The Clayton Low Country

Signature Series

Lot: 191 | Ballard Road
1865 Ballard Road
Fuquay-Varina, NC 27526

SHEET INDEX

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5-20-25 CW - DESIGN UPGRADES

OPTIONS

OPTION SET	SELECTION
~Second Floor	Add Second Floor
Family Room	Add Windows
Cafe Windows	Additional Window
Laundry Room Access	Connected Laundry Door to Owner 's Suite
Rear Addition	Extended Screened Porch
Kitchen Type	Gourmet Kitchen
Owner's Suite	Large Walk -in Closet
Laundry Room Sink	Laundry Room Sink
Elevation	Low Country
Messy Kitchen Sink	Messy Kitchen Sink
Messy Kitchen Window	Messy Kitchen Window
Level 1 Pocket Office	Messy Kitchen/ Pocket Office/ Enlarged Pantry
Mirror	Mirror home
Interior Stairs	Oak Treads
Rear Addition Fireplace	Outdoor Fireplace
Family Room Fireplace	Rear Fireplace
Hall Bath Shower	Shower at Hall Bath
Garage Entry	Side Entry
~Series	Signature
Smart Door Delivery Center	Smart Door Delivery Center
Owner's Bath Shower	Super Shower w/ Handheld & Rain Head

BUILDING CODES

BUILDING CODES
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BUILDING INFO

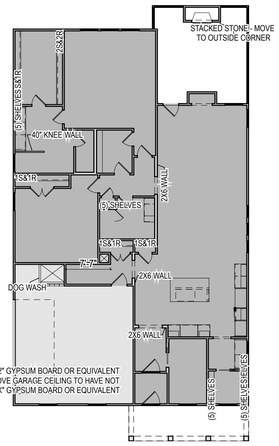
CONDITIONED AREA	
TOTAL CONDITIONED AREA	2731 SF
LEVEL 1	1928 SF
LEVEL 2	803 SF

UNCONDITIONED AREA	
TOTAL UNCONDITIONED AREA	811 SF
Garage Area	446 SF
Covered Patio Area	230 SF
Front Porch Area	122 SF
Uncovered Patio Area	13 SF

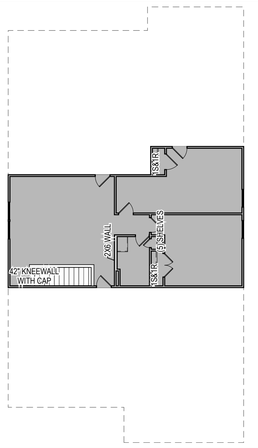
TOTAL AREA

TYPE	TOTAL AREA
TOTAL CONDITIONED AREA	2731 SF
TOTAL UNCONDITIONED AREA	811 SF
TOTAL UNDER ROOF	3,542 SF

1ST FLOOR AREA



2ND FLOOR AREA



New Home Inc
1611 Jones Franklin,
Raleigh, NC, 27606

DATE

DESCRIPTION

REV.# 1 2 3 4 5 6 7 8

The Clayton Low Country at Cattail

Cover Sheet

DRAWN BY: JJ

HANDING: LEFT

ISSUE DATE: 11/11/1111

SHEET G-100

GENERAL NOTES AND SPECIFICATIONS:

1 GENERAL DATA

PROJECT DESCRIPTION:

THIS PROJECT IS FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE, AND ASSOCIATED SITE WORK.

TYPICAL NOTES:
ALL WORK TO BE COORDINATED AND SCHEDULED BY THE OWNER.

ALL WORK, INCLUDING PLUMBING, HVAC AND ELECTRICAL WORK NOT DETAILED HEREIN, SHALL COMPLY WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND THE BUILDING STANDARDS REFERENCED THEREIN.

ALL WORK SHALL CONFORM TO THE HIGHEST LEVELS OF THE APPROPRIATE INDUSTRY STANDARDS FOR CUSTOM WORK.

ALL ITEMS SPECIFIED HEREIN ARE TO BE USED WITHOUT SUBSTITUTION. IF THESE NOTES CONFLICT WITH THE OWNERS SCOPE OF WORK DOCUMENTS, THE NOTES HEREIN SHALL GOVERN AND TAKE PRECEDENT.

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETE. IT IS SOLELY THE CONTRACTORS RESPONSIBILITY TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF TEMPORARY BRACING THAT MAY BE REQUIRED.

IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

PLAN DIMENSIONS ARE TO FACE OF ROUGH FRAMING OR MASONRY UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR WALLS INCLUDE 7/16" OSB WALL SHEATHING WITH WATER-RESISTIVE BARRIER, ROUNDED TO THE NEAREST 1/4".

FINISH FLOOR ELEVATION @ FIRST FLOOR LEVEL IS SET AT 0'-0". SEE SITE PLAN FOR ACTUAL FIRST FLOOR ELEVATION @ EACH BUILDING.

ALL @ INTERIOR PARTITIONS SHALL BE 2x4 STUDS @ 16" O.C. WITH 1/2" DRYWALL EACH SIDE. PLAN DIMENSION IS ASSUMED TO BE 3 1/2" UNLESS NOTED OTHERWISE. PROVIDE SOLID LUMBER BLOCKING FOR ALL WALL MOUNTED ITEMS.

SUBSTRATE (BACKER) FOR TILE IN SHOWERS/TUBS SHALL BE FIBER-CEMENT OR SIMILAR PER APPLICABLE CODE.

ALL INTERIOR COLORS AND FINISHES, NOT SPECIFIED HEREIN, TO BE SELECTED BY THE OWNER.

2 SITE CONSTRUCTION
CONTRACTOR OR EXCAVATOR MUST CONTACT THE APPROPRIATE UTILITIES PROTECTION SERVICE AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS BEFORE BEGINNING ANY DIGGING PROJECT.

SOILS BEARING PRESSURE AS INDICATED ON THE STRUCTURAL ENGINEERING PLANS BY OTHER.

3 CONCRETE
REFER TO STRUCTURAL ENGINEERING PLANS BY OTHER.

SEE OWNER SCOPE OF WORK DOCUMENTS FOR ADDITIONAL REQUIREMENTS.

4 MASONRY
STONE /ENEER IF USED) TO BE MANUFACTURED STONE - REFER TO OWNERS SCOPE OF WORK DOCUMENT FOR MATERIAL SELECTION AND COLORS.

BRICK ACCENTS (IF USED) TO BE FULL SIZE UNITS, CUT TO THICKNESS OR SHAPE REQUIRED FOR THE SPECIFIC USE. REFER TO THE OWNERS SCOPE OF WORK DOCUMENT FOR MATERIAL SELECTION AND COLORS.

5 METALS
REFER TO STRUCTURAL ENGINEERING PLANS BY OTHER.

6 WOOD & PLASTICS
PROVIDE SOLID BLOCKING FOR ALL WALL MOUNTED ITEMS INCLUDING:
• CABINETS & SHELVES
CLOSET RODS
• MIRRORS AND BATH ACCESSORIES

FRAMING LUMBER IN CONTACT WITH CONCRETE OR MASONRY OR EXPOSED TO THE EXTERIOR SHALL BE PRESERVATIVE PRESSURE TREATED. ANY WOOD, INCLUDING EXTERIOR SHEATHING, WITHIN 6" OF FINISHED GRADE SHALL BE PRESERVATIVE-PRESSURE TREATED.

ANY WOOD, INCLUDING EXTERIOR WALL SHEATHING, LESS THAN 2" VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HARD HORIZONTAL SURFACES SHALL BE PRESERVATIVE PRESSURE TREATED.

PROTECTION OF WOOD AND WOOD-BASED PRODUCTS AGAINST DECAY AS REQUIRED BY R317. PROTECTION AGAINST TERMITES AS REQUIRED BY R318.

FIRE BLOCKING TO COMPLY WITH R302.11.

REFER TO STRUCTURAL ENGINEERING PLANS BY OTHER.

CABINETS AND COUNTERTOPS
REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR CABINET, COUNTERTOP AND HARDWARE SELECTIONS.

INTERIOR TRIM
OF REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR REQUIRED INTERIOR TRIM PROFILES.

7 THERMAL & MOISTURE PROTECTION
WATER BARRIER THE WATER BARRIER SYSTEM IS AN INTEGRAL PART OF THE WALL SHEATHING SYSTEM.

THERMAL INSULATION
• INSULATION TO HAVE THE FOLLOWING MINIMUM R-VALUES:
• EXTERIOR WALLS R=15 MIN.
• SLOPED CEILINGS (WITH ATTIC SPACE) R=38 OR R=30 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R=38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES.
• SLOPED CEILINGS (WITHOUT ATTIC SPACE) R=38 MIN., OR R=30 MIN. WHERE THERE IS NOT SUFFICIENT SPACE FOR REQ'D INSULATION.
• FLAT CEILINGS (WITH ATTIC SPACE) R=38 OR R=30 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R=38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES.
• FLOORS R=19 MIN.
• REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR INSULATION TYPES AND ADDITIONAL REQUIREMENTS.

ARCHITECTURAL SHINGLE ROOFING - SHINGLE ROOFING SHALL BE DIMENSIONAL ASPHALT TYPE WITH DIMENSION FEATURES. SEE OWNERS SCOPE OF WORK DOCUMENTS FOR MANUFACTURER, STYLE, COLOR AND ADDITIONAL REQUIREMENTS FOR INSTALLATION AND ACCESSORIES.
• SHINGLES SHALL BE TESTED IN ACCORDANCE WITH AST D 7185.
• SHINGLES SHALL MEET THE CLASSIFICATION REQUIREMENTS FOR THE APPROPRIATE MAXIMUM BASIC WIND SPEED:
MAXIMUM BASIC WIND SPEED CLASSIFICATION REQUIREMENT
• REFER TO STRUCTURAL ENGINEERING PLANS BY OTHER.
• ROOFING SHALL BE INSTALLED OVER ONE LAYER OF ASPHALT IMPREGNATED 15# ROOFING FELT. 2 LAYERS FOR ROOF PITCHES 2:12 - 4:12.

VALLEY LININGS TO BE INSTALLED PER R905.2.8.2

GUTTERS TO BE MINIMUM 5" ALUMINUM OGEE STYLE WITH 4" CORRUGATED RECTANGULAR ALUMINUM DOWNSPOUTS AT LOCATIONS AS INDICATED ON THE DRAWINGS.

DOWNSPOUTS TO BE CONNECTED TO UNDERGROUND STORM PIPING AND ROUTED TO DISCHARGE LOCATIONS AS SPECIFIED BY THE GENERAL CONTRACTOR. 12" WIDE (2" THICKNESS) RIGID FOAM LOCATED AT TOP OF FOOTER, SLOPING AWAY FROM THE UNIT TO PREVENT CONCRETE OVERFLOW AND ALLOW PIPE TO TIGHTLY FIT TO STEM WALL.

UNDERGROUND DRAINPIPES TO BE PROVIDED AT ALL COURTYARD SLAB CUTOUT LANDSCAPE AREAS TO PREVENT POOLING WATER.

