

PLAN 2

The Holly - RH

'ENGLISH COUNTRY' ELEVATION

REVISION LOG

REVISION:001 DATE: 11/22/2021

- ADJUST OPTION SQUARE FOOTAGES TO ACCURATELY SHOW THE DIFFERENCES FROM THE BASE PLAN SQUARE FOOTAGE TOTALS.

REVISION:002 DATE: 2/4/2022

- ADJUST OPTION SQUARE FOOTAGES TO ACCURATELY SHOW THE DIFFERENCES FROM THE BASE PLAN SQUARE FOOTAGE TOTALS.
- EXTENDED TRIM AT GARAGE DOOR DOWN TO BASE AND CUT STONE BACK
- ADJUSTED KITCHEN ISLAND
- RESIZED THE FIREPLACE OPTION
- RELOCATED THE WINDOW IN THE MESSY KITCHEN TO BEHIND THE OPT. SINK
- CHANGED MESSY KITCHEN WINDOW TO OPTIONAL
- ADDED CHASE TO OWNER'S WIC
- ADDED DIMS TO O. BATH VANITY FOR CLARIFICATION
- REMOVED OPT. DOOR TO LOFT
- ADDED CHASE TO LOFT WIC
- RELOCATED LINEN IN THE O. BATH OPTIONS
- REMOVED THE OPT. SUPER SHOWER (ZERO ENTRY)
- FLIPPED SMART DOOR DELIVERY DOOR HANDING
- CHANGED ALL LINEN CLOSETS TO HAVE ONLY 4 SHELVES
- CHANGED SIZE OF BASE SHOWER TO 60X36
- UPDATED OPTIONAL SQ. FTG. CHART
- 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
- EXTEND PORCH SLAB 4" AROUND THE PERIMETER AT THE 'CRAFTSMAN' ELEVATION

REVISION:003 DATE: 3/30/2022

- EXTEND PORCH SLAB 4" AROUND THE PERIMETER AT THE 'CRAFTSMAN' ELEVATION
- ADDED A COLUMN DETAIL FOR CLARITY ON THE 'CRAFTSMAN' ELEVATION
- ADDED A SEPARATE OPTION FOR THE POCKET OFFICE WITH THE SMART DELIVERY DOOR
- ADDED ELECTRICAL PLAN SHEETS

REVISION:004 DATE: 6/20/2022

- ADD SIDE LOAD GARAGE.

REVISION:005 DATE: 7/22/2022

- ADD STEM WALL SLAB FOUNDATION SHEETS
- CORRECT OPTIONAL SMART DELIVERY DOOR LOCATION ON FOUNDATION PLANS TO MATCH FLOOR PLAN.

REVISION:006 DATE: 10/29/23

- CHANGED 48X42 SHOWER TO 42X42.
- ADDED SIDE LOAD GARAGE FOUNDATION FOR EXTENDED CAFE OPTION.
- UPDATED SQUARE FOOTAGE CHART TO ADD EXTENDED PATIO TO THE EXTENDED CAFE OPTION.
- MOVED WATER HEATER TO INNER CORNER FOR ALL SIDE LOAD OPTIONS.

12-12-23 - Reverse Plan from LH to RH

Lot 2B Heritage @ Neil's Creek

1701 Neills Creek Rd.
Lillington, NC 27546

Signature Series



Right Side Load Garage

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.

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 | Covered Porch w/ Extended Cafe Plans & Elevations (Slab) |
| 2.5.1 | Covered Porch w/ Extended Cafe Plans & Elevations (Crawl/ Stem Wall) |
| 2.6 | Extended Cafe Plans & Elevations (Slab) |
| 2.6.1 | Extended Cafe Plans & Elevations (Crawl/ Stem Wall) |
| 2.7 | 2-Car Sideload Garage Plans |
| 2.7.1 | 2-Car Sideload Garage Elevations |
| 3.1 | Front & Rear Elevations (Slab) |
| 3.1.1 | Front & Rear Elevations (Crawl/ 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

| | ENGLISH COUNTRY | |
|------------------|-----------------|--------|
| | UNHEATED | HEATED |
| FIRST FLOOR | 0 | 872 |
| SECOND FLOOR | 0 | 1337 |
| FRONT PORCH | 122 | 0 |
| 2 CAR GARAGE | 437 | 0 |
| PATIO | 140 | 0 |
| SUBTOTALS | 729 | 2209 |
| TOTAL UNDER ROOF | 2938 | |

OPTIONS

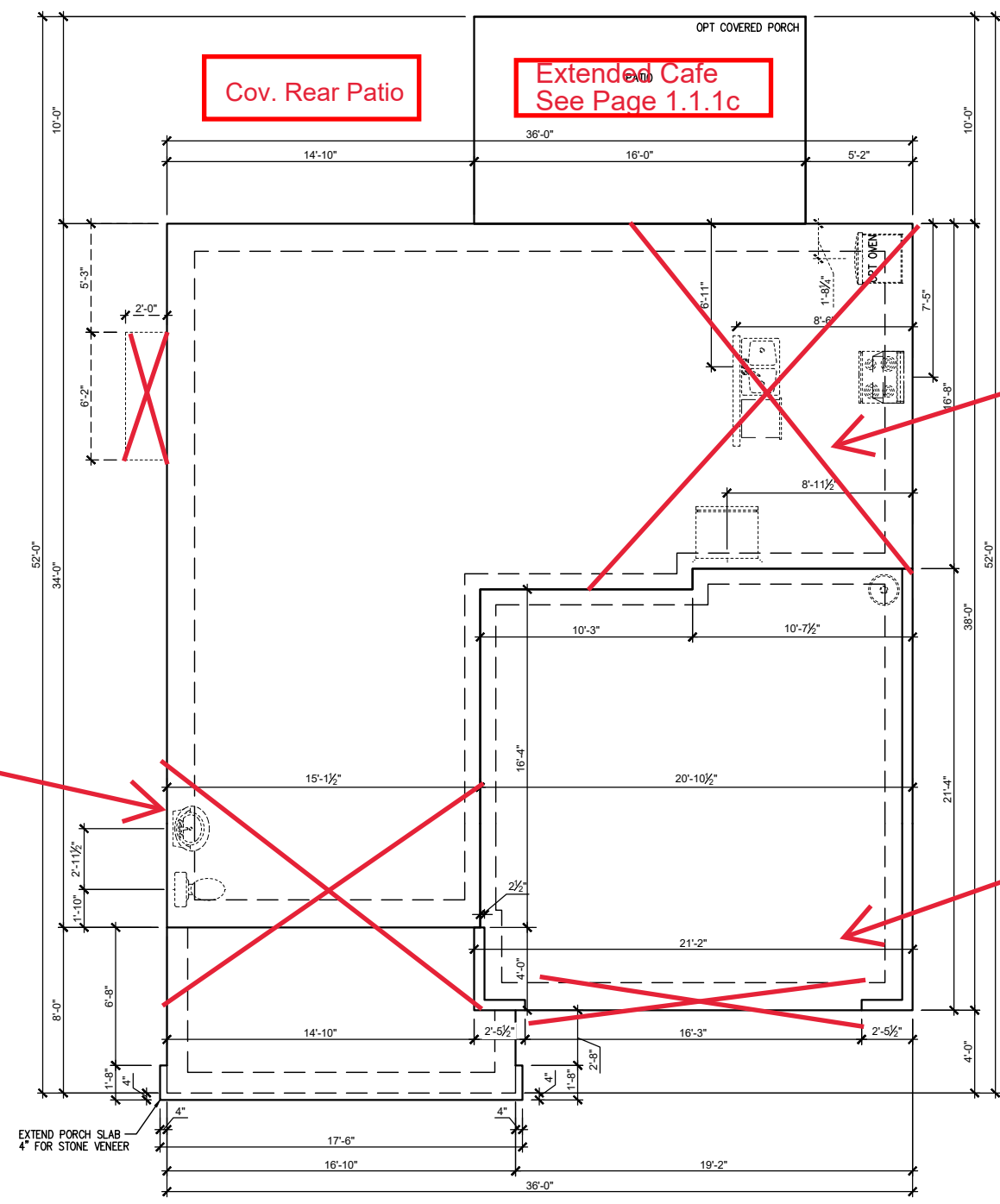
| | UNHEATED S.F. | HEATED S.F. |
|------------------------------------|---------------|-------------|
| COVERED PATIO | 160 | 0 |
| EXTENDED CAFE w/ PATIO | +148 | +152 |
| REAR POCKET OFFICE | 0 | 0 |
| FRONT POCKET OFFICE | 0 | 0 |
| FRONT PORCH W/ FRONT POCKET OFFICE | 142 | 0 |
| FRONT POCKET OFFICE W/ SMART DOOR | +18 | +51 |

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

THE HOLLY - RH
Cover Sheet 'English Country'

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

SCALE:
1/8" = 1'-0"
SHEET
0.0c



Opt. Pocket Office & Smart Door Delivery
See Pge 1.1.1c

Cov. Rear Patio

Extended Cafe
See Page 1.1.1c

Opt. Extended Cafe
See Page 1.1.1c

Opt. Side Load Garage
See Page 1.1.2c

SLAB FOUNDATION PLAN 'ENGLISH COUNTRY'
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

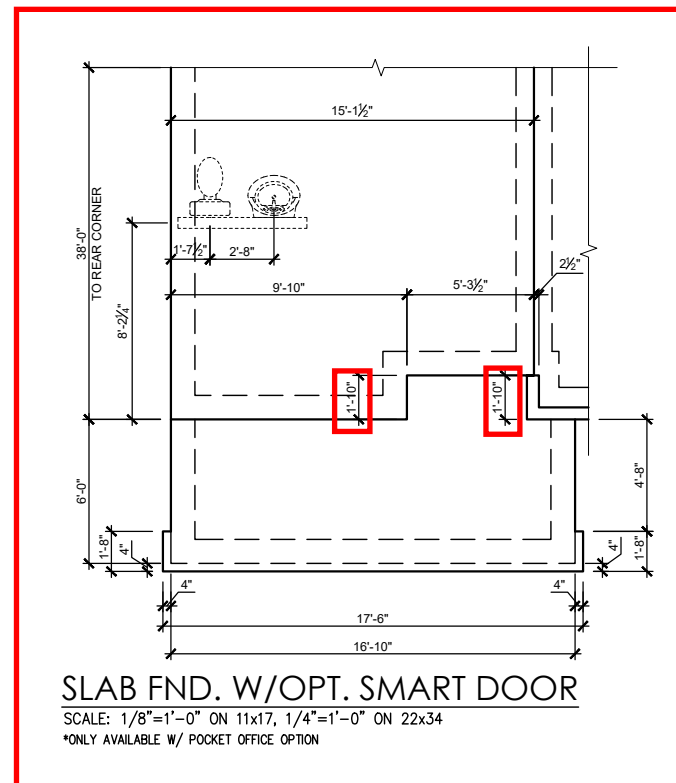
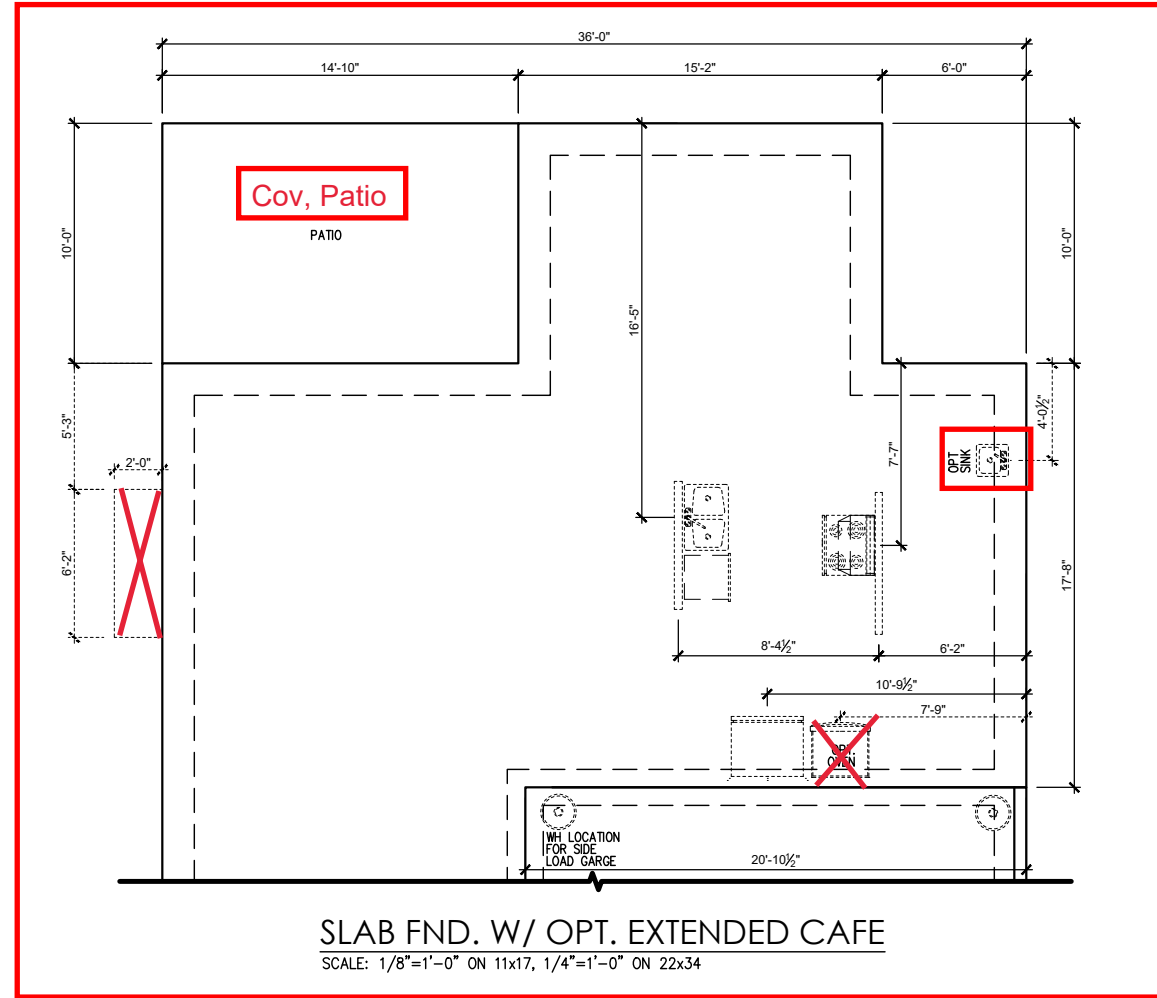
| REV. # | DESCRIPTION | DATE |
|--------|-------------|------|
| 1 | --- | --- |
| 2 | --- | --- |
| 3 | --- | --- |
| 4 | --- | --- |
| 5 | --- | --- |
| 6 | --- | --- |
| 7 | --- | --- |
| 8 | --- | --- |

THE HOLLY - RH

Foundation Slab 'English Country'

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

SCALE:
1/8" = 1'-0"
SHEET
1.1c



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

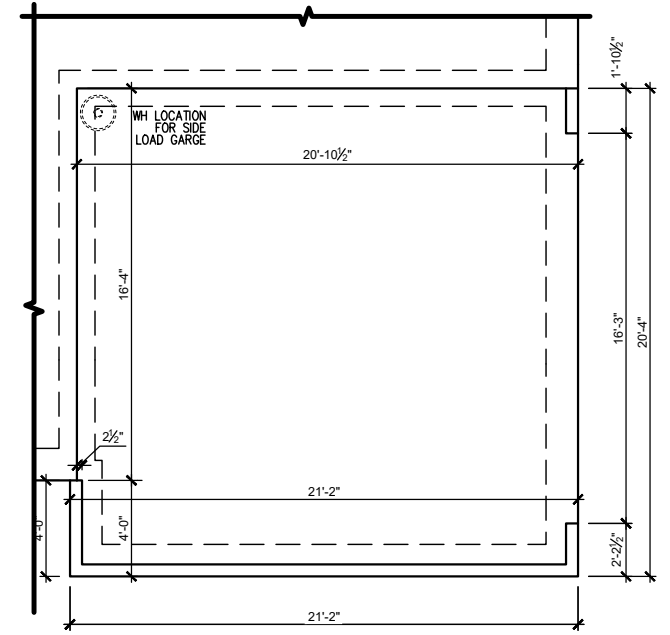
THE HOLLY - RH

 Foundation Slab Options 'English Country'

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

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

SHEET
1.1.1c



**OPT. SIDE LOAD GARAGE w/
EXTENDED CAFE**
SLAB FOUNDATION PLAN
 SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

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

THE HOLLY - RH

 Foundation Slab Options 'English
 Country'

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

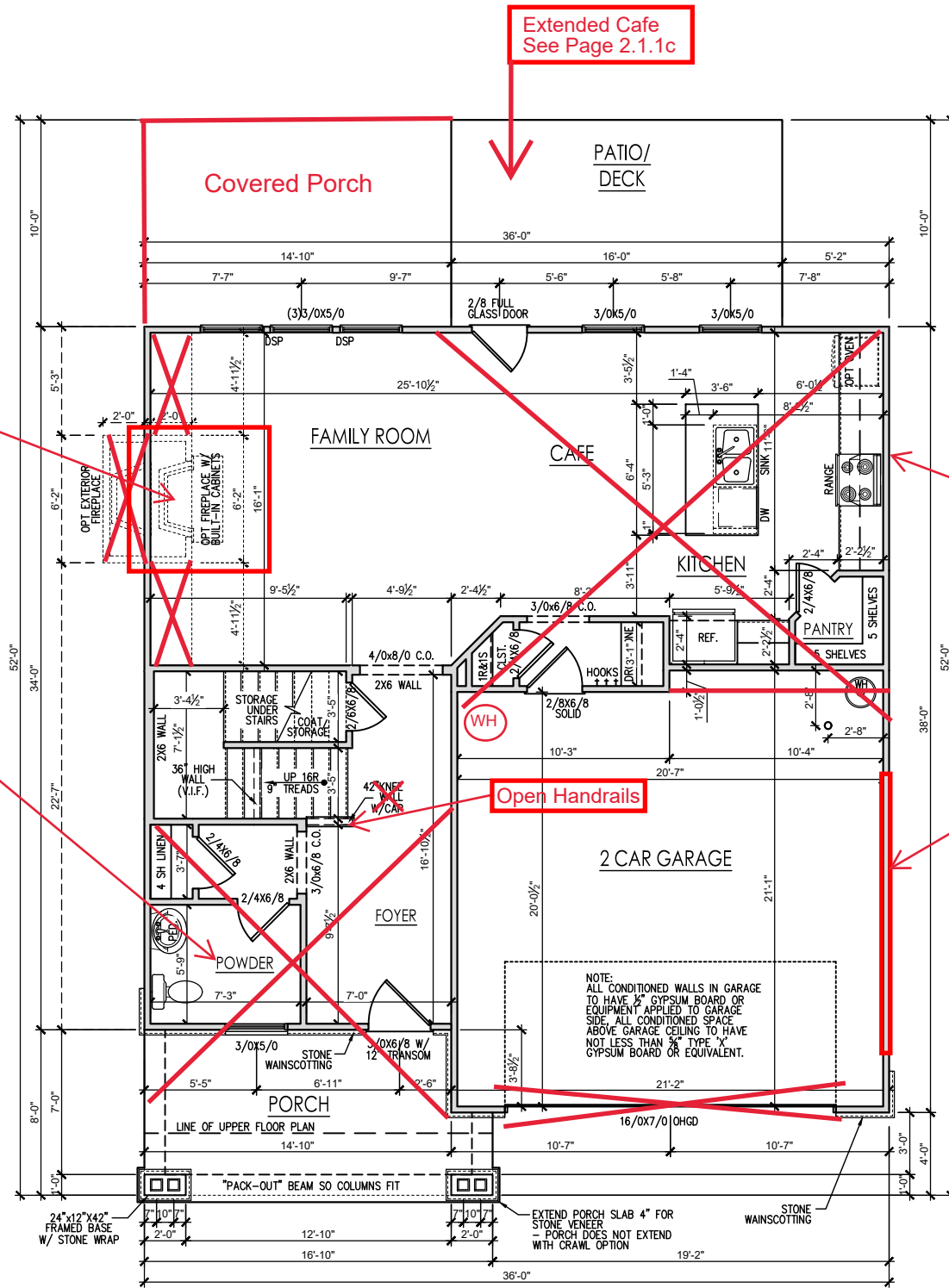
 SCALE:
 1/8" = 1'-0"

SHEET
1.1.2c

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 8'-1 1/2" at second floor and attics U.N.O. All walls are constructed using a double top plate. Splices at Double Top Plate do not need to occur at Vertical Studs but must be at least 24" apart from Joint in other Top Plate layer. Special wall heights are noted on plans where they occur.
2. Wall Thickness is typically 3 1/2". 2x6 frame shall be used at walls that back up to plumbing fixtures. Walls greater than 10' high shall be framed with 2x6 framing or greater and will be noted as a special condition where it occurs on plan.
3. Typical header height shall be 6'-11" AFF at First Floor, and 6'-11" AFF at Second Floor U.N.O, on elevation drawings. Windows at front elevation may be higher at the first floor.
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 at stairs shall be 34" above the finished surface of the ramp surface of the stair. Handrails at landings and overlooks of multilevel spaces shall be 36" above finished floor. Guards (pickets or balusters) shall be spaced with no more than 4" between guards.
11. Attic Access shall be provided at all attic area with a height greater than 30". Minimum clear attic access shall be 20" x 30". Pull down stairs and access doors in knee walls meeting minimum criteria are also acceptable.
12. Garage Door to Living Space shall be 2'-8" x 6'-8" minimum size and shall be 20 minute fire rated and weather sealed.
13. Garage Walls, as a minimum, shall be separated from living space by installing 1/2" gypsum board on the garage side of the wall. With habitable space above, the inside of all garage walls require 1/2" GWB supporting 5/8" type X GWB on ceiling.



