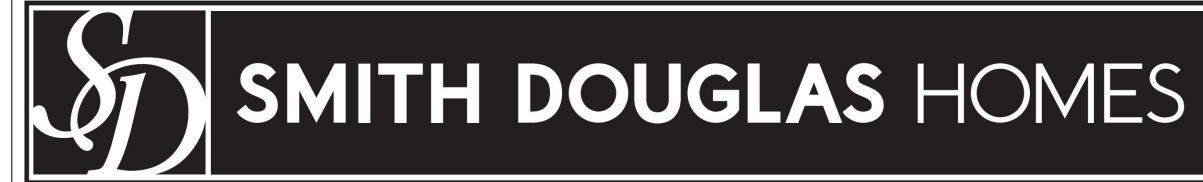


# BUFFINGTON

CANE MILL ESTATES  
LOT 12



QUALITY | INTEGRITY | VALUE

PLAN ID: 060120.1201

110 VILLAGE TRAIL SUITE 215  
WOODSTOCK, GA. 30188

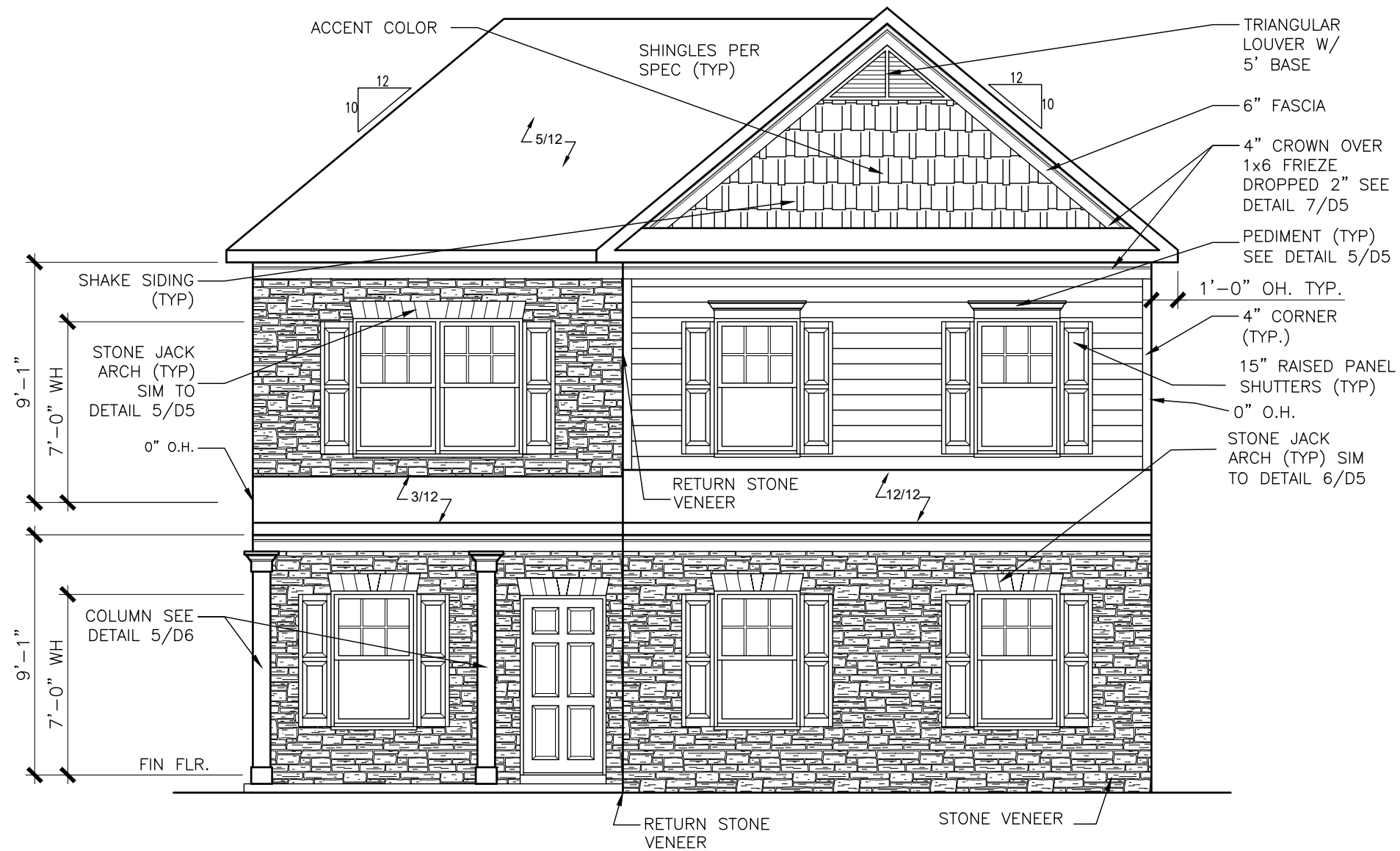
DRAWING INDEX	
A0.0	COVER SHEET
A1.1	FRONT ELEVATIONS
A2.1	SIDE & REAR ELEVATIONS
A3.1	SLAB FOUNDATIONS
A5.1	FIRST FLOOR PLANS & DETAILS
A5.2	SECOND FLOOR PLANS & DETAILS
A6.1	ROOF PLANS
A7.2-A7.3	ELECTRICAL PLANS

AREA TABULATION	
FIRST FLOOR	1100
SECOND FLOOR	1448
TOTAL	2548
GARAGE	400
FRONT PORCH (COVERED)	86
REAR PATIO	120

PLAN REVISIONS			
DATE	BY	REVISION	PAGE #
10/2/2019	AW	PCR #3254 Reduced island framing depth 1" to accommodate 48" countertop.	A1.5
10/2/2019	AW	PCR #3256 showed Obath switches on door adjacent to W.I.C.	A7.3
10/2/2019	AW	PCR #3247 Added 3-way switches to Owner's Suite light when optional Laundry door is chosen	A7.3
10/8/2019	AW	PCR #3292 moved kitchen light switches over to clear backsplash bullnose on wall adjacent to stairs	A7.2
10/16/2019	AW	Revised location for tankless hot water heater	A3.1, A5.1, A7.2
11/1/2019	AW	PCR #3314 Relocated switch to attic light for the B&C roof massings	A7.2
2/26/2020	AW	PCR #3638 Added 1x10 on front elevations M & T	A1.16, A1.19
6/1/2020	MM	PCR #3765 Added note to return veneer ILO siding on second floor returns above front door.	A1.6, A1.11, A1.15, A1.17
8/11/2020	AW	Updated elevs M & T to remove cedar columns	A1.16, A1.19
10/1/2020	AW	PCR #4084 Removed opt. fireplace in corner location (for 10/1/20 release)	A3.1, A5.1, A7.2, A8.1
11/6/2020	MM	Removed overhang at front porch	A1.1-A1.19, A6.1-A6.1.2
12/1/2020	MM	Shifted upper run of stairs 2" from landing towards outside of house	A5.1, A5.2
12/1/2020	MM	PCR #4239 Changed 2x6 walls at Owner's Bath vanity & WC exterior wall to 2x4 walls	A5.2, A5.2.1

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 12



FRONT ELEVATION "F"

SIDE ENTRY GARAGE

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

REV	BY	DATE	REVISION
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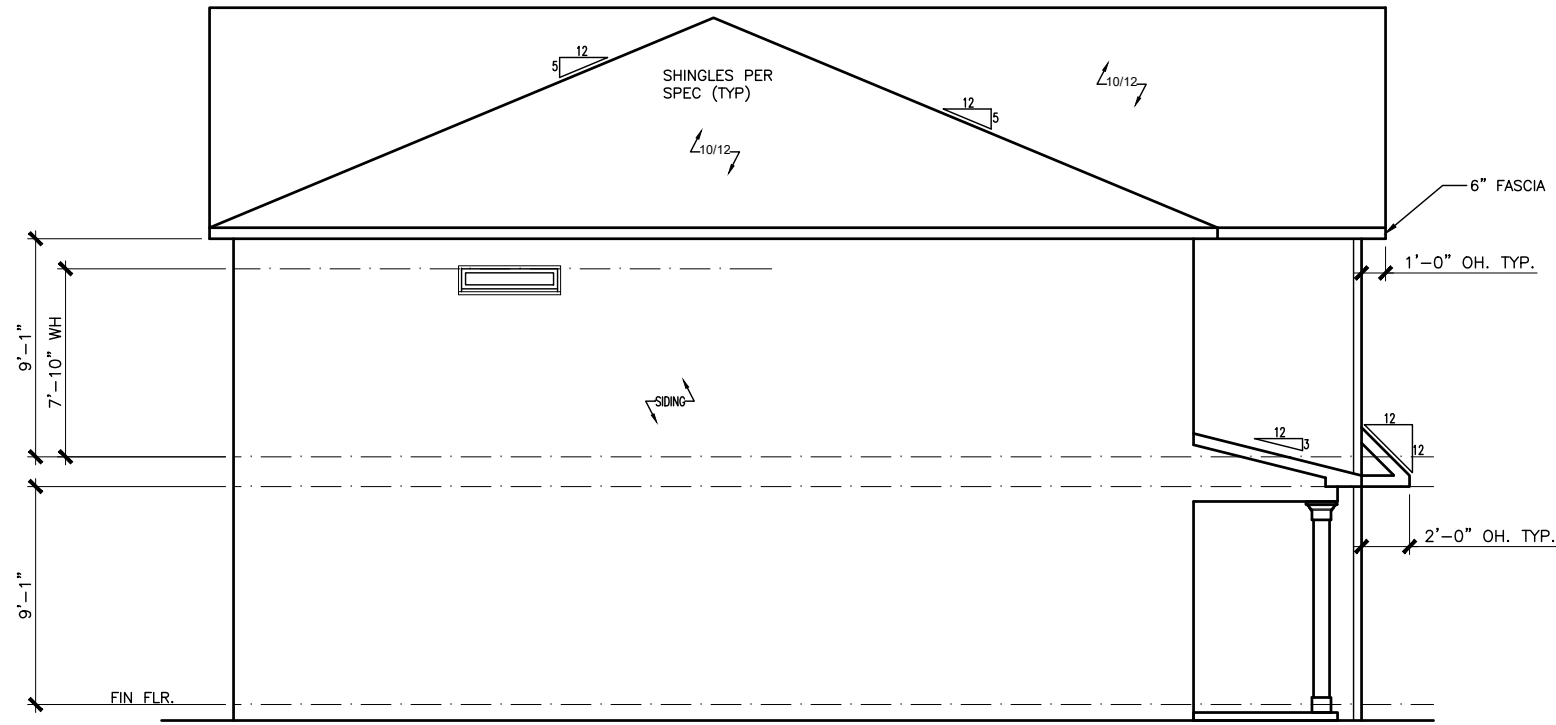
ELEVATIONS  
FRONT ELEVATION  
BUFFINGTON

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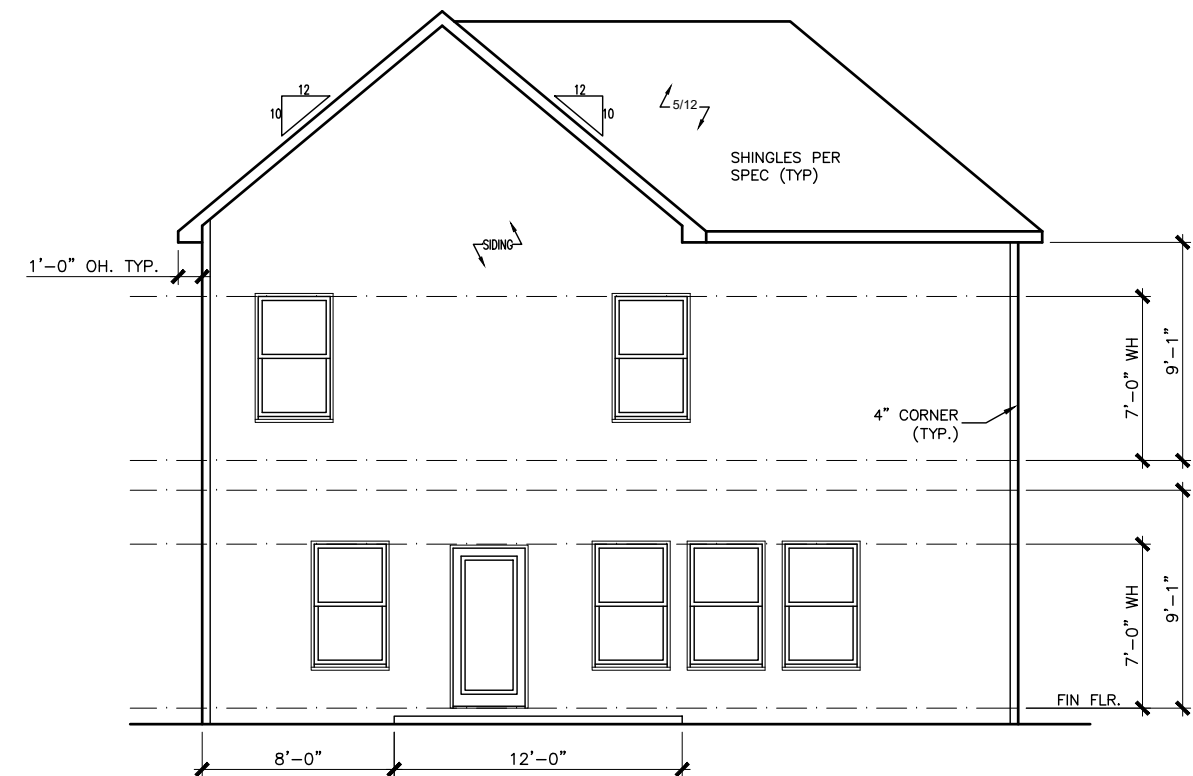
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# CANE MILL ESTATES LOT 12



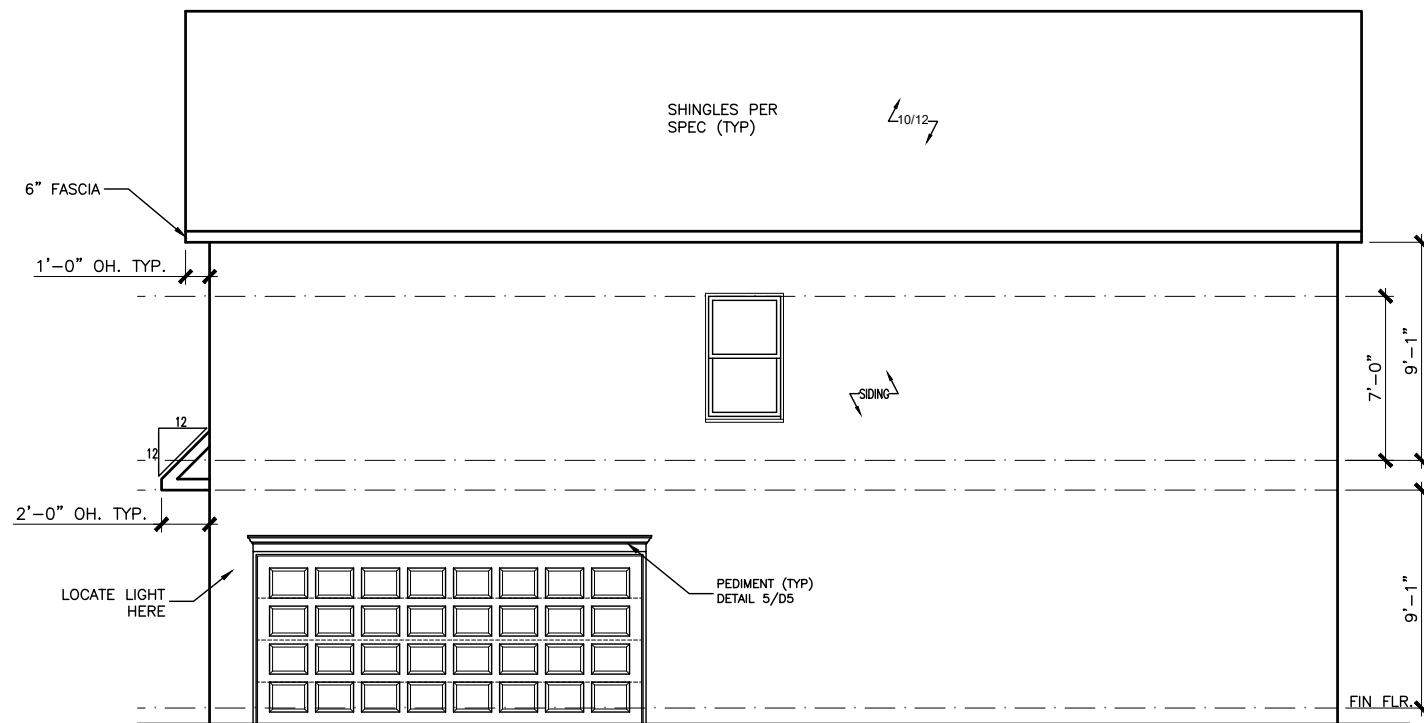
LEFT ELEVATION "F"

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



REAR ELEVATION "F"

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



RIGHT ELEVATION "F"

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

SIDE ENTRY GARAGE

BY	#	REVISION	DATE



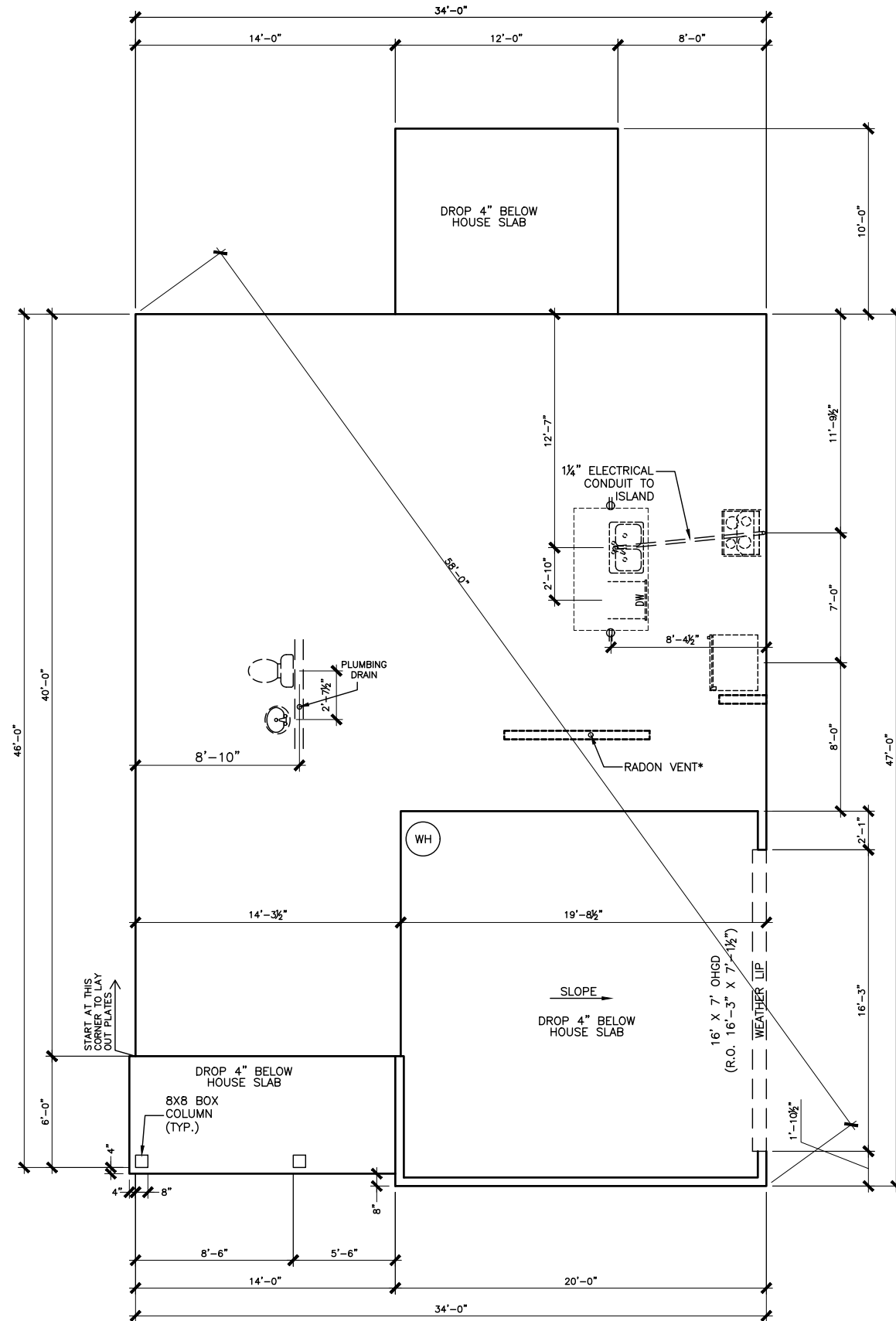
ELEVATIONS  
SIDES AND REAR  
BUFFINGTON

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# CANE MILL ESTATES LOT 12



\*RADON VENT PROVIDED  
PER LOCAL CODE

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

SLAB PLAN

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

DATE	REVISION	BY



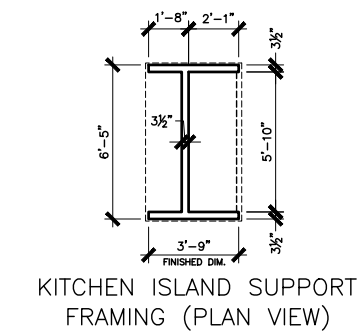
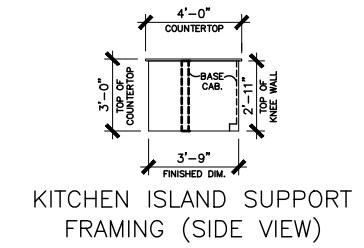
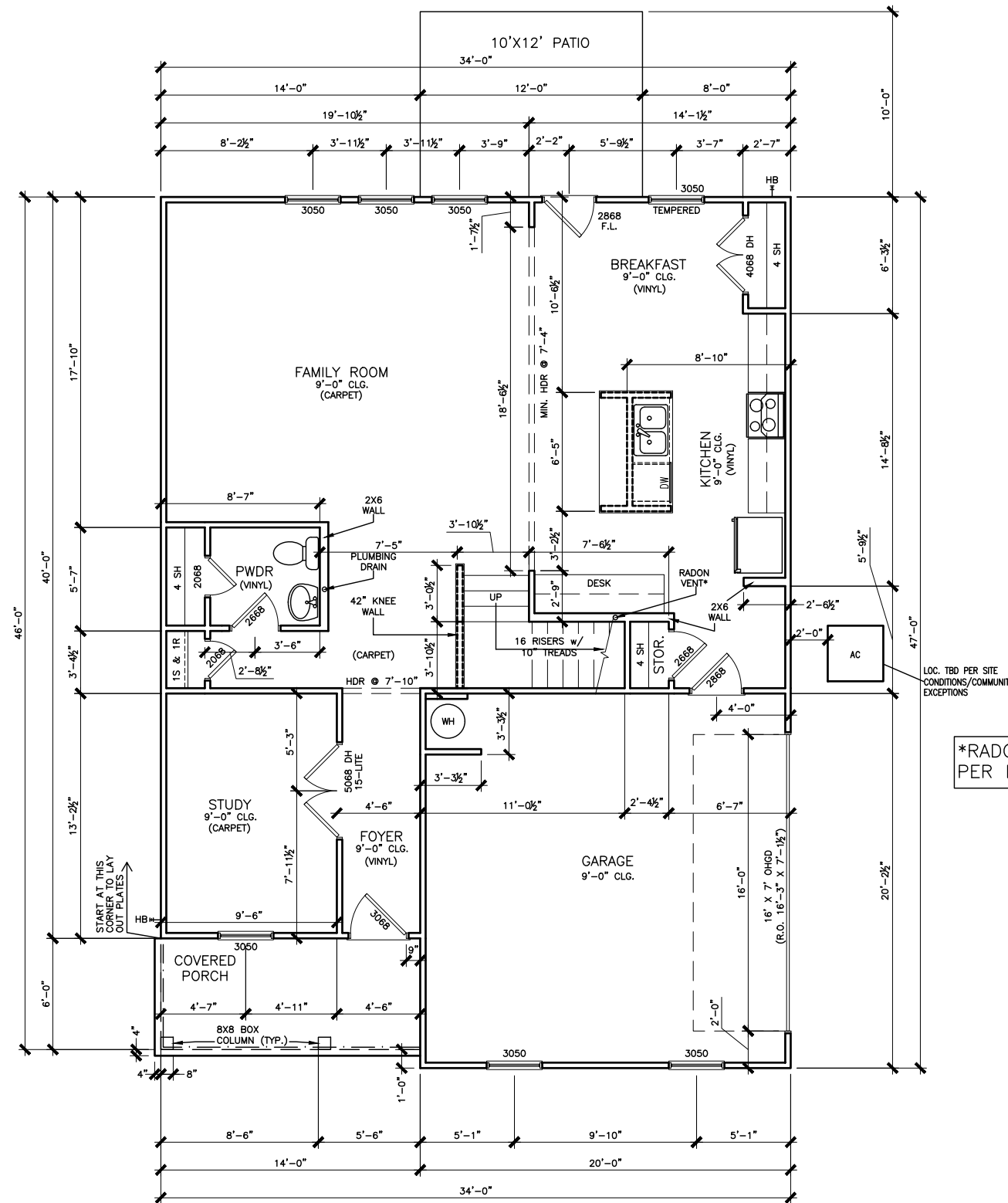
FOUNDATION PLAN  
SLAB PLAN  
BUFFINGTON

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# CANE MILL ESTATES LOT 12



\*RADON VENT PROVIDED PER LOCAL CODE

FIRST FLOOR PLAN

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

BY	REVISION	DATE



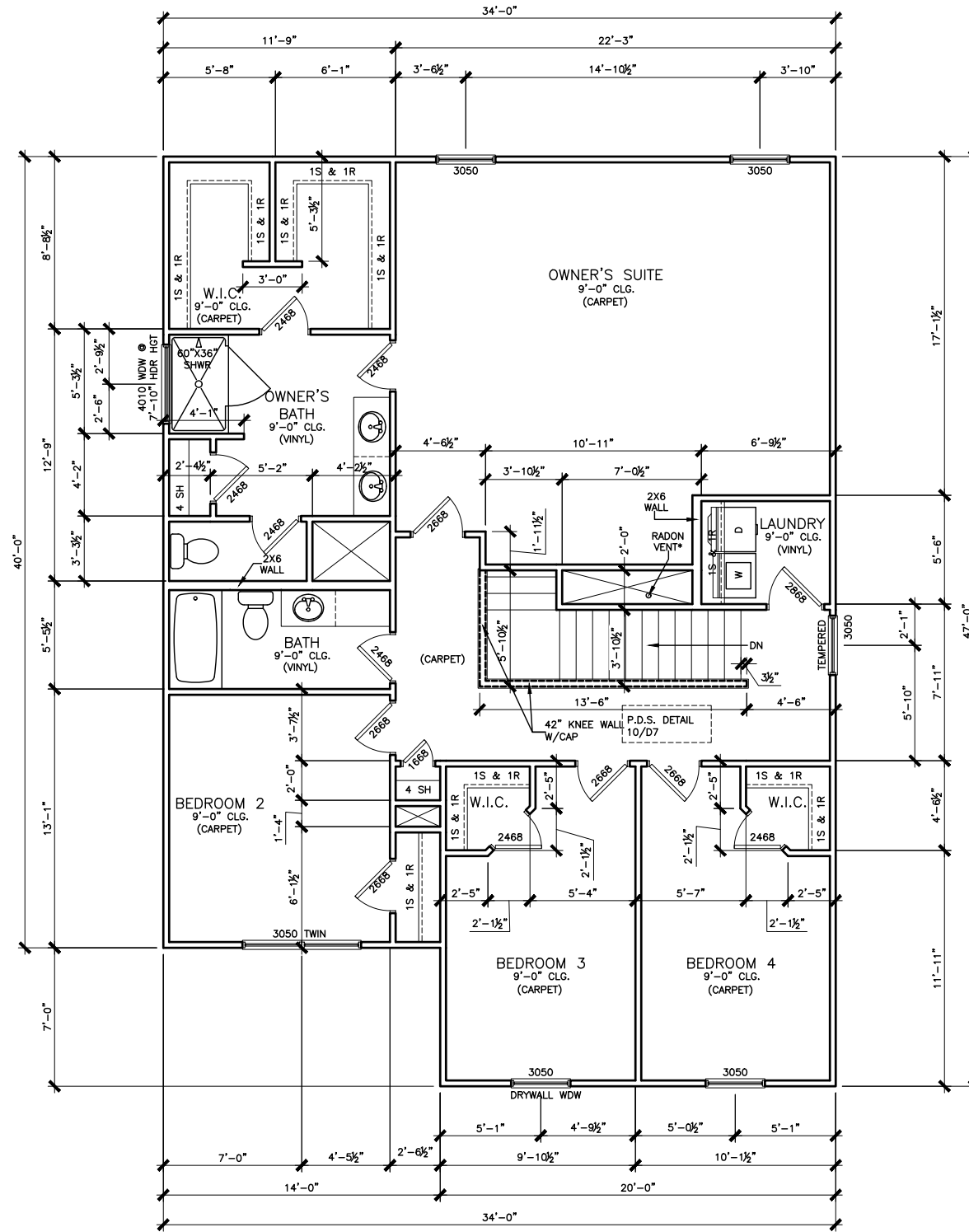
FLOOR PLAN  
FIRST FLOOR  
BUFFINGTON

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PAGE NO: A5.1	

# CANE MILL ESTATES LOT 12



\*RADON VENT PROVIDED  
PER LOCAL CODE

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

SECOND FLOOR PLAN

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

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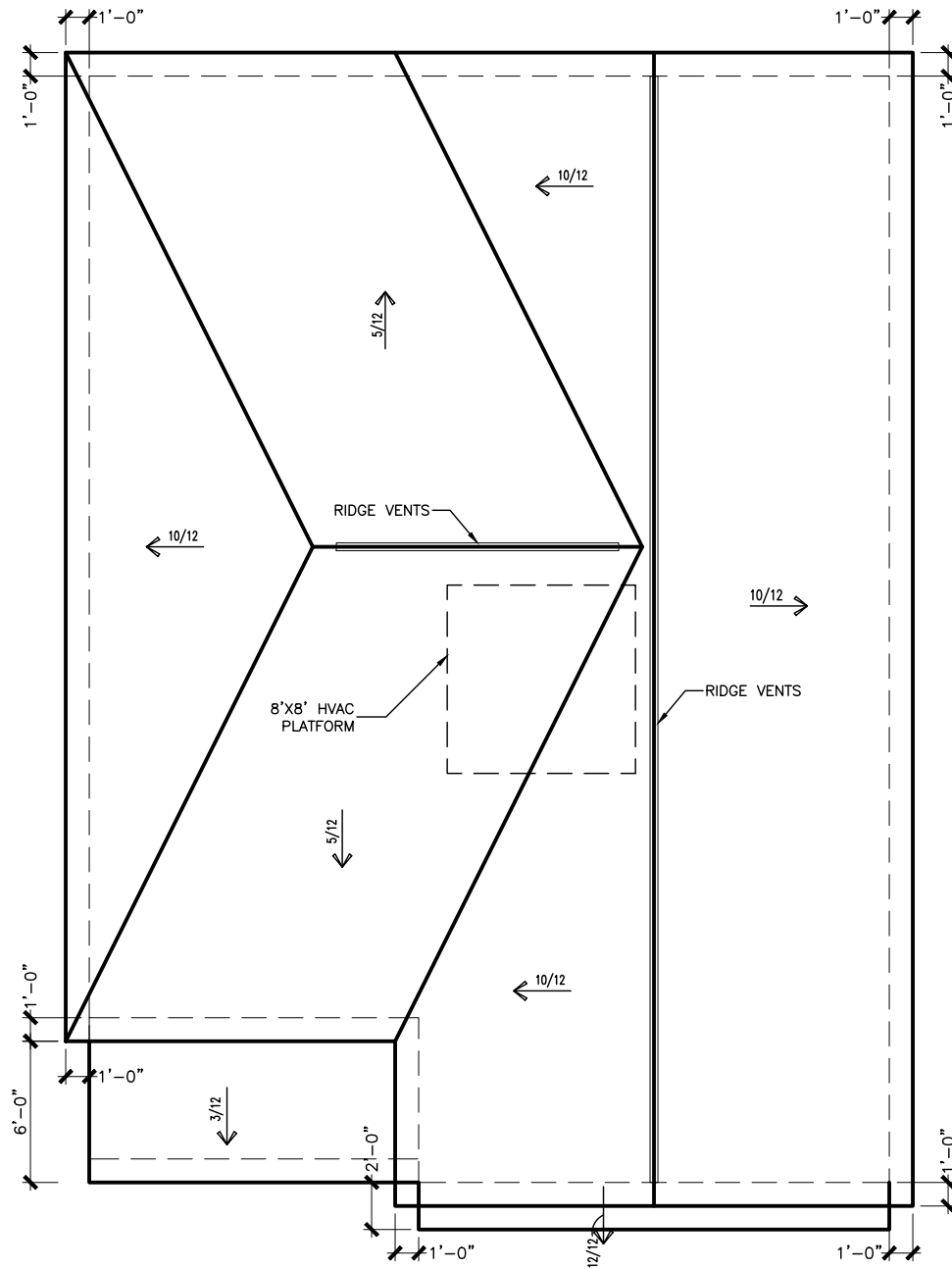
FLOOR PLANS  
**SECOND FLOOR**  
BUFFINGTON

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# CANE MILL ESTATES LOT 12



ROOF LAYOUT "F"

