

# BUFFINGTON

CANE MILL ESTATES  
LOT 28



PLAN ID: 060120.1201

110 VILLAGE TRAIL SUITE 215  
WOODSTOCK, GA. 30188



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

AREA TABULATION	
FIRST FLOOR	1100
SECOND FLOOR	1448
TOTAL	2548
GARAGE	400
FRONT PORCH (COVERED)	86
REAR PATIO	9

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

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

# CANE MILL ESTATES LOT 28



SCALE: 3/16" = 1'-0"

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

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

DATE	BY	REVISION



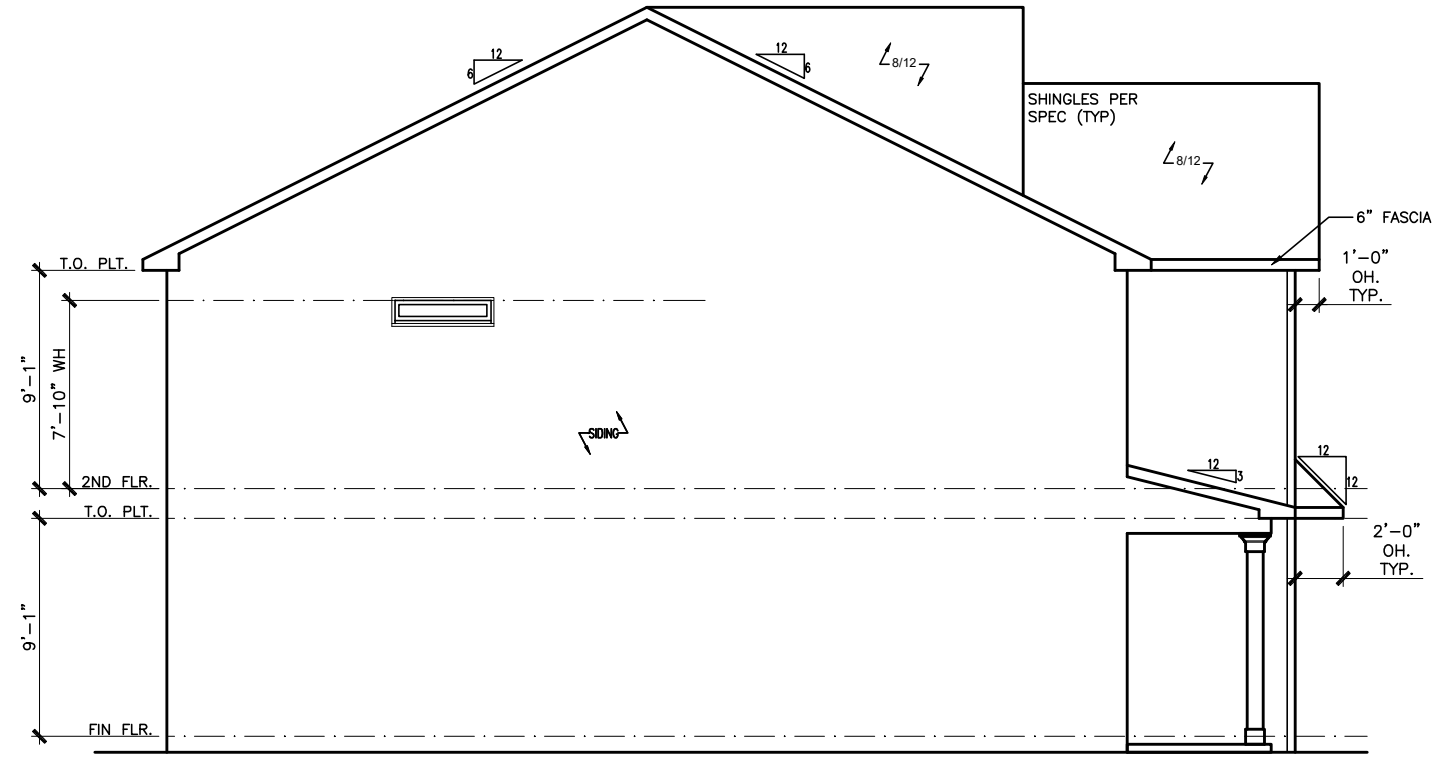
ELEVATIONS  
FRONT ELEVATION  
BUFFINGTON

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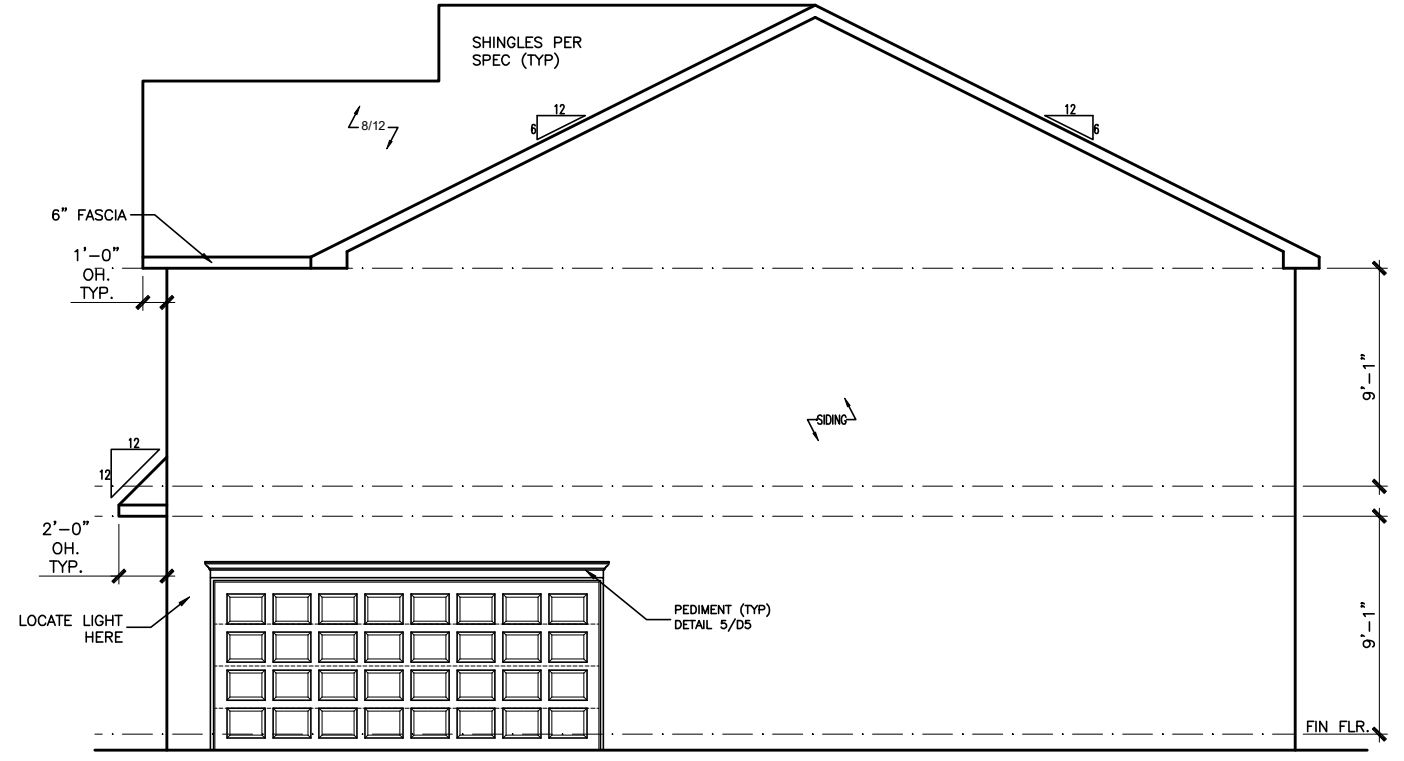
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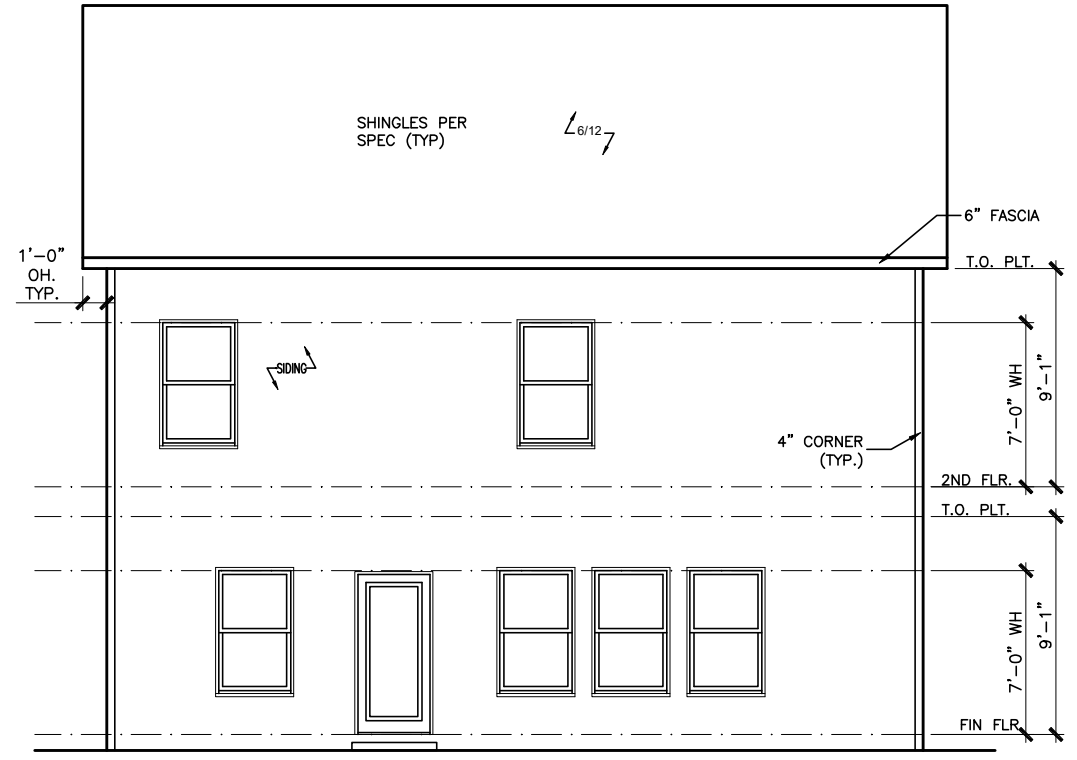
# CANE MILL ESTATES LOT 28



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



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



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

DATE	REVISION	BY	#	#	#	#



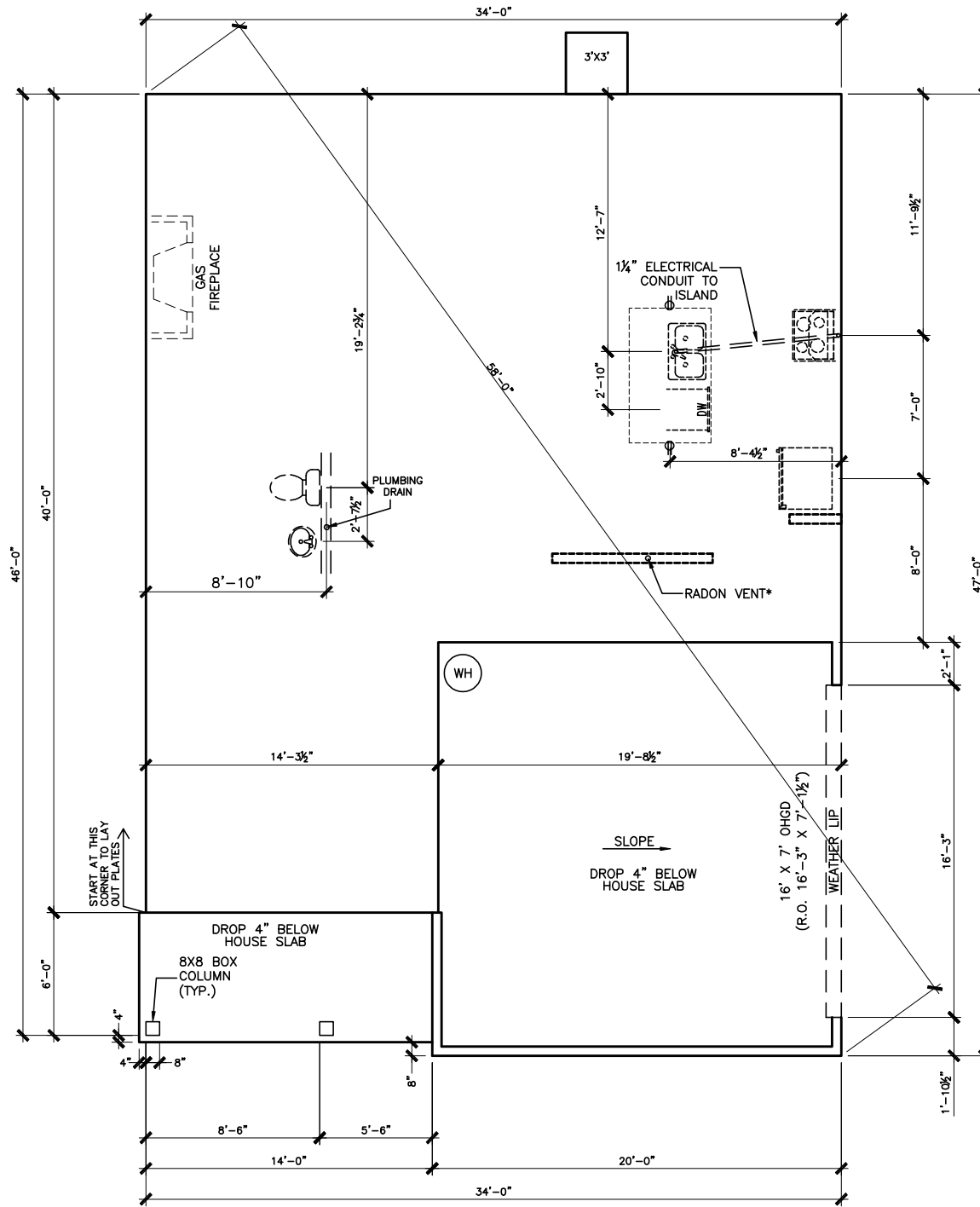
ELEVATIONS  
SIDES AND REAR  
BUFFINGTON

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PAGE NO: A2.1	

# CANE MILL ESTATES LOT 28



SLAB PLAN

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

\*RADON VENT PROVIDED PER LOCAL CODE

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

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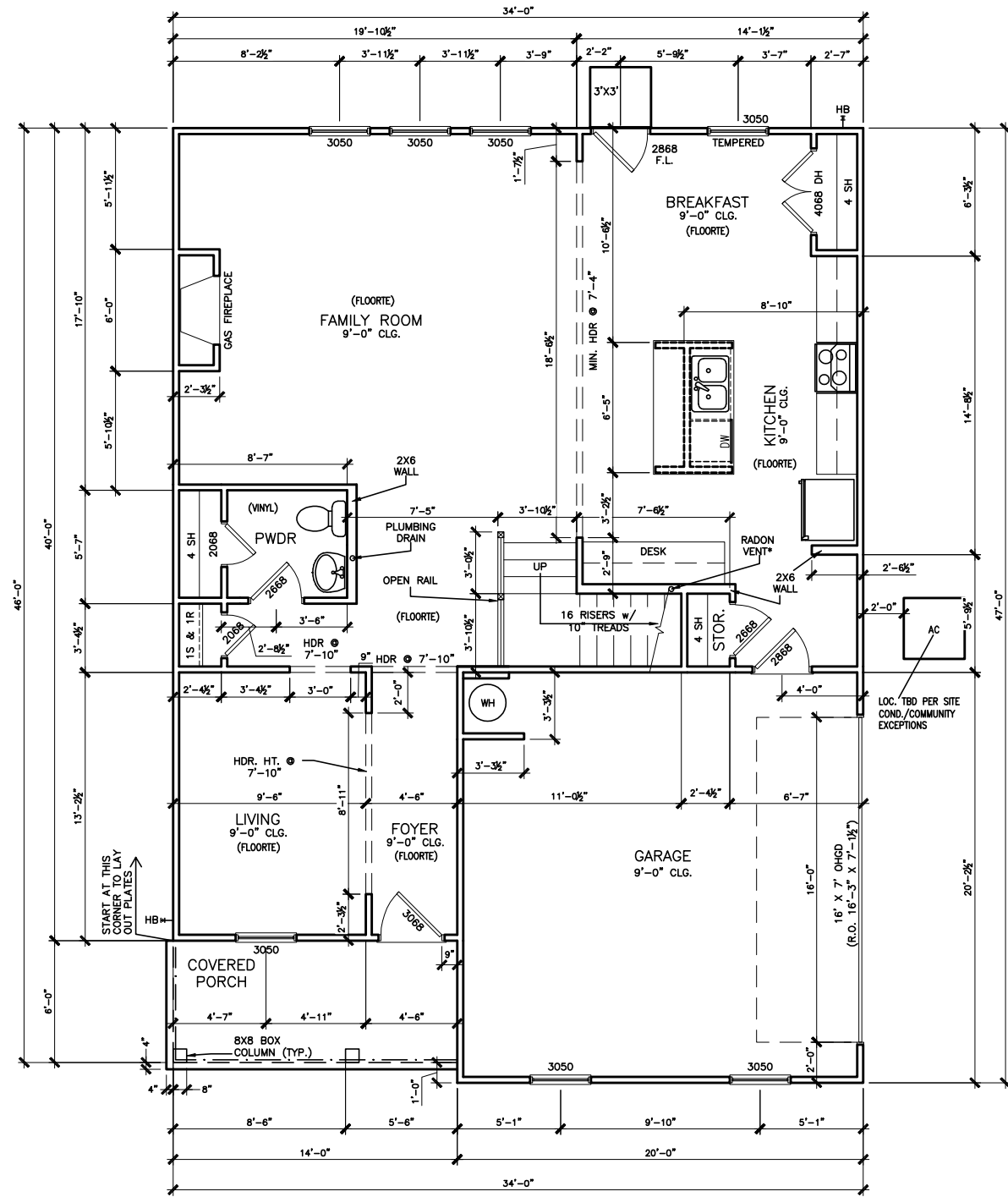
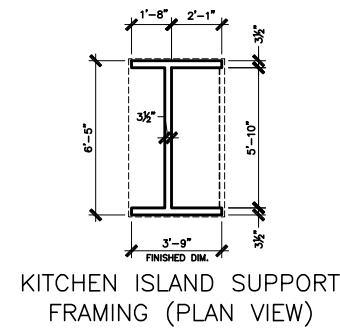
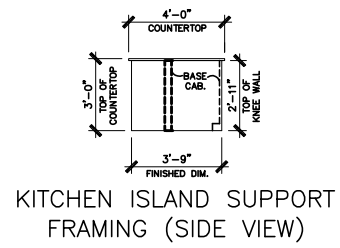
FOUNDATION PLAN  
SLAB PLAN  
BUFFINGTON

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# CANE MILL ESTATES LOT 28



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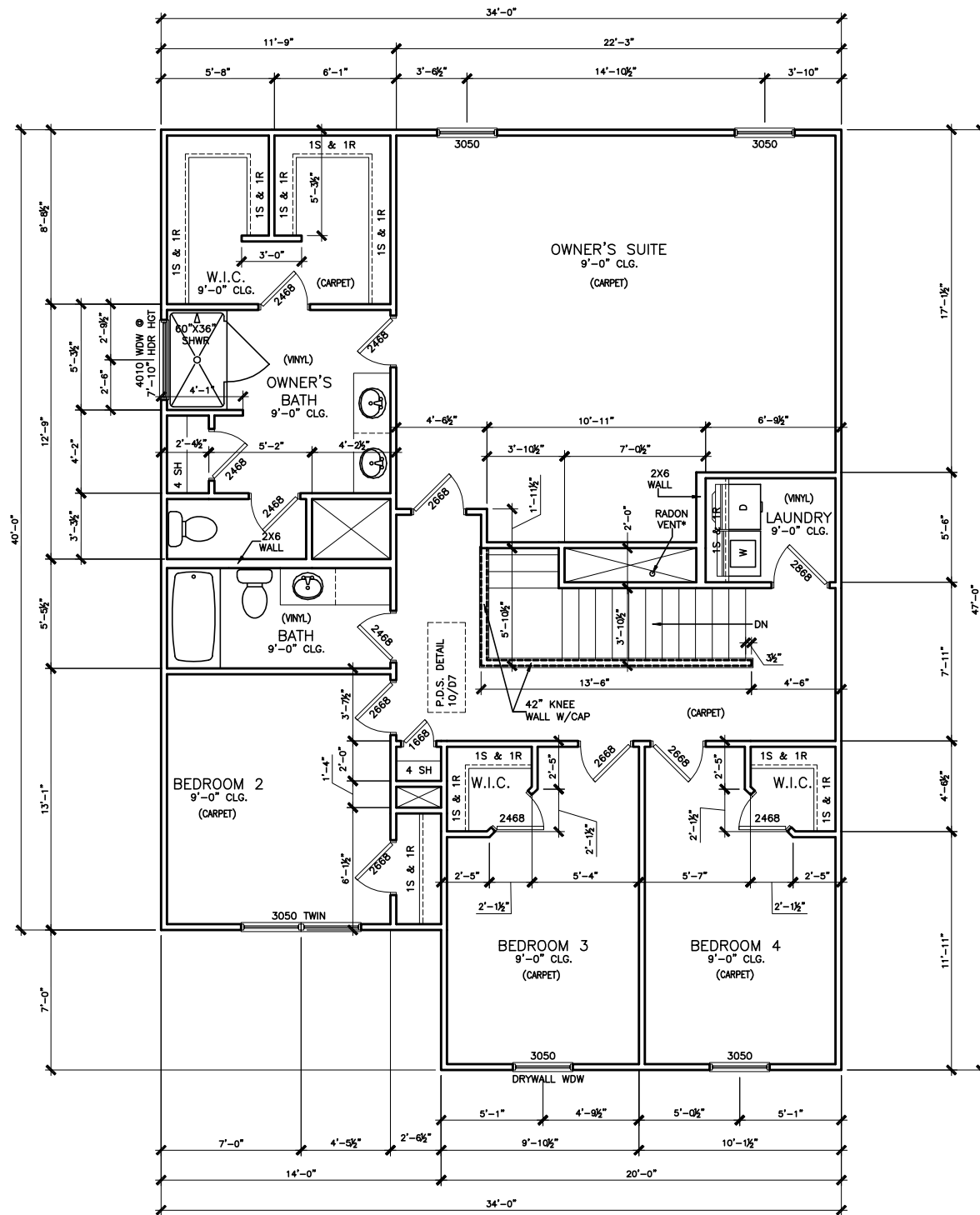
FLOOR PLAN  
FIRST FLOOR  
BUFFINGTON

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PLAN ID:	
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PAGE NO: A5.1	

# CANE MILL ESTATES LOT 28



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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"

DATE	REVISION	BY



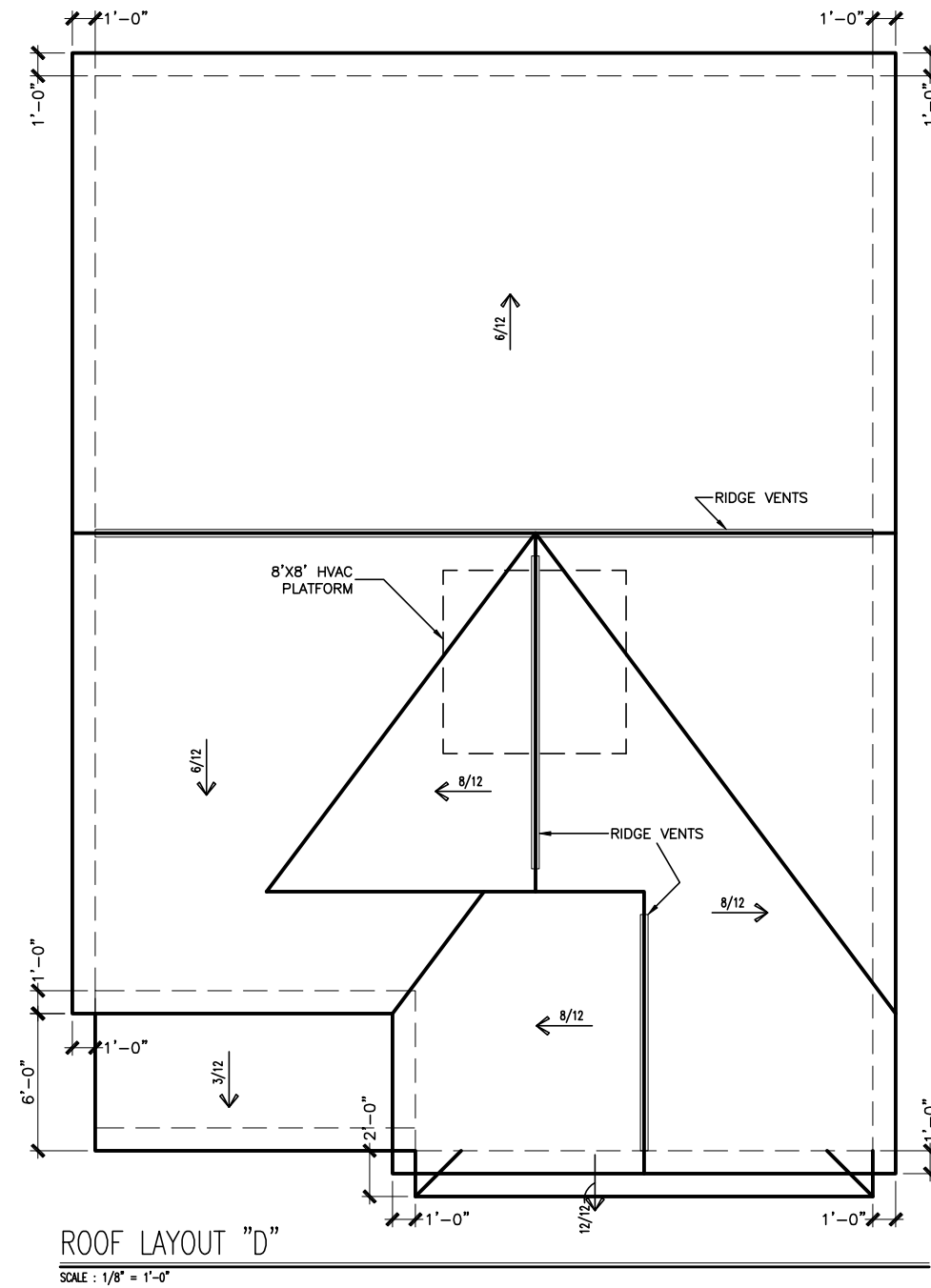
FLOOR PLANS  
SECOND FLOOR  
BUFFINGTON

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# CANE MILL ESTATES LOT 28



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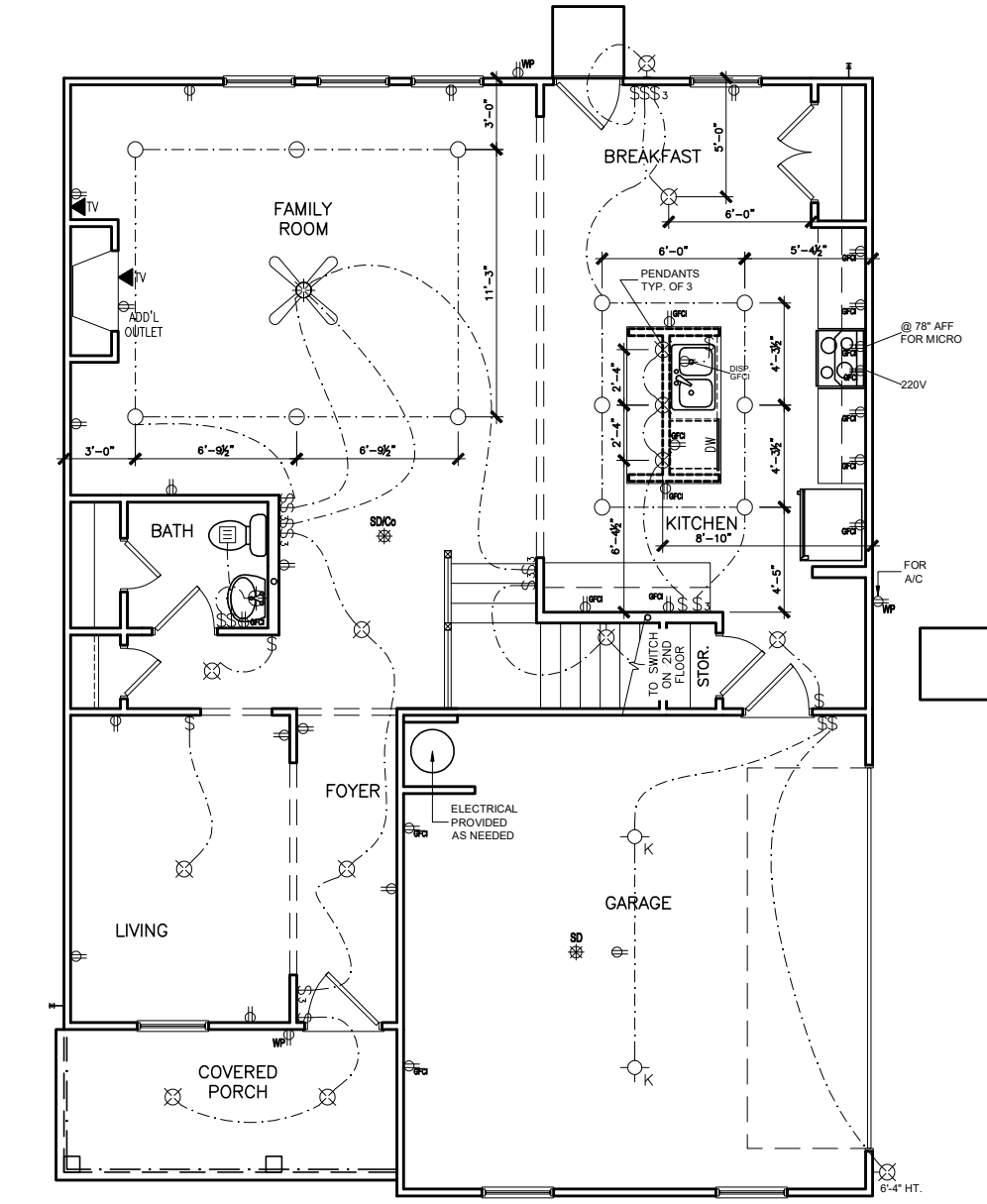
ROOF PLAN  
ROOF PLAN  
BUFFINGTON