Opt. Interior Fireplace
See Page 2.1.1c

Extended Cafe
See Page 2.1.1c

Opt. Extended Cafe
See Page 2.1.1c

Opt. Pocket Office &
Smart Door Delivery
See Page 2.1.1c

Open Handrails

Opt. Side Load Garage
See Page 2.7c

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

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

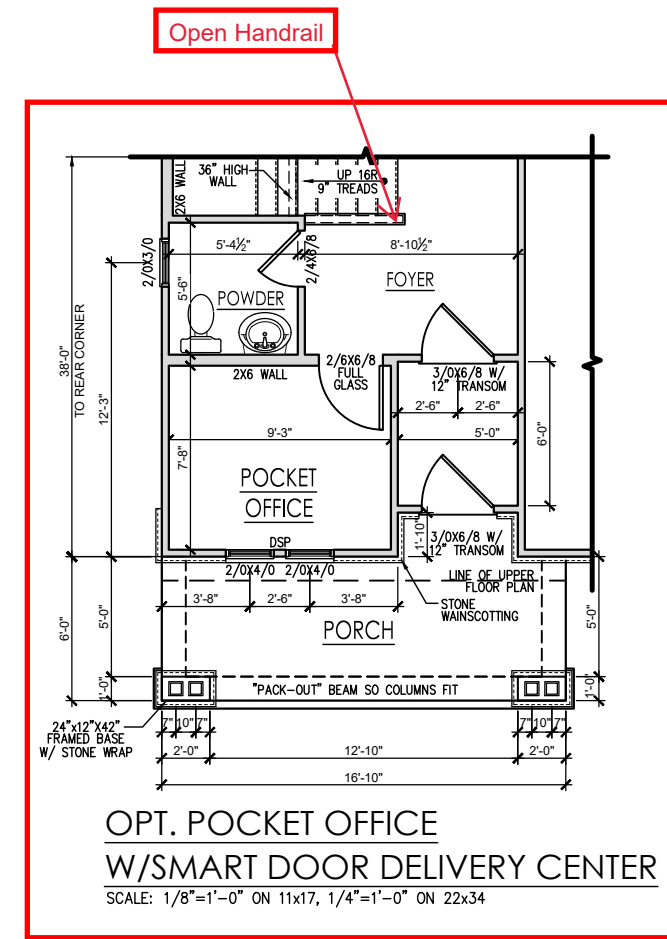
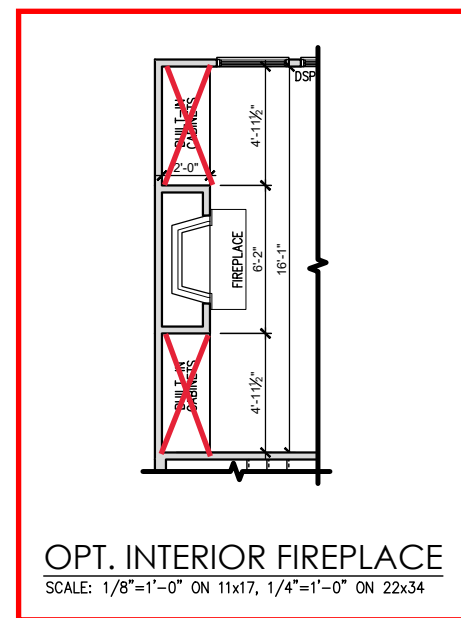
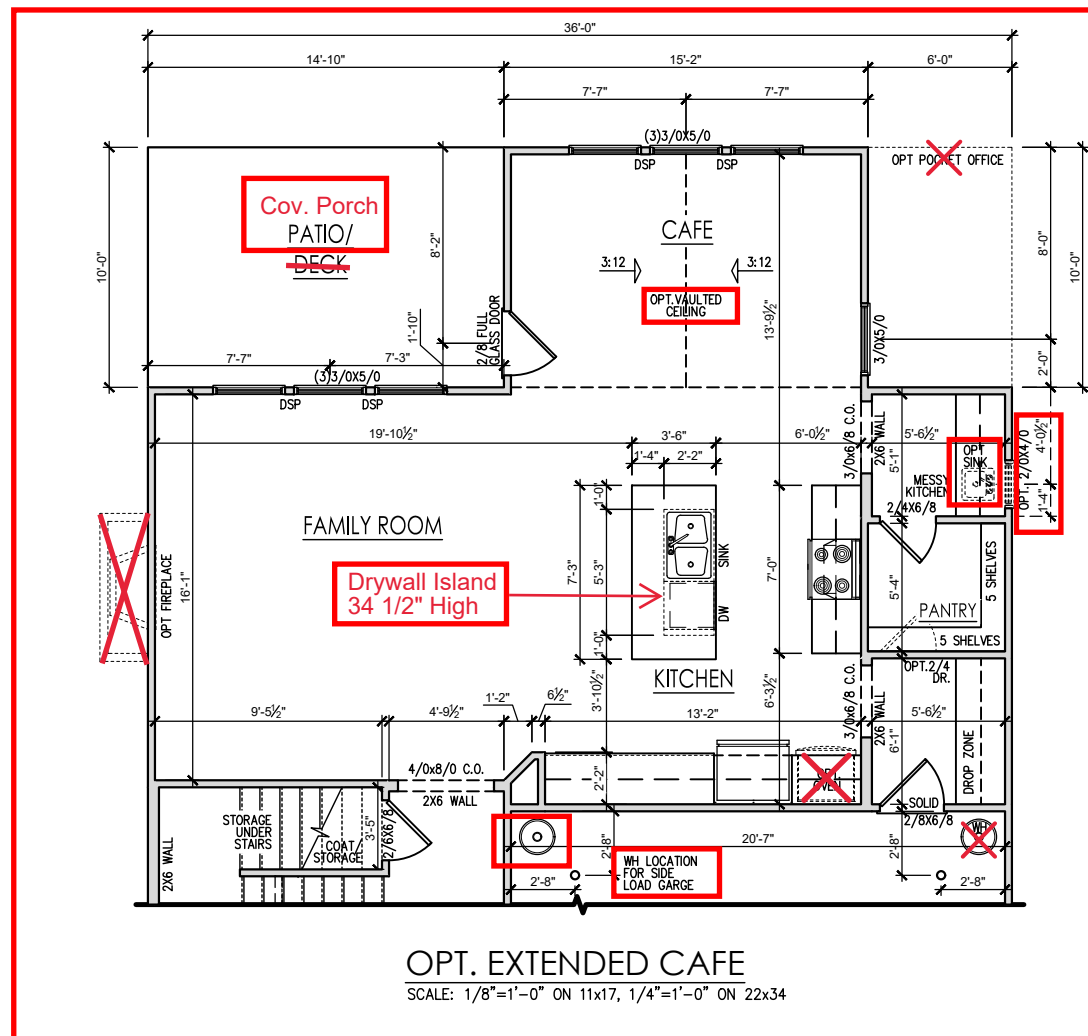
THE HOLLY - RH
First Floor Plan 'English Country'

| |
|-------------------------------|
| DRAWN BY: South Designs |
| ISSUE DATE: 7/1/2021 |
| CURRENT REVISION DATE: --- |
| SCALE: 1/8" = 1'-0" |
| SHEET 2.1c |

General Floor Plan Notes

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

1. Wall Heights: Typically 9'-1 1/2" at first floor and 8'-1 1/2" at second floor and attics U.N.O. All walls are constructed using a double top plate. Splices at Double Top Plate do not need to occur at Vertical Studs but must be at least 24" apart from Joint in other Top Plate layer. Special wall heights are noted on plans where they occur.
2. Wall Thickness is typically 3 1/2". 2x6 frame shall be used at walls that back up to plumbing fixtures. Walls greater than 10' high shall be framed with 2x6 framing or greater and will be noted as a special condition where it occurs on plan.
3. Typical header height shall be 6'-11" AFF at First Floor, and 6'-11" AFF at Second Floor U.N.O. on elevation drawings. Windows at front elevation may be higher at the first floor.
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 at stairs shall be 34" above the finished surface of the ramp surface of the stair. Handrails at landings and overlooks of multilevel spaces shall be 36" above finished floor. Guards (pickets or balusters) shall be spaced with no more than 4" between guards.
11. Attic Access shall be provided at all attic area with a height greater than 30". Minimum clear attic access shall be 20" x 30". Pull down stairs and access doors in knee walls meeting minimum criteria are also acceptable.
12. Garage Door to Living Space shall be 2'-8" x 6'-8" minimum size and shall be 20 minute fire rated and weather sealed.
13. Garage Walls, as a minimum, shall be separated from living space by installing 1/2" gypsum board on the garage side of the wall. With habitable space above, the inside of all garage walls require 1/2" GWS supporting 5/8" type X GWS on ceiling.



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

THE HOLLY - RH
 First Floor Plan Options 'English Country'

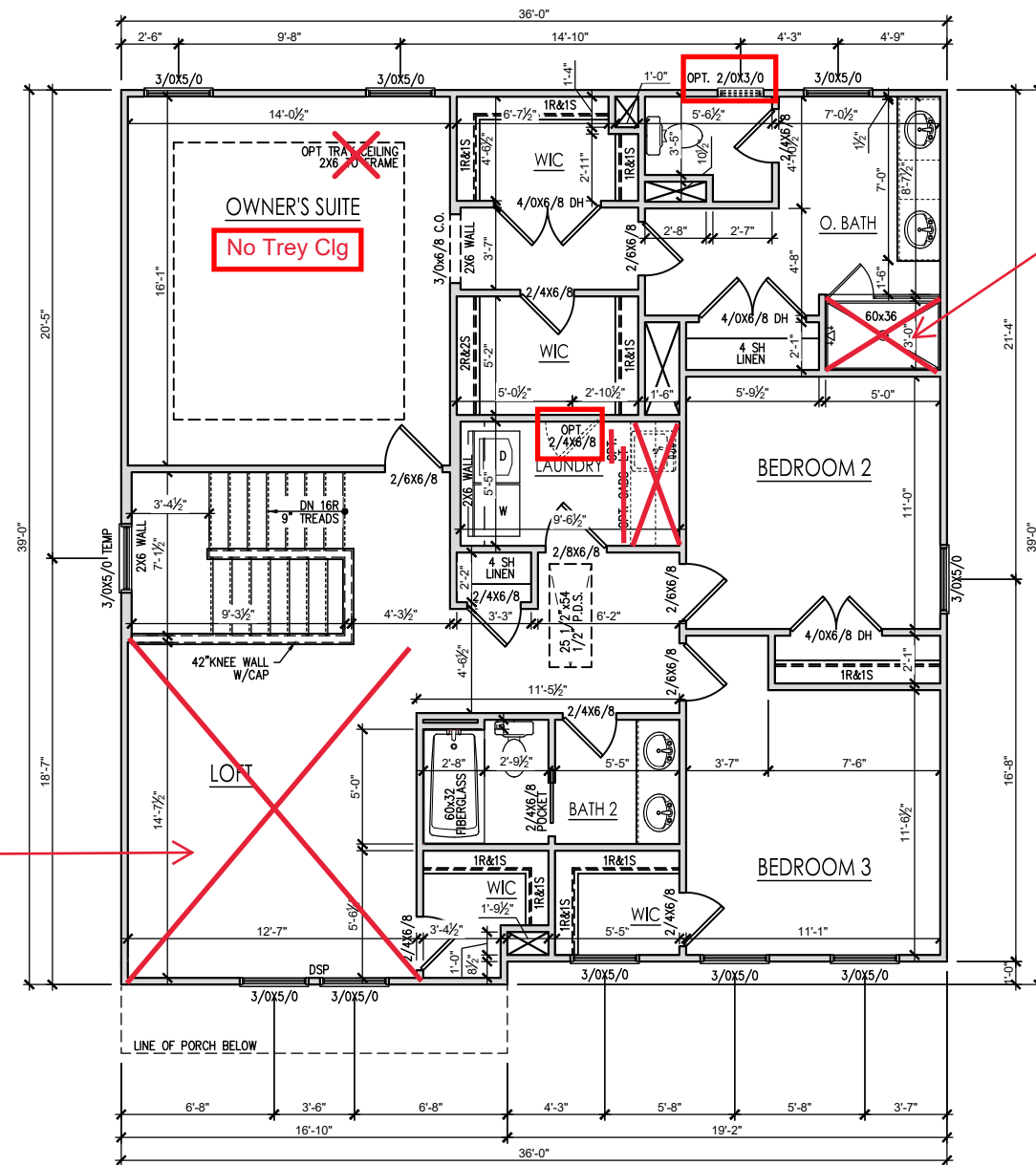
DRAWN BY:
South Designs
 ISSUE DATE:
7/1/2021
 CURRENT REVISION DATE:

 SCALE:
1/8" = 1'-0"
 SHEET
2.1.1c

General Floor Plan Notes

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

1. Wall Heights: Typically 9'-1 1/2" at first floor and 8'-1 1/2" at second floor and attics U.N.O. All walls are constructed using a double top plate. Splices at Double Top Plate do not need to occur at Vertical Studs but must be at least 24" apart from Joint in other Top Plate layer. Special wall heights are noted on plans where they occur.
2. Wall Thickness is typically 3 1/2". 2x6 frame shall be used at walls that back up to plumbing fixtures. Walls greater than 10' high shall be framed with 2x6 framing or greater and will be noted as a special condition where it occurs on plan.
3. Typical header height shall be 6'-11" AFF at First Floor, and 6'-11" AFF at Second Floor U.N.O, on elevation drawings. Windows at front elevation may be higher at the first floor.
4. Jacks: Openings up to 3'-4" wide shall have (1) 2x4 jack stud SPF on each side. Openings greater than 3'-4" wide shall have (2) 2x4 jack studs SPF on each side.
5. Soffits: Coffered Ceilings, Trey Ceilings and other significant ceiling plan elements are shown on the floor plans and are denoted as single dashed lines. Unless specifically call out as included, Kitchens do not include soffits over wall cabinetry.
6. Door & Window Frames, where occurring near corners, shall be a minimum of 4 1/2" from corner. Except for walk-in closets with doors near a corner, doors at closets shall be centered on closet.
7. Windows: Shall have at least (1) window in each sleeping room, that meets egress. Shall be provided with tempered glass at hazardous glazing areas. False windows shall be installed with obscure glazing.
8. Closets for clothing or coat storage shall be equipped with 1 rod/shelf. Closets for linen shall have 4 open equal shelves. Closets for pantries shall have 4 equal wood shelves, painted.
9. Stair treads shall be a min of 9" deep, risers shall be a maximum of 8 1/4", unless noted otherwise, per the current North Carolina Residential Code
10. Handrails and Guards at stairs shall be 34" above the finished surface of the ramp surface of the stair. Handrails at landings and overlooks of multilevel spaces shall be 36" above finished floor. Guards (pickets or balusters) shall be spaced with no more than 4" between guards.
11. Attic Access shall be provided at all attic area with a height greater than 30". Minimum clear attic access shall be 20" x 30". Pull down stairs and access doors in knee walls meeting minimum criteria are also acceptable.
12. Garage Door to Living Space shall be 2'-8" x 6'-8" minimum size and shall be 20 minute fire rated and weather sealed.
13. Garage Walls, as a minimum, shall be separated from living space by installing 1/2" gypsum board on the garage side of the wall. With habitable space above, the inside of all garage walls require 1/2" GWB supporting 5/8" type X GWB on ceiling.



Opt. Bedroom #4 ILO of Loft
See Page 2.2.1c

Opt. Shower w/ Seat
See Page 2.2.1c

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

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

THE HOLLY - RH

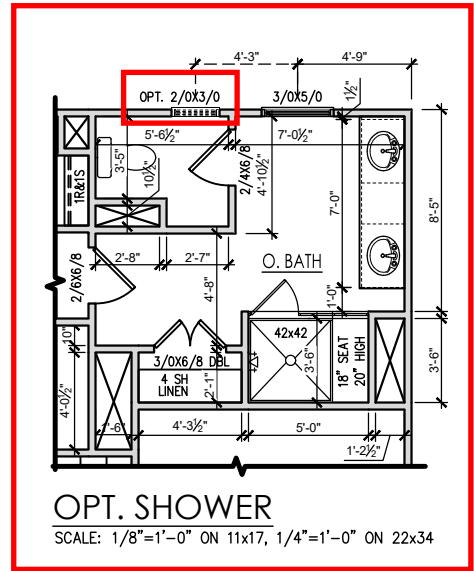
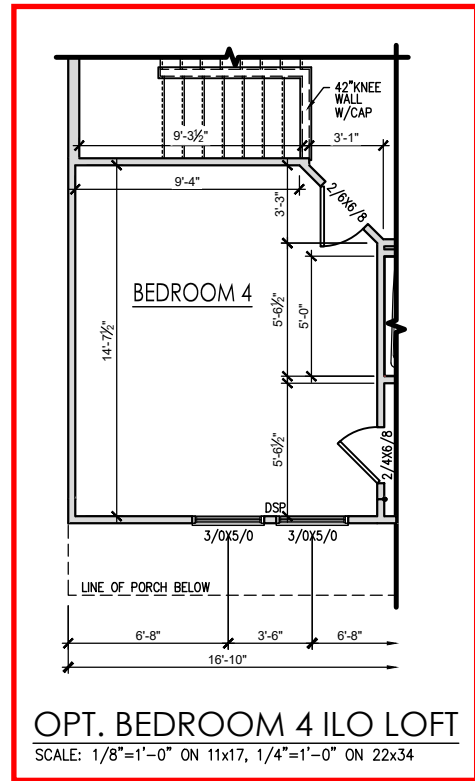
Second Floor Plan 'English Country'

| |
|-------------------------------|
| DRAWN BY: South Designs |
| ISSUE DATE: 7/1/2021 |
| CURRENT REVISION DATE: --- |
| SCALE: 1/8" = 1'-0" |
| SHEET 2.2c |

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 8'-1 1/2" at second floor and attics U.N.O. All walls are constructed using a double top plate. Splices at Double Top Plate do not need to occur at Vertical Studs but must be at least 24" apart from Joint in other Top Plate layer. Special wall heights are noted on plans where they occur.
2. Wall Thickness is typically 3 1/2". 2x6 frame shall be used at walls that back up to plumbing fixtures. Walls greater than 10' high shall be framed with 2x6 framing or greater and will be noted as a special condition where it occurs on plan.
3. Typical header height shall be 6'-11" AFF at First Floor, and 6'-11" AFF at Second Floor U.N.O, on elevation drawings. Windows at front elevation may be higher at the first floor.
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 at stairs shall be 34" above the finished surface of the ramp surface of the stair. Handrails at landings and overlooks of multilevel spaces shall be 36" above finished floor. Guards (pickets or balusters) shall be spaced with no more than 4" between guards.
11. Attic Access shall be provided at all attic area with a height greater than 30". Minimum clear attic access shall be 20" x 30". Pull down stairs and access doors in knee walls meeting minimum criteria are also acceptable.
12. Garage Door to Living Space shall be 2'-8" x 6'-8" minimum size and shall be 20 minute fire rated and weather sealed.
13. Garage Walls, as a minimum, shall be separated from living space by installing 1/2" gypsum board on the garage side of the wall. With habitable space above, the inside of all garage walls require 1/2" GWB supporting 5/8" type X GWB on ceiling.



