

**1 FIRST FLOOR PLAN**

- 1/4"=1'-0"  
 NOTES:  
 1) 10' 1-1/2" PLATE HT. UNO  
 2) SEE ELEVATIONS FOR WINDOW HEIGHTS  
 3) DIMENSIONS ARE TO FRAMING  
 4) PROVIDE (2) STUDS BETWEEN INDIVIDUAL WINDOW UNITS WHERE MULTIPLE UNITS ARE INDICATED  
 5) DOOR & WINDOW SIZE CLARIFICATION EXAMPLE:  
 2468 = 2'-4" x 6'-8" (NOMINAL SIZE)  
 6) 2x6 @ EXTERIOR & POCKET DOOR WALLS  
 7) 2x6 @ CASED OPENINGS  
 8) PROVIDE THRU-WALL FLASHING WEEPS ABOVE FINISHED FLOOR @ PORCH BRICK VENEER

DRAWING INDEX	
A1	1st FLOOR PLAN
A2	2nd FLOOR PLAN
A3	EXTERIOR BUILDING ELEVATIONS
A4	EXTERIOR BUILDING ELEVATIONS
A5	ROOF PLAN
A6	CROSS SECTION & CONSTRUCTION DETAILS
E1	ELECTRICAL PLANS
E2	ELECTRICAL PLANS

AREA CALCULATIONS	
FIRST FLOOR HEATED	2852 SF
SECOND FLOOR HEATED	803 SF
TOTAL HEATED AREA	3655 SF
OPTIONAL BONUS ROOM	635 SF
GARAGE	942 SF
COVERED PORCH	689 SF
DECK	69 SF

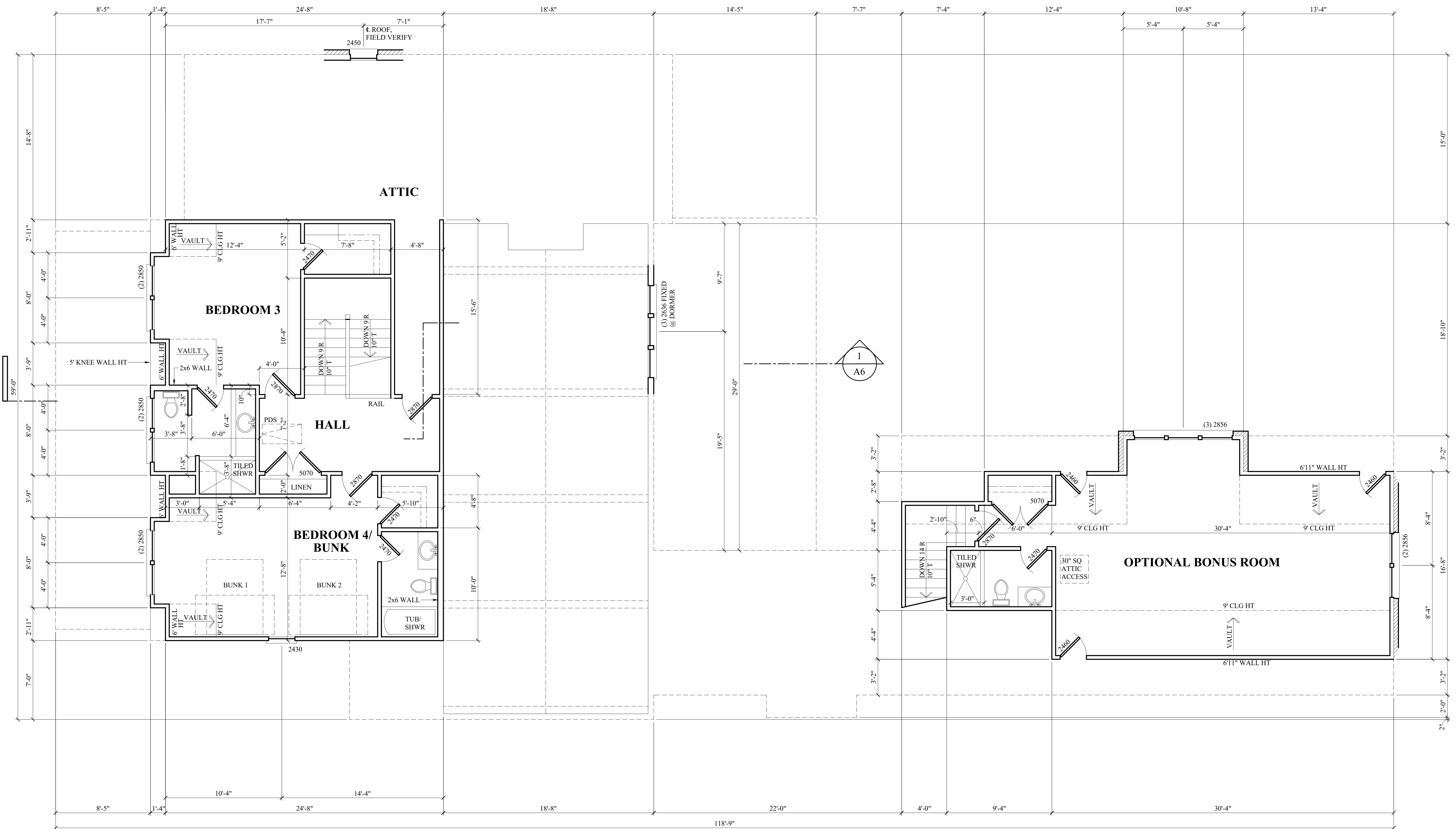
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**Gibson Residence**  
**7238 Saddleworth Trail**  
**Wilmington, North Carolina**

Revisions	description
date	door revised
10/23/25	misc revisions
11/13/25	enclosure expanded
3/23/26	

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**1**  
**A2** **SECOND FLOOR PLAN**

- 1/4"=1'-0"  
 NOTES:  
 1) 9'-1-1/2" PLATE HT. UNO  
 2) SEE ELEVATIONS FOR WINDOW HEIGHTS  
 3) DIMENSIONS ARE TO FRAMING  
 4) PROVIDE (2) STUDS BETWEEN INDIVIDUAL WINDOW UNITS WHERE MULTIPLE UNITS ARE INDICATED  
 5) DOOR & WINDOW SIZE CLARIFICATION EXAMPLE:  
 2468 = 2'-4" x 6'-8" (NOMINAL SIZE)

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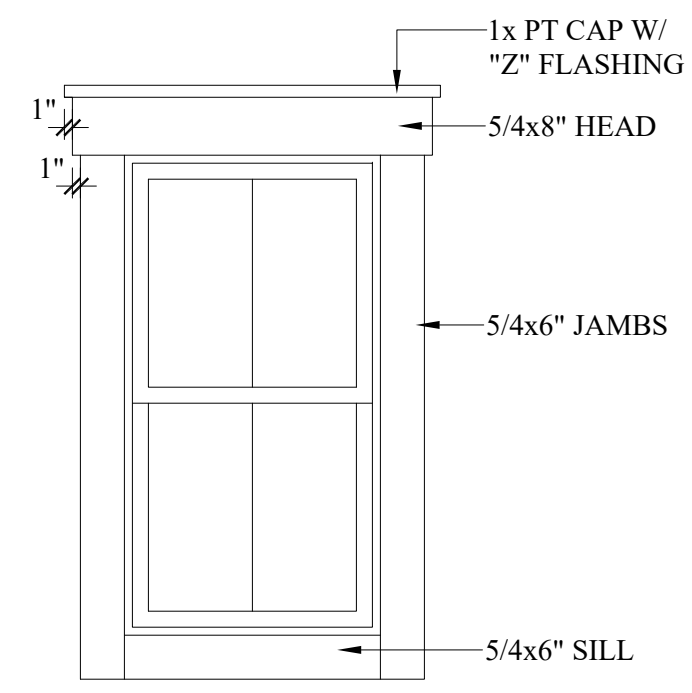
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**2 RIGHT SIDE ELEVATION**  
1/4"=1'-0"

NOTE:  
RUN "Z" FLASHING ABOVE ALL  
HORIZONTAL APPLIED EXTERIOR TRIM  
& CASINGS



**3 CASING DETAIL**  
1/2"=1'-0"

ABBREVIATIONS	
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
CATH	CATHEDRAL
CLG	CEILING
CONT	CONTINUOUS
DIA	DIAMETER
DBL	DOUBLE
DO	DOUBLE OVEN
DW	DISHWASHER
ELEV	ELEVATOR
FB	FLUSH BEAM, sized by others
FR	FRENCH
GWB	GYPSUM WALL BOARD
HT	HEIGHT
JST	JOIST
MO	MASONRY OPENING
O/C	ON CENTER
PT	PRESSURE TREATED
PDS	PULL-DOWN STAIR
QTR	QUARTER
R	RISER
REF	REFRIGERATOR
RO	ROUGH OPENING
SQ	SQUARE
SHWR	SHOWER
T	TREAD
T&G	TONGUE AND GROOVE
UNO	UNLESS NOTED OTHERWISE
W/	WITH
WWM	WELDED WIRE MESH



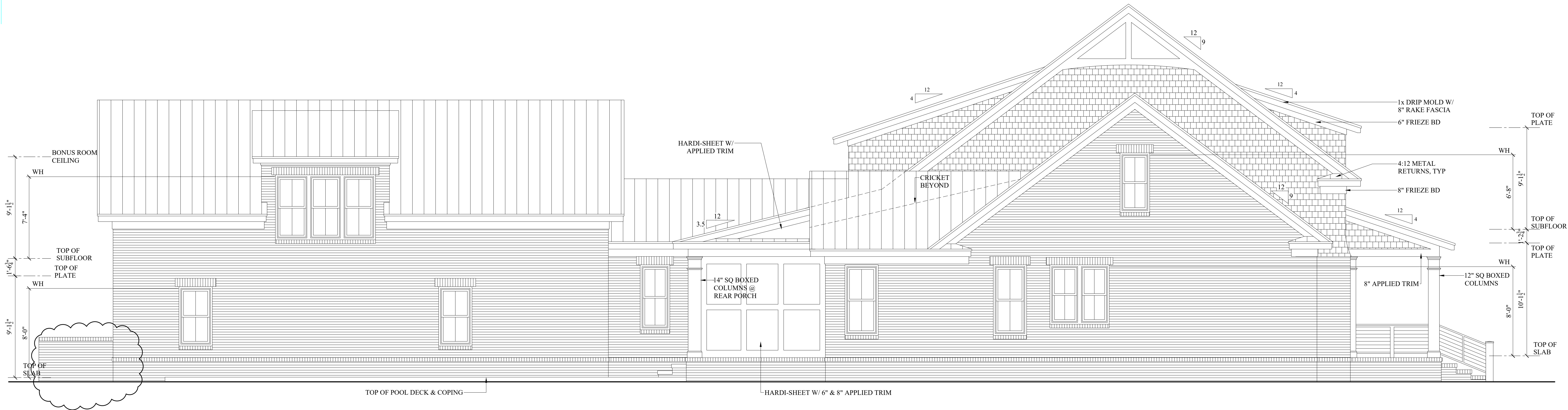
**1 FRONT ELEVATION**  
1/4"=1'-0"

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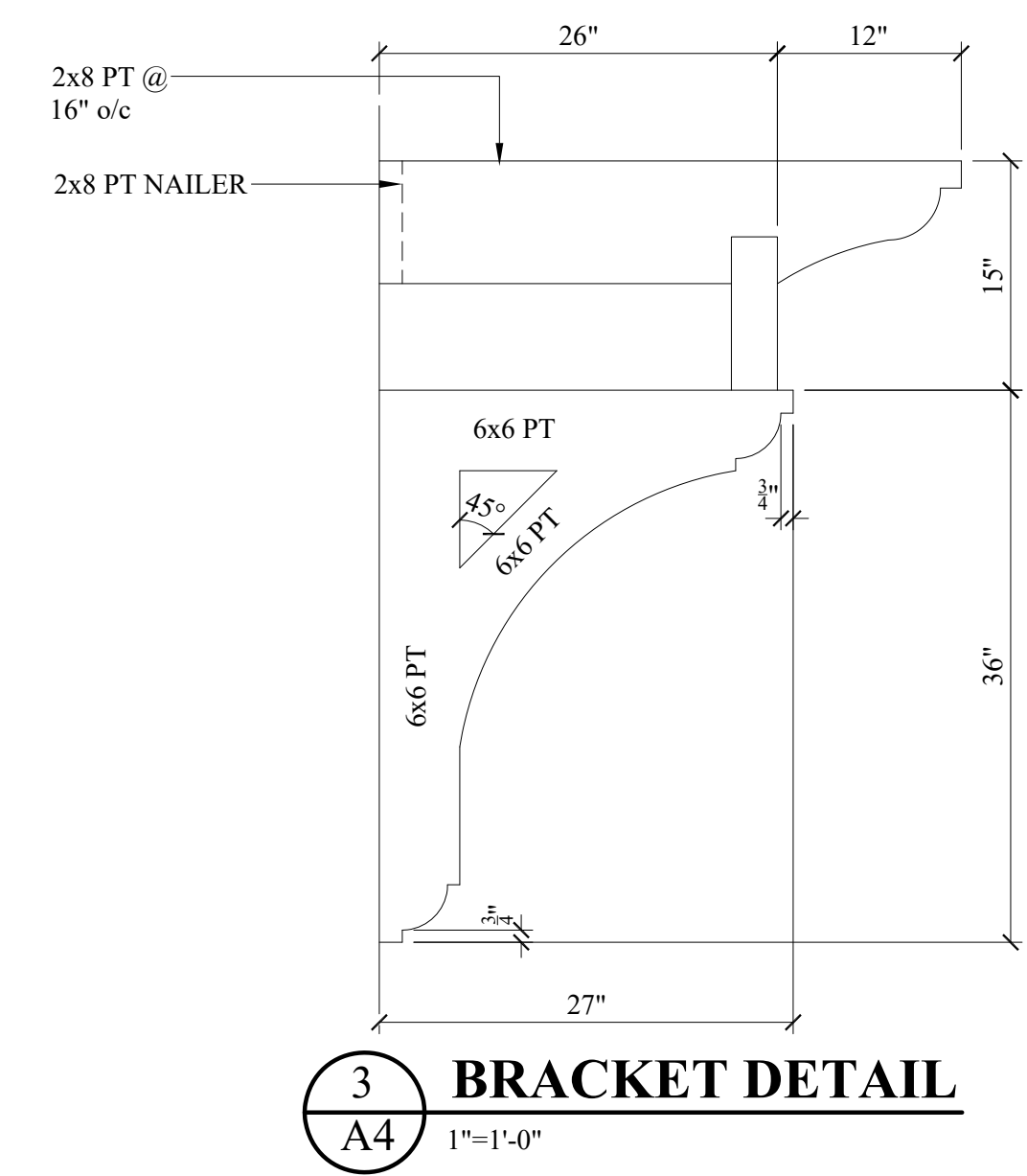
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**2 LEFT SIDE ELEVATION**  
 1/4"=1'-0"