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

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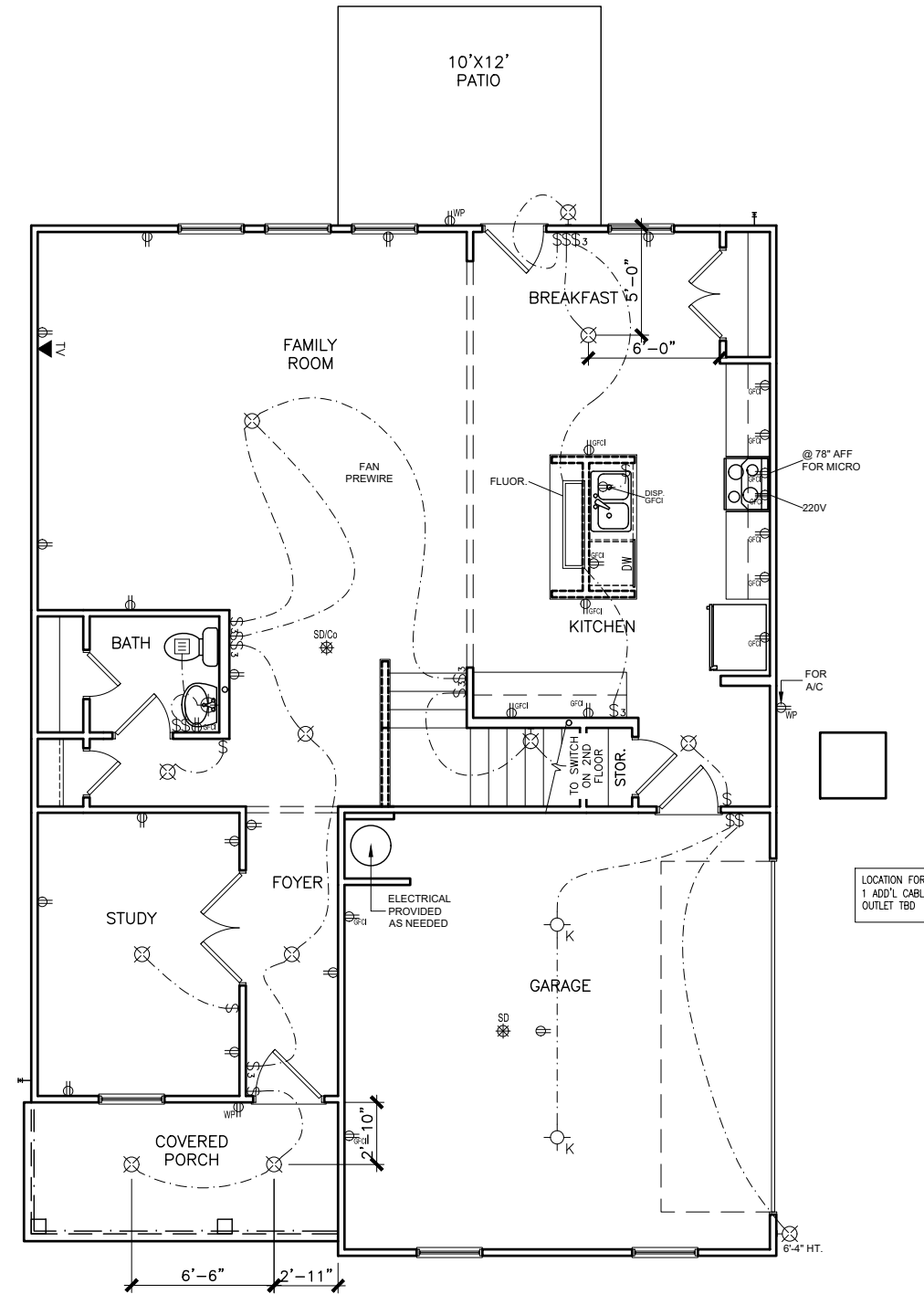
ROOF PLAN  
ROOF PLAN  
BUFFINGTON

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# CANE MILL ESTATES LOT 12



## ELECTRICAL LEGEND

Ⓢ	SWITCH	TV	TV
Ⓢ <sub>3</sub>	3 WAY SWITCH	Ⓢ	120V RECEPTACLE
Ⓢ <sub>4</sub>	4 WAY SWITCH	Ⓢ	120V SWITCHED RECEPTACLE
⊗	CEILING FIXTURE	Ⓢ	220V RECEPTACLE
Ⓢ <sub>K</sub>	KEYLESS	Ⓢ <sub>GFCI</sub>	GFCI OUTLET
⊗	WALL MOUNT FIXTURE	Ⓢ <sub>AFCI</sub>	ARCH FAULT CIRCUIT INTERRUPTER
○	CEILING FIXTURE	† <sub>GL</sub>	GAS LINE
●	FLEX CONDUIT	† <sub>WL</sub>	WATER LINE
CH	CHIMES	⊥	HOSE BIBB
PH	TELEPHONE	Ⓢ	FLOOD LIGHT
SD/Co	SMOKE DETECTOR & CARBON MONOXIDE	Ⓢ	1x4 LUMINOUS FIXTURE
SO	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"

BY	#	#	#	#	#
REVISION					
DATE					



ELECTRICAL PLAN  
FIRST FLOOR  
BUFFINGTON

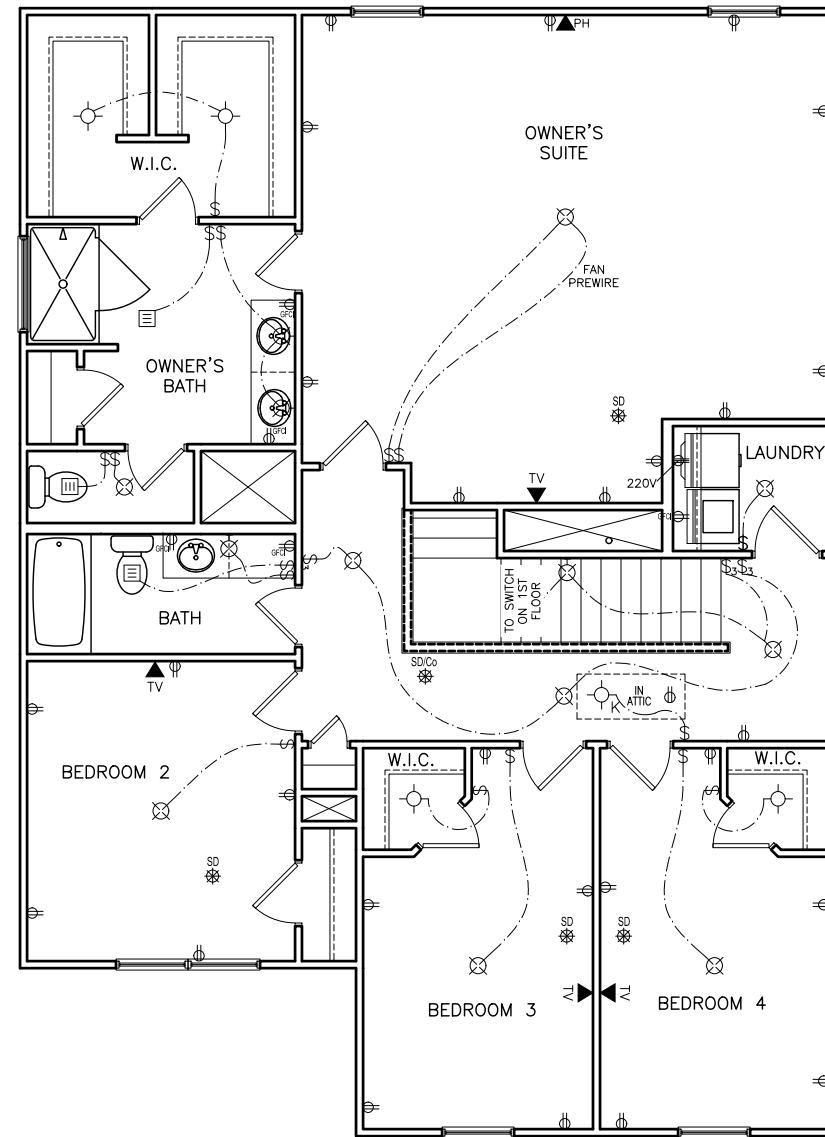
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PLAN ID:			
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PAGE NO:	A7.2		



# CANE MILL ESTATES LOT 12



ELECTRICAL LEGEND			
\$	SWITCH	TV	TV
\$3	3 WAY SWITCH	⊕	120V RECEPTACLE
\$4	4 WAY SWITCH	⊕	120V SWITCHED RECEPTACLE
⊗	CEILING FIXTURE	⊕	220V RECEPTACLE
⊕ <sub>K</sub>	KEYLESS	⊕ <sub>GFCI</sub>	GFCI OUTLET
⊗	WALL MOUNT FIXTURE	⊕ <sub>AFCI</sub>	ARCH FAULT CIRCUIT INTERRUPTER
○	CEILING FIXTURE	† <sub>GL</sub>	GAS LINE
●	FLEX CONDUIT	† <sub>WL</sub>	WATER LINE
CH	CHIMES	⊥	HOSE BIBB
PH	TELEPHONE	⊕	FLOOD LIGHT
SD/Co	SMOKE DETECTOR & CARBON MONOXIDE	▭	1x4 LUMINOUS FIXTURE
SO	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

BY	#	REVISION	DATE



ELECTRICAL PLAN  
SECOND FLOOR  
BUFFINGTON

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PAGE NO: A7.3	

SECOND FLOOR ELECTRICAL PLAN  
SCALE: 1/8" = 1'-0"

# CANE MILL ESTATES LOT 12

**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: 0012</b>		<b>Status: Sold</b>	
Plan: Buffington F Side Entry		RTeam: Raleigh West	
Orientation: Garage Right	Sq. Ft: 2,548	Slot: 5490	
Bedrooms: 4	Bathrooms: 2.5	Permit:	
Address: 328 Planters Lane		Notes:	
Coats NC 27521			

Sales Data	Dates
Contract: 89593	Ratified: 04/11/2021
Buyer: Victor Manuel Casillas Arana	Original Start: 05/07/2021
Sales Agent: Nicole Stinard	Start: 05/07/2021
	Scheduled Complete: 09/16/2021

User Name: Victoria Wicker 1 of 3 05/03/2021 12:40:29 PM  
Database: SmithDouglasCommunities

**Lot Definition**

Option	Description	Quantity
36" Cabinet [0] Standard	Note: Bath cabinets to match	1
Additional Cable Outlet		4
Automatic Garage Door Opener	Garage Door Opener - Per Door	1
Blind per Optional 3050 Single Window	One 3050 blind. For use when you've added a 3050 optional window. See Optional Windows Sales Guide on the Process Model for assistance.	1
Blinds for Base House	Includes blinds for all standard windows on front, sides, and rear that are operational and accessible. Does not include blinds for any optional windows, including windows for optional second floors.	1
Cabinet Knob/Pull Combo	Cabinet Knob/Pull Hybrid-Element 1092 series-pulls on all drawers, knobs on all doors. Note: Bath cabinets to match	1
Chrome Interior Finish Color Package	Includes chrome kitchen faucet, bath faucets, & fixtures, brushed nickel door hardware (hinges, bumps, knobs/levers, deadbolts), Pkg 1 (on) lighting fixtures, & peeter oval mirror. Separate options also affected: shower door, bath hardware (towel bar/ing, tp holder), shower grab bar, cabinet hardware	1
Granite-Kitchen Countertops - Lvl 1 (0)	Kitchen Granite Countertops - Level 1-where Laminate is Std.	1
Owner Bath Marble 1 Double to LamBgl	****Includes Vanity Double Bowl Option Do Not Select Both****	1
Patio Reagr lo 3x3 Rear Stoop	Expand 3x3 rear stoop to 10x12 concrete patio (size may vary, dimensions are per plan drawing). ****If selecting a covered patio, do not select this option****	1
Screen Per Optional 3050 Window	Note: If the optional window is a 3050 twin, it needs two screens.	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
Stone 22 A ExtCoIPkg(0)		1
Study ILO Living Room		1
Window in Hallway	Optional Window in Hallway. Does not include Blind.	1

User Name: Victoria Wicker 2 of 3 05/03/2021 12:40:29 PM  
Database: SmithDouglasCommunities

**Lot Definition**

Activity	Description	Selection Description
Del&Install AppliancePkg	Appliance Package Select - All	Appliance Package Selected
Deliver & Install Blinds	Blind Color	White
Install Cabinets Complet	Cabinet Finish - Standard Aris	Standard-Sinclair Birch- Saddle
Install Cabinets Complet	Secondary Bath Vanity Tops-All	5010K-07 Drama Marble
Install Carpet	Carpet - Standard ALL	Smith Grove II Trade Wind 00502
Install Granite Tops	RDU Granite CounterKitchen,Lvl1	Dattle-Ashen White
Install Marble Tops	RDU Marble Vanity Top Lvl 1	Matte-#190 White w/Parchment w/oval bowl
Paint Interior Complete	Interior Paint (Trim)	SW 7006 Extra White
Paint Interior Complete	Interior Paint (Walls) - Base	SW 6105 Divine White
PM Install Vinyl Floor	VinylPkg-Common Areas	Highlands II Thebes 531
PM Install Vinyl Floor	VinylPkg-Option Baths	Highlands II Thebes 531
PM Install Vinyl Floor	VinylPkg-Owner Bath	Highlands II Thebes 531
PM Install Vinyl Floor	VinylPkg-Std 2nd Baths/Laundry	Highlands II Thebes 531

User Name: Victoria Wicker 3 of 3 05/03/2021 12:40:29 PM  
Database: SmithDouglasCommunities

BY	#	#	#	#	#	#
REVISION						
DATE						



DETAILS  
LOT DEFINITION  
BUFFINGTON

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PAGE NO: A9.1	



#### 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 (NCR) 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 NCR
- 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. Plasters 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 NCR

#### 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.
- Fitth 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 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:

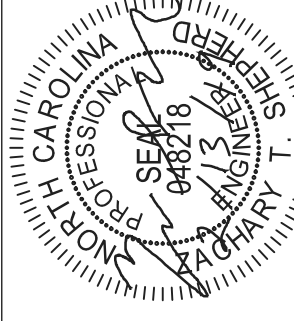
- Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards.
- Fiberboard wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan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

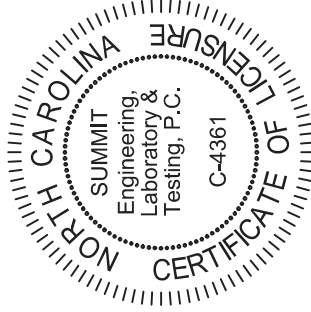
#### STRUCTURAL STEEL:

- 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.



Cane Mill  
Lot 12

STRUCTURAL MEMBERS ONLY



PROJECT  
Buttington  
Coversheet  
CLIENT  
Smith Douglas Homes  
2520 Reliance Ave.  
Apex, NC 27539

#### CURRENT DRAWING

DATE: 2/13/19

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

PROJECT #: 3832.202R

DRAWN BY: ZTS

CHECKED BY: WAJ

#### ORIGINAL DRAWING

DATE 12/11/15

PROJECT# 3832.09

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 2008 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AMENDMENTS.
  - STRUCTURAL CONCRETE TO BE F<sub>c</sub> = 3000 PSI, PREPARED AND PLACED IN ACCORDANCE WITH SECTION 1908.4.1. ALL CONCRETE SHALL BE PLACED IN UNDISTURBED EARTH, BEARING A MINIMUM OF 10% BELOW ADJACENT FINISHED GRADE, OR AS OTHERWISE DIRECTED BY THE ARCHITECT.
  - FOOTINGS TO BE PLACED ON UNDISTURBED EARTH, BEARING A MINIMUM OF 10% BELOW ADJACENT FINISHED GRADE, OR AS OTHERWISE DIRECTED BY THE ARCHITECT.
  - FOOTINGS AND PIERS SHALL BE CENTERED UNDER THEIR RESPECTIVE ELEMENTS, PROVIDE 2" MINIMUM FOOTING PROJECTION FROM THE FACE OF MASONRY WALLS.
  - FOOTINGS AND PIERS SHALL BE CENTERED UNDER THEIR RESPECTIVE ELEMENTS, PROVIDE 2" MINIMUM FOOTING PROJECTION FROM THE FACE OF MASONRY WALLS.
  - MINIMUM DEPTH OF UNSALVAGED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN SECTION 1908.4.1 OF THE 2008 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
  - FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER THE 2008 NORTH CAROLINA RESIDENTIAL CODE SECTION 1903.16, MINIMUM 1/2" DIA. BOLTS SPACED AT 6'-0" ON CENTER WITH A 1" MINIMUM EMBEDMENT INTO MASONRY WALLS.
  - FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER THE 2008 NORTH CAROLINA RESIDENTIAL CODE SECTION 1903.16, MINIMUM 1/2" DIA. BOLTS SPACED AT 6'-0" ON CENTER WITH A 1" MINIMUM EMBEDMENT INTO MASONRY WALLS.
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- ABBREVIATIONS:**
- DJ = DOUBLE JOIST
  - GT = GROSS TRUSS
  - SC = STUD COLUMN
  - EE = EACH END
  - TJ = TRIPLE JOIST
  - CL = CENTER LINE
  - SI = SINGLE JOIST
  - FI = FLOOR TRUSS
  - DR = DOUBLE RAFTER
  - TR = TRIPLE RAFTER
  - OC = ON CENTER
  - FL = POINT LOAD
- ALL PIERS TO BE 16"x16" MASONRY AND ALL PILLARS TO BE 8"x8" MASONRY, TYPICAL (UNO).
  - WALL FOOTINGS TO BE CONTINUOUS CONCRETE SIZES PER STRUCTURAL PLAN 1908.4.1.1.
  - 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. SHALL VERIFY THE SOILS AND PROVIDE A WRITTEN REPORT TO THE ARCHITECT. 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 R602.02.4 AND FIGURE R602.02.4.1 OF THE 2008 NRC.

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

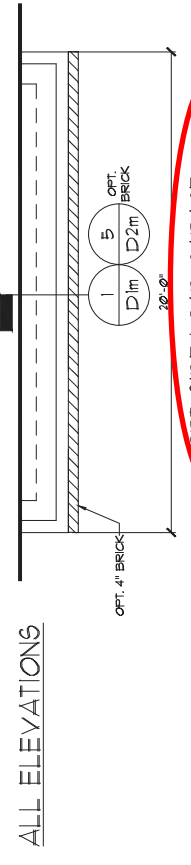
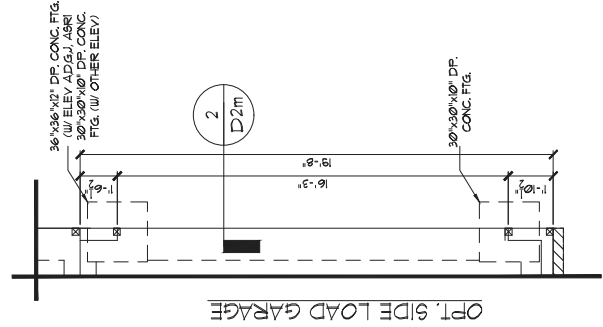
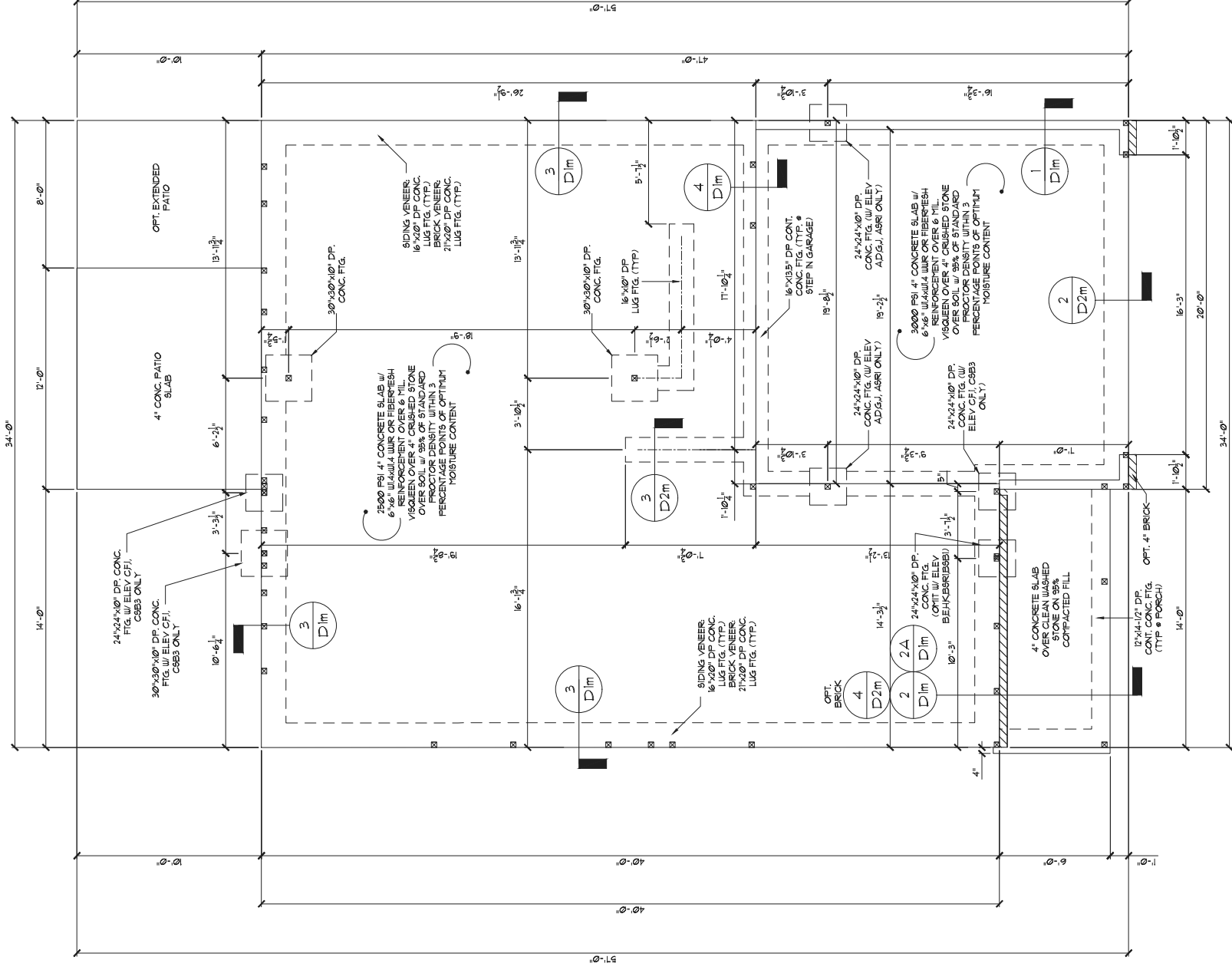
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NOTE: A 4" CRUSHED STONE BASE COURSE IS NOT REQUIRED WHEN SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1 PER TABLE R403.

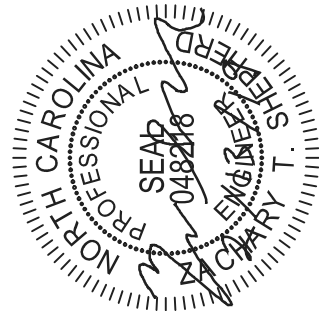
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STRUCTURAL ANALYSIS BASED ON 2016 NRC.

**MONOLITHIC SLAB FOUNDATION**  
 SCALE: 1/8"=1'



**Cane Mill Lot 12**



STRUCTURAL MEMBERS ONLY



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



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

**CURRENT DRAWING**  
 DATE: 2/13/19  
 SCALE: 1/8"=1'-0"  
 PROJECT #: 3832.202R  
 DRAWN BY: ZTS  
 CHECKED BY: WAJ

**ORIGINAL DRAWING**  
 DATE: 12/11/15  
 PROJECT#: 3832.09

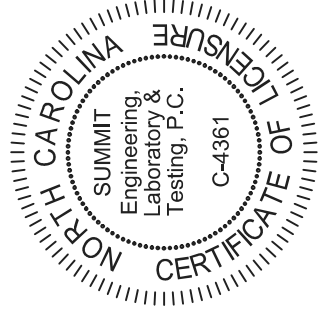
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

**SHEET**  
 S1.0m



STUD COLUMN (S.C.) CALLOUTS ON PLAN OVERSIDE 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



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

CURRENT DRAWING  
DATE: 2/13/19  
SCALE: 1/8" = 1'-0"  
PROJECT #: 3632.202R  
DRAWN BY: ZTS  
CHECKED BY: WAJ

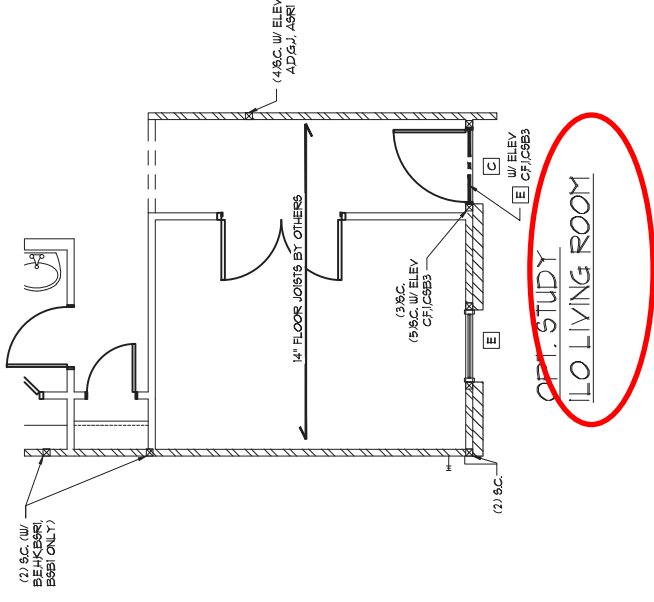
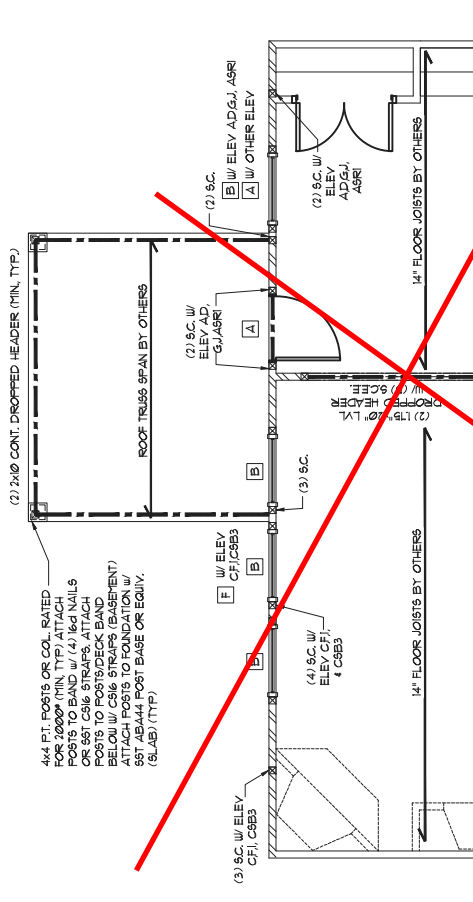
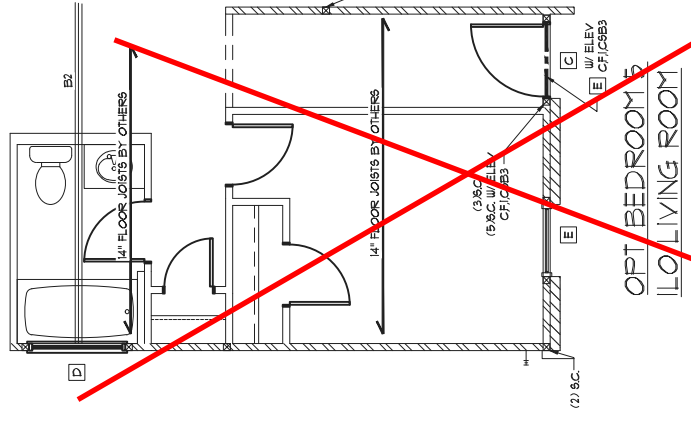
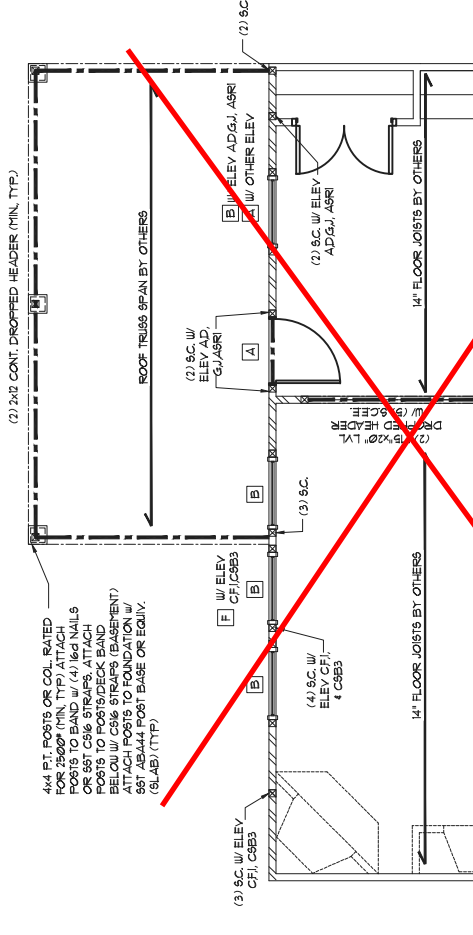
ORIGINAL DRAWING  
DATE: 12/11/15  
PROJECT#: 3832.09

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

**S3.1**

STRUCTURAL MEMBERS ONLY



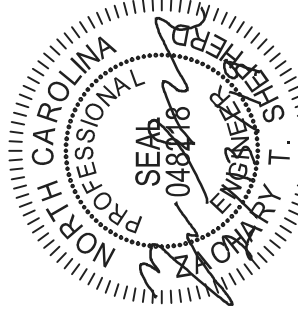
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STRUCTURAL ANALYSIS BASED ON 2016 NCR.

FIRST FLOOR FRAMING PLAN

SCALE: 1/8"=1'

Cane Mill  
Lot 12



HEADER TAG	BEAM TAG	SIZE	JACKS (EACH END)
-	B1	(1) 14" FLOOR JOIST	(2)
-	B2	(2) 14" FLOOR JOIST	(2)
-	A	(2) 2x6	(0)
-	B4	(2) 2x6	(2)
-	C	(2) 2x6	(2)
-	B7	(1) 8x14 LVL	(2)
-	B8	(2) 1x7@16 LVL	(2)
-	G	(2) 1x4 LVL	(2)
-	B9	(2) 1x4 LVL	(2)
-	H	(2) 1x4 LVL	(2)
-	I	(2) 1x4 LVL	(2)
-	J	(2) 2x4 LVL	(4)
-	B3	(3) 2x4 LVL	(3)
-	B4	(3) 1x7@16 LVL	(3)
-	M	(3) 1x4 LVL	(3)
-	N	(3) 1x4 LVL	(3)
-	O	(3) 1x4 LVL	(3)
-	B5	(3) 2x4 LVL	(4)

HEADER BEAM SIZES SHOWN ON PLANS ARE MINIMUMS. GREATER HEADER BEAM SIZES MAY BE USED FOR EASE OF CONSTRUCTION. ALL BEAMS TO BE FASTENED TO BRICK OR CONCRETE WALLS UNLESS NOTED OTHERWISE. ALL BEAMS TO BE FASTENED UNLESS NOTED OTHERWISE.

TAGS	SIZE	OPENING SIZE
(1)	L3x3x1/4"	LESS THAN 10'-0"
(2)	L3x3x1/4"	6'-0" TO 10'-0"
(3)	L3x3-1/2"x3/8"x1/8"	GREATER THAN 10'-0"
(4)	L3x3-1/2"x3/8"x1/8"	ALL ARCHED OPENINGS

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

ALL HEADERS WITH BRICK ABOVE: (U) NO

WALL STUD SCHEDULE
1x4 AND 2x6 OSB LOAD BEARING STUDS
2x4 STUDS @ 16" O.C. OR 2x6 STUDS @ 24" O.C.
2x4 STUDS @ 16" O.C. OR 2x6 STUDS @ 24" O.C. WITH WALKUP ATTIC
2x4 STUDS @ 17" O.C. OR 2x6 STUDS @ 16" O.C. EMERGENCY LOAD BEARING STUDS
2x4 STUDS @ 16" O.C. OR 2x6 STUDS @ 24" O.C. NON-LOAD BEARING STUDS (WALL HEADERS)
2x4 STUDS @ 24" O.C.
2x4 STUDS @ 17" 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

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES. I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER AND THAT I AM THE DESIGNER OF THESE PLANS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THESE PLANS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THESE PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

**STRUCTURAL MEMBERS ONLY**

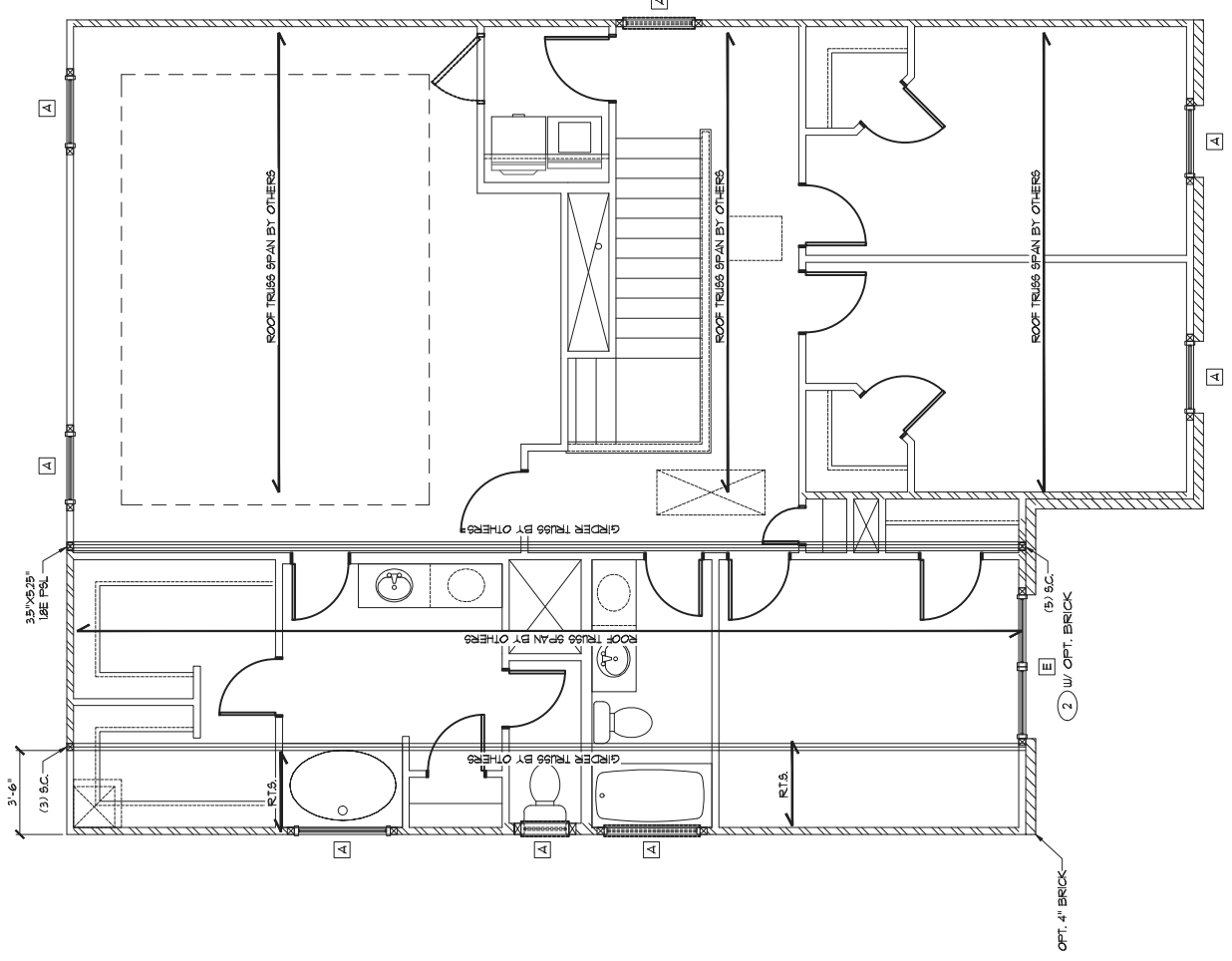
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STRUCTURAL ANALYSIS BASED ON 2016 NCR.

