

# AVERY

CANE MILL ESTATES  
LOT 1



PLAN ID: 042720

110 VILLAGE TRAIL SUITE 215  
WOODSTOCK, GA. 30188

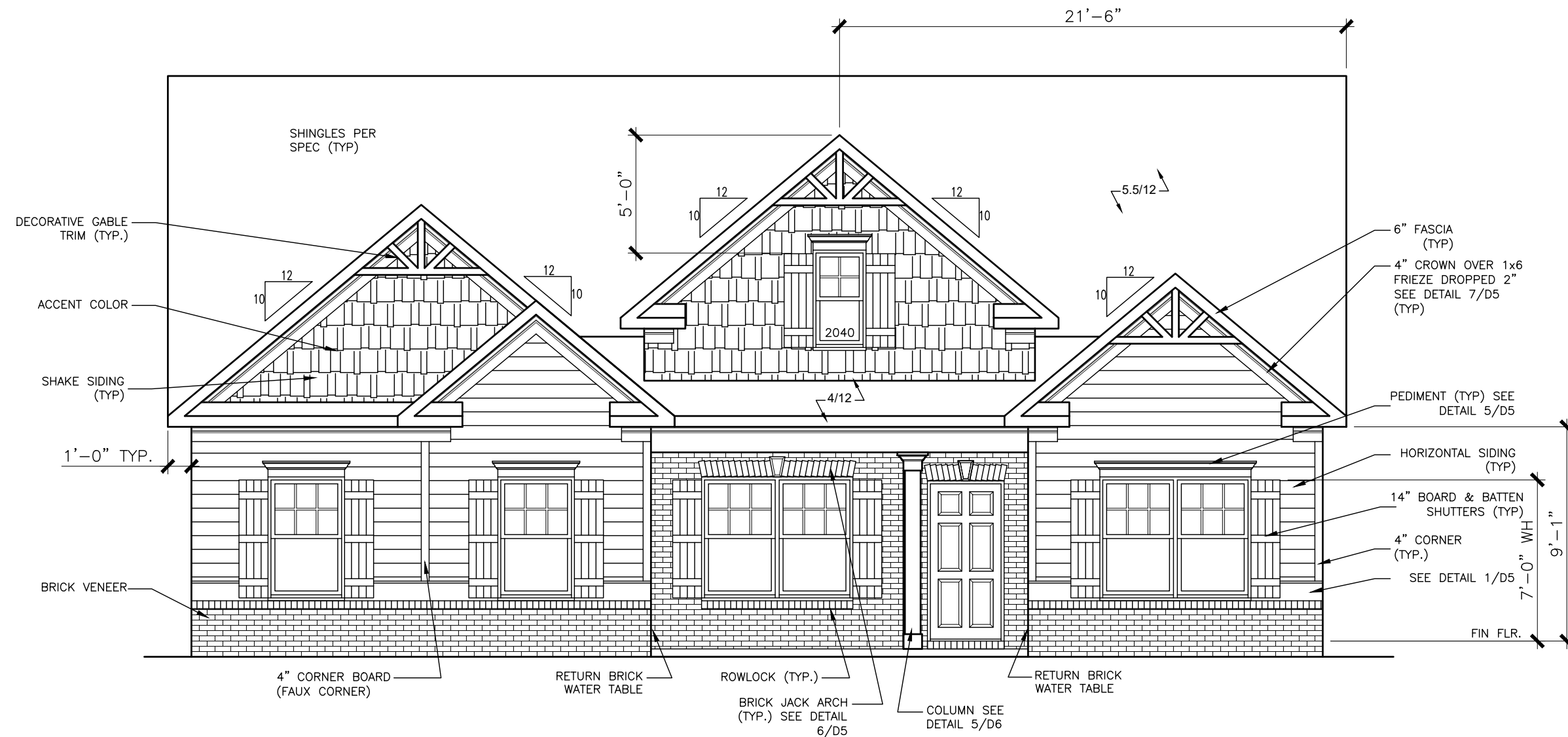
DRAWING INDEX	
A0.0	COVER SHEET
A1.1	FRONT ELEVATIONS
A2.1	SIDE & REAR ELEVATIONS
A3.1	SLAB FOUNDATIONS
A5.1	FIRST FLOOR PLANS & DETAILS
A6.1	ROOF PLANS
A7.2	ELECTRICAL PLANS
A8.1	TRIM LOCATION LAYOUTS

AREA TABULATION	
FIRST FLOOR	2404
TOTAL	2404
GARAGE	400
FRONT PORCH (COVERED)	67
REAR PATIO (COVERED)	120

PLAN REVISIONS			
DATE	BY	REVISION	PAGE #
9/11/2018	AW	PCR #2587 Included walls and dimensions for future basement bathroom	A4.1
9/11/2018	AW	PCR #2575 Updated Obath shower options to show plumbing in wall adjacent to bedroom	A3.1.1, A5.1.1
10/11/2018	AW	Added finished basement sheets	A4.2, A7.1.1
1/28/2019	AW	PCR# 2806 Changed pantry door from 3068 DH to 2068 SH	A5.1
5/17/2019	AW	Revised elevation I and added elevations M&N	A1.9, A1.13-A1.14.1
7/1/2019	MM	Moved refrigerator in towards kitchen and replaced nook with a chase.	A3.1, A5.1
9/10/2019	AW	PCR #3209 added clg. mount light to hall by bathroom in finished basement	A7.1.1
9/10/2019	AW	PCR #3214 Removed tempered note from 3050 window in Family Rm. next to rear door	A5.1
11/4/2019	AW	Added grade beam between B-2 & Foyer as part of truss standardization project	A3.1
1/10/2020	AW	Removed optional Study ILO Dining	A5.1.1, A7.2.1
2/11/2020	AW	PCR #3596 Relocated WP outlet on back patio so when its a deck the post won't interfere with outlet	A7.2
4/27/2020	AW	Re-centered A roof massing dormers	A1.1, A1.4, A1.13, A6.1

GOVERNMENTAL CODES & STANDARDS
HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS
BUILDING CODE ANALYSIS / DESIGN CRITERIA
HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

# CANE MILL ESTATES LOT 1



FRONT ELEVATION "K"

SCALE : 3/16" = 1'-0"

ALL NON-MASONRY RETURNS TO  
BE HORIZONTAL SIDING

SEE SHEET D3 OF SDH TYPICAL  
DETAILS FOR SOFFIT DETAILS PER  
SOFFIT MATERIAL

BY	#	REVISION	DATE



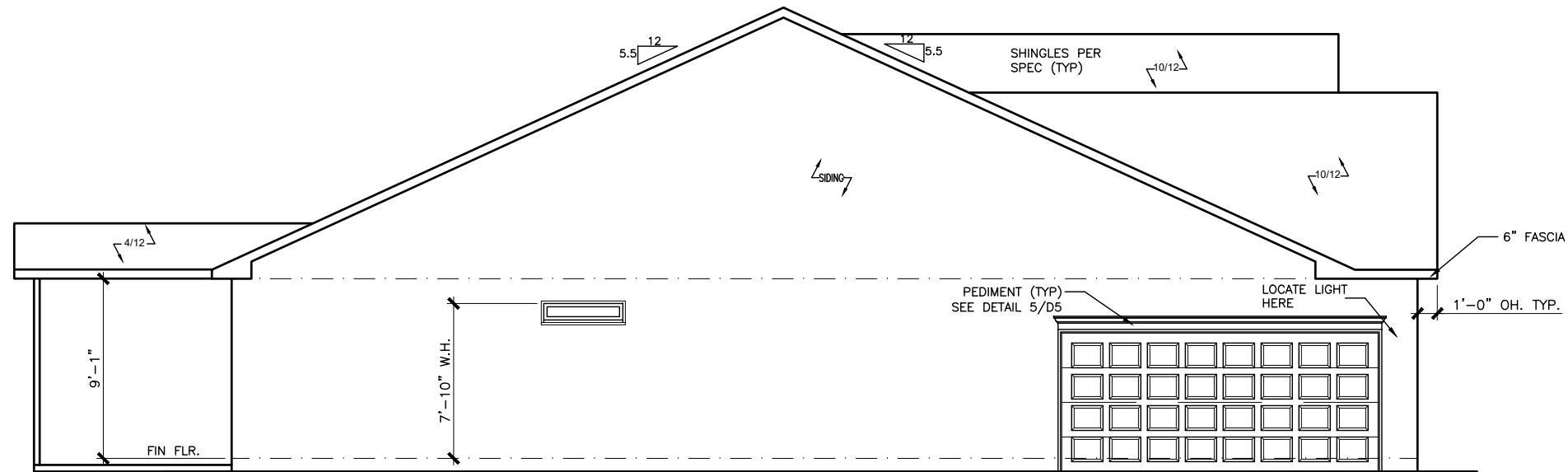
ELEVATIONS  
FRONT ELEVATION  
AVERY

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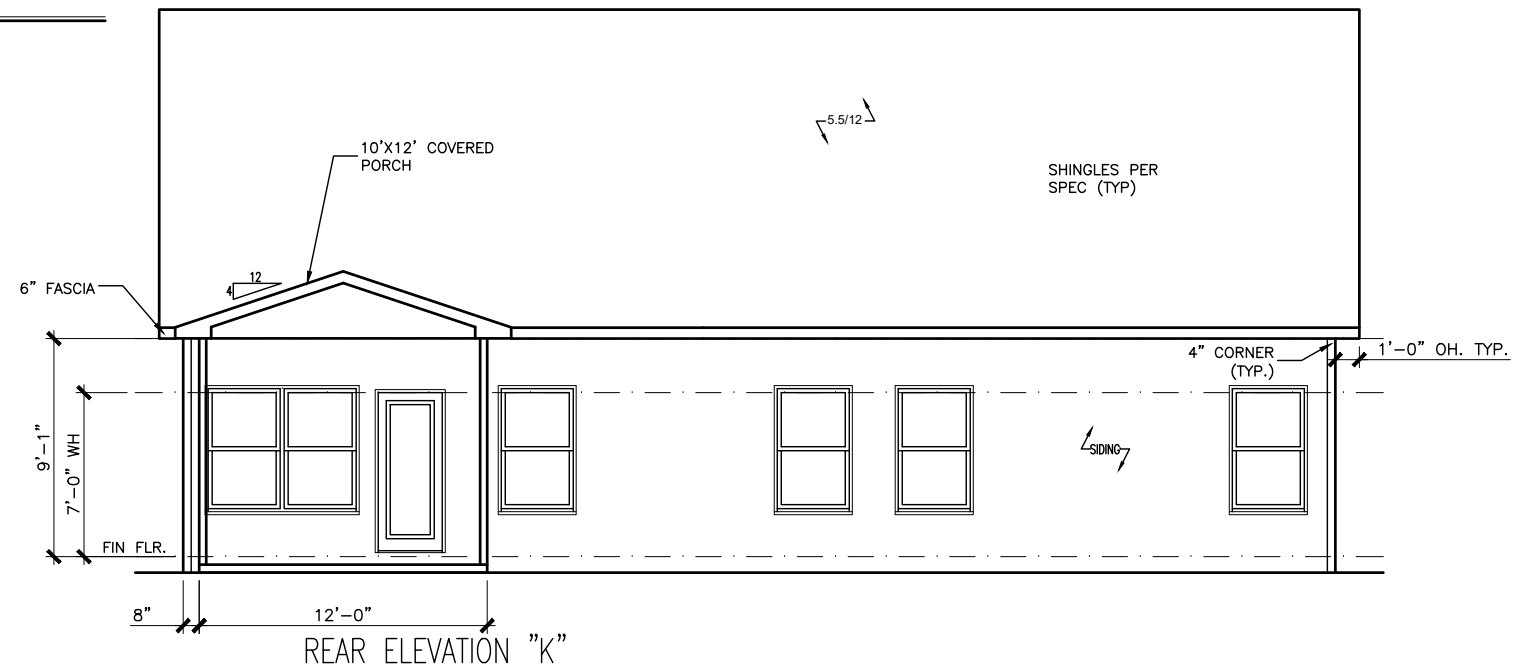
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FACADE OPT: B	
PLAN ID:	
FND: ALL	ELEV: K
PAGE NO: A1.1	

# CANE MILL ESTATES LOT 1



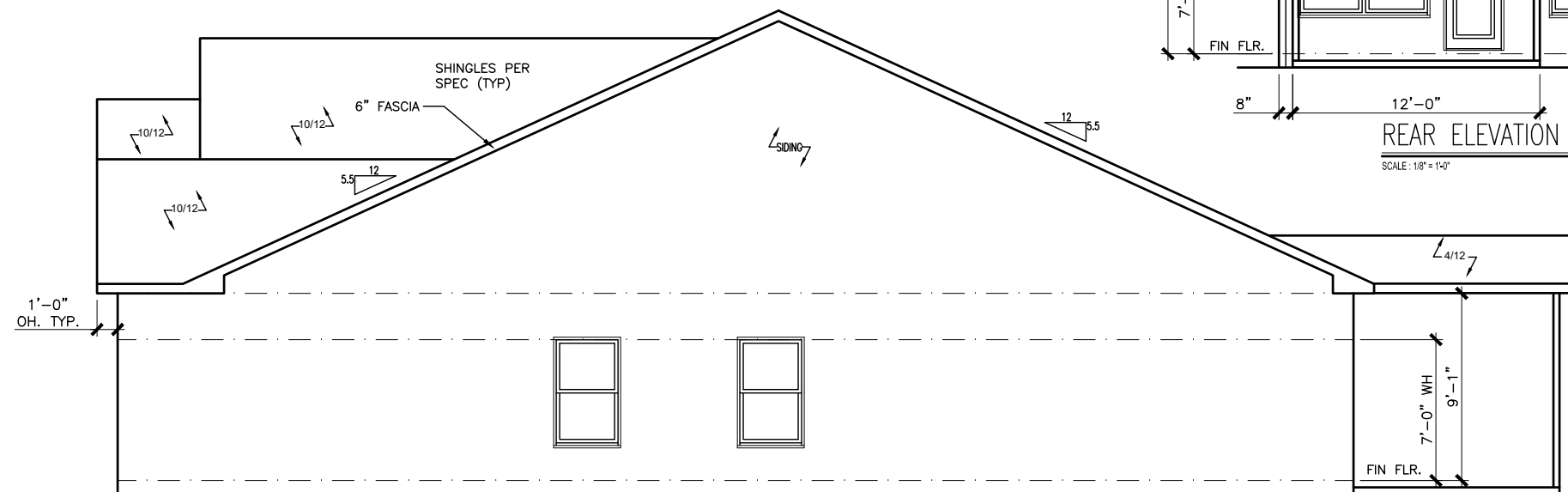
LEFT ELEVATION "K"

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



REAR ELEVATION "K"

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



RIGHT ELEVATION "K"

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

DATE	REVISION	BY	#	#	#	#	#

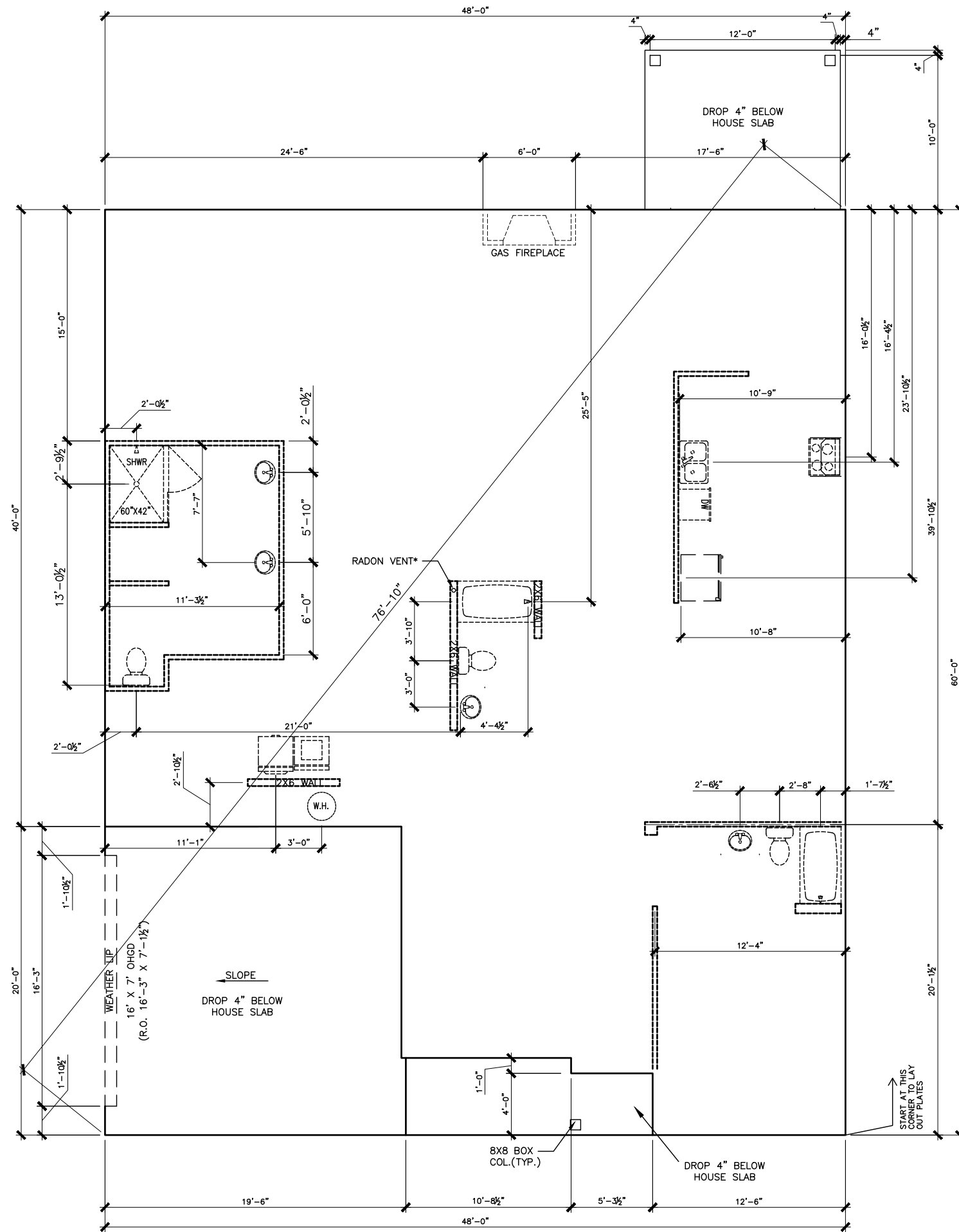


ELEVATIONS  
SIDES AND REAR  
AVERY

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FND: ALL	ELEV: K
PAGE NO: A2.1	



SLAB PLAN

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

# CANE MILL ESTATES LOT 1

\*RADON VENT PROVIDED  
PER LOCAL CODE

\*RADON VENT PROVIDED  
PER LOCAL CODE

REFER TO DETAIL 3/D1  
FOR BRICK LEDGE  
DETAIL WHEN BRICK  
VENEER IS CHOSEN

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BY	#	REVISION	DATE



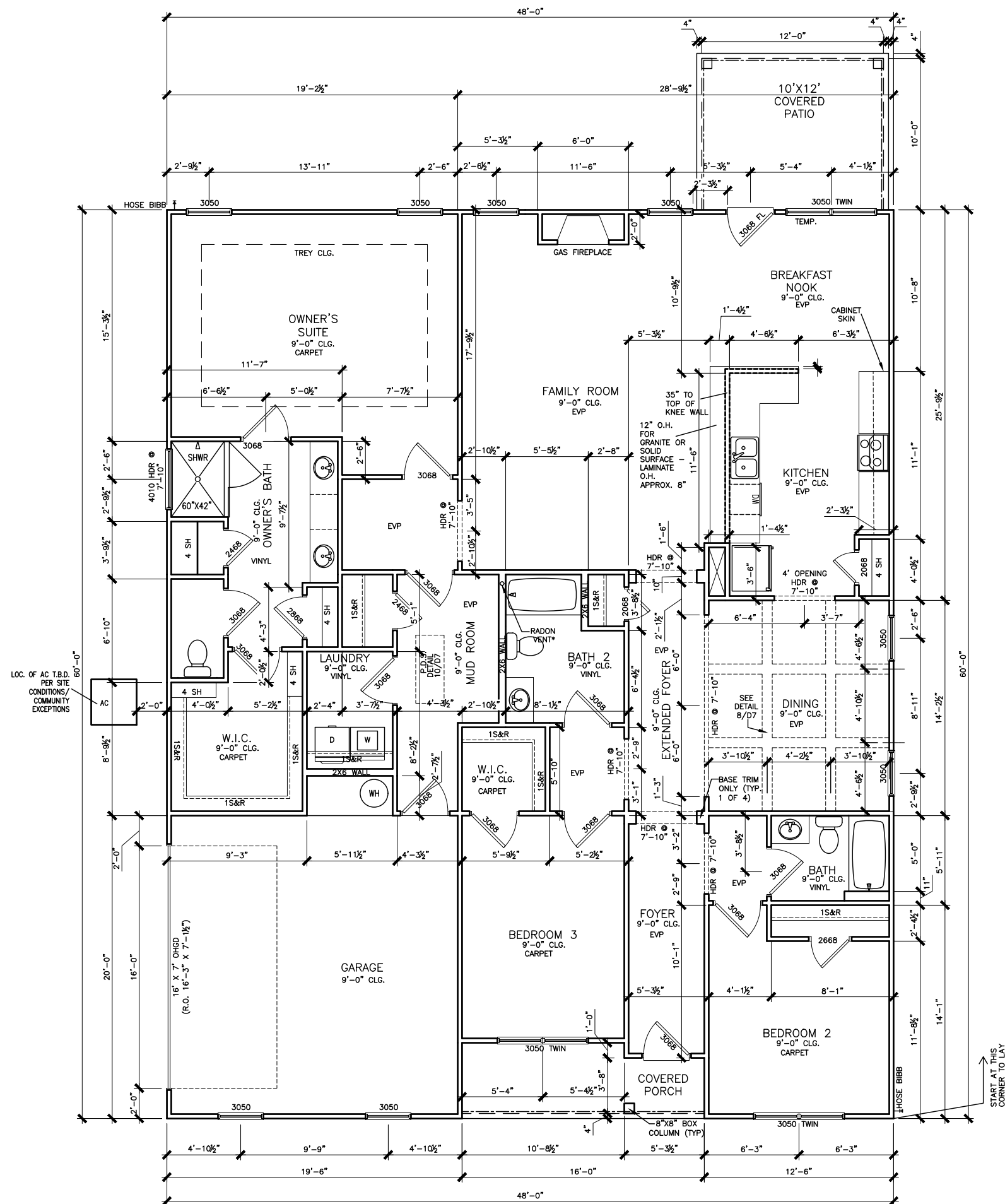
FOUNDATION PLAN  
SLAB PLAN  
AVERY

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PAGE NO: A3.1	

# CANE MILL ESTATES LOT 1



FIRST FLOOR PLAN

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

REFER TO MANUFACTURER'S SPECS.  
FOR DRAIN LOCATIONS ON DETAIL  
SHEETS D12, D12.1, D12.2, D12.3

\*RADON VENT PROVIDED  
PER LOCAL CODE

BY	#	REVISION
DATE	#	

**SMITH DOUGLAS HOMES**  
QUALITY | INTEGRITY | VALUE

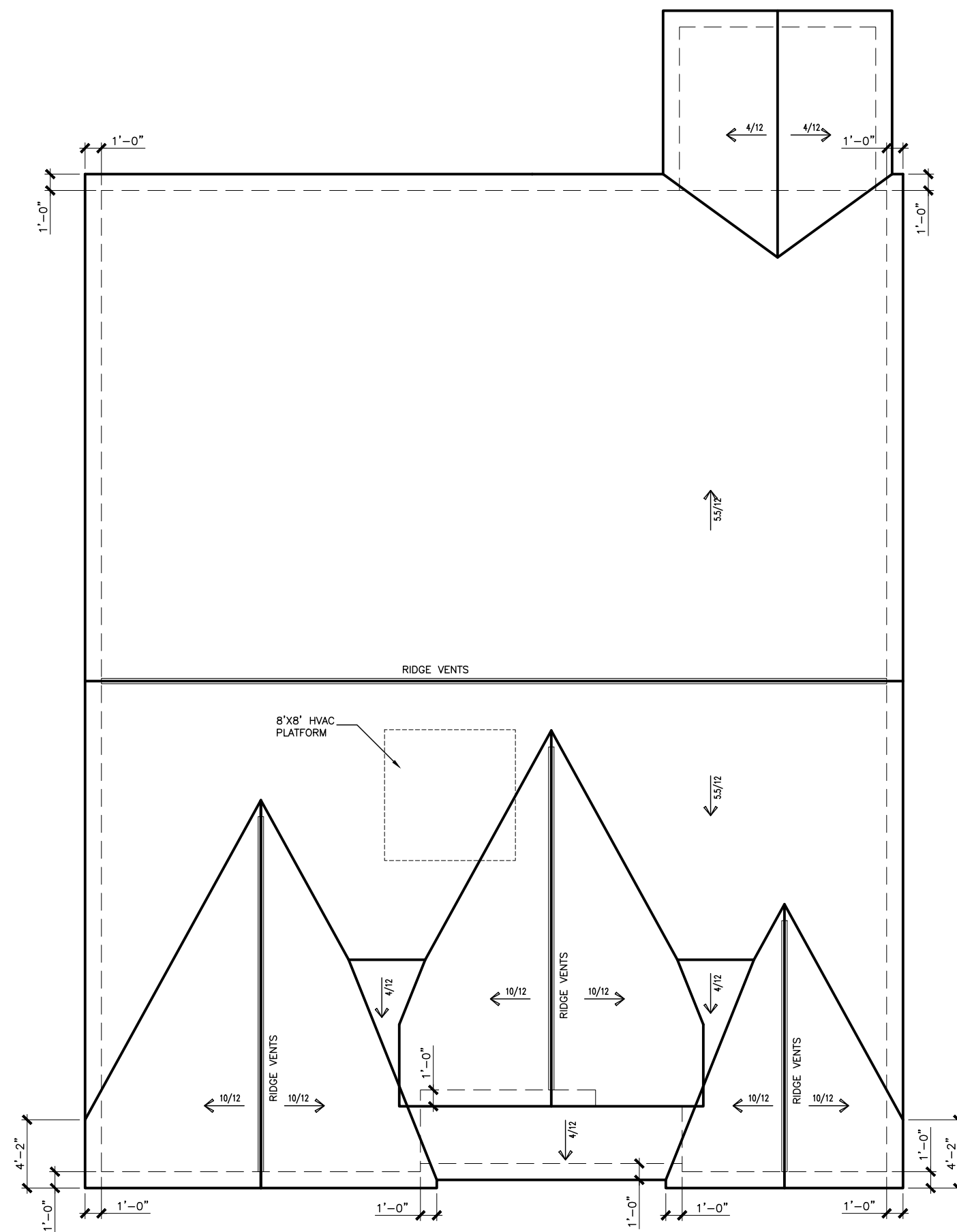
FLOOR PLAN  
**FIRST FLOOR**  
AVERY

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PAGE NO: A5.1	

# CANE MILL ESTATES LOT 1



ROOF LAYOUT "K"

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

DATE	REVISION	BY	#



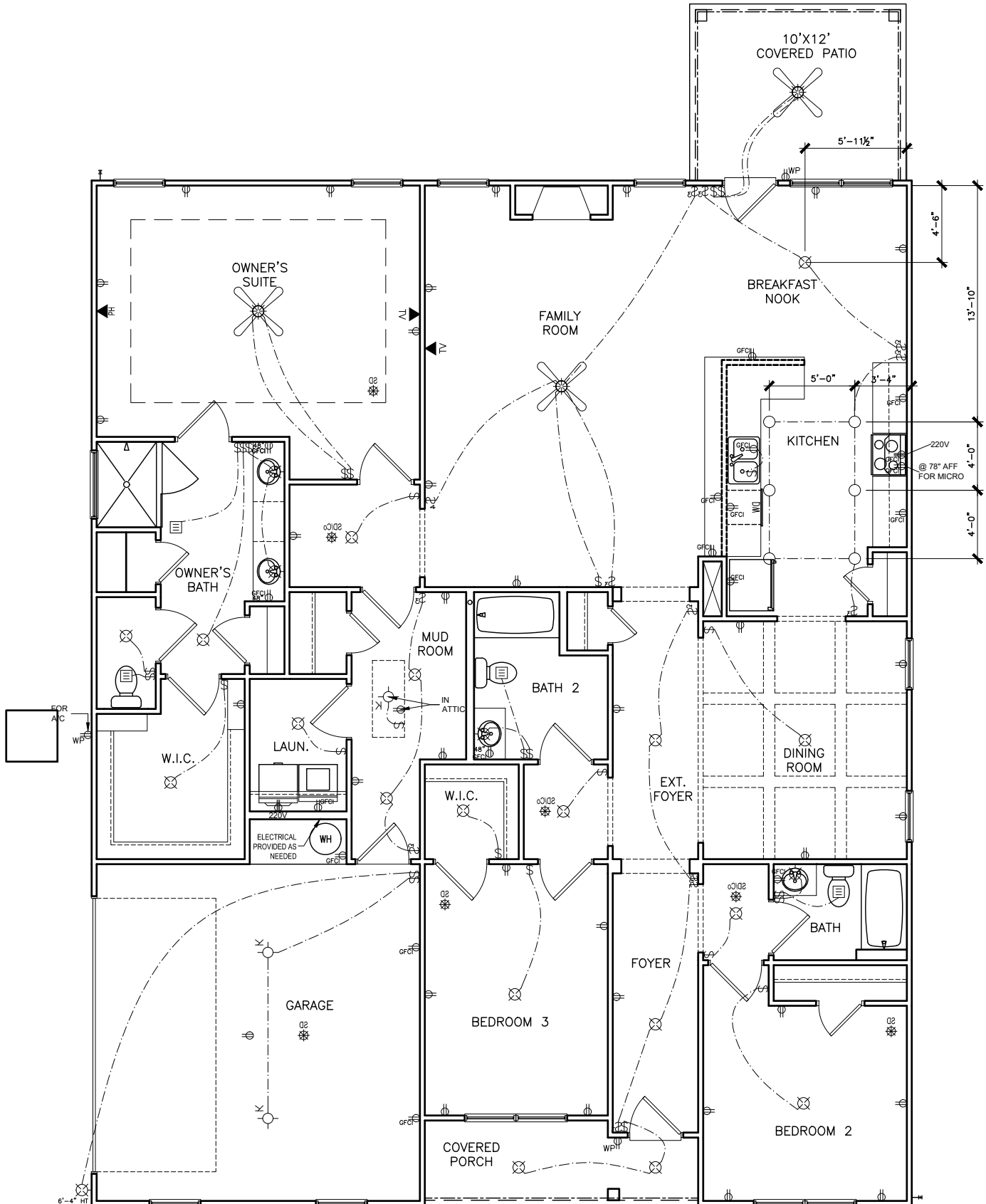
ROOF PLAN  
ROOF PLAN  
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# CANE MILL ESTATES LOT 1



### ELECTRICAL LEGEND

§	SWITCH	▼	TV
§3	3 WAY SWITCH	⊙	120V RECEPTACLE
§4	4 WAY SWITCH	⊙	120V SWITCHED RECEPTACLE
⊗	CEILING FIXTURE	⊙	220V RECEPTACLE
⊙K	KEYLESS	⊙GFCI	GFCI OUTLET
⊗	WALL MOUNT FIXTURE	⊙AFCI	ARCH FAULT CIRCUIT INTERRUPTER
○	CEILING FIXTURE	†GL	GAS LINE
●	FLEX CONDUIT	†WL	WATER LINE
⊠	CHIMES	↓	HOSE BIBB
▼	TELEPHONE	⊙	FLOOD LIGHT
SD/CO	SMOKE DETECTOR & CARBON MONOXIDE	▮	1x4 LUMINOUS FIXTURE
⊠	SECURITY OUTLET	⊗	CEILING FAN
⊠	GARAGE DOOR OPENER	—	ELECTRICAL WIRING
⊠	EXHAUST FAN	⊙	CEILING FIXTURE
⊠	FAN/LIGHT		

ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES

APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)

BREAKFAST/DINING ROOM	63" ABOVE FINISHED FLOOR
KITCHEN PENDANT LIGHTS	33" ABOVE COUNTER TOP
TWO STORY FOYER FIXTURE	96" ABOVE FINISHED FLOOR
CEILING FAN	96" ABOVE FINISHED FLOOR

NOTE: FINAL PLACEMENT OF PHONE/CABLE T.B.D. ON SITE BY THE BUILDER

FIRST FLOOR ELECTRICAL PLAN

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

DATE	REVISION	BY	#	#	#	#	#



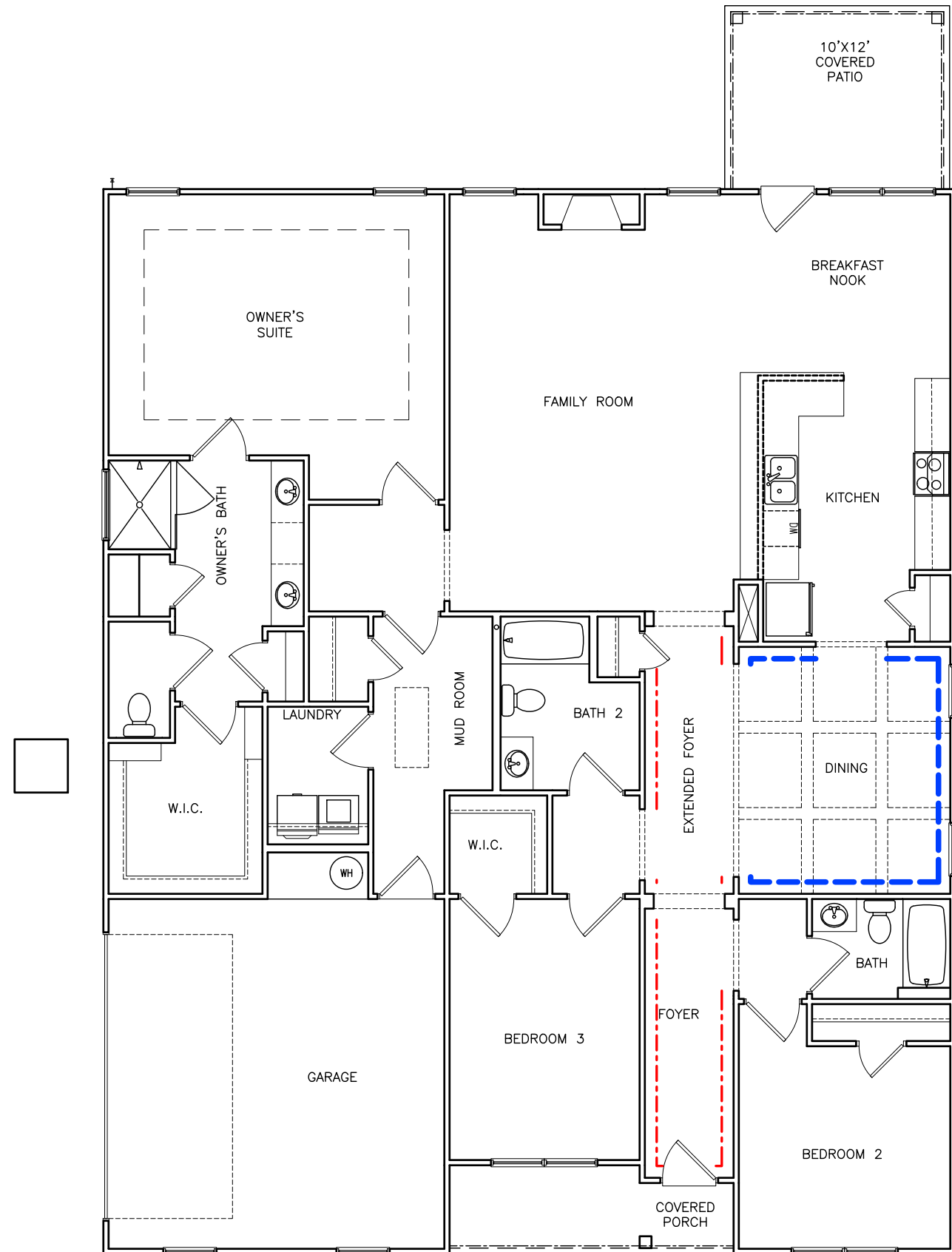
ELECTRICAL PLAN  
FIRST FLOOR  
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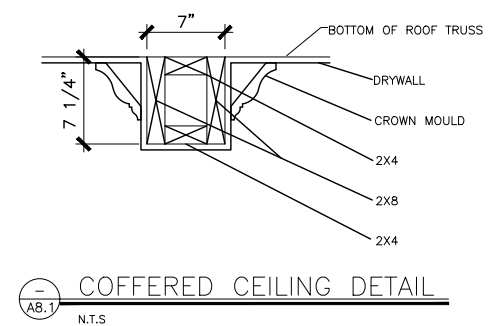
# CANE MILL ESTATES LOT 1



FOYER TRIM - CHAIR/SHADOW - - - - -  
DINING ROOM TRIM - CHAIR/SHADOW - - - - -

TRIM LAYOUT FIRST FLOOR PLAN

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



A8.1 COFFERED CEILING DETAIL  
N.T.S.

