

Smithfield - RH

'FRENCH COUNTRY' ELEVATION

ARCHITECTURAL DRAWINGS

Sheet No.	Sheet Description
0.0	Cover Sheet
1.1	Foundation (Slab)
1.1.1	Foundation Options (Slab)
1.1.2	Foundation Options (Slab)
1.2	Foundation (Crawl)
1.2.1	Foundation Options (Crawl)
1.2.2	Foundation Options (Crawl)
1.3	Foundation (Stem Wall Slab)
1.3.1	Foundation Options (Stem Wall Slab)
1.3.2	Foundation Options (Stem Wall Slab)
2.1	First Floor Plan
2.1.1	First Floor Plan Options
2.2	Second Floor Plan
2.2.1	Second Floor Plan Options
2.3	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.	

158 DC - 394 Duncan Creek Rd.,
Lillington, NC 27546

NEW HOME INC.

10-24-24 - Redlines - JJ



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	

2130 heated
620 unheated

	OPTIONS	
	UNHEATED S.F.	HEATED S.F.
UNFIN. THIRD FLOOR	+554	0
FINISHED THIRD FLOOR	0	+554
EXTENDED CAFE	-144	+120
PATIO W/ EXT CAFE	+150	0
EXTENDED FAMILY	0	+29
COVERED PATIO/ DECK	144	0
EXT. FRONT PORCH	+69	0

DESIGN CRITERIA:

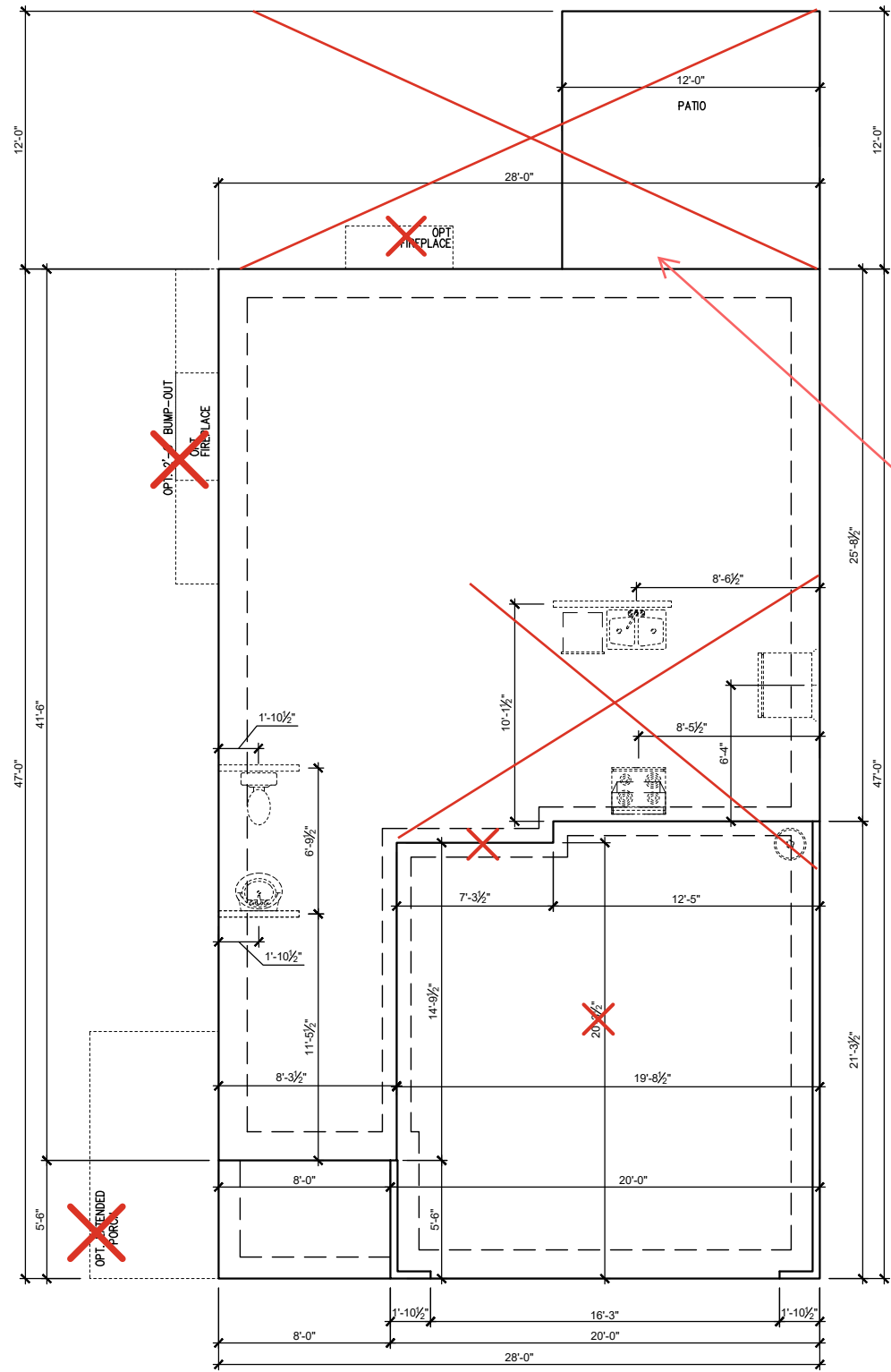
THIS PLAN IS TO BE BUILT IN CONFORMANCE WITH THE
2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE
DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.

DATE	DESCRIPTION	REV. #
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THE SMITHFIELD - RH

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



1.1.1b - ext cafe, kitchen and porch

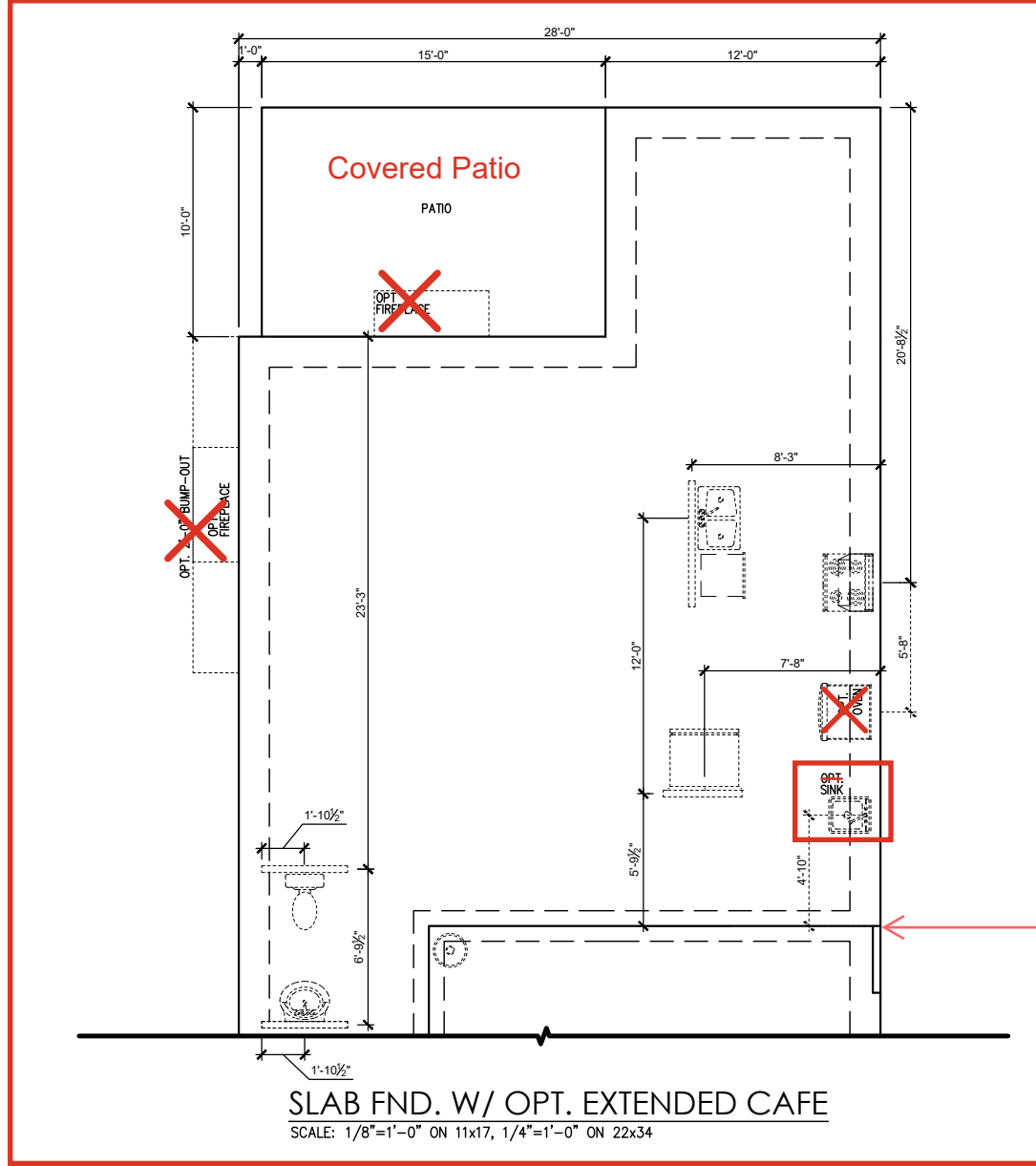
SLAB FOUNDATION PLAN 'FRENCH COUNTRY'
 SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

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THE SMITHFIELD - RH

 Slab Foundation '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
1.1b



21'-3 1/2" dim to front of garage

REV. #	DESCRIPTION	DATE
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THE SMITHFIELD - RH

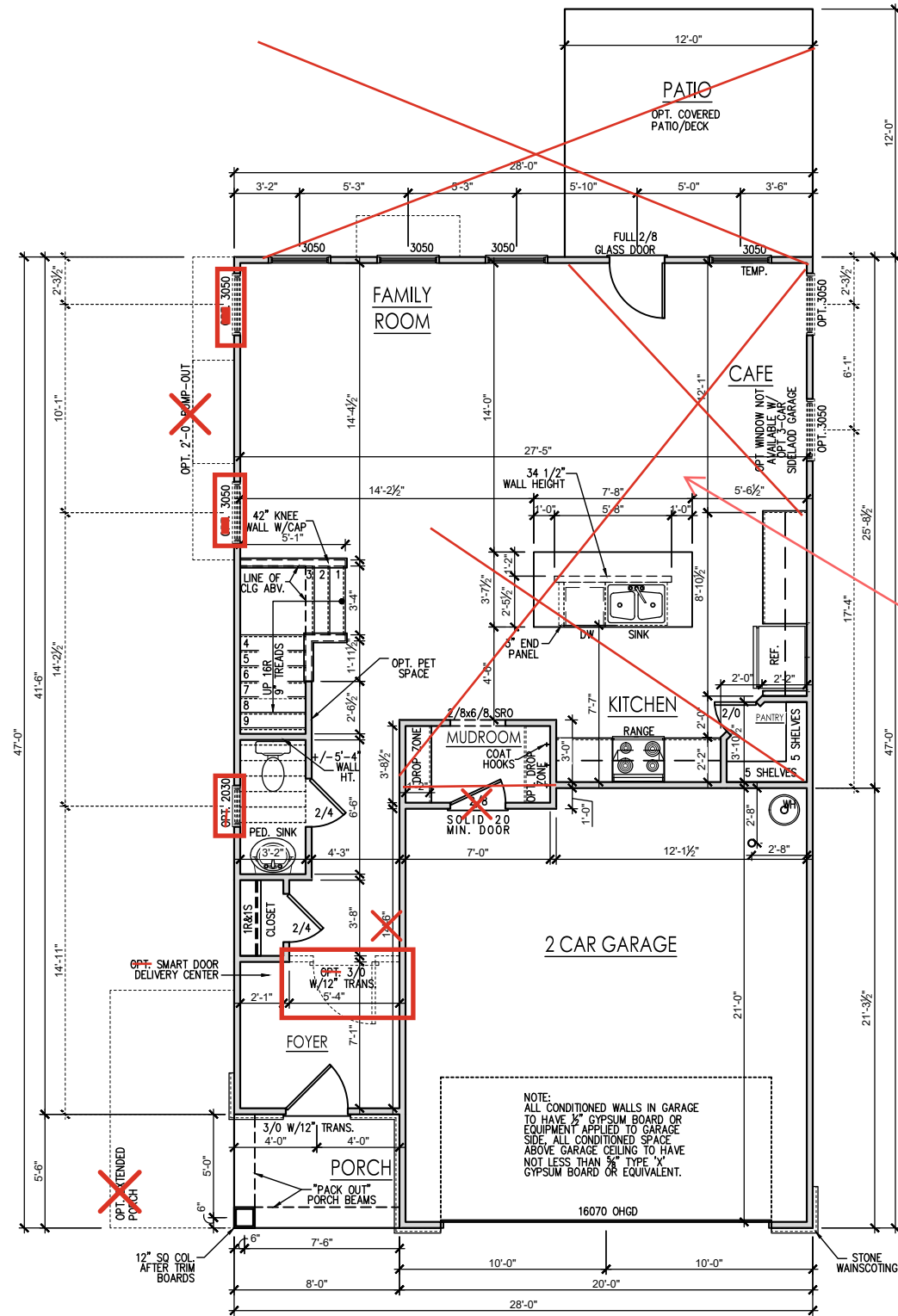
 Slab Foundation Options 'French Country'

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, 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.



2.1.1b - ext. cafe, kitchen, messy kitchen, pantry

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

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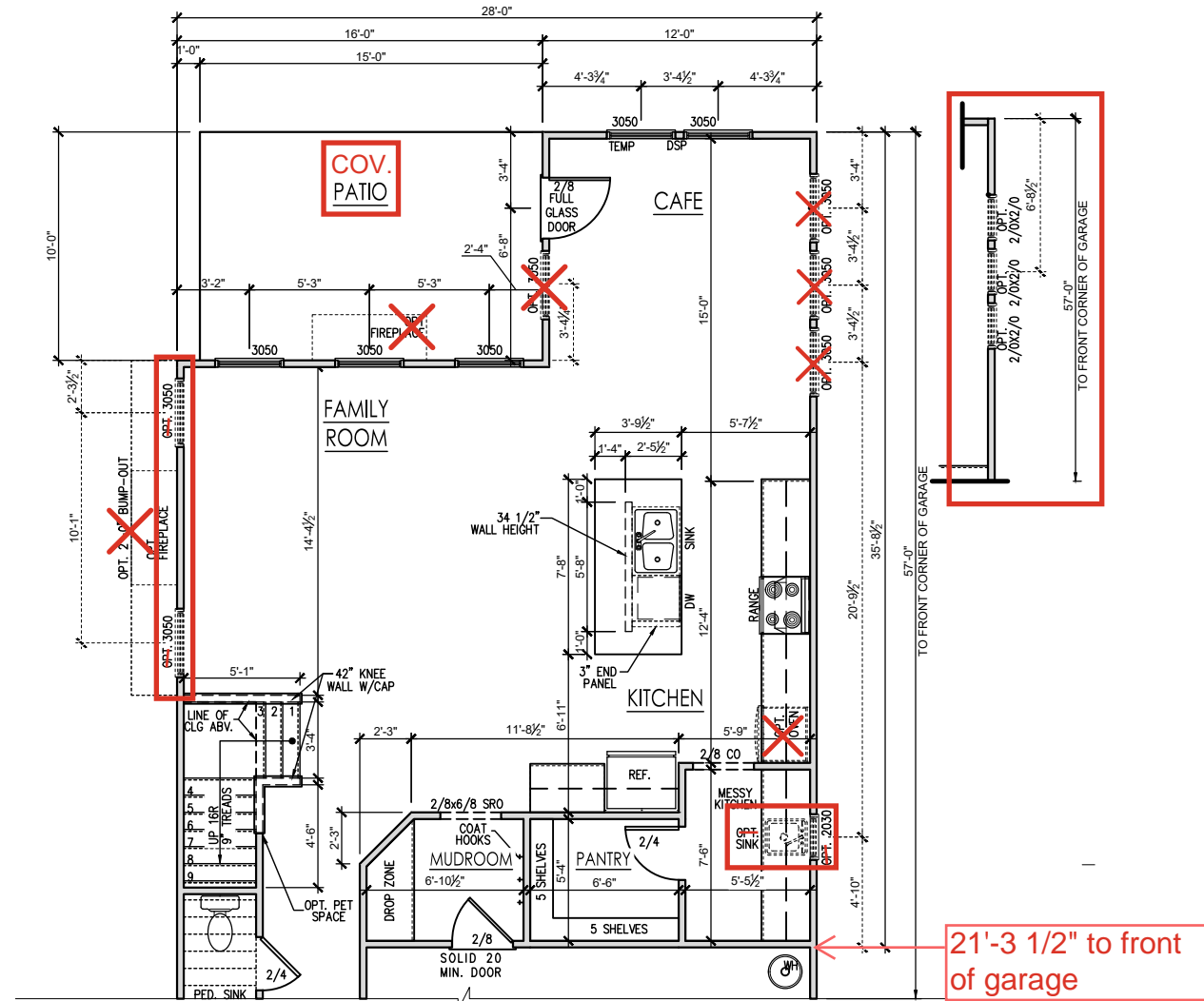
THE SMITHFIELD - RH
First Floor Plan 'French Country'

