

LANCASTER

CANE MILL ESTATES
LOT 16



QUALITY | INTEGRITY | VALUE

PLAN ID: 090120.1101

110 VILLAGE TRAIL SUITE 215
WOODSTOCK, GA. 30188

DRAWING INDEX

A0.0	COVER SHEET
A1.1	FRONT ELEVATION
A2.1	SIDE & REAR ELEVATIONS
A3.1	SLAB FOUNDATION
A5.1	FIRST FLOOR PLAN & OPTIONS
A6.1	ROOF PLAN
A7.2	ELECTRICAL PLAN

AREA TABULATION

FIRST FLOOR	2015
TOTAL	2015
GARAGE	402
REAR PATIO (COVERED)	112
CFT ELEVS FRONT PORCH (COVERED)	23

PLAN REVISIONS

DATE	BY	REVISION	PAGE #
11/27/2018	AW	PCR #2694 To comply with electrical code, changed 12" o.h. on one side of kitchen island to 6" o.h. on both sides of island	A3.1, A5.1, A7.2
12/7/2018	AW	Option for patio door from Owner's was removed	A5.1
2/27/2019	AW	PCR #2843 when HVAC platform is above Pwdr Rm added note to furr down ceiling as needed for insulation above	A5.1.1
3/27/2019	MM	Added callout for detail 3/D5.1 on C Mass	A1.3-A1.9.1
6/3/2019	MM	Added coffered clg. option to Living/Dining/Study	A5.1, A7.2
6/5/2019	AW	PCR #3029 swing door to HVAC platform on second floor into landing	A5.2, A5.2.1, A7.3, A7.3.1
10/3/2019	AW	Revised Ranch plan version to relocate PDS to hall and scuttle hole to Owner's W.I.C. and removed header & wall adjacent to the Family Rm and hall to Mud Room and header in hall by Pwdr. Changed wall behind water heater to 2x6.	A5.2, A6.1, A6.2, A6.3, A7.2, A8.1
9/1/2020	MM	PCR #3865 Removed HVAC platform and access door on optional 2nd floor. Relocated AC pad to left side of house.	A5.1, A5.2, A5.2.1, A6.1-A6.3.1, A7.3, A7.4, A7.4.1
11/1/2020	MM	Removed decorative corbels from elevations A, D, & G elevations when second floor is chosen.	A1.1.1, A1.4.1, A1.7.1
5/1/2021	MM	Removed unfinished 2nd flr option	A5.2.1, A7.5.1

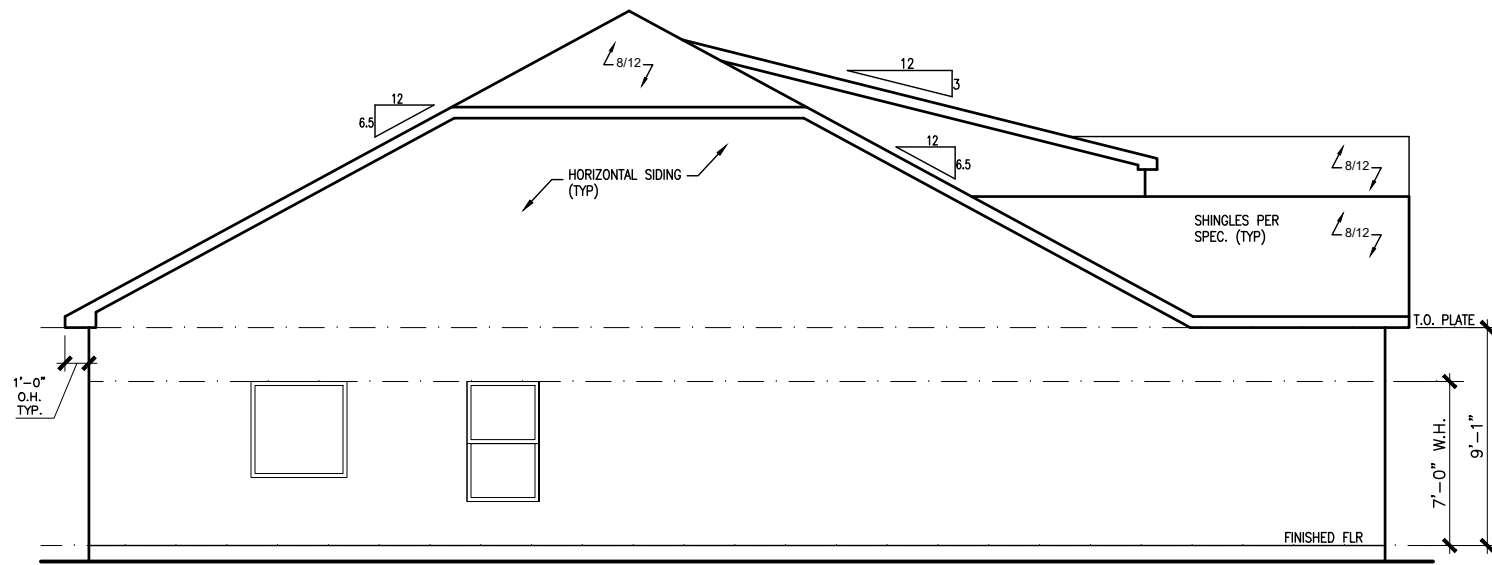
GOVERNMENTAL CODES & STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

BUILDING CODE ANALYSIS / DESIGN CRITERIA

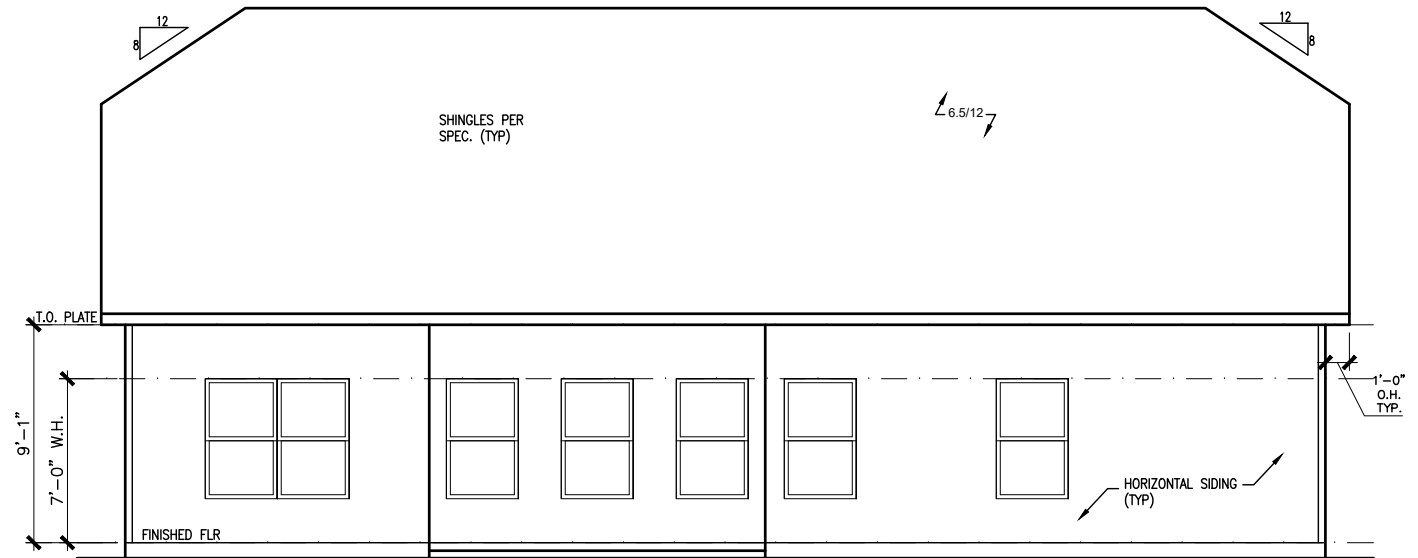
HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

CANE MILL ESTATES LOT 16



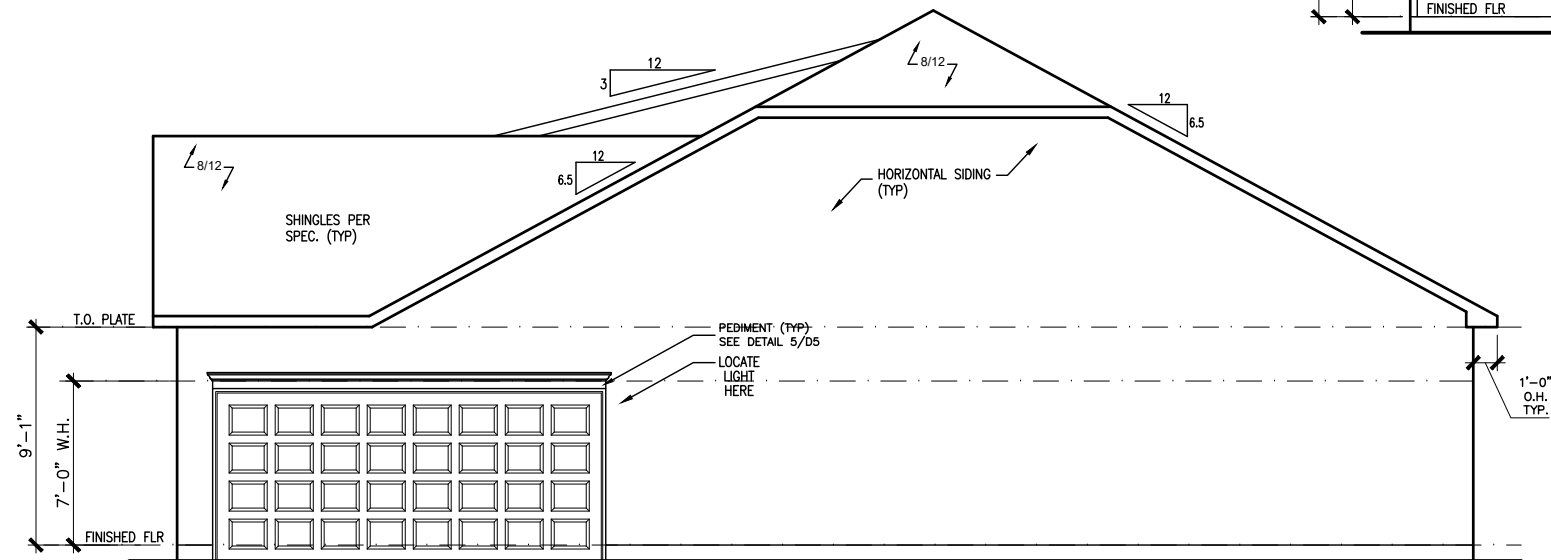
LEFT ELEVATION "F"

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



REAR ELEVATION "F"

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



RIGHT ELEVATION "F"

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

BY	#	REVISION	DATE



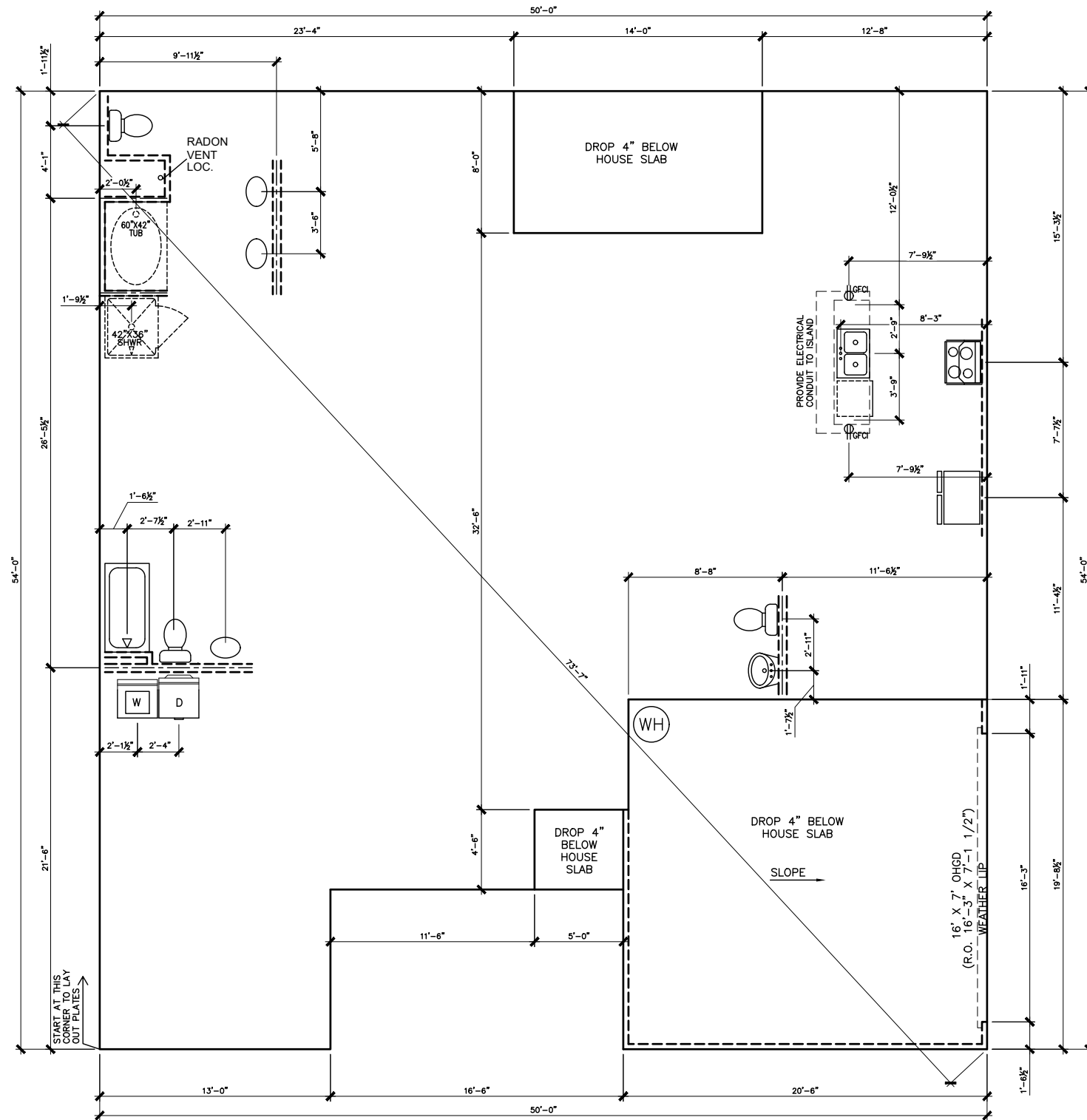
ELEVATIONS
SIDES AND REAR
LANCASTER

SMITH DOUGLAS HOMES
110 VILLAGE TRAIL
SUITE 115
WOODSTOCK, GA 30188
www.smithdouglas.com

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BY: CLJ	CHK: AW
DATE: 07-13-21	
FACADE OPT: C	
PLAN ID:	
FND: ALL	ELEV: F
PAGE NO: A2.1	

CANE MILL ESTATES LOT 16



SLAB PLAN

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

*RADON VENT PROVIDED PER LOCAL CODE

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

DATE	REVISION	BY	#

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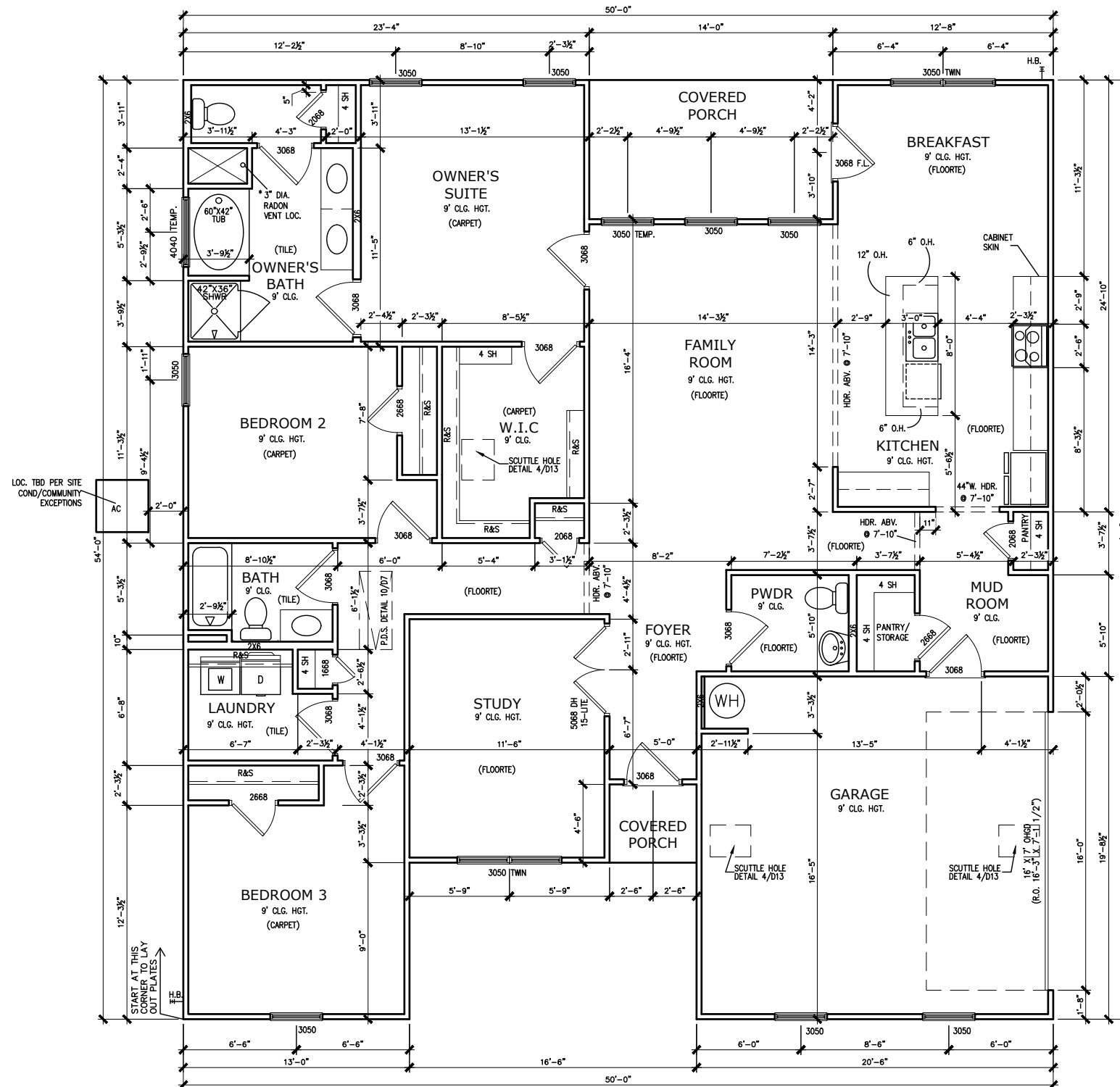
FOUNDATION PLAN
SLAB PLAN
LANCASTER

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PLAN ID:	
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PAGE NO: A3.1	

CANE MILL ESTATES LOT 16



FIRST FLOOR PLAN

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

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

*RADON VENT PROVIDED
PER LOCAL CODE

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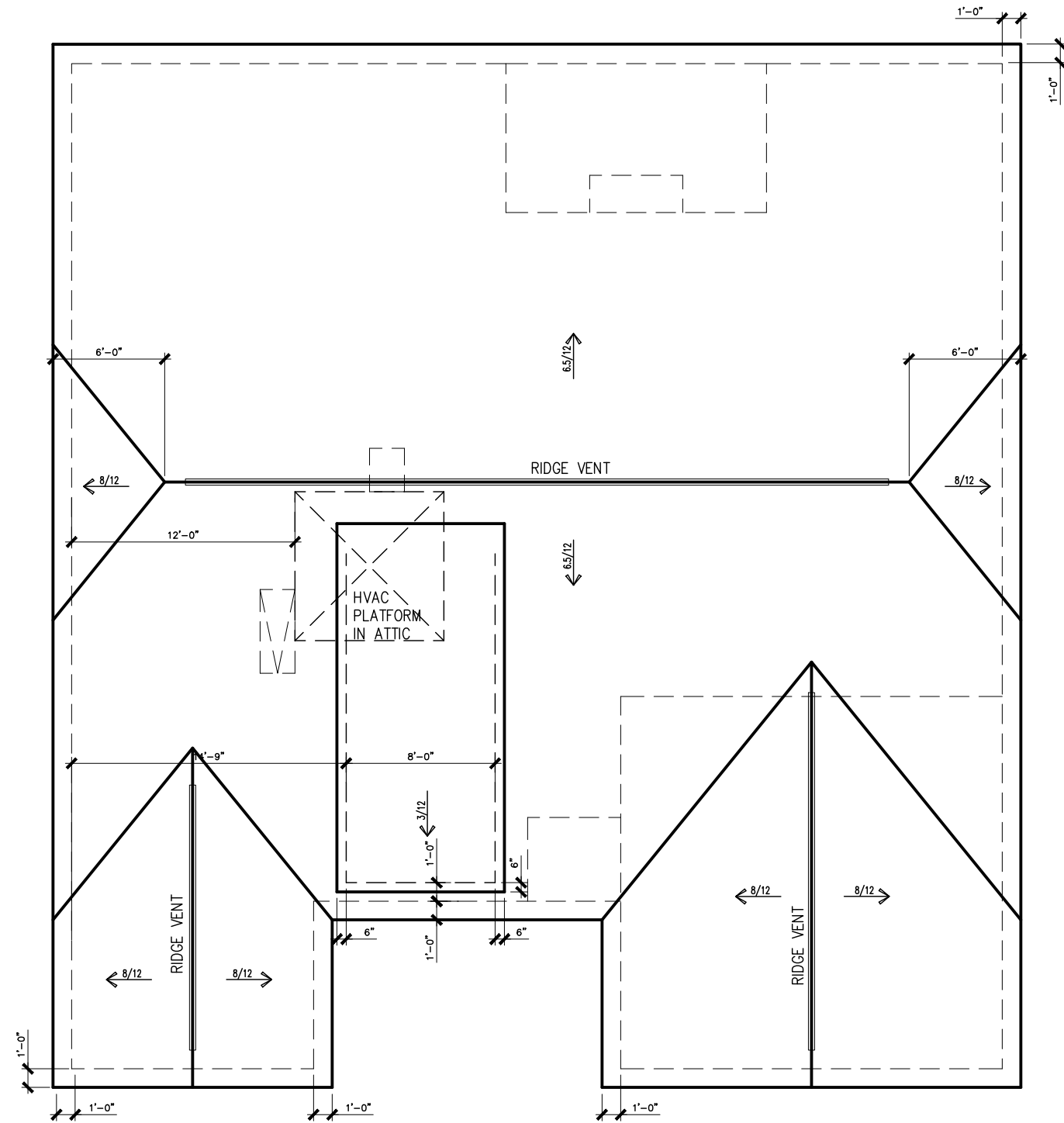
FLOOR PLAN
FIRST FLOOR
LANCASTER

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CANE MILL ESTATES LOT 16



ROOF PLAN "F"
SCALE : 1/8" = 1'-0"

DATE	REVISION	BY	#



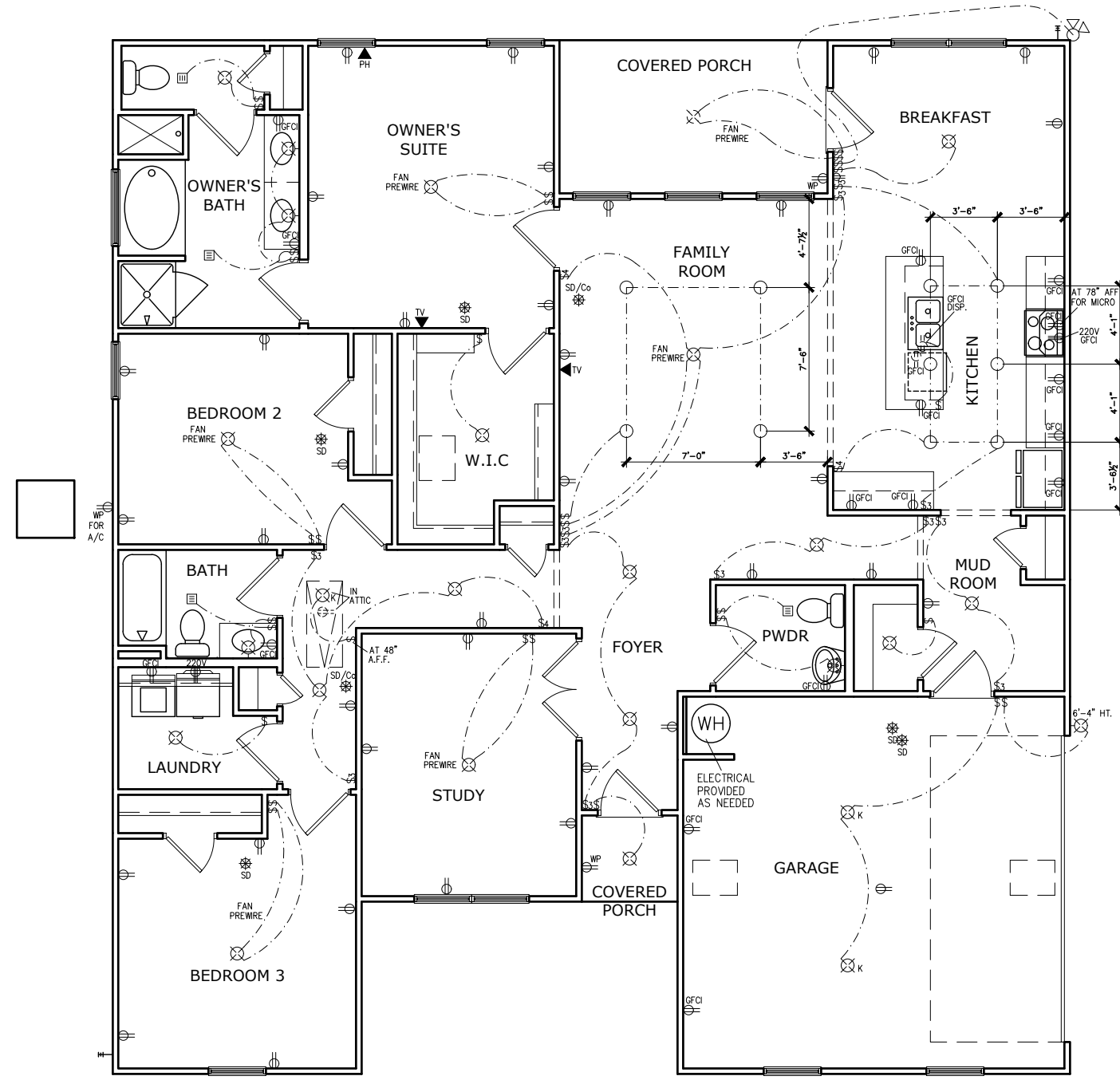
ROOF PLAN
ROOF PLAN
LANCASTER

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PLAN ID:	
FND: ALL	ELEV: F
PAGE NO: A6.1	

CANE MILL ESTATES LOT 16



FIRST FLOOR ELECTRICAL PLAN

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

ELECTRICAL LEGEND

\$	SWITCH	TV	TV
\$3	3 WAY SWITCH	⊕	120V RECEPTACLE
\$4	4 WAY SWITCH	⊕	120V SWITCHED RECEPTACLE
⊗	CEILING FIXTURE	⊕	220V RECEPTACLE
⊕	KEYLESS	⊕	GFCI OUTLET
⊕	WALL MOUNT FIXTURE	⊕	ARCH FAULT CIRCUIT INTERRUPTER
⊕	CEILING FIXTURE	†	GAS LINE
⊕	FLEX CONDUIT	†	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
FIRST FLOOR
LANCASTER

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DATE:	07-13-21		
FACADE OPT:	C		
PLAN ID:			
FND:	ALL	ELEV:	F
PAGE NO:	A7.2		

CANE MILL ESTATES LOT 16

Lot Definition		
Project: Cane Mill Estates Building: 000 Unit: 0016	Community: Cane Mill Estates Builder: Thomas Kenneth Barlow Status: Sold	
Plan: Lancaster F Ranch Side Entry Orientation: Garage Right Bedrooms: 3 Address: 240 Planters Lane Coats NC 27521	RTeam: Raleigh West Sq. Ft: 2,015 Slot: 5568 Permit: Notes:	
Sales Data	Dates	
Contract: 91077 Buyer: Timothy Williams Sales Agent: Sam Fulmer	Ratified: 05/31/2021 Original Start: 07/02/2021 Start: 07/02/2021 Scheduled Complete: 11/10/2021	
Option	Description	Quantity
36" Cabinet [0] Standard	Note: Bath cabinets to match	1
Automatic Garage Door Opener	Garage Door Opener - Per Door	1
Black 25.5 cu.ft Side-by-Side	25.5 Cu. Ft. Side-by-Side Refrigerator Multi-Level LED Lighting; Exterior Dispenser with Color Match User Interface; PureSource® 3 Ice & Water Filtration; 2 Store-More™ Humidity-Controlled Crisper Drawers; 2 Store-More™ Glass Shelves; Automatic Ice Maker	1
Cabinet above the Refrigerator per Plan	This includes a horizontal bump over the refrigerator. Also, per plan, includes the refrigerator end panel and 12" to 24" cabinet depth upgrade.	1
Cabinet Bump above Microwave	Cabinet Bump above Microwave	1
Cabinet Pulls	Cabinet Pulls-Element 1092 series-pulls on all doors and drawers. Note: Bath cabinets to match	1
Comfort Height Toilets-All Bathrooms	Comfort Height Toilet- All Bathrooms. Floor to bowl=17" high	1
Crown Molding on Kitchen Cabinets		1
Exterior Flood Lights		1
Family/Great Room Ceiling Fixture Lights	Family/Great Room Lights - Low Profile Flush Mount LED Lights per plan	1
FIPkg 5AA-Floorte Pro, StdCpt (1Pkg1)	Flooring Package 5AA - Floorte Pro, Standard Carpet (from Package 1). SPC (solid polymer core) 0.5 mm vinyl top layer plank	1
FIPkg W2-AllStdBathLaundry Tile 1	Flooring Package - All Standard Baths and Laundry - Tile 1. Does not include powder room or bathrooms which are parts of globally optional space. See Flooring Package Layouts for details.	1
User Name: Victoria Wicker 1 of 3 06/22/2021 Database: SmithDouglasCommunities 01:42:31 PM		