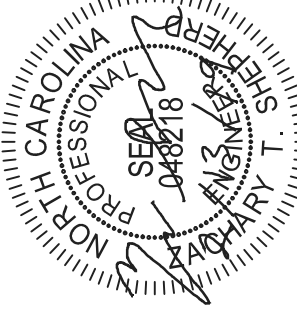
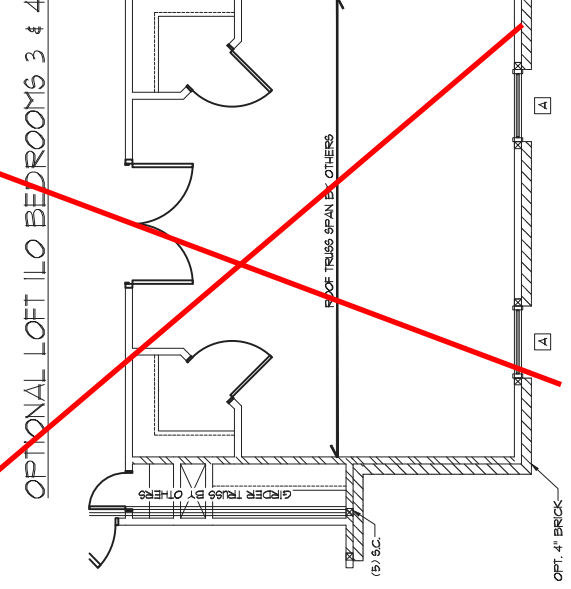
**SECOND FLOOR FRAMING PLAN**

SCALE: 1/8"=1'

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.



ELEVATIONS C.F.I. C6B3



STRUCTURAL MEMBERS ONLY

Cane Mill Lot 12



**Second Floor Framing Plan**

PROJECT  
 Buftington

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

**CURRENT DRAWING**

DATE: 2/13/19  
 SCALE: 1/8"=1'-0"  
 PROJECT #: 3632.202R  
 DRAWN BY: ZTS  
 CHECKED BY: WAJ

ORIGINAL DRAWING  
 DATE: 12/11/15  
 PROJECT#: 3832.09

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
**S4.2**



**TRUSS UPLIFT CONNECTOR**

MODEL *	MAX. UPLIFT (LBS)
HI	595
H2A	575
H2BA	600
H6	950
H10A*	1340
H4*	1465

MODEL *	MAX. UPLIFT (LBS)	PLY *
LG1*	2050	2
LG13-SD52B*	3605	3
LG14-SD53*	4060	4
HGT-2*	10990	2
HGT-3*	10530	3
HGT-4*	9250	4

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

1. ALL PRODUCTS LISTED ARE SIMPSON STRONG-TIE. ALL PRODUCTS MAY BE USED PER MANUF. 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 UPLIFT CAPACITIES. UPLIFT CAPACITIES SHOWN ABOVE ARE FOR SYP #2 GRADE OR BETTER MEMBERS. PLEASE CONTACT EOR OR TRUSS MANUF. IF SPECIES OR GRADE VARIES. 2. THIS CONNECTION IS TO BE USED FOR TRUSS MANUF. FILE 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 CORNER WALLS (TYP. UNO)

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES AND SPECIFICATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY NOTES AND DETAILS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION AND DATA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION AND DATA.

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 WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.11.1.1. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION AND DATA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION AND DATA.

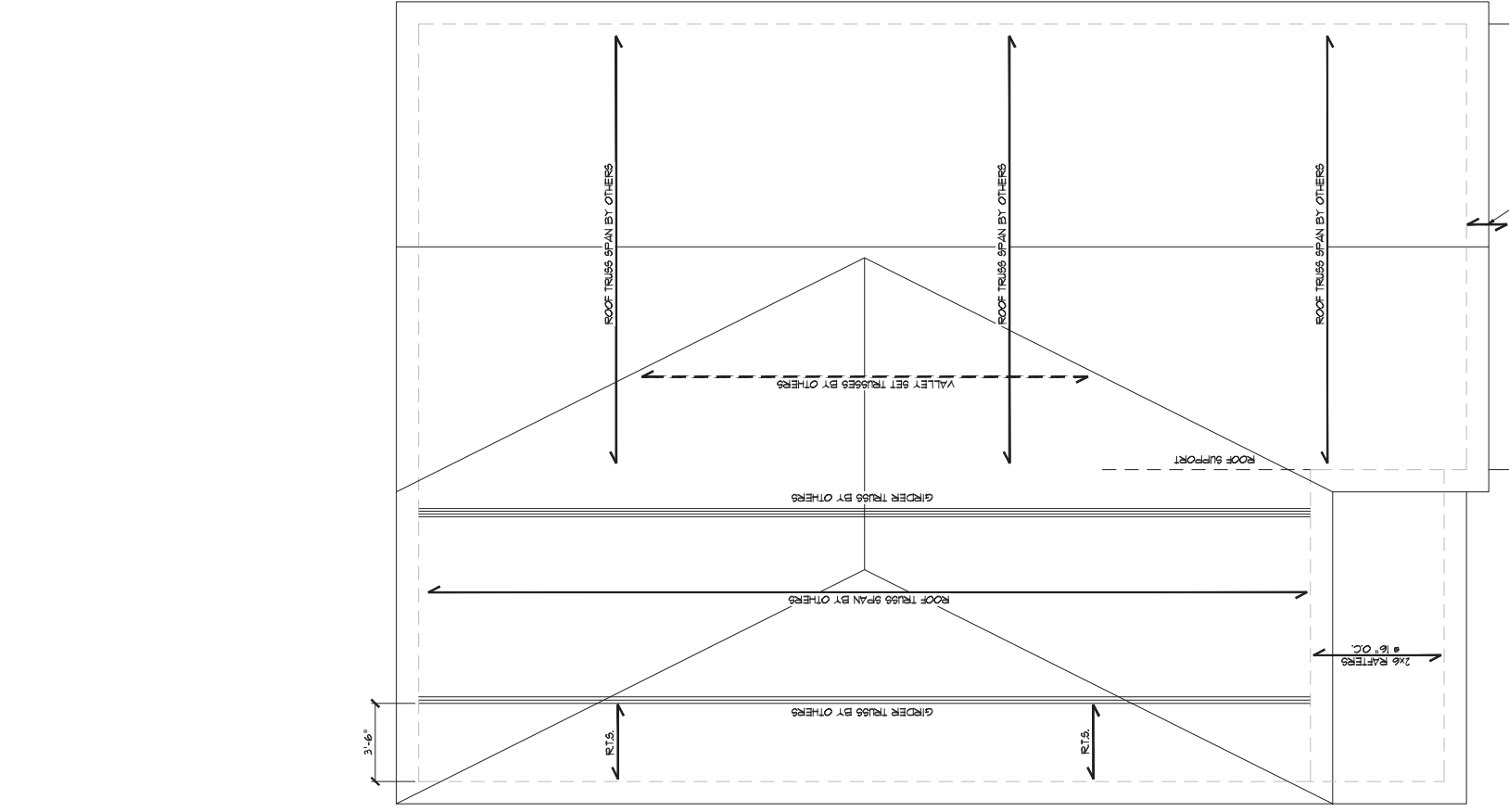
**STRUCTURAL MEMBERS ONLY**

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STRUCTURAL ANALYSIS BASED ON 2016 NCR. C.

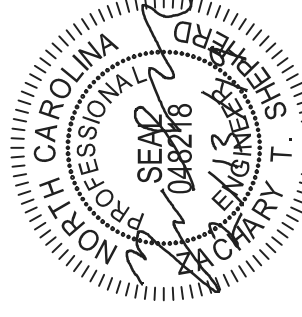
**ROOF FRAMING PLAN**

SCALE: 1/8"=1'



ELEVATIONS C.F.I. & C9B2

Cane Mill  
Lot 12



STRUCTURAL MEMBERS ONLY



3070 HAMMOND BUSINESS PLACE, SUITE 171  
RALEIGH, NC 27603  
OFFICE: 919.380.9991  
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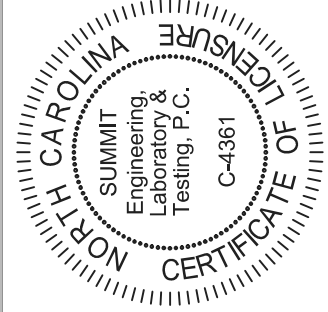
PROJECT  
Buttington  
Roof Framing Plan  
CLIENT  
Smith Douglas Homes - Raleigh  
2520 Reliance Ave.  
Apex, NC 27539

CURRENT DRAWING  
DATE: 2/13/19  
SCALE: 1/8"=1'-0"  
PROJECT #: 3632.202R  
DRAWN BY: ZTS  
CHECKED BY: WAJ

ORIGINAL DRAWING  
DATE: 12/11/15  
PROJECT#: 3832.09

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
**S5.2**



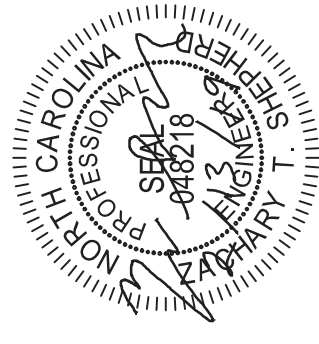
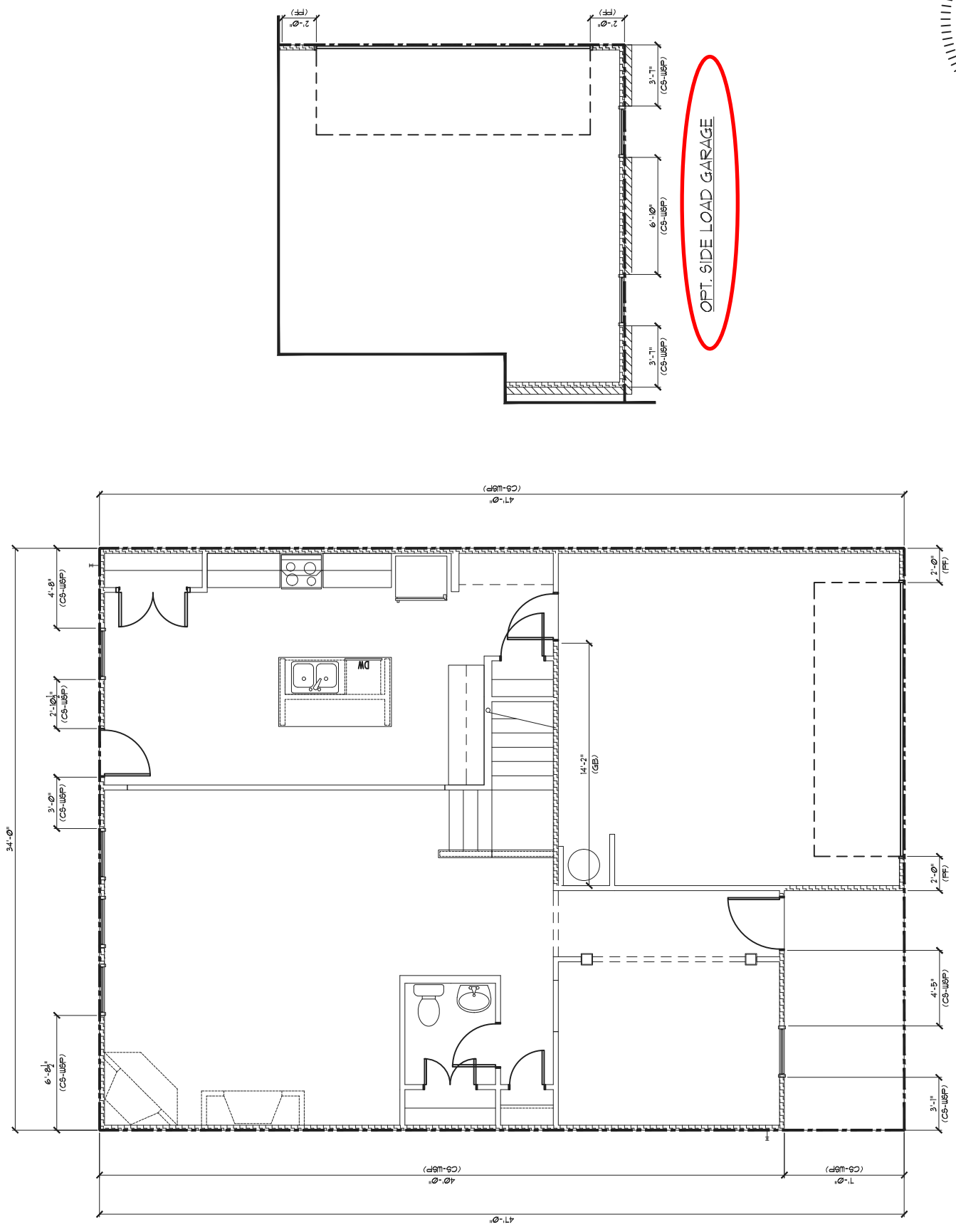
PROJECT  
Buttington  
Client  
Smith Douglas Homes - Raleigh  
2520 Reliance Ave.  
Apex, NC 27539

CURRENT DRAWING  
DATE: 2/13/19  
SCALE: 1/8" = 1'-0"  
PROJECT #: 3632.202R  
DRAWN BY: ZTS  
CHECKED BY: WAJ

ORIGINAL DRAWING  
DATE: 12/11/15  
PROJECT#: 3832.09

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
**S7.0**



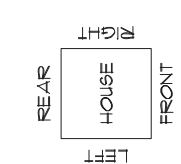
Cane Mill  
Lot 12

STRUCTURAL MEMBERS ONLY

**REQUIRED BRACED WALL PANEL CONNECTIONS**

METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION
CS-UWP	WOOD STRUCTURAL PANEL	3/8"	INTERMEDIATE SUPPORTS 6d COMMON NAILS @ 12" O.C.
GB	GYP/UM BOARD	1/2"	5d COOLER NAILS @ 1" O.C.
USP	STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 12" O.C.
FF	WOOD PANEL	1/16"	PER FIGURE R602.10.1

\*\*OR EQUIVALENT PER TABLE R702.3.5



- BRACED WALL NOTES:**
- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10 FROM THE 2018 NORTH CAROLINA RESIDENTIAL CODE.
  - WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND ULTIMATE WIND SPEEDS UP TO 150 MPH.
  - 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 R602.10.1.
  - THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYPSUM BOARD.
  - FOR CONTINUOUS SHEATHING METHOD, EXTERIOR WALLS SHALL BE SHEATHED ON ALL SHEATHABLE SURFACES INCLUDING NEEL AREAS BETWEEN BRACED WALL PANELS, ABOVE AND BELOW WALL OPENINGS, AND ON GABLE END WALLS.
  - ALL BRACED WALLS SHALL BE BUILT TO BE MORE THAN 24" BEYOND THE FOUNDATION OR REARING WALL BELOW WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
  - A BRACED WALL PANEL SHALL BE LOCATED WITHIN 12 FEET OF EACH END OF A BRACED WALL LINE.
  - MASONRY OR CONCRETE STEM WALLS WITH A LENGTH OF 48" OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.4.3 OF THE 2018 NRC.
  - CONCRETE OR MASONRY WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.
  - CEFRILE WALLS AND WALK OUT BASEMENT WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.5.
  - PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.1 (NO).
  - ON SCHEMATIC, SHADED WALLS INDICATE BRACED WALL PANELS.
  - ABBREVIATIONS:  
GB = GYPSUM BOARD  
CS-UWP = WOOD STRUCTURAL PANEL  
CS-XXX = CONT. SHEATHED ENG. ENGINEERED SOLUTION  
FF = PORTAL FRAME

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES COMPLETED/REVISED ON 5/11/19. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING LABORATORY TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS. SMITH DOUGLAS HOMES, SMITH 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.

INSTALL HOLD-DOWNS PER SECTION R602.10.4 AND FIGURE R602.10.4.1 OF THE 2018 NRC.

**FIRST FLOOR BRACING (FT)**

CONTINUOUS SHEATHING METHOD	
REQUIRED	PROVIDED
FRONT SIDE	206'
LEFT SIDE	47.0'
REAR SIDE	17.2'
RIGHT SIDE	47.0'

**FIRST FLOOR BRACING - SIDE LOAD GARAGE (FT)**

CONTINUOUS SHEATHING METHOD	
REQUIRED	PROVIDED
FRONT SIDE	215'
LEFT SIDE	47.0'
REAR SIDE	17.2'
RIGHT SIDE	33.0'

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STRUCTURAL ANALYSIS BASED ON 2018 NRC.

**FIRST FLOOR BRACING PLAN**  
SCALE: 1/8" = 1'

REQUIRED BRACED WALL PANEL CONNECTIONS		
METHOD	MATERIAL	MIN. THICKNESS
CS-WSP	WOOD STRUCTURAL PANEL	3/8"
GB	GYP/UM BOARD	1/2"
WSP	WOOD STRUCTURAL PANEL	3/8"
FF	5" WOOD PANEL	1/16"

**BRACED WALL NOTES:**

- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10 FROM THE 2018 NORTH CAROLINA RESIDENTIAL CODE.
- WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND ULTIMATE WIND SPEEDS UP TO 130 MPH.
- ALL BRACED WALL PANELS SHALL BE AN IN-DOOR/OUTDOOR OPENING SIZE.
- BRACED MATERIALS, METHODS, AND FASTENERS SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.
- 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 R602.10.1.
- THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYP/UM BOARD.
- FOR CONTINUOUS SHEATHING METHOD, EXTERIOR WALLS SHALL BE SHEATHED ON ALL SHEATHABLE SURFACES INCLUDING NEEL AREAS AND ON GABLE END WALLS.
- EXTERIOR WALLS SHALL BE SHEATHED MORE THAN 24" BEYOND THE FOUNDATION OR PERKING WALL BELOW WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- A BRACED WALL PANEL SHALL BE LOCATED WITHIN 12 FEET OF EACH END OF A BRACED WALL LINE.
- THE DISTANCE BETWEEN BRACED WALL PANELS SHALL NOT EXCEED 21 FEET.
- MASONRY OR CONCRETE STEM WALLS WITH A LENGTH OF 48" OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.4.3 OF THE 2018 NRC.
- CONCRETE OR MASONRY WALLS SUPPORTING A BRACED WALL PANEL SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.
- BRACED WALL PANEL CONNECTIONS TO ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.5.
- CEILING WALLS AND WALK OUT BASEMENT WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.5.
- PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.1 (IND).
- ON SCHEMATIC, SHADED WALLS INDICATE BRACED WALL PANELS.

ABBREVIATIONS:  
 GB = GYP/UM BOARD    WSP = WOOD STRUCTURAL PANEL  
 CS-XXX = CONT. SHEATHED    ENG = ENGINEERED SOLUTION  
 FF = PORTAL FRAME    FF-ENG = ENG. PORTAL FRAME

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES. NOTES COMPLETED/REVISED ON 5/11/21. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING LABORATORY TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS. SMITH DOUGLAS HOMES, SMITH 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.

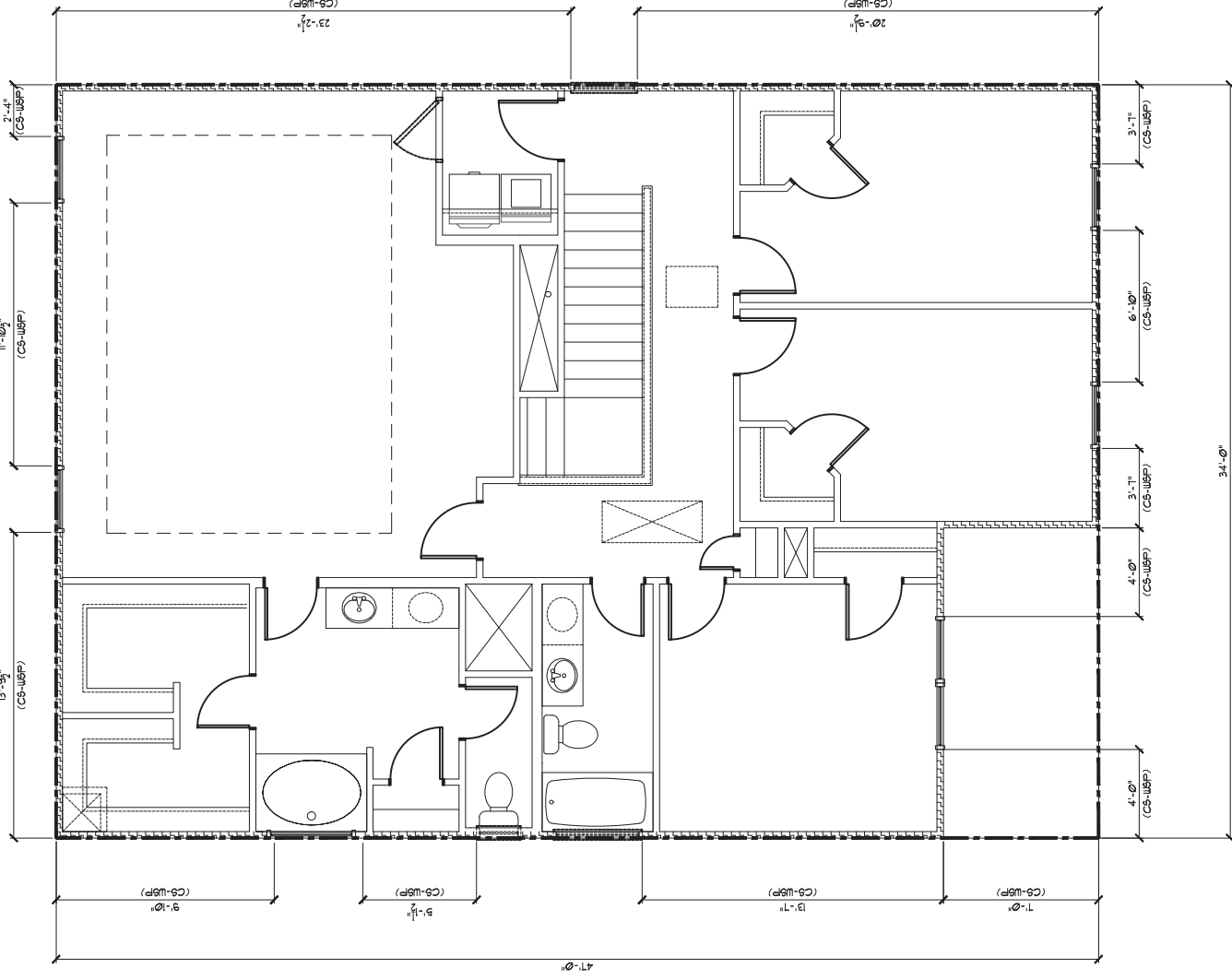
SECOND FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
REQUIRED	PROVIDED	
FRONT SIDE	6.3	21.0
LEFT SIDE	5.1	38.5
REAR SIDE	6.3	28.0
RIGHT SIDE	5.1	44.0

INSTALL HOLD-DOWNS PER SECTION R602.10.4 AND FIGURE R602.10.4.1 OF THE 2018 NRC.

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STRUCTURAL ANALYSIS BASED ON 2018 NRC.

**SECOND FLOOR BRACING PLAN**  
 SCALE: 1/8"=1'

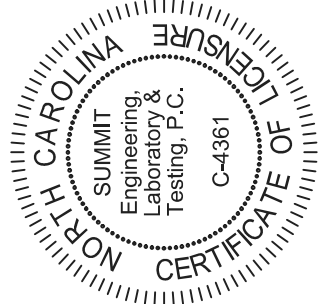


ALL ELEVATIONS

Cane Mill  
 Lot 12



STRUCTURAL MEMBERS ONLY



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

CURRENT DRAWING  
 DATE: 2/13/19  
 SCALE: 1/8"=1'-0"  
 PROJECT #: 3832.202R  
 DRAWN BY: ZTS  
 CHECKED BY: WAJ

ORIGINAL DRAWING  
 DATE: 12/11/15  
 PROJECT#: 3832.09

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
**S8.0**

**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:**

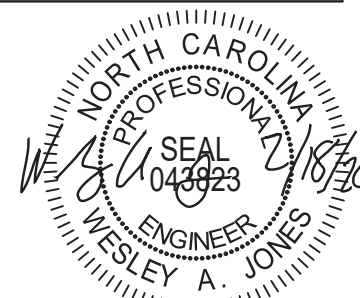
- Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards.
- Fiberboard wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan 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.

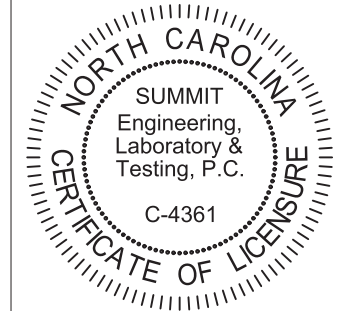
**STRUCTURAL STEEL:**

- 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.



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  
**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

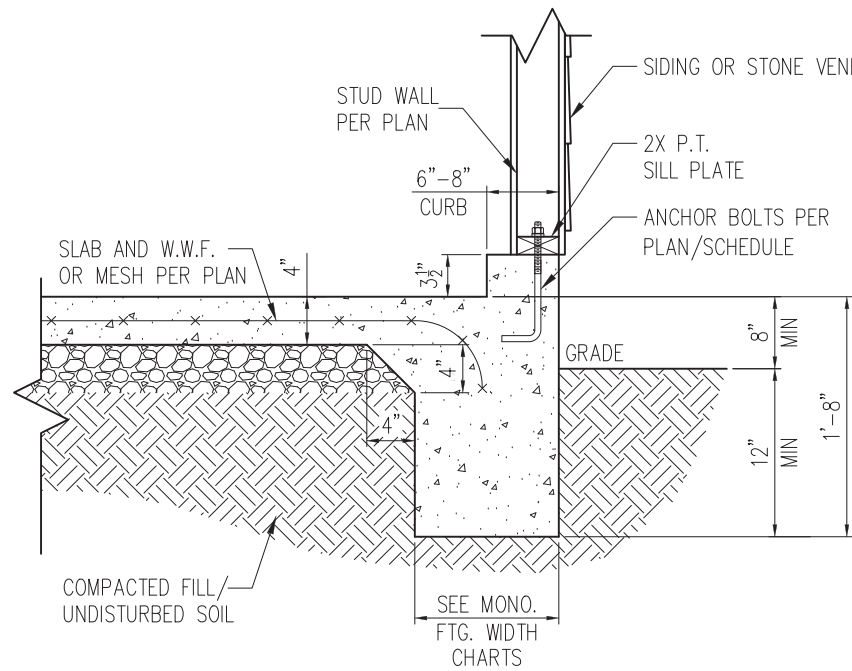
**ORIGINAL DRAWING**

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

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

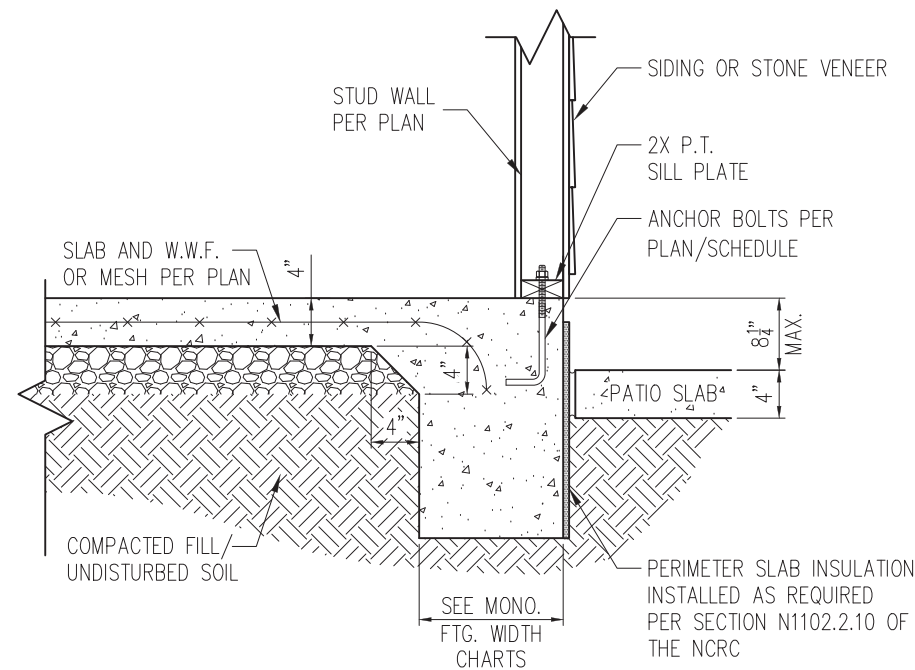
SHEET

**CS2**



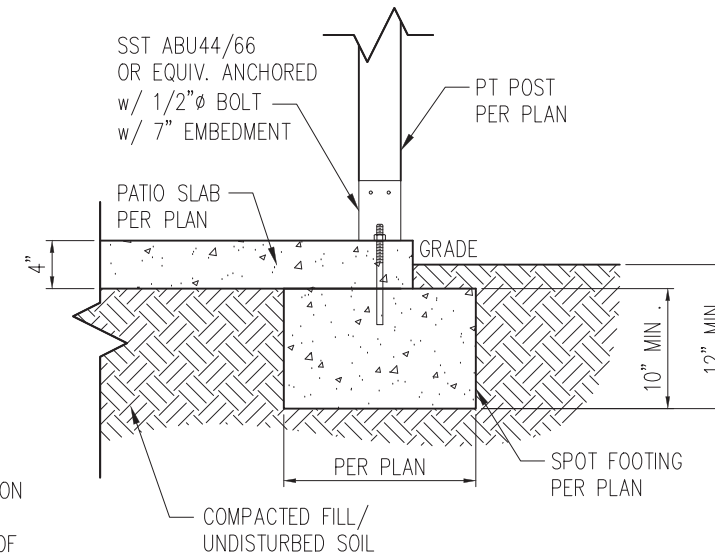
STANDARD - SIDING/STONE

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

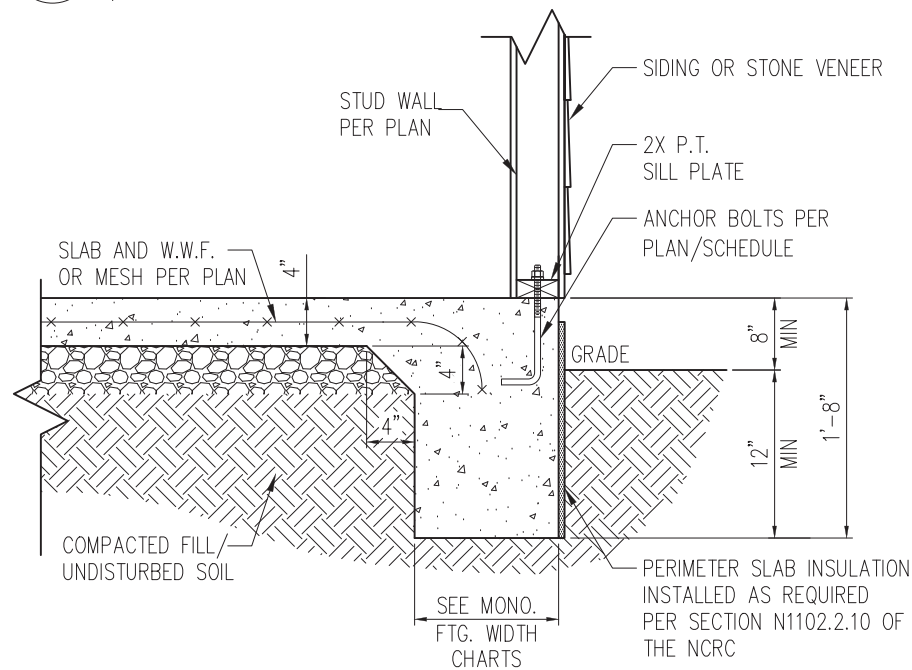


STANDARD - SIDING/STONE

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

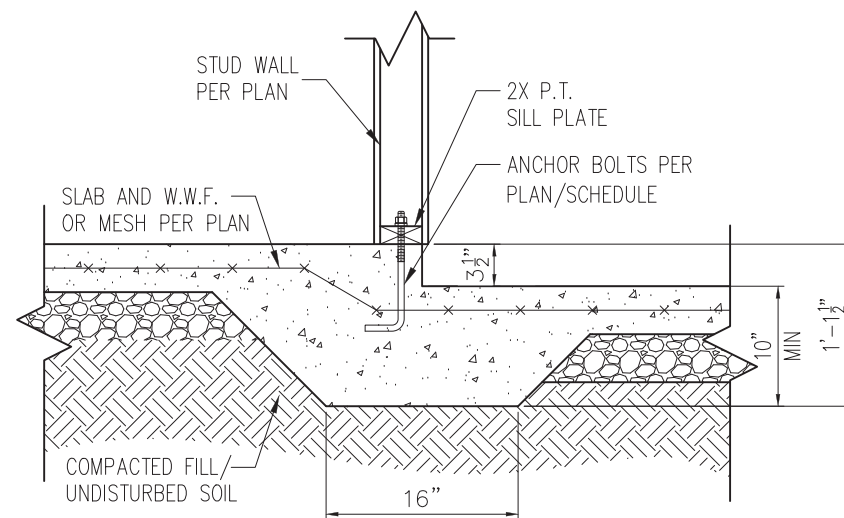


2A COVERED PATIO DETAIL  
D1m 3/4" = 1'-0"



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" 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

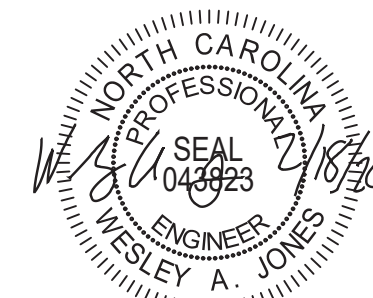
NOTE: INSTALL ALL ANCHORS 12" MAX. FROM ALL BOTTOM PLATE ENDS AND JOINTS.