DRAWN BY: South Designs/J.Jones
ISSUE DATE: 7/1/2021
CURRENT REVISION DATE: 03-01-23
SCALE: 1/8" = 1'-0"
SHEET 2.1b

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OPT. KITCHEN W/ EXTENDED CAFE

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

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THE SMITHFIELD - RH

First Floor Options 'French Country'

DRAWN BY:
South Designs/J.Jones

ISSUE DATE:
7/1/2021

CURRENT REVISION DATE:
03-01-23

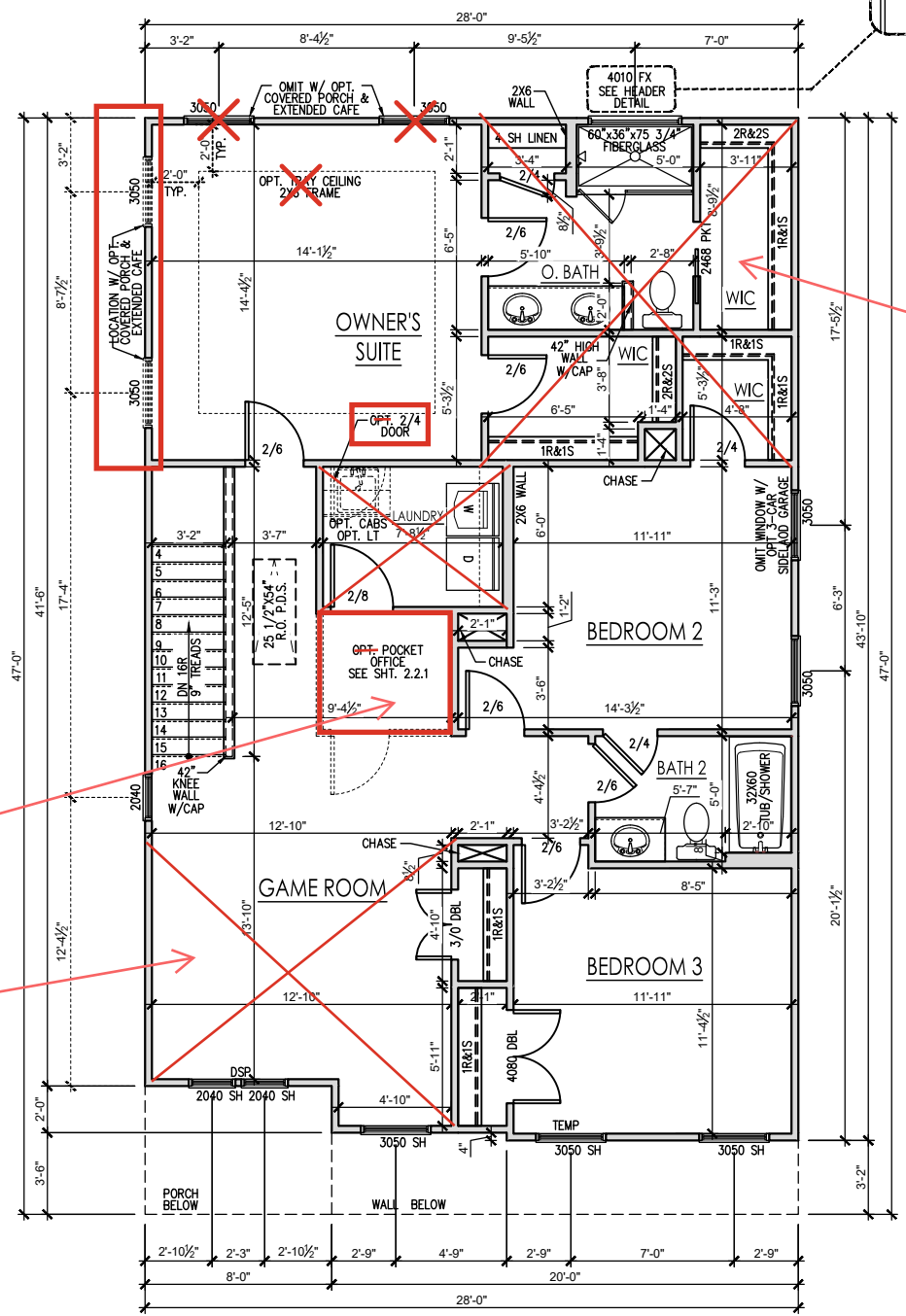
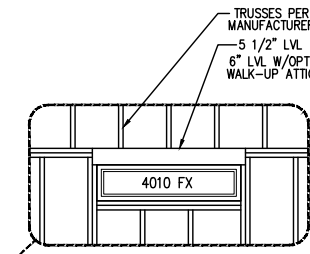
SCALE:
1/8" = 1'-0"

SHEET
2.1.1b

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2.2.1 Pocket office

2.2.1 - owner's bath, WIC, Laundry Bed2 & closet

2.2.1 Bed 4

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

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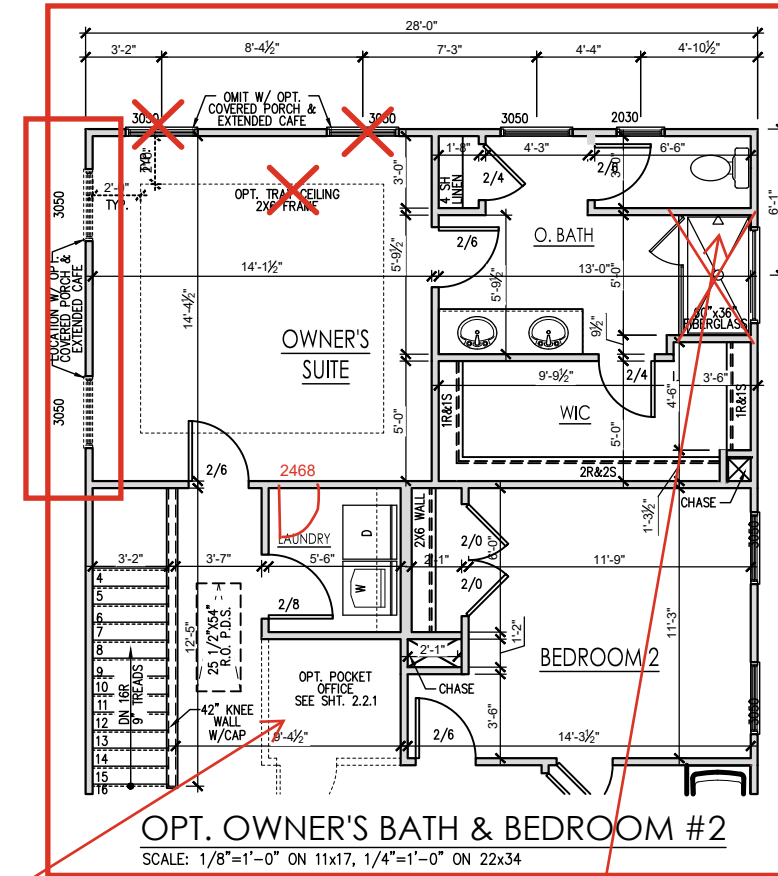
THE SMITHFIELD - RH
Second Floor Plan 'French Country'

DRAWN BY: South Designs/J.Jones
ISSUE DATE: 7/1/2021
CURRENT REVISION DATE: 03-01-23
SCALE: 1/8" = 1'-0"
SHEET 2.2b

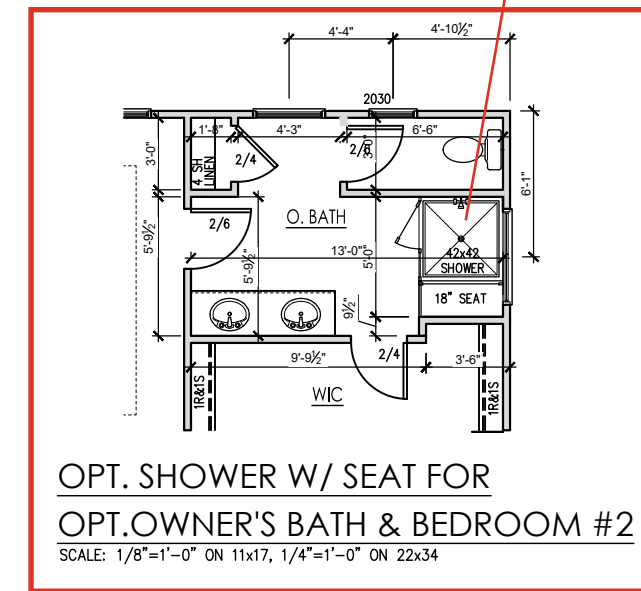
General Floor Plan Notes

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

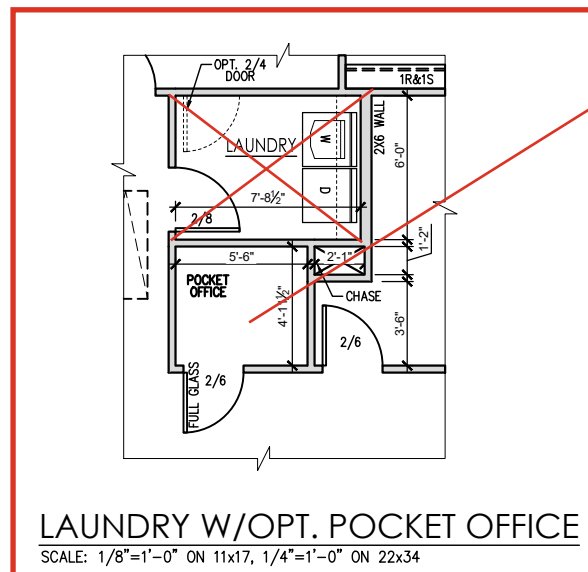
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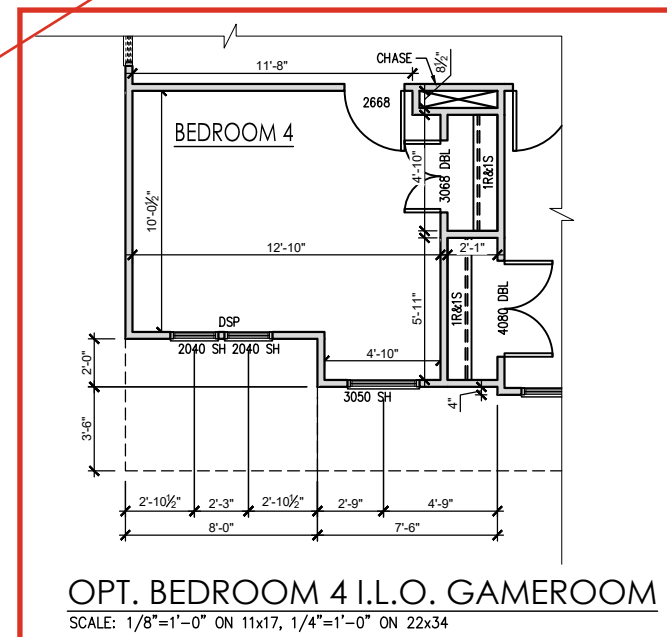
OPT. OWNER'S BATH & BEDROOM #2
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



OPT. SHOWER W/ SEAT FOR OPT. OWNER'S BATH & BEDROOM #2
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



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



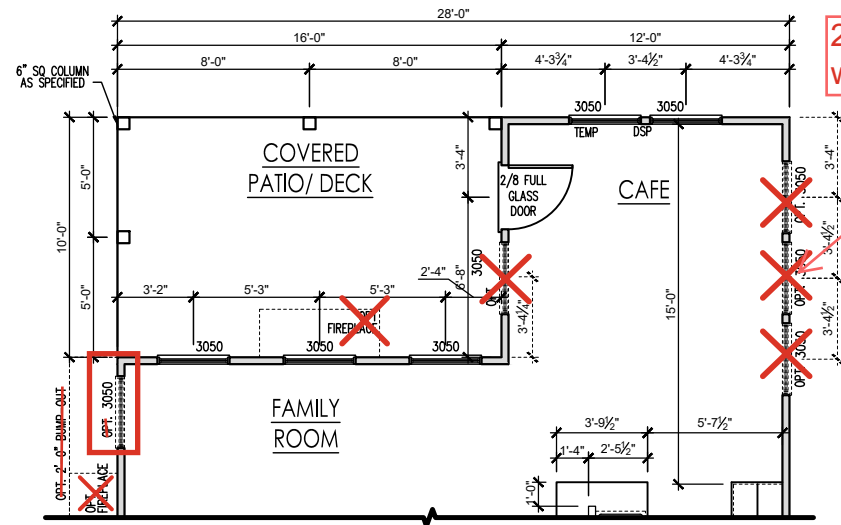
OPT. BEDROOM 4 I.L.O. GAMEROOM
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

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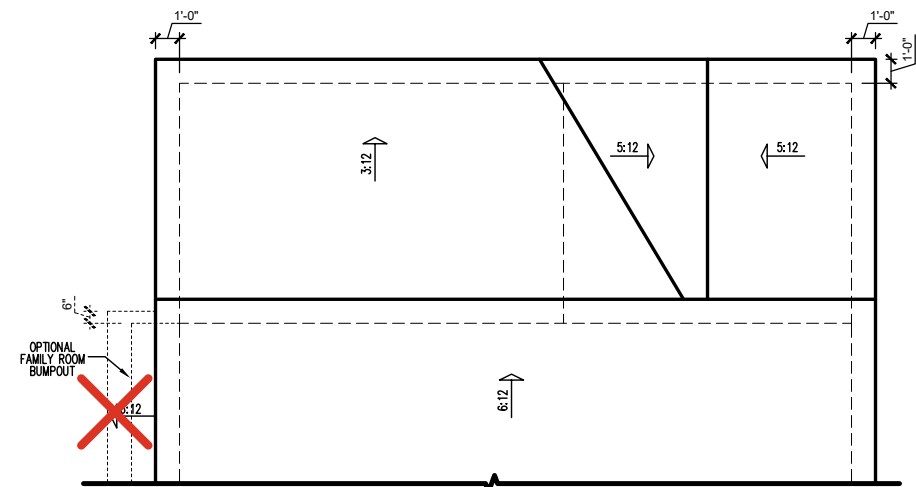
THE SMITHFIELD - RH
Second Floor Plan Options 'French Country'

DRAWN BY:
South Designs/J.Jones
ISSUE DATE:
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03-01-23