Lot Definition		
FIPkg Opt-Powder Floorte Pro	Flooring Package - Option Powder Room LVP SPC (solid polymer core) 0.5 mm vinyl top layer plank	1
Granite-Kitchen Countertops - Lvl 1 (I)	Kitchen Granite Countertops - Level 1-where Laminite is Std.	1
G-Tub & PF Shwr FD OBATHC	(Garden tub and separate shower with framed door ILO of Large prefab shower - (obathc))	1
Hall Bath Granite 1 Single Ilo LamSgl	Hall Bath Granite Vanity Top (Single Bowl) - Level 1-Where Laminite is Std	1
Kitchen Ceiling Fixture Lights ILO Std	Kitchen Lights - Low Profile Flush Mount LED Lights per Plan ILO Standard Light	1
Nickel Interior Finish Color Package	NOTE: If Laminite Kitchen top, Upgrade KI Faucet or it remains Chrome. Includes SS kitchen faucet, brushed nickel bath faucets & fixtures & door hardware (hinges, bumps, knobs/levers, deadbolts), Pkg 1 (bn) light fixtures, pewter oval mirror. Separate options also affected: shower door, bath hardware (towel barring, tp holder), shower grab bar, cabinet hardware	1
Optional Laundry Cabinet Upper - White	Laundry Wall: White Cabinets: 36" Uppers Per Plan Two 33" wide Wall Cabinets with Four Doors. Installed over the Washer/Dryer Includes Credit for Wire Shelves	1
Owner Bath Granite 1 Double Ilo Lam Sgl	Owner's Bath Granite Vanity Top (Double Bowl) - Level 1-Where Laminite is std ""Includes Vanity Double Bowl Option Do Not Select Both""	1
Paint Interior Ceiling White		1
PreWire for Ceiling Fan	Pre-wire a light location for a future ceiling fan.	4
Screen Per Optional 3050 Window	Note: If the optional window is a 3050 twin, it needs two screens.	2
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-floor, side entry garage, or windows added or changed from structural options, optional windows, or basement windows. See additional options to complete screens.	1
Stone 09 A ExtColPkg(I)		1
Study ILO Living Room		1
Vent Microwave/Hood Combo to Outside	Vent the Microwave/Hood Combo to Outside. NOTE: Must be used with option Cabinet Bump above Microwave. If Cabinet Bump above Microwave is not standard, the option MUST be chosen.	1
User Name: Victoria Wicker 2 of 3 06/22/2021 Database: SmithDouglasCommunities 01:42:31 PM		

Lot Definition		
Activity	Description	Selection Description
Del&Install AppliancePkg	Appliance Package Select - All	Appliance Package Selected
Deliver & Install Blinds	Blind Color	White
Install Cabinets Comple	Cab Hdw Type(2/3)ALL	Pulls
Install Cabinets Comple	Cabinet Finish - Standard Aris	Standard-Sinclair Birch- Saddle
Install Cabinets Comple	Secondary Bath Vanity Tops-All	Selection not Needed
Install Carpet	Carpet - Standard ALL	Smith Grove II Pearlescent 00100
Install Floorte Pro (LP)	Floorte Pro 1stUpgr ALL	Presto Plus - 604 Burmese Teak
Install Granite Tops	RDU Granite CounterKitchenLvl1	Daltile-Ashen White
Install Granite Tops	RDU Granite Vanity MasBathLvl1	Daltile-Ashen White
Install Granite Tops	RDU Granite VanityHallBathLvl1	Daltile-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 (Trim)-Ceiling	SW 7006 Extra White
Paint Interior Complete	Interior Paint (Walls) - Base	SW 8917 Shell White
PM - Tile Floor Complete	TILE Floor-1stUpgr ALL	Milan Latte 200 (13x13)NavajoWhite00012
PM Install Vinyl Floor	VinylPkg-Option Baths	Highlands Crossbeam 541
PM Install Vinyl Floor	VinylPkg-Owner Bath	Highlands Crossbeam 541
PM Install Vinyl Floor	VinylPkg-Std 2nd Bath/Laundry	Highlands Crossbeam 541
Stain Handrails	Hand Rail Stain - All	MW-Alluvium [LVP-400 Weathered Barnbd]
User Name: Victoria Wicker 3 of 3 06/22/2021 Database: SmithDouglasCommunities 01:42:31 PM		

BY	REVISION	DATE
#	#	#
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DETAILS
LOT DEFINITION
LANCASTER

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SUITE 115
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BY: CLJ	CHK: AW
DATE: 07-13-21	
FACADE OPT: C	
PLAN ID:	
FND: ALL	ELEV: F
PAGE NO: A9.1	

DESIGN SPECIFICATIONS:

Construction Type: Commercial Residential

Applicable Building Codes:

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

Design Loads:

- Roof
 - 1.1 Live..... 20 PSF
 - 1.2 Dead..... 10 PSF
 - 1.3 Snow..... 15 PSF
 - 1.3.1 Importance Factor..... 1.0
- Floor Live Loads
 - 2.1 Typ. Dwelling..... 40 PSF
 - 2.2 Sleeping Areas..... 30 PSF
 - 2.3 Balconies (exterior) and Decks..... 40 PSF
 - 2.4 Garage Parking..... 50 PSF
- Floor Dead Loads
 - 3.1 Conventional 2x..... 10 PSF
 - 3.2 1-Joist..... 15 PSF
 - 3.3 Floor Truss..... 15 PSF
- Ultimate Wind Speed (3 sec. gust)..... 130 MPH
 - 4.1 Exposure..... B
 - 4.2 Importance Factor..... 1.0
 - 4.3 Wind Base Shear
 - 4.3.1 Vx =
 - 4.3.2 Vy =
- Component and Cladding (in PSF)

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

6. Seismic

- 6.1 Site Class..... D
- 6.2 Design Category..... C
- 6.3 Importance Factor..... 1.0
- 6.4 Seismic Use Group..... I
- 6.5 Spectral Response Acceleration
 - 6.5.1 Sm = %g
 - 6.5.2 Sml = %g
- 6.6 Seismic Base Shear
 - 6.6.1 Vx =
 - 6.6.2 Vy =
- 6.7 Basic Structural System (check one)
 - Bearing Wall
 - Moment Frame
 - Dual w/ Special Moment Frame
 - Dual w/ Intermediate R/C or Special Steel
 - Inverted Pendulum

7. Assumed Soil Bearing Capacity..... 2000psf
 - 6.8 Arch/Mech Components Anchored?..... No
 - 6.9 Lateral Design Control: Seismic Wind



STRUCTURAL PLANS PREPARED FOR:

LANCASTER

PROJECT ADDRESS:

TBD

OWNER:

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

ARCHITECT/DESIGNER:

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

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

PLAN ABBREVIATIONS:

AB ANCHOR BOLT	PT PRESSURE TREATED
AF ABOVE FINISHED FLOOR	RS ROOF SUPPORT
CJ CEILING JOIST	SC STUD COLUMN
CLR CLEAR	SJ SINGLE JOIST
DJ DOUBLE JOIST	SFF SPRUCE PINE FIR
DSP DOUBLE STUD POCKET	SST SIMPSON STRONG-TIE
EE EACH END	SYP SOUTHERN YELLOW PINE
EW EACH WAY	TJ TRIPLE JOIST
NTS NOT TO SCALE	TSP TRIPLE STUD POCKET
OC ON CENTER	TYP TYPICAL
PSF POUNDS PER SQUARE FOOT	UNO UNLESS NOTED OTHERWISE
PSI POUNDS PER SQUARE INCH	WUF WELDED WIRE FABRIC

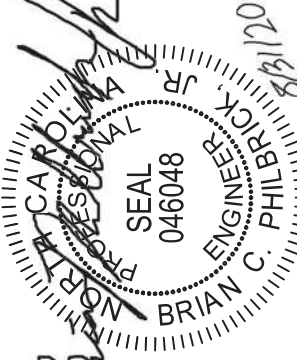
Roof truss and floor joist layouts, and their corresponding loading details, were not provided to SUMMIT Engineering, Laboratory & Testing, P.C. (SUMMIT) prior to the initial design. Therefore, truss and joist directions were assumed based on the information provided by SMITH DOUGLAS HOMES. Subsequent plan revisions based on roof truss and floor joist layouts shall be noted in the revision list, indicating the date the layouts were provided. Should any discrepancies become apparent, the contractor shall notify SUMMIT immediately.

SHEET LIST:

Sheet No.	Description
C51	Cover Sheet, Specifications, Revisions
C52	Specifications Continued
510m	Monolithic Slab Foundation
510s	Stem Wall Foundation
510c	Crawl Space Foundation
510b	Basement Foundation
520	Basement Framing Plan
530	First Floor Framing Plan
540	Second Floor Framing Plan
550	Roof Framing Plan
560	Basement Bracing Plan
570	First Floor Bracing Plan
580	Second Floor Bracing Plan

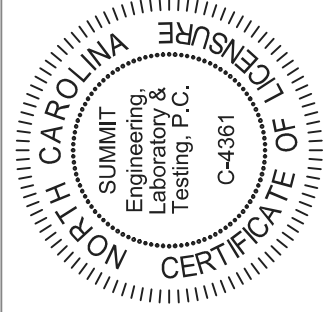
REVISION LIST:

Revision No.	Date	Project No.	Description
1	2/25/19	3832236	Revised per 2018 NCRC
2	11/27/19	3832236R	Removed truss bearing at rear porch beam w/ non-bonus option
3	1/6/19	3832309	Revised per new architectural files and truss layouts
4	8/28/20	3832309R	Update HVAC and pull down stair location



STRUCTURAL MEMBERS ONLY

Cane Mill
Lot 16

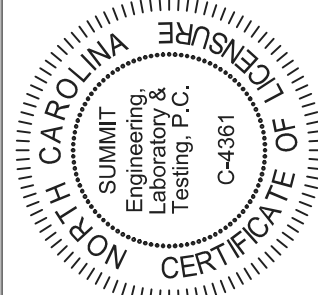


PROJECT
LANCASTER (PH)
COVERSHEET
Smith Douglas Homes - Raleigh
2520 Reliance Ave
Apex, NC 27539

CURRENT DRAWING
DATE: 08/28/2020
SCALE: 1/8"=1'-0"
PROJECT #: 3832309R
DRAIN BY: EMB
CHECKED BY: UAJ
ORIGINAL DRAWING DATE: 11/16/2018 PROJECT #: 3832236

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
CS1



WOOD STRUCTURAL PANELS:

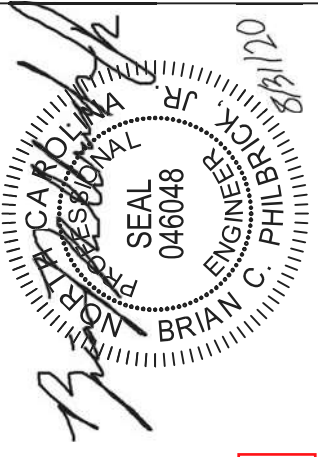
- Fabrication and placement of structural wood sheathing shall be in accordance with the APA Design/Construction Guide "Residential and Commercial," and all other applicable APA standards.
- All structurally required wood sheathing shall bear the mark of the APA.
- Wood wall sheathing shall comply with 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 ringleak 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 TAG 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 APA 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 APA.

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.
 - The trusses shall conform to the latest edition of the American Welding Society's Structural Welding Code AWS D11. 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 16

STRUCTURAL MEMBERS ONLY

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:
2.1. E = 13000000 psi
2.2. Fb = 2600 psi
2.3. Fv = 285 psi
2.4. Fc = 100 psi
- Wood in contact with concrete, masonry, or earth shall be pressure treated in accordance with ALUFA standard C-15. All other moisture exposed wood shall be treated in accordance with ALUFA standard C-2
- Nails shall be common wire nails unless otherwise noted. 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 #6" O.C. plates 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)/0d 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-3). 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.

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:
3.1. Footings: 5%
3.2. 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 psi. 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 (WWF) for concrete slabs-on-grade shall be placed at mid-depth of slab. The WWF shall be securely supported during the concrete pour. Fibermesh may be used in lieu of WWF.

CONCRETE REINFORCEMENT:

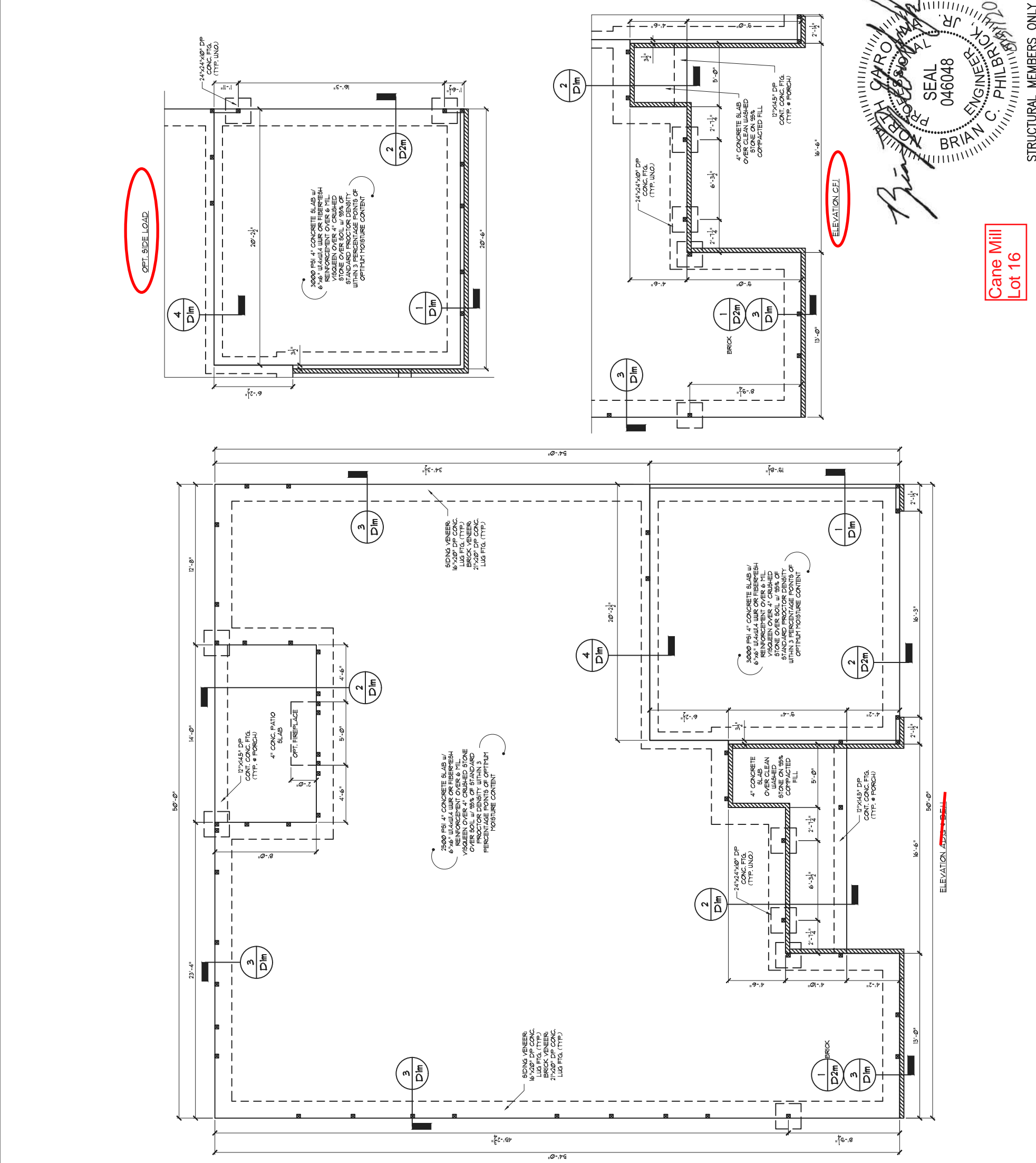
- Fibrous concrete reinforcement, or fibermesh, specified in concrete slabs-on-grade may be used for control of cracking due to shrinkage and thermal expansion/contraction, lowered water migration, an increase in impact capacity, increased abrasion resistance, and residual strength.
- Fibermesh reinforcing 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 (15 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 318: "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.

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 this structure. No 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 PPF. 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 bear 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



SEAL
046048
ENGINEER
BRIAN C. PHILBRICK, Sr.
NORTH CAROLINA
PROFESSIONAL
PHILBRICK, Sr.

Cane Mill
Lot 16

STRUCTURAL MEMBERS ONLY

- FOUNDATION NOTES:**
- FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE 2008 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AMENDMENTS.
 - CONCRETE TO BE 3,000 PSI, PREPARED AND PLACED IN ACCORDANCE WITH ACI 308.3R.
 - FOOTINGS TO BE PLACED ON UNDISTURBED EARTH, BEARING A MINIMUM OF 2" BELOW ADJACENT FINISHED GRADE, OR AS OTHERWISE DIRECTED BY THE CODE ENFORCEMENT OFFICIAL.
 - FOR CONSTRUCTION OF THE 4' CONCRETE SLAB, BEARING CAPACITY OF 2,000 PSF SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE SLAB.
 - FOOTINGS AND PIERIS SHALL BE CENTERED UNDER THEIR RESPECTIVE ELEMENTS. PROVIDE 2" MINIMUM FOOTING PROJECTION FROM THE FACE OF ELEMENTS.
 - MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN SECTION 1604.1 OF THE 2008 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
 - FLASERS TO BE SPACED TO PERMETER FOUNDATION WALL.
 - PROVIDE PERMETER INSULATION AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITION.
 - PROVIDE PERMETER INSULATION FOR ALL FOUNDATIONS PER 2008 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
 - CONCRETE FOUNDATION WALL AS REQUIRED TO ACCOMMODATE BRICK.
 - CRACK BRACE TO BE GRADED LEVEL AND CLEARED OF ALL DEBRIS.
 - FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER THE 2008 NORTH CAROLINA RESIDENTIAL CODE SECTION 1604.1. MINIMUM 1/2" DIA. BOLTS SPACED AT 6'-0" ON CENTER WITH A 1" MINIMUM EMBEDMENT INTO MASONRY.
 - SECTION 1604.1(2) ANCHOR BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE LOCATED IN THE CENTER THIRD OF THE PLATE.
- ABBREVIATIONS:**
- D1 - DOUBLE JOIST
 - GT - GROSS TRUSS
 - DR - DOUBLE RAFTER
 - BE - EACH END
 - TJ - TRIPLE JOIST
 - CC - ON CENTER
 - CL - CENTER LINE

- ALL PIERS TO BE 8"x8" MASONRY AND ALL FLASERS TO BE 6"x6" MASONRY, TYPICAL (INO).
- WALL FOOTINGS TO BE CONTINUOUS CONCRETE. SEE PER STRUCTURAL PLAN.
- 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. SOFT ENGINEERING CONSULTATION SHALL BE OBTAINED PRIOR TO CONSTRUCTION. THE CONSULTANT SHALL 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 PANE LOCATIONS AND ANY REQUIRED HOLDINGS. ADDITIONAL INFO PER SECTION 1602.20.4 AND FIGURE 1602.10.3(4) OF THE 2008 NCRC.

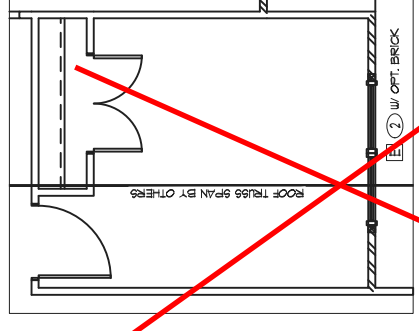
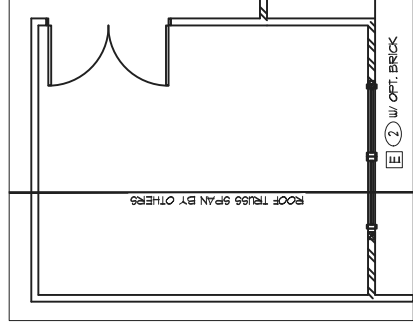
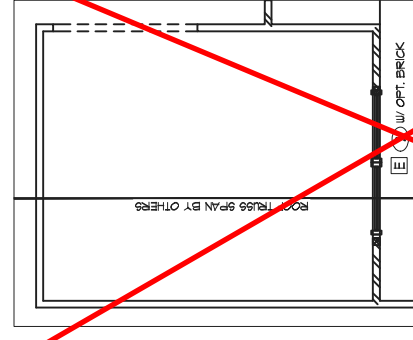
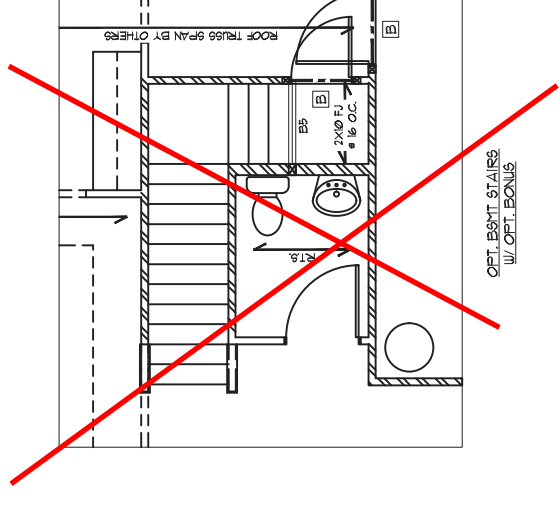
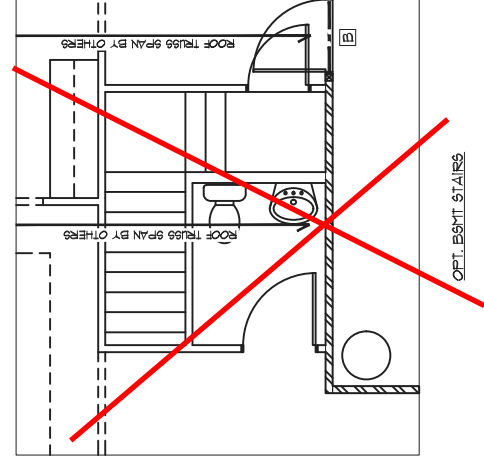
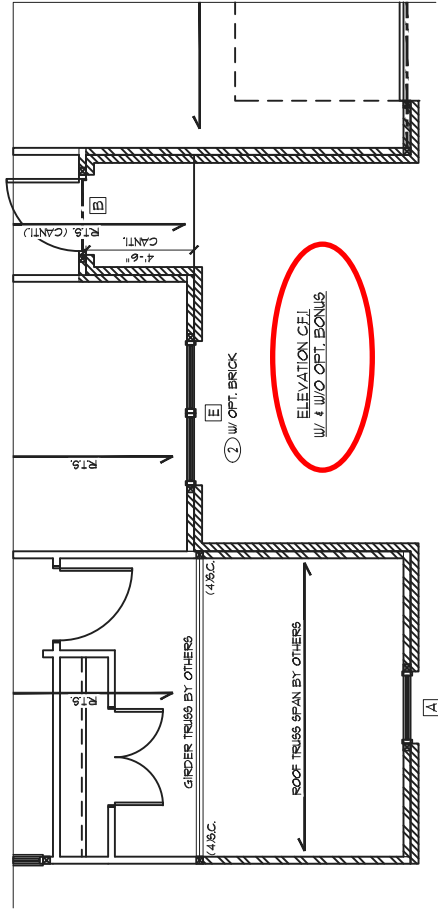
NOTE: ALL EXTERIOR FOUNDATION DIMENSIONS ARE TO FRAMING AND NOT BRICK VENEER UNO.

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES. COMPLETED/REVISED ON 08/28/2020. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SMITH ENGINEERING LABORATORY & TESTING, P.C. IF ANY CHANGES TO THE ARCHITECTURAL PLANS ARE MADE. 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.

NOTE: A 4" CRUSHED STONE BASE COURSE IS NOT REQUIRED WHEN SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL FILL. FILL SHALL BE CLASSIFIED AS GROUP 1 PER TABLE 1602.3.

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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.
MONOLITHIC SLAB FOUNDATION
SCALE: 1/8"=1'

SEE SHEET S3.0 FOR NOTES
AND MORE INFORMATION



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STRUCTURAL ANALYSIS BASED ON 2018 NCR.C.

FIRST FLOOR FRAMING PLAN

SCALE: 1/8"=1'

Cane Mill
Lot 16



STRUCTURAL MEMBERS ONLY

**TRUSS UPLIFT CONNECTOR
SCHEDULE**

TRUSS UPLIFT	ROOF TO WALL	FLOOR TO FLOOR	FLOOR TO FND
6000 LBS	H2BA	FER WALL SHEATHING & FASTENERS	
12000 LBS	(2) H2BA	C9# (END • 11')	DTTZZ
18000 LBS	HT620	C9# (END • 11')	DTTZZ
24000 LBS	(2) HT620	(2) C9# (END • 11')	DTTZZ
28000 LBS	(2) HT620	(2) C9# (END • 11')	HTT4
34000 LBS	L6T3-6D625	M57C92	HTT4

1. ALL PRODUCTS LISTED ARE AMERICAN STRONG-TIE EQUIVALENT PRODUCTS MAY BE USED PER MANUFACTURER'S SPECIFICATIONS.
 2. UPLIFT VALUES LISTED ARE FOR 5/16" GRADE MEMBERS.
 3. REFER TO TRUSS LAYOUT PER MANUF. FOR UPLIFT VALUES.
 4. CONTACT MANUFACTURER FOR CONNECTIONS NOT LISTED BY TRUSS MANUFACTURER OVERSIDE THOSE LISTED ABOVE.
 5. CONTACT SUMMIT FOR REQUIRED CONNECTORS WHEN LOADS EXCEED THOSE LISTED ABOVE.

NOTE: B/F LY OF ALL SHOWN GIRDER TRUSSES TO ALIGN WITH INSIDE FACE OF WALL (TYP. I/O)

NOTE: ROOF TRUSSES SHALL BE SPACED TO SUPPORT FALSE FRAMED DORMER WALLS (TYP. I/O)

NOTE: TRUSS UPLIFT LOADS SHALL BE DETERMINED PER TRUSS MANUFACTURER IN ACCORDANCE WITH SECTION 1905111 WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE WIND UPLIFT LOAD WITH IN ACCORDANCE WITH METHOD 3 OF SECTION 1905111 OF THE 2006 INTERNATIONAL BUILDING CODE (IBC) AND THE 2009 IBC. ALL CONNECTIONS SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH ARCHITECTURAL PLANS DATED DIFFERENTIALLY THAN THE DATE LISTED ABOVE.

