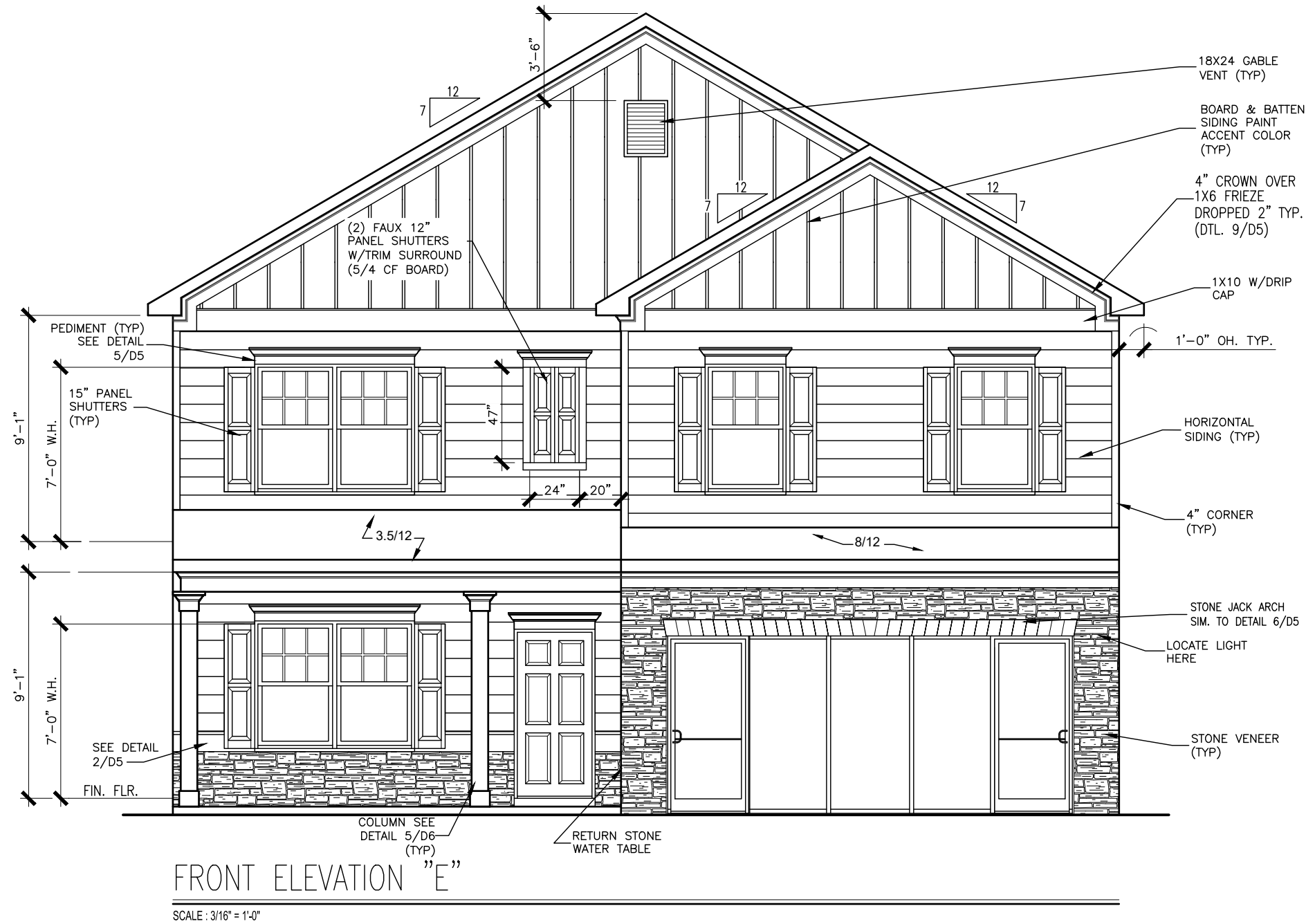


ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

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

DUNCANS CROSSING LOT 1



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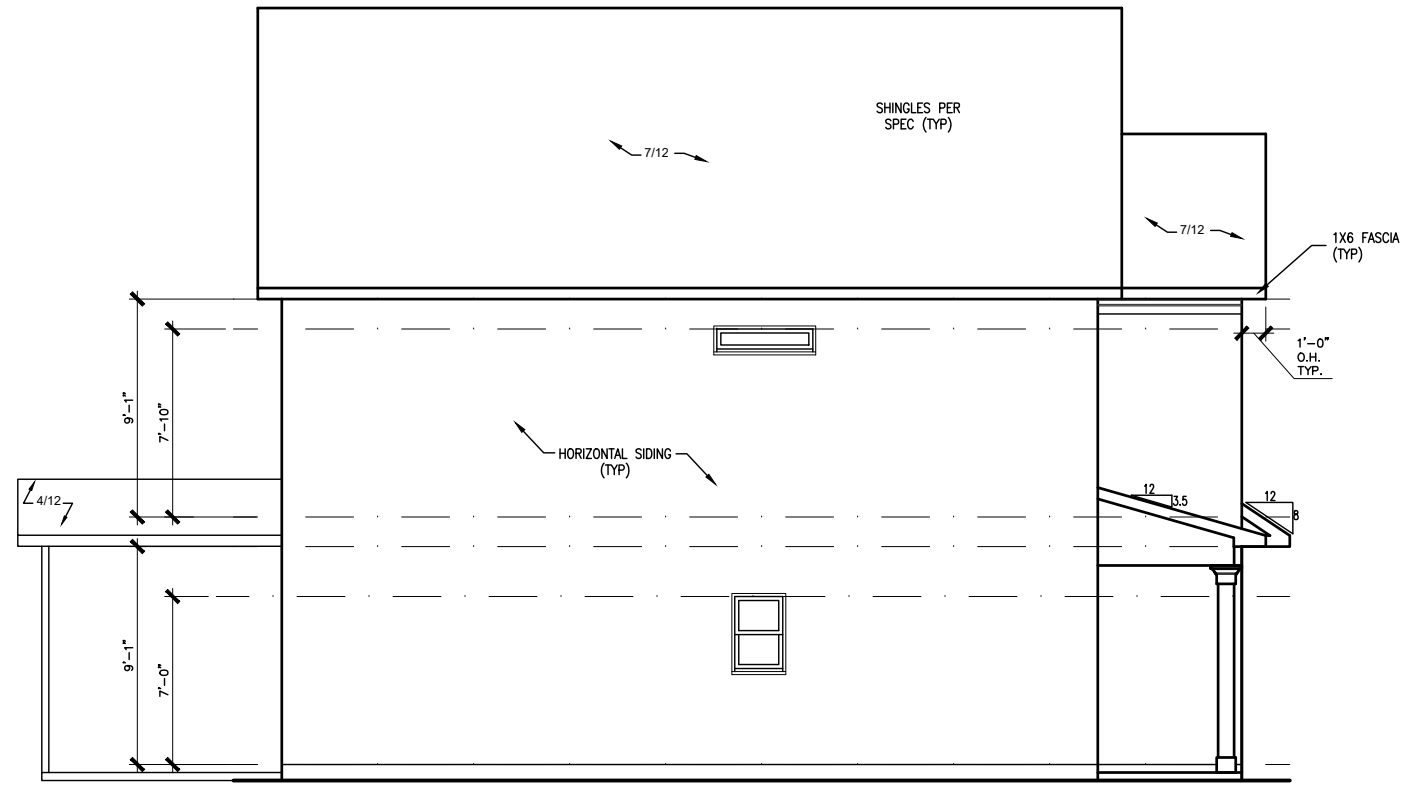
ELEVATIONS
FRONT ELEVATION
MCGINNIS

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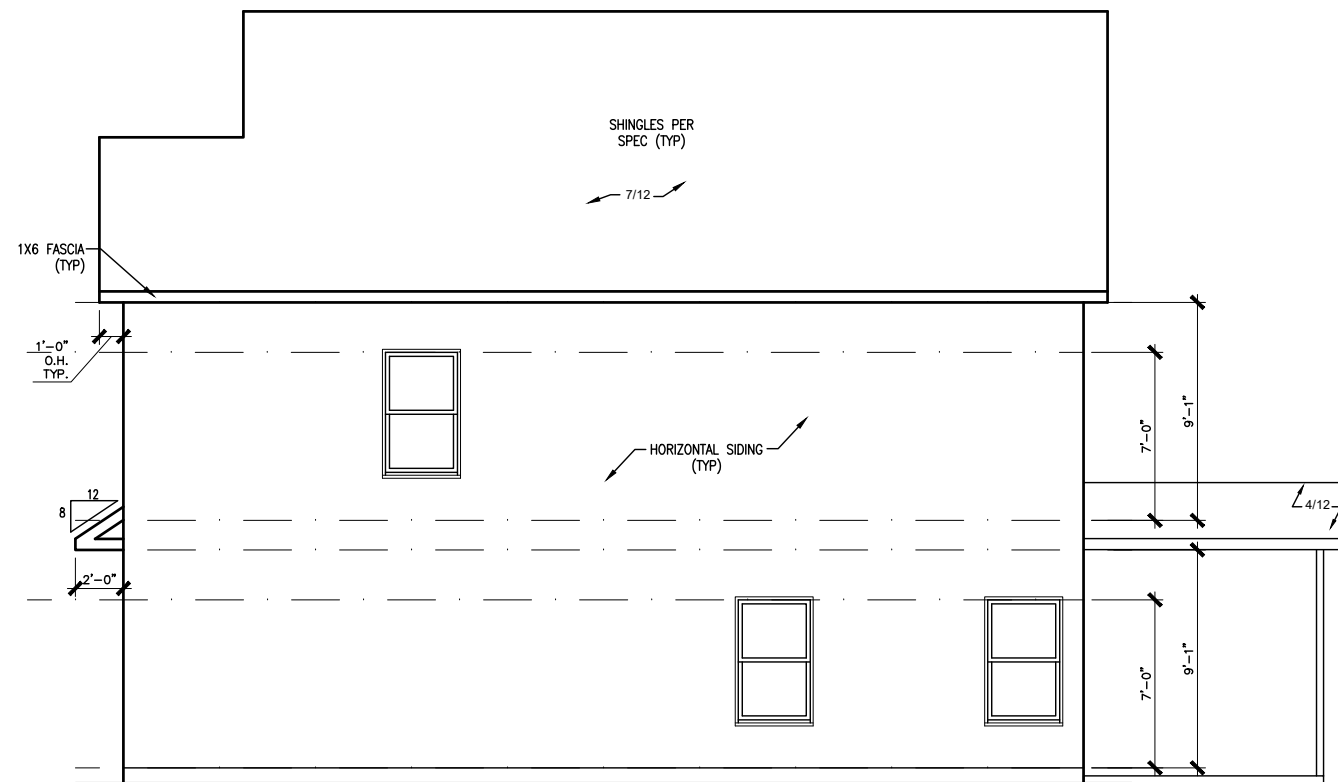
BY: CLJ	CHK: AW
DATE: 06-08-22	
FACADE OPT: B	
PLAN ID:	
FND: ALL	ELEV: E
PAGE NO: A1.1	

DUNCANS CROSSING LOT 1



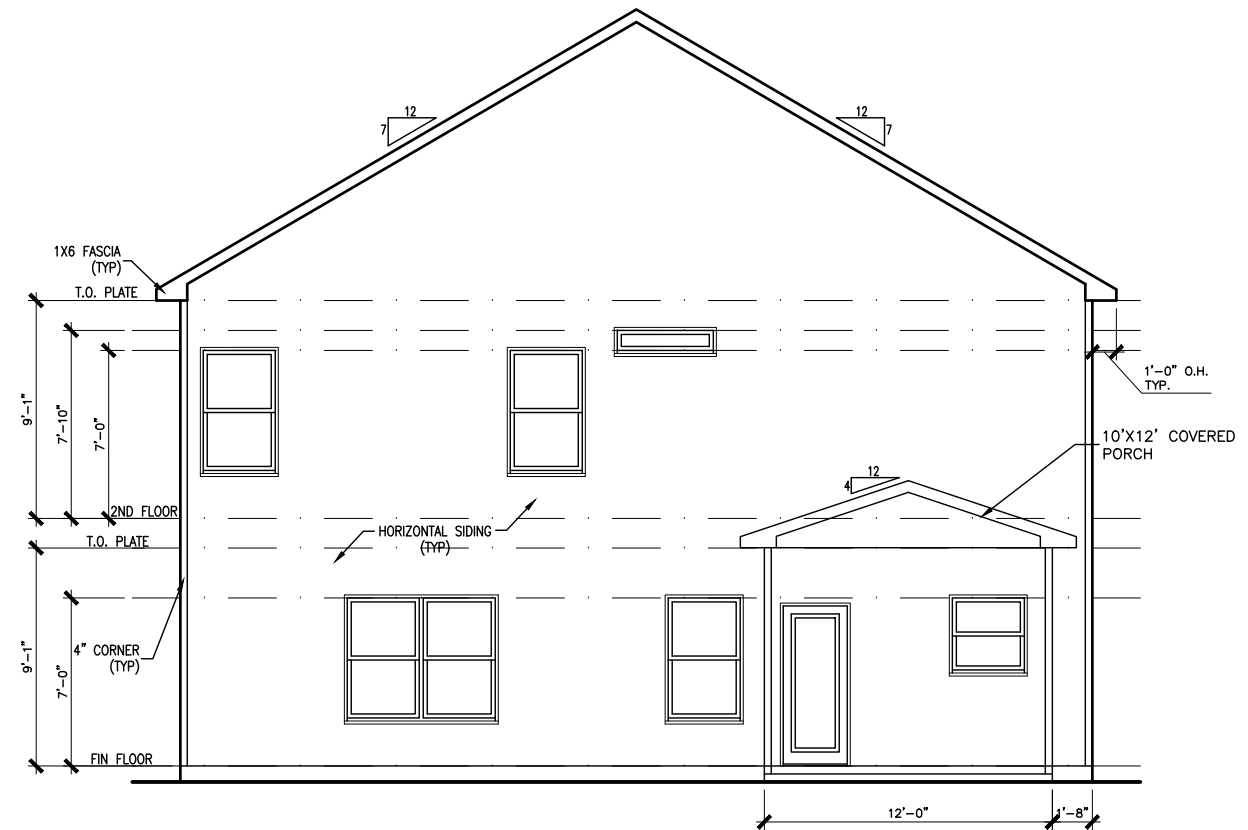
LEFT ELEVATION "E"

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



RIGHT ELEVATION "E"

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



REAR ELEVATION

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

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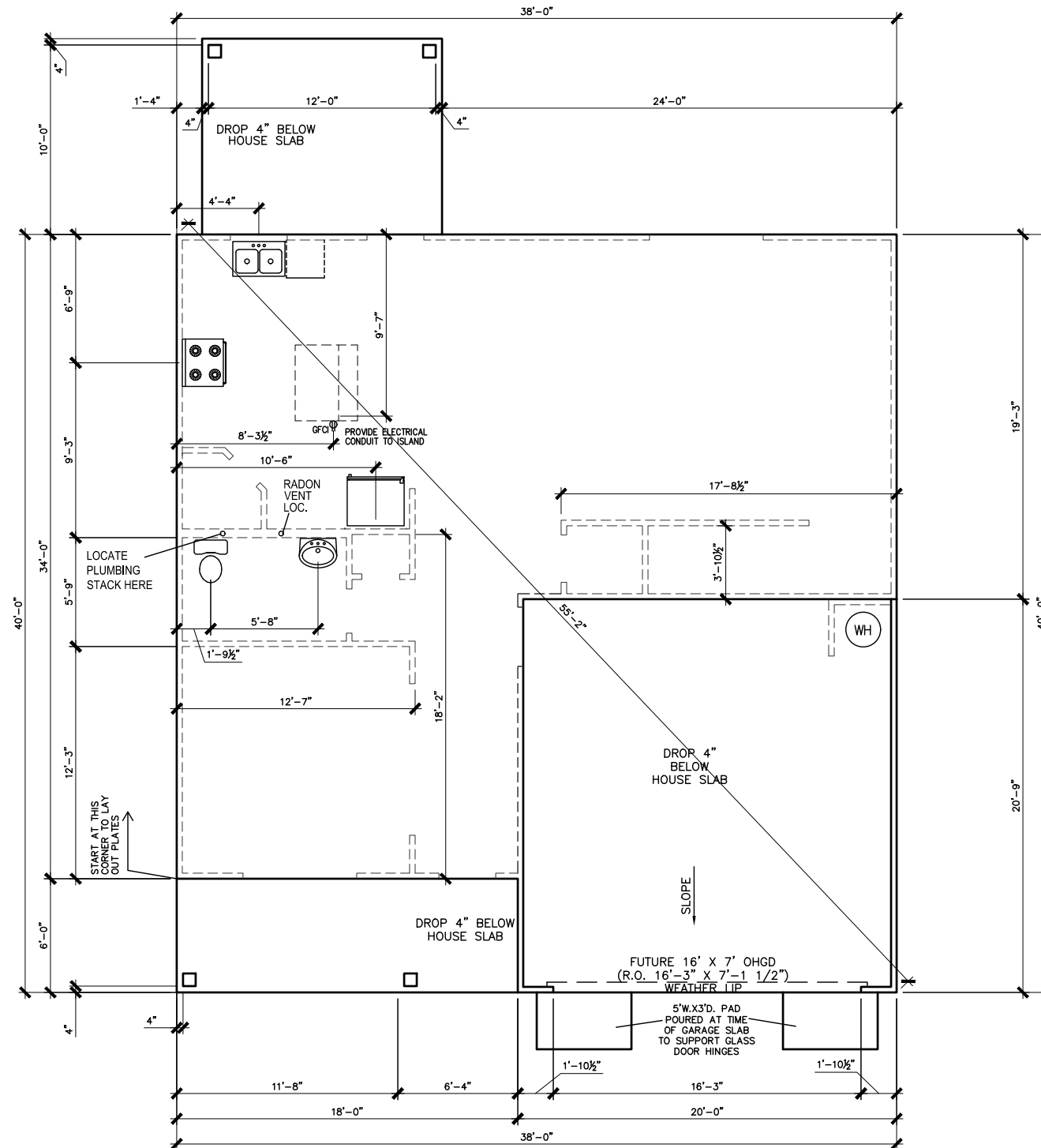
ELEVATIONS
SIDES AND REAR
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DUNCANS CROSSING LOT 1



*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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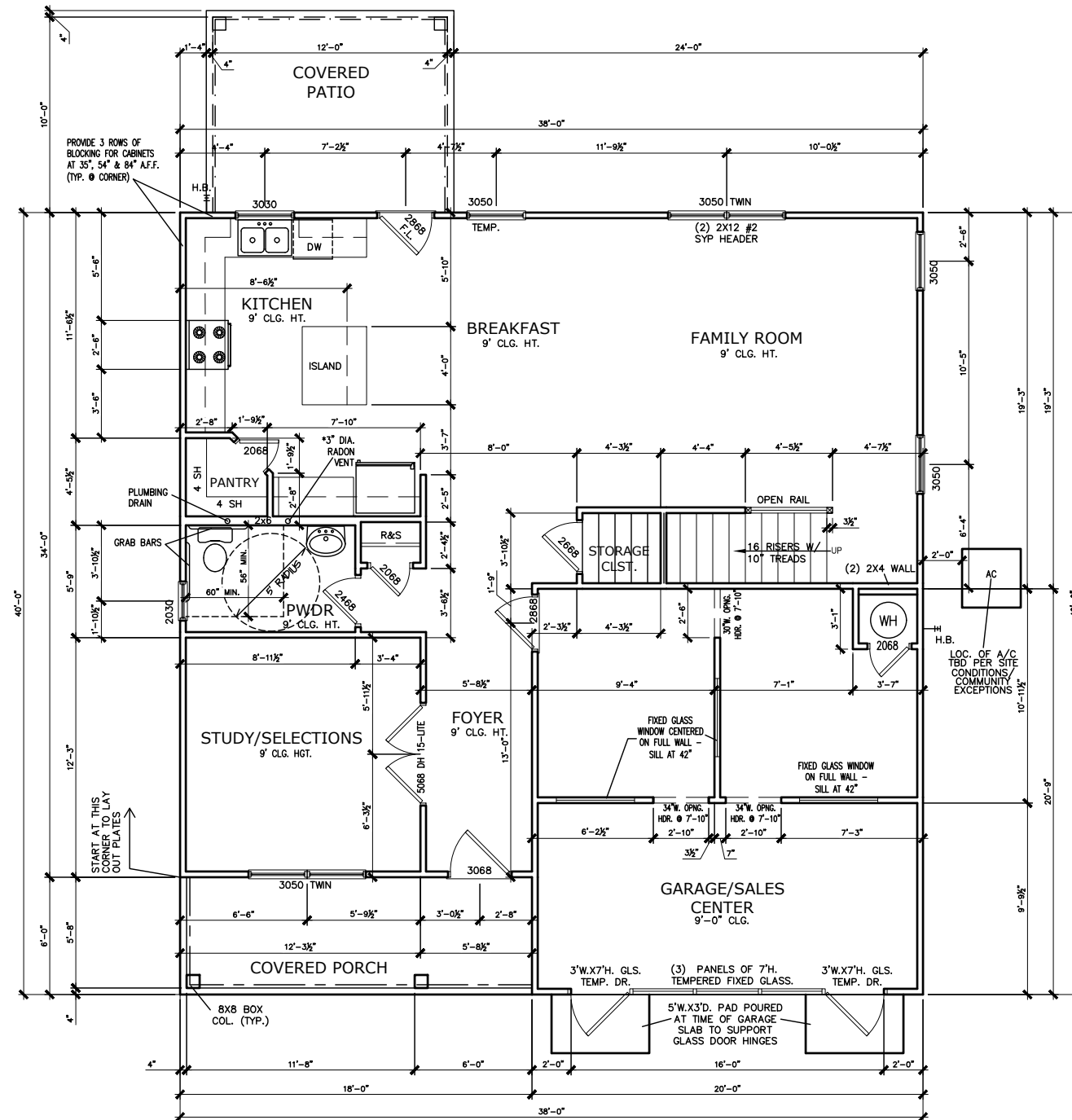
FOUNDATION PLAN
SLAB PLAN
MCGINNIS

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PAGE NO: A3.1	

DUNCANS CROSSING LOT 1

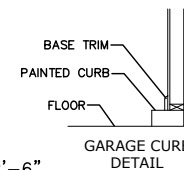


FIRST FLOOR PLAN

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

NOTES:

1. SALES CENTER FLOORING TO BE CARPET SQUARES (ALTERNATING SQUARES TO BREAK UP THE PATTERN)
2. CONCRETE GARAGE CURB TO BE PAINTED WITH BASE TRIM
3. INTERIOR TRIM AROUND STOREFRONT DOORS/FIXED GLASS
4. SIZE OF FIXED GLASS WINDOWS FOR OFFICES T.B.D. BY AFFILIATE
5. POWDER RM CONVERTED TO ADA - INCREASED 2'-6" AND REDUCED COAT CLOSET 2'-6"
6. SELECTIONS TO BE IN THE STUDY



*RADON VENT PROVIDED PER LOCAL CODE

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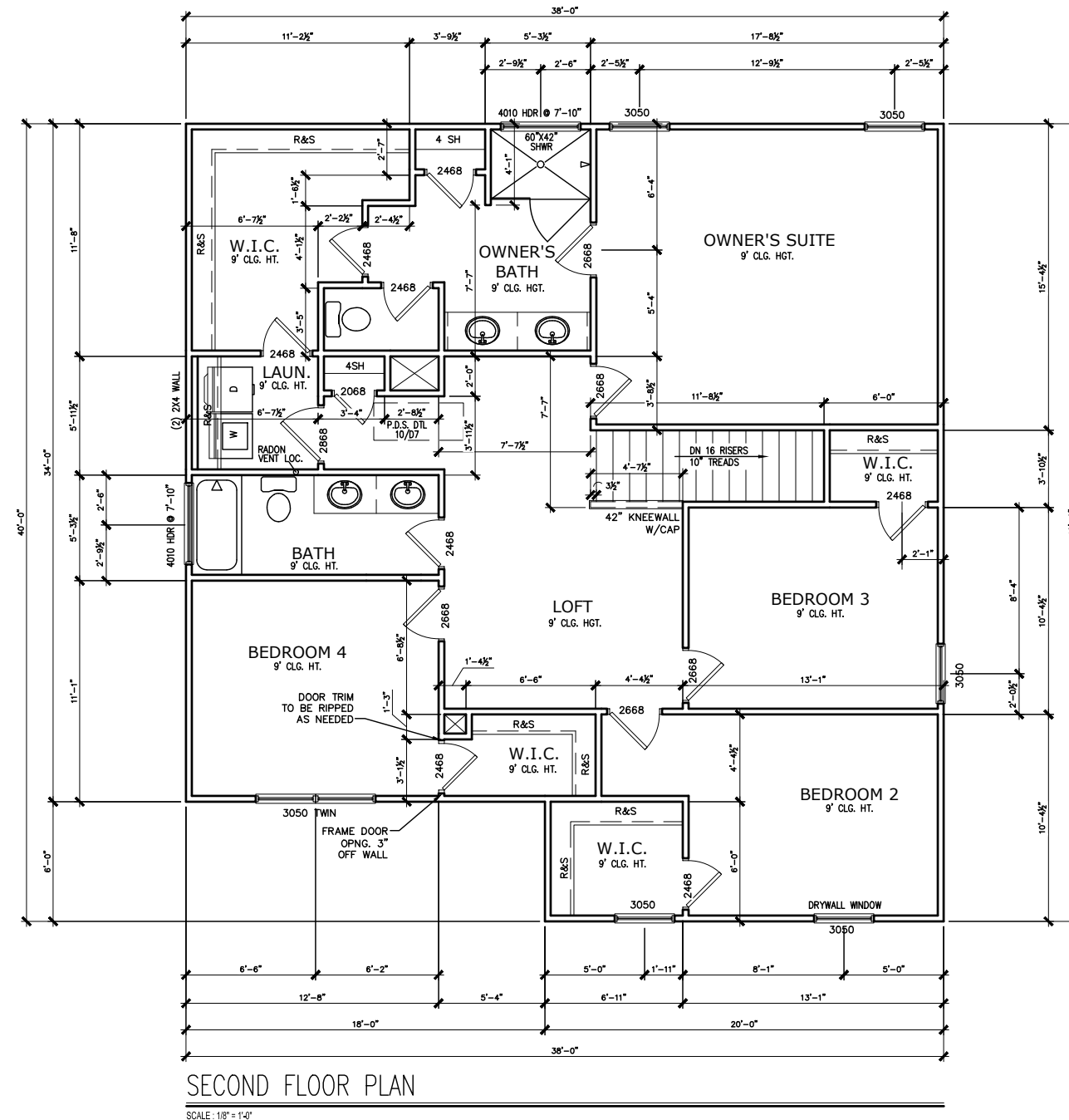
FLOOR PLAN
FIRST FLOOR
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PAGE NO: A5.1	

DUNCANS CROSSING LOT 1



SECOND FLOOR PLAN

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

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PER LOCAL CODE

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

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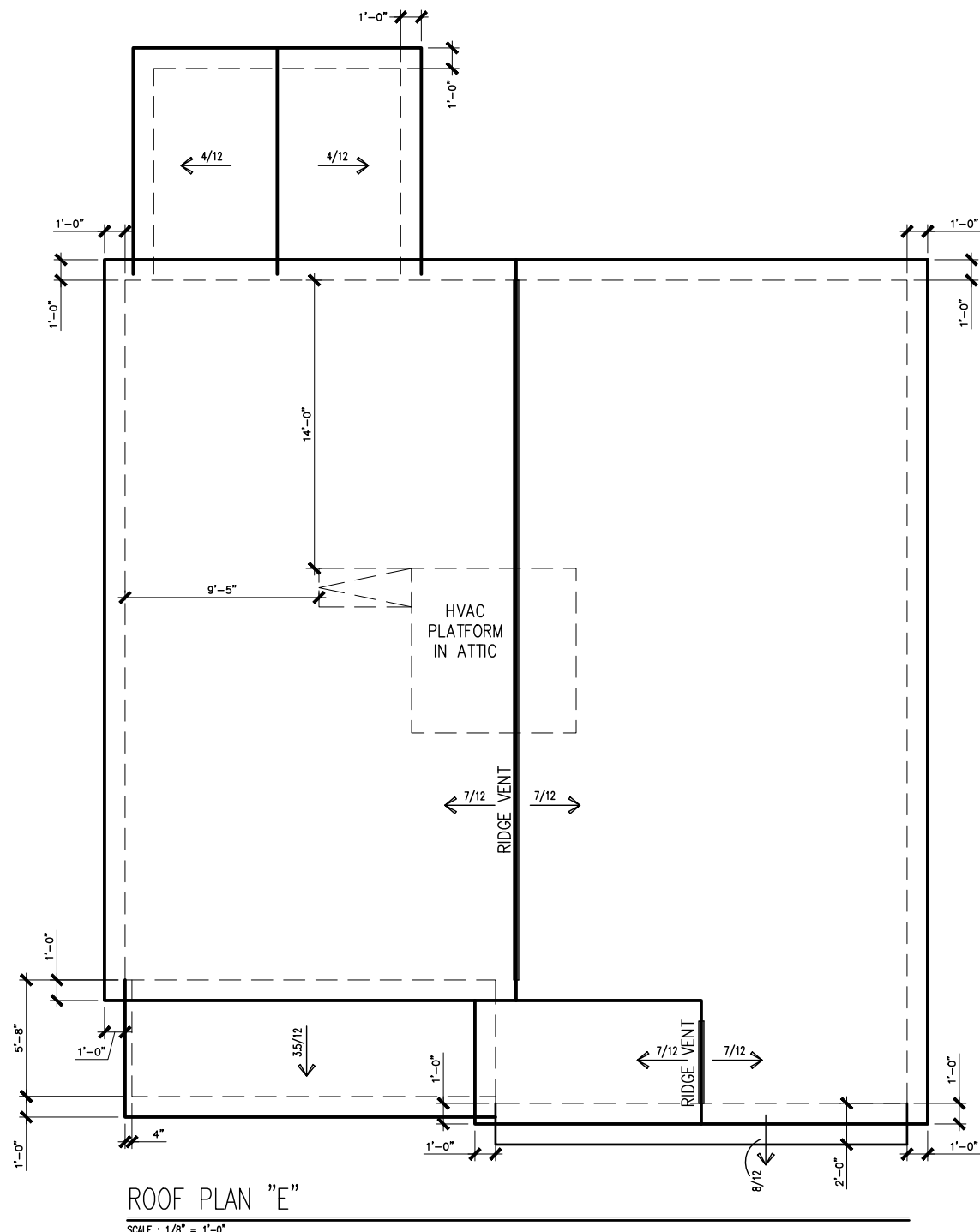
FLOOR PLANS
SECOND FLOOR
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PAGE NO:	A5.2		

DUNCANS CROSSING LOT 1



ROOF PLAN "E"
SCALE : 1/8" = 1'-0"

