

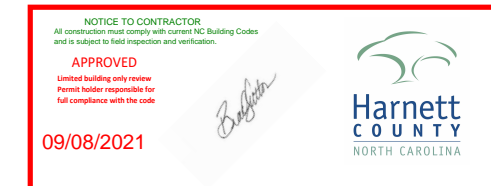
# LANCASTER

CANE MILL ESTATES  
LOT 4



PLAN ID: 090120.1101

110 VILLAGE TRAIL SUITE 215  
WOODSTOCK, GA. 30188



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

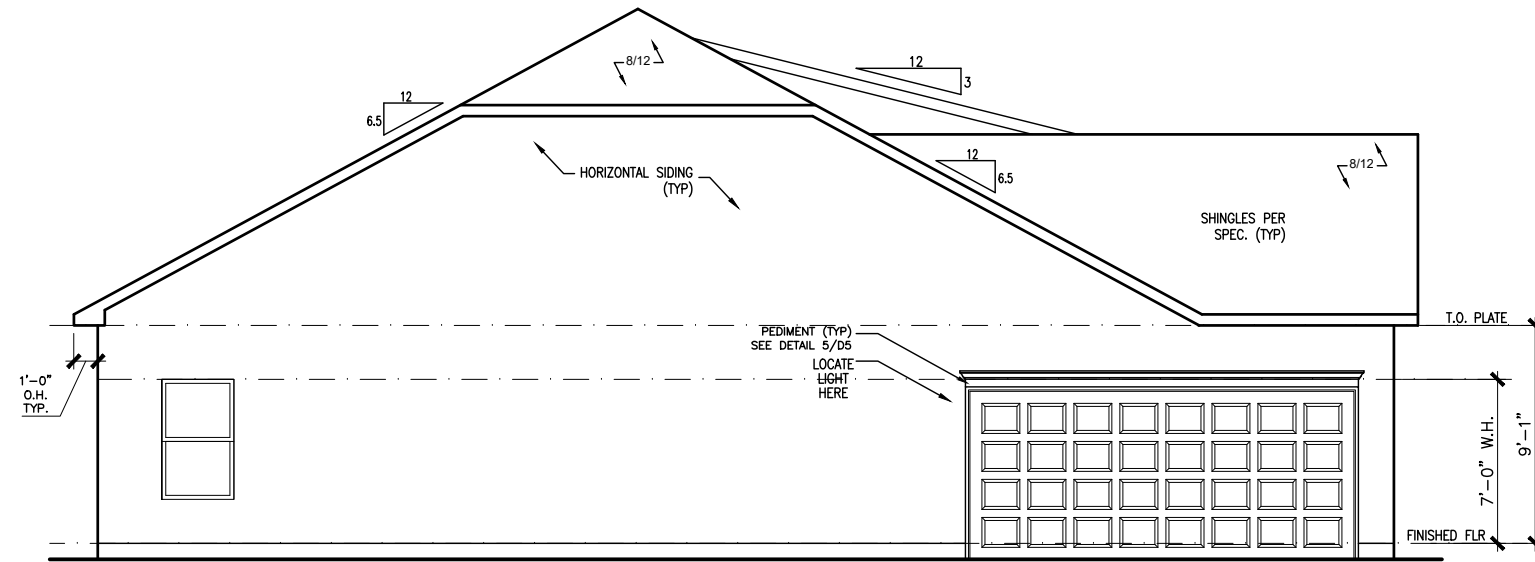
AREA TABULATION	
FIRST FLOOR	2015
TOTAL	2015
GARAGE	402
REAR PATIO (COVERED)	112
CFI ELEVS FRONT PORCH (COVERED)	23

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

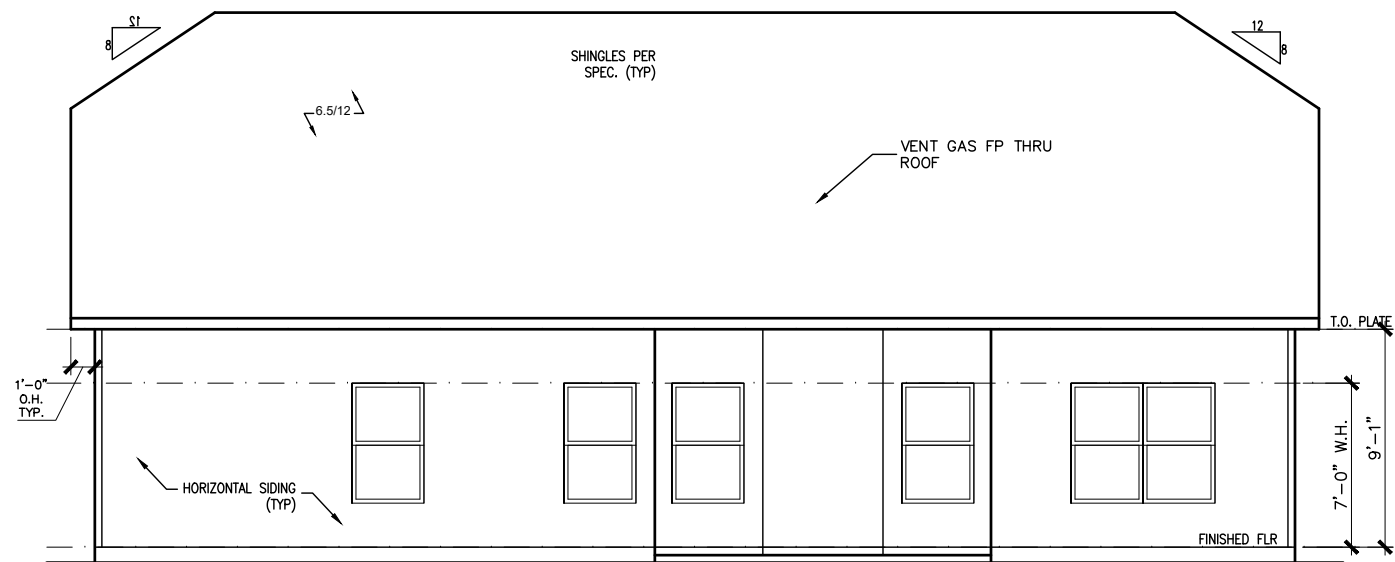
GOVERNMENTAL CODES & STANDARDS
HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS
BUILDING CODE ANALYSIS / DESIGN CRITERIA
HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA



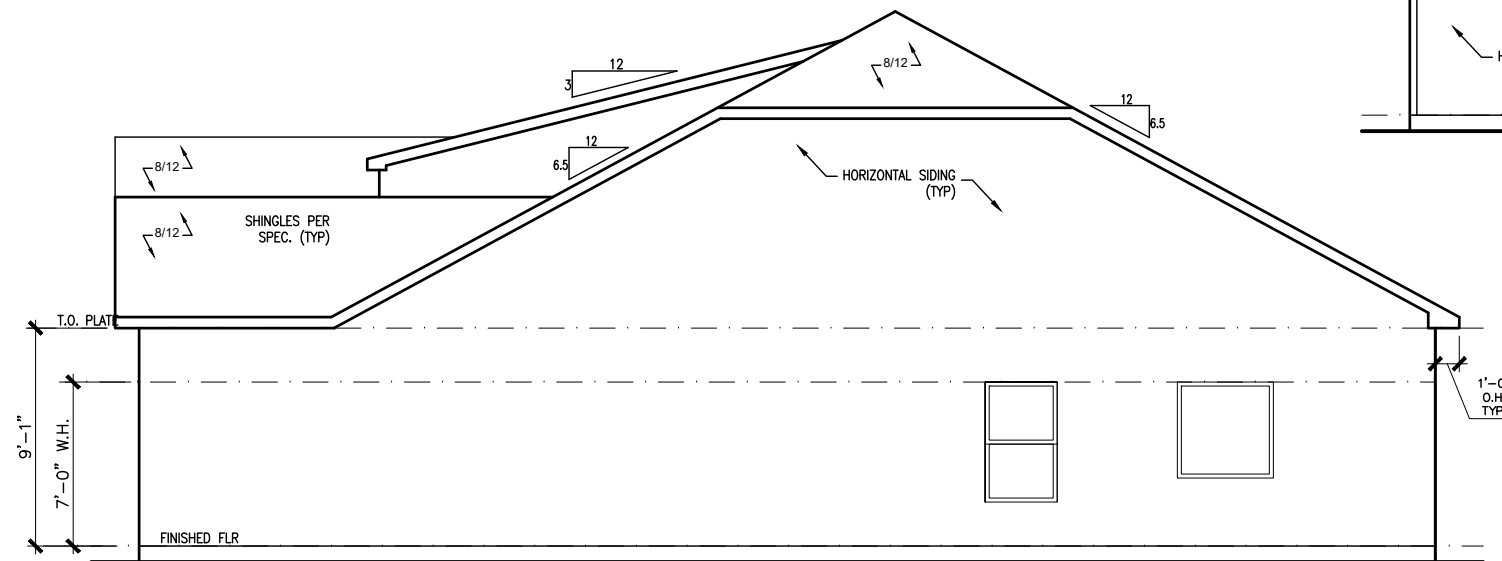
# CANE MILL ESTATES LOT 4



LEFT ELEVATION "F"  
SCALE: 1/8" = 1'-0"  
SIDE ENTRY GARAGE



REAR ELEVATION "F"  
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION "F"  
SCALE: 1/8" = 1'-0"  
SIDE ENTRY GARAGE

BY	#	REVISION	DATE



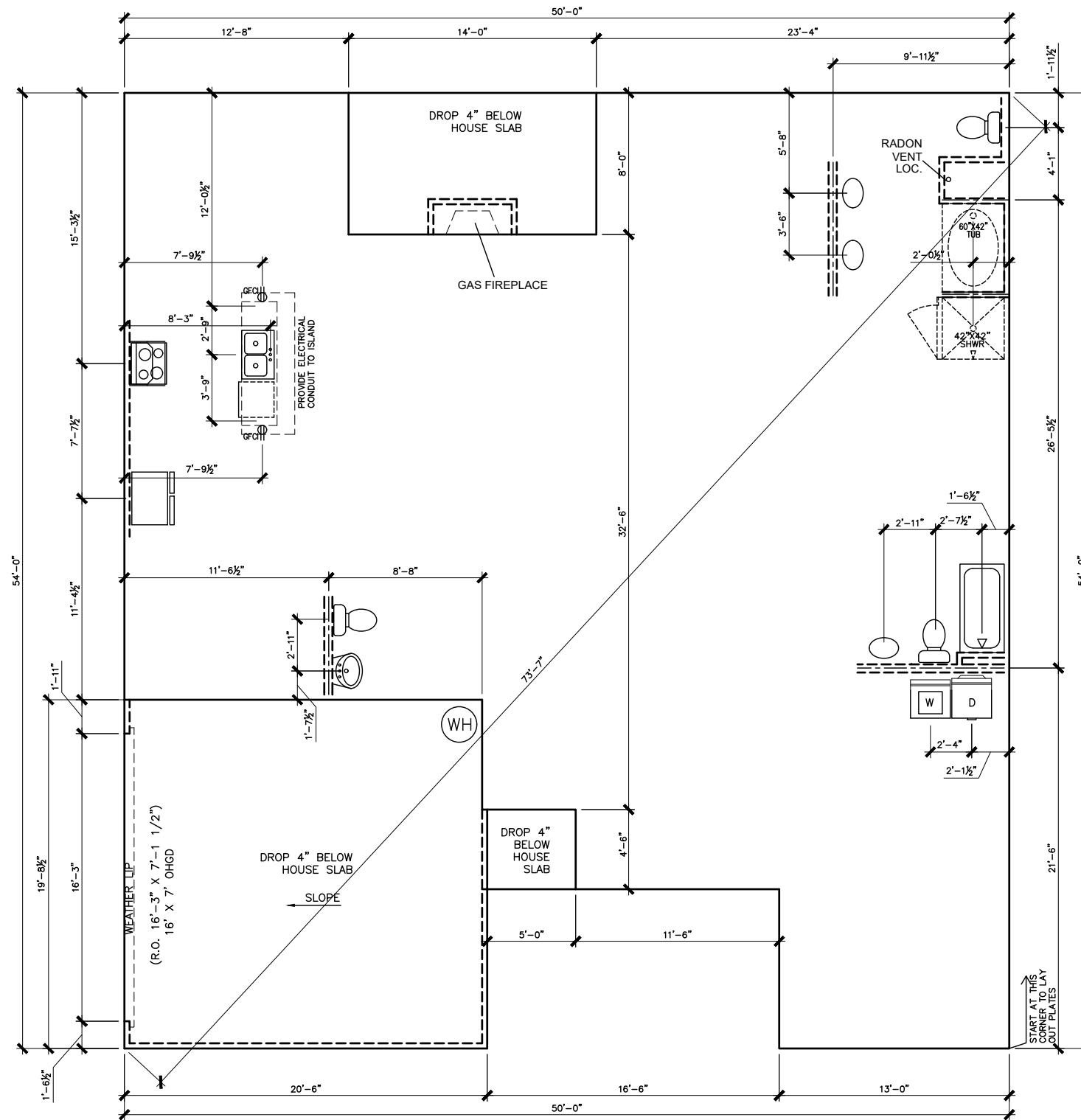
ELEVATIONS  
SIDES AND REAR  
LANCASTER

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PAGE NO: A2.1	

# CANE MILL ESTATES LOT 4



\*RADON VENT  
PROVIDED PER  
LOCAL CODE

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

SLAB PLAN

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

BY	REVISION	DATE



FOUNDATION PLAN  
SLAB PLAN  
LANCASTER

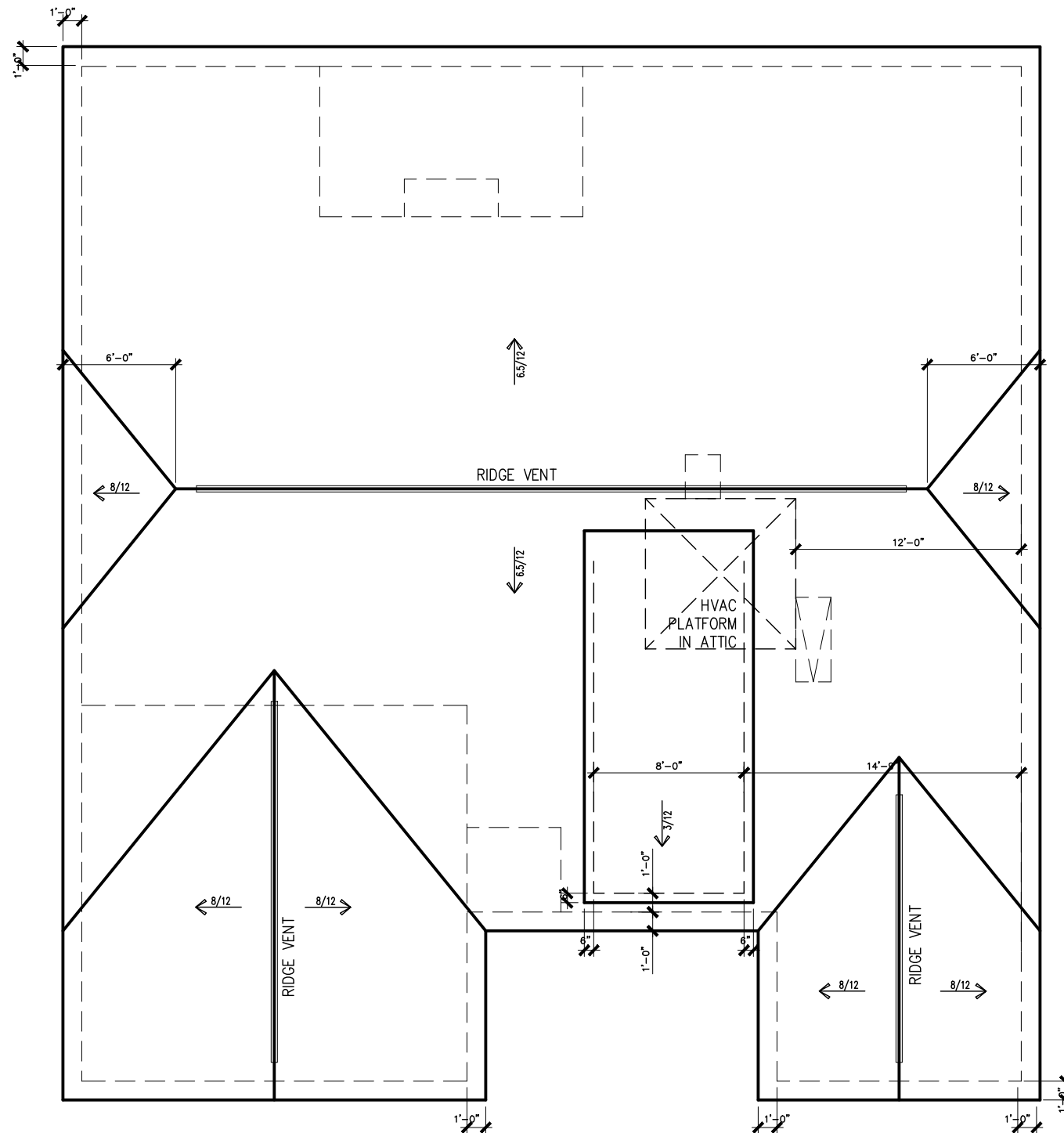
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# CANE MILL ESTATES LOT 4



ROOF PLAN "F"

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

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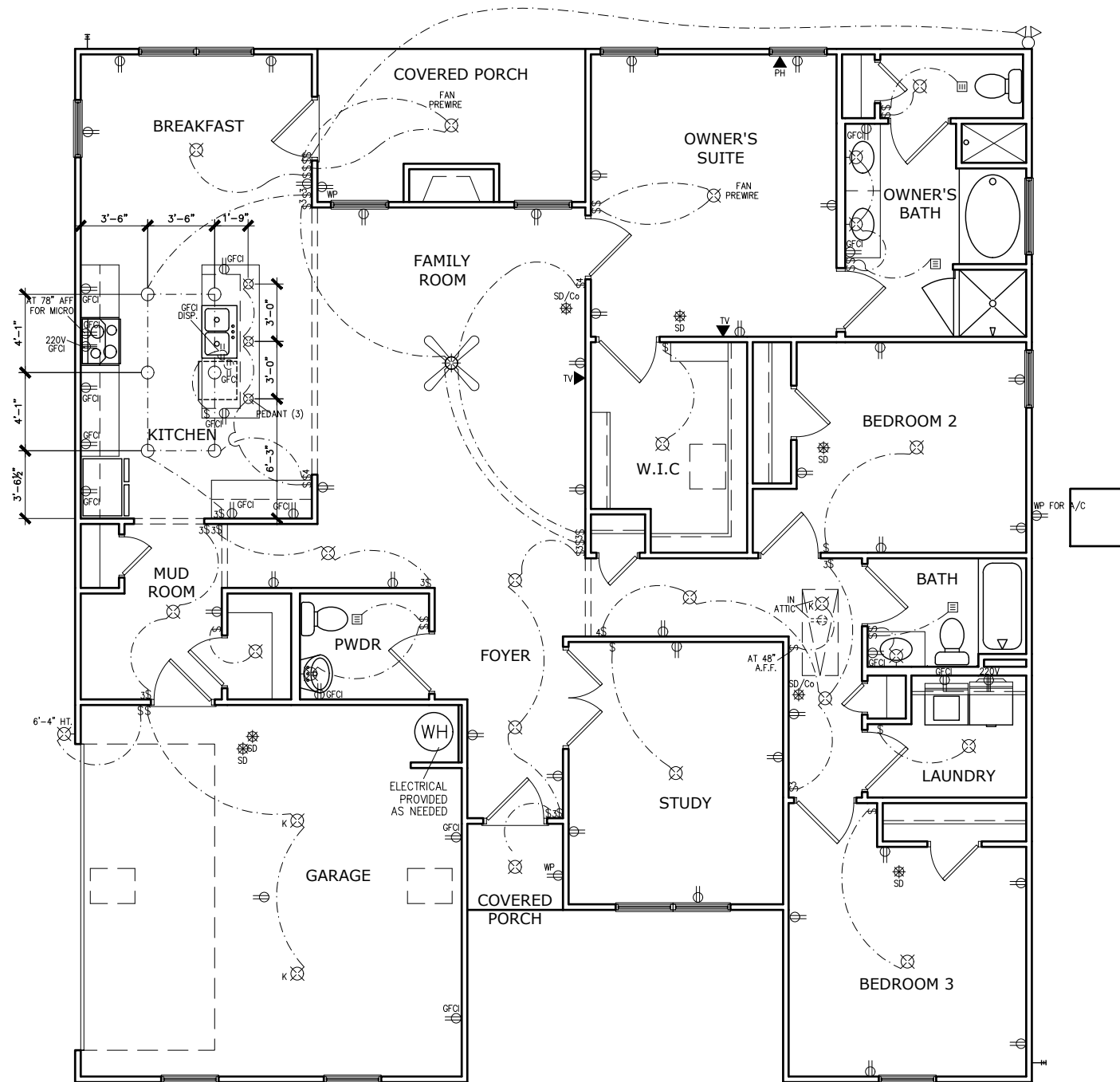
ROOF PLAN  
ROOF PLAN  
LANCASTER

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PAGE NO: A6.1	

# CANE MILL ESTATES LOT 4



## 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

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

BY:	#	#	#	#	#
REVISION					
DATE					



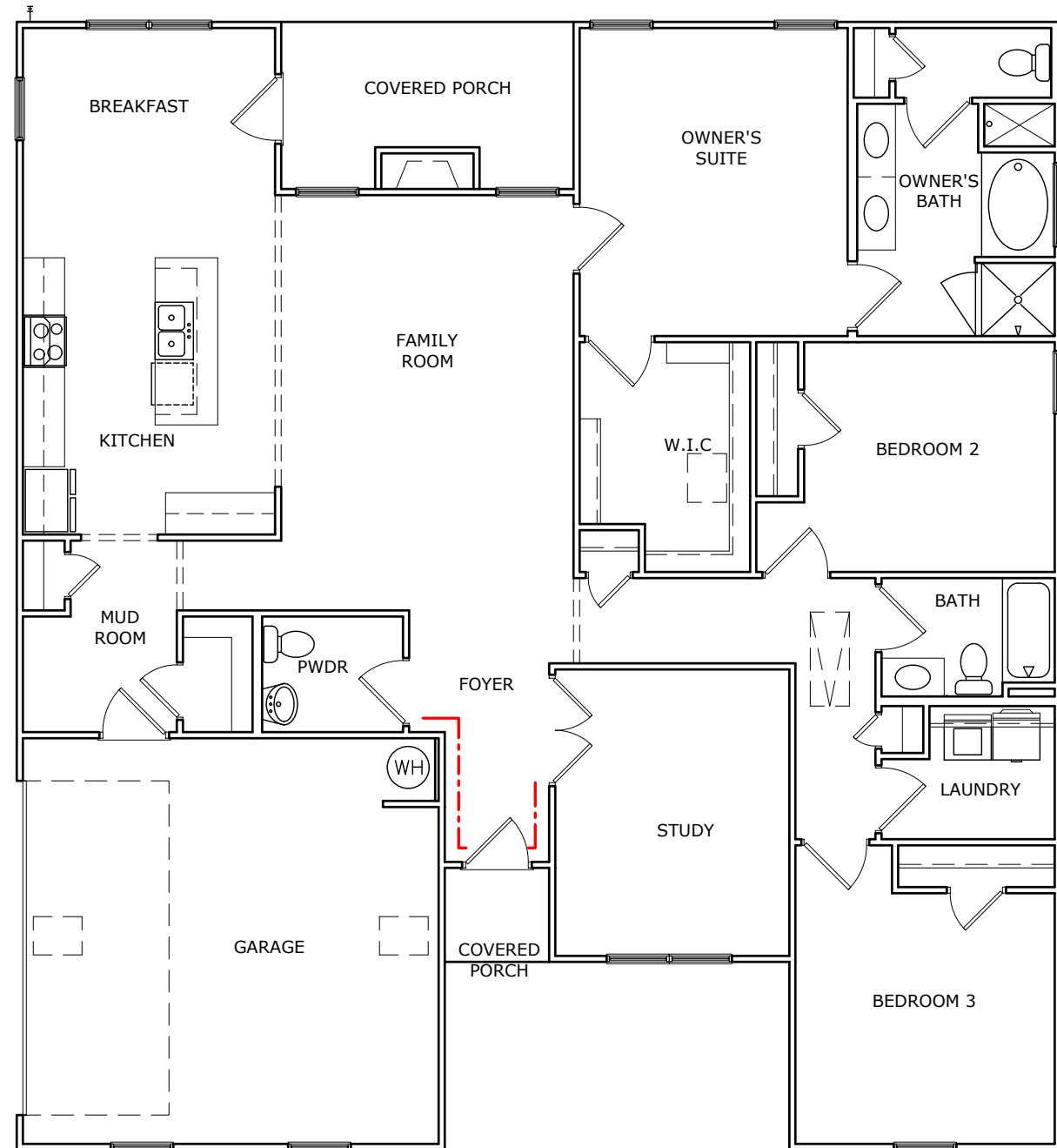
ELECTRICAL PLAN  
FIRST FLOOR  
LANCASTER

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PAGE NO:	A7.2		

# CANE MILL ESTATES LOT 4



FOYER TRIM - CHAIR/SHADOW - - - - -

TRIM LAYOUT FIRST FLOOR PLAN

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

DATE	REVISION	BY
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#	#	#
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QUALITY | INTEGRITY | VALUE

FLOOR PLAN  
TRIM LAYOUT  
LANCASTER

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# CANE MILL ESTATES LOT 4

**Lot Definition**

<b>Project:</b> Cane Mill Estates	<b>Community:</b> Cane Mill Estates
<b>Building:</b> 000	<b>Builder:</b> Thomas Kenneth Barlow
<b>Unit:</b> 0004	<b>Status:</b> Sold
<b>Plan:</b> Lancaster F Ranch Side Entry	<b>RTeam:</b> Raleigh West
<b>Orientation:</b> Garage Left    Sq. Ft. 2,015	<b>Slot:</b> 5625
<b>Bedrooms:</b> 3 <b>Bathrooms:</b> 2.5	<b>Permit:</b>
<b>Address:</b> 145 Planters Lane	<b>Notes:</b>
<b>Coats:</b> NC    27521	

Sales Data	Dates
Contract: 92213	Ratified: 07/15/2021
Buyer: Hayden Parrish	Original Start: 08/26/2021
Sales Agent: Sam Fulmer	Start: 08/26/2021
	Scheduled Complete: 12/23/2021

Option	Description	Quantity
36" Cabinet 1st Upgr	Note: Bath cabinets to match	1
Automatic Garage Door Opener	Garage Door Opener - Per Door	1
Blind for Rear/Back Door	Blinds - Additional blind to cover rear/back door.	1
Blind per Optional 3050 Single Window	One 3050 blind. For use when you've added a 3050 optional window. See Optional Windows Sales Guide on the Process Model for assistance.	1
Blinds for Base House	Includes blinds for all standard windows on front, sides, and rear that are operational and accessible. Does not include blinds for any optional windows, including windows for optional second floors.	1
Cabinet Knobs	Cabinet Knobs. Note: Bath cabinets to match	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
Decorative 4040 Picture Window	Replace clear 4040 Window over Master Garden Tub with Decorative 4040 Picture Window. NOTE: This option cannot be used with the large fig shower option, the large tile shower option, or on any plan/jobs that otherwise does not have a 4040 clear window over Master Garden Tub.	1
Exterior Flood Lights		1
Fireplace in Family Room - Gas		1
FlrPkg 3AA-Floorte Pro, StdCpt (FlrPkg1)	Flooring Package 3AA - Floorte Pro, Standard Carpet (from Package 1). SPC (solid polymer core) 0.5 mm vinyl top layer plank	1
FlrPkg Opt-Powder Floorte Pro	Flooring Package - Option Powder Room LVP SPC (solid polymer core) 0.5 mm vinyl top layer plank	1