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# CANE MILL ESTATES LOT 28



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

## ELECTRICAL LEGEND

§	SWITCH	TV	TV
§3	3 WAY SWITCH	⊕	120V RECEPTACLE
§4	4 WAY SWITCH	⊕	120V SWITCHED RECEPTACLE
⊗	CEILING FIXTURE	⊕	220V RECEPTACLE
⊕	KEYLESS	⊕GFCI	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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DATE	#	#	#	#	#



ELECTRICAL PLAN  
FIRST FLOOR  
BUFFINGTON

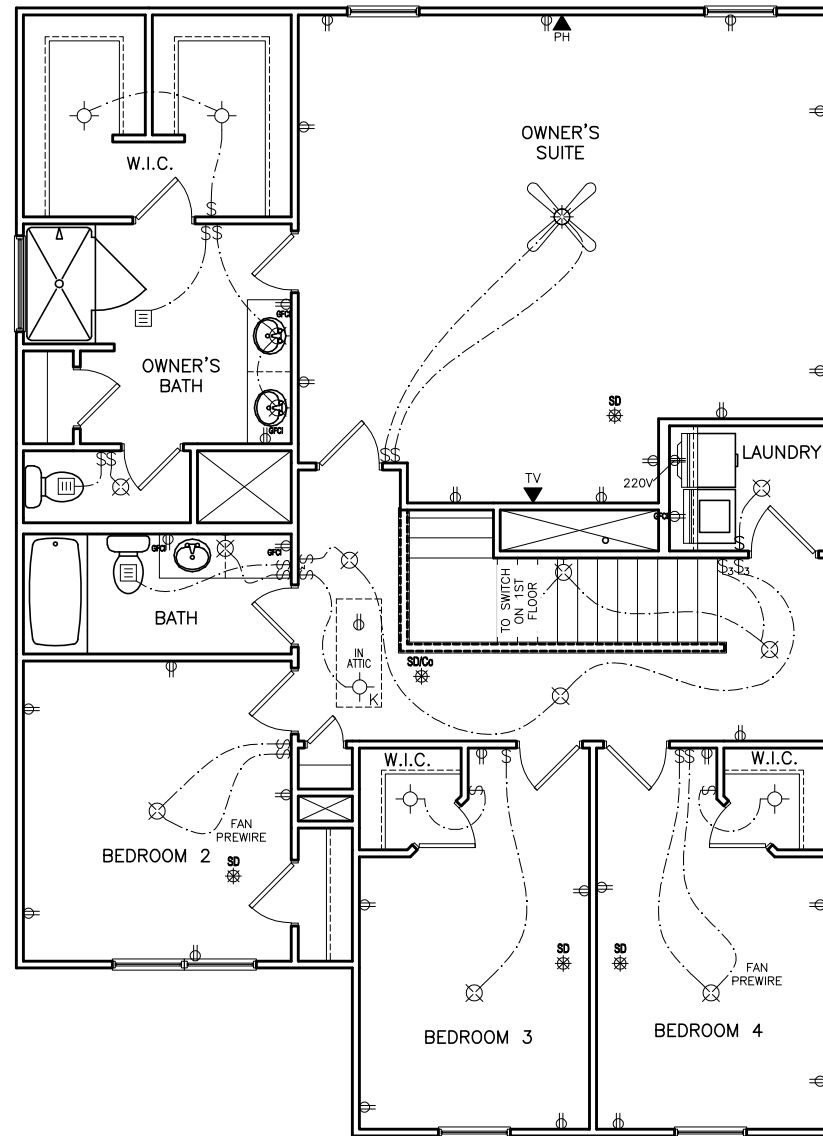
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PAGE NO:	A7.2		



# CANE MILL ESTATES LOT 28



SECOND FLOOR ELECTRICAL PLAN

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

## ELECTRICAL LEGEND

§	SWITCH	TV	TV
§3	3 WAY SWITCH	⊕	120V RECEPTACLE
§4	4 WAY SWITCH	⊕	120V SWITCHED RECEPTACLE
⊗	CEILING FIXTURE	⊕	220V RECEPTACLE
⊕ <sub>K</sub>	KEYLESS	⊕ <sub>GFCI</sub>	GFCI OUTLET
⊗	WALL MOUNT FIXTURE	⊕ <sub>AFCI</sub>	ARCH FAULT CIRCUIT INTERRUPTER
○	CEILING FIXTURE	† <sub>GL</sub>	GAS LINE
●	FLEX CONDUIT	† <sub>WL</sub>	WATER LINE
CH	CHIMES	↓	HOSE BIBB
PH	TELEPHONE	⊕	FLOOD LIGHT
SD/Cd	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

DATE	REVISION	BY
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ELECTRICAL PLAN  
SECOND FLOOR  
BUFFINGTON

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PAGE NO:	A7.3		





#### GENERAL STRUCTURAL NOTES:

- The design professional whose seal appears on these drawings is the structural engineer of record (SER) for this project. The SER bears the responsibility of this structure. No 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:

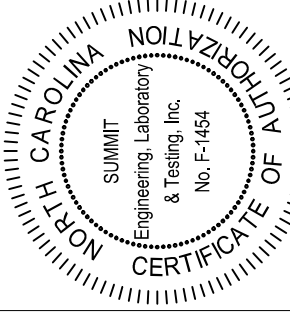
- Concrete shall have a normal weight aggregate and a minimum compressive strength ( $f_c$ ) at 28 days of 3000 psi, unless otherwise noted on the plan.
  - Concrete shall be proportioned, mixed, and placed in accordance with the latest editions of ACI 318: "Building Code Requirements for Reinforced 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 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
    - $F_b = 2600$  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 SPT#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.



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

#### CURRENT DRAWING

DATE: 5/25/2021

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

PROJECT #: 3832.202R

DRAWN BY: KWW

CHECKED BY: BCP

#### ORIGINAL DRAWING

DATE 12/11/15

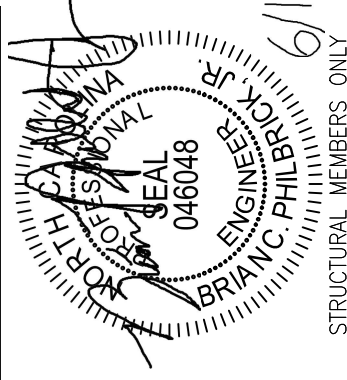
PROJECT# 3832.09

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

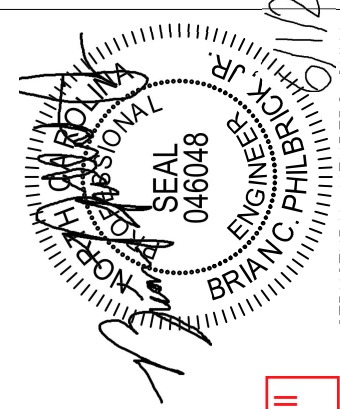
SHEET

CS2

Cane Mill  
Lot 28



STRUCTURAL MEMBERS ONLY



STRUCTURAL MEMBERS ONLY

Cane Mill  
Lot 28

- FOUNDATION NOTES**
- FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE 2008 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AMENDMENTS.
  - STRUCTURAL CONCRETE TO BE F<sub>c</sub> = 3000 PSI, PREPARED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318.
  - REINFORCEMENT TO BE #4 BARS, #5 BARS, #6 BARS, #8 BARS, #10 BARS, #11 BARS, #14 BARS, #16 BARS, #18 BARS, #20 BARS, #22 BARS, #25 BARS, #29 BARS, #36 BARS, #42 BARS, #54 BARS, #60 BARS, #75 BARS, #90 BARS, #108 BARS, #126 BARS, #150 BARS, #180 BARS, #210 BARS, #252 BARS, #280 BARS, #336 BARS, #378 BARS, #420 BARS, #480 BARS, #540 BARS, #600 BARS, #675 BARS, #750 BARS, #840 BARS, #945 BARS, #1050 BARS, #1170 BARS, #1305 BARS, #1440 BARS, #1575 BARS, #1710 BARS, #1860 BARS, #2025 BARS, #2205 BARS, #2400 BARS, #2610 BARS, #2835 BARS, #3075 BARS, #3330 BARS, #3600 BARS, #3885 BARS, #4170 BARS, #4470 BARS, #4785 BARS, #5115 BARS, #5460 BARS, #5820 BARS, #6195 BARS, #6585 BARS, #7005 BARS, #7440 BARS, #7890 BARS, #8355 BARS, #8835 BARS, #9330 BARS, #9840 BARS, #10365 BARS, #10905 BARS, #11460 BARS, #12015 BARS, #12585 BARS, #13180 BARS, #13795 BARS, #14430 BARS, #15090 BARS, #15765 BARS, #16455 BARS, #17160 BARS, #17880 BARS, #18615 BARS, #19360 BARS, #20115 BARS, #20880 BARS, #21645 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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) 2x8
C	B5	(2) 2x10
D	B6	(2) 2x12
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) 18" LVL
J	B12	(2) 24" LVL
K	B13	(3) 11-7/8" LVL
L	B14	(3) 14" LVL
M	B15	(3) 16" LVL
N	B16	(3) 18" LVL
O	B18	(3) 18" LVL
P	B19	(3) 24" LVL

19T. 1 2ND FLOOR LOAD BEARING STUDS;  
2x4 STUDS \* 16" O.C. OR 2x6 STUDS \* 24" O.C.  
2x4 STUDS \* 16" O.C. OR 2x6 STUDS \* 24" O.C. ATTIC  
2x4 STUDS \* 17" O.C. OR 2x6 STUDS \* 16" O.C.  
BASEMENT LOAD BEARING STUDS;  
2x4 STUDS \* 17" O.C. OR 2x6 STUDS \* 16" O.C.  
NON-LOAD BEARING STUDS (ALL FLOORS);  
2x4 STUDS \* 16" O.C.  
TWO STORY WALLS;  
2x4 STUDS \* 17" O.C. OR 2x6 STUDS \* 16" O.C. BALLOON  
FRAMED w/ CROSS BRACING \* 6'-0" O.C. VERTICALLY

LINTEL SCHEDULE		
TAG	SIZE	OPENING SIZE
①	L3x3x1/4"	LESS THAN 6'-0"
②	L5x3x1/4"	6'-0" TO 10'-0"
③	L5x3-1/2"x5/16"	GREATER THAN 10'-0"
④	L5x3-1/2"x5/16"	ALL ARCHED ROOFED OR OPENINGS REQUIV.

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

ALL HEADERS WITH BRICK ABOVE: (U) (NO)

WALL STUD SCHEDULE	
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 16'-0"	(4)

KING STUD REQUIREMENTS ABOVE DO NOT APPLY TO PORTAL FRAMED OPENINGS

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 16'-0"	(4)

KING STUD REQUIREMENTS ABOVE DO NOT APPLY TO PORTAL FRAMED OPENINGS

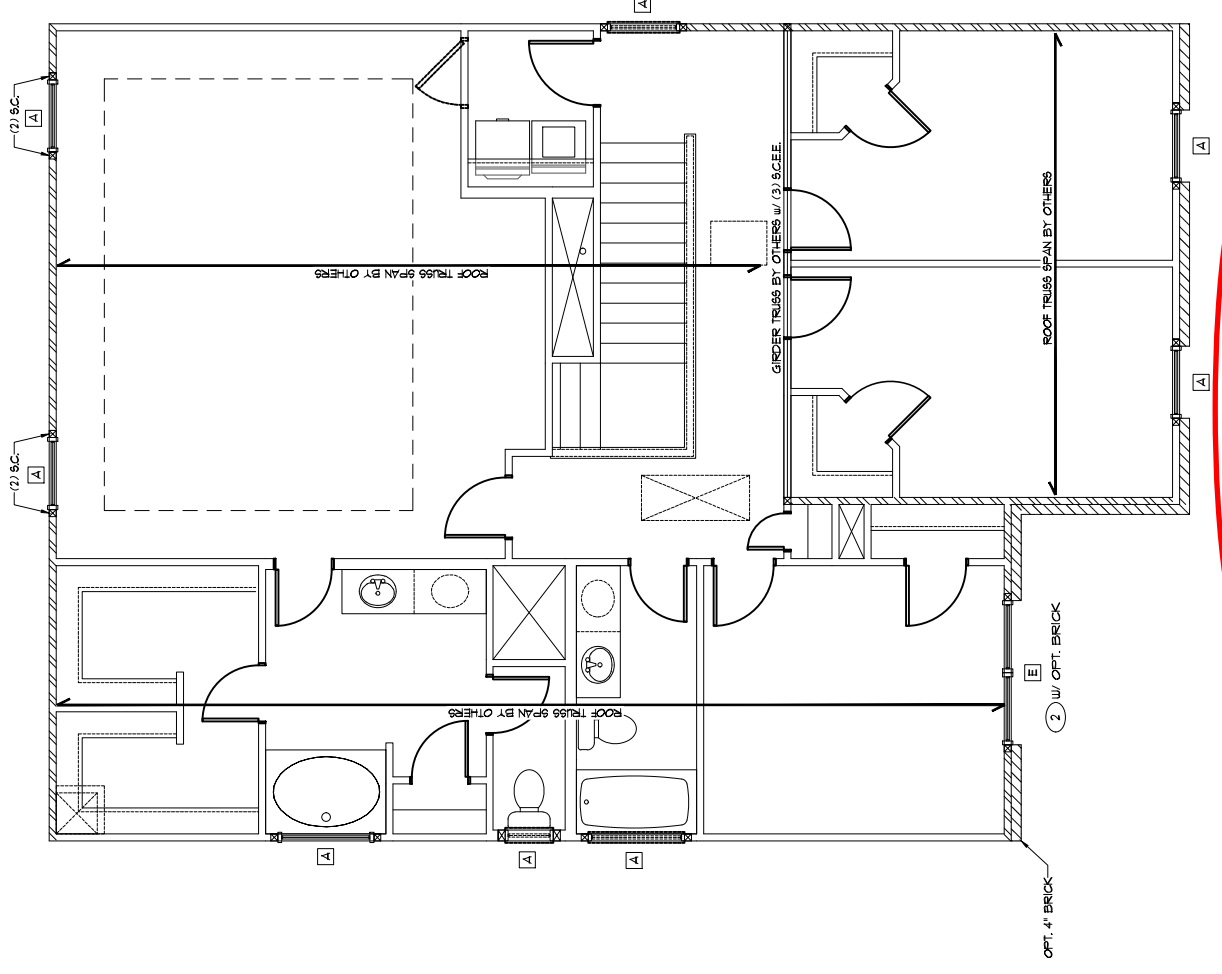
THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES COMPLETED REVISIONS ON 5/11/21. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING LABORATORY TESTING P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS. SMITH DOUGLAS HOMES, SMITH ENGINEERING LABORATORY TESTING P.C. CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

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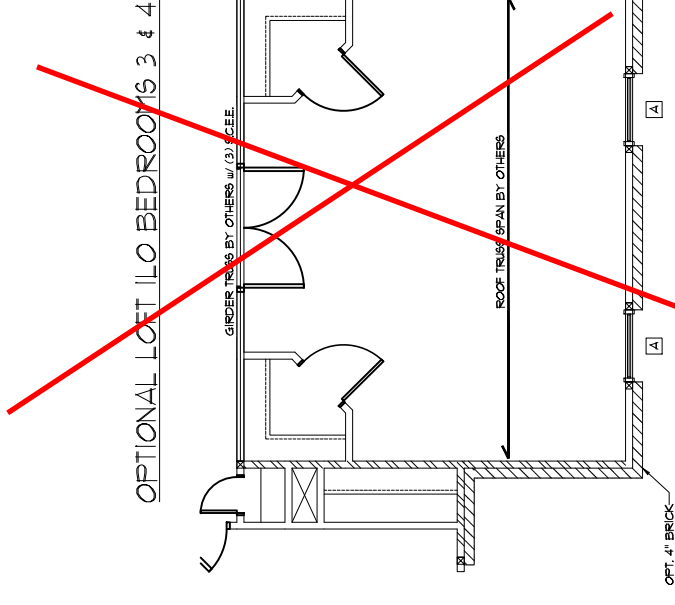
STRUCTURAL ANALYSIS BASED ON 2018 NCR.

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

5/12 COLUMN (6C) CALLOUTS ON PLAN SHOWN. REFER TO BEAM/HEADER SCHEDULE KING STUDS TO BE INSTALLED PER APPLICABLE BUILDING CODE.



ELEVATIONS ADGJ, ASR



**STRUCTURAL MEMBERS ONLY**

**ENGINEER SEAL**  
046048

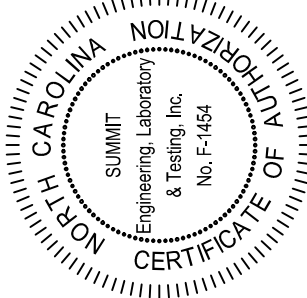
**ENGINEER**  
BRIAN C. PHILBRICK JR.

10/12

**Cane Mill**  
**Lot 28**

**SUMMIT**  
ENGINEERING LABORATORY TESTING

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



**PROJECT**  
Burlington

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

**Second Floor Framing**

**CURRENT DRAWING**

DATE: 5/25/2021

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

PROJECT #: 3832.202R

DRAWN BY: KWW

CHECKED BY: BCP

**ORIGINAL DRAWING**

DATE: 12/11/15

PROJECT #: 3632.09

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
H2FA	600
H6	950
H10A*	1340
H4A*	1465

MODEL *	MAX. UPLIFT (LBS)	FLY #
LGT*	2050	2
LGT3-SD925*	3685	3
LGT4-SD93*	4060	4
HST-2*	10980	2
HST-3*	10930	3
HST-4*	9250	4

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

NOTE: 8T FLY OF ALL SHOWN GREYER TRUSSES TO ALIGN WITH INSIDE FACE OF WALL (TTP, UNO)

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

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES COMPLETED/REVISED ON 05/25/2021. THE RESPONSIBILITY FOR THE CLIENT'S COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS IS THE CLIENT'S. ALL CHANGES MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION, SHALL BE THE RESPONSIBILITY OF THE CLIENT. SMITH DOUGLAS HOMES, INC. GUARANTEES THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTIALLY THAN THE DATE LISTED ABOVE.

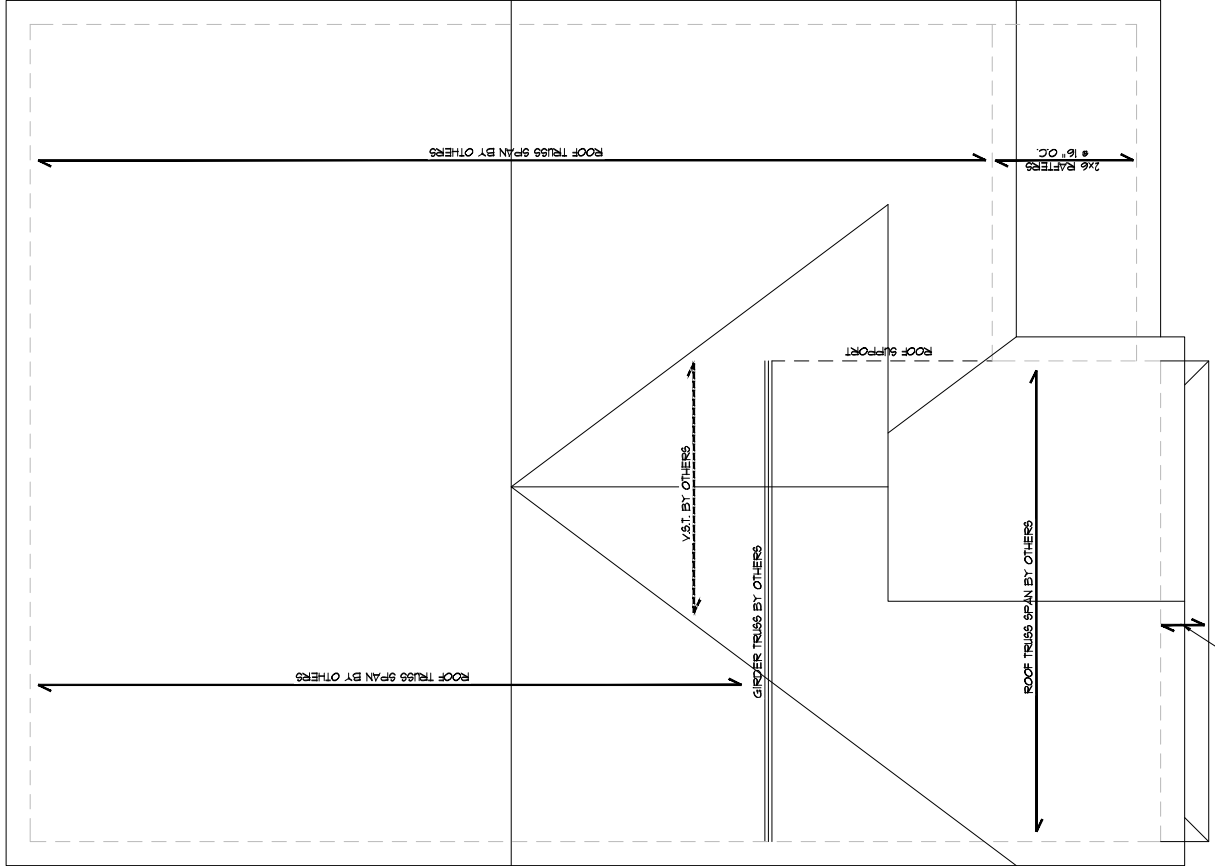
REFER TO TRUSS LAYOUT PER MANUFACTURER FOR UPLIFT CONNECTIONS FROM TRUSS TO TOP PLATE (TTP, UNO)

NOTE: TRUSS UPLIFT LOADS SHALL BE DETERMINED PER TRUSS MANUFACTURER'S DESIGN. ALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION 1609.3.5 OF THE 2009 NCR. REFER TO BRACED WALL PLANS FOR SHEATHING AND FASTENER REQUIREMENTS.

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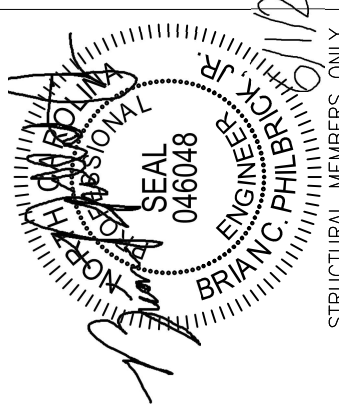
STRUCTURAL ANALYSIS BASED ON 2018 NCR.

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

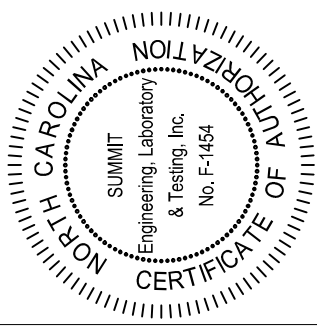


ELEVATIONS ADGJ & ASR

Cane Mill  
 Lot 28



STRUCTURAL MEMBERS ONLY



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

CURRENT DRAWING  
 DATE: 5/25/2021  
 SCALE: 1/8"=1'-0"  
 PROJECT #: 3832.202R  
 DRAWN BY: KWW  
 CHECKED BY: BCP

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

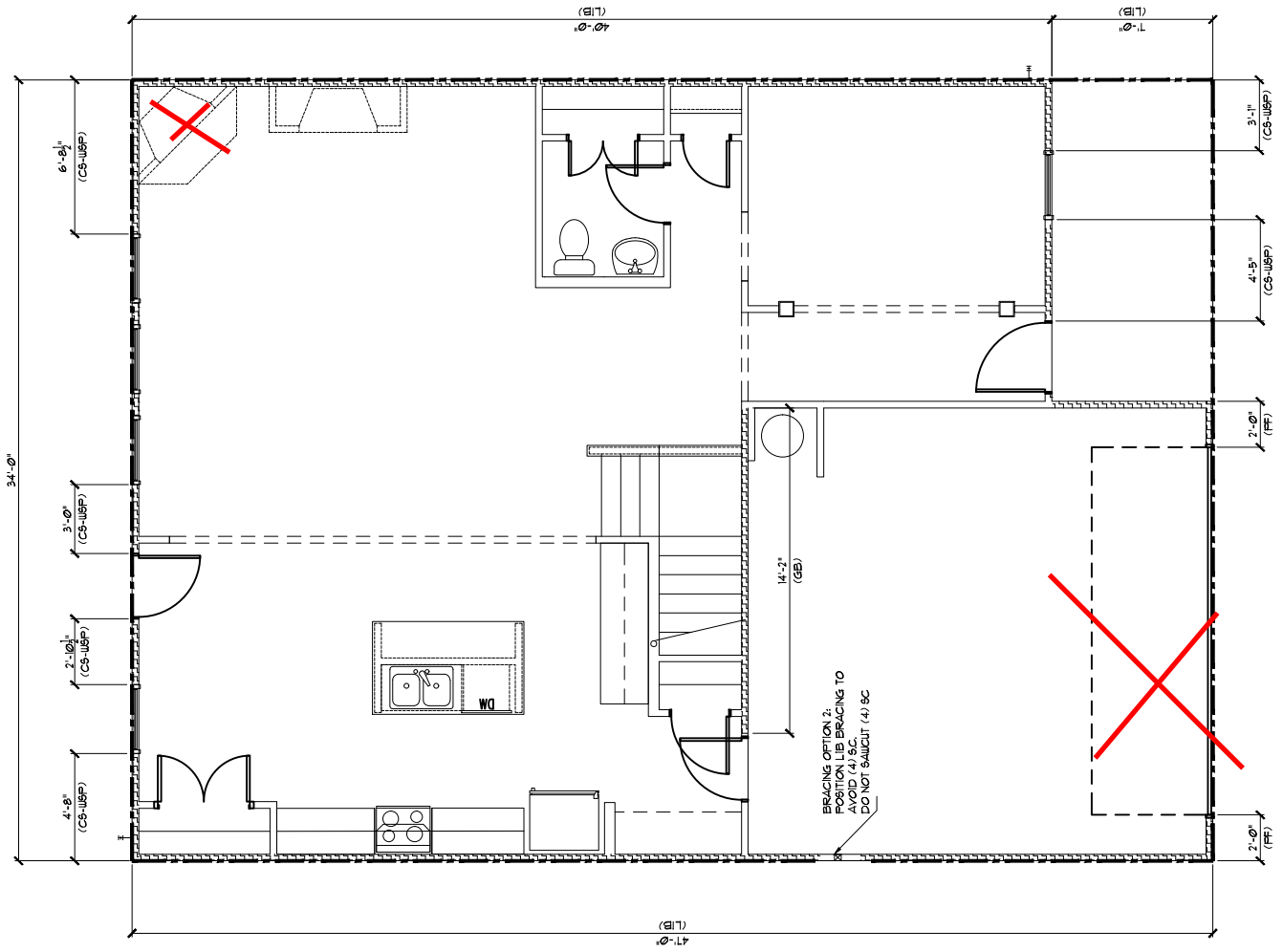
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
**S5.0**

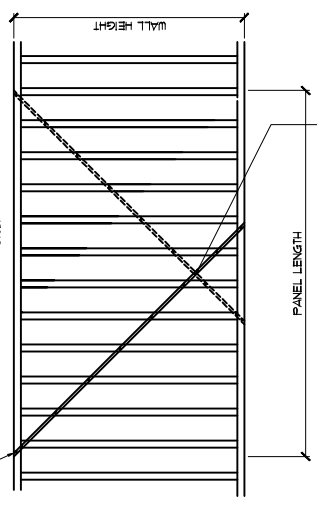




SEE SHEET 6T.0 FOR NOTES AND MORE INFORMATION



CONT. SET THIS STRAP OR 6G NAIL PER MANUFACTURER'S RECOMMENDATIONS  
MIN (1) 8d COMMON NAIL PER STUD, TOP AND BOTTOM PLATE



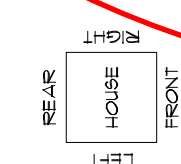
INSTALL IN "X" PAIRS OR OPPOSING PAIRS. BRACES SHOULD BE INSTALLED IN PAIRS OR OPPOSING PAIRS. BRACED WALL PLATE ON INTERIOR SIDE OF WALL. BRACING TO BE PROVIDED BRACED LENGTH STUD.

LIB BRACING  
1  
6T.1

PLEASE BRACE THE WALLS BETWEEN STUDS IN THE SPACE BETWEEN STUDS OR OVER A DOUBLE STUD. OVER A SINGLE STUD.