**3 BRACKET DETAIL**  
 1"=1'-0"

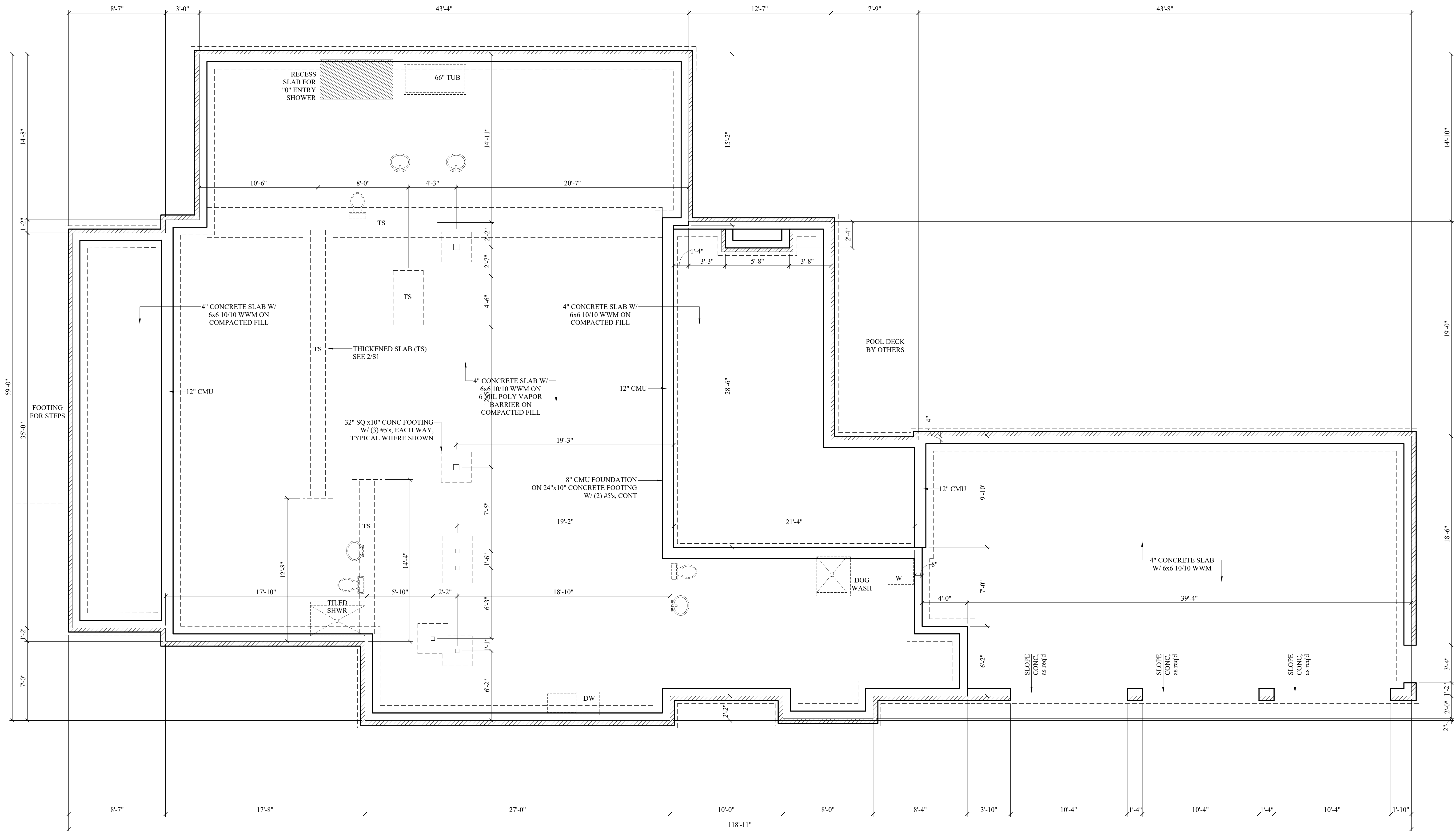


**1 REAR ELEVATION**  
 1/4"=1'-0"

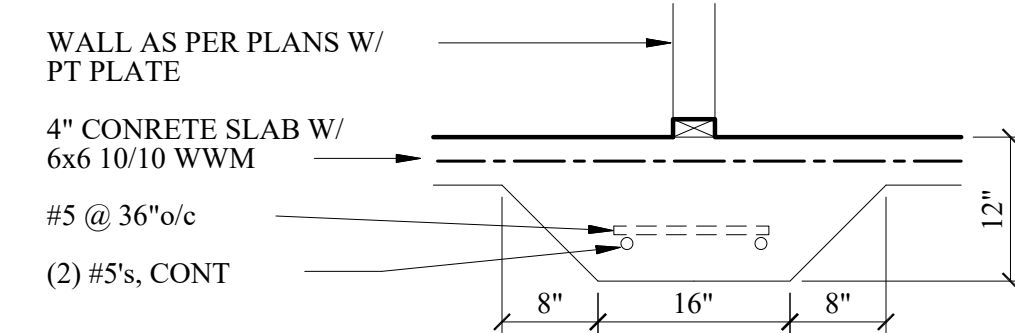
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 & CASINGS

NOTE:  
 SEE SHEET "A3" FOR TYPICAL

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**1**  
**SI** SCHEMATIC FOUNDATION PLAN  
1/4"=1'-0"



**2**  
**SI** THICKENED SLAB  
NO SCALE

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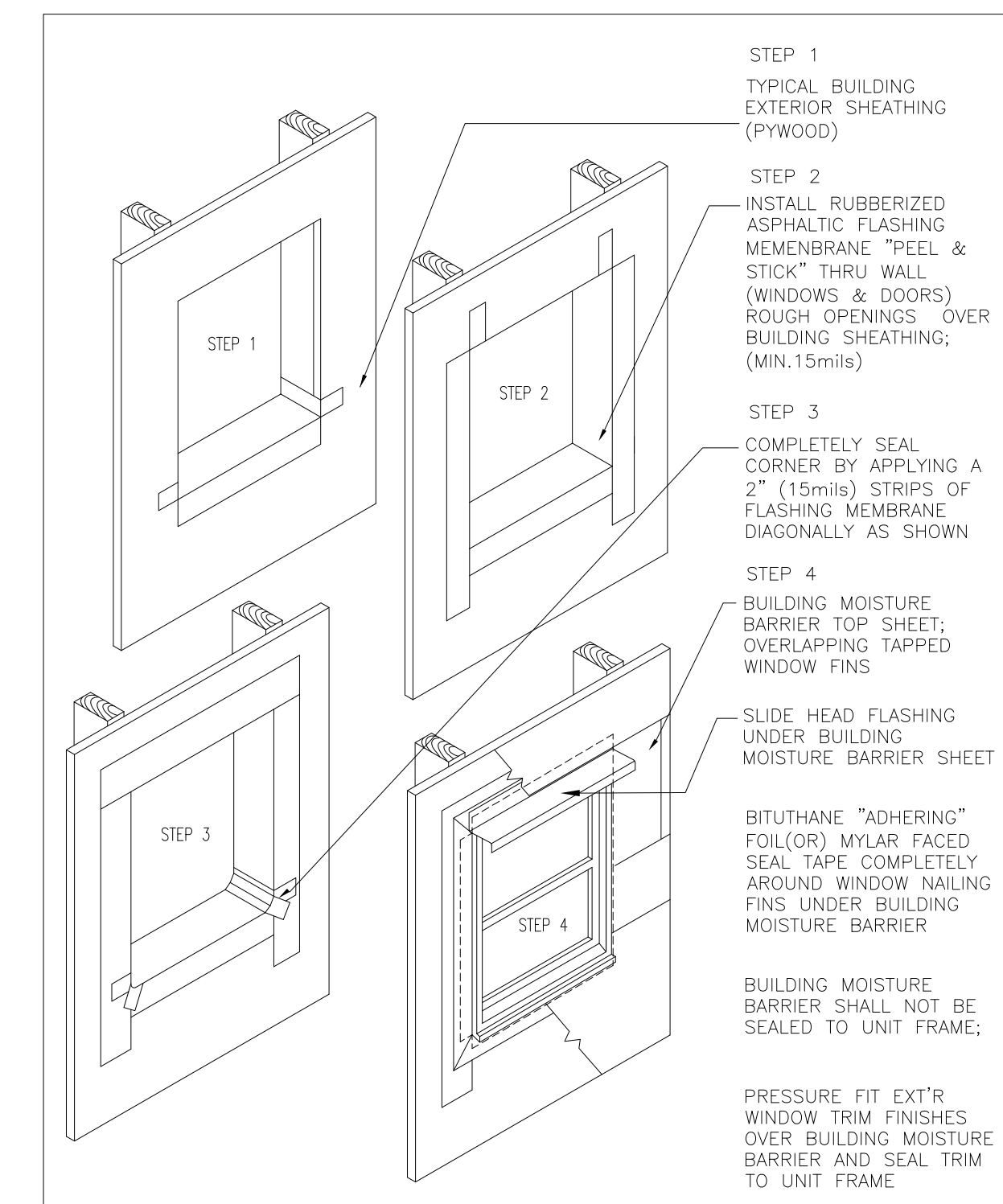
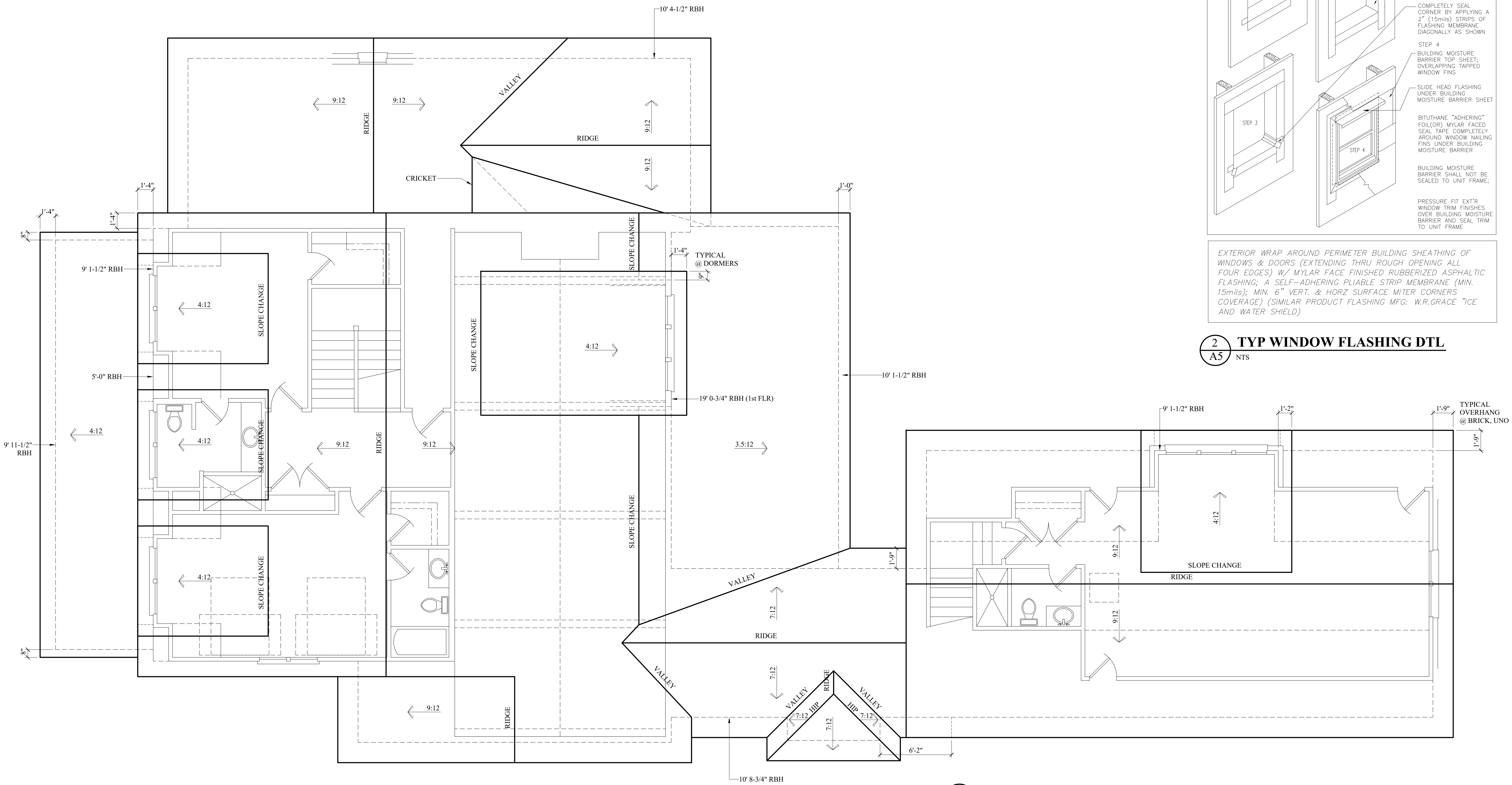
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EXTERIOR WRAP AROUND PERIMETER BUILDING SHEATHING OF WINDOWS & DOORS (EXTENDING THRU ROUGH OPENING ALL FOUR EDGES) W/ MYLAR FACE FINISHED RUBBERIZED ASPHALTIC FLASHING; A SELF-ADHERING PLIABLE STRIP MEMBRANE (MIN. 15mils); MIN. 6" VERT. & HORZ SURFACE MITER CORNERS COVERAGE) (SIMILAR PRODUCT FLASHING MFG: W.R.GRACE "ICE AND WATER SHIELD")