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"

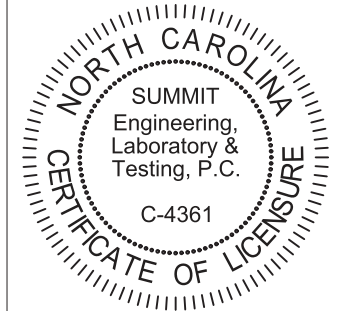
\*5" BRICK LEDGE HAS BEEN ADDED TO THE MONOLITHIC FOOTING WIDTH FOR BRICK SUPPORT

- 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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FAX: 919.380.9993  
WWW.SUMMIT-COMPANIES.COM



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

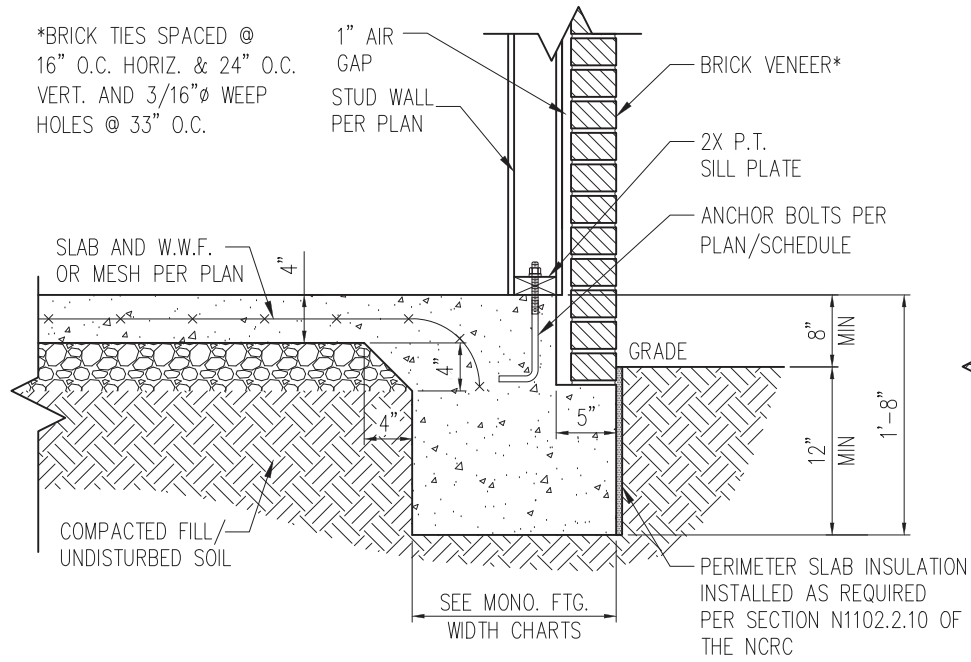
ORIGINAL DRAWING  
NO. DATE PROJECT #  
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

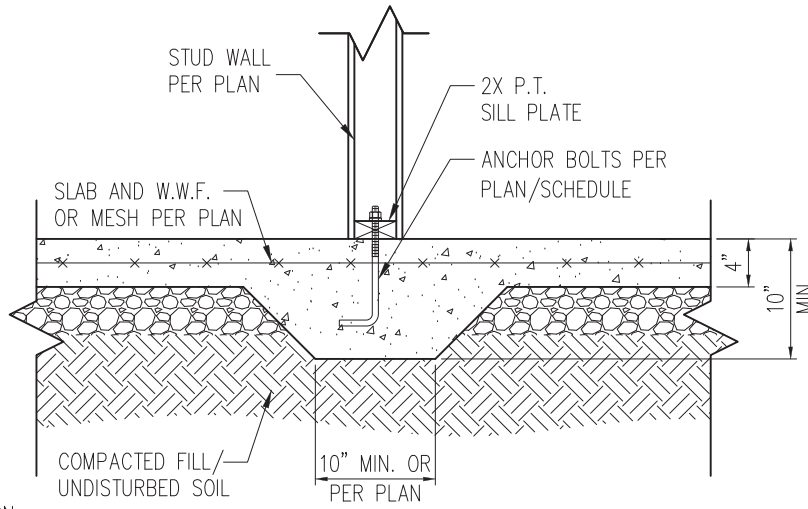
D1m

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



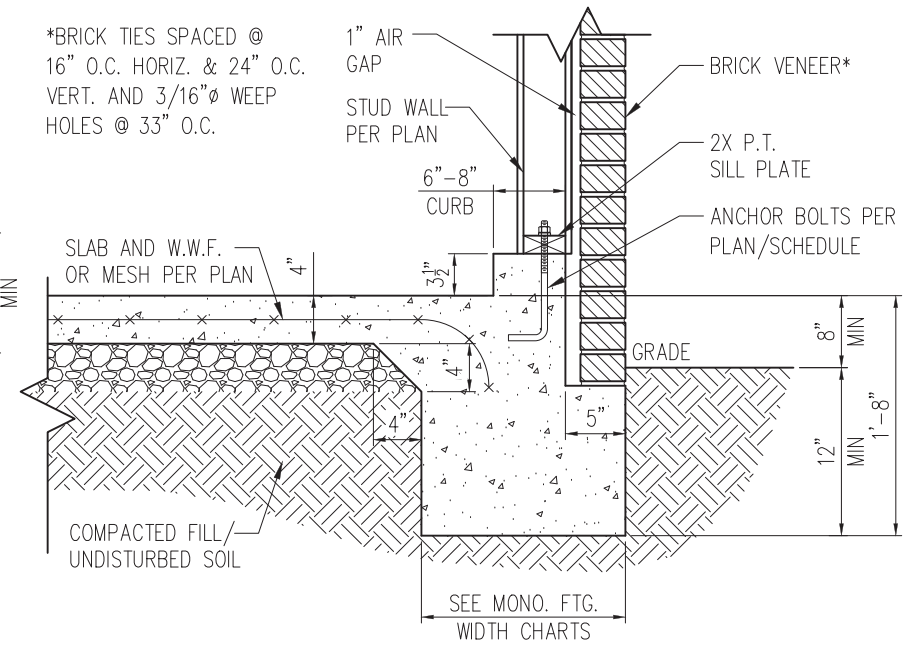
STANDARD - BRICK

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



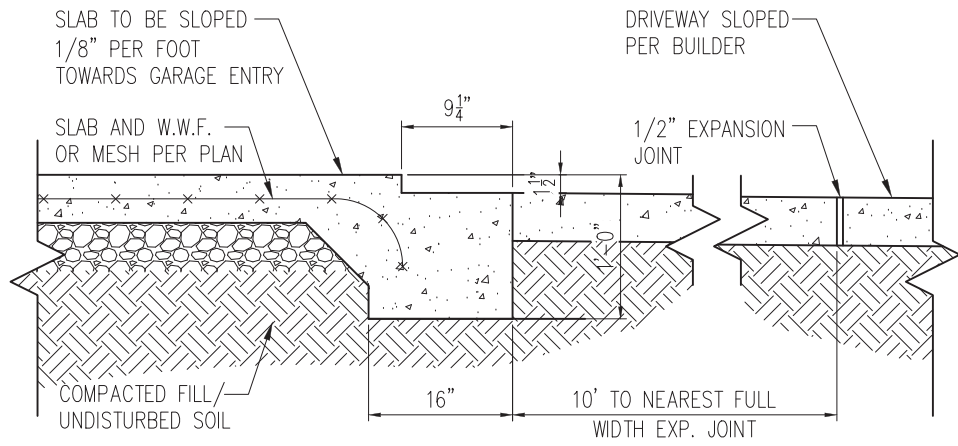
3 TYP. THICKENED SLAB DETAIL  
D2m 3/4" = 1'-0"

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

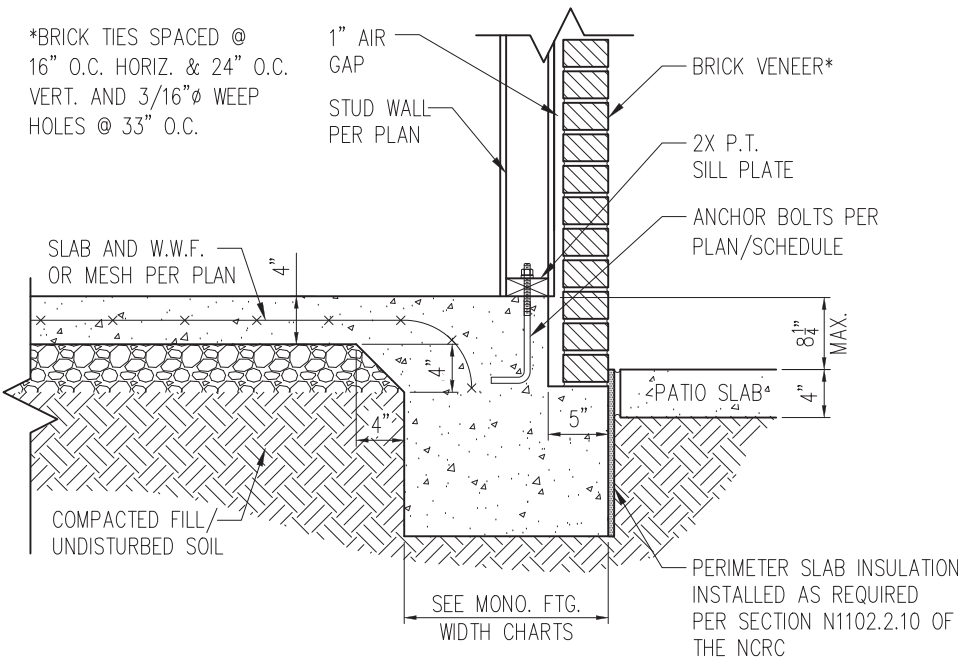


STANDARD - BRICK

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"

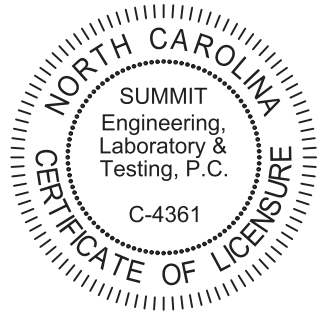
NOTES:

1. REFER TO GENERAL NOTES & SPECIFICATIONS ON SHEET CS2 FOR ADDITIONAL INFORMATION.
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3. SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.



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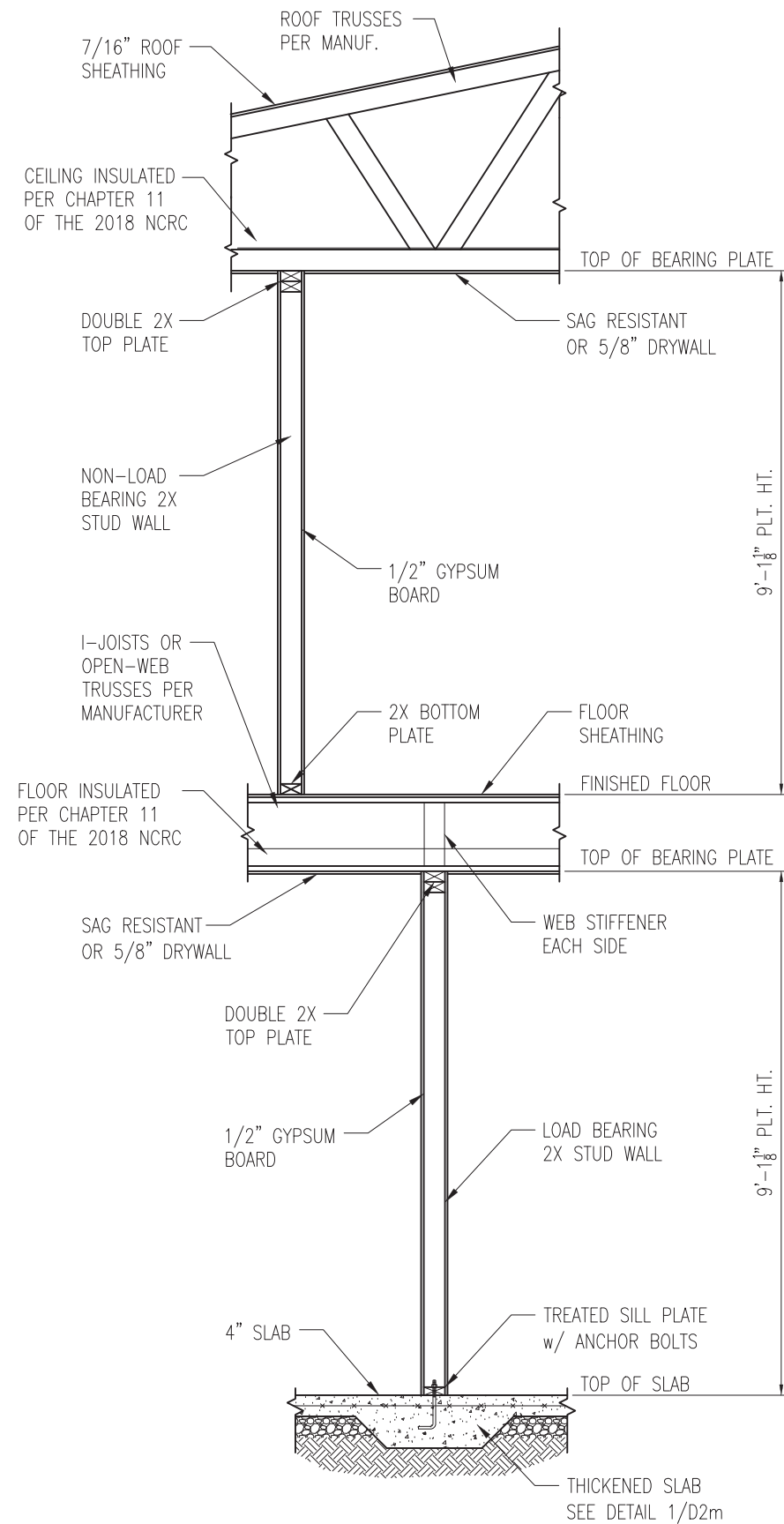
PROJECT  
**Standard Details**  
**Monolithic Slab Details**  
CLIENT  
**Smith Douglas Homes**  
**110 Village Trail, Suite 215**  
**Woodstock, GA 30188**

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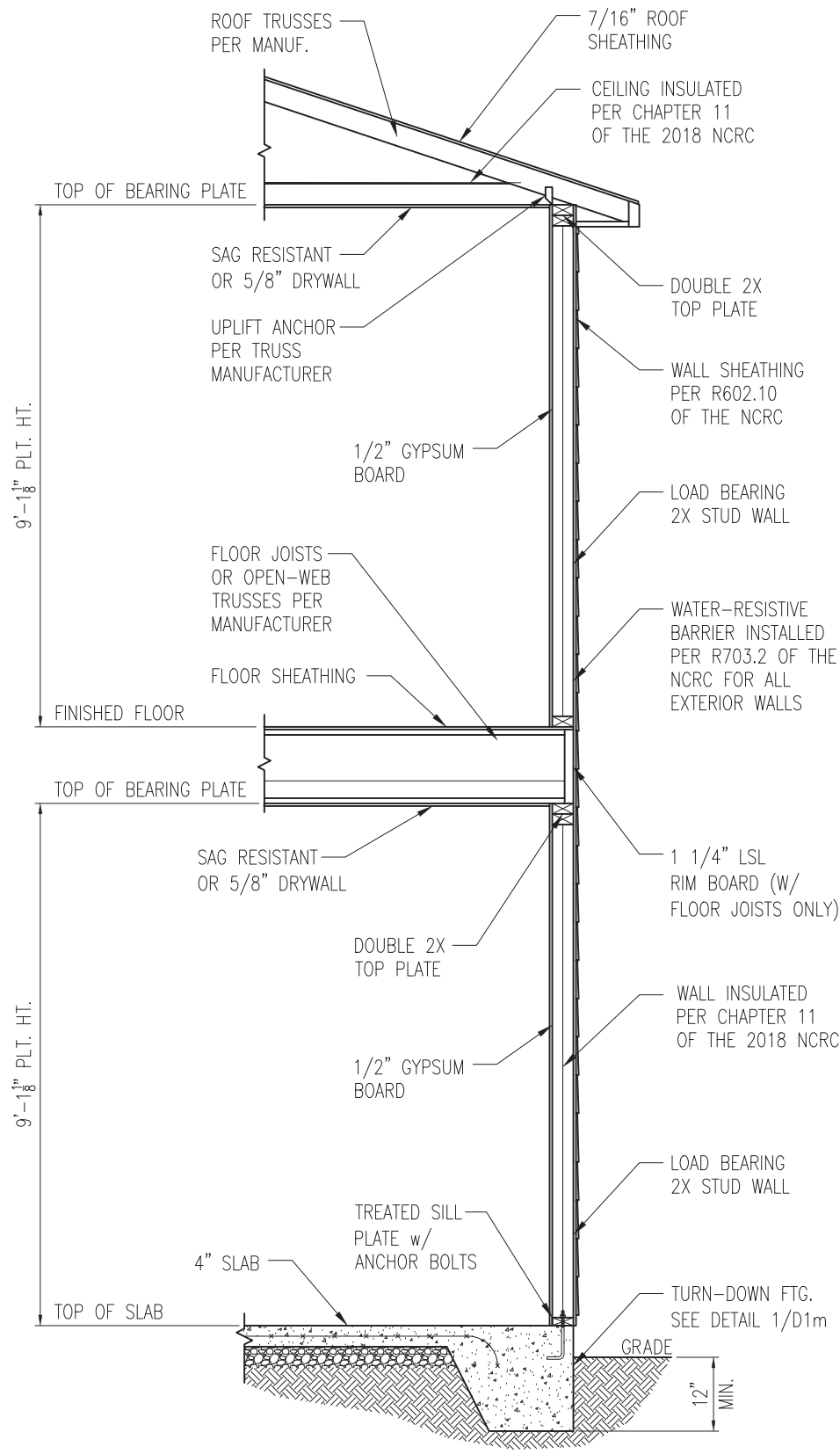
ORIGINAL DRAWING  
NO. DATE PROJECT #  
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
**D2m**



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

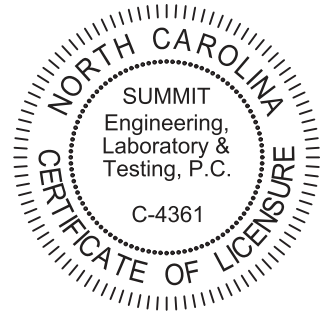


2 TYP. EXTERIOR LOAD BEARING WALL SECTION  
 D3m 3/4" = 1'-0"  
 -SIMILAR w/ BRICK AND STONE  
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.  
 -MIN. 3/16" Ø WEEP HOLES @ 33" O.C.

- 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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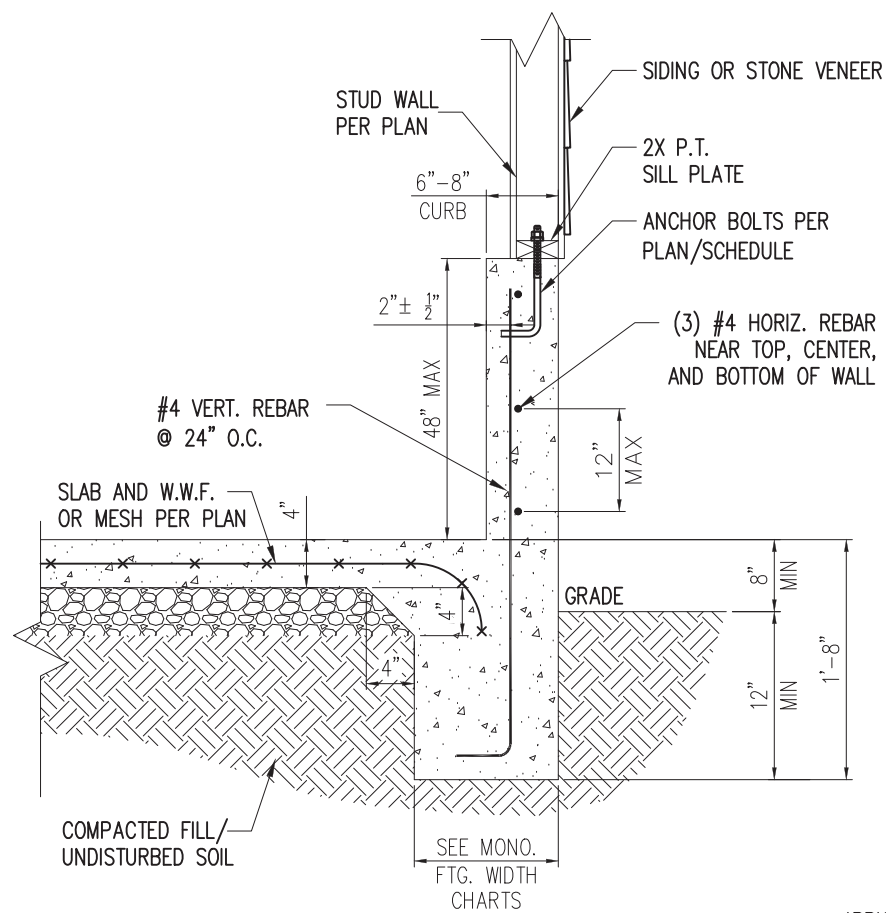
PROJECT  
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**Smith Douglas Homes**  
 110 Village Trail, Suite 215  
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CURRENT DRAWING  
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ORIGINAL DRAWING  
 NO. DATE PROJECT #  
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REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

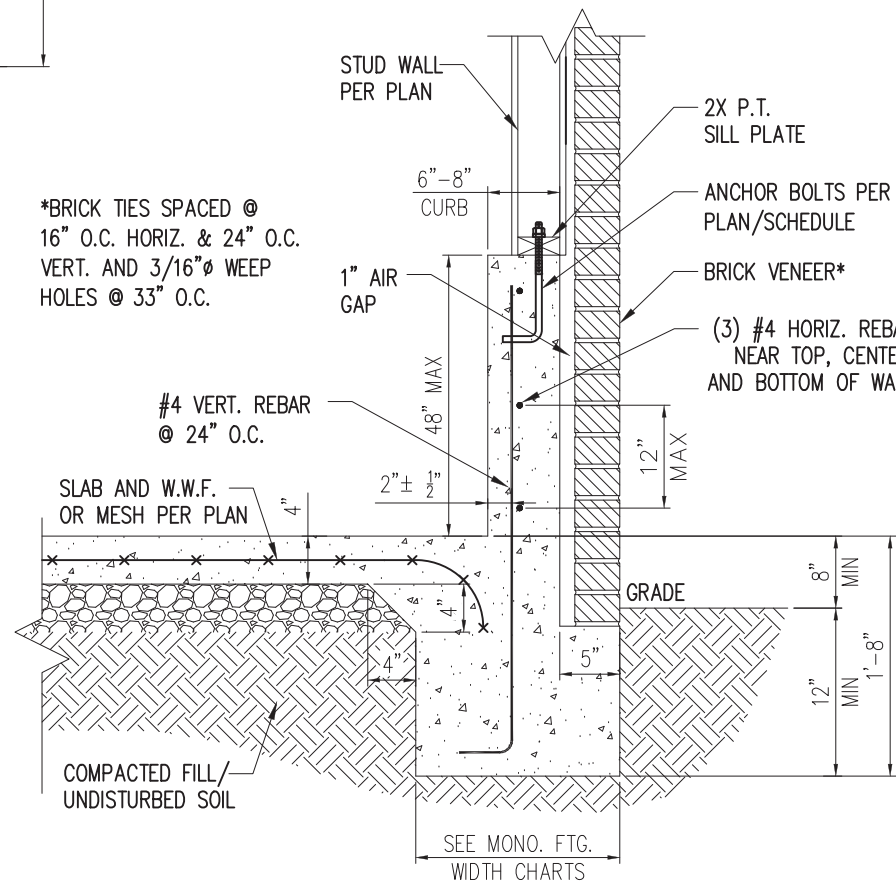
SHEET  
**D3m**



STANDARD - SIDING/STONE

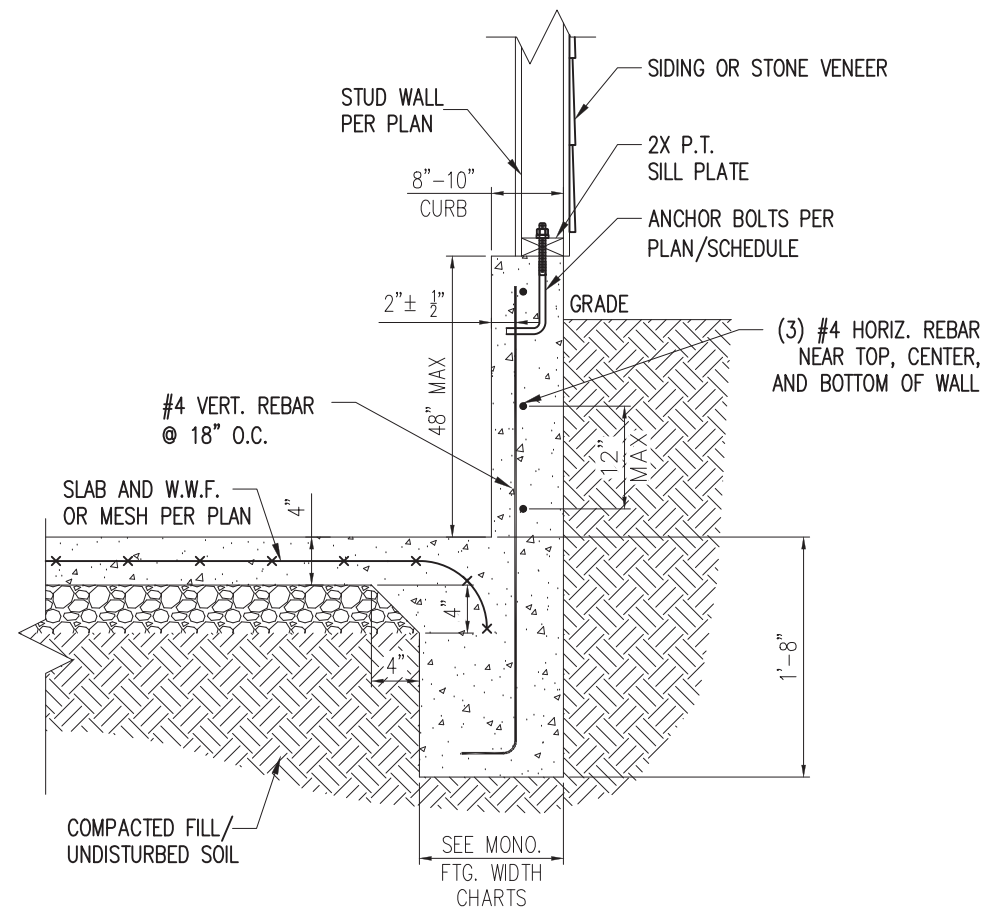
1 EXTENDED GARAGE CURB DETAIL  
D4m NTS

\*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



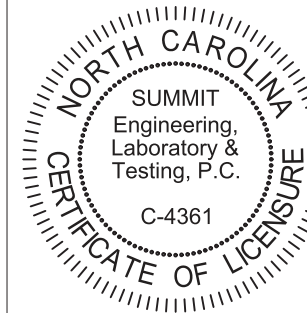
STANDARD - SIDING/STONE

2 EXTENDED GARAGE CURB DETAIL  
W/ UNBALANCED FILL  
D4m NTS



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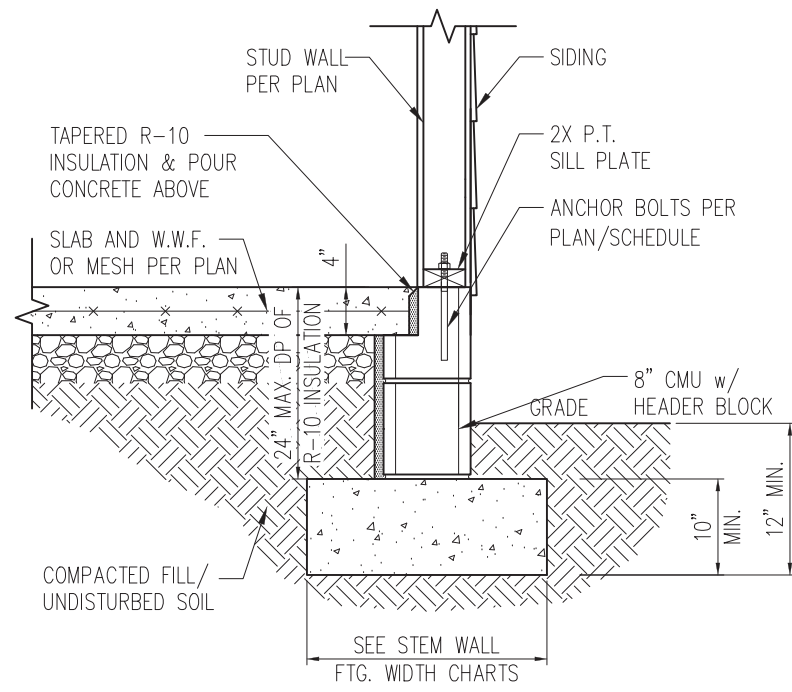
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NO. DATE PROJECT #  
0 1/7/16 3832

REFER TO COVER SHEET FOR A  
COMPLETE LIST OF REVISIONS

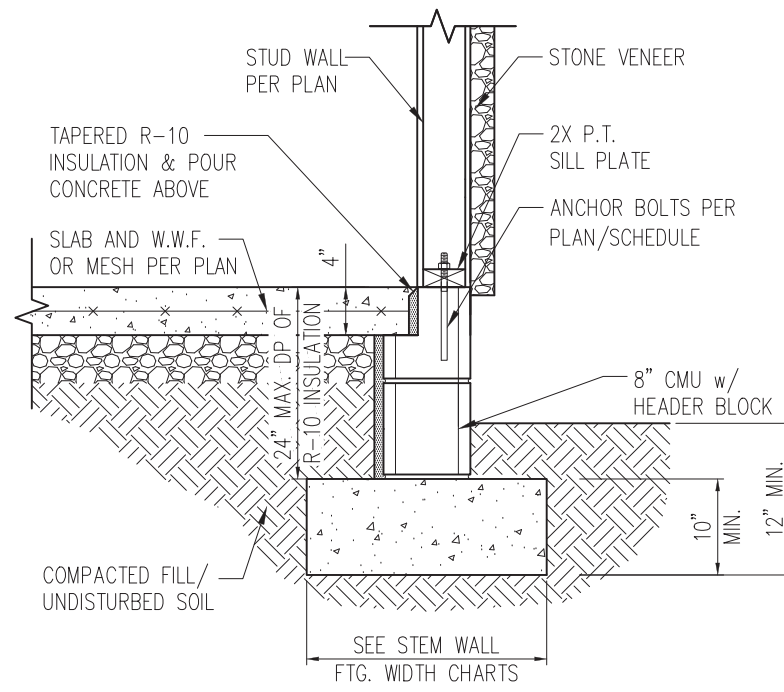
SHEET

D4m

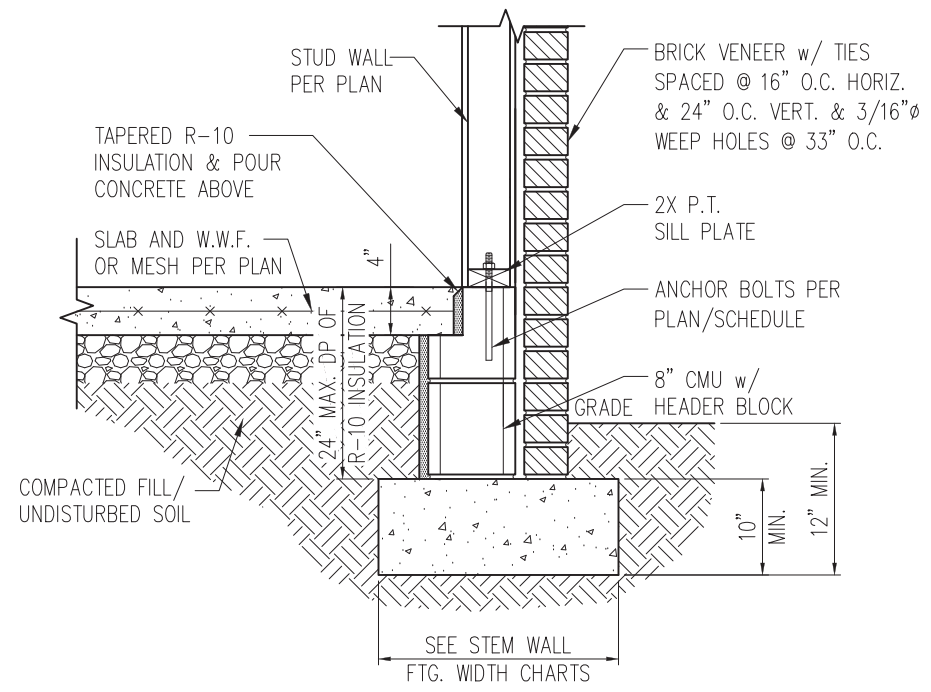




STANDARD - SIDING

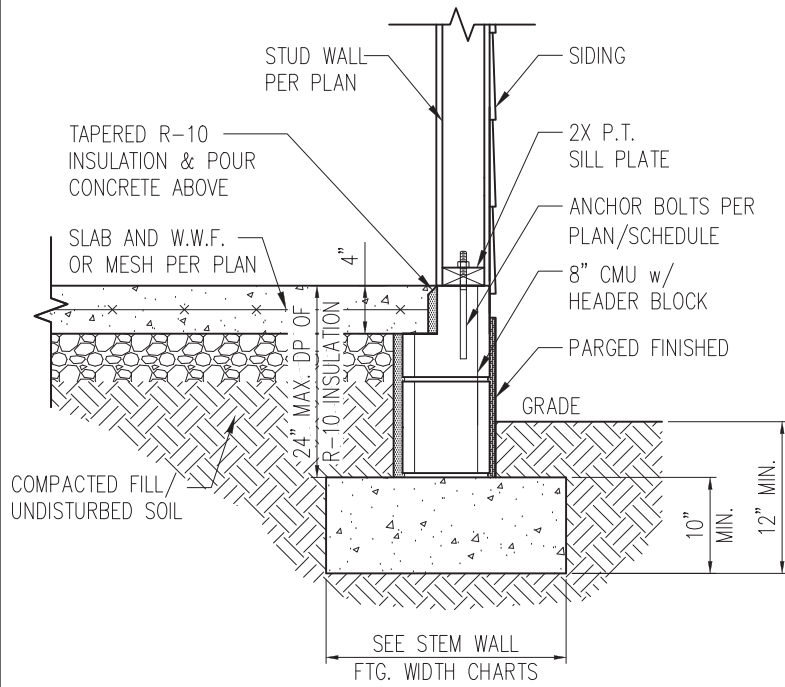


STANDARD - STONE

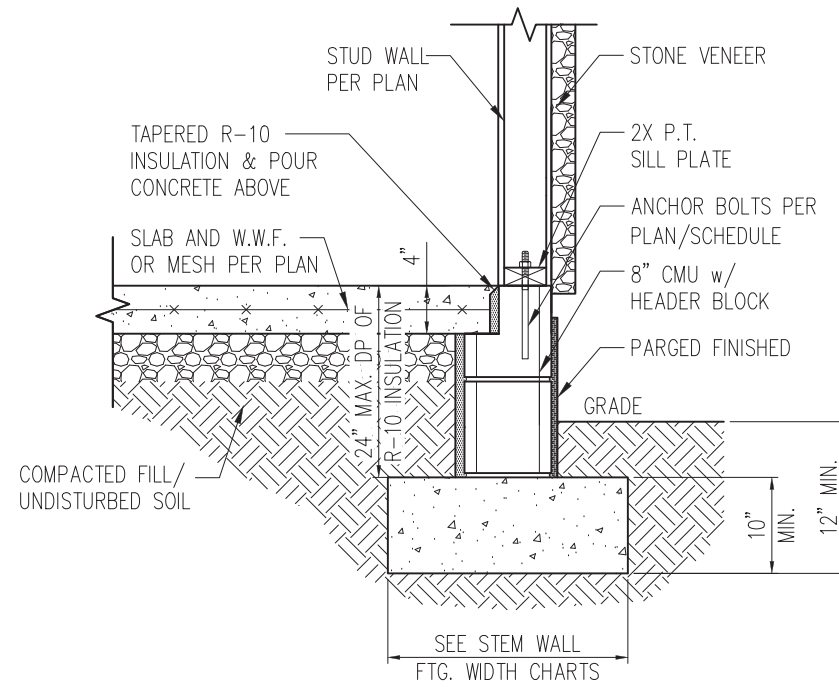


STANDARD - BRICK

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

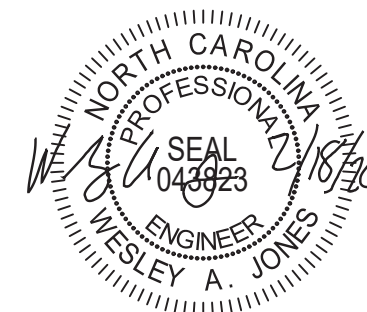
WALL ANCHOR SCHEDULE

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.