**REQUIRED BRACED WALL PANEL CONNECTIONS**

METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION
CS-UBSP	WOOD PANEL	3/8"	• INTERMEDIATE SUPPORTS • 6d COMMON NAILS @ 2' O.C. • 6d COMMON NAILS @ 2' O.C.
GB	GYPSUM BOARD	1/2"	• 5d COOLER NAILS** @ 1' O.C. • 5d COOLER NAILS** @ 1' O.C.
USP	WOOD PANEL	3/8"	• 6d COMMON NAILS @ 6" O.C. • 6d COMMON NAILS @ 6" O.C.
FF	STRUCTURAL PANEL	1/16"	PER FIGURE R6-02.101 PER FIGURE R6-02.101 **OR EQUIVALENT PER TABLE R7-02.3.5



- BRACED WALL NOTES:**
- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R6-02.19 PER FIGURE R6-02.101 FOR ALL WALLS.
  - 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 R6-02.19.
  - ALL BRACED WALL PANELS SHALL BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET FOR ISOLATED PANEL METHOD AND 12 FEET FOR CONTINUOUS SHEATHING METHOD WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
  - BRACED WALL PANEL LENGTH SHALL BE PER TABLE R6-02.101.
  - THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYPSUM BOARD (UNO).
  - FOR CONTINUOUS SHEATHING METHOD, EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" GYPSUM BOARD (UNO) AND INTERIOR WALLS SHALL BE SHEATHED WITH 5/8" GYPSUM BOARD (UNO) ON GABLE END WALLS.
  - FLOORS SHALL NOT BE CANTILEVERED MORE THAN 2'4" 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 71 FEET.
  - THE MAXIMUM EDGE DISTANCE BETWEEN BRACED WALL PANELS SHALL NOT EXCEED 71 FEET.
  - SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R6-02.043 OF THE 2018 NCRC.
  - BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R6-02.044.
  - CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R6-02.045.
  - DESIGNED IN ACCORDANCE WITH SECTION R6-02.046.
  - PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R6-02.047.
  - ON SCHEMATIC, SHADDED WALLS INDICATE BRACED WALL PANELS.
  - ABBREVIATIONS:  
GB - GYPSUM BOARD  
USP - WOOD STRUCTURAL PANEL  
FF - PORTAL FRAME  
FF - PORTAL FRAME  
FF - PORTAL FRAME

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES. THE CLIENT IS RESPONSIBLE FOR NOTIFYING SMITH DOUGLAS HOMES OF ANY CHANGES TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SMITH DOUGLAS HOMES DOES NOT WARRANT THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

**FIRST FLOOR BRACING (FT)**

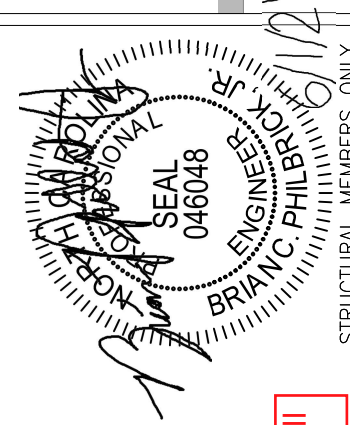
CONTINUOUS SHEATHING METHOD	
REQUIRED	PROVIDED
FRONT SIDE	20%
LEFT SIDE	41.0
REAR SIDE	11.2
RIGHT SIDE	41.0

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

CONTINUOUS SHEATHING METHOD	
REQUIRED	PROVIDED
FRONT SIDE	21.5
LEFT SIDE	41.0
REAR SIDE	11.2
RIGHT SIDE	33.0

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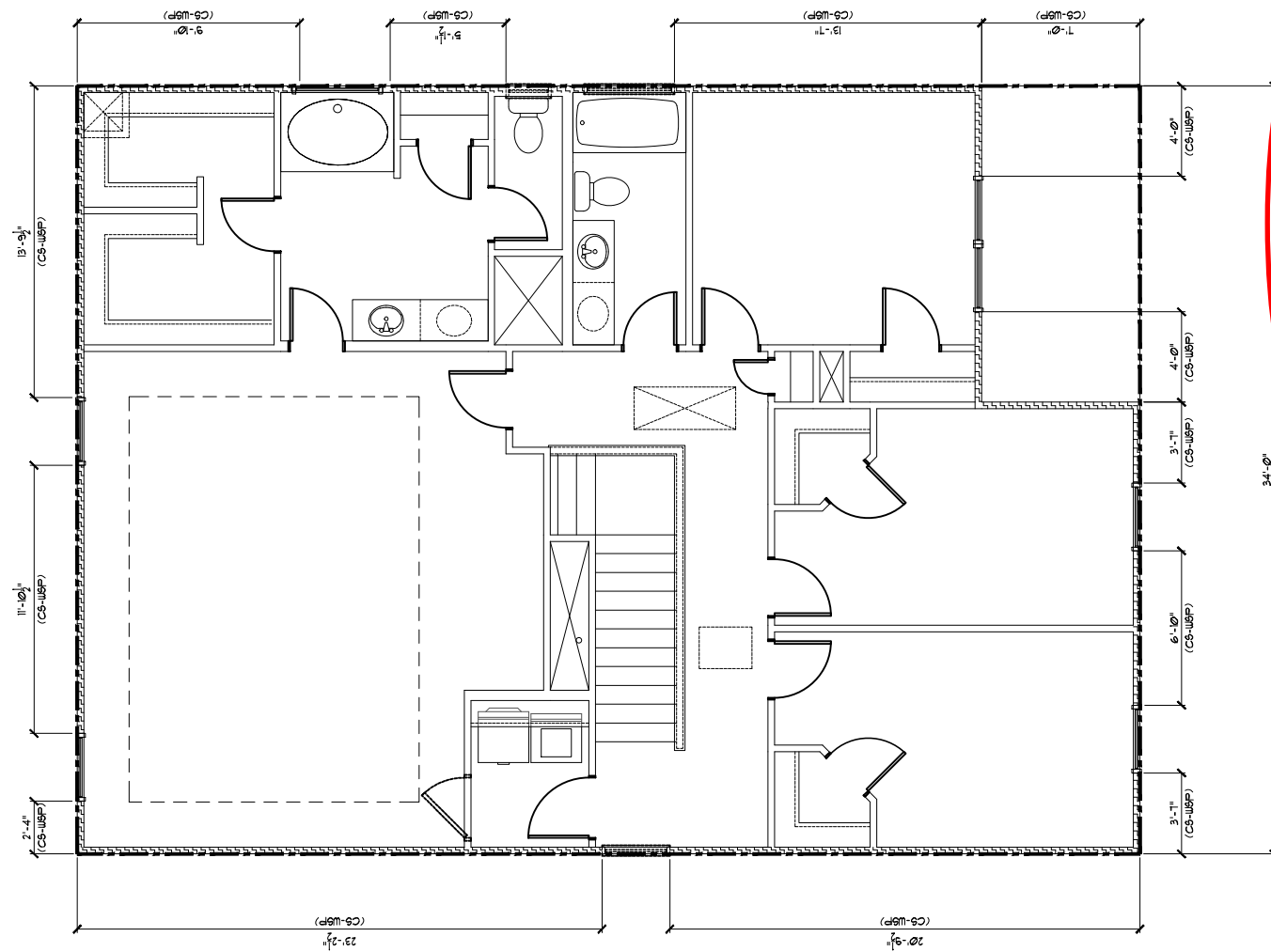
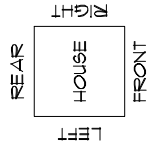
STRUCTURAL ANALYSIS BASED ON 2018 NCRC.



REQUIRED BRACED WALL PANEL CONNECTIONS			
METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION
CS-UWP	WOOD PANEL	3/8"	• PANEL EDGES • INTERMEDIATE SUPPORTS • 6d COMMON NAILS • 2" O.C.
GB	GYP/SM BOARD	1/2"	• 5d COOLER NAILS** • 1" O.C.
USP	WOOD PANEL	3/8"	• 6d COMMON NAILS • 6" O.C.
FF	STRUCTURAL PANEL	1/6"	PER FIGURE R6-02.101 PER FIGURE R6-02.101

**BRACED WALL NOTES:**

- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R6-02.10
- WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND ULTIMATE WIND SPEEDS UP TO 150 MPH.
- REFER TO ARCHITECTURAL PLAN FOR DOOR/WINDOW OPENING SIZES. BRACING MATERIALS, METHODS AND FASTENERS SHALL BE IN ACCORDANCE WITH SECTION R6-02.101.
- ALL BRACED WALL PANELS SHALL BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET FOR ISOLATED PANEL METHOD AND 12 FEET FOR CONTINUOUS SHEATHING METHOD WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- BRACED WALL PANEL LENGTH SHALL BE PER TABLE R6-02.101.
- THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYPSUM BOARD (UNO).
- FOR CONTINUOUS SHEATHING METHOD, EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" GYPSUM BOARD (UNO) ON BOTH SIDES OF THE WALL. SHEATHING SHALL BE BETWEEN BRACED WALL PANELS, ABOVE AND BELOW WALL OPENINGS, AND ON GABLE END WALLS.
- FLOORS SHALL NOT BE CANTILEVERED MORE THAN 2'4" 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 71 FEET.
- FOR STEEP SLOPE STEEP WALLS WITH A LENGTH OF 45' OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R6-02.043 OF THE 2018 NCR.
- CONSTRUCTED IN ACCORDANCE WITH SECTION R6-02.101.4
- CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R6-02.101.5
- DESIGNED IN ACCORDANCE WITH SECTION R6-02.101.6
- PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R6-02.101.7
- ON SCHEMATIC, SHADDED WALLS INDICATE BRACED WALL PANELS.
- ABBREVIATIONS:
  - GB - GYPSUM BOARD
  - USP - WOOD STRUCTURAL PANEL
  - FF - FLOOR FINISH
  - ENG - ENGINEER
  - FR - FRAMING
  - PF - PORTAL FRAME



ALL ELEVATIONS  
BRACING OPTION I

SECOND FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
FRONT SIDE	REQUIRED	PROVIDED
FRONT SIDE	6.5	72.0
LEFT SIDE	5.1	39.5
REAR SIDE	6.5	29.0
RIGHT SIDE	5.1	44.0

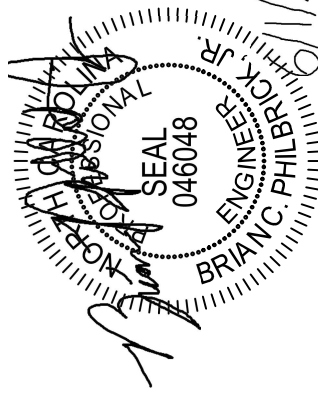
INSTALL HOLD-DOWNS PER SECTION R6-02.104 AND FIGURE R6-02.103(4) OF THE 2018 NCR.

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STRUCTURAL ANALYSIS BASED ON 2018 NCR.

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

Cane Mill  
Lot 28

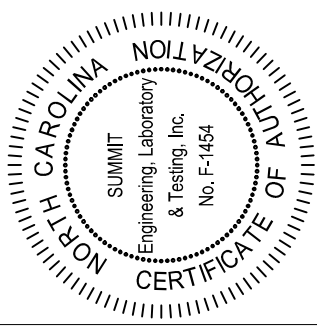


STRUCTURAL MEMBERS ONLY

SHEET

**S8.0**

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



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

CURRENT DRAWING

DATE: 5/25/2021

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

PROJECT #: 3832.202R

DRAWN BY: KW

CHECKED BY: BCP

ORIGINAL DRAWING

DATE: 12/11/15

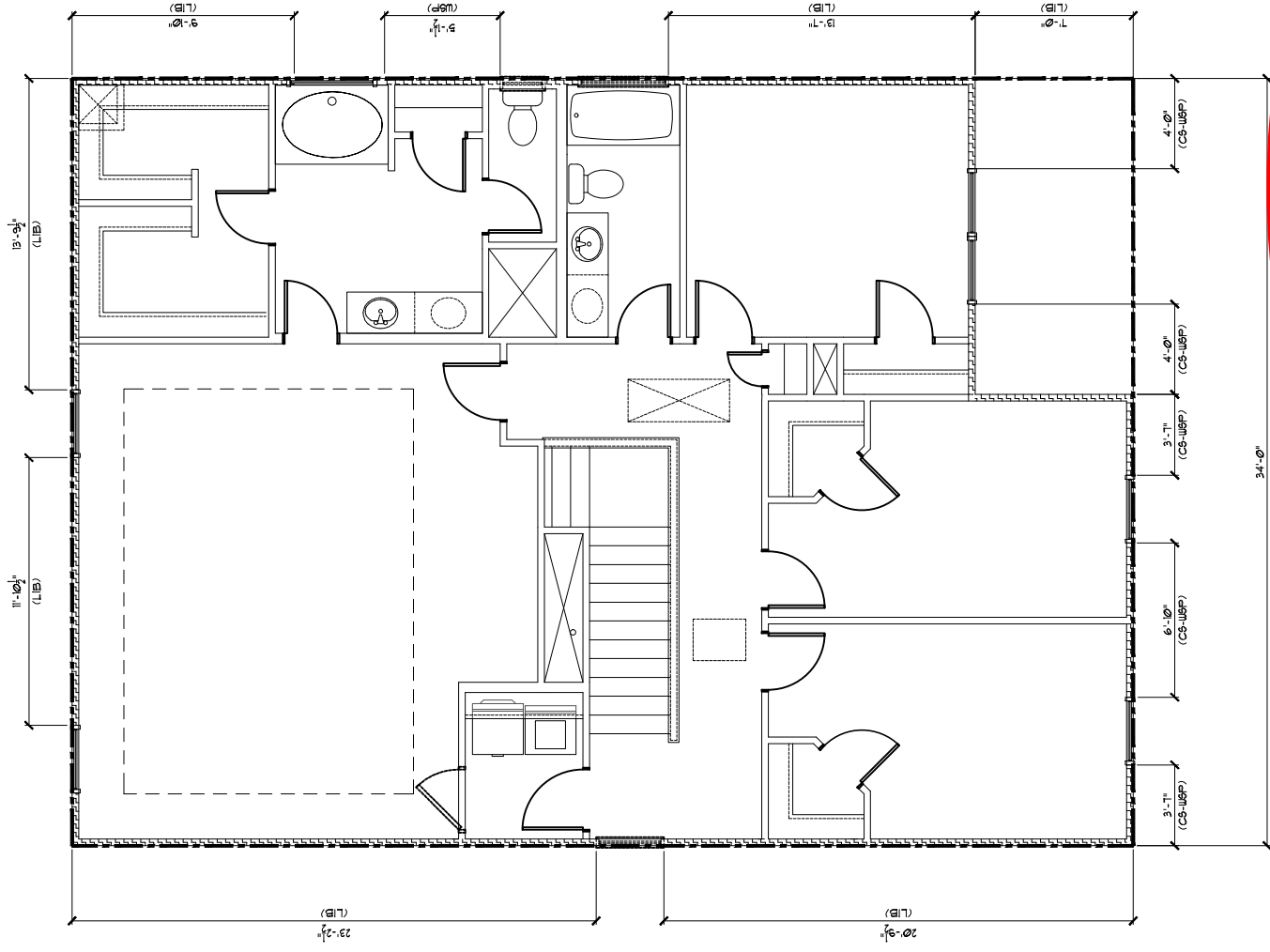
PROJECT#: 3832.09

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

REQUIRED BRACED WALL PANEL CONNECTIONS			
METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION
			• INTERMEDIATE SUPPORTS
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS • 2' O.C.
GB	GYP/SM BOARD	1/2"	5d COOLER NAILS** • 1' O.C.
WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS • 2' O.C.
FF	STRUCTURAL PANEL	1/16"	PER FIGURE R602.02.01 PER FIGURE R602.02.01

**BRACED WALL NOTES:**

- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.01.9. INTERMEDIATE 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 R602.01.9. ALL BRACED WALL PANELS SHALL BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET FOR ISOLATED PANEL METHOD AND 12 FEET FOR CONTINUOUS SHEATHING METHOD WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- BRACED WALL PANEL LENGTH SHALL BE PER TABLE R602.01.10.
- THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDERS OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYPSUM BOARD (UNO).
- FOR CONTINUOUS SHEATHING METHOD, EXTERIOR WALLS SHALL BE SHEATHED WITH 5/8" GYPSUM BOARD (UNO) ON BOTH SIDERS OF WALL OPENINGS, AND ON GABLE END WALLS. FLOORS SHALL NOT BE CANTILEVERED MORE THAN 2'4" 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 71 FEET.
- FOR ISOLATED PANEL METHOD, BRACED WALL PANELS SHALL BE SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.02.03 OF THE 2018 NCR. BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.02.04.
- CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.01.9.
- DESIGNED IN ACCORDANCE WITH SECTION R602.01.9.
- PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.01.9.
- ON SCHEMATIC, SHADDED WALLS INDICATE BRACED WALL PANELS.
- ABBREVIATIONS:
  - GB - GYPSUM BOARD
  - WSP - WOOD STRUCTURAL PANEL
  - CS-WSP - CONTINUOUS SHEATHING METHOD
  - FF - PORTAL FRAME



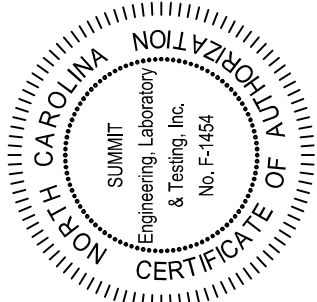
ALL ELEVATIONS

BRACING OPTION 2

SECOND FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
	REQUIRED	PROVIDED
FRONT SIDE	6.5	22.0
LEFT SIDE	5.1	39.5
REAR SIDE	6.5	29.0
RIGHT SIDE	5.1	44.0

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY BATH/DOUGLAS. NOTES COMPLETED/REVIEWED ON 5/21/21. 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. THE CLIENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE ARCHITECTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

SEE SHEET S80 FOR NOTES AND MORE INFORMATION



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

CURRENT DRAWING  
DATE: 5/25/2021  
SCALE: 1/8"=1'-0"  
PROJECT #: 3832.202R  
DRAWN BY: KWW  
CHECKED BY: BCP

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

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS



Cane Mill Lot 28

SHEET  
S8.1

STRUCTURAL ANALYSIS BASED ON 2018 NCR. SECOND FLOOR BRACING PLAN SCALE: 1/8"=1'

STRUCTURAL MEMBERS ONLY

**GENERAL STRUCTURAL NOTES:**

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

**FOUNDATIONS:**

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

**CONCRETE:**

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

**CONCRETE REINFORCEMENT:**

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

**WOOD FRAMING:**

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

**WOOD TRUSSES:**

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

**WOOD STRUCTURAL PANELS:**

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

**STRUCTURAL FIBERBOARD PANELS:**

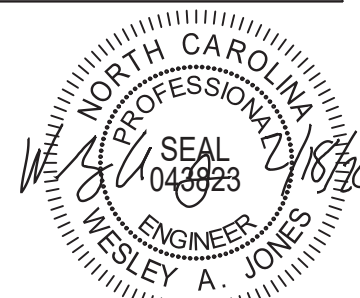
- Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards.
- Fiberboard wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan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

**EXTERIOR WOOD FRAMED DECKS:**

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

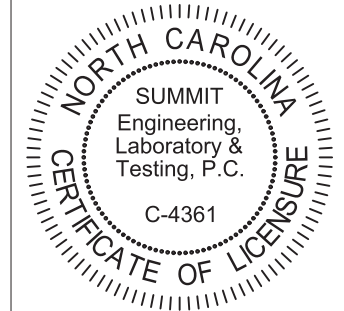
**STRUCTURAL STEEL:**

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



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FAX: 919.380.9993  
WWW.SUMMIT-COMPANIES.COM



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

**CURRENT DRAWING**

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

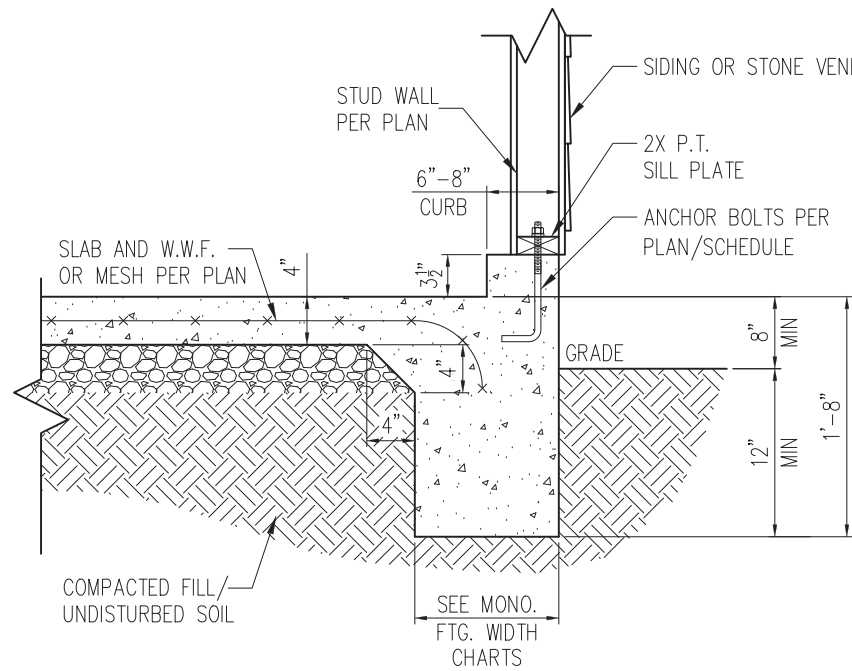
**ORIGINAL DRAWING**

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

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

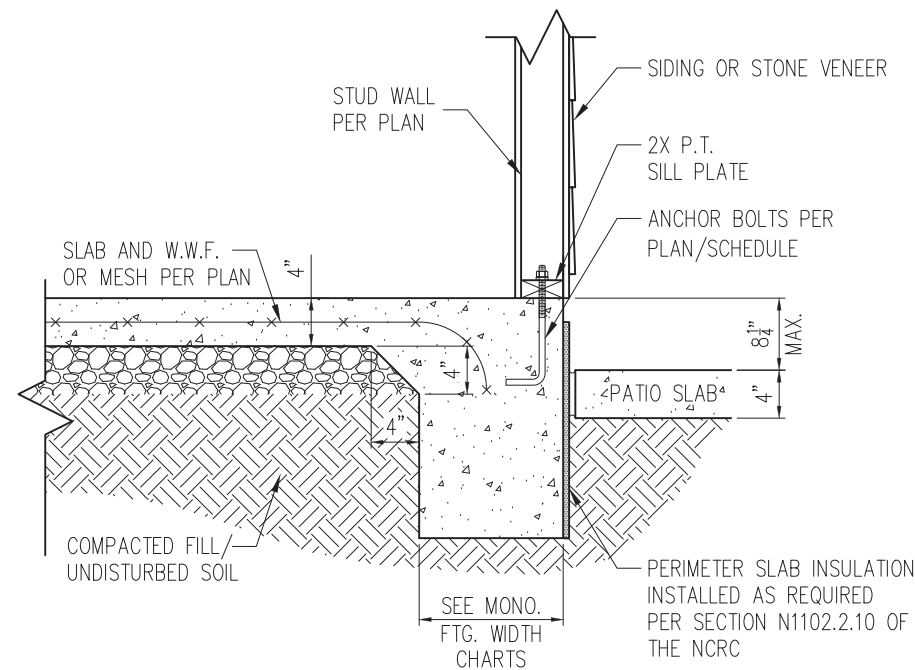
SHEET

**CS2**



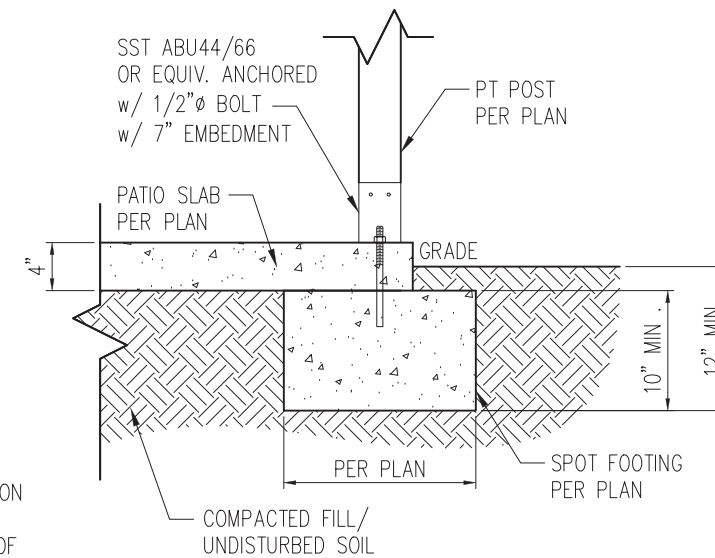
STANDARD - SIDING/STONE

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

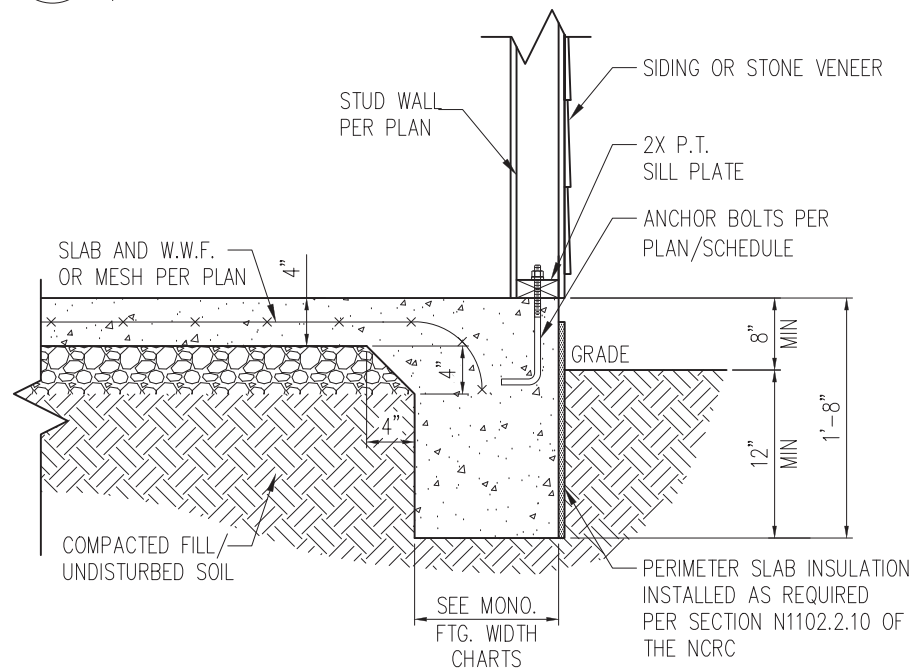


STANDARD - SIDING/STONE

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

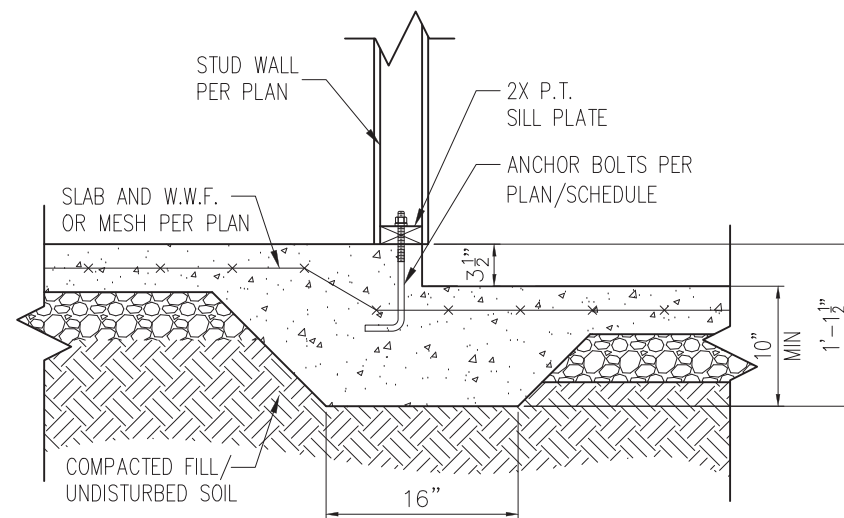


2A COVERED PATIO DETAIL  
D1m 3/4" = 1'-0"



STANDARD - SIDING/STONE

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



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

- 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.