LAP SIDING - REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR MATERIAL, MANUFACTURER, STYLE, COLOR AND OTHER REQUIREMENTS.

EXTERIOR TRIM & SOFFITS - REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR MATERIAL, MANUFACTURER, STYLE, COLOR AND OTHER REQUIREMENTS.

PROVIDE EXTERIOR TRIM OF SIZES INDICATED ON THE DRAWINGS.

8 DOORS & WINDOWS
EXTERIOR PATIO DOORS AND SLIDING PATIO DOORS - REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR MANUFACTURER, STYLE COLOR AND HARDWARE SELECTIONS.
• SIZES AS INDICATED ON THE DRAWINGS.
• ALL DOORS TO HAVE LOW-E GLASS SAFETY GLAZING.

INTERIOR DOORS - REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR DOOR TYPE, STYLE AND HARDWARE SELECTIONS.
SIZES AS INDICATED ON THE DRAWINGS.

WINDOWS - REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR WINDOW MANUFACTURER, STYLE, COLOR AND HARDWARE SELECTIONS.
• SIZES AS INDICATED ON THE DRAWINGS.
• ALL WINDOWS TO HAVE LOW-E INSULATING GLASS
• WINDOW MANUFACTURER SHALL PROVIDE TEMPERED GLASS AS REQUIRED BY R308.4 AT ALL HAZARDOUS LOCATIONS.
• WINDOW FALL PROTECTION AS REQUIRED BY R312.2.
• WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE WINDOW MANUFACTURER FOR EACH WINDOW - SEE FULL INSTRUCTIONS FOR ALL ADDITIONAL REQUIREMENTS.
• ALL BEDROOM WINDOWS TO MEET EMERGENCY RESCUE OPENING CODE REQUIREMENTS.
• WINDOW TRIM TO BE OFFSET MIN. 1/4" WHERE WINDOW MEETS TRIM FOR CAULKING. COORDINATE WITH WINDOW SELECTION. PAD OUT THE TRIM IF NEEDED.
• TRIM MATERIAL PER OWNERS SCOPE OF WORK DOCUMENTS. SIZES AS INDICATED ON THE DRAWINGS.
• SEE CURRENT BUILDING CODE FOR ALL ADDITIONAL REQUIREMENTS.

9 FINISHES
DRYWALL WALLS AND CEILINGS- REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR REQUIRED DRYWALL FINISHES.
• PROVIDE TYPE-X GYPSUM PANELS AT LOCATIONS INDICATED ON THE DRAWINGS FOR FIRE-RATED ASSEMBLIES.
• ALL BATHROOMS TO HAVE MOISTURE-RESISTANT, PAPERLESS GYPSUM.
• PROVIDE 1/2" TILE BACKER BOARD IN LIEU OF DRYWALL AT ALL WALL LOCATIONS REQUIRING A TILE FINISH.

INTERIOR FINISHES - REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR ALL INTERIOR FLOOR, WALL AND CEILING FINISHES.

10 SPECIALTIES
BATH ACCESSORIES - REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR REQUIRED BATH ACCESSORIES.

FIREPLACE - REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR FIREPLACE REQUIREMENT AND SELECTIONS.

CLOSET ROODS AND SHELVING - REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR REQUIREMENTS AND SELECTIONS.

11 EQUIPMENT
APPLIANCES - REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR APPLIANCE SELECTIONS.

12 FURNISHINGS
SECTION NOT USED

13 SPECIAL CONSTRUCTION
SECTION NOT USED

14 CONVEYING SYSTEMS
SECTION NOT USED

22 PLUMBING
REFER TO PLUMBING PLANS BY OTHERS.

23 HVAC
REFER TO HVAC PLANS BY OTHERS.

26 ELECTRICAL
REFER TO ELECTRICAL PLANS BY OTHERS.

NEW HOME INC.
New Home Inc
1611 Jones Franklin,
Raleigh, NC, 27606

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The Clayton Low Country at Cattail

General Notes and Specifications

DRAWN BY: JJ

HANDING: RIGHT

ISSUE DATE: JJ

SHEET G-110

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 second floor, and 9'-1 1/2" at attics U.N.O. All walls are constructed using a double top plate. Splices at Double Top Plate do not need to occur at Vertical Studs but must be at least 24" apart from Joint in other Top Plate layer. Special wall heights are noted on plans where they occur.

2. Wall Thickness is typically 3 1/2". 2x6 frame shall be used at walls that back up to plumbing fixtures. Walls greater than 10' high shall be framed with 2x6 framing or greater and will be noted as a special condition where it occurs on plan.

3. Typical header height shall be 7'-8" AFF at First Floor, and 7'-4" AFF at Second Floor U.N.O.

4. Jacks: Openings up to 3'-4" wide shall have (1) 2x4 jack stud SPF on each side. Openings greater than 3'-4" wide shall have (2) 2x4 jack studs SPF on each side.

5. Soffits, Coffered Ceilings, Trey Ceilings and other significant ceiling plan elements are shown on the floor plans and are denoted as single dashed lines. Unless specifically call out as included, Kitchens 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.

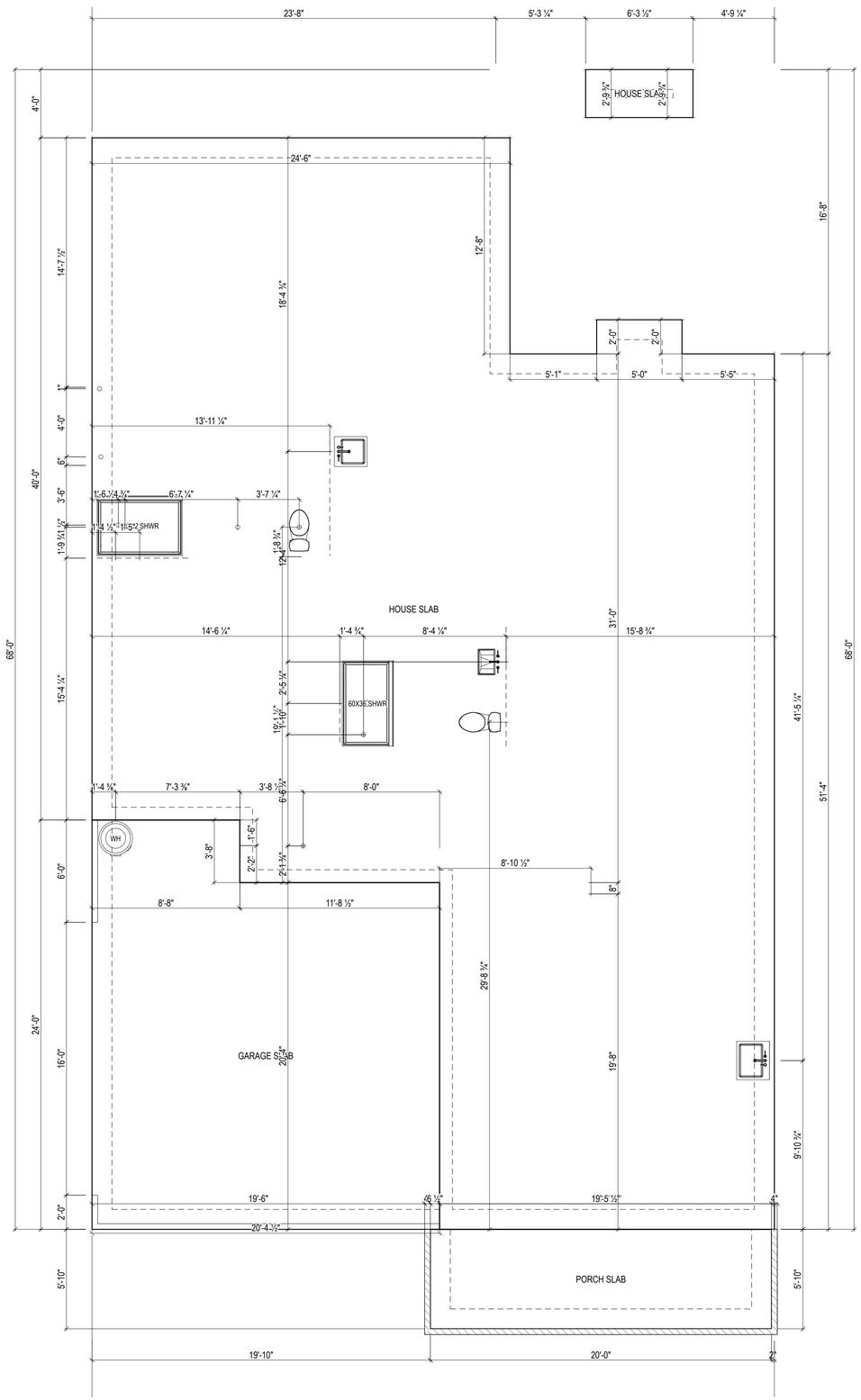
9. Stair treads shall be a min of 9" deep, risers shall be a maximum of 8 1/4", unless noted otherwise, per the current North Carolina Residential Code.

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.



1 FOUNDATION PLAN- Slab-on-Grade

1/4" = 1'-0" (WHEN PRINTED ON 22x34)
1/8" = 1'-0" (WHEN PRINTED ON 11x17)

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1611 Jones Franklin,
Raleigh, NC, 27606

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The Clayton Low Country at Cattail

FOUNDATION PLAN

DRAWN BY: JJ

HANDING: RIGHT

ISSUE DATE: 11/11/1111

SHEET A-100

GENERAL FLOOR PLAN NOTES:

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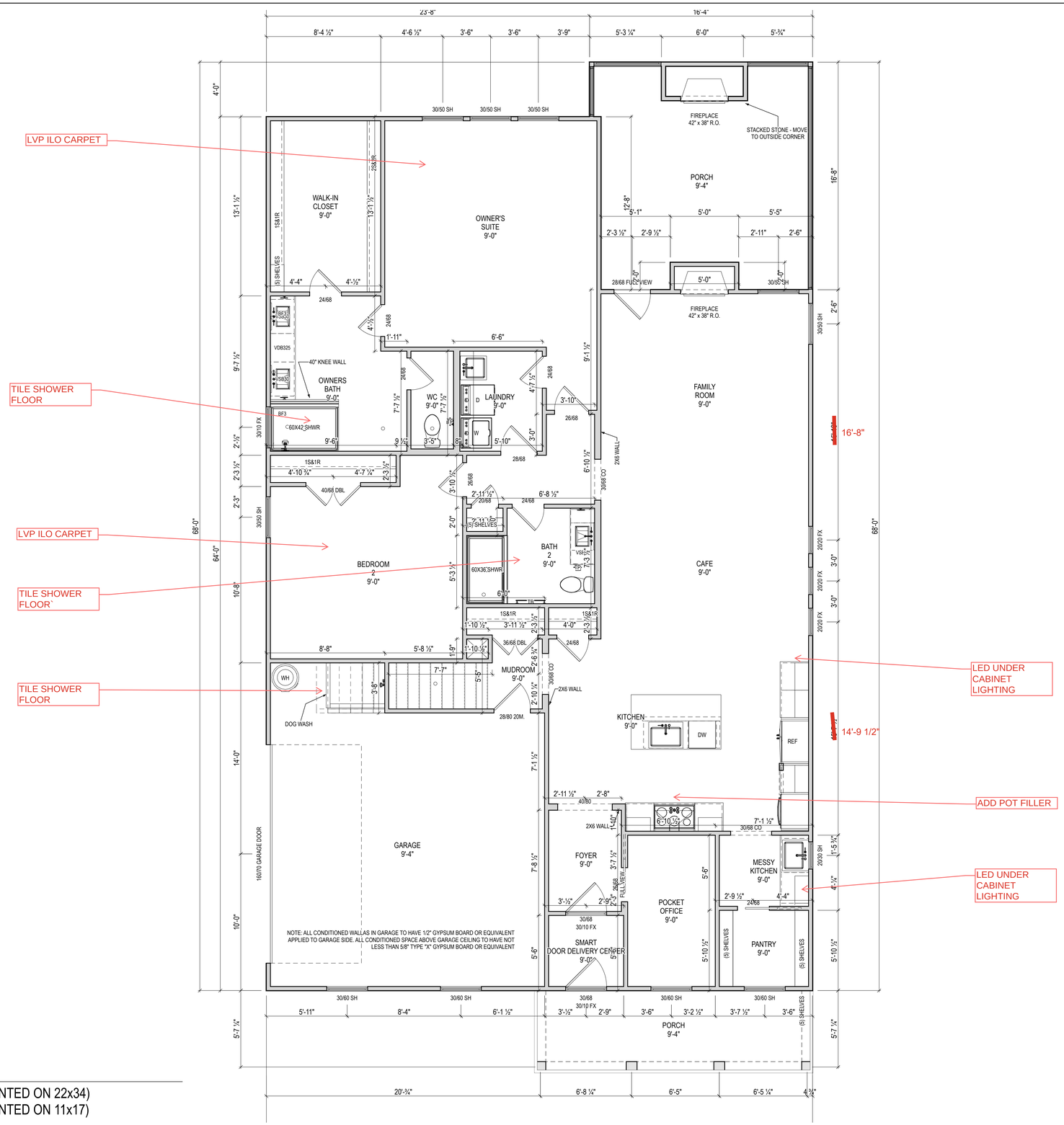

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The Clayton Low Country at Cattail

First Floor Plan

DRAWN BY: JJ

HANDING: RIGHT

ISSUE DATE: 11/11/1111

SHEET A-110

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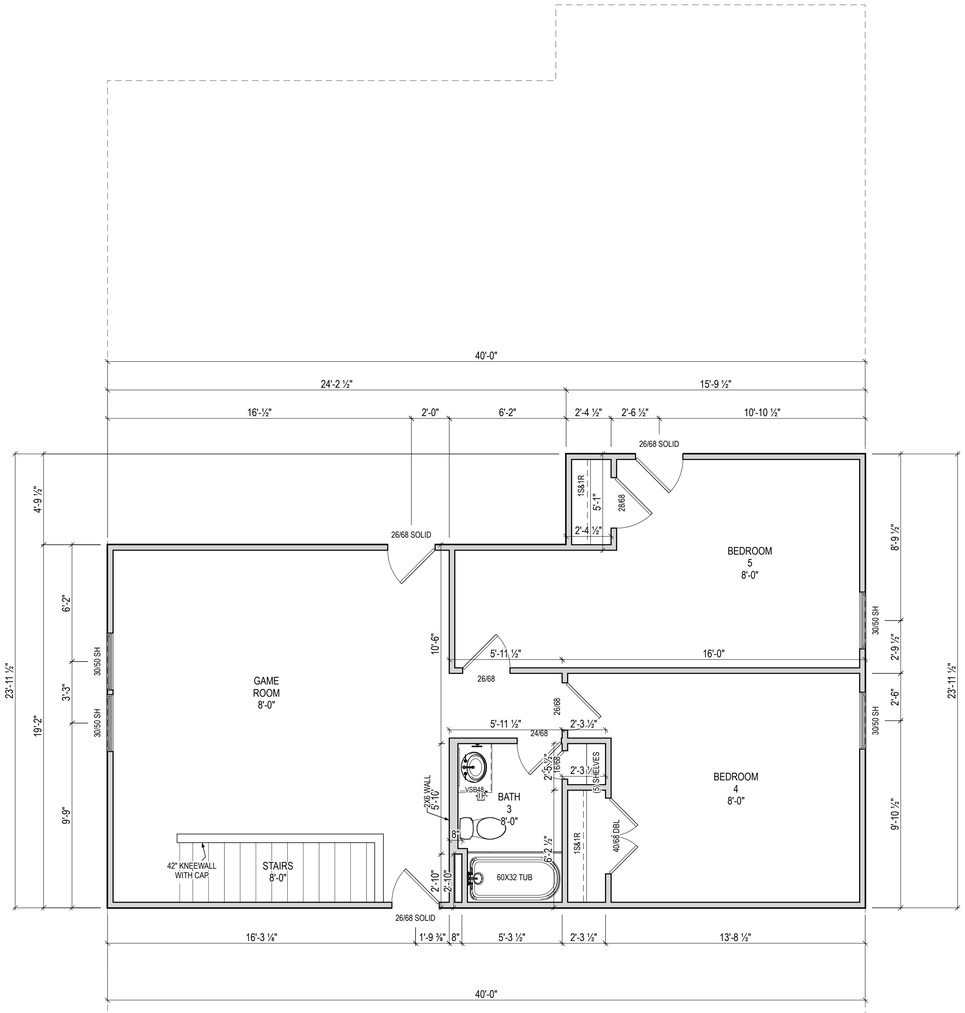

1 Second Floor Plan

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The Clayton Low Country at Cattail

Second Floor Plan

DRAWN BY: JJ

HANDING: RIGHT

ISSUE DATE: 11/11/1111

SHEET A-120

GENERAL ROOF PLAN NOTES:

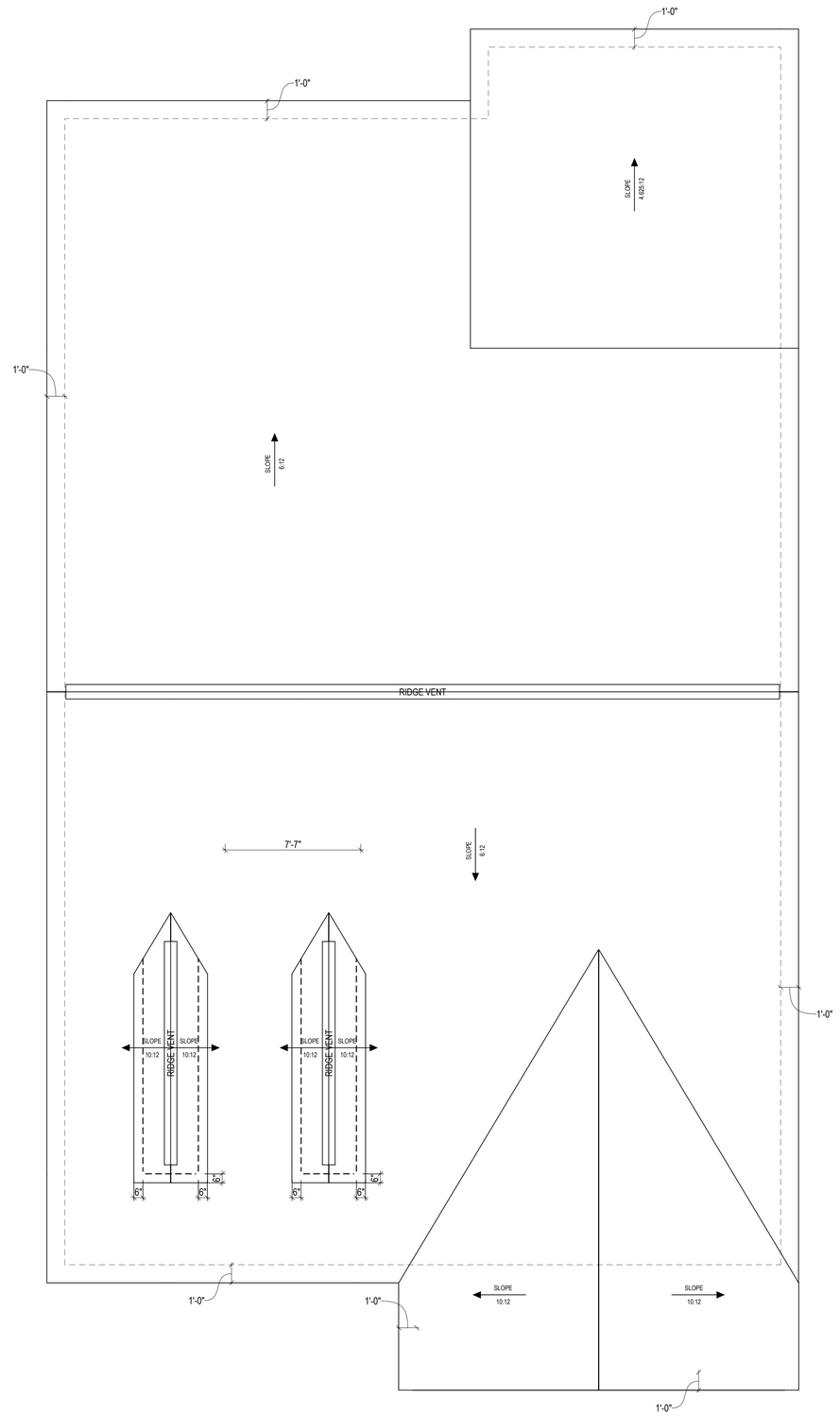
1. ALL ROOF OVERHANGS TO BE 1'-0" UNLESS NOTED OTHERWISE

2. ALL TRAY CEILING TRAY HEIGHTS TO BE 12" UNLESS NOTED OTHERWISE

3. THESE PLANS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.

5. 8'×16' ATTIC STORAGE PLATFORM - PROVIDE 3/4" APA RATED PLYWOOD SUB-FLOORING OR OSB SHEATHING RATED FOR 20#/SF ON BOTTOM CHORD OF TRUSSES. TRUSS MANUFACTURER TO ACCOUNT FOR ADDITIONAL LOADS



1 Roof Plan

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1/8" = 1'-0" (WHEN PRINTED ON 11x17)

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The Clayton Low Country at Cattail

Roof Plan

DRAWN BY: JJ

HANDING: RIGHT

ISSUE DATE: 11/11/1111

SHEET A-200

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.

