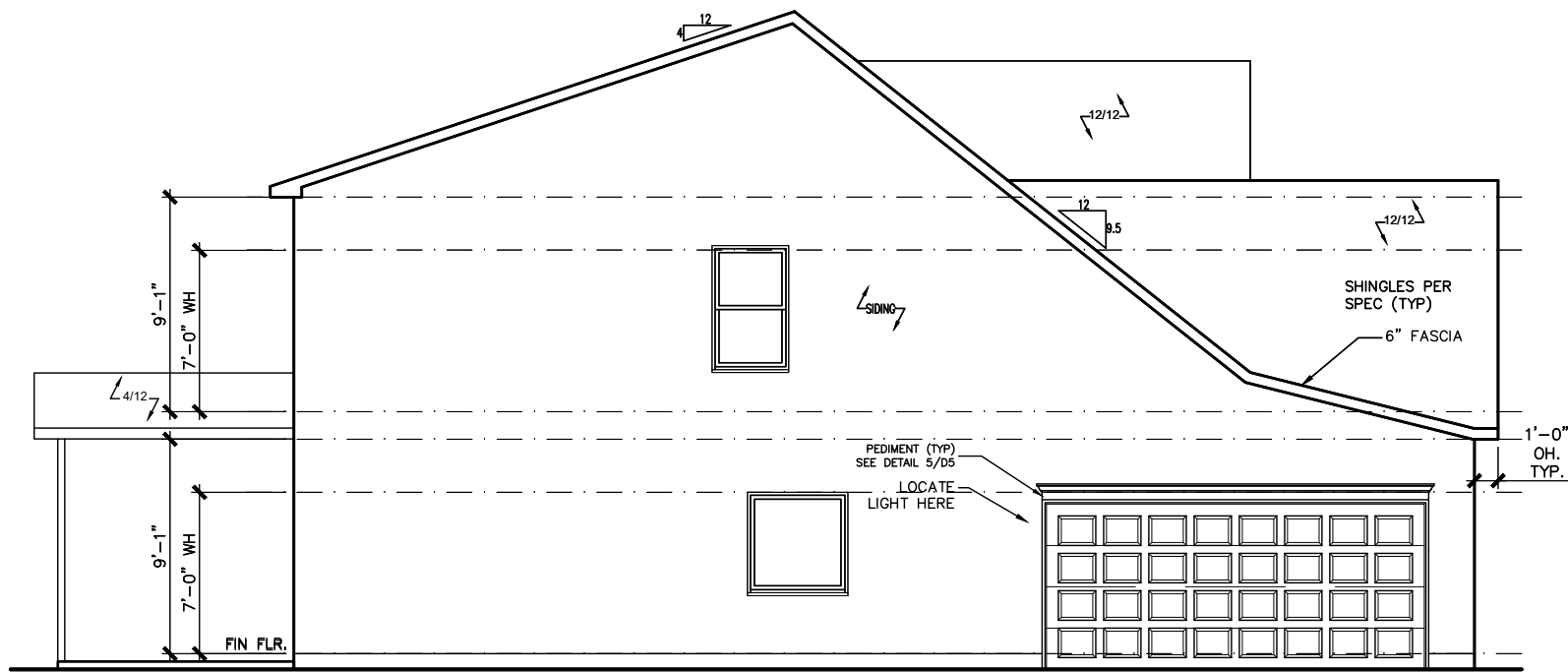
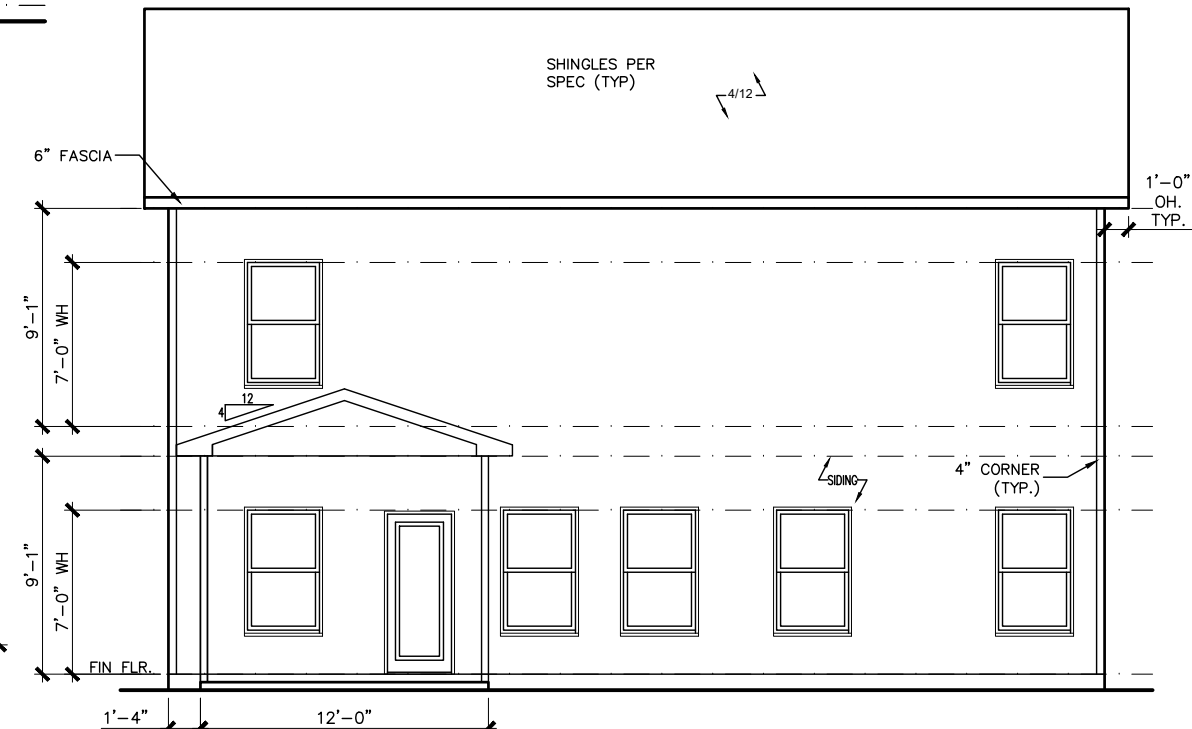


CANE MILL ESTATES LOT 20



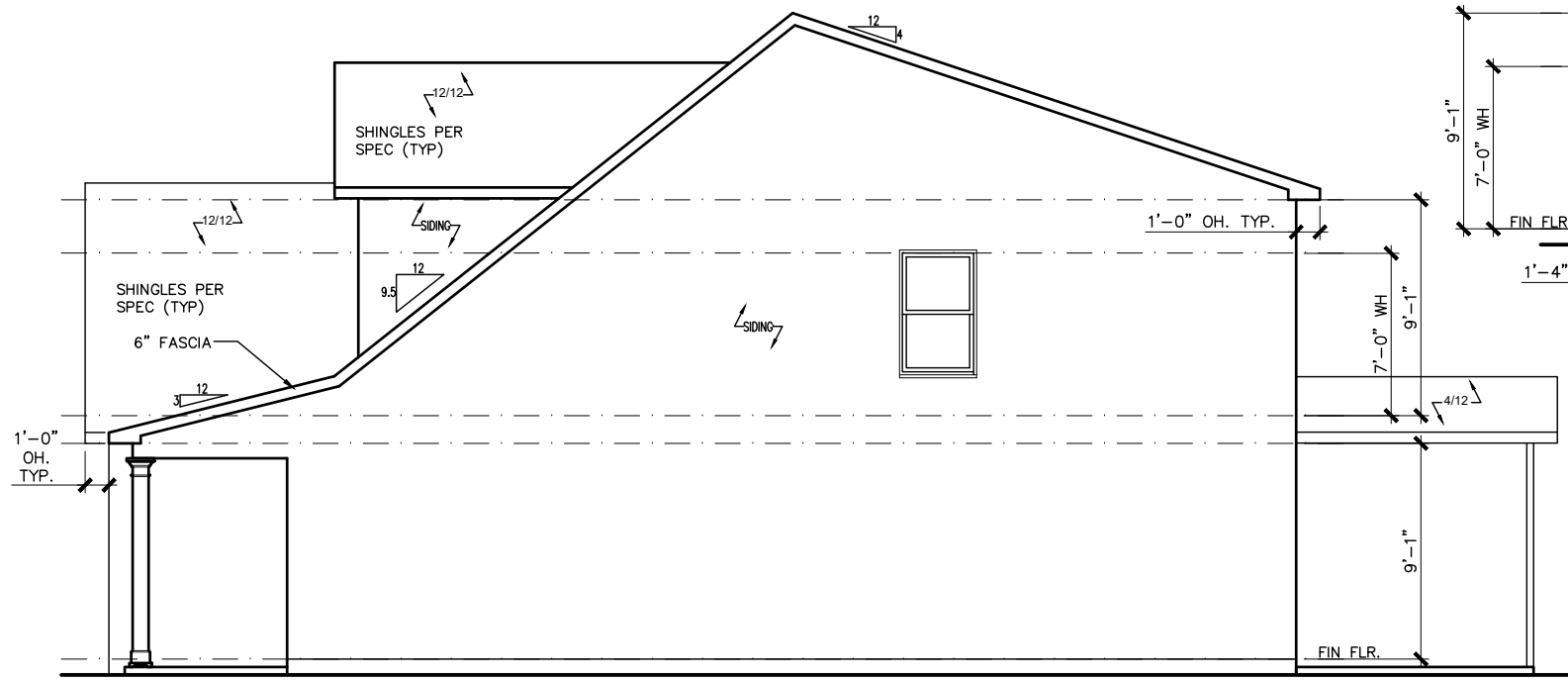
LEFT ELEVATION "E"

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



REAR ELEVATION "E"

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



RIGHT ELEVATION "E"

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

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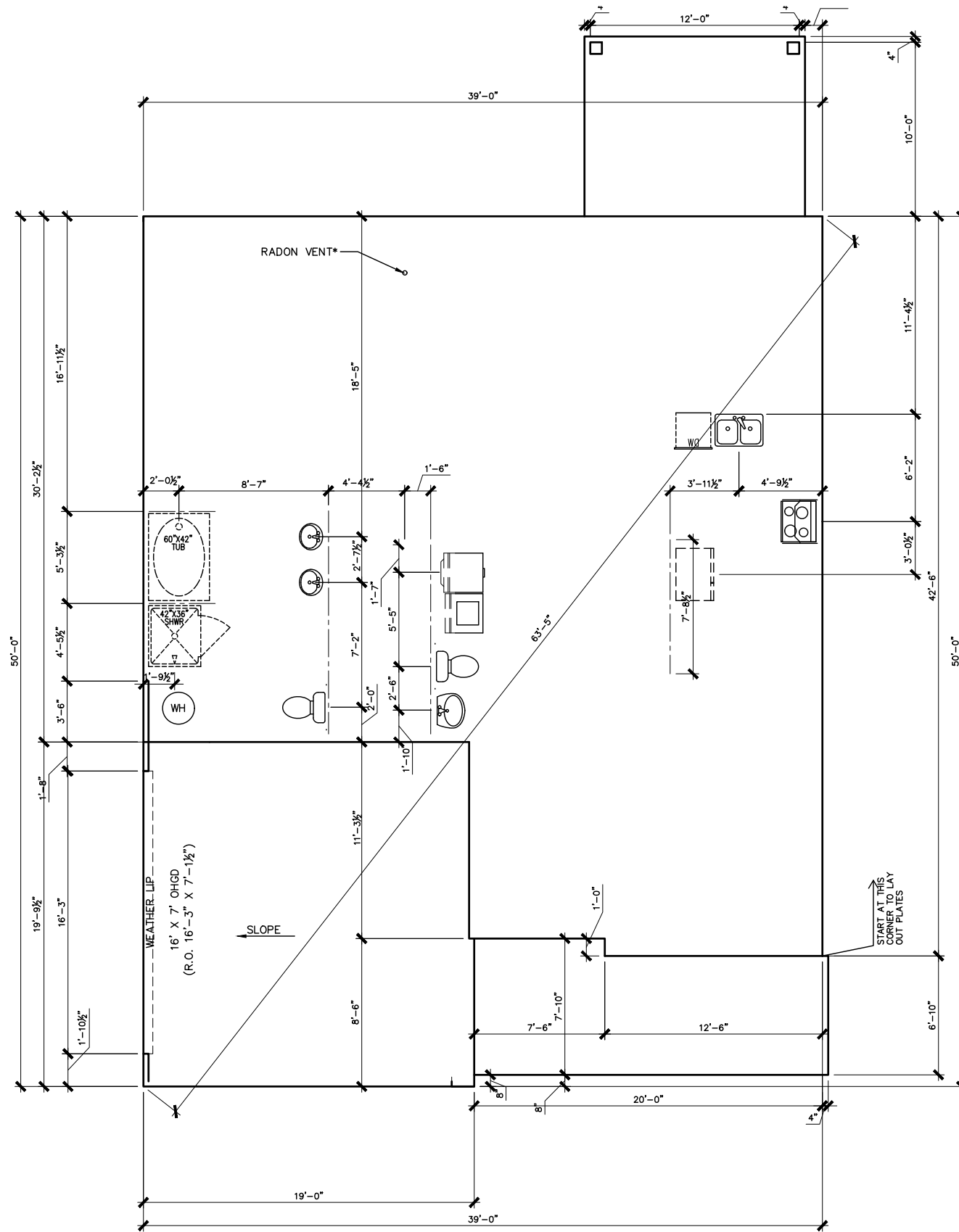
ELEVATIONS
SIDES AND REAR
REGES

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FND: ALL	ELEV: E
PAGE NO: A2.1	

CANE MILL ESTATES LOT 20



*RADON VENT
PROVIDED PER
LOCAL CODE

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

SLAB PLAN

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

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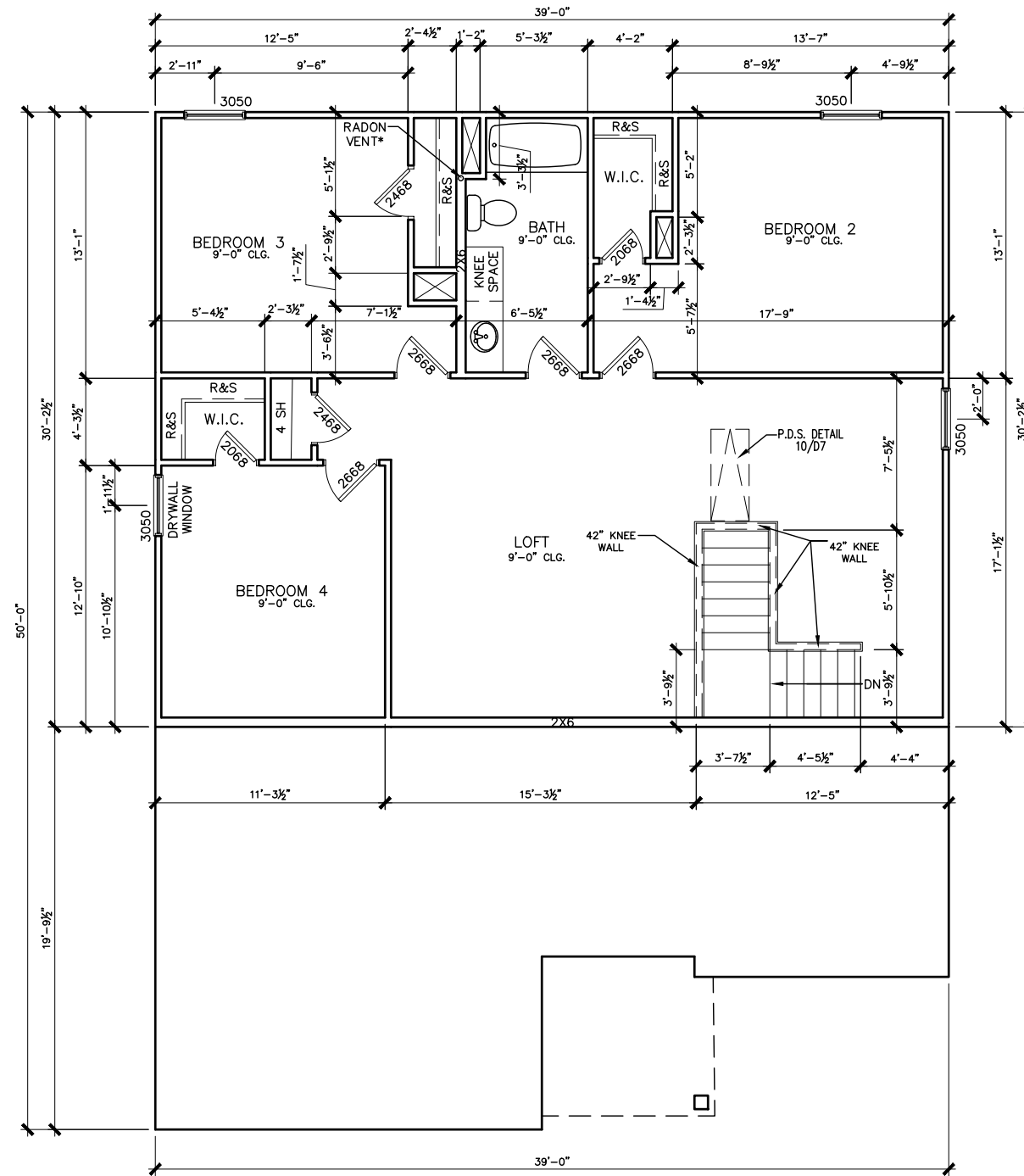
FOUNDATION PLAN
SLAB PLAN
REGES

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CANE MILL ESTATES LOT 20



SECOND FLOOR PLAN

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

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QUALITY | INTEGRITY | VALUE

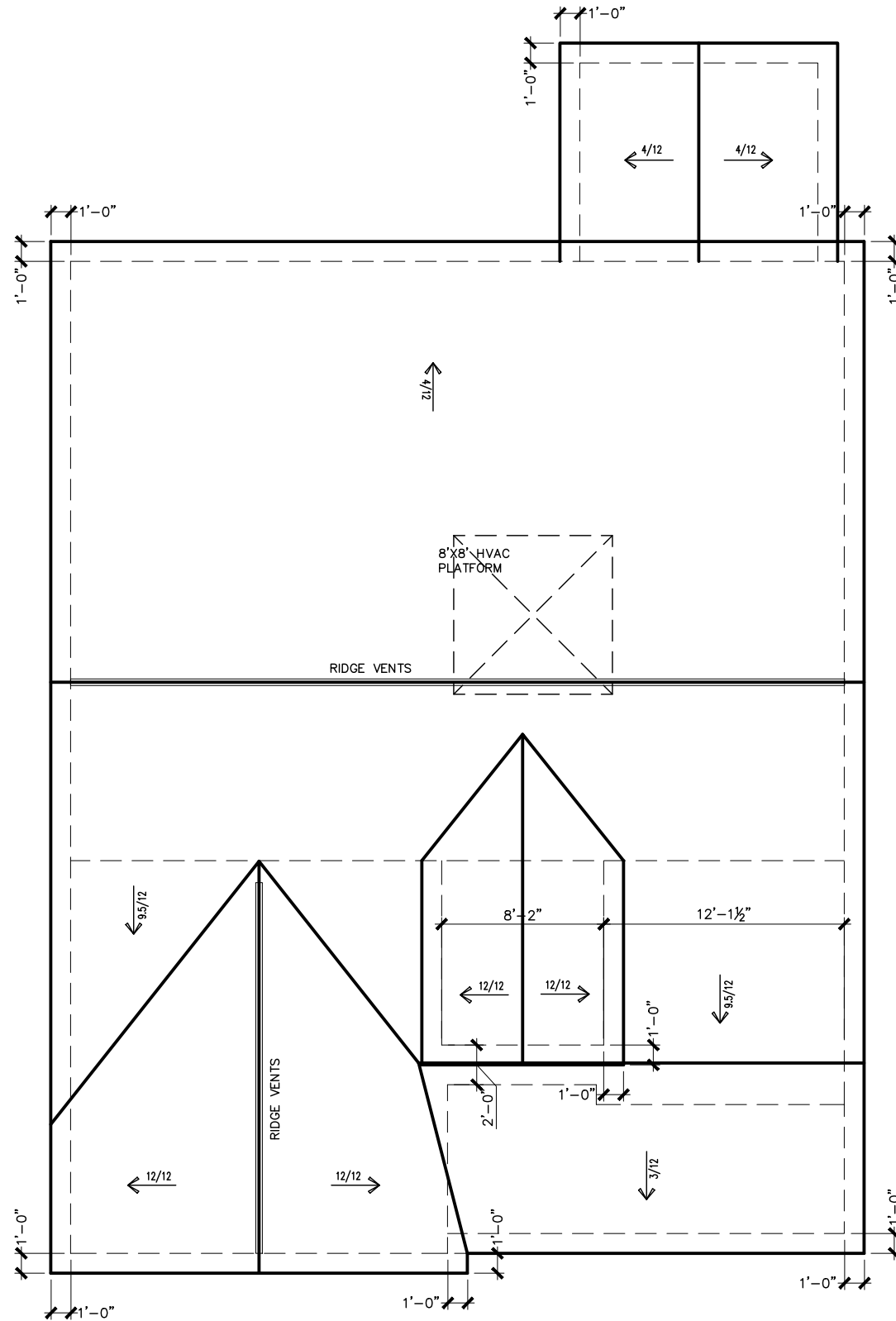
FLOOR PLAN
SECOND FLOOR
REGES

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CANE MILL ESTATES LOT 20



ROOF LAYOUT "E"

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

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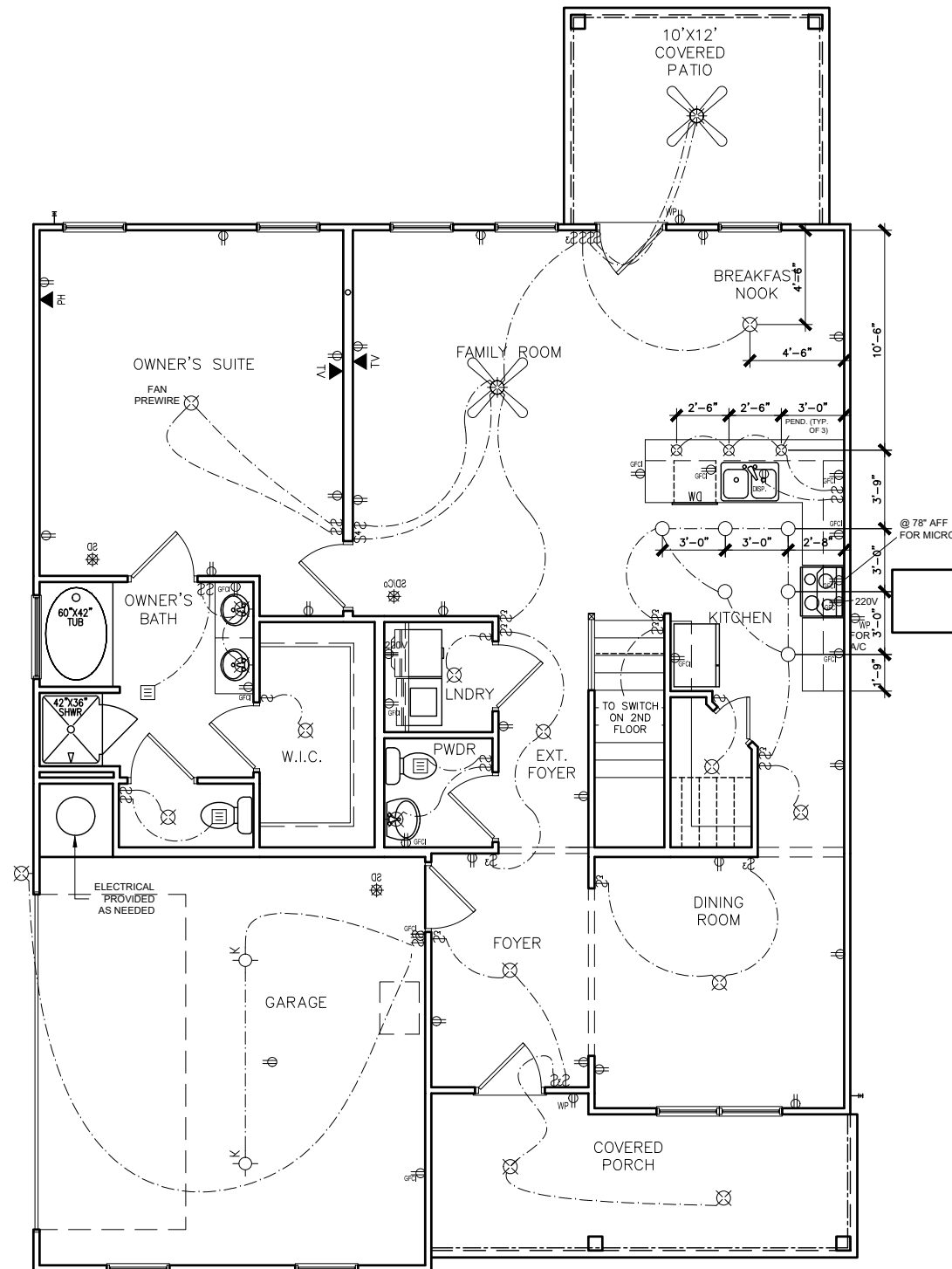
ROOF PLAN
ROOF PLAN
REGES

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PAGE NO: A6.1	

CANE MILL ESTATES LOT 20



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	†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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REVISION					
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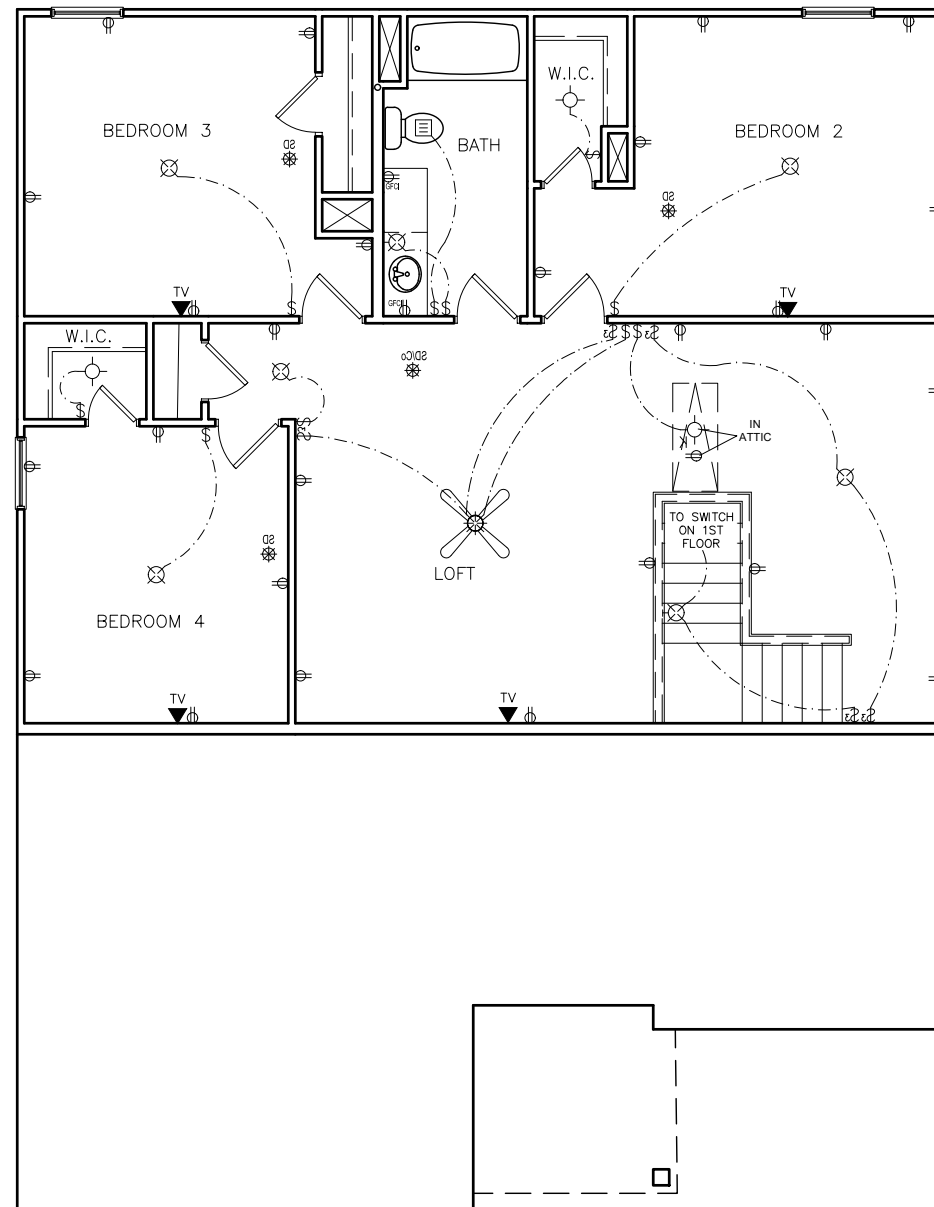
ELECTRICAL PLAN
FIRST FLOOR
REGES

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FND:	ALL	ELEV:	E
PAGE NO:	A7.2		

CANE MILL ESTATES LOT 20



SECOND FLOOR ELECTRICAL PLAN

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

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

ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES

APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)

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

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

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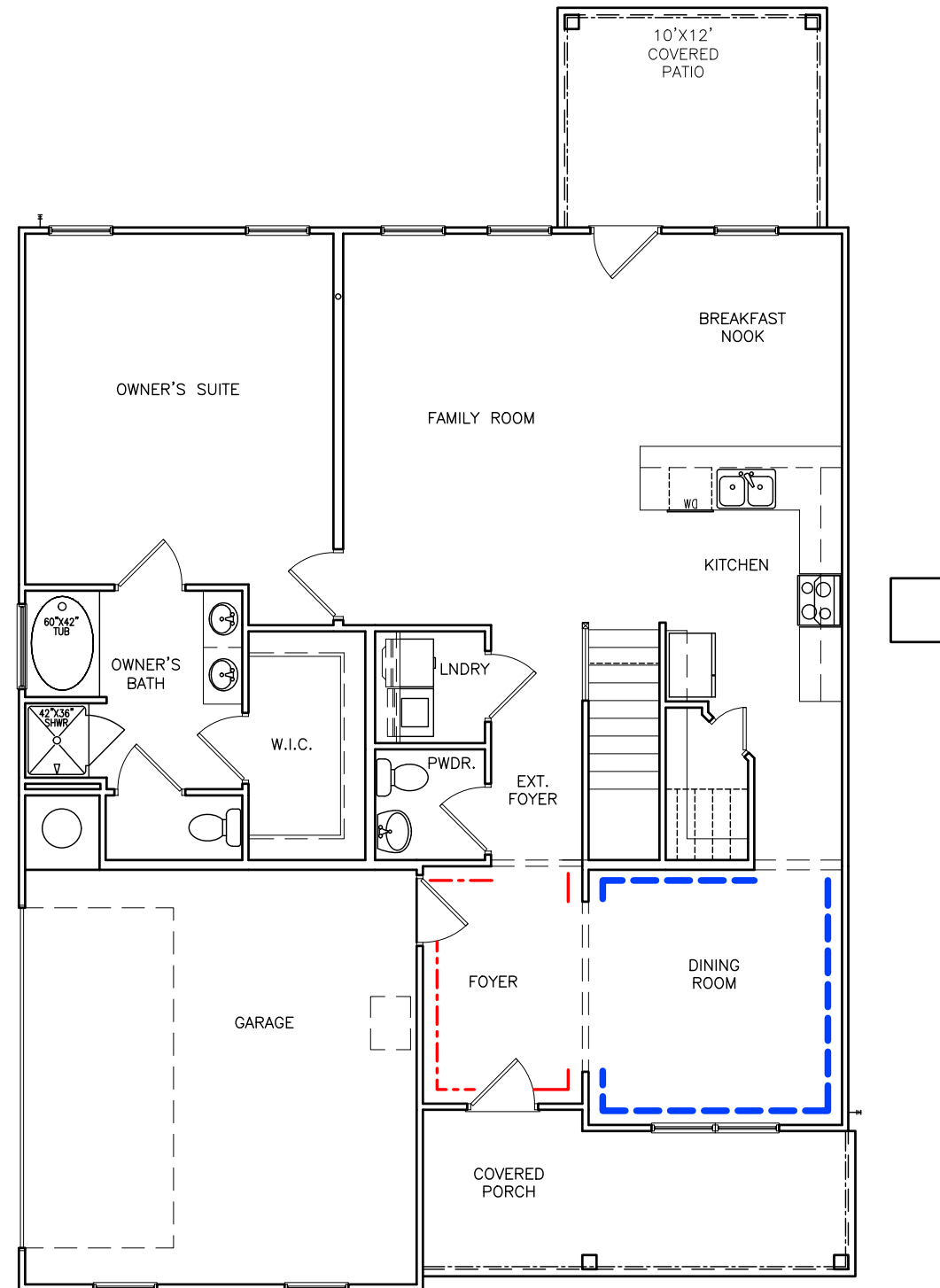
ELECTRICAL PLAN
SECOND FLOOR
REGES

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PAGE NO: A7.3	

CANE MILL ESTATES LOT 20



FOYER TRIM - CHAIR/SHADOW -----
 DINING ROOM TRIM - CHAIR/SHADOW -----

TRIM LAYOUT FIRST FLOOR PLAN

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

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FLOOR PLAN
 TRIM LAYOUT
 REGES

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PAGE NO: A8.1	

CANE MILL ESTATES LOT 20

Lot Definition

Project: Cane Mill Estates	Community: Cane Mill Estates
Building: 000	Builder: Thomas Kenneth Barlow
Unit: 0020	Status: Sold
Plan: Reges E Side Entry	RTeam: Raleigh West
Orientation: Garage Left	Sq. Ft.: 2,532
Bedrooms: 4	Bathrooms: 2.5
Address: 35 Trolley Lane	Permit:
Coats:	Notes:
NC	27521

Sales Data	Dates
Contract: 92733	Ratified: 08/04/2021
Buyer: Shirley Dalton	Original Start: 09/07/2021
Sales Agent: Sam Fulmer	Start: 09/07/2021
	Scheduled Complete: 01/06/2022