User Name: Victoria Wicker    1 of 3    08/06/2021  
Database: SmithDouglasCommunities    10:04:13 AM

**Lot Definition**

Foyer - Chair Rail/Shadow Box		1
Granite-Kitchen Countertops - Lvl 1 (I)	Kitchen Granite Countertops - Level 1-where Laminite is Std.	1
G-Tub & T1 Shwr KW FD OBATHC	(Separate Garden tub and tile shower ILO Prefab large shower. Shower walls w/ 1 tile with prefab base. Shower includes kneewall (capped with tile) and framed clear glassdoor with glass pane) on kneewall. Includes tile w/ 1 tub surround. (obathc)	1
Kitchen Ceiling Fixture Lights ILO Std	Kitchen Lights - Low Profile Flush Mount LED Lights per Plan ILO Standard Light.	1
Level 2 - Package Electric (from E1)	Frigidaire SS 24" Dishwasher*** Frigidaire SS 1.8 Cu. Ft. Micro Frigidaire SS 30" Elec Range	1
Mud Room Trim without Bench Seat	Bead board with crown and hooks. No 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, knobs/levers, deadbolts). Pkg (In) light fixtures, peeler oval mirror. Separate options also affected: shower door, bath hardware (towel barring, tp holder), shower grab bar, cabinet hardware	1
Owner Bath Marble 1 Double Ilo LamSgl	***Includes Vanity Double Bowl Option Do Not Select Both***	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
PreWire for Ceiling Fan	Pre-wire a light location for a future ceiling fan.	1
Stone 18 B ExtCplPkg(I)		1
Study ILO Living Room		1
Window(s) in Breakfast Nook	Add window(s) to Breakfast Nook per plan option. See specific plan for details. Does not include blind.	1

User Name: Victoria Wicker    2 of 3    08/06/2021  
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**Lot Definition**

Activity	Description	Selection Description
Ceramic Tile Set - Bath	TILEBath/Shwr/Walls-1stUpgr ALL	Omega Grey 500(13x13)/River Rock 00034
Del&Install AppliancePkg	Appliance Package Select - All	Appliance Package Selected
Deliver & Install Blinds	Blind Color	White
Deliver Windows-FirstOut	4040 Decorative Privacy Window	Aurora DF4747AURO
Install Cabinets Complet	Cabinet Finish - Upgrade 1Aris	1st-Upg-Sinclair Birch-Sarsparilla
Install Cabinets Complet	Secondary Bath Vanity Tops-All	5003-38 White Cascade
Install Carpet	Carpet - Standard ALL	Smith Grove III Concrete 510
Install Floorte Pro (LP)	Floorte Pro 1stUpgr ALL	Simonon Plus - 405 Whispering Wood
Install Granite Tops	RDU Granite Counter/Kitchen/Lvl1	Dalite-Ashen White
Install Marble Tops	RDU Marble Vanity Top Lvl 1	Matte-#153 White w/ice Grey w/oval bowl
Paint Interior Complete	Interior Paint (Trim)	SW 7006 Extra White
Paint Interior Complete	Interior Paint (Walls) - Base	SW 8917 Shell White
PM Install Vinyl Floor	VinylPkg-Common Areas	Winchester Bay Foundation 5148
PM Install Vinyl Floor	VinylPkg-Owner Bath	Winchester Bay Foundation 5148
PM Install Vinyl Floor	VinylPkg-Std 2nd Baths/Laundry	Winchester Bay Foundation 5148

User Name: Victoria Wicker    3 of 3    08/06/2021  
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DETAILS  
LOT DEFINITION  
LANCASTER

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#### 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 (NCRCC) 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)
  - Footings 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 NCRCC
  - The structural engineer has not performed a subsurface investigation. Verification of this assumed value is the responsibility of the owner or the contractor. Should any adverse soil condition be encountered the SER must be contacted before proceeding.
  - The bottom of all footings shall extend below the frost line for the region in which the structure is to be constructed. However, the bottom of all footings shall be a minimum of 12" below grade.
  - Any fill shall be placed under the direction or recommendation of a licensed professional engineer. The resulting soil shall be compacted to a minimum of 95% maximum dry density.
  - Excavations of footings shall be lined temporarily with a 6 mil polyethylene membrane if placement of concrete does not occur within 24 hours of excavation.
  - No concrete shall be placed against any subgrade containing water, ice, frost, or loose material.
  - Each crawl space pier shall bear in the middle third of its respective footing and each girder shall bearing in the middle third of the piers. Plasters to be bonded to perimeter foundation wall
  - Crawl spaced to be graded level and clear of all debris
  - Provide foundation waterproofing and drain with positive slope to outlet as required by site conditions
  - Energy efficiency compliance and insulation of the structure to be in accordance with chapter 11 of the 2018 NCRCC

#### 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 42% 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-36: "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 (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 C116, 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" 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-Fine-Fir (SFF) #2.
- LVL or PSL engineered wood shall have the following minimum design values:
  - $E = 19000000$  psi
  - $F_b = 2600$  psi
  - $F_v = 285$  psi
  - $F_c = 1000$  psi
- Wood in contact with concrete, masonry, or earth shall be pressure treated in accordance with AIAWA standard C-15. All other moisture exposed wood shall be treated in accordance with AIAWA 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 SFF#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.
- Filitch beams and four and five ply beams shall be bolted together with (2) rows of 1/2" dia. through bolts staggered #24" O.C. w/ 2" edge distance and (2) bolts located at 6" from each end, unless noted otherwise.

#### WOOD TRUSSES:

- The wood truss manufacturer/fabricator is responsible for the design of the wood trusses. Submit sealed shop drawings and supporting calculations to the SER for review prior to fabrication. The SER shall have a minimum of five (5) days for review. The review by the SER shall review for overall compliance with the design documents. The SER shall assume no responsibility for the correctness for the structural design for the wood trusses.
- The wood trusses shall be designed for all required loadings as specified in the local building code, the ASCE Standard "Minimum Design Loads for Buildings and Other Structures." (ASCE 7-10), and the loading requirements shown on these specifications. The truss drawings shall be coordinated with all other construction documents and provisions provided for loads shown on these drawings including but not limited to HVAC equipment, piping, and architectural fixtures attached to the trusses.
- The trusses shall be designed, fabricated, and erected in accordance with the latest edition of the "National Design Specification for Wood Construction." (NDS) and "Design Specification for Metal Plate Connected Wood Trusses." The truss manufacturer shall provide adequate bracing information in accordance with "Commentary and Recommendations for Handling, Installing, and Bracing Metal Plate Connected Wood Trusses" (HIB-3). This bracing, both temporary and permanent, shall be shown on the shop drawings. Also, the shop drawings shall show the required attachments for the trusses.
- Any chords or truss webs shown on these drawings have been shown as a reference only. The final design of the trusses shall be per the manufacturer.

#### 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 as recommended in accordance with the AFA.

#### EXTERIOR WOOD FRAMED DECKS:

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

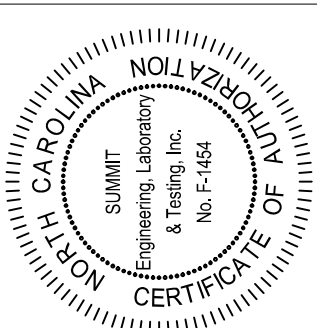
#### STRUCTURAL STEEL:

- Structural steel shall be fabricated and erected in accordance with the American Institute of Steel Construction "Code of Standard Practice for Steel Buildings and Bridges" and of the manual of Steel Construction "Load Resistance Factor Design" latest editions.
- All steel shall have a minimum yield stress ( $F_y$ ) of 36 ksi unless otherwise noted.
- Welding 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 4

STRUCTURAL MEMBERS ONLY



PROJECT  
Lancaster (LH)  
Coversheet  
CLIENT  
Smith Douglas Homes - Raleigh  
2520 Reliance Ave  
Apex, NC 27539

CURRENT DRAWING  
DATE: 1/6/2021  
SCALE: 1/8"=1'-0"  
PROJECT #: 36331.3093R  
DRAWN BY: JW  
CHECKED BY: BCP

ORIGINAL DRAWING  
DATE 11/16/2018  
PROJECT # 36331.175

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
CS2

- FOUNDATION NOTES:
1. FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE 2008 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AMENDMENTS.
  2. STRUCTURAL CONCRETE TO BE Fc = 3000 PSI, PREPARED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318.
  3. ALL CONCRETE TO BE PLACED OVER A MINIMUM 4" THICK FIBERGLASS REINFORCED POLYESTER FIBERGLASS FIBER MESH BEARING A MINIMUM OF 12" BELOW ADJACENT FINISHED GRADE, OR AS OTHERWISE DIRECTED BY THE CODE ENFORCER OFFICIAL.
  4. FOOTING SIZES BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 P.S.F. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF SOILS. CONTRACTOR TO PROVIDE 2" MINIMUM PROJECTION FROM THE FACE OF FOOTINGS AND PIERS SHALL BE CENTERED UNDER THEIR RESPECTIVE ELEMENTS. PROVIDE 2" MINIMUM PROJECTION FROM THE FACE OF MASONRY.
  5. MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SHOWN IN SECTION R602.4 OF THE 2008 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
  6. FILLETERS TO BE BONDED TO PERMETER FOUNDATION WALL.
  7. PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.
  8. FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2008 NORTH CAROLINA RESIDENTIAL BUILDING CODE. ALL FOUNDATIONS PER 2008 NORTH CAROLINA RESIDENTIAL BUILDING CODE SHALL BE ACCOMPANIED BY CORBEL FOUNDATION WALL AS REQUIRED TO ACCOMMODATE BRICK VENEERS.
  9. CRACK SPACE TO BE GRADED, LEVEL, AND CLEARED OF ALL DEBRIS. PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.
  10. PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.
  11. PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.

REFER TO BRACED WALL PLAN FOR PANEL SIZES AND DIMENSIONS. ADDITIONAL AND REFER SECTION R602.4 AND FIGURE R602.3.4.7 OF THE 2008 NCRS.

NOTE: ALL EXTERIOR FOUNDATION DIMENSIONS ARE TO TRACING AND 1/2" BRICK VENEER END.

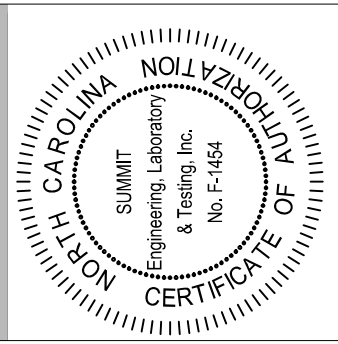
THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS FOR THE PROJECT DATED 08/20/2020. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY THE ARCHITECTURAL FIRM OF ANY CHANGES TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE ARCHITECTURAL FIRM SHALL NOT BE RESPONSIBLE FOR ANY CHANGES MADE TO THE ARCHITECTURAL PLANS AFTER THE DATE LISTED ABOVE.

NOTE: ALL CRUSHED STONE BASE COURSE IS NOT REQUIRED WHEN SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1 PER TABLE R603.

11. CONTRACTED FILL, VERIFIED BY ENGINEER OR CODE OFFICIAL.
12. ALL PIERS TO BE 16"x16" MASONRY AND ALL PILLASTERS TO BE 8"x8" MASONRY, TYPICAL (INFO).
13. WALL FOOTINGS TO BE CONTINUOUS CONCRETE. SIZES PER STRUCTURAL PLAN.
14. FOUNDATION EXCAVATION OBSERVATION SHOULD BE CONDUCTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER OR HIS QUALIFIED ASSISTANT. POTENTIALLY EXPANSIVE SOILS ARE OBSERVED IN THE FOOTING EXCAVATIONS AT THE TIME OF CONSTRUCTION. SUBMIT ENGINEERING LABORATORY 4 TESTING P.C. MUST BE PROVIDED THE OPPORTUNITY TO REVIEW THE FOOTING EXCAVATION PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE 2" MINIMUM PROJECTION FROM THE FACE OF MASONRY.
15. PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.
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**SUMMIT**  
ENGINEERING LABORATORY TESTING  
3070 Hammond Business Place  
Suite 171, RALEIGH, NC 27603  
OFFICE: 919.380.9991  
FAX: 919.380.9993  
WWW.SUMMIT-COMPANIES.COM



PROJECT  
Lancaster (LH)  
Monolithic Slab Fnd.  
Client  
Smith Douglas Homes - Raleigh  
2520 Reliance Ave  
Apex, NC 27539

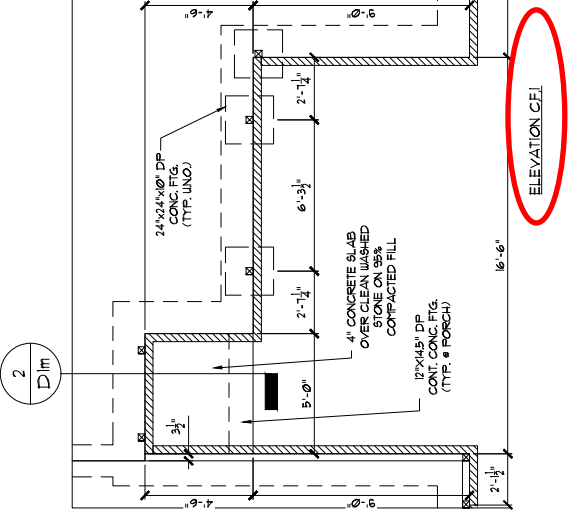
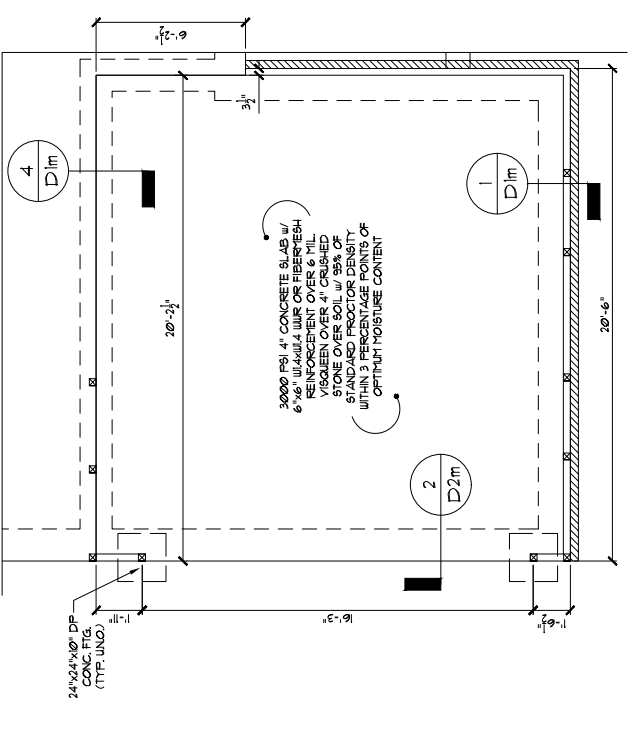
CURRENT DRAWING  
DATE: 1/6/2021  
SCALE: 1/8"=1'-0"  
PROJECT #: 3632.3093R  
DRAWN BY: JW  
CHECKED BY: BCP

ORIGINAL DRAWING  
DATE: 11/16/2018  
PROJECT #: 3632.IT5

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
**S1.0m**

OPT. SIDE LOAD



Cane Mill Lot 4

STRUCTURAL MEMBERS ONLY

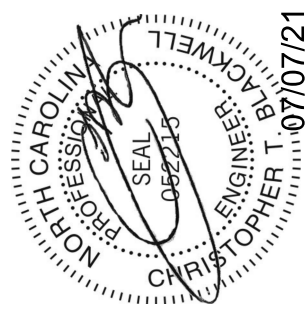
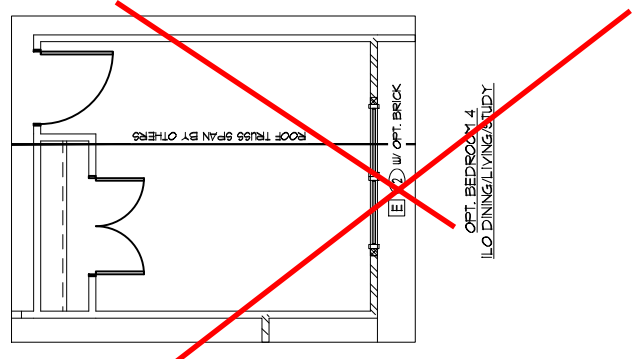
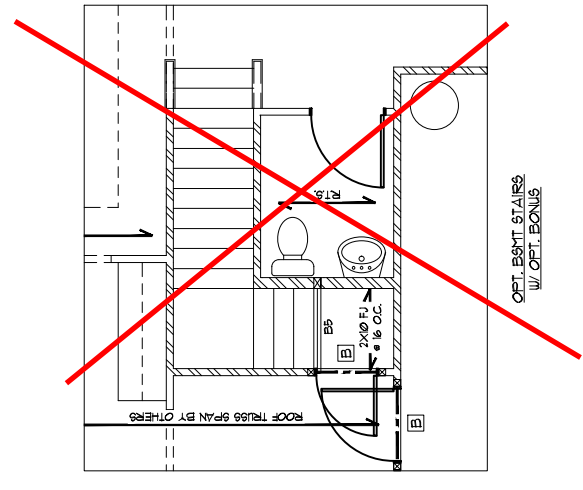
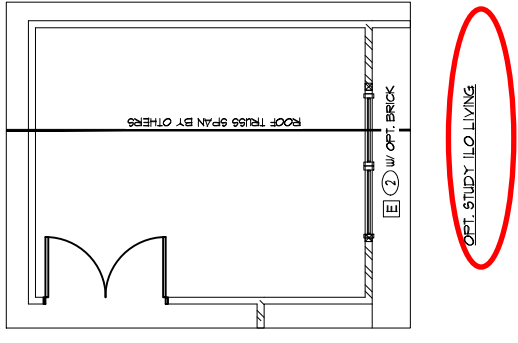
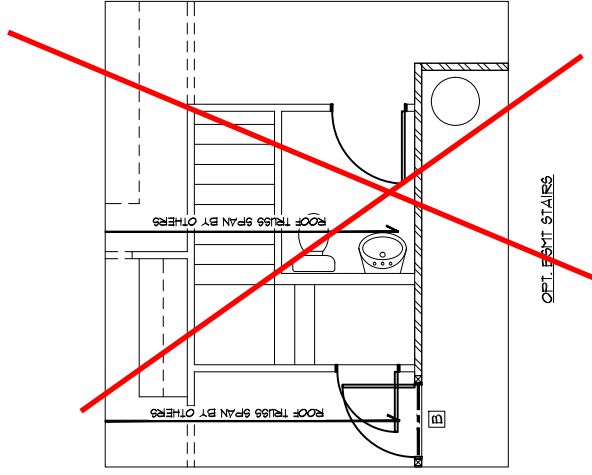
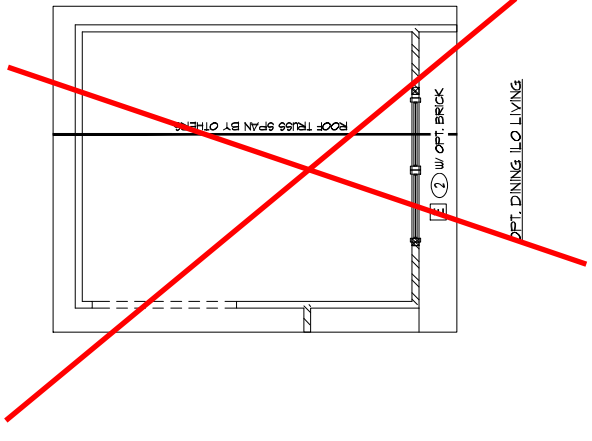
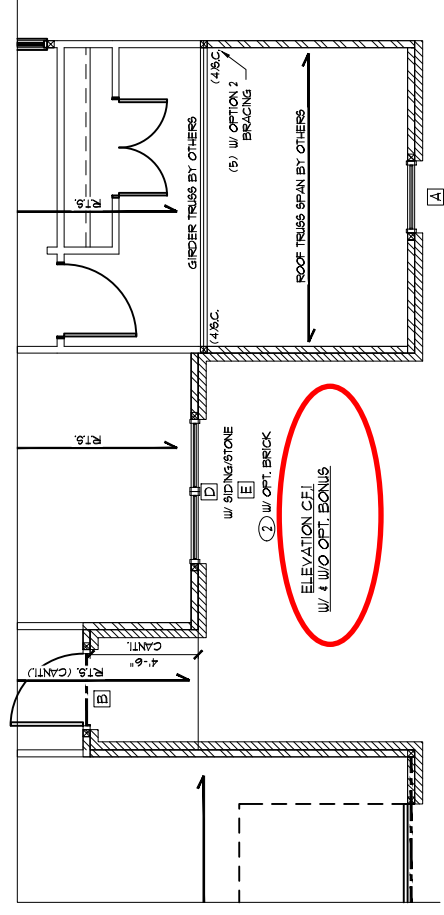
STRUCTURAL MEMBERS ONLY  
ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS. ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF SUMMIT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

STRUCTURAL ANALYSIS BASED ON 2018 NCRS.

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



SEE SHEET S3.0 FOR NOTES AND MORE INFORMATION



Cane Mill  
Lot 4

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

STRUCTURAL ANALYSIS BASED ON 2018 NCR. C.

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

STRUCTURAL MEMBERS ONLY

TRUSS UPLIFT CONNECTOR SCHEDULE			
MAX. UPLIFT	ROOF TO WALL	FLOOR TO FLOOR	FLOOR TO END
6000 LBS	H23A	PER WALL SHEATHING + FASTENERS	
1200 LBS	(2) H23A	C916 (END + 11')	D1TZZ
1450 LBS	HT520	C916 (END + 11')	D1TZZ
20000 LBS	(2) HT520	(2) C916 (END + 11')	D1TZZ
2900 LBS	(2) HT520	(2) C916 (END + 11')	HT74
3685 LBS	LG73-5D525	M5T252	HT74

1. ALL PRODUCTS LISTED ARE SIMPSON STRONG-TIE EQUIVALENT PRODUCTS THAT MAY BE USED PER MANUFACTURER'S LISTING.

2. UPLIFT VALUES LISTED ARE FOR SYP #9 GRADE MEMBERS.

3. REFER TO TRUSS LAYOUT PER MANUF. FOR UPLIFT VALUES AND TRUSS TO TRUSS CONNECTIONS, CONNECTORS SPECIFIED BY TRUSS MANUFACTURER OVERRIDE THOSE LISTED ABOVE.

4. MANUFACTURER SPECIFIED CONNECTORS WHEN LOADS EXCEED THOSE LISTED ABOVE.

NOTE: 1ST RLY OF ALL SQUAN GIRDER TRUSSES TO ALIGN WITH INSIDE FACE OF WALL (TYP. AND)

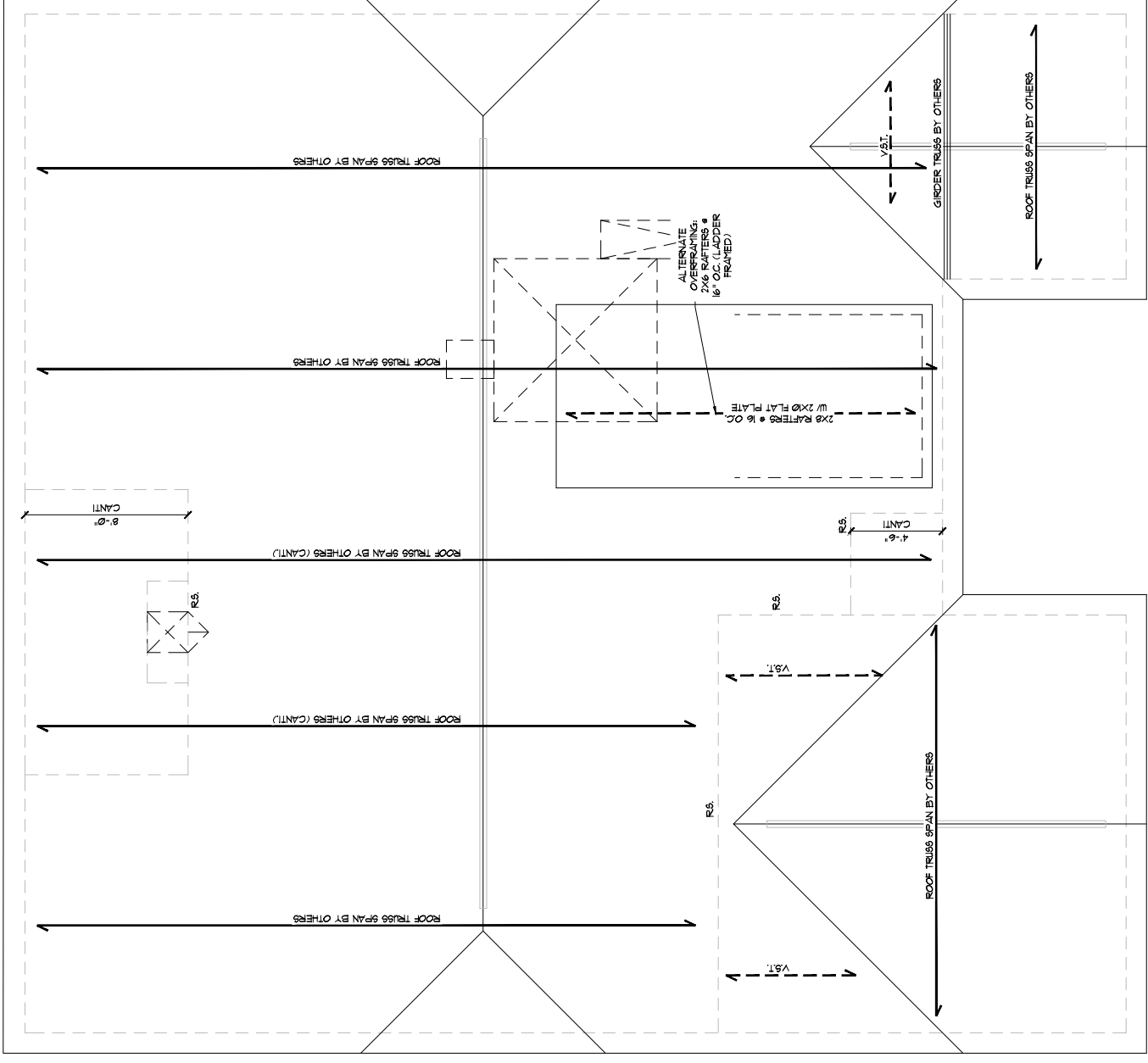
NOTE: ROOF TRUSSES SHALL BE SPACED TO SUPPORT FALSE FRAMED DORMER WALLS (TYP. AND)

NOTE: TRUSS UPLIFT LOADS SHALL BE DETERMINED PER TRUSS MANUFACTURER IN ACCORDANCE WITH SECTION 9020 UNTIL WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.3.5 OF THE 2018 NCRS. REFER TO BRACED WALL PLANS FOR SHEATHING AND FASTENER REQUIREMENTS.

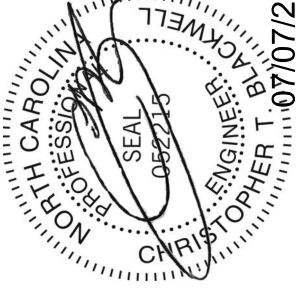
THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES COMPLETED/REVISED ON 02/20/21. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE CLIENT HAS REVIEWED AND APPROVED THESE PLANS. THE DESIGNER GUARANTEES THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTIALLY THAN THE DATE LISTED ABOVE.