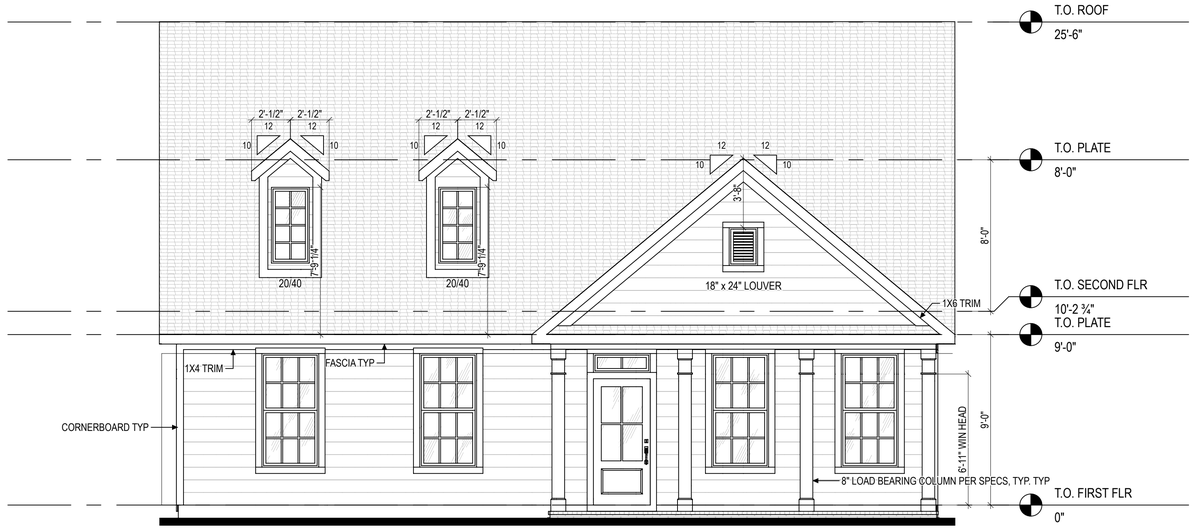
5. Flashing shall be provided above all door and window openings, above finish wall material changes and at wall surfaces where lower roof areas abut vertical wall surfaces.

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.

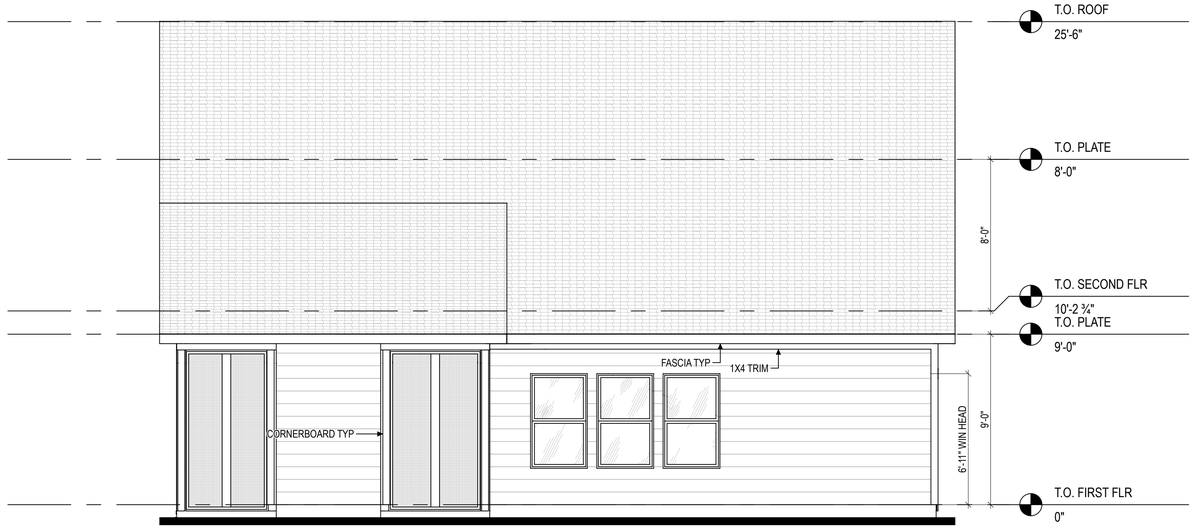
8. Brick Veneer, if included on elevation shall be tied to wall surface with galvanized corrugated metal ties at a rate of 24" oc horizontally and 16" oc vertically so that no more than 2.67sf of brick is supported by (1) tie. Space between face of wall and back face of brick shall be limited to a maximum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



1 Front Elevation

1/4" = 1'-0" (WHEN PRINTED ON 22x34)
1/8" = 1'-0" (WHEN PRINTED ON 11x17)



2 Rear Elevation

1/4" = 1'-0" (WHEN PRINTED ON 22x34)
1/8" = 1'-0" (WHEN PRINTED ON 11x17)

NEW HOME INC.

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1611 Jones Franklin,
Raleigh, NC, 27606

REV#	DESCRIPTION	DATE
1		
2		
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7		
8		

The Clayton Low Country at Cattail

Elevations - Front and Back

DRAWN BY: JJ

HANDING: LEFT

ISSUE DATE: 11/11/1111

SHEET A-310

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.

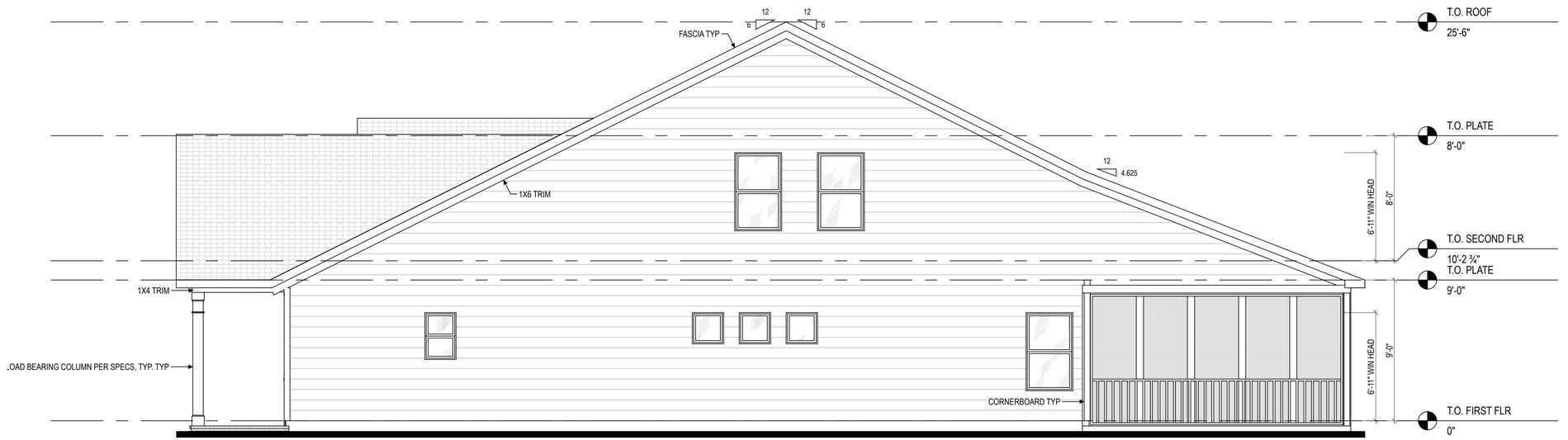
7. Finish Wall Material shall be as noted on elevation drawings.

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.

1 **Left Elevation**

1/4" = 1'-0" (WHEN PRINTED ON 22x34)
1/8" = 1'-0" (WHEN PRINTED ON 11x17)



2 **Right Elevation**

1/4" = 1'-0" (WHEN PRINTED ON 22x34)
1/8" = 1'-0" (WHEN PRINTED ON 11x17)

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REV#	DESCRIPTION	DATE
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The Clayton Low Country at Cattail

