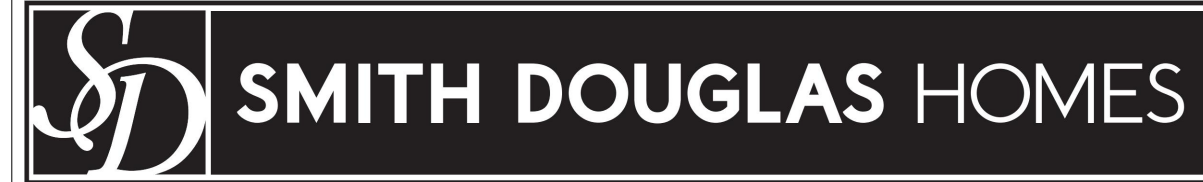


BUFFINGTON

CANE MILL ESTATES
LOT 30



QUALITY | INTEGRITY | VALUE

PLAN ID: 060120.0601

110 VILLAGE TRAIL SUITE 215
WOODSTOCK, GA. 30188

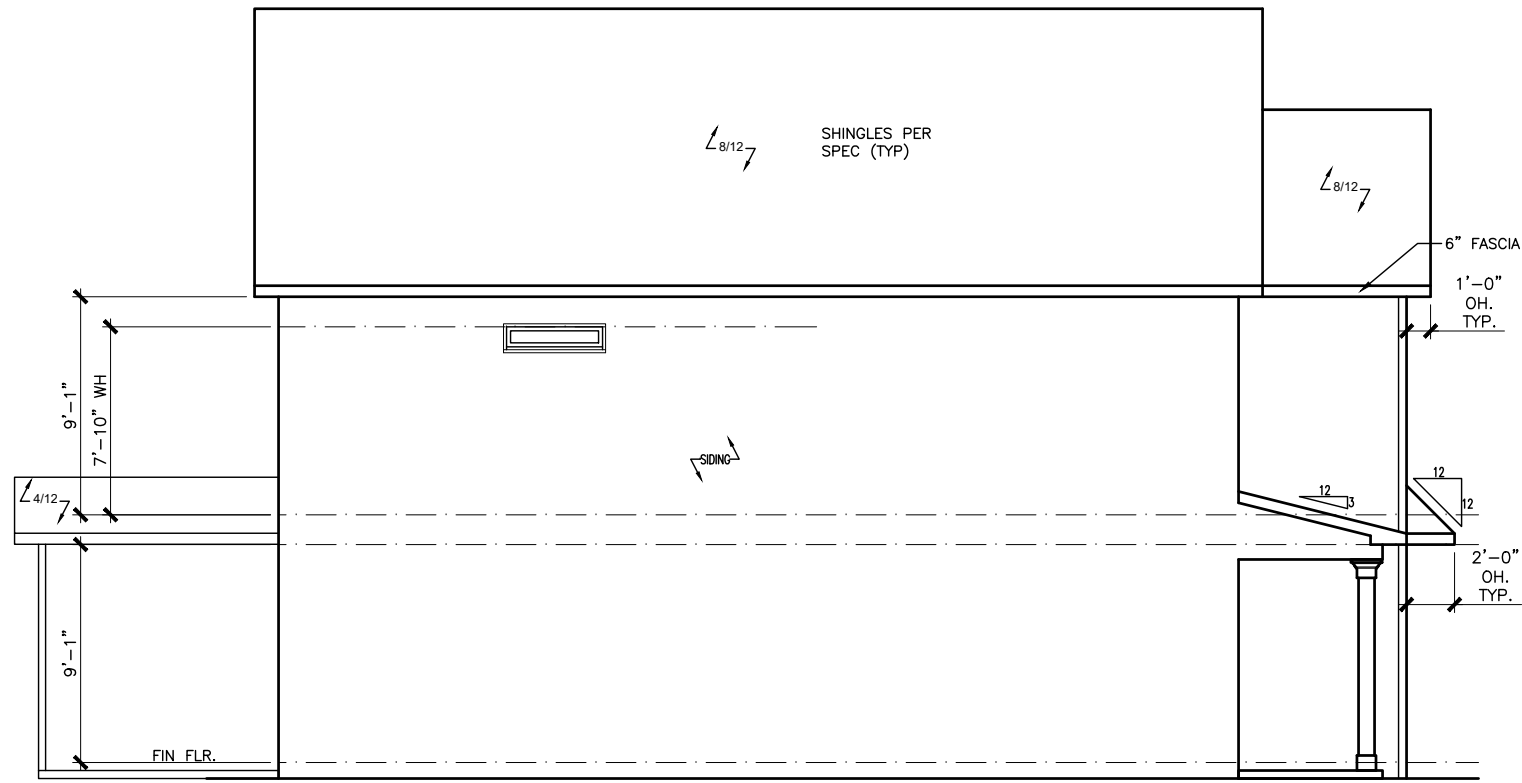
DRAWING INDEX	
A0.0	COVER SHEET
A1.1	FRONT ELEVATIONS
A2.1	SIDE & REAR ELEVATIONS
A3.1	SLAB FOUNDATIONS
A5.1	FIRST FLOOR PLANS & DETAILS
A5.2	SECOND FLOOR PLANS & DETAILS
A6.1	ROOF PLANS
A7.2-A7.3	ELECTRICAL PLANS
A8.1	TRIM LOCATION LAYOUTS

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

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

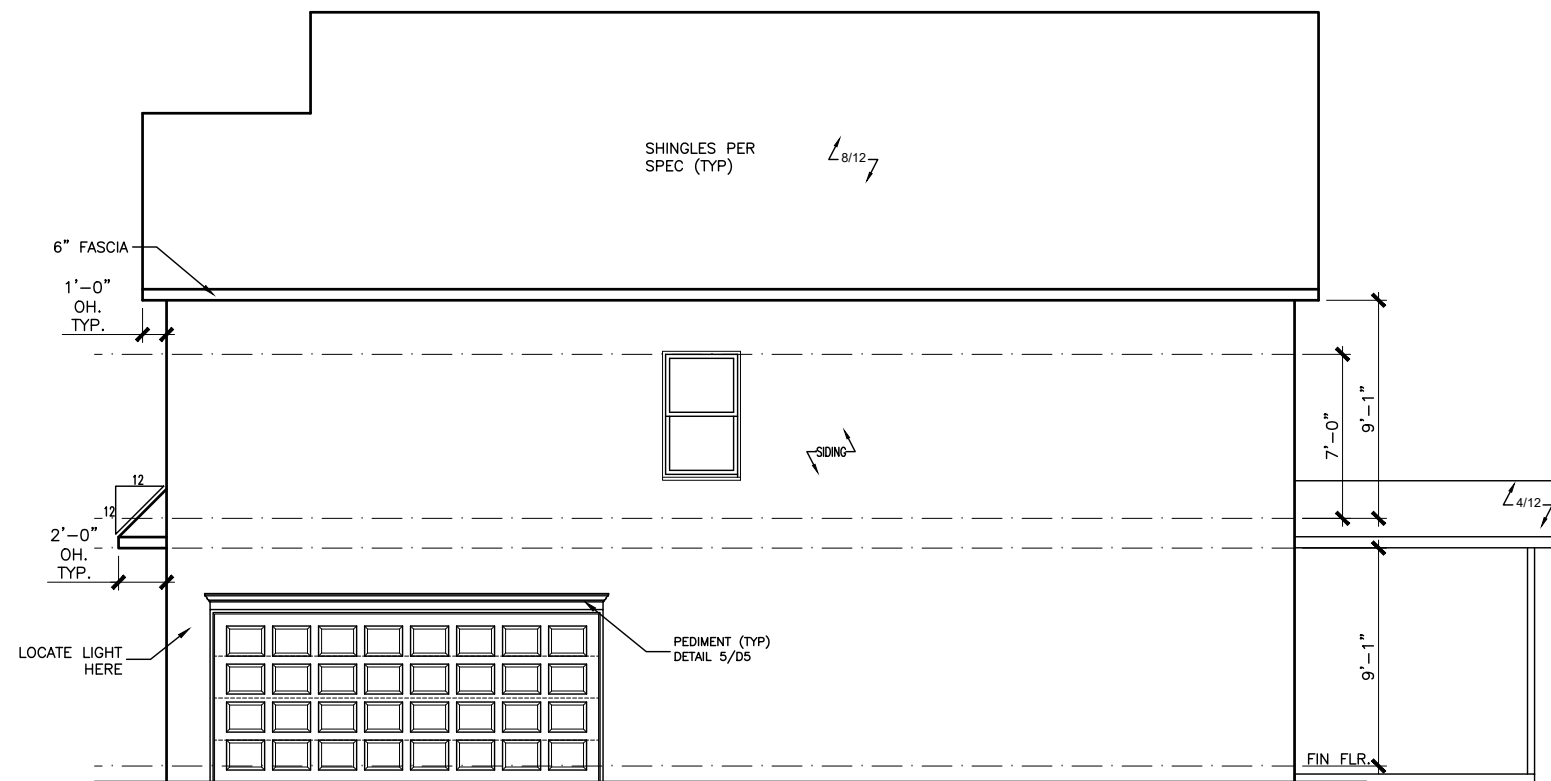
GOVERNMENTAL CODES & STANDARDS
HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS
BUILDING CODE ANALYSIS / DESIGN CRITERIA
HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

CANE MILL ESTATES LOT 30



LEFT ELEVATION "B"

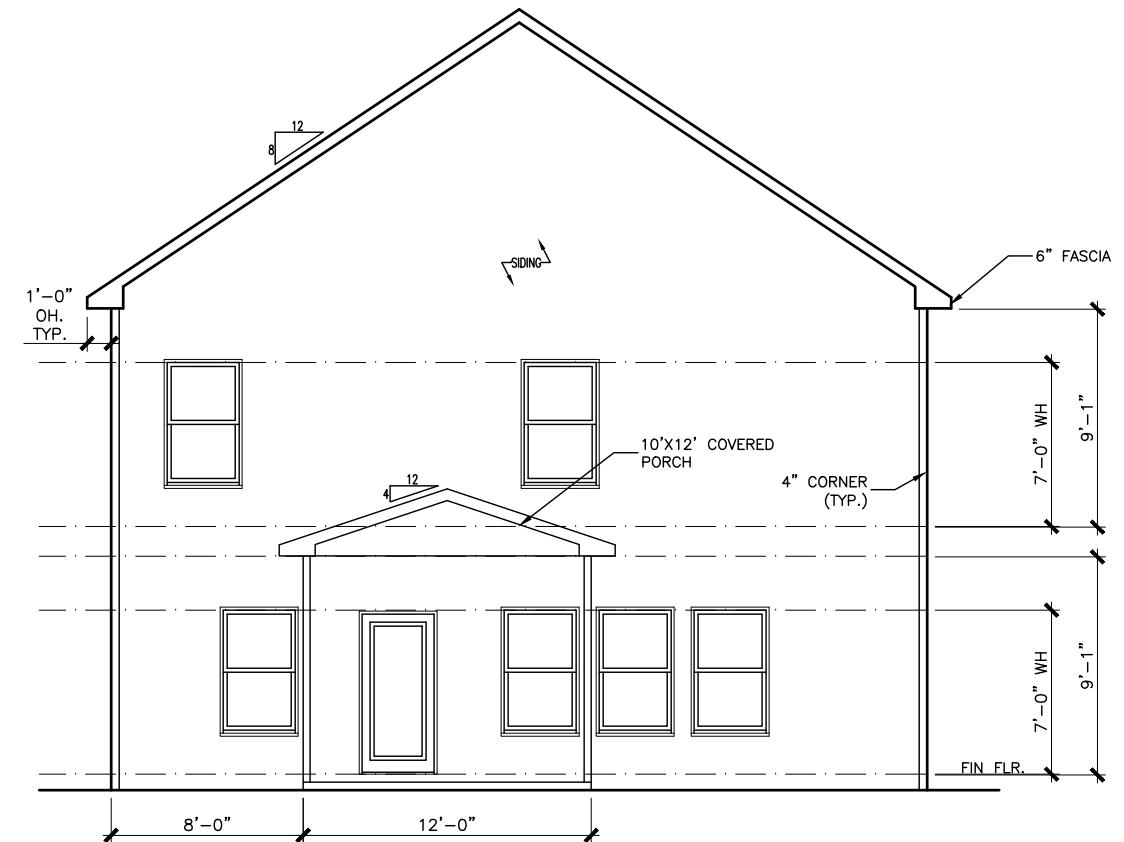
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION "B"

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

SIDE ENTRY GARAGE



REAR ELEVATION "B"

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

BY	#	REVISION	DATE



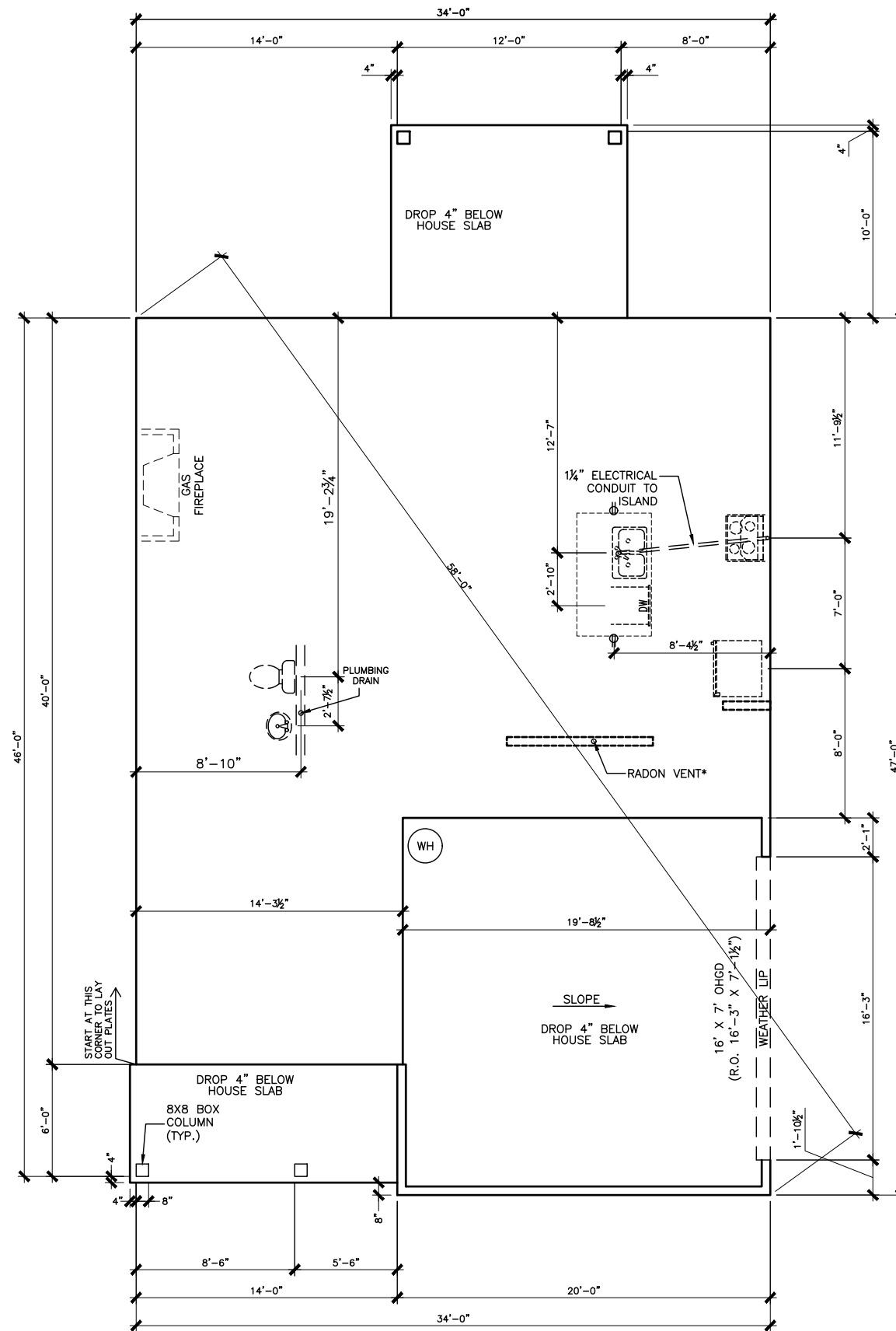
ELEVATIONS
SIDES AND REAR
BUFFINGTON

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PLAN ID:	
FND: ALL	ELEV: B
PAGE NO: A2.1	

CANE MILL ESTATES LOT 30



*RADON VENT PROVIDED
PER LOCAL CODE

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

SLAB PLAN

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

DATE	REVISION	BY

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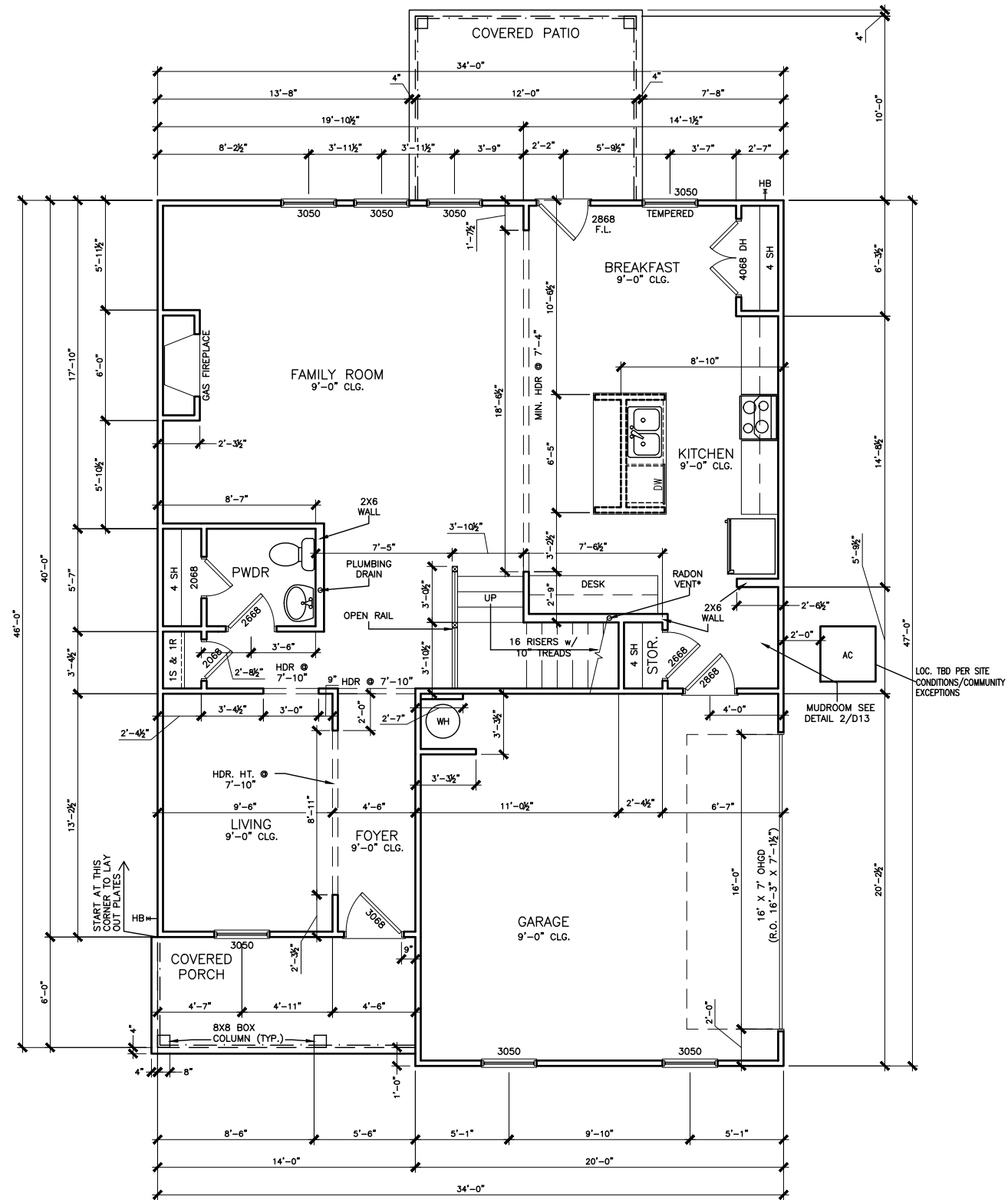
FOUNDATION PLAN
SLAB PLAN
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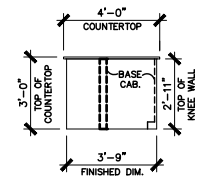
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PLAN ID:	
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PAGE NO: A3.1	

CANE MILL ESTATES LOT 30

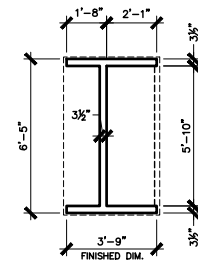


FIRST FLOOR PLAN

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



KITCHEN ISLAND SUPPORT FRAMING (SIDE VIEW)



KITCHEN ISLAND SUPPORT FRAMING (PLAN VIEW)

*RADON VENT PROVIDED PER LOCAL CODE

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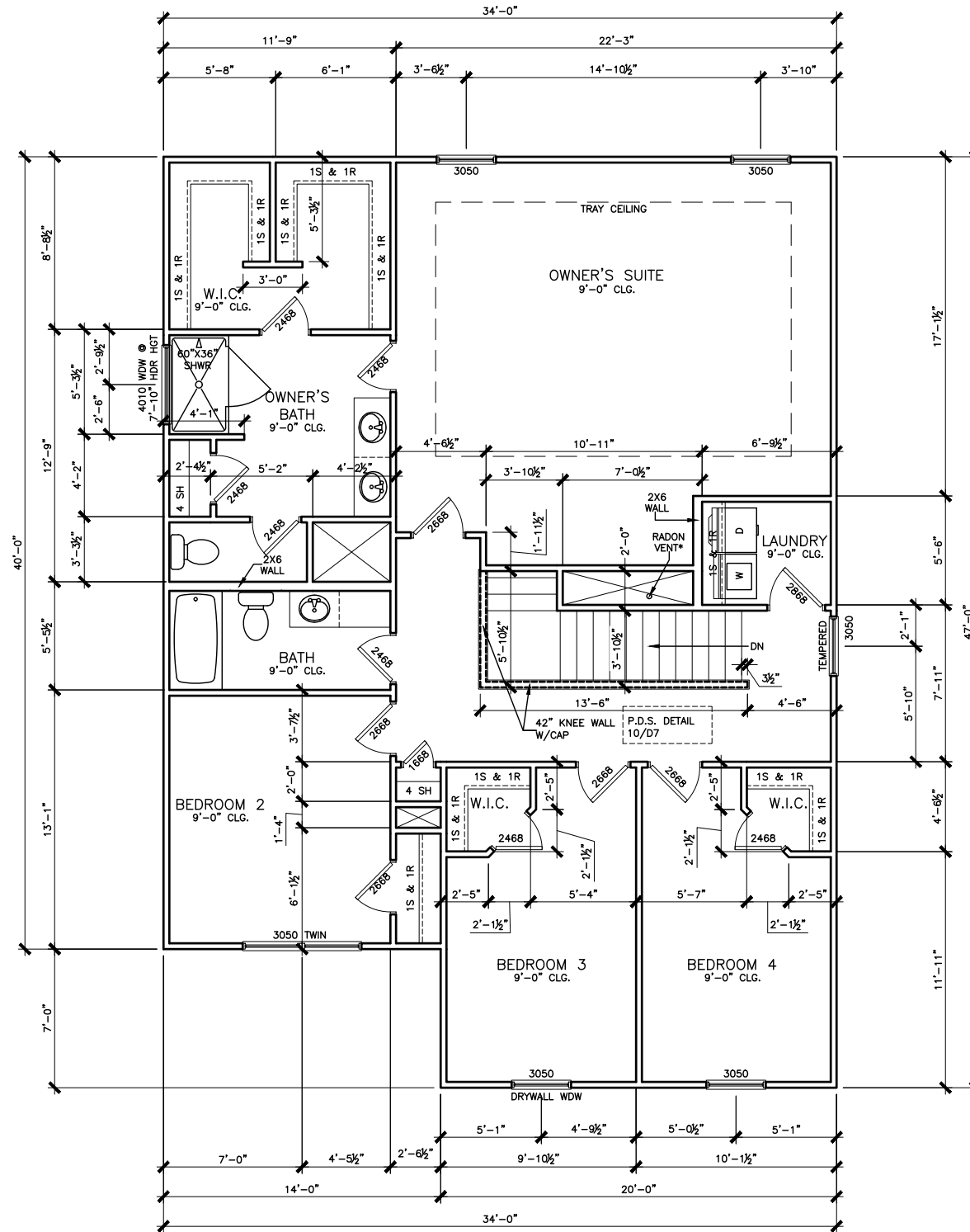
FLOOR PLAN
FIRST FLOOR
BUFFINGTON

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FND: ALL	ELEV: B
PAGE NO: A5.1	

CANE MILL ESTATES LOT 30



*RADON VENT PROVIDED
PER LOCAL CODE

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

SECOND FLOOR PLAN

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

DATE	REVISION	BY	#



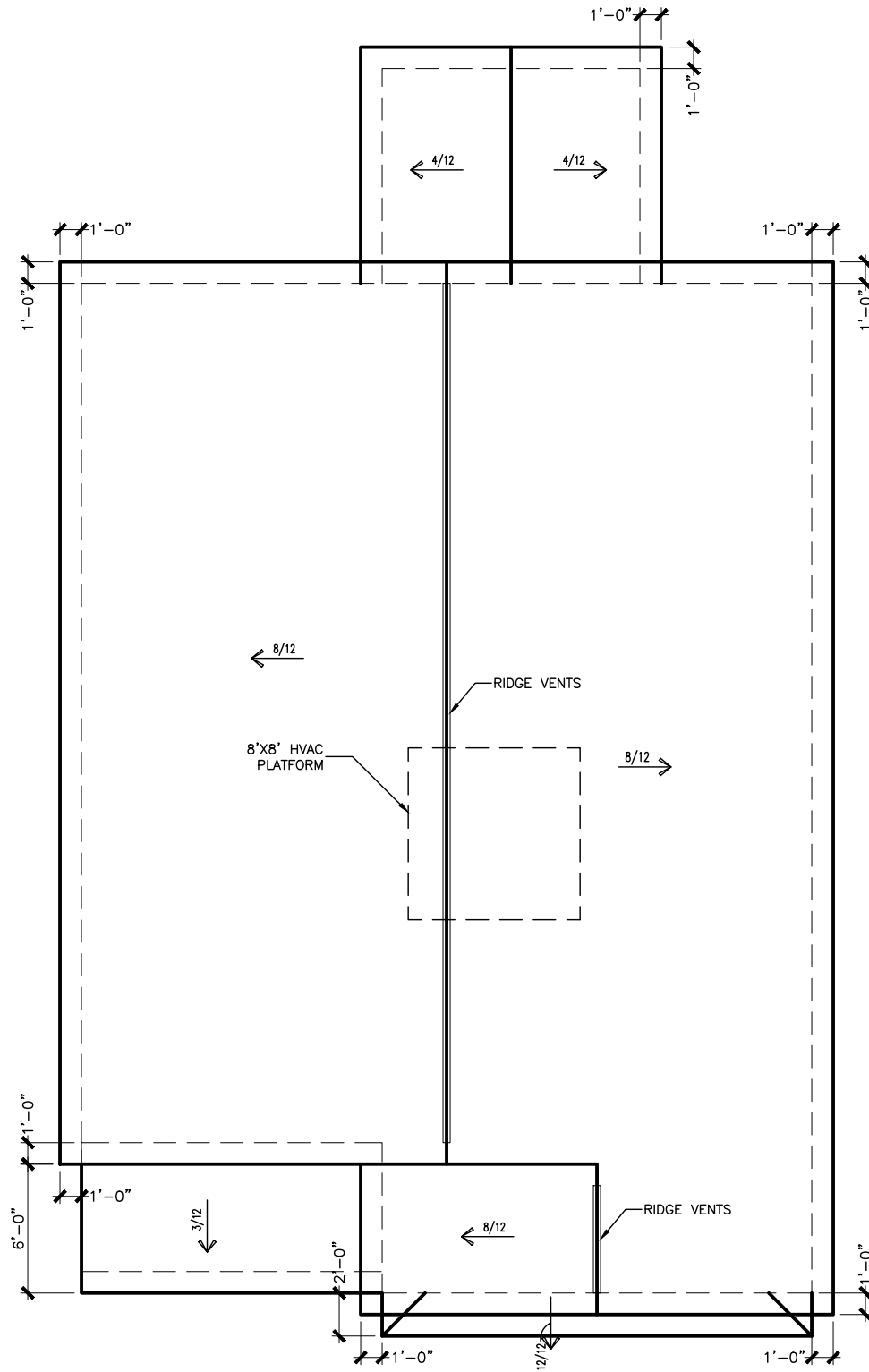
FLOOR PLANS
SECOND FLOOR
BUFFINGTON

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CANE MILL ESTATES LOT 30



ROOF LAYOUT "B"

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

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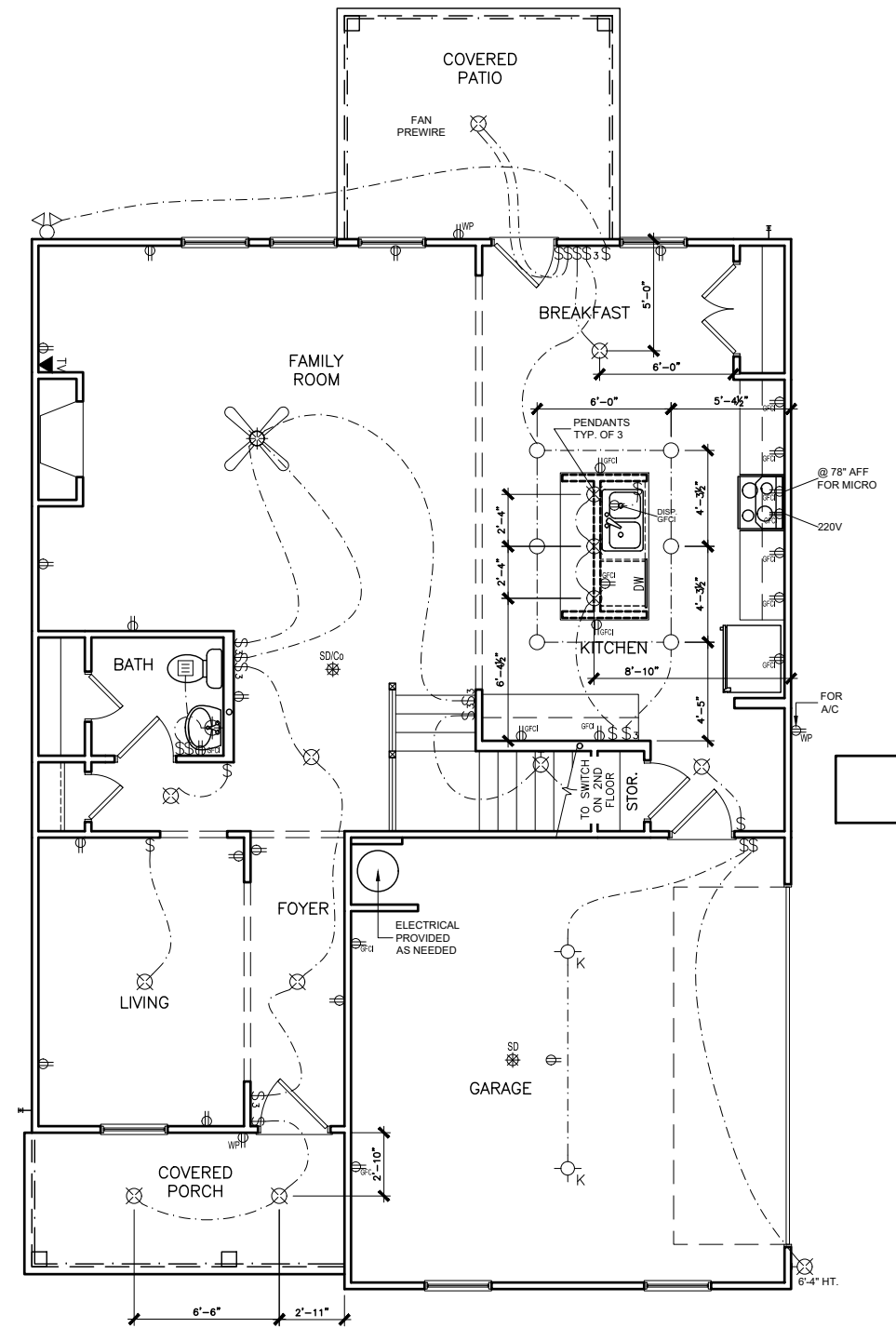
ROOF PLAN
ROOF PLAN
BUFFINGTON

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CANE MILL ESTATES LOT 30



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

ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES

APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)