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

STRUCTURAL ANALYSIS BASED ON 2018 NCRS.  
**ROOF FRAMING PLAN**  
 SCALE: 1/8" = 1'

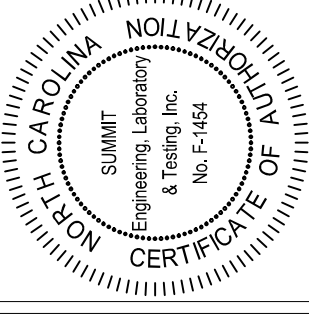


ELEVATION CEILING  
 R.S. = ROOF SUPPORT



Cane Mill  
 Lot 4

STRUCTURAL MEMBERS ONLY



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

CURRENT DRAWING  
 DATE: 1/6/2021  
 SCALE: 1/8" = 1'-0"  
 PROJECT #: 36321309R  
 DRAWN BY: JV  
 CHECKED BY: BCP

ORIGINAL DRAWING  
 DATE: 11/16/2018  
 PROJECT #: 36321175

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
**S5.2**

**REQUIRED BRACED WALL PANEL CONNECTIONS**

METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION
CS-WSP	WOOD PANEL	3/8"	• INTERMEDIATE SUPPORTS • 6d COMMON NAILS @ 2' O.C. • 6d COMMON NAILS @ 2' O.C.
GB	GYP/PSI BOARD	1/2"	• 5d COOLER NAILS** @ 1' O.C. • 5d COOLER NAILS** @ 1' O.C.
WSP	WOOD PANEL	3/8"	• 6d COMMON NAILS @ 2' O.C. • 6d COMMON NAILS @ 2' O.C.
FF	WOOD PANEL	1/6"	PER FIGURE R602.021 PER FIGURE R602.021 PER FIGURE R602.021 PER FIGURE R602.021

\*\*OR EQUIVALENT PER TABLE R702.03.3

**BRACED WALL NOTES:**

- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.19 PER FIGURE R602.021 AND FIGURE R602.021.
- WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND ULTIMATE WIND SPEEDS UP TO 130 MPH.
- REFER TO ARCHITECTURAL PLAN FOR DOOR/WINDOW OPENING SIZES. BRACING MATERIALS, METHODS AND FASTENERS SHALL BE IN ACCORDANCE WITH SECTION R602.043 OF THE 2018 NCRS.
- 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.
- BRACED WALL PANEL LENGTH SHALL BE PER TABLE R602.01.
- THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDERS OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYPSUM BOARD (UNO).
- FOR CONTINUOUS SHEATHING METHOD, EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" GYPSUM BOARD AND INTERIOR WALLS SHALL BE SHEATHED WITH 1/2" GYPSUM BOARD AND ON GABLE END WALLS, ABOVE AND BELOW WALL OPENINGS, FLOORS SHALL NOT BE CANTILEVERED MORE THAN 2'4" BEYOND THE FOUNDATION OR BEARING WALL WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- A BRACED WALL PANEL SHALL BE LOCATED WITHIN 12 FEET OF EACH END OF A BRACED WALL LINE.
- THE MAXIMUM EDGE DISTANCE BETWEEN BRACED WALL PANELS SHALL NOT EXCEED 71 FEET.
- BRACED WALL PANELS WITH A LENGTH OF 48' OR LESS SHALL BE SUPPORTED BY BRACED WALL PANELS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.043 OF THE 2018 NCRS.
- BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.044 OF THE 2018 NCRS.
- CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.045 OF THE 2018 NCRS.
- DESIGNED IN ACCORDANCE WITH SECTION R602.046 OF THE 2018 NCRS.
- PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.047 OF THE 2018 NCRS.
- ON SCHEMATIC, SHADDED WALLS INDICATE BRACED WALL PANELS.
- ABBREVIATIONS:  
GB - GYPSUM BOARD  
WSP - WOOD STRUCTURAL PANEL  
FF - FLOOR FINISH  
PF - PORTAL FRAME  
PH-ENG - ENG PORTAL FRAME

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES, INC. ON 02/01/2020. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SMITH ENGINEERING LABORATORY & TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SMITH ENGINEERING LABORATORY & TESTING, P.C. DOES NOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

INSTALL HOLD-DOWNS PER SECTION R602.064 AND FIGURE R602.034(1) OF THE 2018 NCRS.

**FIRST FLOOR BRACING (FT)**

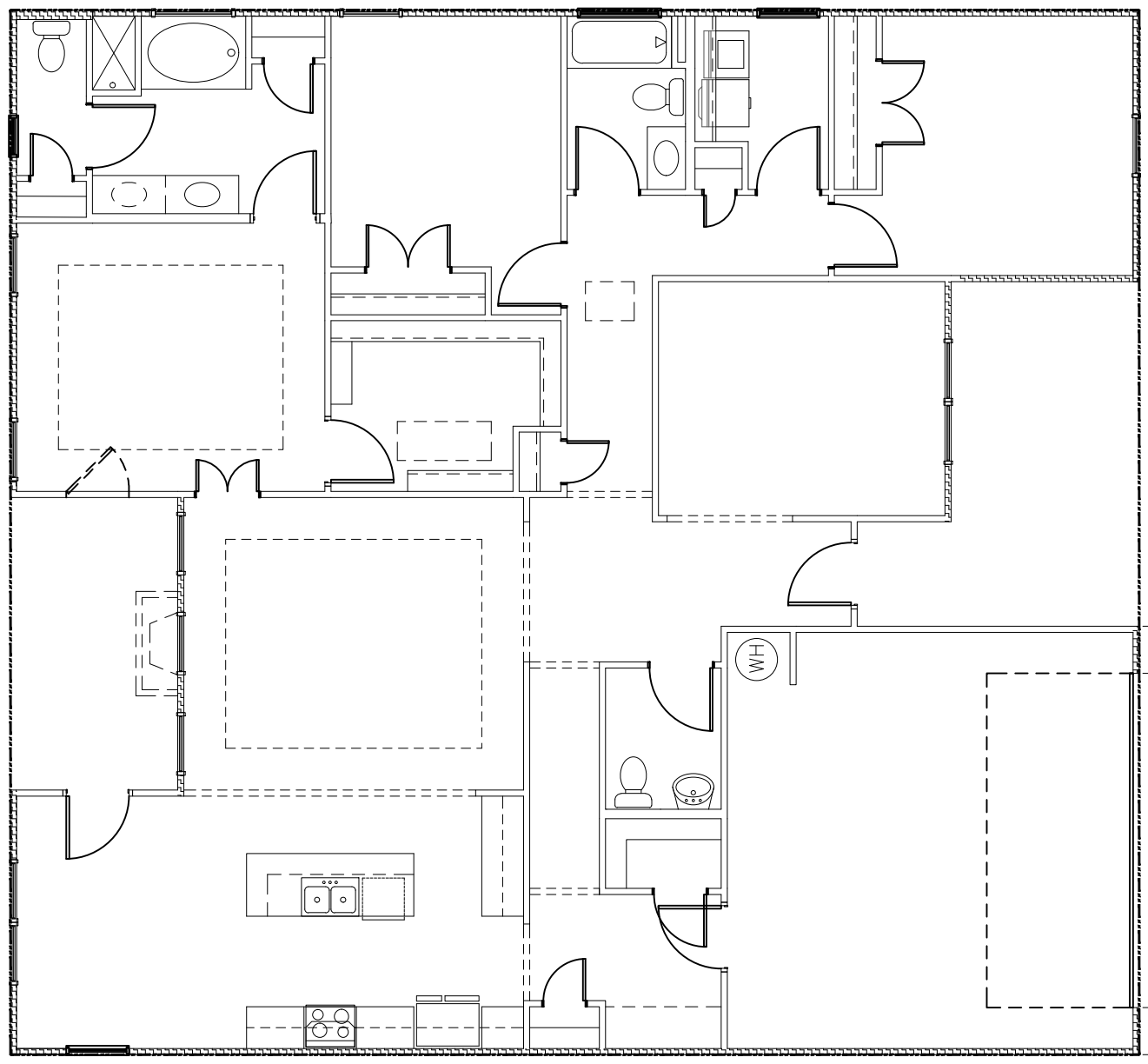
CONTINUOUS SHEATHING METHOD ELEV. ADG. 1 CFI		
REQUIRED	PROVIDED	
FRONT	8.8	21.2
RIGHT	8.4	40.0
REAR	8.8	21.2
LEFT	8.4	51.0

**FIRST FLOOR BRACING (FT)**

CONTINUOUS SHEATHING METHOD - ELEV. BEH		
REQUIRED	PROVIDED	
FRONT	8.8	18.2
RIGHT	8.4	40.0
REAR	8.8	21.2
LEFT	8.4	51.0

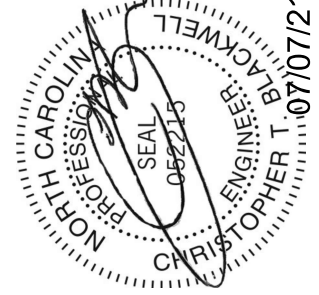
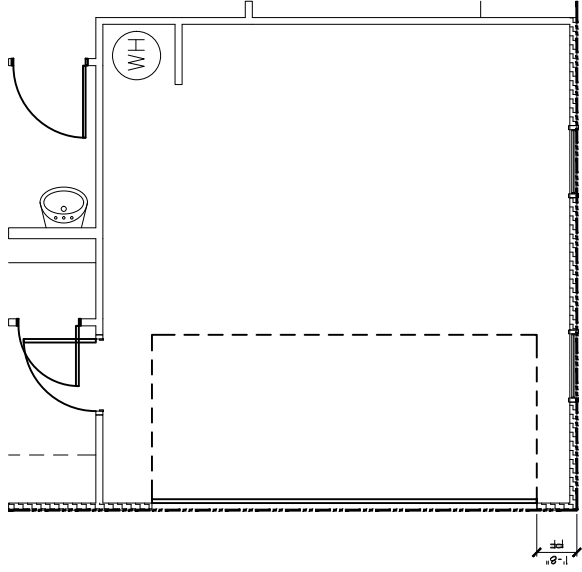
**STRUCTURAL MEMBERS ONLY**  
ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS. ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF SUMMIT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

STRUCTURAL ANALYSIS BASED ON 2018 NCRS.



**FIRST FLOOR BRACING (FT)**

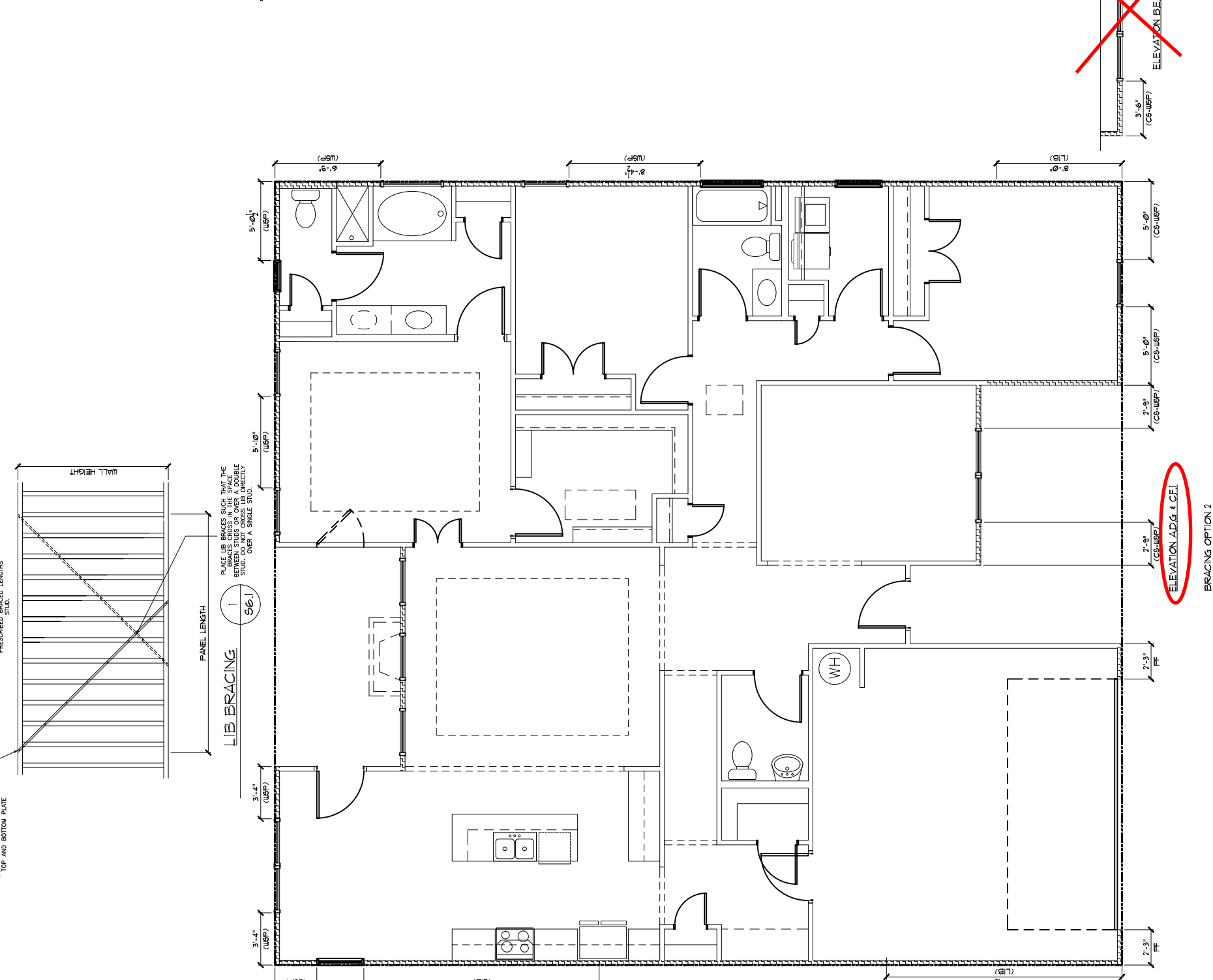
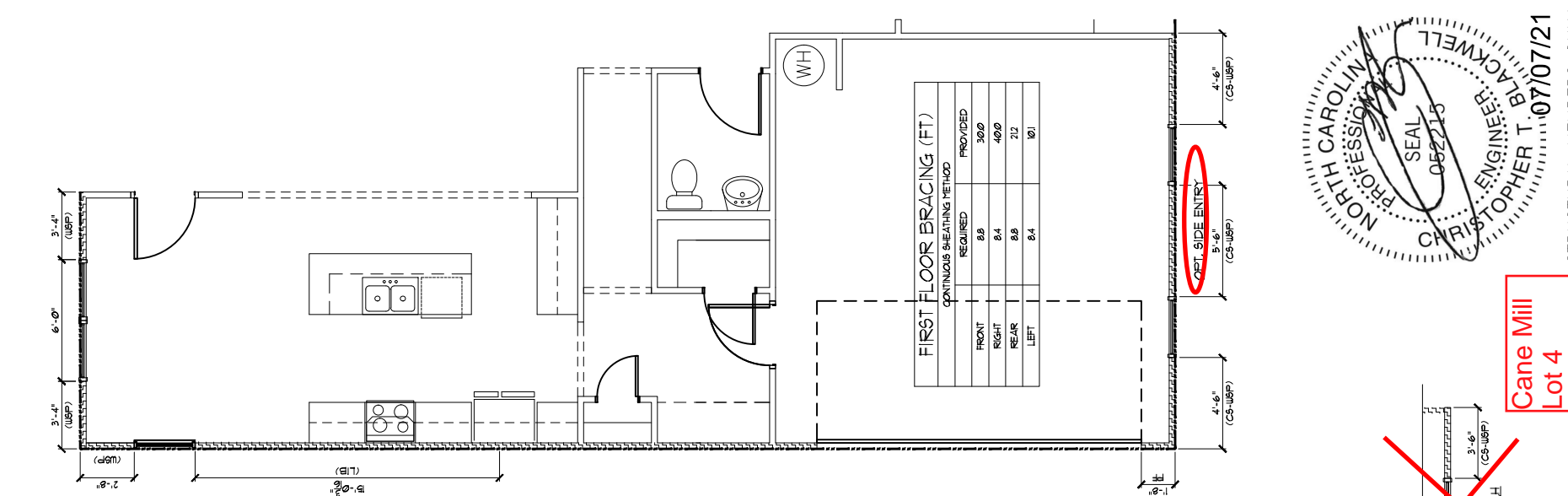
CONTINUOUS SHEATHING METHOD		
REQUIRED	PROVIDED	
FRONT	8.8	30.0
RIGHT	8.4	40.0
REAR	8.8	21.2
LEFT	8.4	51.0



Cane Mill  
Lot 4



SEE SHEET S7.0 FOR NOTES AND MORE INFORMATION



REQUIRED BRACED WALL PANEL CONNECTIONS

METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION
CS-UWP	WOOD STRUCTURAL PANEL	3/8"	INTERMEDIATE JOISTS OR WALLS
GB	GTYFRM	1/2"	6d COMMON NAILS @ 12" O.C.
WSP	WOOD STRUCTURAL PANEL	3/8"	5d COOLER NAILS @ 1" O.C. 6d COMMON NAILS @ 12" O.C.
PF	STRUCTURAL PANEL	1/16"	PER FIGURE R602.10.1

\*OR EQUIVALENT PER TABLE R102.3.5

- BRACED WALL NOTES:
- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10 FROM THE 2018 NORTH CAROLINA RESIDENTIAL CODE.
  - WALLS ARE DESIGNED FOR BEHIC ZONES A-C AND ULTIMATE WIND SPEEDS UP TO 150 MPH.
  - ALL PLAN FOR COORDINATION OPENING SIZES.
  - BRACING MATERIALS, METHODS, AND FASTENERS SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.
  - ALL BRACED WALL PANELS SHALL BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET FOR ISOLATED PANEL METHOD AND 12 FEET FOR CALCULATIONS BEARING METHOD WITHOUT ADDITIONAL ENGINEERING.
  - MINIMUM PANEL LENGTH SHALL BE PER TABLE R602.10.1.
  - THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYFRM.
  - 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 WALL PANELS SHALL BE FULL WALL HEIGHT AND SHALL BE FULL WALL WIDTH. BRACED WALLS SHALL BE FULL WALL WIDTH AND SHALL BE FULL WALL HEIGHT.
  - FOUNDATION OR BEARINGS SHALL BE LOCATED WITHIN ADDITIONAL ENGINEERING CALCULATIONS.
  - A BRACED WALL PANEL SHALL BE LOCATED WITHIN 12 FEET OF EACH END OF A BRACED WALL LINE.
  - MASONRY OR CONCRETE STEM WALLS WITH A LENGTH OF 48" OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.4.5 OF THE 2018 NRC.
  - BRACED WALL PANEL CONNECTIONS TO ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.4.
  - CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.5.
  - CHIMNEY WALLS AND WALLS OUT BASEMENT WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.5.
  - PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.1 (NO).
  - ON SCHEMATIC, SHADDED WALLS INDICATE BRACED WALL PANELS.
- GB = GYFRM BOARD    WSP = WOOD STRUCTURAL PANEL  
CS-XXX = CONT. SHEATHED ENG. + ENGINEERED SOLUTION  
PF = PORTAL FRAME

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES COMPLETED/REVISED ON 02/16/2020. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY THE ARCHITECTURAL FIRM OF ANY CHANGES TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SMITH DOUGLAS HOMES 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 R602.10.4.4 OF THE 2018 NRC.

CONTINUOUS SHEATHING METHOD ELEV. A/C	REQUIRED	PROVIDED
FRONT	8.8	27.2
RIGHT	8.4	5.8
REAR	8.8	11.5
LEFT	8.4	5.5

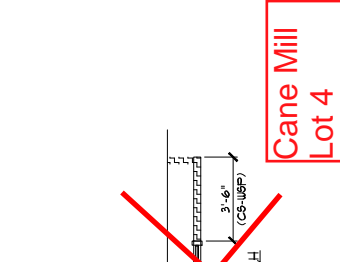
CONTINUOUS SHEATHING METHOD - ELEV. BEH	REQUIRED	PROVIDED
FRONT	8.8	32
RIGHT	8.4	5.8
REAR	8.8	11.5
LEFT	8.4	5.5

STRUCTURAL ANALYSIS BASED ON 2018 NRC.

**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 DOUGLAS HOMES ENGINEERING LABORATORY & TESTING, P.C. FAILURE TO DO SO WILL VOID SUMMIT LIABILITY.

STRUCTURAL ANALYSIS BASED ON 2018 NRC.

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



Cane Mill Lot 4

STRUCTURAL MEMBERS ONLY

**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:**

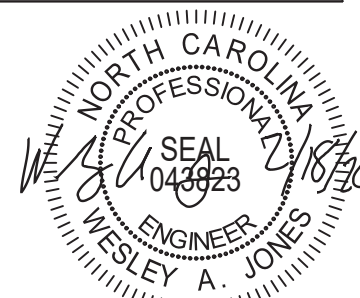
- Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards.
- Fiberboard wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan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

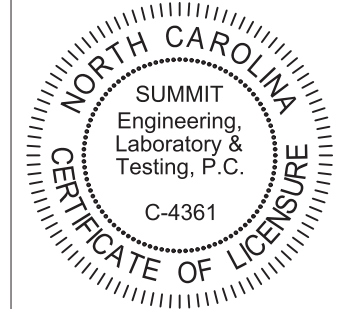
- Decks are to be framed in accordance with local building codes and as referenced on the structural plans, either through code references or construction details.

**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



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

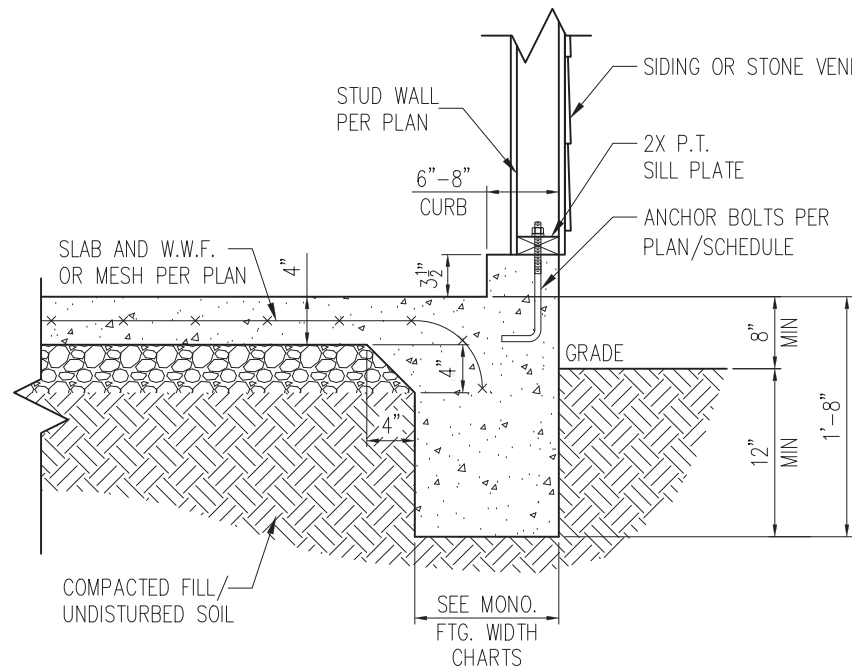
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PROJECT #: 3832  
DRAWN BY: LBW  
CHECKED BY: WAJ

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

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

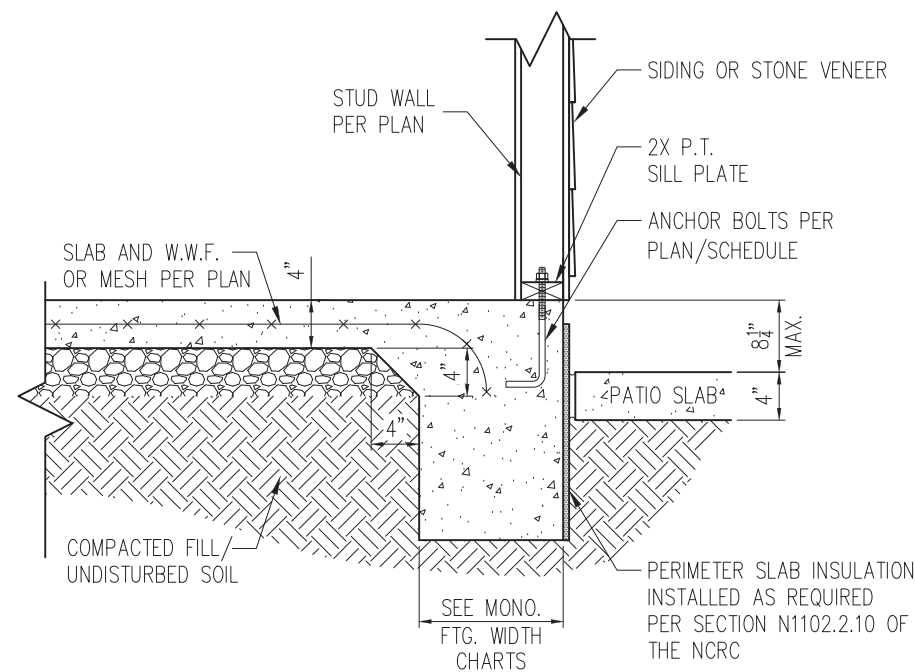
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**CS2**



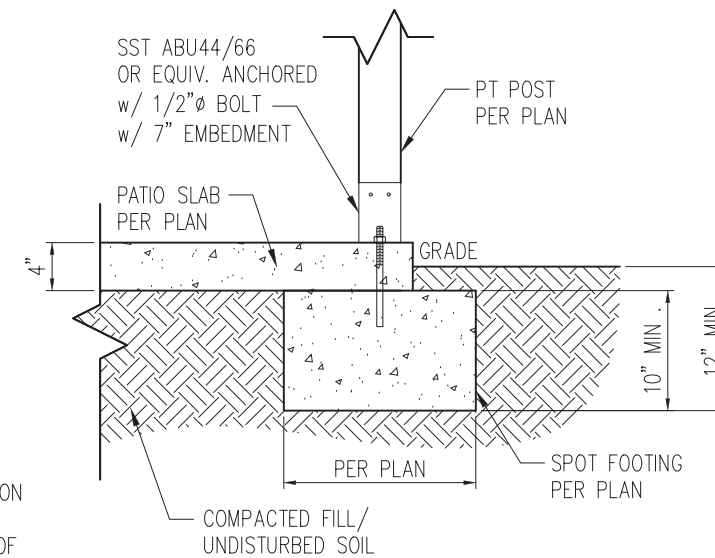
STANDARD - SIDING/STONE

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

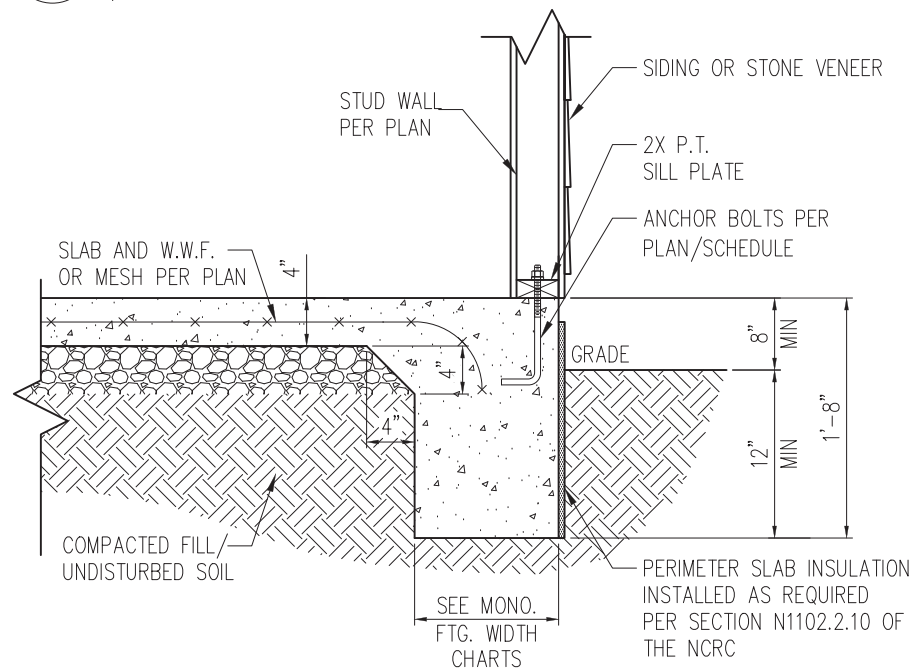


STANDARD - SIDING/STONE

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

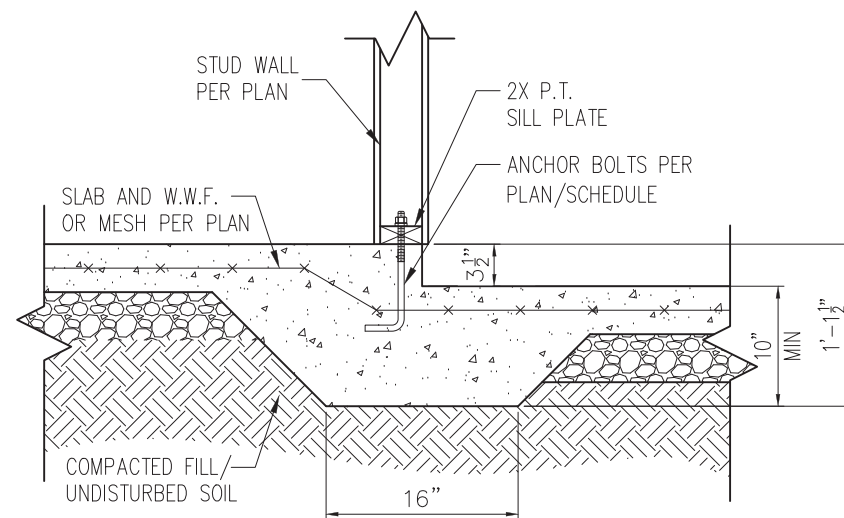


2A COVERED PATIO DETAIL  
D1m 3/4" = 1'-0"



STANDARD - SIDING/STONE

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



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

WALL ANCHOR SCHEDULE

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

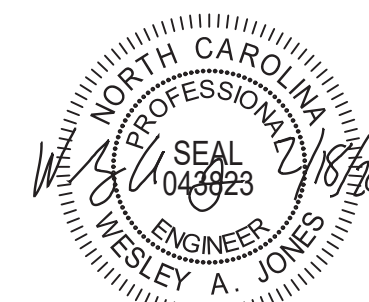
NOTE: INSTALL ALL ANCHORS 12" MAX. FROM ALL BOTTOM PLATE ENDS AND JOINTS.