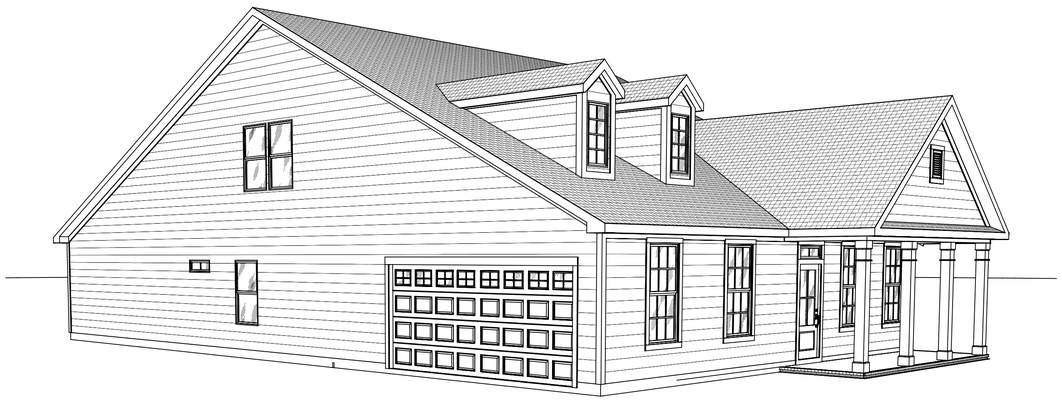
Elevations - Front and Back

DRAWN BY: JJ

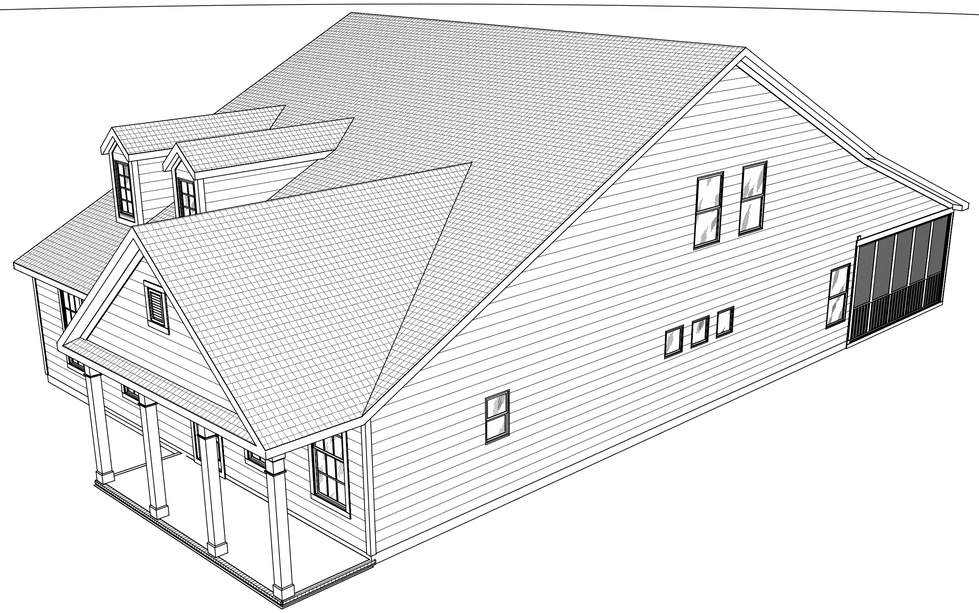
HANDING: LEFT

ISSUE DATE: 11/11/1111

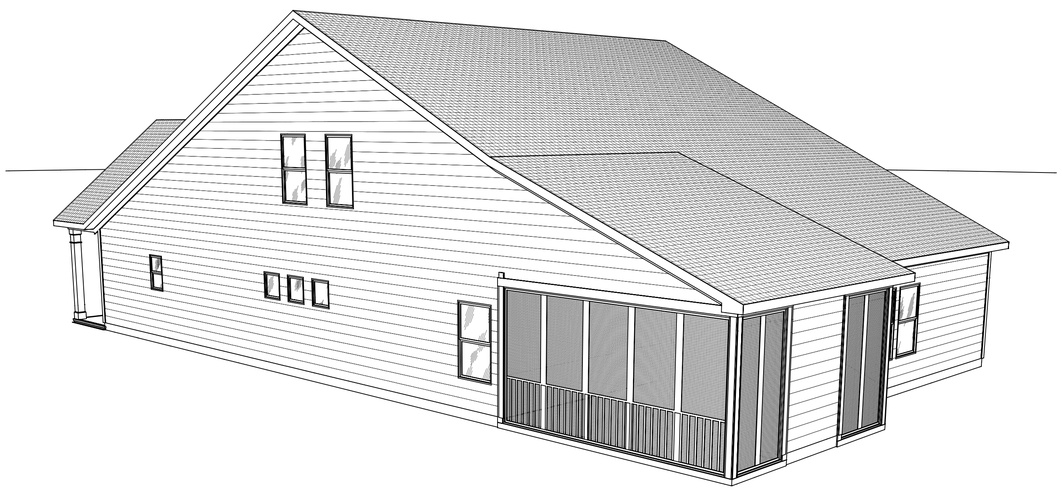
SHEET A-320



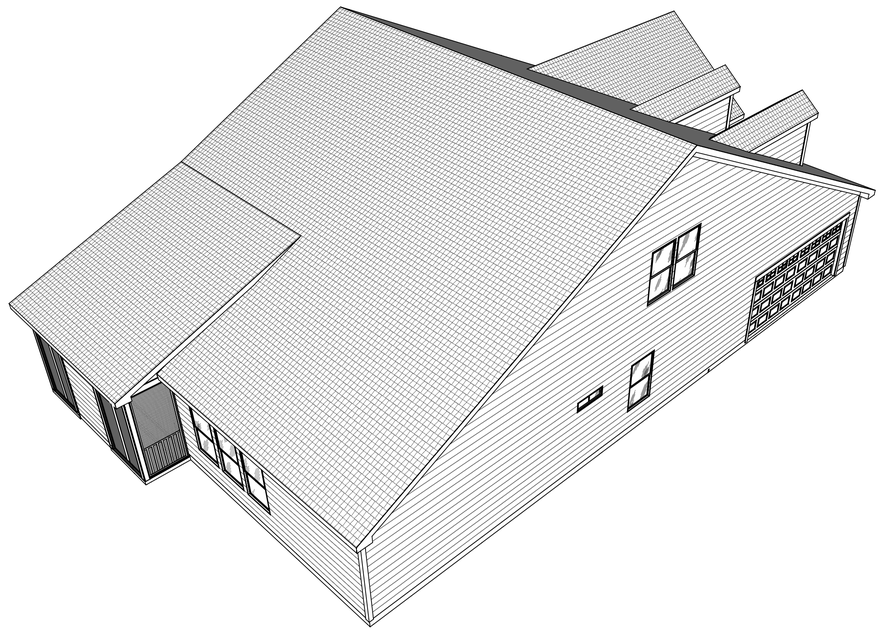
1 Front Left
NTS



1 Front Right
NTS



1 Back Left
NTS



1 Back Right
NTS

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Raleigh, NC, 27606

REV #	DESCRIPTION	DATE
1		
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The Clayton Low Country at Cattail

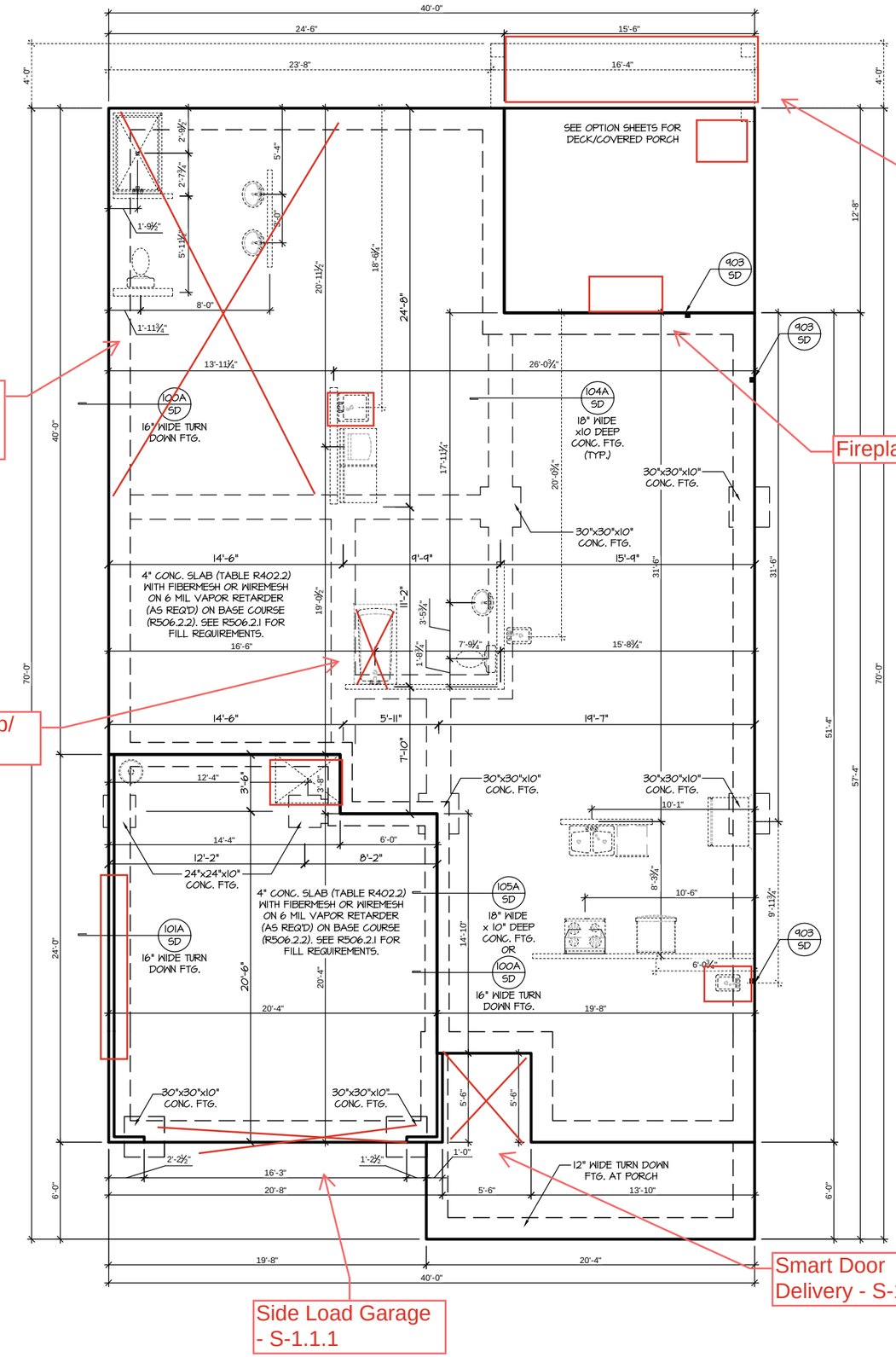
Perpectives

DRAWN BY:
JJ

HANDING:
RIGHT

ISSUE DATE:
11/11/1111

SHEET
P-100



Extended Covered Porch w/ Corner Fireplace - S-1.1.1

Fireplace - S-1.1.1

Owner's Extended W.I.C. w/ Super Shower - S-1.1.2

Shower ILO Tub/ Shower

Smart Door Delivery - S-1.1.1

Side Load Garage - S-1.1.1

WITH SECOND FLOOR AND OPT. OWNER'S SUITE WITH LARGE WALK-IN CLOSET

SLAB FOUNDATION 'LOW 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 33153 ENGINEER MARK MINSHEW 8/21/24

PROJECT # 21-2967.1-GL

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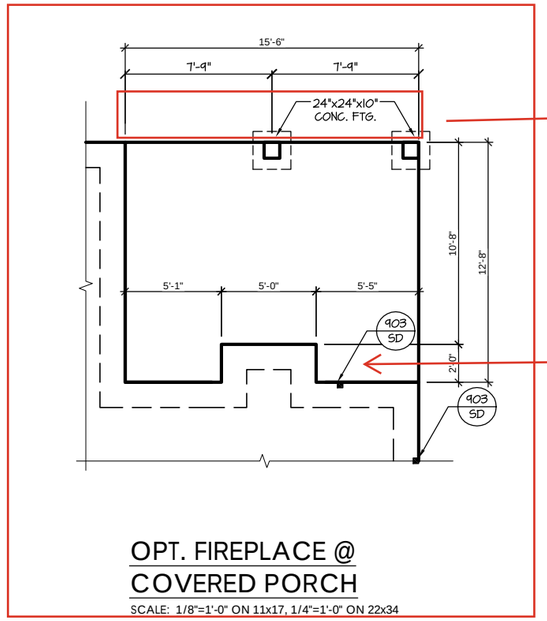
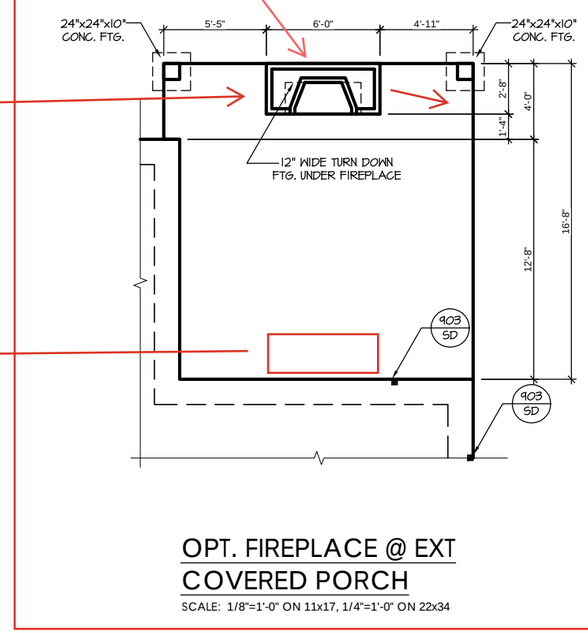
S-1.1



