

BUFFINGTON

CANE MILL ESTATES
LOT 23



PLAN ID: 060120.0601

110 VILLAGE TRAIL SUITE 215
WOODSTOCK, GA. 30188

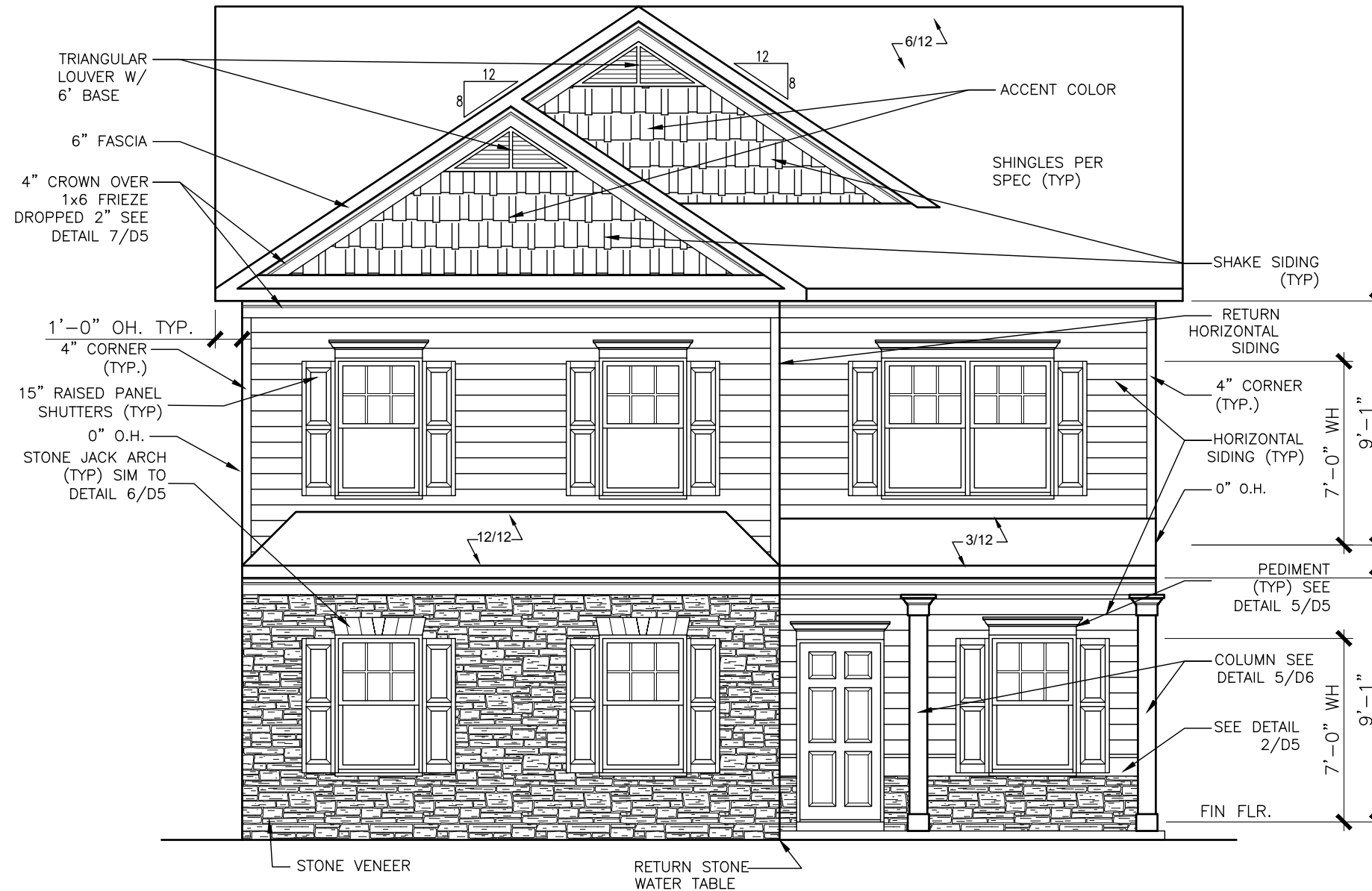
DRAWING INDEX	
A0.0	COVER SHEET
A1.1	FRONT ELEVATIONS
A2.1	SIDE & REAR ELEVATIONS
A3.1	SLAB FOUNDATIONS
A5.1	FIRST FLOOR PLANS & DETAILS
A5.2	SECOND FLOOR PLANS & DETAILS
A6.1	ROOF PLANS
A7.2-A7.3	ELECTRICAL PLANS

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

PLAN REVISIONS			
DATE	BY	REVISION	PAGE #
10/2/2019	AW	PCR #3256 showed Obath switches on door adjacent to W.I.C.	A7.3
10/2/2019	AW	PCR #3247 Added 3-way switches to Owner's Suite light when optional Laundry door is chosen	A7.3
10/8/2019	AW	PCR #3292 moved kitchen light switches over to clear backsplash bullnose on wall adjacent to stairs	A7.2
10/16/2019	AW	Revised location for tankless hot water heater	A3.1, A5.1, A7.2
11/1/2019	AW	PCR #3314 Relocated switch to attic light for the B&C roof massings	A7.2
2/26/2020	AW	PCR #3638 Added 1x10 on front elevations M & T	A1.16, A1.19
6/1/2020	MM	PCR #3765 Added note to return veneer ILO siding on second floor returns above front door.	A1.6, A1.11, A1.15, A1.17
8/11/2020	AW	Updated elevs M & T to remove cedar columns	A1.16, A1.19
10/1/2020	AW	PCR #4084 Removed opt. fireplace in corner location (for 10/1/20 release)	A3.1, A5.1, A7.2, A8.1
11/6/2020	MM	Removed overhang at front porch	A1.1-A1.19, A6.1-A6.1.2
12/1/2020	MM	Shifted upper run of stairs 2" from landing towards outside of house	A5.1, A5.2
12/1/2020	MM	PCR #4239 Changed 2x6 walls at Owner's Bath vanity & WC exterior wall to 2x4 walls	A5.2, A5.2.1
6/1/2021	MM	Changed hall bath vanity from (2) 33" vanities to (2) 30" vanities	A5.2, A7.3

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 23



FRONT ELEVATION "D"

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

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

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

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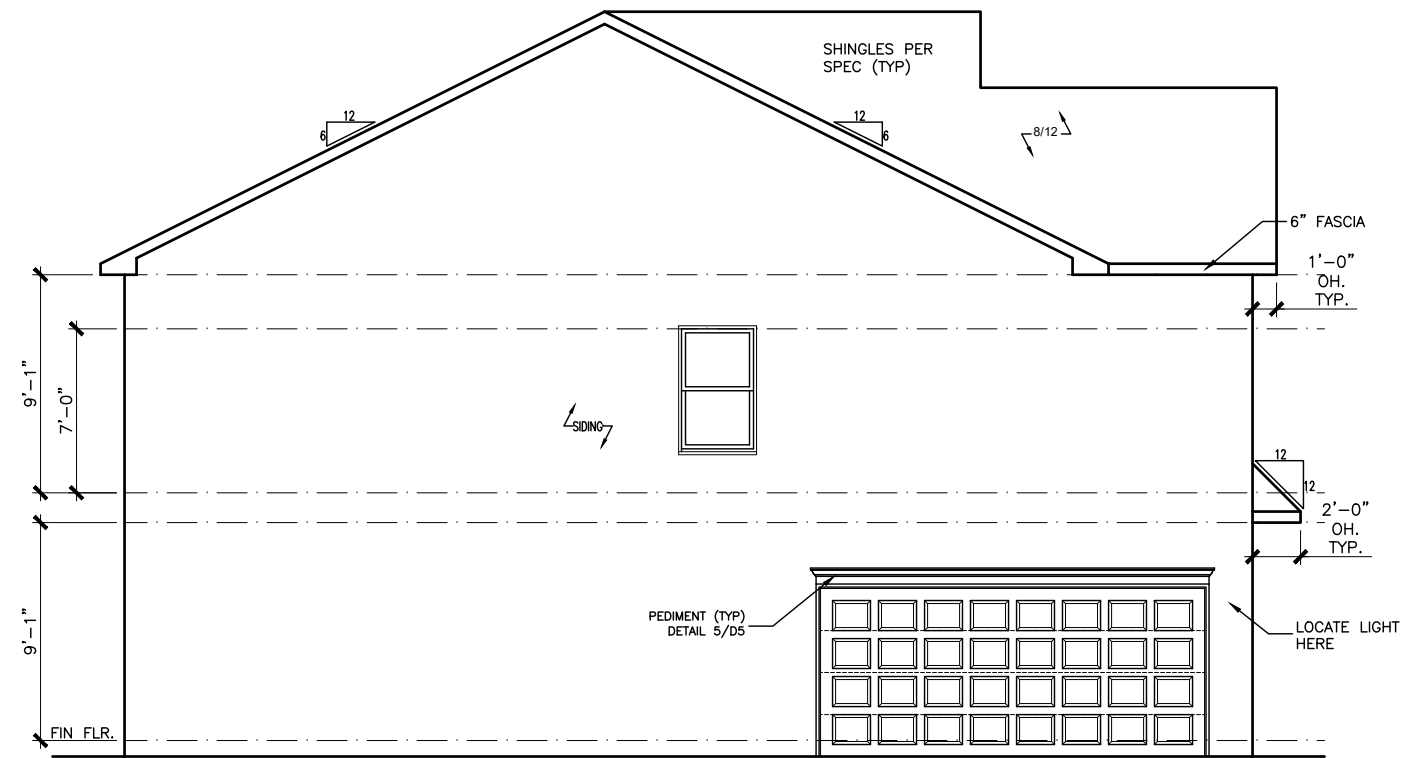
ELEVATIONS
FRONT ELEVATION
BUFFINGTON

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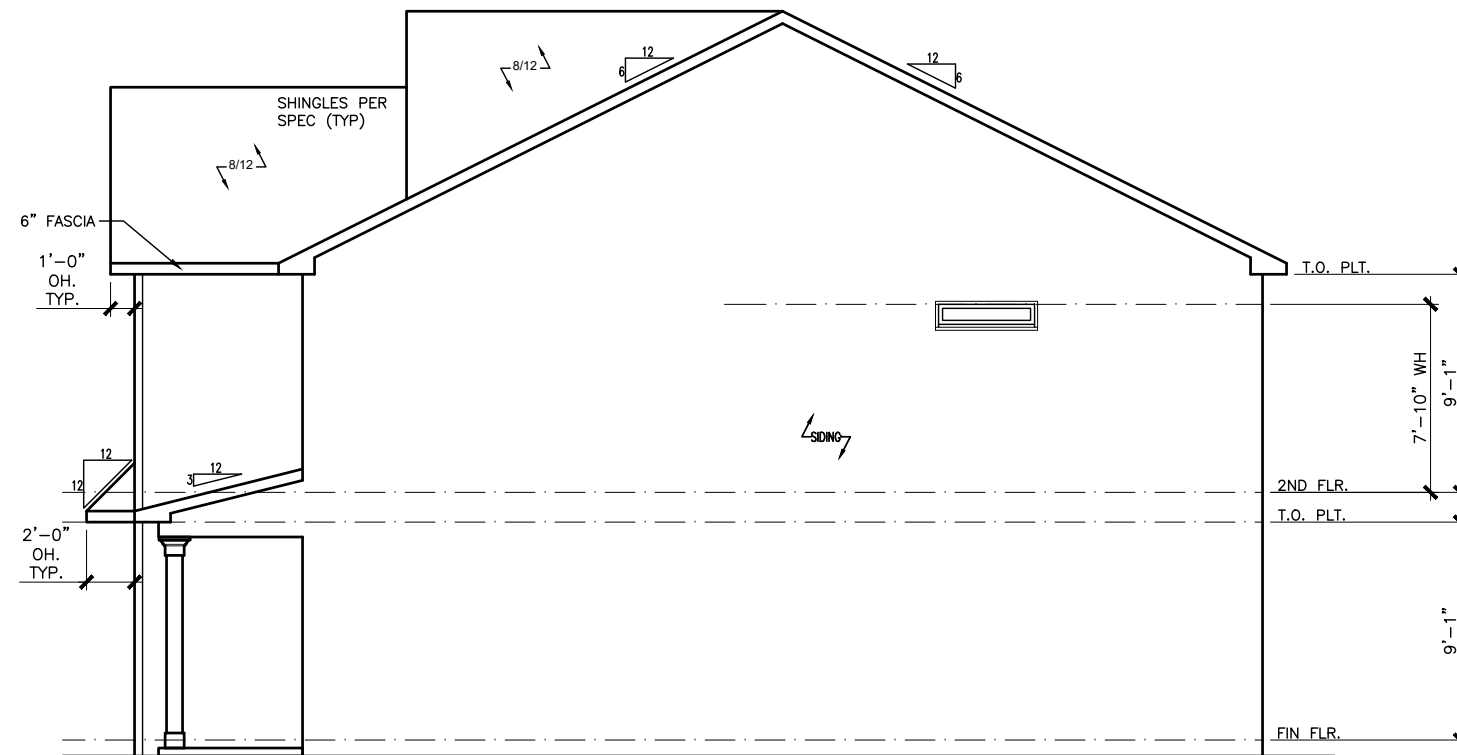
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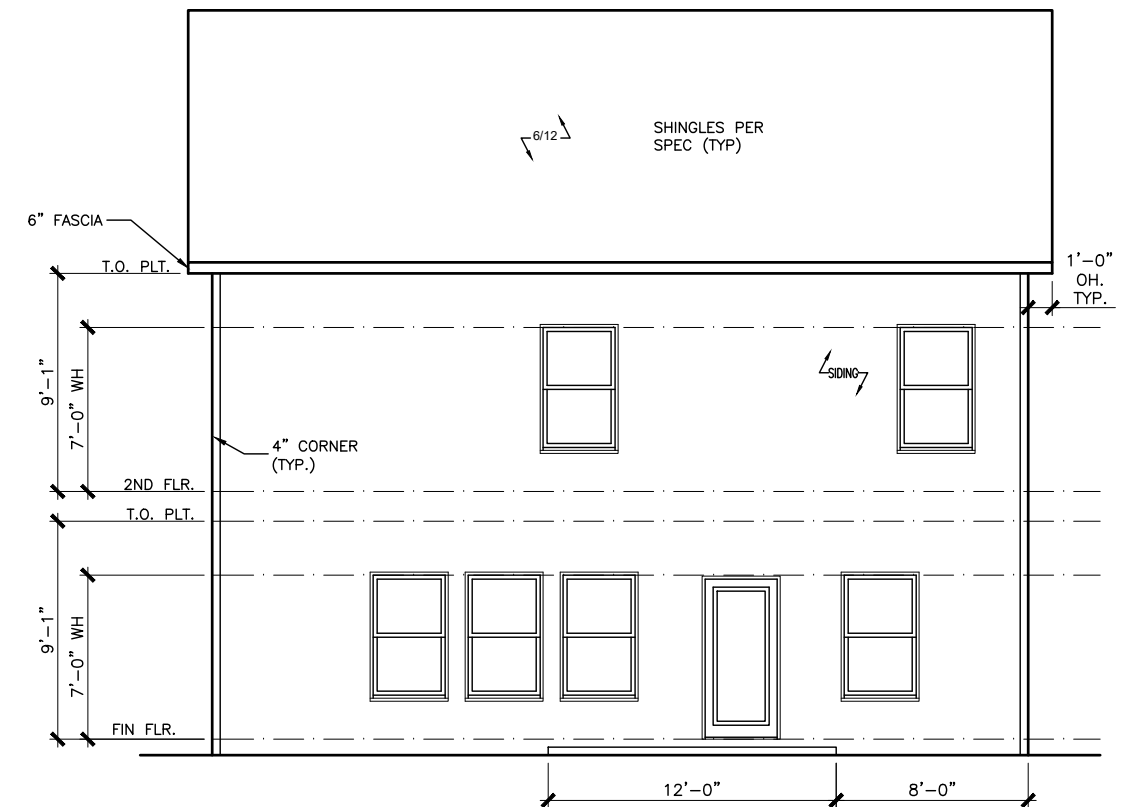
CANE MILL ESTATES LOT 23



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



RIGHT ELEVATION "D"
SCALE: 1/8" = 1'-0"



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

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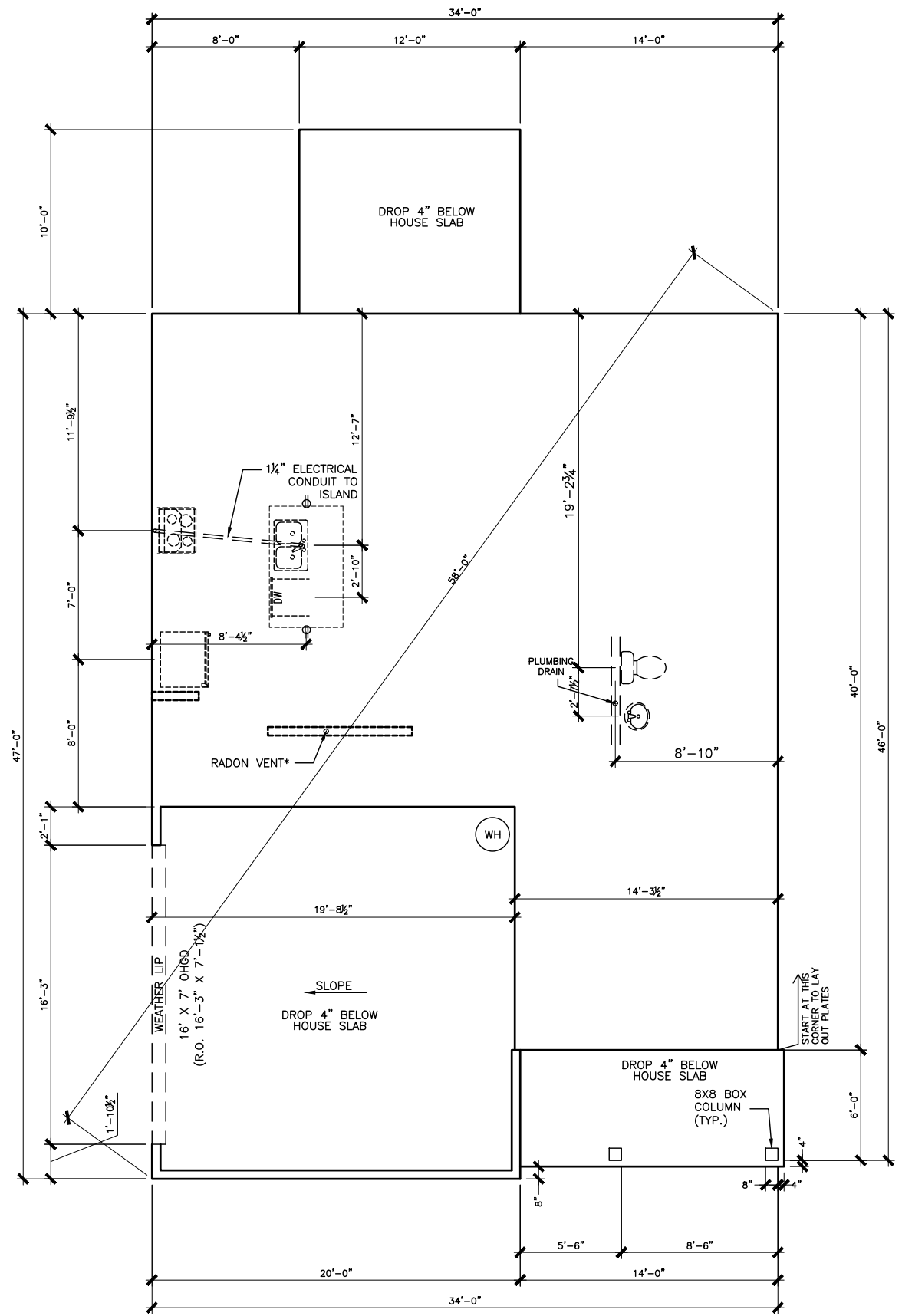
ELEVATIONS
SIDES AND REAR
BUFFINGTON

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CANE MILL ESTATES LOT 23



*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"

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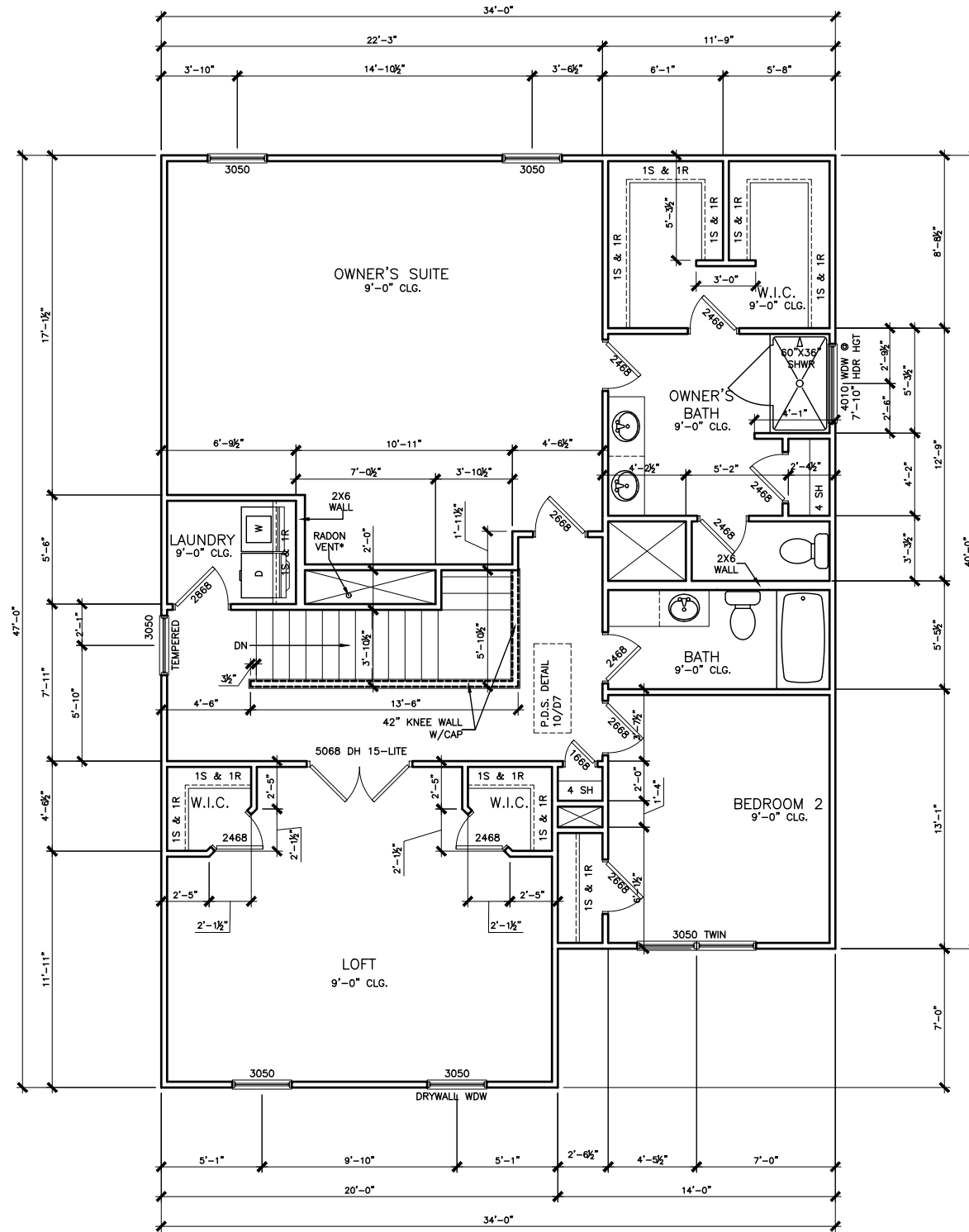
FOUNDATION PLAN
SLAB PLAN
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CANE MILL ESTATES LOT 23



*RADON VENT PROVIDED
PER LOCAL CODE

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

SECOND FLOOR PLAN

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

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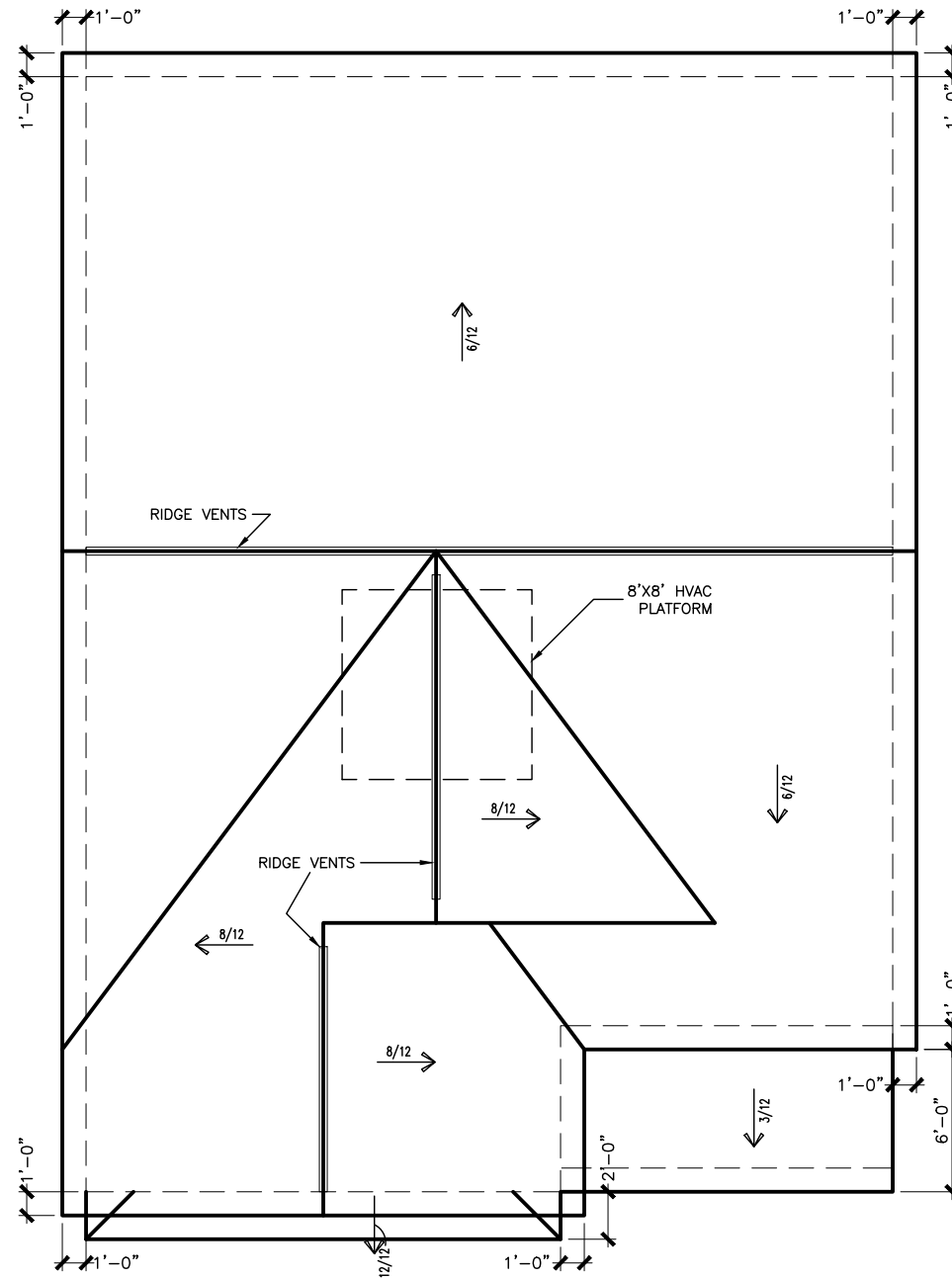
FLOOR PLANS
SECOND FLOOR
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CANE MILL ESTATES LOT 23



ROOF LAYOUT "D"

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

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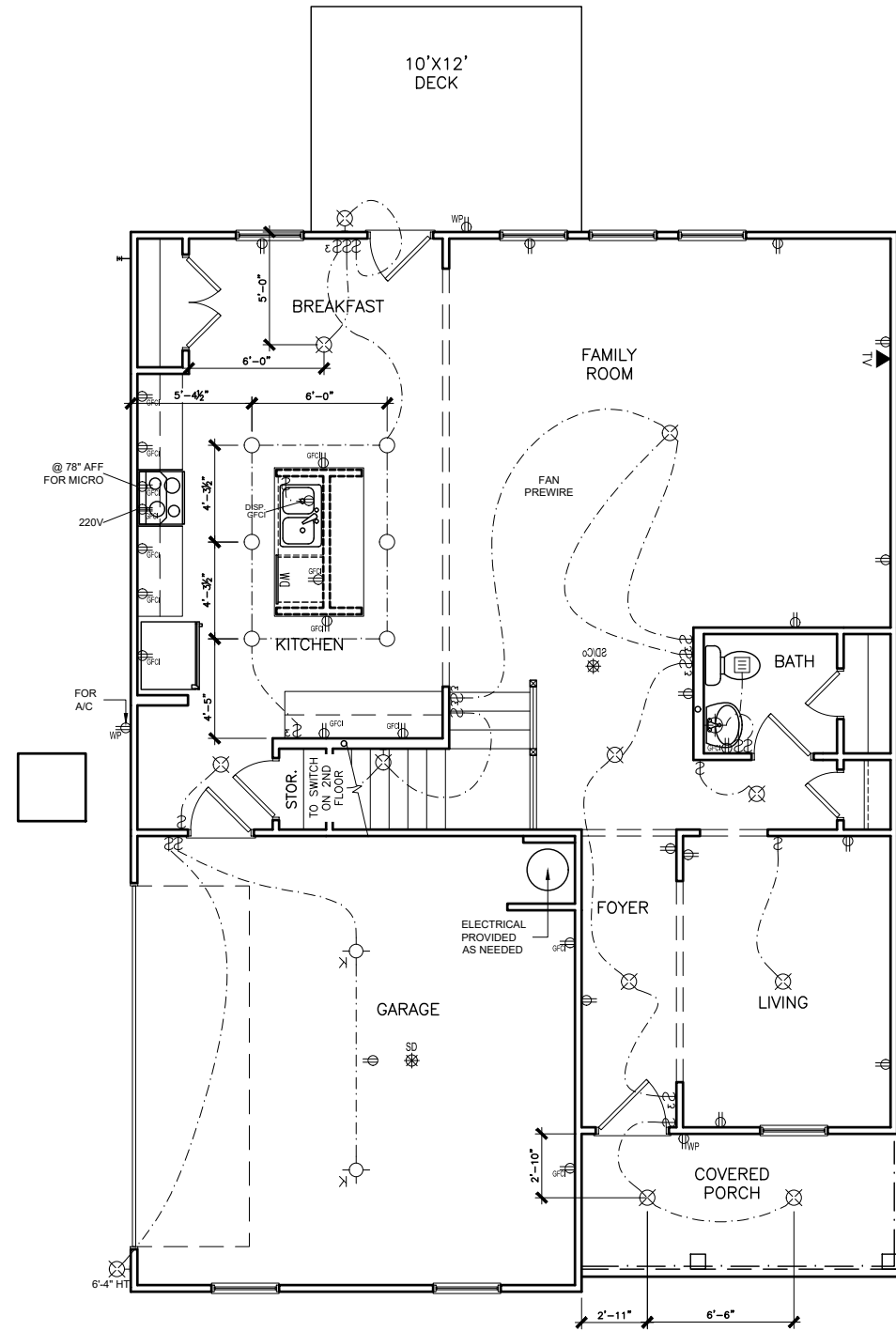
ROOF PLAN
ROOF PLAN
BUFFINGTON

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CANE MILL ESTATES LOT 23



FIRST FLOOR ELECTRICAL PLAN

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

ELECTRICAL LEGEND			
Ⓢ	SWITCH	TV	TV
Ⓢ ₃	3 WAY SWITCH	Ⓢ	120V RECEPTACLE
Ⓢ ₄	4 WAY SWITCH	Ⓢ	120V SWITCHED RECEPTACLE
⊗	CEILING FIXTURE	Ⓢ	220V RECEPTACLE
Ⓢ _K	KEYLESS	Ⓢ _{GFCI}	GFCI OUTLET
⊗	WALL MOUNT FIXTURE	Ⓢ _{AFCI}	ARCH FAULT CIRCUIT INTERRUPTER
○	CEILING FIXTURE	† _{GL}	GAS LINE
●	FLEX CONDUIT	† _{WL}	WATER LINE
CH	CHIMES	⊥	HOSE BIBB
PH	TELEPHONE	Ⓢ	FLOOD LIGHT
SD/Co	SMOKE DETECTOR & CARBON MONOXIDE	Ⓢ	1x4 LUMINOUS FIXTURE
SO	SECURITY OUTLET	Ⓢ	CEILING FAN
□	GARAGE DOOR OPENER	—	ELECTRICAL WIRING
Ⓢ	EXHAUST FAN	Ⓢ	CEILING FIXTURE
Ⓢ	FAN/LIGHT		

ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES

APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)

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

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

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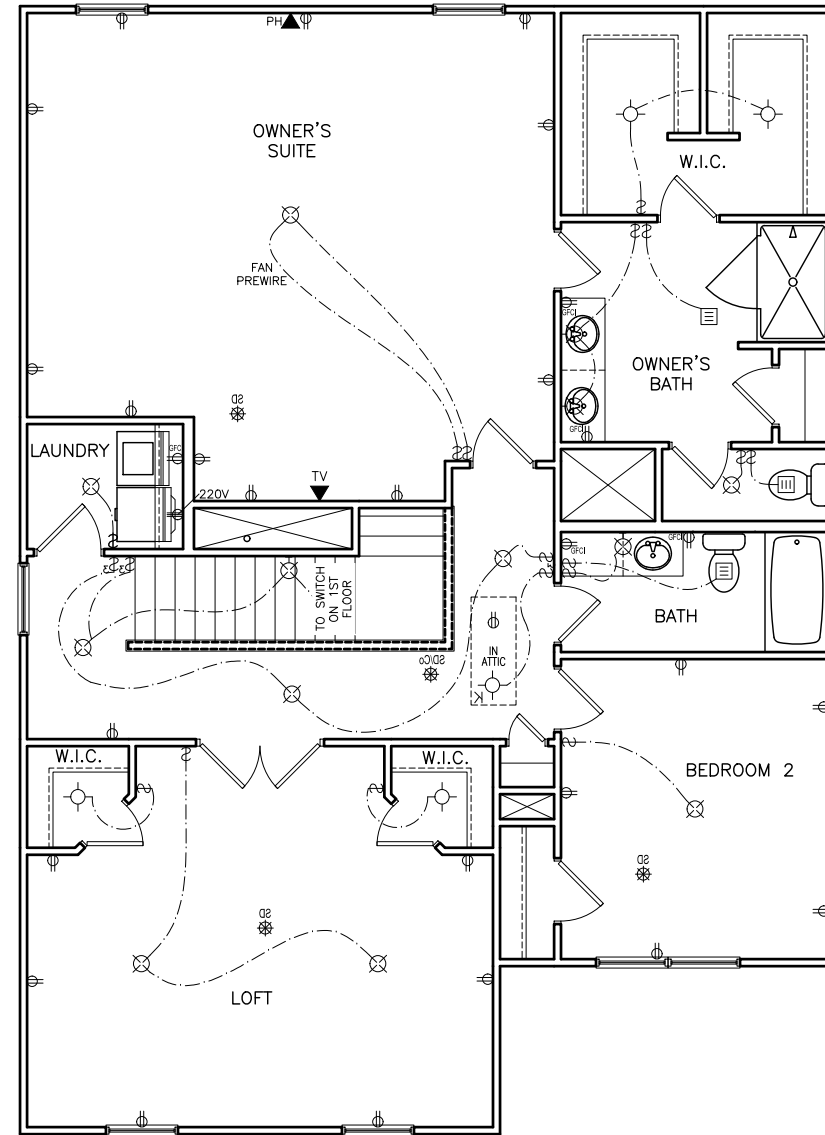
ELECTRICAL PLAN
FIRST FLOOR
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CANE MILL ESTATES LOT 23



ELECTRICAL LEGEND			
Ⓢ	SWITCH	TV	TV
Ⓢ ₃	3 WAY SWITCH	Ⓢ	120V RECEPTACLE
Ⓢ ₄	4 WAY SWITCH	Ⓢ	120V SWITCHED RECEPTACLE
⊗	CEILING FIXTURE	Ⓢ	220V RECEPTACLE
Ⓢ _K	KEYLESS	Ⓢ _{GFCI}	GFCI OUTLET
⊗	WALL MOUNT FIXTURE	Ⓢ _{AFCI}	ARCH FAULT CIRCUIT INTERRUPTER
○	CEILING FIXTURE	† _{GL}	GAS LINE
●	FLEX CONDUIT	† _{WL}	WATER LINE
CH	CHIMES	⊥	HOSE BIBB
PH	TELEPHONE	Ⓢ	FLOOD LIGHT
SD/CO	SMOKE DETECTOR & CARBON MONOXIDE	Ⓢ	1x4 LUMINOUS FIXTURE
SO	SECURITY OUTLET	Ⓢ	CEILING FAN
□	GARAGE DOOR OPENER	—	ELECTRICAL WIRING
Ⓢ	EXHAUST FAN	Ⓢ	CEILING FIXTURE
Ⓢ	FAN/LIGHT		

ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES

APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)

BREAKFAST/DINING ROOM	63" ABOVE FINISHED FLOOR
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CEILING FAN	96" ABOVE FINISHED FLOOR

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

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

CANE MILL ESTATES LOT 23

Lot Definition		
Project: Cane Mill Estates		Community: Cane Mill Estates
Building: 000		Builder: Thomas Kenneth Barlow
Unit: 0023		Status: Production Inventory
Plan: Buffington D Side Entry		RTeam: Raleigh West
Orientation: Garage Left	Sq. Ft: 2,548	Slot: 5680
Bedrooms: 4	Bathrooms: 2.5	Permit:
Address: 138 Trolley Lane		Notes:
Coats NC 27521		
Sales Data		Dates
Contract: 92294		Ratified: 07/15/2021
Buyer:		Original Start: 09/09/2021
Sales Agent: Sam Fulmer		Start: 09/09/2021
		Scheduled Complete: 01/10/2022
Option	Description	Quantity
38" Cabinet 1st Upgr	Note: Bath cabinets to match	1
Automatic Garage Door Opener	Garage Door Opener - Per Door	1
Cabinet Bump above Microwave	Cabinet Bump above Microwave	1
Cabinet Knob/Pull Combo	Cabinet Knob/Pull Hybrid Element 1092 series-pulls on all drawers, knobs on all doors. Note: Bath cabinets to match	1
Comfort Height Toilet in Owner Bathroom		1
Deck Steps - Per Step	Deck Steps per step. IMPORTANT! Per Municipality, steps may be required to be lit by a floodlight, which is a separate option. Confirm step count and light with on-site Construction Manager.	8
FPkg 5EA-EVP1, StdCpt (FPkg1)	Flooring Package 5EA - Enhanced Vinyl Plank 1, Standard Carpet (from Package 1)	1
Granite-Kitchen Countertops - Lvl 1 (I)	Kitchen Granite Countertops - Level 1-where Lamante is Std.	1
Hall Bath Marble 1 Single Ilo LamSgl		1
Kitchen Ceiling Fixture Lights ILO Std	Kitchen Lights - Low Profile Flush Mount LED Lights per Plan ILO Standard Light	1
Kitchen Faucet - Level 2 (G)	Upgrade to Level 2 Pulldown Kitchen Sink Faucet From Level 1 Faucet on Granite OR Solid Surface	1
Level 2 - Package Electric (from E1)	Frigidaire SS 24" Dishwasher*** Frigidaire SS 1.6 Cu. Ft. Micro Frigidaire SS 30" Elec Range	1
Loft		1
User Name: Victoria Wicker 1 of 2 08/09/2021 10:15:40 AM		

Lot Definition		
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 (Dr) light fixtures, sevier oval mirror. Separate options also affected: shower door, bath hardware (towel bar/ring, tp holder), shower grab bar, cabinet hardware	1
Open Rail 1st Floor - Iron		1
Owner Bath Marble 1 Double Ilo LamSgl	****Includes Vanity Double Bowl Option Do Not Select Both****	1
Screen Per Optional 3050 Window	Note: If the optional window is a 3050 twin, it needs two screens.	1
Screens Base House Single Family	Add window screens to all operable standard windows on single family home. NOTE: Does not include screens for windows for optional-2nd-floors, side entry garage, or windows added or changed from structural options, optional windows, or basement windows. See additional options to complete screens.	1
Screens Side Entry Garage Adder	Add Screens on Windows added at front for Side Entry Garage option	1
SS 25.5 cu.ft. Std Depth Side-by-Side	25.5 Cu. Ft. Standard-Depth Side-by-Side Refrigerator Multi-Level LED Lighting; PureSource 3B Ice & Water Filtration; 2 Fixed Flat Glass Shelves; 2 Store-More™ Adjustable Gallon Door Bins; Automatic Ice Maker; Energy Saver Plus Technology	1
Stone 21 B ExtCoIPkg(I)		1
Window in Hallway	Optional Window in Hallway. Does not include Blind or screen.	1
Non Standard Option		
Regular deck lo standard 3x3 stoop. Deck is required due to lot conditions.		
Activity	Description	Selection Description
Del&Install AppliancePkg	Appliance Package Select - All	Appliance Package Selected
Install Cabinets Complet	Cabinet Finish - Upgrade 1Arts	1st-Upg-Sinclair Birch- Umber
Install Cabinets Complet	Secondary Bath Vanity Tops-All	Selection not Needed
Install Carpet	Carpet - Standard ALL	Smith Grove III Soft Taupe 501
Install EnhancedVniPlank	Enhanced Vinyl Plank-Level 1	Spectrum Plus 9"PLK Ryman Oak 7068
Install Granite Tops	RDU Granite CounterKitchenLv1	Datite-Ashen White
Install Marble Tops	RDU Marble Vanity Top Lvl 1	Matte-#190 White w/Parchment wloval 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 Prime 55146
PM Install Vinyl Floor	VinylPkg-Option Baths	Winchester Bay Prime 55146
PM Install Vinyl Floor	VinylPkg-Owner Bath	Winchester Bay Prime 55146
PM Install Vinyl Floor	VinylPkg-Std 2nd Baths,Laundry	Winchester Bay Prime 55146
Stain Handrails	Hand Rail Stain - All	MW-Classic Gray [LVP:7068 Ryman Oak]
User Name: Victoria Wicker 2 of 2 08/09/2021 10:15:40 AM		

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DETAILS
 LOT DEFINITION
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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 (NCR) and any local codes or restrictions
- #### FOUNDATIONS:
- Foundations shall be constructed in accordance with chapter 4 of the 2018 NC Residential Building Code (Special consideration shall be given to Chapter 45 in wind zones above 130mph)
 - 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 NCR
 - The structural engineer has not performed a subsurface investigation. Verification of this assumed value is the responsibility of the owner or the contractor. Should any adverse soil condition be encountered the SER must be contacted before proceeding.
 - The bottom of all footings shall extend below the frost line for the region in which the structure is to be constructed. However, the bottom of all footings shall be a minimum of 12" below grade.
 - Any fill shall be placed under the direction or recommendation of a licensed professional engineer. The resulting soil shall be compacted to a minimum of 95% maximum dry density.
 - Excavations of footings shall be lined temporarily with a 6 mil polyethylene membrane if placement of concrete does not occur within 24 hours of excavation.
 - No concrete shall be placed against any subgrade containing water, ice, frost, or loose material.
 - Each crawl space pier shall bear in the middle third of its respective footing and each girder shall bearing in the middle third of the piers. 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 NCR

CONCRETE:

- Concrete shall have a normal weight aggregate and a minimum compressive strength (f_c) at 28 days of 3000 psi, unless otherwise noted on the plan.
 - Concrete shall be proportioned, mixed, and placed in accordance with the latest editions of ACI 318: "Building Code Requirements for Reinforced Concrete" and ACI 301: "Specifications for Structural Concrete for Buildings".
 - Air entrained concrete must be used for all structural elements exposed to freeze/thaw cycles and deicing chemicals. Air entrainment amounts (in percent) shall be within -1% to +2% of target values as follows:
 - Footings: 5%
 - Exterior Slabs: 5%
 - No admixtures shall be added to any structural concrete without written permission of the SER
 - Concrete slabs-on-grade shall be constructed in accordance with ACI 302.1R-96: "Guide for Concrete Slab and Slab Construction".
 - The concrete slab-on-grade has been designed using a subgrade modulus of $k=250$ pci and a design loading of 200 psf. The SER is not responsible for differential settlement, slab cracking or other future defects resulting from unreported conditions not in accordance with the above assumptions.
 - Control or saw cut joints shall be spaced in interior exterior slabs-on-grade at a maximum of 15'-0" O.C. and in 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 extend through a saw cut joint.
 - Reinforcing steel may extend through a saw cut joint.
 - All welded wire fabric (W.W.F.) for concrete slabs-on-grade shall be placed at mid-depth of slab. The W.W.F. shall be securely supported during the concrete pour. Fibermesh may be used in lieu of W.W.F.
- #### CONCRETE REINFORCEMENT:
- Fibrous concrete reinforcement, or fibermesh, specified in concrete slabs-on-grade may be used for control of cracking due to shrinkage and thermal expansion/contraction, lowered water migration, an increase in impact capacity, increased abrasion resistance, and residual strength.
 - Fibermesh reinforcing to be 100% virgin polypropylene fibers containing no reprocessed olefin materials and specifically manufactured for use as concrete secondary reinforcement.
 - Application of fibermesh per cubic yard of concrete shall equal a minimum of 0.1% by volume (1.5 pounds per cubic yard)
 - Fibermesh shall comply with ASTM C1116, any local building code requirements, and shall meet or exceed the current industry standard.
 - Steel Reinforcing bars shall be new billet steel conforming to ASTM A615, grade 60.
 - Detailing, fabrication, and placement of reinforcing steel shall be in accordance with the latest edition of ACI 315: "Manual of Standard Practice for Detailing Concrete Structures"
 - Horizontal footing and wall reinforcement shall be continuous and shall have 90° bends, or corner bars with the same size/spacing as the horizontal reinforcement with a class B tension splice.
 - Lap reinforcement as required, a minimum of 40 bar diameters for tension or compression unless otherwise noted. Splices in masonry shall be a minimum of 48 bar diameters.
 - Where reinforcing dowels are required, they shall be equivalent in size and spacing to the vertical reinforcement. The dowel shall extend 48 bar diameters vertically and 20 bar diameters into the footing.
 - Where reinforcing steel is required vertically, dowels shall be provided unless otherwise noted.

WOOD FRAMING:

- Solid sawn wood framing members shall conform to the specifications listed in the latest edition of the "National Design Specification for Wood Construction" (NDS). Unless otherwise noted, all wood framing members are designed to be Spruce-Pine-Fir (SPF) #2.
 - LVL or PSL engineered wood shall have the following minimum design values:
 - $E = 1,900,000$ psi
 - $F_b = 2600$ psi
 - $F_v = 285$ psi
 - $F_c = 700$ psi
 - Wood in contact with concrete, masonry, or earth shall be pressure treated in accordance with AWPA standard C-15. All other moisture exposed wood shall be treated in accordance with AWPA standard C-2
 - Nails shall be common wire nails unless otherwise noted.
 - Lag screws shall conform to ANSI/ASME standard B18.2.1-1981. Lead holes for lag screws shall be in accordance with NDS specifications.
 - All beams shall have full bearing on supporting framing members unless otherwise noted.
 - Exterior and load bearing stud walls are to be 2x4 SPF#2 @16" O.C. unless otherwise noted. Studs shall be continuous from the sole plate to the double top plate. Studs shall only be discontinuous at headers for window/door openings. A minimum of one king stud shall be placed at each end of the header. King studs shall be continuous.
 - Individual studs forming a column shall be attached with one 10d nail @6" O.C. staggered. The stud column shall be continuous to the foundation or beam. The column shall be fully blocked at all floor levels to ensure proper load transfer.
 - Multi-ply beams shall have each ply attached with (3)10d nails @ 24" O.C.
 - Fitch beams and four and five ply beams shall be bolted together with (2) rows of 1/2" dia. through bolts staggered @24" O.C. w/ 2" edge distance and (2) bolts located at 6" from each end, unless noted otherwise.
- #### WOOD TRUSSES:
- The wood truss manufacturer/fabricator is responsible for the design of the wood trusses. Submit sealed shop drawings and supporting calculations to the SER for review prior to fabrication. The SER shall have a minimum of five (5) days for review. The review by the SER shall review for overall compliance with the design documents. The SER shall assume no responsibility for the correctness for the structural design for the wood trusses.
 - The wood trusses shall be designed for all required loadings as specified in the local building code, the ASCE Standard "Minimum Design Loads for Buildings and Other Structures." (ASCE 7-10), and the loading requirements shown on these specifications. The truss drawings shall be coordinated with all other construction documents and provisions provided for loads shown on these drawings including but not limited to HVAC equipment, piping, and architectural fixtures attached to the trusses.
 - The trusses shall be designed, fabricated, and erected in accordance with the latest edition of the "National Design Specification for Wood Construction." (NDS) and "Design Specification for Metal Plate Connected Wood Trusses."
 - The truss manufacturer shall provide adequate bracing information in accordance with "Commentary and Recommendations for Handling, Installing, and Bracing Metal Plate Connected Wood Trusses", (HIB-91). This bracing, both temporary and permanent, shall be shown on the shop drawings. Also, the shop drawings shall show the required attachments for the trusses.
 - Any chords or truss webs shown on these drawings have been shown as a reference only. The final design of the trusses shall be per the manufacturer.

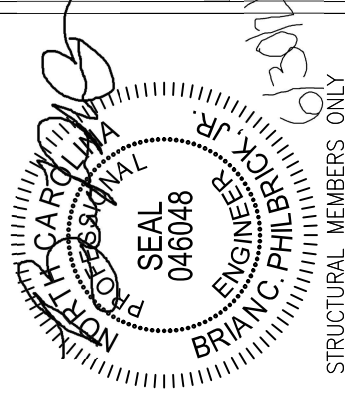
WOOD STRUCTURAL PANELS:

- Fabrication and placement of structural wood sheathing shall be in accordance with the APA Design/Construction Guide "Residential and Commercial," and all other applicable APA standards.
 - All structurally required wood sheathing shall bear the mark of the APA.
 - Wood wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan set for more information. Sheathing shall be applied with the long direction perpendicular to framing, unless noted otherwise.
 - Roof sheathing shall be APA rated sheathing exposure 1 or 2. Roof sheathing shall be continuous over two supports and attached to its supporting roof framing with (1)-8d CC nail at 6"o/c at panel edges and at 12"o/c in panel field unless otherwise noted on the plans. Sheathing shall be applied with the long direction perpendicular to framing. Sheathing shall have a span rating consistent with the framing spacing. Use suitable edge support by use of plywood clips or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Apply building paper over the sheathing as required by the state Building Code.
 - Wood floor sheathing shall be APA rated sheathing exposure 1 or 2. Attach sheathing to its supporting framing with (1)-8d CC ringshank nail at 6"o/c at panel edges and at 12"o/c in panel field unless otherwise noted on the plans. Sheathing shall be applied perpendicular to framing. Sheathing shall have a span rating consistent with the framing spacing. Use suitable edge support by use of T&G plywood or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Apply building paper over the sheathing as required by the state Building Code.
 - Sheathing shall have a 1/8" gap at panel ends and edges as recommended in accordance with the APA.
- #### STRUCTURAL FIBERBOARD PANELS:
- Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards.
 - Fiberboard wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan set for more information.
 - Sheathing shall have a 1/8" gap at panel ends and edges are recommended in accordance with the AFA.
- #### EXTERIOR WOOD-FRAMED DECKS:
- Decks are to be framed in accordance with local building codes and as referenced on the structural plans, either through code references or construction details.
- #### STRUCTURAL STEEL:
- Structural steel shall be fabricated and erected in accordance with the American Institute of Steel Construction "Code of Standard Practice for Steel Buildings and Bridges" and of the manual of Steel Construction "Load Resistance Factor Design" latest editions.
 - All steel shall have a minimum yield stress (F_y) 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.

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.
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 - Welding shall conform to the latest edition of the American Welding Society's Structural Welding Code AWS D1.1. Electrodes for shop and field welding shall be class E70XX. All welding shall be performed by a certified welder per the above standards.

Cane Mill
Lot 23



STRUCTURAL MEMBERS ONLY

SHEET

CS2

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

ORIGINAL DRAWING
DATE 12/11/15
PROJECT# 3832.09

DRAWN BY: JW
CHECKED BY: BCP

SCALE: 1/8"=1'-0"
PROJECT #: 3832.202R

DATE: 6/29/2021

CURRENT DRAWING

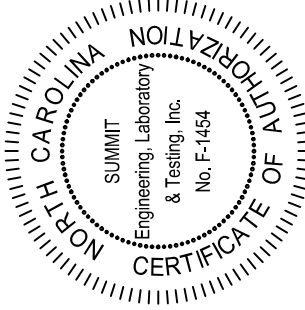
PROJECT

Burlington - LH

Coversheet

CLIENT

Smith Douglas Homes
2520 Reliance Ave.
Apex, NC 27539



WWW.SUMMIT-COMPANIES.COM

FAX: 919.380.9993

OFFICE: 919.380.9991

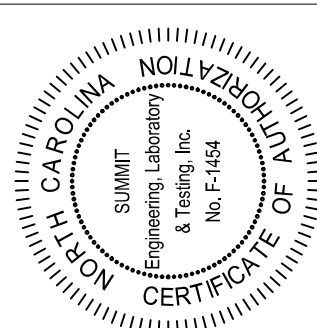
RALEIGH, NC 27603

PLACE, SUITE 171

3070 HAMMOND BUSINESS

SUMMIT
ENGINEERING LABORATORY TESTING





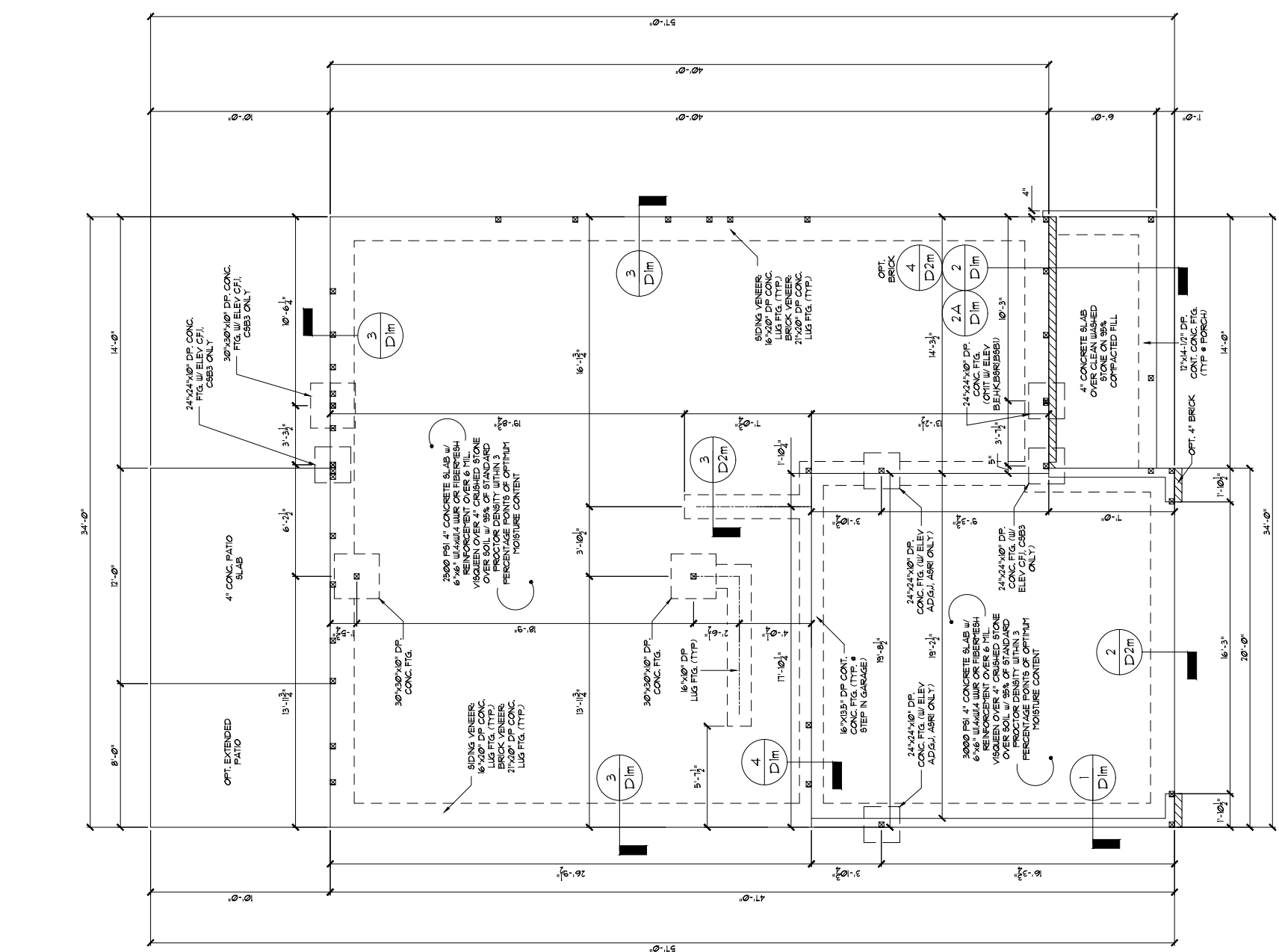
- FOUNDATION NOTES**
- FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE 2008 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AMENDMENTS.
 - STRUCTURAL CONCRETE TO BE F_c = 3000 PSI, PREPARED AND PLACED IN ACCORDANCE WITH ACI STANDARD 308.
 - REINFORCEMENT TO BE #4 BARS, EARTH BEARINGS, A MINIMUM OF 1" BELOW ADJACENT FINISHED GRADE, OR AS OTHERWISE DIRECTED BY THE CODE ENFORCEMENT OFFICIAL.
 - FOOTING SIZES BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 PSF. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF FOOTINGS AND PIERS SHALL BE CENTERED UNDER THEIR RESPECTIVE ELEMENTS PROVIDE 2" MINIMUM FOOTING PROJECTION FROM THE FACE OF MASONRY.
 - MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SHOWN IN SECTION R602.1 OF THE 2008 NORTH CAROLINA RESIDENTIAL BUILDING CODE. PROVIDE PERMETER FOUNDATION WALL.
 - FILLERS TO BE BONDED TO PERMETER FOUNDATION WALL.
 - PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.
 - FOUNDATION WALLS SHALL BE CONSTRUCTED PER 2008 NORTH CAROLINA RESIDENTIAL BUILDING CODE. ALL FOUNDATIONS PER 2008 NORTH CAROLINA RESIDENTIAL BUILDING CODE AS REQUIRED TO ACCOMMODATE BRICK VENEERS.
 - CRACK SPACE TO BE GRADED, LEVEL, AND CLEARED OF ALL DEBRIS. PROVIDE 1" MINIMUM CLEARANCE FROM FOUNDATION WALL TO ADJACENT MASONRY.
 - SPACED AT 6'-0" ON CENTER WITH A 1" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. ANCHOR BOLTS SHALL BE 2" FROM THE END OF EACH PLATE SECTION. MINIMUM (7) ANCHOR BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE CENTERED IN THE CENTER THIRD OF THE PLATE.
 - ABBREVIATIONS:
 DJ = DOUBLE JOIST
 GT = GIRDER TRUSS
 TR = TRIPLE RAFTER
 EE = EACH END
 TJ = TRIPLE JOIST
 CL = CENTER LINE
 FL = POINT LOAD
 - ALL PIERS TO BE 16"x16" MASONRY AND ALL PLASTERERS TO BE 8"x6" MASONRY, TYPICAL (AND).
 - WALL FOOTINGS TO BE CONTINUOUS CONCRETE. SIZES PER STRUCTURAL PLAN.
 - A FOUNDATION EXCAVATION OBSERVATION SHOULD BE CONDUCTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER OR HIS QUALIFIED ASSISTANT. POTENTIALLY EXPANSIVE SOILS ARE OBSERVED IN THE FOOTING EXCAVATIONS AT THE TIME OF CONSTRUCTION. SUMMIT ENGINEERING LABORATORY TESTING P.C. MUST BE PROVIDED THE OPPORTUNITY TO REVIEW THESE FINDINGS AND TO CONDUCT GEOTECHNICAL LABORATORY TESTING. UNLESS OTHERWISE NOTED OTHERWISE, OR 98% COMPACTED FILL, VERIFIED BY ENGINEER OR CODE OFFICIAL.

REFER TO BRACED WALL PLAN FOR PANEL SIZES AND BRACING. SEE ADDITIONAL AND REFER SECTION R602.10 AND FIGURE R602.10.3.1.4 OF THE 2008 NCRBC.

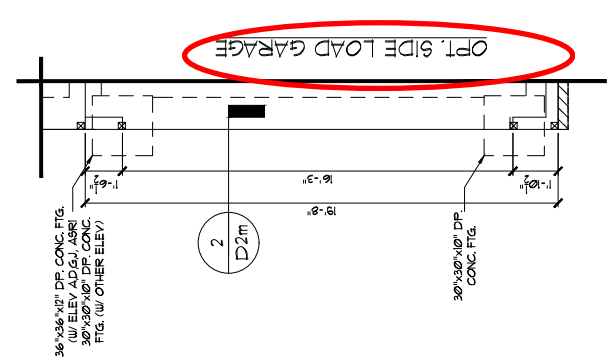
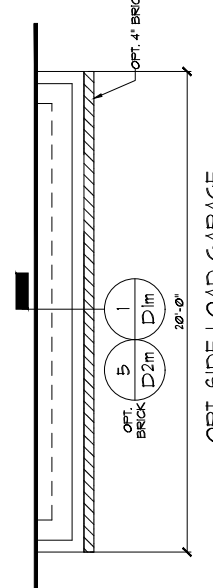
NOTE: ALL EXTERIOR FOUNDATION DIMENSIONS ARE TO FINISHING AND 1/2" BRICK VENEER END.

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL AND ENGINEERING PLANS. THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING LABORATORY TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT ENGINEERING LABORATORY TESTING, P.C. CANNOT BE HELD RESPONSIBLE FOR CHANGES MADE TO ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

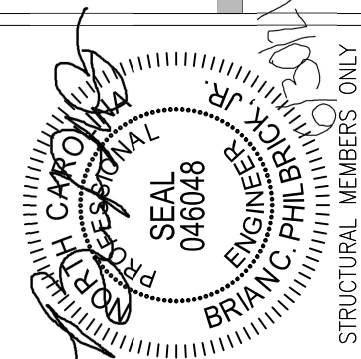
NOTE: A 4" CRUSHED STONE BASE COURSE IS NOT WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1 PER TABLE R602.1.



ALL ELEVATIONS



Cane Mill Lot 23



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

SUMMIT
 Engineering Laboratory
 & Testing, Inc.
 No. F-1454
 NORTH CAROLINA
 CERTIFICATE OF AUTHORIZATION

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

CURRENT DRAWING
 DATE: 6/29/2021
 SCALE: 1/8"=1'-0"
 PROJECT #: 3832.202R
 DRAWN BY: JW
 CHECKED BY: BCP

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

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
S1.0m

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 NCRBC.