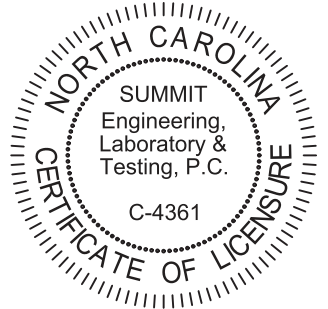
NOTES:

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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

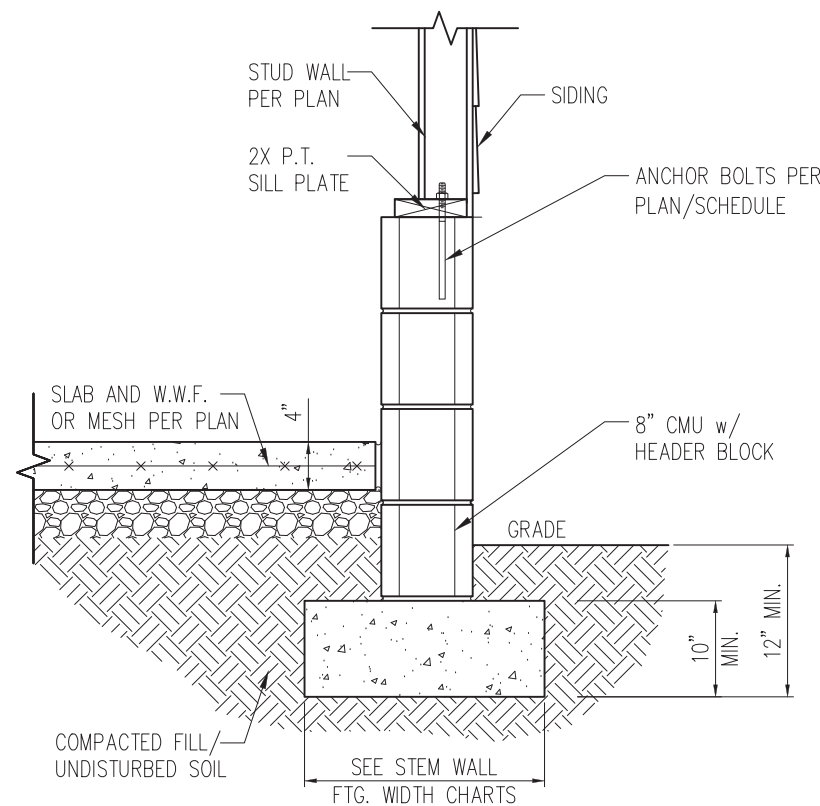
CHECKED BY: WAJ

ORIGINAL DRAWING

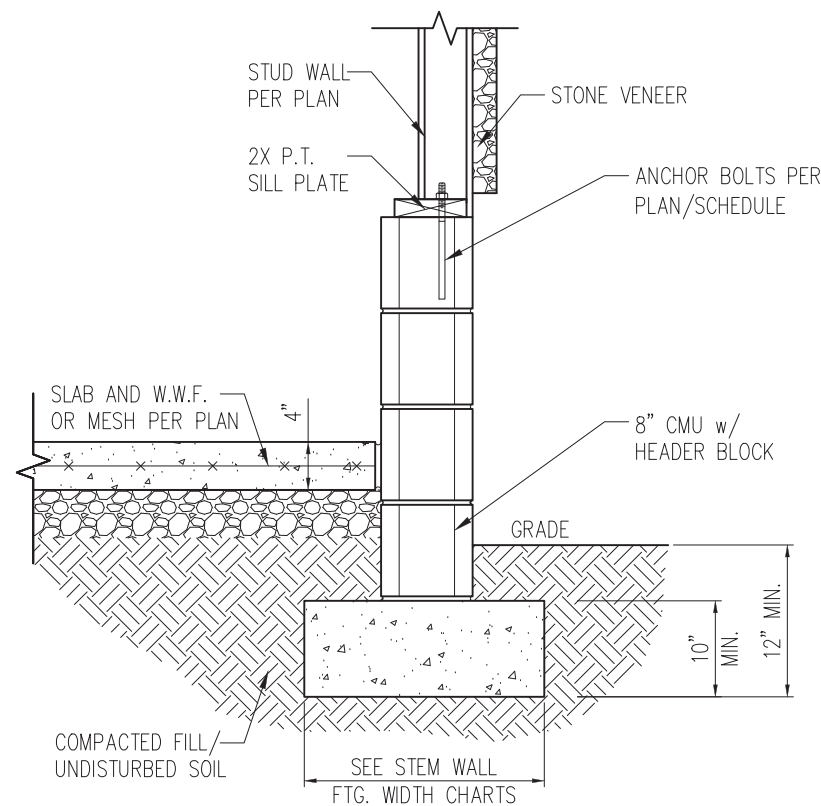
NO.	DATE	PROJECT #
0	1/7/16	3832

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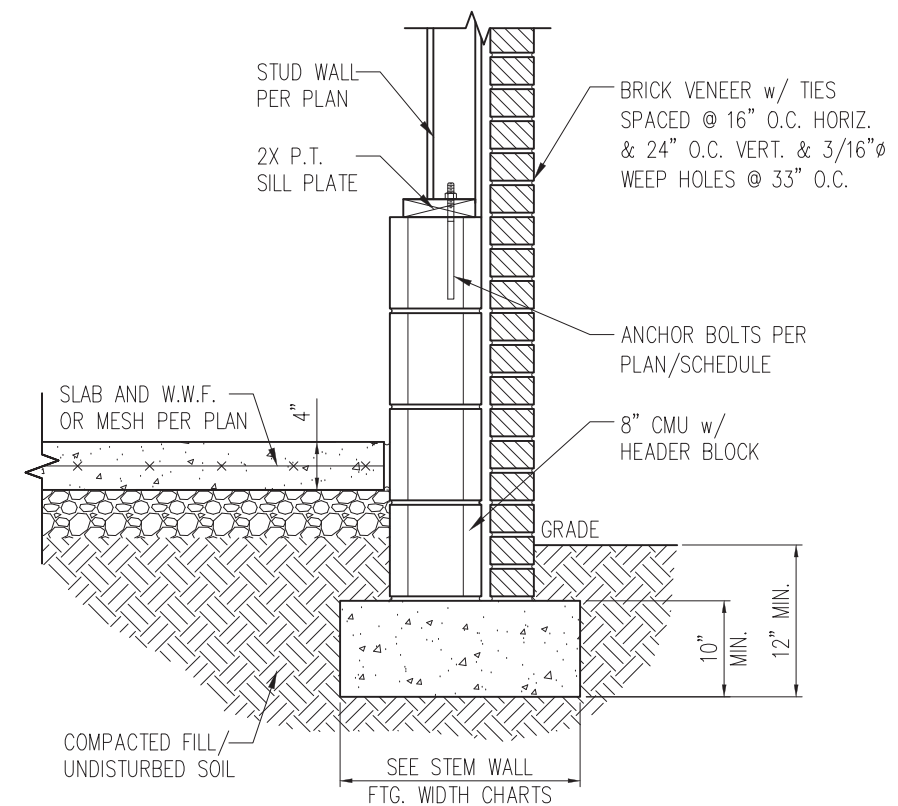
SHEET  
**D1s**



STANDARD - SIDING

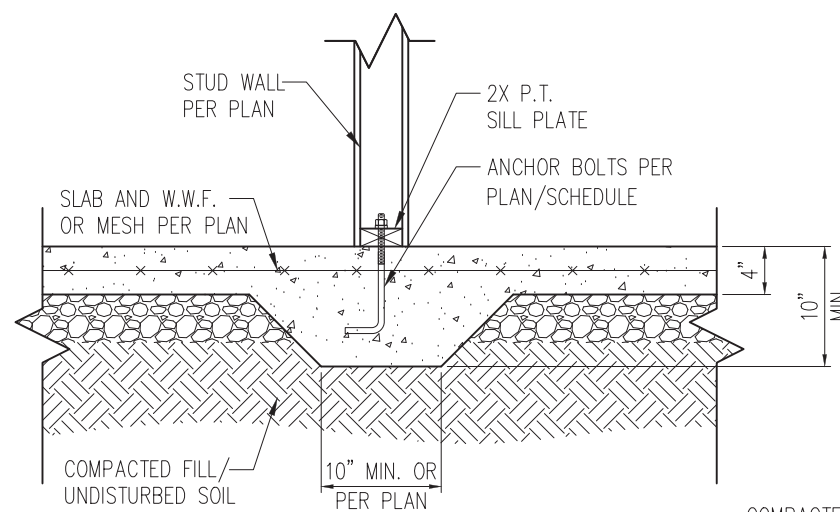


STANDARD - STONE

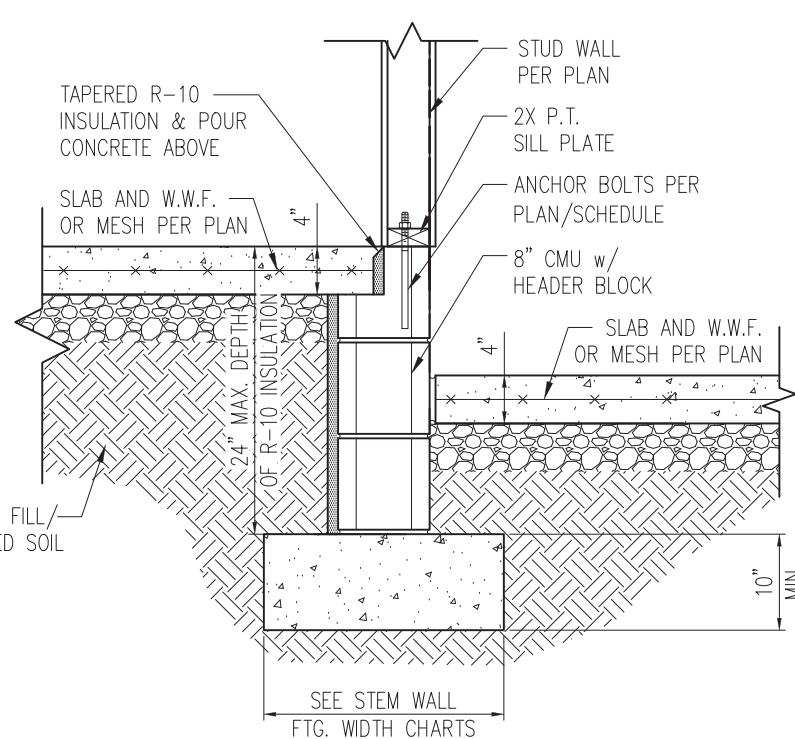


STANDARD - BRICK

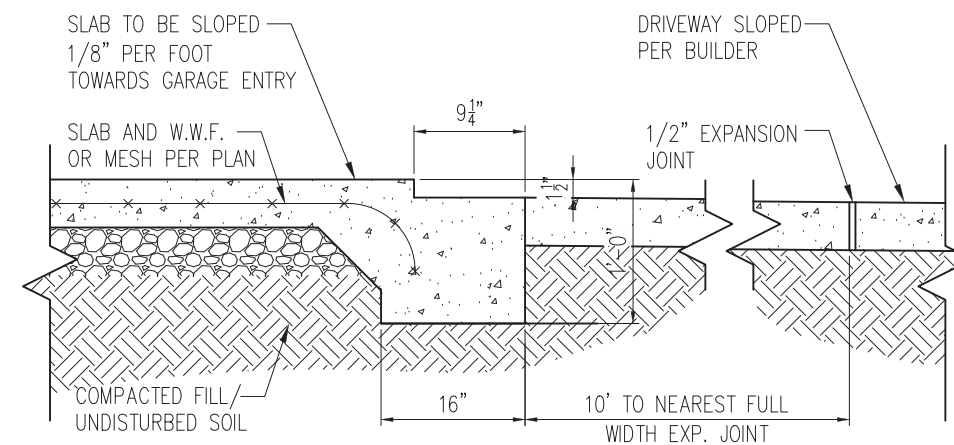
1 TYP. GARAGE CURB DETAIL  
D2s 3/4" = 1'-0"



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

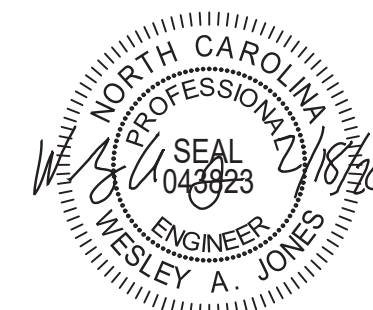


3 HOUSE/GARAGE WALL DETAIL  
D2s 3/4" = 1'-0"



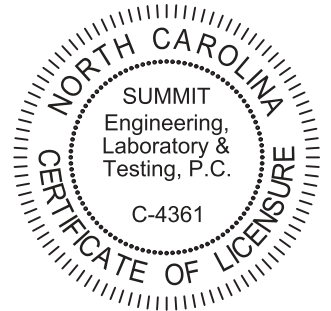
4 SLAB AT GARAGE DOOR  
D2s 3/4" = 1'-0"

- NOTES:
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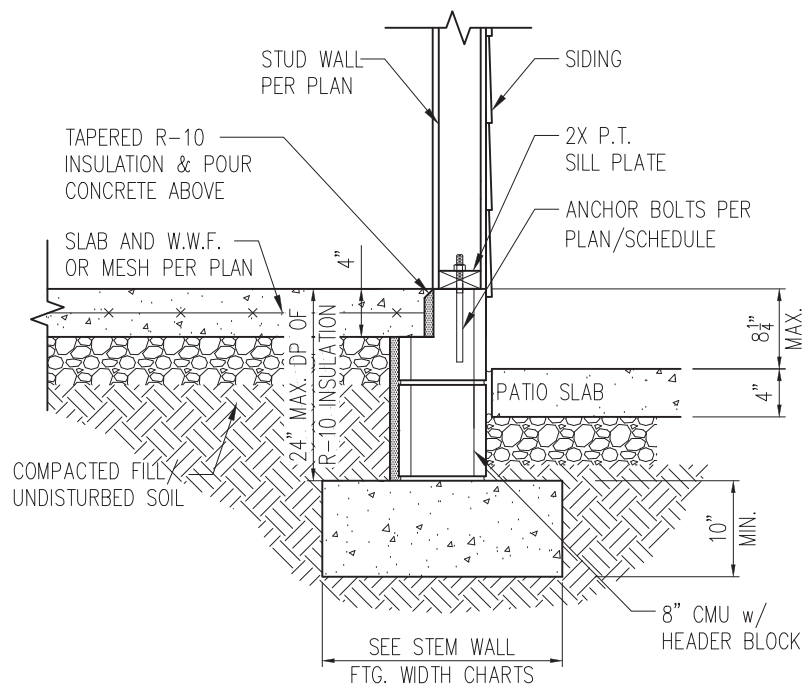


PROJECT  
**Standard Details**  
**Stemwall Details**  
CLIENT  
Smith Douglas Homes  
110 Village Trail, Suite 215  
Woodstock, GA 30188

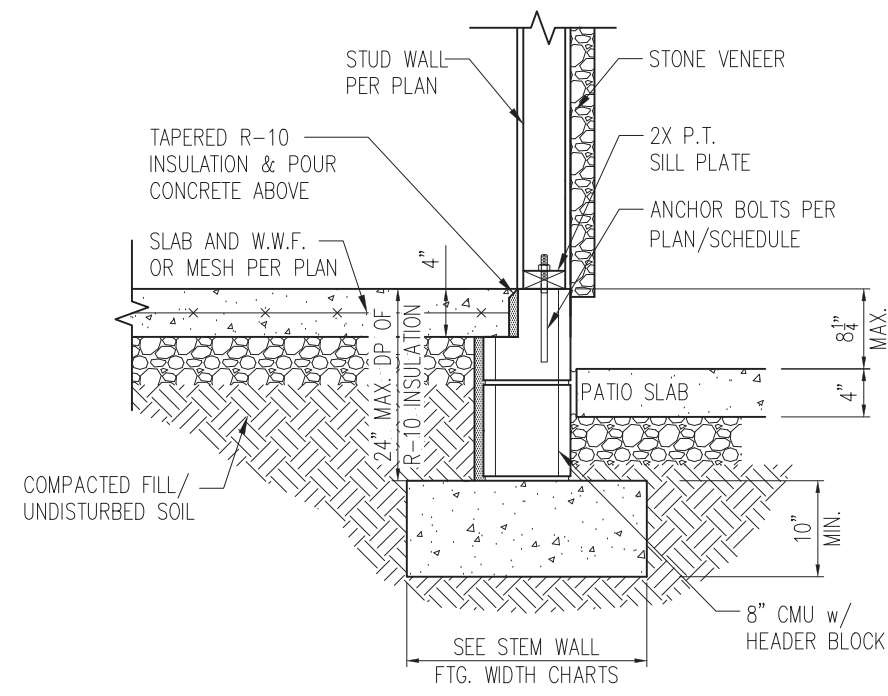
CURRENT DRAWING		
DATE: 2/18/20		
SCALE: NTS		
PROJECT #: 3832		
DRAWN BY: LBV		
CHECKED BY: WAJ		
ORIGINAL DRAWING		
NO.	DATE	PROJECT #
0	1/7/16	3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

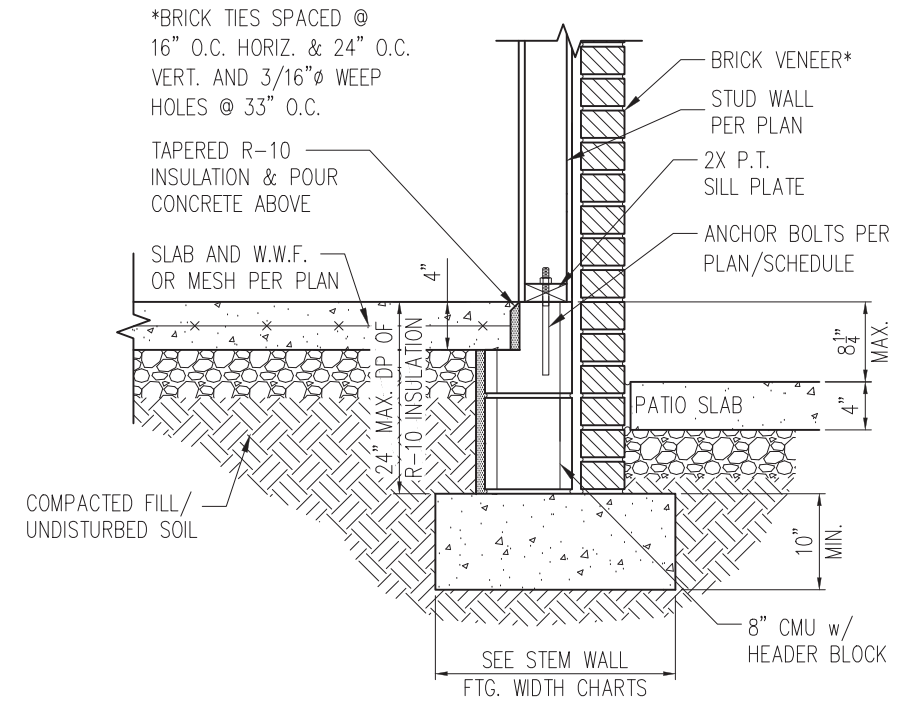
SHEET  
**D2s**



STANDARD - SIDING

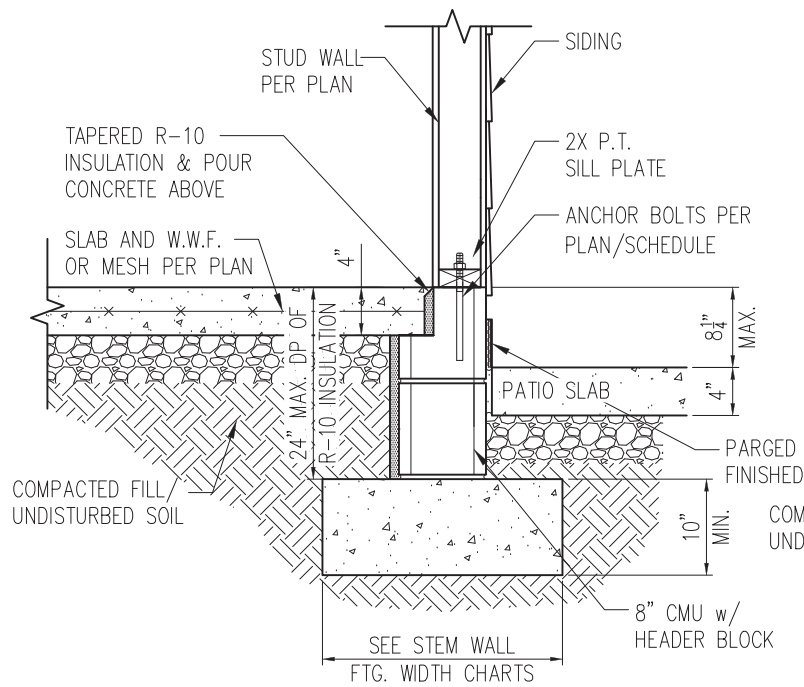


STANDARD - STONE

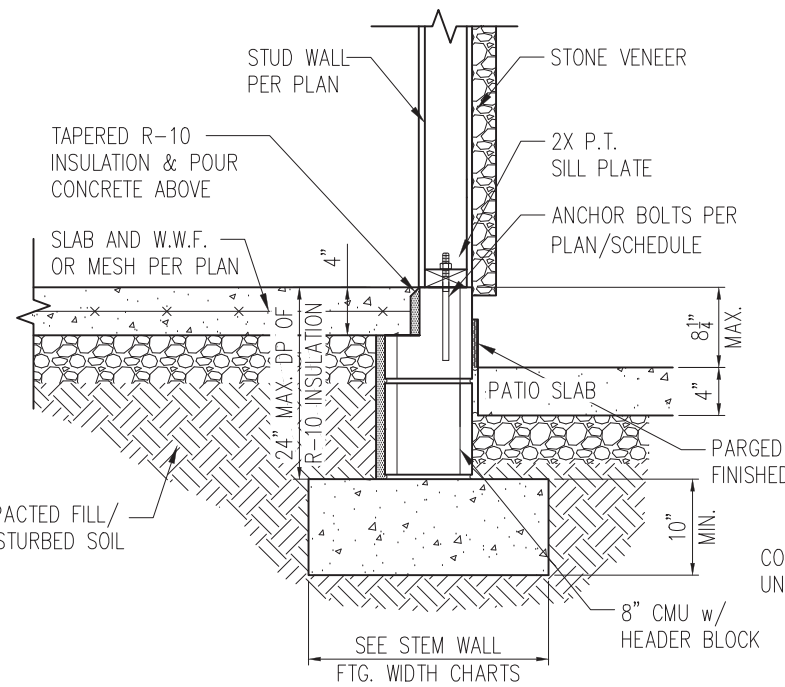


STANDARD - BRICK

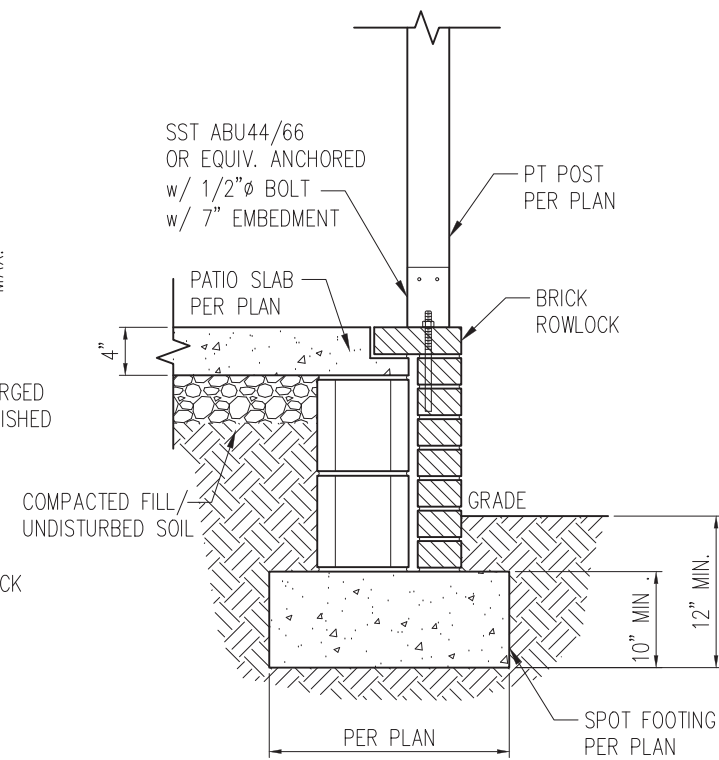
1 PORCH SLAB DETAIL  
D3s 3/4" = 1'-0"



STANDARD - SIDING



STANDARD - STONE



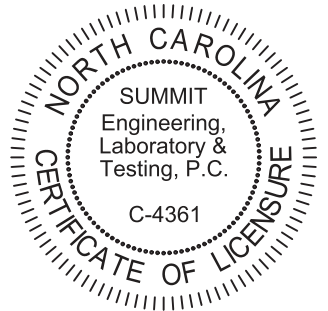
2 COVERED PORCH DETAIL  
D3s 3/4" = 1'-0"

- NOTES:
1. REFER TO GENERAL NOTES & SPECIFICATIONS ON SHEET CS2 FOR ADDITIONAL INFORMATION.
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  3. SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.



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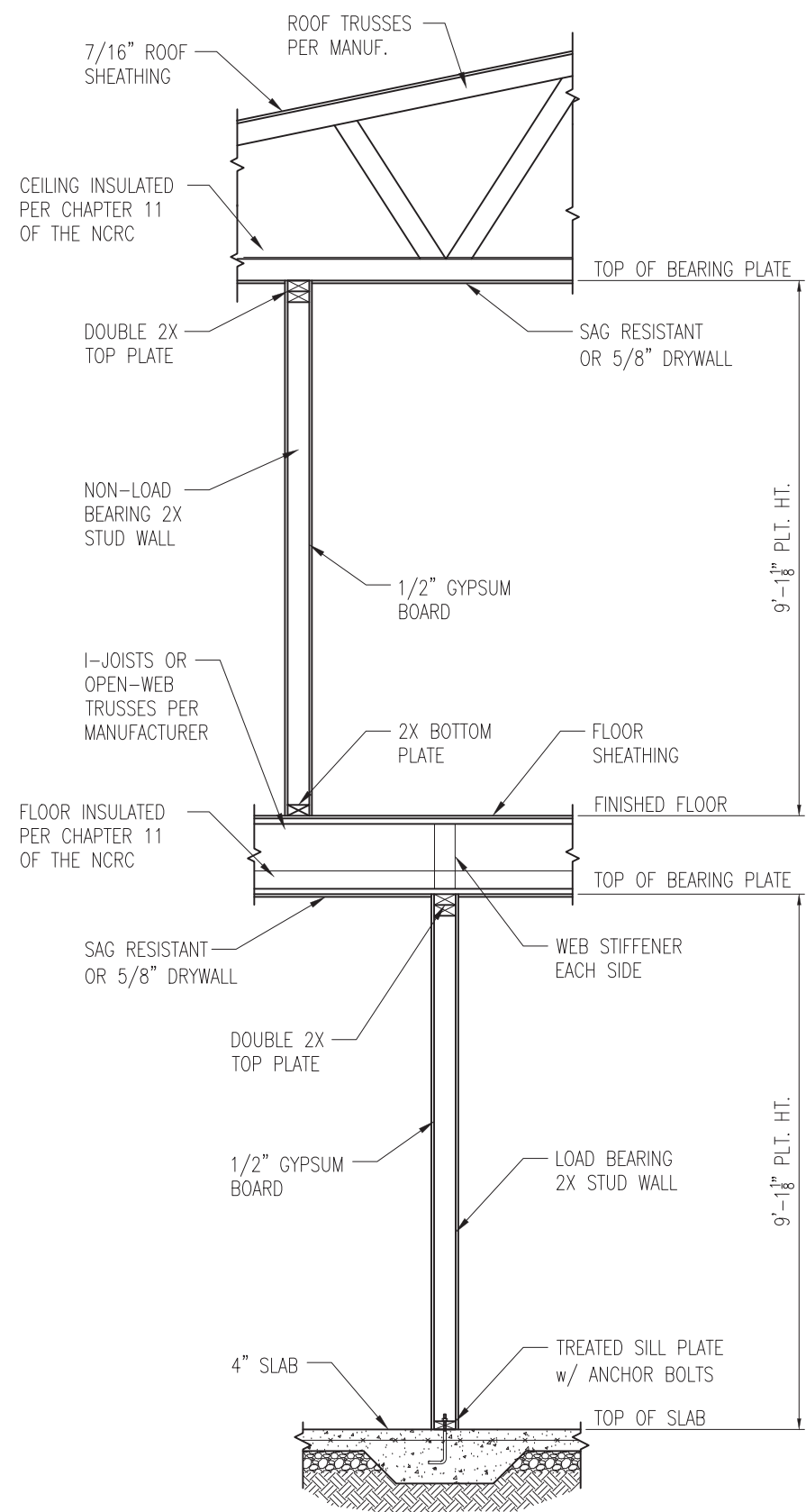
PROJECT  
**Standard Details**  
**Stemwall Details**  
CLIENT  
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110 Village Trail, Suite 215  
Woodstock, GA 30188

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

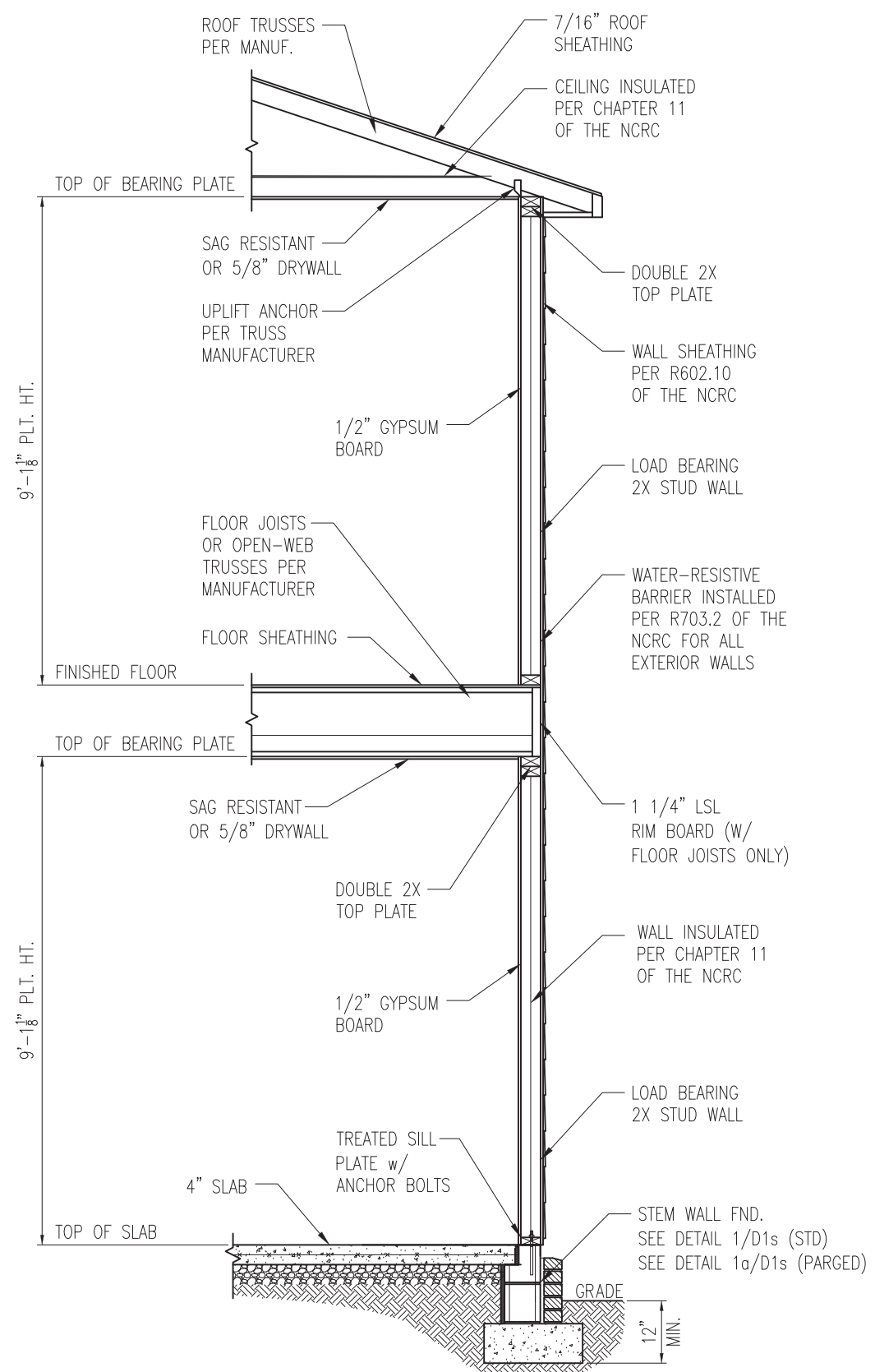
ORIGINAL DRAWING  
NO. DATE PROJECT #  
0 1/7/16 3832

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SHEET  
**D3s**



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



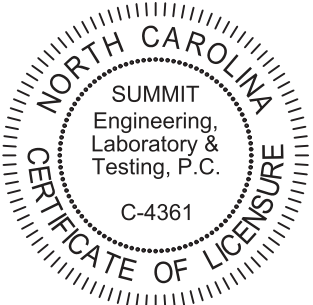
2 TYP. EXTERIOR LOAD BEARING WALL SECTION  
 D4s 3/4" = 1'-0" -SIMILAR w/ BRICK AND STONE  
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.  
 -MIN. 3/16" WEEP HOLES @ 33" O.C.