MONOLITHIC FOOTING WIDTH

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

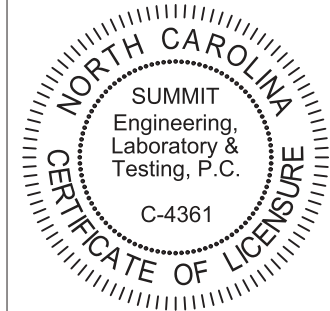
\*5" BRICK LEDGE HAS BEEN ADDED TO THE MONOLITHIC FOOTING WIDTH FOR BRICK SUPPORT

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



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

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

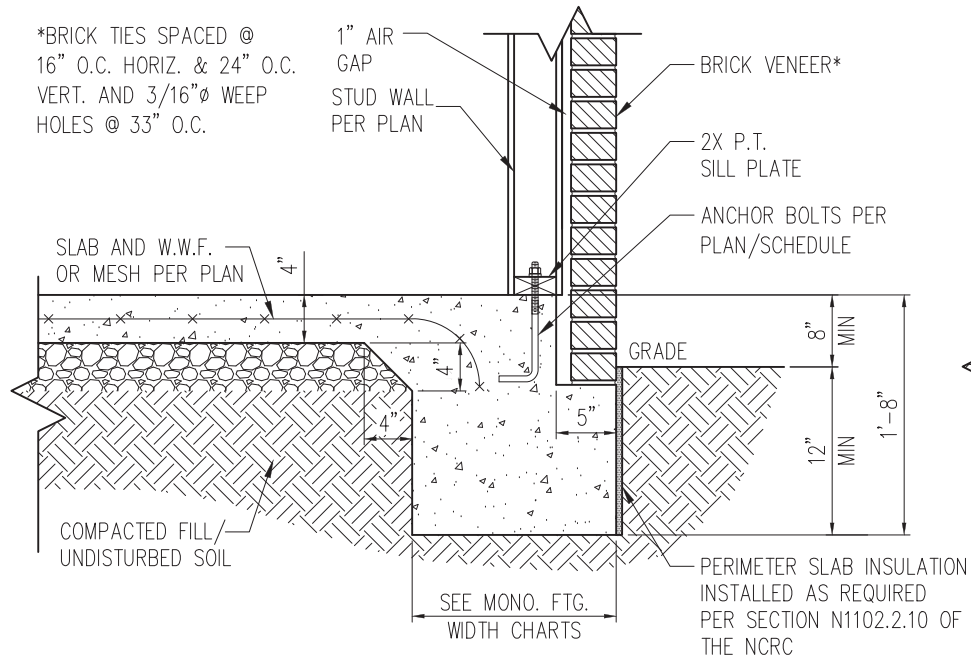
ORIGINAL DRAWING  
NO. DATE PROJECT #  
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

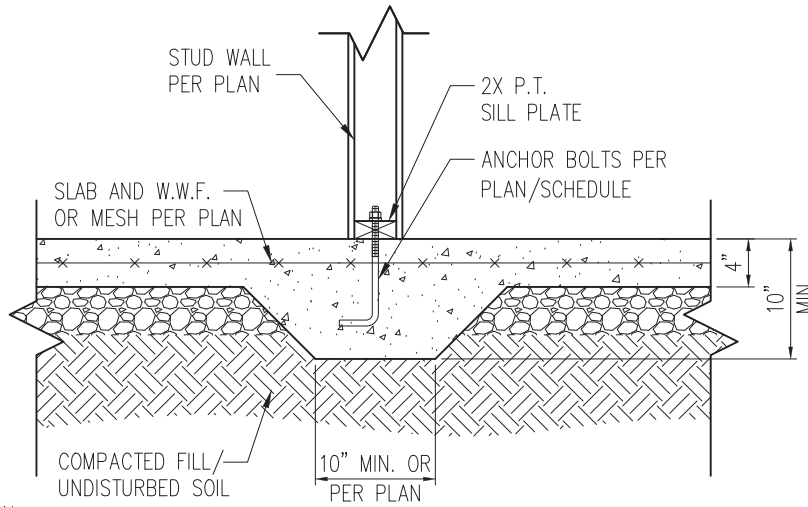
D1m

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



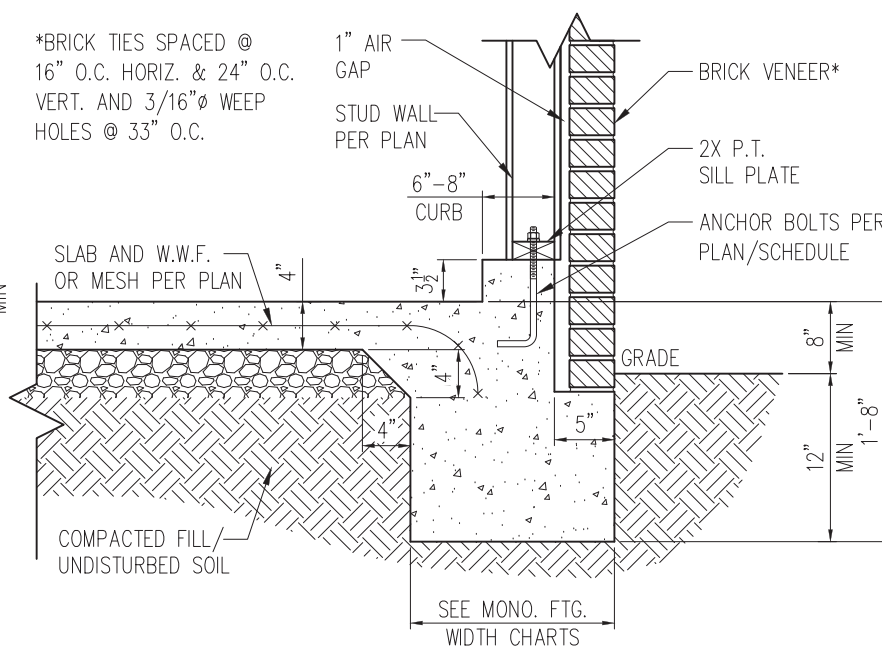
STANDARD - BRICK

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



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

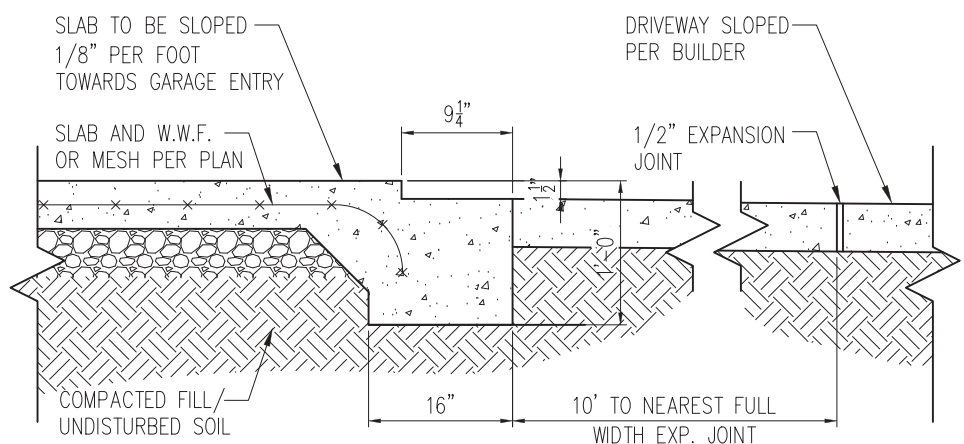
\*BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT. AND 3/16"Ø WEEP HOLES @ 33" O.C.



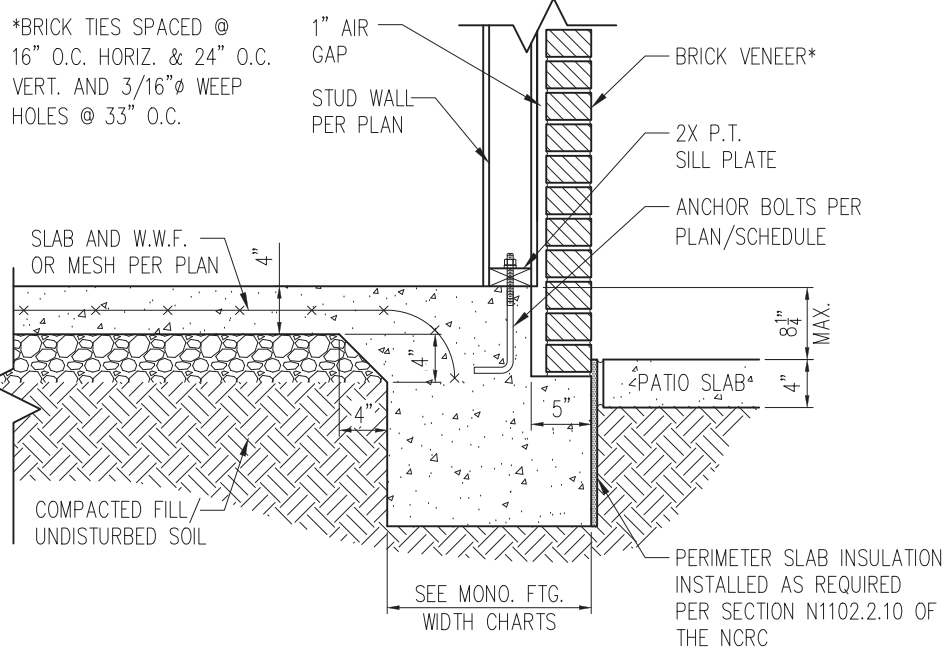
STANDARD - BRICK

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

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



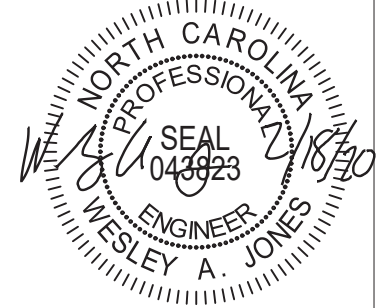
2 SLAB AT GARAGE DOOR  
D2m 3/4" = 1'-0"



STANDARD - BRICK

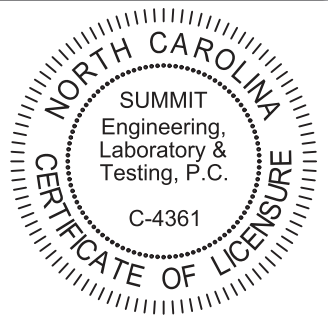
4 PATIO SLAB DETAIL W/ BRICK VENEER  
D2m 3/4" = 1'-0"

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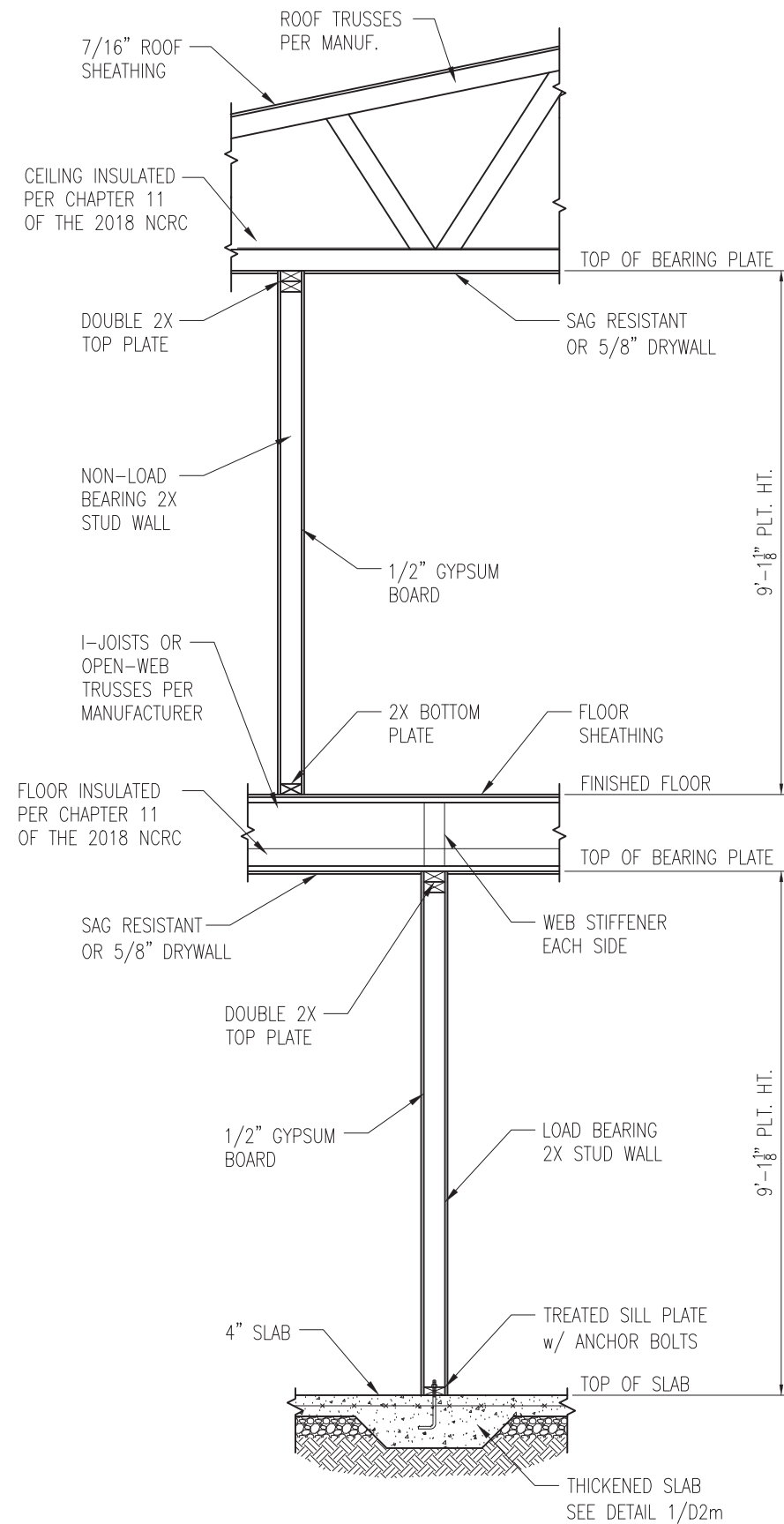
PROJECT  
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CLIENT  
Smith Douglas Homes  
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Woodstock, GA 30188

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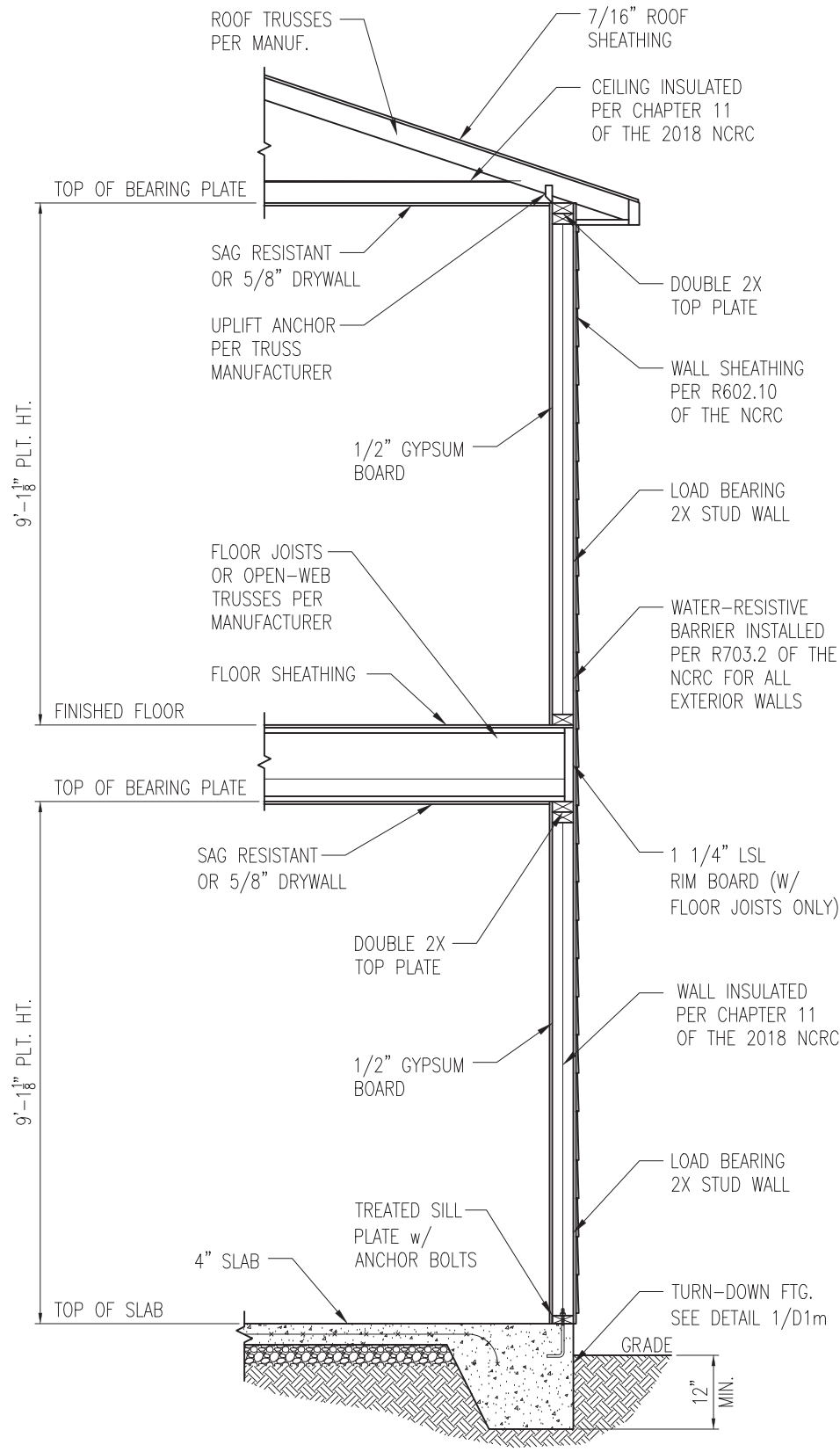
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SHEET  
D2m



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

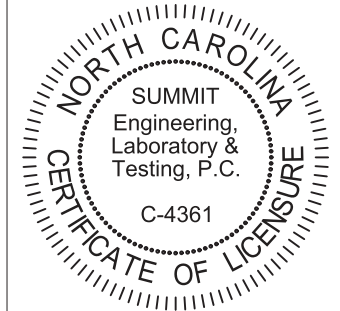


2 TYP. EXTERIOR LOAD BEARING WALL SECTION  
 D3m 3/4" = 1'-0"  
 -SIMILAR w/ BRICK AND STONE  
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.  
 -MIN. 3/16" Ø WEEP HOLES @ 33" O.C.

- NOTES:
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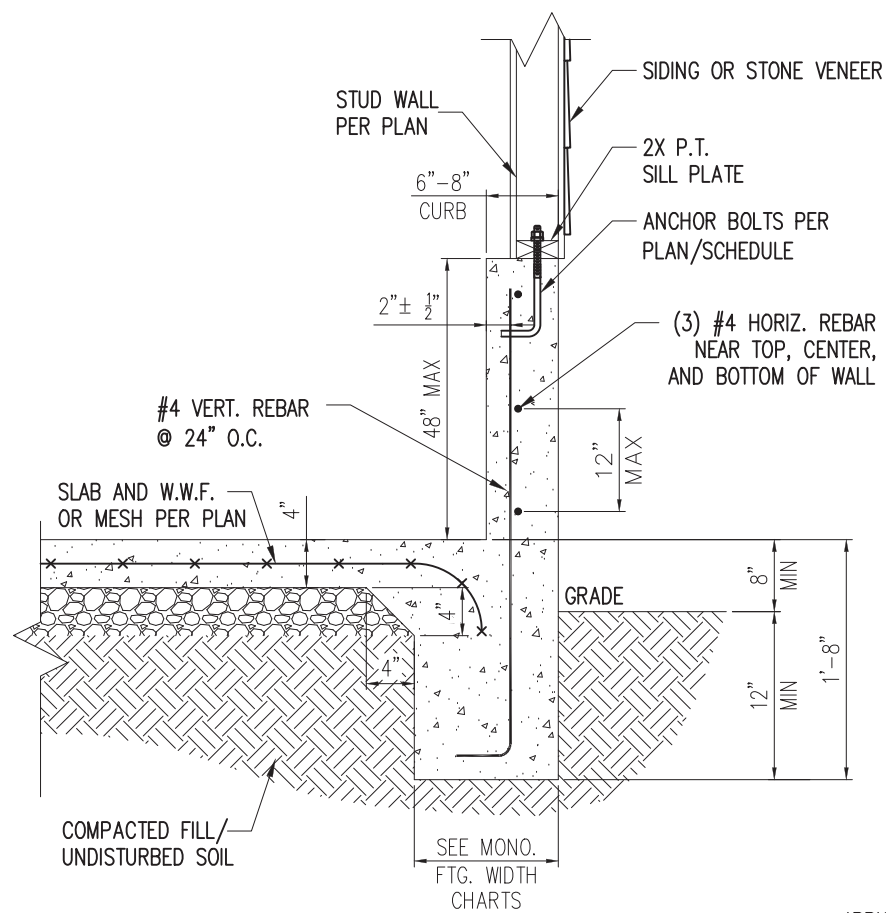
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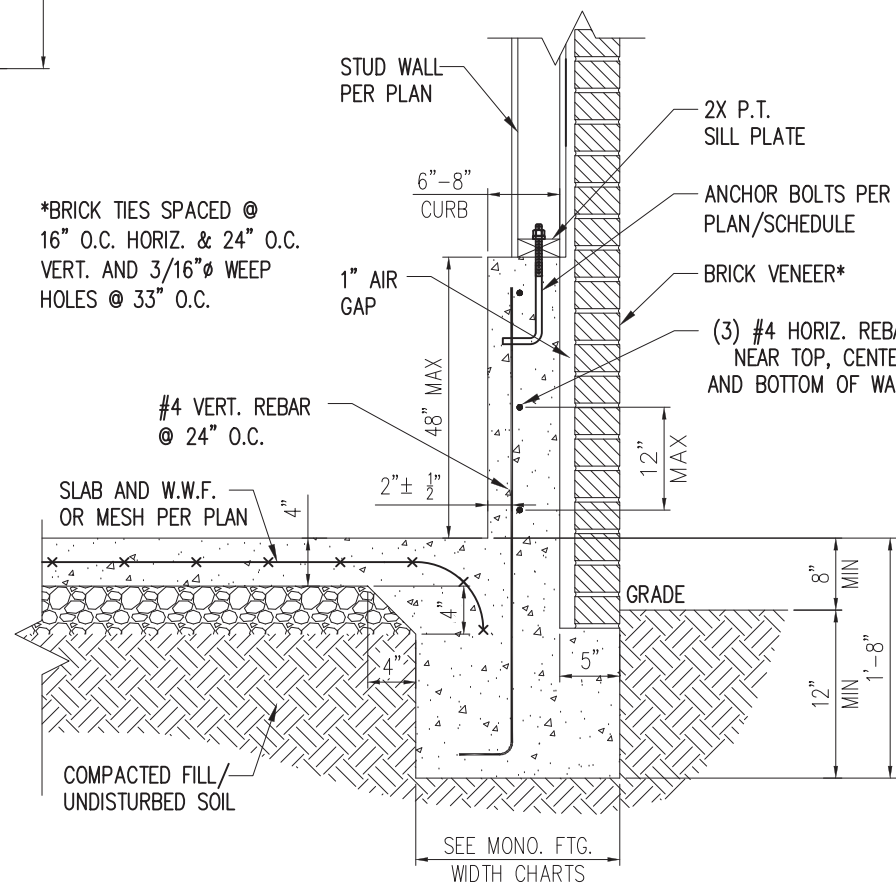
SHEET  
**D3m**



