

LANCASTER

CANE MILL ESTATES
LOT 17



PLAN ID: 090120.1101

110 VILLAGE TRAIL SUITE 215
WOODSTOCK, GA. 30188

DRAWING INDEX	
A0.0	COVER SHEET
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A8.1	TRIM LOCATION LAYOUT

AREA TABULATION	
FIRST FLOOR	2015
SECOND FLOOR	270
TOTAL	2285
GARAGE	666
REAR PATIO (COVERED)	112
FRONT PORCH (COVERED)	105

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

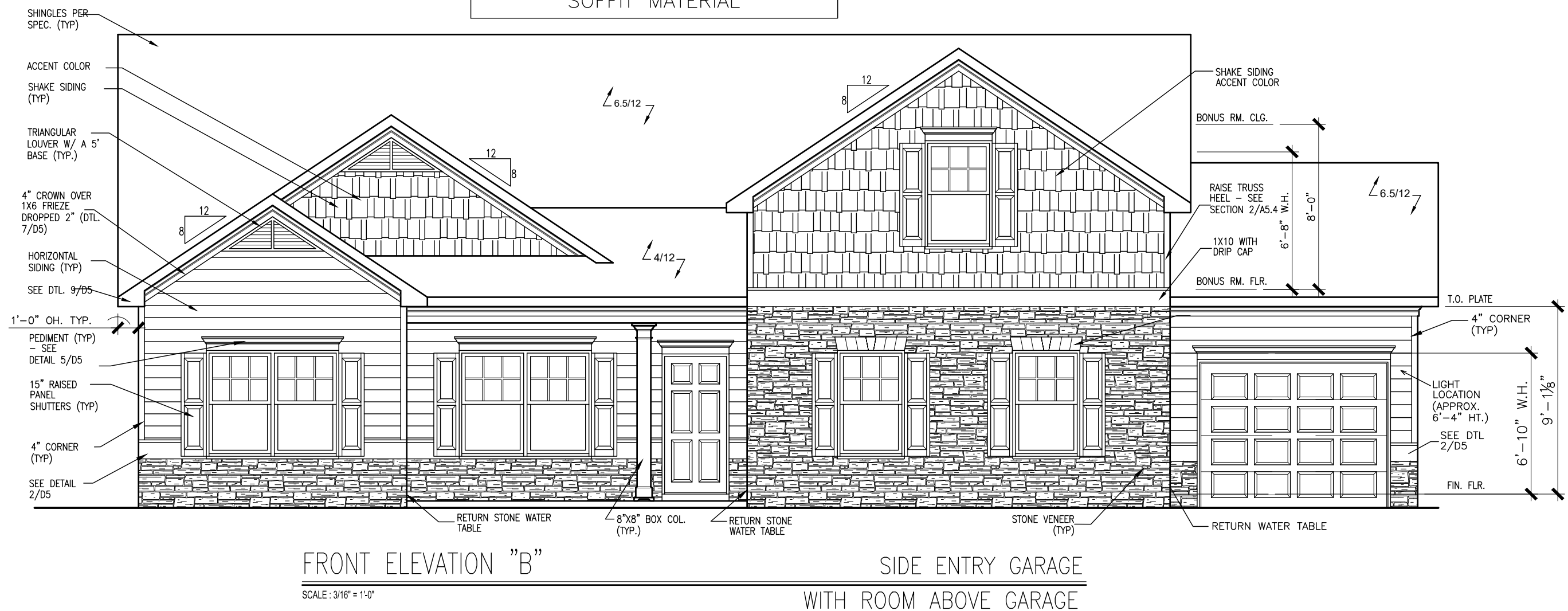
GOVERNMENTAL CODES & STANDARDS
HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

BUILDING CODE ANALYSIS / DESIGN CRITERIA
HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

CANE MILL ESTATES LOT 17

ALL NON-MASONRY RETURNS TO
BE HORIZONTAL SIDING

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



DATE	REVISION	BY	#	#	#	#	#



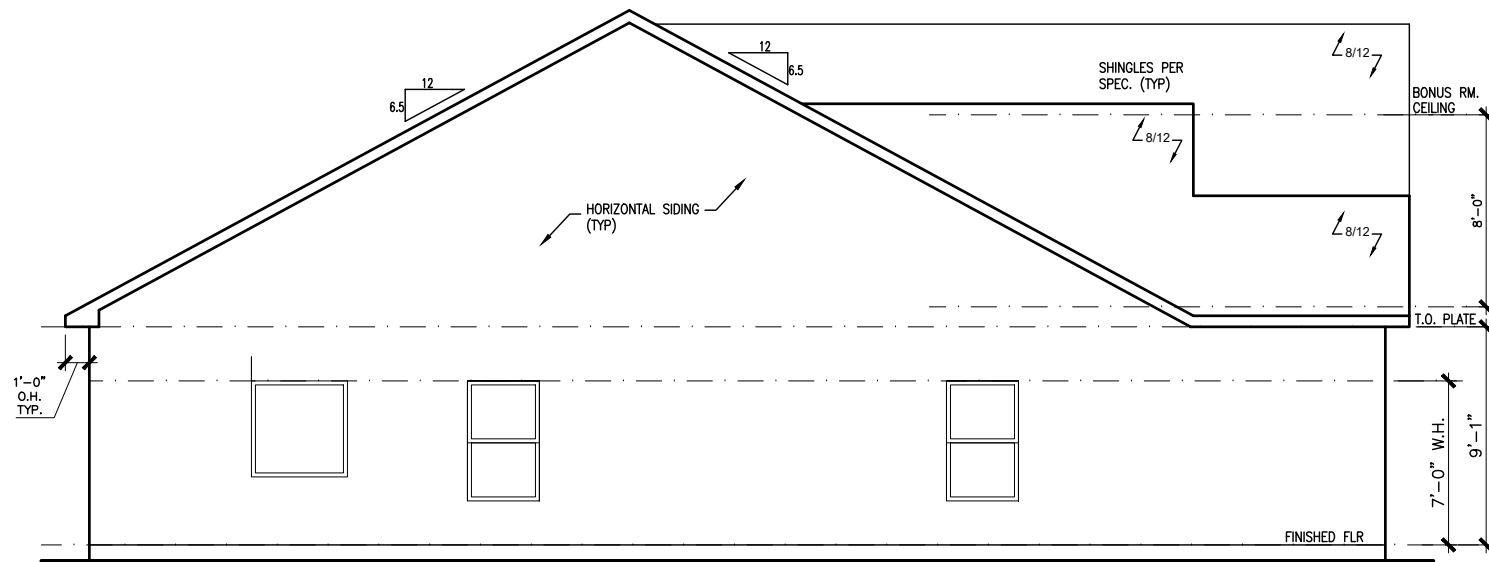
ELEVATIONS
FRONT ELEVATION
LANCASTER

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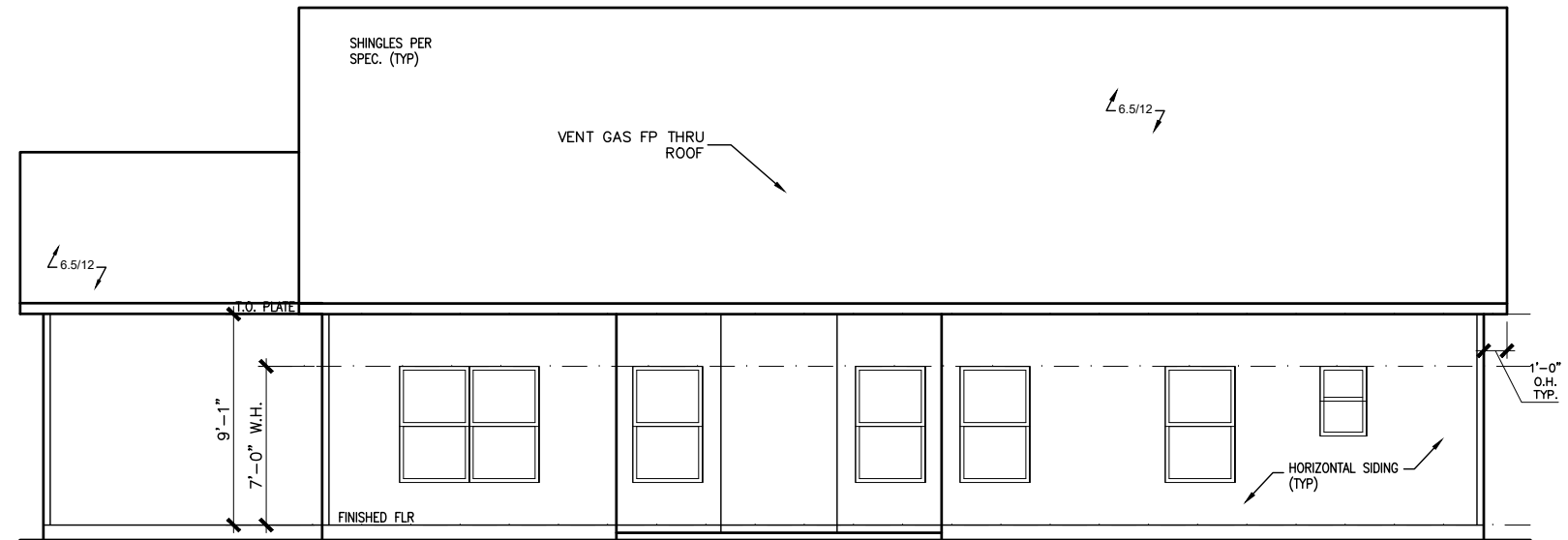
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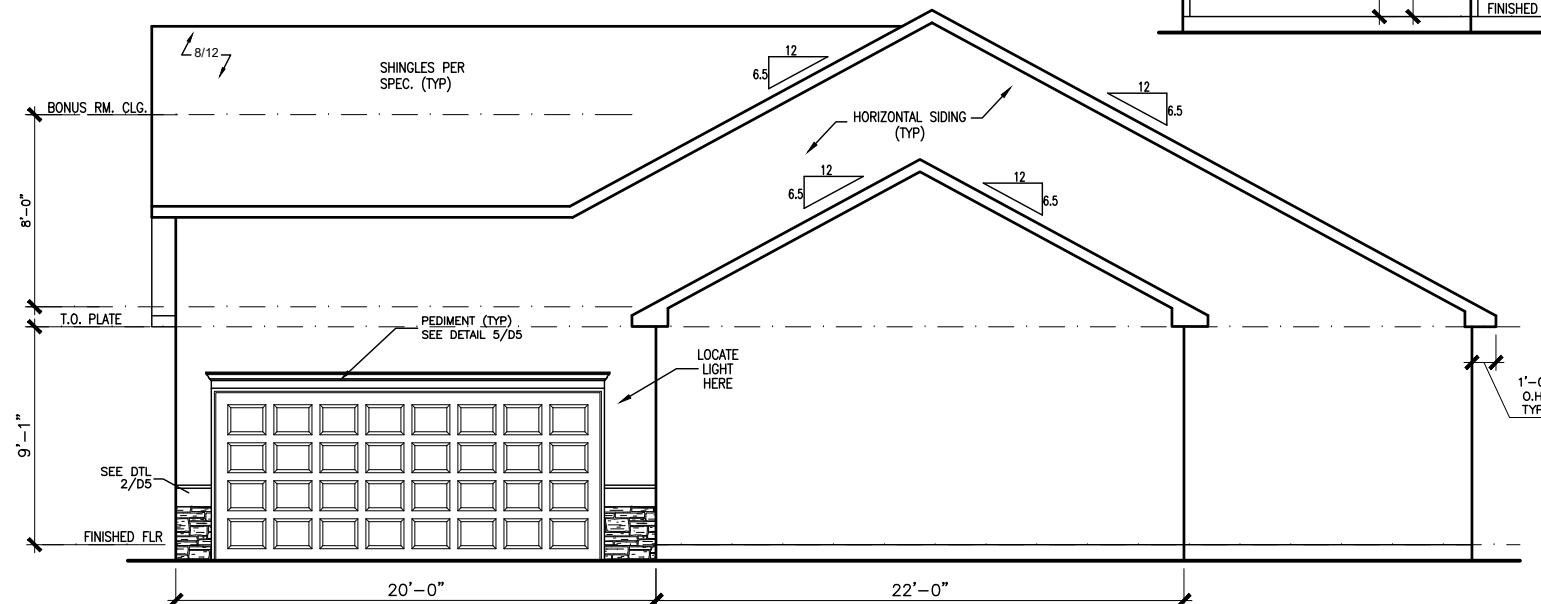
CANE MILL ESTATES LOT 17



LEFT ELEVATION "B" WITH ROOM ABOVE GARAGE
SCALE: 1/8" = 1'-0"



REAR ELEVATION "B" WITH ROOM ABOVE GARAGE
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION "B" WITH ROOM ABOVE GARAGE
SCALE: 1/8" = 1'-0"

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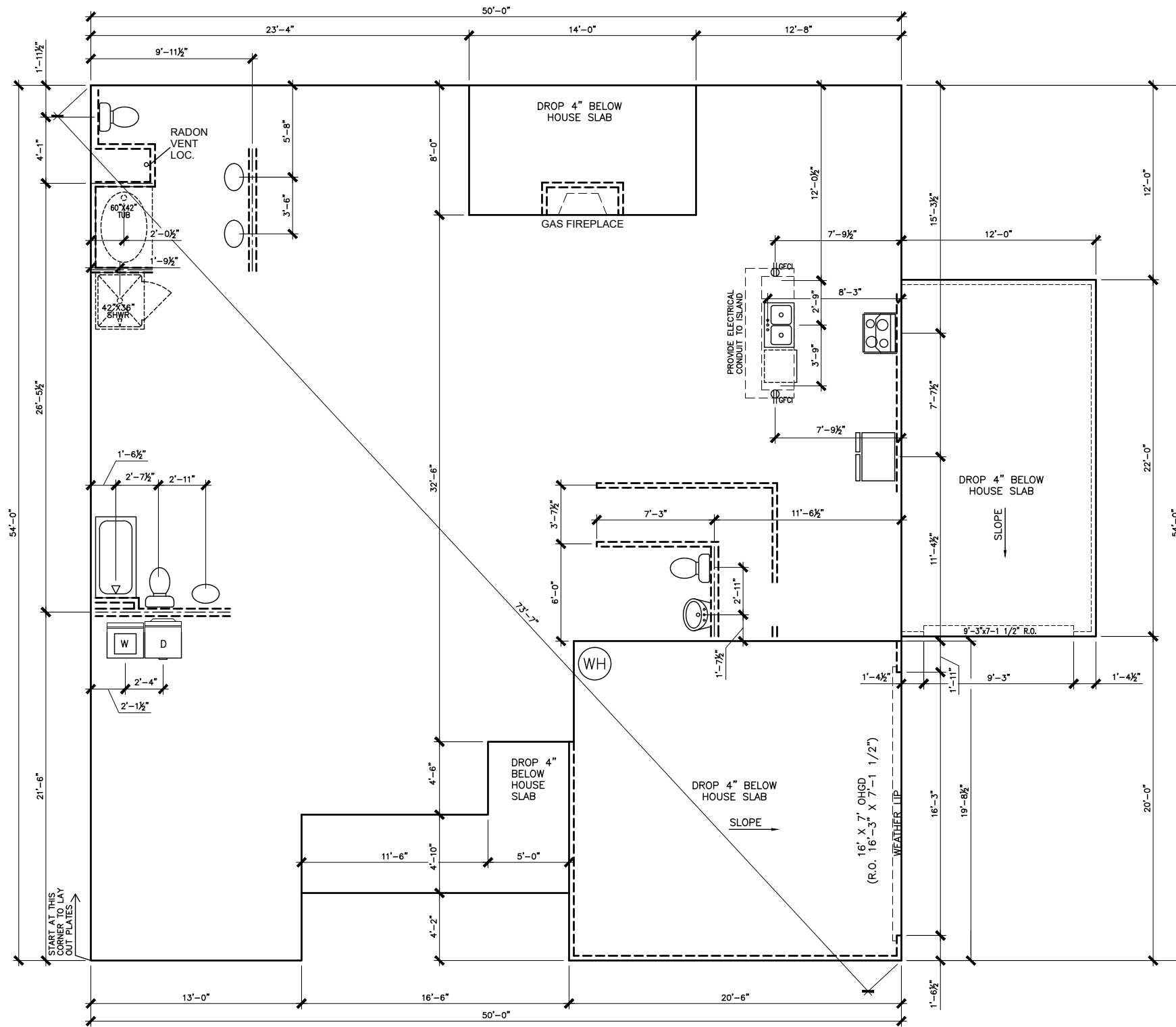
ELEVATIONS
SIDES AND REAR
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CANE MILL ESTATES LOT 17



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	#



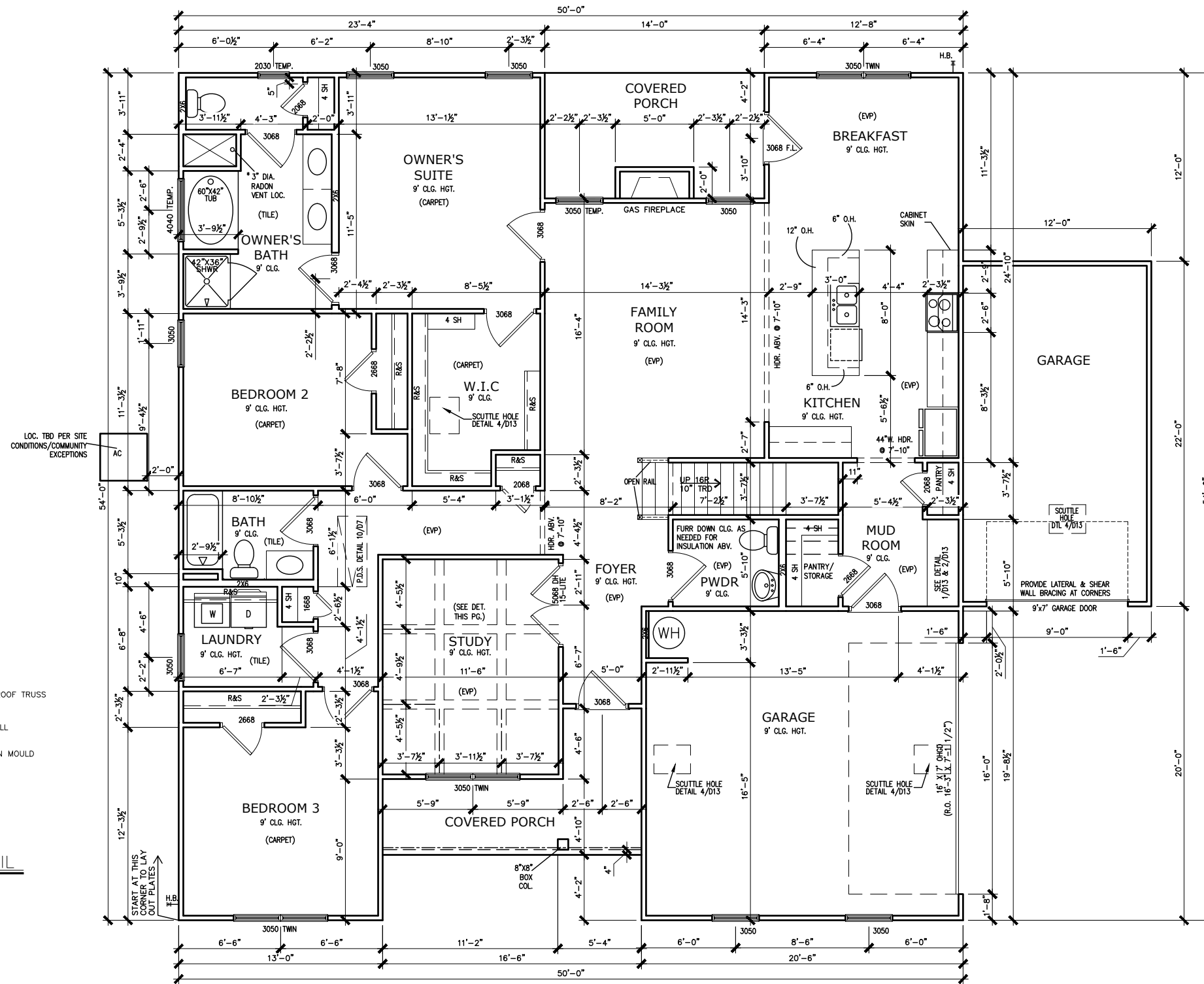
FOUNDATION PLAN
SLAB PLAN
LANCASTER

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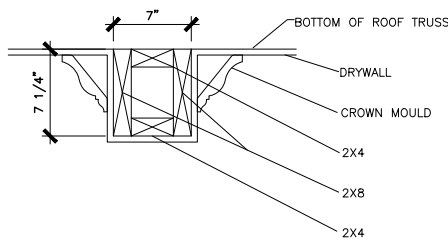
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CANE MILL ESTATES LOT 17



FIRST FLOOR PLAN

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



1 COFFERED CEILING DETAIL

N.T.S.

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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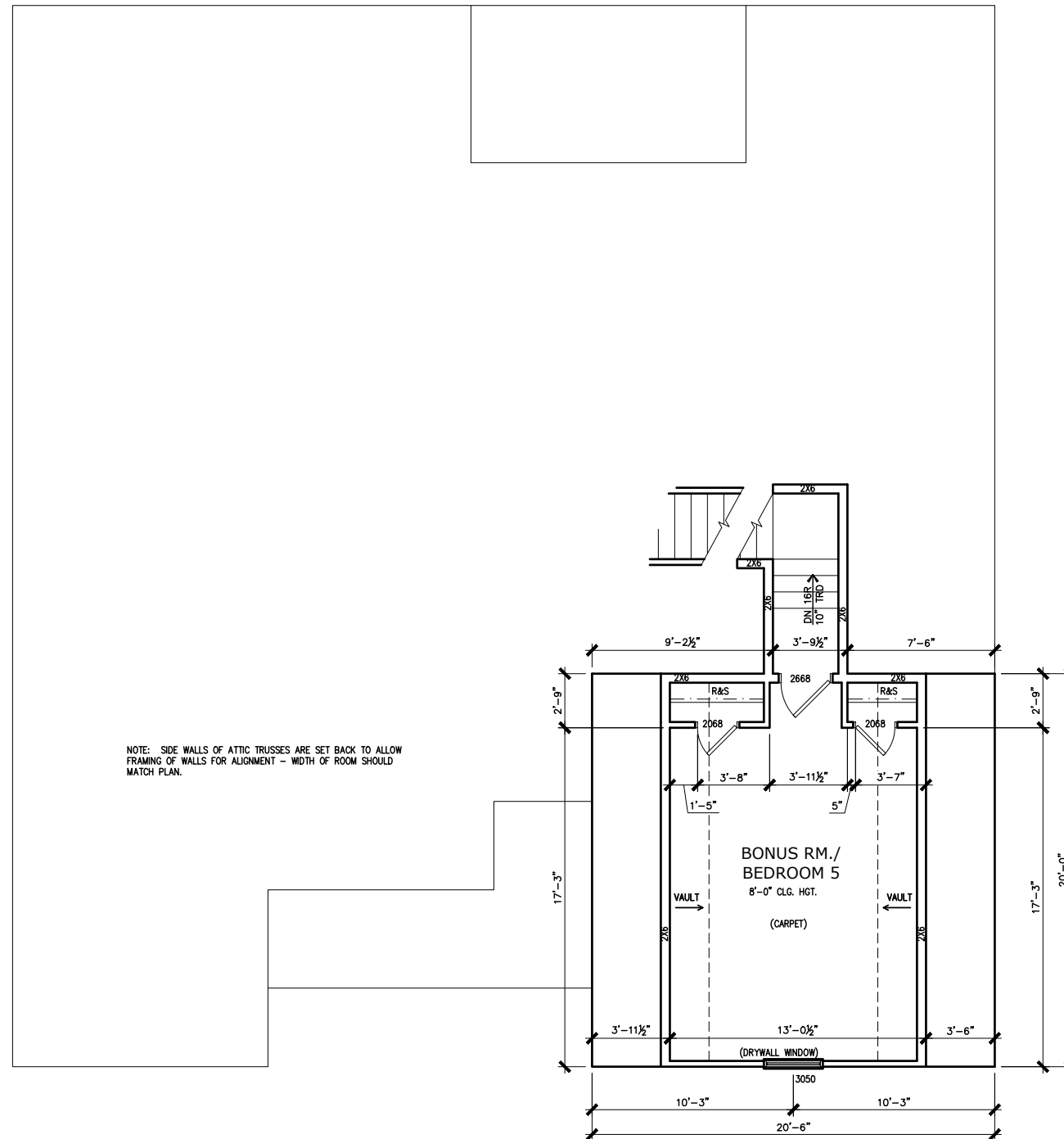
FLOOR PLAN
FIRST FLOOR
LANCASTER

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NOTE: SIDE WALLS OF ATTIC TRUSSES ARE SET BACK TO ALLOW FRAMING OF WALLS FOR ALIGNMENT - WIDTH OF ROOM SHOULD MATCH PLAN.

SECOND FLOOR PLAN

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

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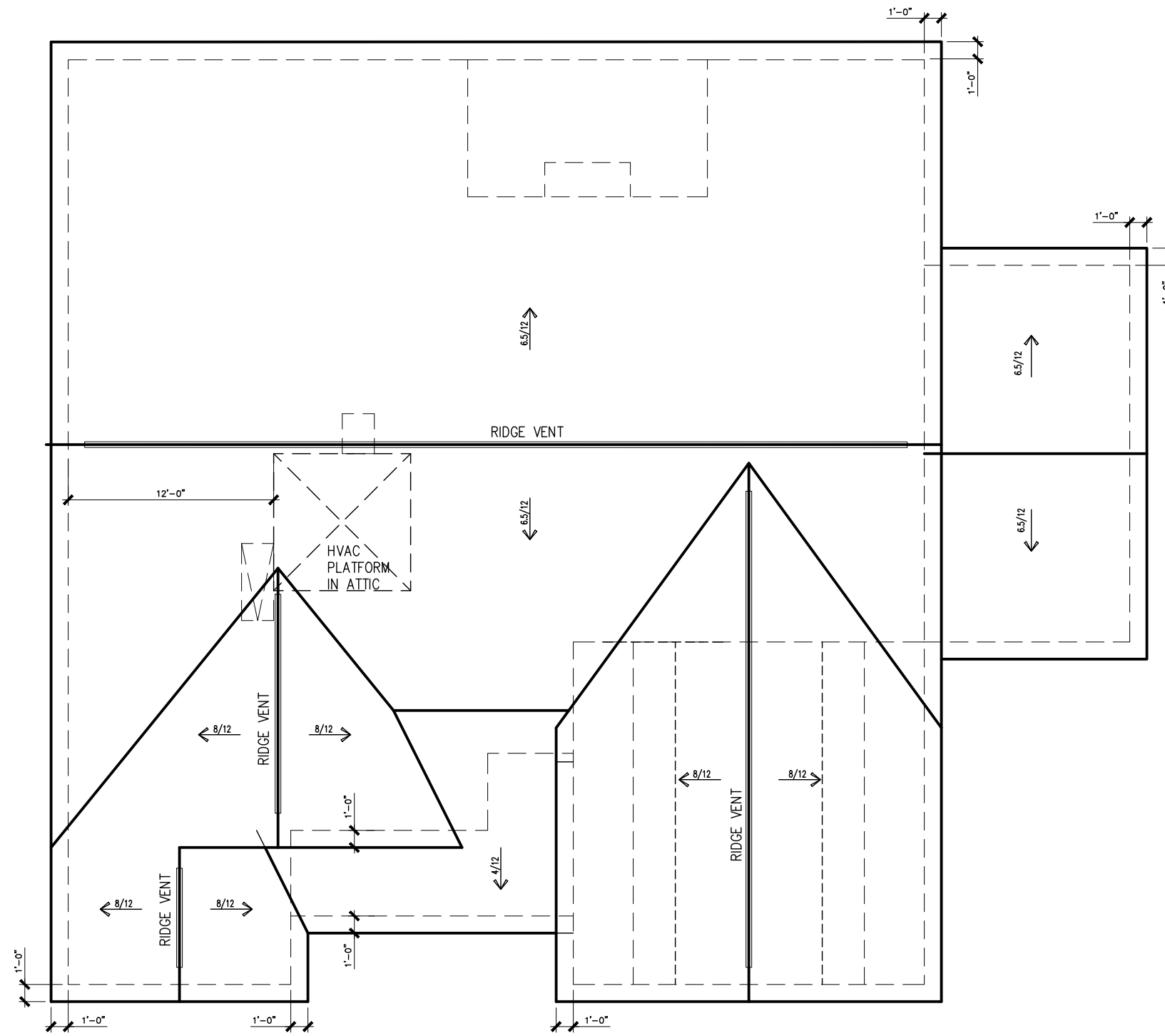
FLOOR PLAN
SECOND FLOOR
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CANE MILL ESTATES LOT 17



ROOF PLAN "B" **WITH SECOND FLOOR**
SCALE : 1/8" = 1'-0"

