

Smithfield - LH

Lot 7 - Woodbridge South

Trademark +

284 Yates Mill Drive
Fuquay-Varina, NC 27526



'FRENCH COUNTRY'

ARCHITECTURAL DRAWINGS	
ELEVATION	
Sheet No.	Description
0.0	Cover Sheet
1.1	Foundation (Slab)
1.1.1	Foundation Options (Slab)
1.1.2	Foundation Options (Slab)
1.2	Foundation (Crawl)
1.2.1	Foundation Options (Crawl)
1.2.2	Foundation Options (Crawl)
1.3	Foundation (Stem Wall Slab)
1.3.1	Foundation Options (Stem Wall Slab)
1.3.2	Foundation Options (Stem Wall Slab)
2.1	First Floor Plan
2.1.1	First Floor Plan Options
2.2	Second Floor Plan
2.2.1	Second Floor Plan Options
2.3	Opt. Third Floor
2.4	Covered Patio Plans & Elevations (Slab)
2.4.1	Covered Deck Plans & Elevations (Crawl/ Stem Wall)
2.5	Extended Cafe Elevations & Roof Plan (Slab)
2.5.1	Extended Cafe Elevations & Roof Plan (Crawl/ Stem Wall)
2.6	Extended Cafe w/ Covered Patio Elevations & Roof Plan (Slab)
2.6.1	Extended Cafe w/ Cov. Deck Elev. & Roof Plan (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)
3.1.2	Front & Rear Elevations (Slab) Attic Option
3.1.3	Front & Rear Elevations (Crawl/ Stem Wall) Attic Option
3.2	Side Elevations (Slab)
3.2.1	Side Elevations (Crawl/ Stem Wall)
3.2.2	Side Elevations (Slab) Attic Option
3.2.3	Side Elevations (Crawl/ Stem Wall) Attic Option
3.3	Roof Plan
5.1	First Floor Electrical
5.2	Second Floor Electrical
5.2.1	Second Floor Options Electrical
5.3	Opt. Third Floor Electrical

REVISION LOG

- | | |
|---|-----------------|
| REVISION:001 | DATE: 6/20/2022 |
| 1. ADD SIDE LOAD GARAGE. | |
| REVISION:002 | DATE: 7/05/2022 |
| 1. ADD OPT. EXTENDED CAFE W/ COVERED PATIO/DECK. | |
| REVISION:003 | DATE: 7/22/2022 |
| 1. ADD STEM WALL SLAB FOUNDATION SHEETS. | |
| 2. ADD "STEM WALL" TO CRAWL ELEVATION TITLES AND ADD NOTE "SEE FOUNDATION PAGES FOR FOUNDATION TYPE". UPDATE SHEET TITLES | |
| REVISION:004 | DATE: 11/2/2023 |
| 1. ADD SIDE LOAD GARAGE PLAN FOR EXTENDED CAFE W/ MESSY KITCHEN | |
| 2. ADD FOUNDATION FOR SIDE LOAD GARAGE FOR EXTENDED CAFE W/ MESSY KITCHEN | |
| 3. REMOVE END CABINET OF MESSY KITCHEN | |
| 4. ADDED THREE 2/0X2/0 WINDOW OPTION FOR THE EXTENDED CAFE | |
| 5. REMOVED PULL DOWN STAIRS FROM THE SECOND FLOOR STAIR TO THIRD FLOOR OPTIONS. | |



SQUARE FOOTAGE		
	FRENCH COUNTRY	
	UNHEATED	HEATED
FIRST FLOOR	0	846
SECOND FLOOR	0	1164
FRONT PORCH	56	0
2 CAR GARAGE	414	0
PATIO	144	0
SUBTOTALS	614	2010
TOTAL UNDER ROOF	2624	
OPTIONS		
	UNHEATED S.F.	HEATED S.F.
UNFIN. THIRD FLOOR	+551	0
FINISHED THIRD FLOOR	0	+551
EXTENDED CAFE	-144	+120
PATIO W/ EXT CAFE	+160	0
EXTENDED FAMILY	0	+20
COVERED PATIO/ DECK	-144	0
EXT. FRONT PORCH	+60	0

Covered Porch is 160 unheated S.F. with Extended Cafe Option

DESIGN CRITERIA:

THIS PLAN IS TO BE BUILT IN CONFORMANCE WITH THE 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE
DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.

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THE SMITHFIELD - LH
Cover Sheet 'French Country'

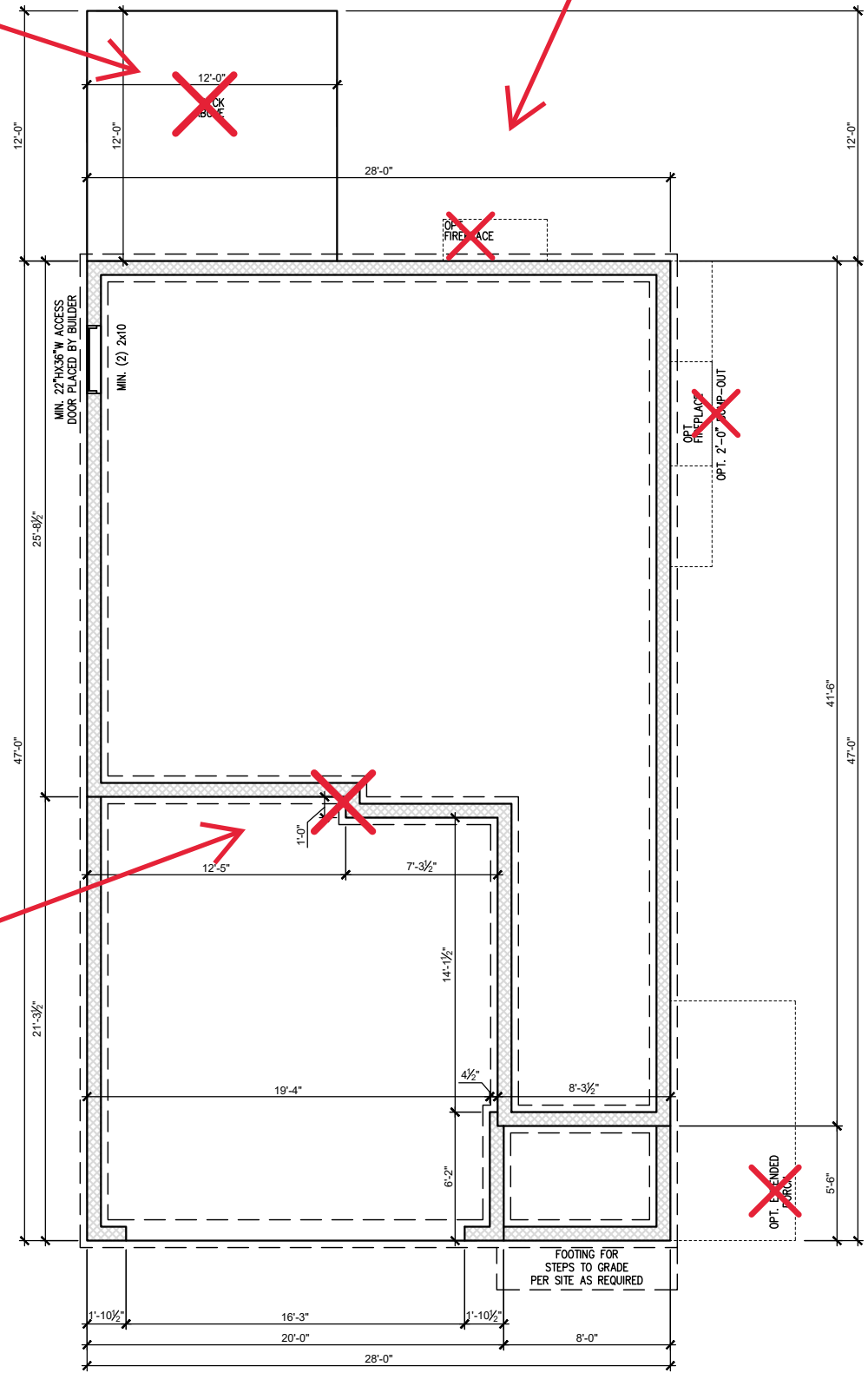
DRAWN BY:
South Designs/J. Jones
ISSUE DATE:
7/1/2021
CURRENT REVISION DATE:
03-01-23
SCALE:
1/8" = 1'-0"
SHEET
0.0b

REV. #	DESCRIPTION	DATE
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See Page 1.2.1b for Extended Cafe Option

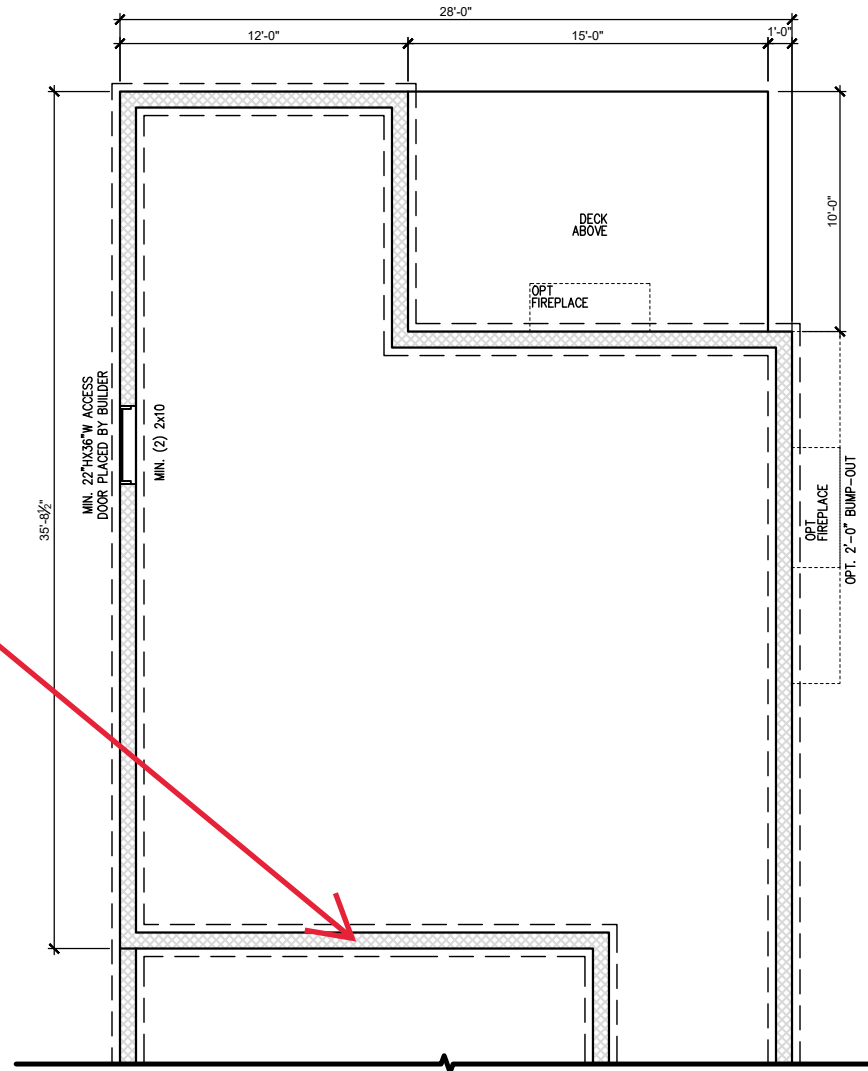
See Page 2.6.1b for Covered porch with Messy Kitchen Option

Rear Wall Changes with Extended Cafe Option

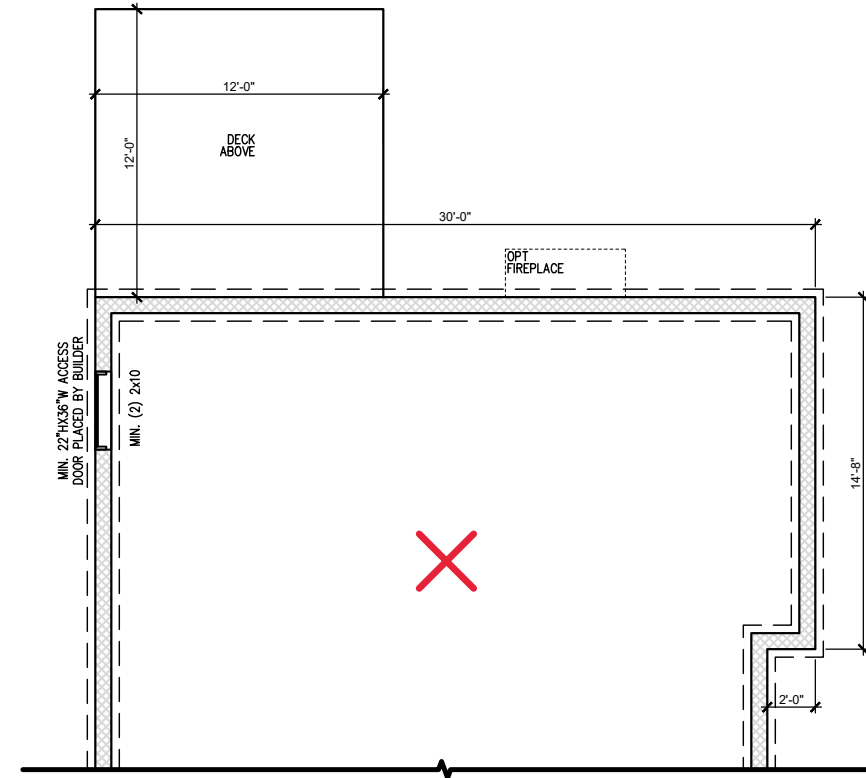


CRAWL FOUNDATION PLAN 'FRENCH COUNTRY'
 SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

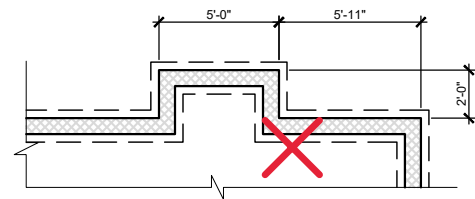
Rear Garage Wall Change



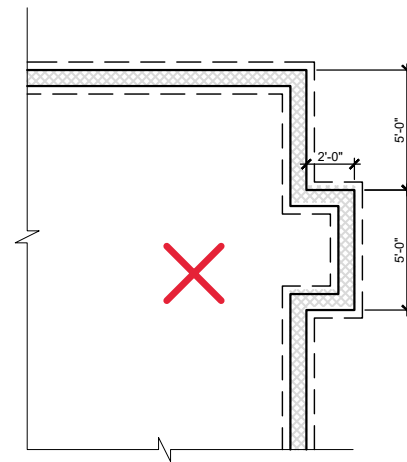
CRAWL FND. W/ OPT. EXTENDED CAFE
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