STANDARD - SIDING/STONE

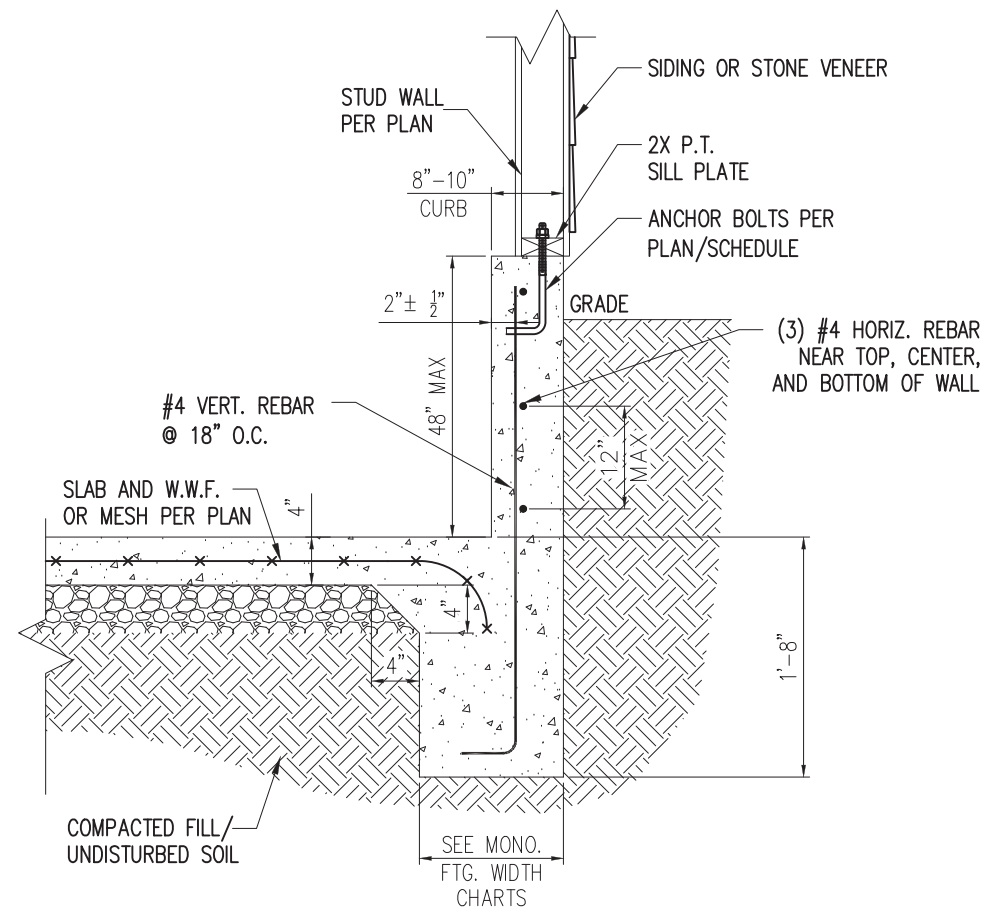
1 EXTENDED GARAGE CURB DETAIL  
D4m NTS

\*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



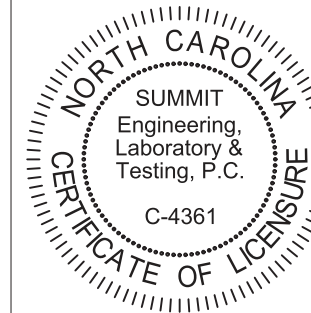
STANDARD - SIDING/STONE

2 EXTENDED GARAGE CURB DETAIL  
W/ UNBALANCED FILL  
D4m NTS



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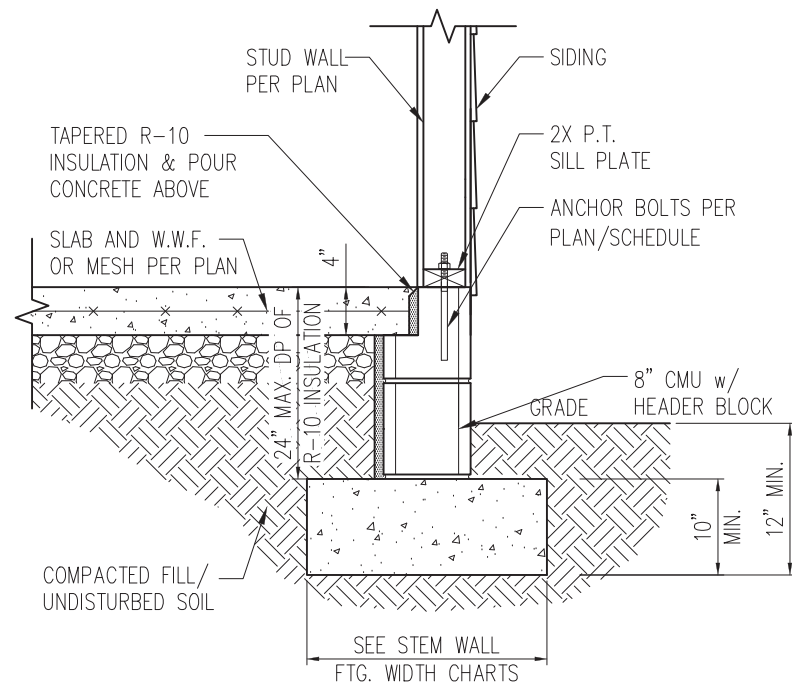
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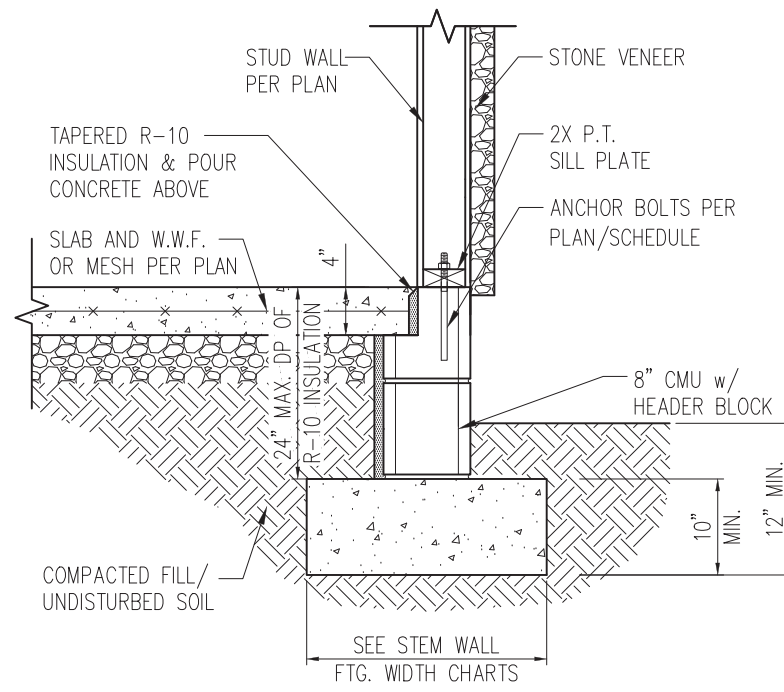
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SHEET

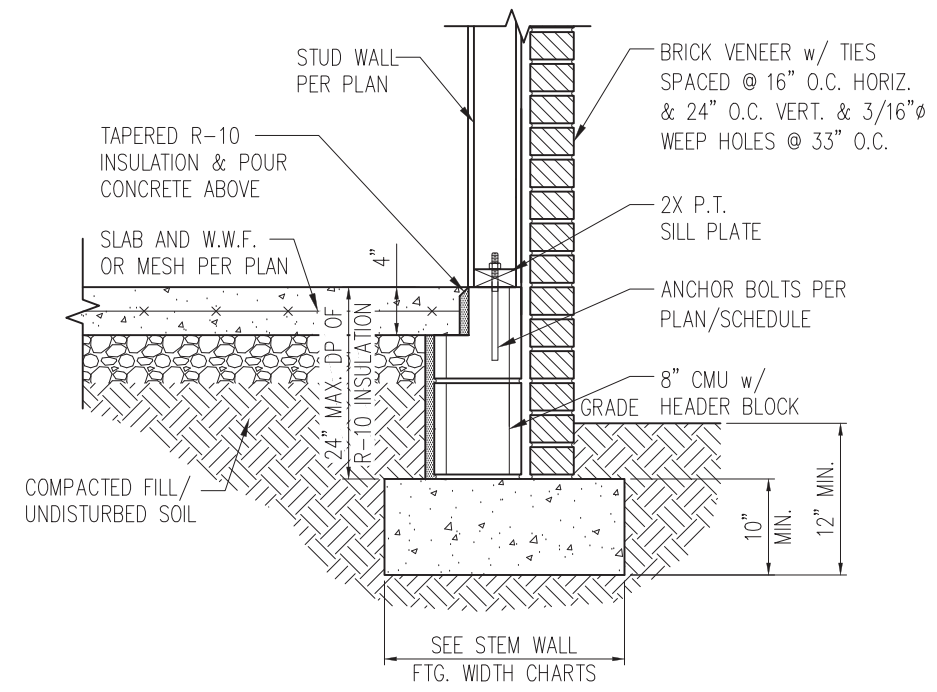
D4m



STANDARD - SIDING

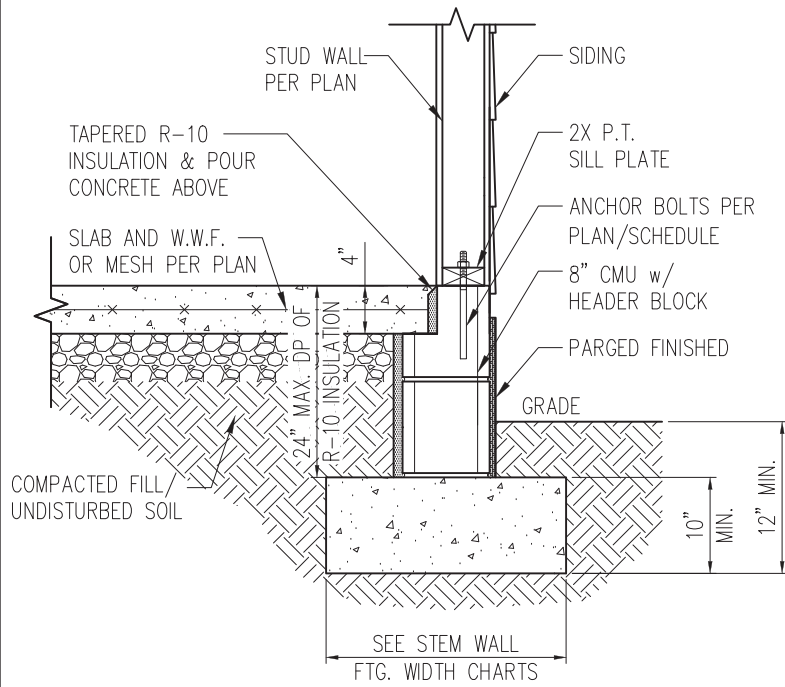


STANDARD - STONE

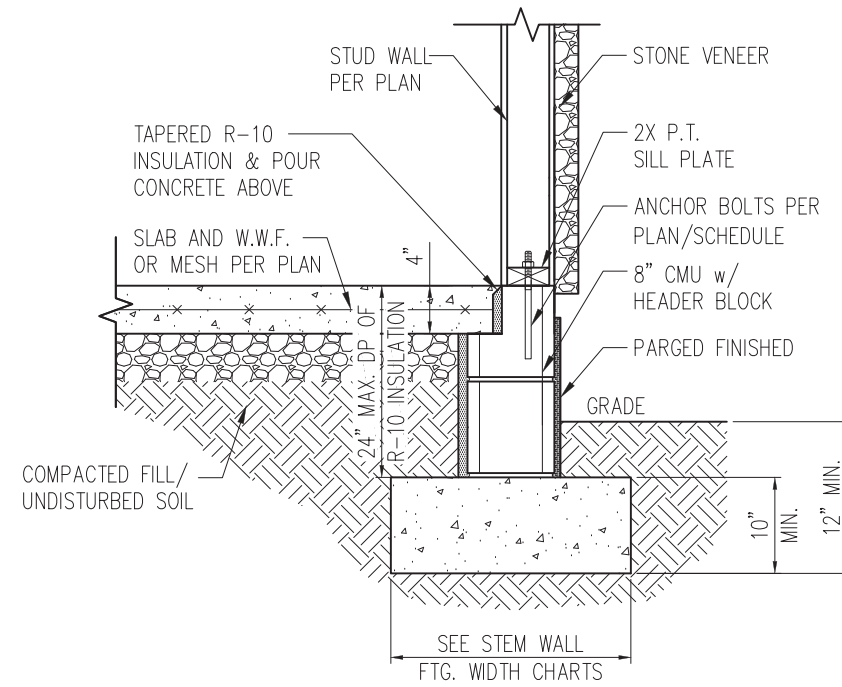


STANDARD - BRICK

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



STANDARD - SIDING



STANDARD - STONE

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

STEM WALL FOOTING WIDTH

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

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

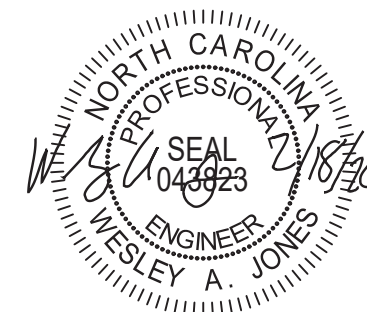
WALL ANCHOR SCHEDULE

TYPE OF ANCHOR	MIN. CONC. EMBEDMENT	SPACING EMBEDMENT	INTERIOR	EXTERIOR
			WALL	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.

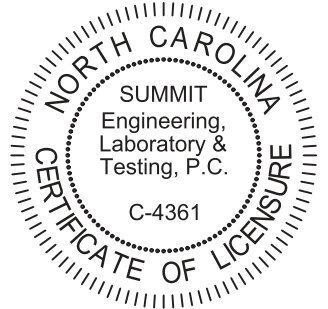
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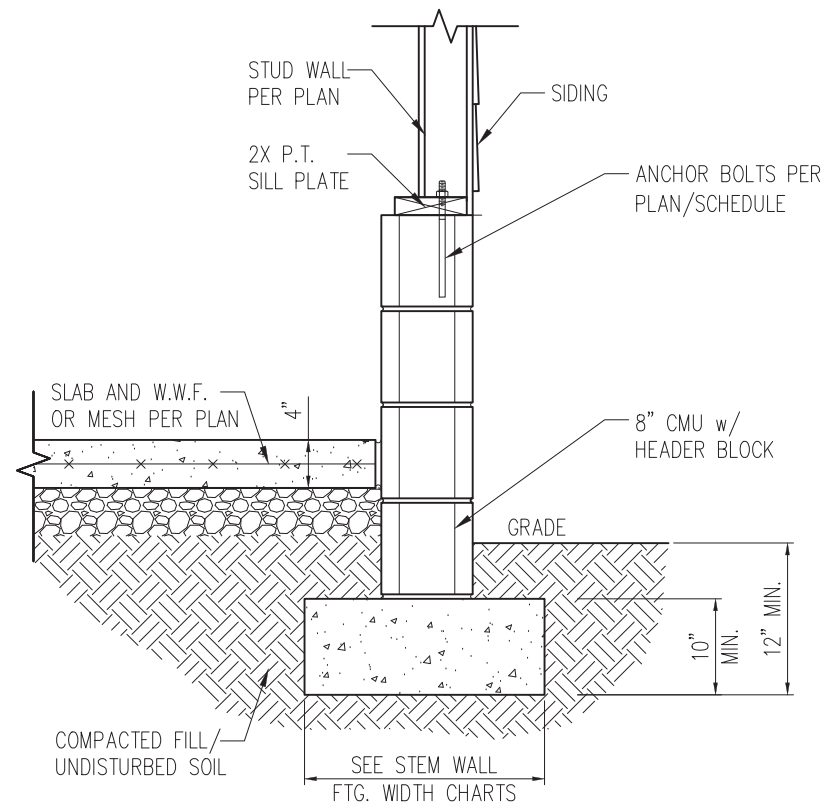
PROJECT  
**Standard Details**  
**Stemwall Details**  
CLIENT  
**Smith Douglas Homes**  
110 Village Trail, Suite 215  
Woodstock, GA 30188

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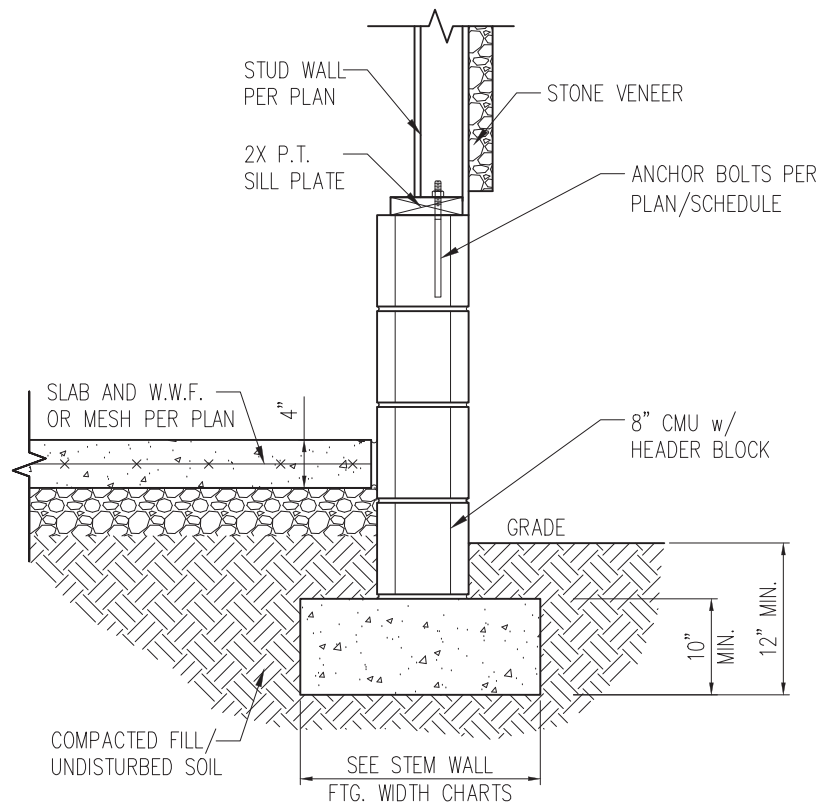
ORIGINAL DRAWING  
NO. DATE PROJECT #  
0 1/7/16 3832

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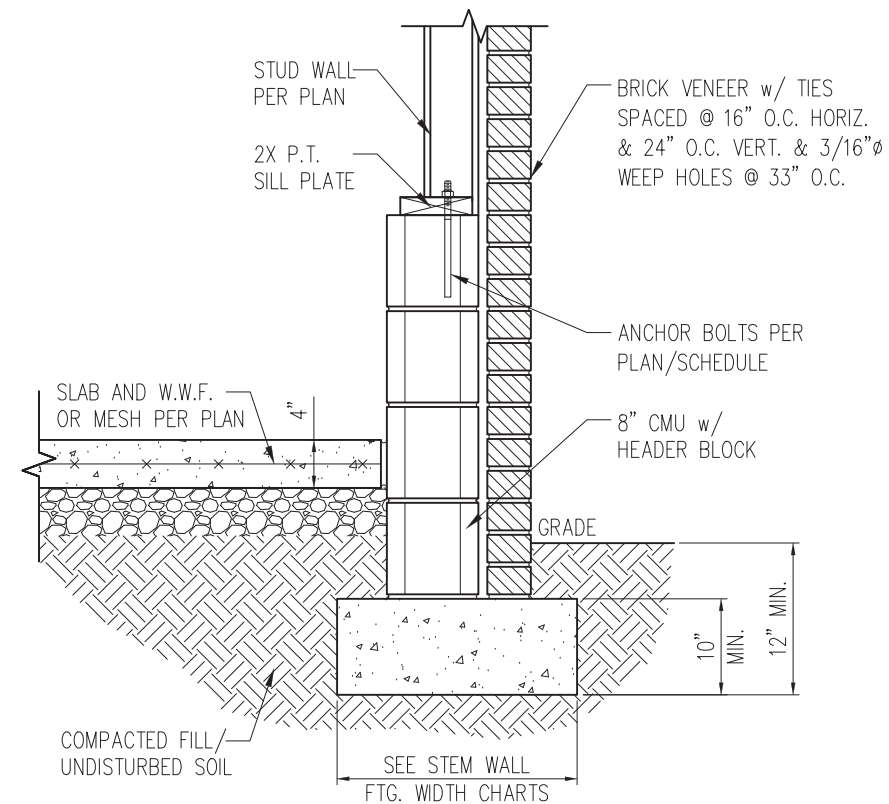
SHEET  
**D1s**



STANDARD – SIDING

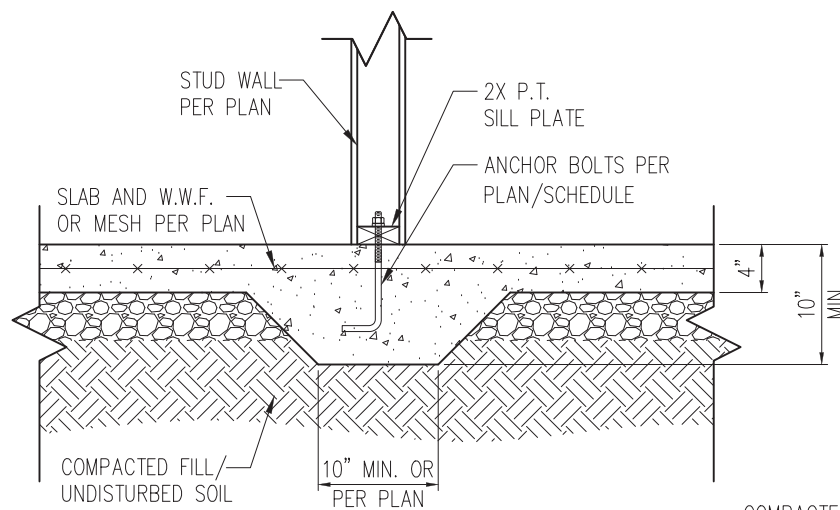


STANDARD – STONE

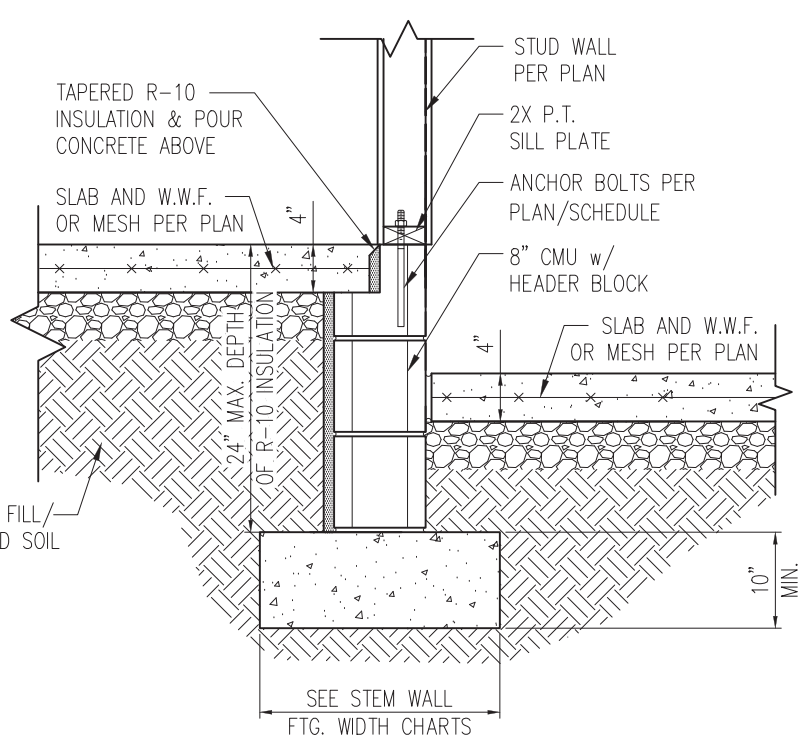


STANDARD – BRICK

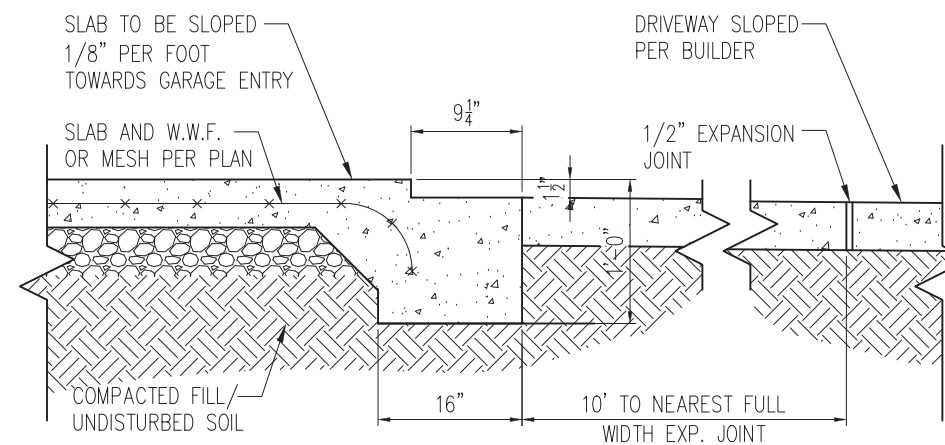
1 TYP. GARAGE CURB DETAIL  
D2s 3/4" = 1'-0"



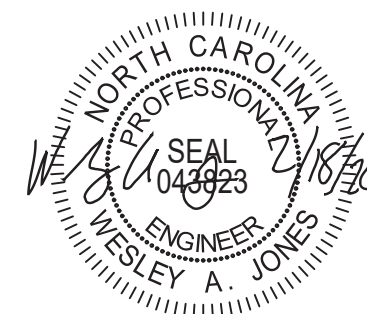
2 TYP. THICKENED SLAB DETAIL  
D2s 3/4" = 1'-0"



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

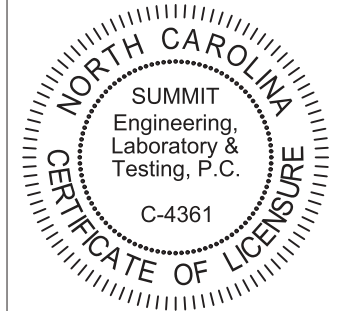


4 SLAB AT GARAGE DOOR  
D2s 3/4" = 1'-0"



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PROJECT  
**Standard Details**  
**Stemwall Details**  
CLIENT  
Smith Douglas Homes  
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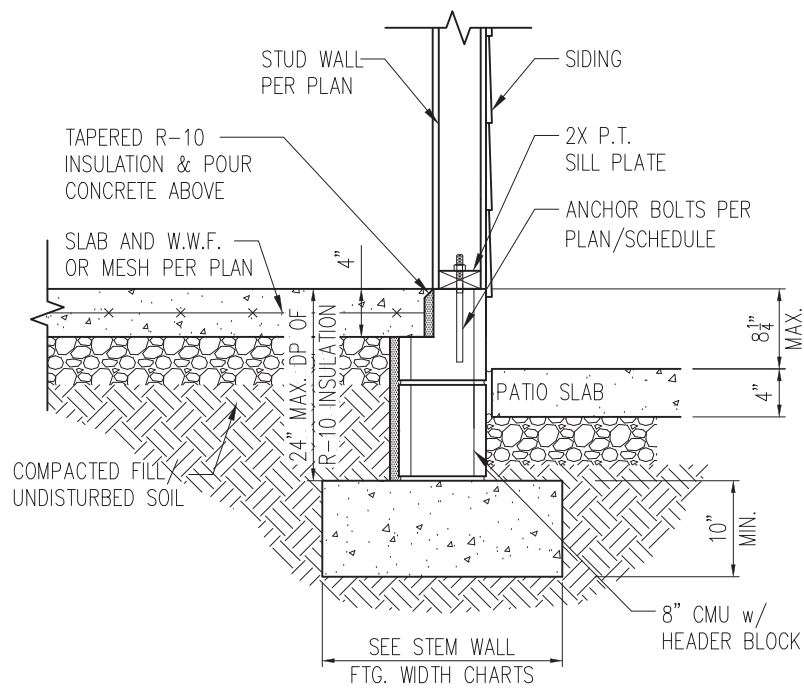
CURRENT DRAWING		
DATE: 2/18/20		
SCALE: NTS		
PROJECT #: 3832		
DRAWN BY: LBV		
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NO.	DATE	PROJECT #
0	1/7/16	3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