DATE	REVISION	BY	#



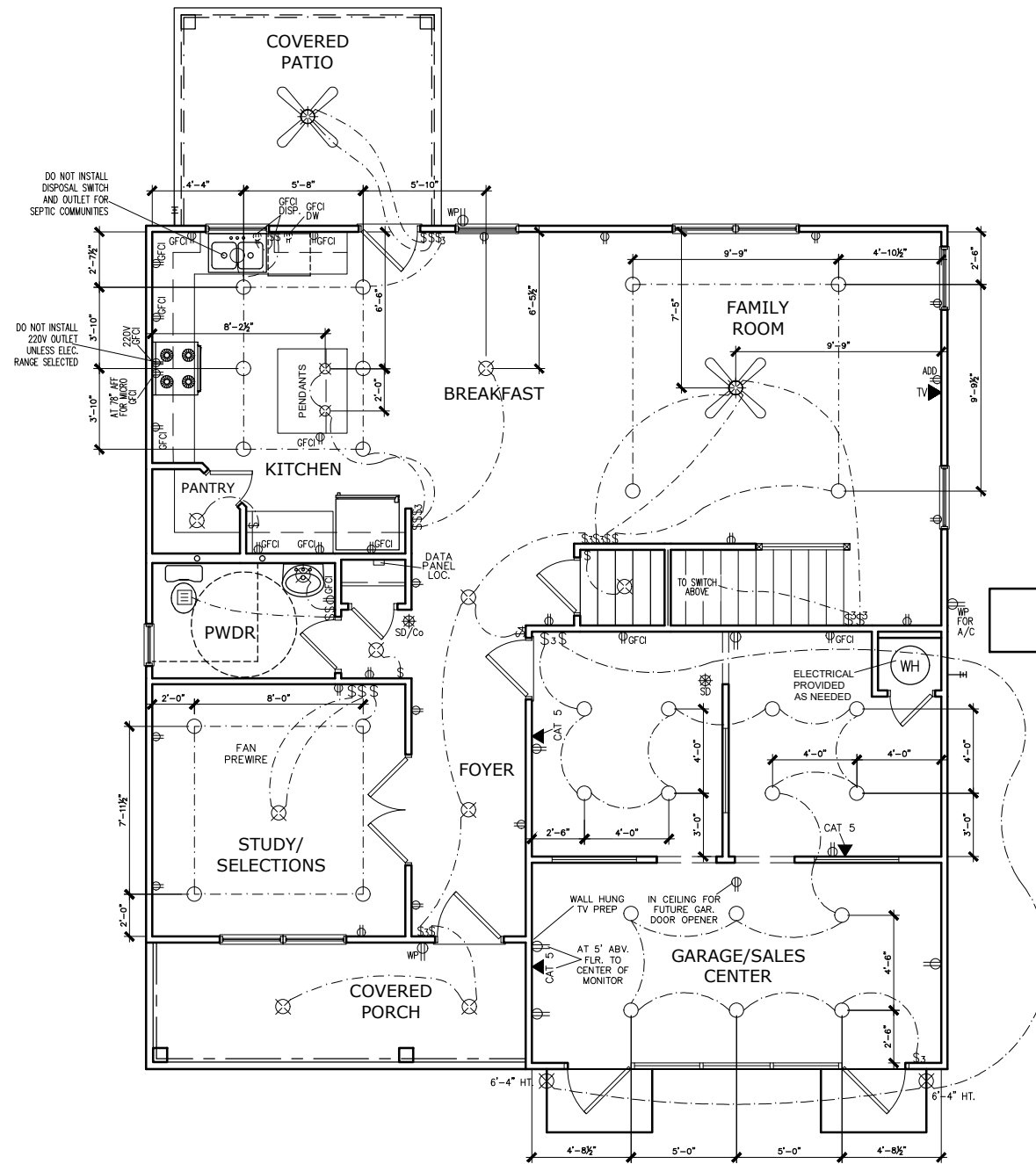
ROOF PLAN
ROOF PLAN
MCGINNIS

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PAGE NO: A6.1	

DUNCANS CROSSING LOT 1



FIRST FLOOR ELECTRICAL PLAN

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

- NOTES:
1. CONSIDER LOCATION OF ELECTRICAL PANEL AS IT RELATES TO LAYOUT - EXACT LOCATION T.B.D. BY CM & MARKETING
 2. INSTALL A DUPLEX OUTLET IN THE I.T. CLOSET - LOCATION T.B.D. ON SITE

ELECTRICAL LEGEND			
\$	SWITCH	TV	TV
\$3	3 WAY SWITCH	⊕	120V RECEPTACLE
\$4	4 WAY SWITCH	⊕	120V SWITCHED RECEPTACLE
⊗	CEILING FIXTURE	⊕	220V RECEPTACLE
⊕	KEYLESS	⊕ _{GFCI}	GFCI OUTLET
⊗	WALL MOUNT FIXTURE	⊕ _{AFCI}	ARCH FAULT CIRCUIT INTERRUPTER
○	CEILING FIXTURE	† _{GL}	GAS LINE
●	FLEX CONDUIT	† _{WL}	WATER LINE
CH	CHIMES	⊥	HOSE BIBB
PH	TELEPHONE	⊕	FLOOD LIGHT
SD/Co	SMOKE DETECTOR & CARBON MONOXIDE	⊕	1x4 LUMINOUS FIXTURE
SO	SECURITY OUTLET	⊗	CEILING FAN
□	GARAGE DOOR OPENER	—	ELECTRICAL WIRING
⊕	EXHAUST FAN	⊕	CEILING FIXTURE
⊕	FAN/LIGHT		
ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES			
APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)			
BREAKFAST/DINING ROOM	63" ABOVE FINISHED FLOOR		
KITCHEN PENDANT LIGHTS	33" ABOVE COUNTER TOP		
TWO STORY FOYER FIXTURE	96" ABOVE FINISHED FLOOR		
CEILING FAN	96" ABOVE FINISHED FLOOR		

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

BY	#	REVISION	DATE

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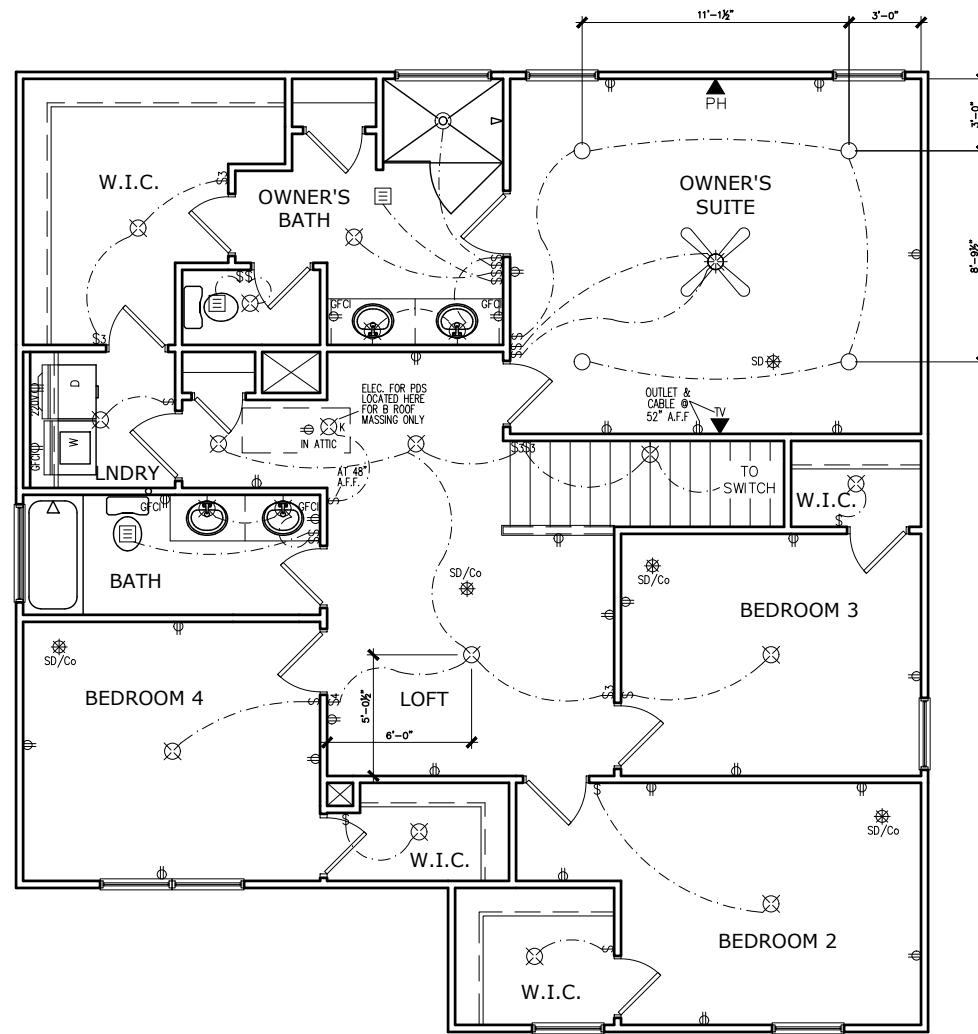
ELECTRICAL PLAN
FIRST FLOOR
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DUNCANS CROSSING LOT 1



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	†	GAS LINE
●	FLEX CONDUIT	†	WATER LINE
CH	CHIMES	⊥	HOSE BIBB
PH	TELEPHONE	⊕	FLOOD LIGHT
SD/Co	SMOKE DETECTOR & CARBON MONOXIDE	▭	1x4 LUMINOUS FIXTURE
SO	SECURITY OUTLET	⊗	CEILING FAN
□	GARAGE DOOR OPENER	—	ELECTRICAL WIRING
⊕	EXHAUST FAN	⊕	CEILING FIXTURE
⊕	FAN/LIGHT		

ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES

APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)

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

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

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ELECTRICAL PLAN
SECOND FLOOR
MCGINNIS

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DUNCANS CROSSING LOT 1



TRIM LAYOUT FIRST FLOOR PLAN

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

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FLOOR PLAN
TRIM LAYOUT
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PAGE NO: A8.1	

DUNCANS CROSSING LOT 1

Smith Douglas Communities
Home Definition Guide
Duncans Crossing
Lot: 000/0001

Community: Duncans Crossing Lot: 000/0001	Purchaser: Contract #:
Address: 1234 Double Barrell Street Lillington, NC 27546	Current Status:
Plan: McGinnis E CAD Version: CAD Version Does Not Exist	Lot Premium:
Bedrooms: 4 Bathrooms: 2.5 Sq. Footage: 2,372	Options: Adjustments: Total Price:

Option Name	Option Description	Qty
Stone 10 A Ext(ColPkgV)		1
Nickel Interior Finish Color Package	NOTE: If Laminate Kitchen Top, Upgrade K5 Faucet or it remains Chrome. Includes: SS kitchen faucet, brushed nickel bath faucets & fixtures & door hardware (handles, bumps, knobs/levers, deadbolts), Plug (top) light fixtures, pewter oval mirror, if apply. Separate options also affected: shower door, bath hardware (towel bar/ing, tp holder), shower grab bar, cabinet hardware.	1
Study ILO Dining Room	Study ILO Dining Room	1
10 Covered Patio-Regular Ilo Stoop-Vinyl	Optional Covered Patio-Regular-Vinyl Siding. Actual dimensions can vary per plan. Site Condition Exclusions may apply. **Starting from 3x3 concrete pad	1
Window Above Hall Bath Tub/Shower	Per plan option. Does not include blind or screen.	1
Window in Powder Room	Add window(s) to Breakfast Nook per plan option. See specific plan for details. Does not include blind.	1
Window(s) in Breakfast Nook	Add window(s) to Family Room per plan option. See specific plan for details. Does not include blind or screen.	1
Window(s) in Family Room	Upgrade from base house is panel door with peephole to 12-1/2x 3/4 glass front door.	1
FrontDoorUpgr-12-1/2Lx3-3/4		1
Level 2 - Package Electric (from E1)	NOTE: Please See Appliance Sales PDF for Package Details. Vent the Microwave/Hood Combo to Outside. NOTE: Must be used with option Cabinet Bump above Microwave. If Cabinet Bump above Microwave is not standard, the option MUST be chosen.	1

Buyer's Signature _____ Seller's Signature _____
Date _____ Date _____

Smith Douglas Communities 6/1/2022 Page 1 of 5

Smith Douglas Communities
Home Definition Guide
Duncans Crossing
Lot: 000/0001

Option Name	Option Description	Qty
2.5S Side-by-Side Refr	Stainless Steel Standard-Depth Side-by-Side Refrigerator Multi-Level LED Lighting; PureSource 30 Ice & Water Filtration; 2 Fixed Flat Glass Shelves; 2 Store-More™ Adjustable Gallon Door Bin; Automatic Ice Maker; Energy Saver; Plus Technology	1
36" Cabinet 2nd Upgr w/ Hardware	Includes hardware - knobs, pulls, or knob/pull combo. Note: Bath cabinets to match.	1
Cabinet above the Refrigerator per Plan	This includes a horizontal bump over the refrigerator. Also, per plan, includes the refrigerator end panel and 12" to 24" cabinet depth upgrade.	1
Cabinet Bump above Microwave	Cabinet Bump above Microwave	1
Crown Molding on Kitchen Cabinets		1
Optional Island 2nd Upgr	NOTE: Included Countertop to match standard Kitchen Countertop (per community). If Kitchen countertop is upgraded per lot, Island top upgrade option must also be picked.	1
Granite-Kitchen Countertops - Lot 1 (0)	Kitchen Granite Countertops - Level 1-where Laminate is Std.	1
Granite-Kitchen Sink Level 1	Level 1 Undermount rectangular stainless steel sink upgrade for kitchen granite.	1
Granite-Optional Island Cab - Lot 1	Granite Top for Opt Island Cab - Level 1	1
Kitchen Faucet - Level 2 (0)	Upgrade to Level 2 Pull-down Kitchen Sink Faucet From Level 1 Faucet on Granite OR Solid Surface	1
Owner Bath Marble 1 Double Ilo LamSgl	Includes Vanity Double Bowl Option Do Not Select Both**	1
Shw Only Wall T1 Large Pan FD OBATHA	Large shower with level 1 tile walls and framed clear glass door ILO of standard bath. Preab pan per plan, (obath)	1
TileResting@bath OWNER LARGE 80" Shw	NOTE: ONLY AVAILABLE ON 80" W LARGE TILE OR LARGE ZERO ENTRY SHOWERS. DO NOT USE ON 80" W SHOWER. Bench is 14.5" Deep. Installed on wall opposite sprayer wall. Height is 18" from floor. Tile to match tile shower option picked. Plan and Shower Option picked determines Option Availability.	1
Hall Bath Marble 1 Double Ilo LamSgl	Includes Vanity Double Bowl Option Do Not Select Both**	1
Front Load Washer/Dryer	Stackable Front Load Washer, Energy Star-rated washer. Stackable Electric Dryer. See current Appliance Sales Sheet for details.	1
FHPkg SEA-EVP1, StdCpt (IPkg1)	Flooring Package SEA - Enhanced Vinyl Plank 1, Standard Carpet (from Package 1)	1

Buyer's Signature _____ Seller's Signature _____
Date _____ Date _____

Smith Douglas Communities 6/1/2022 Page 2 of 5

Smith Douglas Communities
Home Definition Guide
Duncans Crossing
Lot: 000/0001

Option Name	Option Description	Qty
FHPkg W1-OwnerBath Tile 1	Flooring Package - Owner Bath Tile 1	1
Front Door Smart Deadbolt	Schlage Sense Smart Deadbolt - on front door only	1
2-Piece Crown in Main Living Area	Two-Piece Crown per Trim Plan Diagram locations	1
2-Piece Crown in Owner Bedroom	Two-Piece Crown at Walls of Owner Bedroom. Does not include tray Crown.	1
Dining Room - Chair Rail/Shadow Box		1
Foyer - Chair Rail/Shadow Box		1
Laundry Door to Owner WIC	Additional Door to Access the Laundry Room. Door Size Per Plan. Door to receive a privacy knob/be a lockable door.	1
Open Rail 1st Floor - Iron		1
Paint Interior Ceiling White	Upgrade Interior Paint Color on Walls and Ceilings for the whole house in lieu of base color	1
Paint Wall/Ceiling Color Upgrade	Comfort Height Toilet- All Bathrooms, Standard and Optional. Floor to base/17" high.	1
Comfort Height Toilets-All Bathrooms	One 2030 blind. For use when you've added a 2030 optional window. See Optional Windows Sales Guide on the Process Model for assistance.	1
Blind per Optional 2030 Window	One 3050 blind. For use when you've added a 3050 optional window. See Optional Windows Sales Guide on the Process Model for assistance.	2
Blind per Optional 3050 Single Window	Includes blinds for all standard windows on front, sides, and rear that are operational and accessible. Does not include blinds for any optional windows, including windows for optional second floors.	1
Blinds for Base House	Ceiling fan, including Light Kit. Does not include PreWire. This option is for use in Family Rooms that are pre-wired standard but have no fan.	1
Ceiling Fan w/Light Family Room	Ceiling fan, including Light Kit. Does not include PreWire. This option is for use in Owner Bedrooms that are pre-wired standard but have no fan.	1
Ceiling Fan w/Light Owner Bedroom	Pre-Wire a light location for a future ceiling fan.	1
PreWire for Ceiling Fan	NOTE: DON'T 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 sit light.	1
RearPorchCeiling Fan w/Light and PreWire	(1) Ceiling Light over Kitchen sink.	1
Ceiling Light Over Kitchen Sink	Family/Owner Room Lights - Low Profile Flush Mount LED Lights per plan.	1
Family/Owner Room Ceiling Flush Lights	Kitchen Lights - Low Profile Flush Mount LED Lights per Plan ILO Standard Light.	1
Kitchen Ceiling Flush Lights ILO Std		

Buyer's Signature _____ Seller's Signature _____
Date _____ Date _____

Smith Douglas Communities 6/1/2022 Page 3 of 5

Smith Douglas Communities
Home Definition Guide
Duncans Crossing
Lot: 000/0001

Option Name	Option Description	Qty
Light Over Tub or Shower	NOTE: As of 4/1/2020, any Home or Change Order processed will have LED-Light(s) ILO of recessed can light(s). Lighting - Low Profile Flush Mount LED Light.	1
Owner's Bedroom Ceiling Fixture Lights	Owner's Bedroom Lights - 4 Low Profile Flush Mount LED Lights.	1
Pendant Lights per Plan	Pendant Lights above Island/Bat Top per plan electrical diagram. To match lighting package selected. NOTE: Choose this option only once.	1
Study Ceiling Fixture Lights (6)	Study Lights - 4 Low Profile Flush Mount LED Lights.	1
Lighting Package Craftsman Add: Standard Interior Electric Outlet	Standard Interior Duplex Outlet. This is not an exterior weather proof outlet or a GFCI protected outlet. A quantity of 1 gives you one additional outlet.	2
Structure Wiring Package	Two rooms with Cat 6e data wiring connected includes a hub (aka data panel box). Does not include an Ethernet Data Switch/PortRouter.	1
Security System - Wireless	Includes keypad, 2 door sensors, and 1 motion detector	1
01 Base System 2.0 SmartHome	ClearOne Smart Home Controller Video Doorbell Integration of Optional Garage Door Opener Wi-Fi Thermostat Installation	1
02 Safe and Secure Pkg 2.0 SmartHome	NOTE: Must be Purchased with Base System Includes: (1) Wireless Motion Detector (3) Door/Window Sensors (1) Glass Break Sensor Labor, Installation, Programming	1
05 Entertain Music Pkg SmartHome	NOTE: Must be Purchased with Base System Includes: (1) SonosOne Wireless Speaker	2

Buyer's Signature _____ Seller's Signature _____
Date _____ Date _____

Smith Douglas Communities 6/1/2022 Page 4 of 5

Smith Douglas Communities
Home Definition Guide
Duncans Crossing
Lot: 000/0001

Activity	Item	Selection	Accepted
Del/Instal AppliancePkg	Appliance Package Select - All	Appliance Package Selected	05/20/2022
Deliver & Install Blinds	Blind Color	White	05/20/2022
Deliver Windows-FirstOut	4040 Decorative Privacy Window	Aurora DF474LJRO	05/20/2022
Install Cabinets Complet	Cab Hdrer Type(2)3ALL	Knob/Pull Combo	05/20/2022
Install Cabinets Complet	Cabinet Finish - Standard Axis	2nd-Upg Brnlin Purestyle-White	05/20/2022
Install Cabinets Complet	Kitchen Counter Tops - All	Master Bath Vanity Tops - All	
Install Cabinets Complet	Secondary Bath Vanity Tops-All	4824-38 White Carrera	05/20/2022
Install Carpet	Carpet - Standard ALL		
Install Granite Tops	RDU Granite CounterKitchenLvt1	Dallic-Ashen White	05/20/2022
Install Granite Tops	Rectangular SS sink LVL 1	Single Bowl Sink	05/20/2022
Install Marble Tops	RDU Marble Vanity Top Lot 1	Master#153 White w/ice Grey w/oval bowl	05/20/2022
Paint Interior Complete	Interior Paint (Trim)	SW 7006 Extra White	05/20/2022
Paint Interior Complete	Interior Paint (Walls) - Base		
PM Install Vinyl Floor	VinylPkg-Common Areas		
PM Install Vinyl Floor	VinylPkg-Option Baths		
PM Install Vinyl Floor	VinylPkg-Owner Bath		
PM Install Vinyl Floor	VinylPkg-Std 2nd Baths/Laundry		

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Date _____ Date _____

Smith Douglas Communities 6/1/2022 Page 5 of 5

DATE	REVISION	#	#	#	#	#
	BY	#	#	#	#	#



DETAILS
 LOT DEFINITION
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 PLAN ID:
 FND: ALL ELEV: E
 PAGE NO: A9.1

CONNECTION SPECIFICATIONS (TYP. U.N.O.)

DESCRIPTION OF BLDG. ELEMENT	3"x0.13" NAILS	3"x0.120" NAILS
JOIST TO SOLE PLATE	(3) TOENAILS	(3) TOENAILS*
SOLE PL. TO JOIST/RIM OR BLK'G STUD TO PLATE	NAILS @ 4" O.C.	NAILS @ 4" O.C.
RIM TO TOP PLATE	(4) TOENAILS/(3) END NAILS	(4) TOENAILS/(4) END NAILS*
BLK'G. BTWN. JOISTS TO TOP PL.	TOENAILS @ 6" O.C.	TOENAILS @ 4" O.C.*
DOUBLE STUD	(3) TOENAILS EA. END	(3) TOENAILS EA. END*
DOUBLE TOP PLATE	NAILS @ 16" O.C.	NAILS @ 16" O.C.
DOUBLE TOP PLATE LAP SPLICE (24" MIN.)	(2) NAILS IN LAPPED AREA	(15) NAILS IN LAPPED AREA (24" MIN.)
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(3) NAILS	(3) NAILS
RAFTER/TRUSS TO TOP PLATE	(4) TOENAILS + (1) SIMPSON H2.5T TOENAILS @ 8" O.C.	(4) TOENAILS + (1) SIMPSON H2.5T TOENAILS @ 8" O.C.
GAB. END TRUSS TO DBL. TOP PL.	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" O.C.	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. 9 1/4" TO 12"	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" O.C.	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. 12" TO 16"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C.	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C.*
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL*
WALL TO FOUNDATION	WALL SHTG. LAP w/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC.	

* 2 1/2"x0.13" IS AN ACCEPTABLE ALTERNATIVE TO A 3"x0.120", SAME SPACING OR NUMBER OF NAILS. (ONLY ACCEPTABLE WHERE * ARE SHOWN)

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

ROOF TRUSSES AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN. MULHERN & KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO MK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

TRUSSES/JOISTS SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES/JOISTS OR GIRDER TRUSSES/FLUSH BEAMS DO NOT EXCEED THE FOLLOWING:

A. ROOF TRUSSES:
 1/4" DEAD LOAD

B. ATTIC TRUSSES, & I-JOISTS:
 1/8" DEAD LOAD

ABSOLUTE DEAD LOAD DEFLECTION OF ATTIC TRUSSES WHEN ADJACENT TO FLOOR FRAMING BY OTHERS SHALL BE LIMITED TO 3/16". (NOT DIFFERENTIAL DEFLECTION)

VENEER LINTEL SCHEDULE

SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
3'-0"	20 FT. MAX	L3"x3"x1/4"
	3 FT. MAX	L3"x3"x1/4"
6'-0"	12 FT. MAX	L4"x3"x1/4"
	20 FT. MAX	L5"x3"x3/8"
8'-0"	3 FT. MAX	L4"x4"x1/4" *
	12 FT. MAX	L5"x3"x3/8" *
	16 FT. MAX	L6"x3"x3/8" *
9'-6"	12 FT. MAX	L6"x3"x3/8" *

ALL LINTELS:
 - SHALL SUPPORT 2 3/4" - 3 1/2" VENEER w/ 40 psf MAXIMUM HEIGHT.
 - @ 8" SHALL HAVE 4" MIN. BEARING
 - @ 16" SHALL HAVE 8" MIN. BEARING
 - @ 6" SHALL NOT BE FASTENED BACK TO HEADER.
 - @ 16" SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @ 48" O.C. w/ 1/2" DIA. x 3 1/2" LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES.
 - MAX. VENEER HT. APPLIES TO ANY PORTION OF BRICK OVER THE OPENING.
 - ALL LINTELS SHALL BE LONG-LEG VERTICAL.
 - WHEN SUPPORTING VENEER < 3" WIDE THE EXTERIOR TOE OF THE HORIZONTAL LEG MAY BE CUT IN THE FIELD TO BE 3/4" WIDE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLOW FOR MORTAR JOINT FINISHING.
 - SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS.
 * FOR GREEN VENEER USE L4"x3/4".

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NCSEB-RESIDENTIAL CODE
- FOOTING DESIGN - 2,000 PSF NET ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.
- FASTEN 2x4/6 SILL PLATES TO CONC FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING:
 - 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C., 1" MIN. EMBEDMENT
 - FA4 ANCHOR STRAPS @ 6'-0" O.C.
- FASTEN 2x10 SILL PLATES TO PRECAST BSMT WALLS WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING:
 - 1/2" DIA. BOLTS @ 2'-0" O.C.
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT w/ PERIMETER FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT w/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
- FOUNDATION WALLS & FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O.
- CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
 - Fc = 4,000 psi: FOUNDATION WALLS
 - 3,000 psi: FOOTINGS & INTERIOR SLABS ON GRADE
 - 3,500 psi: GARAGE & EXTERIOR SLABS ON GRADE
 - fy = 60,000 psi
- BASEMENT FOUNDATION WALL DESIGN BASED ON:
 - 8' OR 9' HEIGHT (AS NOTED ON PLANS)
 - TALLER WALLS MUST BE ENGINEERED.
- BASEMENT WALL DESIGN IS BASED ON 30 OR 45 PCF BACKFILL SOIL. TYPE CLASSIFICATIONS:
 - 30 PCF TYPE (GM, GP, SM, SP)
 - 45 PCF TYPE (GM, GC, SM, SM-SC, ML)
 - IMPORTANT - IF 60 PCF SOIL TYPE (SC, ML-CL, OR CL) IS UTILIZED FOR BACKFILL, CONTACT MULHERN & KULP FOR FURTHER EVALUATION OF FOUNDATION DESIGN.
- BASEMENT WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY ADEQUATE TEMPORARY BRACING OR INSTALL 1st FLOOR DECK.
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE (TYP.) OR 12" MIN IN REGIONS WHERE CODE FROST DEPTH IS NOT APPLICABLE. CONSULT SOILS REPORT OR BUILDING DEPT. FOR MINIMUM DEPTH BELOW GRADE.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP.
 - JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM)
 - JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1:1.5 RATIO
 - CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL SLABS
- TYPICAL REINFORCEMENT DETAILS: PROVIDE 3" MIN. CLEAR COVER WHERE CAST AGAINST EARTH, 1 1/2" MIN. CLEAR COVER AGAINST FORMS. LAP ALL REBAR 48 BAR DIAMETERS MIN. (24" FOR #4 BARS) & BEND BARS AND LAP AT CORNERS. PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT.
- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.

LEGEND

- INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. U.N.O.)
- INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. U.N.O.)
- INDICATES 14" DEEP FLOOR I-JOISTS (24" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER
- INDICATES 2x8 P.T. DECK JOISTS @ 16" O.C. (MAX)
- INDICATES LOCATIONS OF POTENTIAL TILE FLOOR. JOIST MANUFACTURER SHALL DESIGN FLOOR SYSTEM FOR ADDL. 10 PSF DEAD LOAD AT THESE LOCATIONS.
- INTERIOR BEARING WALL
- BEARING WALL ABOVE (B.N.A.)
- BEAM/HEADER
- METAL HANGER
- INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:
115 MPH WIND IN 2018 NCSEB-RC
 (115 MPH WIND SPEED IN ASCE 7 WIND MAP, PER IRC R301.2.1.1) EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2015 & 2018 IBC SECTION 1604 & ASCE 7, AS PERMITTED BY R301.1.3 OF THE 2018 NCSEB-RC & 2018 IRC. IF THE PARAMETERS OF SECTION R602.12 COMPLY. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

DESIGN WIND UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NCSEB-RC & 2018 IRC SECTION R602.11.1. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.5 & R602.11.

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 1/2" PLYWOOD: FASTEN SHEATHING w/ 2 3/8"x0.113 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP. U.N.O.)
- ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC: 1 3/4" 16 GA STAPLES (1/8" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

3" O.C. EDGE NAILING

- AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/ 2 3/8" x 0.113" NAILS @ 3" O.C. AND 12" O.C. IN THE PANEL FIELD. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUD) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

NOTES

- SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN.
- DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, U.N.O.
- ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING.
- PRE-MANUFACTURED PANELIZED WALLS: FASTEN TOGETHER END STUDS OF WALL PANELS SHEATHED w/ OSB OR PLYWOOD w/ 3" x 0.120" NAILS @ 4" O.C. (THRU ONE SIDE ONLY)

- INDICATES EXTENT OF INT. OSB SHEARWALL, AND/OR 3" O.C. EDGE NAILING
- INDICATES HOLDOWN

FLOOR FRAMING

- I-JOISTS SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT MK FOR EXCLUDED FLOOR DESIGNS)
- PER THE GUIDELINES OF THE TILE COUNCIL OF NORTH AMERICA (TCNA HANDBOOK), IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO VERIFY THAT THE FINISHES TO BE INSTALLED MATCH THE DESIGN CRITERIA NOTED ABOVE (UNDER 'DESIGN LOADS').
- FLOOR SYSTEMS & SHEATHING HAVE BEEN DESIGNED TO SUPPORT ADDITIONAL DEAD LOAD FROM CERAMIC TILE (EXCLUDING MARBLE OR STONE). HOWEVER, IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO PROVIDE PROPER UNDERLAYMENT, UNCOUPLING MEMBRANE AND MORTAR/GROUT PER THE ASSEMBLY DESIGNATIONS IN THE TCNA HANDBOOK (TILE COUNCIL OF NORTH AMERICA).
- AT I-JOIST FLOORS, PROVIDE 1" MIN. OSB RIM BOARD.
- METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O.
- I-JOIST SHOP DWGS. SHALL BE SUBMITTED TO ARCH. & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STUD-I-FLOOR' 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS w/ GLUE AND:
 - 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES @ 12" O.C. FIELD.
 - 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES @ 8" O.C. FIELD.
 - 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES @ 6" O.C. IN FIELD.