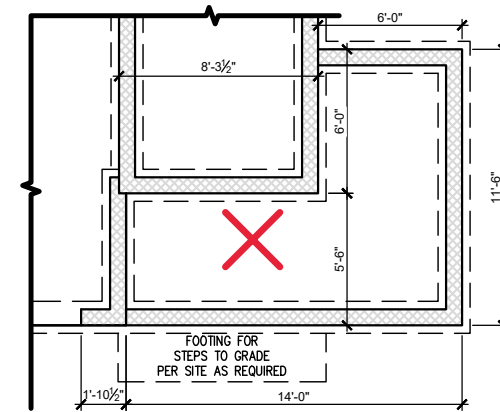
CRAWL FND. W/ OPT. EXTENDED FAMILY ROOM
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



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



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



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

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THE SMITHFIELD - LH
Crawl Foundation Options 'French Country'

DRAWN BY:
South Designs/J.Jones
ISSUE DATE:
7/1/2021
CURRENT REVISION DATE:
03-01-23
SCALE:
1/8" = 1'-0"

General Floor Plan Notes

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

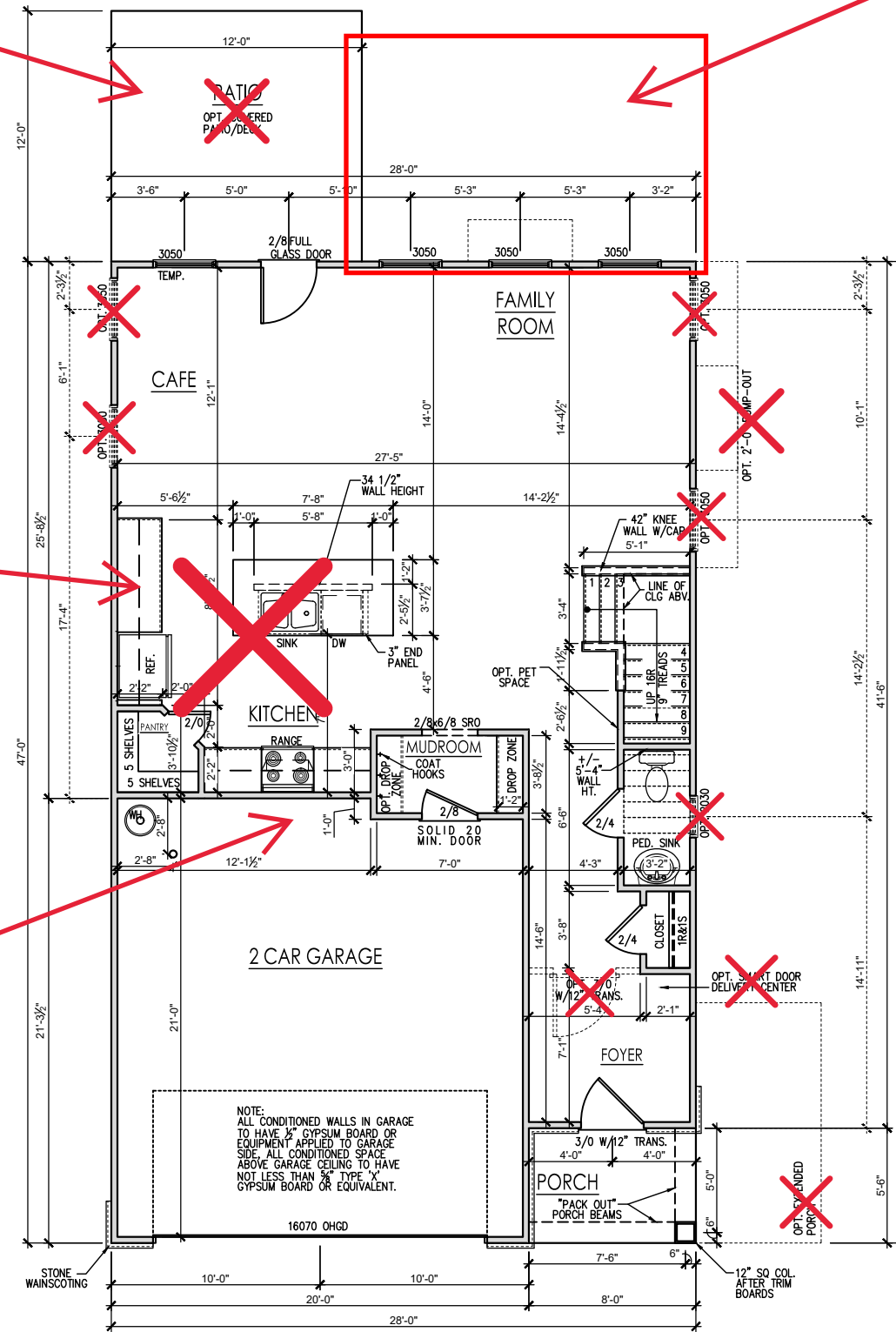
1. Wall Heights: Typically 9'-1 1/2" at first floor, 8'-1 1/2" at second floor, and 8'-1 1/2" at attics U.N.O. All walls are constructed using a double top plate. Splices at Double Top Plate do not need to occur at Vertical Studs but must be at least 24" apart from Joint in other Top Plate layer. Special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

See Page 2.1.1b for Extended Cafe Option

See Page 2.6.1 for Covered Porch with Extended Cafe Option

See Page 2.1.1b for Messy Kitchen Option

Rear Wall Changes with Messy Kitchen Option



FIRST FLOOR PLAN 'FRENCH COUNTRY'

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

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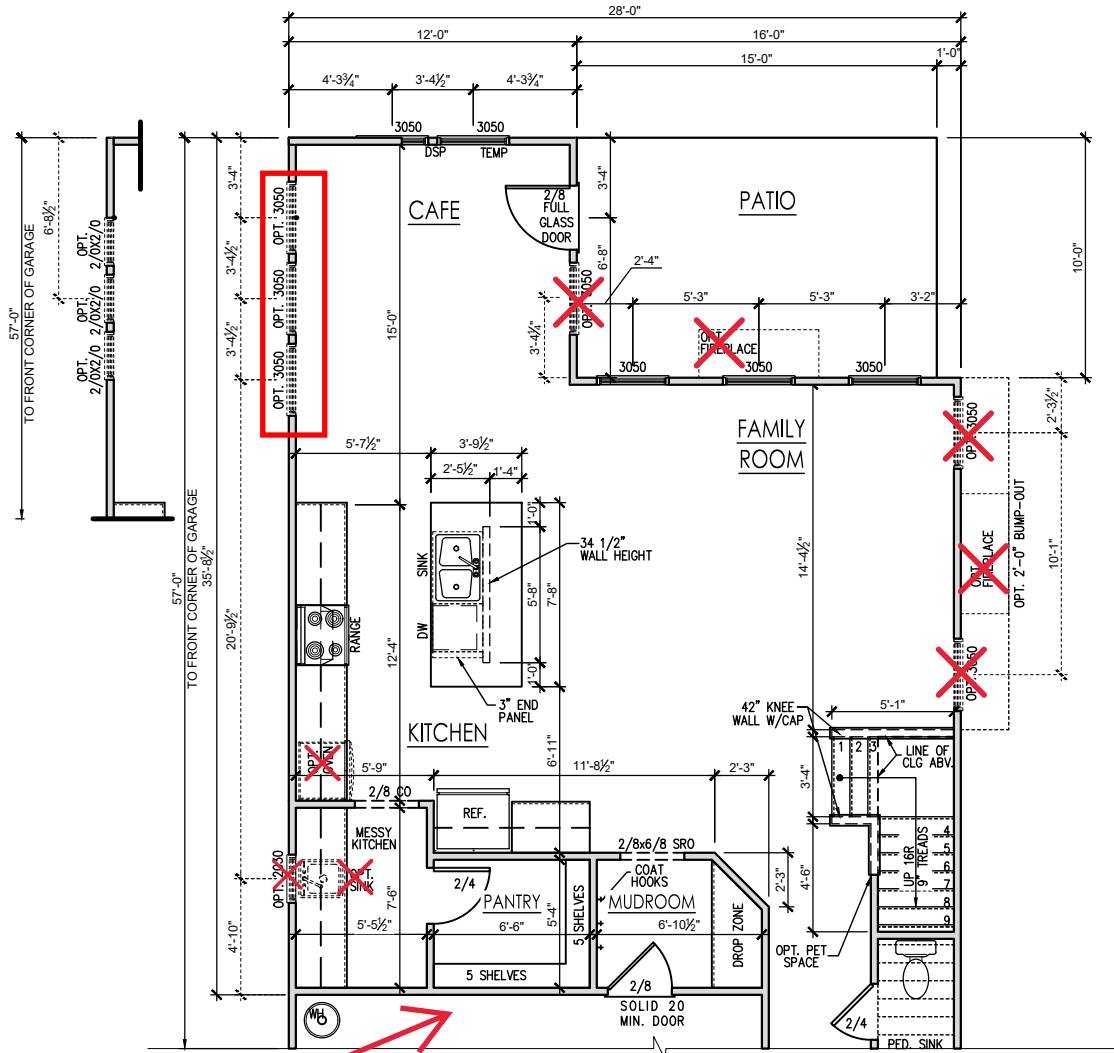
THE SMITHFIELD - LH
First Floor Plan 'French Country'

DRAWN BY:
South Designs/J.Jones
ISSUE DATE:
7/1/2021
CURRENT REVISION DATE:
03-01-23
SCALE:
1/8" = 1'-0"

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

Rear Garage Wall Change

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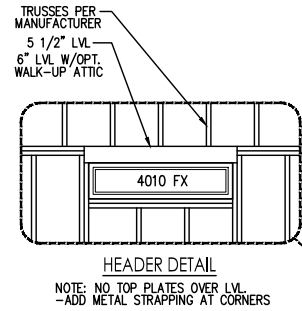
THE SMITHFIELD - LH
 First Floor Options 'French Country'

DRAWN BY:
 South Designs/J.Jones
 ISSUE DATE:
 7/1/2021
 CURRENT REVISION DATE:
 03-01-23
 SCALE:
 1/8" = 1'-0"

General Floor Plan Notes

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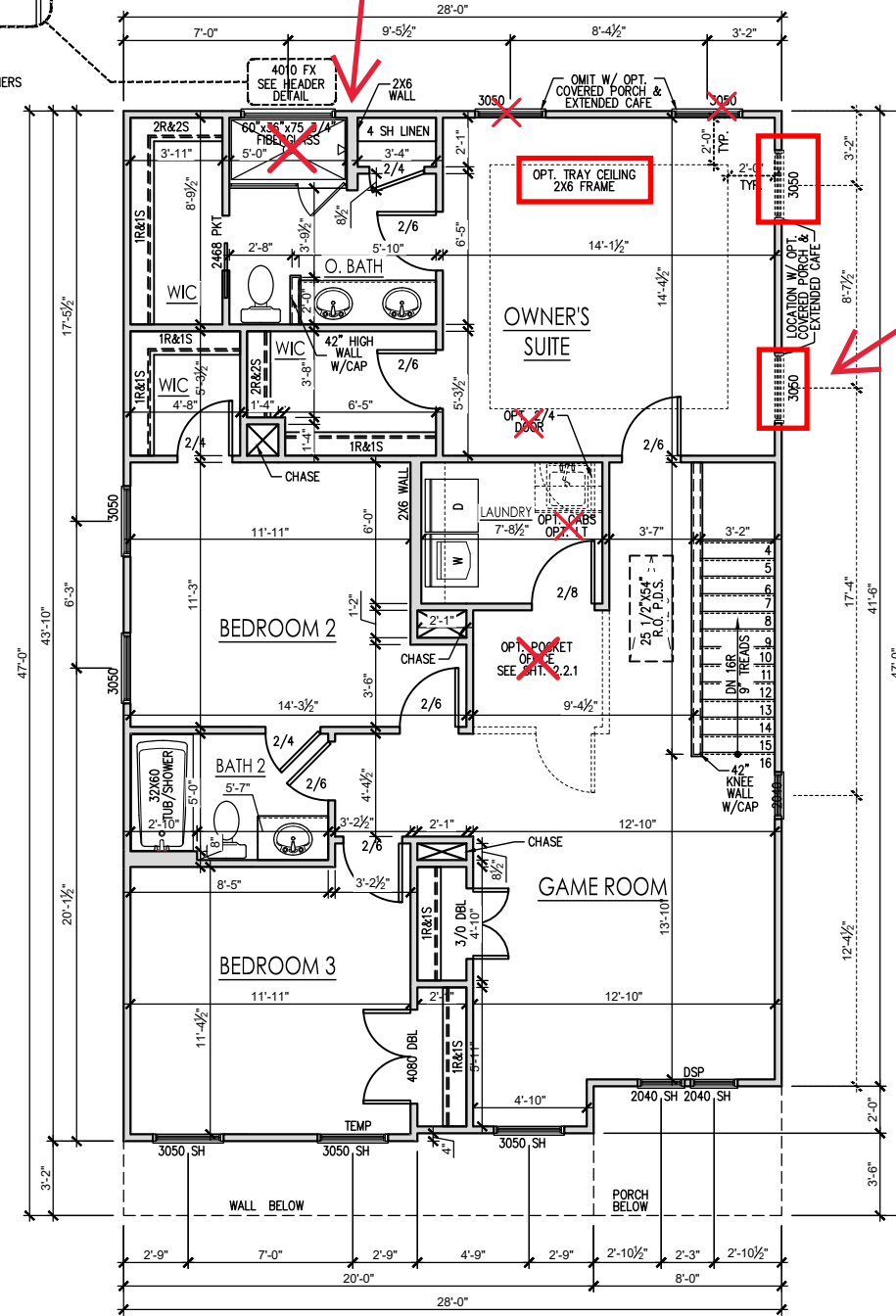
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NOTE: NO TOP PLATES OVER LVL.
-ADD METAL STRAPPING AT CORNERS

See Page 2.2.1b for Shower w/ Seat Option

Side windows with Covered Porch Option



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

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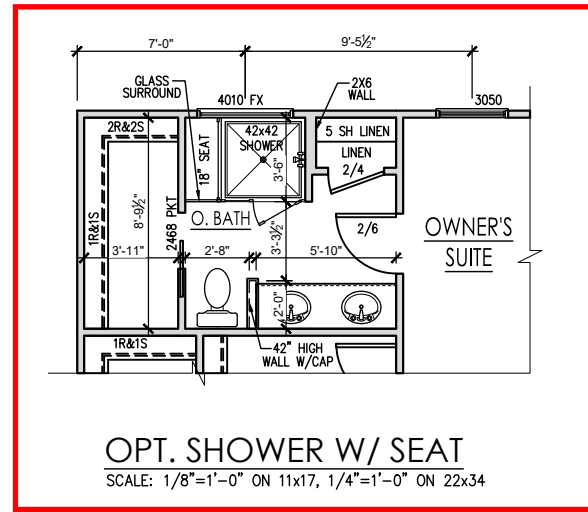
THE SMITHFIELD - LH
Second Floor Plan 'French Country'