OPT. FIREPLACE @
COVERED PORCH

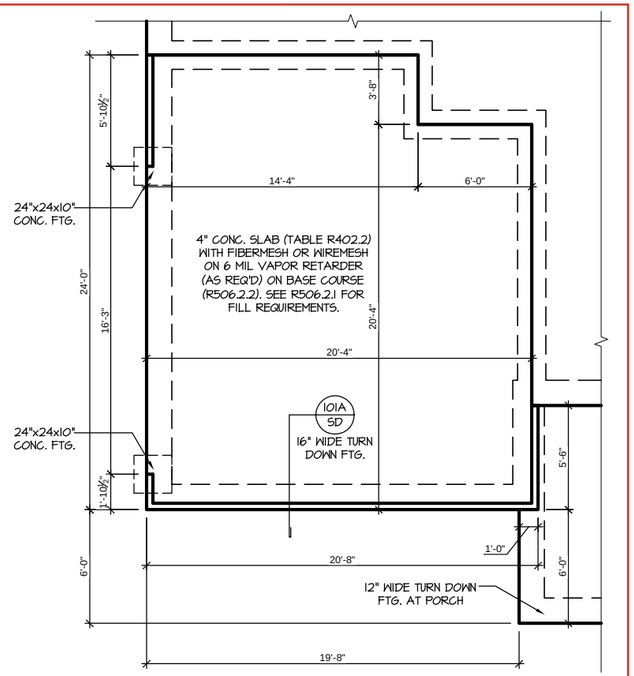
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

Corner Fireplace



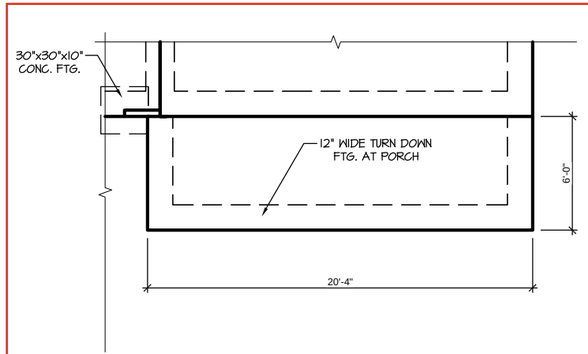
OPT. FIREPLACE @ EXT
COVERED PORCH

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



'LOW COUNTRY' SLAB
SIDE LOAD GARAGE FOUNDATION

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



'LOW COUNTRY' SLAB
SMART DELIVERY DOOR

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 33453 ENGINEER P. MARK MAUSHEW 8-22-24

PROJECT # 21-2967.1-GL

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S-1.1.1

OPT. OWNER'S SUITE W/ LARGE W.I.C. W/ OPT. ZERO ENTRY SHOWER

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 # 21-2967.1-GL

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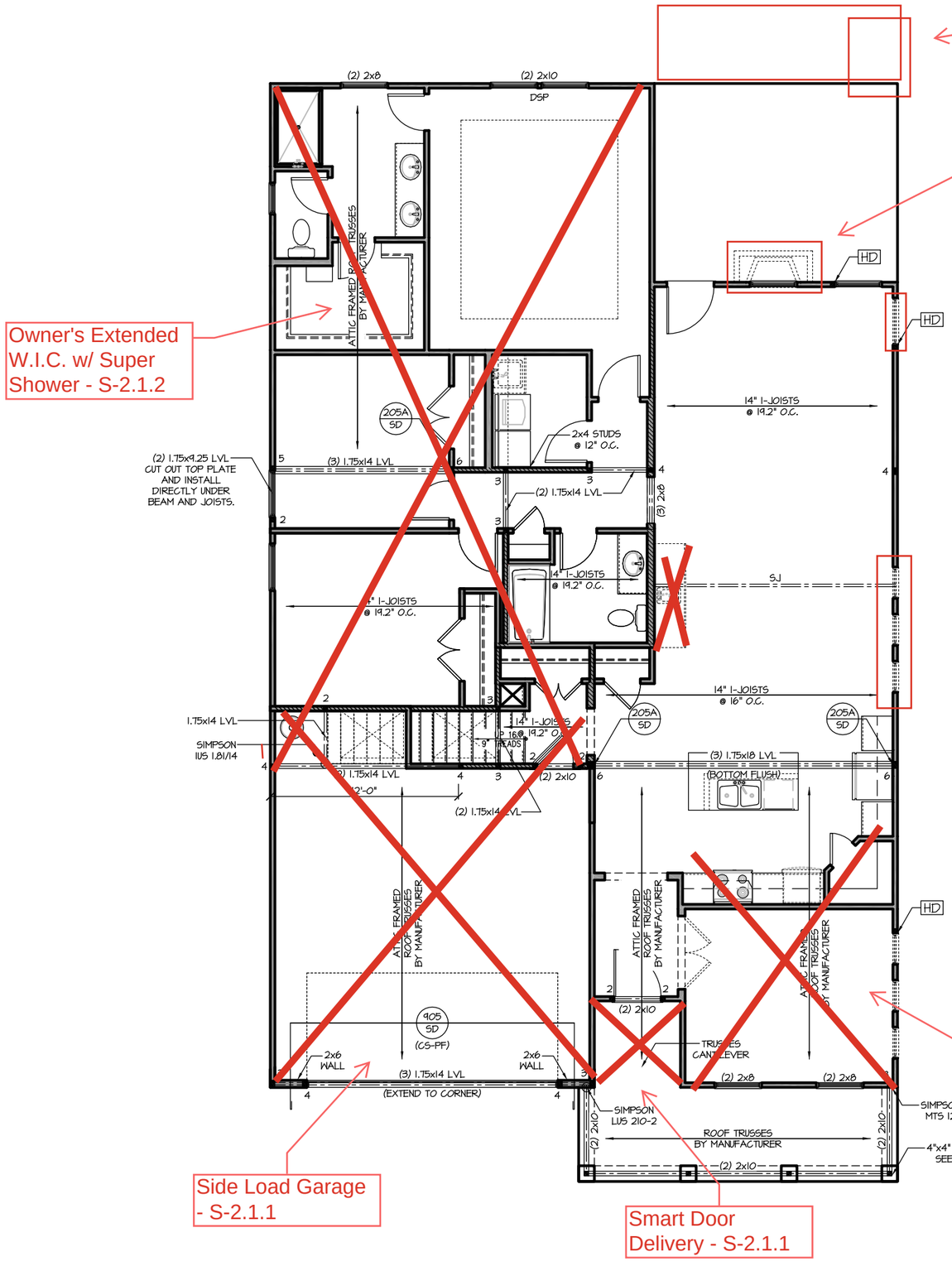
S-1.1.2



WITH SECOND FLOOR
FIRST FLOOR PLAN 'LOW COUNTRY'

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
- BLI40 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:

- 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: ⅝" ANCHOR (EMBED 7")
   - 3.2. CMU: ⅝" 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.

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.

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

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.

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

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MINSHEW 8/22/24

PROJECT # 21-2967.1-GL

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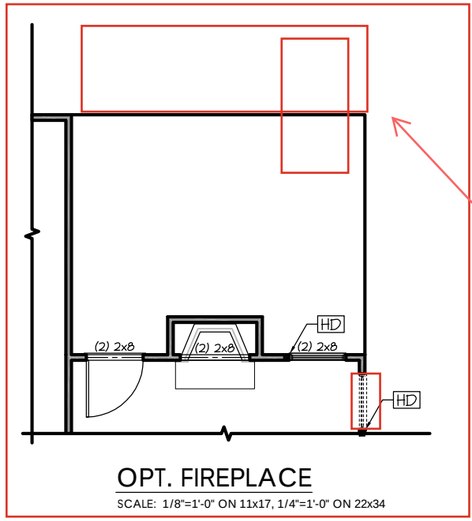
S-2.1

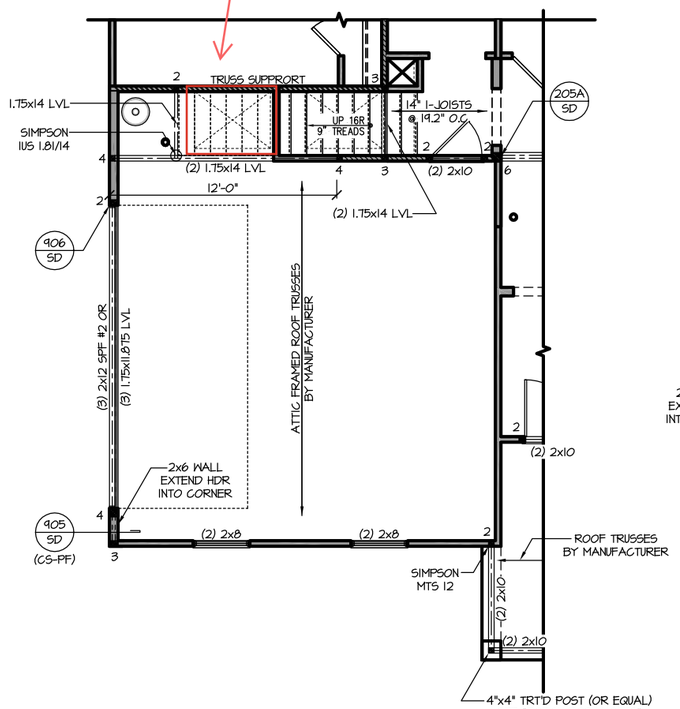


OPT. FIREPLACE

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

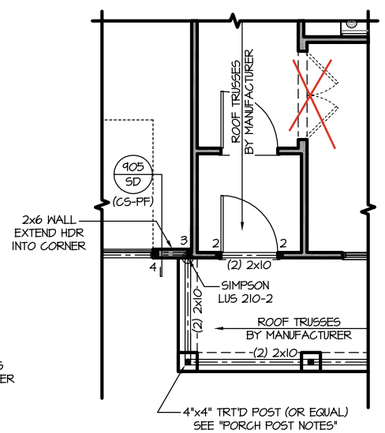
Extended Covered Porch w/ Corner Fireplace - S-2.4