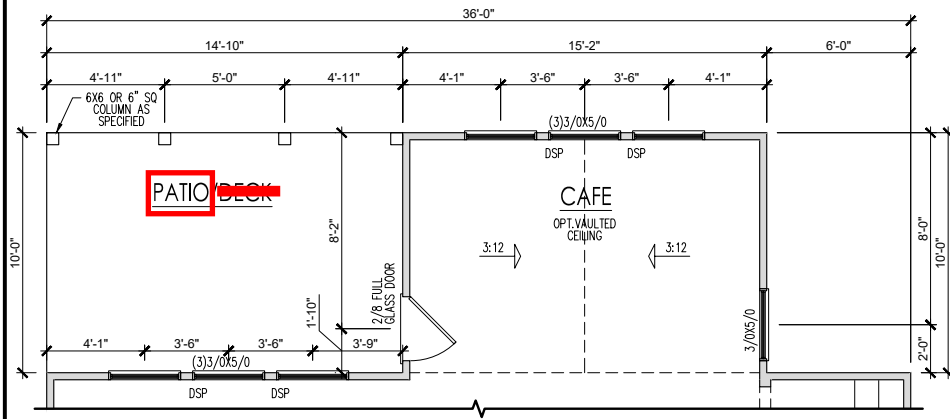
| REV.# | DESCRIPTION | DATE |
|-------|-------------|------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |

THE HOLLY - RH

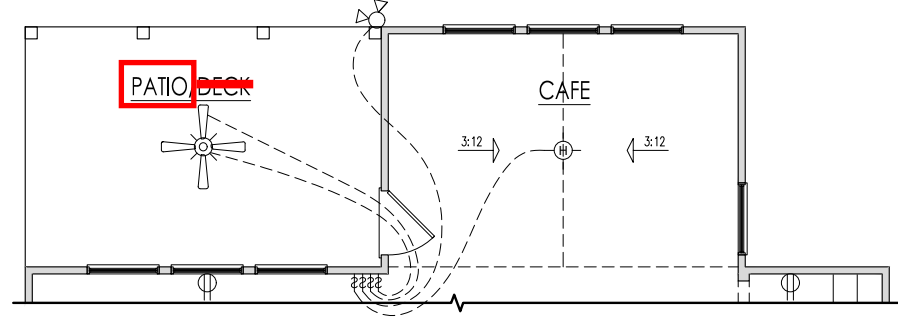
Second Floor Plan Options 'English Country'

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

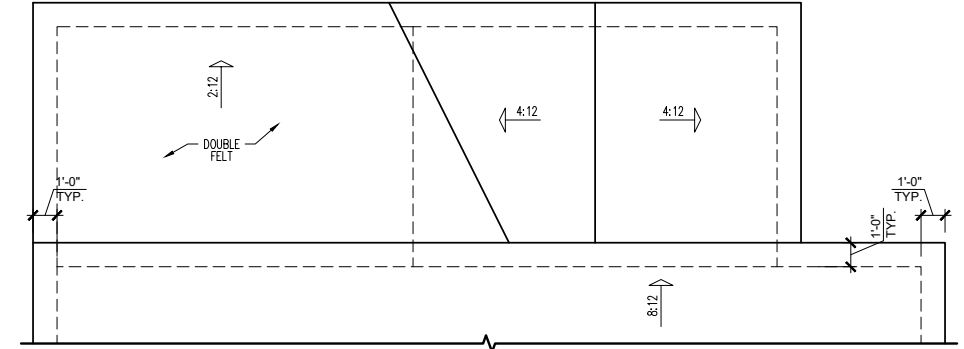
SCALE:
1/8" = 1'-0"
SHEET
2.2.1c



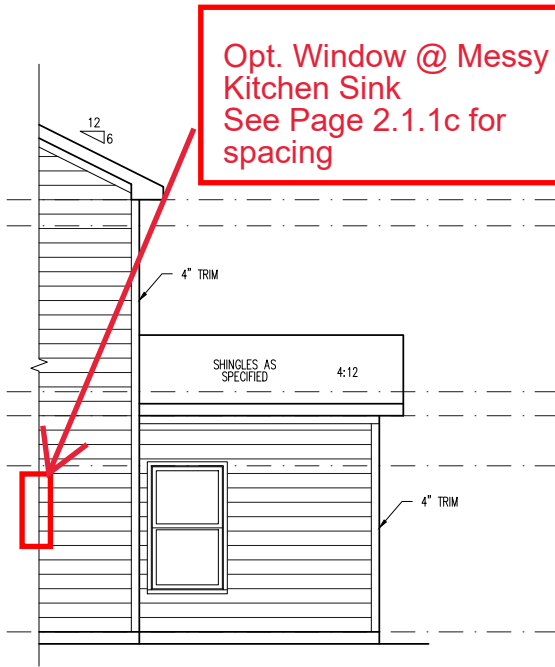
**EXTENDED CAFE W/
COVERED PORCH PLAN**
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



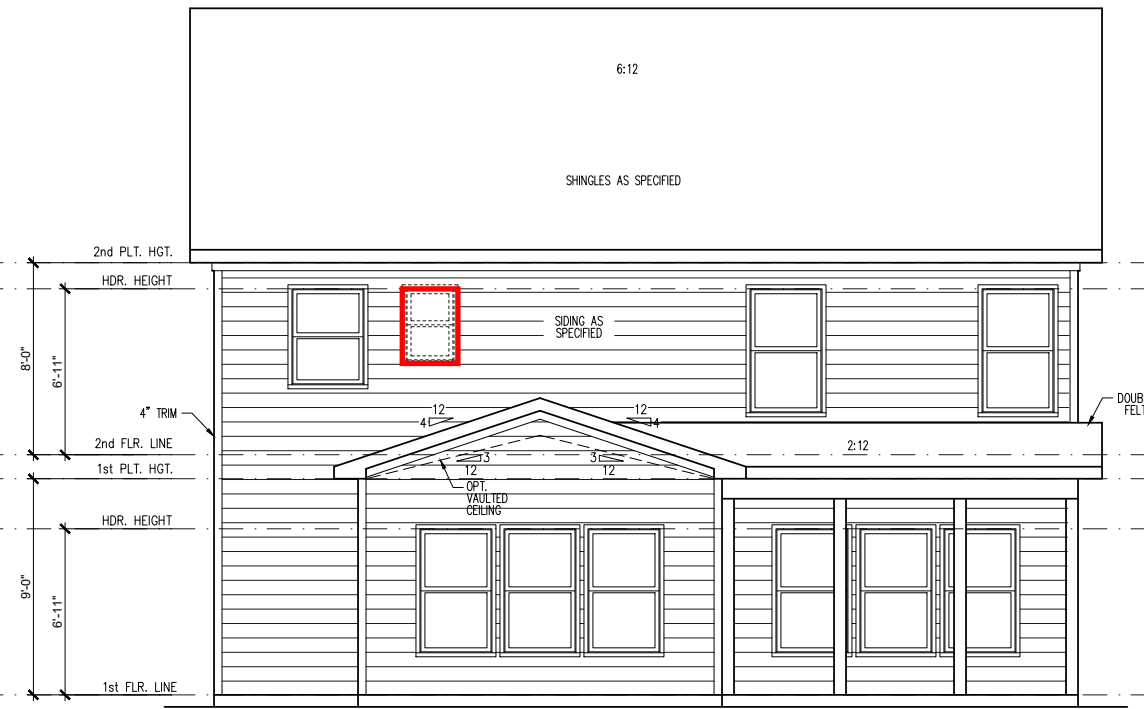
**EXTENDED CAFE W/ COVERED
PORCH PLAN ELECTRICAL**
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



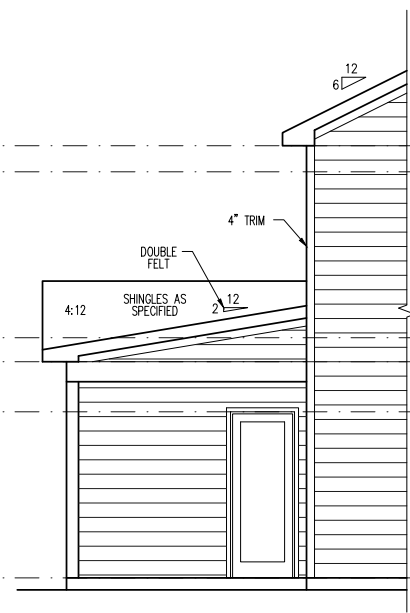
**EXTENDED CAFE W/ COVERED
PORCH PLAN ROOF PLAN**
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



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



**EXTENDED CAFE W/ COVERED
PORCH REAR ELEVATION (SLAB)**
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



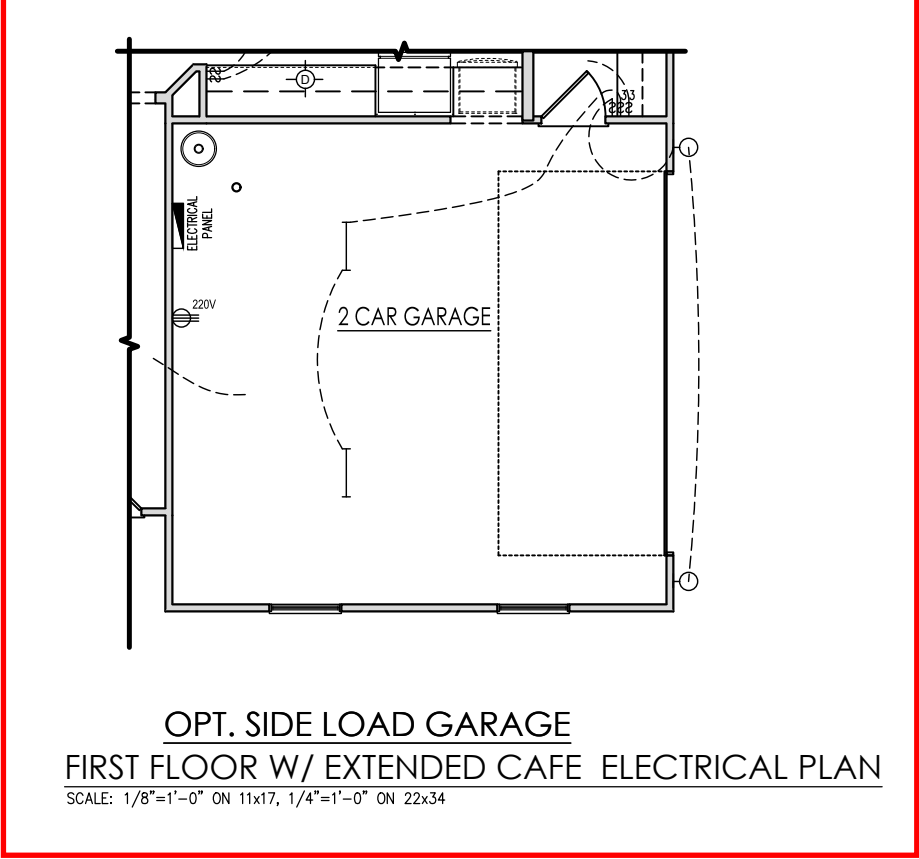
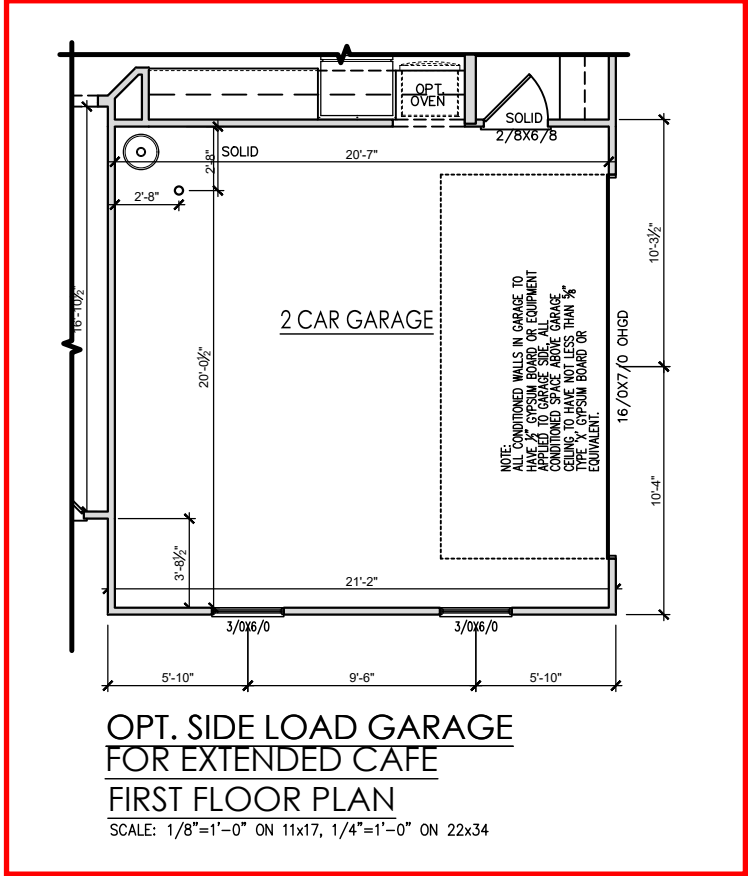
PARTIAL LEFT SIDE ELEVATION (SLAB)
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

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

THE HOLLY - RH
Covered Porch w Ext Cafe Plans & Elev
'English Country' Slab

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

SCALE:
1/8" = 1'-0"
SHEET
2.5c



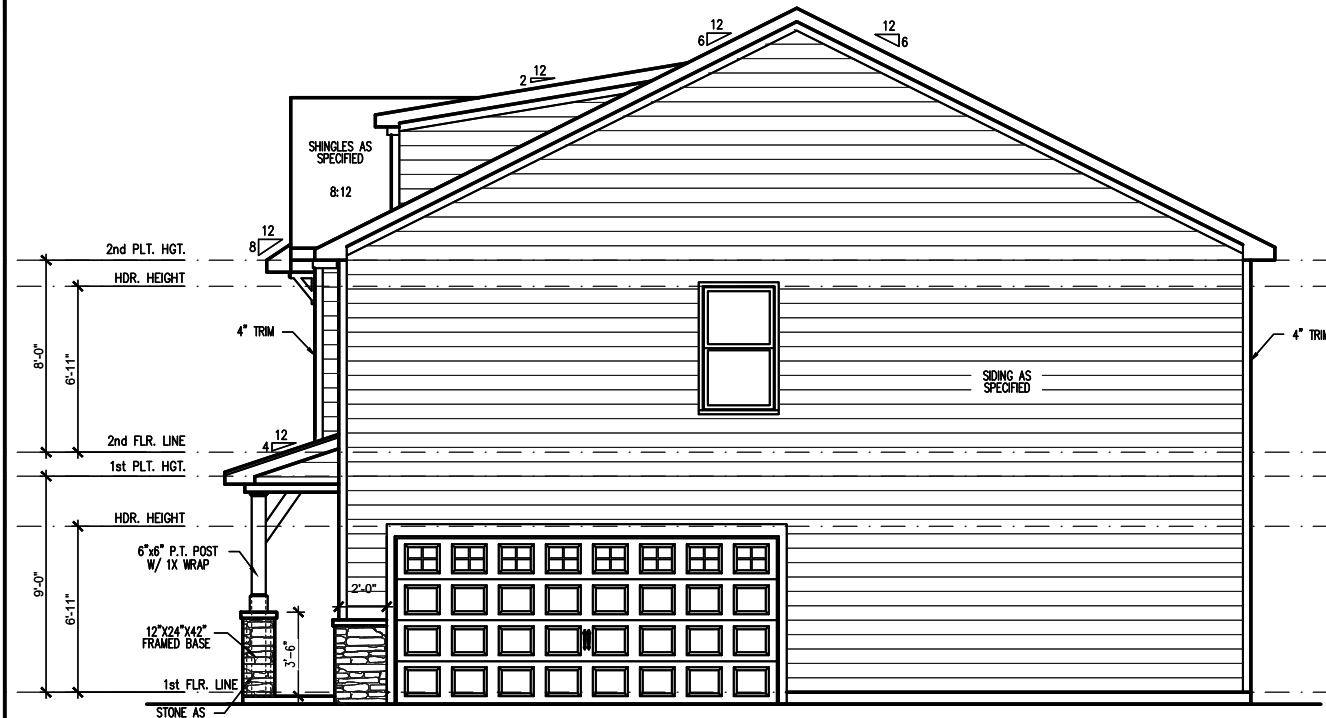
| REV. # | DESCRIPTION | DATE |
|--------|-------------|------|
| 1 | --- | --- |
| 2 | --- | --- |
| 3 | --- | --- |
| 4 | --- | --- |
| 5 | --- | --- |
| 6 | --- | --- |
| 7 | --- | --- |
| 8 | --- | --- |

THE HOLLY - RH

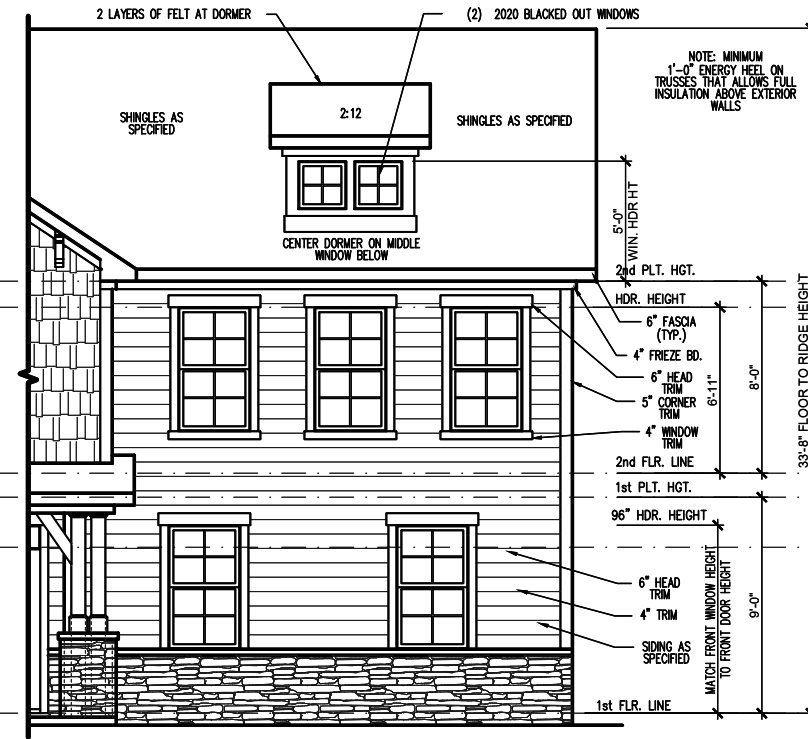
 2-Car Sideload Garage Plans 'English Country'

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

 SCALE:
1/8" = 1'-0"
 SHEET
2.7c



OPT. 2-CAR SIDELOAD GARAGE
RIGHT SIDE ELEVATION 'ENGLISH COUNTRY' (SLAB)
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17



OPT. 2-CAR SIDELOAD GARAGE
FRONT ELEVATION 'ENGLISH COUNTRY' (SLAB)
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

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

THE HOLLY - RH

 2-Car Side-load Garage Elevations 'English Country'

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

 SCALE:
 1/8" = 1'-0"
 SHEET
2.7.1c

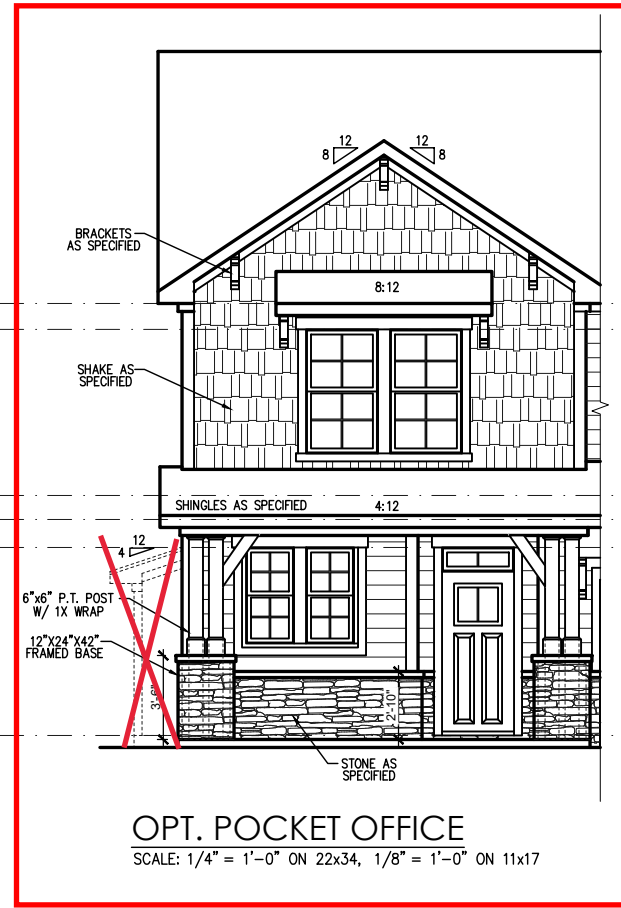
General Elevation Notes

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 |



OPT. POCKET OFFICE

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



FRONT ELEVATION 'ENGLISH COUNTRY' (SLAB)