DRAWN BY:
South Designs/J.Jones
ISSUE DATE:
7/1/2021
CURRENT REVISION DATE:
03-01-23
SCALE:
1/8" = 1'-0"

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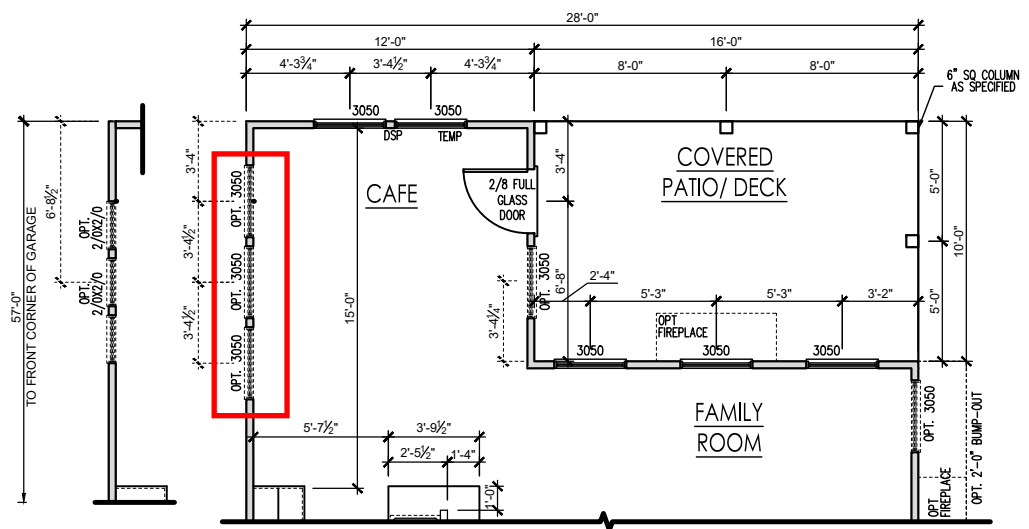


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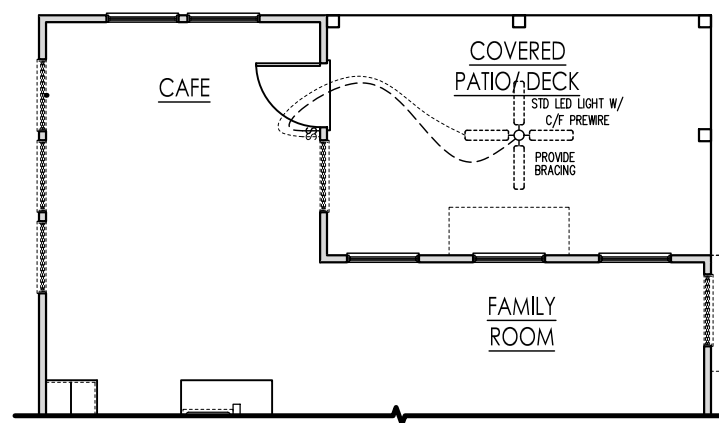
THE SMITHFIELD - LH

Second Floor Plan Options 'French Country'

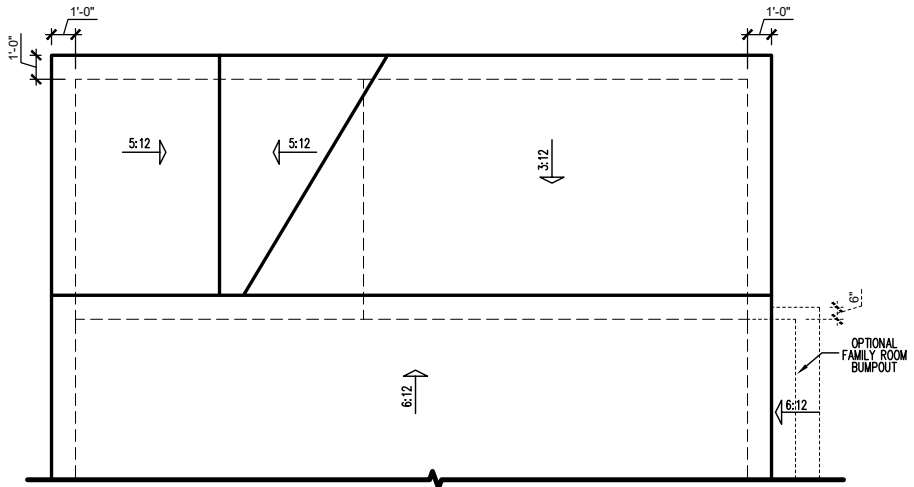
DRAWN BY:
South Designs/J.Jones
ISSUE DATE:
7/1/2021
CURRENT REVISION DATE:
03-01-23
SCALE:
1/8" = 1'-0"
2.2.1b



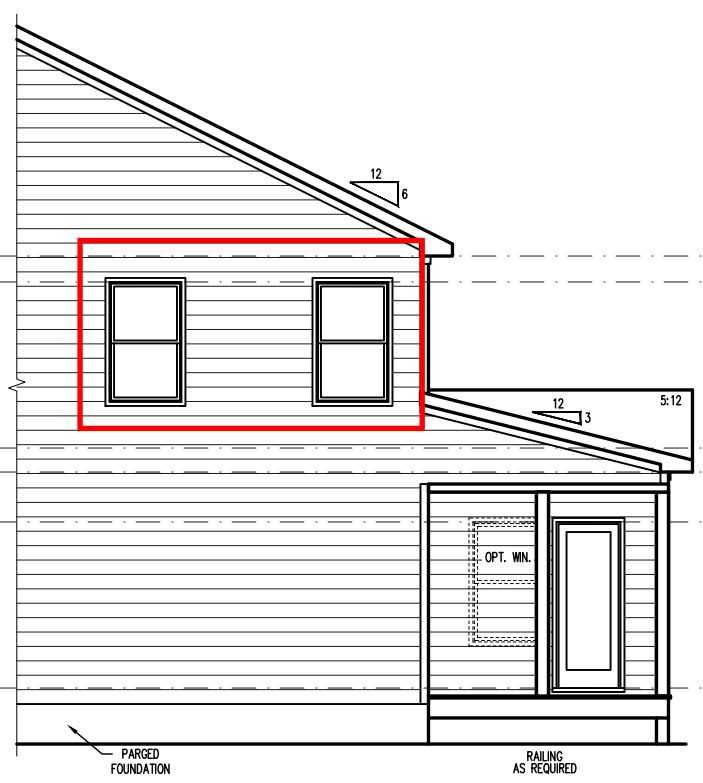
OPT. EXTENDED CAFE W/ COVERED PATIO/DECK
 SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



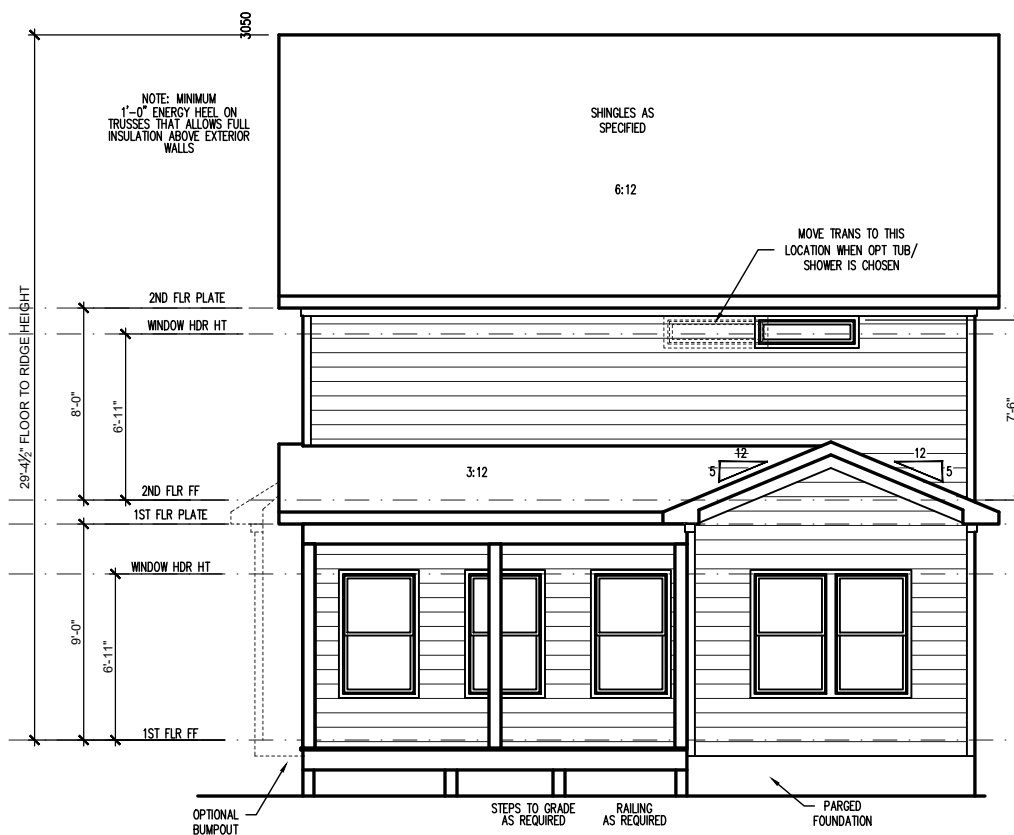
OPT. EXTENDED CAFE W/ COVERED PATIO/DECK
 SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



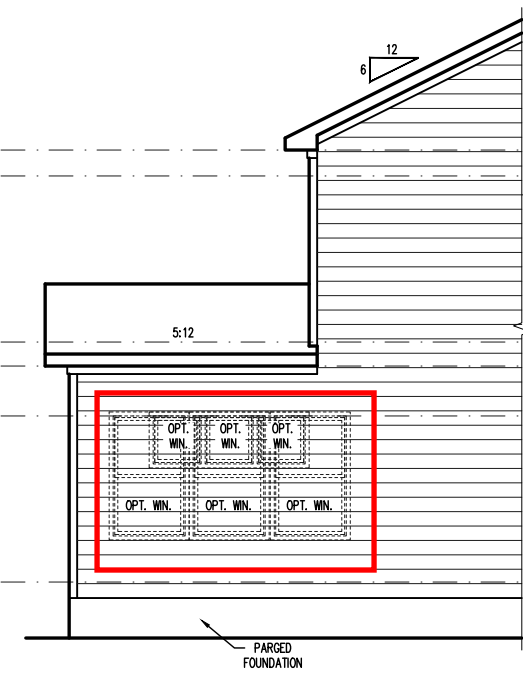
OPT. EXTENDED CAFE W/ COVERED PATIO/DECK
 SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



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



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



EXTENDED CAFE W/ COVERED DECK
PARTIAL LEFT SIDE ELEVATION (CRAWL/ STEM WALL)
 SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34 *SEE FOUNDATION PAGES FOR FOUNDATION TYPE

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THE SMITHFIELD - LH
 Ext Cafe w Cov Deck Plans &
 Elevs(Crawl/Stem) 'French Country'

DRAWN BY:
 South Designs/J.Jones
 ISSUE DATE:
 7/1/2021
 CURRENT REVISION DATE:
 03-01-23

SCALE:
 1/8" = 1'-0"
 SHEET
2.6.1b

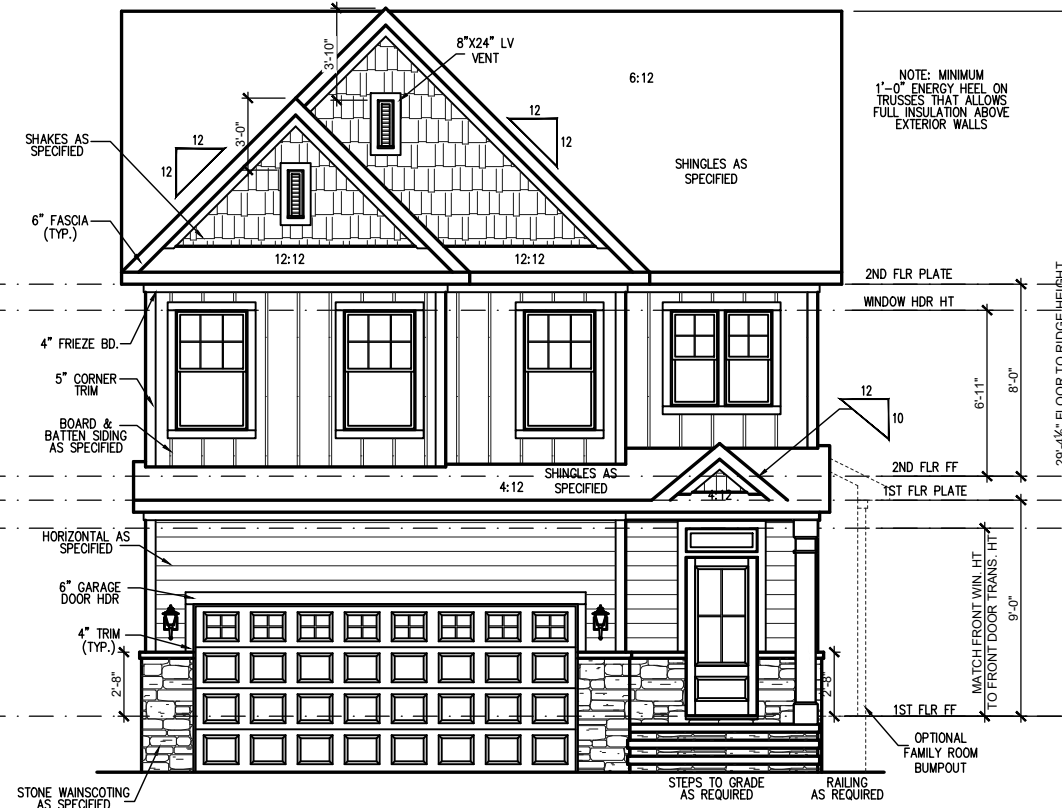
General Elevation Notes

General Elevation Notes shall apply unless noted otherwise on plan.