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

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

FIRST FLOOR ELECTRICAL PLAN

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

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DATE					



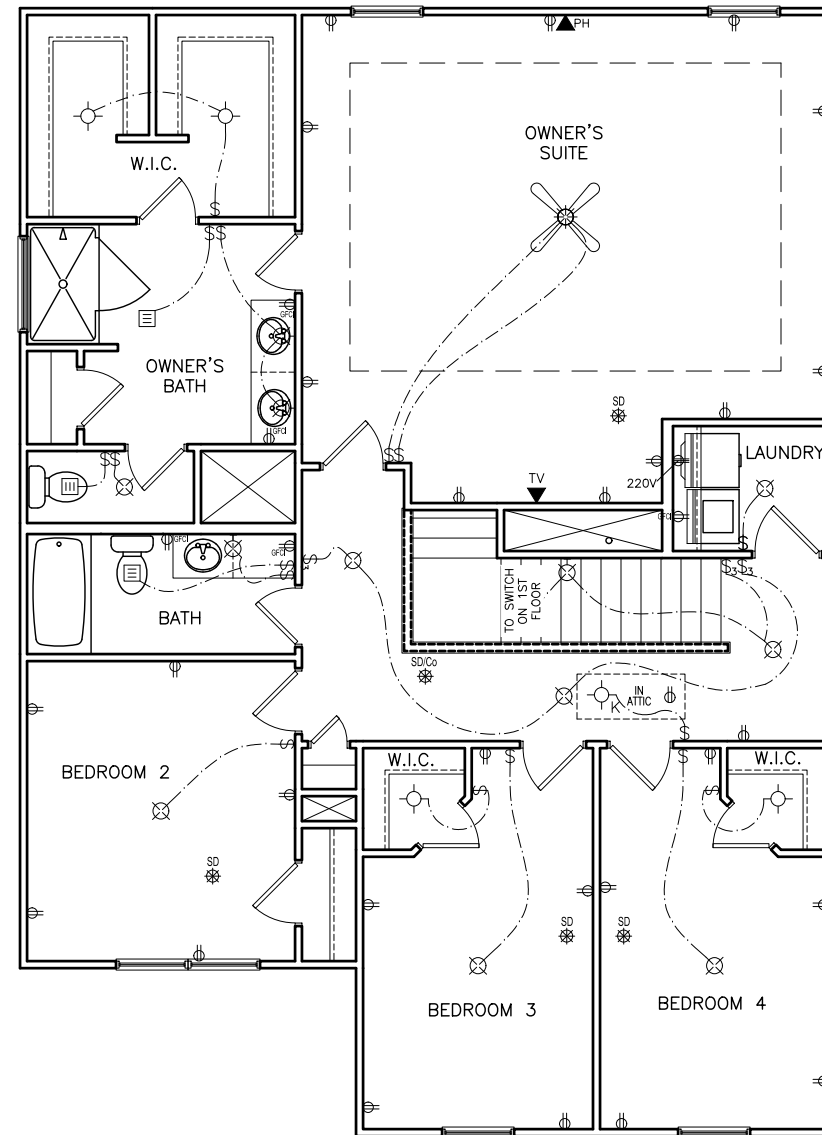
ELECTRICAL PLAN
FIRST FLOOR
BUFFINGTON

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PLAN ID:			
FND:	ALL	ELEV:	B
PAGE NO:	A7.2		

CANE MILL ESTATES LOT 30



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

ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES

APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)

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

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

BY	#	REVISION	DATE



ELECTRICAL PLAN
SECOND FLOOR
BUFFINGTON

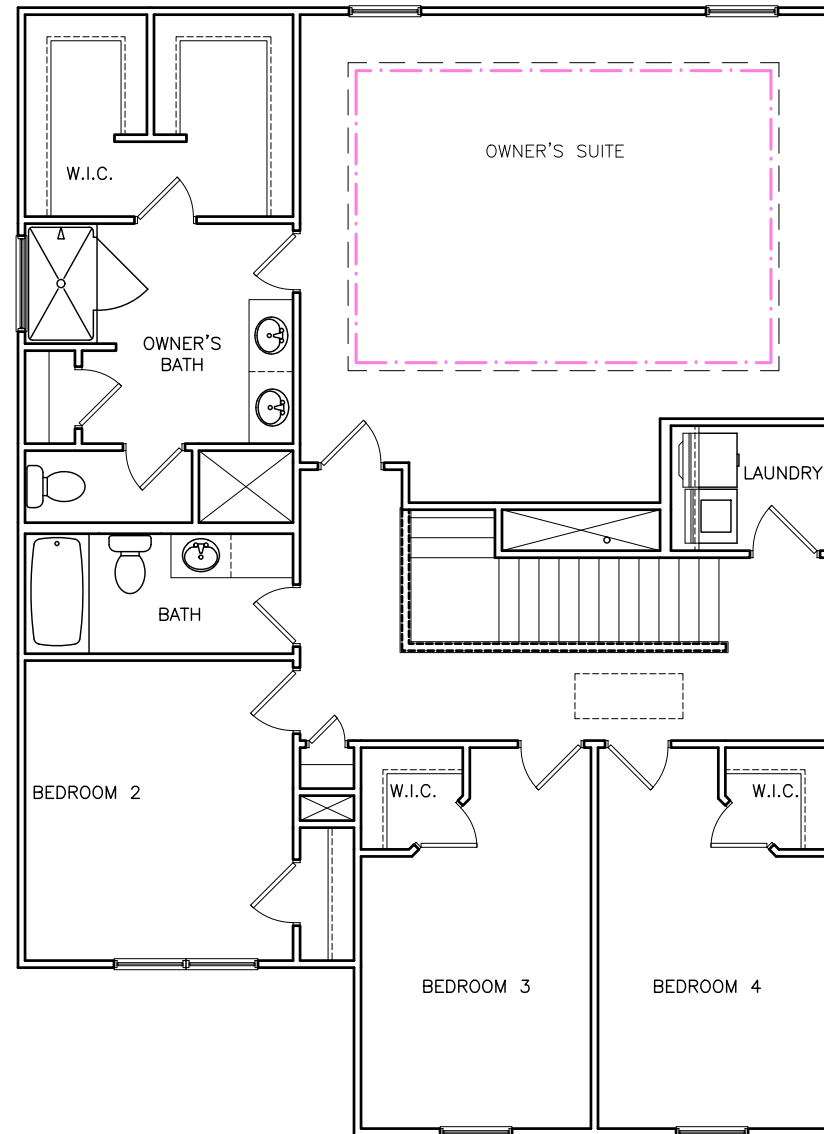
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PAGE NO: A7.3	

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

CANE MILL ESTATES LOT 30



--- ONE PIECE CROWN

TRIM LAYOUT SECOND FLOOR PLAN

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

DATE	REVISION	BY
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FLOOR PLAN
TRIM LAYOUT
BUFFINGTON

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PAGE NO: A8.1	

CANE MILL ESTATES LOT 30

Lot Definition		
Project: Cane Mill Estates	Community: Cane Mill Estates	
Building: 000	Builder: Thomas Kenneth Barlow	
Unit: 0030	Status: Sold	
Plan: Buffington B Side Entry	RTeam: Raleigh West	
Orientation: Garage Right	Sq. Ft.: 2,548	
Bedrooms: 4	Bathrooms: 2.5	
Address: 32 Planters Lane	Permit:	
Coats:	Notes:	
NC	27521	
Sales Data	Dates	
Contract: 91286	Ratified: 06/08/2021	
Buyer: Takiyah Amerson	Original Start: 08/06/2021	
Sales Agent: Sam Fulmer	Start: 08/06/2021	
	Scheduled Complete: 12/16/2021	
Option	Description	Quantity
1-Piece Crown in Owner Bedroom Tray	One-Piece Crown in Tray of Owner Bedroom. Note: must have Tray to use.	1
36" Cabinet 2nd Upgr w/ Hardware	Includes hardware - knobs, pulls, or knob/pull combo. Note: Bath cabinets to match.	1
Automatic Garage Door Opener	Garage Door Opener - Per Door	1
Blind for Rear/Back Door	Blinds - Additional blind to cover rear/back door.	1
Blind per Optional 3050 Single Window	One 3050 blind. For use when you've added a 3050 optional window. See Optional Windows Sales Guide on the Process Model for assistance.	1
Blinds for Base House	Includes blinds for all standard windows on front, sides, and rear that are operational and accessible. Does not include blinds for any optional windows, including windows for optional second floors.	1
Blinds Side Entry Garage Windows		1
Ceiling Fan w/Light Family Room	Ceiling fan, including Light Kit. Does not include Prewire. This option is for use in Family Rooms that are pre-wired standard but have no fan.	1
Ceiling Fan w/Light Owner Bedroom	Ceiling fan, including Light Kit. Does not include Prewire. This option is for use in Owner Bedrooms that are pre-wired standard but have no fan.	1
Exterior Flood Lights		1
Fireplace in Family Room - Gas		1
FPkg 5AA-Floorte Pro, StdCpt (FPkg1)	Flooring Package 5AA - Floorte Pro, Standard Carpet (from Package 1). SPC (solid polymer core) 0.5 mm vinyl top layer plank	1
Garage Door Wireless Entry Pad		1
User Name: Victoria Wicker		1 of 3
Database: SmithDouglasCommunities		08/03/2021 09:51:35 AM

Lot Definition		
Granite-Kitchen Countertops - Lvl 1 (I)	Kitchen Granite Countertops - Level 1-where Lamanite is Std.	1
Granite-Kitchen Sink Level 1	Level 1 Undermount rectangular stainless steel sink upgrade for kitchen granite.	1
Kitchen Ceiling Fixture Lights ILO Std	Kitchen Lights - Low Profile Flush Mount LED Lights per Plan ILO Standard Light.	1
Kitchen Faucet - Level 2 (G)	Upgrade to Level 2 Pulldown Kitchen Sink Faucet From Level 1 Faucet on Granite OR Solid Surface	1
Level 2 - Package Electric (from E1)	Frigidaire SS 24" Dishwasher*** Frigidaire SS 1.6 Cu. Ft. Micro Frigidaire SS 30" Elec Range	1
Mud Room Trim without Bench Seat	Bead board with crown and hooks. No bench seat.	1
Nicker Interior Finish Color Package	NOTE: If Laminate Kitchen top, Upgrade KR Faucet or it remains Chrome. Includes SS kitchen faucet, brushed nickel bath faucets & fixtures & door hardware (knobs, bumps, knob/levers, deadbolts), Pkg1(bn) light fixtures, pewter oval mirror. Separate options also affected: shower door, bath hardware (towel baring, tp holder), shower grab bar, cabinet hardware	1
Open Rail 1st Floor - Iron		1
Optional Covered Patio-Regular-Fiber (3)	Optional Covered Patio-Regular-Fiber Cement Siding. Actual dimensions can vary per plan. Site Condition Exclusions may apply. ***Starting from 3x3 concrete pad	1
Owner Bath Marble 1 Double to LamSgl	***Includes Vanity Double Bowl Option Do Not Select Both***	1
Paint Interior Ceiling White		1
Paint Wall/Ceiling Color Upgrade	Upgrade Interior Paint Color on Walls and Ceilings for the whole house in lieu of base color	1
Pendant Lights per Plan	Pendant Lights above Island/Bar Top per plan electrical diagram. To match lighting package selected. NOTE: Choose this option only once.	1
Prewire for Ceiling Fan	Prewire a light location for a future ceiling fan.	1
Raise Single SecondaryVanity 32.5"to 35"	Raise a Single Secondary Bath Vanity from 32.5" to 35" NOTE: Per Vanity Cabinet. Note which bath(s) on plan exhibit. NOTE: If you have selected any Double Bowl upgrade for Hall Bath, DO NOT USE this option for that location.	1
Screen Per Optional 3050 Window	Note: If the optional window is a 3050 bin, it needs two screens.	1
Screens Base House Single Family	Add window screens to all operable standard windows on single family home. NOTE: Does not include screens for windows for optional 2nd-floors, side entry garage, or windows added or changed from structural options, optional windows, or basement windows. See additional options to complete screens.	1
SS 25.5 cu.ft. Std Depth Side-by-Side	25.5 Cu. Ft. Standard-Depth Side-by-Side Refrigerator Multi-Level LED Lighting; PureSource 36 Ice & Water Filtration; 2 Fixed Flat Glass Shelves; 2 Store-More™ Adjustable Gallon Door Bins; Automatic Ice Maker; Energy Saver Plus Technology	1
Stone 18 A ExtColPkg(I)		1
Tile - Kit Backsplash LVL 3 Brck Lay		1
User Name: Victoria Wicker		2 of 3
Database: SmithDouglasCommunities		08/03/2021 09:51:35 AM

Lot Definition		
Top Load Washer/Dryer	White Top Load Washer and matching Dryer. See current Appliance Sales Sheet for details.	1
Tray Ceiling - Owner's Bedroom		1
Window in Hallway	Optional Window in Hallway. Does not include Blind or screen.	1
Activity	Description	Selection Description
Ceramic Tile Set-Kitchen	TILEKITBacksplash-3rdUpgr ALL	Baker StBev 4 x12 100 White/BrtWh00010
Del&Install AppliancePkg	Appliance Package Select - All	Appliance Package Selected
Deliver & Install Blinds	Blind Color	White
Install Cabinets Complet	Cab Hrdwr Typal(2/3)ALL	Pulls
Install Cabinets Complet	Cabinet Finish - Upgrade 2Aris	2nd-Upg Ellis Purestyle-Stone Gray
Install Cabinets Complet	Secondary Bath Vanity Tops-All	4924-38 White Carrara
Install Carpet	Carpet - Standard ALL	Smith Grove III Soft Taupe 501
Install Floorte Pro (LP)	Floorte Pro 1stUpgr ALL	Simonton Plus - 717 Tattered Barnboard
Install Granite Tops	RDU Granite CounterKitchenLvl1	Dallie-New Caledonia
Install Granite Tops	Rectangular SS sink LVL 1	50/50 Double Bowl Sink
Install Marble Tops	RDU Marble Vanity Top Lvl 1	Matte-#190 White w/Parchment w/oval bowl
Paint Interior Complete	Interior Paint (Trim)-Ceiling	SW 7006 Extra White
Paint Interior Complete	Interior Paint (Walls) - Upgrd	SW 7029 Agreeable Gray
PM Install Vinyl Floor	VinylPkg-Option Baths	Winchester Bay Vitality 5147
PM Install Vinyl Floor	VinylPkg-Owner Bath	Winchester Bay Vitality 5147
PM Install Vinyl Floor	VinylPkg-Std 2nd Baths/Laundry	Winchester Bay Vitality 5147
Stain Handrails	Hand Rail Stain - All	MW-Sawyer [LVP:717 Tattered Barnboard]
User Name: Victoria Wicker		3 of 3
Database: SmithDouglasCommunities		08/03/2021 09:51:35 AM

BY	#	DATE
REVISION	#	#
DATE	#	#



DETAILS
LOT DEFINITION
BUFFINGTON

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DATE: 8/16/2021	
FACADE OPT: B	
PLAN ID:	
FND: ALL	ELEV: B
PAGE NO: A9.1	

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:

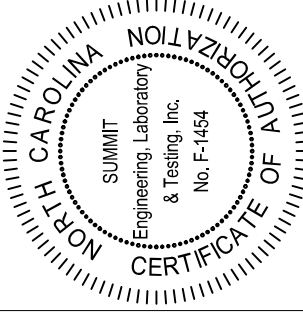
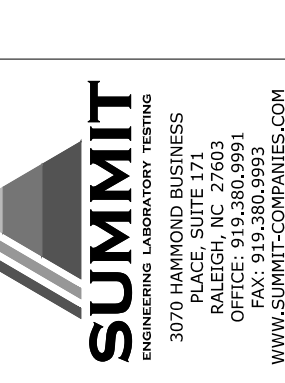
- Concrete shall have a normal weight aggregate and a minimum compressive strength (f_c) at 28 days of 3000 psi, unless otherwise noted on the plan.
 - Concrete shall be proportioned, mixed, and placed in accordance with the latest editions of ACI 318: "Building Code Requirements for Reinforced Concrete"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

CURRENT DRAWING

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

ORIGINAL DRAWING

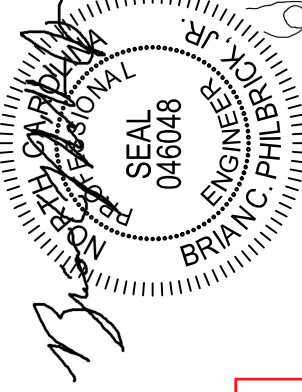
DATE 12/11/15
PROJECT# 3632.09

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

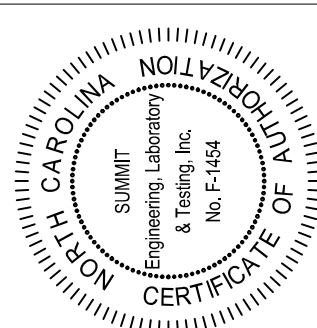
SHEET

CS2

Cane Mill
Lot 30



STRUCTURAL MEMBERS ONLY



- FOUNDATION NOTES**
- FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE 2008 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AMENDMENTS.
 - STRUCTURAL CONCRETE TO BE $f_c = 3000$ PSI, PREPARED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318.
 - REINFORCEMENT TO BE #4 OR #5 BARS, 1" MINIMUM OR 12" BELOW ADJACENT FINISHED GRADE, OR AS OTHERWISE DIRECTED BY THE CODE ENFORCEMENT OFFICIAL.
 - FOOTING SIZES BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 P.S.F. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF SOILS AND PRESSURE SHALL BE CENTERED UNDER THEIR RESPECTIVE ELEMENTS. PROVIDE 2" MINIMUM FOOTING PROJECTION FROM THE FACE OF MASONRY.
 - MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SHOWN IN SECTION R402.4 OF THE 2008 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
 - PIILASTERS TO BE BONDED TO PERIMETER FOUNDATION WALL.
 - PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.
 - CONCRETE FOUNDATION WALLS SHALL BE CONSTRUCTED PER 2008 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
 - CORBEL FOUNDATION WALL AS REQUIRED TO ACCOMMODATE BRICK VENEERS.
 - CRACK SPACE TO BE GRADED, LEVEL, AND CLEARED OF ALL DEBRIS.
 - CRACK SPACE TO BE GRADED, LEVEL, AND CLEARED OF ALL DEBRIS.
 - SPACED AT 6'-0" ON CENTER WITH A 1" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. ANCHOR BOLTS SHALL BE 1" FROM THE END OF EACH PLATE SECTION. MINIMUM 7" ANCHOR BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE CENTERED IN THE CENTER THIRD OF THE PLATE.
 - ABBREVIATIONS:
 DJ = DOUBLE JOIST
 GT = GROUND TRUSS
 IN = INSULATION
 EE = EACH END
 TR = TRIPLE RAFTER
 TJ = TRIPLE JOIST
 OC = ON CENTER
 CL = CENTER LINE
 PL = POINT LOAD
 - ALL PIERRS TO BE 16"x16" MASONRY AND ALL PILASTERS TO BE 8"x16" MASONRY. TYPICAL (IND)
 - WALL FOOTINGS TO BE CONTINUOUS CONCRETE. SIZES PER STRUCTURAL PLAN.
 - A FOUNDATION EXCAVATION OBSERVATION SHOULD BE CONDUCTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER OR HIS QUALIFIED ASSISTANT. POTENTIALLY EXPANSIVE SOILS ARE OBSERVED IN THE FOOTING EXCAVATIONS AT THE TIME OF CONSTRUCTION. SUBMIT ENGINEERING LABORATORY TESTING. P.C. MUST BE PROVIDED THE OPPORTUNITY TO REVIEW THE FOOTING EXCAVATION PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE FILL TO COMPACTED FILL TO 95% COMPACTED FILL, VERIFIED BY ENGINEER OR CODE OFFICIAL.

REFER TO BRACED WALL PLAN FOR PANEL IDENTIFICATION AND SECTION R402.4.1 OF THE 2008 N.C.R.C. ADDITIONAL AND REFER SECTION R402.4.1 AND FIGURE R402.4.1 OF THE 2008 N.C.R.C.

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

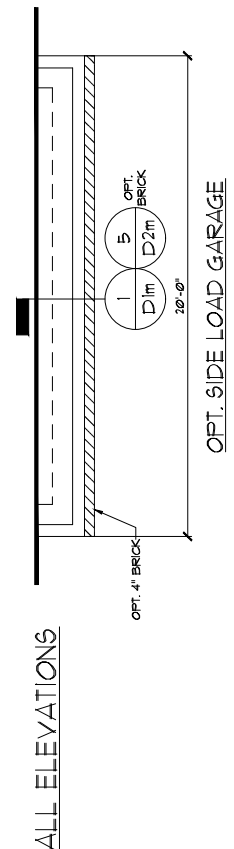
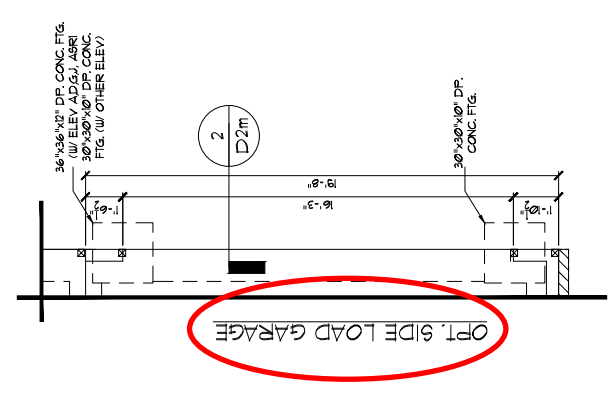
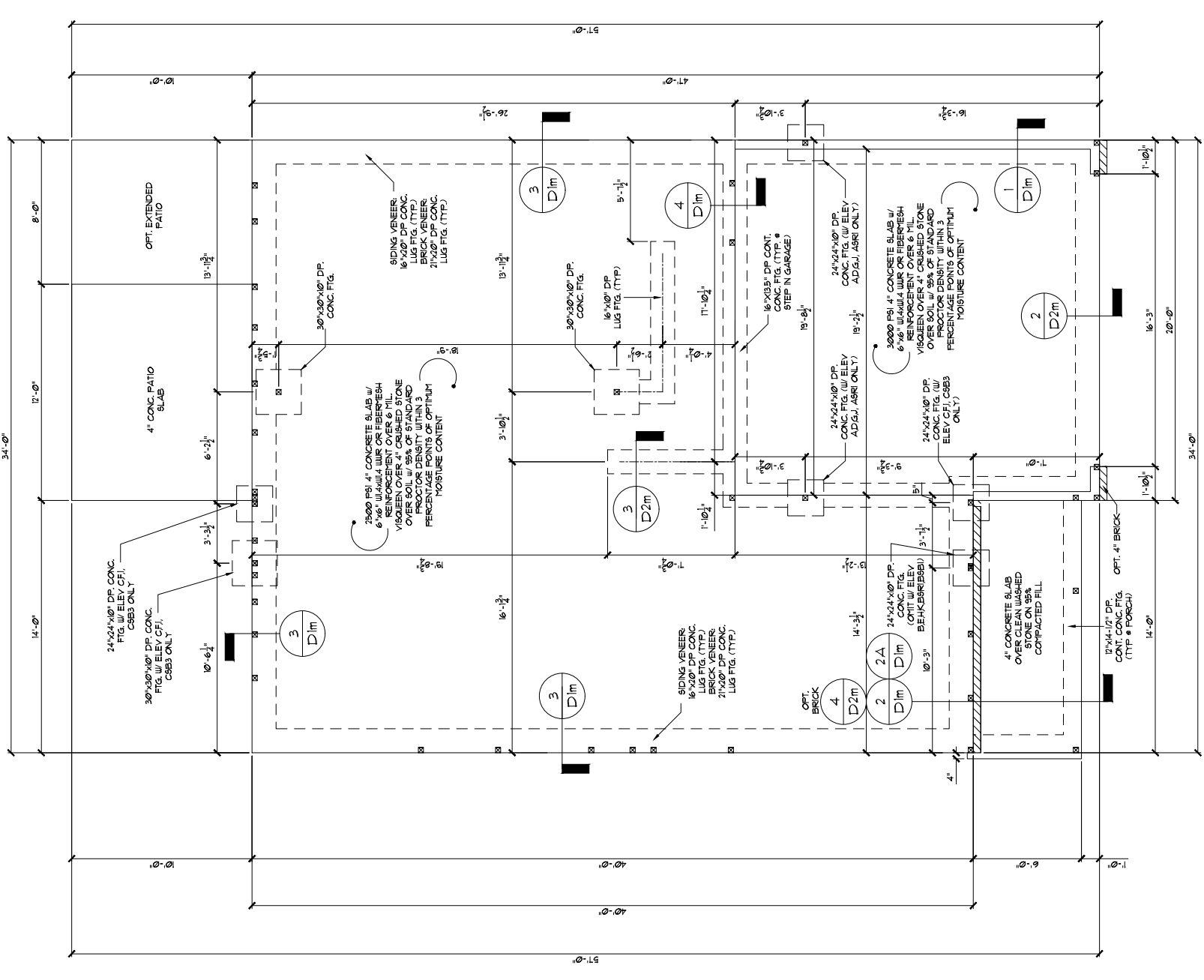
THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL AND ENGINEERING STANDARDS AND PRACTICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUBMIT ENGINEERING LABORATORY TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUBMIT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

NOTE: 4" CRUSHED STONE BASE COURSE IS NOT REQUIRED UNLESS SPECIFIED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1 (REFER TABLE R402.4).

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

STRUCTURAL ANALYSIS BASED ON 2018 N.C.R.C.

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



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

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

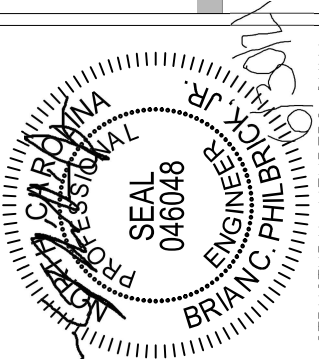
PROJECT
 Burlington
CLIENT
 Smith Douglas Homes - Raleigh
 2520 Reliance Ave.
 Apex, NC 27539

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

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

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

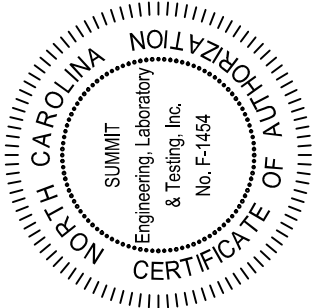
SHEET
S1.0m



Cane Mill
 Lot 30

STRUCTURAL MEMBERS ONLY

SEE SHEET 91.0m FOR NOTES
AND MORE INFORMATION



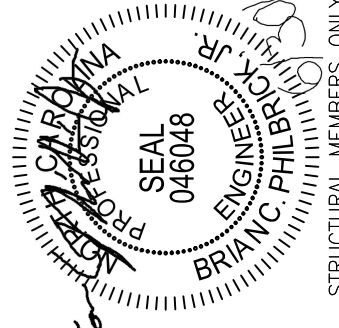
PROJECT
Burlington
CLIENT
Smith Douglas Homes - Raleigh
2520 Reliance Ave.
Apex, NC 27539

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

ORIGINAL DRAWING
DATE: 12/11/15
PROJECT#: 3632.09

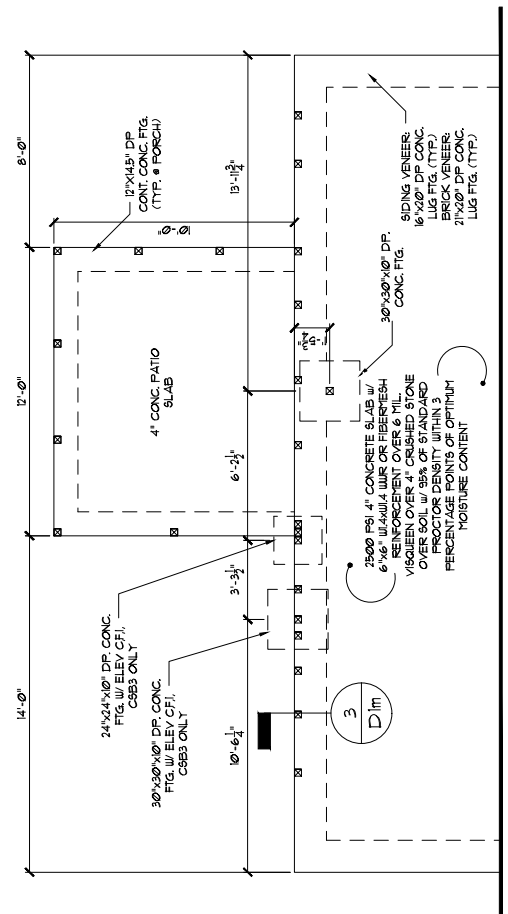
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
S1.1m

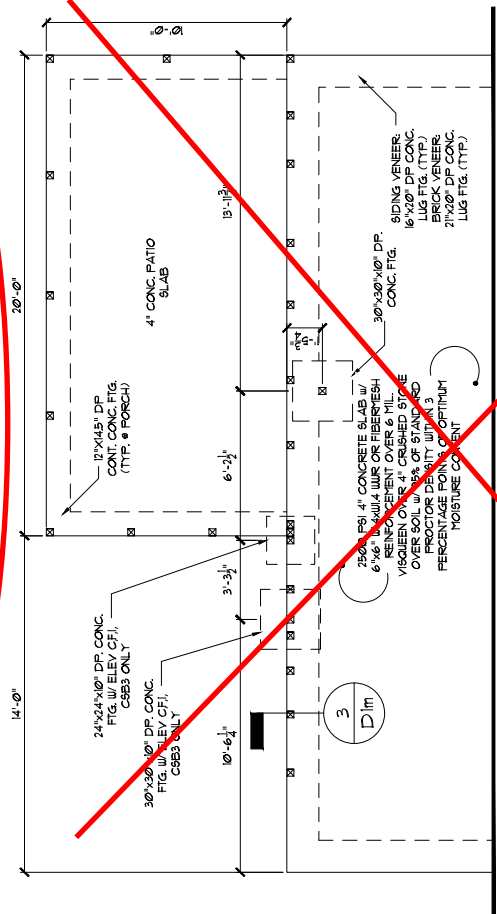


Cane Mill
Lot 30

STRUCTURAL MEMBERS ONLY



OPT. SCREENED/COVERED PORCH



~~OPT. EXTENDED SCREENED/COVERED PORCH~~

STRUCTURAL MEMBERS ONLY
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STRUCTURAL ANALYSIS BASED ON 2018 NCR.

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

HEADER/BEAM SCHEDULE		
HEADER TAG	BEAM TAG	SIZE
-	B1	(1) 14" FLOOR JOIST
-	B2	(2) 14" FLOOR JOIST
A	B3	(2) 2x6
B	B4	(2) 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	B17	(3) 24" LVL
P	B18	(3) 24" LVL

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

LINTEL SCHEDULE		
TAG	SIZE	OPENING SIZE
①	L3x3x1/4"	LESS THAN 6'-0"
②	L5x3x1/4"	6'-0" TO 10'-0"
③	L5x3-1/2"x5/16"	GREATER THAN 10'-0"
④	L8x3x5/16"	ALL ARCHED ROOFED OR OPENINGS EQUIV.

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

ALL HEADERS WITH BRICK ABOVE: ① (UND)

WALL STUD SCHEDULE	
1st. & 2nd FLOOR LOAD BEARING STUDS:	2x4 STUDS @ 16" O.C. OR 2x6 STUDS @ 24" 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 @ 17" O.C. OR 2x6 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

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 10'-0"	(4)
10'-0" TO 16'-0"	(6)

KING STUD REQUIREMENTS ABOVE DO NOT APPLY TO PORTAL FRAMED OPENINGS

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES COMPLETED/REVISED ON 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. SMIT ENGINEERING LABORATORY & TESTING P.C. CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

STRUCTURAL MEMBERS ONLY

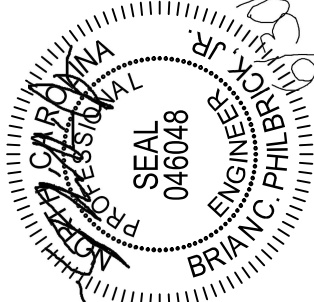
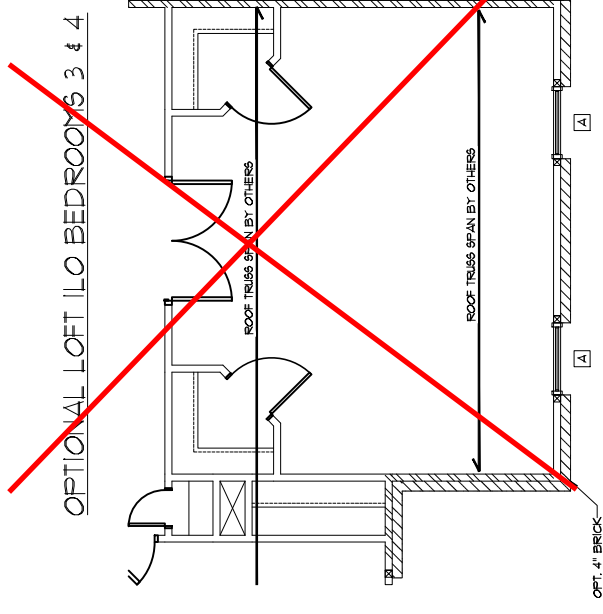
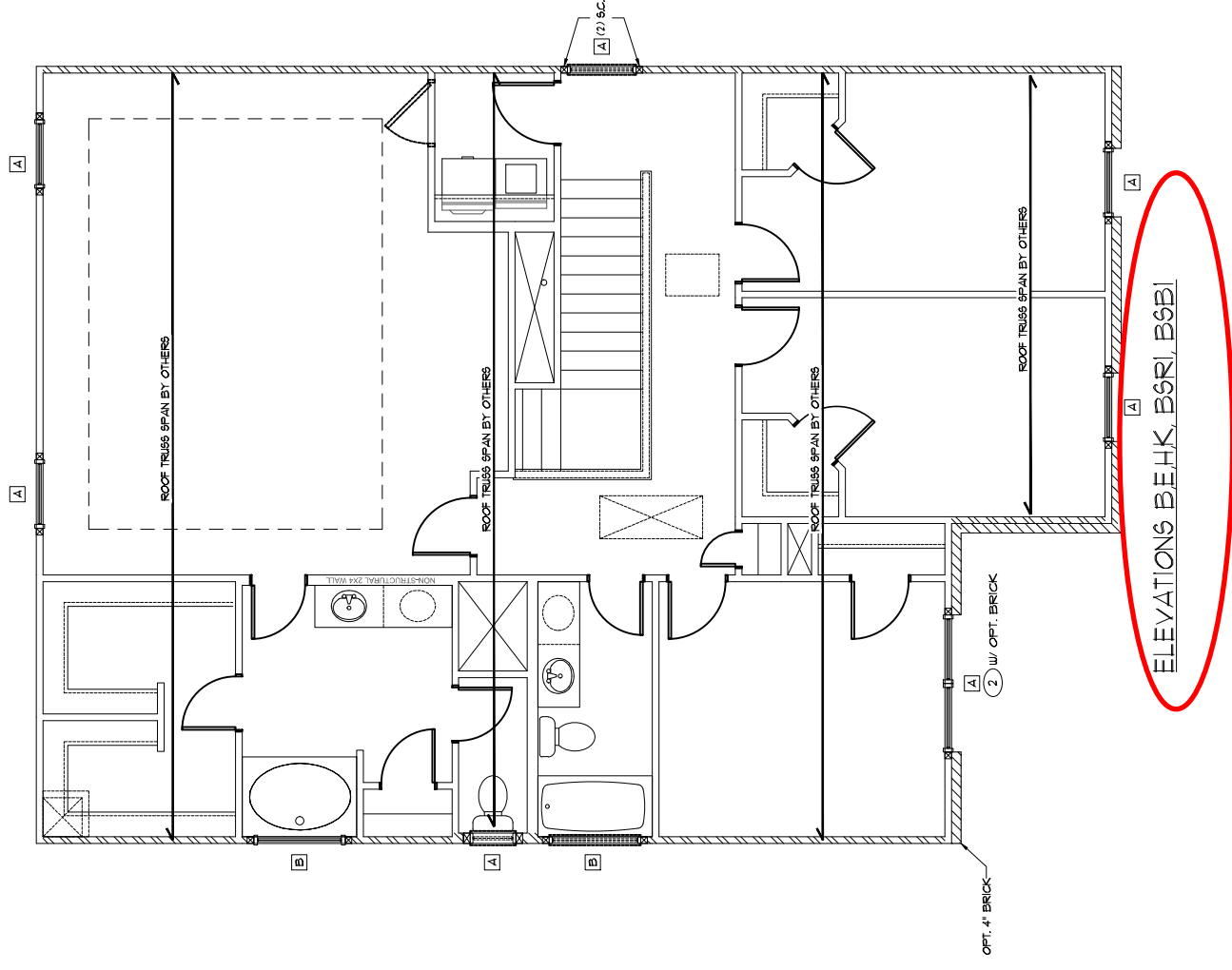
ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS. ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF SUMMIT ENGINEERING, LABORATORY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

STRUCTURAL ANALYSIS BASED ON 2018 NCR.

