



Guilford French Country B

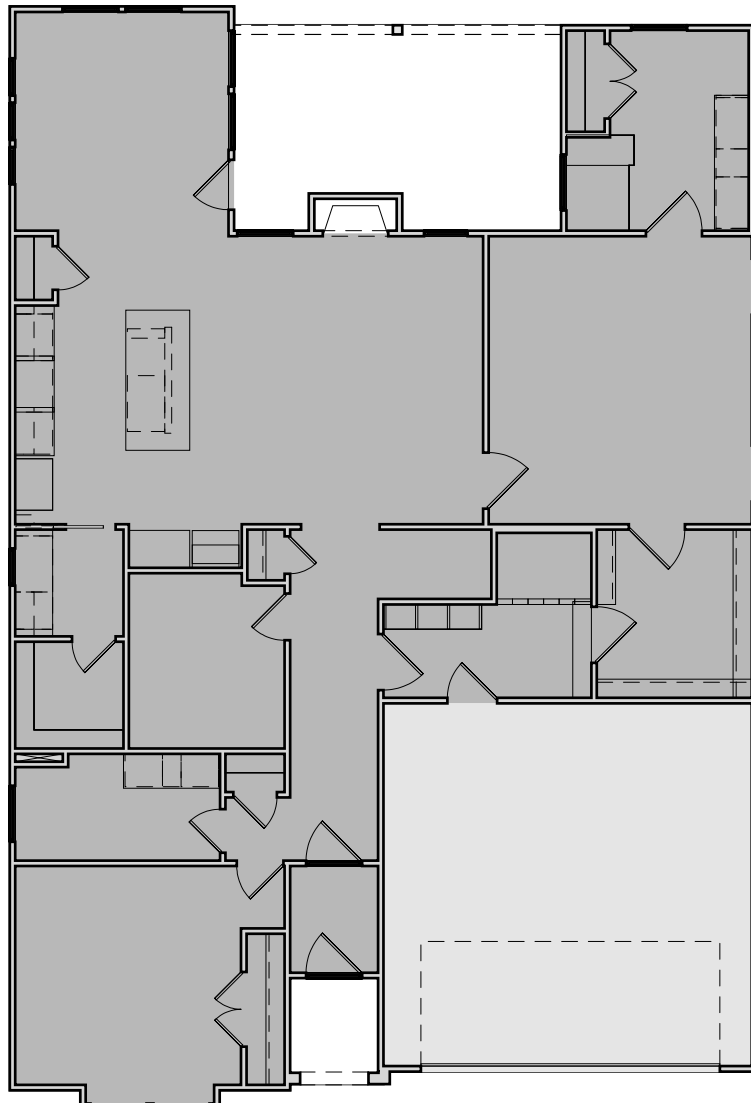
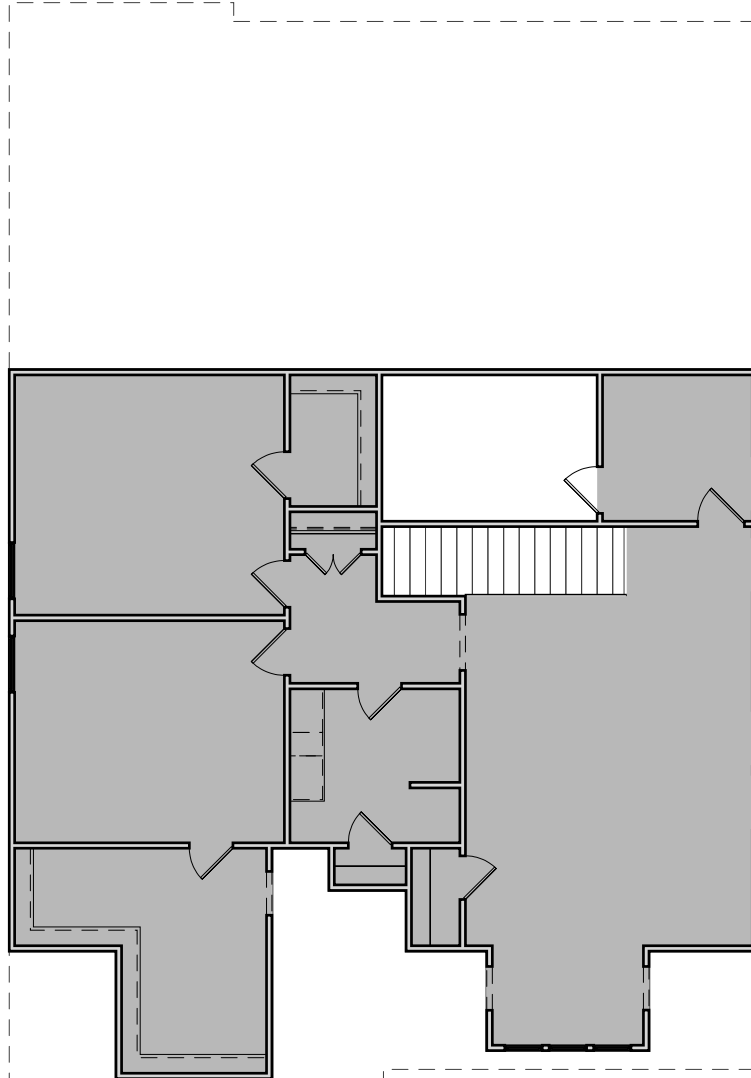
Signature Series

Lot: 25 | Duncans Creek
395 Beacon Hill Road
Lillington, NC 27546



New Home Inc

1611 Jones Franklin,
Raleigh, NC, 27606

SHEET INDEX		OPTIONS		BUILDING CODES		1ST FLOOR AREA
Name	Number	OPTION SET	SELECTION	BUILDING CODES		
Cover Sheet	G-100	Owner's Bath Shower	42x 42 Shower & Shower Seat	...		
General Notes & Specifications Instance	G-110	Cafe Room	Add Cafe Room	...		
Foundation Plan	A-100	Pocket Office & Equipment Room	Add Pocket Office & Equipment Room	...		
First Floor Plan	A-110	Cafe Windows	Additional Window	...		
Second Floor Plan	A-120	Second Floor Plan	Alternate French Country B	...		
Roof Plan	A-200	Bed 3 to Bath 2	Bed 3 To Bath 2			
Elevations - Front and Back	A-310	Laundry Room Access	Connected Laundry Door To Owner's Suite			
Elevations - Left and Right	A-320	Rear Addition	Covered Patio			
First Floor Electrical Plan	E-110	Elevation	French Country			
Second Floor Electrical Plan	E-120	Kitchen Range	Gas Range	BUILDING INFO		
Perspectives	P-100	Kitchen Type	Gourmet Kitchen			
Flipped to RH - DD - 10.7.2025		Bedroom 2 Optionals	Messy Kitchen & Pocket Office			
		Messy Kitchen Sink	Messy Kitchen Sink	CONDITIONED AREA		
		Messy Kitchen Window	Messy Kitchen Window	TOTAL CONDITIONED AREA	2831 SF	
		Interior Stairs	Oak Treads	TOTAL CONDITIONED AREA - Level 1	1663 SF	
		Messy Kitchen Door	Pocket Door	TOTAL CONDITIONED AREA - Level 2	1168 SF	
		Living Room Fireplace	Rear Fireplace			
		Smart Door Delivery Center	Smart Door Delivery Center			
		Owner's Bath Window	Window At Bath	UNCONDITIONED AREA		
				TOTAL UNCONDITIONED AREA	719 SF	
				Garage Area	394 SF	
			Covered Patio Area	193 SF		
			Front Porch Area	27 SF		
			TOTAL AREA			
			TYPE	TOTAL AREA		
			TOTAL CONDITIONED AREA	2831 SF		
			TOTAL UNCONDITIONED AREA	719 SF		
			TOTAL UNDER ROOF	3550 SF		

REV#

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DESCRIPTION

Lot 25: Guilford French Country at Duncans Creek

Cover Sheet

DRAWN BY:

JJ/DREW

HANDING:

RIGHT

ISSUE DATE:

11/11/1111

SHEET

G-100

DATE							
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Lot 25: Guilford French Country at Duncans Creek

Cover Sheet

DRAWN BY:

JJ/DREW

HANDING:

RIGHT

ISSUE DATE:

11/11/1111

SHEET

G-100

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.

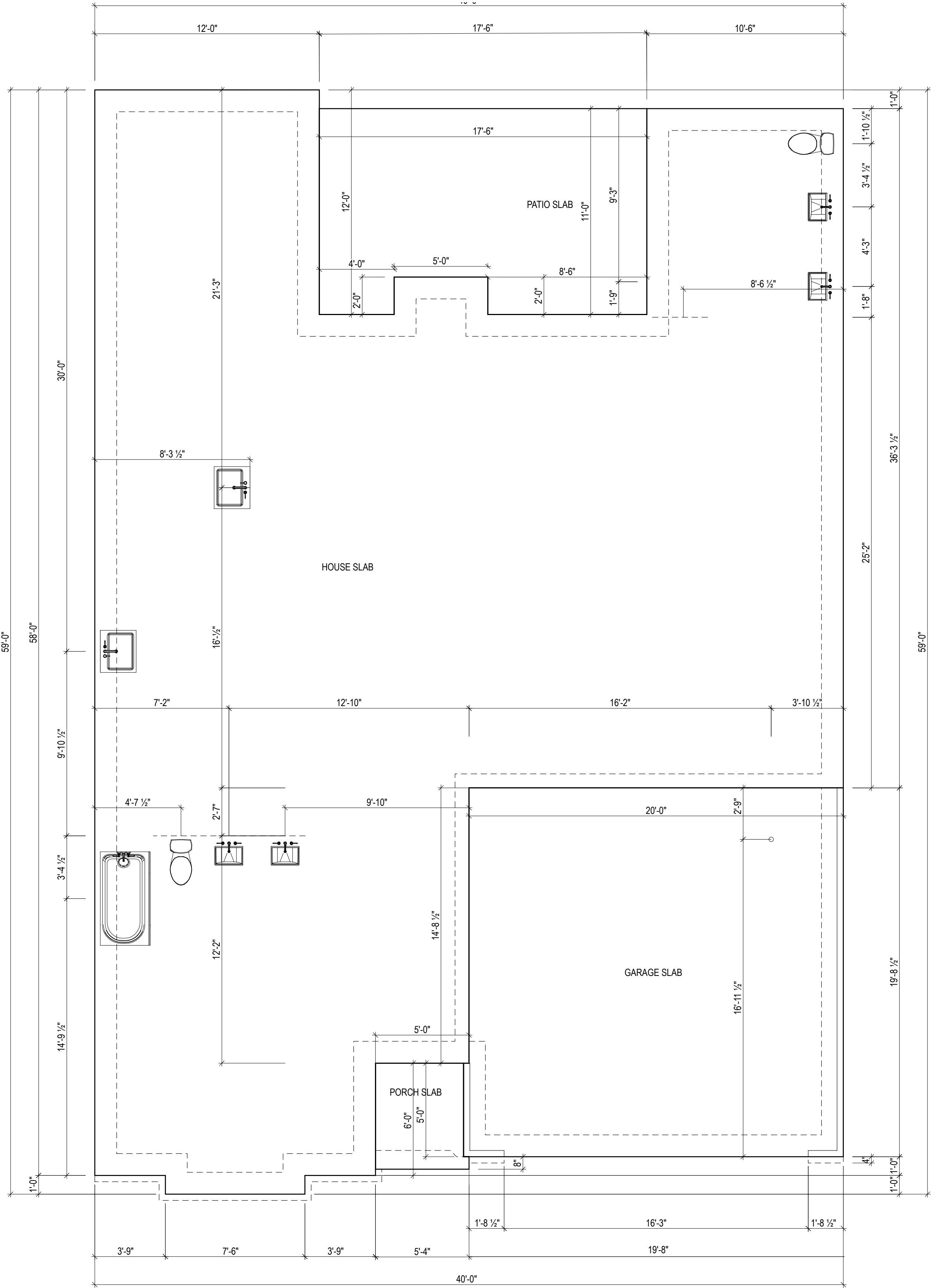
9. Stair treads shall be a min of 9" deep, risers shall be a maximum of 8 1/4", unless noted otherwise, per the current North Carolina Residential Code.