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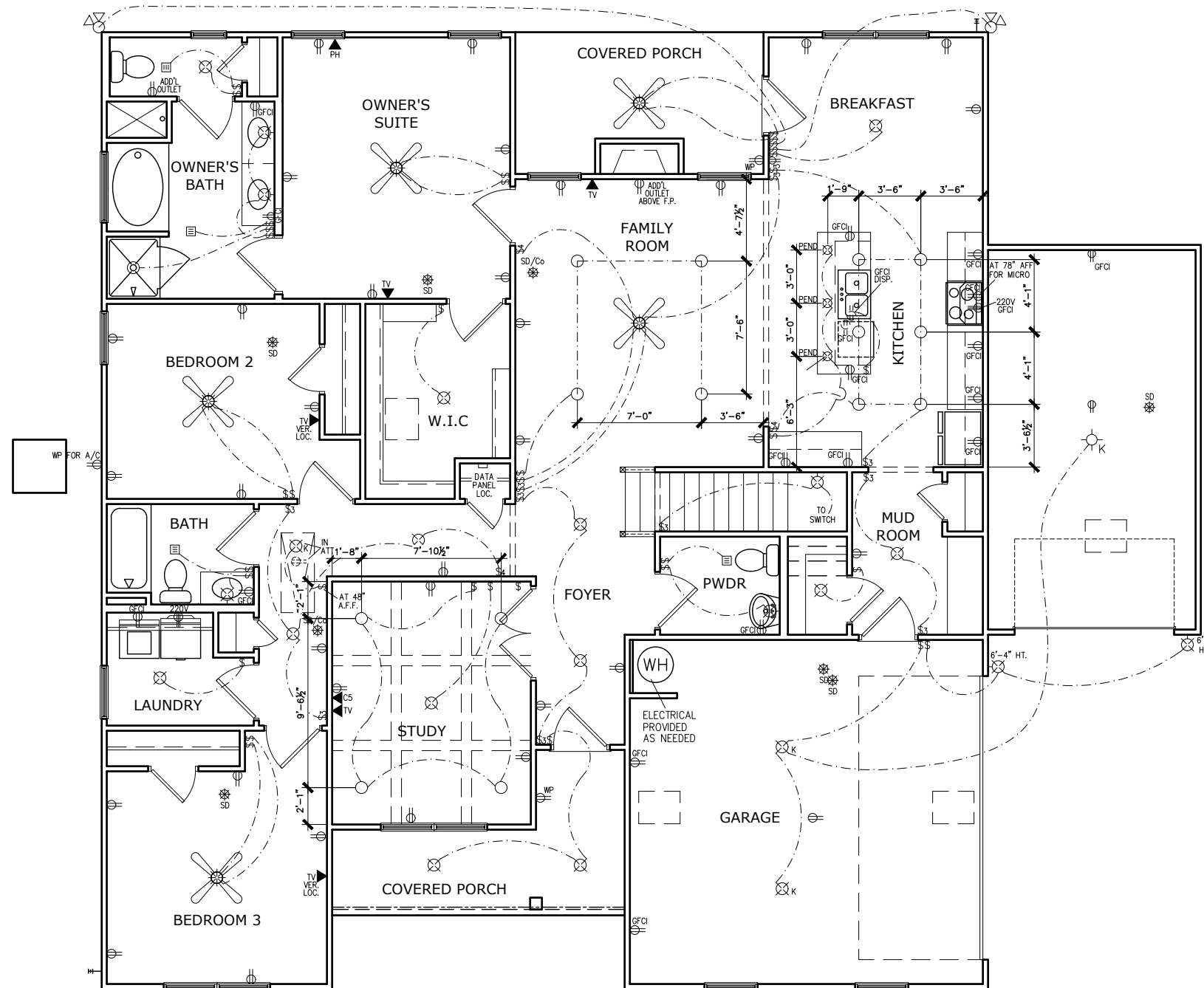
ROOF PLAN
ROOF PLAN
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CANE MILL ESTATES LOT 17



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

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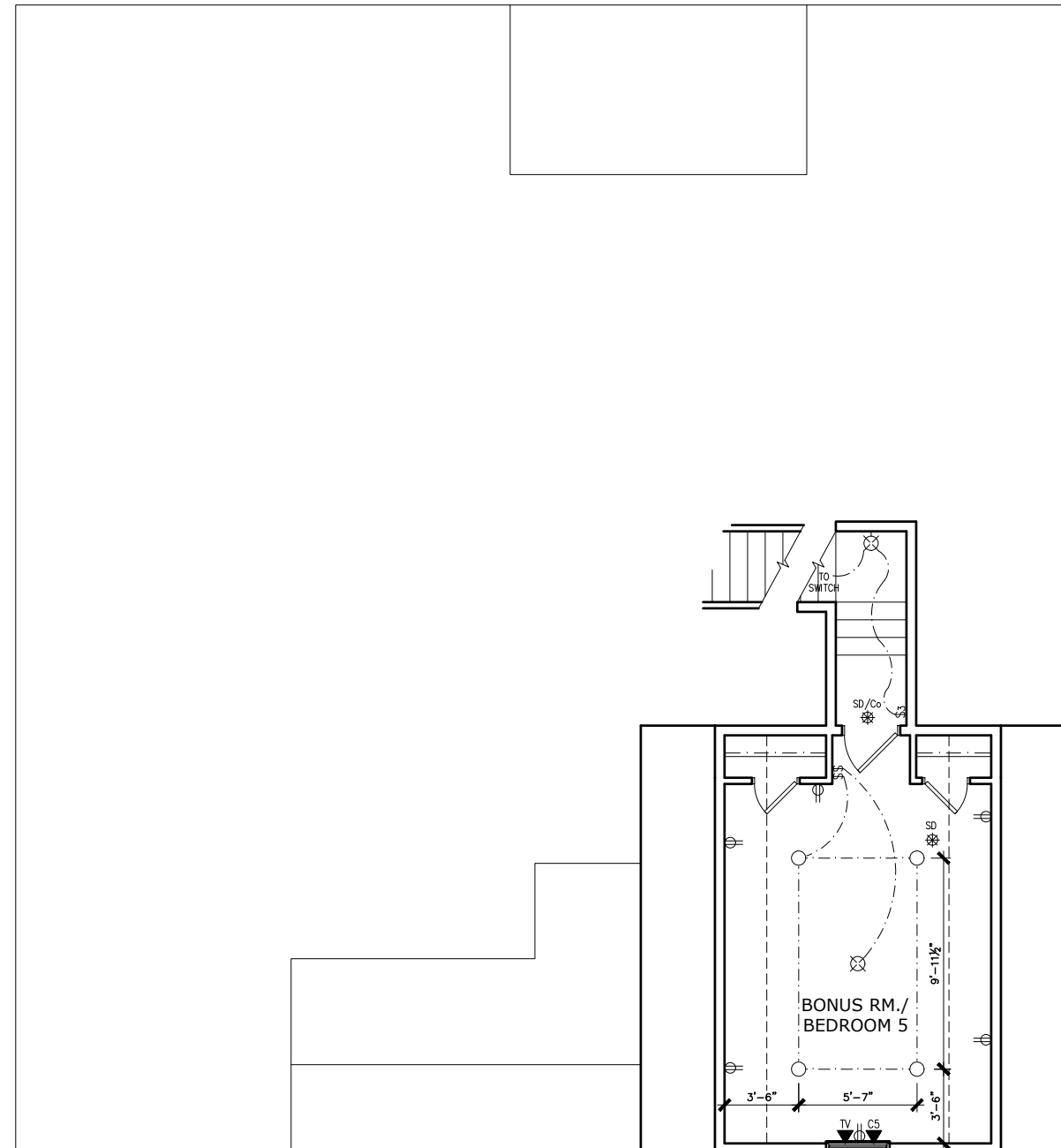
ELECTRICAL PLAN
FIRST FLOOR
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CANE MILL ESTATES LOT 17



SECOND 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
⊕-K	KEYLESS	⊕GFCI	GFCI OUTLET
⊕-K	WALL MOUNT FIXTURE	⊕AFCI	ARCH FAULT CIRCUIT INTERRUPTER
○	CEILING FIXTURE	†GL	GAS LINE
●	FLEX CONDUIT	†WL	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

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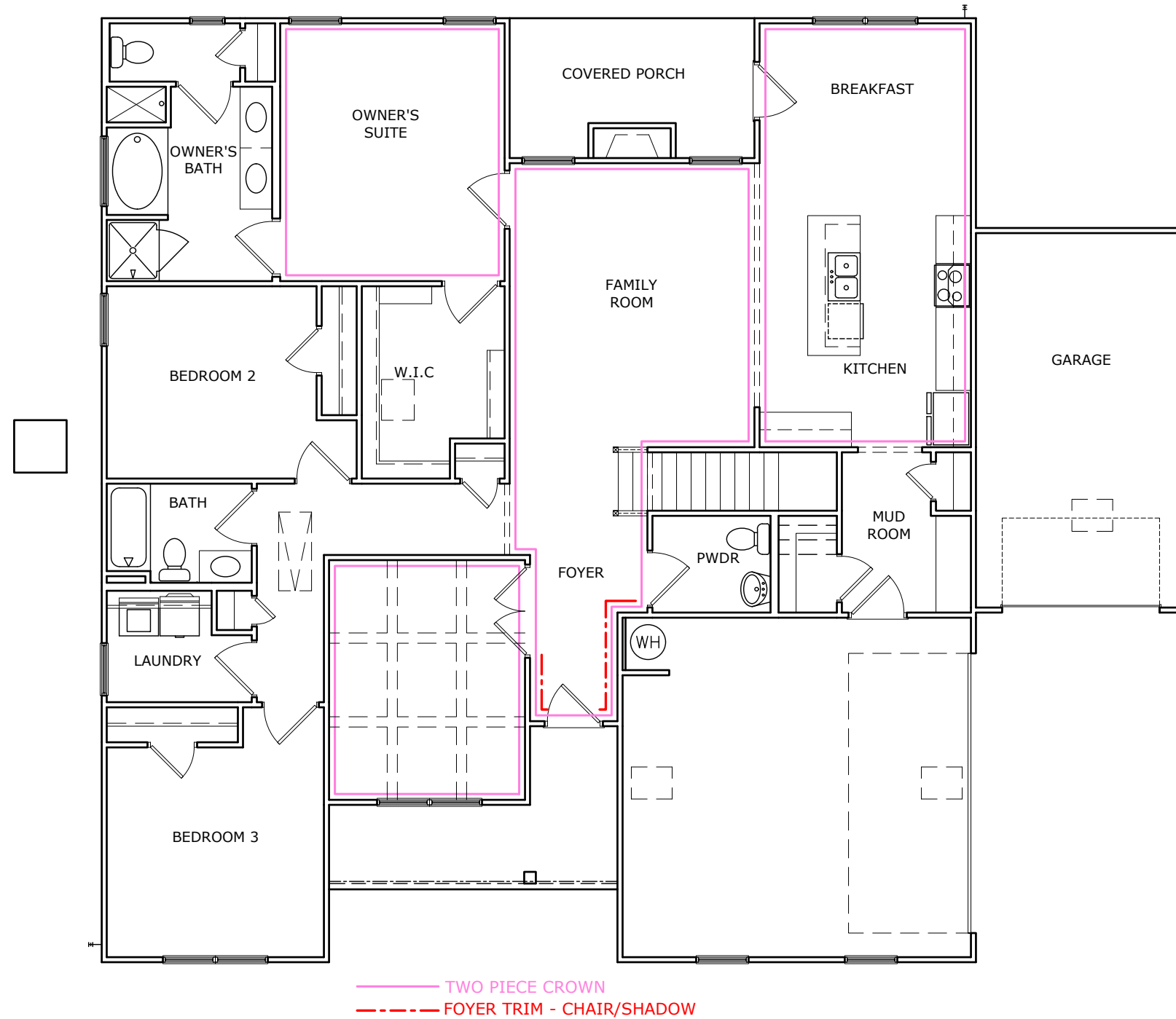
ELECTRICAL PLAN
SECOND FLOOR
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CANE MILL ESTATES LOT 17



TRIM LAYOUT FIRST FLOOR PLAN

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

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FLOOR PLAN
TRIM LAYOUT
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PAGE NO: A8.1	

CANE MILL ESTATES LOT 17

Lot Definition		
Project: Cane Mill Estates	Community: Cane Mill Estates	
Building: 000	Builder: Thomas Kenneth Barlow	
Unit: 0017	Status: Sold	
Plan: Lancaster B Ranch Side Entry	RTeam: Raleigh West	
Orientation: Garage Right Sq. Ft: 2,015	Slot: 5432	
Bedrooms: 3 Bathrooms: 2.5	Permit:	
Address: 208 Planters Lane	Notes:	
Coats:		
NC 27521		
Sales Data		Dates
Contract: 89105		Ratified: 03/28/2021
Buyer: Scott Carns		Original Start: 03/30/2021
Sales Agent: Sam Fulmer		Start: 03/30/2021
		Scheduled Complete: 08/10/2021
Option	Description	Quantity
1 Ceiling Fixture Light Wet or Dry	Add One Low Profile Flush Mount LED Light on One Single Switch. This Option can be used in a Wet or Dry Location. Locations to be noted on exhibit for Electrician. NOTE: Option cannot be used to replace light fixtures at a specific location.	1
2-Piece Crown in Main Living Area	Two-Piece Crown per Trim Plan Diagram locations.	1
2-Piece Crown in Owner Bedroom	Two-Piece Crown at Walls of Owner Bedroom. Does not include tray Crown.	1
36" Cabinet 2nd Upgr w/ Hardware	Includes hardware - knobs, pulls, or knob/pull combo. Note: Bath cabinets to match	1
3rd-Car Garage-SIDE Entry Home-Fiber	Attached 3rd Car Garage on side entry home w/Fiber Cement Siding. NOTE: Location must be on Contract Exhibit floor plan and side plan. NOTE: Builder must approve in writing per lot. Site Exclusions may apply.	1
4 Ceiling Fixture Lights (Global)	Add Four Low Profile Flush Mount LED Lights on One Single Switch. Locations to be noted on exhibit for Electrician. NOTE: Option cannot be used to replace light fixtures at a specific location.	1
Add Int Ceiling Fan w/Light and PreWire	Additional Interior Ceiling fan, including Light Kit and fan Pre-wire. Includes credit of standard fixture. NOTE: Do not use this option for Family Room or Owner Bedroom, use room-specific options instead. ****INSIDE USE ONLY****	2
Additional Cable Outlet		4
Addt Standard Interior Electric Outlet	Standard Interior Duplex Outlet. This is not an exterior weather proof outlet or a GFCI protected outlet. A quantity of 1 gives you one additional outlet.	2
Automatic Garage Door Opener	Garage Door Opener - Per Door	2
Blind for 4040 Picture Window		1
User Name: Victoria Wicker 1 of 5 04/01/2021 09:22:51 AM		
Database: SmithDouglasCommunities		

Lot Definition		
Blind for Rear/Back Door	Blinds - Additional blind to cover rear/back door.	1
Blind per Optional 2030 Window	One 2030 blind. For use when you've added a 2030 optional window. See Optional Windows Sales Guide on the Process Model for assistance.	1
Blind per Optional 3050 Single Window	One 3050 blind. For use when you've added a 3050 optional window. See Optional Windows Sales Guide on the Process Model for assistance.	1
Blinds for Base House w/In 2nd	Includes blinds for all standard windows on front, sides, and rear that are operational and accessible. For use in communities that include the finished 2nd floor.	1
Blinds Side Entry Garage Windows		1
Cabinet Bump above Microwave	Cabinet Bump above Microwave	1
Ceiling Fan w/Light Family Room	Ceiling fan, including Light Kit. Does not include Prewire. This option is for use in Family Rooms that are pre-wired standard but have no fan.	1
Ceiling Fan w/Light Owner Bedroom	Ceiling fan, including Light Kit. Does not include Prewire. This option is for use in Owner Bedrooms that are pre-wired standard but have no fan.	1
CofferedCeiling-DiningRoom w/1-Pc Cr	Coffered Ceiling for Dining Room with One Piece Crown Sheetrock boxes with crown run inside.	1
Crown Molding on Kitchen Cabinets		1
Decorative 4040 Picture Window-Upgrade	Replace clear 4040 Window over Master Garden Tub with Decorative Victorian 4040 Picture Window Upgrade. NOTE: This option cannot be used with the large fig shower option, the large tile shower option, or on any plan/job that otherwise does not have a 4040 clear window over Master Garden Tub.	1
Exterior Flood Lights		2
Family/Great Room Ceiling Fixture Lights	Family/Great Room Lights - Low Profile Flush Mount LED Lights per plan.	1
Finished Walkup 2nd Floor - Fiber	Add 2nd Floor Finished Walkup room per plan. For use in Fiber Cement Communities.	1
Fireplace in Family Room - Gas		1
FPkg 5EB-EVP1, Upgr1Cpt (FPkg1)	Flooring Package 5EB - Enhanced Vinyl Plank 1, Upgrade 1 Carpet, Upgrade Pad (from Package 1)	1
FPkg W2-AIStoBathsLaundry 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
FPkg Opt-FinBonus Upgr1Cpt	Floor Package Option - Carpet/pad Upgrade 1 Finished Bonus Room, including stairs	1
FPkg Opt-Powder EVP1	Flooring Package - Option Powder Room Enhanced Vinyl Plank 1	1
Foyer - Chair Rail/Shadow Box		1
FP Surround Upgrade	Upgrade from Slate Surround to Marble or Granite. Material/Color chosen by Selection.	1
Garage Door Wireless Entry Pad		1
Gas Fireplace Blower	Add blower to Gas Fireplace. Note: Blower is variable speed and controlled by the fireplace box, not a switch.	1
User Name: Victoria Wicker 2 of 5 04/01/2021 09:22:51 AM		
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Lot Definition		
Granite-Kitchen Countertops - Lvl 1 (0)	Kitchen Granite Countertops - Level 1-where Lamanite is Std.	1
Granite-Kitchen Sink Level 1	Level 1 Undermount rectangular stainless steel sink upgrade for kitchen granite.	1
G-Tub & PF Shwr FD OBATHC	(Garden tub and separate shower with framed door ILO of Large prefab shower. (baths))	1
Hall Bath Marble 1 Single Ito LamSgl		1
Insulate Garage Carriage Door/Walls (s)	Upgrade from uninsulated steel panel door to insulated carriage panel door and insulate exterior garage walls.	1
Kitchen Ceiling Fixture Lights ILO Std	Kitchen Lights - Low Profile Flush Mount LED Lights per Plan ILO Standard Light.	1
Kitchen Faucet - Level 2 (G)	Upgrade to Level 2 Pulldown Kitchen Sink Faucet from Level 1 Faucet on Granite OR Solid Surface	1
Level 7 - Package Electric (from E1)	NOTE: Must Pick a Tile Backsplash Frigidaire Professional SS 24" Professional Fully Integrated DishW Frigidaire Professional SS 1.8 CU. FT. Convection Microwave Frigidaire Professional Convection Smooth Top Elec Range- Front Controls	1
Lighting Package Farmhouse		1
Mud Room Trim with Bench Seat	Bead board with crown and hooks with bench seat	1
Nickel Interior Finish Color Package	NOTE: If Laminate Kitchen top, Upgrade Kit Faucet or it remains Chrome. Includes SS kitchen faucet, brushed nickel bath faucets & fixtures & door hardware (hinges, bumps, knob/levers, deadbolts). Pkg1 (br) light fixtures, pewter oval mirror. Separate options also affected: shower door, bath hardware (towel barring, tp holder), shower grab bar, cabinet hardware	1
Open Rail 1st Floor - Iron		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 Washing/Dryer Installed over the Washer/Dryer Connection area Includes Credit for Wire Shelves ***Includes Vanity Double Bowl Option Do Not Select Both***	1
Owner Bath Marble 1 Double Ito LamSgl		1
Owner Bath Water Closet Window	2030 Single Window for Owner Bath Water Closet. NOTE: Blind not included.	1
Paint Interior Ceiling White		1
Paint Wall/Ceiling Color Upgrade	Upgrade Interior Paint Color on Walls and Ceilings for the whole house in lieu of base color	1
Pendant Lights per Plan	Pendant Lights above Island/Bar Top per plan electrical diagram. To match lighting package selected. NOTE: Choose this option only once.	1
RearPorchCeiling Fan w/Light and PreWire	NOTE: DON'T PICK TWICE. Rear Porch Exterior Ceiling Fan including Light Kit. Includes Pre-Wire. For use on plans with Included Covered Porches OR lots with Optional Rear Covered Porches. Includes credit for std.light.	1
User Name: Victoria Wicker 3 of 5 04/01/2021 09:22:51 AM		
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Lot Definition		
Screen Per Optional 2030 Window		1
Screen Per Optional 3050 Window	Note: If the optional window is a 3050 twin, it needs two screens.	3
Screens Base House w/Op2ndFloor SF	Add window screens to all operable standard windows on single family home INCLUDING windows for optional 2nd floor. Do not pick both Base House Options. NOTE: Does not include screens for windows for side entry garage, or windows added or changed from structural options, optional windows, or basement windows. See additional options to complete screens.	1
SS SmudgeProof 21.6 cuft Fr Dr Cr Depth	21.6 Cu. Ft. French Door Counter-Depth Refrigerator Multi-level LED Lighting; 1 Full-Width Deli Drawer; PureSource UltraBtl Ice & Water Filtration; PureAir Ultra® II Air Filtration; 2 Humidity-Controlled CrispSeal™ Crispers; SpaceWise® Organization System; SpaceWise® Freezer Organization System; Effortless® Glide Freezer Drawers; Dual Ice, PowerPlus Frieze	1
Stone 19 A ExtColPkg1)		1
Structure Wiring Package	Two rooms with Cat 5e data wiring connected includes a hub (aka data panel)	1
Study Ceiling Fixture Lights (4)	Study Lights - 4 Low Profile Flush Mount LED Lights.	1
Study ILO Living Room		1
Tile - Kit Backsplash LVL 2 Brick Lay		1
Upgrade Soft-Close Drawers w/Dovetail	Upgrade to Select Construction Soft Close Drawer w/Dovetail and doors w/SmartStop hinges. See pg. 2 of Cabinet Product Lineup. Includes Bath cabinets.	1
Vent Microwave/Hood Combo Ito 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
Whole House Surge Protector for Pre Box		1
Window in Laundry Room	Per Plan - Does not include blind.	1
User Name: Victoria Wicker 4 of 5 04/01/2021 09:22:51 AM		
Database: SmithDouglasCommunities		

Lot Definition		
Activity	Description	Selection Description
Ceramic Tile Set Kitchen	TILEKitBacksplash-2ndUpgr ALL	Baker St-Ar16 Taupe 550NaturalGray00035
DishWasher AppliancePkg	Appliance Package Select - All	Appliance Package Selected
Inst Fireplaces Surround	Fireplace Surround Upgrade ALL	Arctic Gray
Install Cabinets Comple	Cab Hdw'r Type(2/3)ALL	Knob/Pull Combo
Install Cabinets Comple	Cabinet Finish - Upgrade 2Arls	2nd-Upg Bretlin Purestyle-White
Install Cabinets Comple	Secondary Bath Vanity Tops-All	Selection not Needed
Install Carpet	Carpet - 1stUpgr ALL	SMITH PLAZA PEBBLE CREEK 00135
Install EnhancedVinlPlank	Enhanced Vinyl Plank-Level 1	Spectrum Plus 9'PLK Riverside Oak 1031
Install Granite Tops	RDU Granite CounterKitchenLvl1	Dattle-Crema Caramel
Install Granite Tops	Rectangular SS sink LVL 1	Single Bowl Sink
Install Marble Tops	RDU Marble Vanity Top Lvl 1	Matte-#153 White w/ice Gray oval bowl
Paint Interior Complete	Interior Paint (Trim)-Ceiling	Selection not needed
Paint Interior Complete	Interior Paint (Walls) - Upgrd	SW 7029 Agreeable Gray
PM - Tile Floor Complete	TILE Floor-1stUpgr ALL	Contempo Pier 500 (13x13)Silver00030
Stain Handrails	Hand Rail Stain - All	MW-Classic Gray [LVP-1031 Riverside Oak]
User Name: Victoria Wicker 5 of 5 04/01/2021 09:22:51 AM		
Database: SmithDouglasCommunities		

BY	REVISION	DATE
#	#	#
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DETAILS
LOT DEFINITION
LANCASTER

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

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BY: CLJ	CHK: AW
DATE: 4-5-21	
FACADE OPT: B	
PLAN ID:	
FND: ALL	ELEV: B
PAGE NO: A9.1	



PROJECT
 Lancaster (71)
 Coversheet
 Smith Douglas Homes - 70 @ 105
 2520 Reliance Ave
 Apex, NC 27539

CURRENT DRAWING

DATE: 08/28/2010

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

PROJECT #: 3932309R

DRAWN BY: EMB

CHECKED BY: UAU

ORIGINAL DRAWING

DATE PROJECT #
11/6/2008 3832JTB

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

CS2

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:

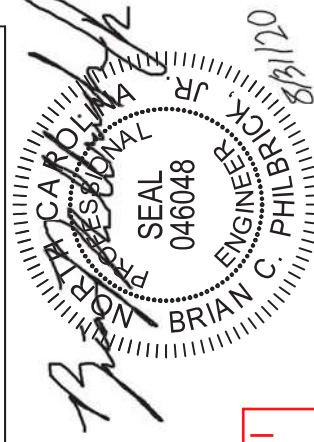
- Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable APA standards.
- Fiberboard wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan 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 17

STRUCTURAL MEMBERS ONLY

WOOD FRAMING:

- Solid saun 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 ALU-PA standard C-15. All other moisture exposed wood shall be treated in accordance with ALU-PA 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 #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 1-10), 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%
 3.3. 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:

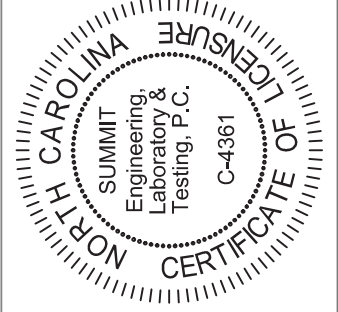
- Fibrous concrete reinforcement, or fibermesh, specified in concrete slabs-on-grade may be used for control of cracking due to shrinkage and thermal expansion/contraction, lowered water migration, an increase in impact capacity, increased abrasion resistance, and residual strength.
- Fibermesh reinforcing 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 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 2010 North Carolina Residential Code (NCR) and any local codes or restrictions

FOUNDATIONS:

- Foundations shall be constructed in accordance with chapter 4 of the 2010 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 2010 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 2010 NCR



PROJECT
Monolithic Slab Fnd.
Lancaster (RH)
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: 11/16/2018
PROJECT #: 3832175

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS
SHEET
S1.1m

- 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 CONCRETE TO BE PLACED WITHIN 60L, BEARING CAPACITY OF 3,000 PSF SHALL BE ASSUMED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION.
 - 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 BONDED TO PERIMETER FOUNDATION WALL.
 - PROVIDE PERIMETER INSULATION FOR ALL FOUNDATIONS PER 2008 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
 - CONCRETE FOUNDATION WALL, AS REQUIRED TO ACCOMMODATE BRICK.
 - GRADE 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 SHALL BE PROVIDED FOR EACH ANCHOR BOLT. PER SECTION 1604.1.2, 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 16"x16" MASONRY AND ALL FLASERS TO BE 8"x8" MASONRY, TYPICAL (INO).**
- ALL FOOTINGS TO BE CONTINUOUS CONCRETE. SIZES PER STRUCTURAL PLAN.**
- ALL FOUNDATIONS TO BE PROTECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER OR HIS QUALIFIED REPRESENTATIVE IF ISOLATED AREAS OF YIELDING MATERIALS AND/OR POTENTIALLY EXPANSIVE SOILS ARE OBSERVED IN THE FOOTING EXCAVATIONS AT THE TIME OF CONSTRUCTION. SMITH ENGINEERING LABORATORY TESTING SHALL BE CONTACTED IMMEDIATELY TO REVIEW THE FOOTING DESIGN PRIOR TO CONCRETE PLACEMENT. ALL FOOTINGS & SLABS ARE TO BEAR ON UNDISTURBED SOIL OR 95% COMPACTED FILL, VERIFIED BY ENGINEER OR CODE OFFICIAL.**

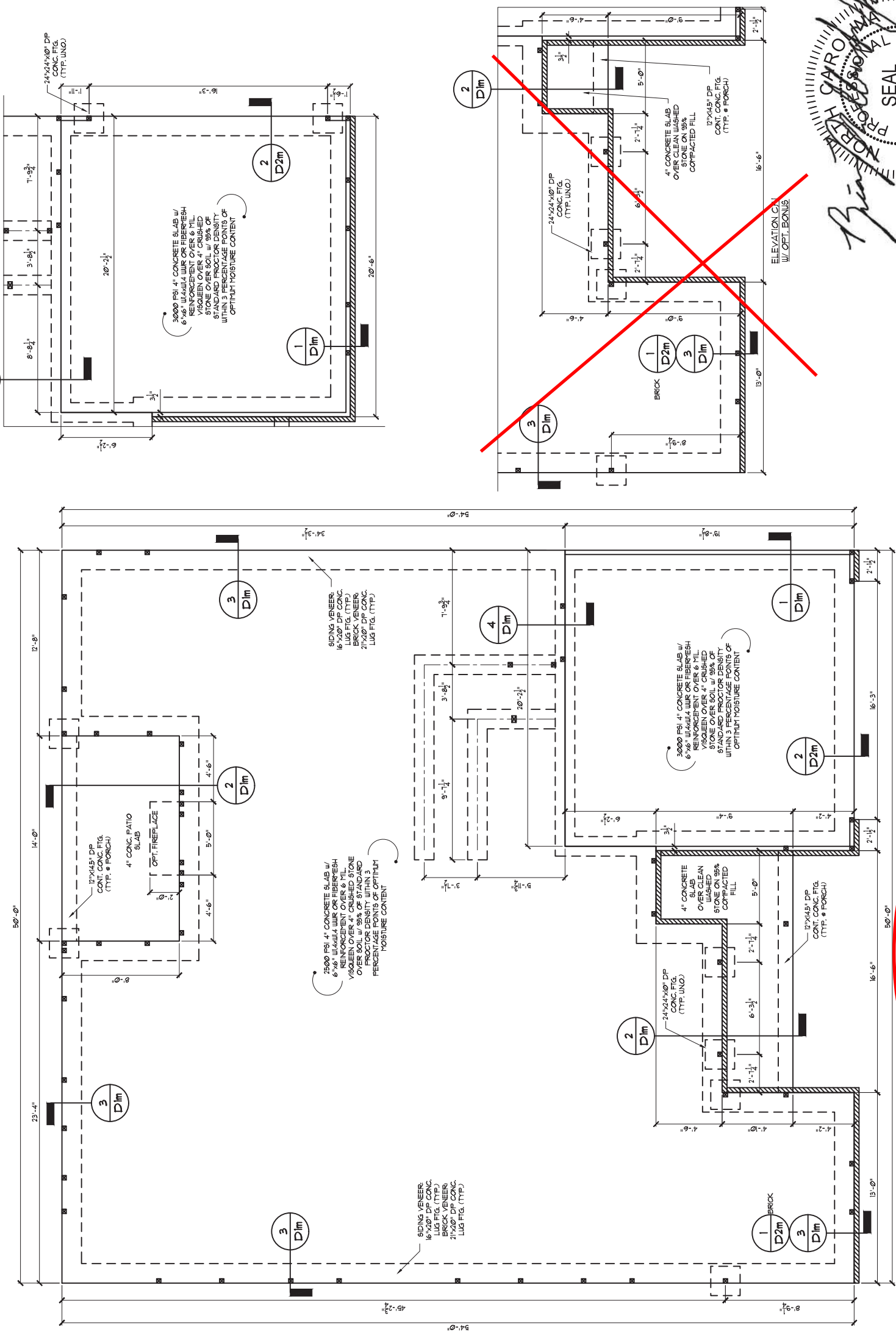
REFER TO BRACED WALL PLAN FOR PANE LOCATIONS AND ANY REQUIRED HOLDINGS. ADDITIONAL INFO PER SECTION 1602.20.4 AND FIGURE 1602.10.3.4.1 OF THE 2008 NCRC.