WALL ANCHOR SCHEDULE

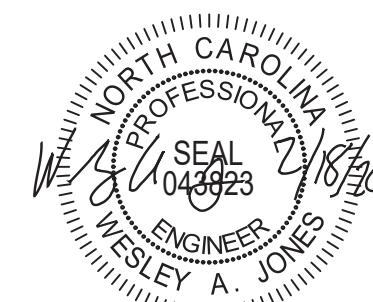
TYPE OF ANCHOR	MIN. CONC. EMBEDMENT	SPACING EMBEDMENT	INTERIOR WALL	EXTERIOR WALL
1/2" A307 BOLTS w/ STD. 90° BEND	7"	6'-0"	YES	YES
SST - MAS	4"	5'-0"	NO	YES
HILTI KWIK BOLT KBI 1/2-2-3/4	2-1/4"	6'-0"	YES	NO
1/2" HILTI THREADED ROD w/ HIT HY150 ADHESIVE	7"	6'-0"	YES	YES

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

MONOLITHIC FOOTING WIDTH

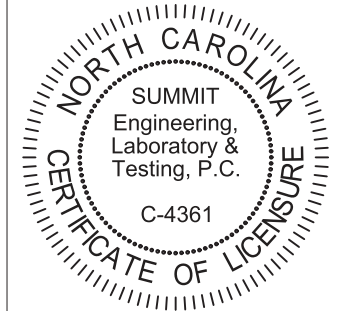
# OF STORIES	WIDTH BASED ON SOIL BEARING CAPACITY		
	1500 PSF	2000 PSF	2500 PSF
1 STORY - STD.	16"	16"	16"
1 STORY - BRICK VENEER	21"	21"	21"
2 STORY - STD.	20"	16"	16"
2 STORY - BRICK VENEER	25"	21"	21"

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



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3070 HAMMOND BUSINESS PLACE,  
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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

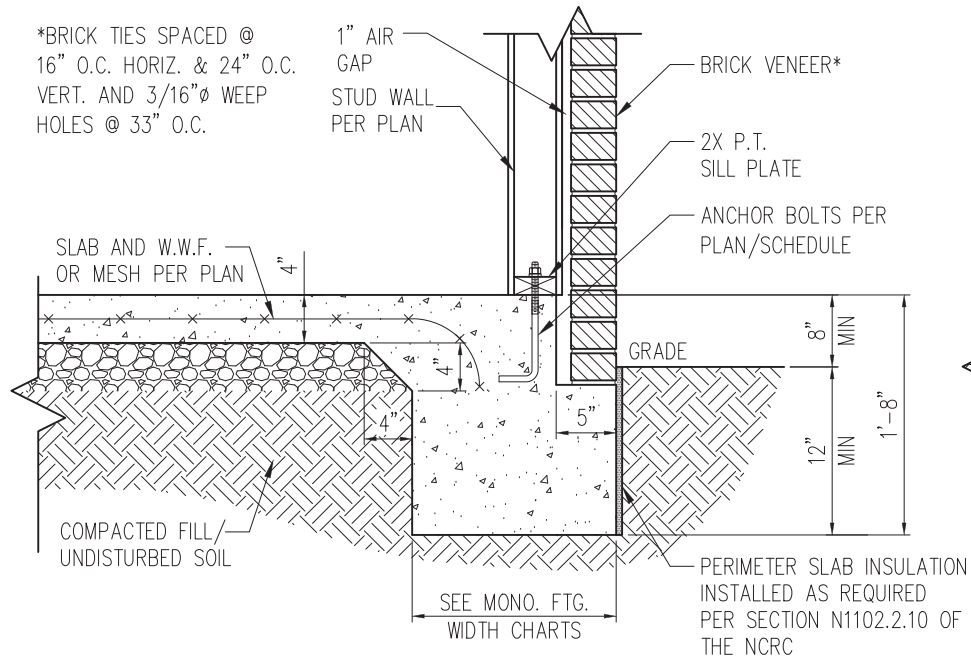
ORIGINAL DRAWING  
NO. DATE PROJECT #  
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

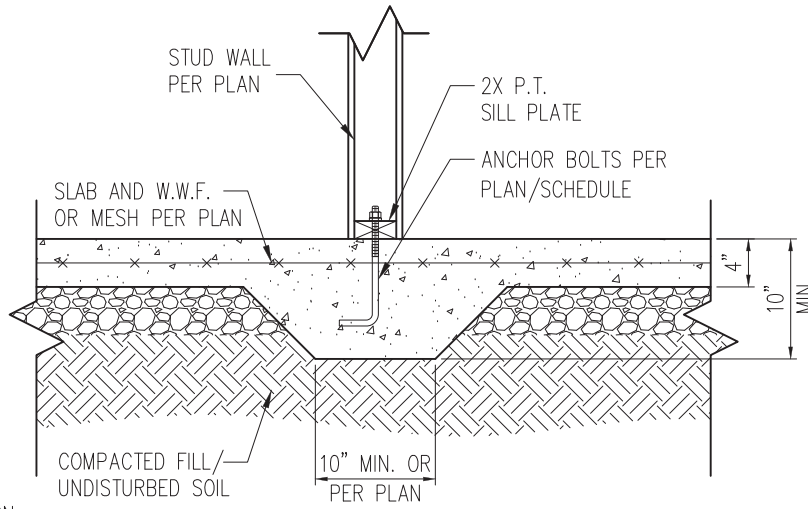
D1m

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



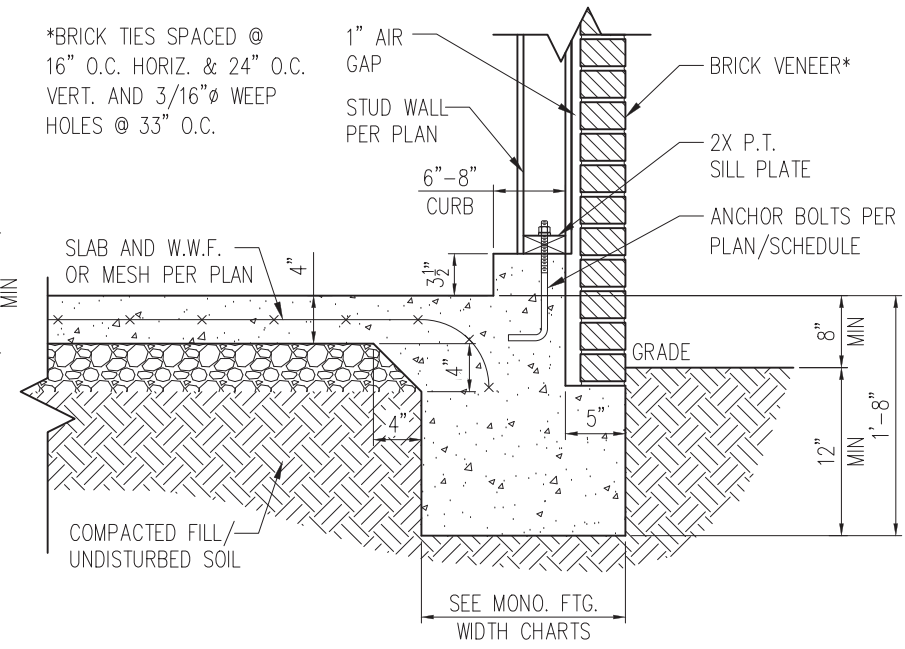
STANDARD - BRICK

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



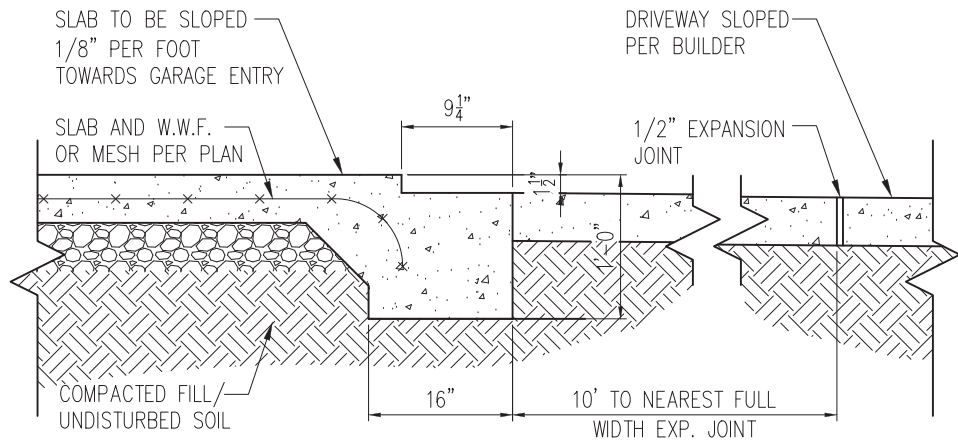
3 TYP. THICKENED SLAB DETAIL  
D2m 3/4" = 1'-0"

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

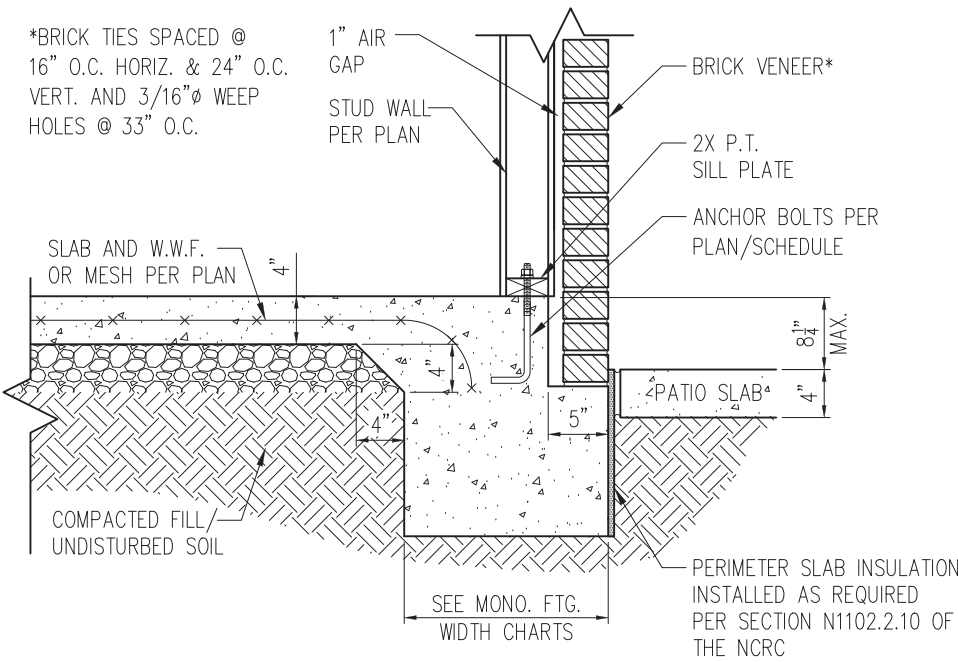


STANDARD - BRICK

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"

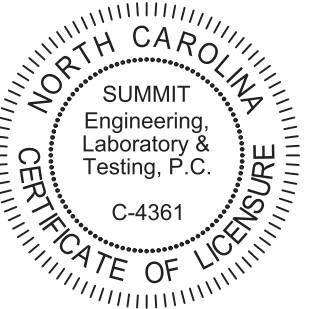
NOTES:

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



STRUCTURAL MEMBERS ONLY

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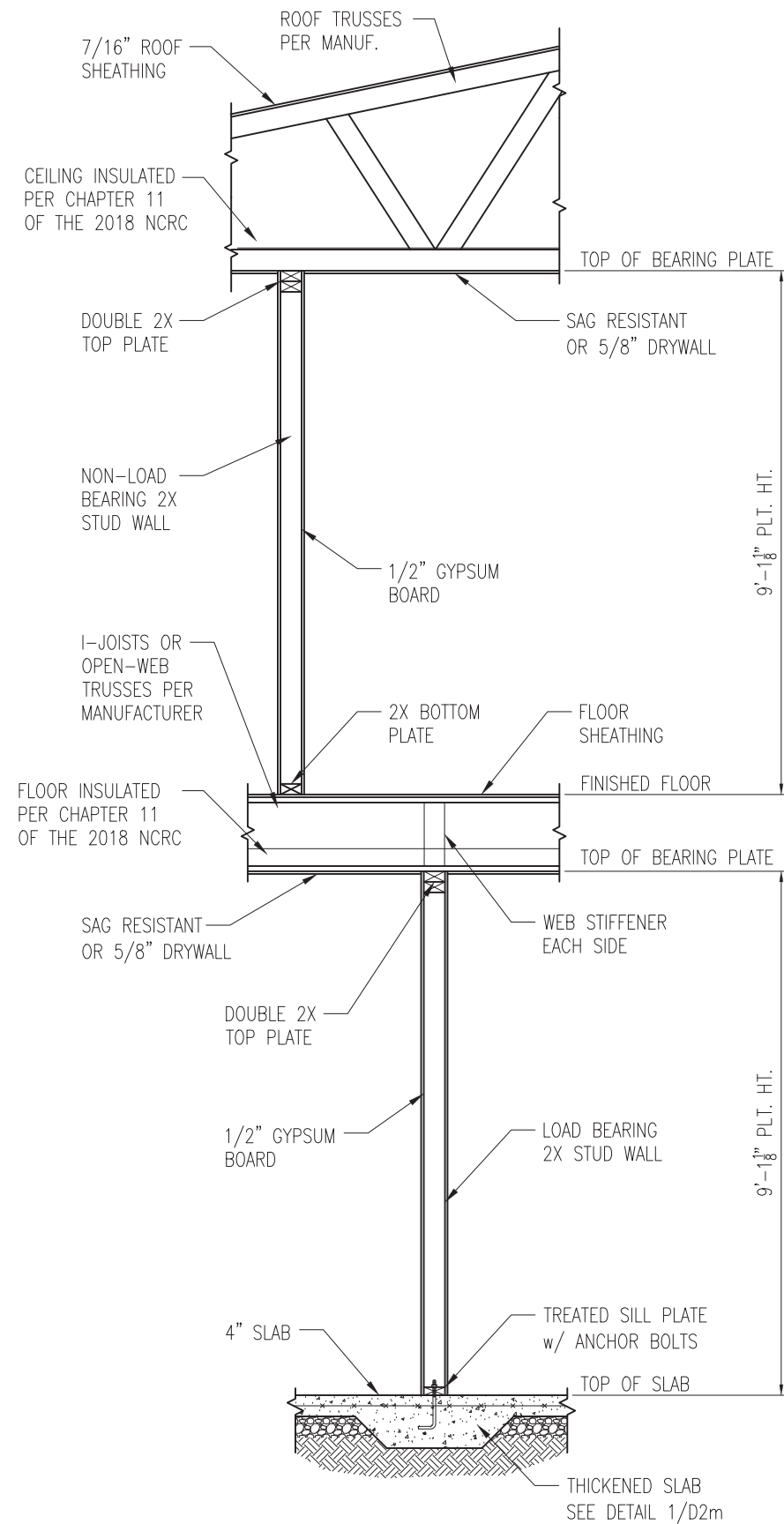
PROJECT  
**Standard Details**  
**Monolithic Slab Details**  
CLIENT  
**Smith Douglas Homes**  
**110 Village Trail, Suite 215**  
**Woodstock, GA 30188**

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

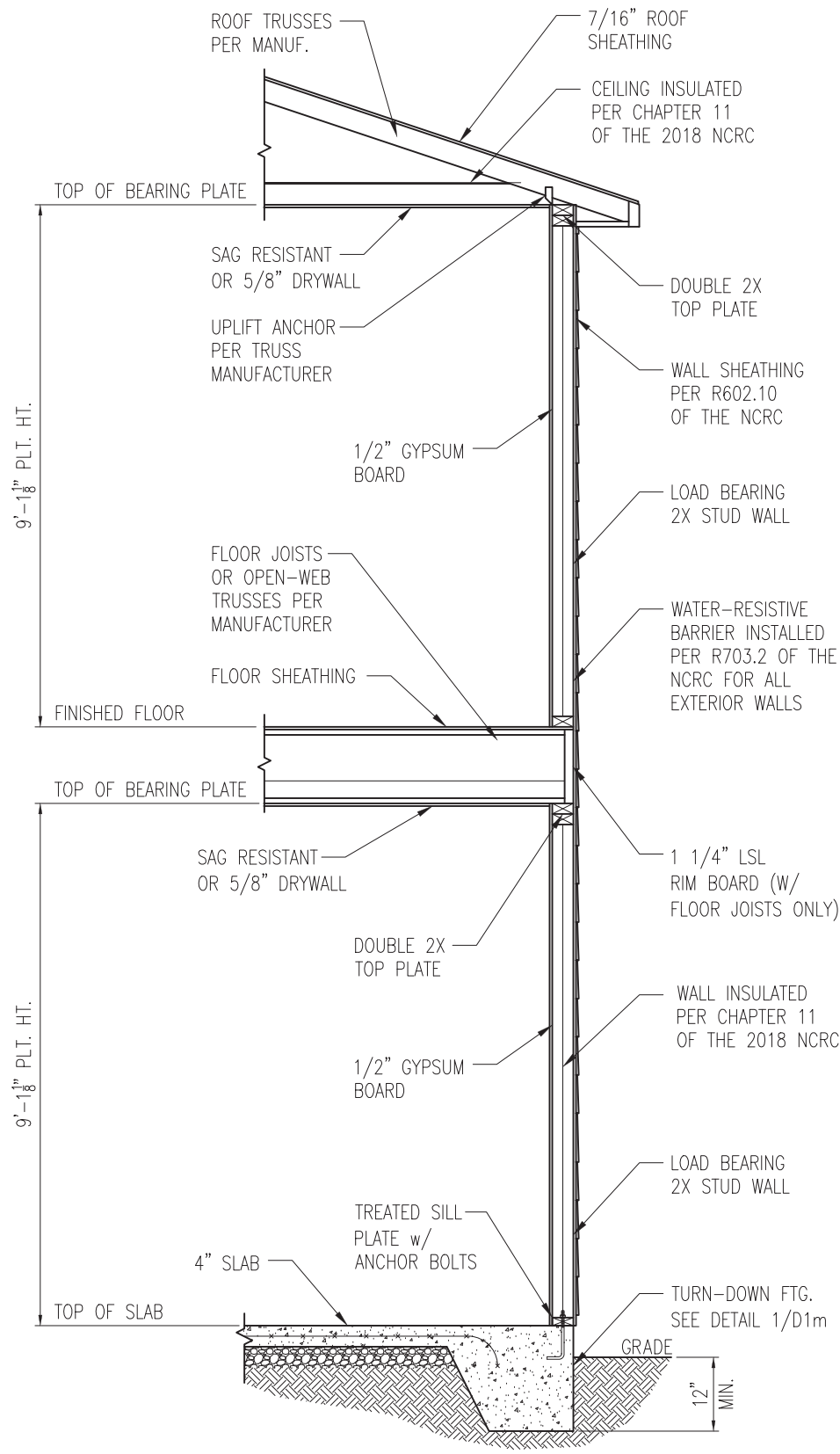
ORIGINAL DRAWING  
NO. DATE PROJECT #  
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
**D2m**



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

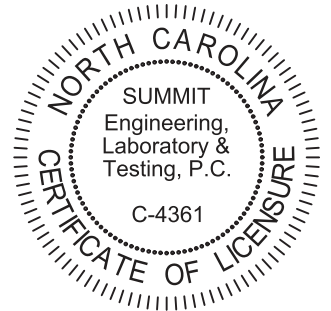


2 TYP. EXTERIOR LOAD BEARING WALL SECTION  
 D3m 3/4" = 1'-0"  
 -SIMILAR w/ BRICK AND STONE  
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.  
 -MIN. 3/16" Ø WEEP HOLES @ 33" O.C.

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



STRUCTURAL MEMBERS ONLY



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

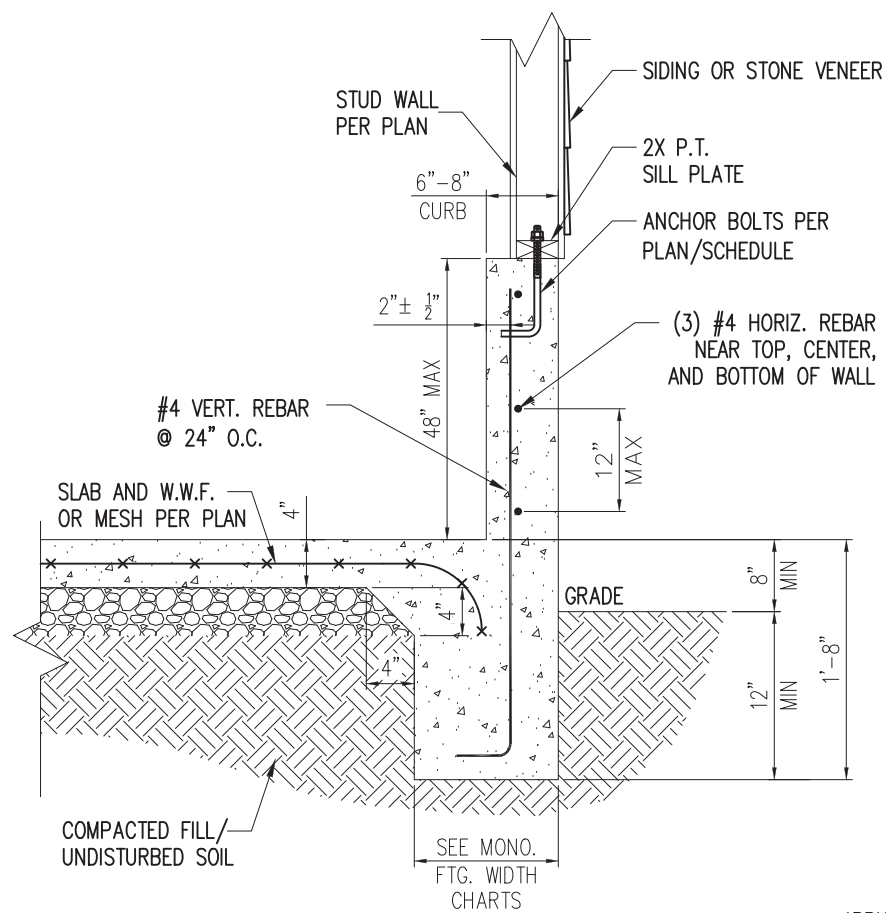
CURRENT DRAWING  
 DATE: 2/18/20  
 SCALE: NTS  
 PROJECT #: 3832  
 DRAWN BY: LBV  
 CHECKED BY: WAJ

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

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
**D3m**

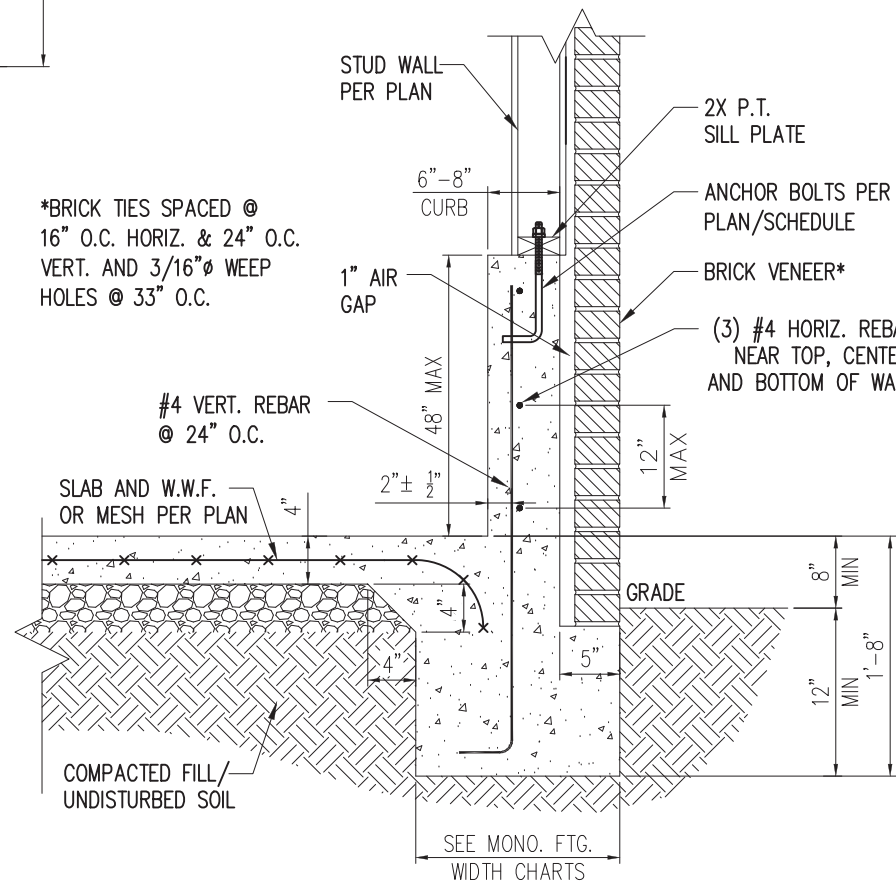




STANDARD - SIDING/STONE

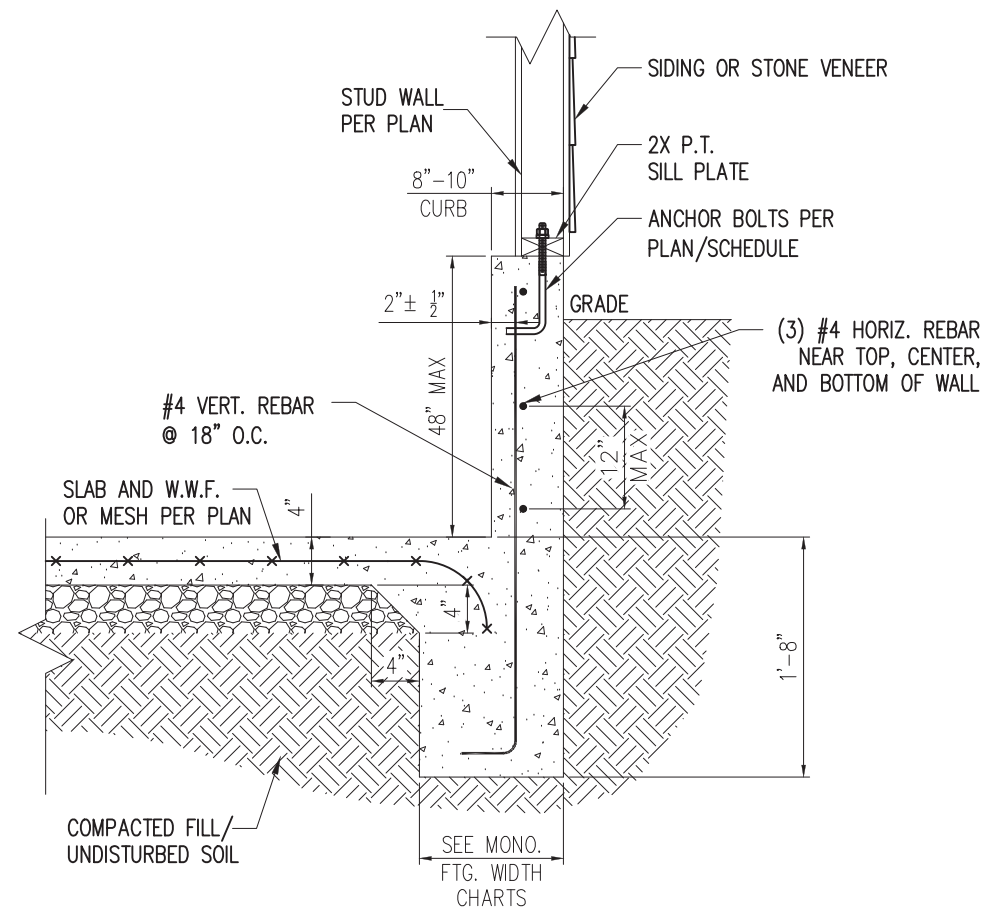
1 EXTENDED GARAGE CURB DETAIL  
D4m NTS

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



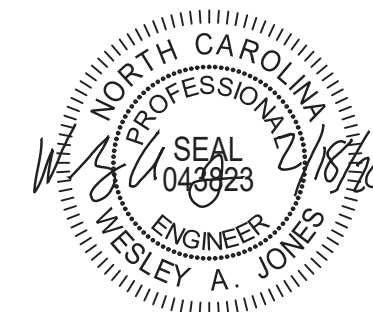
STANDARD - BRICK

3 EXTENDED GARAGE CURB DETAIL  
W/ BRICK VENEER  
D4m NTS



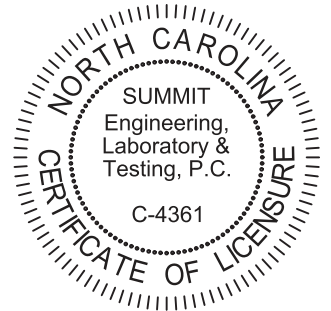
STANDARD - SIDING/STONE

2 EXTENDED GARAGE CURB DETAIL  
W/ UNBALANCED FILL  
D4m NTS



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CURRENT DRAWING  
DATE: 2/18/20

SCALE: NTS  
PROJECT #: 3832

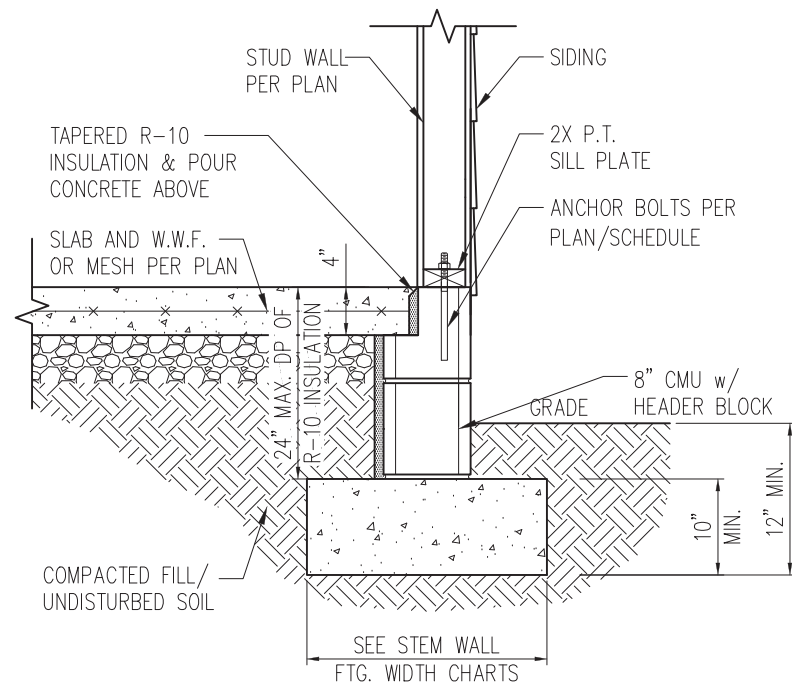
DRAWN BY: LBV  
CHECKED BY: WAJ

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

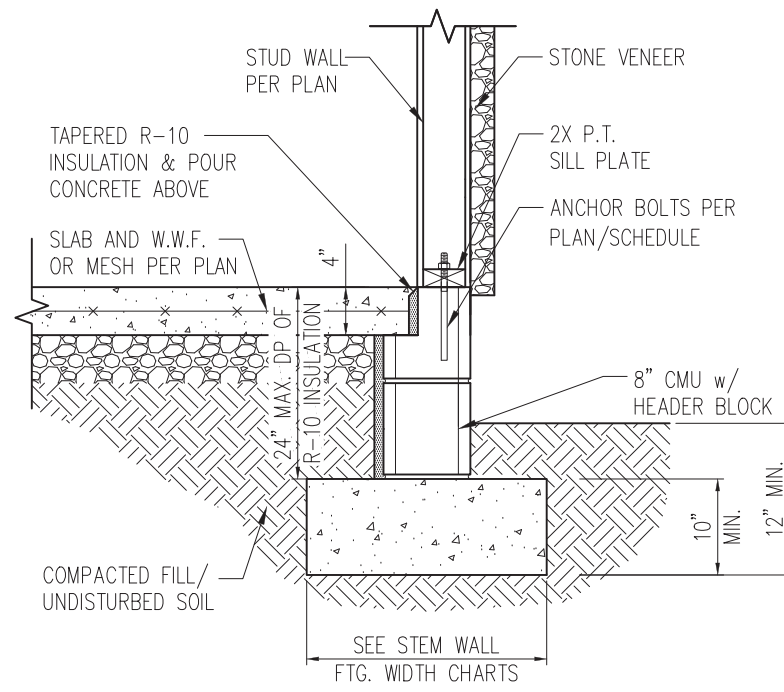
REFER TO COVER SHEET FOR A  
COMPLETE LIST OF REVISIONS