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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Lot 25: Guilford French Country at Duncans Creek

FOUNDATION PLAN

DRAWN BY:
JJ/DREW

HANDING:
RIGHT

ISSUE DATE:
11/11/1111

SHEET

A-100

GENERAL FLOOR PLAN NOTES:

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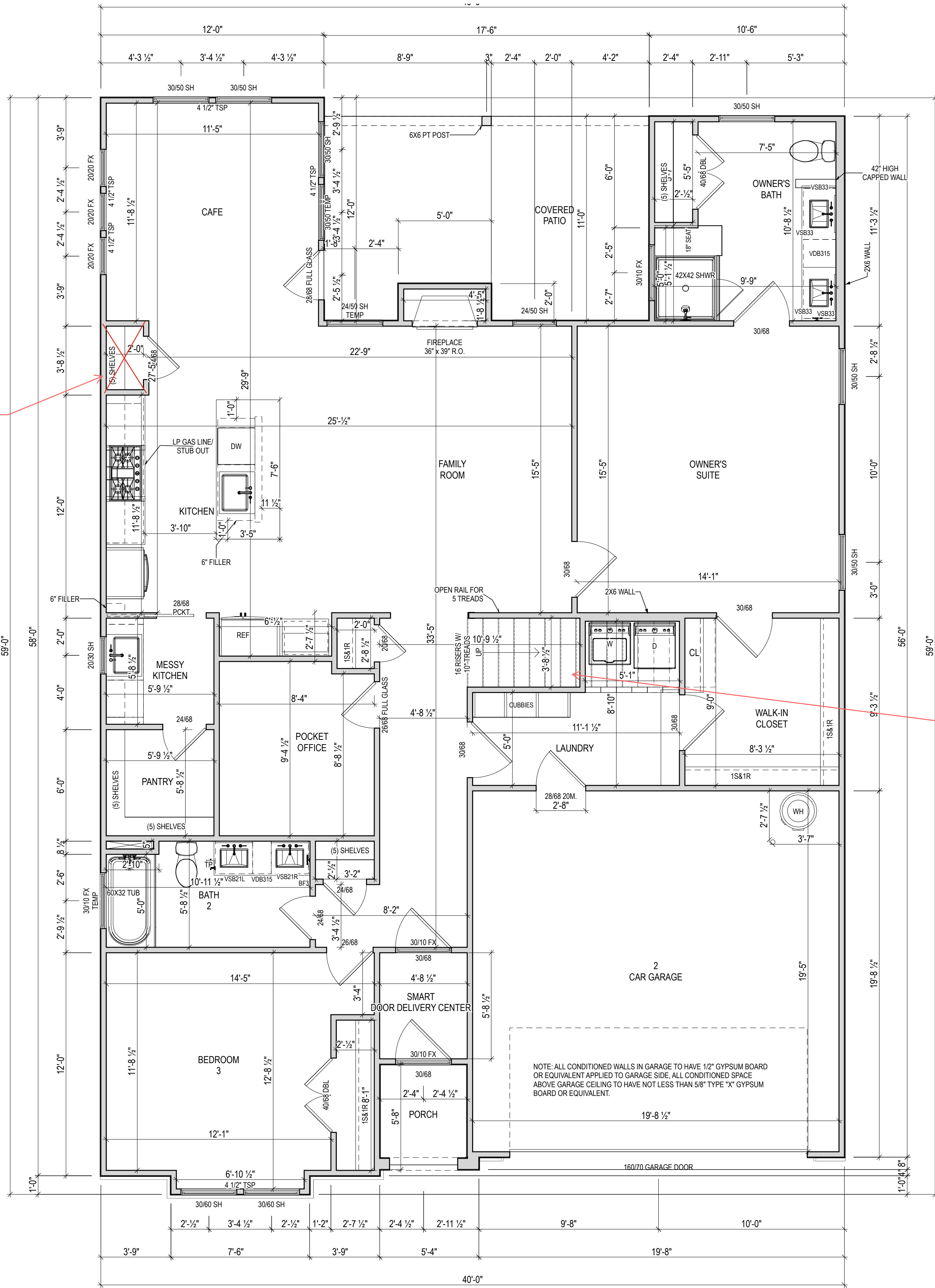
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No Pantry

OAK TREADS



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



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DATE	DESCRIPTION	REV.#
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Lot 25: Guilford French Country at Duncans Creek

First Floor Plan

DRAWN BY:

JJ/DREW

HANDING:

RIGHT

ISSUE DATE:

11/11/1111

SHEET

A-110

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

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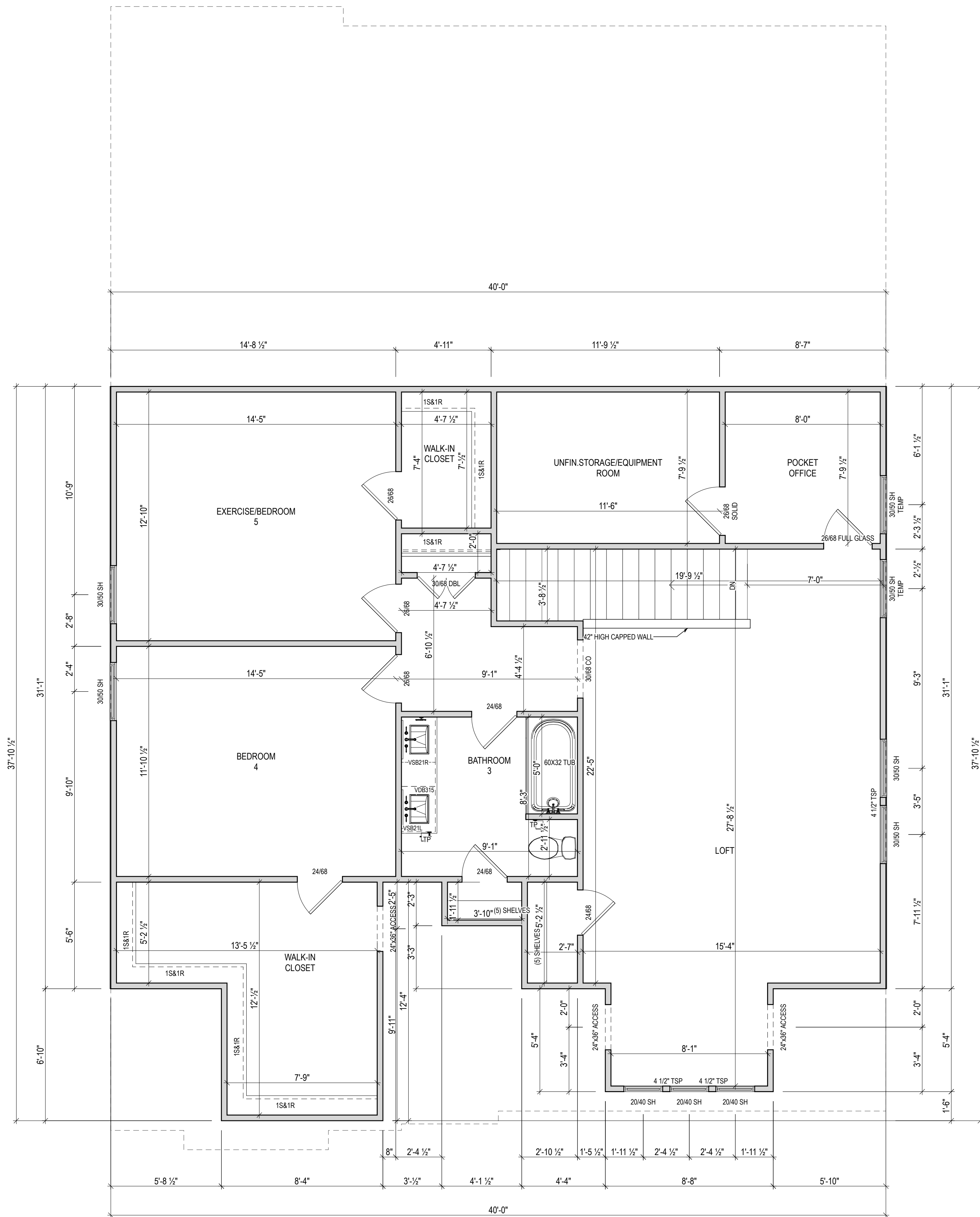
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1/4" = 1'-0" (WHEN PRINTED ON 22x34)
1/8" = 1'-0" (WHEN PRINTED ON 11x17)

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REV.#	DESCRIPTION	DATE
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Lot 25: Guilford French Country at Duncans Creek

Second Floor Plan

DRAWN BY:

JJ/DREW

HANDING:

RIGHT

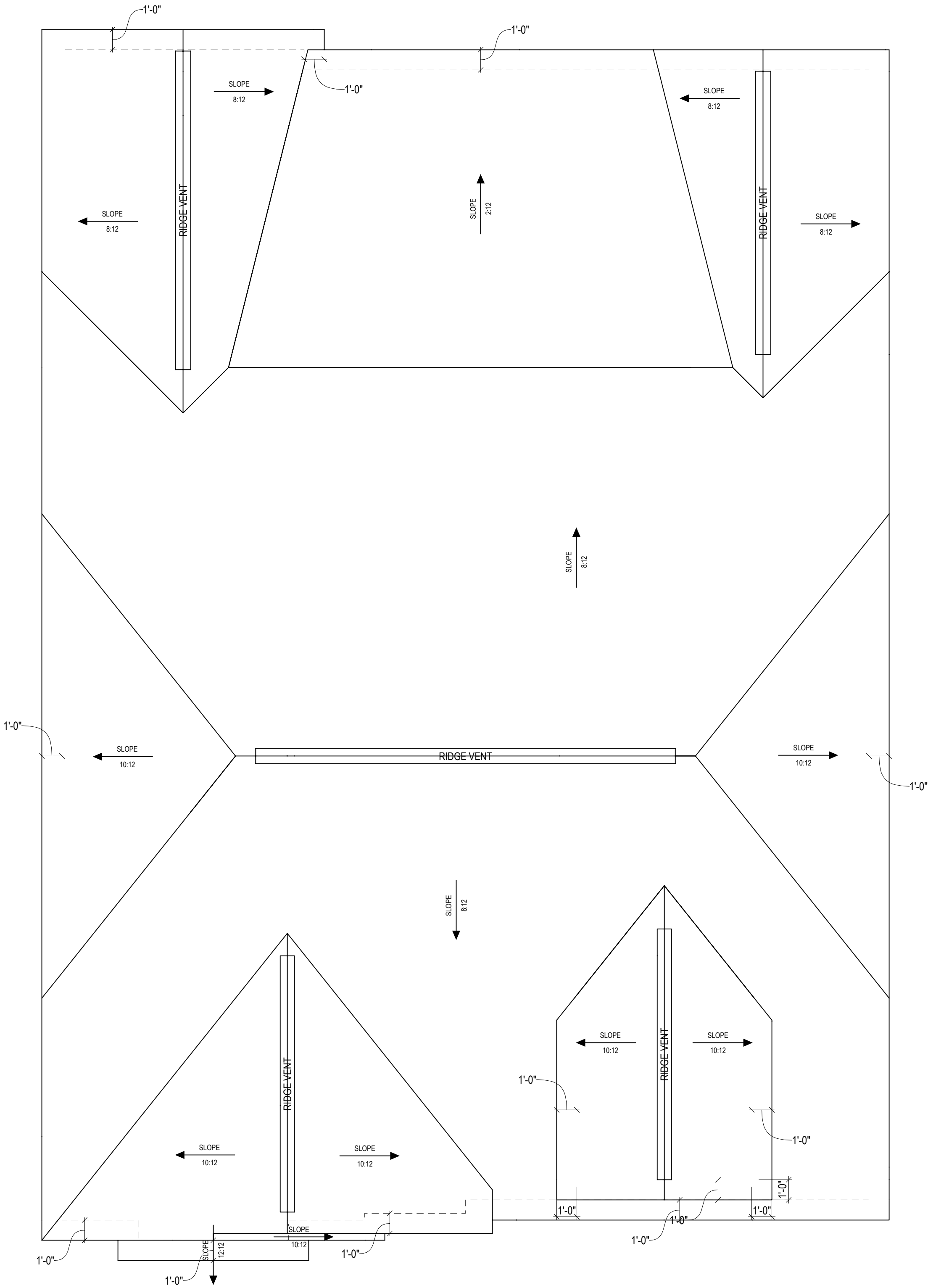
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A-120

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

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



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Lot 25: Guilford French Country at Duncans Creek

Roof Plan

DRAWN BY:

JJ/DREW

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.