**2 TYP WINDOW FLASHING DTL**  
A5 NTS

**1 ROOF PLAN**  
A5 1/4"=1'-0"

RBH - RAFTER BEARING HEIGHT ABOVE RESPECTIVE SLAB OR SUBFLOOR

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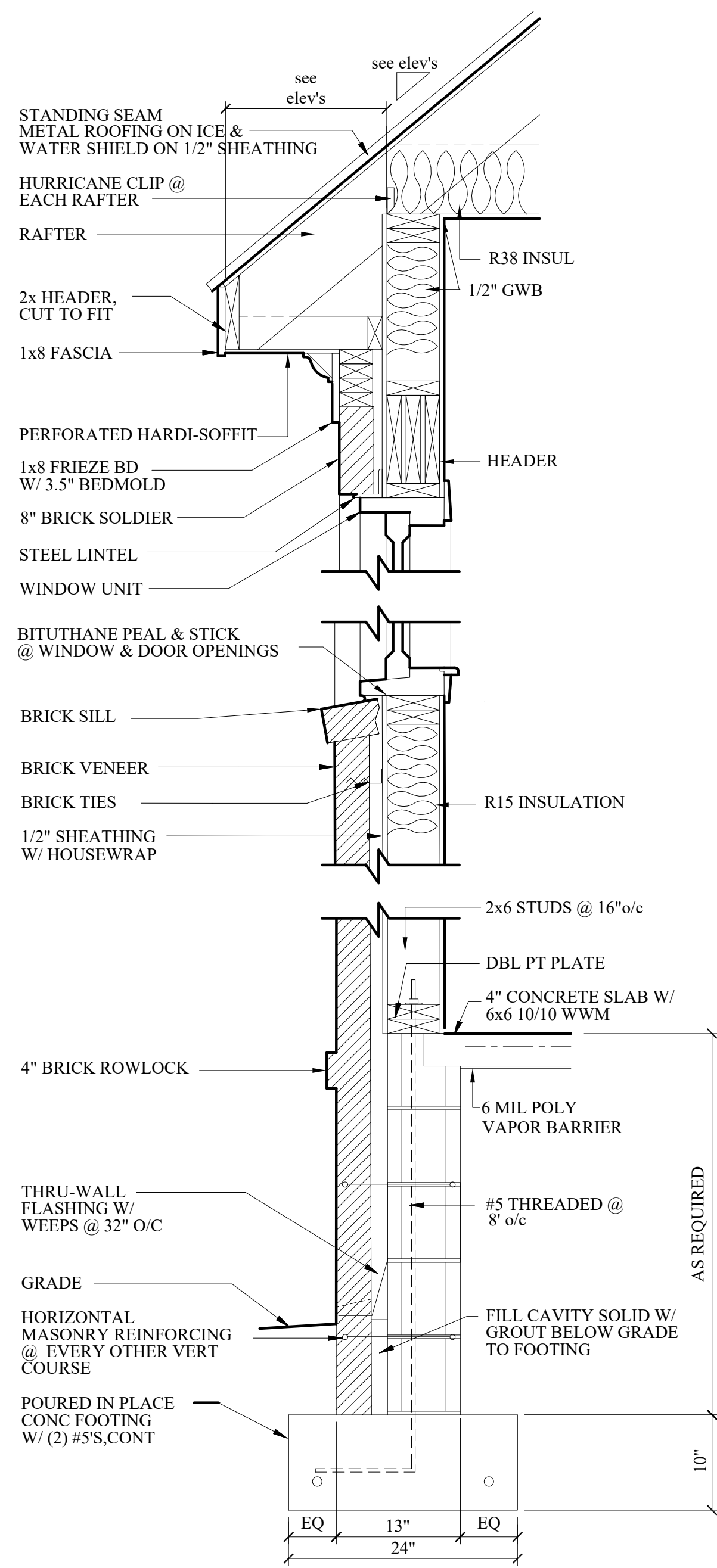
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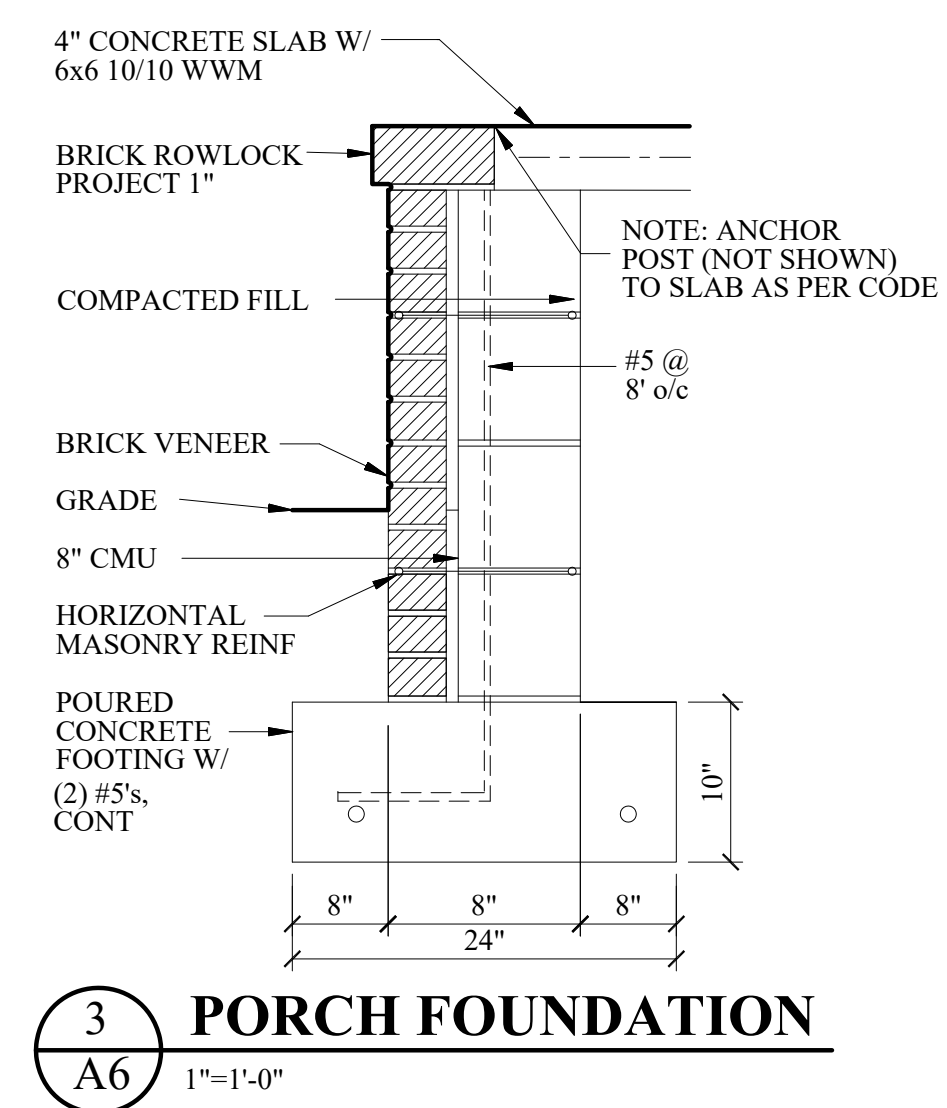
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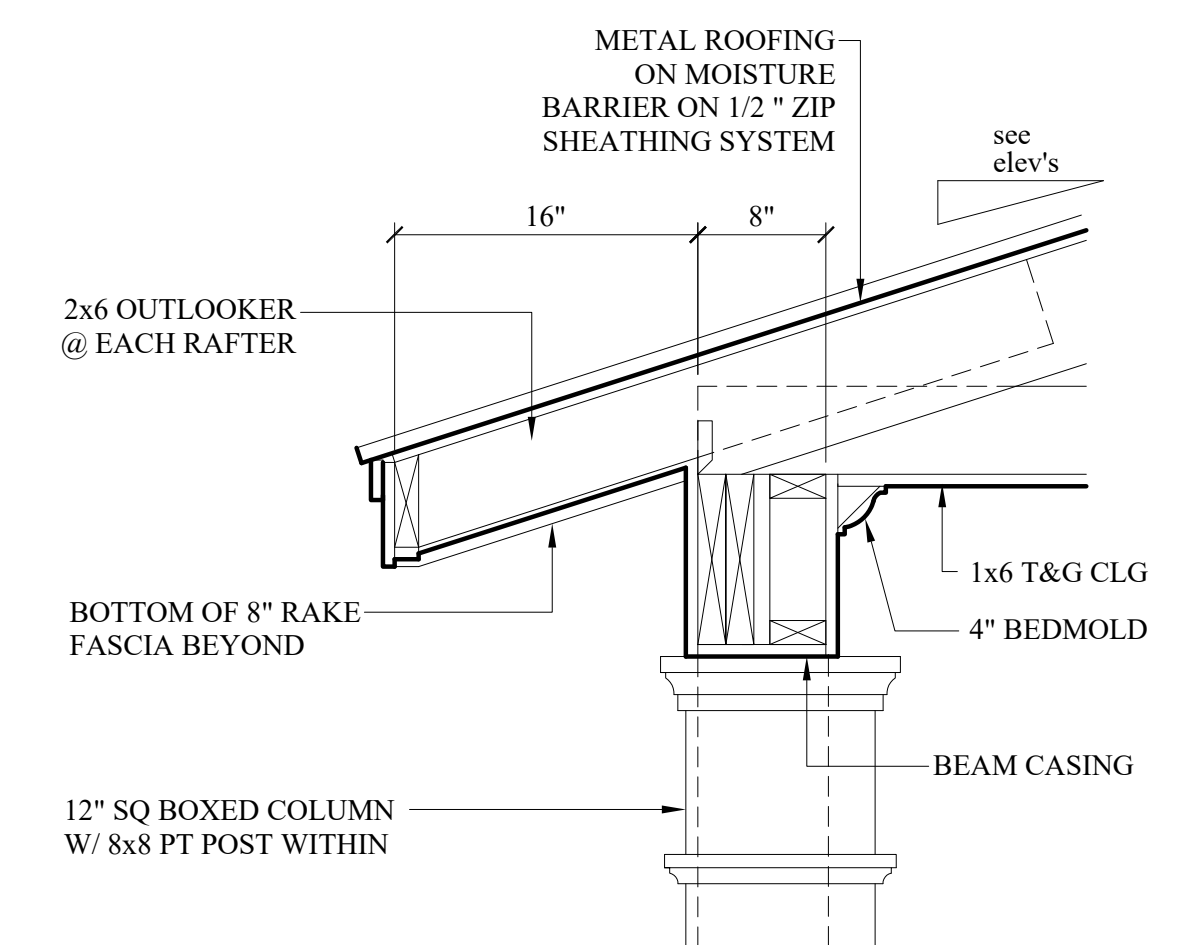
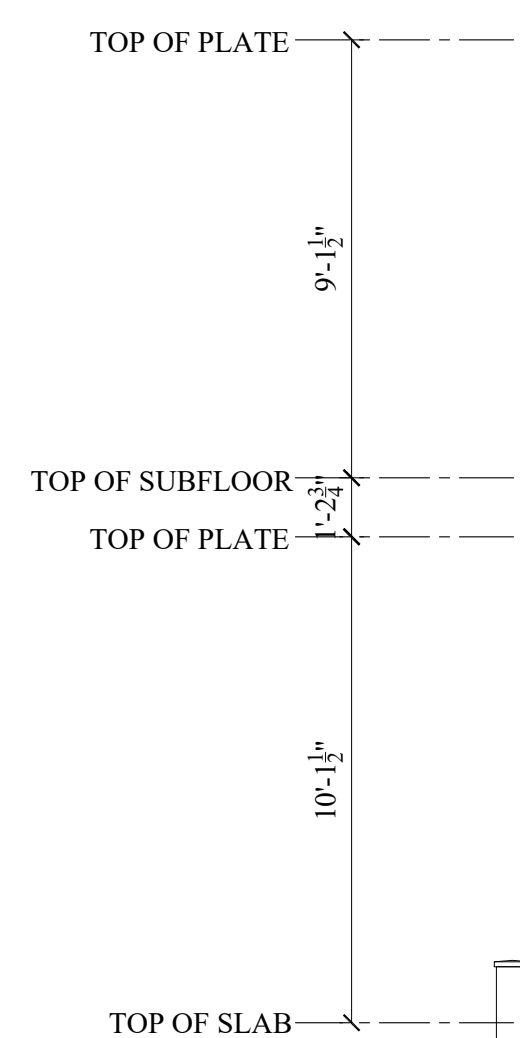