DATE	REVISION	BY



FLOOR PLAN  
TRIM LAYOUT  
AVERY

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# CANE MILL ESTATES LOT 1

BY	#	#	#	#	#	#
REVISION						
DATE						



### Lot Definition

<b>Project: Cane Mill Estates</b>		<b>Community: Cane Mill Estates</b>	
<b>Building: 000</b>		<b>Builder: Thomas Kenneth Barlow</b>	
<b>Unit: 0001</b>		<b>Status: Production Inventory</b>	
Plan: Avery K Side Entry		RTeam: Raleigh West	
Orientation: Garage Left	Sq. Ft: 2,404	Slot: 5418	
Bedrooms: 3	Bathrooms: 3	Permit:	
Address: 35 Planters Lane		Notes:	
Coats			
NC 27521			

Sales Data	Dates
Contract: 87561	Ratified: 03/19/2021
Buyer:	Original Start: 03/19/2021
Sales Agent: Nicole Stinard	Start: 03/19/2021
	Scheduled Complete: 07/30/2021

Option	Description	Quantity
36" Cabinet 2nd Upgr w/ Hardware	Includes hardware - knobs, pulls, or knob/pull combo. Note: Bath cabinets to match	1
Add Screens to Opt RegCvrdPto-Slab	Add screens to Optional Regular Rear Covered Porch per Plan on slab. Aluminum screen frames. Rail specified per Division. Includes Screen door. Door Swing and placement at discretion of Construction Manager based on Site Conditions. Includes 3'x3' concrete door stoop. Only to be used in conjunction with Optional Regular Covered Patio.	1
Automatic Garage Door Opener	Garage Door Opener - Per Door	1
Brick 16 C ExtColPkg(f)		1
Cabinet Bump above Microwave	Cabinet Bump above Microwave	1
Ceiling Fan w/Light Family Room	Ceiling fan, including Light Kit. Does not include Prewire. This option is for use in Family Rooms that are pre-wired standard but have no fan.	1
Ceiling Fan w/Light Owner Bedroom	Ceiling fan, including Light Kit. Does not include Prewire. This option is for use in Owner Bedrooms that are pre-wired standard but have no fan.	1
Chrome Interior Finish Color Package	Includes chrome kitchen faucet, bath faucets, & fixtures, brushed nickel door hardware (hinges, bumps, knobs/levers, deadbolts), Pkg1 (br) lighting fixtures, & pewter oval mirror. Separate options also affected: shower door, bath hardware (towel bar/ring, tp holder), shower grab bar, cabinet hardware	1
CofferedCeiling-DiningRoom w/1-Pc Cr	Coffered Ceiling for Dining Room with One Piece Crown Sheetrock boxes with crown run inside.	1
Crown Molding on Kitchen Cabinets		1
Dining Room - Chair Rail/Shadow Box		1

User Name: Victoria Wicker      1 of 2      03/26/2021  
Database: SmithDouglasCommunities      10:15:26 AM

### Lot Definition

Extended Foyer - Chair Rail/Shadow Box	Chair Rail/Shadow Box in the Extended Foyer per plan. This option must be chosen in addition to the option Foyer - Chair Rail/Shadow Box.	1
Fireplace in Family Room - Gas		1
FlPkg 5EA-EVP1, StdCpt (fPkg1)	Flooring Package 5EA - Enhanced Vinyl Plank 1, Standard Carpet (from Package 1)	1
Foyer - Chair Rail/Shadow Box		1
FrontDoorUpgr-12-Lite	Upgrade from base house 6-panel door with peephole to 12-lite 3/4 glass front door.	1
Granite-Kitchen Countertops - Lvl 1 (f)	Kitchen Granite Countertops - Level 1-where Laminite is Std.	1
Granite-Kitchen Sink Level 1	Level 1 Undermount rectangular stainless steel sink upgrade for kitchen granite.	1
Hall Bath Marble 1 Single Ilo LamSgl		1
Hall Bath2 Marble 1 Single Ilo LamSgl		1
Kitchen Ceiling Fixture Lights ILO Std	Kitchen Lights - Low Profile Flush Mount LED Lights per Plan ILO Standard Light.	1
Kitchen Faucet - Level 2 (G)	Upgrade to Level 2 Pull-down Kitchen Sink Faucet From Level 1 Faucet on Granite OR Solid Surface	1
Level 2 - Package Electric (from E1)	Frigidaire SS 24" Dishwasher*** Frigidaire SS 1.6 Cu. Ft. Micro Frigidaire SS 30" Elec Range	1
Optional Covered Patio-Regular-Fiber (3)	Optional Covered Patio-Regular-Fiber Cement Siding. Actual dimensions can vary per plan. Site Condition Exclusions may apply. ***Starting from 3x3 concrete pad	1
Owner Bath Marble 1 Double Ilo LamSgl	***Includes Vanity Double Bowl Option Do Not Select Both***	1
Paint Wall/Ceiling Color Upgrade	Upgrade Interior Paint Color on Walls and Ceilings for the whole house in lieu of base color	1
RearPorchCeiling Fan w/Light and PreWire	NOTE: DONT PICK TWICE: Rear Porch Exterior Ceiling Fan including Light Kit. Includes Pre-Wire. For use on plans with included Covered Porches OR lots with Optional Rear Covered Porches. Includes credit for std light.	1
Screens Base House Single Family	Add window screens to all operable standard windows on single family home. NOTE: Does not include screens for windows for optional-2nd-floors, side entry garage, or windows added or changed from structural options, optional windows, or basement windows. See additional options to complete screens.	1
Shwr Only Wall T1 Large Pan FD OBATHC	(Large shower with level 1 tile walls and framed clear glass door ILO of standard large prefab shower. Prefab pan per plan. (obathc))	1
Tray Ceiling - Owner's Bedroom		1

User Name: Victoria Wicker      2 of 2      03/26/2021  
Database: SmithDouglasCommunities      10:15:26 AM

LOT DEFINITION  
LOT DEFINITION  
AVERY

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BY: BB	CHK: AW
DATE: 3/26/21	
FACADE OPT: B	
PLAN ID:	
FND: ALL	ELEV: K
PAGE NO: A9.1	

**DESIGN SPECIFICATIONS:**

Construction Type: Commerical  Residential

**Applicable Building Codes:**

- 2018 North Carolina Residential Building Code
- ASCE 7-10: Minimum Design Loads for Buildings and Other Structures

**Design Loads:**

- Roof
  - 1.1 Live..... 20 PSF
  - 1.2 Dead..... 10 PSF
  - 1.3 Snow..... 15 PSF
    - 1.3.1 Importance Factor..... 1.0
- Floor Live Loads
  - 2.1 Typ. Dwelling..... 40 PSF
  - 2.2 Sleeping Areas..... 30 PSF
  - 2.3 Balconies (exterior) and Decks..... 40 PSF
  - 2.4 Garage Parking..... 50 PSF
- Floor Dead Loads
  - 3.1 Conventional 2x..... 10 PSF
  - 3.2 I-Joist..... 15 PSF
  - 3.3 Floor Truss..... 15 PSF
- Ultimate Wind Speed (3 sec. gust)..... 130 MPH
  - 4.1 Exposure..... B
  - 4.2 Importance Factor..... 1.0
  - 4.3 Wind Base Shear
    - 4.3.1 Vx =
    - 4.3.2 Vy =
- Component and Cladding (in PSF)

MEAN ROOF HT.	UP TO 30'	30'1"-35'	35'1"-40'	40'1"-45'
ZONE 1	16.7,-18.0	17.5,-18.9	18.2,-19.6	18.7,-20.2
ZONE 2	16.7,-21.0	17.5,-22.1	18.2,-22.9	18.7,-23.5
ZONE 3	16.7,-21.0	17.5,-22.1	18.2,-22.9	18.7,-23.5
ZONE 4	18.2,-19.0	19.2,-20.0	19.9,-20.7	20.4,-21.3
ZONE 5	18.2,-24.0	19.2,-25.2	19.9,-26.1	20.4,-26.9

- Seismic
  - 6.1 Site Class..... D
  - 6.2 Design Category..... C
  - 6.3 Importance Factor..... 1.0
  - 6.4 Seismic Use Group..... 1
  - 6.5 Spectral Response Acceleration
    - 6.5.1 S<sub>ms</sub> = %g
    - 6.5.2 S<sub>m1</sub> = %g
  - 6.6 Seismic Base Shear
    - 6.6.1 V<sub>x</sub> =
    - 6.6.2 V<sub>y</sub> =
  - 6.7 Basic Structural System (check one)
    - Bearing Wall
    - Building Frame
    - Moment Frame
    - Dual w/ Special Moment Frame
    - Dual w/ Intermediate R/C or Special Steel
    - Inverted Pendulum
  - 6.8 Arch/Mech Components Anchored?..... No
  - 6.9 Lateral Design Control: Seismic  Wind
- Assumed Soil Bearing Capacity..... 2000psf



STRUCTURAL PLANS PREPARED FOR:

**AVERY**

**PROJECT ADDRESS:** TBD  
**OWNER:** Smith Douglas Homes - Raleigh  
 2520 Reliance Ave.  
 Apex, NC 27539

**ARCHITECT/DESIGNER:**  
 Smith Douglas Homes  
 110 Village Trail, Suite 215  
 Woodstock, GA 30188

These drawings are to be coordinated with the architectural, mechanical, plumbing, electrical, and civil drawings. This coordination is not the responsibility of the structural engineering of record (SER). Should any discrepancies become apparent, the contractor shall notify SUMMIT Engineering, Laboratory & Testing, P.C. before construction begins.

**PLAN ABBREVIATIONS:**

AB	Anchor Bolt	OC	On Center
ACI	American Concrete Institute	PCF	Pounds per Cubic Foot
ASCE	American Society of Civil Engineers	PCI	Pounds per Cubic Inch
AFA	American Fiberboard Association	PSF	Pounds per Square Foot
AFF	Above Finished Floor	PSI	Pounds per Square Inch
AISC	American Institute for Steel Construction	PT	Pressure Treated
APA	American Plywood Association	SC	Stud Column
AWS	American Welding Society	SER	Structural Engineer of Record
CJ	Ceiling Joist	SJ	Single Joist
CLR	Clear	SPF	Spruce Pine Fir
DBL	Double	SST	Simpson Strong Tie
DJ	Double Joist	ST	Single Truss
DSP	Double Stud Pocket	STD	Standard
EA	Each	TJ	Triple Joist
EE	Each End	TOF	Top of Footing
EOS	Edge of Slab	TSP	Triple Stud Pocket
EW	Each Way	TYP	Typical
HDG	Hot Dipped Galvanized	UNO	Unless Noted Otherwise
NDS	Nation Design Spec. for Wood	WWF	Welded Wire Fabric
NTS	Not to Scale		

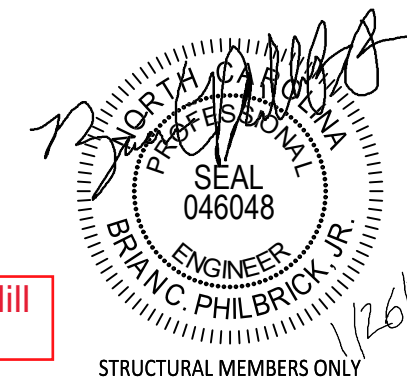
**SHEET LIST:**

Sheet No.	Description
CS1	Cover Sheet, Specifications, Revisions
CS2	Specifications Continued
S1.0m	Monolithic Slab Foundation
S1.0s	Stem Wall Foundation
S1.0c	Crawl Space Foundation
S1.0b	Basement Foundation
S2.0	Basement Framing Plan
S3.0	First Floor Framing Plan
S4.0	Second Floor Framing Plan
S5.0	Roof Framing Plan
S6.0	Basement Bracing Plan
S7.0	First Floor Bracing Plan
S8.0	Second Floor Bracing Plan

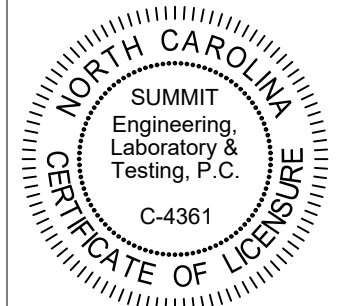
**REVISION LIST:**

Revision No.	Date	Project No.	Description
1	3/30/16	3832.06R	Created LH version of plan
2	7/27/17	3832.06R2	Added Superior wall bsmt fnd
3	8/24/17	3832.06R3	Added rear porch options
4	10/11/17	3832.06R4	Updated per revised arch. files
5	12/12/17	3832.06R5	Updated text font
6	2/26/18	3832.110	Updated per revised arch. files
7	8/1/18	3832.110R	Updated rear covered porch
8	1/30/19	3832.211	Updated per 2018 NCRC
9	3/11/19	3832.211R	Corrected basement header
10	1/7/21	3832.T0542	Updated elevation BEH per new roof truss layout
11	1/13/21	3832.T0542	Updated elevation K per new roof truss layout

Cane Mill Lot 1



STRUCTURAL MEMBERS ONLY



PROJECT: Avery - LH  
**Coversheet**  
 CLIENT: Smith Douglas Homes - Raleigh  
 2520 Reliance Ave.  
 Apex, NC 27539

CURRENT DRAWING  
 DATE: 1/7/2021  
 SCALE: 1/8"=1'-0"  
 PROJECT #: 3832.T0542  
 DRAWN BY: DGT  
 CHECKED BY: BCP

ORIGINAL DRAWING  
 DATE: 3/30/16  
 PROJECT#: 3832.06

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

**CS1**

**GENERAL STRUCTURAL NOTES:**

- The design professional whose seal appears on these drawings is the structural engineer of record (SER) for this project. The SER bears the responsibility of the primary structural elements and the performance of this structure. No other party may revise, alter, or delete any structural aspects of these construction documents without written permission of SUMMIT Engineering, Laboratory & Testing, P.C. (SUMMIT) or the SER. For the purposes of these construction documents the SER and SUMMIT shall be considered the same entity.
- The structure is only stable in its completed form. The contractor shall provide all required temporary bracing during construction to stabilize the structure.
- The SER is not responsible for construction sequences, methods, or techniques in connection with the construction of this structure. The SER will not be held responsible for the contractor's failure to conform to the contract documents, should any non-conformities occur.
- Any structural elements or details not fully developed on the construction drawings shall be completed under the direction of a licensed professional engineer. These shop drawings shall be submitted to SUMMIT for review before any construction begins. The shop drawings will be reviewed for overall compliance as it relates to the structural design of this project. Verification of the shop drawings for dimensions, or for actual field conditions, is not the responsibility of the SER or SUMMIT.
- Verification of assumed field conditions is not the responsibility of the SER. The contractor shall verify the field conditions for accuracy and report any discrepancies to SUMMIT before construction begins.
- The SER is not responsible for any secondary structural elements or non-structural elements, except for the elements specifically noted on the structural drawings.
- This structure and all construction shall conform to all applicable sections of the international residential code.
- This structure and all construction shall conform to all applicable sections of the 2018 North Carolina Residential Code (NCRC) and any local codes or restrictions

**FOUNDATIONS:**

- Foundations shall be constructed in accordance with chapter 4 of the 2018 NC Residential Building Code (Special consideration shall be given to Chapter 45 in wind zones above 130mph)
- Footing sizes based on a presumptive soil bearing capacity of 2000 PSF. Contractor is solely responsible for verifying the suitability of the site soil conditions at the time of construction
- Maximum depth of unbalanced fill against masonry walls to be as specified in section R404.1 of the 2018 NCRC
- The structural engineer has not performed a subsurface investigation. Verification of this assumed value is the responsibility of the owner or the contractor. Should any adverse soil condition be encountered the SER 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 bottom of all footings shall be 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% maximum dry density.
- Excavations of footings shall be lined temporarily with a 6 mil polyethylene membrane if placement of concrete does not occur within 24 hours of excavation.
- No concrete shall be placed against any subgrade containing water, ice, frost, or loose material.
- Each crawl space pier shall bear in the middle third of its respective footing and each girder shall bearing in the middle third of the piers. Pilasters to be bonded to perimeter foundation wall
- Crawl spaced to be graded level and clear of all debris
- Provide foundation waterproofing and drain with positive slope to outlet as required by site conditions
- Energy efficiency compliance and insulation of the structure to be in accordance with chapter 11 of the 2018 NCRC

**CONCRETE:**

- Concrete shall have a normal weight aggregate and a minimum compressive strength (F<sub>c</sub>) at 28 days of 3000 psi, unless otherwise noted on the plan.
- Concrete shall be proportioned, mixed, and placed in accordance with the latest editions of ACI 318: "Building Code Requirements for Reinforced Concrete" and ACI 301: "Specifications for Structural Concrete for Buildings".
- Air entrained concrete must be used for all structural elements exposed to freeze/thaw cycles and deicing chemicals. Air entrainment amounts (in percent) shall be within -1% to +2% of target values as follows:
  - Footings: 5%
  - Exterior Slabs: 5%
- No admixtures shall be added to any structural concrete without written permission of the SER
- Concrete slabs-on-grade shall be constructed in accordance with ACI 302.1R-96: "Guide for Concrete Slab and Slab Construction".
- The concrete slab-on-grade has been designed using a subgrade modulus of k=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 not in accordance with the above assumptions.
- Control or saw cut joints shall be spaced in interior slabs-on-grade at a maximum of 15'-0" O.C. and in exterior slabs-on-grade at a maximum of 10'-0" unless otherwise noted.
- Control or saw cut joints shall be produced using conventional process within 4 to 12 hours after the slab has been finished
- Reinforcing steel may not extend through a control joint. Reinforcing steel may extend through a saw cut joint.
- All welded wire fabric (W.W.F.) for concrete slabs-on-grade shall be placed at mid-depth of slab. The W.W.F. shall be securely supported during the concrete pour. Fibermesh may be used in lieu of W.W.F.

**CONCRETE REINFORCEMENT:**

- Fibrous concrete reinforcement, or fibermesh, specified in concrete slabs-on-grade may be used for control of cracking due to shrinkage and thermal expansion/contraction, lowered water migration, an increase in impact capacity, increased abrasion resistance, and residual strength.
- Fibermesh reinforcing to be 100% virgin polypropylene fibers containing no reprocessed olefin materials and specifically manufactured for use as concrete secondary reinforcement.
- Application of fibermesh per cubic yard of concrete shall equal a minimum of 0.1% by volume (1.5 pounds per cubic yard)
- Fibermesh shall comply with ASTM C1116, any local building code requirements, and shall meet or exceed the current industry standard.
- 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 the latest edition of ACI 315: "Manual of Standard Practice for Detailing Concrete Structures"
- Horizontal footing and wall reinforcement shall be continuous and shall have 90° bends, or corner bars with the same size/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 otherwise noted. Splices in masonry shall be a minimum of 48 bar diameters.
- Where reinforcing dowels are required, they shall be equivalent in size and spacing to the vertical reinforcement. The dowel shall extend 48 bar diameters vertically and 20 bar diameters into the footing.
- Where reinforcing steel is required vertically, dowels shall be provided unless otherwise noted.

**WOOD FRAMING:**

- Solid sawn wood framing members shall conform to the specifications listed in the latest edition of the "National Design Specification for Wood Construction" (NDS). Unless otherwise noted, all wood framing members are designed to be Spruce-Pine-Fir (SPF) #2.
- LVL or PSL engineered wood shall have the following minimum design values:
  - E = 1,900,000 psi
  - F<sub>b</sub> = 2600 psi
  - F<sub>v</sub> = 285 psi
  - F<sub>c</sub> = 700 psi
- Wood in contact with concrete, masonry, or earth shall be pressure treated in accordance with AWPA standard C-15. All other moisture exposed wood 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 beams shall have full bearing on supporting framing members unless otherwise noted.
- Exterior and load bearing stud walls are to be 2x4 SPF#2 @16" O.C. unless otherwise noted. Studs shall be continuous from the sole plate to the double top plate. Studs shall only be discontinuous at headers for window/door openings. A minimum of one king stud shall be placed at each end of the header. King studs shall be continuous.
- Individual studs forming a column shall be attached with one 10d nail @6" O.C. staggered. The stud column shall be continuous to the foundation or beam. The column shall be fully blocked at all floor levels to ensure proper load transfer.
- Multi-ply beams shall have each ply attached with (3)10d nails @ 24" O.C.
- Fitch beams and four and five ply beams shall be bolted together with (2) rows of 1/2" dia. through bolts staggered @24" O.C. w/ 2" edge distance and (2) bolts located at 6" from each end, unless noted otherwise.

**WOOD TRUSSES:**

- The wood truss manufacturer/fabricator is responsible for the design of the wood trusses. Submit sealed shop drawings and supporting calculations to the SER for review prior to fabrication. The SER shall have a minimum of five (5) days for review. The review by the SER shall review for overall compliance with the design documents. The SER 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 local building code, the ASCE Standard "Minimum Design Loads for Buildings and Other Structures." (ASCE 7-10), and the loading requirements shown on these specifications. The truss drawings shall be coordinated with all other construction documents and provisions provided for loads shown on these drawings including but not limited to HVAC equipment, piping, and architectural fixtures attached to the trusses.
- The trusses shall be designed, fabricated, and erected in accordance with the latest edition of the "National Design Specification for Wood Construction." (NDS) and "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" (HIB-91). 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.
- 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.

**WOOD STRUCTURAL PANELS:**

- Fabrication and placement of structural wood sheathing shall be in accordance with the APA Design/Construction Guide "Residential and Commercial," and all other applicable APA standards.
- All structurally required wood sheathing shall bear the mark of the APA.
- Wood wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan set for more information. Sheathing shall be applied with the long direction perpendicular to framing, unless noted otherwise.
- 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)-8d CC nail at 6"o/c at panel edges and at 12"o/c in panel field unless otherwise noted on the plans. Sheathing shall be applied with the long direction perpendicular to framing. Sheathing shall have a span rating consistent 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 by the state Building Code.
- Wood floor sheathing shall be APA rated sheathing exposure 1 or 2. Attach sheathing to its supporting framing with (1)-8d CC ringshank nail at 6"o/c at panel edges and at 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 consistent with the framing spacing. Use suitable edge support by use of T&G plywood or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Apply building paper over the sheathing as required by the state Building Code.
- Sheathing shall have a 1/8" gap at panel ends and edges as recommended in accordance with the APA.

**STRUCTURAL FIBERBOARD PANELS:**

- Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards.
- Fiberboard wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan set for more information.
- Sheathing shall have a 1/8" gap at panel ends and edges are recommended in accordance with the AFA.

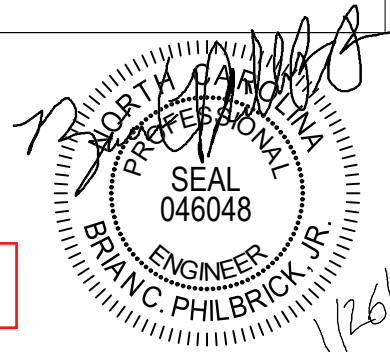
**EXTERIOR WOOD FRAMED DECKS:**

- Decks are to be framed in accordance with local building codes and as referenced on the structural plans, either through code references or construction details.

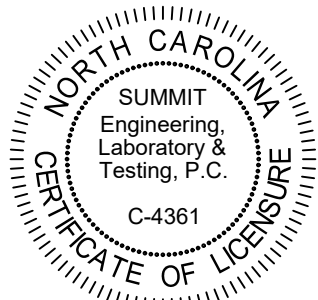
**STRUCTURAL STEEL:**

- Structural steel shall be fabricated and erected in accordance with the American Institute of Steel Construction "Code of Standard Practice for Steel Buildings and Bridges" and of the manual of Steel Construction "Load Resistance Factor Design" latest editions.
- All steel shall have a minimum yield stress (F<sub>y</sub>) of 36 ksi unless otherwise noted.
- Welding shall conform to the latest edition of the American Welding Society's Structural Welding Code AWS D1.1. Electrodes for shop and field welding shall be class E70XX. All welding shall be performed by a certified welder per the above standards.

Cane Mill Lot 1



STRUCTURAL MEMBERS ONLY



PROJECT  
Avery - LH  
**Coversheet**  
CLIENT  
Smith Douglas Homes - Raleigh  
2520 Reliance Ave.  
Apex, NC 27539

**CURRENT DRAWING**

DATE: 1/7/2021  
SCALE: 1/8"=1'-0"  
PROJECT #: 3832.T0542  
DRAWN BY: DGT  
CHECKED BY: BCP

**ORIGINAL DRAWING**

DATE PROJECT#  
3/30/16 3832.06

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

CS2

**FOUNDATION NOTES:**

- FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AMENDMENTS.
- STRUCTURAL CONCRETE TO BE  $F_c = 3000$  PSI, PREPARED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318.
- FOOTINGS TO BE PLACED ON UNDISTURBED EARTH, BEARING A MINIMUM OF 12" BELOW ADJACENT FINISHED GRADE, OR AS OTHERWISE DIRECTED BY THE CODE ENFORCEMENT OFFICIAL.
- FOOTING SIZES BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 PSF. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION.
- FOOTINGS AND PIERS SHALL BE CENTERED UNDER THEIR RESPECTIVE ELEMENTS. PROVIDE 2" MINIMUM FOOTING PROJECTION FROM THE FACE OF MASONRY.
- MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN SECTION R404.1 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
- PLASTER TO BE BONDED TO PERIMETER FOUNDATION WALL.
- PROVIDE FOUNDATION WATERPROOFING, AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.
- PROVIDED PERIMETER INSULATION FOR ALL FOUNDATIONS PER 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
- CORBEL FOUNDATION WALL AS REQUIRED TO ACCOMMODATE BRICK VENEERS.
- CRAWL SPACE TO BE GRADED LEVEL, AND CLEARED OF ALL DEBRIS.
- FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER THE 2018 NORTH CAROLINA RESIDENTIAL CODE SECTION R403.1.6. MINIMUM 1/2" DIA. BOLTS SPACED AT 6'-0" ON CENTER WITH A 2" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. ANCHOR BOLTS SHALL BE 12" FROM THE END OF EACH PLATE SECTION. MINIMUM (2) ANCHOR BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE LOCATED IN THE CENTER THIRD OF THE PLATE.
- ABBREVIATIONS:

DJ = DOUBLE JOIST	SI = SINGLE JOIST
GT = GIRDER TRUSS	FT = FLOOR TRUSS
SC = STUD COLUMN	DR = DOUBLE RAFTER
EE = EACH END	TR = TRIPLE RAFTER
TJ = TRIPLE JOIST	OC = ON CENTER
CL = CENTER LINE	PL = POINT LOAD

- ALL PIERS TO BE 16"x16" MASONRY AND ALL PLASTERS TO BE 8"x16" MASONRY, TYPICAL, (UNO)
- WALL FOOTINGS TO BE CONTINUOUS CONCRETE. SIZES PER STRUCTURAL PLAN.
- A FOUNDATION EXCAVATION OBSERVATION SHOULD BE CONDUCTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER, OR HIS QUALIFIED REPRESENTATIVE. IF ISOLATED AREAS OF YIELDING MATERIALS AND/OR POTENTIALLY EXPANSIVE SOILS ARE OBSERVED IN THE FOOTING EXCAVATIONS AT THE TIME OF CONSTRUCTION, SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. MUST BE PROVIDED THE OPPORTUNITY TO REVIEW THE FOOTING DESIGN PRIOR TO CONCRETE PLACEMENT.
- ALL FOOTINGS & SLABS ARE TO BEAR ON UNDISTURBED SOIL OR 95% COMPACTED FILL, VERIFIED BY ENGINEER OR CODE OFFICIAL.

REFER TO BRACED WALL PLAN FOR PANEL LOCATIONS AND ANY REQUIRED HOLDINGS. ADDITIONAL INFO. PER SECTION R602.10.4 AND FIGURE R602.10.3(4) OF THE 2018 NCR.

NOTE: ALL EXTERIOR FOUNDATION DIMENSIONS ARE TO FRAMING AND NOT BRICK VENEER, UNO

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES COMPLETED/REVISED ON 1/15/18. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

NOTE: A 4" CRUSHED STONE BASE COURSE IS NOT REQUIRED WHEN SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1 PER TABLE R405.1

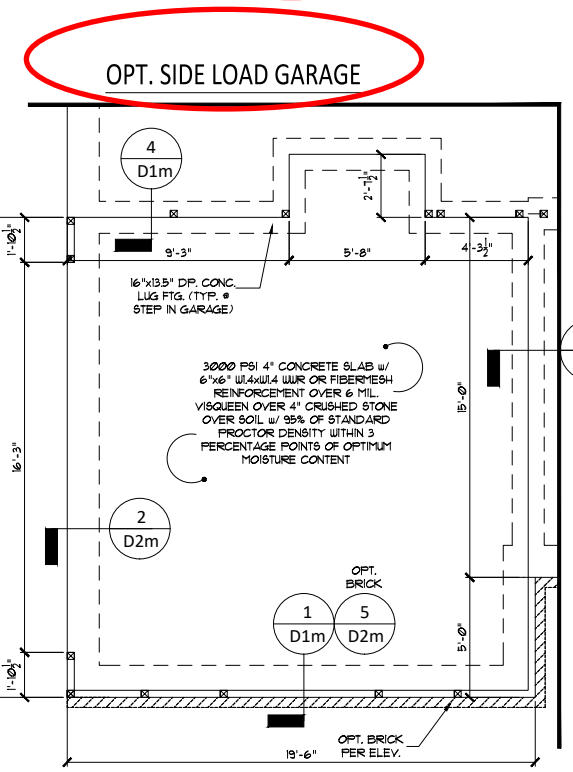
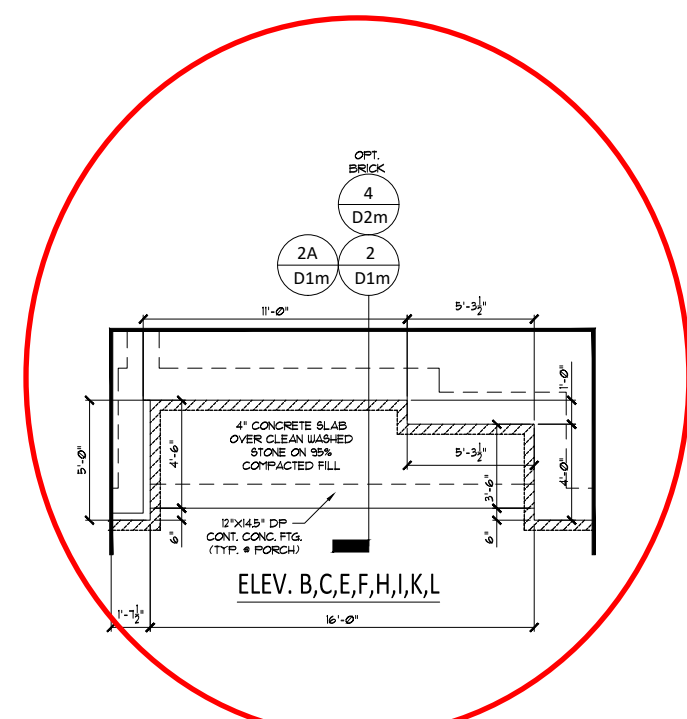
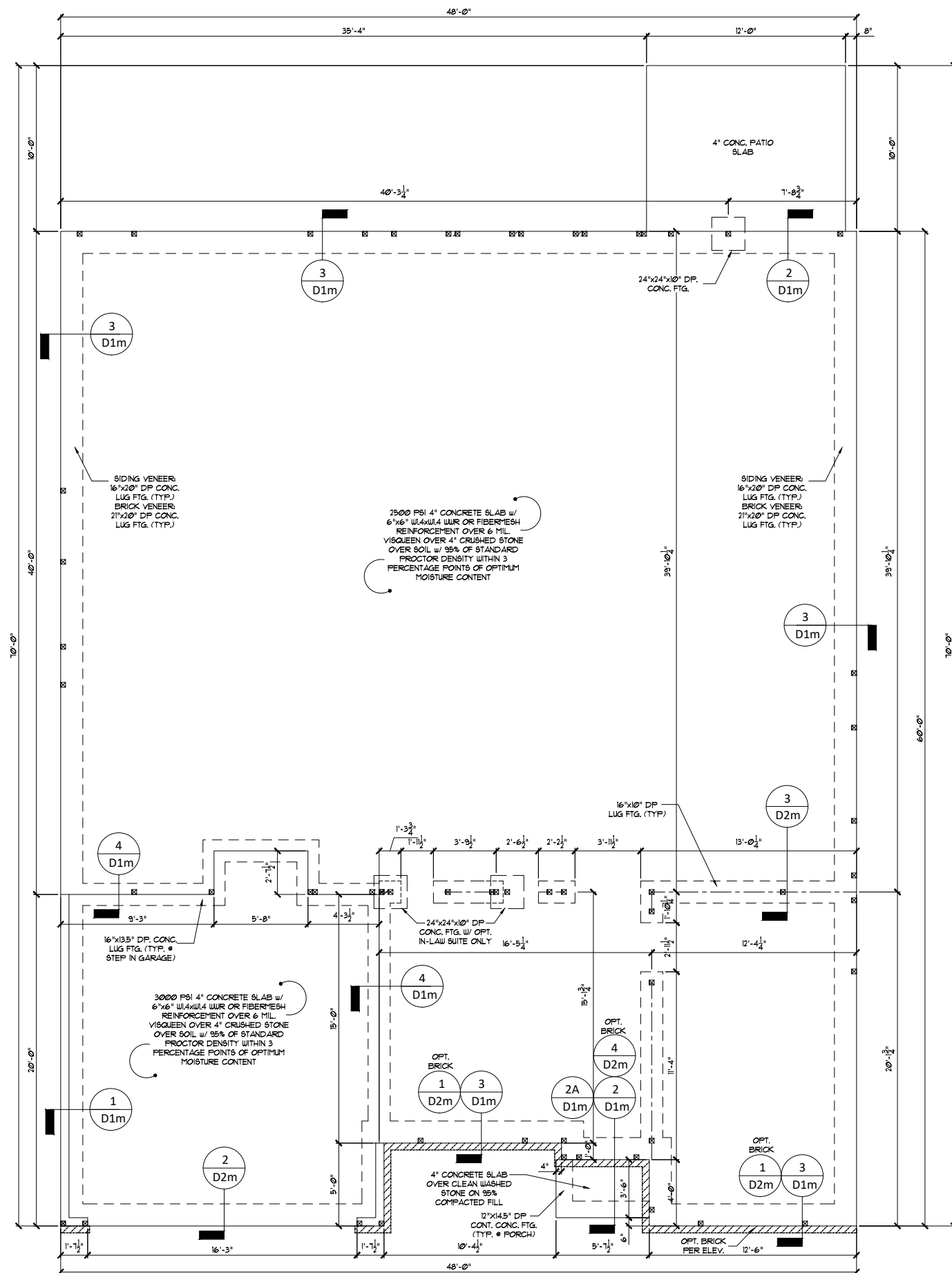
**STRUCTURAL MEMBERS ONLY**

ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT, SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS. ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. FAILURE TO DO SO WILL VOID SUMMIT LIABILITY.