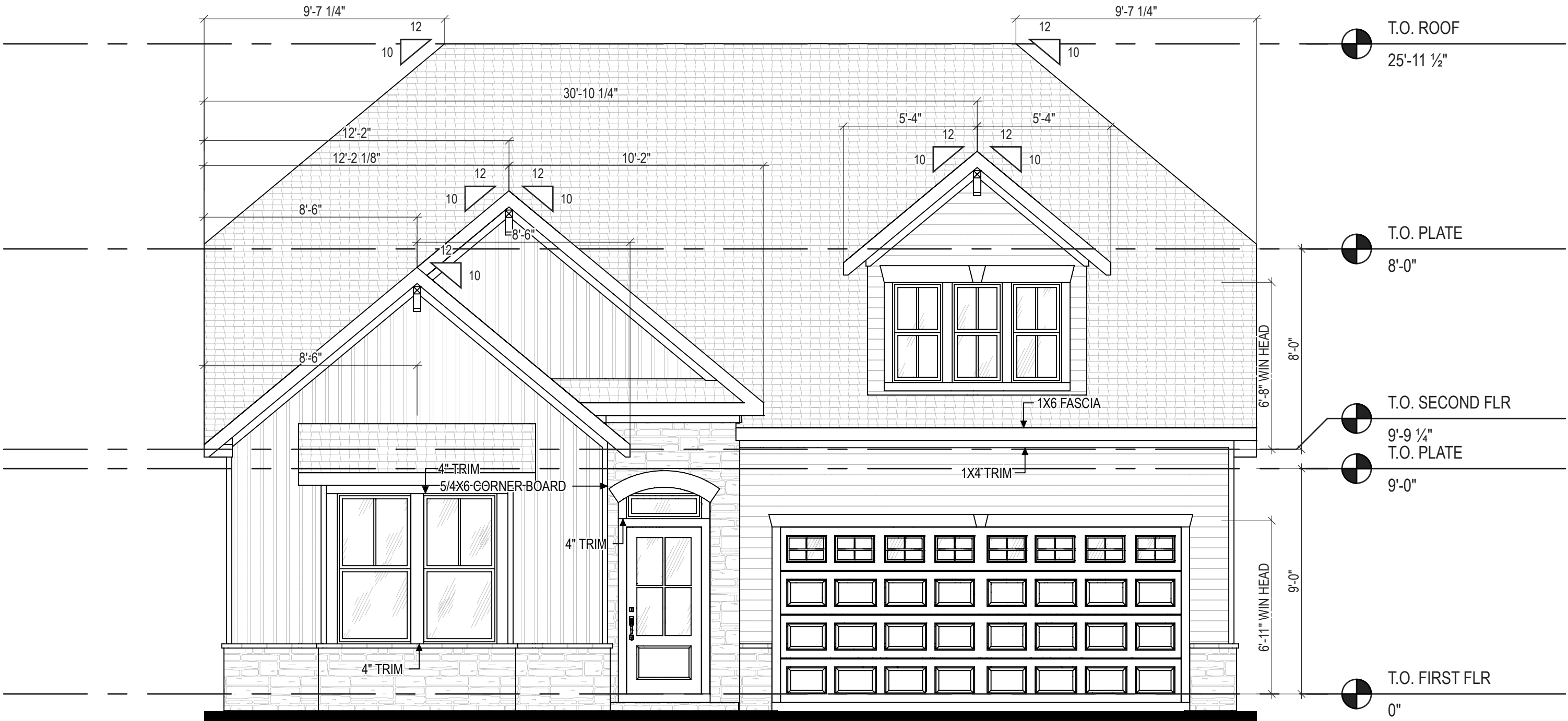
5. Flashing shall be provided above all door and window openings, above finish wall material changes and at wall surfaces where lower roof areas abut vertical wall surfaces.

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.

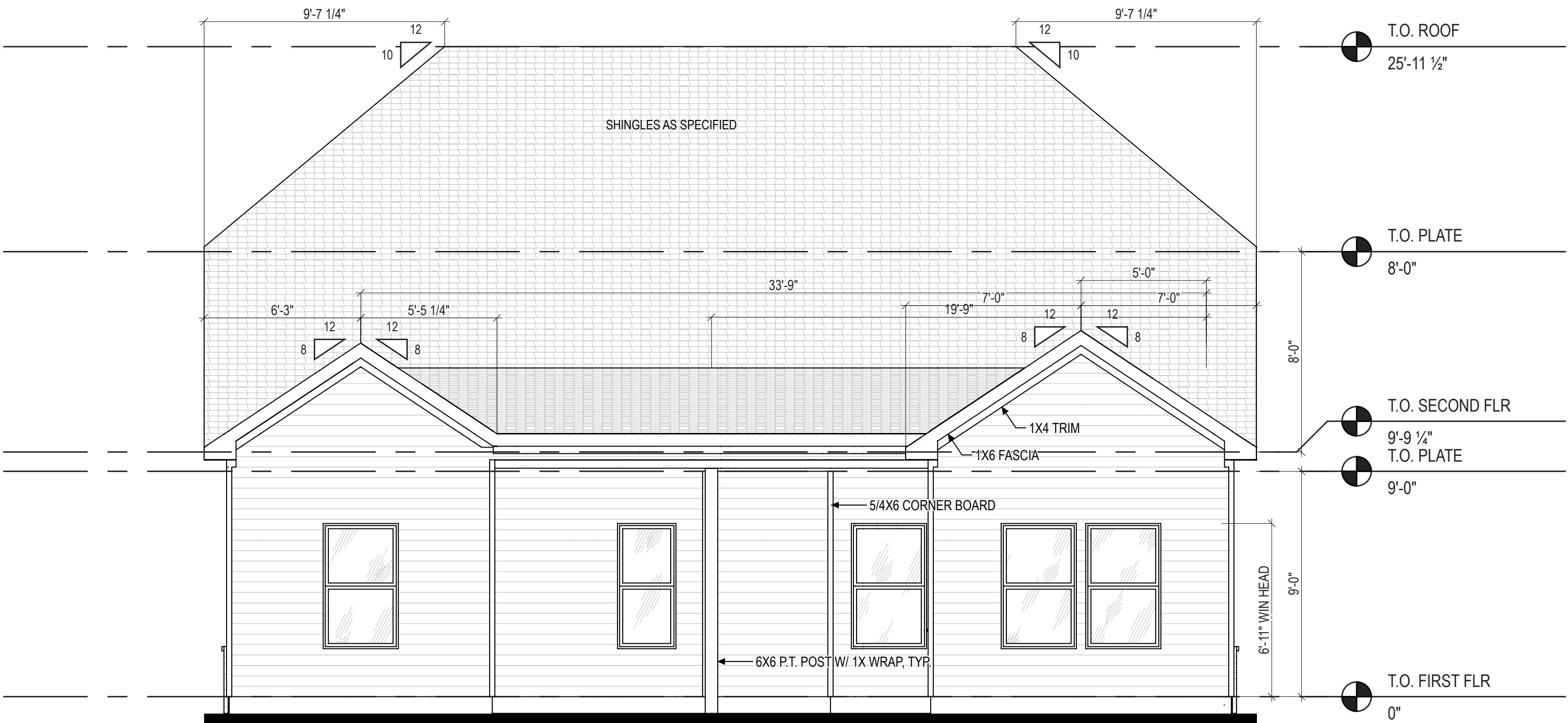
9. Brick Veneer Support Lintels shall be provided if brick veneer is included on elevation. Lintels shall be provided as listed in the following schedule and shall have a minimum bearing length of 6". Masonry Lintels shall be provided so that deflection is limited to L/600.



1 Front Elevation

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

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



2 Back Elevation

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

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



New Home Inc

1611 Jones Franklin,
Raleigh, NC, 27606

REV.#	DESCRIPTION	DATE
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Lot 25: Guilford French Country at Duncans Creek

Elevations - Front and Back

DRAWN BY:

JJ/DREW

HANDING:

RIGHT

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.

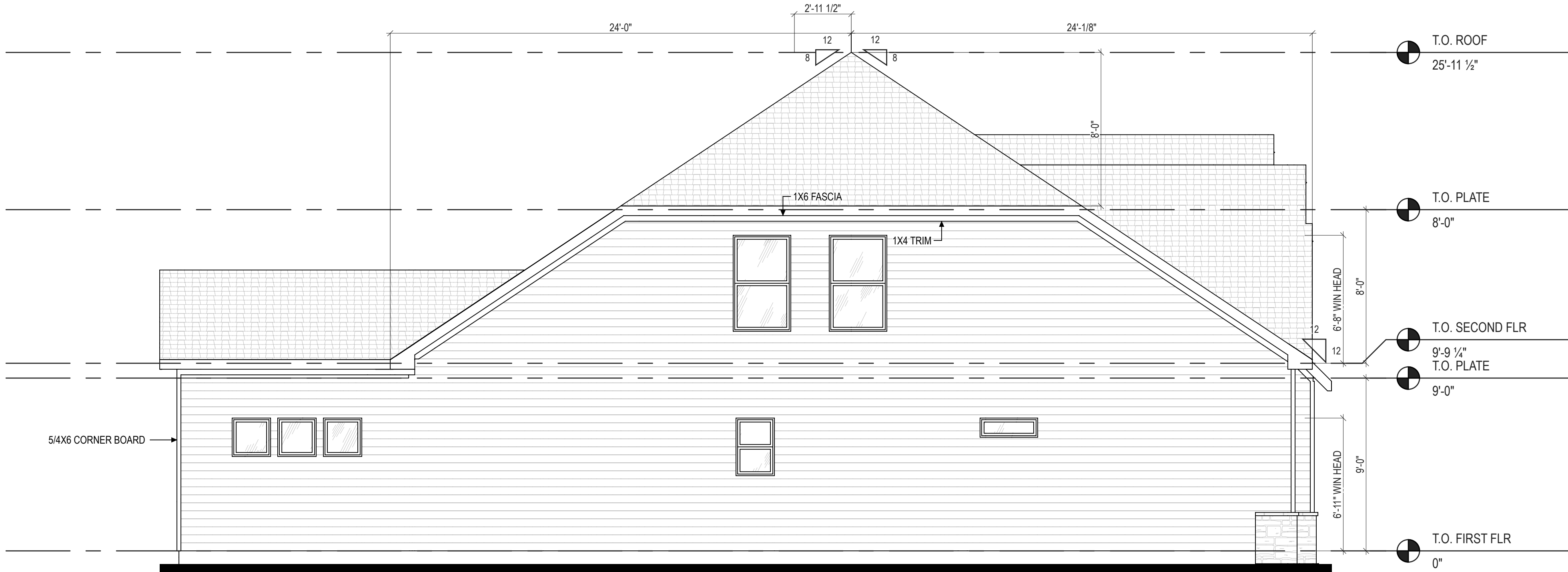
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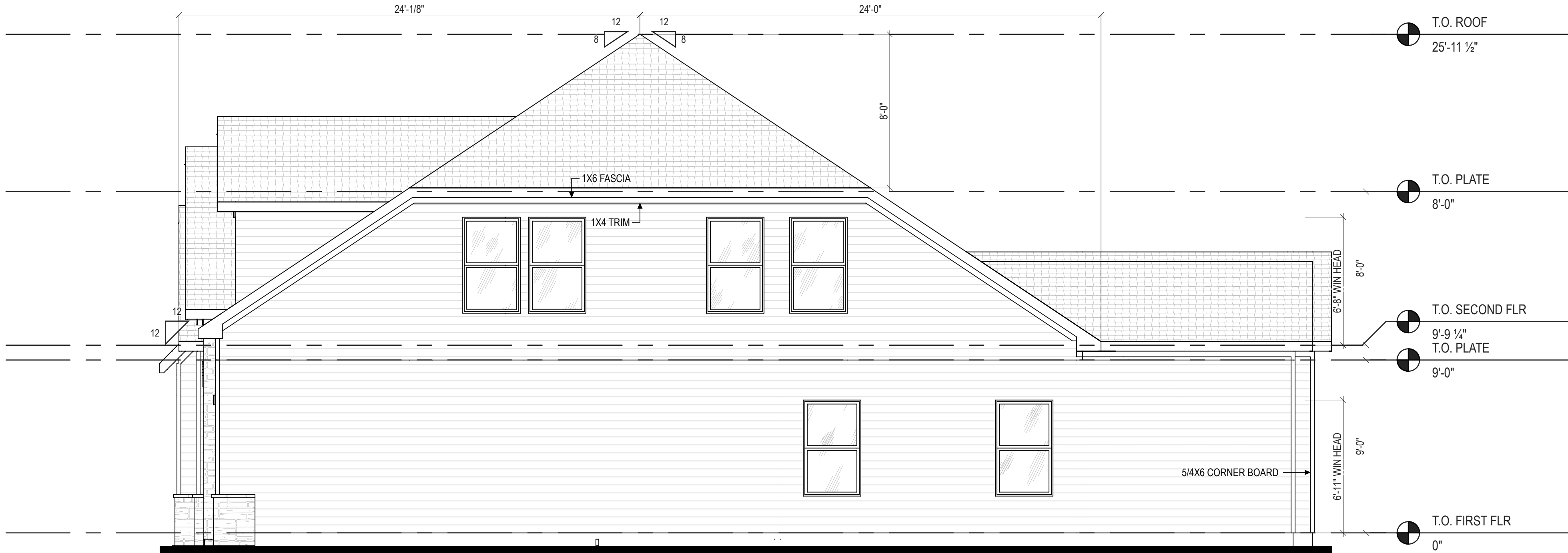
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1 Left Elevation
1/4" = 1'-0" (WHEN PRINTED ON 22x34)
1/8" = 1'-0" (WHEN PRINTED ON 11x17)



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

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Lot 25: Guilford French Country at Duncans Creek

Elevations - Front and Back

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JJ/DREW

HANDING:

RIGHT

ISSUE DATE:

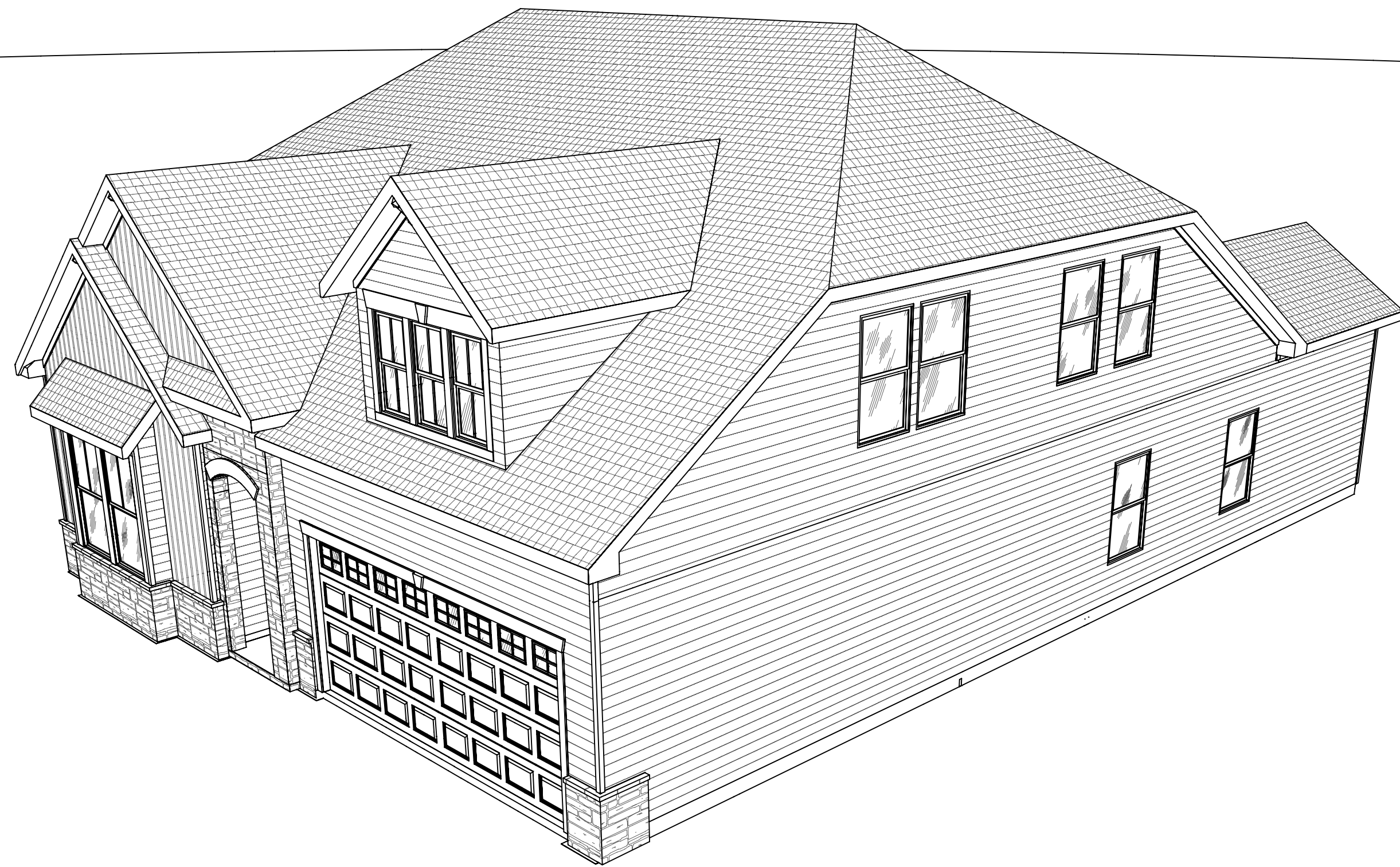
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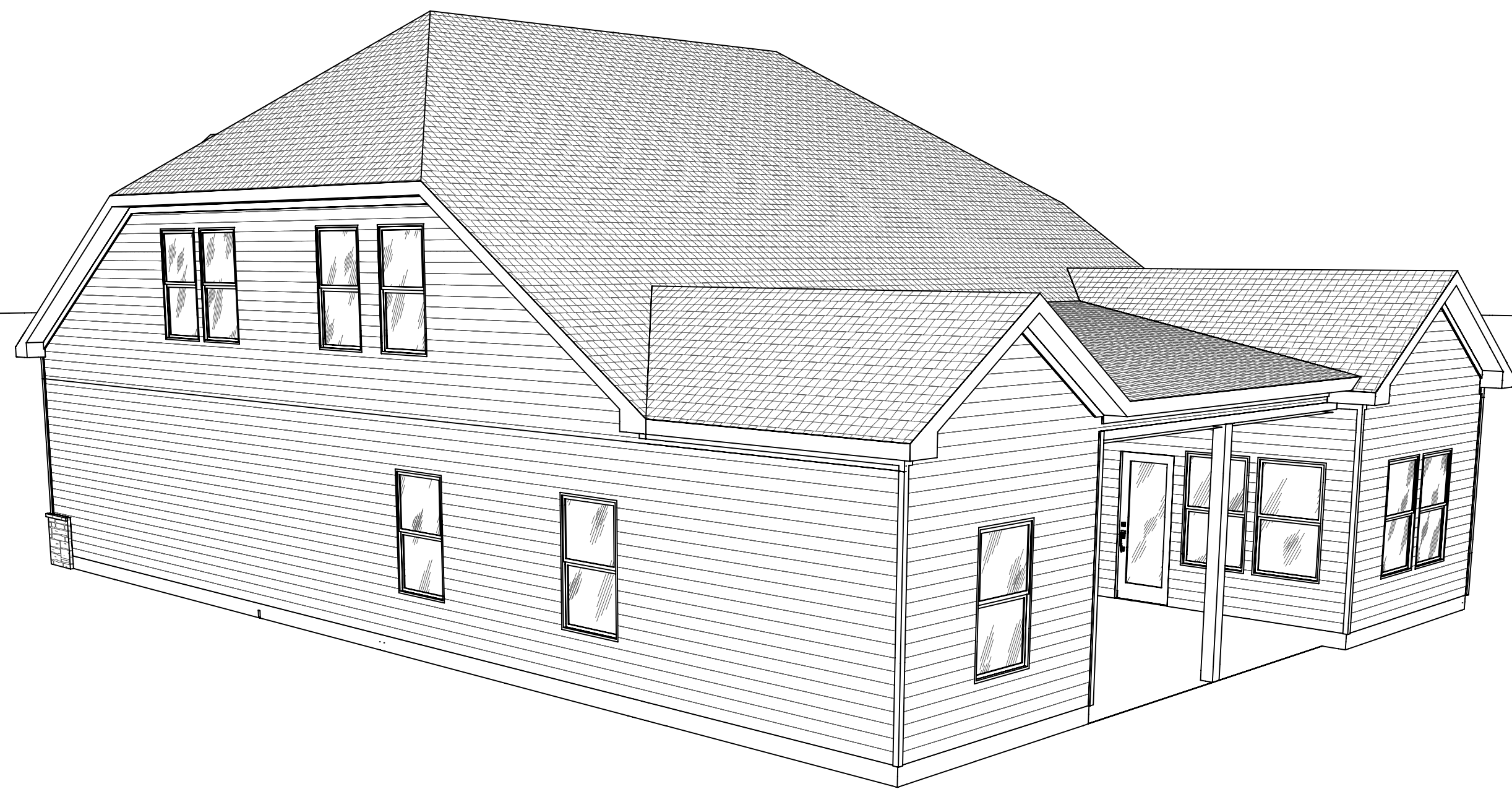
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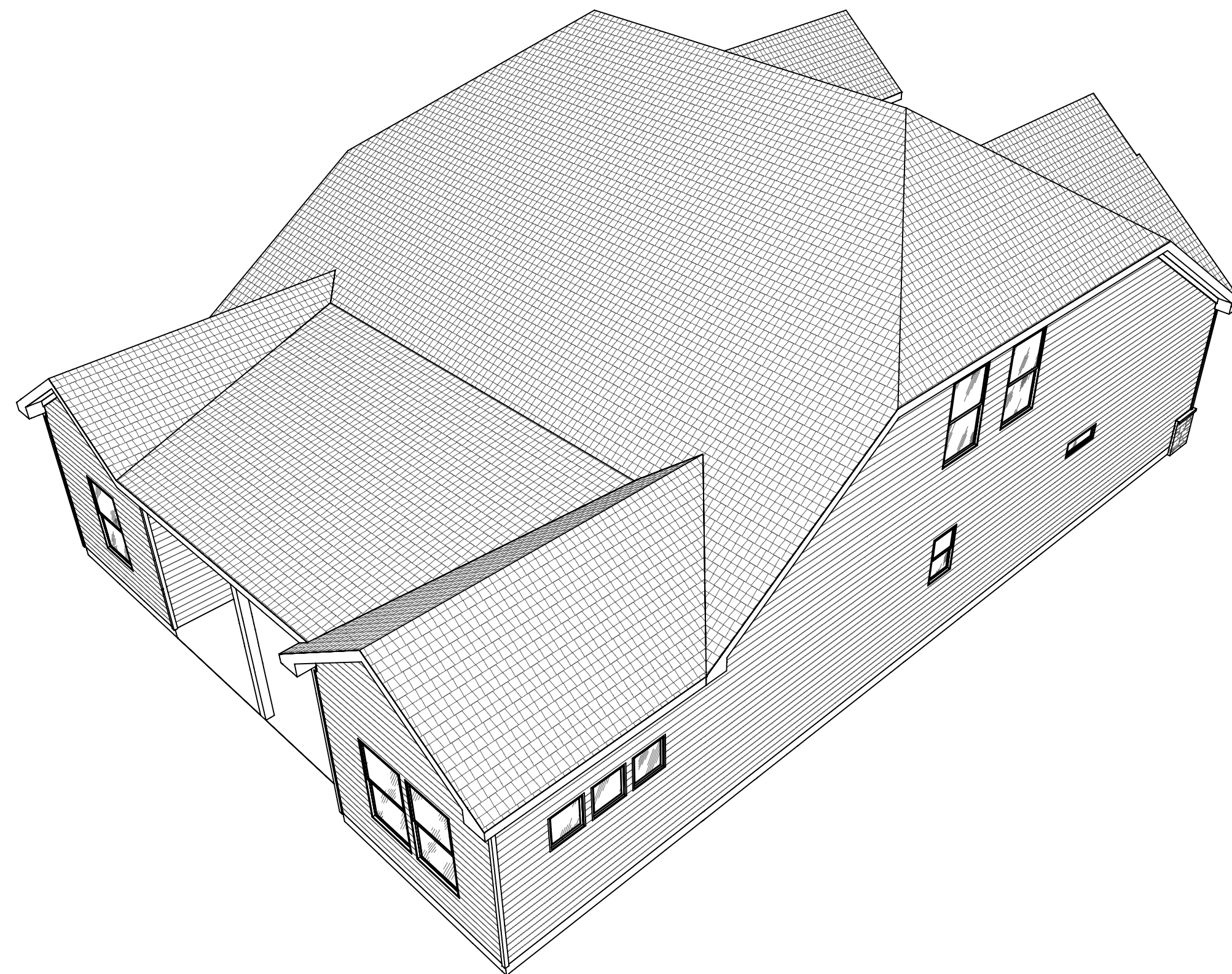
1 Front Left
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1 Front Right
NTS



1 Back Left
NTS



1 Back Right
NTS

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Lot 25: Guilford French Country at Duncans Creek

Perspectives

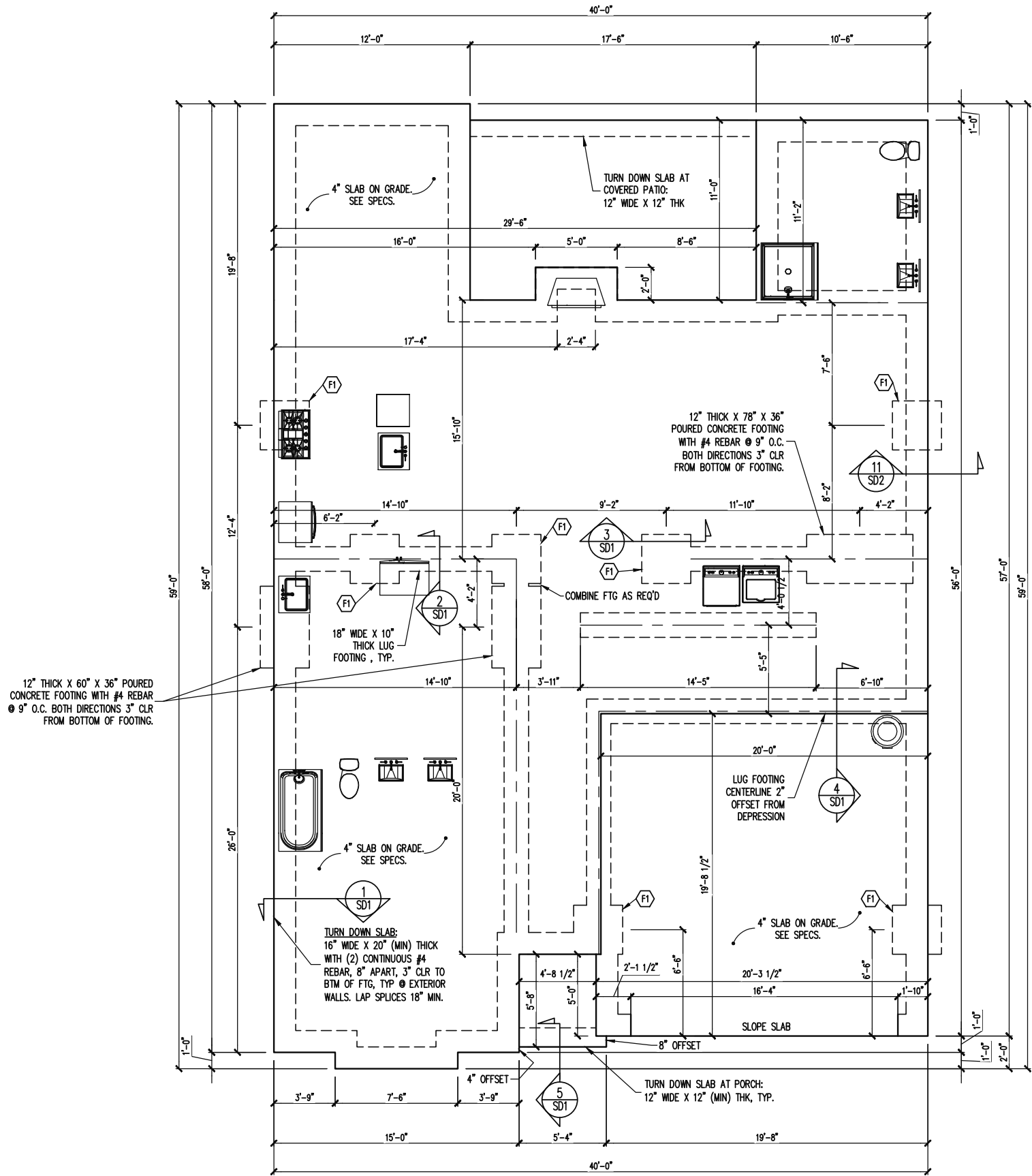
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ISSUE DATE:
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SHEET