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

HEADER/BEAM SCHEDULE		
HEADER TAG	BEAM TAG	SIZE
-	B1	(1) 14" FLOOR JOIST
-	B2	(2) 14" FLOOR JOIST
A	B3	(2) 2x6
B	B4	(2) 2x6
C	B5	(2) 2x6
D	B6	(2) 2x2
E	B7	(2) 9-1/4" LVL
F	B8	(2) 11-7/8" LVL
G	B9	(2) 14" LVL
H	B10	(2) 16" LVL
I	B11	(2) 8" LVL
J	B12	(2) 2x4 LVL
K	B13	(3) 11-7/8" LVL
L	B14	(3) 14" LVL
M	B15	(3) 16" LVL
N	B16	(3) 14" LVL
O	B17	(3) 16" LVL
P	B18	(3) 2x4 LVL
	B19	(4)

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

LINTEL SCHEDULE		
TAG	SIZE	OPENING SIZE
①	L3x3x1/4"	LESS THAN 6'-0"
②	L3x3x1/4"	6'-0" TO 10'-0"
③	L3x3-1/2"x5/16"	GREATER THAN 10'-0"
④	16x16x5/8"	ALL ARCHED OPENINGS

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

ALL HEADERS WITH BRICK ABOVE: (U) (UND)

WALL STUD SCHEDULE	
1st, 2nd FLOOR LOAD BEARING STUDS:	2x4 STUDS @ 16" O.C. OR 2x6 STUDS @ 24" O.C.
3rd FLOOR LOAD BEARING STUDS:	2x4 STUDS @ 16" O.C. OR 2x6 STUDS @ 24" O.C.
BASEMENT LOAD BEARING STUDS:	2x4 STUDS @ 16" O.C. OR 2x6 STUDS @ 24" O.C.
NON-LOAD BEARING STUDS (ALL FLOORS):	2x4 STUDS @ 16" O.C.
TWO STORY WALLS:	2x4 STUDS @ 16" O.C. OR 2x6 STUDS @ 16" O.C. BALLOON FRAMED w/ CROSS BRACING @ 6'-0" O.C. VERTICALLY

KING STUD REQUIREMENTS	
OPENING WIDTH	KINGS (EACH END)
LESS THAN 3'-0"	(1)
3'-0" TO 4'-0"	(2)
4'-0" TO 6'-0"	(3)
6'-0" TO 8'-0"	(4)
8'-0" TO 10'-0"	(5)
10'-0" TO 12'-0"	(6)
12'-0" TO 14'-0"	(7)
14'-0" TO 16'-0"	(8)
16'-0" TO 18'-0"	(9)
18'-0" TO 20'-0"	(10)

KING STUD REQUIREMENTS ABOVE DO NOT APPLY TO PORTAL FRAMED OPENINGS

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES COMPLETED/REVISED ON 3/11/21. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING LABORATORY TESTING P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS. SMITH DOUGLAS HOMES, SMITH ENGINEERING LABORATORY TESTING P.C. CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

STRUCTURAL MEMBERS ONLY

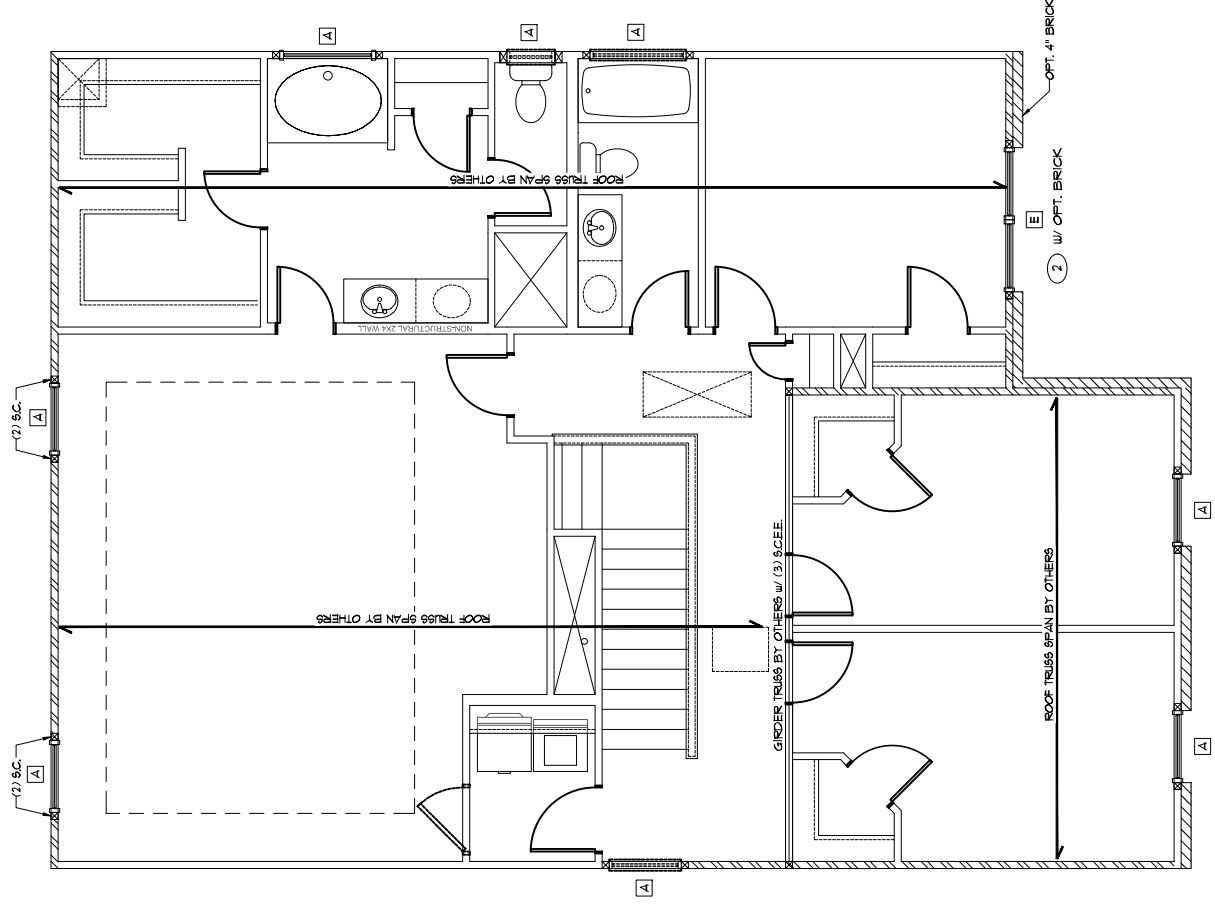
ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS. ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF SUMMIT ENGINEERING, LABORATORY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

STRUCTURAL ANALYSIS BASED ON 2018 NCR.

SECOND FLOOR FRAMING PLAN

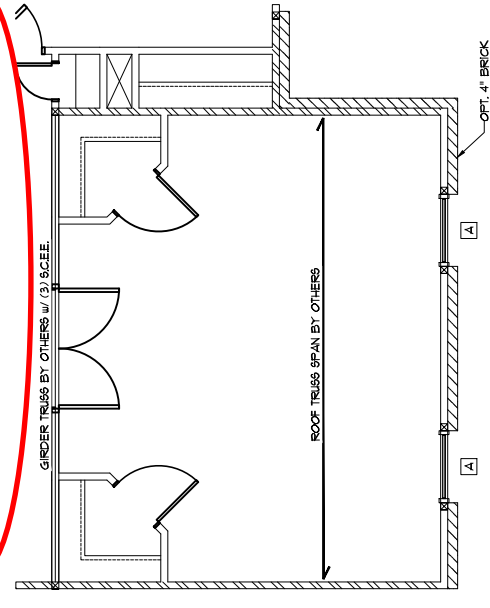
SCALE: 1/8"=1'

STUD COLUMN (SC.) CALLOUTS ON PLAN SHOWN WITH BRACKETED NUMBERS TO BE INSTALLED PER APPLICABLE BUILDING CODE

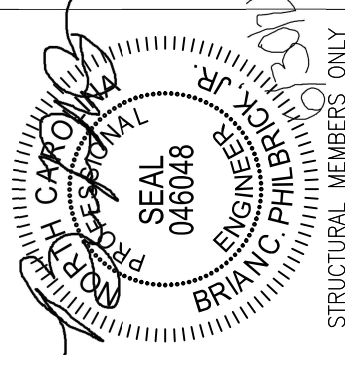


ELEVATIONS ADGJ, ASR

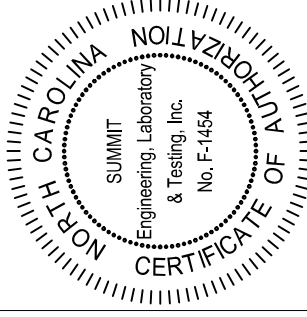
OPTIONAL LOFT I/O BEDROOMS 3 & 4



Cane Mill
Lot 23



STRUCTURAL MEMBERS ONLY



PROJECT
Burlington - LH

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

CURRENT DRAWING

DATE: 6/29/2021

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

PROJECT #: 3832.202R

DRAWN BY: JV

CHECKED BY: BCP

ORIGINAL DRAWING

DATE: 12/11/15

PROJECT#: 3832.09

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

S4.0

TRUSS UPLIFT CONNECTOR SCHEDULE

MODEL *	MAX. UPLIFT (LBS)
H1	585
H2A	515
H2.5A	600
H6	950
H10A*	1340
H4*	1465

MODEL *	MAX. UPLIFT (LBS)	FLY *
LGT1*	2050	2
LGT3-9D92*	3685	3
LGT4-9D93*	4060	4
HGT-2*	10980	2
HGT-3*	10930	3
HGT-4*	9050	4

USE BELOW ONLY FOR 2-FLY OR GREATER GIRDER ABOVE. THE UPLIFT REQUIREMENTS ABOVE.

1. ALL PRODUCTS LISTED ARE SIMPSON STRONG-TIE EQUIV. PRODUCTS MAY BE USED PER MANUF. SPECIFICATIONS. 2. VALUES LISTED ARE FOR A SINGLE UPLIFT CONNECTION. 3. VALUES LISTED TO DOUBLE THE UPLIFT CAPACITIES SHOWN ABOVE. PROVIDED A MINIMUM 2-1/2" MEMBER THICKNESS. ITEMS DENOTED WITH "*" MAY NOT BE DOUBLED TO INCREASE LOAD CAPACITY. 4. UPLIFT VALUES LISTED ARE FOR 8" x 16" GIRDER. UPLIFT VALUES FOR OTHER MEMBER SIZES OR CONTACT EOR OR TRUSS MANUF. IF SPECIES OR GRADE VARIES. 5. UPLIFT VALUES LISTED TO TRUSS CONNECTIONS ARE TO BE SPECIFIED AND SUPPLIED BY THE TRUSS MANUF. THE EOR IS NOT RESPONSIBLE FOR THESE CONNECTIONS.

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

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

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES. REVISED SPECIFICATIONS IS THE RESPONSIBILITY OF THE CLIENT. SMITH DOUGLAS HOMES HAS BEEN ADVISED OF THE UPLIFT CAPACITY CHANGES MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SMITH ENGINEERING, LABORATORY & TESTING, P.C. CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

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

NOTE: TRUSS UPLIFT LOADS SHALL BE DETERMINED PER TRUSS MANUFACTURER. TRUSS UPLIFT SHALL BE DESIGNER'S RESPONSIBILITY. SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE UNO UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 2 OF SECTION 1806.03.5 OF THE 2009 NCR. REFER TO BRACED WALL PLANS FOR SHEATHING AND FASTENER REQUIREMENTS.

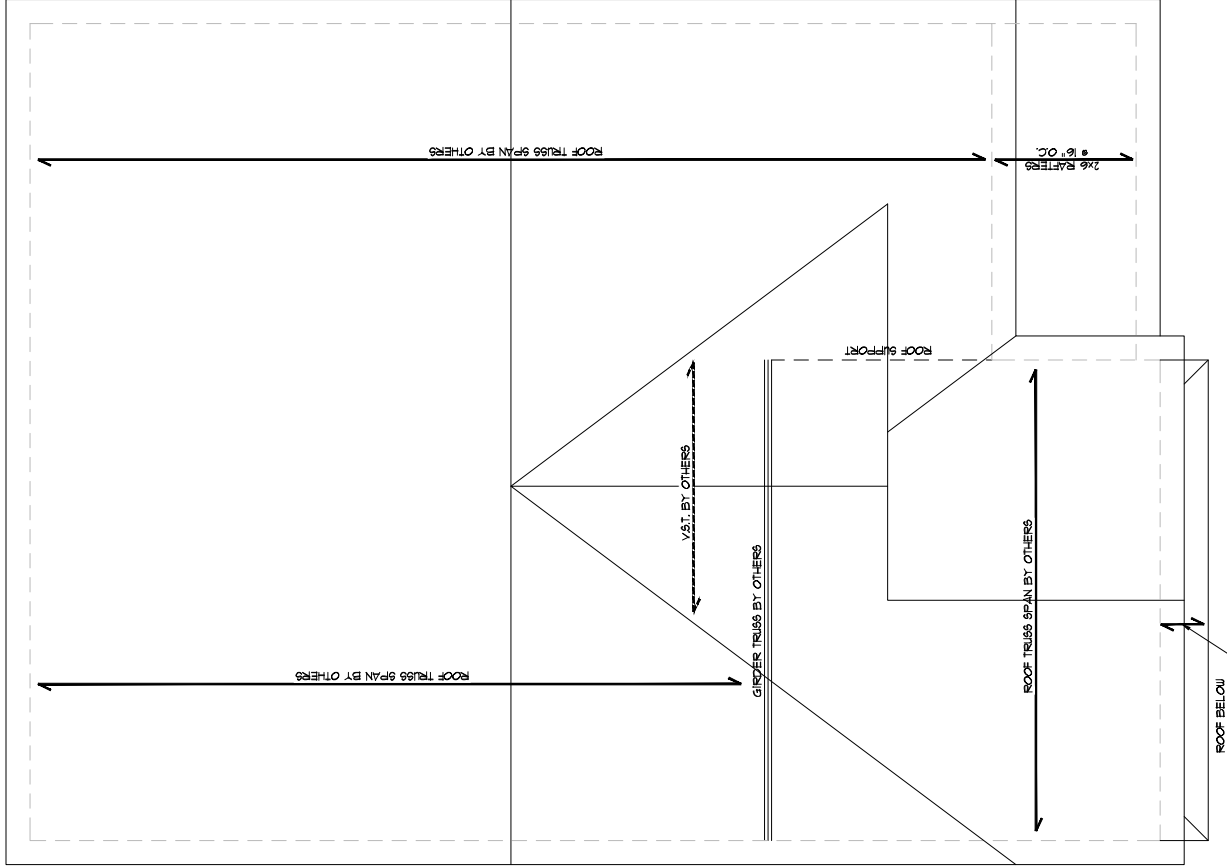
STRUCTURAL MEMBERS ONLY

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.

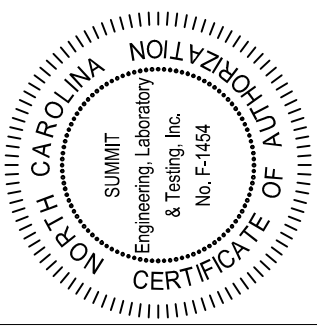
STRUCTURAL ANALYSIS BASED ON 2018 NCR.

ROOF FRAMING PLAN

SCALE: 1/8" = 1'



ELEVATIONS ADGJ & ASRI



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

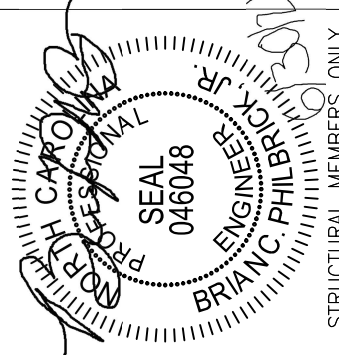
CURRENT DRAWING
DATE: 6/29/2021
SCALE: 1/8"=1'-0"
PROJECT #: 3832.202R
DRAWN BY: JV
CHECKED BY: BCP

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

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

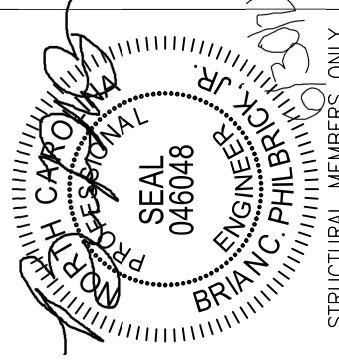
SHEET

S5.0

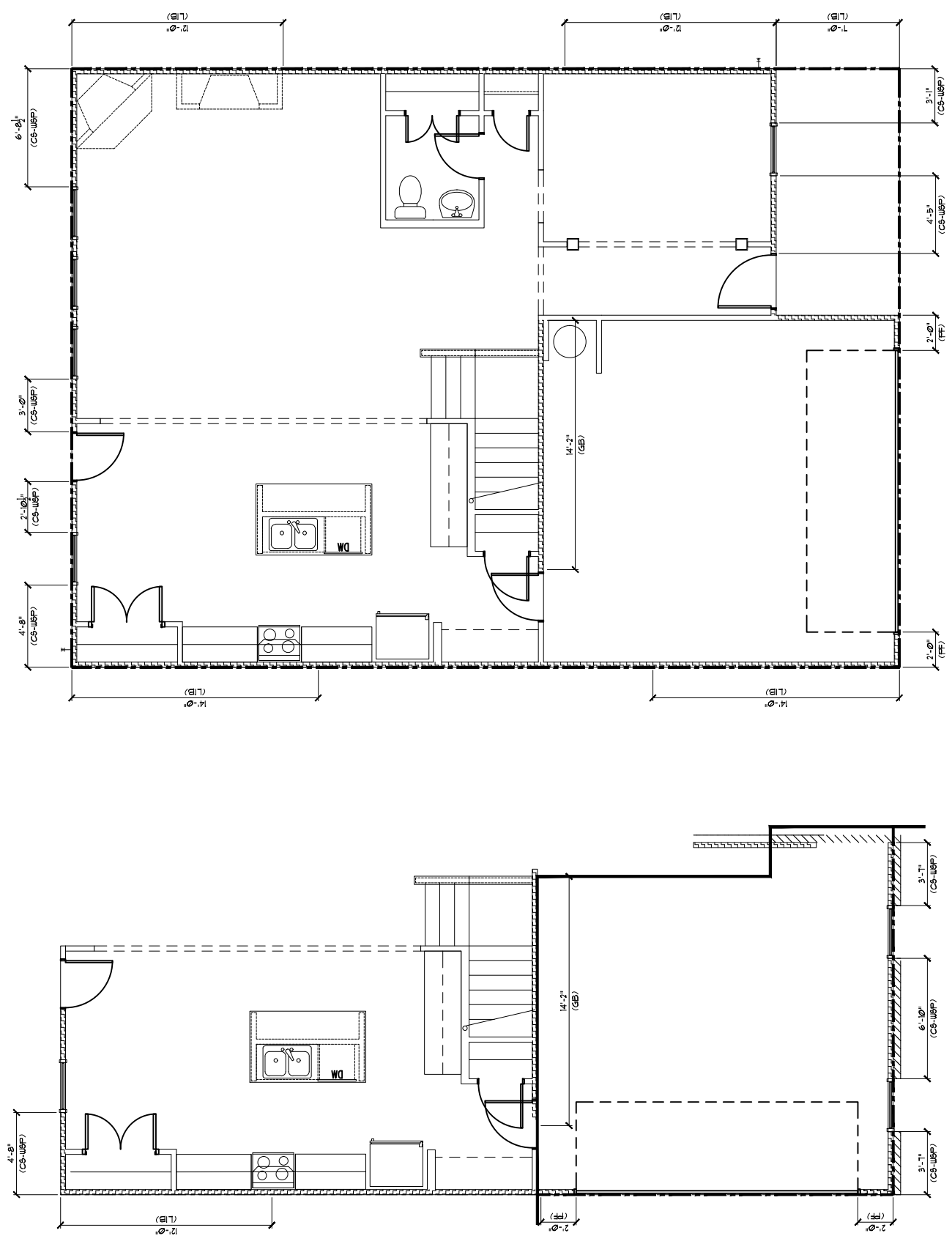
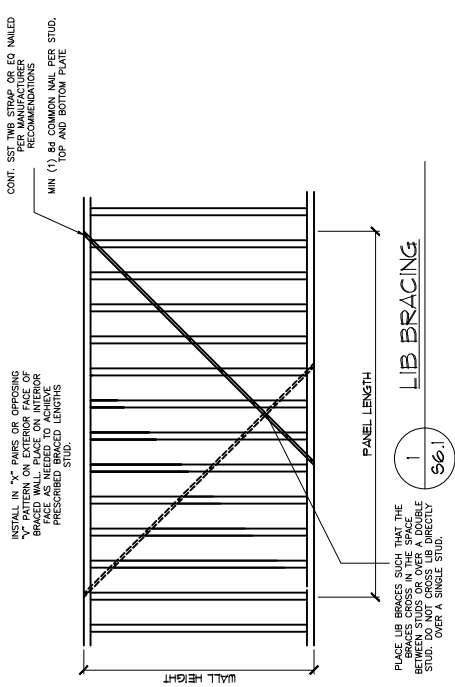


Cane Mill Lot 23

SEE SHEET S7.0 FOR NOTES AND MORE INFORMATION



STRUCTURAL MEMBERS ONLY



OPT. SIDE LOAD GARAGE

ALL ELEVATIONS
OPTION 2 BRACING

Cane Mill
Lot 23

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SOUHL/DOLAS. AS NOTED, COMPLETED REVISIONS ON S7.0. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING LABORATORY & TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT ENGINEERING LABORATORY & TESTING, P.C. DOES NOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

FIRST FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
REQUIRED	PROVIDED	
FRONT SIDE	14.8	20.6
RIGHT SIDE	11.0	9.5
REAR SIDE	14.8	17.2
LEFT SIDE	11.0	14.0

FIRST FLOOR BRACING - SIDE LOAD GARAGE (FT)		
CONTINUOUS SHEATHING METHOD		
REQUIRED	PROVIDED	
FRONT SIDE	14.8	21.5
RIGHT SIDE	11.0	47.0
REAR SIDE	14.8	17.2
LEFT SIDE	11.0	17.0

STRUCTURAL MEMBERS ONLY
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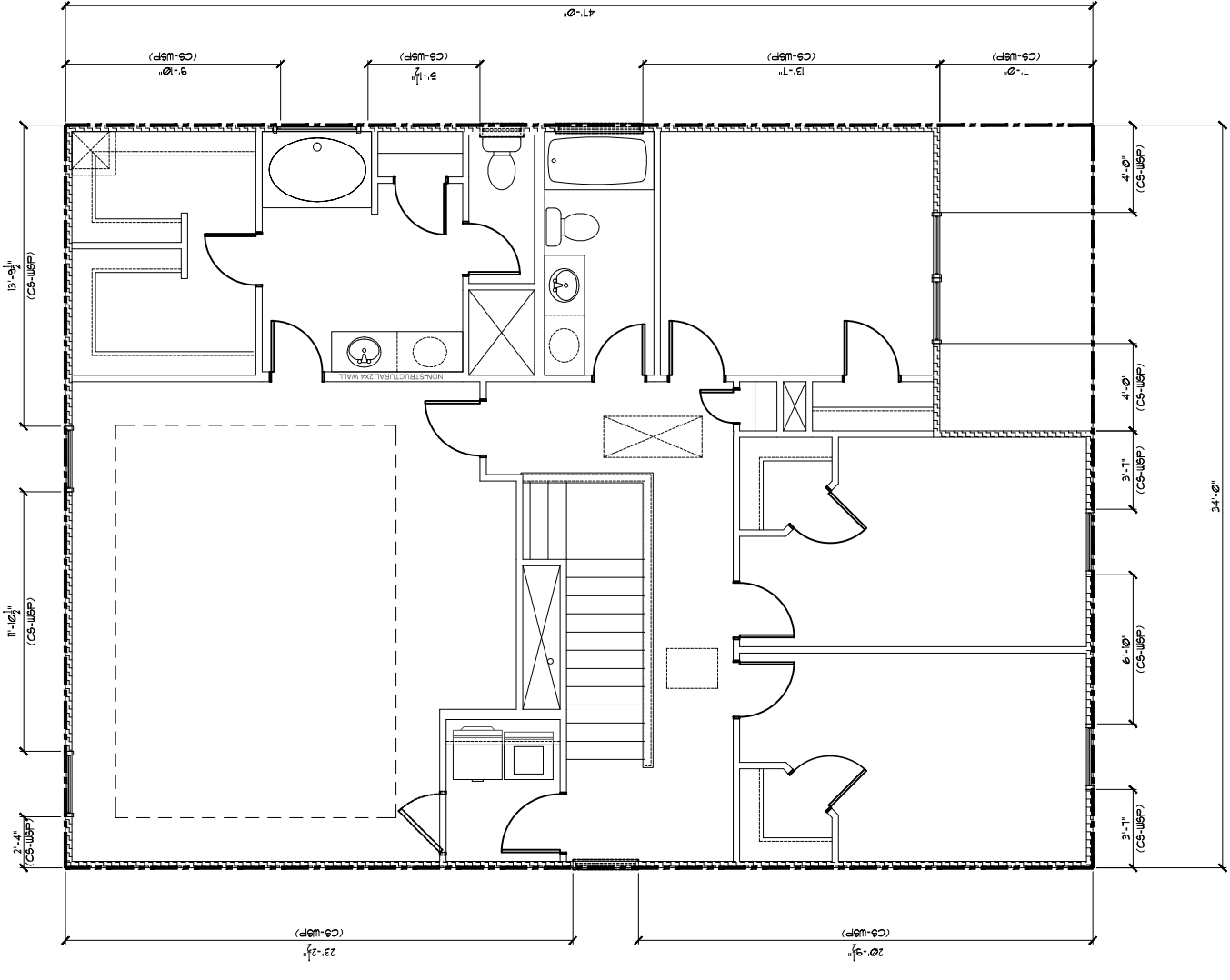
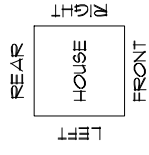
STRUCTURAL ANALYSIS BASED ON 2018 NCR. C.

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

REQUIRED BRACED WALL PANEL CONNECTIONS		
METHOD	MIN. THICKNESS	REQUIRED CONNECTION
CS-UBSP	3/8"	6d COMMON NAILS • 6" O.C.
GB	1/2"	5d COOLER NAILS** • 1" O.C.
USP	3/8"	6d COMMON NAILS • 6" O.C.
FF	7/16"	PER FIGURE R602.104 PER FIGURE R602.101

BRACED WALL NOTES:

- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10
- 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 R602.104.
- 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.
- LENGTH SHALL BE PER TABLE R602.101.
- THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYPSUM BOARD (UNO).
- SOE CONTINUOUS SHEATHING METHOD: EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" GYPSUM BOARD (UNO) ON BOTH SIDES OF WALLS BETWEEN BRACED WALL PANELS, ABOVE AND BELOW WALL OPENINGS, AND ON GABLE END WALLS.
- FLOORS SHALL NOT BE CANTILEVERED MORE THAN 24' BEYOND THE FOUNDATION OR BEARING WALL BELOW WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- A BRACED WALL PANEL SHALL BE LOCATED WITHIN 12 FEET OF EACH END OF A BRACED WALL LINE.
- THE MAXIMUM EDGE DISTANCE BETWEEN BRACED WALL PANELS SHALL NOT EXCEED 7 FEET.
- STAY WALLS SHALL BE FULL HEIGHT AND SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYPSUM BOARD (UNO).
- BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.104.
- CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.104.
- PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.104.
- ON SCHEMATIC, SHADED WALLS INDICATE BRACED WALL PANELS.
- ABBREVIATIONS:
 - CS - GYPSUM BOARD
 - CS-X - GYPSUM SHEATHED
 - USP - WOOD STRUCTURAL PANEL
 - GB - GYPSUM BOARD
 - FF - PORTAL FRAME



SECOND FLOOR BRACING (FT)	
CONTINUOUS SHEATHING METHOD	
REQUIRED	PROVIDED
FRONT SIDE	72.0
RIGHT SIDE	39.5
REAR SIDE	28.0
LEFT SIDE	44.0

INSTALL HOLD-DOWNS PER SECTION R602.104 AND FIGURE R602.103(4) OF THE 2018 NCR.

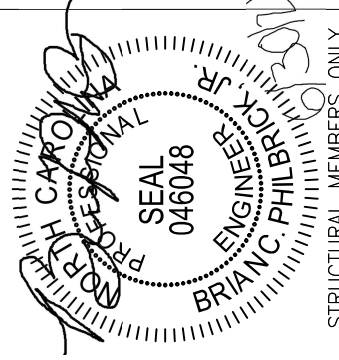
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 STRUCTURAL ANALYSIS BASED ON 2018 NCR.

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

OPTION 1 BRACING

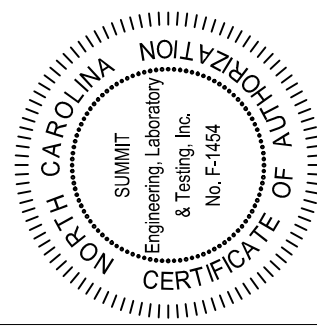
ALL ELEVATIONS

Cane Mill
Lot 23



STRUCTURAL MEMBERS ONLY

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

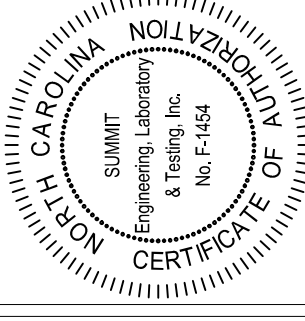
CURRENT DRAWING
 DATE: 6/29/2021
 SCALE: 1/8"=1'-0"
 PROJECT #: 3832.202R
 DRAWN BY: JV
 CHECKED BY: BCP

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

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
S8.0

SEE SHEET S80 FOR NOTES
AND MORE INFORMATION



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

CURRENT DRAWING

DATE: 6/29/2021

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

PROJECT #: 3832.202R

DRAWN BY: JV

CHECKED BY: BCP

ORIGINAL DRAWING

DATE: 12/11/15

PROJECT#: 3832.09

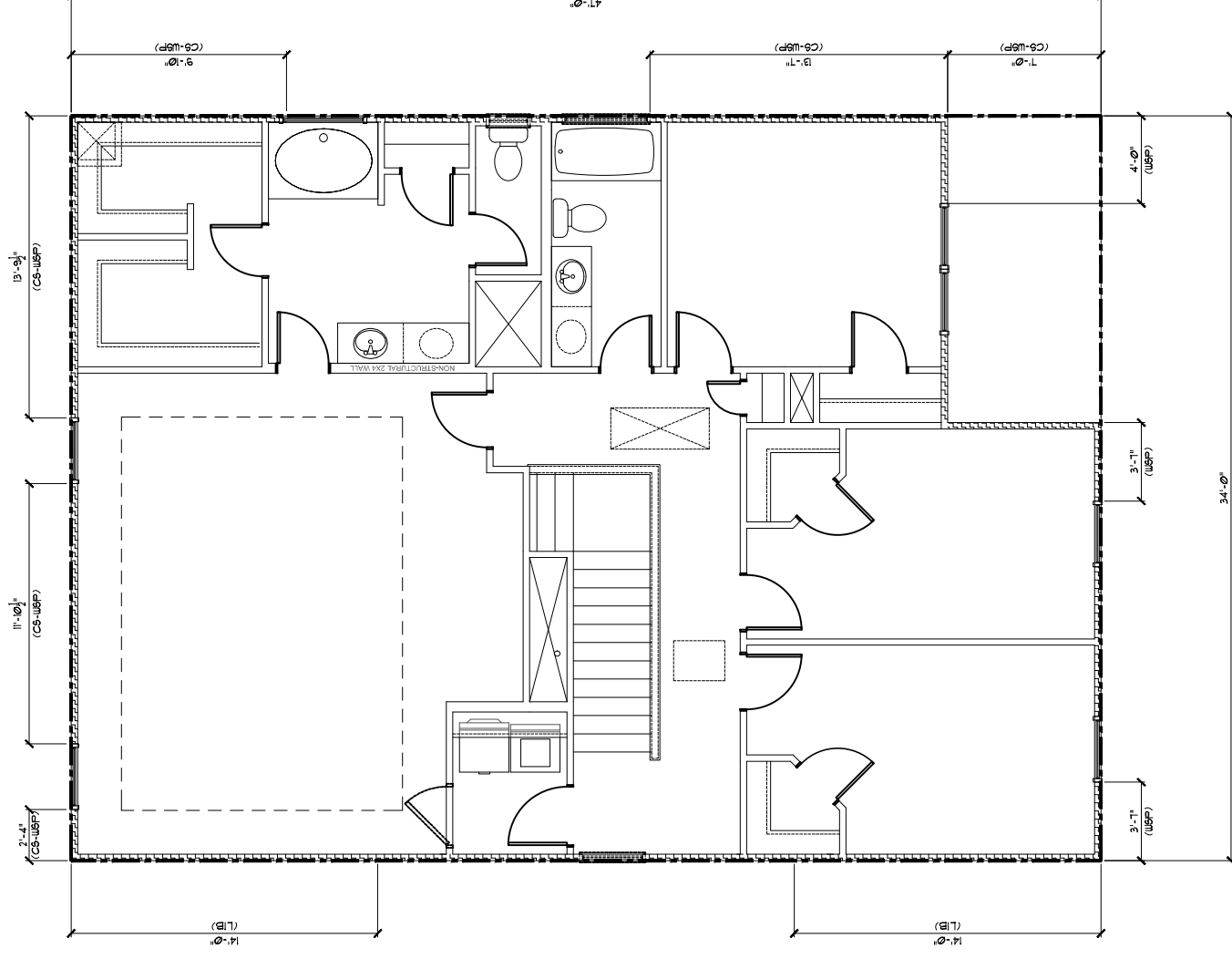
REFER TO COVER SHEET FOR A
COMPLETE LIST OF REVISIONS

SHEET

S8.1

STRUCTURAL MEMBERS ONLY

Cane Mill
Lot 23



ALL ELEVATIONS
OPTION 2 BRACING

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

SECOND FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
	REQUIRED	PROVIDED
FRONT SIDE	6.5	72.0
RIGHT SIDE	5.1	39.5
REAR SIDE	6.5	28.0
LEFT SIDE	5.1	14.0

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SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS.
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TO DO SO WILL VOID SUMMIT LIABILITY.

STRUCTURAL ANALYSIS BASED ON 2018 NCR. C.