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

Opt. Side Load Garage
See Page 2.7.1c

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

THE HOLLY - RH

Front & Rear Elevations 'English Country' Slab

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

SCALE:
1/8" = 1'-0"
SHEET
3.1c

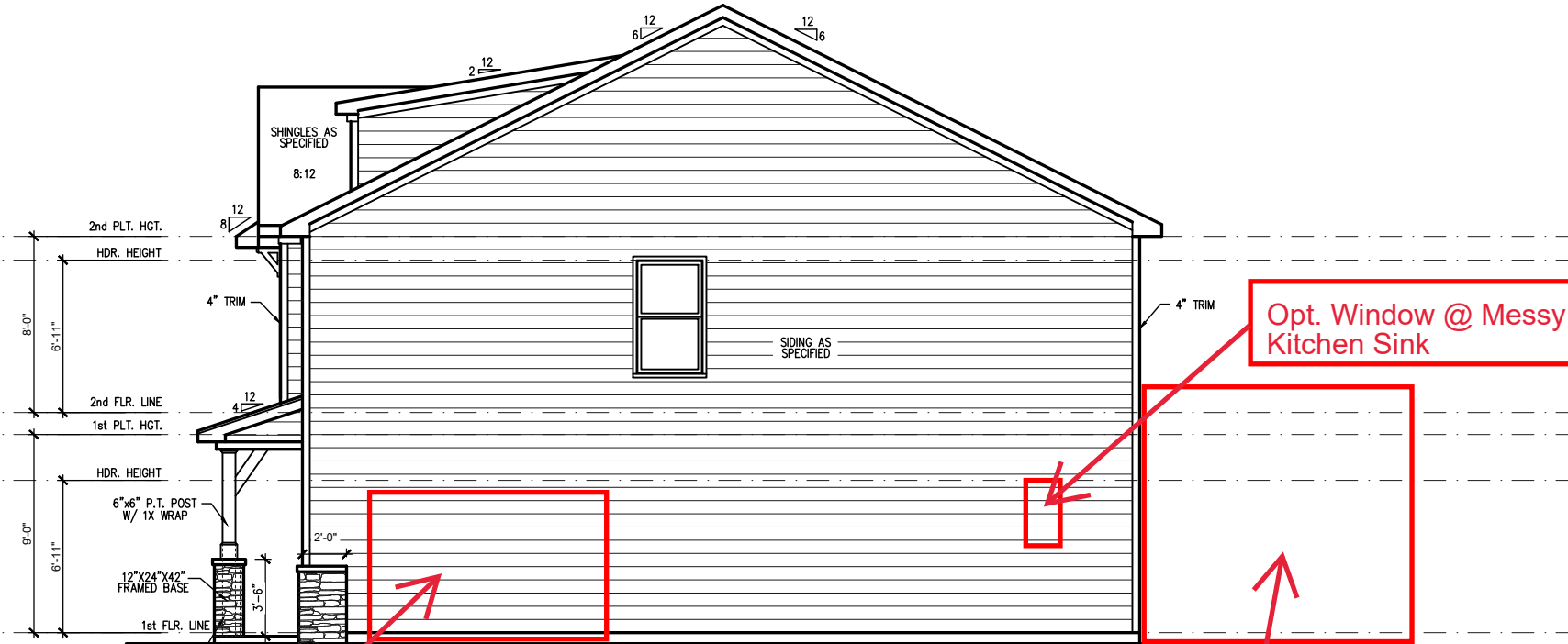
General Elevation Notes

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 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 |

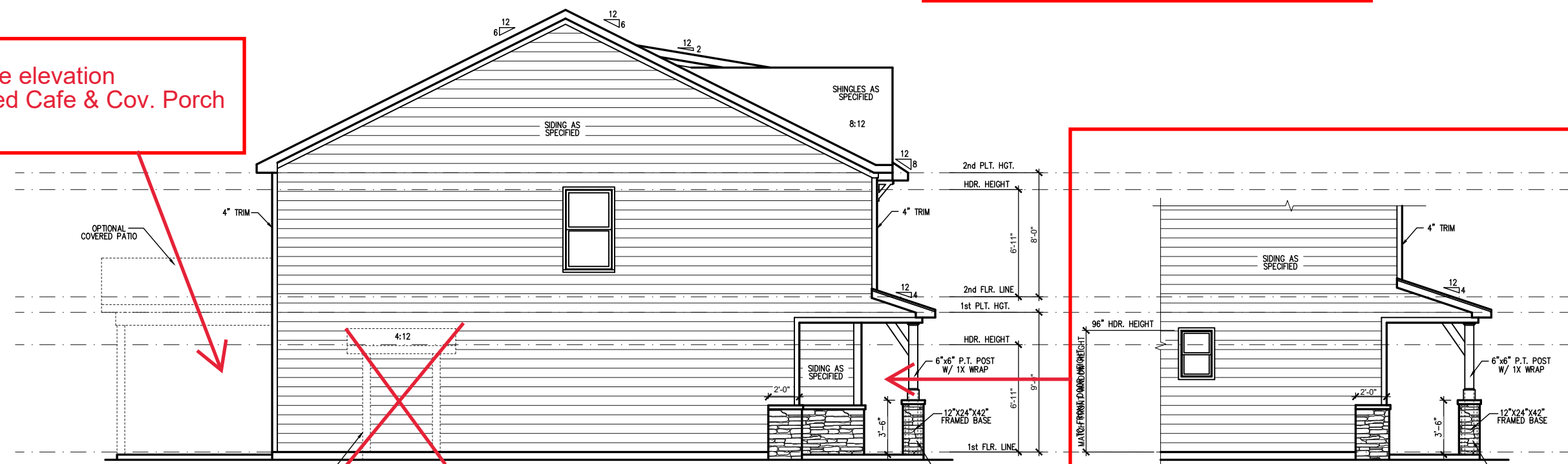


LEFT SIDE ELEVATION 'ENGLISH COUNTRY' (SLAB)
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

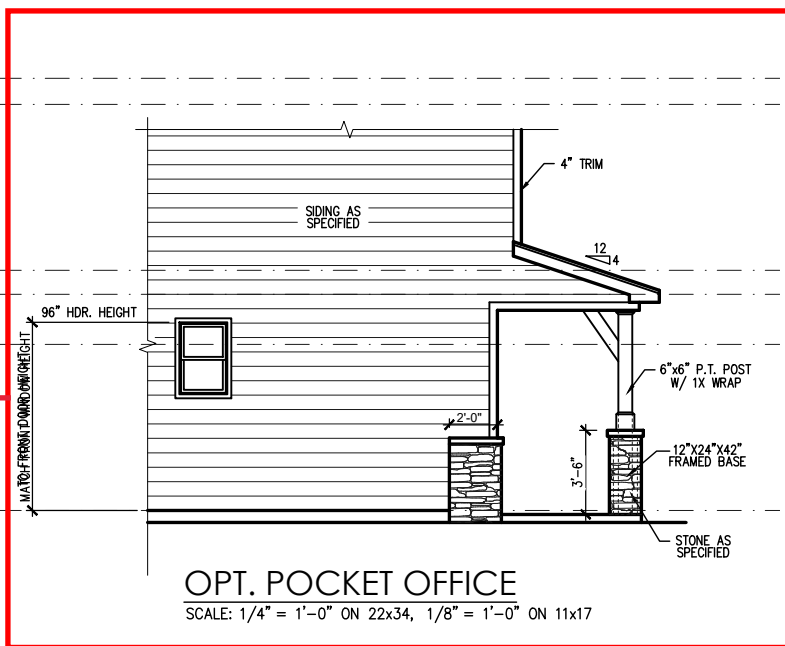
Opt. Side Load garage
See Page 2.7c

For complete side elevation
See opt, Extended Cafe & Cov. Porch
Page 2.5c

For complete side elevation
See opt, Extended Cafe & Cov. Porch
Page 2.5c



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



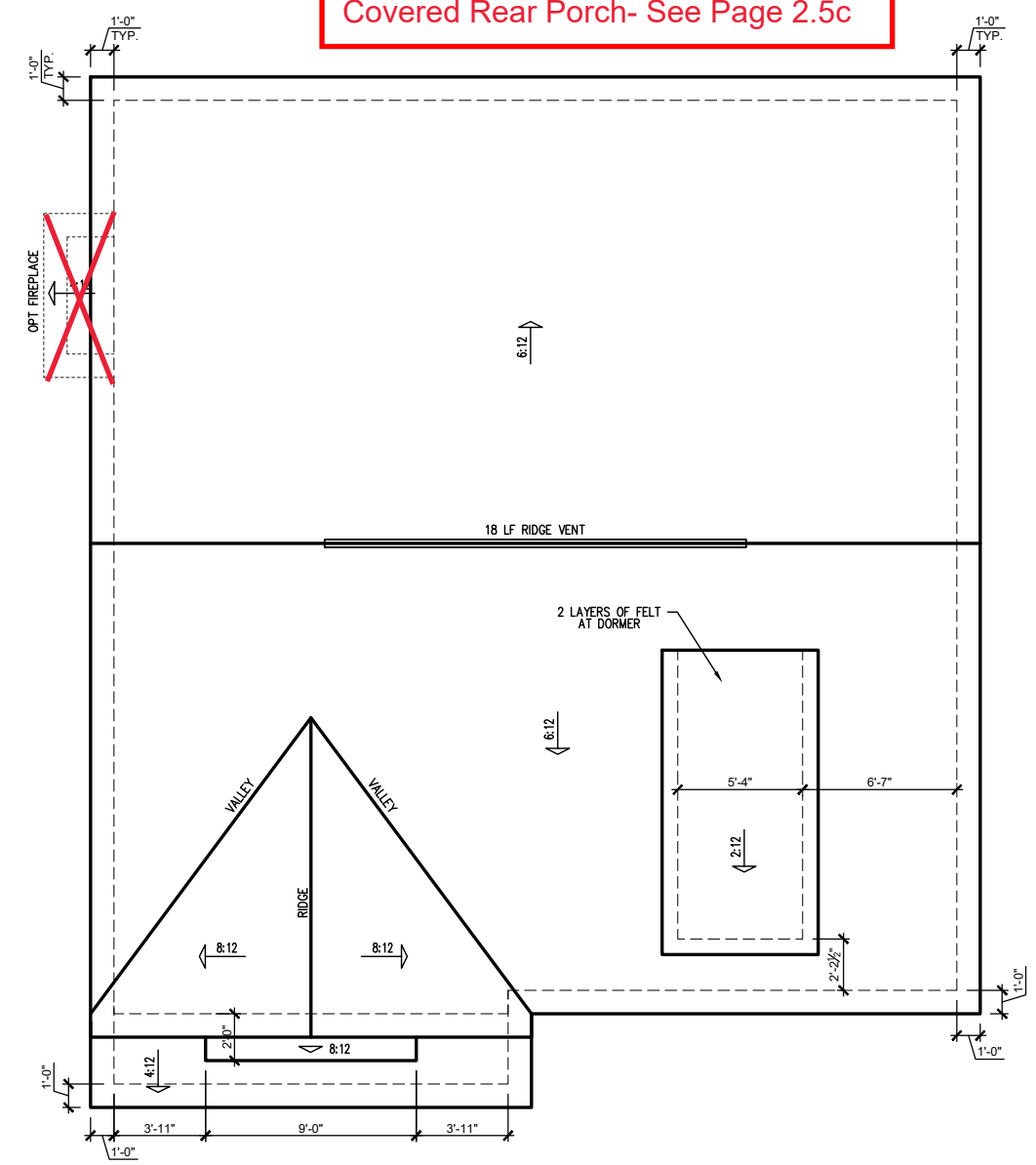
OPT. POCKET OFFICE
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

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

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

SCALE:
1/8" = 1'-0"
SHEET
3.2c

See roof Plan - Opt. Extended Cafe & Covered Rear Porch- See Page 2.5c



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

| ATTIC VENT SCHEDULE | | | | | | | | | |
|---------------------|------------------------|------------------|---------------------------|--------------------------|--|-----------------------------|--------------------------|-----------------------------|--|
| ENGLISH COUNTRY | | | | | | | | | |
| MAIN HOUSE | | SQ FTG | | 1393 | 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) | |
| RIDGE VENT | 1.86 | 2.32 | 3.00 | 44.44 | 0 | 0 | 24.00 | | |
| SOFFIT VENTS | 2.79 | 2.32 | 3.75 | 55.56 | | | 0 | 60.00 | |
| TOTAL (MIN) | 4.64 | 4.64 | 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



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

THE HOLLY - RH
Roof Plan 'English Country'

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

SCALE:
1/8" = 1'-0"
SHEET
3.3c



PROJECT #
21-2816-RH

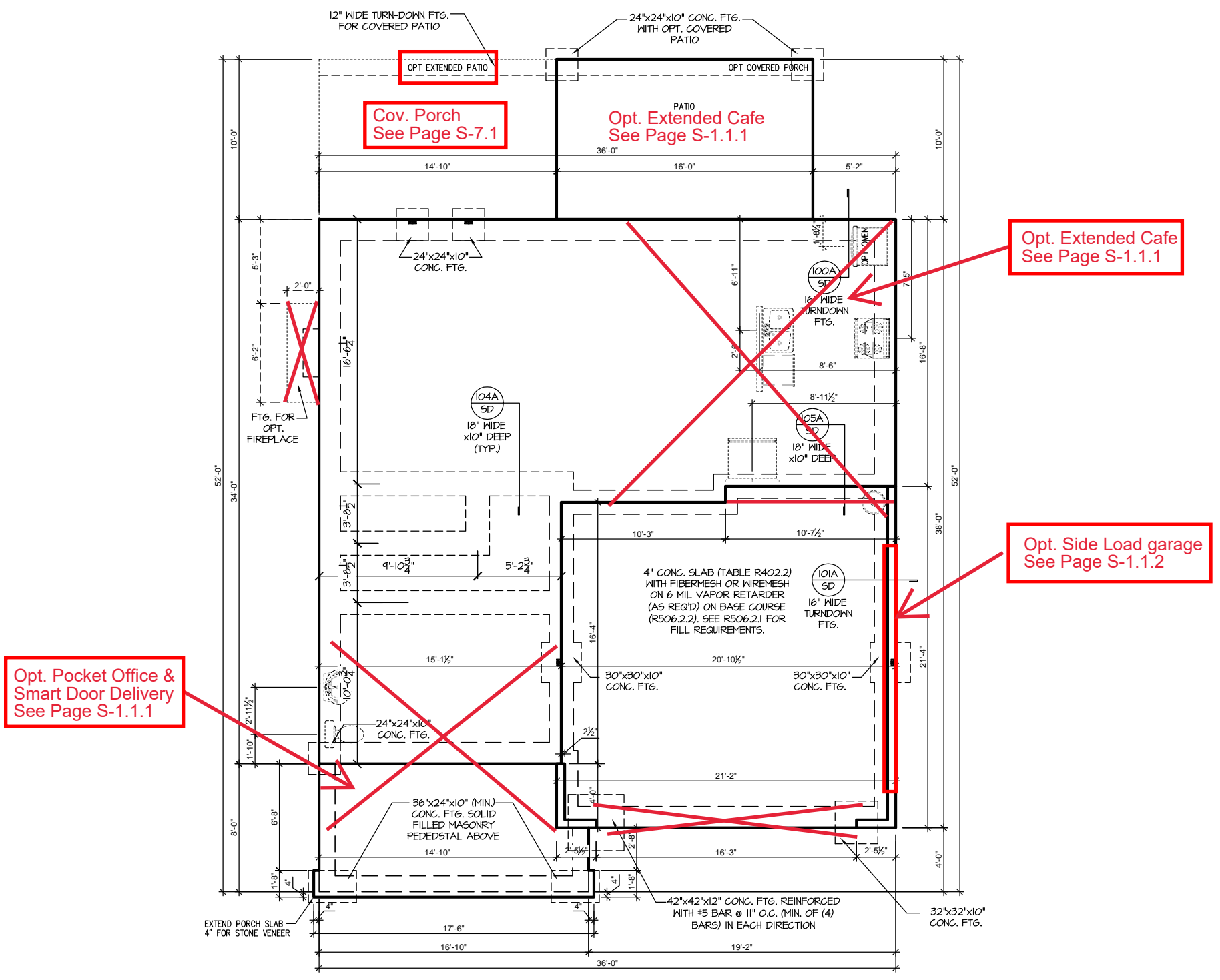
Engineers seal applies only to structural components on this document.
Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do 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

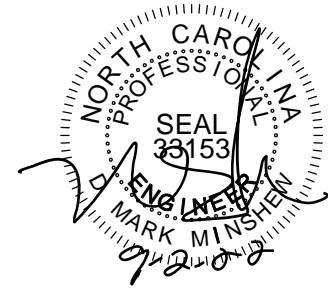
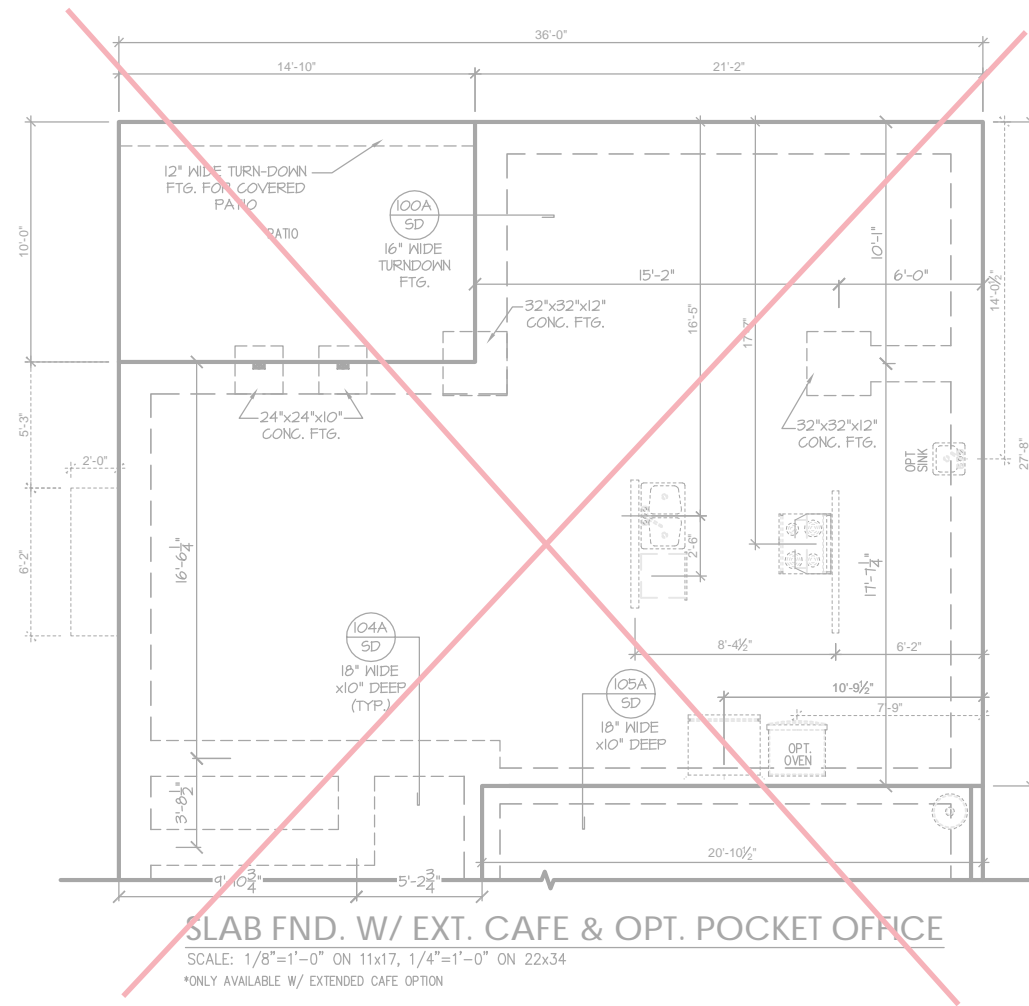
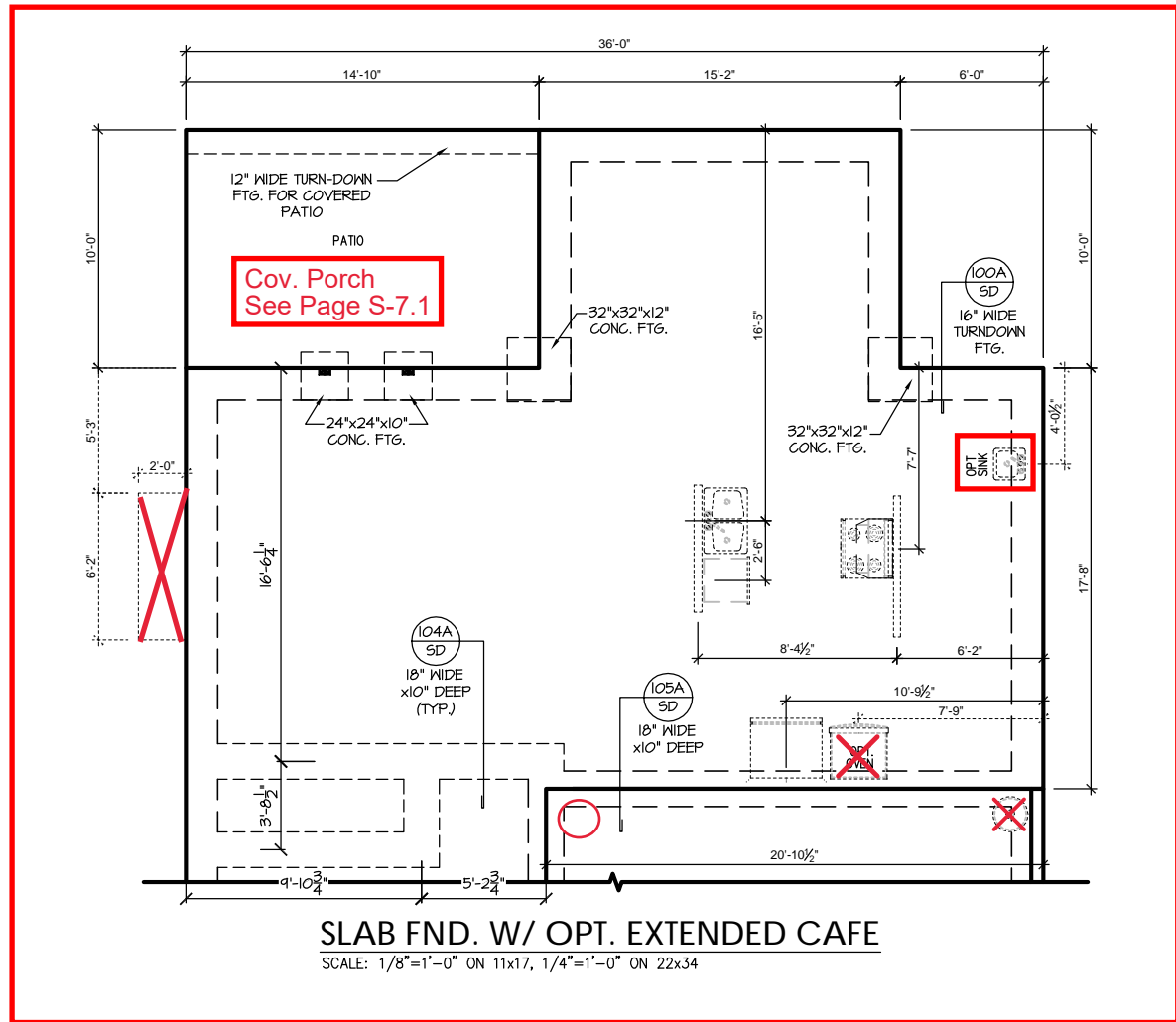
Plan 2 - The Holly - RH
NEW HOME, INC.