SECOND FLOOR FRAMING PLAN

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

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



Cane Mill Lot 30

STRUCTURAL MEMBERS ONLY

S4.1

SHEET

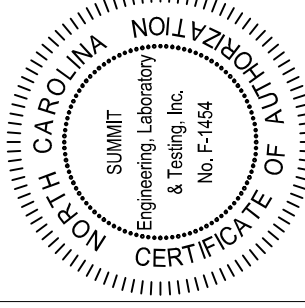
PROJECT
Burlington
CLIENT
Smith Douglas Homes - Raleigh
2520 Reliance Ave.
Apex, NC 27539

Second Floor Framing Plan

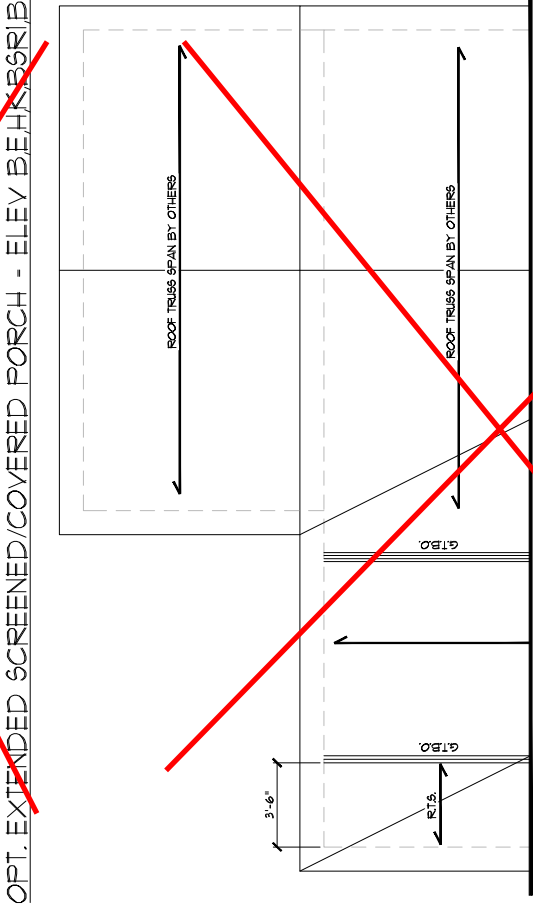
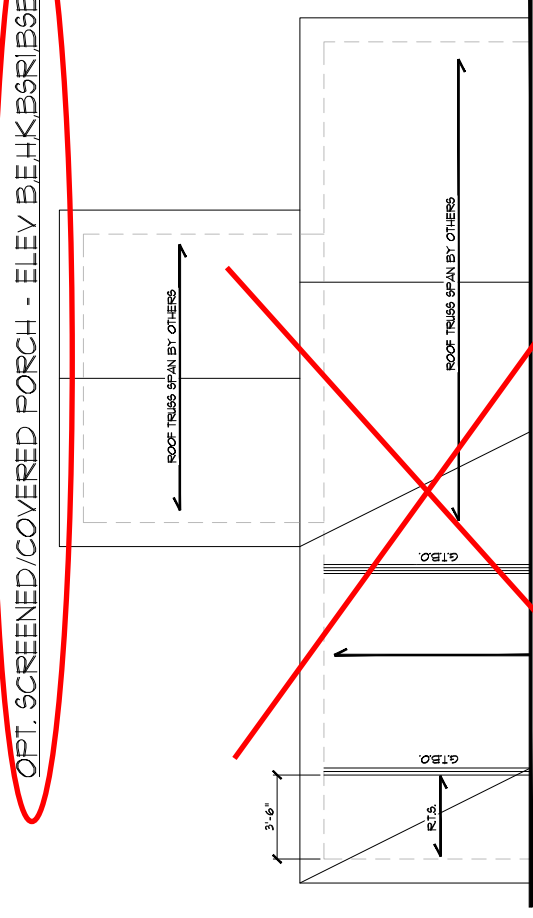
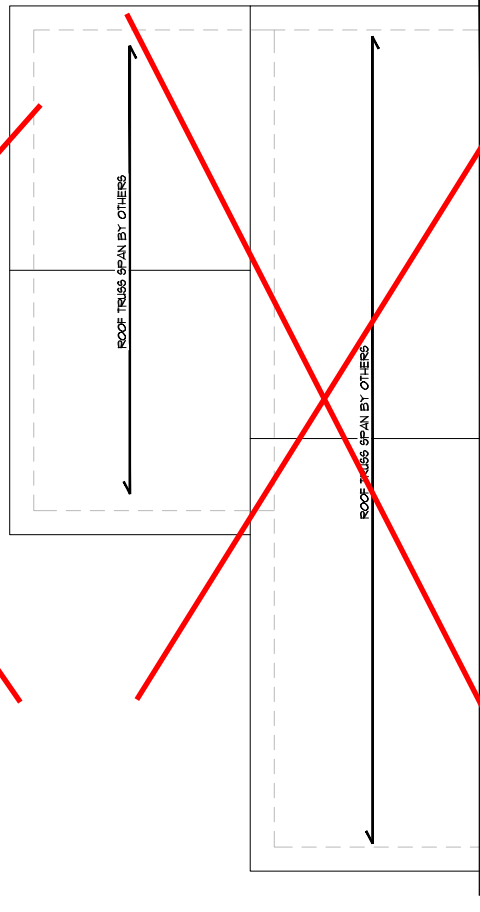
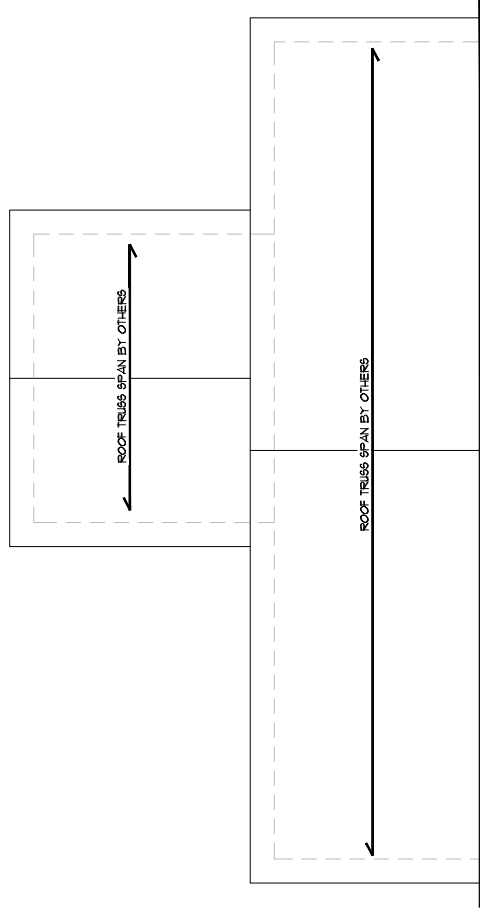
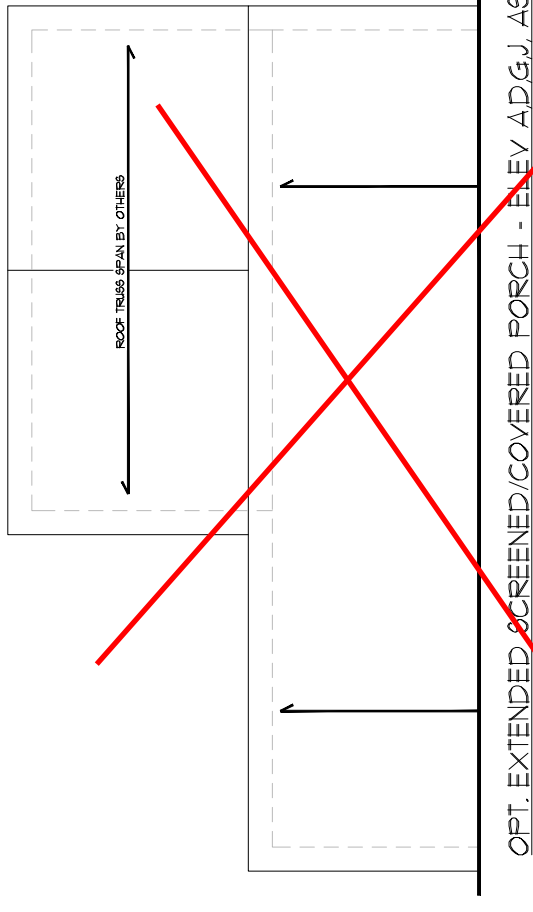
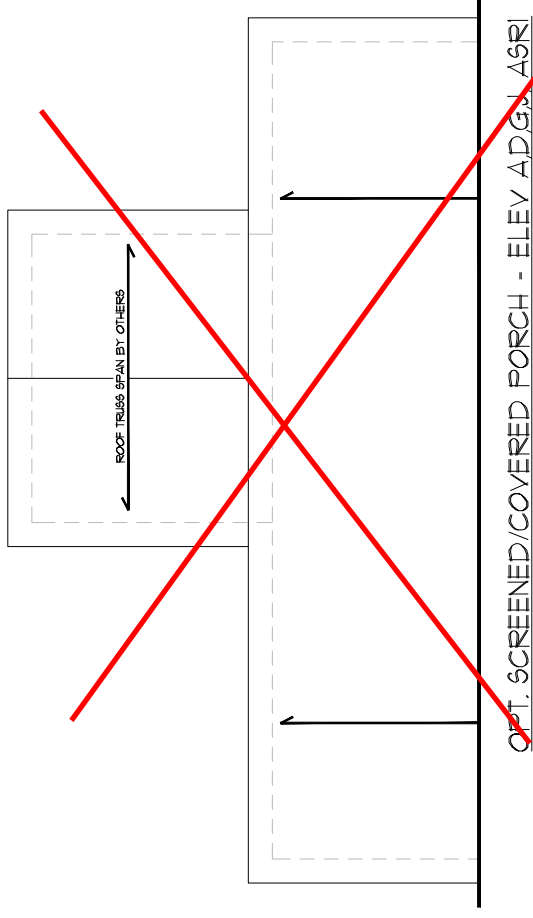
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DATE: 6/29/2021
SCALE: 1/8"=1'-0"
PROJECT #: 3832.202R
DRAWN BY: JW
CHECKED BY: BCP

ORIGINAL DRAWING
DATE: 12/11/15
PROJECT#: 3632.09

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS



SEE SHEET 95.0 FOR NOTES AND MORE INFORMATION

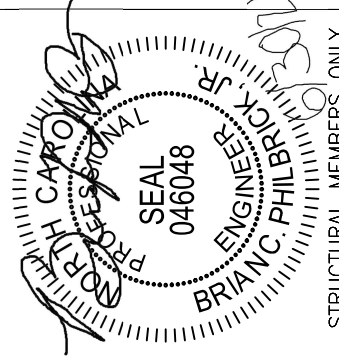


STRUCTURAL ANALYSIS BASED ON 2018 NCR. SCALE: 1/8"=1'-0"

STRUCTURAL MEMBERS ONLY

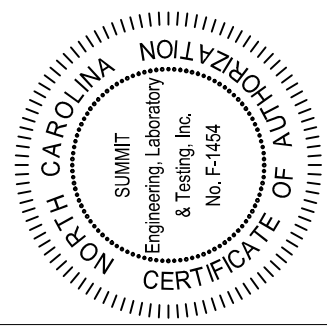
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Cane Mill Lot 30



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



PROJECT
Burrington

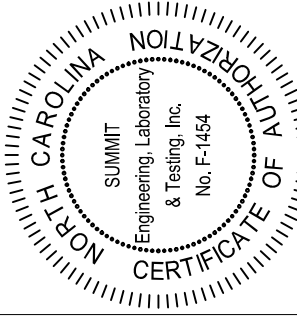
CLIENT
Smith Douglas Homes - Raleigh
2520 Reliance Ave.
Apex, NC 27539

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

ORIGINAL DRAWING
DATE: 12/11/15
PROJECT#: 3632.09

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
S5.3

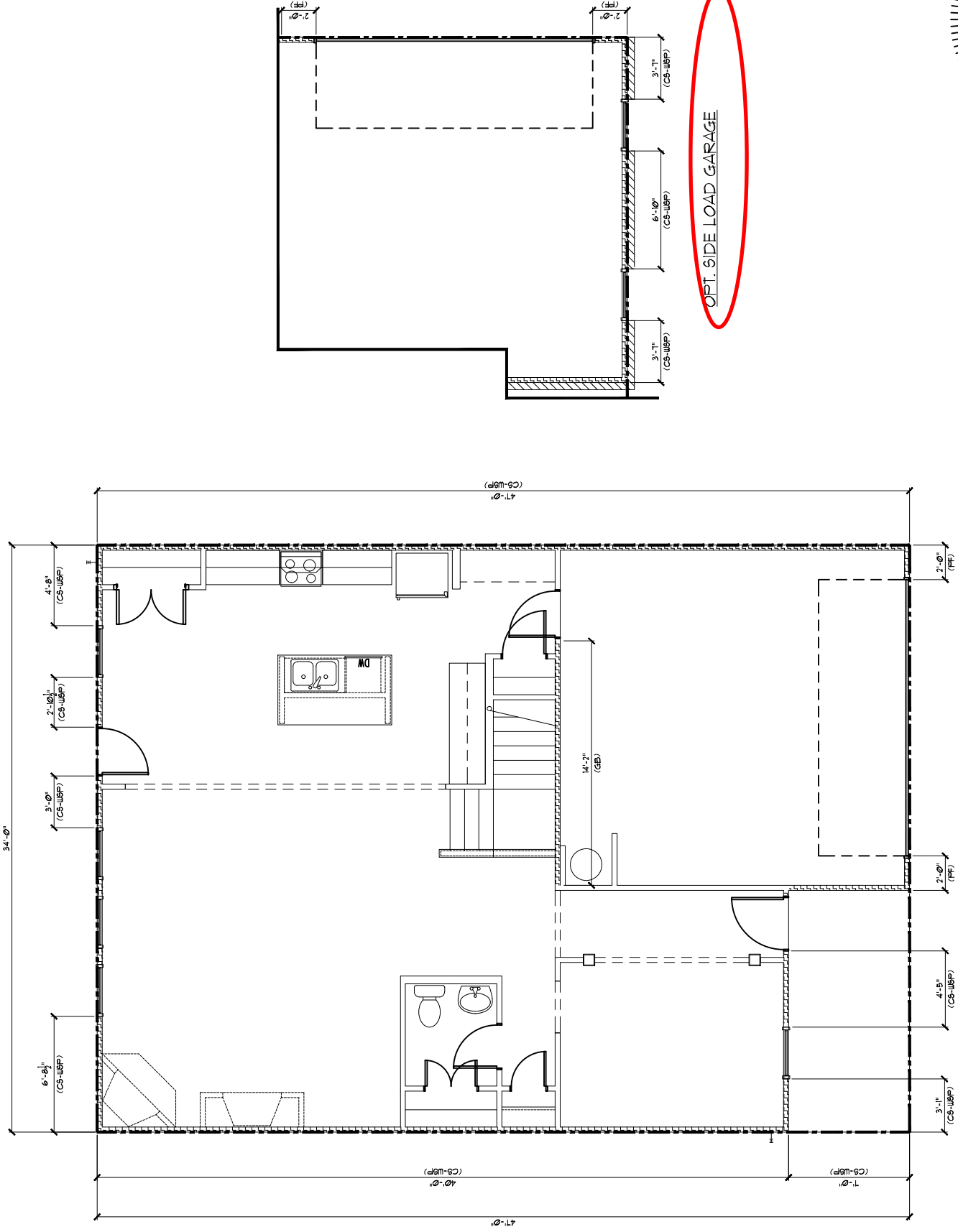


PROJECT
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CLIENT
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Apex, NC 27539

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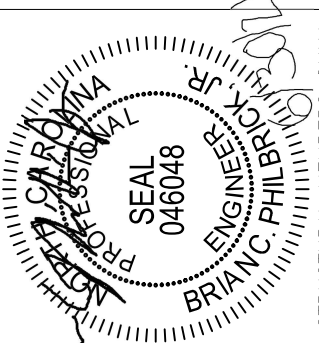
ORIGINAL DRAWING
DATE: 12/11/15
PROJECT#: 3632.09
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SHEET
S7.0



ALL ELEVATIONS

OPTION 1 BRACING



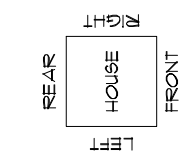
Cane Mill
Lot 30

STRUCTURAL MEMBERS ONLY

REQUIRED BRACED WALL PANEL CONNECTIONS

METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION
CS-UBSP	WOOD STRUCTURAL PANEL	3/8"	• PANEL EDGES • INTERMEDIATE SUPPORTS • 6d COMMON NAILS @ 2' O.C. • 6d COMMON NAILS @ 12" O.C.
GB	GYP/SM BOARD	1/2"	• 5d COOLER NAILS** @ 1' O.C. • 5d COOLER NAILS** @ 12" O.C.
USP	WOOD PANEL	3/8"	• 6d COMMON NAILS @ 6" O.C. • 6d COMMON NAILS @ 12" O.C.
FF	STRUCTURAL PANEL	1/6"	PER FIGURE R602.02.1 PER FIGURE R602.02.1

**OR EQUIVALENT PER TABLE R702.03.3



- BRACED WALL NOTES:**
- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.01.9.
 - 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 R602.01.9.
 - 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.
 - BRACED WALL PANELS WITH A LENGTH OF 48' OR LESS SHALL BE SUPPORTED BY FIGURE R602.02.3 OF THE 2018 NCRS.
 - BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.02.4.
 - BRACED WALL PANELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.01.9.
 - CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE 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
UNO = UNFINISHED
ING = INSULATION SOLUTION
PF = PORTAL FRAME
FR = ENG. PORTAL FRAME

THESE PLANS ARE PREPARED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY BETHLEHEM. THE CLIENT IS RESPONSIBLE FOR NOTIFYING SUMMIT ENGINEERING LABORATORY & TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT ENGINEERING LABORATORY & TESTING, P.C. DOES NOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

INSTALL HOLD-DOWNS PER SECTION R602.02.4 AND FIGURE R602.02.4.1 OF THE 2018 NCRS.

FIRST FLOOR BRACING (FT)

CONTINUOUS SHEATHING METHOD		
FRONT SIDE	REQUIRED	PROVIDED
FRONT SIDE	14.6	20.6
LEFT SIDE	11.1	47.0
REAR SIDE	14.6	11.2
RIGHT SIDE	11.1	47.0

FIRST FLOOR BRACING - SIDE LOAD GARAGE (FT)

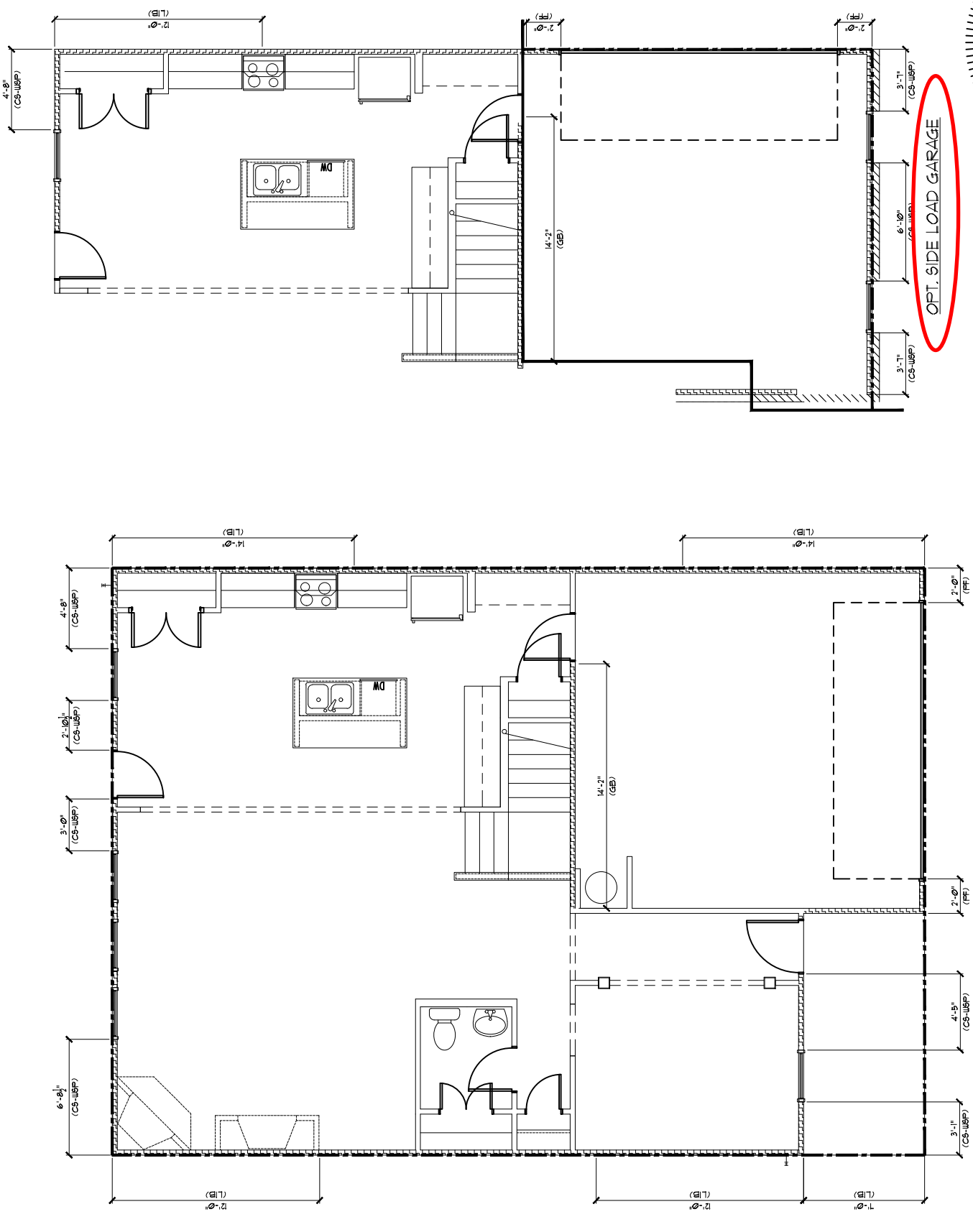
CONTINUOUS SHEATHING METHOD		
FRONT SIDE	REQUIRED	PROVIDED
FRONT SIDE	14.6	21.5
LEFT SIDE	11.1	47.0
REAR SIDE	14.6	11.2
RIGHT SIDE	11.1	33.0

STRUCTURAL MEMBERS ONLY
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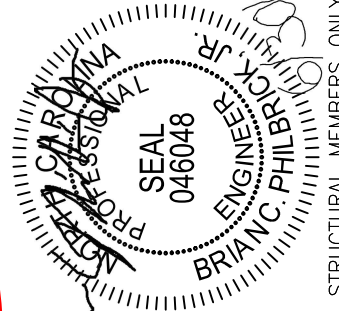
STRUCTURAL ANALYSIS BASED ON 2018 NCRS.

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

SEE SHEET S7.0 FOR NOTES AND MORE INFORMATION

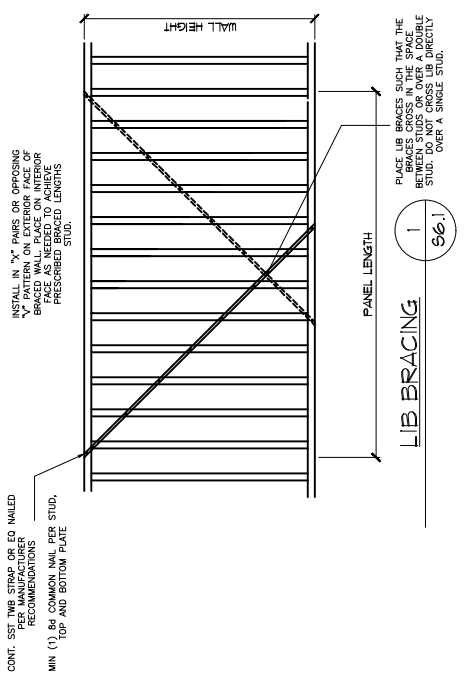


ALL ELEVATIONS
OPTION 2 BRACING



Cane Mill
Lot 30

STRUCTURAL MEMBERS ONLY



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

FIRST FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
REQUIRED	PROVIDED	
FRONT SIDE	14.6	20.6
LEFT SIDE	11.0	9.5
REAR SIDE	14.6	11.2
RIGHT SIDE	11.0	14.0

FIRST FLOOR BRACING - SIDE LOAD GARAGE (FT)		
CONTINUOUS SHEATHING METHOD		
REQUIRED	PROVIDED	
FRONT SIDE	14.6	21.5
LEFT SIDE	11.0	47.0
REAR SIDE	14.6	11.2
RIGHT SIDE	11.0	12.0

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STRUCTURAL ANALYSIS BASED ON 2018 NCR. C.

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

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

BRACED WALL NOTES:

- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R6-02.10 PER FIGURE R6-02.101.
- 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 R6-02.101.
- 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 SIDERS OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYPSUM BOARD (UNO).
- FOR CONTINUOUS SHEATHING METHOD, EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" GYPSUM BOARD (UNO) ON BOTH SIDERS OF WALLS. 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 21 FEET.
- FOR ISOLATED PANEL METHOD, BRACED WALLS WITH A LENGTH OF 48" OR LESS SHALL BE SHEATHED WITH 1/2" GYPSUM BOARD (UNO) ON BOTH SIDERS OF WALLS.
- SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R6-02.10.3 OF THE 2018 NCR.
- BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R6-02.10.4.
- CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R6-02.10.5.
- BRACED WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R6-02.10.6.
- PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R6-02.10.7.
- ON SCHEMATIC, SHADDED WALLS INDICATE BRACED WALL PANELS.
- ABBREVIATIONS:
 - GB - GYPSUM BOARD
 - WBP - WOOD STRUCTURAL PANEL
 - CS - CONTINUOUS SHEATHING
 - FF - PORTAL FRAME

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY BETHLEHEM AS NOTED. COMPLETED REQUIRED ON 3/11/21. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

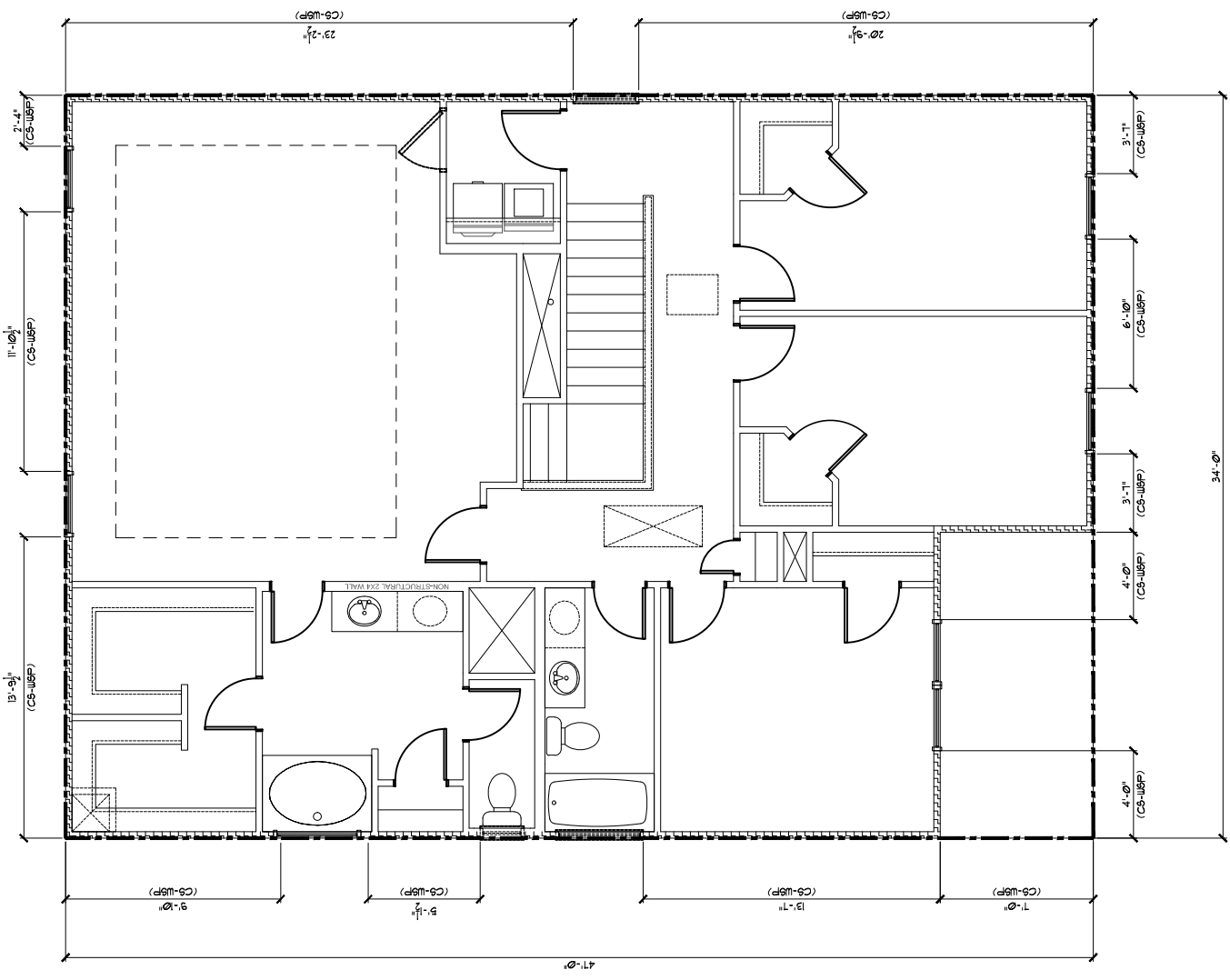
SECOND FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
FRONT SIDE	REQUIRED	PROVIDED
FRONT SIDE	6.5	22.0
LEFT SIDE	5.1	39.5
REAR SIDE	6.5	29.0
RIGHT SIDE	5.1	44.0

INSTALL HOLD-DOWNS PER SECTION R6-02.10.4 AND FIGURE R6-02.10.4.1 OF THE 2018 NCR.

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STRUCTURAL ANALYSIS BASED ON 2018 NCR.