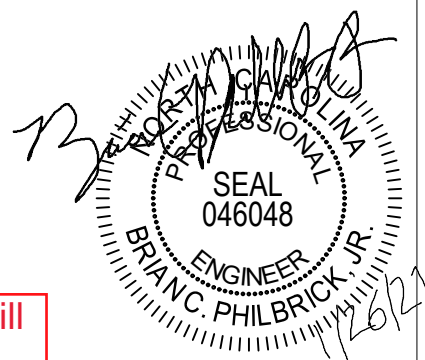
STRUCTURAL ANALYSIS BASED ON 2018 NCR.

**MONOLITHIC SLAB FOUNDATION**

SCALE: 1/8"=1'

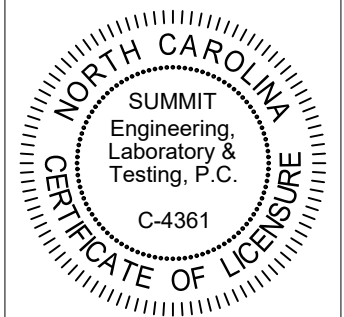


Cane Mill Lot 1



STRUCTURAL MEMBERS ONLY

**SUMMIT**  
ENGINEERING LABORATORY TESTING  
3070 HAMMOND BUSINESS PLACE, SUITE 171  
RALEIGH, NC 27603  
OFFICE: 919.380.9991  
FAX: 919.380.9993  
WWW.SUMMIT-COMPANIES.COM



PROJECT Avery - LH  
**Monolithic Slab Fnd.**  
CLIENT Smith Douglas Homes - Raleigh  
2520 Reliance Ave.  
Apex, NC 27539

CURRENT DRAWING  
DATE: 1/7/2021  
SCALE: 1/8"=1'-0"  
PROJECT #: 3832.T0542  
DRAWN BY: DGT  
CHECKED BY: BCP

ORIGINAL DRAWING  
DATE 3/30/16 PROJECT# 3832.06

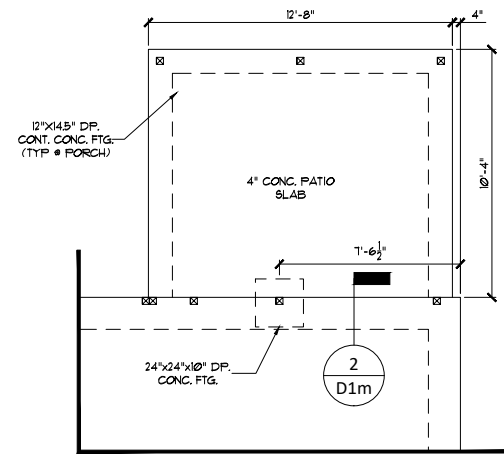
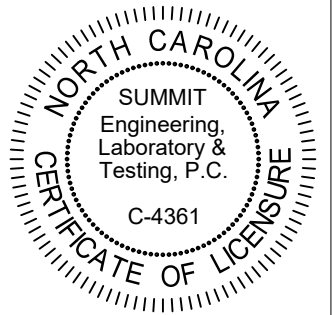
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET **S1.0m**

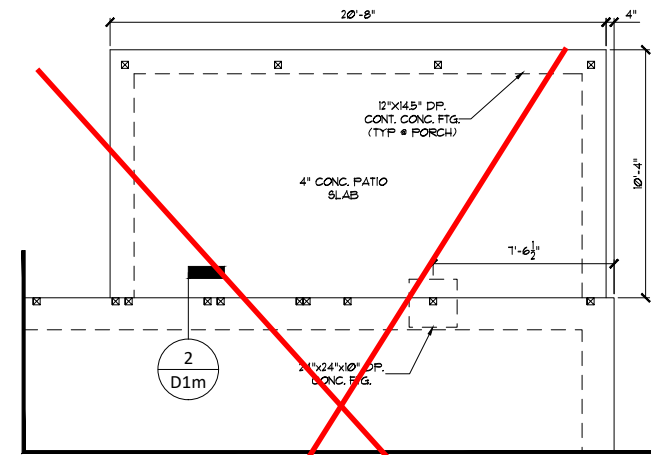
SEE SHEET S1.0m FOR NOTES AND MORE INFORMATION



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 RALEIGH, NC 27603  
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OPT. SCREENED/COVERED PORCH



OPT. EXT. SCREENED/COVERED PORCH

**STRUCTURAL MEMBERS ONLY**

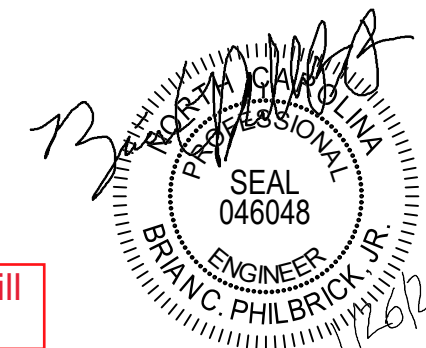
ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT, SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS. ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. FAILURE TO DO SO WILL VOID SUMMIT LIABILITY.

STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

**MONOLITHIC SLAB FOUNDATION**

SCALE: 1/8"=1'

Cane Mill Lot 1



STRUCTURAL MEMBERS ONLY

PROJECT  
 Avery - LH  
**Monolithic Slab Fnd.**  
 CLIENT  
 Smith Douglas Homes - Raleigh  
 2520 Reliance Ave.  
 Apex, NC 27539

**CURRENT DRAWING**

DATE: 1/7/2021  
 SCALE: 1/8"=1'-0"  
 PROJECT #: 3832.T0542  
 DRAWN BY: DGT  
 CHECKED BY: BCP

**ORIGINAL DRAWING**

DATE PROJECT#  
 3/30/16 3832.06

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

**S1.1m**

- GENERAL STRUCTURAL NOTES:
- CONSTRUCTION SHALL CONFORM TO 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AMENDMENTS.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE DRAWING FOR THIS SPECIFIC PROJECT. ENGINEER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THIS PLAN.
  - CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING REQUIRED TO RESIST ALL FORCES ENCOUNTERED DURING ERECTION.
  - PROPERTIES USED IN THE DESIGN ARE AS FOLLOWS:  
MICROLAM (LVL):  $F_y = 2600$  PSI,  $F_x = 285$  PSI,  $E = 1.9 \times 10^6$  PSI  
PARALLAM (PSL):  $F_y = 2900$  PSI,  $F_x = 290$  PSI,  $E = 1.25 \times 10^6$  PSI
  - ALL WOOD MEMBERS SHALL BE #2 SYP UNLESS NOTED ON PLAN. ALL STUD COLUMNS AND JOISTS SHALL BE #2 SYP (UNO).
  - ALL BEAMS SHALL BE SUPPORTED WITH A (2) 2x4 #2 SYP STUD COLUMN AT EACH END UNLESS NOTED OTHERWISE.
  - ALL REINFORCING STEEL SHALL BE GRADE 60 BARS CONFORMING TO ASTM A615 AND SHALL HAVE A MINIMUM COVER OF 3".
  - FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER THE 2018 NORTH CAROLINA RESIDENTIAL CODE SECTION R403.1.6. MINIMUM 1/2" DIA. BOLTS SPACED AT 6'-0" ON CENTER WITH A 7" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. ANCHOR BOLTS SHALL BE 12" FROM THE END OF EACH PLATE SECTION. MINIMUM (2) ANCHOR BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE LOCATED IN THE CENTER THIRD OF THE PLATE.
  - CONTRACTOR TO PROVIDED LOOKOUTS WHEN CEILING JOISTS SPAN PERPENDICULAR TO RAFTERS.
  - FITCH BEAMS, 4-PLY LVLS AND 3-PLY SIDE LOADED LVLS SHALL BE BOLTED TOGETHER WITH 1/2" DIA. THRU BOLTS SPACED AT 24" O.C. (MAX) STAGGERED OR EQUIVALENT CONNECTIONS PER DETAIL 1/03F. MIN. EDGE DISTANCE SHALL BE 3" AND (2) BOLTS SHALL BE LOCATED MINIMUM 6" FROM EACH END OF THE BEAM.
  - ALL NON-LOAD BEARING HEADERS SHALL BE (1) FLAT 2x4 SYP #2, DROPPED. FOR NON-LOAD BEARING HEADERS EXCEEDING 8'-0" IN WIDTH AND/OR WITH MORE THAN 2'-0" OF CRIPPLE WALL ABOVE, SHALL BE (2) FLAT 2x4 SYP #2, DROPPED. (UNLESS NOTED OTHERWISE)
  - ABBREVIATIONS:

- DI = DOUBLE JOIST  
GT = GIRDER TRUSS  
SC = STUD COLUMN  
EE = EACH END  
TJ = TRIPLE JOIST  
CL = CENTER LINE
- SI = SINGLE JOIST  
FT = FLOOR TRUSS  
DR = DOUBLE RAFTER  
TR = TRIPLE RAFTER  
OC = ON CENTER  
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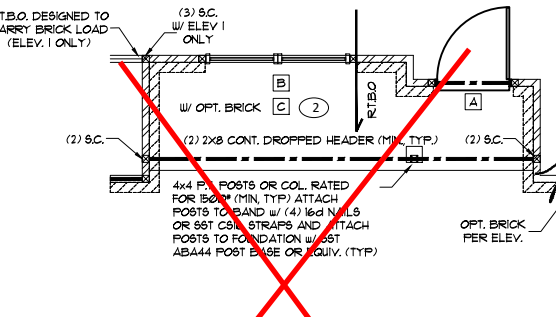
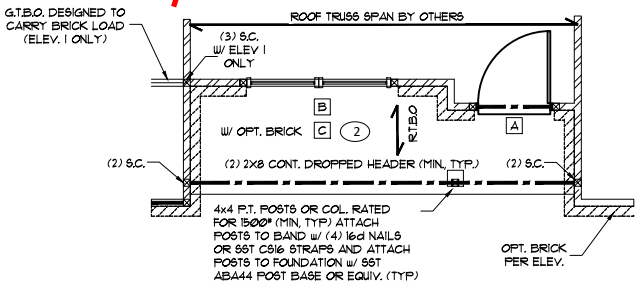
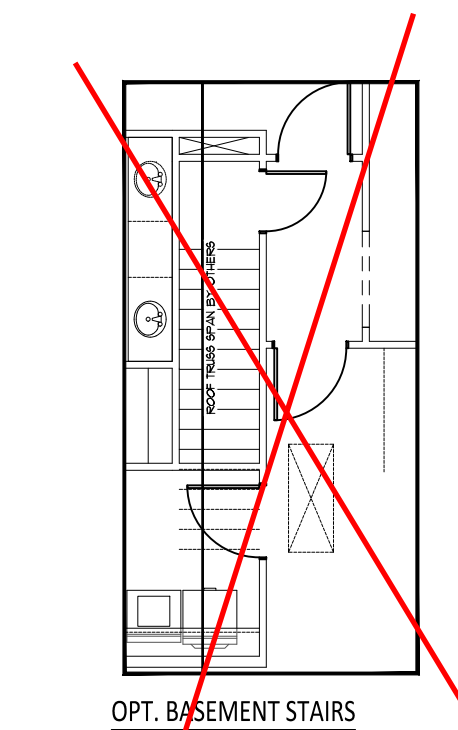
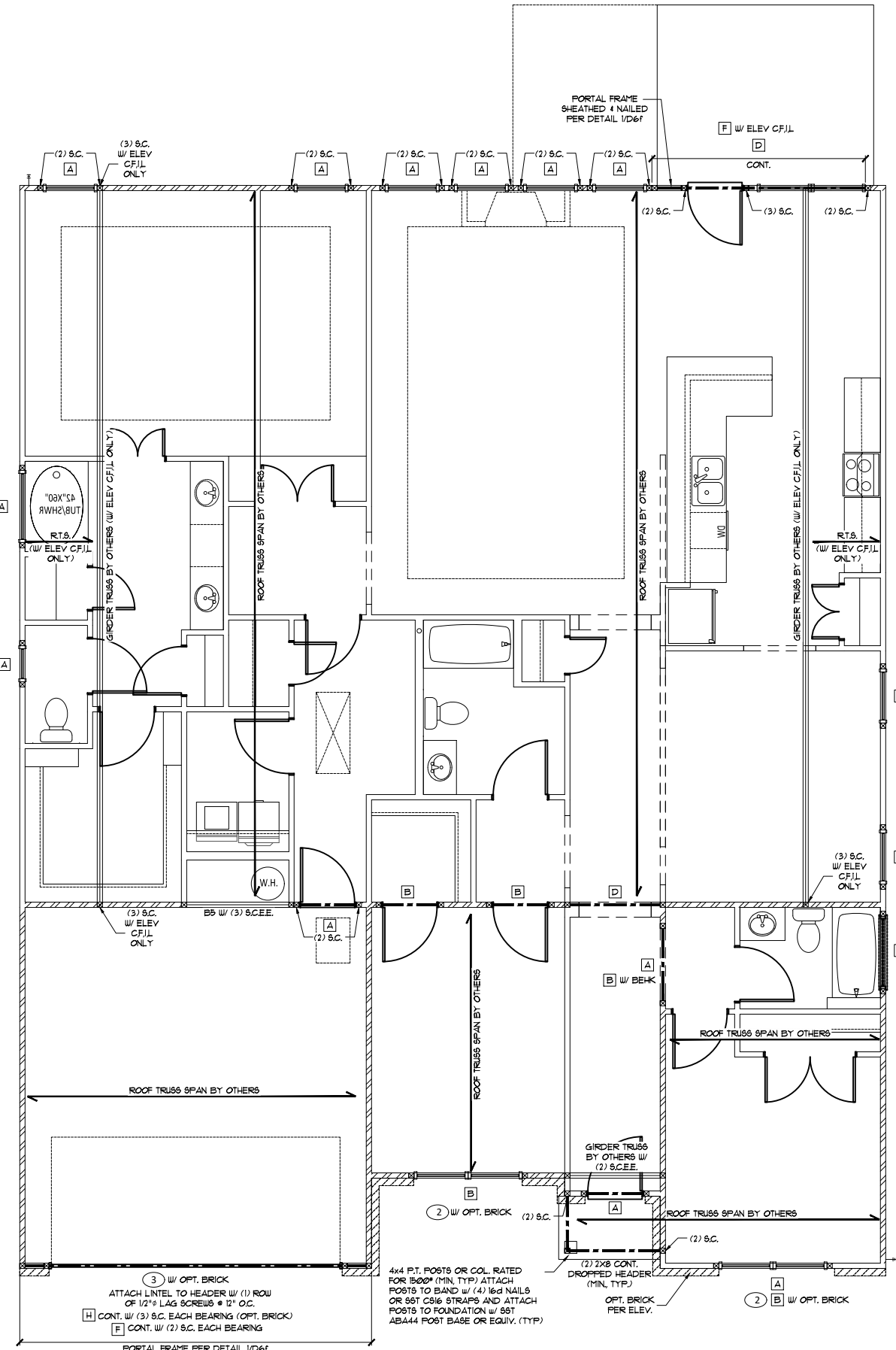
NOTE: --- DESIGNATES JOIST SUPPORTED LOAD BEARING WALL ABOVE. PROVIDE BLOCKING UNDER JOIST SUPPORTED LOAD BEARING WALL

NOTE: SHADED WALLS INDICATE LOAD BEARING WALLS

JOIST & BEAM SIZES SHOWN ARE MINIMUMS. BUILDER MAY INCREASE DEPTH FOR EASE OF CONSTRUCTION.

NOTE: REDUCE JOIST SPACING UNDER TILE FLOORS, GRANITE COUNTERTOPS AND/OR ISLANDS.

STUD COLUMN (S.C.) CALLOUTS ON PLAN OVERRIDE JACK STUD COUNT SHOWN IN BEAM/HEADER SCHEDULE. KING STUDS TO BE INSTALLED PER APPLICABLE BUILDING CODE.



HEADER/BEAM SCHEDULE			
HEADER TAG	BEAM TAG	SIZE	JACKS (EACH END)
-	B1	(1) 14" FLOOR JOIST	(2)
-	B2	(2) 14" FLOOR JOIST	(2)
A	B3	(2) 2x6	(1)
B	B4	(2) 2x8	(2)
C	B5	(2) 2x10	(2)
D	B6	(2) 2x12	(2)
E	B7	(2) 9-1/4" LVL	(3)
F	B8	(2) 11-7/8" LVL	(3)
G	B9	(2) 14" LVL	(3)
H	B10	(2) 16" LVL	(3)
I	B11	(2) 18" LVL	(3)
J	B12	(2) 24" LVL	(4)
K	B13	(3) 9-1/4" LVL	(3)
L	B14	(3) 11-7/8" LVL	(3)
M	B16	(3) 14" LVL	(3)
N	B17	(3) 16" LVL	(3)
O	B18	(3) 18" LVL	(3)
P	B19	(3) 24" LVL	(4)

LINTEL SCHEDULE		
TAG	SIZE	OPENING SIZE
①	L3x3x1/4"	LESS THAN 6'-0"
②	L5x3x1/4"	6'-0" TO 10'-0"
③	L5x3-1/2"x5/16"	GREATER THAN 10'-0"
④	L5x3-1/2"x5/16" ROLLED OR EQUIV.	ALL ARCHED OPENINGS

SECURE LINTEL TO HEADER w/ (2) 1/2" DIAMETER LAG SCREWS STAGGERED @ 16" O.C. (TYP FOR ③)

ALL HEADERS WITH BRICK ABOVE: (UNO) ①

WALL STUD SCHEDULE	
1ST & 2ND FLOOR LOAD BEARING STUDS: 2x4 STUDS @ 16" O.C. OR 2x6 STUDS @ 24" O.C.	
1ST FLOOR LOAD BEARING STUDS w/ WALK-UP ATTIC: 2x4 STUDS @ 12" O.C. OR 2x6 STUDS @ 16" O.C.	
BASEMENT LOAD BEARING STUDS: 2x4 STUDS @ 12" O.C. OR 2x6 STUDS @ 16" O.C.	
NON-LOAD BEARING STUDS (ALL FLOORS): 2x4 STUDS @ 24" O.C.	
TWO STORY WALLS: 2x4 STUDS @ 12" O.C. OR 2x6 STUDS @ 16" O.C. BALLOON FRAMED w/ CROSS BRACING @ 6'-0" O.C. VERTICALLY	

KING STUD REQUIREMENTS	
OPENING WIDTH	KINGS (EACH END)
LESS THAN 3'-0"	(1)
3'-0" TO 4'-0"	(2)
4'-0" TO 8'-0"	(3)
8'-0" TO 12'-0"	(5)
12'-0" TO 16'-0"	(6)

KING STUD REQUIREMENTS ABOVE DO NOT APPLY TO PORTAL FRAMED OPENINGS

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STRUCTURAL MEMBERS ONLY

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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

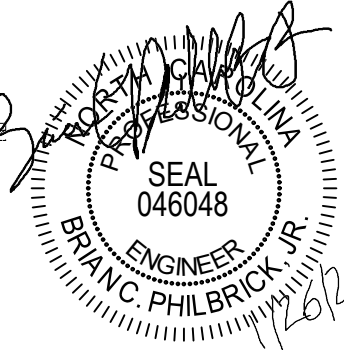
FIRST FLOOR FRAMING PLAN  
SCALE: 1/8"=1'

ELEVATIONS A,D,G,I

ELEVATIONS B,E,H,K

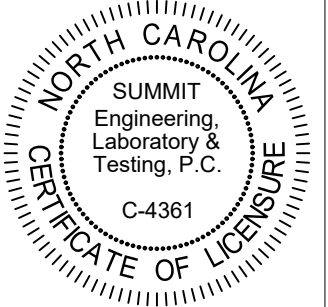
ELEVATIONS C,F,I,J

Cane Mill Lot 1



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OFFICE: 919.380.9991  
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PROJECT  
Avery - LH  
**First Floor Framing**

CLIENT  
Smith Douglas Homes - Raleigh  
2520 Reliance Ave.  
Apex, NC 27539

CURRENT DRAWING  
DATE: 1/7/2021  
SCALE: 1/8"=1'-0"  
PROJECT #: 3832.T0542  
DRAWN BY: DGT  
CHECKED BY: BCP

ORIGINAL DRAWING  
DATE 3/30/16 PROJECT# 3832.06

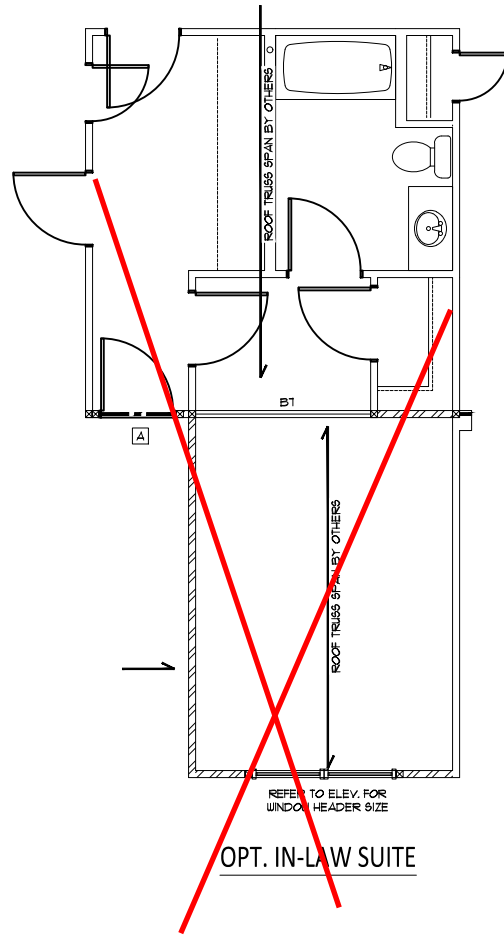
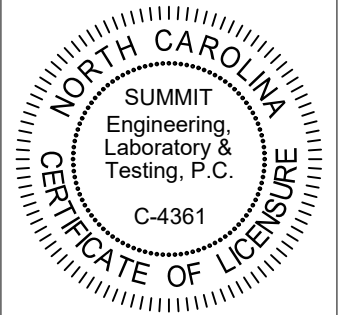
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
**S3.0**

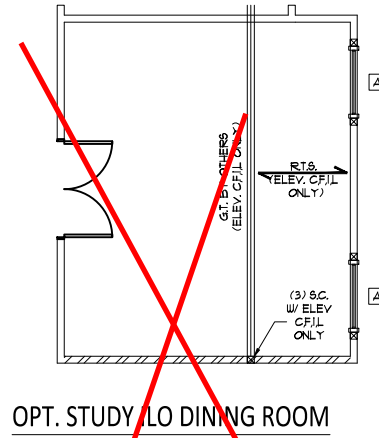
STUD COLUMN (S.C.) CALLOUTS ON PLAN  
OVERRIDE JACK STUD COUNT SHOWN IN  
BEAM-HEADER SCHEDULE. KING STUDS TO BE  
INSTALLED PER APPLICABLE BUILDING CODE.

SEE SHEET S3.0 FOR NOTES AND  
MORE INFORMATION

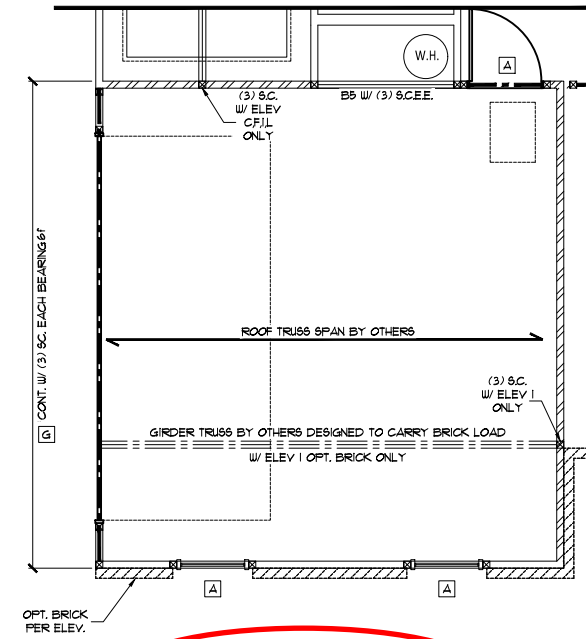
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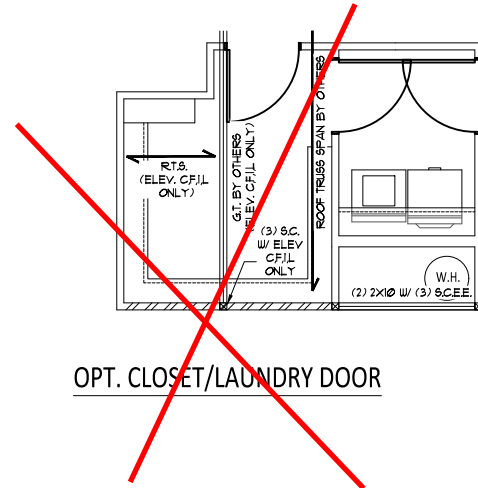
OPT. IN-LAW SUITE



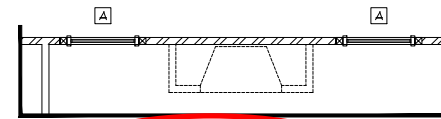
OPT. STUDY/DINING ROOM



OPT. SIDE ENTRY GARAGE



OPT. CLOSET/LAUNDRY DOOR



OPT. FIREPLACE

**STRUCTURAL MEMBERS ONLY**

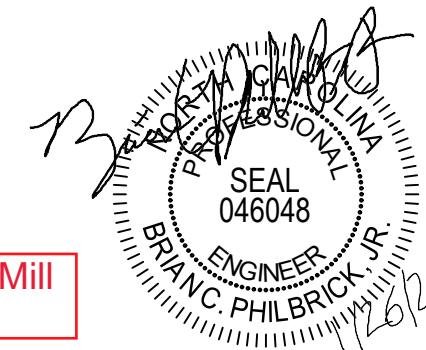
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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

**FIRST FLOOR FRAMING PLAN**

SCALE: 1/8"=1'

Cane Mill  
Lot 1



STRUCTURAL MEMBERS ONLY

PROJECT

Avery - LH

**First Floor Framing**

CLIENT

Smith Douglas Homes - Raleigh  
2520 Reliance Ave.  
Apex, NC 27539

CURRENT DRAWING

DATE: 1/7/2021

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

PROJECT #: 3832.T0542

DRAWN BY: DGT

CHECKED BY: BCP

ORIGINAL DRAWING

DATE: 3/30/16 PROJECT#: 3832.06

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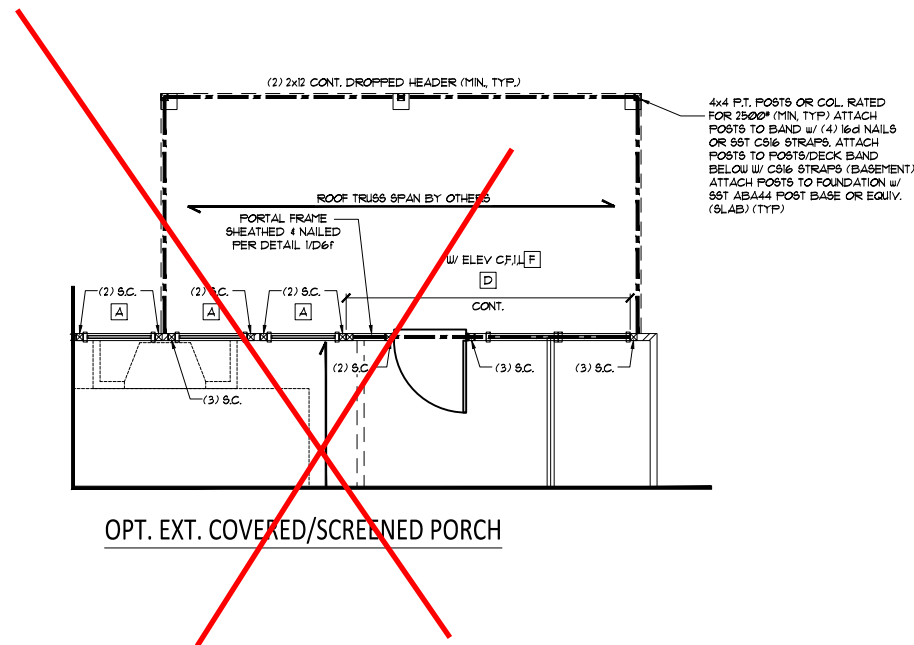
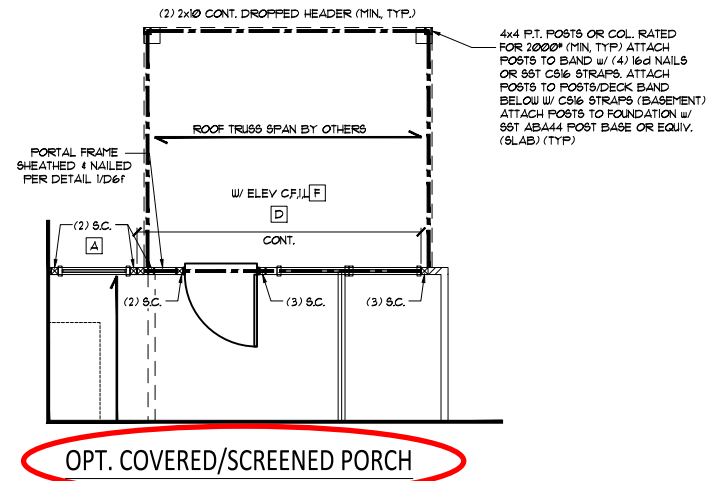
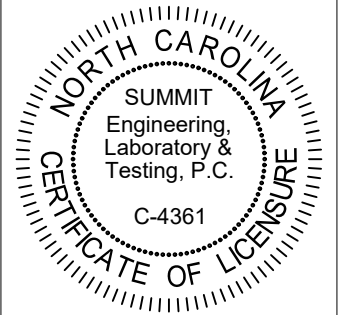
SHEET

**S3.1**

STUD COLUMN (S.C.) CALLOUTS ON PLAN  
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SEE SHEET S3.0 FOR NOTES AND  
MORE INFORMATION

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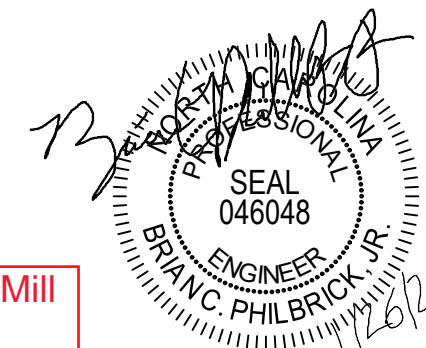
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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

**FIRST FLOOR FRAMING PLAN**

SCALE: 1/8"=1'

Cane Mill  
Lot 1



STRUCTURAL MEMBERS ONLY

PROJECT  
Avery - LH  
**First Floor Framing**  
CLIENT  
Smith Douglas Homes - Raleigh  
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Apex, NC 27539

**CURRENT DRAWING**

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PROJECT #: 3832.T0542

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**ORIGINAL DRAWING**

DATE	PROJECT#
3/30/16	3832.06

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

**S3.2**



**TRUSS UPLIFT CONNECTOR SCHEDULE**

MODEL #	MAX. UPLIFT (LBS)
H1	585
H2A	575
H2.5A	600
H6	950
H10A*	1340
H14*	1465

USE BELOW ONLY FOR 2-PLY OR GREATER GIRDER TRUSSES THAT EXCEED THE UPLIFT REQUIREMENTS ABOVE.

MODEL #	MAX. UPLIFT (LBS)	PLY #
LGT2*	2050	2
LGT3-SDS2.5*	3685	3
LGT4-SDS3*	4060	4
HGT-2*	10980	2
HGT-3*	10530	3
HGT-4*	9250	4

- ALL PRODUCTS LISTED ARE SIMPSON STRONG-TIE. EQUIV. PRODUCTS MAY BE USED PER MANUF. SPECIFICATIONS.
- VALUES LISTED ARE FOR A SINGLE ANCHOR. DOUBLE ANCHORS MAY BE USED TO DOUBLE THE UPLIFT CAPACITIES SHOWN ABOVE, PROVIDED A MINIMUM 2-1/2" MEMBER THICKNESS. ITEMS DENOTED WITH "\*" MAY NOT BE DOUBLED TO INCREASE LOAD CAPACITY.
- UPLIFT VALUES SHOWN ABOVE ARE FOR SYP #2 GRADE OR BETTER MEMBERS. PLEASE CONTACT EOR OR TRUSS MANUF. IF SPECIES OR GRADE VARIES.
- TRUSS TO TRUSS CONNECTIONS ARE TO BE SPECIFIED AND SUPPLIED BY THE TRUSS MANUF. THE EOR IS NOT RESPONSIBLE FOR THESE CONNECTIONS.

NOTE: 1ST PLY OF ALL SHOWN GIRDER TRUSSES TO ALIGN WITH INSIDE FACE OF WALL (TYP, UNO)

NOTE: ROOF TRUSSES SHALL BE SPACED TO SUPPORT FALSE FRAMED DORMER WALLS (TYP, UNO)

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REFER TO TRUSS LAYOUT PER MANUFACTURER FOR UPLIFT CONNECTIONS FROM TRUSS TO TOP PLATE (TYP, UNO)

NOTE: TRUSS UPLIFT LOADS SHALL BE DETERMINED PER TRUSS MANUFACTURER IN ACCORDANCE WITH SECTION R602.11.1.1. WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.3.5 OF THE 2018 NCR. REFER TO BRACED WALL PLANS FOR SHEATHING AND FASTENER REQUIREMENTS.