Dog Wash



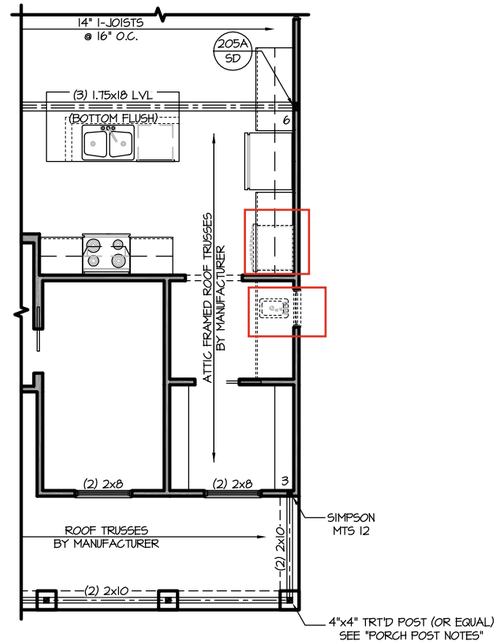
OPT. SIDELOAD GARAGE

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



OPT. SMART DELIVERY CENTER W/ FRONT PORCH

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



OPT. MESSY KITCHEN/ PKT. OFFICE/ ENLARGE PANTRY

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 # 21-2967.1-GL

NORTH CAROLINA PROFESSIONAL SEAL 38152 ENGINEER MARK MCINTYRE 8/22/24

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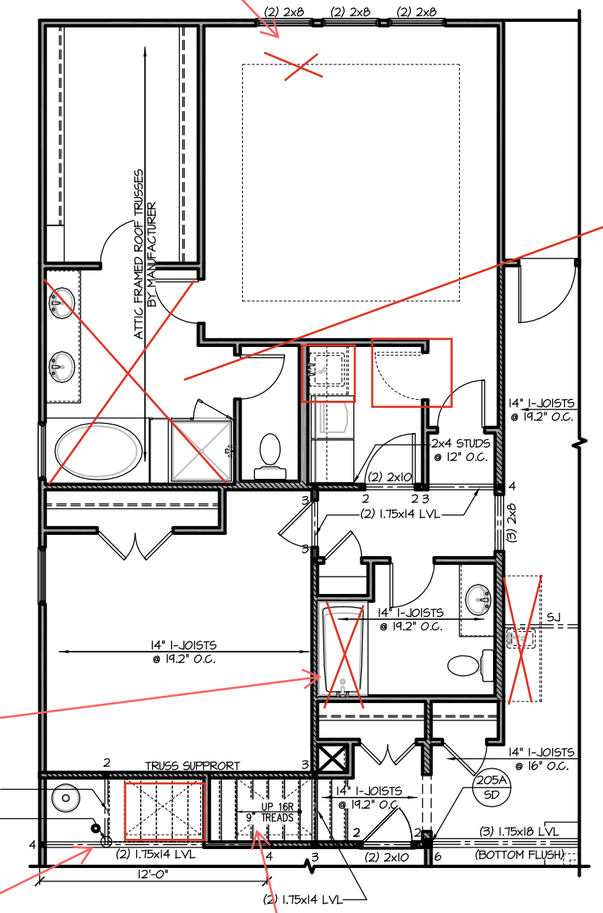
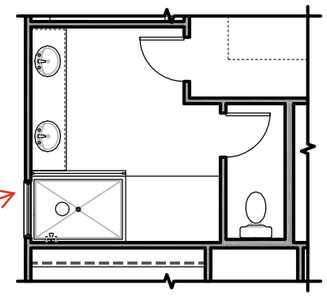
S-2.1.1

NO TRAY



OPT. OWNER'S SUITE W/ LARGE WALK-IN CLOSET

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



OPT. ZERO ENTRY SUPER SHOWER

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

ONLY AVAILABLE W/ OPT. OWNER'S SUITE W/ LARGE W.I.C.

Shower ILO Tub

Dog Wash

oak treads

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

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER J. MARK MINSHEW

PROJECT # 21-2967.1-GL

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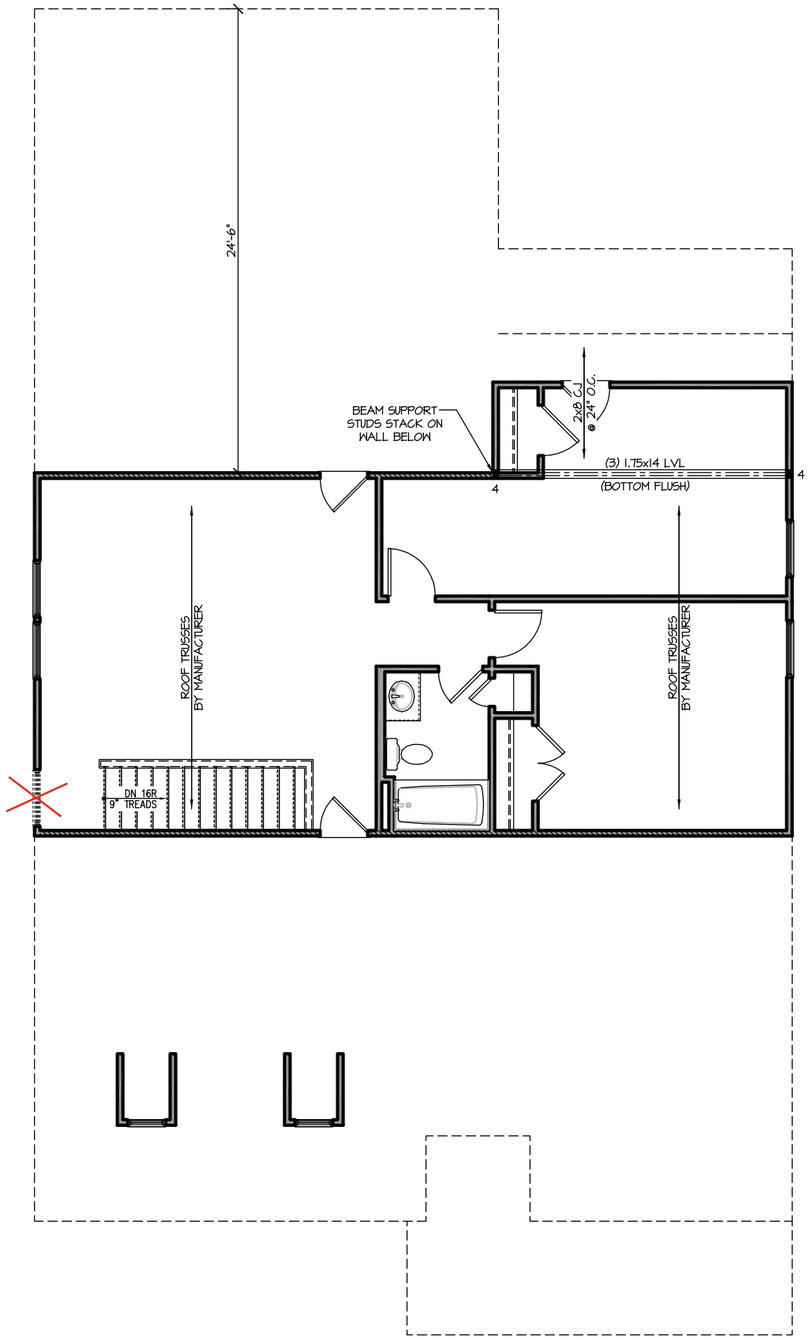
S-2.1.2



OPT. SECOND FLOOR PLAN 'LOW COUNTRY'

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

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MINSHEW 8-22-2024

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 GS20 OR GSHP20 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.

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

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.

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

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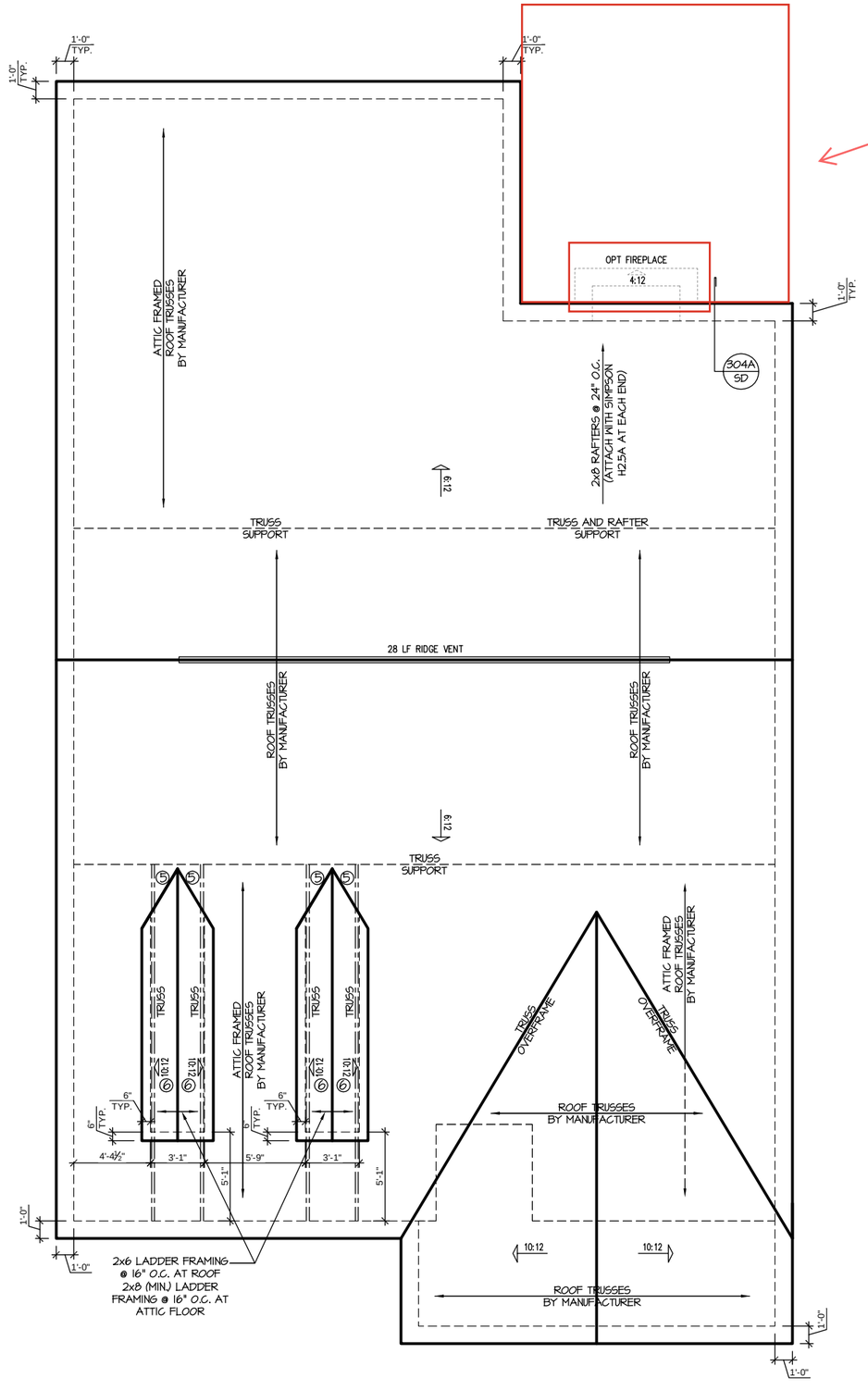
S-2.2



EXTENDED COVERED PORCH - S-2.4

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER D. MARK MINGHELLI 8-22-22

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.

WITH SECOND FLOOR 'LOW COUNTRY' ROOF PLAN

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.

