REVISION LOG

REVISION:001 DATE: 11/22/2021

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

REVISION:002 DATE: 2/4/2022

1. ADJUST OPTION SQUARE FOOTAGES TO ACCURATELY SHOW THE DIFFERENCES FROM THE BASE PLAN SQUARE FOOTAGE TOTALS.
2. EXTENDED TRIM AT GARAGE DOOR DOWN TO BASE AND CUT STONE BACK
3. ADJUSTED KITCHEN ISLAND
4. RESIZED THE FIREPLACE OPTION
5. RELOCATED THE WINDOW IN THE MESSY KITCHEN TO BEHIND THE OPT. SINK
6. CHANGED MESSY KITCHEN WINDOW TO OPTIONAL
7. ADDED CHASE TO OWNER'S WIC
8. ADDED DIMS TO O. BATH VANITY FOR CLARIFICATION
9. REMOVED OPT. DOOR TO LOFT
10. ADDED CHASE TO LOFT WIC
11. RELOCATED LINEN IN THE O. BATH OPTIONS
12. REMOVED THE OPT. SUPER SHOWER (ZERO ENTRY)
13. FLIPPED SMART DOOR DELIVERY DOOR HANDING
14. CHANGED ALL LINEN CLOSETS TO HAVE ONLY 4 SHELVES
15. CHANGED SIZE OF BASE SHOWER TO 60X36
16. UPDATED OPTIONAL SQ. FTG. CHART
17. REMOVED HALF WALLS AT KITCHEN ISLAND AND UPDATED PER CABINET PROVIDER
18. EXTEND PORCH SLAB 4" AT FRONT AND EXTEND AROUND CORNER 20" TO SUPPORT STONE VENEER
19. EXTEND PORCH SLAB 4" AROUND THE PERIMETER AT THE 'CRAFTSMAN' ELEVATION

REVISION:003 DATE: 3/30/2022

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

REVISION:004 DATE: 6/20/2022

1. ADD SIDE LOAD GARAGE.

REVISION:005 DATE: 7/22/2022

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

REVISION:006 DATE: 10/29/23

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

REVISION:009 DATE: 08/06/2024

1. ADD FARMHOUSE AND TRADITIONAL ELEVATIONS TO THE PLAN
2. UPDATE ELECTRICAL PLANS– MOVE EV OUTLET TO EP AND REMOVE ALL OTHER OUTLETS FROM PLAN.

Lot 102 - Duncan's Creek

376 Beacon Hill Road
Lillington, NC 27546

PLAN 2
The Holly - RH
'FARMHOUSE' ELEVATION

NEW HOME INC.

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

	'FARMHOUSE'	
	UNHEATED	HEATED
FIRST FLOOR	0	872
SECOND FLOOR	0	1336
~~FRONT PORCH~~	~~127~~	~~0~~
2 CAR GARAGE	437	0
~~PATIO~~	~~160~~	~~0~~
SUBTOTALS	724	2208
TOTAL UNDER ROOF	2932	

Total heated: 2411 SF
Total Unheated: 715 SF

OPTIONS		
	UNHEATED S.F.	HEATED S.F.
~~COVERED PATIO~~	~~160~~	~~0~~
EXTENDED CAFE w/ PATIO	+148	+152
~~REAR POCKET OFFICE~~	~~0~~	~~+40~~
~~FRONT POCKET OFFICE~~	~~0~~	~~+39~~
FRONT PORCH W/ FRONT POCKET OFFICE	143	0
FRONT POCKET OFFICE W/ SMART DOOR	-13	+51

Covered patio

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.

Redlines completed - 13- Feb-25 - DP

Replace Cover Sheet and 2.2.1 sheet for the RH - 14-Feb-25 - JJ

NEW HOME INC.

REV. #	DESCRIPTION	DATE
1	---	---
2	---	---
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THE HOLLY - RH

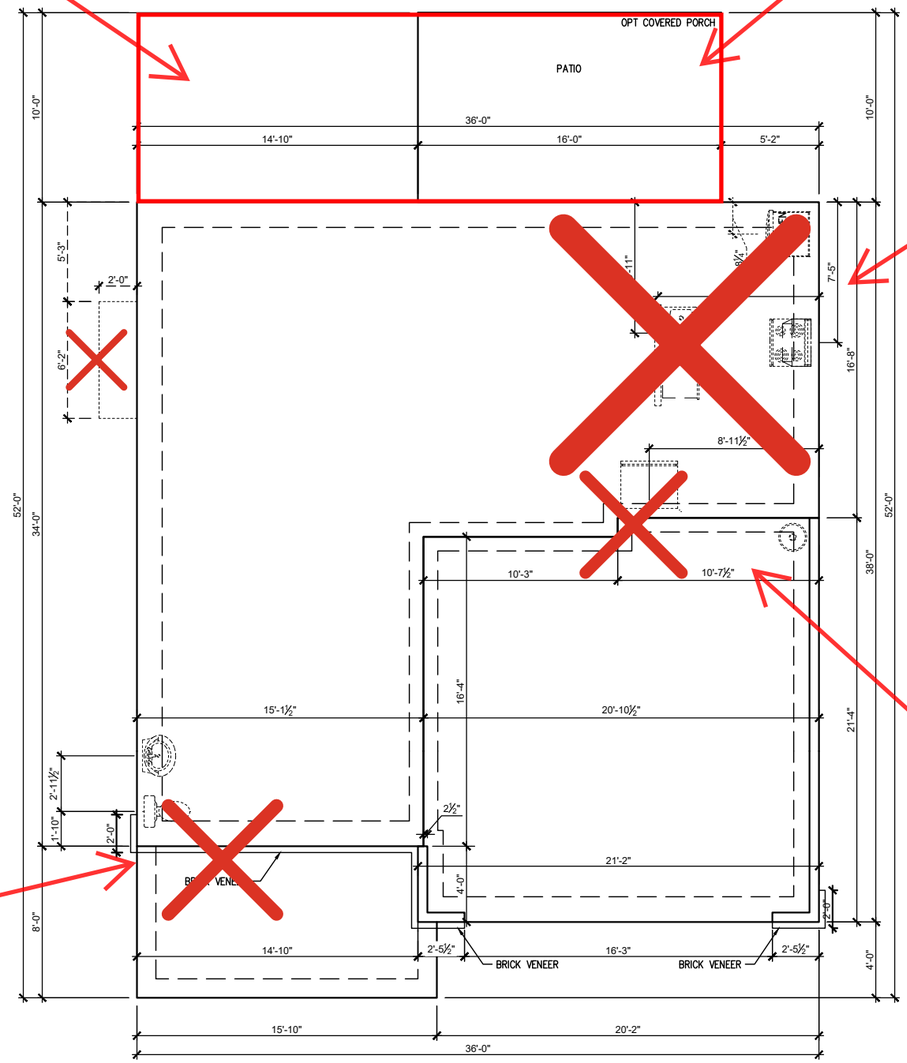
Cover Sheet 'Farmhouse'

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

Covered Porch - Page 2.5

Extended Cafe - Page 1.1.1

Kitchen Layout Changes w/ Extended Cafe - Page 1.1.1



Front Pocket Office w/ Smart Door Delivery - Page 1.1.1

Rear Garage Wall Changes w/ Messy Kitchen and Pantry

SLAB FOUNDATION PLAN 'FARMHOUSE'

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

NEW HOME INC.

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THE HOLLY - RH

Slab Foundation 'Farmhouse'

DRAWN BY: South Designs

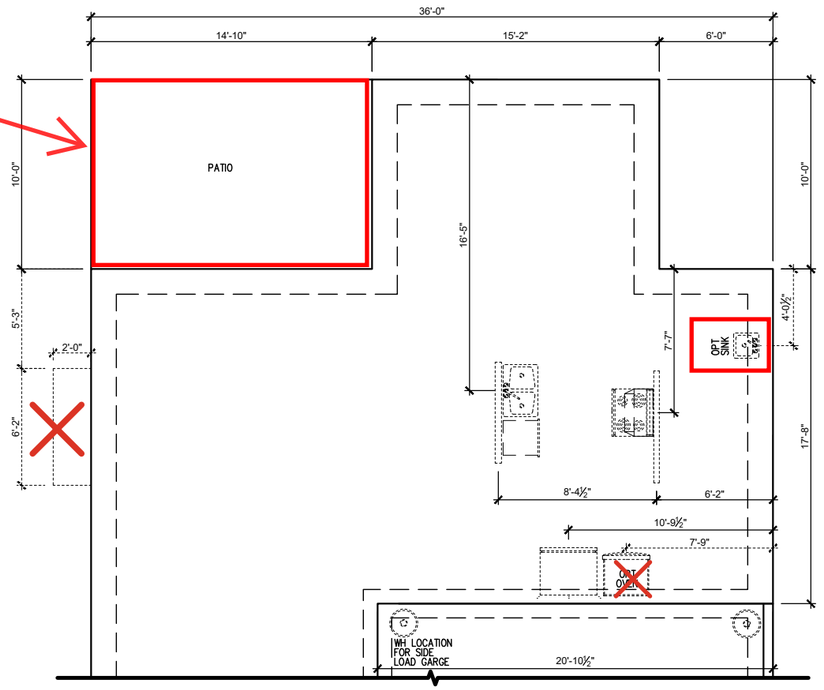
ISSUE DATE: 7/1/2021

CURRENT REVISION DATE: ----

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

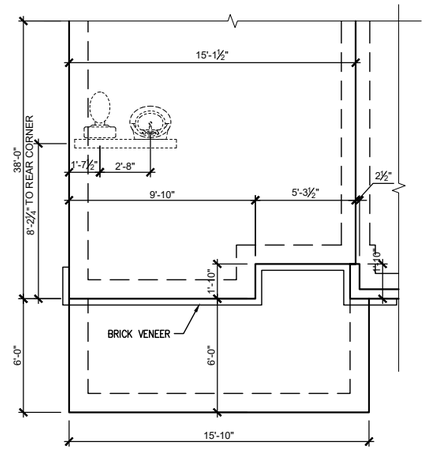
SHEET 1.1d

Covered Porch - 2.5



SLAB FND. W/ OPT. EXTENDED CAFE

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



SLAB FND. W/OPT. SMART DOOR

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

*ONLY AVAILABLE W/ POCKET OFFICE OPTION

NEW HOME INC.

DESCRIPTION	DATE
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REV. #
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THE HOLLY - RH

Foundation Slab Options 'Farmhouse'

DRAWN BY: South Designs

ISSUE DATE: 7/1/2021

CURRENT REVISION DATE: ----

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

SHEET: 1.1.1d

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.
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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.

