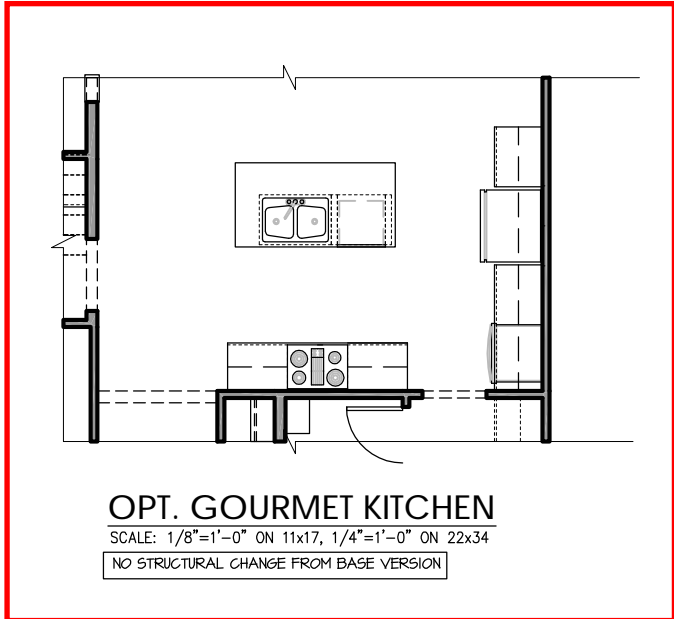
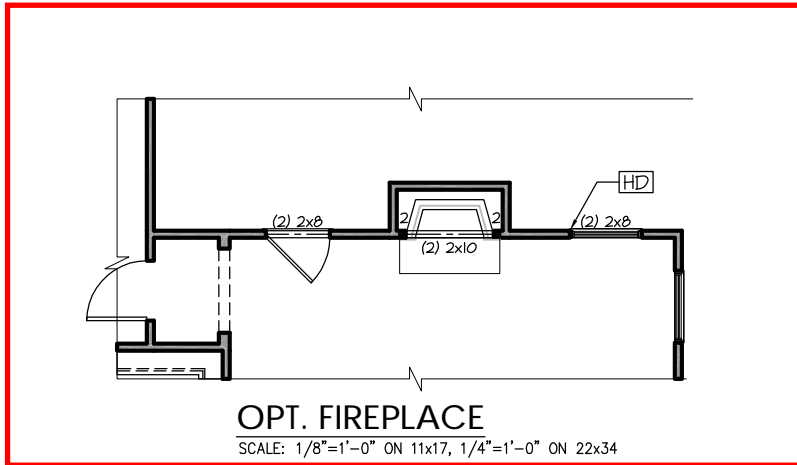
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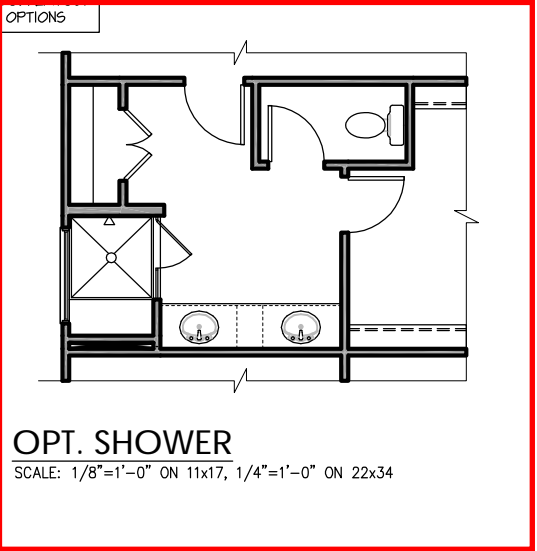
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Change outside door of Smart Door Deliver to In-swing (LH)



REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.