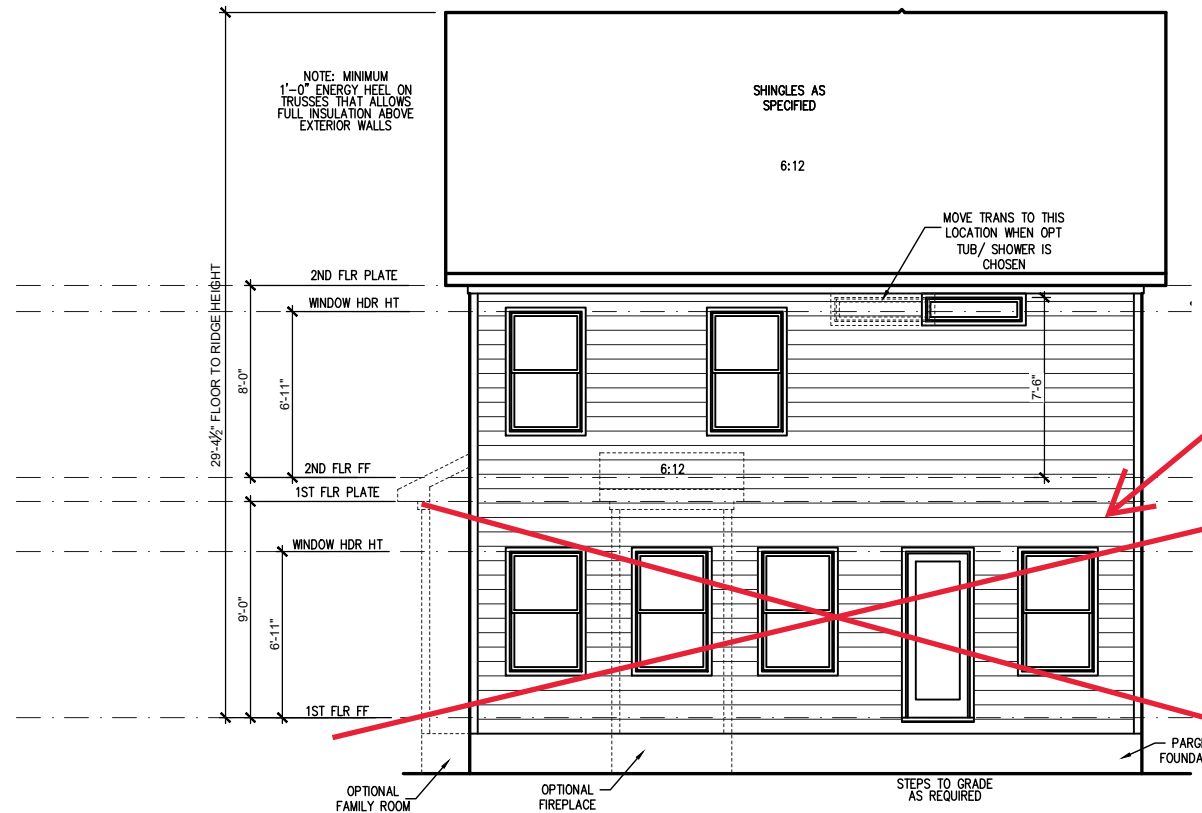
- Roof shall be finished with architectural composition shingles with slopes as noted on plan.
- Ridge Vent shall be provided and installed on all ridges greater than 6' in length per manufacturer's specifications.
- Soffit Vent shall be continuous soffit vent
- House Wrap, "Tyvek" or approved equal 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



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



REAR ELEVATION "FRENCH COUNTRY" (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
1		
2		
3		
4		
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6		
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8		

THE SMITHFIELD - LH
 Front & Rear Elev (Crawl or Stem Wall)
 'French Country'

DRAWN BY:
 South Designs/J.Jones
 ISSUE DATE:
 7/1/2021
 CURRENT REVISION DATE:
 03-01-23
 SCALE:
 1/8" = 1'-0"
 SHEET
3.1.1b

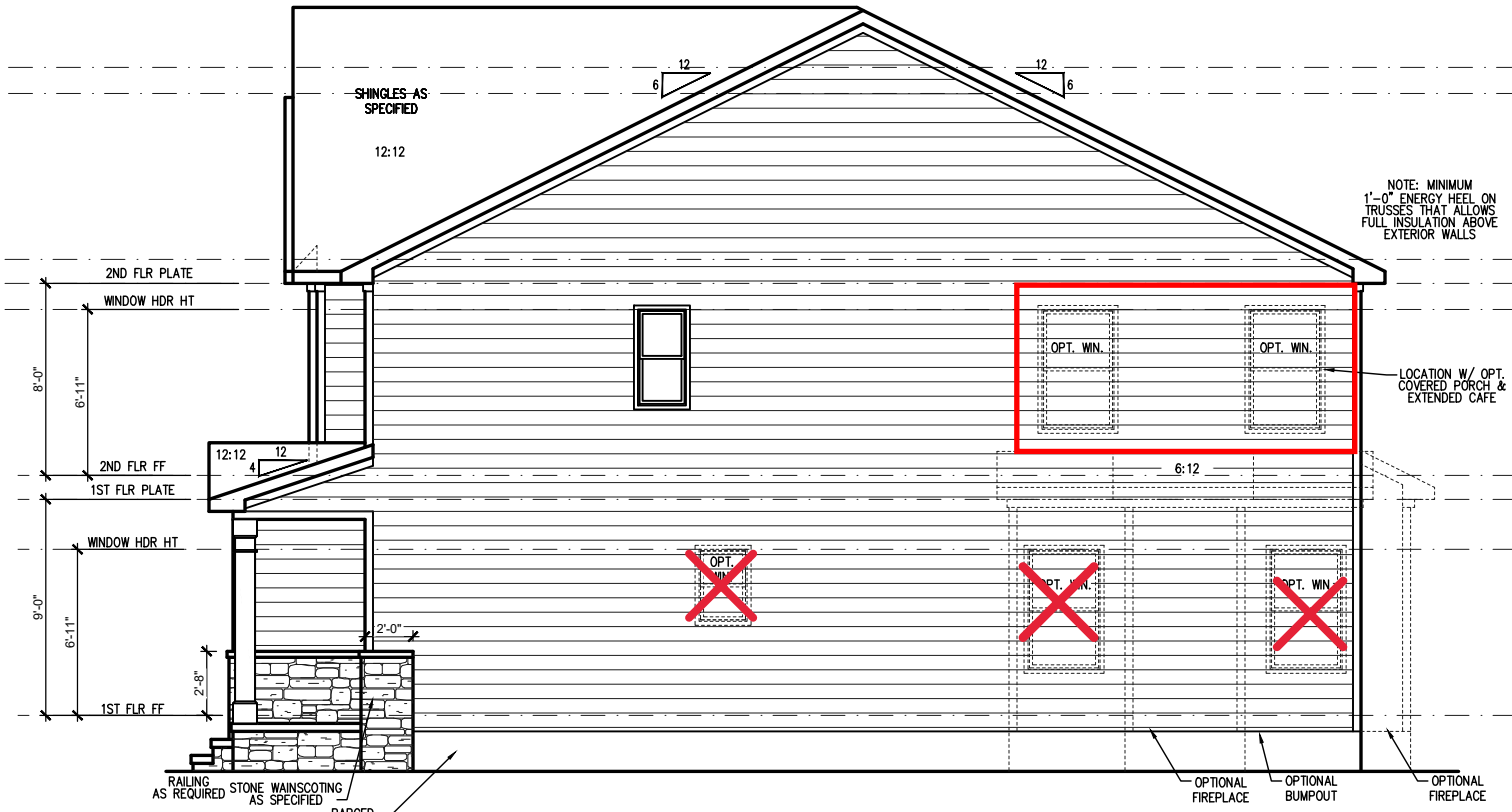
General Elevation Notes

General Elevation Notes shall apply unless noted otherwise on plan.

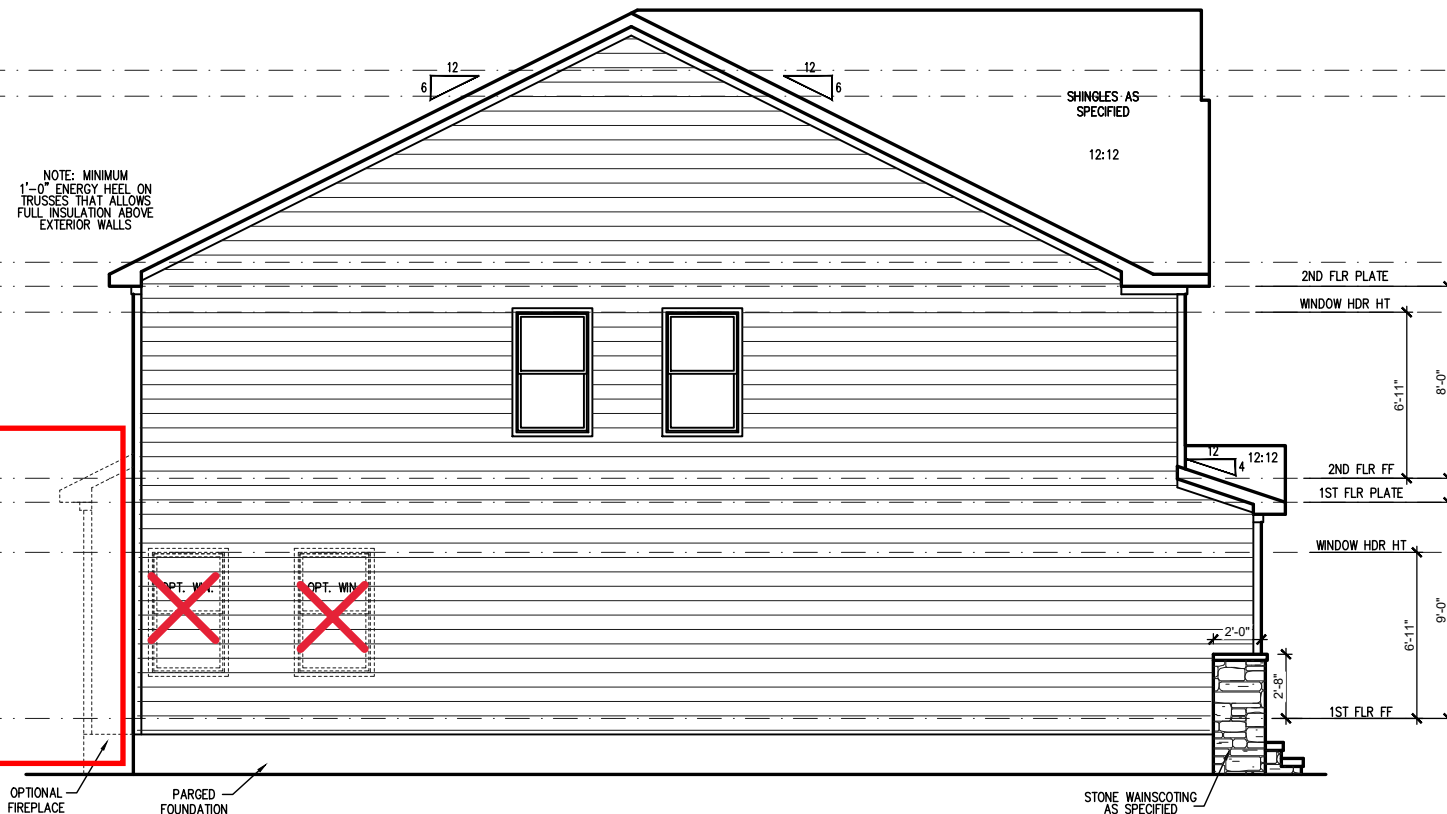
- Roof shall be finished with architectural composition shingles with slopes as noted on plan.
- Ridge Vent shall be provided and installed on all ridges greater than 6' in length per manufacturer's specifications.
- Soffit Vent shall be continuous soffit vent
- House Wrap, "Tyvek" or approved equal 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



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



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

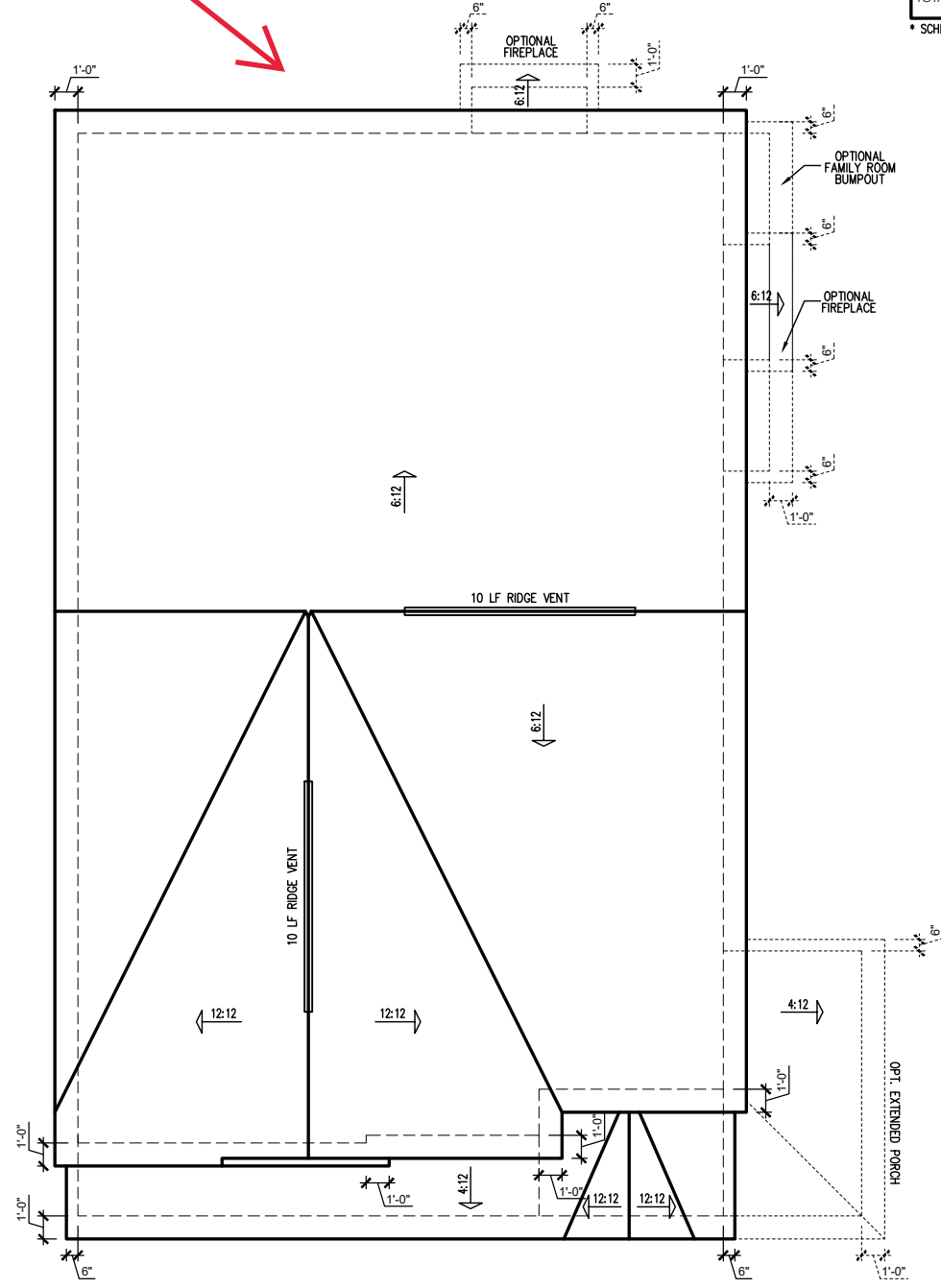
See Page 2.6.1b for Extended Cafe and Covered Porch

REV.#	DESCRIPTION	DATE
1		
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THE SMITHFIELD - LH
Side Elevations (Crawl or Stem Wall)
'French Country'

DRAWN BY:
South Designs/J.Jones
ISSUE DATE:
7/1/2021
CURRENT REVISION DATE:
03-01-23
SCALE:
1/8" = 1'-0"

See Page 2.6.1b for
Extended Cafe and
Covered Porch Option



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

ATTIC VENT SCHEDULE									
"FRENCH COUNTRY" ELEVATION									
MAIN HOUSE		SQ FTG		1206	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. FT. EACH)	POT SMALL (SQ. FT. EACH)	RIDGE VENT (SQ. FT. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)	
				0.4236	0.2778	0.125	0.1944	0.0625	
RIDGE VENT	1.61	2.01	2.50	52.63	0	0	20.00		
SOFFIT VENTS	2.41	2.01	2.25	47.37			0	36.00	
TOTAL (MIN)	4.02	4.02	4.75	100.00	POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				

* SCHEDULE HAS BEEN CALCULATED ASSUMING EAVE VENTILATION AT 50-60% OF TOTAL AND RIDGE AT 40-50% OF TOTAL REQUIRED VENTILATION



REV. #	DESCRIPTION	DATE
1		
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6		
7		
8		

THE SMITHFIELD - LH
Roof Plan 'French Country'

DRAWN BY:
South Designs/J.Jones
ISSUE DATE:
7/1/2021
CURRENT REVISION DATE:
03-01-23
SCALE:
1/8" = 1'-0"

SHEET
3.3b

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.