Option	Description	Quantity
36" Cabinet 2nd Upgr w/ Hardware	Includes hardware - knobs, pulls, or knob/pull combo. Note: Bath cabinets to match	1
Add Int Ceiling Fan w/Light and PreWire	Additional interior ceiling fan, including Light Kit and fan Pre-wire. Includes credit of standard fixture. NOTE: Do not use this option for Family Room or Owner Bedroom, use room-specific options instead. ****INSIDE USE ONLY****	1
Additional Cable Outlet		4
Automatic Garage Door Opener	Garage Door Opener - Per Door	1
Blind for Rear/Back Door	Blinds - Additional blind to cover rear/back door.	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
Ceiling Fan w/Light Family Room	Ceiling fan, including Light Kit. Does not include Pre-wire. This option is for use in Family Rooms that are pre-wired standard but have no fan.	1
Chrome Interior Finish Color Package	Includes chrome kitchen faucet, bath faucets, & fixtures, brushed nickel door hardware (hinges, bumps, knobs/levers, deadbolts), Pkg1 (bn) lighting fixtures, & pewter oval mirror. Separate options also affected: shower door, bath hardware (towel barring, tp holder), shower grab bar, cabinet hardware (to be chrome)	1
Dining Room - Chair Rail/Shadow Box		1
FlPkg 5EA-EVP1, StdCpt (1Pkg1)	Flooring Package 5EA - Enhanced Vinyl Plank 1, Standard Carpet (from Package 1)	1
FlPkg Opt-Powder EVP1	Flooring Package - Option Powder Room Enhanced Vinyl Plank 1	1

User Name: Victoria Wicker 1 of 3 08/17/2021
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Lot Definition

Foyer - Chair Rail/Shadow Box		1
Granite-Kitchen Countertops - Lvl 1 (0)	Kitchen Granite Countertops - Level 1-where Laminite is Std.	1
Granite-Kitchen Sink Level 1	Level 1 Undermount rectangular stainless steel upgrade for kitchen granite.	1
G-Tub & PF Shwr FD OBATHC	(Garden tub and separate shower with framed door I/O of Large prefab shower. (obathc))	1
Hall Bath Marble 1 Single Ilo LamSgl		1
Kitchen Ceiling Fixture Lights ILO Std	Kitchen Lights - Low Profile Flush Mount LED Lights per Plan ILO Standard Light.	1
Kitchen Faucet - Level 2 (G)	Upgrade to Level 2 Pulldown Kitchen Sink Faucet From Level 1 Faucet on Granite OR Solid Surface	1
Level 2 - Package Electric (from E1)	Frigidaire SS 24" Dishwasher*** Frigidaire SS 1.5 Cu. Ft. Micro Frigidaire SS 30" Elec. Range	1
Lighting Package Minimalist		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 Ilo LamSgl	***Includes Vanity Double Bowl Option Do Not Select Both***	1
Pendant Lights per Plan	Pendant Lights above Island/Bar Top per plan electrical diagram. To match lighting package selected. NOTE: Choose this option only once.	1
RearPorchCeiling Fan w/Light and PreWire	NOTE: DONT PICK TWICE. Rear Porch Exterior Ceiling Fan including Light Kit. Includes Pre-Wire. For use on plans with included Covered Porches OR lots with Optional Rear Covered Porches. Includes credit for std light.	1
Screens Base House Single Family	Add window screens to all operable standard windows on single family home. NOTE: Does not include screens for windows for optional 2nd-floors, side entry garage, or windows added or changed from structural options, optional windows, or basement windows. See additional options to complete screens.	1
Screens Side Entry Garage Adder	Add Screens on Windows added at front for Side Entry Garage option	1
SS 25.5 cu.ft. Std Depth Side-by-Side	25.5 Cu. Ft. Standard-Depth Side-by-Side Refrigerator Multi-Level LED Lighting; PureSource 360 Ice & Water Filtration; 2 Fixed Flat Glass Shelves; 2 Store-More™ Adjustable Gallon Door Bins; Automatic Ice Maker; Energy Saver Plus Technology	1
Stone T3 B ExtCoiPkg(1)		1

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Lot Definition

Activity	Description	Selection Description
Del&Install AppliancePkg	Appliance Package Select - All	Appliance Package Selected
Deliver & Install Blinds	Blind Color	White
Install Cabinets Complet	Cab Hdrwr Type(2/3)ALL	Pulls
Install Cabinets Complet	Cabinet Finish - Upgrade 2Nis	2nd-Upgr Elite Purestyle-White
Install Cabinets Complet	Secondary Bath Vanity Tops-All	Selection not Needed
Install Carpet	Carpet - Standard ALL	Smith Grove III Weathered Wood 710
Install EnhancedVnlPlank	Enhanced Vinyl Plank-Level 1	Spectrum Plus 9PLK Chapman Oak 7067
Install Granite Tops	RDU Granite CounterKitchenLvl1	Datlie-Ashen White
Install Granite Tops	Rectangular SS sink LVL 1	5050 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)	SW 7006 Extra White
Paint Interior Complete	Interior Paint (Walls) - Base	SW 8917 Shell White
PM Install Vinyl Floor	VinylPkg-Owner Bath	Winchester Bay Nova 1114
PM Install Vinyl Floor	VinylPkg-Std 2nd Baths/Laundry	Winchester Bay Nova 1114
Stain Handrails	Hand Rail Stain - All	MW-Toasted Barrel [LVP-7067 Chapman Oak]

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DETAILS
 LOT DEFINITION
 REGES

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FND: ALL	ELEV: E
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 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 local building codes.
- All structural assemblies are to meet or exceed to requirements of the current local building code.

FOUNDATIONS:

- 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.

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 the manual of Steel Construction "Load Resistance Factor Design" latest editions.
- Structural steel shall receive one coat of shop applied rust-inhibitive paint.
- All steel shall have a minimum yield stress (F_y) of 36 ksi unless otherwise noted.
- Welding shall conform to the latest edition of the American Welding Society's Structural Welding Code AWS D11. Electrodes for shop and field welding shall be class E70XX. All welding shall be performed by a certified welder per the above standards.

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 psi. The SER is not responsible for differential settlement, slab cracking or other future defects resulting from unreported conditions not in accordance with the above assumptions.
 - Control or saw cut joints shall be spaced in interior slabs-on-grade at a maximum of 15'-0" O.C. and in exterior slabs-on-grade at a maximum of 10'-0" unless otherwise noted.
 - Control or saw cut joints shall be produced using conventional process within 4 to 12 hours after the slab has been finished.
 - Reinforcing steel may not extend through a control joint.
 - Reinforcing steel may extend through a saw cut joint.
- All welded wire fabric (WUJF) for concrete slabs-on-grade shall be placed at mid-depth of slab. The WUJF shall be securely supported during the concrete pour.

CONCRETE REINFORCEMENT:

- Fibrous concrete reinforcement, or fibermesh, specified in concrete slabs-on-grade may be used for control of cracking due to shrinkage and thermal expansion/contraction, lowered water migration, an increase in impact capacity, increased abrasion resistance, and residual strength.
- Fibermesh reinforcing to be 100% virgin polypropylene fibers containing no reprocessed olefin materials and specifically manufactured for use as concrete secondary reinforcement.
- Application of fibermesh per cubic yard of concrete shall equal a minimum of 0.1% by volume (15 pounds per cubic yard).
- Fibermesh shall comply with ASTM C116, any local building code requirements, and shall meet or exceed the current industry standard.
- Steel reinforcing bars shall be new billet steel conforming to ASTM A615, grade 60.
- Detailing, fabrication, and placement of reinforcing steel shall be in accordance with the latest edition of ACI 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 Southern-Yellow-Pine (SYP) #2.
- LVL or PSL engineered wood shall have the following minimum design values:
 - $E = 1,900,000$ psi
 - $F_b = 2,600$ psi
 - $F_v = 285$ psi
 - $F_c = 1,000$ psi
- Wood in contact with concrete, masonry, or earth shall be pressure treated in accordance with AIA/PA standard C-15. All other moisture exposed wood shall be treated in accordance with AIA/PA standard C-2.
- Nails shall be common wire nails unless otherwise noted.
- Lag screws shall conform to ANSI/ASME standard B18.2.1-1981. Lead holes for lag screws shall be in accordance with NDS specifications.
- All beams shall have full bearing on supporting framing members unless otherwise noted.
- Exterior and load bearing stud walls are to be 2x4 SYP #2 @ 16" O.C. unless otherwise noted. Studs shall be continuous from the sole plate to the double top plates. 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 properly 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.
- Four and five ply beams shall be bolted together with (2) rows of 1/2" diameter through bolts staggered @ 16" O.C. 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 be 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-9). 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.

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.

WOOD STRUCTURAL PANELS:

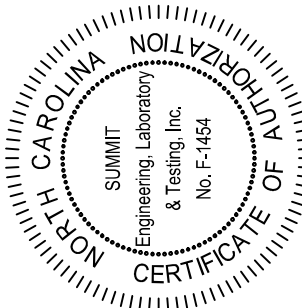
- Fabrication and placement of structural wood sheathing shall be in accordance with the APA Design/Construction Guide "Residential and Commercial", and all other applicable APA standards.
- All structurally required wood sheathing shall bear the mark of the APA.
- Wood wall sheathing shall comply with 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.
- All structurally required fiberboard sheathing shall bear the mark of the AFA.
- Fiberboard wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan set for more information.
- Sheathing shall have a 1/8" gap at panel ends and edges as recommended in accordance with the AFA.



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SUMMIT
Engineering, Laboratory
& Testing, Inc.
No. F-1454

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

DRAWING

DATE: 1/17/2021

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

PROJECT #: 3832.350

DRAWN BY: JY

CHECKED BY: BCP

ORIGINAL INFORMATION

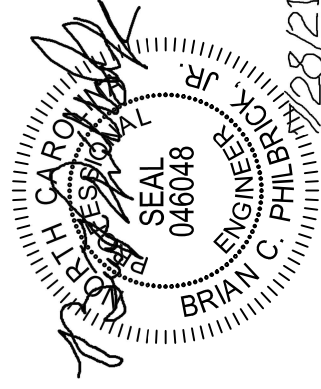
PROJECT #: 3832.146
DATE: 6/7/2018

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

CS2

Cane Mill
Lot 20



STRUCTURAL MEMBERS ONLY
1/17/21

- FOUNDATION NOTES**
- FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE W/ CHAPTER 4 OF THE 2008 NORTH CAROLINA RESIDENTIAL BUILDING CODE W/ ALL LOCAL AMENDMENTS.
 - STRUCTURAL CONCRETE TO BE F_c = 3000 PSI, PREPARED AND PLACED IN 12" MAXIMUM LAYER THICKNESS.
 - FOOTINGS TO BE PLACED ON UNDISTURBED EARTH BEARING A MINIMUM OF 1" BELOW ADJACENT FINISHED GRADE OR AS OTHERWISE DIRECTED BY THE CODE ENFORCEMENT OFFICIAL.
 - FOOTING SIZES BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 PSF. VERIFY SOIL BEARING CAPACITY THROUGH GEOTECHNICAL INVESTIGATION AT THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION.
 - FOOTINGS AND PIERS SHALL BE CENTERED UNDER THEIR RESPECTIVE ELEMENTS.
 - PROVIDE 7" MINIMUM FOOTING PROJECTION FROM THE FACE OF MASONRY. MASONRY SHALL BE UNBALANCED TILL AGAINST MASONRY WALLS TO BE AS SHOWN IN SECTION R101 OF THE 2008 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
 - PISTONS TO BE BONDED TO FERRETER FOUNDATION WALL.
 - PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.
 - CONCRETE SHALL BE CONSTRUCTED PER 2008 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
 - CORREL FOUNDATION WALL AS REQUIRED TO ACCOMMODATE BRICK VENEERS.
 - CRACK SPACE TO BE GRADED LEVEL AND CLEARED OF ALL DEBRIS.
 - FORMWORK SHALL BE CONSTRUCTED WITH 1/2" MINIMUM CLEARANCE BETWEEN FORMS. FORMS SHALL BE CONSTRUCTED WITH 1/2" MINIMUM CLEARANCE BETWEEN FORMS. FORMS SHALL BE CONSTRUCTED WITH 1/2" MINIMUM CLEARANCE BETWEEN FORMS.
 - 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 12" ANCHOR BOLTS PER FLAT SECTION. ANCHOR BOLTS SHALL BE LOCATED IN THE CENTER THIRD OF THE PLATE.
 - ABBREVIATIONS:
 - DJ = DOUBLE JOIST
 - GT = GROUND TRUSS
 - FR = FLOOR TRUSS
 - BE = BEAM
 - FL = FLOOR FINISH
 - TR = TRIPLE TRAFFER
 - OC = ON CENTER
 - CL = CENTER LINE
 - PL = POINT LOAD
 - ALL PIERS TO BE 16"x16" MASONRY AND ALL PISTONS TO BE 6"x6" MASONRY. TYPICAL UNO.
 - 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 REPRESENTATIVE IF SOILS ARE OBSERVED IN THE FOOTING EXCAVATIONS AT THE TIME OF CONSTRUCTION. SUMMIT ENGINEERING LABORATORY 4 TESTING, P.C. MUST BE PROVIDED THE OPPORTUNITY TO REVIEW THE FOOTING DESIGN PRIOR TO CONCRETE PLACEMENT.
 - ALL TIE BOLTS USE TO BE AS ON UNDISTURBED SOIL OR 95% COMPACTED FILL, VERIFIED BY ENGINEER OR CODE OFFICIAL.

REFER TO BRACED WALL PLAN FOR PANEL LOCATIONS AND ANY REQUIRED HOLD-DOWNS. ADDITIONAL INFORMATION PER SECTION R607.109 AND FIGURE R607.101 OF THE 2008 IBC.

NOTE: ALL EXTERIOR FOUNDATION DIMENSIONS ARE TO FINISH AND USE BRICK VENEER UNO.

NOTE: A 4" CRUSHED STONE BASE COURSE IS NOT REQUIRED WHEN SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1 PER TABLE R402.1.

NOTE: FOUNDATION ANCHORAGE HAS BEEN DESIGNED TO RESIST THE CONTINUOUS WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.35 OF THE 2008 NRC.

REFER TO BRACED WALL PLAN FOR PANEL LOCATIONS AND ANY REQUIRED HOLD-DOWNS. ADDITIONAL INFORMATION PER SECTION R607.109 AND FIGURE R607.101 OF THE 2008 IBC.

NOTE: ALL EXTERIOR FOUNDATION DIMENSIONS ARE TO FINISH AND USE BRICK VENEER UNO.

NOTE: A 4" CRUSHED STONE BASE COURSE IS NOT REQUIRED WHEN SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1 PER TABLE R402.1.

NOTE: FOUNDATION ANCHORAGE HAS BEEN DESIGNED TO RESIST THE CONTINUOUS WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.35 OF THE 2008 NRC.

REFER TO BRACED WALL PLAN FOR PANEL LOCATIONS AND ANY REQUIRED HOLD-DOWNS. ADDITIONAL INFORMATION PER SECTION R607.109 AND FIGURE R607.101 OF THE 2008 IBC.

NOTE: ALL EXTERIOR FOUNDATION DIMENSIONS ARE TO FINISH AND USE BRICK VENEER UNO.

NOTE: A 4" CRUSHED STONE BASE COURSE IS NOT REQUIRED WHEN SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1 PER TABLE R402.1.

NOTE: FOUNDATION ANCHORAGE HAS BEEN DESIGNED TO RESIST THE CONTINUOUS WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.35 OF THE 2008 NRC.

REFER TO BRACED WALL PLAN FOR PANEL LOCATIONS AND ANY REQUIRED HOLD-DOWNS. ADDITIONAL INFORMATION PER SECTION R607.109 AND FIGURE R607.101 OF THE 2008 IBC.

NOTE: ALL EXTERIOR FOUNDATION DIMENSIONS ARE TO FINISH AND USE BRICK VENEER UNO.

NOTE: A 4" CRUSHED STONE BASE COURSE IS NOT REQUIRED WHEN SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1 PER TABLE R402.1.

NOTE: FOUNDATION ANCHORAGE HAS BEEN DESIGNED TO RESIST THE CONTINUOUS WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.35 OF THE 2008 NRC.

REFER TO BRACED WALL PLAN FOR PANEL LOCATIONS AND ANY REQUIRED HOLD-DOWNS. ADDITIONAL INFORMATION PER SECTION R607.109 AND FIGURE R607.101 OF THE 2008 IBC.

NOTE: ALL EXTERIOR FOUNDATION DIMENSIONS ARE TO FINISH AND USE BRICK VENEER UNO.

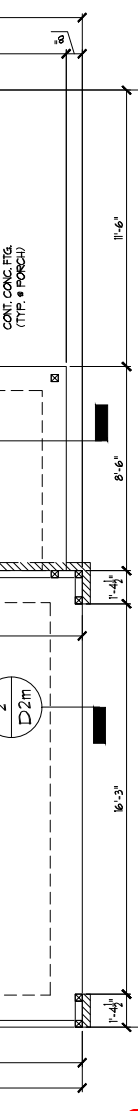
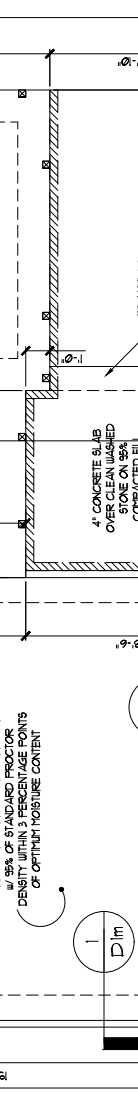
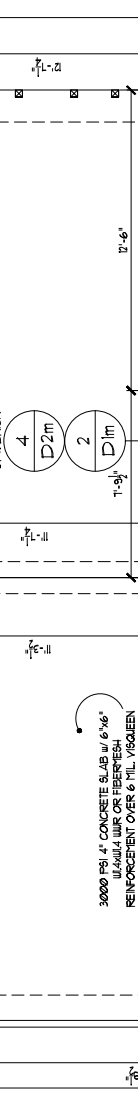
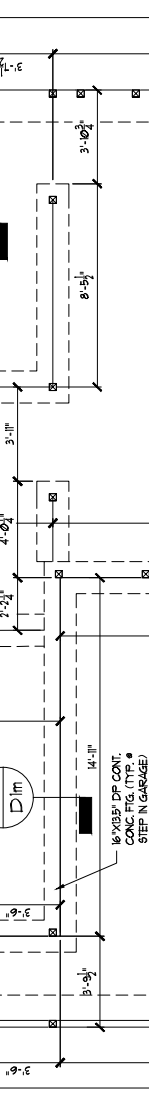
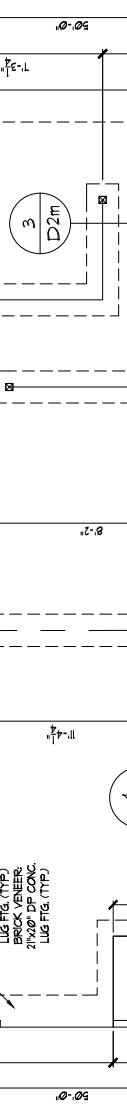
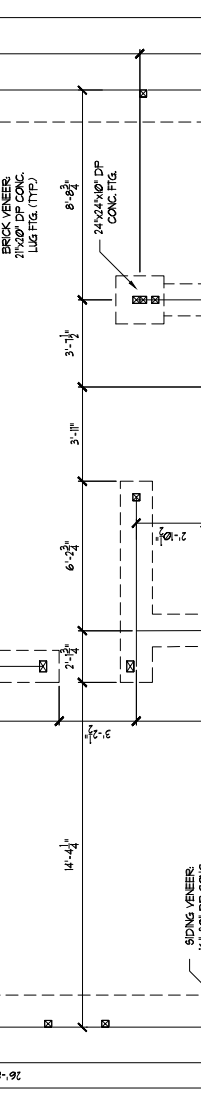
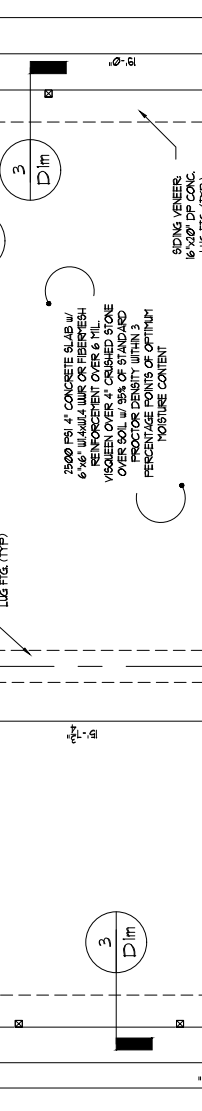
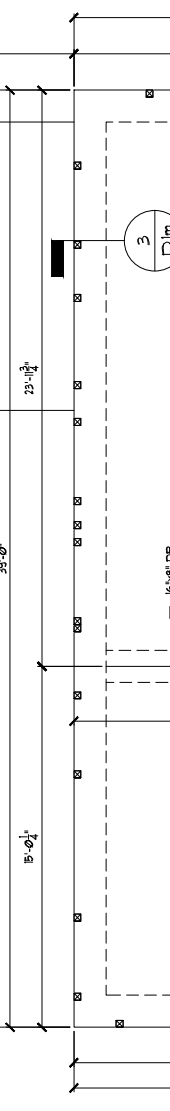
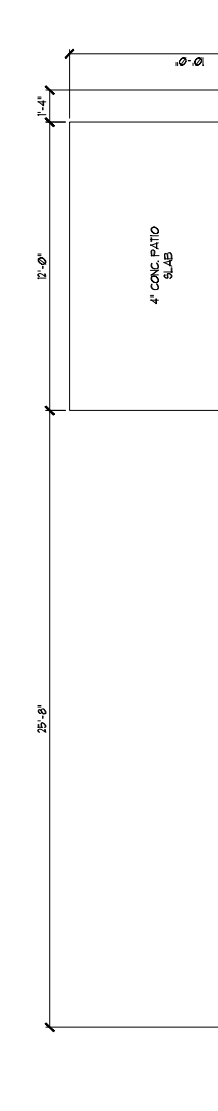
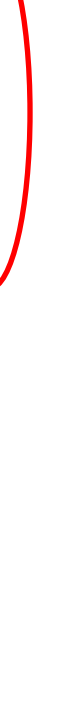
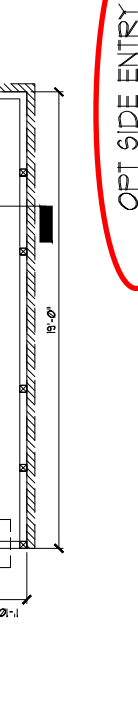
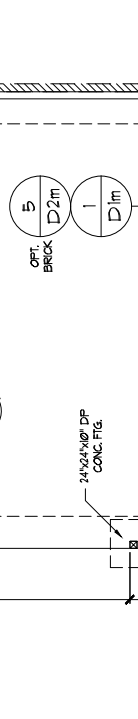
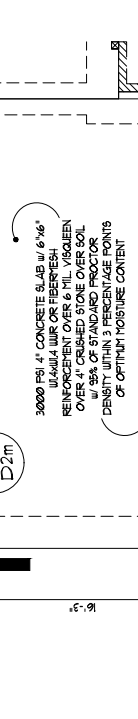
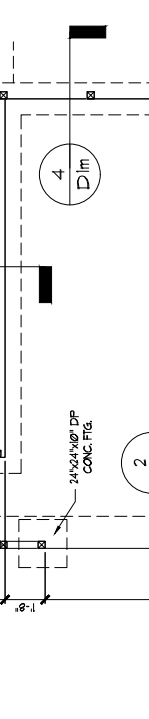
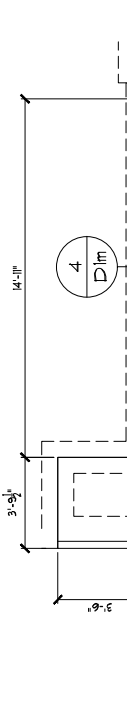
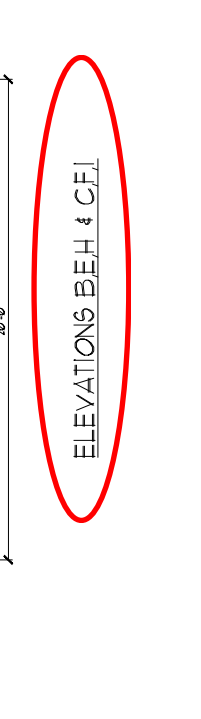
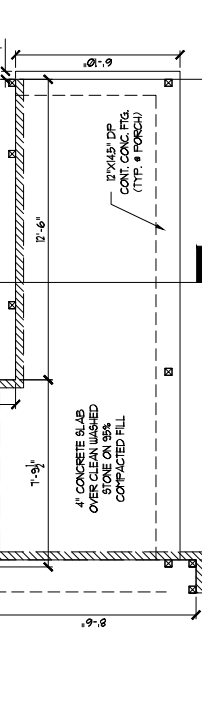
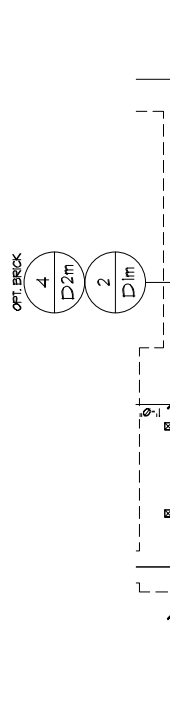
NOTE: A 4" CRUSHED STONE BASE COURSE IS NOT REQUIRED WHEN SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1 PER TABLE R402.1.

NOTE: FOUNDATION ANCHORAGE HAS BEEN DESIGNED TO RESIST THE CONTINUOUS WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.35 OF THE 2008 NRC.

REFER TO BRACED WALL PLAN FOR PANEL LOCATIONS AND ANY REQUIRED HOLD-DOWNS. ADDITIONAL INFORMATION PER SECTION R607.109 AND FIGURE R607.101 OF THE 2008 IBC.

NOTE: ALL EXTERIOR FOUNDATION DIMENSIONS ARE TO FINISH AND USE BRICK VENEER UNO.

NOTE: A 4" CRUSHED STONE BASE COURSE IS NOT REQUIRED WHEN SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1 PER TABLE R402.1.



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

DRAWING DATE: 1/17/2021
SCALE: 1/8"=1'-0"
PROJECT #: 3832.350
DRAIN BY: JY
CHECKED BY: BCP

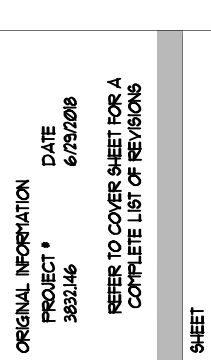
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PROJECT #: 3832.146
DATE: 6/7/2018
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
S1.0m

STRUCTURAL MEMBERS ONLY

Cane Mill Lot 20

ELEVATIONS AND



DATE: 1/20/21

STRUCTURAL MEMBERS ONLY

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES, COMPLETED/REVISED ON 6/2/2021. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO VERIFY THE ACCURACY OF ALL LABORATORY TESTING. P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION, SUMMIT CANNOT GUARANTEE THE ACCURACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

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

STRUCTURAL ANALYSIS BASED ON 2018 NRC.

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

SEE SHEET S1.0m FOR NOTES
AND MORE INFORMATION

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RALEIGH, NC 27603
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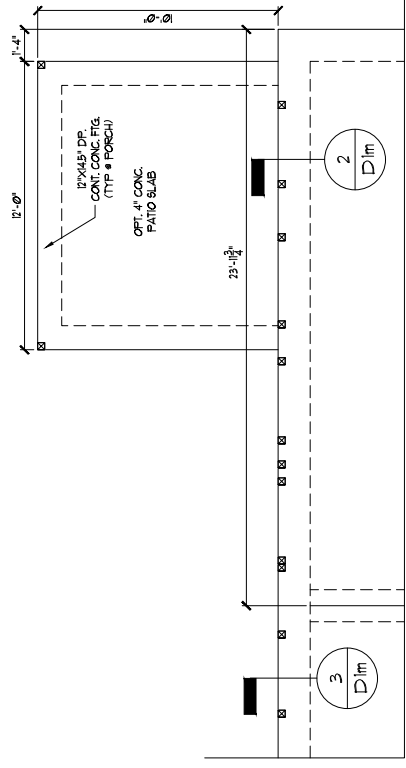
SUMMIT
Engineering, Laboratory
& Testing, Inc.
No. F-1454
NORTH CAROLINA
CERTIFICATE OF AUTHORIZATION

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

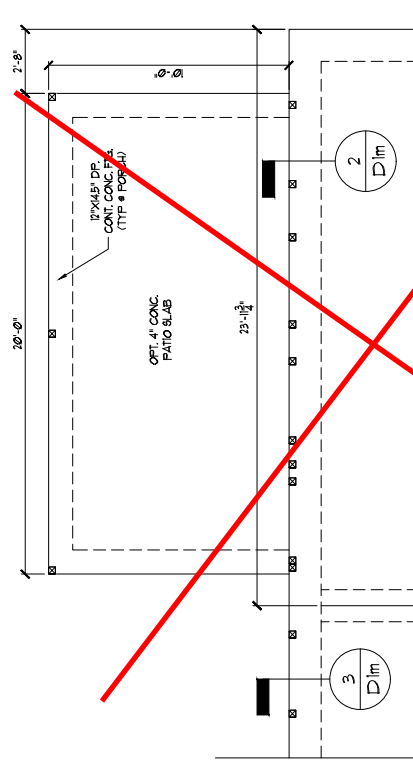
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PROJECT #: 3832.350
DRAIN BY: JY
CHECKED BY: BCP

ORIGINAL INFORMATION
PROJECT # 3832.146
DATE 6/7/2018
REFER TO COVER SHEET FOR A
COMPLETE LIST OF REVISIONS

SHEET
S1.1m



OPT. SCREENED/COVERED PORCH



~~OPT. EXTENDED SCREENED/COVERED PORCH~~

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CONTRACTORS SHALL VERIFY ALL DIMENSIONS TO
BE BROUGHT TO THE IMMEDIATE ATTENTION OF SUMMIT
ENGINEERING, LABORATORY & TESTING. P.C. FAILURE
TO DO SO WILL VOID SUMMIT LIABILITY.

STRUCTURAL ANALYSIS BASED ON 2018 NCR.C.

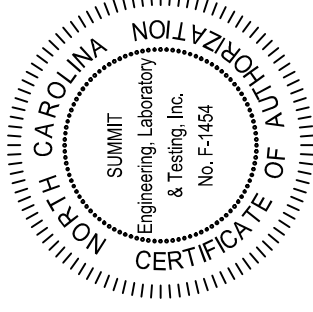
MONOLITHIC SLAB FOUNDATION
SCALE: 1/8"=1'

Cane Mill
Lot 20

SEAL
046048
ENGINEER
BRIAN C. PHILBRICK, SR.
NORTH CAROLINA
08/20/21

STRUCTURAL MEMBERS ONLY

SEE SHEET S3.0 FOR NOTES
AND MORE INFORMATION

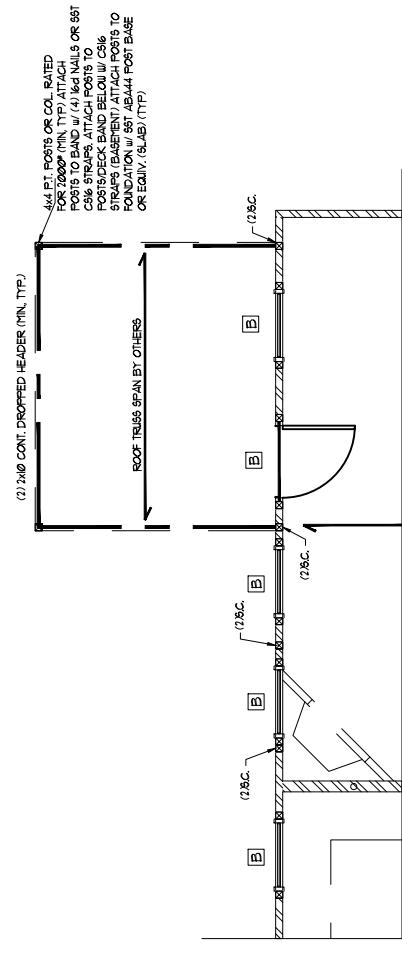


PROJECT:
Reges LH
First Floor Framing
CLIENT:
Smith Douglas Homes - Raleigh
2520 Reliance Ave.
Apex, NC 27539

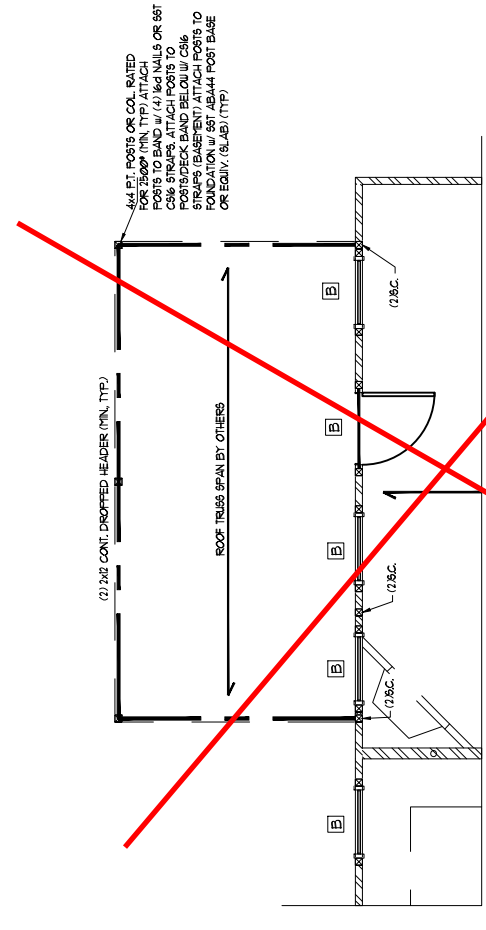
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PROJECT #: 3832.350
DRAIN BY: JY
CHECKED BY: BCF

ORIGINAL INFORMATION
PROJECT #: 3832.146
DATE: 6/7/2018
REFER TO COVER SHEET FOR A
COMPLETE LIST OF REVISIONS

SHEET
S3.2



OPT. SCREENED/COVERED PORCH



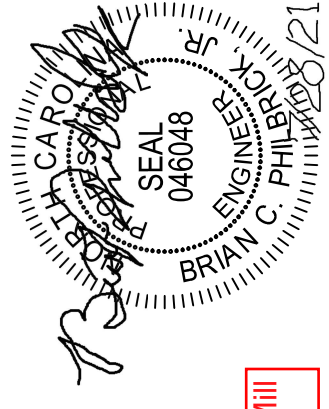
OPT. EXTENDED SCREENED/COVERED PORCH

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STRUCTURAL ANALYSIS BASED ON 2018 NCR.C.