SECOND FLOOR BRACING PLAN

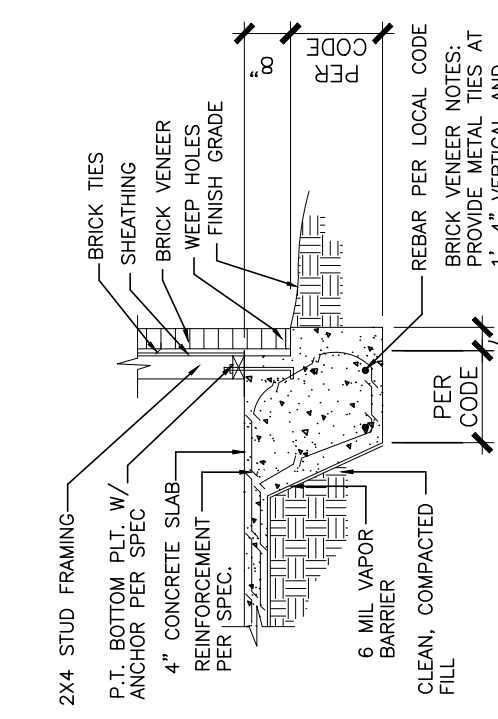
SCALE: 1/8"=1'

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

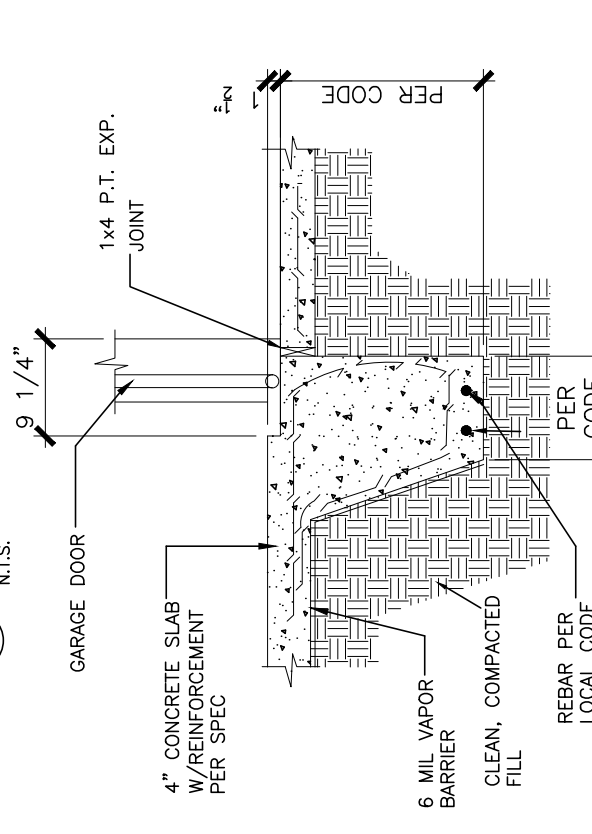
SMITH DOUGLAS HOMES
 110 VILLAGE TRAIL
 SUITE 115
 WOODBRIDGE, VA 20188
 www.smithdouglashomes.com

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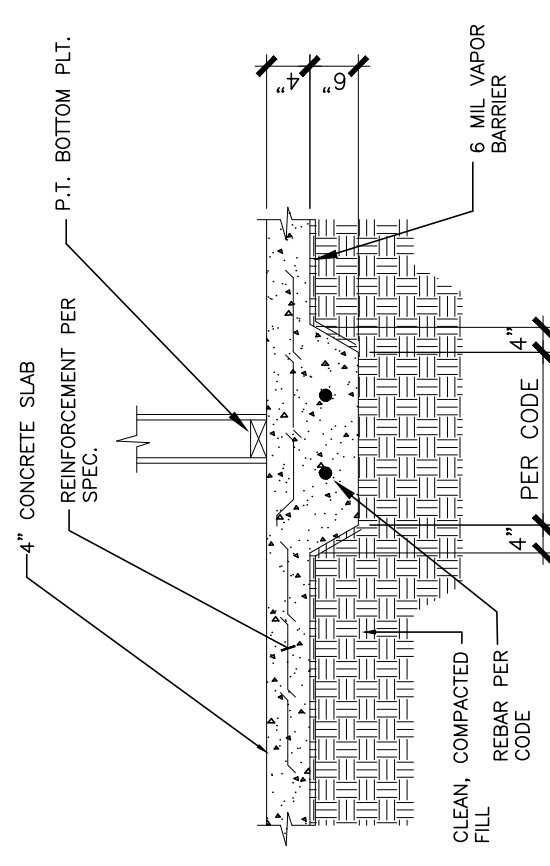
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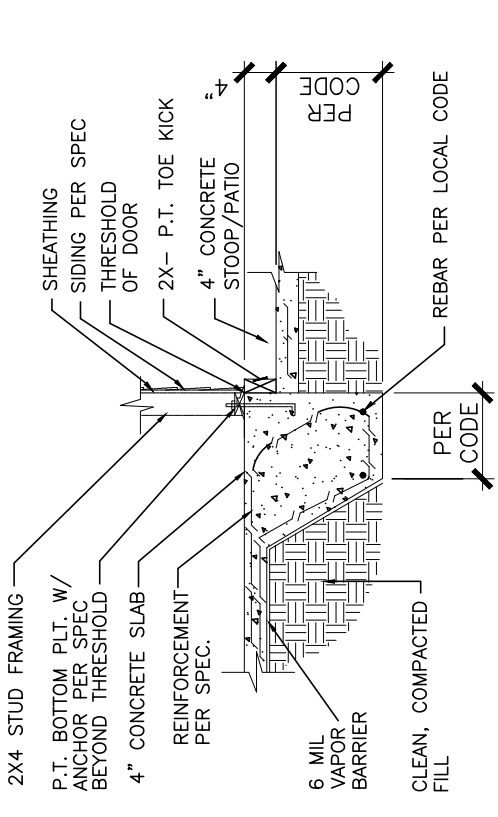
3 SECTION W/ BRICK LEDGE
 D1 N.T.S.



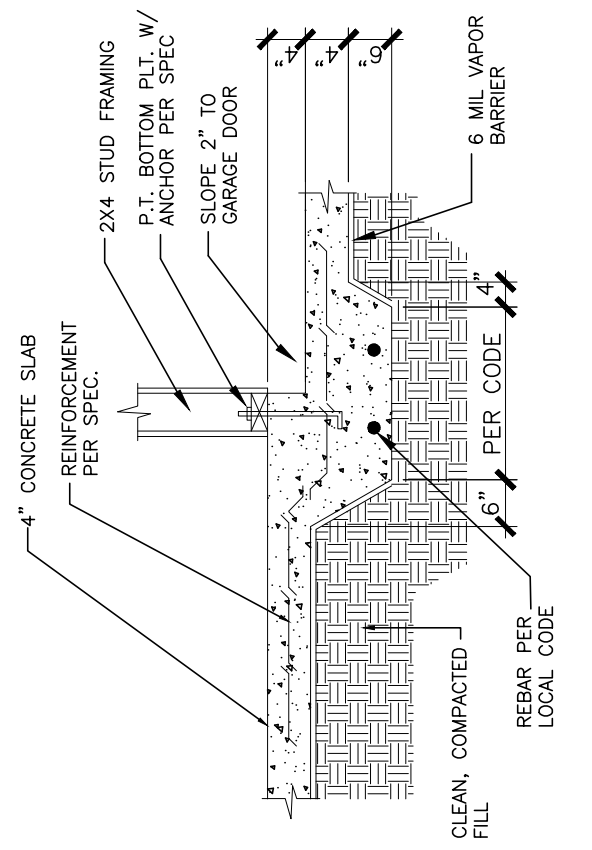
6 TYPICAL GARAGE DOOR DETAIL
 D1 N.T.S.



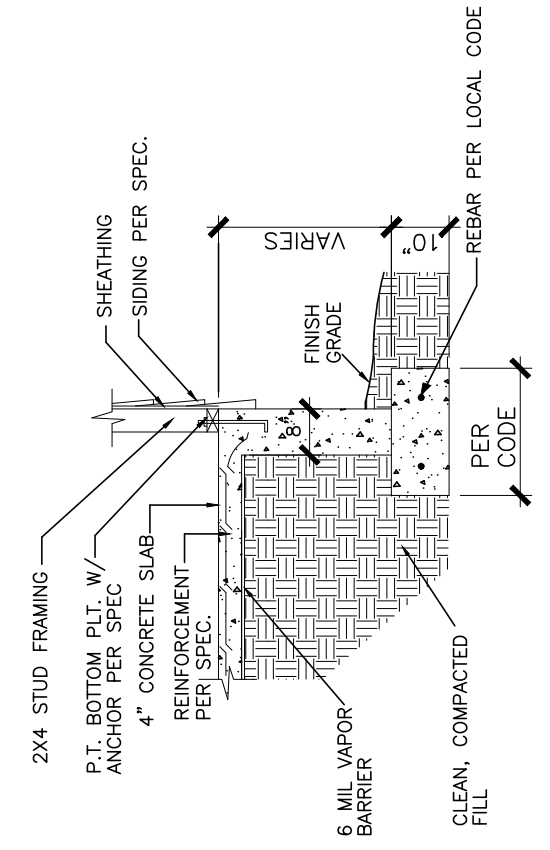
9 SECTION @ GRADE BEAM
 D1 N.T.S.



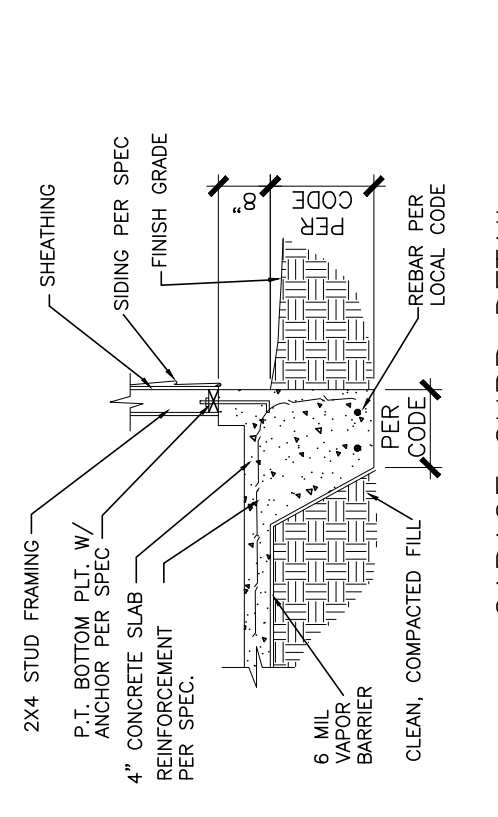
2 SECTION @ PORCH/PATIO
 D1 N.T.S.



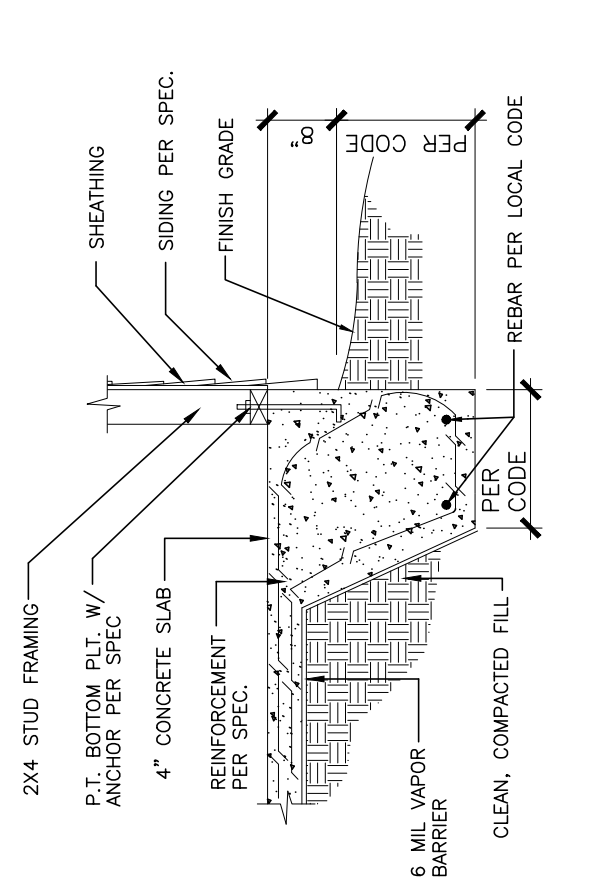
5 SECTION @ GARAGE
 D1 N.T.S.



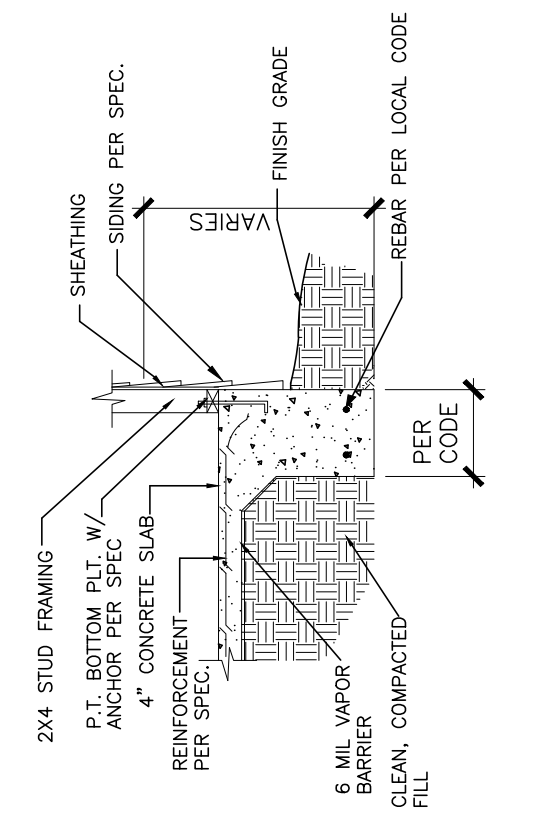
8 TYPICAL STEM WALL DETAIL
 D1 N.T.S.



1 GARAGE CURB DETAIL
 D1 N.T.S.



4 TYPICAL SLAB DETAIL
 D1 N.T.S.



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

GENERAL STRUCTURAL NOTES:

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

FOUNDATIONS:

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

CONCRETE:

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

CONCRETE REINFORCEMENT:

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

WOOD FRAMING:

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

WOOD TRUSSES:

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

WOOD STRUCTURAL PANELS:

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

STRUCTURAL FIBERBOARD PANELS:

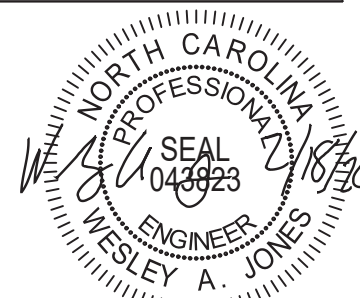
- Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards.
- Fiberboard wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan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

EXTERIOR WOOD FRAMED DECKS:

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

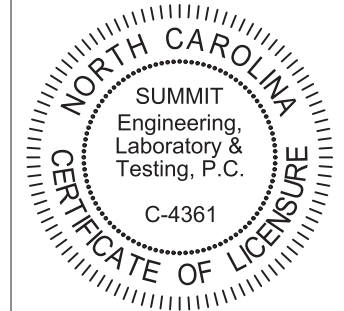
STRUCTURAL STEEL:

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



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SUITE 171, RALEIGH, NC 27603
OFFICE: 919.380.9991
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PROJECT
Standard Details
Notes and Specifications
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

CURRENT DRAWING

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

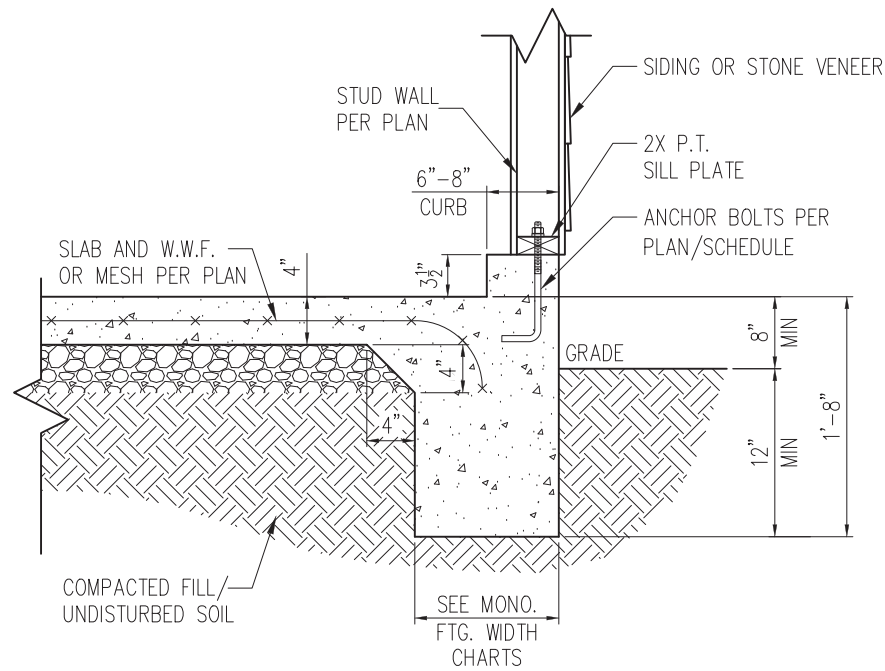
ORIGINAL DRAWING

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

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

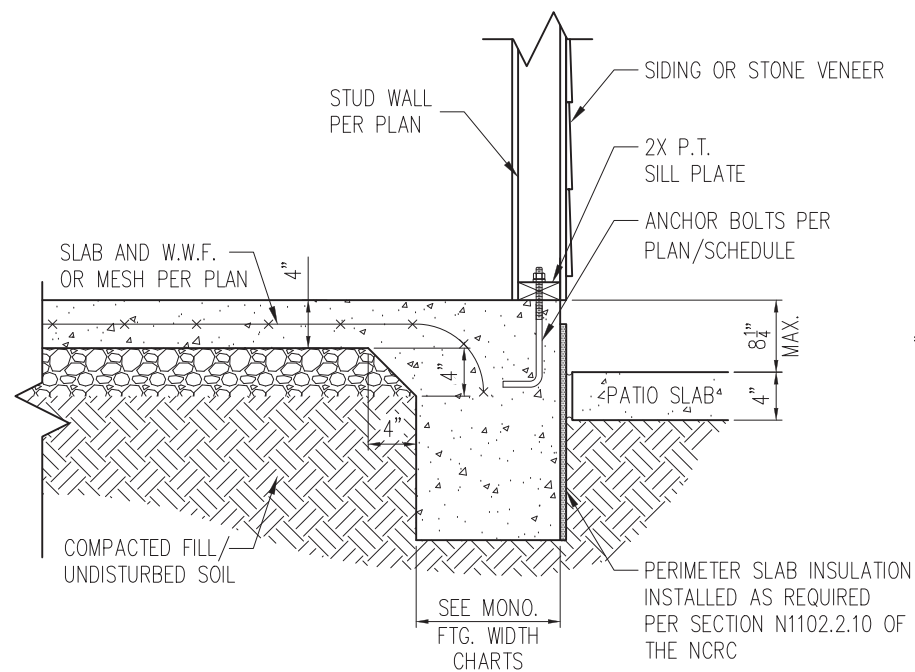
SHEET

CS2



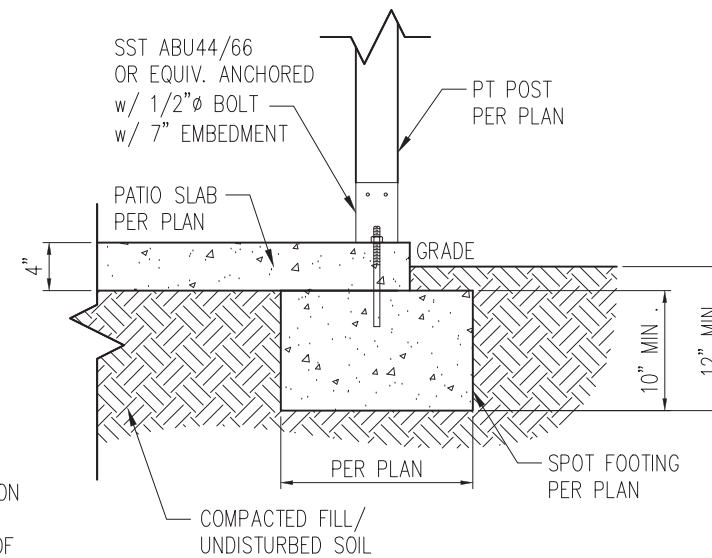
STANDARD - SIDING/STONE

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

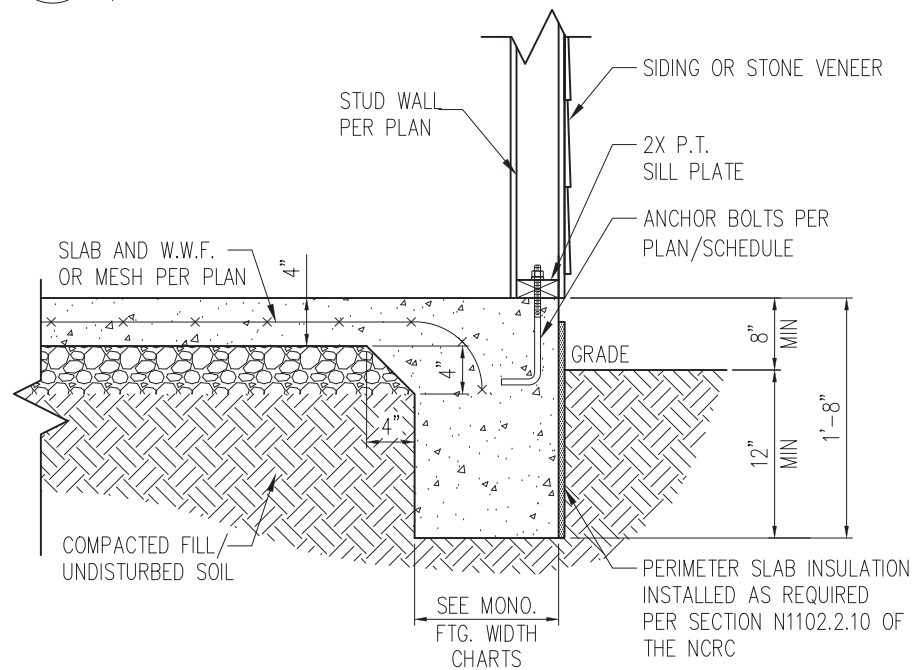


STANDARD - SIDING/STONE

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

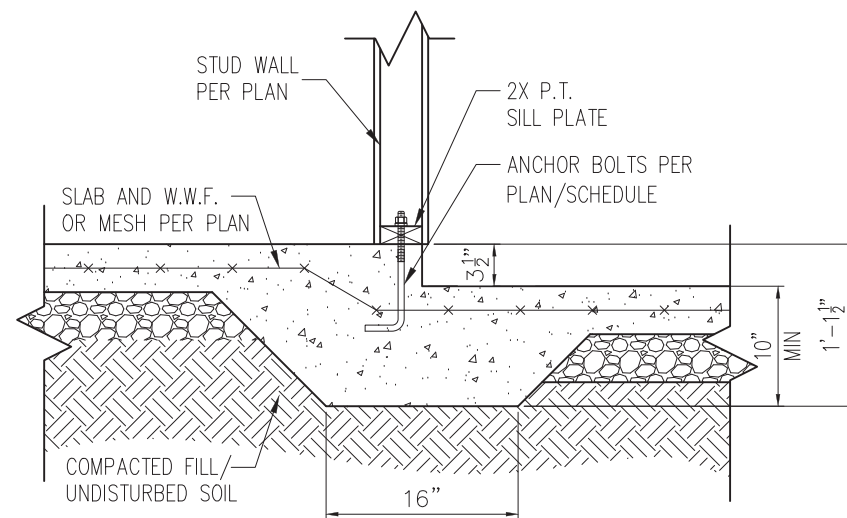


2A COVERED PATIO DETAIL
D1m 3/4" = 1'-0"



STANDARD - SIDING/STONE

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



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

WALL ANCHOR SCHEDULE

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

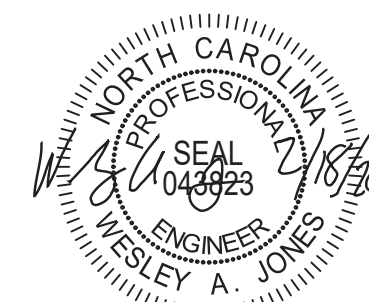
NOTE: INSTALL ALL ANCHORS 12" MAX. FROM ALL BOTTOM PLATE ENDS AND JOINTS.

MONOLITHIC FOOTING WIDTH

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

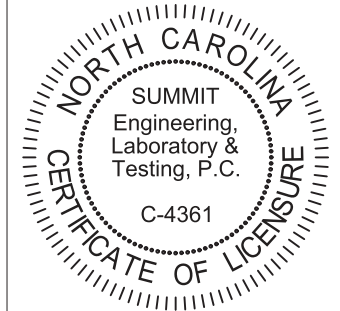
*5" BRICK LEDGE HAS BEEN ADDED TO THE MONOLITHIC FOOTING WIDTH FOR BRICK SUPPORT

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



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

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

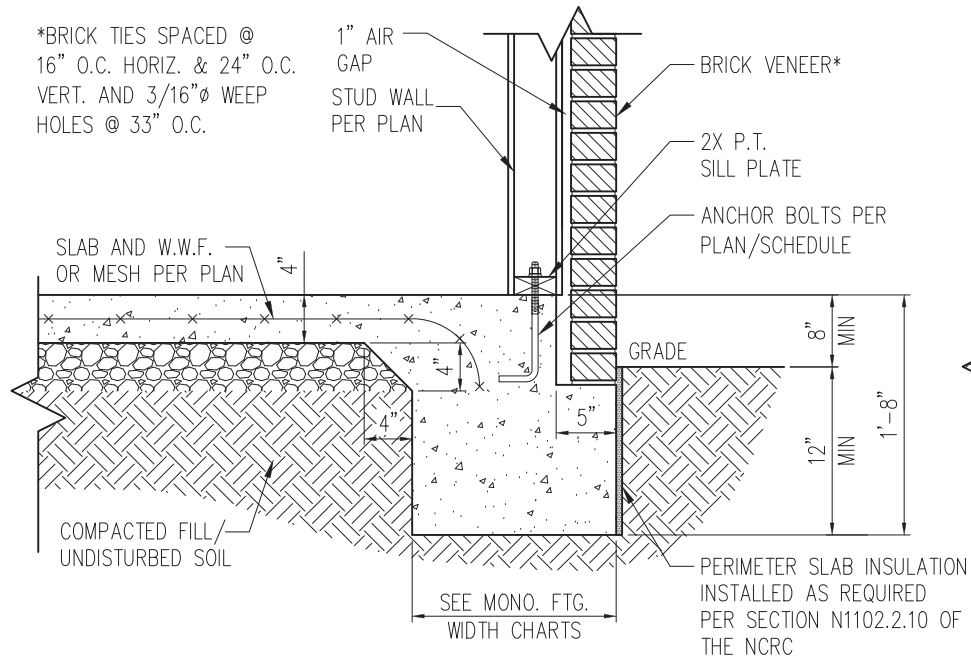
ORIGINAL DRAWING
NO. DATE PROJECT #
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

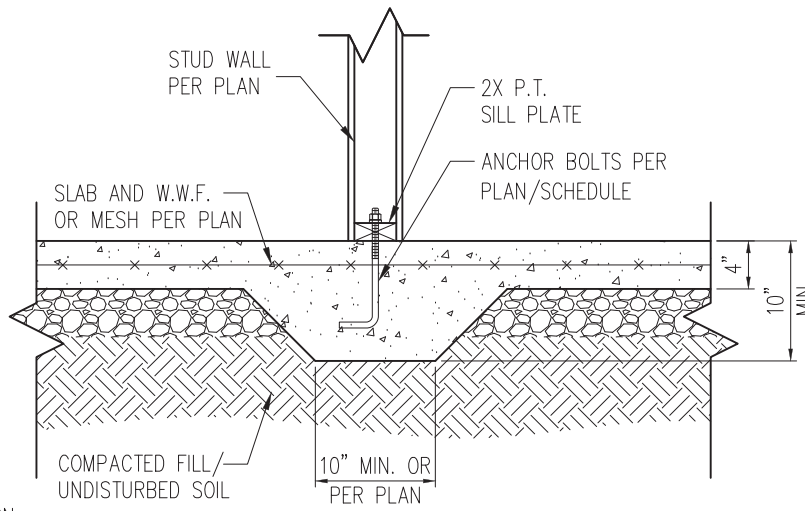
D1m

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



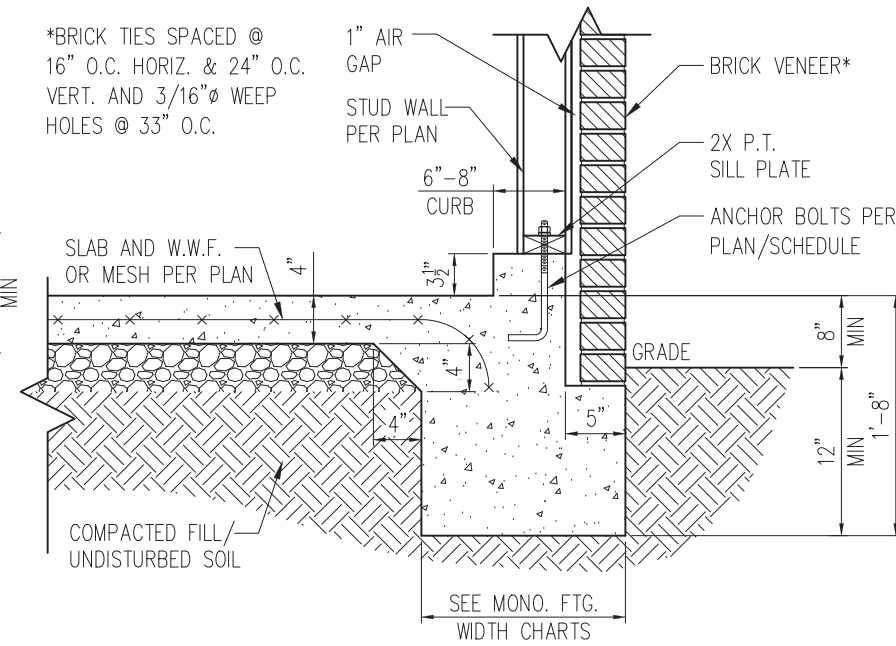
STANDARD - BRICK

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



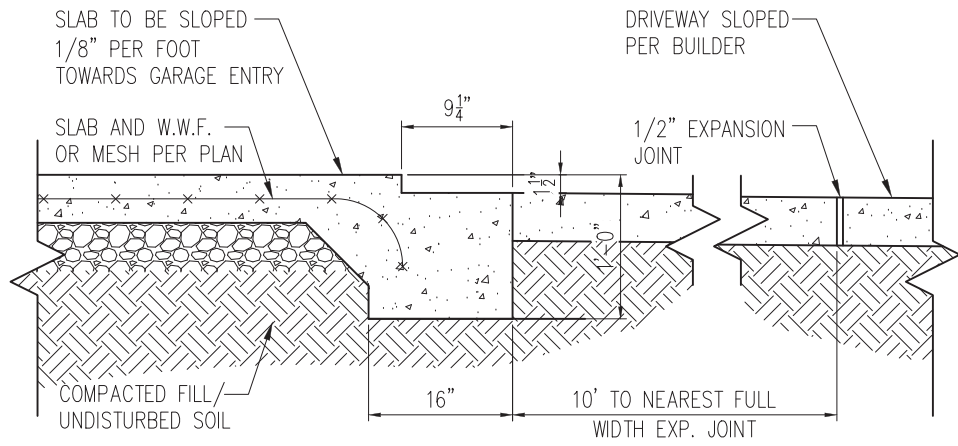
3 TYP. THICKENED SLAB DETAIL
D2m 3/4" = 1'-0"

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

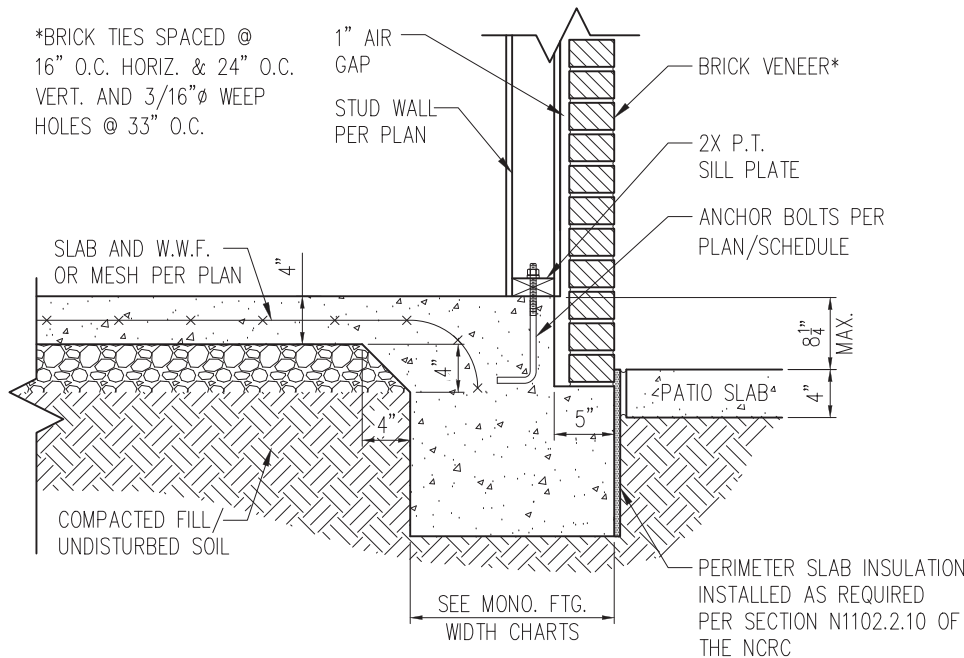


STANDARD - BRICK

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



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



STANDARD - BRICK

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

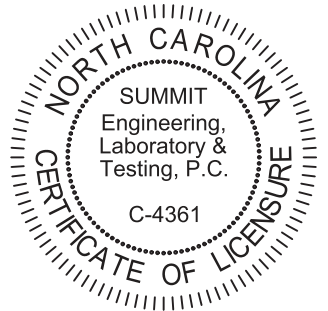
NOTES:

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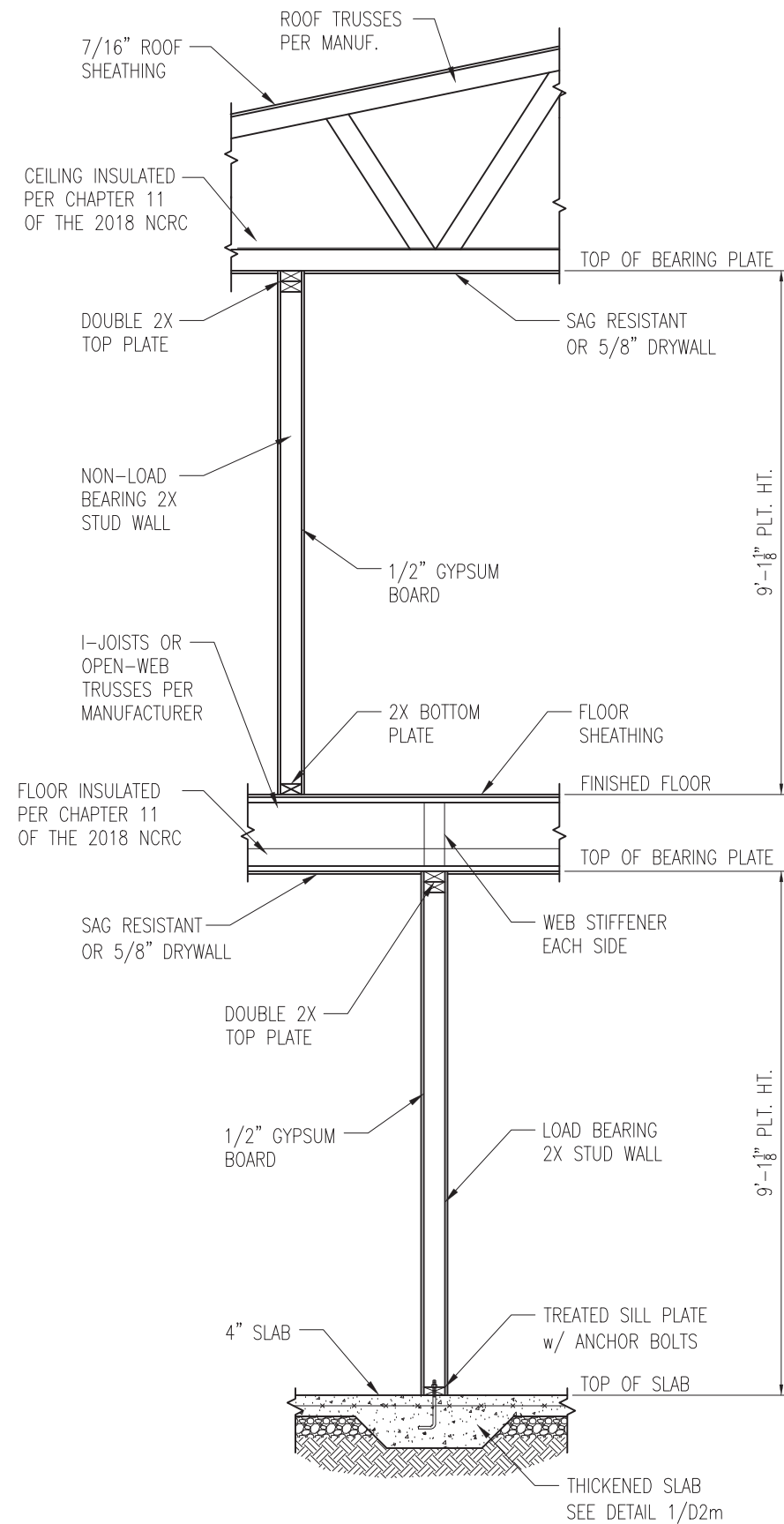
PROJECT
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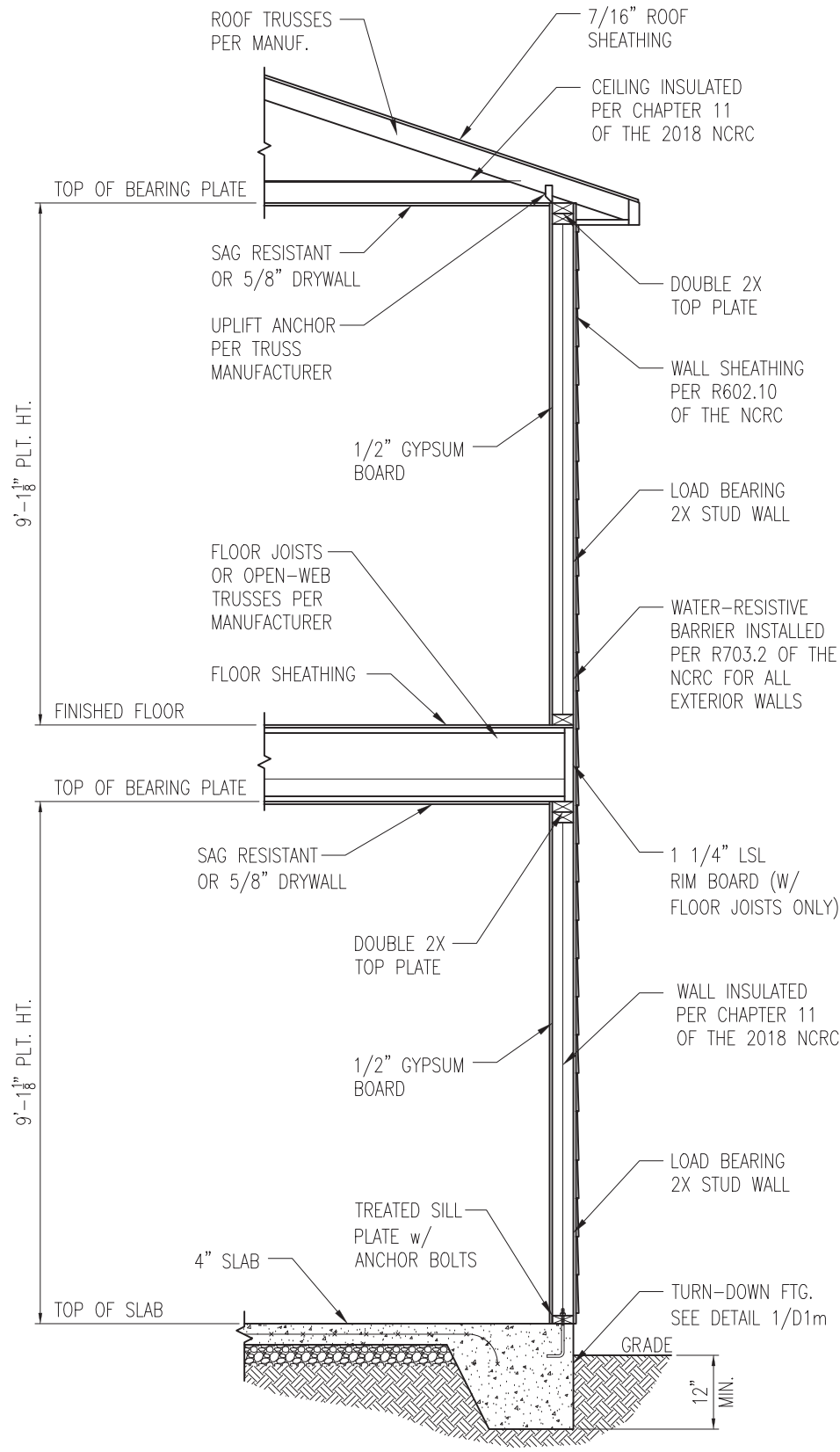
ORIGINAL DRAWING
NO. DATE PROJECT #
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D2m



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



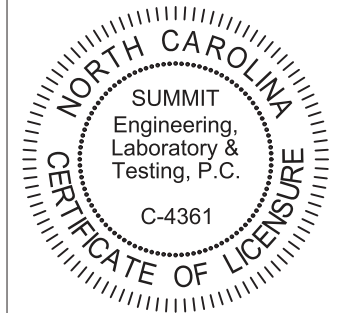
2 TYP. EXTERIOR LOAD BEARING WALL SECTION
 D3m 3/4" = 1'-0"
 -SIMILAR w/ BRICK AND STONE
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.
 -MIN. 3/16" Ø WEEP HOLES @ 33" O.C.

- NOTES:
1. REFER TO GENERAL NOTES & SPECIFICATIONS ON SHEET CS2 FOR ADDITIONAL INFORMATION.
 2. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
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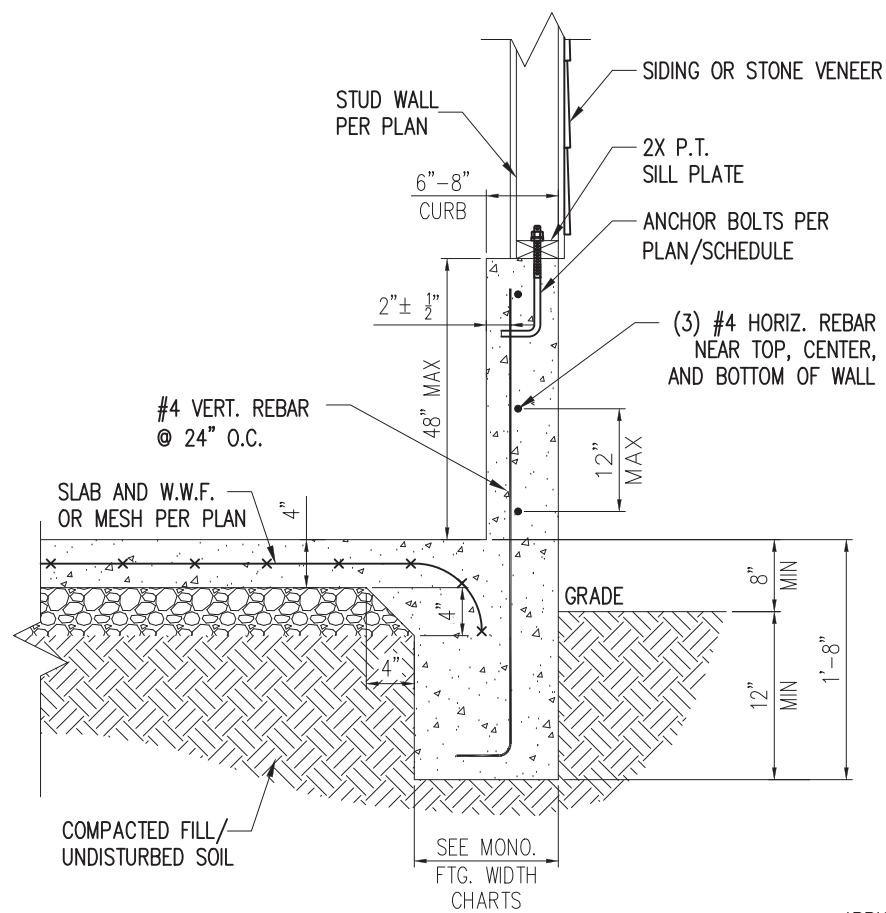
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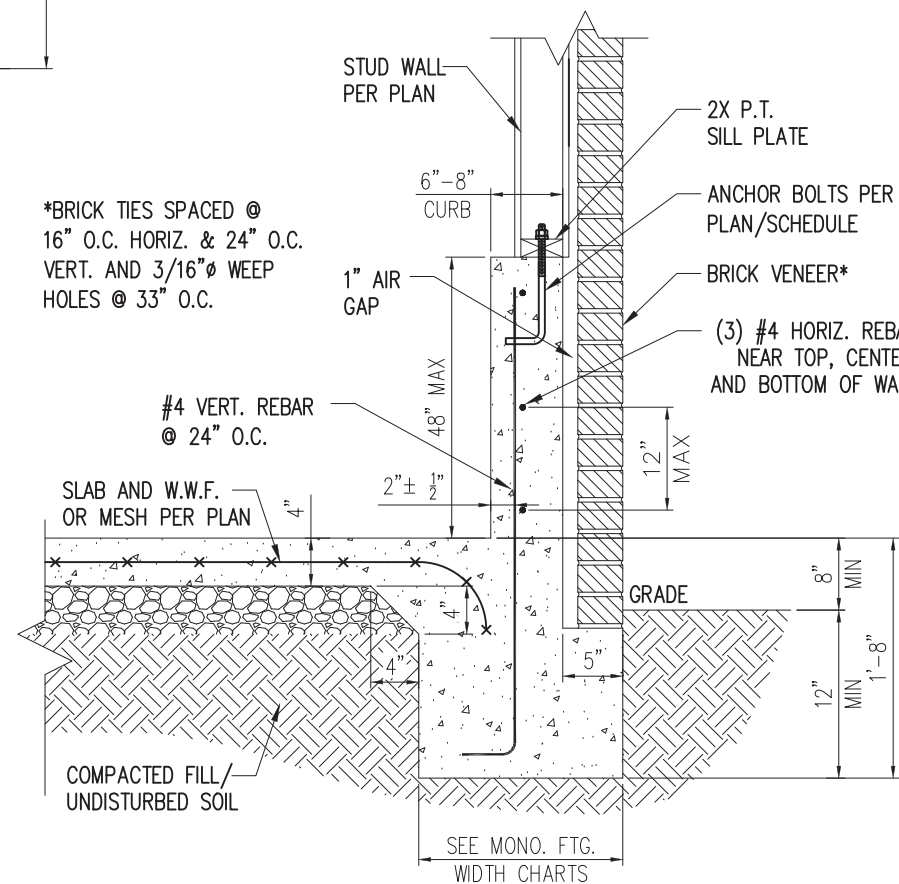
SHEET
D3m



STANDARD - SIDING/STONE

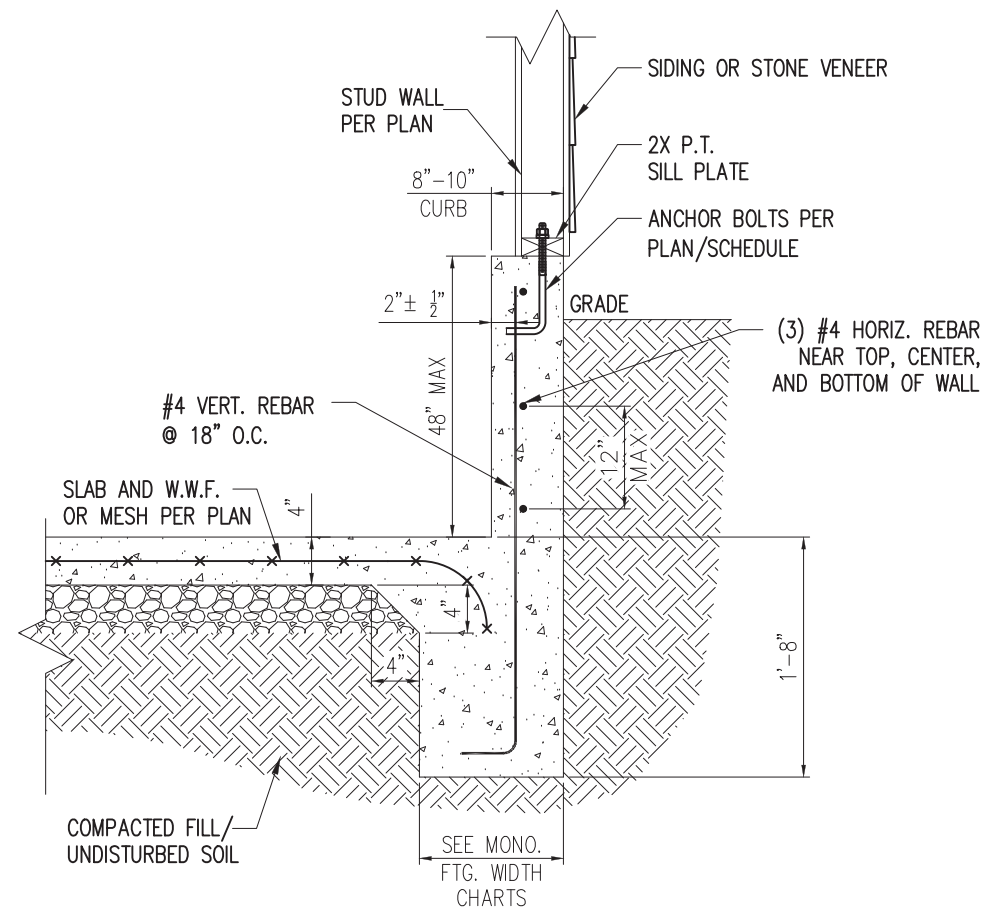
1 EXTENDED GARAGE CURB DETAIL
D4m NTS

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



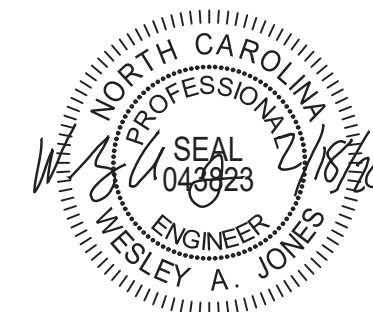
STANDARD - BRICK

3 EXTENDED GARAGE CURB DETAIL
W/ BRICK VENEER
D4m NTS



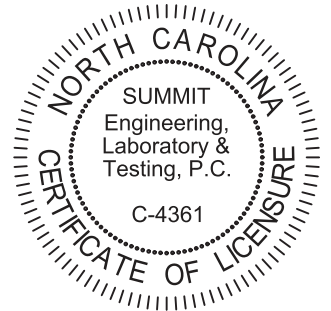
STANDARD - SIDING/STONE

2 EXTENDED GARAGE CURB DETAIL
W/ UNBALANCED FILL
D4m NTS



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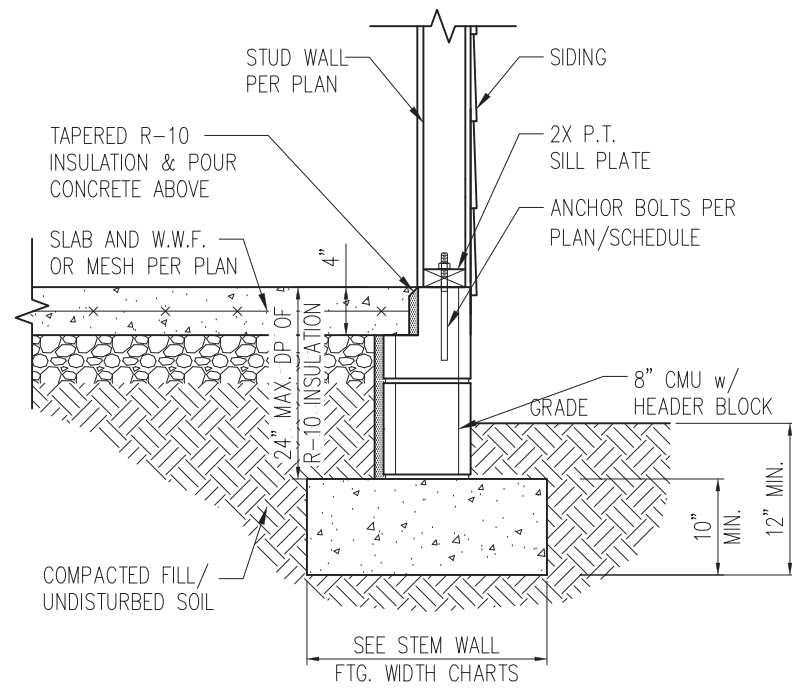
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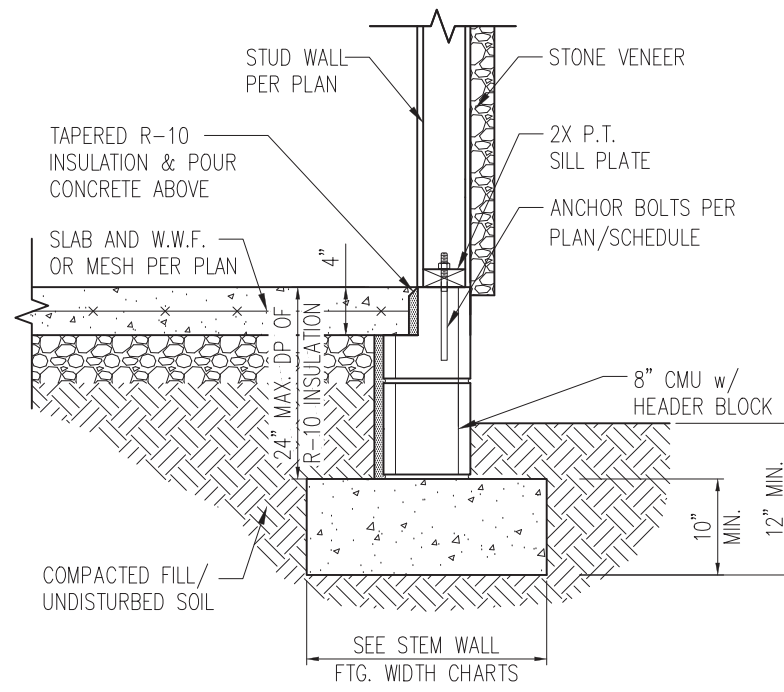
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NO. DATE PROJECT #
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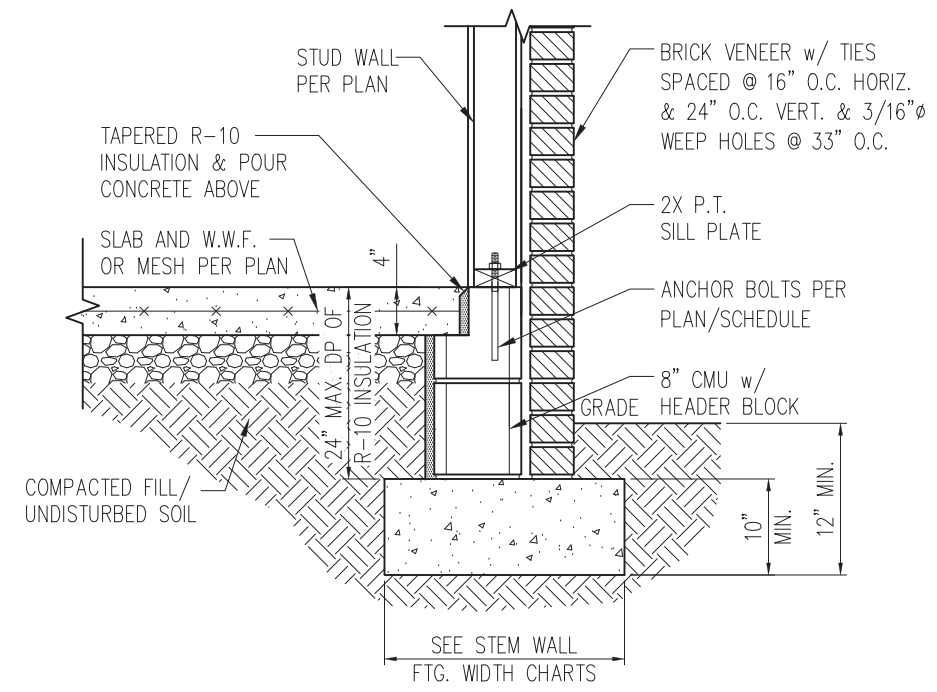
SHEET
D4m



STANDARD - SIDING

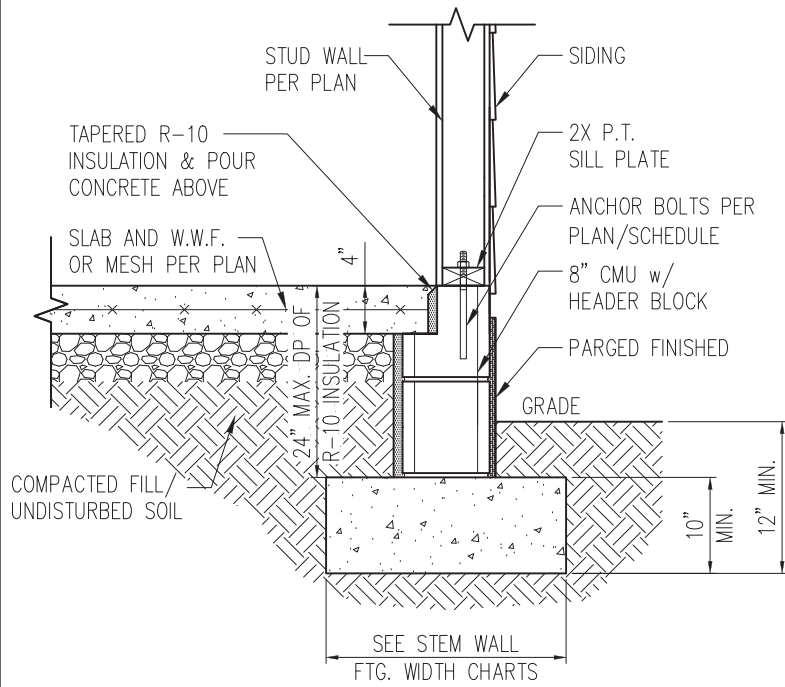


STANDARD - STONE

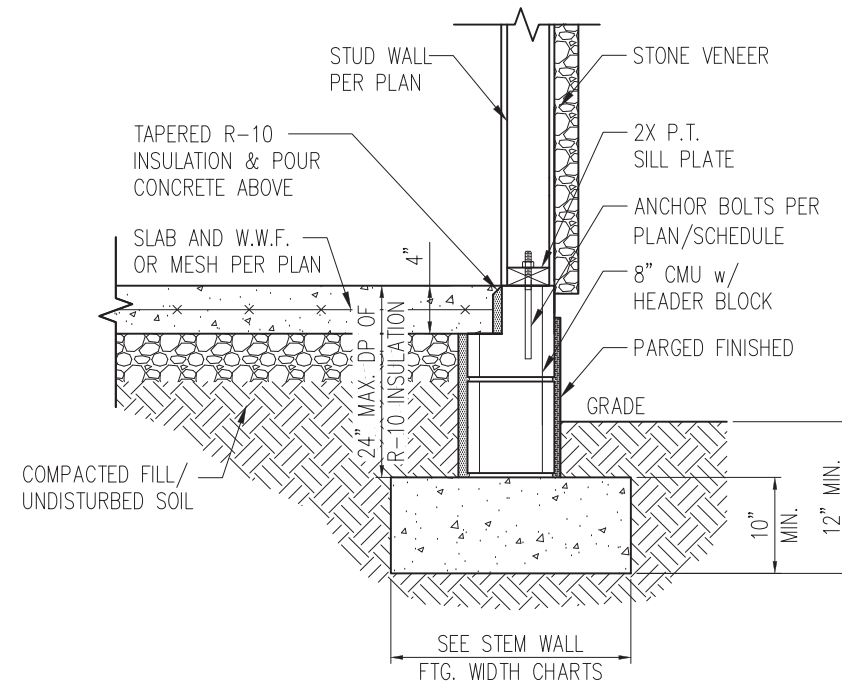


STANDARD - BRICK

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



STANDARD - SIDING



STANDARD - STONE

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

STEM WALL FOOTING WIDTH

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

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

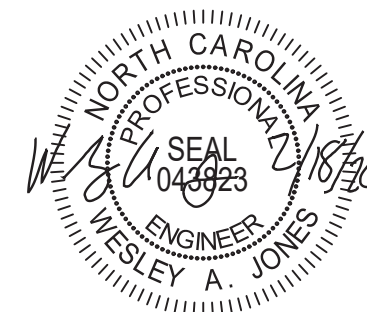
WALL ANCHOR SCHEDULE

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

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

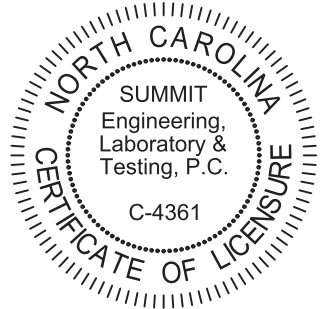
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CURRENT DRAWING

DATE: 2/18/20

SCALE: NTS

PROJECT #: 3832

DRAWN BY: LBV

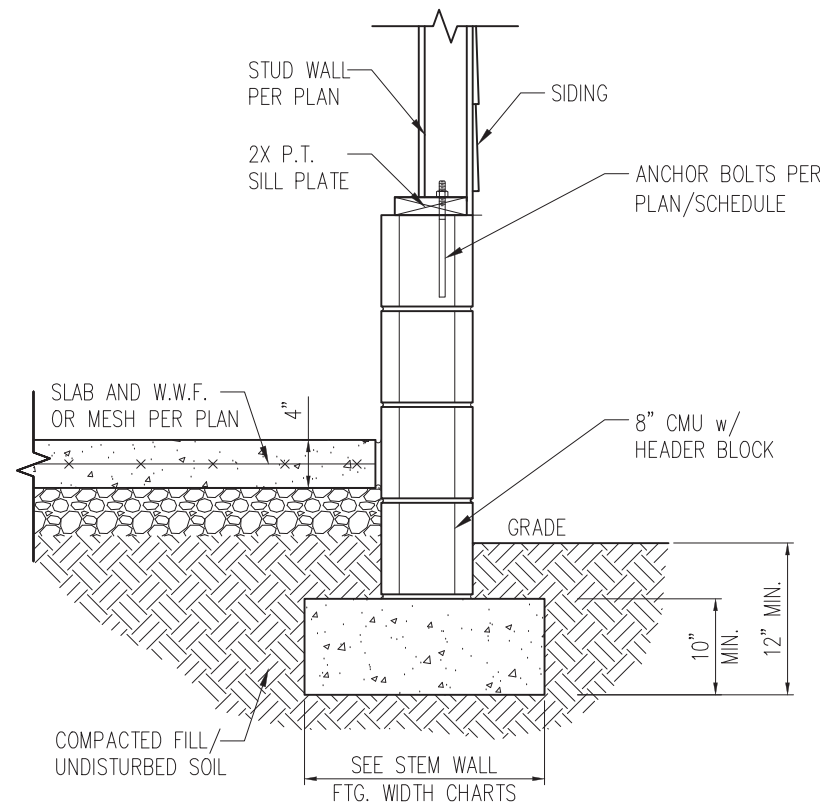
CHECKED BY: WAJ

ORIGINAL DRAWING

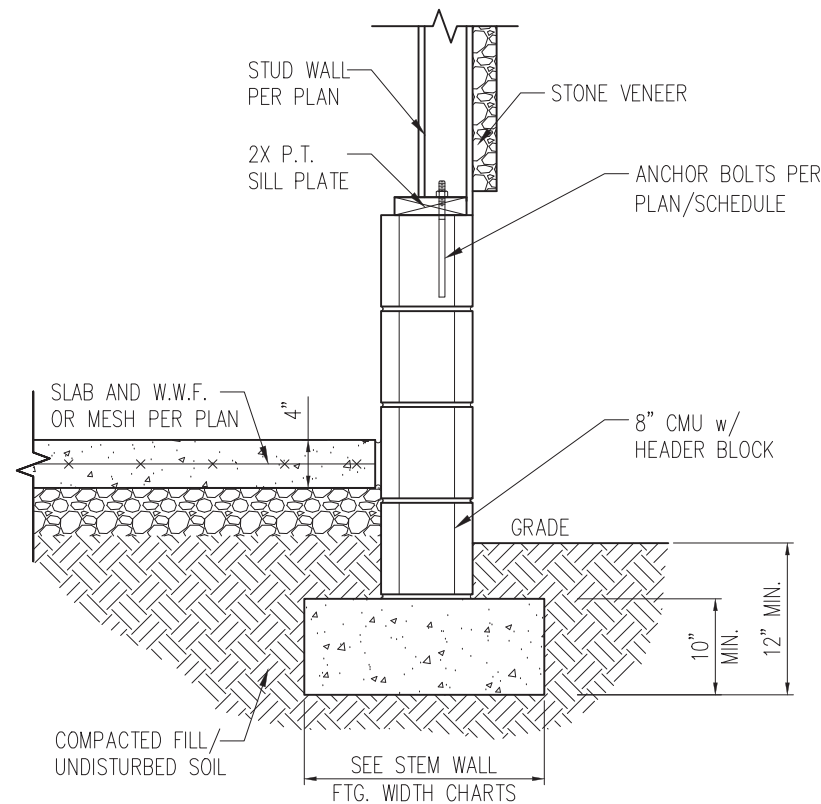
NO.	DATE	PROJECT #
0	1/7/16	3832

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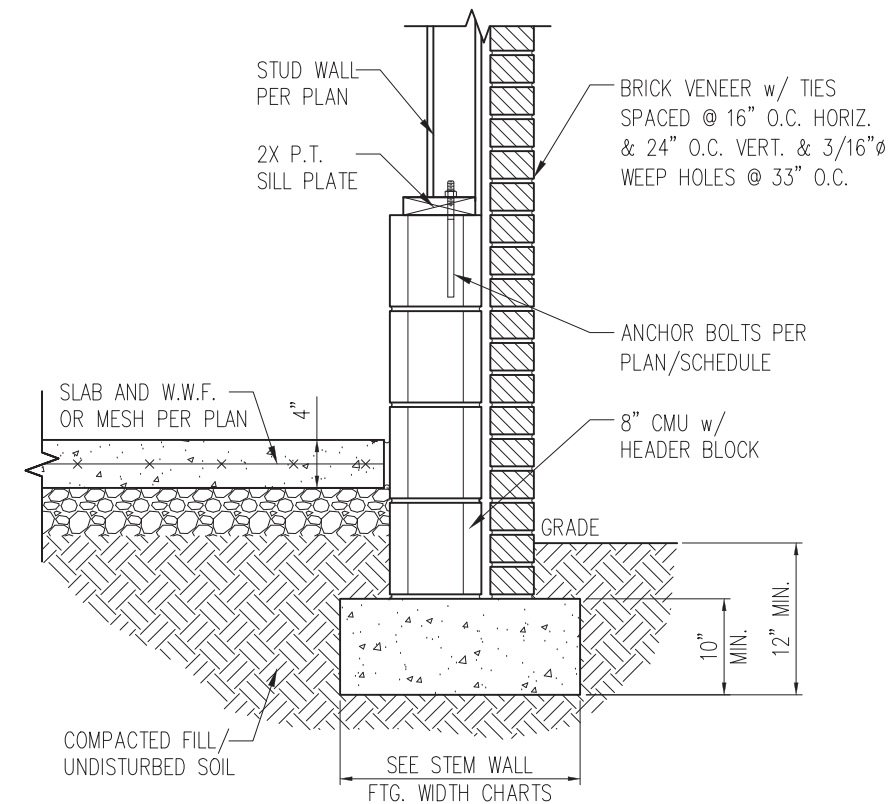
SHEET
D1s