S-1.1



SLAB FOUNDATION PLAN 'ENGLISH COUNTRY'
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 #
 21-2816-RH

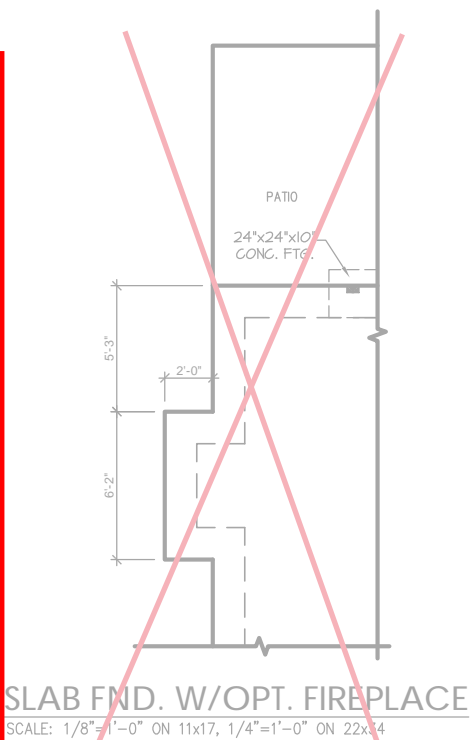
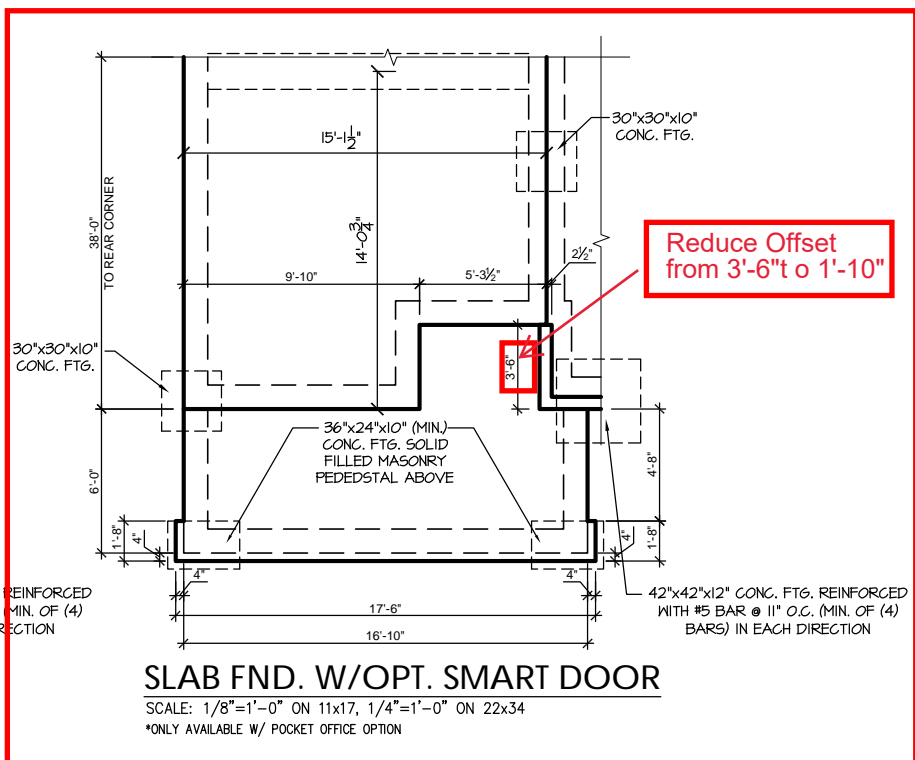
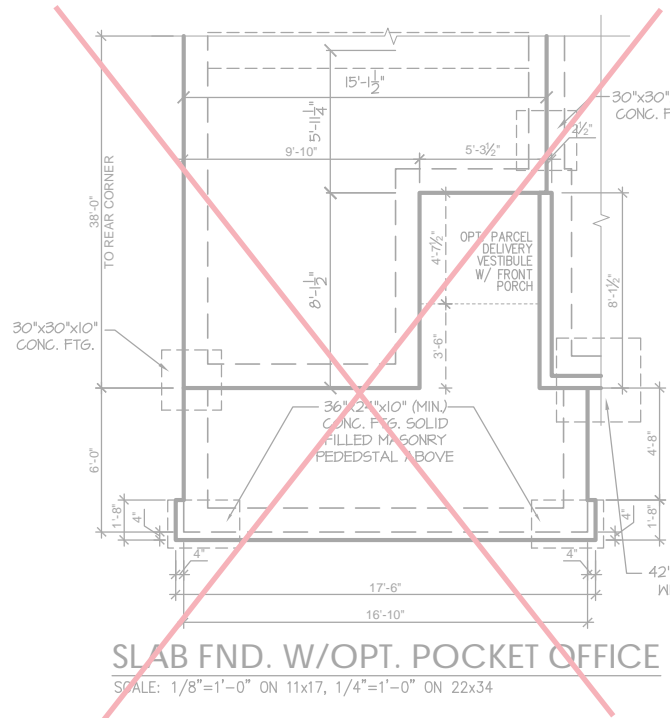
Engineers seal applies only to structural components on this document.
 Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
 Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to 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

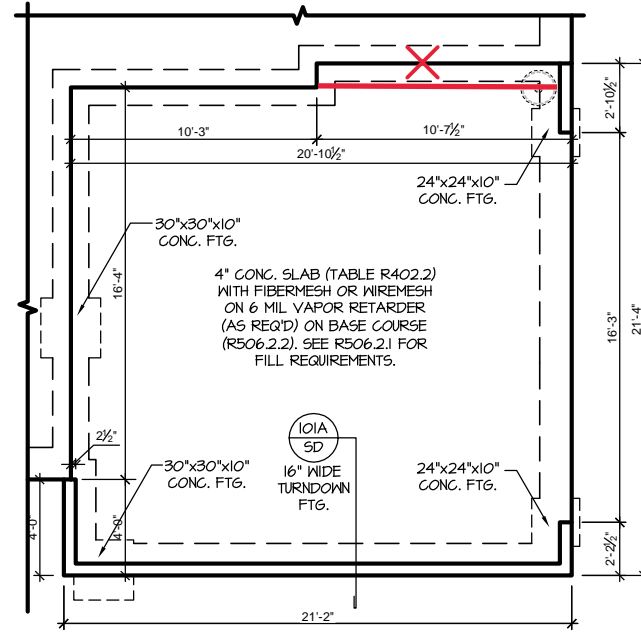
Plan 2 - The Holly - RH
 NEW HOME, INC.

S-1.1.1

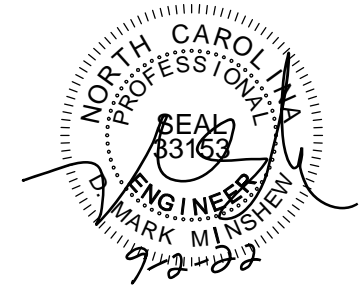


REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

Straight wall w/ Extended Cafe
See Page S-1.1.1



ENGLISH COUNTRY
OPT. SIDE LOAD GARAGE
SLAB FOUNDATION PLAN
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



PROJECT #
21-2816-RH

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 2 - The Holly - RH
NEW HOME, INC.

S-1.1.2

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

TRUSS SYSTEM REQUIREMENTS

NC (2018 NRC): 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.

WOOD "I" JOISTS

(SHALL BE ONE OF THE FOLLOWING):

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

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 NCDOL 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

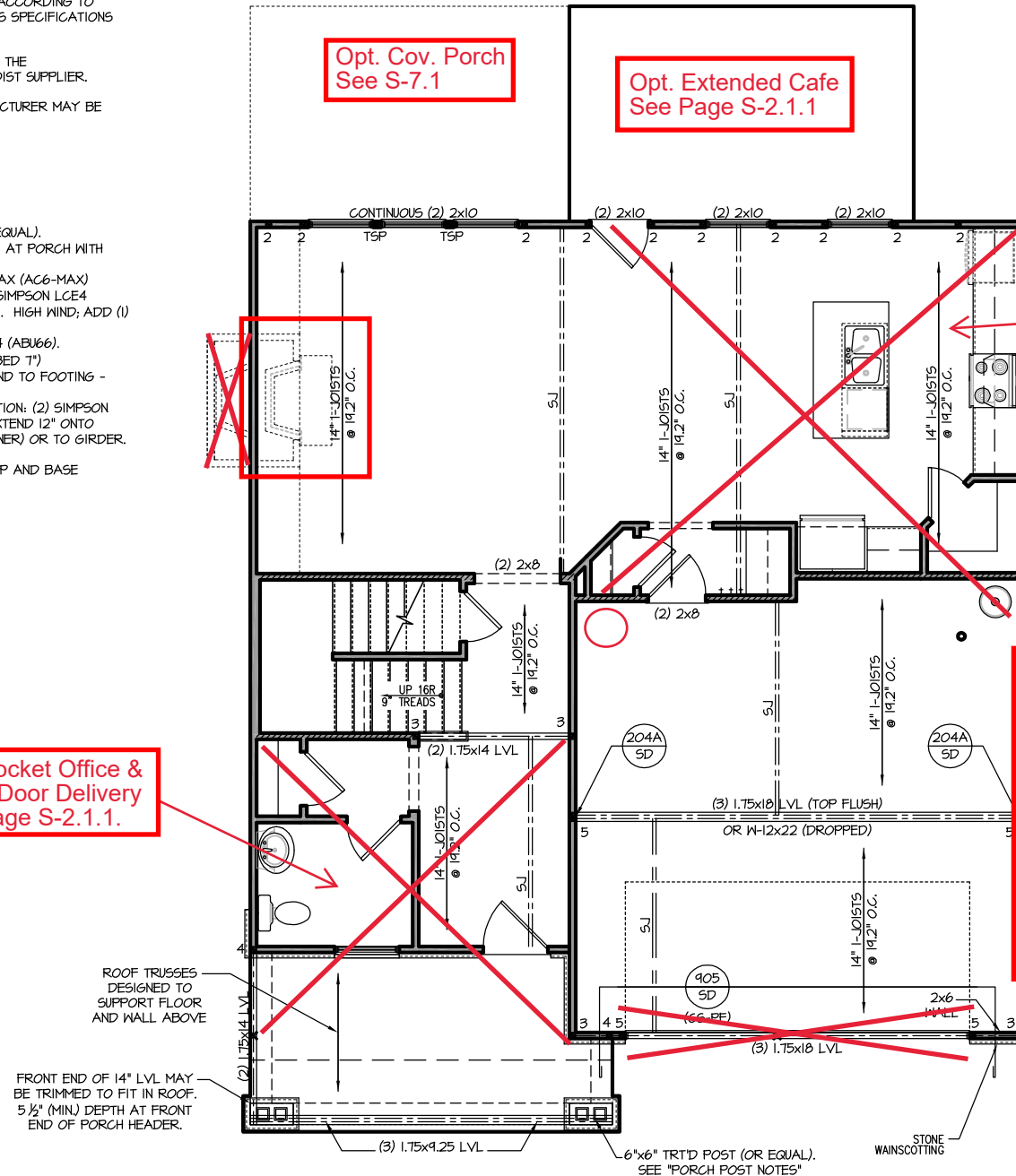
PORCH POST NOTES:

- 4x4 (6x6) TRTD POST (OR EQUAL).
 - ATTACH TRUSSES (RAFTERS) AT PORCH WITH HURRICANE CONNECTORS.
 - POST CAP: SIMPSON AC4-MAX (AC6-MAX)
 - POST CAP AT CORNER: (2) SIMPSON LCE4 (MITER HEADER AT CORNER). HIGH WIND; ADD (1) SIMPSON H6.
 - POST BASE: SIMPSON ABU44 (ABU66).
 - MONO: 3/8" ANCHOR (EMBED 7")
 - CMU: 3/8" ANCHOR (EXTEND TO FOOTING - HIGH WIND ONLY)
 - 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 NRC): Wind: 115-120 mph

- BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP. C5-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"/12" 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 C522 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/ (1) 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 3/8" WSP SHEATHING WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER WSP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.



FIRST FLOOR PLAN 'ENGLISH COUNTRY'

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



PROJECT #
21-2816-RH

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.

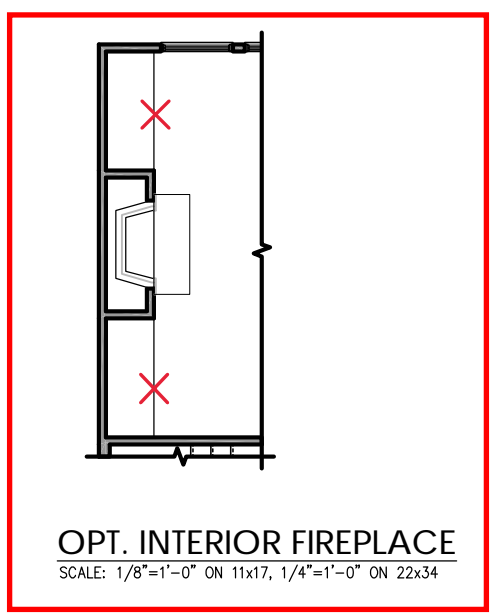
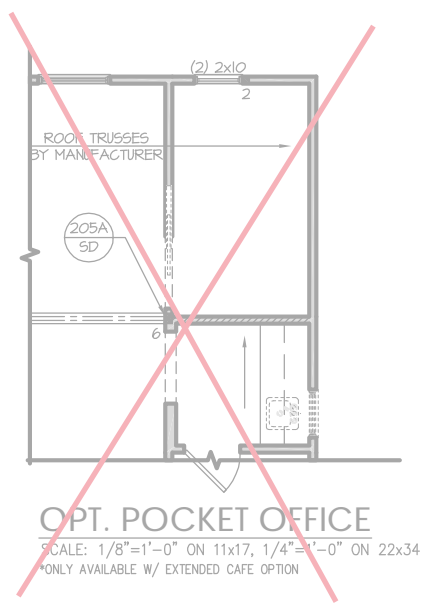
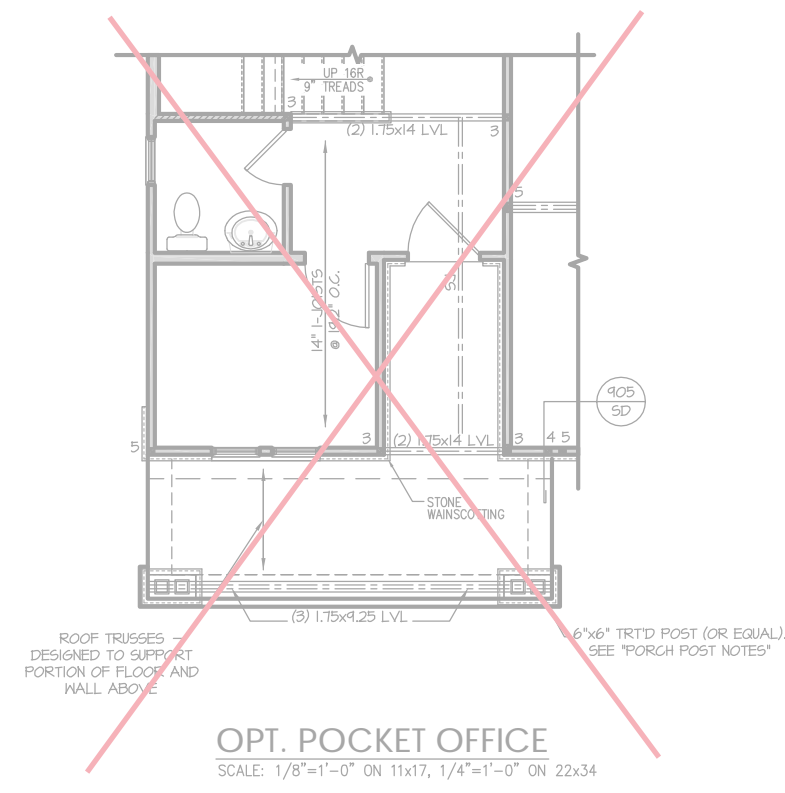
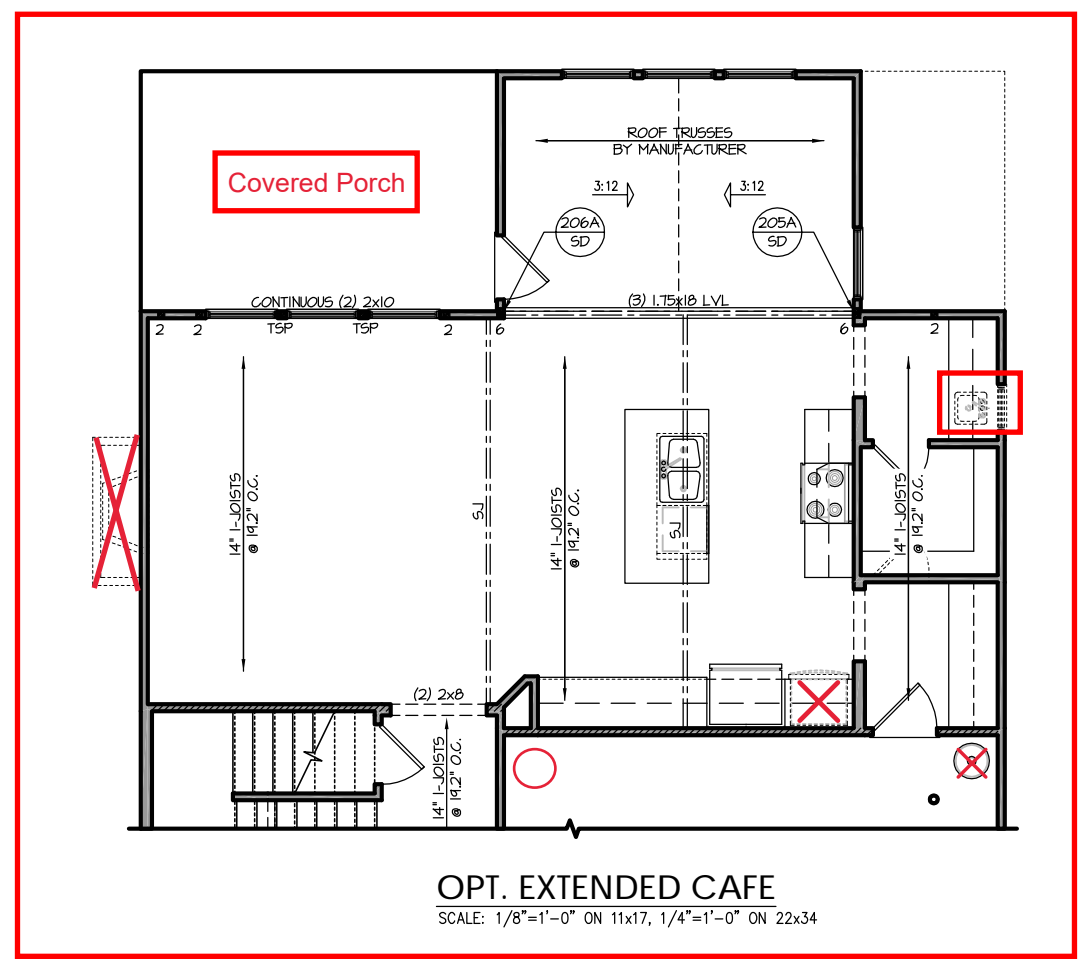
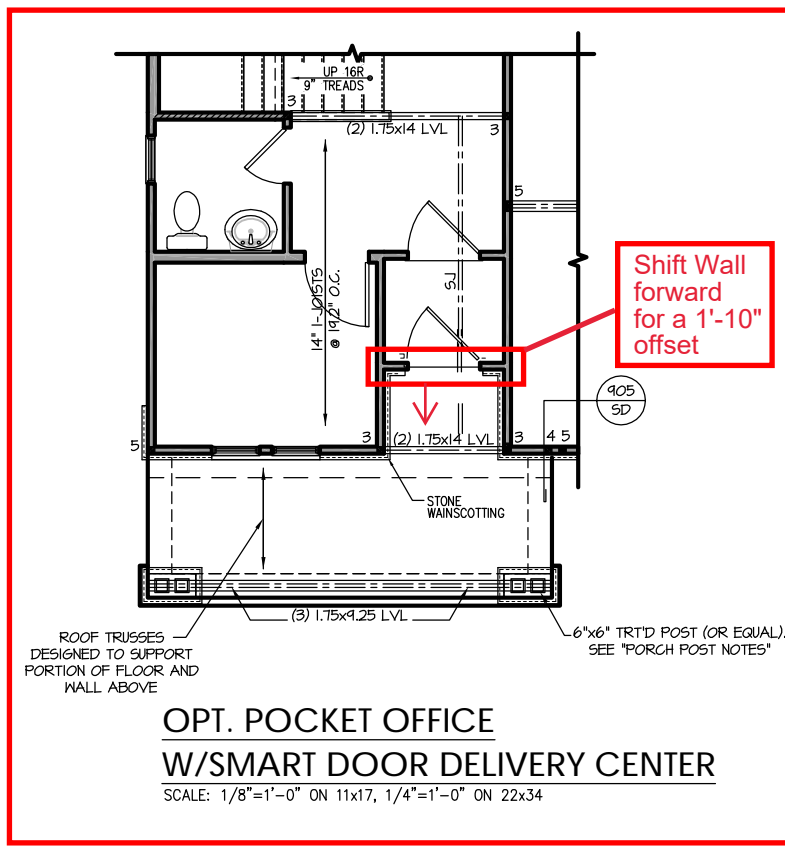
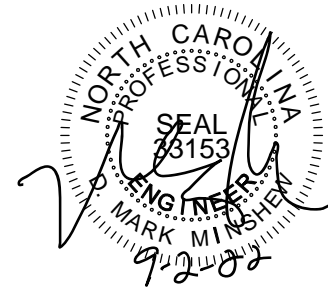
Southern Engineers, P.A.
3716 Benson Drive, Raleigh, NC 27609
Phone: (919) 878-1617
License: C-4772
www.southernengineers.com