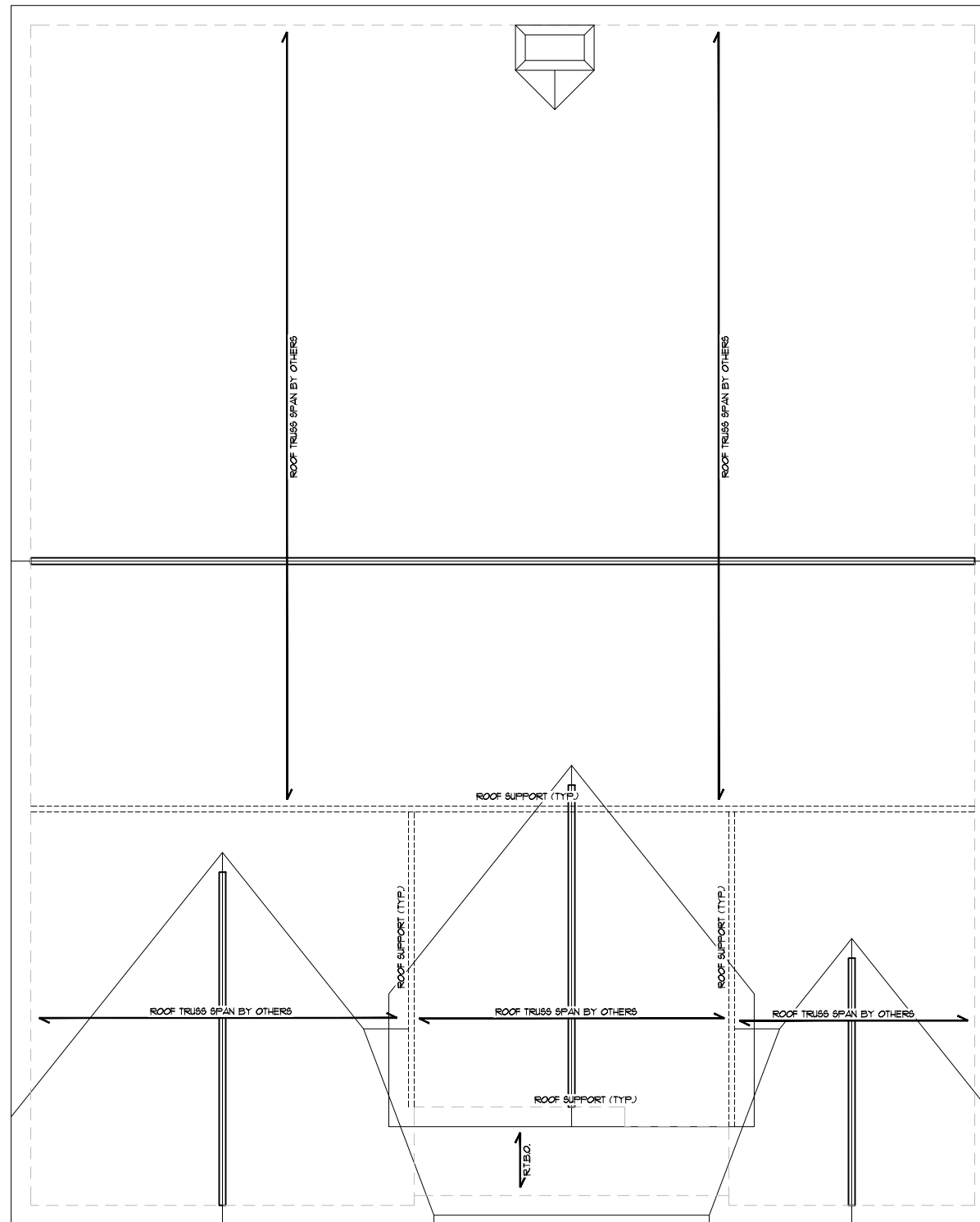
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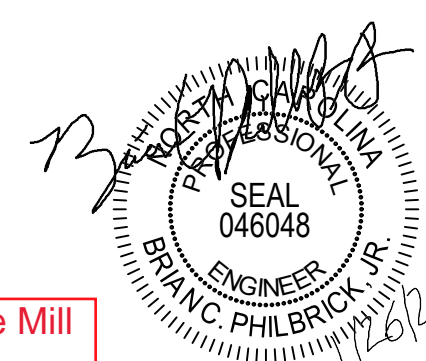
STRUCTURAL ANALYSIS BASED ON 2018 NCR.

**ROOF FRAMING PLAN**

SCALE: 1/8"=1'



**ELEVATION K**

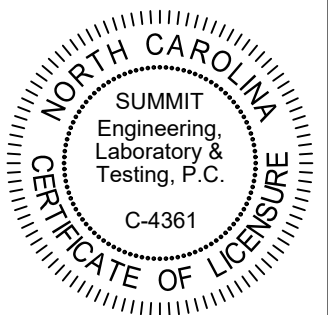


**Cane Mill Lot 1**

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PROJECT  
 Avery - LH  
**Roof Framing Plan**  
 CLIENT  
 Smith Douglas Homes - Raleigh  
 2520 Reliance Ave.  
 Apex, NC 27539

CURRENT DRAWING  
 DATE: 1/7/2021  
 SCALE: 1/8"=1'-0"  
 PROJECT #: 3832.T0542  
 DRAWN BY: DGT  
 CHECKED BY: BCP

ORIGINAL DRAWING  
 DATE 3/30/16 PROJECT# 3832.06

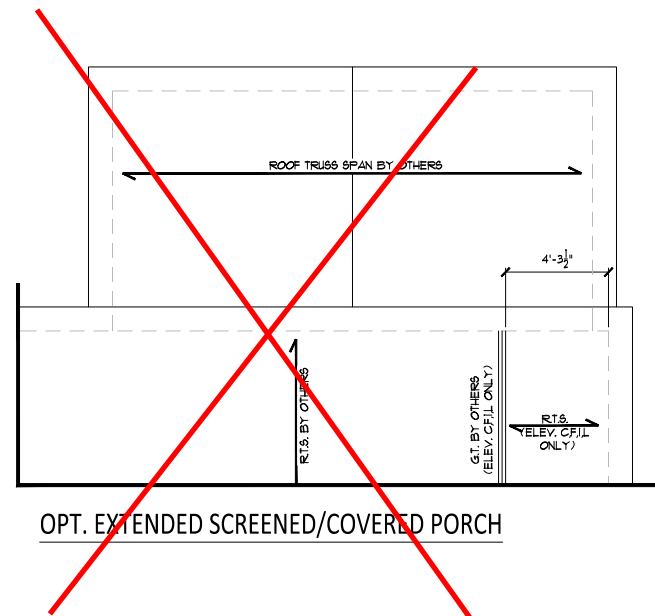
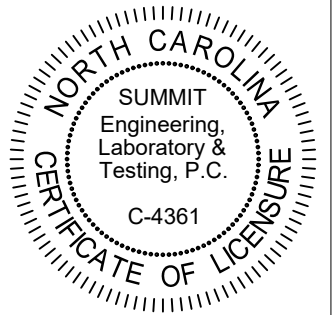
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
**S5.3**

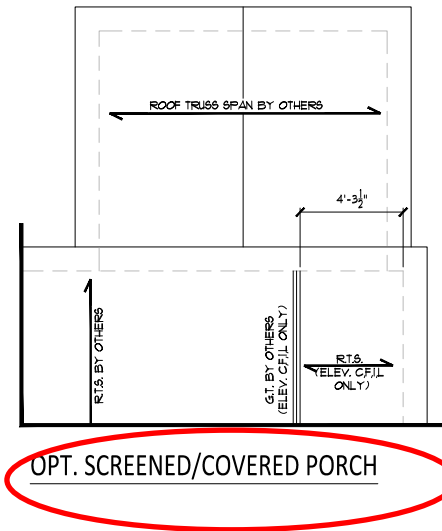
SEE SHEET S5.0 FOR NOTES AND MORE INFORMATION



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OPT. EXTENDED SCREENED/COVERED PORCH



OPT. SCREENED/COVERED PORCH

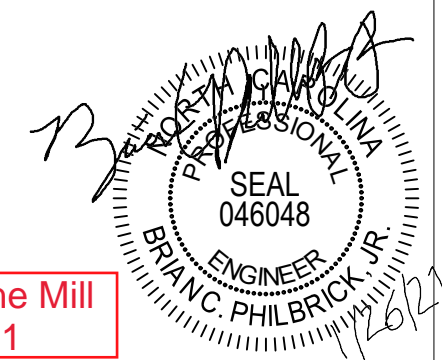
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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

ROOF FRAMING PLAN SCALE: 1/8"=1'

Cane Mill Lot 1



STRUCTURAL MEMBERS ONLY

PROJECT Avery - LH  
Roof Framing Plan  
CLIENT Smith Douglas Homes - Raleigh  
2520 Reliance Ave.  
Apex, NC 27539

CURRENT DRAWING  
DATE: 1/7/2021  
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ORIGINAL DRAWING  
DATE PROJECT#  
3/30/16 3832.06

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET S5.6

REQUIRED BRACED WALL PANEL CONNECTIONS				
METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION	
			@ PANEL EDGES	@ INTERMEDIATE SUPPORTS
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS* @ 6" O.C.	6d COMMON NAILS* @ 12" O.C.
GB	GYPSUM BOARD	1/2"	5d COOLER NAILS** @ 7" O.C.	5d COOLER NAILS** @ 7" O.C.
WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS* @ 6" O.C.	6d COMMON NAILS* @ 12" O.C.
PF	WOOD STRUCTURAL PANEL	7/16"	PER FIGURE R602.10.6.4	PER FIGURE R602.10.6.4

- BRACED WALL NOTES:**
- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10 FROM THE 2015 INTERNATIONAL RESIDENTIAL CODE AS ALLOWED PER SECTION R602.10 OF THE 2018 NC RESIDENTIAL CODE.
  - WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND MAXIMUM WIND SPEEDS OF 130 MPH.
  - BRACING MATERIALS, METHODS AND FASTENERS SHALL BE IN ACCORDANCE WITH IRC TABLE R602.10.4. REFER TO ARCHITECTURAL PLAN FOR DOOR/WINDOW OPENING SIZES.
  - ALL BRACED WALL PANELS SHALL BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET FOR ISOLATED PANEL METHOD AND 12 FEET FOR CONTINUOUS SHEATHING METHOD WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
  - MINIMUM PANEL LENGTH SHALL BE PER TABLE R602.10.5.
  - THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYPSUM BOARD (UNO).
  - FOR CONTINUOUS SHEATHING METHOD, EXTERIOR WALLS SHALL BE SHEATHED ON ALL SHEATHABLE SURFACES INCLUDING INFILL AREAS BETWEEN BRACED WALL PANELS, ABOVE AND BELOW WALL OPENINGS, AND ON GABLE END WALLS.
  - FLOORS SHALL NOT BE CANTILEVERED MORE THAN 24" BEYOND THE FOUNDATION OR BEARING WALL BELOW WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
  - A BRACED WALL PANEL SHALL BEGIN WITHIN 10 FEET FROM EACH END OF A BRACED WALL LINE.
  - THE DISTANCE BETWEEN ADJACENT EDGES OF BRACED WALL PANELS ALONG A BRACED WALL LINE SHALL BE NO GREATER THAN 20 FEET.
  - ADEQUATE CONTINUOUS LOAD PATHS FOR TRANSFER OF BRACING LOADS AND UPLIFT LOADS SHALL COMPLY WITH IRC SECTION R602.3.5.
  - MASONRY OR CONCRETE STEM WALLS WITH A LENGTH OF 48" OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.9.
  - BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.8 (SEE SHEET D13 FROM DETAIL PACKAGE).
  - BRACED WALL PANEL CONNECTIONS TO ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.8.2 AND FIGURES R602.10.8(1)&(2)&(3).
  - CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10.11.
  - PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.6.4 (UNO).
  - ON SCHEMATIC, SHADED WALLS INDICATE BRACED WALL PANELS.
  - ABBREVIATIONS:  
GB = GYPSUM BOARD      WSP = WOOD STRUCTURAL PANEL  
CS-XXX = CONT. SHEATHED      ENG = ENGINEERED SOLUTION  
PF = PORTAL FRAME      ENG-PF = ENGINEERED PORTAL FRAME

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FIRST FLOOR BRACING (FT)			
CONTINUOUS SHEATHING METHOD			
	REQUIRED	PROVIDED	
BWL 1-1	12.2	15.2	
BWL 1-2	12.2	16.1	
BWL 1-A	9.4	48.2	
BWL 1-B	9.4	54.1	

INSTALL ANY REQUIRED HOLDOWNS PER SECTION R602.10.8 AND FIGURE R602.10.7 OF THE 2015 IRC.

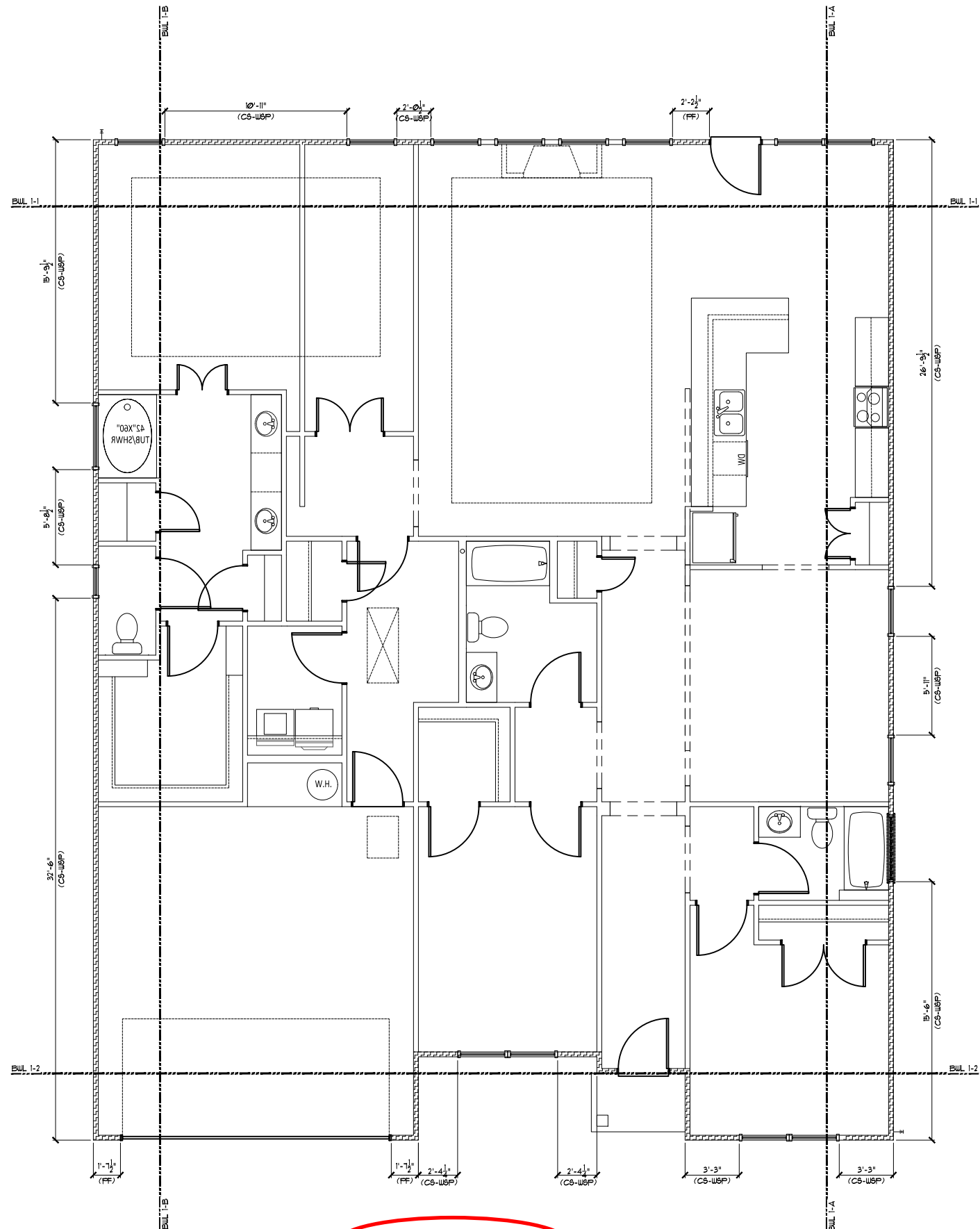
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STRUCTURAL ANALYSIS BASED ON 2015 IRC.

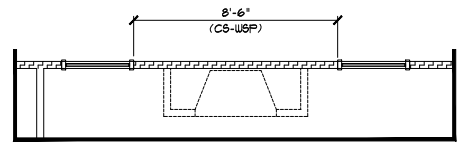
**FIRST FLOOR BRACING PLAN**

SCALE: 1/8"=1'



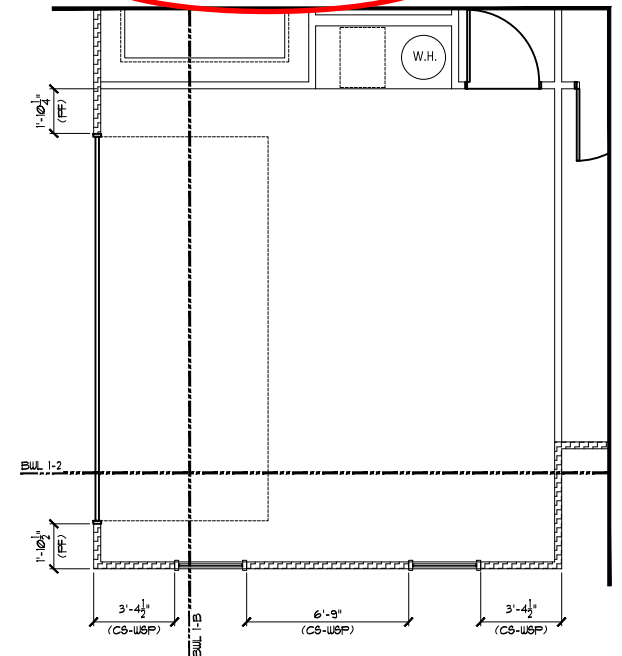
**ALL ELEVATIONS**

FIRST FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
	REQUIRED	PROVIDED
BWL 1-1	12.2	24.5
BWL 1-2	12.2	16.1
BWL 1-A	9.4	48.2
BWL 1-B	9.4	54.1



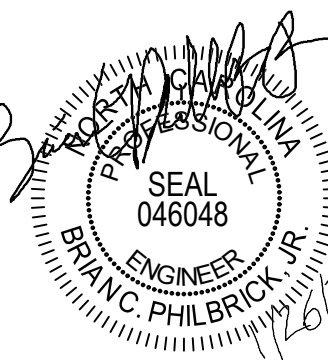
**OPT. FIREPLACE**

**OPT. SIDE LOAD GARAGE**



FIRST FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
	REQUIRED	PROVIDED
BWL 1-1	12.2	15.2
BWL 1-2	12.2	24.7
BWL 1-A	9.4	48.2
BWL 1-B	9.4	39.7

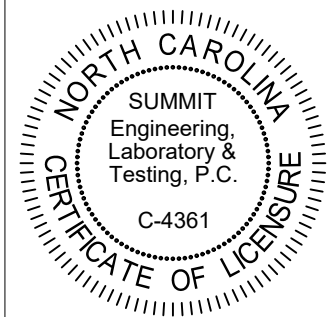
**Cane Mill Lot 1**



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CURRENT DRAWING  
DATE: 1/7/2021  
SCALE: 1/8"=1'-0"  
PROJECT #: 3832.T0542  
DRAWN BY: DGT  
CHECKED BY: BCP

ORIGINAL DRAWING  
DATE PROJECT#  
3/30/16 3832.06

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
**S7.0**

**GENERAL STRUCTURAL NOTES:**

- The design professional whose seal appears on these drawings is the structural engineer of record (SER) for this project. The SER bears the responsibility of the primary structural elements and the performance of this structure. No other party may revise, alter, or delete any structural aspects of these construction documents without written permission of SUMMIT Engineering, Laboratory & Testing, P.C. (SUMMIT) or the SER. For the purposes of these construction documents the SER and SUMMIT shall be considered the same entity.
- The structure is only stable in its completed form. The contractor shall provide all required temporary bracing during construction to stabilize the structure.
- The SER is not responsible for construction sequences, methods, or techniques in connection with the construction of this structure. The SER will not be held responsible for the contractor's failure to conform to the contract documents, should any non-conformities occur.
- Any structural elements or details not fully developed on the construction drawings shall be completed under the direction of a licensed professional engineer. These shop drawings shall be submitted to SUMMIT for review before any construction begins. The shop drawings will be reviewed for overall compliance as it relates to the structural design of this project. Verification of the shop drawings for dimensions, or for actual field conditions, is not the responsibility of the SER or SUMMIT.
- Verification of assumed field conditions is not the responsibility of the SER. The contractor shall verify the field conditions for accuracy and report any discrepancies to SUMMIT before construction begins.
- The SER is not responsible for any secondary structural elements or non-structural elements, except for the elements specifically noted on the structural drawings.
- This structure and all construction shall conform to all applicable sections of the international residential code.
- This structure and all construction shall conform to all applicable sections of the 2018 North Carolina Residential Code (NCRC) and any local codes or restrictions

**FOUNDATIONS:**

- Foundations shall be constructed in accordance with chapter 4 of the 2018 NC Residential Building Code (Special consideration shall be given to Chapter 45 in wind zones above 130mph)
- Footing sizes based on a presumptive soil bearing capacity of 2000 PSF. Contractor is solely responsible for verifying the suitability of the site soil conditions at the time of construction
- Maximum depth of unbalanced fill against masonry walls to be as specified in section R404.1 of the 2018 NCRC
- The structural engineer has not performed a subsurface investigation. Verification of this assumed value is the responsibility of the owner or the contractor. Should any adverse soil condition be encountered the SER 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 bottom of all footings shall be 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% maximum dry density.
- Excavations of footings shall be lined temporarily with a 6 mil polyethylene membrane if placement of concrete does not occur within 24 hours of excavation.
- No concrete shall be placed against any subgrade containing water, ice, frost, or loose material.
- Each crawl space pier shall bear in the middle third of its respective footing and each girder shall bearing in the middle third of the piers. Pilasters to be bonded to perimeter foundation wall
- Crawl spaced to be graded level and clear of all debris
- Provide foundation waterproofing and drain with positive slope to outlet as required by site conditions
- Energy efficiency compliance and insulation of the structure to be in accordance with chapter 11 of the 2018 NCRC

**CONCRETE:**

- Concrete shall have a normal weight aggregate and a minimum compressive strength (f'c) at 28 days of 3000 psi, unless otherwise noted on the plan.
- Concrete shall be proportioned, mixed, and placed in accordance with the latest editions of ACI 318: "Building Code Requirements for Reinforced Concrete" and ACI 301: "Specifications for Structural Concrete for Buildings".
- Air entrained concrete must be used for all structural elements exposed to freeze/thaw cycles and deicing chemicals. Air entrainment amounts (in percent) shall be within -1% to +2% of target values as follows:
  - Footings: 5%
  - Exterior Slabs: 5%
- No admixtures shall be added to any structural concrete without written permission of the SER
- Concrete slabs-on-grade shall be constructed in accordance with ACI 302.1R-96: "Guide for Concrete Slab and Slab Construction".
- The concrete slab-on-grade has been designed using a subgrade modulus of k=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 not in accordance with the above assumptions.
- Control or saw cut joints shall be spaced in interior slabs-on-grade at a maximum of 15'-0" O.C. and in exterior slabs-on-grade at a maximum of 10'-0" unless otherwise noted.
- Control or saw cut joints shall be produced using conventional process within 4 to 12 hours after the slab has been finished
- Reinforcing steel may not extend through a control joint. Reinforcing steel may extend through a saw cut joint.
- All welded wire fabric (W.W.F.) for concrete slabs-on-grade shall be placed at mid-depth of slab. The W.W.F. shall be securely supported during the concrete pour. Fibermesh may be used in lieu of W.W.F.

**CONCRETE REINFORCEMENT:**

- Fibrous concrete reinforcement, or fibermesh, specified in concrete slabs-on-grade may be used for control of cracking due to shrinkage and thermal expansion/contraction, lowered water migration, an increase in impact capacity, increased abrasion resistance, and residual strength.
- Fibermesh reinforcing to be 100% virgin polypropylene fibers containing no reprocessed olefin materials and specifically manufactured for use as concrete secondary reinforcement.
- Application of fibermesh per cubic yard of concrete shall equal a minimum of 0.1% by volume (1.5 pounds per cubic yard)
- Fibermesh shall comply with ASTM C1116, any local building code requirements, and shall meet or exceed the current industry standard.
- 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 the latest edition of ACI 315: "Manual of Standard Practice for Detailing Concrete Structures"
- Horizontal footing and wall reinforcement shall be continuous and shall have 90° bends, or corner bars with the same size/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 otherwise noted. Splices in masonry shall be a minimum of 48 bar diameters.
- Where reinforcing dowels are required, they shall be equivalent in size and spacing to the vertical reinforcement. The dowel shall extend 48 bar diameters vertically and 20 bar diameters into the footing.
- Where reinforcing steel is required vertically, dowels shall be provided unless otherwise noted.

**WOOD FRAMING:**

- Solid sawn wood framing members shall conform to the specifications listed in the latest edition of the "National Design Specification for Wood Construction" (NDS). Unless otherwise noted, all wood framing members are designed to be Spruce-Pine-Fir (SPF) #2.
- LVL or PSL engineered wood shall have the following minimum design values:
  - E = 1,900,000 psi
  - Fb = 2600 psi
  - Fv = 285 psi
  - Fc = 700 psi
- Wood in contact with concrete, masonry, or earth shall be pressure treated in accordance with AWPA standard C-15. All other moisture exposed wood 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 beams shall have full bearing on supporting framing members unless otherwise noted.
- Exterior and load bearing stud walls are to be 2x4 SPF#2 @16" O.C. unless otherwise noted. Studs shall be continuous from the sole plate to the double top plate. Studs shall only be discontinuous at headers for window/door openings. A minimum of one king stud shall be placed at each end of the header. King studs shall be continuous.
- Individual studs forming a column shall be attached with one 10d nail @6" O.C. staggered. The stud column shall be continuous to the foundation or beam. The column shall be fully blocked at all floor levels to ensure proper load transfer.
- Multi-ply beams shall have each ply attached with (3)10d nails @ 24" O.C.
- Fitch beams and four and five ply beams shall be bolted together with (2) rows of 1/2" dia. through bolts staggered @24" O.C. w/ 2" edge distance and (2) bolts located at 6" from each end, unless noted otherwise.

**WOOD TRUSSES:**

- The wood truss manufacturer/fabricator is responsible for the design of the wood trusses. Submit sealed shop drawings and supporting calculations to the SER for review prior to fabrication. The SER shall have a minimum of five (5) days for review. The review by the SER shall review for overall compliance with the design documents. The SER 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 local building code, the ASCE Standard "Minimum Design Loads for Buildings and Other Structures." (ASCE 7-10), and the loading requirements shown on these specifications. The truss drawings shall be coordinated with all other construction documents and provisions provided for loads shown on these drawings including but not limited to HVAC equipment, piping, and architectural fixtures attached to the trusses.
- The trusses shall be designed, fabricated, and erected in accordance with the latest edition of the "National Design Specification for Wood Construction." (NDS) and "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" (HIB-91). 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.
- 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.

**WOOD STRUCTURAL PANELS:**

- Fabrication and placement of structural wood sheathing shall be in accordance with the APA Design/Construction Guide "Residential and Commercial," and all other applicable APA standards.
- All structurally required wood sheathing shall bear the mark of the APA.
- Wood wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan set for more information. Sheathing shall be applied with the long direction perpendicular to framing, unless noted otherwise.
- 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)-8d CC nail at 6"o/c at panel edges and at 12"o/c in panel field unless otherwise noted on the plans. Sheathing shall be applied with the long direction perpendicular to framing. Sheathing shall have a span rating consistent 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 by the state Building Code.
- Wood floor sheathing shall be APA rated sheathing exposure 1 or 2. Attach sheathing to its supporting framing with (1)-8d CC ringshank nail at 6"o/c at panel edges and at 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 consistent with the framing spacing. Use suitable edge support by use of T&G plywood or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Apply building paper over the sheathing as required by the state Building Code.
- Sheathing shall have a 1/8" gap at panel ends and edges as recommended in accordance with the APA.

**STRUCTURAL FIBERBOARD PANELS:**

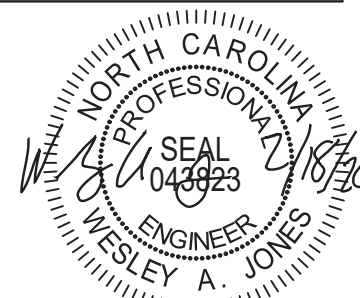
- Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards.
- Fiberboard wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan set for more information.
- Sheathing shall have a 1/8" gap at panel ends and edges are recommended in accordance with the AFA.

**EXTERIOR WOOD FRAMED DECKS:**

- Decks are to be framed in accordance with local building codes and as referenced on the structural plans, either through code references or construction details.

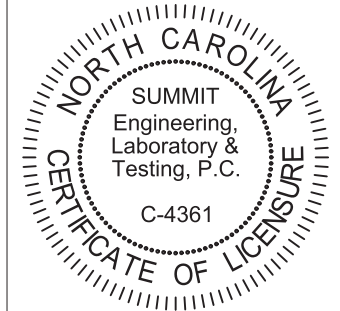
**STRUCTURAL STEEL:**

- Structural steel shall be fabricated and erected in accordance with the American Institute of Steel Construction "Code of Standard Practice for Steel Buildings and Bridges" and of the manual of Steel Construction "Load Resistance Factor Design" latest editions.
- All steel shall have a minimum yield stress (Fy) of 36 ksi unless otherwise noted.
- Welding shall conform to the latest edition of the American Welding Society's Structural Welding Code AWS D1.1. Electrodes for shop and field welding shall be class E70XX. All welding shall be performed by a certified welder per the above standards.



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PROJECT  
**Standard Details**  
**Notes and Specifications**  
CLIENT  
**Smith Douglas Homes**  
**110 Village Trail, Suite 215**  
**Woodstock, GA 30188**

**CURRENT DRAWING**

DATE: 2/18/20  
SCALE: NTS  
PROJECT #: 3832  
DRAWN BY: LBV  
CHECKED BY: WAJ

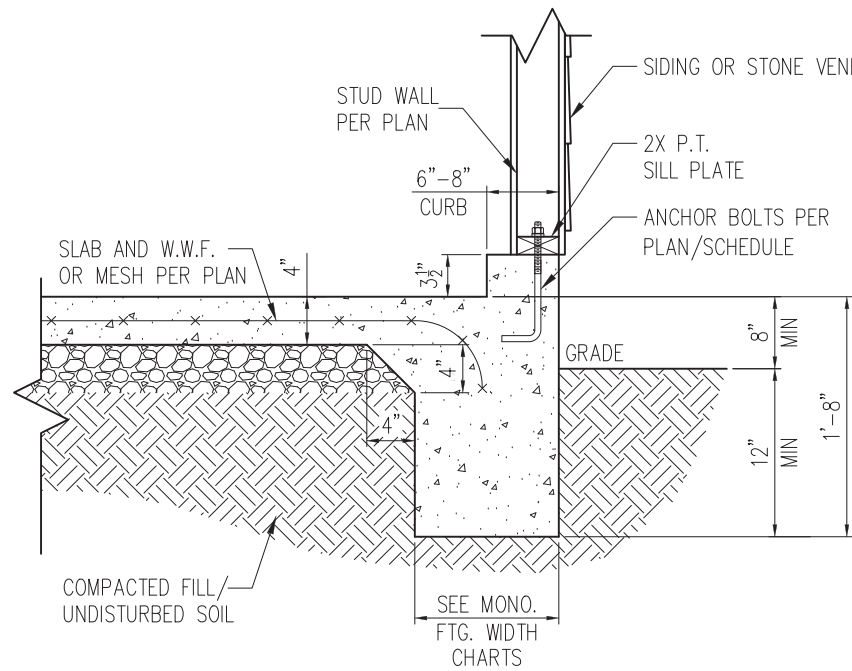
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NO.	DATE	PROJECT #
0	1/7/16	3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

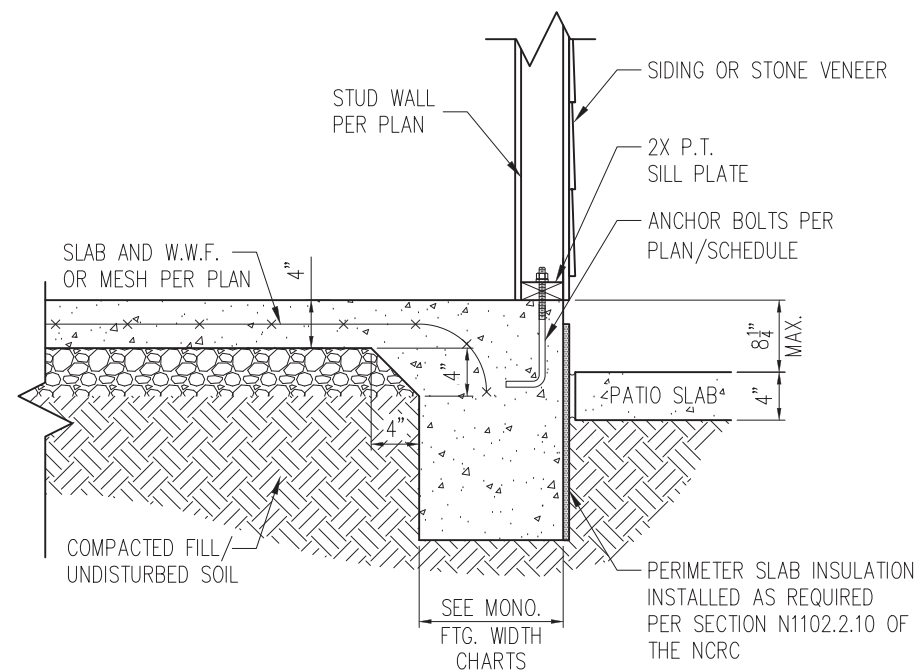
SHEET

**CS2**



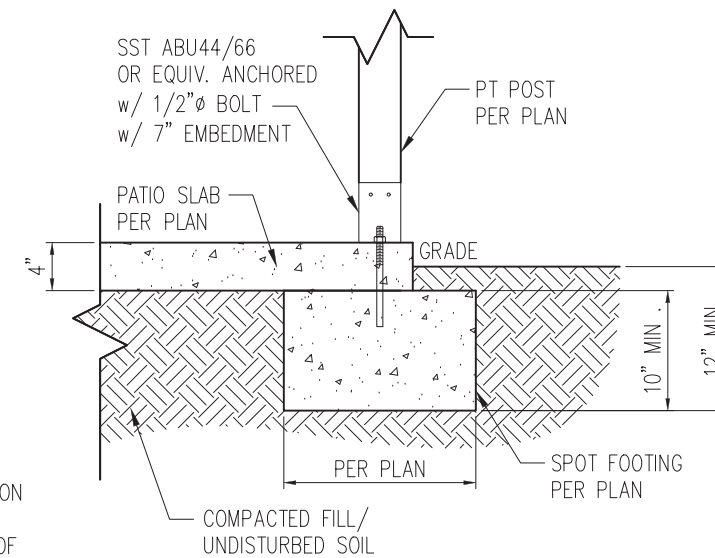
STANDARD - SIDING/STONE

1 TYP. GARAGE CURB DETAIL  
D1m 3/4" = 1'-0"

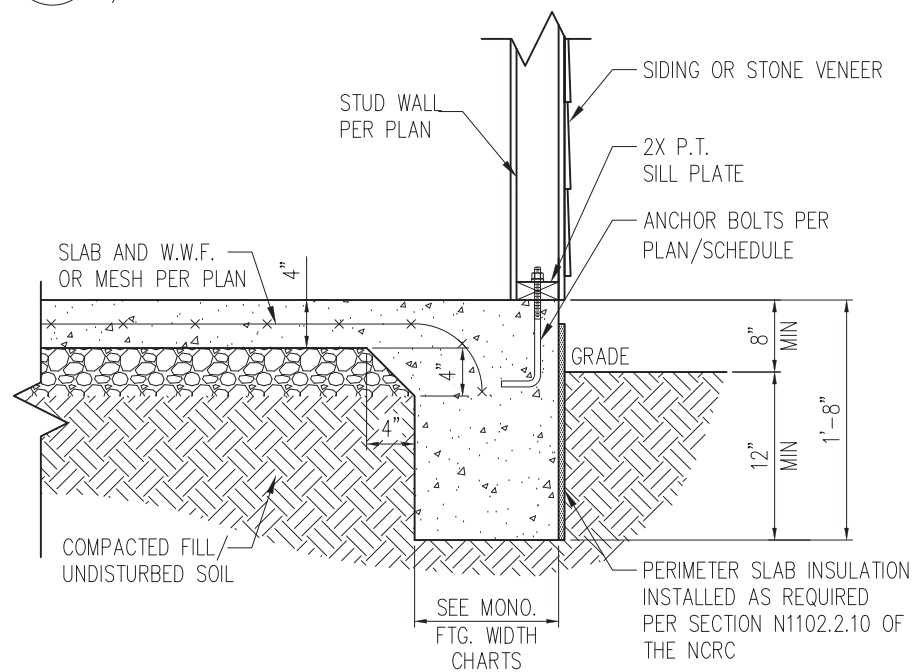


STANDARD - SIDING/STONE

2 PATIO SLAB DETAIL  
D1m 3/4" = 1'-0"

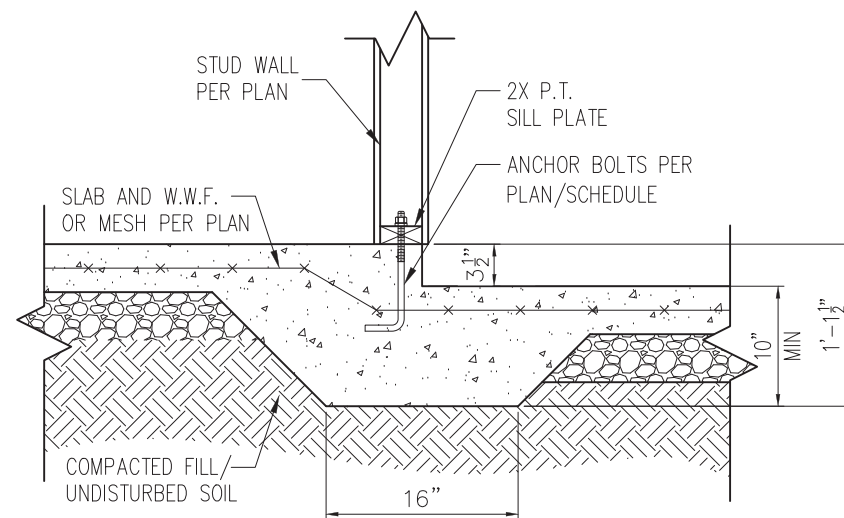


2A COVERED PATIO DETAIL  
D1m 3/4" = 1'-0"



STANDARD - SIDING/STONE

3 TYP. SLAB DETAIL  
D1m 3/4" = 1'-0"



4 STEP IN GARAGE  
D1m 3/4" = 1'-0"

WALL ANCHOR SCHEDULE

TYPE OF ANCHOR	MIN. CONC. EMBEDMENT	SPACING EMBEDMENT	INTERIOR WALL	EXTERIOR WALL
1/2" Ø A307 BOLTS w/ STD. 90° BEND	7"	6'-0"	YES	YES
SST - MAS	4"	5'-0"	NO	YES
HILTI KWIK BOLT KBI 1/2-2-3/4	2-1/4"	6'-0"	YES	NO
1/2" Ø HILTI THREADED ROD w/ HIT HY150 ADHESIVE	7"	6'-0"	YES	YES

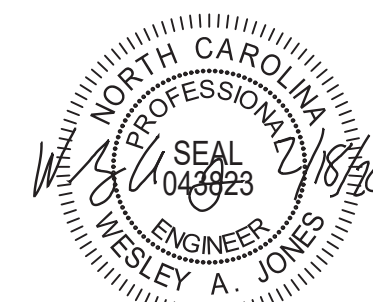
NOTE: INSTALL ALL ANCHORS 12" MAX. FROM ALL BOTTOM PLATE ENDS AND JOINTS.