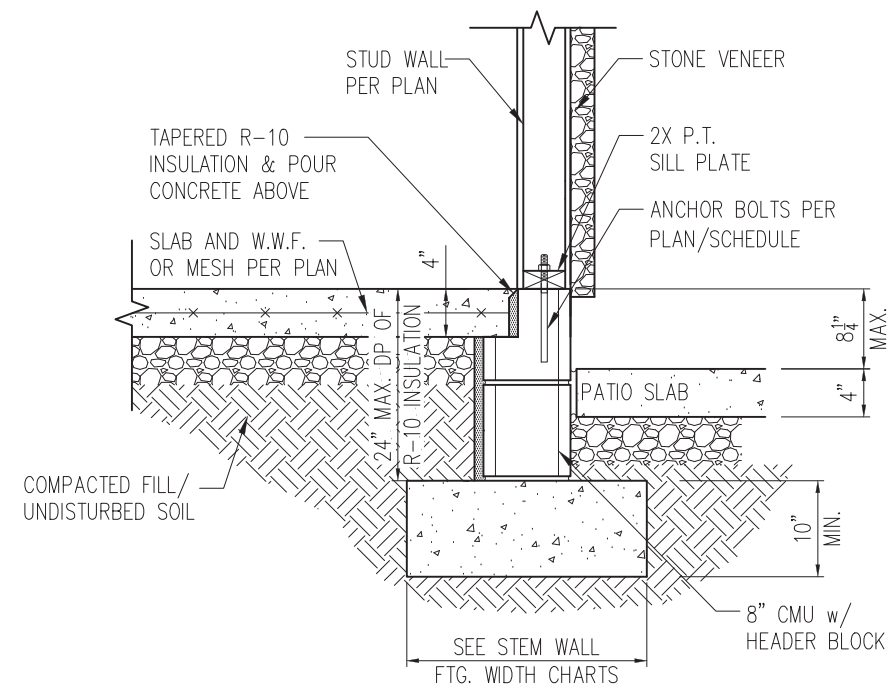
SHEET  
**D2s**

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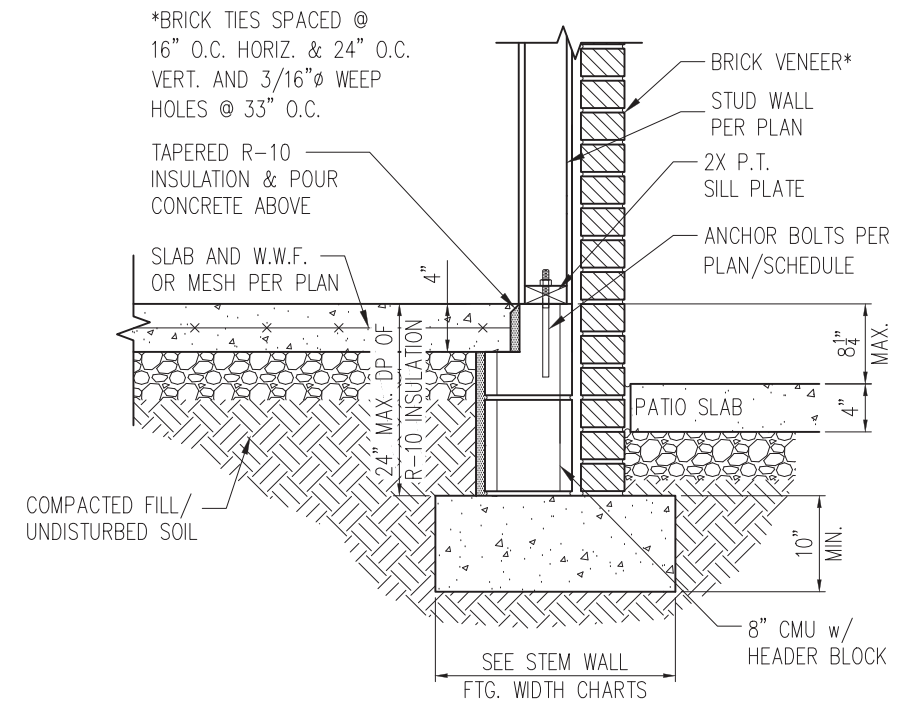




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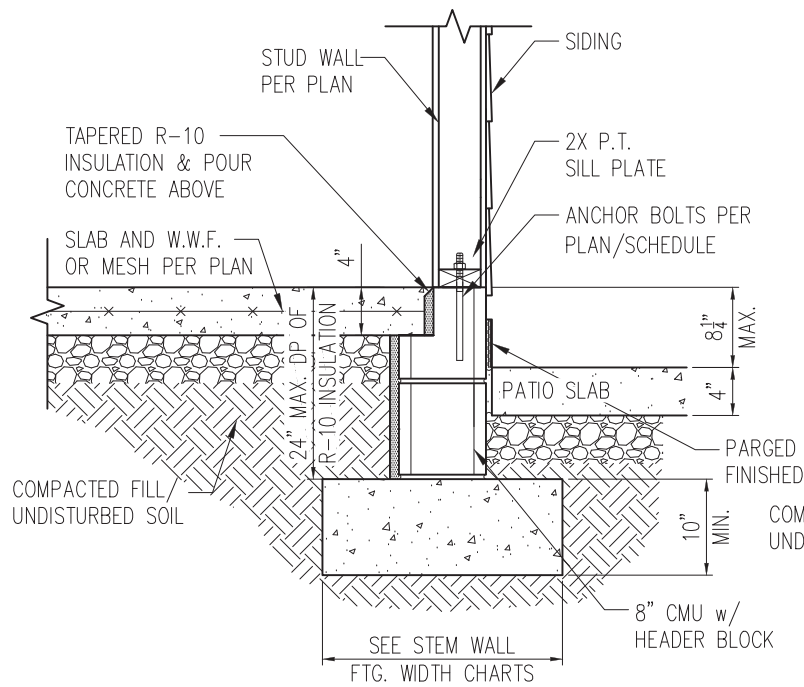


STANDARD - STONE

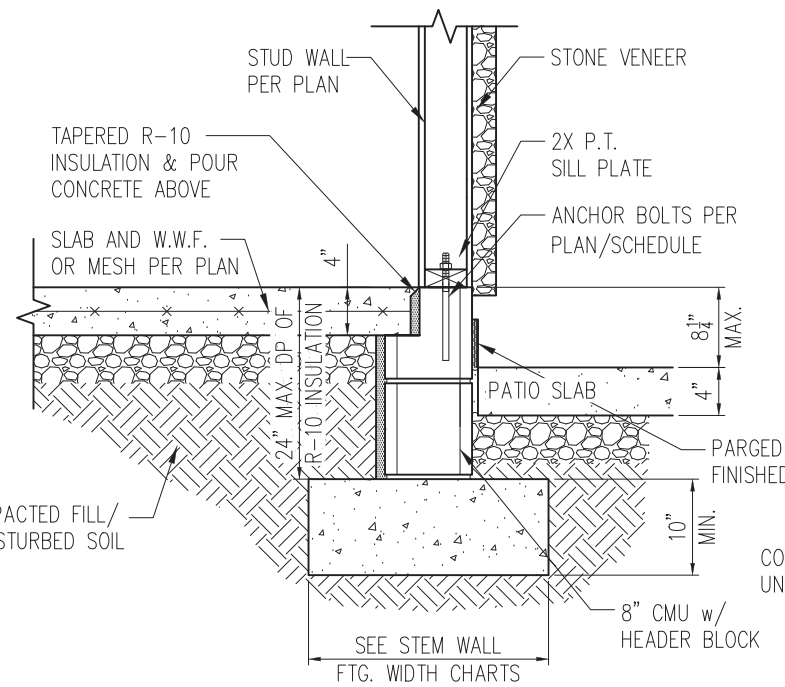


STANDARD - BRICK

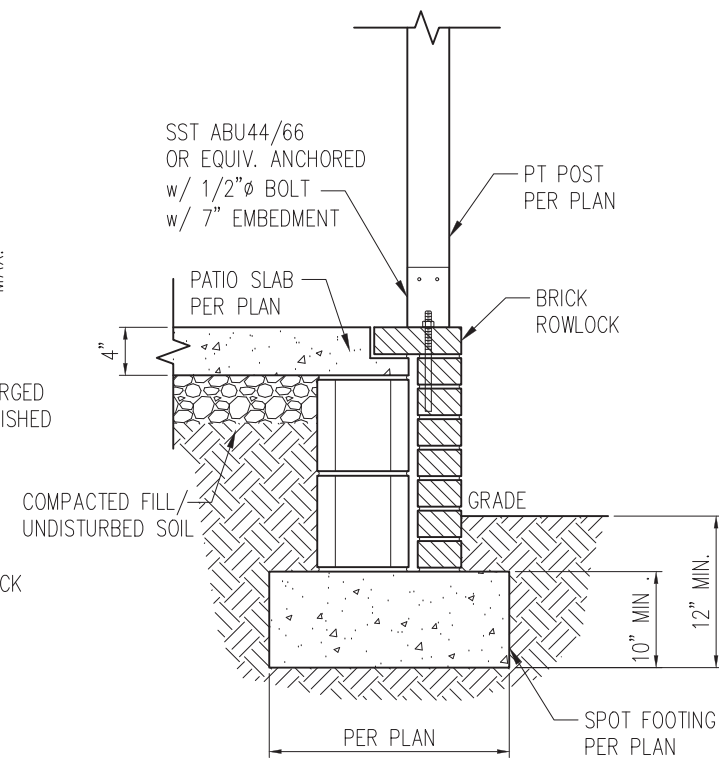
1 PORCH SLAB DETAIL  
D3s 3/4" = 1'-0"



STANDARD - SIDING

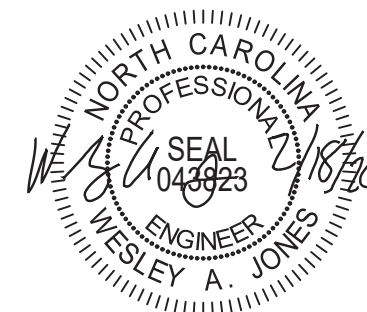


STANDARD - STONE



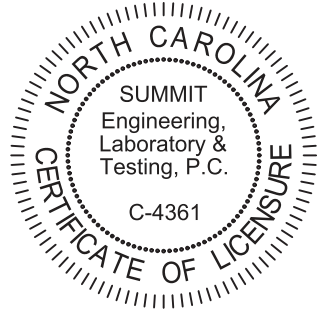
2 COVERED PORCH DETAIL  
D3s 3/4" = 1'-0"

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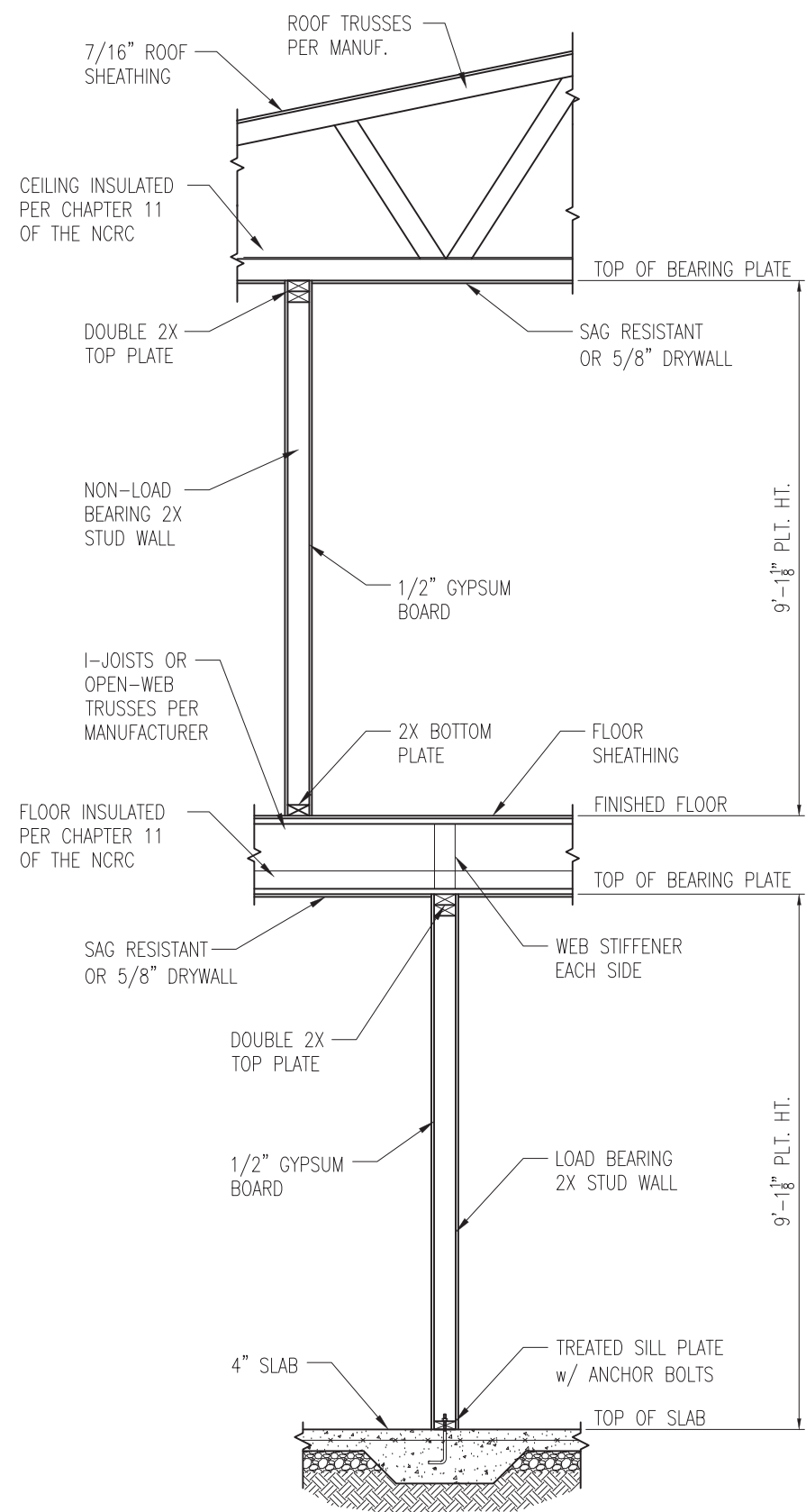
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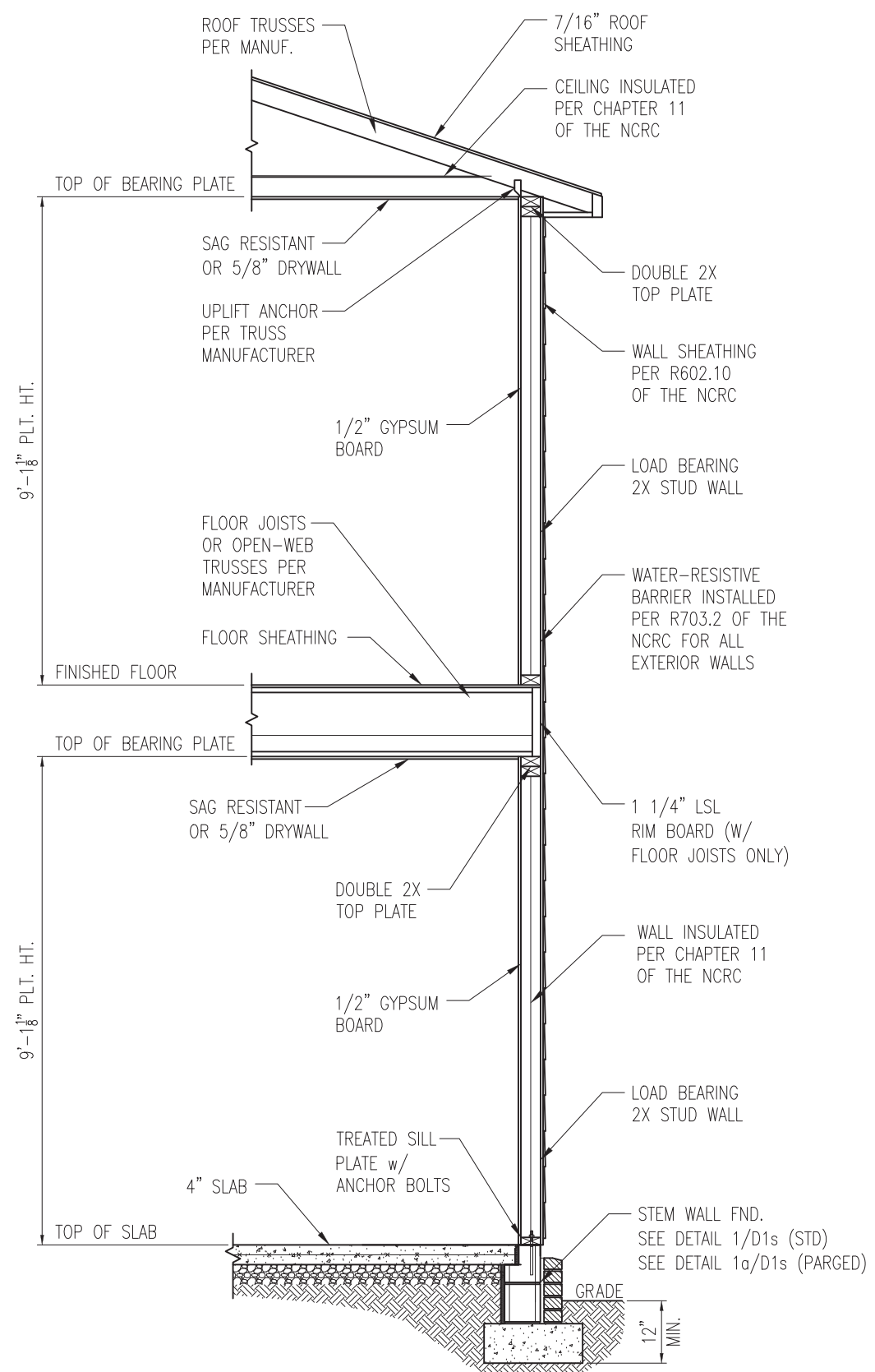
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SHEET  
**D3s**



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



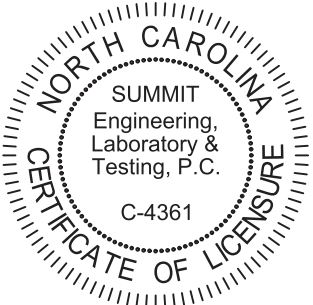
2 TYP. EXTERIOR LOAD BEARING WALL SECTION  
 D4s 3/4" = 1'-0"  
 -SIMILAR w/ BRICK AND STONE  
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.  
 -MIN. 3/16" Ø WEEP HOLES @ 33" O.C.

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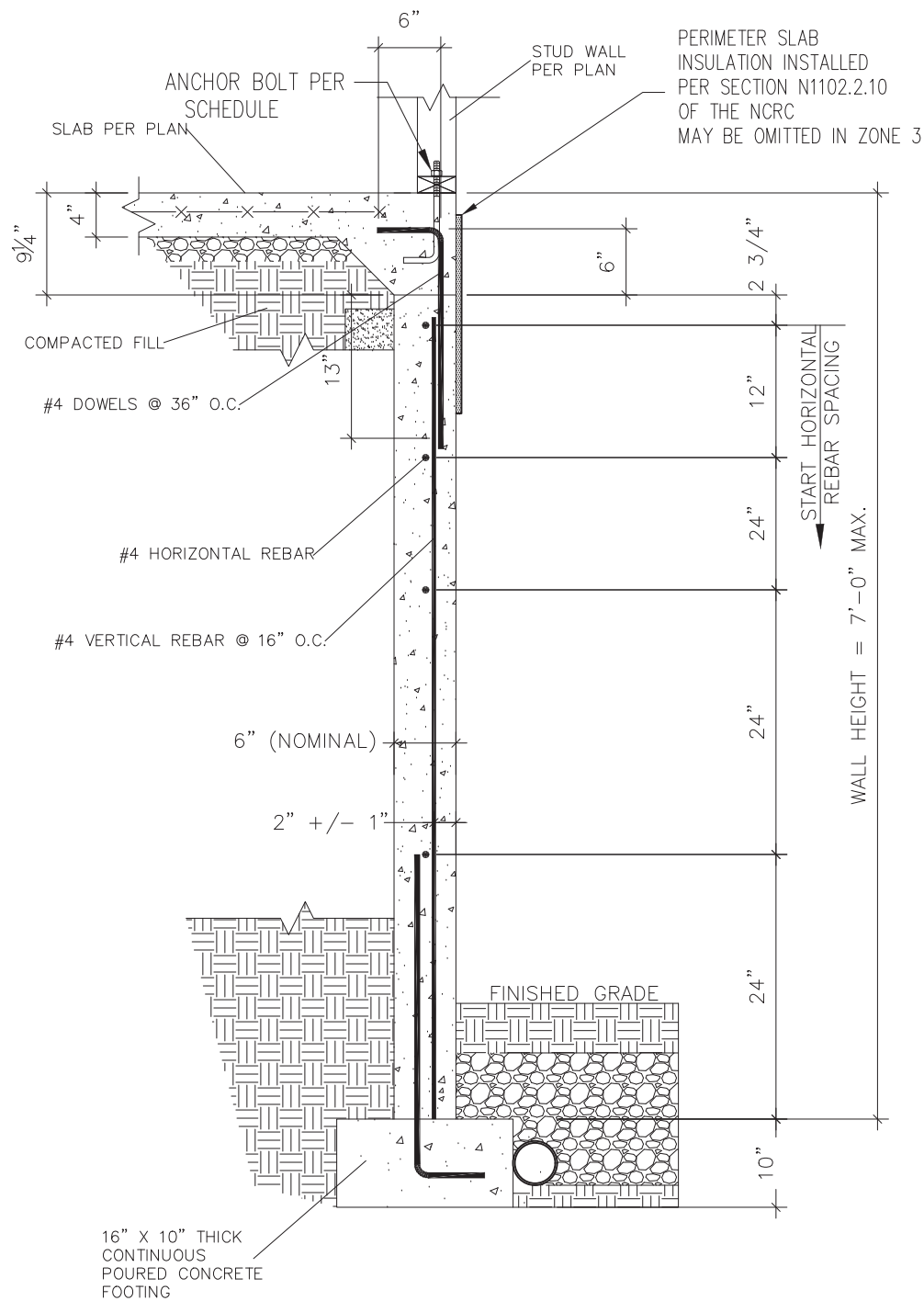
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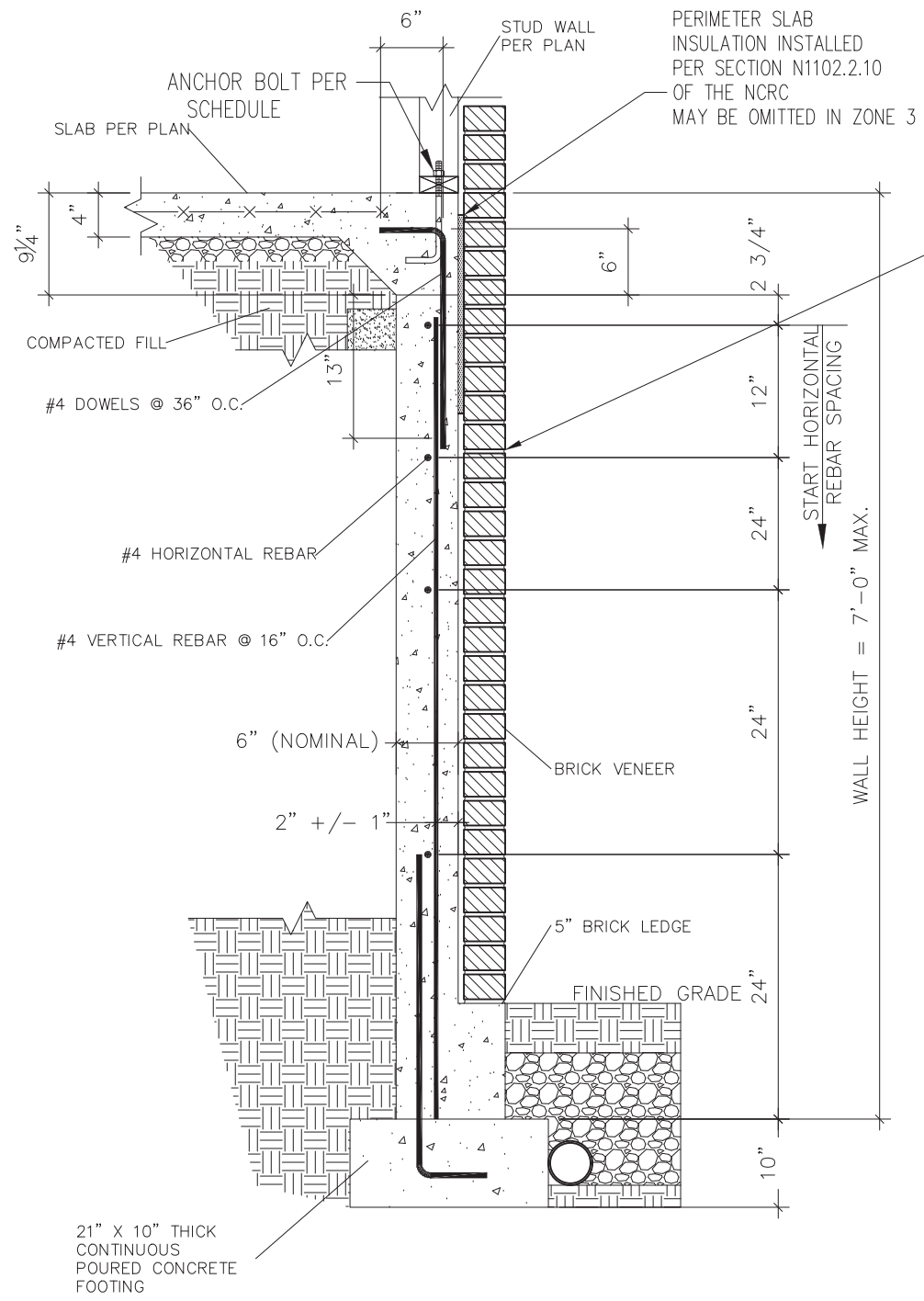
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SHEET  
**D4s**



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



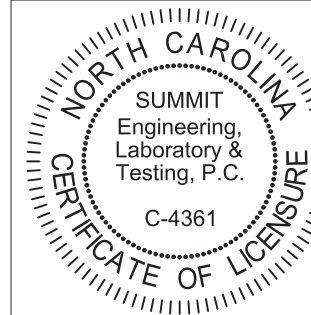
2 SUBWALL FOUNDATION W/ BRICK VENEER  
 D5s 3/4" = 1'-0"