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



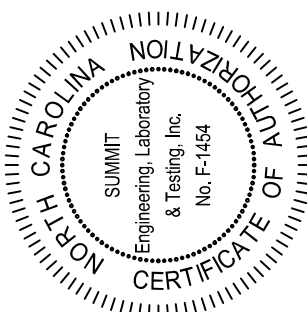
ALL ELEVATIONS
OPTION 1 BRACING

Cane Mill
Lot 30



STRUCTURAL MEMBERS ONLY

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



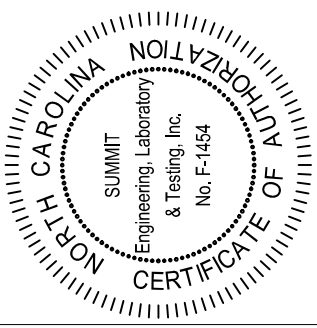
PROJECT
Burlington
CLIENT
Smith Douglas Homes - Raleigh
2520 Reliance Ave.
Apex, NC 27539

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

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

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
S8.0



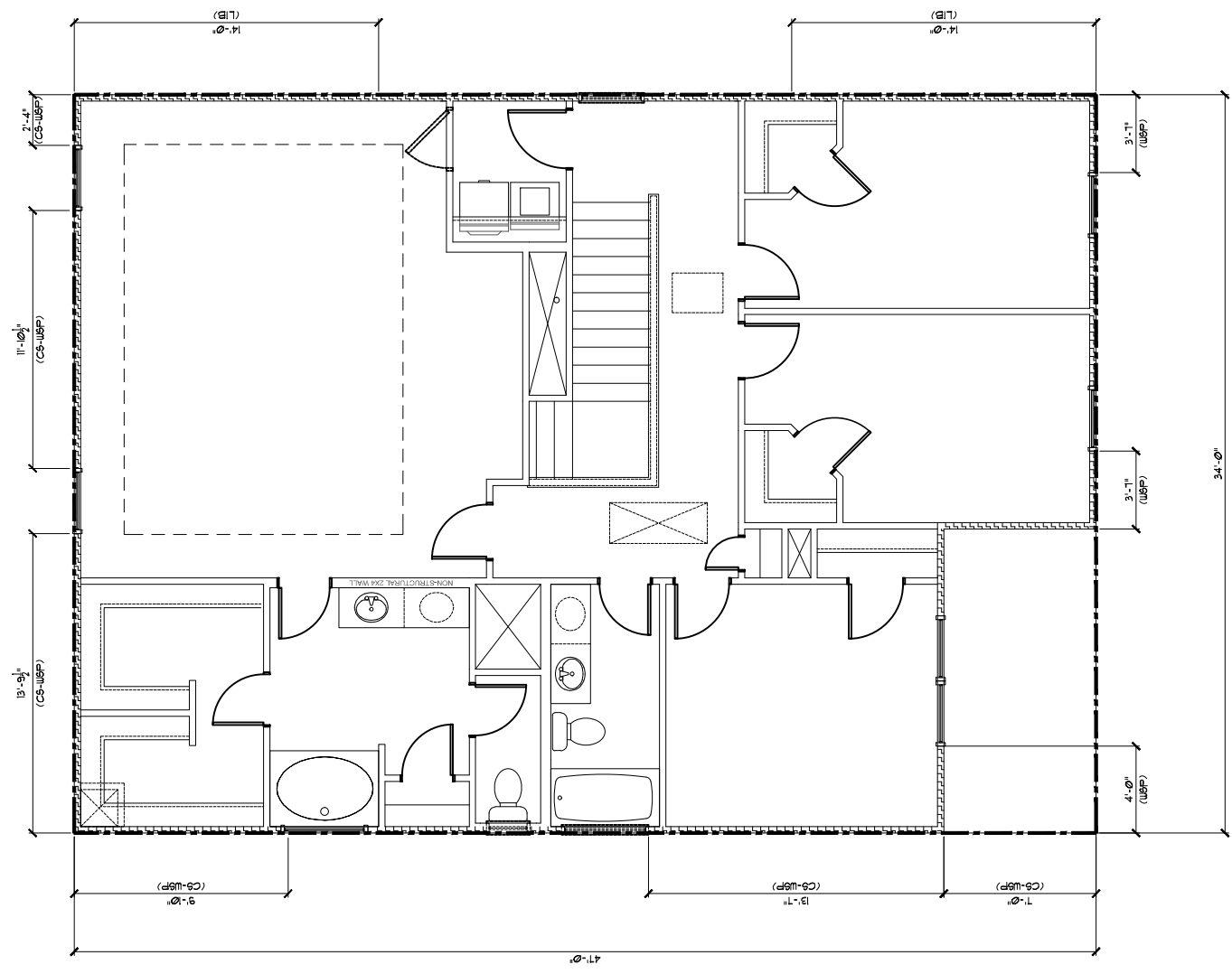
PROJECT
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CLIENT
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PROJECT #: 3832.202R
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ORIGINAL DRAWING
DATE: 12/11/15
PROJECT#: 3632.09
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SHEET
S8.1

SEE SHEET S80 FOR NOTES AND MORE INFORMATION



ALL ELEVATIONS
OPTION 2 BRACING

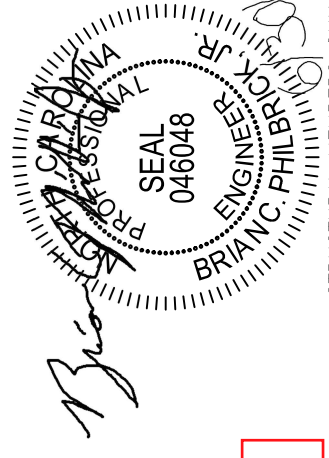
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SECOND FLOOR BRACING (FT)		
CONTINUOUS SEATING METHOD		
	REQUIRED	PROVIDED
FRONT SIDE	6.5	12
LEFT SIDE	5.1	39.5
REAR SIDE	6.5	28.0
RIGHT SIDE	5.1	14.0

STRUCTURAL MEMBERS ONLY
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STRUCTURAL ANALYSIS BASED ON 2018 NCR.

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



Cane Mill
Lot 30

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:

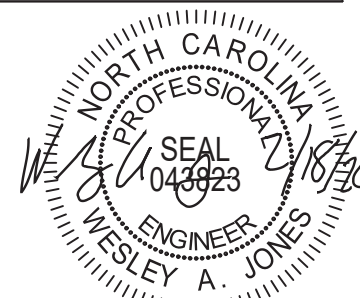
- Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards.
- Fiberboard wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan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

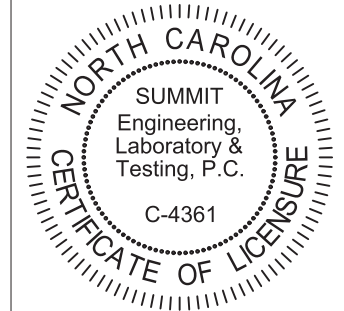
STRUCTURAL STEEL:

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

CURRENT DRAWING

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

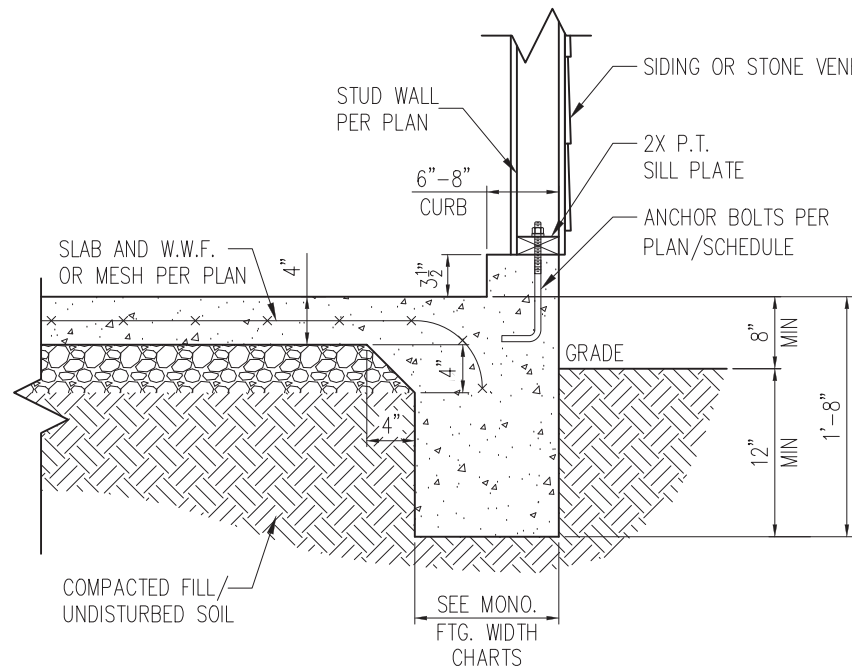
ORIGINAL DRAWING

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

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

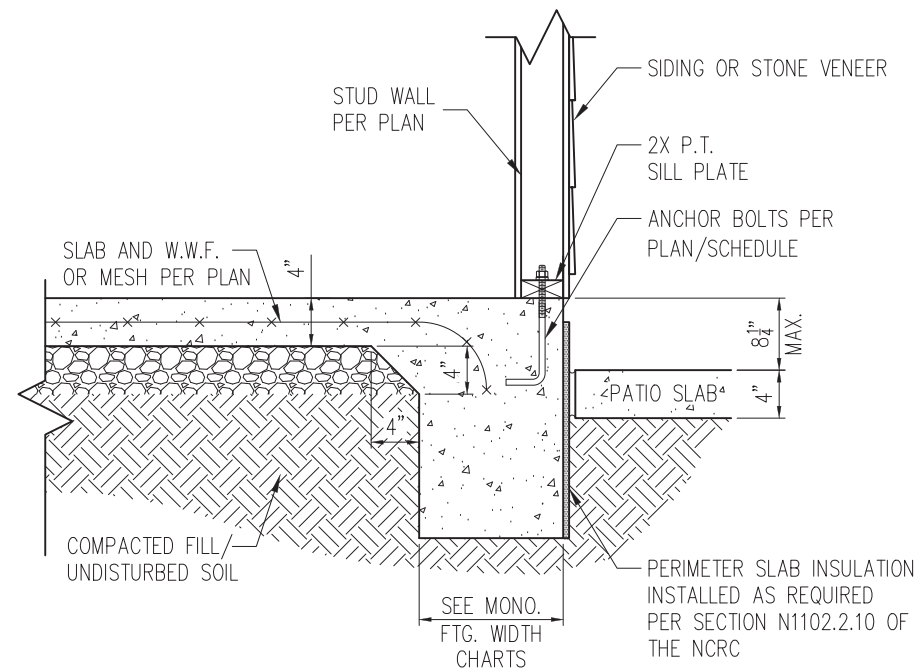
SHEET

CS2



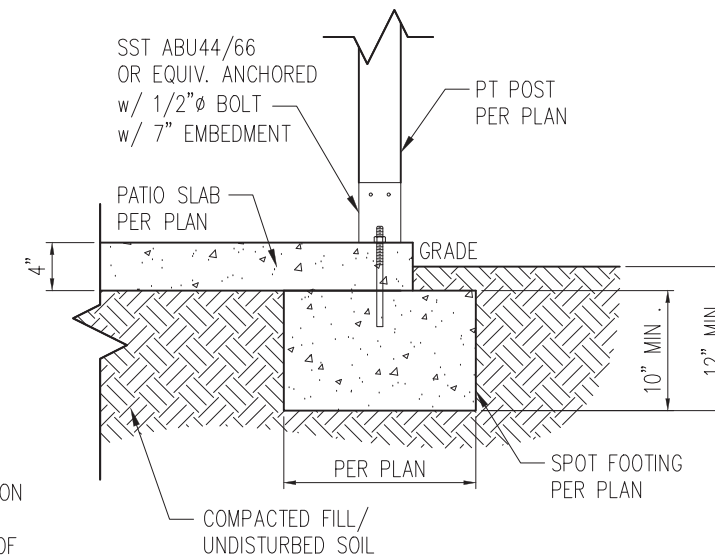
STANDARD - SIDING/STONE

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

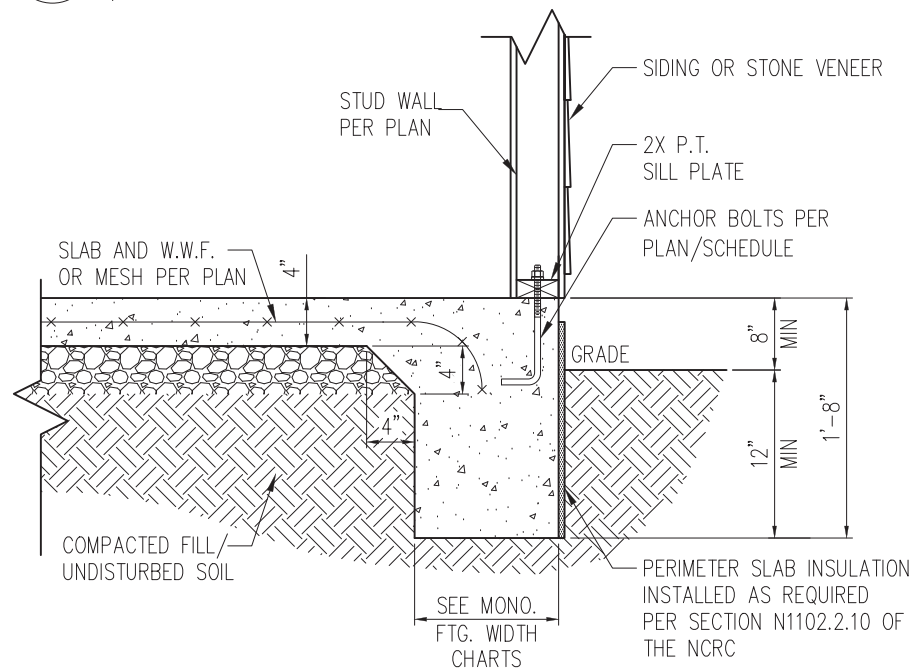


STANDARD - SIDING/STONE

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

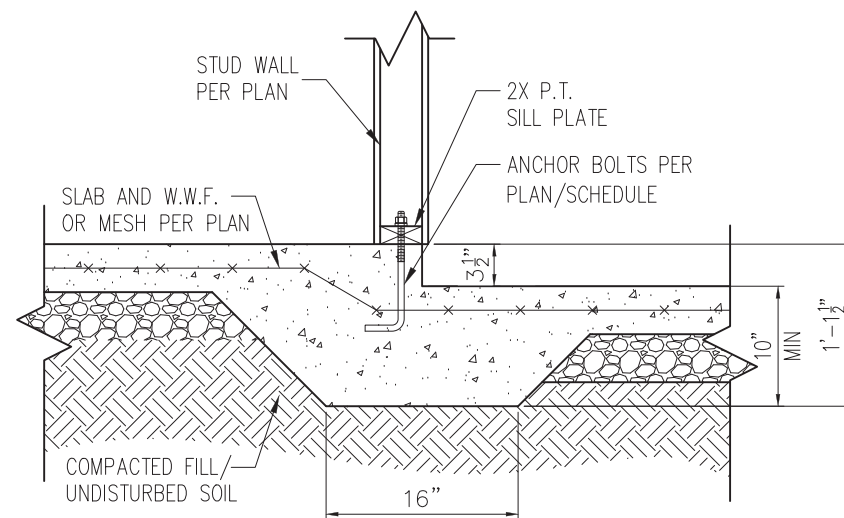


2A COVERED PATIO DETAIL
D1m 3/4" = 1'-0"



STANDARD - SIDING/STONE

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



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

WALL ANCHOR SCHEDULE

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

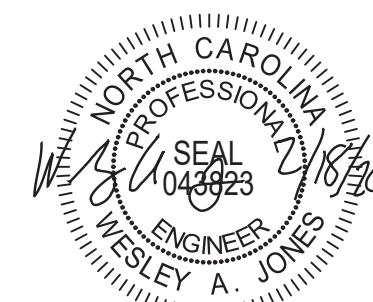
NOTE: INSTALL ALL ANCHORS 12" MAX. FROM ALL BOTTOM PLATE ENDS AND JOINTS.

MONOLITHIC FOOTING WIDTH

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

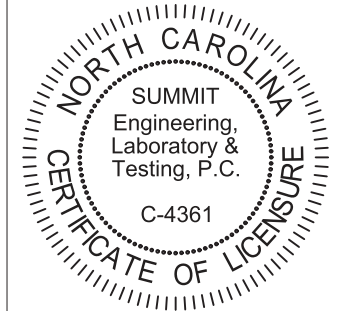
*5" BRICK LEDGE HAS BEEN ADDED TO THE MONOLITHIC FOOTING WIDTH FOR BRICK SUPPORT

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



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

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

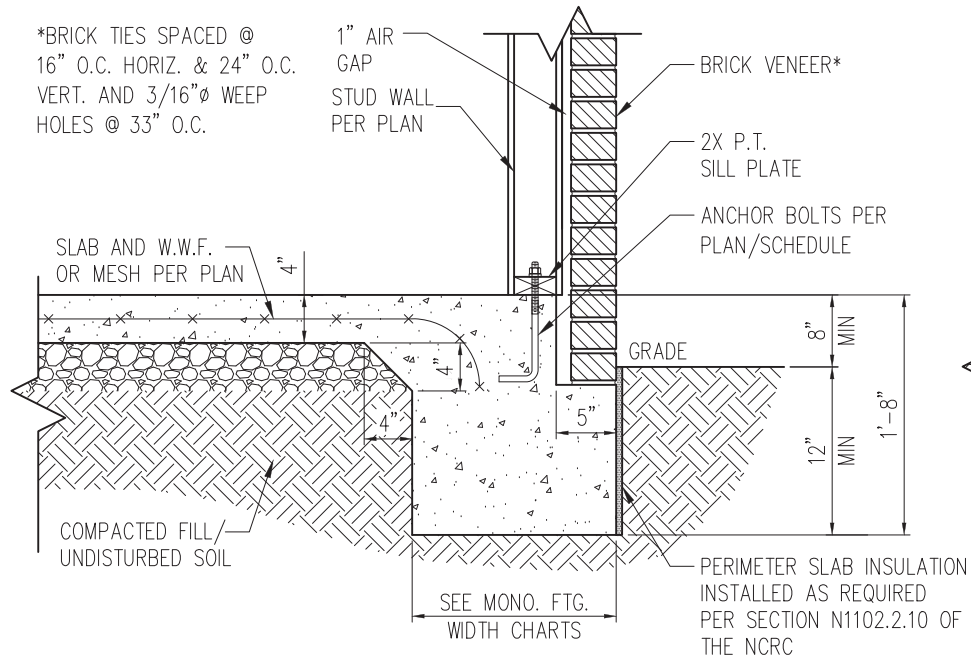
ORIGINAL DRAWING
NO. DATE PROJECT #
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

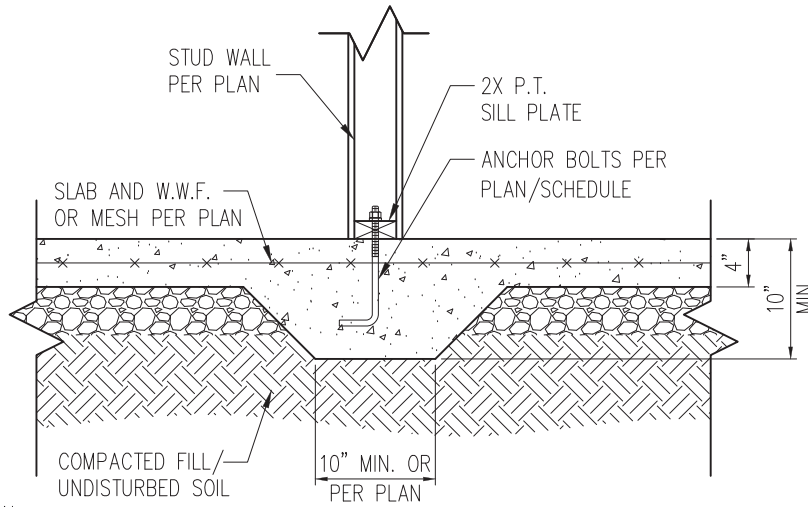
SHEET

D1m

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

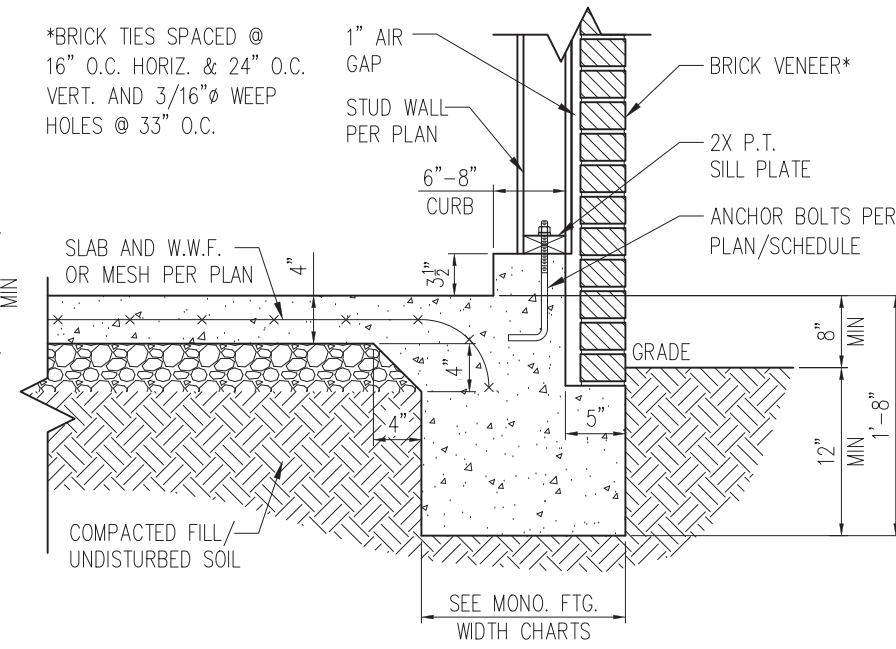


STANDARD - BRICK



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

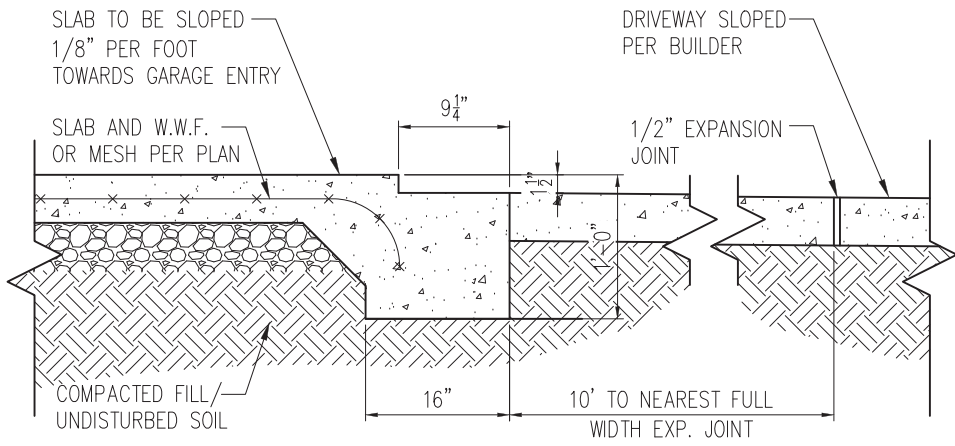
*BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT. AND 3/16" Ø WEEP HOLES @ 33" O.C.



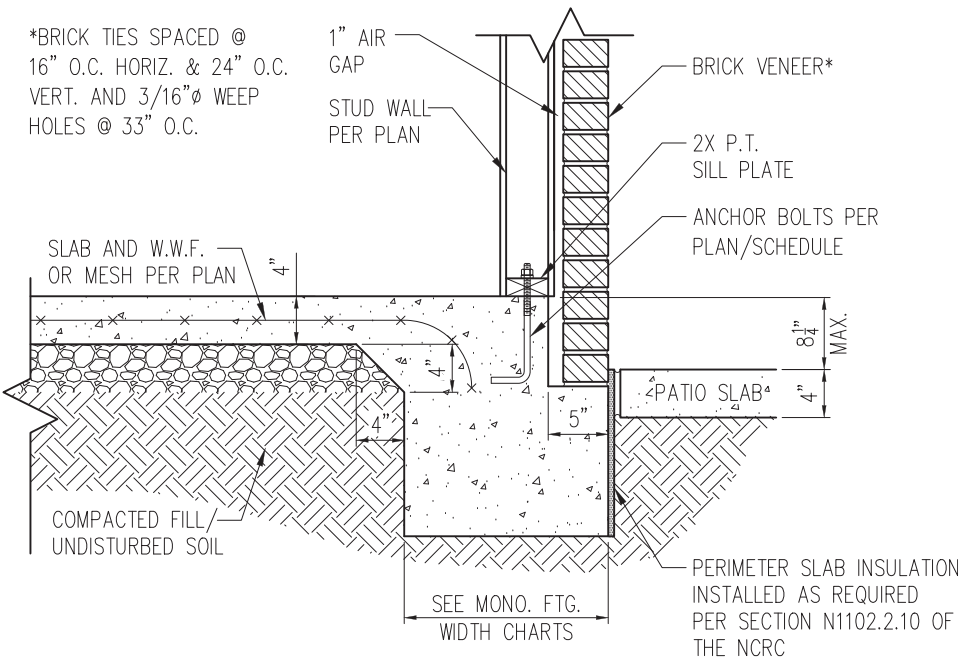
STANDARD - BRICK

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

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



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



STANDARD - BRICK

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

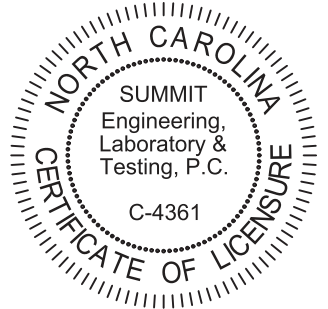
NOTES:

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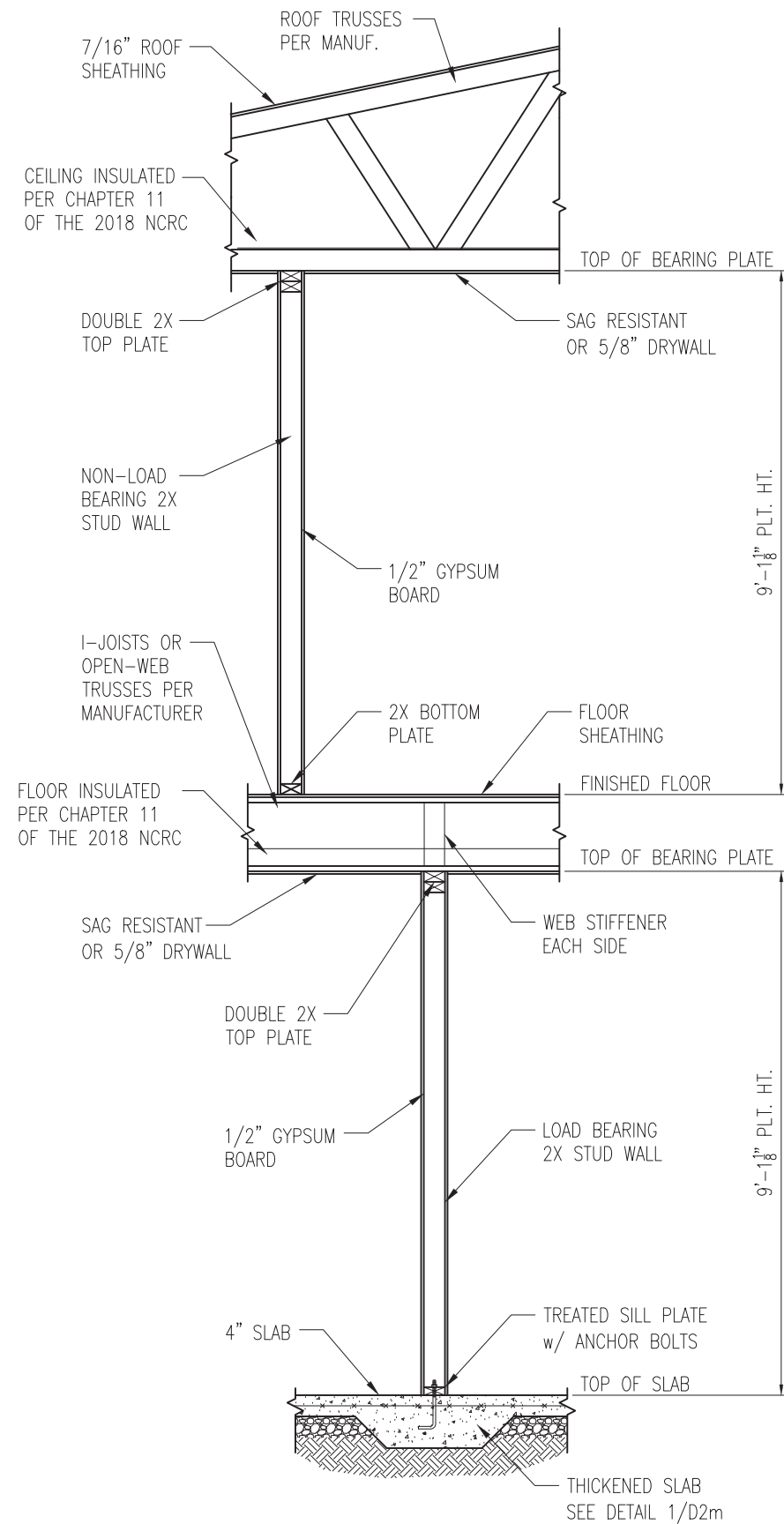
PROJECT
Standard Details
Monolithic Slab Details
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

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

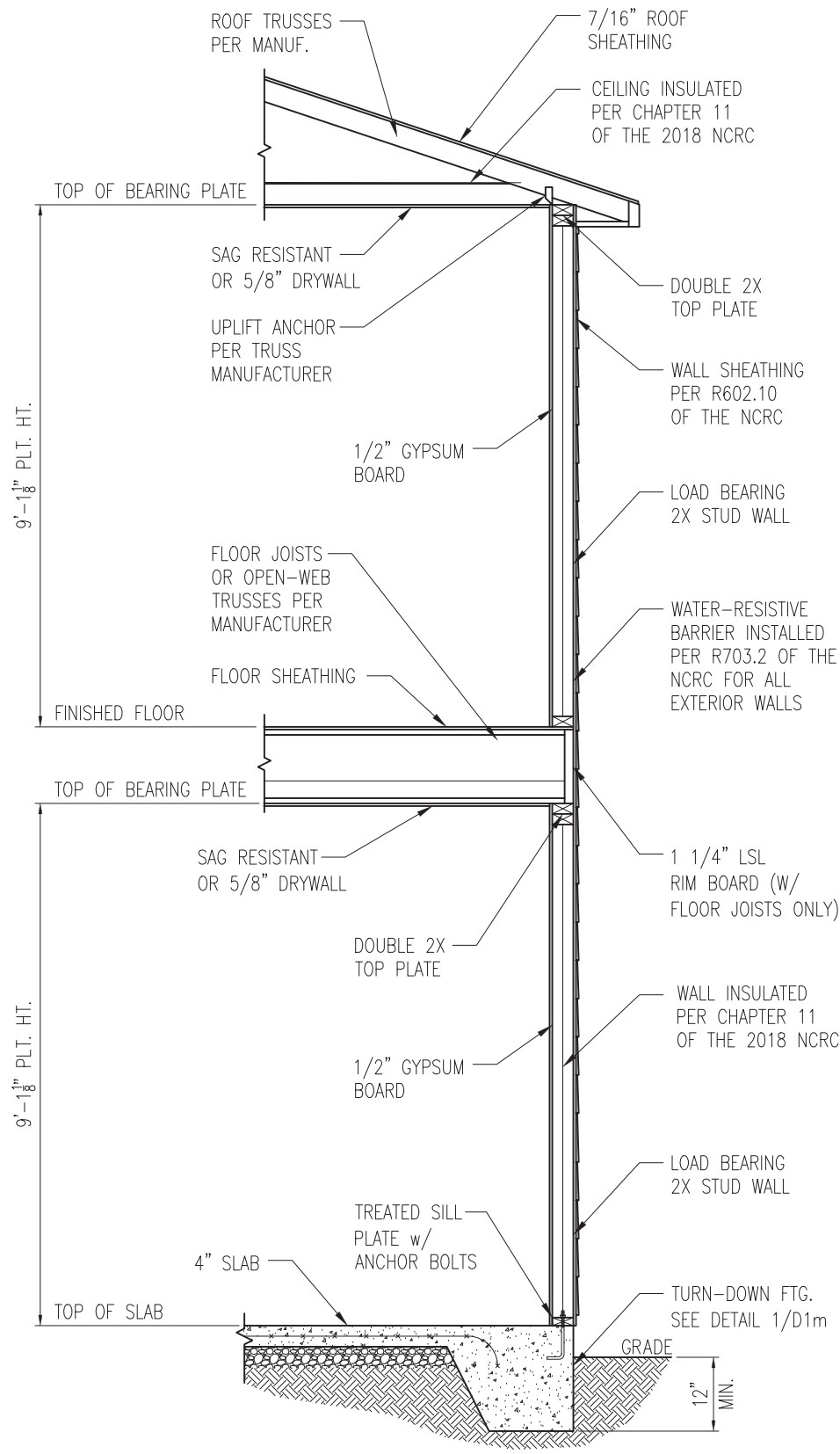
ORIGINAL DRAWING
NO. DATE PROJECT #
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D2m



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



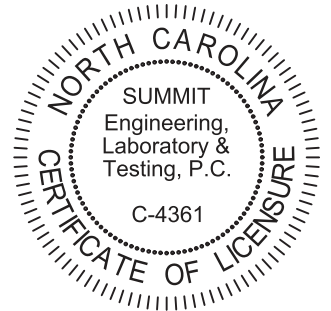
2 TYP. EXTERIOR LOAD BEARING WALL SECTION
 D3m 3/4" = 1'-0"
 -SIMILAR w/ BRICK AND STONE
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.
 -MIN. 3/16" Ø WEEP HOLES @ 33" O.C.

- 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.



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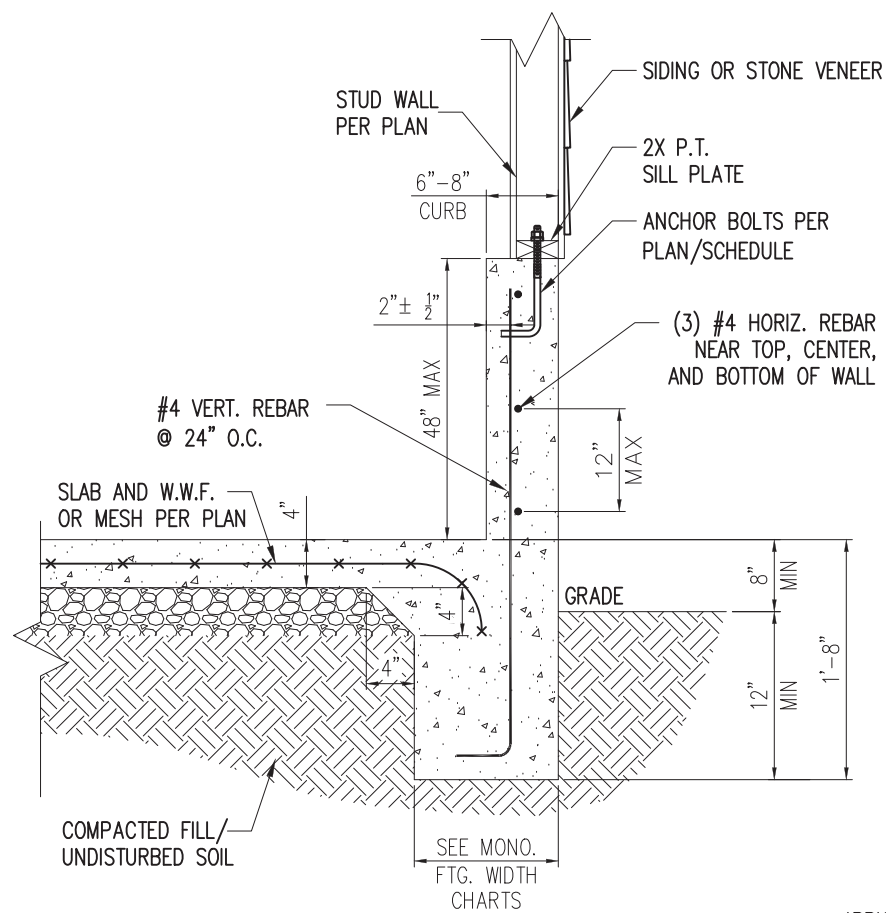
PROJECT
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Monolithic Slab Details
 CLIENT
Smith Douglas Homes
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 Woodstock, GA 30188

CURRENT DRAWING
 DATE: 2/18/20
 SCALE: NTS
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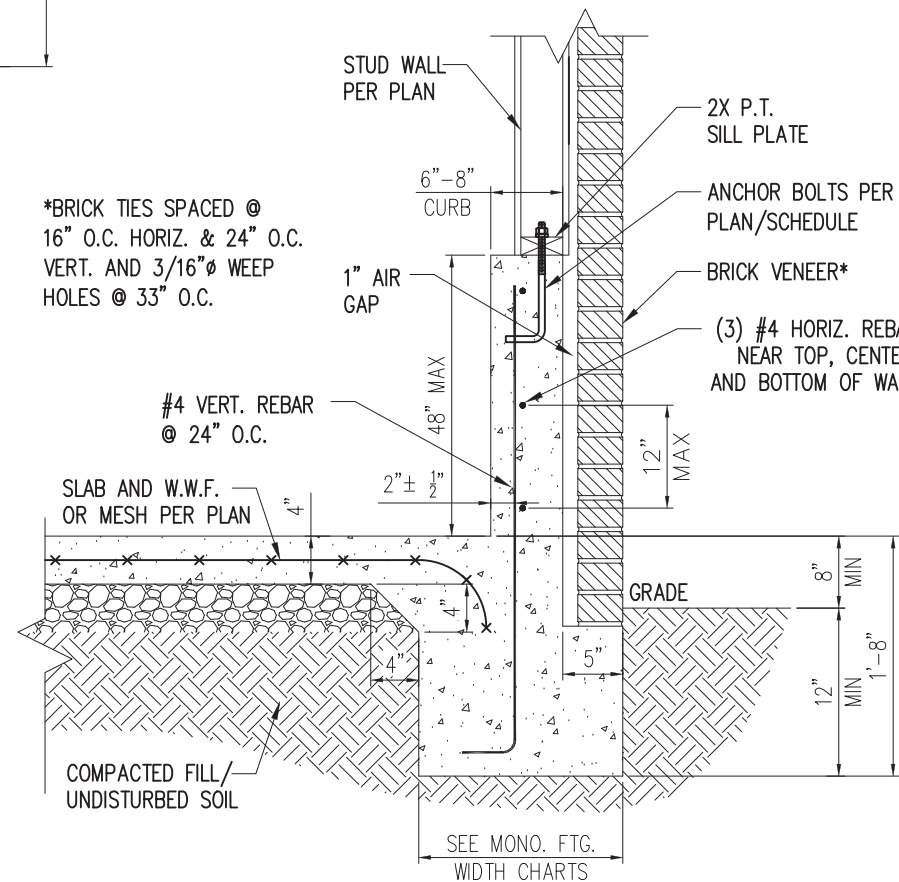
SHEET
D3m



STANDARD - SIDING/STONE

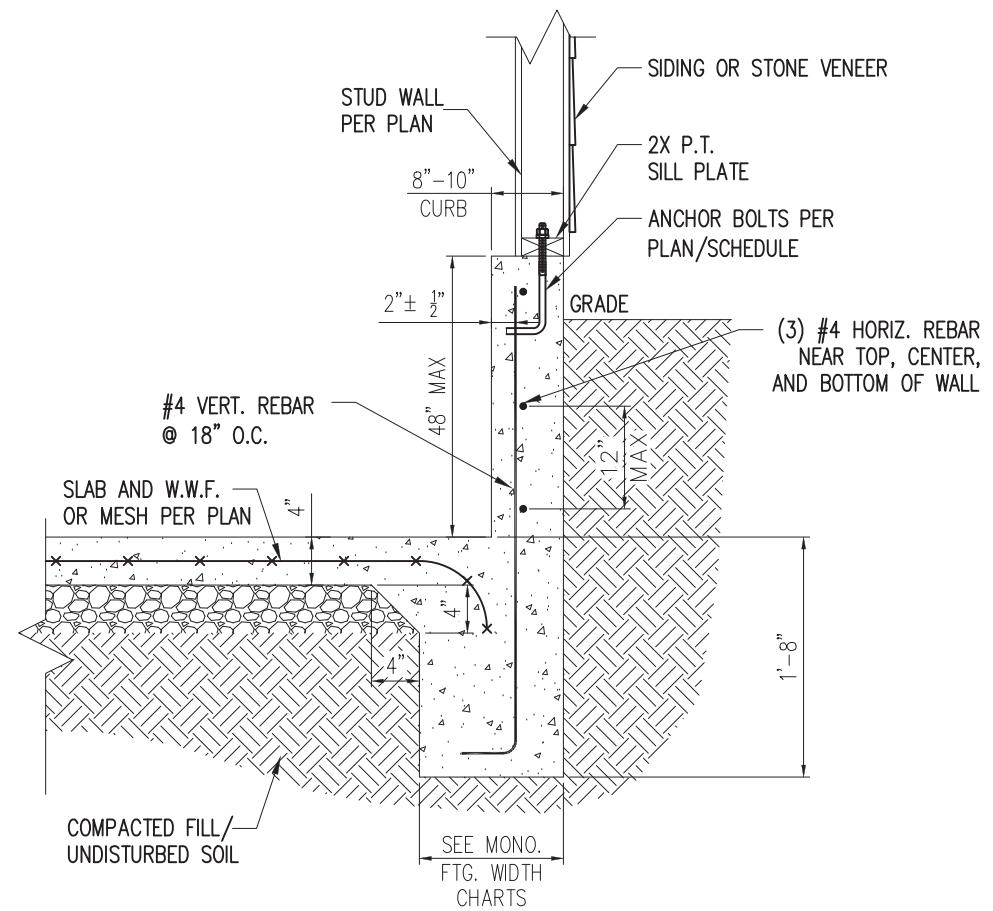
1 EXTENDED GARAGE CURB DETAIL
D4m NTS

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



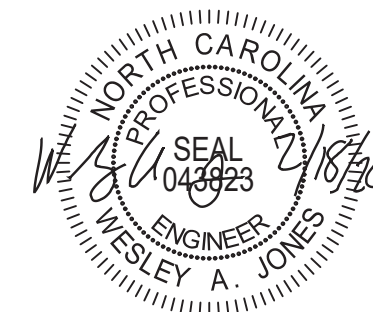
STANDARD - BRICK

3 EXTENDED GARAGE CURB DETAIL
W/ BRICK VENEER
D4m NTS



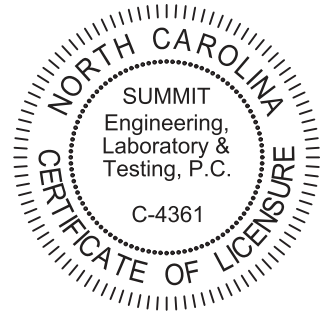
STANDARD - SIDING/STONE

2 EXTENDED GARAGE CURB DETAIL
W/ UNBALANCED FILL
D4m NTS



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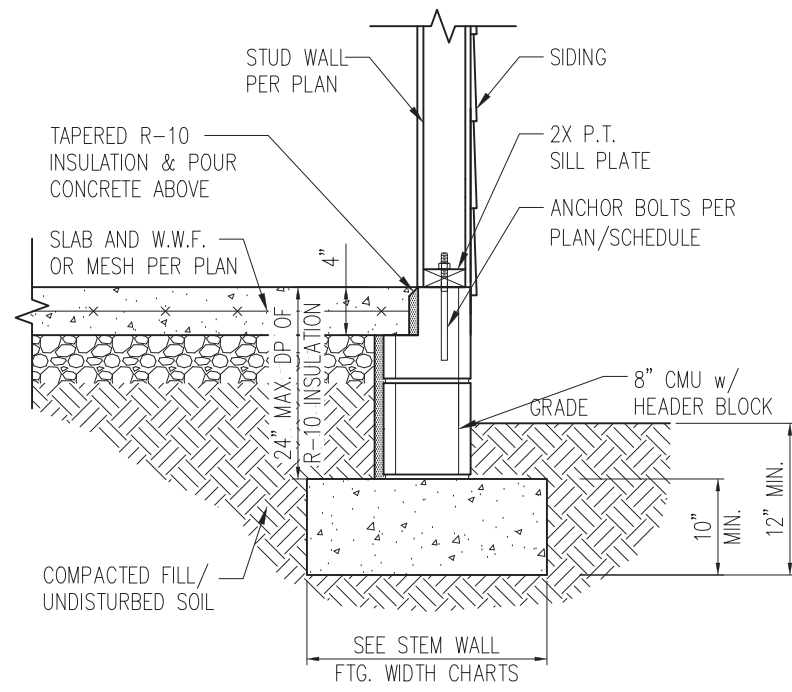
PROJECT
Standard Details
Monolithic Slab Details
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

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

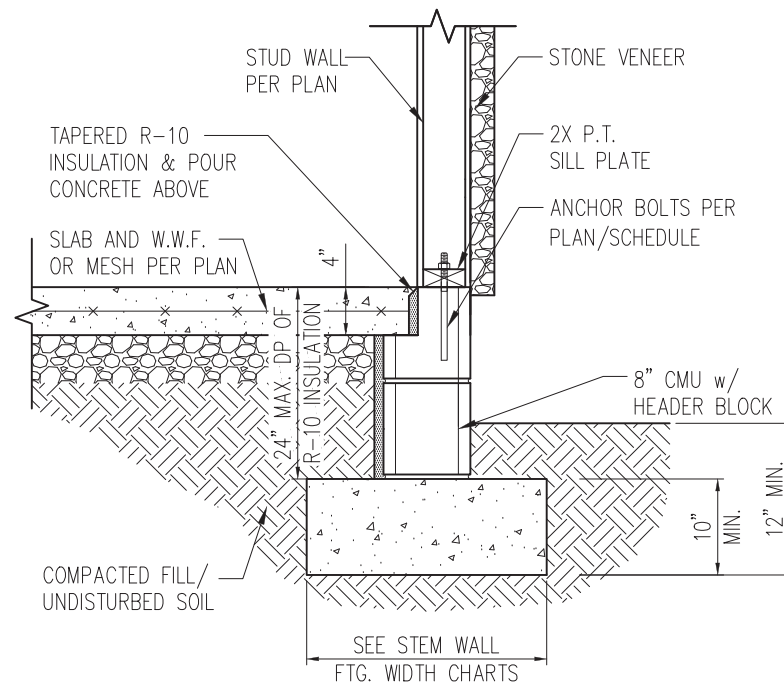
ORIGINAL DRAWING
NO. DATE PROJECT #
0 1/7/16 3832

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COMPLETE LIST OF REVISIONS

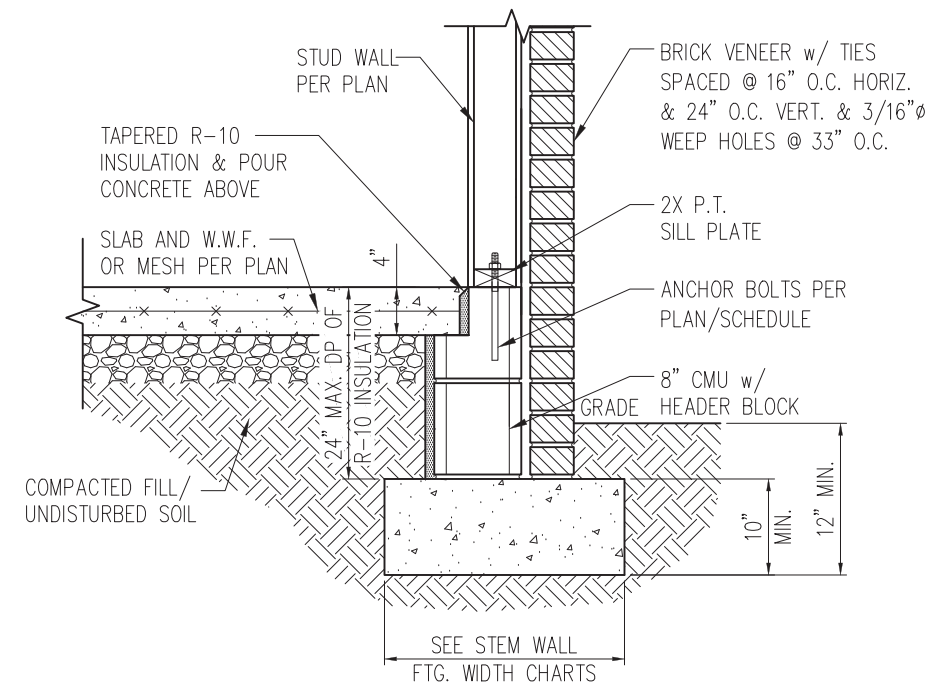
SHEET
D4m



STANDARD - SIDING

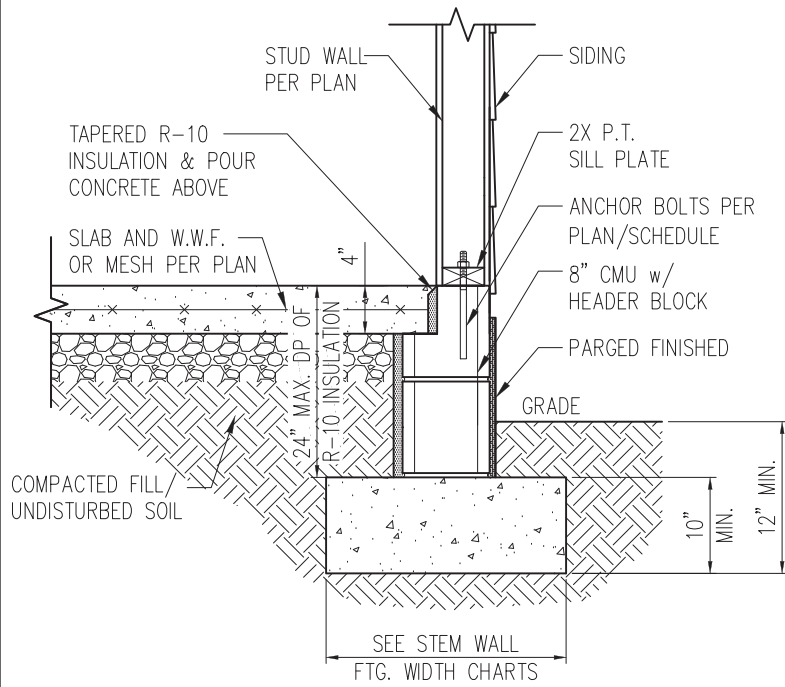


STANDARD - STONE

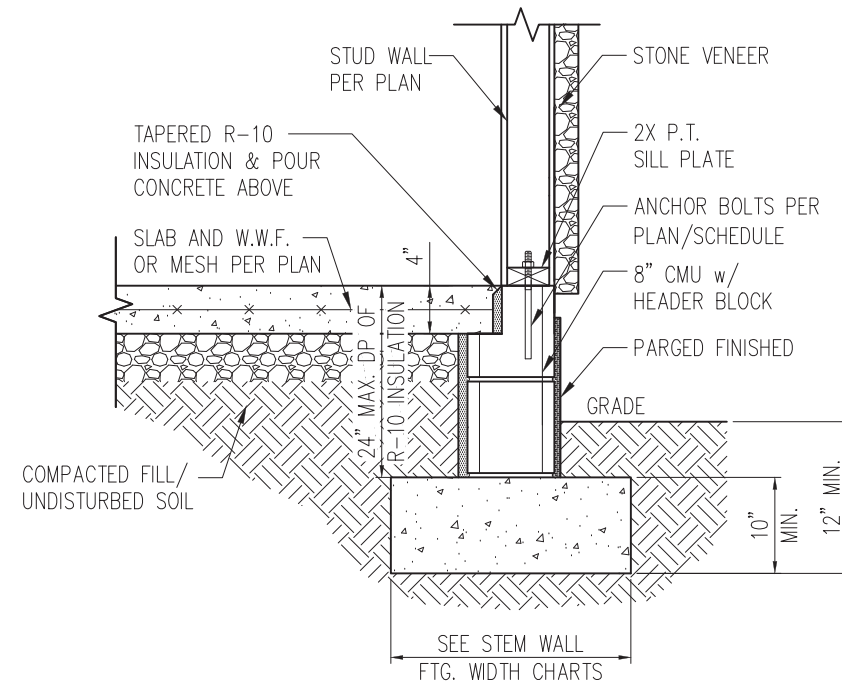


STANDARD - BRICK

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

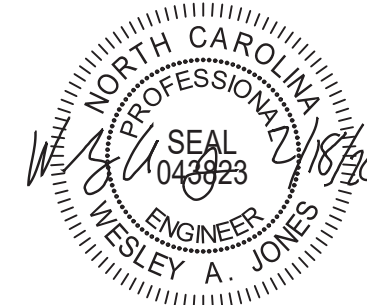
WALL ANCHOR SCHEDULE

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.

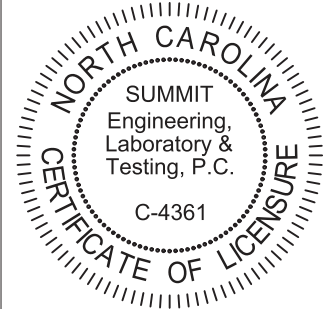
NOTES:

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

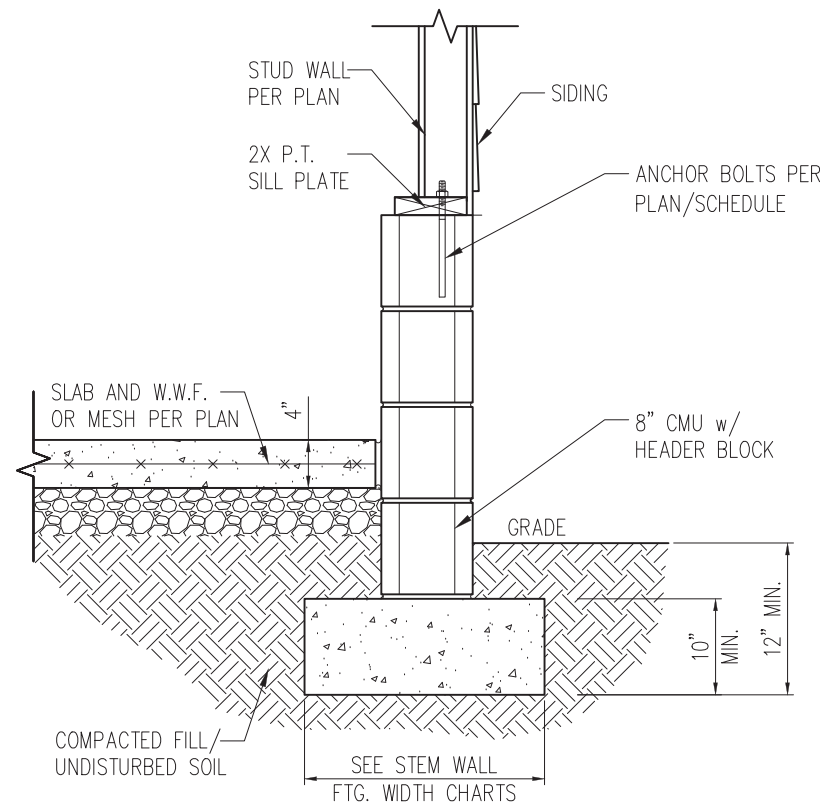
CURRENT DRAWING
DATE: 2/18/20
SCALE: NTS
PROJECT #: 3832
DRAWN BY: LBV
CHECKED BY: WAJ

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

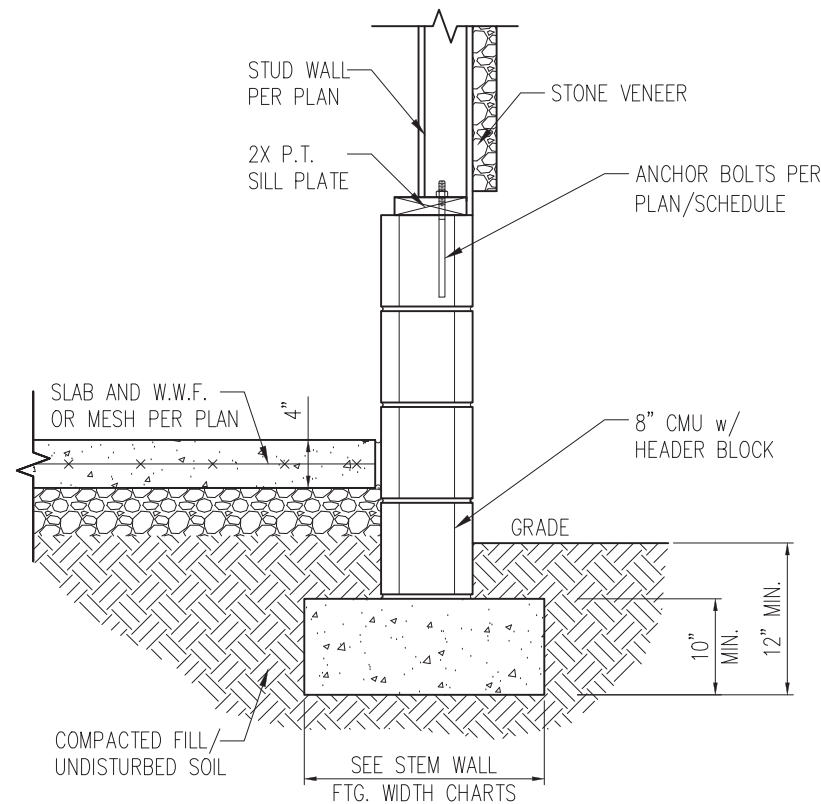
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

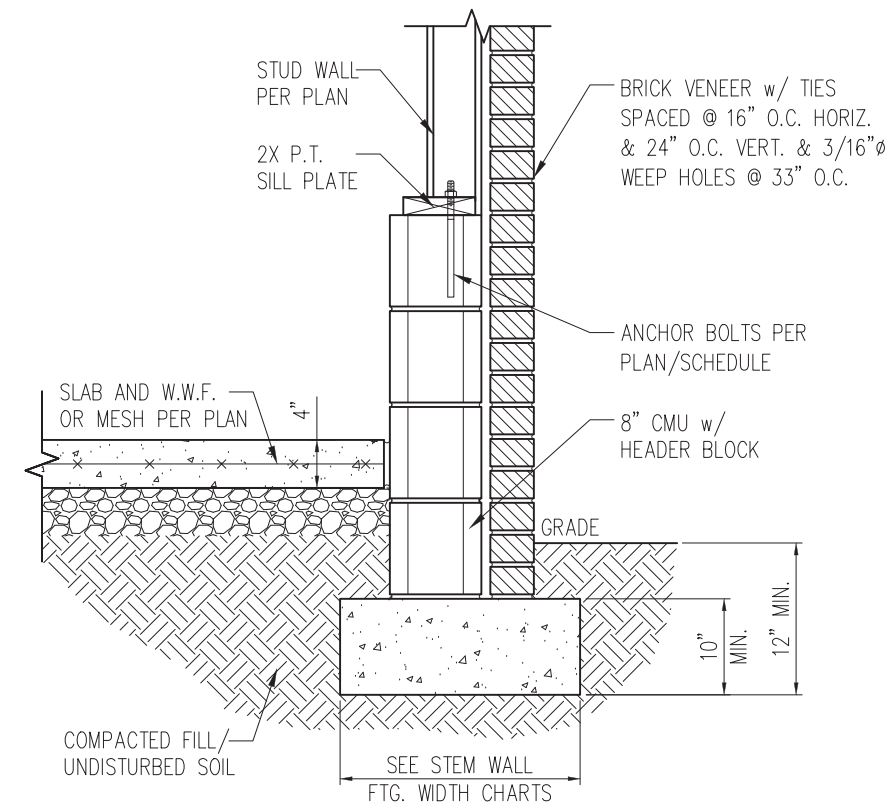
D1s



STANDARD – SIDING

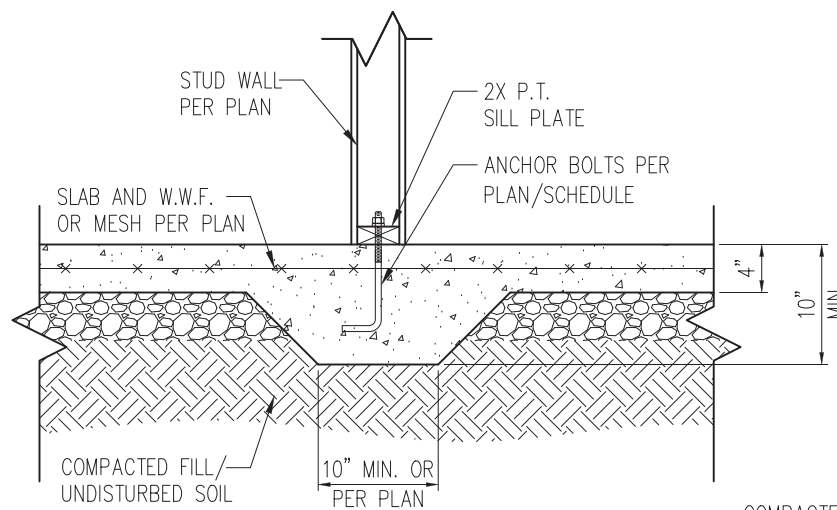


STANDARD – STONE

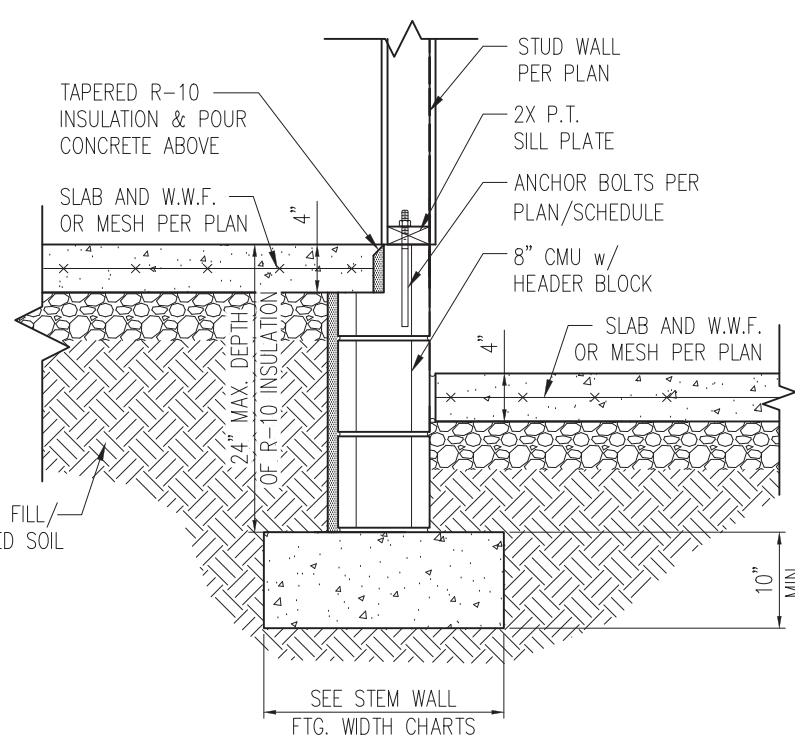


STANDARD – BRICK

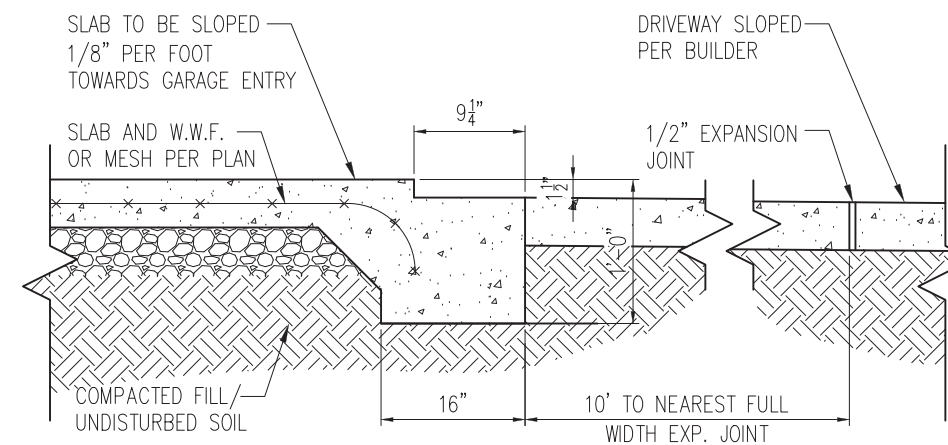
1 TYP. GARAGE CURB DETAIL
D2s 3/4" = 1'-0"



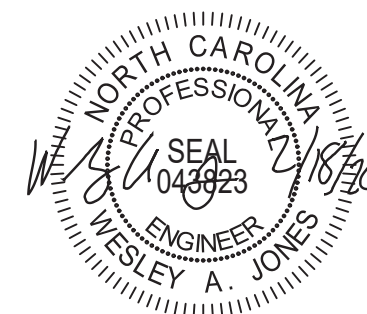
2 TYP. THICKENED SLAB DETAIL
D2s 3/4" = 1'-0"



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

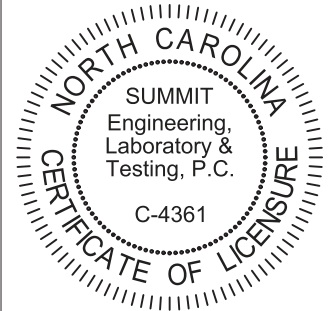


4 SLAB AT GARAGE DOOR
D2s 3/4" = 1'-0"



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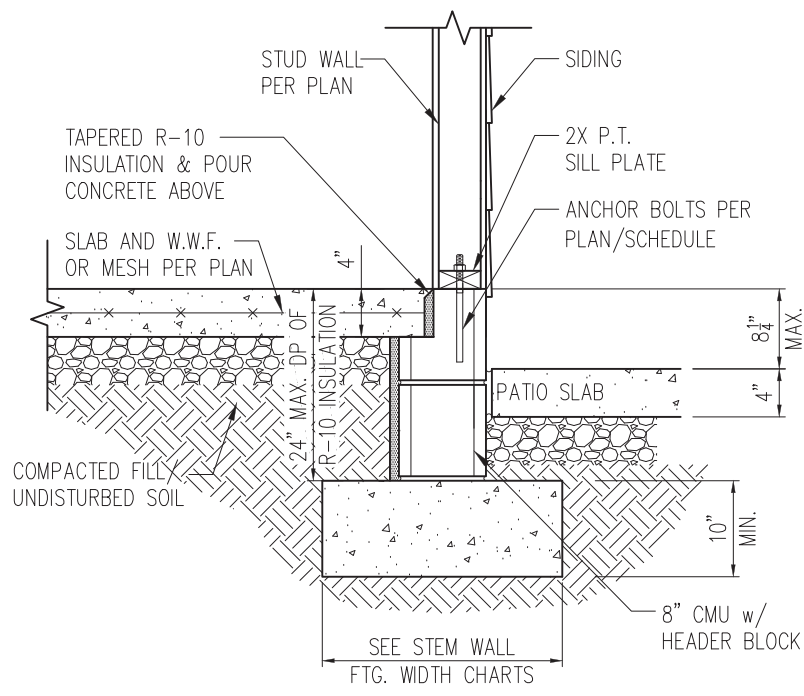
PROJECT
Standard Details
Stemwall Details
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

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

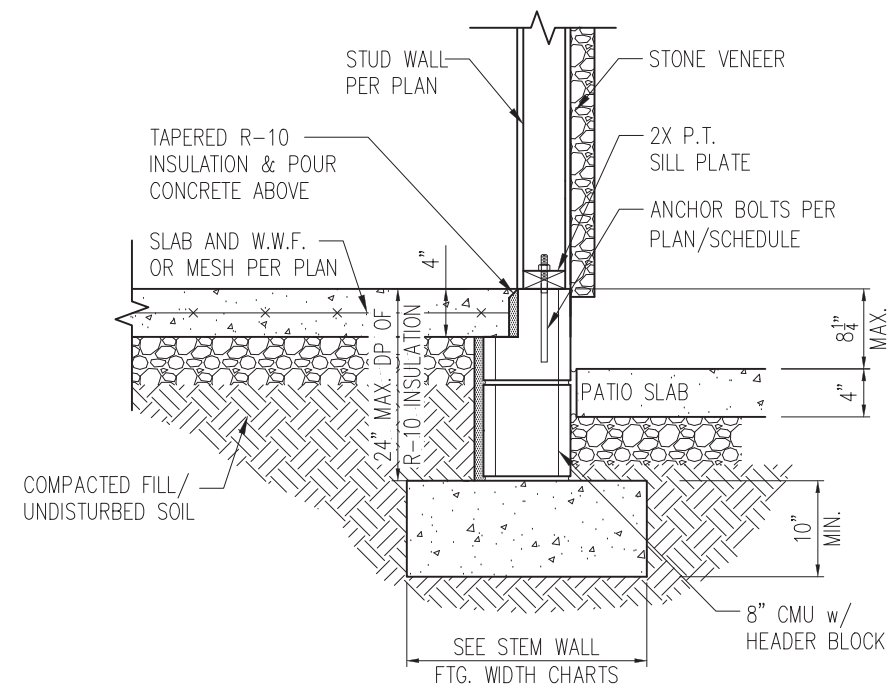
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D2s

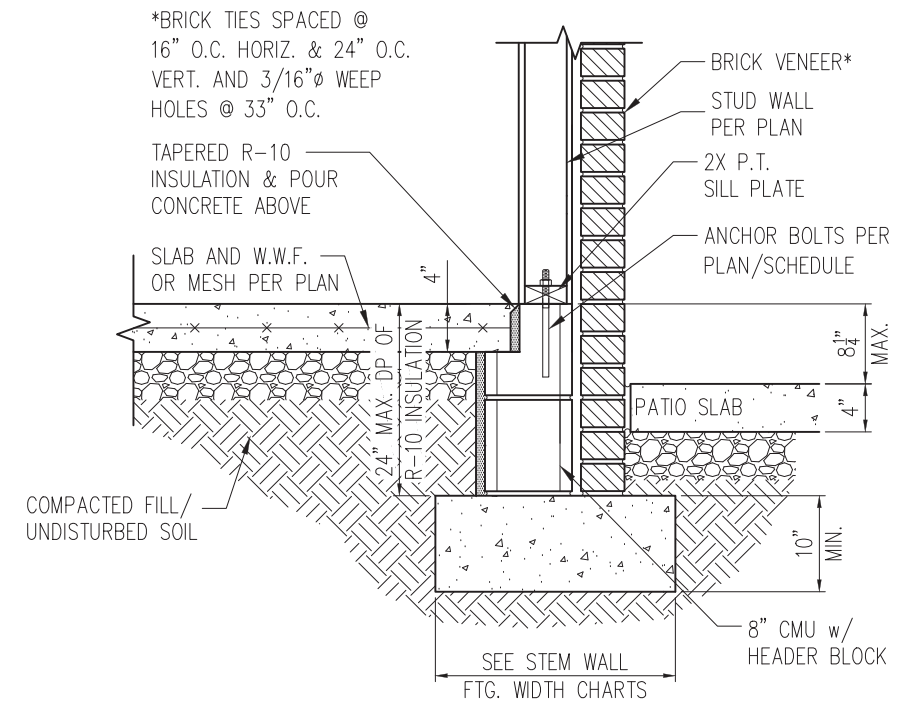
- NOTES:
- REFER TO GENERAL NOTES & SPECIFICATIONS ON SHEET CS2 FOR ADDITIONAL INFORMATION.
 - PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
 - SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.