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.

FOUNDATION STRUCTURAL NOTES

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

- 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

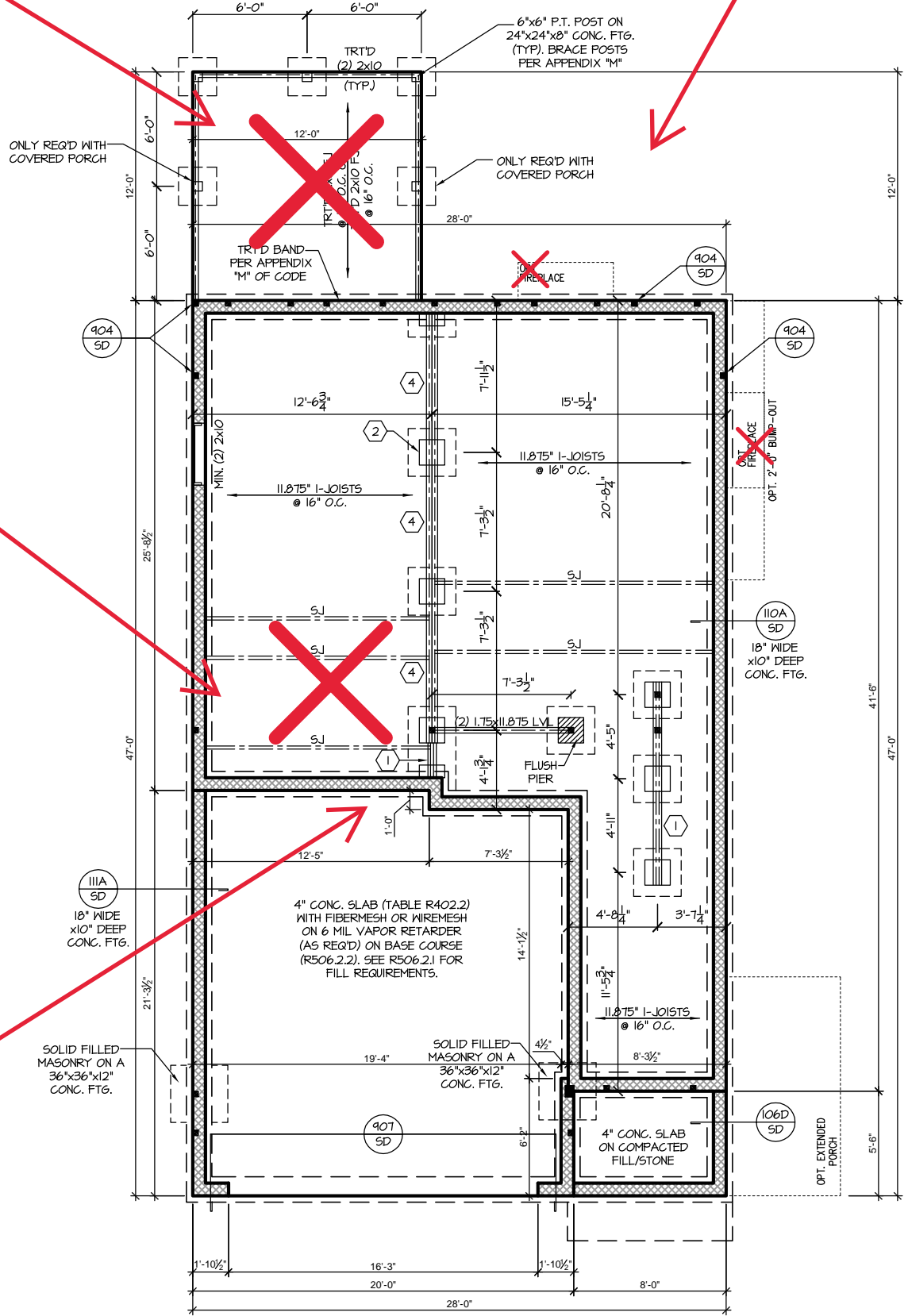
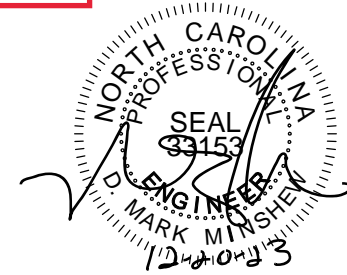
 - FOR FOUNDATION WALL HEIGHT AND BACKFILL REQUIREMENTS, REFER TO CODE TABLE R404.1.1 (1 THRU 4) NOTE: ASSUMED SOIL BEARING CAPACITY = 2000 PSF. CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOILS ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.
 - ④ (4) 2x10 SPF #2 OR SYP #2 GIRDER
 - ⑤ (2) 1.75x4.25 LVL OR LSL GIRDER
 - ⑥ (3) 1.75x4.25 LVL OR LSL GIRDER
7. "■" DESIGNATES A SIGNIFICANT POINT LOAD TO HAVE SOLID BLOCKING TO PIER. SOLID BLOCK ALL BEAM BEARING POINTS NOTED TO HAVE THREE OR MORE STUDS TO FND, TYPICAL.
 8. ABBREVIATIONS:
 - "SJ" = SINGLE JOIST
 - "DJ" = DOUBLE JOIST
 - "TJ" = TRIPLE JOIST
 9. ADJUST SUBFLOOR THICKNESS OR JOIST SPACING AS REQ'D FOR FLOOR FINISH MATERIALS.

See Page S-1.2.1 for Extended Cafe Option

See Page S-1.2.1 for Messy Kitchen Option

Rear wall of garage changes with Messy Kitchen Option

See Page S-2.6 for Covered Porch Option



CRAWL FOUNDATION PLAN 'FRENCH COUNTRY'

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

PROJECT #
21-3366.1-LH

Engineers seal applies only to structural components on this document.
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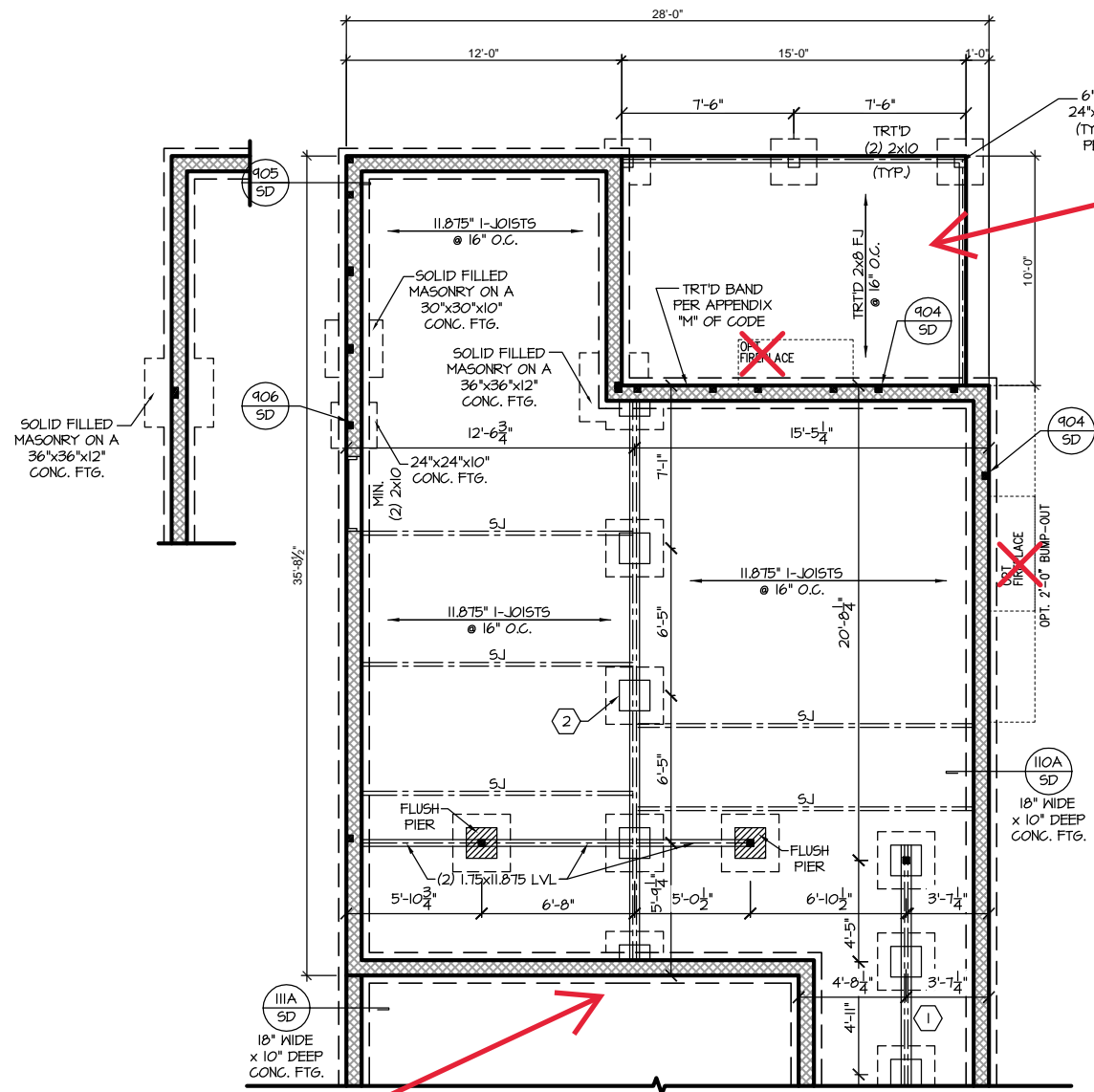
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NEW HOME, INC.

SMITHFIELD
Garage Left

Roof Truss Version

S-1.2



See Page S-2.6 for Covered Porch Option

Rear Wall of Garage Change

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



PROJECT #
21-3366.1-LH

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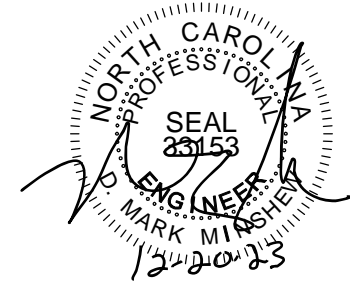
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SMITHFIELD
Garage Left

Roof Truss Version

S-1.2.1



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SMITHFIELD
Garage Left

TRUSS SYSTEM REQUIREMENTS

NC (2018 NCR): 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 "4" 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 NCR): Wind: 115-120 mph

- BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP, CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY SECTION R602.10 OF THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
- EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) (EXPOSURE B: 7/16", EXPOSURE C: 15/32"). SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 6"X12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.
- WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE. BLOCK AT ROOF PER SECTION R602.10.4.5 AND ATTACH BRACED WALLS PER CODE. WSP SHEATHING BETWEEN FLOORS SHALL BE 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 CS20 OR CSHF20 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" OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS. SEE SECTION R602.10.4.4 OF THE CODE.
- 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. SEE SECTION R602.10.4.4 OF THE CODE.

WOOD I-JOISTS

(SHALL BE ONE OF THE FOLLOWING OR EQUAL):

- TJI 210 BY TRUS JOIST
- LPI 20 PLUS BY LP
- BCI 5000s 1.8 BY BC

HEAVY WOOD I-JOISTS

(SHALL BE ONE OF THE FOLLOWING OR EQUAL):

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

- ALL WOOD I-JOISTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- INSTALL SQUASH BLOCKS, WEB STIFFENERS, ETC. AS REQUIRED BY AND ACCORDING TO THE I-JOIST MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
- HANGERS FOR I-JOISTS ARE THE RESPONSIBILITY OF THE I-JOIST SUPPLIER.
- FLOOR TRUSSES BY MANUFACTURER MAY BE SUBSTITUTED FOR ANY I-JOISTS.