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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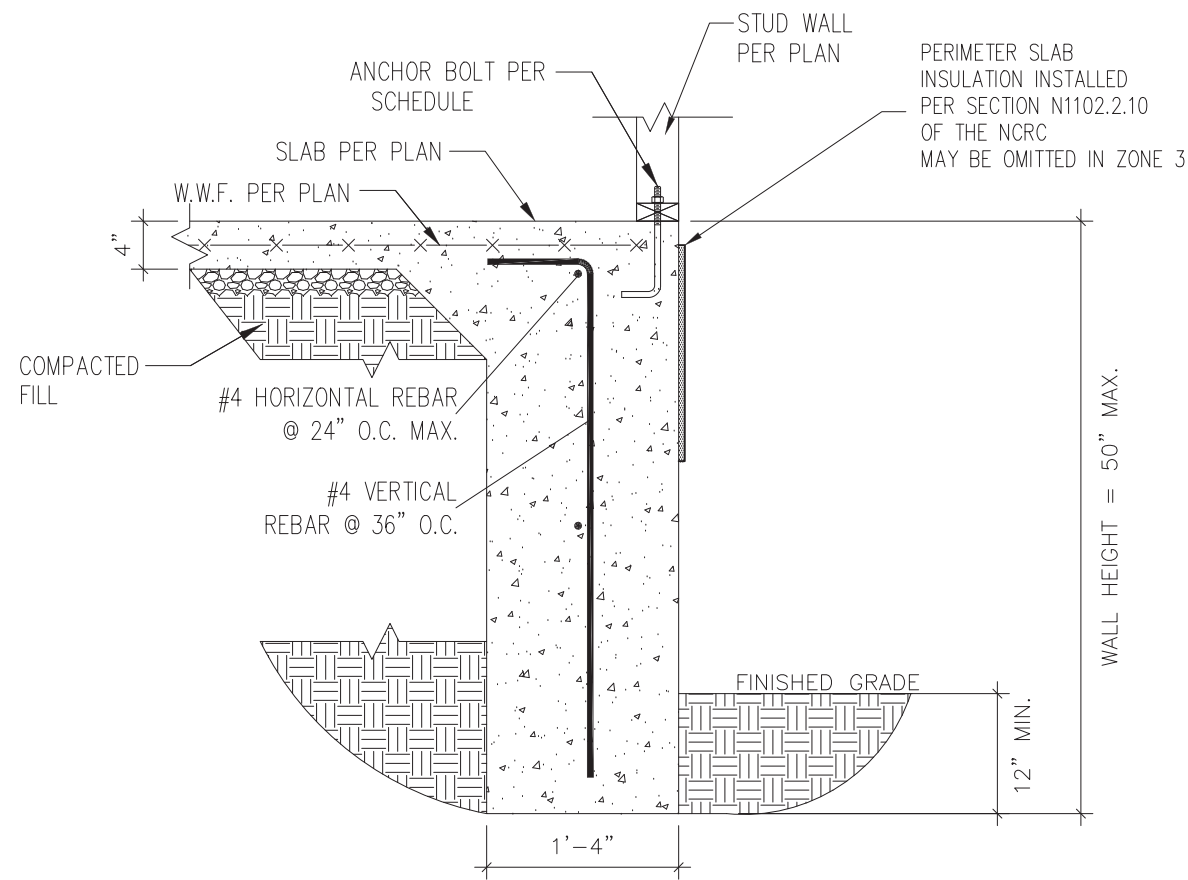
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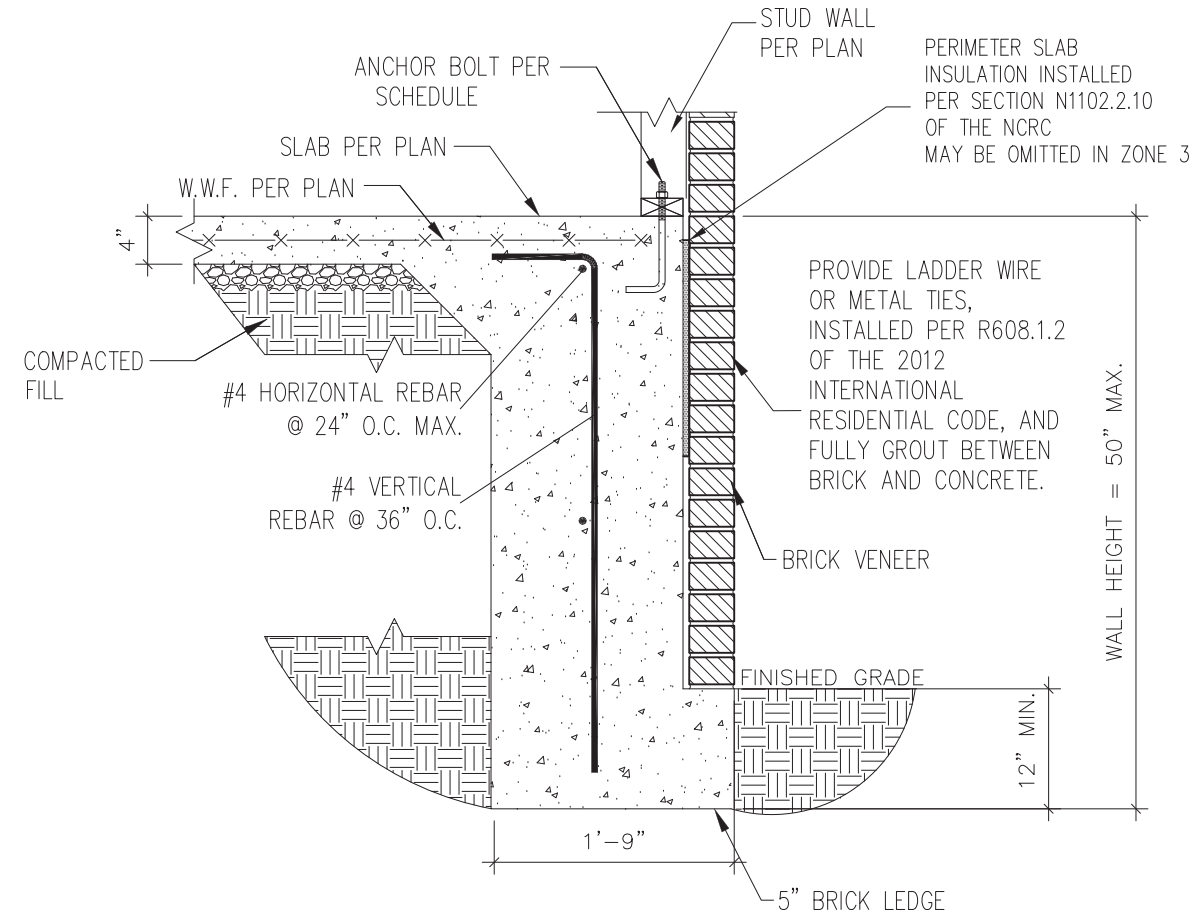
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SHEET

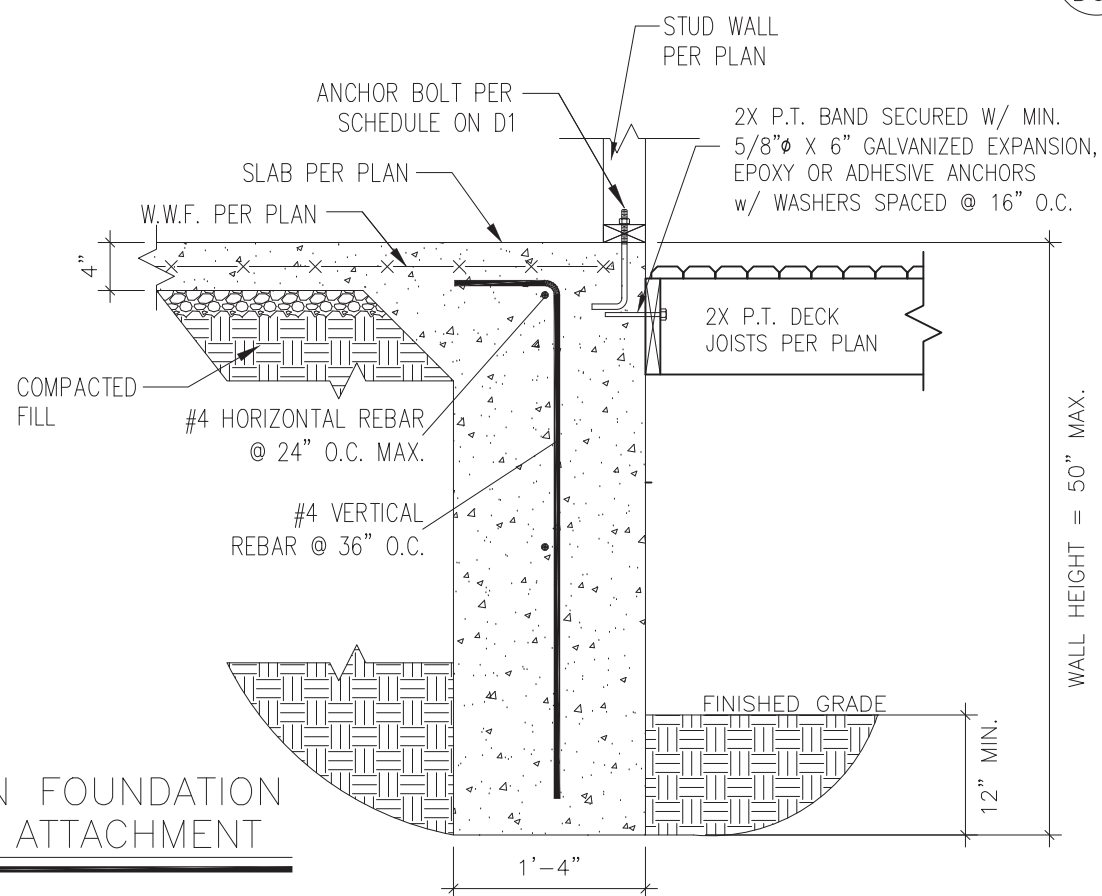
**D5s**



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



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

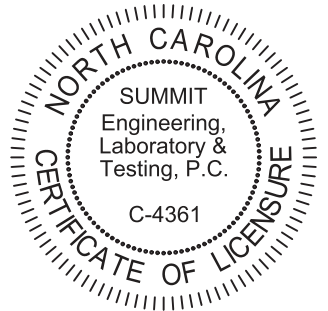


3 TURNDOWN FOUNDATION W/ DECK ATTACHMENT  
D6s 3/4" = 1'-0"



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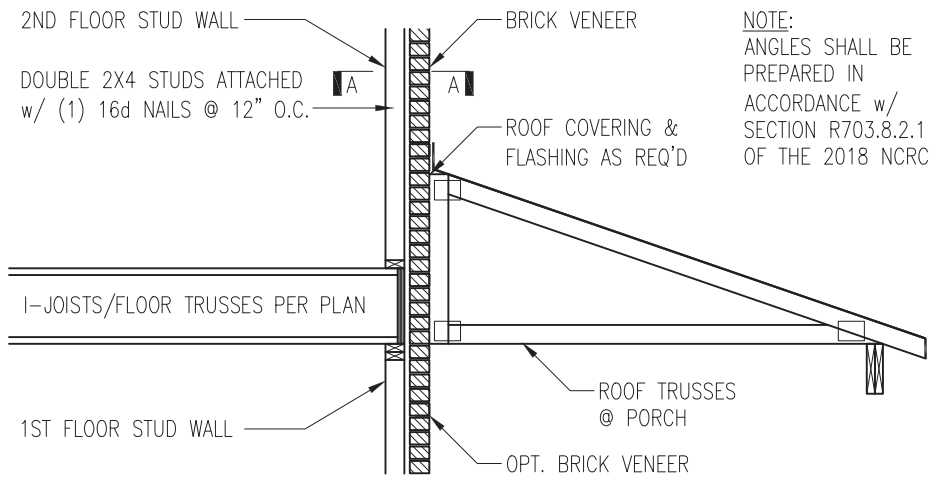
PROJECT  
Standard Details  
Stemwall Details  
CLIENT  
Smith Douglas Homes  
110 Village Trail, Suite 215  
Woodstock, GA 30188

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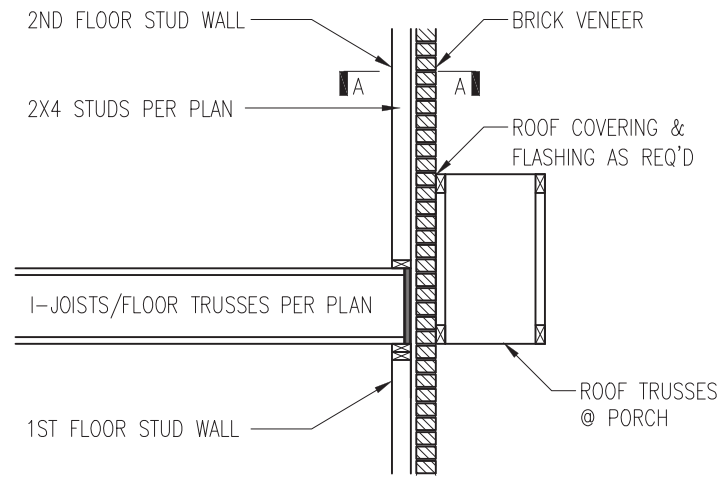
ORIGINAL DRAWING  
NO. DATE PROJECT #  
0 1/7/16 3832

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SHEET  
**D6s**



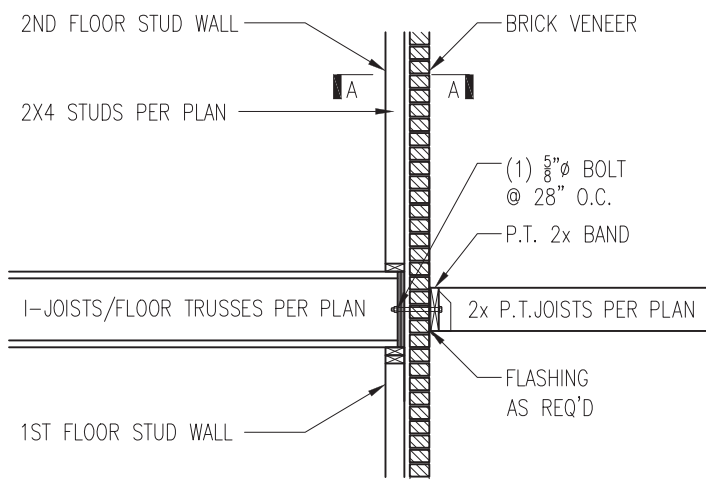
NOTE:  
ANGLES SHALL BE PREPARED IN ACCORDANCE w/ SECTION R703.8.2.1 OF THE 2018 NCR



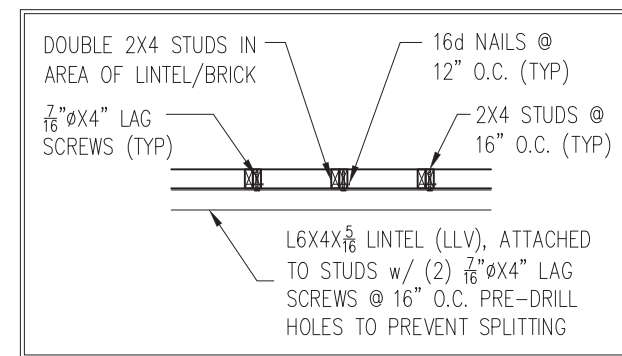
TRUSSES PERPENDICULAR TO STUD WALL

TRUSSES PARALLEL TO STUD WALL w/ CONTINUOUS BRICK VENEER

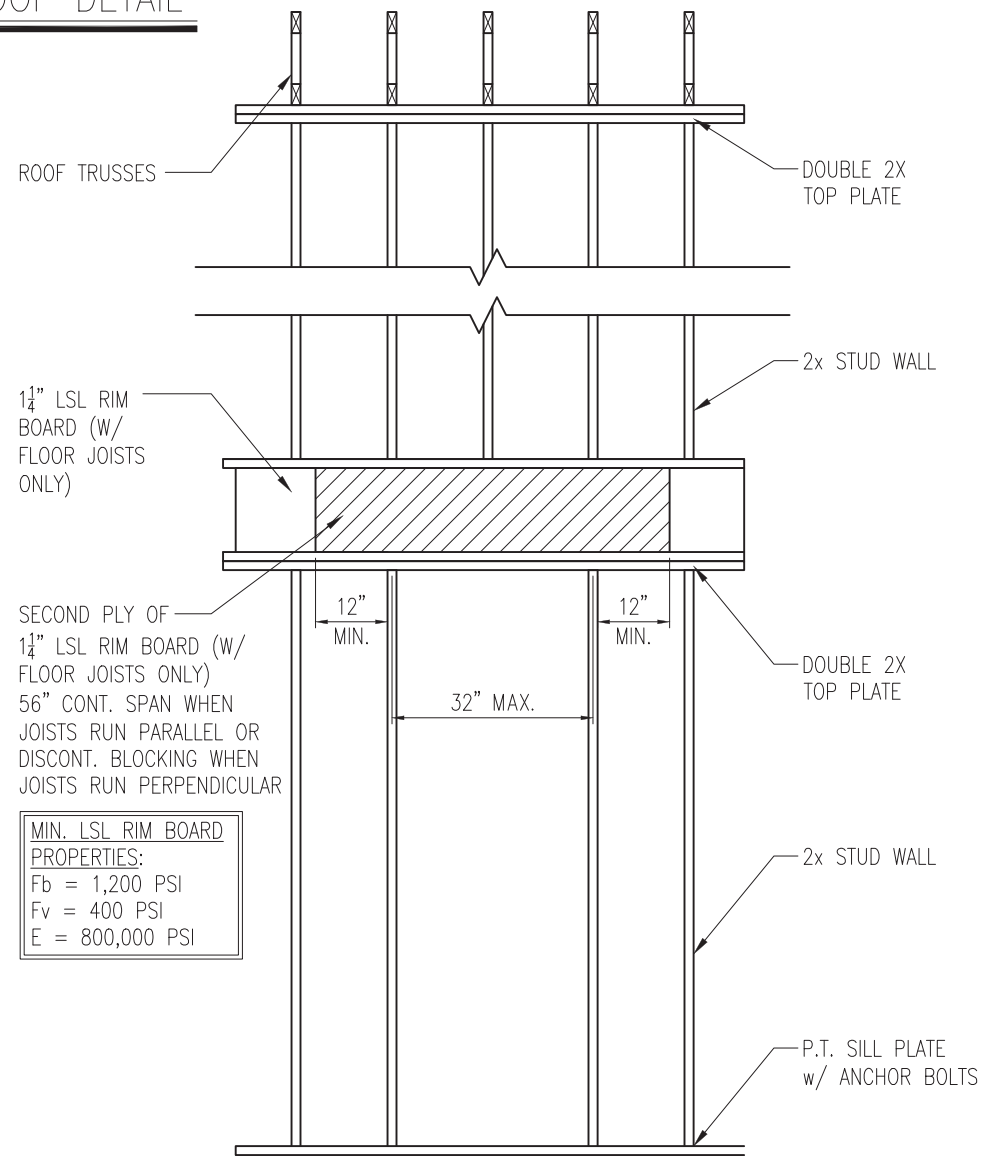
1 BRICK SUPPORT ABOVE STORAGE/PORCH ROOF DETAIL  
D5f NTS



3 BALCONY JOIST ATTACHMENT  
D5f NTS



SECTION A-A  
NTS



SECOND PLY OF 1 1/4\"/>

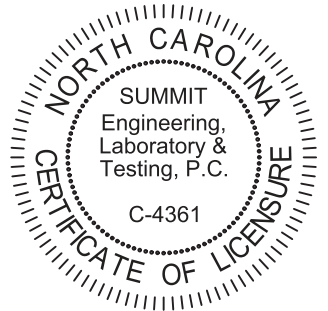
MIN. LSL RIM BOARD  
PROPERTIES:  
Fb = 1,200 PSI  
Fv = 400 PSI  
E = 800,000 PSI

4 TYP. RANGE VENT FRAMING  
D5f VENTED TO EXTERIOR WALL



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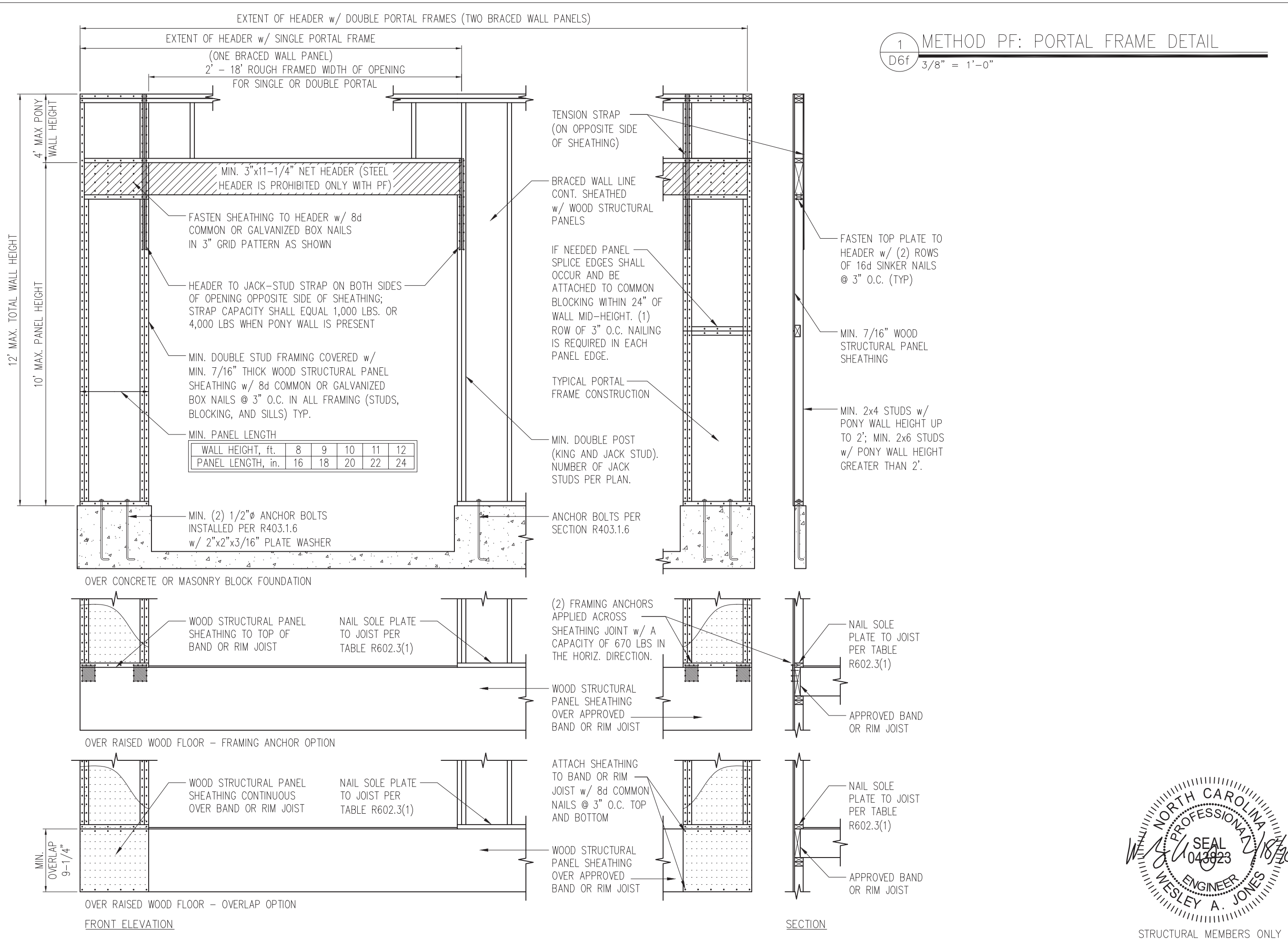
PROJECT  
Standard Details  
Framing Details  
CLIENT  
Smith Douglas Homes  
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**D5f**



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

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

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

CLIENT  
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**Woodstock, GA 30188**

CURRENT DRAWING  
DATE: 2/18/20  
SCALE: NTS  
PROJECT #: 3832  
DRAWN BY: LBV  
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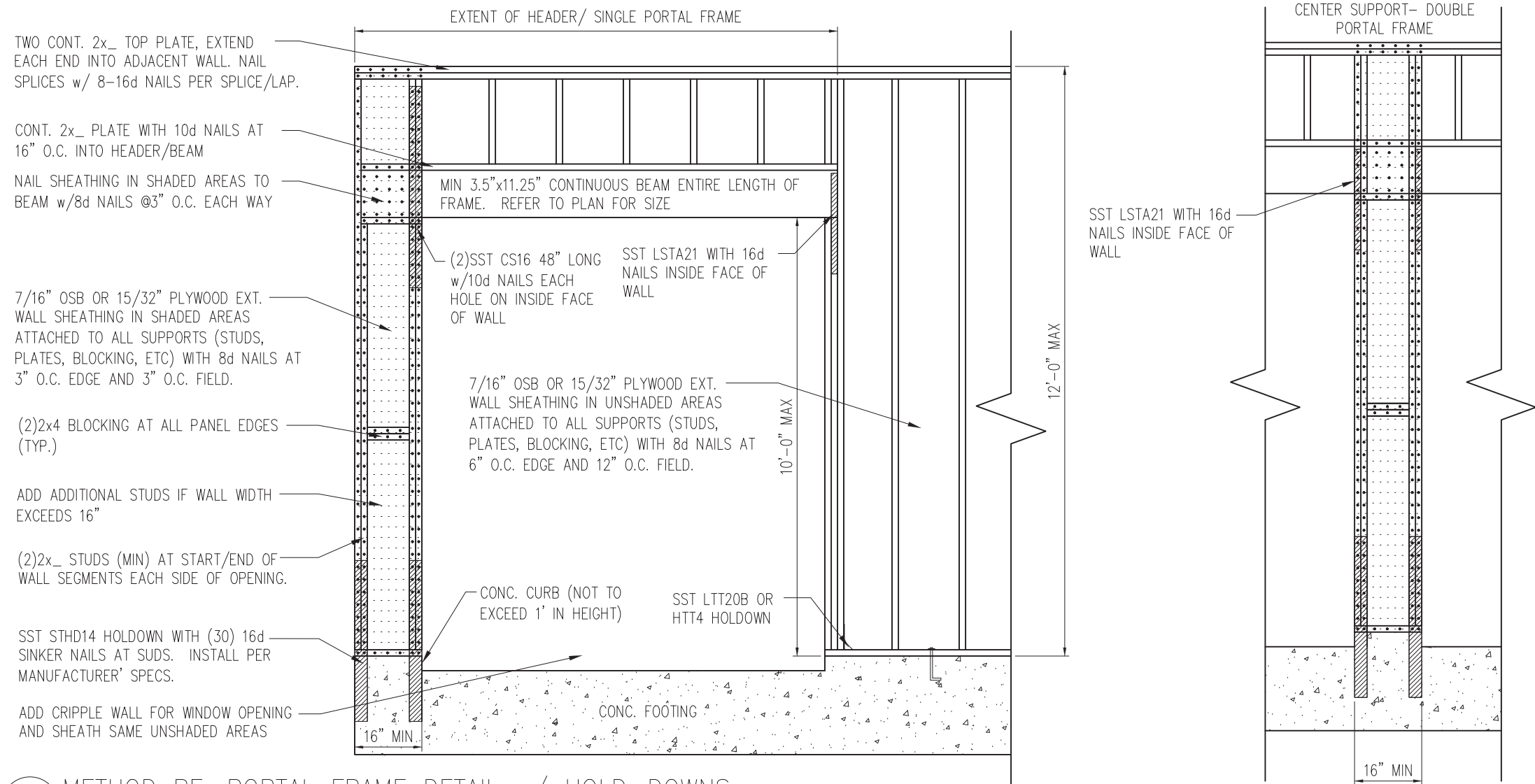
ORIGINAL DRAWING  
NO. DATE PROJECT #  
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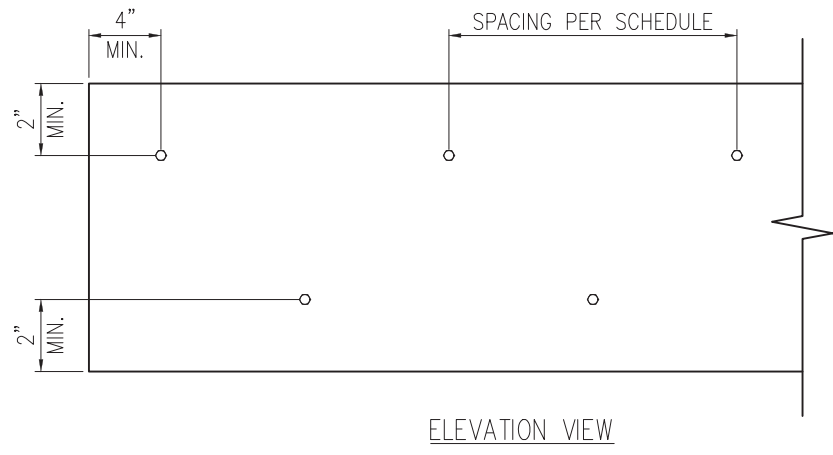
NORTH CAROLINA  
PROFESSIONAL  
ENGINEER  
WESLEY A. JONES  
SEAL  
043823  
2/18/20