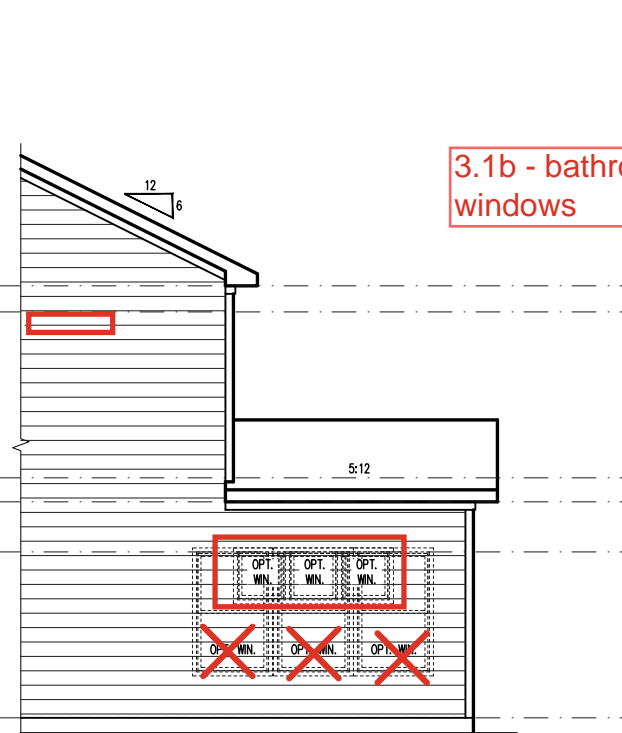
SCALE:
1/8" = 1'-0"
SHEET
2.2.1b



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

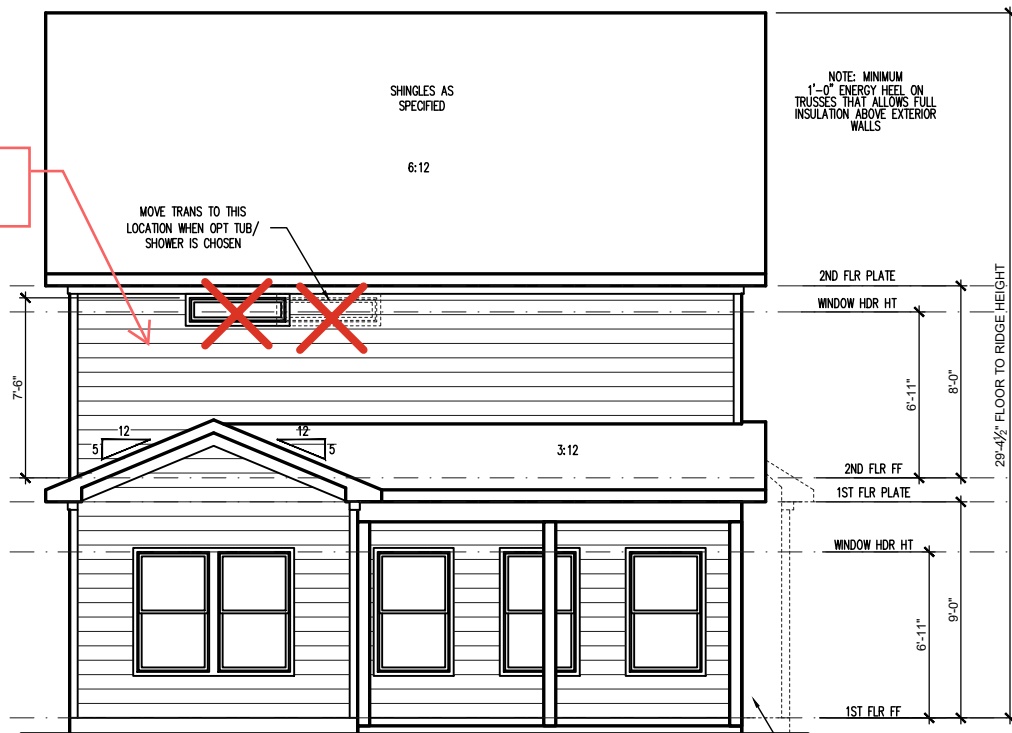


OPT. EXTENDED CAFE W/ COVERED PATIO/DECK
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

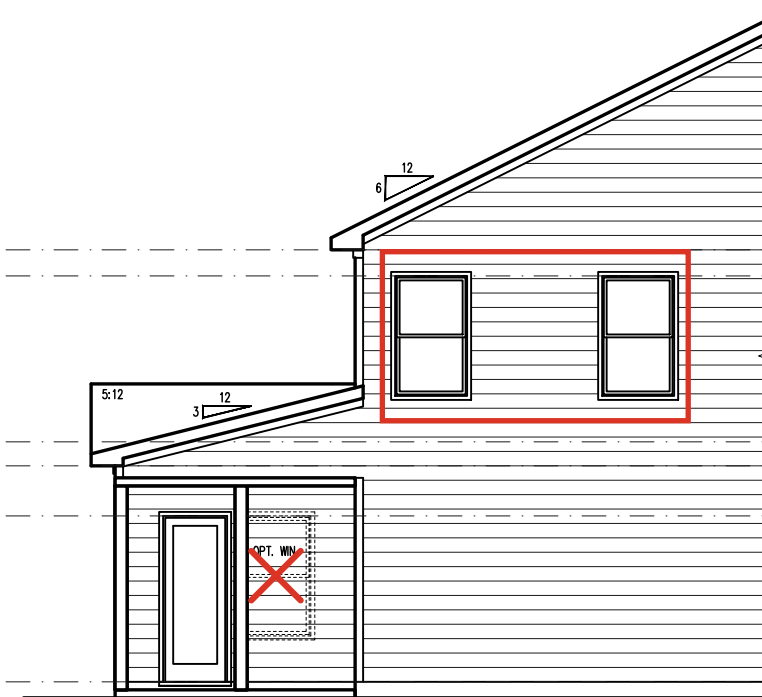


**EXTENDED CAFE W/ COVERED PATIO
PARTIAL RIGHT SIDE ELEVATION (SLAB)**
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

**3.1b - bathroom
windows**



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



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

REV. #	DESCRIPTION	DATE
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THE SMITHFIELD - RH

Extended Cafe w/ Cov Patio Plans & Elevs (Slab) 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
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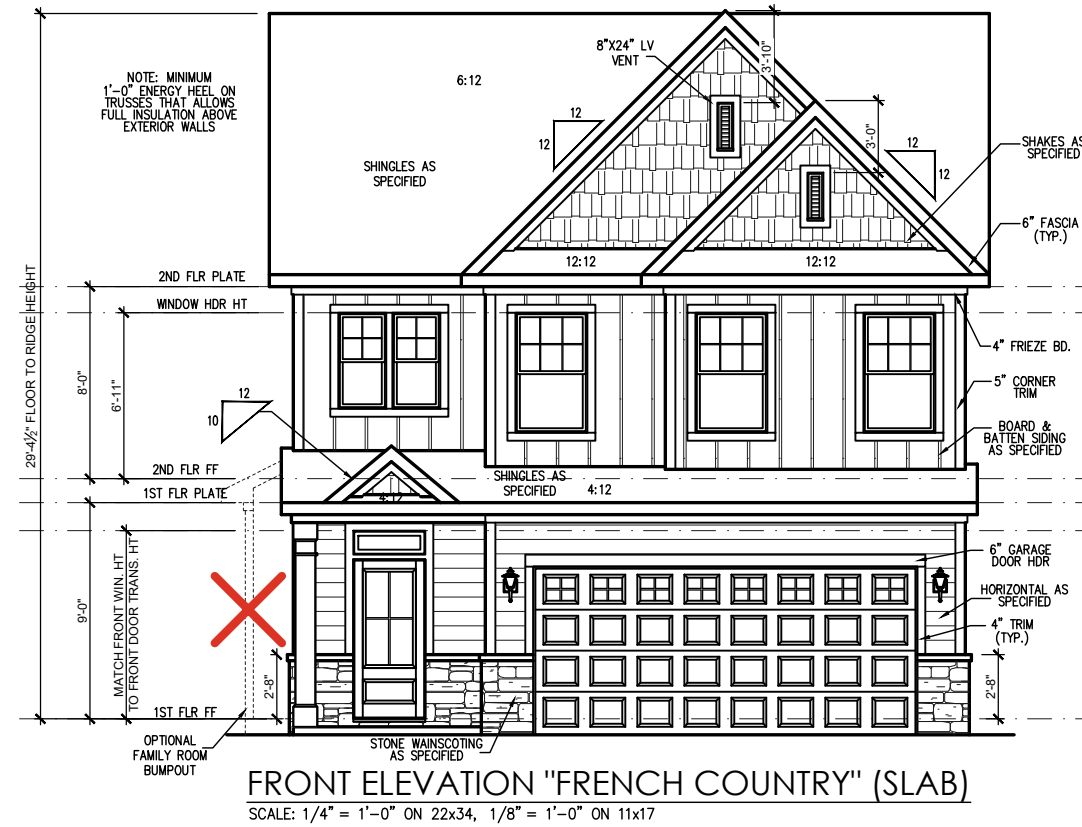
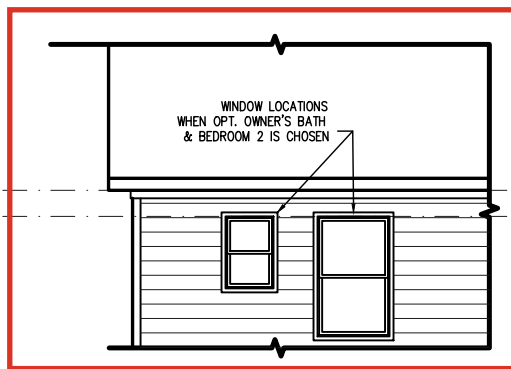
General Elevation Notes

General Elevation Notes shall apply unless noted otherwise on plan.

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

Masonry Opening Lintel Schedule

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



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THE SMITHFIELD - RH
Front & Rear Elevations (Slab) 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
3.1b

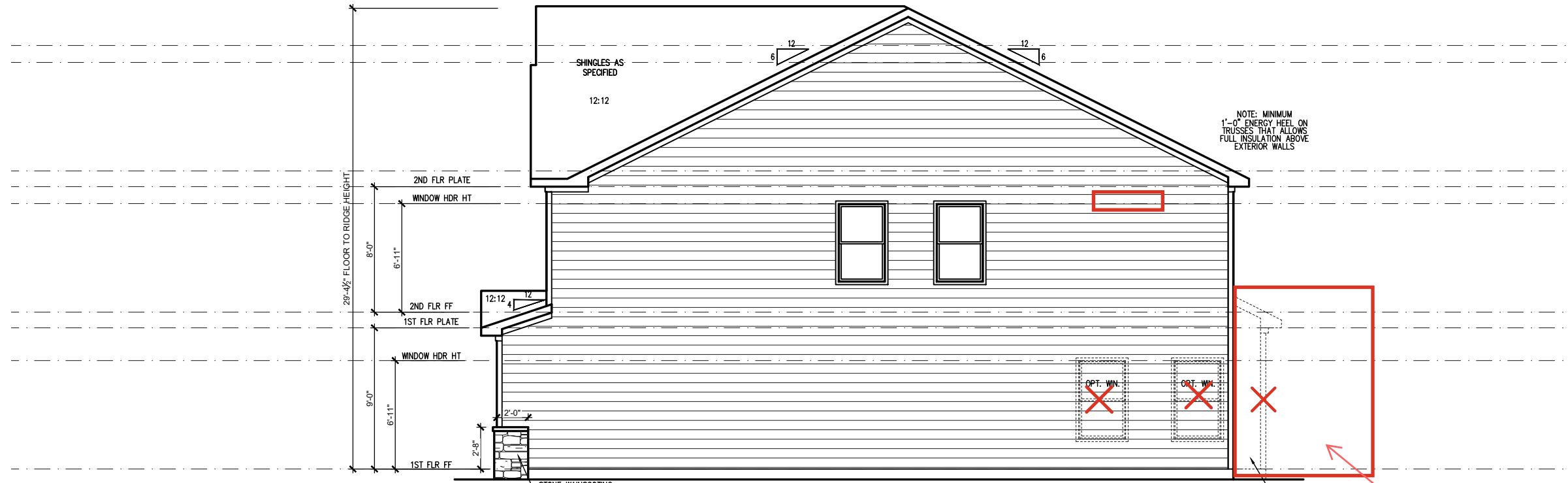
General Elevation Notes

General Elevation Notes shall apply unless noted otherwise on plan.

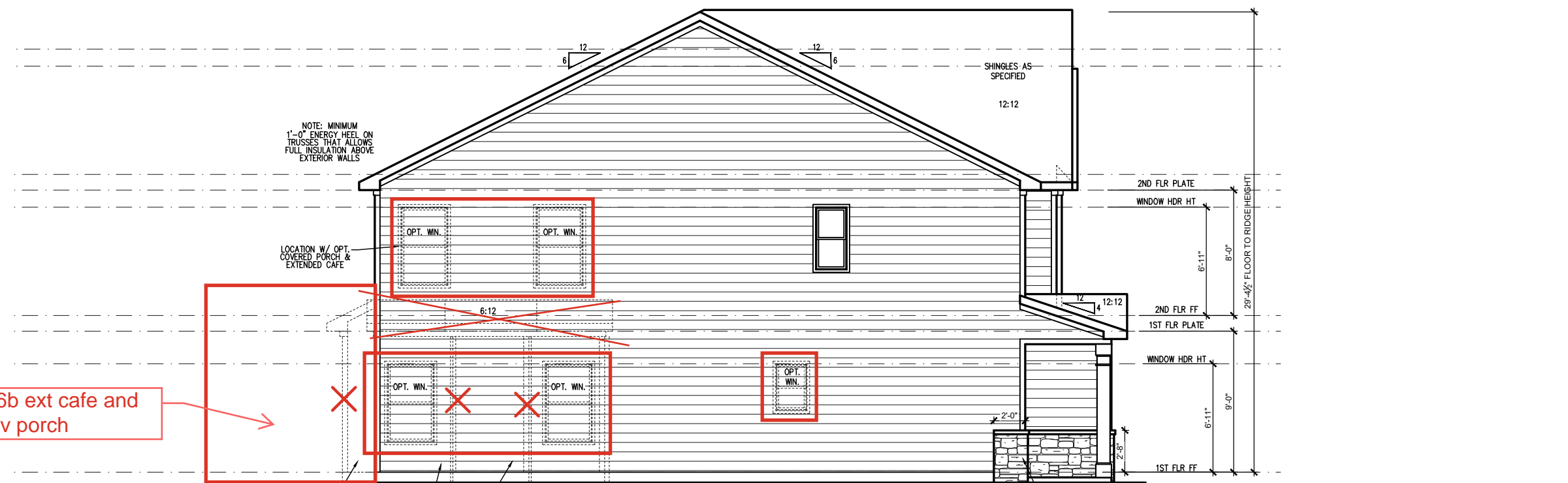
1. Roof shall be finished with architectural composition shingles with slopes as noted on plan.
2. Ridge Vent shall be provided and installed on all ridges greater than 6' in length per manufacturer's specifications.
3. Soffit Vent shall be continuous soffit vent
4. House Wrap, "Tyvek" or approved equal shall be installed over entire exterior wall per manufacturer's specifications and recommendations.
5. Flashing shall be provided above all door and window openings, above finish wall material changes and at wall surfaces where lower roof areas abut vertical wall surfaces.
6. Porch Railings shall be provided at all porch walking surfaces greater than 30" above adjacent finished grade. It shall be 36" high with guards spaced no more than 4" apart. Consult community specifications for material.
7. Finish Wall Material shall be as noted on elevation drawings.
8. Brick Veneer, if included on elevation shall be tied to wall surface with galvanized corrugated metal ties at a rate of 24" oc horizontally and 16" oc vertically so that no more than 2.67sf of brick is supported by (1) tie. Space between face of wall and back face of brick shall be limited to a maximum of 1". Flashing shall be provided behind brick above all wall openings and at base of brick wall. Flashing shall be a minimum of 6-mil poly or other corrosion resistant material and shall be installed so that it laps under the house wrap material a minimum of 2". Weepholes shall be provided at a rate of 48" oc and shall not be less than 3/16" in diameter and shall be located immediately above flashing.
9. Brick Veneer Support Lintels shall be provided if brick veneer is included on elevation. Lintels shall be provided as listed in the following schedule and shall have a minimum bearing length of 6". Masonry Lintels shall be provided so that deflection is limited to 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" (SLAB)
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17