SHEET

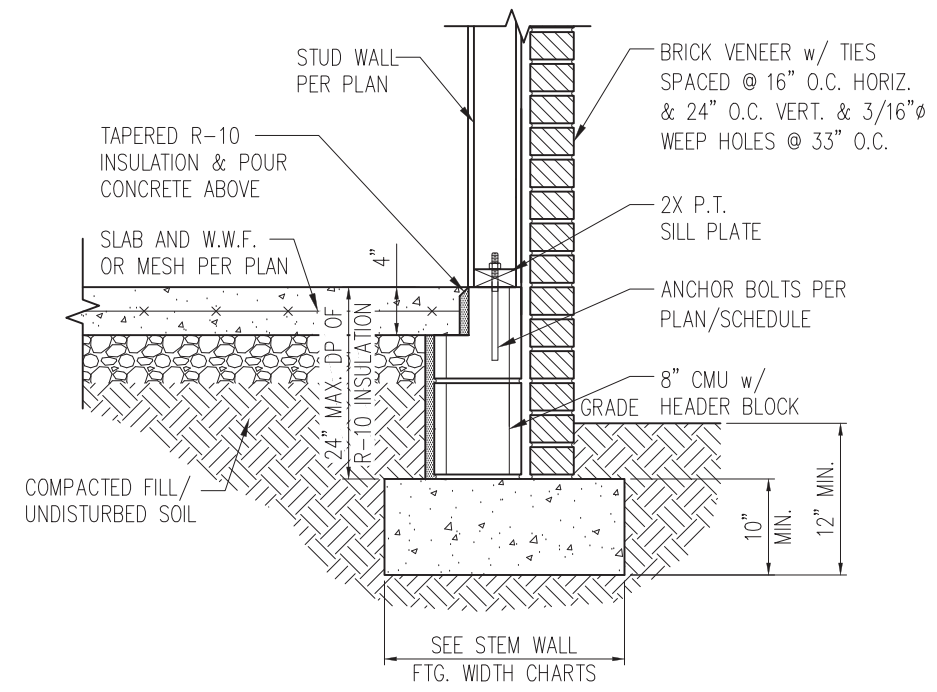
D4m



STANDARD - SIDING

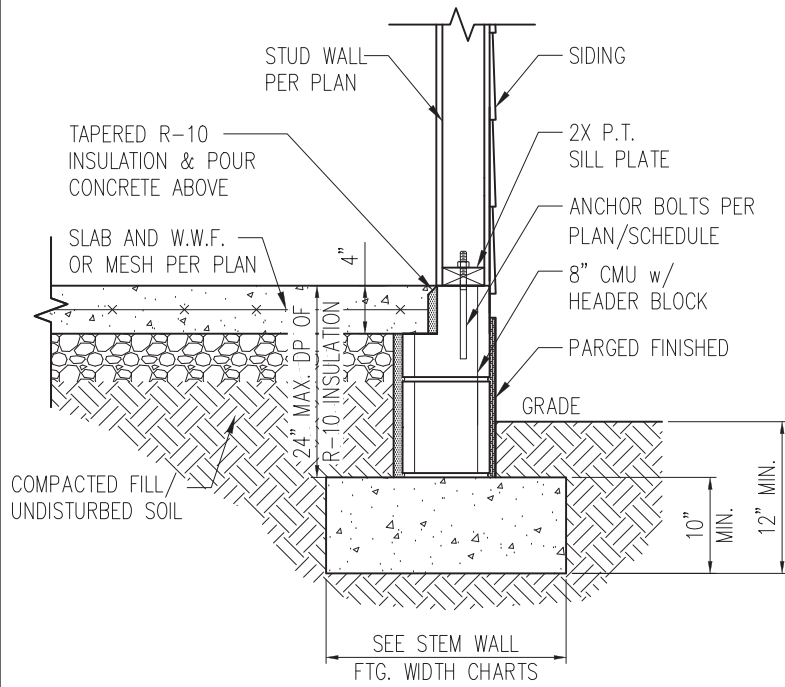


STANDARD - STONE

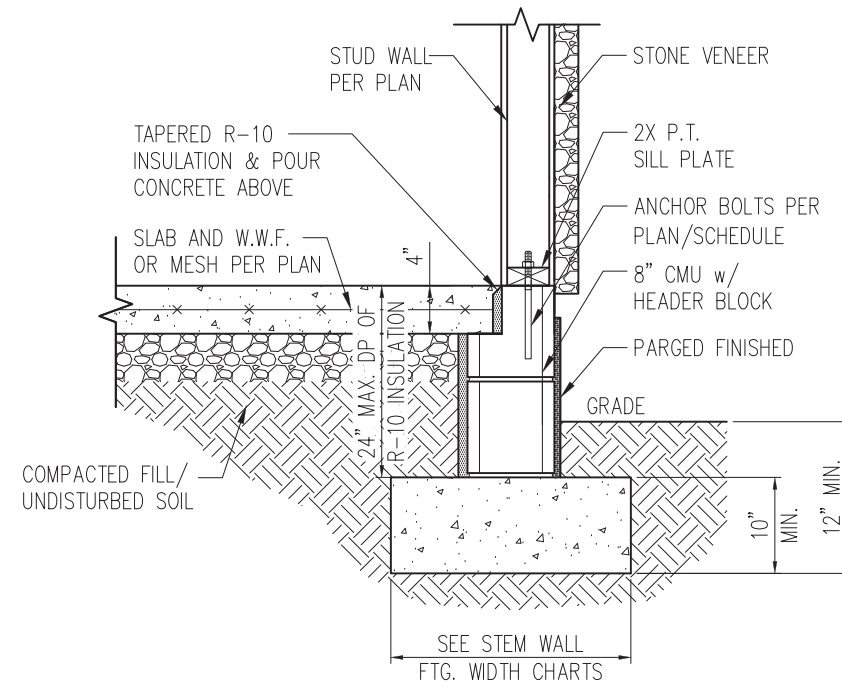


STANDARD - BRICK

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



STANDARD - SIDING



STANDARD - STONE

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

STEM WALL FOOTING WIDTH

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

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

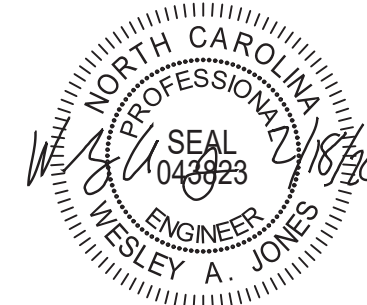
WALL ANCHOR SCHEDULE

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

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

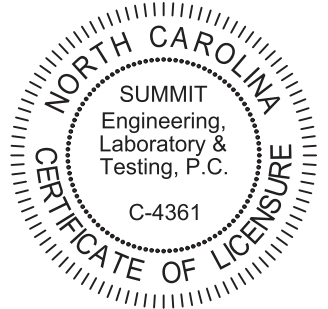
NOTES:

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



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

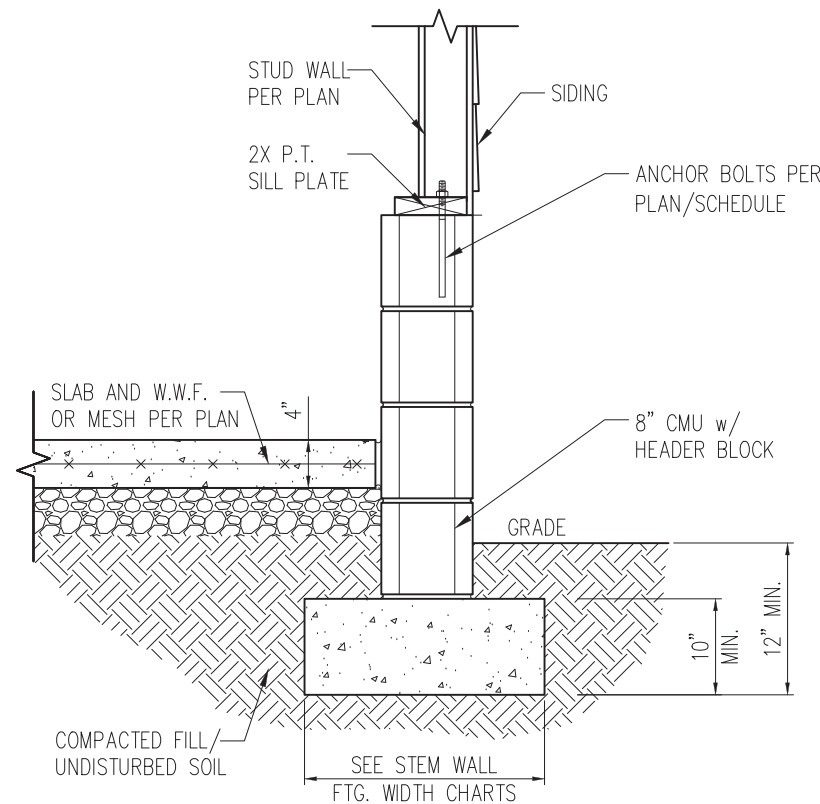
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DATE: 2/18/20  
SCALE: NTS  
PROJECT #: 3832  
DRAWN BY: LBV  
CHECKED BY: WAJ

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

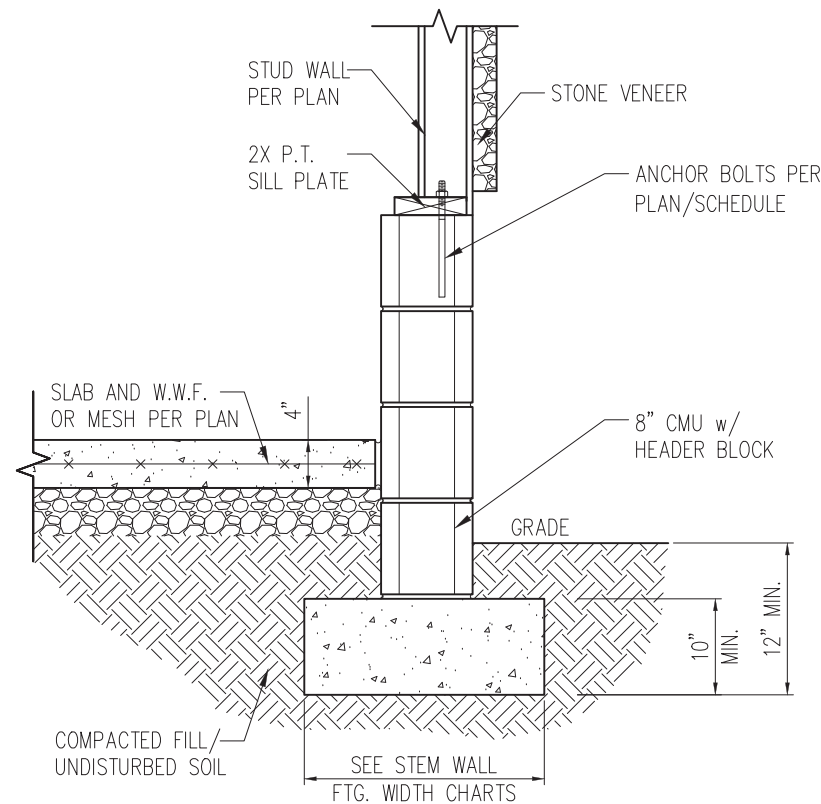
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SHEET

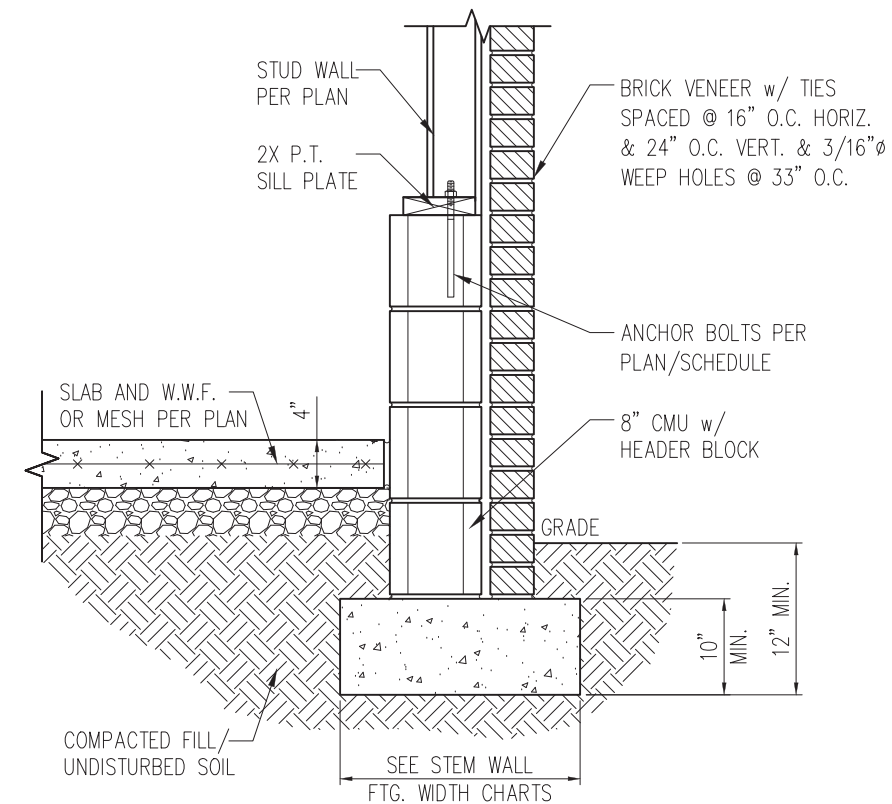
**D1s**



STANDARD – SIDING

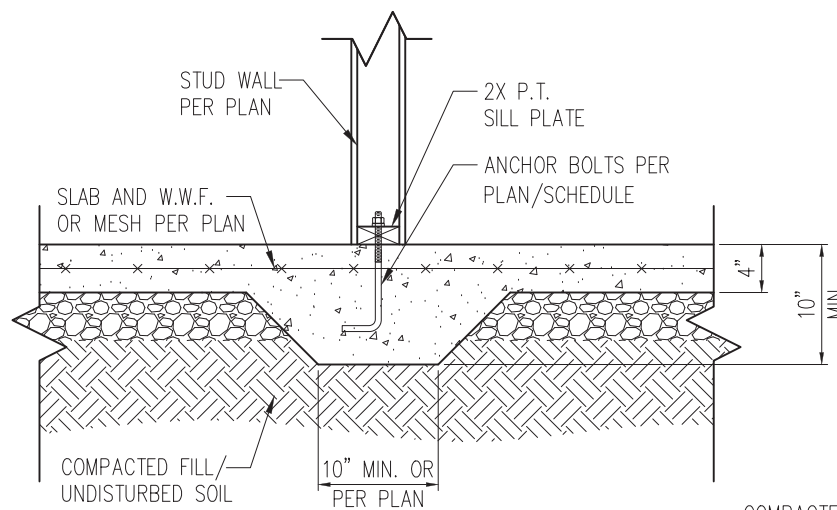


STANDARD – STONE

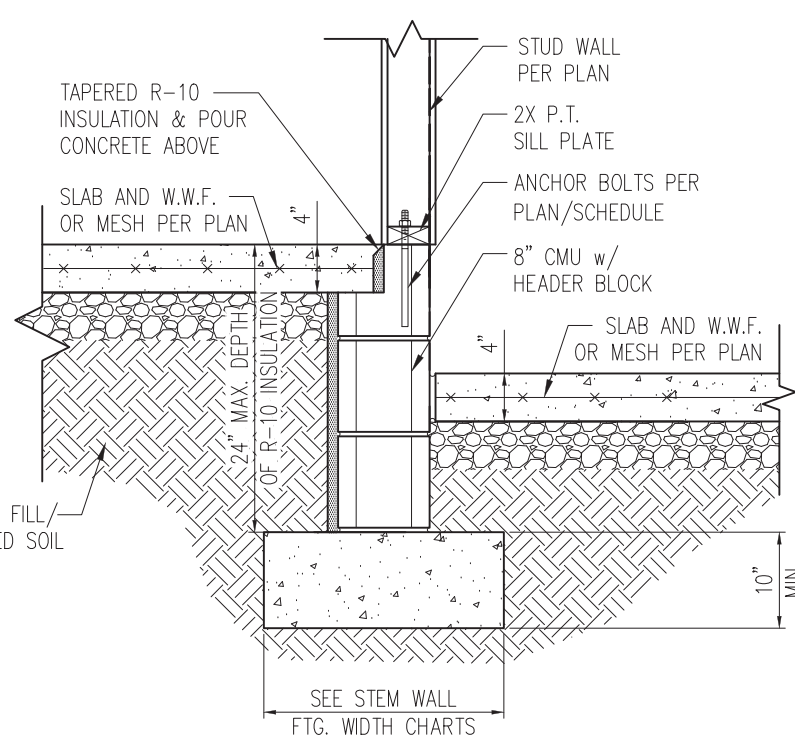


STANDARD – BRICK

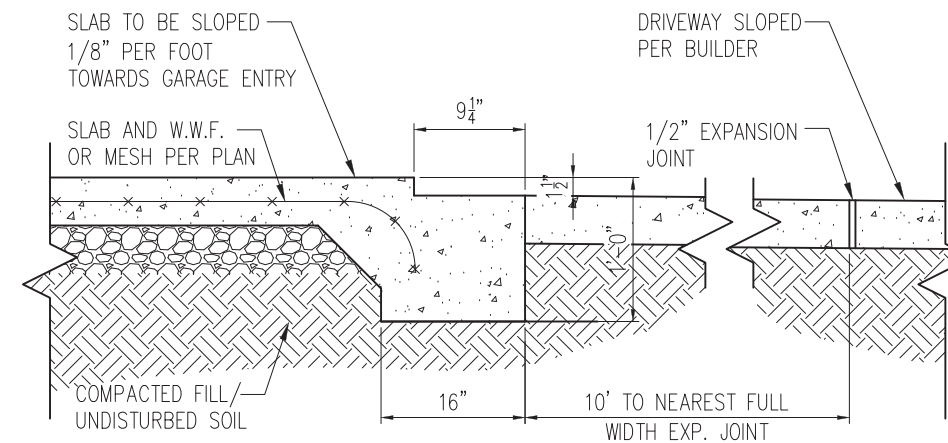
1 TYP. GARAGE CURB DETAIL  
D2s 3/4" = 1'-0"



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



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

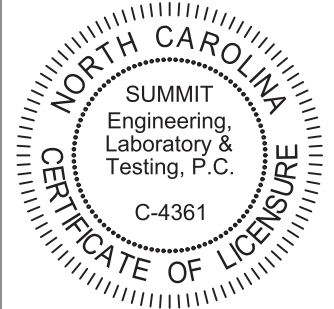


4 SLAB AT GARAGE DOOR  
D2s 3/4" = 1'-0"



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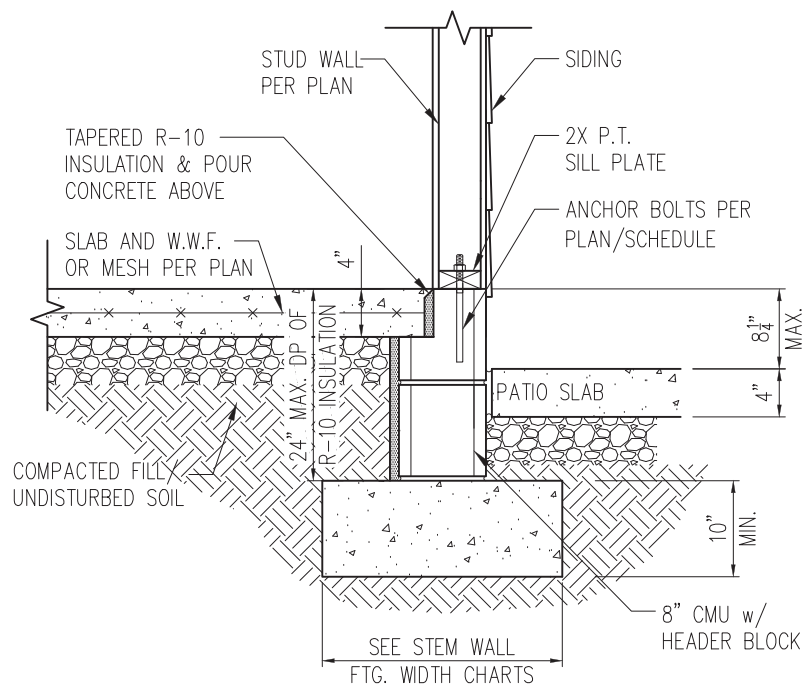
PROJECT  
**Standard Details**  
**Stemwall Details**  
CLIENT  
Smith Douglas Homes  
110 Village Trail, Suite 215  
Woodstock, GA 30188

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

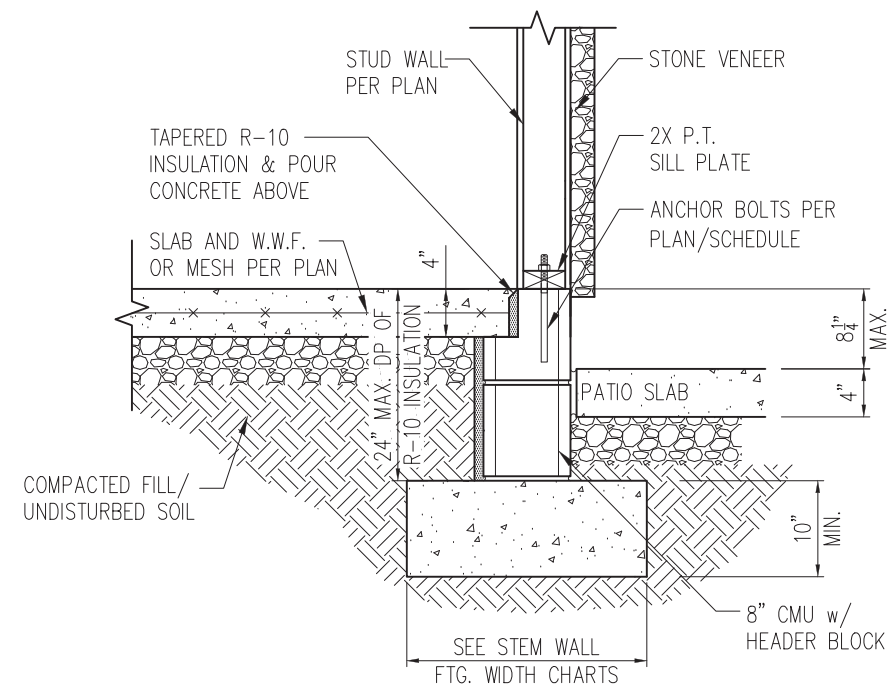
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SHEET  
**D2s**

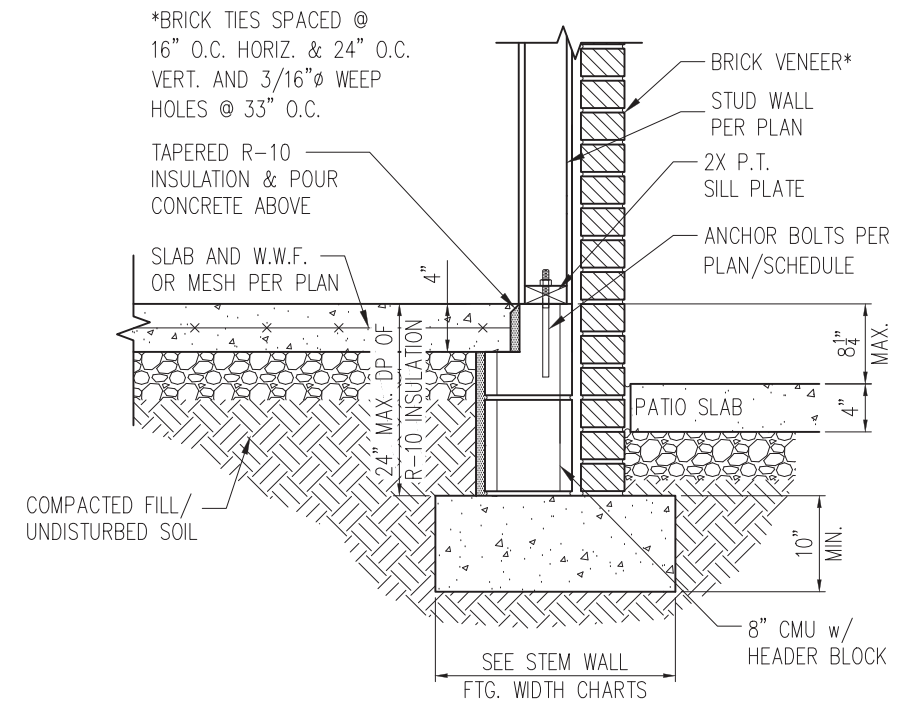
- NOTES:
- REFER TO GENERAL NOTES & SPECIFICATIONS ON SHEET CS2 FOR ADDITIONAL INFORMATION.
  - PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
  - SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.



STANDARD - SIDING

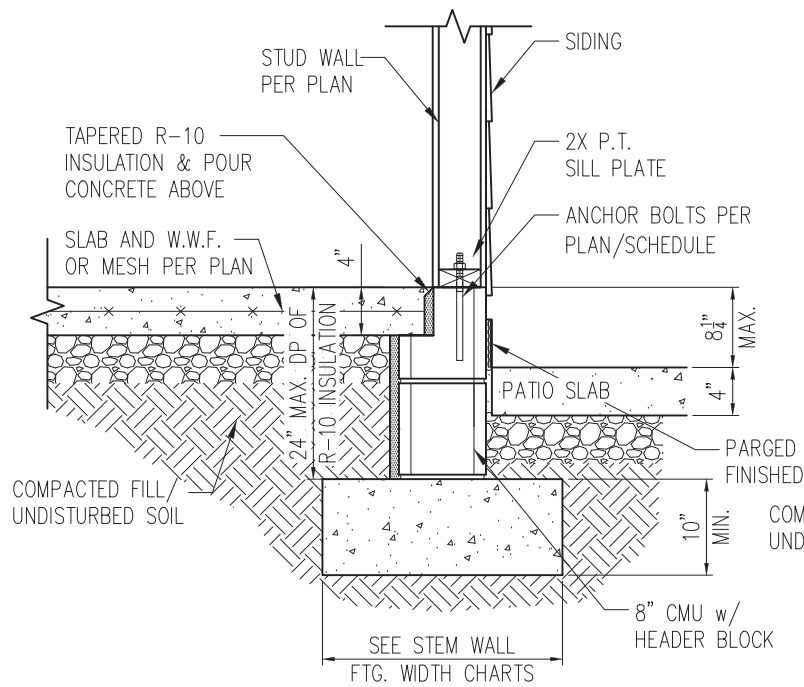


STANDARD - STONE

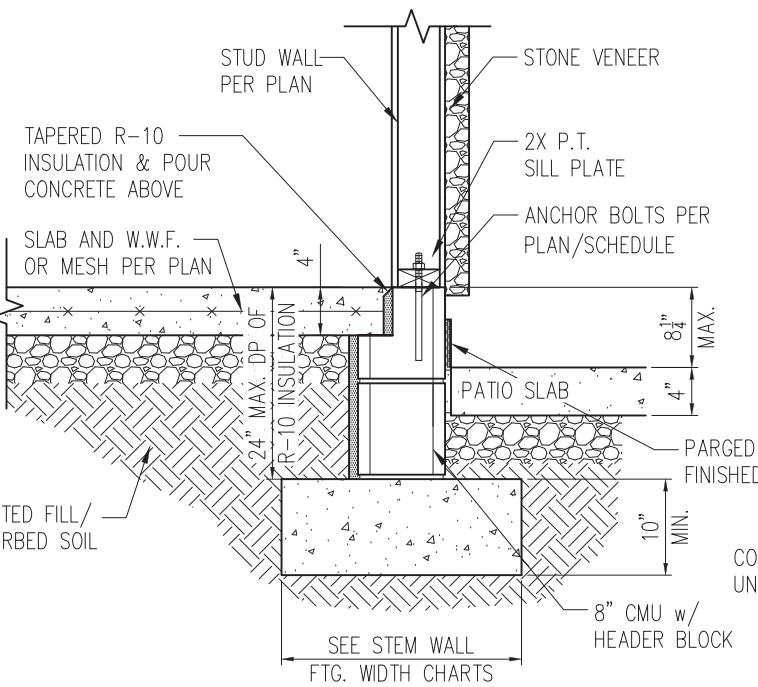


STANDARD - BRICK

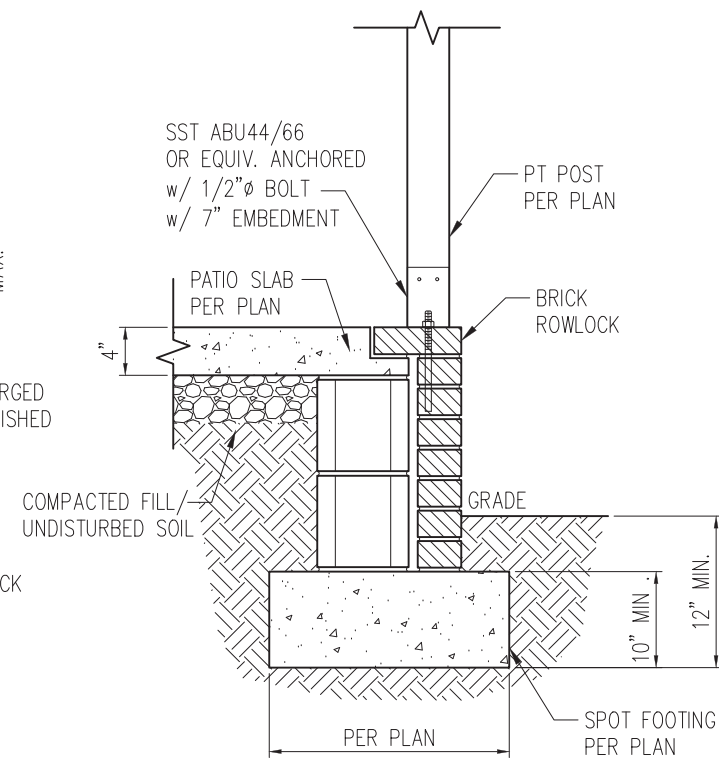
1 PORCH SLAB DETAIL  
D3s 3/4" = 1'-0"



STANDARD - SIDING

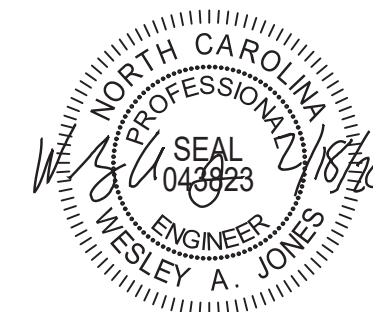


STANDARD - STONE



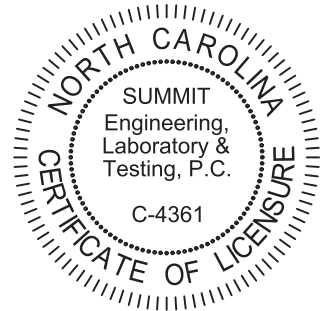
2 COVERED PORCH DETAIL  
D3s 3/4" = 1'-0"