**2 TYPICAL WALL SECTION**  
A6 1"=1'-0"

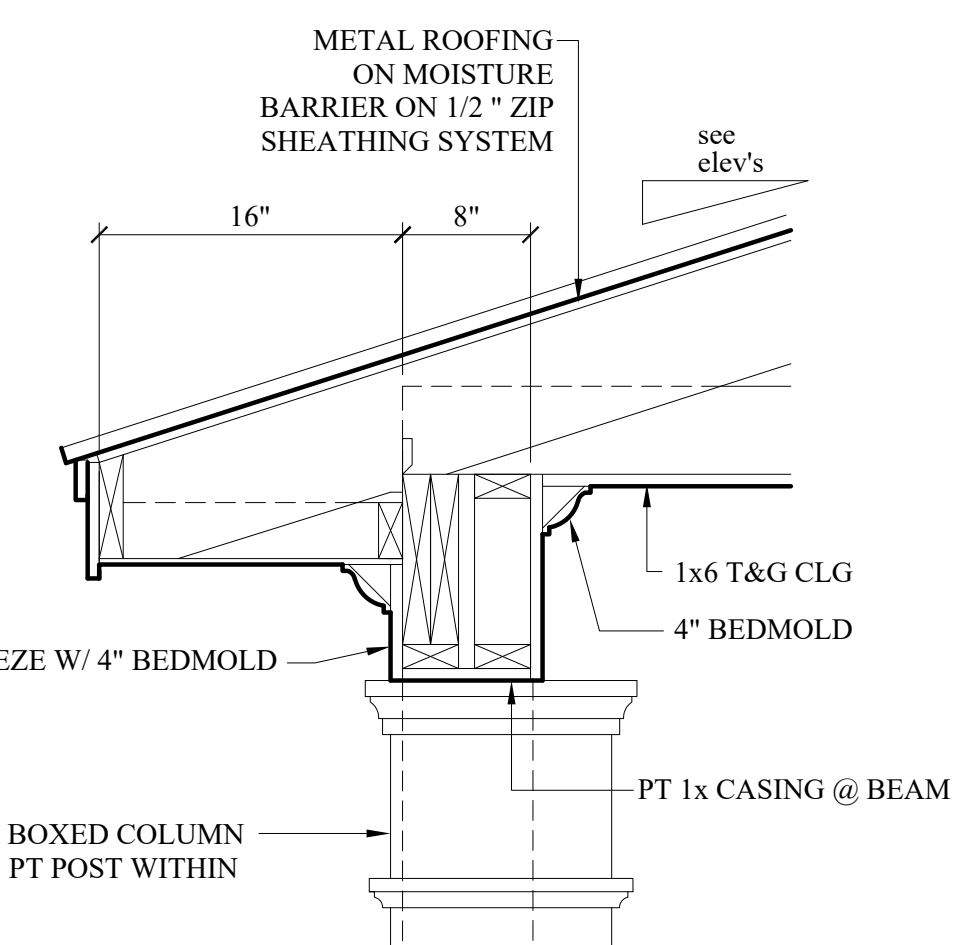
GENERAL NOTE:  
CONTRACTOR IS RESPONSIBLE FOR  
INSTALLING ALL PRODUCTS IN THIS  
HOUSE AS PER THE MANUFACTURER'S  
RECOMMENDATIONS.



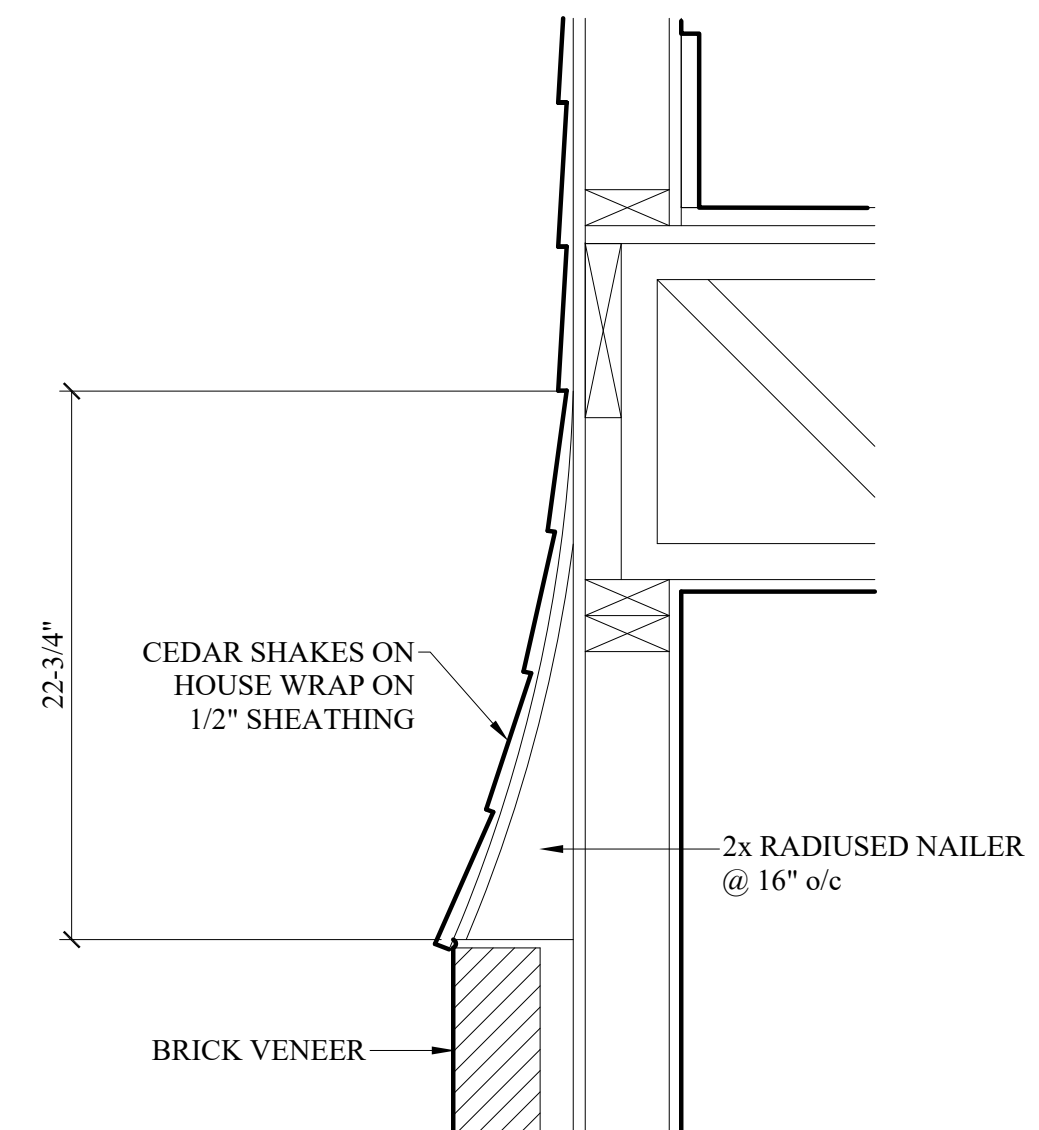
**3 PORCH FOUNDATION**  
A6 1"=1'-0"



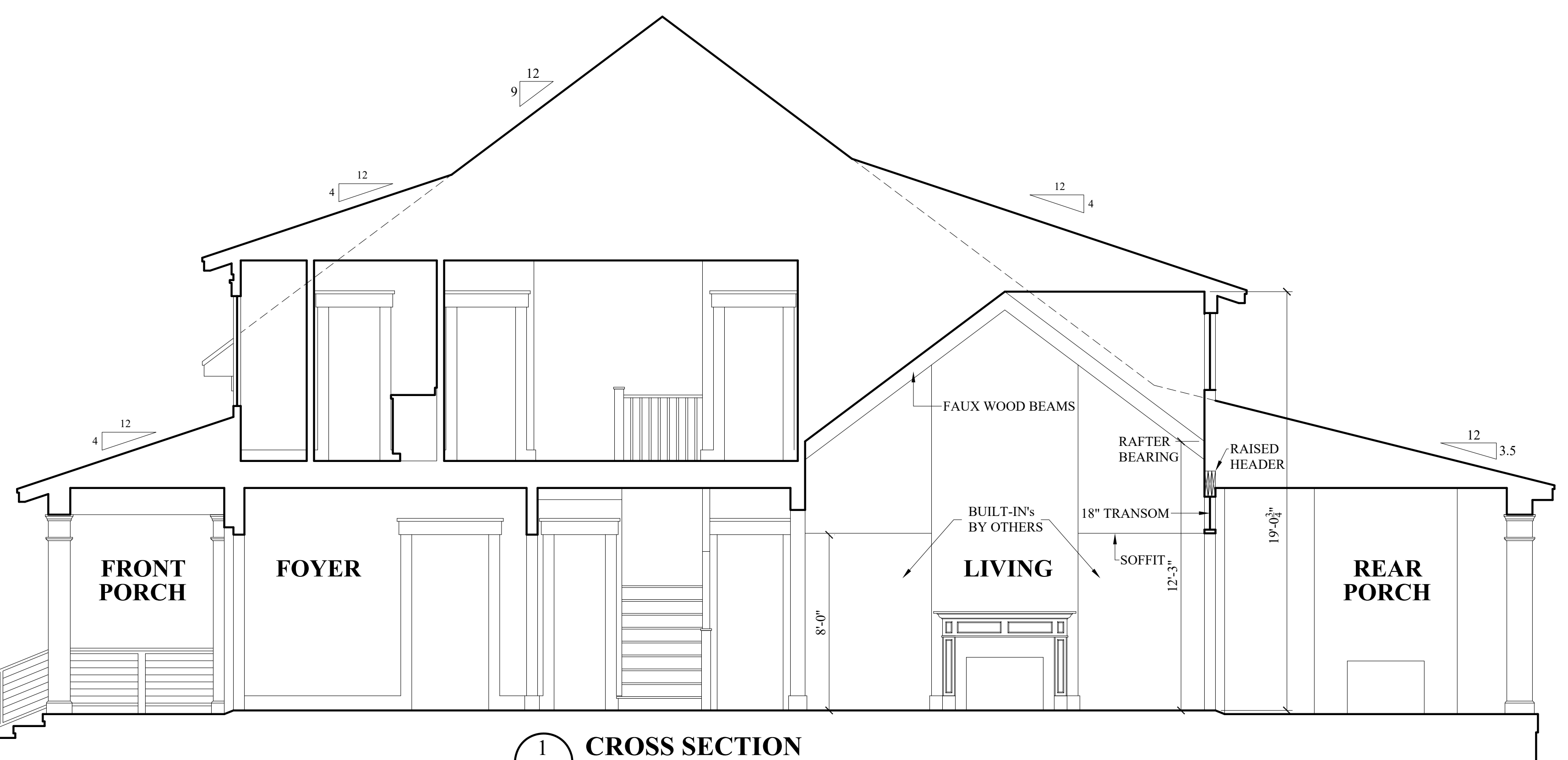
**7 FRONT PORCH EAVE**  
A6 1"=1'-0"