- 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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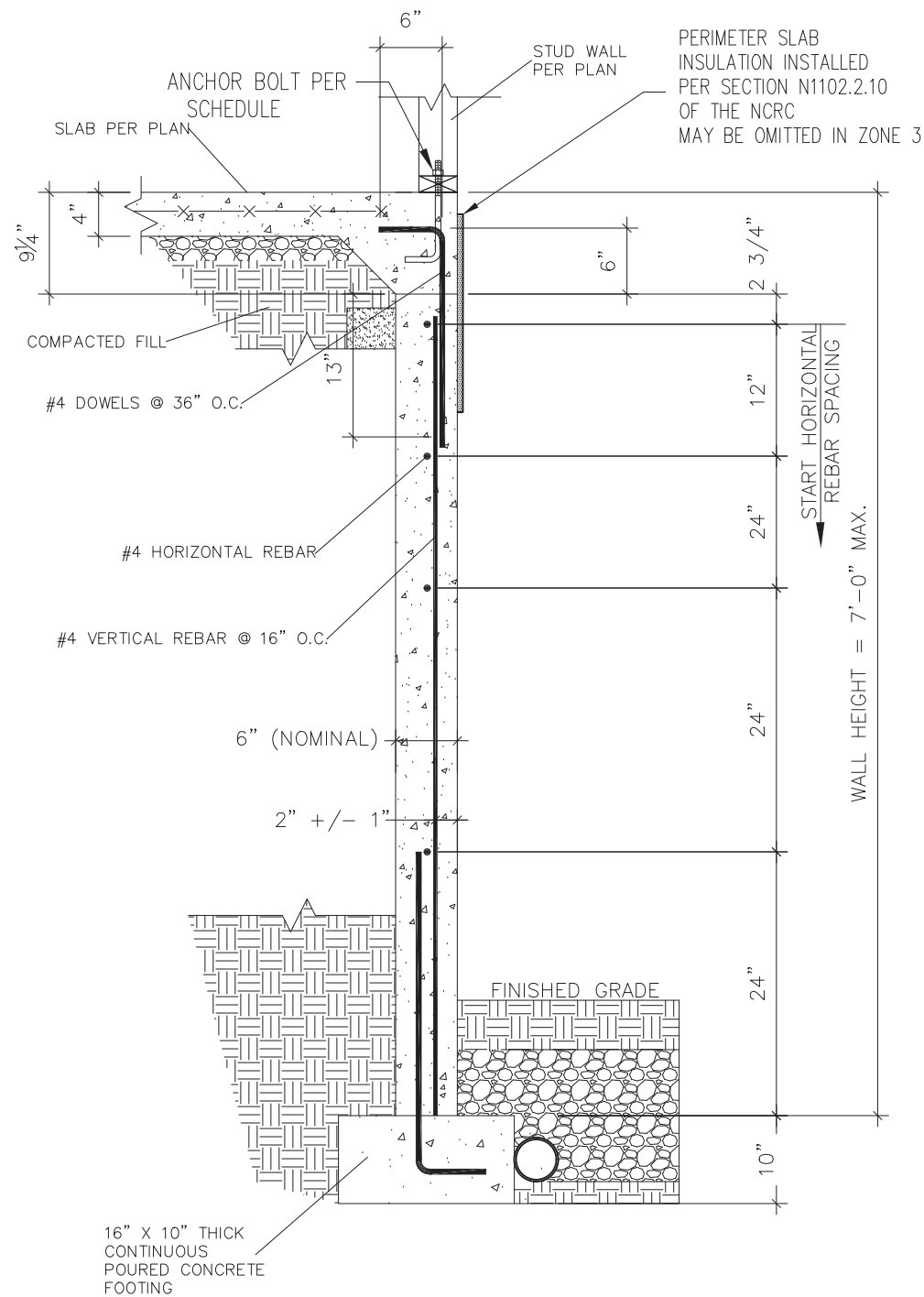
PROJECT  
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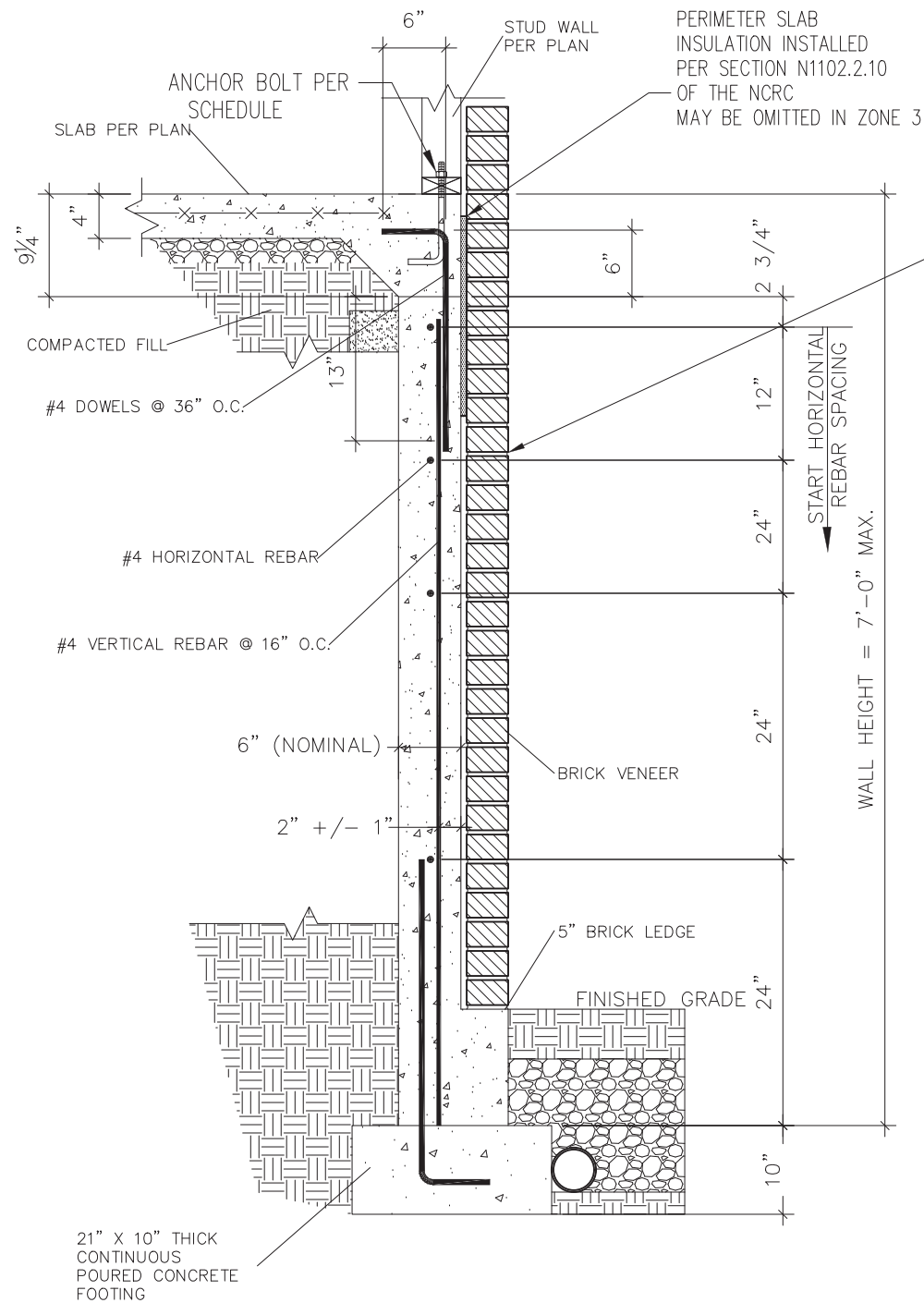
ORIGINAL DRAWING  
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SHEET  
**D4s**



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



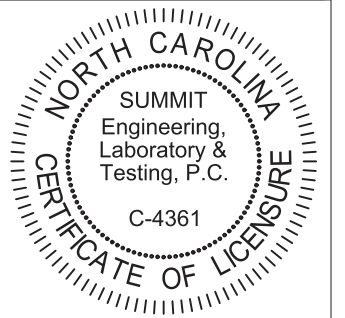
2 SUBWALL FOUNDATION W/ BRICK VENEER  
 D5s 3/4" = 1'-0"

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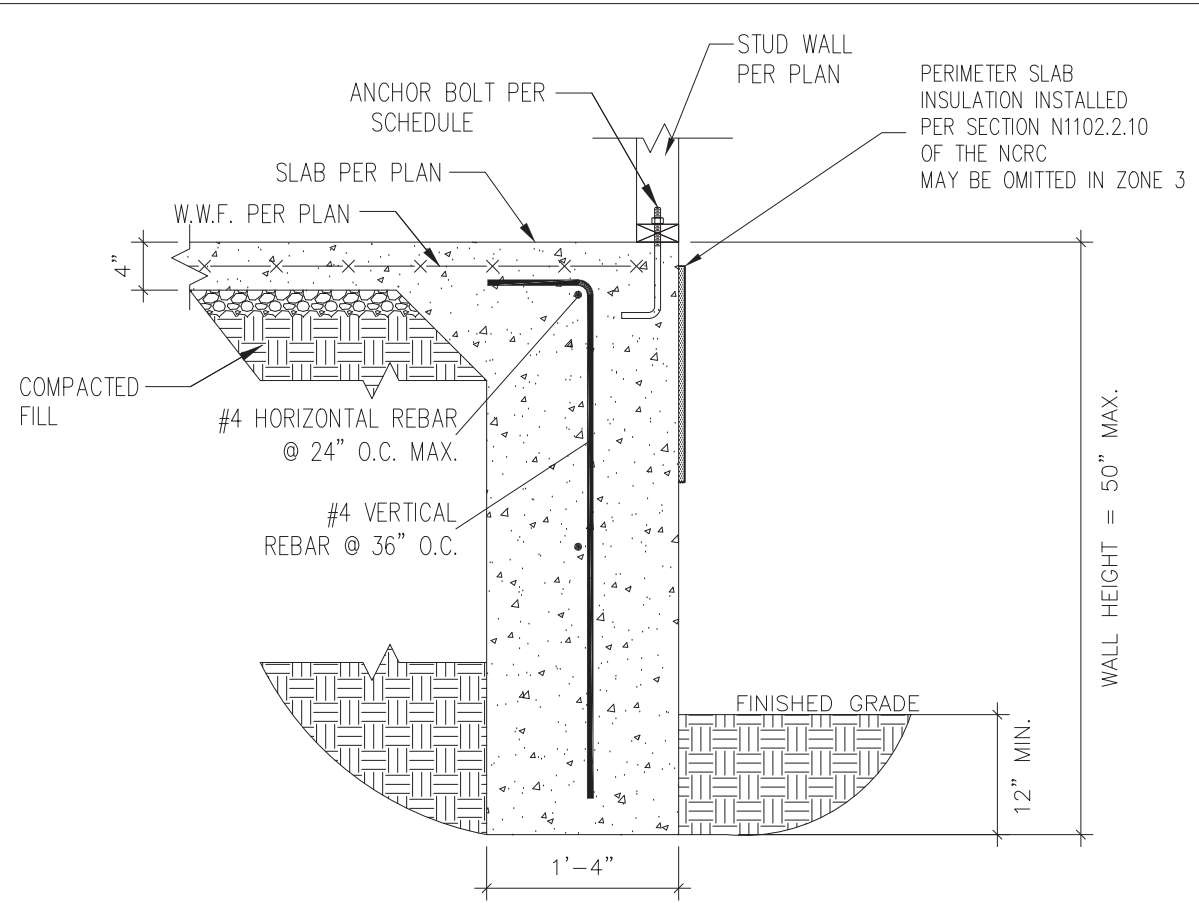
PROJECT  
**Standard Details**  
**Stemwall Details**  
 CLIENT  
 Smith Douglas Homes  
 110 Village Trail, Suite 215  
 Woodstock, GA 30188

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

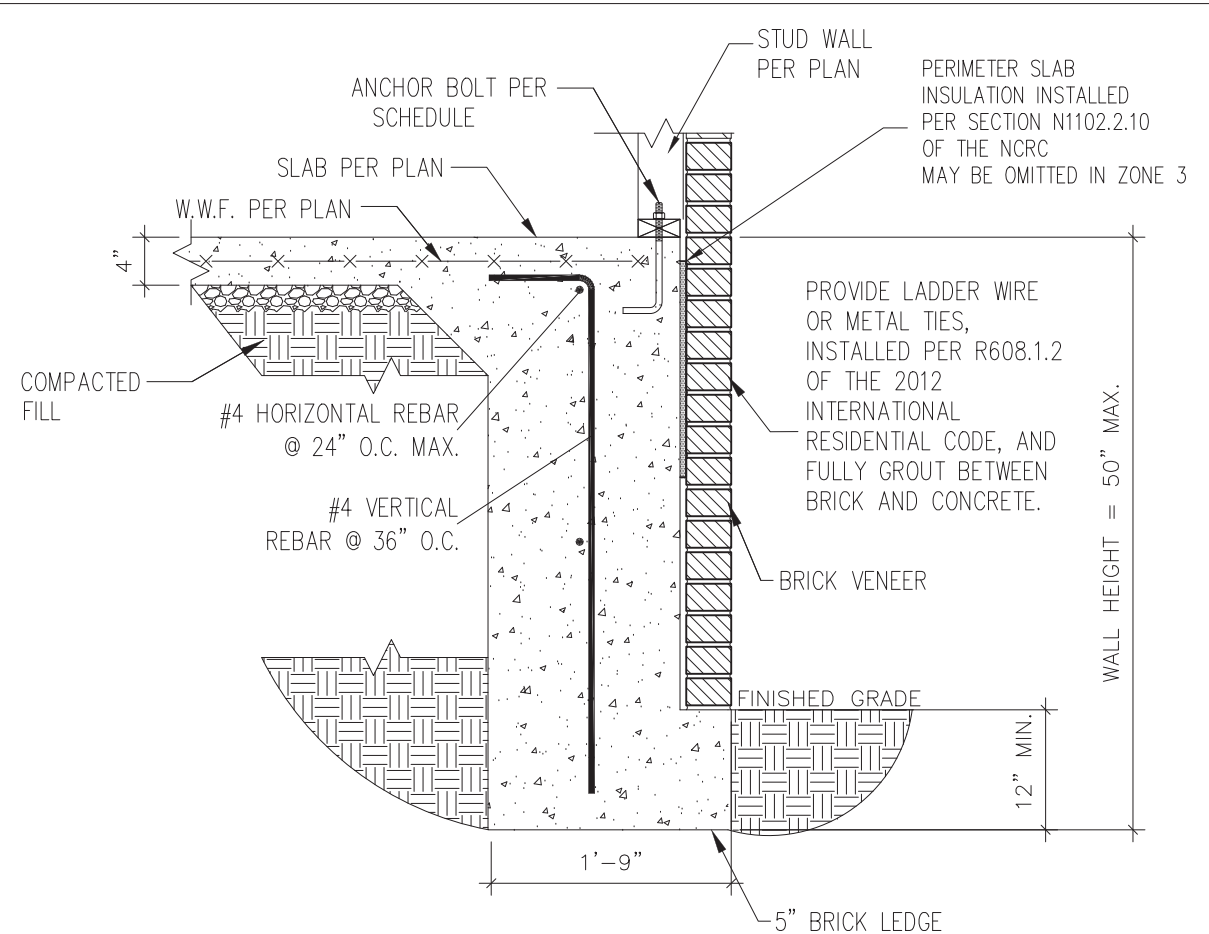
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 NO. DATE PROJECT #  
 0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

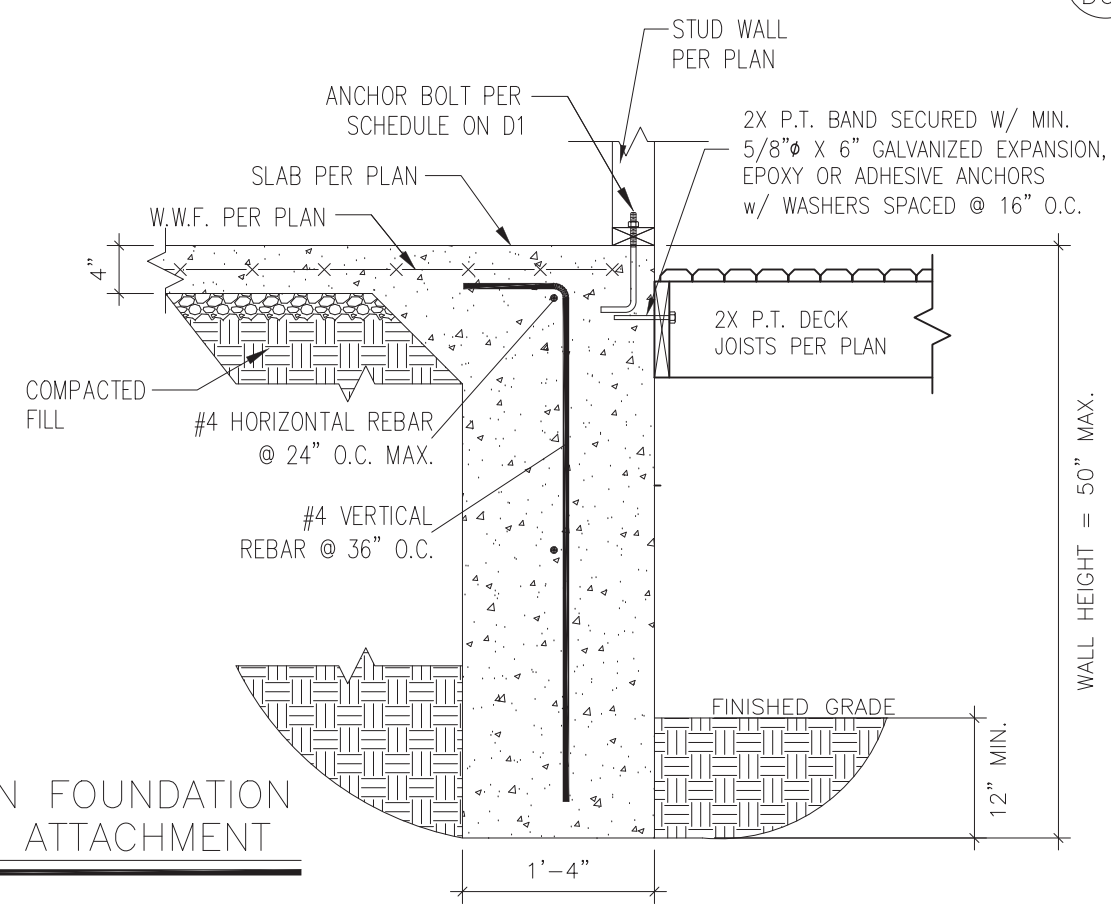
SHEET  
**D5s**



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



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

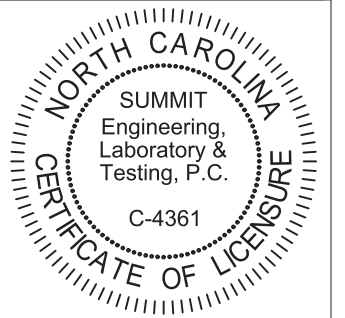


3 TURNDOWN FOUNDATION W/ DECK ATTACHMENT  
 D6s 3/4" = 1'-0"



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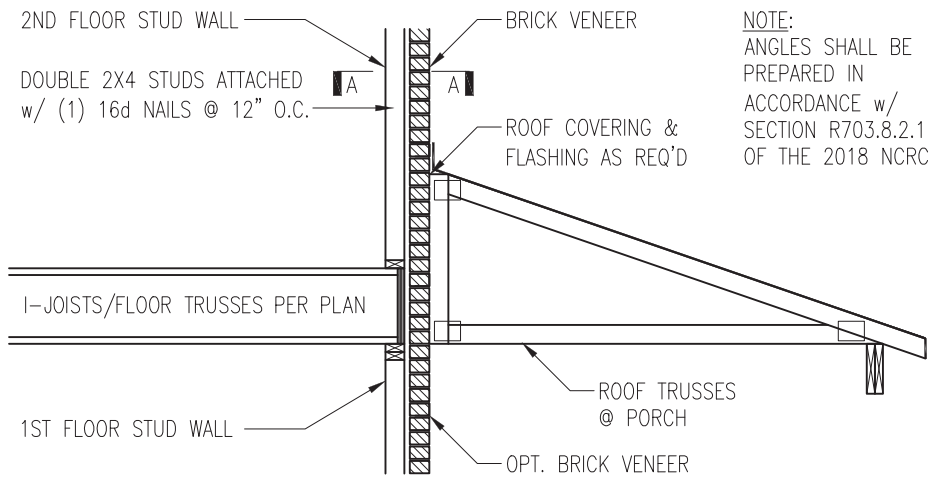
PROJECT  
**Standard Details**  
**Stemwall Details**  
 CLIENT  
**Smith Douglas Homes**  
 110 Village Trail, Suite 215  
 Woodstock, GA 30188

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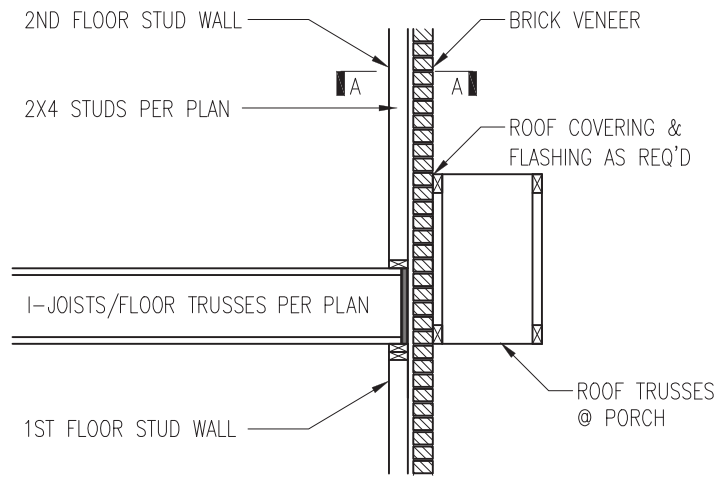
NO.	DATE	PROJECT #
0	1/7/16	3832

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SHEET  
**D6s**



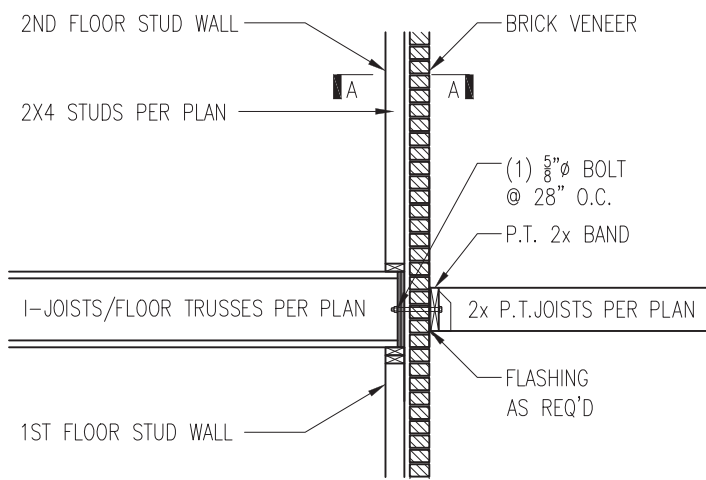
NOTE:  
ANGLES SHALL BE PREPARED IN ACCORDANCE w/ SECTION R703.8.2.1 OF THE 2018 NCR



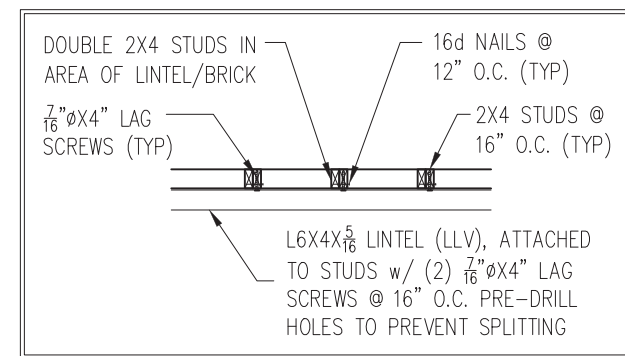
TRUSSES PERPENDICULAR TO STUD WALL

TRUSSES PARALLEL TO STUD WALL w/ CONTINUOUS BRICK VENEER

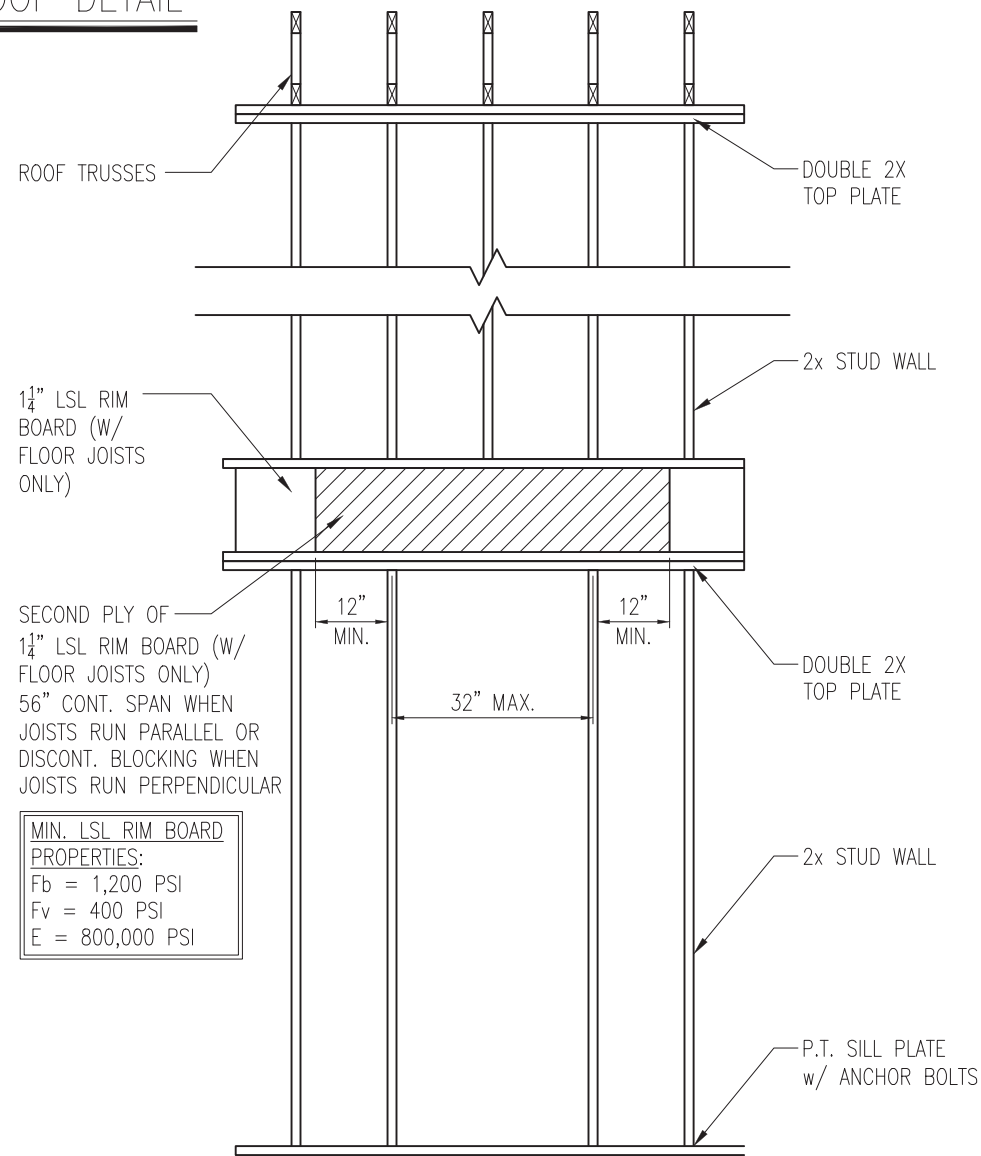
1 BRICK SUPPORT ABOVE STORAGE/PORCH ROOF DETAIL  
D5f NTS



3 BALCONY JOIST ATTACHMENT  
D5f NTS



SECTION A-A  
NTS



SECOND PLY OF 1 1/4\"/>

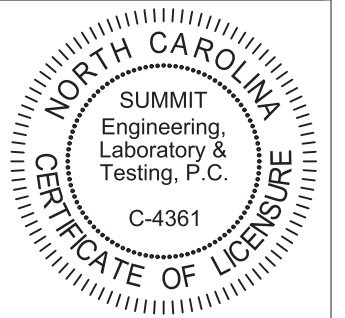
MIN. LSL RIM BOARD  
PROPERTIES:  
Fb = 1,200 PSI  
Fv = 400 PSI  
E = 800,000 PSI

4 TYP. RANGE VENT FRAMING  
D5f VENTED TO EXTERIOR WALL



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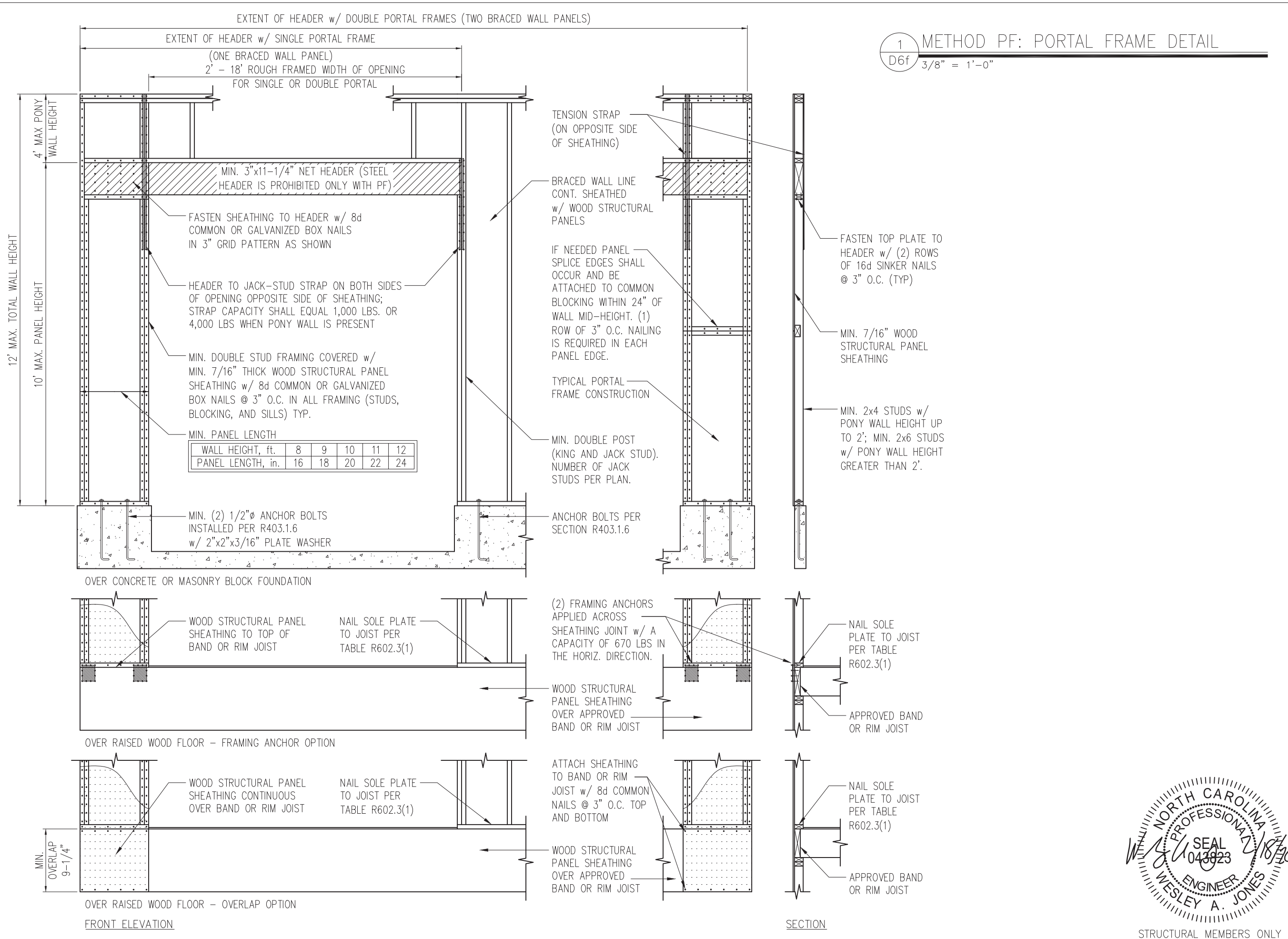
PROJECT  
Standard Details  
Framing Details  
CLIENT  
Smith Douglas Homes  
110 Village Trail, Suite 215  
Woodstock, GA 30188