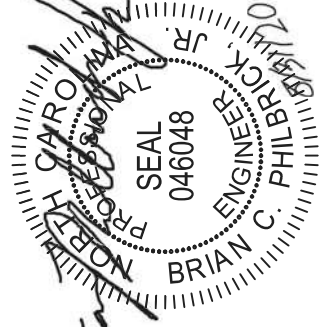
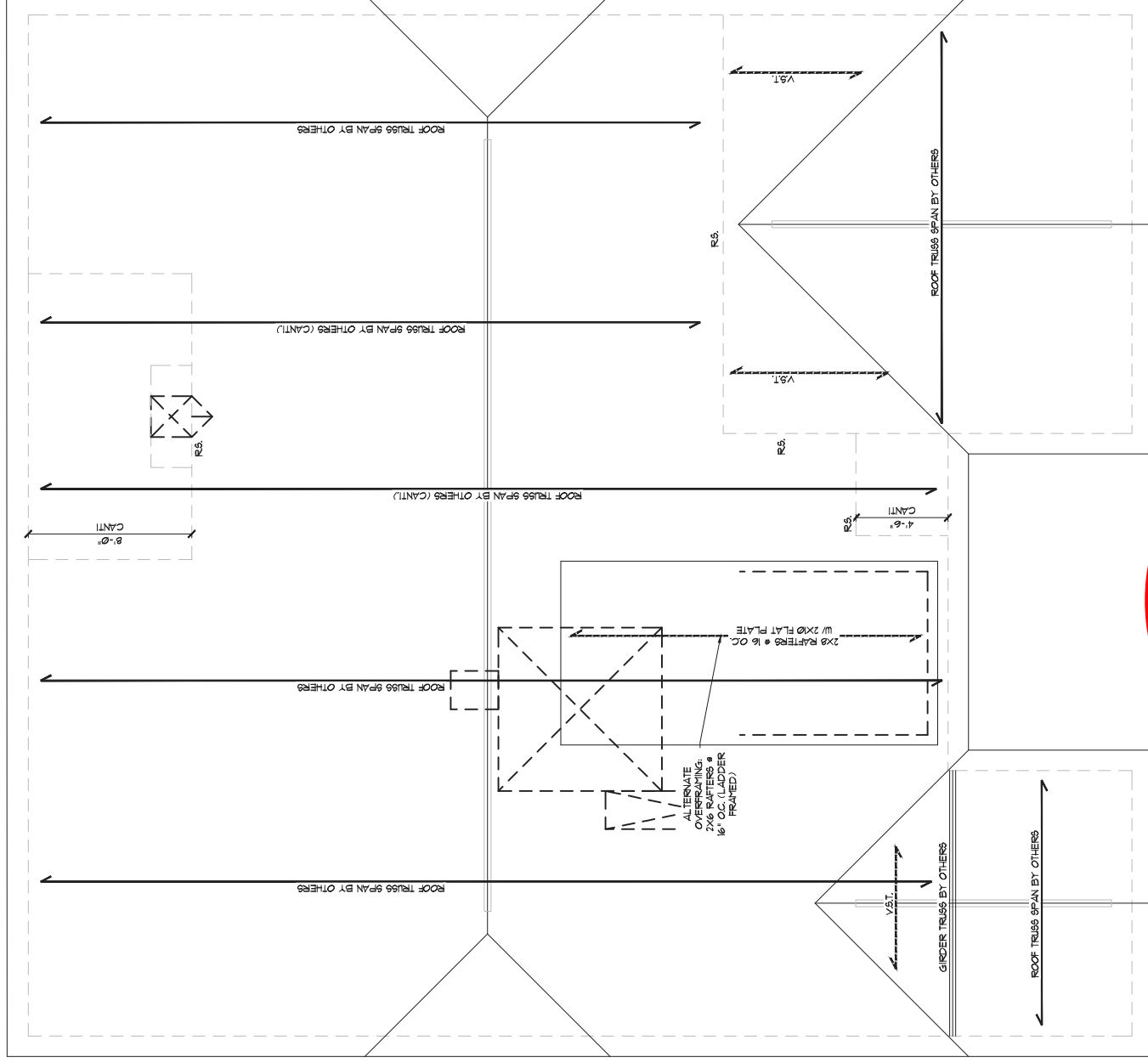
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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

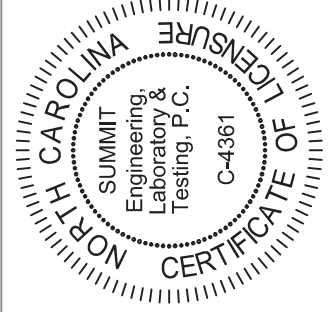
ROOF FRAMING PLAN

SCALE: 1/8"=1'



Cane Mill
Lot 16

STRUCTURAL MEMBERS ONLY



PROJECT
 Lancaster (RH)
 Roof Framing Plan
 Client
 Smith Douglas Homes - Raleigh
 2520 Reliance Ave
 Apex, NC 27539

CURRENT DRAWING
 DATE: 08/28/2020
 SCALE: 1/8"=1'-0"
 PROJECT #: 3932309R
 DRAIN BY: EMB
 CHECKED BY: UAJ

ORIGINAL DRAWING
 DATE PROJECT #
 11/6/2018 3832JT5

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
S5.2



SUMMIT
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3070 Hammond Business Place
Suite 171, RALEIGH, NC 27603
OFFICE: 919.380.9991
FAX: 919.380.9993
WWW.SUMMIT-COMPANIES.COM



PROJECT
Lancaster (RH)
First Floor Bracing
Client
Smith Douglas Homes - Raleigh
2520 Reliance Ave
Apex, NC 27539

CURRENT DRAWING

DATE: 08/28/2020

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

PROJECT #: 3932309R

DRAIN BY: EMB

CHECKED BY: UAJ

ORIGINAL DRAWING

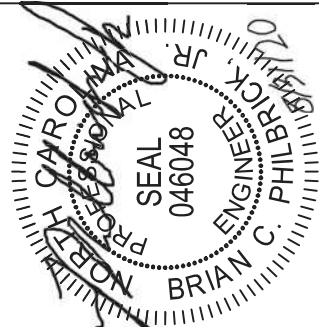
DATE PROJECT #

11/16/2018 3832315

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

S7.0



STRUCTURAL MEMBERS ONLY

Cane Mill
Lot 16

REQUIRED BRACED WALL PANEL CONNECTIONS

METHOD	MATERIAL	MIN THICKNESS	REQUIRED CONNECTION
CS-WBP	WOOD STRUCTURAL PANEL	3/8"	INTERMEDIATE SHEARLAGES 6d COMMON NAILS @ 12" O.C.
GB	GYPFRM BOARD	1/2"	6d COOLER NAILS @ 1'-0" O.C.
WBP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 12" O.C.
PF	STRUCTURAL PANEL	1/16"	PER FIGURE R602.10.1

*OR EQUIVALENT PER TABLE R102.3.3

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 PLAN FOR DOOR/WINDOW OPENING SIZES.
- BRACING 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" GYPFRM BOARD.
- FOR CONTINUOUS SHEATHING METHOD EXTERIOR WALLS SHALL BE SHEATHED ON ALL SHEATHABLE SURFACES INCLUDING WALL AREAS BETWEEN BRACED WALL PANELS, ABOVE AND BELOW WALL OPENINGS, AND ON GABLE END WALLS.
- BRACED WALLS WITH FINISHED FLOORS SHALL BE SHEATHED TO FOUNDATION OR BEARING WALL BELOW WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- A BRACED WALL PANEL SHALL BE LOCATED WITHIN 8 FEET OF EACH END OF A BRACED WALL LINE.
- THE CLEARANCE BETWEEN BRACED WALL PANELS SHALL NOT EXCEED 21 FEET.
- MASONRY OR CONCRETE STEEL WALLS WITH A LENGTH OF 49' OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.3 OF THE 2018 NCRS.
- BRACED WALL PANEL CONNECTIONS TO ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.
- CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.5.
- CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.6.
- PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.1 (NO).
- ON SCHEMATIC, SHADED WALLS INDICATE BRACED WALL PANELS.
- ABBREVIATIONS:
GB = GYPFRM BOARD
CS-WBP = WOOD STRUCTURAL PANEL
CS-WOC = CONT. SHEATHED
PF = PORTAL FRAME
FF-BWG = ENG. PORTAL FRAME

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

FIRST FLOOR BRACING (FT)

CONTINUOUS SHEATHING METHOD ELEV ADG ± CR		REQUIRED	PROVIDED
FRONT	8.9	8.4	22
LEFT	8.4	8.9	49.0
REAR	8.9	2.2	2.2
RIGHT	8.4	5.9	5.9

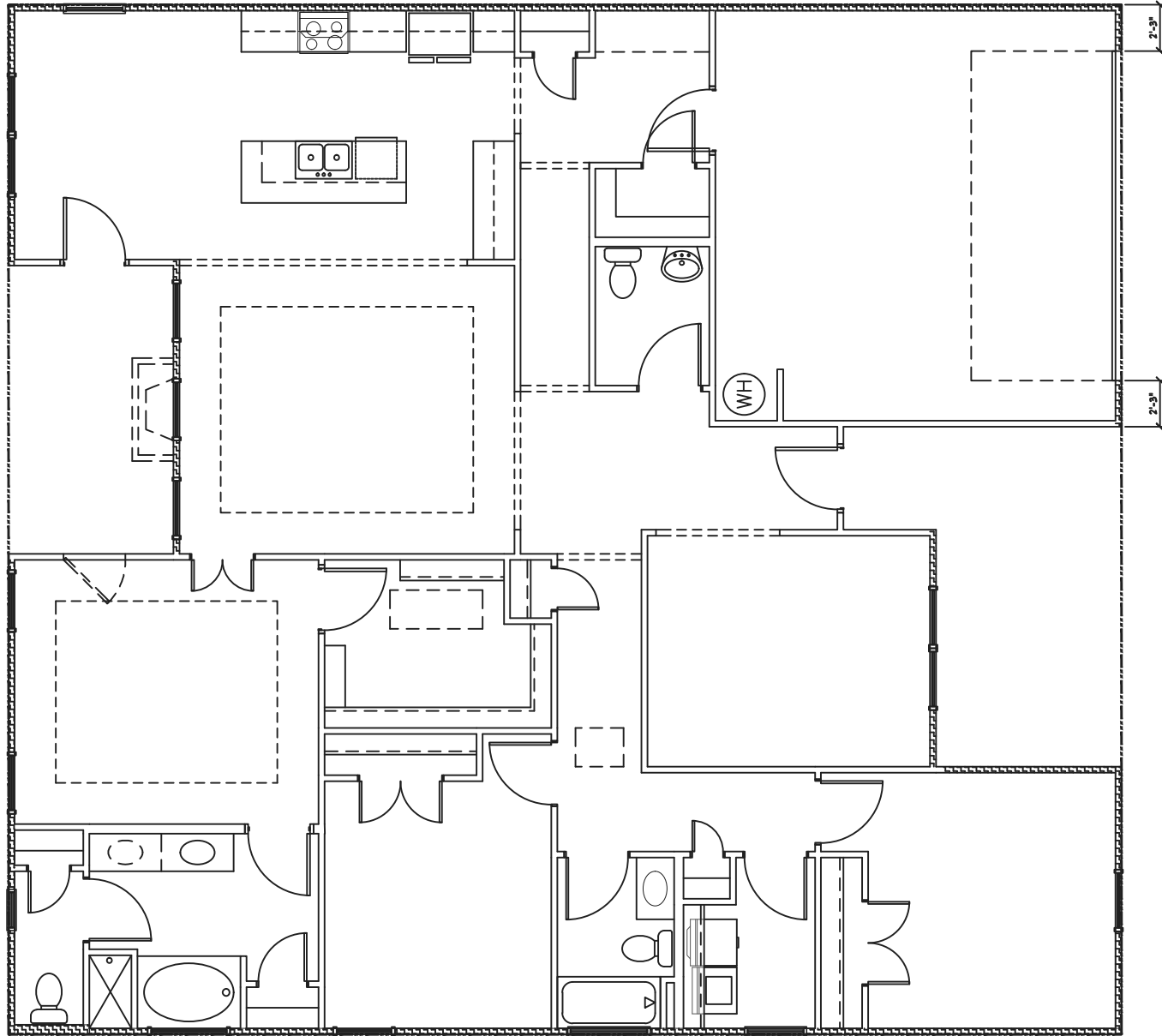
FIRST FLOOR BRACING (FT)

CONTINUOUS SHEATHING METHOD - ELEV BEH		REQUIRED	PROVIDED
FRONT	8.9	8.2	8.2
LEFT	8.4	49.0	49.0
REAR	8.9	2.2	2.2
RIGHT	8.4	5.9	5.9

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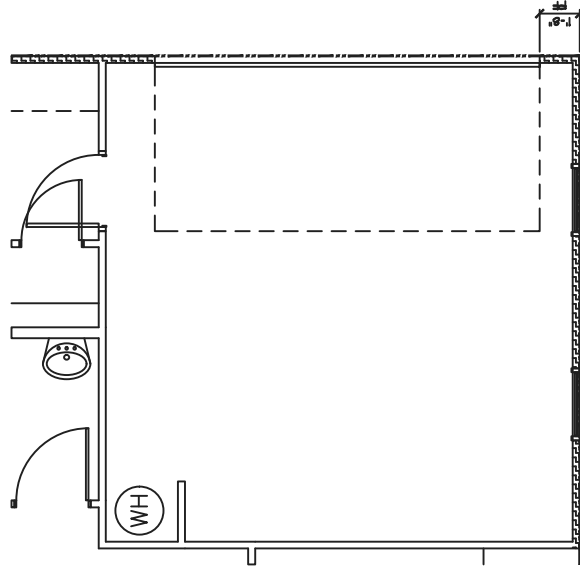
STRUCTURAL ANALYSIS BASED ON 2018 NCRS.

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



FIRST FLOOR BRACING (FT)

CONTINUOUS SHEATHING METHOD		REQUIRED	PROVIDED
FRONT	8.9	8.4	22.0
LEFT	8.4	8.9	49.0
REAR	8.9	2.2	2.2
RIGHT	8.4	5.9	5.9



ELEVATION ADG ± CEI

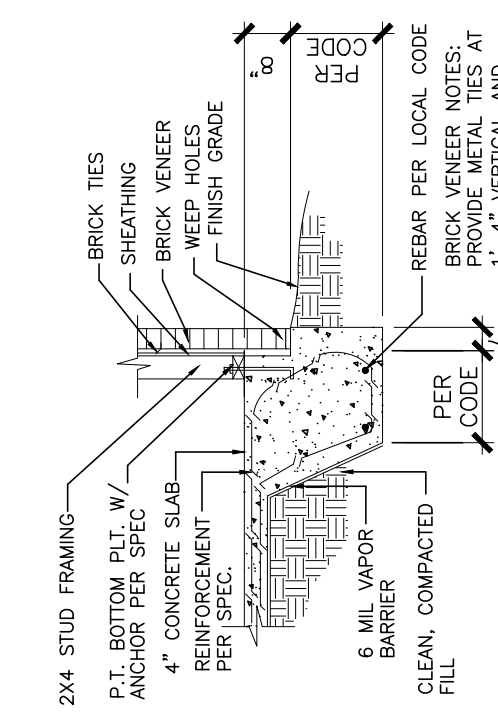
ELEVATION BEH

DATE	9/1/16	UPDATED PER KN REDLINES
REVISION		
BY	AW	

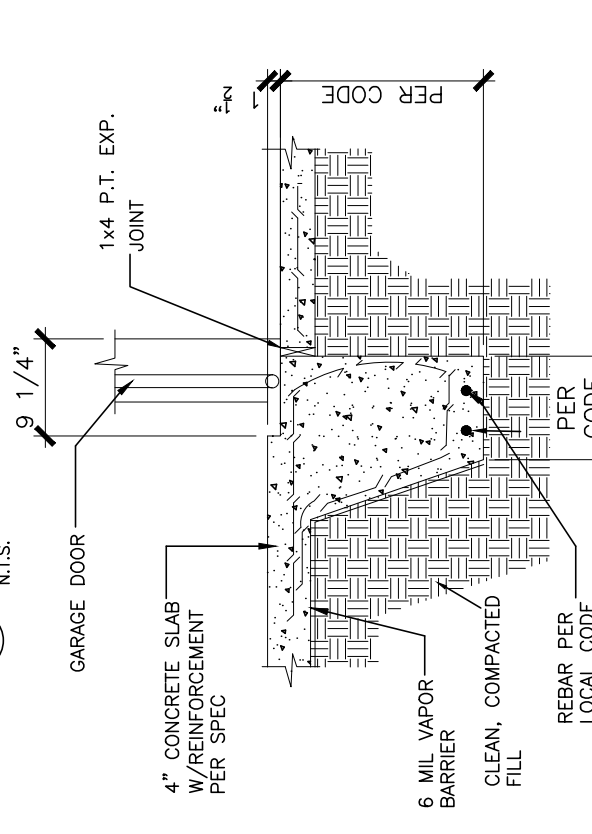
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 WOODBRIDGE, VA 20188
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 written consent from SMITH
 DOUGLAS HOMES.

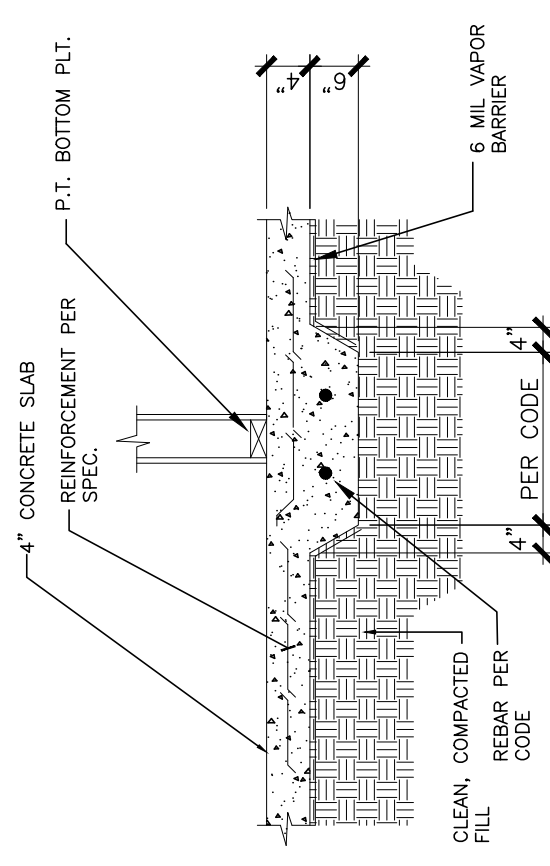
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PACKAGE QTY:	
PLAN ID:	ALL
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PAGE NO.:	D1



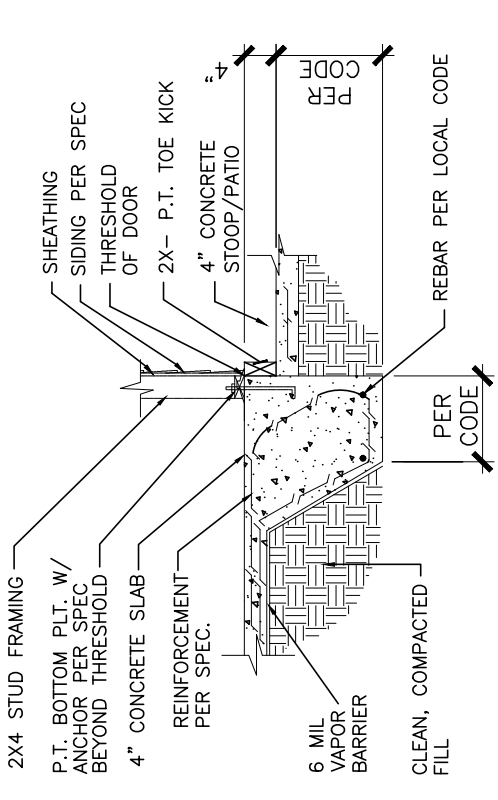
3 SECTION W/ BRICK LEDGE
 D1 N.T.S.



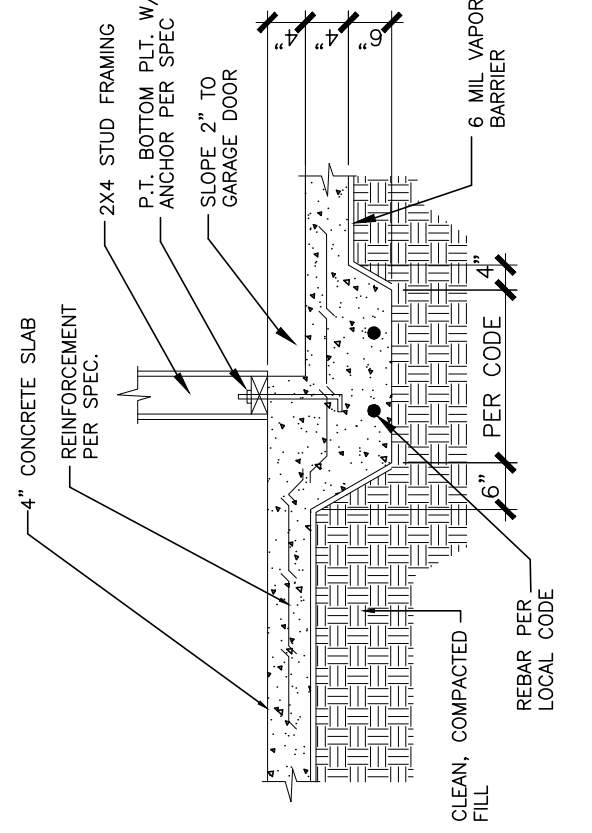
6 TYPICAL GARAGE DOOR DETAIL
 D1 N.T.S.



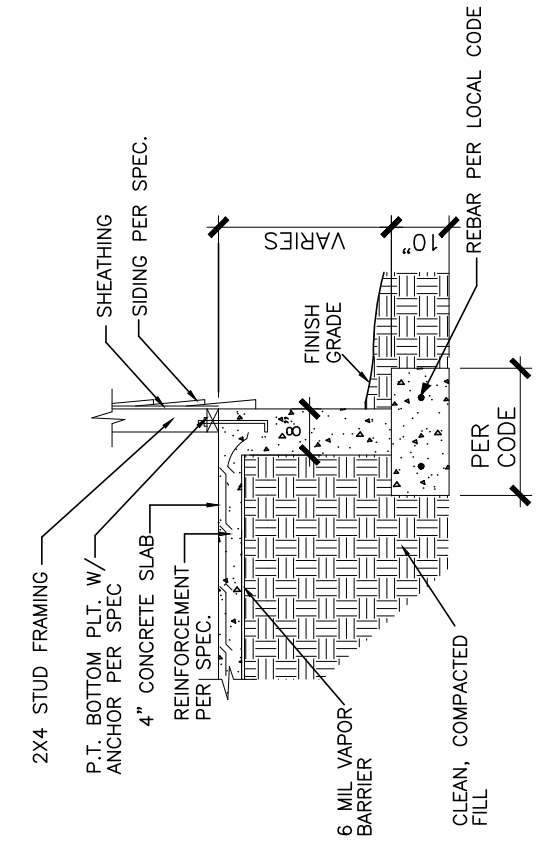
9 SECTION @ GRADE BEAM
 D1 N.T.S.



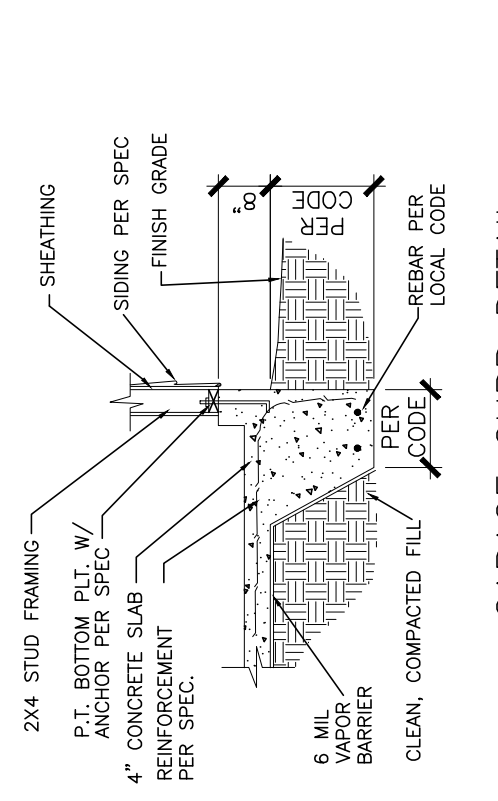
2 SECTION @ PORCH/PATIO
 D1 N.T.S.



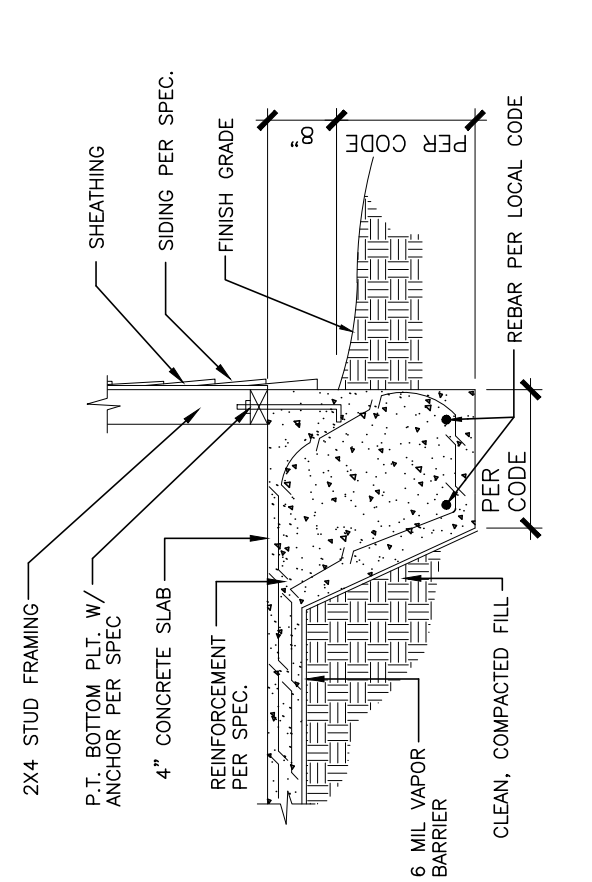
5 SECTION @ GARAGE
 D1 N.T.S.



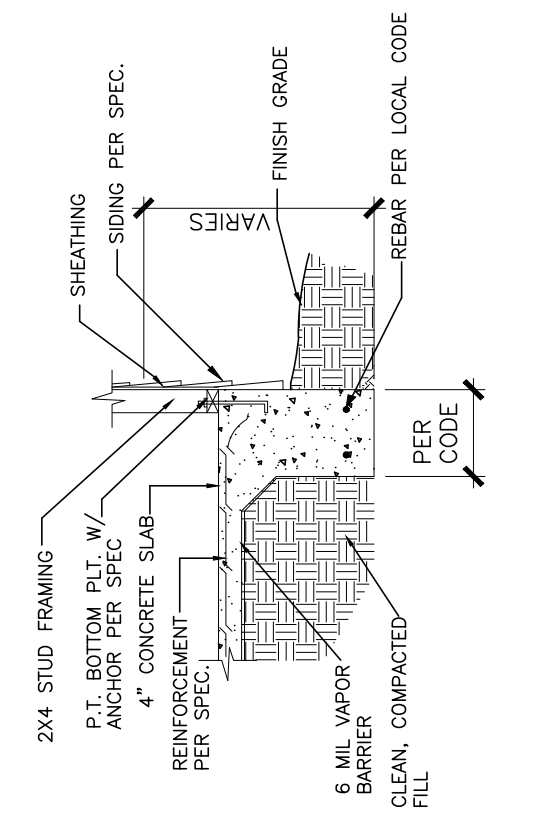
8 TYPICAL STEM WALL DETAIL
 D1 N.T.S.



1 GARAGE CURB DETAIL
 D1 N.T.S.



4 TYPICAL SLAB DETAIL
 D1 N.T.S.



7 TYPICAL TURNDOWN SLAB DETAIL
 D1 N.T.S.

GENERAL STRUCTURAL NOTES:

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

FOUNDATIONS:

- Foundations shall be constructed in accordance with chapter 4 of the 2018 NC Residential Building Code (Special consideration shall be given to Chapter 45 in wind zones above 130mph)
- Footing sizes based on a presumptive soil bearing capacity of 2000 PSF. Contractor is solely responsible for verifying the suitability of the site soil conditions at the time of construction
- Maximum depth of unbalanced fill against masonry walls to be as specified in section R404.1 of the 2018 NCRC
- The structural engineer has not performed a subsurface investigation. Verification of this assumed value is the responsibility of the owner or the contractor. Should any adverse soil condition be encountered the SER must be contacted before proceeding.
- The bottom of all footings shall extend below the frost line for the region in which the structure is to be constructed. However, the bottom of all footings shall be a minimum of 12" below grade.
- Any fill shall be placed under the direction or recommendation of a licensed professional engineer. The resulting soil shall be compacted to a minimum of 95% maximum dry density.
- Excavations of footings shall be lined temporarily with a 6 mil polyethylene membrane if placement of concrete does not occur within 24 hours of excavation.
- No concrete shall be placed against any subgrade containing water, ice, frost, or loose material.
- Each crawl space pier shall bear in the middle third of its respective footing and each girder shall bearing in the middle third of the piers. Pilasters to be bonded to perimeter foundation wall
- Crawl spaced to be graded level and clear of all debris
- Provide foundation waterproofing and drain with positive slope to outlet as required by site conditions
- Energy efficiency compliance and insulation of the structure to be in accordance with chapter 11 of the 2018 NCRC

CONCRETE:

- Concrete shall have a normal weight aggregate and a minimum compressive strength (f'c) at 28 days of 3000 psi, unless otherwise noted on the plan.
- Concrete shall be proportioned, mixed, and placed in accordance with the latest editions of ACI 318: "Building Code Requirements for Reinforced Concrete" and ACI 301: "Specifications for Structural Concrete for Buildings".
- Air entrained concrete must be used for all structural elements exposed to freeze/thaw cycles and deicing chemicals. Air entrainment amounts (in percent) shall be within -1% to +2% of target values as follows:
 - Footings: 5%
 - Exterior Slabs: 5%
- No admixtures shall be added to any structural concrete without written permission of the SER
- Concrete slabs-on-grade shall be constructed in accordance with ACI 302.1R-96: "Guide for Concrete Slab and Slab Construction".
- The concrete slab-on-grade has been designed using a subgrade modulus of k=250 pci and a design loading of 200 psf. The SER is not responsible for differential settlement, slab cracking or other future defects resulting from unreported conditions not in accordance with the above assumptions.
- Control or saw cut joints shall be spaced in interior slabs-on-grade at a maximum of 15'-0" O.C. and in exterior slabs-on-grade at a maximum of 10'-0" unless otherwise noted.
- Control or saw cut joints shall be produced using conventional process within 4 to 12 hours after the slab has been finished
- Reinforcing steel may not extend through a control joint. Reinforcing steel may extend through a saw cut joint.
- All welded wire fabric (W.W.F.) for concrete slabs-on-grade shall be placed at mid-depth of slab. The W.W.F. shall be securely supported during the concrete pour. Fibermesh may be used in lieu of W.W.F.

CONCRETE REINFORCEMENT:

- Fibrous concrete reinforcement, or fibermesh, specified in concrete slabs-on-grade may be used for control of cracking due to shrinkage and thermal expansion/contraction, lowered water migration, an increase in impact capacity, increased abrasion resistance, and residual strength.
- Fibermesh reinforcing to be 100% virgin polypropylene fibers containing no reprocessed olefin materials and specifically manufactured for use as concrete secondary reinforcement.
- Application of fibermesh per cubic yard of concrete shall equal a minimum of 0.1% by volume (1.5 pounds per cubic yard)
- Fibermesh shall comply with ASTM C1116, any local building code requirements, and shall meet or exceed the current industry standard.
- Steel Reinforcing bars shall be new billet steel conforming to ASTM A615, grade 60.
- Detailing, fabrication, and placement of reinforcing steel shall be in accordance with the latest edition of ACI 315: "Manual of Standard Practice for Detailing Concrete Structures"
- Horizontal footing and wall reinforcement shall be continuous and shall have 90° bends, or corner bars with the same size/spacing as the horizontal reinforcement with a class B tension splice.
- Lap reinforcement as required, a minimum of 40 bar diameters for tension or compression unless otherwise noted. Splices in masonry shall be a minimum of 48 bar diameters.
- Where reinforcing dowels are required, they shall be equivalent in size and spacing to the vertical reinforcement. The dowel shall extend 48 bar diameters vertically and 20 bar diameters into the footing.
- Where reinforcing steel is required vertically, dowels shall be provided unless otherwise noted.