SHEET  
**D6f**

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



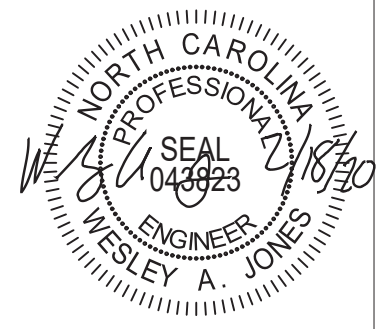
2 MULTI-PLY BEAM CONNECTION DETAIL  
 D7f N.T.S

**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.		-

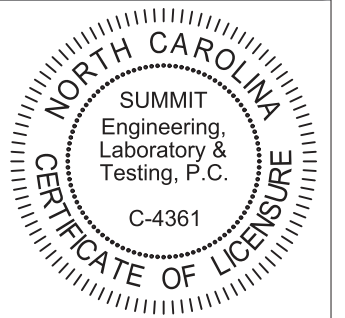
**NOTES:**

- 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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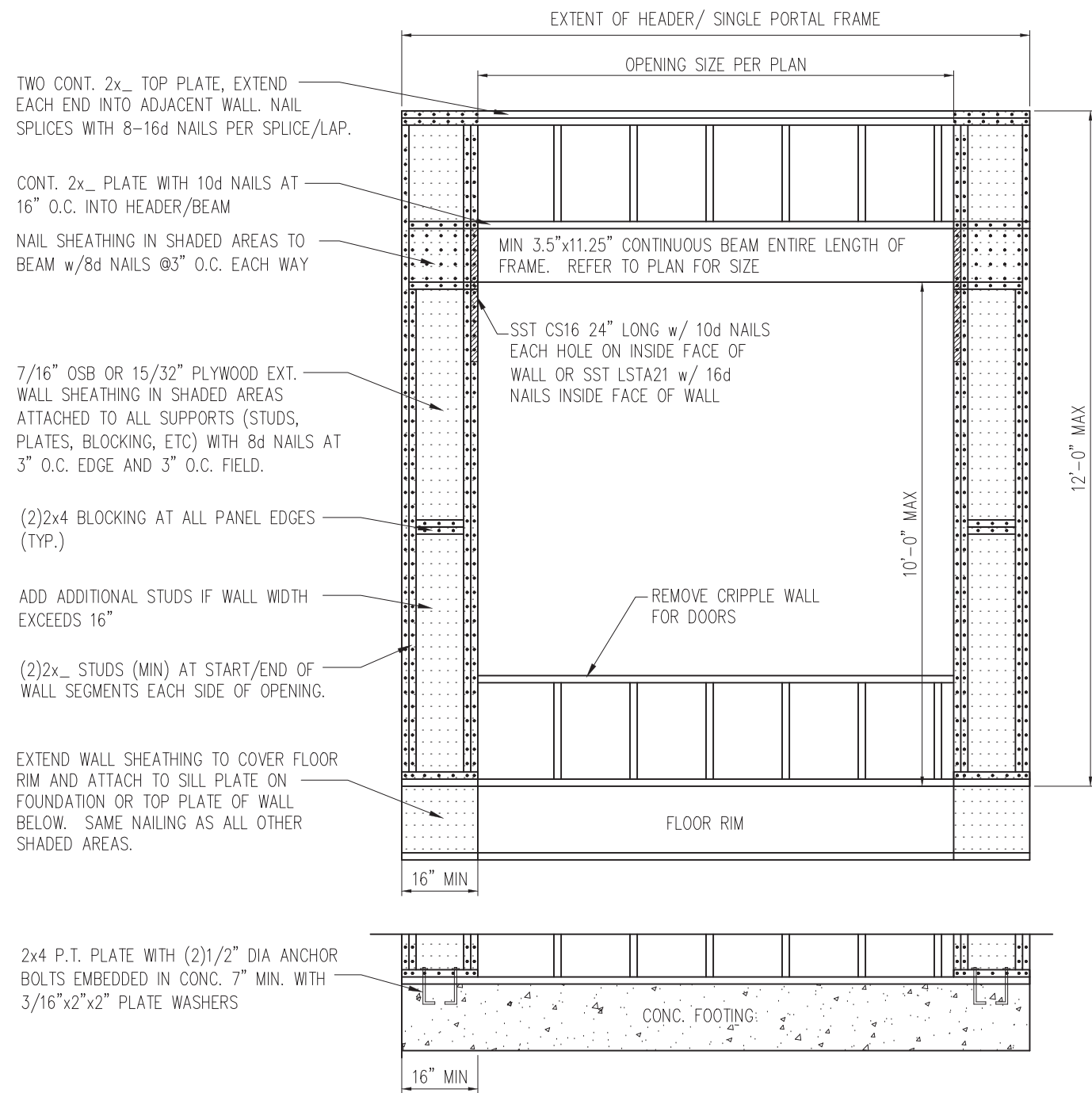


PROJECT  
 Standard Details  
 Framing Details - Bracing  
 CLIENT  
 Smith Douglas Homes  
 110 Village Trail, Suite 215  
 Woodstock, GA 30188

CURRENT DRAWING  
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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/BEAM

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

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

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

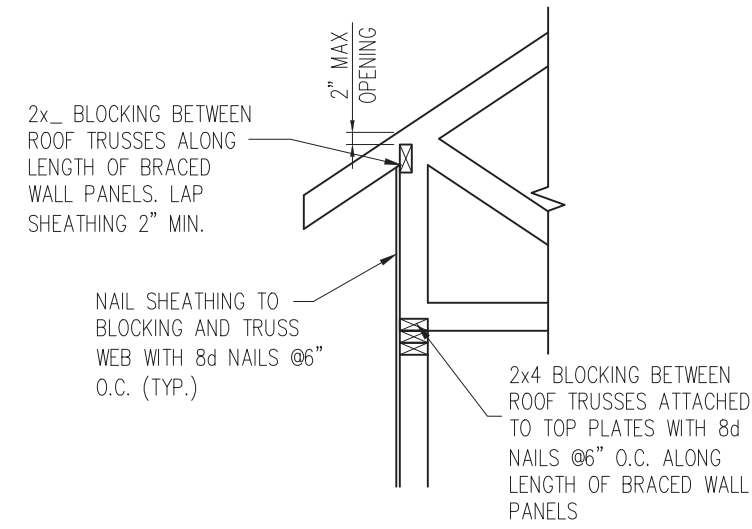
ADD ADDITIONAL STUDS IF WALL WIDTH EXCEEDS 16\"

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

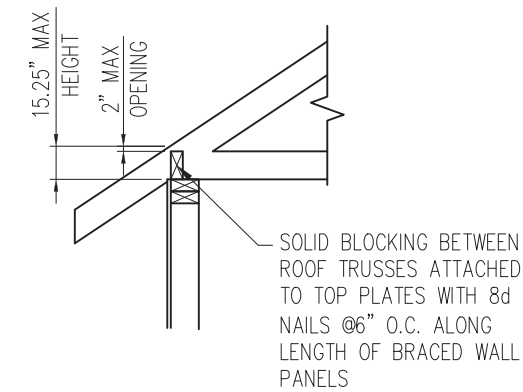
EXTEND WALL SHEATHING TO COVER FLOOR RIM AND ATTACH TO SILL PLATE ON FOUNDATION OR TOP PLATE OF WALL BELOW. SAME NAILING AS ALL OTHER SHADED AREAS.

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

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



HEEL HEIGHT GREATER THAN 15.25\"



HEEL HEIGHT LESS THAN 15.25\" \*

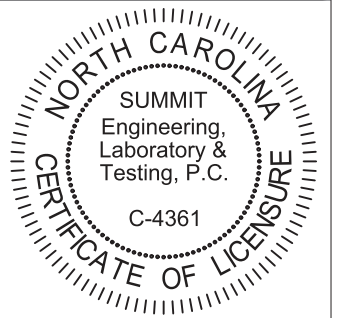
\*BLOCKING IS NOT REQUIRED WITH HEEL HEIGHTS LESS THAN 9.25\"

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



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**Standard Details - Bracing**  
**Framing Details - Bracing**  
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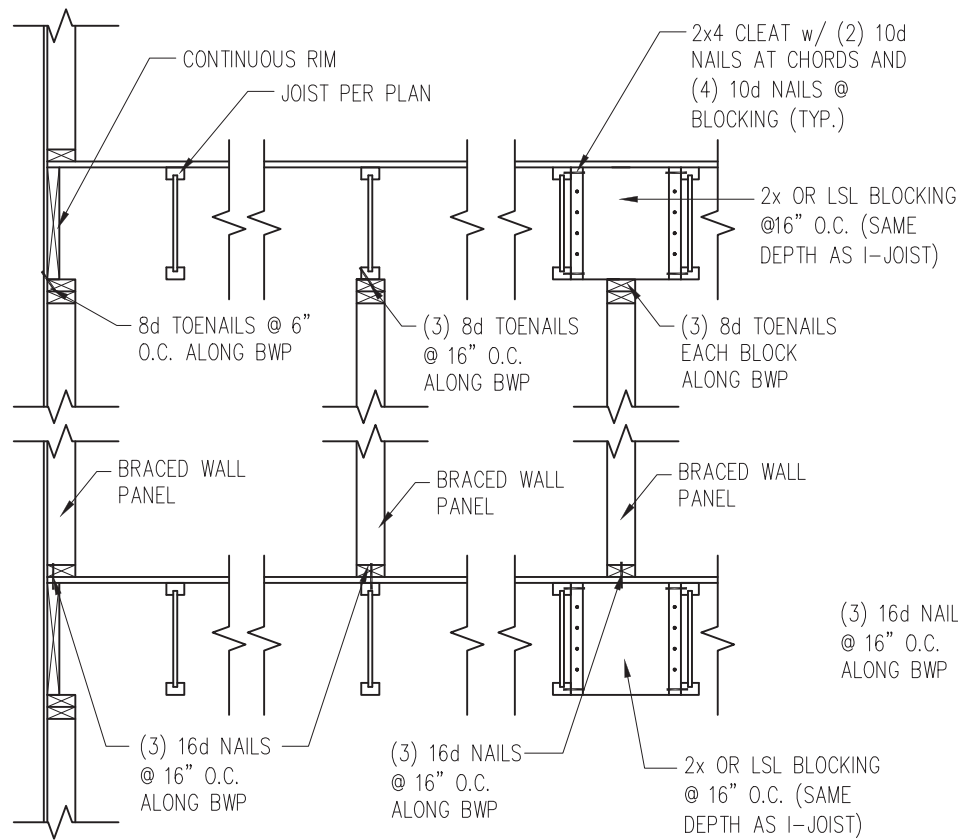
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DATE: 2/18/20  
SCALE: NTS  
PROJECT #: 3832  
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ORIGINAL DRAWING  
NO. DATE PROJECT #  
0 1/7/16 3832

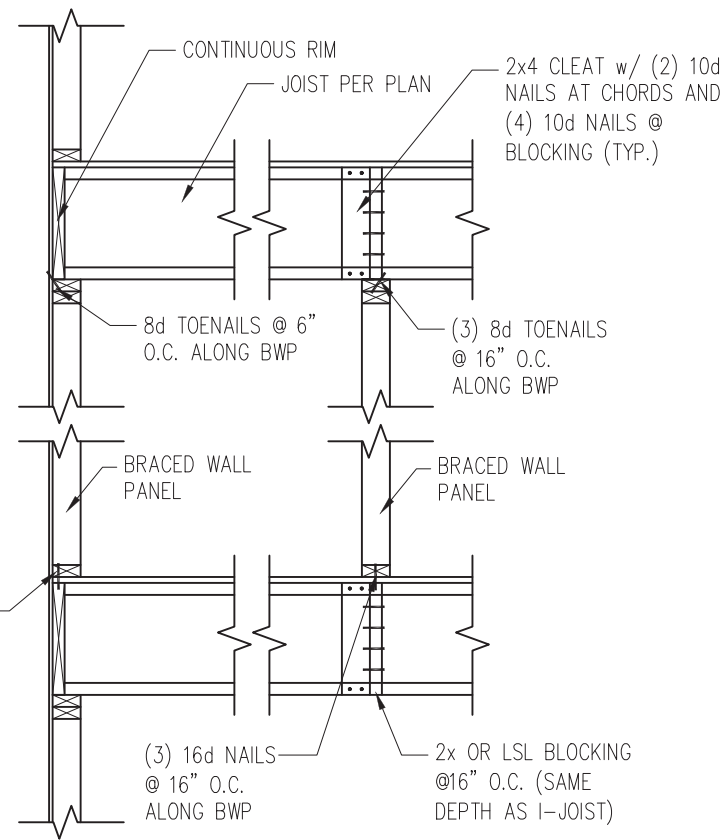
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SHEET  
**D8f**

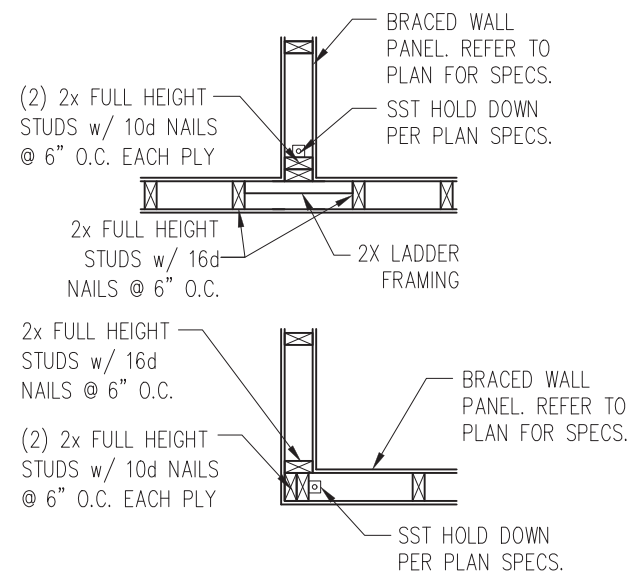




JOISTS PARALLEL TO BRACED WALLS

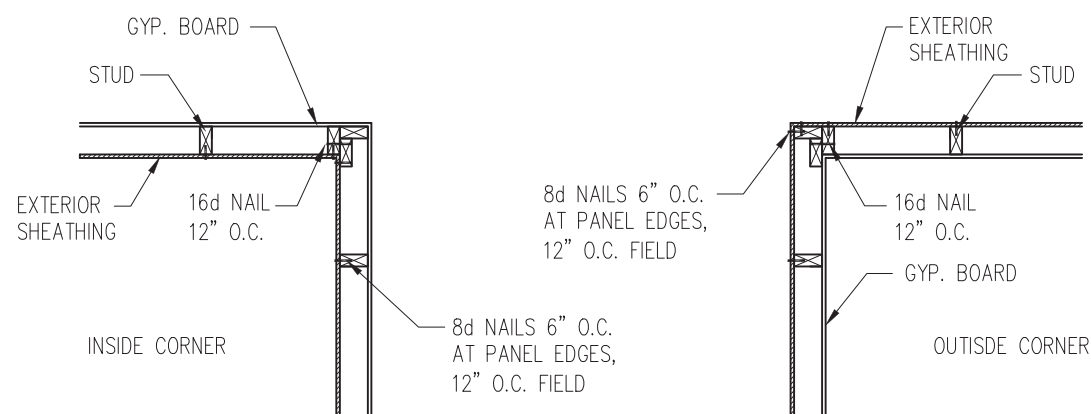


JOISTS PERPENDICULAR TO BRACED WALLS

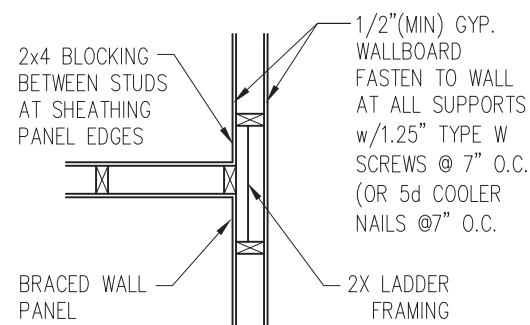


4 TYP. HOLD DOWN DETAIL  
1" = 1'-0"

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



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

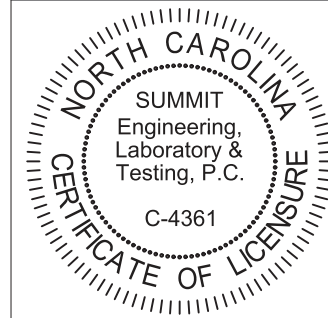


3 INTERIOR 3-STUD WALL INTERSECTION  
D9f 1" = 1'-0"



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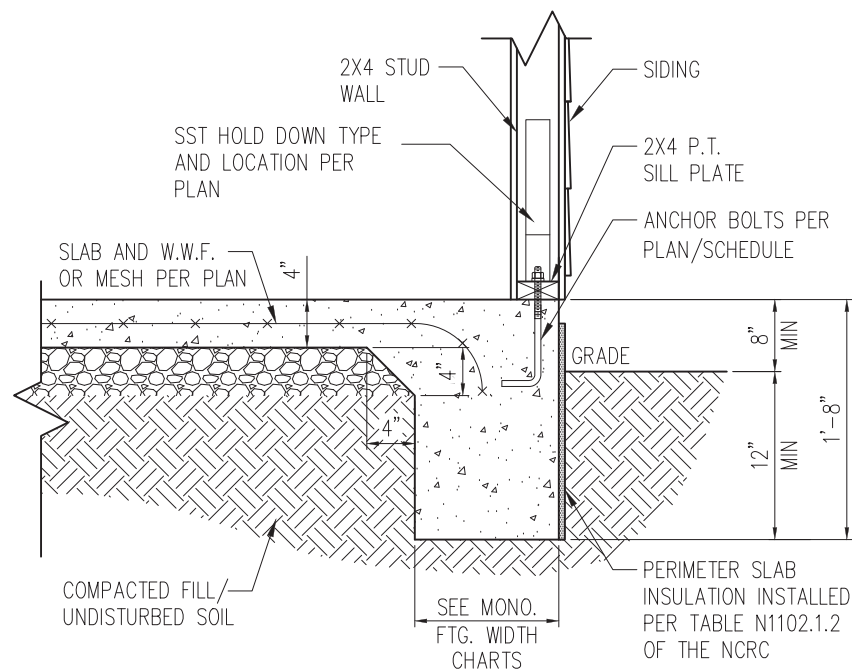
PROJECT  
**Standard Details**  
**Framing Details - Bracing**  
CLIENT  
**Smith Douglas Homes**  
110 Village Trail, Suite 215  
Woodstock, GA 30188

CURRENT DRAWING  
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CHECKED BY: WAJ

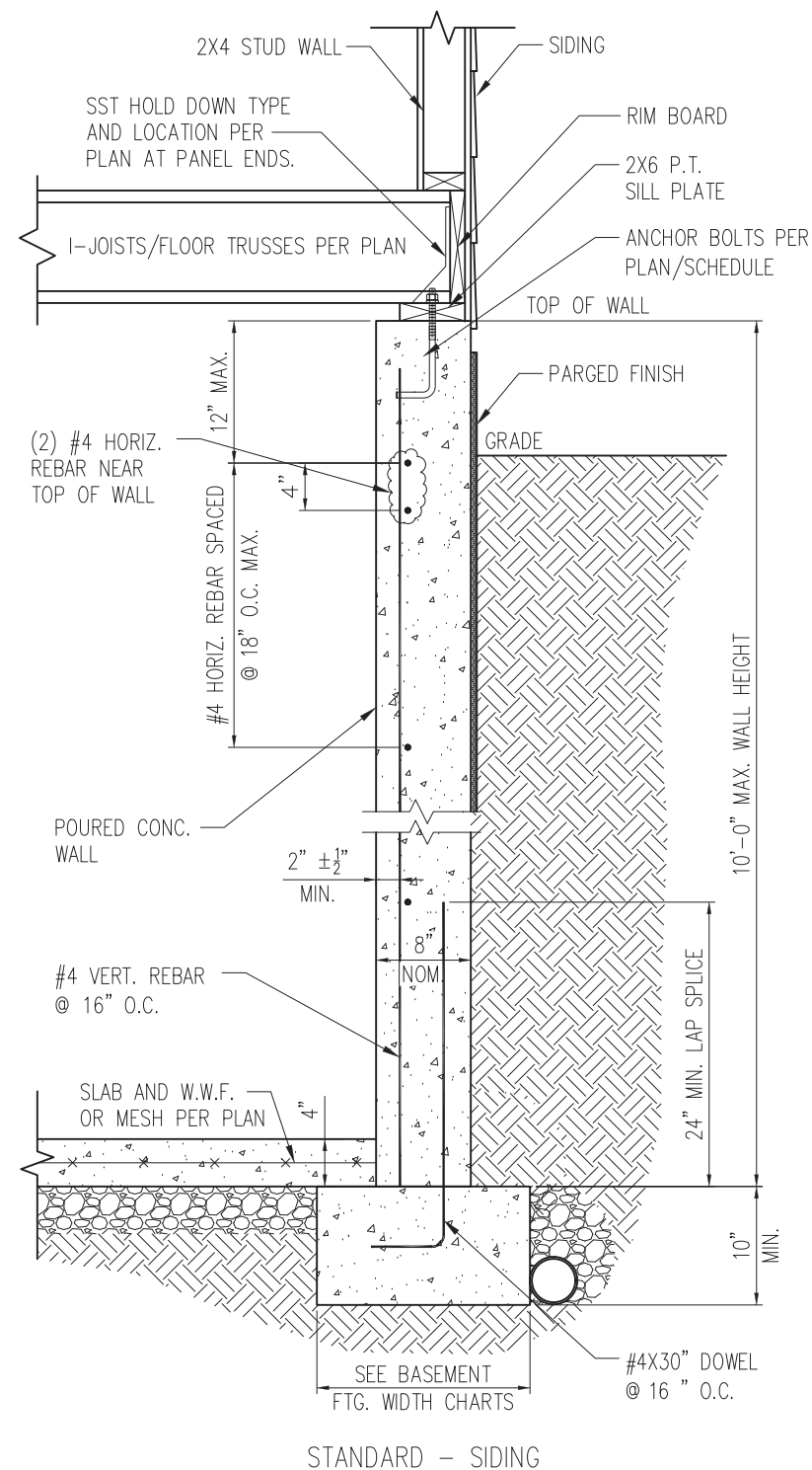
ORIGINAL DRAWING  
NO. DATE PROJECT #  
0 1/7/16 3832

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SHEET  
**D9f**



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

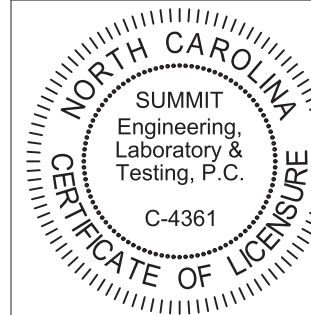


2 BASEMENT FOUNDATION WALL DETAIL W/ HOLD-DOWN  
 D10f 3/4" = 1'-0"



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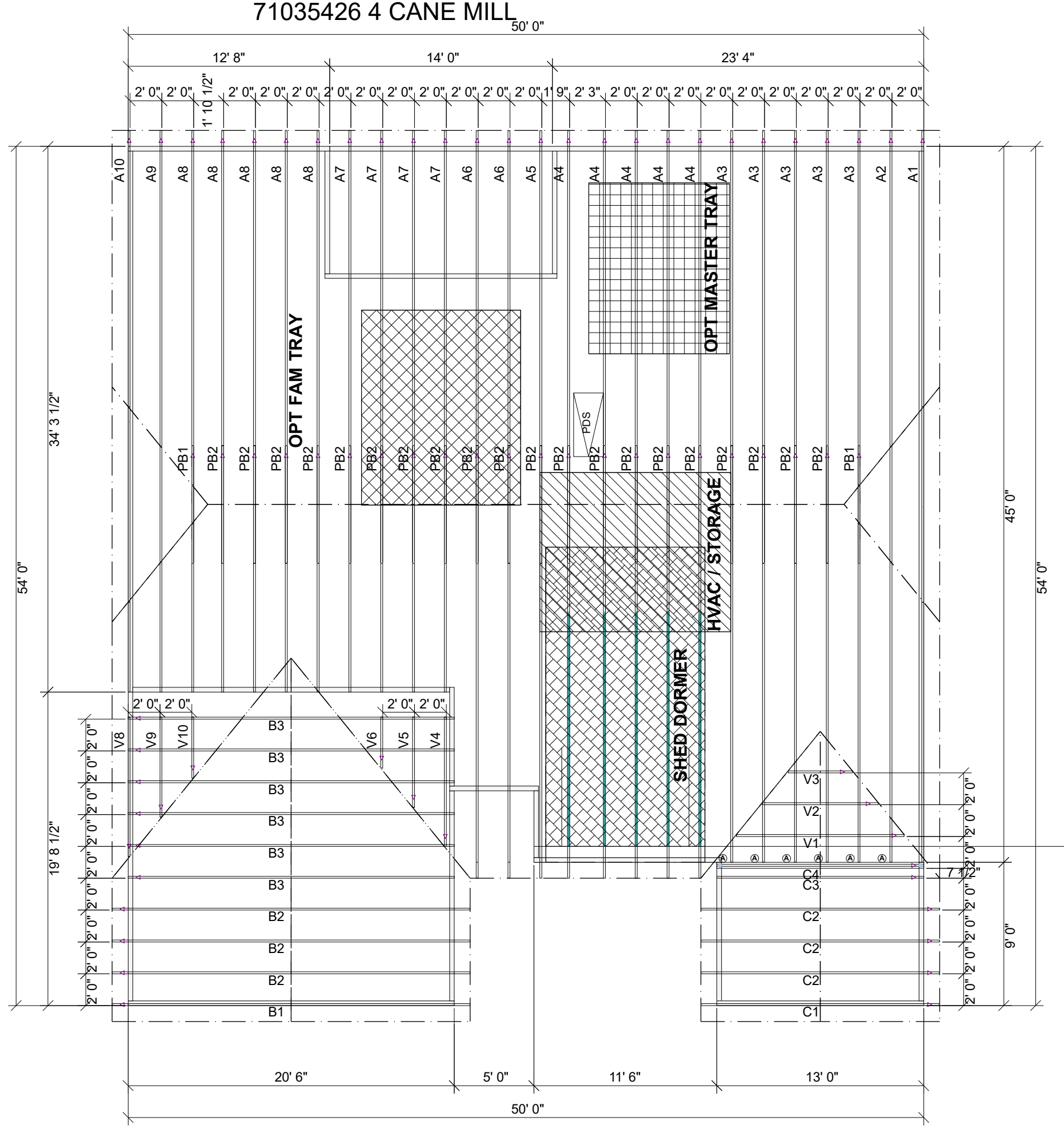
**D10f**

TRUSS TO WALL CONNECTIONS, IF SHOWN, ARE FOR UPLIFT ONLY AND DO NOT CONSIDER LATERAL LOADS. ALL CONNECTORS ON THIS PROJECT ARE TO BE INSTALLED PER THE CONNECTOR MANUFACTURER'S SPECIFICATIONS. ALL CONNECTORS SHOWN THAT ARE NOT "TRUSS TO TRUSS" ARE SUGGESTIONS ONLY AND ARE TO BE VERIFIED BY THE BUILDING DESIGNER OR ENGINEER OF SUITABILITY TO THIS PARTICULAR PROJECT. UFP MID-ATLANTIC, LLC. ACCEPTS NO RESPONSIBILITY FOR THE SPECIFIC APPLICATION OR SUITABILITY OF ANY CONNECTOR THAT IS NOT "TRUSS TO TRUSS" AS THEY APPLY TO THIS SPECIFIC STRUCTURE.

# LANCASTER CFI NO TRAY

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

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

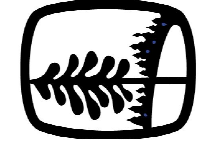


ROOF AREA: 3409.65 ft<sup>2</sup> RIDGE LINE: 81.08 ft VALLEY LINES: 64.51 HIP LINES: 41.29 Indicates Left End of Truss

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

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

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

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