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

Cane Mill
Lot 20



STRUCTURAL MEMBERS ONLY

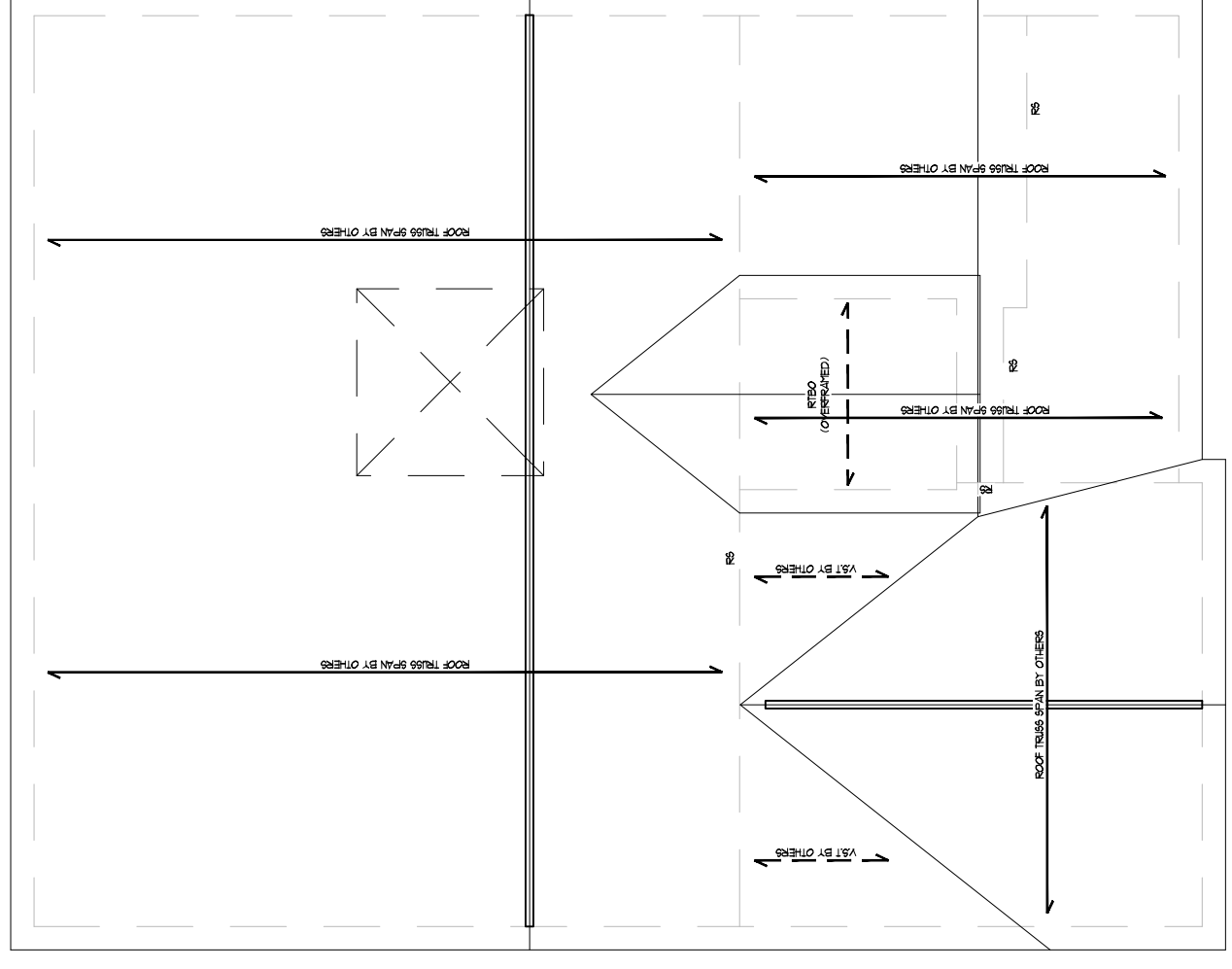
TRUSS UPLIFT CONNECTOR SCHEDULE			
MAX. UPLIFT	ROOF TO WALL	FLOOR TO FLOOR	FLOOR TO END
6000 LBS	H23A	PER WALL SHEATHING & FASTENERS	
1000 LBS	(2) H25A	C56 (END * 1')	DTTZ
1600 LBS	HT500	C56 (END * 1')	DTTZ
2000 LBS	(1) HT500	(1) C56 (END * 1')	DTTZ
2900 LBS	(2) HT500	(2) C56 (END * 1')	HT4
3600 LBS	L673-50/519	H91/91	HT4

- ALL PRODUCTS LISTED ARE SIMPSON STRONG-TIE EQUIVALENT PRODUCTS THAT MAY BE USED PER MANUFACTURER'S SPECIFICATIONS.
- UPLIFT VALUES LISTED ARE FOR 8/1" GRADE MEMBERS AND INCLUDE SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION 606.3.5 OF THE 2008 IBC. REFER TO BRACED WALL PLANS FOR SHEATHING AND FASTENER REQUIREMENTS.
- REFER TO TRUSS LAYOUT PER MANUFACTURER FOR UPLIFT VALUES AND TRUSS TO TRUSS CONNECTIONS. CONNECTIONS SPECIFIED BY TRUSS MANUFACTURER OVERRIDE THOSE LISTED ABOVE.
- ALL TRUSS CONNECTIONS SHALL BE DESIGNED TO RESIST ALL TRUSS REQUIREMENTS.
- CONTACT SUMMIT FOR REQUIRED CONNECTORS WHEN LOADS EXCEED THOSE LISTED ABOVE.

NOTE: 8/1" FLY OF ALL SHOWN GIRDERS TRUSSES TO ALIGN WITH INSIDE FACE OF WALL (TYP. LING)

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

NOTE: TRUSS UPLIFT LOADS SHALL BE DETERMINED PER TRUSS MANUFACTURER IN ACCORDANCE WITH SECTION 606.3.5.11 WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION 606.3.5 OF THE 2008 IBC. REFER TO BRACED WALL PLANS FOR SHEATHING AND FASTENER REQUIREMENTS.



ELEVATION BEH
RS - ROOF SUPPORT

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES. COMPLETED/REVISED ON 6/2/21. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO VERIFY ALL DIMENSIONS AND MATERIALS LISTED ON THESE PLANS. ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT CANNOT GUARANTEE THE ACCURACY 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, SCHEDULES, PROCEDURES OR SAFETY PRECAUTIONS. TO VERIFY DIMENSIONS AND MATERIALS LISTED ON THESE PLANS, PLEASE BRING TO THE IMMEDIATE ATTENTION OF SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. FAILURE TO DO SO WILL VOID SUMMIT LIABILITY.

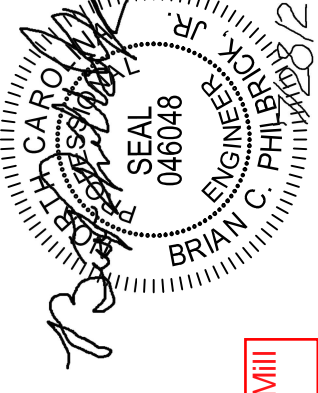
STRUCTURAL ANALYSIS BASED ON 2018 NCRS.

ROOF FRAMING PLAN

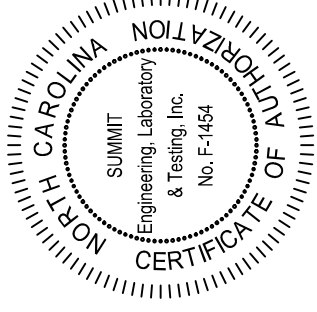
SCALE: 1/8"=1'

Cane Mill
Lot 20

STRUCTURAL MEMBERS ONLY



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RALEIGH, NC 27603
OFFICE: 919.380.9991
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WWW.SUMMIT-COMPANIES.COM



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

DRAWING DATE: 1/7/2021
SCALE: 1/8"=1'-0"
PROJECT #: 3832.350
DRAIN BY: JY
CHECKED BY: BCP

ORIGINAL INFORMATION
PROJECT #: 3832.146
DATE: 6/25/2018
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET **S5.1**

REQUIRED BRACED WALL PANEL CONNECTIONS			
METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	# PANEL EDGES # INTERMEDIATE SUPPORTS # 6d COMMON NAILS # 17" O.C. # 6d COMMON NAILS # 17" O.C.
GB	GYPSUM BOARD	1/2"	5d COOLER NAILS* # 11" O.C. # 6d COMMON NAILS # 17" O.C.
WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS # 6" O.C.
FF	WOOD STRUCTURAL PANEL	1/4"	PER FIGURE R602.06.4 PER FIGURE R602.06.4

*OR EQUIVALENT PER TABLE R'02.35

BRACED WALL NOTES:

- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R601.9 FROM THE 2015 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AND STATE AMENDMENTS.
- WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND ULTIMATE DESIGN WIND SPEEDS UP TO 130 MPH.
- REFER TO ARCHITECTURAL PLAN FOR DOOR/WINDOW OPENING SIZES.
- TABLE R602.06.4 METHODS AND FASTENERS SHALL BE IN ACCORDANCE WITH ALL BRACED WALL PANELS SHALL BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET FOR ISOLATED PANEL METHOD AND 17 FEET FOR CONTINUOUS SHEATHING METHOD WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYPSUM BOARD (GBO).
- FOR CONTINUOUS SHEATHING METHOD, EXTERIOR WALLS SHALL BE SHEATHED ON ALL SHEATHABLE SURFACES INCLUDING NAIL AREAS BETWEEN BRACED WALL PANELS.
- FLOORS SHALL NOT BE CANTILEVERED MORE THAN 24" BEYOND THE FOUNDATION OR BEARING WALL BELOW WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- A BRACED WALL PANEL SHALL BE LOCATED WITHIN 10 FEET OF EACH END OF A BRACED WALL LINE.
- THE MAXIMUM DISTANCE BETWEEN BRACED WALL PANELS SHALL NOT EXCEED 20 FEET.
- MASONRY OR CONCRETE STEEP WALLS WITH A LENGTH OF 48" OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.06.8 OF THE 2015 IRC.
- ROOF FLOOR CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.06.9.
- BRACED WALL PANEL CONNECTIONS TO ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.06.2.
- CRIPPLE WALLS AND WALL CUT BASEMENT WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.06.10.
- PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.06.4 (INO).
- ON SCHEMATIC SHADDED WALLS INDICATE BRACED WALL PANELS.

- ABBREVIATIONS:
- GB = GYPSUM BOARD
 - WSP = WOOD STRUCTURAL PANEL
 - CS-WXX = CONT. SHEATHED
 - ENG = ENGINEERED SOLUTION
 - FF = PORTAL FRAME
 - FF-ENG = ENG. PORTAL FRAME

INSTALL HOLD-DOWNS FOR BRACED WALL END CONDITIONS PER SECTION R602.06.9 AND FIGURE R602.07.1 OF THE 2015 IRC.

NOTE: WALL SHEATHING AND FASTENERS HAVE BEEN SPECIFIED TO MEET THE MINIMUM LIFE CYCLE LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.03.5 OF THE 2015 IBC/IRC.

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES. COMPLETED/REVISED ON 6/2/22. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY ALL INFORMATION WITH THE ARCHITECTURAL PLAN PRIOR TO CONSTRUCTION. SUMMIT CANNOT GUARANTEE THE ACCURACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

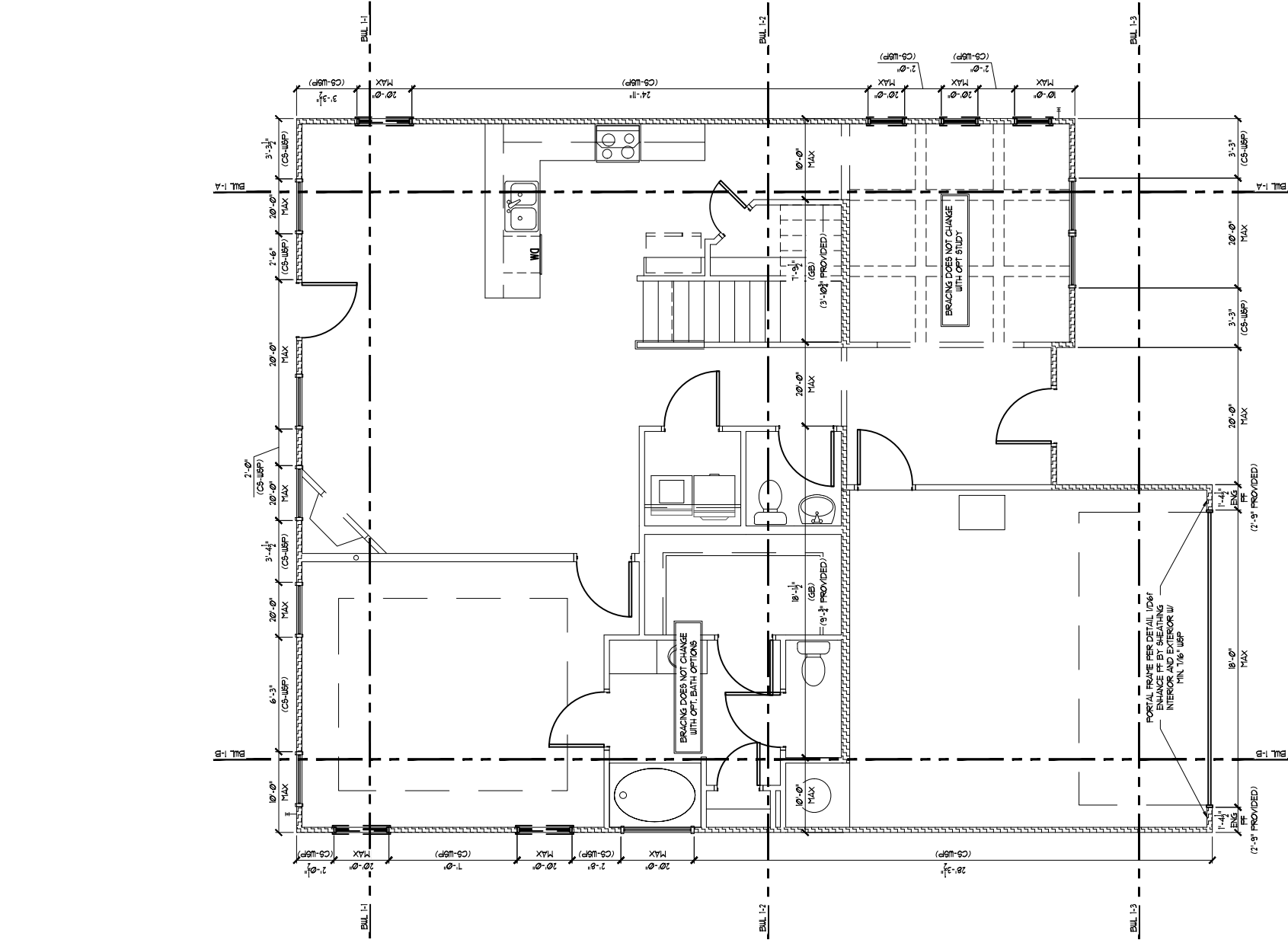
STRUCTURAL MEMBERS ONLY

ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCING PROCEDURES OR SAFETY PRECAUTIONS. TO OBTAIN A COMPLETE LIST OF REVISIONS TO THESE PLANS, PLEASE REFER TO THE IMMEDIATE PRECEDENT PERMITTED TO THE IMMEDIATE PRECEDENT P.C. FAILURE TO DO SO WILL VOID SUMMIT LIABILITY.

STRUCTURAL ANALYSIS BASED ON 2015 IRC.

FIRST FLOOR BRACING PLAN

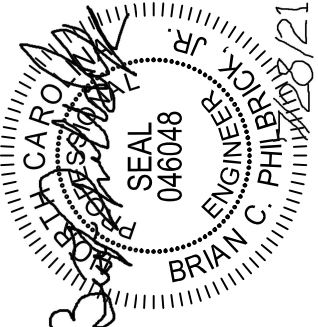
SCALE: 1/8" = 1'



BILL	REQUIRED	PROVIDED
BILL 1.1	0/0	T1.4
BILL 1.2	0/0	T2.5
BILL 1.3	3.4	14.1
BILL 1.4	0/6	32.2
BILL 1.5	0/6	40.0

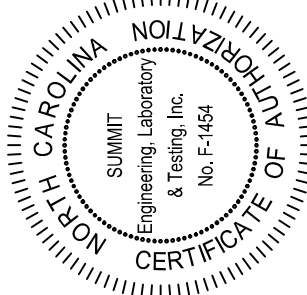
CONTINUOUS SHEATHING METHOD - OPT. SIDE ENTRY	
REQUIRED	PROVIDED
BILL 1.1	0/0
BILL 1.2	0/0
BILL 1.3	3.4
BILL 1.4	0/6
BILL 1.5	0/6

OPT. SIDE ENTRY
ALL ELEVATIONS



Cane Mill
Lot 20

STRUCTURAL MEMBERS ONLY



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

DRAWING DATE: 1/7/2021
SCALE: 1/8" = 1'-0"
PROJECT #: 3832.350
DRAIN BY: JY
CHECKED BY: BCP

ORIGINAL INFORMATION PROJECT #: 3832.146 DATE: 6/25/2016
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET S7.0

REQUIRED BRACED WALL PANEL CONNECTIONS		REQUIRED CONNECTION
METHOD	MATERIAL	MIN THICKNESS
CS-WSP	WOOD STRUCTURAL PANEL	3/8"
GB	GYP/FRM BOARD	1/2"
WSP	WOOD STRUCTURAL PANEL	3/8"
FF	WOOD STRUCTURAL PANEL	1/4"

FIRST FLOOR BRACING (FT)		CONTINUOUS SHEATHING METHOD	PROVIDED
BILL 1-1	10.0	10.0	11.4
BILL 1-2	10.0	10.0	12.3
BILL 1-3	9.4	10.6	15.5
BILL 1-A	10.6	10.6	18.4
BILL 1-B	10.6	10.6	11.5

FIRST FLOOR BRACING (FT)		CONTINUOUS SHEATHING METHOD - OPT. SIDE ENTRY	PROVIDED
BILL 1-1	10.0	10.0	11.4
BILL 1-2	10.0	10.0	12.3
BILL 1-3	9.4	10.6	15.5
BILL 1-A	10.6	10.6	18.4
BILL 1-B	10.6	10.6	11.5

- BRACED WALL NOTES:**
- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.09 FROM THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AND ALL LOCAL AND STATE ADOPTIONS. SPEEDS UP TO 130 MPH.
 - WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND ULTIMATE DESIGN WIND SPEEDS UP TO 130 MPH.
 - REFER TO ARCHITECTURAL PLAN FOR DOOR/WINDOW OPENING SIZES.
 - TABLE R602.04.
 - ALL BRACED WALL PANELS SHALL BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET FOR ISOLATED PANEL METHOD AND 7 FEET FOR CONTINUOUS SHEATHING METHOD WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
 - BRACED WALL PANELS SHALL BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET FOR ISOLATED PANEL METHOD AND 7 FEET FOR CONTINUOUS SHEATHING METHOD WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
 - THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYPSUM BOARD (G&B).
 - FOR CONTINUOUS SHEATHING METHOD, EXTERIOR WALLS SHALL BE SHEATHED ON ALL SHEATHABLE SURFACES INCLUDING NELL AREAS BETWEEN BRACED WALL PANELS.
 - FLOORS SHALL NOT BE CANTILEVERED MORE THAN 2' BEYOND THE FOUNDATION OR BEARING WALL BELOW WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
 - A BRACED WALL PANEL SHALL BE LOCATED WITHIN 10 FEET OF EACH END OF A BRACED WALL LINE.
 - THE MAXIMUM DISTANCE BETWEEN BRACED WALL PANELS SHALL NOT EXCEED 20 FEET.
 - MASONRY OR CONCRETE STEEP WALLS WITH A LENGTH OF 48" OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.09 OF THE 2015 IRC.
 - ROOF FLOOR CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.09.
 - BRACED WALL PANEL CONNECTIONS TO ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.09.2.
 - CRIPPLE WALLS AND WALL CUT BASEMENT WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.09.2.
 - PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.06.4 (A) AND (B).
 - ON SCHEMATIC SHADDED WALLS INDICATE BRACED WALL PANELS.

- ABBREVIATIONS:**
- GB = GYPSUM BOARD
 - WSP = WOOD STRUCTURAL PANEL
 - CS-WSP = CONT. SHEATHED
 - FF = PORTAL FRAME

INSTALL HOLD-DOWNS FOR BRACED WALL END CONDITIONS PER SECTION R602.09.2 AND FIGURE R602.01 OF THE 2015 IRC.

NOTE: WALL SHEATHING AND FASTENERS HAVE BEEN SPECIFIED TO MEET THE MINIMUM LIFE CYCLE LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.03.5 OF THE 2015 IRC.

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES COMPLETED/REVISED ON 6/20/22. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY ALL INFORMATION WITH THE ARCHITECTURAL PLAN PRIOR TO CONSTRUCTION. SMITTT CANNOT GUARANTEE THE ACCURACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

STRUCTURAL MEMBERS ONLY

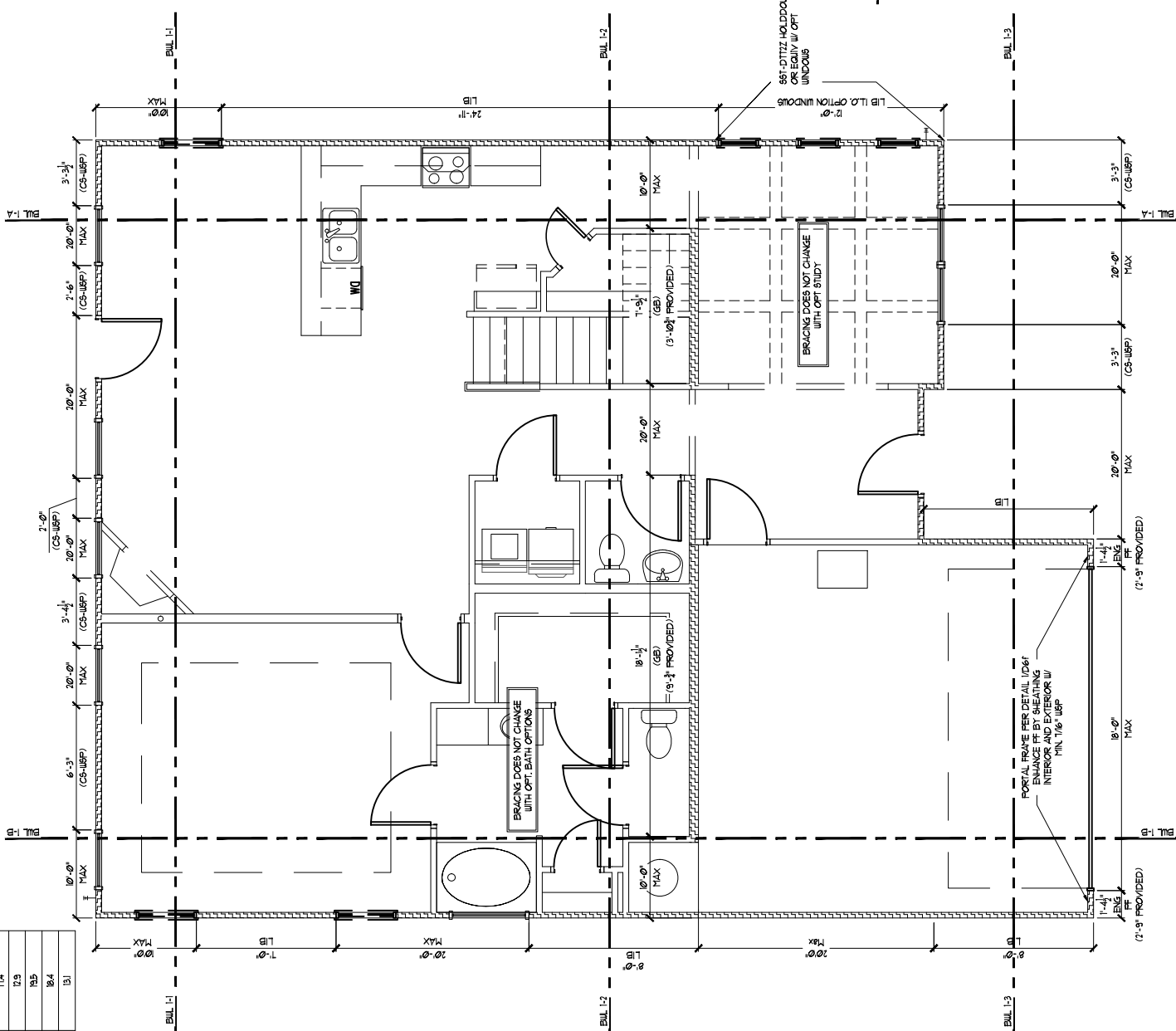
ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULING PROCEDURES OR SAFETY PRECAUTIONS. TO OBTAIN A COMPLETE LIST OF REVISIONS TO THESE PLANS, REFER TO THE IMMEDIATE ATTENTION P.C. SUBMIT PER BROUGHT TO THE IMMEDIATE ATTENTION P.C. FAILURE TO DO SO WILL VOID SMITTT LIABILITY.

STRUCTURAL ANALYSIS BASED ON 2015 IRC.

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

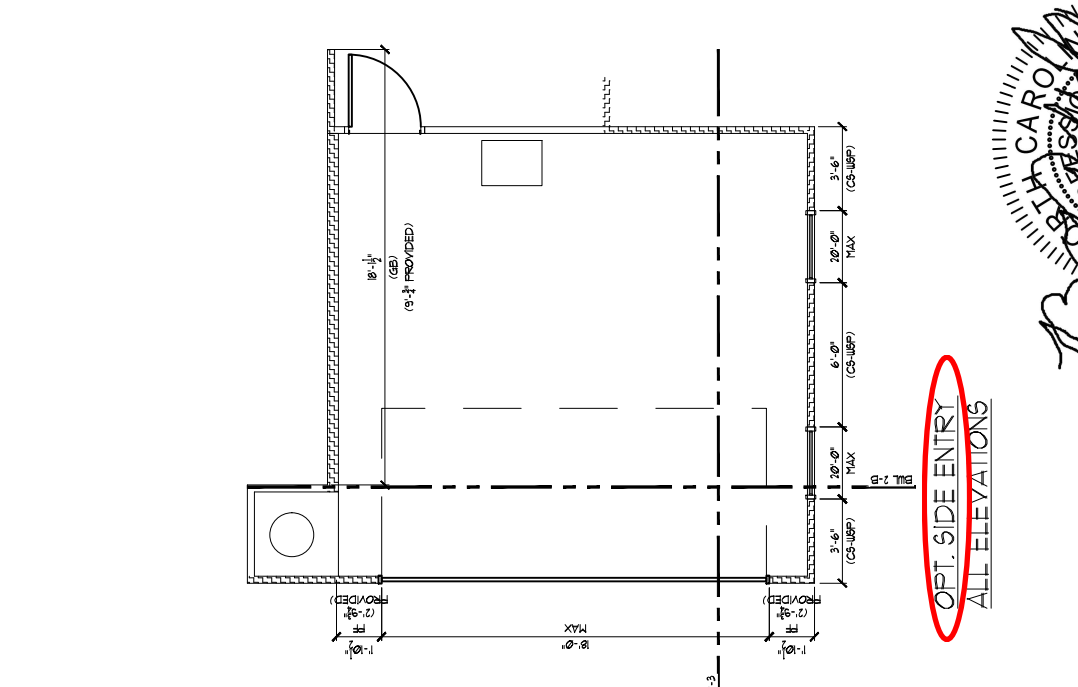
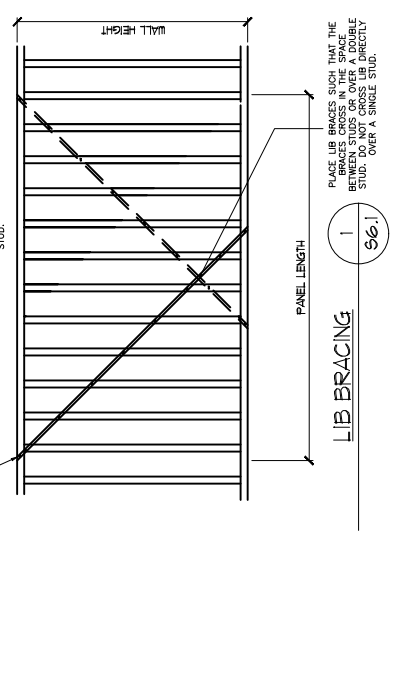
FIRST FLOOR BRACING (FT)		CONTINUOUS SHEATHING METHOD	PROVIDED
BILL 1-1	10.0	10.0	11.4
BILL 1-2	10.0	10.0	12.3
BILL 1-3	9.4	10.6	15.5
BILL 1-A	10.6	10.6	18.4
BILL 1-B	10.6	10.6	11.5

FIRST FLOOR BRACING (FT)		CONTINUOUS SHEATHING METHOD - OPT. SIDE ENTRY	PROVIDED
BILL 1-1	10.0	10.0	11.4
BILL 1-2	10.0	10.0	12.3
BILL 1-3	9.4	10.6	15.5
BILL 1-A	10.6	10.6	18.4
BILL 1-B	10.6	10.6	11.5



ALL ELEVATIONS
Bracing Option 2

SEE SHEET S10 FOR NOTES AND MORE INFORMATION



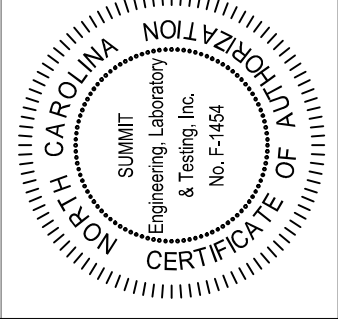
OPT. SIDE ENTRY
ALL ELEVATIONS

Seal and signature area for Brian C. Philbrick, Engineer. The seal includes the text: NORTH CAROLINA ENGINEER SEAL 046048 BRIAN C. PHILBRICK, P.E. The signature is dated 08/21/21.

Cane Mill
Lot 20

STRUCTURAL MEMBERS ONLY

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



PROJECT: Reges LH
First Floor Bracing
CLIENT: Smith Douglas Homes - Raleigh
2520 Reliance Ave.
Apex, NC 27539

DRAWING DATE: 1/7/2021
SCALE: 1/8" = 1'-0"
PROJECT #: 3832.350
DRAIN BY: JY
CHECKED BY: BCP

ORIGINAL INFORMATION
PROJECT #: 3832.146
DATE: 6/7/2018
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
S7.1

REQUIRED BRACED WALL PANEL CONNECTIONS			
METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION
CS-USP	WOOD STRUCTURAL PANEL	3/8"	# PANEL EDGES # INTERMEDIATE SUPPORTS 6d COMMON NAILS # 6" O.C. 6d COMMON NAILS # 12" O.C.
GB	G/FRM BOARD	1/2"	5d COOLER NAILS # 11" O.C. 5d COOLER NAILS # 17" O.C.
USP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS # 6" O.C. 6d COMMON NAILS # 12" O.C.
FF	WOOD STRUCTURAL PANEL	1/4"	PER FIGURE R602.06.4 PER FIGURE R602.06.4

*OR EQUIVALENT PER TABLE R'602.35

BRACED WALL NOTES:

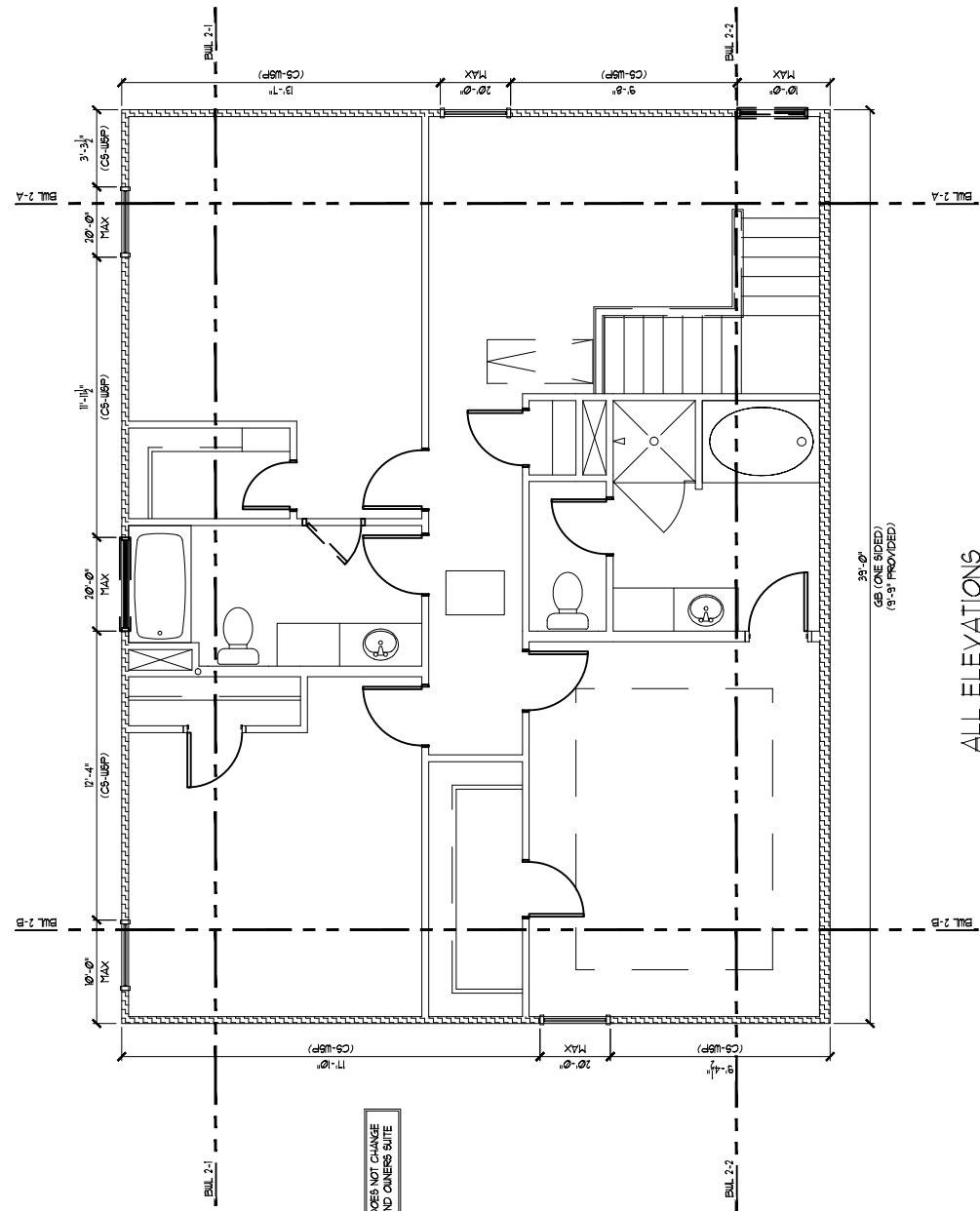
- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R601.9 FROM THE 2015 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AND STATE AMENDMENTS.
- WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND ULTIMATE DESIGN WIND SPEEDS UP TO 130 MPH.
- REFER TO ARCHITECTURAL PLAN FOR DOOR/WINDOW OPENING SIZES.
- TABLE R602.06.4 METHODS AND FASTENERS SHALL BE IN ACCORDANCE WITH SECTION R602.06.4.
- ALL BRACED WALL PANELS SHALL BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET FOR ISOLATED PANEL METHOD AND 17 FEET FOR CONTINUOUS SHEATHING METHOD WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" G/FRM BOARD (INO).
- FOR CONTINUOUS SHEATHING METHOD, EXTERIOR WALLS SHALL BE SHEATHED ON ALL SHEATHABLE SURFACES INCLUDING WALL AREAS BETWEEN BRACED WALL PANELS.
- FLOORS SHALL NOT BE CANTILEVERED MORE THAN 24" BEYOND THE FOUNDATION OR BEARING WALL BELOW WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- A BRACED WALL PANEL SHALL BE LOCATED WITHIN 10 FEET OF EACH END OF A BRACED WALL LINE.
- THE MAXIMUM SPACING BETWEEN BRACED WALL PANELS SHALL NOT EXCEED 20 FEET.
- MASONRY OR CONCRETE STEEP WALLS WITH A LENGTH OF 48' OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.06.3 OF THE 2015 IRC.
- BRACED WALL PANELS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.06.2.
- BRACED WALL PANEL CONNECTIONS TO ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.06.2.
- CRIPPLE WALLS AND WALL CUT BARS/STAY WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.06.2.
- PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.06.4 (INO).
- ON SCHEMATIC SHADDED WALLS INDICATE BRACED WALL PANELS.