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



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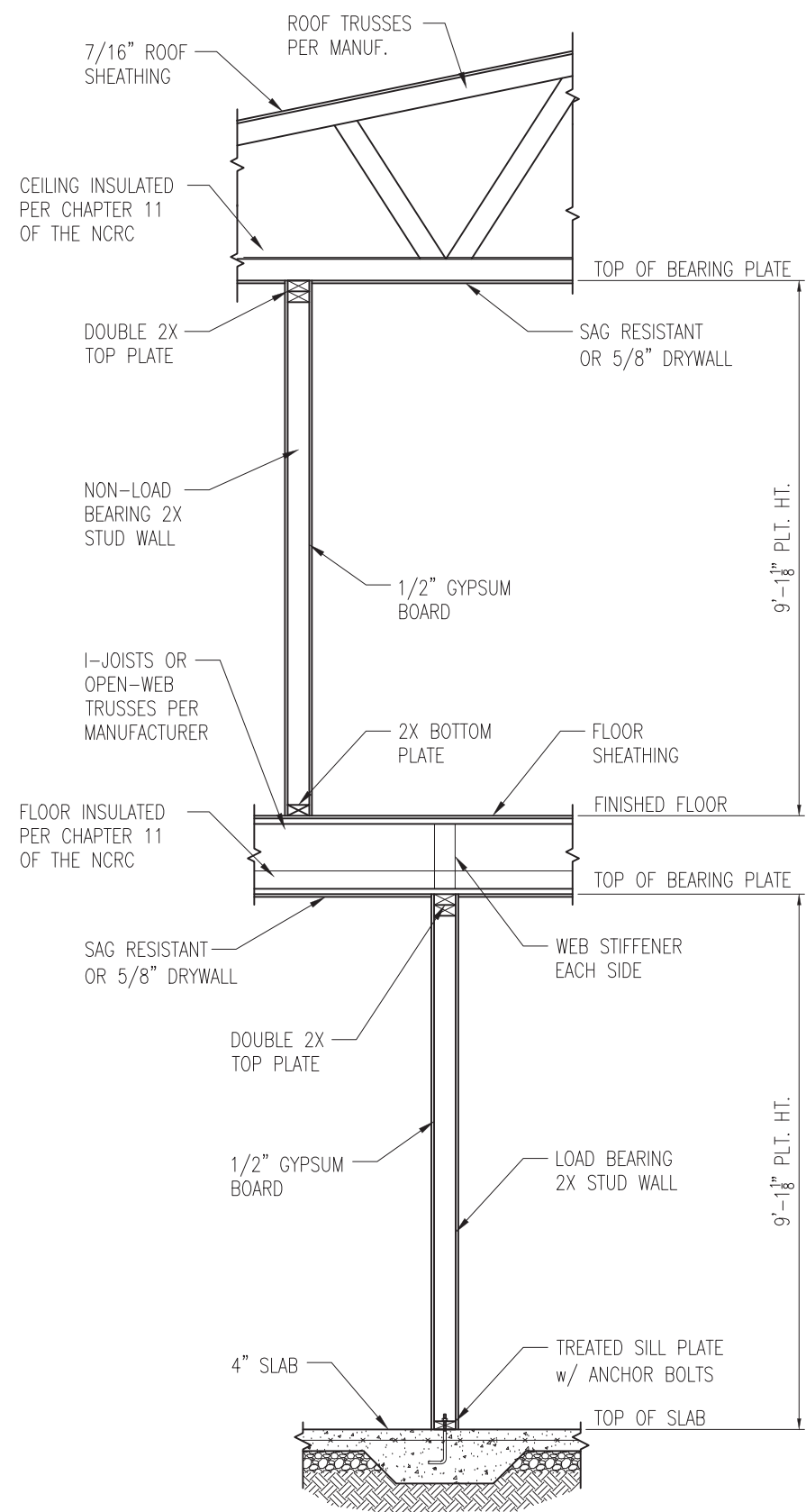
PROJECT  
**Standard Details**  
**Stemwall Details**  
CLIENT  
Smith Douglas Homes  
110 Village Trail, Suite 215  
Woodstock, GA 30188

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DATE: 2/18/20  
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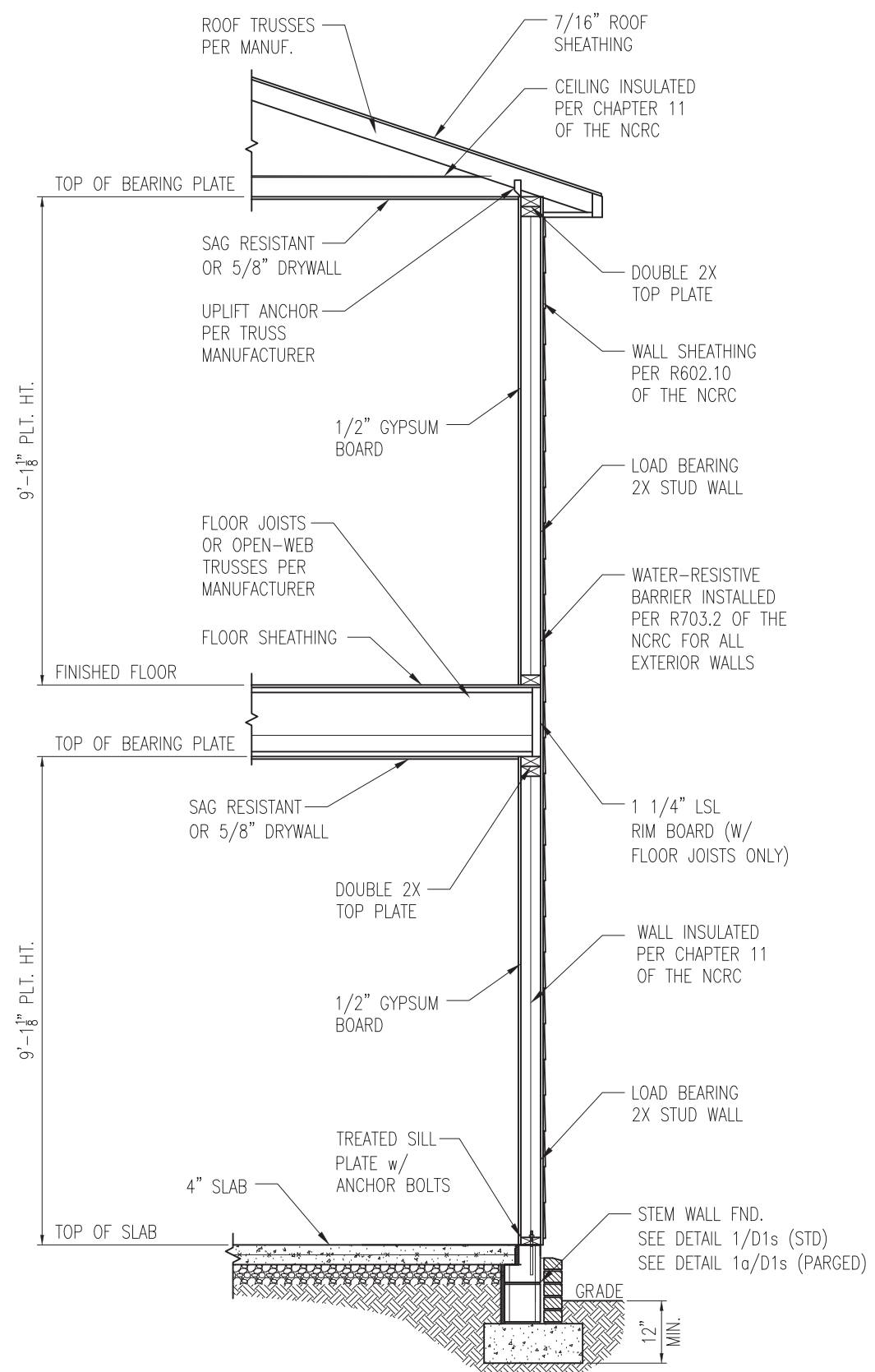
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NO. DATE PROJECT #  
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SHEET  
**D3s**



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



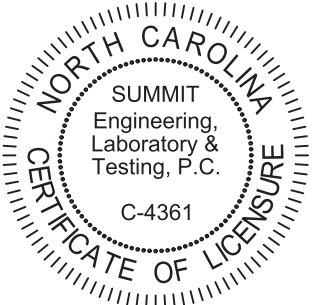
2 TYP. EXTERIOR LOAD BEARING WALL SECTION  
 D4s 3/4" = 1'-0"  
 -SIMILAR w/ BRICK AND STONE  
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.  
 -MIN. 3/16" Ø WEEP HOLES @ 33" O.C.

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



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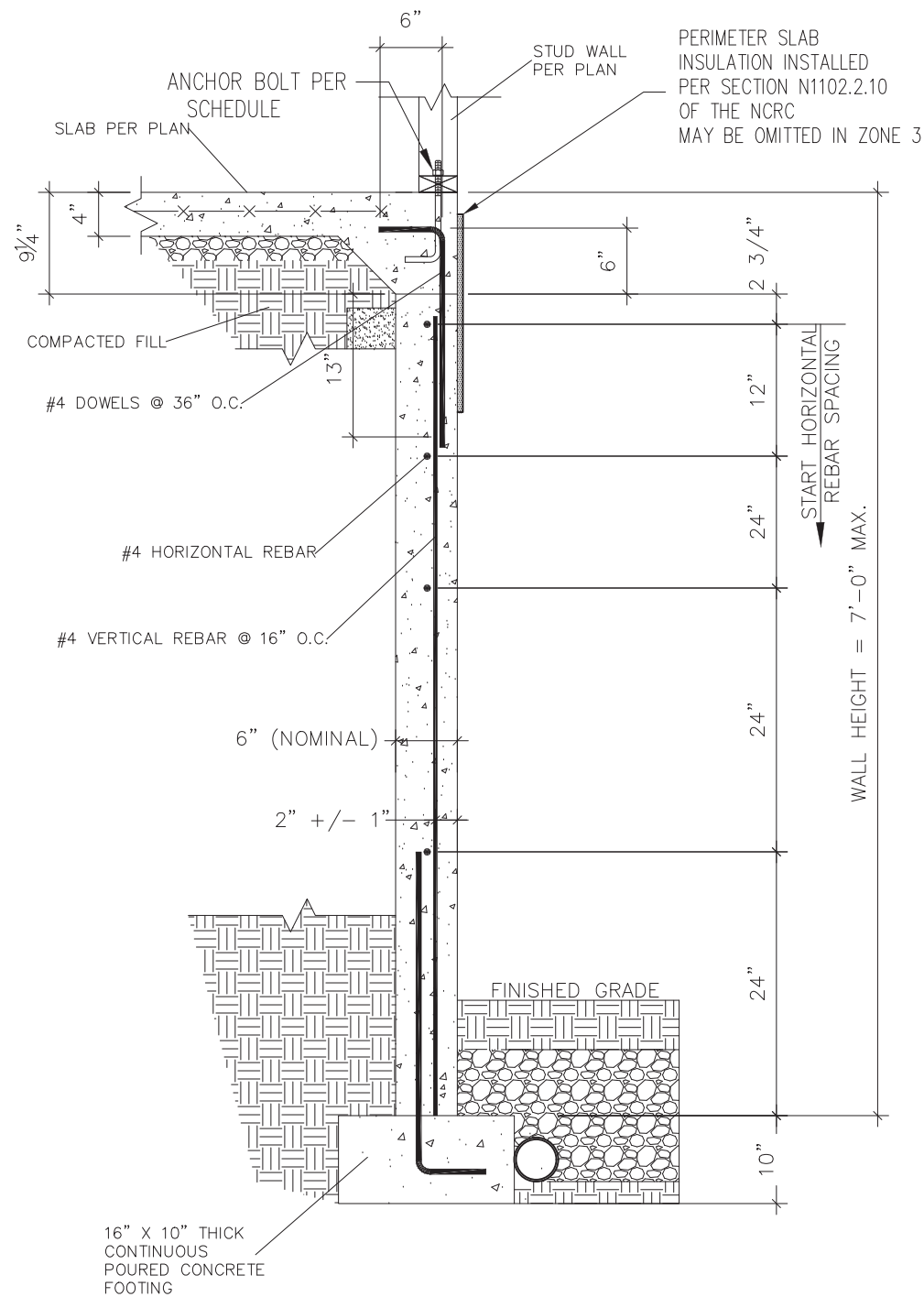
PROJECT  
**Standard Details**  
**Stemwall Details**  
 CLIENT  
**Smith Douglas Homes**  
 110 Village Trail, Suite 215  
 Woodstock, GA 30188

CURRENT DRAWING  
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 SCALE: NTS  
 PROJECT #: 3832  
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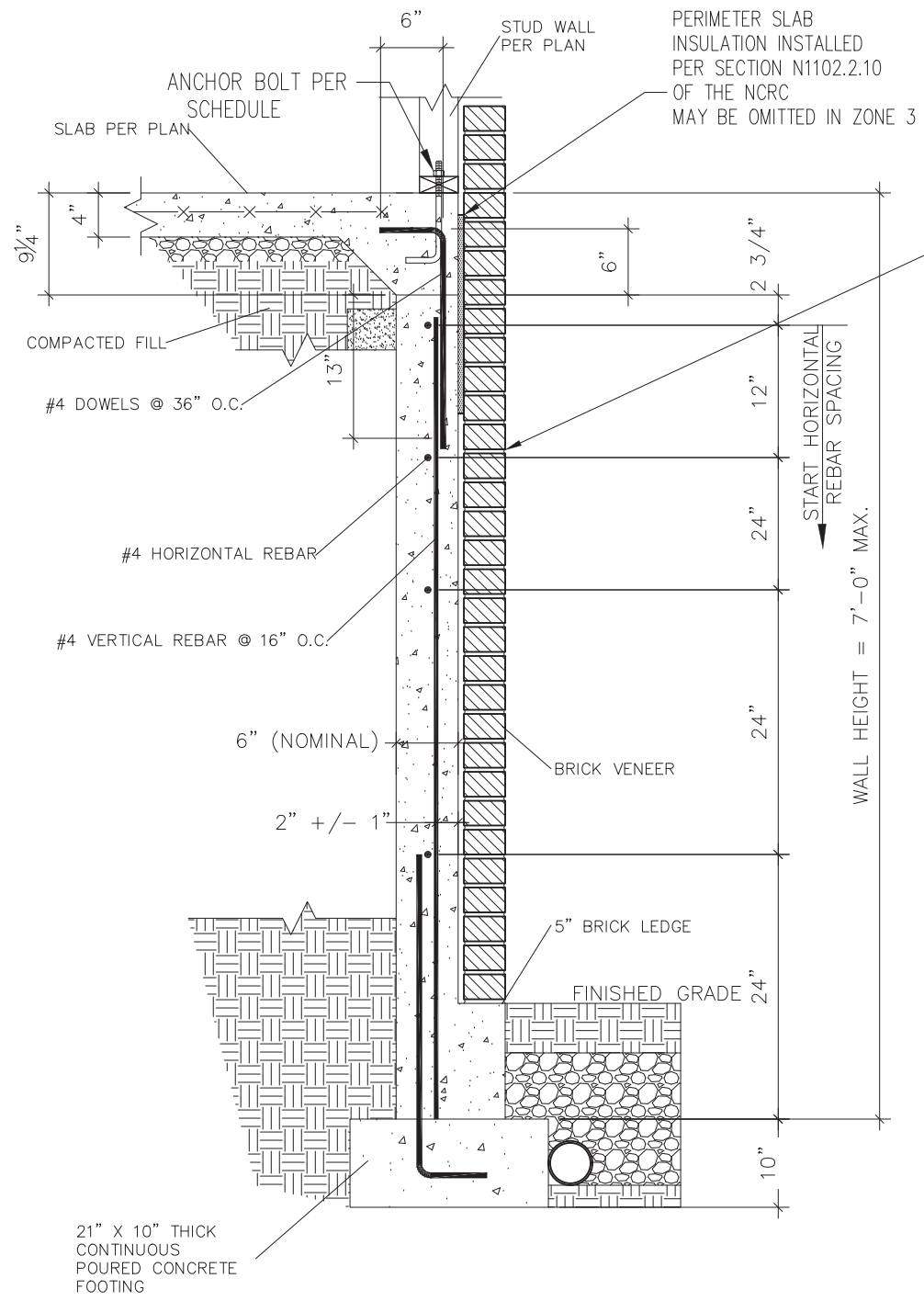
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 NO. DATE PROJECT #  
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SHEET  
**D4s**



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



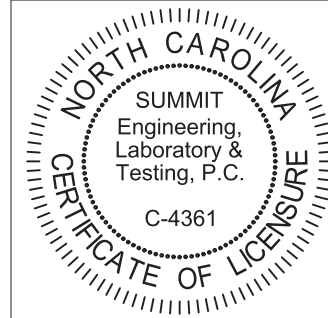
2 SUBWALL FOUNDATION W/ BRICK VENEER  
 D5s 3/4" = 1'-0"

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



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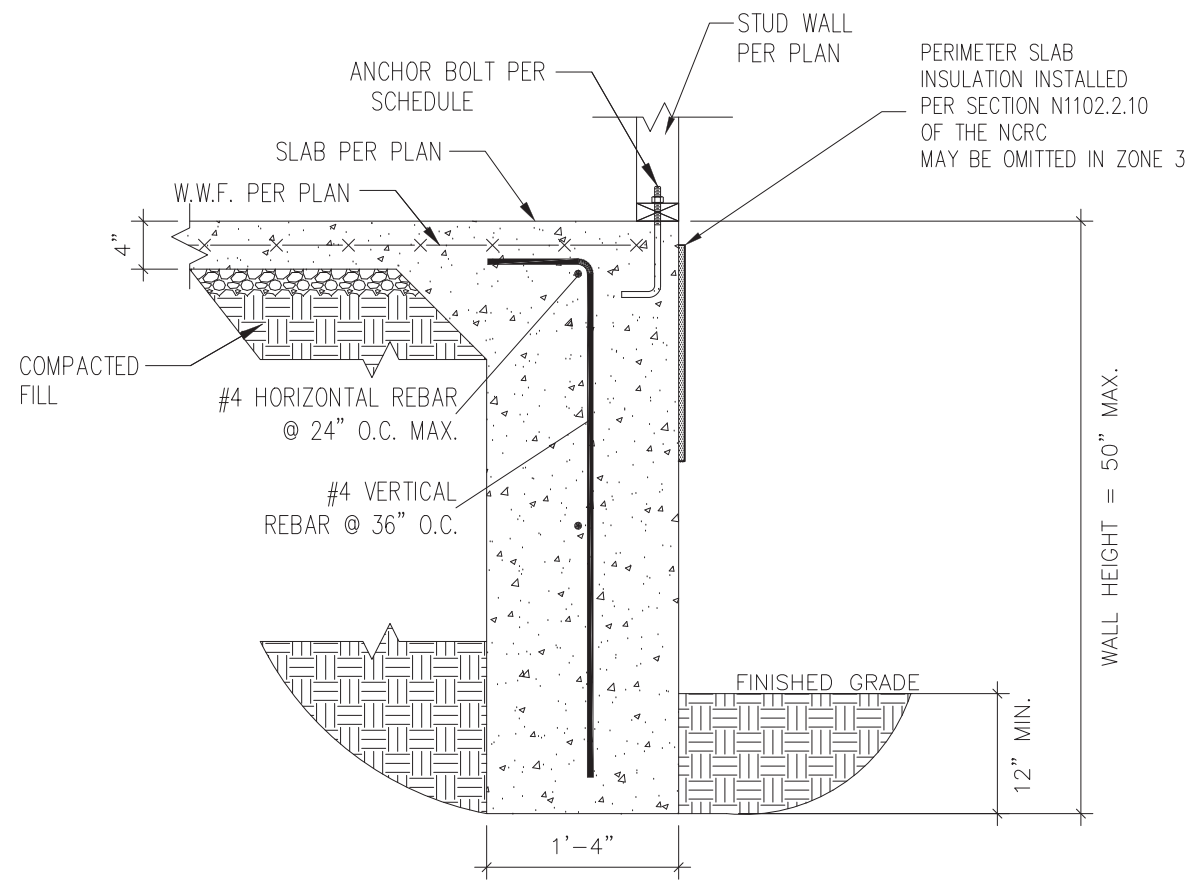
PROJECT  
**Standard Details**  
**Stemwall Details**  
 CLIENT  
 Smith Douglas Homes  
 110 Village Trail, Suite 215  
 Woodstock, GA 30188

CURRENT DRAWING  
 DATE: 2/18/20  
 SCALE: NTS  
 PROJECT #: 3832  
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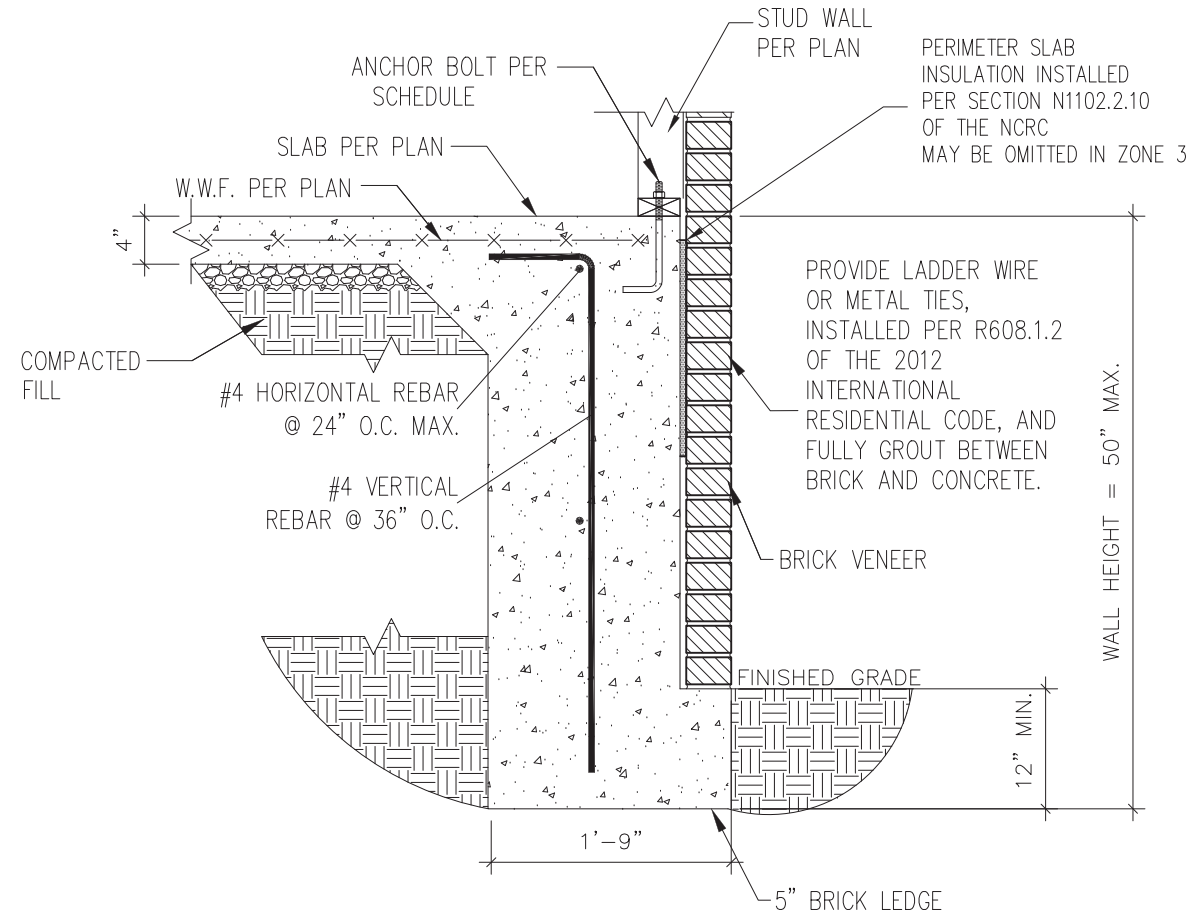
ORIGINAL DRAWING  
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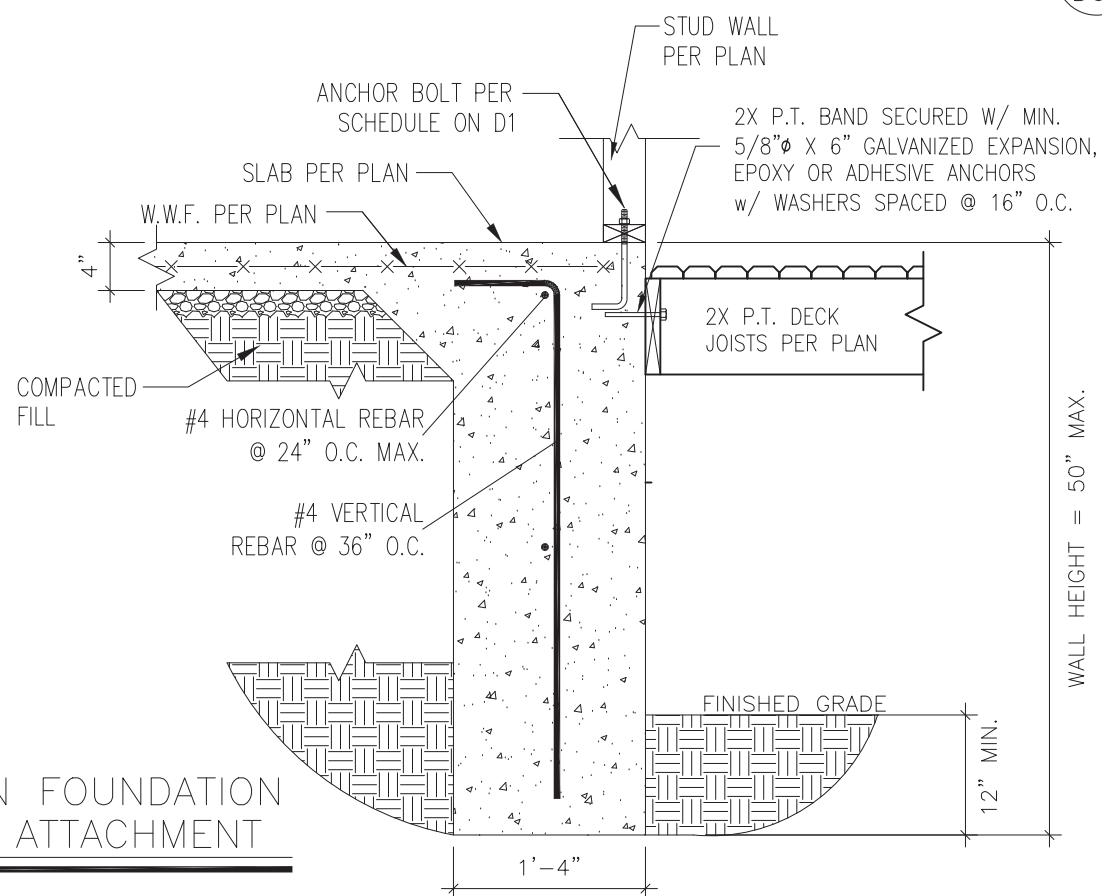
SHEET  
**D5s**



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



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

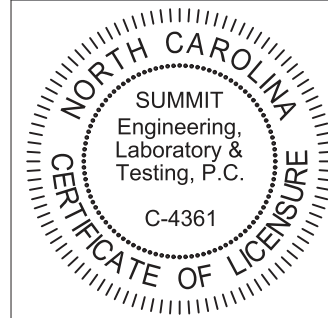


3 TURNDOWN FOUNDATION W/ DECK ATTACHMENT  
D6s 3/4" = 1'-0"



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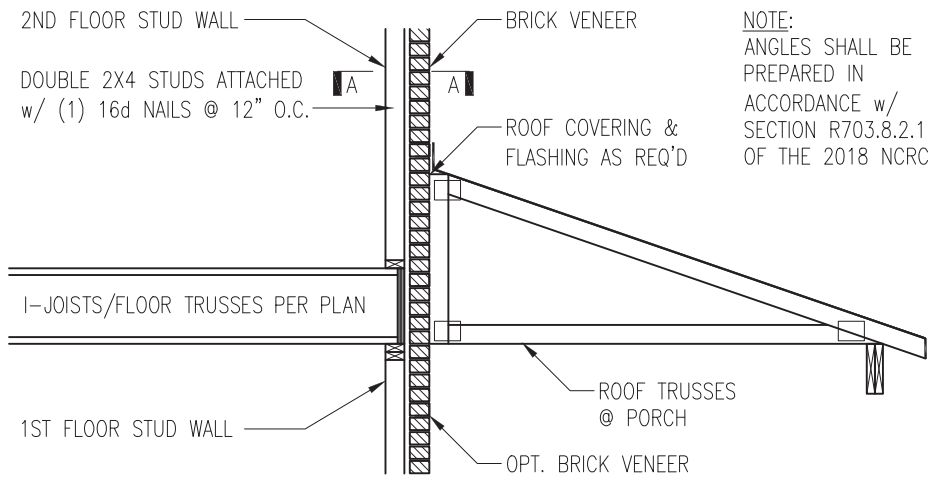
PROJECT  
Standard Details  
Stemwall Details  
CLIENT  
Smith Douglas Homes  
110 Village Trail, Suite 215  
Woodstock, GA 30188

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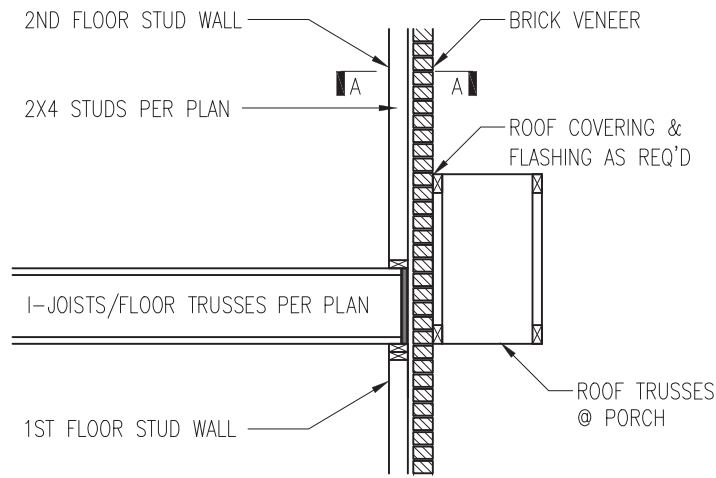
ORIGINAL DRAWING  
NO. DATE PROJECT #  
0 1/7/16 3832

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SHEET  
**D6s**



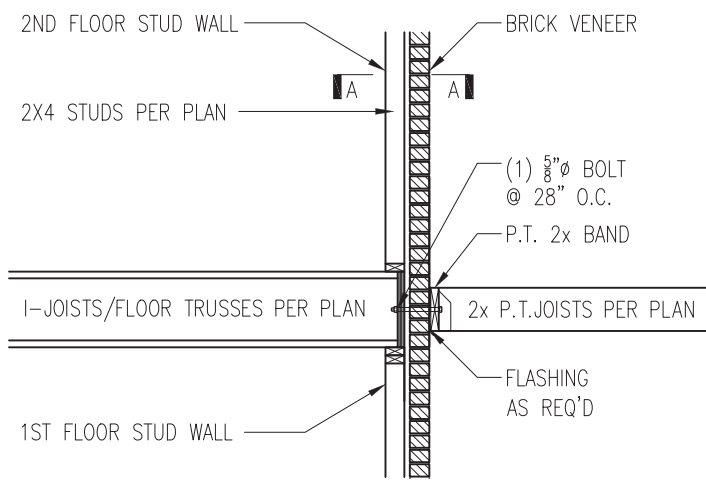
NOTE:  
ANGLES SHALL BE  
PREPARED IN  
ACCORDANCE w/  
SECTION R703.8.2.1  
OF THE 2018 NCRC