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

REV.#	DESCRIPTION	DATE
1		
2		
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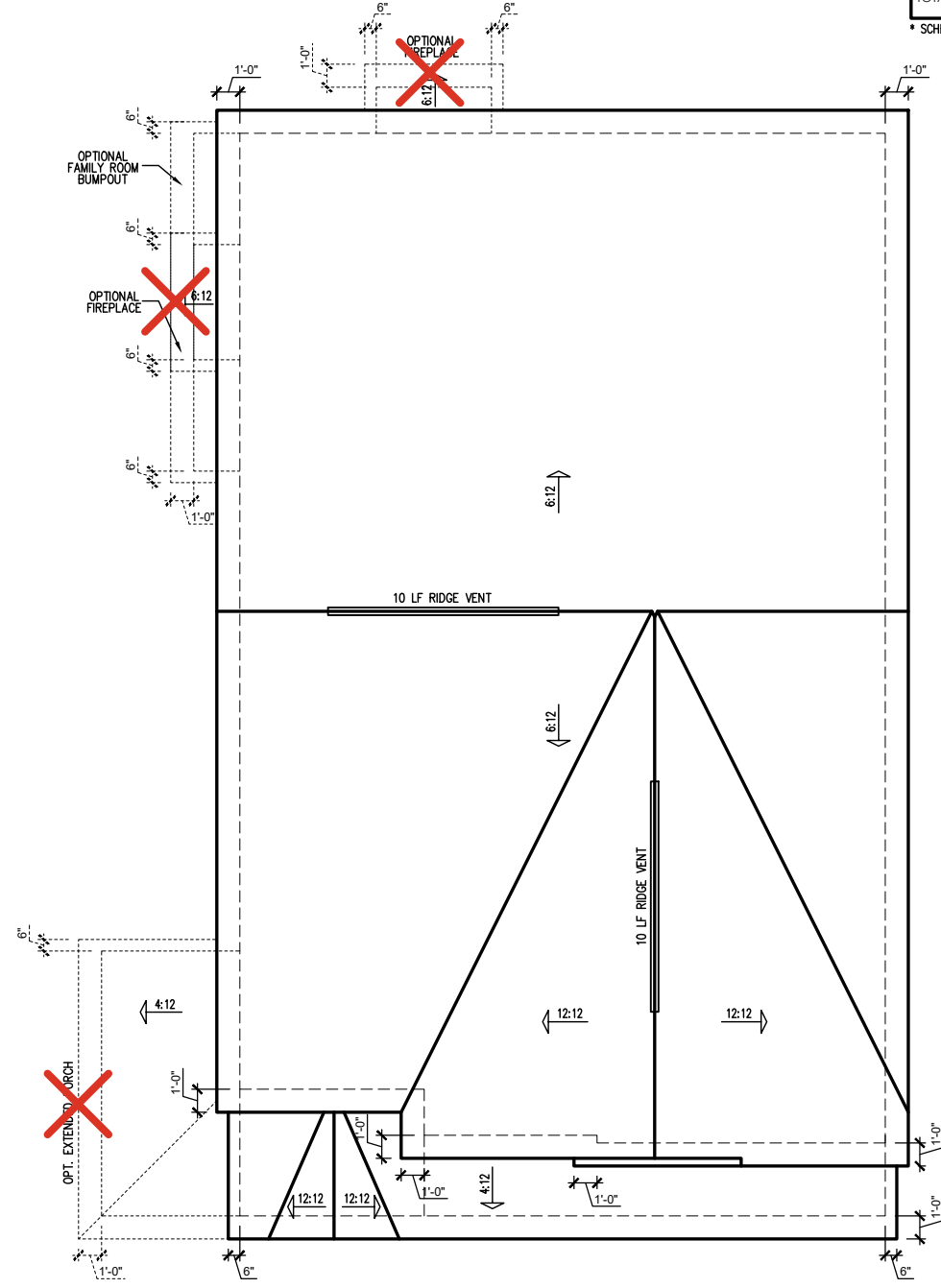
THE SMITHFIELD - RH
Side Elevations (Slab) 'French Country'

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

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

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	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



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

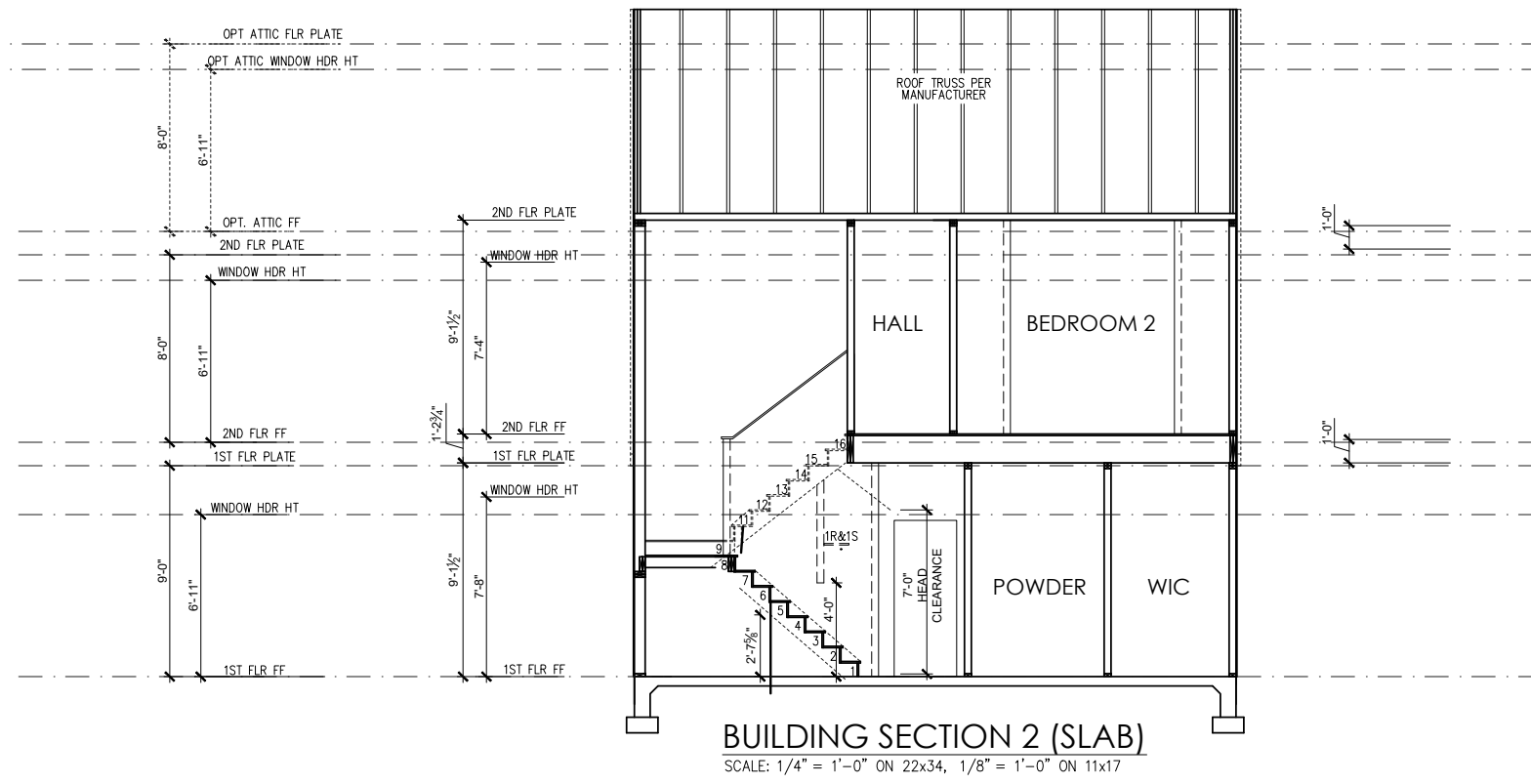
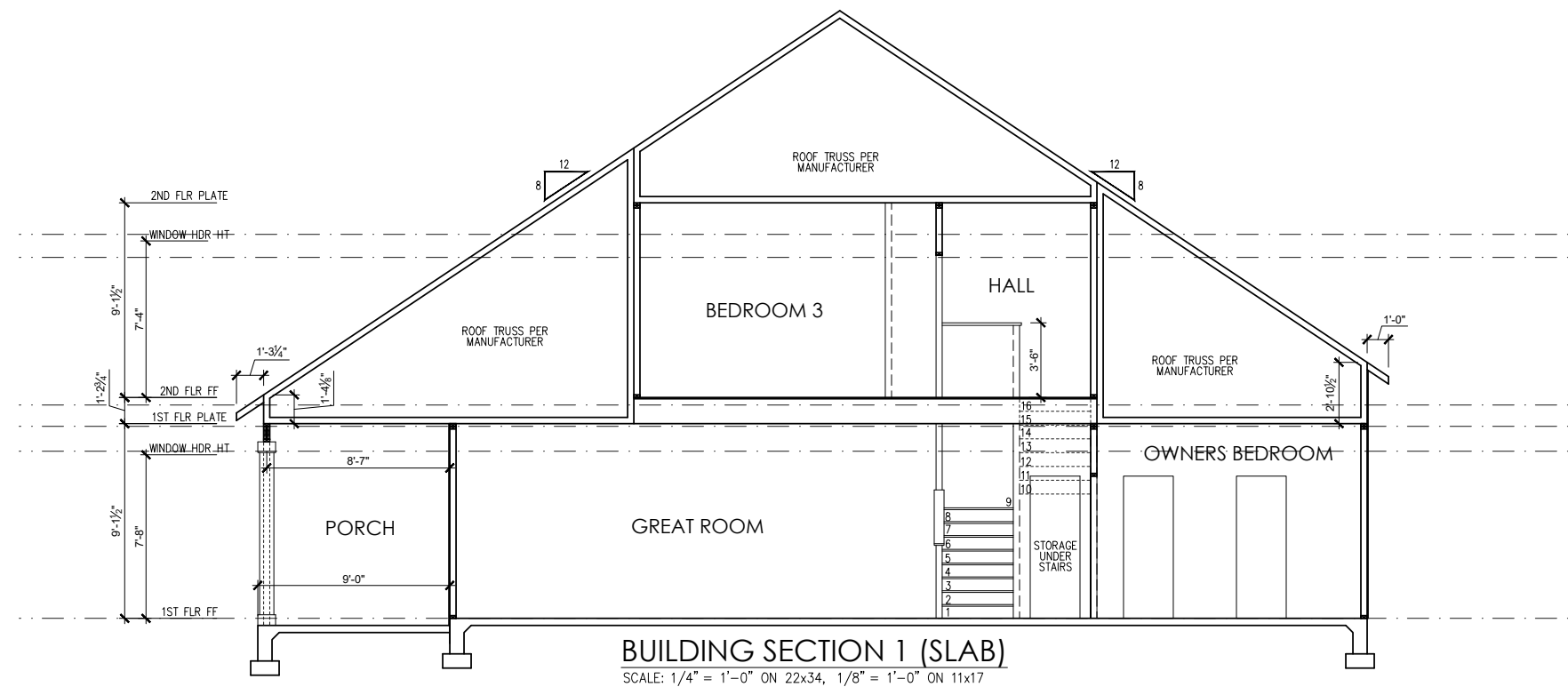
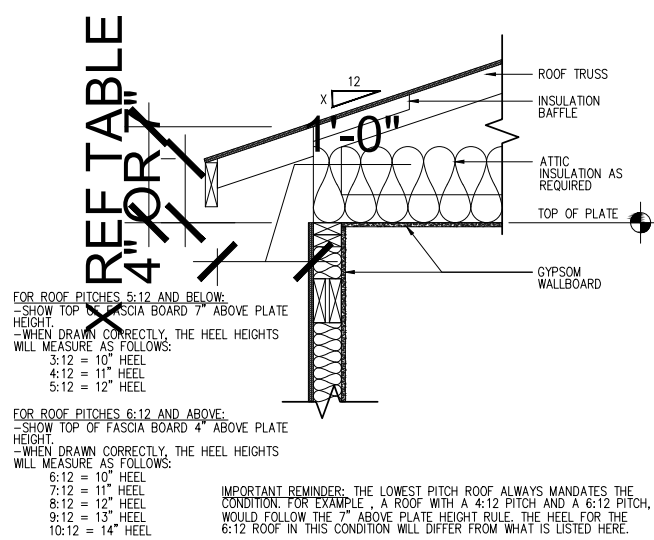
REV. #	DESCRIPTION	DATE
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THE SMITHFIELD - RH
Roof Plan 'French Country'

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

RISER HEIGHTS PER STAIR CONFIGURATION			
PLATE HEIGHT	10" FLOOR SYSTEM	14" FLOOR SYSTEM	16" FLOOR SYSTEM
8'-1 1/2"	14 RISERS @ 7 11/16"	15 RISERS @ 7 1/2"	15 RISERS @ 7 5/8"
9'-1 1/2"	16 RISERS @ 7 1/2"	16 RISERS @ 7 3/4"	17 RISERS @ 7 7/16"
10'-1 1/2"	17 RISERS @ 7 3/4"	18 RISERS @ 7 9/16"	18 RISERS @ 7 11/16"

TYPICAL STAIR DETAIL
SCALE: 1" = 1'-0" ON 22x34, 1/2" = 1'-0" ON 11x17



REV.#	DESCRIPTION	DATE
1		
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7		
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THE SMITHFIELD - RH
Building Sections 'French Country'