MONOLITHIC FOOTING WIDTH

# OF STORIES	WIDTH BASED ON SOIL BEARING CAPACITY		
	1500 PSF	2000 PSF	2500 PSF
1 STORY - STD.	16"	16"	16"
1 STORY - BRICK VENEER	21"	21"	21"
2 STORY - STD.	20"	16"	16"
2 STORY - BRICK VENEER	25"	21"	21"

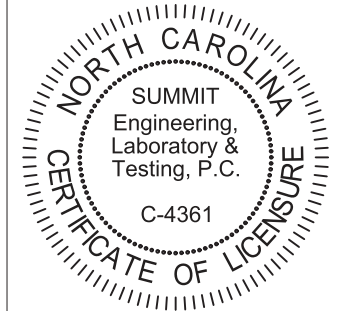
\*5" BRICK LEDGE HAS BEEN ADDED TO THE MONOLITHIC FOOTING WIDTH FOR BRICK SUPPORT

- NOTES:
- REFER TO GENERAL NOTES & SPECIFICATIONS ON SHEET CS2 FOR ADDITIONAL INFORMATION.
  - PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
  - SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.



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PROJECT  
Standard Details  
Monolithic Slab Details  
CLIENT  
Smith Douglas Homes  
110 Village Trail, Suite 215  
Woodstock, GA 30188

CURRENT DRAWING  
DATE: 2/18/20  
SCALE: NTS  
PROJECT #: 3832  
DRAWN BY: LBV  
CHECKED BY: WAJ

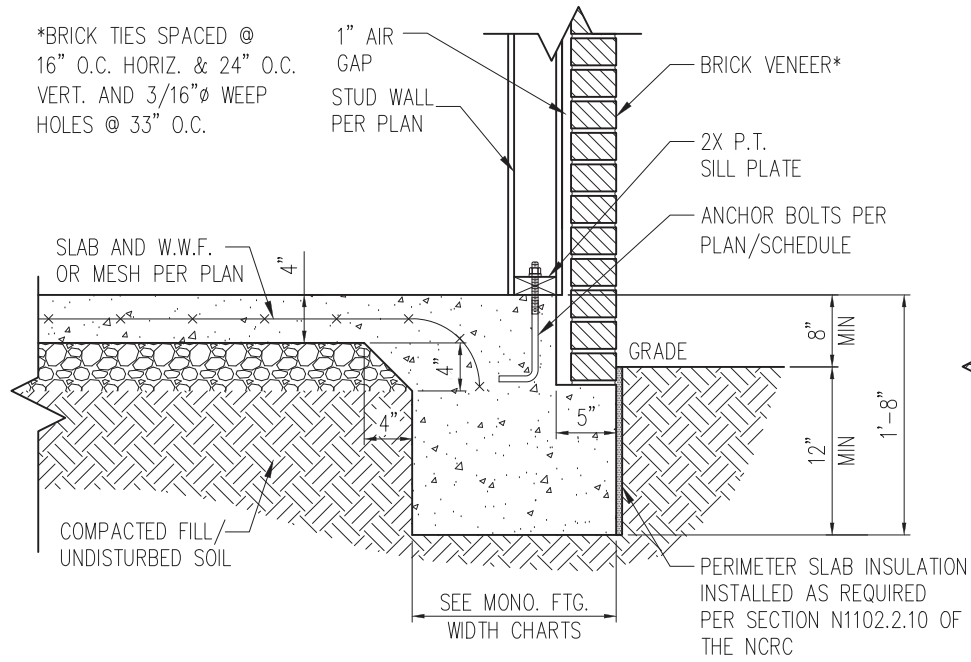
ORIGINAL DRAWING  
NO. DATE PROJECT #  
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

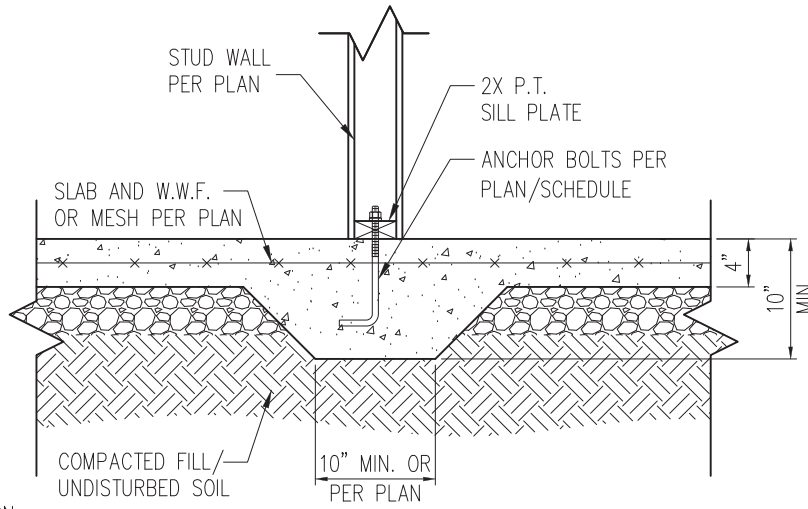
D1m

\*BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT. AND 3/16" Ø WEEP HOLES @ 33" O.C.



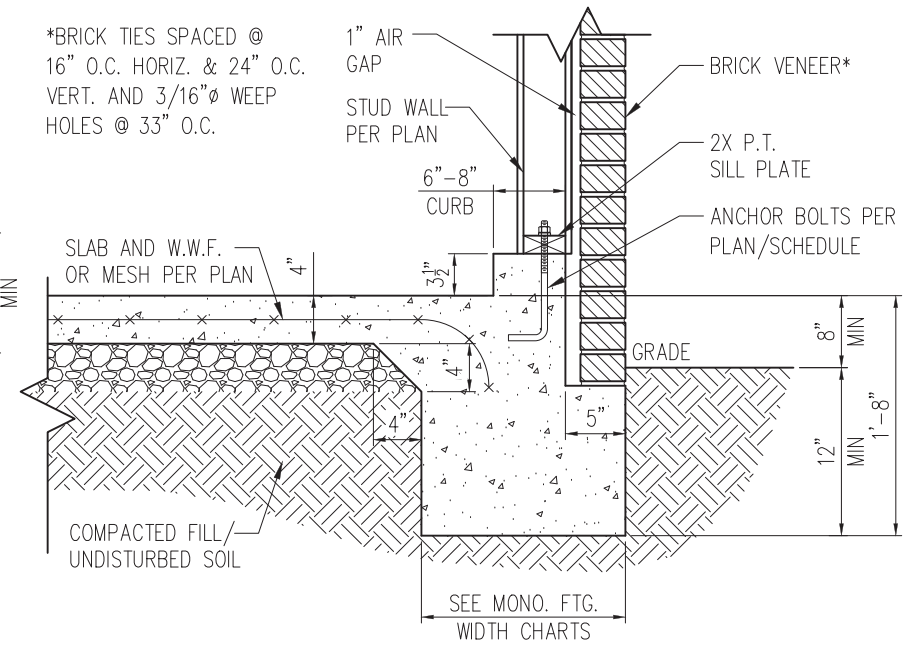
STANDARD - BRICK

1 TYP. SLAB DETAIL W/ BRICK VENEER  
D2m 3/4" = 1'-0"



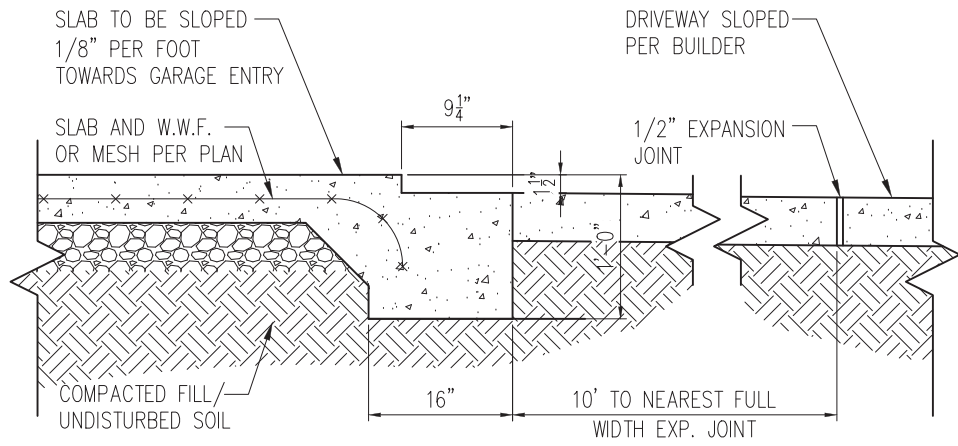
3 TYP. THICKENED SLAB DETAIL  
D2m 3/4" = 1'-0"

\*BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT. AND 3/16" Ø WEEP HOLES @ 33" O.C.

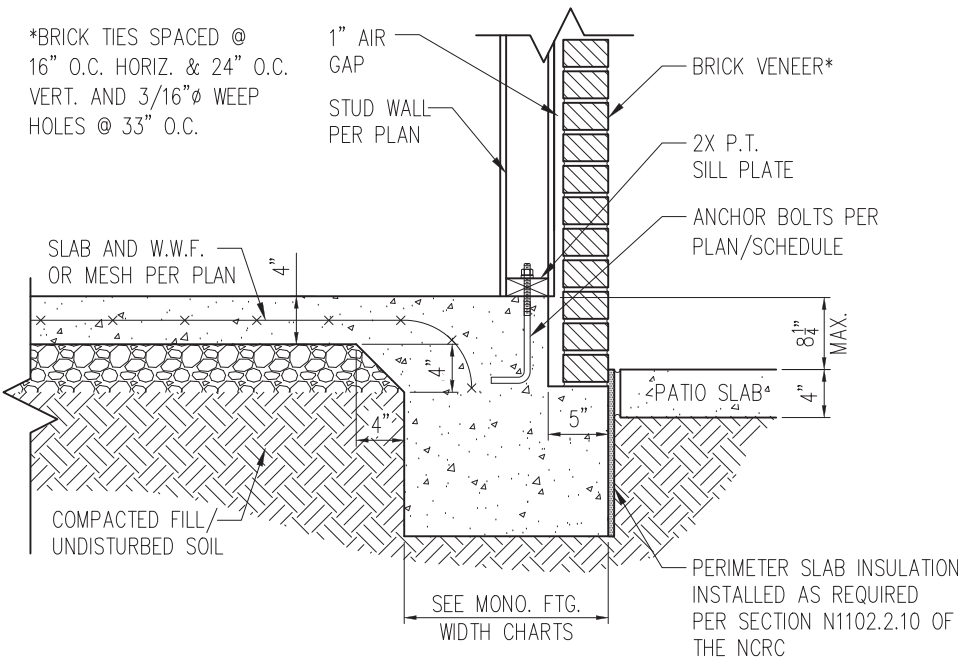


STANDARD - BRICK

5 TYP. GARAGE CURB DETAIL W/ BRICK VENEER  
D2m 3/4" = 1'-0"



2 SLAB AT GARAGE DOOR  
D2m 3/4" = 1'-0"



STANDARD - BRICK

4 PATIO SLAB DETAIL W/ BRICK VENEER  
D2m 3/4" = 1'-0"

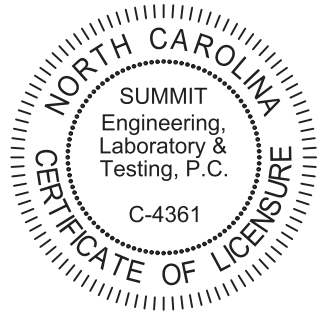
NOTES:

1. REFER TO GENERAL NOTES & SPECIFICATIONS ON SHEET CS2 FOR ADDITIONAL INFORMATION.
2. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
3. SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.



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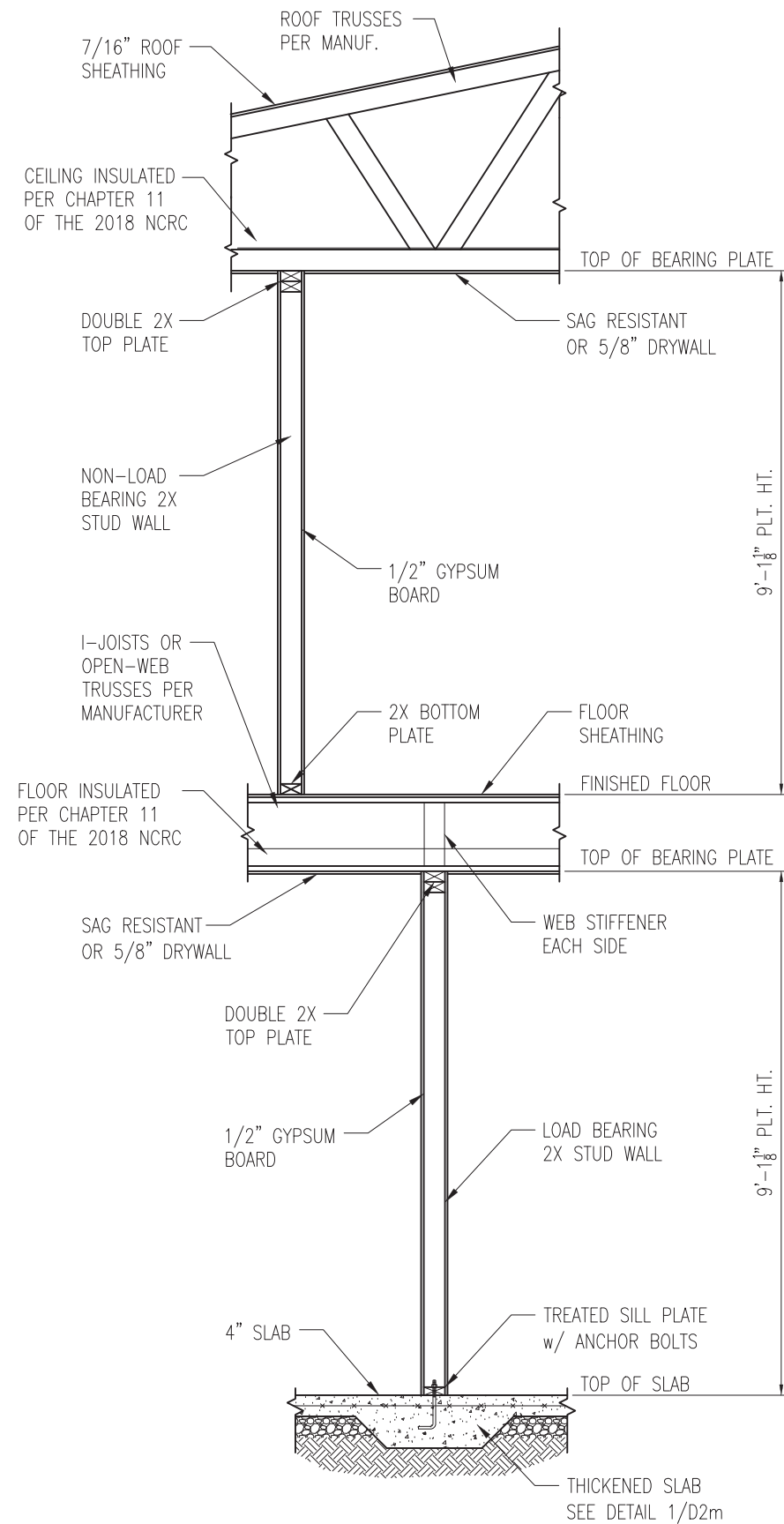
PROJECT  
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**Monolithic Slab Details**  
CLIENT  
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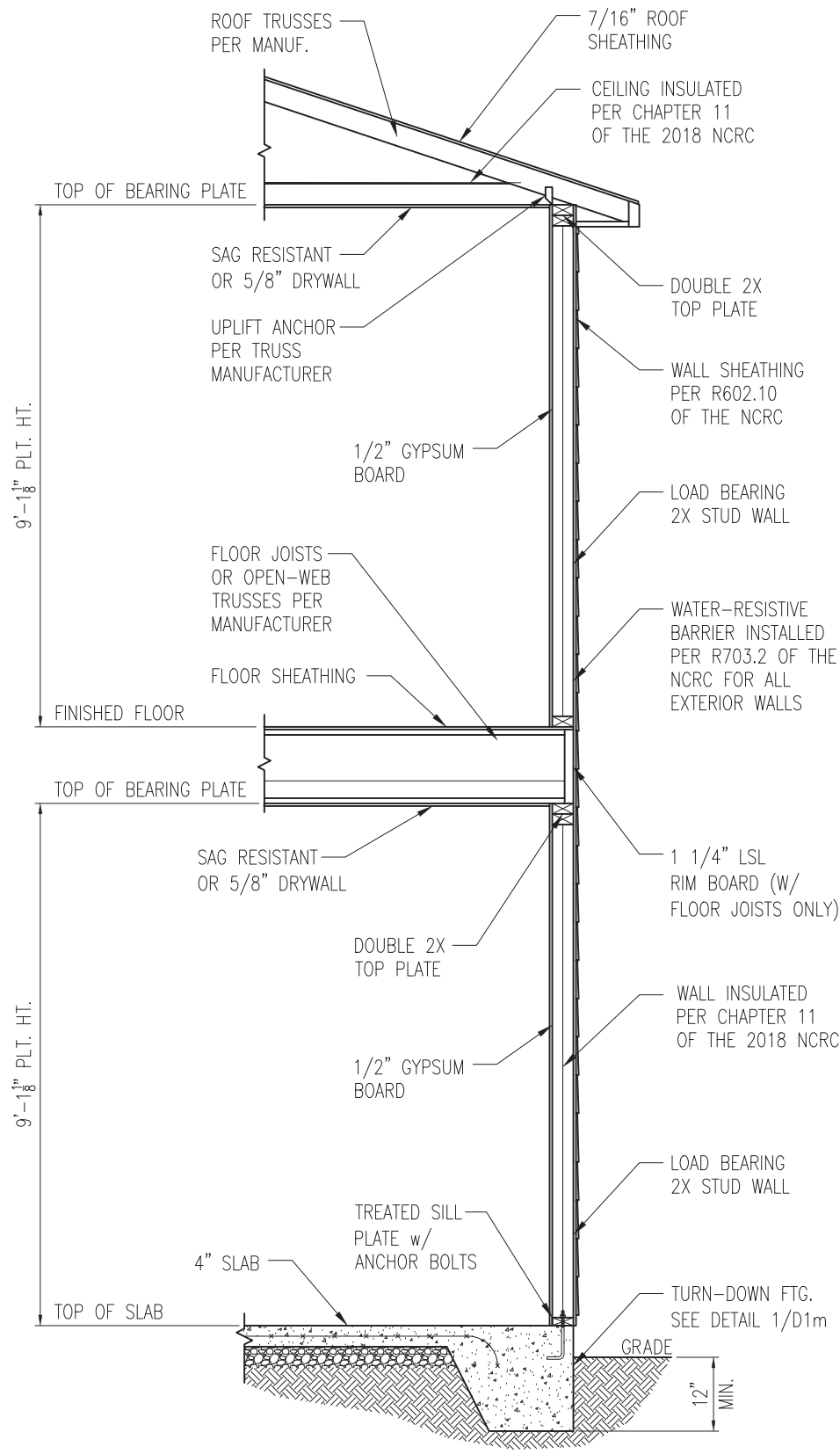
ORIGINAL DRAWING  
NO. DATE PROJECT #  
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
**D2m**



1 TYP. INTERIOR LOAD BEARING WALL SECTION  
 D3m 3/4" = 1'-0"

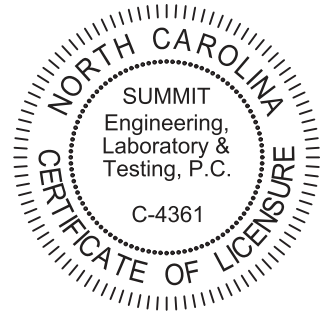


2 TYP. EXTERIOR LOAD BEARING WALL SECTION  
 D3m 3/4" = 1'-0"  
 -SIMILAR w/ BRICK AND STONE  
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.  
 -MIN. 3/16" Ø WEEP HOLES @ 33" O.C.

- NOTES:
1. REFER TO GENERAL NOTES & SPECIFICATIONS ON SHEET CS2 FOR ADDITIONAL INFORMATION.
  2. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
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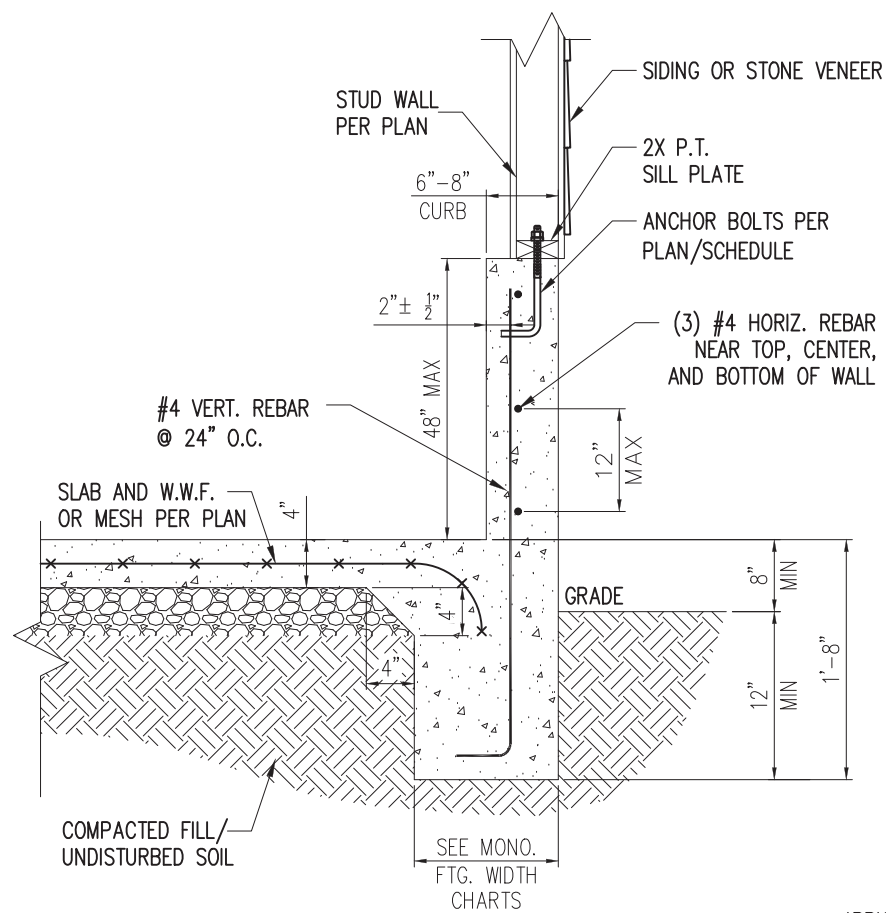
PROJECT  
**Standard Details**  
**Monolithic Slab Details**  
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**Smith Douglas Homes**  
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CURRENT DRAWING  
 DATE: 2/18/20  
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 CHECKED BY: WAJ

ORIGINAL DRAWING  
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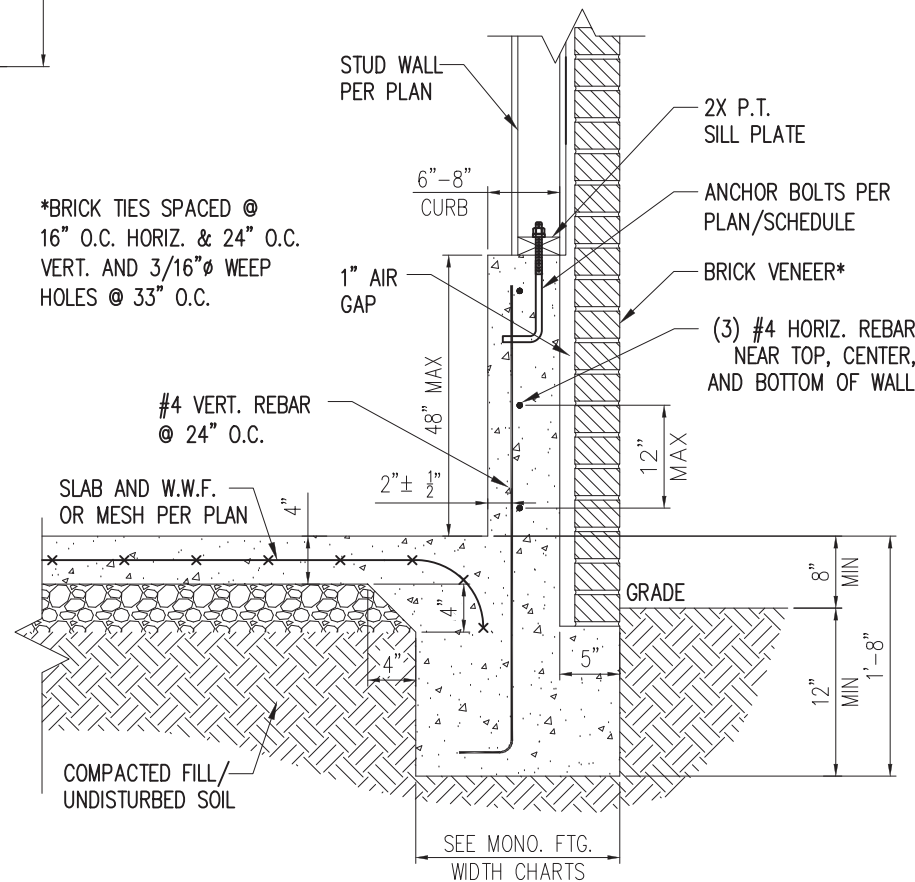
SHEET  
**D3m**



STANDARD - SIDING/STONE

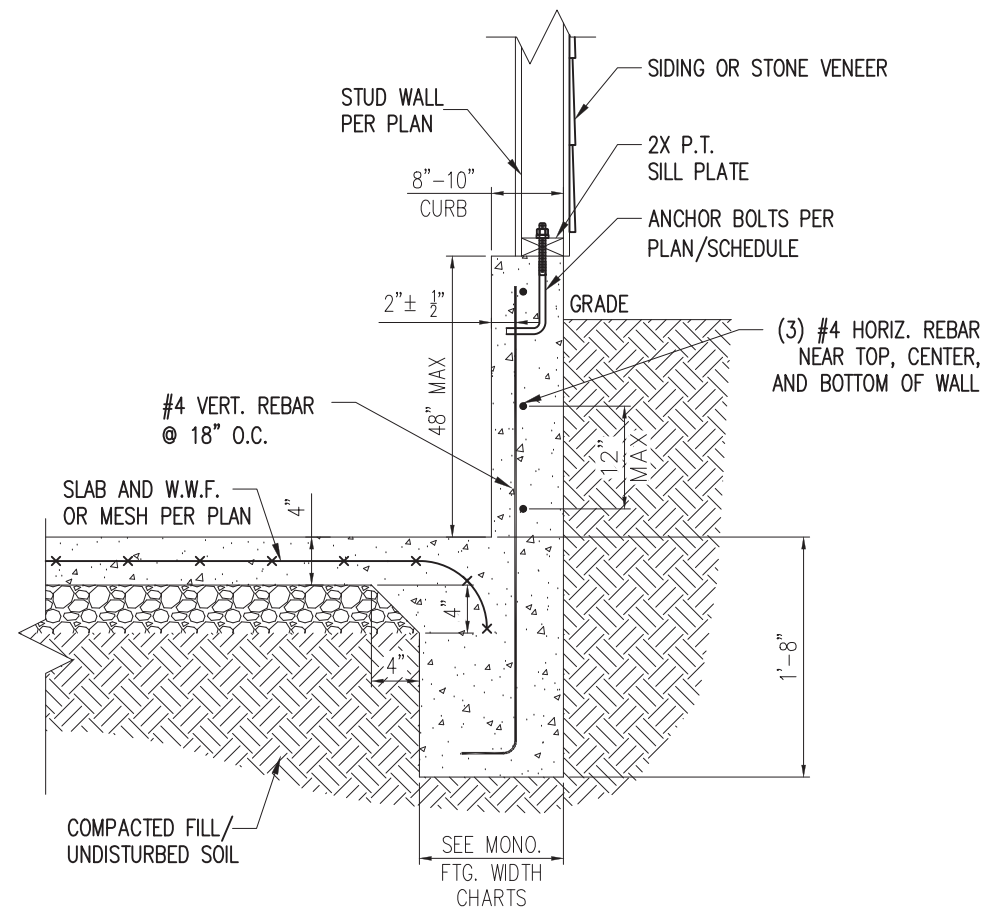
1 EXTENDED GARAGE CURB DETAIL  
D4m NTS

\*BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT. AND 3/16" Ø WEEP HOLES @ 33" O.C.