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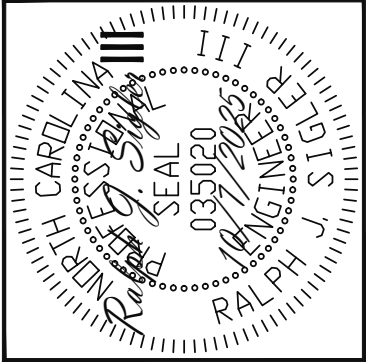


FOUNDATION SCHEDULE			
F1	12" THICK X 36" SQ. POURED CONCRETE FOOTING WITH (4) #4 X 30" REBAR @ 9" O.C. BOTH DIRECTIONS 3" CLR FROM BOTTOM OF FOOTING.	REV #	DATE
F2	12" THICK X 42" SQ. POURED CONCRETE FOOTING WITH (5) #4 X 36" REBAR @ 9" O.C. BOTH DIRECTIONS 3" CLR FROM BOTTOM OF FOOTING.	1	9/17/2025
F3	12" THICK X 48" X 36" POURED CONCRETE FOOTING WITH #4 REBAR @ 6" O.C. BOTH DIRECTIONS 3" CLR FROM BOTTOM OF FOOTING.	2	10/7/2025

NOTES:
-HEIGHT AND BACKFILL LIMITATIONS FOR FOUNDATION WALLS ARE TO BE GOVERNED BY THE NCSBC, LATEST EDITION. REINFORCEMENT AND GROUTING SHALL BE DETERMINED BY FINAL SITE CONDITIONS.
-PLUMBING SHOWN FOR REFERENCE ONLY. BUILDER VERIFY FINAL FIXTURE LOCATIONS, SIZES AND REQUIREMENTS PRIOR TO INSTALLATION.

FOUNDATION PLAN
1/8" = 1'-0"

The structural design of this plan is the property of Engineering Tech Associates, P.A. These plans are for the one time use at the location and for the client listed. Engineering Tech Associates, P.A. assumes no liability for these plans if they are reproduced, in whole or in part, for construction at any other location without written permission from Engineering Tech Associates, P.A.



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STRUCTURAL ENGINEERS
License No. C-3870
318 W Millbrook Rd. Unit 201
Raleigh, North Carolina 27609
Phone (919) 844-1661

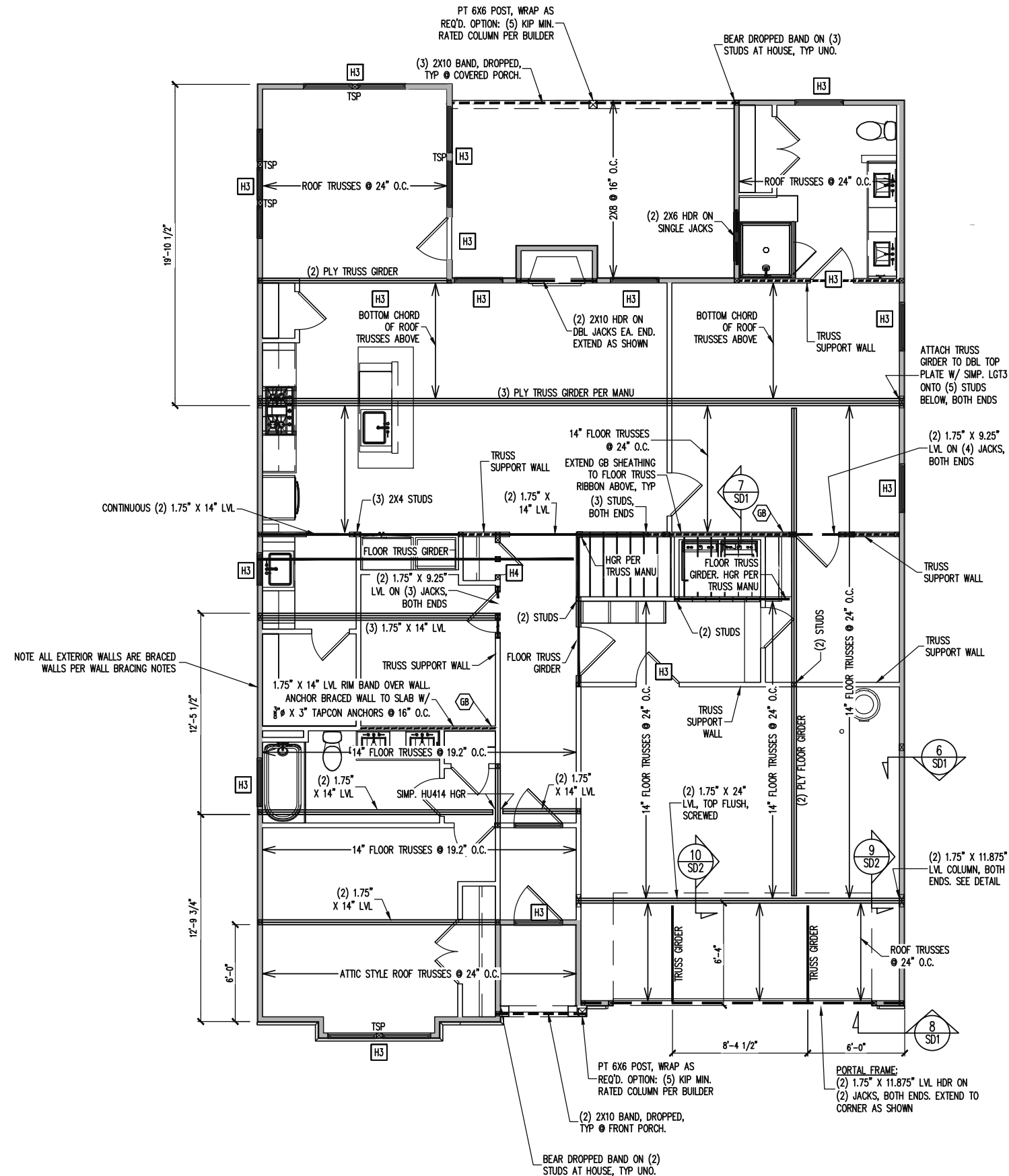
NEW HOME INC.			
STRUCTURAL ADDENDUM			
SCOPE	REV #	REF PROJ #	DATE
LOC: 395 BEACON HILL ROAD ELEVATION: FRENCH COUNTRY	1	25-66-370	9/17/2025
	2	25-66-405	10/7/2025

ENG: RJS/ZCH
DATE: 9/17/2025

PLAN
GUILFORD

PROJECT NO.
25-29-007_405

SHEET NO.
S1
1 of 7



CONSTRUCTION SPECIFICATIONS
INSTANT REFERENCES

REFER TO THE CONSTRUCTION SPECIFICATIONS SECTIONS FOR THE FOLLOWING INFORMATION:

PART 1.01: CURRENT GOVERNING CODE

PART 14: STUD SUPPORT FOR BEAMS

PART 17: KING STUDS FOR EXTERIOR WALLS

SEE DETAIL / CONSTRUCTION SPECIFICATIONS SHEETS FOR I-JOISTS ALLOWABLE SUBSTITUTIONS

WALL BRACING

SHADED WALLS:

ALL EXTERIOR STUD WALLS, EXTERIOR SIDE, ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16 APA RATED OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

WSP - ONE SIDE OF INTERIOR WALL OR INSIDE OF EXTERIOR WALL WITH 3/8" MIN. THICKNESS WOOD STRUCTURAL PANELING. ATTACH WSP TO STUD WALL WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

GB - INTERIOR BRACED WALL. 1/2" GB SECURED PER TABLE R602.10.2 OF THE 2018 NCBRC. (FASTENERS @ 7" O.C.) BOTH SIDES OF WALL, OR (FASTENERS @ 4" O.C.) ONE SIDE OF WALL AT STAIRS (BUILDER PERMITTED TO SUBSTITUTE "WSP" FOR ANY "GB" WALL)

NOTES:
PROVIDED CONTINUOUS SHEATHING = 192" MIN.

REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

HEADER SCHEDULE

H1 SINGLE 2X4 TURNED FLAT (A)

H2 (2) 2X4'S ON SINGLE JACKS (B)

H3 (2) 2X10'S ON SINGLE JACKS (C)

H4 (2) 1.75" X 9.25" LVL'S ON DBL JACKS

H5 (3) 2X10'S ON SINGLE JACKS

(A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.

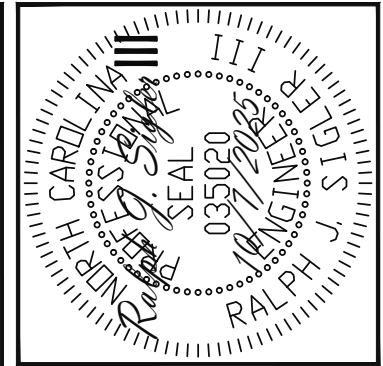
(B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.

(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

NOTES:
-HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.

1ST FLOOR FRAMING PLAN
WALLS AND CEILING 1/8" = 1'-0"

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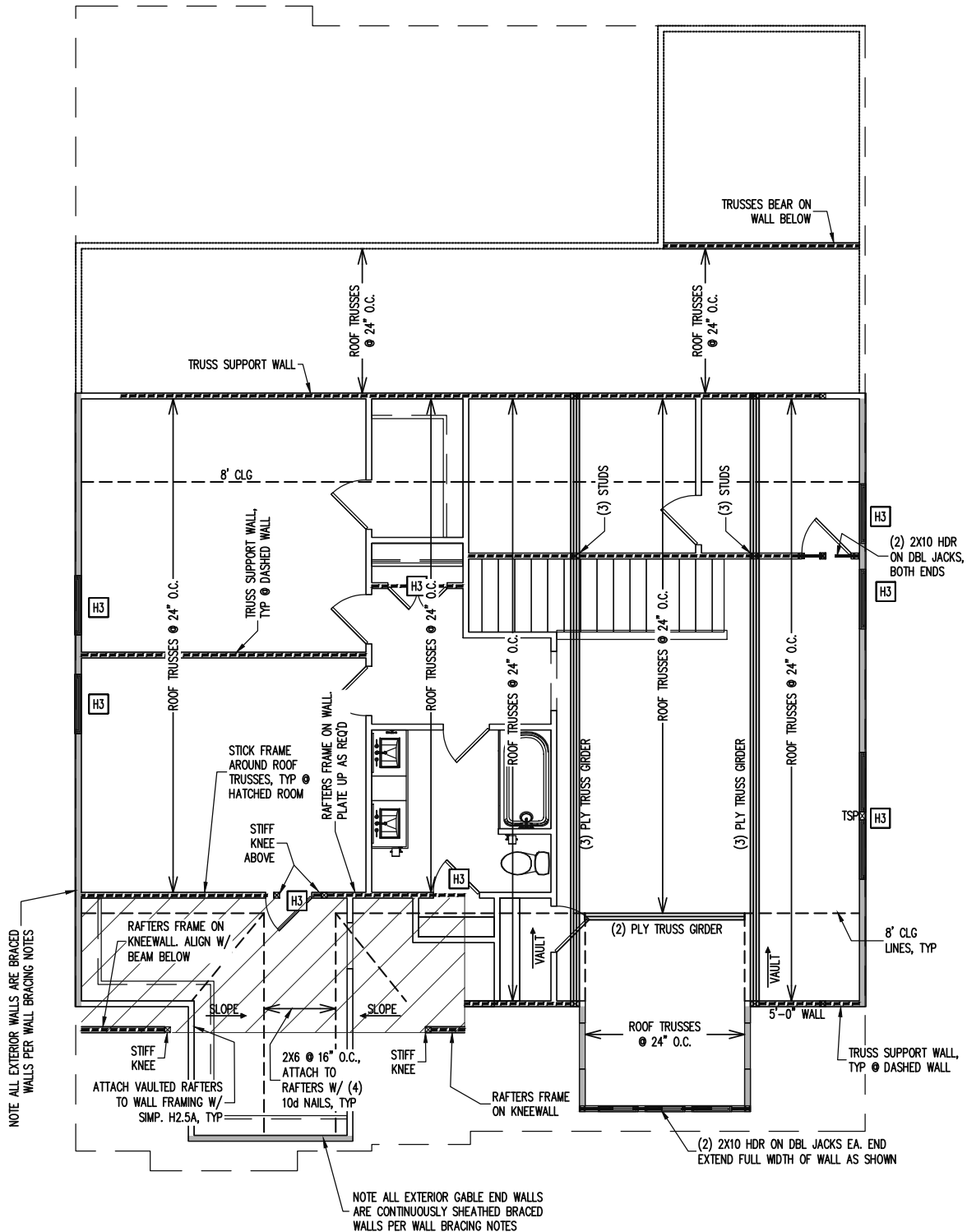
NEW HOME INC.			
STRUCTURAL ADDENDUM			
SCOPE	REV #	REF PROJ #	DATE
LOC: 395 BEACON HILL ROAD ELEVATION: FRENCH COUNTRY	1	25-66-370	9/17/2025
	2	25-66-405	10/7/2025