STANDARD - SIDING

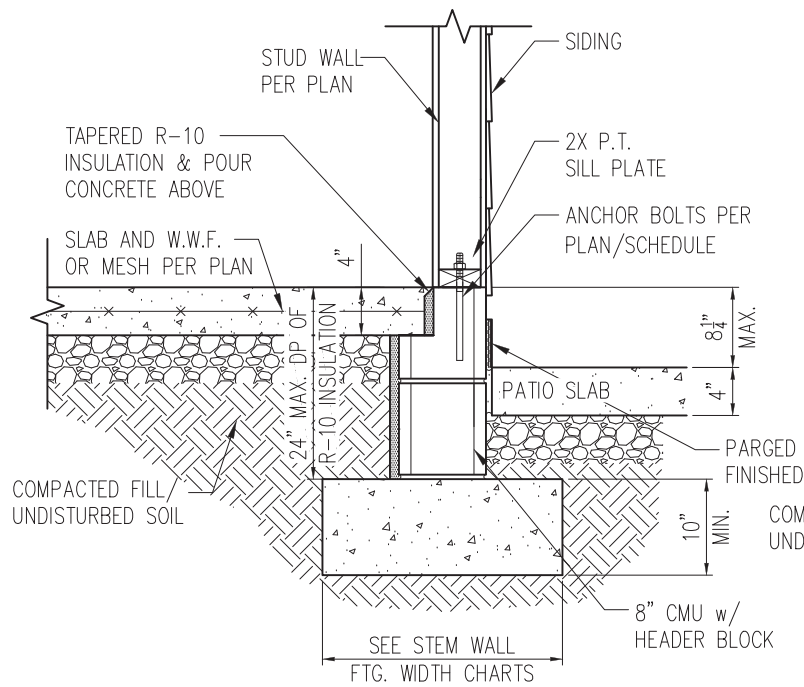


STANDARD - STONE

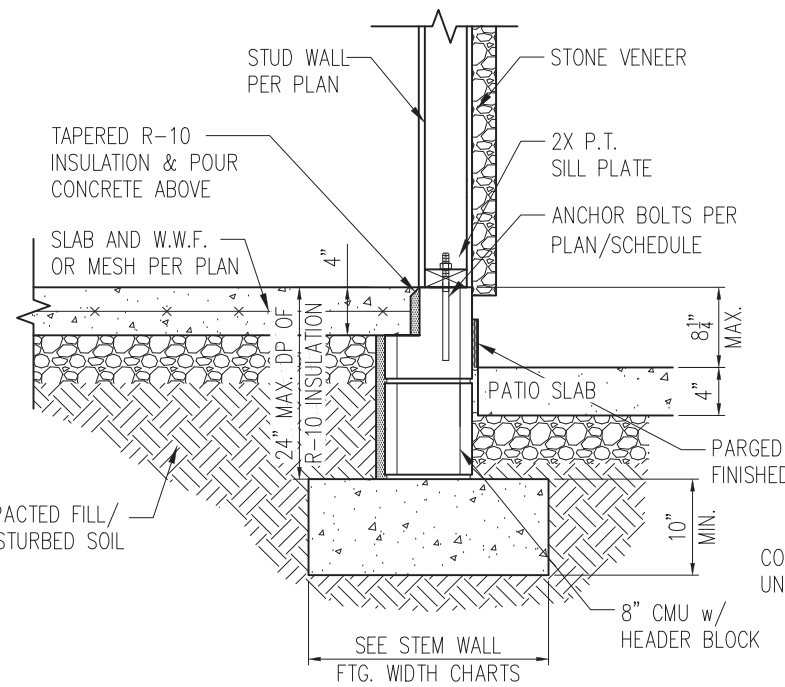


STANDARD - BRICK

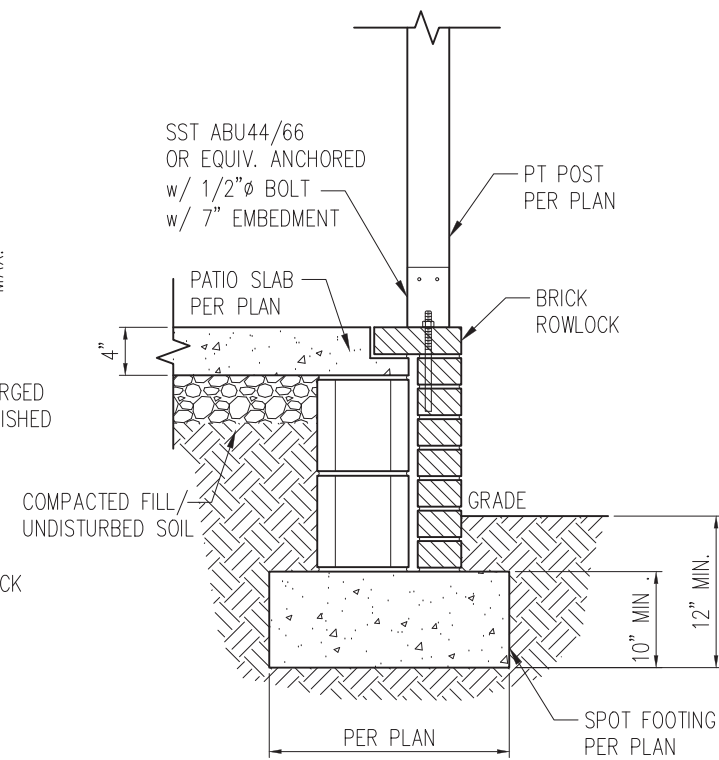
1 PORCH SLAB DETAIL
D3s 3/4" = 1'-0"



STANDARD - SIDING

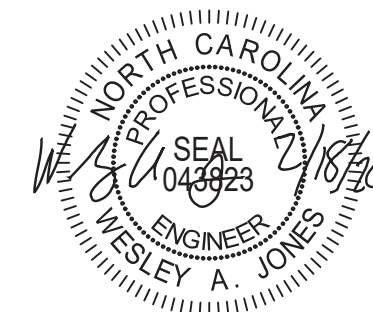


STANDARD - STONE



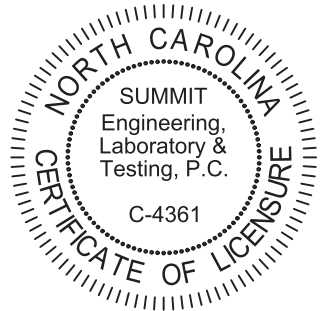
2 COVERED PORCH DETAIL
D3s 3/4" = 1'-0"

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



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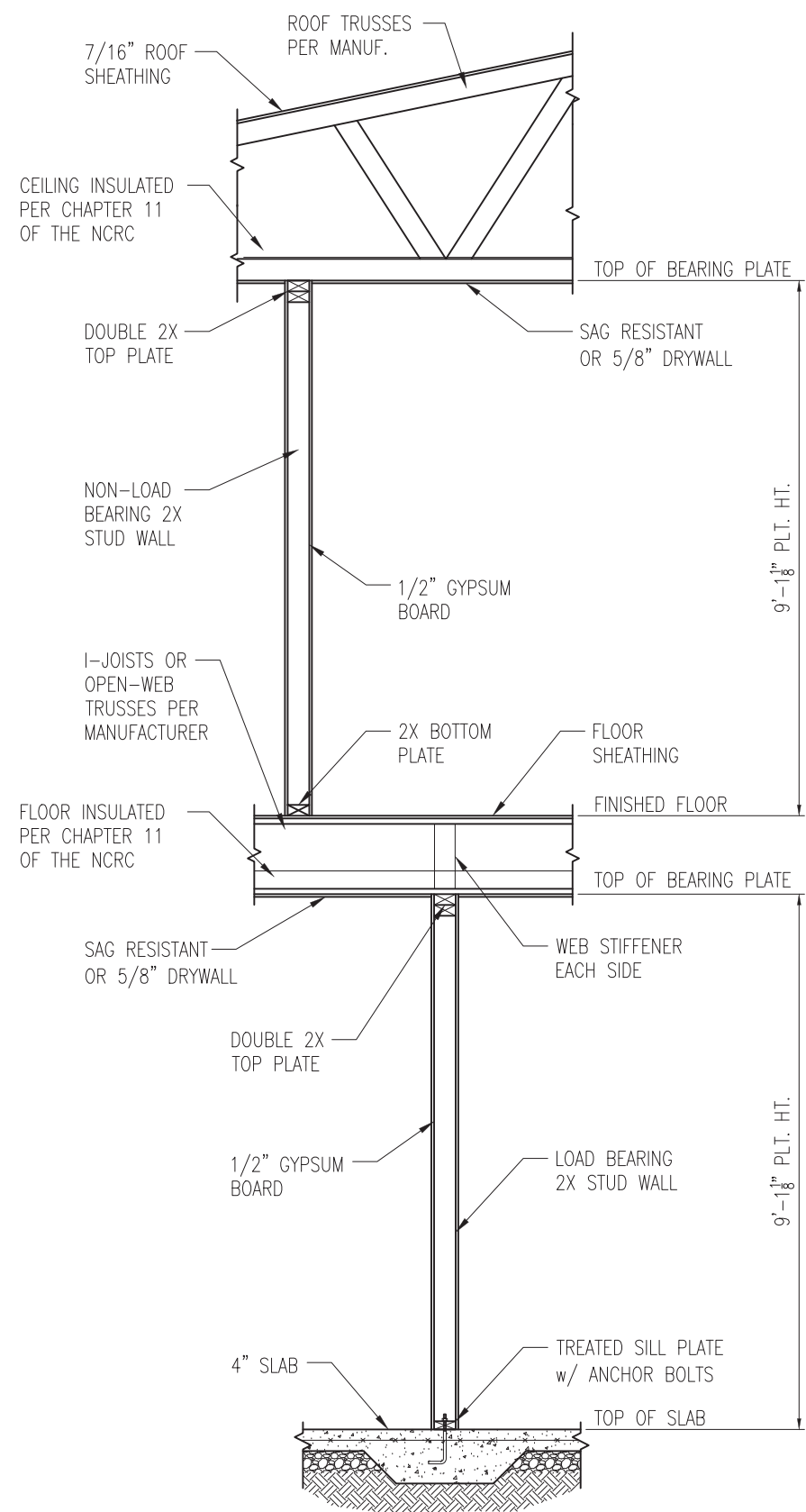
PROJECT
Standard Details
Stemwall Details
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

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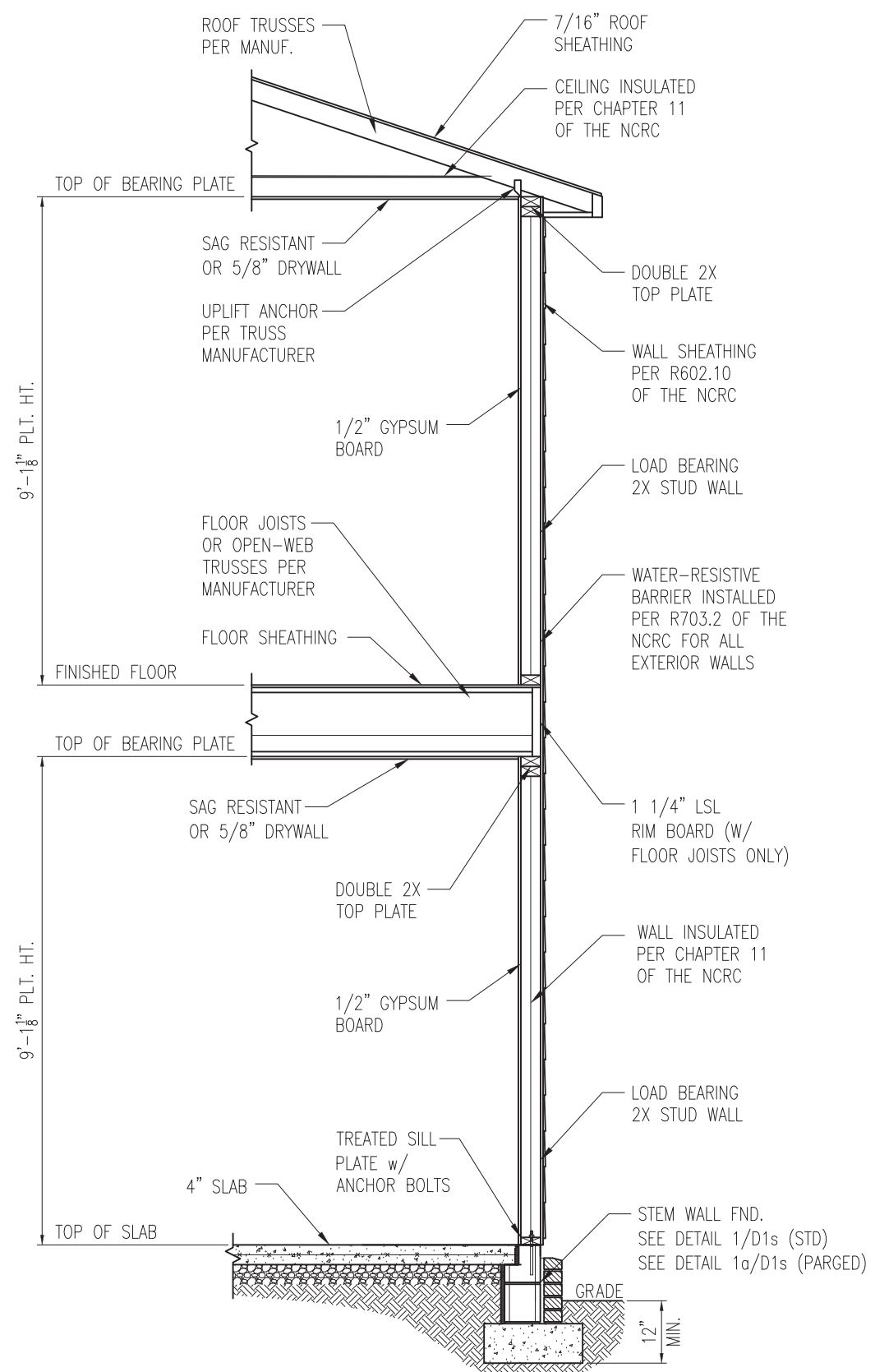
ORIGINAL DRAWING
NO. DATE PROJECT #
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D3s



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



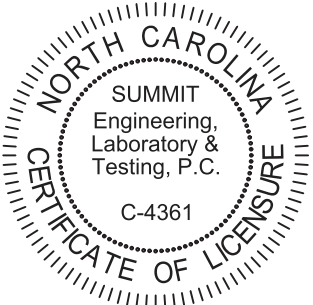
2 TYP. EXTERIOR LOAD BEARING WALL SECTION
 D4s 3/4" = 1'-0" -SIMILAR w/ BRICK AND STONE
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.
 -MIN. 3/16"Ø WEEP HOLES @ 33" O.C.

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



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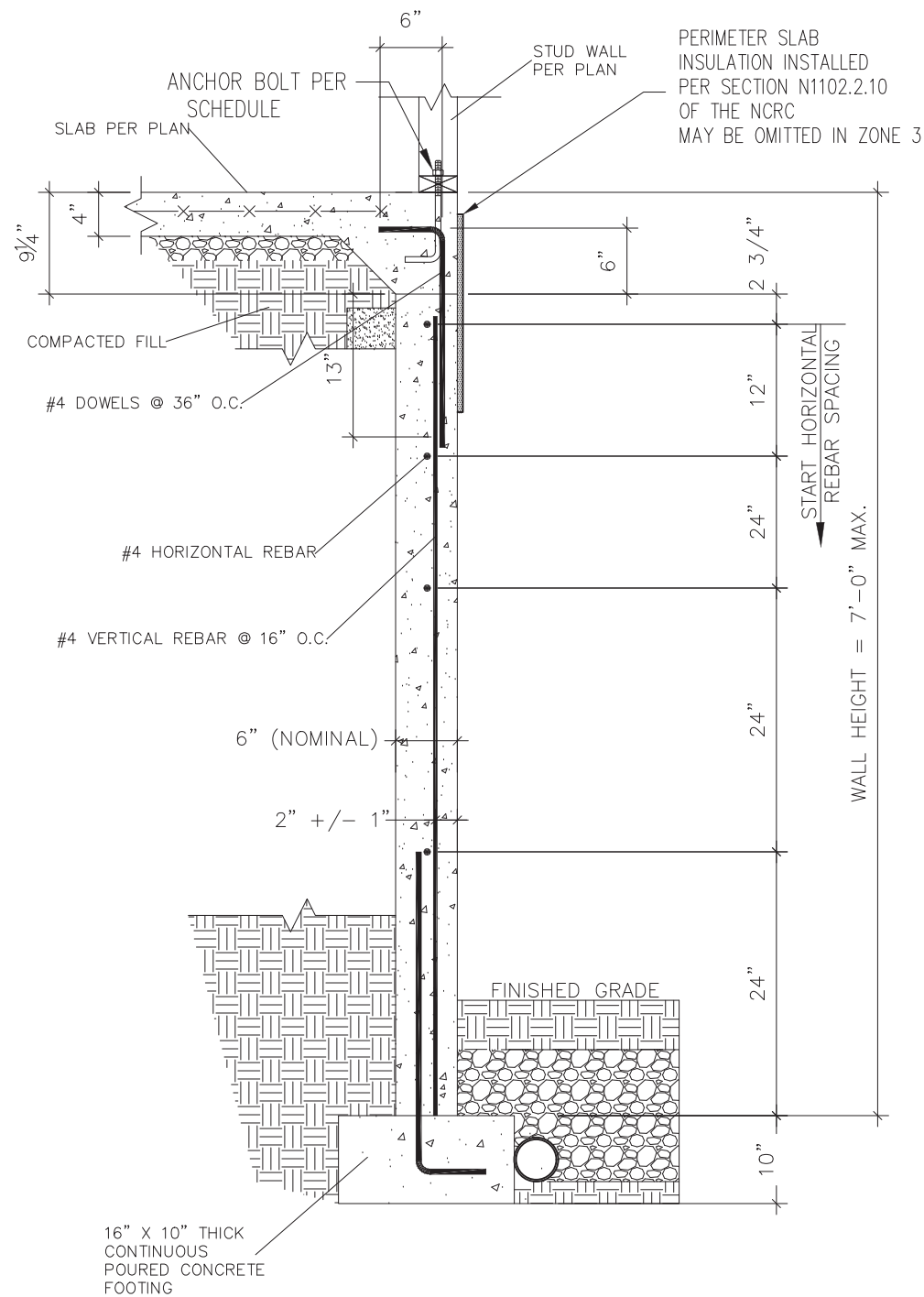
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Stemwall Details
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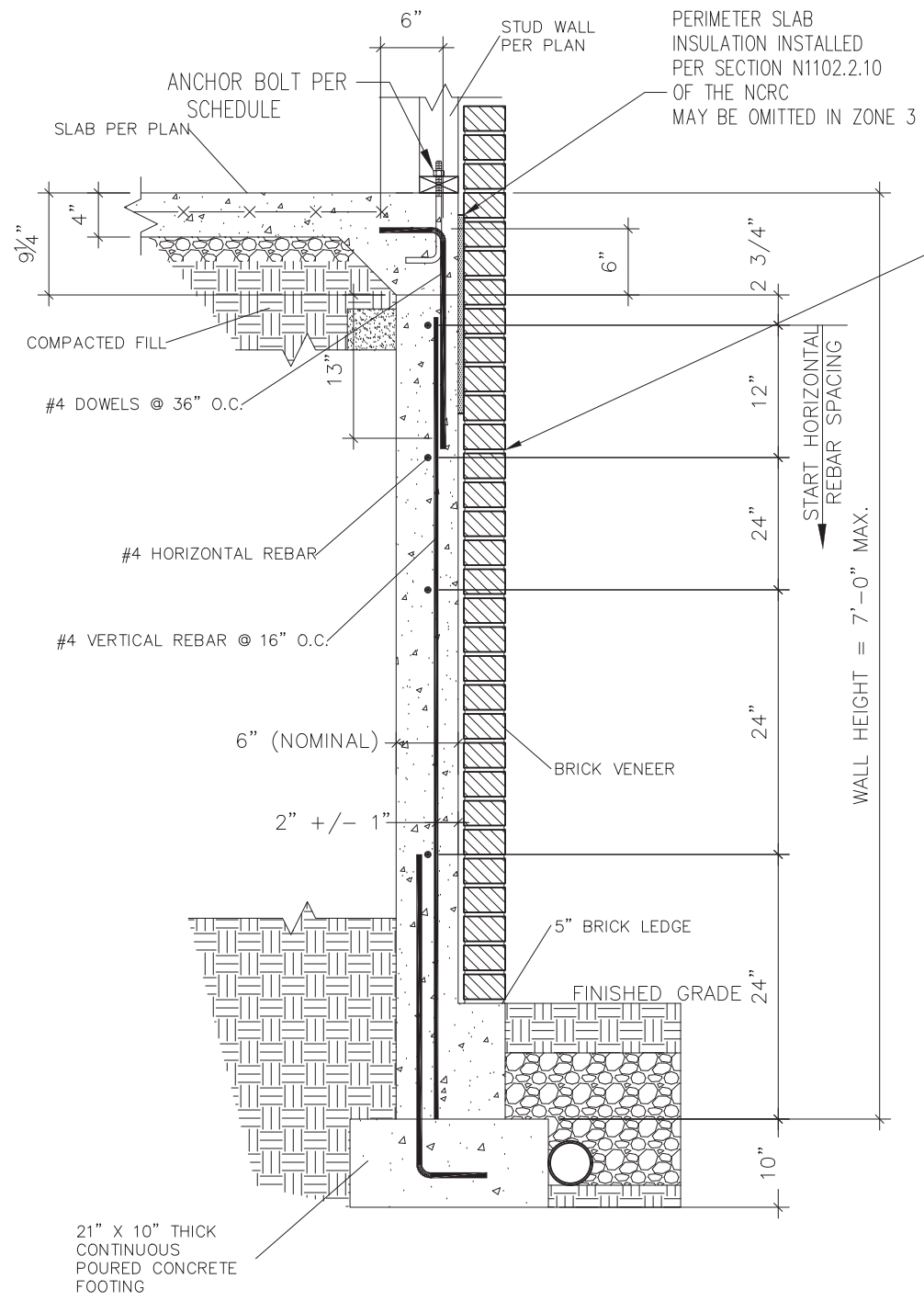
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SHEET
D4s



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



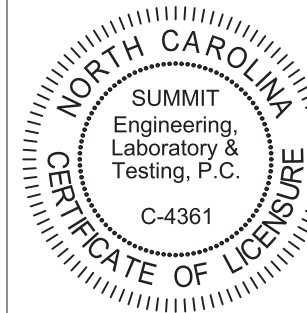
2 SUBWALL FOUNDATION W/ BRICK VENEER
 D5s 3/4" = 1'-0"

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



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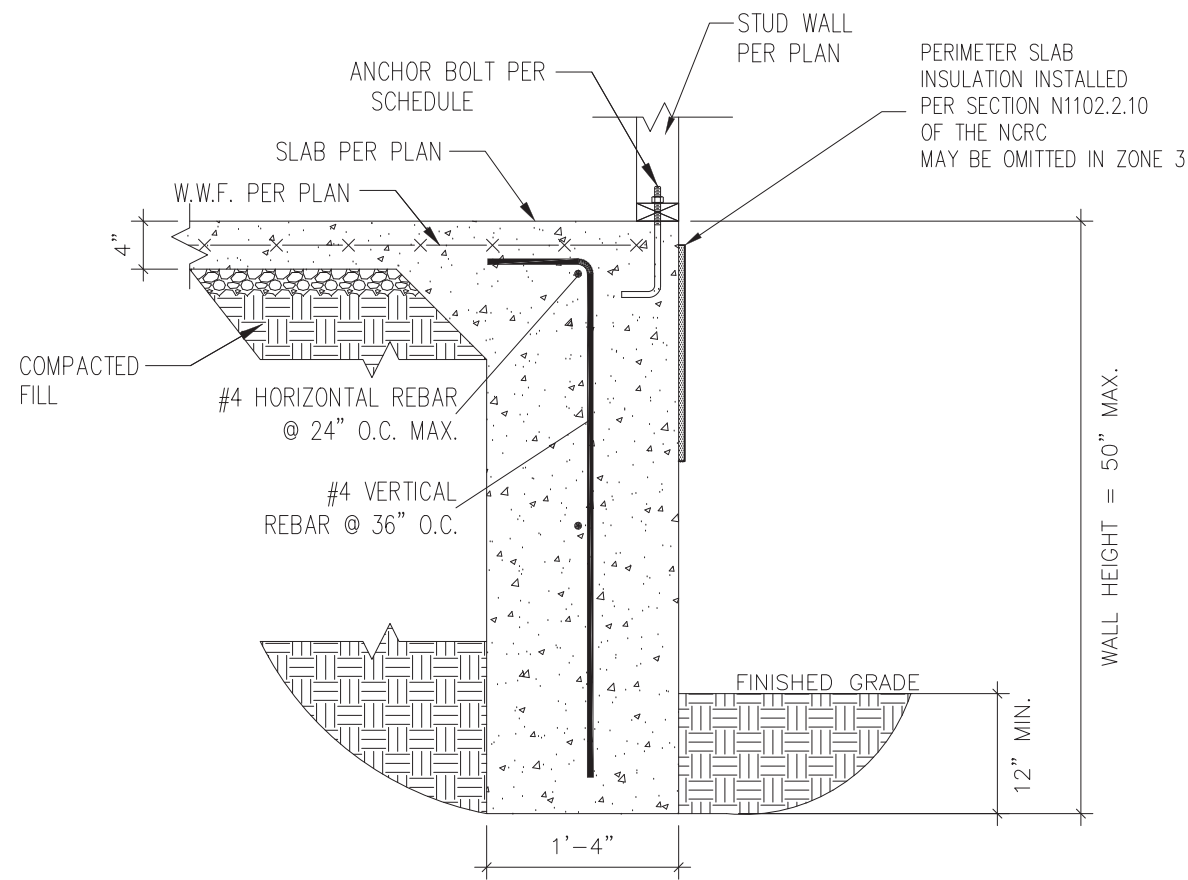
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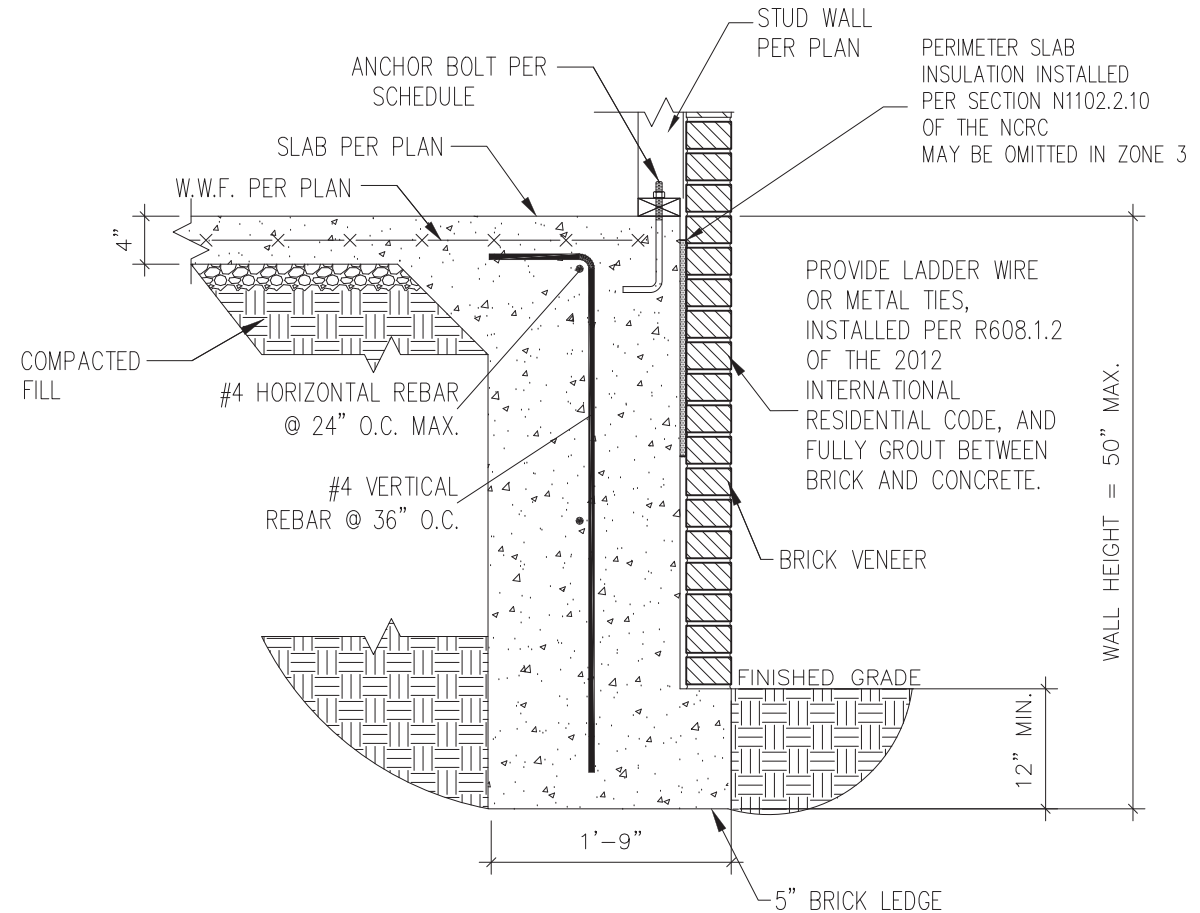
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