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

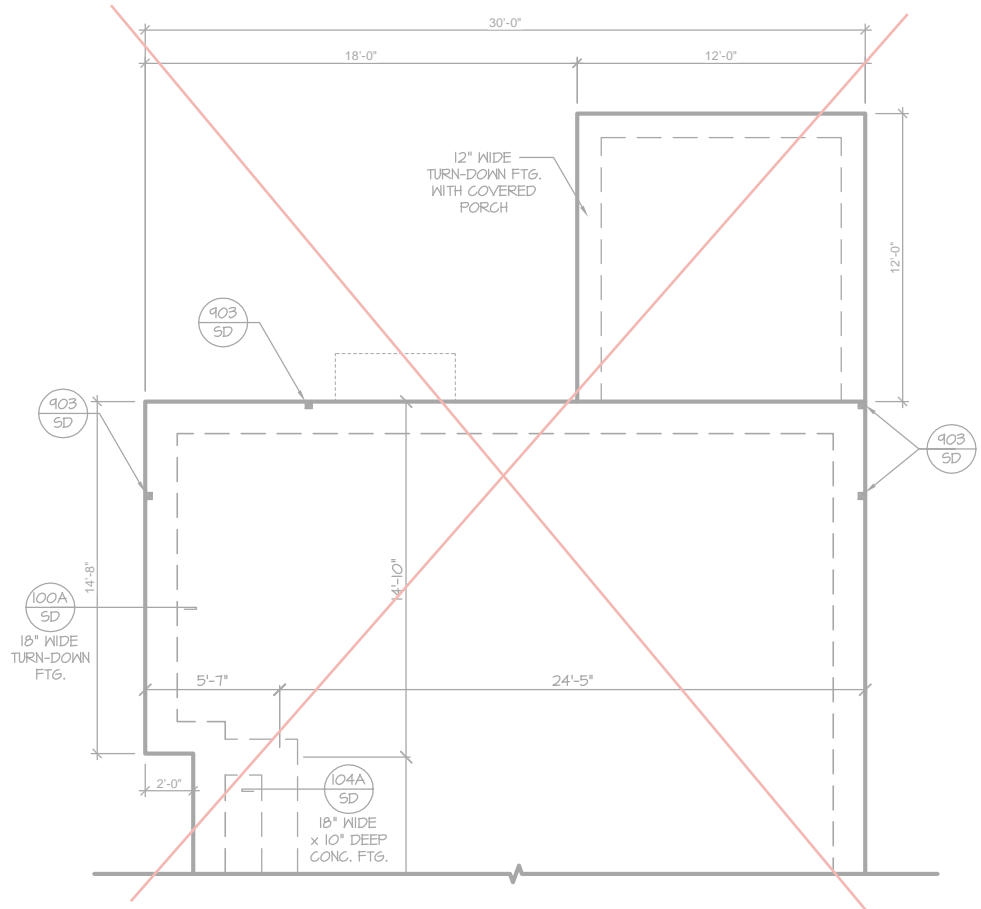


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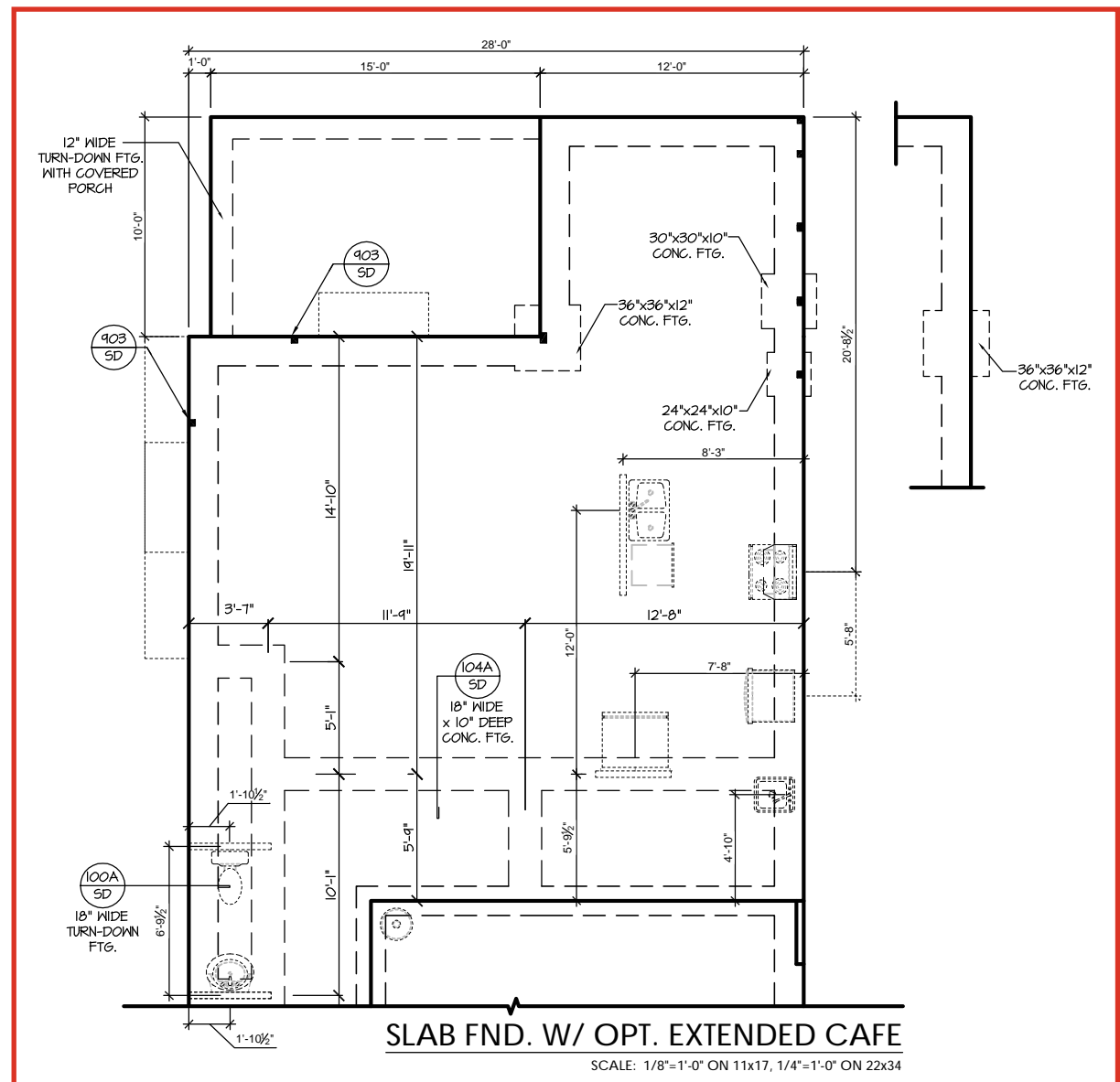
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NEW HOME, INC.

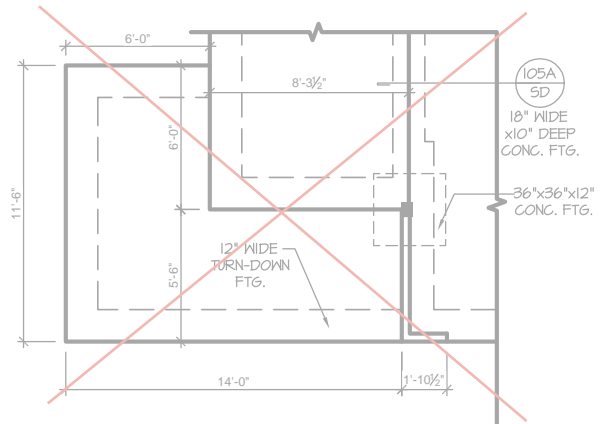
SMITHFIELD
Garage Right



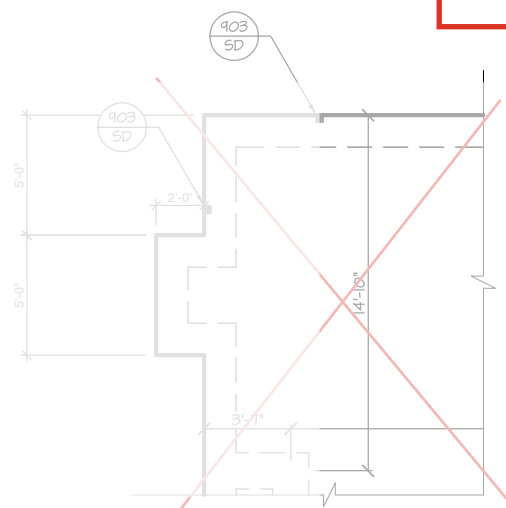
SLAB FND. W/ OPT. EXTENDED FAMILY ROOM
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



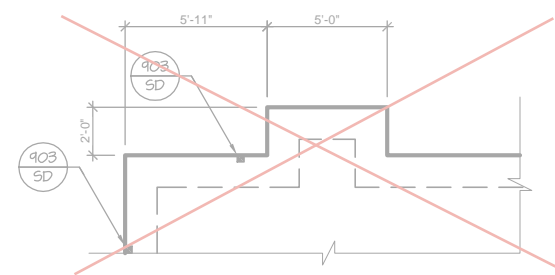
SLAB FND. W/ OPT. EXTENDED CAFE
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



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



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



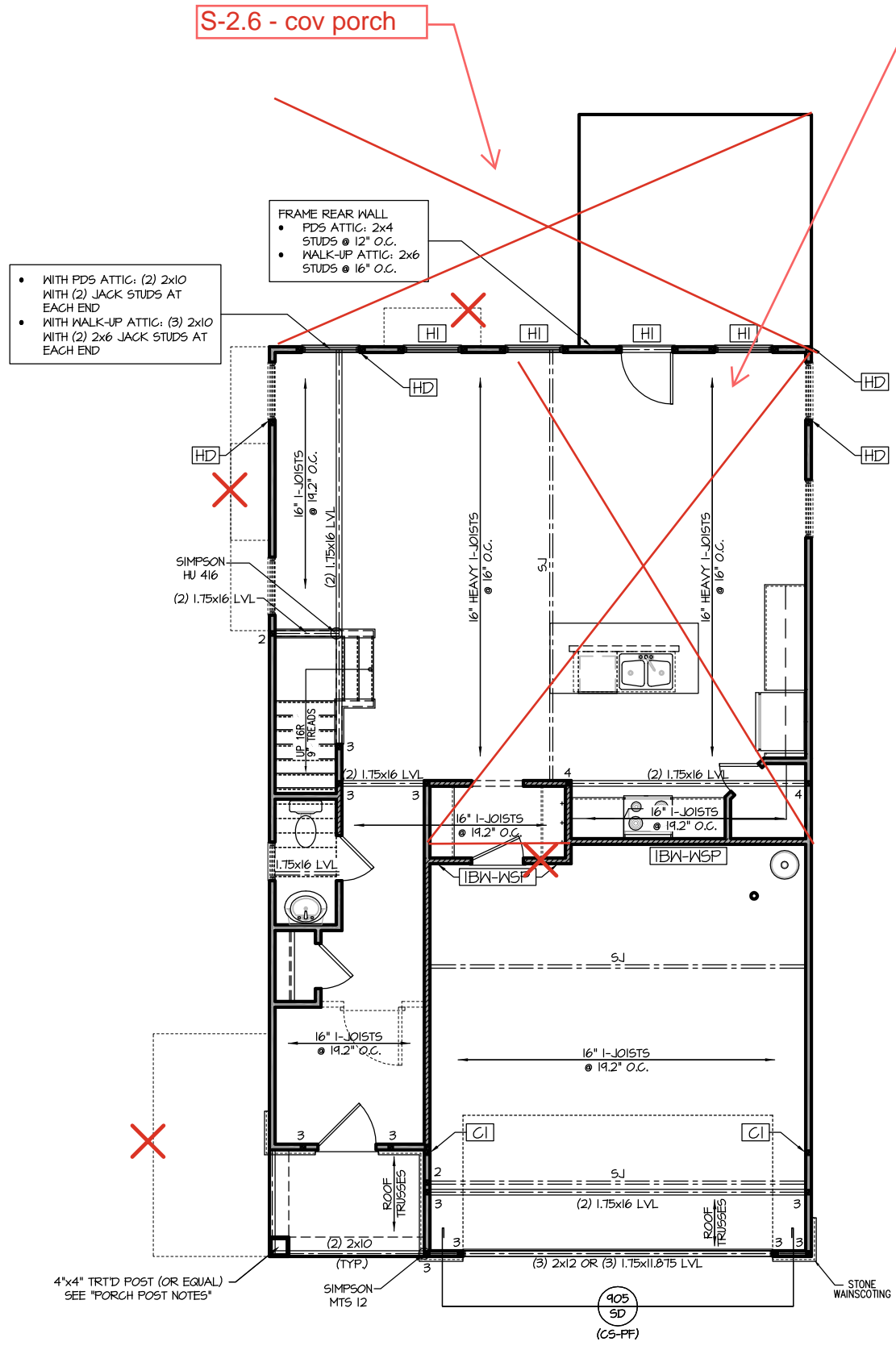
SLAB FND. W/ OPT. REAR FIREPLACE
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

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SMITHFIELD
Garage Right



S-2.6 - cov porch

S-2.1.1 - Ext. Cafe,
Kitchen, Messy
Kitchen, Pantry

WOOD I-JOISTS
(SHALL BE ONE OF THE FOLLOWING OR EQUAL):
• TJI 210 BY TRUS JOIST
• LFI 20 PLUS BY LP
• BCI 5000s 1.8 BY BC
• BLI 40 BY onCENTER

HEAVY WOOD I-JOISTS
(SHALL BE ONE OF THE FOLLOWING OR EQUAL):
• TJI 360 BY TRUS JOIST
• LFI 42 PLUS BY LP
• BCI 60s 2.0 BY BC
• BLI 65 BY onCENTER

• 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.

HI

- 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

- 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.

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.

HEADER/BEAM & COLUMN NOTES

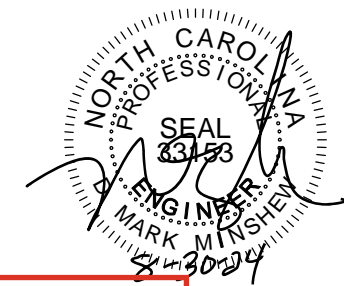
1. ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)2x6 (4" WALL) OR (3)2x6 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.
2. THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS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

FRAMING NOTES
NC (2018 NCRC): Wind: 115-120 mph

1. BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP, CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY SECTION R602.10 OF THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
2. EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) (EXPOSURE B: 1/16". 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.
3. WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE. BLOCK AT ROOF PER SECTION R602.10.4.5 AND ATTACH BRACED WALLS PER CODE. WSP SHEATHING BETWEEN FLOORS SHALL BE SPLICED ALONG CONTINUOUS BAND OR THE WSP SHEATHING MAY BE SPLICED ACROSS STUDS (CONTINUOUS ACROSS FLOOR SYSTEM) WITH BLOCKING AT PANEL EDGES. (MINIMUM 12" BEYOND FLOOR BREAK) OR OTHER APPROVED METHOD.
4. "HD" = HOLD-DOWN: HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR HD ASSEMBLY.
 - **GROUND/FIRST FLOOR: USE "HD HOLD-DOWN DETAIL" ON 5d SHEET (OR EQUIV)
 - **UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON CS20 OR GSH20 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP T" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (1) 8d NAILS.
5. INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH 1/2" GYPSUM BOARD (GB) ON EACH SIDE OF WALL WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS. SEE SECTION R602.10.4.4 OF THE CODE.
6. INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBW-WSP" ON PLANS). ATTACH ONE SIDE WITH 3/8" WSP SHEATHING WITH 8d NAILS AT A 6"/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. SEE SECTION R602.10.4.4 OF THE CODE.

FIRST FLOOR PLAN "FRENCH COUNTRY"

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

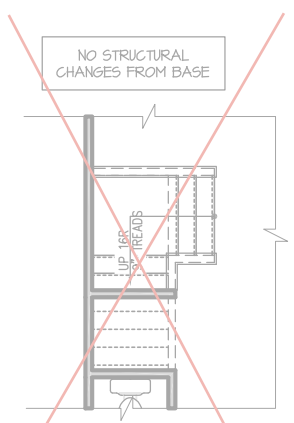


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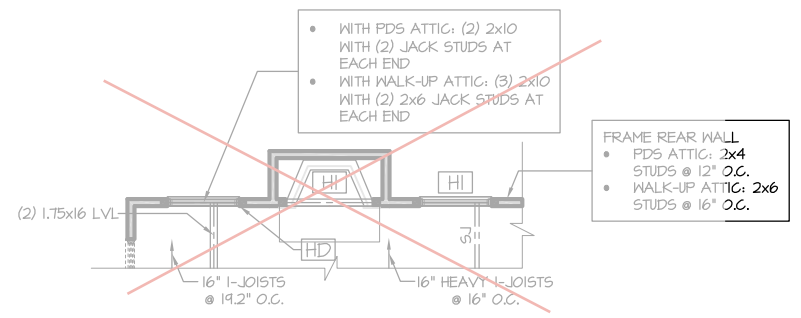
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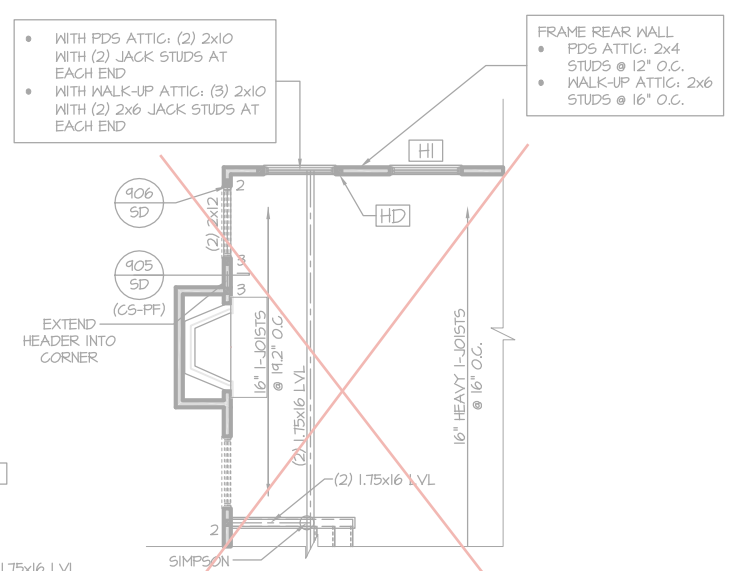
SMITHFIELD
Garage Right



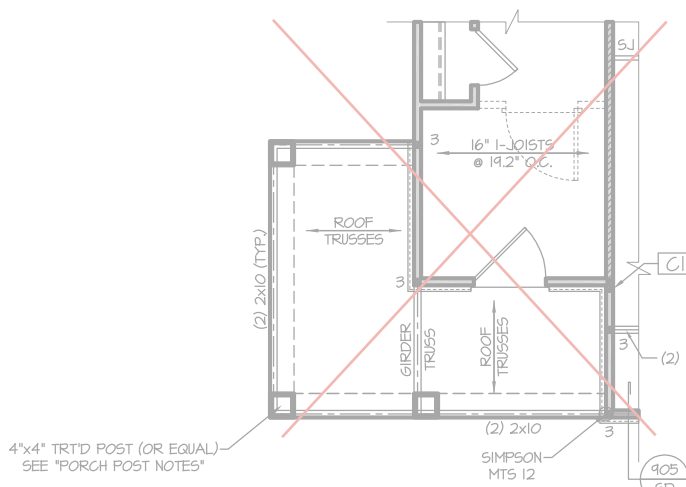
OPT. PET PALACE
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



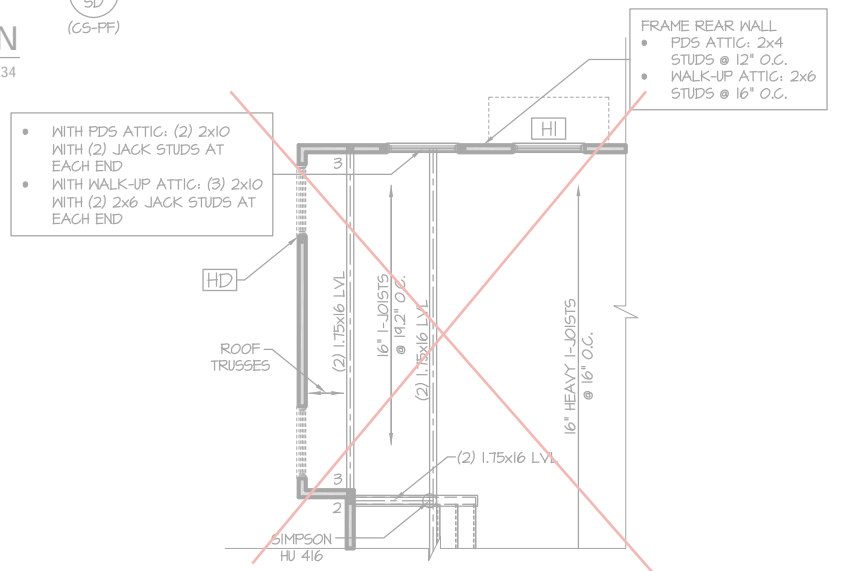
OPT. REAR FIREPLACE
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