ENG: RJS/ZCH
DATE: 9/17/2025

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PROJECT NO.
25-29-007_405

SHEET NO.
S2
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CONSTRUCTION SPECIFICATIONS
INSTANT REFERENCES

REFER TO THE CONSTRUCTION SPECIFICATIONS SECTIONS FOR THE FOLLOWING INFORMATION:

PART 1.01: CURRENT GOVERNING CODE

PART 14: STUD SUPPORT FOR BEAMS

PART 17: KING STUDS FOR EXTERIOR WALLS

SEE DETAIL / CONSTRUCTION SPECIFICATIONS SHEETS FOR I-JOISTS ALLOWABLE SUBSTITUTIONS

WALL BRACING

SHADED WALLS:

ALL EXTERIOR STUD WALLS, EXTERIOR SIDE, ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16 APA RATED OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

NOTES:
PROVIDED CONTINUOUS SHEATHING = 3/4" MIN.

REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

HEADER SCHEDULE

H1 SINGLE 2X4 TURNED FLAT (A)

H2 (2) 2X4'S ON SINGLE JACKS (B)

H3 (2) 2X10'S ON SINGLE JACKS (C)

H4 (2) 1.75" X 9.25" LVL'S ON DBL JACKS

H5 (3) 2X10'S ON SINGLE JACKS

(A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.

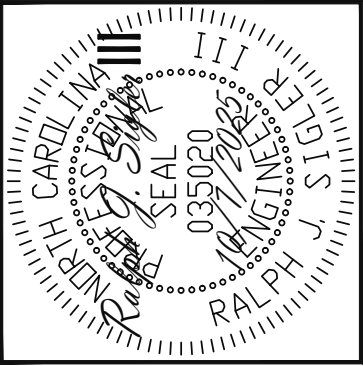
(B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.

(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

NOTES:
-HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.

2ND FLOOR FRAMING PLAN
WALLS AND CEILING 1/8" = 1'-0"

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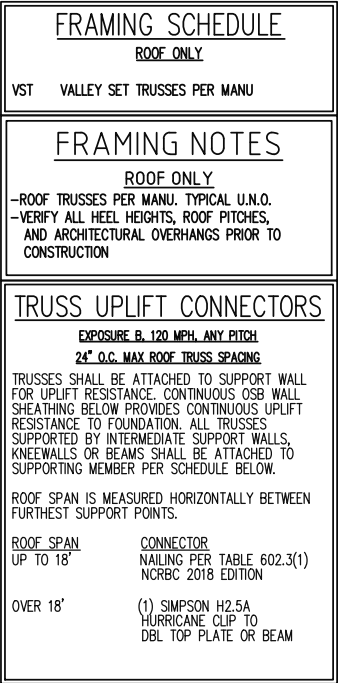
NEW HOME INC.		STRUCTURAL ADDENDUM	
SCOPE	REV #	REF PROJ #	DATE
LOC: 395 BEACON HILL ROAD ELEVATION: FRENCH COUNTRY	1	25-66-370	9/17/2025
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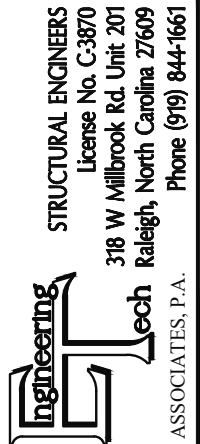
PLAN
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SHEET NO.
S3
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1/8" = 1'-0"



NEW HOME INC.				
SCOPE		STRUCTURAL ADDENDUM		
LOC:	395 BEACON HILL ROAD	REV #	REF PROJ #	DATE
ELEVATION:	FRENCH COUNTRY	1	25-66-370	9/7/2025
		2	25-66-405	10/7/2025

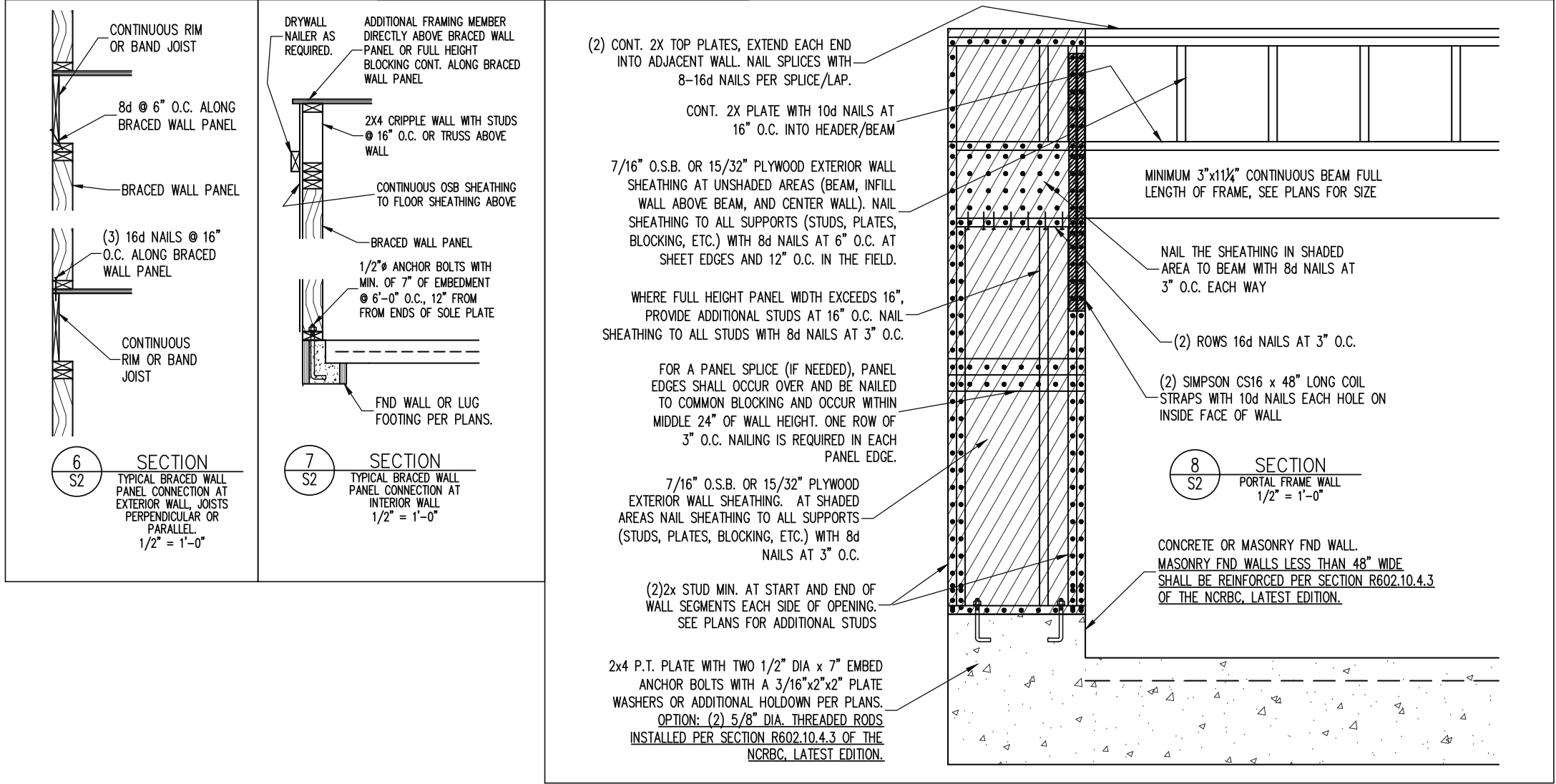
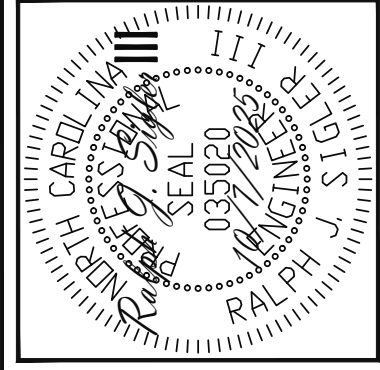
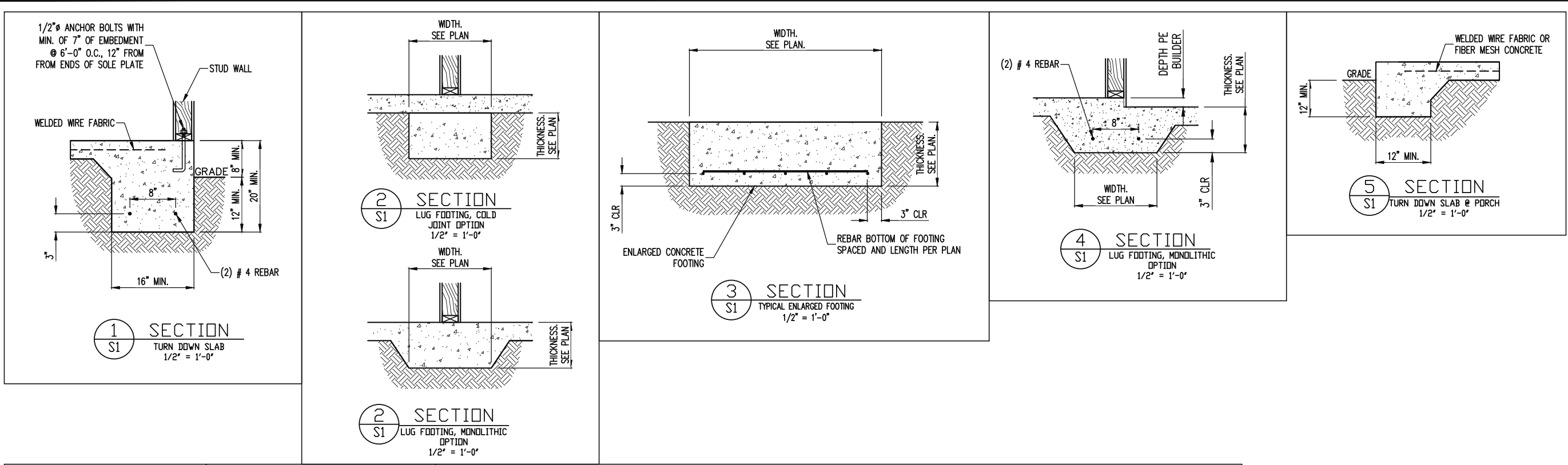
ENG:	RJS/ZCH
DATE:	9/17/2025