BRACING DOES NOT CHANGE WITH OPT AND CANNERS SUITE

INSTALL HOLD-DOWNS FOR BRACED WALL END CONDITIONS PER SECTION R602.06.5 AND FIGURE R602.06.7 OF THE 2015 IRC.

NOTE: WALL SHEATHING AND FASTENERS HAVE BEEN SPECIFIED TO BE INSTALLED IN ACCORDANCE WITH SECTION 3 OF SECTION R602.06.3 OF THE 2015 IRC.

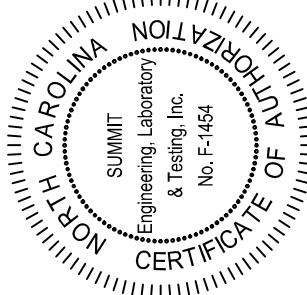
SECOND FLOOR BRACING (FT)		
	REQUIRED	PROVIDED
BILL 2-1	3.1	2.6
BILL 2-2	3.1	3.1
BILL 2-A	5.1	23.2
BILL 2-B	5.1	23.2



ALL ELEVATIONS

Bracing Option 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



PROJECT: Reges LH
Second Floor Bracing
CLIENT: Smith Douglas Homes - Raleigh
2520 Reliance Ave.
Apex, NC 27539

DRAWING DATE: 1/27/2021
SCALE: 1/8"=1'-0"
PROJECT #: 3832.350
DRAIN BY: JY
CHECKED BY: BCP

ORIGINAL INFORMATION
PROJECT #: 3832.146 DATE: 6/25/2018
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
S8.0

Cane Mill
Lot 20

STRUCTURAL MEMBERS ONLY

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES COMPLETED/REVISED ON 6/2/20. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY ALL INFORMATION WITH THE LABORATORY & TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION, SUMMIT CANNOT GUARANTEE THE ACCURACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

STRUCTURAL MEMBERS ONLY

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STRUCTURAL ANALYSIS BASED ON 2015 IRC.

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

REQUIRED BRACED WALL PANEL CONNECTIONS		REQUIRED CONNECTION	
METHOD	MATERIAL	MIN. THICKNESS	INTERMEDIATE SUPPORTS
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	64 COMMON NAILS # 6" O.C. 64 COMMON NAILS # 17" O.C.
GB	G/FSM BOARD	1/2"	5/8 COOLER NAILS # 11" O.C. 64 COMMON NAILS # 6" O.C.
WSP	WOOD STRUCTURAL PANEL	3/8"	64 COMMON NAILS # 6" O.C.
FF	WOOD STRUCTURAL PANEL	1/4"	FFR FIGURE R602.06.4 FFR FIGURE R602.06.4

- BRACED WALL NOTES:**
- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R601.9 FROM THE 2015 INTERNATIONAL RESIDENTIAL CODE WITH ALL LOCAL AND STATE AMENDMENTS. WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND ULTIMATE DESIGN WIND SPEEDS UP TO 130 MPH.
 - REFER TO ARCHITECTURAL PLAN FOR DOOR/WINDOW OPENING SIZES.
 - ALL BRACED WALL PANELS AND FASTENERS SHALL BE IN ACCORDANCE WITH TABLE R602.06.4.
 - ALL BRACED WALL PANELS SHALL BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET FOR ISOLATED PANEL METHOD AND 7 FEET FOR CONTINUOUS SHEATHING METHOD WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
 - THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" G/FSM BOARD (INO).
 - ALL SHEATHABLE SURFACES INCLUDING WALL AREAS BETWEEN BRACED WALL OR BEARING WALL BELOW WITHOUT ADDITIONAL ENGINEERING CALCULATIONS, A BRACED WALL PANEL SHALL BE LOCATED WITHIN 10 FEET OF EACH END OF A BRACED WALL LINE.
 - IF THERE IS AN OPENING BETWEEN BRACED WALL PANELS SHALL NOT EXCEED 20 FEET.
 - MASONRY OR CONCRETE STEEP WALLS WITH A LENGTH OF 48" OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.06.9 OF THE 2015 IRC.
 - ROOF FLOORING SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.06.8.
 - BRACED WALL PANEL CONNECTIONS TO ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.06.2.
 - CRIPPLE WALLS AND WALL CUT BARS/STAY WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.06.10.
 - PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.06.4 (INO).
 - ON SCHEMATIC SHADDED WALLS INDICATE BRACED WALL PANELS.
 - ABBREVIATIONS:
GB = G/FSM BOARD WSP = WOOD STRUCTURAL PANEL
CS-WSP = CONT. SHEATHED ENG = ENGINEERED SOLUTION
FF = PORTAL FRAME FF-ENG = ENG. PORTAL FRAME

INSTALL HOLD-DOWNS FOR BRACED WALL END CONDITIONS PER SECTION R602.06.5 AND FIGURE R602.06.7 OF THE 2015 IRC.

NOTE: WALL SHEATHING AND FASTENERS HAVE BEEN SPECIFIED TO BE INSTALLED IN ACCORDANCE WITH SECTION 3 OF SECTION R602.06.35 OF THE 2015 IBC/IRC.

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES COMPLETED/REVISED ON 6/27/20. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY ALL INFORMATION WITH THE LABORATORY & TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION, SUBMIT CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

STRUCTURAL MEMBERS ONLY

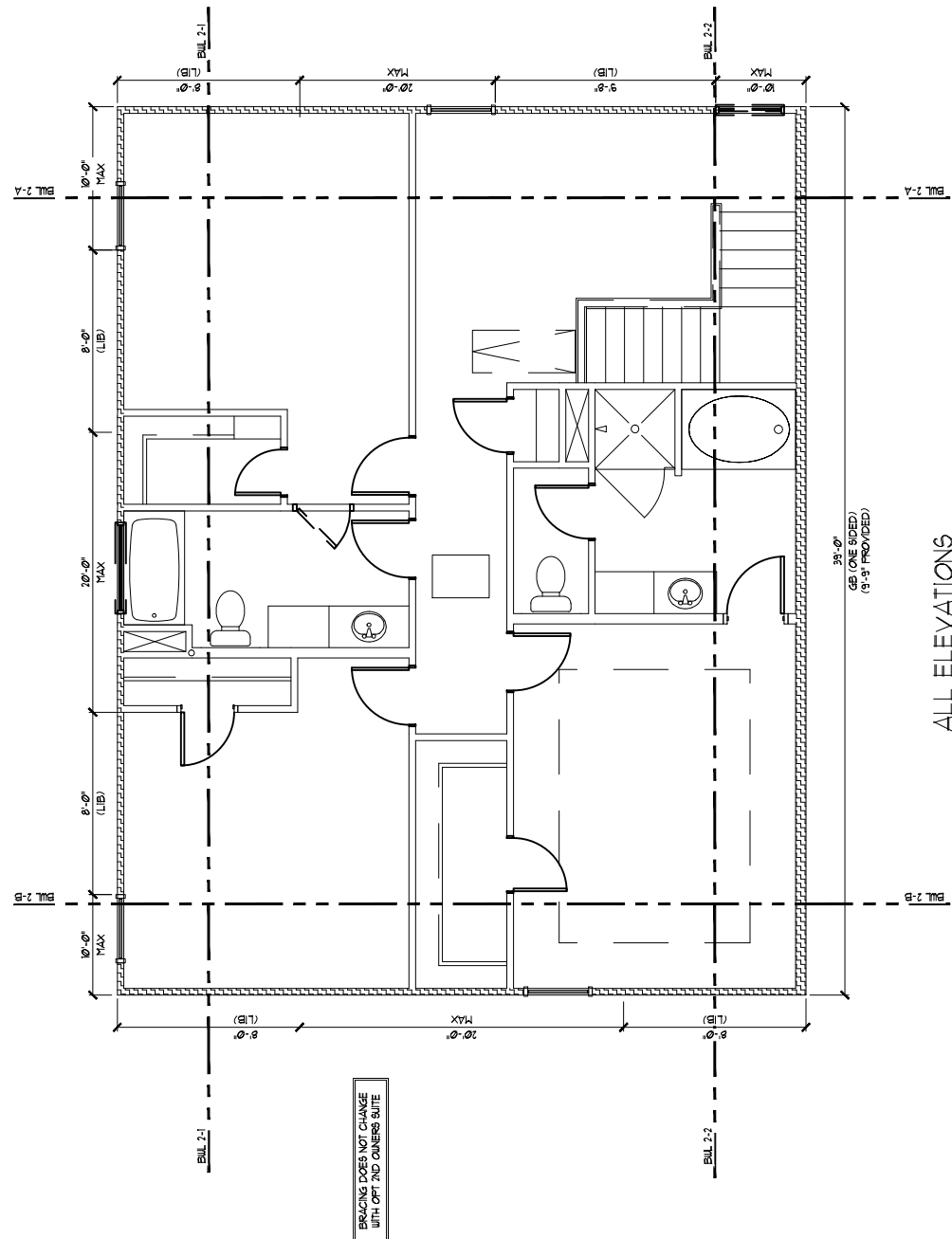
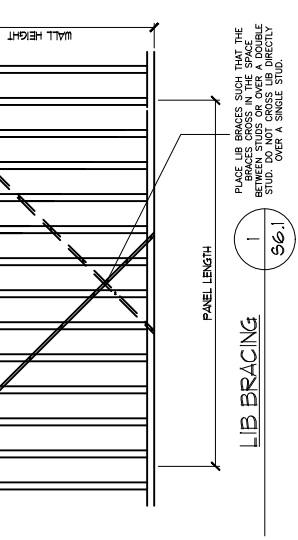
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STRUCTURAL ANALYSIS BASED ON 2015 IRC.

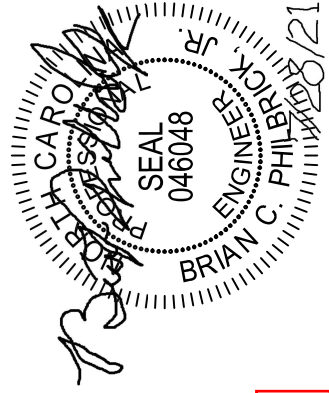
SECOND FLOOR BRACING PLAN
SCALE: 1/8" = 1'

SEE SHEET S8.0 FOR NOTES AND MORE INFORMATION

SECOND FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
	REQUIRED	PROVIDED
BILL 2-1	3.1	8.0
BILL 2-2	3.1	9.1
BILL 2-3	5.1	8.0
BILL 2-4	5.1	8.0
BILL 2-5	5.1	8.0

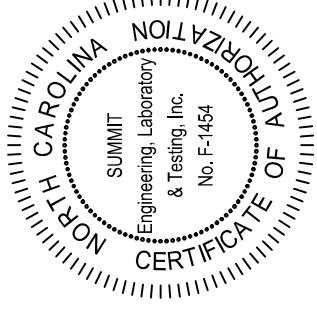


ALL ELEVATIONS
Bracing Option 2



STRUCTURAL MEMBERS ONLY

Cane Mill
Lot 20



PROJECT: Reges LH
Second Floor Bracing
CLIENT: Smith Douglas Homes - Raleigh
2520 Reliance Ave.
Apex, NC 27539

DRAWING DATE: 1/27/2021
SCALE: 1/8" = 1'-0"
PROJECT #: 3832.350
DRAIN BY: JY
CHECKED BY: BCP

ORIGINAL INFORMATION
PROJECT #: 3832.146
DATE: 6/25/2018
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
S8.1

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 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:

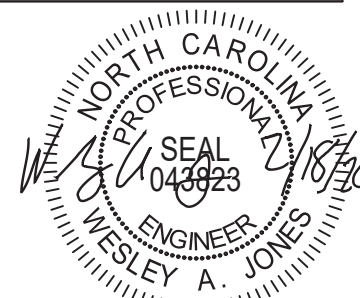
- Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards.
- Fiberboard wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan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

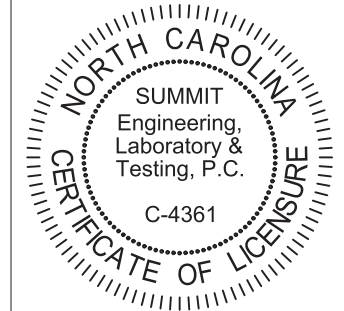
STRUCTURAL STEEL:

- 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

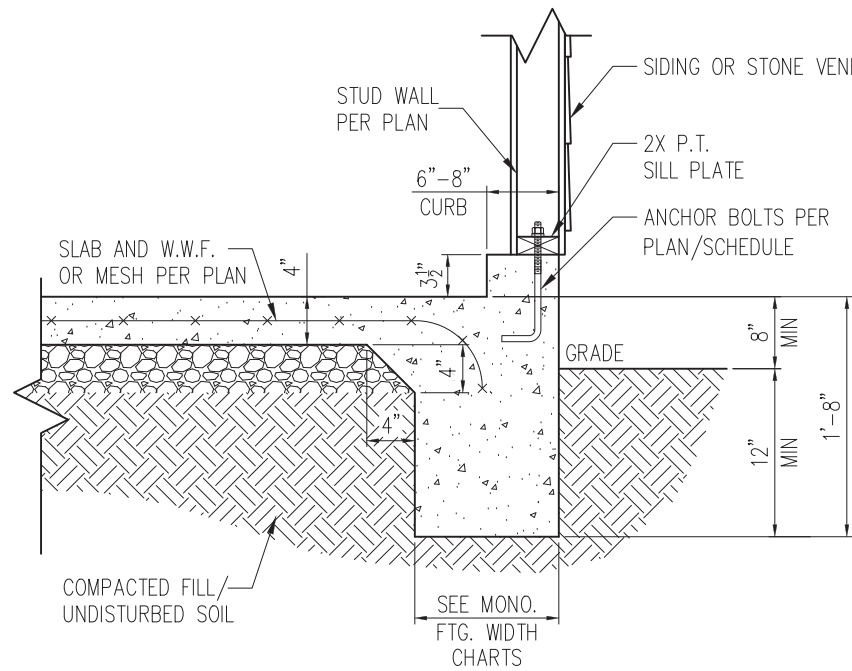
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NO.	DATE	PROJECT #
0	1/7/16	3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

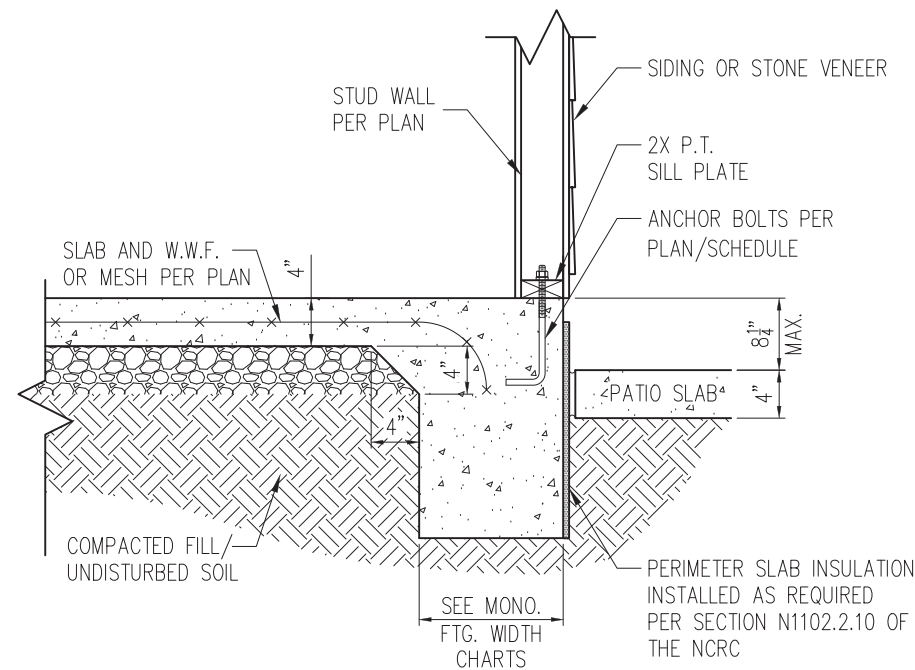
SHEET

CS2



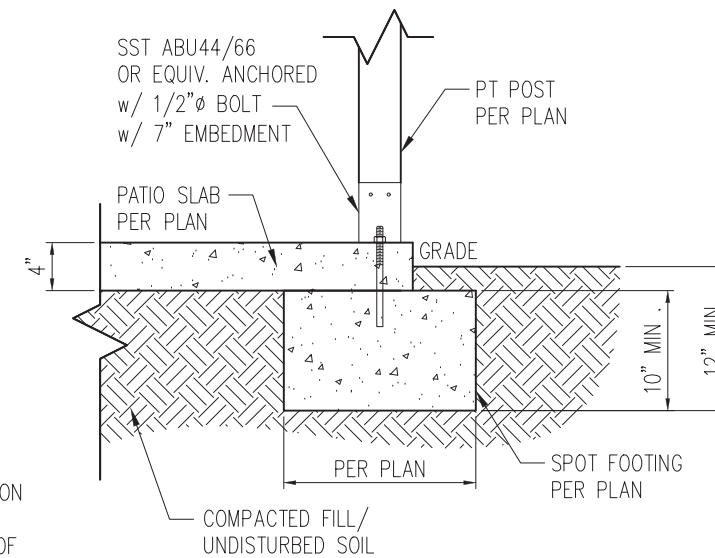
STANDARD - SIDING/STONE

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

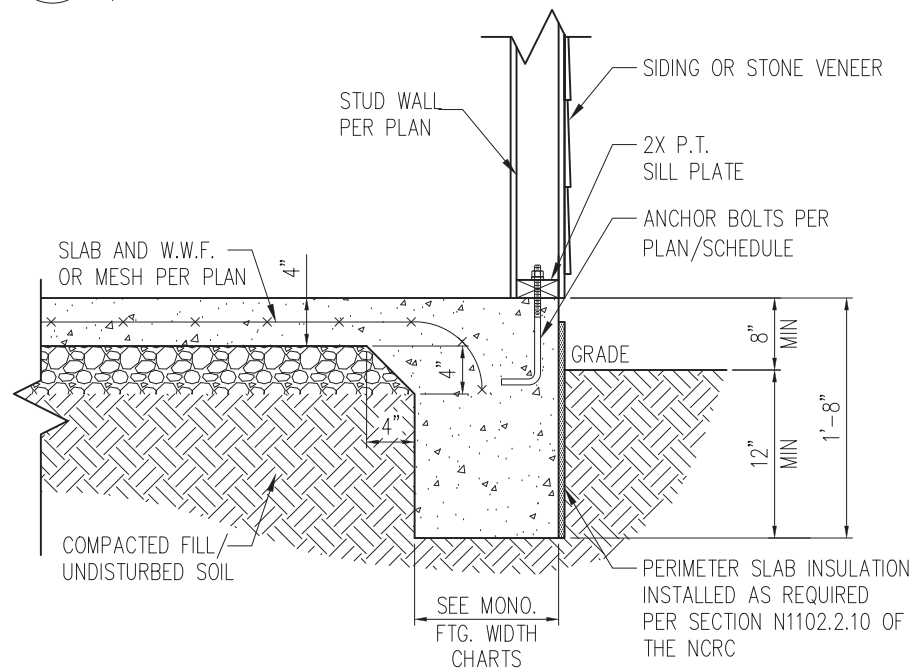


STANDARD - SIDING/STONE

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

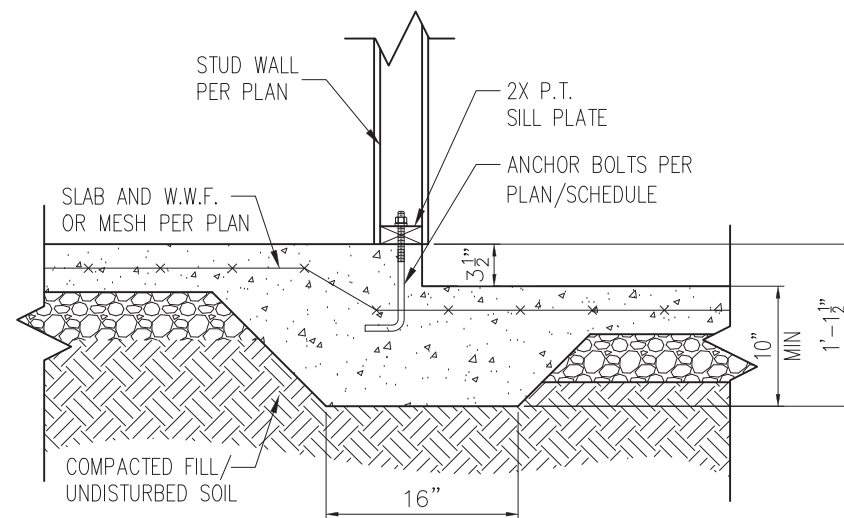


2A COVERED PATIO DETAIL
D1m 3/4" = 1'-0"



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

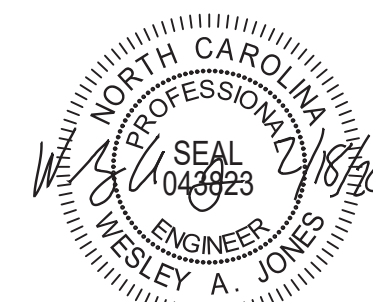
NOTE: INSTALL ALL ANCHORS 12" MAX. FROM ALL BOTTOM PLATE ENDS AND JOINTS.

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"

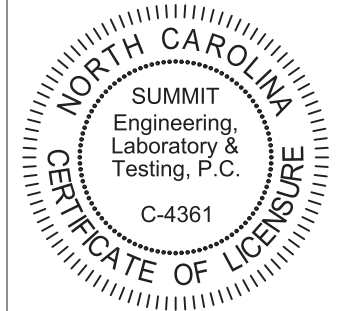
*5" BRICK LEDGE HAS BEEN ADDED TO THE MONOLITHIC FOOTING WIDTH FOR BRICK SUPPORT

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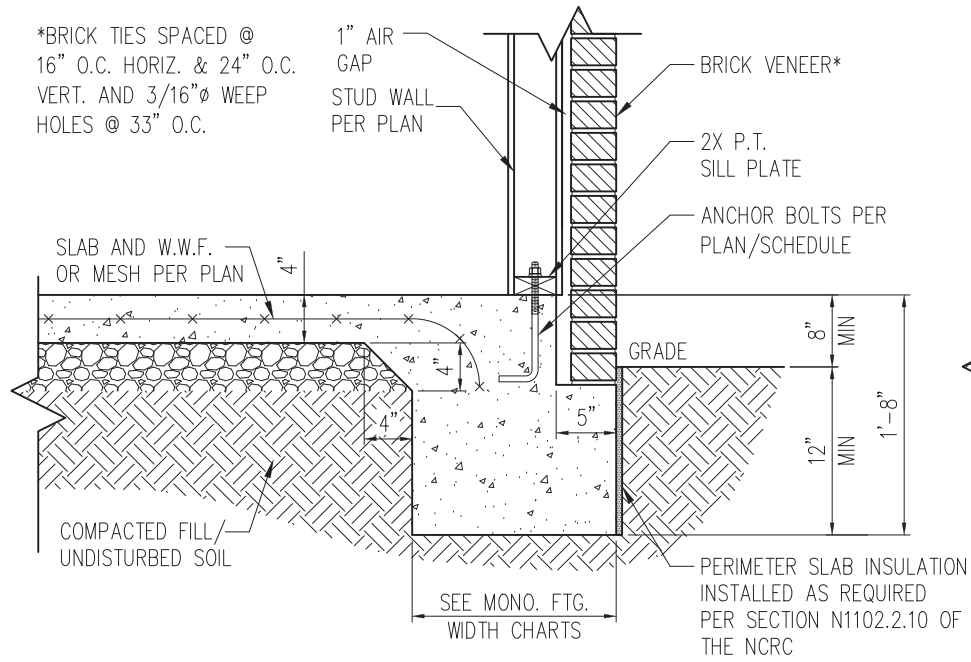
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NO. DATE PROJECT #
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

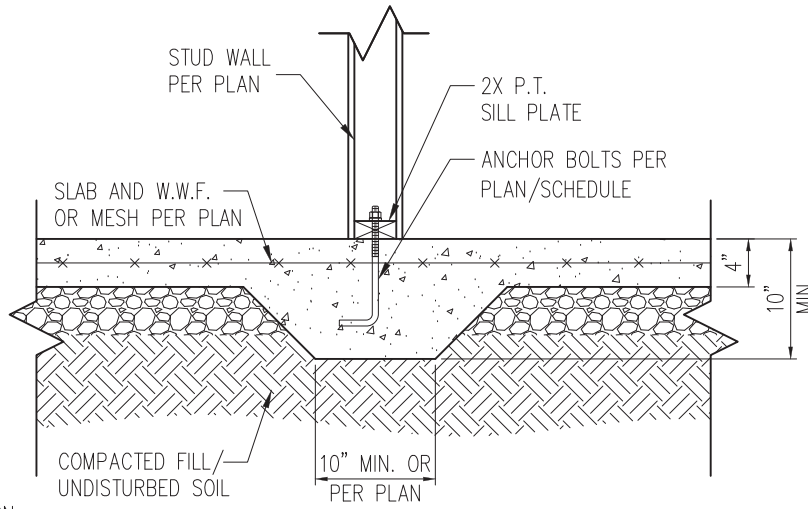
D1m

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



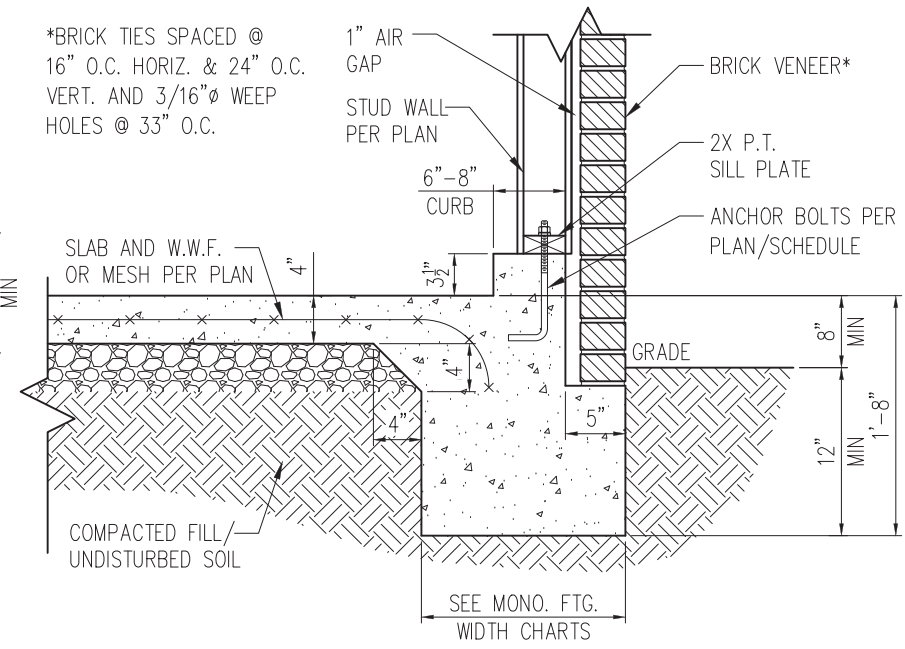
STANDARD - BRICK

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



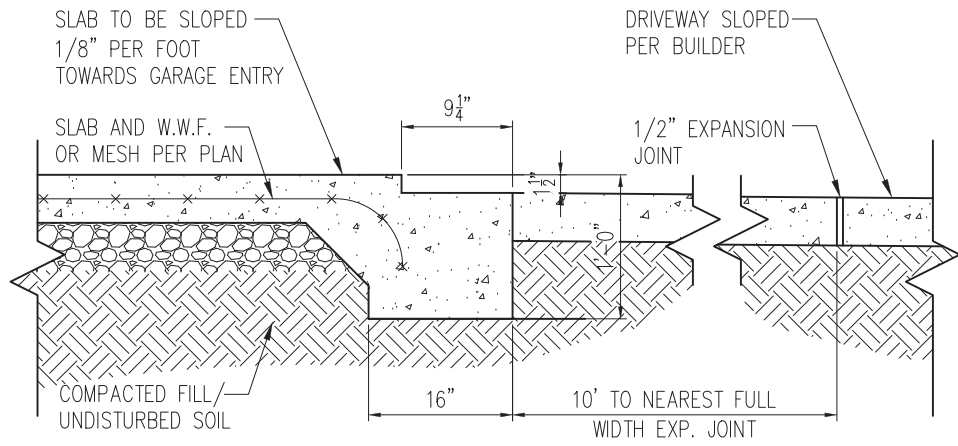
3 TYP. THICKENED SLAB DETAIL
D2m 3/4" = 1'-0"

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

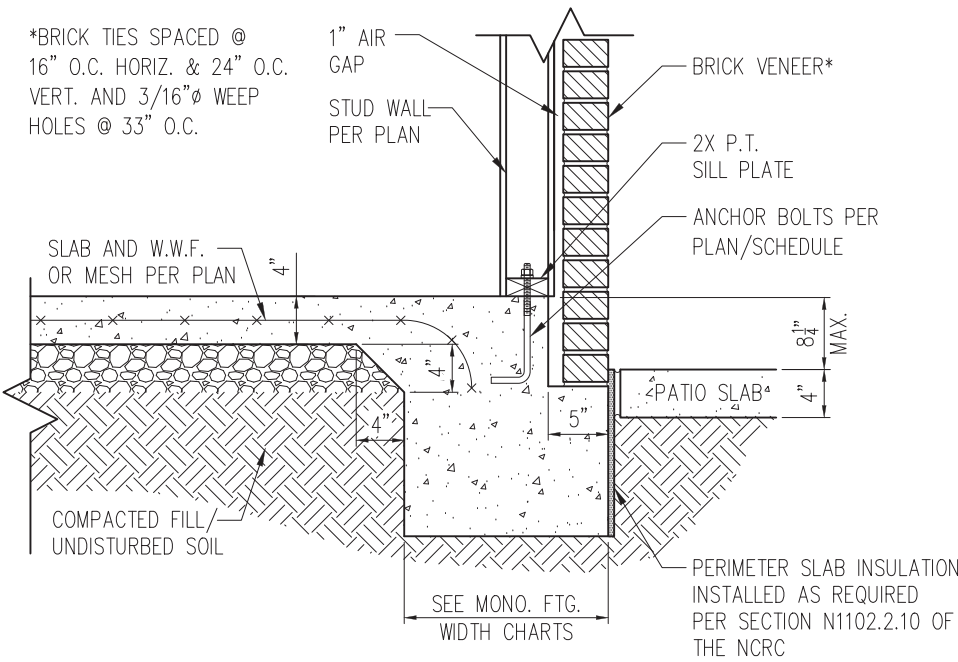


STANDARD - BRICK

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



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



STANDARD - BRICK

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

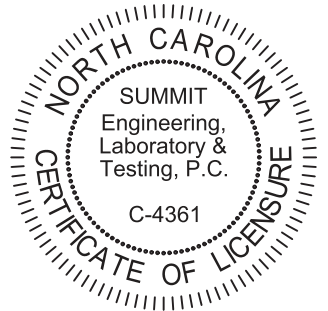
NOTES:

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



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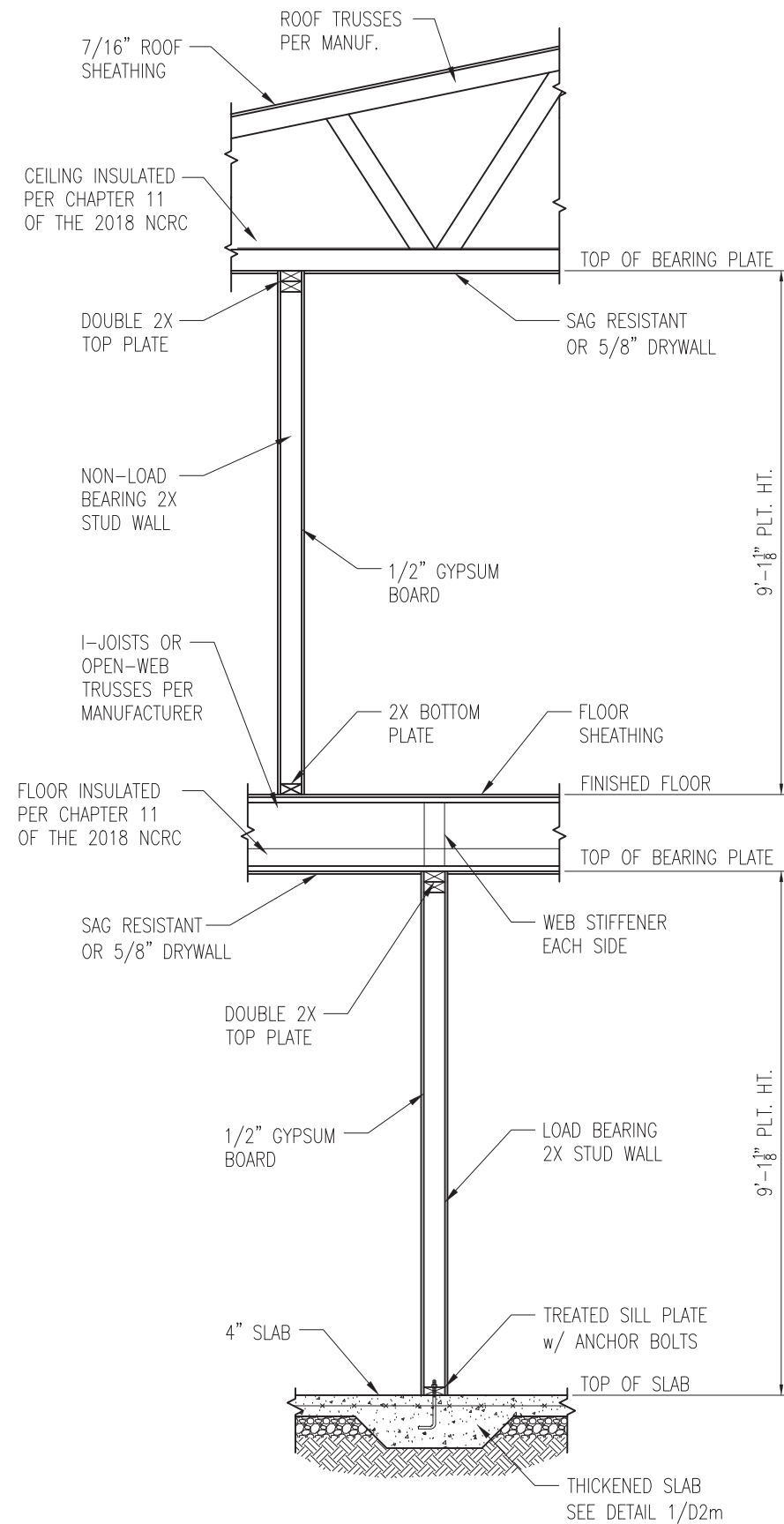
PROJECT
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Monolithic Slab Details
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

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PROJECT #: 3832
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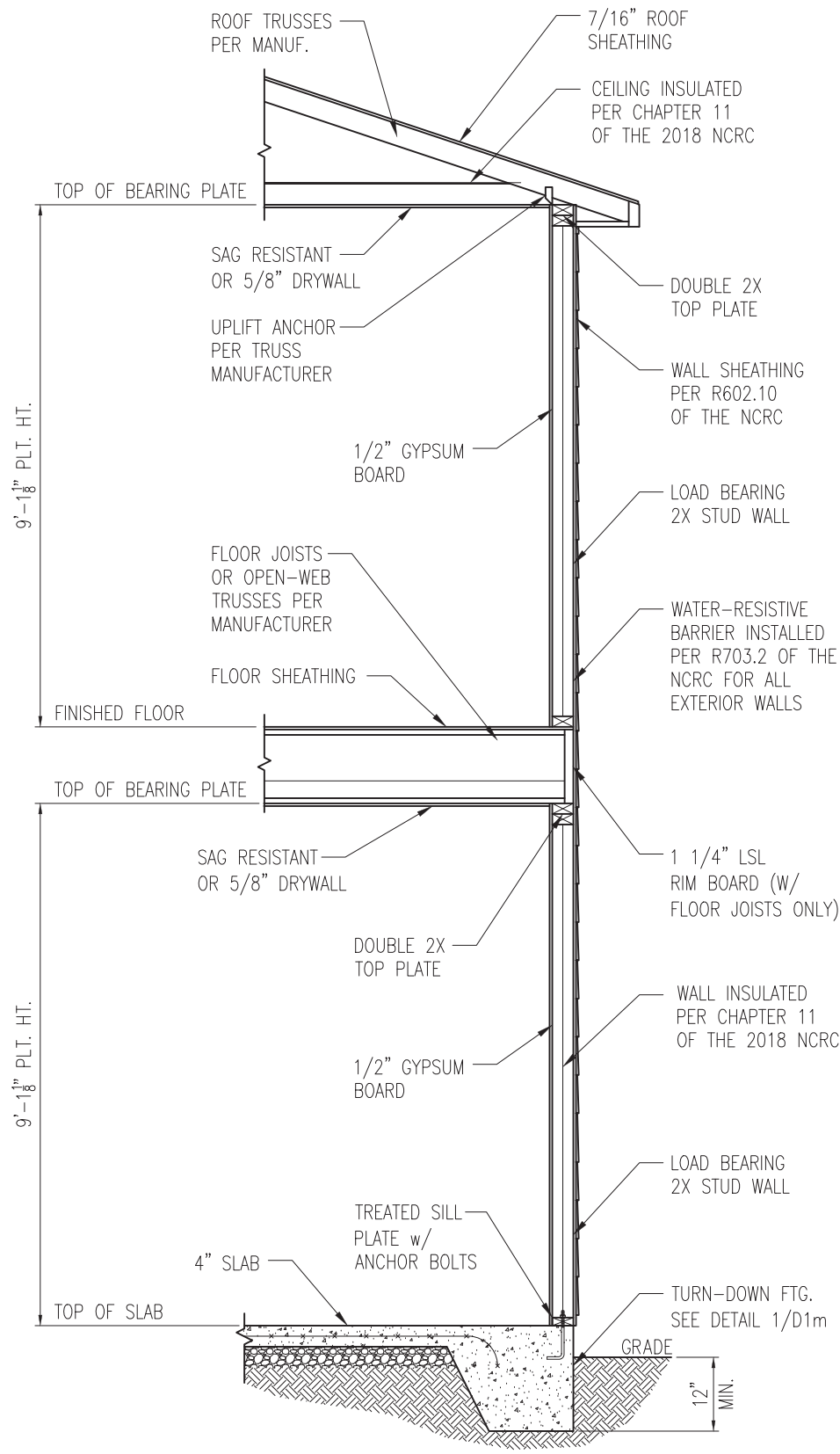
ORIGINAL DRAWING
NO. DATE PROJECT #
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REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D2m



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



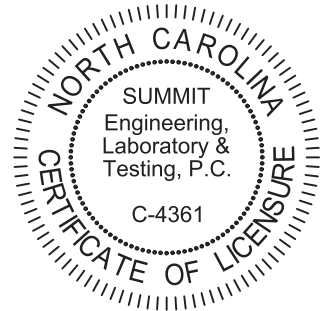
2 TYP. EXTERIOR LOAD BEARING WALL SECTION
 D3m 3/4" = 1'-0"
 -SIMILAR w/ BRICK AND STONE
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.
 -MIN. 3/16" Ø WEEP HOLES @ 33" O.C.

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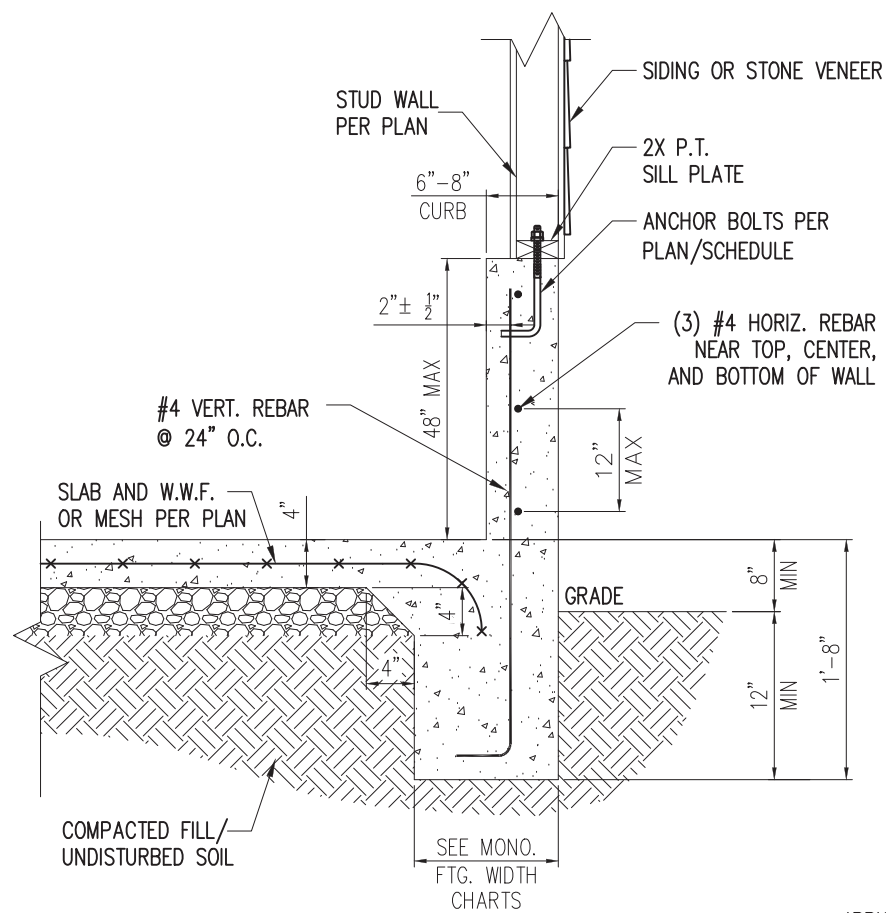
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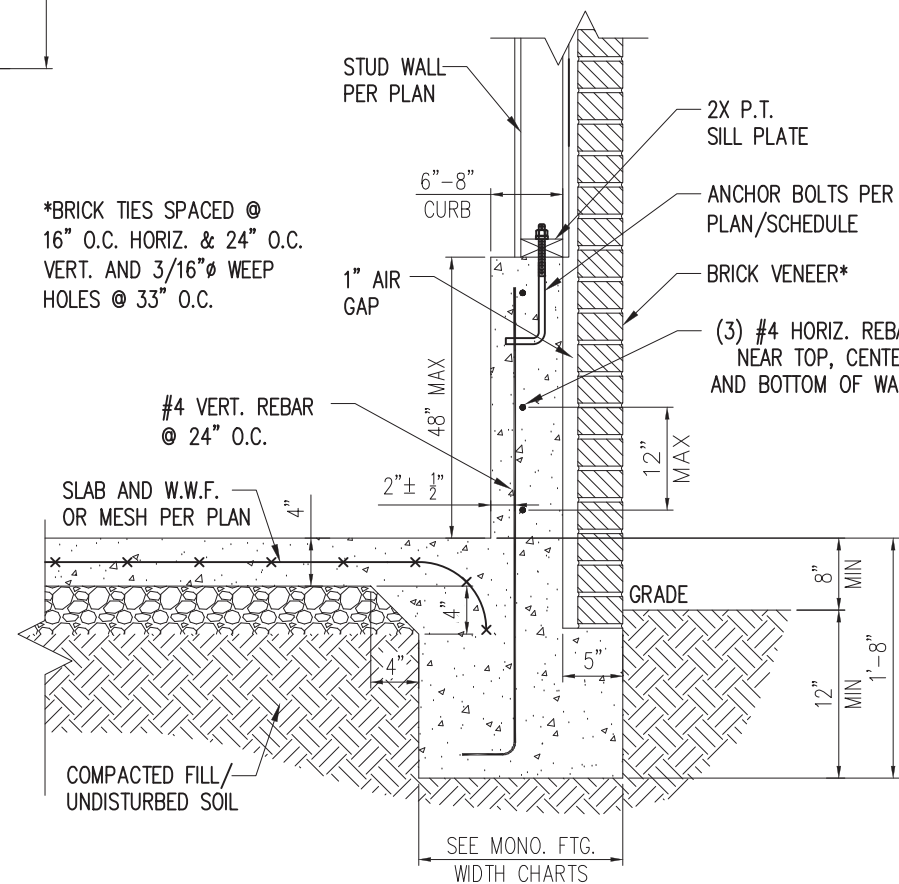
SHEET
D3m



STANDARD - SIDING/STONE

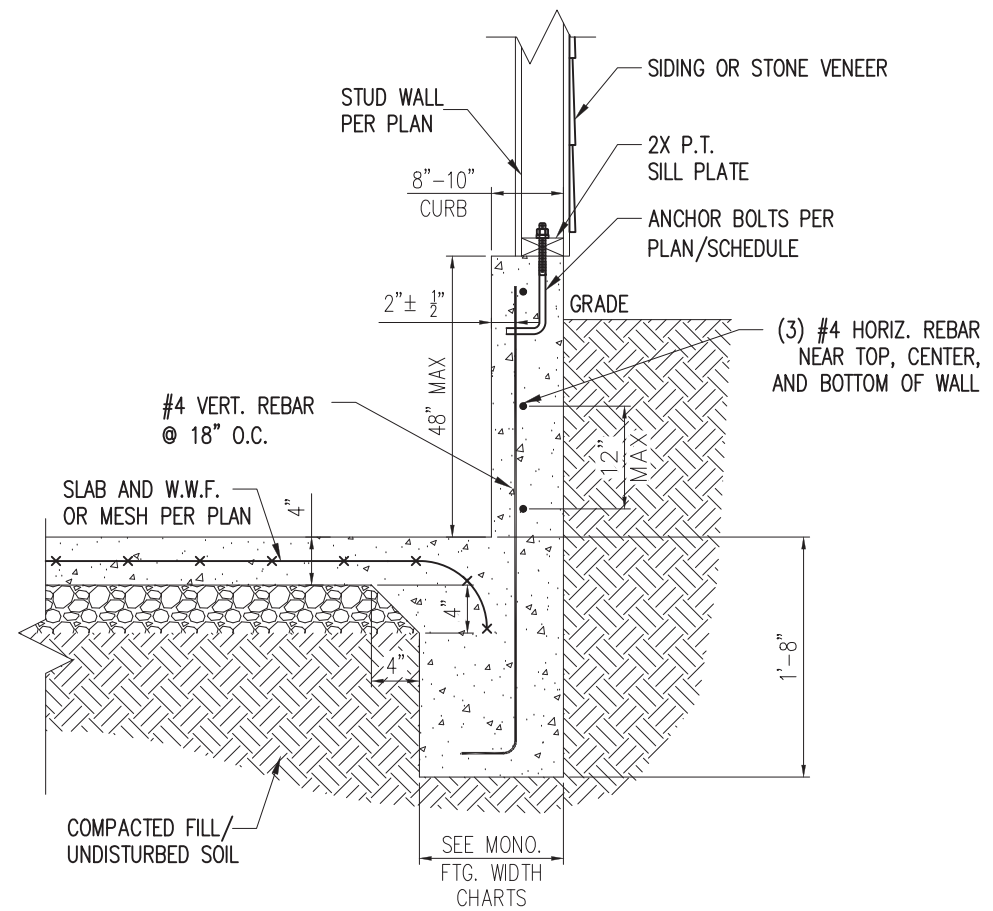
1 EXTENDED GARAGE CURB DETAIL
D4m NTS

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



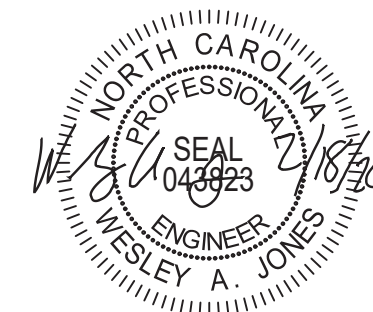
STANDARD - BRICK

3 EXTENDED GARAGE CURB DETAIL
W/ BRICK VENEER
D4m NTS



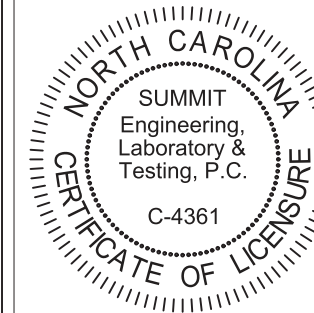
STANDARD - SIDING/STONE

2 EXTENDED GARAGE CURB DETAIL
W/ UNBALANCED FILL
D4m NTS



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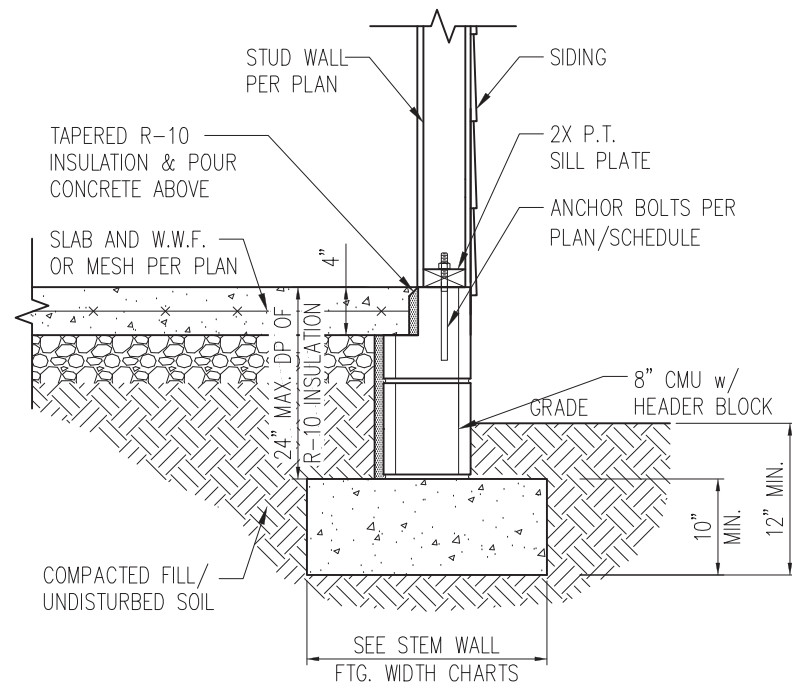
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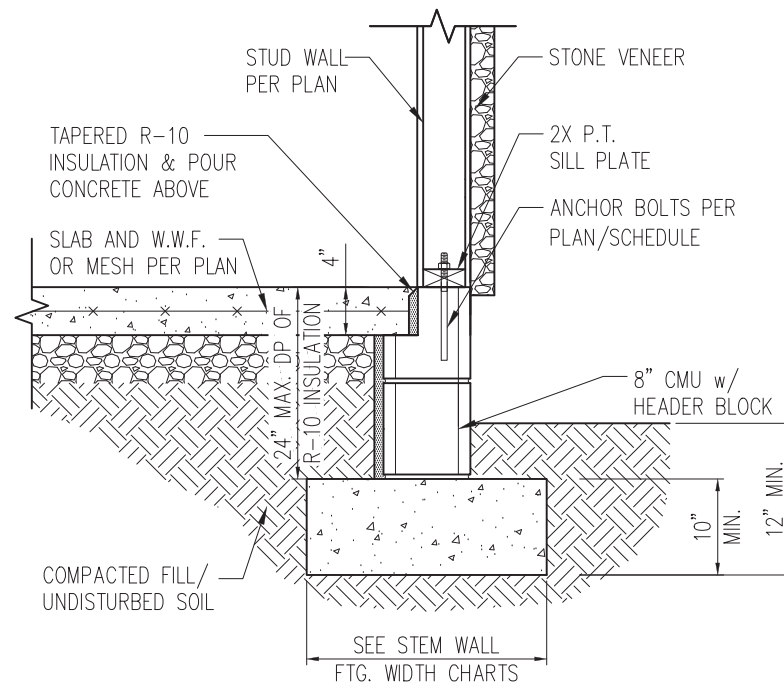
REFER TO COVER SHEET FOR A
COMPLETE LIST OF REVISIONS

SHEET

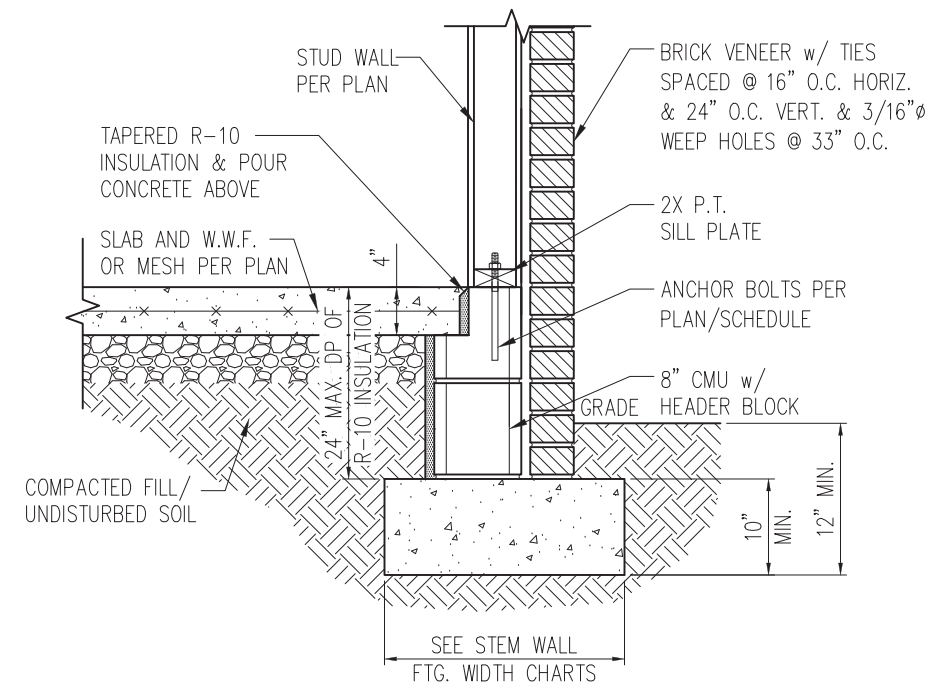
D4m



STANDARD - SIDING

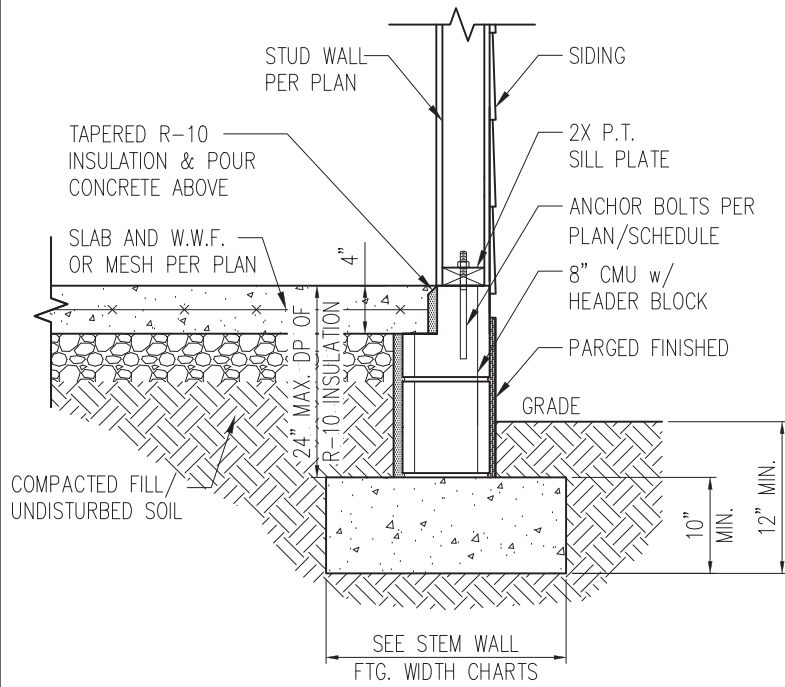


STANDARD - STONE

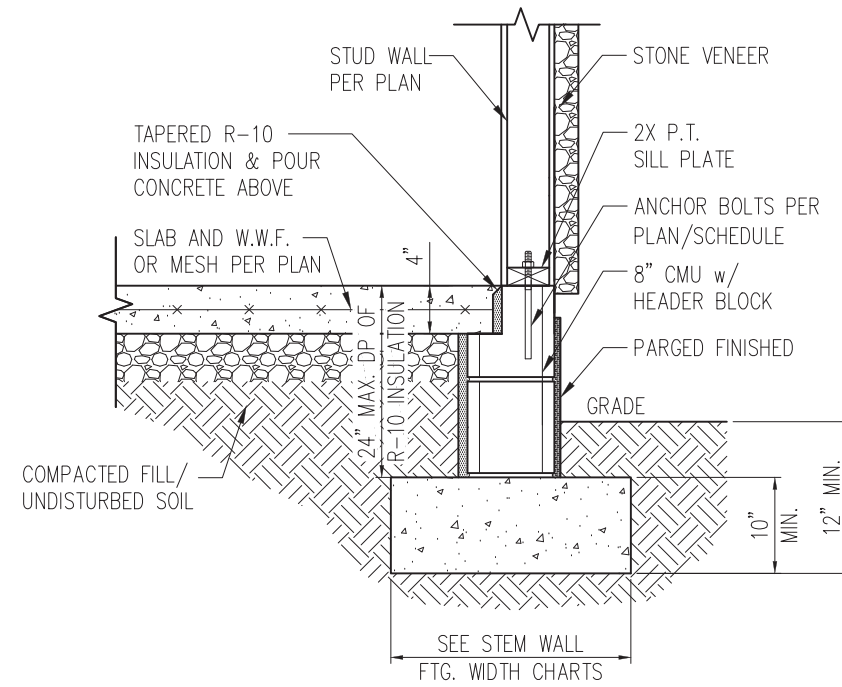


STANDARD - BRICK

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



STANDARD - SIDING



STANDARD - STONE

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

STEM WALL FOOTING WIDTH

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

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

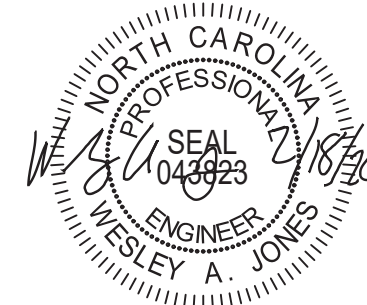
WALL ANCHOR SCHEDULE

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

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

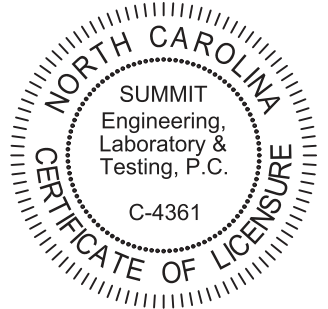
NOTES:

- 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

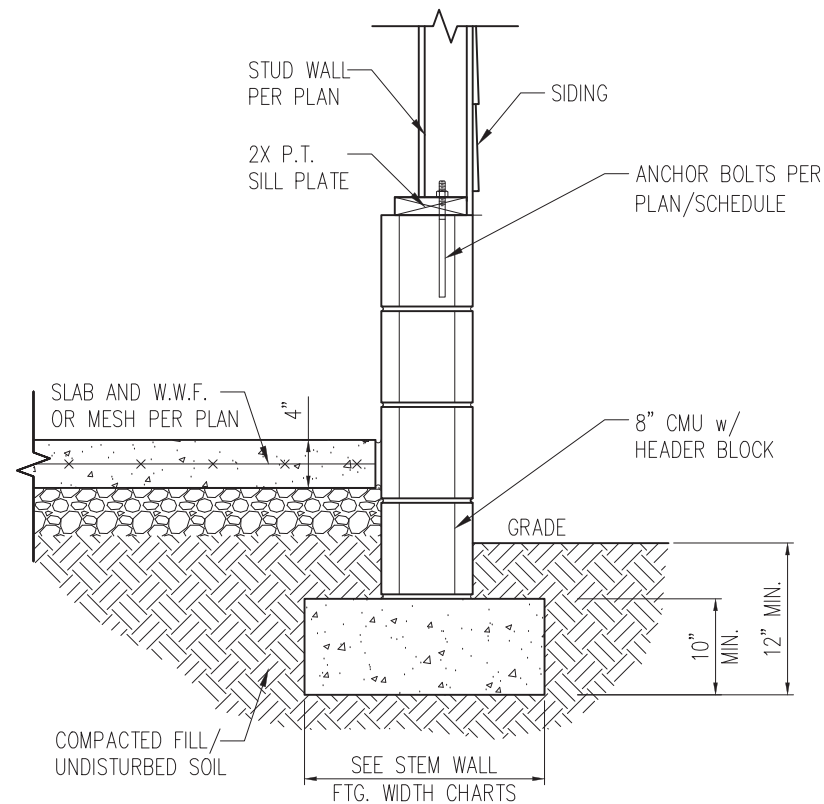
CURRENT DRAWING
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PROJECT #: 3832
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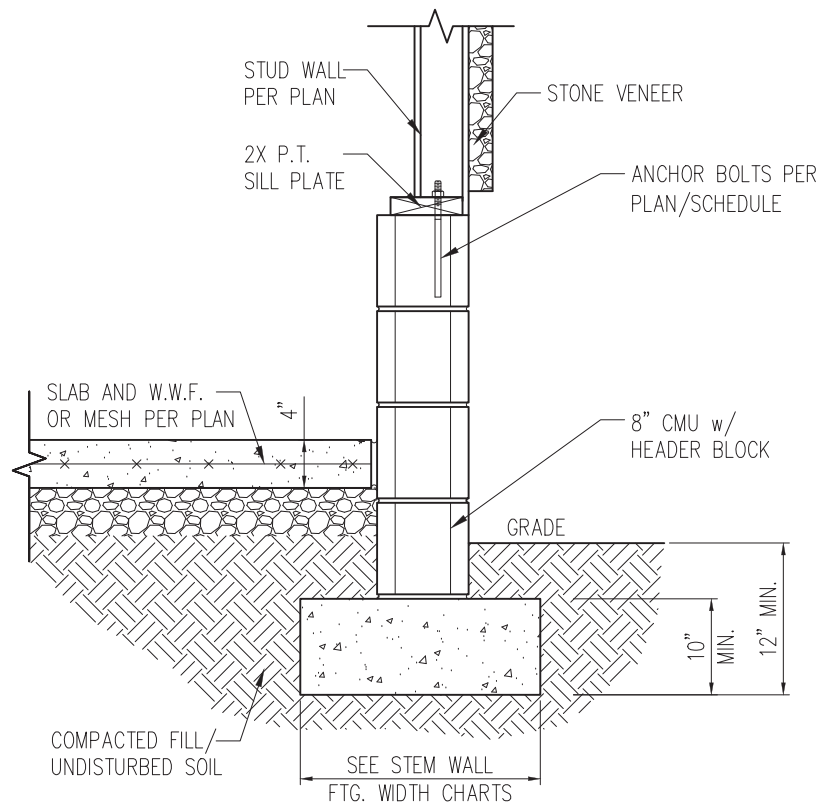
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