STANDARD - SIDING

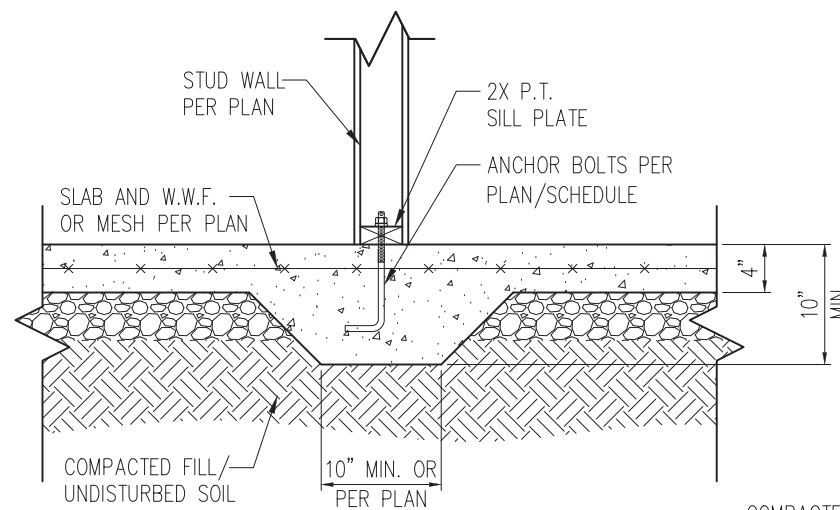


STANDARD - STONE

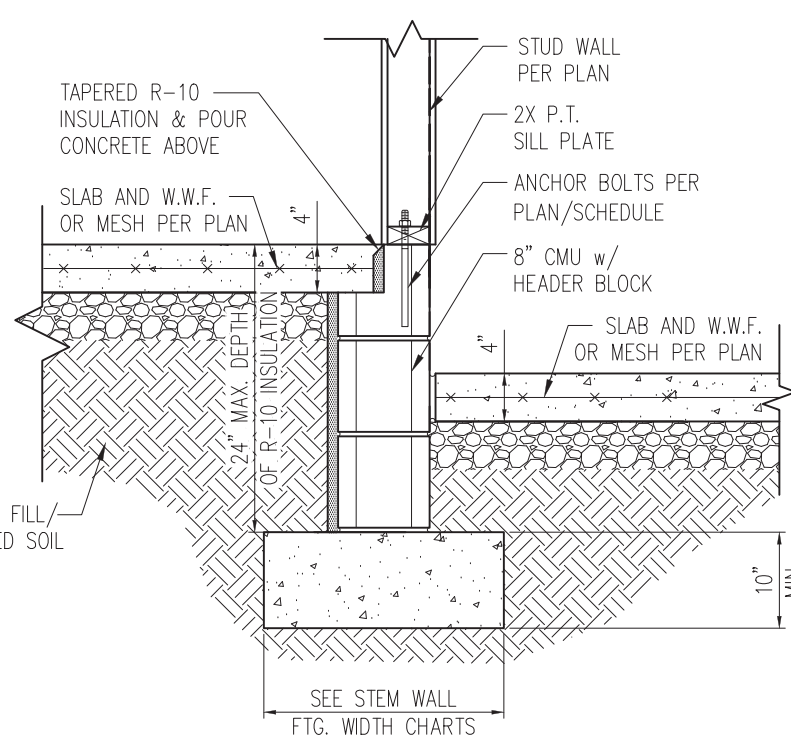


STANDARD - BRICK

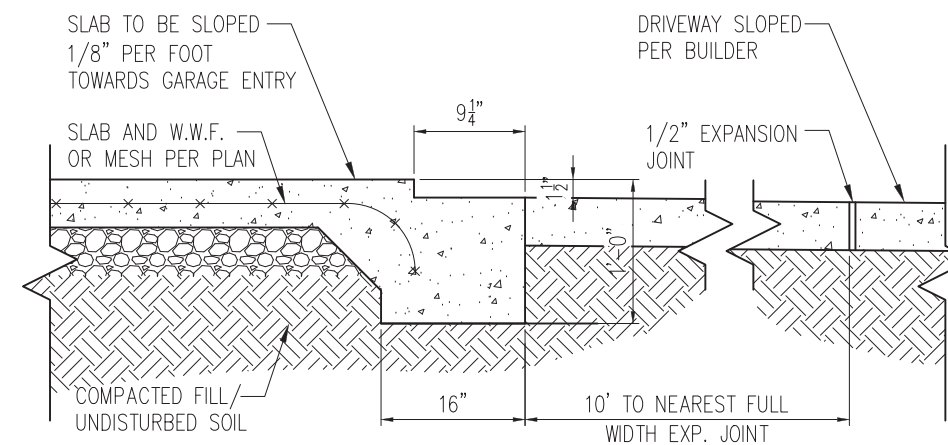
1 TYP. GARAGE CURB DETAIL
D2s 3/4" = 1'-0"



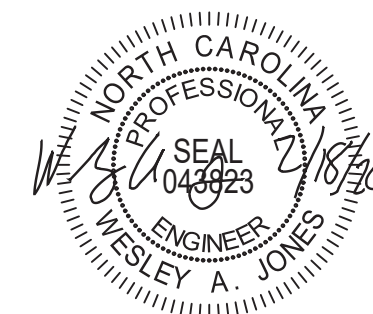
2 TYP. THICKENED SLAB DETAIL
D2s 3/4" = 1'-0"



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

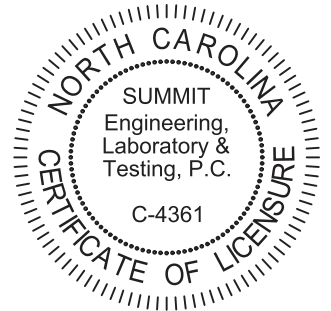


4 SLAB AT GARAGE DOOR
D2s 3/4" = 1'-0"



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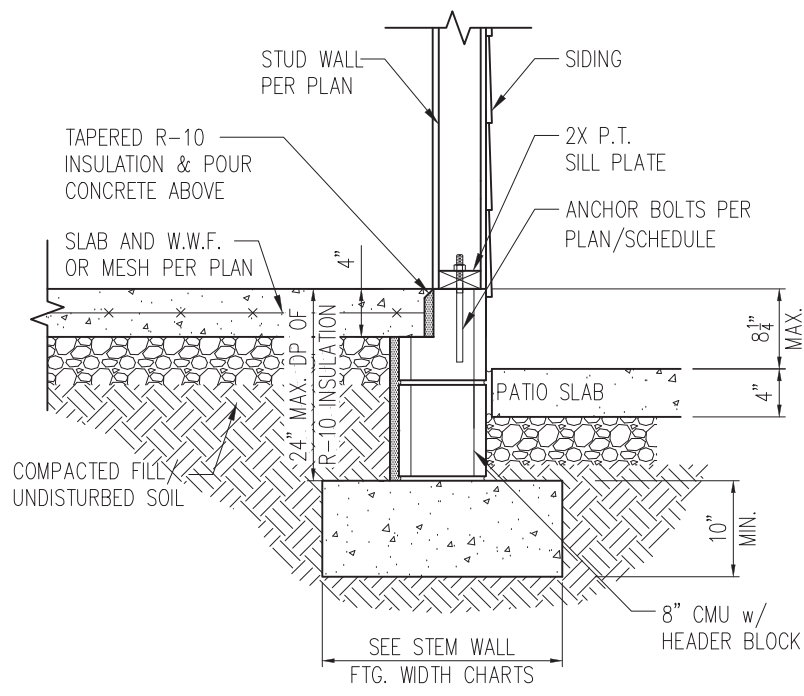
PROJECT
Standard Details
Stemwall Details
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

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

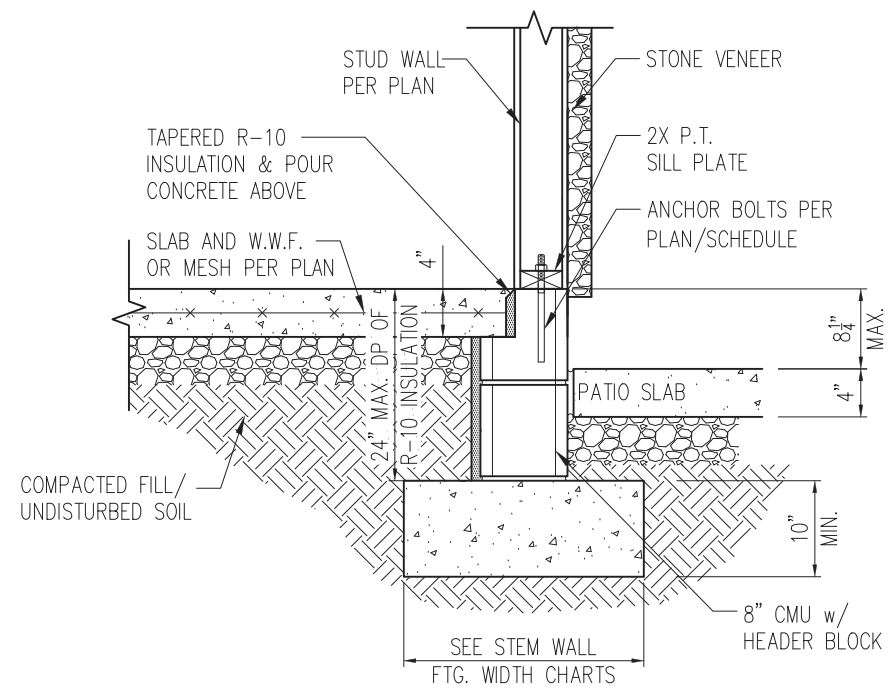
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D2s

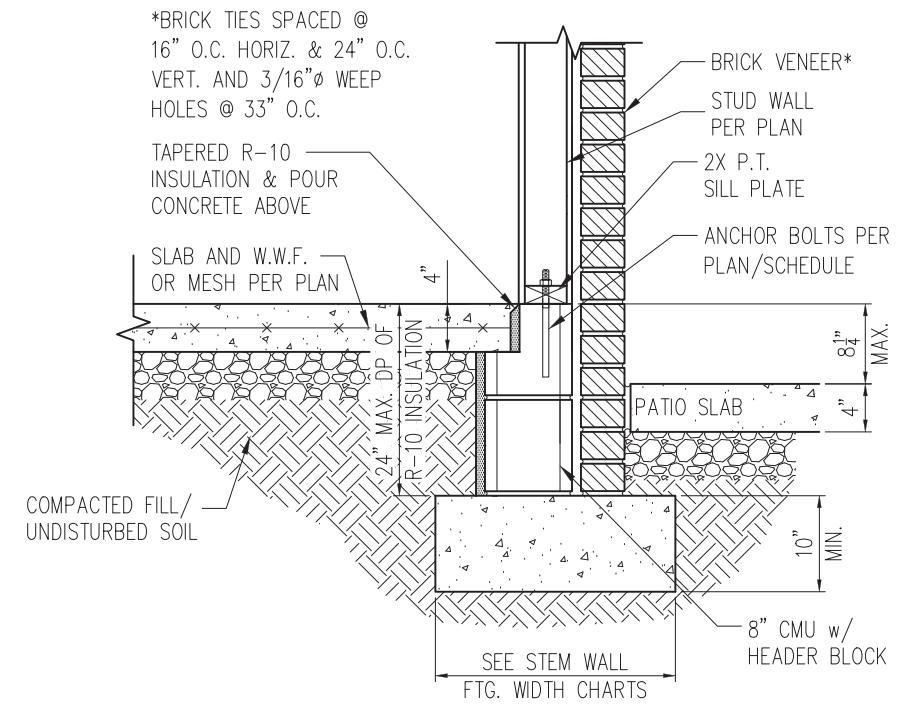
- NOTES:
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 - SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.



STANDARD - SIDING

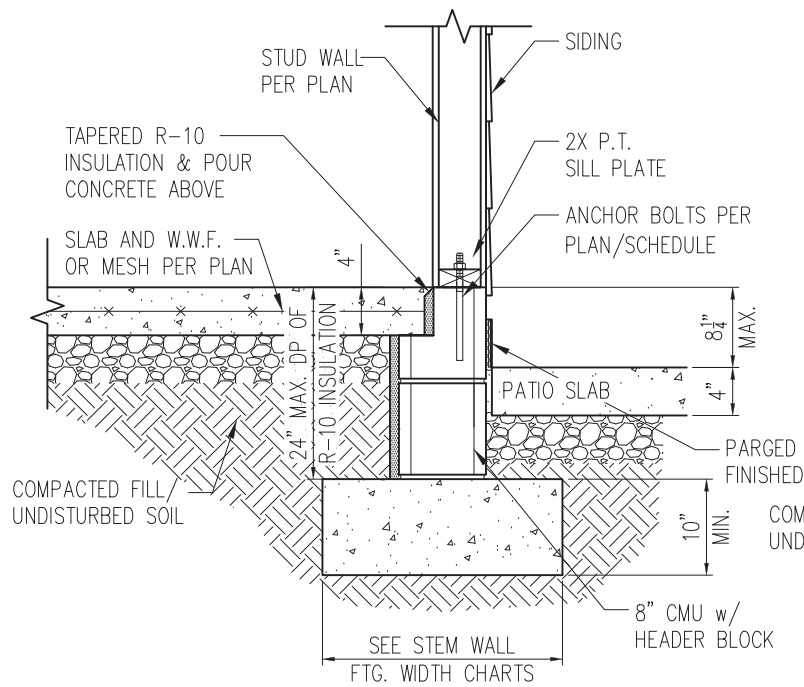


STANDARD - STONE

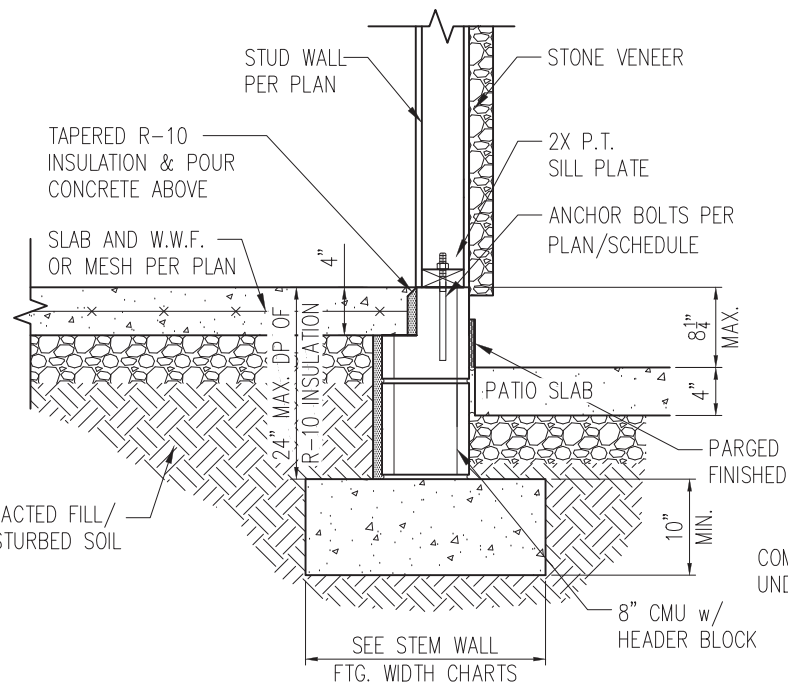


STANDARD - BRICK

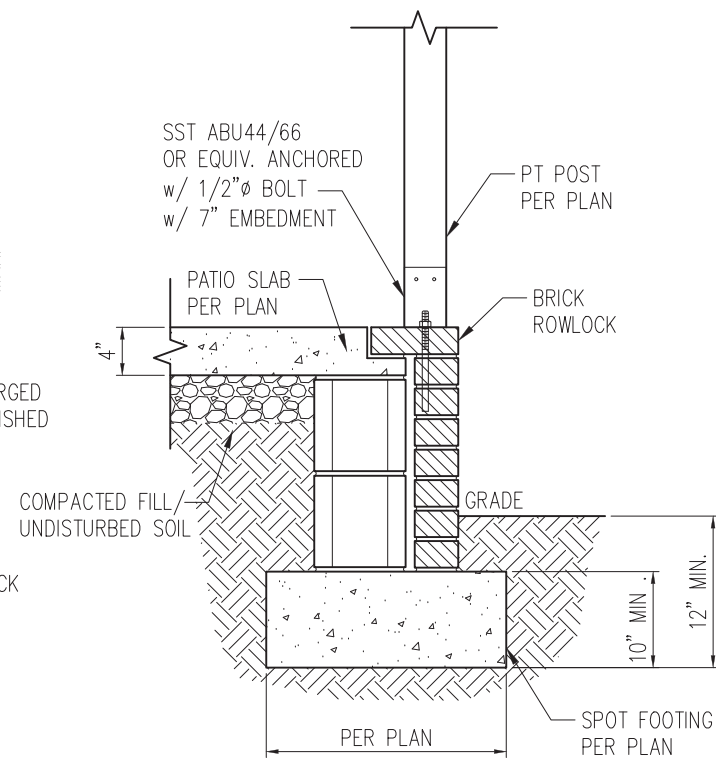
1 PORCH SLAB DETAIL
D3s 3/4" = 1'-0"



STANDARD - SIDING



STANDARD - STONE



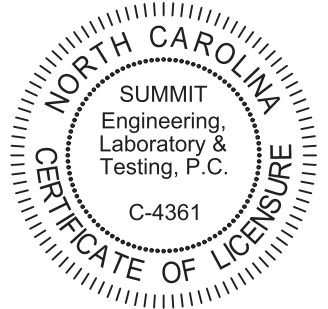
2 COVERED PORCH DETAIL
D3s 3/4" = 1'-0"

- NOTES:
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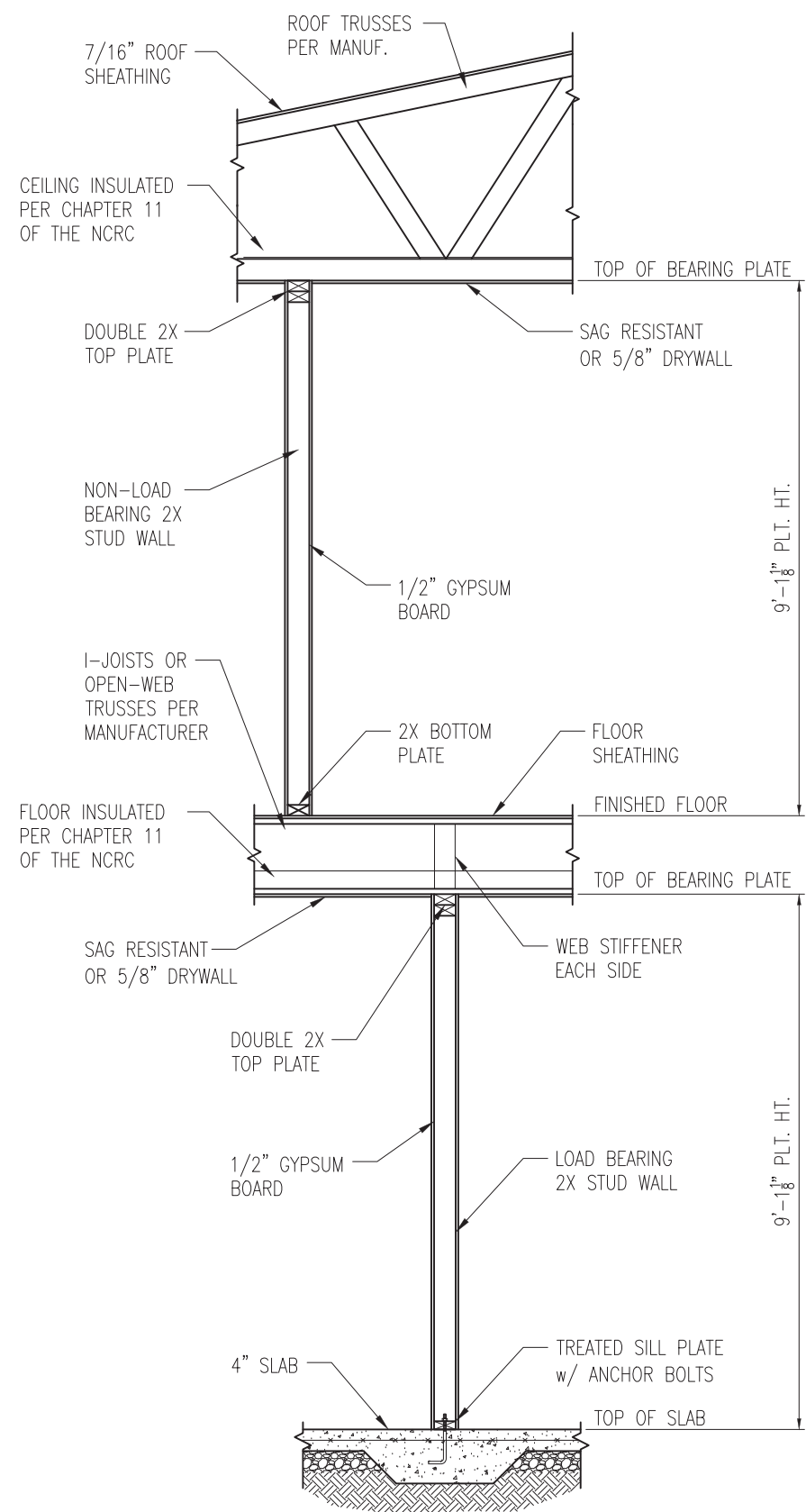
PROJECT
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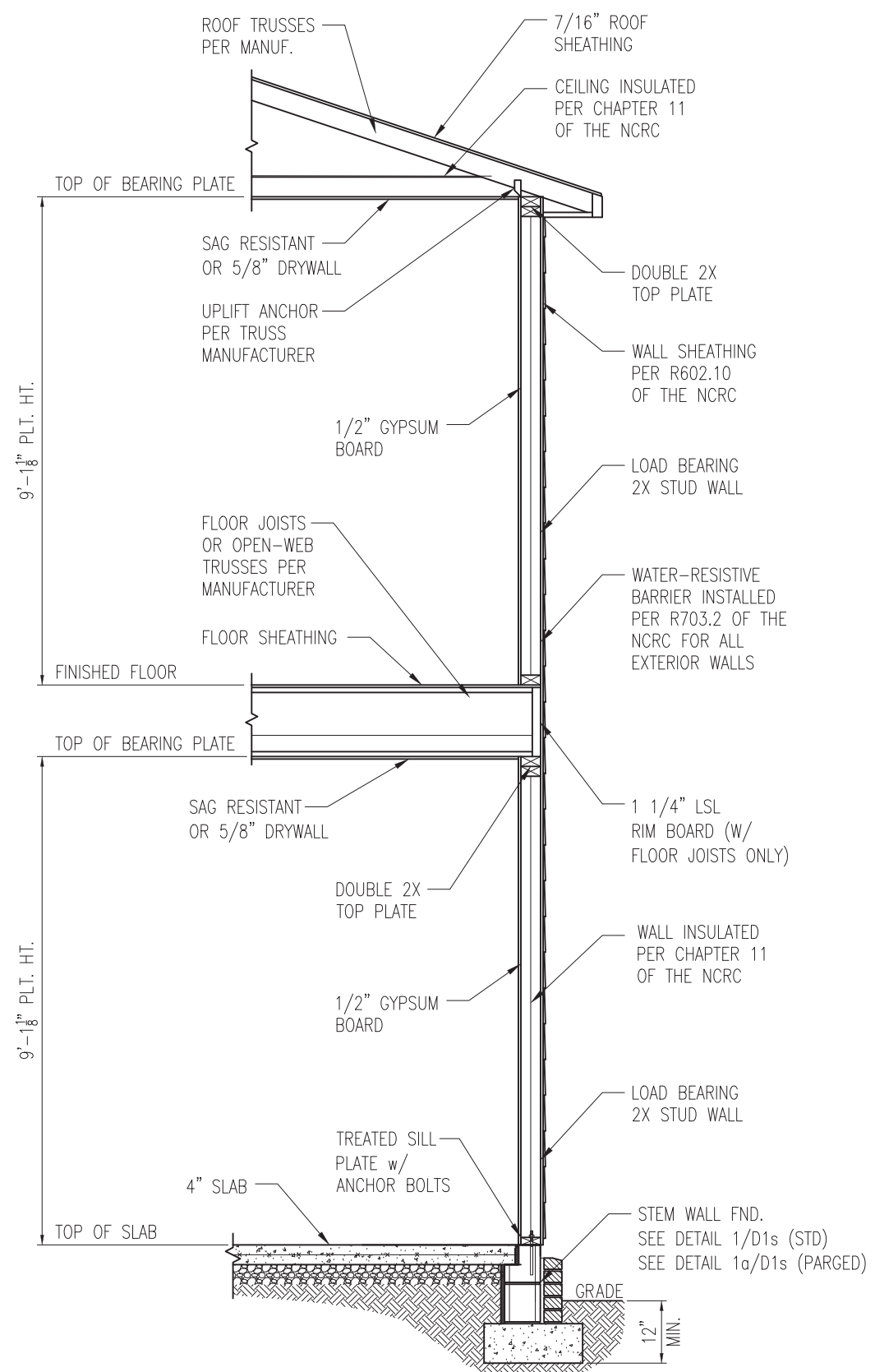
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REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D3s



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



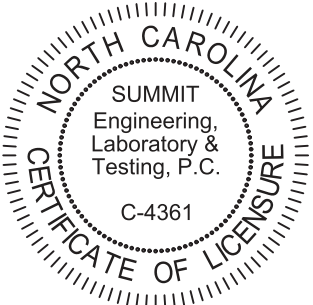
2 TYP. EXTERIOR LOAD BEARING WALL SECTION
 D4s 3/4" = 1'-0" -SIMILAR w/ BRICK AND STONE
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.
 -MIN. 3/16" WEEP HOLES @ 33" O.C.