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 1602.10.3.4.1.

STRUCTURAL MEMBERS ONLY
ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS. ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF SMITH ENGINEERING LABORATORY & TESTING, P.C. FAILURE TO DO SO WILL VOID SUMMIT LIABILITY.
STRUCTURAL ANALYSIS BASED ON 2018 NCRC.
MONOLITHIC SLAB FOUNDATION
SCALE: 1/8"=1'



Cane Mill
Lot 17

STRUCTURAL MEMBERS ONLY



PROJECT
Lancaster (RH)
First Floor Framing
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: 11/16/2018
PROJECT #: 38321T5

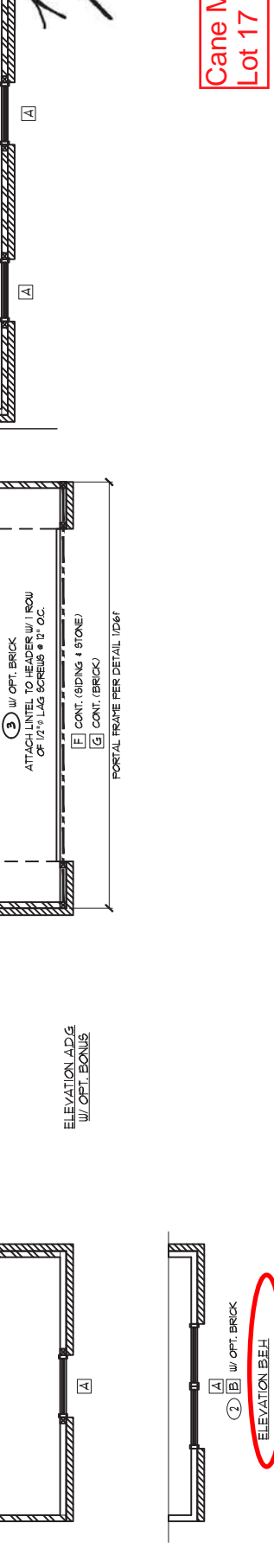
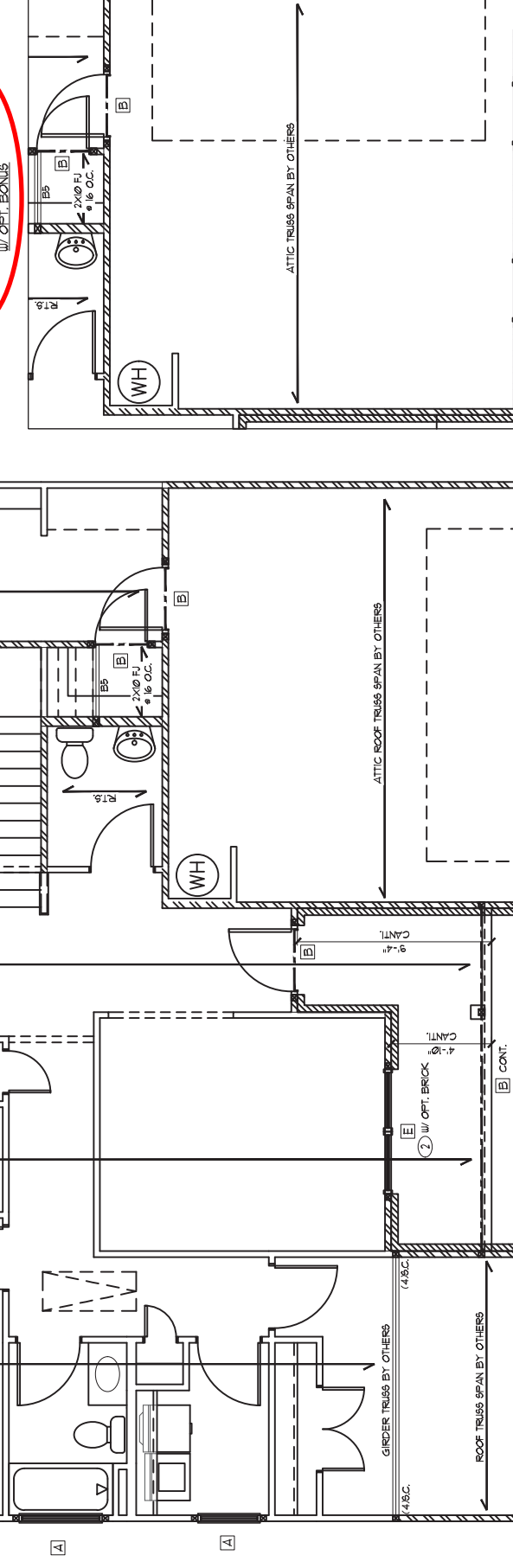
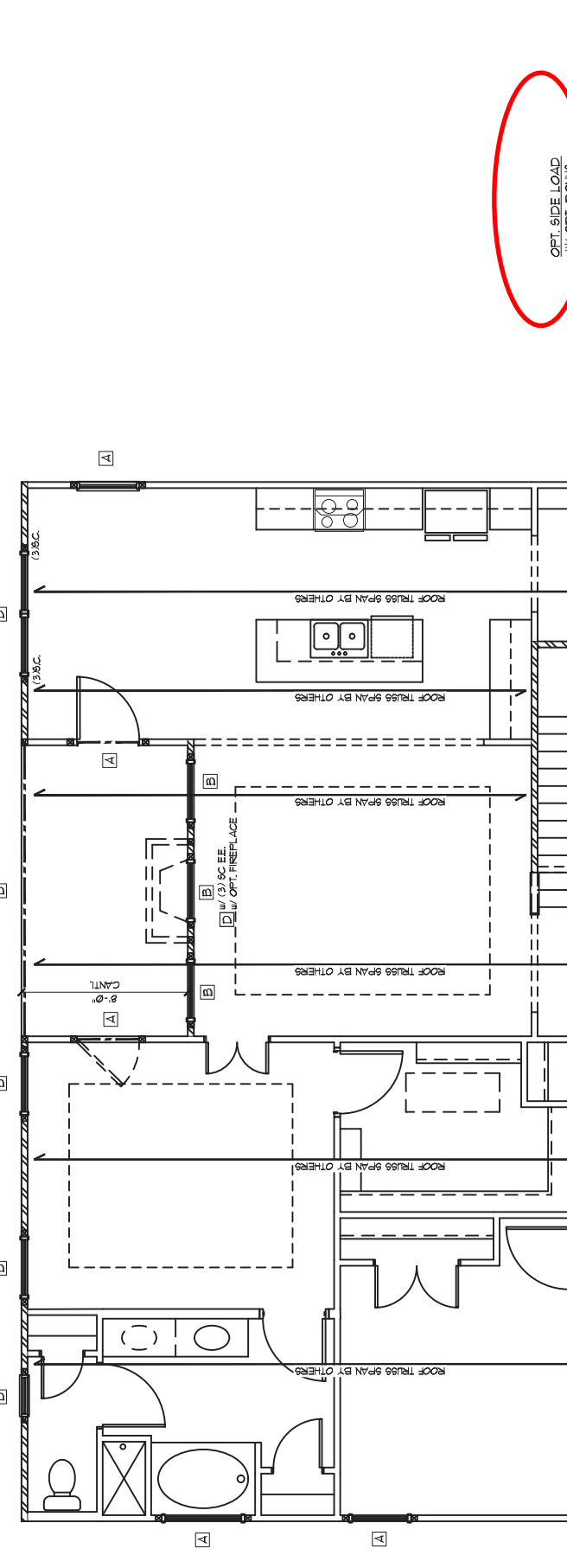
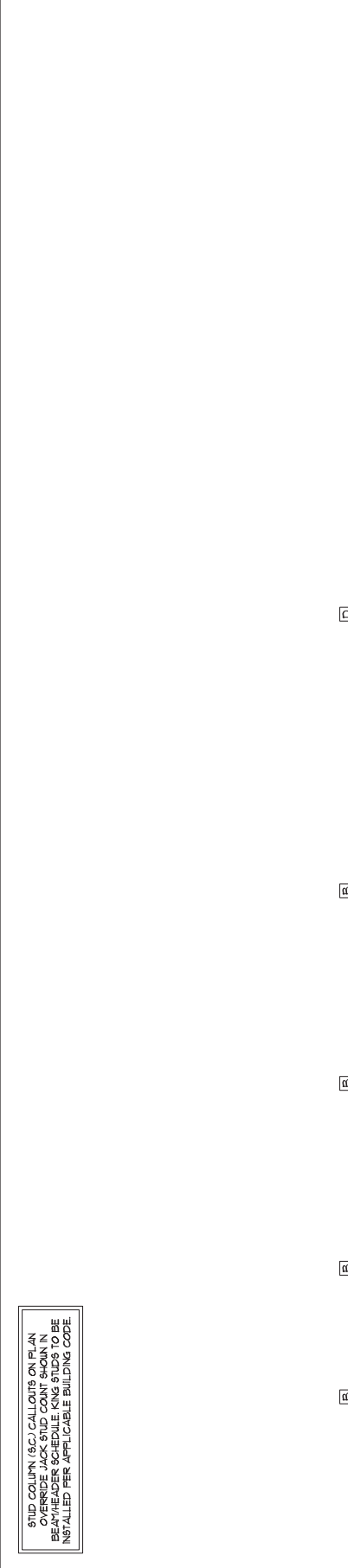
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS
SHEET
S3.1

HEADER TAG	BEAM TAG	SIZE	JACKS (EACH END)
-	BI	(2) 14" FLOOR JOIST	(2)
-	BE	(2) 14" FLOOR JOIST	(2)
-	A	(2) 2x8	(2)
-	B	(2) 2x8	(2)
-	C	(2) 2x8	(2)
-	D	(2) 2x8	(2)
-	E	(2) 2x8	(2)
-	F	(2) 2x8	(2)
-	G	(2) 1x4 L.V.	(2)
-	H	(2) 1x4 L.V.	(2)
-	I	(2) 1x4 L.V.	(2)
-	J	(2) 1x4 L.V.	(2)
-	K	(2) 1x4 L.V.	(2)
-	L	(2) 1x4 L.V.	(2)
-	M	(2) 1x4 L.V.	(2)
-	N	(2) 1x4 L.V.	(2)
-	O	(2) 1x4 L.V.	(2)
-	P	(2) 2x4 L.V.	(2)

TAGS	SIZE	OPENING SIZE	LESS THAN
①	1x3x3/4"	6'-0" TO 10'-0"	6'-0"
②	1x3x3/4"	6'-0" TO 10'-0"	6'-0"
③	1x3x3/4"	6'-0" TO 10'-0"	6'-0"
④	1x3x3/4"	6'-0" TO 10'-0"	6'-0"

TAGS	SIZE	OPENING SIZE	LESS THAN
①	1x3x3/4"	6'-0" TO 10'-0"	6'-0"
②	1x3x3/4"	6'-0" TO 10'-0"	6'-0"
③	1x3x3/4"	6'-0" TO 10'-0"	6'-0"
④	1x3x3/4"	6'-0" TO 10'-0"	6'-0"

OPENING WIDTH	KINGS (EACH END)
LESS THAN 3'-0"	(1)
3'-0" TO 4'-0"	(2)
4'-0" TO 8'-0"	(3)
8'-0" TO 12'-0"	(4)
12'-0" TO 15'-0"	(5)
15'-0" TO 18'-0"	(6)



GENERAL STRUCTURAL NOTES:

- CONSTRUCTION SHALL CONFORM TO 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AMENDMENTS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE DRAWINGS FOR THIS SPECIFIC PROJECT. ENGINEER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THIS PLAN.
- TO BESET: ALL JOISTS ENCOUNTERED DURING ERECTION.
- PROPERTIES USED IN THE DESIGN ARE AS FOLLOWS:
PARALLEL FIBER LVL: 1.5 E, 2.669 PA, 1.5, 2.89 PA, E, 1.5x4, FRI
MICROLAM LVL: 1.5 E, 2.669 PA, 1.5, 2.89 PA, E, 1.5x4, FRI
ALL DIMENSIONS UNLESS NOTED OTHERWISE.
- ALL BEAMS SHALL BE SUPPORTED WITH A (2) 2x4 9 6TP GRID COLUMN AT EACH END UNLESS NOTED OTHERWISE.
- ALL REMAINING STEEL SHALL BE GRADE 40 BARS CONFORMING TO ASTM A575.
- FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER THE 2018 NORTH CAROLINA RESIDENTIAL CODE SECTION 1803.10. MINIMUM 1/2" DIA. BOLTS SPACED AT 6'-0" ON CENTER WITH A 1" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE ANCHOR BOLTS SHALL BE 1" FROM THE END OF EACH PLATE SECTION UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE LOOKOUTS WHEN CEILING JOISTS SPAN PERPENDICULAR TO RAFTERS.
- KLICH BEAMS, 1x4, 1x6 AND 2x4 JOIST LAYS SHALL BE BOLTED TO RAFTERS WITH 1/2" DIA. BOLTS. MINIMUM 1/2" EMBEDMENT INTO RAFTERS. ALL JOIST CONNECTIONS PER DETAIL 1024. IN-EDGE DISTANCE SHALL BE 6" AND (2) BOLTS SHALL BE LOCATED MINIMUM 6" FROM EACH END OF THE BEAM.
- ALL NON-LOAD BEARING HEADERS SHALL BE 10" PLAT 2x4 6TP 4, DROPPED FOR NON-LOAD BEARING HEADERS EXCEEDING 5'-0" IN BOTH AND/OR WITH MORE THAN ONE JOIST ABOVE. SHALL BE 10" PLAT 2x4 6TP 4, DROPPED. (UNLESS NOTED OTHERWISE)

ABBREVIATIONS:

- DI - DOUBLE JOIST
- DR - DOUBLE RAFTER
- OC - ON CENTER
- CL - CENTERLINE
- FL - POINT LOAD

NOTE: DESIGNATES JOIST SUPPORTED LOAD BEARING WALL ABOVE. PROVIDE BLOCKING UNDER JOIST SUPPORTED LOAD BEARING WALL.

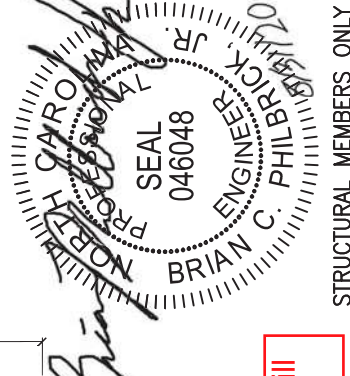
NOTE: SHADOWED WALLS INDICATE LOAD BEARING WALLS

JOIST & BEAM SHOWN ARE MINIMUM BUILDER NAT INCREASE DEPTH FOR EASE OF CONSTRUCTION

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

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY BETHLEHEM HOMES. BETHLEHEM HOMES HAS REVIEWED AND APPROVED THESE PLANS FOR CONSTRUCTION. BETHLEHEM HOMES IS NOT RESPONSIBLE FOR ANY CHANGES MADE TO THESE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED IN CONSTRUCTION UNLESS THE ARCHITECTURAL PLANS DATED PREVIOUSLY TO THE DATE LISTED ABOVE.

STRUCTURAL MEMBERS ONLY
ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL MEMBERS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS. ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. FAILURE TO DO SO WILL VOID SUMMIT LIABILITY.
STRUCTURAL ANALYSIS BASED ON 2018 NCRBC.
FIRST FLOOR FRAMING PLAN
SCALE: 1/8"=1'



Cane Mill Lot 17

STRUCTURAL MEMBERS ONLY

HEADER TAG	BEAM TAG	SIZE	JACKS (EACH END)
-	BT	(2) 14" FLOOR JOIST	(2)
-	BE	(2) 14" FLOOR JOIST	(2)
A	BA	(2) 2x8	(2)
B	BB	(2) 2x8	(2)
C	BC	(2) 2x8	(2)
D	BD	(2) 2x8	(2)
E	BE	(2) 5-1/2" LVL	(3)
F	BF	(2) 5-1/2" LVL	(3)
G	BG	(2) 14" LVL	(3)
H	BH	(2) 14" LVL	(3)
I	BI	(2) 14" LVL	(3)
J	BJ	(2) 2x4 LVL	(4)
K	BK	(3) 5-1/2" LVL	(3)
L	BL	(3) 1-1/2" LVL	(3)
M	BM	(3) 1-1/2" LVL	(3)
N	BN	(3) 1-1/2" LVL	(3)
O	BO	(3) 1-1/2" LVL	(3)
P	BP	(3) 2x4 LVL	(4)

HEADER BEAM SIZES SHOWN ON PLANS ARE MINIMUMS. GREATER HEADERS/BEAM SIZES MAY BE USED FOR EASE OF CONSTRUCTION. HEADERS/BEAM SIZES SHOWN IN PARENS ARE ALTERNATE HEADERS/BEAM SIZES TO BE FURNISHED UNLESS NOTED OTHERWISE. ALL BEAMS TO BE FURNISHED UNLESS NOTED OTHERWISE.

TAGS	SIZE	OPENING SIZE
①	L3x3x1/4"	LEGS: 3x4"
②	L3x3x1/4"	6'-0" TO 10'-0"
③	L3x3-1/2x3/8x1/8"	GREATER THAN 10'-0"
④	L3x3-1/2x3/8x1/8"	ALL ARCHED OPENINGS

SECURE LINTEL TO HEADER w/ (2) 1/2" DIAMETER LAG SCREWS STAGGERED @ 16" O.C. (11 FT FOR ③)

ALL HEADERS WITH BRICK ABOVE: (U)NO

WALL STUD SCHEDULE
1st & 2nd FLOOR LOAD BEARING STUDS
2x4 STUDS @ 16" O.C. OR 2x4 STUDS @ 24" O.C.
1st FLOOR LOAD BEARING STUDS w/ WALK-UP ATTIC
2x4 STUDS @ 17" O.C. OR 2x6 STUDS @ 15" O.C.
BASEMENT LOAD BEARING STUDS
2x4 STUDS @ 16" O.C. OR 2x6 STUDS @ 15" O.C.
WALL LOAD BEARING STUDS (ALL FLOORS)
2x4 STUDS @ 24" O.C.
2ND STORY WALLS
2x4 STUDS @ 17" O.C. OR 2x6 STUDS @ 15" O.C. BALLOON FRAMED w/ CROSS BRACING @ 8'-0" O.C. VERTICALLY

KING STUD REQUIREMENTS	
OPENING WIDTH	KINGS (EACH END)
LEGS THAN 3'-0"	(1)
3'-0" TO 4'-0"	(2)
4'-0" TO 6'-0"	(3)
6'-0" TO 11'-0"	(4)
11'-0" TO 15'-0"	(5)

KING STUD REQUIREMENTS ABOVE DO NOT APPLY TO PORTAL FRAMED OPENINGS

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY INITIAL DOKLAS BOXES COMPLETED/REVISED BY ARCHITECTURAL FIRM. ANY CHANGES TO THESE PLANS MUST BE MADE BY ARCHITECTURAL FIRM PRIOR TO CONSTRUCTION. SUMMIT ENGINEERS, LABORATORY & TESTING, P.C. CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED IN CONSTRUCTION OF ANY STRUCTURE. ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

STRUCTURAL MEMBERS ONLY

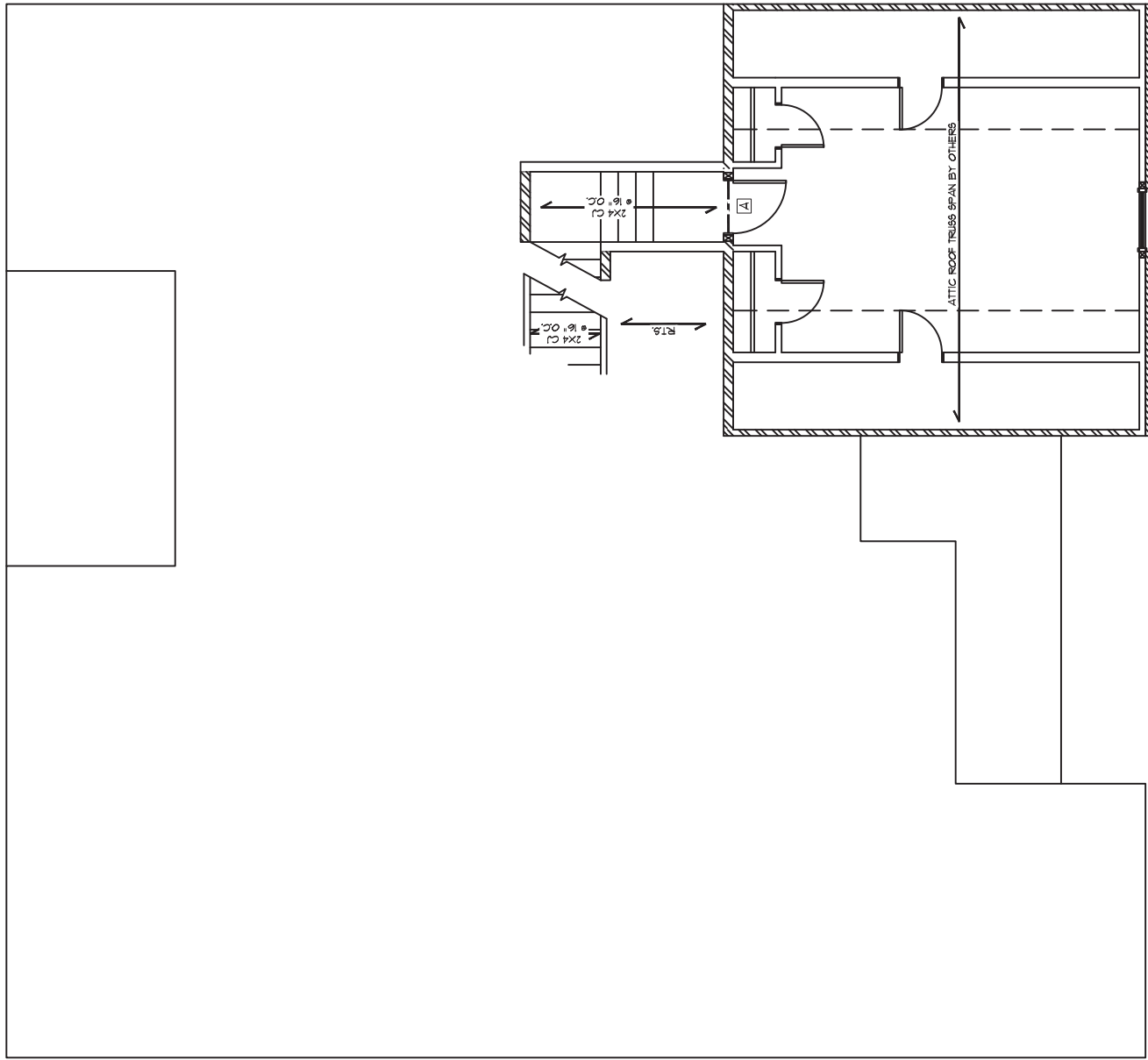
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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

SECOND FLOOR FRAMING PLAN

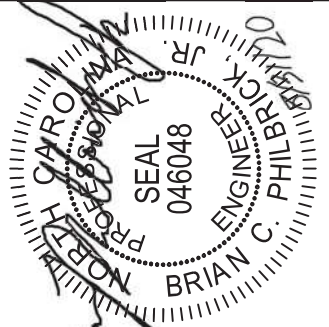
SCALE: 1/8" = 1'

STUD COLUMN (6x6) CALLOUTS ON PLAN OVERRIDE JACK STUD COUNT SHOWN IN BEAM/HEADER SCHEDULE. KING STUDS TO BE INSTALLED PER APPLICABLE BUILDING CODE.



OPT. FINISHED BONUS ROOM
ALL ELEVATIONS

Cane Mill
Lot 17



STRUCTURAL MEMBERS ONLY



PROJECT
Lancaster (RH)
Second Floor Framing
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: 11/16/2018
PROJECT #: 38321715

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

S4.0

TRUSS UPLIFT CONNECTOR SCHEDULE

MAX UPLIFT	ROOF TO WALL	FLOOR TO FLOOR	FLOOR TO FND
6000 LBS	H23A	PER WALL SHEATHING & FASTENERS	
12000 LBS	(2) H23A	C916 (END • 11')	DT12Z
14000 LBS	HT820	C916 (END • 11')	DT12Z
20000 LBS	(2) HT820	(2) C916 (END • 11')	DT12Z
25000 LBS	(2) HT820	(2) C916 (END • 11')	HT14
34000 LBS	L673-6D625	M97C92	HT14

- ALL PRODUCTS LISTED ARE STEELON STRONG-TIE EQUIVALENT PRODUCTS MAY BE USED PER MANUFACTURER'S SPECIFICATIONS.
- UPLIFT VALUES LISTED ARE FOR 0.17 GRADE MEMBERS.
- REFER TO TRUSS LAYOUT PER MANUF. FOR UPLIFT VALUES.
- TRUSS MANUFACTURER'S UPLIFT VALUES SHALL BE USED BY TRUSS MANUFACTURER OUTSIDE THESE LISTED ABOVE.
- CONTACT SUMMIT FOR REQUIRED CONNECTORS WHEN LOADS EXCEED THOSE LISTED ABOVE.

NOTE: RPLY OF ALL SHOWN GIRDER TRUSSES TO ALIGN WITH INSIDE FACE OF WALL (TYP. UNO)

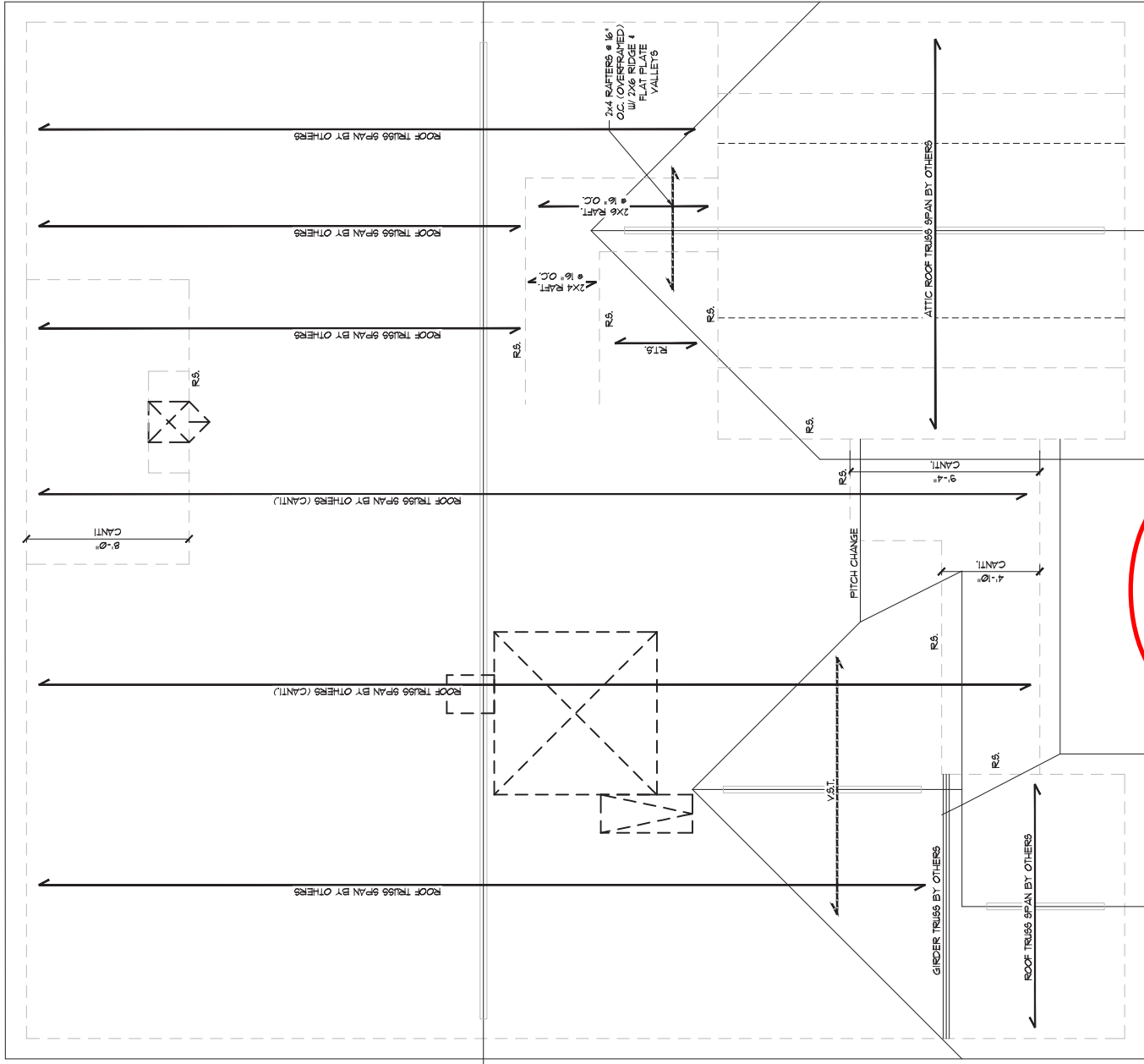
NOTE: ROOF TRUSSES SHALL BE SPACED TO SUPPORT FALSE FRAMED DORMER WALLS (TYP. UNO)

NOTE: TRUSS UPLIFT LOADS SHALL BE DETERMINED PER TRUSS MANUFACTURER IN ACCORDANCE WITH SECTION R802.11.1 WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE WIND UPLIFT LOAD WITH IN ACCORDANCE WITH METHOD 3 OF SECTION R802.11.1 OF THE 2018 IRC. BRACED WALL PLANS FOR BEARING AND PARTNER REQUIREMENTS.