STANDARD - BRICK

3 EXTENDED GARAGE CURB DETAIL  
W/ BRICK VENEER  
D4m NTS



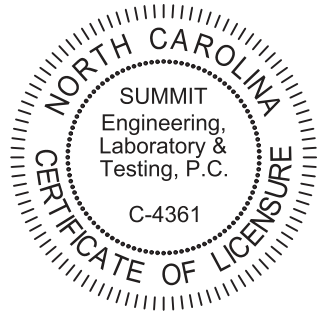
STANDARD - SIDING/STONE

2 EXTENDED GARAGE CURB DETAIL  
W/ UNBALANCED FILL  
D4m NTS



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DATE: 2/18/20

SCALE: NTS  
PROJECT #: 3832

DRAWN BY: LBV  
CHECKED BY: WAJ

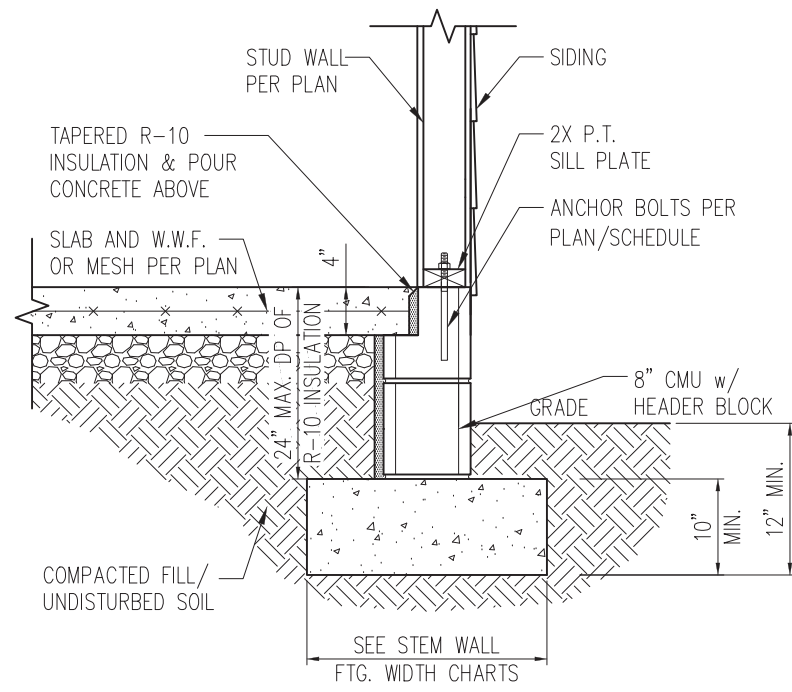
ORIGINAL DRAWING  
NO. DATE PROJECT #  
0 1/7/16 3832

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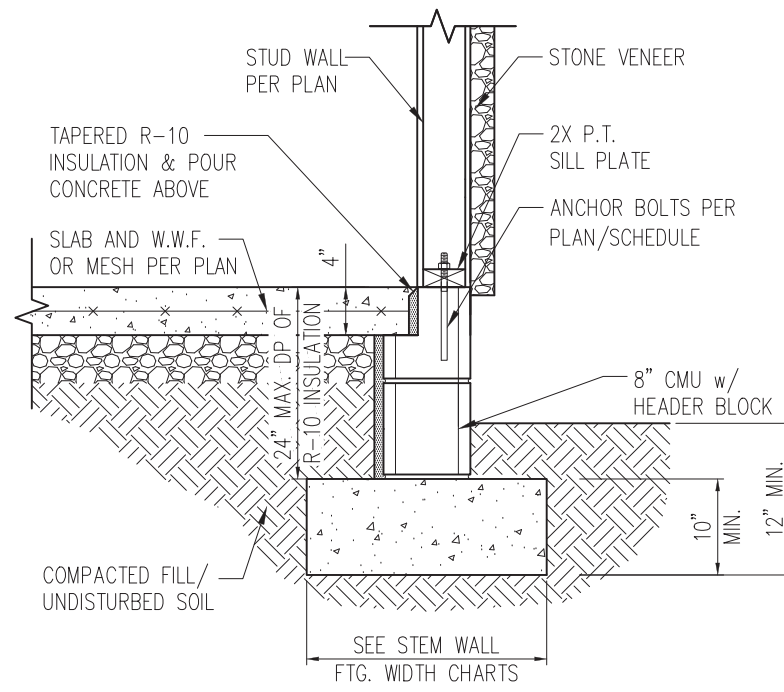
SHEET

D4m

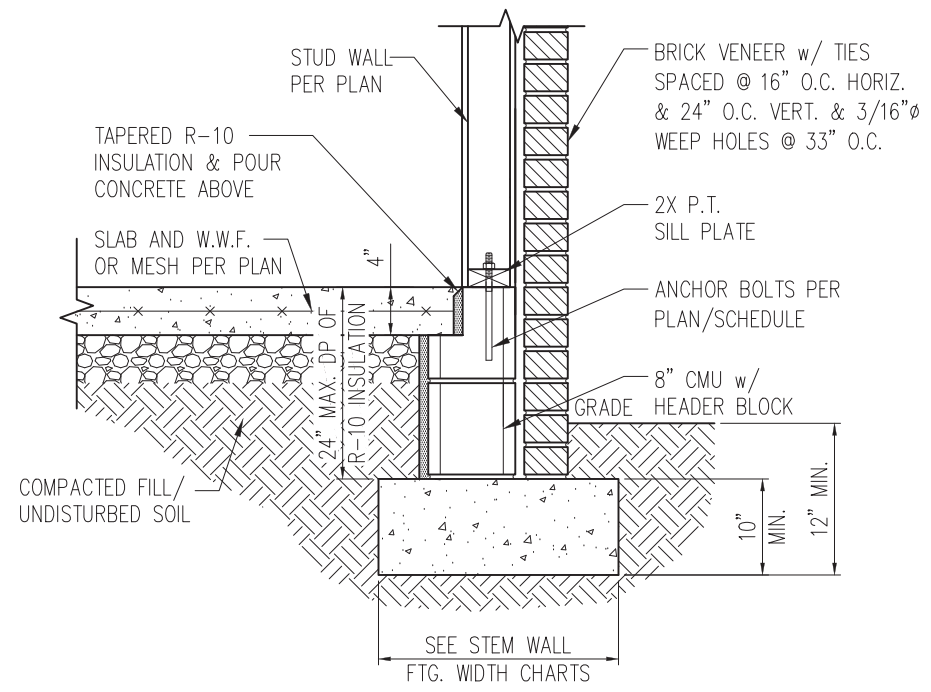




STANDARD - SIDING

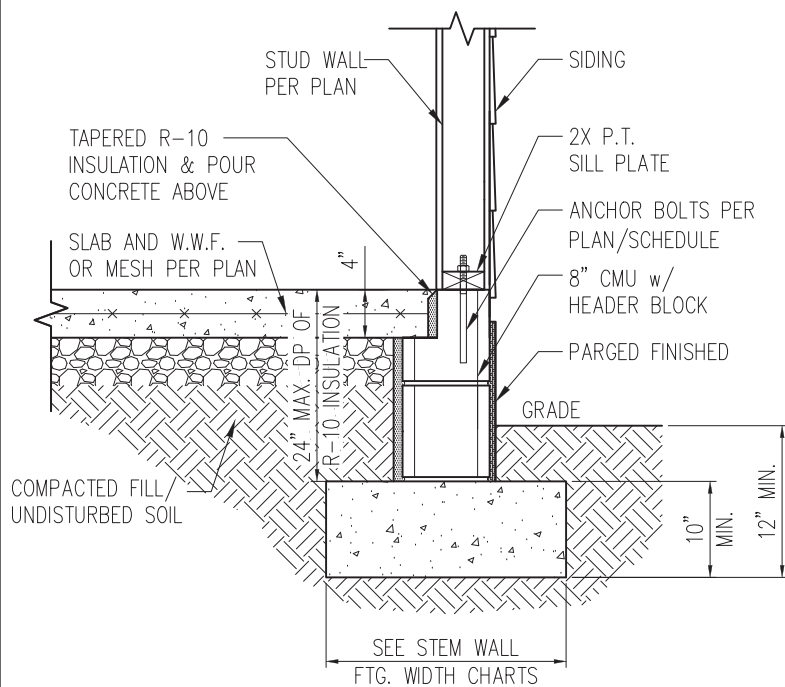


STANDARD - STONE

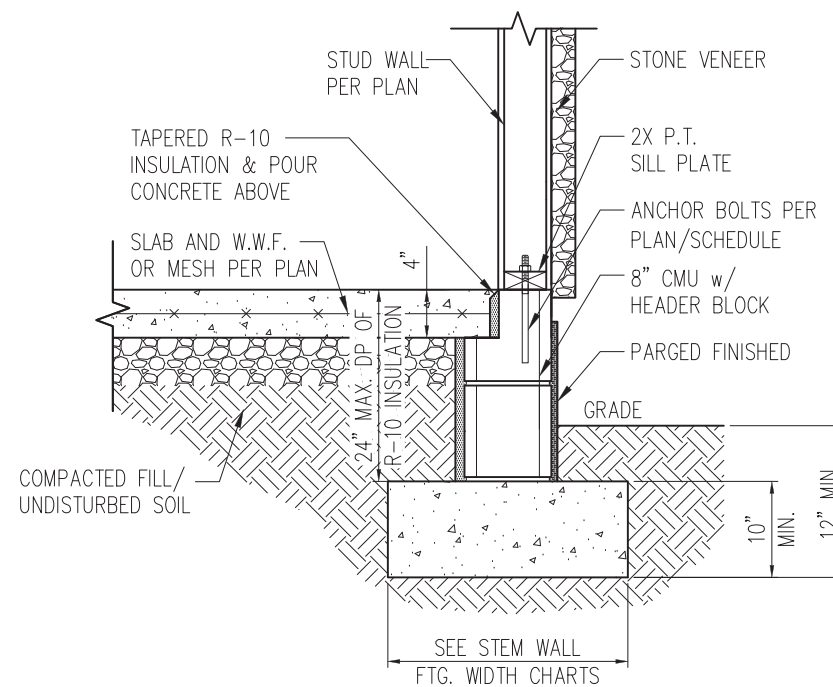


STANDARD - BRICK

1 TYP. STEM WALL DETAIL  
D1s 3/4" = 1'-0"



STANDARD - SIDING



STANDARD - STONE

1a STEM WALL DETAIL w/ PARGED FINISH  
D1s 3/4" = 1'-0"

STEM WALL FOOTING WIDTH

# OF STORIES	WIDTH BASED ON SOIL BEARING CAPACITY		
	1500 PSF	2000 PSF	2500 PSF
1 STORY - STD.	16"	16"	16"
1 STORY - BRICK VENEER	21"*	21"*	21"*
2 STORY - STD.	20"	16"	16"
2 STORY - BRICK VENEER	25"*	21"*	21"*

\*5" BRICK LEDGE HAS BEEN ADDED TO THE STEM WALL FOOTING WIDTH FOR BRICK SUPPORT

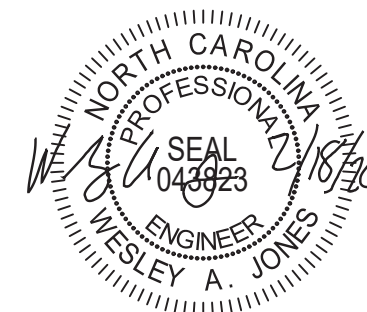
WALL ANCHOR SCHEDULE

TYPE OF ANCHOR	MIN. CONC. EMBEDMENT	SPACING EMBEDMENT	INTERIOR WALL	EXTERIOR WALL
1/2" A307 BOLTS w/ STD. 90° BEND	7"	6'-0"	YES	YES
SST - MAS	4"	5'-0"	NO	YES
HILTI KWIK BOLT KBI 1/2-2-3/4	2-1/4"	6'-0"	YES	NO
1/2" HILTI THREADED ROD w/ HIT HY150 ADHESIVE	7"	6'-0"	YES	YES

NOTE: INSTALL ALL ANCHORS 12" MAX. FROM ALL BOTTOM PLATE ENDS AND JOINTS.

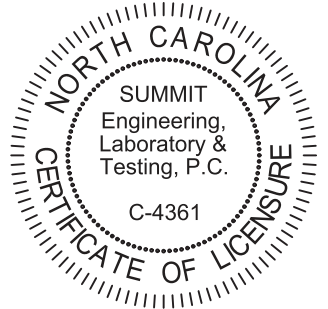
NOTES:

- REFER TO GENERAL NOTES & SPECIFICATIONS ON SHEET CS2 FOR ADDITIONAL INFORMATION.
- PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
- SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPS AND DEPRESSIONS.



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FAX: 919.380.9993  
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PROJECT  
**Standard Details**  
**Stemwall Details**  
CLIENT  
**Smith Douglas Homes**  
110 Village Trail, Suite 215  
Woodstock, GA 30188

CURRENT DRAWING

DATE: 2/18/20

SCALE: NTS

PROJECT #: 3832

DRAWN BY: LBV

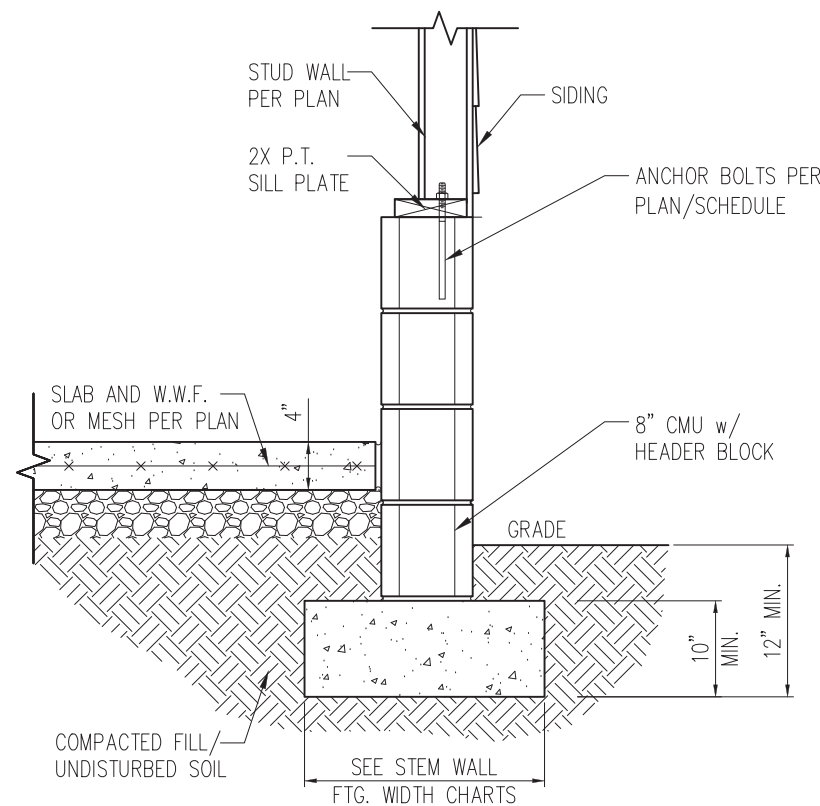
CHECKED BY: WAJ

ORIGINAL DRAWING

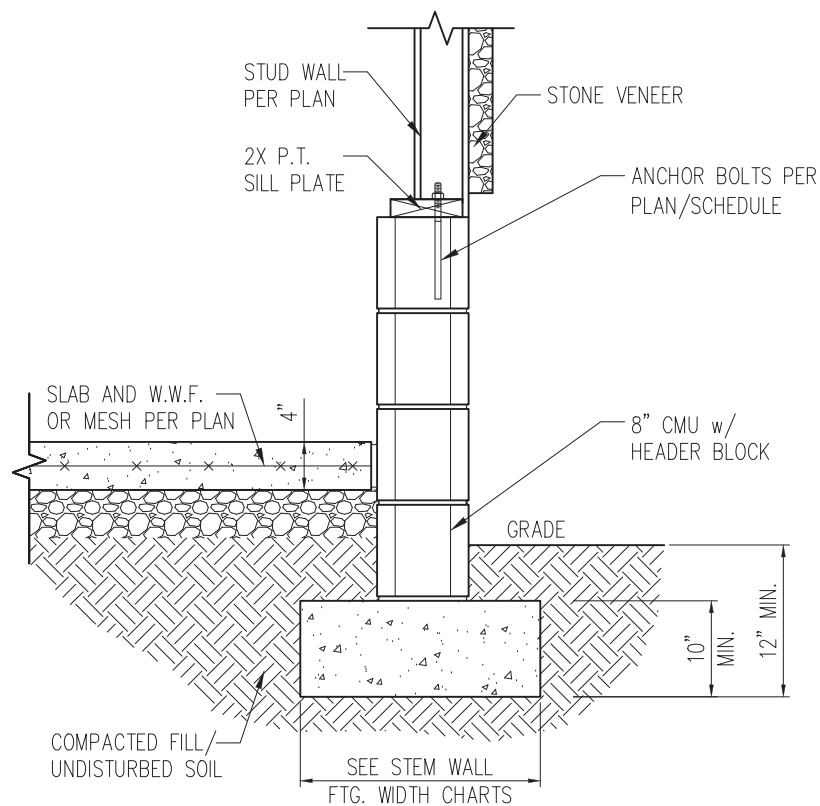
NO.	DATE	PROJECT #
0	1/7/16	3832

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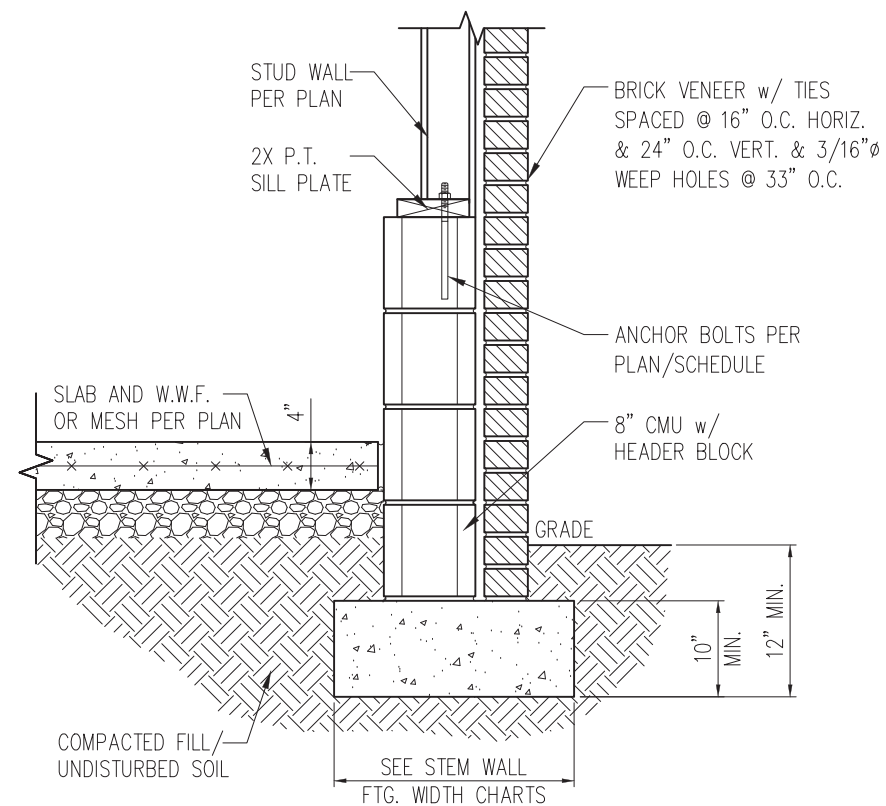
SHEET  
**D1s**



STANDARD - SIDING

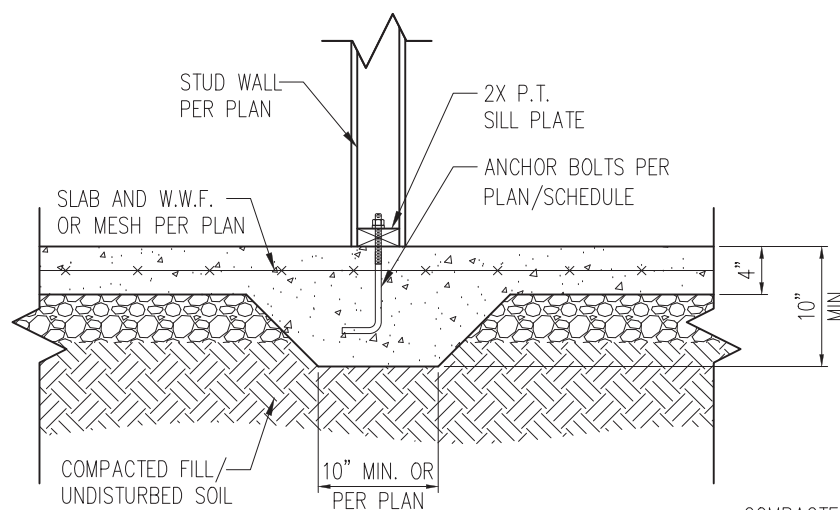


STANDARD - STONE

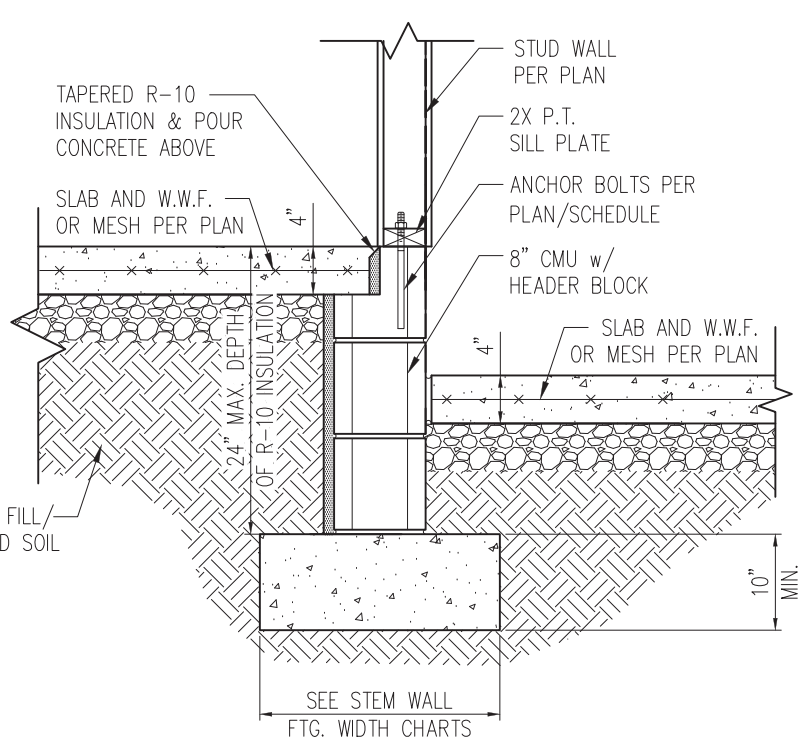


STANDARD - BRICK

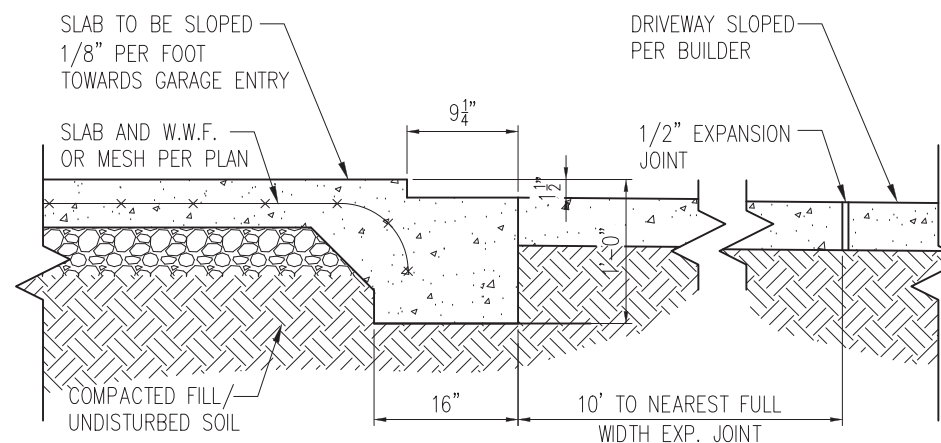
1 TYP. GARAGE CURB DETAIL  
D2s 3/4" = 1'-0"



2 TYP. THICKENED SLAB DETAIL  
D2s 3/4" = 1'-0"



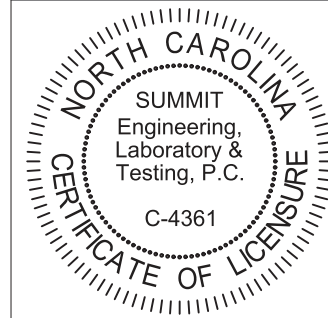
3 HOUSE/GARAGE WALL DETAIL  
D2s 3/4" = 1'-0"



4 SLAB AT GARAGE DOOR  
D2s 3/4" = 1'-0"



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PROJECT  
**Standard Details**  
**Stemwall Details**  
CLIENT  
Smith Douglas Homes  
110 Village Trail, Suite 215  
Woodstock, GA 30188

CURRENT DRAWING  
DATE: 2/18/20  
SCALE: NTS  
PROJECT #: 3832  
DRAWN BY: LBV  
CHECKED BY: WAJ

ORIGINAL DRAWING  
NO. DATE PROJECT #  
0 1/7/16 3832

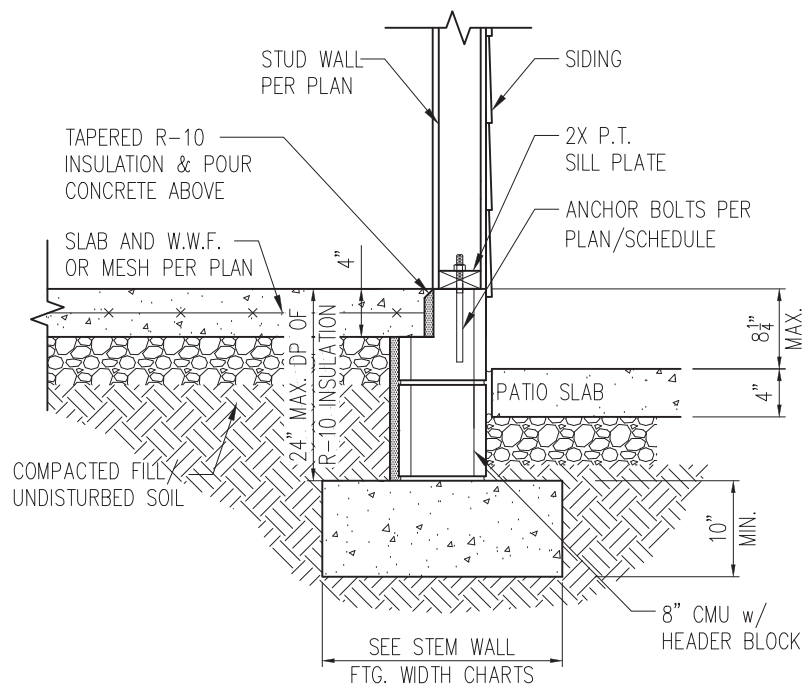
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

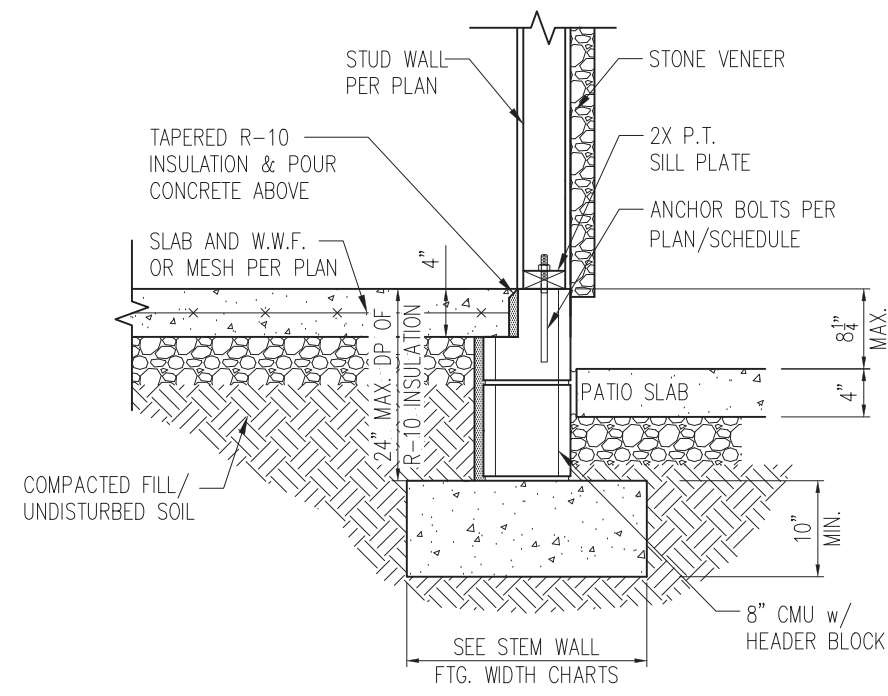
**D2s**

STRUCTURAL MEMBERS ONLY

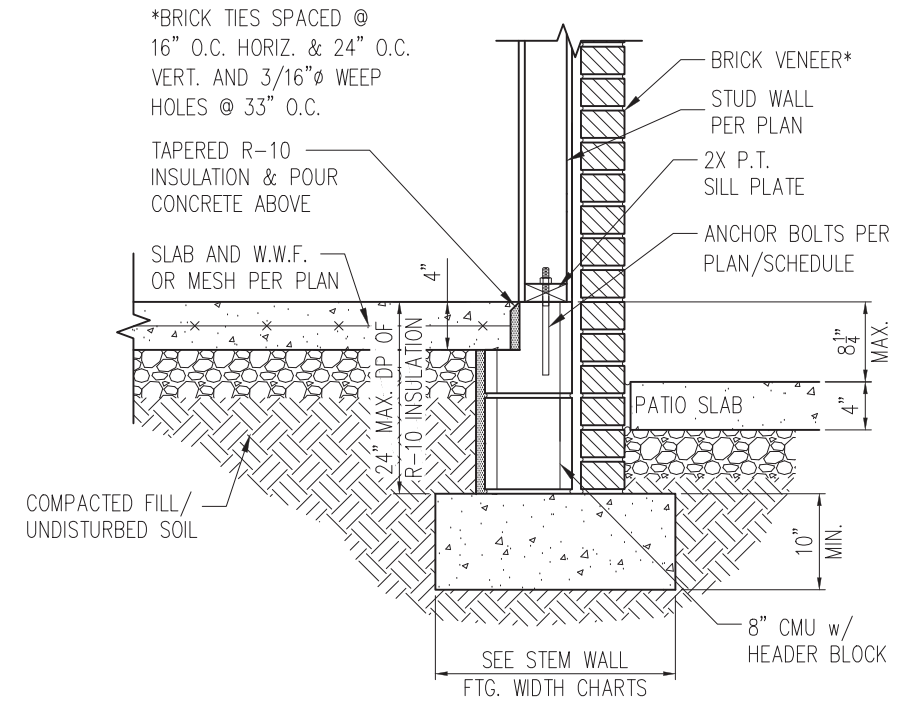
- NOTES:  
1. REFER TO GENERAL NOTES & SPECIFICATIONS ON SHEET CS2 FOR ADDITIONAL INFORMATION.  
2. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.  
3. SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.



STANDARD - SIDING

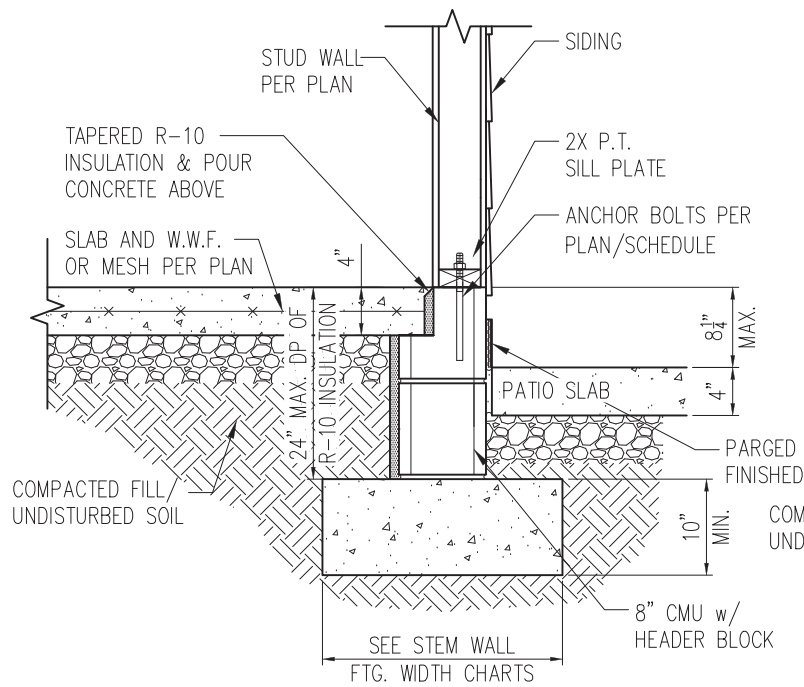


STANDARD - STONE

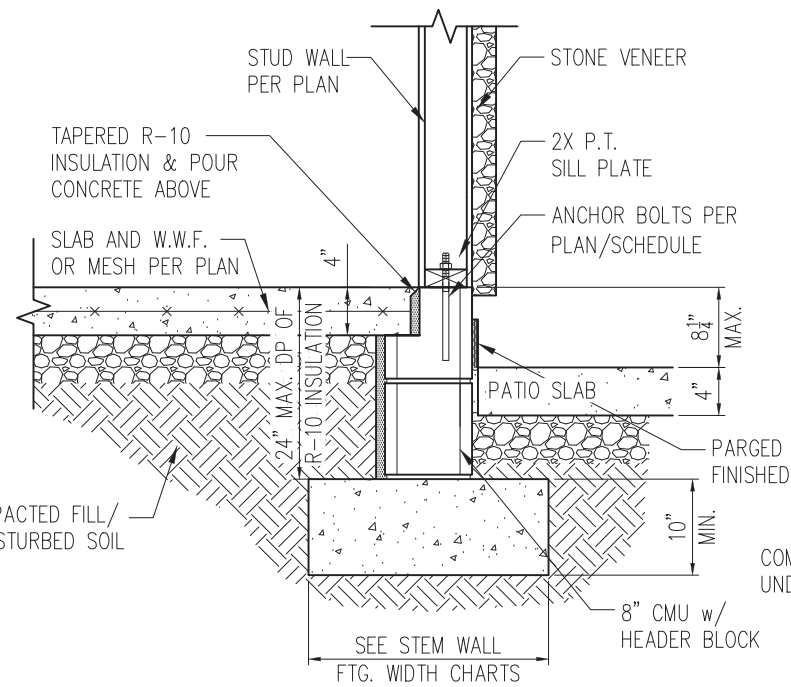


STANDARD - BRICK

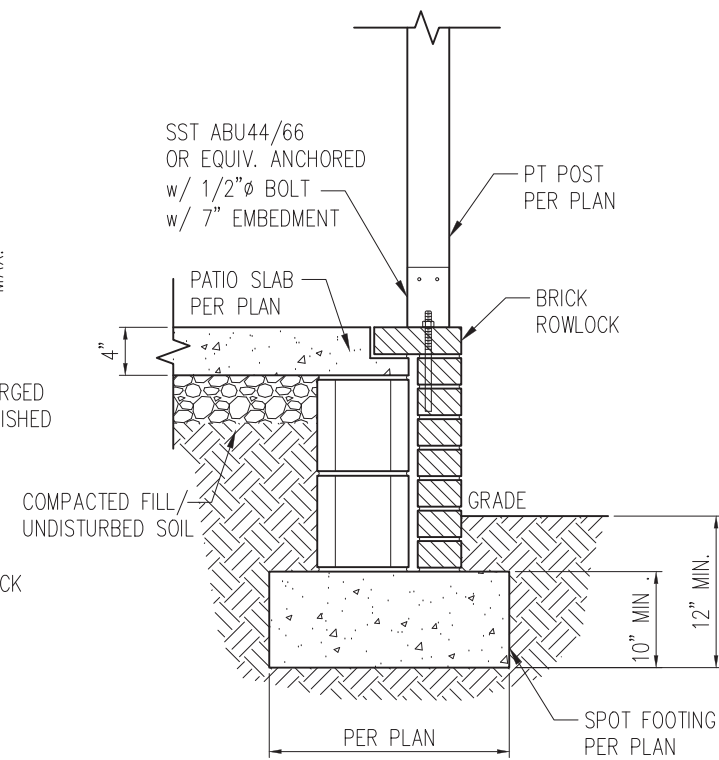
1 PORCH SLAB DETAIL  
D3s 3/4" = 1'-0"



STANDARD - SIDING



STANDARD - STONE



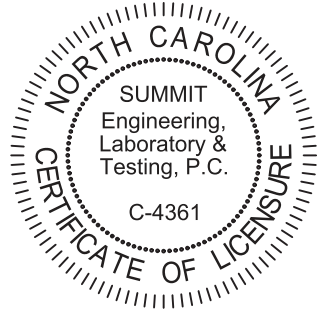
2 COVERED PORCH DETAIL  
D3s 3/4" = 1'-0"