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21-2818-LH

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**SOUTH DESIGNS**

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**S-2.2**

**TRUSS SYSTEM REQUIREMENTS**

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

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

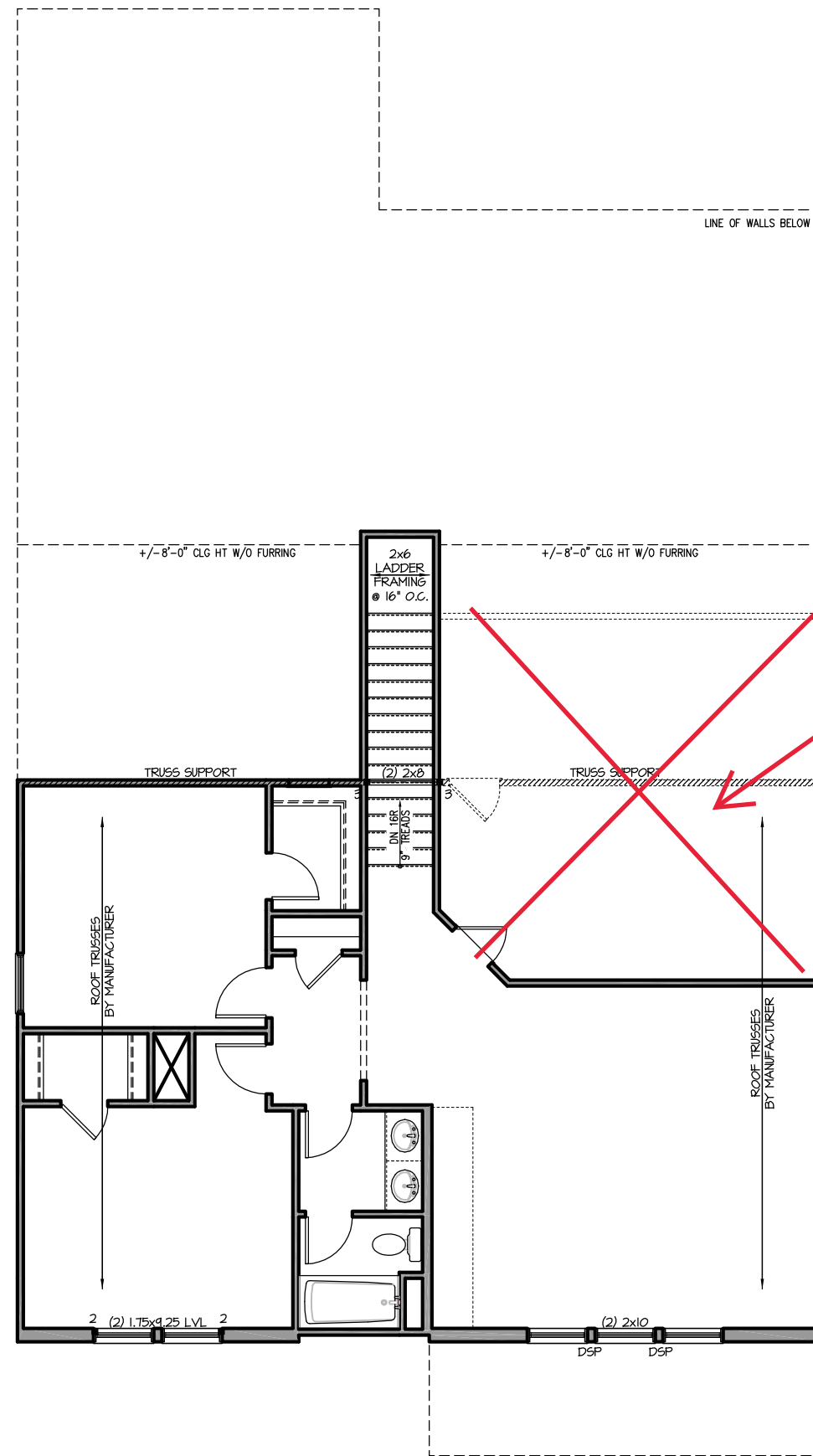
**HEADER/BEAM & COLUMN NOTES**

- ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)2x6 (4" WALL) OR (3)2x6 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.
- THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM "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