**7 REAR PORCH EAVE**  
A6 1"=1'-0"



**8 SIDING TRANSITION**  
A6 1-1/2"=1'-0"



**1 CROSS SECTION**  
A6 1/4"=1'-0"

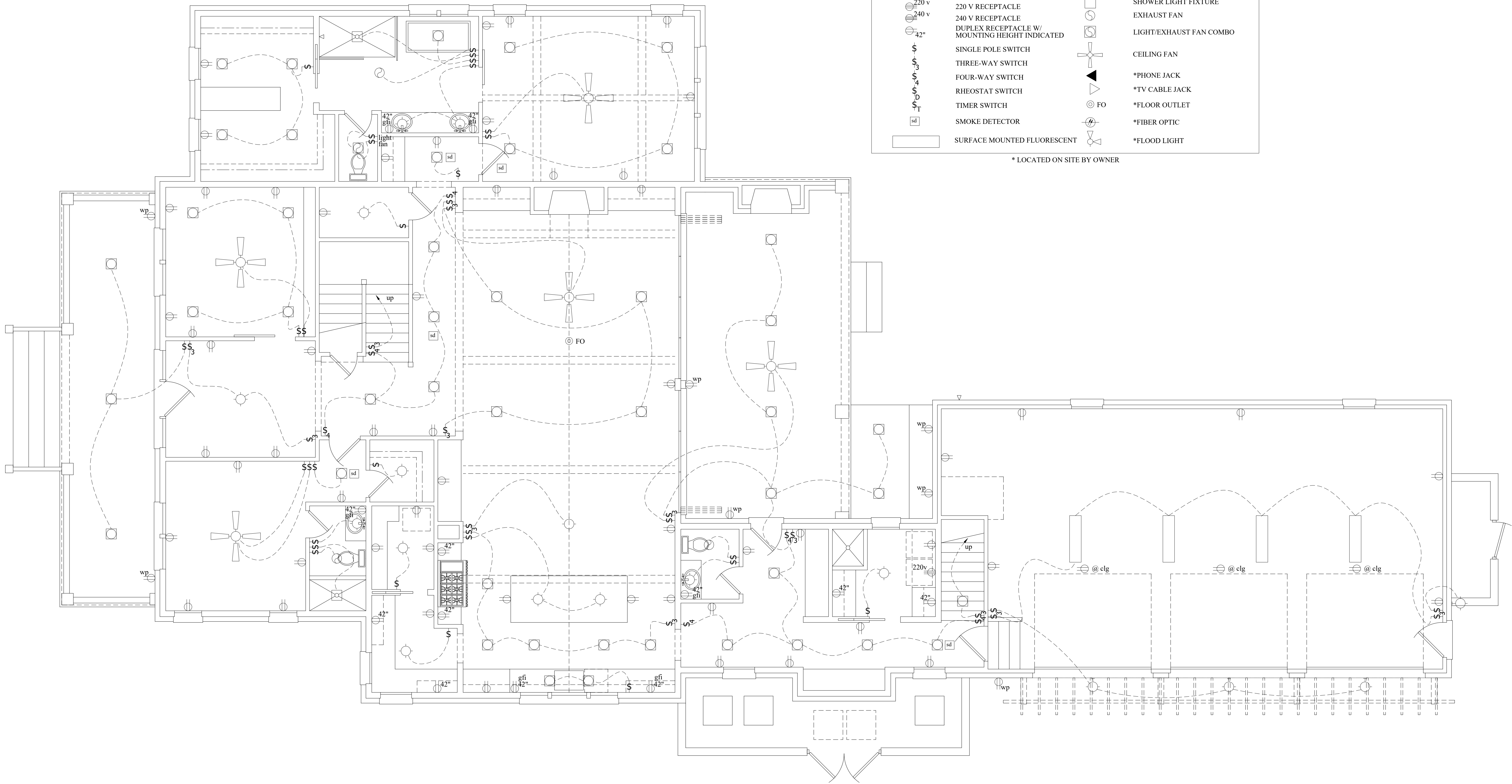
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**ELECTRICAL SYMBOL LEGEND**

	DUPLEX RECEPTACLE		CEILING MOUNTED LIGHT FIXTURE
	WATERPROOF RECEPTACLE		WALL MOUNTED LIGHT FIXTURE
	GROUND FAULT INTERRUPTING RECEPTACLE		RECESSED LIGHT FIXTURE
	220 V RECEPTACLE		SHOWER LIGHT FIXTURE
	240 V RECEPTACLE		EXHAUST FAN
	DUPLEX RECEPTACLE W/ MOUNTING HEIGHT INDICATED		LIGHT/EXHAUST FAN COMBO
	SINGLE POLE SWITCH		CEILING FAN
	THREE-WAY SWITCH		*PHONE JACK
	FOUR-WAY SWITCH		*TV CABLE JACK
	RHEOSTAT SWITCH		*FLOOR OUTLET
	TIMER SWITCH		*FIBER OPTIC
	SMOKE DETECTOR		*FLOOD LIGHT
	SURFACE MOUNTED FLUORESCENT		

\* LOCATED ON SITE BY OWNER

**FIRST FLOOR  
ELECTRICAL PLAN**  
1/4"=1'-0"

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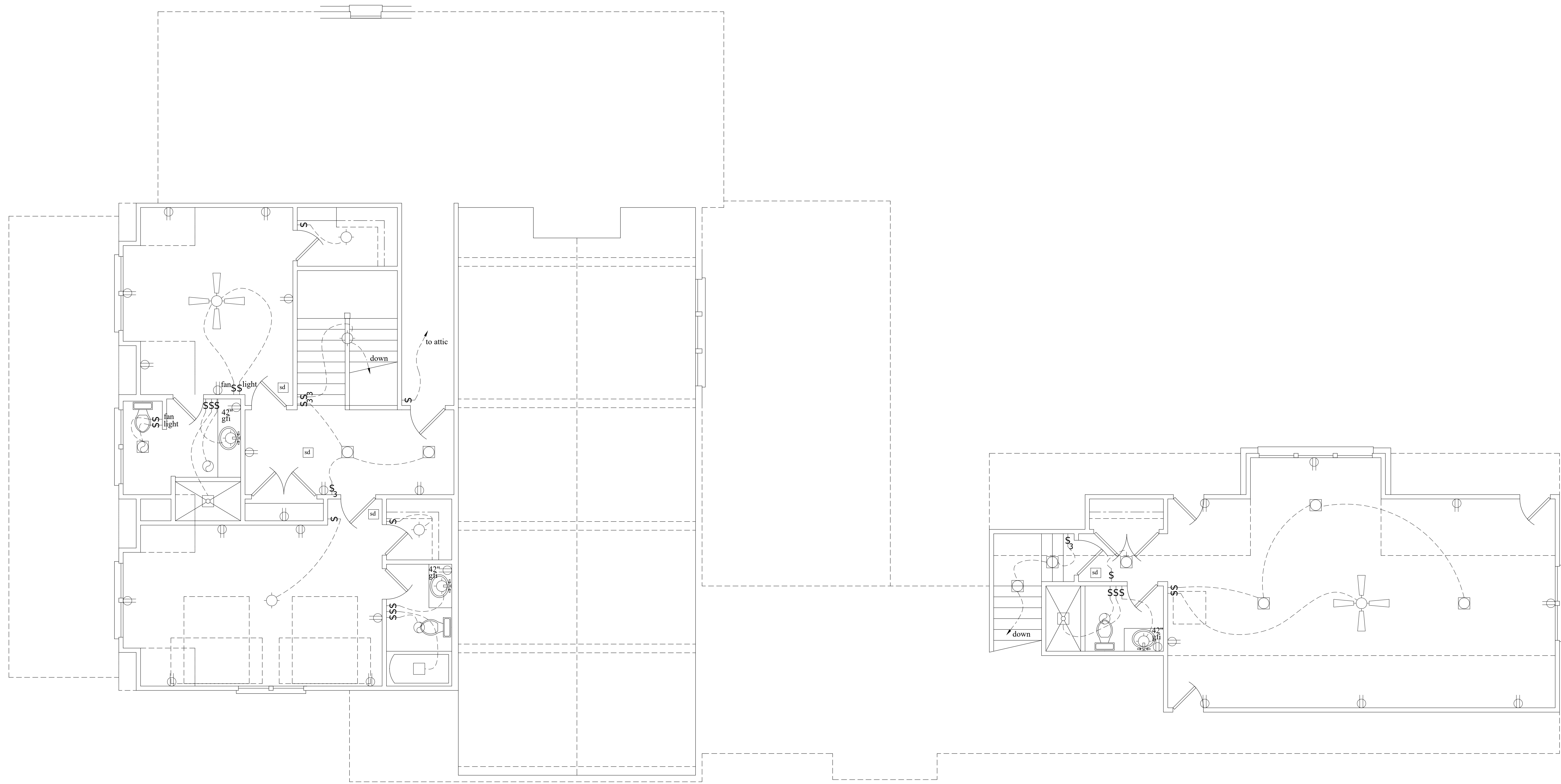
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**SECOND FLOOR  
ELECTRICAL PLAN**  
1/4"=1'-0"

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- SDC IS NOT RESPONSIBLE FOR CONSTRUCTION SEQUENCES, METHODS, OR TECHNIQUES IN CONNECTION WITH THE CONSTRUCTION OF THIS STRUCTURE. THE SDC WILL NOT BE HELD RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CONFORM TO THE CONSTRUCTION DOCUMENTS, SHOULD ANY NON-COMFORMITIES OCCUR.
- ANY STRUCTURAL ELEMENTS OR DETAILS NOT FULLY DEVELOPED ON THE CONSTRUCTION DRAWINGS BY SDC SHALL BE COMPLETED UNDER THE DIRECTION OF A STRUCTURAL ENGINEER LICENSED IN THE STATE THE STRUCTURE WILL BE CONSTRUCTED. ALL INFORMATION PROVIDED BY A STRUCTURAL ENGINEER SHALL OVERRIDE THIS PAGE.
- VERIFICATION OF ASSUMED FIELD CONDITIONS IS NOT THE RESPONSIBILITY OF SDC. THE CONTRACTOR SHALL VERIFY THE FIELD CONDITIONS FOR ACCURACY AND REPORT ANY DISCREPANCIES OR CONDITIONS THAT WOULD AFFECT CONSTRUCTION TO SDC BEFORE CONSTRUCTION BEGINS.
- THIS STRUCTURE AND ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE CURRENT INTERNATIONAL RESIDENTIAL CODE AND ANY LOCAL LAWS WHERE THE STRUCTURE IS TO BE CONSTRUCTED. IN ALL CASES CURRENT CODES TAKE PRECEDENT OVER THE INFORMATION ON THESE HOUSE PLANS.

**THE FOLLOWING SECTIONS ARE TO BE REVIEWED BY THE GENERAL CONTRACTOR FOR CONFORMANCE TO LOCAL REQUIREMENTS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF PERMITTING AND CONSTRUCTION**

**DESIGN LOADS**

MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES, ASCE 7-10

1. ROOF LOADS	
2.1 DEAD LOAD	AS PER R301.4
2.2 LIVE LOAD	AS PER TABLE R301.6
2. FLOOR LOADING:	
3.1 ATTIC DEAD LOAD	AS PER R301.4
3.2 TYPICAL FLOOR DEAD LOAD	AS PER R301.4
3.3 LIVE LOADS	
3.3.1 ROOMS OTHER THAN SLEEPING ROOMS	40 PSF
3.3.2 SLEEPING ROOMS	30 PSF
3.3.3 STAIRS AND DECKS	40 PSF
3.3.4 BALCONIES	40 PSF

**FOUNDATIONS**

- THE FOUNDATION IS BASED UPON AN ASSUMED SOIL BEARING CAPACITY OF 2000 PSF NET BEARING. VERIFICATION OF THIS ASSUMED VALUE IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR. SHOULD ANY ADVERSE SOIL CONDITION BE ENCOUNTERED A LICENSED PROFESSIONAL ENGINEER MUST BE CONTACTED BEFORE PROCEEDING.
- THE BOTTOM OF ALL FOOTINGS SHALL EXTEND BELOW THE FROST LINE FOR THE REGION IN WHICH THE STRUCTURE IS TO BE CONSTRUCTED. HOWEVER, THE TOP SHALL A MINIMUM OF 12" BELOW GRADE.
- ANY FILL SHALL BE PLACED UNDER THE DIRECTION OR RECOMMENDATION OF A LICENSED PROFESSIONAL ENGINEER. THE RESULTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT MAXIMUM DRY DENSITY.
- EXCAVATION FOR FOOTINGS SHALL BE LINED TEMPORARY WITH A 6 mil POLYETHYLENE IF PLACEMENT OF CONCRETE DOES NOT OCCUR WITHIN 24 HOURS OF EXCAVATION.
- NO CONCRETE SHALL BE POURED AGAINST ANY SUBGRADE CONTAINING WATER, ICE, FROST, OR LOOSE MATERIAL.

**TIMBER PILES**

- TIMBER PILES SHALL BE SYP MATERIAL WITH THE FOLLOWING MINIMUM DESIGN STRESS:

1.1 COMPRESSION PARALLEL TO GRAIN	1200 PSI
1.2 BENDING	2400 PSI
1.3 HORIZONTAL SHEAR	110 PSI
1.4 COMPRESSION PERPENDICULAR TO GRAIN	250 PSI
1.5 MODULUS OF ELASTICITY	1,500,000 PSI
- TIMBER PILES SHALL CONFORM TO ASTM D25
- PRESERVATIVE TREATMENT OF TIMBER PILES SHALL CONFORM TO THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE CHAPTER 4
- SHOULD ANY SUDDEN DECREASE IN DRIVING RESISTANCE BE ENCOUNTER CONTACT A SOILS ENGINEER BEFORE PROCEEDING.
- PILES ARE DESIGNED AS FRICTION PILES WITH AN ALLOWABLE LOAD OF 1/2 TON PER FOOT OF EMBEDMENT IN SUPPORTING STRATUM.
- ALL PILING SHALL HAVE MINIMUM TIP PENETRATION OF NOT LESS THAN 8'-0" BELOW THE NATURAL OR FINISHED GRADE WHICHEVER IS LOWER. PILING WITHIN OCEAN HAZARD AREAS SHALL HAVE A TIP PENETRATION OF AT LEAST 5'-0" BELOW MSL OR 16" BELOW AVERAGE ORIGINAL GRADE WHICHEVER IS LEAST.

**CONCRETE**

- CONCRETE SHALL HAVE NORMAL WEIGHT AGGREGATE AND A MINIMUM COMPRESSIVE STRENGTH (F<sub>c</sub>) AT 28 DAYS AS LISTED BELOW.