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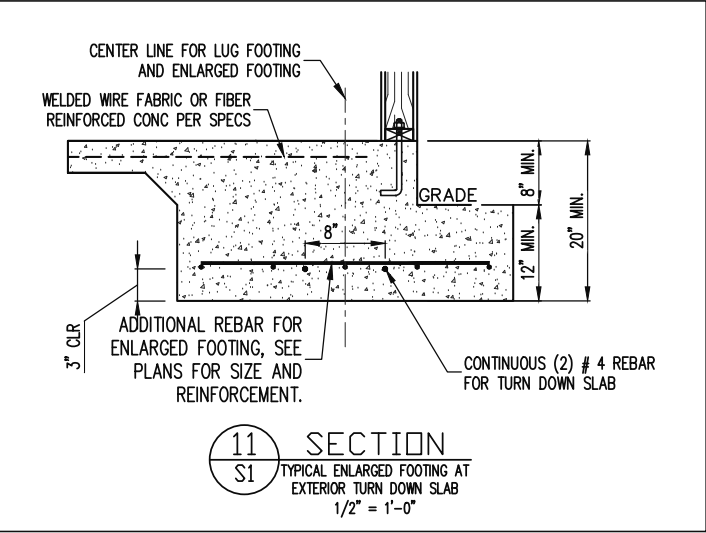
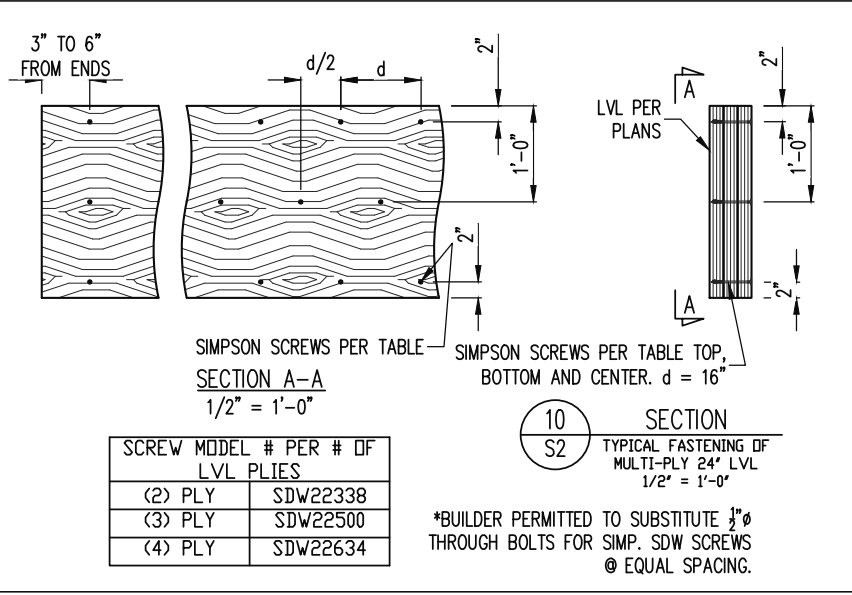
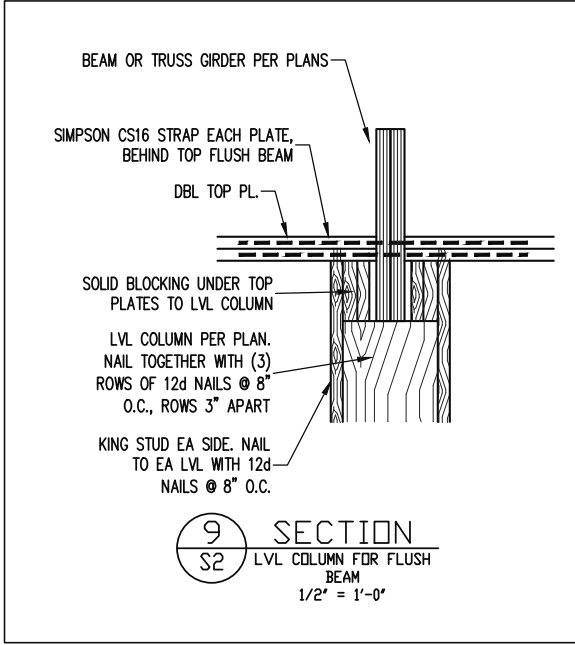
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Tech

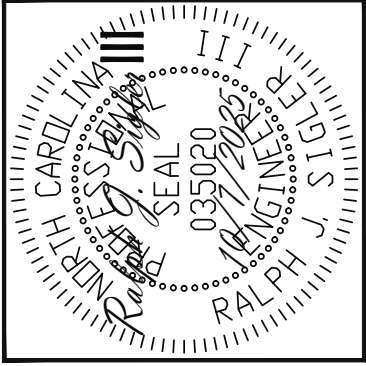
ASSOCIATES, P.A.