SOUTH DESIGNS

Plan 2 - The Holly - RH
NEW HOME, INC.

S-2.1

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



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.

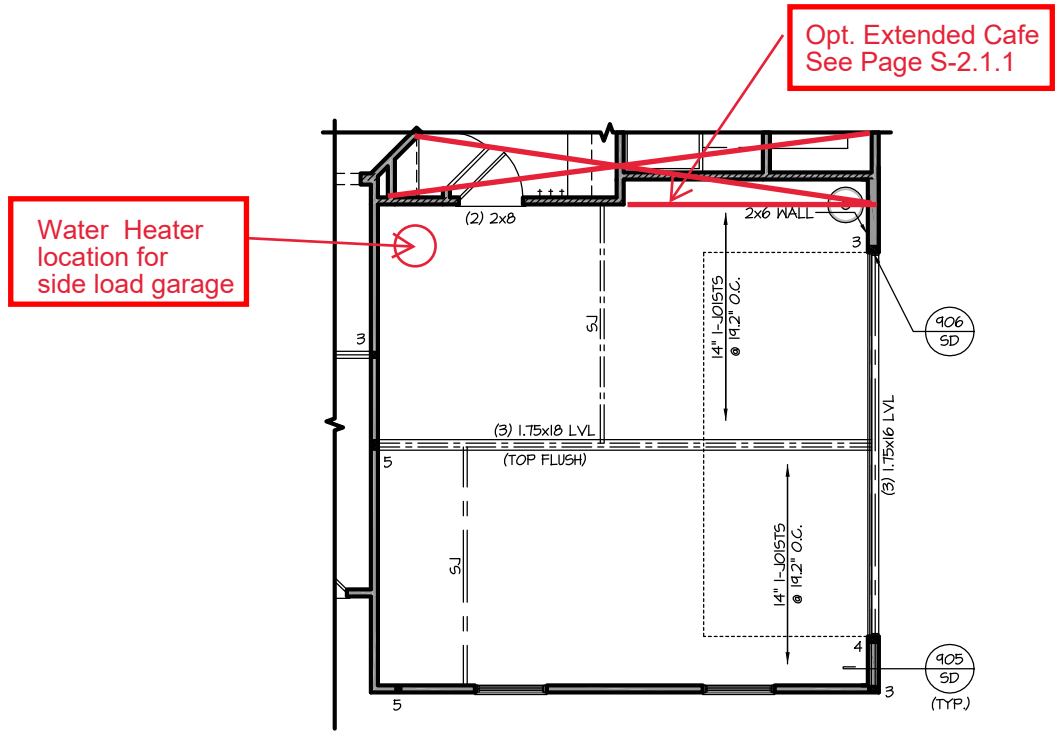
Southern Engineers, P.A.
3716 Benson Drive, Raleigh, NC 27609
Phone: (919) 878-1617
License: C-4772
www.southernengineers.com

SOUTH DESIGNS

Plan 2 - The Holly - RH
NEW HOME, INC.

S-2.1.1

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



**ENGLISH COUNTRY
OPT. SIDE LOAD GARAGE
FIRST FLOOR PLAN**
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



**PROJECT #
21-2816-RH**

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 2 - The Holly - RH
NEW HOME, INC.

S-2.1.2

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

TRUSS SYSTEM REQUIREMENTS

NC (2018 NRC): 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.

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 NCDOT 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 NRC): Wind: 115-120 mph

- BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP: C5-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"/12" 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 C522 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 1" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (1) 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 3/8" WSP SHEATHING WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER WSP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.



PROJECT #
21-2816-RH

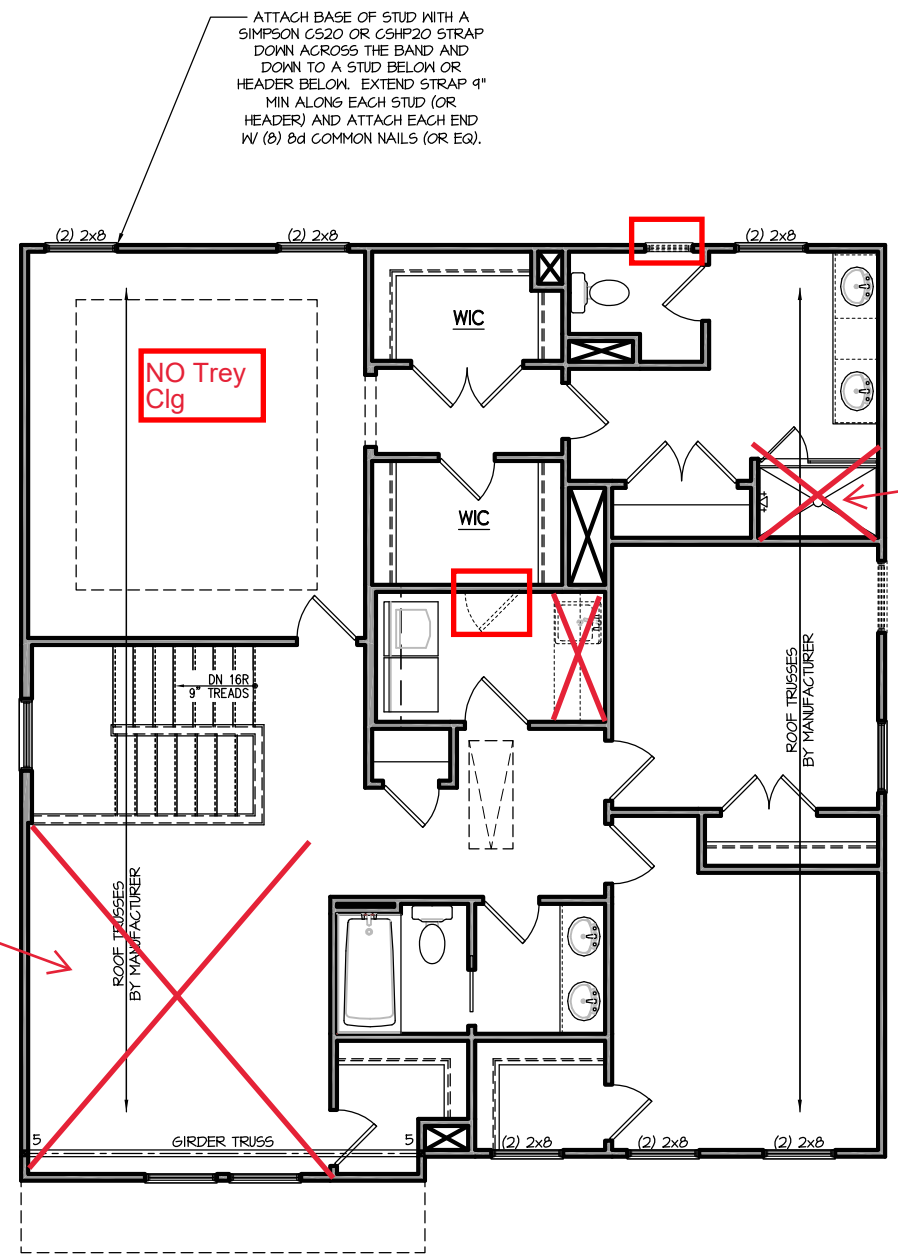
Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions. Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do 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

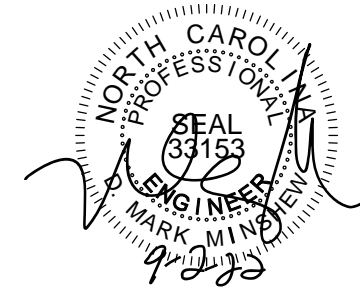
Plan 2 - The Holly - RH
NEW HOME, INC.

S-2.2



SECOND FLOOR PLAN 'ENGLISH COUNTRY'
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 #
21-2816-RH

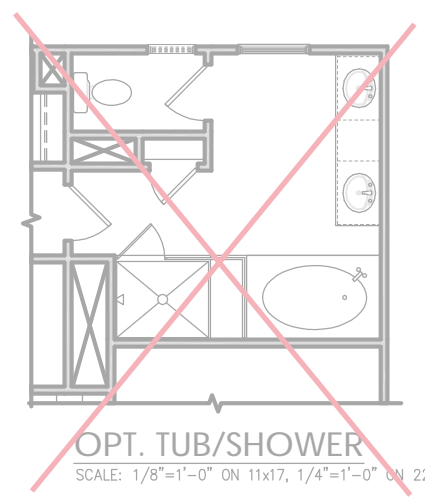
Engineers seal applies only to structural components on this document.
Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do 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

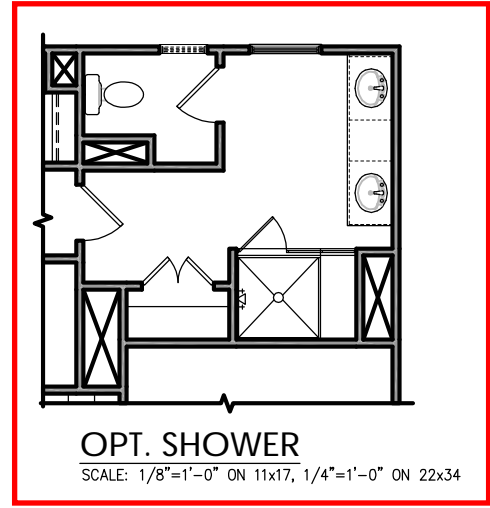
SOUTH DESIGNS

Plan 2 - The Holly - RH
NEW HOME, INC.

S-2.2.1



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

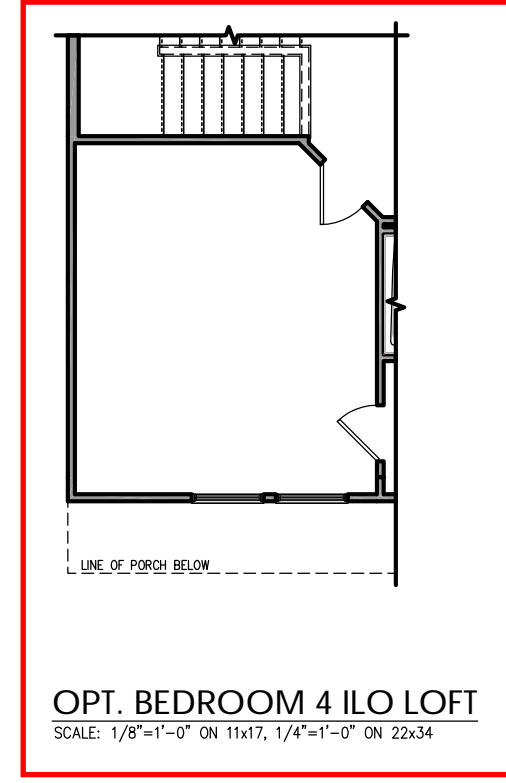


OPT. SHOWER
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



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

NO STRUCTURAL CHANGES
FROM BASE PLAN



OPT. BEDROOM 4 ILO LOFT
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

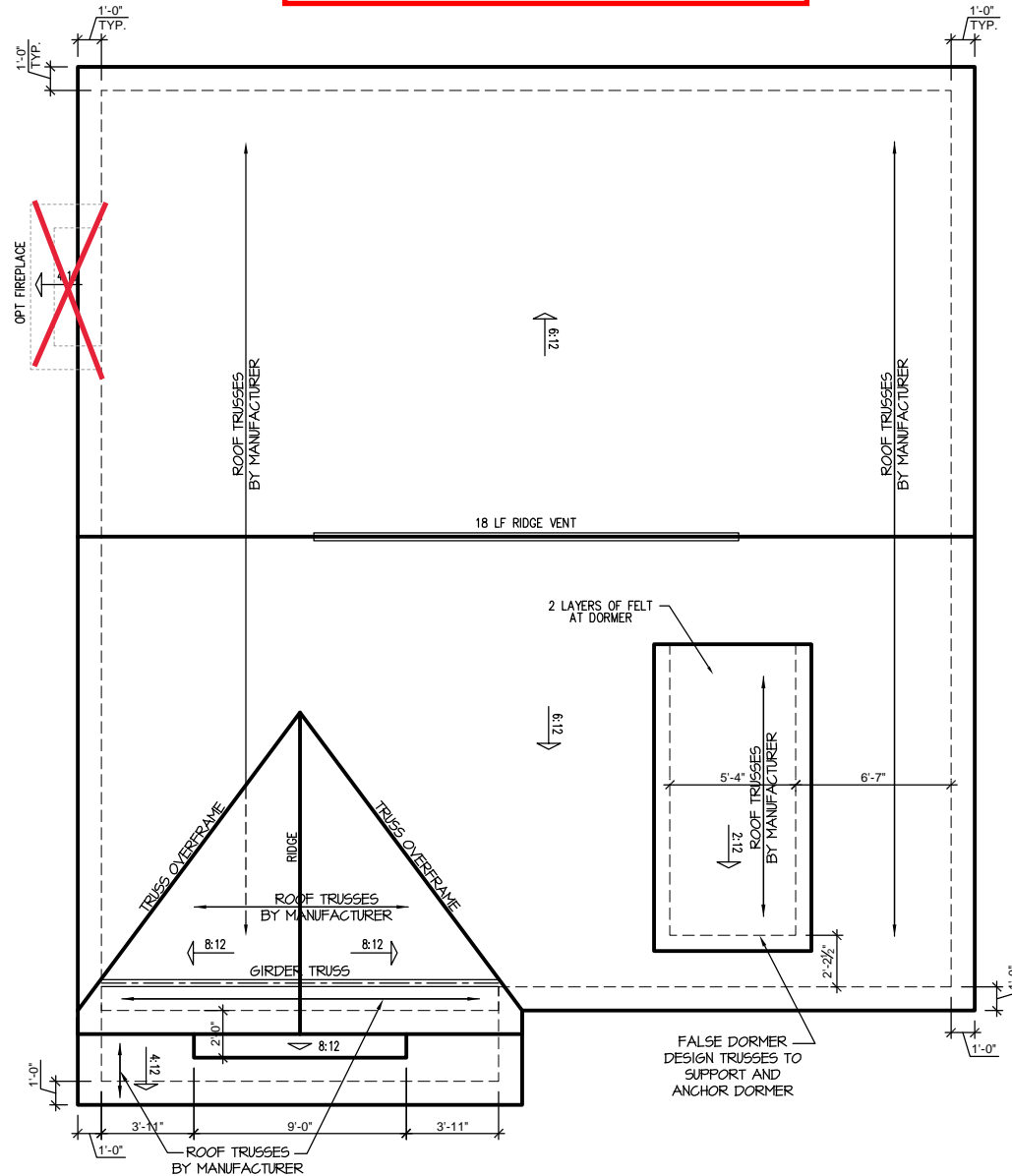
REFER TO "SD" SHEET(S) FOR
STANDARD DETAILS, BRACING
DETAILS AND STRUCTURAL NOTES.

TRUSS SYSTEM REQUIREMENTS
 NC (2018 NCRC): Wind: 115-120 mph

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



Opt. Extended Cafe, Opt Covered Porch
See Page S-7.1



| ATTIC VENT SCHEDULE | | | | | | | | |
|---------------------|------------------------|------------------|---------------------------|--|--------------------------|-----------------------------|--------------------------|-----------------------------|
| ENGLISH COUNTRY | | | | | | | | |
| MAIN HOUSE | | SQ FTG | 1393 | 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) |
| RIDGE VENT | 1.86 2.32 | 3.00 | 44.44 | 0 | 0 | 24.00 | | |
| SOFFIT VENTS | 2.79 2.32 | 3.75 | 55.56 | | | | 0 | 60.00 |
| TOTAL (MIN) | 4.64 4.64 | 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

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

PROJECT #
21-2816-RH

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.

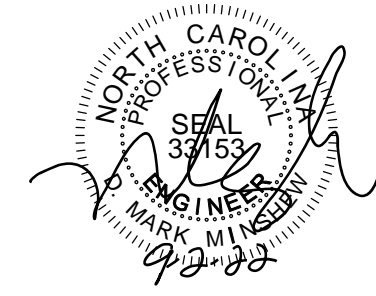
Southern Engineers, P.A.
 3716 Benson Drive, Raleigh, NC 27609
 Phone: (919) 878-1617
 License: C-4772
 www.southernengineers.com

SOUTH DESIGNS

Plan 2 - The Holly - RH
 NEW HOME, INC.