**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"1/2" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.
- WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE. BLOCK AT ROOF PER SECTION R602.10.4.5 AND ATTACH BRACED WALLS PER CODE. WSP SHEATHING BETWEEN FLOORS SHALL BE SPLICED ALONG CONTINUOUS BAND OR THE WSP SHEATHING MAY BE SPLICED ACROSS STUDS (CONTINUOUS ACROSS FLOOR SYSTEM) WITH BLOCKING AT PANEL EDGES. (MINIMUM 12" BEYOND FLOOR BREAK) OR OTHER APPROVED METHOD.
- "HD" = HOLD-DOWN: HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR HD ASSEMBLY.
  - GROUND/FIRST FLOOR: USE "HD HOLD-DOWN DETAIL" ON SD SHEET (OR EQUIV.)
  - UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON CS22 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 7" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (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"1/2" 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.

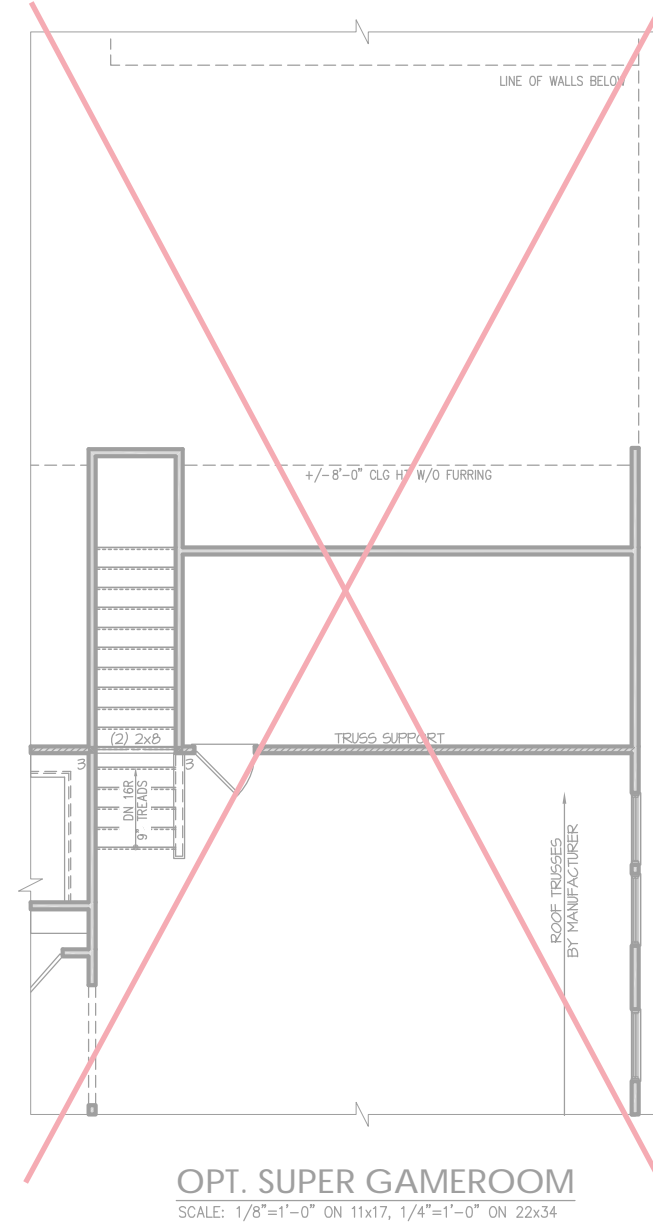
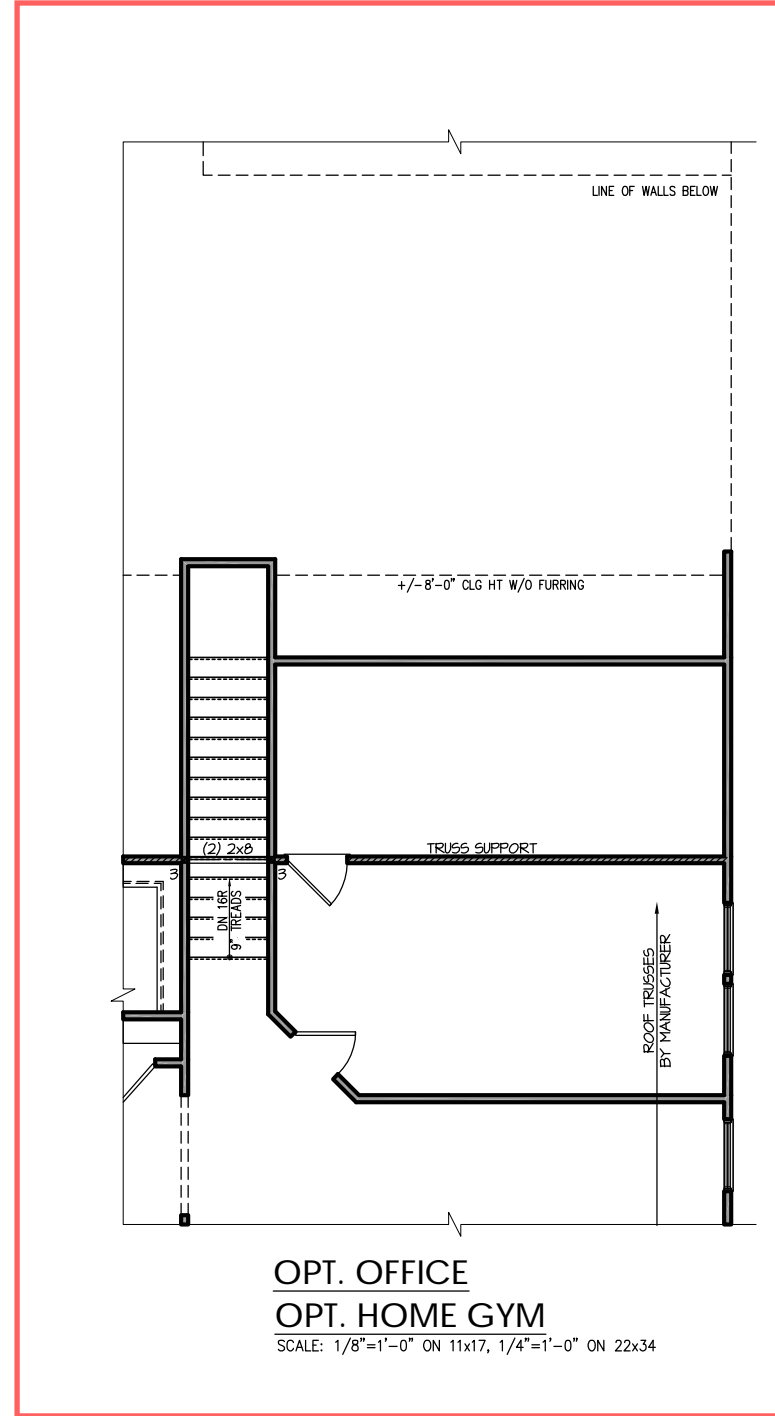


**SECOND FLOOR FLOORING PLAN 'FARMHOUSE'**

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

REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.