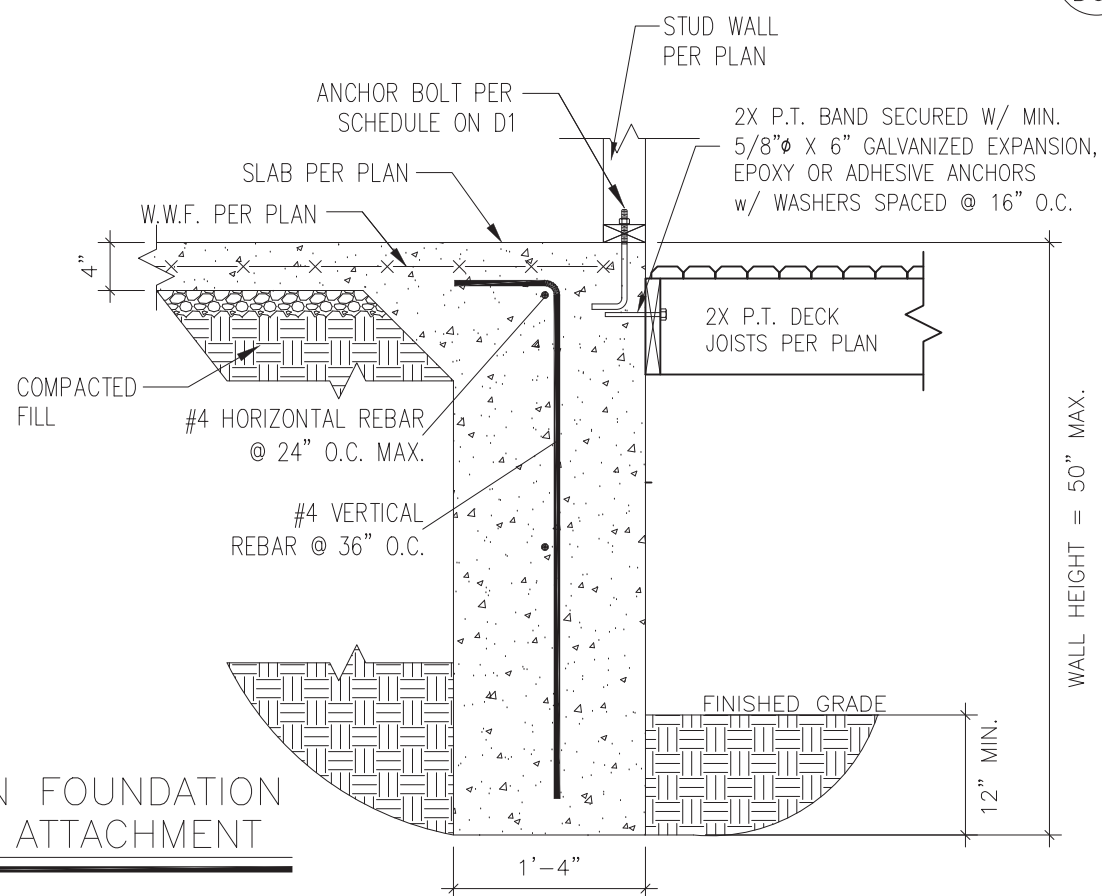
D5s



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



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

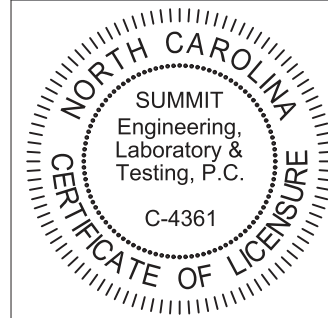


3 TURNDOWN FOUNDATION W/ DECK ATTACHMENT
 D6s 3/4" = 1'-0"



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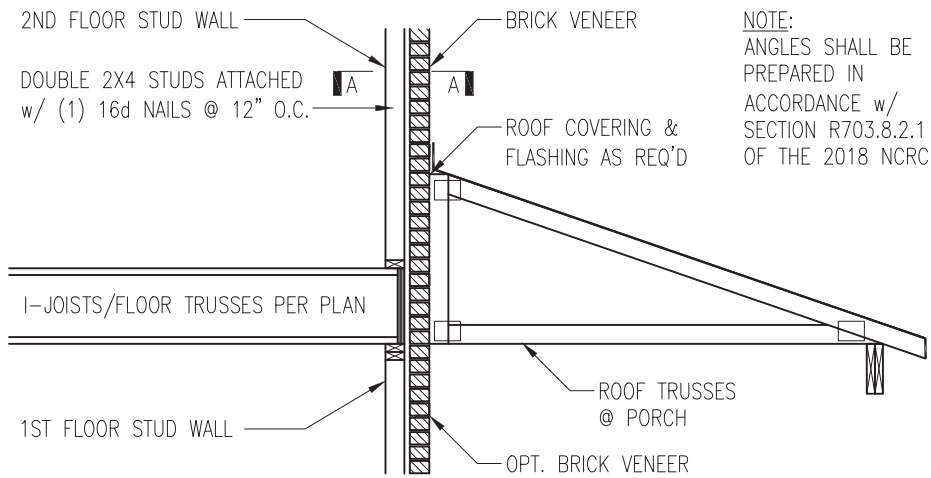
PROJECT
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Smith Douglas Homes
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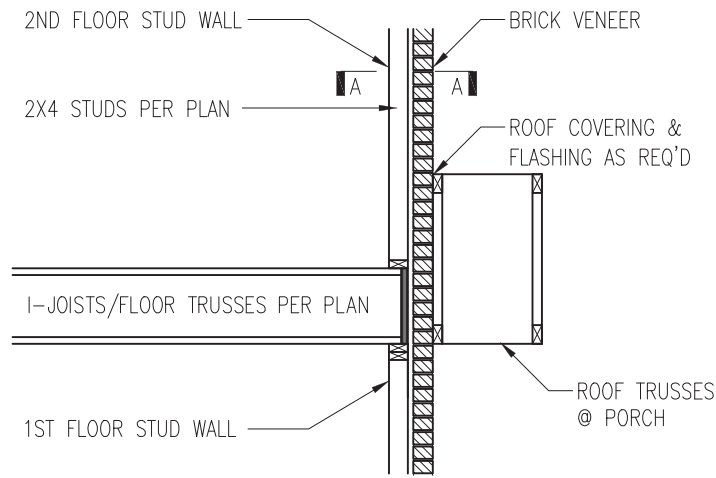
ORIGINAL DRAWING
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REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D6s



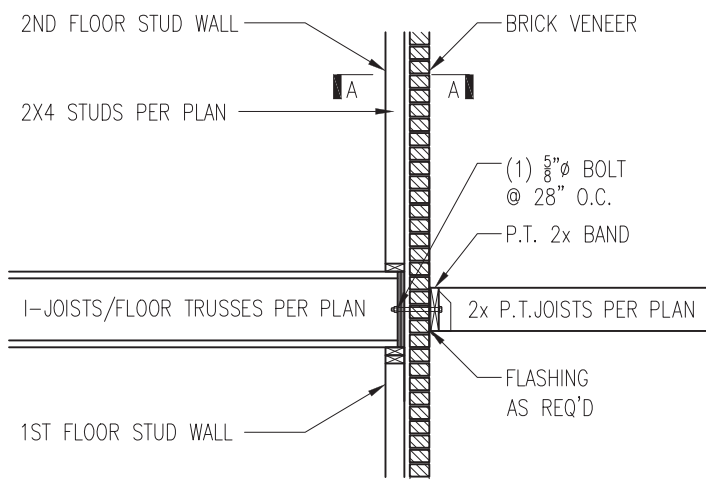
NOTE:
ANGLES SHALL BE PREPARED IN ACCORDANCE w/ SECTION R703.8.2.1 OF THE 2018 NCR



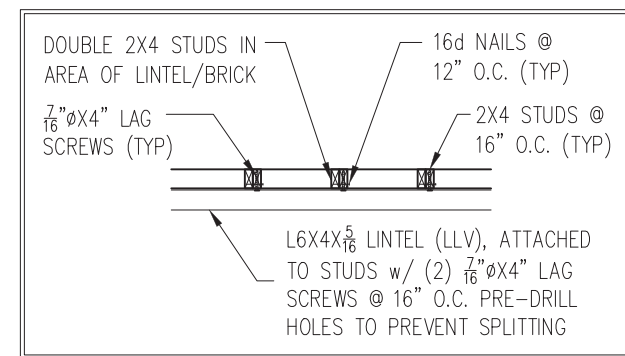
TRUSSES PERPENDICULAR TO STUD WALL

TRUSSES PARALLEL TO STUD WALL w/ CONTINUOUS BRICK VENEER

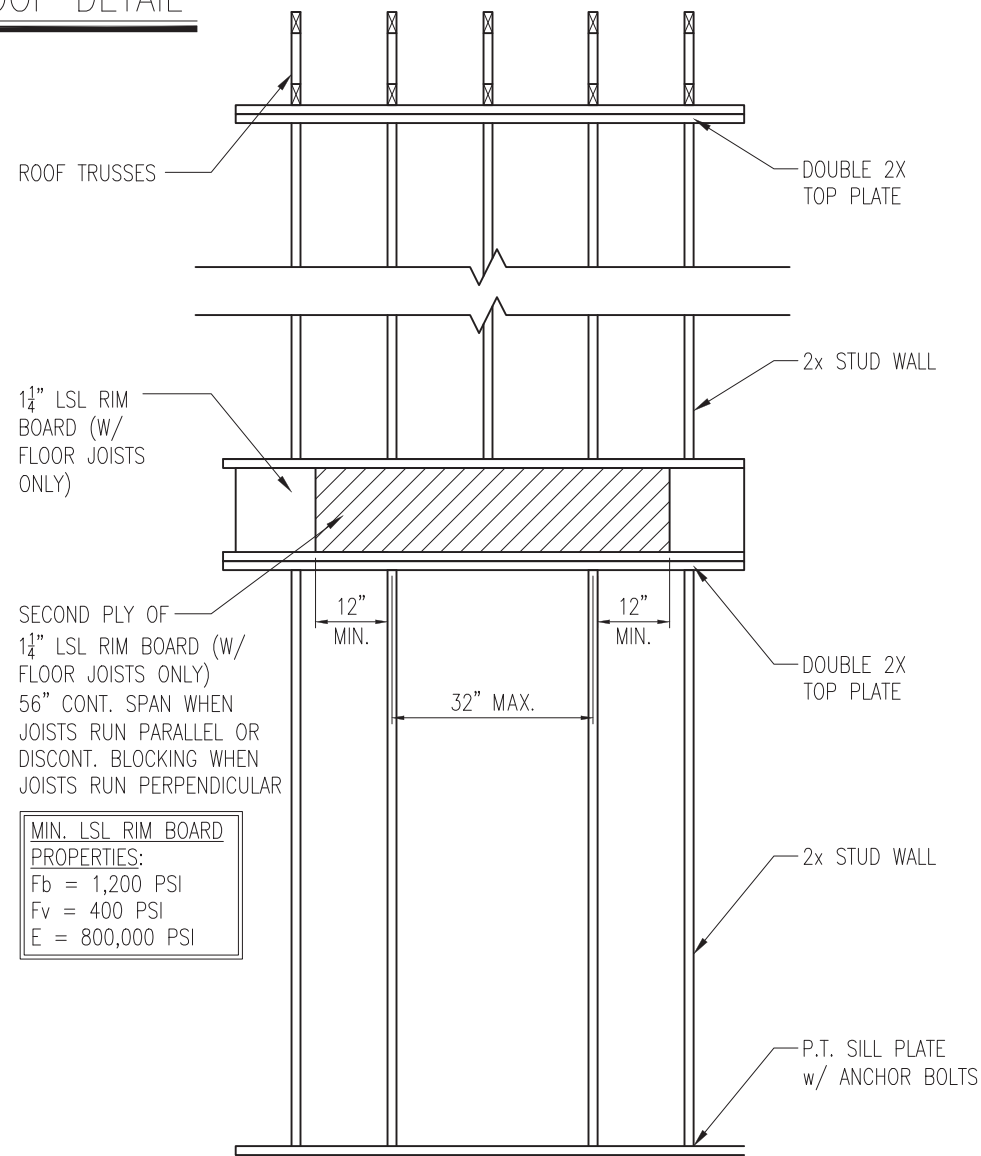
1 BRICK SUPPORT ABOVE STORAGE/PORCH ROOF DETAIL
D5f NTS



3 BALCONY JOIST ATTACHMENT
D5f NTS



SECTION A-A
NTS



SECOND PLY OF 1 1/4\"/>

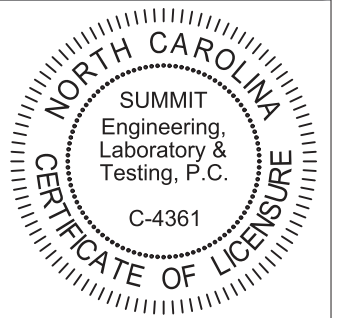
MIN. LSL RIM BOARD
PROPERTIES:
Fb = 1,200 PSI
Fv = 400 PSI
E = 800,000 PSI

4 TYP. RANGE VENT FRAMING
D5f VENTED TO EXTERIOR WALL



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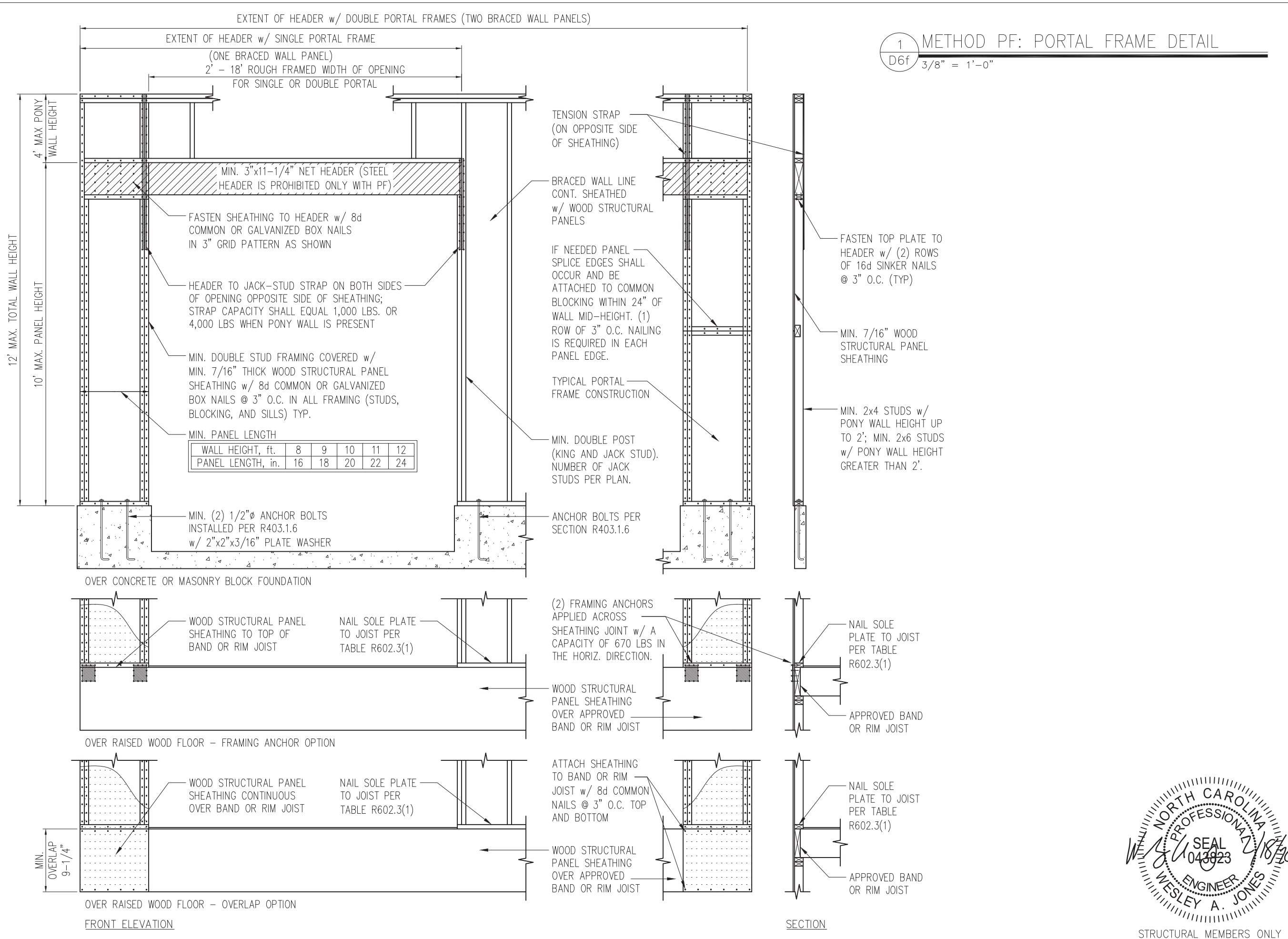
PROJECT
Standard Details
Framing Details
CLIENT
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Woodstock, GA 30188

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SHEET
D5f



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

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

PROJECT
Standard Details
Framing Details - Bracing

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

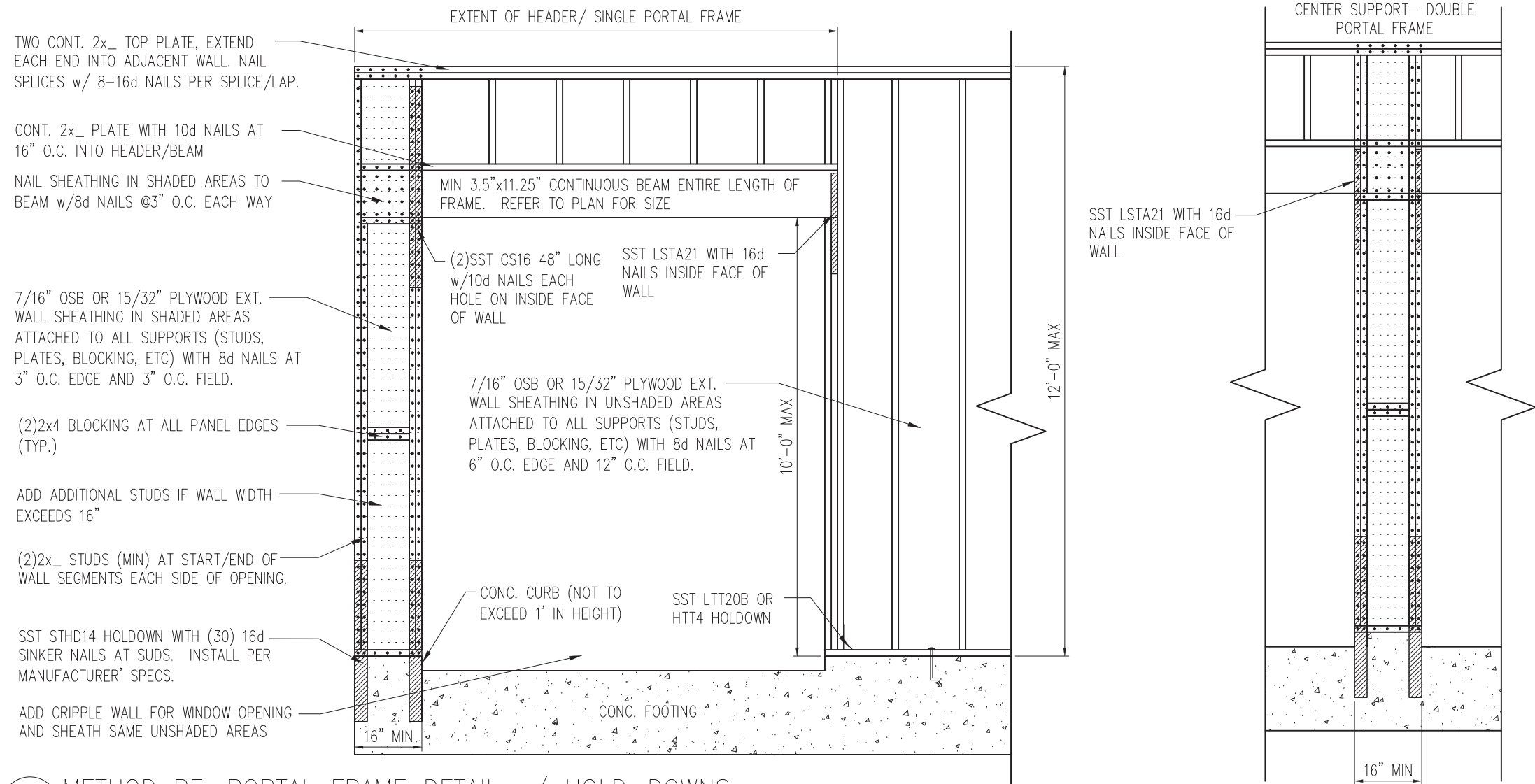
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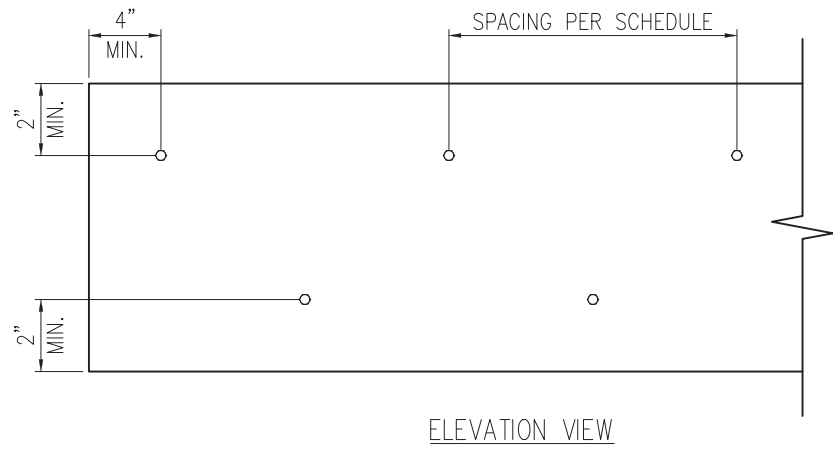
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

NORTH CAROLINA
 PROFESSIONAL ENGINEER
 SEAL
 043823
 WESLEY A. JONES

SHEET
D6f
 STRUCTURAL MEMBERS ONLY



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



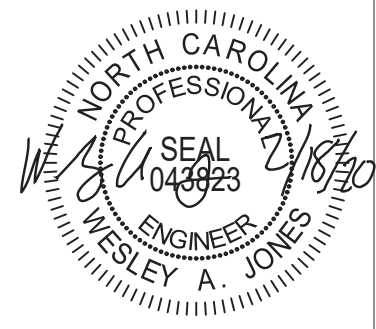
2 MULTI-PLY BEAM CONNECTION DETAIL
 D7f N.T.S

MINIMUM FASTENING REQUIREMENTS FOR TOP- AND SIDE-LOADED MEMBERS

FASTENER TYPE	LVL DEPTH	3 1/2" WIDE		5 1/4" WIDE		7" WIDE	
		2-Ply 1 3/4"	3-Ply 1 3/4"	1 3/4" + 3 1/2"	4-Ply 1 3/4"	2-Ply 1 3/4" + 3 1/2"	2-Ply 3 1/2"
10d (0.128" x 3") Nails	7 1/4" ≤ d < 14"	3 rows @ 12" o.c.	3 rows @ 12" o.c. (ES)	3 rows @ 12" o.c.	-	3 rows @ 12" o.c. (ES)	-
	d ≥ 14"	4 rows @ 12" o.c.	4 rows @ 12" o.c. (ES)	4 rows @ 12" o.c.	-	4 rows @ 12" o.c. (ES)	-
16d (0.162" x 3 1/2") Nails	7 1/4" ≤ d < 14"	2 rows @ 12" o.c.	2 rows @ 12" o.c. (ES)	2 rows @ 12" o.c.	-	2 rows @ 12" o.c. (ES)	-
	d ≥ 14"	3 rows @ 12" o.c.	3 rows @ 12" o.c. (ES)	3 rows @ 12" o.c.	-	3 rows @ 12" o.c. (ES)	-
1/2" Through Bolts	d ≥ 7 1/4"	2 rows @ 24" o.c.	2 rows @ 24" o.c.		2 rows @ 24" o.c.		-
SDS 1/4" x 3 1/2", WS35, 3 3/8" TrussLok		2 rows @ 24" o.c.	2 rows @ 24" o.c. (ES)	2 rows @ 24" o.c.	-	2 rows @ 24" o.c. (ES)	-
SDS 1/4" x 6", WS6		-	-	-	2 rows @ 24" o.c. (ES)		-
5" TrussLok		-	2 rows @ 24" o.c.		-		-
6 3/4" TrussLok		-	-	-	2 rows @ 24" o.c.		-

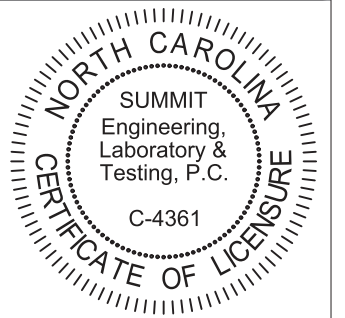
NOTES:

- All fasteners must meet the minimum requirements in the table above. Side-loaded multiple-ply members must meet the minimum fastening and side-loading capacity requirements given on page 48.
- Minimum fastening requirements for depths less than 7 1/4" require special consideration. Please contact your technical representative.
- Three general rules for staggering or offsetting for a certain fastener schedule:
 - If staggering or offsetting is not referenced, then none is required;
 - If staggering is referenced, then fasteners installed in adjacent rows on the front side are to be staggered up to one-half the o.c. spacing, but maintaining the fastener clearances above; and
 - If "ES" is referenced, then the fastener schedule must be repeated on each side, with the fasteners on the back side offset up to one-half the o.c. spacing of the front side (whether or not it is staggered).



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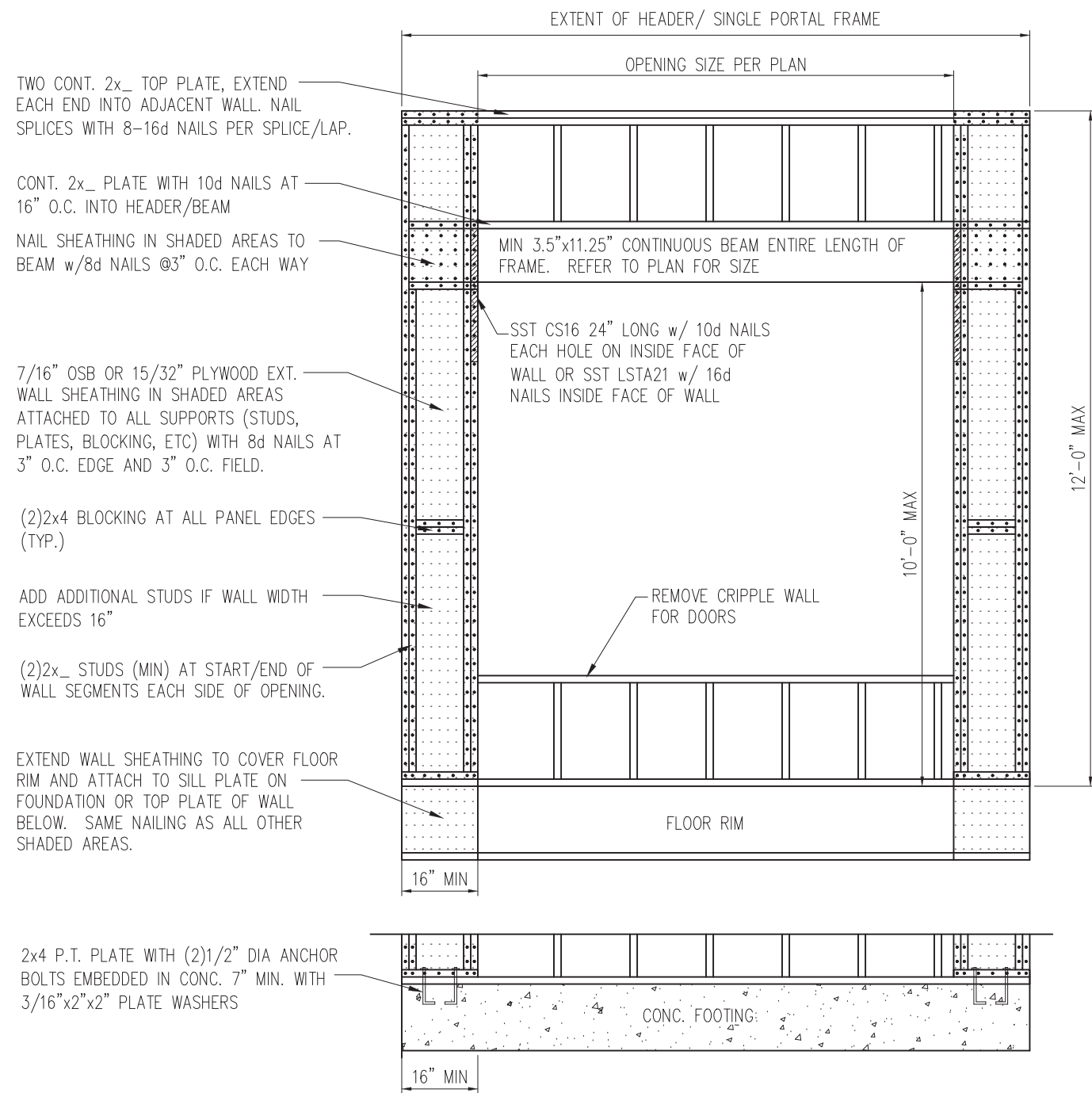


PROJECT
 Standard Details
 Framing Details - Bracing
 CLIENT
 Smith Douglas Homes
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 Woodstock, GA 30188

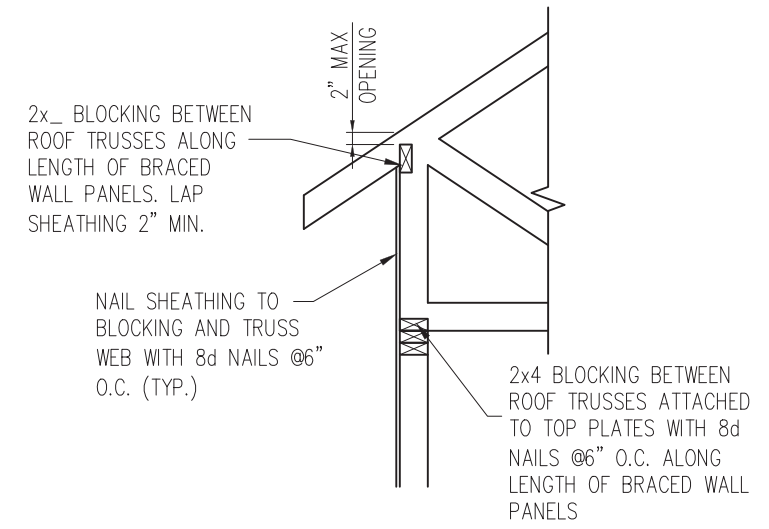
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 NO. DATE PROJECT #
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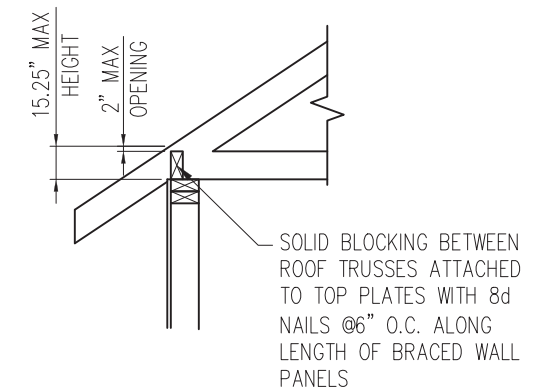
SHEET
D7f



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



HEEL HEIGHT GREATER THAN 15.25"



HEEL HEIGHT LESS THAN 15.25" *

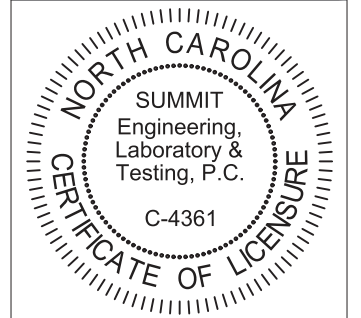
*BLOCKING IS NOT REQUIRED WITH HEEL HEIGHTS LESS THAN 9.25"