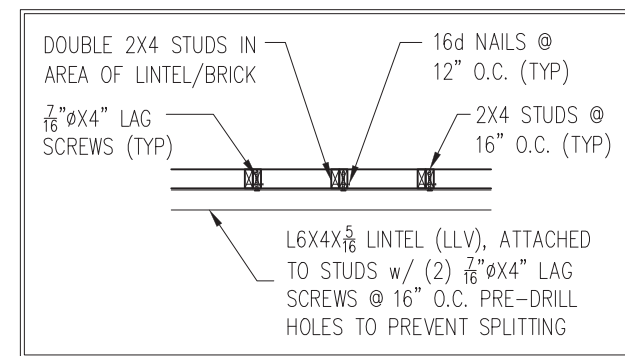
TRUSSES PERPENDICULAR TO STUD WALL

TRUSSES PARALLEL TO STUD WALL  
w/ CONTINUOUS BRICK VENEER

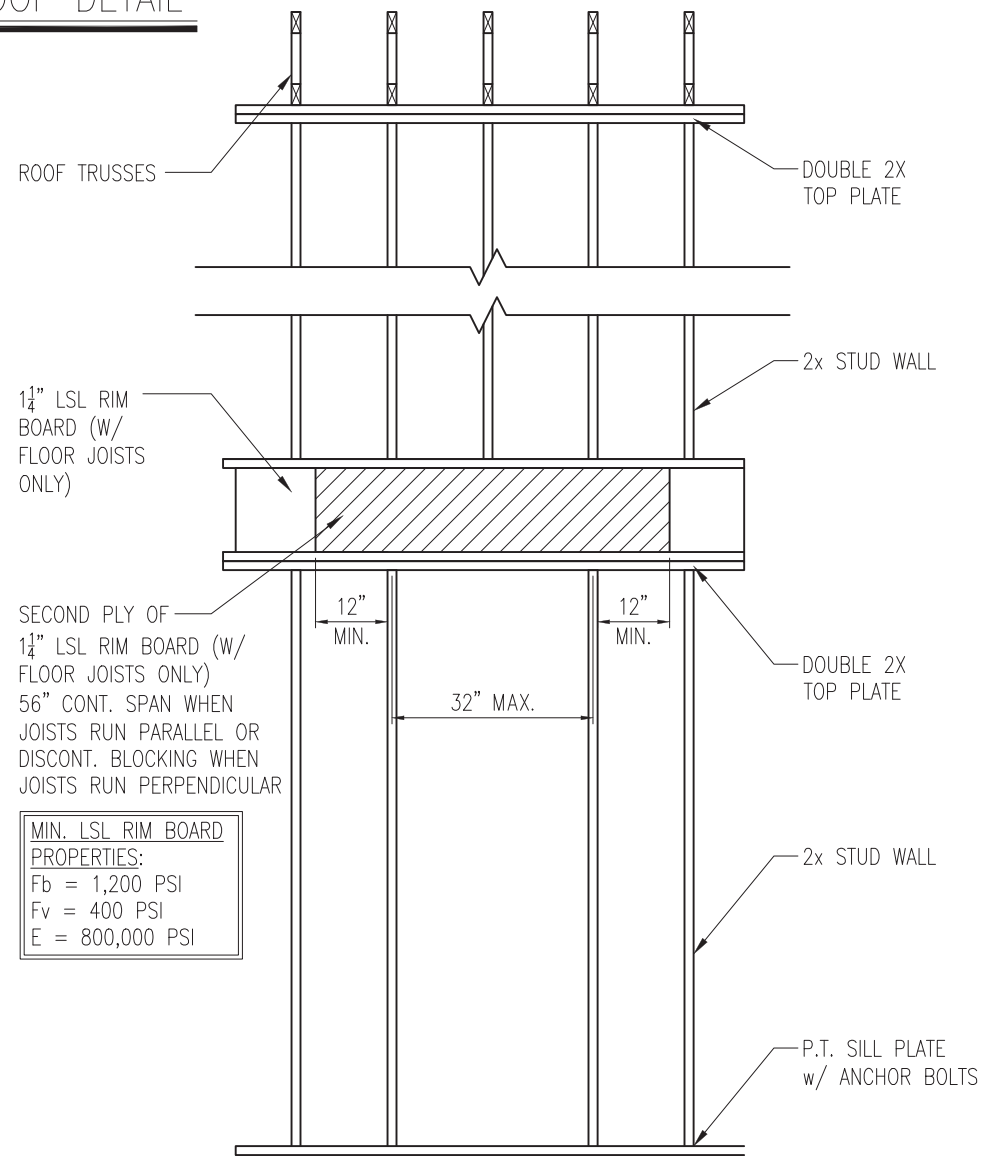
1 BRICK SUPPORT ABOVE STORAGE/PORCH ROOF DETAIL  
D5f NTS



3 BALCONY JOIST ATTACHMENT  
D5f NTS



SECTION A-A  
NTS



SECOND PLY OF  
1 1/4\"/>

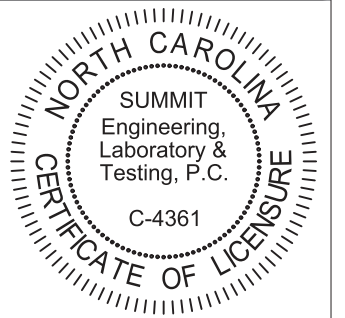
MIN. LSL RIM BOARD  
PROPERTIES:  
Fb = 1,200 PSI  
Fv = 400 PSI  
E = 800,000 PSI

4 TYP. RANGE VENT FRAMING  
D5f VENTED TO EXTERIOR WALL



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

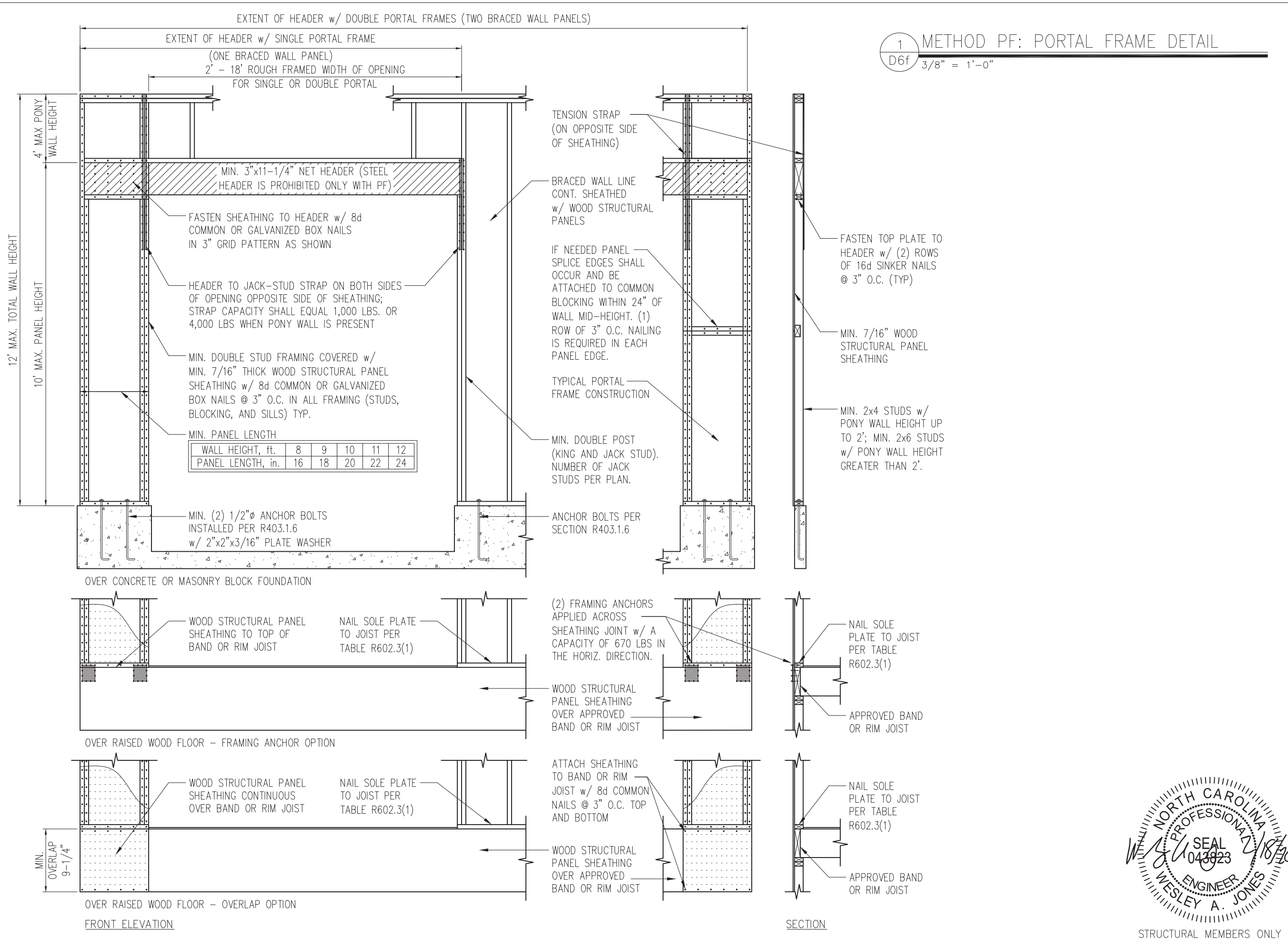
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DATE: 2/18/20  
SCALE: NTS  
PROJECT #: 3832  
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CHECKED BY: WAJ

ORIGINAL DRAWING  
NO. DATE PROJECT #  
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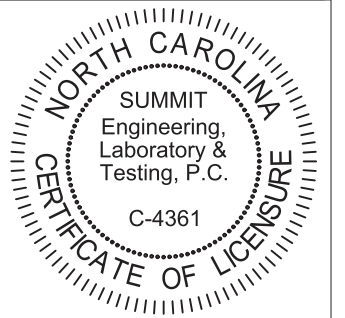
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SHEET  
**D5f**





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

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

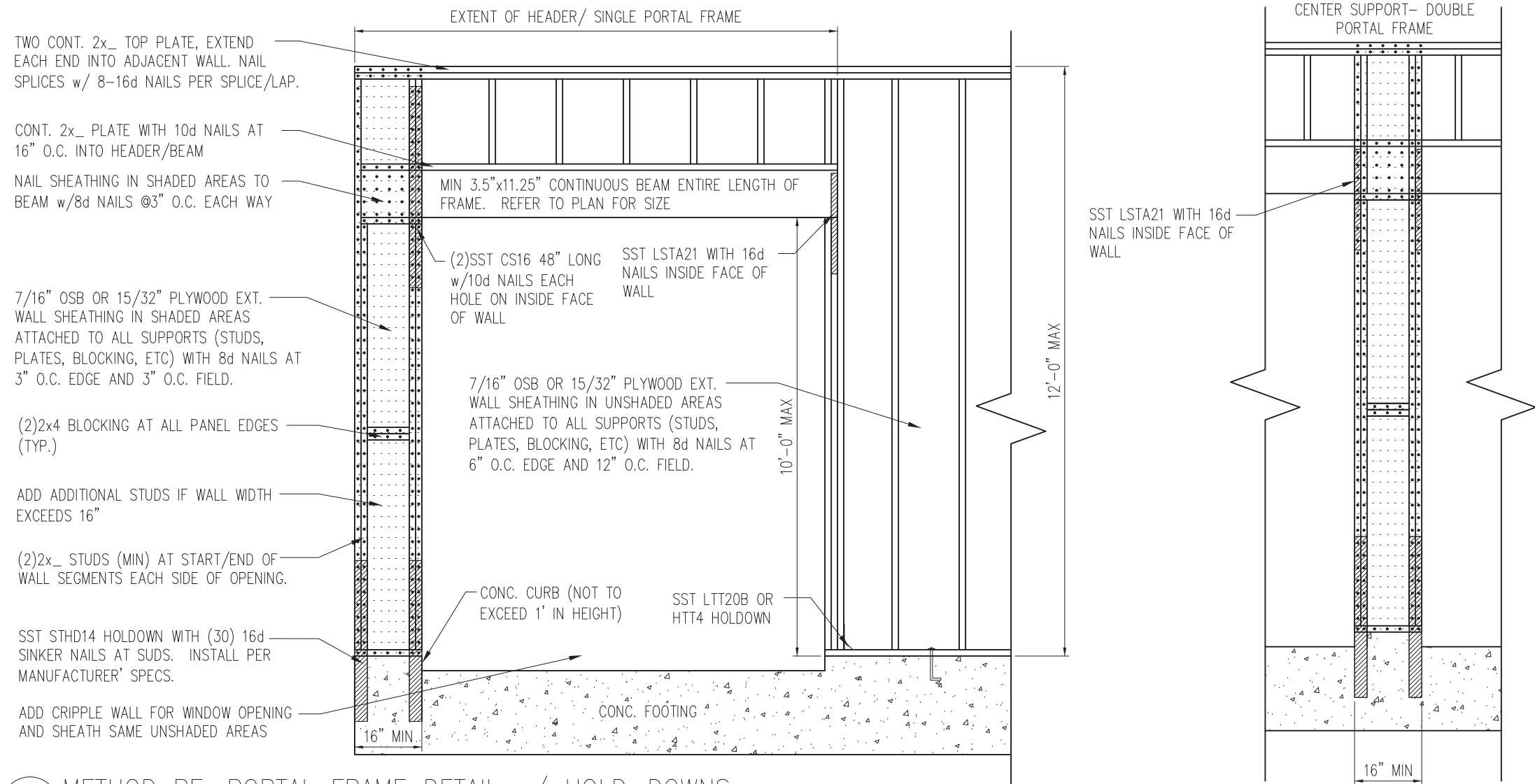
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ORIGINAL DRAWING  
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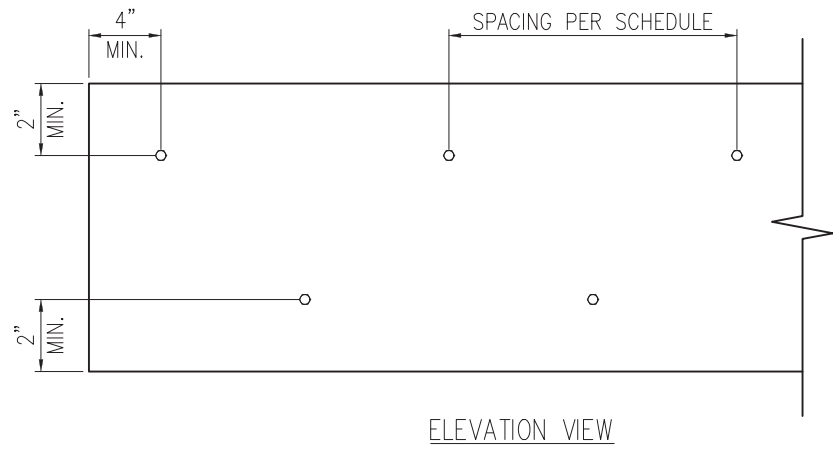
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS



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



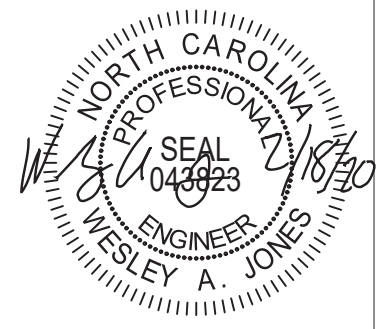
2 MULTI-PLY BEAM CONNECTION DETAIL  
 D7f N.T.S

**MINIMUM FASTENING REQUIREMENTS FOR TOP- AND SIDE-LOADED MEMBERS**

FASTENER TYPE	LVL DEPTH	3 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.		-

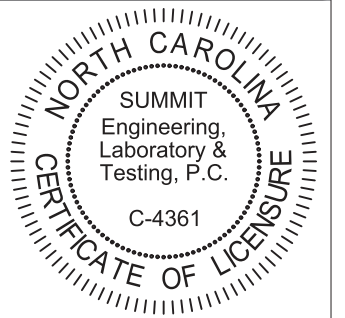
**NOTES:**

- 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).



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

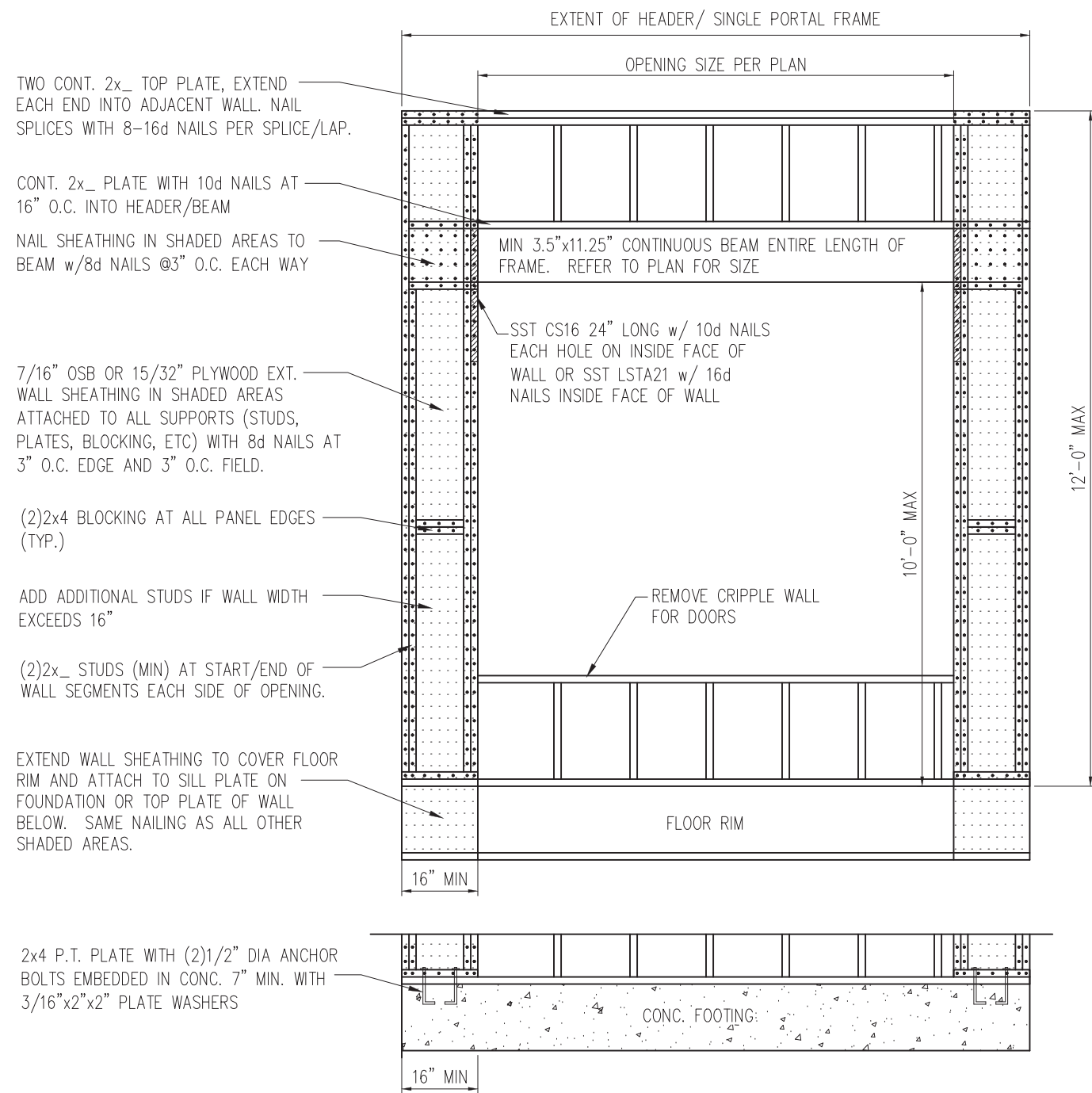


PROJECT  
 Standard Details  
 Framing Details - Bracing  
 CLIENT  
 Smith Douglas Homes  
 110 Village Trail, Suite 215  
 Woodstock, GA 30188

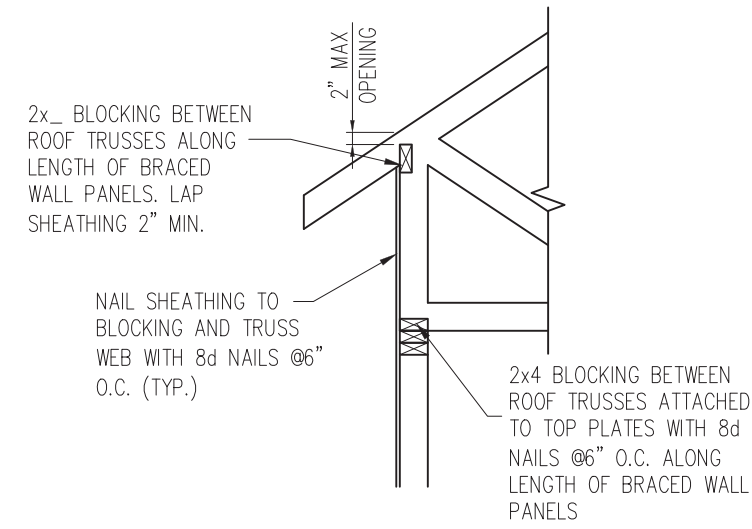
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 SCALE: NTS  
 PROJECT #: 3832  
 DRAWN BY: LBV  
 CHECKED BY: WAJ  
 ORIGINAL DRAWING  
 NO. DATE PROJECT #  
 0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

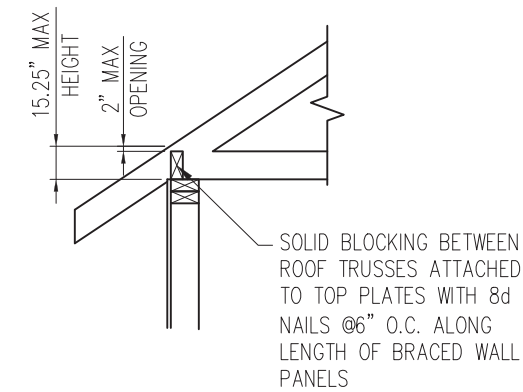
SHEET  
**D7f**



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" \*

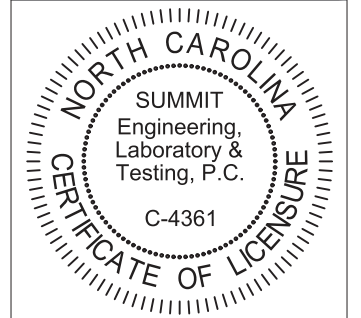
\*BLOCKING IS NOT REQUIRED WITH HEEL HEIGHTS LESS THAN 9.25"

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



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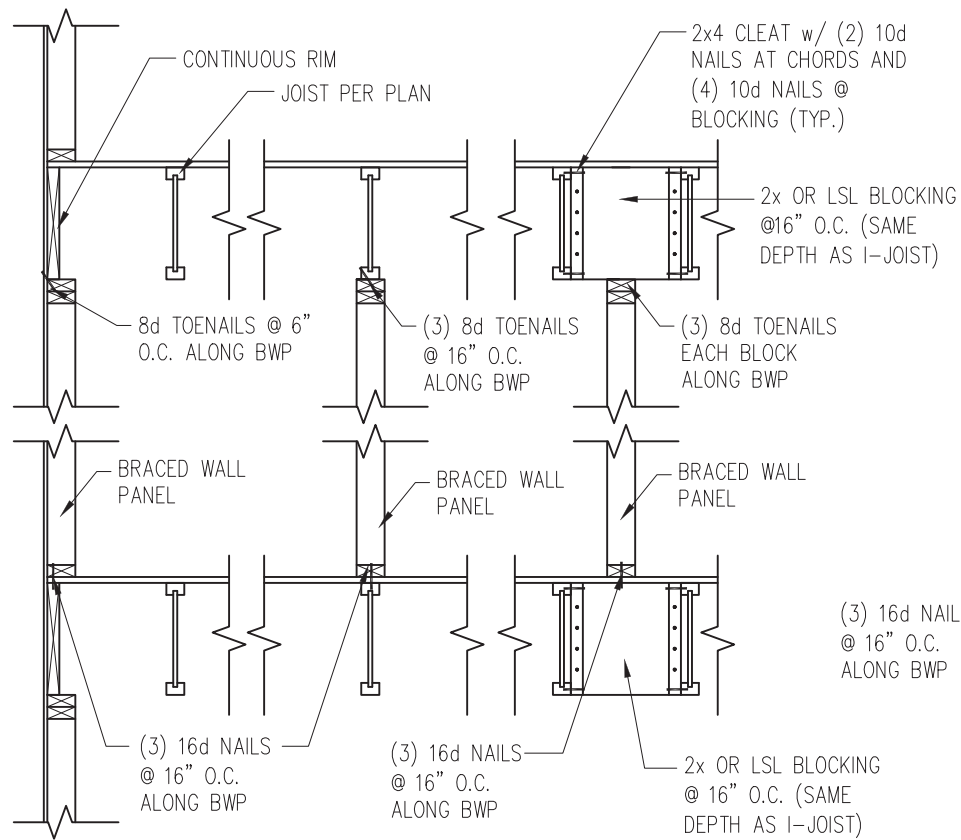
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**Standard Details - Bracing**  
**Framing Details - Bracing**  
 CLIENT  
**Smith Douglas Homes**  
 110 Village Trail, Suite 215  
 Woodstock, GA 30188

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

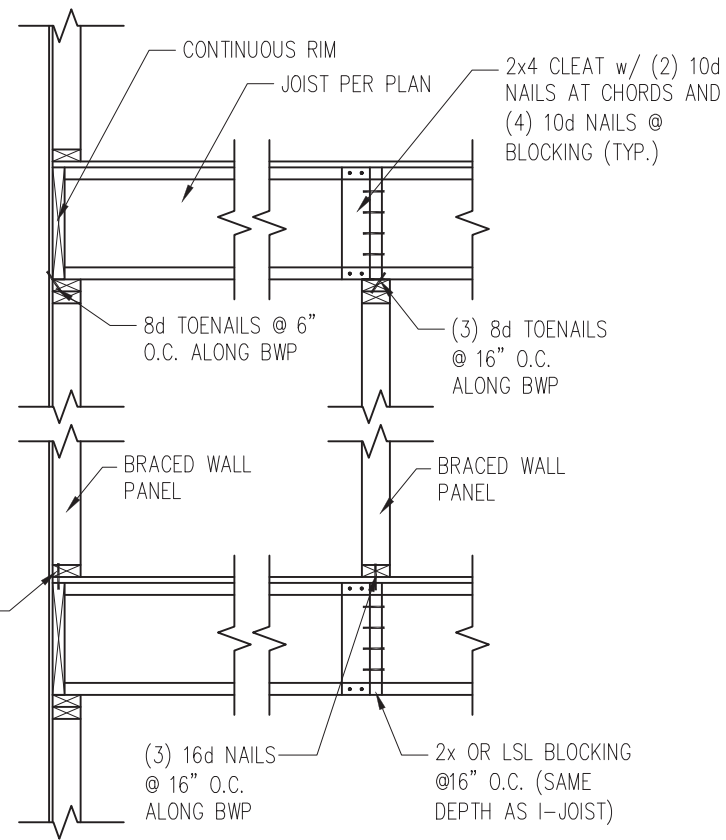
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 NO. DATE PROJECT #  
 0 1/7/16 3832

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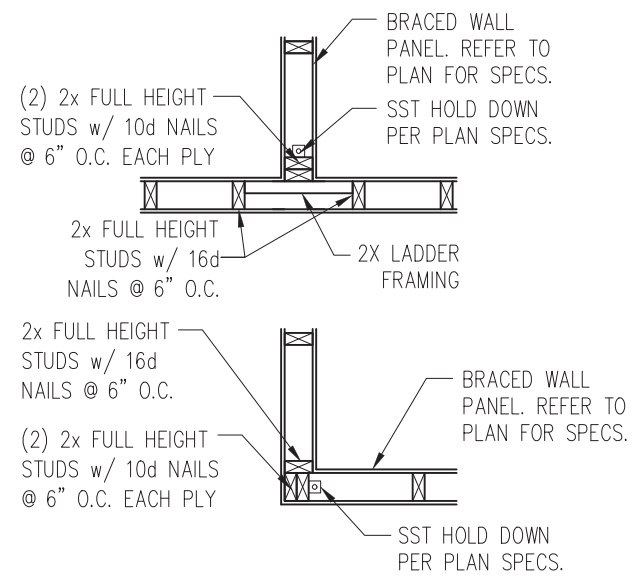
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**D8f**



JOISTS PARALLEL TO BRACED WALLS

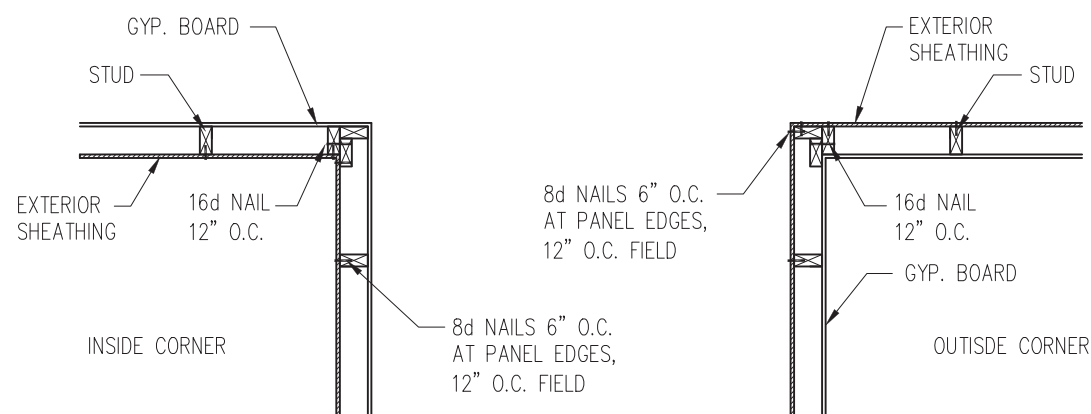


JOISTS PERPENDICULAR TO BRACED WALLS

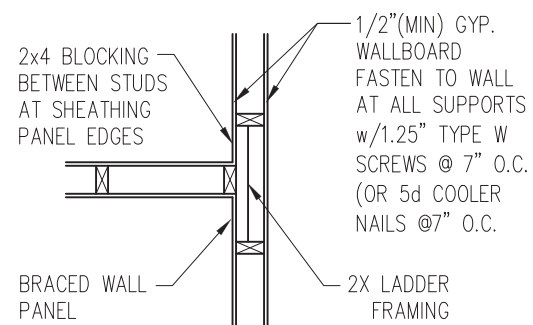


4 TYP. HOLD DOWN DETAIL  
D9f 1" = 1'-0"

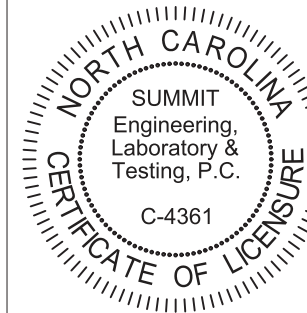
1 TYP. WALL PANEL TO FLOOR/CEILING CONNECTION  
D9f 1" = 1'-0"