1.1 FOOTINGS	3000 PSI
1.2 SLABS ON-GRADE	4000 PSI
1.3 ELEVATED SLABS	3500 PSI
- CONCRETE SHALL BE PROPORTIONED, MIXED, AND PLACED IN ACCORDANCE WITH ACI 318 LATEST EDITION "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 301 LATEST EDITION "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING"
- LIGHTWEIGHT CONCRETE SHALL HAVE A WEIGHT OF 115 PCF. ( CONCRETE NOT SPECIFICALLY NOTED AS LIGHTWEIGHT SHALL BE NORMAL WEIGHT. 145 PCF )
- GROUT FOR BASE PLATES SHALL BE NON-SHRINKAGE GROUT AND HAVE A MINIMUM COMPRESSIVE STRENGTH ( F<sub>c</sub> ) AT 28 DAYS OF 5000 PSI.

**CONCRETE SLABS ON GRADE**

- CONCRETE SLABS ON GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 302.18-96 "GUIDE FOR CONCRETE SLAB AND SLAB CONSTRUCTION".
- THE CONCRETE SLAB ON GRADE HAS BEEN DESIGNED USING A SUBGRADE MODULUS OF 4-250 PCI AND A DESIGN LOADING OF 200 PSF. THE SER IS NOT RESPONSIBLE FOR DIFFERENTIAL SETTLEMENT, SLAB CRACKING OR OTHER FUTURE DEFECTS RESULTING FROM UNREPORTED CONDITIONS MITIGATING THE ABOVE ASSUMPTIONS
- CONTROL JOINTS SHALL BE SPACED IN SLABS ON GRADE AT A MAXIMUM OF 20'-0" O.C. UNLESS NOTED OTHERWISE.
- CONTROL JOINTS SHALL BE PRODUCED USING CONVENTIONAL PROCESSES WITHIN 4 TO 12 HOURS AFTER THE SLAB HAS BEEN FINISHED.
- REINFORCING STEEL SHALL NOT EXTEND THROUGH THE CONTROL JOINT.
- ALL WELDED WIRE FABRIC FOR CONCRETE SLAB ON GRADE SHALL BE SUPPLIED IN FLAT SHEETS. THE WELDED WIRE FABRIC SHALL BE PLACED 2" FROM THE TOP OF SLAB AND SECURELY SUPPORTED DURING THE CONCRETE POUR.

**REINFORCING STEEL**

- REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
- DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 315 LATEST EDITION "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES".
- HORIZONTAL FOOTING AND WALL REINFORCEMENT SHALL BE CONTINUOUS AND SHALL HAVE 90° BENDS OR CORNER BARS SHALL BE INSTALLED. THE CORNER BAR SHALL HAVE THE SAME SIZE AND SPACING AS THE HORIZONTAL REINFORCEMENT WITH A CLASS B TENSION SPLICE.
- LAP REINFORCEMENT AS REQUIRED A MINIMUM OF 40 BAR DIAMETERS FOR TENSION OR COMPRESSION UNLESS NOTED OTHERWISE. SPLICES IN MASONRY SHALL BE A MINIMUM OF 48 BAR DIAMETERS.
- WHERE REINFORCING DOVELS ARE REQUIRED THEY SHALL BE EQUIVALENT SIZE AND SPACING AS THE VERTICAL REINFORCEMENT. THE DOWEL SHALL EXTEND 48 BAR DIAMETERS VERTICALLY AND 20 BAR DIAMETERS INTO FOOTING.
- WHERE REINFORCING STEEL IS REQUIRED VERTICALLY DOVELS SHALL BE PROVIDED UNLESS NOTED OTHERWISE.

**CONCRETE MASONRY**

- CONCRETE MASONRY UNITS ( CMU ) SHALL BE ERCTED AS LOAD BEARING CONCRETE MASONRY. COMPLY WITH ACI 530.1 "SPECIFICATION FOR MASONRY STRUCTURES" FOR MATERIALS, METHODS, AND WORKMANSHIP.
- CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 WITH A NET COMPRESSIVE STRENGTH OF 1900 PSI.
- CMU MINIMUM COMPRESSIVE STRENGTH ( F<sub>m</sub> ) SHALL BE 1500 PSI.
- MORTAR SHALL BE TYPE "M" OR "S" CONFORMING TO ASTM C270.
- ALL CELLS CONTAINING REINFORCEMENT, CELLS BELOW GRADE, AND ANY LOCATIONS NOTED ON THE PLANS SHALL BE GROUTED SOLID. GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH ( f<sub>m</sub> ) OF 2000 PSI.
- PROVIDE PREFABRICATED " LADDER WIRE " JOINT REINFORCEMENT AT 16" O.C. VERTICALLY. REINFORCEMENT SHALL HAVE AT LEAST ONE CROSS WIRE OF AT LEAST NO. 9 GAGE STEEL FOR EACH TWO SQUARE FEET OF WALL AREA. LONGITUDINAL WIRES SHALL BE THOROUGHLY EMBEDED IN THE BED JOINT MORTAR. JOINT REINFORCEMENT SHALL BE INSTALLED IN THE FIRST TWO BED JOINTS ABOVE LINTELS AT OPENINGS. JOINT REINFORCEMENT SHALL NOT EXTEND THROUGH CONTROL JOINTS.
- BEAMS OR GIRDERS ( OR POINT LOADS TRANSMITTED TO THE CMU WALL BY A COLUMN ) WHICH HAVE A REACTION EXCEEDING 10 KIPS ( AS NOTED ON THE DRAWINGS ) SUPPORTED ON CMU WALLS SHALL HAVE A MINIMUM BEARING LENGTH OF 8 INCHES OR THE FULL WIDTH OF THE CMU WALL WHICHEVER IS LESS. THE BLOCK UNDER THE BEAM SHALL BE GROUTED SOLID FOR A DISTANCE OF THE BEARING AREA PLUS FOUR TIMES THE WALL THICKNESS. WHERE VERTICAL REINFORCING STEEL IS REQUIRED IN THE CMU WALL THE BEARING AREA SHALL HAVE A MINIMUM OF TWO REINFORCING BARS CONTINUOUS TO THE FOOTING. THESE ADDITIONAL BARS SHALL MATCH THE VERTICAL BAR SIZE.
- LOOSE STEEL ANGLES SERVING AS LINTELS FOR BRICK VENEER SHALL HAVE A MINIMUM OF 6" OF BEARING UNLESS NOTED OTHERWISE.
- PROVIDE A SOLID GROUT COURSE AT THE TOP OF THE MASONRY ELEVATIONS.

**STRUCTURAL WOOD PANELS**

- FABRICATION, AND PLACEMENT OF STRUCTURAL SHEATHING SHALL BE IN ACCORDANCE WITH THE APA DESIGN / CONSTRUCTION GUIDE " RESIDENTIAL AND COMMERCIAL ", AND ALL OTHER APPLICABLE APA STANDARDS.
- ALL STRUCTURALLY REQUIRED SHEATHING SHALL BEAR THE MARK OF THE APA.
- WALL SHEATHING SHALL BE APA RATED STRUCTURAL I SHEATHING. WALL SHEATHING SHALL BE ATTACHED TO ITS SUPPORTING WALL FRAMING WITH 1-84 CC NAIL AT 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL HAVE A SPAN RATING CONSTANT WITH THE FRAMING SPACING. APPLY BUILDING PAPER OVER THE SHEATHING AS REQUIRED.
- ROOF SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ROOF SHEATHING SHALL BE CONTINUOUS OVER TWO SUPPORTS AND ATTACHED TO ITS SUPPORTING ROOF FRAMING WITH 1-84 CC NAIL AT 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSTANT WITH THE FRAMING SPACING. USE SUITABLE EDGE SUPPORT BY USE OF PLYWOOD CLIPS OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING. APPLY BUILDING PAPER OVER THE SHEATHING AS REQUIRED.
- FLOOR SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ATTACH SHEATHING TO ITS SUPPORTING FRAMING WITH 1-84 CC NAIL AT 6" O.C. AT PANEL EDGES AND @ 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSTANT WITH THE FRAMING SPACING. USE SUITABLE EDGE SUPPORT BY USE OF TAG PLYWOOD OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING. APPLY BUILDING PAPER OVER THE SHEATHING AS REQUIRED.
- SHEATHING SHALL HAVE A 1/8" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.

**TIMBER**

- SOLID SAWN WOOD FRAMING SHALL CONFORM TO THE SPECIFICATIONS AS LISTED IN THE NATIONAL FOREST PRODUCTS ASSOCIATION " NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION " LATEST EDITION ( NDS ), THE FRAMING SHALL BE OF THE SPECIES AND GRADE AS LISTED BELOW:

1.1 JOISTS, RAFTERS, AND WOOD GIRDERS AND BEAMS	SPRUCE PINE FIR No. 2
1.2 STUDS	SPRUCE PINE FIR No. 3 OR STUD GRADE
- LVL OR PSL SHALL THE FOLLOWING MINIMUM DESIGN STRESSES:

2.1 E = 1.9 X 10 <sup>6</sup>
2.2 F <sub>b</sub> = 2600 PSI
2.3 F <sub>v</sub> = 285 PSI
2.4 F <sub>c</sub> = 700 PSI
- LUMBER IN CONTACT WITH CONCRETE, MASONRY, OR EARTH SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD C-15. ALL OTHER EXPOSED TIMBER SHALL BE TREATED IN ACCORDANCE WITH AWPA STANDARD C-2.
- NAILS SHALL BE COMMON WIRE NAILS UNLESS OTHERWISE NOTED.
- LAG SCREWS SHALL CONFORM TO ANSI / ASME STANDARD B18.2.1-1981. LEAD HOLES FOR LAG SCREWS SHALL BE IN ACCORDANCE WITH NDS SPECIFICATIONS.
- ALL BEAM BEARING ON TIMBER FRAMING SHALL HAVE FULL BEARING FOR THE WIDTH OF THE BEAM AND SUPPORTED BY A MINIMUM OF THREE STUDS. WHERE BEAMS BEAR ONTO A WALL, PARALLEL TO THE BEAM THE BEAM SHALL HAVE A MINIMUM BEARING LENGTH OF 4'-1/2" .
- STUDS WALLS SHALL CONSIST OF 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED. STUDS SHALL BE CONTINUOUS FROM THE SOLE PLATE TO THE DRF. TOP PLATE AT THE CEILING OR ROOF. STUDS SHALL ONLY BE DISCONTINUOUS AT BEAMS, HEADERS FOR WINDOW OR DOOR OPENINGS. HEADER SHALL HAVE A MINIMUM OF ONE KING STUD AT EACH END OF THE HEADER. KING STUDS SHALL BE CONTINUOUS WITH THE SAME REQUIREMENT AS STUD WALLS.
- INDIVIDUAL STUDS FORMING A COLUMN SHALL BE ATTACHED TOGETHER WITH ONE 10d CC NAIL @ 6" O.C. STAGGERED. THE STUD COLUMN SHALL BE CONTINUOUS TO THE FOUNDATION OR BEAM. THE COLUMN SHALL BE PROPERLY BLOCKED AT ALL FLOOR LEVELS TO ENSURE PROPER LOAD TRANSFER.
- BEAMS CONTAINING MULTIPLE PILES OF LUMBER SHALL HAVE EACH PLY ATTACHED TO ITS ADJACENT PLY WITH 3 12d CC NAILS @ 12" O.C.
- FLITCH PLATE BEAMS SHALL BE ATTACHED W/ 1/2" THROUGH BOLTS AT 24" O.C. STAGGERED W/ (2) BOLTS 6" FROM EA. END.
- STEEL BEAMS SHALL BE ATTACHED TO EACH COLUMN SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER x 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE SOLE PLATE, AND THE SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE @ 48" O.C.