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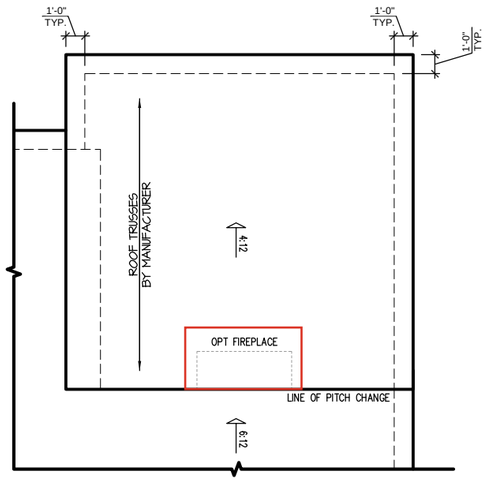
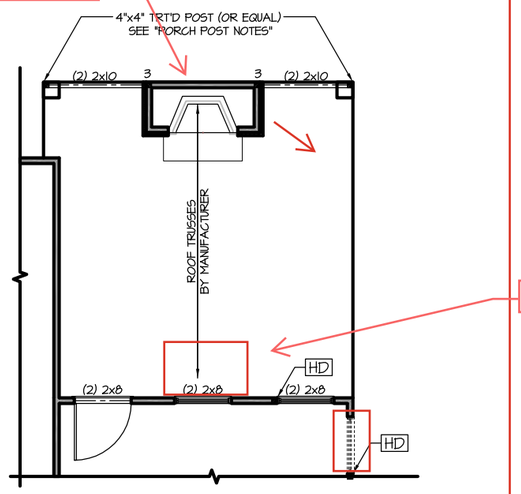
S-3.1



OPT. EXTENDED COVERED PORCH W/ FIREPLACE ROOF PLAN

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

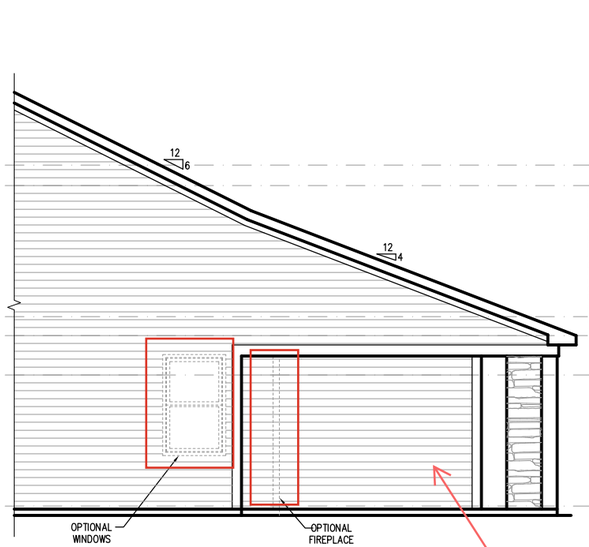
CORNER FIREPLACE

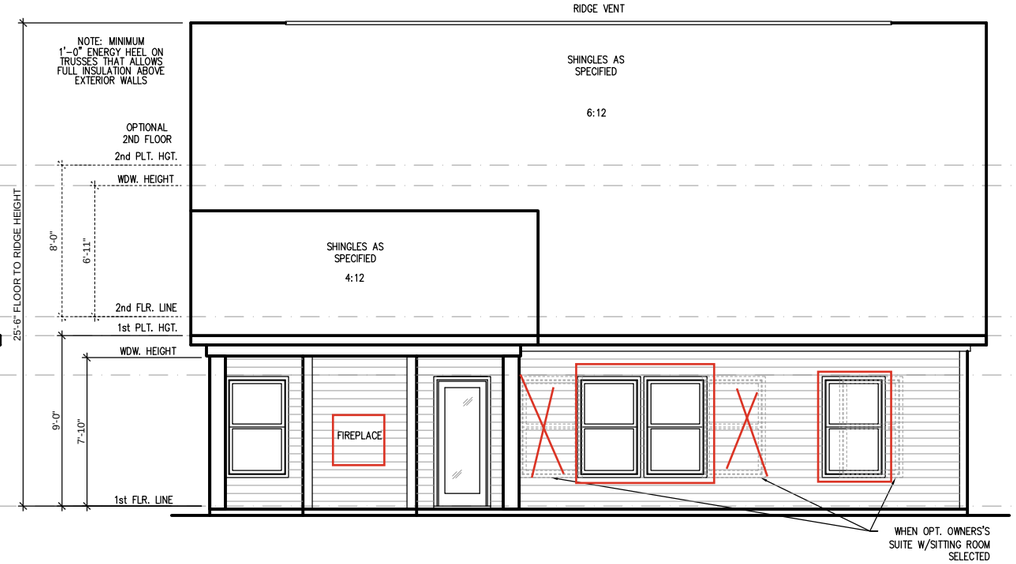


Fireplace - S-2.1.1

OPT. EXTENDED COVERED PORCH W/ FIREPLACE FLOOR PLAN

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





OPT. EXT. COVERED PORCH W/ FIREPLACE PARTIAL LEFT SIDE ELEVATION

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

SCREENED IN

OPT. EXT. COVERED PORCH W/ FIREPLACE REAR 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 33153 ENGINEER MARK MINSHEW 8/7/2024

PROJECT # 21-2967.1-GL

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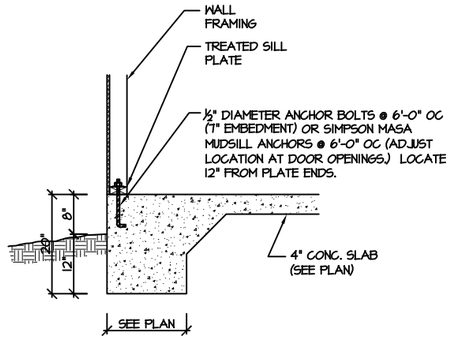
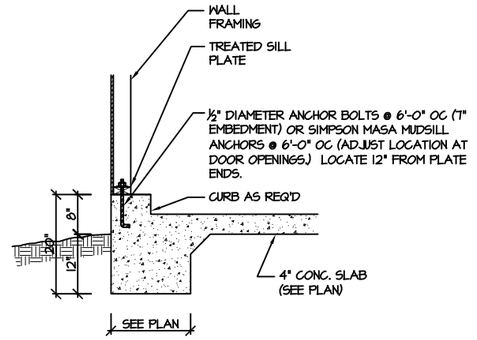
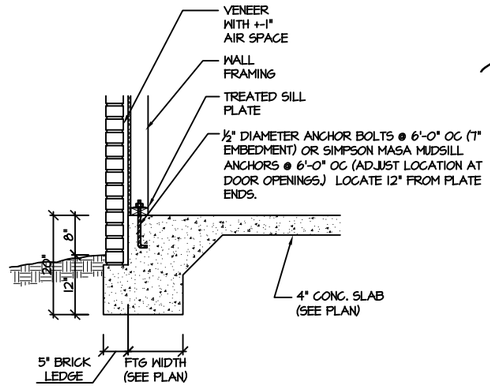
S-2.4



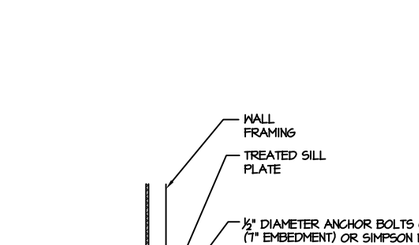
115-120 MPH | 100A SD — MONOLITHIC SLAB FOOTING
(SIDING OR EQUAL)



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

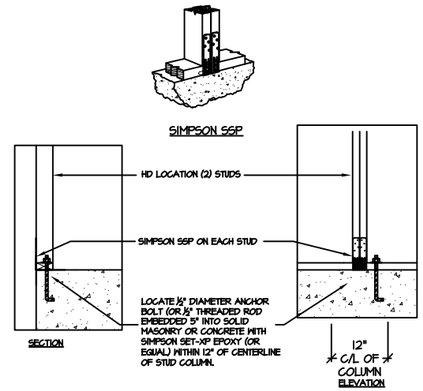


115-120 MPH | 102A SD — MONOLITHIC SLAB FOOTING
(VENEER)



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

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



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

MONOLITHIC SLAB FOUNDATION

NORTH CAROLINA PROFESSIONAL SEAL 33153 ENGINEER MARK MINSHEW

PROJECT # 21-2967.1

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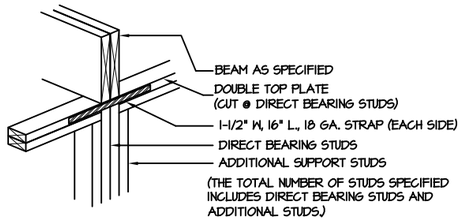
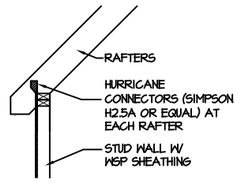
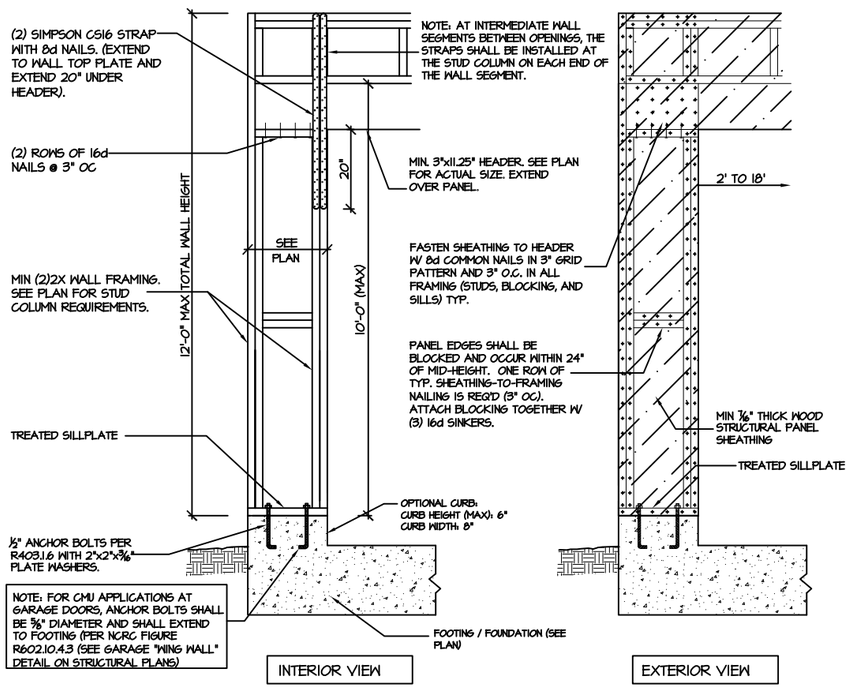
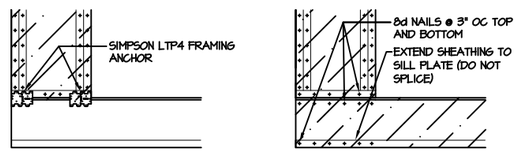


205A SD DIRECT STUD BEARING
NTS



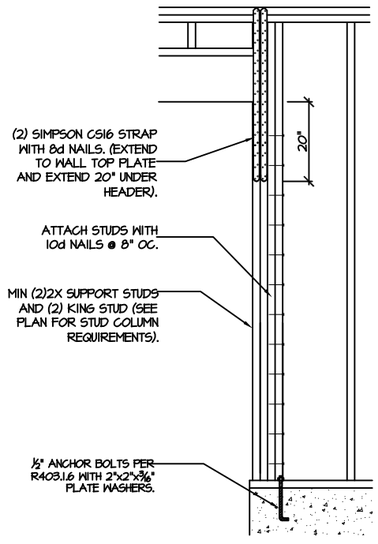
304A SD RAFTER TIE @ VAULT
NTS.



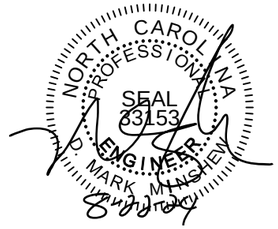


CS-PF - OVER WOOD FLOOR

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)
   - 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=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.

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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