S-3.1

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



PROJECT #
21-2816-RH

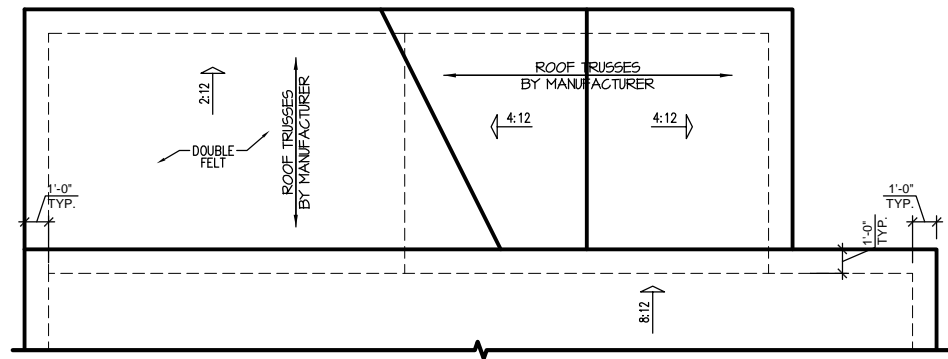
Engineers seal applies only to structural components on this document.
Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do 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

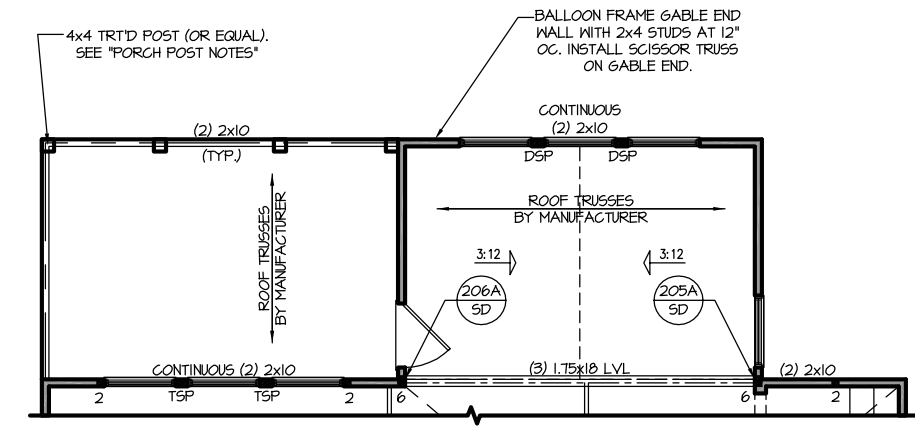
SOUTH DESIGNS

Plan 2 - The Holly - RH
NEW HOME, INC.

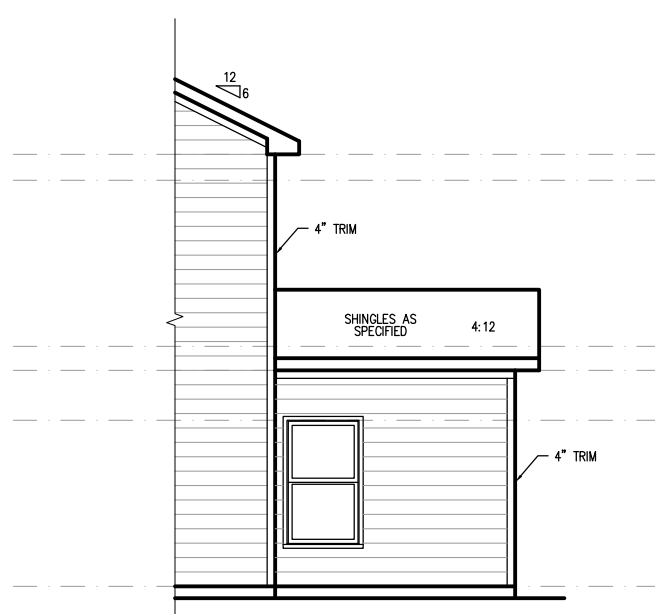
S-7.1



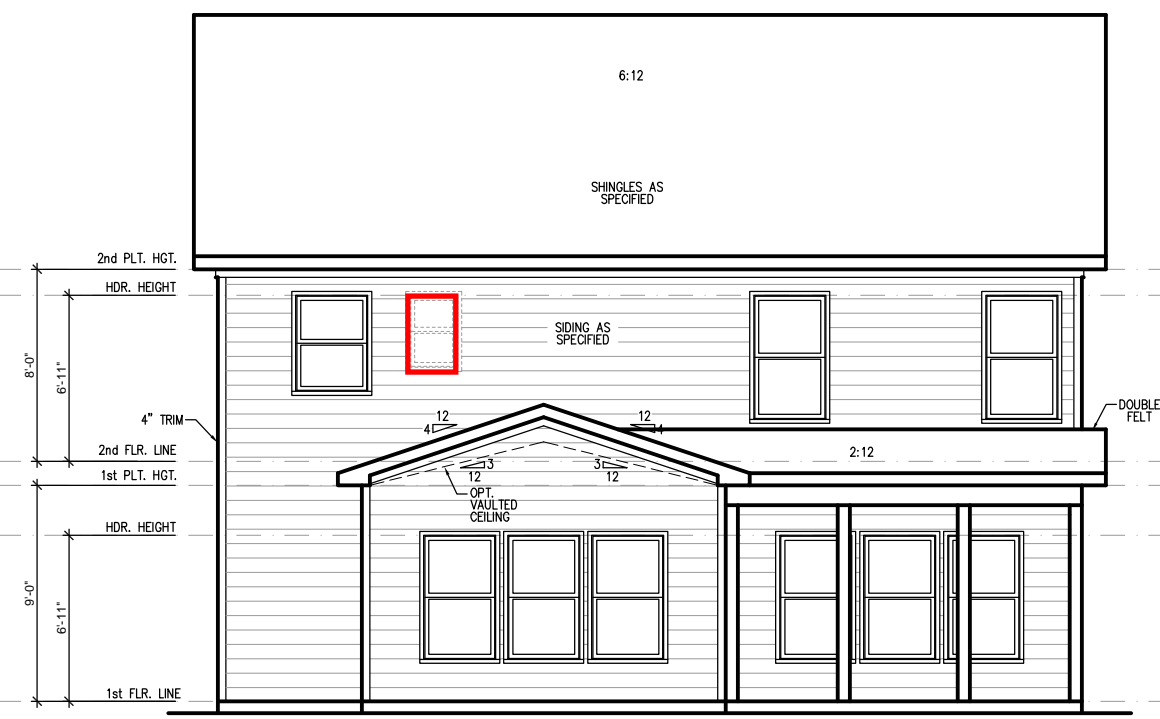
EXTENDED CAFE W/ COVERED PORCH PLAN ROOF PLAN
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



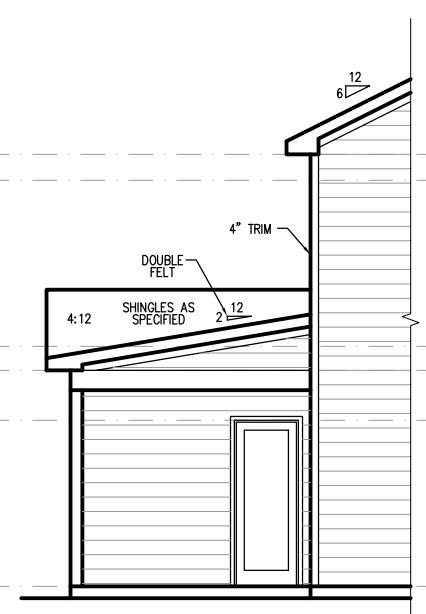
EXTENDED CAFE W/ COVERED PORCH PLAN
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



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



EXTENDED CAFE W/ COVERED PORCH REAR ELEVATION (SLAB)
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



PARTIAL RIGHT SIDE ELEVATION (SLAB)
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.

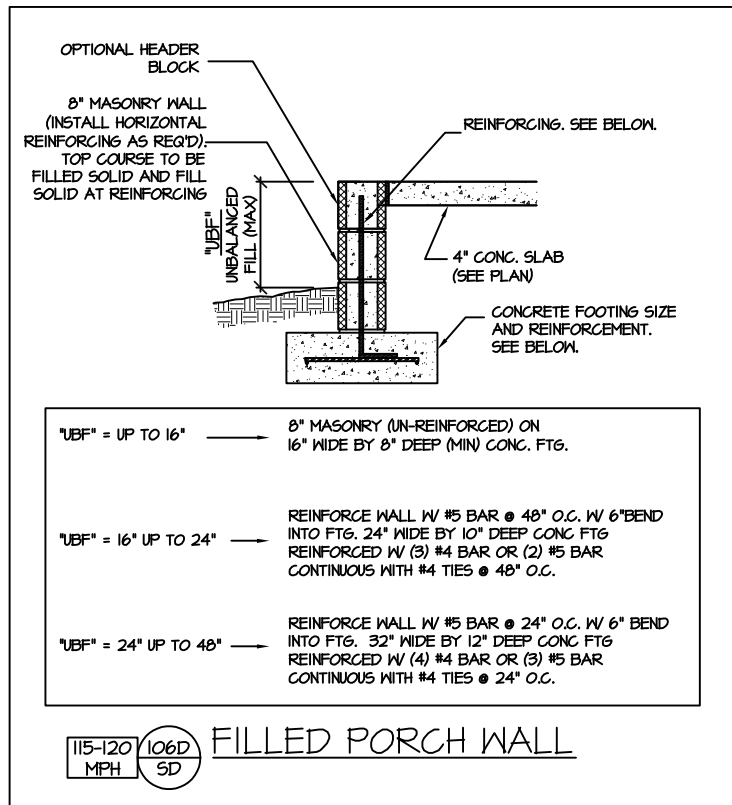
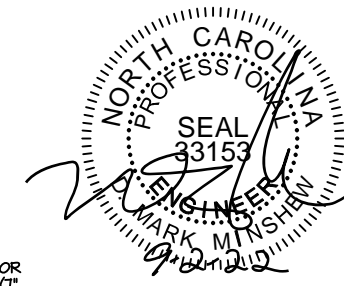
Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions. Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do 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

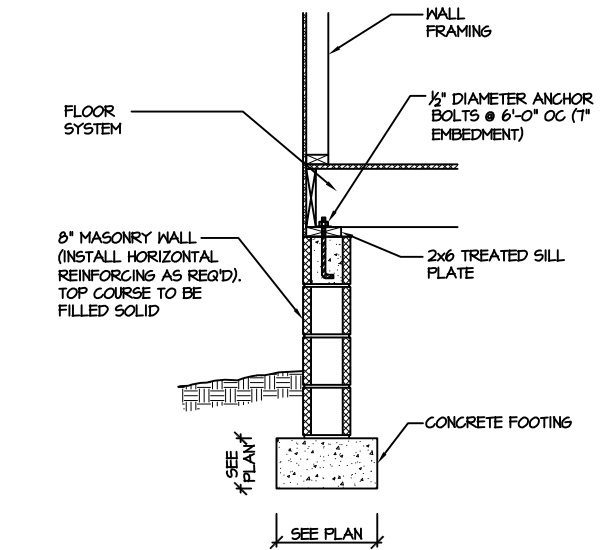
PLAN 2 - THE HOLLY
NEW HOME, INC.

SD

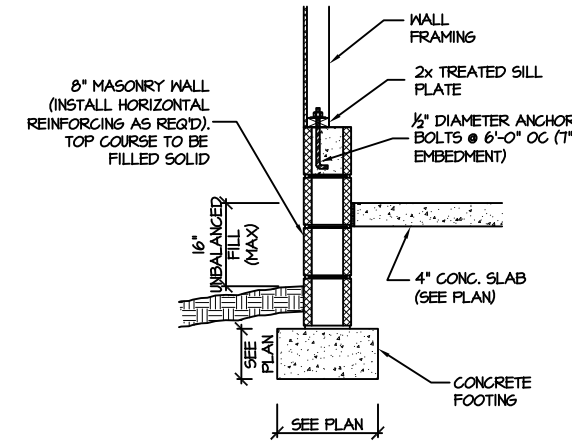


- "UBF" = UP TO 16" → 8" MASONRY (UN-REINFORCED) ON 16" WIDE BY 8" DEEP (MIN) CONG. FTG.
- "UBF" = 16" UP TO 24" → REINFORCE WALL W/ #5 BAR @ 48" O.C. W/ 6" BEND INTO FTG. 24" WIDE BY 10" DEEP CONG FTG REINFORCED W/ (3) #4 BAR OR (2) #5 BAR CONTINUOUS WITH #4 TIES @ 48" O.C.
- "UBF" = 24" UP TO 48" →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

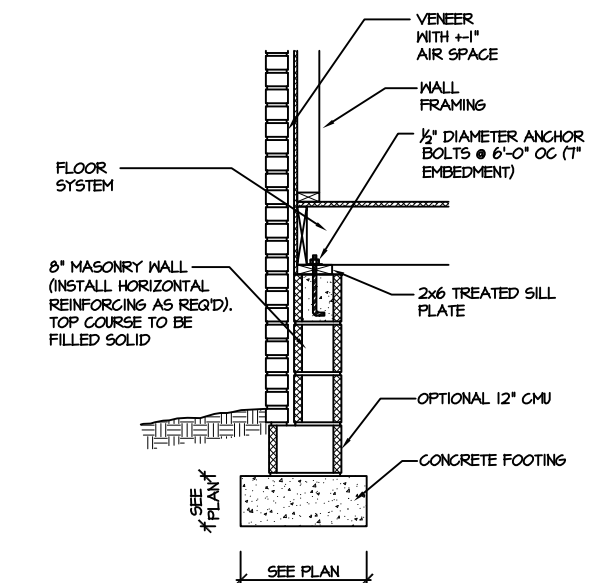
115-120 MPH 106D SD FILLED PORCH WALL



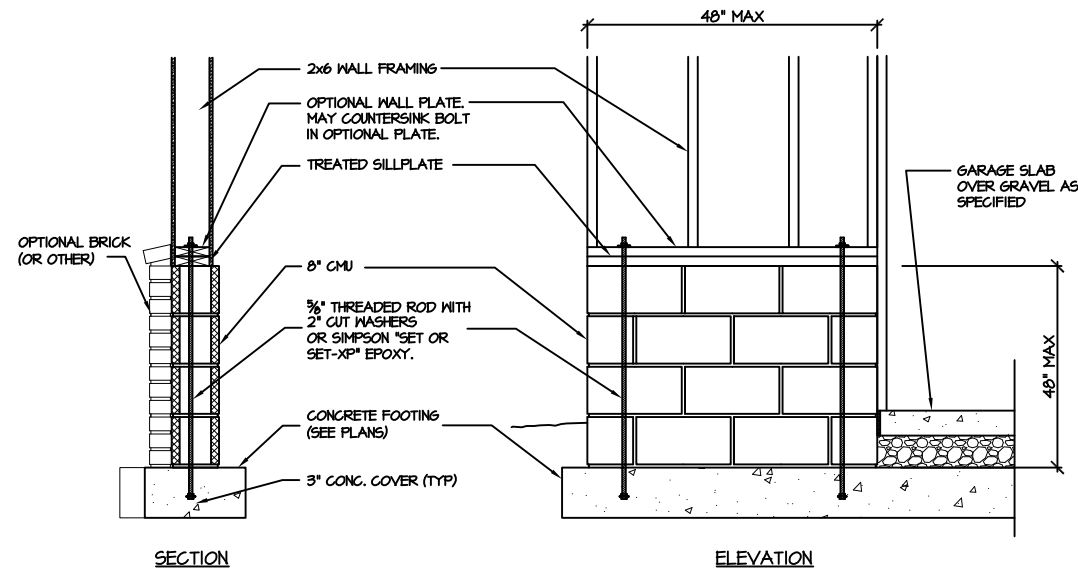
115-120 MPH 110A SD CRAWL SPACE FOOTING (SIDING OR EQUAL)



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



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

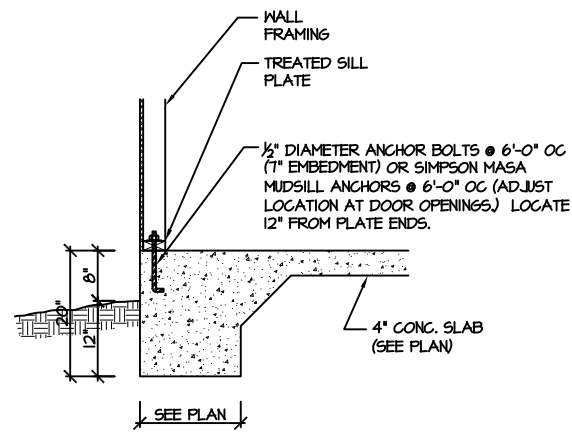


907 SD GARAGE 'WING WALL' REINFORCING PER IRC FIGURE R602.10.4.3

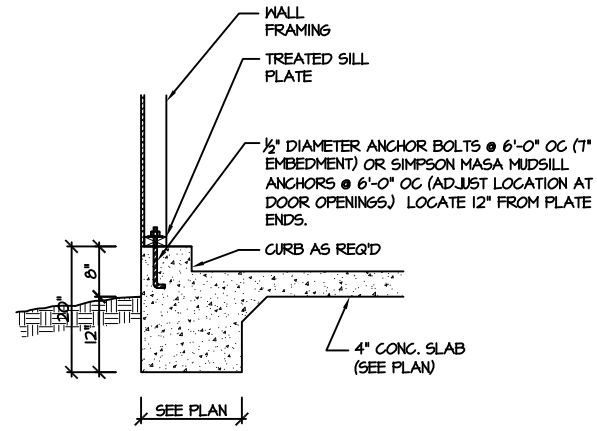
CRAWL SPACE FOUNDATION



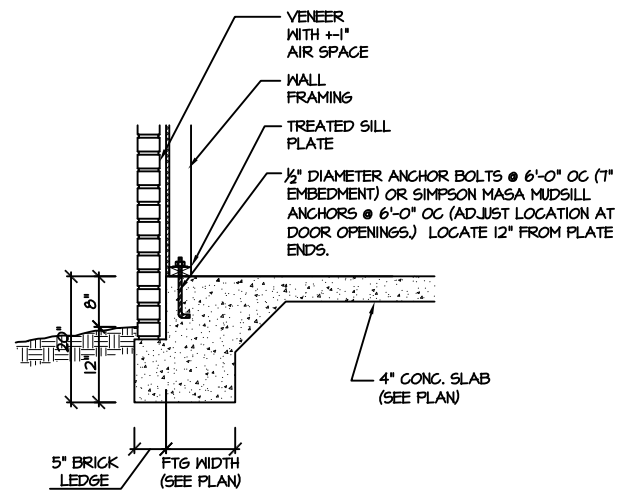
Engineers seal applies only to structural components on this document.
Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do 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.



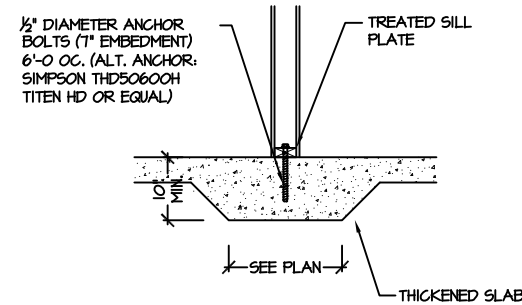
115-120 MPH 100A SD MONOLITHIC SLAB FOOTING
(SIDING OR EQUAL)



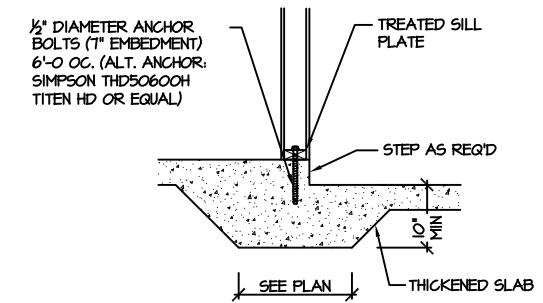
115-120 MPH 101A SD MONOLITHIC SLAB @ GARAGE
(SIDING OR EQUAL)



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



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



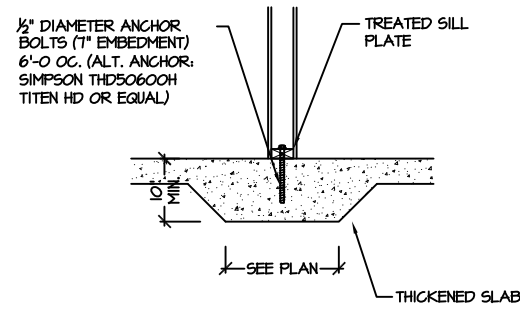
115-120 MPH 105A SD THICKENED SLAB @ GARAGE
(INTERIOR GARAGE WALL)

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

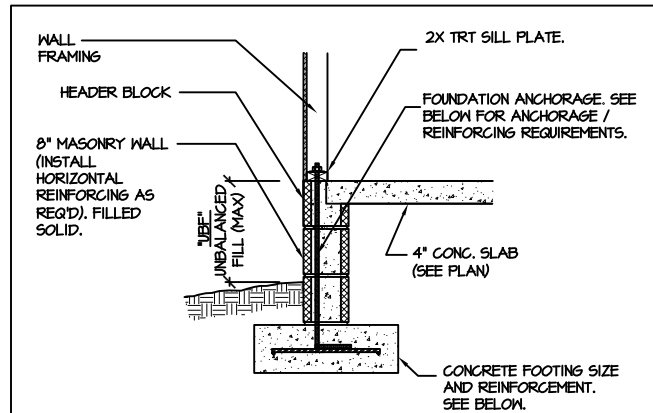
SOUTH DESIGNS

PLAN 2 - THE HOLLY
NEW HOME, INC.