**STRUCTURAL STEEL**

- STRUCTURAL STEEL SHALL BE FABRICATED AND ERRECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION " CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES " AND VOLUMES 1 AND II OF THE MANUAL OF STEEL CONSTRUCTION " LOAD RESISTANCE FACTOR DESIGN " LATEST EDITION.
- STRUCTURAL STEEL SHALL RECEIVE ONE COAT OF SHOP APPLIED RUST-INHIBITIVE PAINT. STEEL WHICH IS EMBEDDED IN CONCRETE, TOP FLANGES OF BEAMS WHICH HAVE SHEAR STUDS OR STEEL THAT WILL RECEIVE SPRAY-ON FIREPROOFING SHALL NOT BE PAINTED.
- ALL STEEL SHALL HAVE THE FOLLOWING MINIMUM YIELD STRESS ( F<sub>y</sub> ) LISTED BELOW:

ELEMENT	F <sub>y</sub> (ksi)
3.1 STEEL WIDE FLANGE BEAMS AND COLUMNS	50
3.2 STEEL PIPE COLUMNS	36
3.3 TUBE STEEL	46
3.4 STEEL ANGLES AND MISC. SHAPES	36
- WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY STRUCTURAL WELDING CODE AWS D1.1 LATEST EDITION. ELECTRODES FOR SHOP AND FIELD WELDING SHALL BE CLASS E70XX. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS PER THE ABOVE STANDARDS.
- ANCHOR BOLTS SHALL BE A36 STEEL UNLESS OTHERWISE NOTED.
- STEEL TO STEEL CONNECTIONS SHALL BE DESIGNED BY THE STEEL FABRICATOR FOR THE REACTIONS AS SHOWN ON THE DRAWINGS ( UNFACTORED REACTIONS ) USING THE STANDARD SECTIONS AND DETAILS AS SHOWN ON THESE DRAWINGS. HOWEVER ALL CONNECTIONS SHALL USE A MINIMUM OF 3/4" A-325 BOLTS AND WITH THE MINIMUM NUMBER OF BOLTS AS LISTED BELOW:

6.1 W8, W10, W12 BEAMS	2 ROWS OF BOLTS
6.2 W14, W16 BEAMS	3 ROWS OF BOLTS
6.3 W18 BEAMS	4 ROWS OF BOLTS
6.4 W21 BEAMS	5 ROWS OF BOLTS
- BOLTS SHALL BE TIGHTENED TO A SNUG TYPE CONDITION UNO. THIS CONDITION IS ACHIEVED WHEN ALL PLIES OF A CONNECTION ARE IN FIRM CONTACT. BOLTS IN TENSION, COMBINED SHEAR AND TENSION OR REQUIRED BY LRFD SPECIFICATION SECTION J1.11 MUST BE FULLY TENSIONED IN BEARING TYPE CONNECTION.
- ALL FILLET WELDS SHALL BE A MINIMUM OF -4 INCH UNLESS NOTED OTHERWISE

**EXTERIOR WOOD FRAMED DECKS**

- A DECK IS AN EXPOSED EXTERIOR WOOD FLOOR STRUCTURE WHICH MAY BE ATTACHED TO THE STRUCTURE OR FREESTANDING. ROOFED PORCHES MAY BE CONSTRUCTED USING THESE PROVISIONS.
- SUPPORT POSTS FOR DECKS SHALL BE SUPPORTED ON A CAST-IN-PLACE CONCRETE FOOTING. SEE CONCRETE SECTION OF THESE SPECIFICATIONS FOR CONCRETE REQUIREMENTS. THE SIZE OF THE FOOTING SHALL BE NOTED ON THE PLANS.
- LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD C-15. ALL REMAINING DECK LUMBER SHALL B PRESSURE TREATED IN ACCIDENCE WITH AWPA STANDARD C-2 OR A STANDARD GIVING EQUAL PROTECTION.
- WHEN ATTACHED TO A STRUCTURE, THE STRUCTURE TO WHICH ATTACHED SHALL HAVE A PRESSURE TREATED WOOD BAND FROM THE LENGTH OF THE DECK, OR METAL FLASHING SHALL BE USED TO PREVENT MOISTURE FROM COMING IN CONTACT WITH THE UNTREATED FRAMING OF THE STRUCTURE. THE DECK BAND ON THE STRUCTURE BAN SHALL BE CONSTRUCTED IN CONTACT WITH EACH OTHER EXCEPT ON BRICK VENEER STRUCTURES AND WHERE PLYWOOD SHEATHING IS REQUIRED AND PROPERLY FLASHED. SIDING SHALL NOT BE INSTALLED BETWEEN THE STRUCTURE AN THE DECK BAND. IF ATTACHED TO A BRICK VENEER STRUCTURE, NETHER FLASHING NOR A TREATED BAND FOR THE BRICK STRUCTURE IS REQUIRED. IN ADDITION, THE TREATED DECK BAND SHALL BE CONSTRUCTED IN CONTACT WITH THE BRICK VENEER.
- THE FOLLOWING SCHEDULE SHALL BE USED WHEN THE DECK IS SUPPORTED AT THE STRUCTURE BY ATTACHMENT:

**ALL STRUCTURES EXCEPT BRICK VENEER STRUCTURES**

MAX. JOIST SPAN	FASTENERS
5.1 8'-0"	5/8"Ø HDG BOLTS @ 42" O.C. AND 2-12Ø HDG NAILS @ 8" O.C.
5.2 16'-0"	5/8"Ø HDG BOLTS @ 20" O.C. AND 3-12Ø HDG NAILS @ 6" O.C.

**BRICK VENEER STRUCTURES**

MAX. JOIST SPAN	FASTENERS
5.3 8'-0"	5/8"Ø HDG BOLTS @ 24" O.C.
5.4 16'-0"	5/8"Ø HDG BOLTS @ 16" O.C.
5.5 NOTES:	MIN. EDGE DISTANCE FOR BOLTS IS 2-1/2" MIN. NAIL PENETRATION IS 1-1/2"

THE FOLLOWING SCHEDULE SHALL BE USED FOR FLOOR DECKING. DECKING SHALL BE SYP No.2:

JOIST SPACING	DECKING
6.1 12" O.C.	1" S4S (NOMINAL )
6.2 16" O.C.	1-1/4" S4S (NOMINAL ) OR 1" T&G ( NOMINAL )
6.3 24" O.C.	2" S4S (NOMINAL )

SUPPORT POSTS SHALL BE SYP No.2. ALL POST HEIGHTS SHALL BE MEASURE FROM THE TOP OF THE FOOTING TO THE BOTTOM OF THE GIRDER.

POST SIZE	MAX. TRIBUTARY AREA	MAX. HEIGHT
7.1 4X4	25 SF	8'-0"
7.2 4X6	25 SF	8'-0"
7.3 6X6	25 SF	14'-0"
7.3 8X8	25 SF	20'-0"

DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY BY ONE OF THE FOLLOWING METHODS:

- WHEN THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" AND THE DECK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH 15.4 LATERAL BRACING IS NOT REQUIRED WHEN THE BAND AND THE FLOOR JOISTS OF THE STRUCTURE ARE PARALLEL. FULL DEPTH BLOCKING SHALL BE INSTALLED @ 24" O.C. FOR A MIN. OF ONE JOIST SPACE ON THE STRUCTURE.
- 2X6 DIAGONAL VERTICAL CROSS BRACING MAY BE PROVIDED IN TWO PERPENDICULAR DIRECTIONS FO FREESTANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS. THE 2X6s SHALL BE ATTACHED TO THE POSTS WITH ONE 5/8" Ø HDG BOLT AT EACH BRACING MEMBER. BRACING SHALL RUN FROM THE GRADE LINE TO THE BOTTOM OF THE GIRDER.
- 4X4 WOOD KNEE BRACE MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE BRACE SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 OF THE POST LENGTH FROM THE TOP OF THE POST. THE BRACES SHALL BE ANGLES BETWEEN 45° AND 60° FROM THE HORIZONTAL. ATTACH EACH BRACE TO THE POST AND THE GIRDER WITH 1-5/8" Ø HDG BOLT AT EACH END. THIS TYPE OF BRACING REQUIRES A MIN. POST SIZE OF 6X6.
- POSTS MAY BE EMBEDDED IN 3000 PSI CONCRETE FOR LATERAL STABILITY AS PER THE FOLLOWING SCHEDULE:

POST SIZE	MAX. TRIBUTARY AREA	MAX. HEIGHT ABOVE TOP OF FTG.	EMBEDDED DEPTH	CONCRETE DIAMETER	
8.1 8.1	6X6	25 SF	6'-0"	3'-6"	1'-8"
8.2 8.2	8X8	25 SF	10'-0"	4'-6"	2'-0"
8.3 8.3	8X8	25 SF	12'-0"	5'-4"	2'-0"

**WOOD TRUSSES**

- THE WOOD TRUSS MANUFACTURER / FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE WOOD TRUSSES. SUBMIT SEALED SHOP DRAWINGS AND SUPPORTING CALCULATION TO THE CONTRACTOR FOR REVIEW PRIOR TO FABRICATION. THE CONTRACTOR SHALL HAVE A MINIMUM OF FIVE (5) DAYS FOR REVIEW. THE REVIEW BY THE CONTRACTOR SHALL BE FOR OVERALL COMPLIANCE WITH THE DESIGN DOCUMENTS. THE CONTRACTOR SHALL ASSUME NO RESPONSIBILITY FOR THE CORRECTNESS FOR THE STRUCTURAL DESIGN FOR THE WOOD TRUSSES.
- THE WOOD TRUSSES SHALL BE DESIGNED FOR ALL REQUIRED LOADINGS AS SPECIFIED IN THE NORTH CAROLINA RESIDENTIAL CODE, THE ASCE STANDARD "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES" (ASCE 7-98), AND THE LOADING REQUIREMENT SHOWN ON THESE SPECIFICATIONS. THE TRUSS DRAWINGS SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION DOCUMENT AND PROVISIONS PROVIDED FOR LOADS SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED TO HVAC EQUIPMENT, PIPNG, AND ARCHITECTURAL FIXTURES ATTACHED TO THE TRUSSES.
- THE TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERRECTED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" ( NDS ) LATEST EDITION AND THE LATEST EDITION OF THE "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES".
- THE TRUSS MANUFACTURER SHALL PROVIDE ADEQUATE BRACING INFORMATION IN ACCORDANCE WITH "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING, AND BRACING METAL PLATE CONNECTED WOOD TRUSSES ( HB-9 ) THIS BRACING, BOTH TEMPORARY AND PERMANENT, SHALL BE SHOWN ON THE SHOP DRAWINGS. ALSO, THE SHOP DRAWINGS SHALL SHOW THE REQUIRED ATTACHMENTS FOR THE TRUSSES.
- SUPPORT SHALL BE PROVIDED FOR ALL NON-LOAD BEARING PARTITIONS PARALLEL TO THE TRUSSES. THIS SUPPORT SHALL EITHER BE ACHIEVED BY INSTALLING AN EXTRA TRUSS UNDER THE PARTITION OR BY PROVIDING 2X BLOCKING ATTACHED TO EACH ADJACENT TRUSS WITH A JOIST HANGER. EITHER METHOD MAY BE USED, HOWEVER THIS DESIGN IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER AND SHALL BE PROVIDED EVEN IF THE PARTITIONS ARE NOT SPECIFICALLY NOTED ON THE PROPOSED TRUSS LAYOUT.
- ANY CHORDS OR TRUSS WEBS SHOWN ON THESE DRAWINGS HAVE BEEN SHOWN AS A REFERENCE ONLY. THE FINAL DESIGN OF THE TRUSSES SHALL BE PER THE MANUFACTURER.

Sullivan Design Co. does not assume any liability for the construction methods or any deviation from these plans. All information on these plans is to be verified prior to the commencement of construction. Should any discrepancies occur, contact the Sullivan Design Co. prior to any deviation from these plans. Refer to dimensions indicated on these plans. Codes govern over drawings.

**Gibson Residence**  
**7238 Saddleworth Trail**  
**Wilmington, North Carolina**

Revisions	
date	description

**SULLIVAN**  
DESIGN COMPANY  
9 1 0 • 3 1 9 • 0 2 1 0  
www.sullivandesigncompany.com

drawn by : JLM  
date : 7/9/25  
checked by : SRS  
file name : GIBSONH3  
sheet number :  
**SP**  
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Project Address

**VENTURE HOMES COASTAL**  
**7238 Saddleworth Trail**  
**Wilmington, NC 28405**

**REVISIONS**

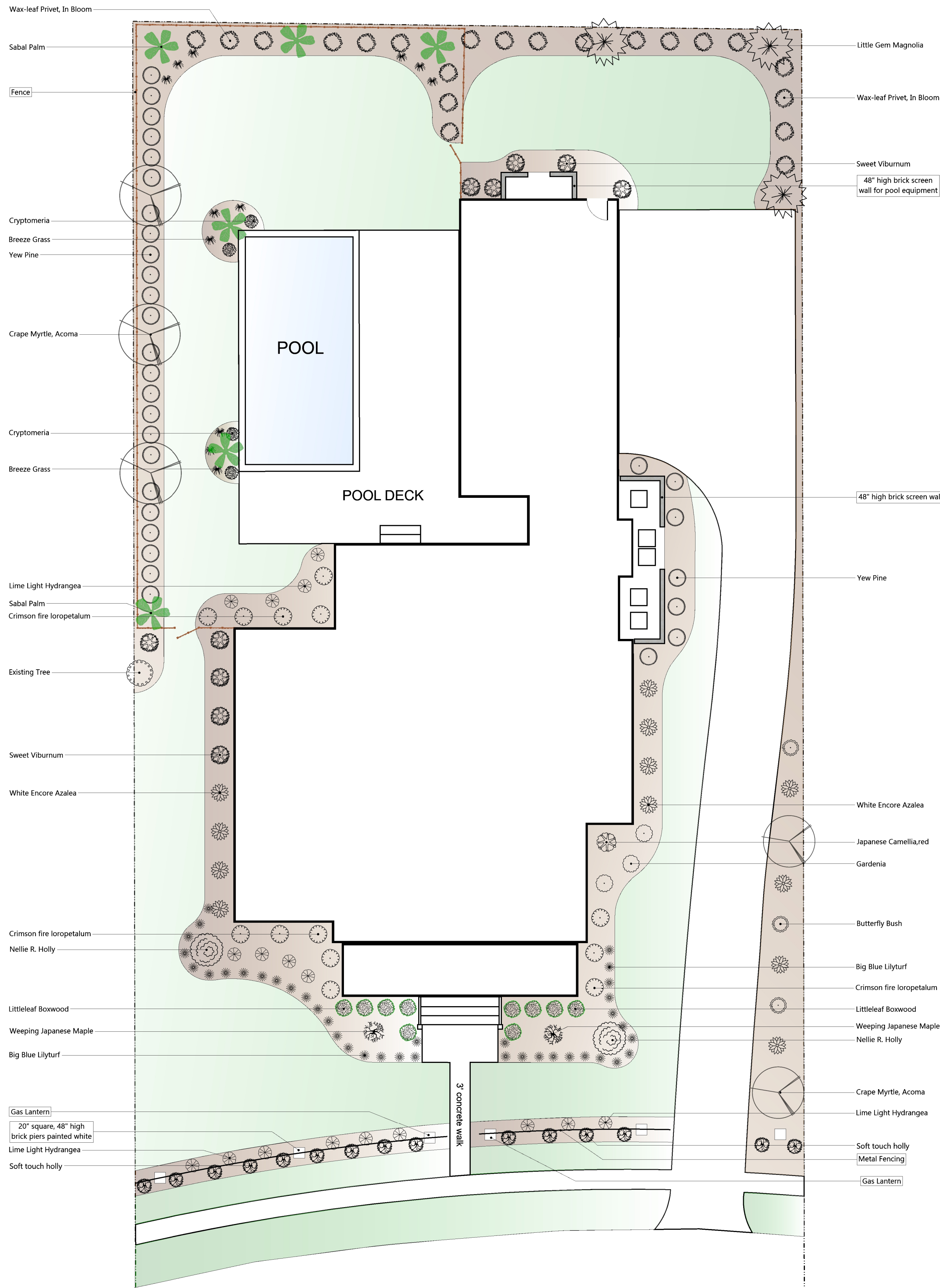
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**INFO**

PROJECT NO. 348  
 SHEET: 1  
 DATE: 08/18/2025  
 DRAWN BY: GHL  
 CHECKED BY: RH  
 SCALE: 1" / 10'

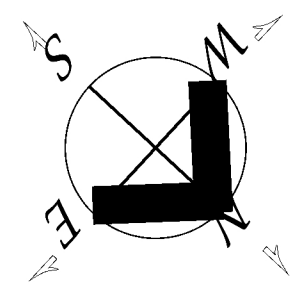
**SHEET NUMBER**

**L-1**



Plant Legend				
Symbol	Qty	Common	Botanical	Size
	38	Big Blue Lilyturf	Liriope muscari 'Big Blue'	1 Gal 12"H x 12"W
	12	Breeze Grass	Lomandra longifolia	3 Gal 16"H x 16"W
	3	Butterfly Bush	Buddleia 'Adonis Blue'	3 Gal 16"H x 14"W
	5	Crape Myrtle, Acoma	Lagerstroemia, acoma	B' & B' 10'-12' ft
	13	Crimson fire loropetalum	Loropetalum chinense	7 Gal 30"H x 26"W
	4	Cryptomeria Globosa nana	Cryptomeria japonica 'globosa nana'	3 Gal 20"H x 18"W
	3	Gardenia	Gardenia jasminoides	3 Gal 30"H x 26"W
	1	Japanese Camellia, red	Camellia japonica	7 Gal 32"H x 26"W
	17	Lime Light Hydrangea	Hydrangea paniculata	3 Gal 30"H x 24"W
	3	Little Gem Magnolia	Magnolia grandiflora 'Little Gem'	15 Gal 4'-5' ft
	10	Littleleaf Boxwood	Buxus x 'Green Velvet'	7 Gal 28"H x 24"W
	2	Nellie R. Holly	Ilex 'Nellie R. Stevens'	B' & B' 10'-12' ft
	6	Sabal Palm	Sabal	10'-12' ft
	15	Soft Touch Holly Shrub	Japanese Holly 'Box-leaved Holly'	7 Gal 28"H x 24"W
	10	Sweet Viburnum	Viburnum odoratissimum	7 Gal 30"H x 26"W
	21	Wax-leaf Privet, In Bloom	Ligustrum japonicum	7 Gal 30"H x 24"W
	2	Weeping Japanese Maple	Acer palmatum dissectum	15 Gal 24"H x 18"W
	4	White Encore Azalea	Rhododendron	3 Gal 20"H x 18"W
	8	White Encore Azalea	Rhododendron	7 Gal 32"H x 26"W
	31	Yew Pine	Podocarpus macrophyllus	7 Gal 42"H x 28"W

**SITE NOTE:**  
 5,560 SQFT OF TURF TO BE ZOYSIA SOD  
 BEDS AROUND HOUSE TO BE BROWN  
 HARDWOOD MULCH  
 NATURAL AREAS TO BE PINE STRAW.



**GRAPHIC SCALE**



1 inch = 10 feet

THIS IS A CONCEPTUAL LANDSCAPE DESIGN PLAN AND ONLY SHOWS DESIGN INTENT. IT IS NOT A CONSTRUCTION DRAWING AND THEREFORE DOES NOT DIMENSION ALL CONSTRUCTION ITEMS. THE PROPERTY OWNER AND/OR CONTRACTOR WILL DETERMINE ALL FINAL DIMENSIONS AND CONSTRUCTION DETAILS.  
**RESIDENCE**  
 SCALE: 1" = 10'  
**- LANDSCAPE PLAN**





Project Address

# VENTURE HOMES COASTAL

## 7238 Saddleworth Trail

### Wilmington, NC 28405

#### REVISIONS

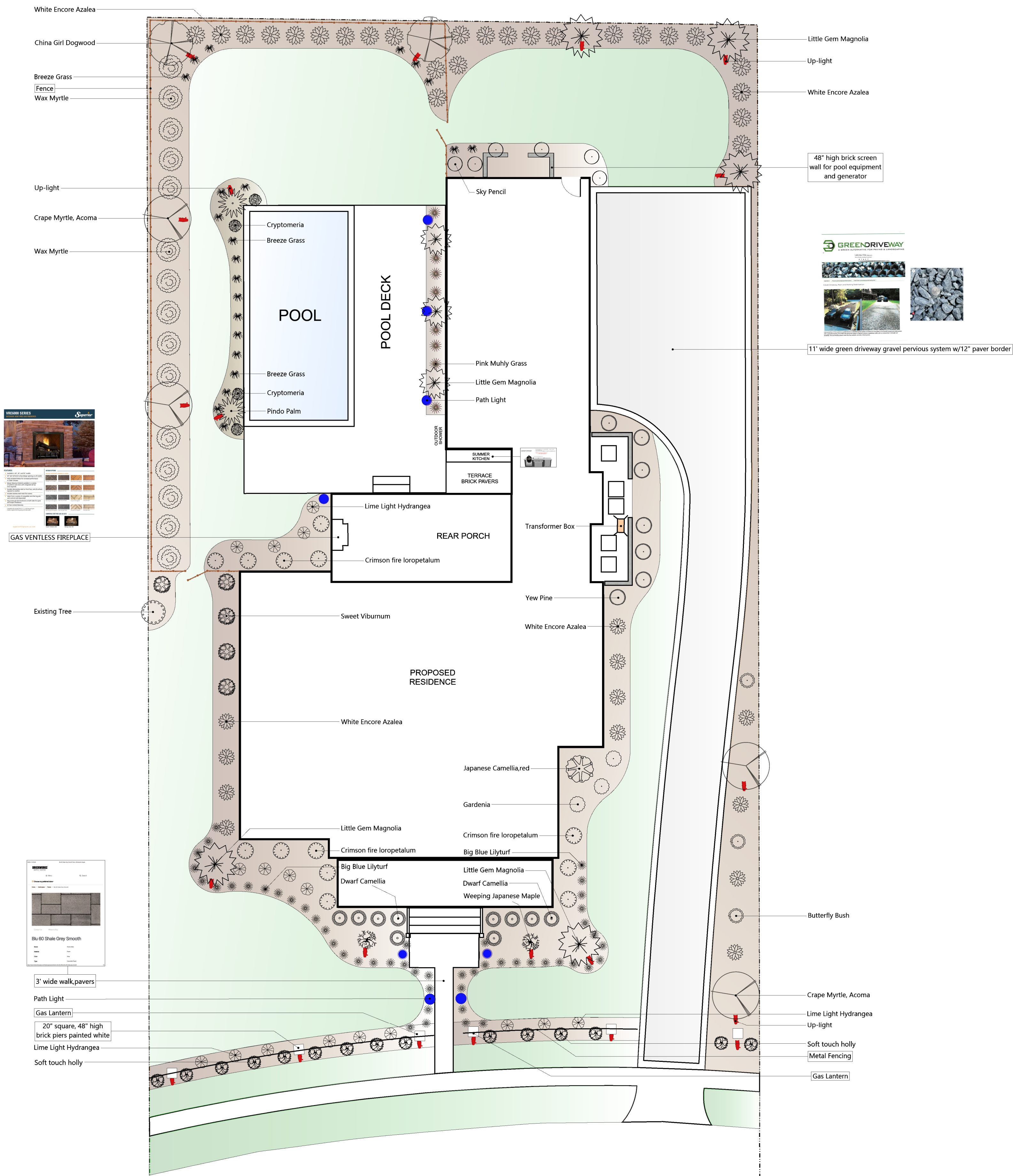
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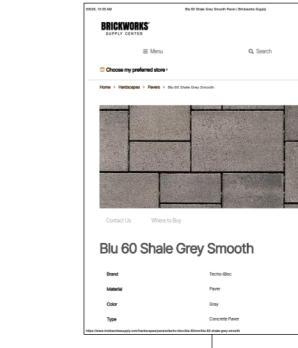
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 DRAWN BY: GHL  
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 SCALE: 1" / 10'

#### SHEET NUMBER

# L-1



GAS VENTLESS FIREPLACE



3' wide walk pavers

Path Light

Gas Lantern

20" square, 48" high brick piers painted white

Lime Light Hydrangea

Soft touch holly



11' wide green driveway gravel pervious system w/12" paver border

48" high brick screen wall for pool equipment and generator

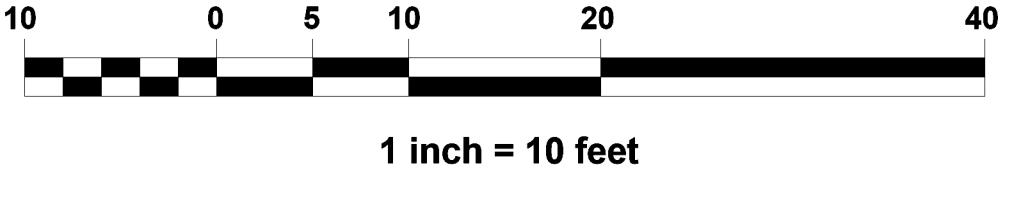
Plant Legend				
Symbol	Qty	Common	Botanical	Size
☀	50	Big Blue Lillyturf	Liriope muscari 'Big Blue'	1 Gal 12"H x 12"W
☀	22	Breeze Grass	Lomandra longifolia	3 Gal 16"H x 16"W
☀	3	Butterfly Bush	Buddleia 'Adonis Blue'	3 Gal 16"H x 14"W
☀	2	China Girl Dogwood	Cornus kousa	25 Gal 4'-5' ft
☀	4	Crape Myrtle, Acoma	Lagerstroemia, acoma	B' & B' 10'-12' ft
☀	13	Crimson fire loropetalum	Loropetalum chinense	7 Gal 30"H x 26"W
☀	4	Cryptomeria Globosa nana	Cryptomeria japonica 'globosa nana'	3 Gal 20"H x 18"W
☀	10	Dwarf Camellia	Camellia sasanqua	7 Gal 27"H x 24"W
☀	3	Gardenia	Gardenia jasminoides	3 Gal 30"H x 26"W
☀	1	Japanese Camellia, red	Camellia japonica	15 Gal 4'-5' ft
☀	17	Lime Light Hydrangea	Hydrangea paniculata	3 Gal 30"H x 24"W
☀	6	Little Gem Magnolia	Magnolia grandiflora 'Little Gem'	15 Gal 4'-5' ft
☀	2	Little Gem Magnolia	Magnolia grandiflora 'Little Gem'	B' & B'
☀	2	Pindo Palm	Butia capitata	5'-6' ft
☀	8	Pink Muhly Grass	Muhlenbergia capillaris	3 Gal 16"H x 16"W
☀	6	Sky Pencil Holly	Ilex crenata 'Sky Pencil'	7 Gal 32"H x 20"W
☀	15	Soft Touch Holly Shrub	Japanese Holly 'Box-leaved Holly'	7 Gal 28"H x 24"W
☀	5	Sweet Viburnum	Viburnum odoratissimum	7 Gal 30"H x 26"W
☀	15	Wax Myrtle	Myrica cerifera	30 Gal 4'-5' ft
☀	2	Weeping Japanese Maple	Acer palmatum dissectum	15 Gal 24"H x 18"W
☀	4	White Encore Azalea	Rhododendron	3 Gal 20"H x 18"W
☀	33	White Encore Azalea	Rhododendron	7 Gal 32"H x 26"W
☀	7	Yew Pine	Podocarpus macrophyllus	7 Gal 42"H x 28"W

Light Legend		
Symbol	Qty	Common
☀	21	Up-light
☀	8	Path Light
☀	1	Transformer Box

**SITE NOTE:**  
 5,215 SQFT OF TURF TO BE EMERALD ZOYSIA SOD  
 BEDS AROUND HOUSE TO BE BROWN  
 HARDWOOD MULCH  
 NATURAL AREAS TO BE PINE STRAW.



#### GRAPHIC SCALE



THIS IS A CONCEPTUAL LANDSCAPE DESIGN PLAN AND ONLY SHOWS DESIGN INTENT. IT IS NOT A CONSTRUCTION DRAWING AND THEREFORE DOES NOT DIMENSION ALL CONSTRUCTION ITEMS. THE PROPERTY OWNER AND/OR CONTRACTOR WILL DETERMINE ALL FINAL DIMENSIONS AND CONSTRUCTION DETAILS.  
**RESIDENCE - LANDSCAPE PLAN**  
 SCALE: 1" = 10'