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

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SHEET  
**D5f**



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

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

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

CLIENT  
 Smith Douglas Homes  
 110 Village Trail, Suite 215  
 Woodstock, GA 30188

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

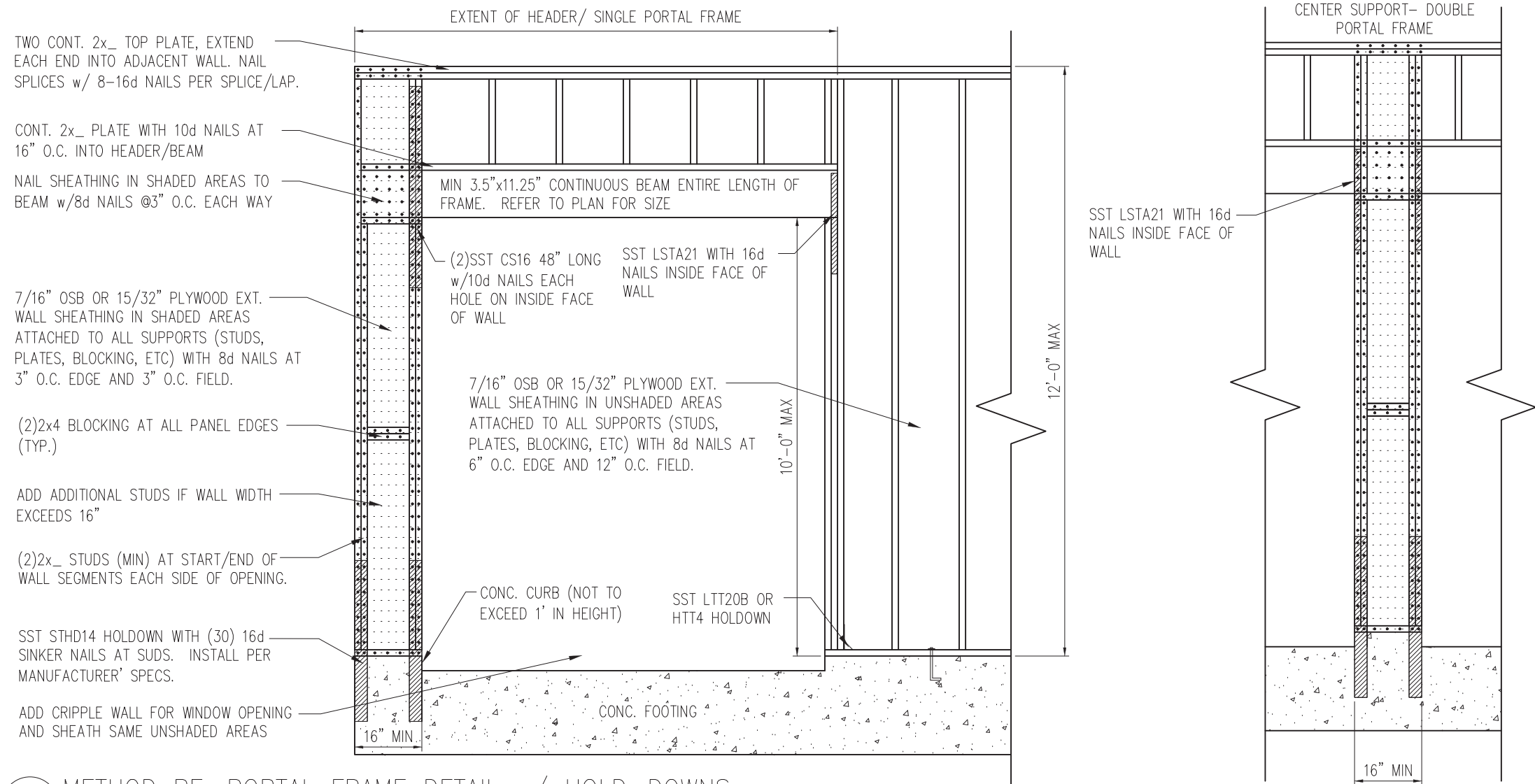
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NORTH CAROLINA  
 PROFESSIONAL ENGINEER  
 SEAL  
 043823  
 WESLEY A. JONES

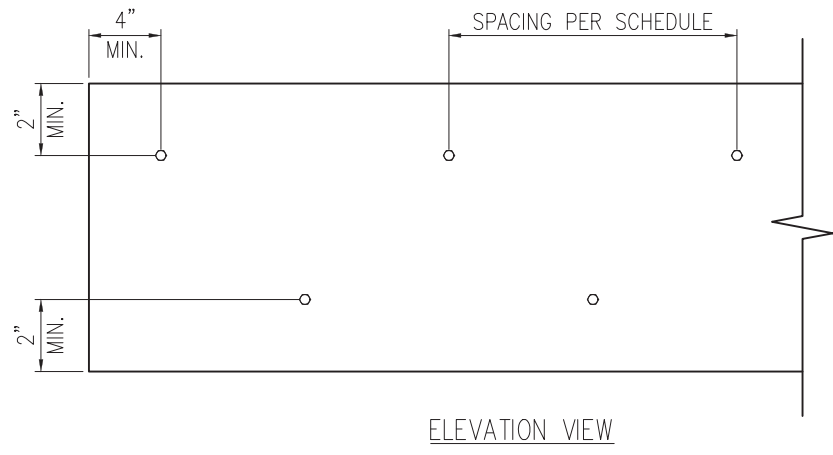
SHEET  
**D6f**

STRUCTURAL MEMBERS ONLY





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



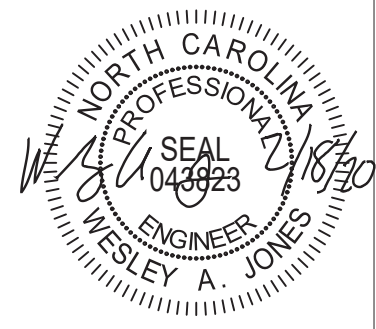
2 MULTI-PLY BEAM CONNECTION DETAIL  
 D7f N.T.S

**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.		

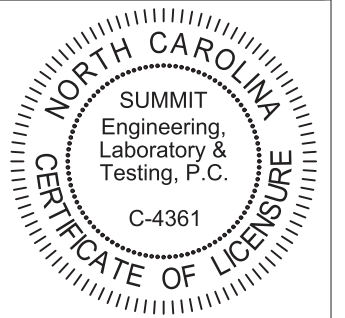
**NOTES:**

- 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:
  - If staggering or offsetting is not referenced, then none is required;
  - 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
  - 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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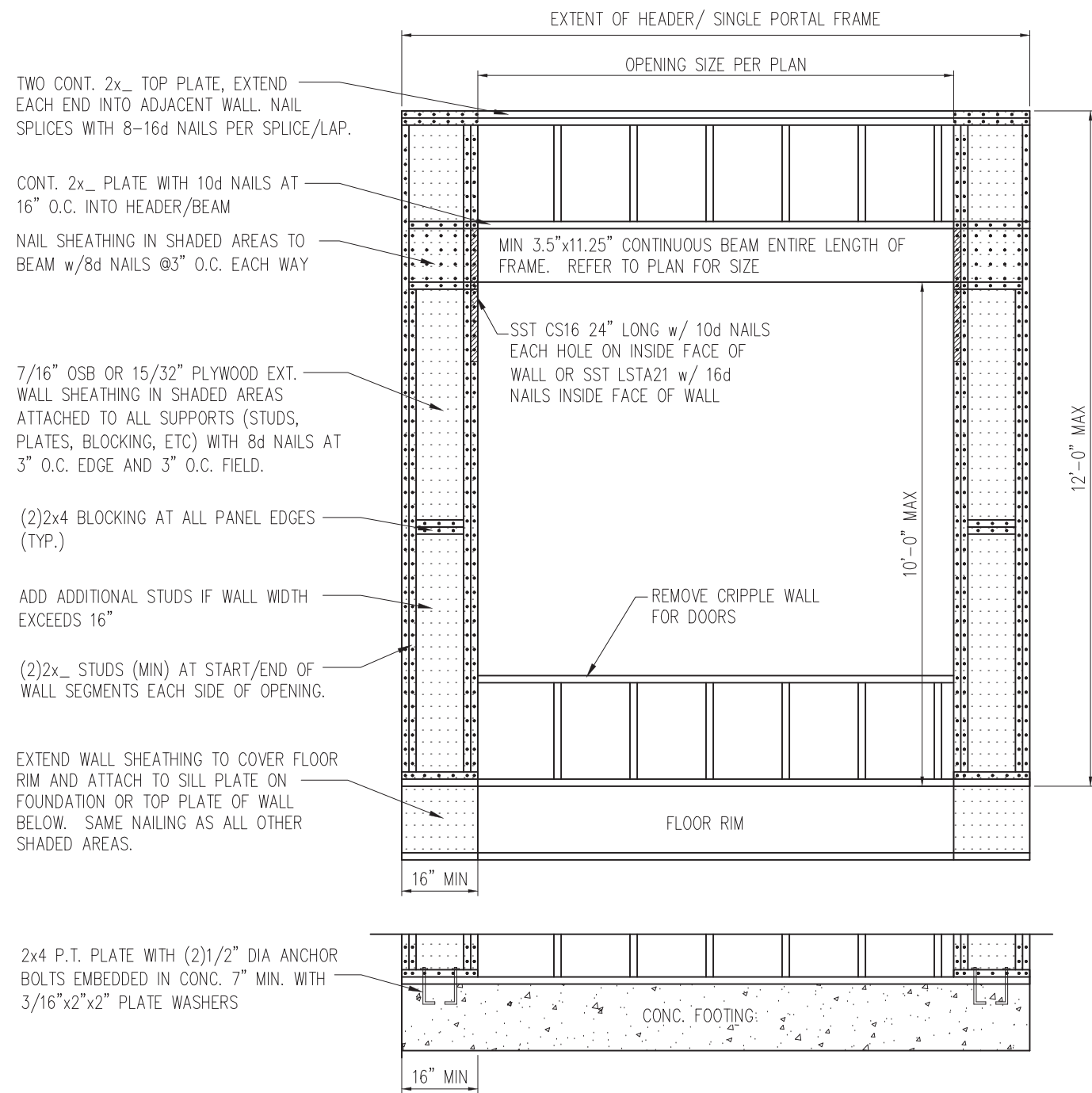


PROJECT  
 Standard Details  
 Framing Details - Bracing  
 CLIENT  
 Smith Douglas Homes  
 110 Village Trail, Suite 215  
 Woodstock, GA 30188

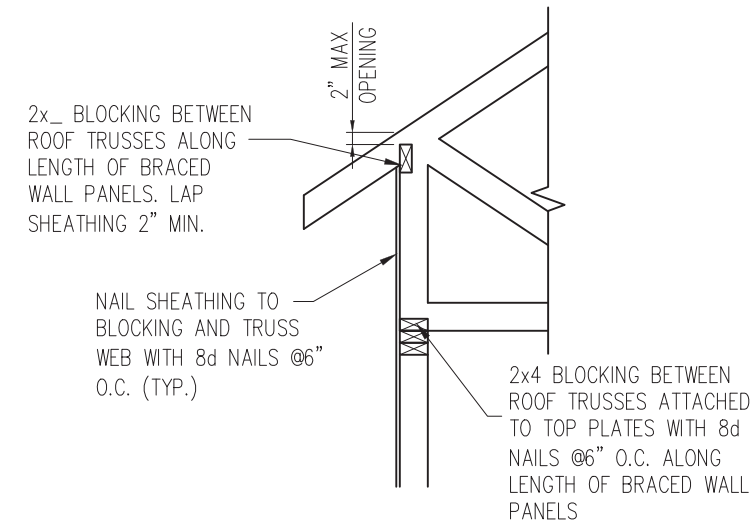
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 DATE: 2/18/20  
 SCALE: NTS  
 PROJECT #: 3832  
 DRAWN BY: LBV  
 CHECKED BY: WAJ  
 ORIGINAL DRAWING  
 NO. DATE PROJECT #  
 0 1/7/16 3832

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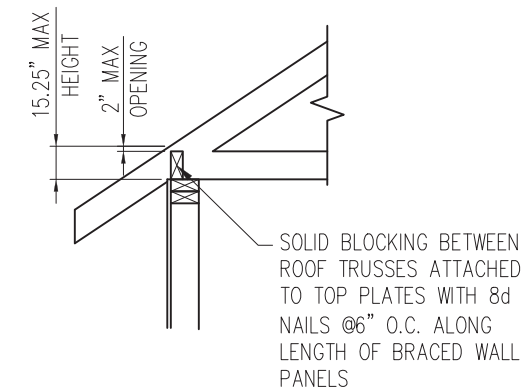
SHEET  
**D7f**



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" \*

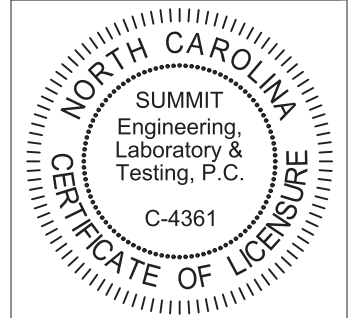
\*BLOCKING IS NOT REQUIRED WITH HEEL HEIGHTS LESS THAN 9.25"

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



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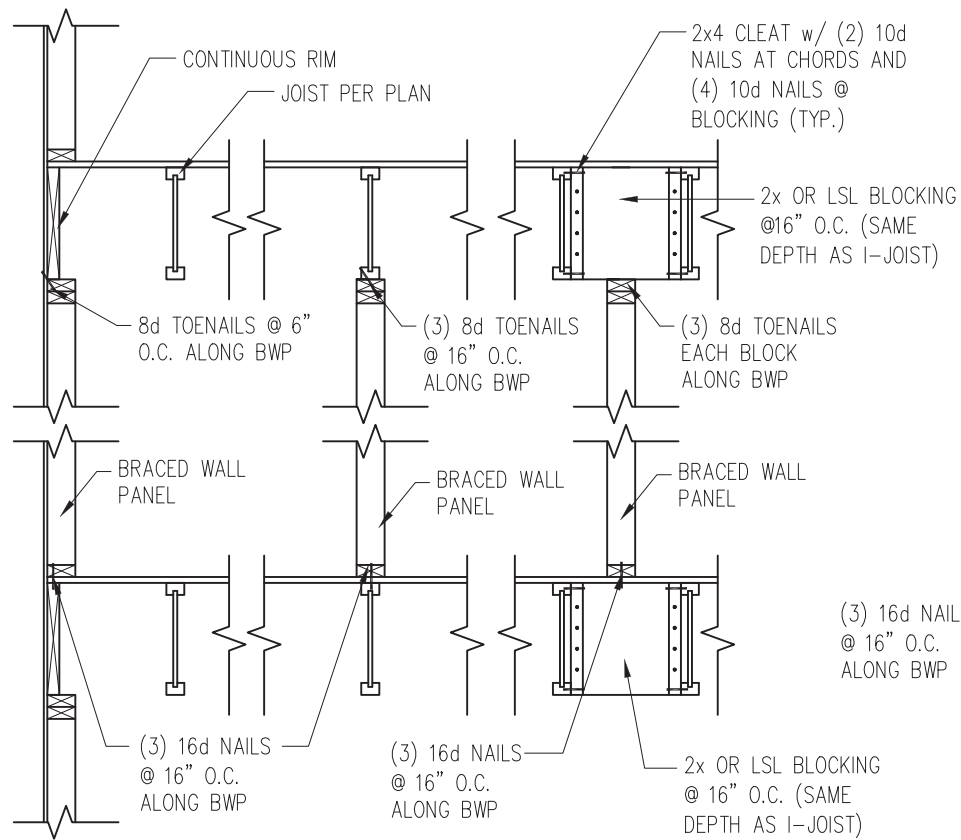
PROJECT  
**Standard Details**  
**Framing Details - Bracing**  
 CLIENT  
**Smith Douglas Homes**  
 110 Village Trail, Suite 215  
 Woodstock, GA 30188

CURRENT DRAWING  
 DATE: 2/18/20  
 SCALE: NTS  
 PROJECT #: 3832  
 DRAWN BY: LBV  
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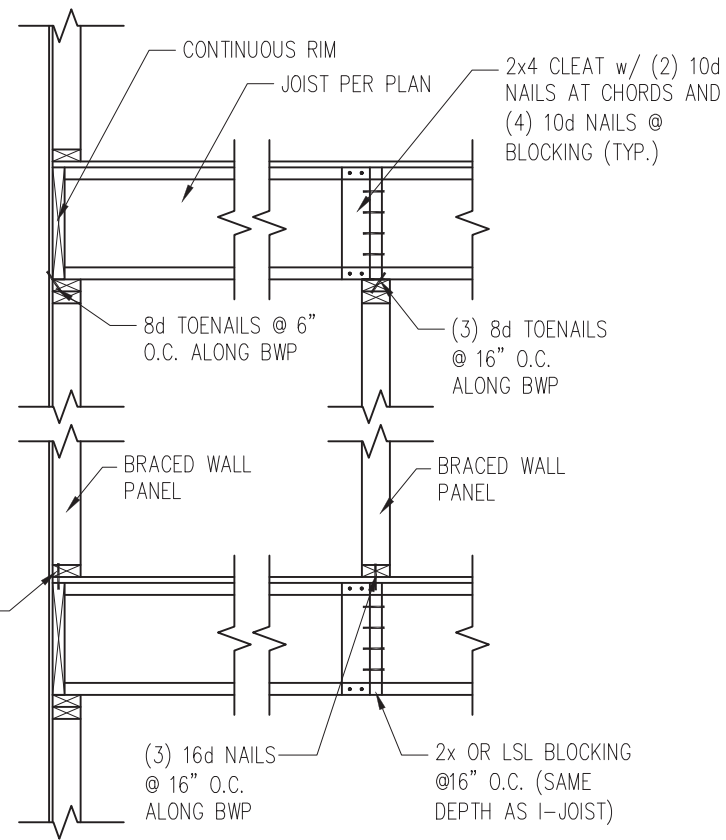
ORIGINAL DRAWING  
 NO. DATE PROJECT #  
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SHEET  
**D8f**

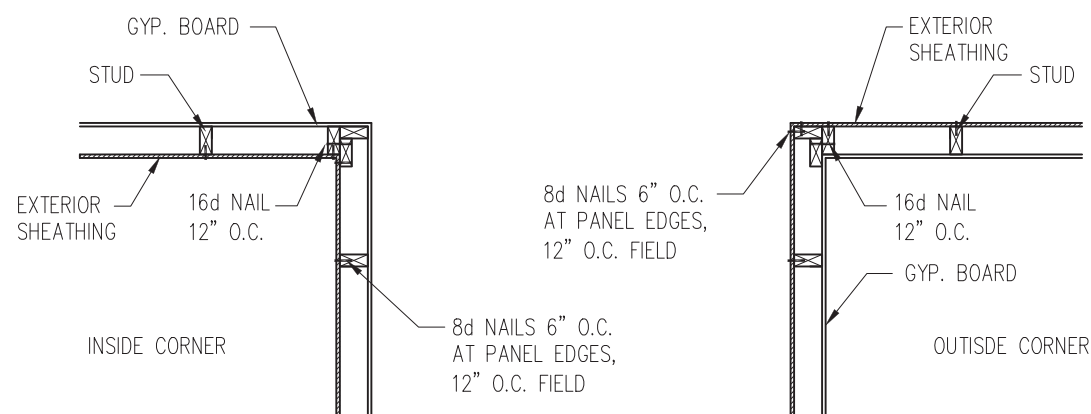


JOISTS PARALLEL TO BRACED WALLS

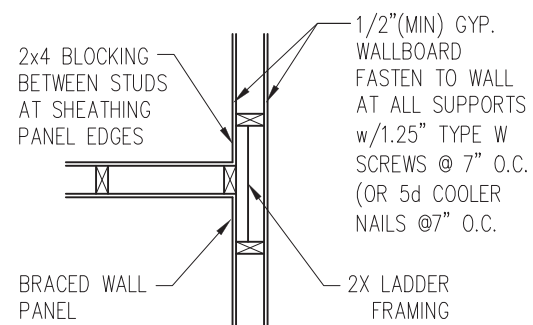


JOISTS PERPENDICULAR TO BRACED WALLS

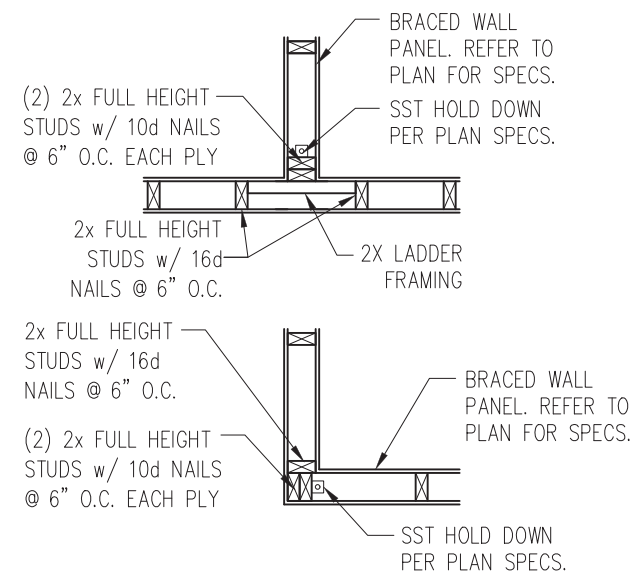
1 TYP. WALL PANEL TO FLOOR/CEILING CONNECTION  
D9f 1" = 1'-0"



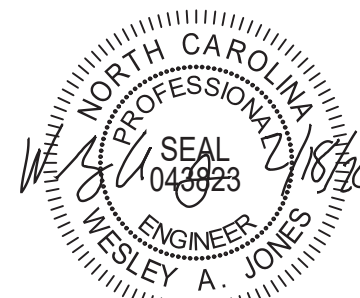
2 TYP. EXTERIOR CORNER FRAMING  
D9f 1" = 1'-0"



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

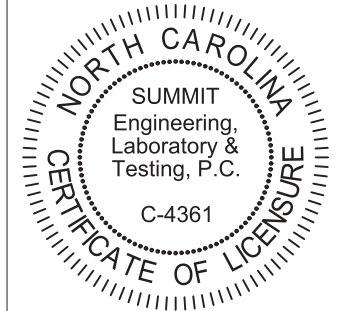


4 TYP. HOLD DOWN DETAIL  
D9f 1" = 1'-0"



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

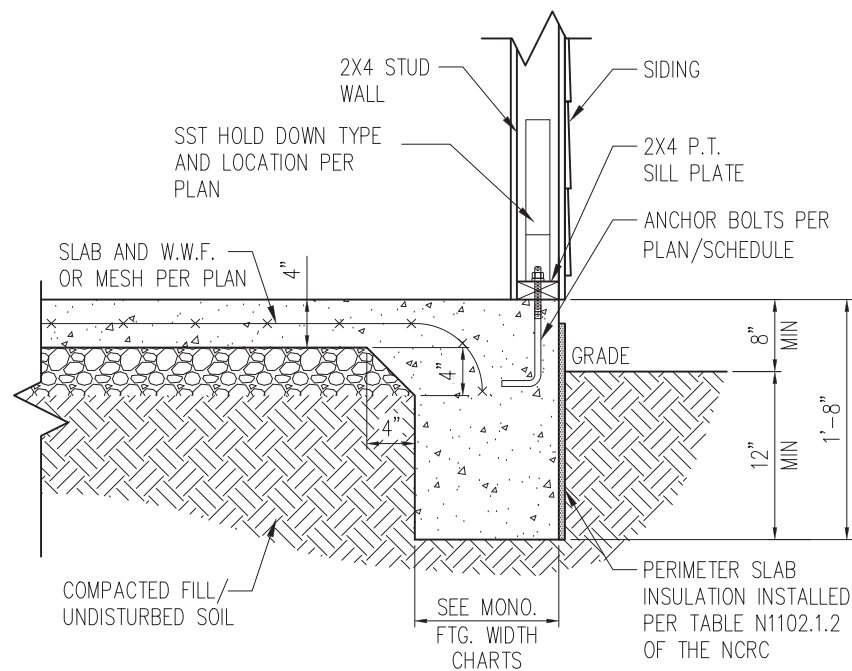
CURRENT DRAWING  
DATE: 2/18/20  
SCALE: NTS  
PROJECT #: 3832  
DRAWN BY: LBV  
CHECKED BY: WAJ

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

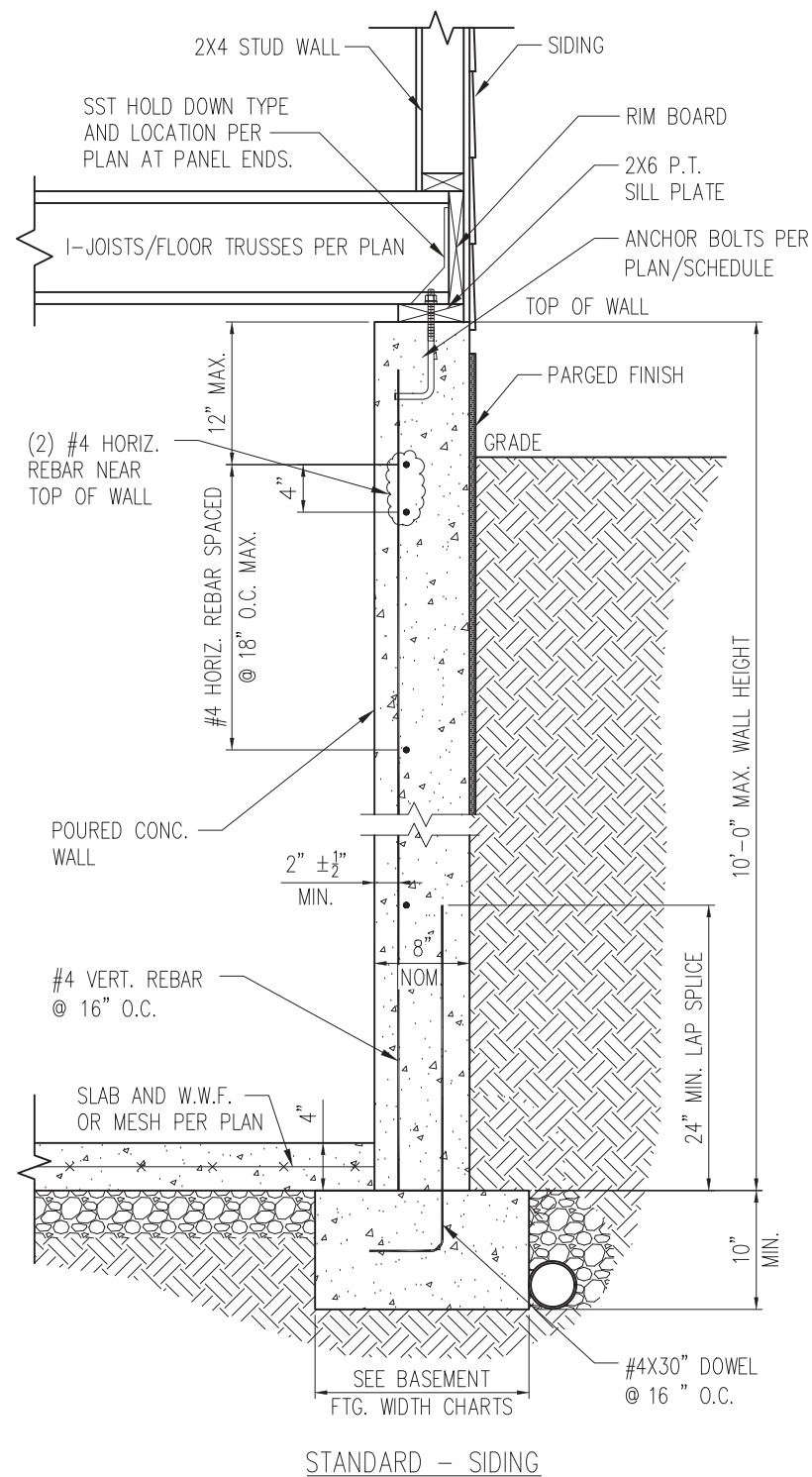
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

**D9f**



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

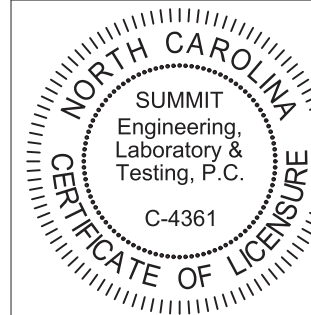


2 BASEMENT FOUNDATION WALL DETAIL W/ HOLD-DOWN  
 D10f 3/4" = 1'-0"



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**Standard Details**  
**Framing Details - Bracing**  
 CLIENT  
**Smith Douglas Homes**  
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CURRENT DRAWING  
 DATE: 2/18/20  
 SCALE: NTS  
 PROJECT #: 3832  
 DRAWN BY: LBV  
 CHECKED BY: WAJ

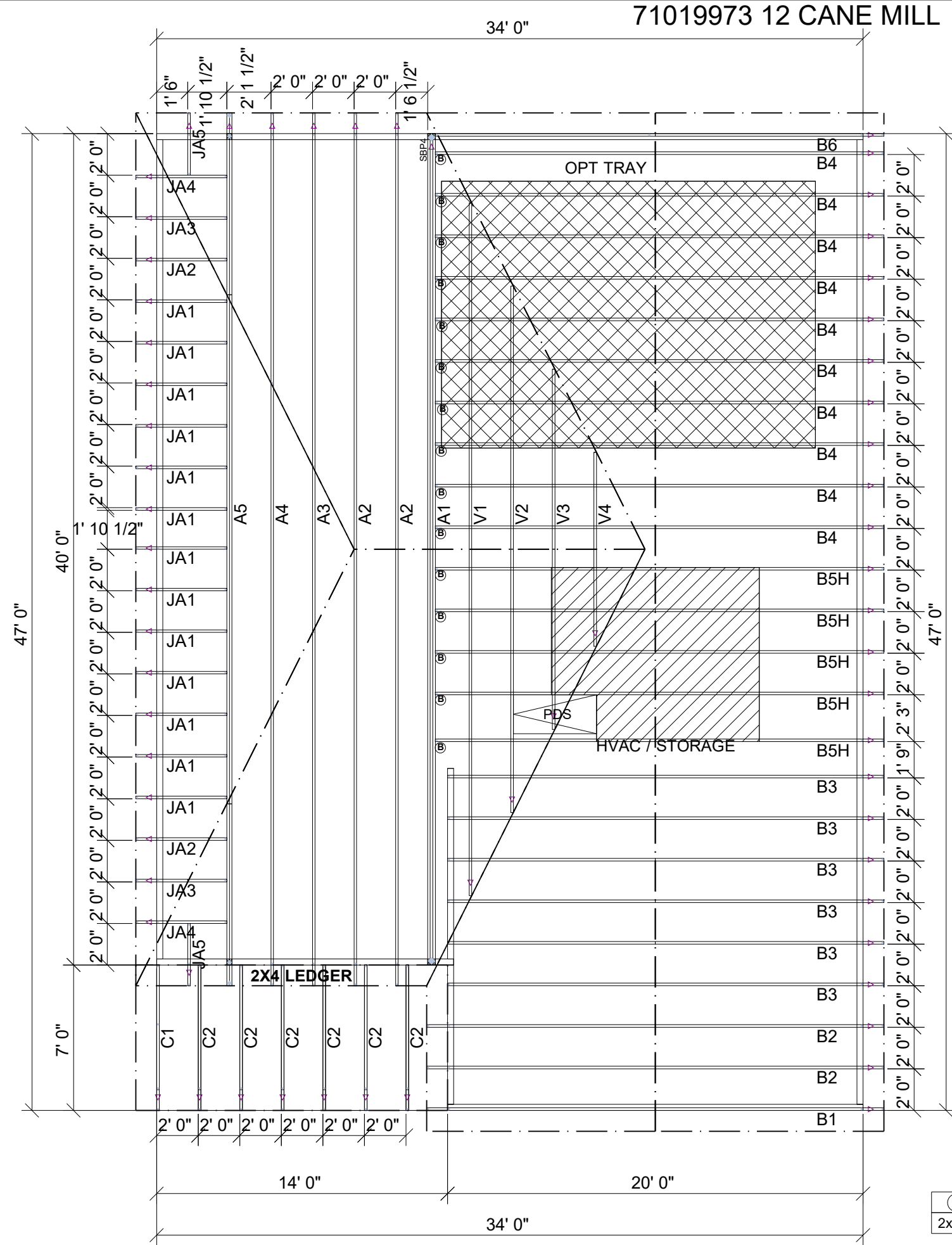
ORIGINAL DRAWING  

NO.	DATE	PROJECT #
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SHEET  
**D10f**

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**BUFFINGTON CFI**

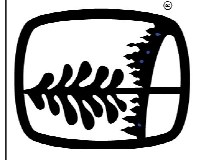
Hatch Legend	
	OPT TRAY
	HVAC / STORAGE

(B)	HUS26	FACE MOUNT HANGER	15
2x4	SBP4	SUPPLEMENTAL BEARING ENHANCER	2

**ROOF AREA: 2148.47 ft<sup>2</sup>\_RIDGE LINE: 63 ft \_ VALLEY LINES: 50.11 \_ HIP LINES: 50.11 \_ Δ Indicates Left End of Truss**

Customer	<b>SMITH DOUGLAS</b>
Job Name	<b>BUFFINGTON CFI</b>
Date:	8/9/2019
Scale:	NTS
Revision Date1:	
Revision Date2:	
Checked By:	
Quote Number	<b>MASTER</b>

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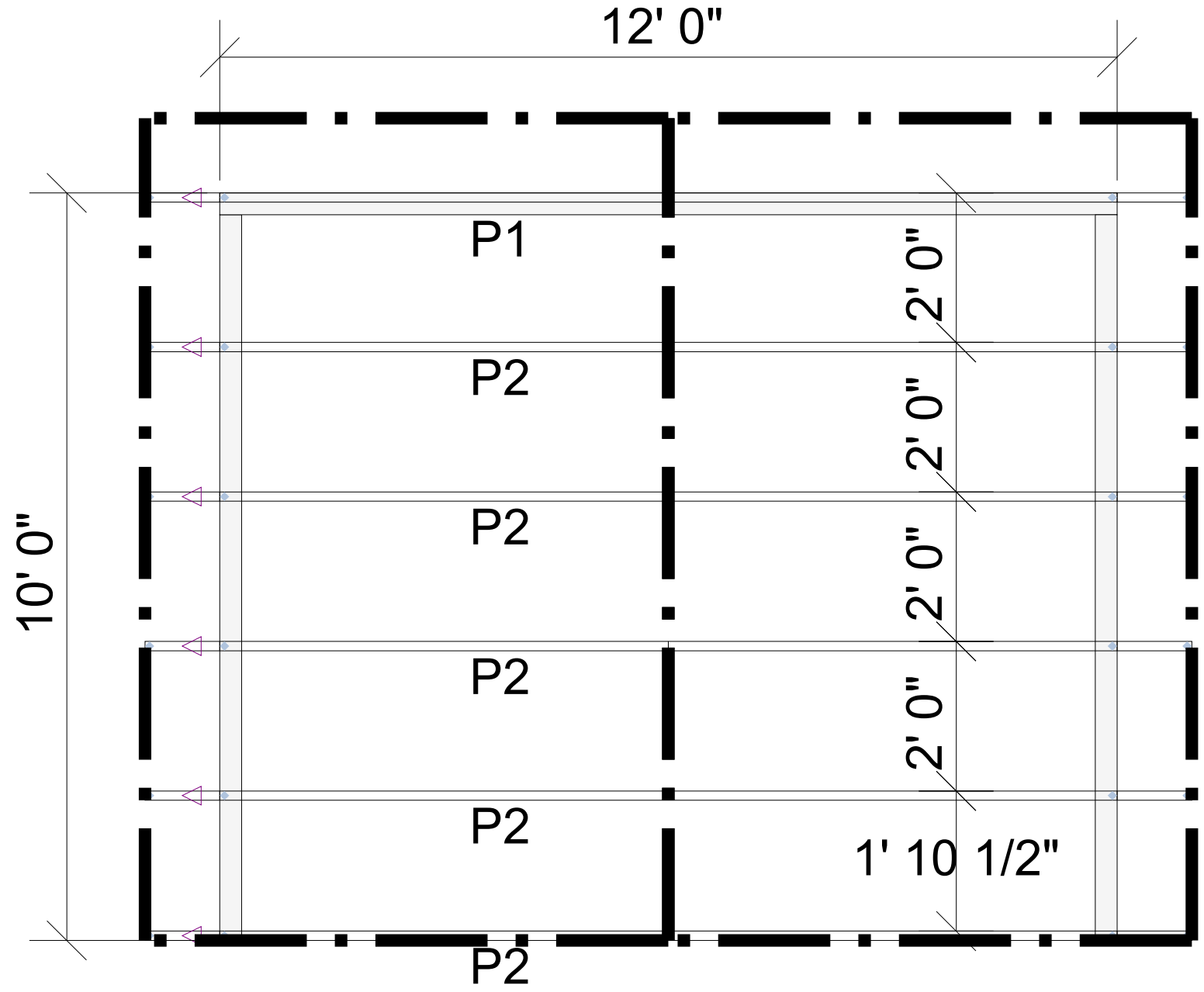
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CHESAPEAKE, VA PHONE (800) 476-3190  
CONWAY, SC PHONE (800) 397-9572  
JEFFERSON GA PHONE (800) 648-4038  
PEARISBURG, VA PHONE (800) 397-9571

1. TEMPORARY BRACING TO BE INSTALLED w/T.P.I. STANDARD BCS-B1.  
2. SEE ENGINEERED DRAWING FOR PERMANENT BRACING MINIMUM REQUIREMENTS.  
3. FRAMER TO VERIFY ALL DIMENSIONS, DROP, & RISE LOCATIONS PRIOR TO TRUSS PLACEMENT.  
4. BLDG/FRAMER RESPONSIBLE FOR ADJUSTMENT OF TRUSS SPACING TO MISS PLUMBING DROPS, UNLESS NOTED OTHERWISE.  
This layout is not an engineered drawing. This drawing was created to establish truss placement only. It is the responsibility of the builder to provide adequate support for all the elements shown in this drawing.