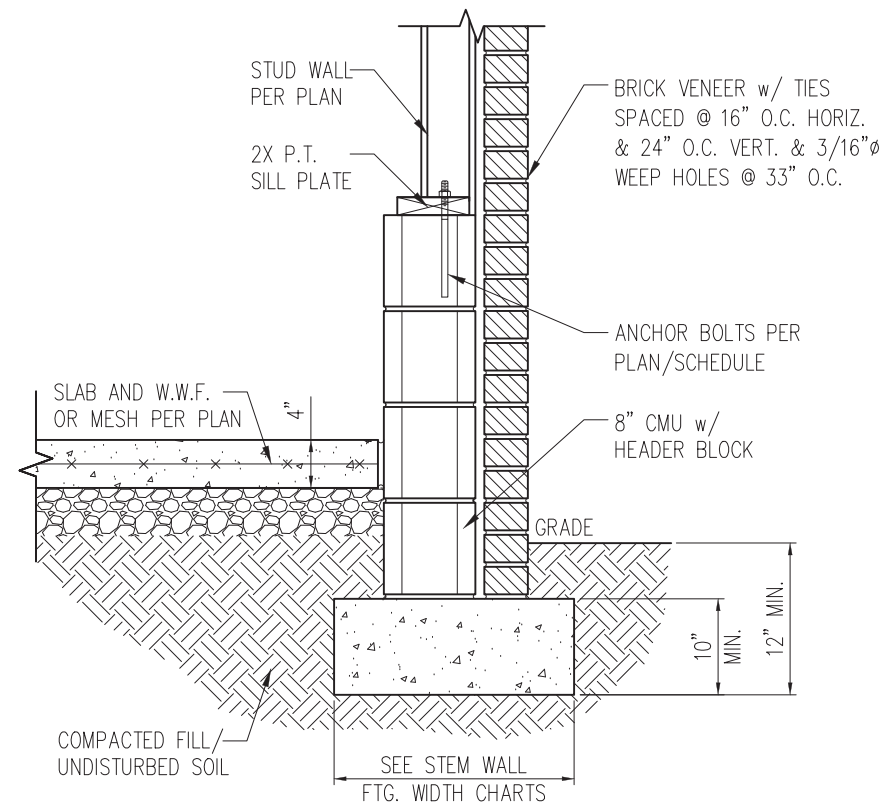
D1s



STANDARD – SIDING

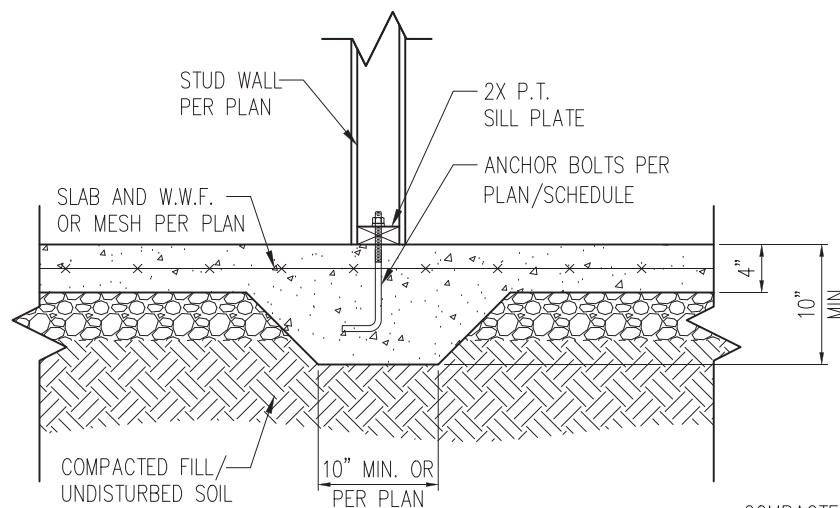


STANDARD – STONE

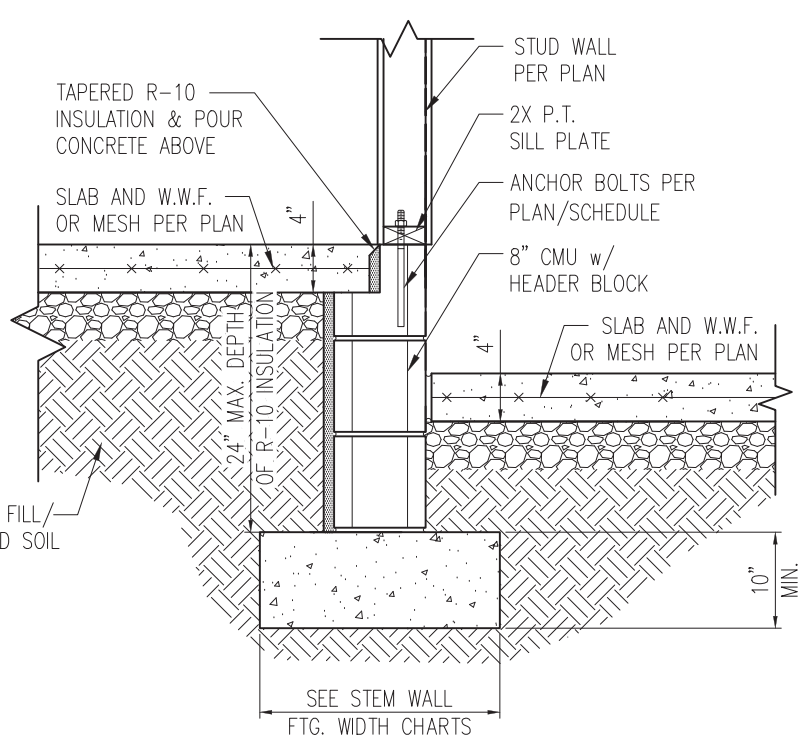


STANDARD – BRICK

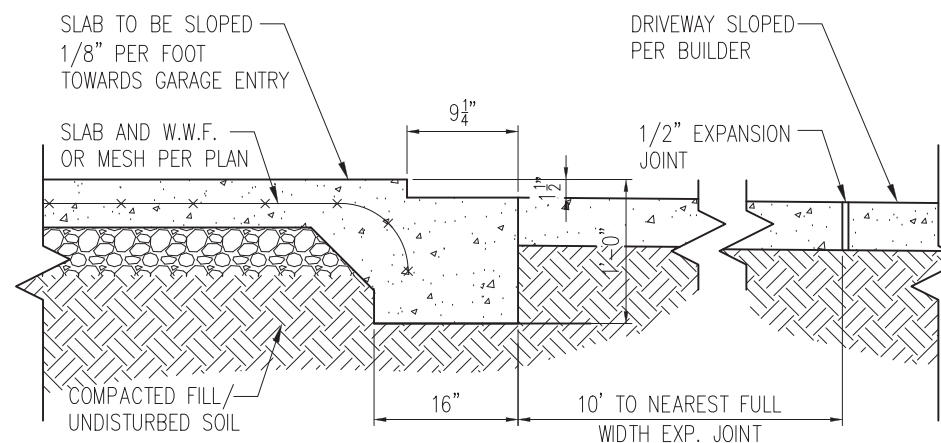
1 TYP. GARAGE CURB DETAIL
D2s 3/4" = 1'-0"



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



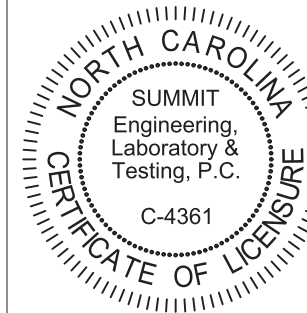
3 HOUSE/GARAGE WALL DETAIL
D2s 3/4" = 1'-0"



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



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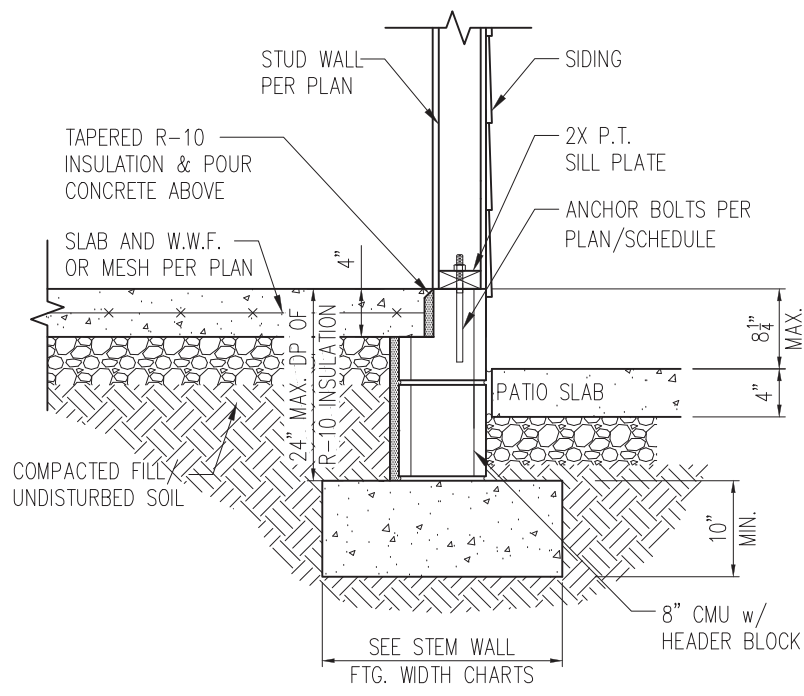
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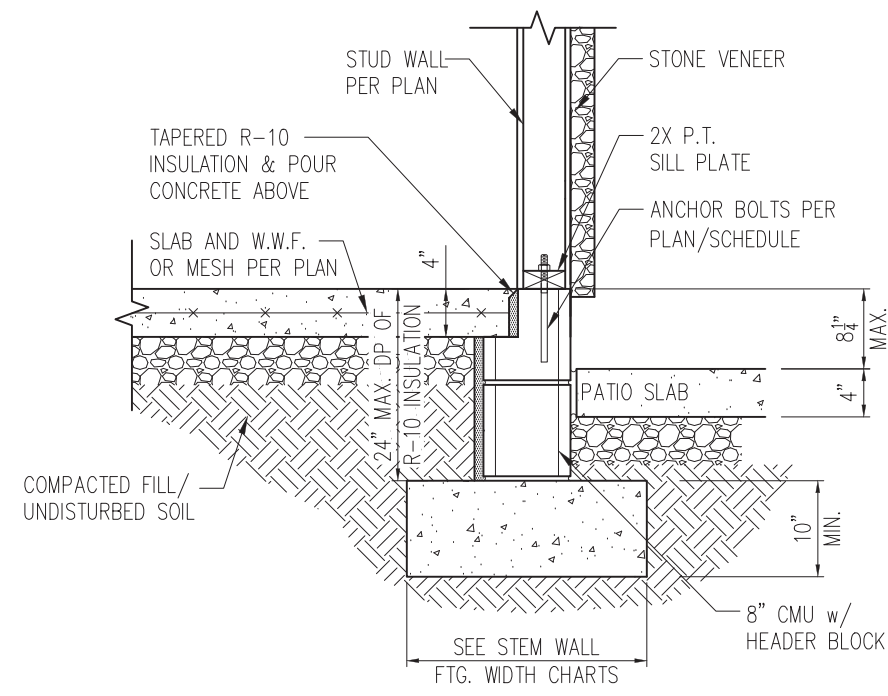
SHEET
D2s

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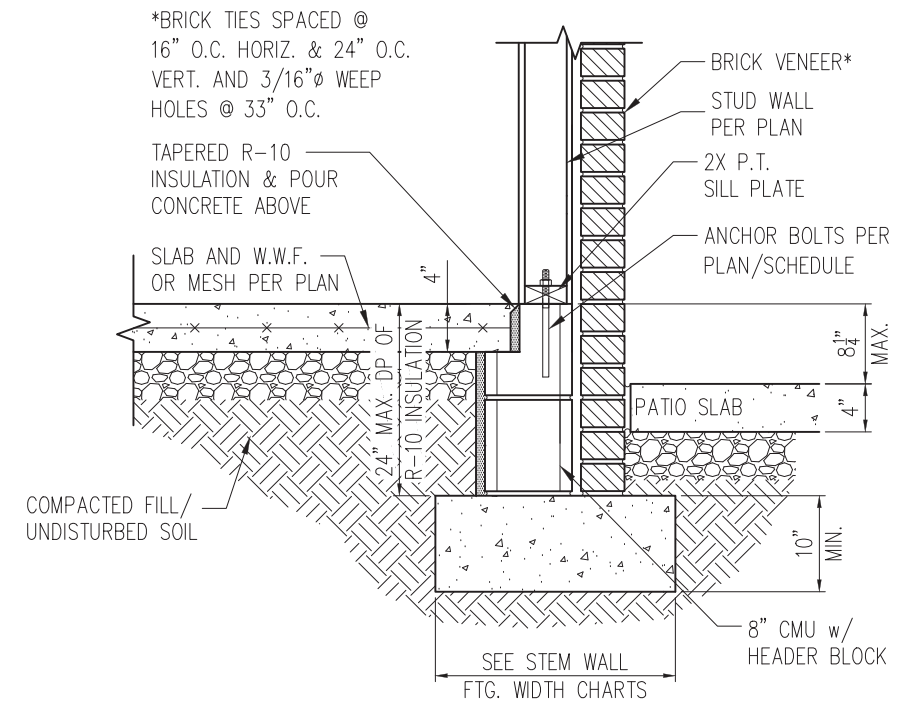
- NOTES:
- REFER TO GENERAL NOTES & SPECIFICATIONS ON SHEET CS2 FOR ADDITIONAL INFORMATION.
 - PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
 - SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.



STANDARD - SIDING

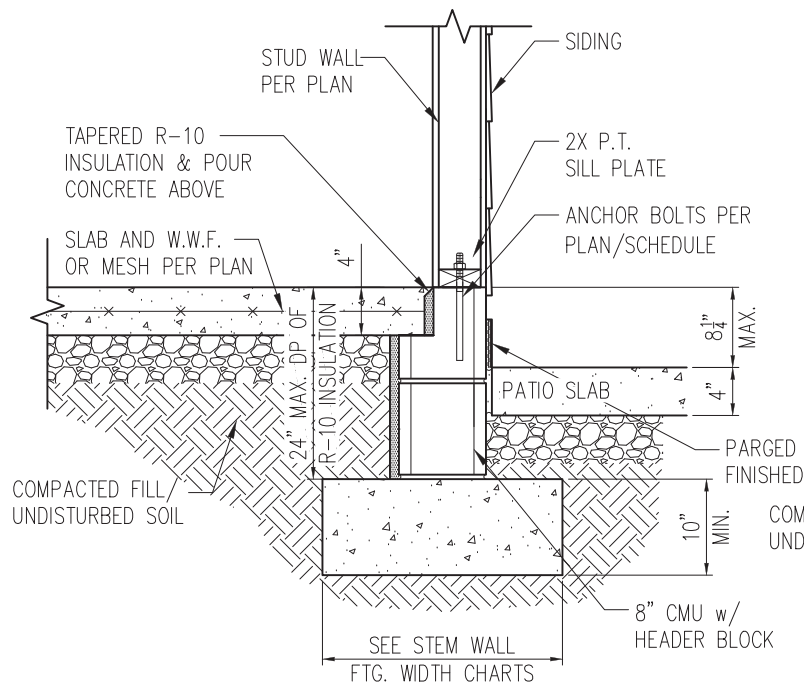


STANDARD - STONE

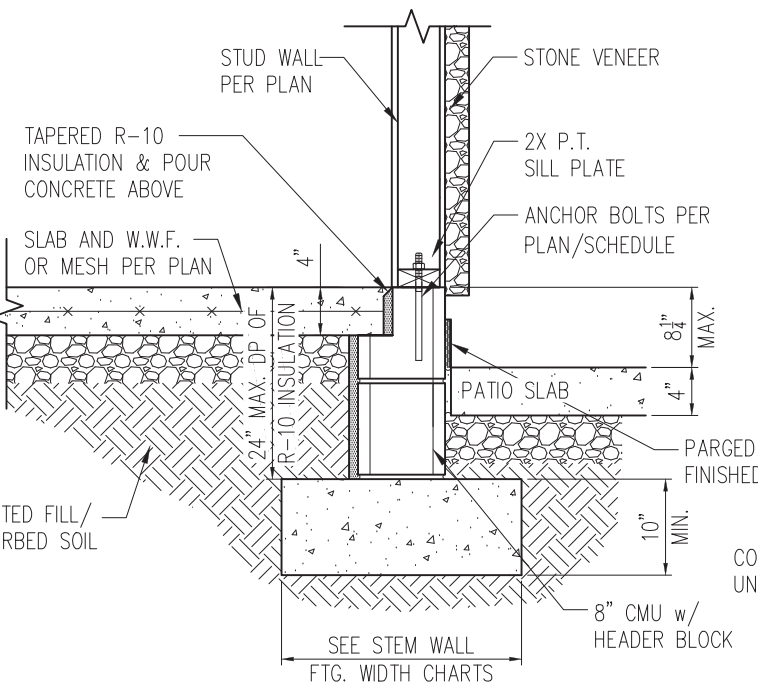


STANDARD - BRICK

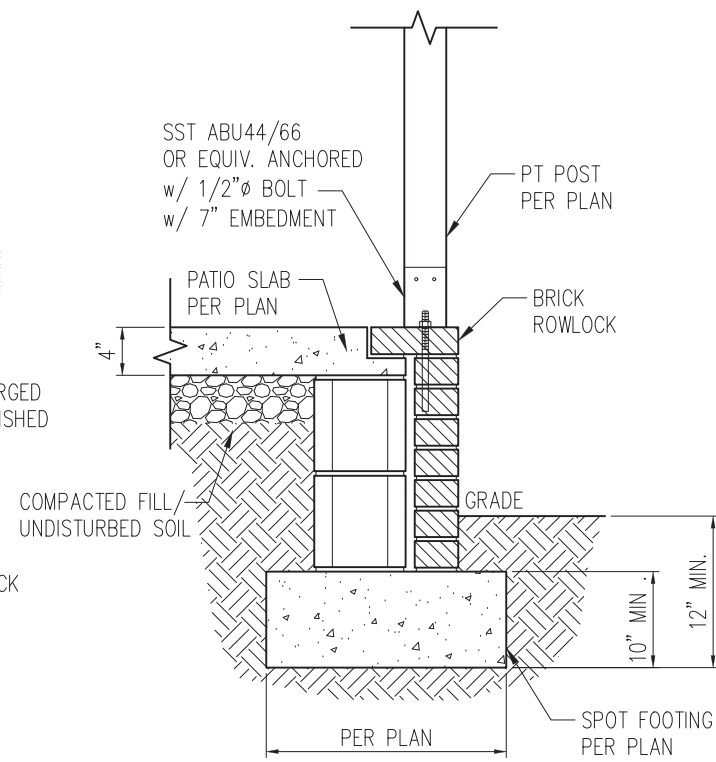
1 PORCH SLAB DETAIL
D3s 3/4" = 1'-0"



STANDARD - SIDING

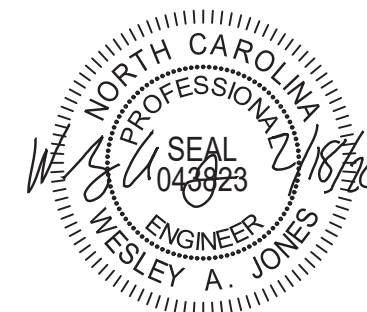


STANDARD - STONE



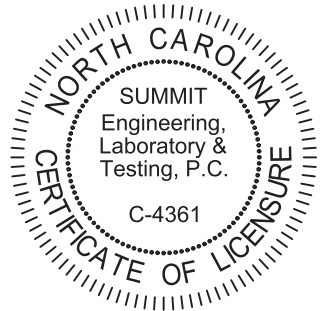
2 COVERED PORCH DETAIL
D3s 3/4" = 1'-0"

- 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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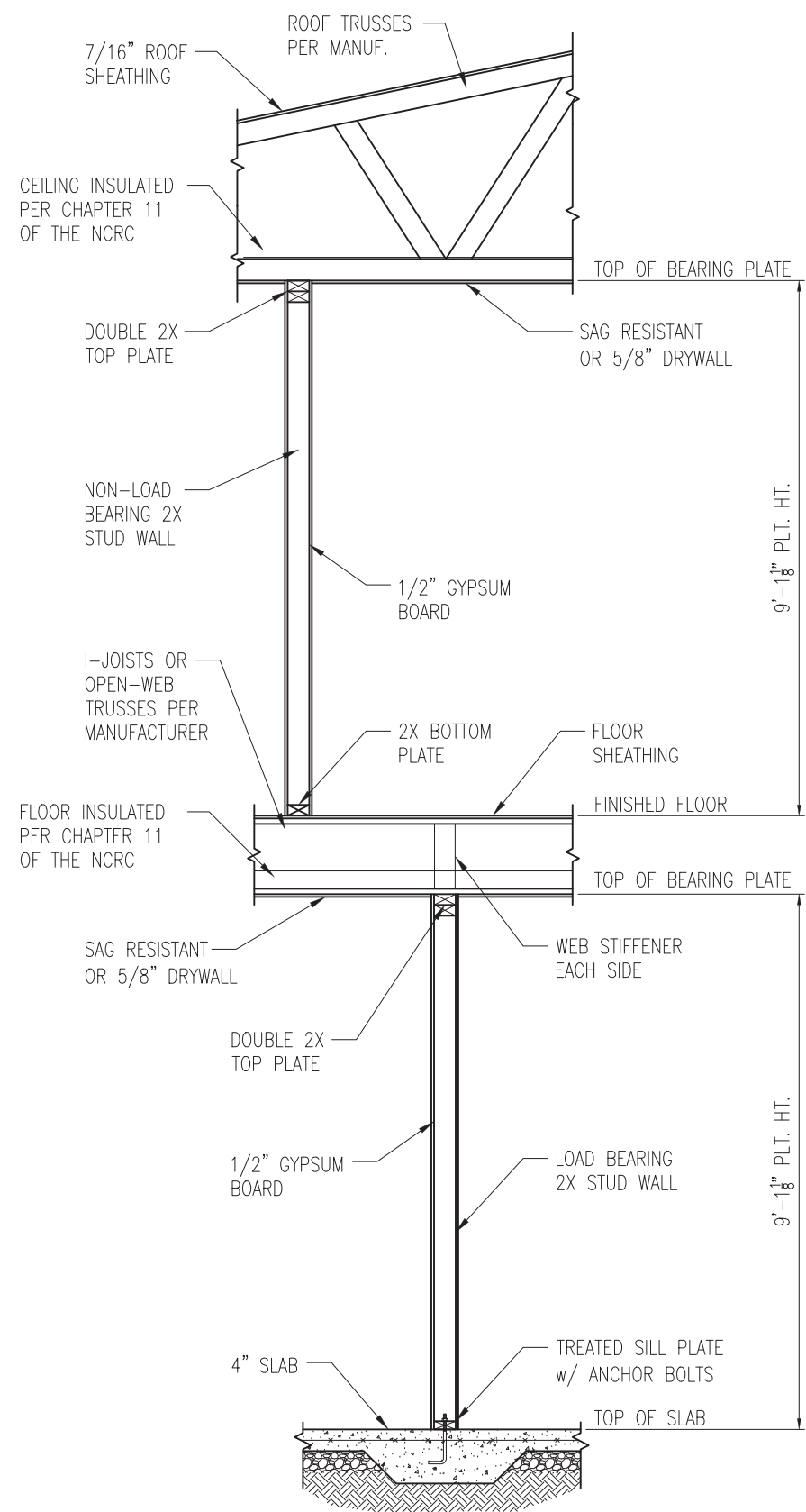
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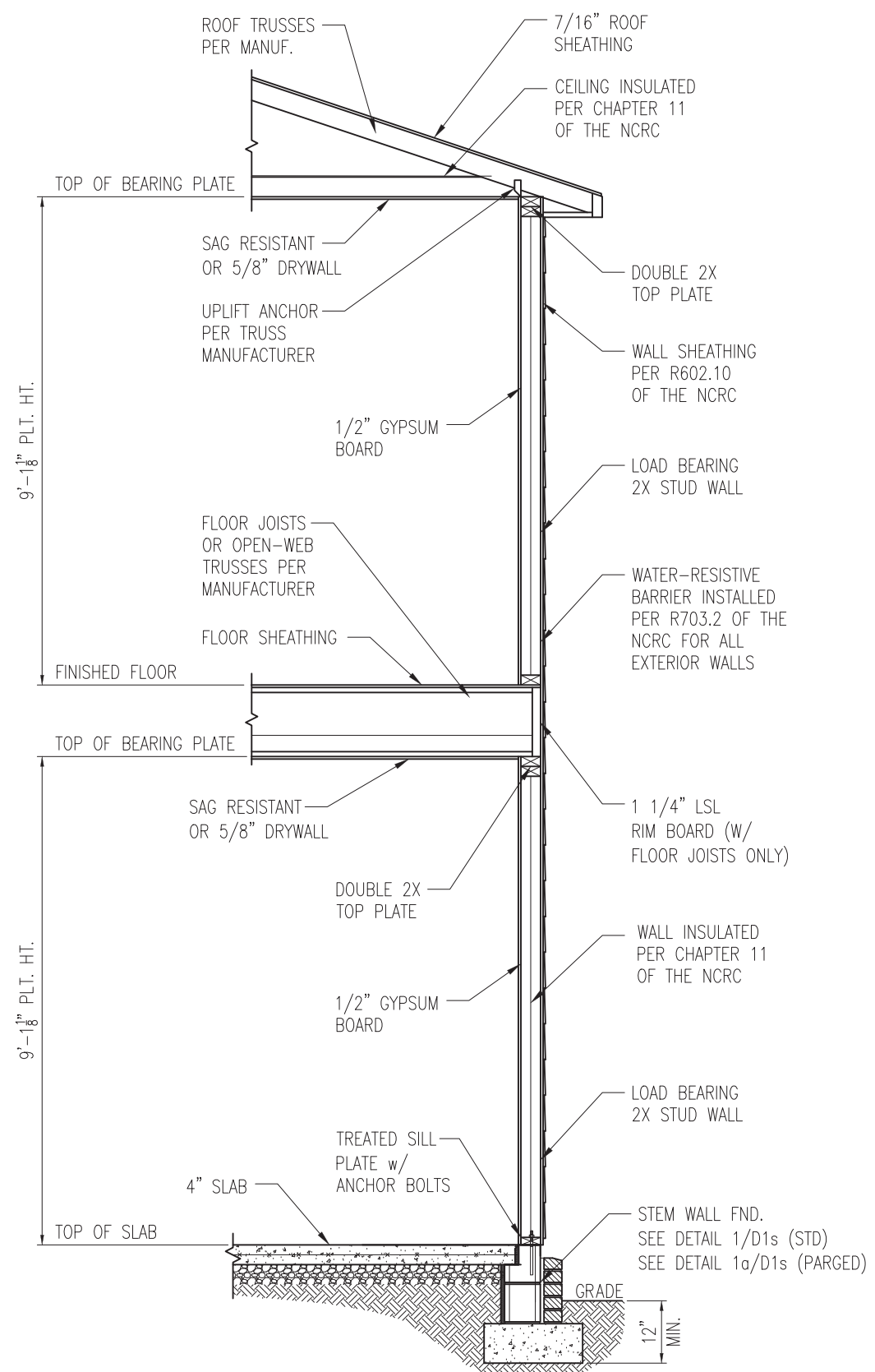
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SHEET
D3s



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



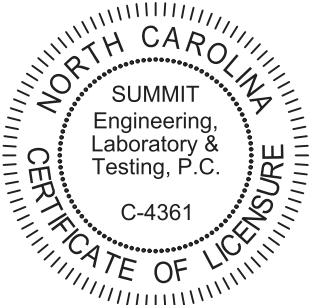
2 TYP. EXTERIOR LOAD BEARING WALL SECTION
 D4s 3/4" = 1'-0" -SIMILAR w/ BRICK AND STONE
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.
 -MIN. 3/16"Ø WEEP HOLES @ 33" O.C.

- NOTES:
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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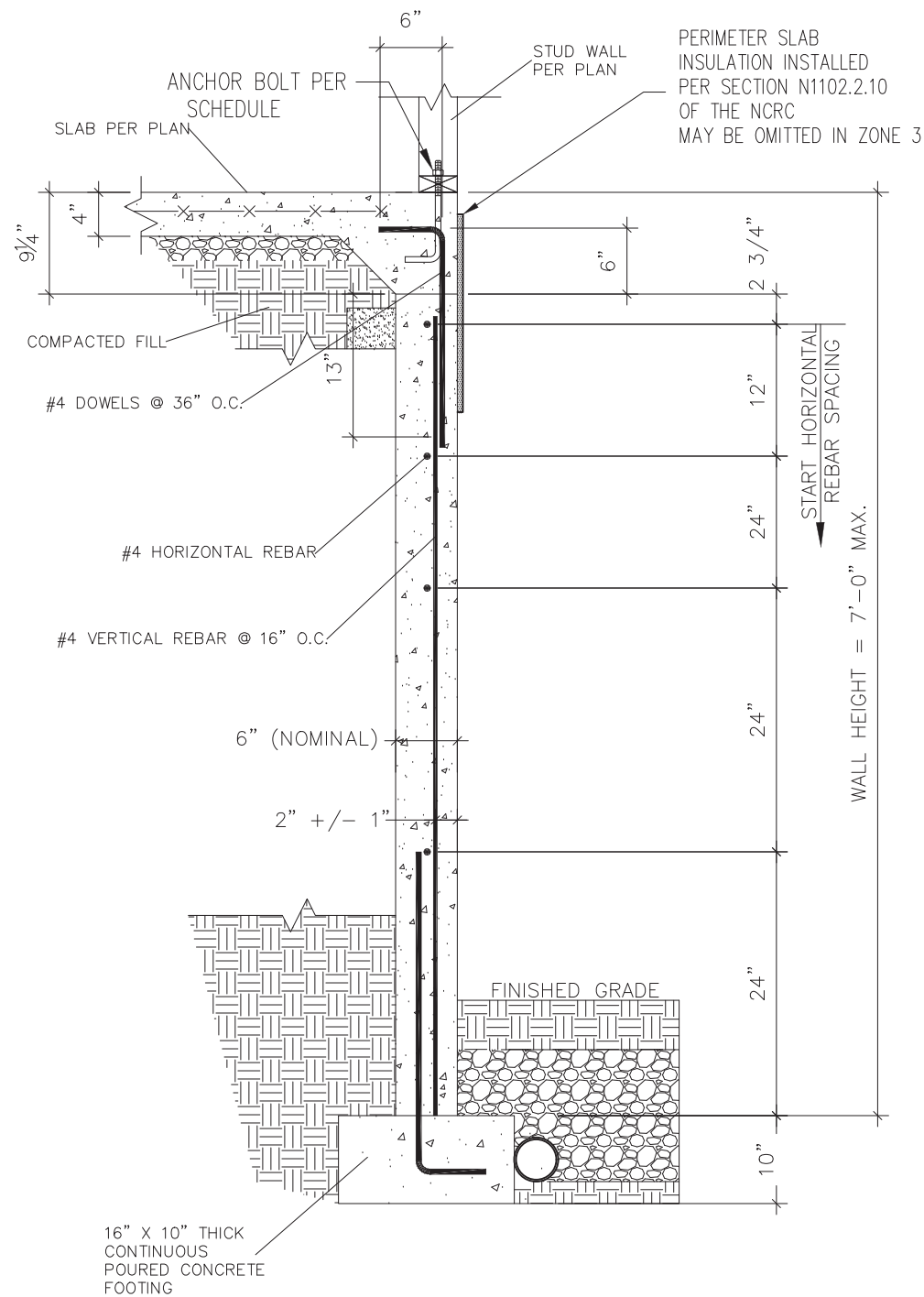
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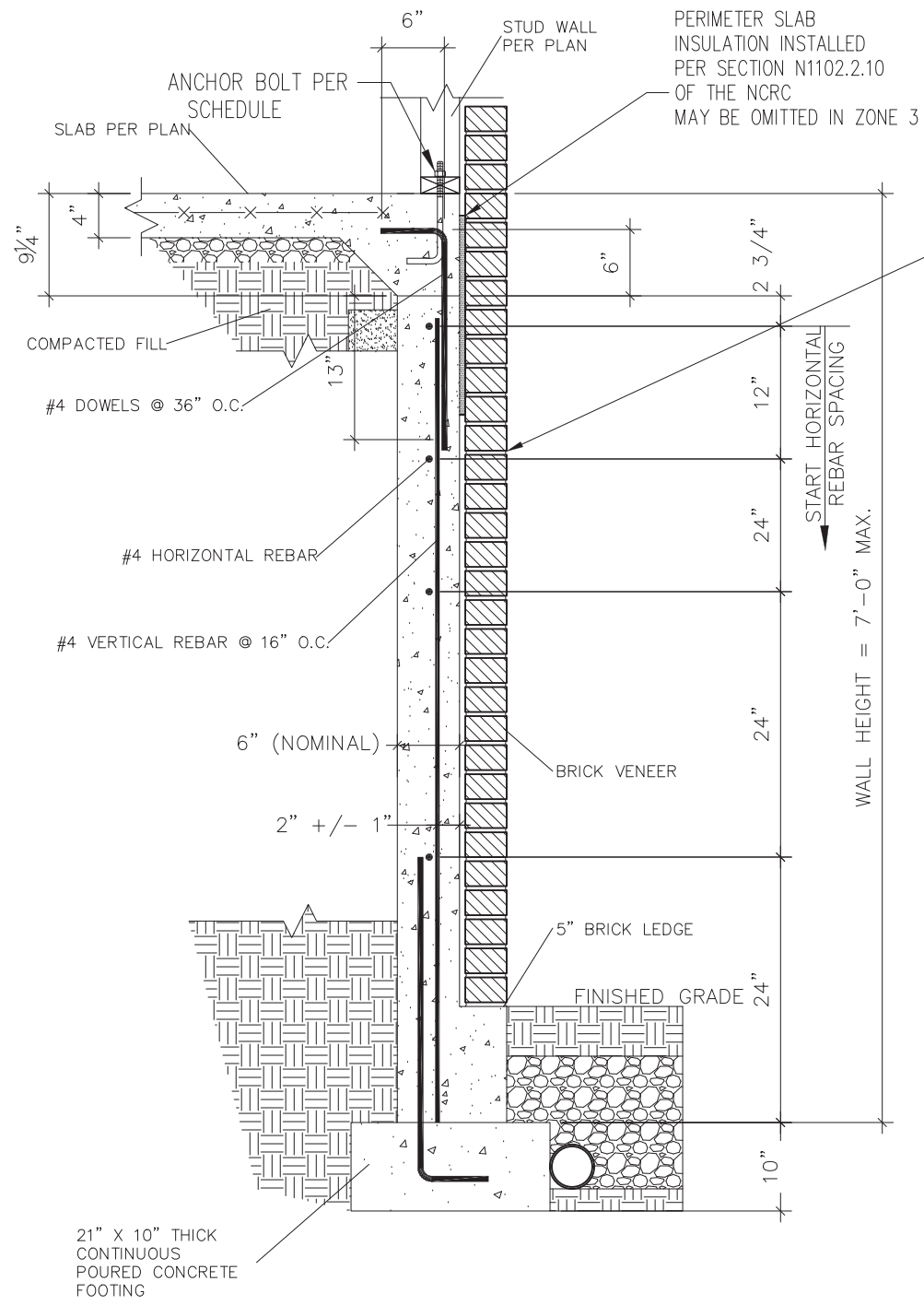
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SHEET
D4s



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



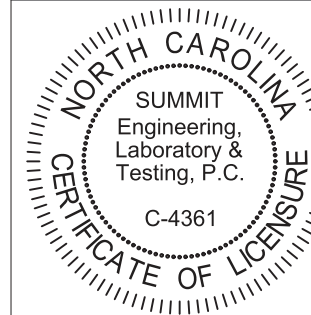
2 SUBWALL FOUNDATION W/ BRICK VENEER
 D5s 3/4" = 1'-0"