- NOTES:
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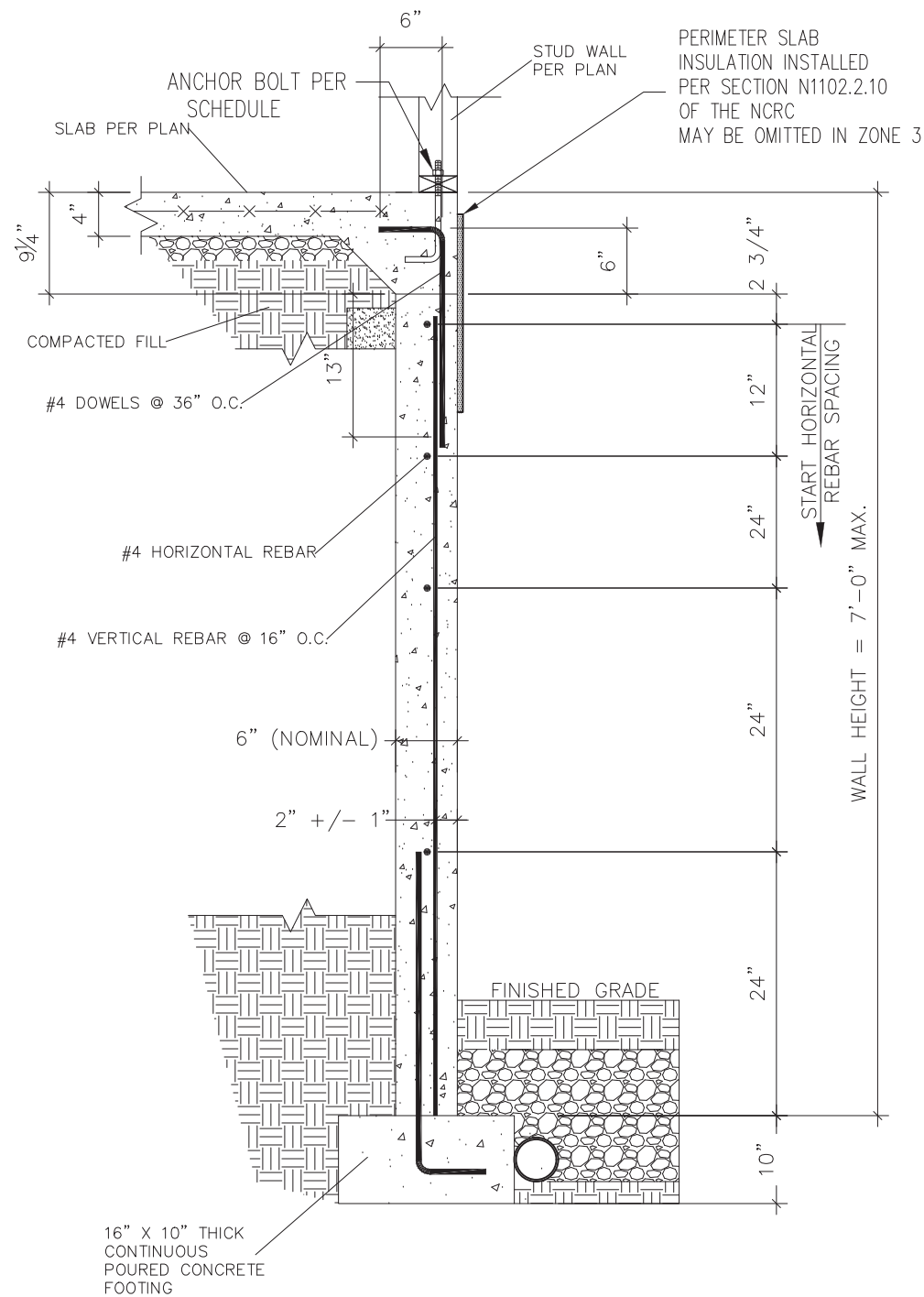
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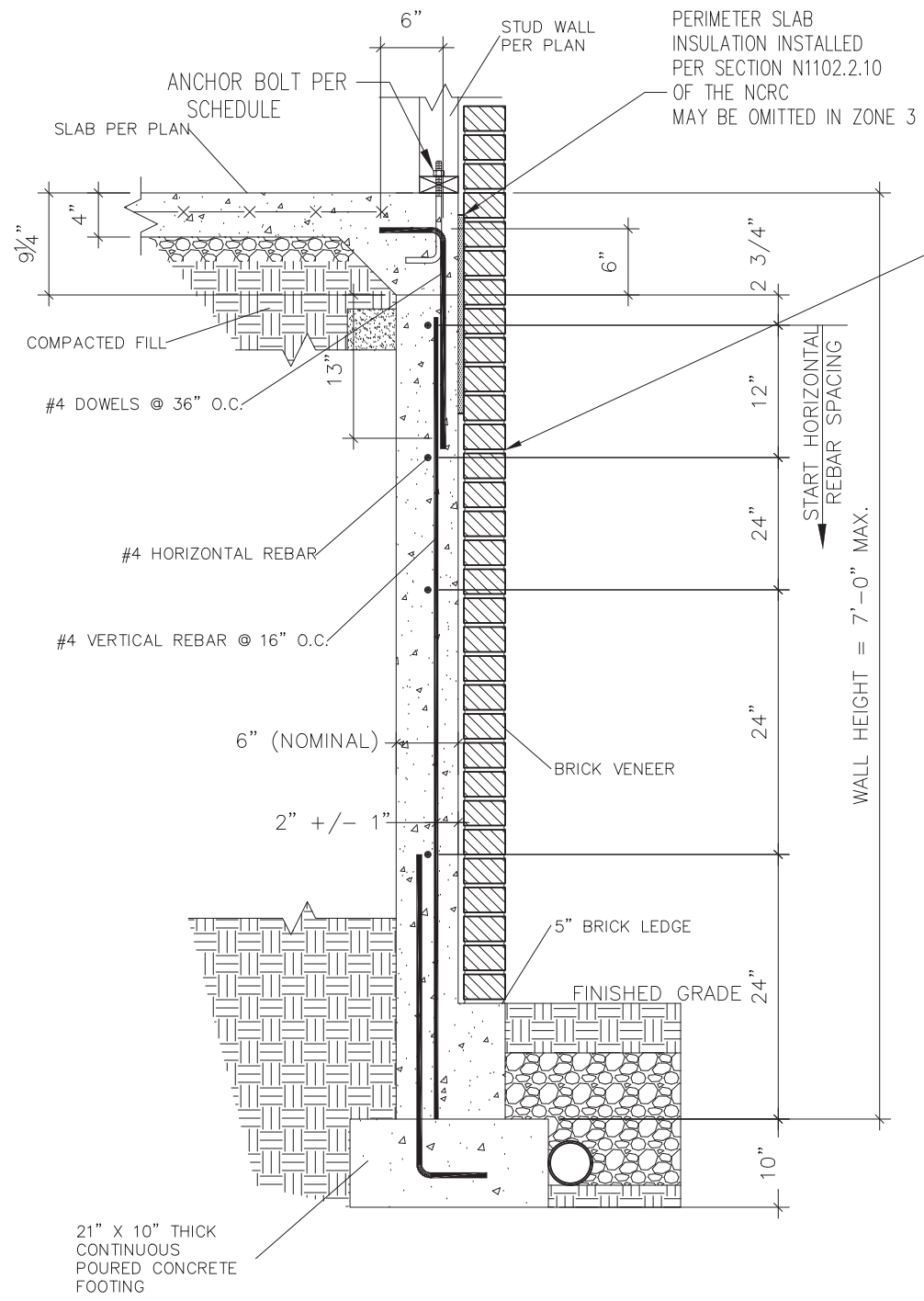
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SHEET
D4s



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



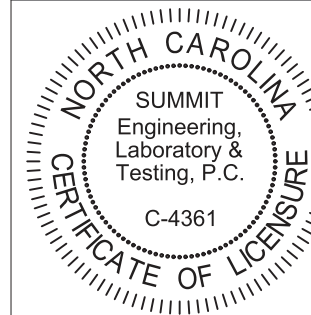
2 SUBWALL FOUNDATION W/ BRICK VENEER
 D5s 3/4" = 1'-0"

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



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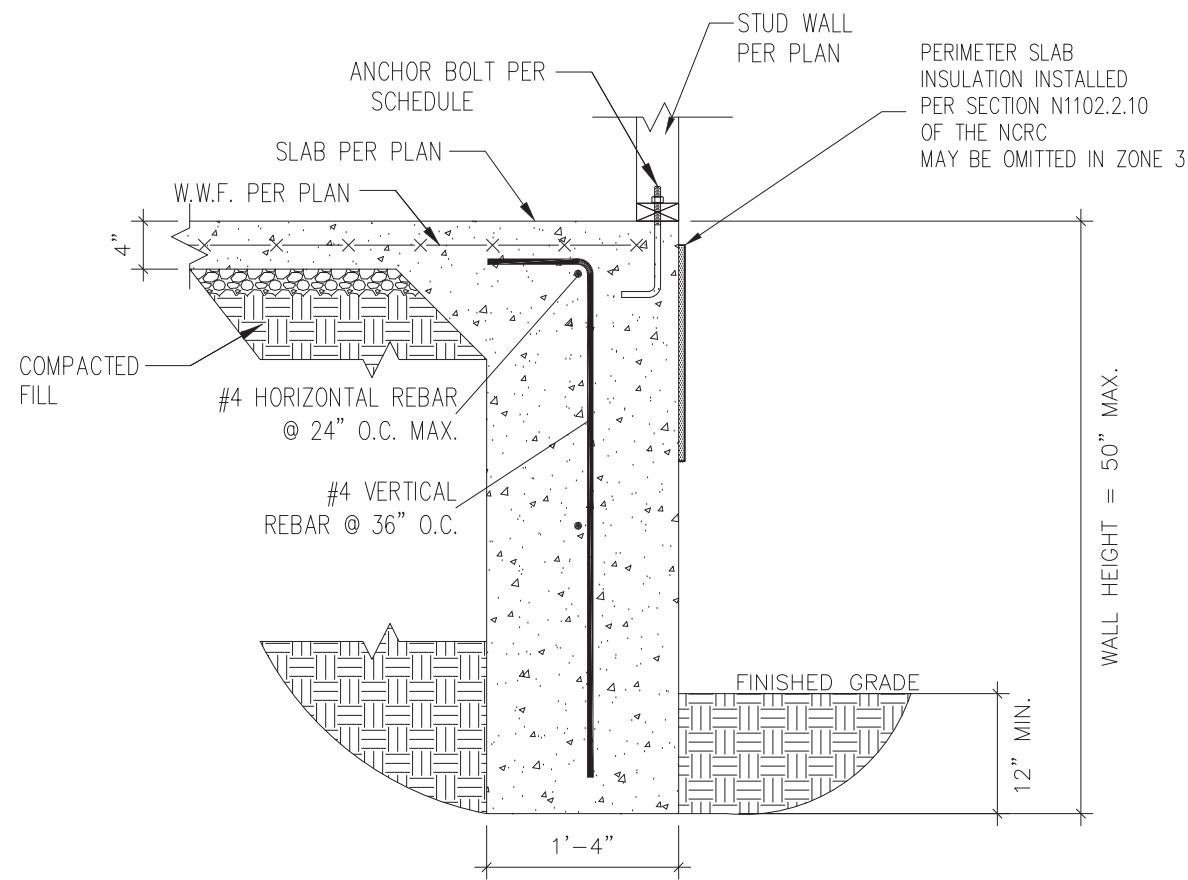
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 DATE: 2/18/20
 SCALE: NTS
 PROJECT #: 3832
 DRAWN BY: LBV
 CHECKED BY: WAJ

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

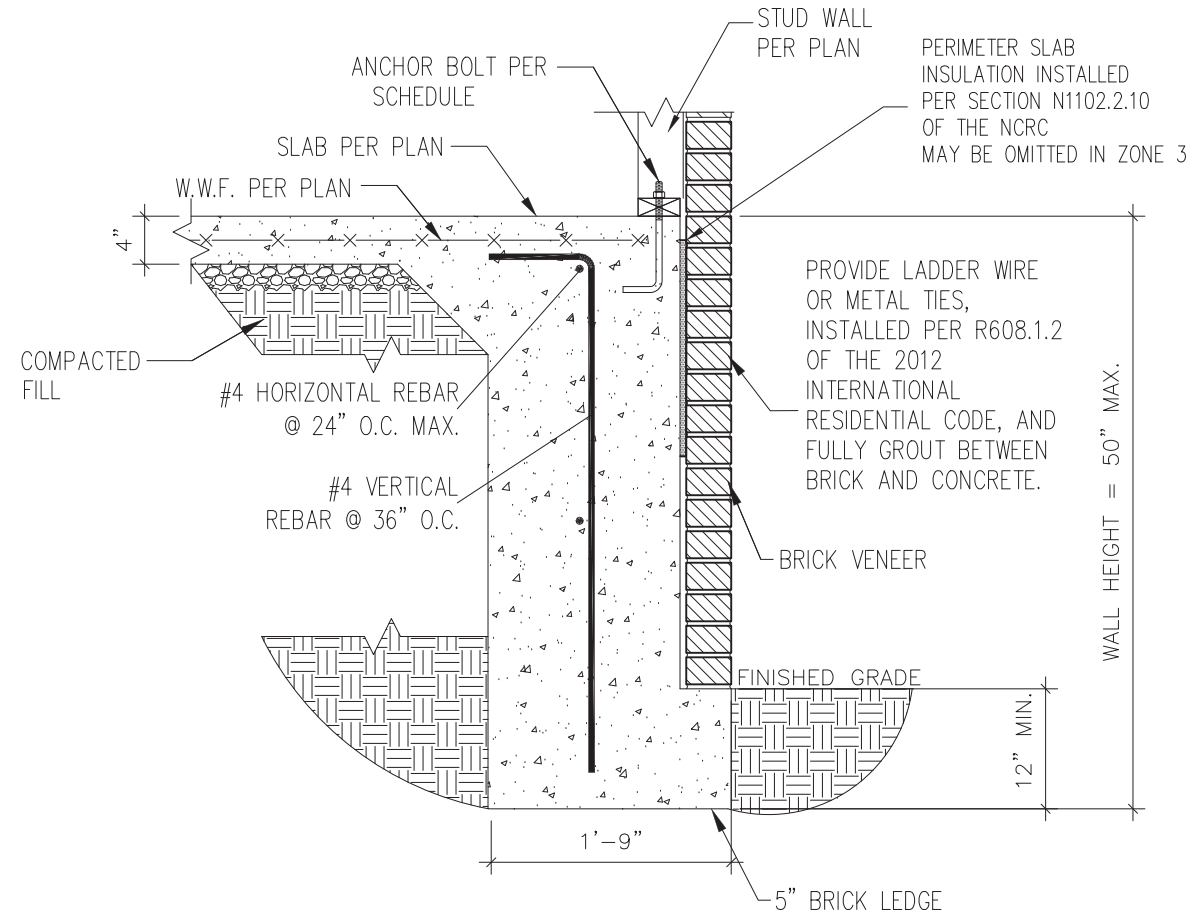
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

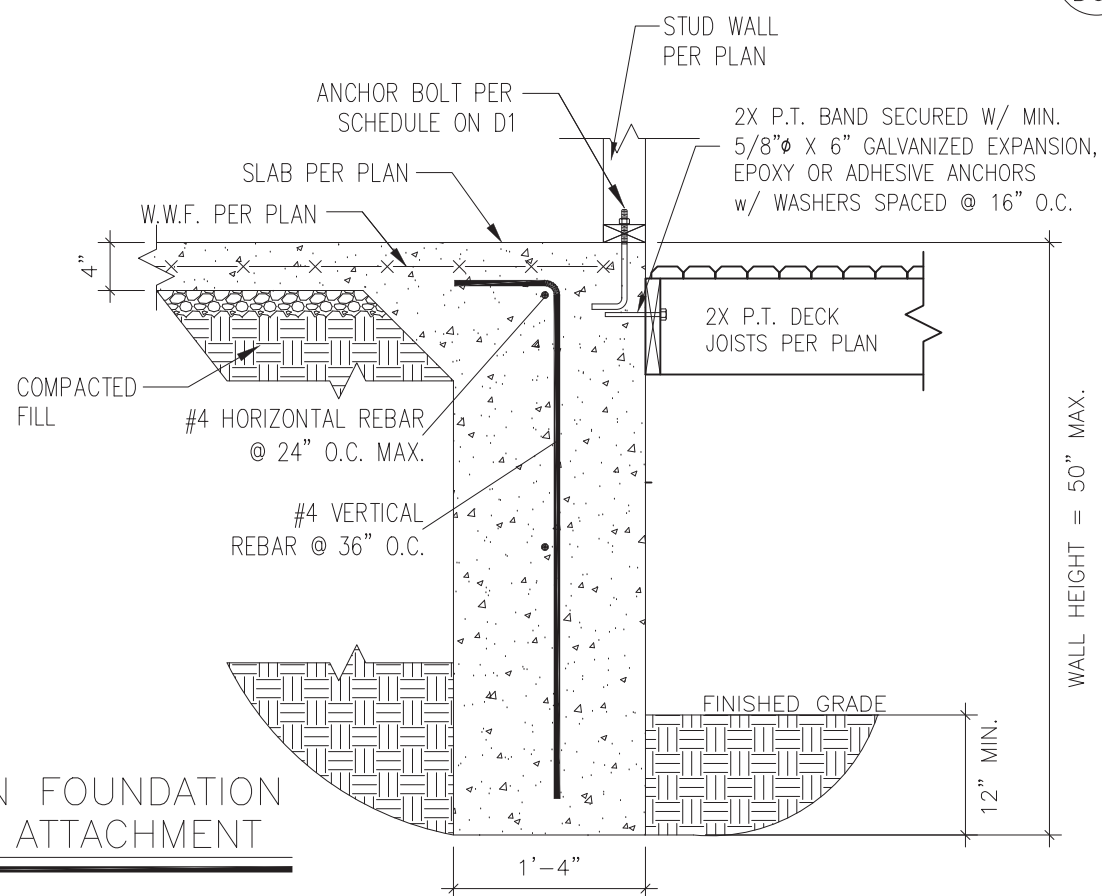
D5s



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



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

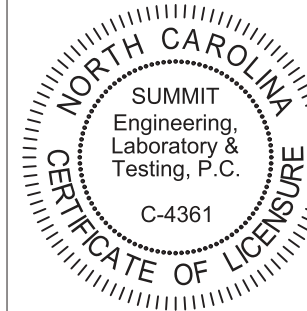


3 TURNDOWN FOUNDATION W/ DECK ATTACHMENT
 D6s 3/4" = 1'-0"



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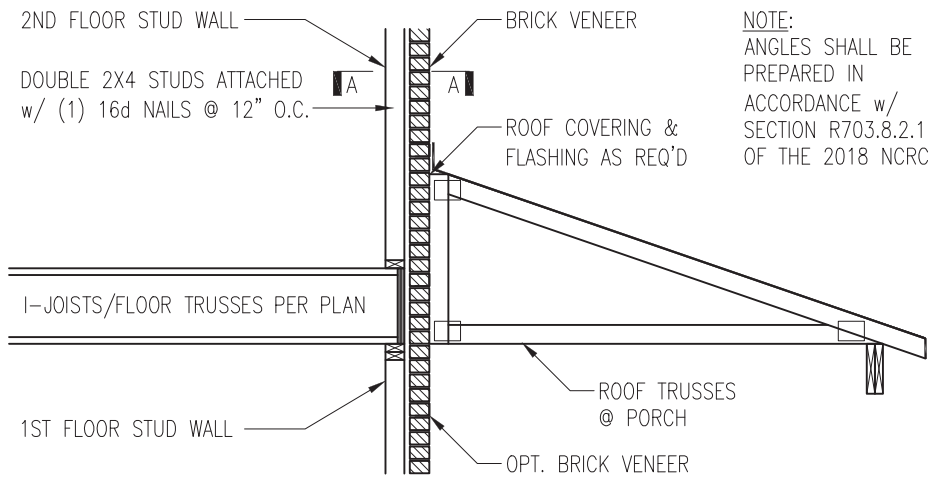
PROJECT
Standard Details
Stemwall Details
 CLIENT
 Smith Douglas Homes
 110 Village Trail, Suite 215
 Woodstock, GA 30188

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

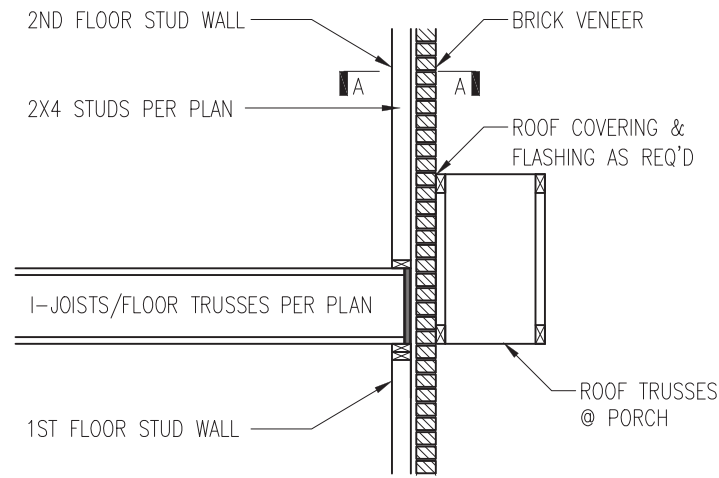
ORIGINAL DRAWING
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SHEET
D6s



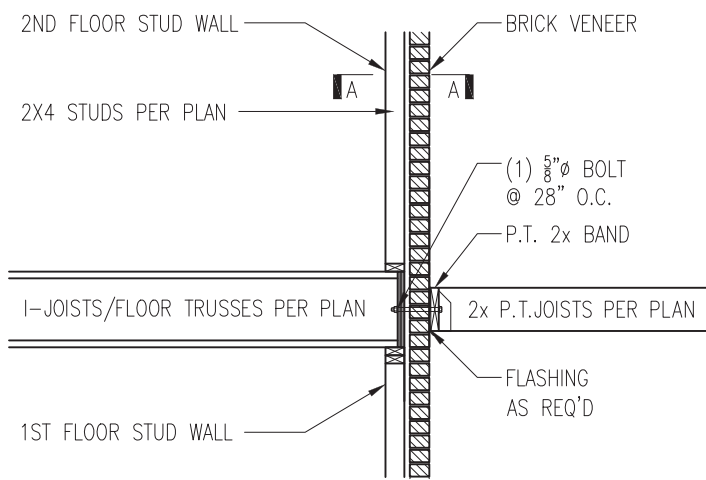
NOTE:
ANGLES SHALL BE
PREPARED IN
ACCORDANCE W/
SECTION R703.8.2.1
OF THE 2018 NCR



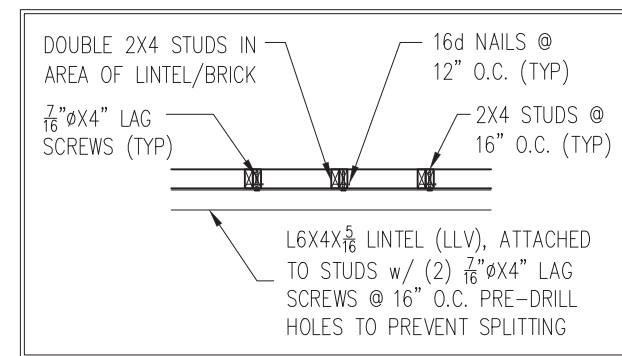
TRUSSES PERPENDICULAR TO STUD WALL

TRUSSES PARALLEL TO STUD WALL
w/ CONTINUOUS BRICK VENEER

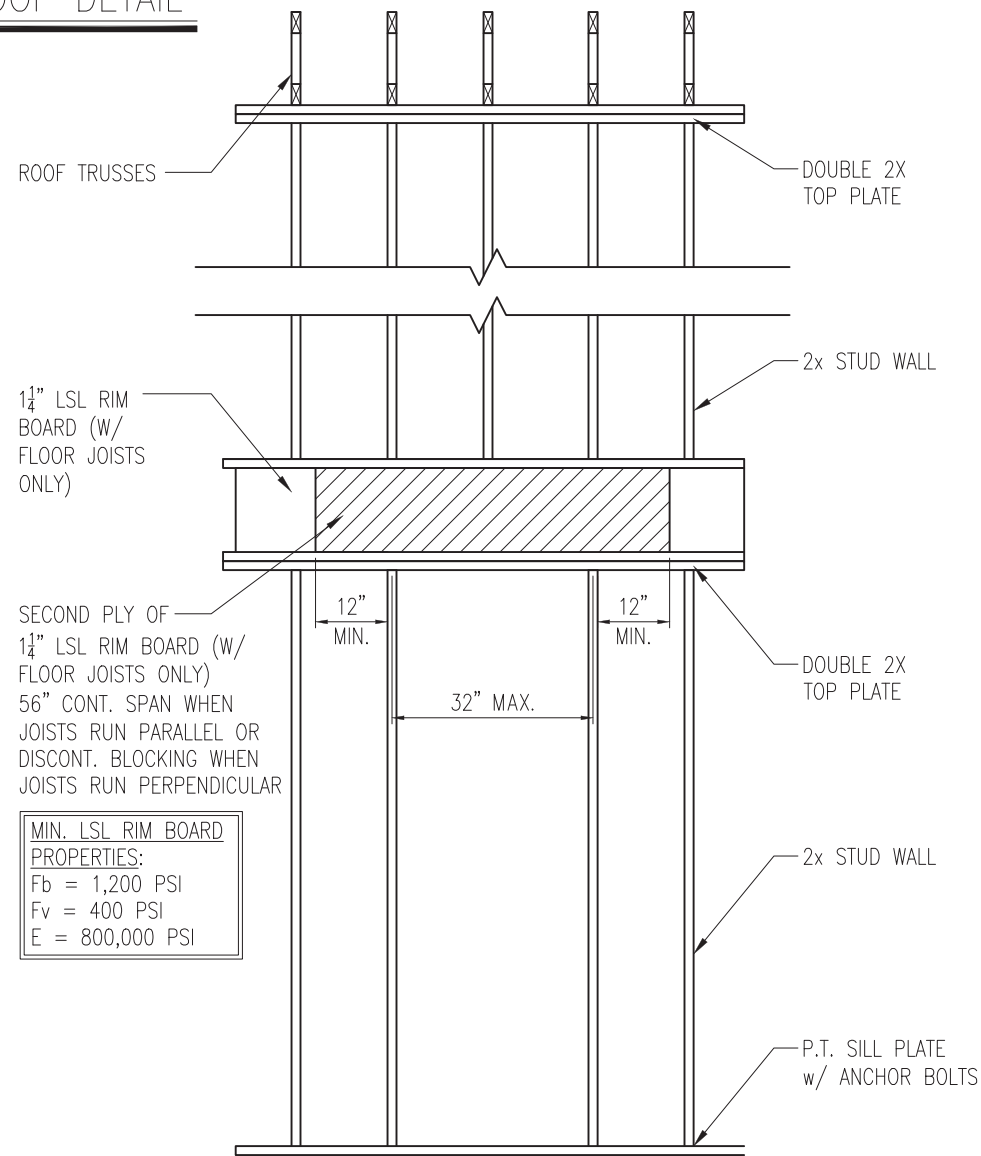
1 BRICK SUPPORT ABOVE STORAGE/PORCH ROOF DETAIL
D5f NTS



3 BALCONY JOIST ATTACHMENT
D5f NTS



SECTION A-A
NTS



SECOND PLY OF
1 1/4\"/>

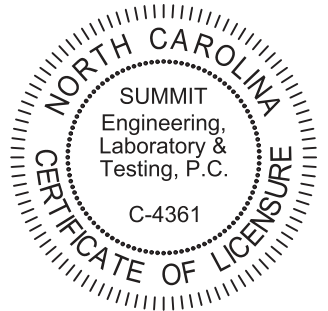
MIN. LSL RIM BOARD
PROPERTIES:
Fb = 1,200 PSI
Fv = 400 PSI
E = 800,000 PSI

4 TYP. RANGE VENT FRAMING
D5f VENTED TO EXTERIOR WALL



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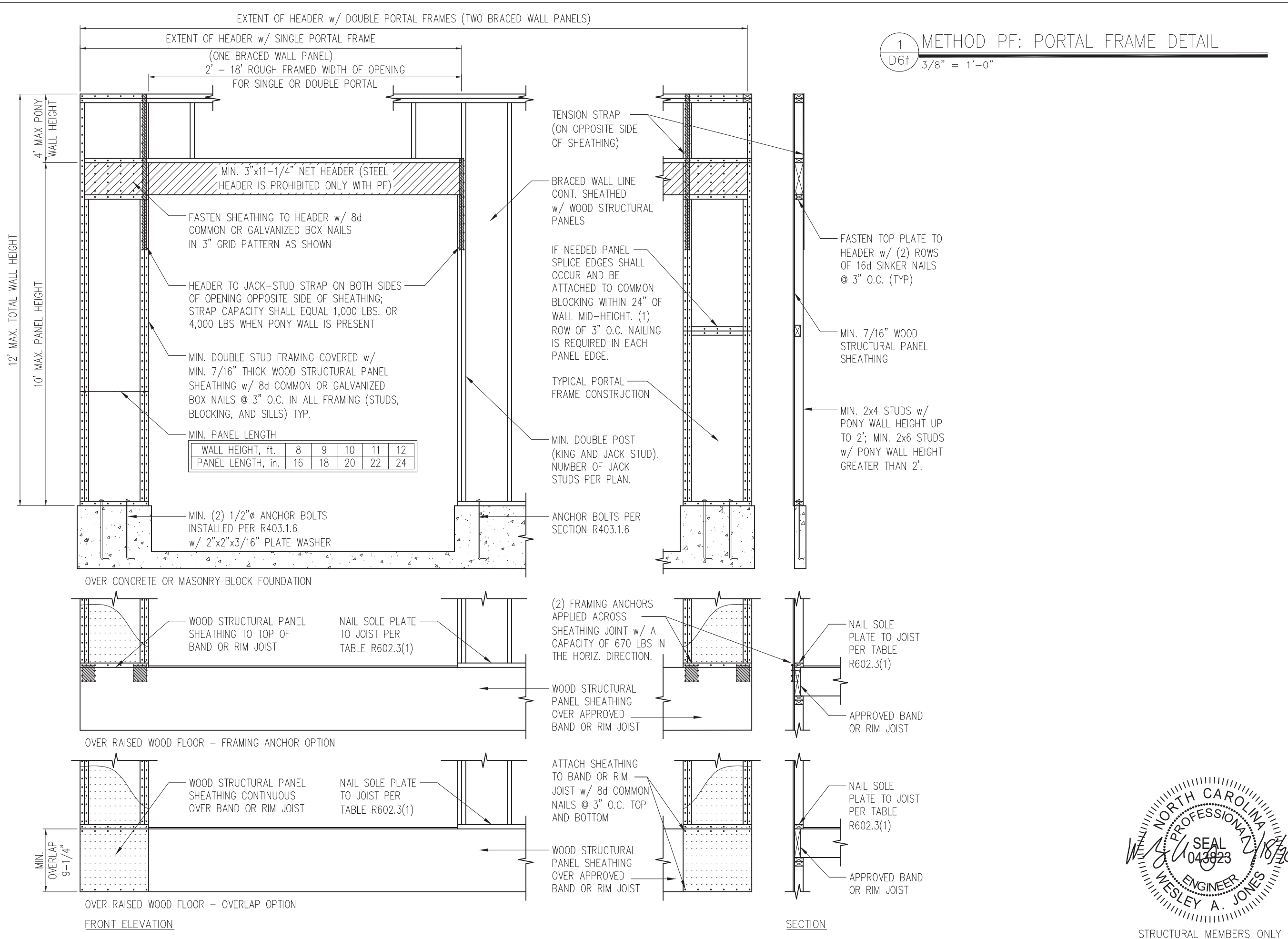
PROJECT
Standard Details
Framing Details
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

CURRENT DRAWING
DATE: 2/18/20
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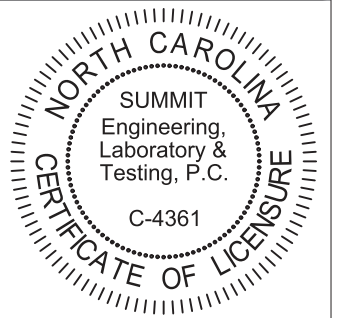
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SHEET
D5f



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PROJECT
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Framing Details - Bracing

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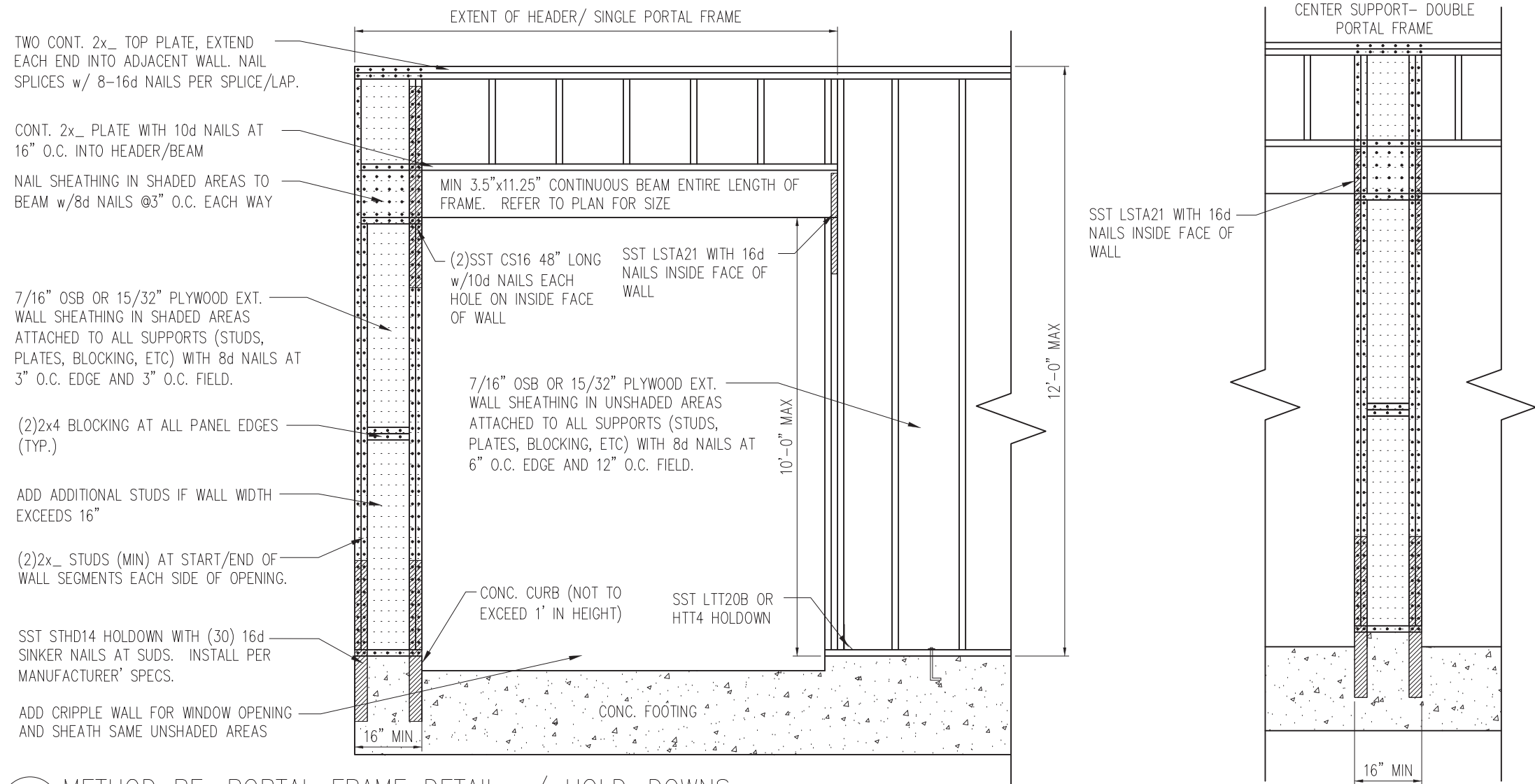
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NO. DATE PROJECT #
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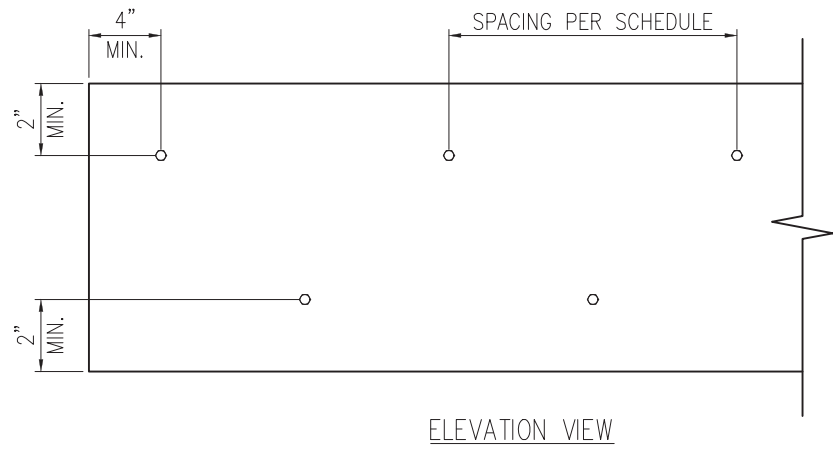
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS



SHEET
D6f
STRUCTURAL MEMBERS ONLY



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



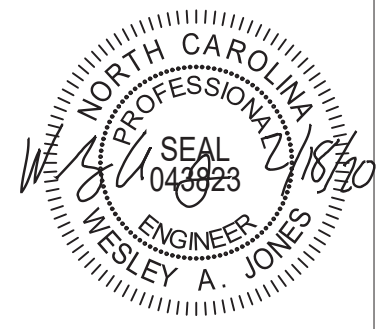
2 MULTI-PLY BEAM CONNECTION DETAIL
 D7f N.T.S

MINIMUM FASTENING REQUIREMENTS FOR TOP- AND SIDE-LOADED MEMBERS

FASTENER TYPE	LVL DEPTH	3 1/2" WIDE		5 1/4" 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.		-

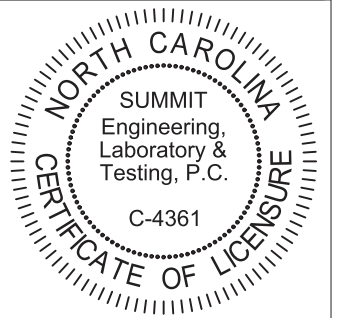
NOTES:

- 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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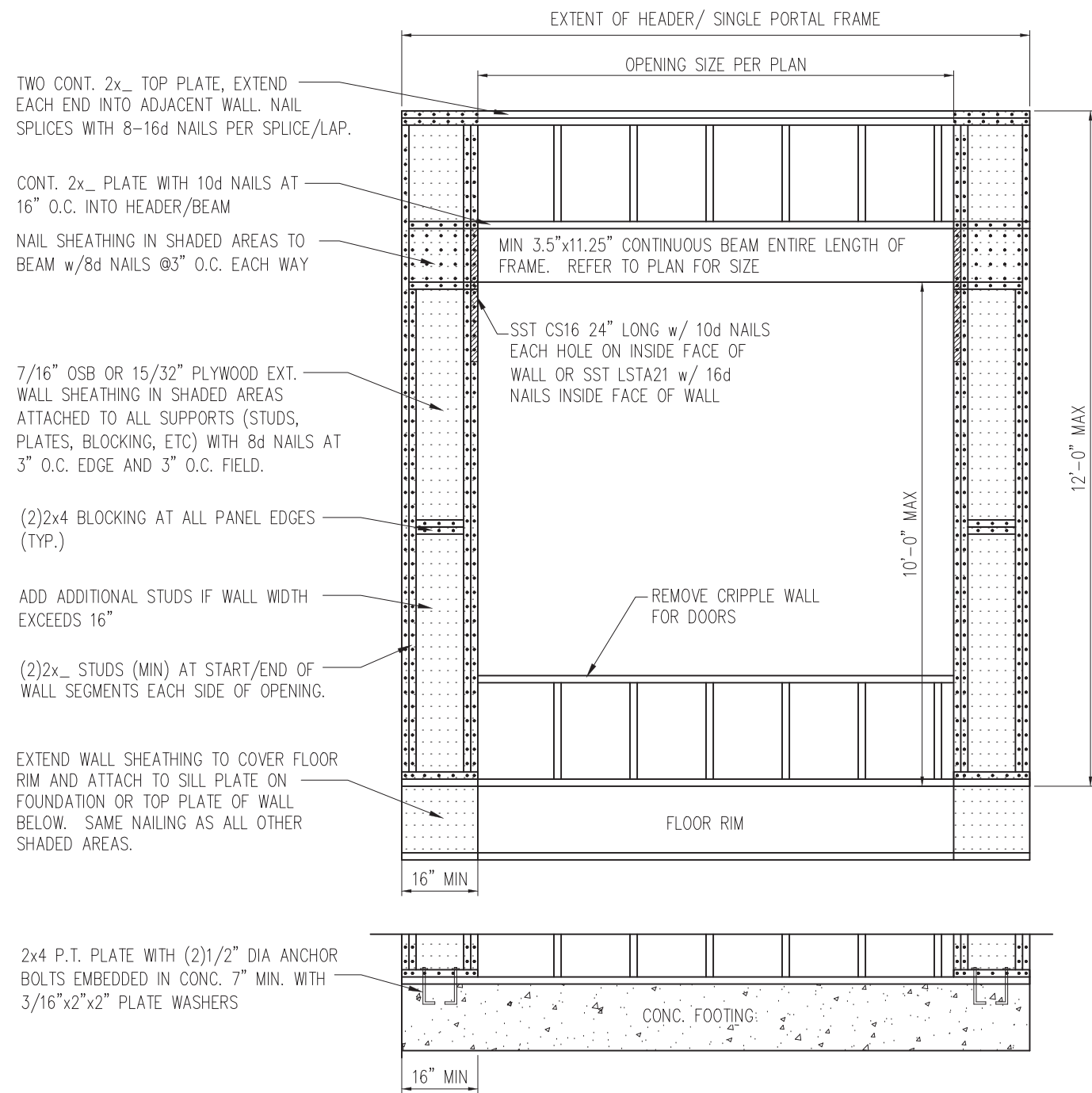


PROJECT
 Standard Details
 Framing Details - Bracing
 CLIENT
 Smith Douglas Homes
 110 Village Trail, Suite 215
 Woodstock, GA 30188

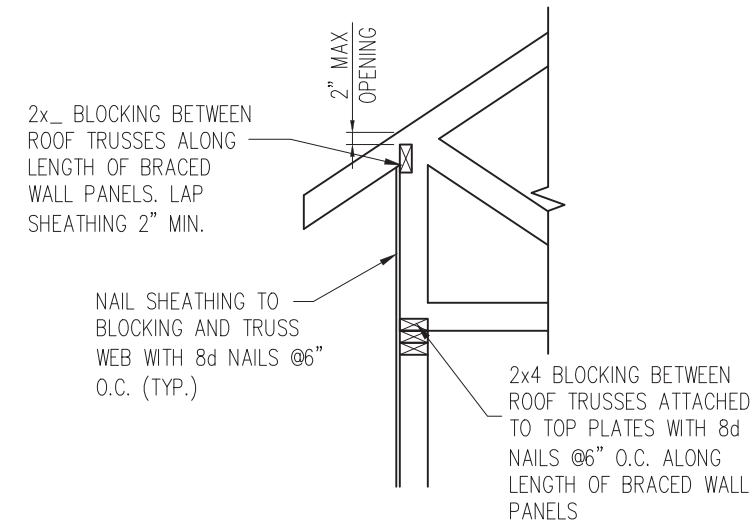
CURRENT DRAWING
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 NO. DATE PROJECT #
 0 1/7/16 3832

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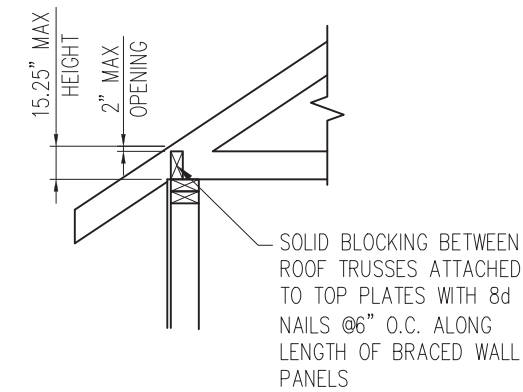
SHEET
D7f



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



HEEL HEIGHT GREATER THAN 15.25"



HEEL HEIGHT LESS THAN 15.25" *

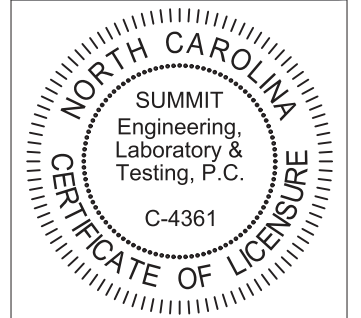
*BLOCKING IS NOT REQUIRED WITH HEEL HEIGHTS LESS THAN 9.25"

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



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Standard Details
Framing Details - Bracing

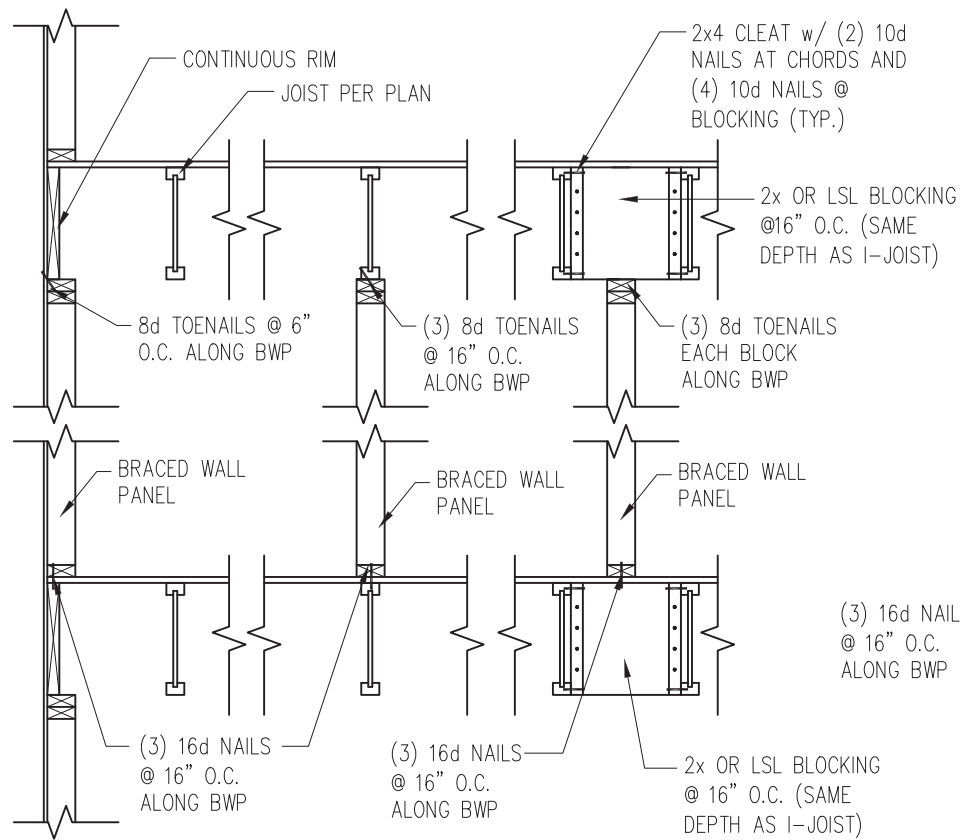
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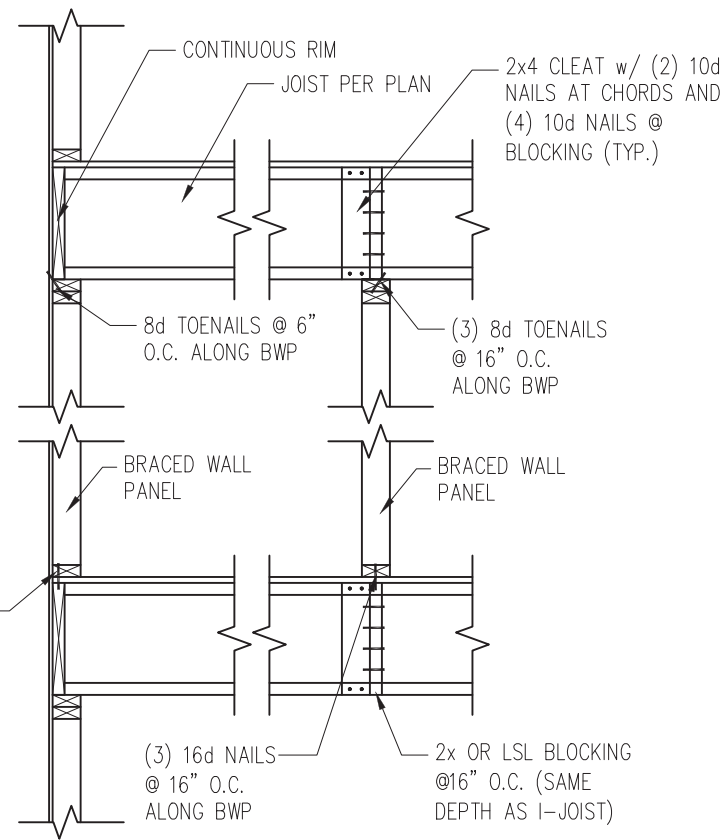
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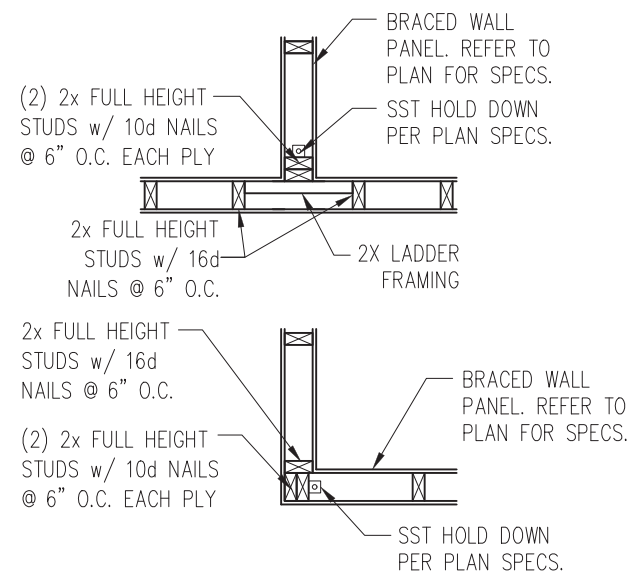
SHEET
D8f



JOISTS PARALLEL TO BRACED WALLS

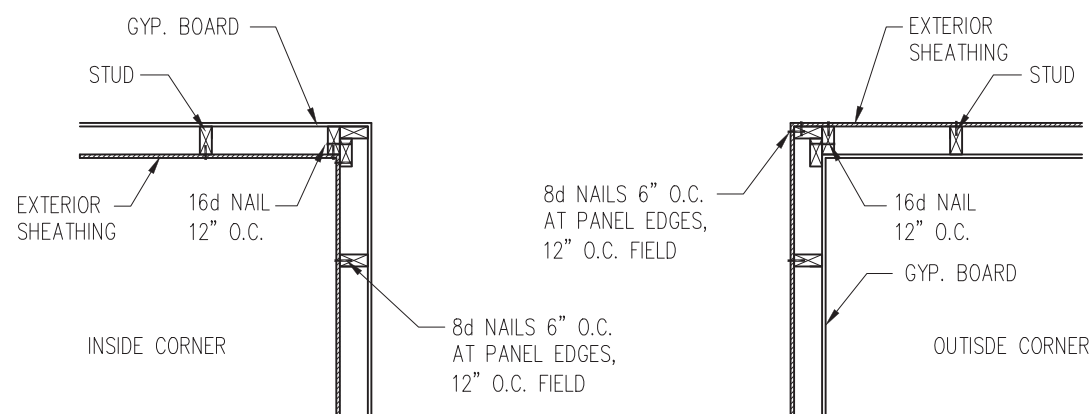


JOISTS PERPENDICULAR TO BRACED WALLS

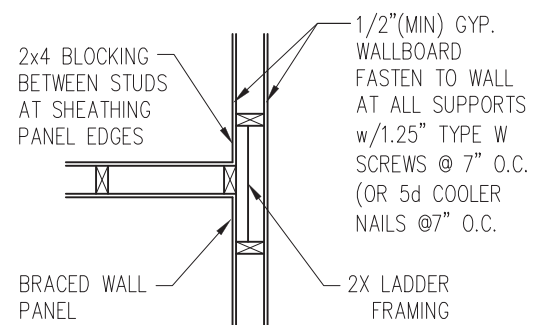


4 TYP. HOLD DOWN DETAIL
D9f 1" = 1'-0"

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



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

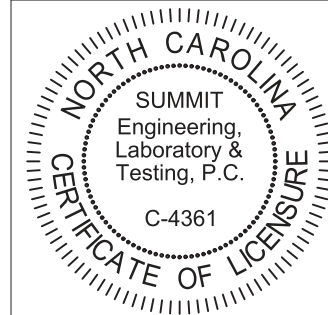


3 INTERIOR 3-STUD WALL INTERSECTION
D9f 1" = 1'-0"



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PROJECT
Standard Details
Framing Details - Bracing
CLIENT
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ORIGINAL DRAWING
NO. DATE PROJECT #
0 1/7/16 3832

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SHEET

D9f

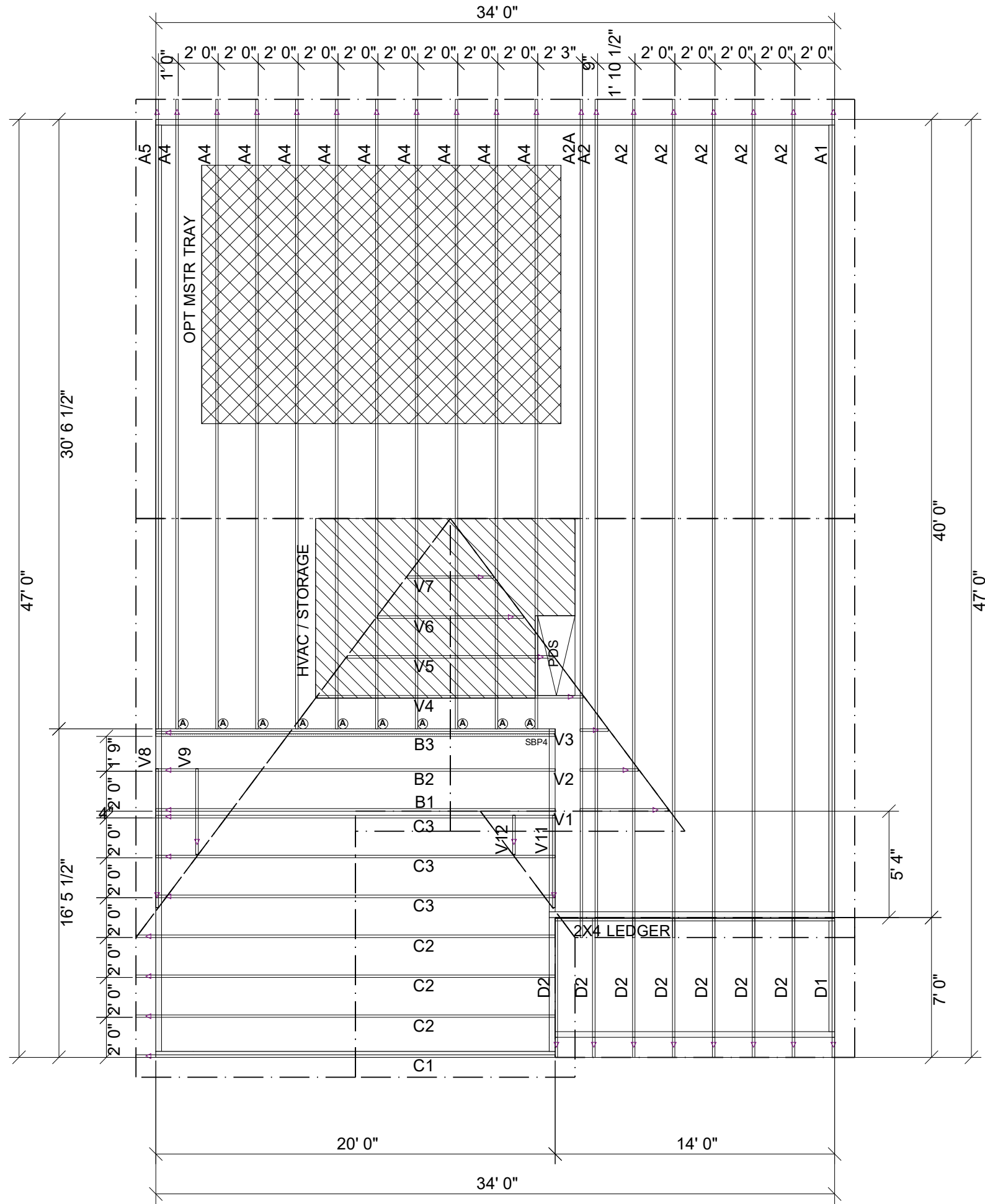
TRUSS TO WALL CONNECTIONS, IF SHOWN, ARE FOR UPLIFT ONLY AND DO NOT CONSIDER LATERAL LOADS. ALL CONNECTORS ON THIS PROJECT ARE TO BE INSTALLED PER THE CONNECTOR MANUFACTURER'S SPECIFICATIONS. ALL CONNECTORS SHOWN THAT ARE NOT "TRUSS TO TRUSS" ARE SUGGESTIONS ONLY AND ARE TO BE VERIFIED BY THE BUILDING DESIGNER OR ENGINEER OF RECORD FOR 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.

71035285 23 CANE MILL

BUFFINGTON ADG

Hatch Legend	
OPT MSTR TRAY	
HVAC / STORAGE	

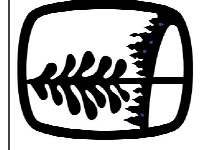
Roof Hanger List			
QTY	DESCRIPTION	TYPE	MARK
10	FACE MOUNT HANGER	HUS26	A
2	SUPPLEMENTAL BEARING ENHANCER	SBP4	2x4



ROOF AREA: 2025.84 RIDGE LINE: 65 VALLEY LINES: 57.89 HIP LINES: 0 INDICATES LEFT END OF TRUSS

CUSTOMER: SMITH DOUGLAS
 Job Name: BUFFINGTON ADG
 Date: 9-29-20
 Scale: NTS
 Revision Date: _____
 Revision Date 2: _____

Checked By: _____
 Quote Number: _____
MASTER



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 CHESAPEAKE, VA PHONE (800) 476-3190
 CONWAY, SC PHONE (800) 397-9572
 JEFFERSON GA PHONE (800) 648-4038
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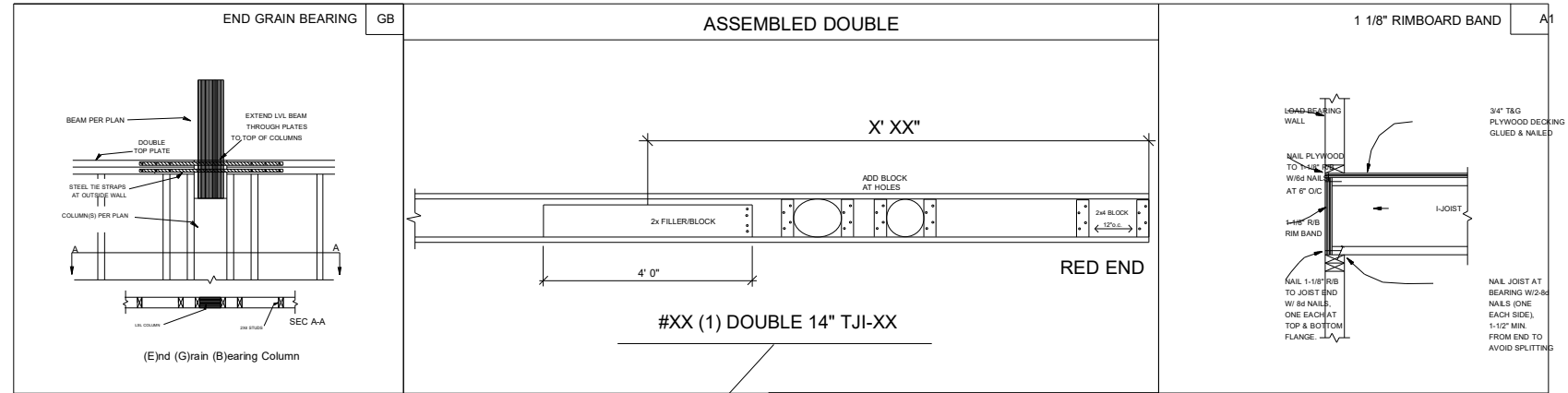
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1. TEMPORARY BRACING TO BE INSTALLED W/T.P.I. STANDARD BCSI-B1.
 2. SEE ENGINEERED DRAWING FOR PERMANENT BRACING MINIMUM REQUIREMENTS.
 3. FRAMER TO VERIFY ALL DIMENSIONS, DROP, & RISE LOCATIONS PRIOR TO TRUSS PLACEMENT.
 4. BLDG/FRAMER RESPONSIBLE FOR ADJUSTMENT OF TRUSS SPACING TO MISS PLUMBING DROPS, UNLESS NOTED OTHERWISE.

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

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

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



PLAN LEGEND

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

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

INDICATES BEAM BELOW TOP PLATE (DROPPED BELOW FLOOR SYSTEM)

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

SINGLE PLY BEAM (ADD LINE FOR EACH ADDITIONAL PLY)

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

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

TWO JOISTS SIDE BY SIDE (ONLY ASSEMBLED IF NOTED)

SHIFT

EXTRA

DOUBLE

GENERAL NOTES:

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

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

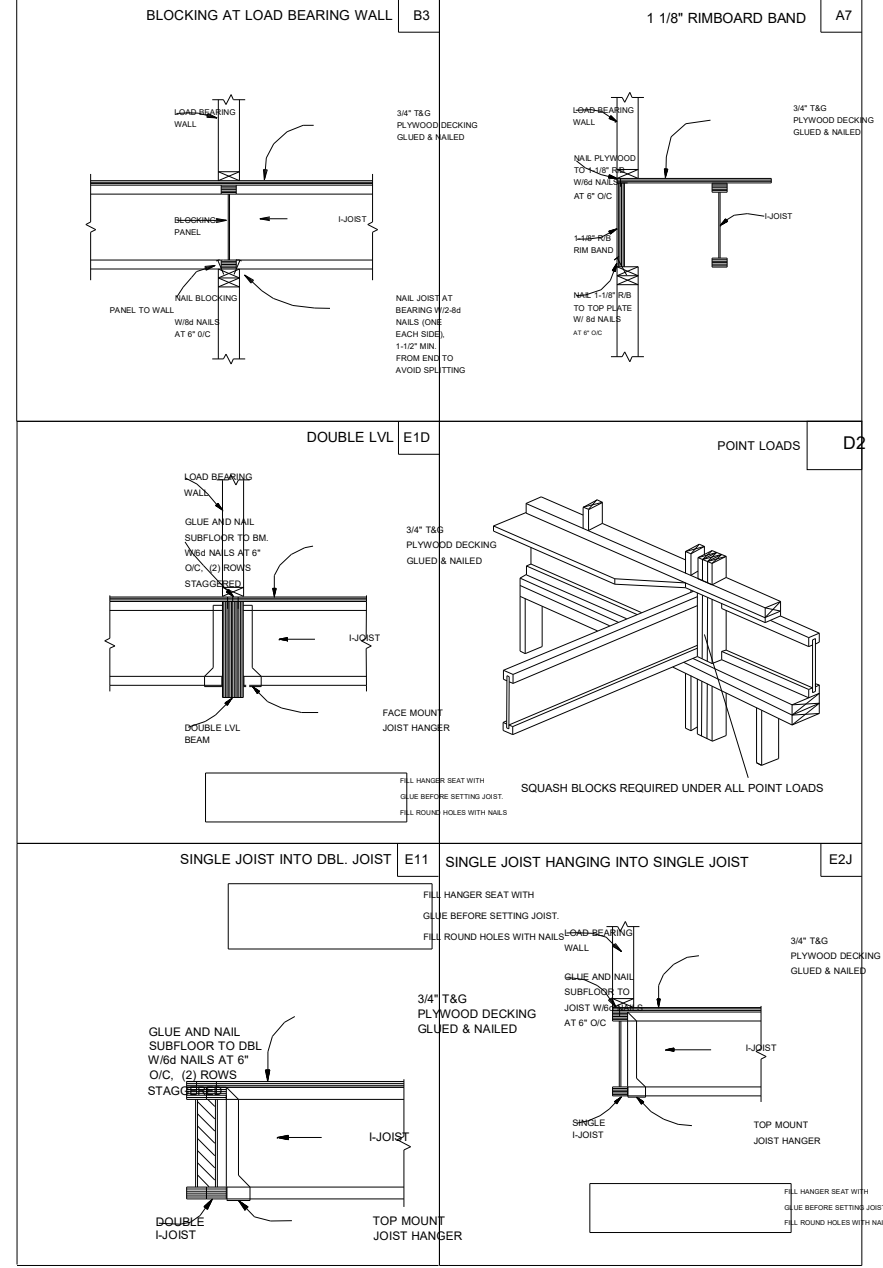
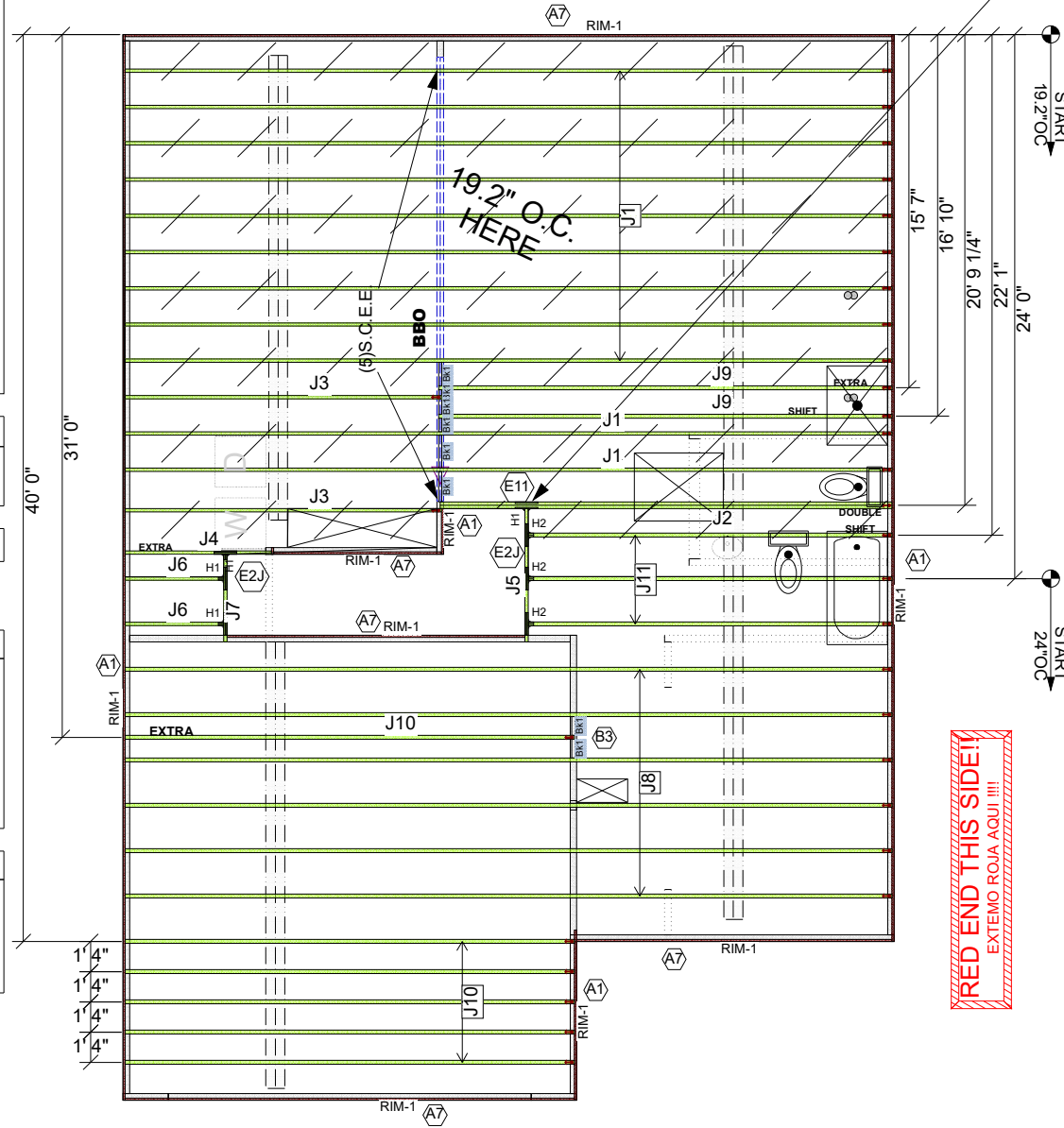
FIELD LOCATE PLUMBING DROPS/CAN LIGHTS, ETC... PRIOR TO JOIST SECUREMENT TO AVOID INTERFERENCE.

LAYOUT FOR 19.2" O/C

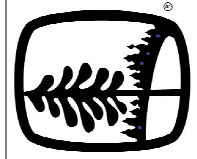
9= 172-13/16"	1= 19-3/16"
10= 192"	2= 38-3/8"
11= 211-3/16"	3= 57-5/8"
12= 230-3/8"	4= 76-13/16"
13= 249-13/16"	5= 96"
14= 268-13/16"	6= 115-3/16"
15= 288"	7= 134-3/8"
	8= 153-5/8"

FIELD VERIFY DIMENSIONS TO JOISTS LOCATED UNDER WALLS!!

2ND FLOOR LAYOUT



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 PEARISBURG, VA PHONE (800) 397-9571



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

Special Loading:

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

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