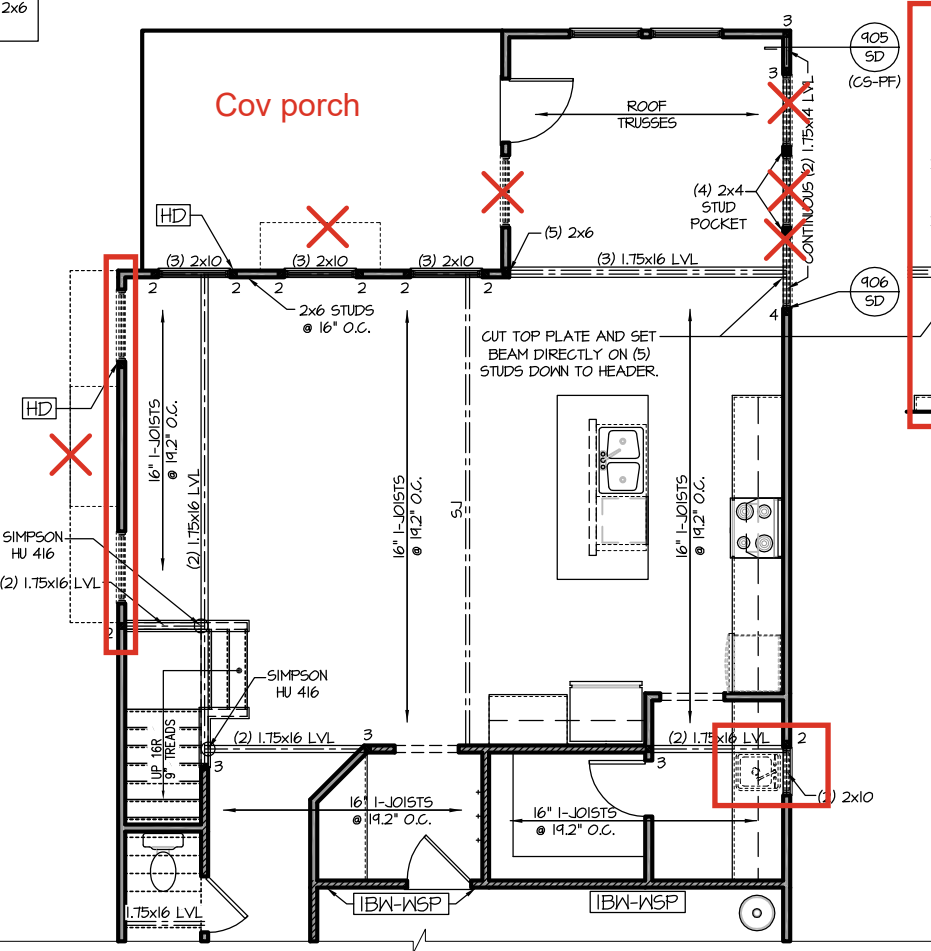
OPT. SIDE FIREPLACE
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



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



OPT. 2' EXTENDED FAMILY
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



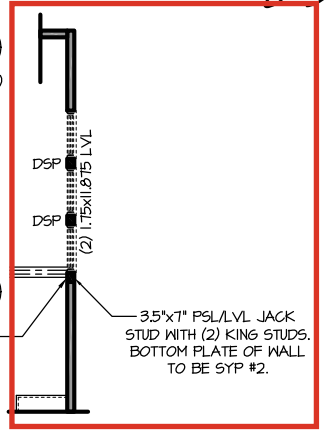
OPT. KITCHEN W/ EXTENDED CAFE
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

HI

- 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

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- WITH WALK-UP ATTIC: 3.5"x7" PSL/LVL COLUMN
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SMITHFIELD
Garage Right

TRUSS SYSTEM REQUIREMENTS

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

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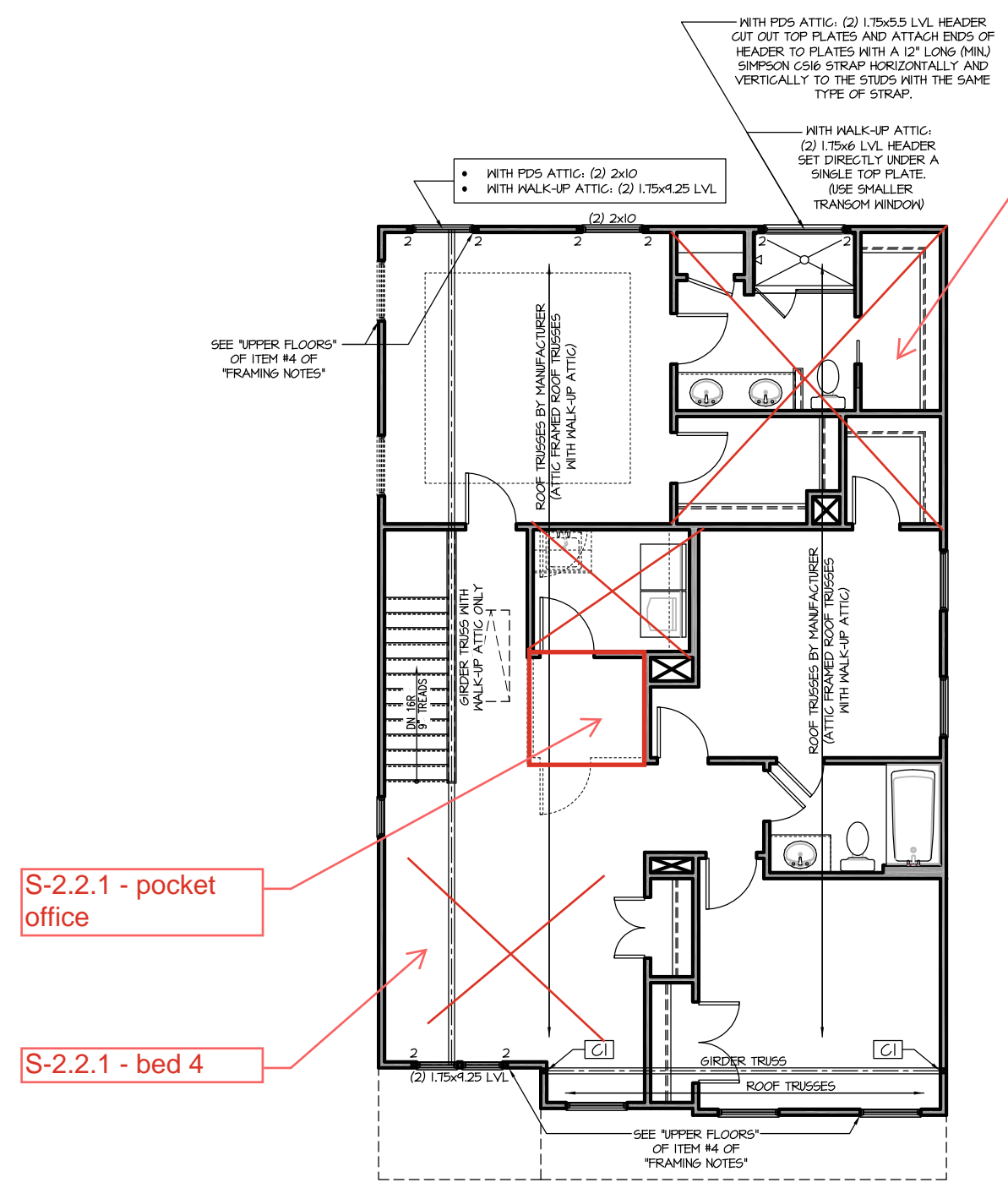
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 - OVER 3' UP TO 6' SPAN: (2) KING STUDS
 - OVER 6' UP TO 9' SPAN: (3) KING STUDS
 - OVER 9' UP TO 12' SPAN: (4) KING STUDS
 - OVER 12' UP TO 15' SPAN: (5) KING STUDS

FRAMING NOTES

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

1. BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP, CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY SECTION R602.10 OF THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
2. EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) (EXPOSURE B: 7/16", EXPOSURE C: 15/32"). SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 6" X 12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.
3. WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE. BLOCK AT ROOF PER SECTION R602.10.4.5 AND ATTACH BRACED WALLS PER CODE. WSP SHEATHING BETWEEN FLOORS SHALL BE SPLICED ALONG CONTINUOUS BAND OR THE WSP SHEATHING MAY BE SPLICED ACROSS STUDS (CONTINUOUS ACROSS FLOOR SYSTEM) WITH BLOCKING AT PANEL EDGES. (MINIMUM 12" BEYOND FLOOR BREAK) OR OTHER APPROVED METHOD.
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 - **UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON CS20 OR GSH20 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP T" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (1) 8d NAILS.
5. INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH 1/2" GYPSUM BOARD (GB) ON EACH SIDE OF WALL WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 1" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS. SEE SECTION R602.10.4.4 OF THE CODE.
6. INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBW-WSP" ON PLANS). ATTACH ONE SIDE WITH 3/8" WSP SHEATHING WITH 8d NAILS AT A 6" X 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 @ 1" OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS. SEE SECTION R602.10.4.4 OF THE CODE.



S-2.2.1 - owner's bath, WIC, laundry and bed 2

S-2.2.1 - pocket office

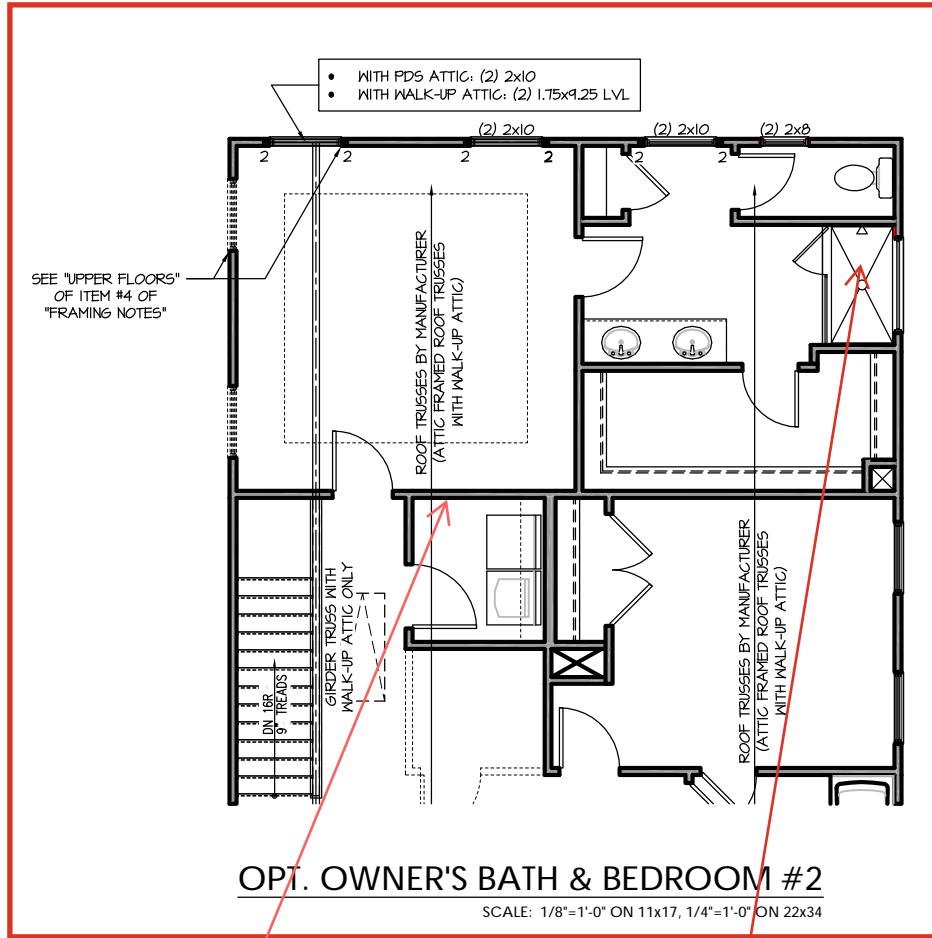
S-2.2.1 - bed 4

C1

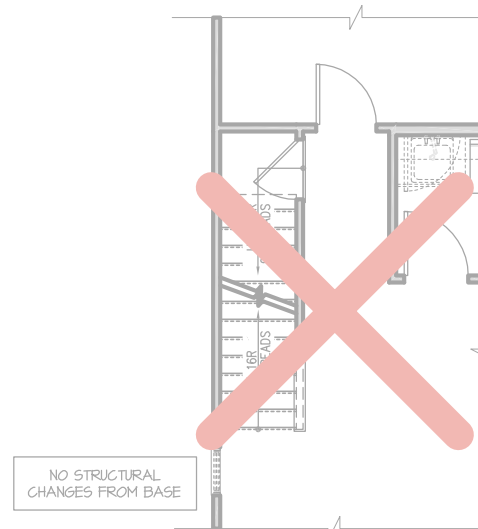
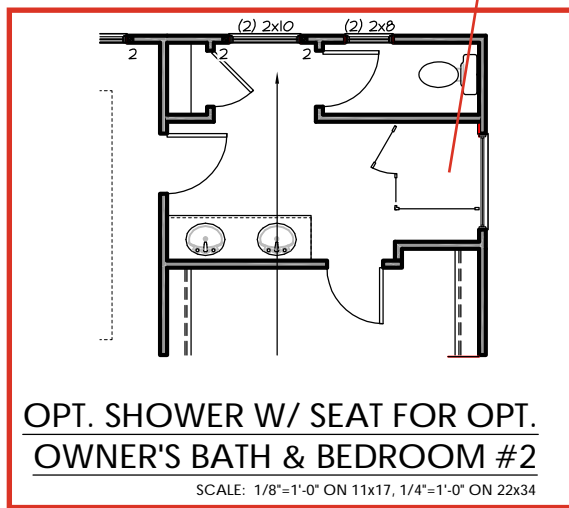
- WITH PDS ATTIC: (6) 2x4 COLUMN. ATTACH EACH STUD WITH (2) 12d NAILS @ 6" O.C.
- WITH WALK-UP ATTIC: 3.5"x7" PSL/LVL COLUMN. INSTALL A 2x4 STUD ON EACH SIDE OF COLUMN AND ATTACH WITH (2) ROWS OF 12d NAILS @ 6" O.C.