- NOTES:
1. REFER TO GENERAL NOTES & SPECIFICATIONS ON SHEET CS2 FOR ADDITIONAL INFORMATION.
  2. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
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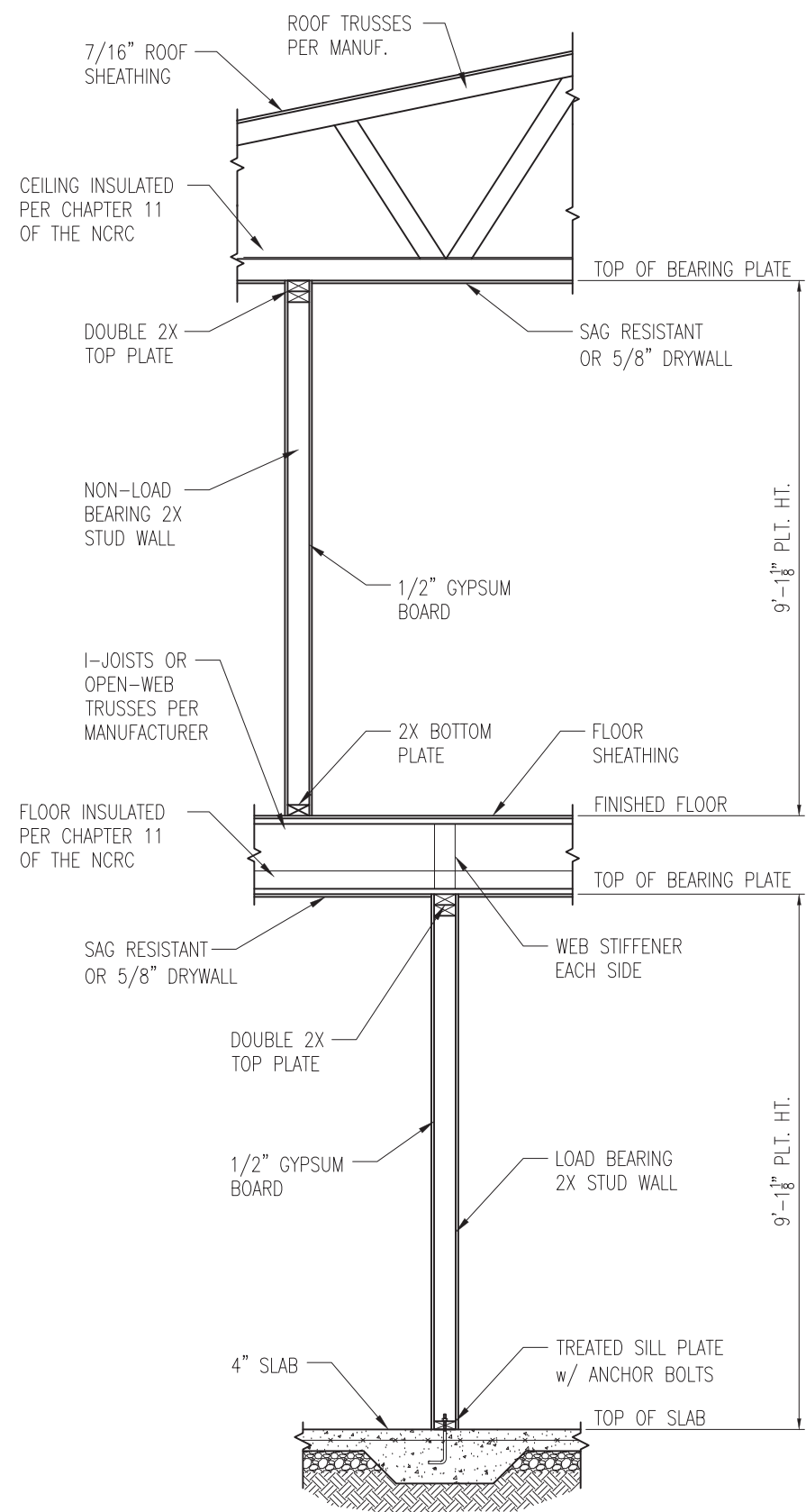
PROJECT  
**Standard Details**  
**Stemwall Details**  
CLIENT  
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CURRENT DRAWING  
DATE: 2/18/20  
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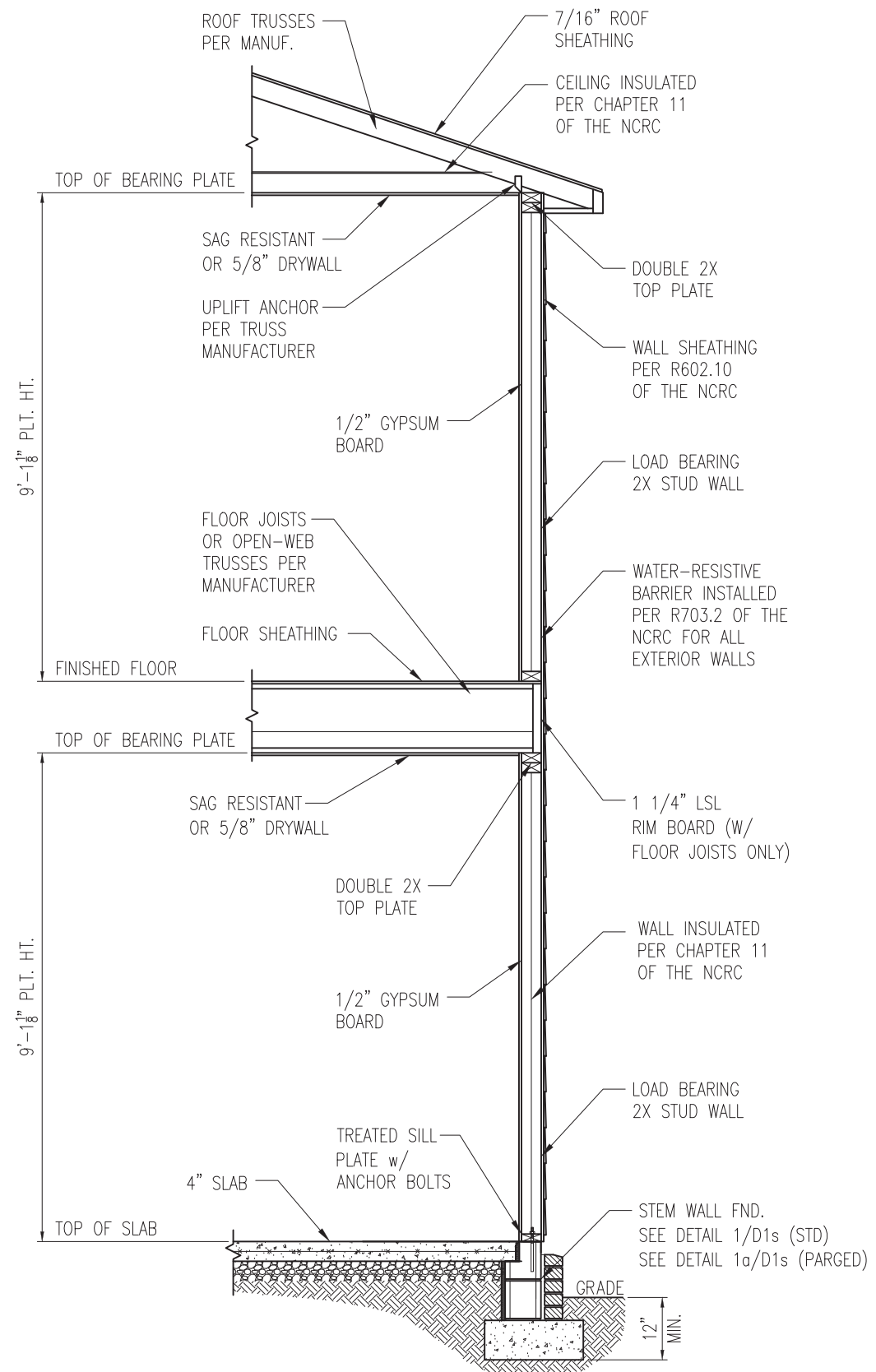
ORIGINAL DRAWING  
NO. DATE PROJECT #  
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
**D3s**



1 TYP. INTERIOR LOAD BEARING WALL SECTION  
 D4s 3/4" = 1'-0"



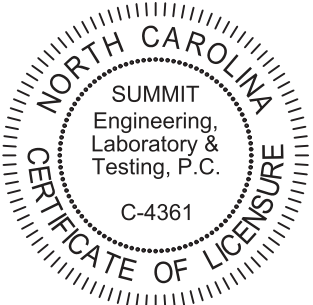
2 TYP. EXTERIOR LOAD BEARING WALL SECTION  
 D4s 3/4" = 1'-0" -SIMILAR w/ BRICK AND STONE  
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.  
 -MIN. 3/16" Ø WEEP HOLES @ 33" O.C.

- NOTES:
1. REFER TO GENERAL NOTES & SPECIFICATIONS ON SHEET CS2 FOR ADDITIONAL INFORMATION.
  2. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
  3. SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.



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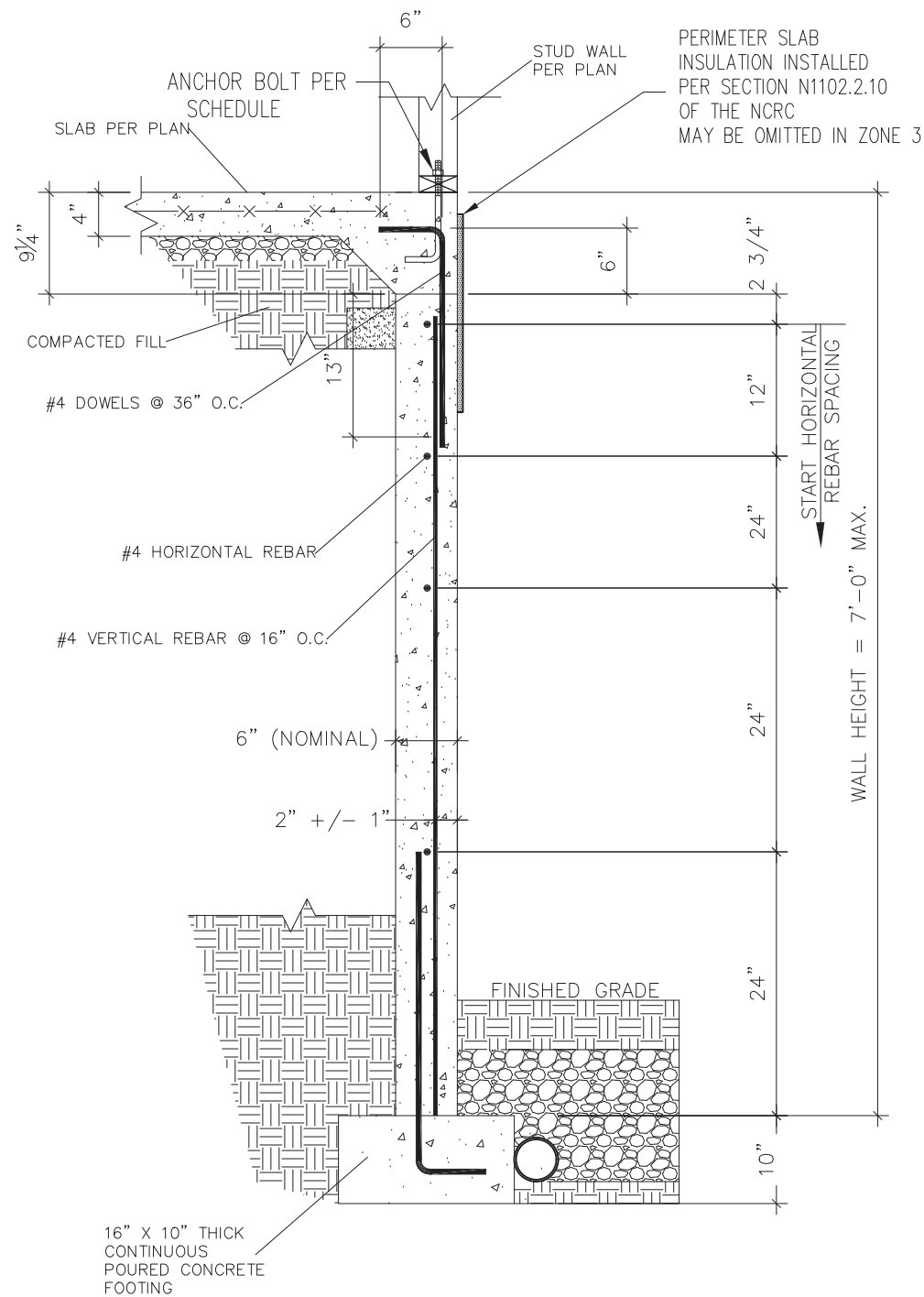
PROJECT  
**Standard Details**  
**Stemwall Details**  
 CLIENT  
**Smith Douglas Homes**  
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CURRENT DRAWING  
 DATE: 2/18/20  
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 PROJECT #: 3832  
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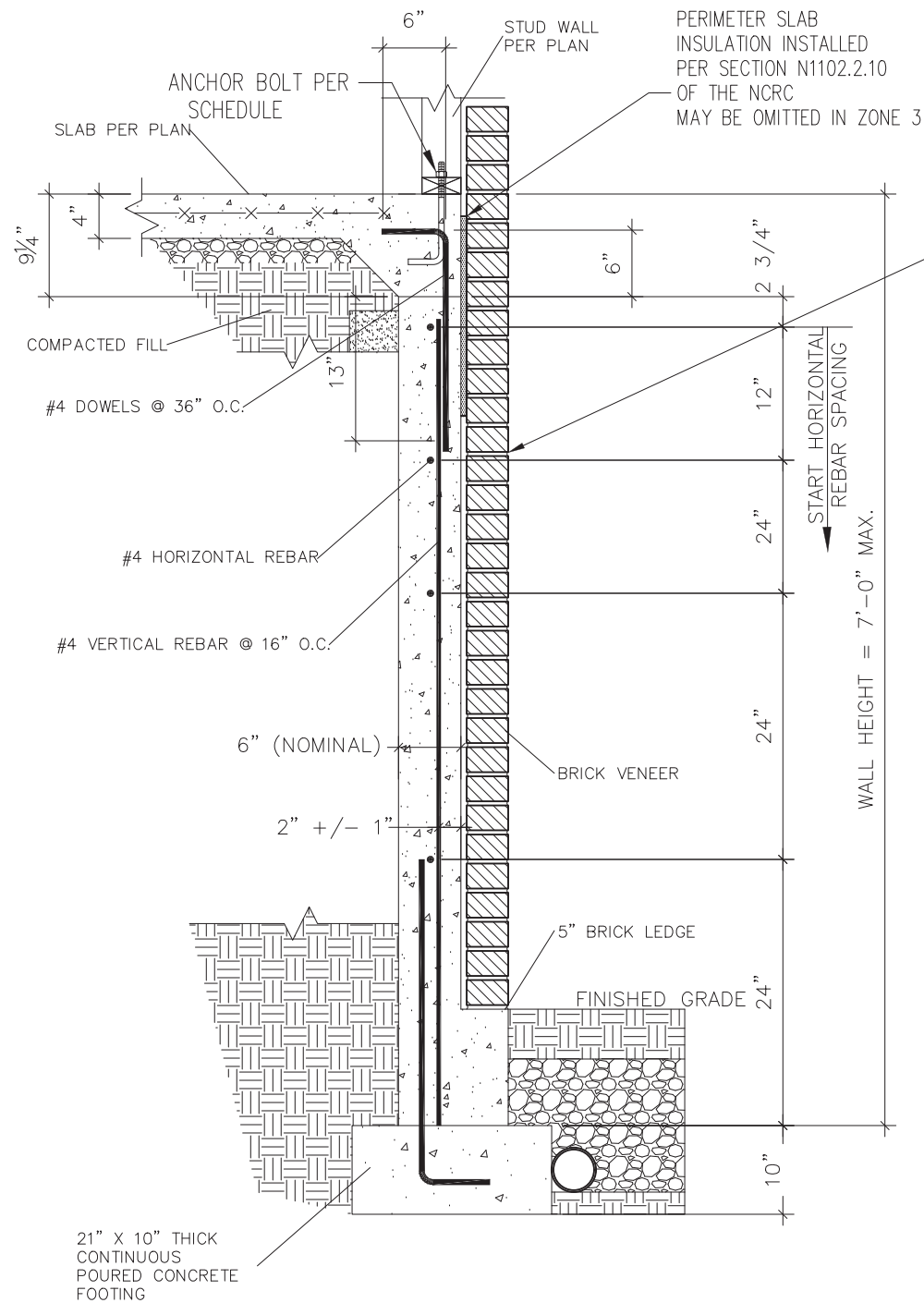
ORIGINAL DRAWING  
 NO. DATE PROJECT #  
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REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
**D4s**



1 SUBWALL FOUNDATION  
 D5s 3/4" = 1'-0"



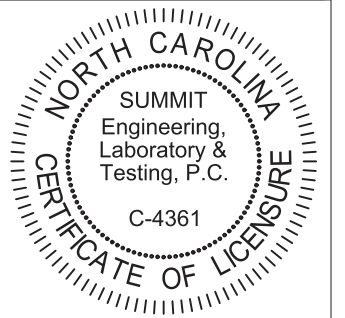
2 SUBWALL FOUNDATION W/ BRICK VENEER  
 D5s 3/4" = 1'-0"

PROVIDE LADDER WIRE OR METAL TIES, INSTALLED PER R608.1.2 OF THE 2012 NCRC, AND FULLY GROUT BETWEEN BRICK AND CONCRETE.



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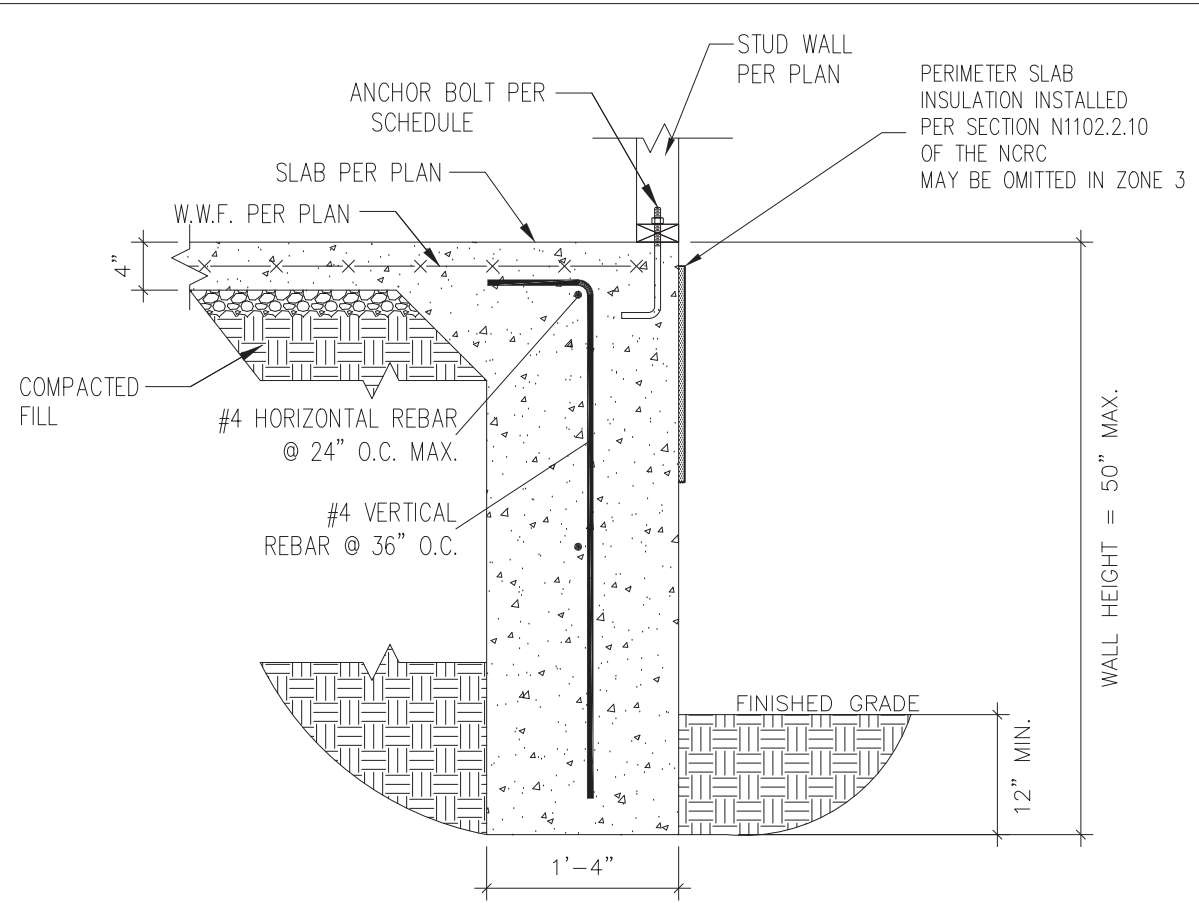
PROJECT  
**Standard Details**  
**Stemwall Details**  
 CLIENT  
 Smith Douglas Homes  
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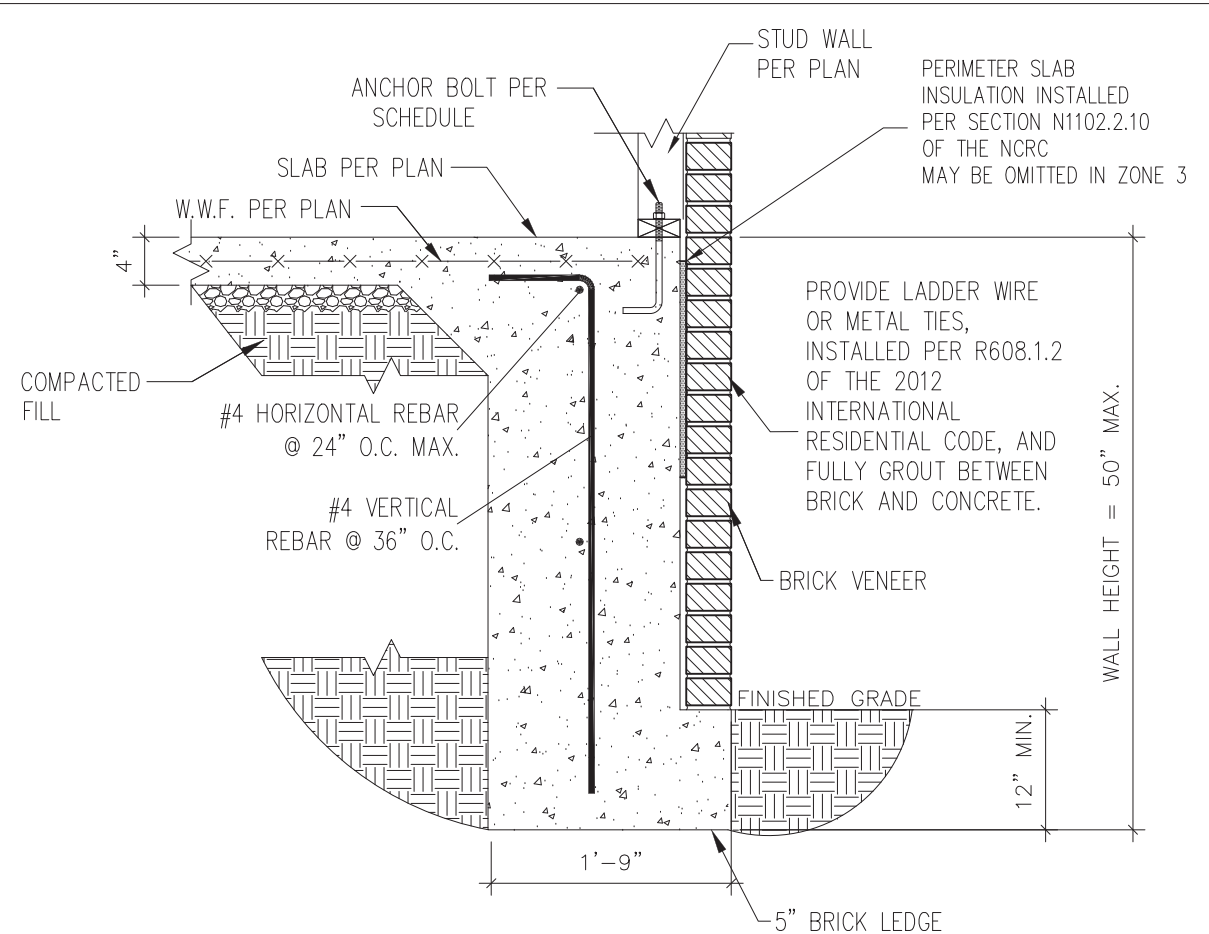
NO.	DATE	PROJECT #
0	1/7/16	3832

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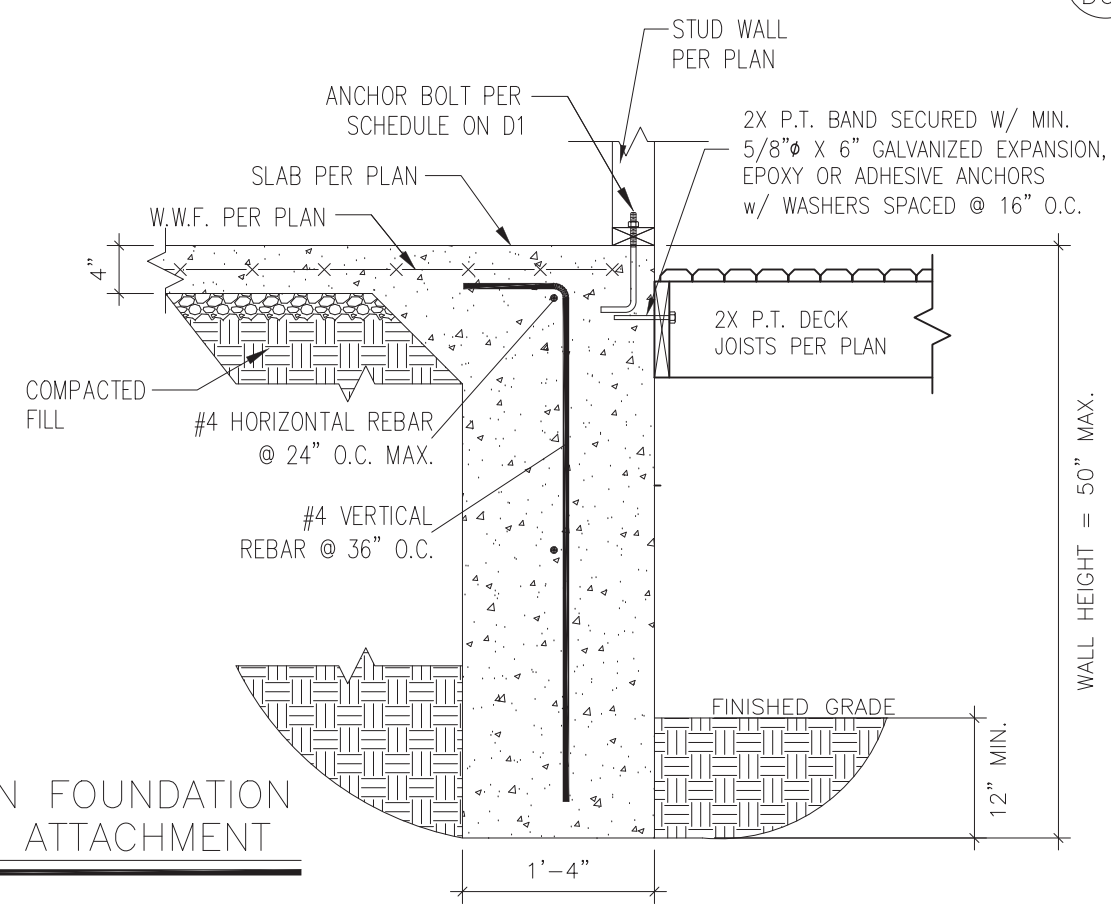
SHEET  
**D5s**



1 TURNDOWN FOUNDATION  
 D6s 3/4" = 1'-0"



2 TURNDOWN FOUNDATION W/ BRICK VENEER  
 D6s 3/4" = 1'-0"

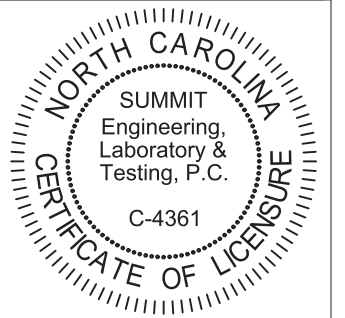


3 TURNDOWN FOUNDATION W/ DECK ATTACHMENT  
 D6s 3/4" = 1'-0"



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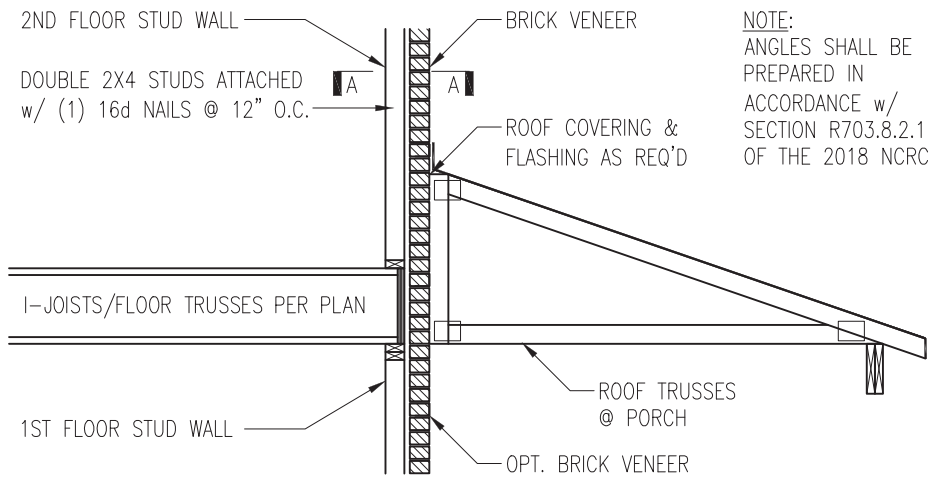
PROJECT  
**Standard Details**  
**Stemwall Details**  
 CLIENT  
**Smith Douglas Homes**  
 110 Village Trail, Suite 215  
 Woodstock, GA 30188

CURRENT DRAWING  
 DATE: 2/18/20  
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 PROJECT #: 3832  
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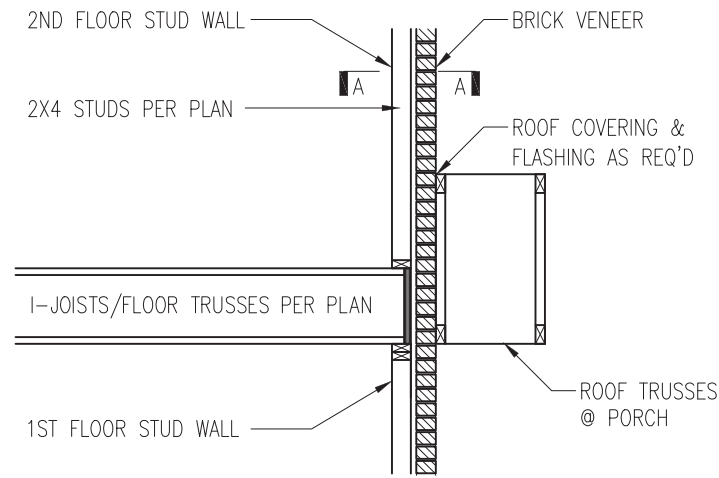
NO.	DATE	PROJECT #
0	1/7/16	3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
**D6s**



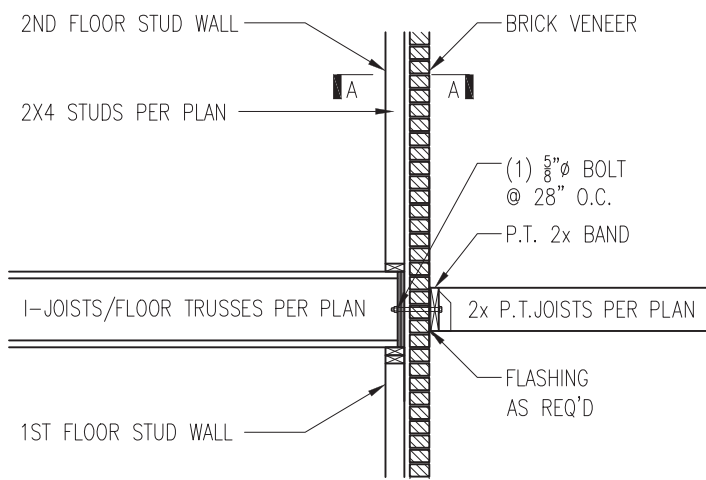
NOTE:  
ANGLES SHALL BE  
PREPARED IN  
ACCORDANCE W/  
SECTION R703.8.2.1  
OF THE 2018 NCR



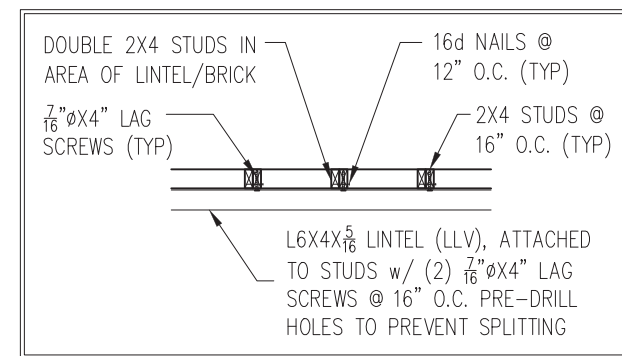
TRUSSES PERPENDICULAR TO STUD WALL

TRUSSES PARALLEL TO STUD WALL  
w/ CONTINUOUS BRICK VENEER

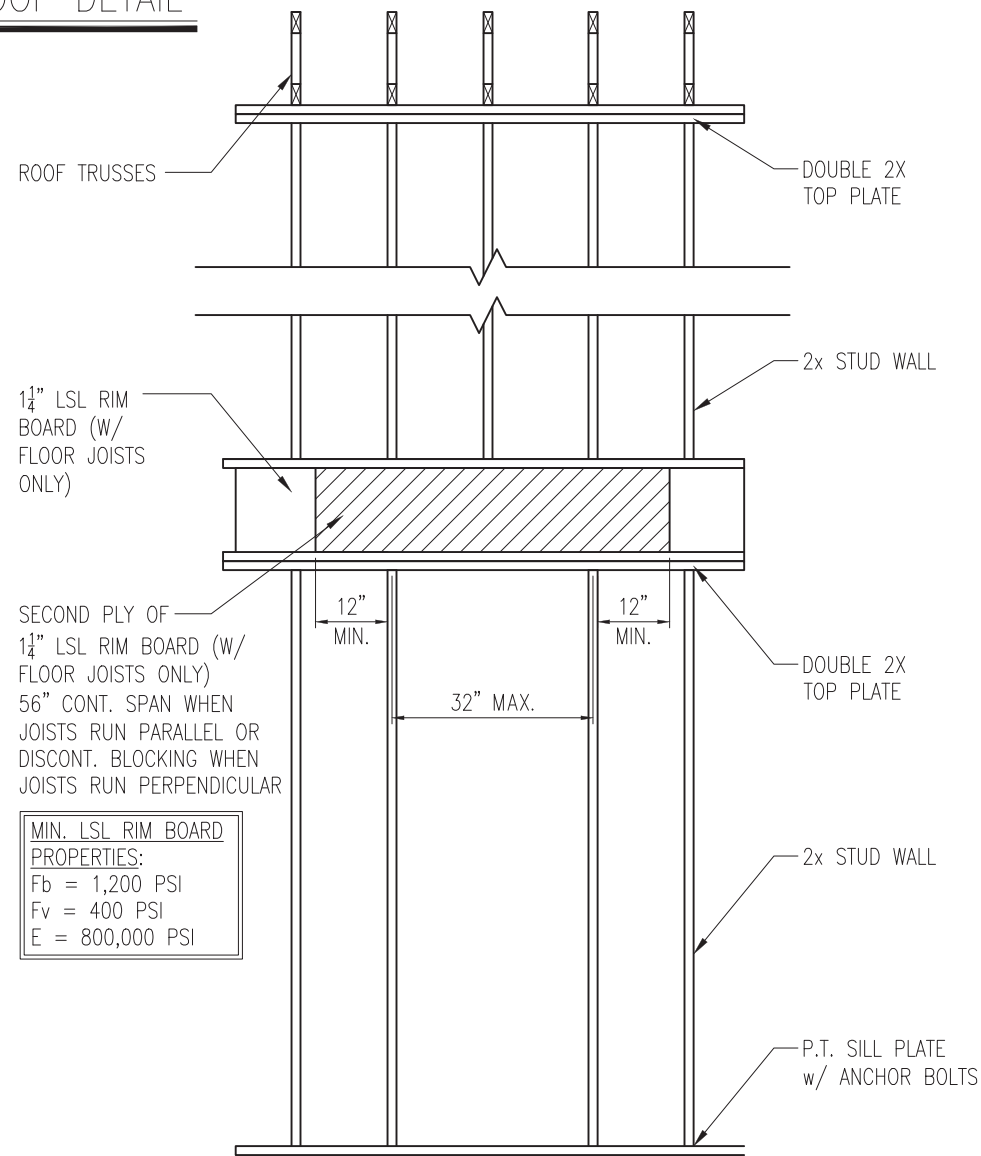
1 BRICK SUPPORT ABOVE STORAGE/PORCH ROOF DETAIL  
D5f NTS



3 BALCONY JOIST ATTACHMENT  
D5f NTS



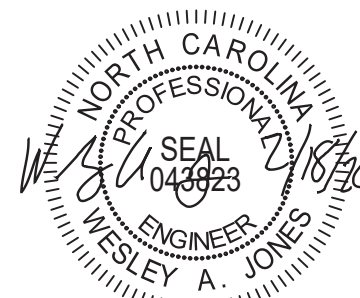
SECTION A-A  
NTS



SECOND PLY OF  
1 1/4\"/>

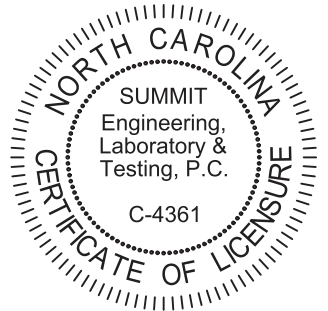
MIN. LSL RIM BOARD  
PROPERTIES:  
Fb = 1,200 PSI  
Fv = 400 PSI  
E = 800,000 PSI