ROOF FRAMING

- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS:
 - w/ 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES @ 12" O.C. FIELD.
 - w/ 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES @ 8" O.C. FIELD.
 - w/ 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES @ 6" O.C. FIELD.
- WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- FASTEN EACH ROOF TRUSS TO TOP PLATE w/ USP RT1A CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) RT1A CLIPS AT 2-PLY GIRDER TRUSSES, (3) RT1A CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.
- METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O.
- ROOF TRUSS SHOP DWGS. SHALL BE SUBMITTED TO ARCH. & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- ERECT AND INSTALL ROOF TRUSSES PER ITCA & ITPI'S BC01 I *GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.*
- SUPPORT SHORT SPAN ROOF TRUSSES w/ 2x4 LEDGER FASTENED TO FRAMING w/ (2) 3" x 0.120" NAILS @ 16" O.C. (UP TO 1" SPAN).

MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.

GENERAL STRUCTURAL NOTES

- DESIGN IS BASED ON 2018 NCSEB-RESIDENTIAL CODE
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.
- DESIGN LOADS:
 ROOF: LIVE = 20 PSF
 DEAD = 7 PSF T.C., 10 PSF B.C.
 LOAD DURATION FACTOR = 1.25

 FLOOR: LIVE = 40 PSF (30 PSF @ SLEEPING AREAS)
 DEAD = 10 PSF (I-JOISTS)

 ADDL. 10 PSF @ CERAMIC TILE IN BATHS & LAUND.
- SOIL: 2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)

GENERAL FRAMING

- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD CONNECTIONS TABLE (IRC TABLE R602.3.11) OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- EXT. & INT. BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SPF/SP 'STUD' GRADE LUMBER, OR BETTER, U.N.O.
 - WALLS OVER 12' TALL SHALL BE PER PLAN.
- ALL INTERIOR BEARING WALLS ARE ASSUMED TO BE SHEATHED w/ GYP WALL BOARD (ONE SIDE MIN.) OR PROVIDE MID HT. BLOCKING.
- ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE SPRUCE-PINE-FIR #2 (SPF) OR SOUTHERN PINE #2 (SP) LUMBER, OR BETTER. SUPPORT ALL HEADERS/ BEAMS w/ (1) 2x JACK STUD & (1) 2x KING STUD, MINIMUM:
 - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x 'STUD' GRADE MEMBERS SPACED @ 24" O.C. (MAX, U.N.O.)
 - HEADERS IN NON-LOAD BEARING WALLS SHALL BE: (1) 2x4/6 FLAT @ OPENINGS UP TO 4'; (2) 2x4/6 FLAT UP TO 8'.
- ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).
- ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING:
 - LVL - Fb=2600 psi; Fv=285 psi; E=2.0x10⁶ psi
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
 - LVL - Fb=2400 psi; FcII=2500 psi; E=1.8x10⁶ psi
- FOR 2 & 3 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O.C. OR 2 ROWS USP W635 SCREWS (OR 3/8" TRUSSLOK SCREWS) @ 16" O.C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 3 1/2" OR 5 1/4" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- FOR 4 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF USP W66 SCREWS (OR 6 3/4" TRUSSLOK SCREWS) @ 16" O.C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP AND BOTTOM SCREWS 2" FROM EDGE. A SOLID 1" BEAM IS ACCEPTABLE.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND/BEARING. BLOCKING TO MATCH POST ABOVE.
- ALL EXTERIOR 4x4 WOOD POSTS SHALL HAVE USP BC522-4 CAP & PA44E BASE, U.N.O.

Duncans Crossing
 Lot 1

MULHERN+KULP
 RESIDENTIAL STRUCTURAL ENGINEERING
 3025 Dunwoody Parkway, Suite 105 - Alpharetta, GA 30022
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Mulhern+Kulp project number:
 256-21009

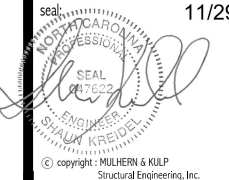
project mgr: SMK
 drawn by: MJF
 issue date: 10-26-2021

REVISIONS:
 date: initial:
 11/22/21 JPP
 (REVISIONS PLANS ADDED)

SMITH DOUGLAS
 HOMES

GENERAL STRUCTURAL NOTES
 MCGINNIS MODEL
 RALEIGH, NC

sheet:
SO.0



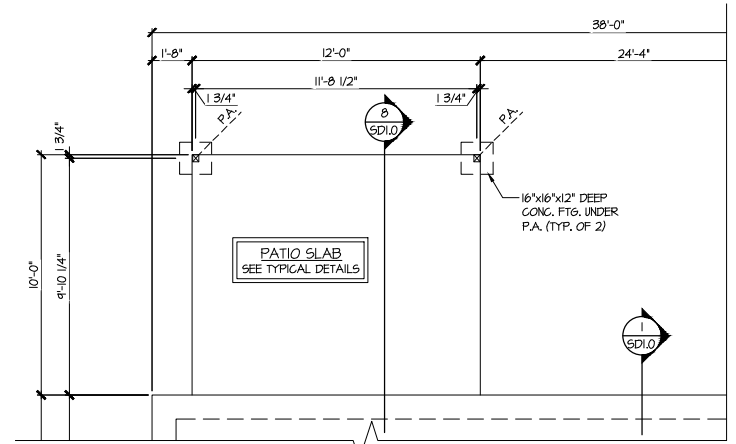
MULHERN+KULP
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Mulhern+Kulp project number:
256-21009
project mgr: **SMK**
drawn by: **MJF**
issue date: **10-26-2021**
REVISIONS:
date: initial:
11/22/21 JPP
REWORKED PLANS ADDED

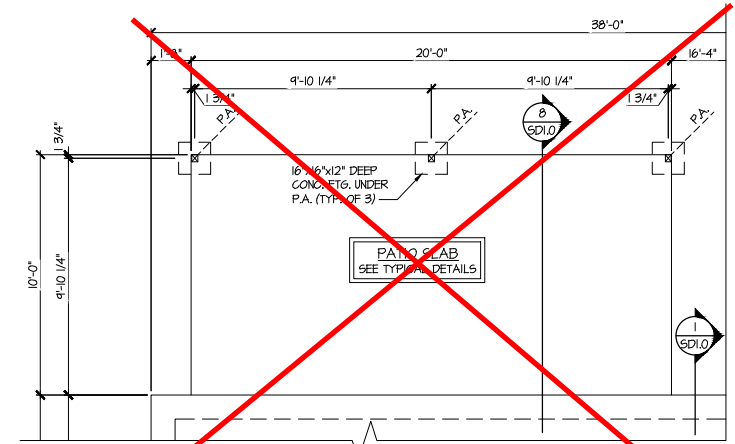
**SMITH DOUGLAS
HOMES**

MONO-SLAB FOUNDATION
MCGINNIS MODEL
RALEIGH, NC

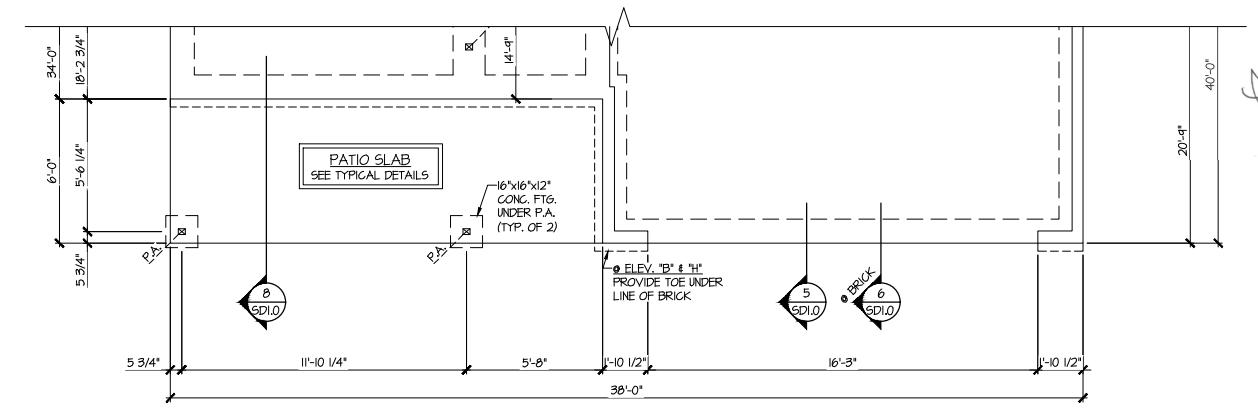
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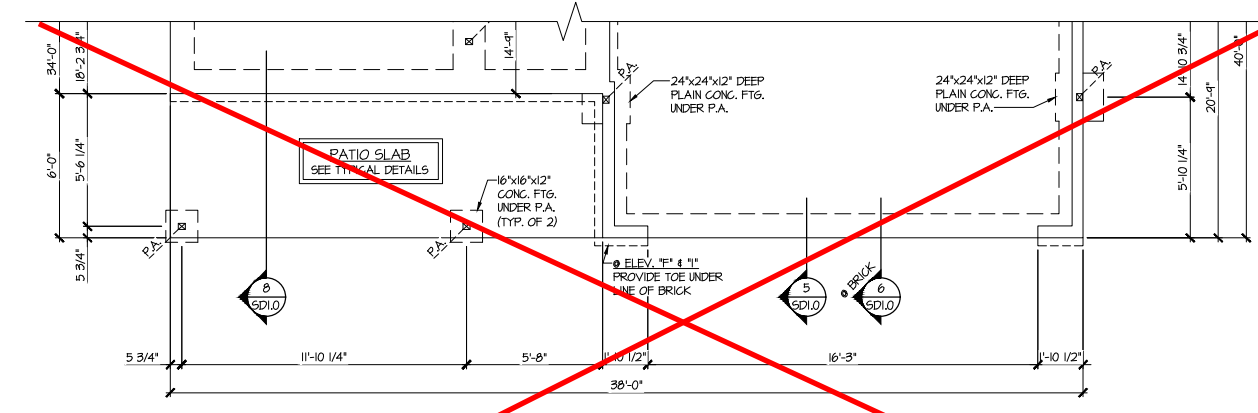
4 PARTIAL MONO-SLAB FOUNDATION PLAN
SCALE: 1/4"=1'-0" ON 22x34
1/8"=1'-0" ON 11x17
OPT. COVERED PORCH



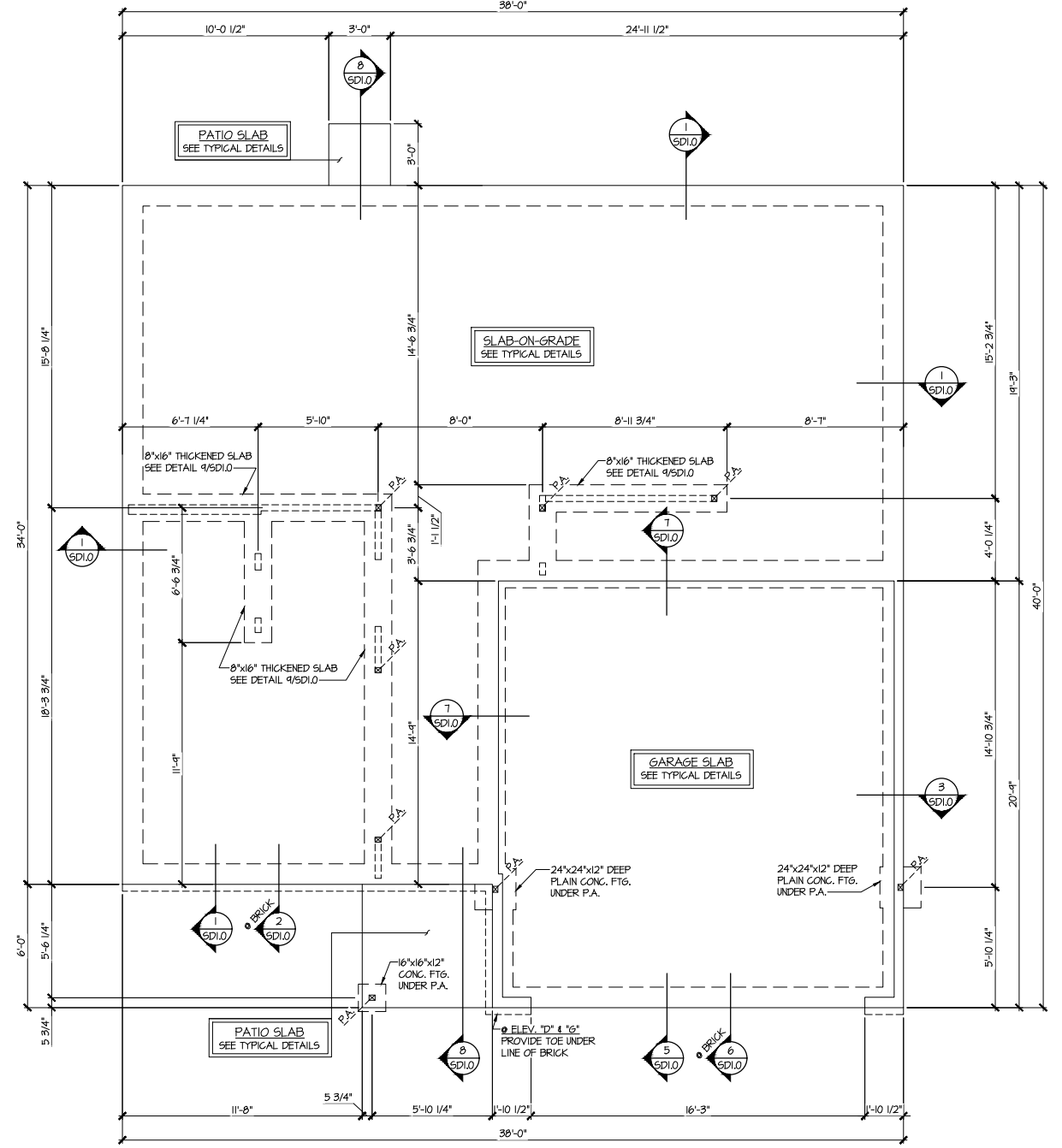
~~**5 PARTIAL MONO-SLAB FOUNDATION PLAN**~~
SCALE: 1/4"=1'-0" ON 22x34
1/8"=1'-0" ON 11x17
OPT. LARGE COVERED PORCH



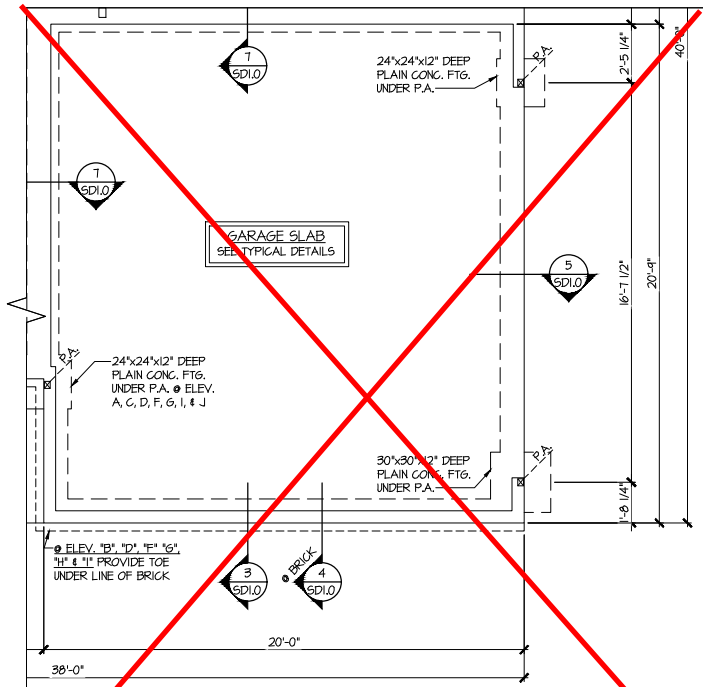
2 PARTIAL MONO-SLAB FOUNDATION PLAN
SCALE: 1/4"=1'-0" ON 22x34
1/8"=1'-0" ON 11x17
ELEV. B, E, H, & K



~~**3 PARTIAL MONO-SLAB FOUNDATION PLAN**~~
SCALE: 1/4"=1'-0" ON 22x34
1/8"=1'-0" ON 11x17
ELEV. C, F, & I



1 MONO-SLAB FOUNDATION PLAN
SCALE: 1/4"=1'-0" ON 22x34
1/8"=1'-0" ON 11x17
ELEV. A, D, G, & J



~~**6 PARTIAL MONO-SLAB FOUNDATION PLAN**~~
SCALE: 1/4"=1'-0" ON 22x34
1/8"=1'-0" ON 11x17
OPT. SIDE ENTRY GARAGE

**Duncans Crossing
Lot 1**

REFER TO S0.0 FOR TYPICAL
STRUCTURAL NOTES & SCHEDULES

LEGEND

- R.T. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. UNO.)
- O.F. INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. UNO.)
- F.J. INDICATES 14" DEEP FLOOR I-JOISTS (24" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER
- D.J. INDICATES 2x8 P.T. DECK JOISTS @ 16" O.C. (MAX)
- [Symbol] INDICATES LOCATIONS OF POTENTIAL TILE FLOOR. JOIST MANUFACTURER SHALL DESIGN FLOOR SYSTEM FOR ADD'L 10 PSF DEAD LOAD AT THESE LOCATIONS.
- [Symbol] INTERIOR BEARING WALL
- [Symbol] BEARING WALL ABOVE (B.W.A.)
- [Symbol] BEAM/HEADER
- [Symbol] METAL HANGER
- * INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

Mulhern+Kulp project number:
 256-21009

project mgr: SMK
 drawn by: MJF
 issue date: 10-26-2021

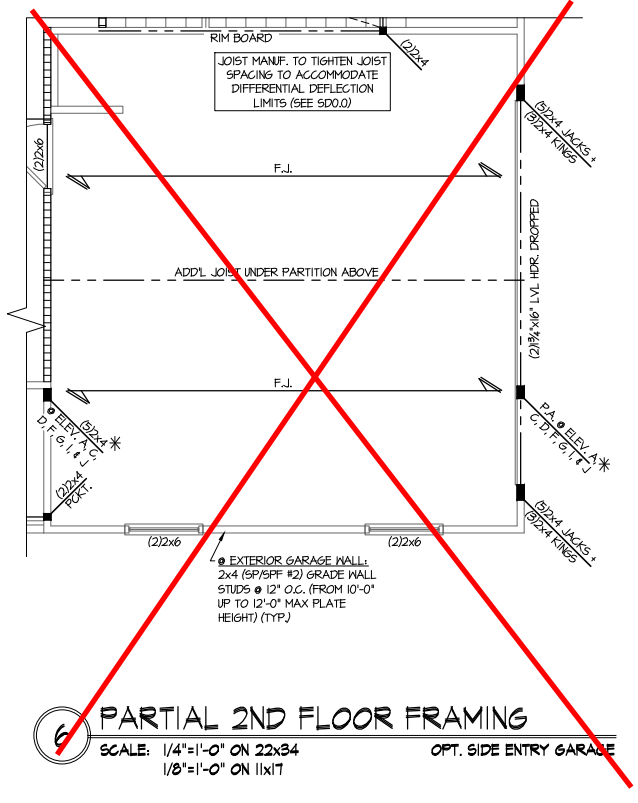
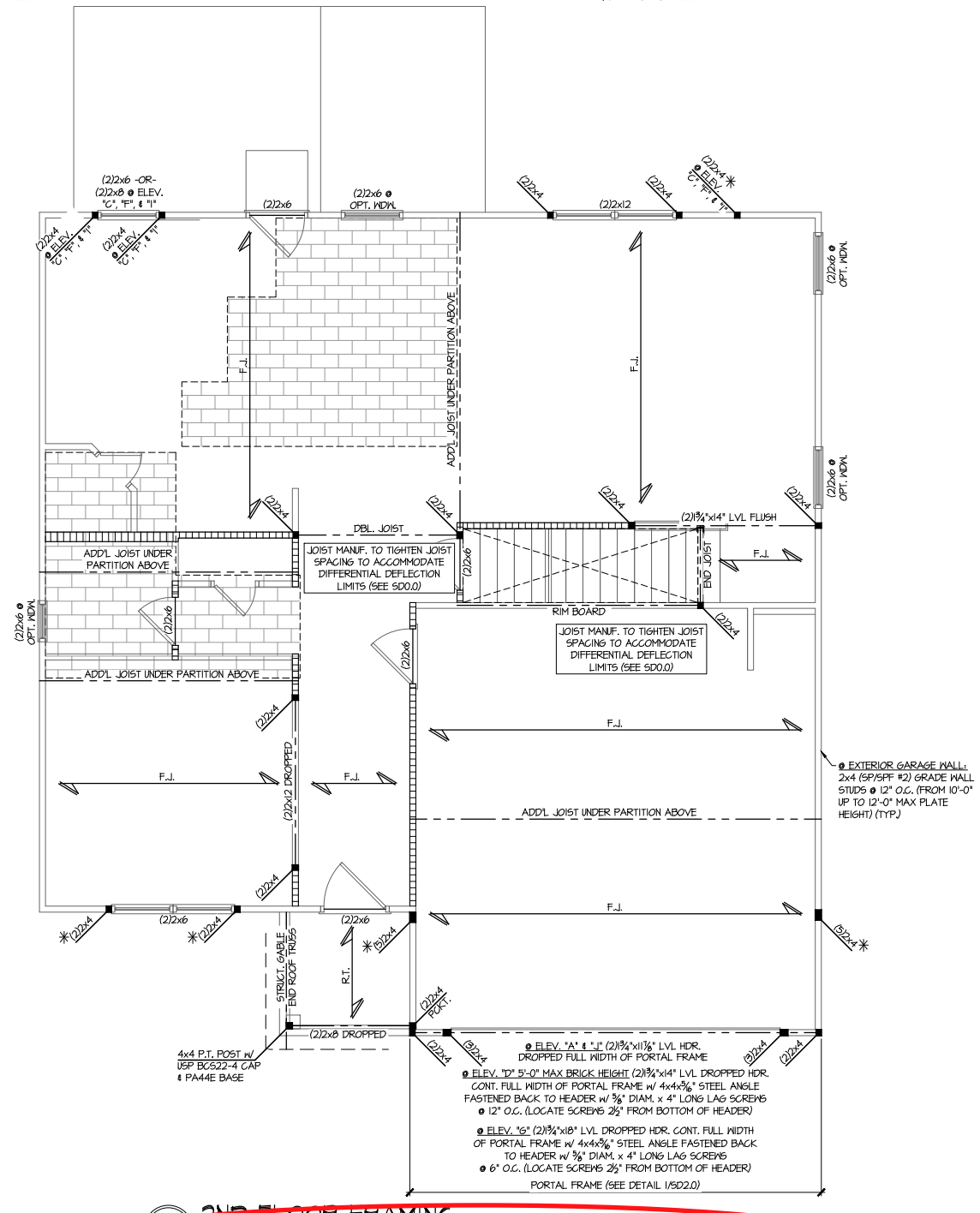
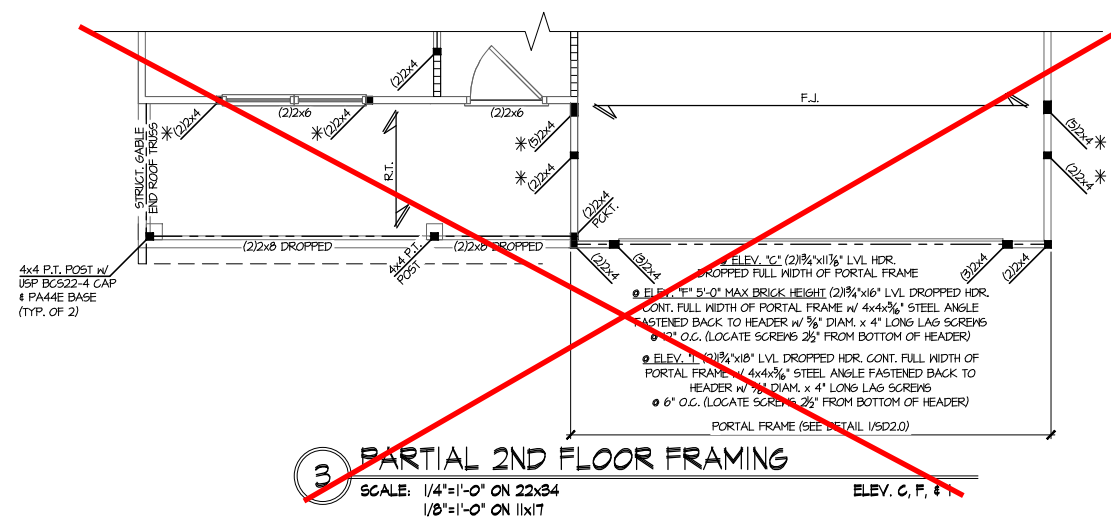
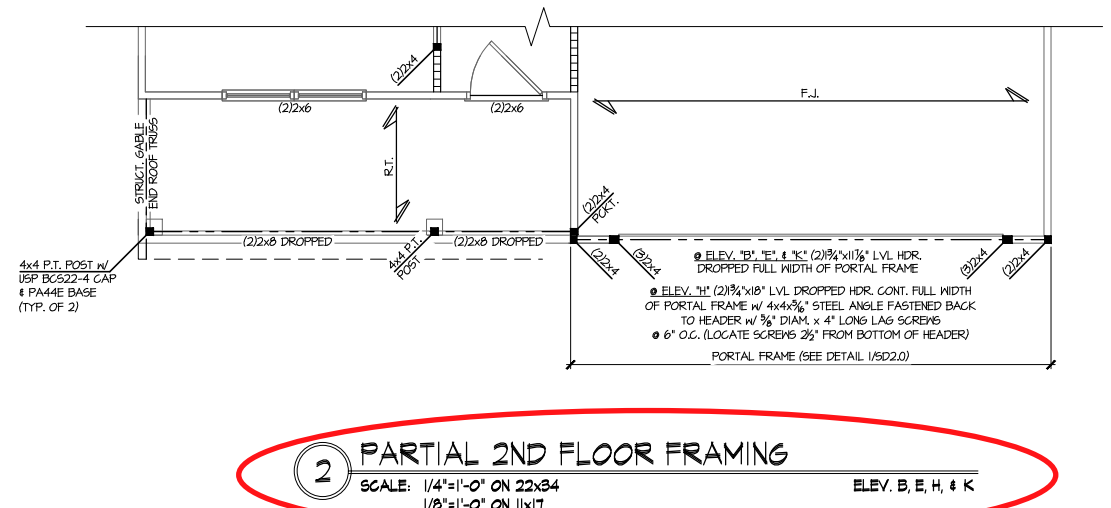
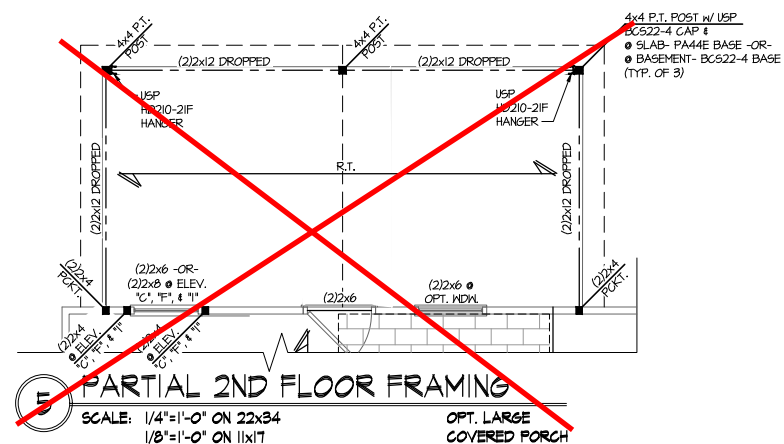
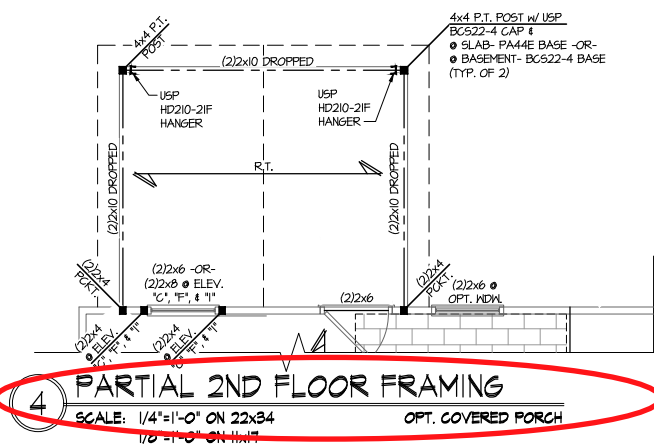
REVISIONS:

date:	initial:
11/22/21	JPP
UNRECORDED PLANS ADDED	

SMITH DOUGLAS
 HOMES

2ND FLOOR FRAMING PLAN
 MCGINNIS MODEL
 RALEIGH, NC

sheet:
S3.0



**Duncans Crossing
 Lot 1**

REFER TO S0.0 FOR TYPICAL
 STRUCTURAL NOTES & SCHEDULES

THIS LEVEL HAS BEEN DESIGNED
 FOR 9'-1" PLATE HEIGHT

LEGEND

- R.T. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. UNO.)
- O.F. INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. UNO.)
- F.J. INDICATES 14" DEEP FLOOR I-JOISTS (24" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER
- D.J. INDICATES 2x8 P.T. DECK JOISTS @ 16" O.C. (MAX)
- INDICATES LOCATIONS OF POTENTIAL TILE FLOOR. JOIST MANUFACTURER SHALL DESIGN FLOOR SYSTEM FOR ADD'L 10 PSF DEAD LOAD AT THESE LOCATIONS.
- INTERIOR BEARING WALL
- BEARING WALL ABOVE (B.W.A.)
- BEAM/HEADER
- JL METAL HANGER
- INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