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**S-2.2.1**

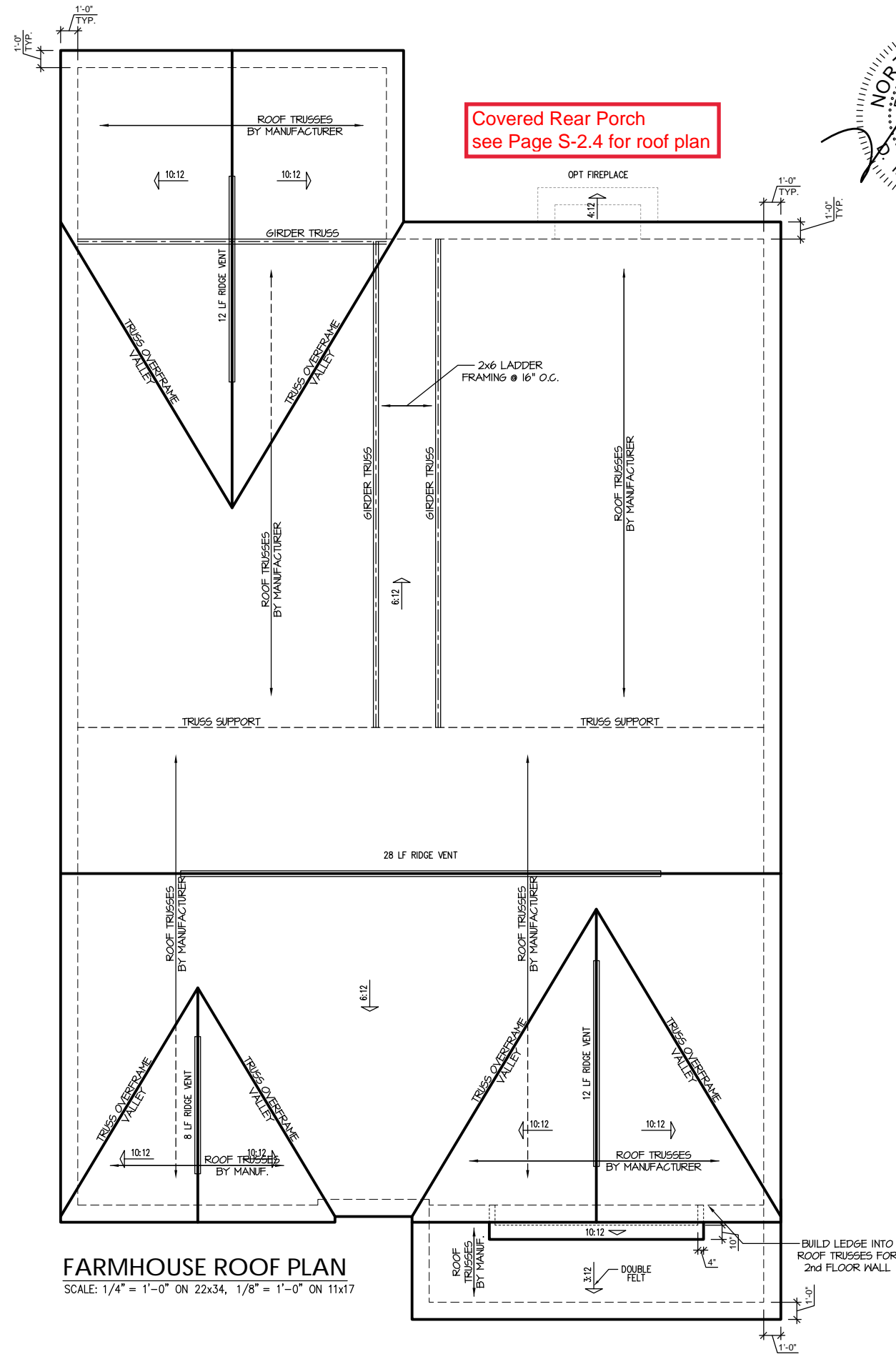
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NC (2018 NCRS); Wind: 115-120 mph

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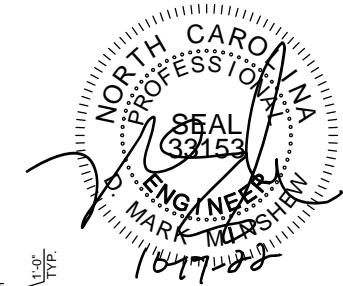
ATTIC VENT SCHEDULE									
FARMHOUSE									
MAIN HOUSE		SQ FTG		2431	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. FT. EACH)	POT SMALL (SQ. FT. EACH)	RIDGE VENT (SQ. IN. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER SF)	
RIDGE VENT	3.24	4.05	72.29	0	0	60.00			
SOFFIT VENTS	4.86	4.05	27.71				0	46.00	
TOTAL (MIN)	8.10	8.10	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