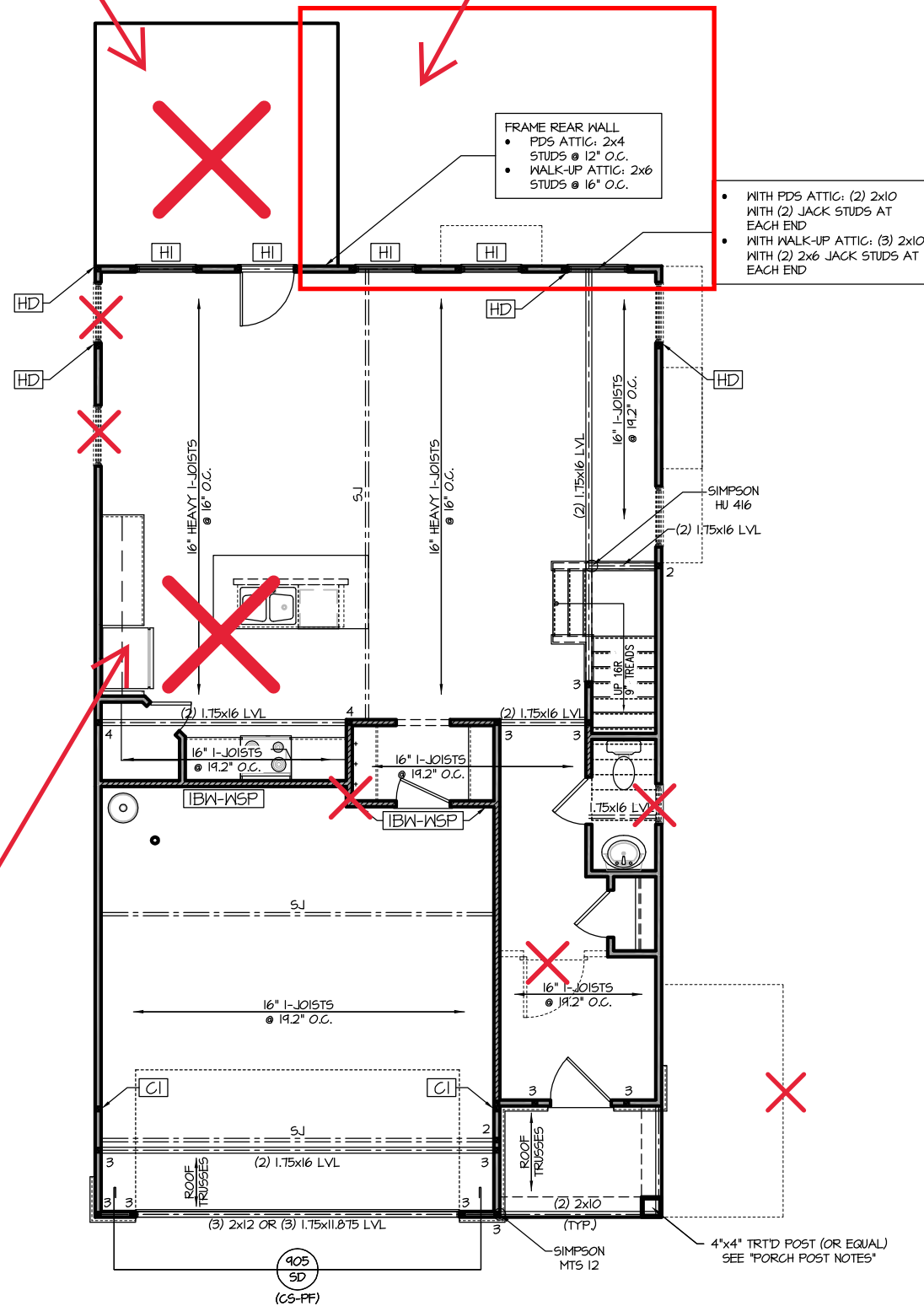
PORCH POST NOTES:

- 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 LGE4 (MITER HEADER AT CORNER). HIGH WIND, ADD (1) SIMPSON H6.
- POST BASE: SIMPSON ABU44 (ABU66).
 - MONO: 3/8" ANCHOR (EMBED 7")
 - CML: 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: THE ABOVE CONNECTORS ARE SUGGESTIONS. EQUIVALENT CONNECTORS THAT MEET THE REQUIREMENTS OF THE NC RESIDENTIAL BUILDING CODE, LOCAL CODES, AND/OR ARE APPROVED BY THE BUILDING INSPECTOR MAY BE SUBSTITUTED.

See Page S-2.1.1 for Extended Cafe Option

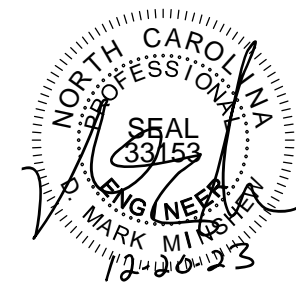
See Page S-2.6 for Covered Porch Option

See Page S-2.1.1 for Messy Kitchen Option



FIRST FLOOR PLAN 'FRENCH COUNTRY'

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



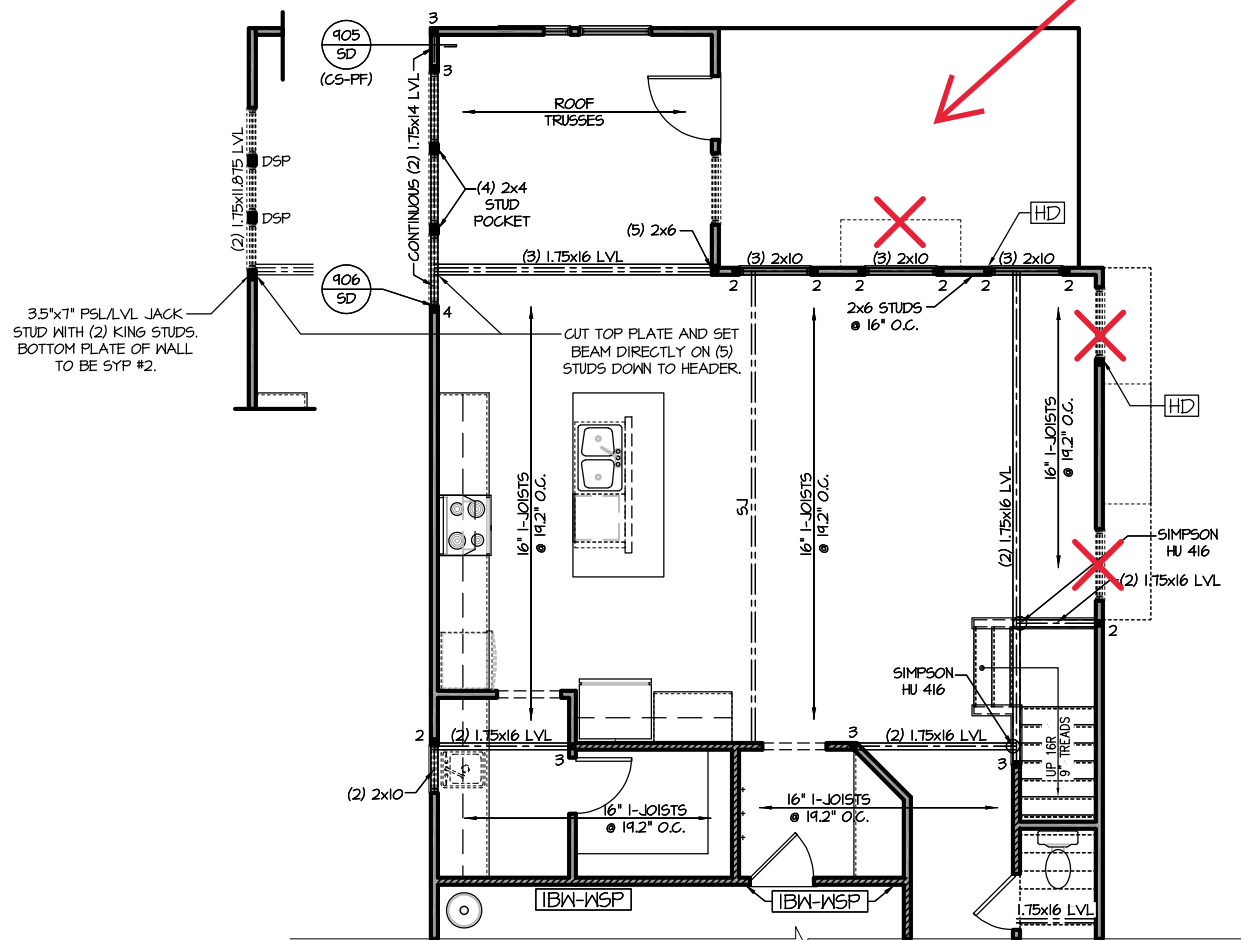
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SMITHFIELD
Garage Left

See Page S-2.6 for
Covered Porch Option



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

- | | |
|----|--|
| HI | <ul style="list-style-type: none"> WITH PDS ATTIC: (2) 2x12 WITH (2) JACK STUDS AT EACH END WITH WALK-UP ATTIC: (3) 2x10 WITH (2) 2x6 JACK STUDS AT EACH END |
|----|--|

- | | |
|----|--|
| CI | <ul style="list-style-type: none"> WITH PDS ATTIC: 3.5"x5.25" PSL/LVL COLUMN WITH WALK-UP ATTIC: 3.5"x7" PSL/LVL COLUMN WITH BOTH OPTIONS INSTALL A 2x4 STUD ON EACH SIDE OF COLUMN AND ATTACH WITH (2) ROWS OF 12d NAILS @ 6" O.C. |
|----|--|

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TRUSS SYSTEM REQUIREMENTS

- NC (2018 NCRS): Wind: 115-120 mph
- TRUSS SYSTEM LAYOUTS (PLACEMENT PLANS) SHALL BE DESIGNED IN ACCORDANCE WITH SEALED STRUCTURAL PLANS. ANY NEED TO CHANGE TRUSSES SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
 - TRUSS SCHEMATICS (PROFILES) SHALL BE PREPARED AND SEALED BY TRUSS MANUFACTURER.
 - ALL TRUSSES SHALL BE DESIGNED FOR BEARING ON 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 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

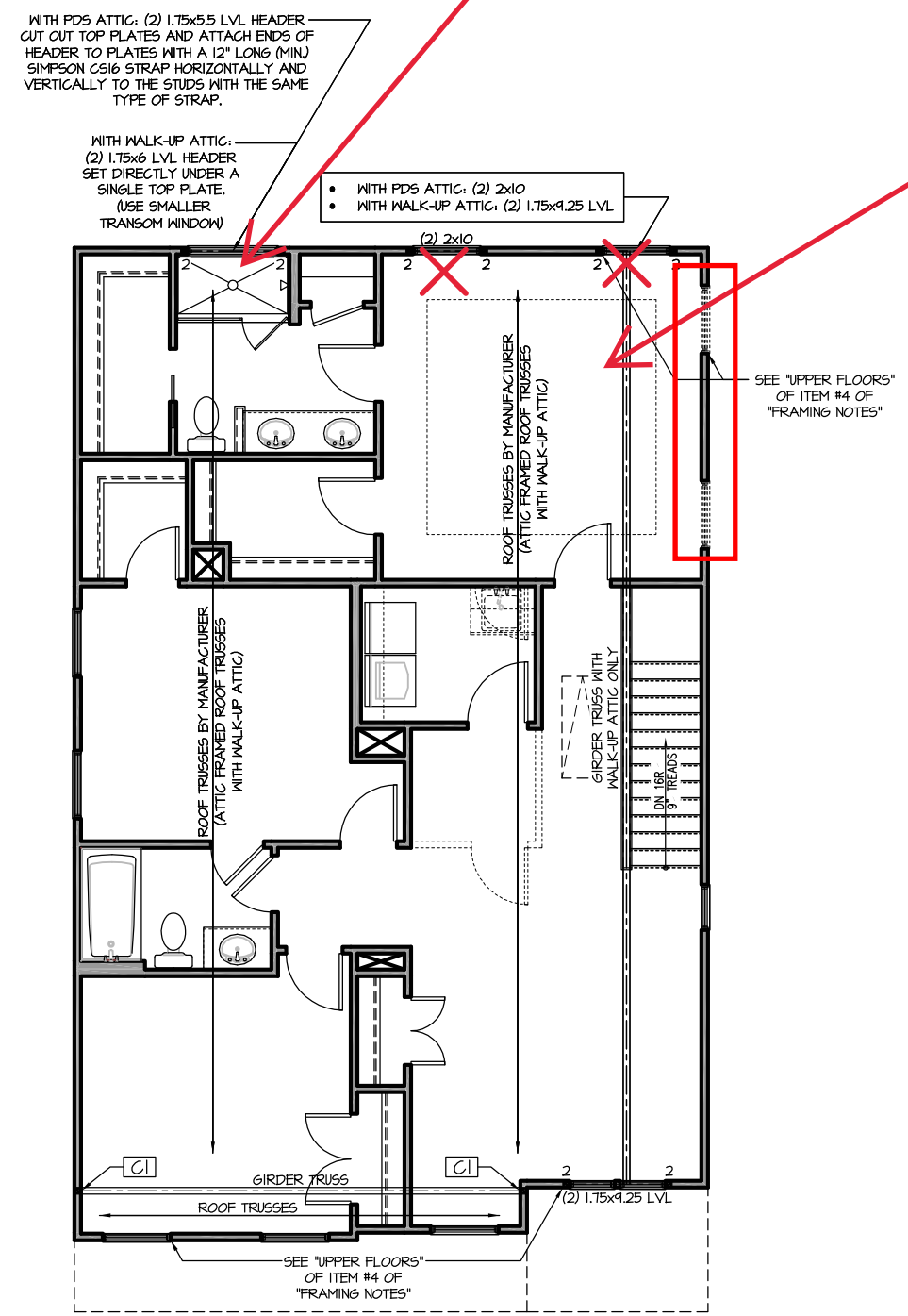
FRAMING NOTES

- NC (2018 NCRS): Wind: 115-120 mph
- BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP, CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY SECTION R602.10 OF THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
 - EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) (EXPOSURE B: 7/16", EXPOSURE C: 15/32"). SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 6"X12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.
 - WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE. BLOCK AT ROOF PER SECTION R602.10.4.5 AND ATTACH BRACED WALLS PER CODE. WSP SHEATHING BETWEEN FLOORS SHALL BE 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 CS20 OR CSHF20 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 @ 1" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS. SEE SECTION R602.10.4.4 OF THE CODE.
 - 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 @ 1" OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS. SEE SECTION R602.10.4.4 OF THE CODE.

C1	<ul style="list-style-type: none"> • WITH PDS ATTIC: (6) 2x4 COLUMN. ATTACH EACH STUD WITH (2) 12d NAILS @ 6" O.C. • WITH WALK-UP ATTIC: 3.5"x7" PSL/LVL COLUMN INSTALL A 2x4 STUD ON EACH SIDE OF COLUMN AND ATTACH WITH (2) ROMS OF 12d NAILS @ 6" O.C.
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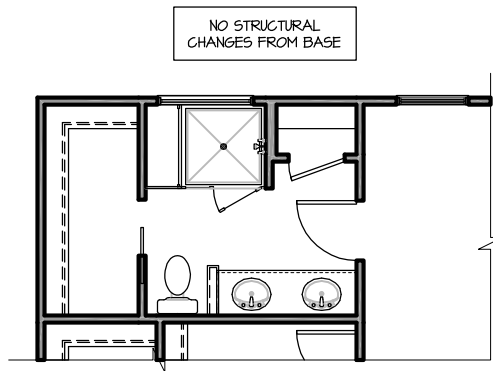
See Page 2.2.1 for Shower w/ Seat Option

Add Tray Ceiling



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

Roof Truss Version



OPT. SHOWER W/ SEAT

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



PROJECT #
21-3366.1-LH

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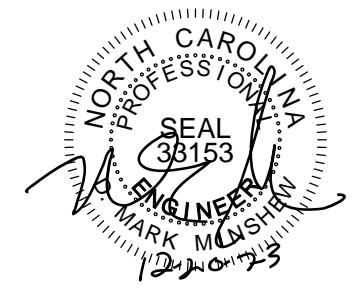
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NEW HOME, INC.