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



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



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

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

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

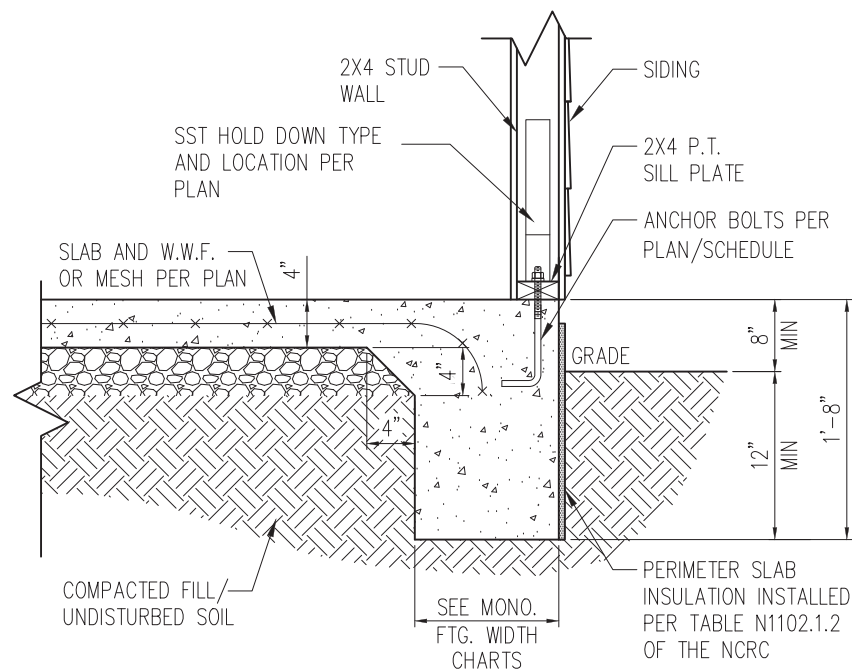
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

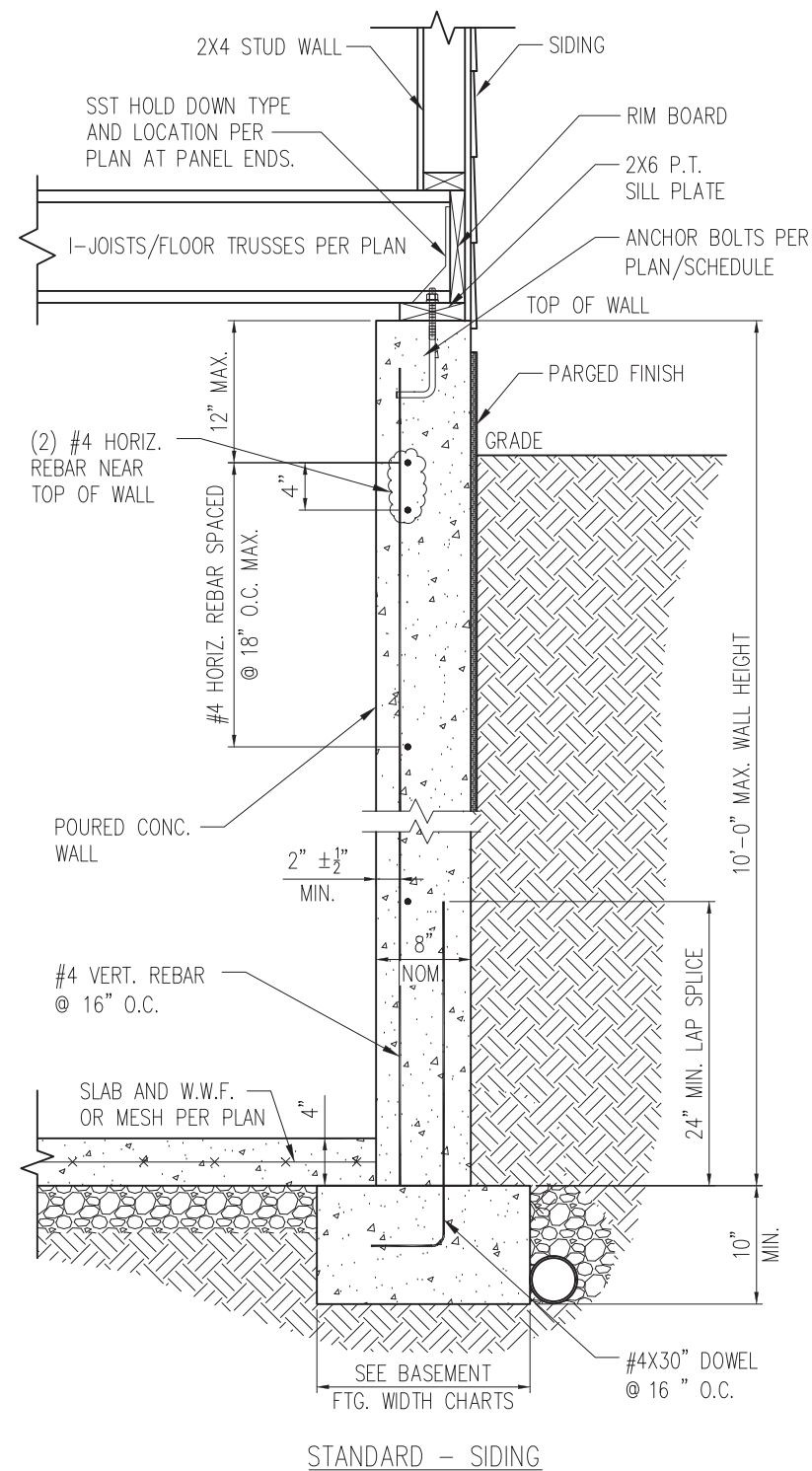
**D9f**



STRUCTURAL MEMBERS ONLY



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

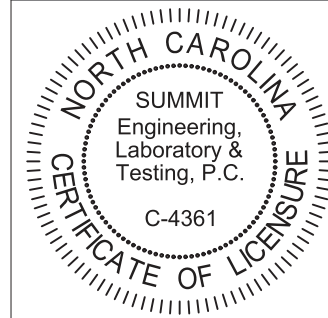


2 BASEMENT FOUNDATION WALL DETAIL W/ HOLD-DOWN  
 D10f 3/4" = 1'-0"



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PROJECT  
**Standard Details**  
**Framing Details - Bracing**  
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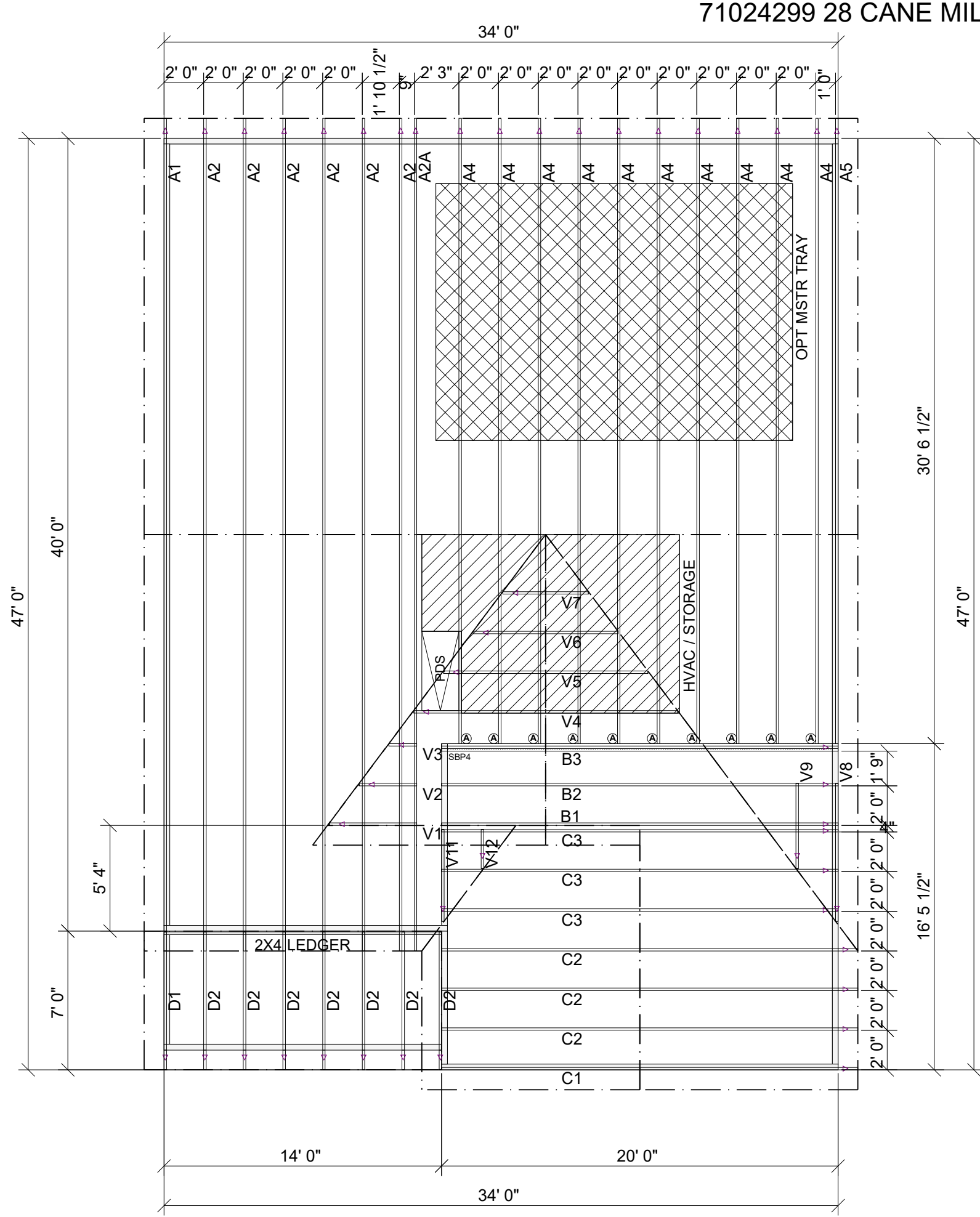
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 DATE: 2/18/20  
 SCALE: NTS  
 PROJECT #: 3832  
 DRAWN BY: LBV  
 CHECKED BY: WAJ

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

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET  
**D10f**

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



71024299 28 CANE MILL

**BUFFINGTON ADG**

Hatch Legend	
	OPT MSTR TRAY
	HVAC / STORAGE

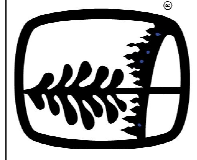
Roof Hanger List			
MARK	TYPE	DESCRIPTION	QTY
(A)	HUS26	FACE MOUNT HANGER	10
2x4	SBP4	SUPPLEMENTAL BEARING ENHANCER	2

**ROOF AREA: 2025.84\_RIDGE LINE: 65 \_ VALLEY LINES: 57.89 \_ HIP LINES: 0 \_ Δ Indicates Left End of Truss**

CUSTOMER: **SMITH DOUGLAS**  
 Job Name: **BUFFINGTON ADG**  
 Date: 9-29-20  
 Scale: NTS  
 Revision Date 1:  
 Revision Date 2:

Quality Products for Quality Builders

Quote Number: **MASTER**



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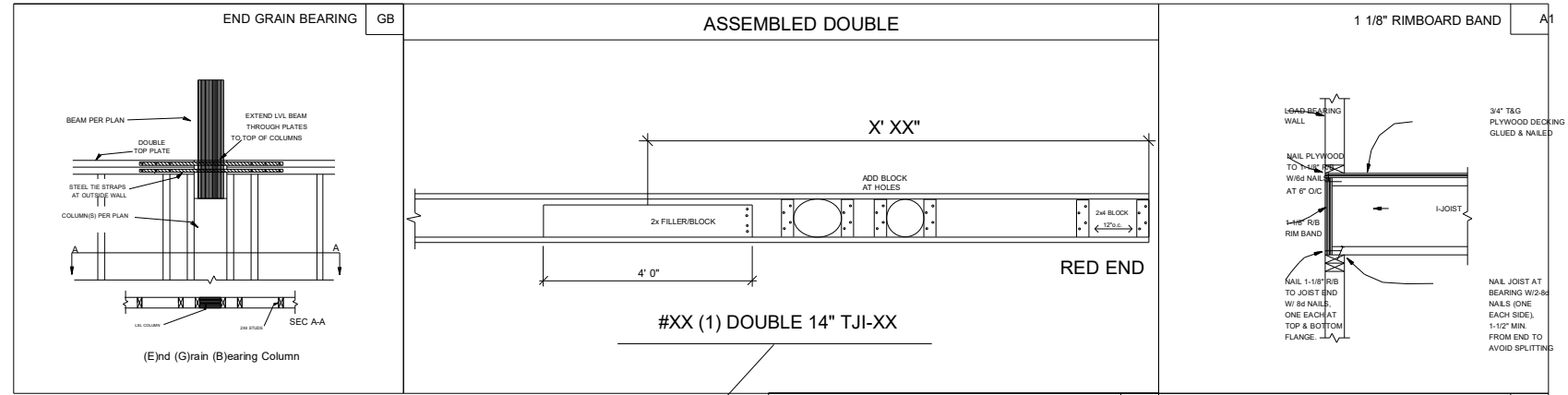
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1. TEMPORARY BRACING TO BE INSTALLED W/T.P.I. STANDARD BCS-B1.  
 2. SEE ENGINEERED DRAWING FOR PERMANENT BRACING MINIMUM REQUIREMENTS.  
 3. FRAMER TO VERIFY ALL DIMENSIONS, DROP, & RISE LOCATIONS PRIOR TO TRUSS PLACEMENT.  
 4. BLDG/FRAMER RESPONSIBLE 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**

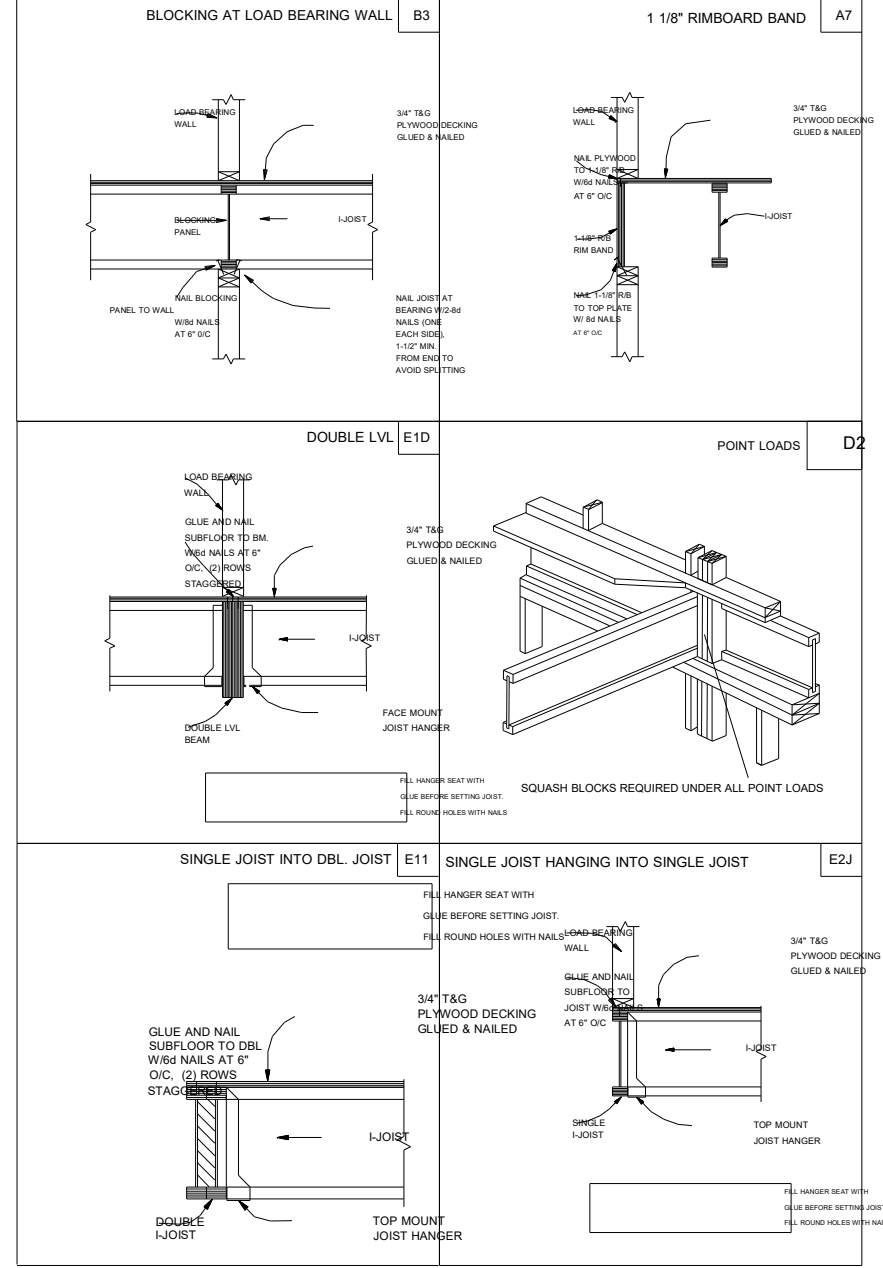
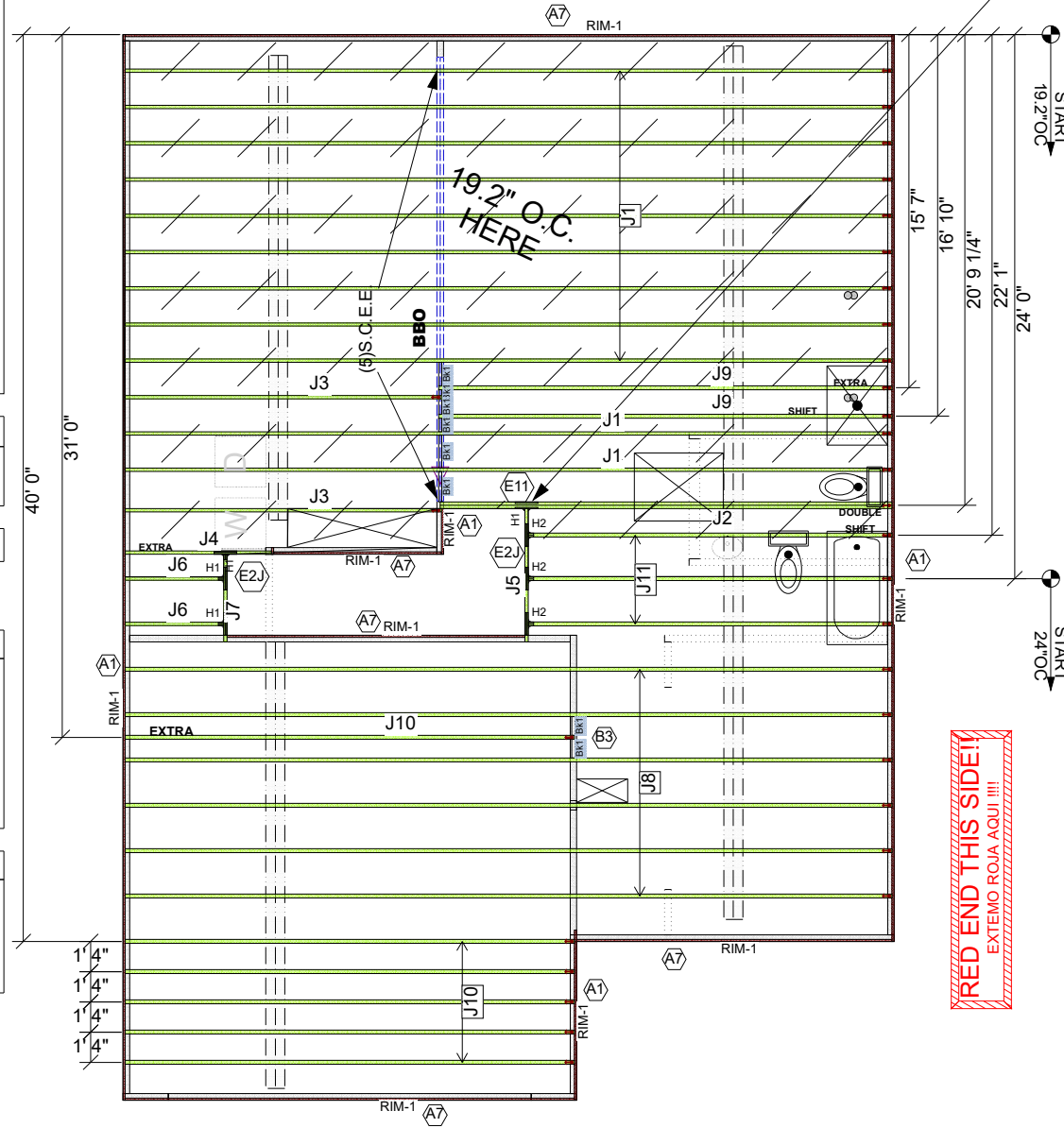
**FIELD LOCATE PLUMBING DROPS/CAN LIGHTS, ETC... PRIOR TO JOIST SECUREMENT TO AVOID INTERFERENCE.**

**LAYOUT FOR 19.2" O/C**

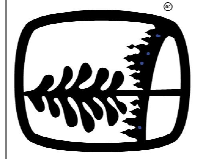
9= 172-13/16"	1= 19-3/16"
10= 192"	2= 38-3/8"
11= 211-3/16"	3= 57-5/8"
12= 230-3/8"	4= 76-13/16"
13= 249-13/16"	5= 96"
14= 268-13/16"	6= 115-3/16"
15= 288"	7= 134-3/8"
	8= 153-5/8"

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

**2ND FLOOR LAYOUT**



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

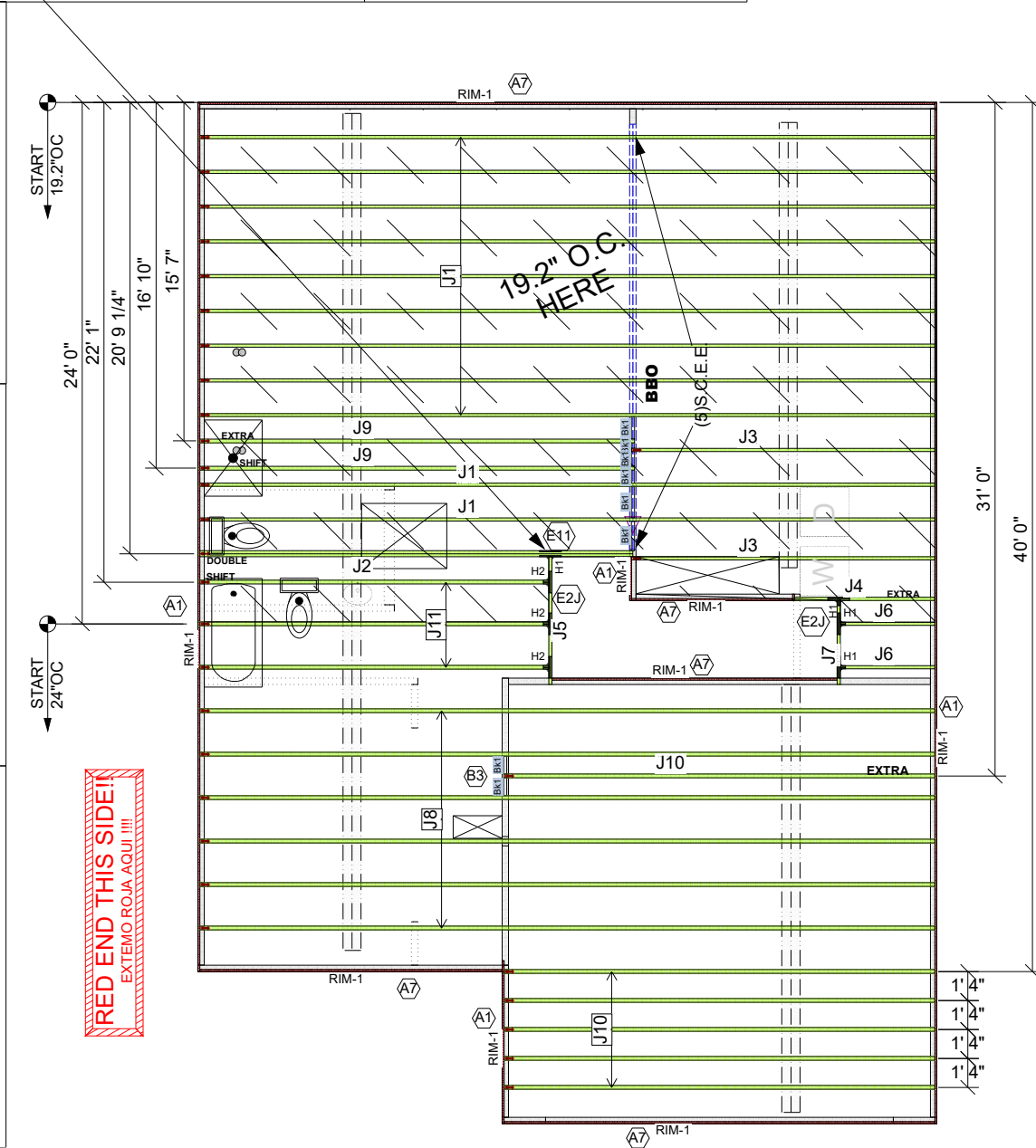
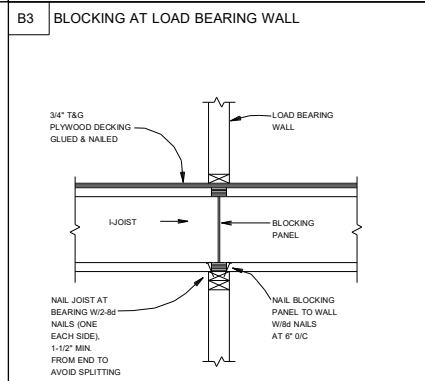
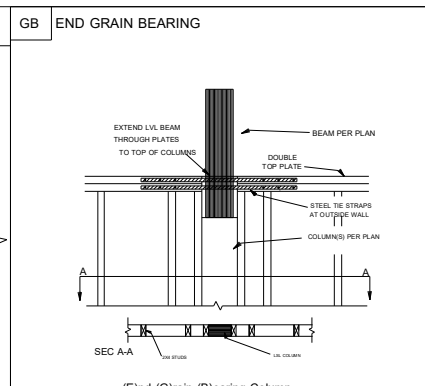
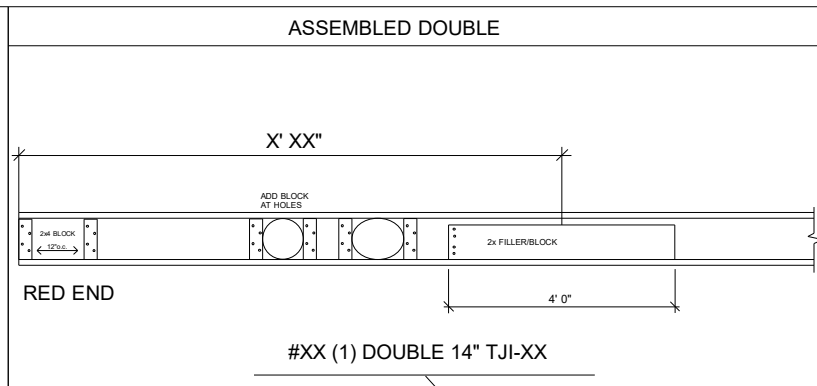
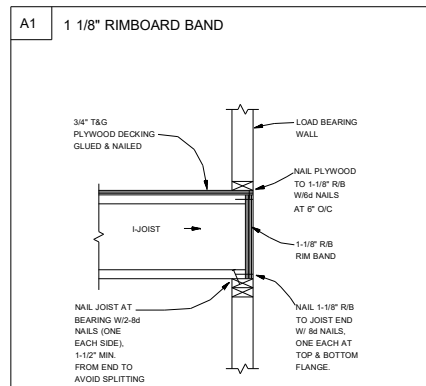


LOADING	DEFLECTION
ROOF LIVE 20 PSF	L/240
ROOF DEAD 20 PSF	L/180
FLOOR LIVE 40 PSF	L/480
FLOOR DEAD 10 PSF	L/240

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**



**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.

**FRAMER NOTE**

--- DENOTES DUCT HOLE RUNS

ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED

• Avoid Plumbing Drops

**FRAMER NOTE**

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

**CRITICAL !!**

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

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

# 2ND FLOOR LAYOUT

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

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

**PLAN LEGEND**

**1B-, 2B-** INDICATES BEAM ABOVE TOP PLATE (FLUSH WITH FLOOR SYSTEM)

**H-, 1H-, GDH-** INDICATES BEAM BELOW TOP PLATE (DROPPED BELOW FLOOR SYSTEM)

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

— SINGLE PLY BEAM (ADD LINE FOR EACH ADDITIONAL PLY)

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

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

**DOUBLE** TWO JOISTS SIDE BY SIDE (ONLY ASSEMBLED IF NOTED)

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

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

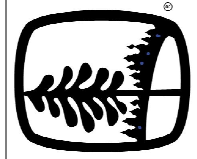
**LAYOUT FOR 19.2" O/C**

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

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

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 PEARISBURG, VA PHONE (800) 397-9571



Customer	Job Name	Scale:NTS	Date:4/22/2021	Revision Date:	Revision Date:	Special Loading:	DEFLECTION										
							LOADING	ROOF LIVE	20 PSF	L/240	ROOF DEAD	20 PSF	L/180	FLOOR LIVE	40 PSF	L/480	FLOOR DEAD
SMITH DOUGLAS HOMES	BUFFINGTON																

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