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



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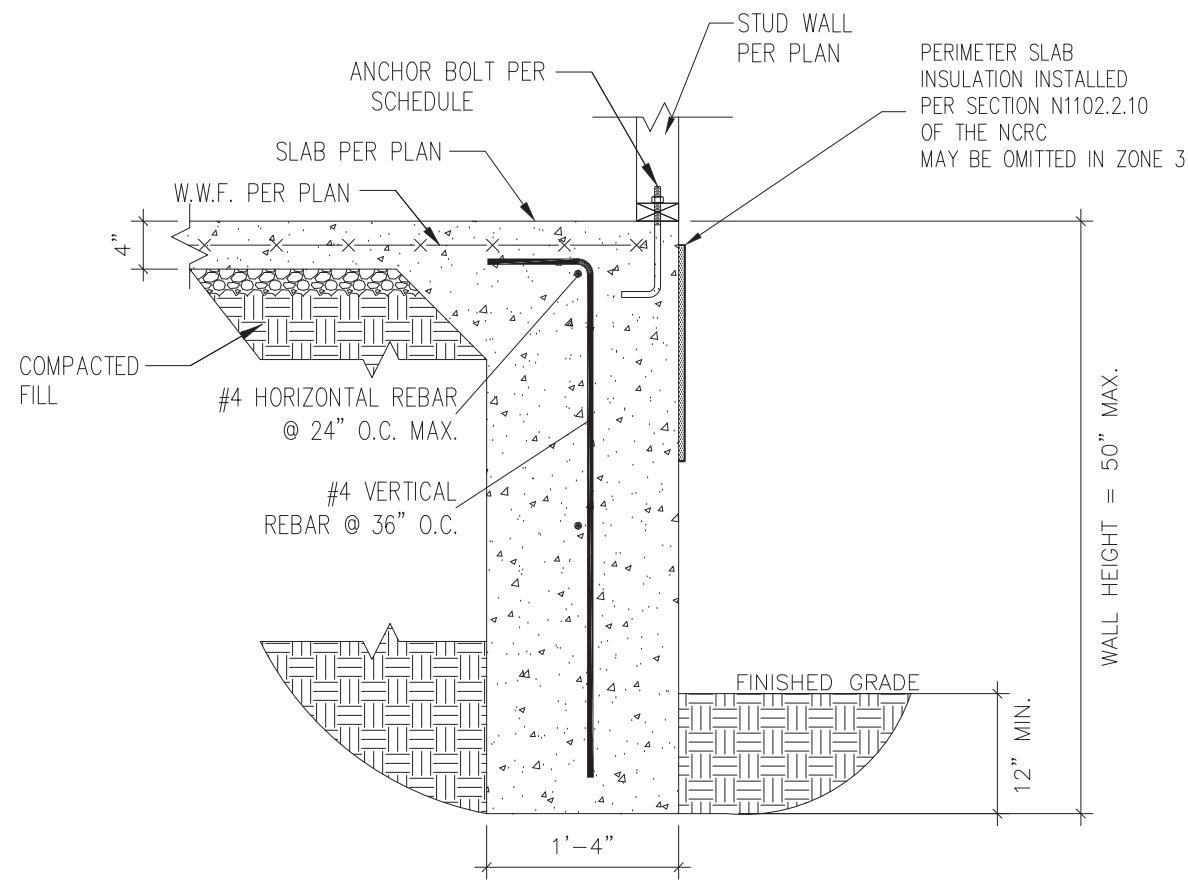
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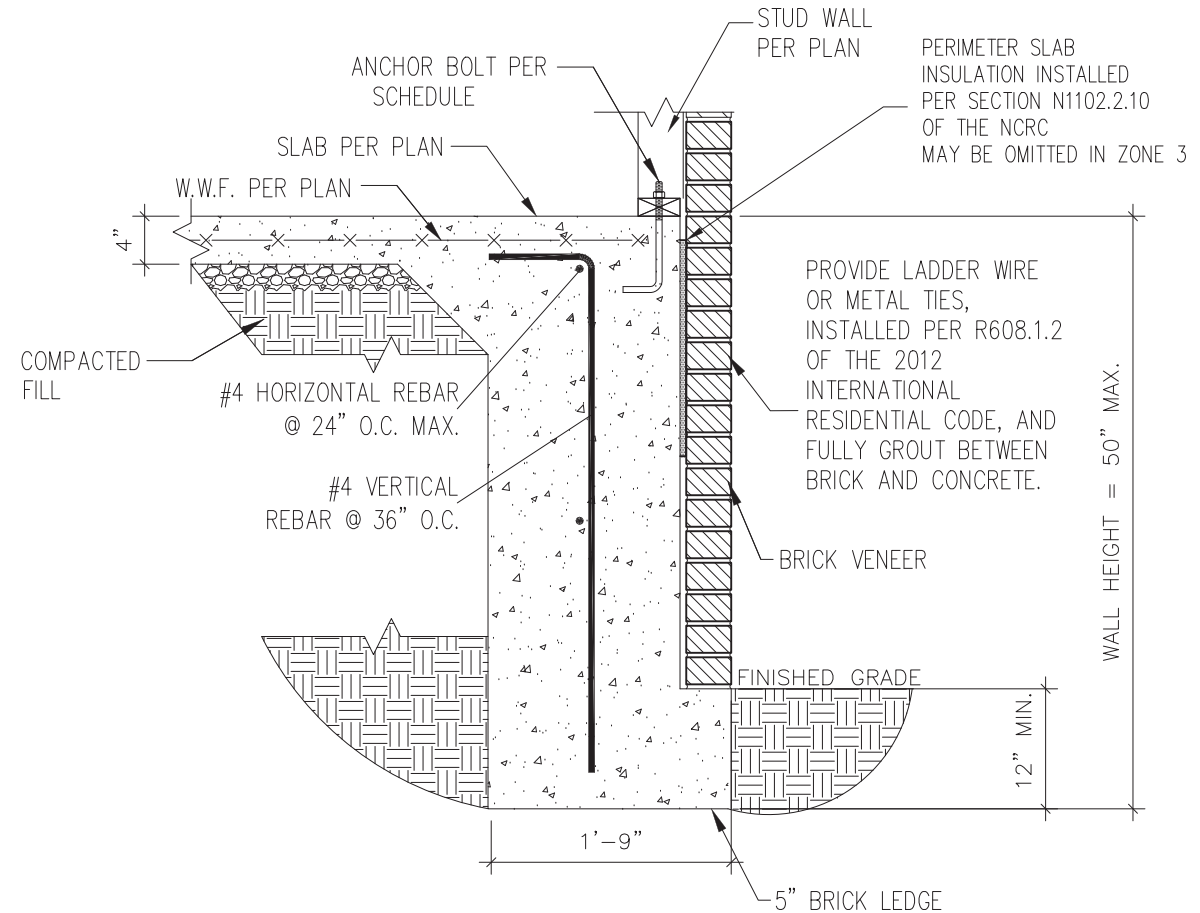
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SHEET

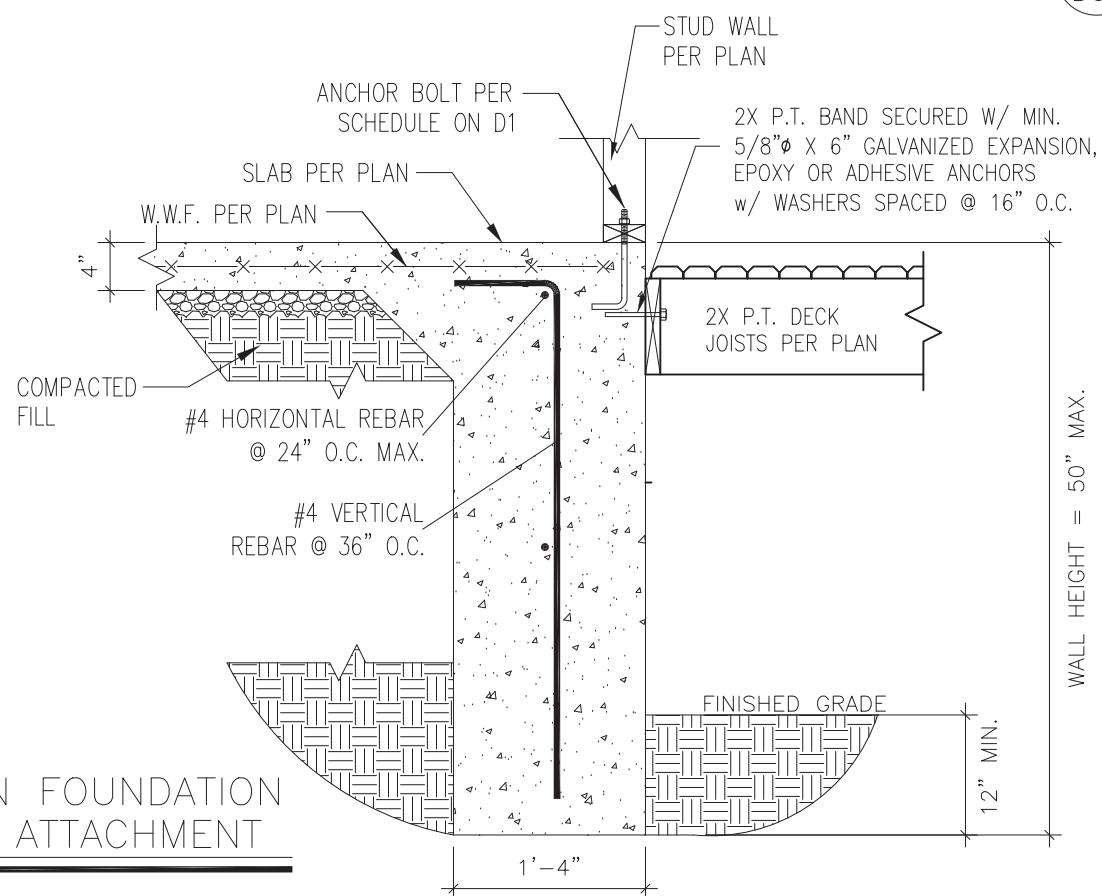
D5s



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



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

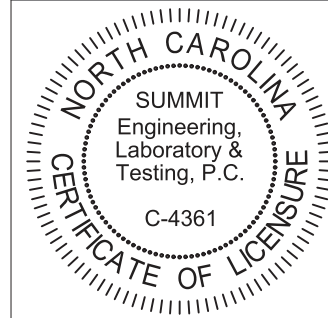


3 TURNDOWN FOUNDATION W/ DECK ATTACHMENT
 D6s 3/4" = 1'-0"



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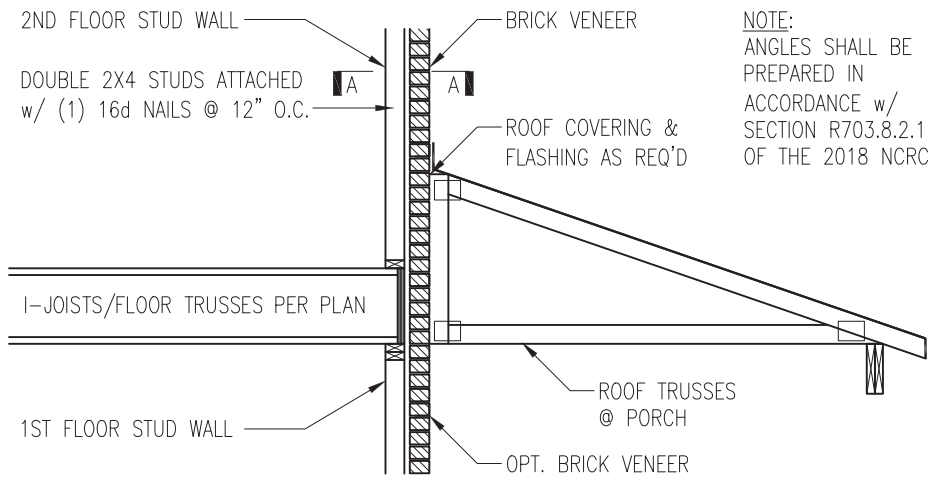
PROJECT
Standard Details
Stemwall Details
 CLIENT
Smith Douglas Homes
 110 Village Trail, Suite 215
 Woodstock, GA 30188

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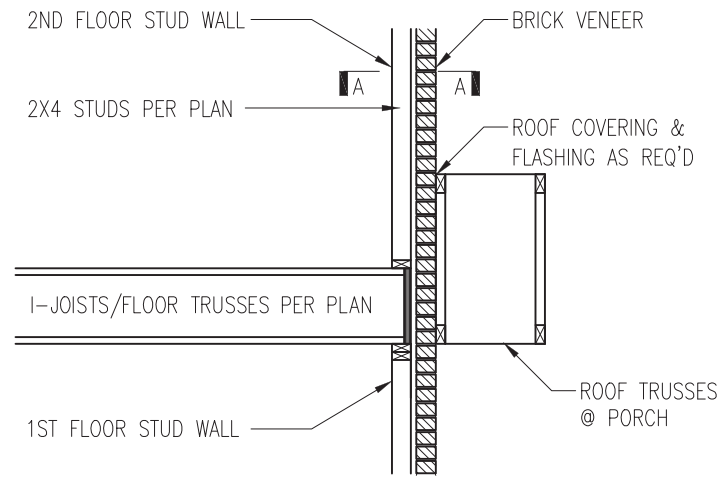
NO.	DATE	PROJECT #
0	1/7/16	3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D6s



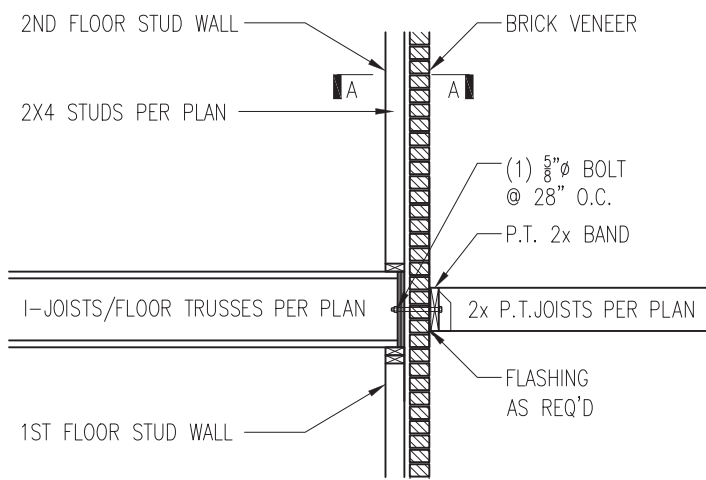
NOTE:
ANGLES SHALL BE
PREPARED IN
ACCORDANCE w/
SECTION R703.8.2.1
OF THE 2018 NCRC



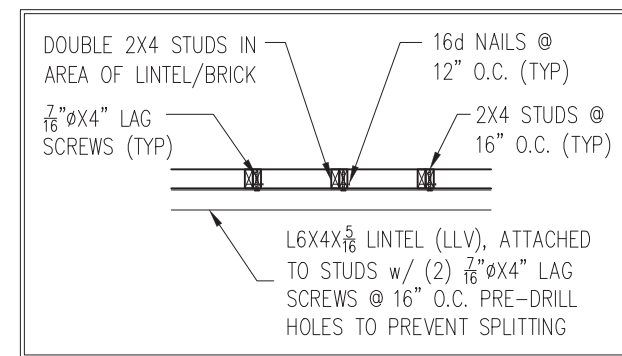
TRUSSES PERPENDICULAR TO STUD WALL

TRUSSES PARALLEL TO STUD WALL
w/ CONTINUOUS BRICK VENEER

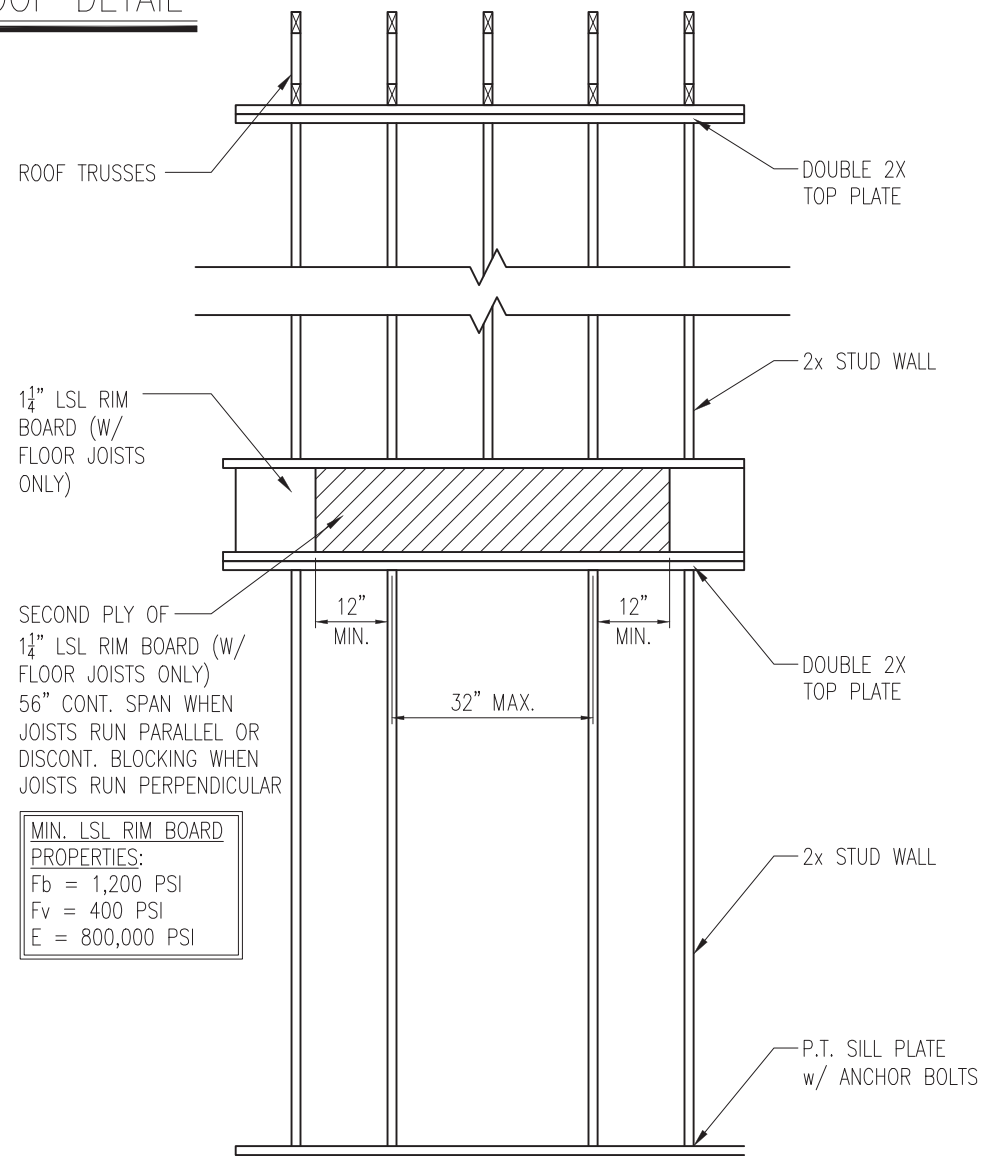
1 BRICK SUPPORT ABOVE STORAGE/PORCH ROOF DETAIL
D5f NTS



3 BALCONY JOIST ATTACHMENT
D5f NTS



SECTION A-A
NTS



SECOND PLY OF
1 1/4\"/>

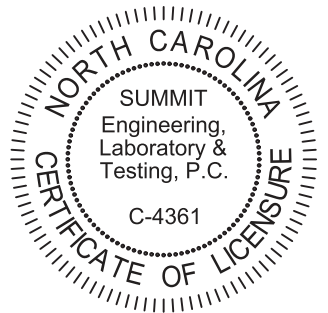
MIN. LSL RIM BOARD
PROPERTIES:
Fb = 1,200 PSI
Fv = 400 PSI
E = 800,000 PSI

4 TYP. RANGE VENT FRAMING
D5f VENTED TO EXTERIOR WALL



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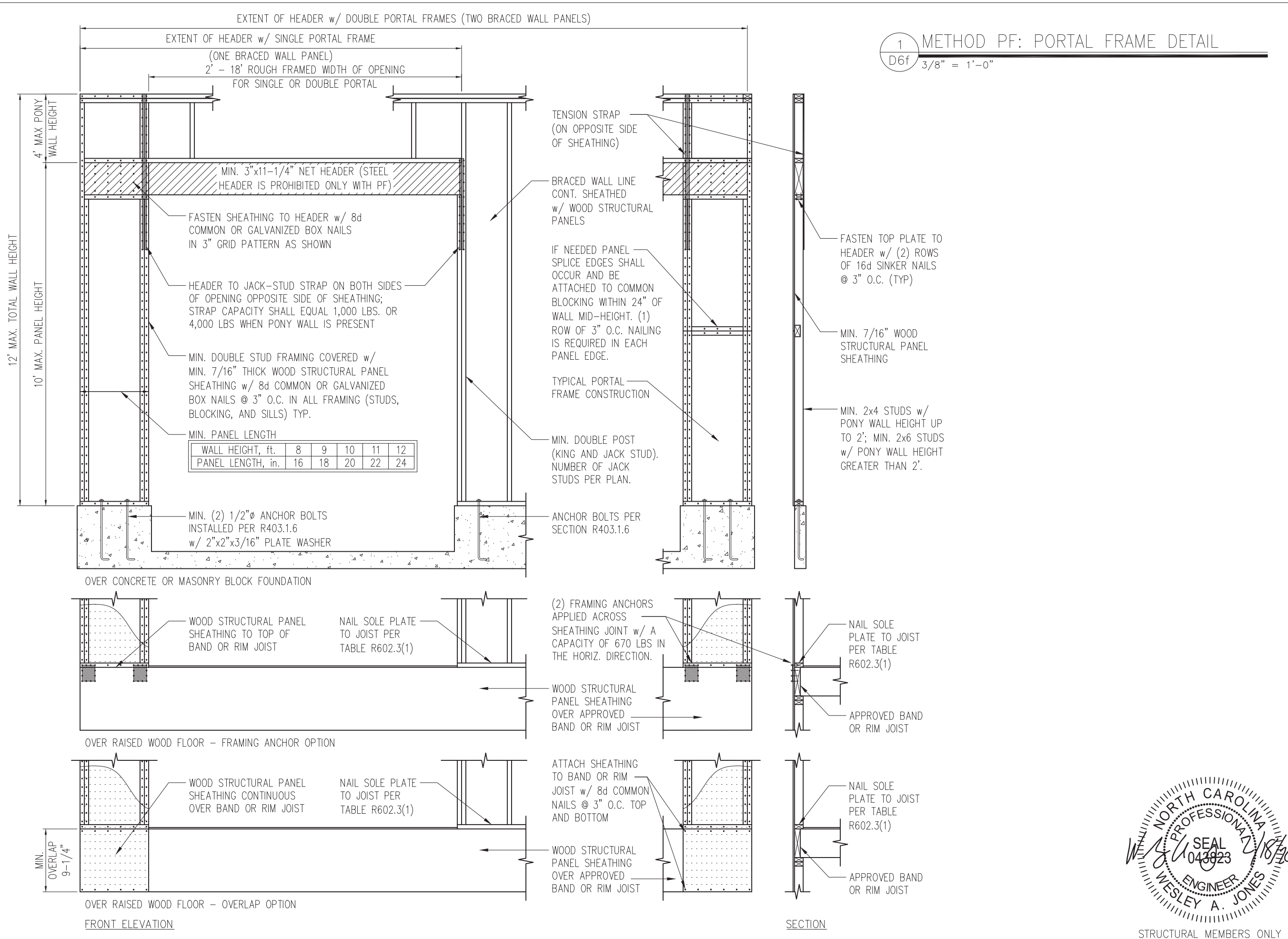
PROJECT
Standard Details
Framing Details
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

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SHEET
D5f



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

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C-4361
CERTIFICATE OF LICENSURE

PROJECT
Standard Details
Framing Details - Bracing

CLIENT
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Woodstock, GA 30188

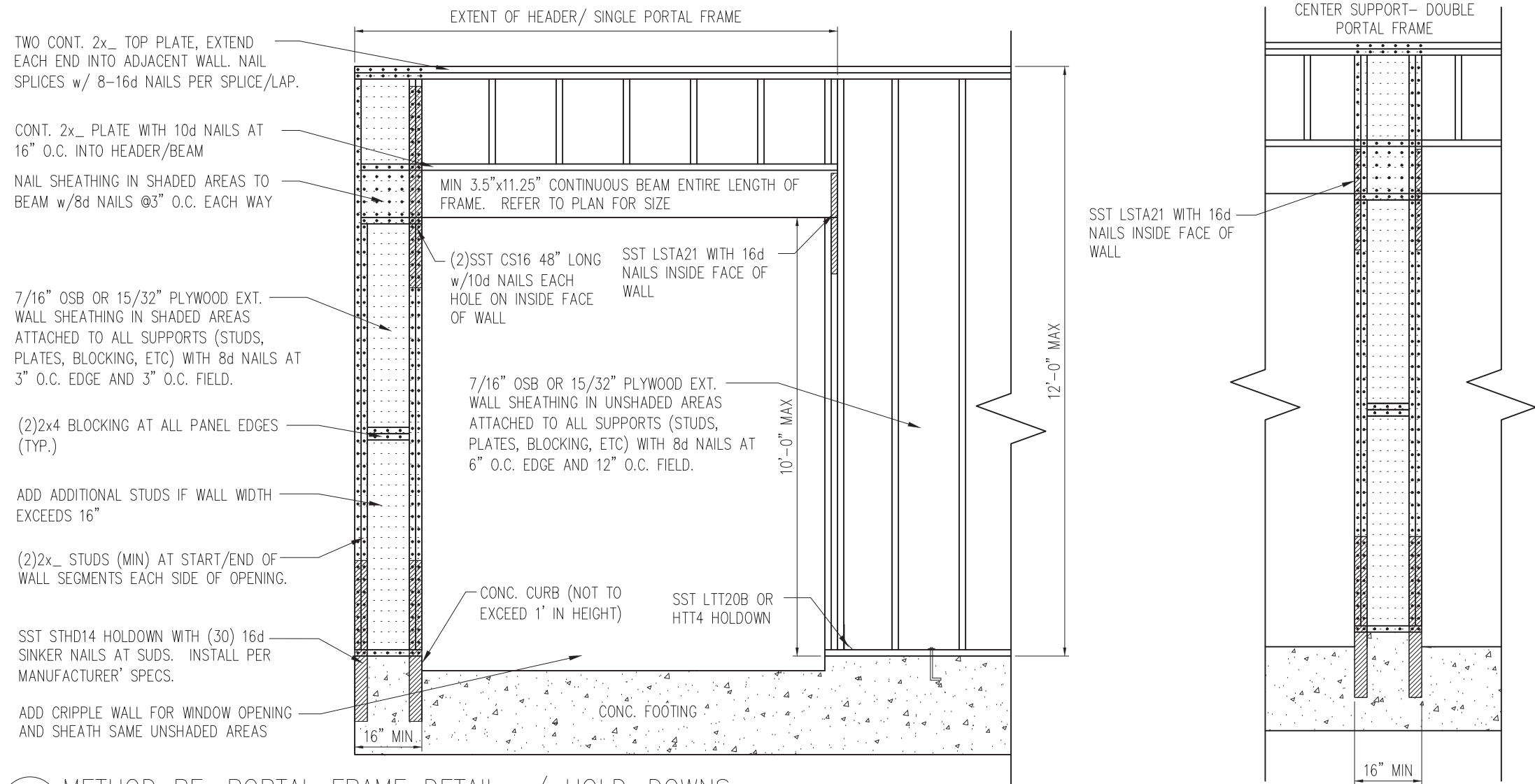
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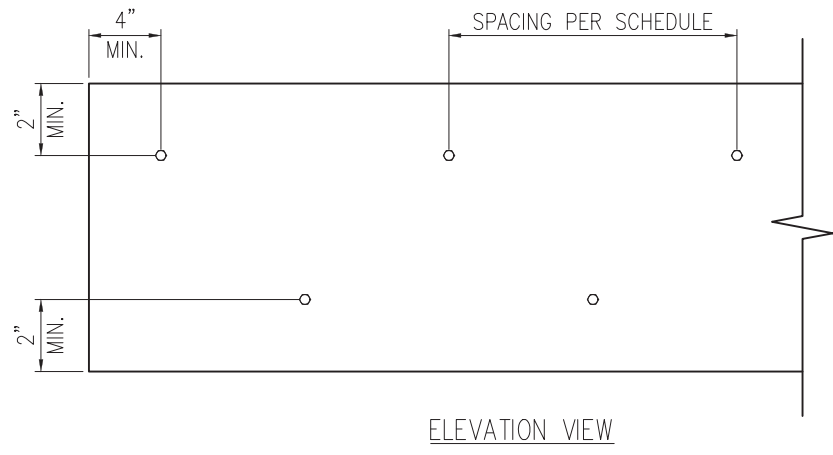
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NORTH CAROLINA
PROFESSIONAL
ENGINEER
WESLEY A. JONES
SEAL 043823

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



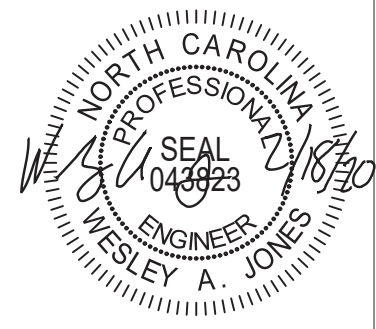
2 MULTI-PLY BEAM CONNECTION DETAIL
 D7f N.T.S

MINIMUM FASTENING REQUIREMENTS FOR TOP- AND SIDE-LOADED MEMBERS

FASTENER TYPE	LVL DEPTH	3 1/2" WIDE		5 1/4" WIDE		7" WIDE	
		Diagram	Diagram	Diagram	Diagram	Diagram	Diagram
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)	-
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.		

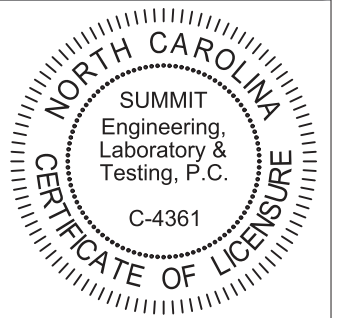
NOTES:

- 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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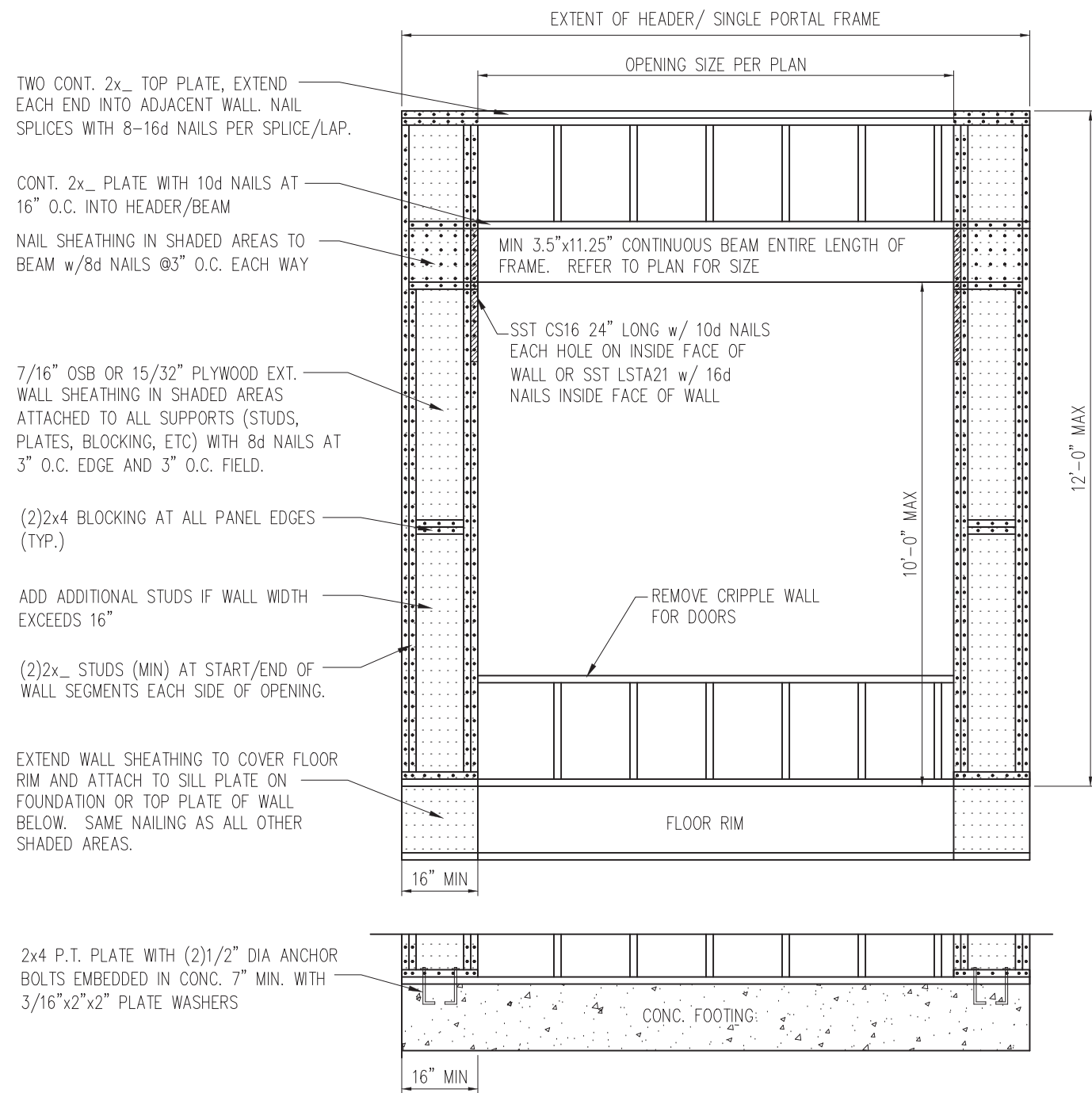


PROJECT
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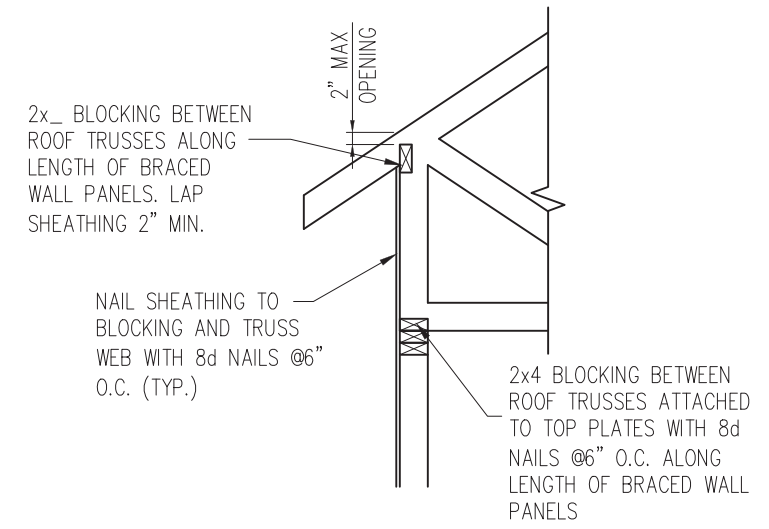
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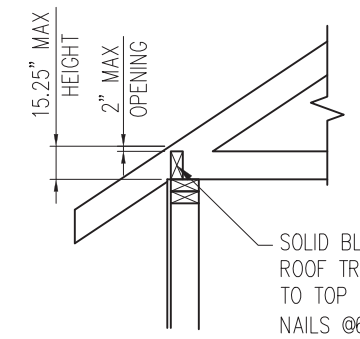
SHEET
D7f