WOOD FRAMING:

- Solid sawn wood framing members shall conform to the specifications listed in the latest edition of the "National Design Specification for Wood Construction" (NDS). Unless otherwise noted, all wood framing members are designed to be Spruce-Pine-Fir (SPF) #2.
- LVL or PSL engineered wood shall have the following minimum design values:
 - E = 1,900,000 psi
 - Fb = 2600 psi
 - Fv = 285 psi
 - Fc = 700 psi
- Wood in contact with concrete, masonry, or earth shall be pressure treated in accordance with AWPA standard C-15. All other moisture exposed wood shall be treated in accordance with AWPA standard C-2
- Nails shall be common wire nails unless otherwise noted.
- Lag screws shall conform to ANSI/ASME standard B18.2.1-1981. Lead holes for lag screws shall be in accordance with NDS specifications.
- All beams shall have full bearing on supporting framing members unless otherwise noted.
- Exterior and load bearing stud walls are to be 2x4 SPF#2 @16" O.C. unless otherwise noted. Studs shall be continuous from the sole plate to the double top plate. Studs shall only be discontinuous at headers for window/door openings. A minimum of one king stud shall be placed at each end of the header. King studs shall be continuous.
- Individual studs forming a column shall be attached with one 10d nail @6" O.C. staggered. The stud column shall be continuous to the foundation or beam. The column shall be fully blocked at all floor levels to ensure proper load transfer.
- Multi-ply beams shall have each ply attached with (3)10d nails @ 24" O.C.
- Fitch beams and four and five ply beams shall be bolted together with (2) rows of 1/2" dia. through bolts staggered @24" O.C. w/ 2" edge distance and (2) bolts located at 6" from each end, unless noted otherwise.

WOOD TRUSSES:

- The wood truss manufacturer/fabricator is responsible for the design of the wood trusses. Submit sealed shop drawings and supporting calculations to the SER for review prior to fabrication. The SER shall have a minimum of five (5) days for review. The review by the SER shall review for overall compliance with the design documents. The SER shall assume no responsibility for the correctness for the structural design for the wood trusses.
- The wood trusses shall be designed for all required loadings as specified in the local building code, the ASCE Standard "Minimum Design Loads for Buildings and Other Structures." (ASCE 7-10), and the loading requirements shown on these specifications. The truss drawings shall be coordinated with all other construction documents and provisions provided for loads shown on these drawings including but not limited to HVAC equipment, piping, and architectural fixtures attached to the trusses.
- The trusses shall be designed, fabricated, and erected in accordance with the latest edition of the "National Design Specification for Wood Construction." (NDS) and "Design Specification for Metal Plate Connected Wood Trusses."
- The truss manufacturer shall provide adequate bracing information in accordance with "Commentary and Recommendations for Handling, Installing, and Bracing Metal Plate Connected Wood Trusses" (HIB-91). This bracing, both temporary and permanent, shall be shown on the shop drawings. Also, the shop drawings shall show the required attachments for the trusses.
- Any chords or truss webs shown on these drawings have been shown as a reference only. The final design of the trusses shall be per the manufacturer.

WOOD STRUCTURAL PANELS:

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

STRUCTURAL FIBERBOARD PANELS:

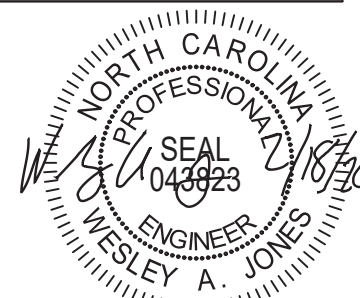
- Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards.
- Fiberboard wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan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

EXTERIOR WOOD FRAMED DECKS:

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

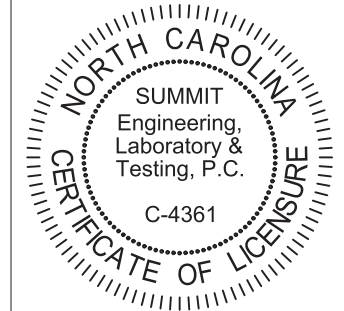
STRUCTURAL STEEL:

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



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

CURRENT DRAWING

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

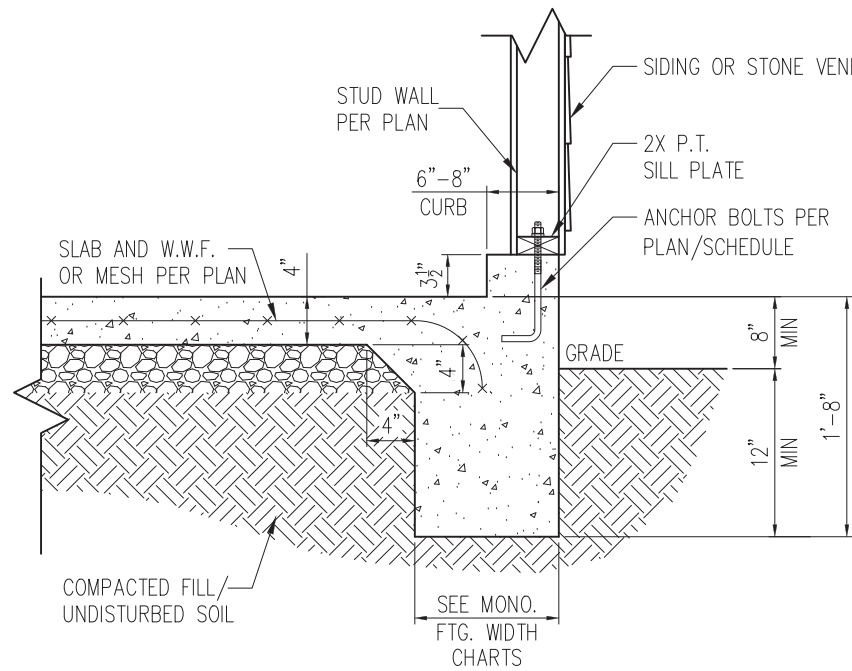
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NO.	DATE	PROJECT #
0	1/7/16	3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

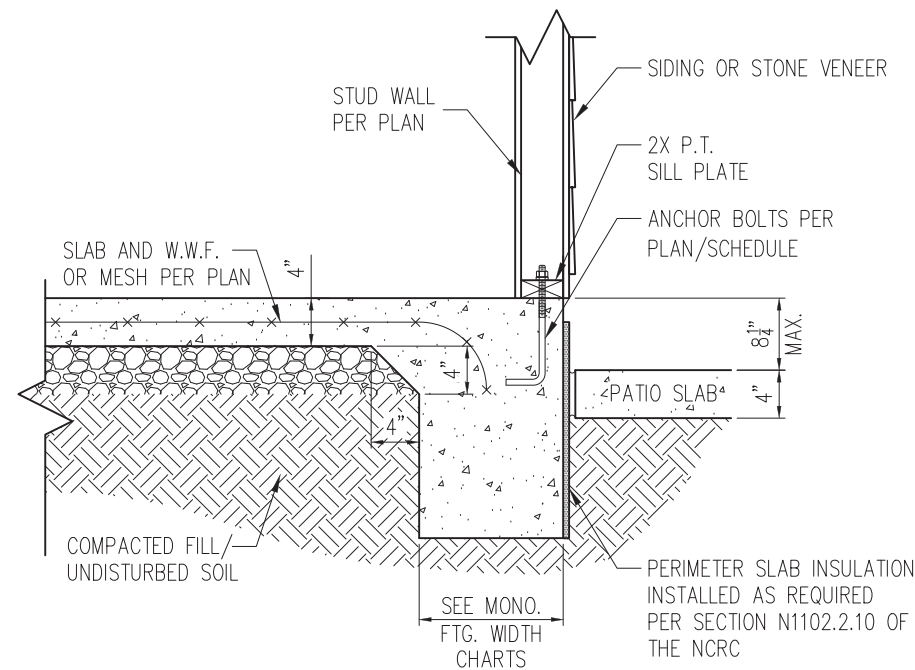
SHEET

CS2



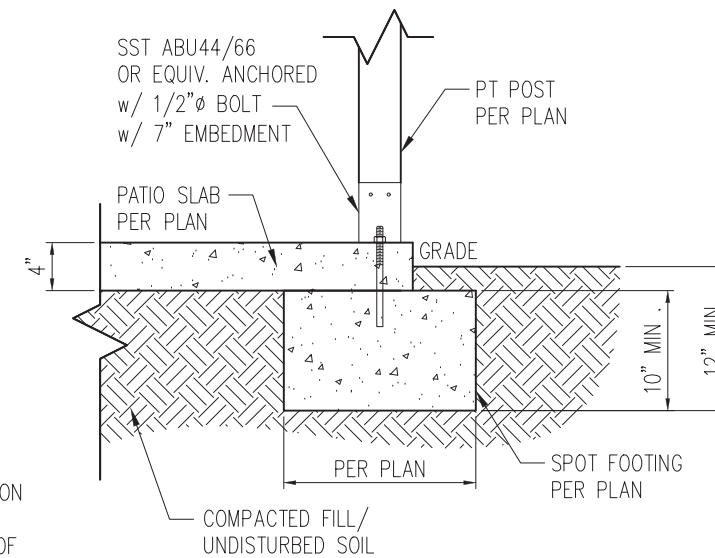
STANDARD - SIDING/STONE

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

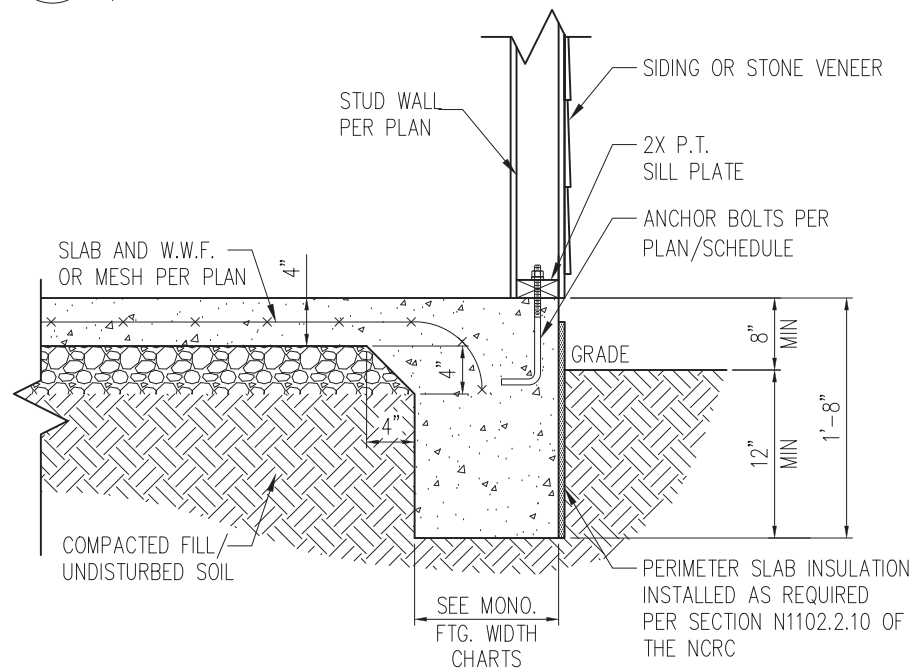


STANDARD - SIDING/STONE

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

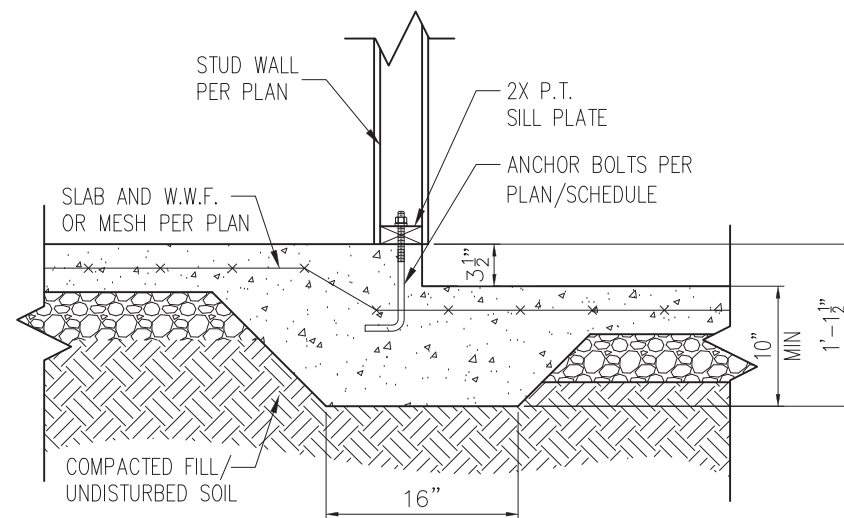


2A COVERED PATIO DETAIL
D1m 3/4" = 1'-0"



STANDARD - SIDING/STONE

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



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

WALL ANCHOR SCHEDULE

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

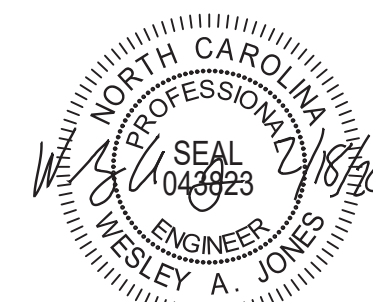
NOTE: INSTALL ALL ANCHORS 12" MAX. FROM ALL BOTTOM PLATE ENDS AND JOINTS.

MONOLITHIC FOOTING WIDTH

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

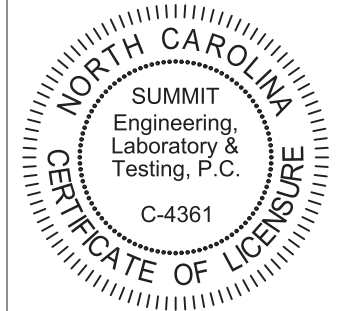
*5" BRICK LEDGE HAS BEEN ADDED TO THE MONOLITHIC FOOTING WIDTH FOR BRICK SUPPORT

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



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PROJECT
Standard Details
Monolithic Slab Details
CLIENT
Smith Douglas Homes
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CURRENT DRAWING
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CHECKED BY: WAJ

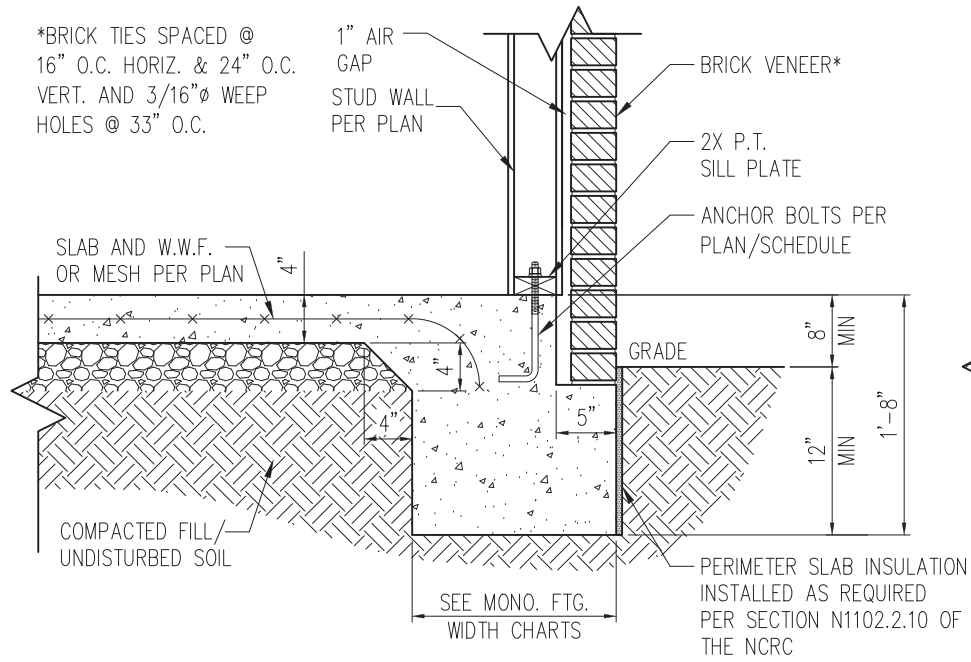
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NO. DATE PROJECT #
0 1/7/16 3832

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SHEET

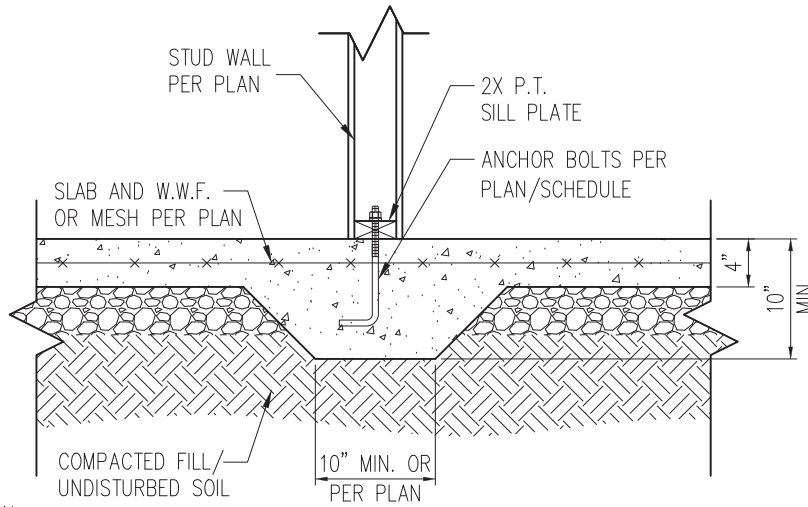
D1m

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



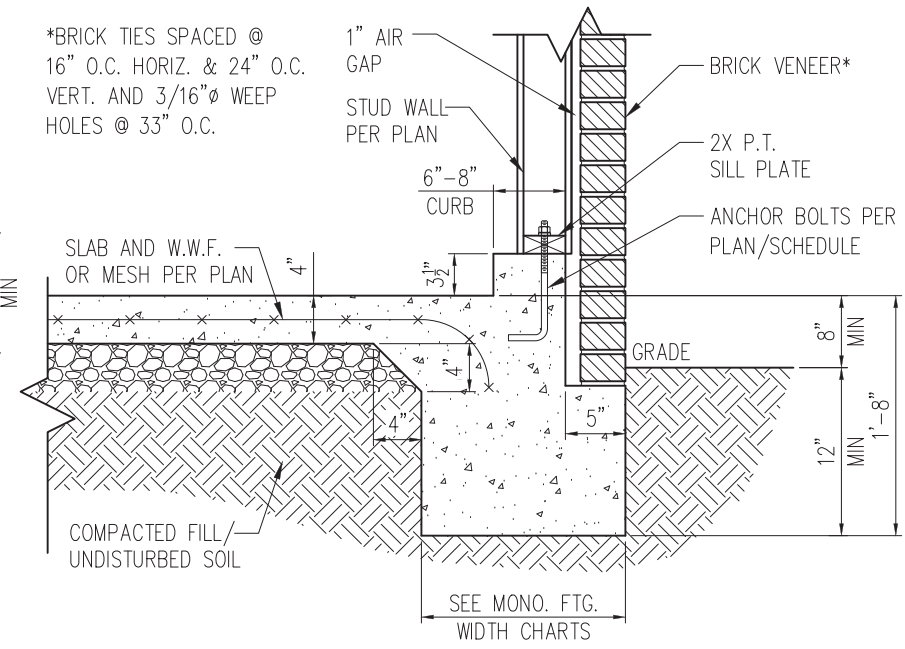
STANDARD - BRICK

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



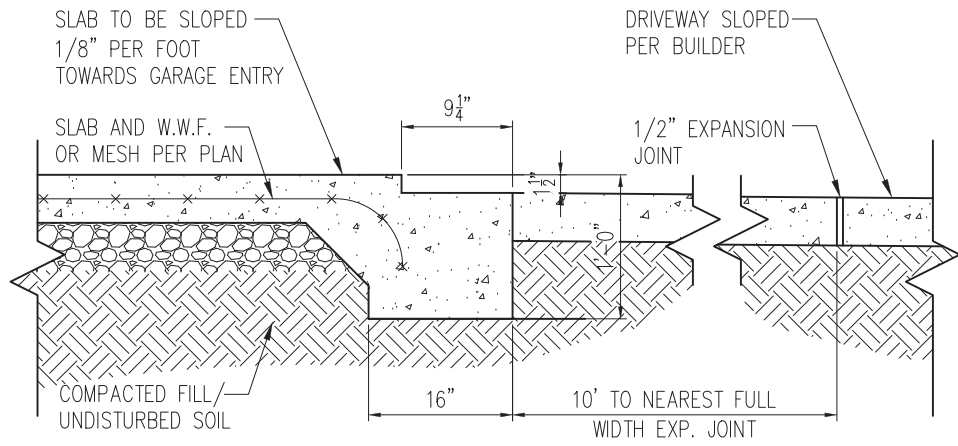
3 TYP. THICKENED SLAB DETAIL
D2m 3/4" = 1'-0"

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

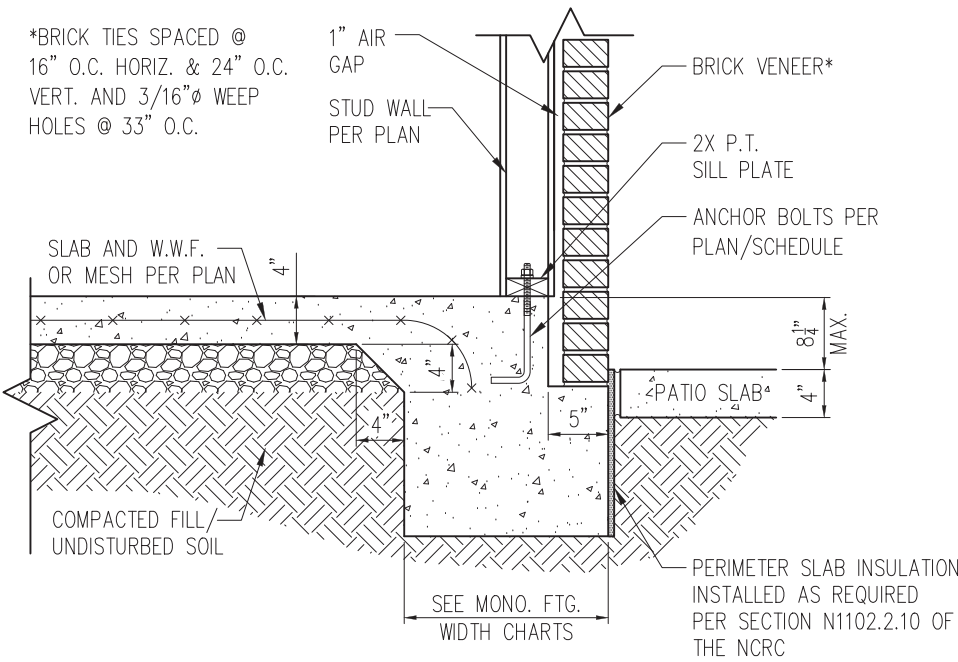


STANDARD - BRICK

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



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



STANDARD - BRICK

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

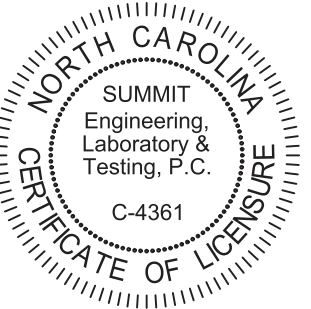
NOTES:

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



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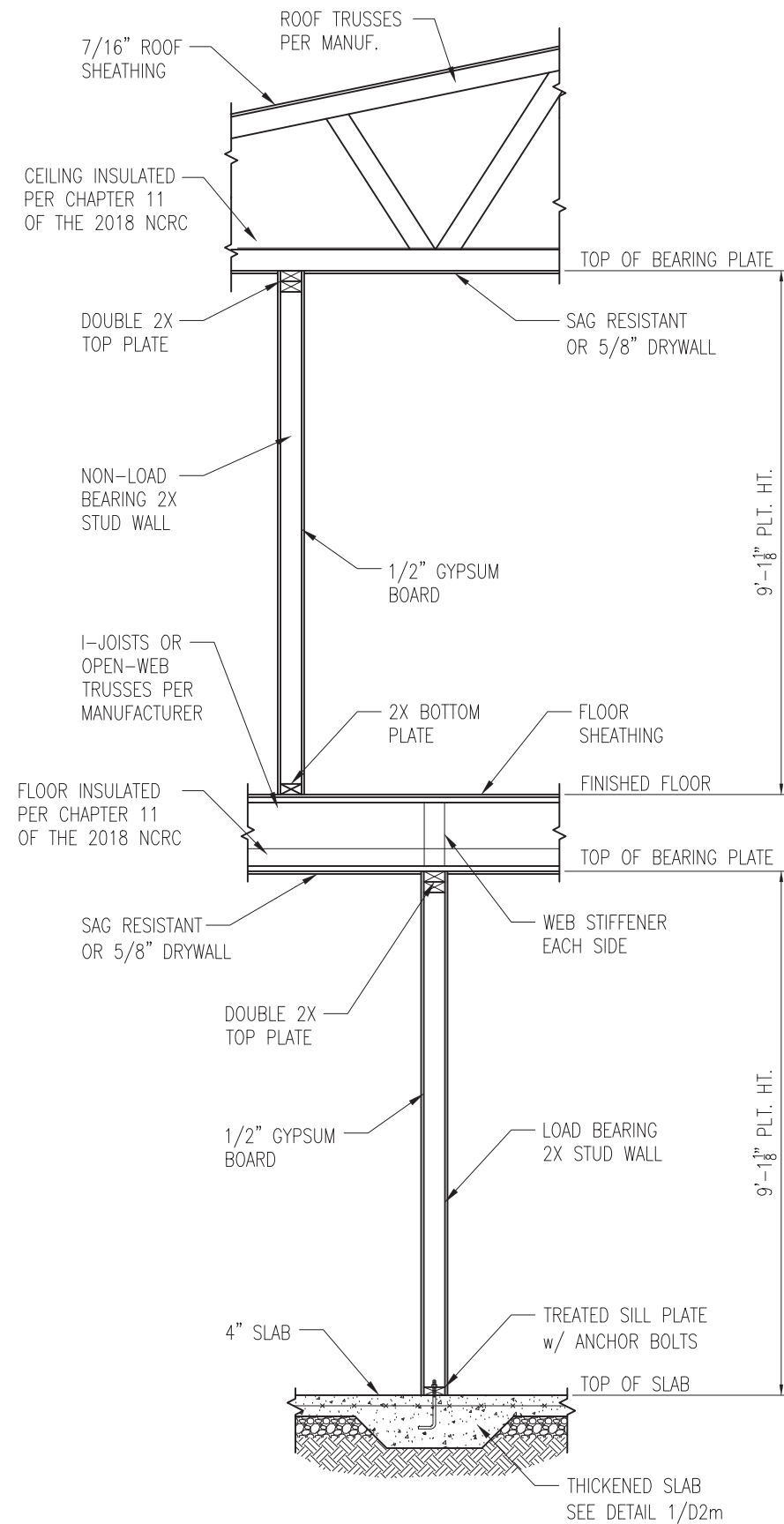
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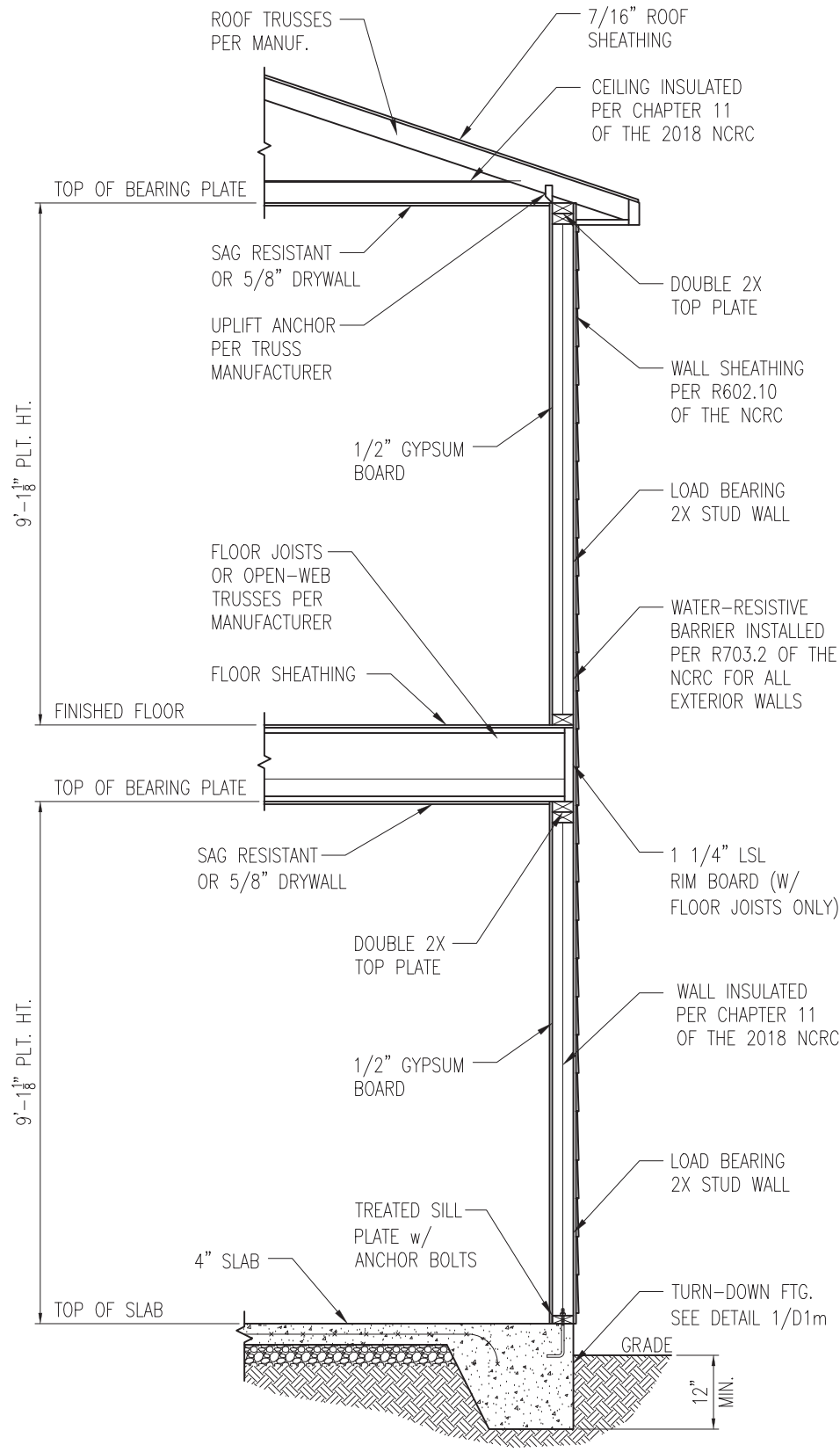
ORIGINAL DRAWING
NO. DATE PROJECT #
0 1/7/16 3832

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SHEET
D2m



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



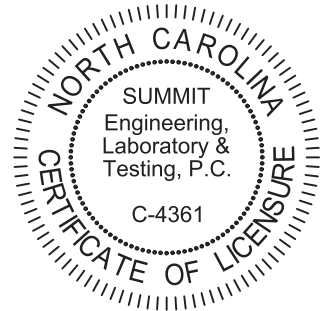
2 TYP. EXTERIOR LOAD BEARING WALL SECTION
 D3m 3/4" = 1'-0"
 -SIMILAR w/ BRICK AND STONE
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.
 -MIN. 3/16"Ø WEEP HOLES @ 33" O.C.