SECOND FLOOR PLAN "FRENCH COUNTRY"

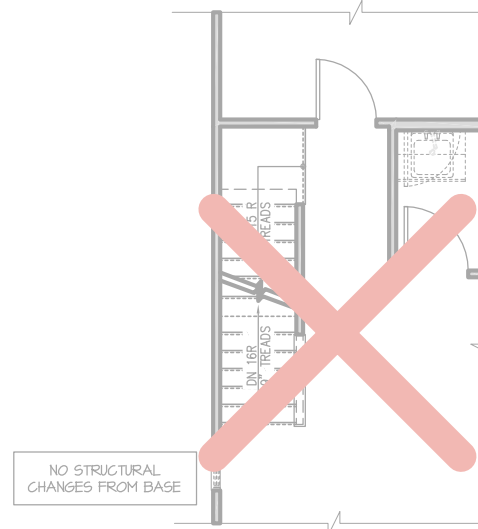
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



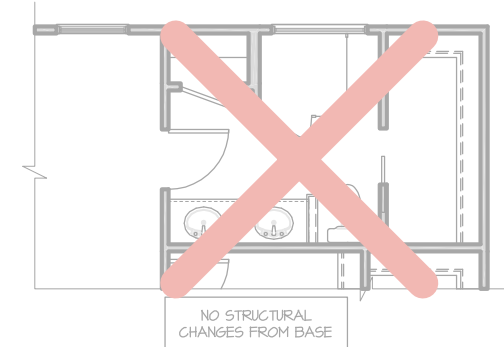
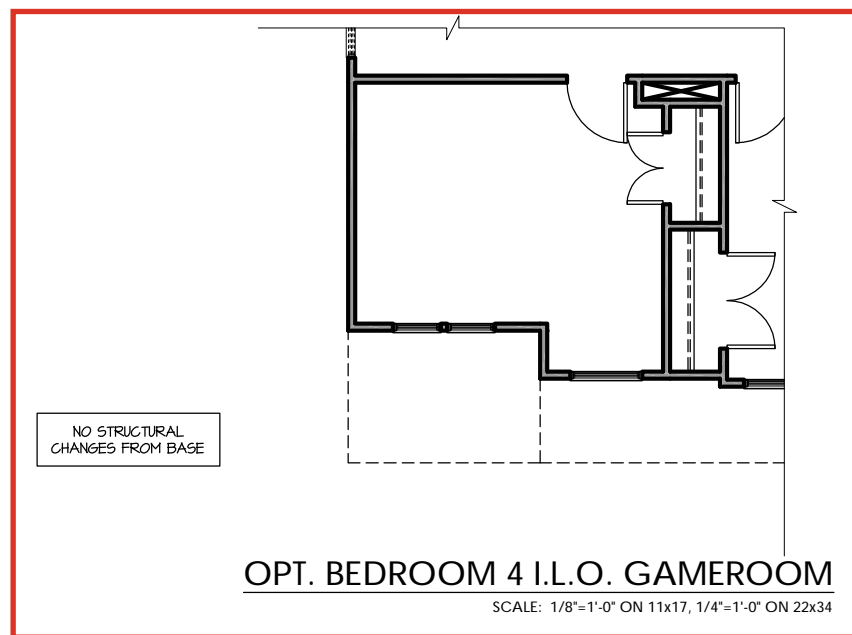
2468 door from bedroom to laundry



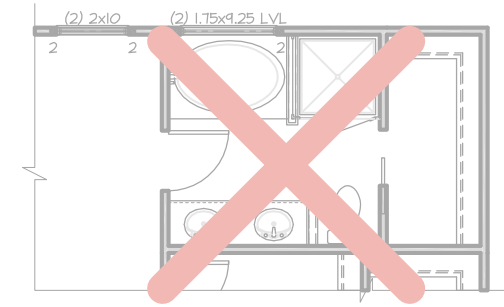
STAIRS W/ OPT. UNFINISHED ATTIC
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



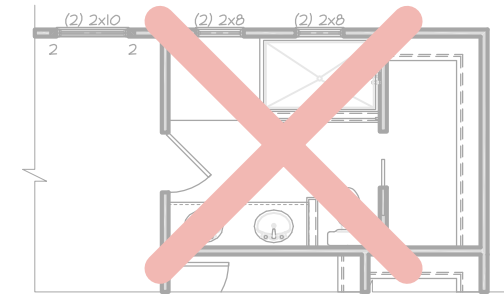
STAIRS W/ OPT. THIRD FL BONUS/BEDROOM
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



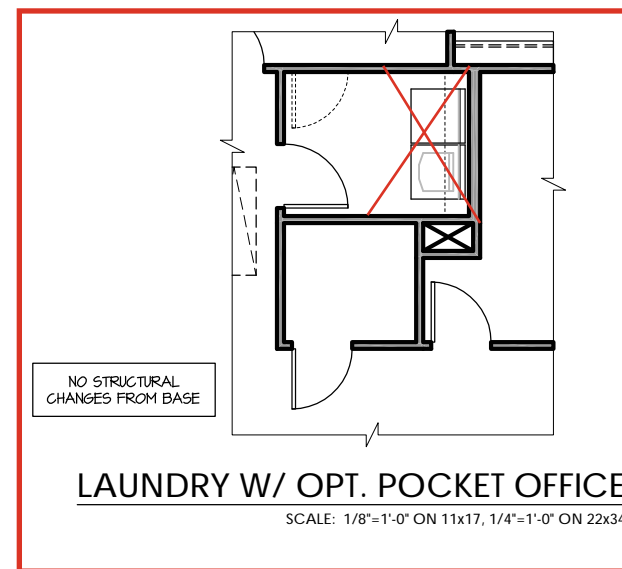
OPT. SHOWER W/ SEAT
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



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



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



PROJECT #
21-3366.1-RH

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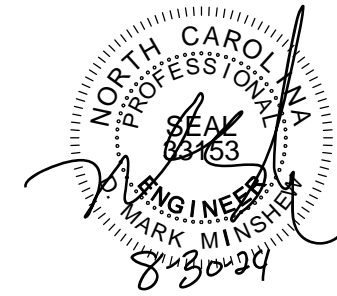
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SMITHFIELD
Garage Right

Roof Truss Version

S-2.2.1



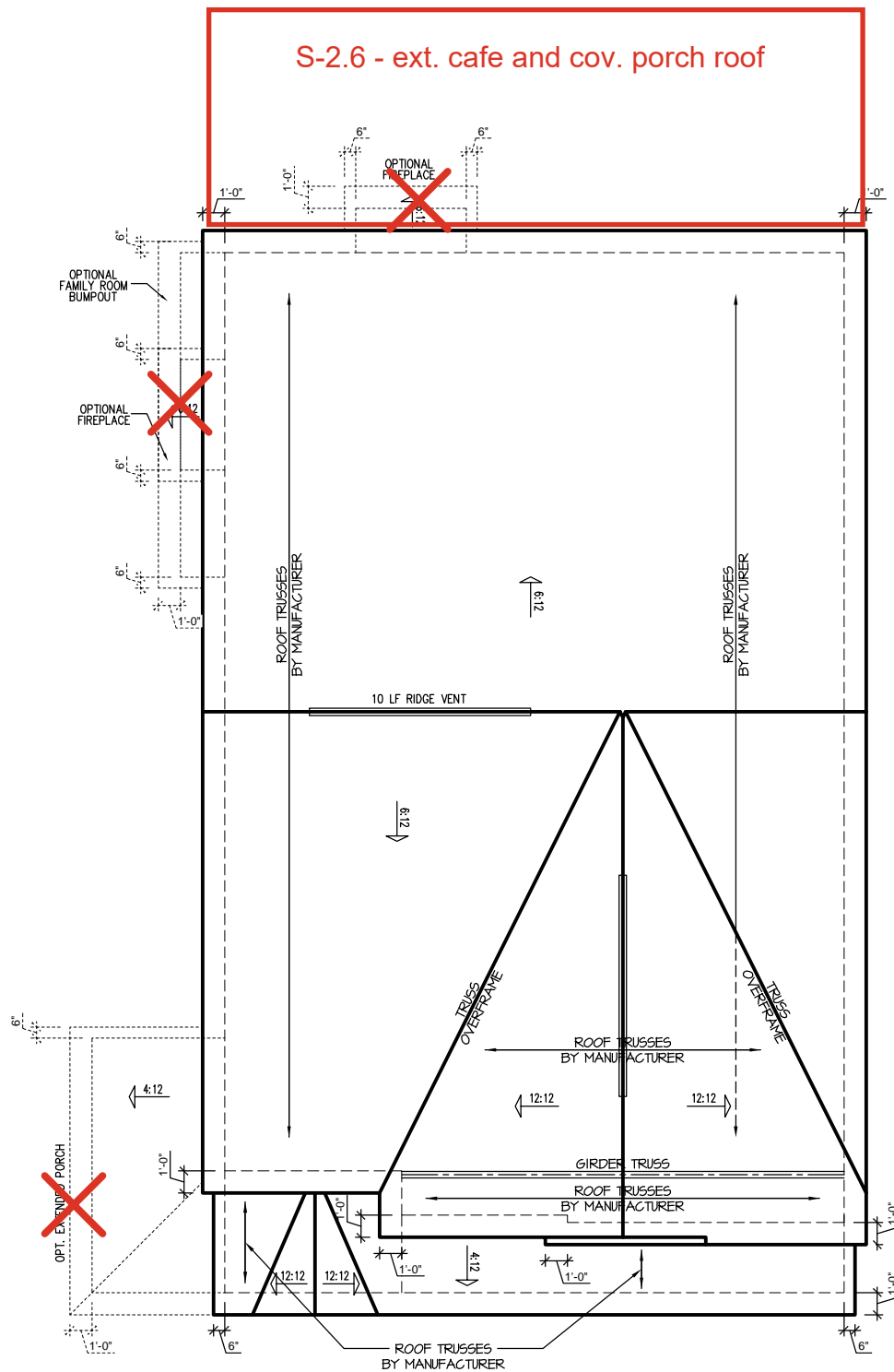
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S-3.1



"FRENCH COUNTRY" ROOF PLAN

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

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 (NO).
4. 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 NCRC): Wind: 115-120 mph

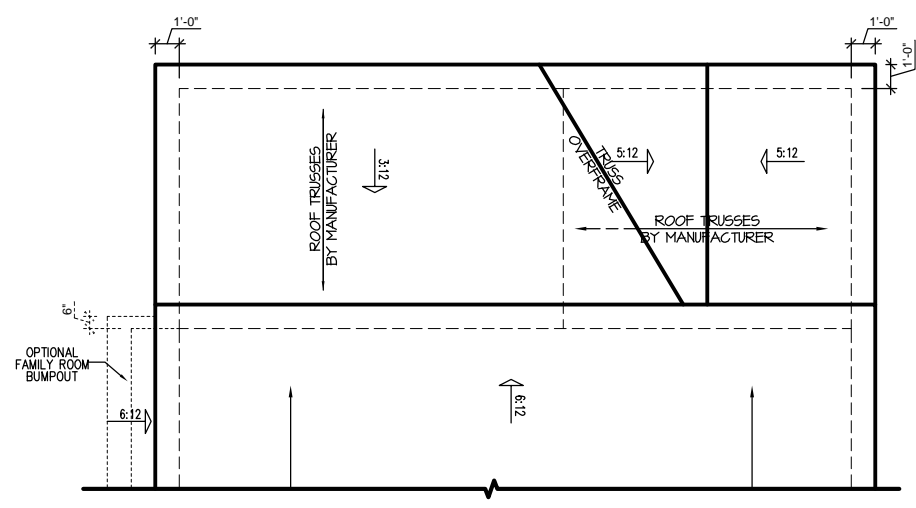
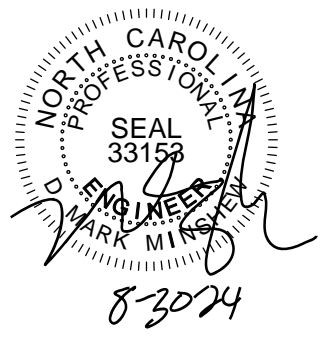
- ① 2x8 RAFTERS @ 16" O.C. WITH 2x10 RIDGE, UNO.
 - ② (2) 2x10 OR 1.75x11.875 LVL HIP. (2) 2x10 HIPs MAY BE SPLICED WITH A MIN. 6'-0" OVERLAP AT CENTER
 - ③ (2) 2x10 OR 1.75x9.25 LVL VALLEY. DO NOT SPLICE VALLEYS
 - ④ 1.75x11.875 LVL OR (2) 1.75x9.25 LVL VALLEY
 - ⑤ FALSE FRAME VALLEY ON 2x10 FLAT PLATE
 - ⑥ 2x6 RAFTERS @ 16" O.C. W/ 2x8 RIDGE, UNO.
 - ⑦ 2x10 RAFTERS @ 16" O.C. W/ 2x12 RIDGE, UNO.
 - ⑧ EXTEND RIDGE 12" BEYOND INTERSECTION
- "SR" = SINGLE RAFTER
 - "DR" = DOUBLE RAFTER
 - "TR" = TRIPLE RAFTER
 - "RS" = ROOF SUPPORT
 - "■" = (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.

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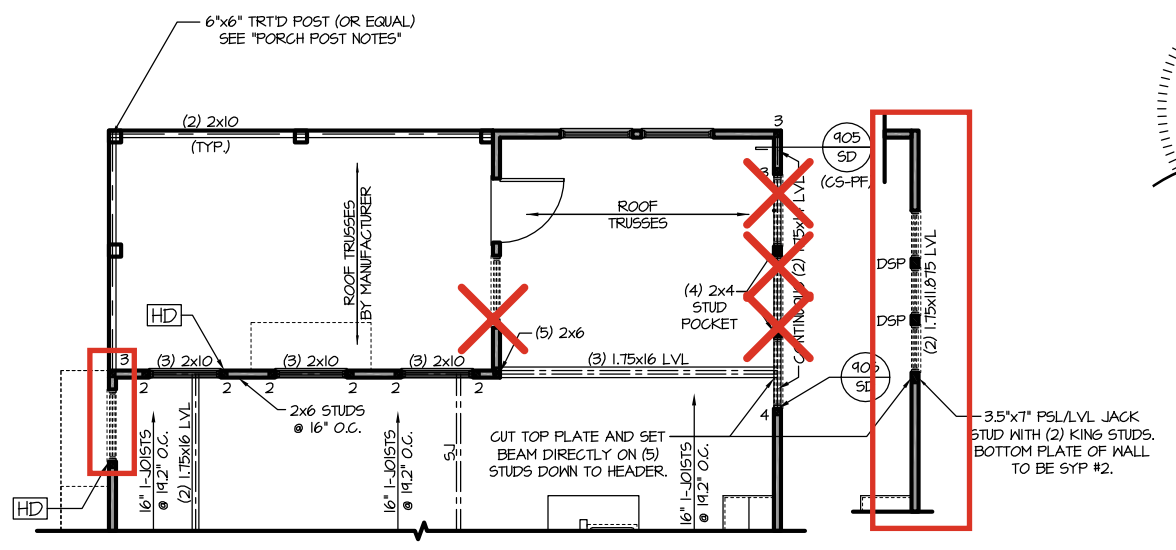
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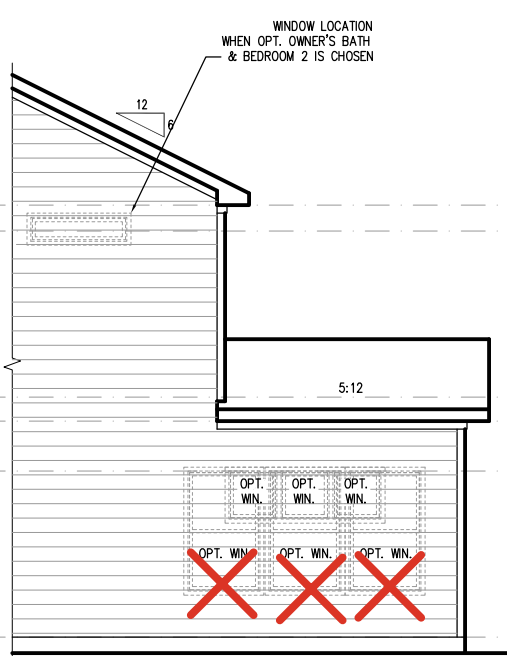
SMITHFIELD
Garage Right



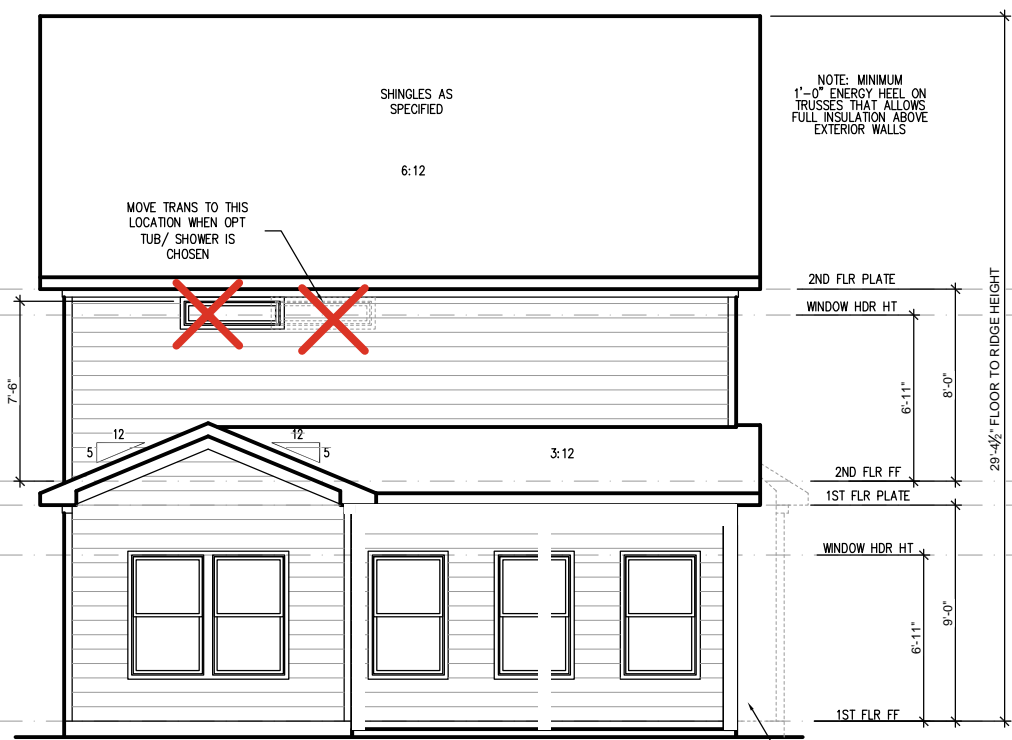
OPT. EXTENDED CAFE W/ COVERED PATIO/DECK
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