SMITHFIELD
Garage Left

Roof Truss Version

S-2.2.1



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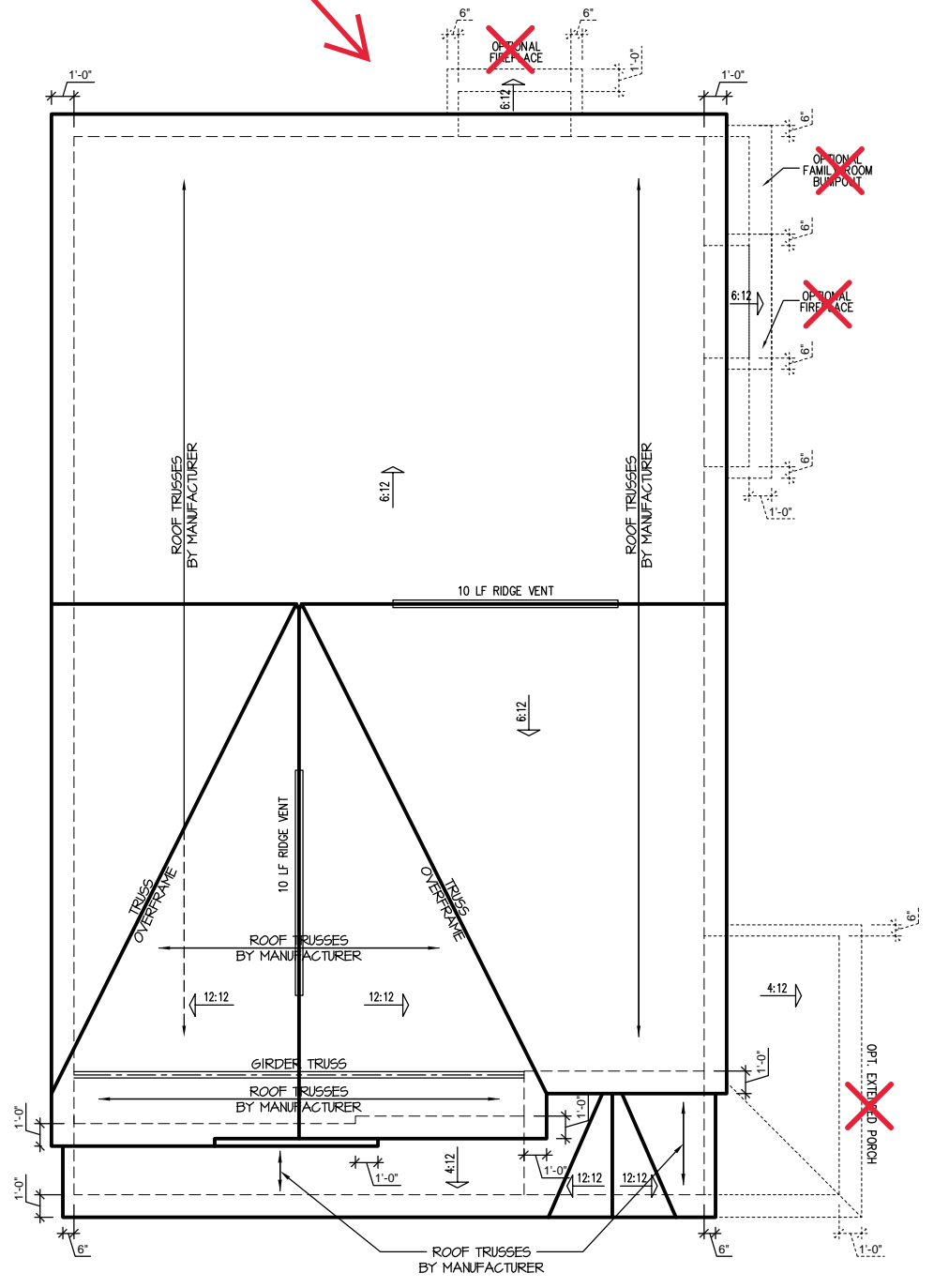
TRUSS SYSTEM REQUIREMENTS

- 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 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.

ROOF FRAMING NOTES:

- NC (2018 NRC): Wind: 115-120 mph
- 2x8 RAFTERS @ 16" O.C. WITH 2x10 RIDGE, UNO.
 - (2) 2x10 OR 1.75x11.875 LVL HIP, (2) 2x10 HIPS MAY BE SPLICED WITH A MIN. 6'-0" OVERLAP AT CENTER
 - (2) 2x10 OR 1.75x11.25 LVL VALLEY. DO NOT SPLICE VALLEYS
 - 1.75x11.875 LVL OR (2)1.75x11.25 LVL VALLEY
 - FALSE FRAME VALLEY ON 2x10 FLAT PLATE
 - 2x6 RAFTERS @ 16" O.C. W/ 2x8 RIDGE, UNO.
 - 2x10 RAFTERS @ 16" O.C. W/ 2x12 RIDGE, UNO.
 - EXTEND RIDGE 12" BEYOND INTERSECTION
- "SR" = SINGLE RAFTER
 - "DR" = DOUBLE RAFTER
 - "TR" = TRIPLE RAFTER
 - "RS" = ROOF SUPPORT
 - "M" = (3) STUD OR 4x4 POST FOR ROOF SUPPORT (USE 2X6 STUDS OR 6X6 POST FOR SUPPORT OVER 10'-0" IN HEIGHT)
 - ATTACH VAULTED RAFTERS WITH HURRICANE CLIPS. SIMPSON "H-2.5A" OR EQUIVALENT TIES TO BE INSTALLED ON THE OUTSIDE FACE OF FRAMING.
 - INSTALL RAFTER TIES AND COLLAR TIES PER SECTION R802.3.1 OF THE 2018 NC RESIDENTIAL CODE.

See Page S-2.6 for Extended Cafe and Covered Porch Option



"FRENCH COUNTRY" ROOF PLAN

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

Roof Truss Version

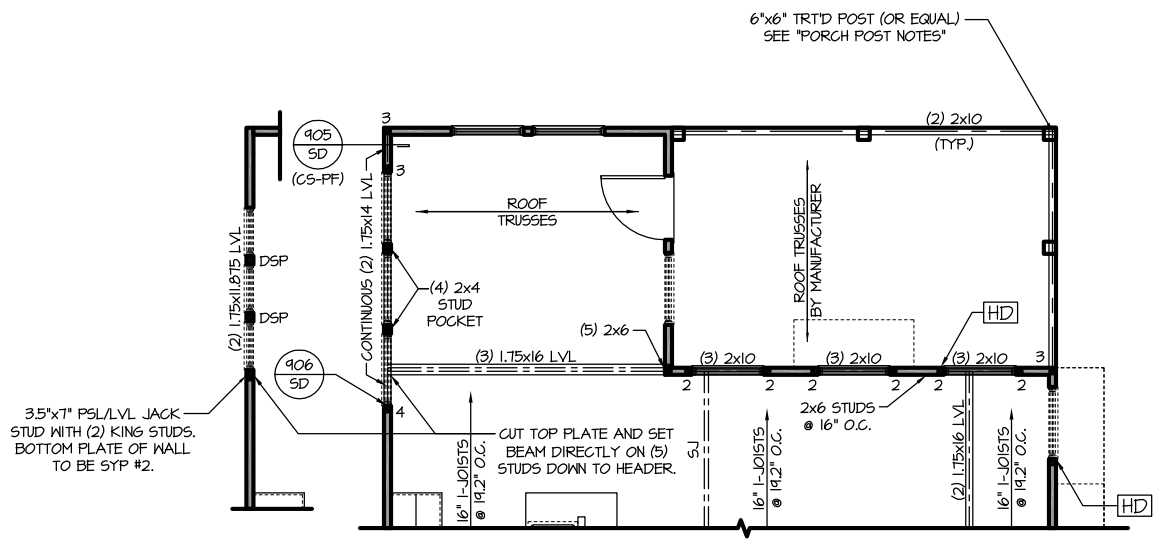


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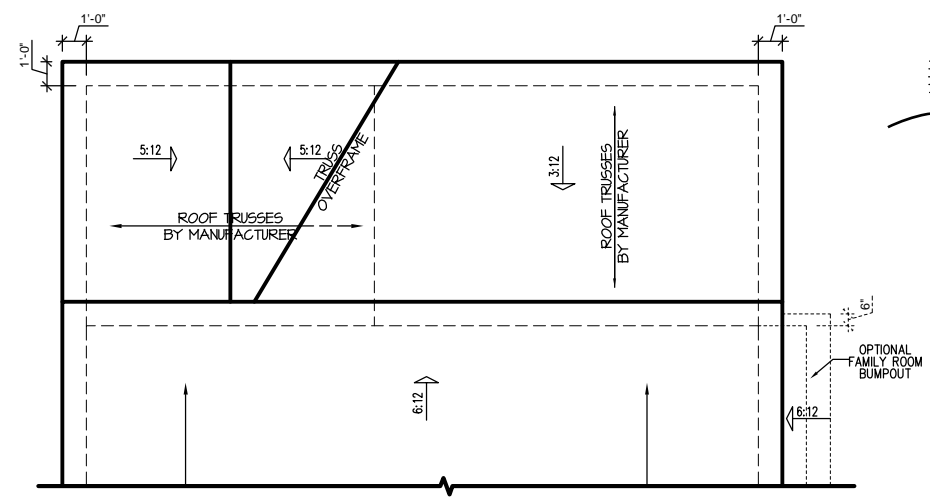
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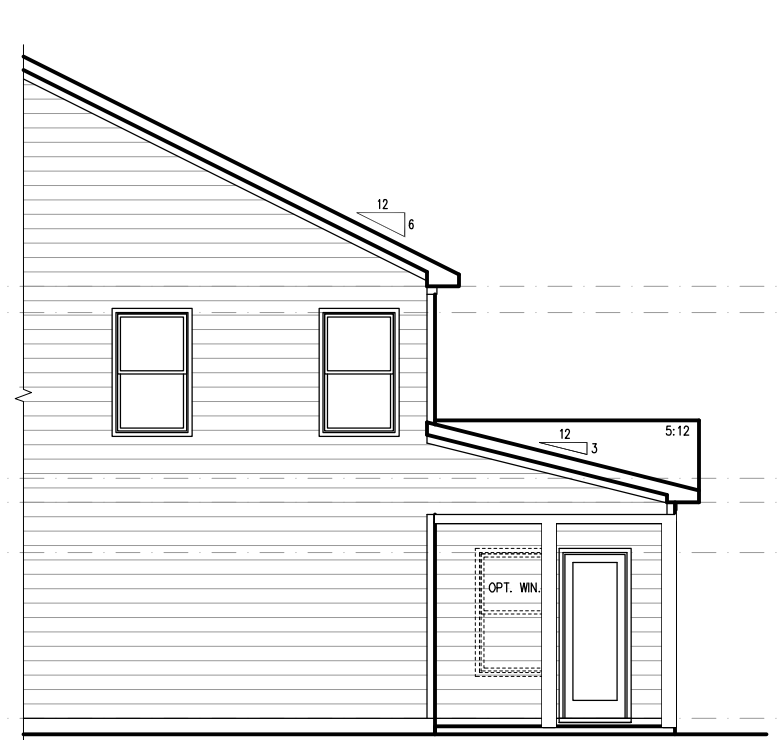
SMITHFIELD
Garage Left



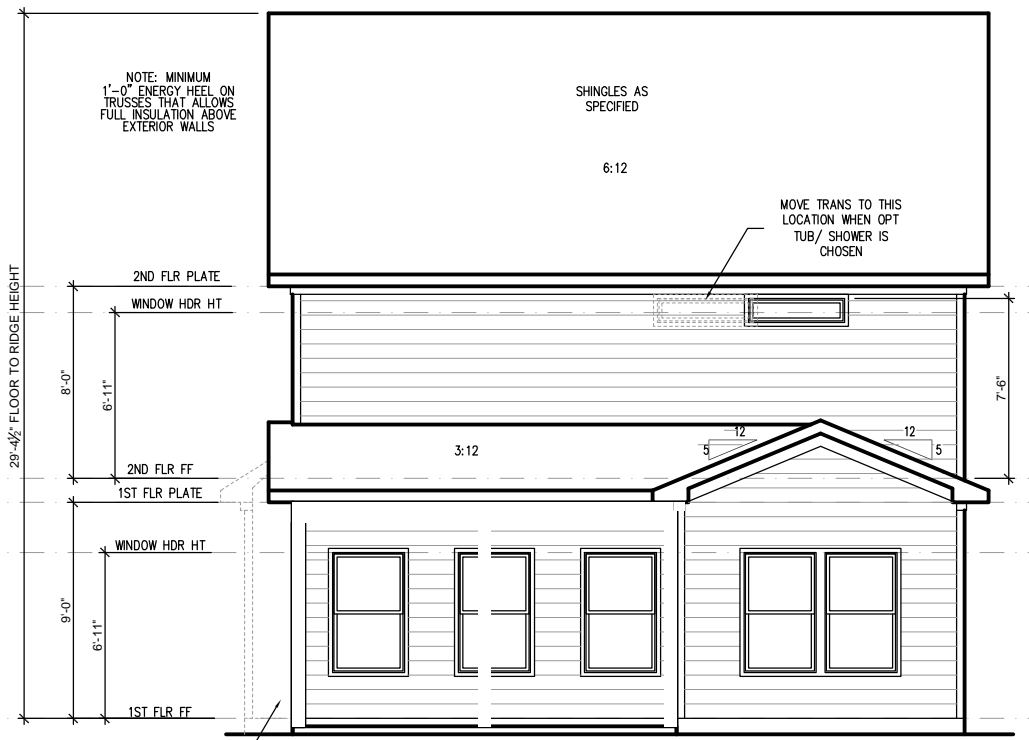
OPT. EXTENDED CAFE W/ COVERED PATIO/DECK
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



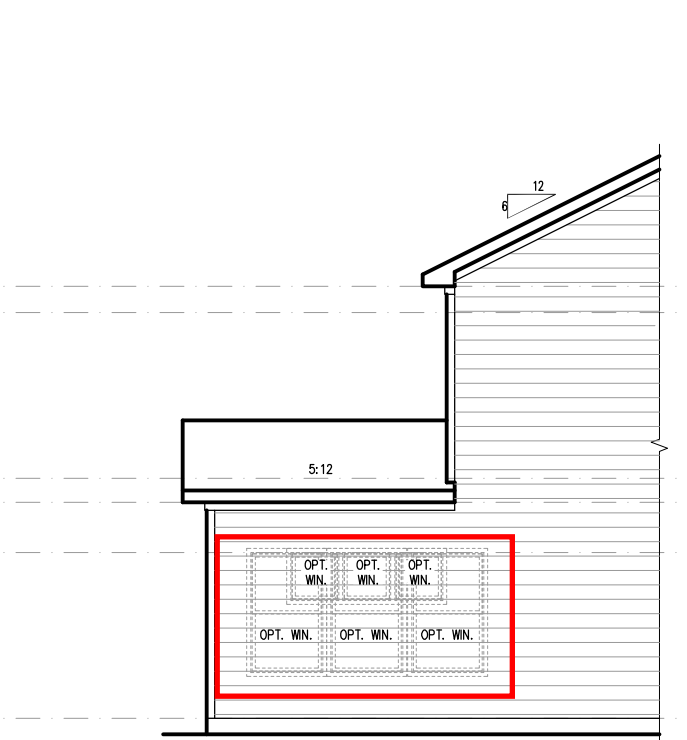
OPT. EXTENDED CAFE W/ COVERED PATIO/DECK
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