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" *

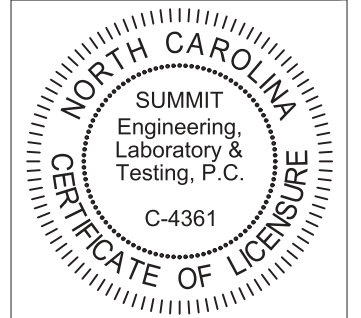
*BLOCKING IS NOT REQUIRED WITH HEEL HEIGHTS LESS THAN 9.25"

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



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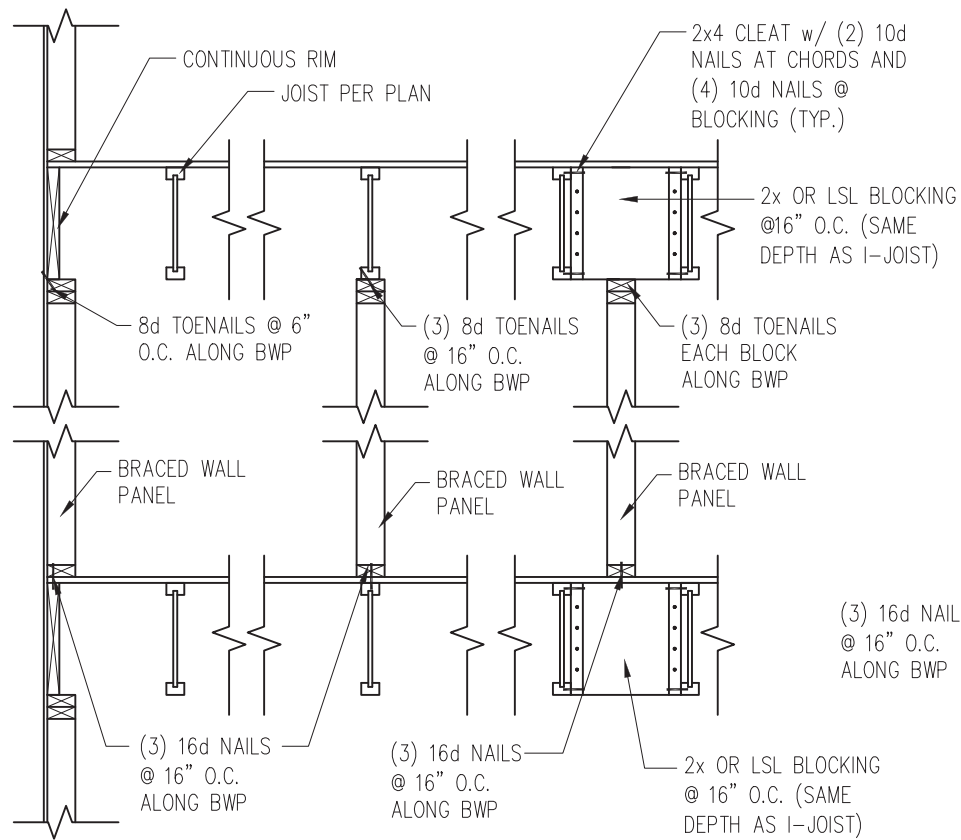
PROJECT
Standard Details - Bracing
Framing Details - Bracing
 CLIENT
Smith Douglas Homes
 110 Village Trail, Suite 215
 Woodstock, GA 30188

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

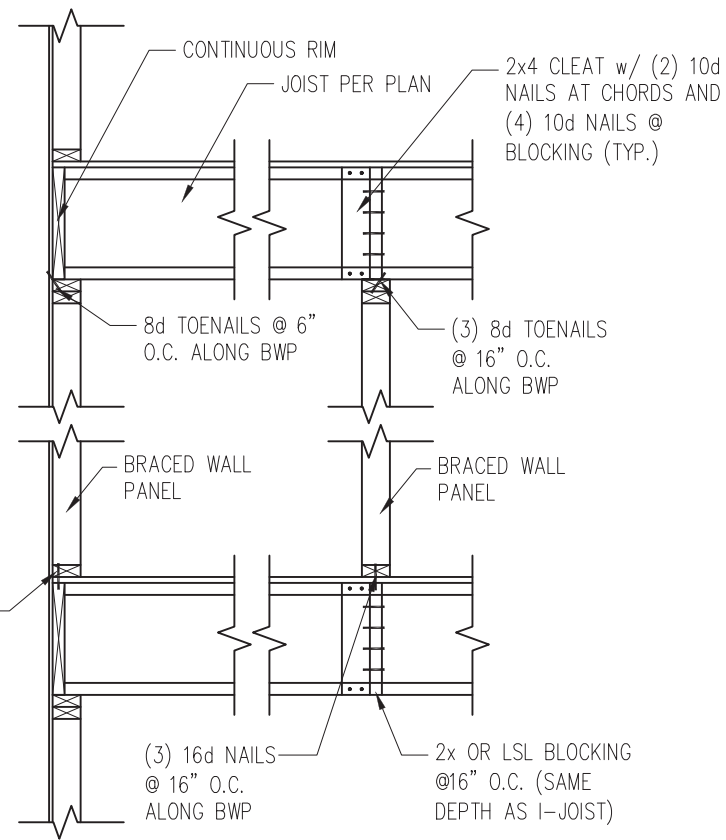
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 NO. DATE PROJECT #
 0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

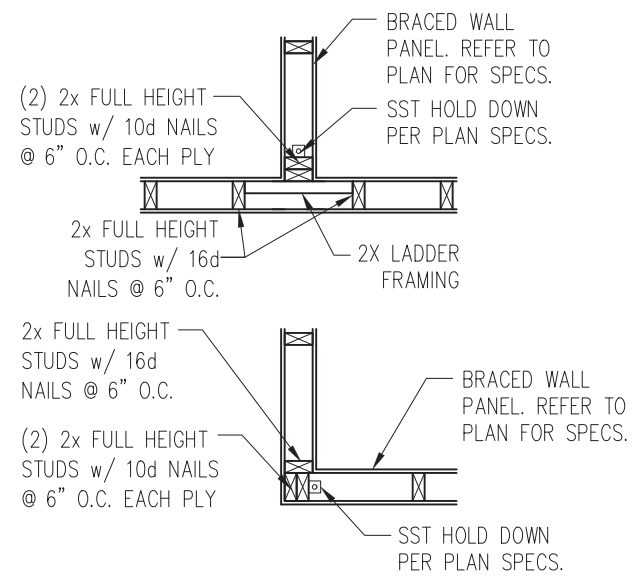
SHEET
D8f



JOISTS PARALLEL TO BRACED WALLS

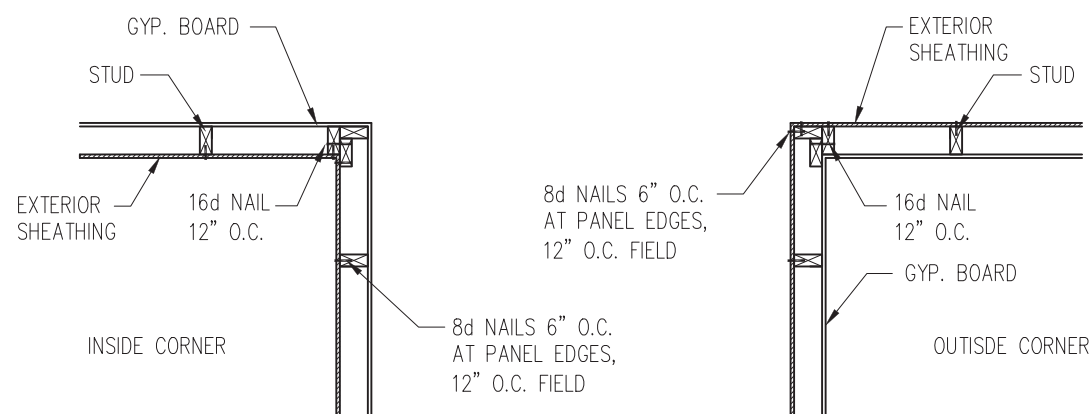


JOISTS PERPENDICULAR TO BRACED WALLS

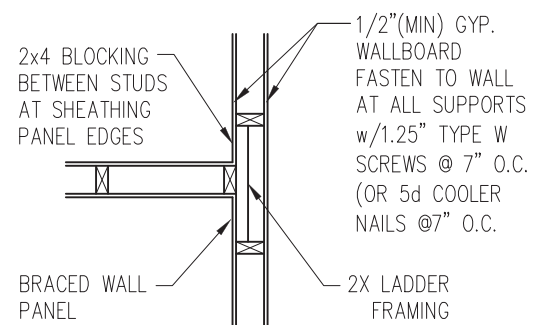


4 TYP. HOLD DOWN DETAIL
D9f 1" = 1'-0"

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



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

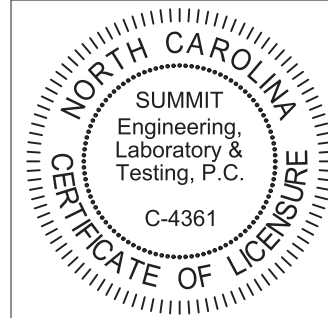


3 INTERIOR 3-STUD WALL INTERSECTION
D9f 1" = 1'-0"



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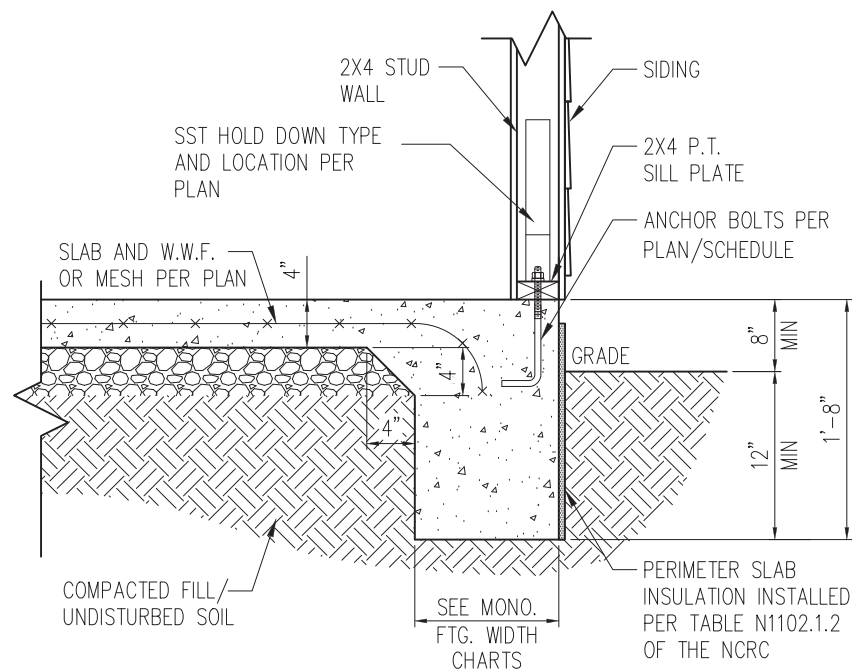
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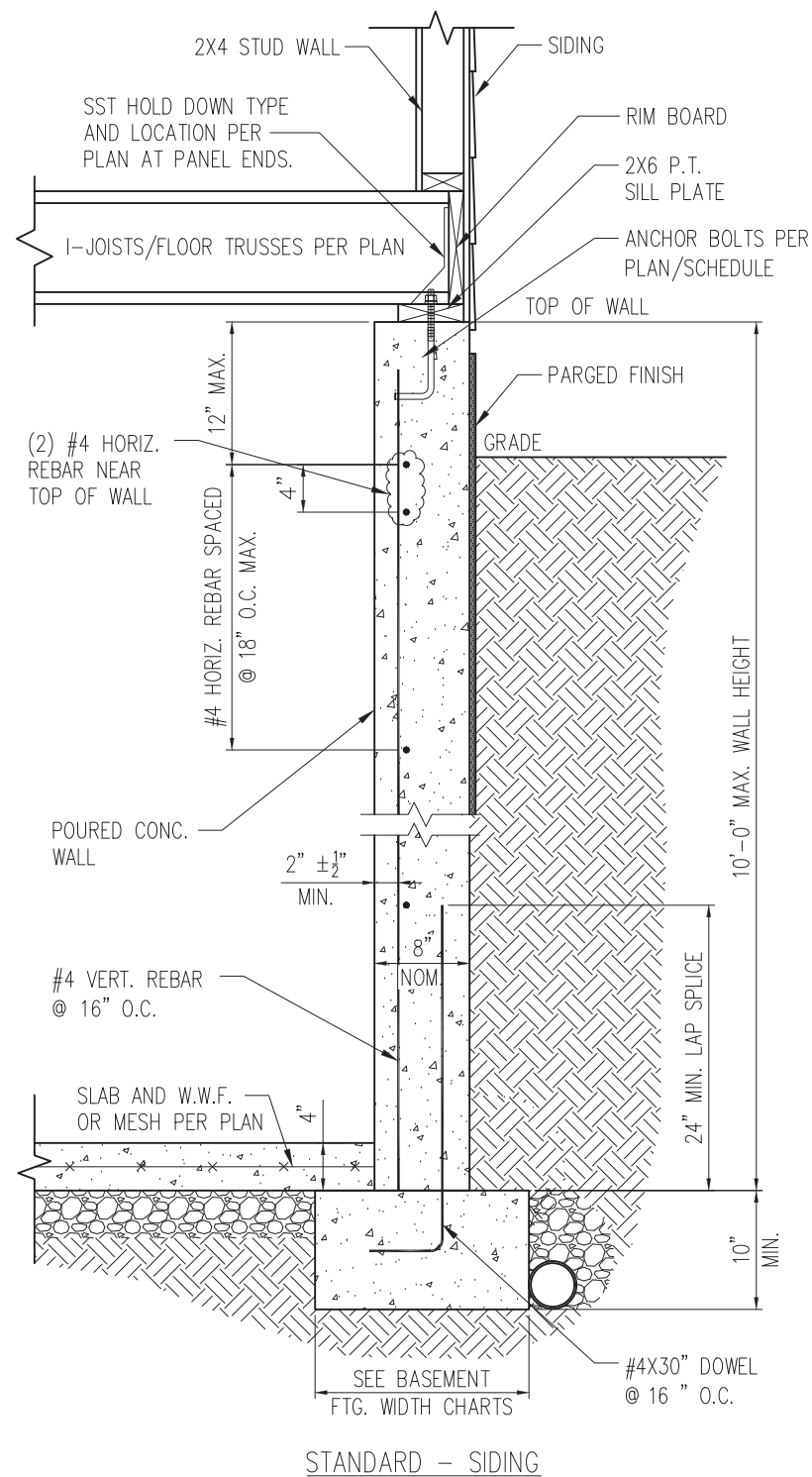
ORIGINAL DRAWING
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0 1/7/16 3832

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SHEET
D9f



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

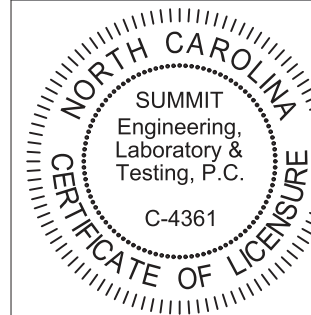


2 BASEMENT FOUNDATION WALL DETAIL W/ HOLD-DOWN
 D10f 3/4" = 1'-0"



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 0 1/7/16 3832

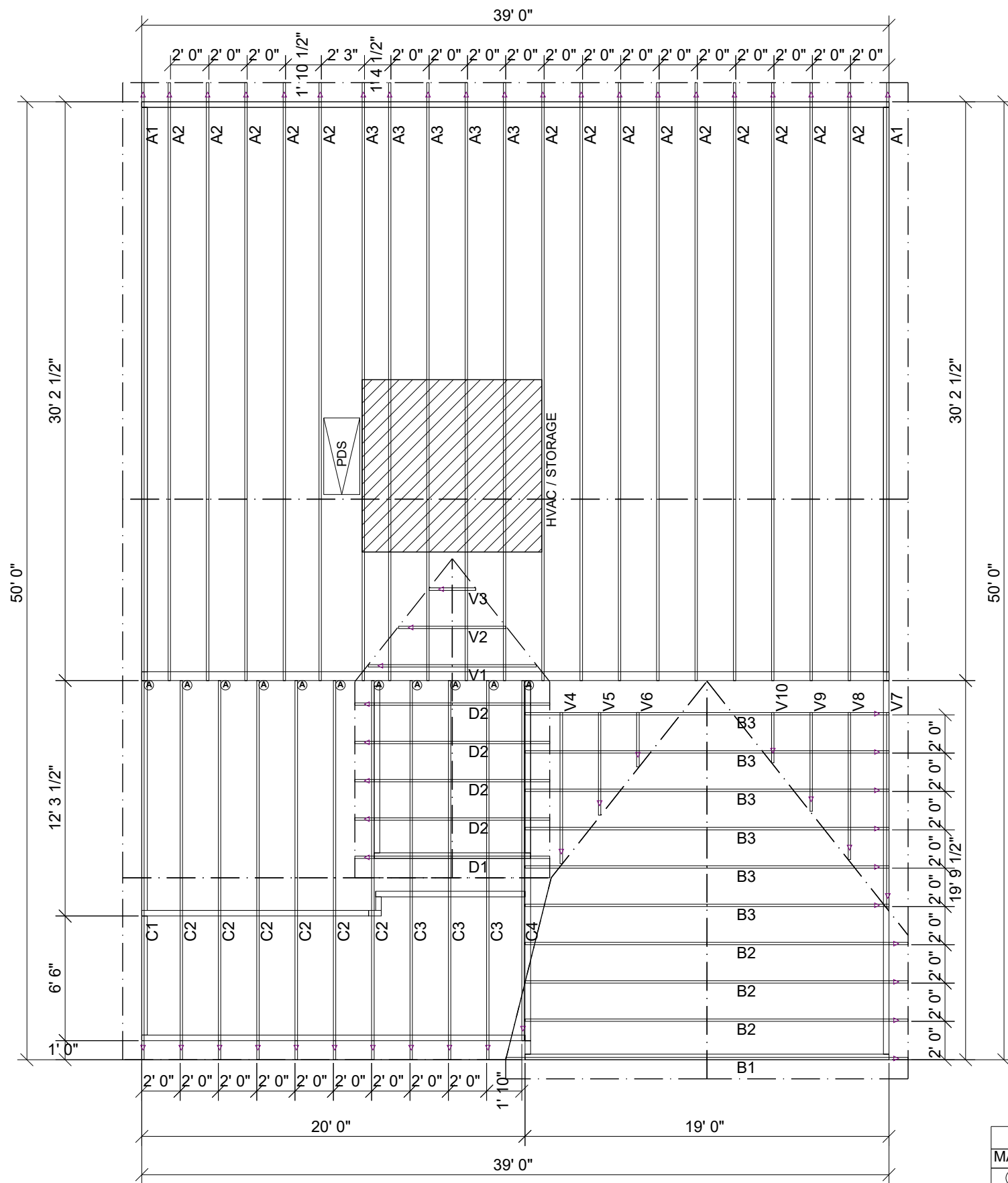
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SHEET

D10f

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71035303 20 CANE MILL



Hatch Legend	
	HVAC / STORAGE

REGES BEH

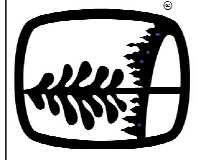
Roof Hanger List			
MARK	TYPE	DESCRIPTION	QTY
(A)	HUS26	FACE MOUNT HANGER	11

ROOF AREA: 2680.63 ft²_RIDGE LINE: 78.42 ft _ VALLEY LINES: 64.67 _ HIP LINES: 0 _ Indicates Left End of Truss

CUSTOMER
SMITH DOUGLAS
Job Name
REGES BEH
Date: 8-24-20
Scale: NTS
Revision Date 1:
Revision Date 2:

Quality Products for Quality Builders
REGES BEH

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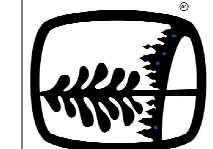
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CHESAPEAKE, VA PHONE (800) 476-3190
CONWAY, SC PHONE (800) 397-9572
JEFFERSON GA PHONE (800) 648-4038
PEARISBURG, VA PHONE (800) 397-9571

1. TEMPORARY BRACING TO BE INSTALLED W/T.P.I. STANDARD BC5L-B1.
2. SEE ENGINEERED DRAWING FOR PERMANENT BRACING MINIMUM REQUIREMENTS.
3. FRAMER TO VERIFY ALL DIMENSIONS, DROP, & RISE LOCATIONS PRIOR TO TRUSS PLACEMENT.
4. BLDG/FRAMER RESPONSIBLE FOR ADJUSTMENT OF TRUSS SPACING TO MISS PLUMBING DROPS, UNLESS NOTED OTHERWISE.
This layout is not an engineered drawing. This drawing was created to establish truss placement only. It is the responsibility of the builder to provide adequate support for all the elements shown in this drawing.

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

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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**
 Job Name: **REGES**
 Date: 3/13/2020
 Scale: NTS
 Revision Date: _____
 Revision Date2: _____

Checked By: EOR
 Drawing Number: **19072309F2**
MSTR

PlotID	Length	Product	Plies	Net Qty	Fab Type
J1	30' 0"	14" TJI@ 110	1	3	MFD
J2	17' 0"	14" TJI@ 110	1	5	MFD
J3	16' 0"	14" TJI@ 110	1	9	MFD
J4	11' 0"	14" TJI@ 110	1	4	MFD
J5	7' 0"	14" TJI@ 110	1	2	MFD
J6	5' 0"	14" TJI@ 110	1	1	MFD
J7	4' 0"	14" TJI@ 110	1	3	MFD
J8	19' 0"	14" TJI@ 210	1	11	MFD
2B-1	9' 0"	1 3/4" x 9 1/4" 2.0E Microllam® LVL	2	4	MFD
GDH	20' 0"	1 3/4" x 16" 2.0E Microllam® LVL	2	2	MFD
RIM-1	16' 0"	1 1/8" x 14" TJI@ Rim Board	1	9	MFD
Bk1	2' 0"	14" TJI@ 110	1	17	MFD

Connector Summary			
PlotID	Qty	Manuf	Product
H1	7	USP	IHFL1714
H2	9	USP	IHFL2014
H3	4	USP	TFL1714

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

FRAMER NOTE

--- DENOTES DUCT HOLE RUNS

ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED

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

CRITICAL !!

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

PLAN LEGEND

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

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

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

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

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

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

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

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

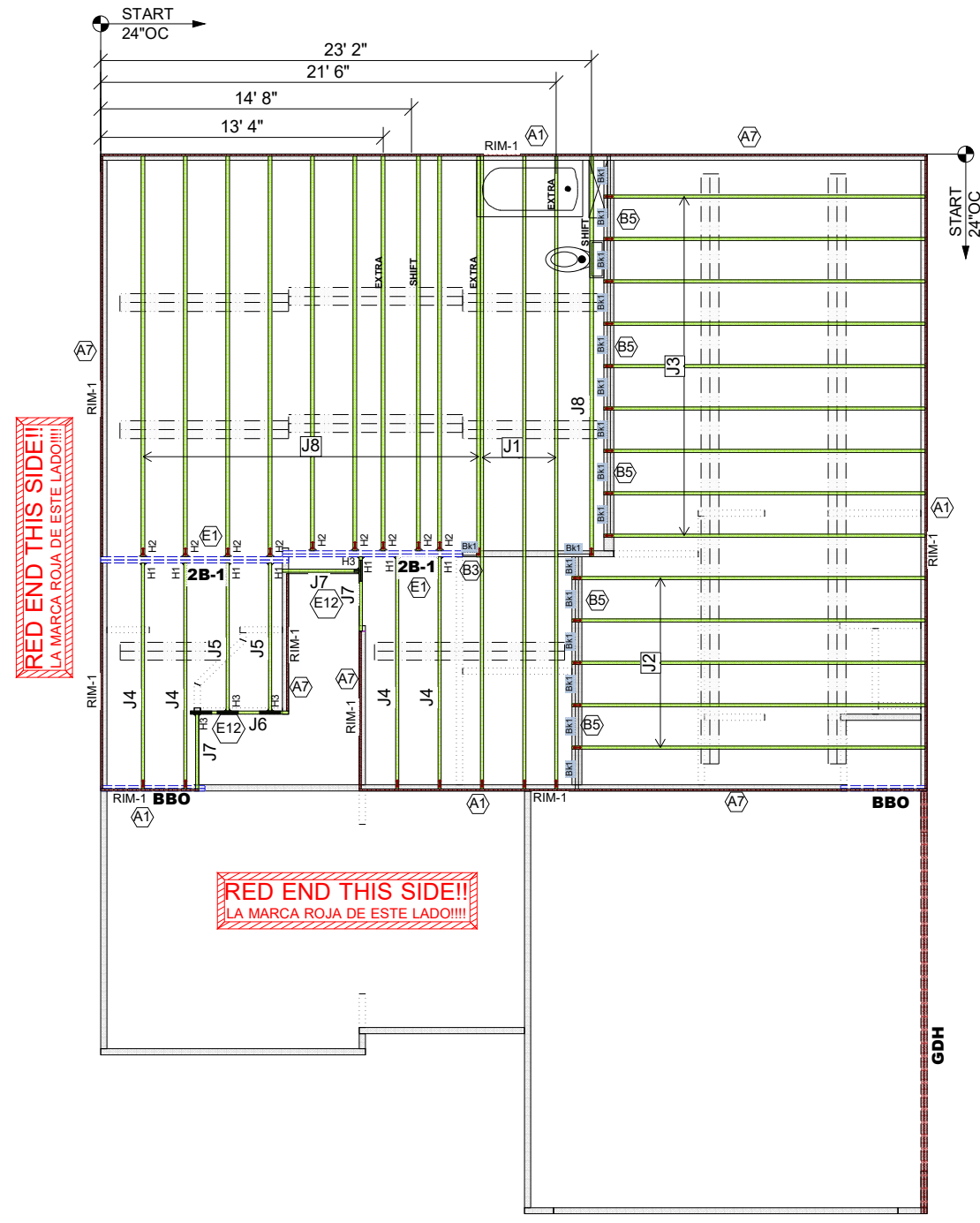
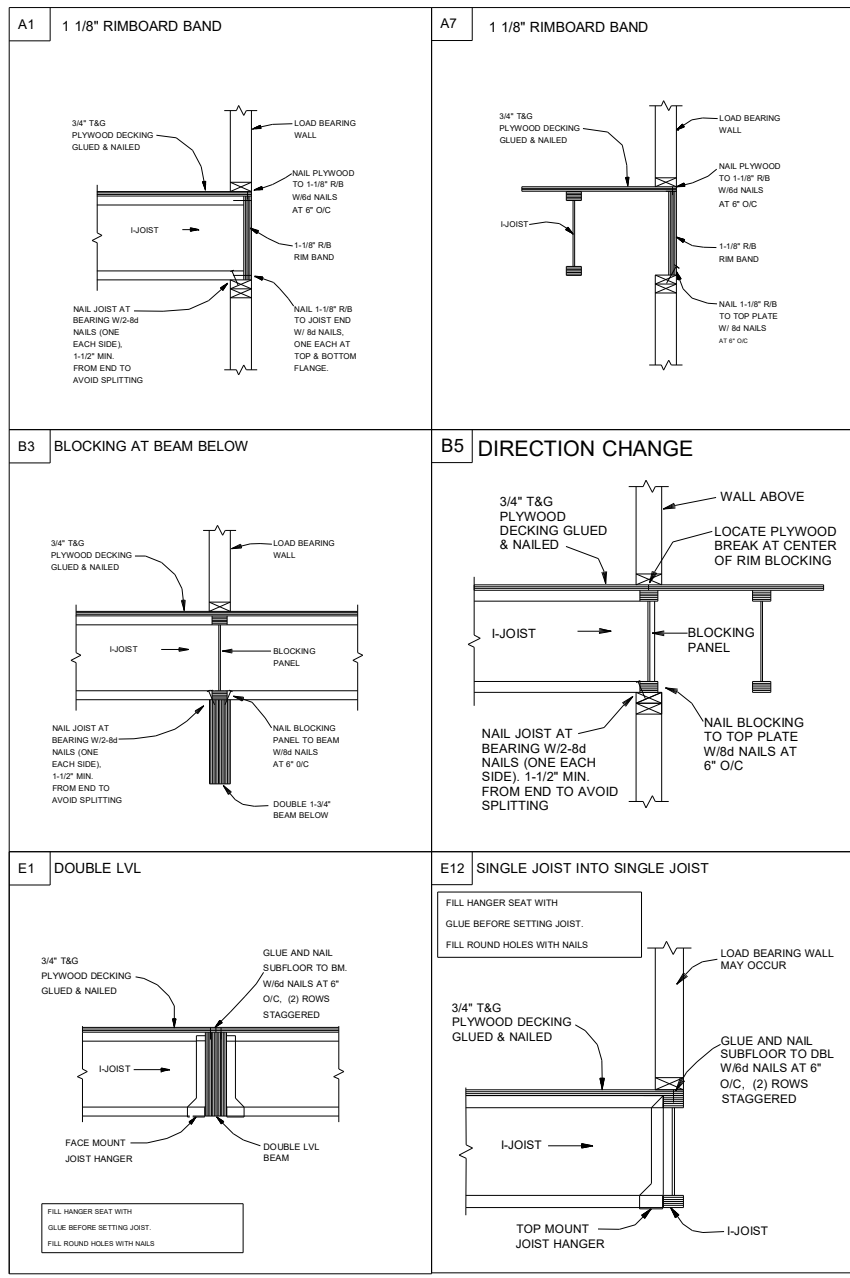
FIELD LOCATE PLUMBING DROPS/CAN LIGHTS, ETC... PRIOR TO JOIST SECUREMENT TO AVOID INTERFERENCE.

LAYOUT FOR 19.2" O/C

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

FIELD VERIFY DIMENSIONS TO JOISTS LOCATED UNDER WALLS!!

2ND FLOOR LAYOUT

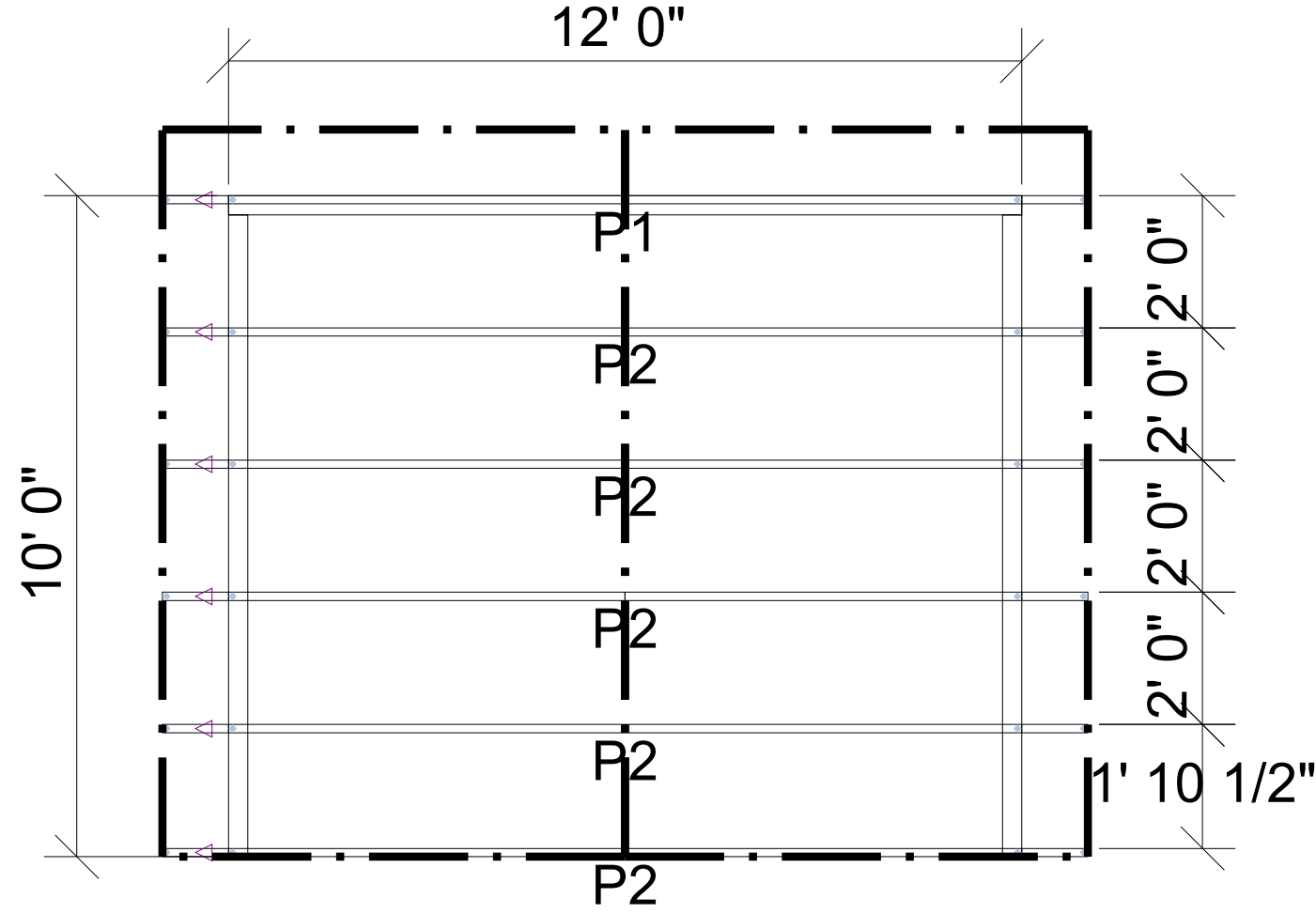


RED END THIS SIDE!!
 LA MARCA ROJA DE ESTE LADO!!!!

RED END THIS SIDE!!
 LA MARCA ROJA DE ESTE LADO!!!!

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71035304 20 CANE MILL

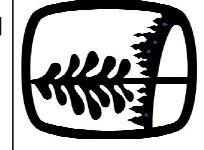


OPT. 10X12 PORCH

ROOF AREA: 162.33 ft²_RIDGE LINE: 11 ft _ VALLEY LINES: 0 _ HIP LINES: 0 _ Δ Indicates Left End of Truss

Customer	SMITH DOUGLAS
Job Name	REGES 10x12 PORCH
Drawn By:	KH
Date:	11/14/20
Scale:	NTS
Revision Date1:	
Revision Date2:	
Quote Number	MASTER
Checked By:	

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