**FARMHOUSE ROOF PLAN**

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



Covered Rear Porch  
see Page S-2.4 for roof plan

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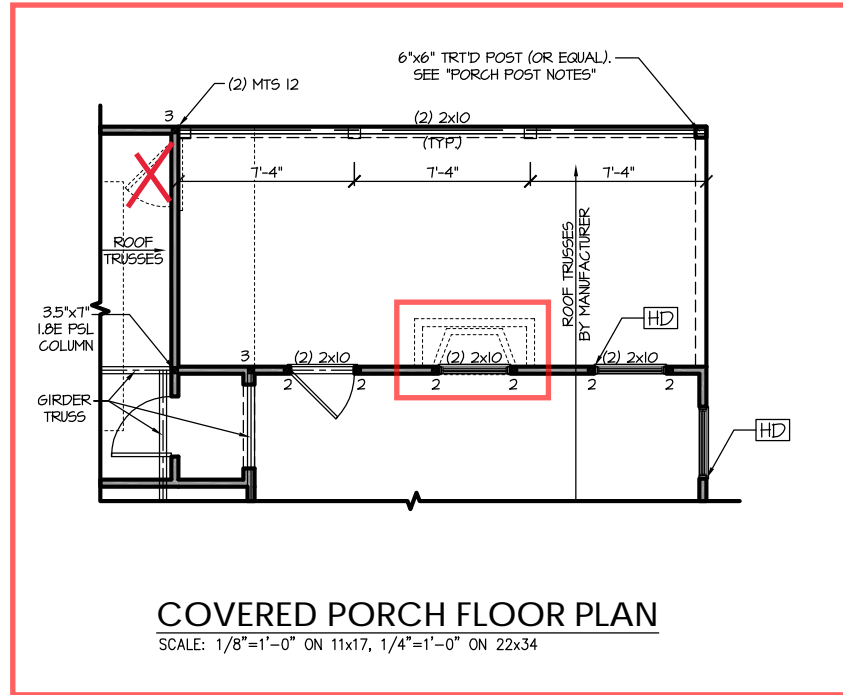
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S-3.1