4 TYP. RANGE VENT FRAMING  
D5f VENTED TO EXTERIOR WALL



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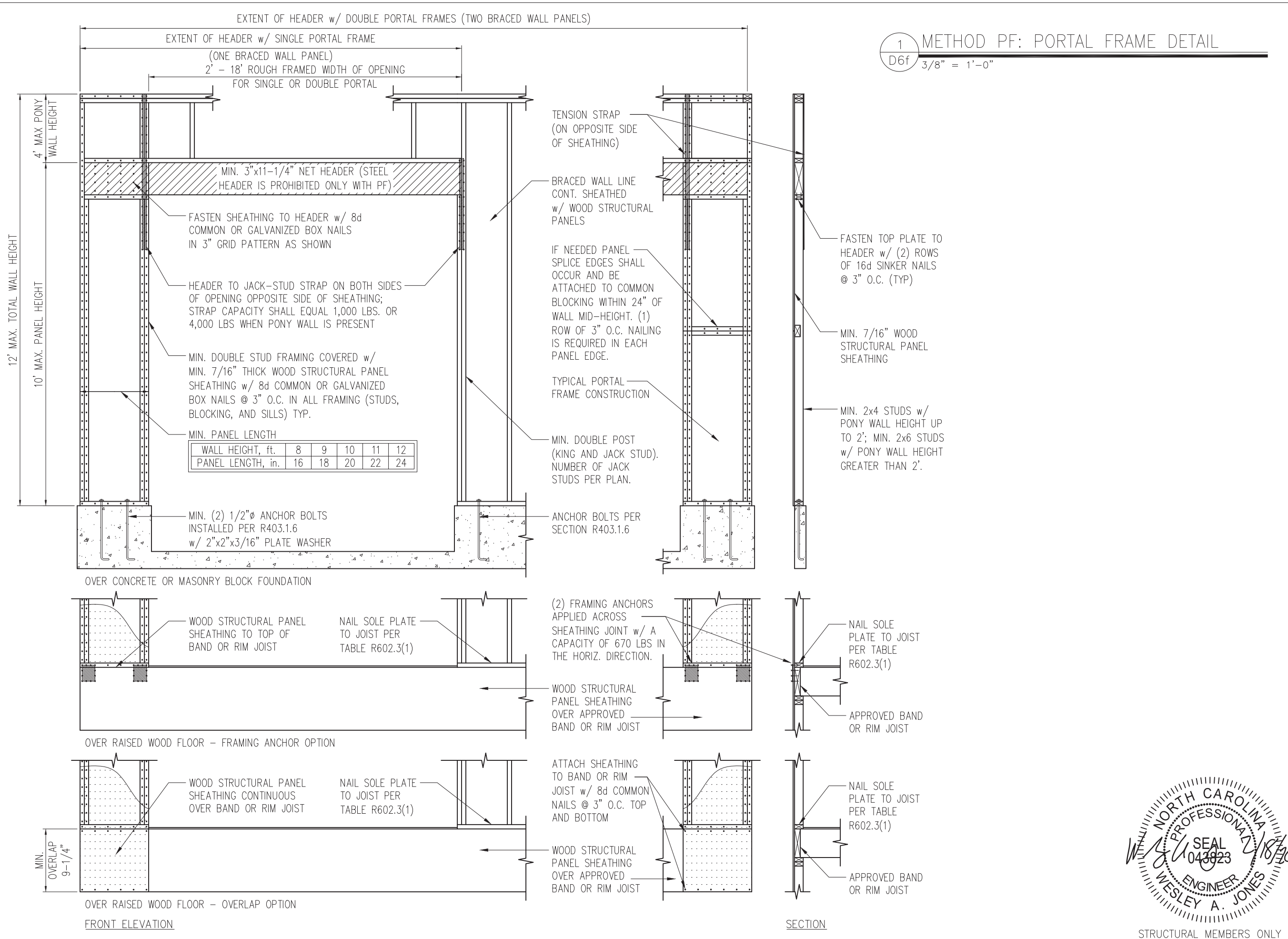
PROJECT  
Standard Details  
Framing Details  
CLIENT  
Smith Douglas Homes  
110 Village Trail, Suite 215  
Woodstock, GA 30188

CURRENT DRAWING  
DATE: 2/18/20  
SCALE: NTS  
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NO. DATE PROJECT #  
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SHEET  
**D5f**



1 METHOD PF: PORTAL FRAME DETAIL  
D6f 3/8" = 1'-0"

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SUMMIT  
Engineering,  
Laboratory &  
Testing, P.C.  
C-4361  
CERTIFICATE OF LICENSURE

PROJECT  
**Standard Details**  
**Framing Details - Bracing**

CLIENT  
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**Woodstock, GA 30188**

CURRENT DRAWING  
DATE: 2/18/20  
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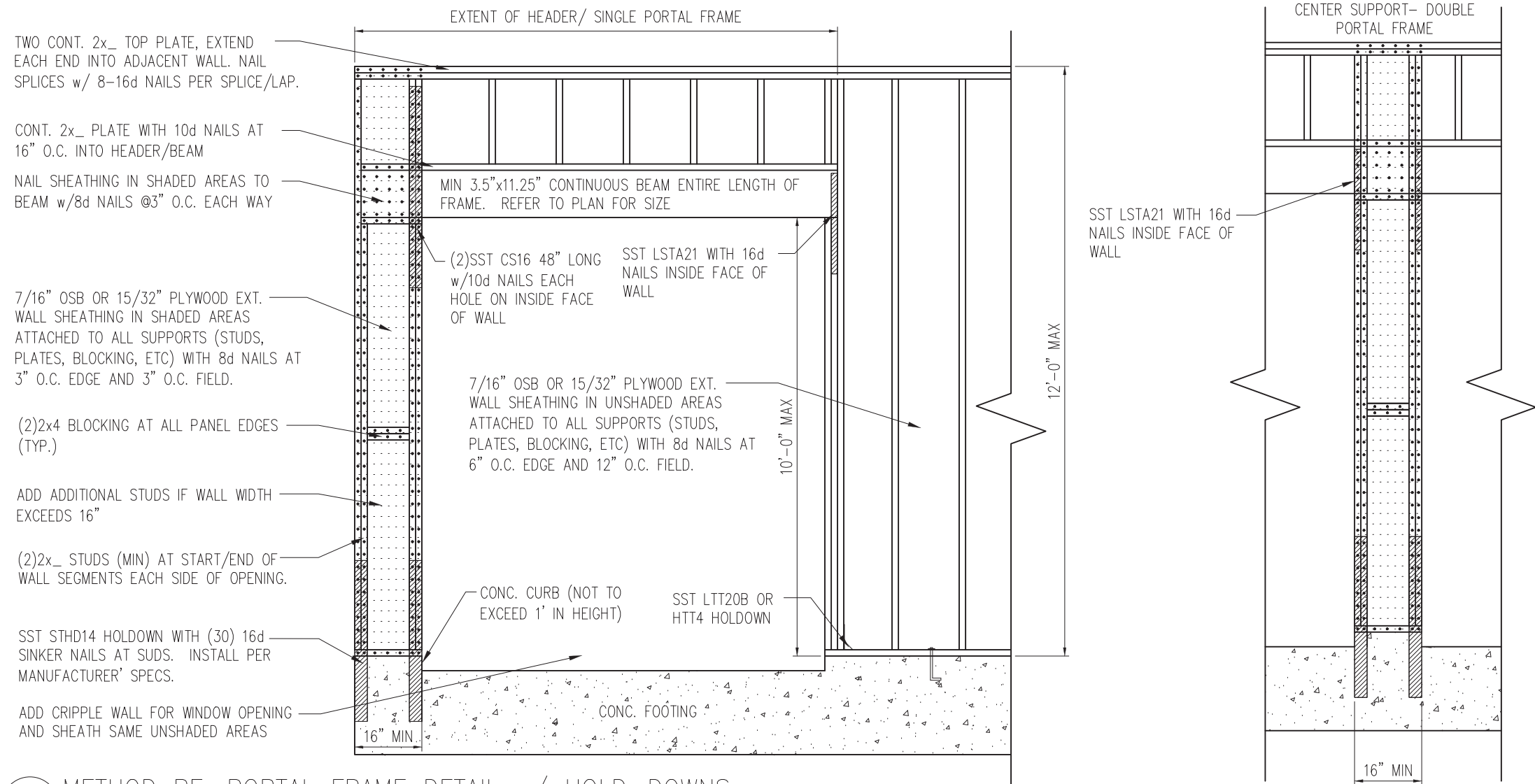
ORIGINAL DRAWING  
NO. DATE PROJECT #  
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

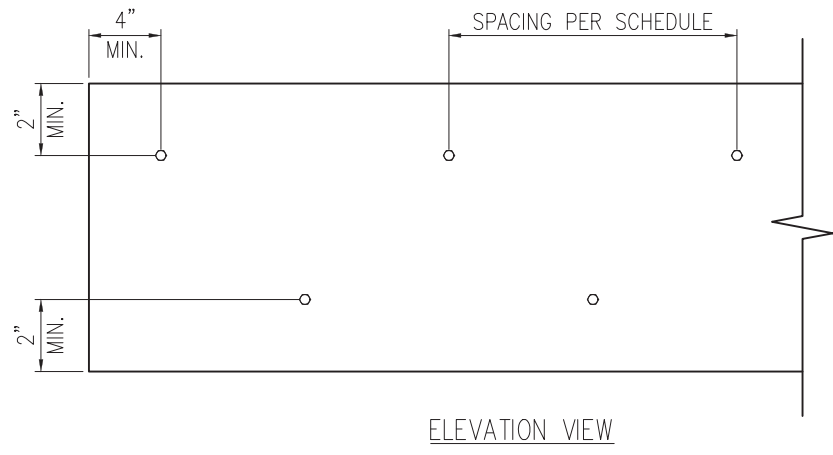
NORTH CAROLINA  
PROFESSIONAL  
ENGINEER  
WESLEY A. JONES  
SEAL  
043823

SHEET  
**D6f**  
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1 METHOD PF: PORTAL FRAME DETAIL w/ HOLD-DOWNS  
 D7f 3/4" = 1'-0"



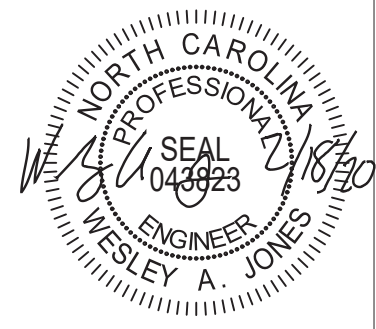
2 MULTI-PLY BEAM CONNECTION DETAIL  
 D7f N.T.S

**MINIMUM FASTENING REQUIREMENTS FOR TOP- AND SIDE-LOADED MEMBERS**

FASTENER TYPE	LVL DEPTH	3/4" WIDE		5/4" WIDE		7" WIDE	
		2-Ply 1 3/4"	3-Ply 1 3/4"	1 3/4" + 3 1/2"	4-Ply 1 3/4"	2-Ply 1 3/4" + 3 1/2"	2-Ply 3 1/2"
10d (0.128" x 3") Nails	7/4" ≤ d < 14"	3 rows @ 12" o.c.	3 rows @ 12" o.c. (ES)	3 rows @ 12" o.c.	-	3 rows @ 12" o.c. (ES)	-
	d ≥ 14"	4 rows @ 12" o.c.	4 rows @ 12" o.c. (ES)	4 rows @ 12" o.c.	-	4 rows @ 12" o.c. (ES)	-
16d (0.162" x 3 1/2") Nails	7/4" ≤ d < 14"	2 rows @ 12" o.c.	2 rows @ 12" o.c. (ES)	2 rows @ 12" o.c.	-	2 rows @ 12" o.c. (ES)	-
	d ≥ 14"	3 rows @ 12" o.c.	3 rows @ 12" o.c. (ES)	3 rows @ 12" o.c.	-	3 rows @ 12" o.c. (ES)	-
1/2" Through Bolts	d ≥ 7/4"	2 rows @ 24" o.c.	2 rows @ 24" o.c.		2 rows @ 24" o.c.		
SDS 1/4" x 3 1/2", WS35, 3 3/8" TrussLok		2 rows @ 24" o.c.	2 rows @ 24" o.c. (ES)	2 rows @ 24" o.c.	-	2 rows @ 24" o.c. (ES)	-
SDS 1/4" x 6", WS6		-	-	-	2 rows @ 24" o.c. (ES)		
5" TrussLok		-	2 rows @ 24" o.c.		-		
6 3/4" TrussLok		-	-	-	2 rows @ 24" o.c.		

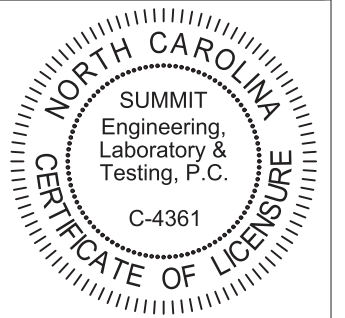
**NOTES:**

- All fasteners must meet the minimum requirements in the table above. Side-loaded multiple-ply members must meet the minimum fastening and side-loading capacity requirements given on page 48.
- Minimum fastening requirements for depths less than 7/4" require special consideration. Please contact your technical representative.
- Three general rules for staggering or offsetting for a certain fastener schedule:
  - (1) if staggering or offsetting is not referenced, then none is required;
  - (2) if staggering is referenced, then fasteners installed in adjacent rows on the front side are to be staggered up to one-half the o.c. spacing, but maintaining the fastener clearances above; and
  - (3) if "ES" is referenced, then the fastener schedule must be repeated on each side, with the fasteners on the back side offset up to one-half the o.c. spacing of the front side (whether or not it is staggered).



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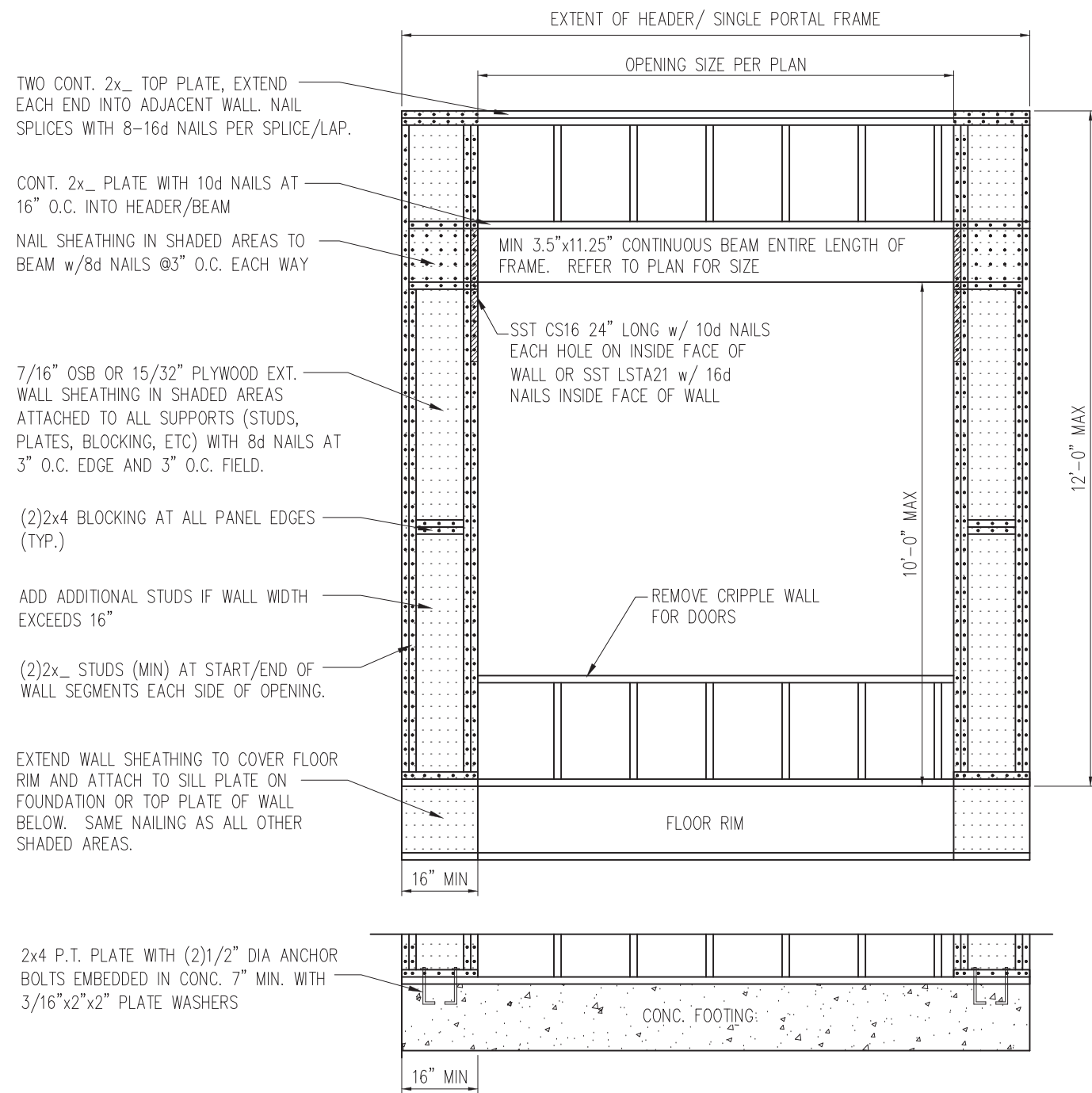


PROJECT  
 Standard Details  
 Framing Details - Bracing  
 CLIENT  
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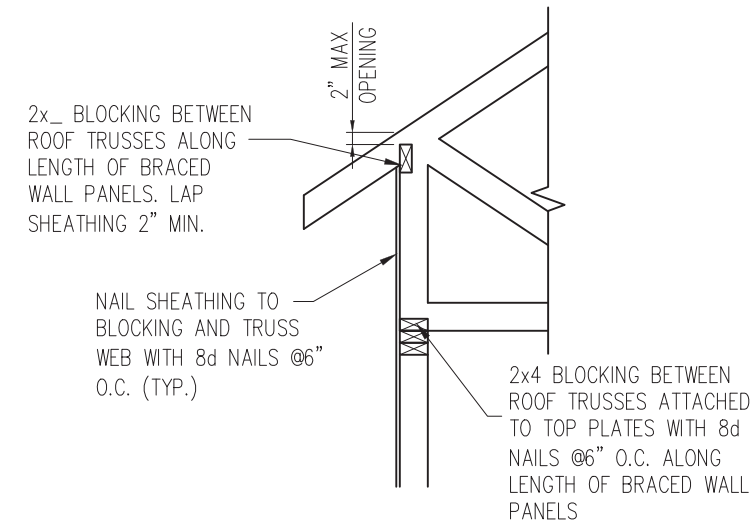
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 DATE: 2/18/20  
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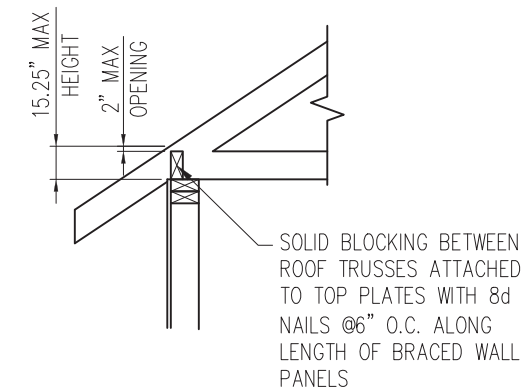
SHEET  
**D7f**



1 METHOD PF: PORTAL FRAME DETAIL  
 D8f 3/4" = 1'-0" OPENINGS UNDER 8'-0"



HEEL HEIGHT GREATER THAN 15.25"



HEEL HEIGHT LESS THAN 15.25" \*

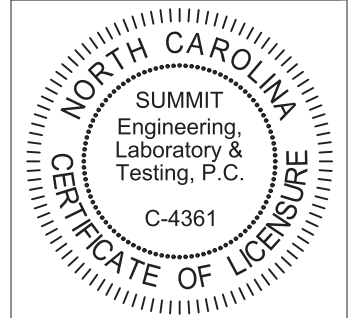
\*BLOCKING IS NOT REQUIRED WITH HEEL HEIGHTS LESS THAN 9.25"

2 TYP. WALL PANEL TO ROOF TRUSS CONNECTION  
 D8f 1" = 1'-0"



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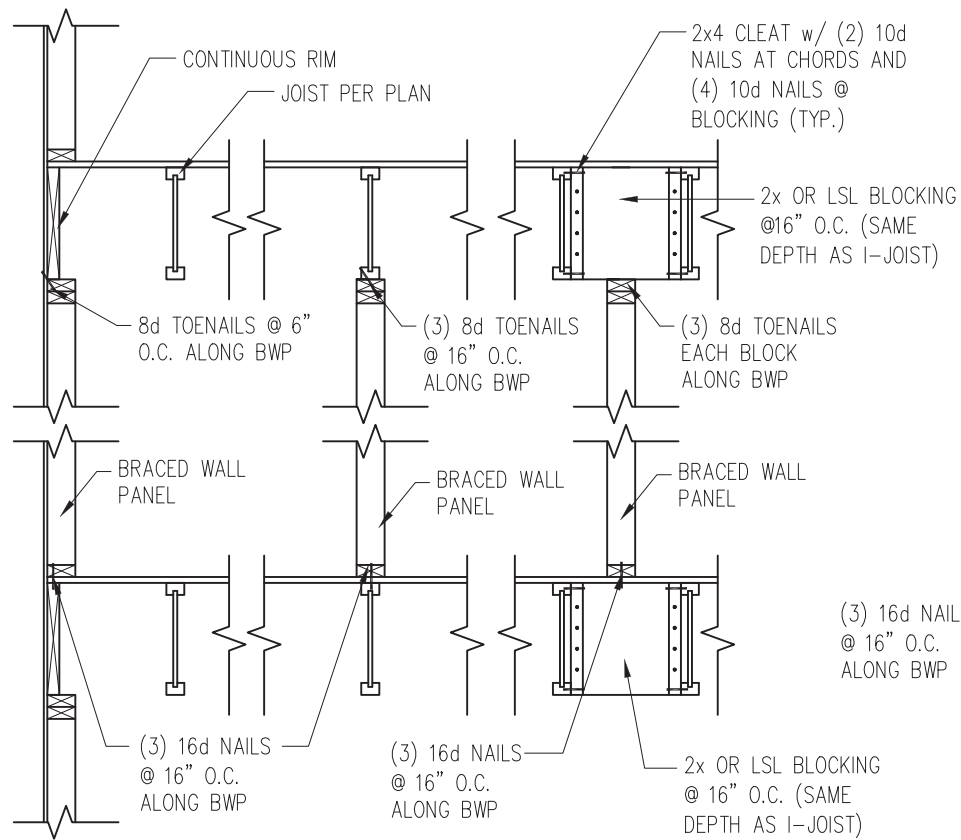
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**Standard Details - Bracing**  
**Framing Details - Bracing**  
 CLIENT  
**Smith Douglas Homes**  
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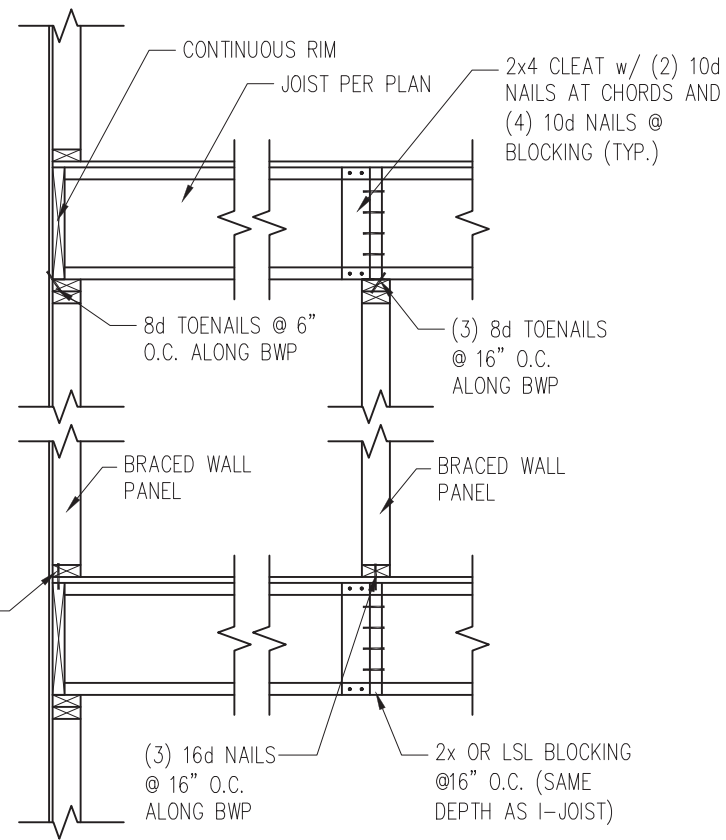
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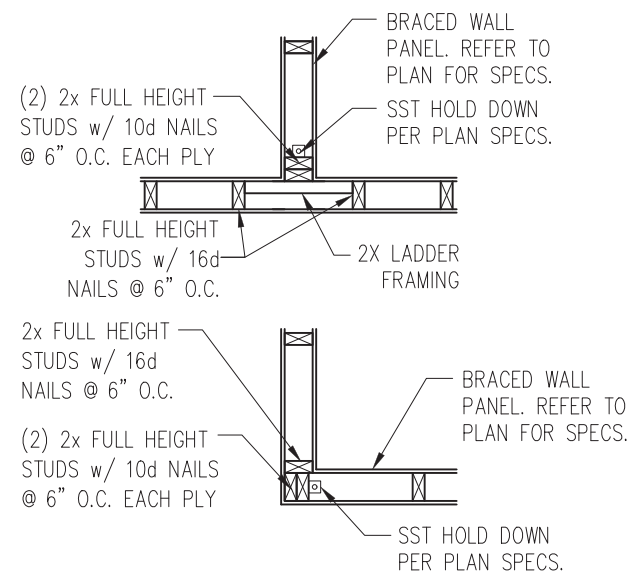
SHEET  
**D8f**



JOISTS PARALLEL TO BRACED WALLS

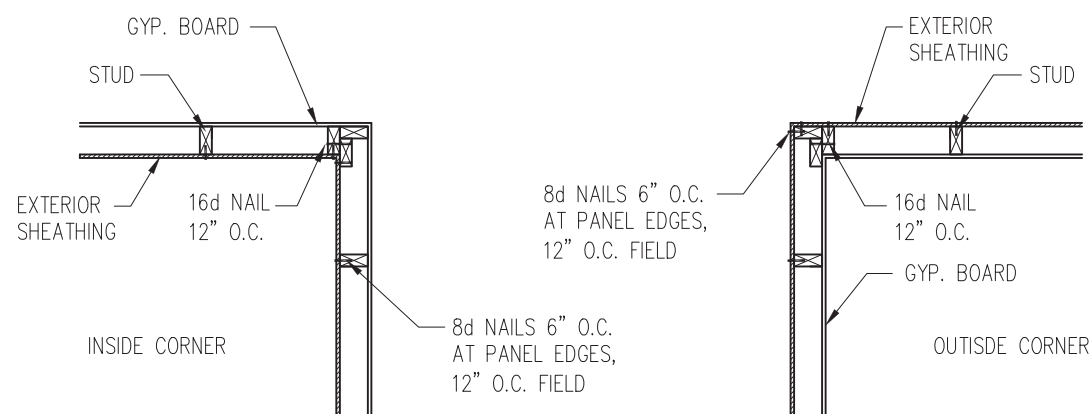


JOISTS PERPENDICULAR TO BRACED WALLS

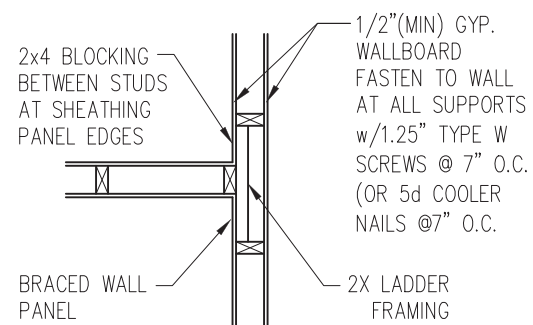


4 TYP. HOLD DOWN DETAIL  
D9f 1" = 1'-0"

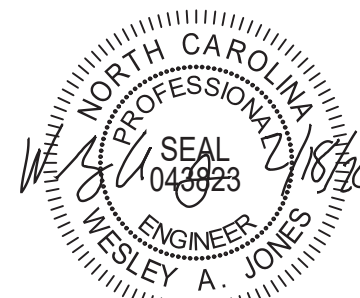
1 TYP. WALL PANEL TO FLOOR/CEILING CONNECTION  
D9f 1" = 1'-0"



2 TYP. EXTERIOR CORNER FRAMING  
D9f 1" = 1'-0"

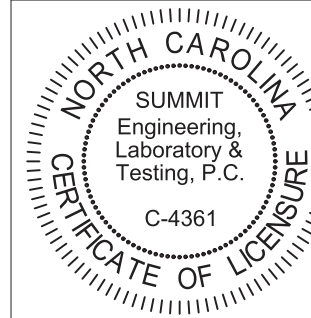


3 INTERIOR 3-STUD WALL INTERSECTION  
D9f 1" = 1'-0"



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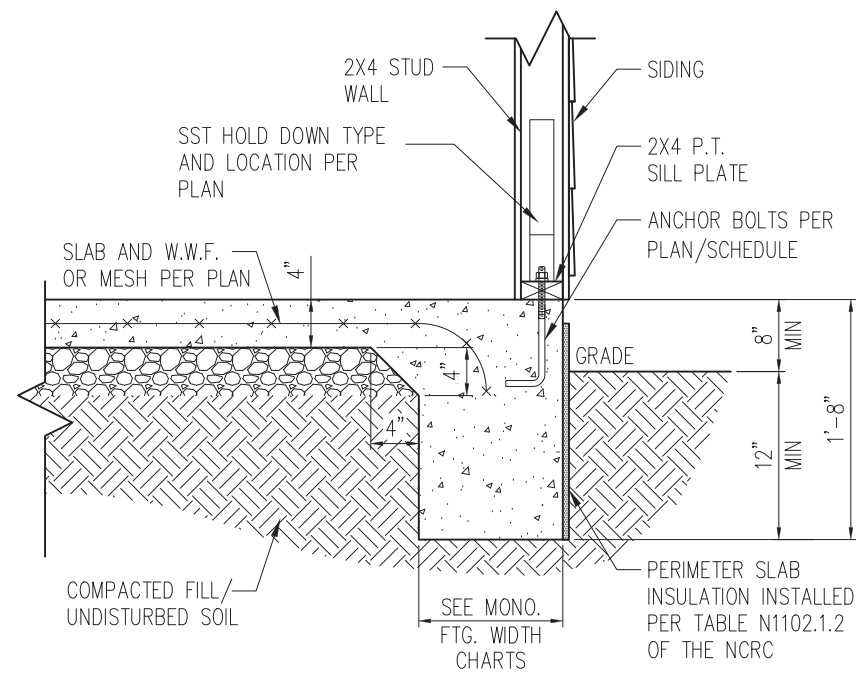
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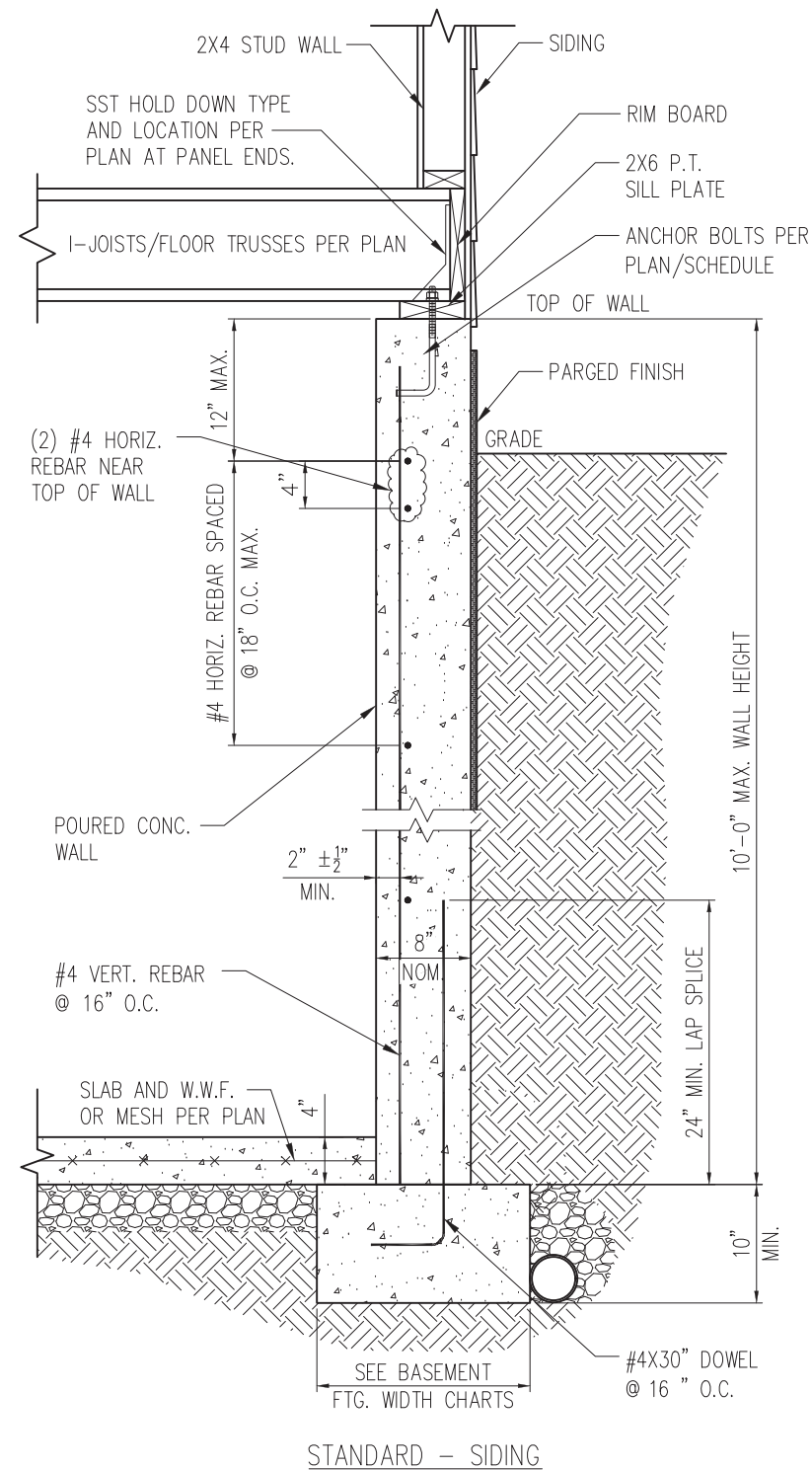
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SHEET  
**D9f**



1 SLAB DETAIL w/ HOLD-DOWN  
 D10f 3/4" = 1'-0"

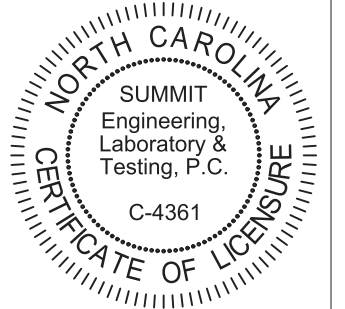


2 BASEMENT FOUNDATION WALL DETAIL W/ HOLD-DOWN  
 D10f 3/4" = 1'-0"



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**D10f**