Covered Porch - 2.5

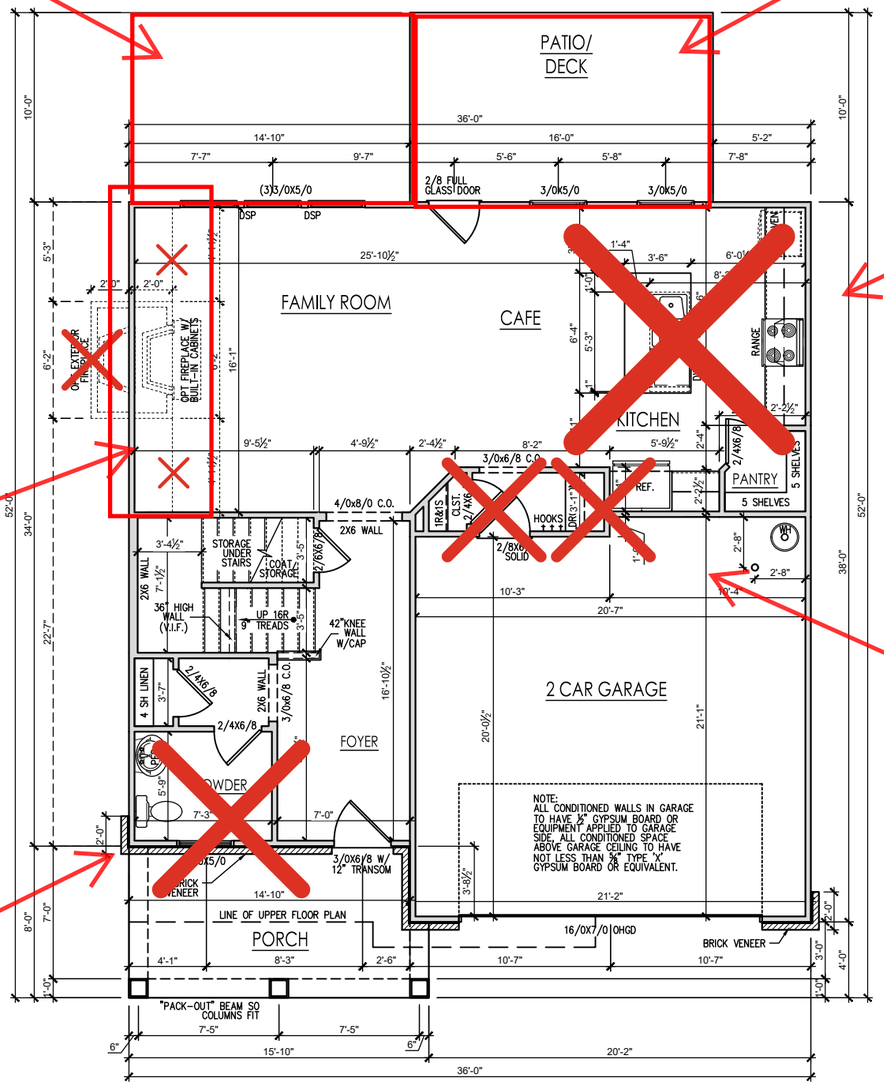
Extended Cafe - 2.1.1

Kitchen Layout Changes w/ Extended Cafe and Messy Kitchen - 2.1.1

Fireplace - NO Built Ins or Windows - 2.1.1

Rear Wall Changes - 2.1.1

Front Pocket Office w/ Smart Door Delivery - 2.1.1



FIRST FLOOR PLAN 'FARMHOUSE'

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

NEW HOME INC.

REV. #	DESCRIPTION	DATE
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THE HOLLY - RH

First Floor Plan 'Farmhouse'

DRAWN BY: South Designs

ISSUE DATE: 7/1/2021

CURRENT REVISION DATE: ----

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

SHEET 2.1d

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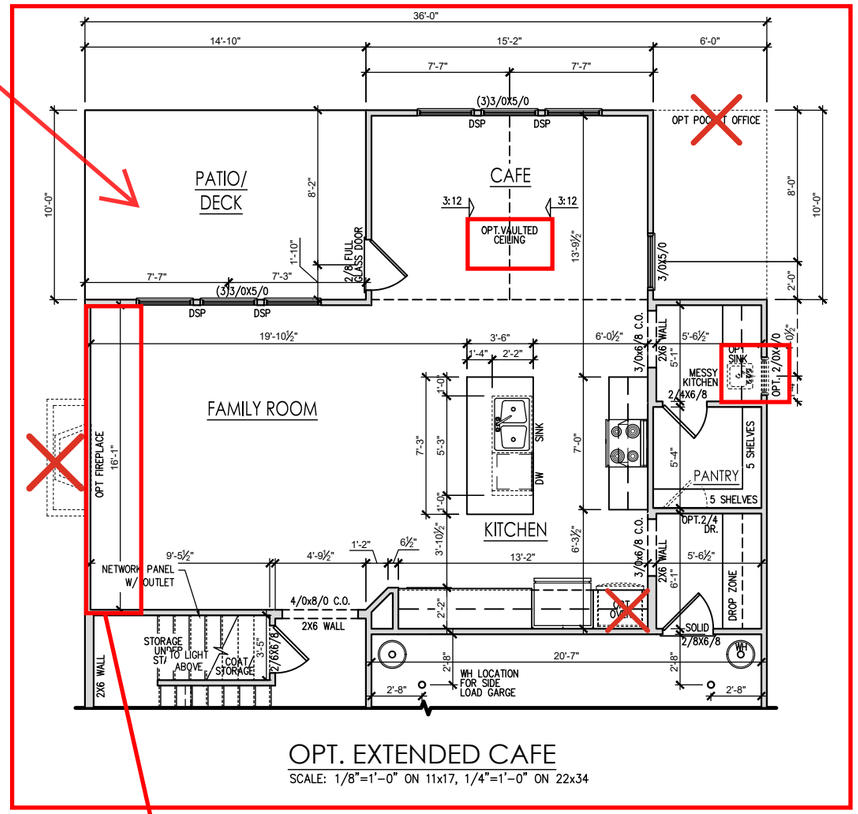
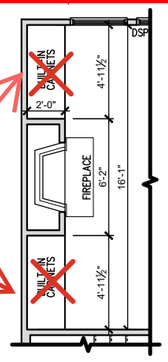
Covered Porch - 2.5



OPT. EXTENDED CAFE

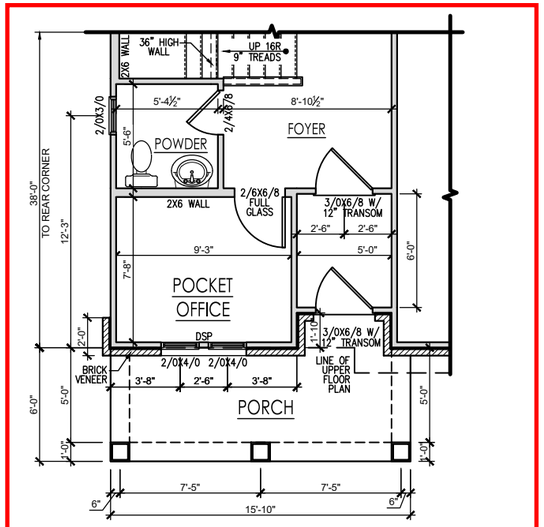
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

NO windows or builtins



OPT. INTERIOR FIREPLACE

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



OPT. POCKET OFFICE
W/SMART DOOR DELIVERY CENTER

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

NEW HOME INC.

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THE HOLLY - RH

First Floor Options 'Farmhouse'

DRAWN BY:
South Designs

ISSUE DATE:
7/1/2021

CURRENT REVISION DATE:

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

SHEET
2.1.1d

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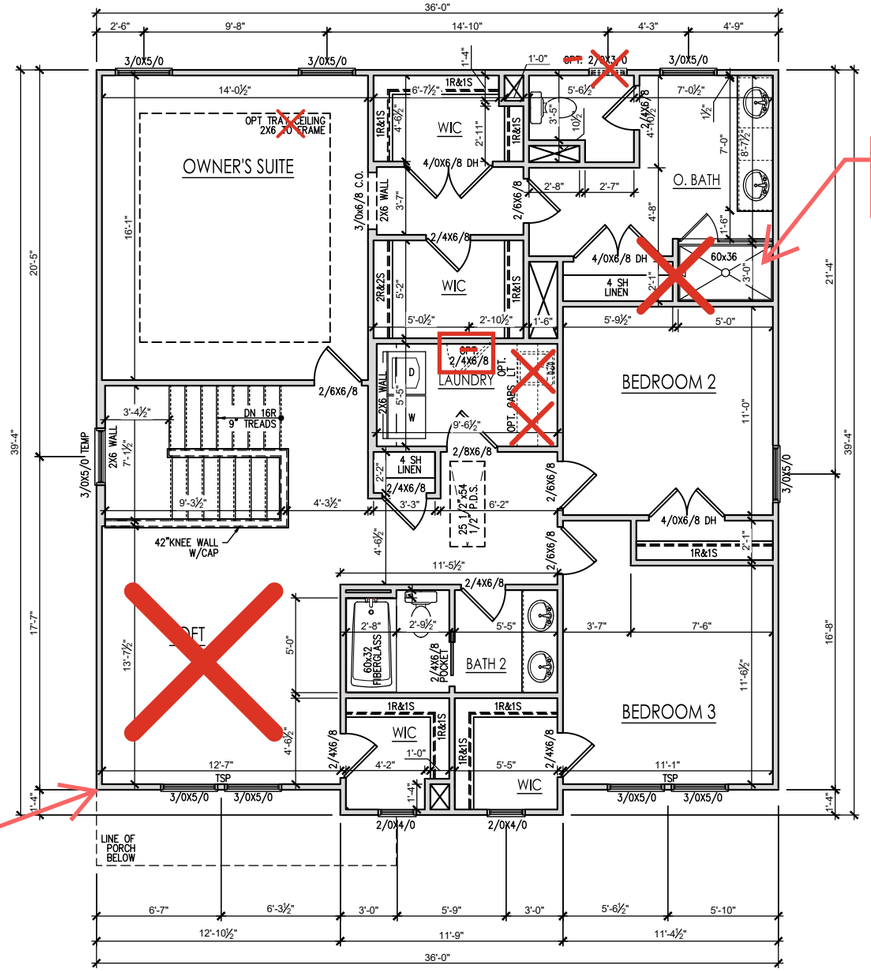

SECOND FLOOR PLAN 'FARMHOUSE'

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

NEW HOME INC.

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THE HOLLY - RH

Second Floor Plan 'Farmhouse'

DRAWN BY: South Designs

ISSUE DATE: 7/1/2021

CURRENT REVISION DATE: ----

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

SHEET 2.2d

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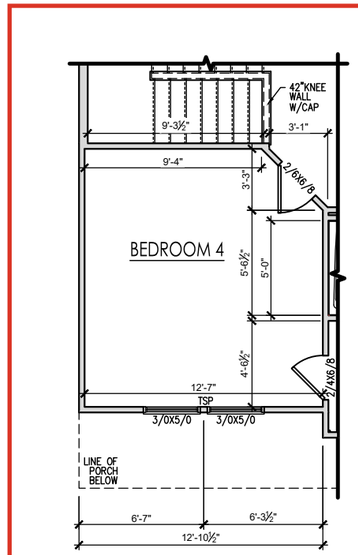
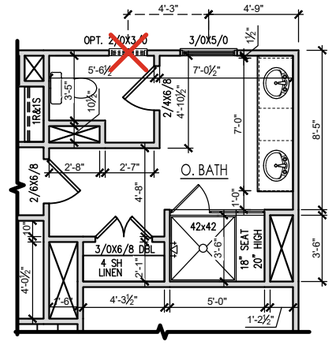


OPT. BEDROOM 4 ILO LOFT

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



OPT. SHOWER W/18" SEAT

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

NEW HOME INC.

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THE HOLLY - RH

Second Floor Options 'Farmhouse'

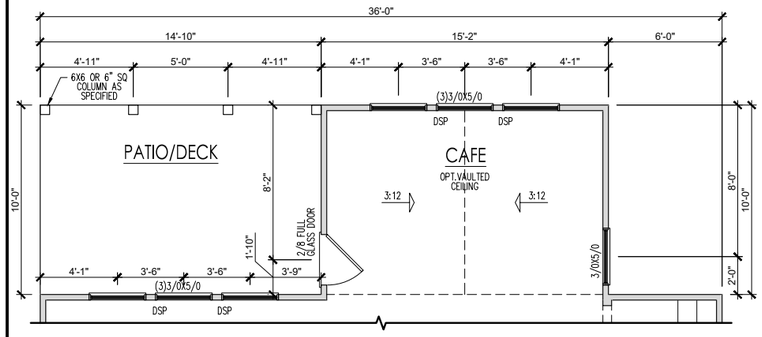
DRAWN BY: South Designs

ISSUE DATE: 7/1/2021

CURRENT REVISION DATE: ----

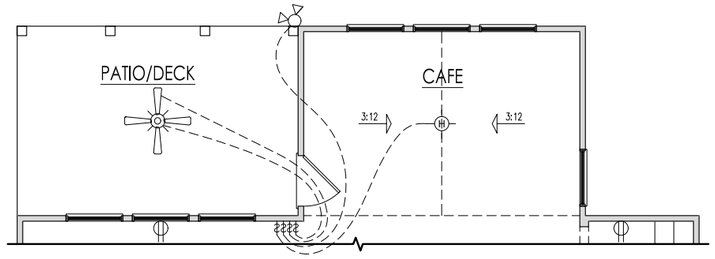
SCALE: 1/8" = 1'-0"

SHEET 2.2.1d



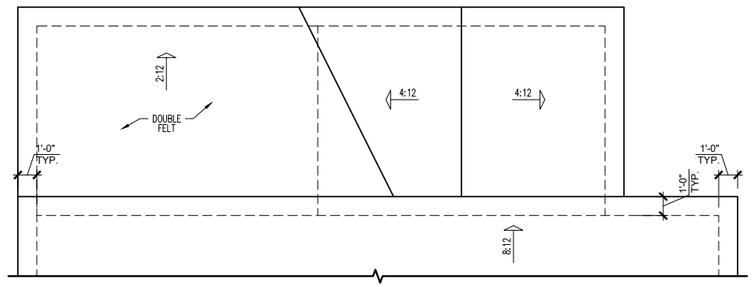
EXTENDED CAFE W/ COVERED PORCH PLAN

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



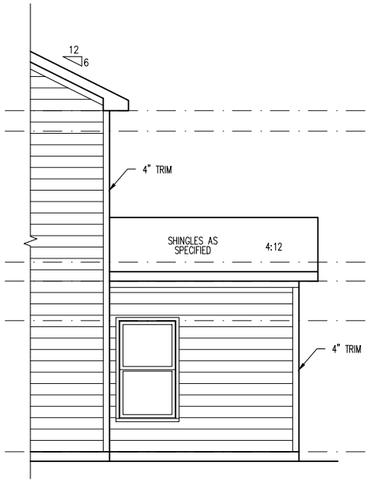
EXTENDED CAFE W/ COVERED PORCH PLAN ELECTRICAL

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



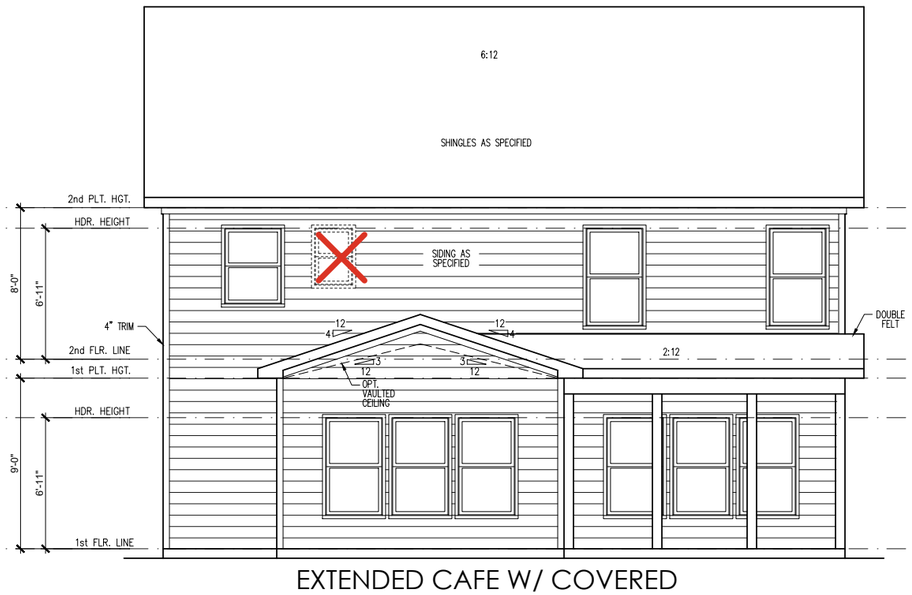
EXTENDED CAFE W/ COVERED PORCH PLAN ROOF PLAN

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



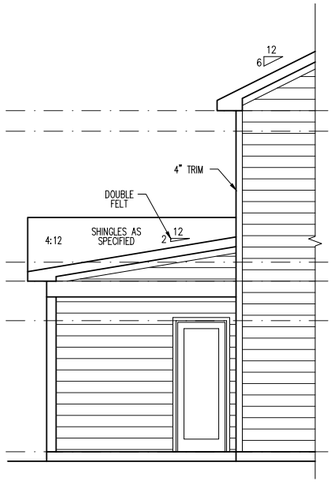
PARTIAL RIGHT SIDE ELEVATION (SLAB)

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

NEW HOME INC.

REV. #	DESCRIPTION	DATE
1	---	---
2	---	---
3	---	---
4	---	---
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THE HOLLY - RH

2.5d Covered Porch Plans & Elevations
'Farmhouse' -Slab

DRAWN BY:
South Designs

ISSUE DATE:
7/1/2021

CURRENT REVISION DATE:

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

SHEET

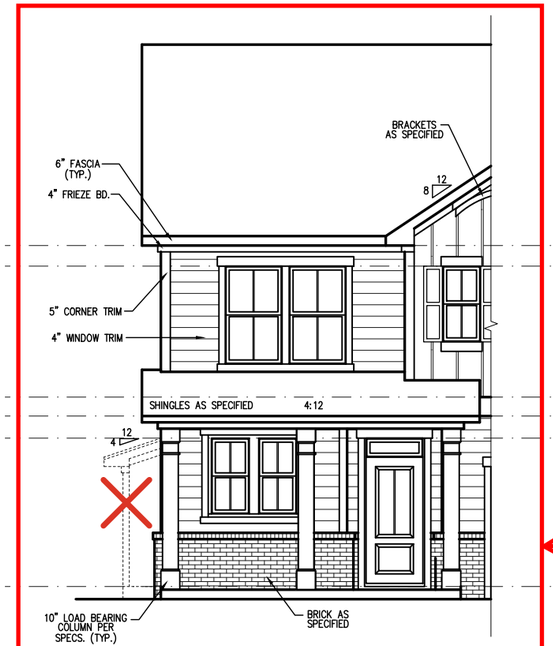
General Elevation Notes

General Elevation Notes shall apply unless noted otherwise on plan.

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

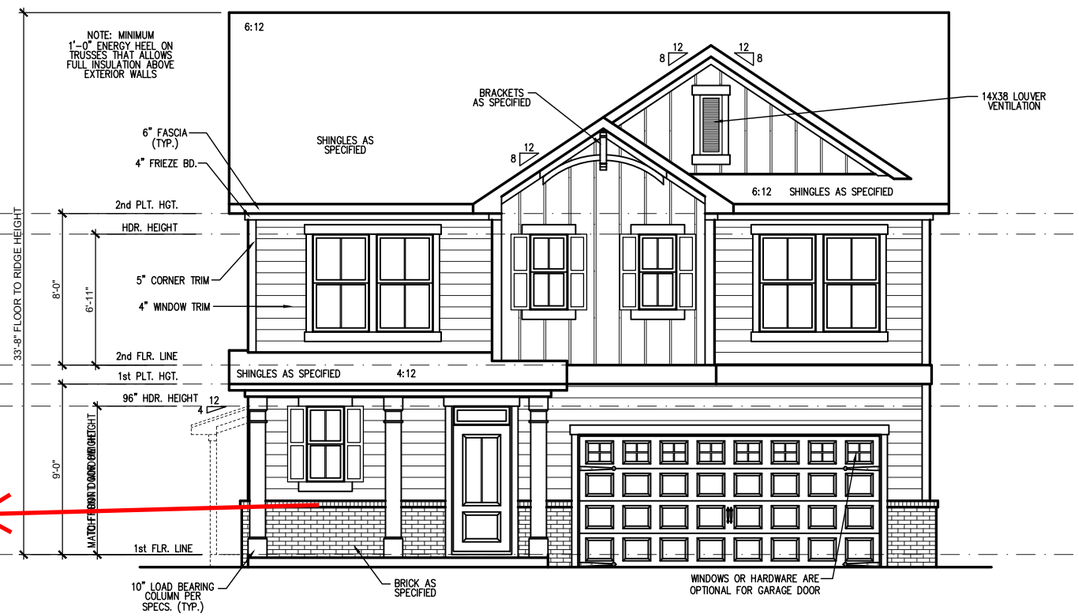
Masonry Opening Lintel Schedule

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



FRONT ELEVATION 'FARMHOUSE' (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

REAR ELEVATION 'FARMHOUSE' (SLAB)

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

Page 2.5 - Covered Porch w/ Extended Cafe

NEW HOME INC.

REV #	DESCRIPTION	DATE
1	---	---
2	---	---
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8	---	---

THE HOLLY - RH

3.1d Front & Rear Elevations 'Farmhouse'

DRAWN BY: South Designs

ISSUE DATE: 7/1/2021

CURRENT REVISION DATE: ----

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

SHEET ----

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.
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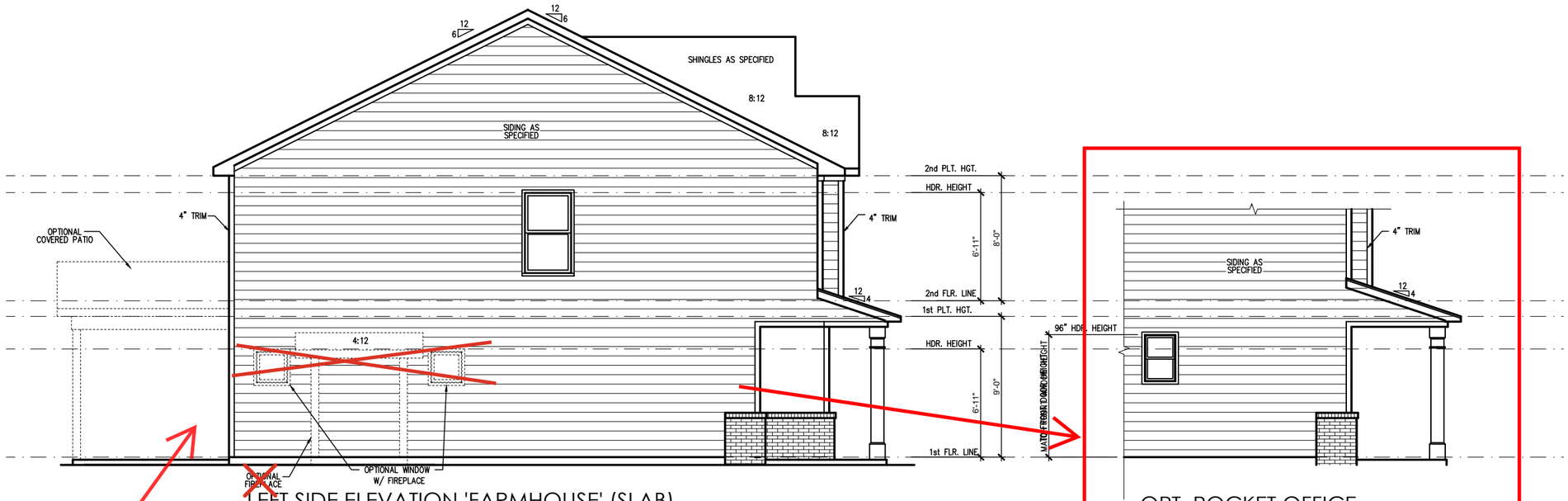
8. Brick Veneer, if included on elevation shall be tied to wall surface with galvanized corrugated metal ties at a rate of 24" oc horizontally and 16" oc vertically so that no more than 2.67sf of brick is supported by (1) tie. Space between face of wall and back face of brick shall be limited to a maximum 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



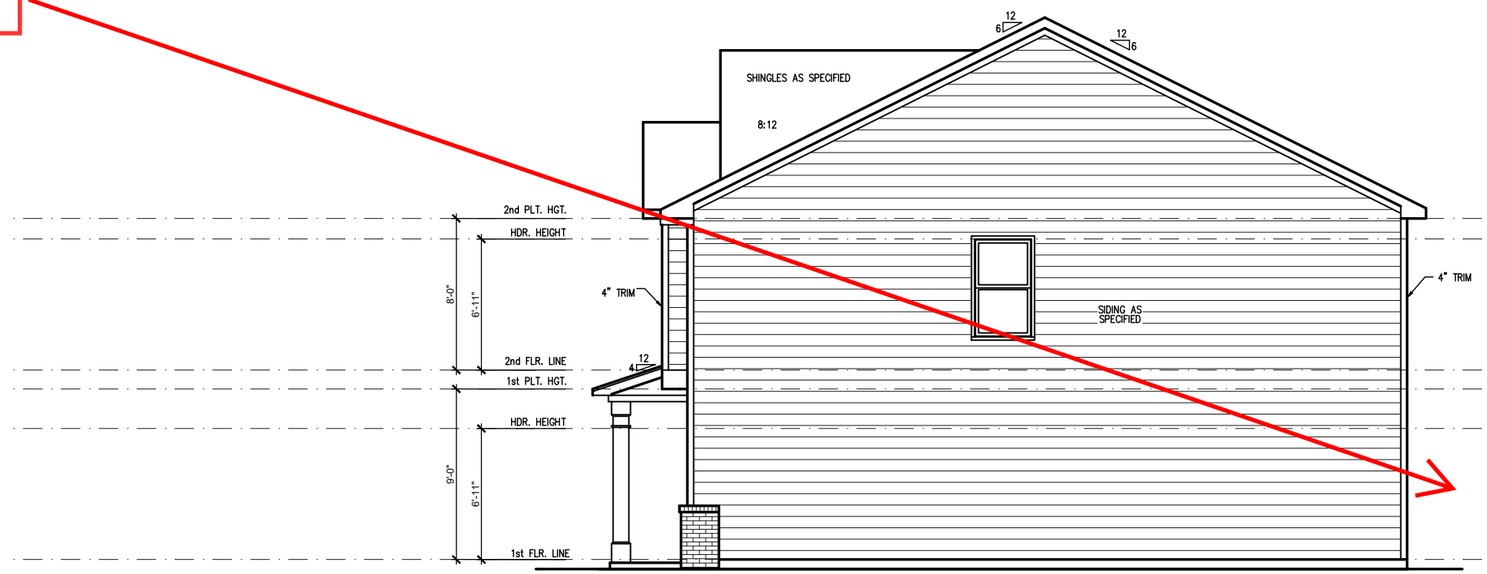
LEFT SIDE ELEVATION 'FARMHOUSE' (SLAB)

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

Extended Cafe w/ Covered Porch - 2.5



RIGHT SIDE ELEVATION 'FARMHOUSE' (SLAB)

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

2.3.1

NEW HOME INC.

REV. #	DESCRIPTION	DATE
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2	---	---
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THE HOLLY - RH

3.2d Side Elevations (Slab) 'Farmhouse'

DRAWN BY: South Designs

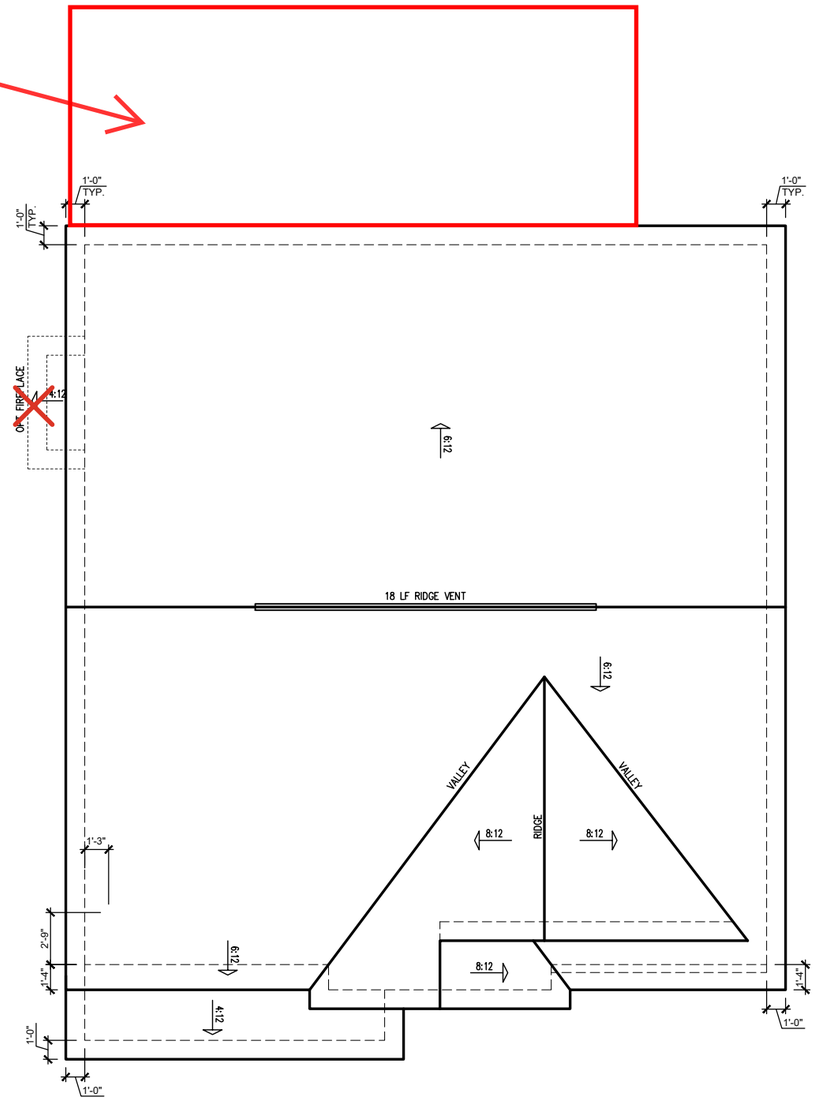
ISSUE DATE: 7/1/2021

CURRENT REVISION DATE: ----

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

SHEET ----

Extended Cafe w/
Covered Porch - 2.5



FARMHOUSE ROOF PLAN

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

ATTIC VENT SCHEDULE

GEORGIAN

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)
					0.4236	0.2778	0.125	0.1944	0.0625
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

NEW HOME INC.

REV #	DESCRIPTION	DATE
1	---	---
2	---	---
3	---	---
4	---	---
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8	---	---

THE HOLLY - RH

Roof Plan ' Farmhouse'

DRAWN BY:
South Designs

ISSUE DATE:
7/1/2021

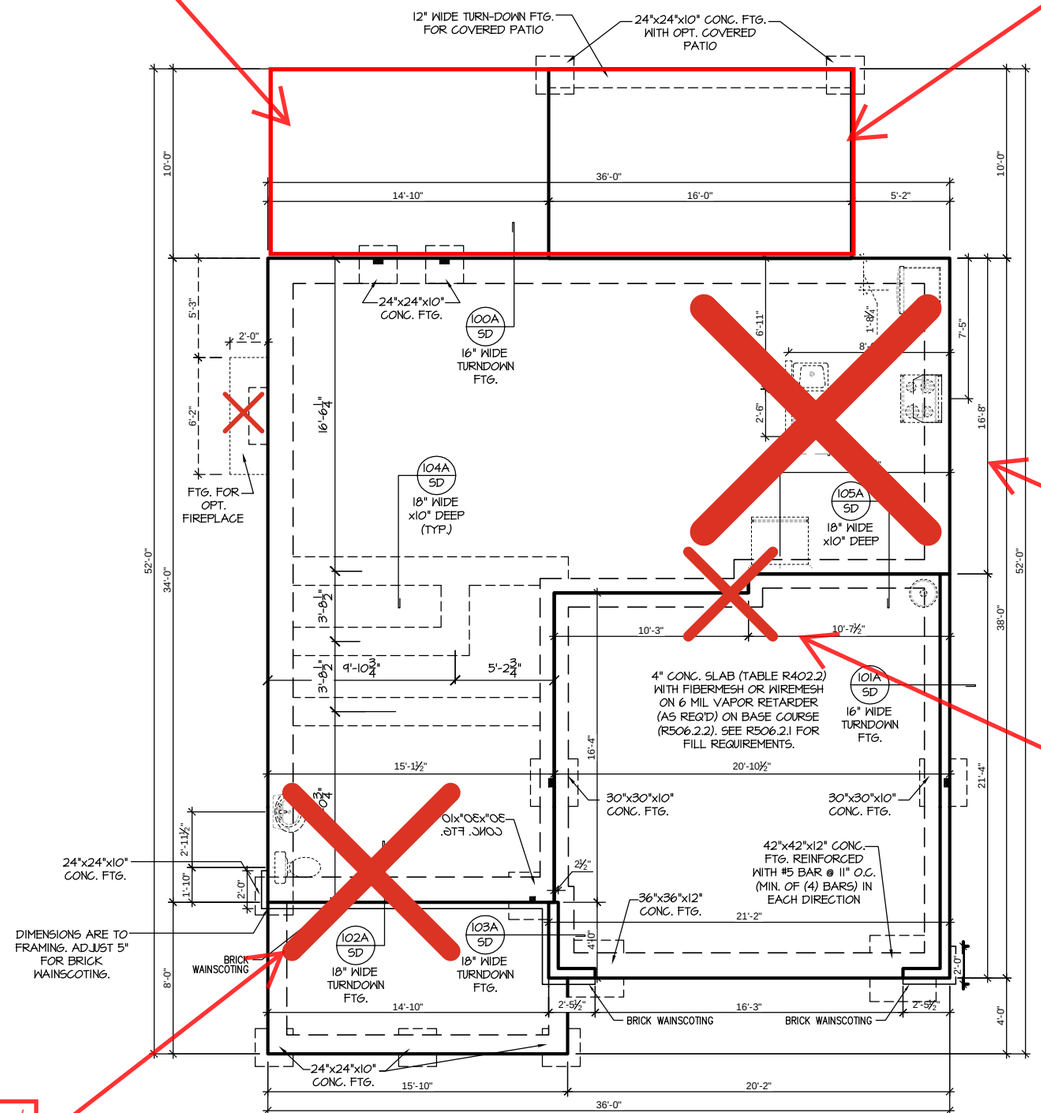
CURRENT REVISION DATE:

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

SHEET
3.3d

Covered Porch - S-2.5.1

Extended Cafe - S-2.5.1



Kitchen Layout Changes w/ Extended Cafe and Messy Kitchen - S-1.1.1

Rear garage wall changes - S-1.1.1

Front Pocket Office w/ Smart Door Delivery - S-1.1.1

SLAB FOUNDATION PLAN 'FARMHOUSE'

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

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

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER J. MARK MINSHEW 8-5-21

PROJECT # 21-2816.1-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. Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

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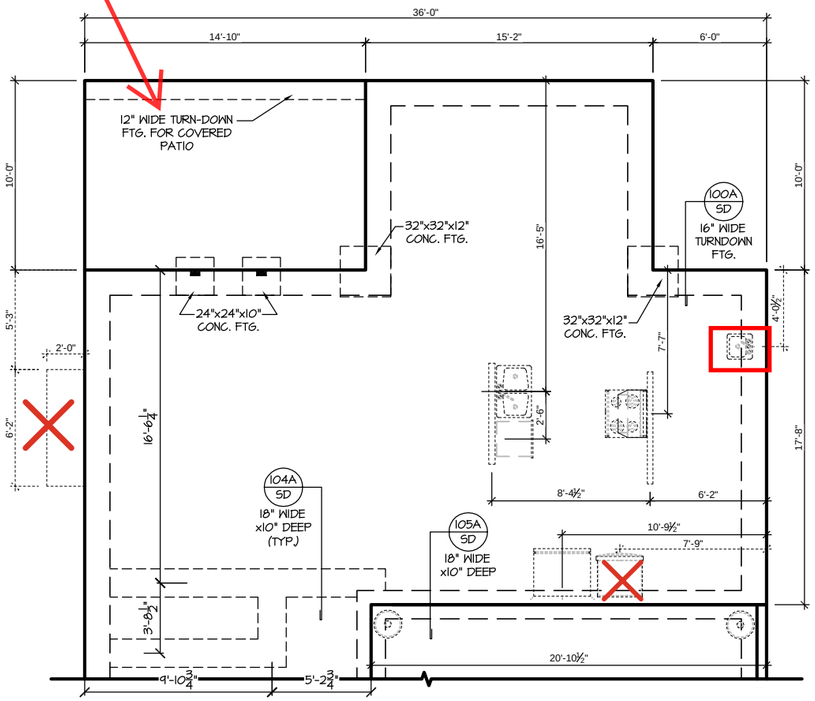
SOUTH DESIGNS

Plan 2 - The Holly -RH

NEW HOME, INC.

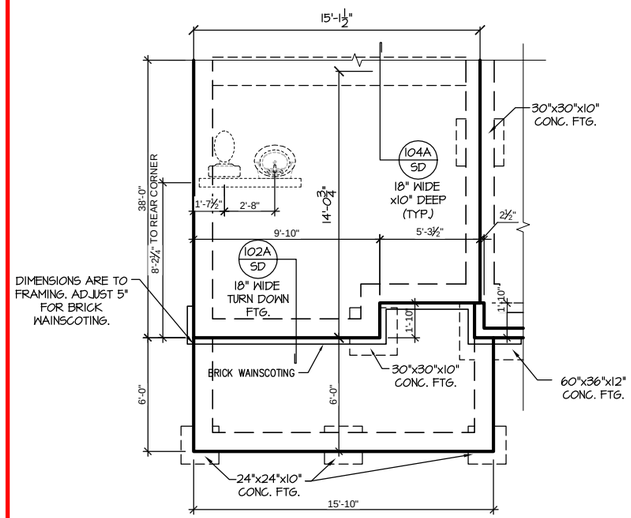
S-1.1

Covered Porch - S-2.5.1



SLAB FND. W/ OPT. EXTENDED CAFE

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



SLAB FND. W/OPT. SMART DOOR

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

*ONLY AVAILABLE W/ POCKET OFFICE OPTION

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

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER D. MARK MINSHEW

PROJECT # 21-2816.1-RH

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SOUTH DESIGNS

Plan 2 - The Holly -RH

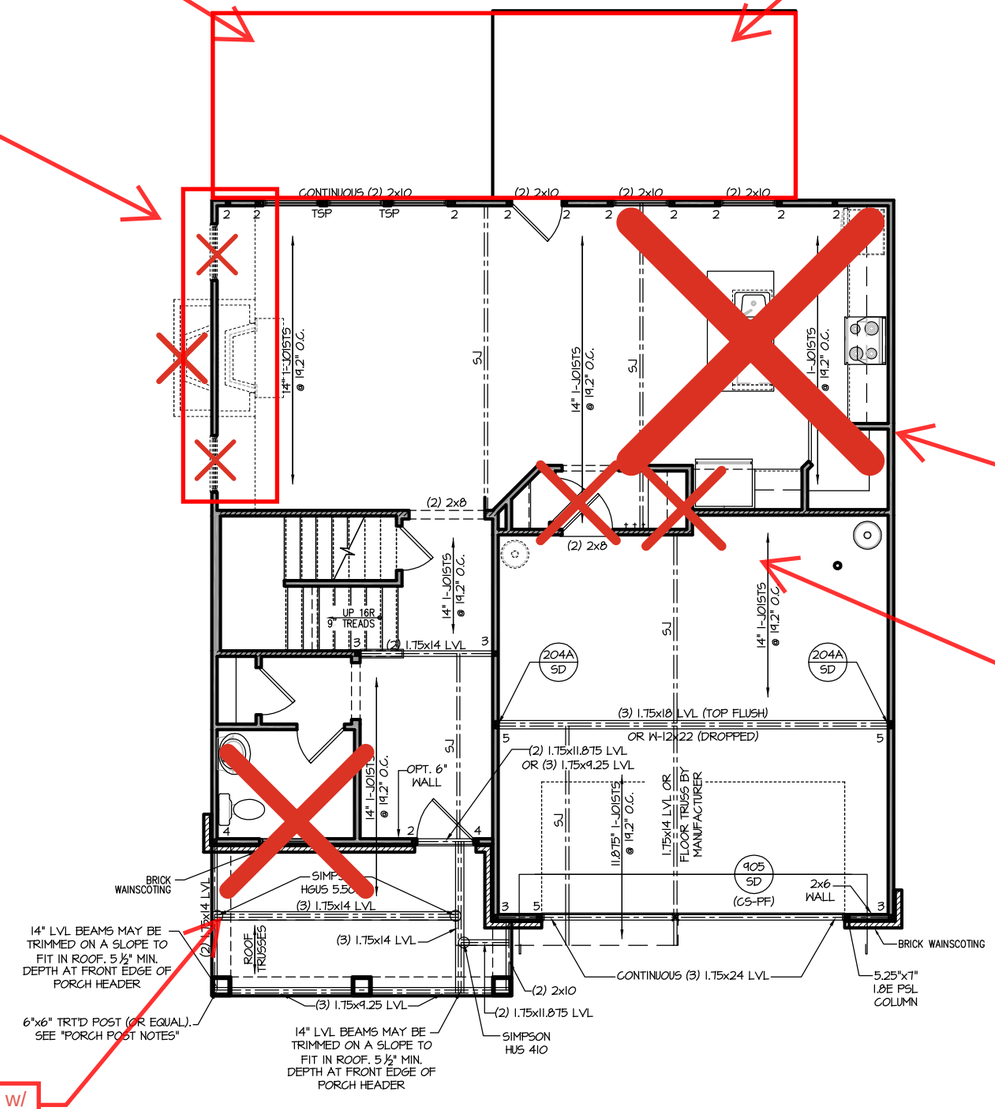
NEW HOME, INC.

S-1.1.1

Covered Porch - S-2.5.1

Fireplace NO Built Ins or Windows - S-2.1.1

Extended Cafe - S-2.1.1



Kitchen layout changes w/ Extended Cafe and Messy Kitchen - S-2.1.1

Rear garage wall changes - S-2.1.1

Front Pocket Office w/ Smart Door Delivery - S-2.1.1

FIRST FLOOR PLAN 'FARMHOUSE'

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

WOOD "I" JOISTS

(SHALL BE ONE OF THE FOLLOWING):

- TJI 210 BY TRUS JOIST
- LPI 20 PLUS BY LP
- BCI 5000s 1.8 BY BC
- BLI 40 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 I-JOISTS.

PORCH POST NOTES:

- 4X4 (6X6) TRT'D POST (OR EQUAL).
- ATTACH TRUSSES (RAFTERS) AT PORCH WITH HURRICANE CONNECTORS.

1. POST CAP: SIMPSON AC4-MAX (AC6-MAX)
2. POST CAP AT CORNER: (2) SIMPSON LCE4 (MITER HEADER AT CORNER). HIGH WIND; ADD (1) SIMPSON H6.
3. POST BASE: SIMPSON ABU44 (ABU66).
   - 3.1. MONO: ⅜" ANCHOR (EMBED 7")
   - 3.2. CMU: ⅜" ANCHOR (EXTEND TO FOOTING - HIGH WIND ONLY)
4. POST BASE: WOOD FOUNDATION: (2) SIMPSON CS16 STRAPS AT POSTS. EXTEND 12" ONTO EACH POST (UPPER AND LOWER) OR TO GIRDER.

- NOTE: 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.

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 "a" IN TABLE R602.3(5) OR AS BELOW PER NCDOI COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-9-2020:
   - 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: 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.
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" = HOLDOWN: 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 CSHP20 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 7" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (7) 8d NAILS.
5. INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH 1/2" GYPSUM BOARD (GB) ON EACH SIDE OF WALL WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS. 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 ⅞" 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.

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

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MISHRA

PROJECT # 21-2816.1-RH

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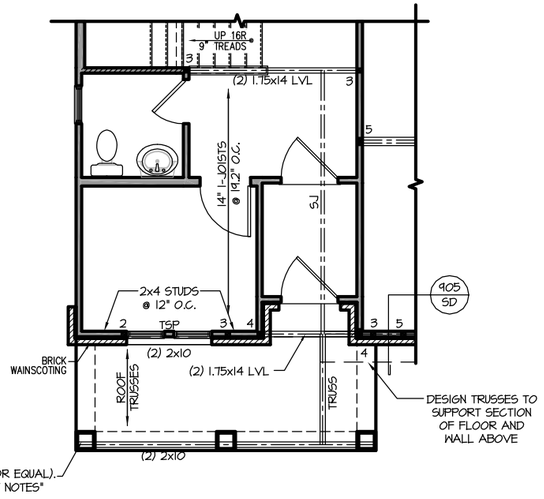
SOUTH DESIGNS

Plan 2 - The Holly -RH

NEW HOME, INC.

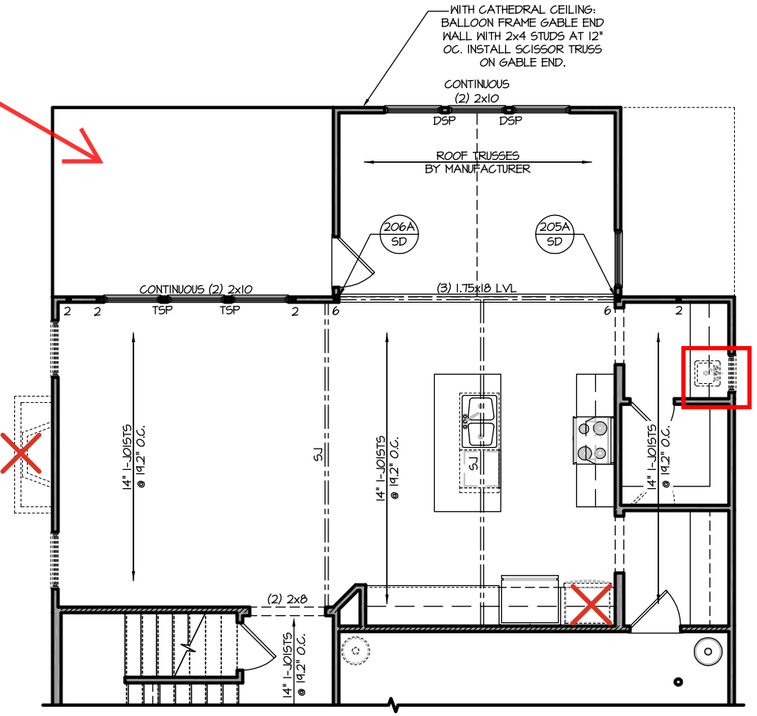
S-2.1

Covered Porch - S-2.5.1



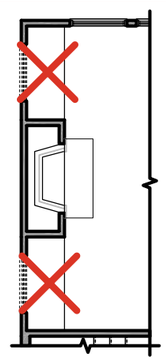
OPT. POCKET OFFICE W/SMART DOOR DELIVERY CENTER

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



OPT. EXTENDED CAFE

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



OPT. INTERIOR FIREPLACE

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.

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER D. MARK MANSHEIM

PROJECT # 21-2816.1-RH

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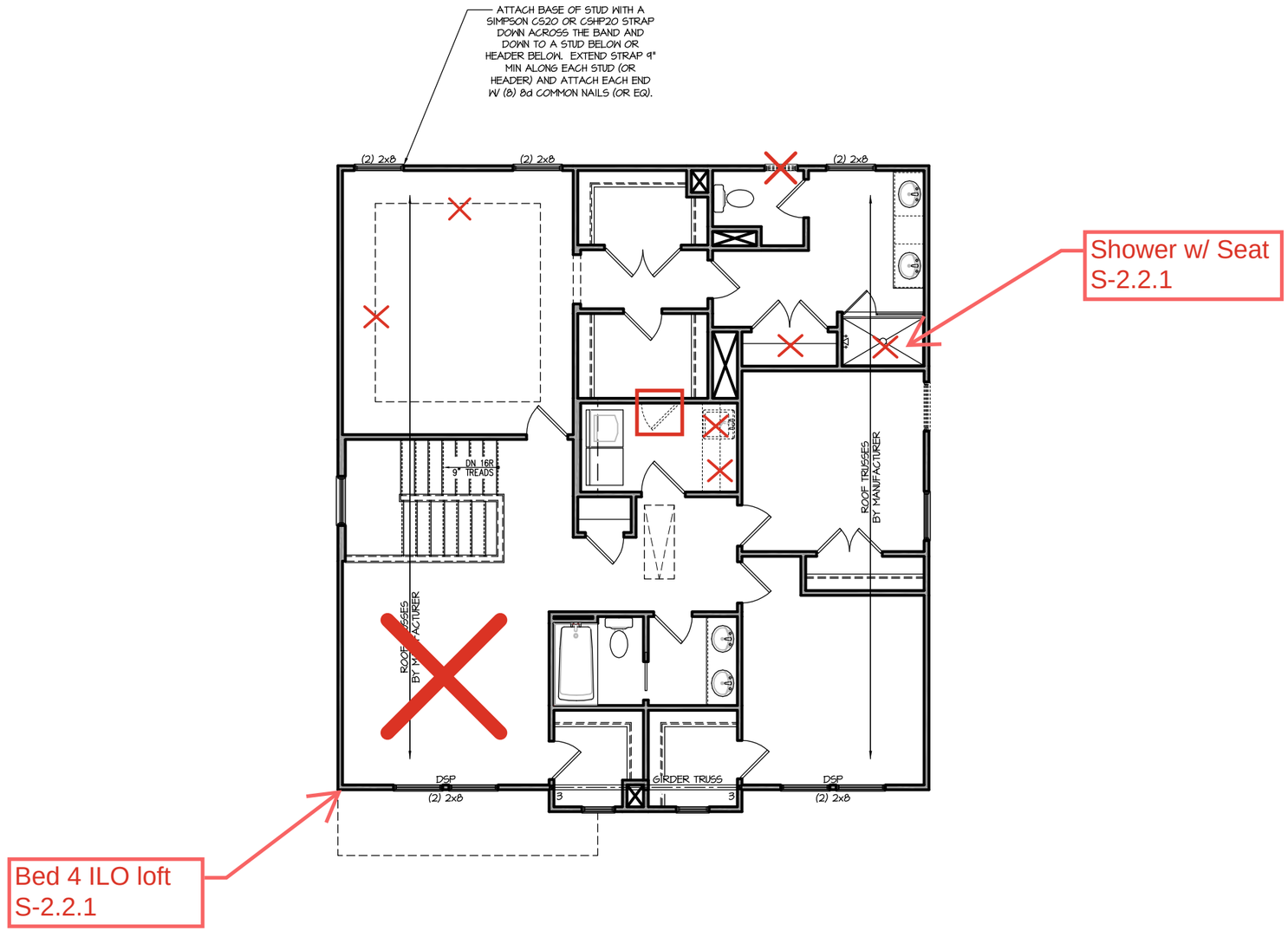
SOUTH DESIGNS

Plan 2 - The Holly -RH

NEW HOME, INC.

S-2.1.1



SECOND FLOOR PLAN 'FARMHOUSE'

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 (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 NCDOI 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: 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.
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" = HOLDOWN: 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 CSHP20 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 7" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (7) 8d NAILS.
5. INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH 1/2" GYPSUM BOARD (GB) ON EACH SIDE OF WALL WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS. 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 7/16" 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.

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

NORTH CAROLINA PROFESSIONAL SEAL 38153 ENGINEER D. MARK MINSHEW 11-9-24

ADDENDUM TO ORIGINAL PLAN SEALED ON 8-5-24. ONLY WINDOWS AT FRONT BEDROOMS CHANGED. ONLY SHEETS S-2.2 AND S-2.2.1 AFFECTED.

PROJECT # 21-2816.1-RH

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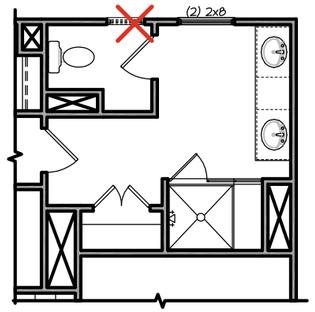
SOUTH DESIGNS

Plan 2 - The Holly -RH

NEW HOME, INC.

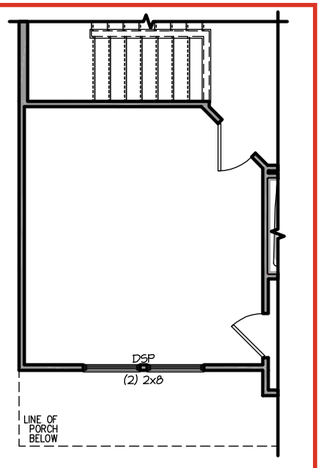
S-2.2



OPT. SHOWER W/ 18" SEAT

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.

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MCNISHEW 8-5-24

ADDENDUM TO ORIGINAL PLAN SEALED ON 8-5-24. ONLY WINDOWS AT FRONT BEDROOMS CHANGED. ONLY SHEETS S-2.2 AND S-2.2.1 AFFECTED.

PROJECT # 21-2816.1-RH

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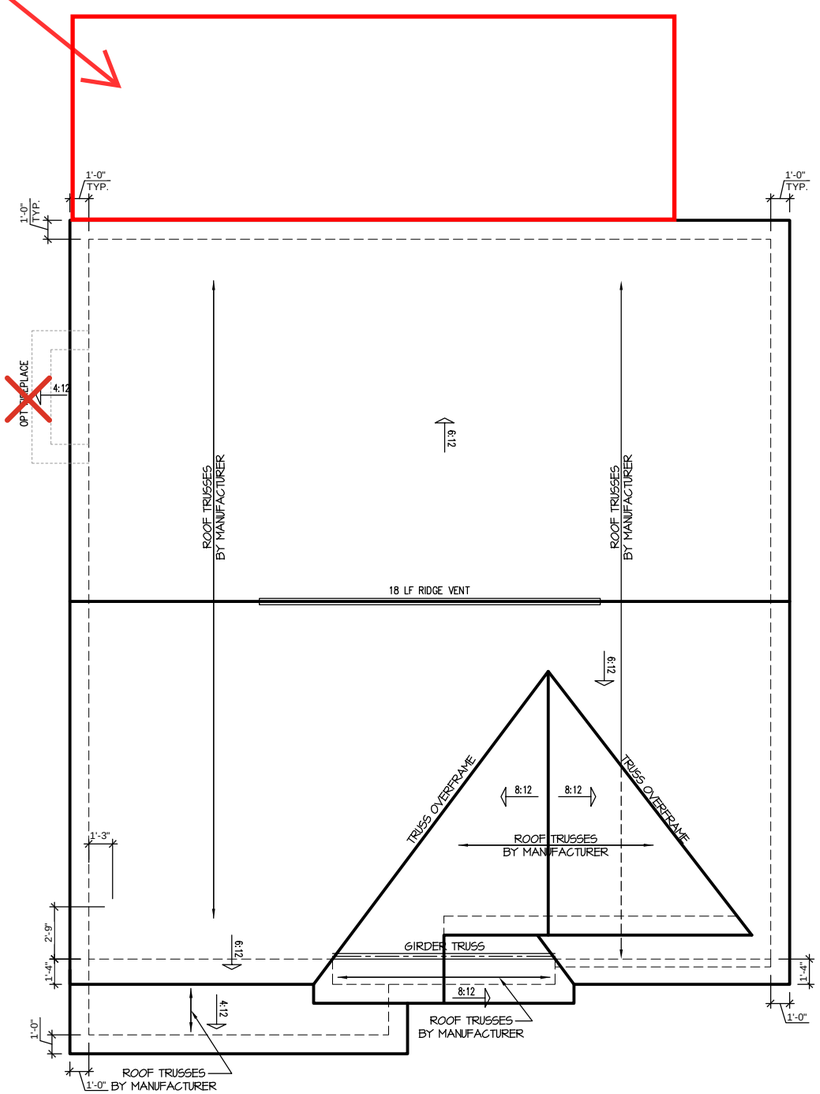
SOUTH DESIGNS

Plan 2 - The Holly -RH

NEW HOME, INC.

S-2.2.1

Covered Porch w/ Extended Cafe - S-2.5.1



FARMHOUSE ROOF PLAN

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

TRUSS SYSTEM REQUIREMENTS

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

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4. ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MINSHEW

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

PROJECT # 21-2816.1-RH

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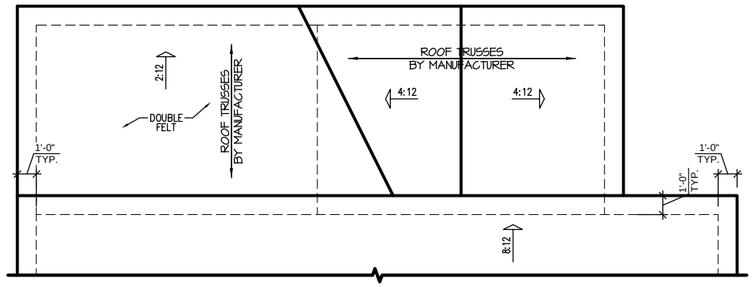
SOUTH DESIGNS

Plan 2 - The Holly -RH

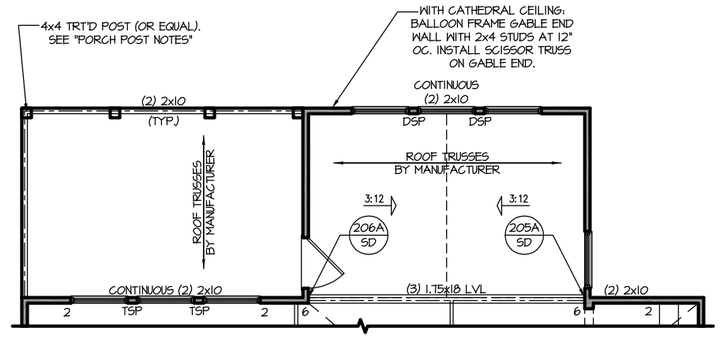
NEW HOME, INC.

S-3.1



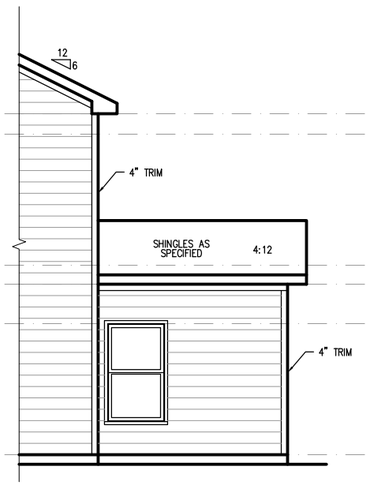
EXTENDED CAFE W/ COVERED
PORCH PLAN ROOF PLAN

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



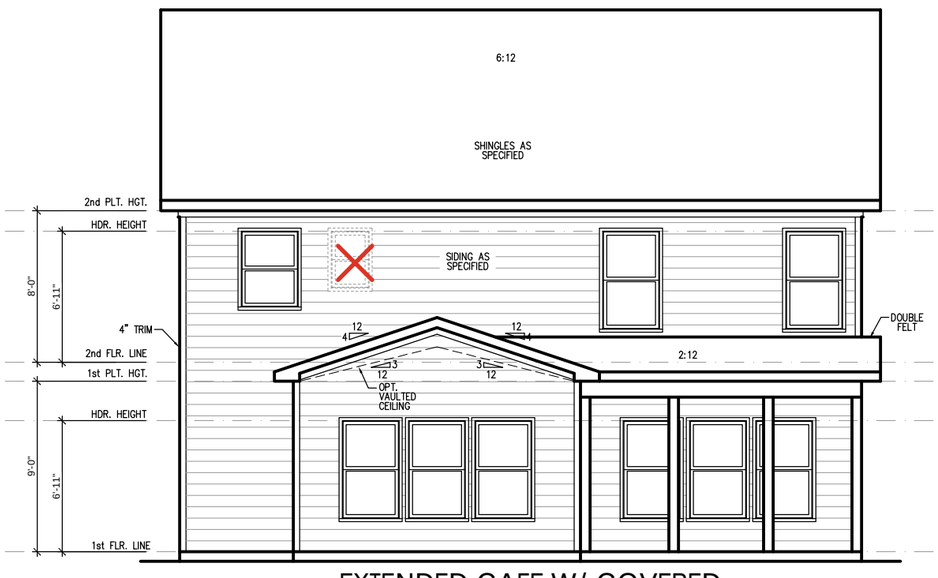
EXTENDED CAFE W/
COVERED PORCH PLAN

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



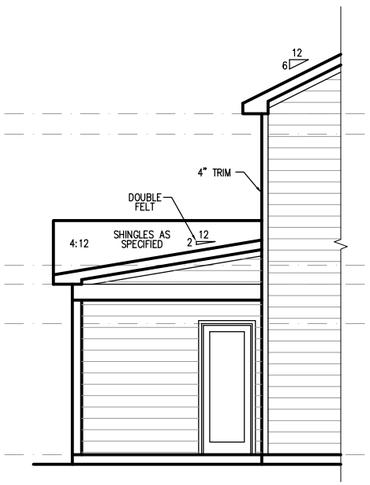
PARTIAL LEFT SIDE ELEVATION

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



EXTENDED CAFE W/ COVERED
PORCH REAR ELEVATION

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



PARTIAL RIGHT SIDE ELEVATION

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.

NORTH CAROLINA
PROFESSIONAL
SEAL
23153
ENGINEER
D. MARK MINSHEW

PROJECT #
21-2816.1-RH

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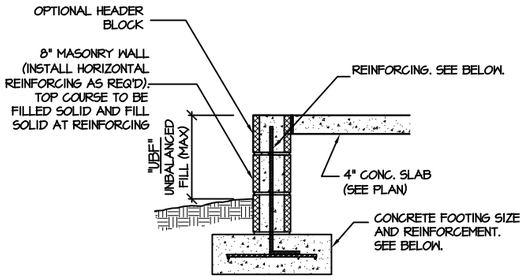
SOUTH DESIGNS

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

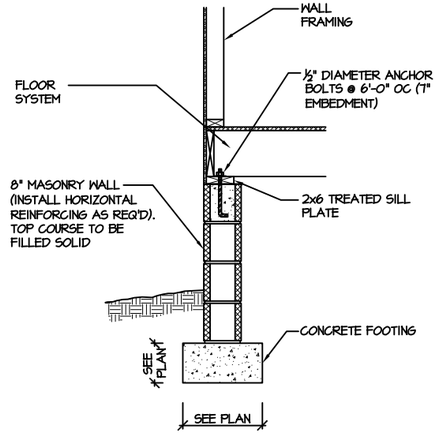
S-2.5.1



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

115-120 MPH / 106D SD

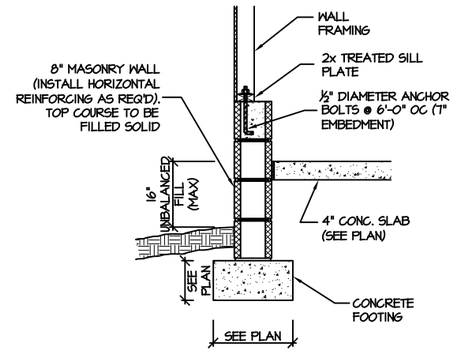
FILLED PORCH WALL



115-120 MPH / 110A SD

CRAWL SPACE FOOTING

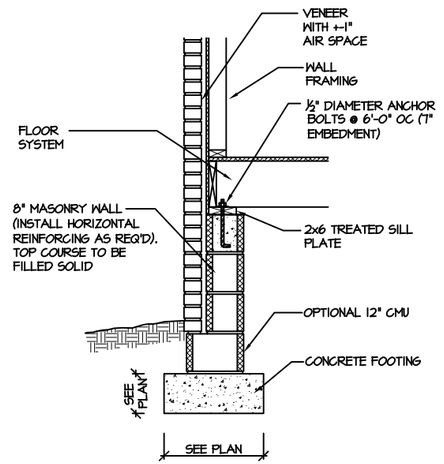
(SIDING OR EQUAL)



115-120 MPH / 111A SD

GARAGE WALL FOOTING

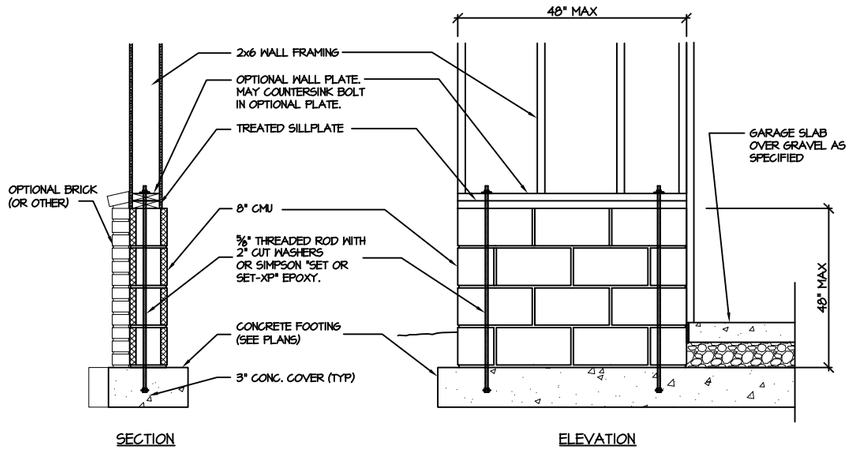
(SIDING OR EQUAL)



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

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MATTHEW LOVE
8-5-24

PROJECT # 21-2816.1

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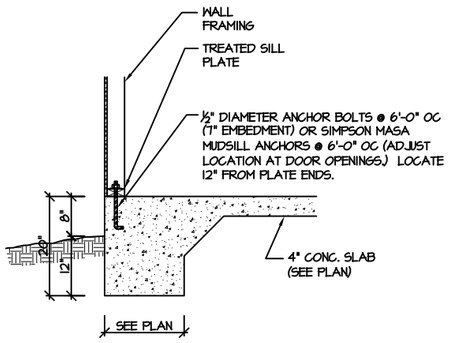
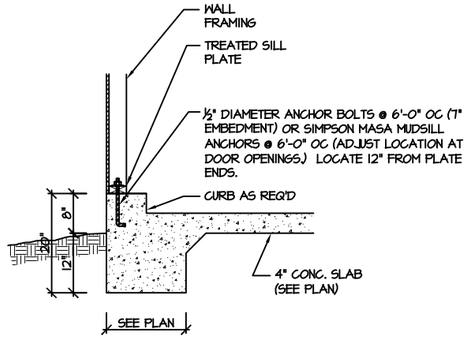
SOUTH DESIGNS

PLAN 2 - THE HOLLY
NEW HOME, INC.

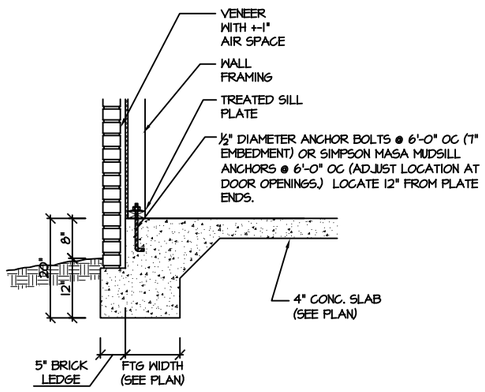
SD



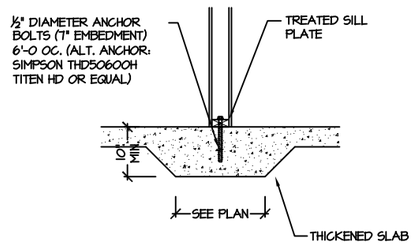
115-120 MPH | 100A SD — MONOLITHIC SLAB FOOTING
(SIDING OR EQUAL)



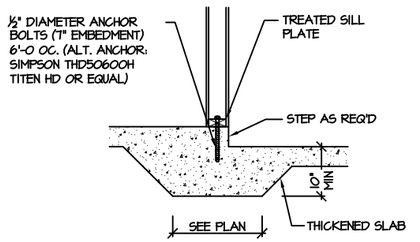
115-120 MPH | 101A SD — MONOLITHIC SLAB @ GARAGE
(SIDING OR EQUAL)



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)

SLAB FOUNDATION

NORTH CAROLINA PROFESSIONAL SEAL 33158 ENGINEER MARK MINSHEW

PROJECT # 21-2816.1

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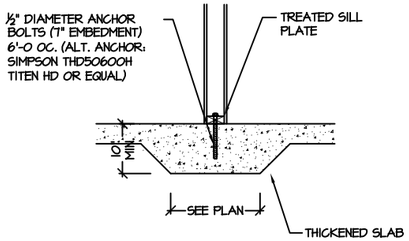
SOUTH DESIGNS

PLAN 2 - THE HOLLY
NEW HOME, INC.

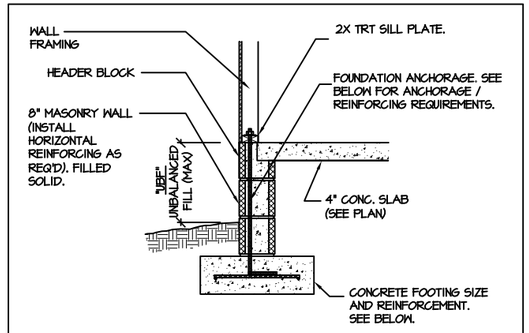
SD



115-120 MPH | 104A 5D

THICKENED SLAB

(INTERIOR BEARING WALL)



"UBF" = UP TO 16"	½" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. 16" WIDE BY 8" DEEP (MIN) CONC. FTG. (UNREINFORCED)
"UBF" = 16" UP TO 24"	½" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. REINFORCE WALL W/ #5 BAR @ 48" O.C. W/ 7.5" LEG INTO FTG. OR INSTALL ⅝" THREADED ROD W/ 7.5" LEG @ 48" O.C. WITH WASHERS 24" WIDE BY 10" DEEP CONC FTG REINFORCED W/ (3) #4 BAR OR (2) #5 BAR CONTINUOUS WITH #4 TIES @ 48" O.C.
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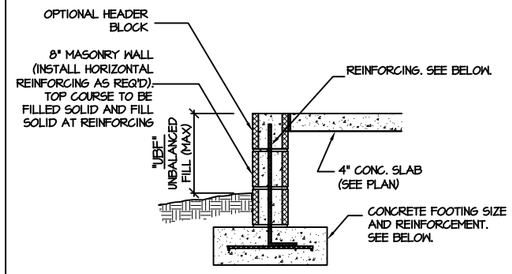
115-120 MPH | 106F SD

STEM WALL SLAB FOOTING

(SIDING OR EQUAL)



"UBF" = UP TO 16"	8" MASONRY (UN-REINFORCED) ON 16" WIDE BY 8" DEEP (MIN) CONC. FTG.
"UBF" = 16" UP TO 24"	REINFORCE WALL W/ #5 BAR @ 48" O.C. W/ 6"BEND INTO FTG. 24" WIDE BY 10" DEEP CONC FTG REINFORCED W/ (3) #4 BAR OR (2) #5 BAR CONTINUOUS WITH #4 TIES @ 48" O.C.
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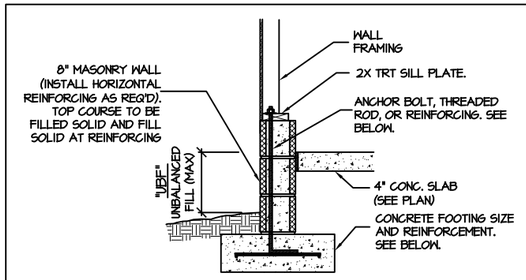
115-120 MPH | 106D SD

FILLED PORCH WALL



"UBF" = UP TO 16"	½" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. 16" WIDE BY 8" DEEP (MIN) CONC. FTG.
"UBF" = 16" UP TO 24"	½" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. REINFORCE WALL W/ #5 BAR @ 48" O.C. W/ 6" LEG INTO FTG. OR INSTALL ⅝" THREADED ROD @ 48" O.C. WITH WASHERS. 24" WIDE BY 10" DEEP CONC FTG REINFORCED W/ (3) #4 BAR OR (2) #5 BAR CONTINUOUS WITH #4 TIES @ 48" O.C.
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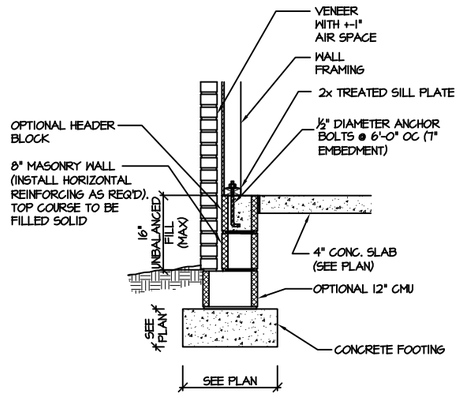
115-120 MPH | 107E SD

STEM WALL SLAB @ GARAGE

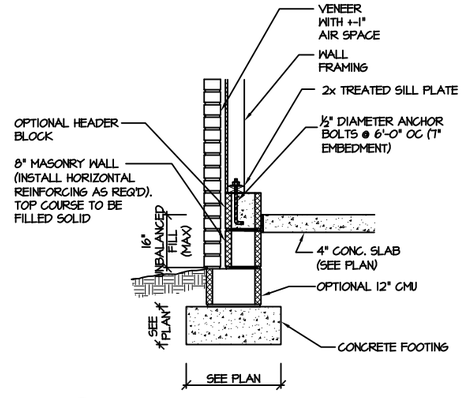
(SIDING OR EQUAL)



115-120 MPH | 108A SD

STEM WALL SLAB FOOTING

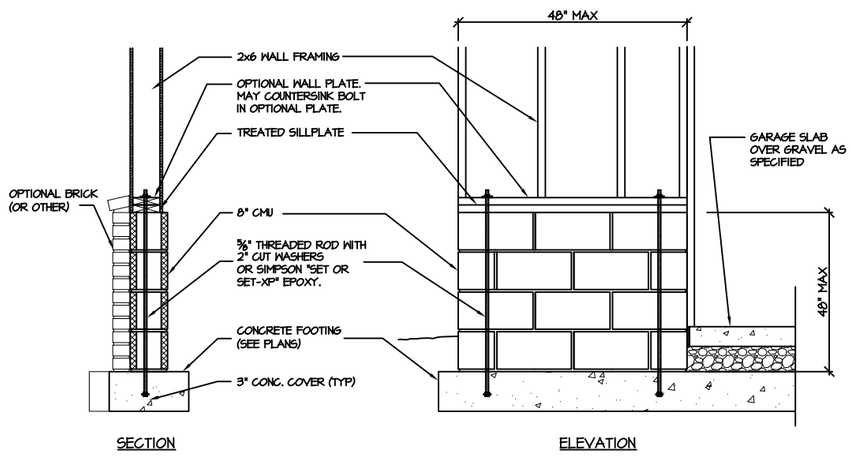
(VENEER)



115-120 MPH | 109A SD

STEM WALL SLAB @ GARAGE

(VENEER)



907 SD | GARAGE 'WING WALL' REINFORCING

PER IRC FIGURE R602.10.4.3

STEM WALL SLAB FOUNDATION

NORTH CAROLINA PROFESSIONAL SEAL 23163 ENGINEER MARK MINSHEW

PROJECT # 21-2816.1

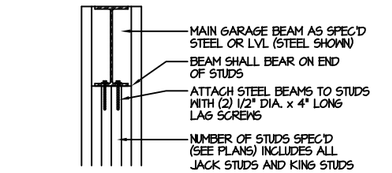
Southern Engineers, P.A.
3716 Benson Drive, Raleigh, NC 27609
Phone: (919) 878-1617
License: C-4772
www.southernengineers.com

SOUTH DESIGNS

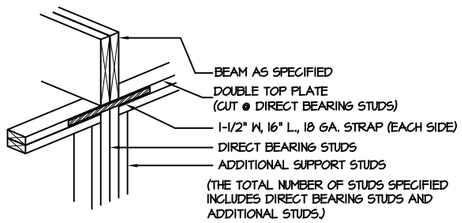
PLAN 2 - THE HOLLY

NEW HOME, INC.

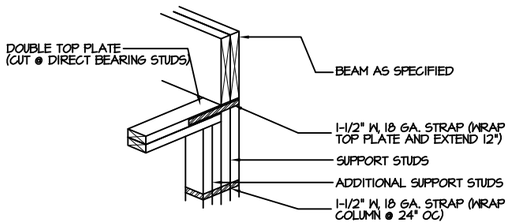
SD



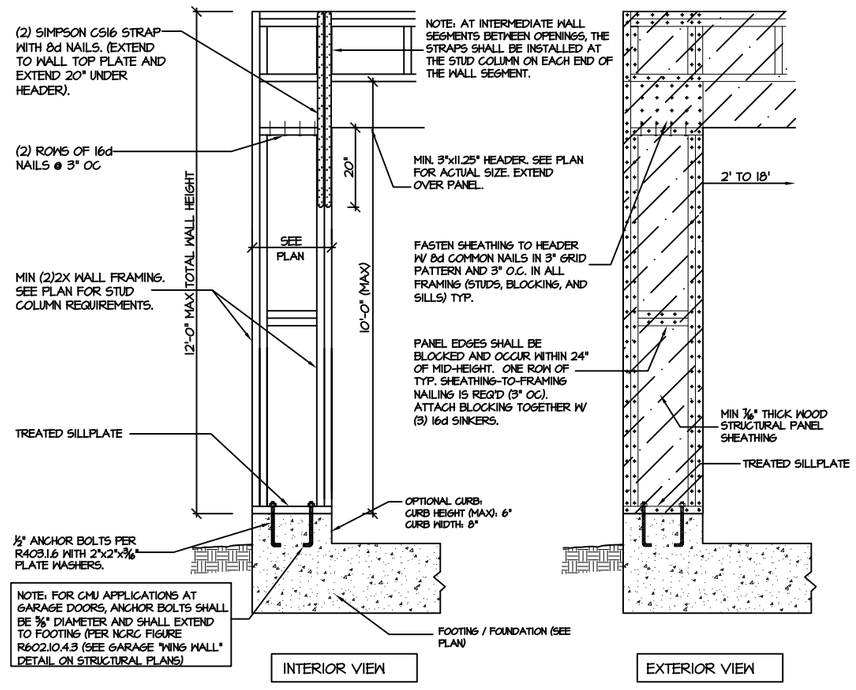
204A / 5D TYP. GARAGE BEAM BEARING
NTS



205A / 5D DIRECT STUD BEARING
NTS



206A / 5D DIRECT BEAM BEARING
PSL COLUMN



905 / 5D CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION
DETAIL AND APPLICATION BASED ON NCRC FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER D. MARK MINSHEW 8/31/24

STRUCTURAL NOTES

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

1. 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.

2. 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.

3. 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)

4. WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANELS. SEE FRAMING NOTES FOR THICKNESS AND NAILING REQUIREMENTS.

5. SEE APPENDIX M (DCA6) FOR EXTERIOR DECK REQUIREMENTS INCLUDING ATTACHMENTS FOR LATERAL LOADS.

6. CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (UNO). 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/D. (I.E. 4" CONCRETE SLABS SHALL HAVE ¼" DEEP CONTROL JOINTS SAWCUT IN SLAB ON A +-10'-0" x +-10'-0" GRID).

7. 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.

8. ALL FRAMING LUMBER SHALL BE SPF #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE SYP # 2. PLATE MATERIAL MAY BE SPF # 3 OR SYP #3 (Fc(perp) = 425 PSI - MIN).

9. L.V.L. SHALL BE LAMINATED VENEER LUMBER: Fb=2600 PSI, Fv=285 PSI, E=1.9x10 PSI.
   - 9.1. P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2400 PSI, Fv=290 PSI, E=2.0x10 PSI.
   - 9.2. L.S.L. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, Fv=400 PSI, E=1.55x10 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURERS INSTRUCTIONS.

10. 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.

11. 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.

12. REBAR SHALL BE DEFORMED STEEL, ASTM615, GRADE 60. LAP ALL REBAR SPLICES 30 BAR DIAMETERS.

13. 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.

14. 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 R703.8.3 LINTELS.

15. 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.

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