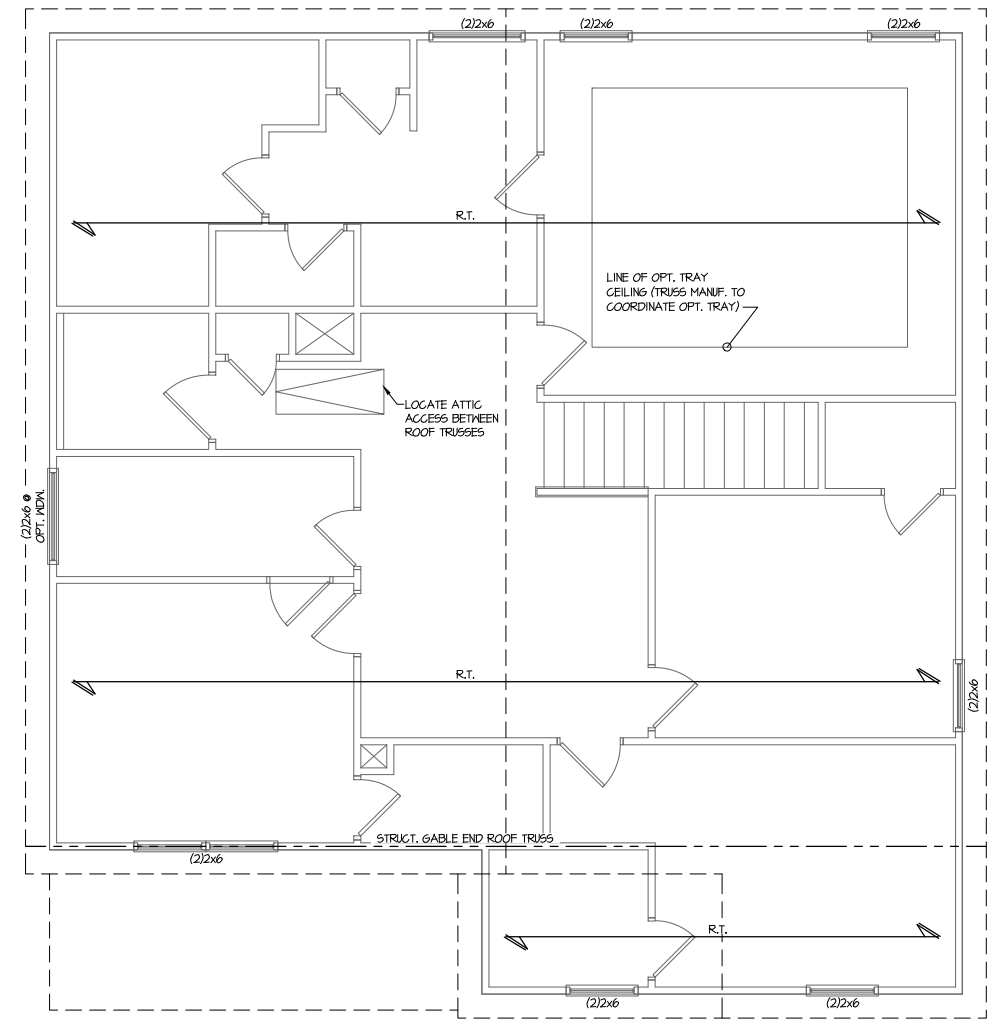
Mulhern+Kulp project number:
 256-21009
 project mgr: SMK
 drawn by: MJF
 issue date: 10-26-2021

REVISIONS:
 date: 11/22/21 initial: JPP
 REVISIONS ADDED

SMITH DOUGLAS
 HOMES

ROOF FRAMING PLAN
 MCGINNIS MODEL
 RALEIGH, NC

sheet:
S4.1



1 ROOF FRAMING PLAN
 SCALE: 1/4"=1'-0" ON 22x34
 1/8"=1'-0" ON 11x17
 ELEV. B, E, H, & K

**Duncans Crossing
 Lot 1**

THIS LEVEL HAS BEEN DESIGNED FOR 9'-1" PLATE HEIGHT

REFER TO S0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND	
	INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANIF. (TYP. UNO.)
	INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. UNO.)
	INDICATES 14" DEEP FLOOR I-JOISTS (24" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER
	INDICATES 2x8 P.T. DECK JOISTS @ 16" O.C. (MAX)
	INDICATES LOCATIONS OF POTENTIAL TILE FLOOR. JOIST MANUFACTURER SHALL DESIGN FLOOR SYSTEM FOR ADD'L 10 PSF DEAD LOAD AT THESE LOCATIONS.
	INTERIOR BEARING WALL
	BEARING WALL ABOVE (B.W.A.)
	BEAM/HEADER
	METAL HANGER
	INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

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REVISIONS:
 date: 11/22/21 initial: JPP
 REVISIONS ADDED

SMITH DOUGLAS
 HOMES

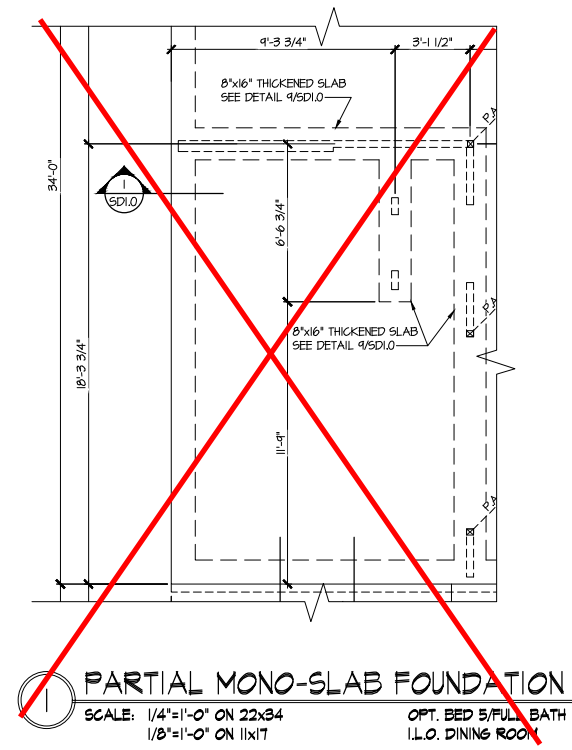
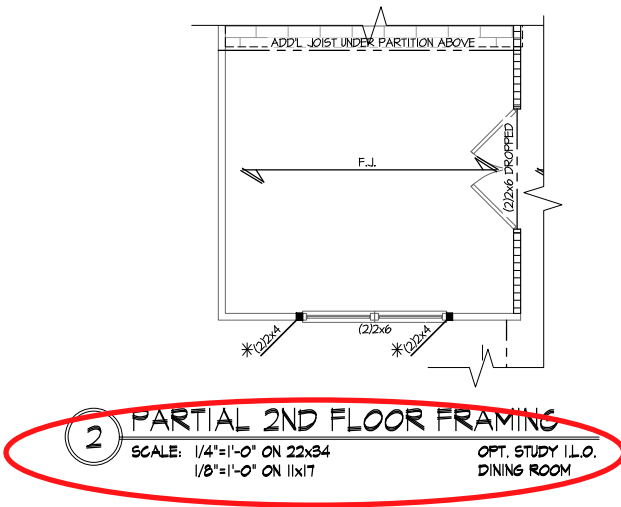
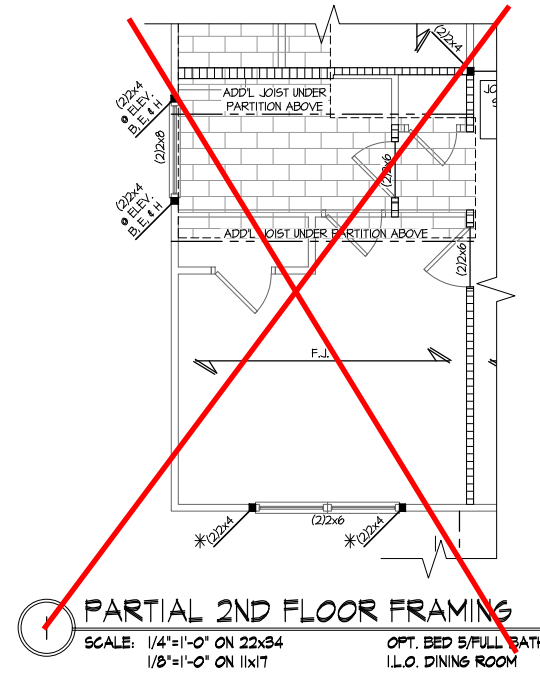
MCGINNIS MODEL

RALEIGH, NC

OPTIONS

sheet:

S5.0

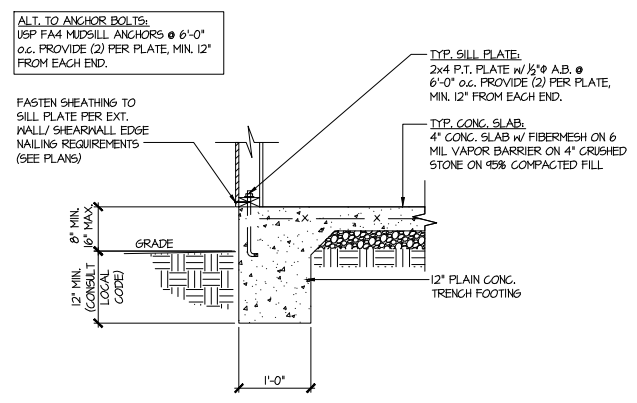


**Duncans Crossing
 Lot 1**

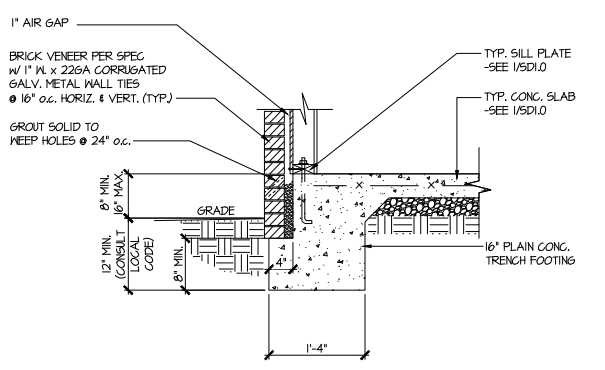
REFER TO S5.0 FOR TYPICAL
 STRUCTURAL NOTES & SCHEDULES

THIS LEVEL HAS BEEN DESIGNED
 FOR 9'-1" PLATE HEIGHT

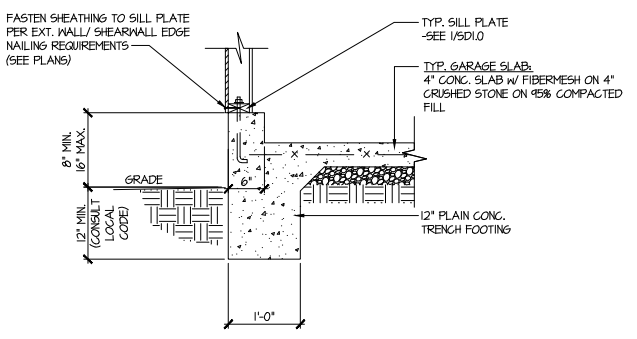
LEGEND	
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	BEARING WALL ABOVE (B.W.A)
	BEAM/HEADER
	JL METAL HANGER
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	INDICATES POST ABOVE (P.A) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.



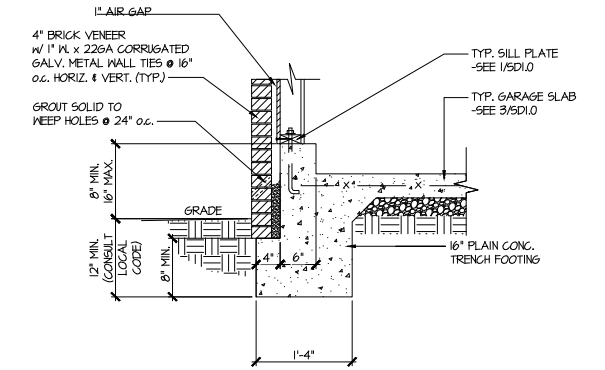
1 TYPICAL SLAB ON GRADE PERIMETER FOOTING



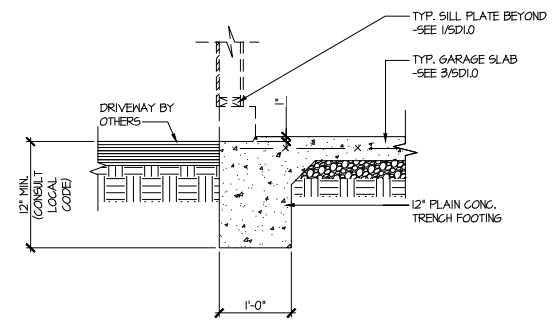
2 TYPICAL SLAB ON GRADE PERIMETER FOOTING w/ BRICK VENEER



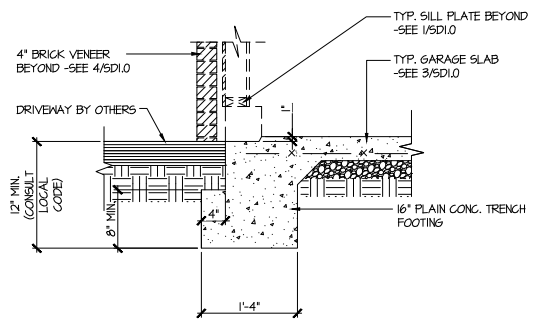
3 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING



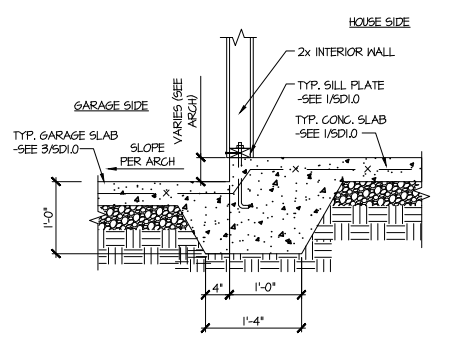
4 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING w/ BRICK VENEER



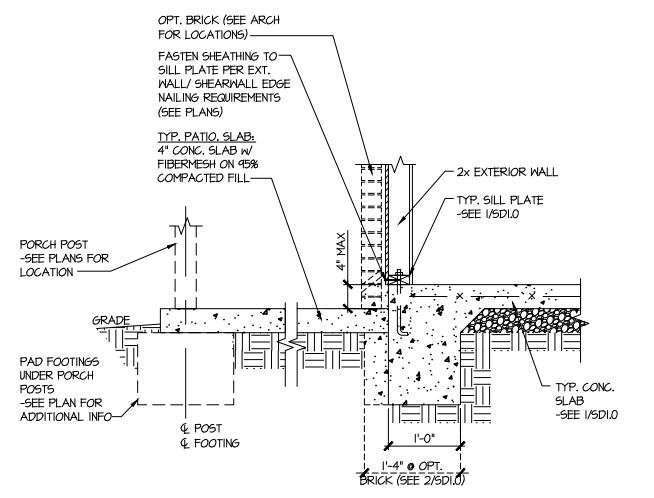
5 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING



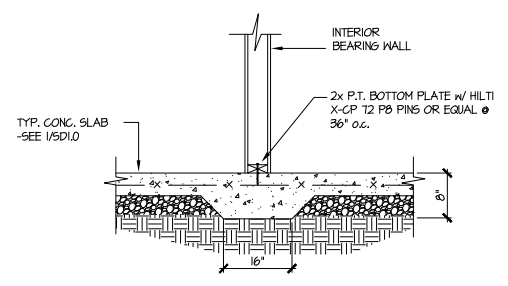
6 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING w/ BRICK VENEER



7 TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING



8 TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO



9 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL

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 770-777-8974 - mulhern+kulp.com
 NC License # C-3825

Mulhern+Kulp project number:
 256-21009

project mgr: SMK
 drawn by: MJF
 issue date: 10-26-2021

REVISIONS:

date:	initial:
11/22/21	JPP
PROPOSED PLANS ADDED	

SMITH DOUGLAS
 HOMES

FOUNDATION DETAILS
 MCGINNIS MODEL
 RALEIGH, NC

Duncans Crossing
 Lot 1

sheet:
SD1.0

Mulhern+Kulp project number:
256-21009

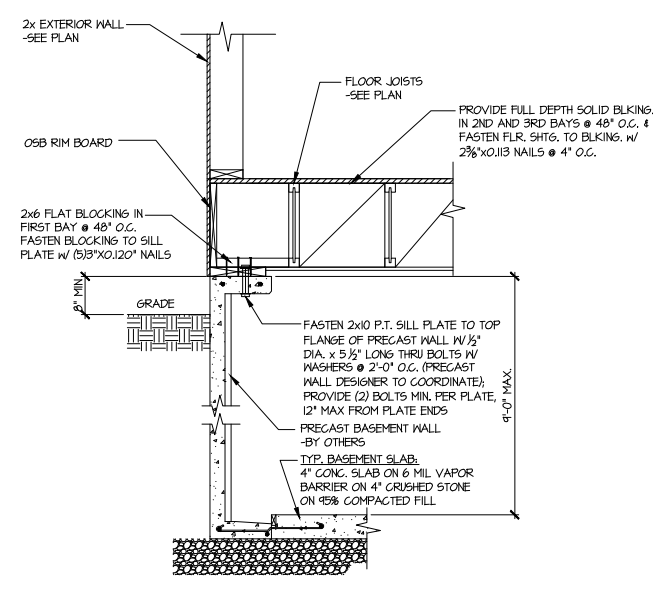
project mgr: **SMK**
 drawn by: **MJF**
 issue date: **10-26-2021**

REVISIONS:

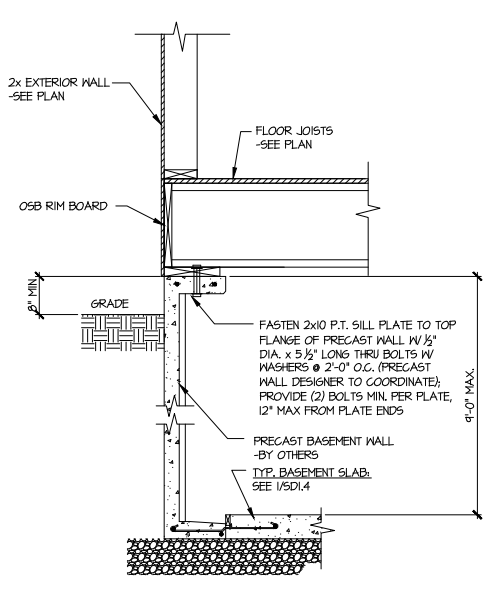
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11/22/21	JPP
UNRECORDED PLANS ADDED	

SMITH DOUGLAS
 HOMES

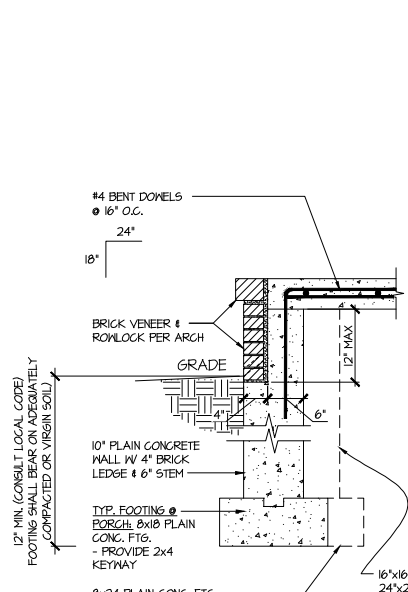
FOUNDATION DETAILS
 MCGINNIS MODEL
 RALEIGH, NC



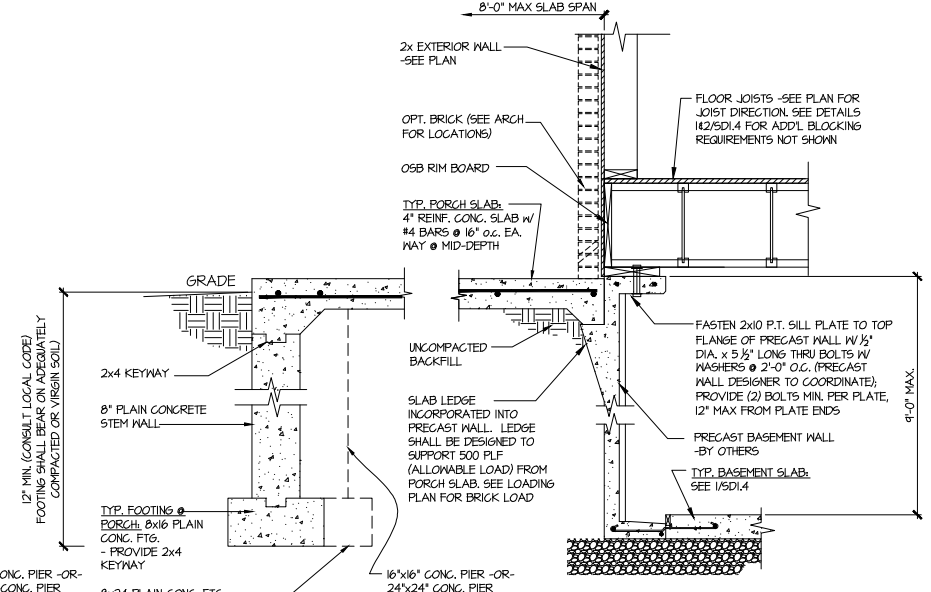
1 SECTION
 SCALE: 3/4"=1'-0"



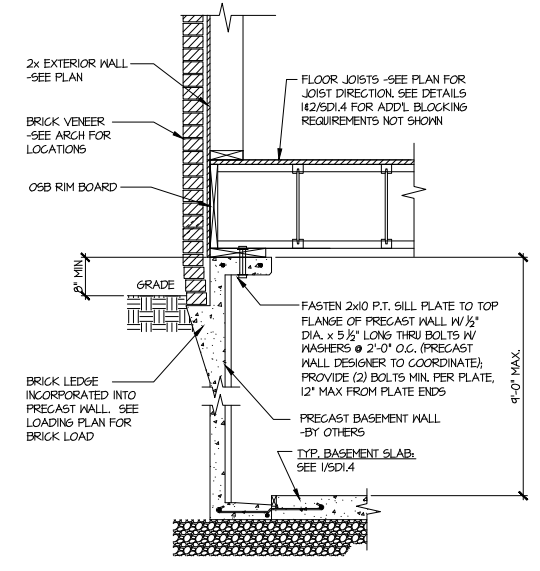
1A SECTION
 SCALE: 3/4"=1'-0"



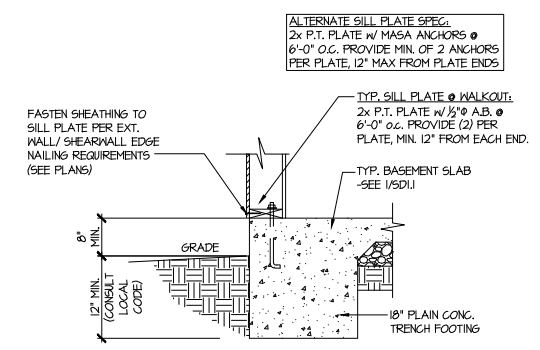
3 SECTION
 SCALE: 3/4"=1'-0"



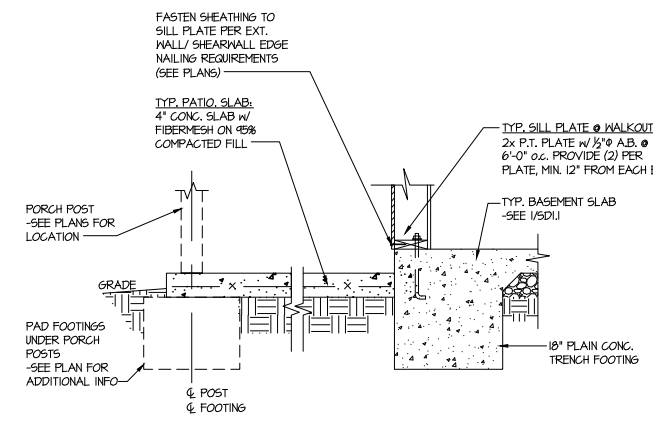
NO BRICK @ PORCH PERIMETER



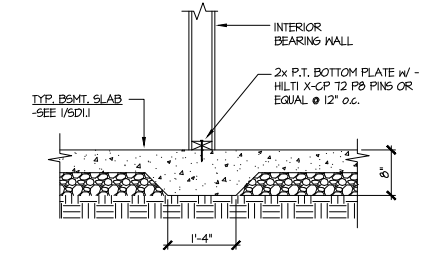
2 SECTION
 SCALE: 3/4"=1'-0"



4 TYPICAL BASEMENT FOUNDATION @ WALKOUT



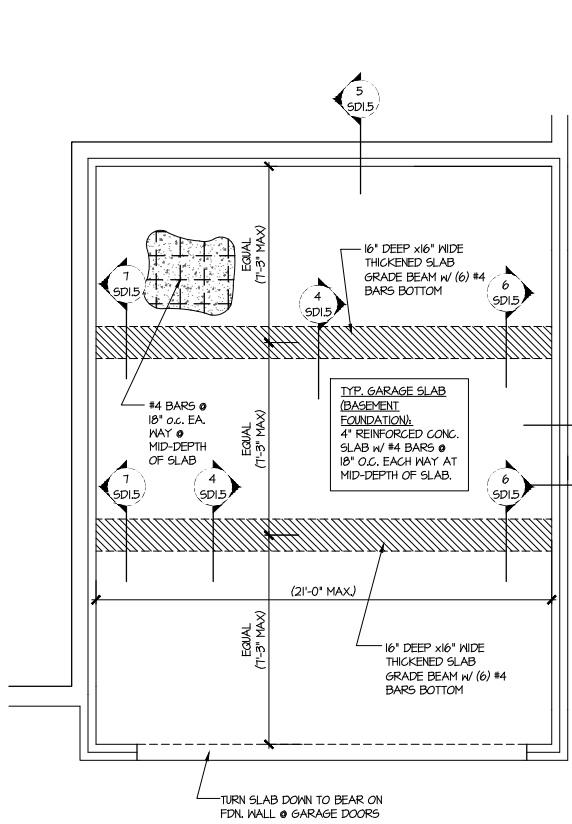
5 TYPICAL BASEMENT FOUNDATION @ WALKOUT



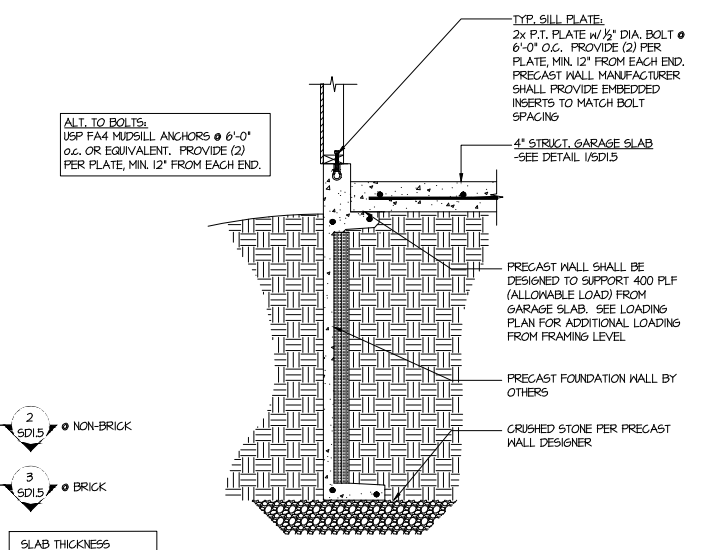
6 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL

Duncans Crossing
 Lot 1

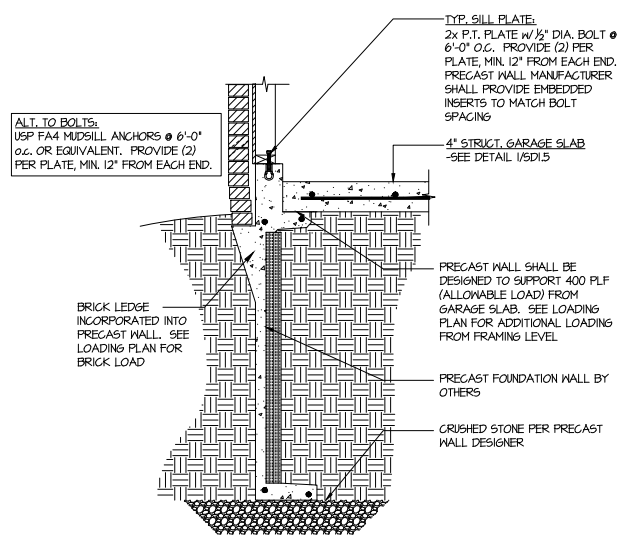
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SD1.4



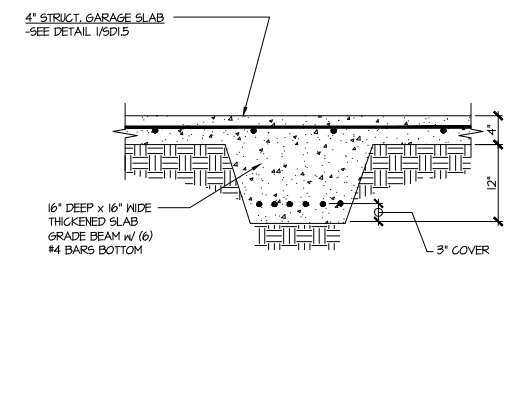
1 GENERIC FOUNDATION PLAN KEY @ GARAGE
 SCALE: 1/4"=1'-0"



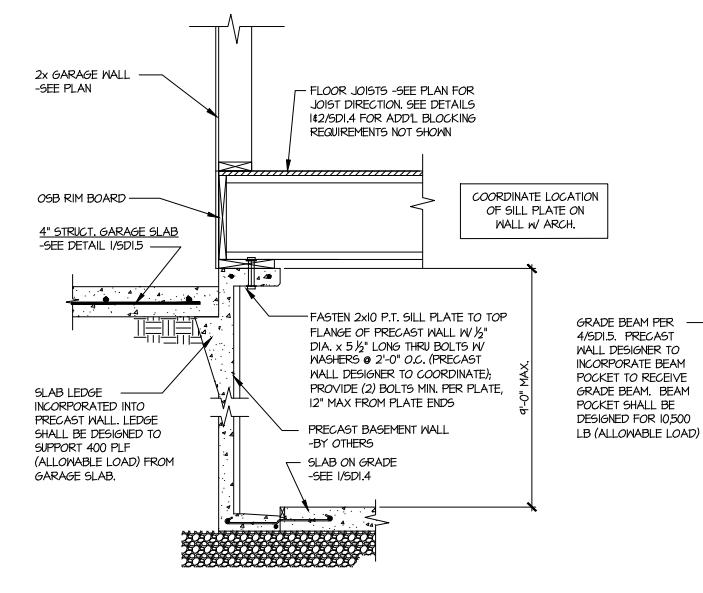
2 TYPICAL PERIMETER FOOTING @ GARAGE - BASEMENT FOUNDATION
 2 SD1.5 @ NON-BRICK
 3 SD1.5 @ BRICK