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



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



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

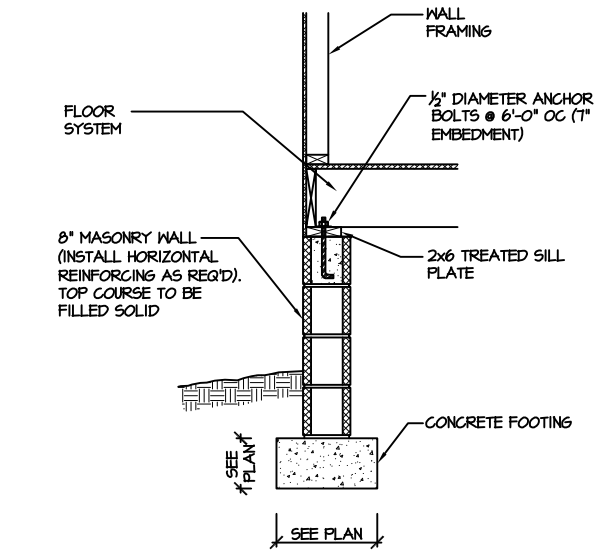
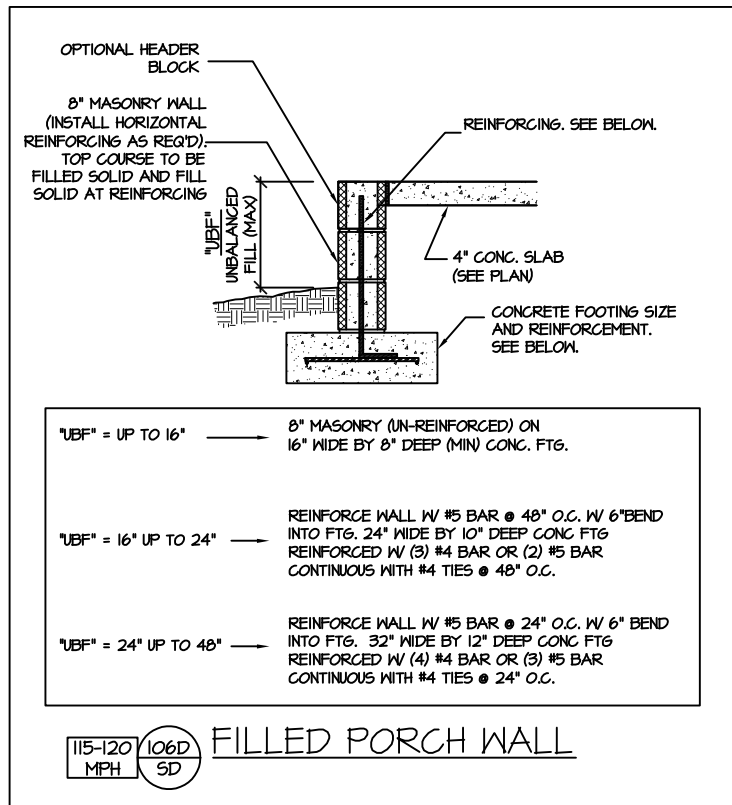
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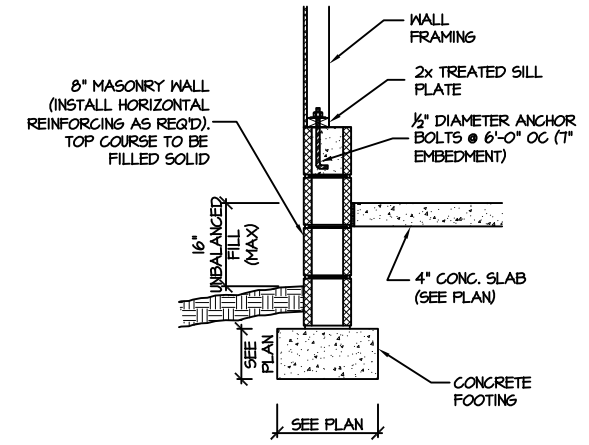
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SMITHFIELD PLAN

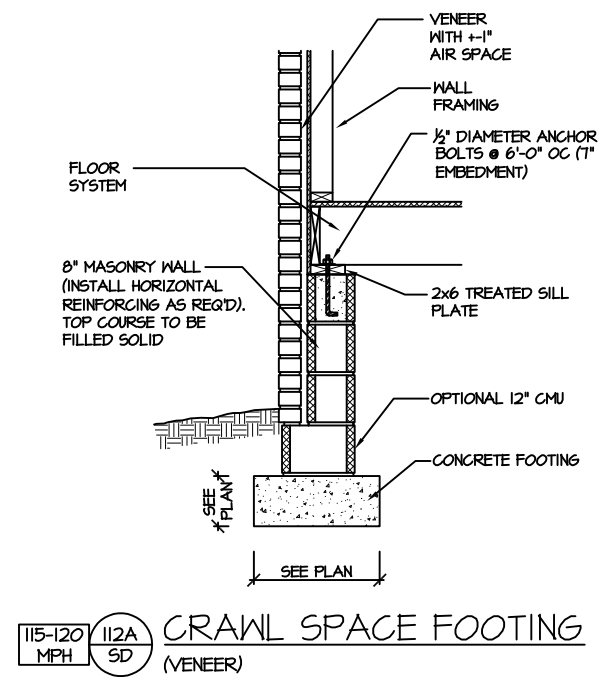
SD



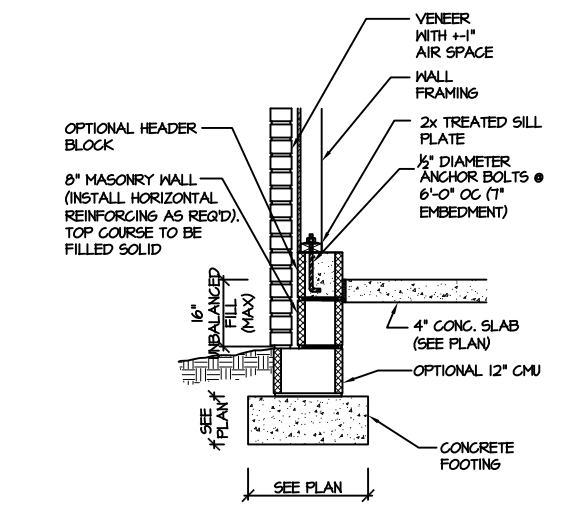
115-120 MPH 110A SD **CRAWL SPACE FOOTING**
(SIDING OR EQUAL)



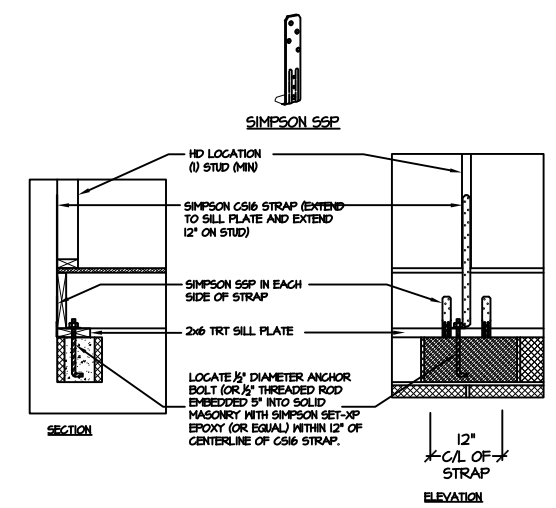
115-120 MPH 111A SD **GARAGE WALL FOOTING**
(SIDING OR EQUAL)



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



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



904 SD **BRACED WALL END CONDITION "HD" HOLD-DOWN DETAIL**
NOTE: SIMPSON DTT-1Z IS ACCEPTABLE ALTERNATE
NOTE: ALTERNATE HD HOLD-DOWN DEVICES OR SYSTEMS MAY BE USED TO MEET THE CODE REQUIRED 800 LB CAPACITY IN LIEU OF THE ABOVE DETAIL.

CRAWL SPACE FOUNDATION



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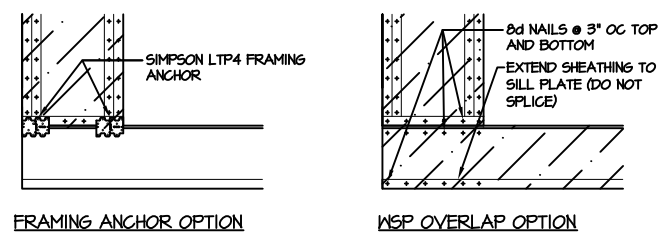
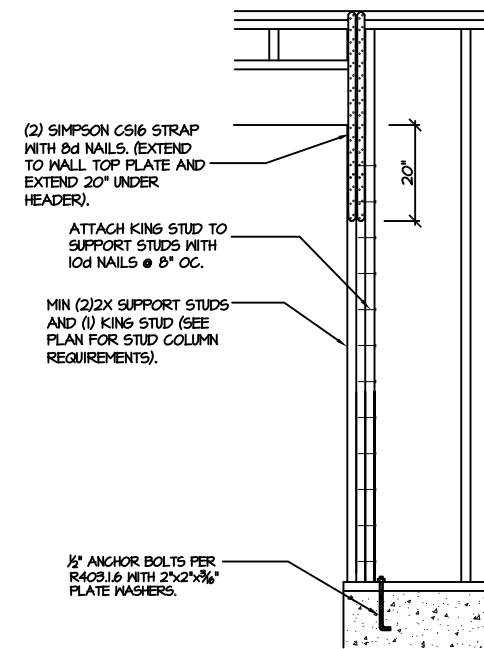
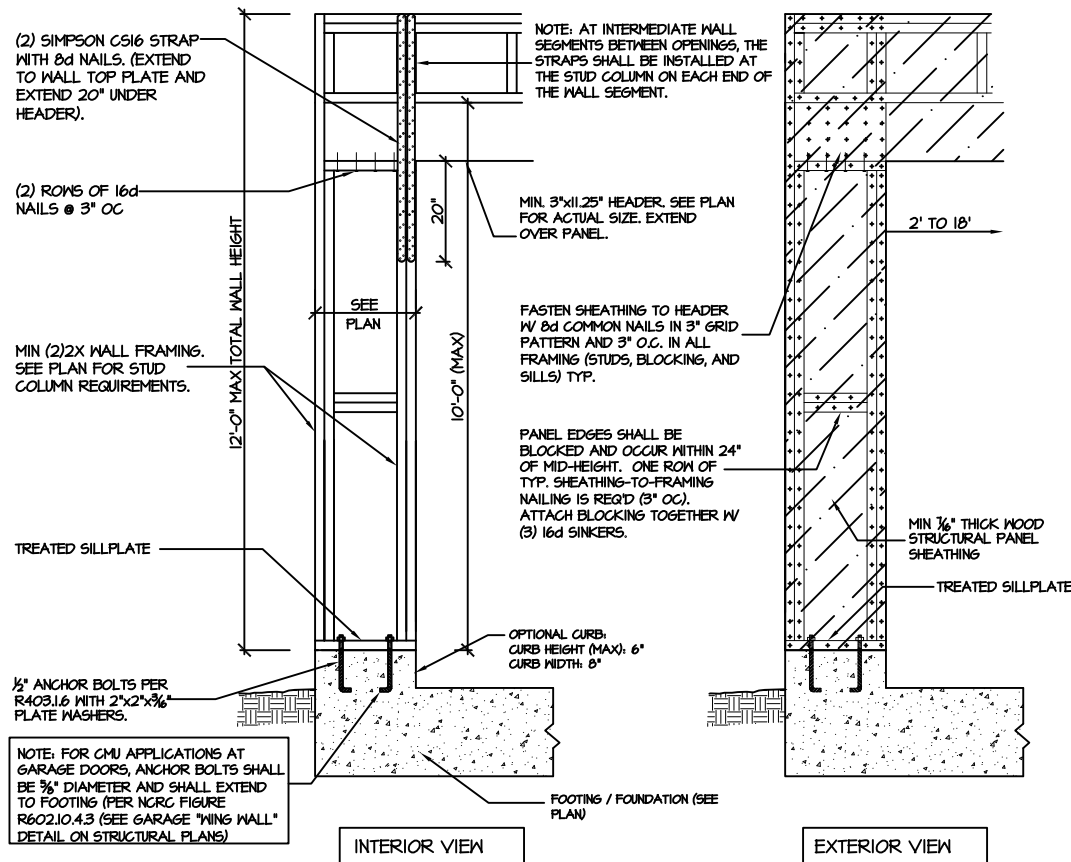
SMITHFIELD PLAN

SD

STRUCTURAL NOTES

NC (2018 NRC): 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)
 - DECKS AND EXTERIOR BALCONIES: (40 PSF, 10 PSF, L/360)
 - PASSENGER VEHICLE GARAGES: (50 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 (INO). AIR ENTRAINED PER TABLE 402.2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, TESTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPING SHALL BE TAKEN FROM THE EXIT END OF THE PUMP. CONTROL JOINTS IN SLABS SHALL BE SPACED ON A GRID OF +30 TIMES THE DEPTH (D). CONTROL JOINTS SHALL BE SAWCUT TO A DEPTH OF 1/3 D. (I.E. 4" CONCRETE SLABS SHALL HAVE 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 SPF #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (INO). ALL TREATED LUMBER SHALL BE SYP #2. PLATE MATERIAL MAY BE SYP #3 OR SYP #3 (Fc(perp) = 425 PSI - MIN).
 - L.V.L. SHALL BE LAMINATED VENEER LUMBER: Fb=2600 PSI, Fv=285 PSI, E=1.4x10⁶ PSI.
 - P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2400 PSI, Fv=240 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 MANUFACTURER'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, ASTM#615, 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 4'-0". SEE PLANS FOR SPANS OVER 4'-0". SEE ALSO SECTION R109.B.3 LINTELS.
- METAL CONNECTORS REFERENCED ON PLANS CORRESPOND TO SIMPSON STRONG-TIE BRAND. CONNECTORS OF EQUAL OR BETTER CAPACITY ARE ACCEPTABLE. CORROSION RESISTANCE PER CODE AND AS RECOMMENDED BY MANUFACTURER.



CS-PF - OVER WOOD FLOOR

905 SD CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION
DETAIL AND APPLICATION BASED ON NCRG FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION

906 SD CS-PF: END CONDITION DETAIL
(FOR USE WITH SINGLE CS-PF CONDITION)
DETAIL AND APPLICATION BASED ON NCRG FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION