REVISION LOG

REVISION:001 DATE: 11/22/21

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

REVISION:002 DATE: 12/08/21

1. RELOCATE FRONT DOOR TO ALIGN W/ GARAGE WALL. ADJUST FOUNDATION AND OPTIONS ACCORDINGLY.
2. ADD WALL & DOOR AT FOYER FOR OPTIONAL SMART DOOR DELIVERY CENTER.
3. NOTE DOOR INTO MAIN HOUSE W/ OPTIONAL SMART DOOR DELIVERY CENTER TO BE 3068 3/4 LITE W/ 12" TRANSOM.
4. DIMENSION & LOCATE BED #4 CLOSET DOOR 5'-0" FROM EXTERIOR WALL.
5. CHANGE DOOR WIDTH FROM 2/6 TO 2/4 @ BATH #3, BED #3 CLOSET, BATH #2, BED #2 CLOSET AND OPT. BED #5.
6. FLIP PANTRY SHELVES, DELETE DOOR ACCESSED FROM DROP ZONE & ADD 2/4 DOOR ACCESSED FROM MESSY KITCHEN.
7. DIMENSION TO CENTER OF TRIPLE WINDOWS ONLY.
8. MAKE ALL STUD POCKETS 4 1/2".
9. ADD NOTE AT FIREPLACE FOR A "42"X39" R.O." FOR FIREBOX.
10. RELOCATE WALL UNDER STAIR & NOTE @ 36" WALL HT (V.I.F.).
11. ADD GOURMET KITCHEN, ALTERNATE KITCHEN AND ALTERNATE GOURMET KITCHEN OPTIONS.
12. DELETE 2ND WINDOW NEAREST TO CORNER @ POCKET OFFICE OPTION.
13. DELETE OPTIONAL PANTRY DOOR LOCATION.
14. CHANGE SIDELOAD GARAGE FRONT WINDOWS FROM 5/0 HT TO 6/0 HT.
15. ADD 8" DEEP CHASE BEHIND 2ND FL LINEN CLOSET @ HALL.
16. RELOCATE WATER HEATER AT SIDELOAD GARAGE UNDER NEW LINEN CLOSET CHASE.
17. DECREASE DEPTH OF CHASE BEHIND OWNERS BATH WATER CLOSET TO 10" TO INCREASE WATER CLOSET DEPTH TO 6'-1".
18. MOVE OWNERS VANITY WALL UP TO ALLOW ROOM IN LAUNDRY FOR CHASE @ LINEN, OPT 30" CAB W/ OPT L.T. AND WASHER/DRYER.
19. ADD PULL DOWN STAIR IN LAUNDRY. NOTE "25 1/2" X 54 1/2" R.O."
20. ADD 18"X24" CHASE IN OWNERS WC CLOSET @ SHOWER WALL.
21. MAKE BATH#2 VANITY 60".
22. MAKE WC @ BED#2 5'-4" DEEP, ADDING 3" TO BATH #2.
23. MOVE BATH#2 TOILET, TUB AND WINDOW 3" TOWARD FRONT OF HOUSE.
24. MAKE WINDOW IN BED #2 CLOSET TEMPERED.

REVISION:003 DATE: 2/4/2022

1. DIMENSION TRIPLE STUD POCKETS
2. RELOCATE ISLAND PER REDLINES.
3. REMOVE WINDOW IN MESSY KITCHEN
4. FULL HEIGHT WALL AT END OF CABINETS ON GARAGE ADJACENT WALL.
5. REMOVE UNDER-COUNTER SIDE WALLS IN ISLAND.
6. SHOW AND CALL OUT DROP ZONE BENCH AS 18" DEEP.
7. VERIFY CASED OPENINGS ARE 3/0X6/8 ON 1ST FLOOR.
8. ELIMINATE ALT KITCHEN
9. MATCH BASE PLAN LOCATION FOR WATER HEATER IN SIDE LOAD GARAGE.
10. 3/4 LITE ENTRY DOOR.
11. CREATE SHOWER OPTION WITH 18" SEAT.
12. RESIZE STANDARD SHOWER TO 60X36. EXTEND FULL HEIGHT WALL AT STANDARD SHOWER.
13. ADD 2X6 WALL JUST INSIDE EXTERIOR WALL FOR OPT. SUPER SHOWER W/ OPT. 2ND FLOOR.
14. ALL LINEN CALLED OUT AS (4) SHELVES.
15. POCKET DOORS CHANGE TO STANDARD 2/4 IN OWNER'S WC TO LAUNDRY.
16. EXTEND REAR PORCH 6" SO BEAM BEARS ON CAFE WALL.
17. CHANGE COLUMNS TO 8X6 P.T. WITH 1X WRAP FOR TRADITIONAL ELEVATION.
18. CHANGE REAR PORCH COLUMNS TO 6X6 P.T. POST, NO WRAP.
19. CHANGE ENTRY DOOR TO 3/4 LITE
20. EXTEND PORCH SLAB 4" AT FRONT AND EXTEND AROUND CORNER 20" TO SUPPORT STONE VENEER.
21. REMOVED HALF WALLS AT KITCHEN ISLAND AND UPDATED PER CABINET PROVIDER
22. CHANGED THE BASE OWNER'S BATH WINDOW TO 4010
24. CHANGED THE OWNER'S BATH OPTION SHOWER W/18" SEAT WINDOW TO 4010
24. CHANGED THE OWNER'S BATH OPTION SUPER SHOWER WINDOWS TO (2)3010
25. CHANGED THE OPTION 2ND FLOOR OWNER'S BATH WINDOW TO 4010
26. CHANGED THE OPTION 2ND FLOOR OWNER'S BATH OPTION SUPER SHOWER WINDOWS TO (2)3010
27. CHANGED 2ND FLOOR WINDOW OVER PORCH TO BE 2040 ALL ELEVATIONS
28. UPDATED THE WINDOW HEADER AT THE STAIR LANDING TO BE 8'-10" ABOVE LANDING
29. RE-CENTERED GEORGIAN PORCH TO BE CENTERED ON THE WINDOW ABOVE
30. ADDED AN EXTENDED PORCH OPTION TO THE TRADITIONAL ELEVATION ONLY

REVISION:004 DATE: 3/30/2022

1. CHANGED 2ND FLOOR WINDOW OVER PORCH TO BE 2040 ALL ELEVATIONS
2. UPDATED THE WINDOW HEADER AT THE STAIR LANDING TO BE 8'-10" ABOVE LANDING
3. CHANGED SIZE OF GEORGIAN PORCH TO BE CENTERED ON THE WINDOW ABOVE
4. CHANGED STYLE OF GEORGIAN COLUMNS FROM ROUND TO SQUARE
5. ADDED AN EXTENDED PORCH OPTION TO THE TRADITIONAL ELEVATION ONLY
6. ADDED ELECTRICAL PLAN SHEETS

REVISION:005 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:006 DATE: 3/28/2024

1. ADD NEW ELEVATIONS
2. ADD THIRD CAR GARAGE WITH 2 CAR SIDE LOAD TO DRAWINGS

26-Mar-2025 - Redlines - DD

01-Apr-2025 - Rev to Crawl - DD

26-Jun-2025 - Revise to Side Load

Duncans Creek - Lot 126

275 Duncan Creek Rd
Lillington, NC 27546

NEW HOME INC.

Side Load Garage

PLAN 4
The Selma RH
'FRENCH COUNTRY'

ARCHITECTURAL DRAWINGS	
Sheet No.	Sheet Description
0.0	Cover Sheet
1.1	Foundation (Slab)
1.1.1	Foundation Options (Slab)
1.2	Foundation (Crawl)
1.2.1	Foundation Options (Crawl)
1.2.2	Foundation Third Car Garage Option
1.3	Foundation (Stem Wall Slab)
1.3.1	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	Third Car Garage Floor Plan Option
2.4	Covered Porch Plans & Elevations (Slab)
2.4.1	Covered Porch Plans & Elevations (Crawl/Stem Wall)
2.5	Side Load Garage Elevations (Slab)
2.5.1	Side Load Garage Elevations (Crawl/ Stem Wall)
2.6	Third Car Garage Right & Front Elevations (Crawl/ Slab)
2.6.1	Third Car Garage Left & Rear Elevations (Crawl/ Slab)
3.1	Front & Rear Elevations (Slab)
3.1.1	Front & Rear Elevations (Crawl/Stem Wall)
3.2	Side Elevations (Slab)
3.2.1	Side Elevations (Crawl/Stem Wall)
3.3	Roof Plan
5.1	First Floor Electrical
5.1.1	First Floor Options Electrical
5.2	Second Floor Electrical
5.2.1	Second Floor Options Electrical
5.3	Third Car Garage Option Electrical

SQUARE FOOTAGE		
	'FRENCH COUNTRY' ELEVATION	
	UNHEATED	HEATED
FIRST FLOOR	0	1194
SECOND FLOOR	0	1445
FRONT PORCH	44	0
REAR PATIO/DECK	208	0
2 CAR GARAGE	415	0
SUBTOTALS	667	2639
TOTAL UNDER ROOF	3306	

OPTIONS		
	UNHEATED S.F.	HEATED S.F.
OPT. POCKET OFFICE	0	+64
FIREPLACE BUMPOUT	0	+34
COVERED PATIO/DECK	210	0
THIRD CAR GARAGE	+320	+51

Total Heated: 2,703 Sq Ft
Total Unheated: 877 Sq Ft

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.

NEW HOME INC.

REV. #	DESCRIPTION	DATE
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THE SELMA - RH

Cover Sheet 'French Country'

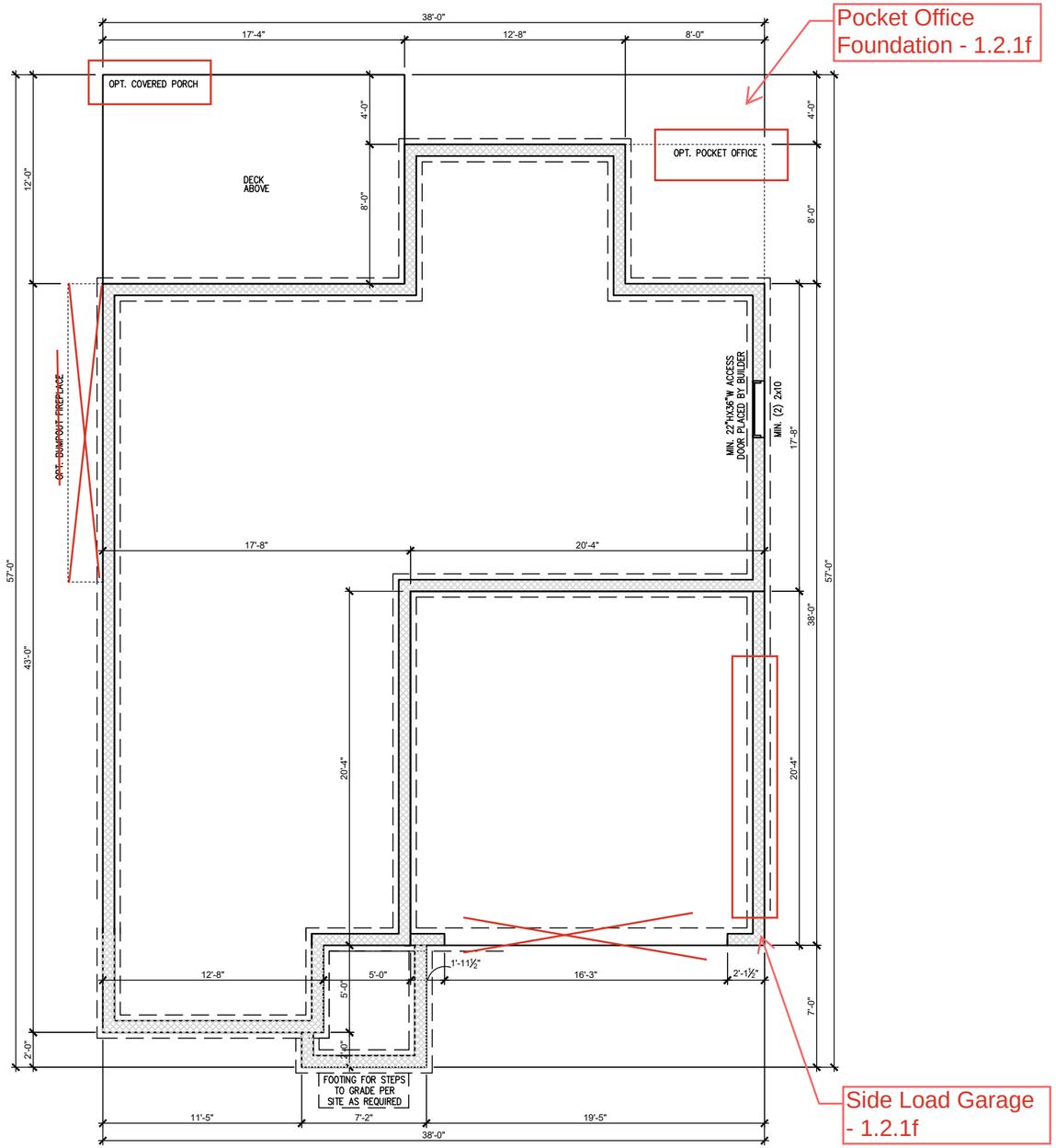
DRAWN BY:
South Designs

ISSUE DATE:
7/1/2021

CURRENT REVISION DATE:

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

SHEET
0.0f



CRAWL SPACE FOUNDATION FRENCH COUNTRY'

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

NEW HOME INC.

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THE SELMA - RH

1.2e Crawl Foundation 'French Country'

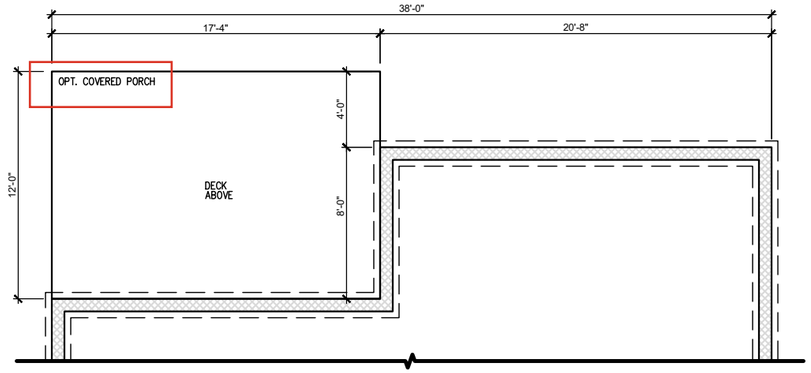
DRAWN BY:
South Designs

ISSUE DATE:
7/1/2021

CURRENT REVISION DATE:

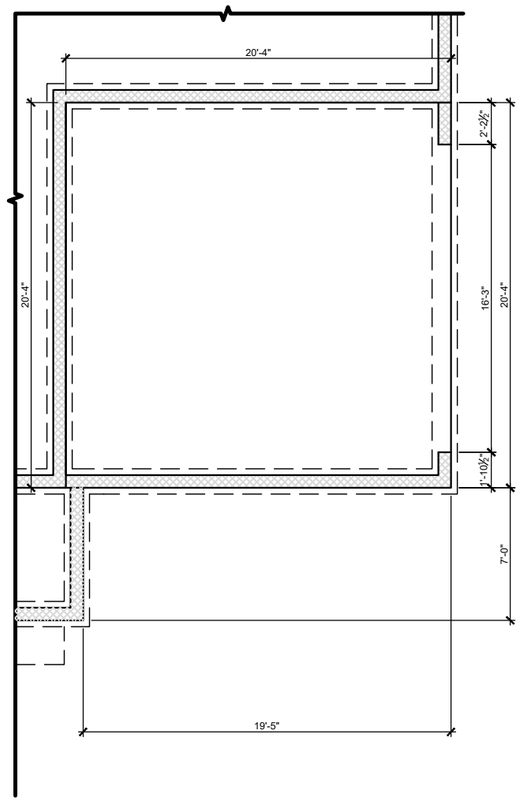
SCALE:
1/8" = 1'-0"

SHEET
1.2f



CRAWL FND. W/ OPT. POCKET OFFICE

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



CRAWL FND. W/ OPT. SIDE LOAD GARAGE

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

NEW HOME INC.

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THE SELMA - RH

1.2.1e Crawl Foundation Options 'French Country'

DRAWN BY:
South Designs

ISSUE DATE:
7/1/2021

CURRENT REVISION DATE:

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

SHEET
1.2.1f

General Floor Plan Notes

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

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

Covered Porch - 2.4.1f

Pocket Office - 2.1.1f

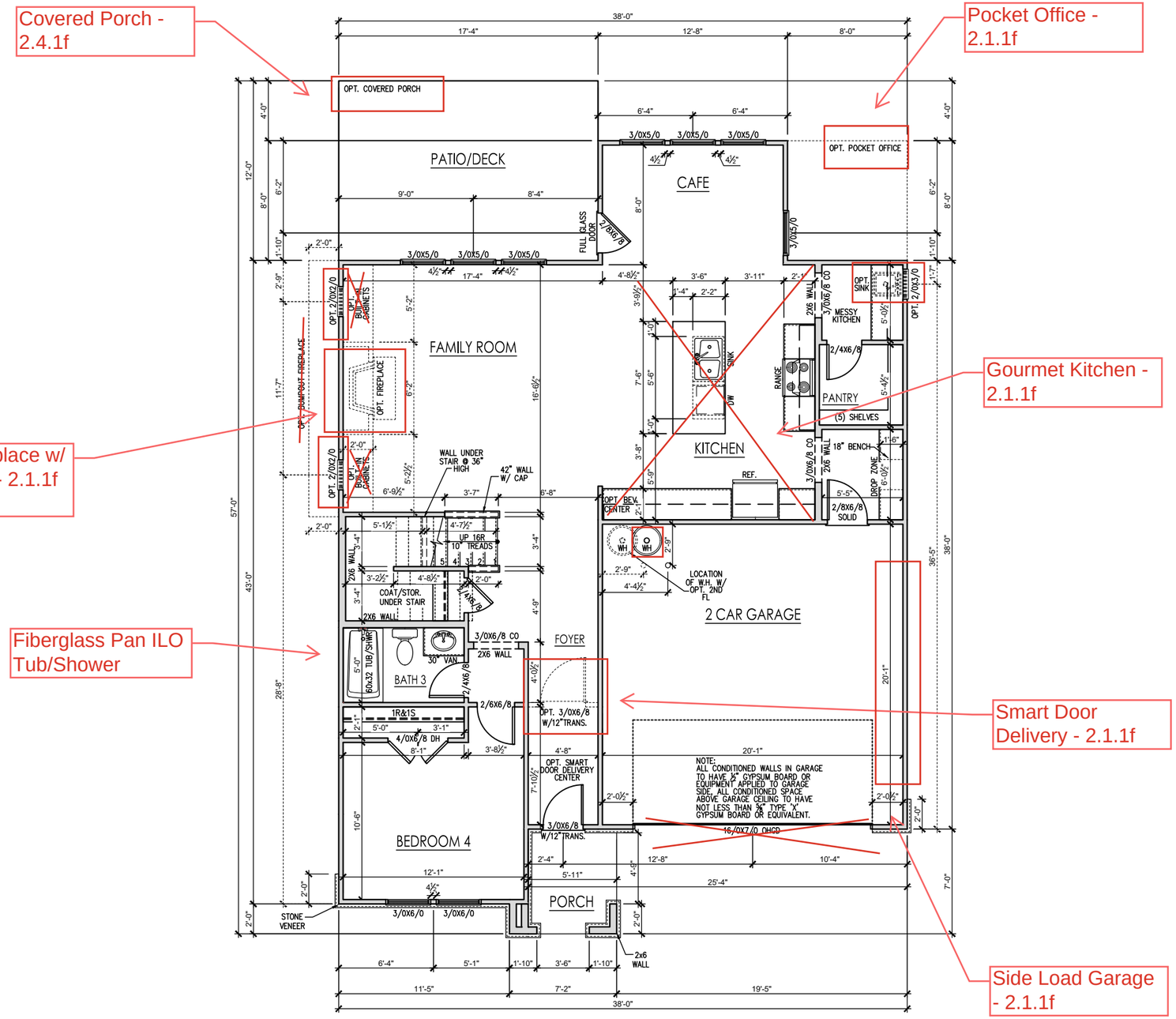
Interior Fireplace w/ no Built-Ins - 2.1.1f

Gourmet Kitchen - 2.1.1f

Fiberglass Pan ILO Tub/Shower

Smart Door Delivery - 2.1.1f

Side Load Garage - 2.1.1f



FIRST FLOOR PLAN 'FRENCH COUNTRY'

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

NEW HOME INC.

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THE SELMA - RH

First Floor Plan 'French Country'

DRAWN BY: South Designs

ISSUE DATE: 7/1/2021

CURRENT REVISION DATE: ---

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

SHEET 2.1f

General Floor Plan Notes

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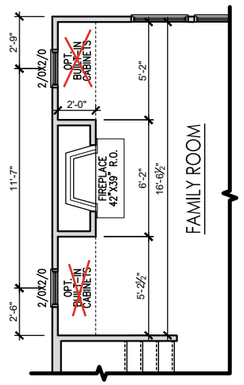
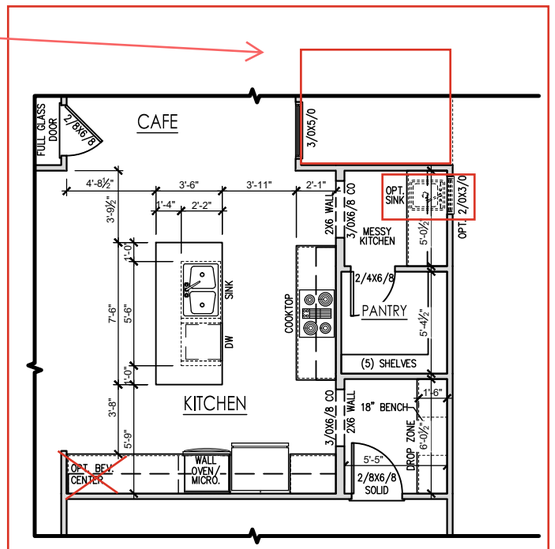
13. Garage Walls, as a minimum, shall be separated from living space by installing 1/2" gypsum board on the garage side of the wall. With habitable space above, the inside of all garage walls require 1/2" GWB supporting 5/8" type X GWB on ceiling.



OPT. INTERIOR FIREPLACE

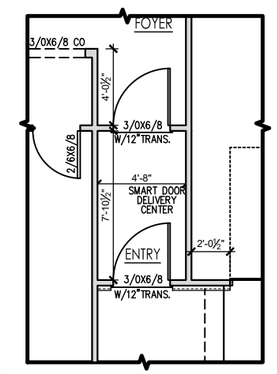
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

Pocket Office



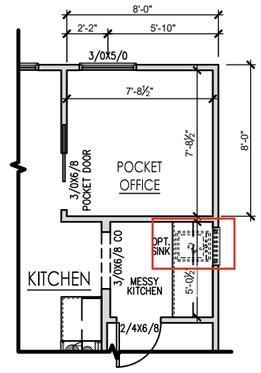
OPT. GOURMET KITCHEN

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



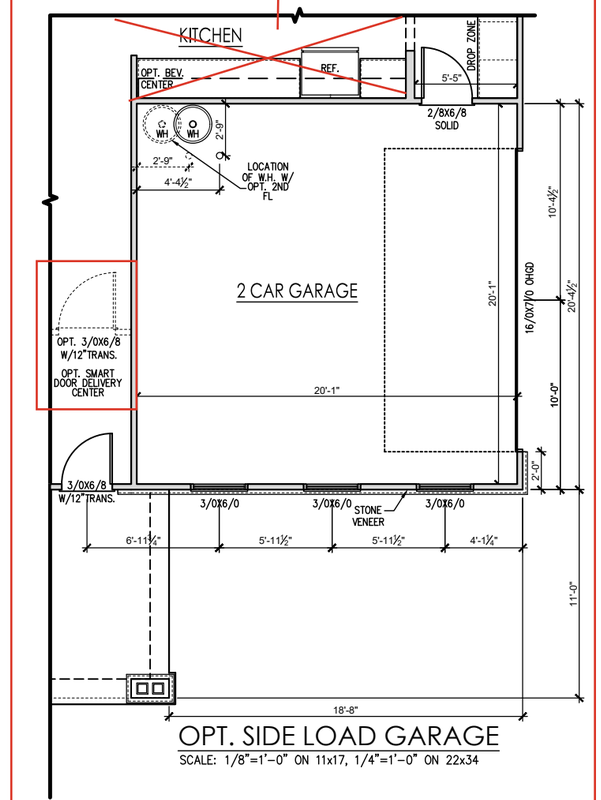
OPT. SMART DOOR

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



OPT. POCKET OFFICE

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



OPT. SIDE LOAD GARAGE

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

NEW HOME INC.

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THE SELMA - RH

First Floor Plan Options

DRAWN BY: South Designs

ISSUE DATE: 7/1/2021

CURRENT REVISION DATE: ----

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

SHEET 2.1.1f

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.
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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.
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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.
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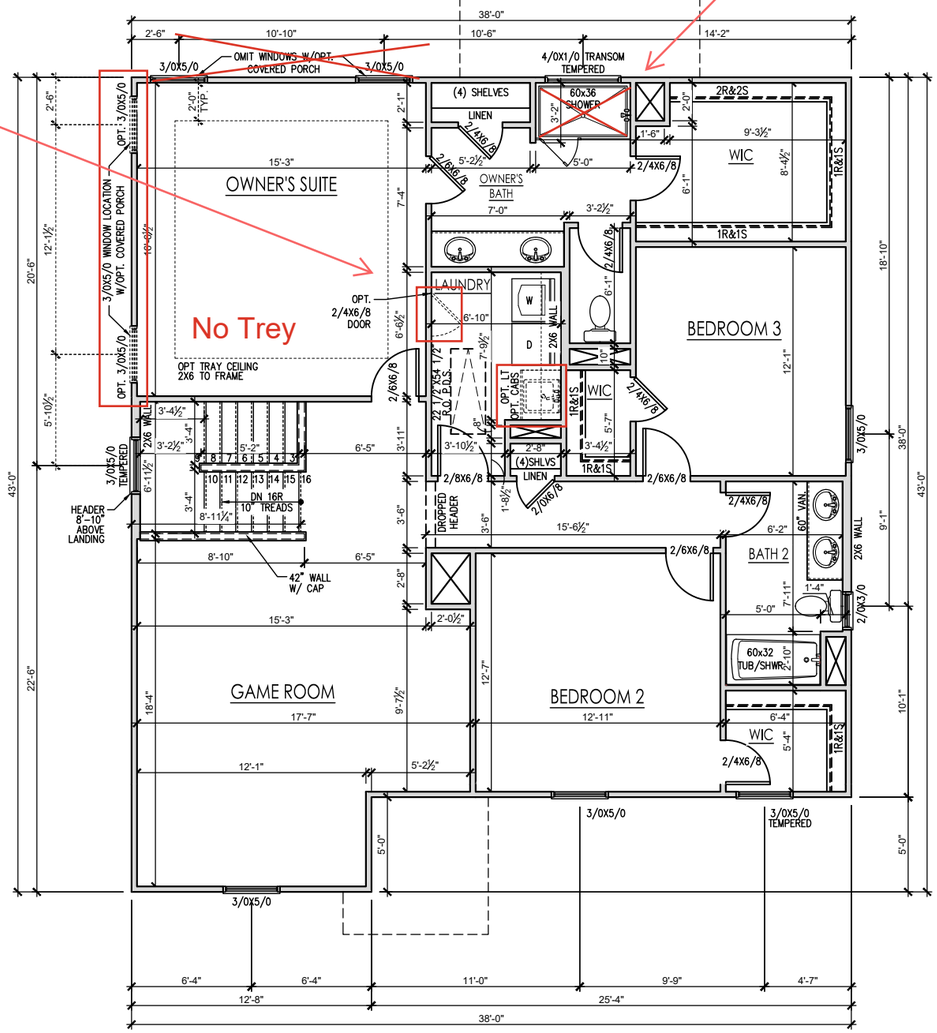
13. Garage Walls, as a minimum, shall be separated from living space by installing 1/2" gypsum board on the garage side of the wall. With habitable space above, the inside of all garage walls require 1/2" GWB supporting 5/8" type X GWB on ceiling.

Windows move due to covered porch

Shower w/ 18" Seat - 2.2.1f

Opt Door to laundry & laundry sink



SECOND FLOOR PLAN 'FRENCH COUNTRY'

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

NEW HOME INC.

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THE SELMA - RH

Second Floor Plan 'French Country'

DRAWN BY: South Designs

ISSUE DATE: 7/1/2021

CURRENT REVISION DATE: ----

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

SHEET 2.2f

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.**
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3. **Typical header height shall be 6'-11" AFF at First Floor, and 6'-11" AFF at Second Floor U.N.O. on elevation drawings. Windows at front elevation may be higher at the first floor.**
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5. **Soffits, Coffered Ceilings, Trey Ceilings and other significant ceiling plan elements are shown on the floor plans and are denoted as single dashed lines. Unless specifically call out as included, Kitchens do not include soffits over wall cabinetry.**
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7. **Windows: Shall have at least (1) window in each sleeping room, that meets egress. Shall be provided with tempered glass at hazardous glazing areas. False windows shall be installed with obscure glazing.**
8. **Closets for clothing or coat storage shall be equipped with 1 rod/shelf. Closets for linen shall have 4 open equal shelves. Closets for pantries shall have 4 equal wood shelves, painted.**
9. **Stair treads shall be a min of 9" deep, risers shall be a maximum of 8 1/4", unless noted otherwise, per the current North Carolina Residential Code**
10. **Handrails and Guards at stairs shall be 34" above the finished surface of the ramp surface of the stair. Handrails at landings and overlooks of multilevel spaces shall be 36" above finished floor. Guards (pickets or balusters) shall be spaced with no more than 4" between guards.**
11. **Attic Access shall be provided at all attic area with a height greater than 30". Minimum clear attic access shall be 20" x 30". Pull down stairs and access doors in knee walls meeting minimum criteria are also acceptable.**
12. **Garage Door to Living Space shall be 2'-8" x 6'-8" minimum size and shall be 20 minute fire rated and weather sealed.**
13. **Garage Walls, as a minimum, shall be separated from living space by installing 1/2" gypsum board on the garage side of the wall. With habitable space above, the inside of all garage walls require 1/2" GWB supporting 5/8" type X GWB on ceiling.**

OPT. SHOWER W/ 18" SEAT

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

NEW HOME INC.

REV. #	DESCRIPTION	DATE
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THE SELMA - RH

Second Floor Plan Options

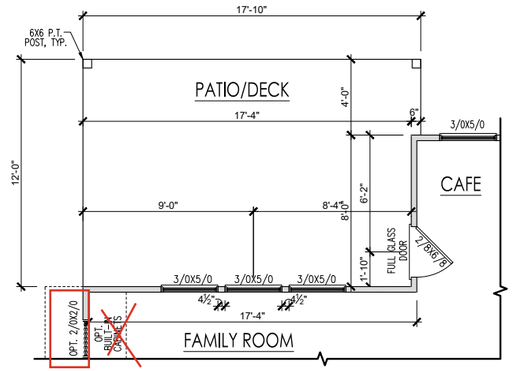
DRAWN BY:
South Designs

ISSUE DATE:
7/1/2021

CURRENT REVISION DATE:

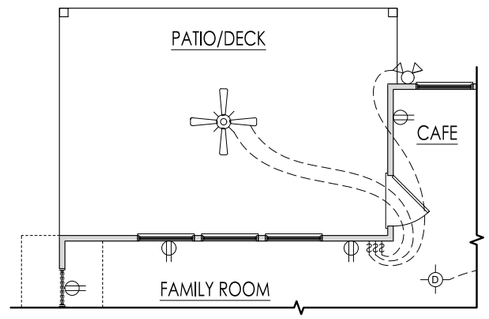
SCALE:
1/8" = 1'-0"

SHEET
2.2.1f



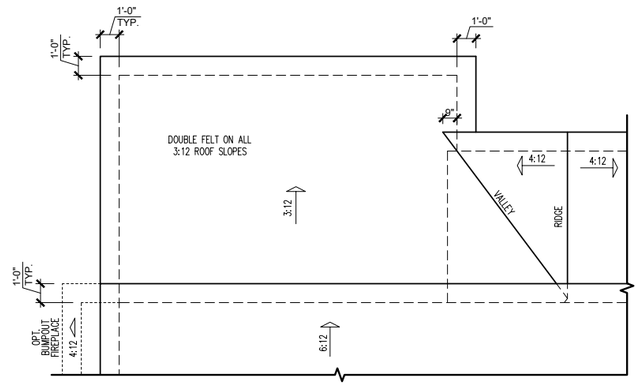
COVERED PORCH FLOOR PLAN

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



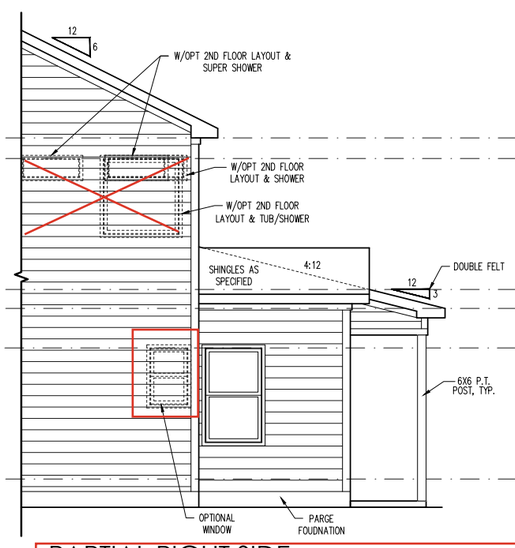
COVERED PORCH ELECTRICAL

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



COVERED PORCH ROOF PLAN

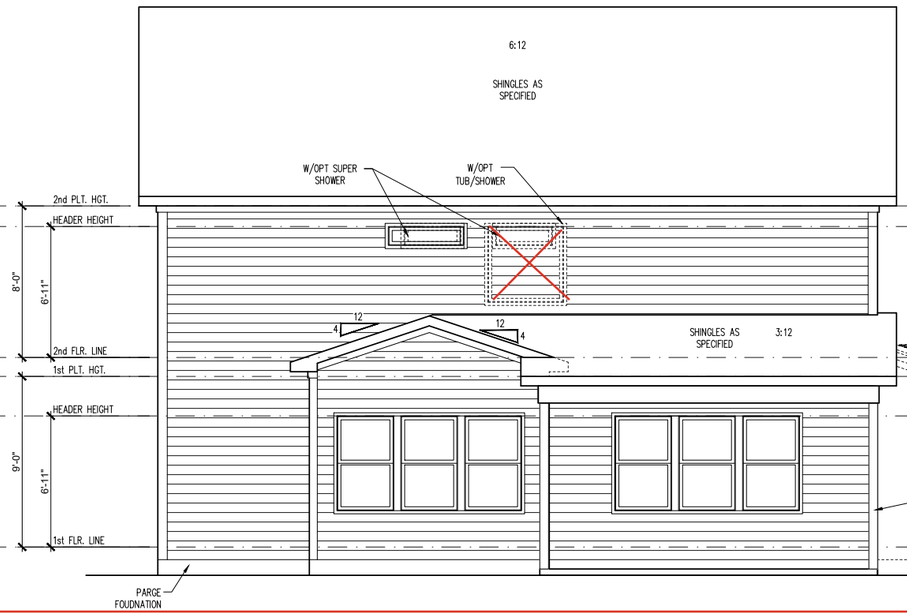
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



PARTIAL RIGHT SIDE ELEVATION (CRAWL/STEM WALL)

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

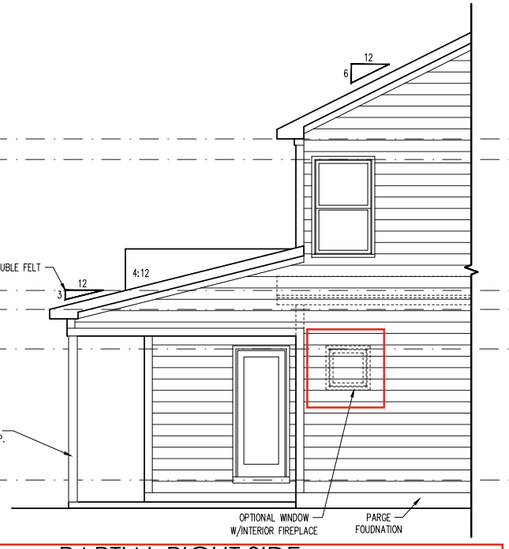
SEE FOUNDATION PAGES FOR FOUNDATION TYPE



COVERED PORCH REAR ELEVATION (CRAWL/STEM WALL)

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

SEE FOUNDATION PAGES FOR FOUNDATION TYPE



PARTIAL RIGHT SIDE ELEVATION (CRAWL/ STEM WALL)

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

SEE FOUNDATION PAGES FOR FOUNDATION TYPE

NEW HOME INC.

REV. #	DESCRIPTION	DATE
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THE SELMA - RH

Covered Patio Plans & Elevations (Crawl)'

DRAWN BY: South Designs

ISSUE DATE: 7/1/2021

CURRENT REVISION DATE: ----

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

SHEET

2.4.1f

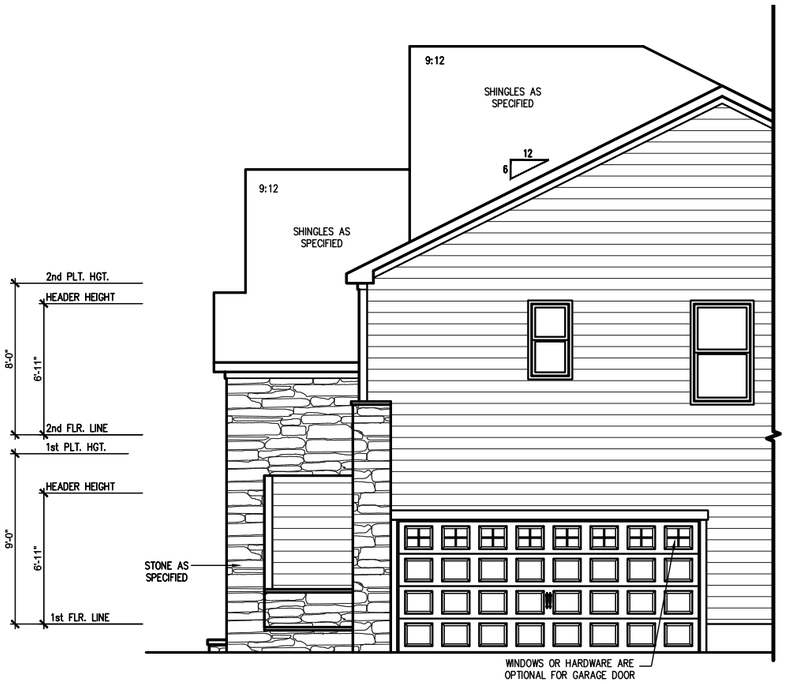
General Elevation Notes

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

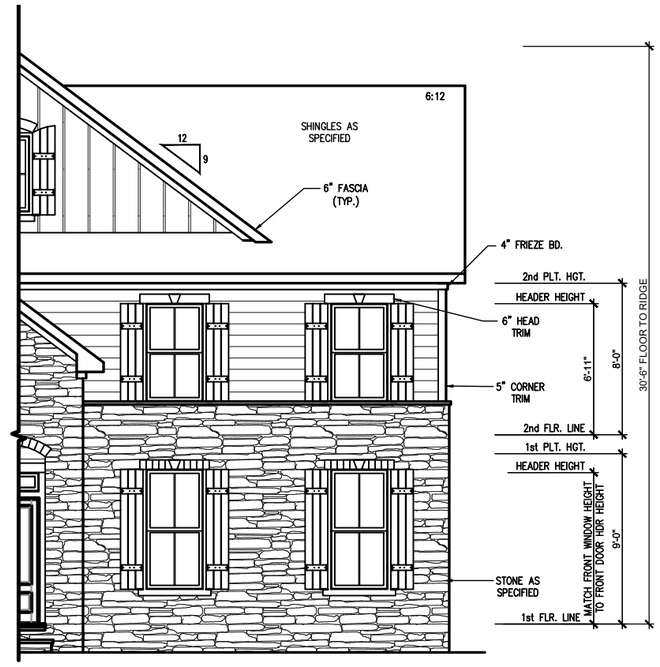
Opening Size	Angle
up to 4'-0"	3-1/2" x 3-1/2" x 5/16"
4'-1" to 5'-6"	4" x 3-1/2" x 5/16" LLV
5'-7" to 6'-6"	5" x 3-1/2" x 5/16" LLV
6'-7" to 8'-4"	6" x 3-1/2" x 5/16" LLV
8'-5" to 16'-4"	7" x 4" x 3/8" LLV



SIDE LOAD GARAGE 'FRENCH COUNTRY' (CRAWL/STEM WALL)

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

SEE FOUNDATION PAGES FOR FOUNDATION TYPE



FRONT ELEVATION 'FRENCH COUNTRY' (CRAWL/STEM WALL)

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

SEE FOUNDATION PAGES FOR FOUNDATION TYPE

NEW HOME INC.

REV. #	DESCRIPTION	DATE
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THE SELMA - RH

Side Load Garage Elevations (Crawl) 'French Country'

DRAWN BY: South Designs

ISSUE DATE: 7/1/2021

CURRENT REVISION DATE: ----

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

SHEET 2.5.1f

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 'FRENCH COUNTRY' (CRAWL/STEM WALL)

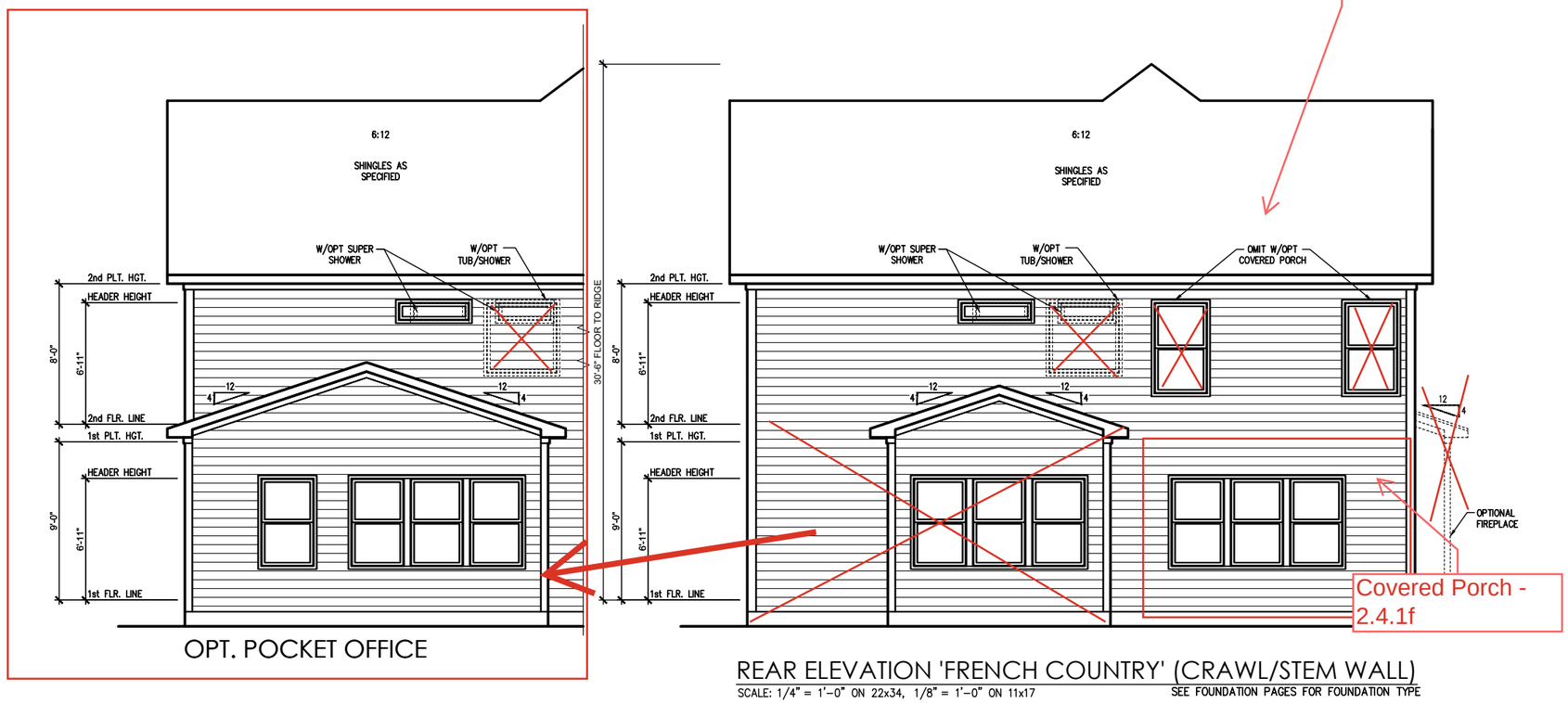
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

SEE FOUNDATION PAGES FOR FOUNDATION TYPE

SEE FOUNDATION PAGES FOR FOUNDATION TYPE

Side Load Garage - 2.5.1f

Windows move w/ Covered Porch - 3.2f



OPT. POCKET OFFICE

Covered Porch - 2.4.1f

REAR ELEVATION 'FRENCH COUNTRY' (CRAWL/STEM WALL)

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

SEE FOUNDATION PAGES FOR FOUNDATION TYPE

NEW HOME INC.

REV. #	DESCRIPTION	DATE
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THE SELMA - RH

Front & Rear Elevations (Crawl) 'French Country'

DRAWN BY: South Designs

ISSUE DATE: 7/1/2021

CURRENT REVISION DATE: ----

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

SHEET 3.1.1f

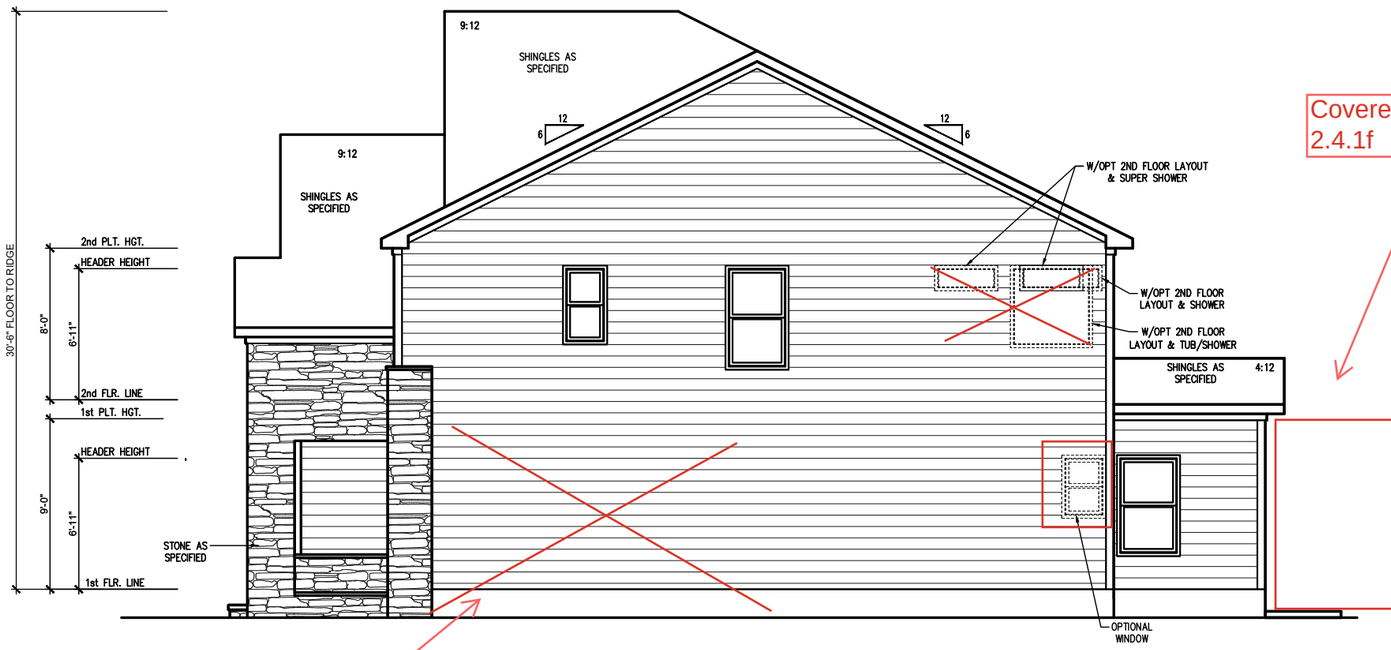
General Elevation Notes

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



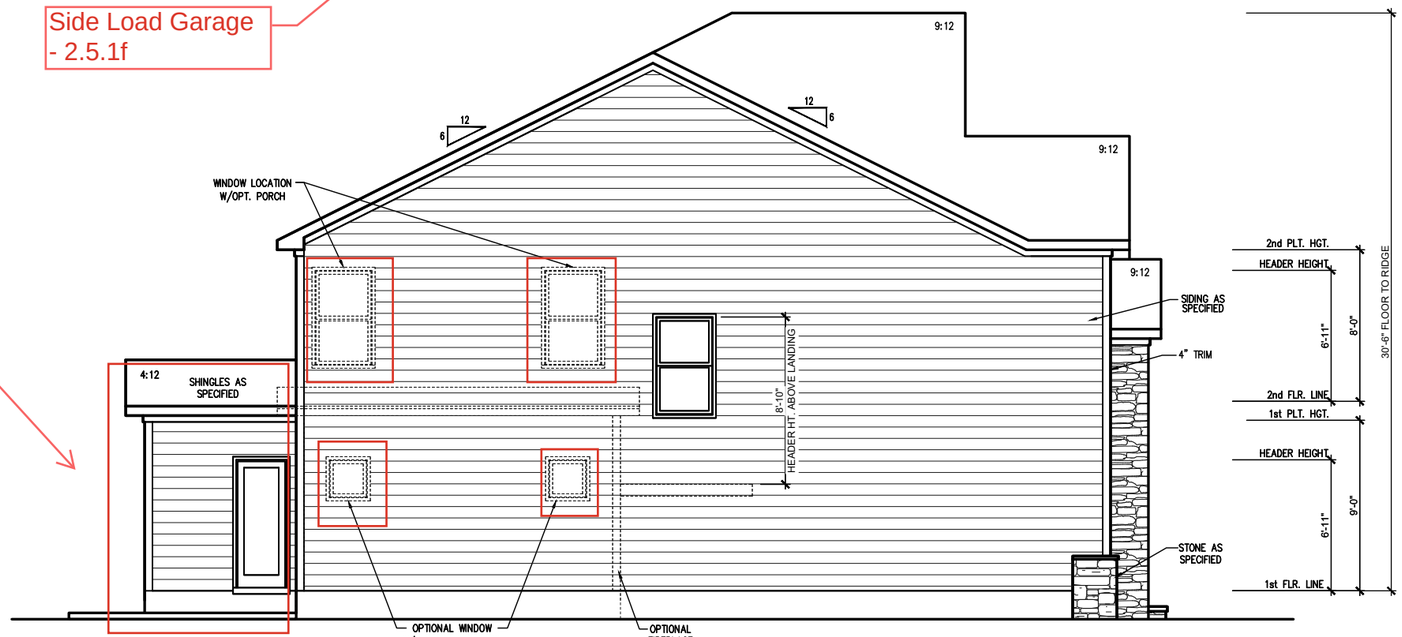
Covered Porch - 2.4.1f

RIGHT SIDE ELEVATION 'FRENCH COUNTRY' (CRAWL/STEM WALL)

SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17 SEE FOUNDATION PAGES FOR FOUNDATION TYPE

Side Load Garage - 2.5.1f

Covered Porch - 2.4.1f



LEFT SIDE ELEVATION 'FRENCH COUNTRY' (CRAWL/STEM WALL)

SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17 SEE FOUNDATION PAGES FOR FOUNDATION TYPE

NEW HOME INC.

REV. #	DESCRIPTION	DATE
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THE SELMA - RH

Side Elevations (Crawl) 'French Country'

DRAWN BY: South Designs

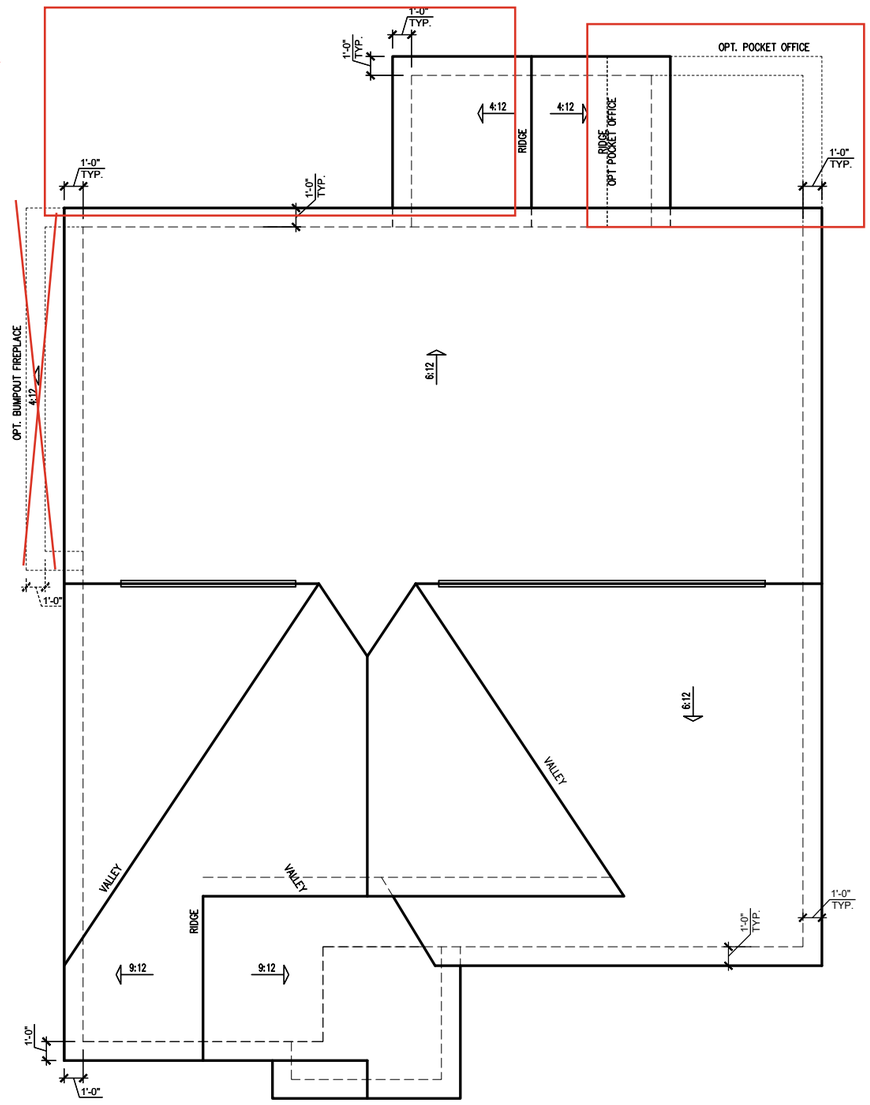
ISSUE DATE: 7/1/2021

CURRENT REVISION DATE: ----

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

SHEET 3.2.1f

Covered Porch
Roof Plan - 2.4.1f



Pocket Office

ATTIC VENT SCHEDULE

'ENGLISH COUNTRY' ELEVATION

MAIN HOUSE		SQ FTG	1514	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	2.02	2.52	3.50	48.28	0	0	28.00	
SOFFIT VENTS	3.03	2.52	3.75	51.72				0	60.00
TOTAL (MIN)	5.05	5.05	7.25	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' ELEVATION ROOF PLAN

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

NEW HOME INC.

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THE SELMA - RH

Roof Plan 'French Country'

DRAWN BY: South Designs

ISSUE DATE: 7/1/2021

CURRENT REVISION DATE: ----

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

SHEET 3.3f

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 THE MANUFACTURER MAY BE SUBSTITUTED FOR I-JOISTS.

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.

FOUNDATION STRUCTURAL NOTES

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

(1) (3)2x10 SYP#2 OR SPF#2 GIRDER, TYPICAL UNO.

(2) CONCRETE BLOCK PIER SIZE SHALL BE:

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

- WITH 30" x 30" x 10" CONCRETE FOOTING, UNO.

(3) WALL FOOTING AS FOLLOWS

•• DEPTH: 8" - UP TO 2 STORY
10" - 3 STORY

•• WIDTH:

•• SIDING: 16" - UP TO 2 STORY
20" - 3 STORY

•• BRICK: 16" - 1 STORY
20" - 2 STORY
24" - 3 STORY

- FOR FOUNDATION WALL HEIGHT AND BACKFILL REQUIREMENTS, REFER TO CODE TABLE R404.1.1 (1 THRU 4) NOTE: ASSUMED SOIL BEARING CAPACITY = 2000 PSF. CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOILS ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.

(4) (4) 2x10 SPF #2 OR SYP #2 GIRDER

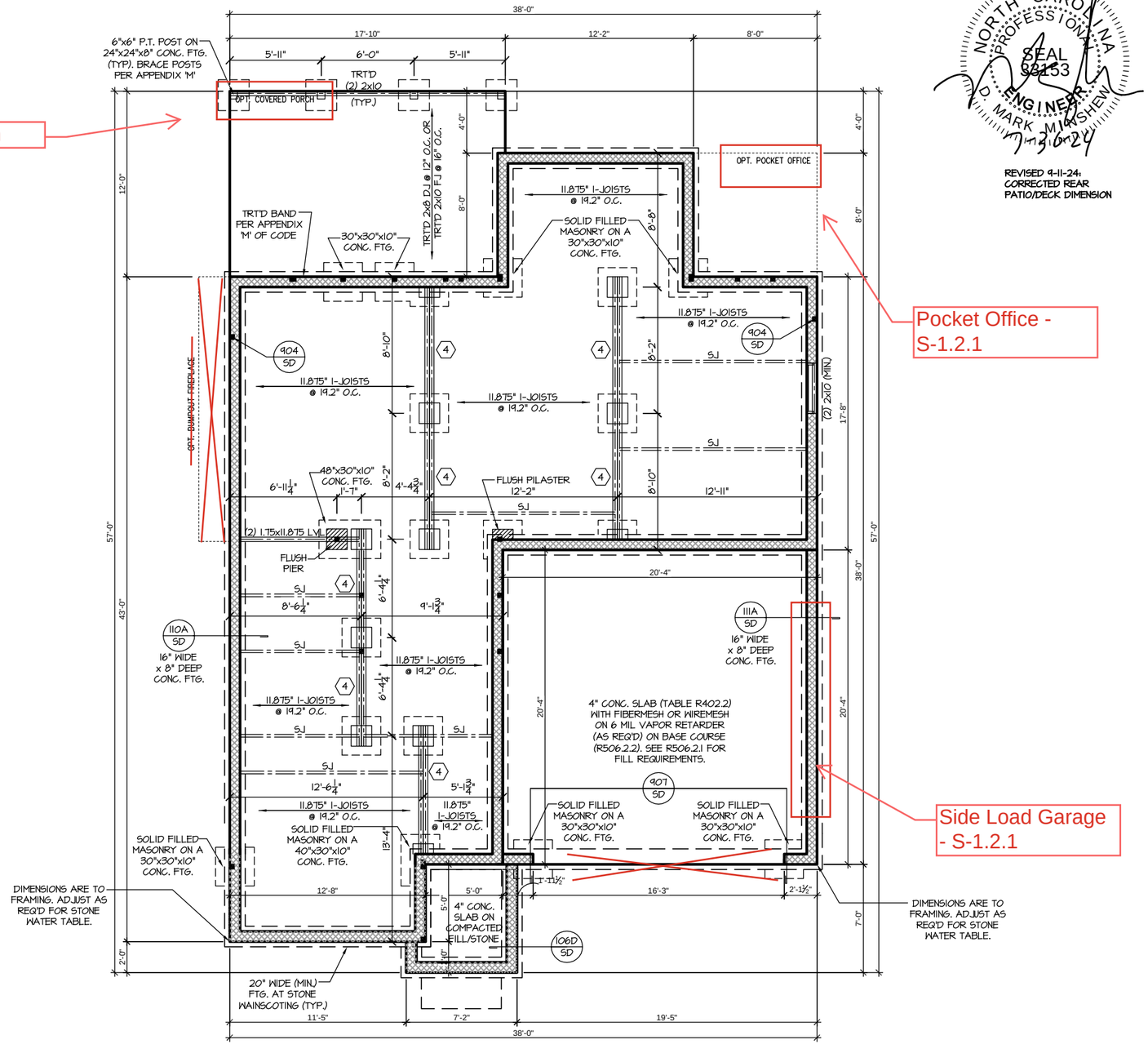
(5) (2) 1.75x9.25 LVL OR LSL GIRDER

(6) (3) 1.75x9.25 LVL OR LSL GIRDER

7. "■" DESIGNATES A SIGNIFICANT POINT LOAD TO HAVE SOLID BLOCKING TO PIER. SOLID BLOCK ALL BEAM BEARING POINTS NOTED TO HAVE THREE OR MORE STUDS TO FND, TYPICAL.

8. ABBREVIATIONS:
- "SJ" = SINGLE JOIST
- "DJ" = DOUBLE JOIST
- "TJ" = TRIPLE JOIST

9. ADJUST SUBFLOOR THICKNESS OR JOIST SPACING AS REQ'D FOR FLOOR FINISH MATERIALS.



CRAWL SPACE FOUNDATION FRENCH COUNTRY'

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

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

NORTH CAROLINA PROFESSIONAL SEAL 032153 ENGINEER D. MARK MIASHEN
9-11-24

REVISED 9-11-24:
CORRECTED REAR PATIO/DECK DIMENSION

PROJECT # 21-2817-RH

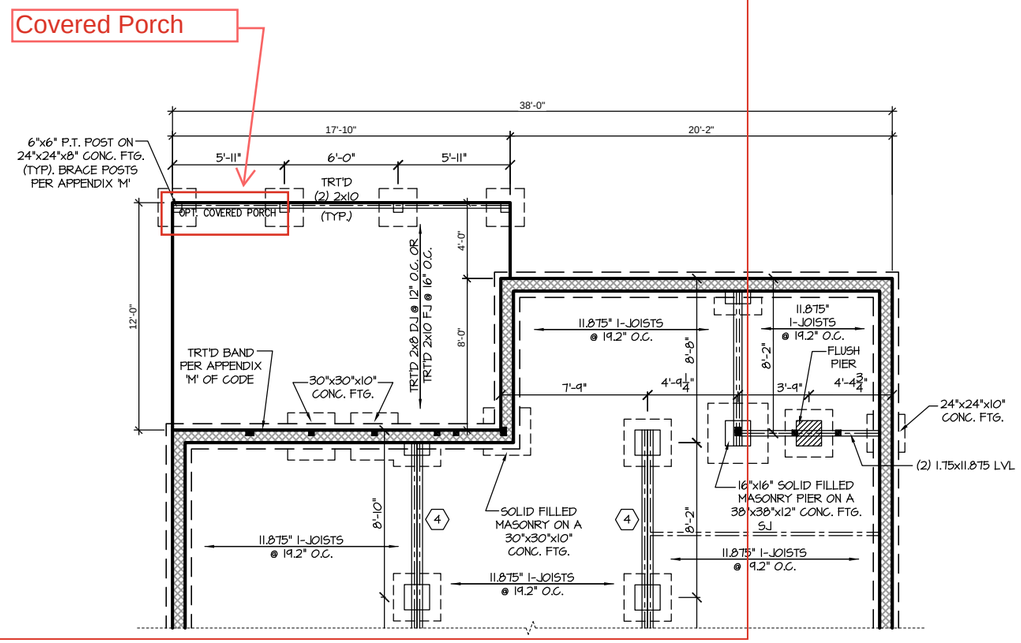
Engineers seal applies only to structural components on this document.
Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability.
Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

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

SOUTH DESIGNS

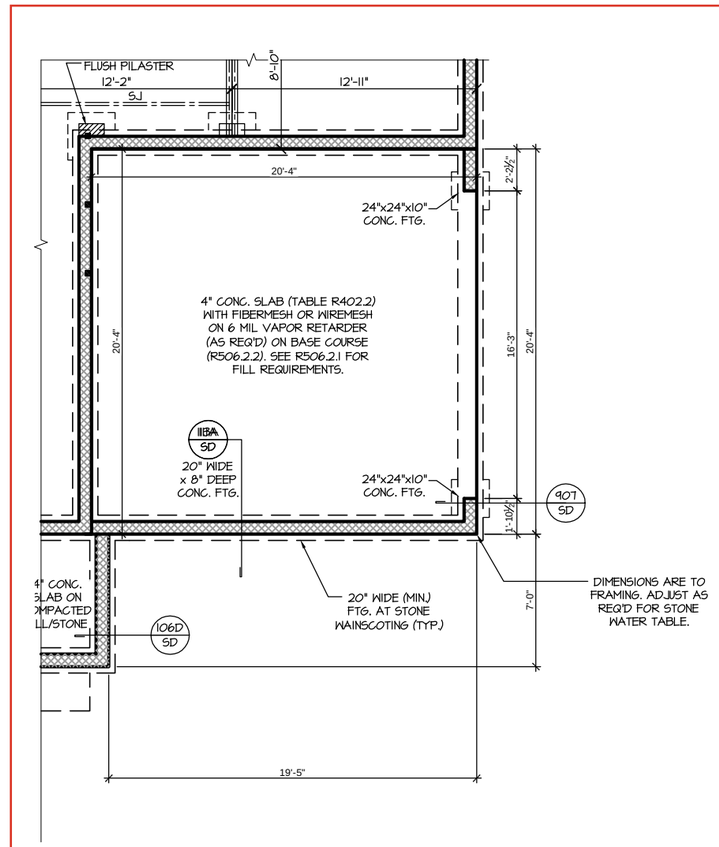
The Selma - RH
NEW HOME, INC.

S-1.2



CRAWL FND. W/ OPT. POCKET OFFICE

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



RAWL FND. W/ OPT. SIDE LOAD GARAGE

LE: 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 32153 ENGINEER D. MARK MINSHEW 7-30-24

REVISED 9-11-24: CORRECTED REAR PATIO/DECK DIMENSION

PROJECT # 21-2817-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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3716 Benson Drive, Raleigh, NC 27609
Phone: (919) 878-1617
License: C-4772
www.southernengineers.com

SOUTH DESIGNS

The Selma - RH

NEW HOME, INC.

S-1.2.1

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 1-9-2020:
   - 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 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.

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

HEAVY I- JOISTS

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

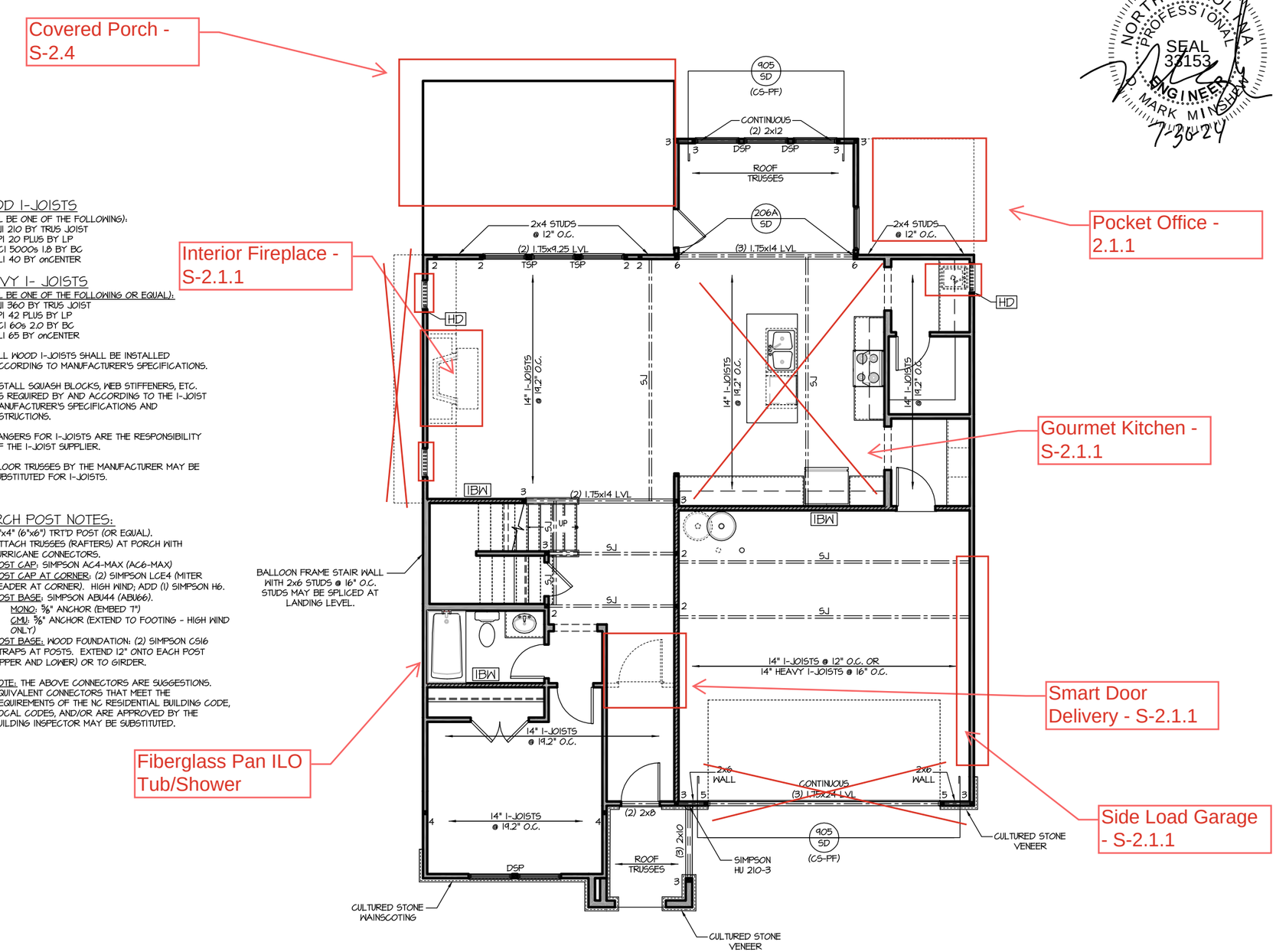
- ALL WOOD I-JOISTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- INSTALL SQUASH BLOCKS, WEB STIFFENERS, ETC. AS REQUIRED BY AND ACCORDING TO THE I-JOIST MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
- HANGERS FOR I-JOISTS ARE THE RESPONSIBILITY OF THE I-JOIST SUPPLIER.
- FLOOR TRUSSES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

PORCH POST NOTES:

- 4"x4" (6"x6") 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: 5/8" ANCHOR (EMBED 7")
   - 3.2. CMU: 5/8" ANCHOR (EXTEND TO FOOTING - HIGH WIND ONLY)
4. POST BASE: WOOD FOUNDATION: (2) SIMPSON CS16 STRAPS AT POSTS. EXTEND 12" ONTO EACH POST (UPPER AND LOWER) OR TO GIRDER.

- NOTE: 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.



FIRST FLOOR PLAN 'FRENCH COUNTRY'

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

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

NORTH CAROLINA PROFESSIONAL SEAL 37153 ENGINEER MARK MINSHEW 7-30-24

PROJECT # 21-2817-RH

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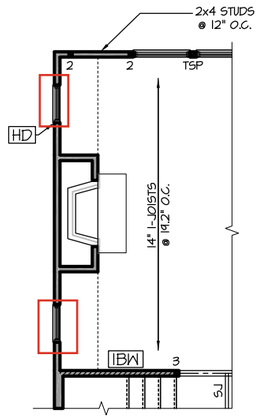
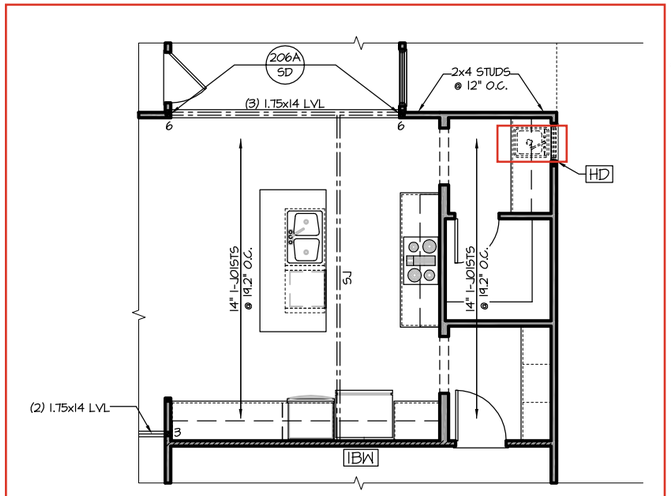
S-2.1



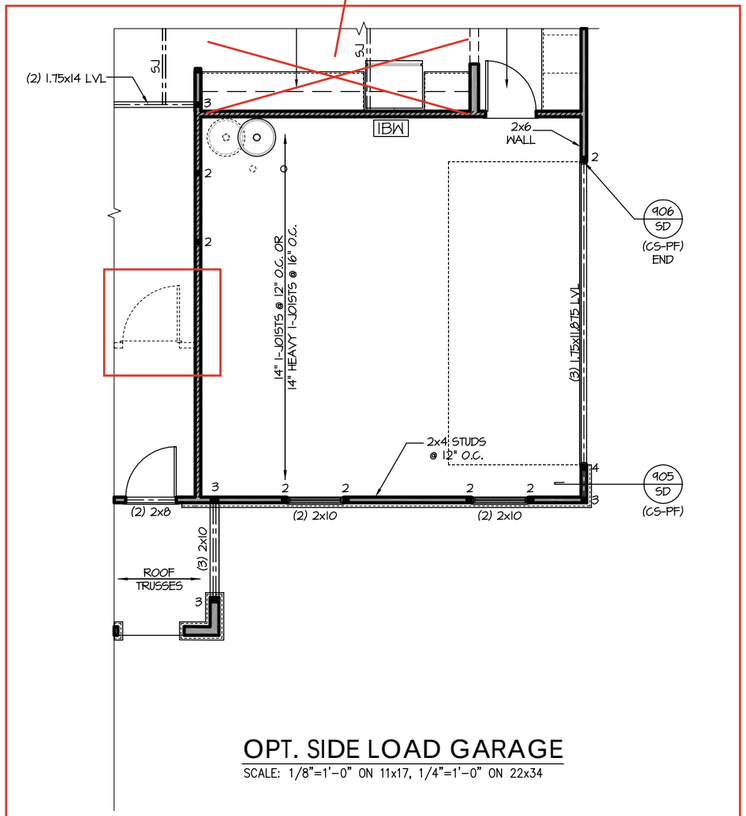
OPT. INTERIOR FIREPLACE

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



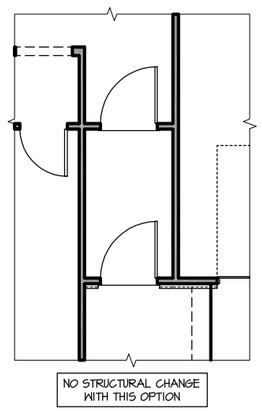
OPT. GOURMET KITCHEN

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



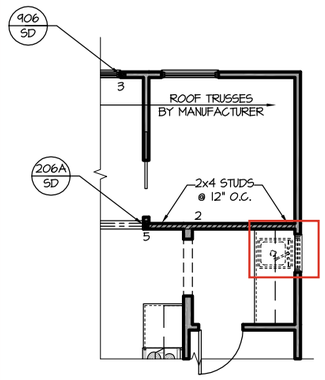
OPT. SIDE LOAD GARAGE

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



OPT. SMART DOOR

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



OPT. POCKET OFFICE

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 MINSHEW 7-30-24

PROJECT # 21-2817-RH

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SOUTH DESIGNS

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S-2.1.1

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 1-9-2020:
   - UP TO 3' SPAN: (1) KING STUD
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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.

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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.)
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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.

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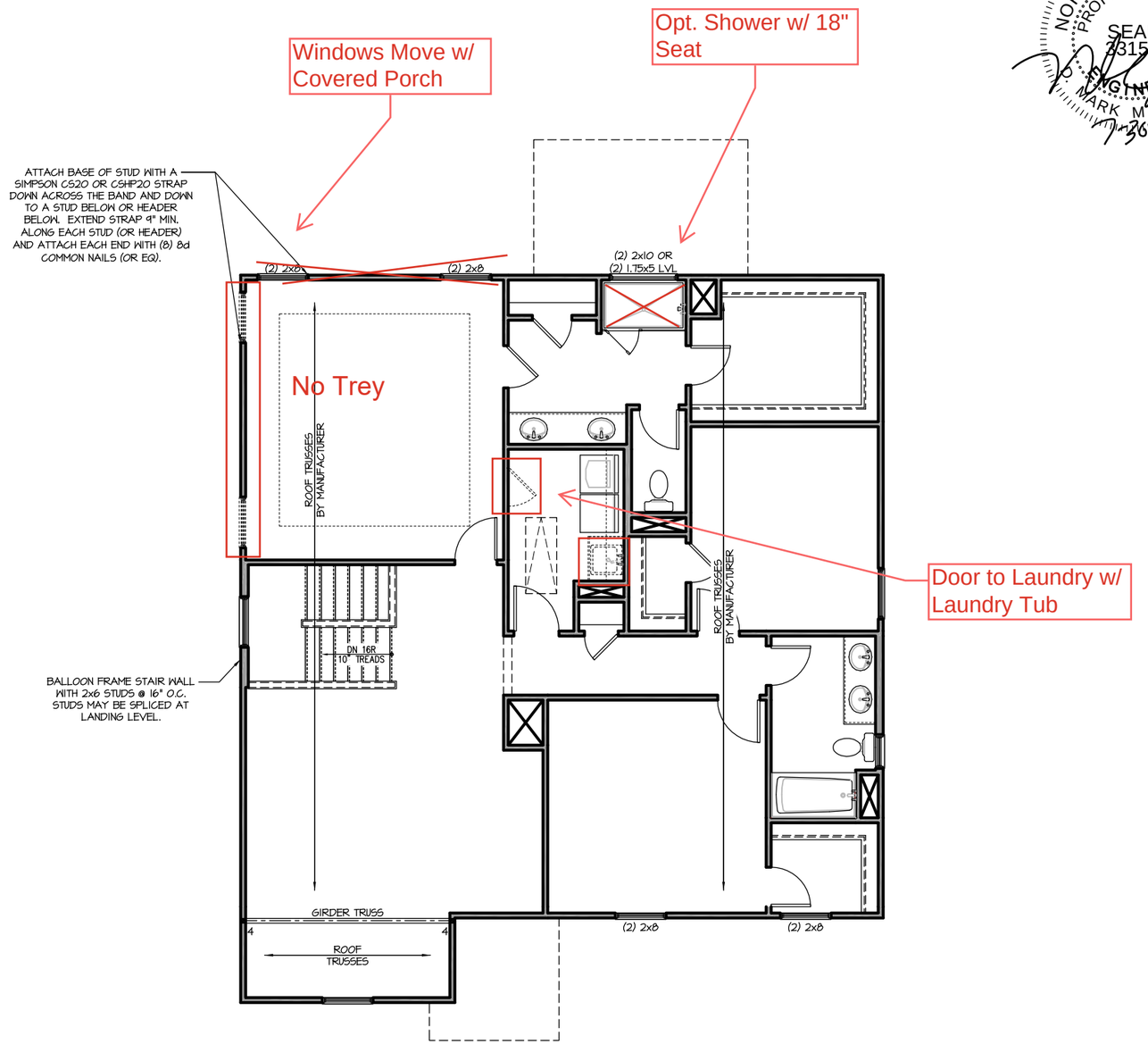

SECOND FLOOR PLAN 'FRENCH COUNTRY'

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

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

NORTH CAROLINA PROFESSIONAL SEAL 23158 ENGINEER MARK MITNSHEW 7-30-24

PROJECT # 21-2817-RH

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SOUTH DESIGNS

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S-2.2

OPT. SHOWER W/ 18" SEAT

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

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

PROJECT # 21-2817-RH

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SOUTH DESIGNS

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S-2.2.1

TRUSS SYSTEM REQUIREMENTS

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

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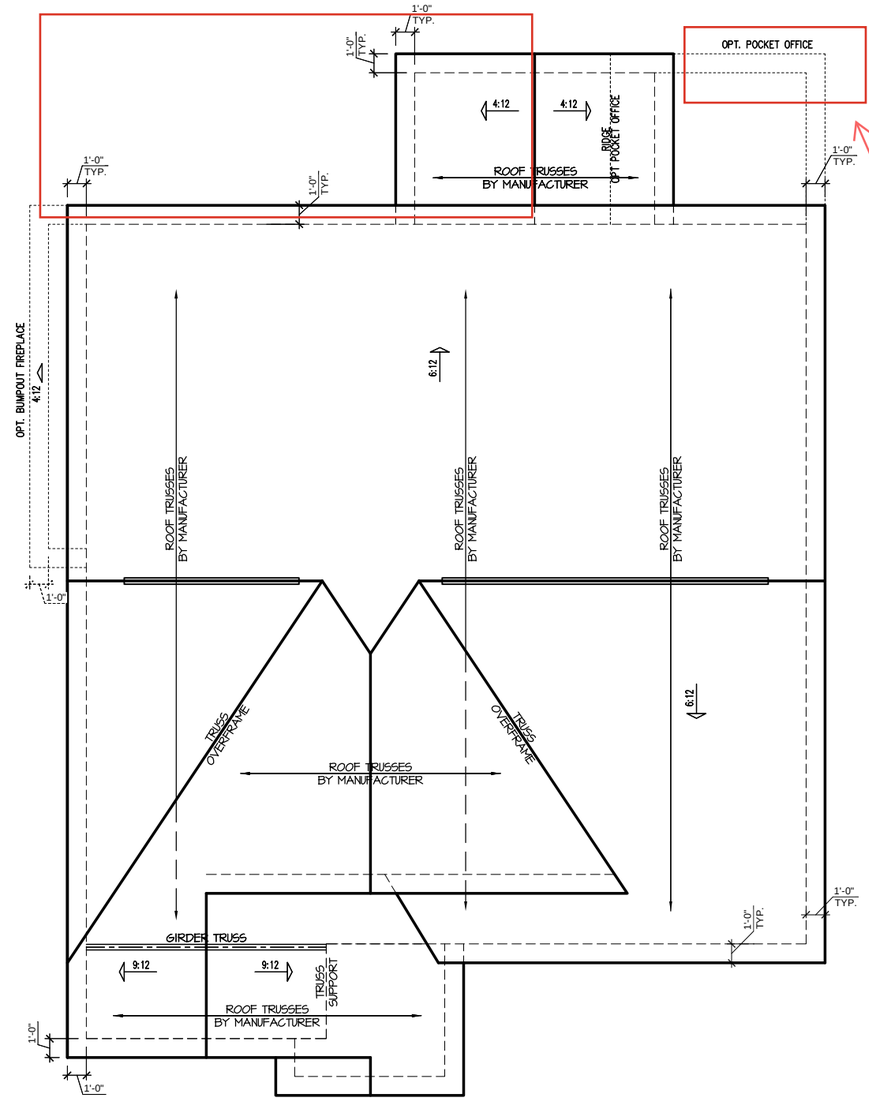
2. TRUSS SCHEMATICS (PROFILES) SHALL BE PREPARED AND SEALED BY TRUSS MANUFACTURER.

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.

Covered Porch
Roof Plan - S-2.4



Pocket Office

'FRENCH COUNTRY' ELEVATION ROOF PLAN

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

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

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MINSHEW 7-30-24

PROJECT # 21-2817-RH

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SOUTH DESIGNS

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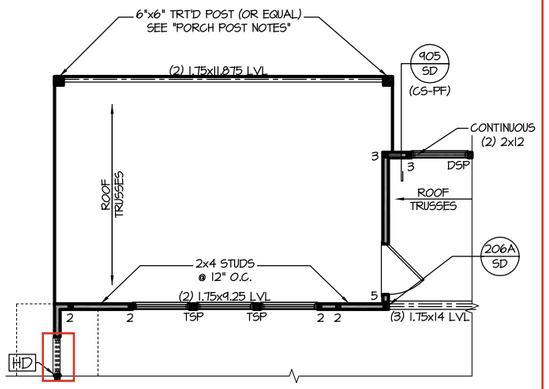
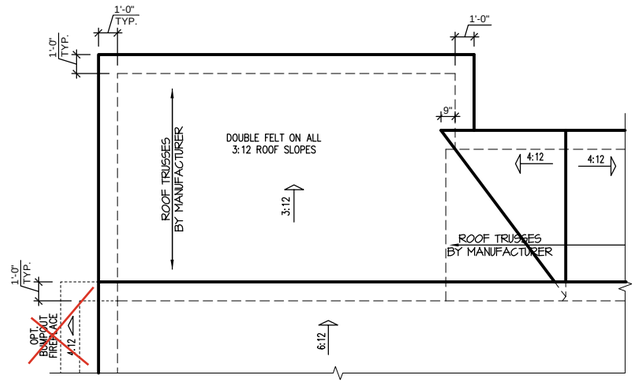
S-3.1



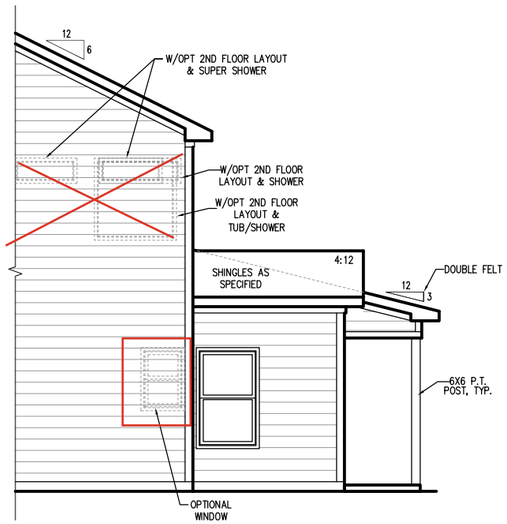
COVERED PORCH FLOOR PLAN

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



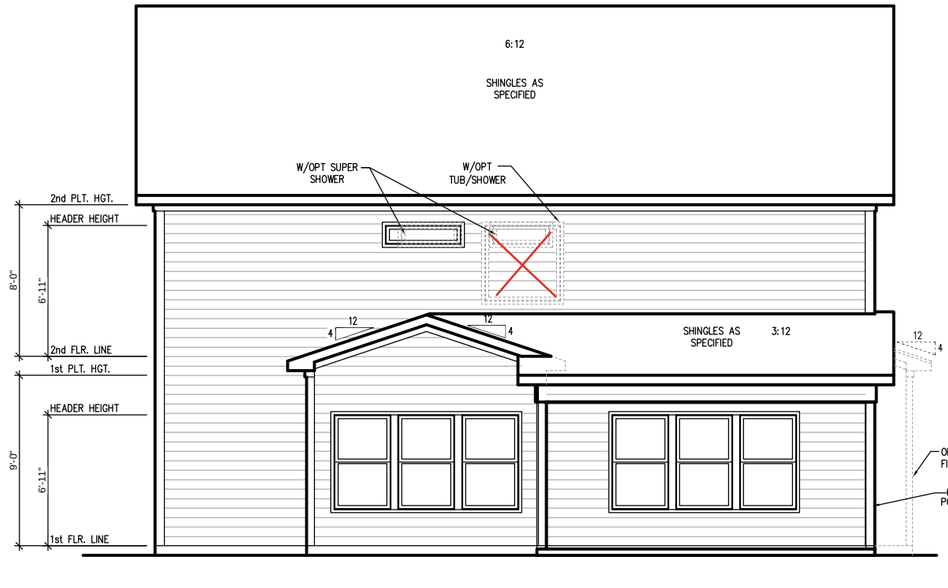
COVERED PORCH ROOF PLAN

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



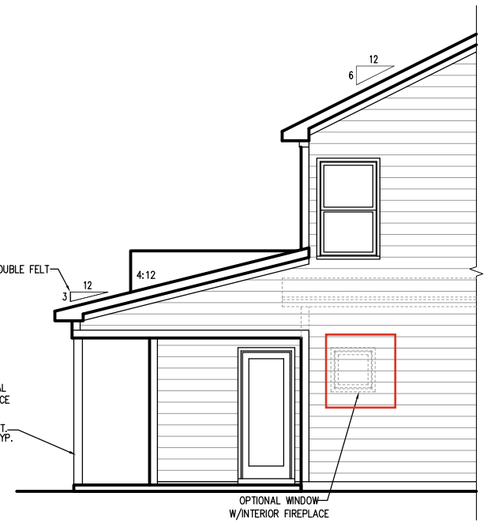
PARTIAL RIGHT SIDE ELEVATION

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



COVERED PORCH REAR ELEVATION

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

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

NORTH CAROLINA PROFESSIONAL SEAL 23153 ENGINEER D. MARK MINSHEW 7/3/24

PROJECT # 21-2817-RH

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SOUTH DESIGNS

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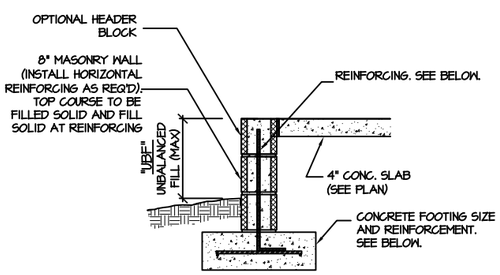
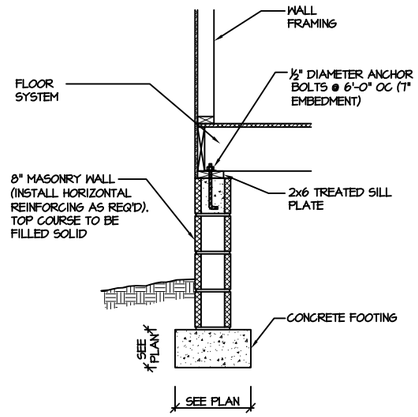
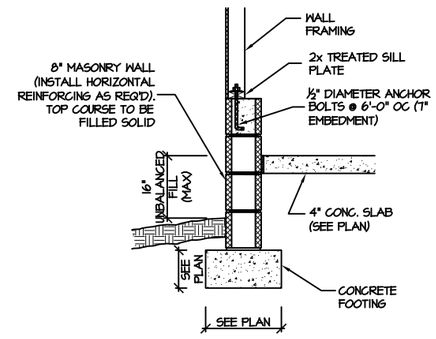
S-2.4



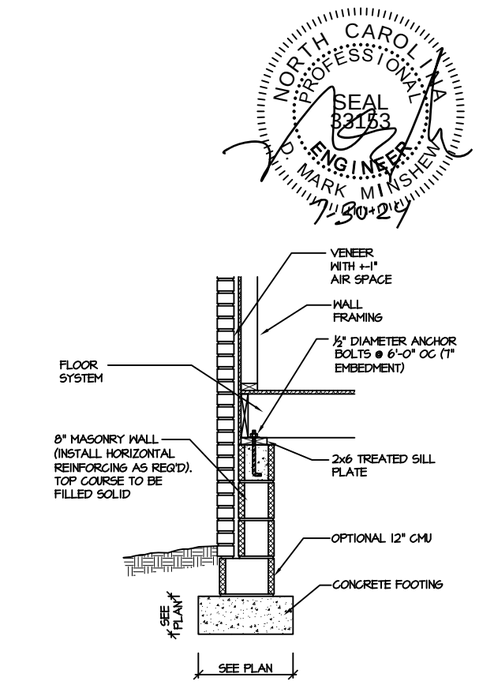
115-120 MPH | 106D 5D — FILLED PORCH WALL



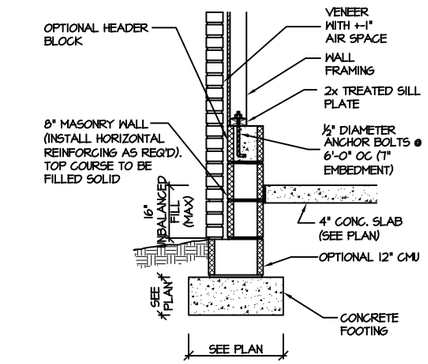
115-120 MPH | 110A 5D — CRAWL SPACE FOOTING
(SIDING OR EQUAL)



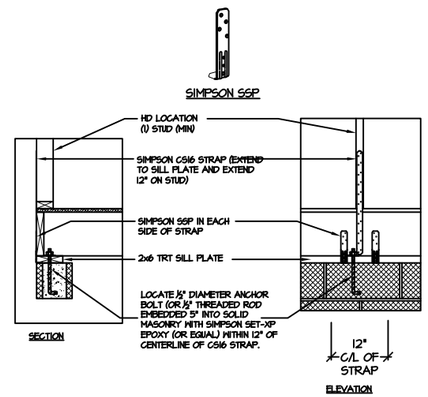
115-120 MPH | 111A 5D — GARAGE WALL FOOTING
(SIDING OR EQUAL)



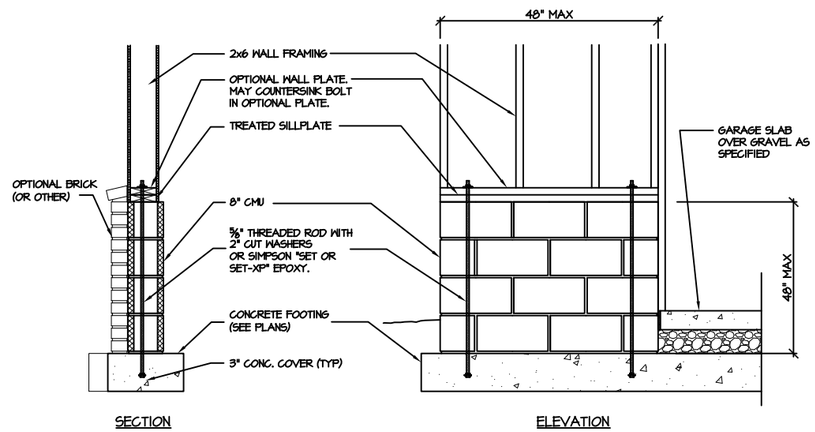
115-120 MPH | 112A 5D — CRAWL SPACE FOOTING
(VENEER)



115-120 MPH | 113A 5D — GARAGE WALL FOOTING
(VENEER)
(FOR UNBALANCED FILL EXCEEDING 16" O.C. SEE DETAIL "106D/5D")



904 5D — 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.



907 5D — GARAGE 'WING WALL' REINFORCING
PER IRC FIGURE R602.10.4.3

CRAWL SPACE FOUNDATION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 32153 J. MARK MINSHEW 7/30/24

PROJECT # 21-2817

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PLAN 4 - THE SELMA

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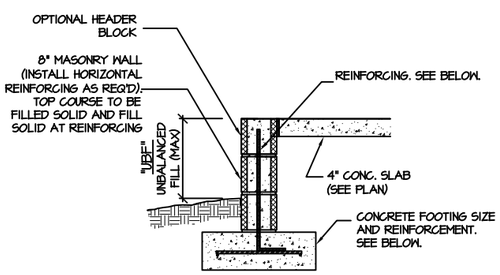
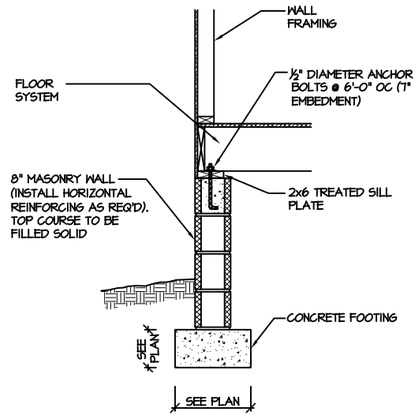
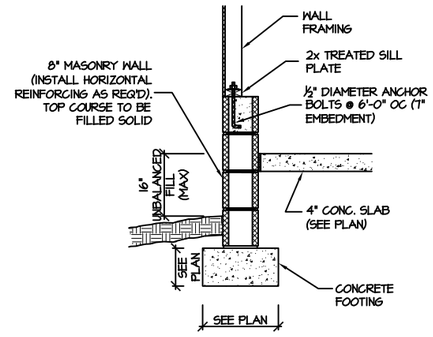


"UBF" = UP TO 16"	8" MASONRY (UN-REINFORCED) ON 16" WIDE BY 8" DEEP (MIN) CONC. FTG.
"UBF" = 16" UP TO 24"	REINFORCE WALL W/ #5 BAR @ 48" O.C. W/ 6"BEND INTO FTG. 24" WIDE BY 10" DEEP CONC FTG REINFORCED W/ (3) #4 BAR OR (2) #5 BAR CONTINUOUS WITH #4 TIES @ 48" O.C.
"UBF" = 24" UP TO 48"	REINFORCE WALL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

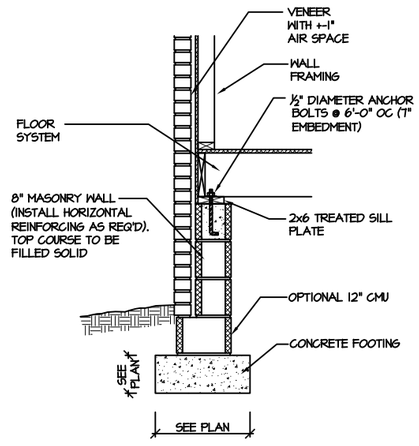
115-120 MPH / 106D 5D — FILLED PORCH WALL



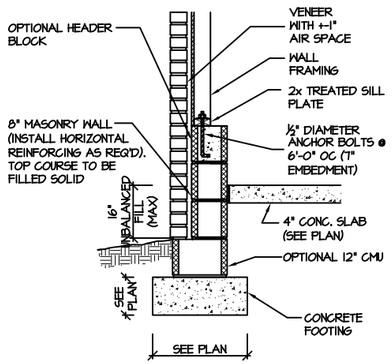
115-120 MPH / 110A 5D — CRAWL SPACE FOOTING
(SIDING OR EQUAL)



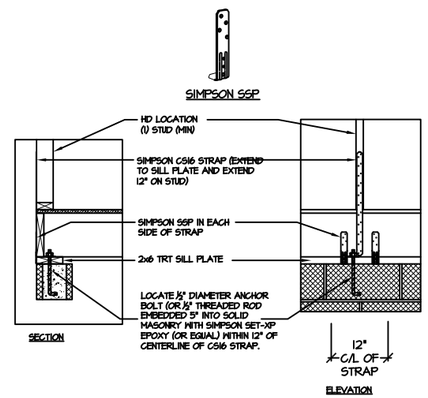
115-120 MPH / 111A 5D — GARAGE WALL FOOTING
(SIDING OR EQUAL)



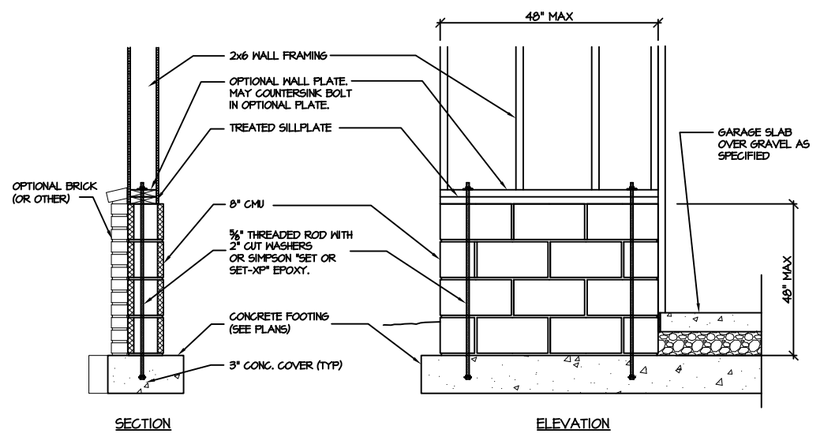
115-120 MPH / 112A 5D — CRAWL SPACE FOOTING
(VENEER)



115-120 MPH / 113A 5D — GARAGE WALL FOOTING
(VENEER)
(FOR UNBALANCED FILL EXCEEDING 16" O.C. SEE DETAIL "106D/5D")



904 5D — 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.



907 5D — GARAGE 'WING WALL' REINFORCING
PER IRC FIGURE R602.10.4.3

CRAWL SPACE FOUNDATION

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MINSHEW 7/30/21

PROJECT # 21-2817

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Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
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Seal is valid for projects permitted one year from date of seal.
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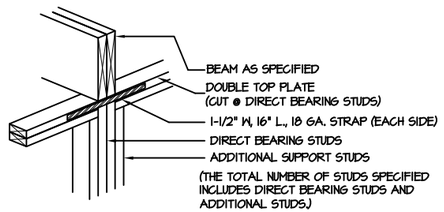
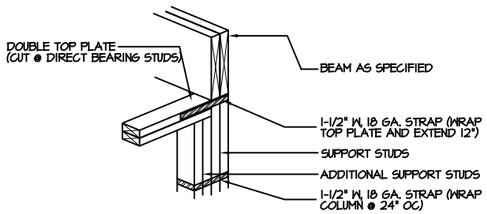
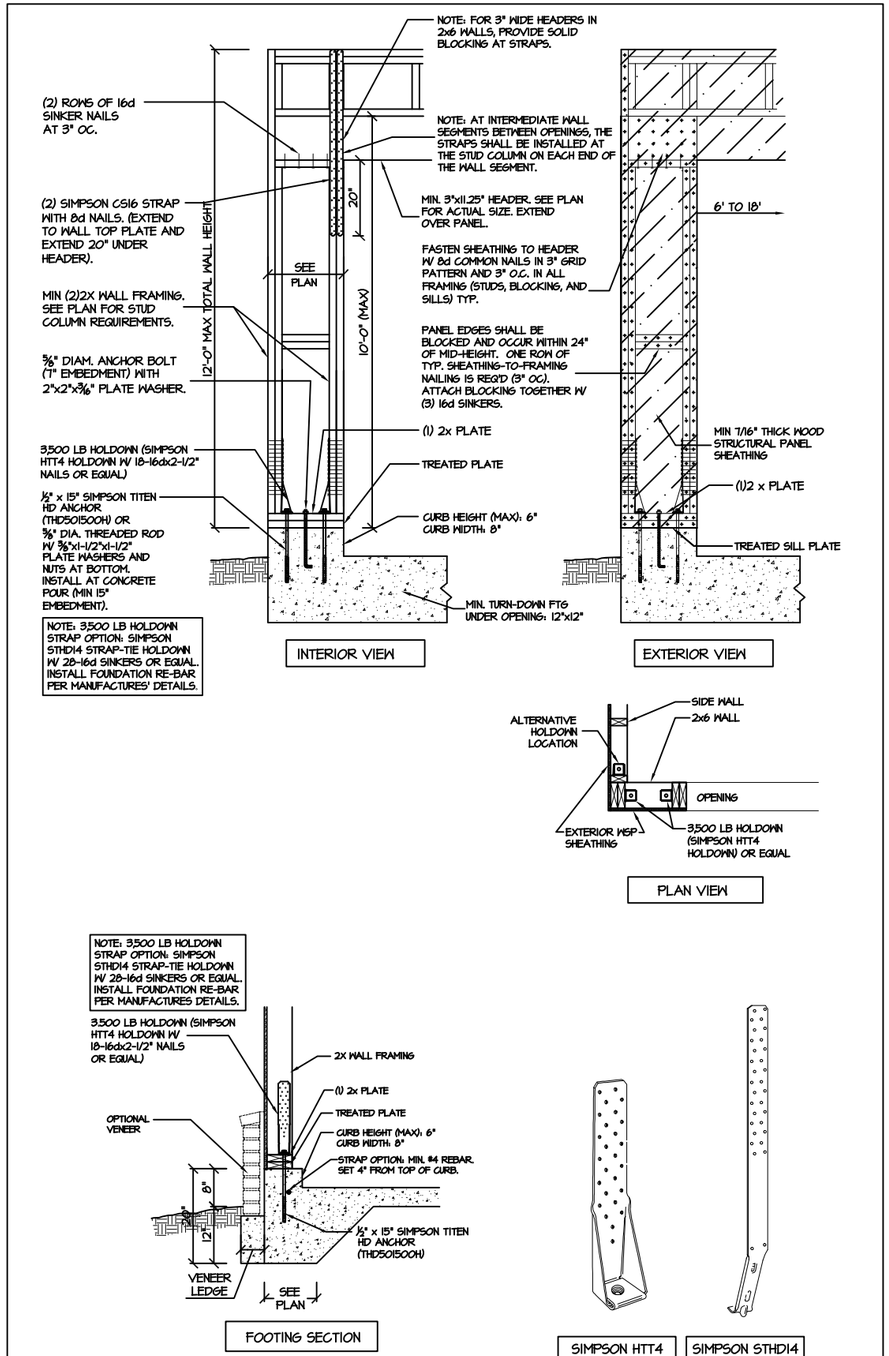


205A / SD DIRECT STUD BEARING
NTS



206A / SD DIRECT BEAM BEARING
PSL COLUMN



SECTION 900A / SD APA PORTAL FRAME W/ HOLD-DOWNS

DETAIL AND APPLICATION BASED ON APA TT-100F WITH USE OF TABLE 1 FOR APA PORTAL FRAME WITH HOLD-DOWN CAPACITIES.

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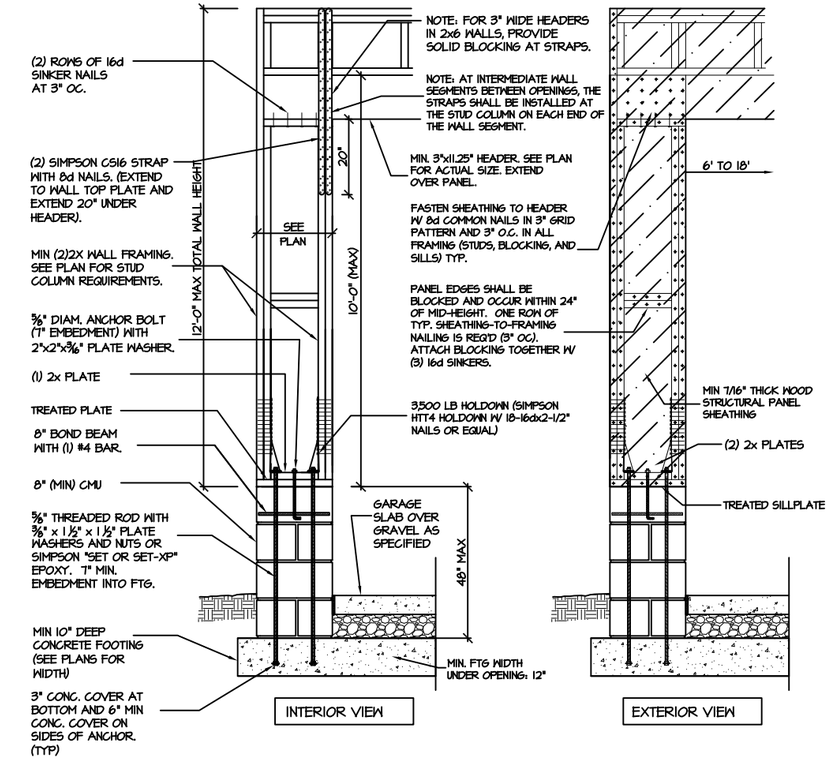
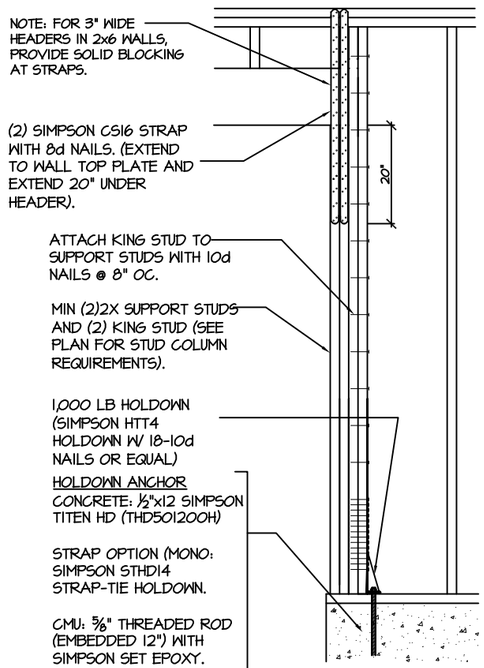


SECTION 901A 5D

APA PORTAL FRAME W/ HOLD-DOWNS

DETAIL AND APPLICATION BASED ON APA TT-100F WITH USE OF TABLE 1 FOR APA PORTAL FRAME WITH HOLD-DOWN CAPACITIES.



902 5D

END CONDITION DETAIL

(FOR USE WITH SINGLE APA PORTAL FRAME CONDITION) DETAIL AND APPLICATION BASED ON APA TT-100F WITH USE OF TABLE 1 FOR APA PORTAL FRAME WITH HOLD-DOWN CAPACITIES.

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MAYSHEW

PROJECT # 21-2817

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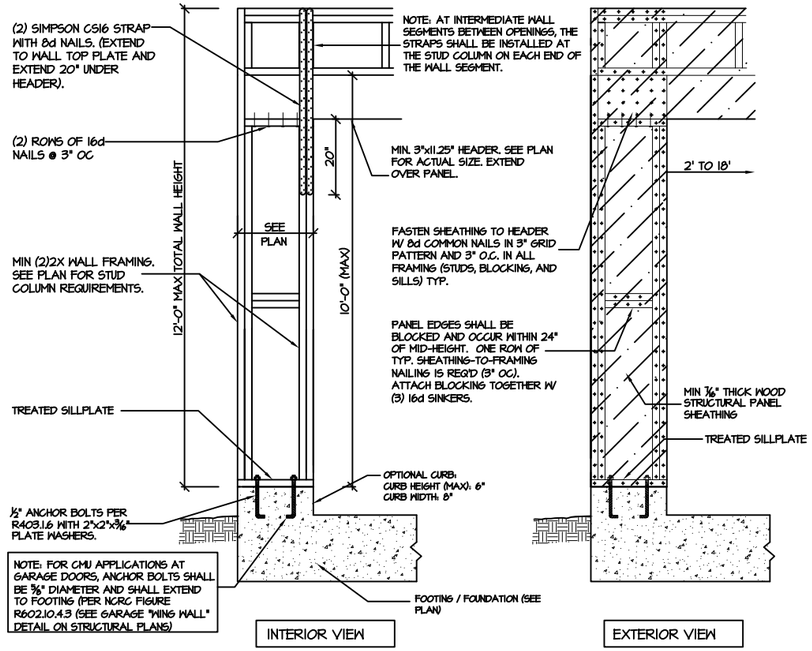
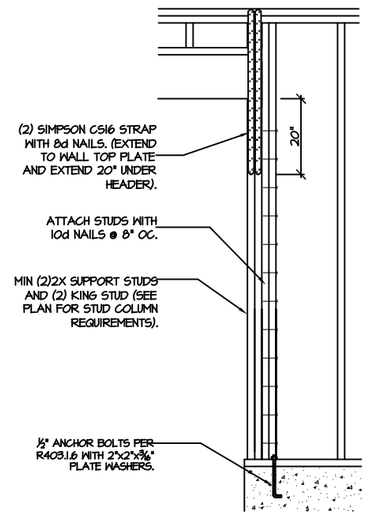


905 SD

CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION

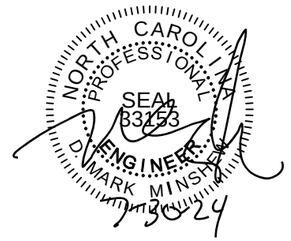
DETAIL AND APPLICATION BASED ON NCRC FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



906 SD

CS-PF: END CONDITION DETAIL

(FOR USE WITH SINGLE CS-PF CONDITION)
DETAIL AND APPLICATION BASED ON NCRC FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



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)
   - EXTERIOR BALCONIES: (60 PSF, 10 PSF, L/360)
   - DECKS: (40 PSF, 10 PSF, L/360)
   - GUARDRAILS AND HANDRAILS: (200 LBS)
   - PASSENGER VEHICLE GARAGES: (50 PSF, 10 PSF, L/360)
   - FIRE ESCAPES: (40 PSF, 10 PSF, L/360)
   - SNOW: (20 PSF)

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=2900 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.

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