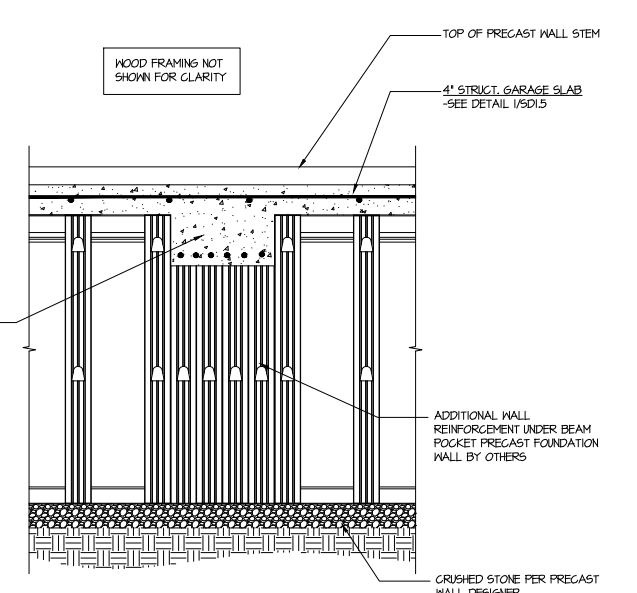
3 TYPICAL PERIMETER FOOTING @ GARAGE - BASEMENT FOUNDATION (BRICK)
 3 SD1.5



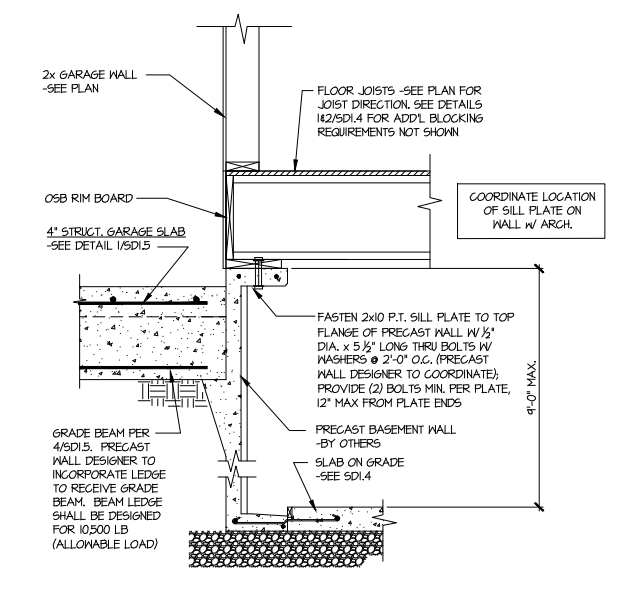
4 TYPICAL CONCRETE GRADE BEAM @ GARAGE FDN.
 SCALE: 3/4"=1'-0"



5 CONCRETE BSMT. FDN. WALL @ GARAGE
 5 SD1.5



6 SECTION
 SCALE: 3/4"=1'-0"



7 SECTION
 SCALE: 3/4"=1'-0"

Duncans Crossing
 Lot 1



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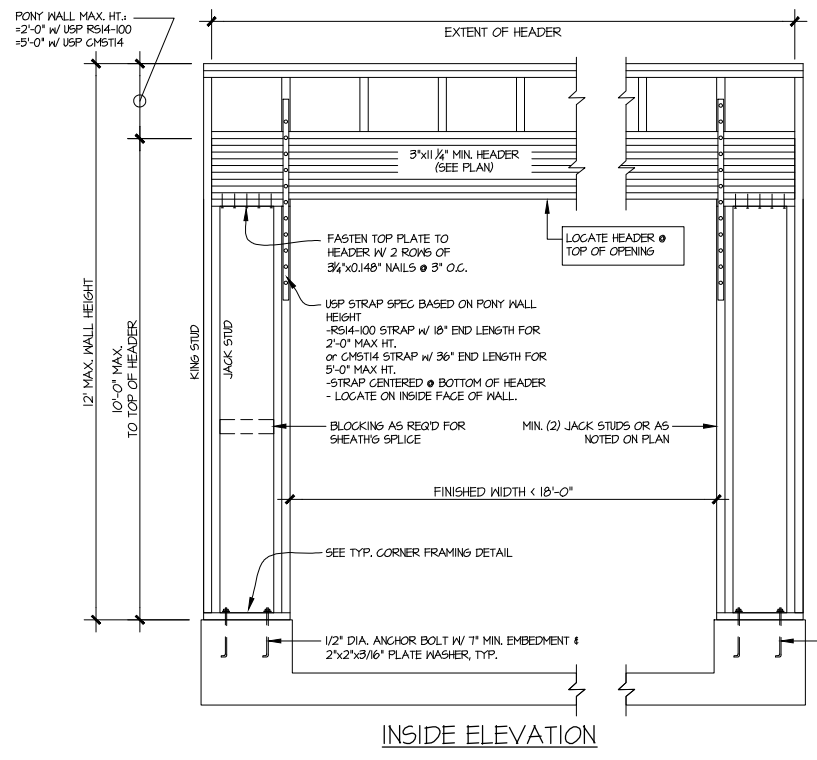
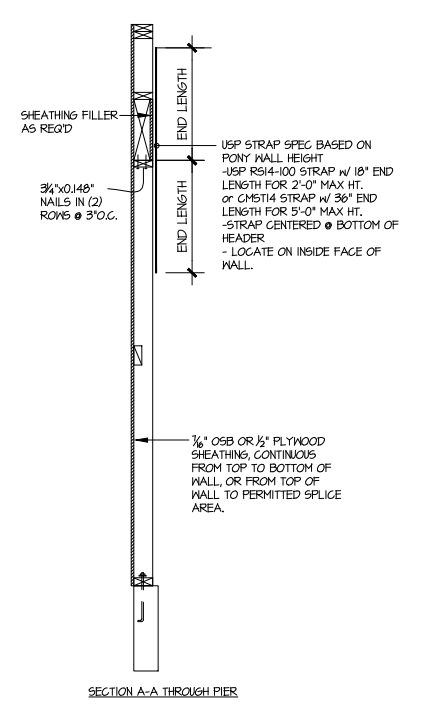
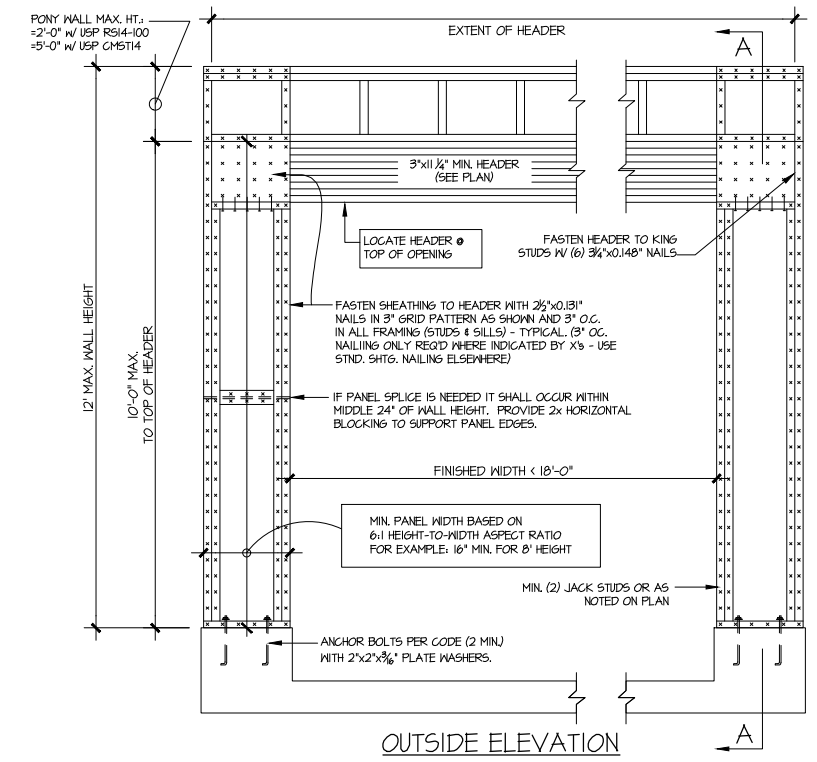
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REVISIONS:
 date: initial:
 11/22/21 JPP
 REVISIONS ADDED

SMITH DOUGLAS
 HOMES

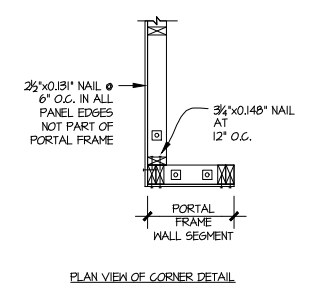
FRAMING DETAILS
 MCGINNIS MODEL
 RALEIGH, NC

sheet:
SD2.0



NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALL SHALL BE FULLY SHEATHED WITH 1/2" PLYWOOD OR 3/8" OSB

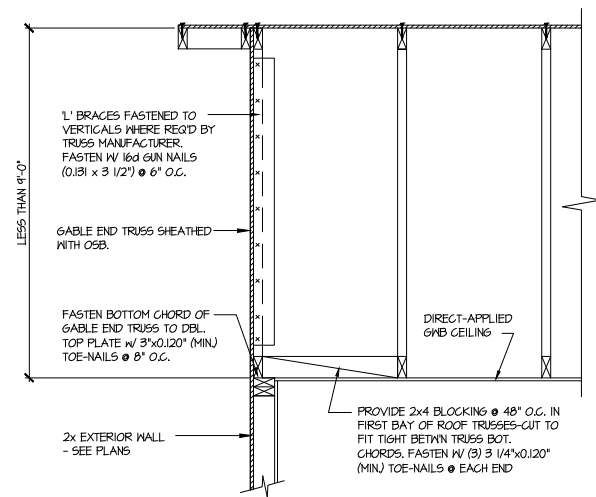
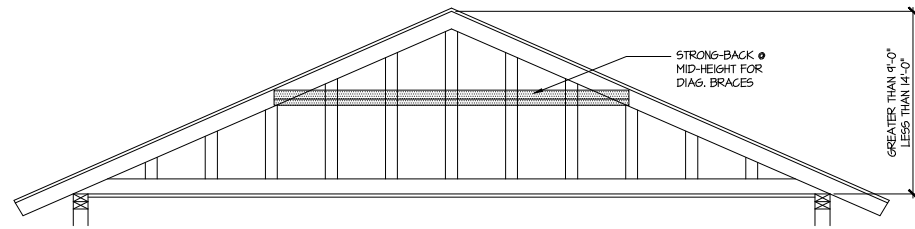
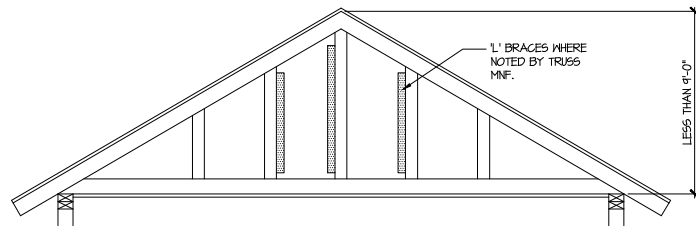
WALL FRAMING SPECIFICATION:
 @2x4 WALL: USE SPF #2 GRADE STUDS (OR BETTER)
 @2x6 WALL: USE SPF #2 GRADE STUDS (OR BETTER)



ALTERNATIVES TO 1/2" DIA. ANCHOR BOLT:
 1) 1/2" DIA. THREADED ROD EPOXY SET w/ 4 1/2" EMB. (MIN UTILIZING HILTI HY200 EPOXY ANCHORING SYSTEM (OR EQUAL)

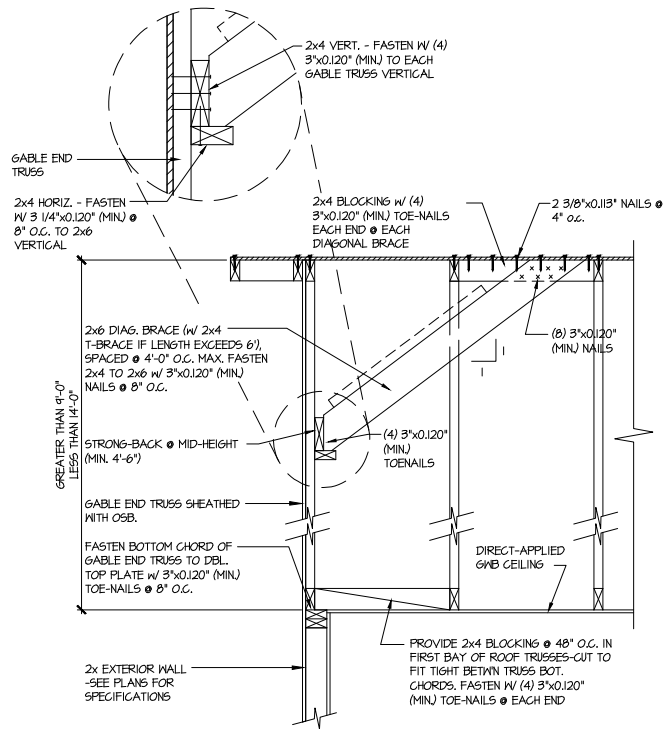
GARAGE PORTAL FRAME BRACING ELEVATION
 SCALE: N.T.S. BOTH SIDES OF GARAGE DOOR
 115 MPH WIND SPEED (ULT)

Duncans Crossing
 Lot 1



A TYPICAL GABLE END BRACING DETAIL
 SCALE: NONE
 REQ'D @ GABLE END TRUSS HEIGHT UP TO 9'-0"

BRACE GABLE END TRUSSES PER ABOVE DETAIL WHEN GABLE HEIGHT IS LESS THAN 9'-0". 1" BRACES REQUIRED WHERE NOTED BY TRUSS MANUFACTURER.



B TYPICAL GABLE END BRACING DETAIL
 SCALE: NONE
 REQ'D @ GABLE END TRUSS HEIGHT BETWEEN 9'-0" TO 14'-0"

BRACE GABLE END TRUSSES PER ABOVE DETAIL WHEN GABLE HEIGHT EXCEEDS 9'-0". 1" BRACES NOT REQUIRED.

LETTERED DETAILS ARE TYPICAL FOR THIS HOME & SHALL BE IMPLEMENTED IN ALL APPLICABLE AREAS. THESE DETAILS ARE NOT "CUT" ON THE PLANS.
 NUMBERED DETAILS ARE PLAN SPECIFIC AND ARE ONLY REQUIRED WHERE SPECIFICALLY INDICATED ("CUT") ON THE PLANS.

MULHERN+KULP
 RESIDENTIAL STRUCTURAL ENGINEERING
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Mulhern+Kulp project number:
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 issue date: 10-26-2021

REVISIONS:
 date: 11/22/21 initial: JPP
 MISSED PLANS ADDED

SMITH DOUGLAS
 HOMES

FRAMING DETAILS
 MCGINNIS MODEL
 RALEIGH, NC

Duncans Crossing
 Lot 1

sheet:
SD2.1

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:

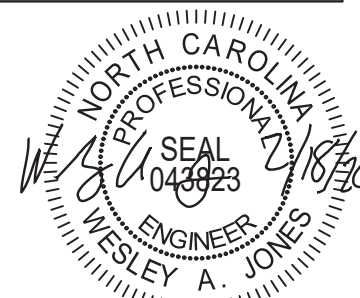
- Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards.
- Fiberboard wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan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

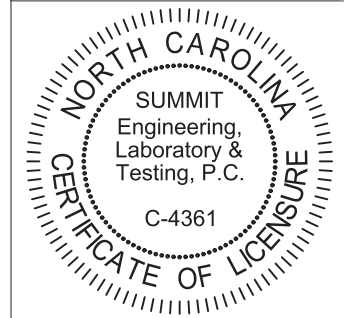
STRUCTURAL STEEL:

- 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

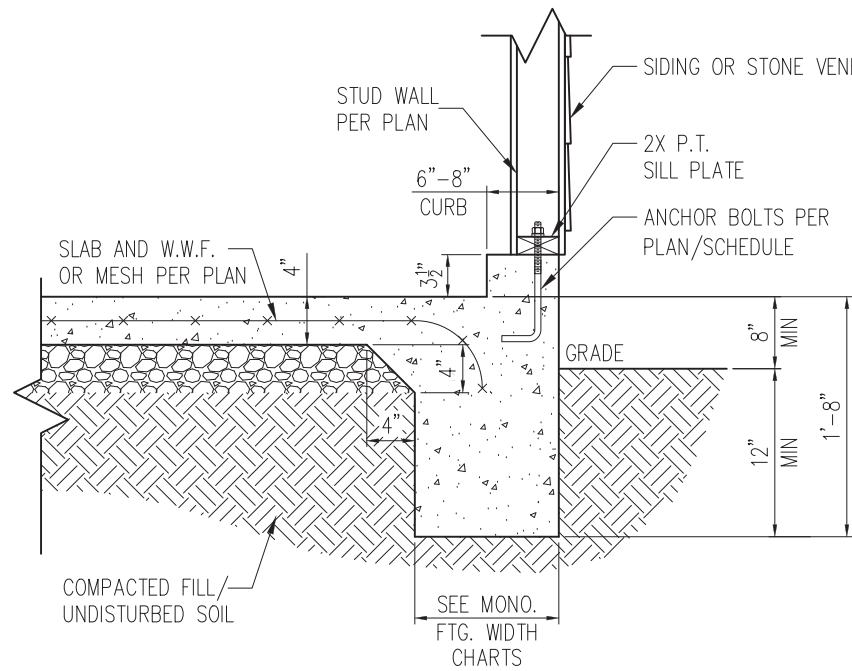
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SCALE:	NTS
PROJECT #:	3832
DRAWN BY:	LBV
CHECKED BY:	WAJ

ORIGINAL DRAWING

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

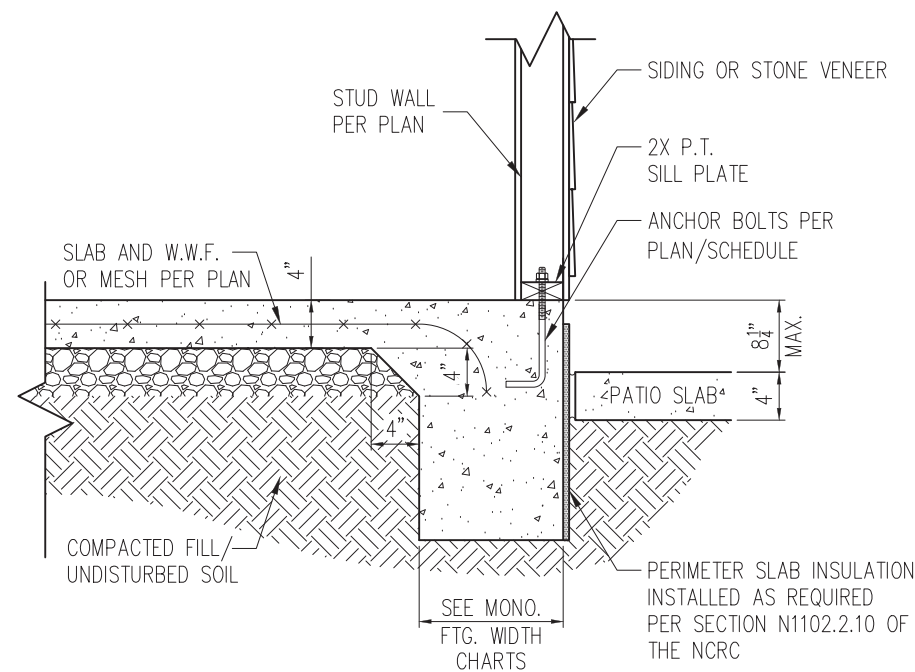
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
CS2



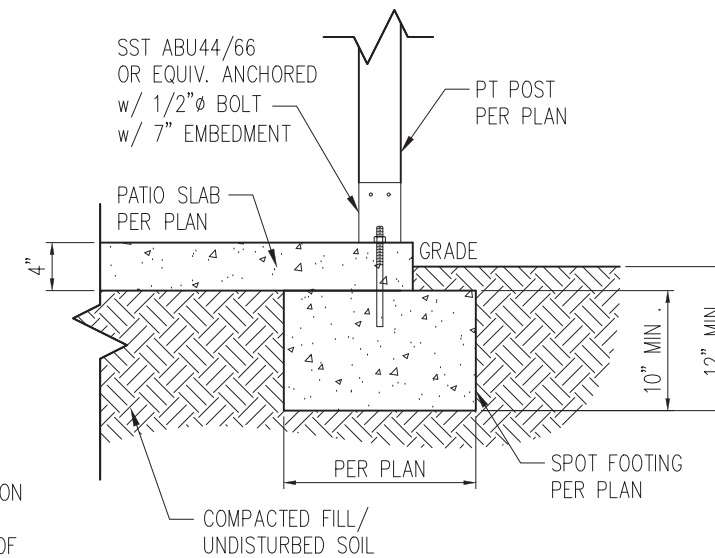
STANDARD - SIDING/STONE

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

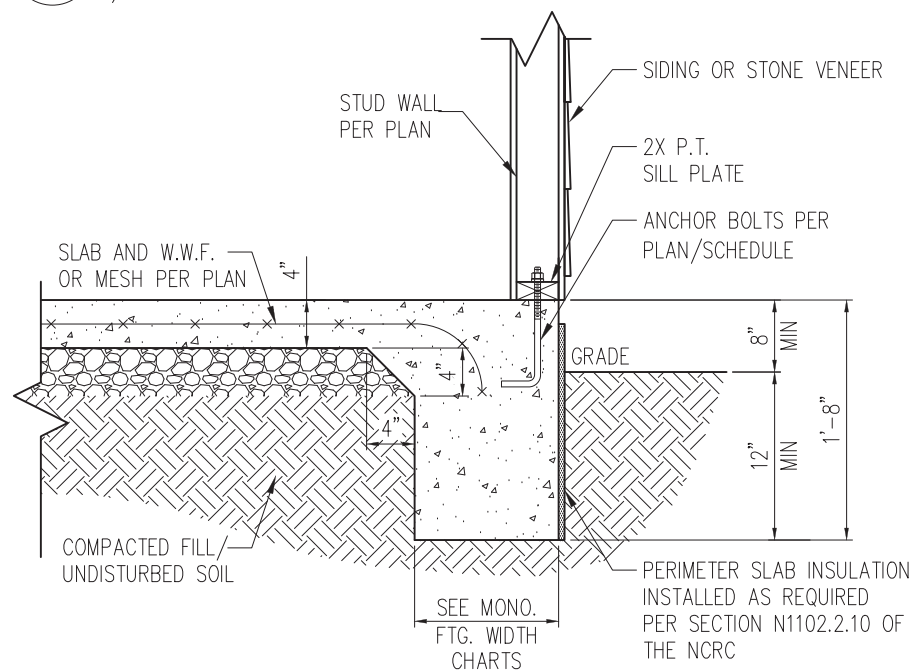


STANDARD - SIDING/STONE

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

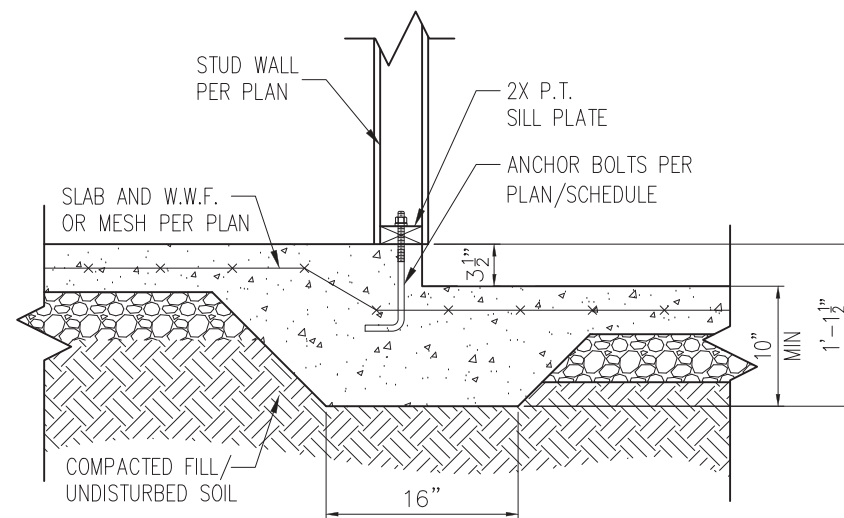


2A COVERED PATIO DETAIL
D1m 3/4" = 1'-0"



STANDARD - SIDING/STONE

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



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

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

WALL ANCHOR SCHEDULE

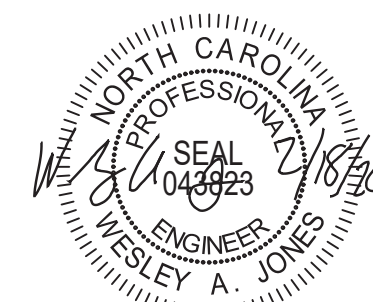
TYPE OF ANCHOR	MIN. CONC. EMBEDMENT	SPACING EMBEDMENT	INTERIOR WALL	EXTERIOR WALL
1/2" A307 BOLTS w/ STD. 90° BEND	7"	6'-0"	YES	YES
SST - MAS	4"	5'-0"	NO	YES
HILTI KWIK BOLT KBI 1/2-2-3/4	2-1/4"	6'-0"	YES	NO
1/2" HILTI THREADED ROD w/ HIT HY150 ADHESIVE	7"	6'-0"	YES	YES

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

MONOLITHIC FOOTING WIDTH

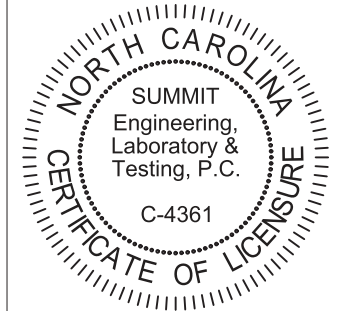
# OF STORIES	WIDTH BASED ON SOIL BEARING CAPACITY		
	1500 PSF	2000 PSF	2500 PSF
1 STORY - STD.	16"	16"	16"
1 STORY - BRICK VENEER	21"	21"	21"
2 STORY - STD.	20"	16"	16"
2 STORY - BRICK VENEER	25"	21"	21"

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



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

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

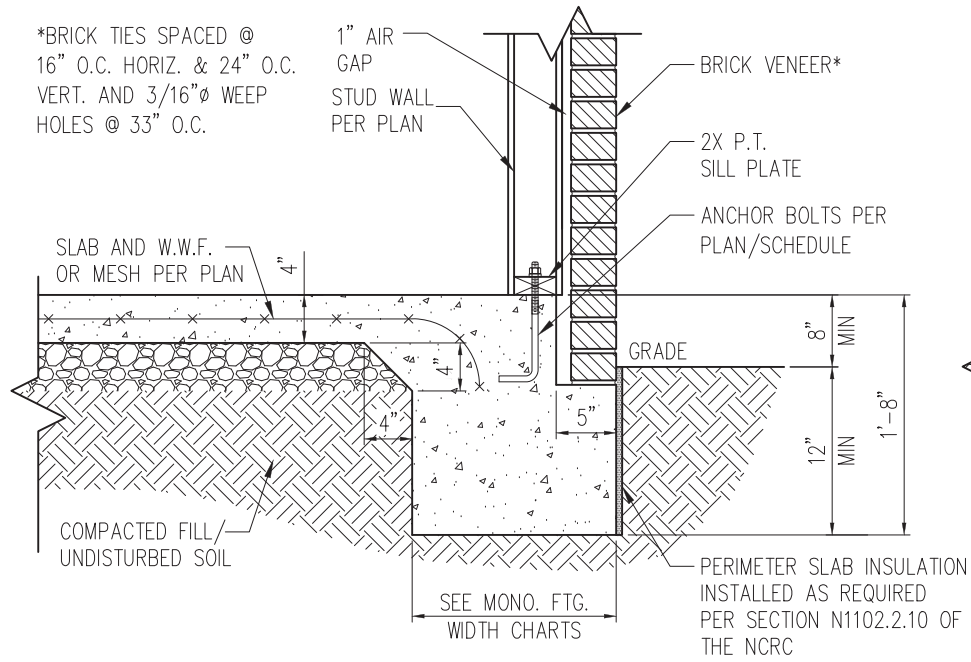
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NO. DATE PROJECT #
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

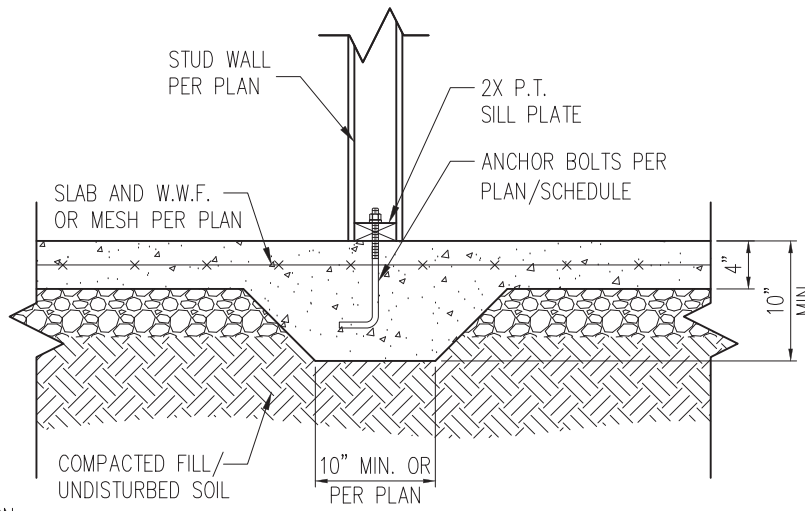
D1m

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



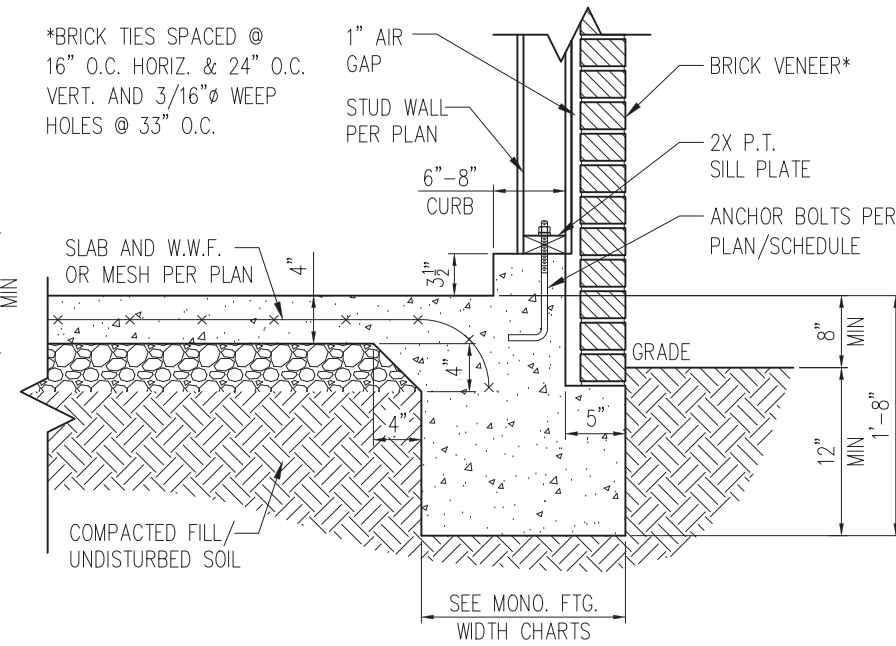
STANDARD - BRICK

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



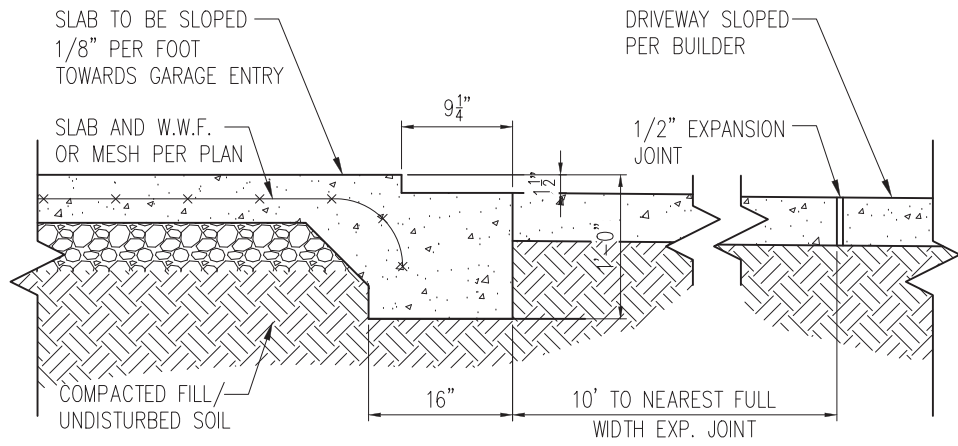
3 TYP. THICKENED SLAB DETAIL
D2m 3/4" = 1'-0"

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

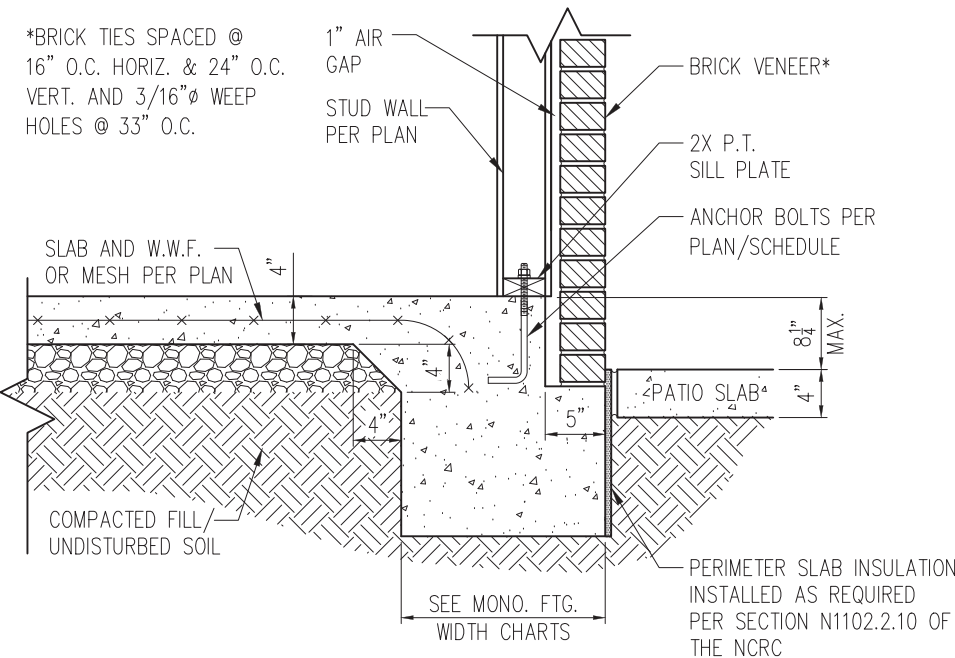


STANDARD - BRICK

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"

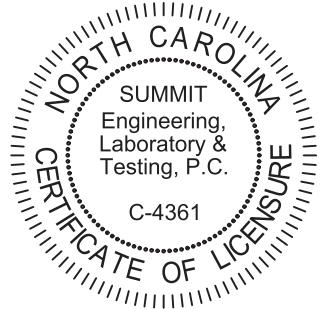
NOTES:

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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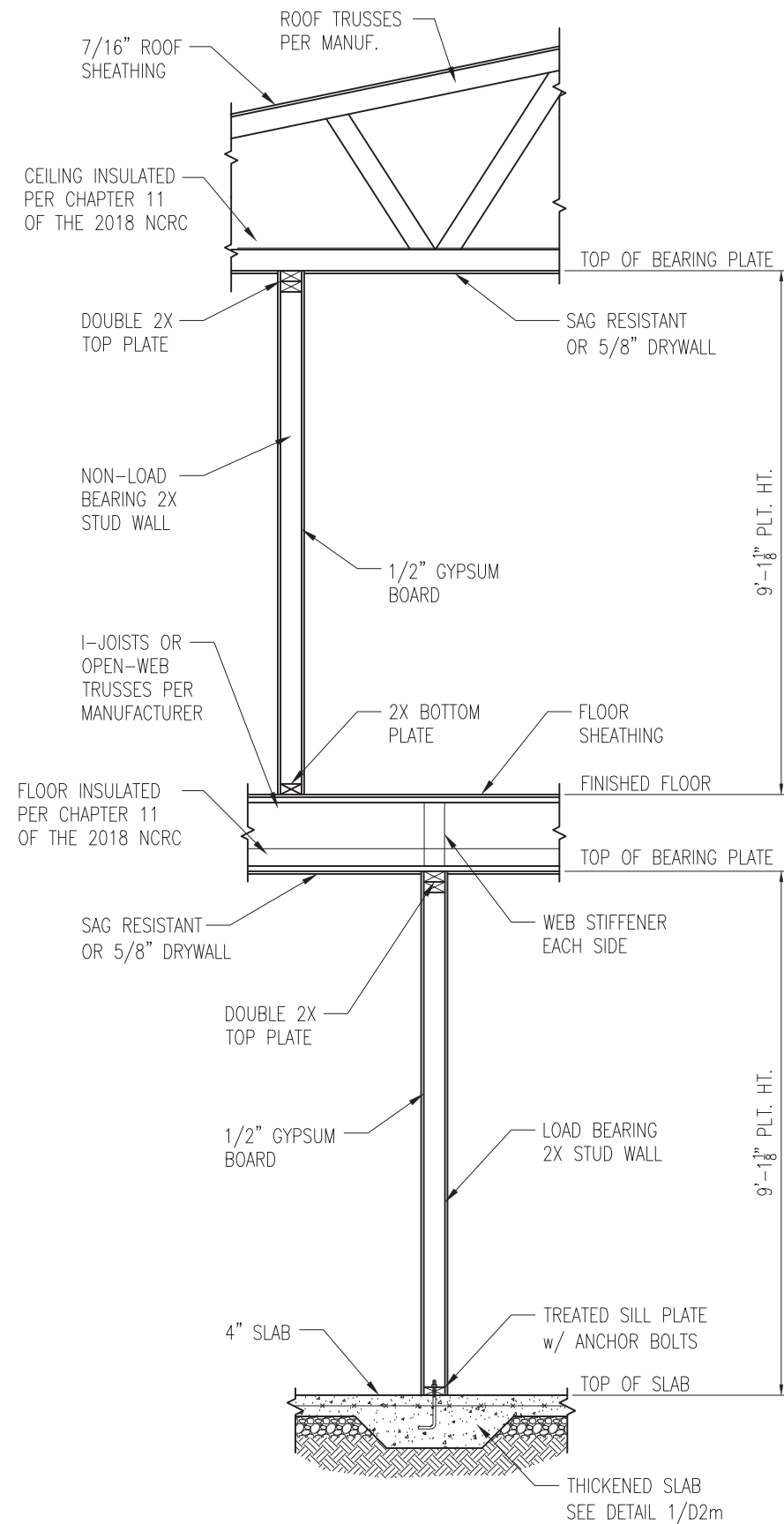
PROJECT
Standard Details
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CLIENT
Smith Douglas Homes
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CURRENT DRAWING
DATE: 2/18/20
SCALE: NTS
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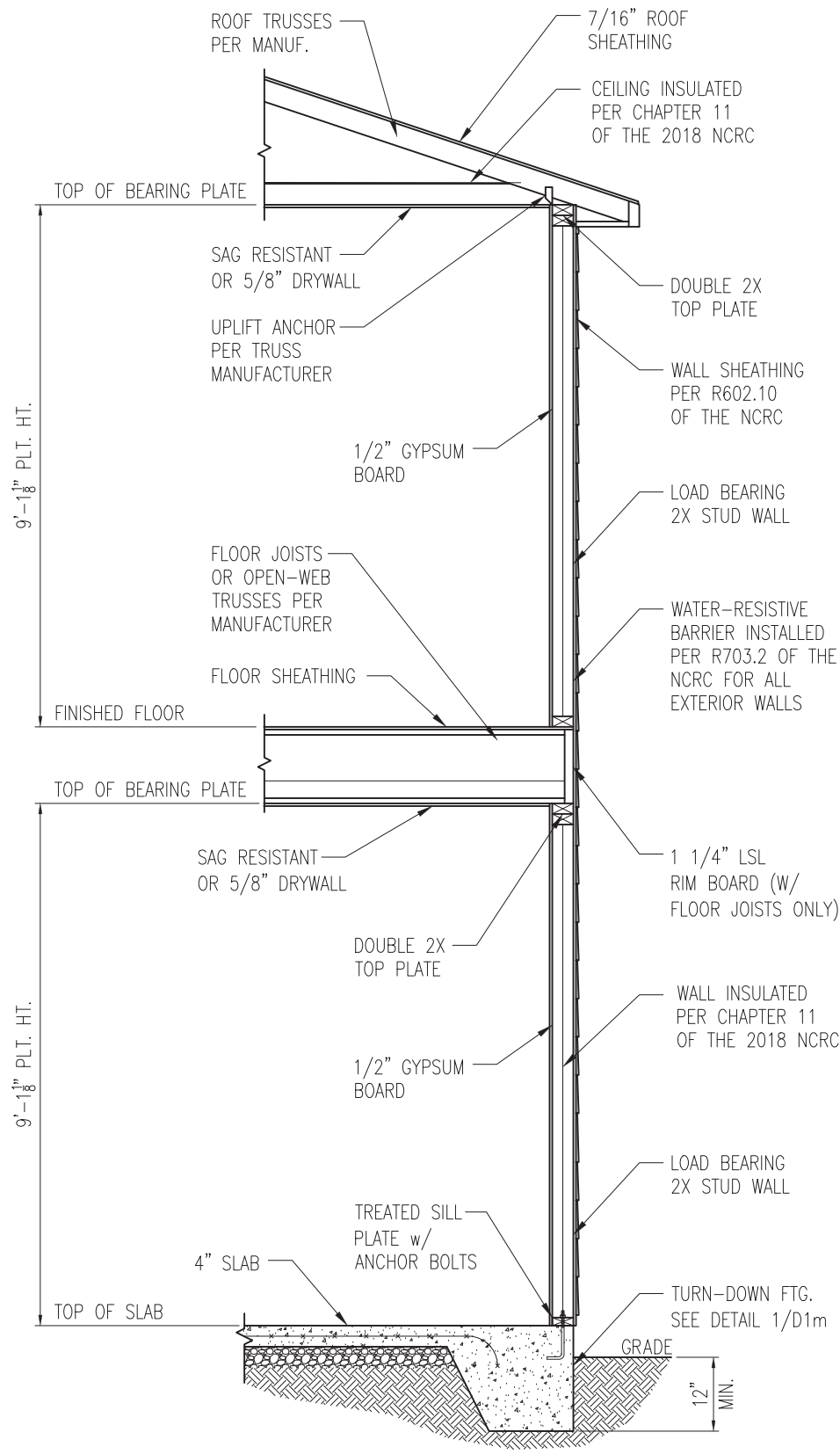
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NO. DATE PROJECT #
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REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D2m



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

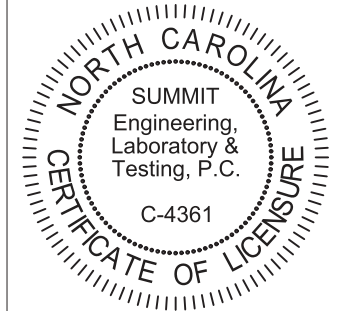


2 TYP. EXTERIOR LOAD BEARING WALL SECTION
 D3m 3/4" = 1'-0"
 -SIMILAR w/ BRICK AND STONE
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.
 -MIN. 3/16" Ø WEEP HOLES @ 33" O.C.

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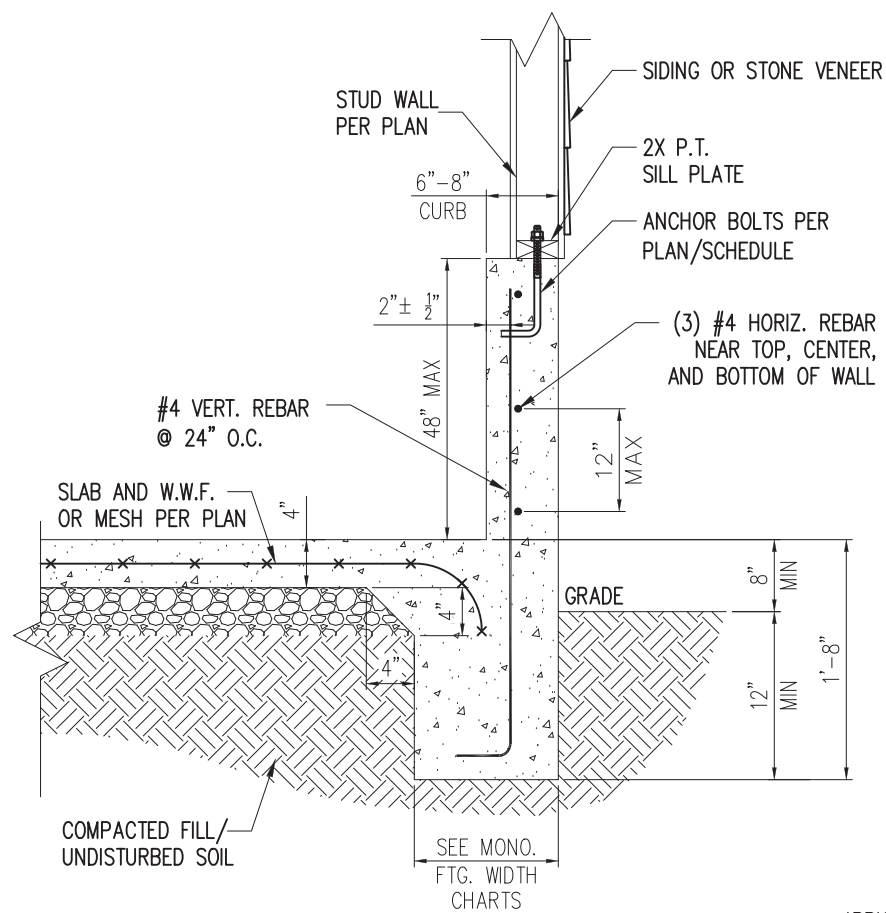
PROJECT
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Monolithic Slab Details
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Smith Douglas Homes
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 Woodstock, GA 30188

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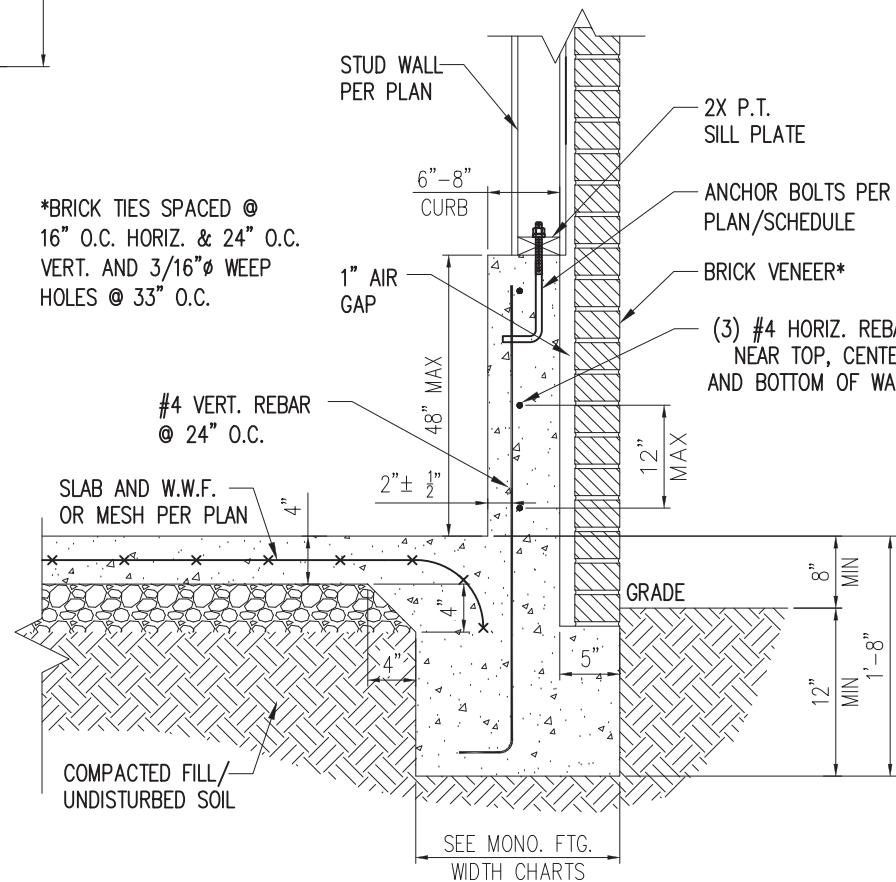
SHEET
D3m



STANDARD - SIDING/STONE

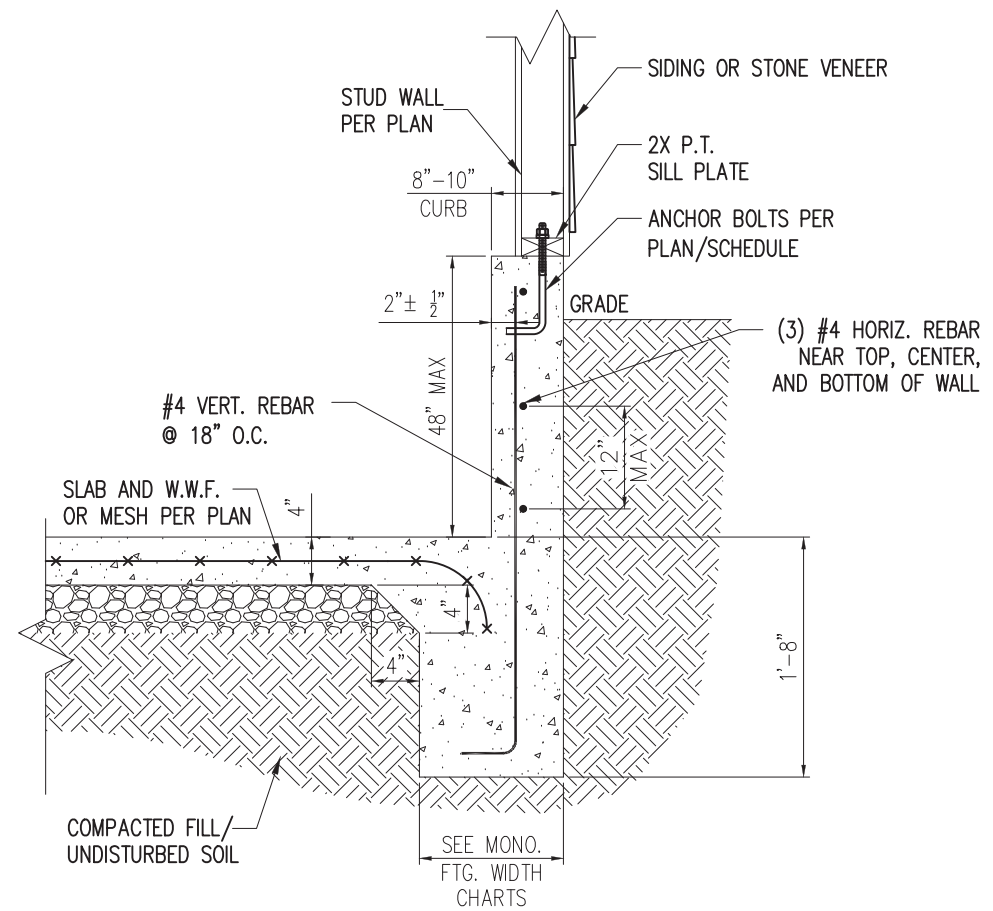
1 EXTENDED GARAGE CURB DETAIL
D4m NTS

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



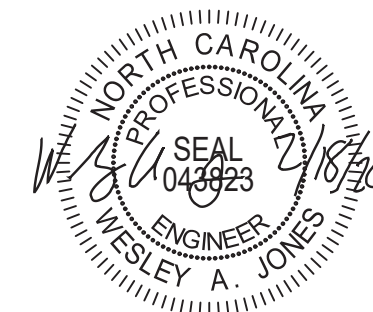
STANDARD - BRICK

3 EXTENDED GARAGE CURB DETAIL
W/ BRICK VENEER
D4m NTS



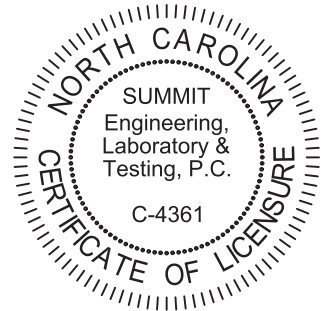
STANDARD - SIDING/STONE

2 EXTENDED GARAGE CURB DETAIL
W/ UNBALANCED FILL
D4m NTS



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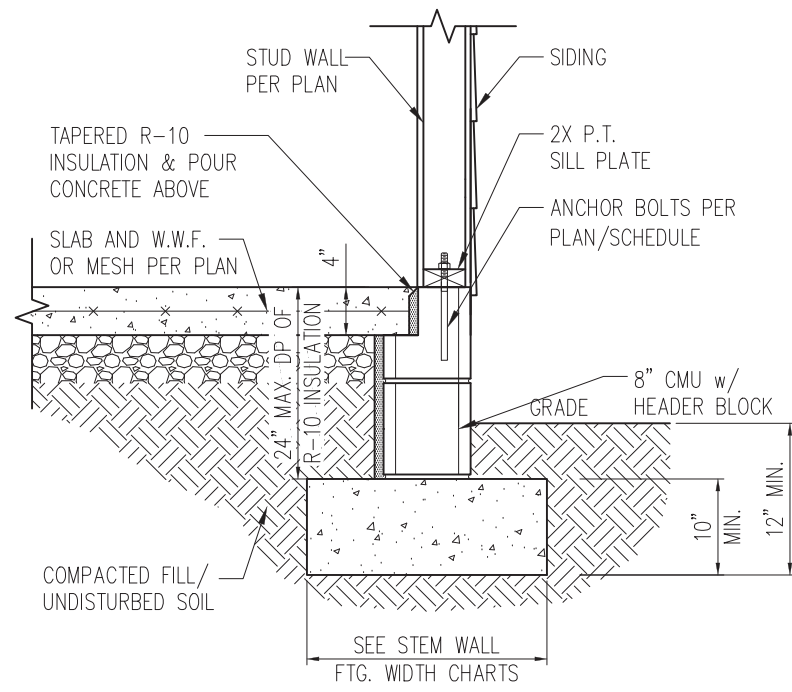
PROJECT
Standard Details
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CLIENT
Smith Douglas Homes
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Woodstock, GA 30188

CURRENT DRAWING
DATE: 2/18/20
SCALE: NTS
PROJECT #: 3832
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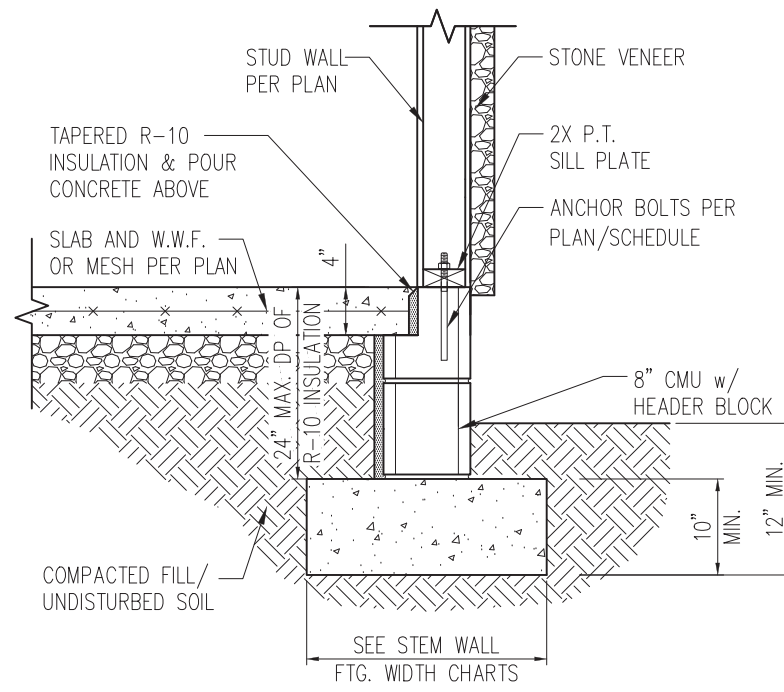
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COMPLETE LIST OF REVISIONS

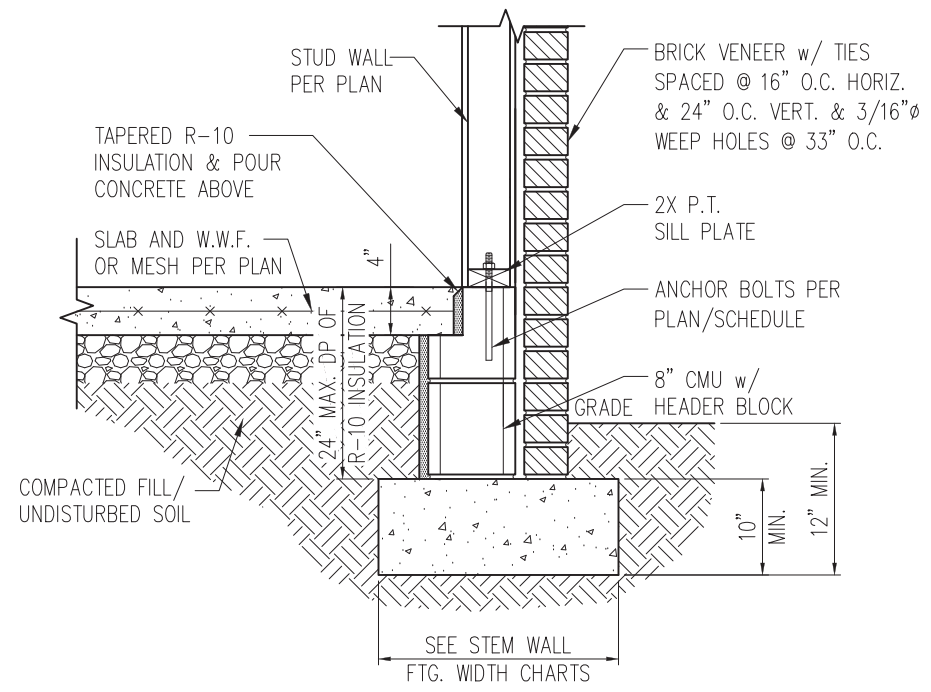
SHEET
D4m



STANDARD - SIDING

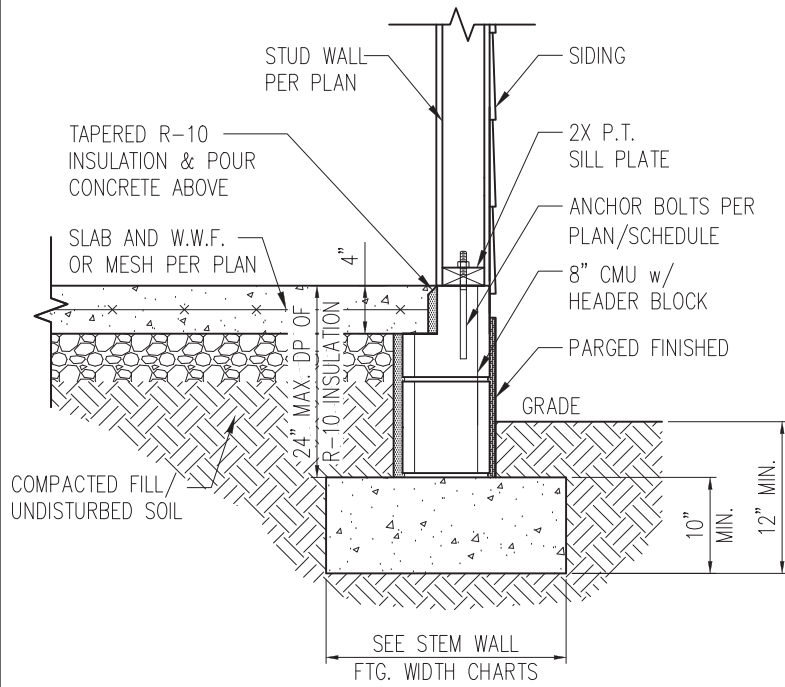


STANDARD - STONE

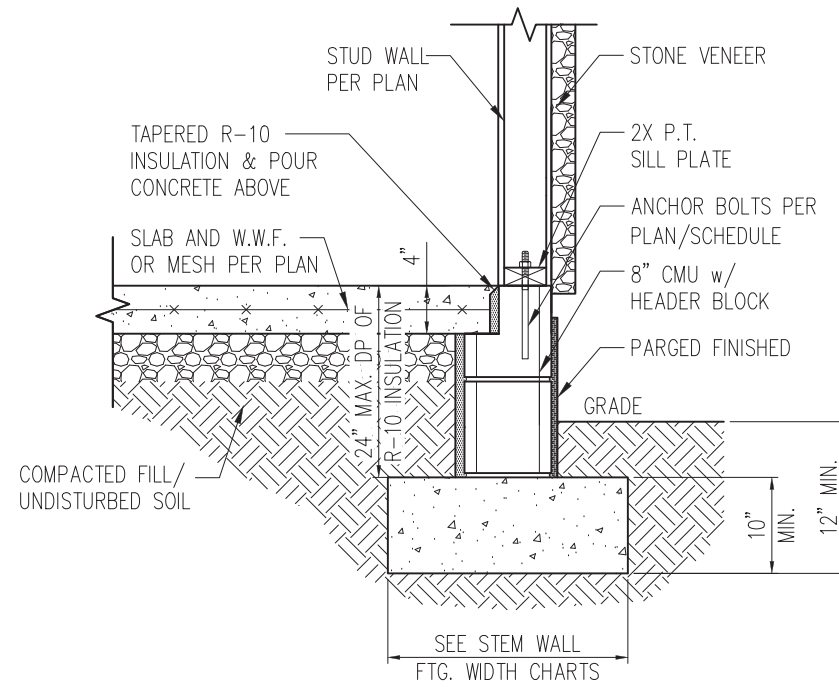


STANDARD - BRICK

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



STANDARD - SIDING



STANDARD - STONE

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

STEM WALL FOOTING WIDTH

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

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

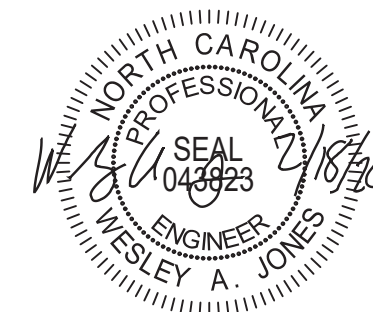
WALL ANCHOR SCHEDULE

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

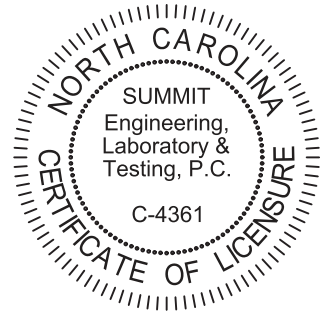
NOTES:

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



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

CURRENT DRAWING

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

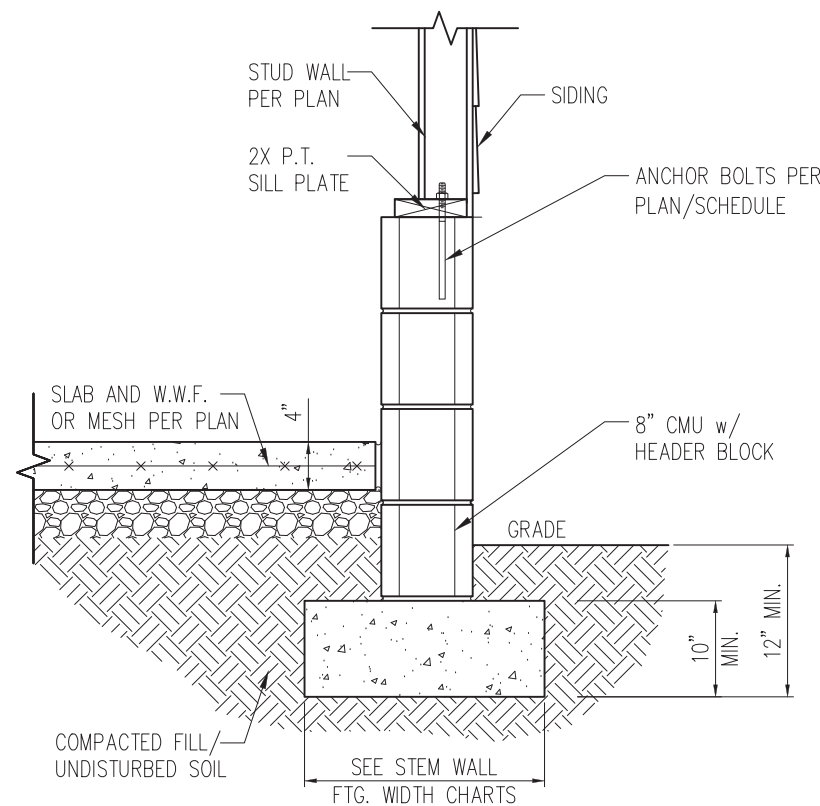
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NO.	DATE	PROJECT #
0	1/7/16	3832

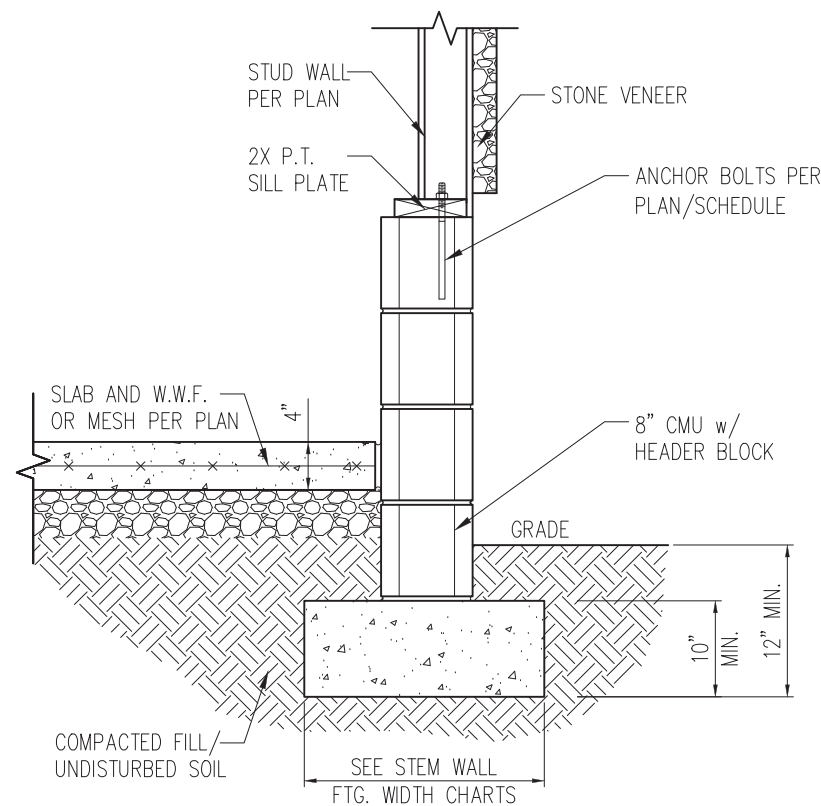
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

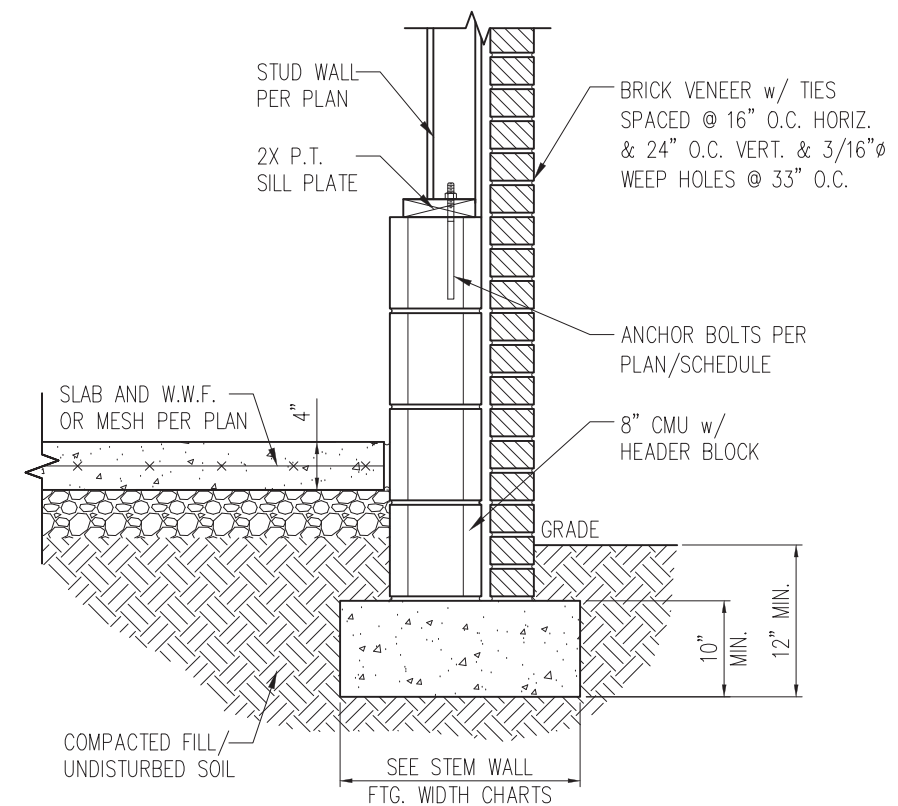
D1s



STANDARD - SIDING

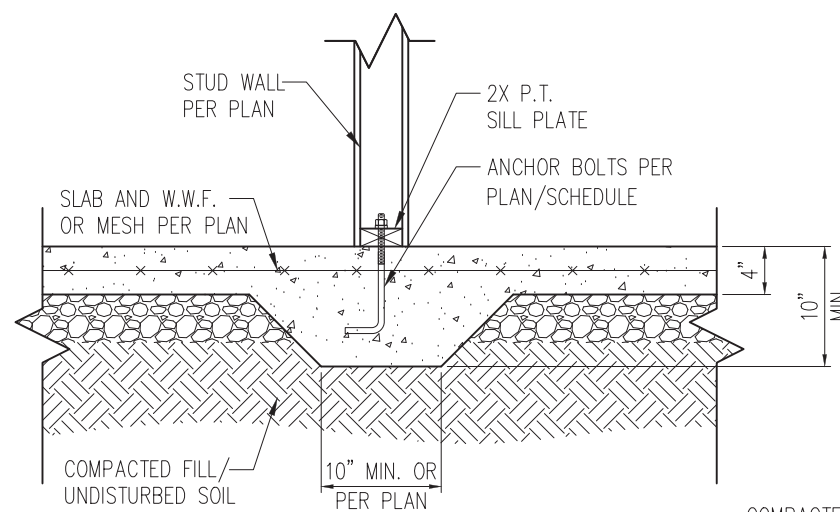


STANDARD - STONE

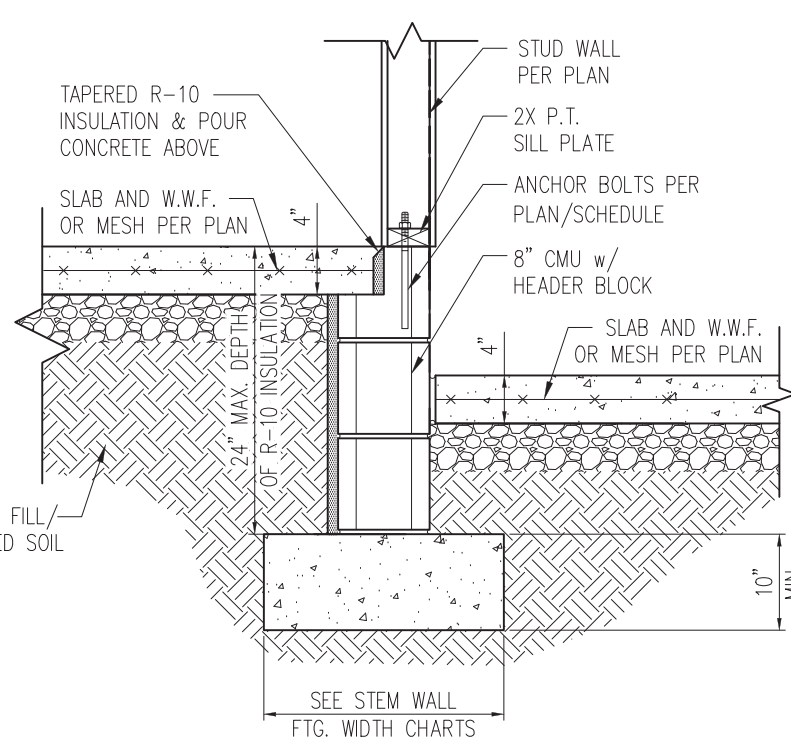


STANDARD - BRICK

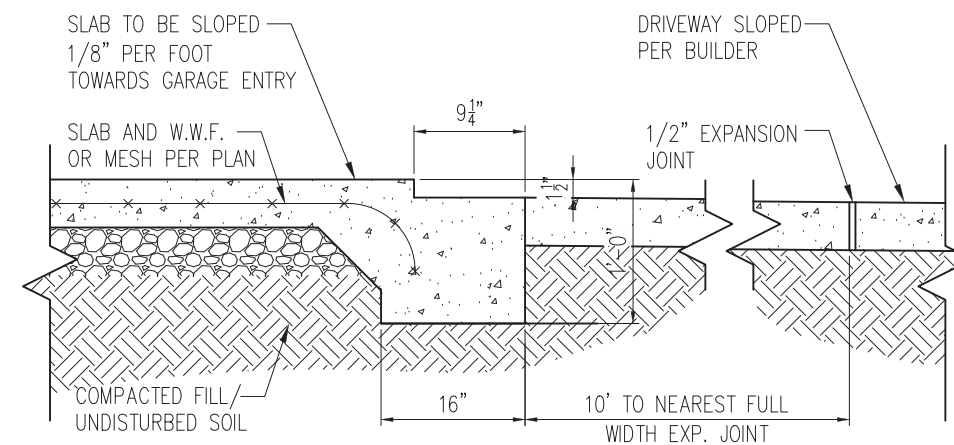
1 TYP. GARAGE CURB DETAIL
D2s 3/4" = 1'-0"



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

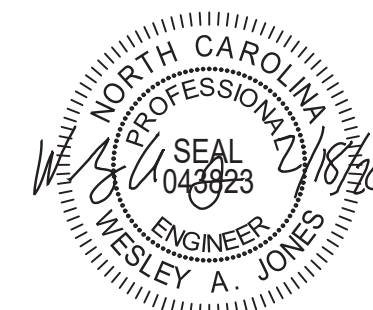


3 HOUSE/GARAGE WALL DETAIL
D2s 3/4" = 1'-0"



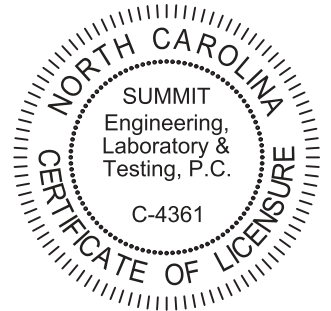
4 SLAB AT GARAGE DOOR
D2s 3/4" = 1'-0"

- 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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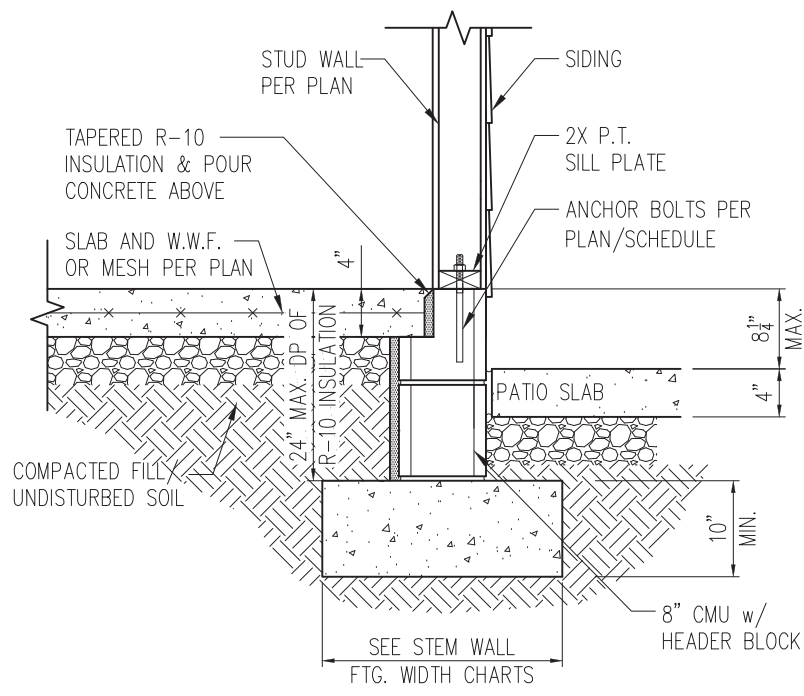


PROJECT
Standard Details
Stemwall Details
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

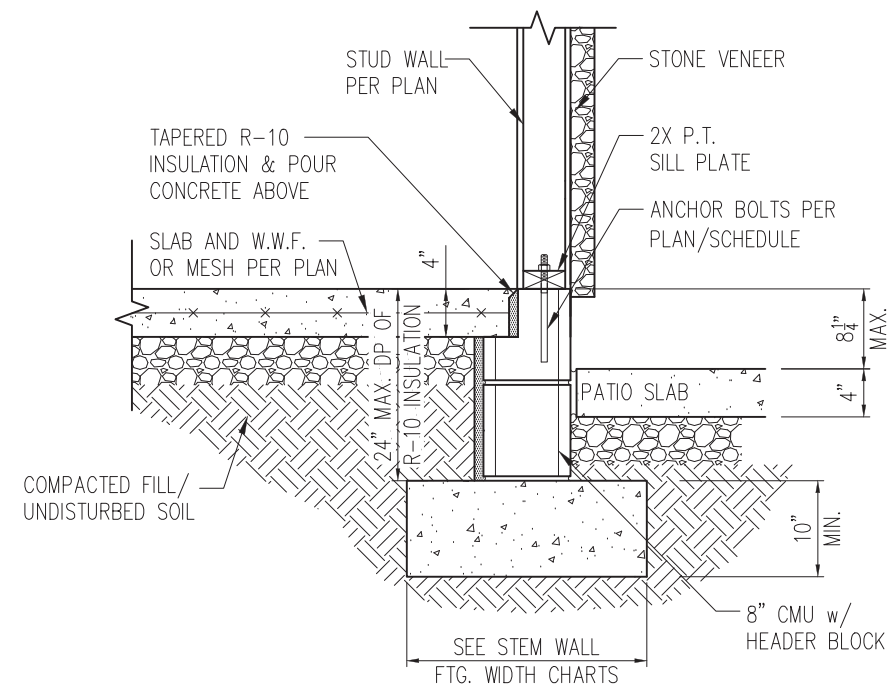
CURRENT DRAWING		
DATE: 2/18/20		
SCALE: NTS		
PROJECT #: 3832		
DRAWN BY: LBV		
CHECKED BY: WAJ		
ORIGINAL DRAWING		
NO.	DATE	PROJECT #
0	1/7/16	3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

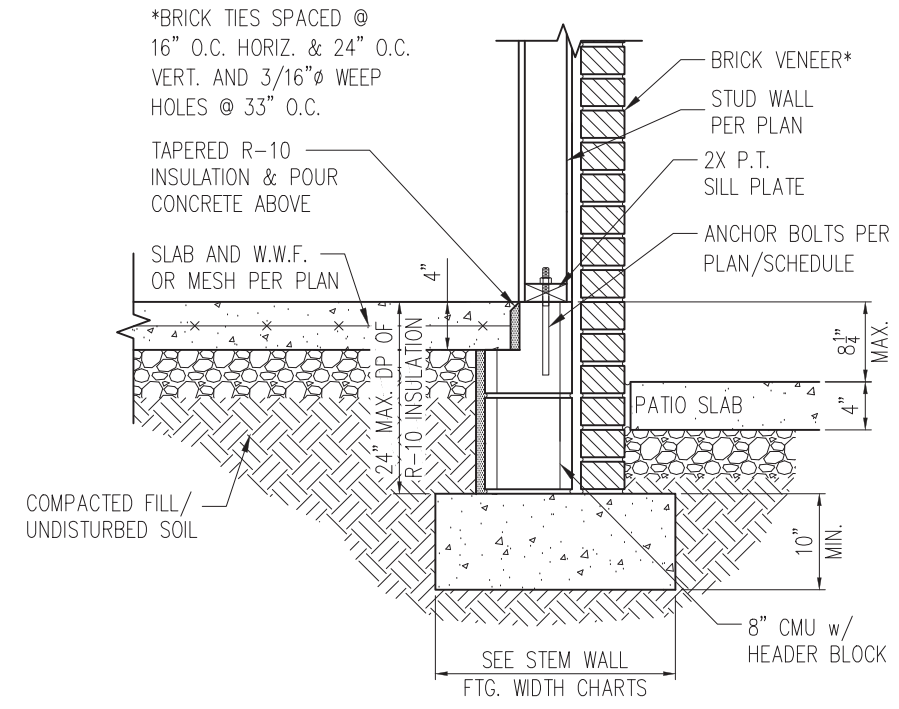
SHEET
D2s



STANDARD - SIDING

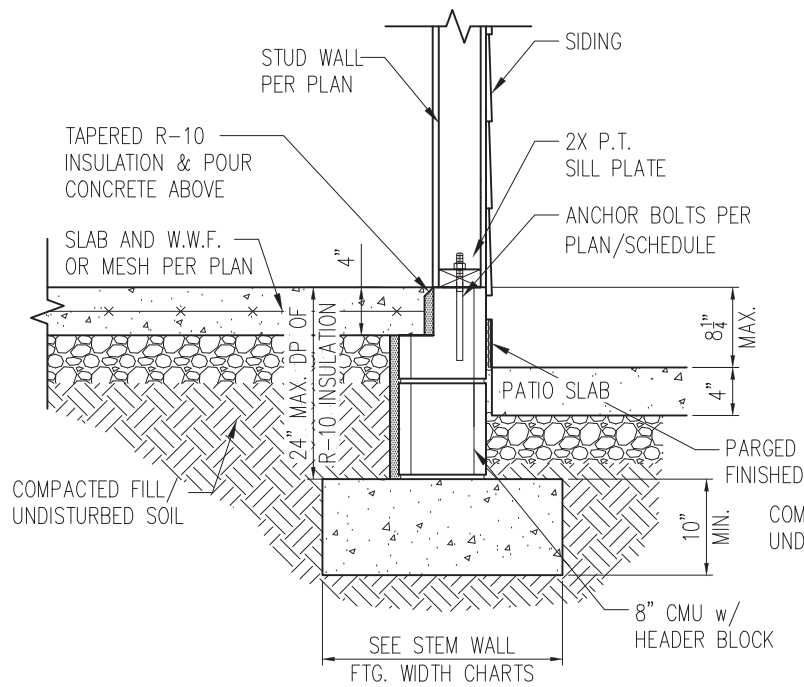


STANDARD - STONE

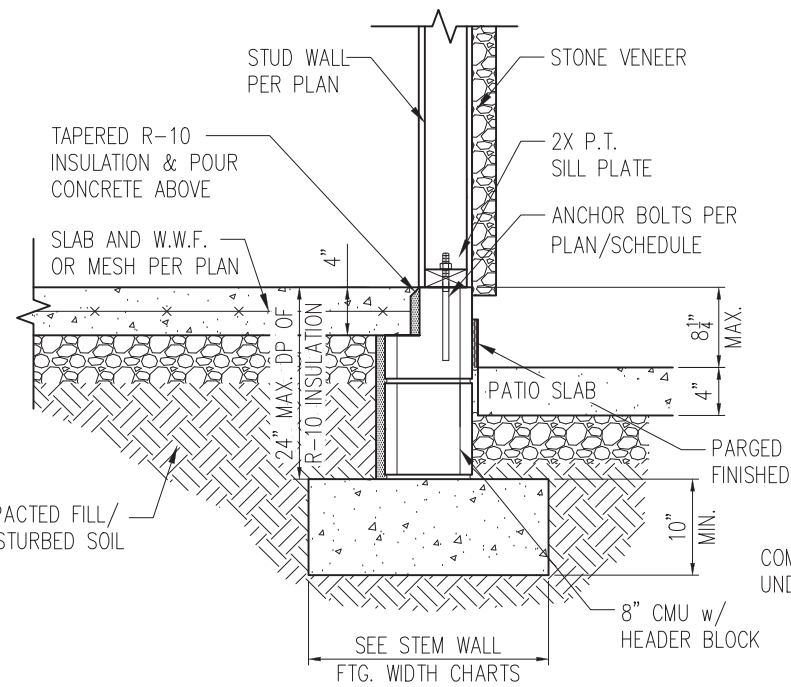


STANDARD - BRICK

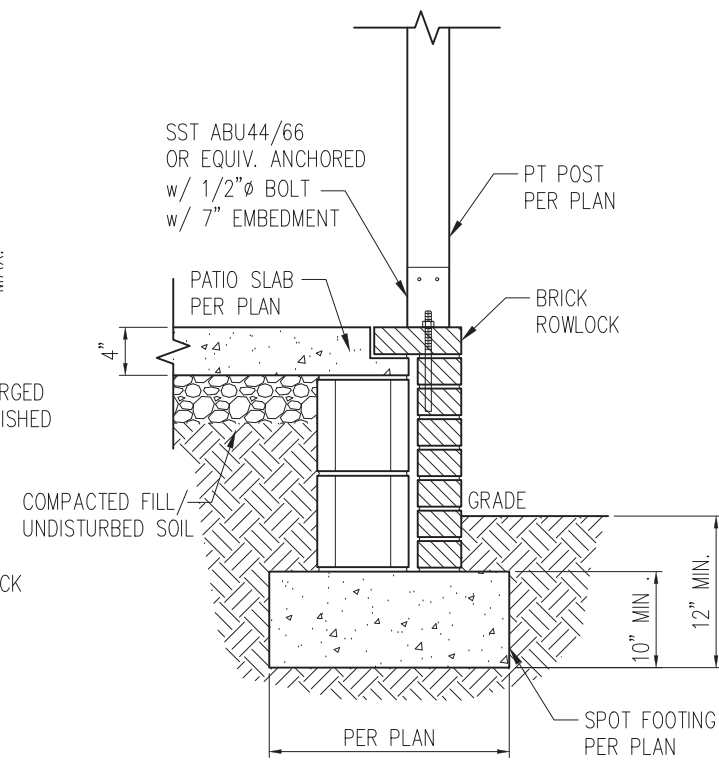
1 PORCH SLAB DETAIL
D3s 3/4" = 1'-0"



STANDARD - SIDING



STANDARD - STONE



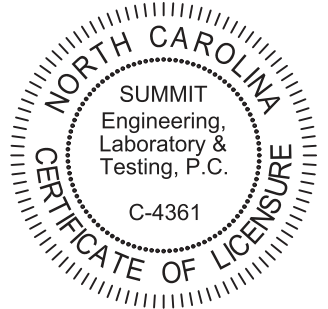
2 COVERED PORCH DETAIL
D3s 3/4" = 1'-0"

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



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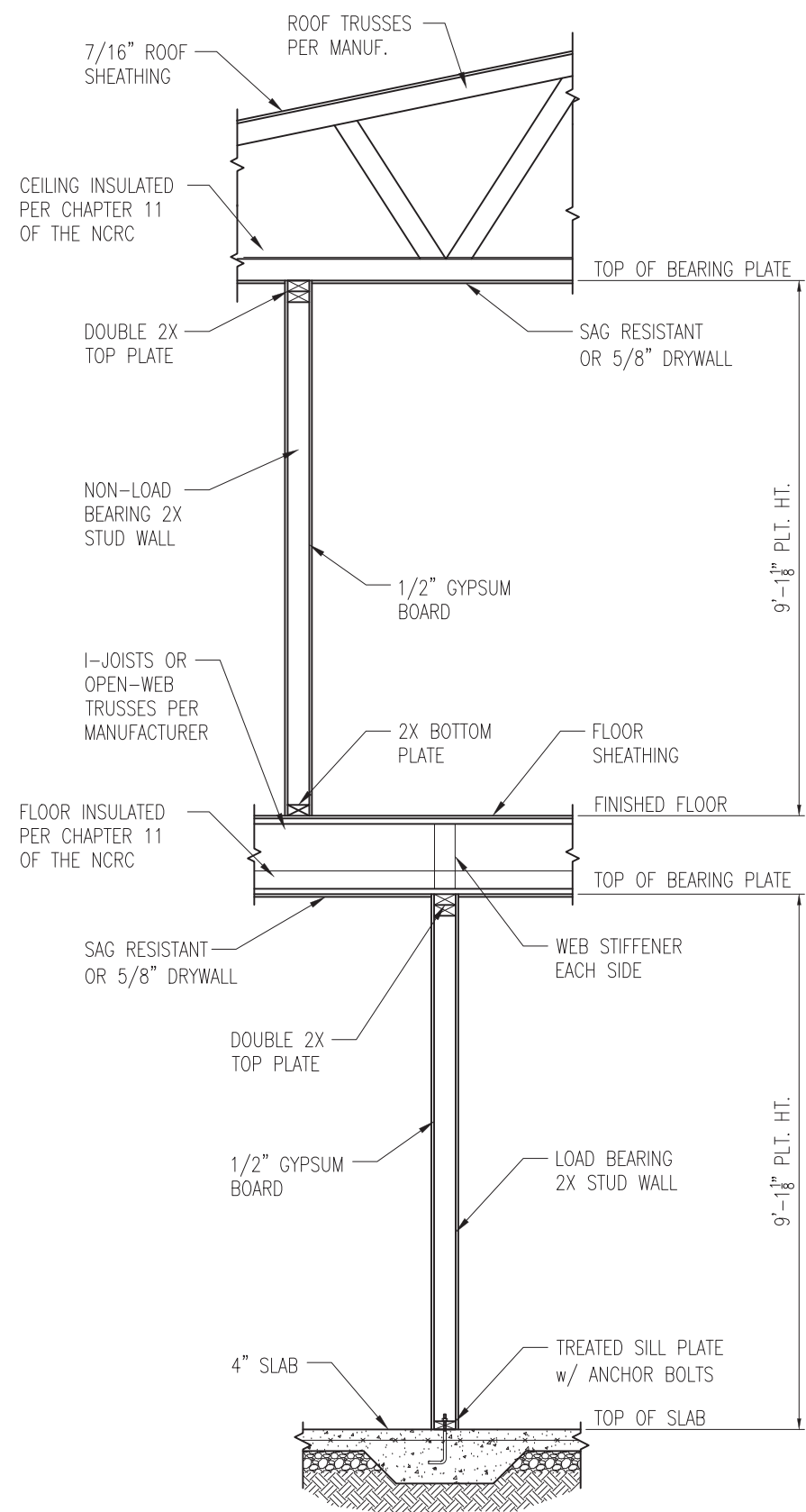
PROJECT
Standard Details
Stemwall Details
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

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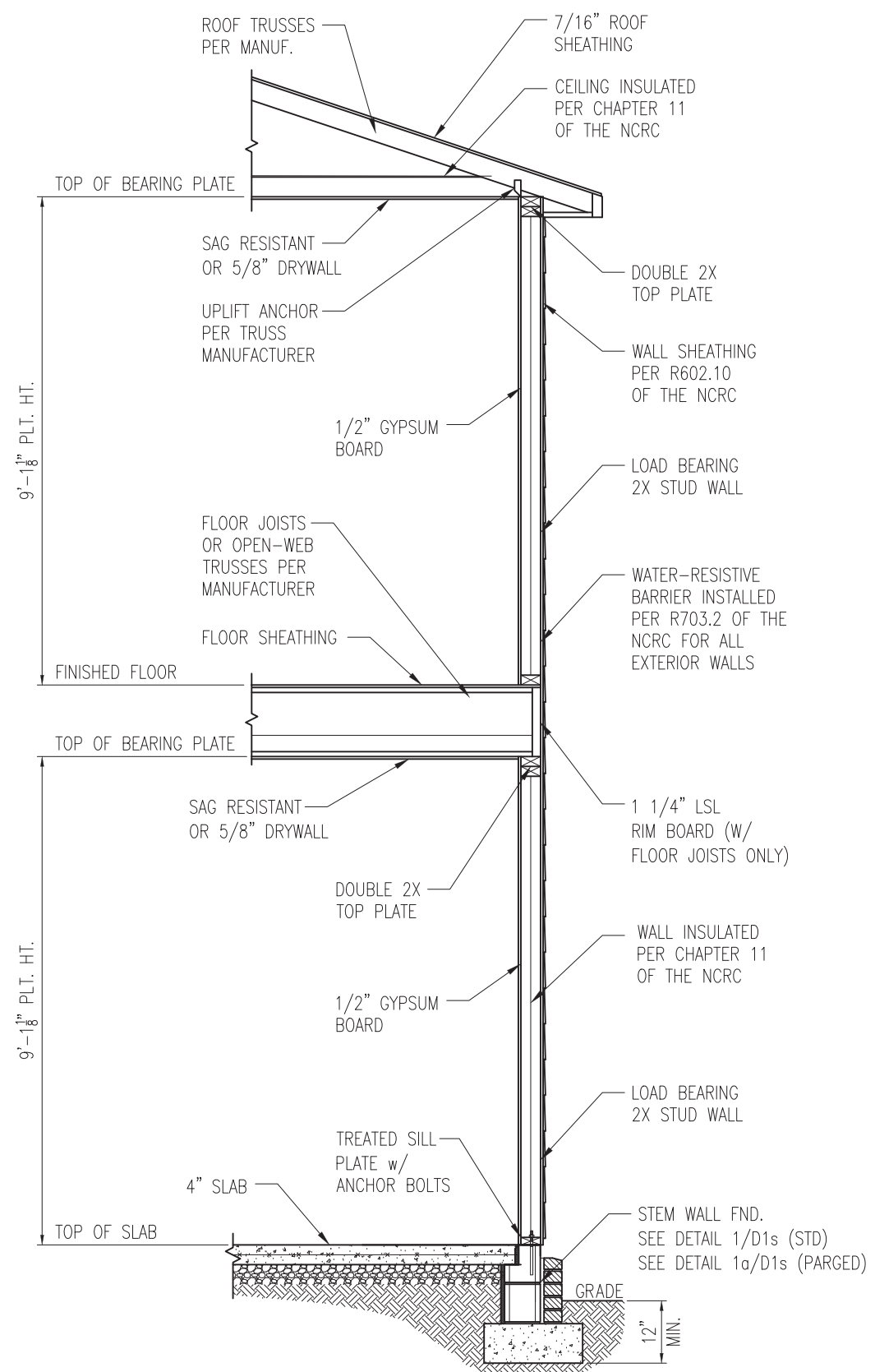
ORIGINAL DRAWING
NO. DATE PROJECT #
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D3s



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



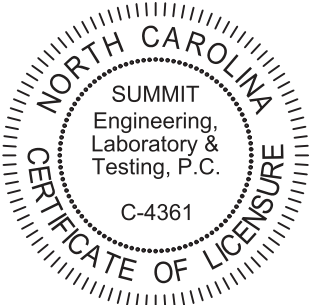
2 TYP. EXTERIOR LOAD BEARING WALL SECTION
 D4s 3/4" = 1'-0" -SIMILAR w/ BRICK AND STONE
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.
 -MIN. 3/16" Ø WEEP HOLES @ 33" O.C.