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SCOPE	NEW HOME INC.	
LOC	395 BEACON HILL ROAD	
ELEVATION	FRENCH COUNTRY	
ENG	RJS/ZCH	
DATE	9/17/2025	
PLAN	GUILFORD	
PROJECT NO.	25-29-007_405	
SHEET NO.	SD1	
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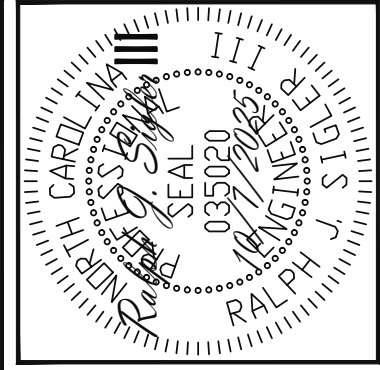
NEW HOME INC.			
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CONSTRUCTION SPECIFICATIONS			ABBREVIATIONS																																																																																																	
PART 1: GENERAL 1.01 CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION. 1.02 DIMENSIONS SHOWN SHALL GOVERN OVER SCALE ON THESE DRAWINGS. 1.05 METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION. PART 2: DESIGN LOADS 2.01 DESIGN LOADS SHALL CONFORM WITH THE TABLE BELOW: <table><thead><tr><th>USE</th><th>LIVE LOAD (PSF)</th><th>DEAD LOAD (PSF)</th></tr></thead><tbody><tr><td>BALCONIES, DECKS, ATTICS WITH FIXED STAIR ACCESS, DWELLING UNITS INCLUDING ATTICS WITH FIXED STAIR ACCESS, STAIRS, FIRE ESCAPES</td><td>40</td><td>10</td></tr><tr><td>GARAGES (PASSENGER CARS ONLY)</td><td>50</td><td>---</td></tr><tr><td>ATTICS (NO STORAGE, LESS THAN 5' HEADROOM)</td><td>10</td><td>10</td></tr><tr><td>ATTICS (WITH STORAGE)</td><td>20</td><td>10</td></tr><tr><td>ROOF</td><td>20</td><td>10 (15 FOR VAULTS)</td></tr></tbody></table> NOTES: - INDIVIDUAL STAIR TREADS ARE TO BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OF 40 PSF OR A 300 LB. CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. WHICHEVER PRODUCES THE GREATER STRESS. - BUILDER TO VERIFY DEAD LOAD DOES NOT EXCEED 10 PSF WHEN HEAVY FLOOR OR ROOF FINISHES SUCH AS TILE OR SLATE ARE UTILIZED. NOTIFY ENGINEERING UNDER THESE CONDITIONS 2.02 INTERIOR WALLS: 5 PSF LATERAL. 2.03 BASIC WIND DESIGN VELOCITY OF 120 MPH. 2.04 SOIL BEARING CAPACITY 2000 PSF (PRESUMPTIVE). PART 3: STRUCTURAL STEEL 3.01 WIDE FLANGE BEAMS AND TEE SECTIONS SHALL CONFORM TO ASTM A992 MINIMUM GRADE 3.02 SQUARE AND RECTANGULAR TUBING SHALL CONFORM TO ASTM A500 GRADE B MINIMUM GRADE. 3.03 STEEL PIPE SHALL CONFORM TO ASTM A53 GRADE B, TYPE S, MINIMUM GRADE 3.04 ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 MINIMUM GRADE 3.05 STRUCTURAL STEEL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. PART 4: WELDING 4.01 WELDING ELECTRODES SHALL BE E70XX AND ALL WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER PART 5: CONCRETE AND SLABS ON GRADE 5.01 CAST IN PLACE CONCRETE SHALL BE OF NORMAL WEIGHT, 4-6% AIR ENTRAINMENT, FOR EXTERIOR CONCRETE AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS TYP UNO. ALL ITEMS NOTED AS "CONCRETE" ARE TO BE CAST IN PLACE, TYP UNO. 5.02 REINFORCED CAST IN PLACE CONCRETE SHALL BE PROPORTIONED, MIXED AND PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF ACI 318, LATEST EDITION. 5.03 SLABS ON GRADE, IF ANY, SHALL BE CAST IN PLACE, CONTAIN SYNTHETIC POLYPROPYLENE FIBRILLATED MICRO FIBERS, FIBER LENGTH 1 1/2", DOSAGE RATE 1 1/2 LBS/SQ YD. SLAB TO BE PLACED ON A 6 MIL VAPOR BARRIER ON 4" MIN GRANULAR FILL ON SOIL WITH 90% MIN STANDARD PROCTOR DENSITY. VAPOR BARRIER MAY BE OMITTED FOR SLABS NOT IN ENCLOSED AREAS PART 6: REBAR AND WIRE REINFORCEMENT 6.01 REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60 TYP UNO 6.02 LAP SPICES SHALL BE CLASS B AS DEFINED BY ACI 318, TYP UNO. STAGGER ADJACENT SPICES A MINIMUM OF ONE LAP LENGTH 6.03 WIRE REINFORCEMENT SHALL BE 9 GA AND SHALL CONFORM TO ASTM A1064. PART 7: MASONRY			USE	LIVE LOAD (PSF)	DEAD LOAD (PSF)	BALCONIES, DECKS, ATTICS WITH FIXED STAIR ACCESS, DWELLING UNITS INCLUDING ATTICS WITH FIXED STAIR ACCESS, STAIRS, FIRE ESCAPES	40	10	GARAGES (PASSENGER CARS ONLY)	50	---	ATTICS (NO STORAGE, LESS THAN 5' HEADROOM)	10	10	ATTICS (WITH STORAGE)	20	10	ROOF	20	10 (15 FOR VAULTS)	7.01 CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND C55, NORMAL WEIGHT, FM = 1,500 PSI MIN 7.02 CLAY MASONRY UNITS SHALL CONFORM TO ASTM C62-17 GRADE SW 7.03 MORTAR SHALL BE TYPE S. MORTAR AND GROUT SHALL CONFORM TO ASTM C476, MIN COMPRESSIVE STRENGTH OF 2000 PSI. 7.04 MASONRY CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF ACI 530 7.05 LADDER WIRE REINFORCEMENT SHALL CONFORM TO ASTM A951. 6" MIN LAPS FOR CONTINUOUS WALL APPLICATIONS PART 8: BOLTS AND LAG SCREWS 8.01 BOLTS SHALL CONFORM TO ASTM A307 MINIMUM GRADE TYP UNO. INSTALL USS STEEL WASHERS (ASTM F844-07a) FOR THE NUT / BOLT HEAD WHEN BOLTING WOOD MEMBERS. HOLES FOR BOLTS SHALL BE ALSO STANDARD HOLES UNO 8.02 LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1-1981. PILOT HOLES SHALL BE USED FOR LAG SCREW INSTALLATION AND SHALL BE BORED ACCORDING TO NDS SPECIFICATIONS. INSTALL STANDARD STEEL WASHERS (ASTM F844-07a) FOR SCREW HEAD 8.03 ANCHOR RODS AND BOLTS SHALL CONFORM TO ASTM F1554-15 GRADE 36 UNO. BENT ANCHOR BOLTS SHALL HAVE A 2" MIN HOOK UNO PART 9: DRIVEN FASTENERS 9.01 NAILS, SPIKES AND STAPLES SHALL CONFORM TO ASTM F 1667- 05. NAILS ARE TO BE COMMON WIRE OR BOX PART 10: DIMENSIONAL LUMBER 10.01 SOLID SAWN WOOD FRAMING DESIGN IS BASED ON NO. 2 SPRUCE PINE FIR OR SYP #2 FOR JOISTS, RAFTERS, GIRDERS, BEAMS, STUDS, ETC. MINIMUM ALLOWABLE DESIGN PROPERTIES ARE AS FOLLOWS: E= 1,400,000 PSI, F_c = 425 PSI, F_v = 135 PSI, SPECIFIC GRAVITY = 0.42 MIN F_b = 875 PSI FOR 2X4, 2X6, 2X8, F_b = 800 PSI FOR 2X10'S, 750 PSI FOR 2X12'S PART 11: ENGINEERED LUMBER 11.01 LVL OR PSL MINIMUM ALLOWABLE DESIGN PROPERTIES ARE AS FOLLOWS: E= 1,900,000 PSI, F_b = 2600 PSI, F_v = 285 PSI, F_c = 750 PSI LSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS: E= 1.3 X 10⁶ PSI, F_b = 1700 PSI, F_v = 400 PSI, F_c = 680 PSI 11.02 LVL OR PSL MEMBERS MAY BE RIPPED FROM DEEPER MEMBERS TO MATCH THE MEMBER DEPTH SPECIFIED IN THE PLANS. MAY SUBSTITUTE PSB AND LVL FOR EACH OTHER UNO PART 12: PRESSURE TREATED LUMBER 12.01 LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AMPA STANDARD C-15. ALL OTHER EXPOSED LUMBER SHALL BE TREATED IN ACCORDANCE WITH AMPA STANDARD C-2 OR BY ANY METHOD GIVING EQUAL PROTECTION. THE BUILDING CODE OFFICE MAY ALSO APPROVE A NATURAL DRYING RESISTANT WOOD PER SECTION 19-6(A) PART 13: STEEL FLUTCH PLATE BEAMS 13.01 FLUTCH PLATE BEAMS SHALL CONSIST OF A CONTINUOUS STEEL PLATE BOLTED BETWEEN TWO PIECES OF CONTINUOUS LUMBER AS SIZED ON THE PLANS. BOLT PIECES TOGETHER USING 1/2" @ BOLTS SPACED AT 16" O.C. STAGGERED TOP TO BOTTOM OF THE BEAM. MAINTAIN A 2" EDGE DISTANCE. PLACE TWO BOLTS, ONE ABOVE THE OTHER, 16" MAX FROM EACH END OF THE BEAM. TYP UNO PART 14: STUD SUPPORTS FOR BEAMS 14.01 STEEL, ENGINEERED LUMBER, AND FLUTCH PLATE BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS: 1-WHEN THE BEAM IS PERPENDICULAR TO, OR SKEWED RELATIVE TO THE WALL, THE BEAM SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED AND SHALL BE SUPPORTED BY A MINIMUM OF THREE GANGED STUDS, OR A GANGED STUD COLUMN WITH A NUMBER OF STUDS SUCH THAT THE STUD COLUMN IS AT LEAST AS WIDE AS THE TRUE WIDTH OF THE BEAM BEING SUPPORTED, WHICHEVER IS GREATER, TYP UNO. FOR THE SKEWED CONDITION PARTICULAR CARE SHALL BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM 2-BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 4 1/2" ONTO THE WALL AND BE SUPPORTED BY A TRPL STUD GANGED COLUMN TYP UNO. 14.02 DIMENSIONAL LUMBER BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS: 1-WHEN THE BEAM IS PERPENDICULAR TO, OR SKEWED RELATIVE TO THE WALL, THE BEAM SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED (LESS 1 1/2" TO ALLOW FOR A CONTINUOUS RM JOIST WHERE APPLICABLE) AND SHALL BE SUPPORTED BY A GANGED STUD COLUMN THE SAME WIDTH AS THE BEAM TYP UNO. (E.G. A TRIPLE 2X10 IS TO BE SUPPORTED BY (3) STUDS). FOR THE SKEWED CONDITION PARTICULAR CARE SHALL	BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM 2-BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 3" ONTO THE WALL AND BE SUPPORTED BY A DBL STUD GANGED COLUMN TYP UNO. 14.03 EXTRA JOISTS BEARING ON A STUD WALL PERPENDICULAR TO OR SKEWED RELATIVE TO THE BEAM SHALL BE SUPPORTED BY ONE ADDITIONAL STUD. 14.04 STUDS THAT ARE GANGED TO FORM A COLUMN SHALL HAVE ADJACENT STUDS WITHIN THE COLUMN NAILED TOGETHER WITH ONE ROW OF 10d NAILS AT 8" O.C. (TWO ROWS OF 10d NAILS @ 8" O.C., 3" APART, FOR 2X8 OR 2X10 STUDS) ALL COLUMNS SHALL BE CONTINUOUS DOWN TO THE FOUNDATION OR OTHER PROPERLY DESIGNED STRUCTURAL ELEMENT SUCH AS A BEAM. COLUMNS TRANSFERRING LOADS THROUGH FLOOR LEVELS SHALL BE SOLIDLY BLOCKED FOR THE FULL WIDTH OF THE STUD COLUMN WITHIN THE CAVITY FORMED BY THE FLOOR JOISTS. PART 15: NAILING OF MULTI-PLY WOOD BEAMS 15.01 SOLID SAWN LUMBER JOISTS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM NAILED TOGETHER WITH THREE ROWS OF 10d NAILS @ 16" O.C. FOR 2X10 OR LARGER, TWO ROWS OF 10d NAILS @ 16" O.C. FOR 2X8, ONE ROW OF 10d NAILS @ 16" O.C. FOR 2X6 OR SMALLER. STAGGER ROWS 5" MIN. 15.02 LVL MEMBERS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM FASTENED TOGETHER PER MANUFACTURERS RECOMMENDATIONS, TYP UNO PART 16: WALL FRAMING AND BRACING 16.01 STUD WALLS SHALL CONSIST OF 2X4 STUDS SPACED AT 16" O.C. UNO. STUDS SHALL BE CONTINUOUS FROM SOLE PLATE AT FLOOR TO DOUBLE TOP PLATE AT THE CEILING OR ROOF. NO INTERMEDIATE BANDS OR PLATES SHALL CAUSE DISCONTINUITIES IN A STUD WALL EXCEPT AS REQUIRED FOR DOOR OR WINDOW OPENINGS. THE KING STUDS FOR SUCH OPENINGS SHALL BE CONTINUOUS, TYP UNO. MAY ALLOWABLE WALL HEIGHTS FOR EXTERIOR STUD WALLS, INCLUSIVE OF SOLE PLATE AND DBL TOP PLATE AND 7/16" OSB EXTERIOR BRACING AND ROW OF 2X4 2X6 PURLINS AT 8" HEIGHT (AND AT 16" HEIGHT FOR TALL WALLS), TYP UNO: 2X4 @ 16" O.C.: 11'-1 1/2" 2X6 @ 16" O.C.: 17'-0" 2X4 @ 12" O.C.: 12'-1 1/2" 2X6 @ 12" O.C.: 18'-0" DBL 2X4 @ 16" O.C.: 13'-4" DBL 2X6 @ 16" O.C.: 21'-0" 16.02 FOR WALL BRACING THE FOLLOWING SHALL APPLY: -BLOCKING AT UNSUPPORTED PANEL EDGES IS REQUIRED TYP UNO. -WALL BRACING IS BY ENGINEERED DESIGN AND NOT PRESCRIPTIVE PER SECTION 602.10 OF THE 2018 NRC. CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS TO INSURE THE MINIMUM INTENT OF SECTION 602.10 OF THE 2018 NRC HAS BEEN MET AND EXCEEDED. -BRACED WALL PANELS SHALL BE FASTENED IN ACCORDANCE WITH TABLE 602.3(1) TO PROVIDE CONTINUOUS PANEL UPLIFT RESISTANCE AND COMPLIANCE WITH NRCBC 6002.3.5 AND 6002.11 UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS. -MAY SUBSTITUTE WSP FOR GB -SINGLE JOIST, CONTINUOUS RM JOIST, OR BLOCKING OF EQUAL DEPTH IS REQUIRED ABOVE AND BELOW ALL BRACED WALLS. NAIL BLOCKING ABOVE WALL TO TOP PLATE WITH 16d TOE NAILS @ 6" O.C. NAIL SOLE PLATE OF BRACED WALL TO BLOCKING BELOW WITH (3) 16d NAILS @ 16" O.C. BLOCKING AT HORIZONTAL JOINTS IN BRACED WALL LINES ONLY REQUIRED AT SHADED WALLS, UNO. PART 17: KING STUDS 17.01 KING STUDS FOR OPENINGS IN EXTERIOR WALLS SHALL BE AS FOLLOWS: <table><thead><tr><th rowspan="2">MAX OPENING WIDTH</th><th colspan="5">NUMBER OF KING STUDS</th></tr><tr><th>5'-0"</th><th>9'-0"</th><th>13'-0"</th><th>17'-0"</th><th>21'-0"</th></tr></thead><tbody><tr><td>2X4</td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr><tr><td>2X6</td><td>1</td><td>1</td><td>2</td><td>2</td><td>2</td></tr><tr><td>2X8</td><td>1</td><td>1</td><td>1</td><td>1</td><td>2</td></tr></tbody></table> PART 18: SUBSTITUTIONS 18.01 MATERIAL OR MEMBER SIZE SUBSTITUTIONS OR PLAN DEVIATIONS REQUIRE THE WRITTEN AUTHORIZATION OF THE DESIGNERS. UNAUTHORIZED DEVIATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PART 19: OWNERSHIP OF STRUCTURAL DESIGN 19.01 THE STRUCTURAL DESIGN OF THIS PLAN IS THE PROPERTY OF ENGINEERING TECH ASSOCIATES (ETA). THESE PLANS ARE FOR THE ONE TIME USE AT THE LOCATION INDICATED AND FOR THE CLIENT LISTED. ETA ASSUMES NO LIABILITY FOR THESE PLANS IF THEY ARE REPRODUCED, IN WHOLE OR IN PART, FOR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION FROM ETA	MAX OPENING WIDTH	NUMBER OF KING STUDS					5'-0"	9'-0"	13'-0"	17'-0"	21'-0"	2X4	1	2	3	4	5	2X6	1	1	2	2	2	2X8	1	1	1	1	2	<table><tr><td>ABV ABOVE</td><td>FND FOUNDATION</td><td>TJ TRIPLE JOIST</td></tr><tr><td>B. BOTH</td><td>FTG FOOTING</td><td>TYP TYPICAL</td></tr><tr><td>B.E. BOTH ENDS</td><td>HDR HOT DIPPED</td><td>TRPL TRIPLE</td></tr><tr><td>BTWN BETWEEN</td><td>GLV GALVANIZED</td><td>TSP TRIPLE STUD POCKET</td></tr><tr><td>OP CAST IN PLACE</td><td>HGR HANGER</td><td>UNO UNLESS NOTED OTHERWISE</td></tr><tr><td>CONC CONCRETE</td><td>LVL LAMINATED VENEER</td><td>XJ EXTRA JOIST</td></tr><tr><td>CS CONTINUOUS SHEATHING</td><td>LUM LUMBER</td><td></td></tr><tr><td>DIA DIAMETER</td><td>N/C NOT TO SCALE</td><td></td></tr><tr><td>DBL DOUBLE</td><td>O.C. ON CENTER</td><td></td></tr><tr><td>DJ DOUBLE JOIST</td><td>PSL PARALLEL STRAND LUMBER</td><td></td></tr><tr><td>DSP DBL STUD POCKET</td><td>PT PRESSURE TREATED</td><td></td></tr><tr><td>EQ EQUAL</td><td>QJ QUAD JOIST</td><td></td></tr><tr><td>EA EACH</td><td>SP SPACE (OR SPACING)</td><td></td></tr><tr><td>FLG FLANGE</td><td>SSP SINGLE STUD POCKET</td><td></td></tr><tr><td>FL PL FLUTCH PLATE</td><td>SQ SQUARE</td><td></td></tr><tr><td>FLR FLOOR</td><td></td><td></td></tr></table> NOTES THE BUILDER IS RESPONSIBLE FOR REVIEWING PLANS PRIOR TO CONSTRUCTION. THE BUILDER SHALL IMMEDIATELY CONTACT THE ENGINEER OF RECORD (EOR) BEFORE PROCEEDING IF THE FOLLOWING CONDITIONS ARE NOTED BEFORE OR DURING CONSTRUCTION: 1) THE WORKING PLANS DO NOT BEAR THE SEAL OF THE EOR 2) THE PLANS CONTAIN DISCREPANT OR INCOMPLETE INFORMATION ANY ERRORS DUE TO A FAILURE TO FOLLOW THE ABOVE PROCEDURES SHALL NOT BE THE RESPONSIBILITY OF THE EOR. FURTHERMORE, IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ANY REVISIONS ISSUED BY THE EOR ARE PROMPTLY DISTRIBUTED TO THE SUBCONTRACTORS THE EOR DOES NOT PERFORM PENETRATION OR VENTING CALCULATIONS OR ANY OTHER CALCULATIONS THAT ARE NOT DIRECTLY RELATED TO STRUCTURAL ENGINEERING. ROOF AND FLOOR TRUSSES TO BE DESIGNED BY AN ENGINEER REGISTERED BY THE STATE. FINAL TRUSS DRAWING SHOULD BE SUBMITTED TO THE EOR FOR REVIEW	ABV ABOVE	FND FOUNDATION	TJ TRIPLE JOIST	B. BOTH	FTG FOOTING	TYP TYPICAL	B.E. BOTH ENDS	HDR HOT DIPPED	TRPL TRIPLE	BTWN BETWEEN	GLV GALVANIZED	TSP TRIPLE STUD POCKET	OP CAST IN PLACE	HGR HANGER	UNO UNLESS NOTED OTHERWISE	CONC CONCRETE	LVL LAMINATED VENEER	XJ EXTRA JOIST	CS CONTINUOUS SHEATHING	LUM LUMBER		DIA DIAMETER	N/C NOT TO SCALE		DBL DOUBLE	O.C. ON CENTER		DJ DOUBLE JOIST	PSL PARALLEL STRAND LUMBER		DSP DBL STUD POCKET	PT PRESSURE TREATED		EQ EQUAL	QJ QUAD JOIST		EA EACH	SP SPACE (OR SPACING)		FLG FLANGE	SSP SINGLE STUD POCKET		FL PL FLUTCH PLATE	SQ SQUARE		FLR FLOOR		
USE	LIVE LOAD (PSF)	DEAD LOAD (PSF)																																																																																																		
BALCONIES, DECKS, ATTICS WITH FIXED STAIR ACCESS, DWELLING UNITS INCLUDING ATTICS WITH FIXED STAIR ACCESS, STAIRS, FIRE ESCAPES	40	10																																																																																																		
GARAGES (PASSENGER CARS ONLY)	50	---																																																																																																		
ATTICS (NO STORAGE, LESS THAN 5' HEADROOM)	10	10																																																																																																		
ATTICS (WITH STORAGE)	20	10																																																																																																		
ROOF	20	10 (15 FOR VAULTS)																																																																																																		
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NEW HOME INC					
SCOPE:		STRUCTURAL ADDENDUM			
LOC:	395 BEACON HILL ROAD	REV #	REF PROJ #	DATE	
	ELEVATION:		1	25-66-370	9/17/2025
		FRENCH COUNTRY	2	25-66-405	10/17/2025

ENG	RJS/ZCH
DATE	9/17/2025
PLAN	
GUILFORD	
PROJECT NO.	
25-29-007_405	
SHEET NO.	
SD3	
7 of 7	