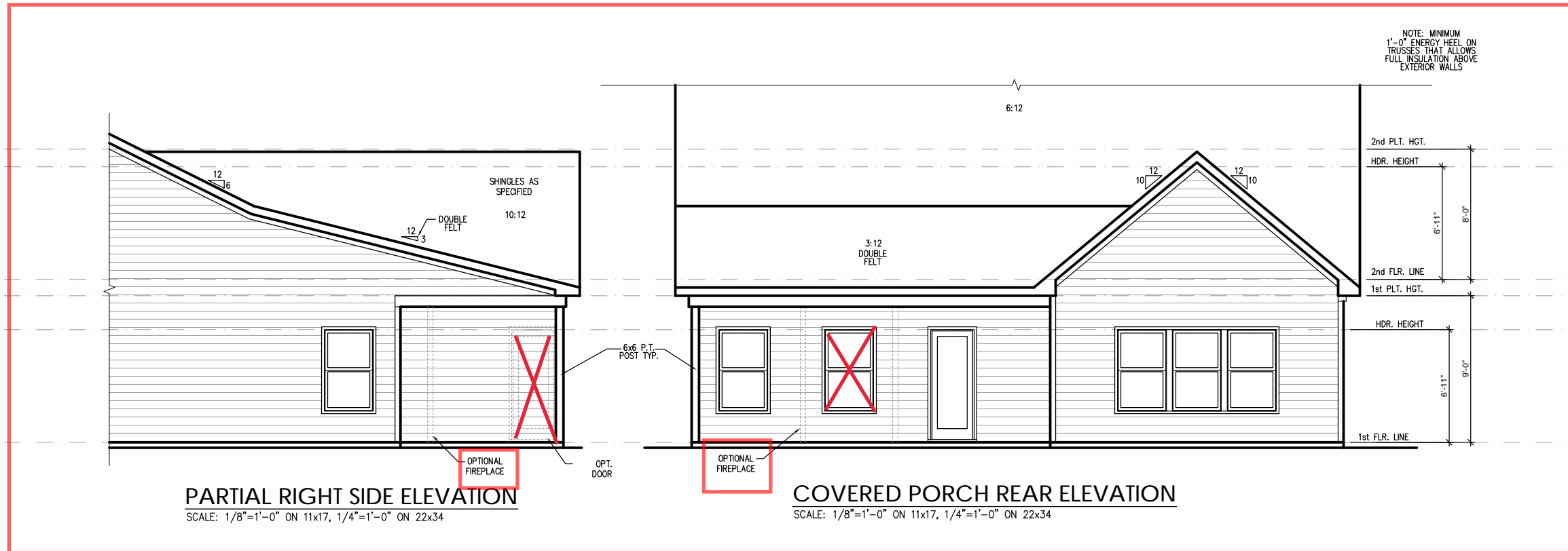
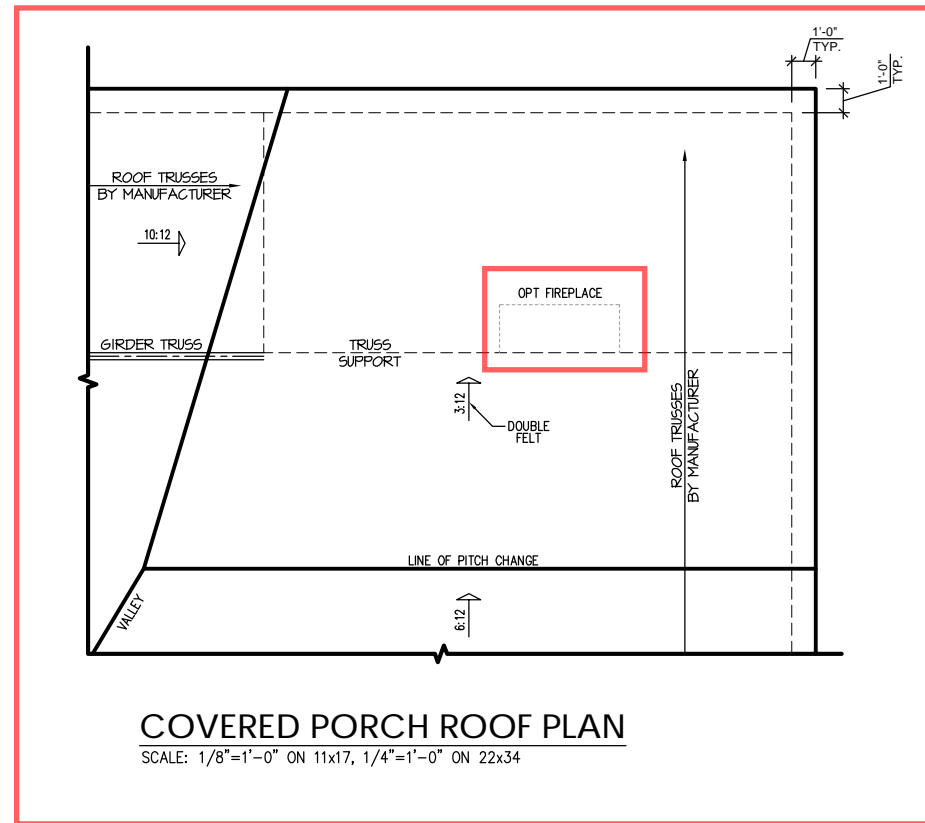
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