- NOTES:
1. REFER TO GENERAL NOTES & SPECIFICATIONS ON SHEET CS2 FOR ADDITIONAL INFORMATION.
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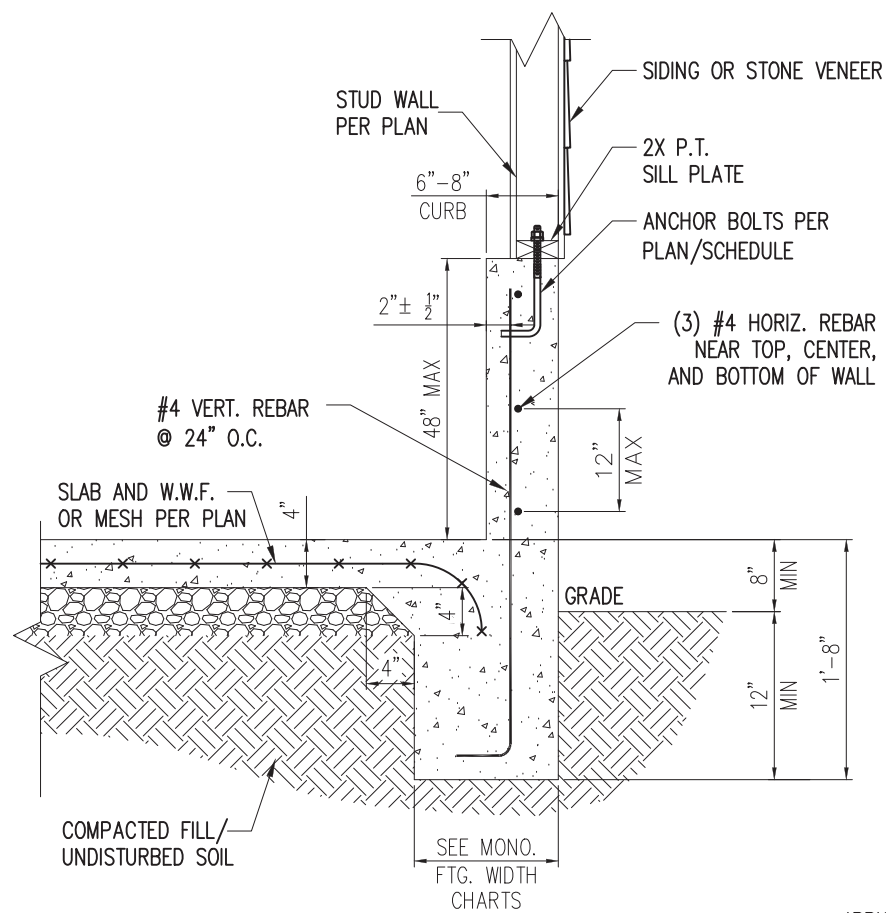
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ORIGINAL DRAWING
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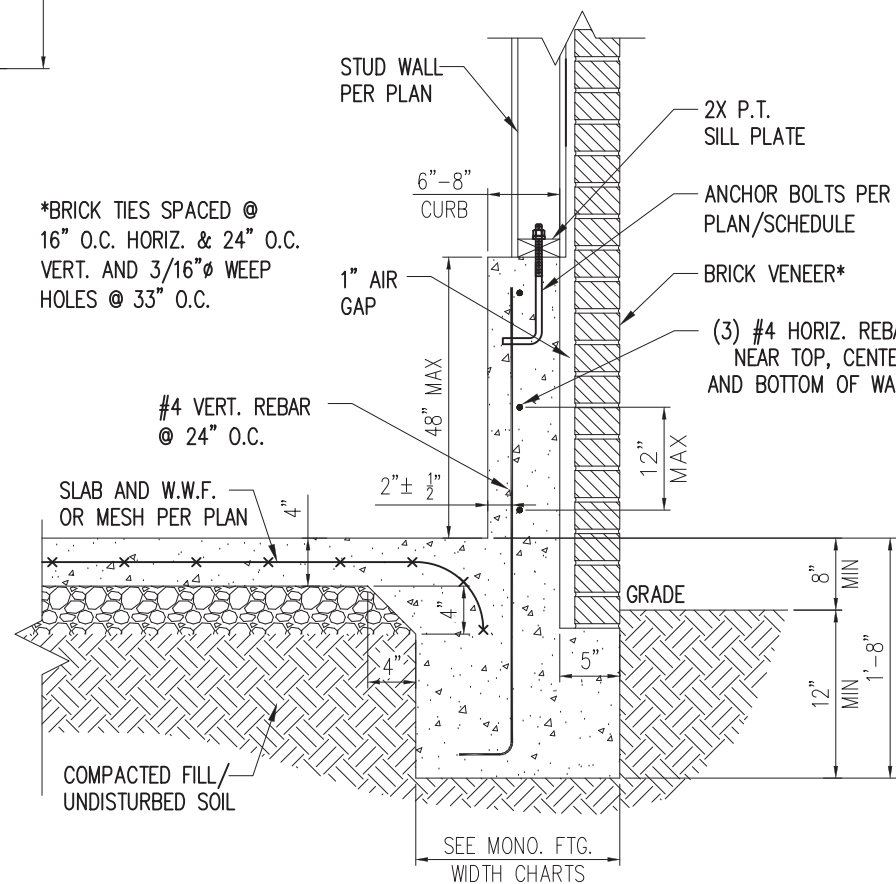
SHEET
D3m



STANDARD - SIDING/STONE

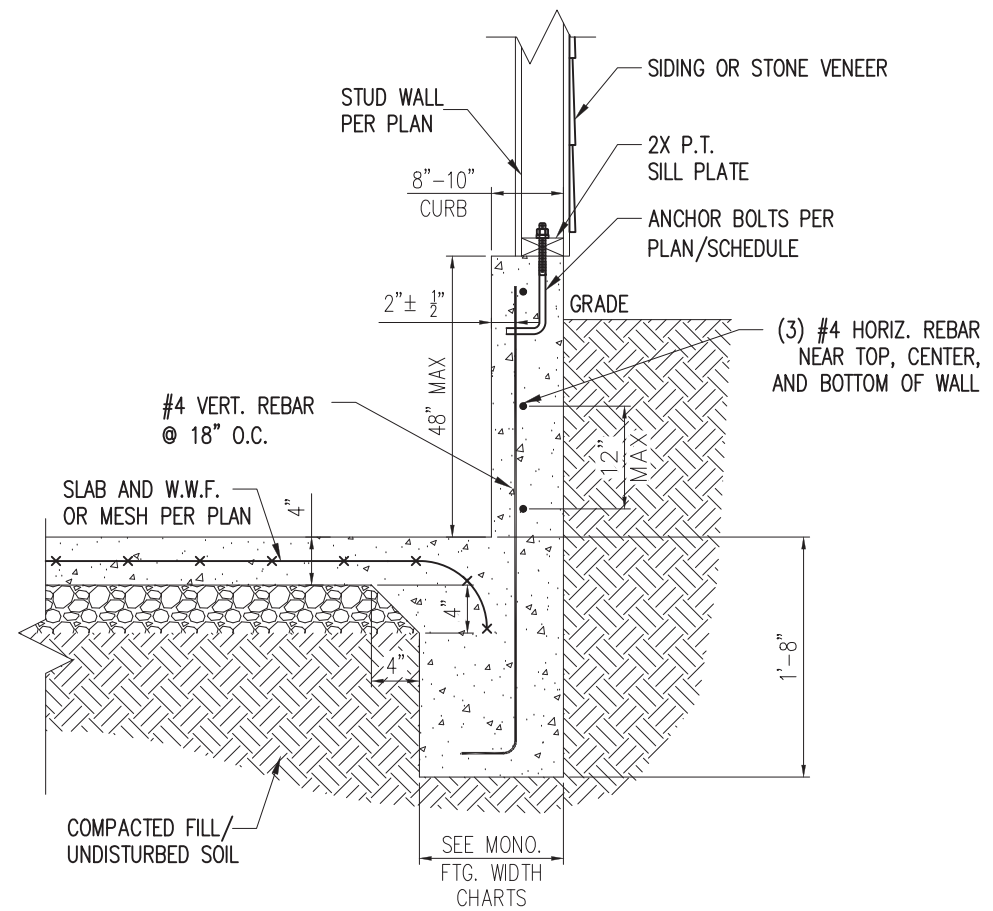
1 EXTENDED GARAGE CURB DETAIL
D4m NTS

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



STANDARD - BRICK

3 EXTENDED GARAGE CURB DETAIL
W/ BRICK VENEER
D4m NTS



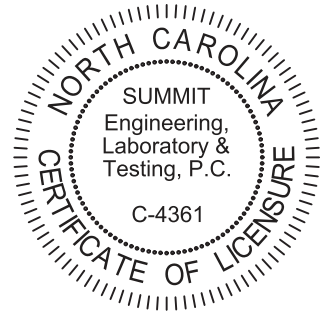
STANDARD - SIDING/STONE

2 EXTENDED GARAGE CURB DETAIL
W/ UNBALANCED FILL
D4m NTS



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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

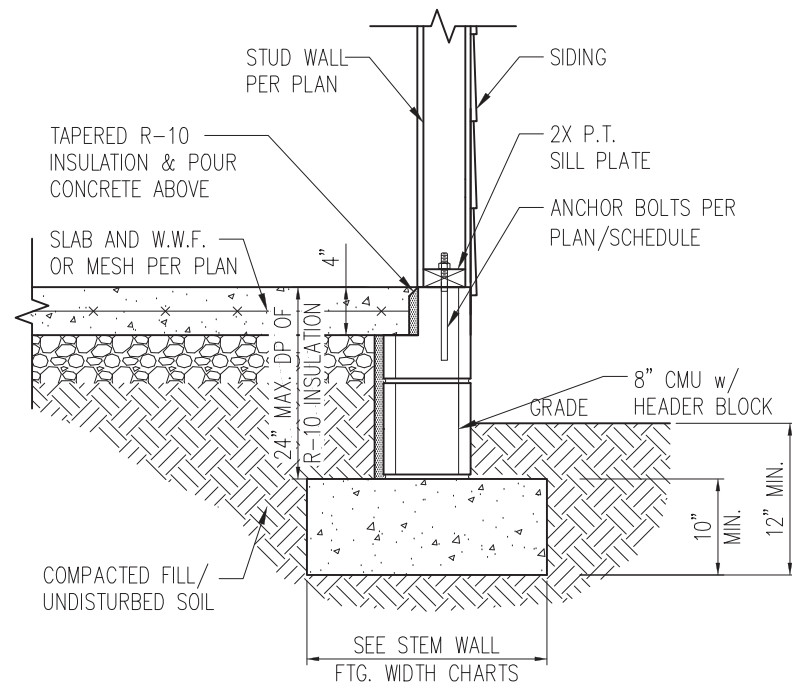
DRAWN BY: LBV
CHECKED BY: WAJ

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

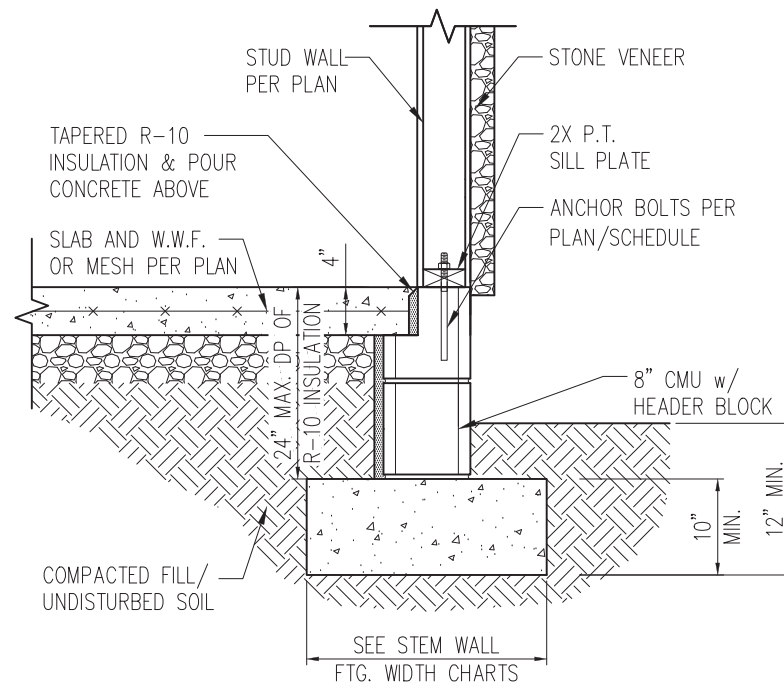
REFER TO COVER SHEET FOR A
COMPLETE LIST OF REVISIONS

SHEET

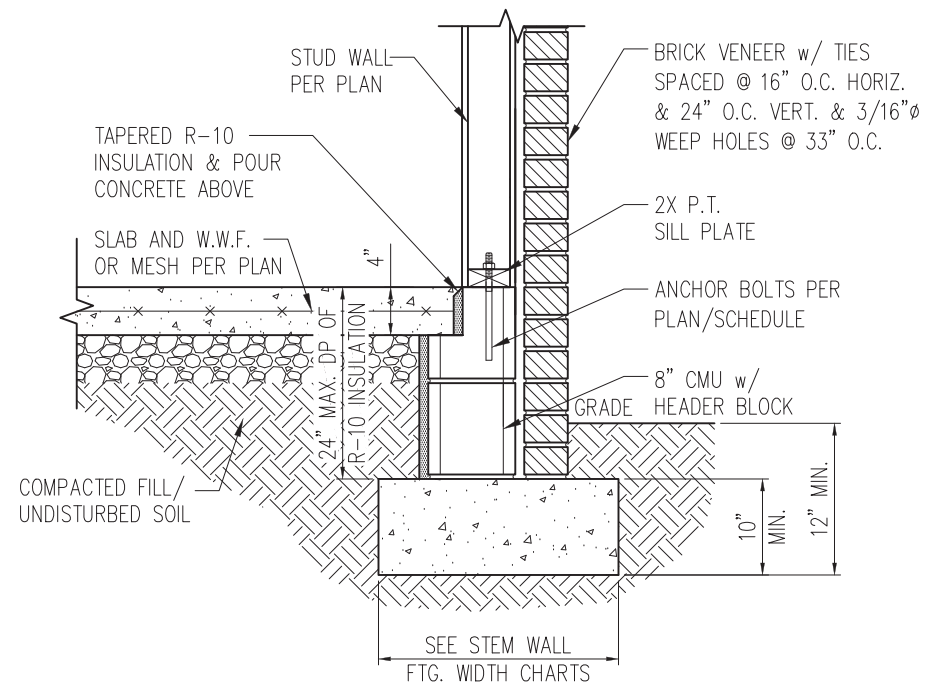
D4m



STANDARD - SIDING

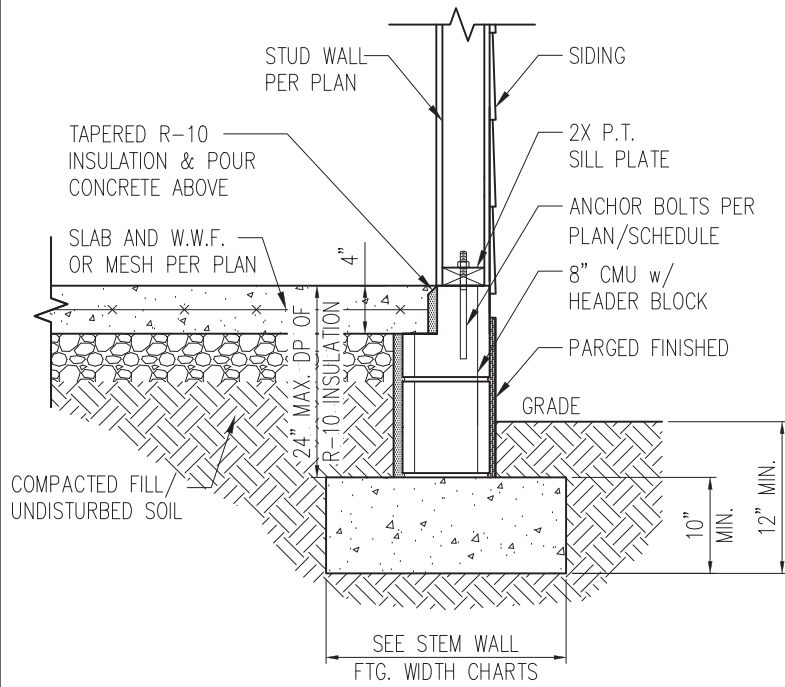


STANDARD - STONE

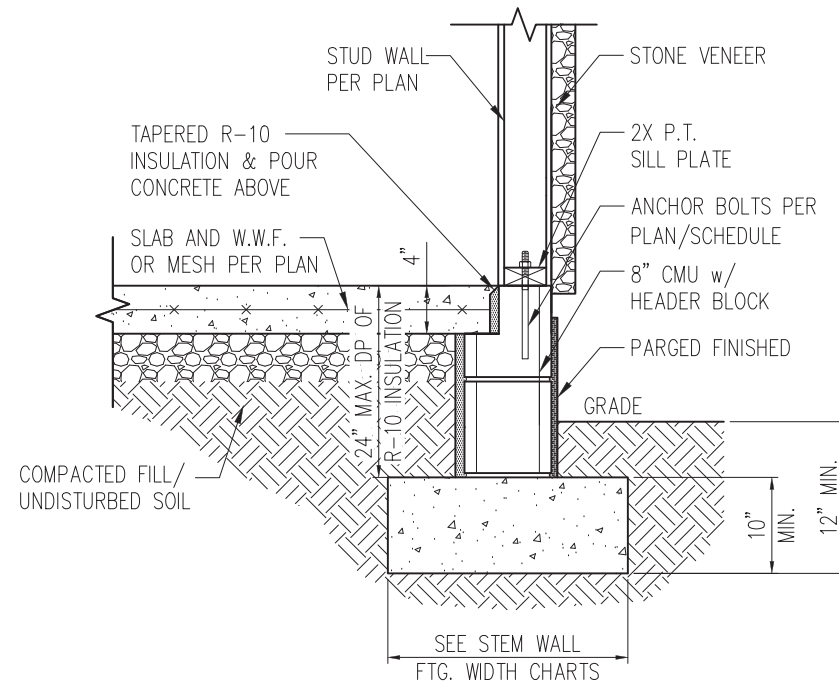


STANDARD - BRICK

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



STANDARD - SIDING



STANDARD - STONE

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

STEM WALL FOOTING WIDTH

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

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

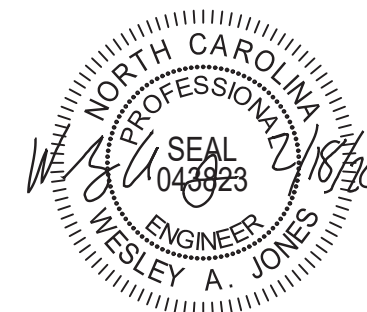
WALL ANCHOR SCHEDULE

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

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

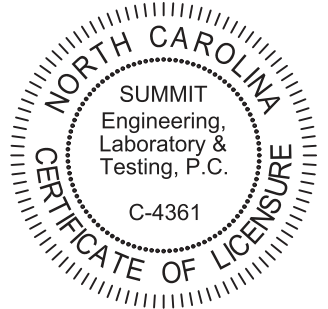
NOTES:

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



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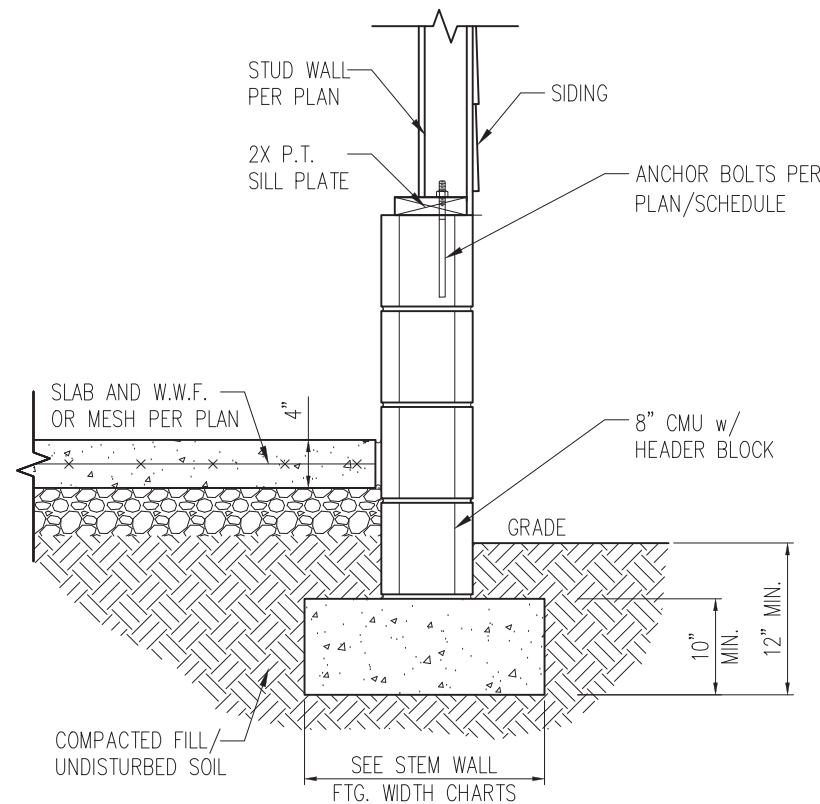
PROJECT
Standard Details
Stemwall Details
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

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DATE: 2/18/20
SCALE: NTS
PROJECT #: 3832
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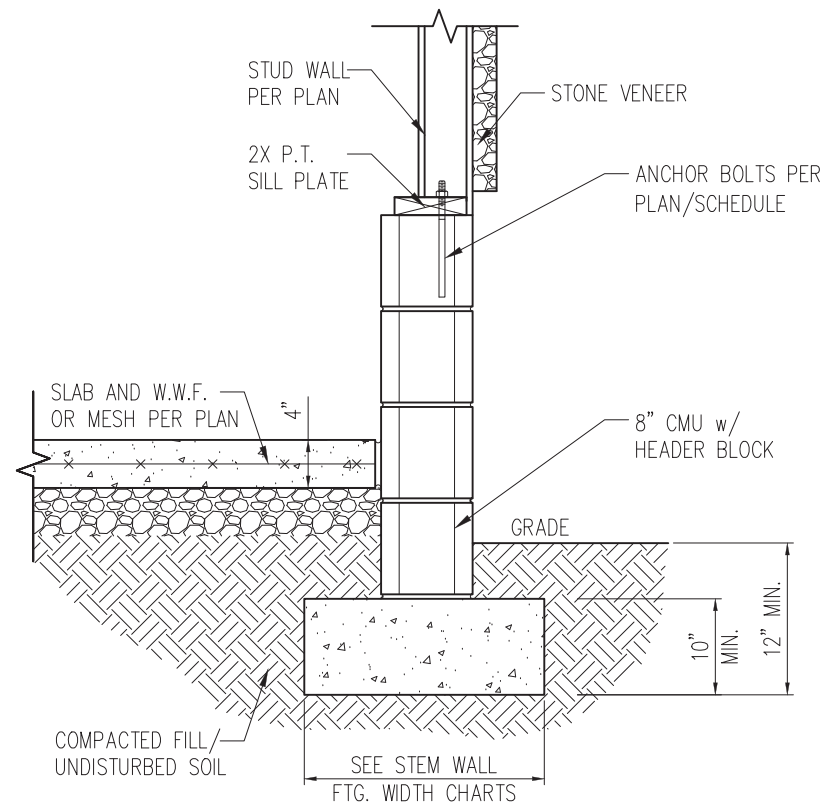
ORIGINAL DRAWING
NO. DATE PROJECT #
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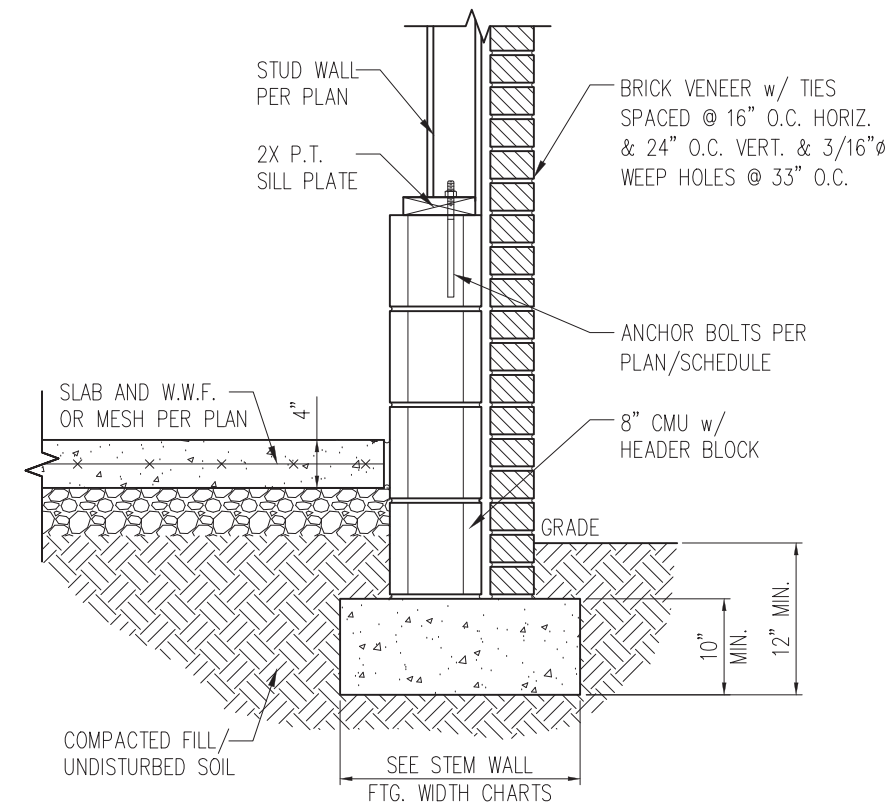
SHEET
D1s



STANDARD – SIDING

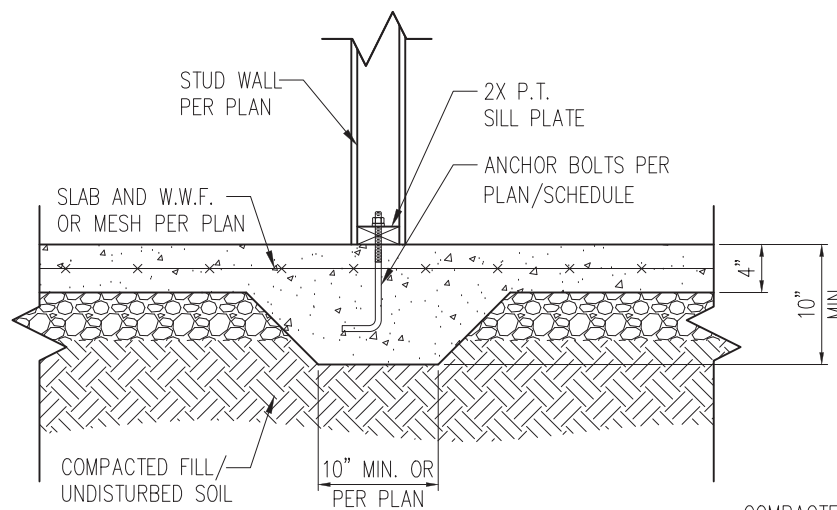


STANDARD – STONE

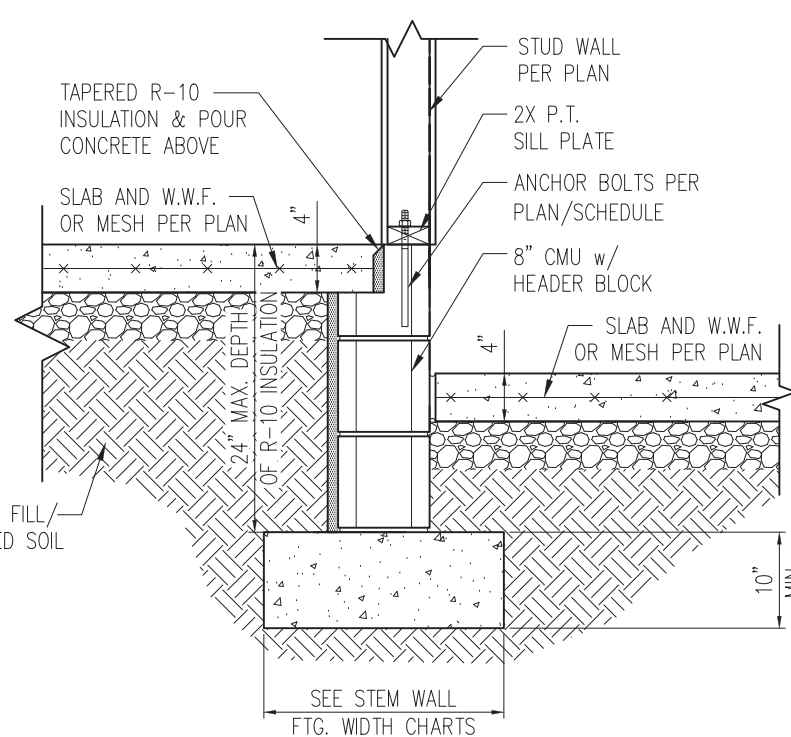


STANDARD – BRICK

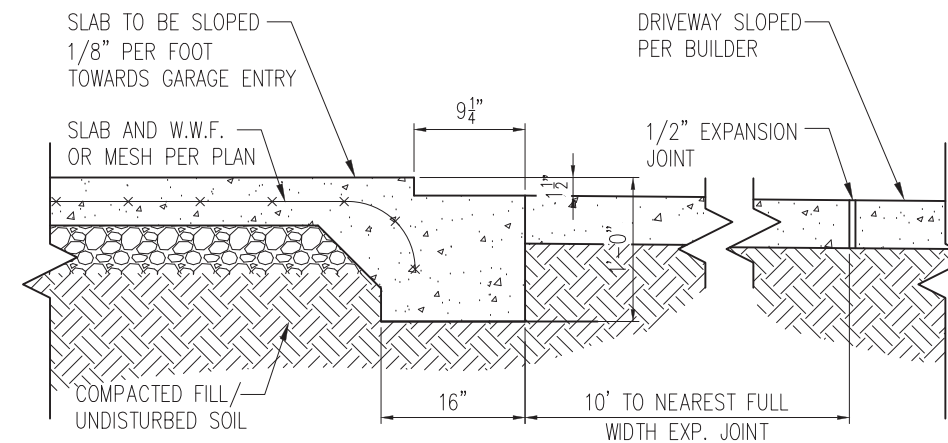
1 TYP. GARAGE CURB DETAIL
D2s 3/4" = 1'-0"



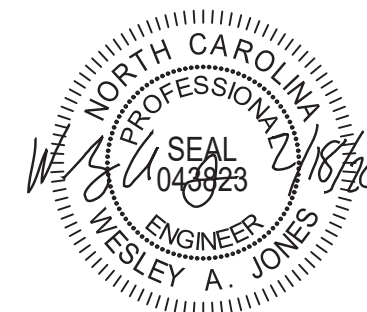
2 TYP. THICKENED SLAB DETAIL
D2s 3/4" = 1'-0"



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

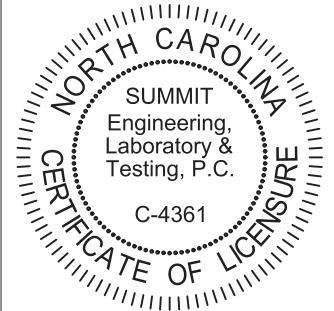


4 SLAB AT GARAGE DOOR
D2s 3/4" = 1'-0"



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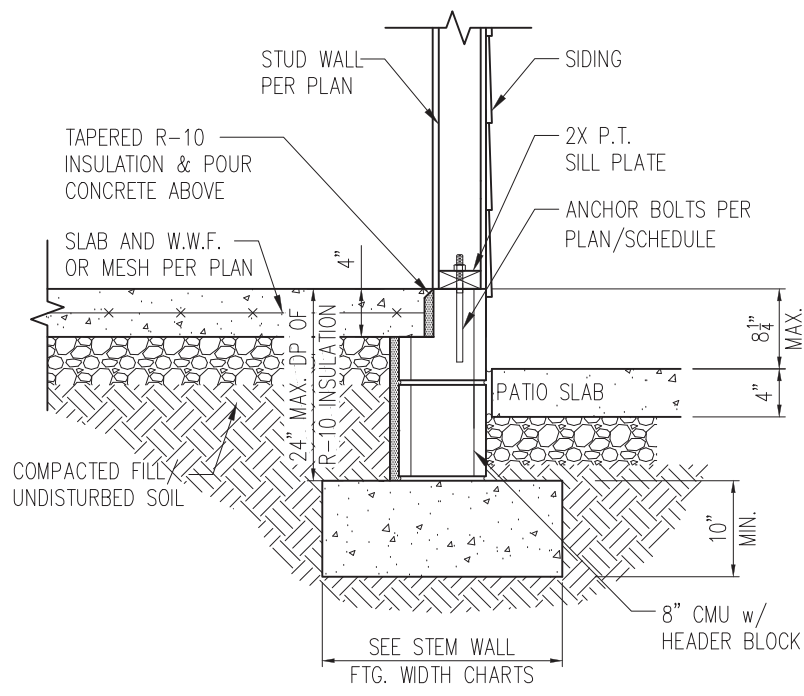
PROJECT
Standard Details
Stemwall Details
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

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

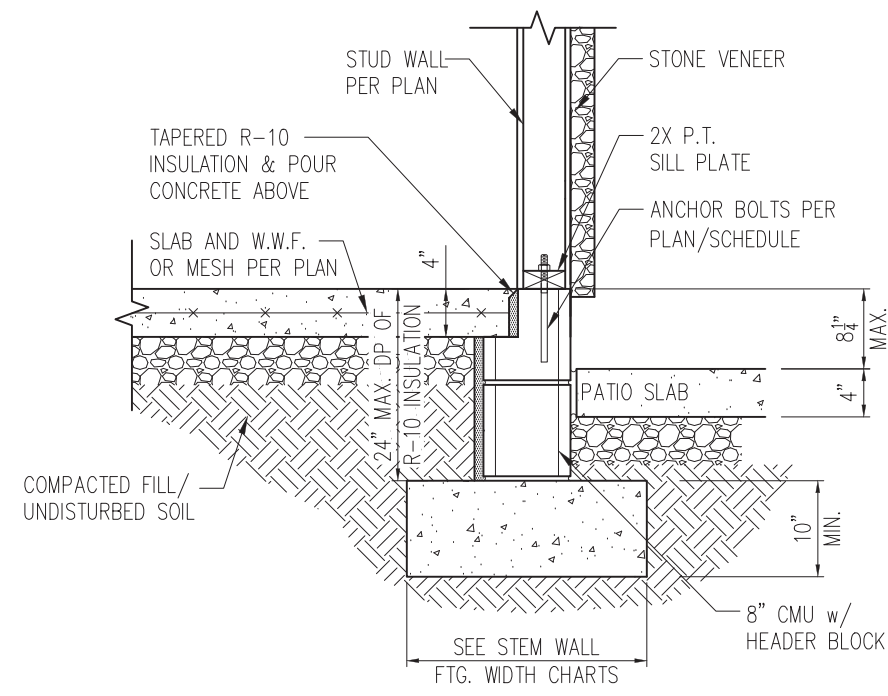
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D2s

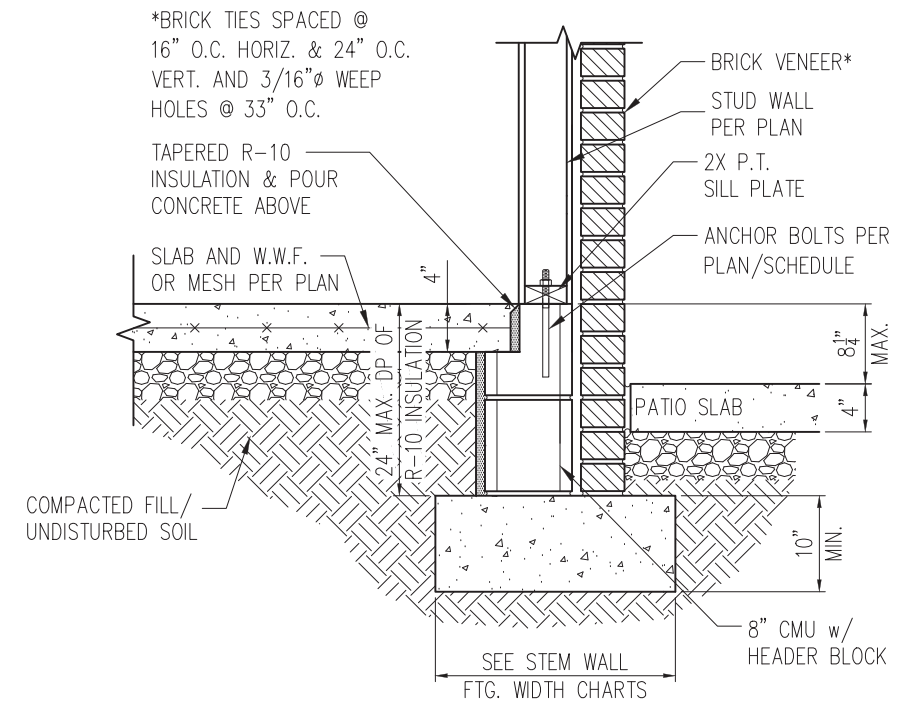
- NOTES:
- REFER TO GENERAL NOTES & SPECIFICATIONS ON SHEET CS2 FOR ADDITIONAL INFORMATION.
 - PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
 - SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.



STANDARD - SIDING

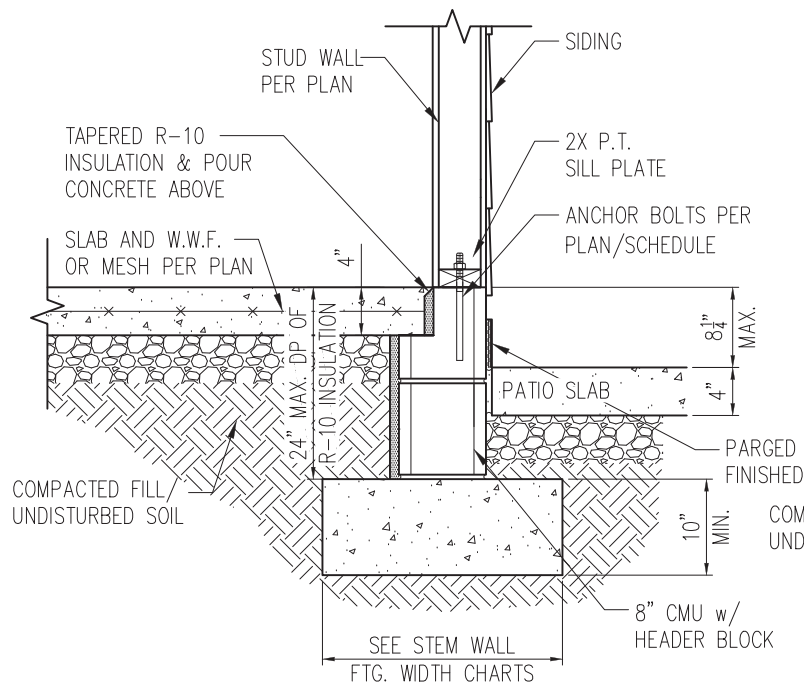


STANDARD - STONE

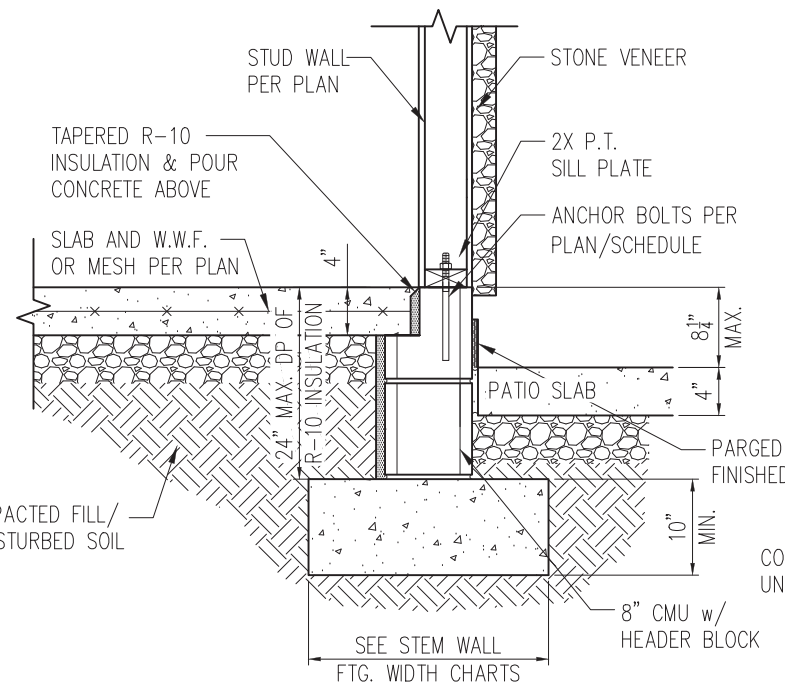


STANDARD - BRICK

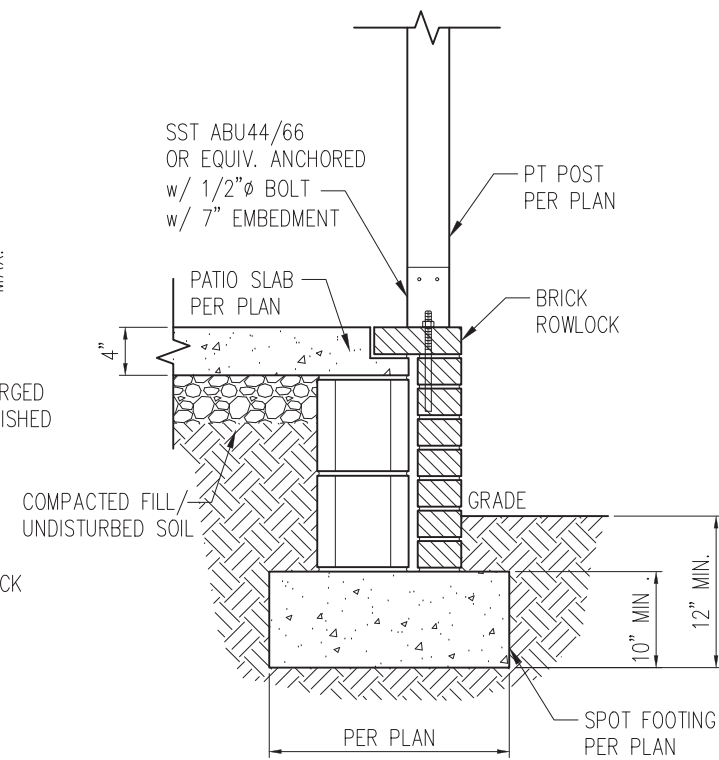
1 PORCH SLAB DETAIL
D3s 3/4" = 1'-0"



STANDARD - SIDING

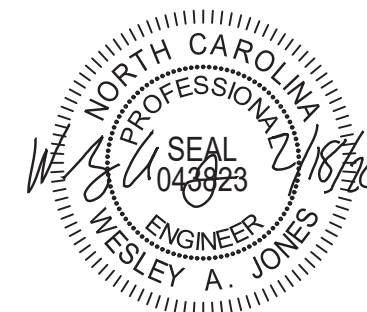


STANDARD - STONE



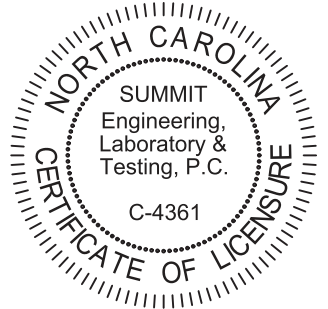
2 COVERED PORCH DETAIL
D3s 3/4" = 1'-0"

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



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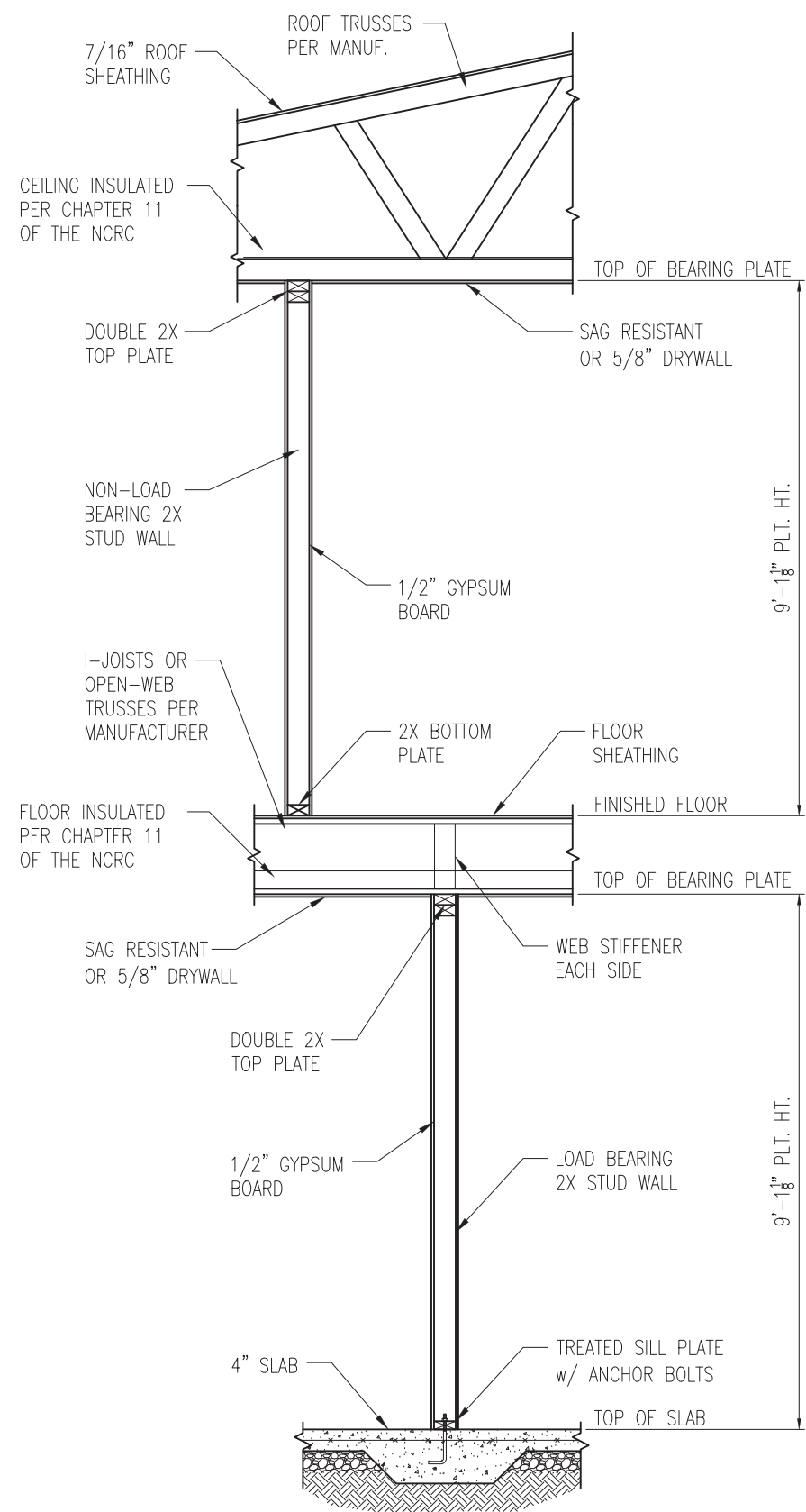
PROJECT
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110 Village Trail, Suite 215
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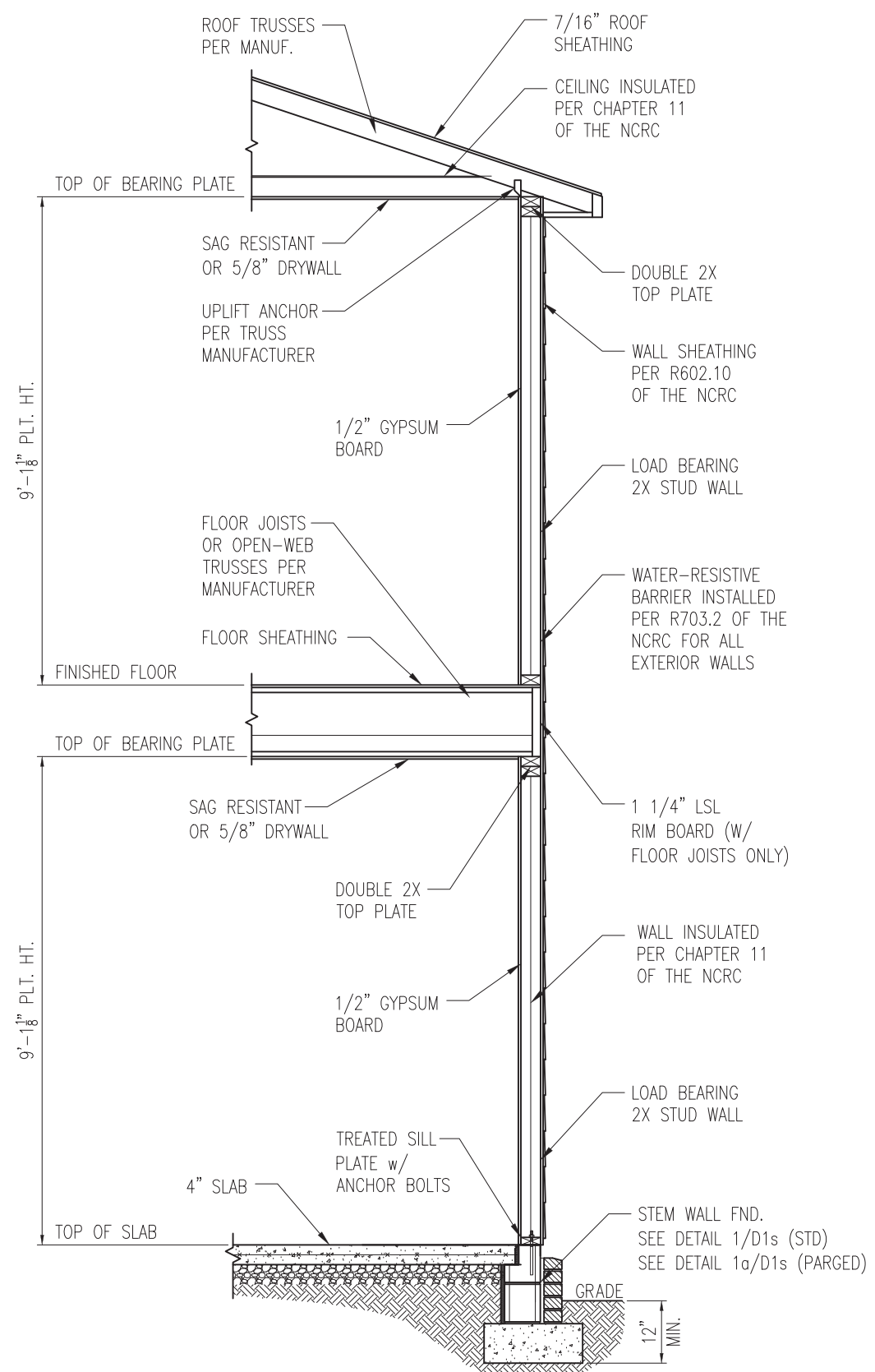
ORIGINAL DRAWING
NO. DATE PROJECT #
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D3s



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



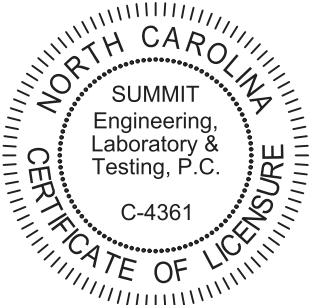
2 TYP. EXTERIOR LOAD BEARING WALL SECTION
 D4s 3/4" = 1'-0"
 -SIMILAR w/ BRICK AND STONE
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.
 -MIN. 3/16" Ø WEEP HOLES @ 33" O.C.

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



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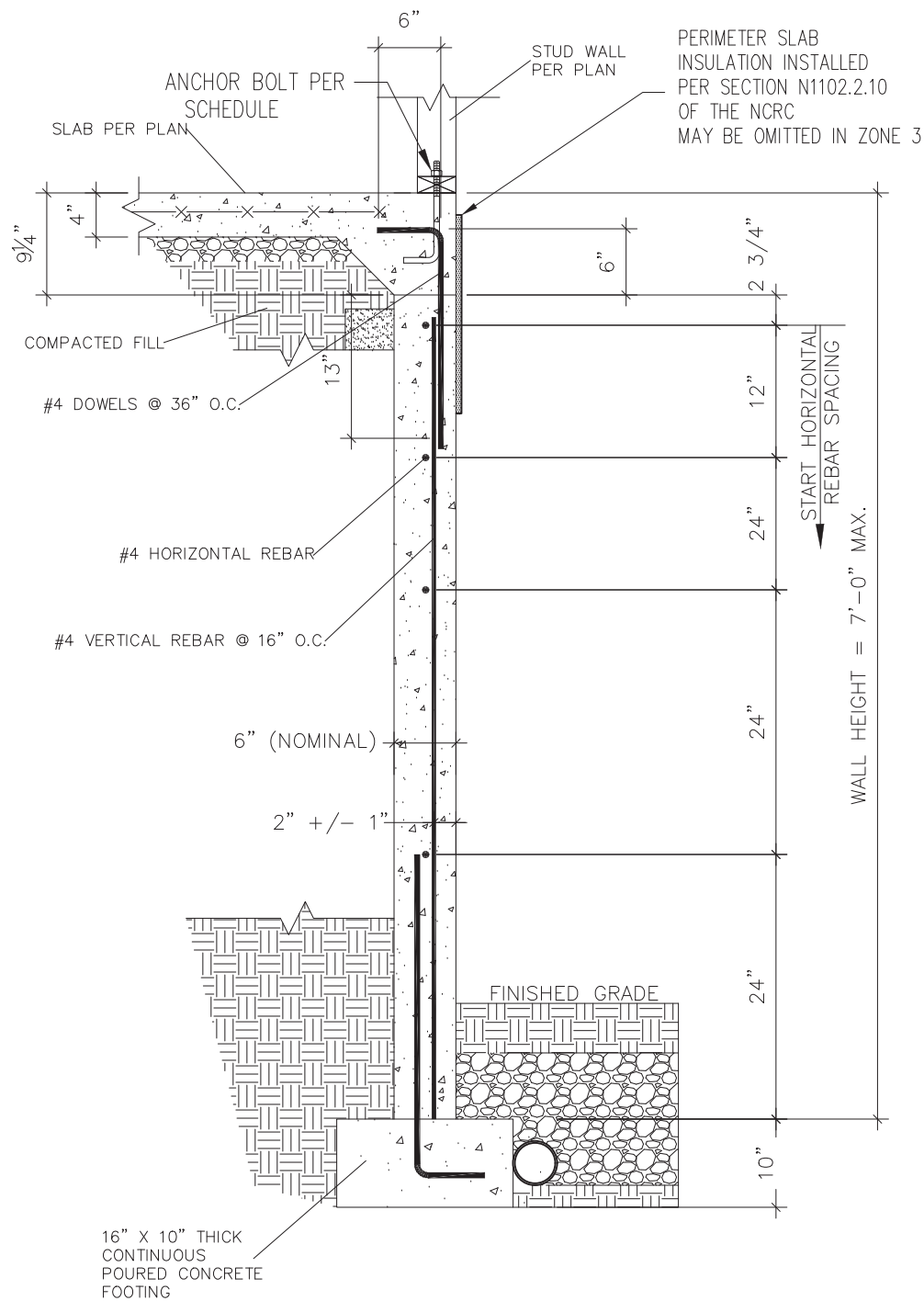
PROJECT
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Smith Douglas Homes
 110 Village Trail, Suite 215
 Woodstock, GA 30188

CURRENT DRAWING
 DATE: 2/18/20
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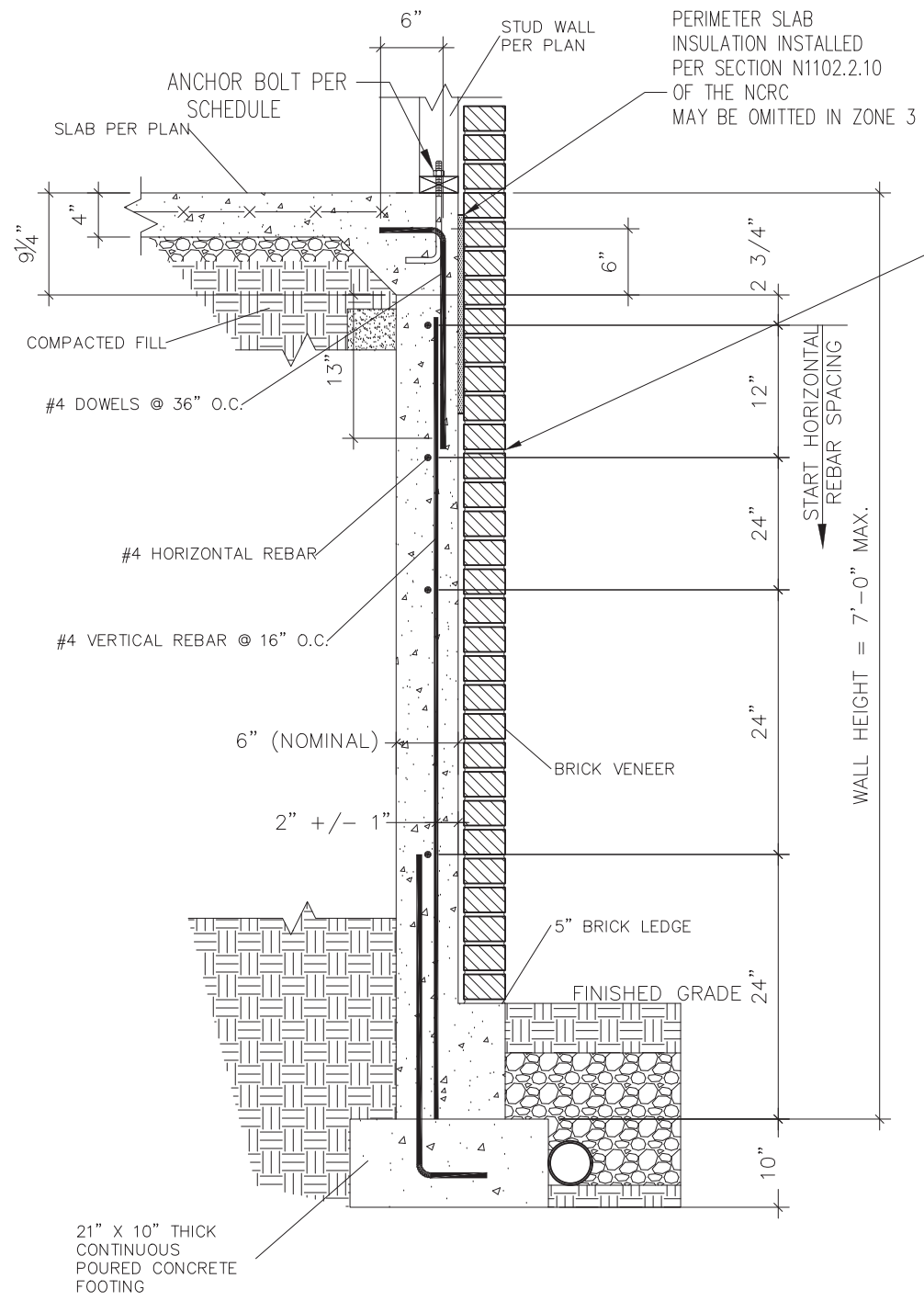
ORIGINAL DRAWING
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REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D4s



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



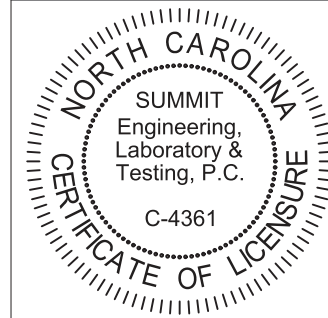
2 SUBWALL FOUNDATION W/ BRICK VENEER
 D5s 3/4" = 1'-0"

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



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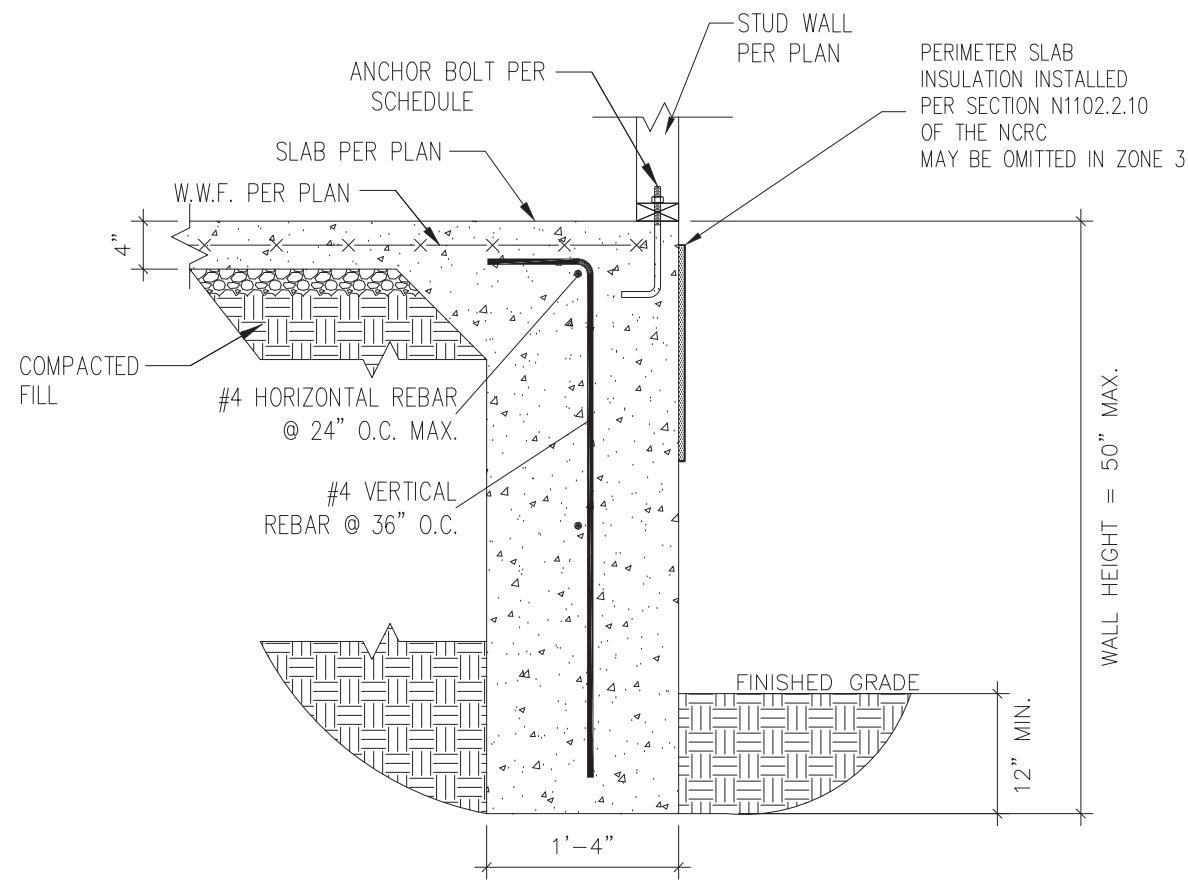
PROJECT
Standard Details
Stemwall Details
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 Smith Douglas Homes
 110 Village Trail, Suite 215
 Woodstock, GA 30188

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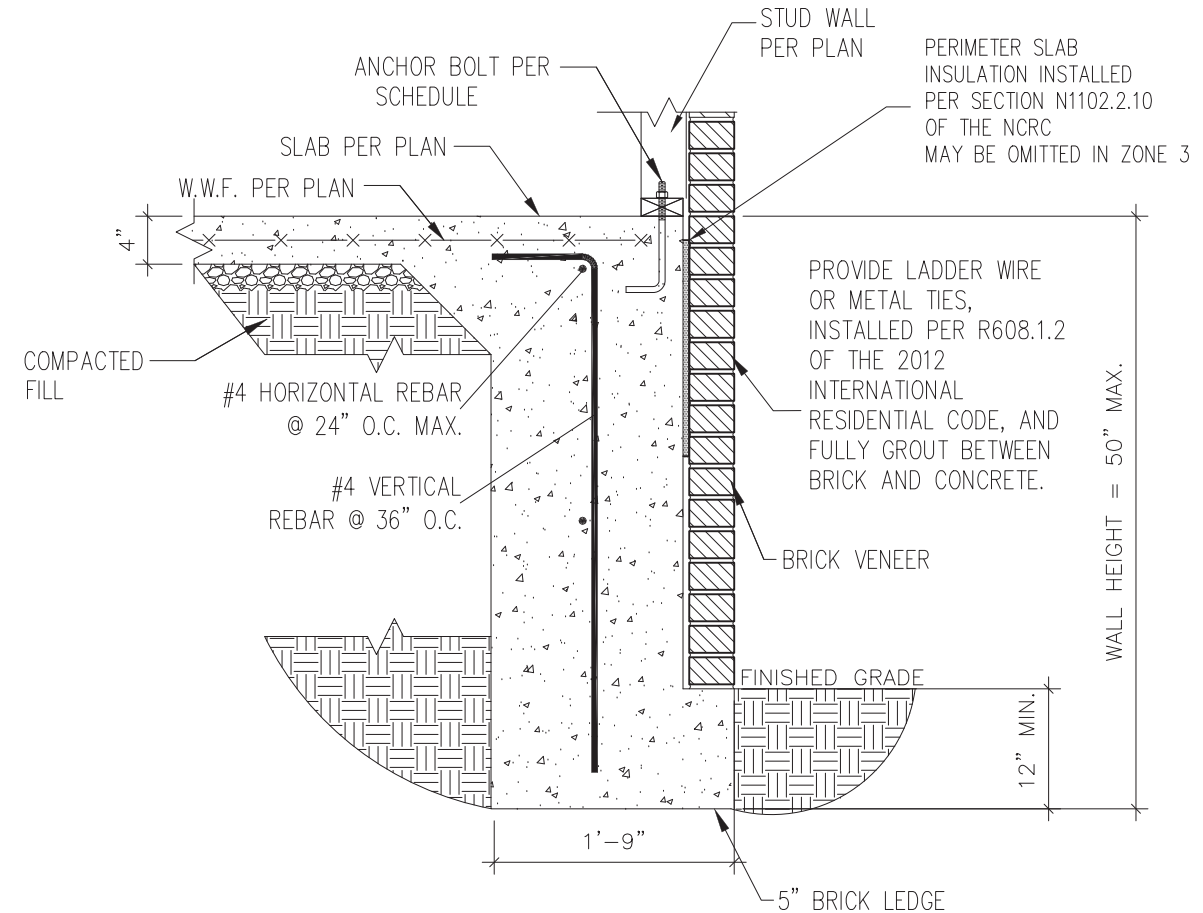
ORIGINAL DRAWING
 NO. DATE PROJECT #
 0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

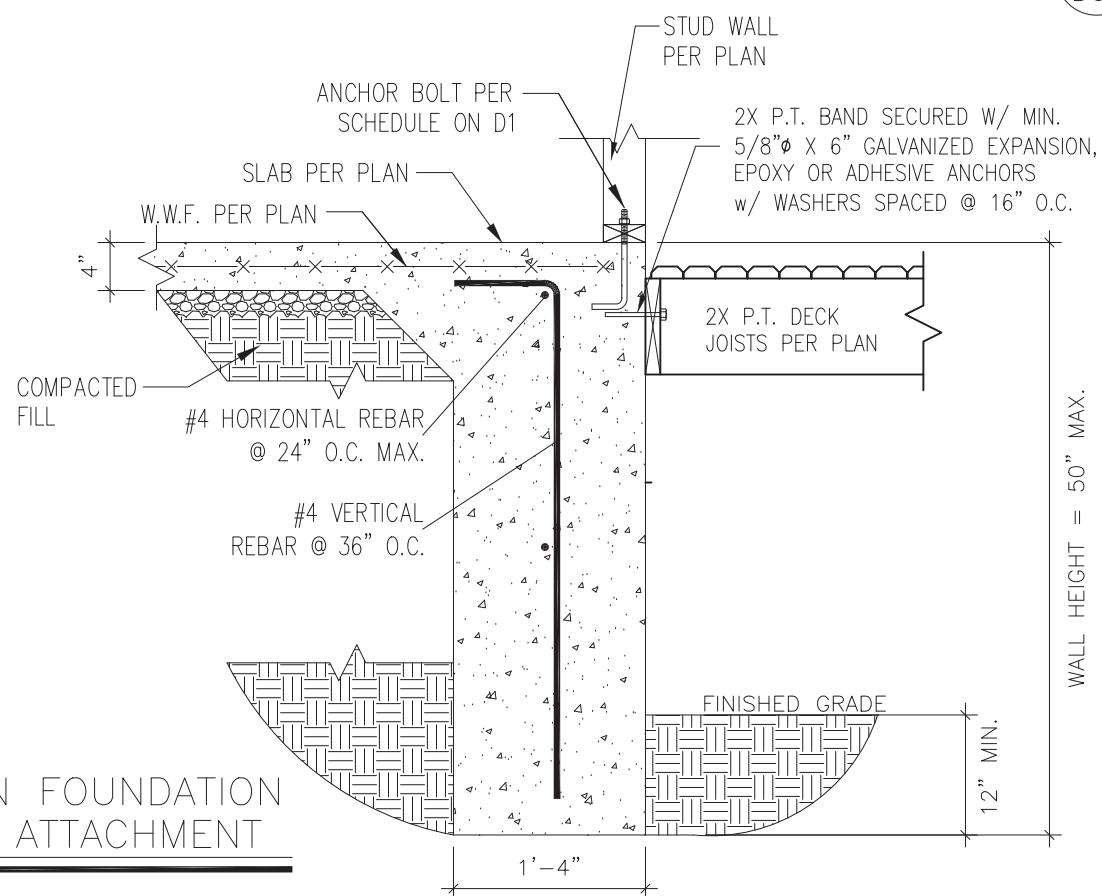
SHEET
D5s



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



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

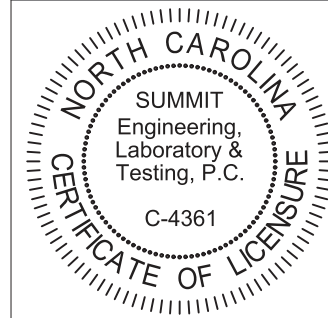


3 TURNDOWN FOUNDATION W/ DECK ATTACHMENT
 D6s 3/4" = 1'-0"



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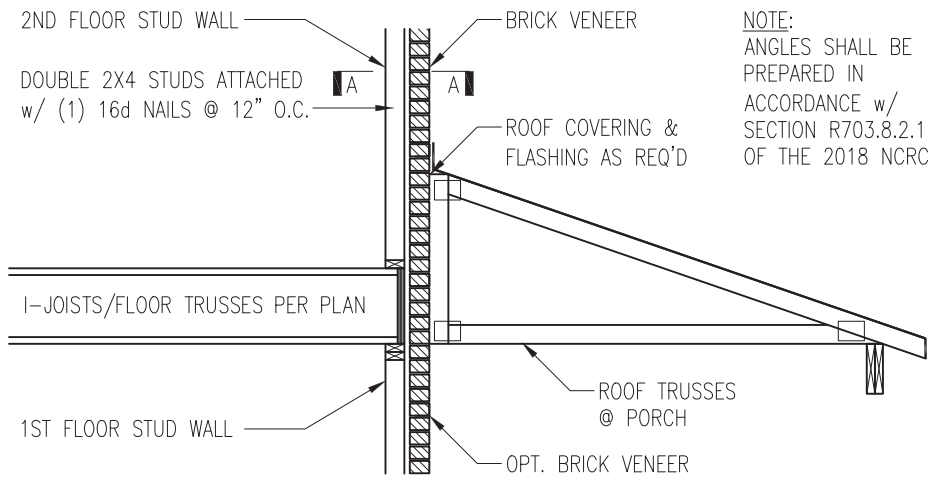
PROJECT
Standard Details
Stemwall Details
 CLIENT
 Smith Douglas Homes
 110 Village Trail, Suite 215
 Woodstock, GA 30188

CURRENT DRAWING
 DATE: 2/18/20
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 PROJECT #: 3832
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 CHECKED BY: WAJ

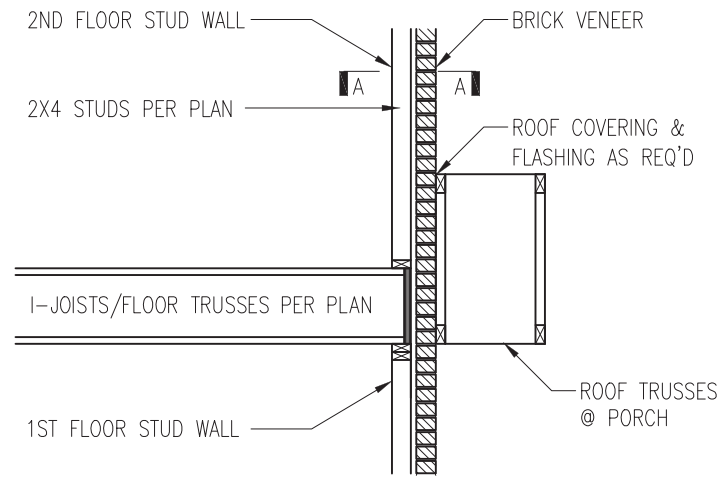
ORIGINAL DRAWING
 NO. DATE PROJECT #
 0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D6s



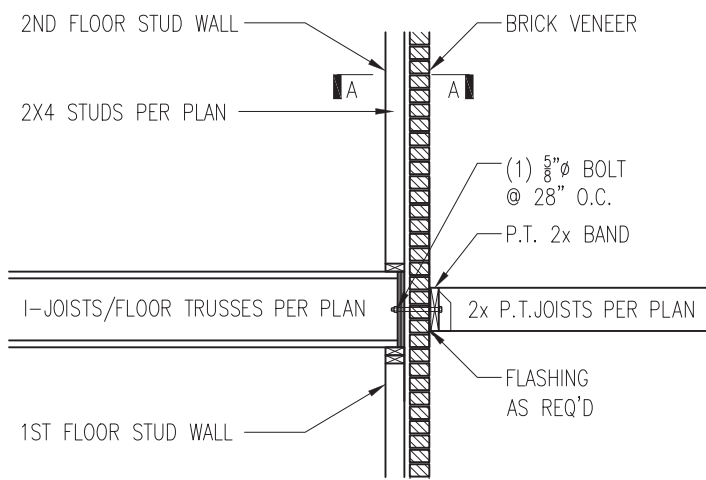
NOTE:
ANGLES SHALL BE PREPARED IN ACCORDANCE w/ SECTION R703.8.2.1 OF THE 2018 NCR



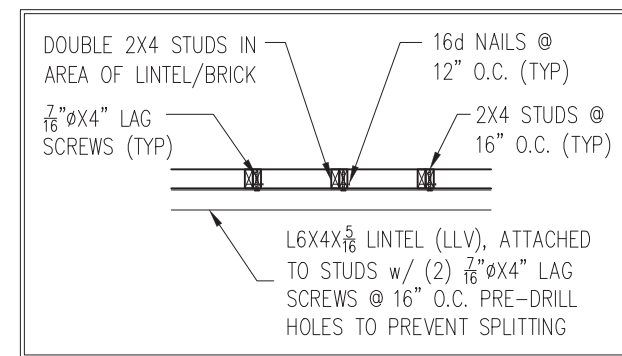
TRUSSES PERPENDICULAR TO STUD WALL

TRUSSES PARALLEL TO STUD WALL w/ CONTINUOUS BRICK VENEER

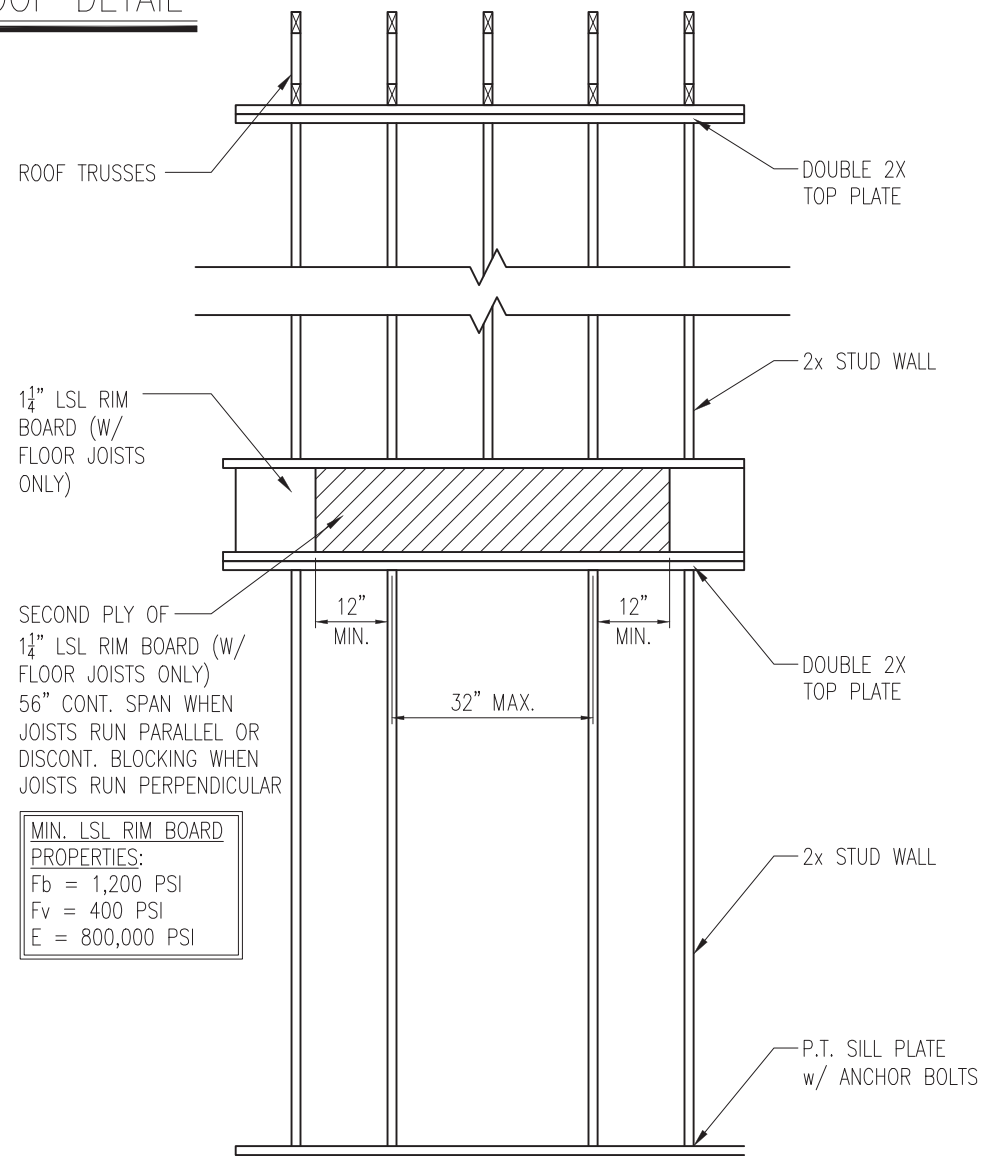
1 BRICK SUPPORT ABOVE STORAGE/PORCH ROOF DETAIL
D5f NTS



3 BALCONY JOIST ATTACHMENT
D5f NTS



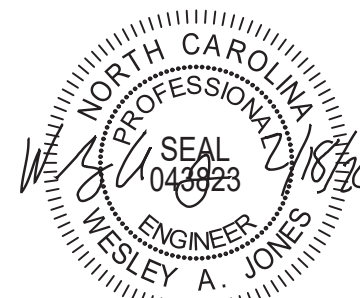
SECTION A-A
NTS



SECOND PLY OF 1 1/4\"/>

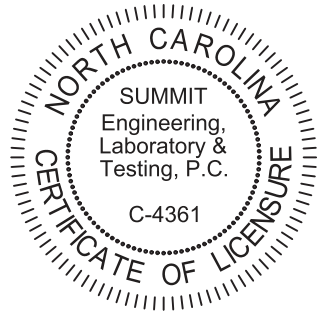
MIN. LSL RIM BOARD
PROPERTIES:
Fb = 1,200 PSI
Fv = 400 PSI
E = 800,000 PSI

4 TYP. RANGE VENT FRAMING
D5f VENTED TO EXTERIOR WALL



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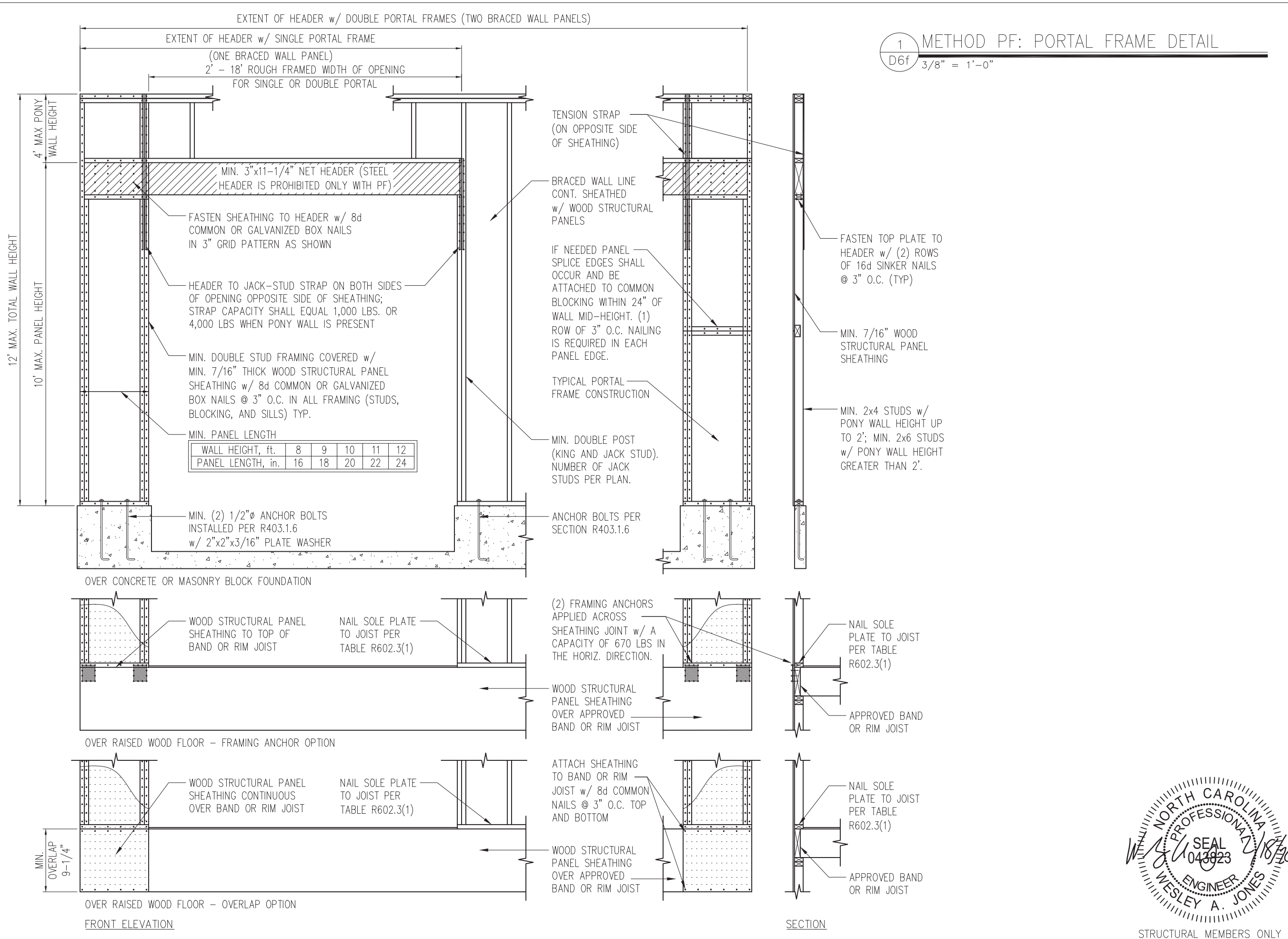
PROJECT
Standard Details
Framing Details
CLIENT
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CURRENT DRAWING
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PROJECT #: 3832
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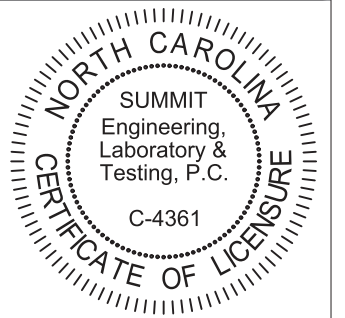
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NO. DATE PROJECT #
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SHEET
D5f



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PROJECT
Standard Details
Framing Details - Bracing

CLIENT
Smith Douglas Homes
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Woodstock, GA 30188

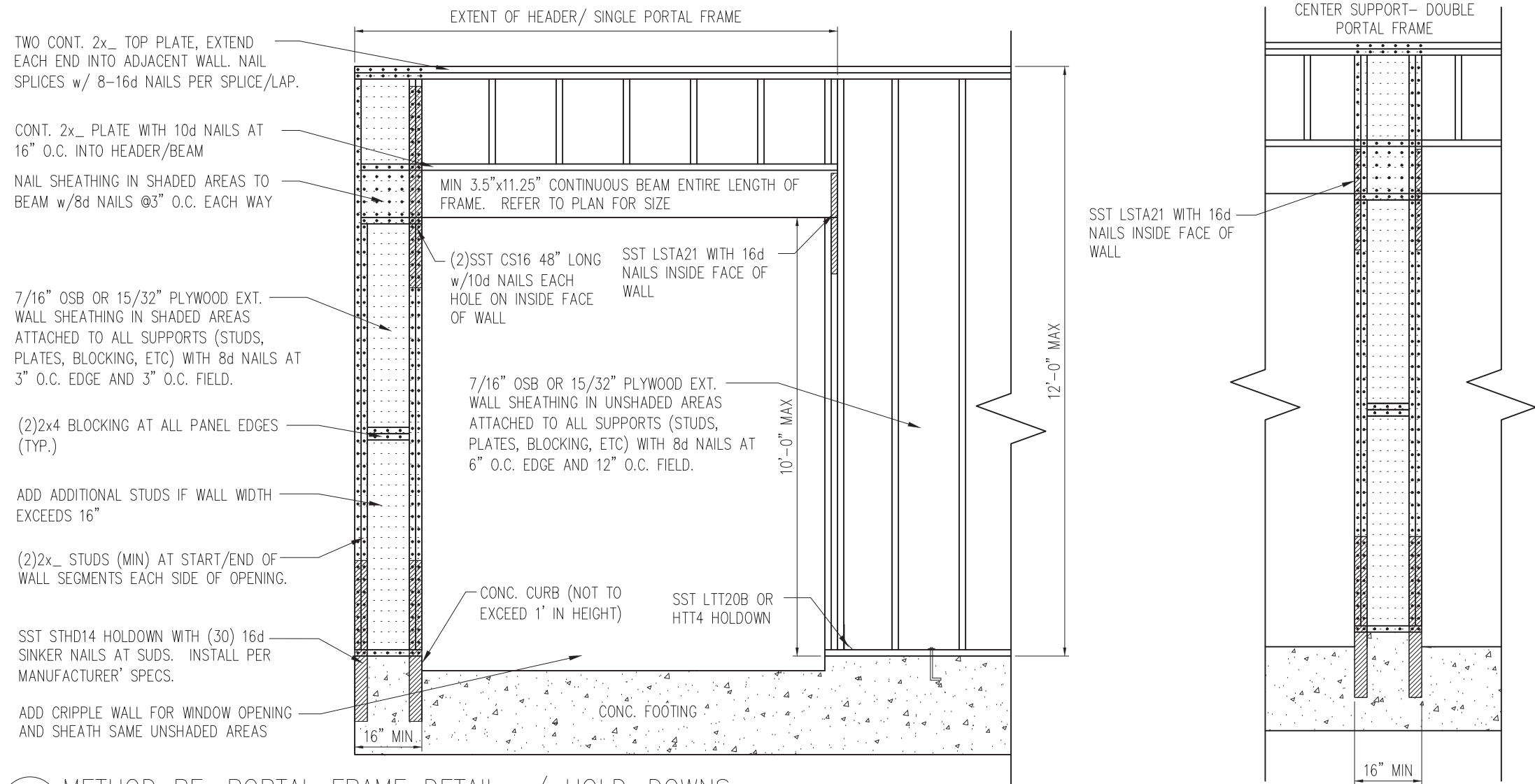
CURRENT DRAWING
DATE: 2/18/20
SCALE: NTS
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ORIGINAL DRAWING
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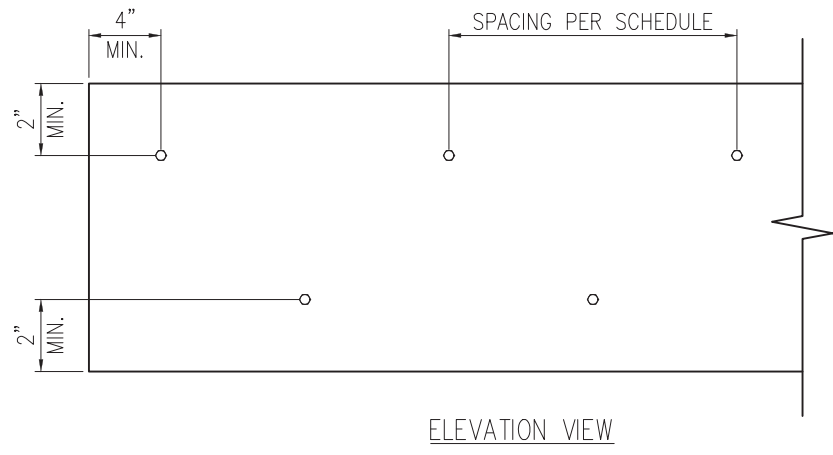
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS



SHEET
D6f
STRUCTURAL MEMBERS ONLY



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



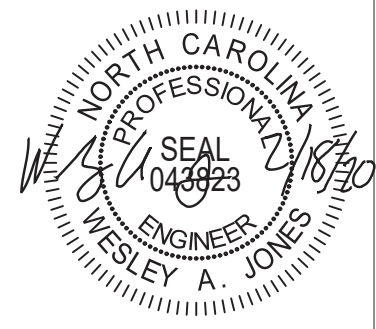
2 MULTI-PLY BEAM CONNECTION DETAIL
 D7f N.T.S

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.		-

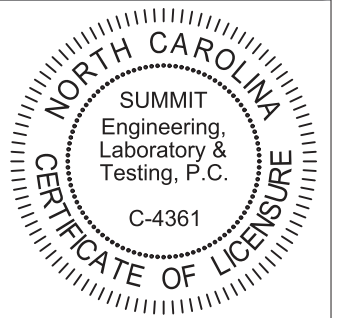
NOTES:

- 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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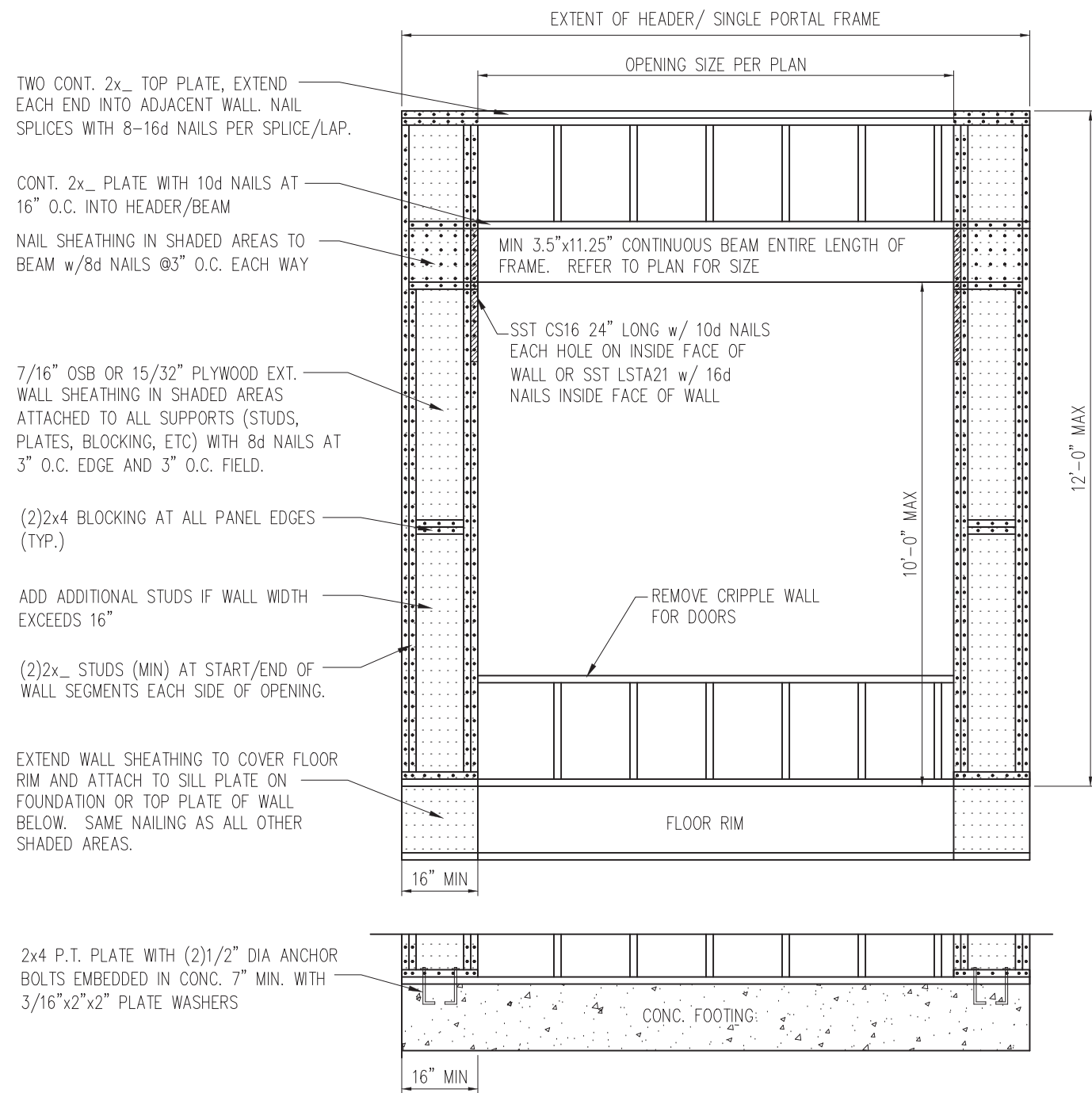


PROJECT
 Standard Details
 Framing Details - Bracing
 CLIENT
 Smith Douglas Homes
 110 Village Trail, Suite 215
 Woodstock, GA 30188

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
D7f



TWO CONT. 2x_ TOP PLATE, EXTEND EACH END INTO ADJACENT WALL. NAIL SPLICES WITH 8-16d NAILS PER SPLICE/LAP.

CONT. 2x_ PLATE WITH 10d NAILS AT 16\" O.C. INTO HEADER/BEAM

NAIL SHEATHING IN SHADED AREAS TO BEAM w/8d NAILS @3\" O.C. EACH WAY

7/16\" OSB OR 15/32\" PLYWOOD EXT. WALL SHEATHING IN SHADED AREAS ATTACHED TO ALL SUPPORTS (STUDS, PLATES, BLOCKING, ETC) WITH 8d NAILS AT 3\" O.C. EDGE AND 3\" O.C. FIELD.

(2)2x4 BLOCKING AT ALL PANEL EDGES (TYP.)

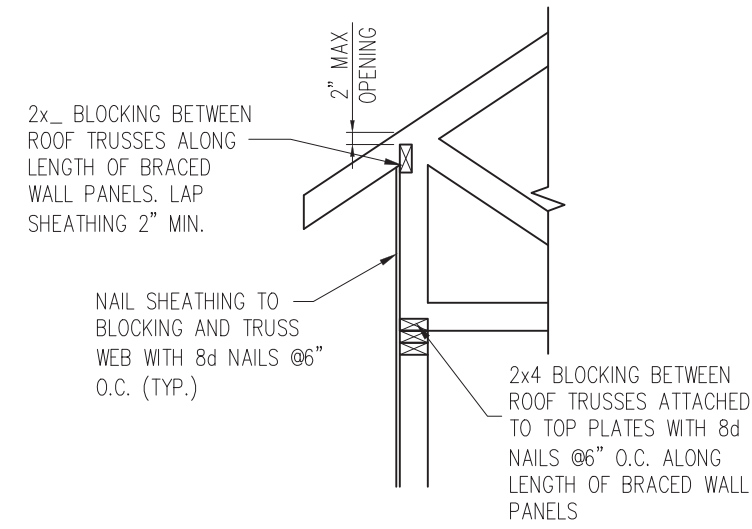
ADD ADDITIONAL STUDS IF WALL WIDTH EXCEEDS 16\"

(2)2x_ STUDS (MIN) AT START/END OF WALL SEGMENTS EACH SIDE OF OPENING.

EXTEND WALL SHEATHING TO COVER FLOOR RIM AND ATTACH TO SILL PLATE ON FOUNDATION OR TOP PLATE OF WALL BELOW. SAME NAILING AS ALL OTHER SHADED AREAS.

2x4 P.T. PLATE WITH (2)1/2\" DIA ANCHOR BOLTS EMBEDDED IN CONC. 7\" MIN. WITH 3/16\"x2\"x2\" PLATE WASHERS

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

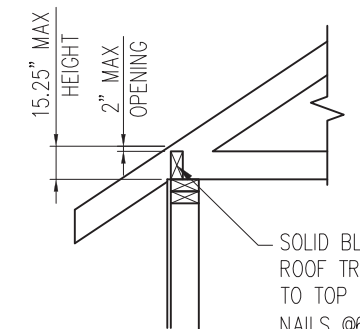


2x_ BLOCKING BETWEEN ROOF TRUSSES ALONG LENGTH OF BRACED WALL PANELS. LAP SHEATHING 2\" MIN.

NAIL SHEATHING TO BLOCKING AND TRUSS WEB WITH 8d NAILS @6\" O.C. (TYP.)

2x4 BLOCKING BETWEEN ROOF TRUSSES ATTACHED TO TOP PLATES WITH 8d NAILS @6\" O.C. ALONG LENGTH OF BRACED WALL PANELS

HEEL HEIGHT GREATER THAN 15.25\"



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

SOLID BLOCKING BETWEEN ROOF TRUSSES ATTACHED TO TOP PLATES WITH 8d NAILS @6\" O.C. ALONG LENGTH OF BRACED WALL PANELS

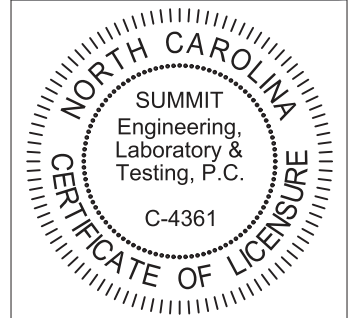
HEEL HEIGHT LESS THAN 15.25\" *

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



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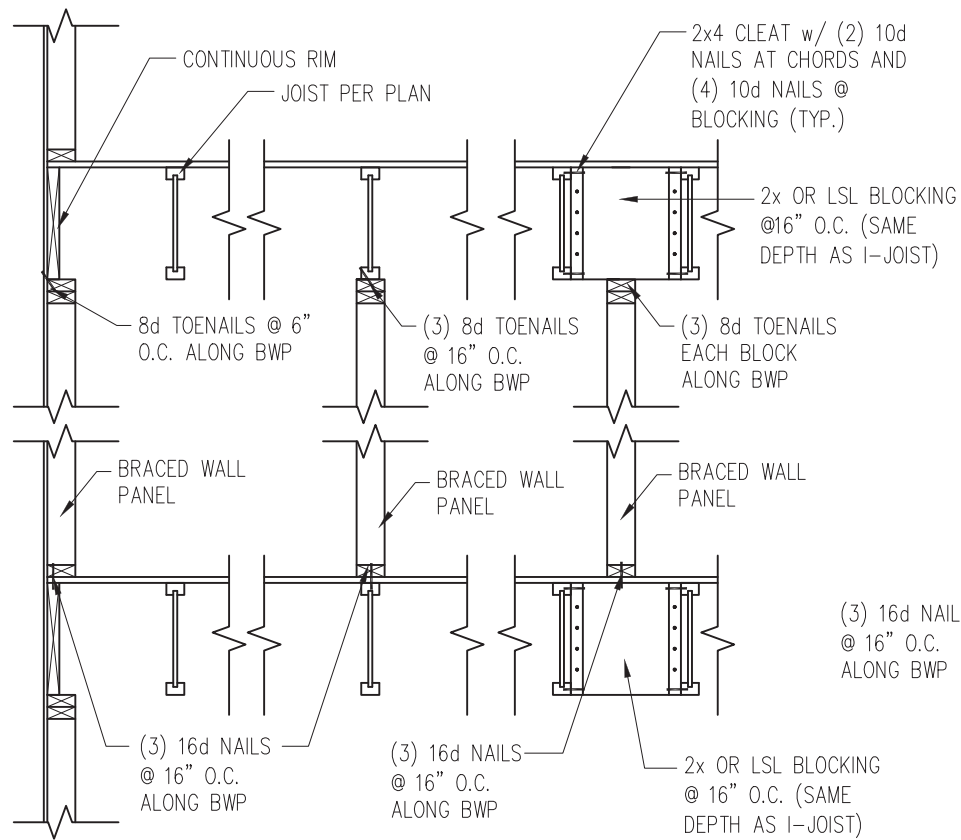
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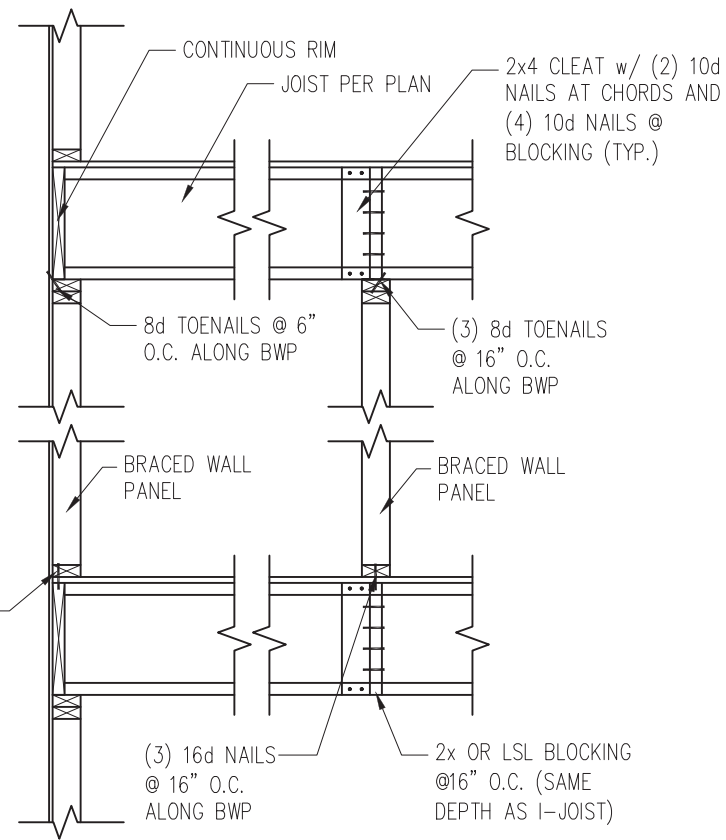
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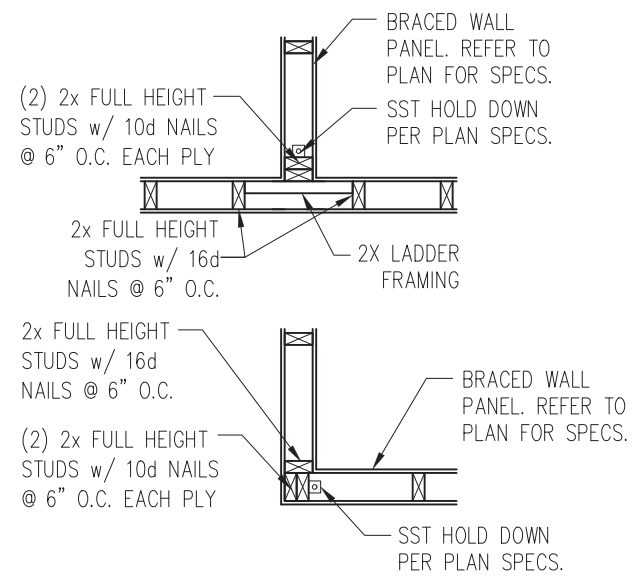
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D8f



JOISTS PARALLEL TO BRACED WALLS

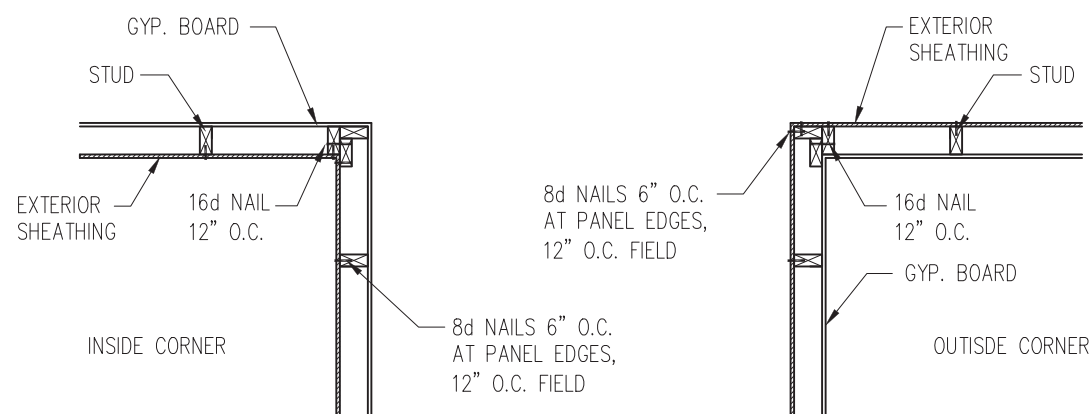


JOISTS PERPENDICULAR TO BRACED WALLS

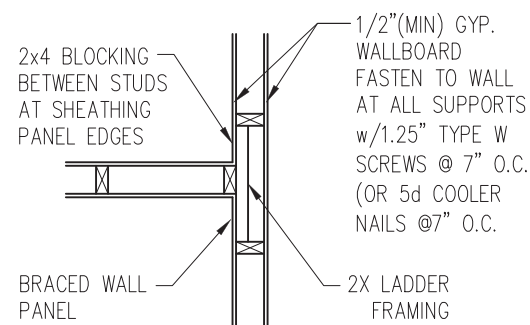


4 TYP. HOLD DOWN DETAIL
D9f 1" = 1'-0"

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



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

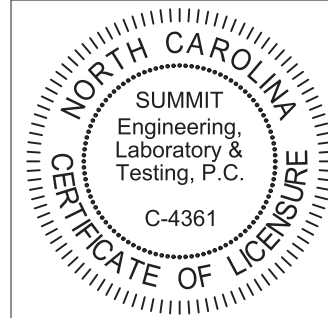


3 INTERIOR 3-STUD WALL INTERSECTION
D9f 1" = 1'-0"



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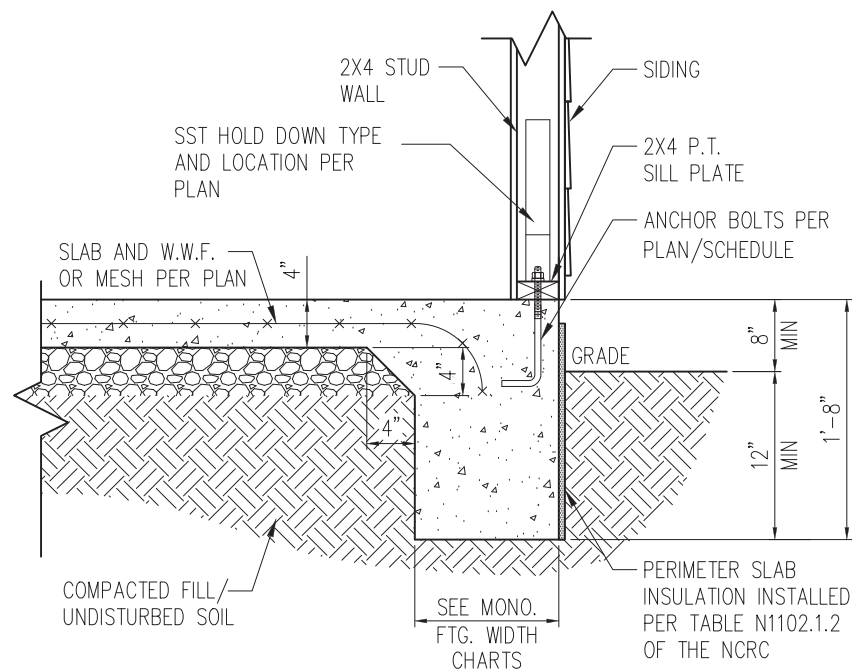
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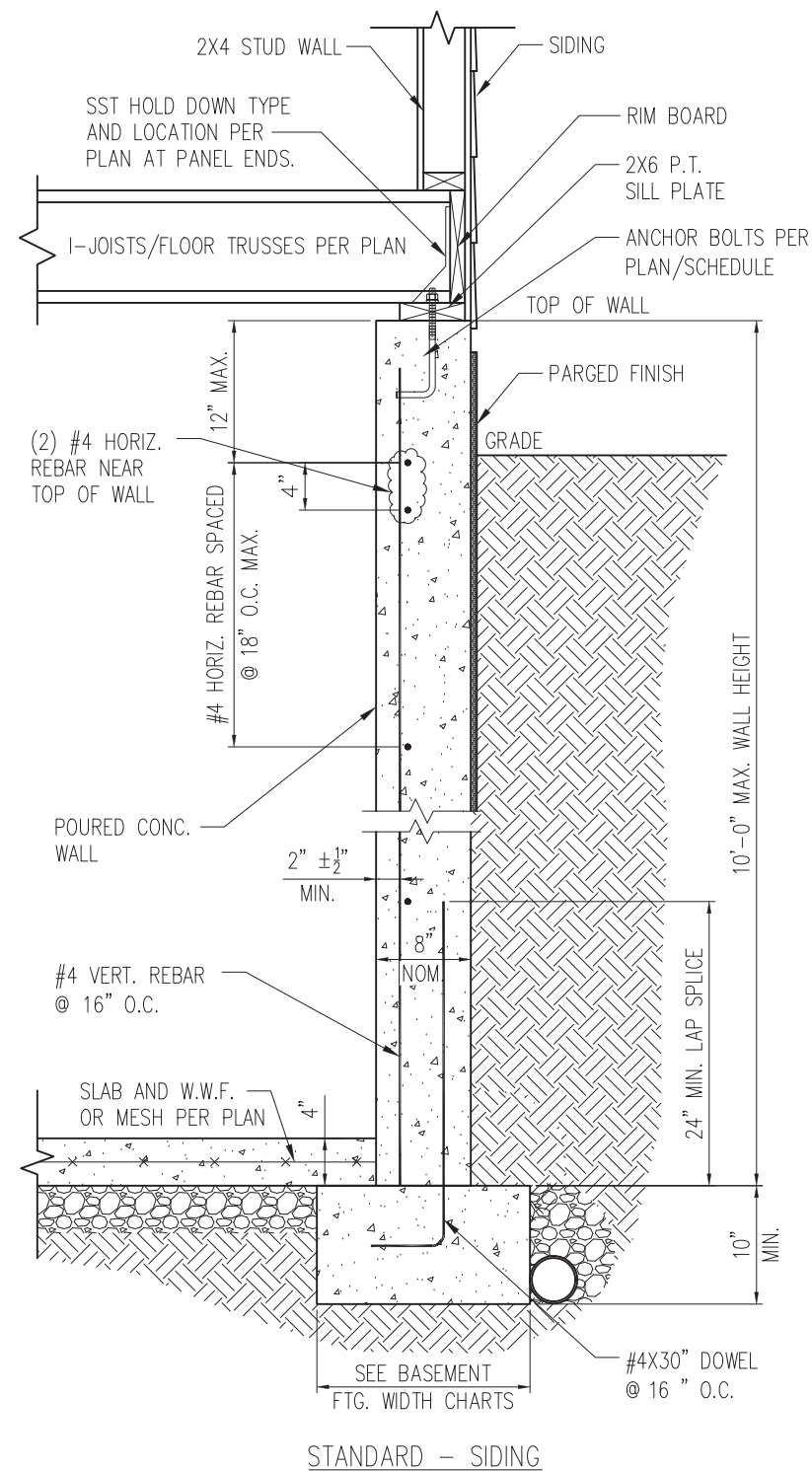
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D9f



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

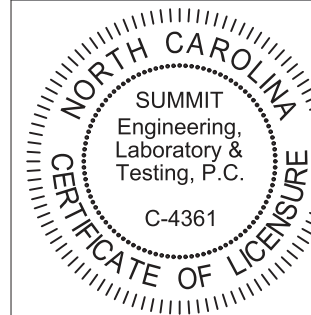


2 BASEMENT FOUNDATION WALL DETAIL W/ HOLD-DOWN
 D10f 3/4" = 1'-0"



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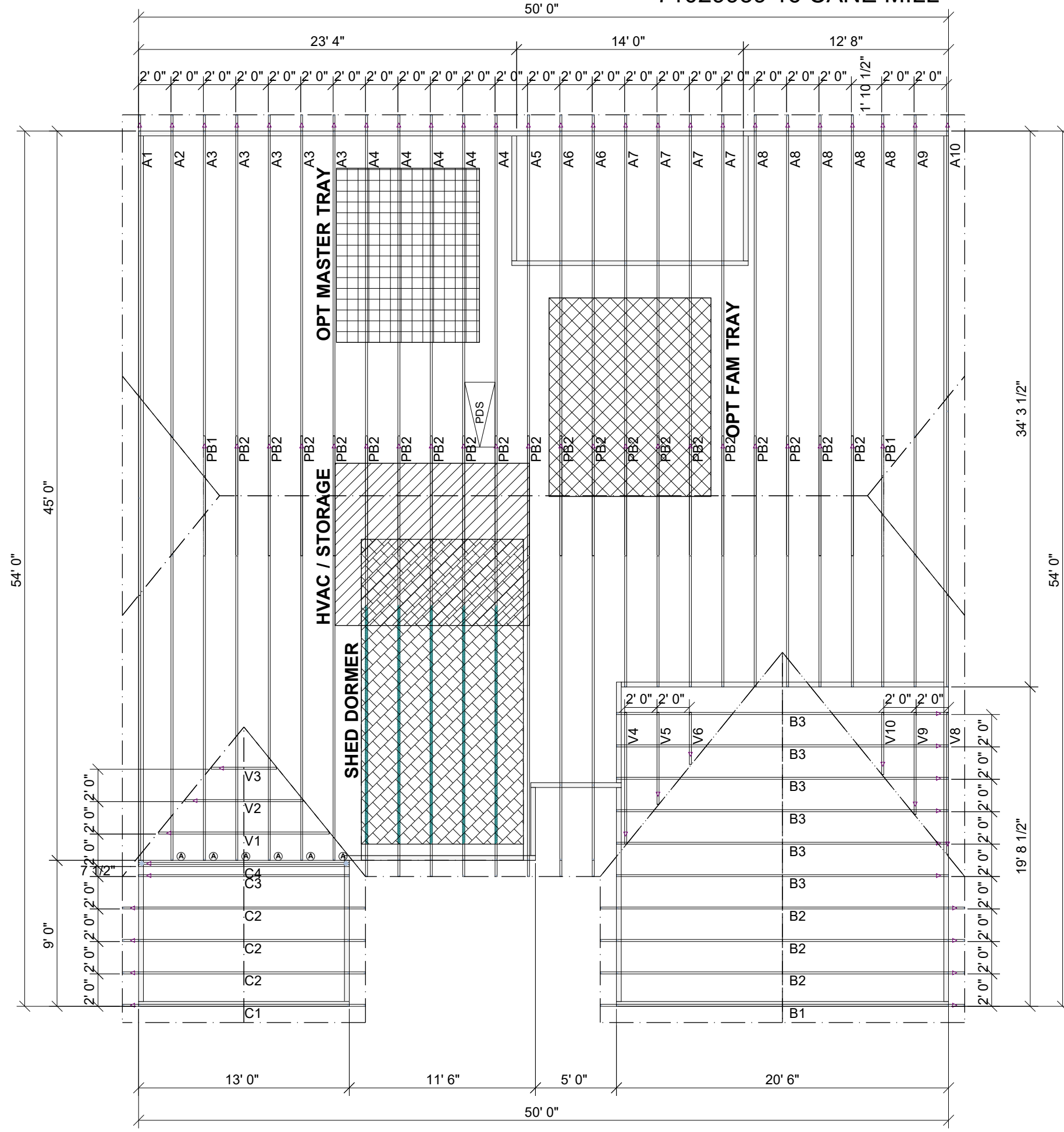
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D10f

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71029939 16 CANE MILL



	OPT. MSTR TRAY
	SHED DORMER
	HVAC / STORAGE
	OPT FAM TRAY

MARK	TYPE	DESCRIPTION	QTY
(A)	HUS26	FACE MOUNT HANGER	6

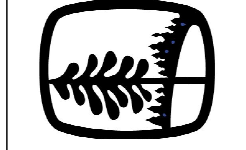
LANCASTER CFI NO TRAY

ROOF AREA: 3409.65 RIDGE LINE: 81.08 VALLEY LINES: 64.51 HIP LINES: 41.29 Indicates Left End of Truss

Customer: **SMITH DOUGLAS**
 Job Name: **LANCASTER CFI**
 Date: 06-04-20
 Scale: NTS
 Revision Date 1:
 Revision Date 2:

Drawn By: BSC
 Checked By: ***
 Drawing Number: **MASTER**

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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.