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71019972 12 CANE MILL

# OPT. SCREEN PORCH

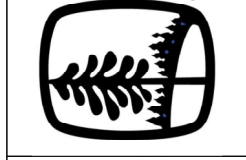


ROOF AREA: 162.33 RIDGE LINE: 11 VALLEY LINES: 0 HIP LINES: 0 Indicates Left End of Truss

Customer: **SMITH DOUGLAS**  
 Job Name: **BUFFINGTON 10X12 PORCH**  
 Date: 11/15/2018  
 Scale: NTS  
 Revision Date 1:  
 Revision Date 2:

Checked By: \*\*\*  
 Drawing Number: **MASTER**

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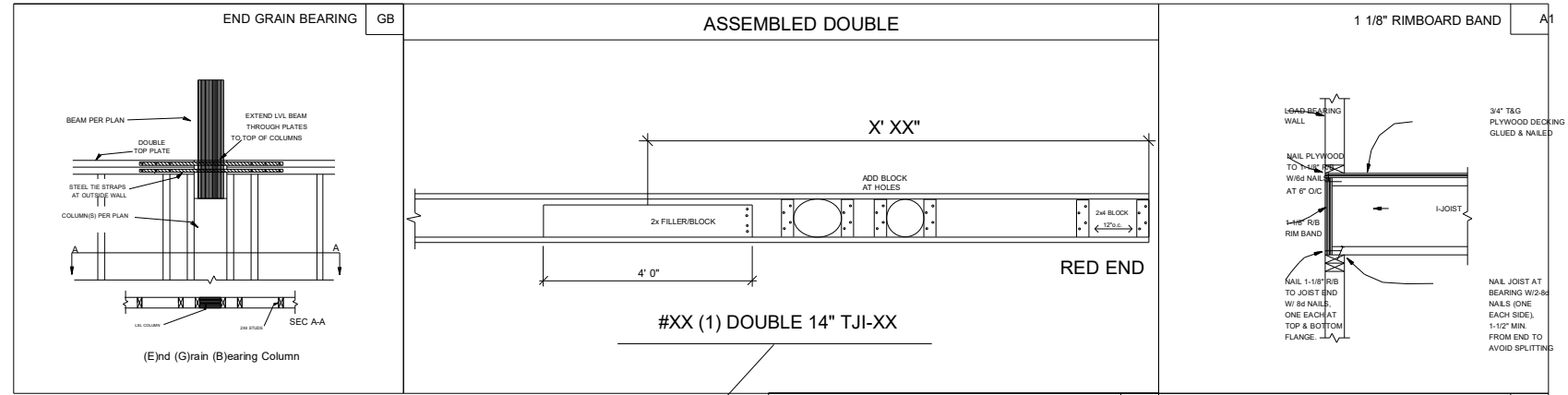
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 CONWAY, SC PHONE (800) 397-9572  
 JEFFERSON, GA PHONE (800) 648-4038  
 LOCUST, NC PHONE (704) 888-0920  
 LIBERTY, NC PHONE (800) 648-4038  
 PEARISBURG, VA PHONE (800) 397-9571

1. TEMPORARY BRACING TO BE INSTALLED W/ T.P.I. STANDARD BCS-B1.
2. SEE ENGINEERED DRAWING FOR PERMANENT BRACING MINIMUM REQUIREMENTS.
3. FRAMER TO VERIFY ALL DIMENSIONS, DROP, & RISE LOCATIONS PRIOR TO TRUSS PLACEMENT.
4. BLDR/FRAMER RESPONSIBLE FOR ADJUSTMENT OF TRUSS SPACING TO MISS PLUMBING DROPS, UNLESS NOTED OTHERWISE.

This layout is not an engineered drawing. This drawing was created to establish truss placement only. It is the responsibility of the builder to provide adequate support for all the elements shown in this drawing.

Products					
Fab Type	Net Qty	Plies	Product	Length	PlotID
MFD	11	1	14" TJI@ 110	34' 0"	J1
MFD	2	2	14" TJI@ 110	20' 0"	J2
MFD	2	1	14" TJI@ 110	14' 0"	J3
MFD	1	1	14" TJI@ 110	7' 0"	J4
MFD	1	1	14" TJI@ 110	6' 0"	J5
MFD	2	1	14" TJI@ 110	5' 0"	J6
MFD	1	1	14" TJI@ 110	4' 0"	J7
MFD	6	1	14" TJI@ 210	34' 0"	J8
MFD	6	1	14" TJI@ 210	20' 0"	J10
MFD	2	1	14" TJI@ 210	20' 0"	J9
MFD	3	1	14" TJI@ 210	17' 0"	J11
MFD	12	1	1 1/8" x 14" TJI@ Rim Board	16' 0"	RIM-1
FF	8	1	14" TJI@ 110	2' 0"	Bk1

Connector Summary				
Product	Manuf	Qty	PlotID	
TFL1714	USP	4	H1	
TFL2014	USP	3	H2	



**PLAN LEGEND**

\*INDICATES BEAM ABOVE TOP PLATE (FLUSH WITH FLOOR SYSTEM)

**1B-, 2B- H-, 1H-, GDH-**

INDICATES BEAM BELOW TOP PLATE (DROPPED BELOW FLOOR SYSTEM)

\*BEAMS MAY PROTRUDE ABOVE OR BELOW DECKING OR TOP PLATE RESPECTIVELY. REFER TO DETAIL IF BEAM IS A DIFFERENT DEPTH THAN FLOOR SYSTEM

SINGLE PLY BEAM (ADD LINE FOR EACH ADDITIONAL PLY)

SHIFT JOIST TO MISS PLUMBING, ALIGN W/WALL OR SUPPORT FURNITURE

A JOIST ADDED TO THE LAYOUT IN ADDITION TO THE ON CENTER JOISTS

TWO JOISTS SIDE BY SIDE (ONLY ASSEMBLED IF NOTED)

SHIFT

EXTRA

DOUBLE

**GENERAL NOTES:**

- 1.) TOP CHORD OF JOISTS ARE PAINTED RED AT NUMBERED END. PLACE PAINTED END AS NOTED ON PLAN.
- 2.) FOLLOW SPECIAL SPACING AND LOCATION DIMENSIONS FOR EXTRAS OR SHIFTED JOISTS AS SHOWN ON PLAN.
- 3.) ALL INTERIOR WALL PLATES MUST BE LEVEL WITH OUTSIDE WALL TOP PLATES.
- 4.) DO NOT STACK CONSTRUCTION LOADS ON UN-BRACED JOISTS.
- 5.) PROVIDE SOLID SUPPORT BELOW ALL BEAM AND HEADER BEARING POINTS IN WALL AND JOIST SPACES CONTINUOUS DOWN TO THE FOUNDATION.
- 6.) LOCATE CRIPPLE STUDS IN JOIST SPACE DIRECTLY BELOW HEADER JACKS AT ALL FIRST FLOOR EXTERIOR DOOR LOCATIONS.
- 7.) INSTALL NAILS IN ALL HOLES PROVIDED IN JOIST HANGERS EXCEPT AT BOTTOM CHORD SEAT. PLACE A DAB OF GLUE IN THE HANGER SEAT BEFORE SETTING JOISTS.
- 8.) IMPORTANT NOTE! NO STRUCTURAL ANALYSIS OF CONVENTIONAL HEADERS HAS BEEN CONDUCTED IF NOT NOTED. THEY ARE CONSIDERED TO BE ADEQUATE TO SUPPORT THE APPLIED LOADS.

**FIELD TRIM NON RED END TO KEEP HOLES ALIGNED**  
**CONTAR EL LADO DE SIN MARCA ROJA PARA HOYOS ALINEADOS**

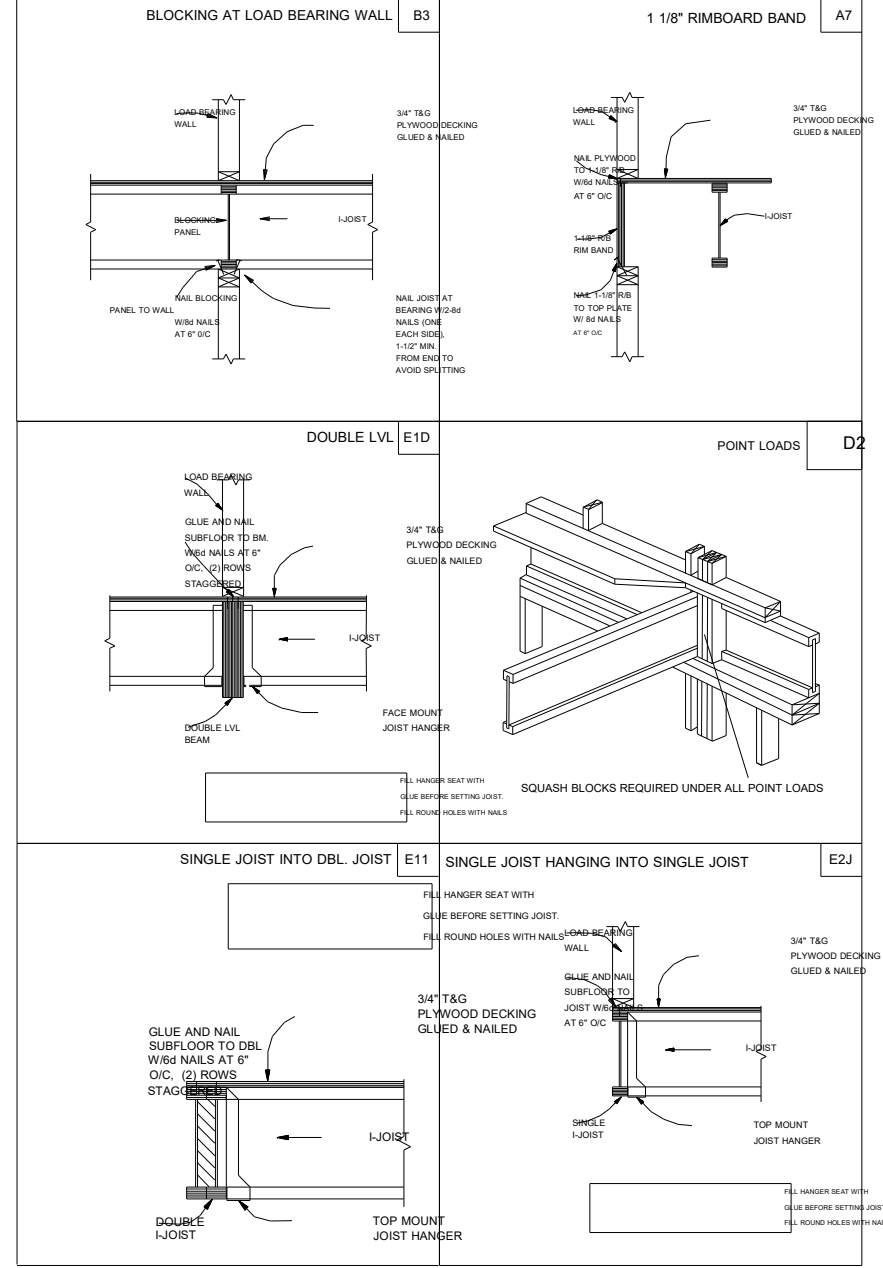
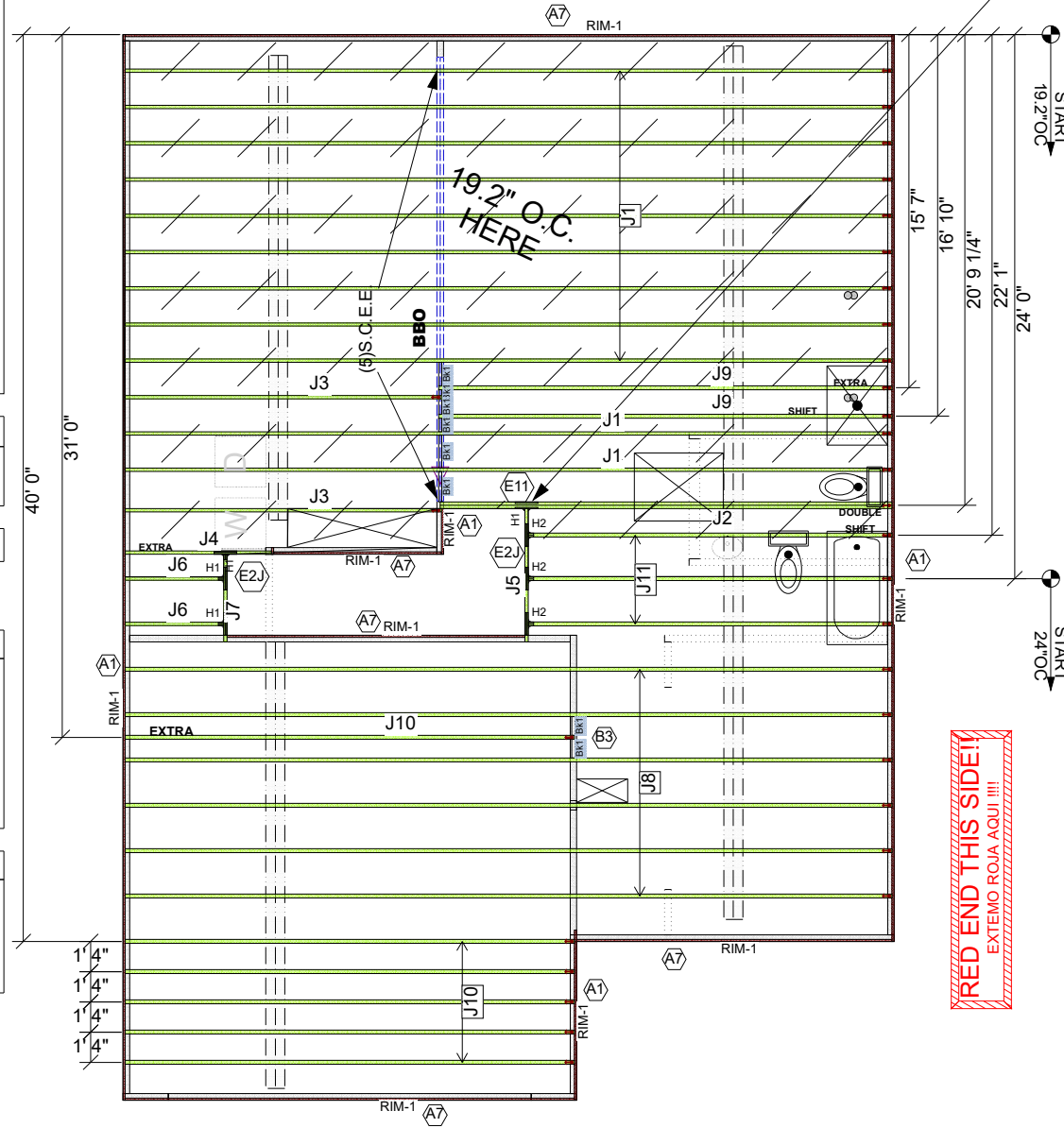
**FIELD LOCATE PLUMBING DROPS/CAN LIGHTS, ETC... PRIOR TO JOIST SECUREMENT TO AVOID INTERFERENCE.**

**LAYOUT FOR 19.2" O/C**

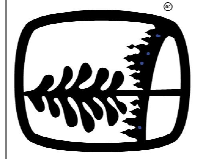
9= 172-13/16"	1= 19-3/16"
10= 192"	2= 38-3/8"
11= 211-3/16"	3= 57-5/8"
12= 230-3/8"	4= 76-13/16"
13= 249-13/16"	5= 96"
14= 268-13/16"	6= 115-3/16"
15= 288"	7= 134-3/8"
	8= 153-5/8"

**FIELD VERIFY DIMENSIONS TO JOISTS LOCATED UNDER WALLS!!**

**2ND FLOOR LAYOUT**



**UFP MID-ATLANTIC, LLC**  
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 JEFFERSON, GA PHONE (800) 648-4038  
 PEARISBURG, VA PHONE (800) 397-9571

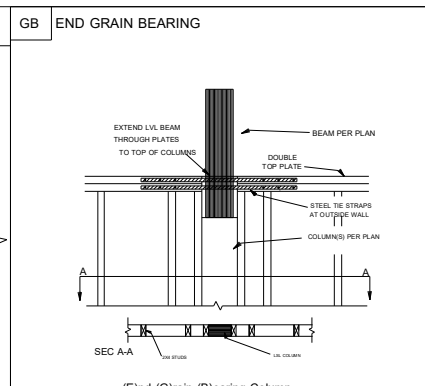
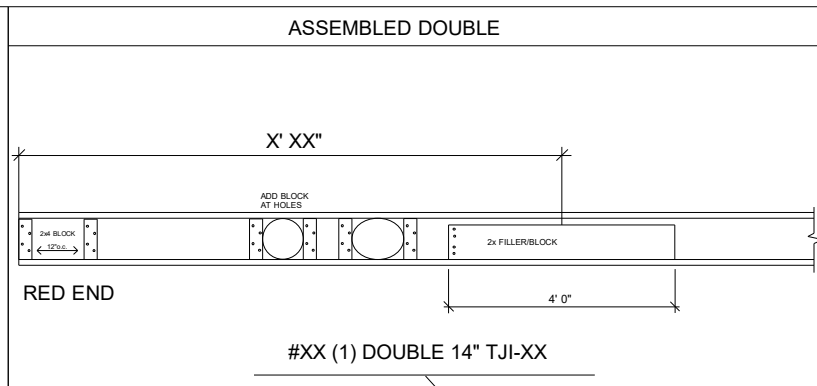
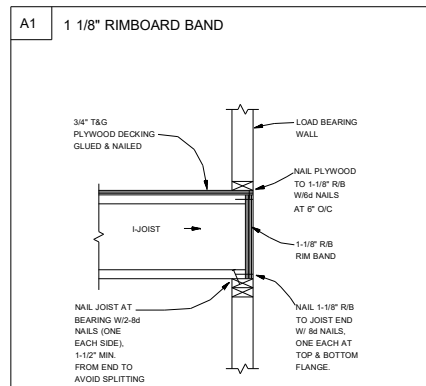


LOADING	DEFLECTION
ROOF LIVE 20 PSF	L/240
ROOF DEAD 20 PSF	L/180
FLOOR LIVE 40 PSF	L/480
FLOOR DEAD 10 PSF	L/240

Special Loading:

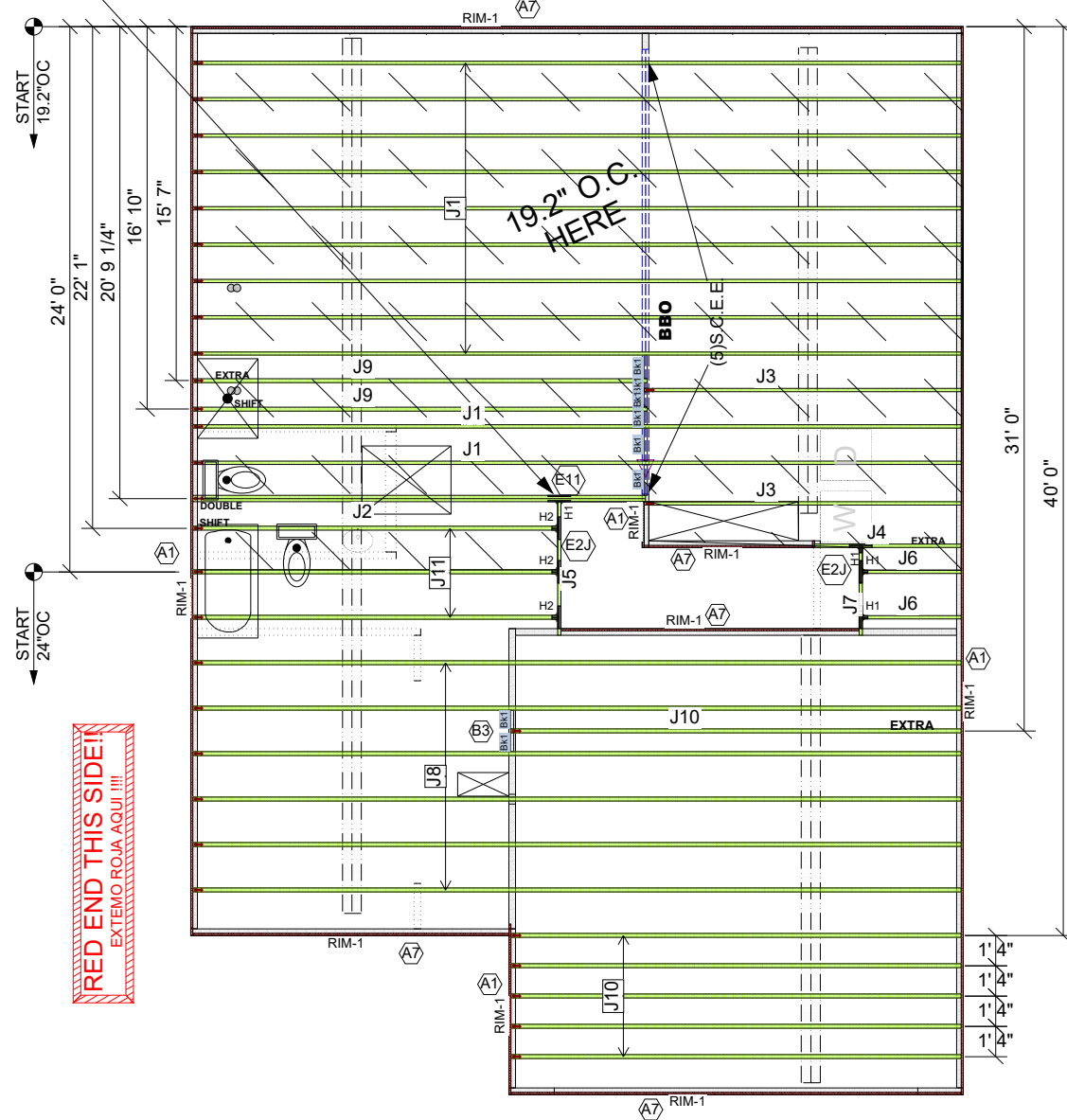
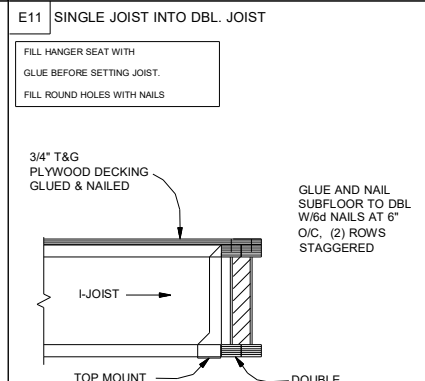
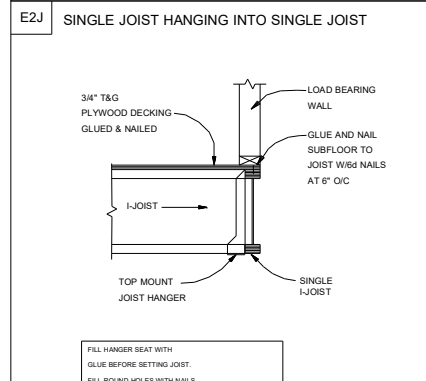
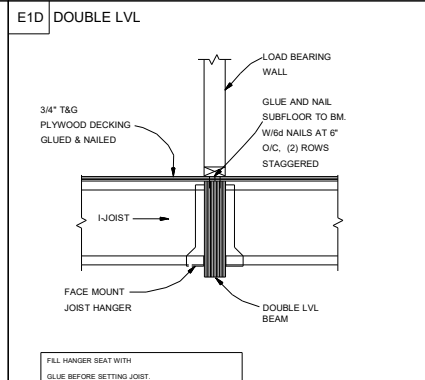
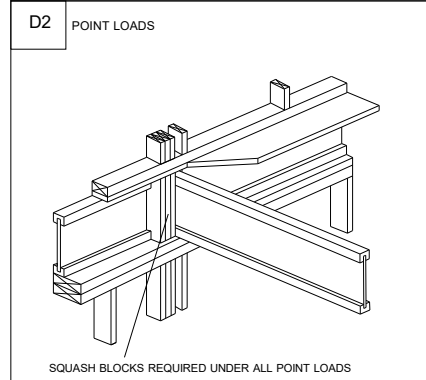
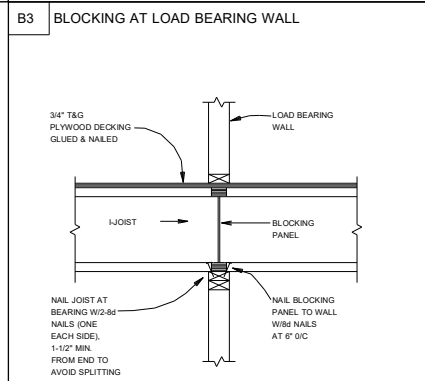
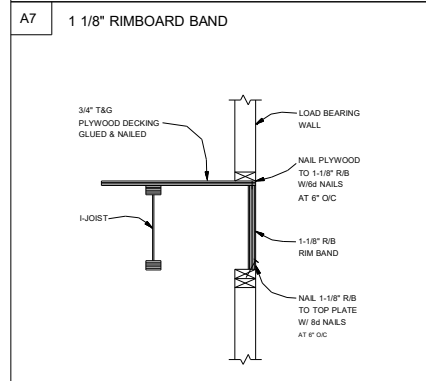
Customer: **SMITH DOUGLAS HOMES**  
 Job Name: **BUFFINGTON**  
 Date: 4/22/2021  
 Scale: NTS  
 Revision Date: \_\_\_\_\_  
 Revision Date: \_\_\_\_\_

Checked By: EOR  
 Drawing Number: **21040577F2**  
**MSTR**



Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
J1	34' 0"	14" TJI@ 110	1	11	MFD
J2	20' 0"	14" TJI@ 110	2	2	MFD
J3	14' 0"	14" TJI@ 110	1	2	MFD
J4	7' 0"	14" TJI@ 110	1	1	MFD
J5	6' 0"	14" TJI@ 110	1	1	MFD
J6	5' 0"	14" TJI@ 110	1	2	MFD
J7	4' 0"	14" TJI@ 110	1	1	MFD
J8	34' 0"	14" TJI@ 210	1	6	MFD
J9	20' 0"	14" TJI@ 210	1	6	MFD
J10	20' 0"	14" TJI@ 210	1	2	MFD
J11	17' 0"	14" TJI@ 210	1	3	MFD
RIM-1	16' 0"	1 1/8" x 14" TJI® Rim Board	1	12	MFD
Bk1	2' 0"	14" TJI@ 110	1	8	FF

Connector Summary			
PlotID	Qty	Manuf	Product
H1	4	USP	TFL1714
H2	3	USP	TFL2014



**GENERAL NOTES:**

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- 8.) IMPORTANT NOTE! NO STRUCTURAL ANALYSIS OF CONVENTIONAL HEADERS HAS BEEN CONDUCTED IF NOT NOTED. THEY ARE CONSIDERED TO BE ADEQUATE TO SUPPORT THE APPLIED LOADS.

**FRAMER NOTE**

--- DENOTES DUCT HOLE RUNS

ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED

• Avoid Plumbing Drops

**FRAMER NOTE**

1. GLUE AND NAIL PLYWOOD SUBFLOOR TO BEAMS AND GIRDERS AT 6" O/C WHERE NO WALL IS ABOVE.
2. FILL HANGER SEAT WITH GLUE BEFORE SETTING JOIST IN HANGER. FILL ROUND HOLES WITH NAILS.

**CRITICAL !!**

INSTALL 2X4 SQUASH BLOCKS IN FLOOR TRUSS SPACE BELOW ALL EXTERIOR DOOR HEADER JACKS. CUT 1/16" TALLER THAN TRUSS.

**PLAN LEGEND**

- 1B-, 2B-** INDICATES BEAM ABOVE TOP PLATE (FLUSH WITH FLOOR SYSTEM)
- H-, 1H-, GDH-** INDICATES BEAM BELOW TOP PLATE (DROPPED BELOW FLOOR SYSTEM)
- \*BEAMS MAY PROTRUDE ABOVE OR BELOW DECKING OR TOP PLATE RESPECTIVELY. REFER TO DETAIL IF BEAM IS A DIFFERENT DEPTH THAN FLOOR SYSTEM
- SINGLE PLY BEAM (ADD LINE FOR EACH ADDITIONAL PLY)
- SHIFT** SHIFT JOIST TO MISS PLUMBING, ALIGN W/WALL OR SUPPORT FURNITURE
- EXTRA** A JOIST ADDED TO THE LAYOUT IN ADDITION TO THE ON CENTER JOISTS
- DOUBLE** TWO JOISTS SIDE BY SIDE (ONLY ASSEMBLED IF NOTED)

**FIELD TRIM NON RED END TO KEEP HOLES ALIGNED**  
**CONTAR EL LADO DE SIN MARCA**  
**ROJA PARA HOYOS ALINEADOS**

**FIELD LOCATE PLUMBING DROPS/CAN LIGHTS, ETC... PRIOR TO JOIST SECUREMENT TO AVOID INTERFERENCE.**

**LAYOUT FOR 19.2" O/C**

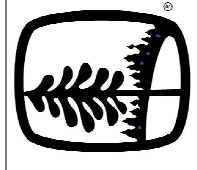
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**2ND FLOOR LAYOUT**

**UFP MID-ATLANTIC, LLC NOTES:** THIS DRAWING IS THE PROPERTY OF UFP MID-ATLANTIC, LLC AND IS NOT TO BE USED FOR ANY PURPOSE DETERMINAL TO THE INTEREST OF UFP MID-ATLANTIC, LLC. THIS DRAWING MUST BE USED IN CONJUNCTION WITH ALL OTHER TECHNICAL DRAWINGS SUPPLIED BY UFP MID-ATLANTIC, LLC.

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LOADING	DEFLECTION
ROOF LIVE 20 PSF	L/240
ROOF DEAD 20 PSF	L/180
FLOOR LIVE 40 PSF	L/480
FLOOR DEAD 10 PSF	L/240

Special Loading: \_\_\_\_\_

Customer: **SMITH DOUGLAS HOMES**  
 Job Name: **BUFFINGTON**  
 Drawn By: CP  
 Date: 4/22/2021  
 Scale: NTS  
 Revision Date: \_\_\_\_\_  
 Revision Date: \_\_\_\_\_