SD

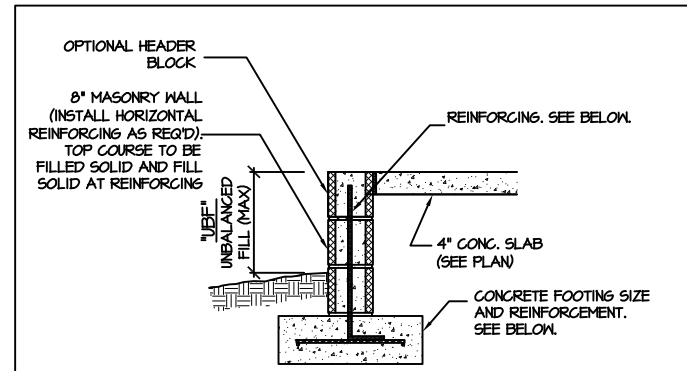


115-120 MPH 104A SD THICKENED SLAB (INTERIOR BEARING WALL)



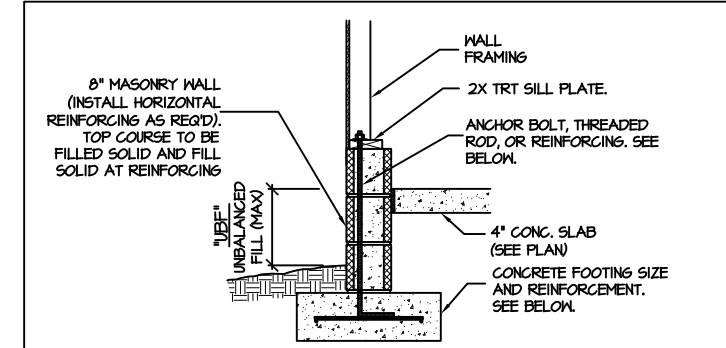
- UBF = UP TO 16" — 1/2" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. 16" WIDE BY 8" DEEP (MIN) CONG. FTG. (UNREINFORCED)
- UBF = 16" UP TO 24" — 1/2" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. REINFORCE WALL W/ #5 BAR @ 48" O.C. W/ 15" LEG INTO FTG. OR INSTALL 3/8" THREADED ROD W/ 15" LEG @ 48" O.C. WITH WASHERS 24" WIDE BY 10" DEEP CONG FTG REINFORCED W/ (3) #4 BAR OR (2) #5 BAR CONTINUOUS WITH #4 TIES @ 48" O.C.
- UBF = 24" UP TO 48" — 1/2" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. REINFORCE WALL W/ #5 BAR @ 24" O.C. W/ 15" LEG INTO FTG. OR INSTALL 3/8" THREADED ROD W/ 15" LEG @ 24" O.C. WITH WASHERS 24" WIDE BY 10" DEEP CONG FTG REINFORCED W/ (3) #4 BAR OR (2) #5 BAR CONTINUOUS WITH #4 TIES @ 24" O.C.

115-120 MPH 106F SD STEM WALL SLAB FOOTING (SIDING OR EQUAL)



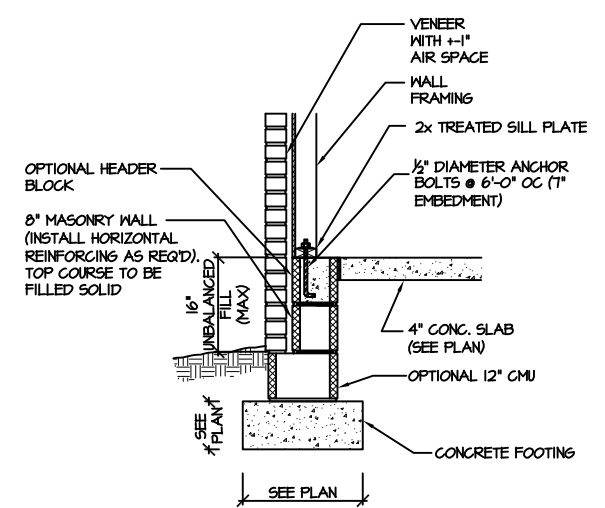
- UBF = UP TO 16" — 8" MASONRY (UN-REINFORCED) ON 16" WIDE BY 8" DEEP (MIN) CONG. FTG.
- UBF = 16" UP TO 24" — REINFORCE WALL W/ #5 BAR @ 48" O.C. W/ 6" BEND INTO FTG. 24" WIDE BY 10" DEEP CONG FTG REINFORCED W/ (3) #4 BAR OR (2) #5 BAR CONTINUOUS WITH #4 TIES @ 48" O.C.
- UBF = 24" UP TO 48" — REINFORCE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

115-120 MPH 106D SD FILLED PORCH WALL

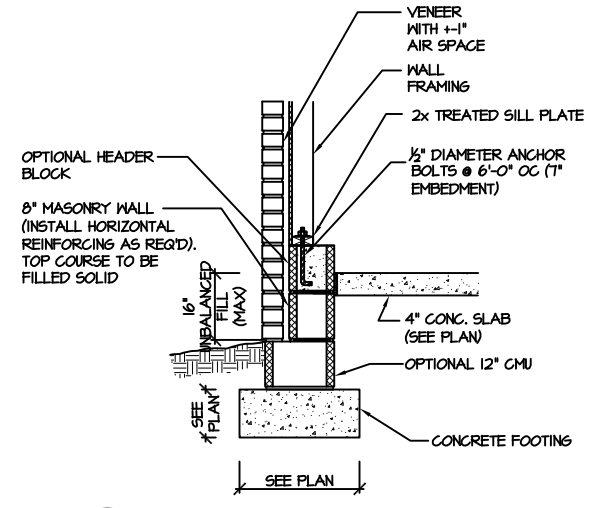


- UBF = UP TO 16" — 1/2" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. 16" WIDE BY 8" DEEP (MIN) CONG. FTG.
- UBF = 16" UP TO 24" — 1/2" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. REINFORCE WALL W/ #5 BAR @ 48" O.C. W/ 6" LEG INTO FTG. OR INSTALL 3/8" THREADED ROD @ 48" O.C. WITH WASHERS 24" WIDE BY 10" DEEP CONG FTG REINFORCED W/ (3) #4 BAR OR (2) #5 BAR CONTINUOUS WITH #4 TIES @ 48" O.C.
- UBF = 24" UP TO 48" — 1/2" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. REINFORCE WALL W/ #5 BAR @ 24" O.C. W/ 6" LEG INTO FTG. 32" WIDE BY 12" DEEP CONG FTG REINFORCED W/ (4) #4 BAR OR (3) #5 BAR CONTINUOUS WITH #4 TIES @ 32" O.C.

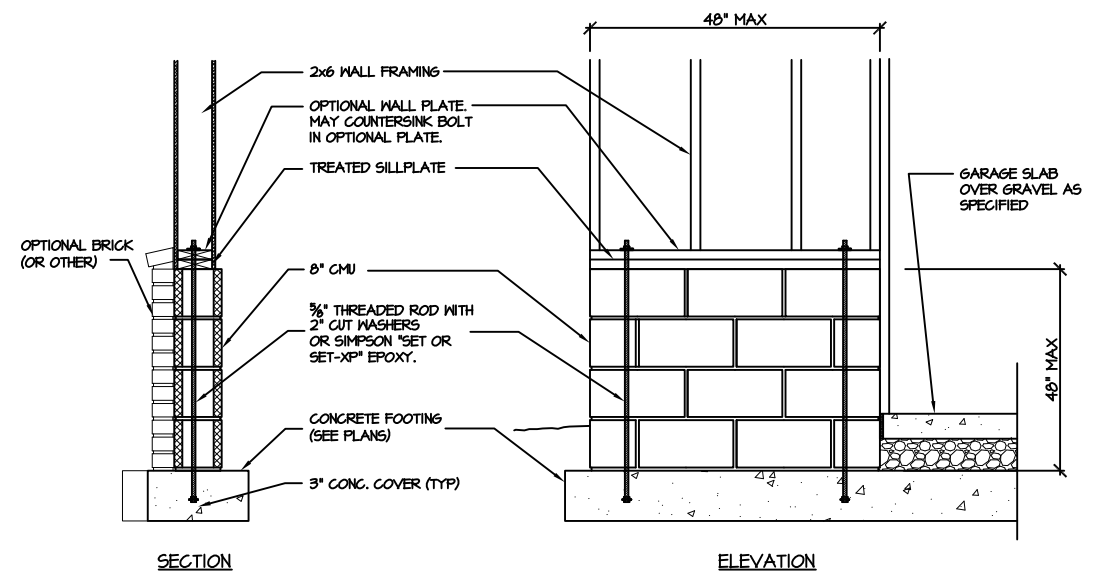
115-120 MPH 107E SD STEM WALL SLAB @ GARAGE (SIDING OR EQUAL)



115-120 MPH 108A SD STEM WALL SLAB FOOTING (VENEER)



115-120 MPH 109A SD STEM WALL SLAB @ GARAGE (VENEER)



407 SD GARAGE 'WING WALL' REINFORCING PER IRC FIGURE R602.10.4.3

STEM WALL SLAB FOUNDATION



PROJECT # 21-2816

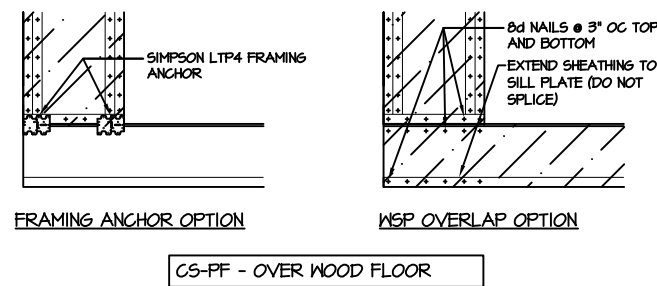
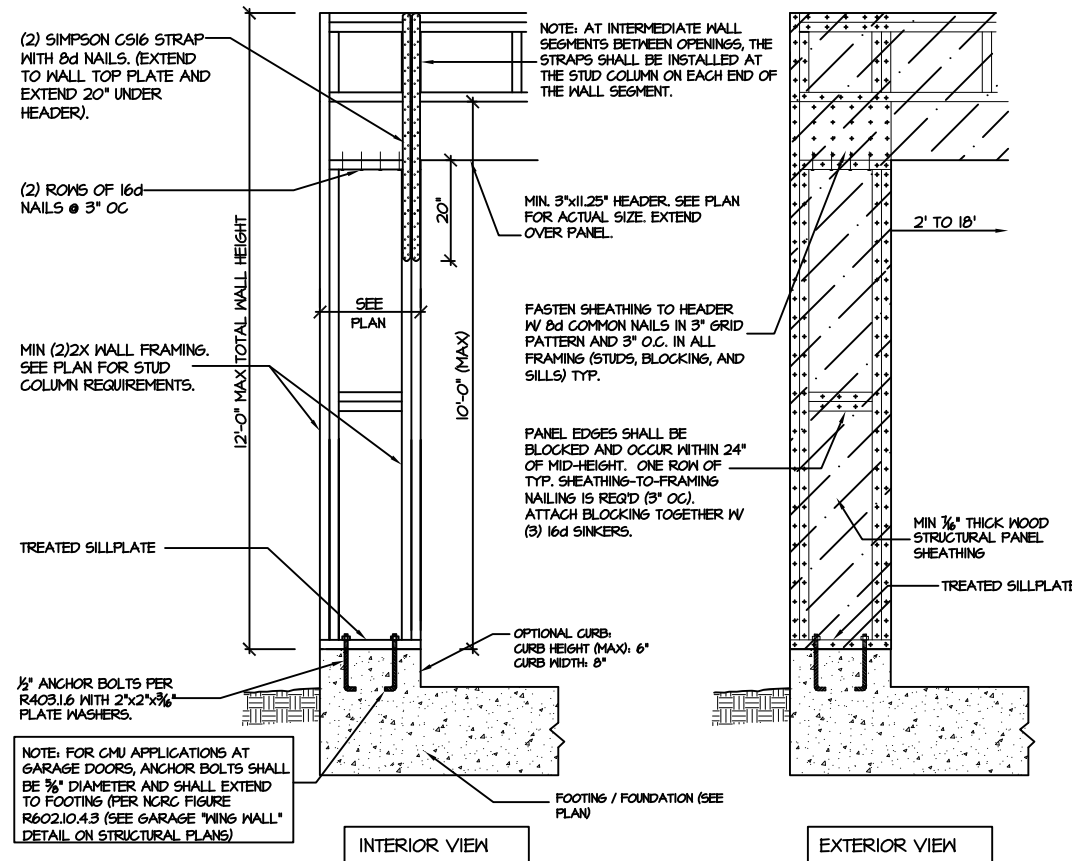
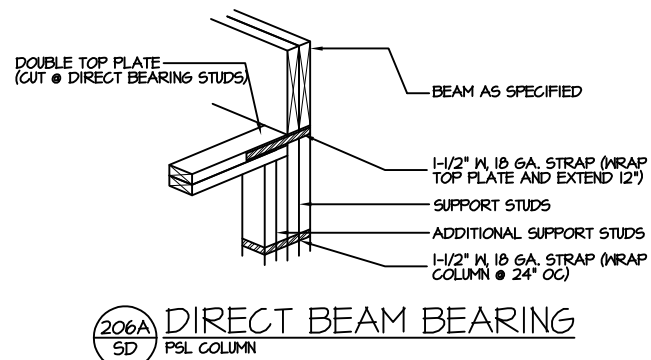
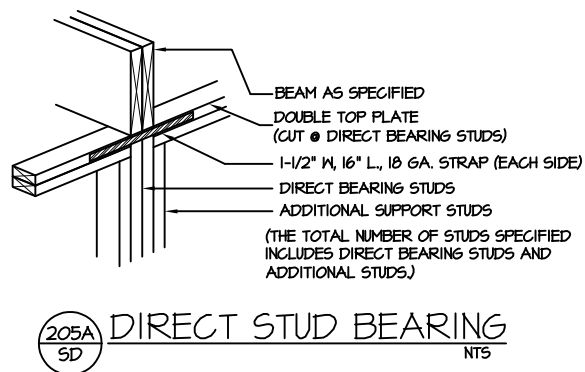
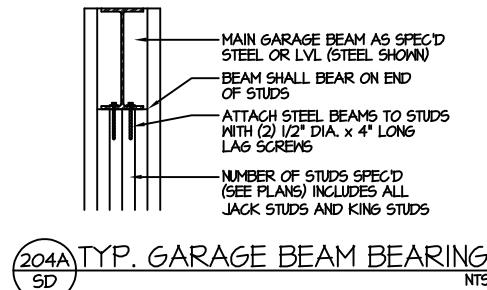
Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions. Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do 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 2 - THE HOLLY
 NEW HOME, INC.

SD



405 CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION
DETAIL AND APPLICATION BASED ON NCRF FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION

STRUCTURAL NOTES

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

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS AND HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIER & GIRDER SYSTEM, FOOTING, AND PILING SYSTEM. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM. ALL REQUIREMENTS FOR PROFESSIONAL CERTIFICATION SHALL BE PROVIDED BY THE APPROPRIATE PROFESSIONAL. SOUTHERN ENGINEERS, P.A. CERTIFIES ONLY THE STRUCTURAL COMPONENTS AS SPECIFICALLY STATED.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE 2018 NC RESIDENTIAL CODE, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK, NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. "CONSTRUCTION REVIEW" SERVICES ARE NOT PART OF OUR CONTRACT. ALL MEMBERS SHALL BE FRAMED ANCHORED, TIED AND BRACED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND THE BUILDING CODE.
- DESIGN LOADS (LISTED AS: LIVE LOAD, DEAD LOAD, DEFLECTION)
 - ROOMS OTHER THAN SLEEPING ROOMS: (40 PSF, 10 PSF, L/360)
 - SLEEPING ROOMS: (30 PSF, 10 PSF, L/360)
 - ATTIC WITH PERMANENT STAIR: (40 PSF, 10 PSF, L/360)
 - ATTIC WITHOUT PERMANENT STAIR: (20 PSF, 10 PSF, L/360)
 - ATTIC WITHOUT STORAGE: (10 PSF, 10 PSF, L/240)
 - STAIRS: (40 PSF, 10 PSF, L/360)
 - EXTERIOR BALCONIES: (60 PSF, 10 PSF, L/360)
 - DECKS: (40 PSF, 10 PSF, L/360)
 - GUARDRAILS AND HANDRAILS: (200 LBS)
 - PASSENGER VEHICLE GARAGES: (50 PSF, 10 PSF, L/360)
 - FIRE ESCAPES: (40 PSF, 10 PSF, L/360)
 - SNOW: (20 PSF)
- WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANELS. SEE FRAMING NOTES FOR THICKNESS AND NAILING REQUIREMENTS.
- SEE APPENDIX M (DCA6) FOR EXTERIOR DECK REQUIREMENTS INCLUDING ATTACHMENTS FOR LATERAL LOADS.
- CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (UNO). AIR ENTRAINMENT PER TABLE 402.2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, TESTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPING SHALL BE TAKEN FROM THE EXIT END OF THE PUMP. CONTROL JOINTS IN SLABS SHALL BE SPACED ON A GRID OF +30 TIMES THE DEPTH (D). CONTROL JOINTS SHALL BE SAWCUT TO A DEPTH OF 1/3 (I.E. 4' CONCRETE SLABS SHALL HAVE 1 1/4' DEEP CONTROL JOINTS SAWCUT IN SLAB ON A +10'-0" x +10'-0" GRID).
- ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER IF UNSATISFACTORY SUBSURFACE CONDITIONS ARE ENCOUNTERED. THE SURFACE AREA ADJACENT TO THE FOUNDATION WALL SHALL BE PROVIDED WITH ADEQUATE DRAINAGE, AND SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.
- ALL FRAMING LUMBER SHALL BE SYP #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE SYP #2. PLATE MATERIAL MAY BE SYP #3 OR SYP #3 (Fcp/ep) = 425 PSI - MIN).
 - L.V.L. SHALL BE LAMINATED VENEER LUMBER: Fb=2600 PSI, Fv=285 PSI, E=1.9x10⁶ PSI.
 - P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2900 PSI, Fv=290 PSI, E=2.0x10⁶ PSI.
 - L.S.L. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, Fv=400 PSI, E=1.55x10⁶ PSI. INSTALL ALL CONNECTIONS PER MANUFACTURERS INSTRUCTIONS.
- ALL ROOF TRUSS AND I-JOIST LAYOUTS SHALL BE PREPARED IN ACCORDANCE WITH THE SEALED STRUCTURAL DRAWINGS. TRUSSES AND I-JOISTS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURE'S SPECIFICATIONS. ANY CHANGE IN TRUSS OR I-JOIST LAYOUT SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
- ALL STRUCTURAL STEEL SHALL BE ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER x 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOIST ARE TOE NAILED TO THE SOLE PLATE, AND SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE @ 48" O.C. ALL STEEL TUBING SHALL BE ASTM A500.
- REBAR SHALL BE DEFORMED STEEL, ASTM615, GRADE 60. LAP ALL REBAR SPLICES 30 BAR DIAMETERS.
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM A325) WITH WASHERS PLACED UNDER THE THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" O.C. (MAX), AND STAGGERED AT THE TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH 2 BOLTS LOCATED AT 6" FROM EACH END.
- BRICK LINTELS (WHEN REQUIRED) SHALL BE 3 1/2"x3 1/2"x1/4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x5/16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 9'-0". SEE PLANS FOR SPANS OVER 9'-0". SEE ALSO SECTION RT03.8.3 LINTELS.

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 2 - THE HOLLY
NEW HOME, INC.

SD