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



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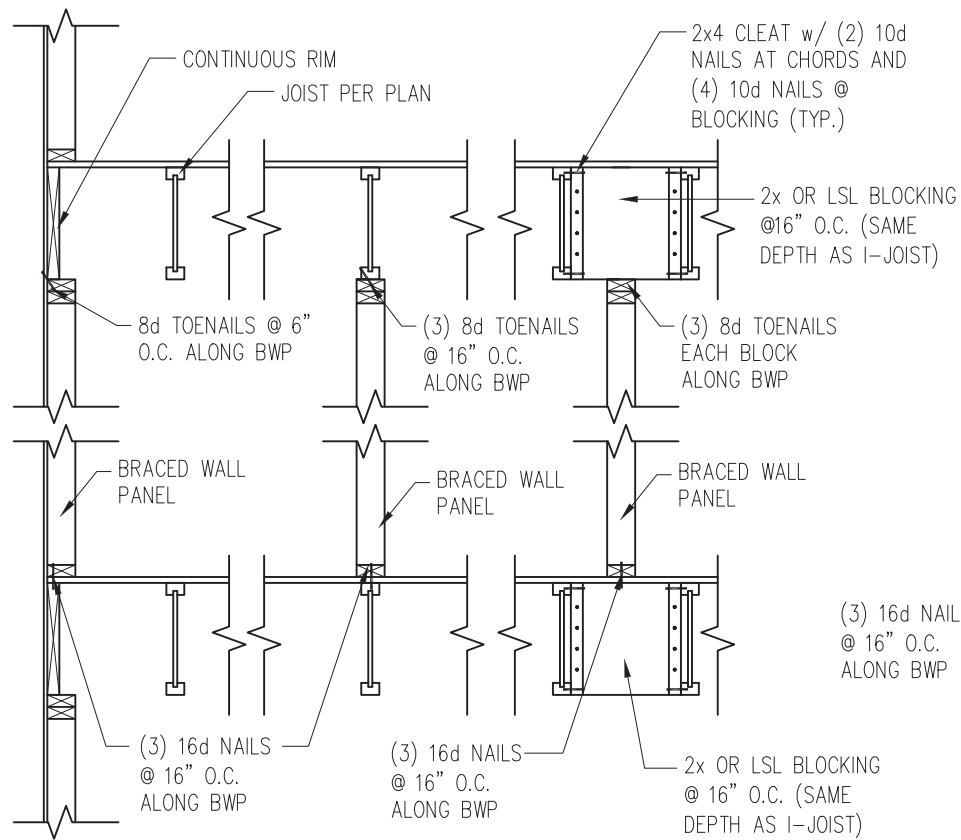
PROJECT
Standard Details - Bracing
Framing Details - Bracing
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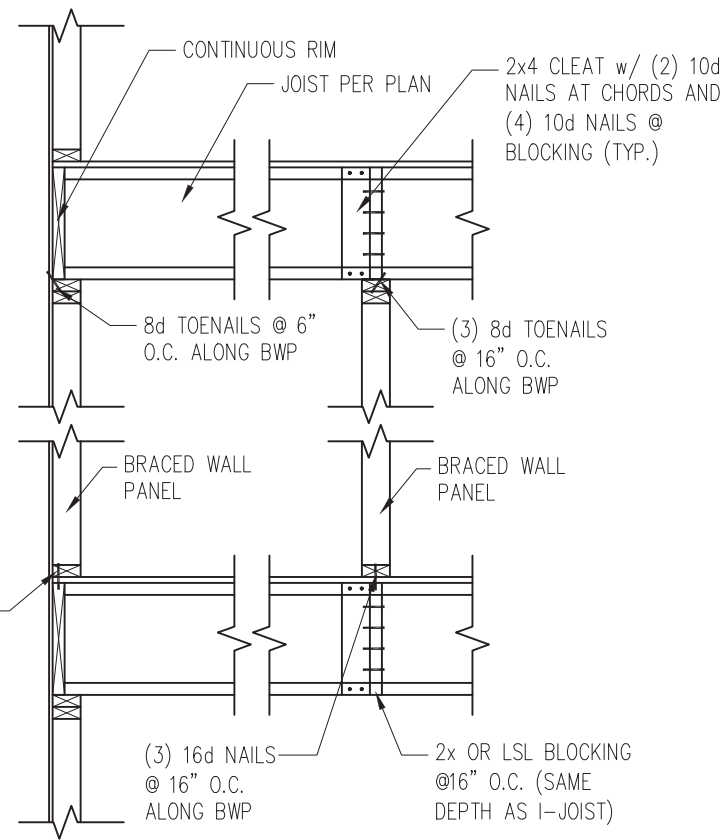
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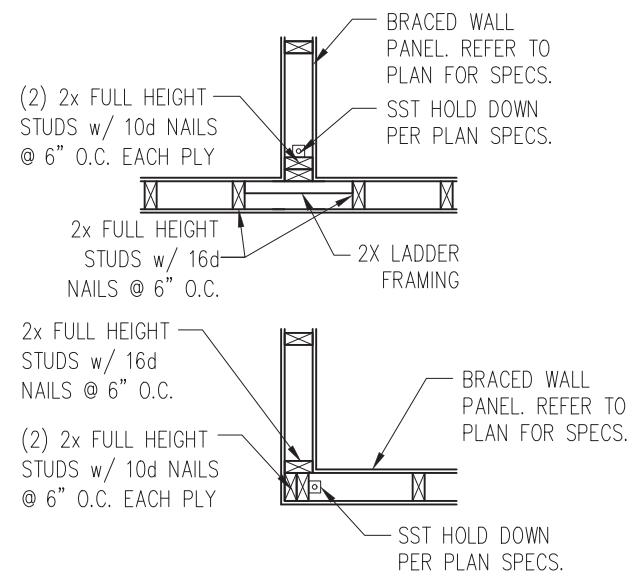
SHEET
D8f



JOISTS PARALLEL TO BRACED WALLS

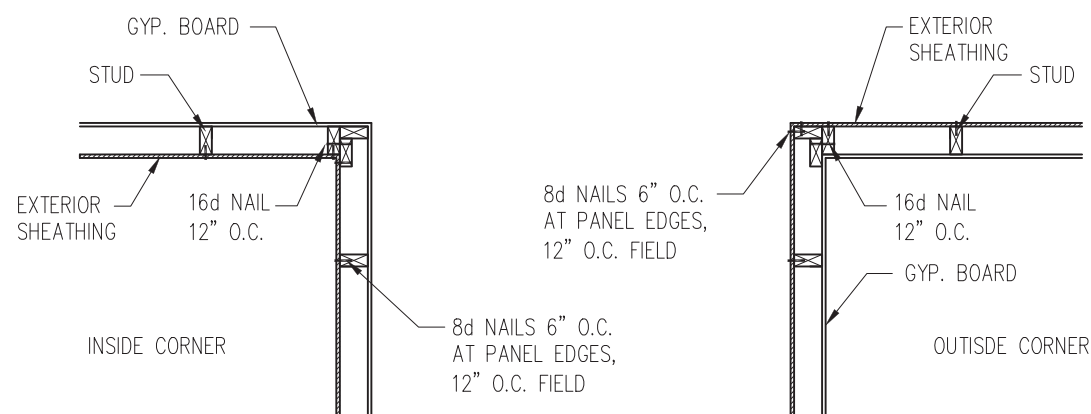


JOISTS PERPENDICULAR TO BRACED WALLS

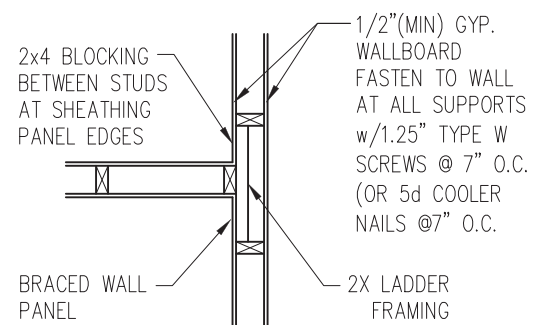


4 TYP. HOLD DOWN DETAIL
D9f 1" = 1'-0"

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



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

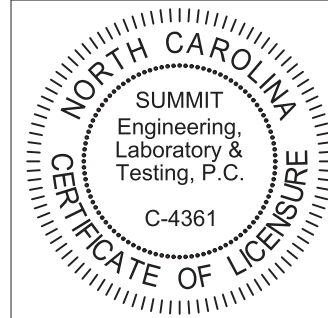


3 INTERIOR 3-STUD WALL INTERSECTION
D9f 1" = 1'-0"



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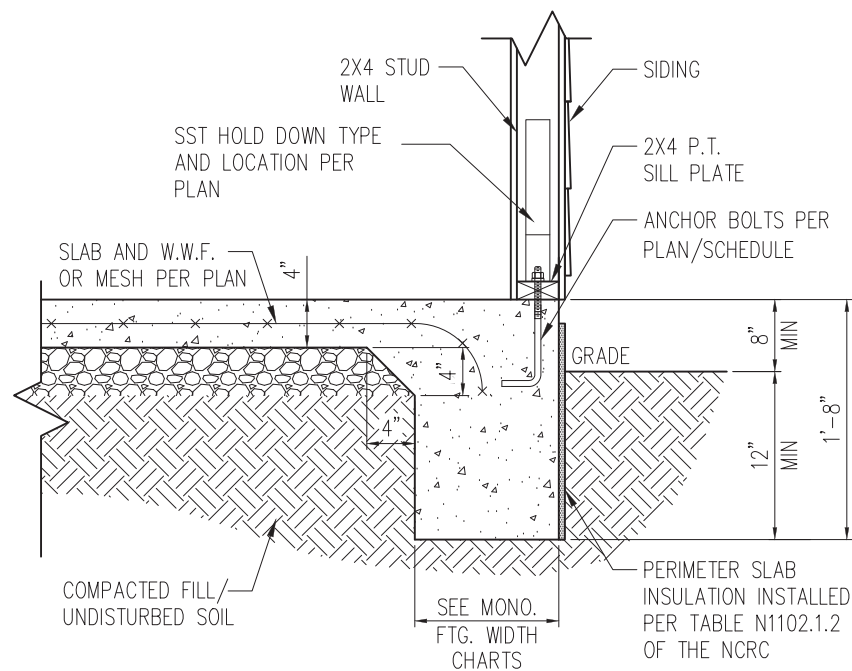
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Framing Details - Bracing
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110 Village Trail, Suite 215
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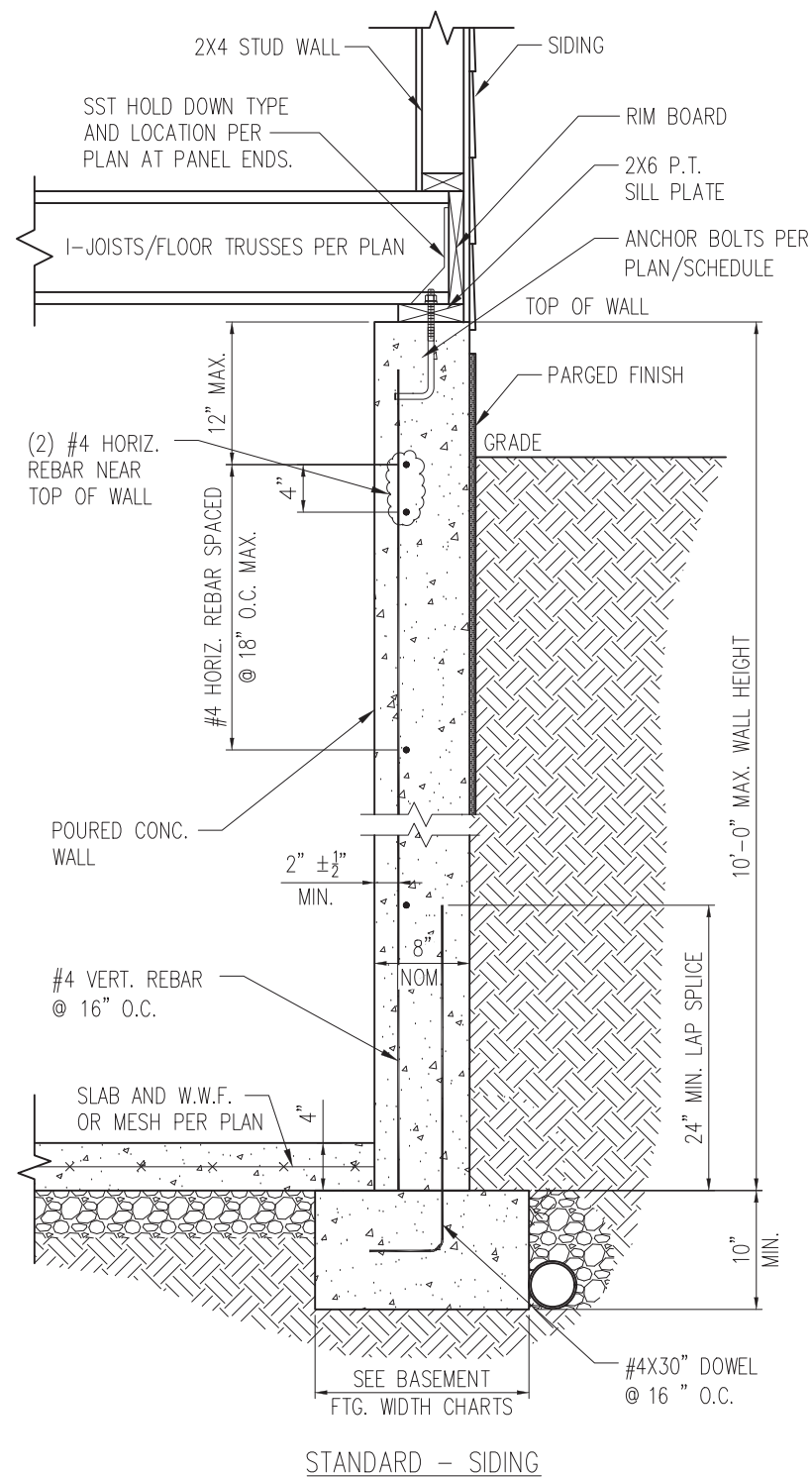
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REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D9f



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

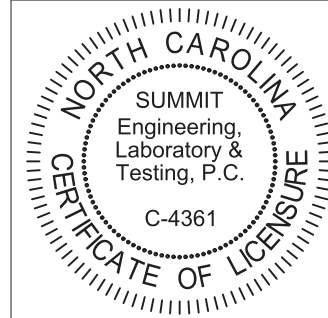


2 BASEMENT FOUNDATION WALL DETAIL W/ HOLD-DOWN
 D10f 3/4" = 1'-0"



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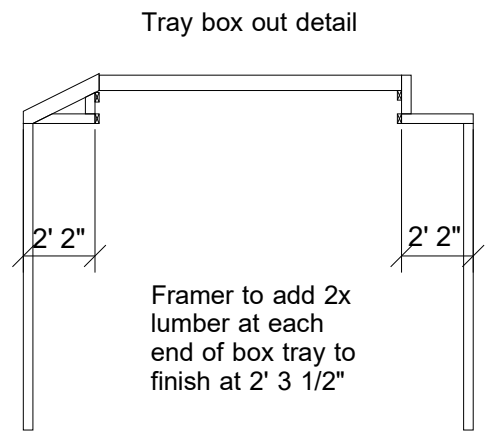
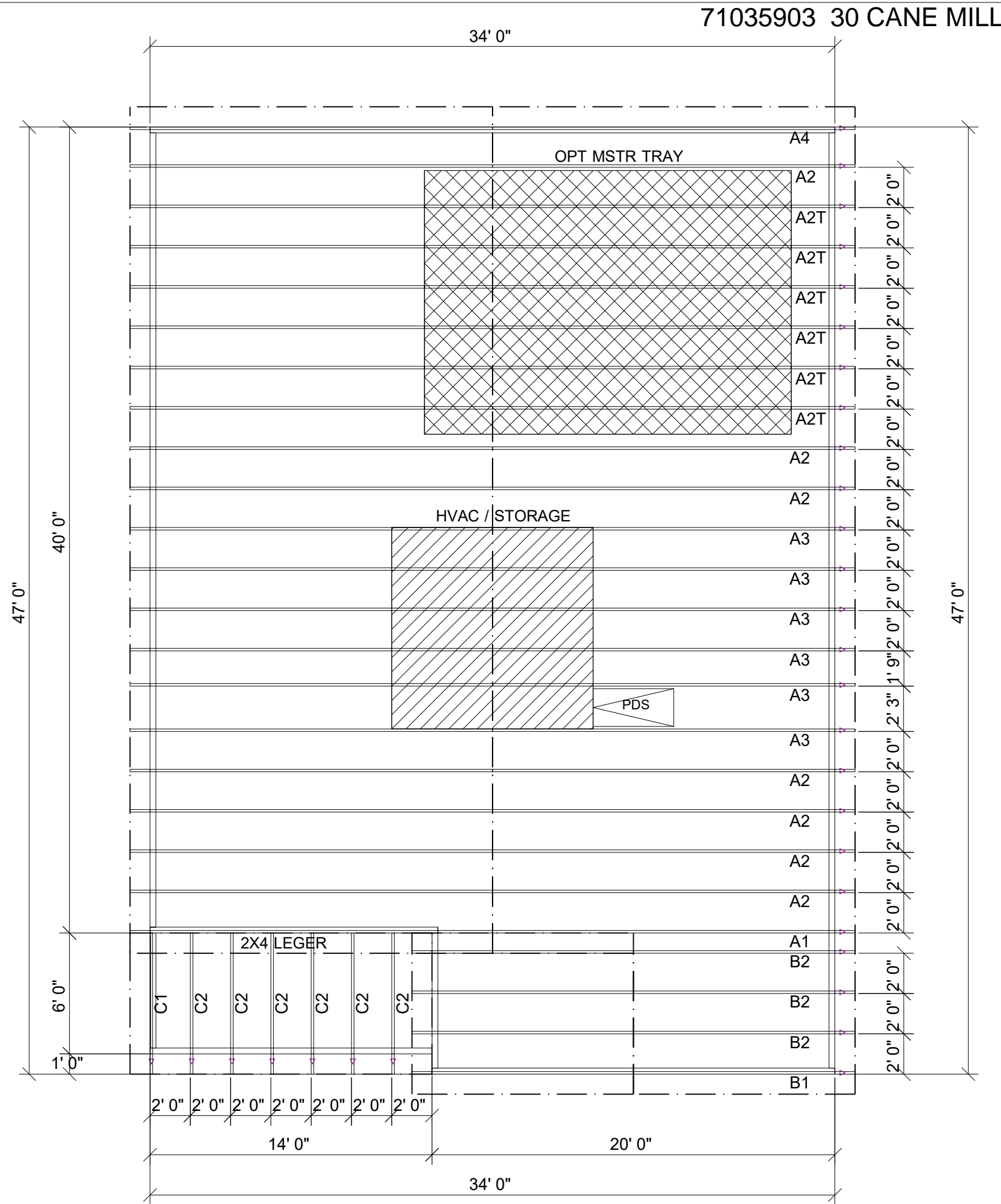
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SHEET
D10f

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Hatch Legend	
	HVAC / STORAGE
	OPT MSTR TRAY

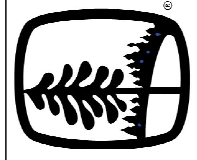
BUFFINGTON BEH W/ MSTR TRAY

71035903 30 CANE MILL

ROOF AREA: 2123.73 RIDGE LINE: 50 _ VALLEY LINES: 0 _ HIP LINES: 0 _ Indicates Left End of Truss

Customer	SMITH DOUGLAS
Job Name	BUFFINGTON BEH
Date:	10-28-20
Scale:	NTS
Revision Date1:	
Revision Date2:	
Checked By:	
Quote Number	MASTER

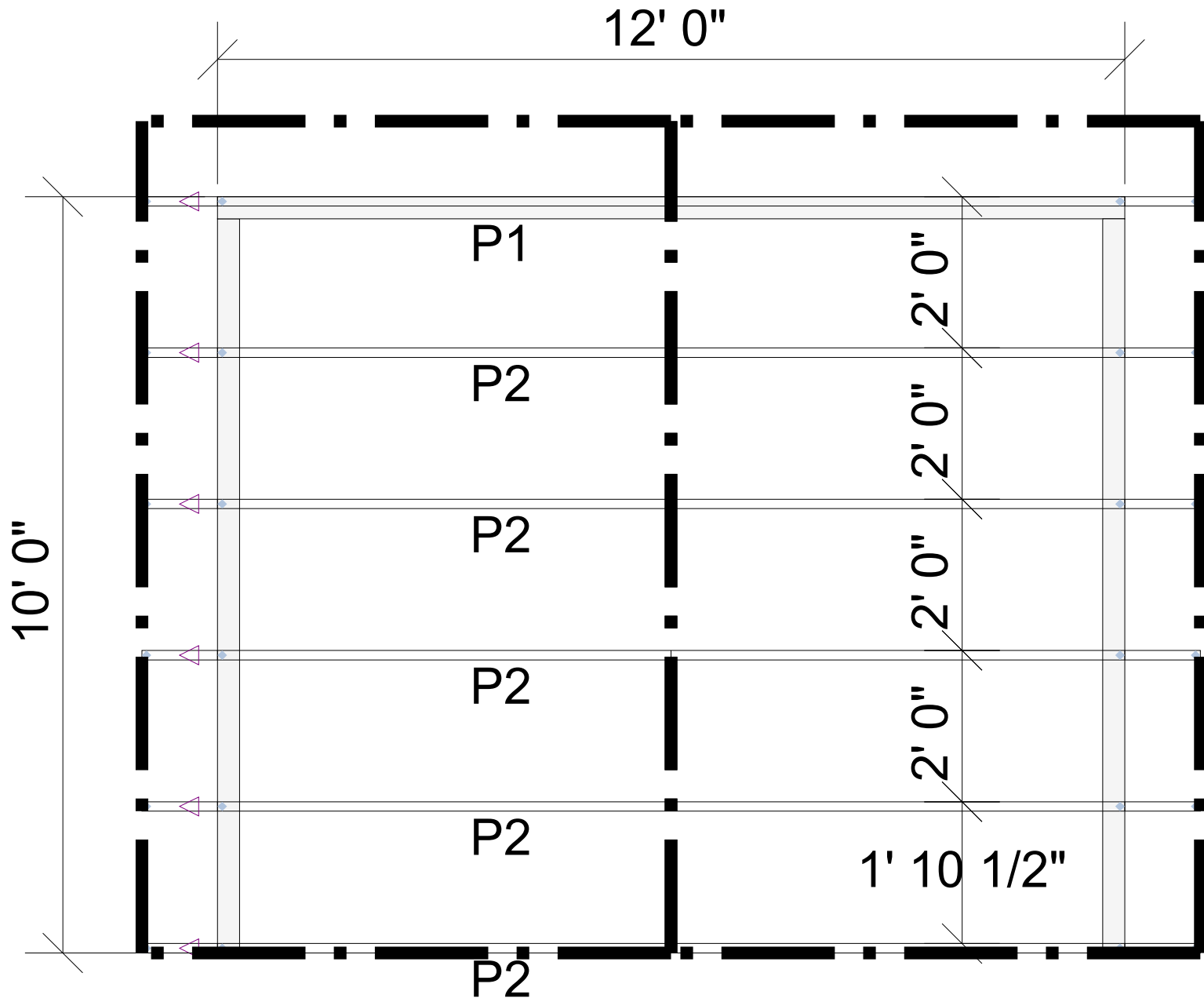
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CHESAPEAKE, VA PHONE (800) 476-3190
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JEFFERSON GA PHONE (800) 648-4038
PEARISBURG, VA PHONE (800) 397-9571

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, & TRUSS PLACEMENT 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.

OPT. SCREEN PORCH



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ROOF AREA: 162.33 RIDGE LINE: 11' 0" VALLEY LINES: 0' 0" HIP LINES: 0' 0" Indicates Left End of Truss

Customer:
SMITH DOUGLAS

Job Name:
BUFFINGTON 10X12 PORCH

Date: 11/15/2018
Scale: NTS
Revision Date 1:
Revision Date 2:

Quality Products for Quality Builders

Drawn By: DG1
Checked By: ***
Drawing Number:
MASTER



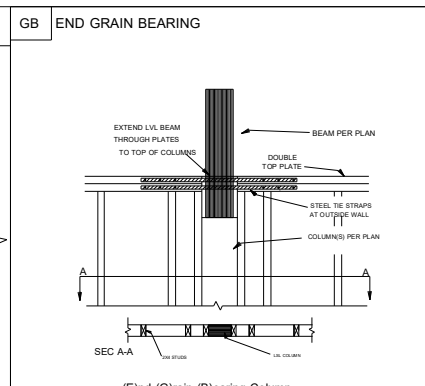
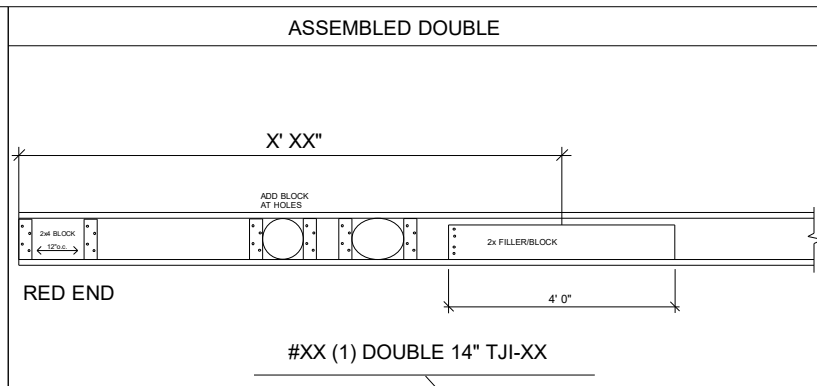
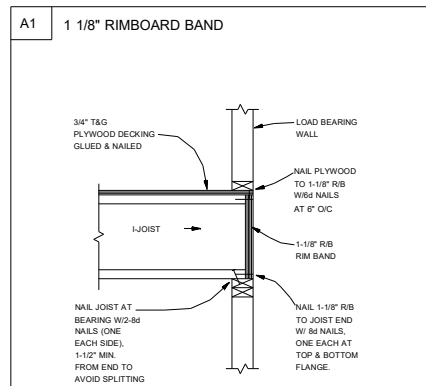
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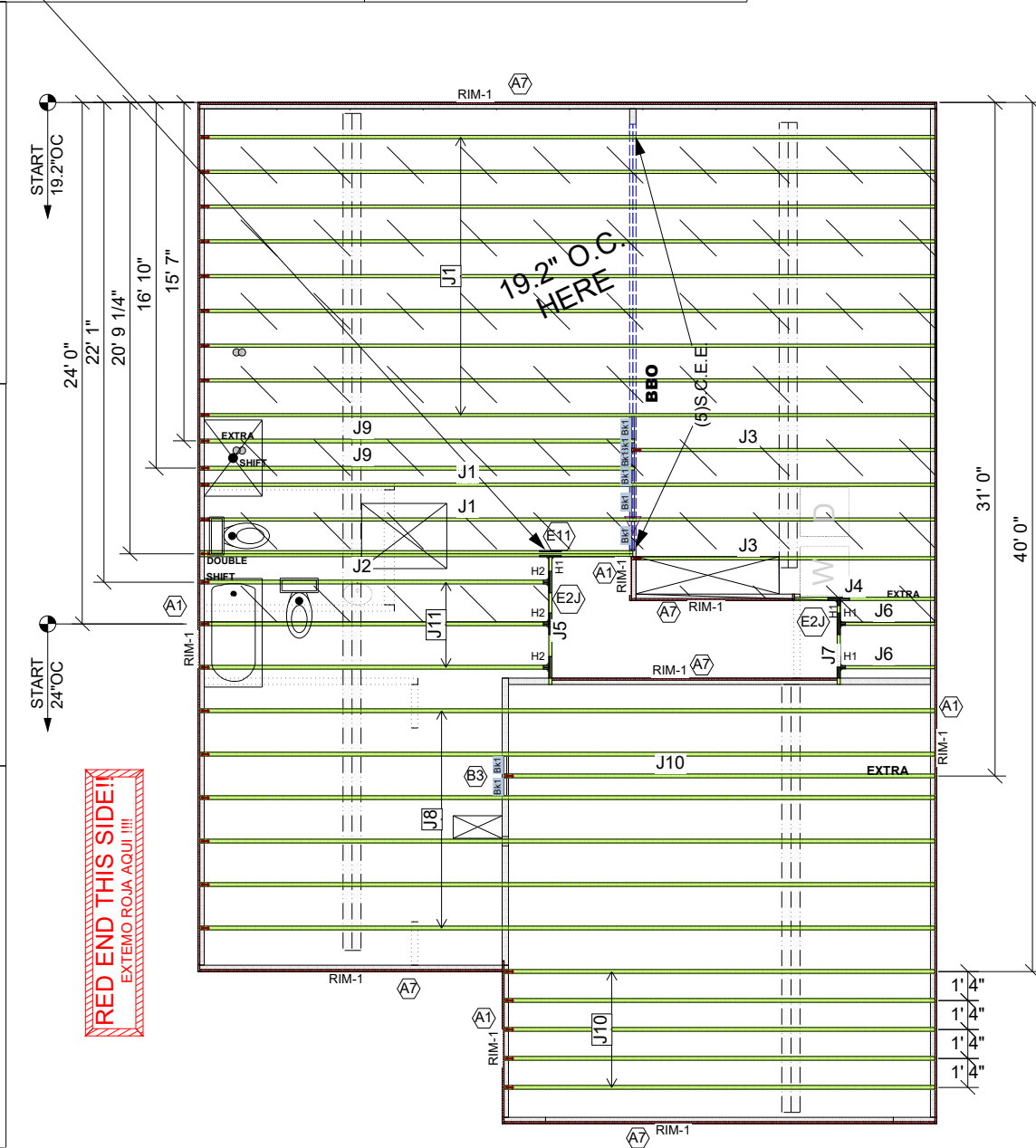
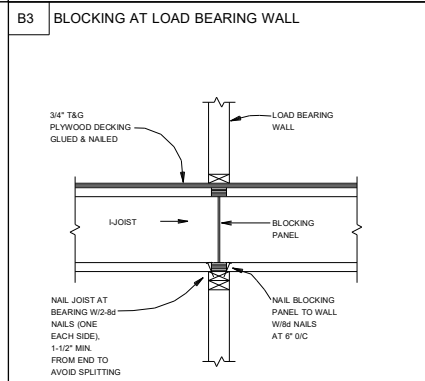
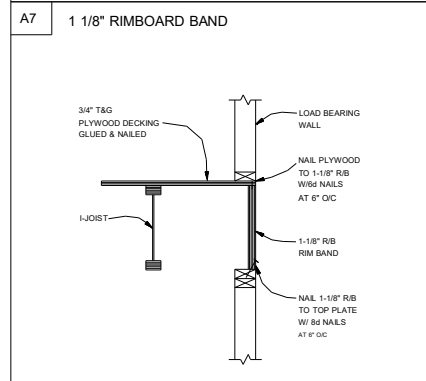
1. TEMPORARY BRACING TO BE INSTALLED W/ T.P.I. STANDARD BCS-B1.
2. SEE ENGINEERED DRAWING FOR PERMANENT BRACING MINIMUM REQUIREMENTS.
3. FRAMER TO VERIFY ALL DIMENSIONS, DROP, & RISE LOCATIONS PRIOR TO TRUSS PLACEMENT.
4. BLDR/FRAMER RESPONSIBLE FOR ADJUSTMENT OF TRUSS SPACING TO MISS PLUMBING DROPS,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

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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



- 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.

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

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)

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

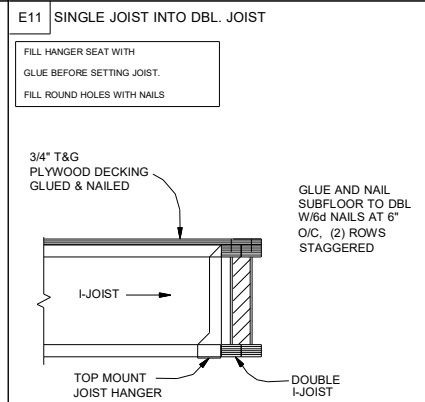
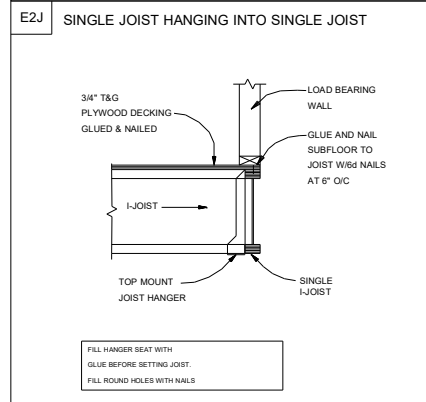
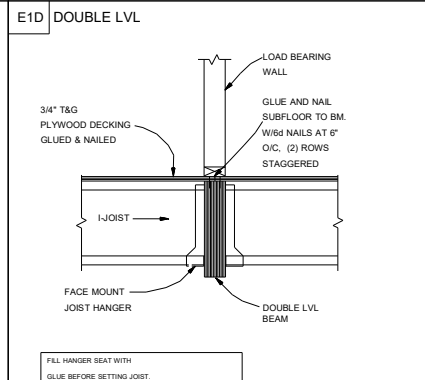
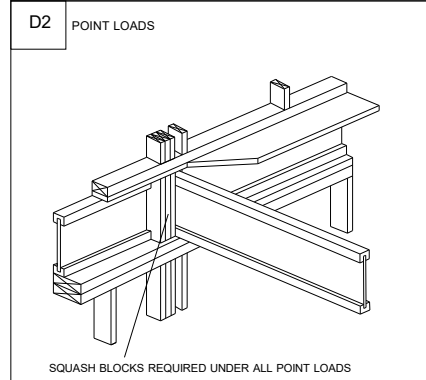
FIELD LOCATE PLUMBING DROPS/CAN LIGHTS, ETC... PRIOR TO JOIST SECUREMENT TO AVOID INTERFERENCE.

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"	

FIELD VERIFY DIMENSIONS TO JOISTS LOCATED UNDER WALLS!!

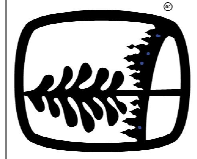
2ND FLOOR LAYOUT



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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
 Drawn By: CP
 Date: 4/22/2021
 Scale: NTS
 Revision Date: _____
 Revision Date: _____