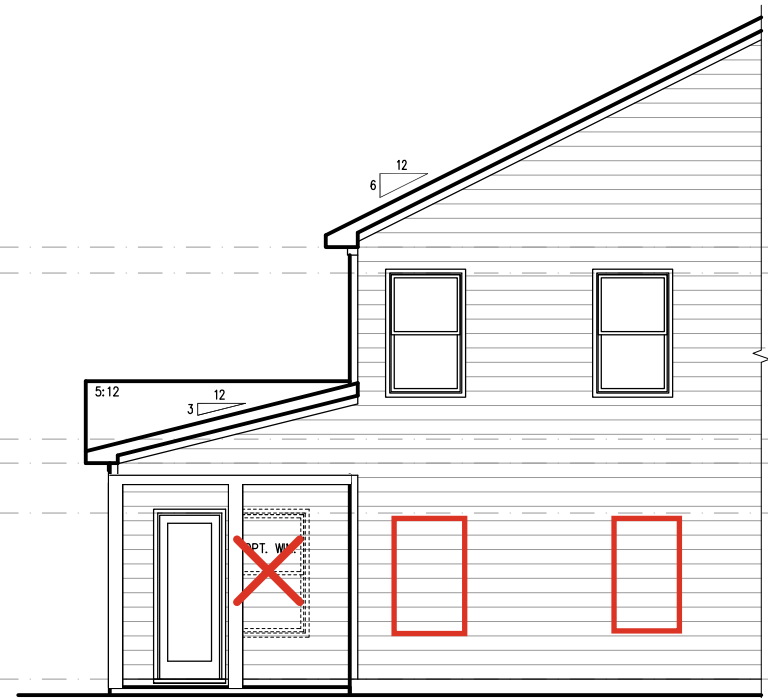
OPT. EXTENDED CAFE W/ COVERED PATIO/DECK
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



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

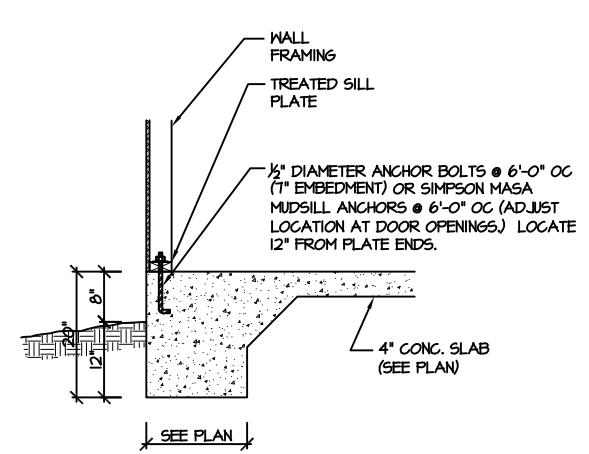
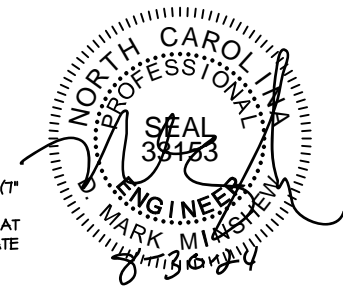


EXTENDED CAFE W/ COVERED PATIO
REAR ELEVATION
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

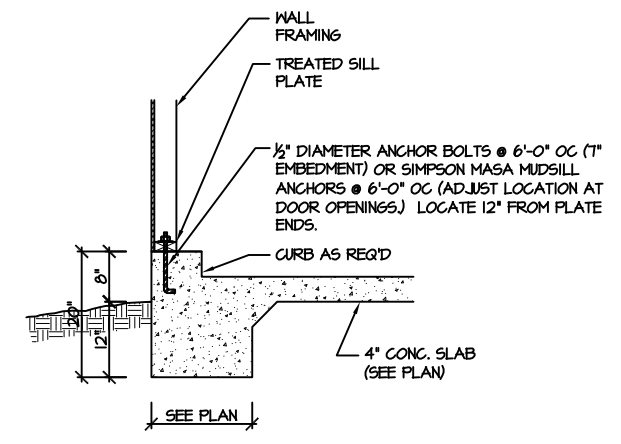


EXTENDED CAFE W/ COVERED PATIO
PARTIAL RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

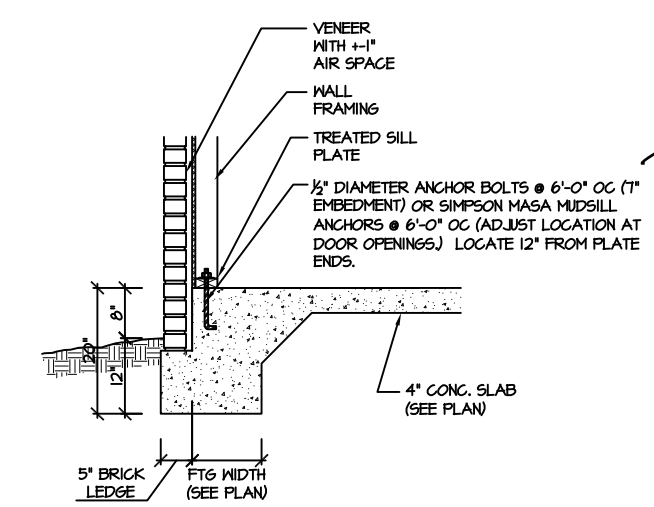
Roof Truss Version



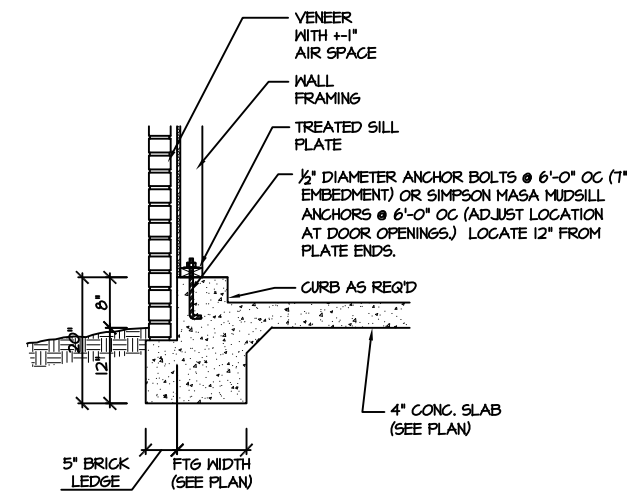
115-120 MPH 100A SD
MONOLITHIC SLAB FOOTING
(SIDING OR EQUAL)



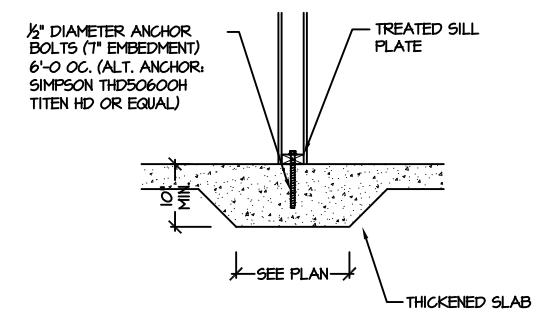
115-120 MPH 101A SD
MONOLITHIC SLAB @ GARAGE
(SIDING OR EQUAL)



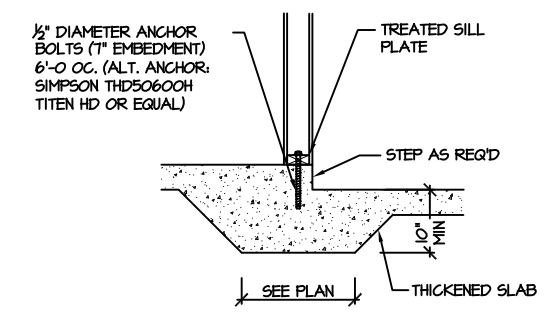
115-120 MPH 102A SD
MONOLITHIC SLAB FOOTING
(VENEER)



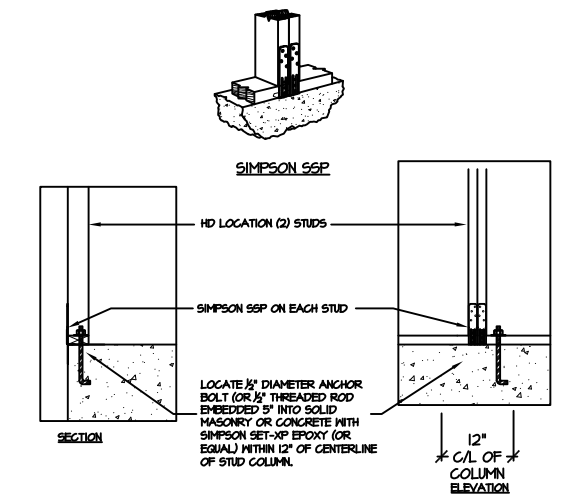
115-120 MPH 103A SD
MONOLITHIC SLAB @ GARAGE
(VENEER)



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



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



103 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.

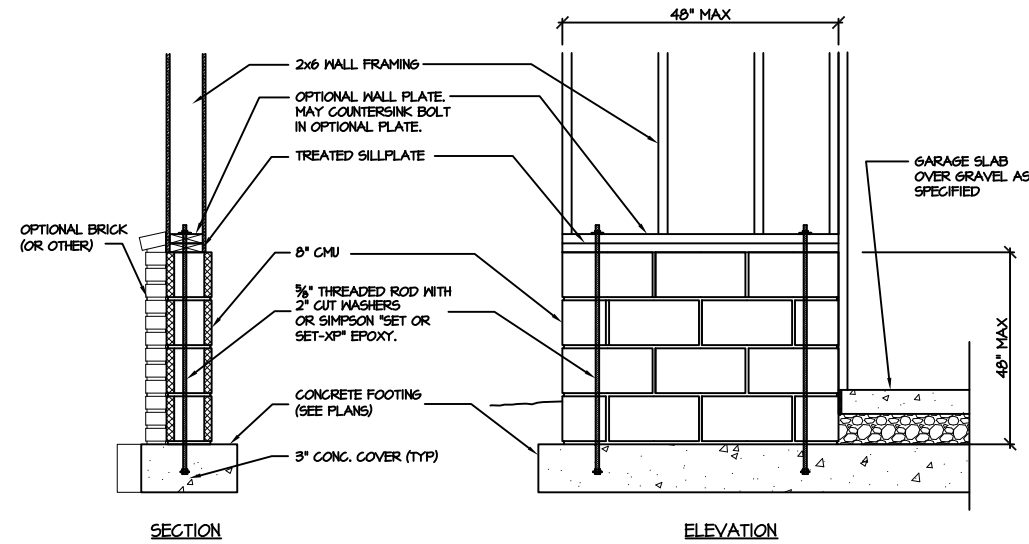
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SMITHFIELD PLAN

SD



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

STRUCTURAL NOTES

NC (2018 NCRS): 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 AND 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\"/>

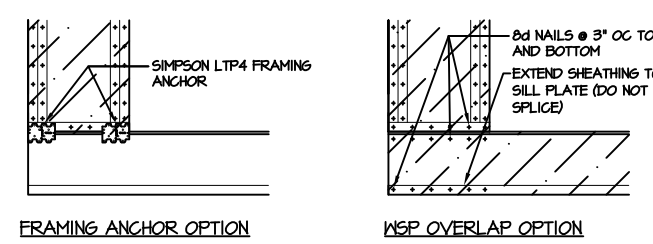
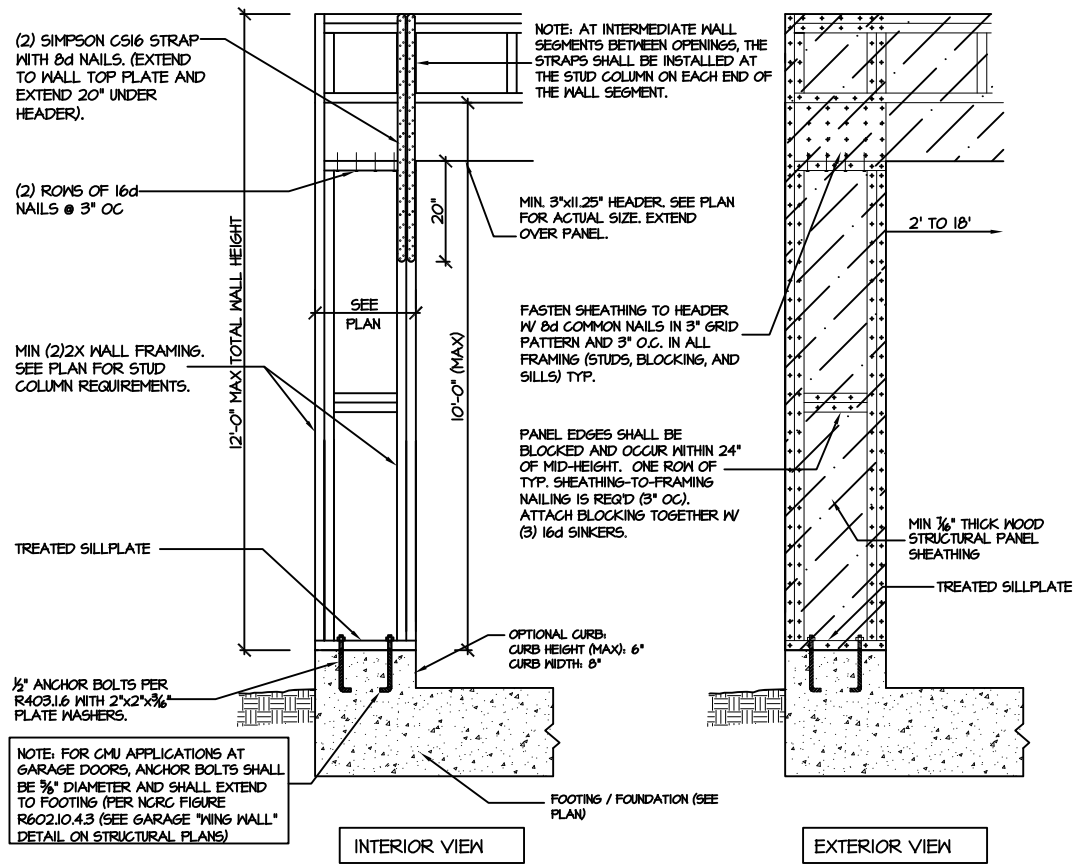
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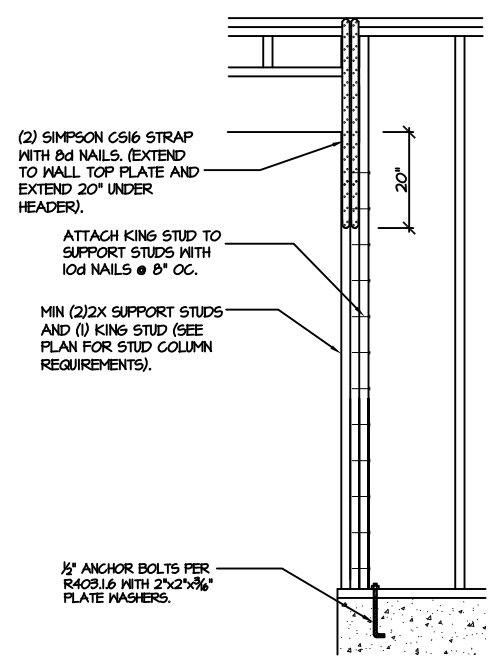
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SMITHFIELD PLAN

SD



CS-PF - OVER WOOD FLOOR



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

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