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS. THE DESIGNER ASSUMES NO LIABILITY ON 08/28/2020. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. CANNOT BE HELD RESPONSIBLE FOR ANY CHANGES MADE TO THESE PLANS UNLESS USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

STRUCTURAL MEMBERS ONLY
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 STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

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



ELEVATION BEH
 U/LIFT BOLUS
 R.S. = ROOF SUPPORT



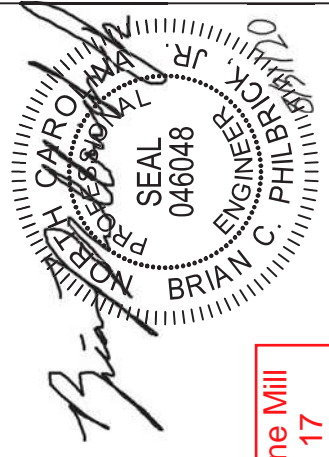
PROJECT
 Lancaster (RH)
 Roof Framing Plan
 CLIENT
 Smith Douglas Homes - Raleigh
 2520 Reliance Ave
 Apex, NC 27539

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

ORIGINAL DRAWING
 DATE PROJECT #
 11/16/2018 3832J15

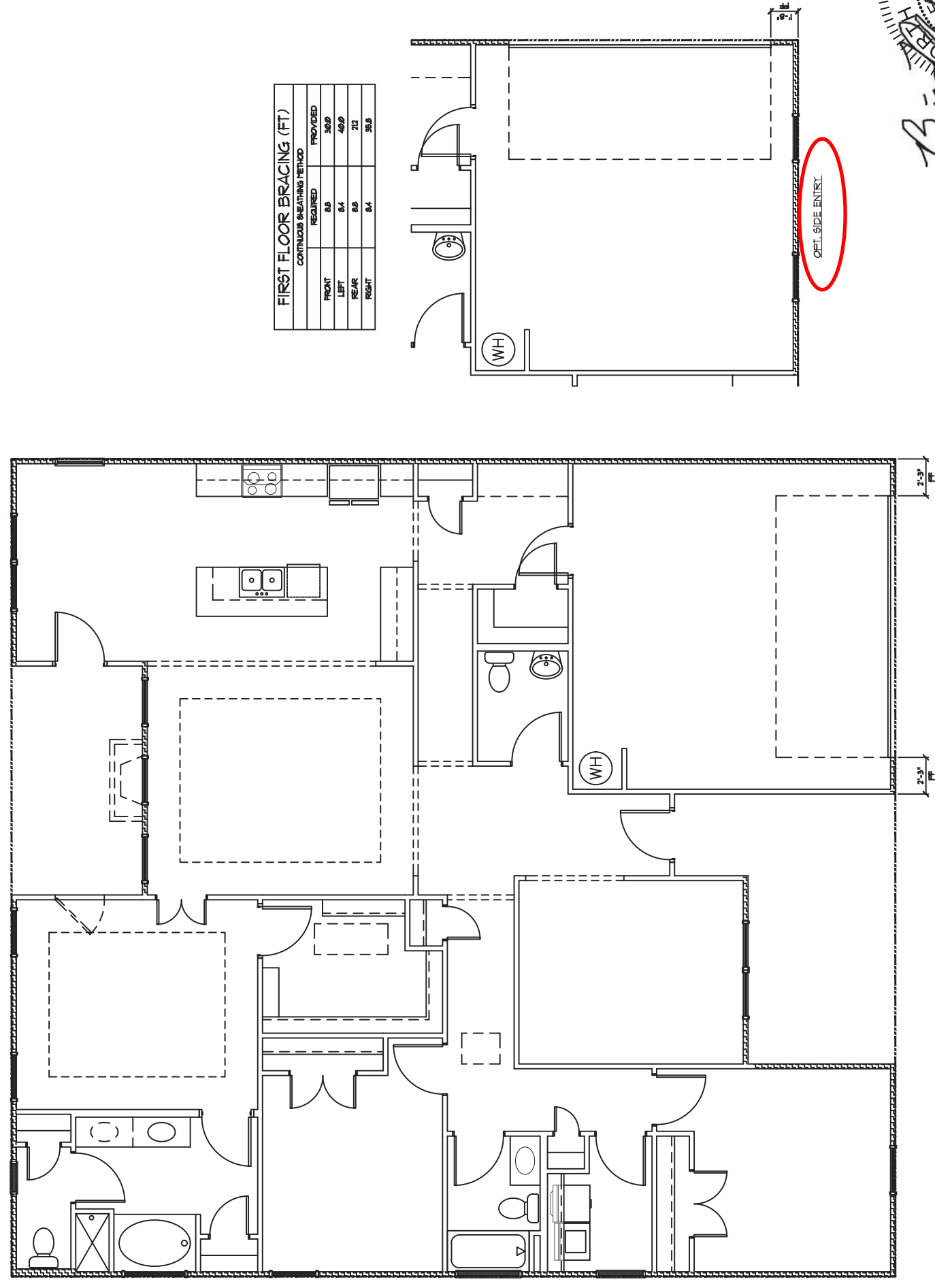
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
S5.4

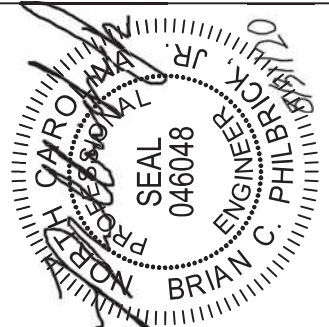


Cane Mill
 Lot 17

STRUCTURAL MEMBERS ONLY



FIRST FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
	REQUIRED	PROVIDED
FRONT	8.9	30.0
LEFT	8.4	49.0
REAR	8.9	22
RIGHT	8.4	59.8



Cane Mill
Lot 17

STRUCTURAL MEMBERS ONLY

REQUIRED BRACED WALL PANEL CONNECTIONS		
METHOD	MATERIAL	MIN. THICKNESS
CS-WBP	WOOD STRUCTURAL PANEL	3/8"
GB	GYPSUM BOARD	1/2"
WBP	WOOD PANEL	3/8"
PF	STRUCTURAL PANEL	1/16"



- BRACED WALL NOTES:**
- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10 FROM THE 2018 NORTH CAROLINA RESIDENTIAL CODE.
 - WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND ULTIMATE WIND SPEEDS UP TO 90 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.
 - 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.
 - THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYPSUM BOARD.
 - FOR CONTINUOUS SHEATHING METHOD EXTERIOR WALLS SHALL BE SHEATHED ON ALL SHEATHABLE SURFACES INCLUDING WALL AREAS BETWEEN BRACED WALL PANELS, ABOVE AND BELOW WALL OPENINGS, AND ON GABLE END WALLS.
 - BRACED WALLS WITH FINISH MORE THAN 24" BEYOND THE FOUNDATION OR BRACING WILL BELO 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.
 - MAZONY OR CONCRETE STEEL WALLS WITH A LENGTH OF 49' OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.4 OF THE 2018 NRC.
 - 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 (NO).
 - ON SCHEMATIC, SHADDED WALLS INDICATE BRACED WALL PANELS.
 - ABBREVIATIONS:
GB = GYPSUM BOARD
CS-WBP = WOOD STRUCTURAL PANEL
CS-WOC = CONT. SHEATHED
PF = PORTAL FRAME

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 THE ARCHITECT OF ANY CHANGES TO THE ARCHITECTURAL PLANS MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT ENGINEERING LABORATORY TESTING, P.C. CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

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

FIRST FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD ELEV ADG ± CRT		
	REQUIRED	PROVIDED
FRONT	8.9	22
LEFT	8.4	49.0
REAR	8.9	22
RIGHT	8.4	59.8

FIRST FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD - ELEV BEH		
	REQUIRED	PROVIDED
FRONT	8.9	32
LEFT	8.4	49.0
REAR	8.9	22
RIGHT	8.4	59.8

STRUCTURAL MEMBERS ONLY
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STRUCTURAL ANALYSIS BASED ON 2018 NRC.

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

ELEVATION ADG ± CRT

ELEVATION BEH

GENERAL STRUCTURAL NOTES:

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

FOUNDATIONS:

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

CONCRETE:

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

CONCRETE REINFORCEMENT:

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

WOOD FRAMING:

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

WOOD TRUSSES:

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

WOOD STRUCTURAL PANELS:

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

STRUCTURAL FIBERBOARD PANELS:

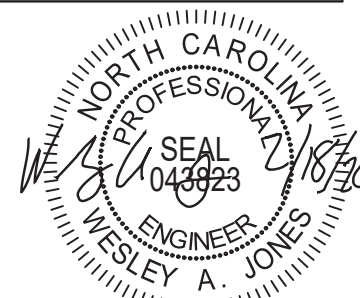
- Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards.
- Fiberboard wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan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

EXTERIOR WOOD FRAMED DECKS:

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

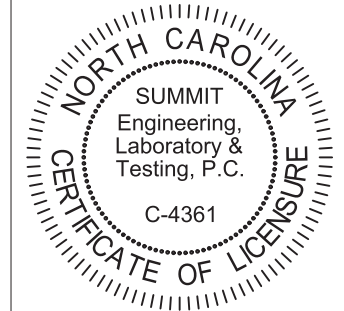
STRUCTURAL STEEL:

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



STRUCTURAL MEMBERS ONLY

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



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

CURRENT DRAWING

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

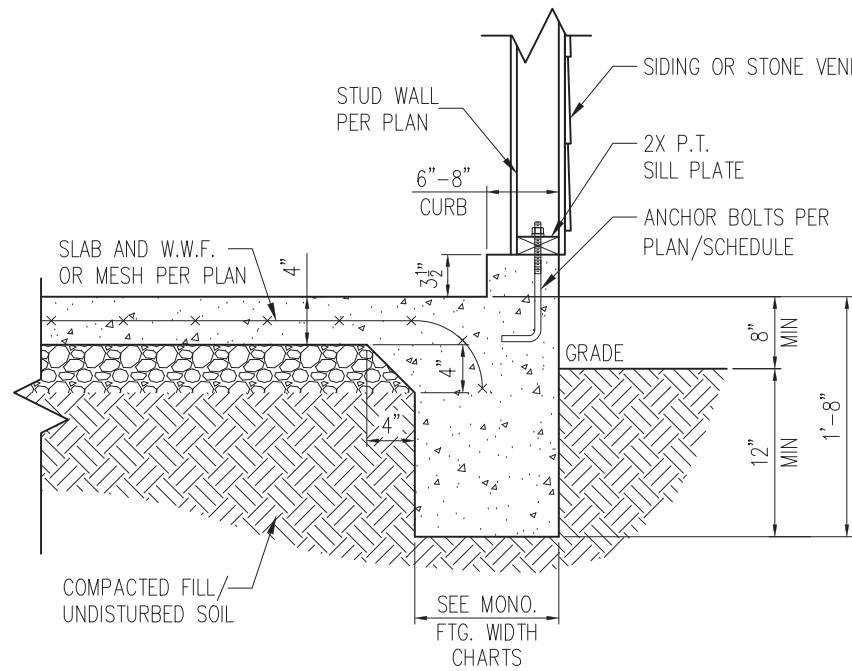
ORIGINAL DRAWING

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

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

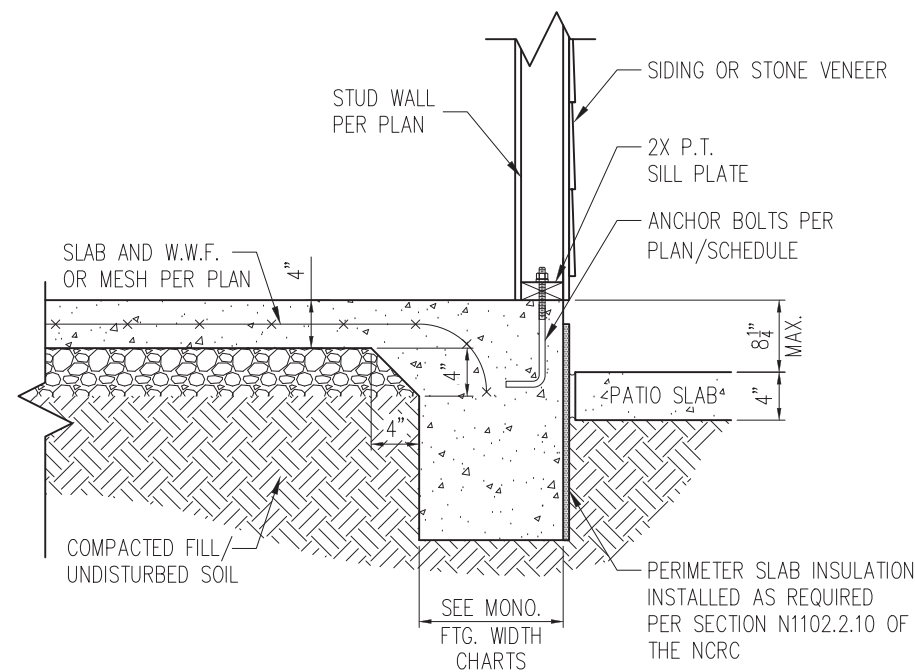
SHEET

CS2



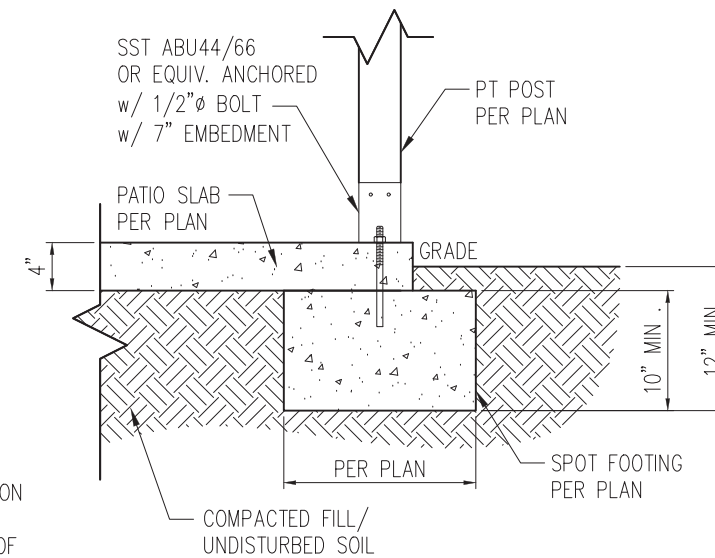
STANDARD – SIDING/STONE

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

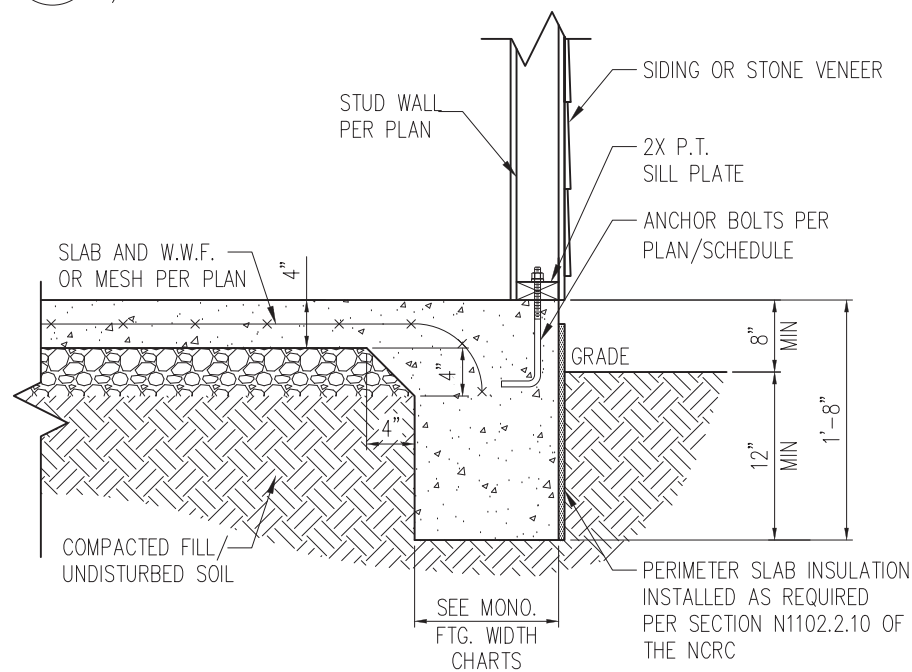


STANDARD – SIDING/STONE

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

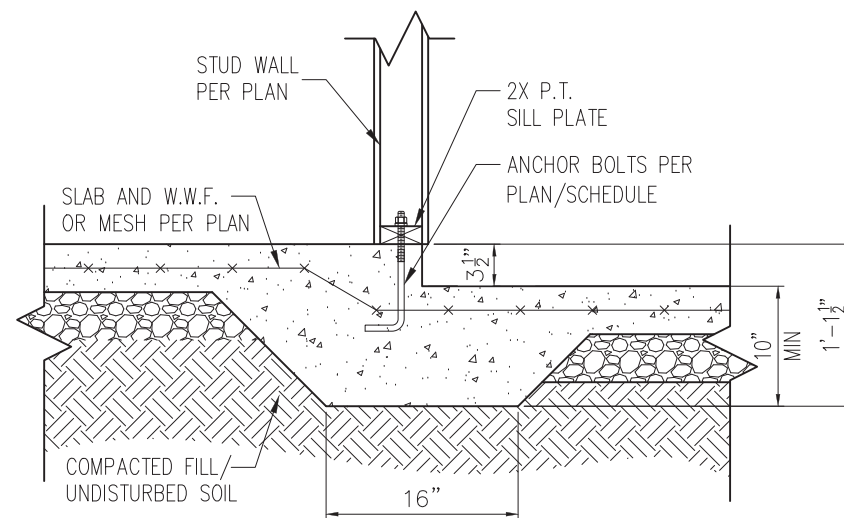


2A COVERED PATIO DETAIL
D1m 3/4" = 1'-0"



STANDARD – SIDING/STONE

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



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

WALL ANCHOR SCHEDULE

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

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

MONOLITHIC FOOTING WIDTH

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

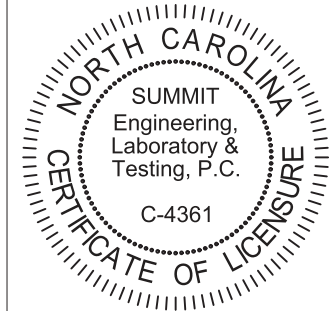
*5" BRICK LEDGE HAS BEEN ADDED TO THE MONOLITHIC FOOTING WIDTH FOR BRICK SUPPORT

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



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

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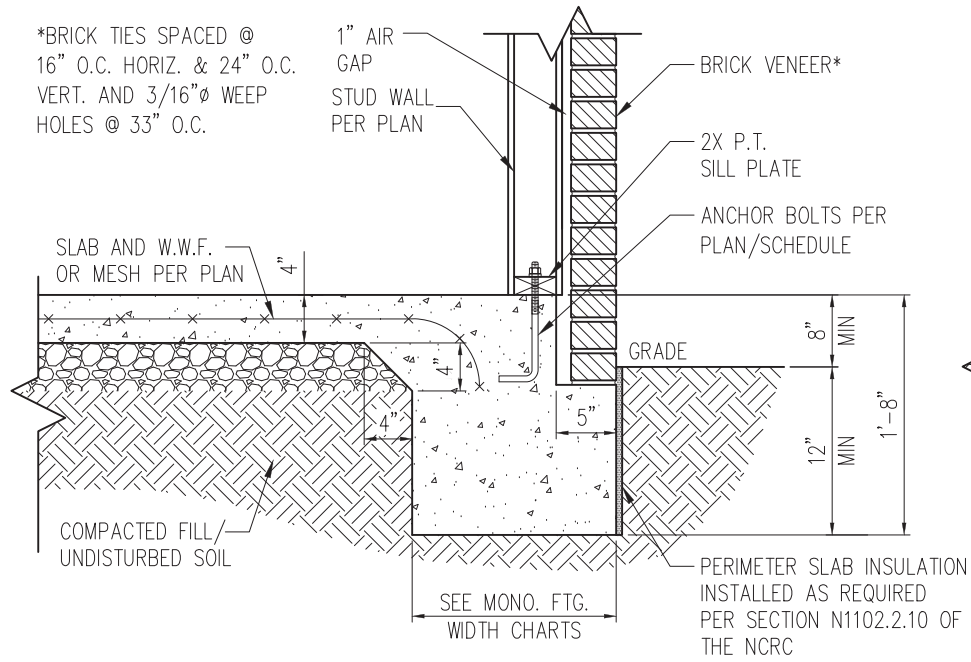
ORIGINAL DRAWING
NO. DATE PROJECT #
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

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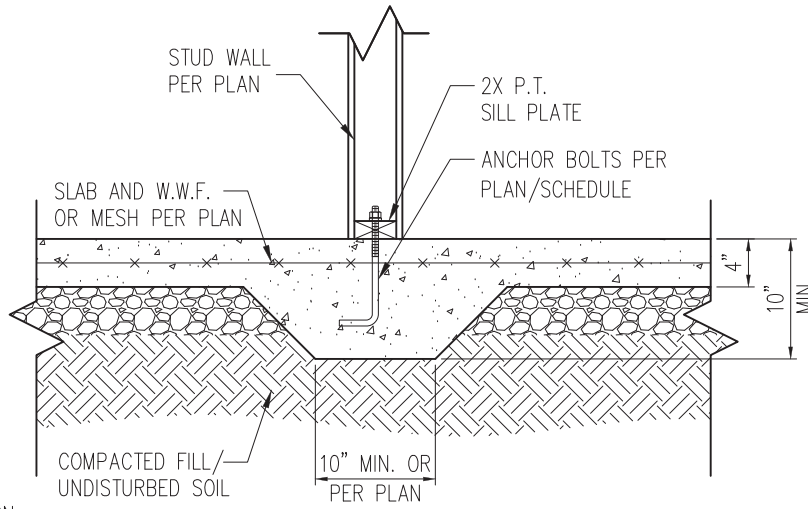
D1m

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



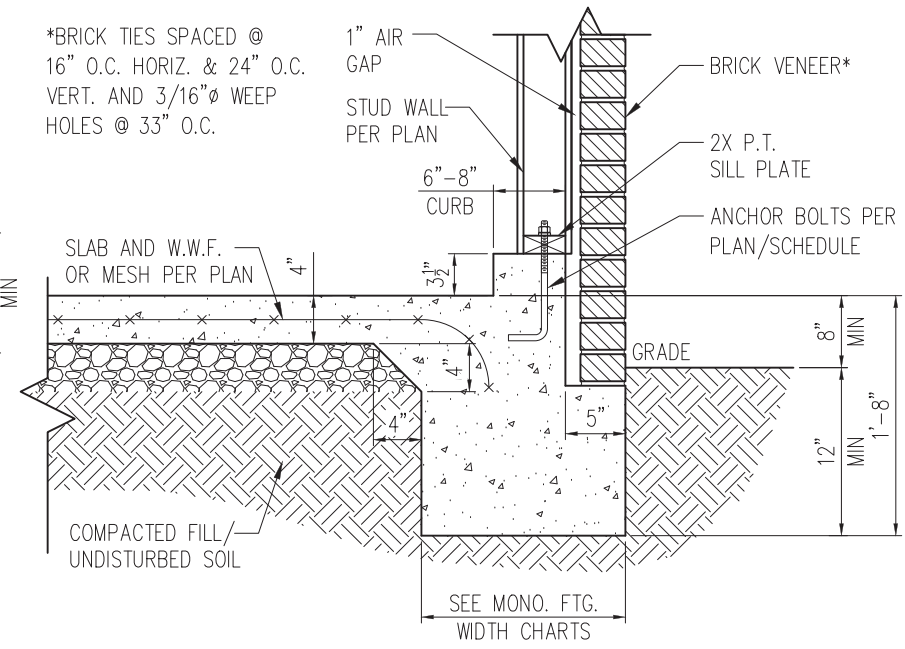
STANDARD - BRICK

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



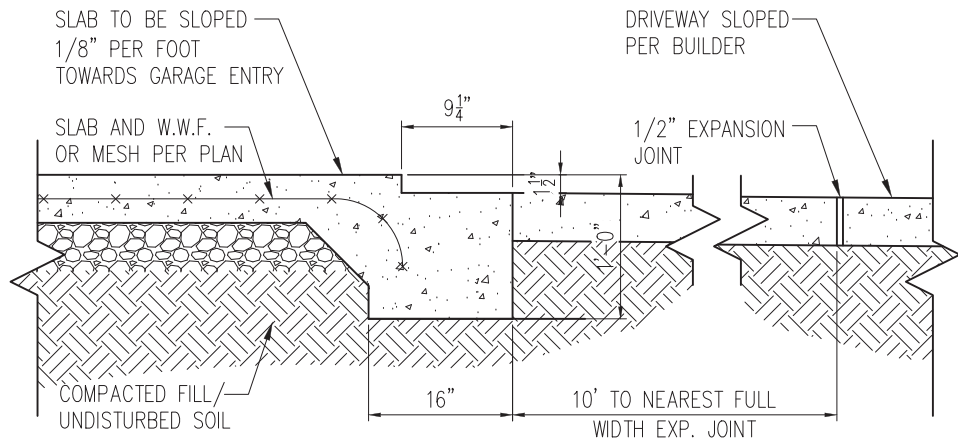
3 TYP. THICKENED SLAB DETAIL
D2m 3/4" = 1'-0"

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

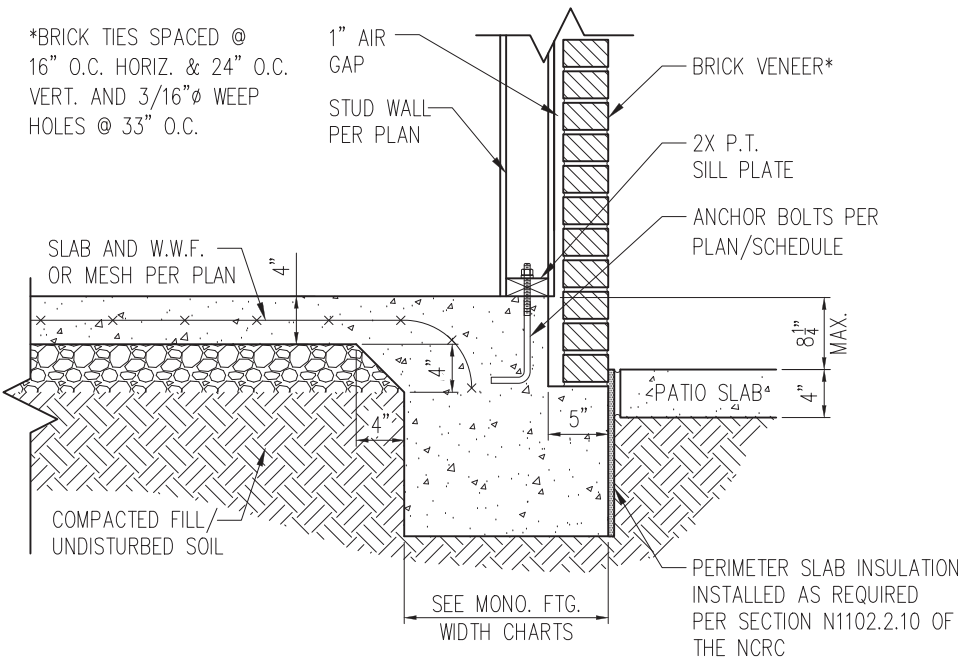


STANDARD - BRICK

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



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



STANDARD - BRICK

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

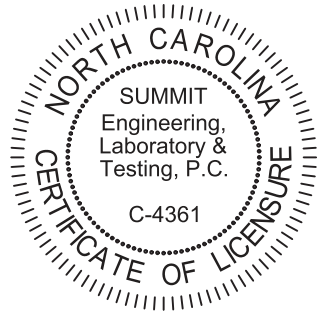
NOTES:

1. REFER TO GENERAL NOTES & SPECIFICATIONS ON SHEET CS2 FOR ADDITIONAL INFORMATION.
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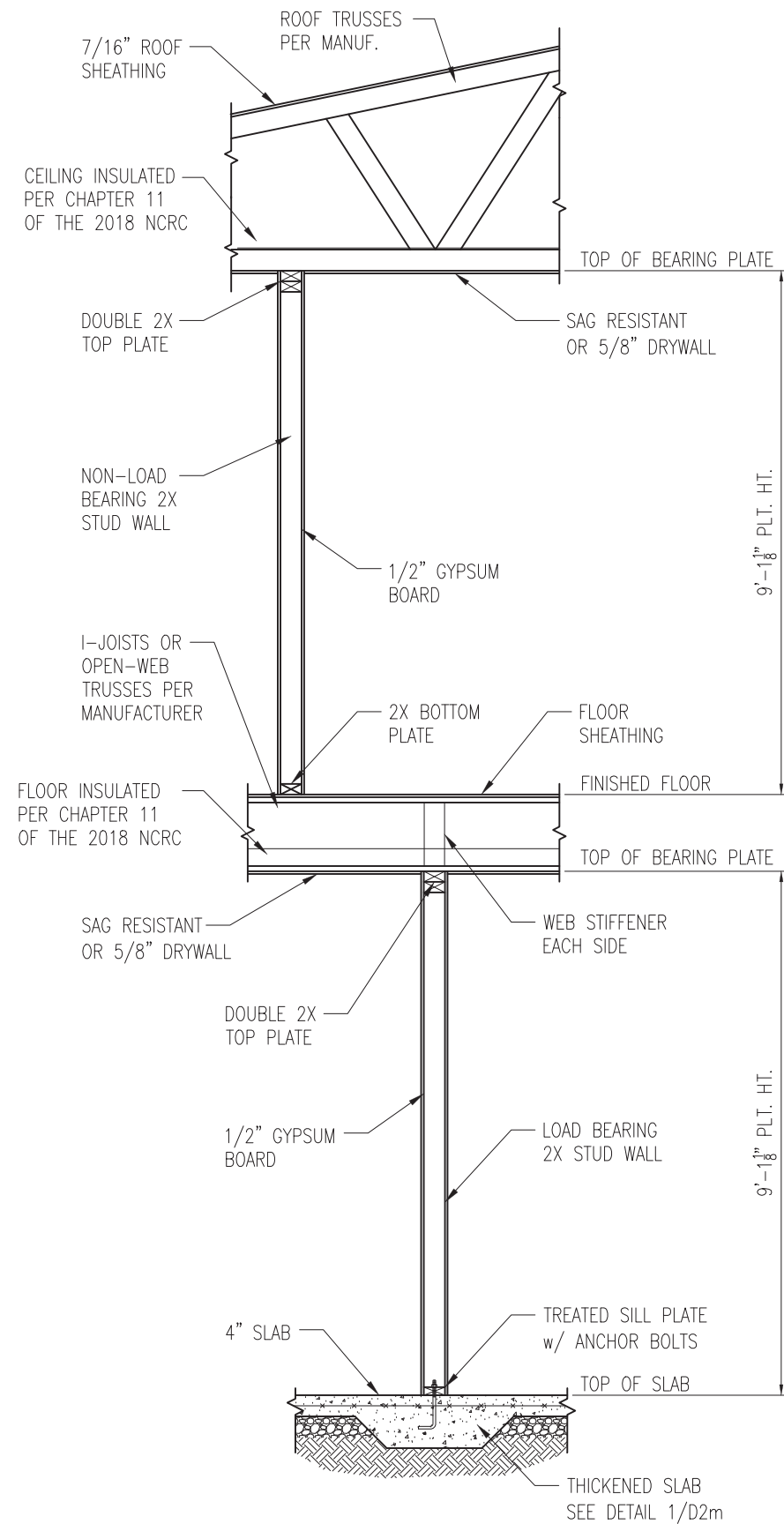
PROJECT
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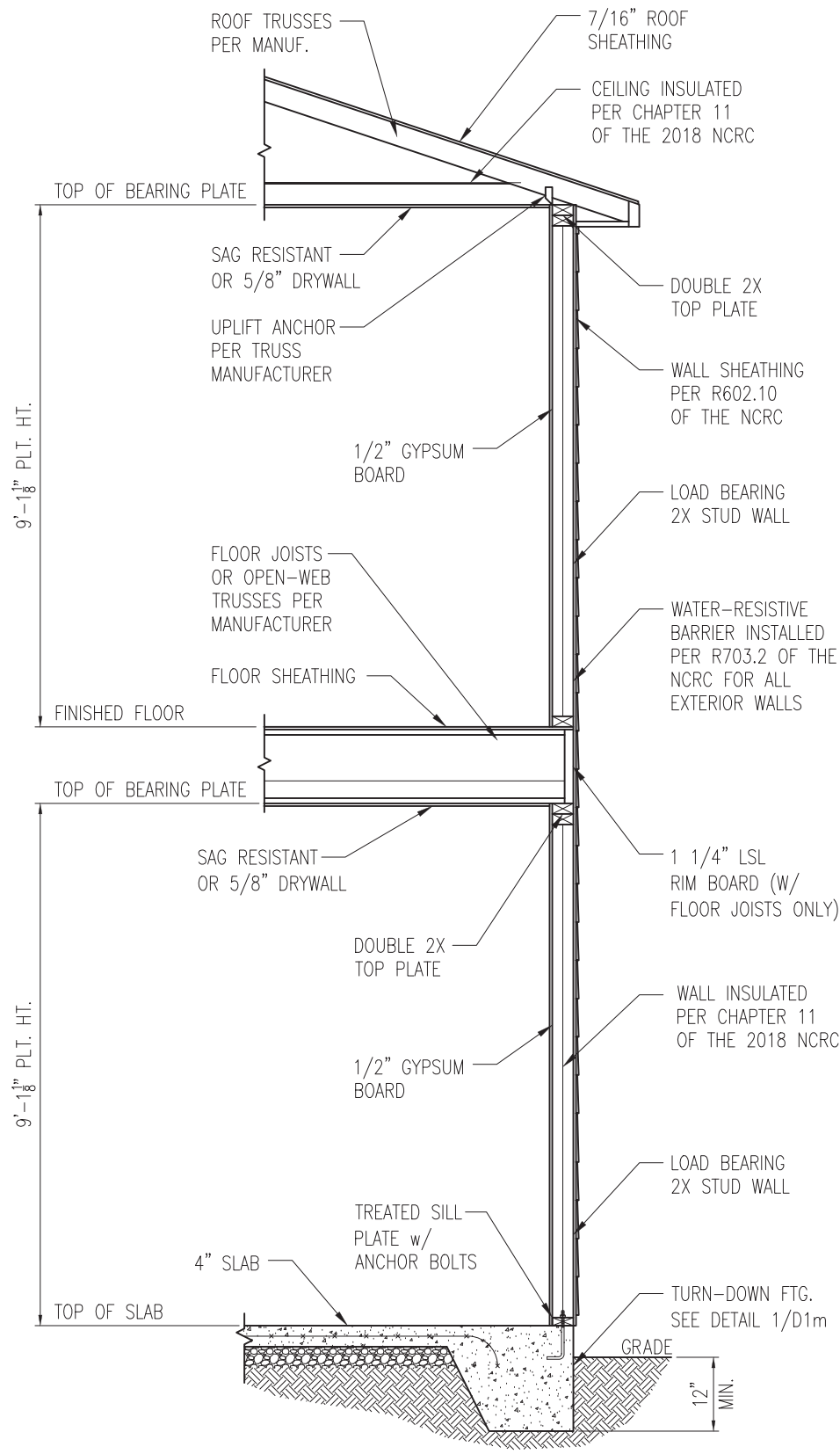
ORIGINAL DRAWING
NO. DATE PROJECT #
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REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D2m



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

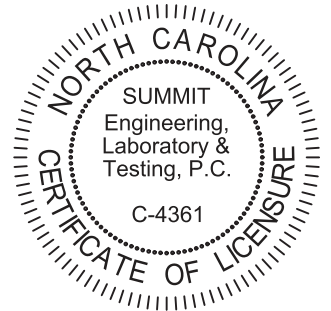


2 TYP. EXTERIOR LOAD BEARING WALL SECTION
 D3m 3/4" = 1'-0"
 -SIMILAR w/ BRICK AND STONE
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.
 -MIN. 3/16" Ø WEEP HOLES @ 33" O.C.

- NOTES:
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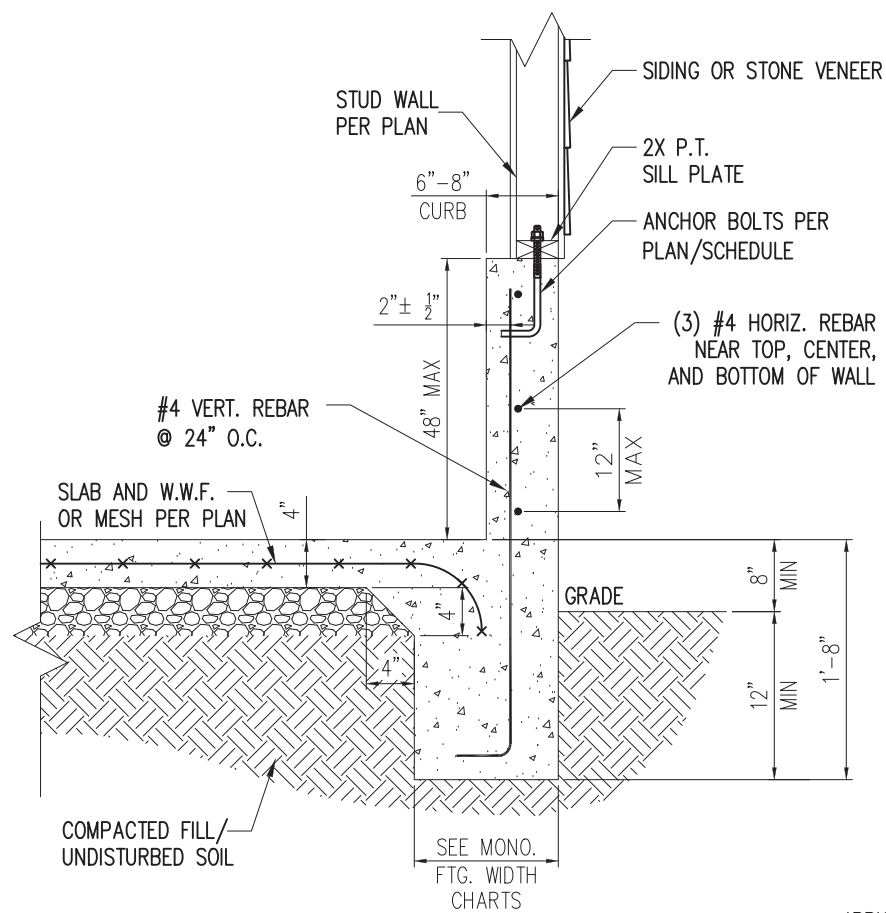
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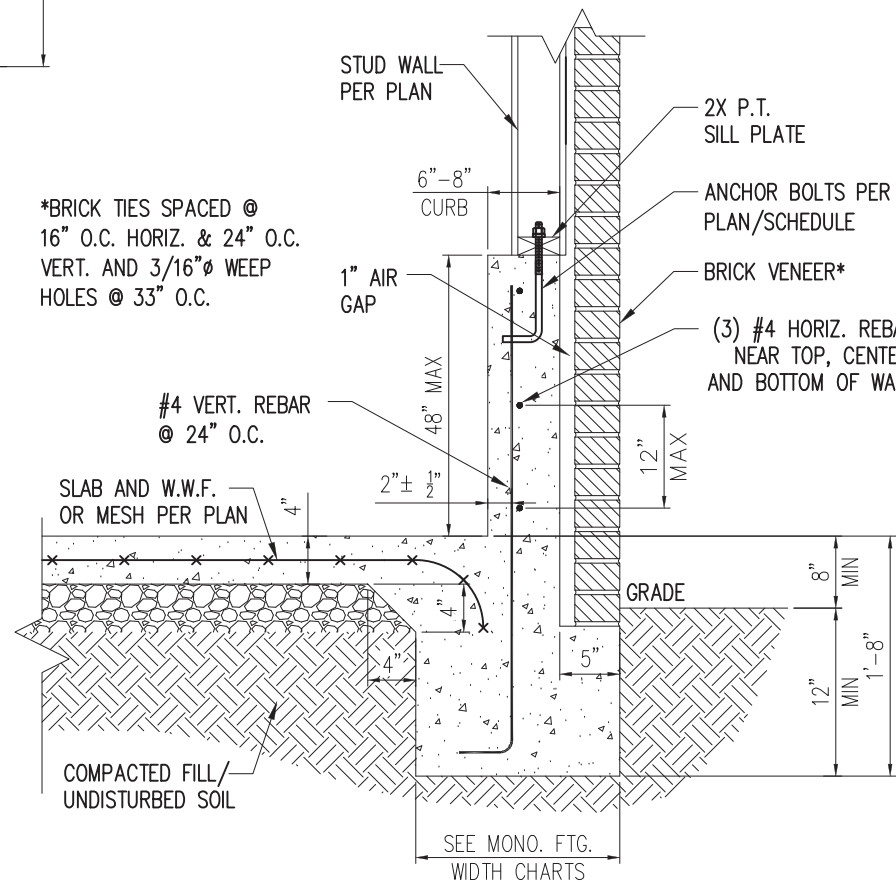
SHEET
D3m



STANDARD - SIDING/STONE

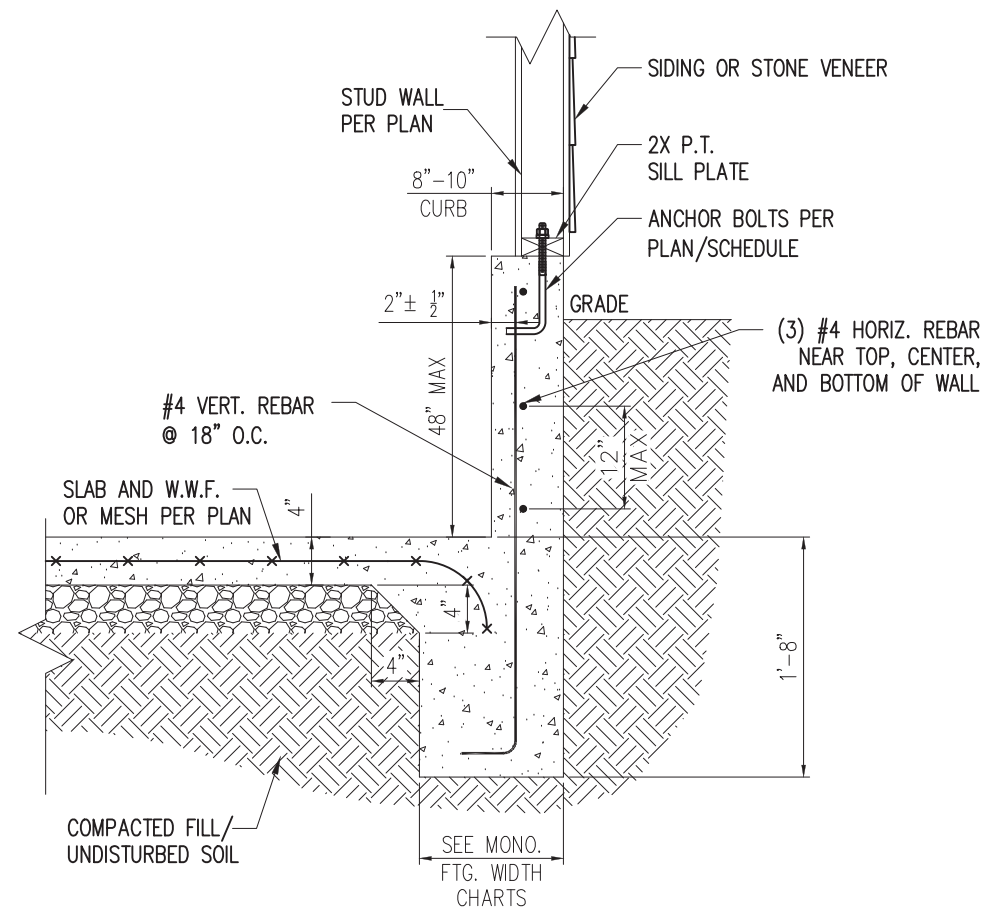
1 EXTENDED GARAGE CURB DETAIL
D4m NTS

*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



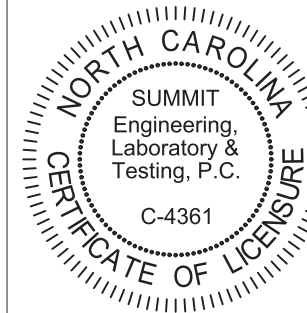
STANDARD - SIDING/STONE

2 EXTENDED GARAGE CURB DETAIL
W/ UNBALANCED FILL
D4m NTS



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PROJECT #: 3832

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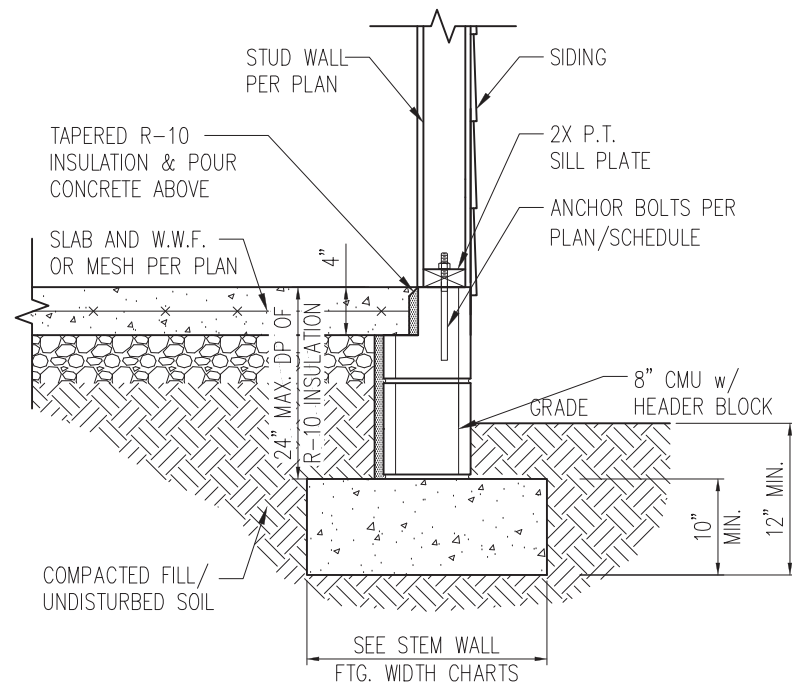
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NO.	DATE	PROJECT #
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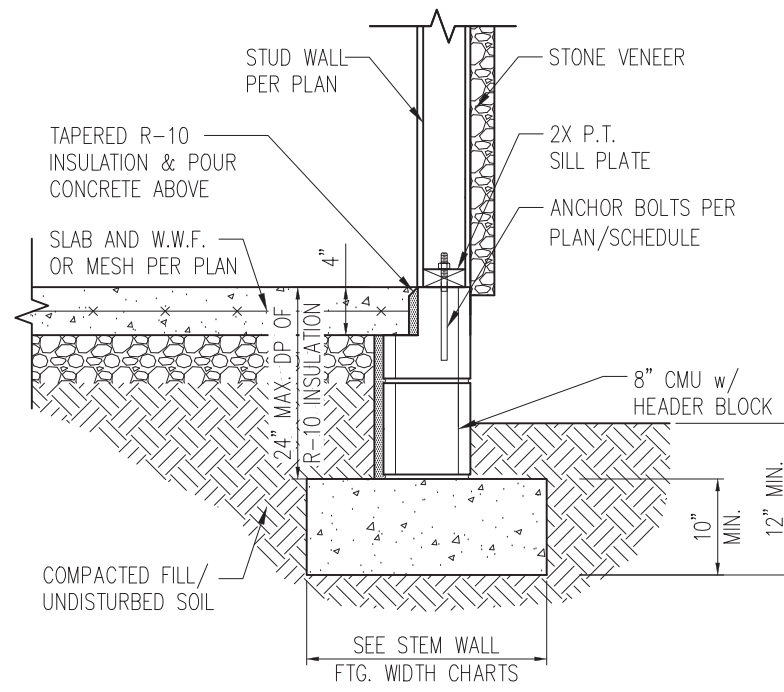
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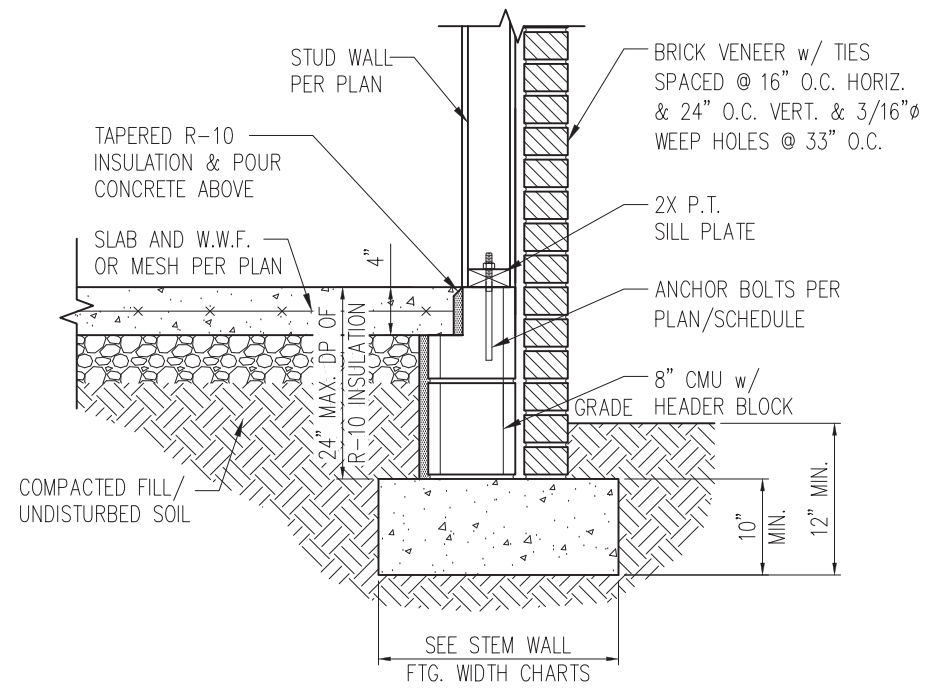
D4m



STANDARD - SIDING

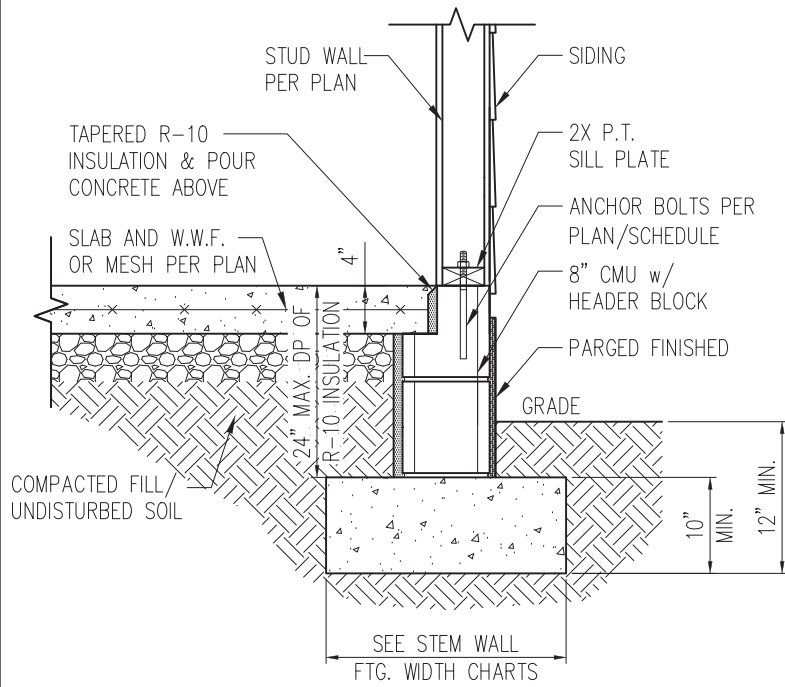


STANDARD - STONE

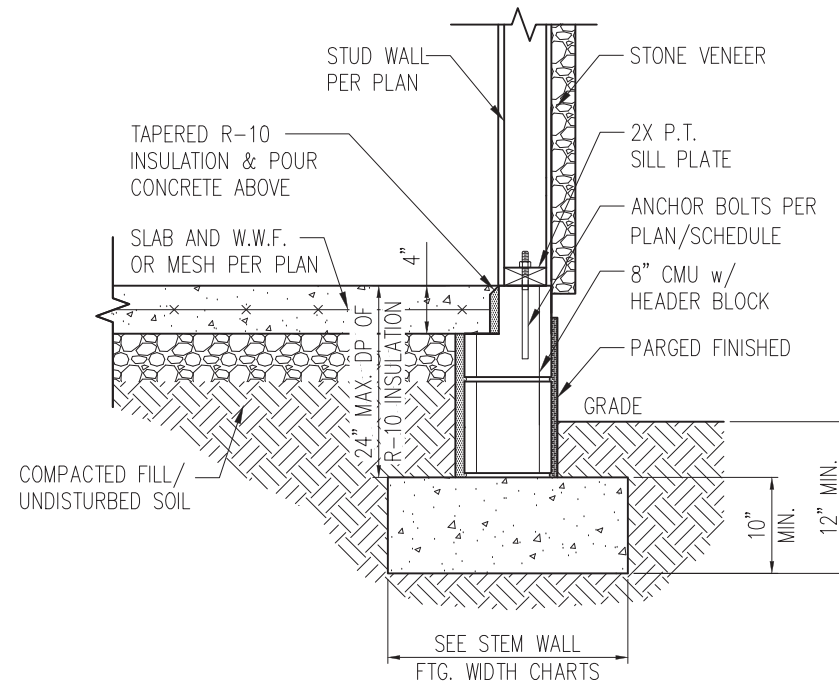


STANDARD - BRICK

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



STANDARD - SIDING



STANDARD - STONE

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

STEM WALL FOOTING WIDTH

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

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

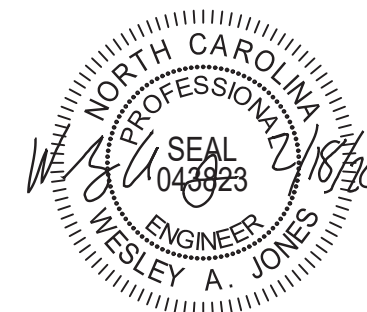
WALL ANCHOR SCHEDULE

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

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

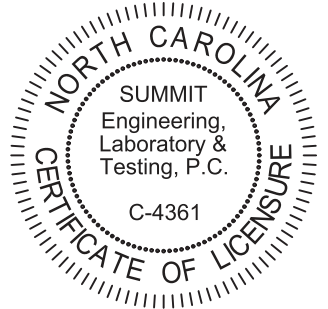
NOTES:

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Stemwall Details
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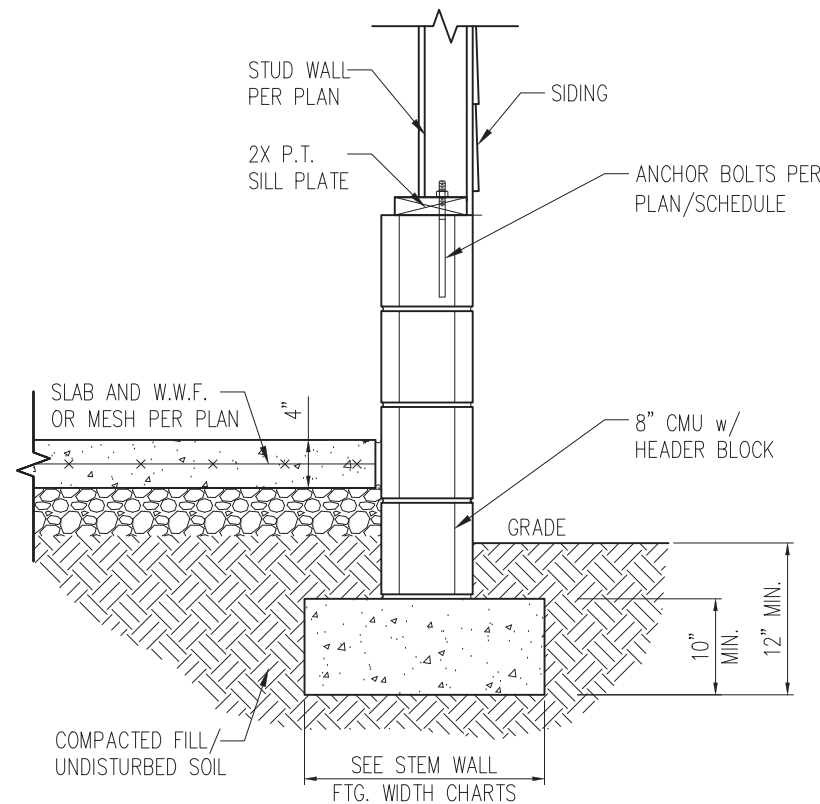
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NO. DATE PROJECT #
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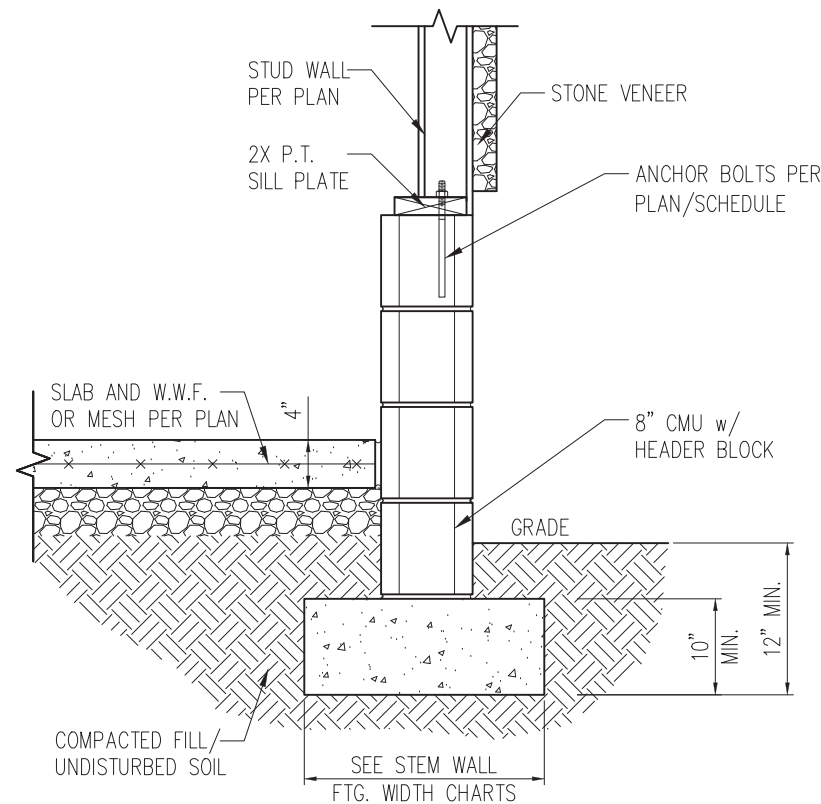
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SHEET

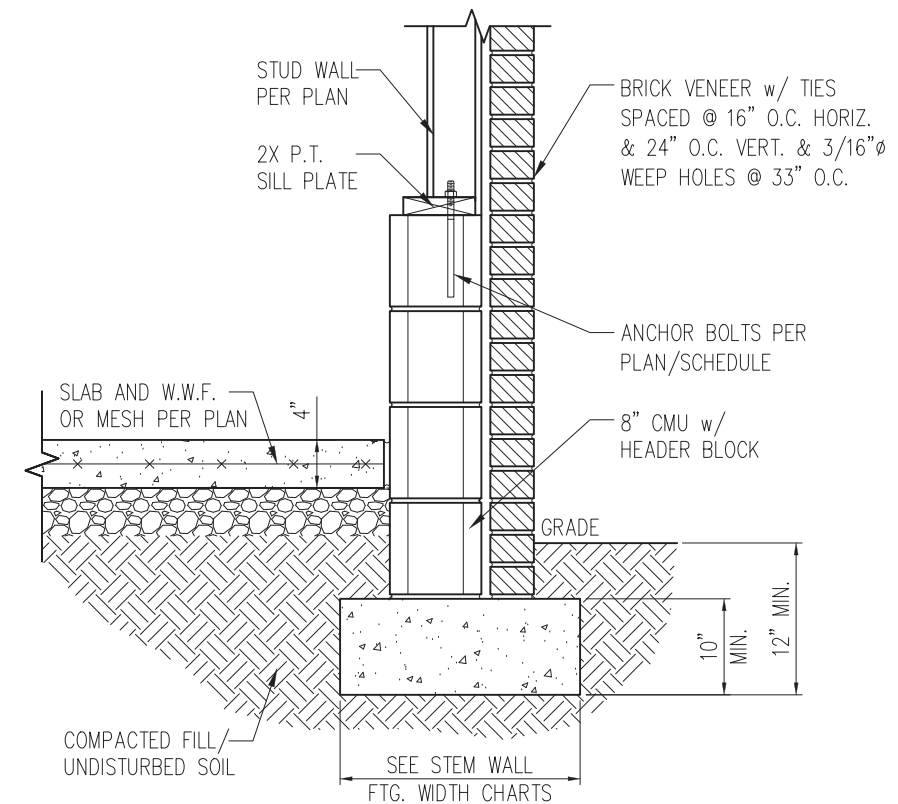
D1s



STANDARD - SIDING

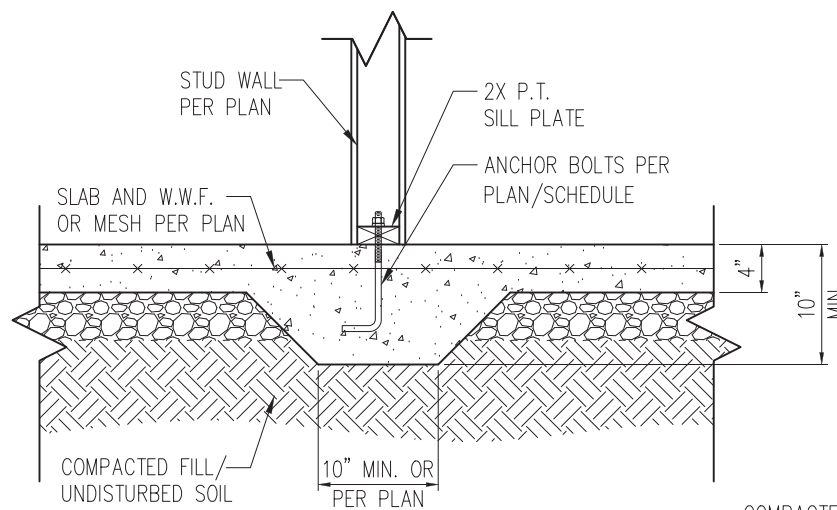


STANDARD - STONE

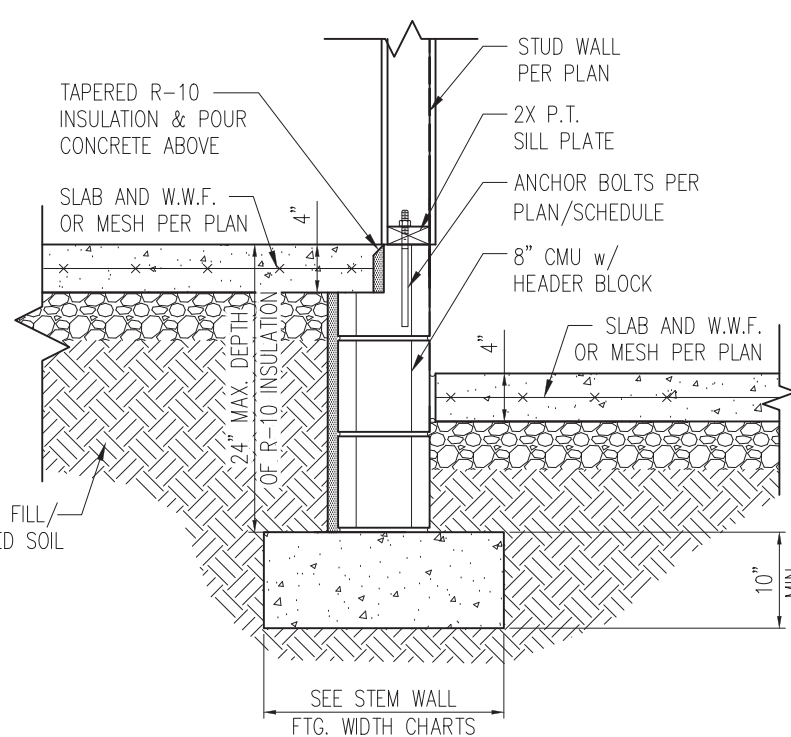


STANDARD - BRICK

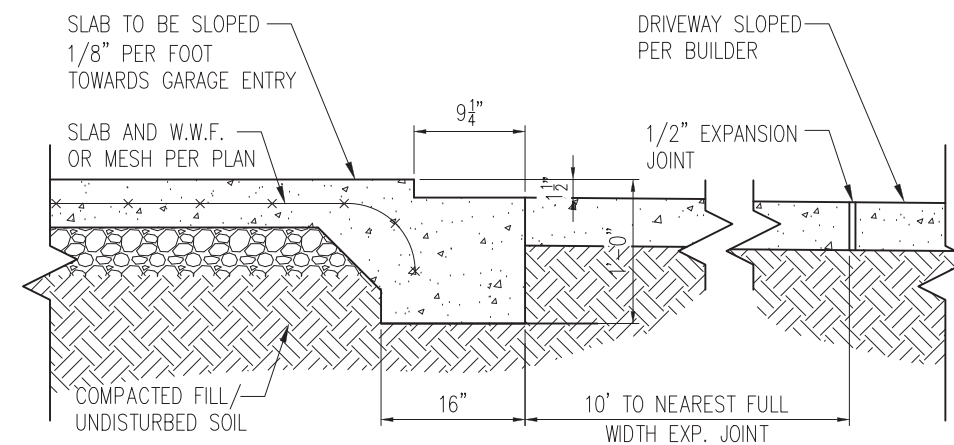
1 TYP. GARAGE CURB DETAIL
D2s 3/4" = 1'-0"



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

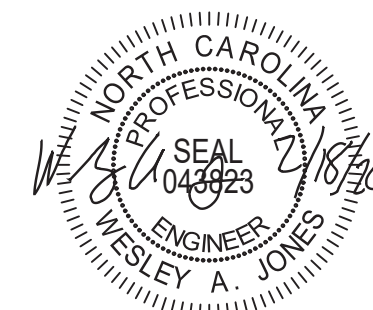


3 HOUSE/GARAGE WALL DETAIL
D2s 3/4" = 1'-0"



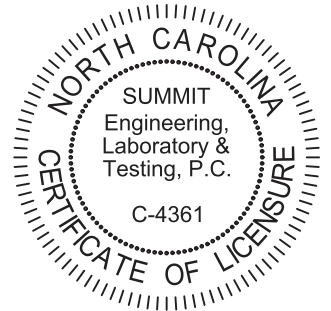
4 SLAB AT GARAGE DOOR
D2s 3/4" = 1'-0"

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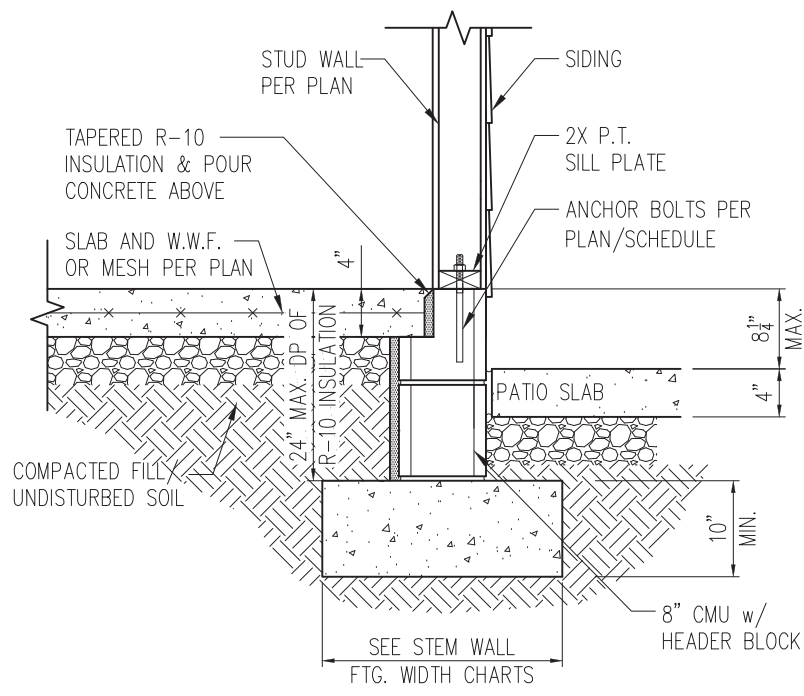


PROJECT
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Stemwall Details
CLIENT
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110 Village Trail, Suite 215
Woodstock, GA 30188

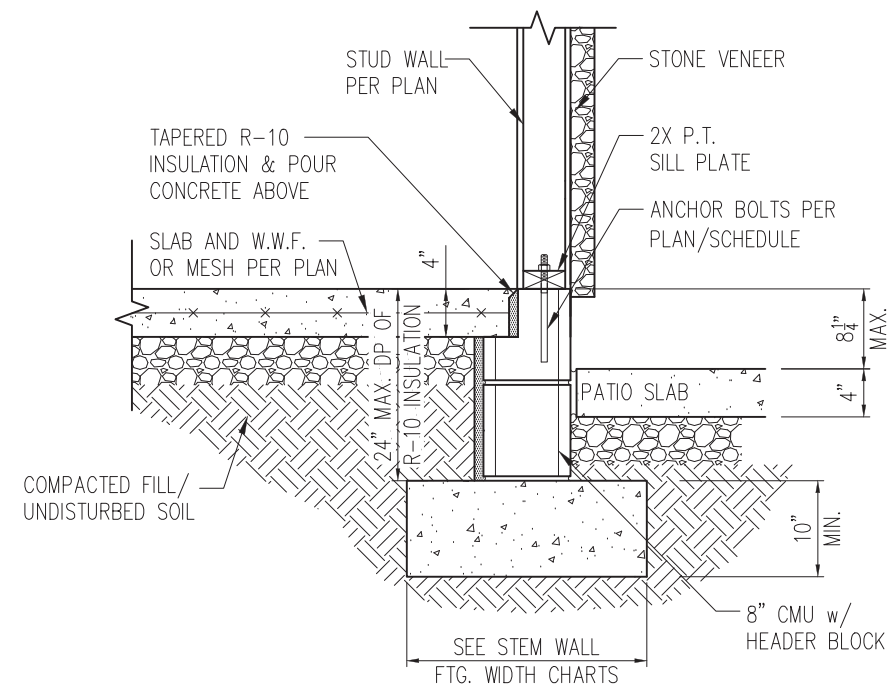
CURRENT DRAWING		
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PROJECT #: 3832		
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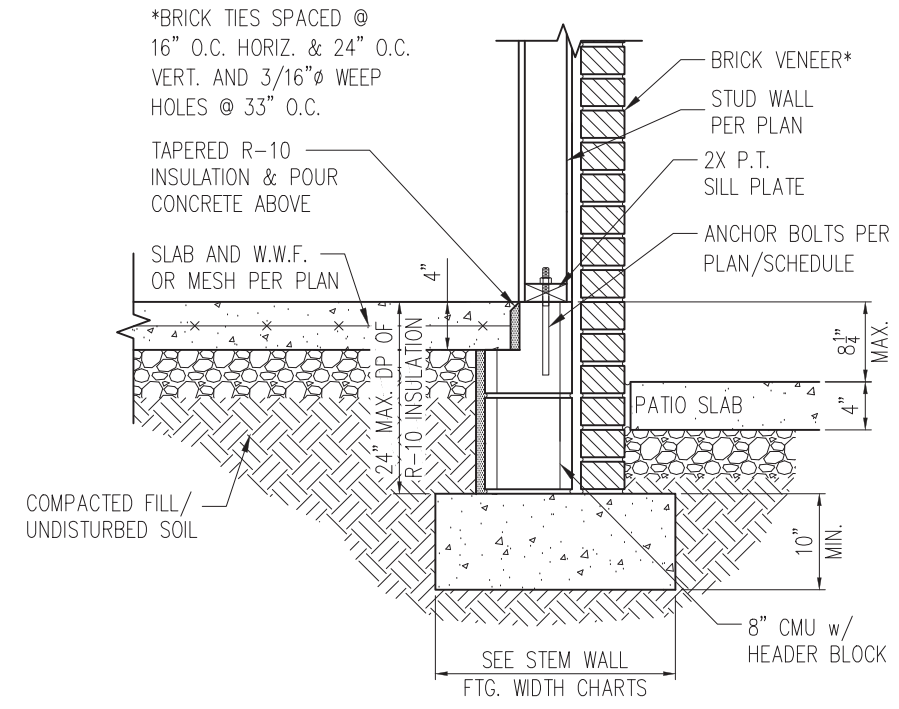
SHEET
D2s



STANDARD - SIDING

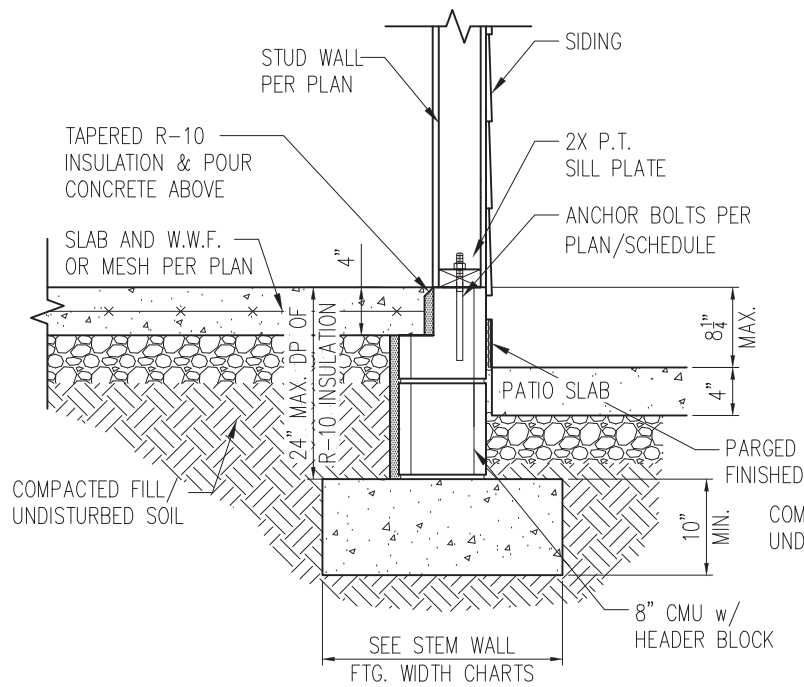


STANDARD - STONE

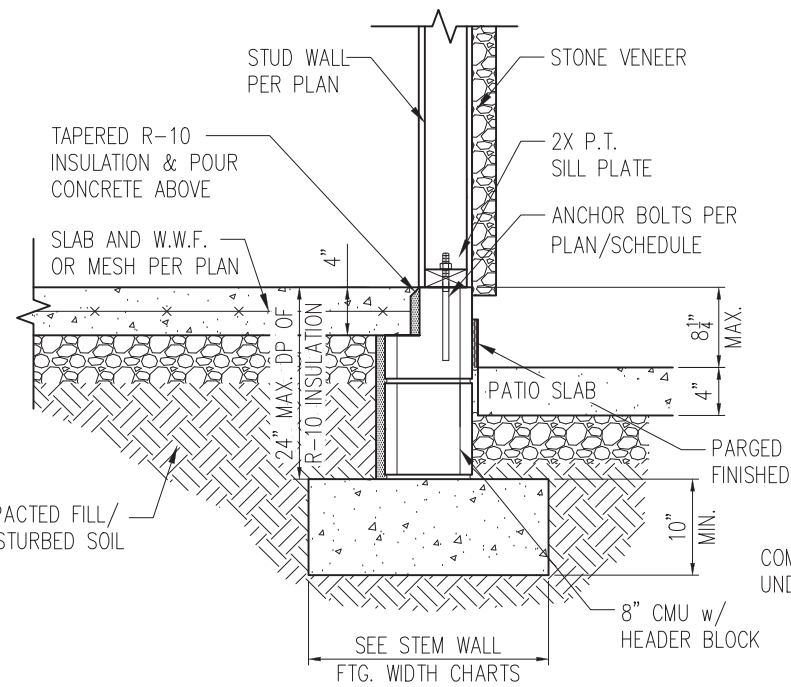


STANDARD - BRICK

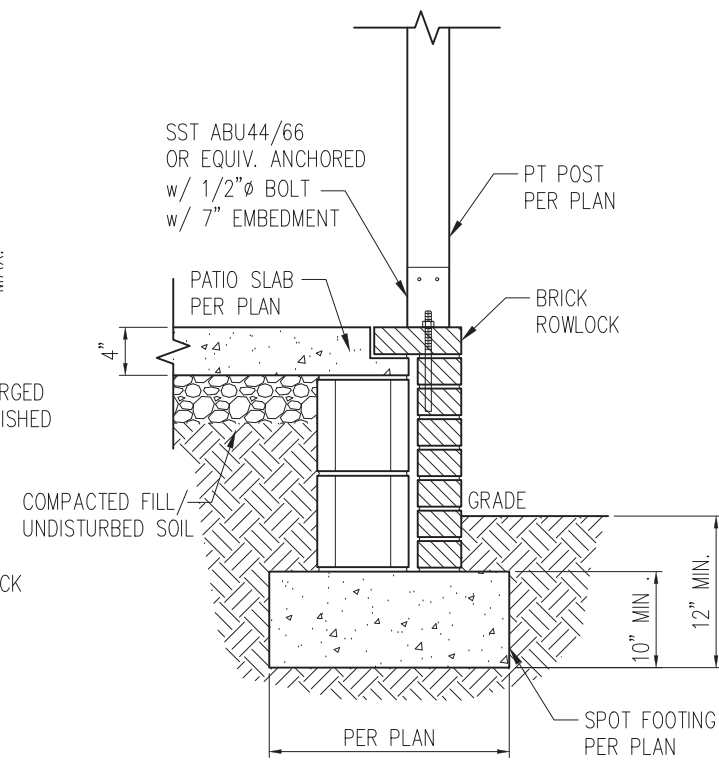
1 PORCH SLAB DETAIL
D3s 3/4" = 1'-0"



STANDARD - SIDING



STANDARD - STONE



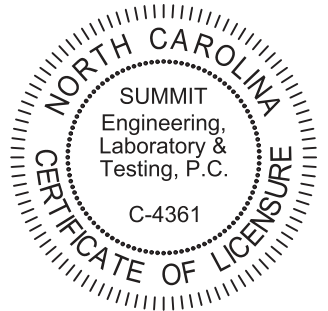
2 COVERED PORCH DETAIL
D3s 3/4" = 1'-0"

- NOTES:
1. REFER TO GENERAL NOTES & SPECIFICATIONS ON SHEET CS2 FOR ADDITIONAL INFORMATION.
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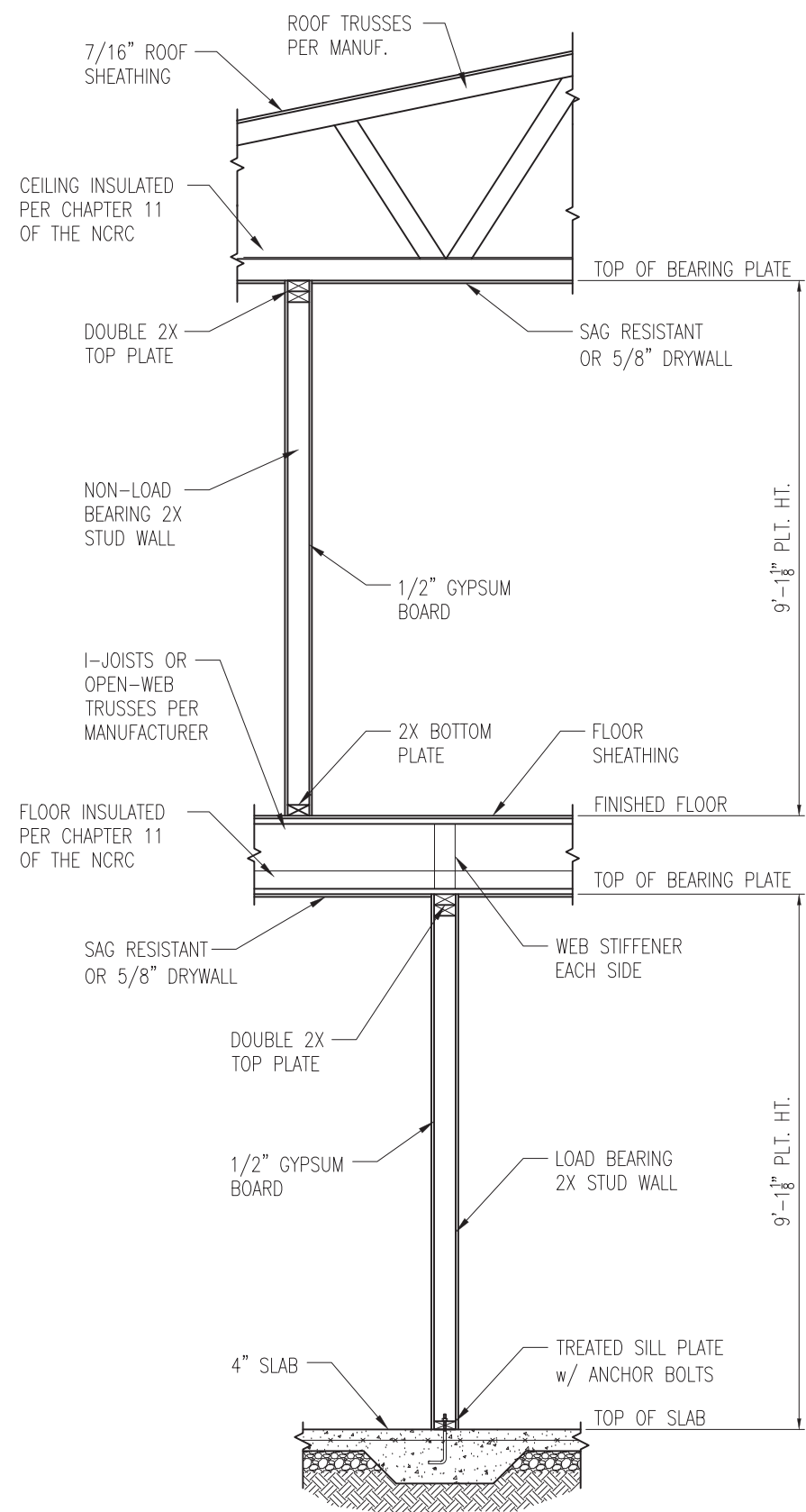
PROJECT
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Smith Douglas Homes
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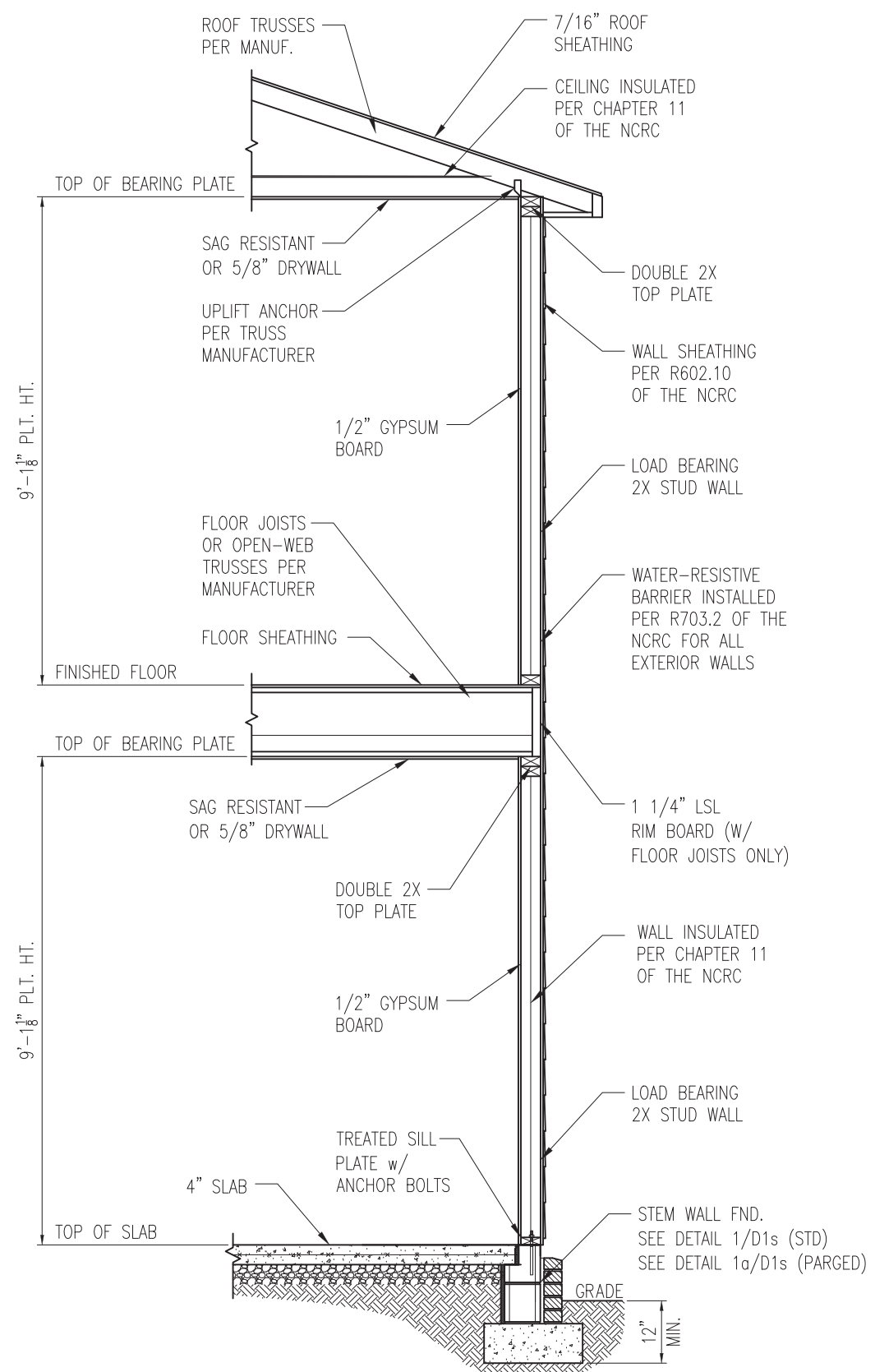
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SHEET
D3s



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



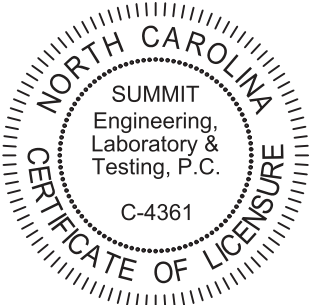
2 TYP. EXTERIOR LOAD BEARING WALL SECTION
 D4s 3/4" = 1'-0"
 -SIMILAR w/ BRICK AND STONE
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.
 -MIN. 3/16" Ø WEEP HOLES @ 33" O.C.

- NOTES:
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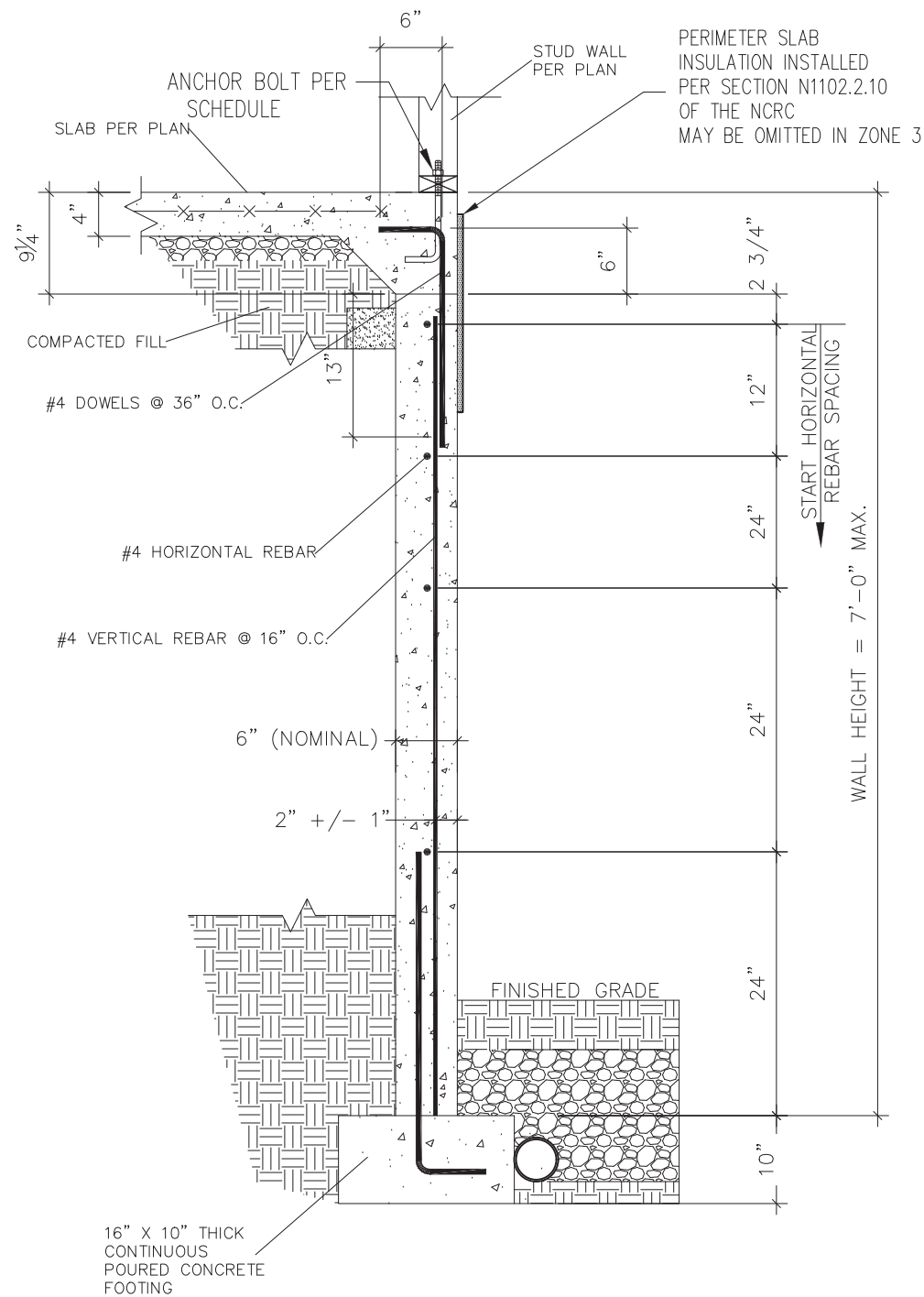
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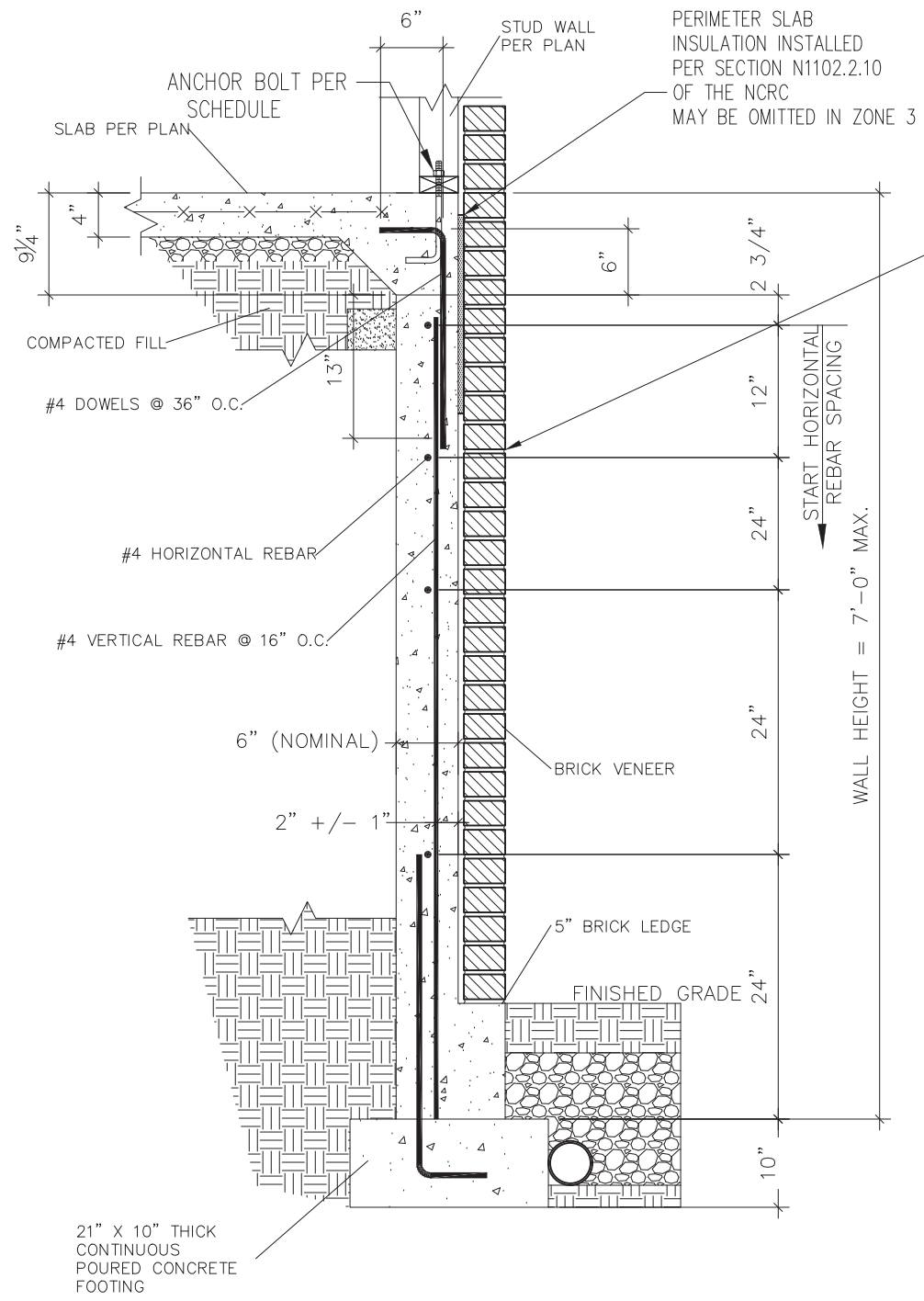
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SHEET
D4s



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

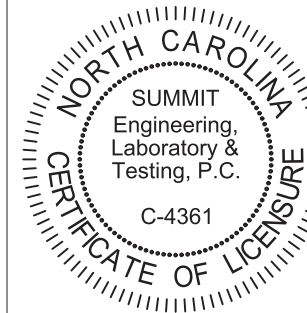


2 SUBWALL FOUNDATION W/ BRICK VENEER
 D5s 3/4" = 1'-0"

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



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Stemwall Details
 CLIENT
 Smith Douglas Homes
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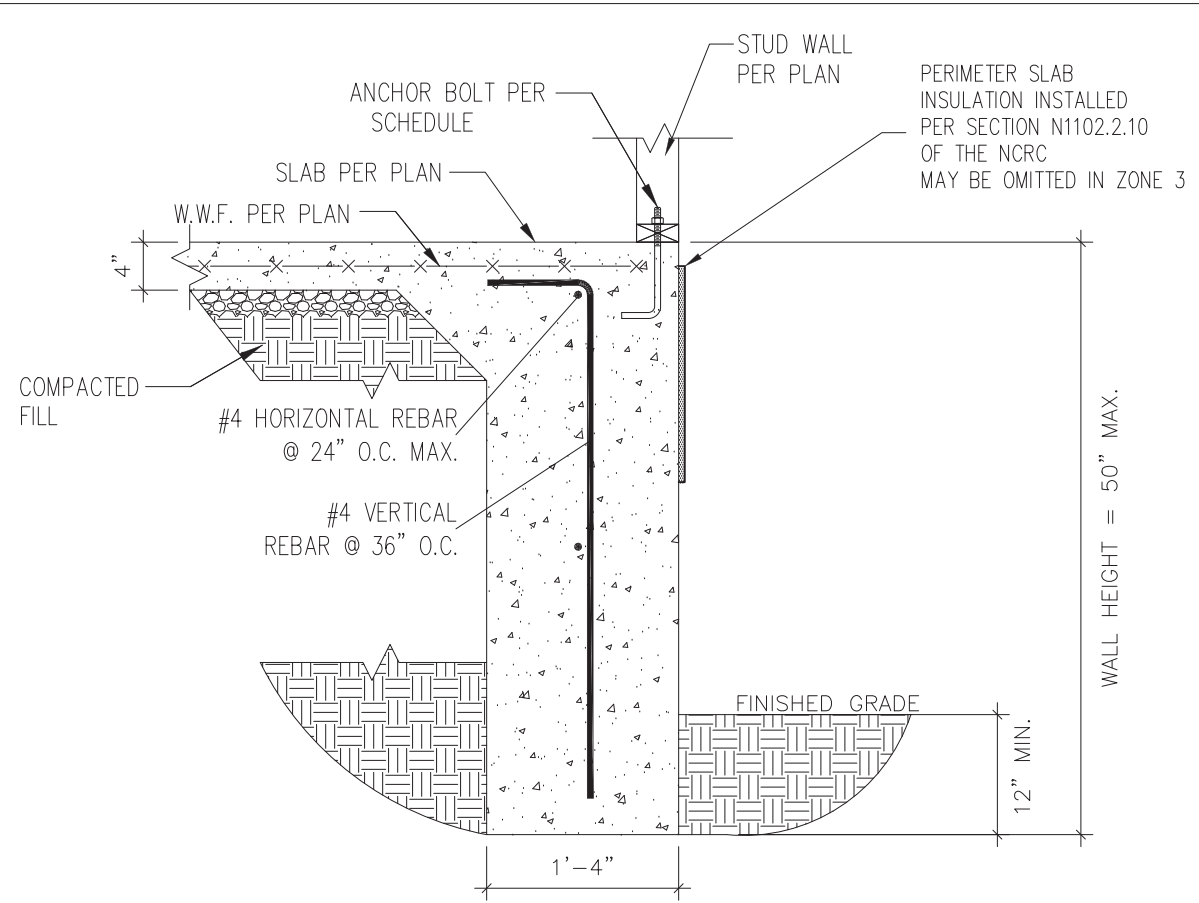
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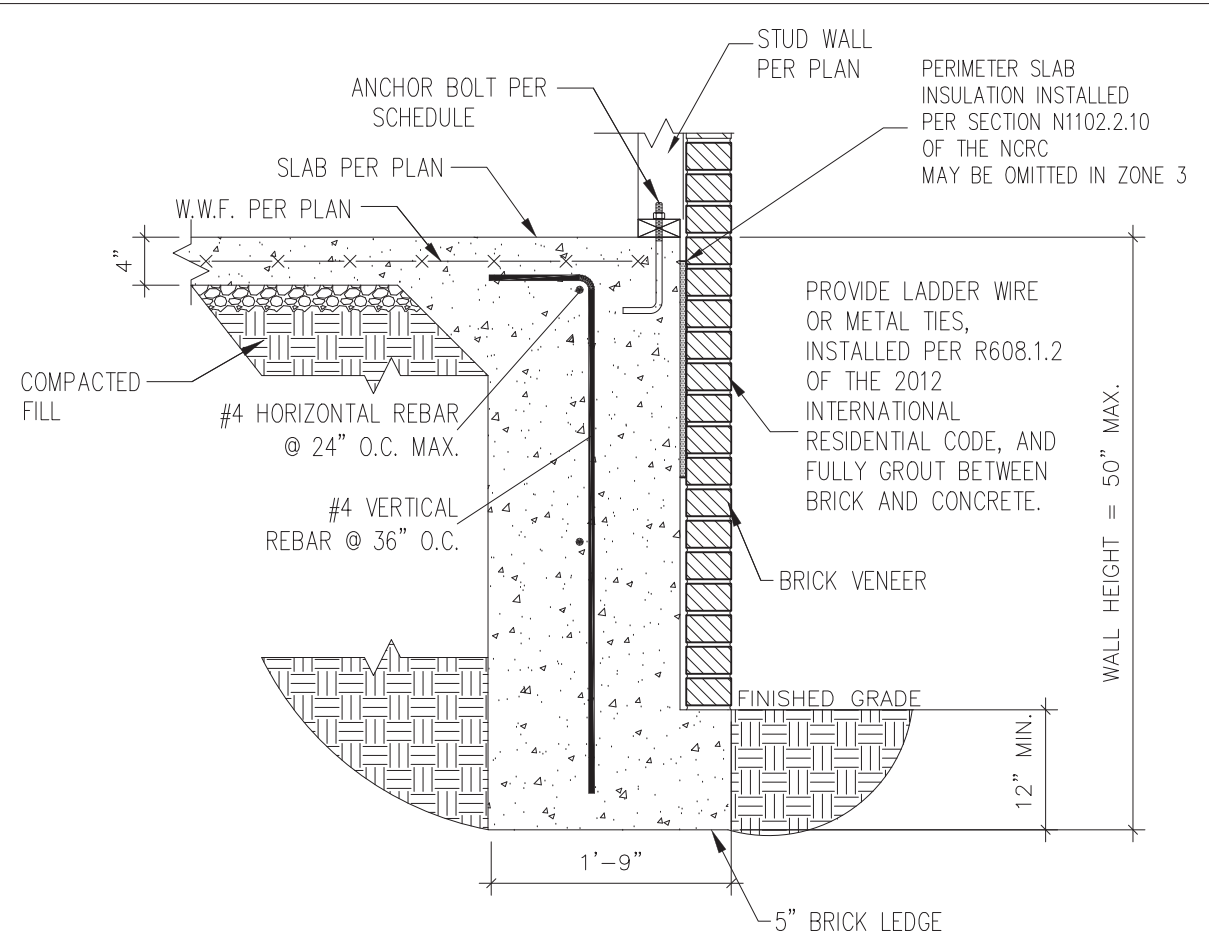
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SHEET

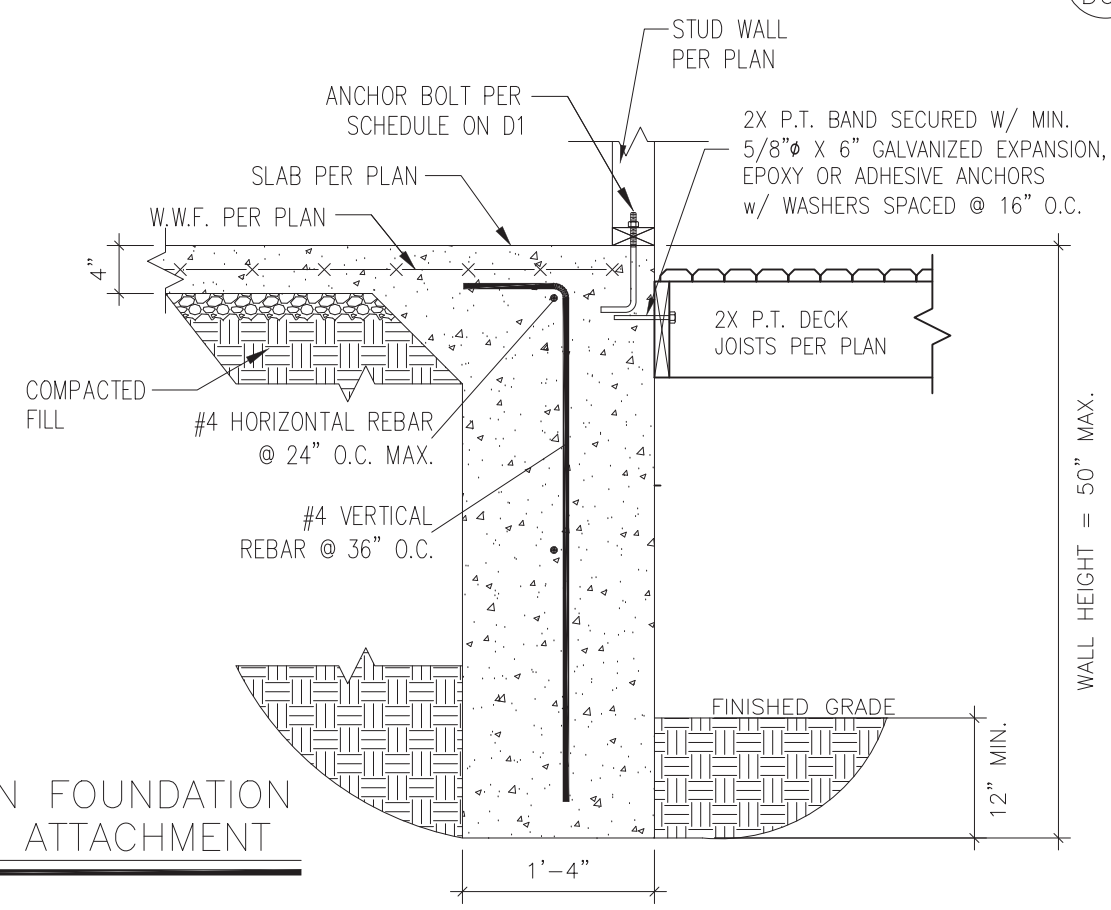
D5s



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



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

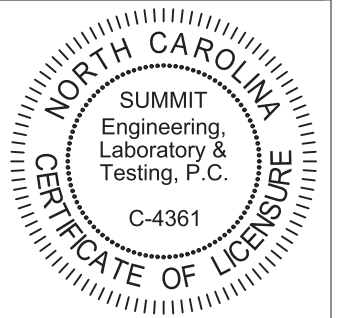


3 TURNDOWN FOUNDATION W/ DECK ATTACHMENT
 D6s 3/4" = 1'-0"



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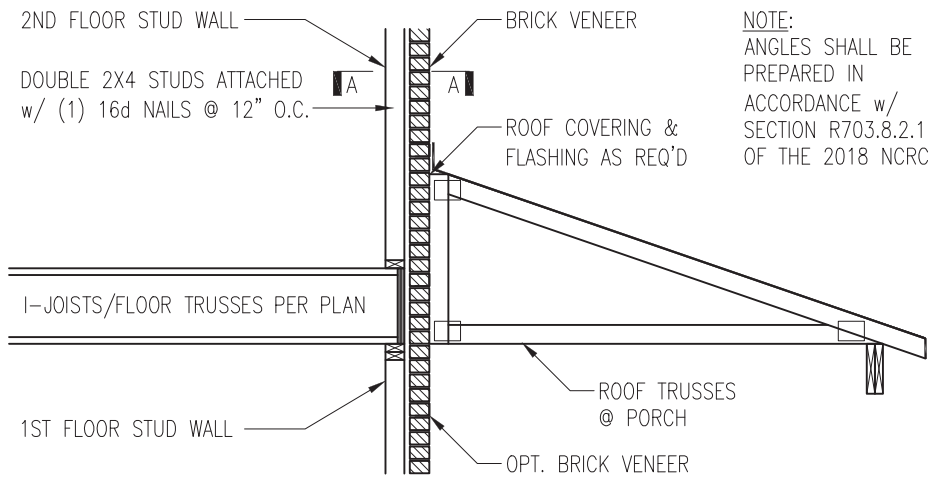
PROJECT
Standard Details
Stemwall Details
 CLIENT
Smith Douglas Homes
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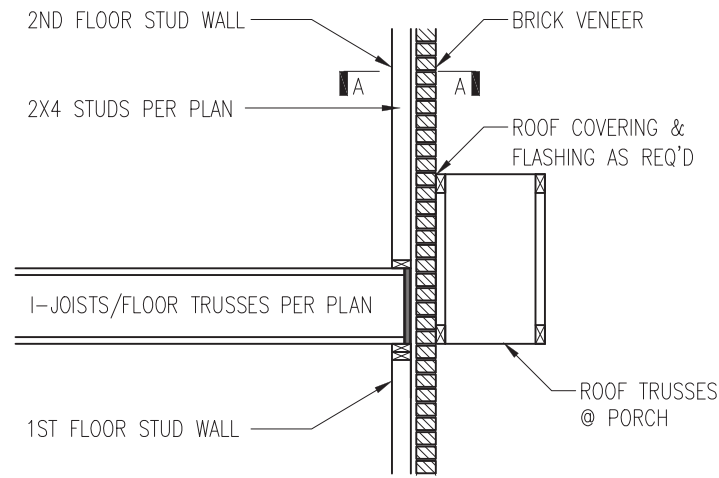
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SHEET
D6s



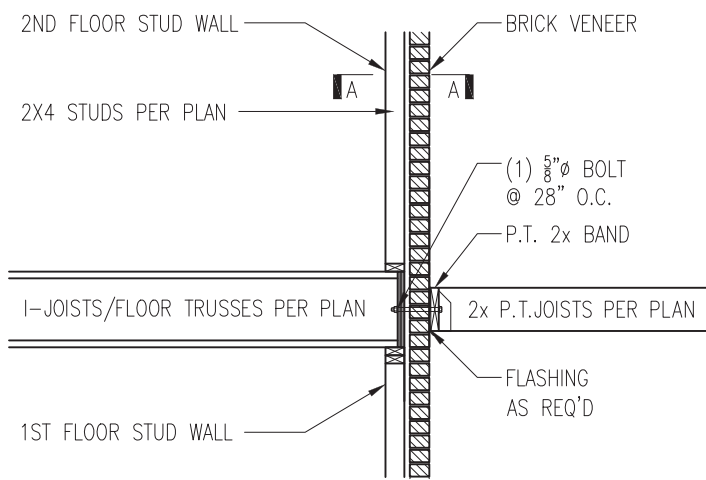
NOTE:
ANGLES SHALL BE
PREPARED IN
ACCORDANCE W/
SECTION R703.8.2.1
OF THE 2018 NCR



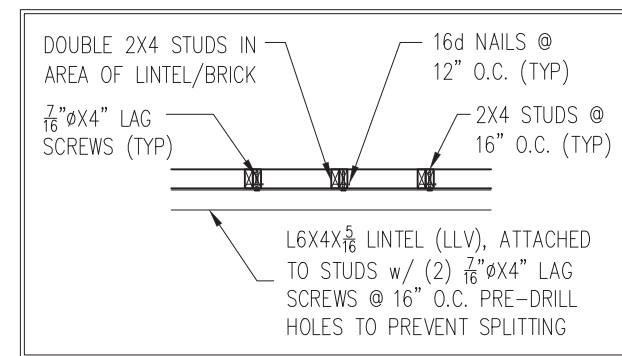
TRUSSES PERPENDICULAR TO STUD WALL

TRUSSES PARALLEL TO STUD WALL
w/ CONTINUOUS BRICK VENEER

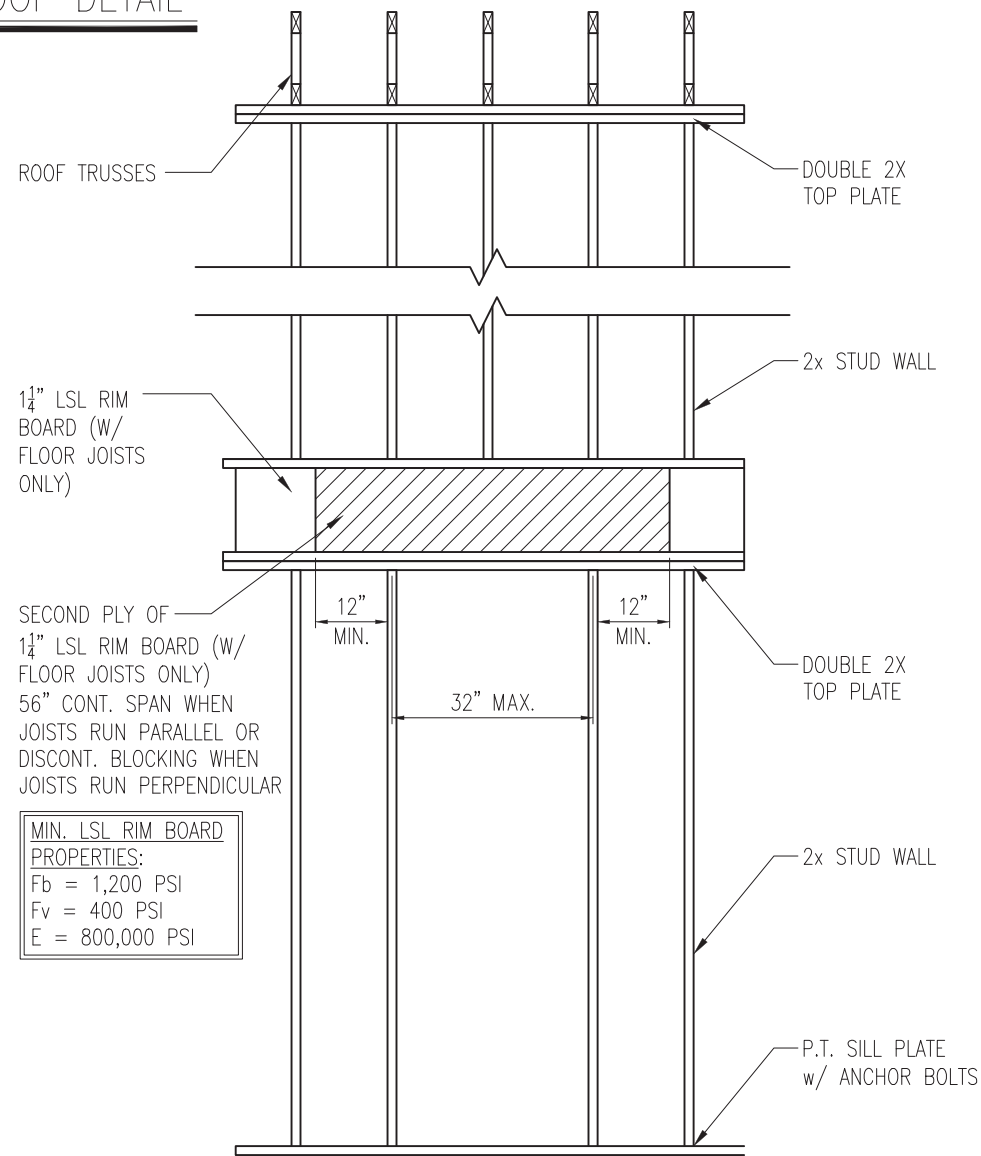
1 BRICK SUPPORT ABOVE STORAGE/PORCH ROOF DETAIL
D5f NTS



3 BALCONY JOIST ATTACHMENT
D5f NTS



SECTION A-A
NTS



SECOND PLY OF
1 1/4\"/>

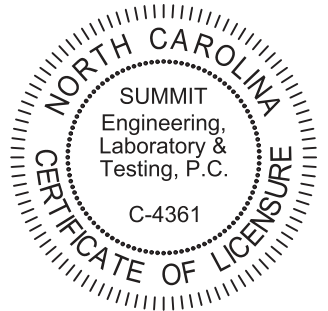
MIN. LSL RIM BOARD
PROPERTIES:
Fb = 1,200 PSI
Fv = 400 PSI
E = 800,000 PSI

4 TYP. RANGE VENT FRAMING
D5f VENTED TO EXTERIOR WALL



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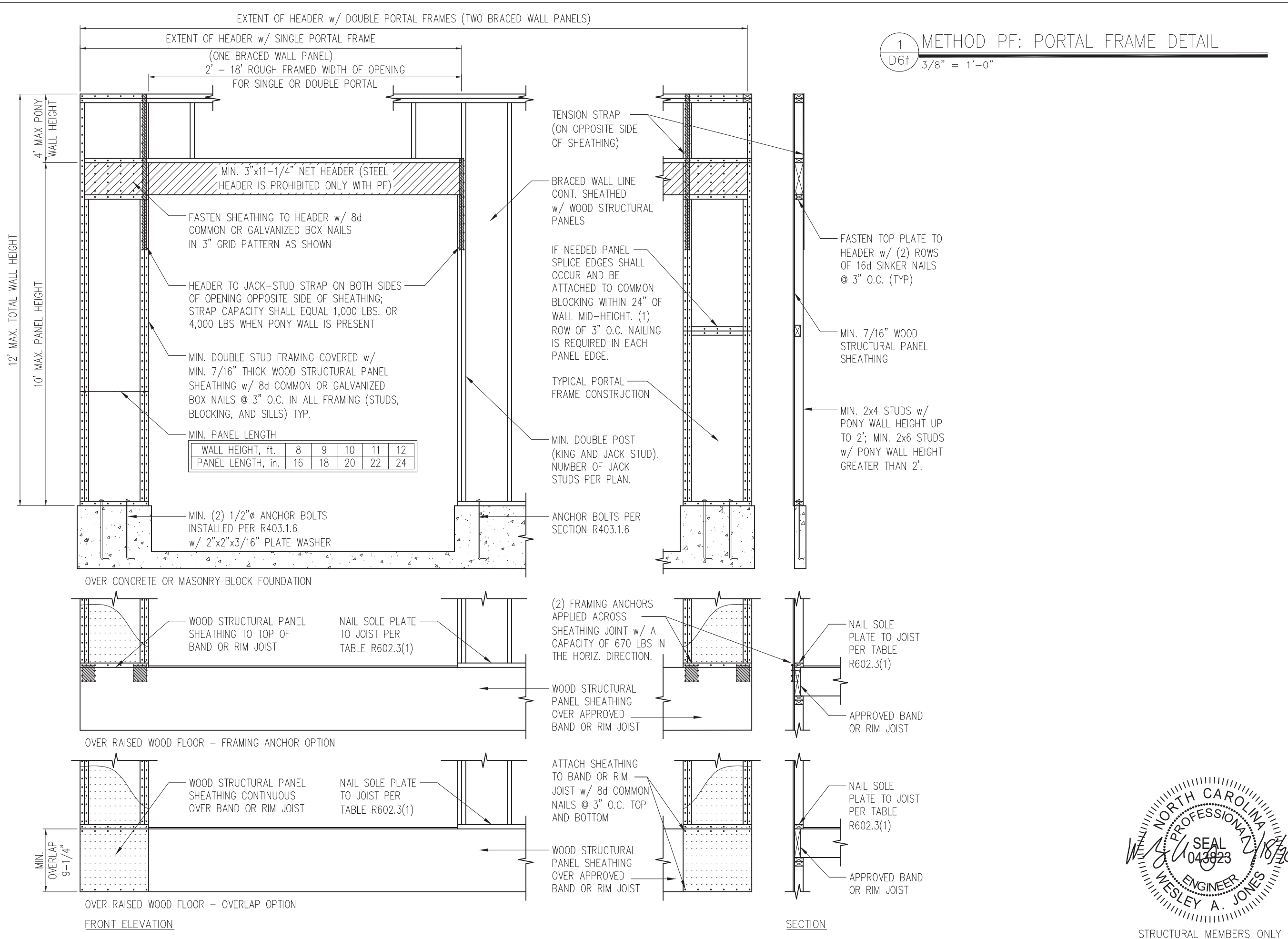
PROJECT
Standard Details
Framing Details
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

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D5f



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

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

PROJECT
Standard Details
Framing Details - Bracing

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Smith Douglas Homes
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Woodstock, GA 30188

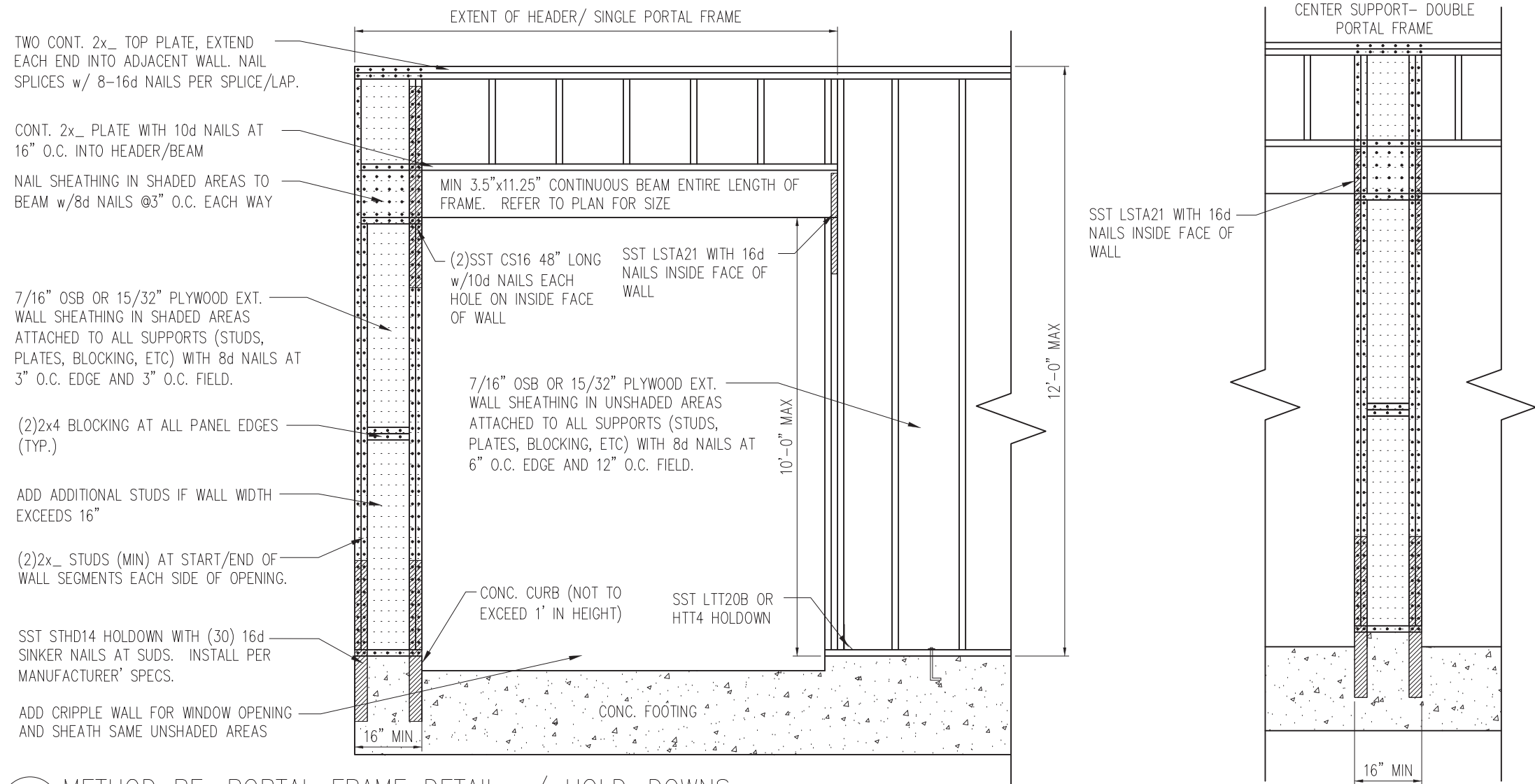
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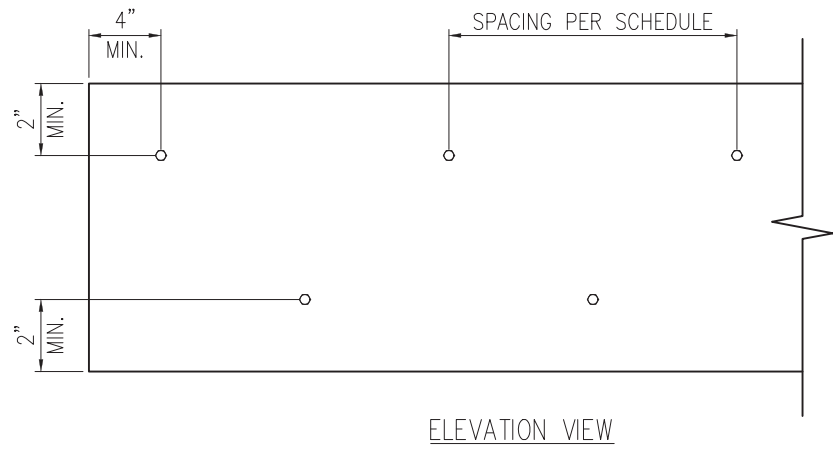
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NORTH CAROLINA
PROFESSIONAL
ENGINEER
WESLEY A. JONES
SEAL
043823

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



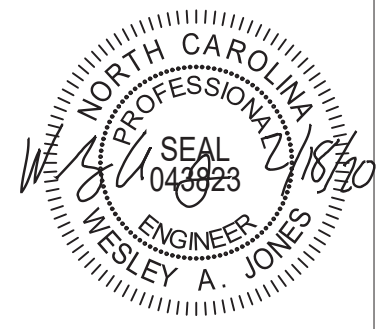
2 MULTI-PLY BEAM CONNECTION DETAIL
 D7f N.T.S

MINIMUM FASTENING REQUIREMENTS FOR TOP- AND SIDE-LOADED MEMBERS

FASTENER TYPE	LVL DEPTH	3/4" WIDE		5/4" WIDE		7" WIDE	
		2-Ply 1 3/4"	3-Ply 1 3/4"	1 3/4" + 3 1/2"	4-Ply 1 3/4"	2-Ply 1 3/4" + 3 1/2"	2-Ply 3 1/2"
10d (0.128" x 3") Nails	7 1/4" ≤ 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 1/4" ≤ 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 1/4"	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.		

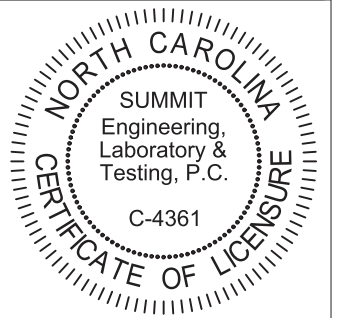
NOTES:

- 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 1/4" 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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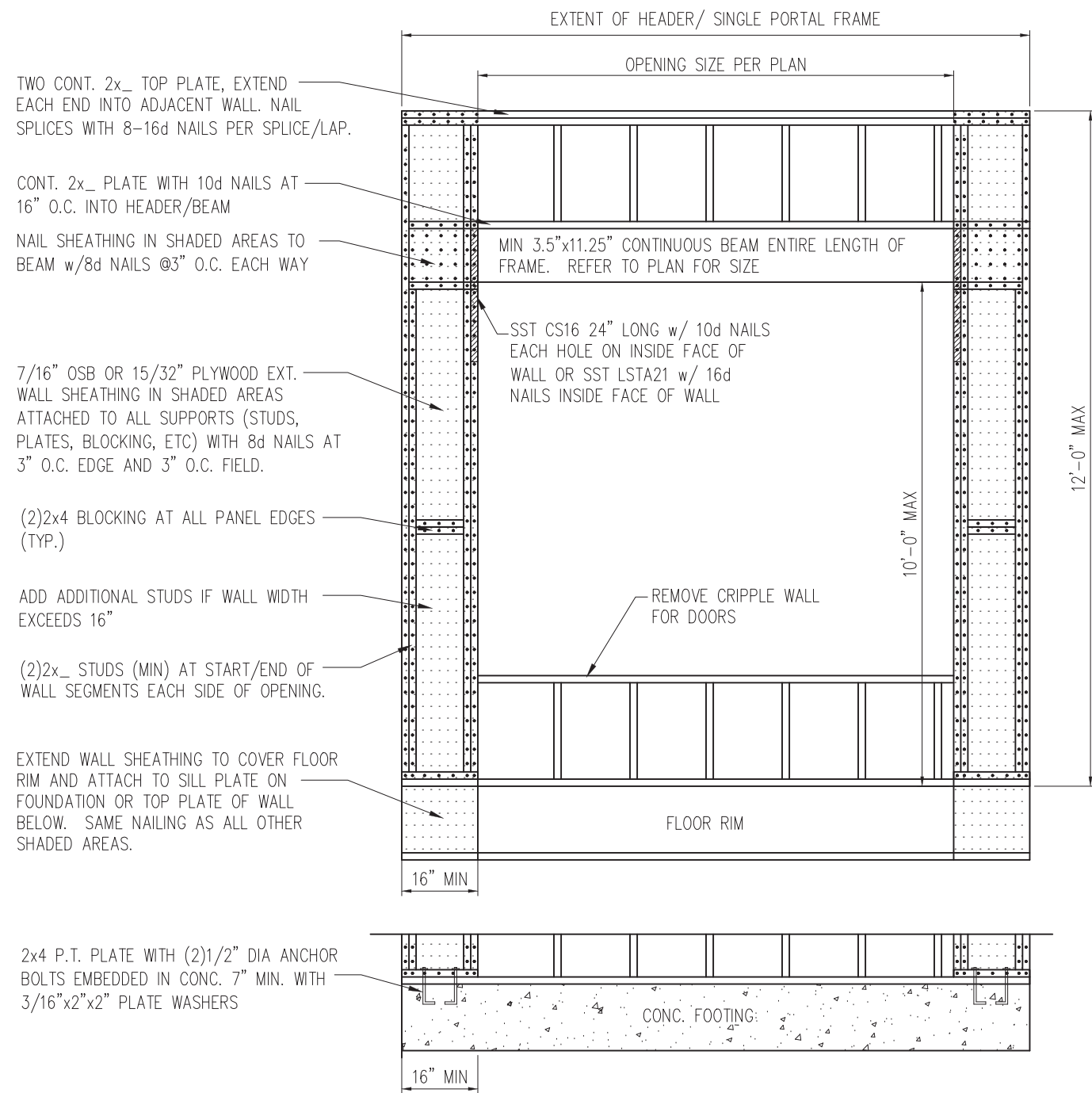


PROJECT
 Standard Details
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SHEET
D7f



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/BREAM

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.)

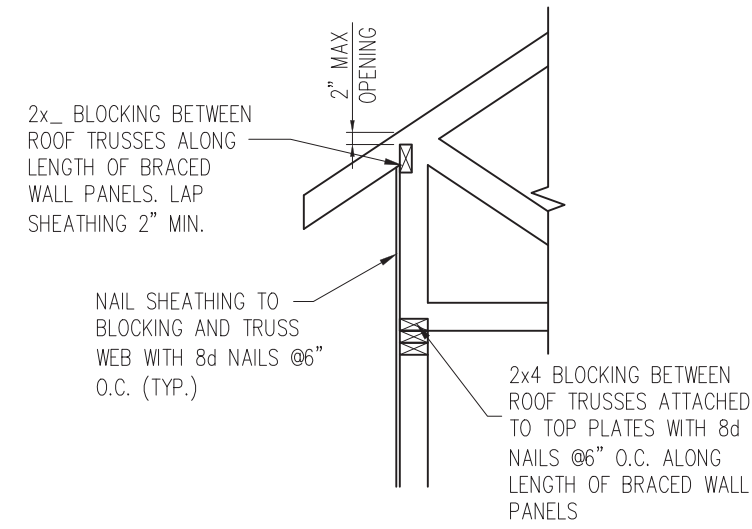
ADD ADDITIONAL STUDS IF WALL WIDTH EXCEEDS 16\"

(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\"

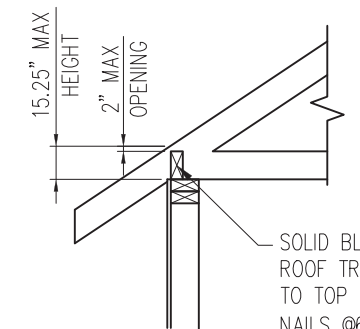


2x_ BLOCKING BETWEEN ROOF TRUSSES ALONG LENGTH OF BRACED WALL PANELS. LAP SHEATHING 2\" MIN.

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

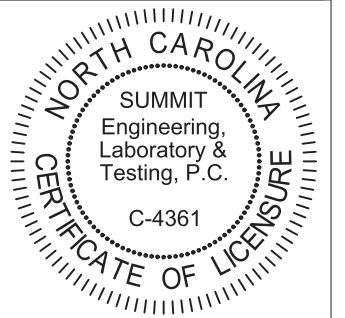
HEEL HEIGHT LESS THAN 15.25\" *

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



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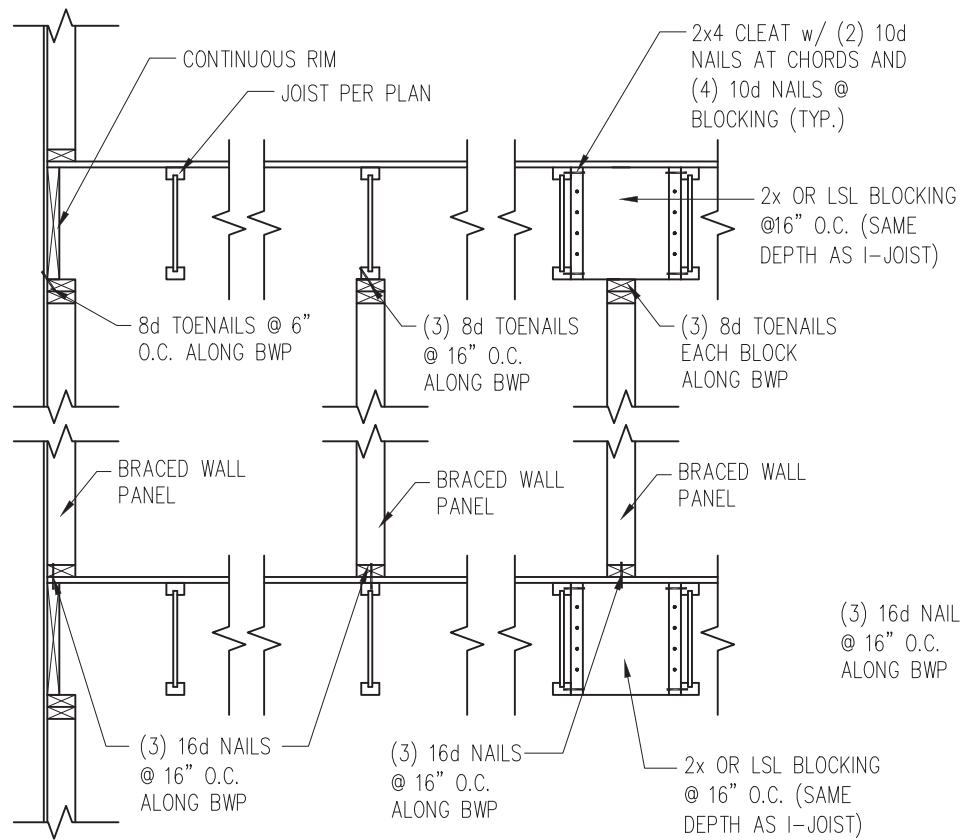
PROJECT
Standard Details - Bracing
Framing Details - Bracing
CLIENT
Smith Douglas Homes
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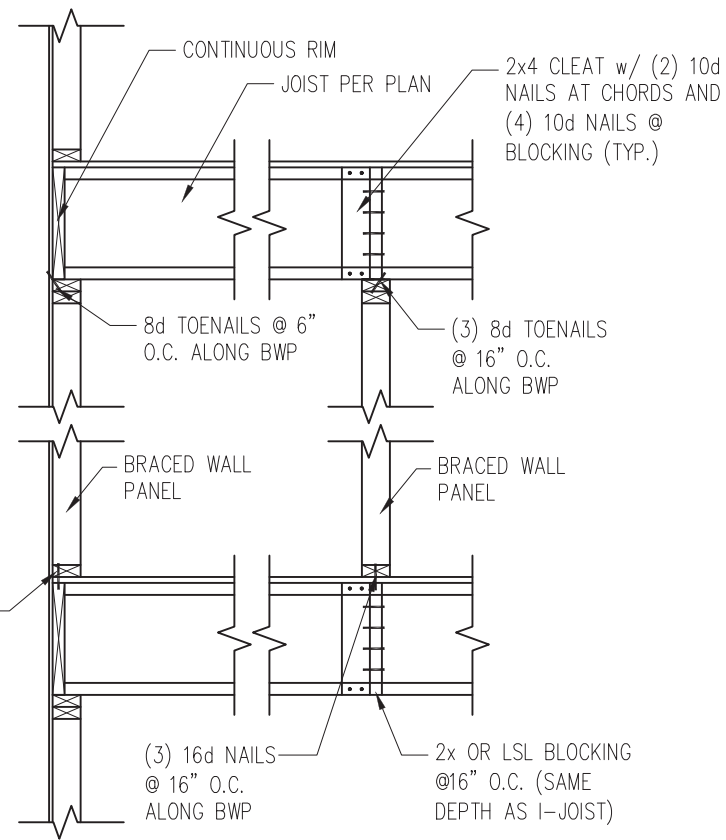
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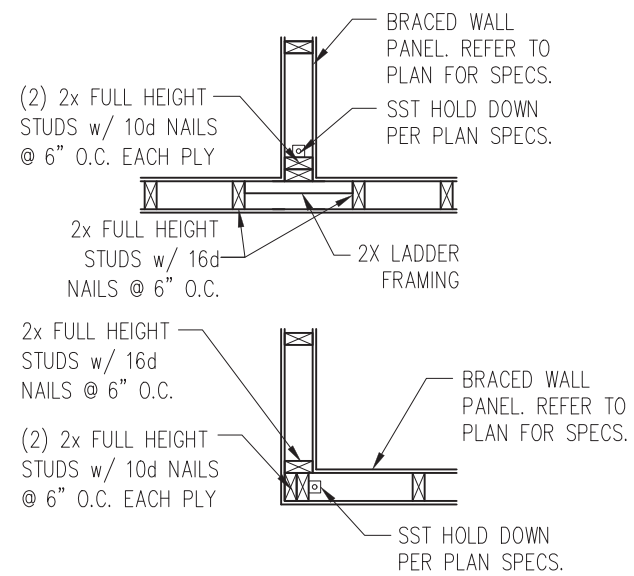
SHEET
D8f



JOISTS PARALLEL TO BRACED WALLS

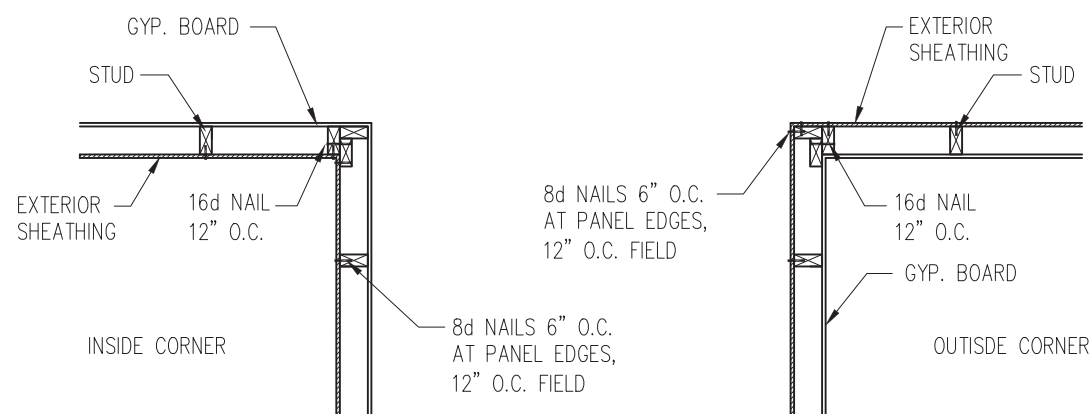


JOISTS PERPENDICULAR TO BRACED WALLS

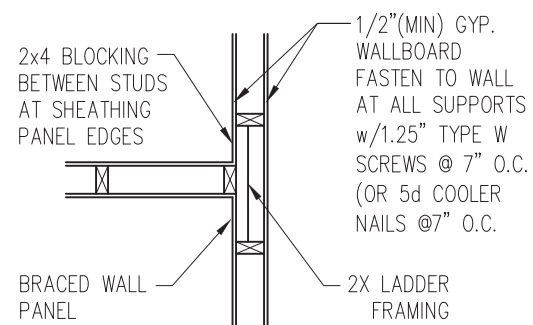


4 TYP. HOLD DOWN DETAIL
D9f 1" = 1'-0"

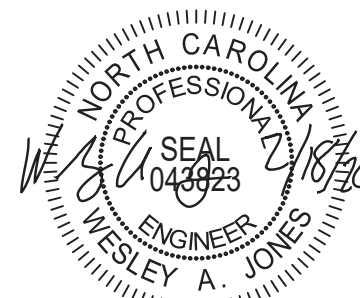
1 TYP. WALL PANEL TO FLOOR/CEILING CONNECTION
D9f 1" = 1'-0"



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

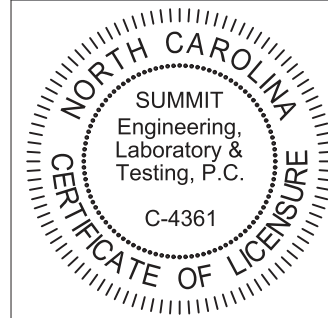


3 INTERIOR 3-STUD WALL INTERSECTION
D9f 1" = 1'-0"



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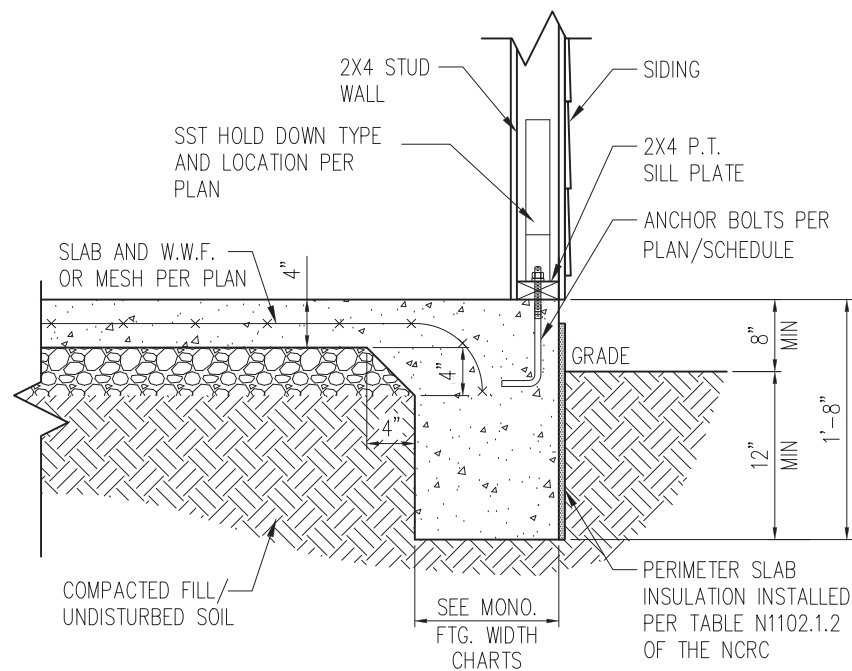
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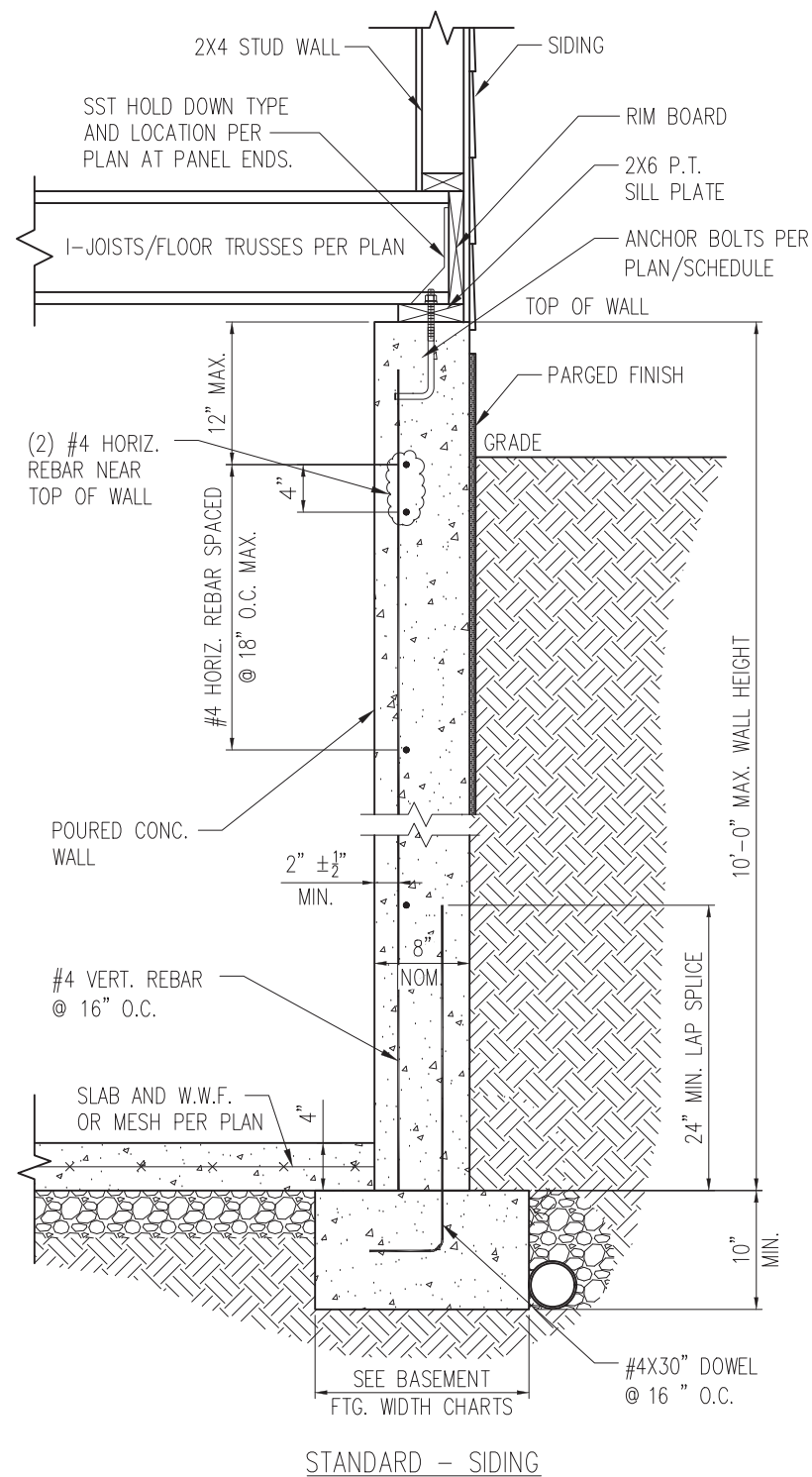
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D9f



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

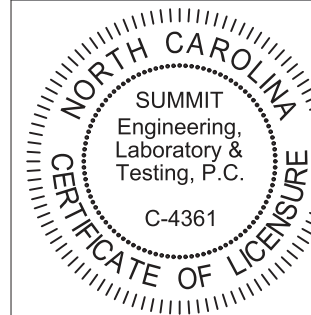


2 BASEMENT FOUNDATION WALL DETAIL W/ HOLD-DOWN
 D10f 3/4" = 1'-0"



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D10f