- NOTES:
1. REFER TO GENERAL NOTES & SPECIFICATIONS ON SHEET CS2 FOR ADDITIONAL INFORMATION.
 2. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
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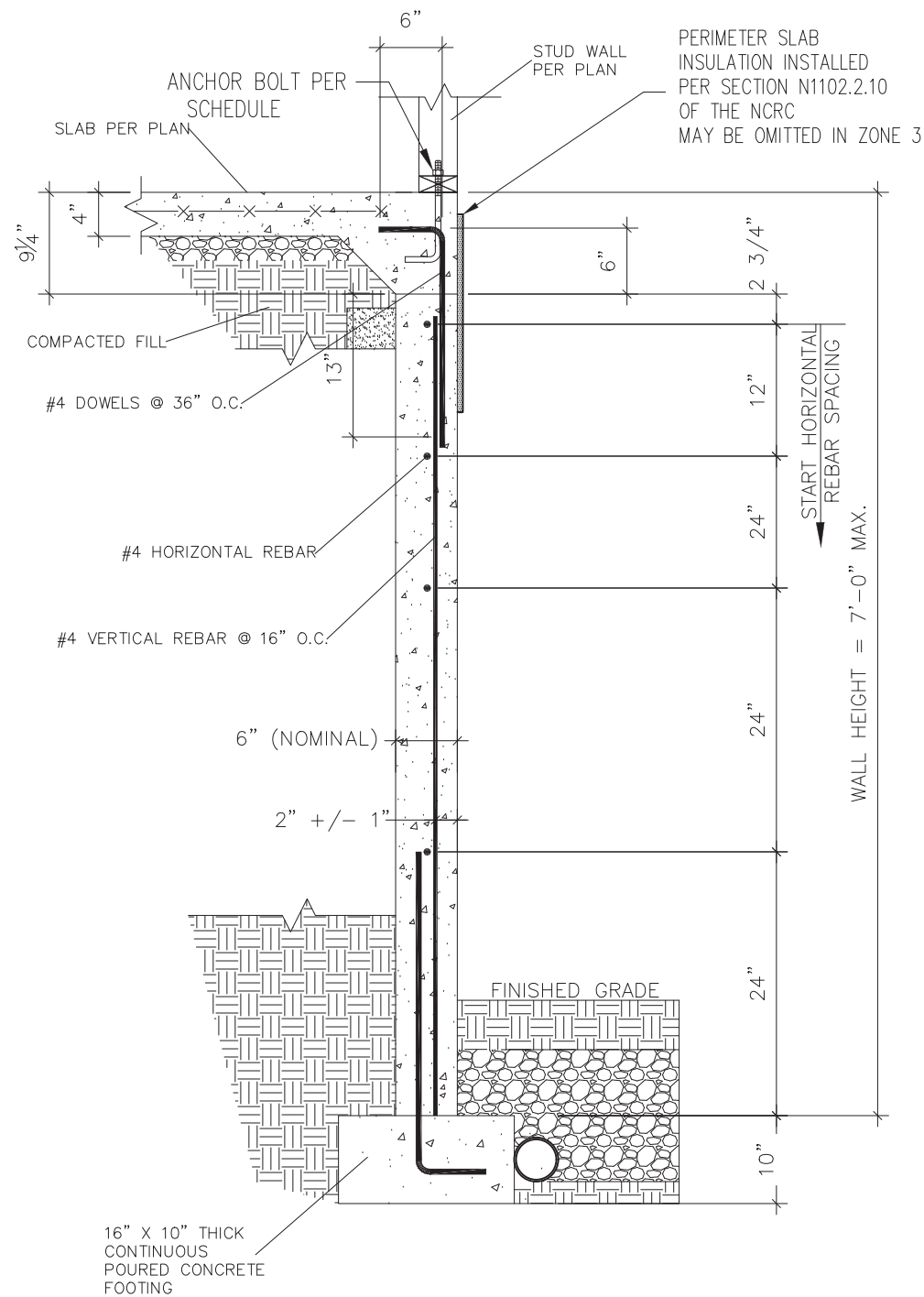
PROJECT
Standard Details
Stemwall Details
 CLIENT
Smith Douglas Homes
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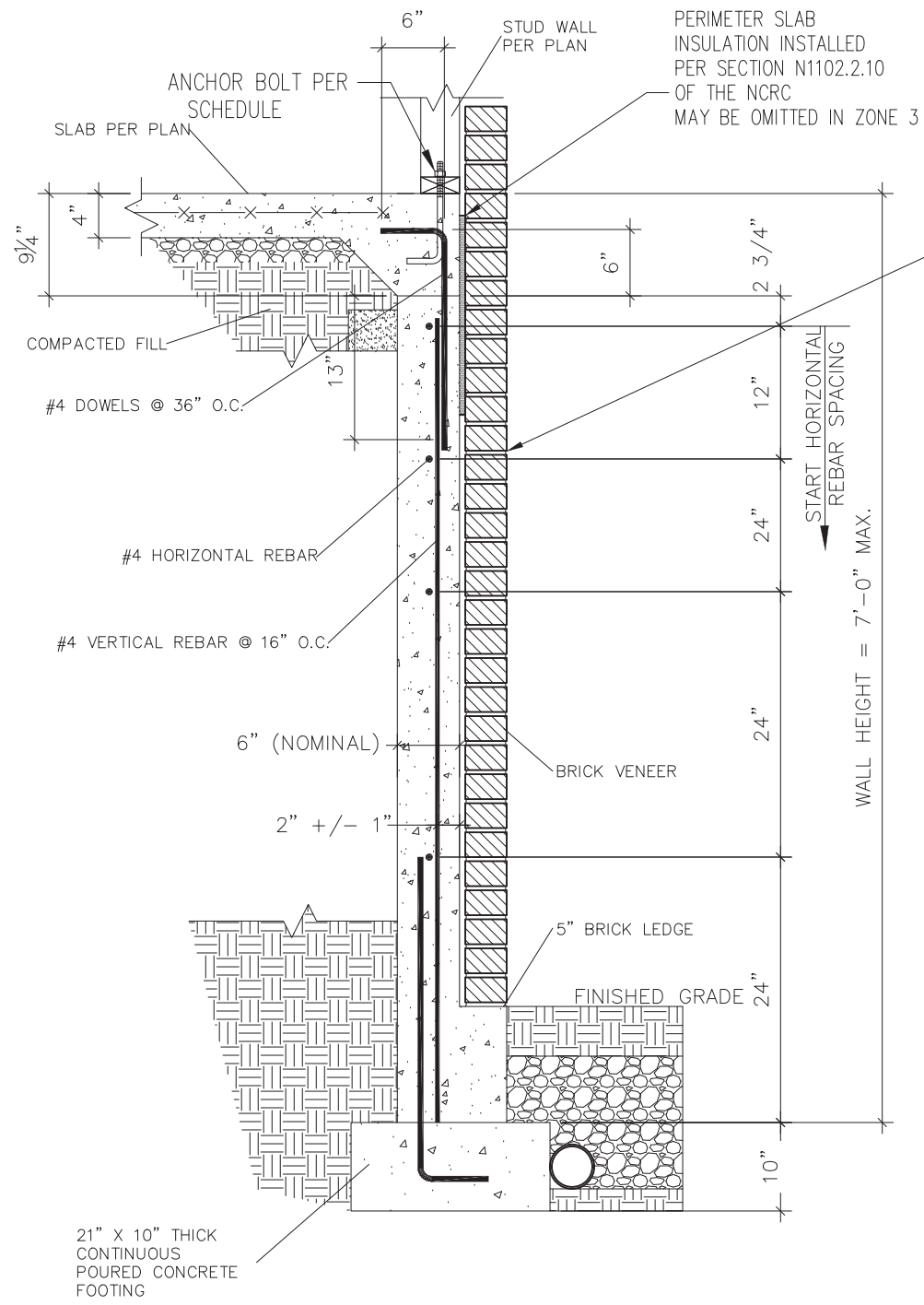
ORIGINAL DRAWING
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REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D4s



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



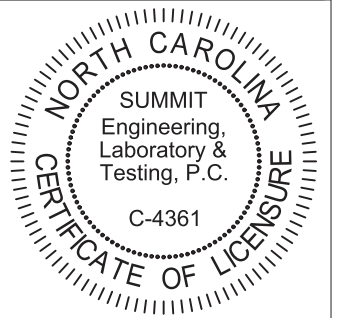
2 SUBWALL FOUNDATION W/ BRICK VENEER
 D5s 3/4" = 1'-0"

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



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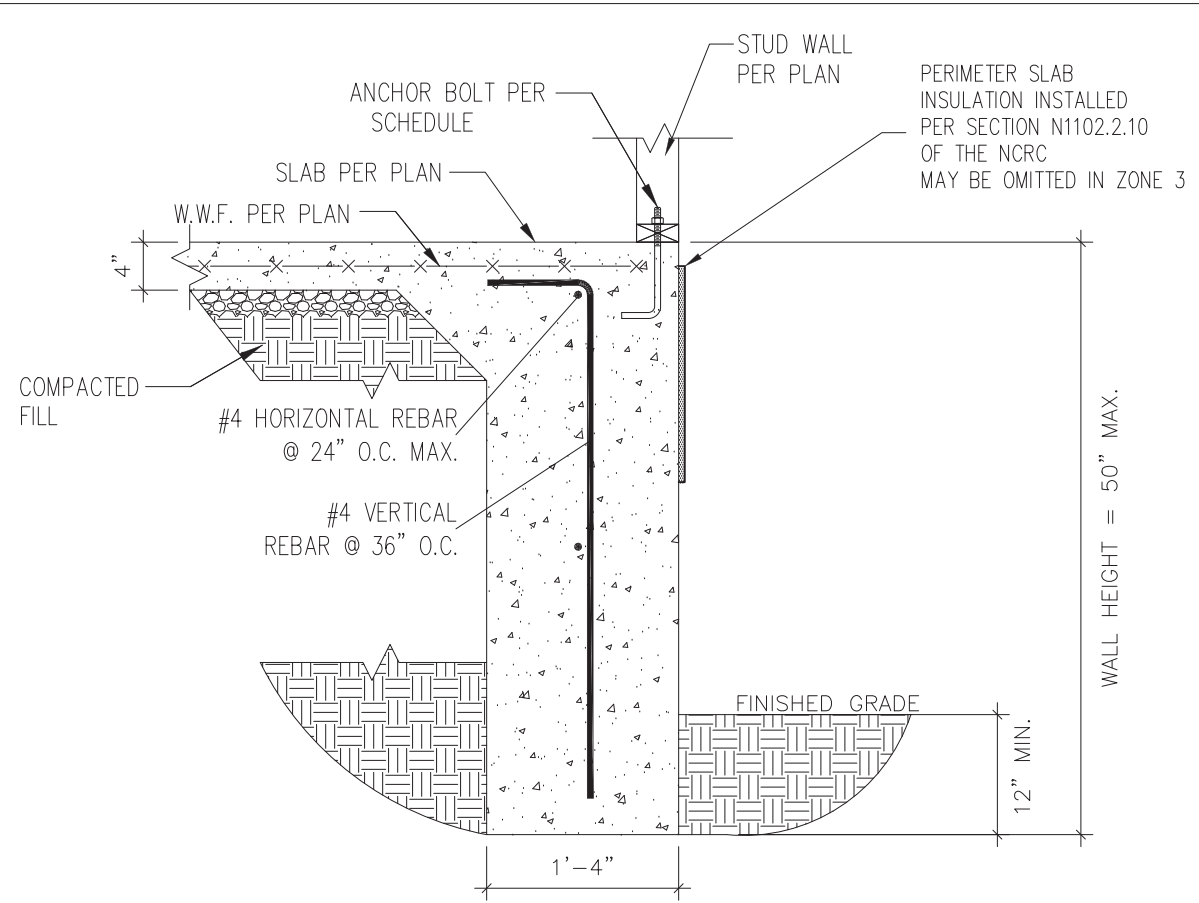
PROJECT
Standard Details
Stemwall Details
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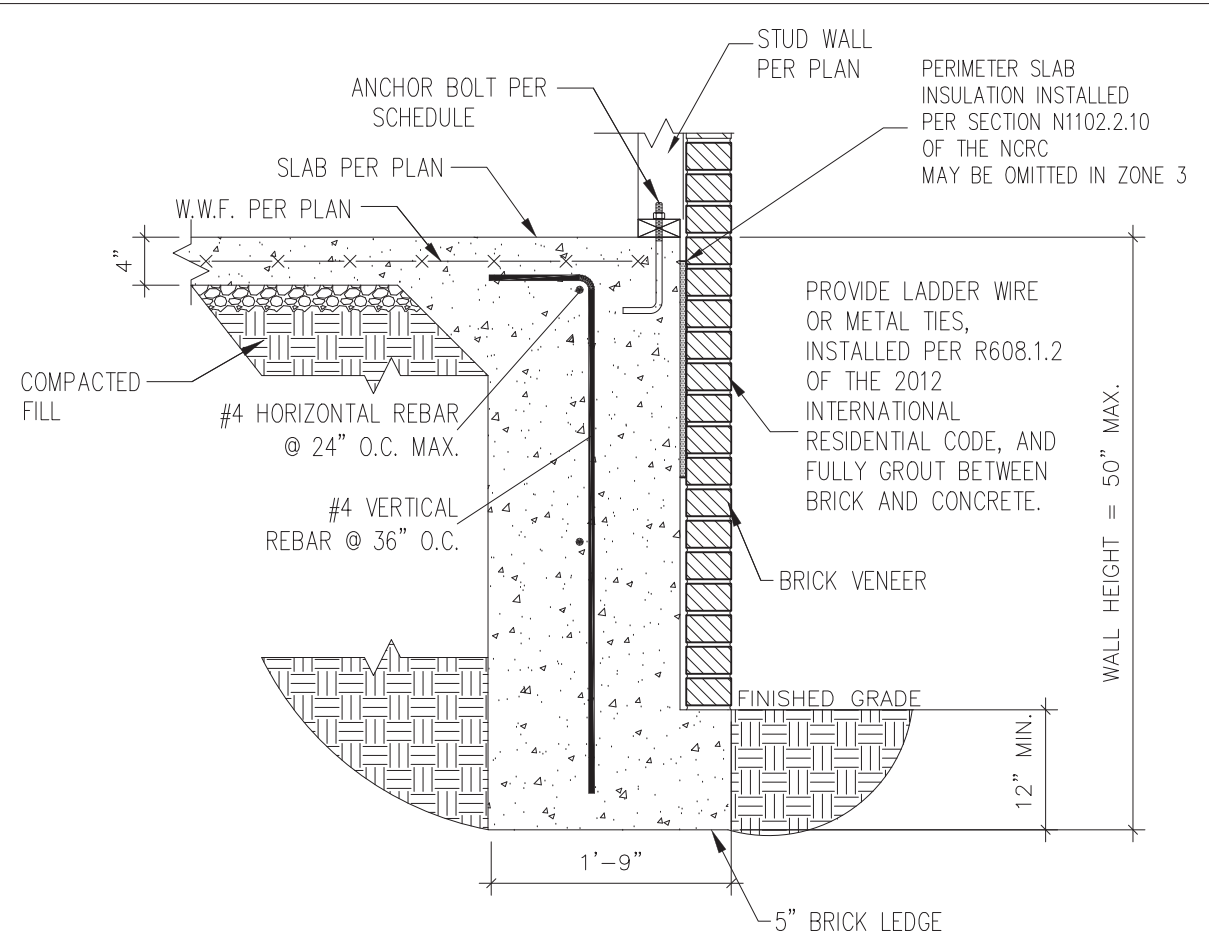
ORIGINAL DRAWING
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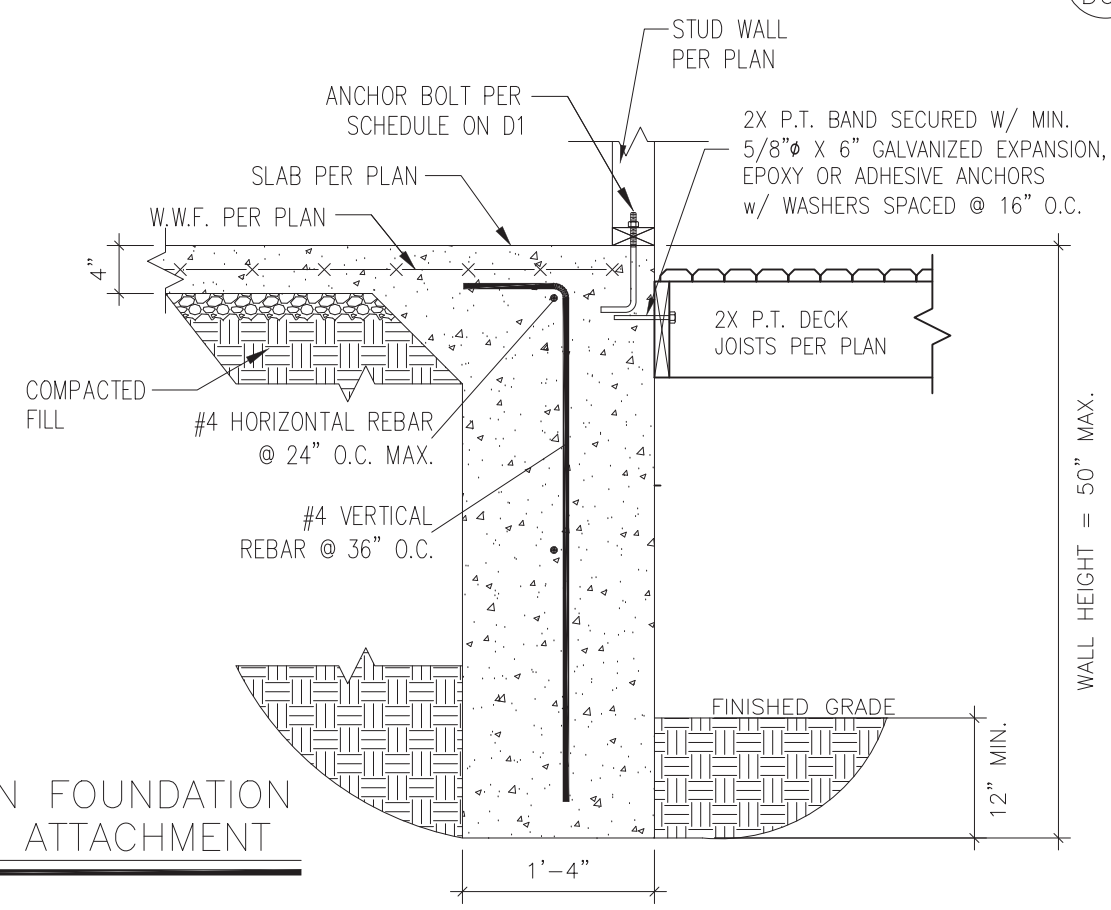
SHEET
D5s



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



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

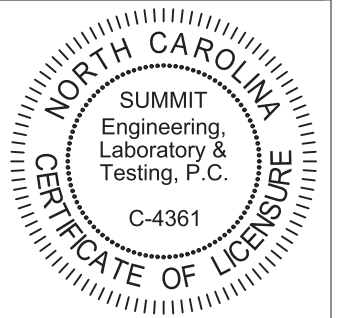


3 TURNDOWN FOUNDATION W/ DECK ATTACHMENT
 D6s 3/4" = 1'-0"



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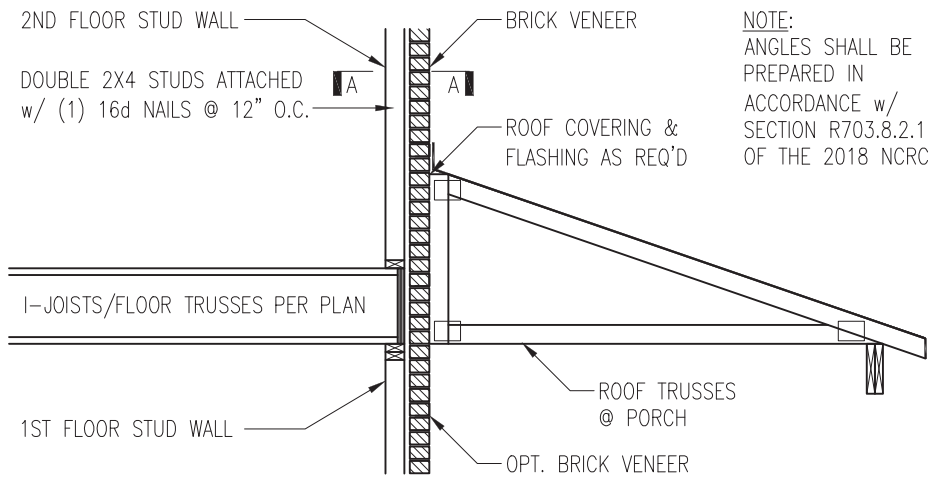
PROJECT
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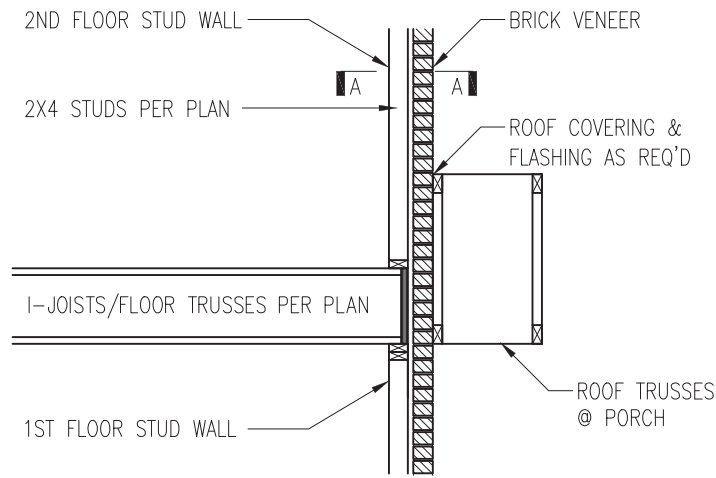
NO.	DATE	PROJECT #
0	1/7/16	3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D6s



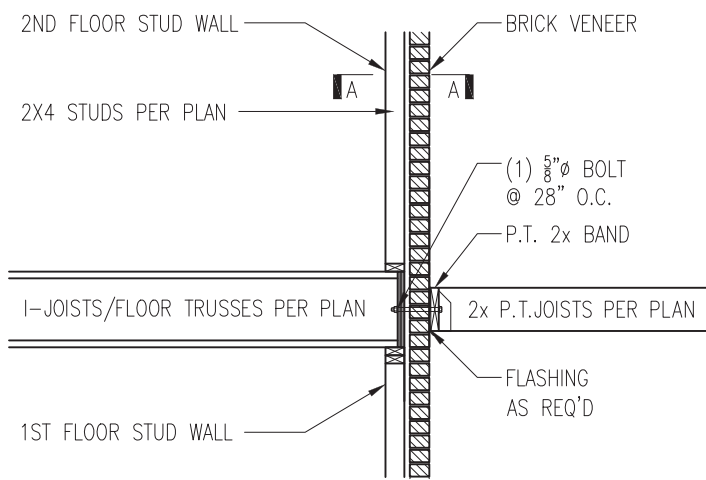
NOTE:
ANGLES SHALL BE PREPARED IN ACCORDANCE w/ SECTION R703.8.2.1 OF THE 2018 NCR



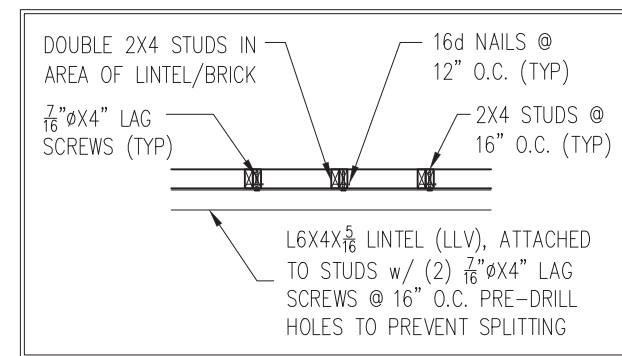
TRUSSES PERPENDICULAR TO STUD WALL

TRUSSES PARALLEL TO STUD WALL w/ CONTINUOUS BRICK VENEER

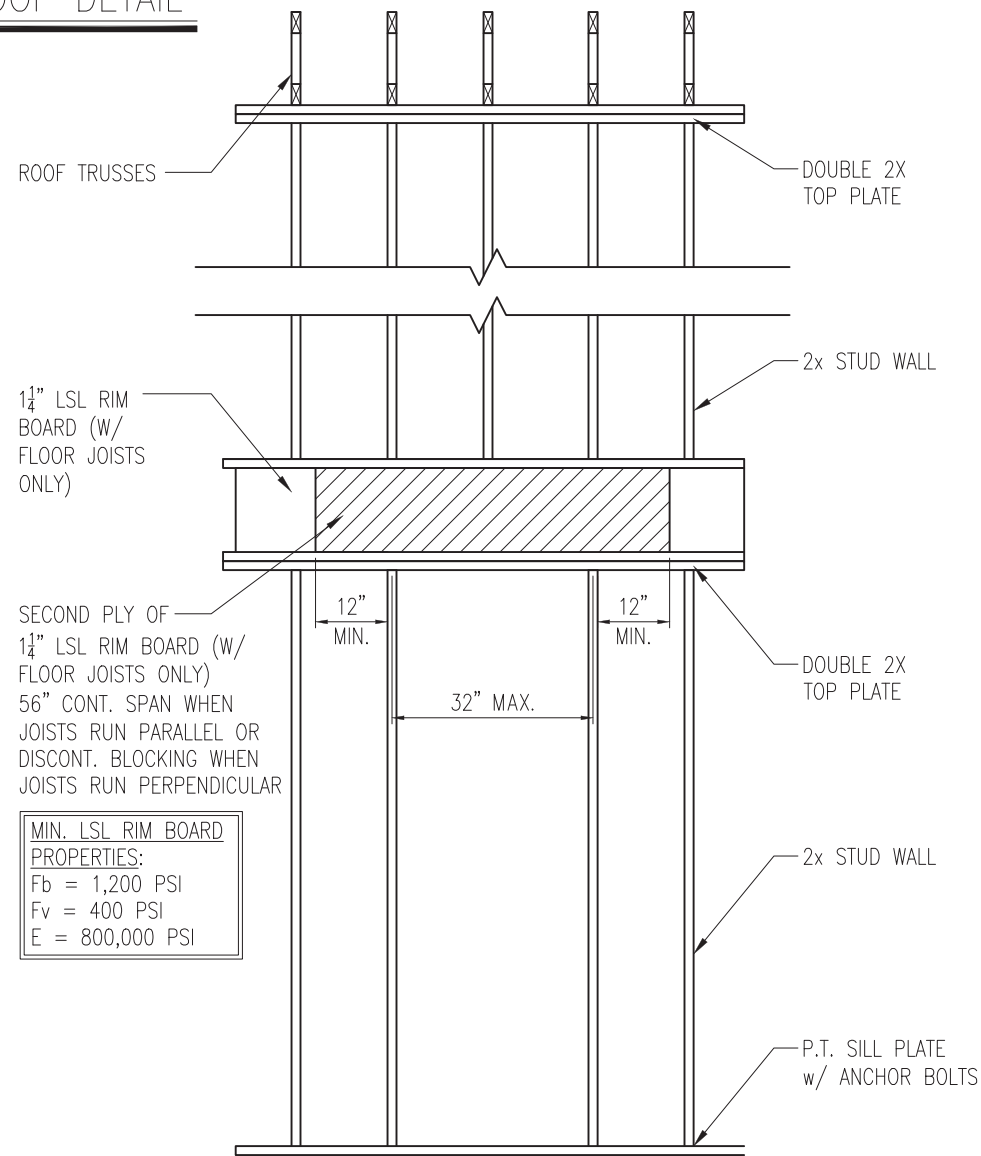
1 BRICK SUPPORT ABOVE STORAGE/PORCH ROOF DETAIL
D5f NTS



3 BALCONY JOIST ATTACHMENT
D5f NTS



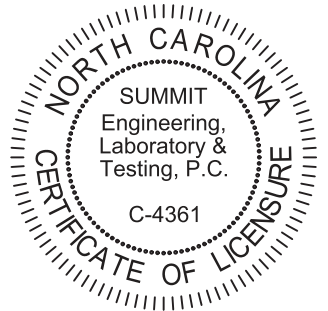
SECTION A-A
NTS



SECOND PLY OF 1 1/4\"/>

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

4 TYP. RANGE VENT FRAMING
D5f VENTED TO EXTERIOR WALL



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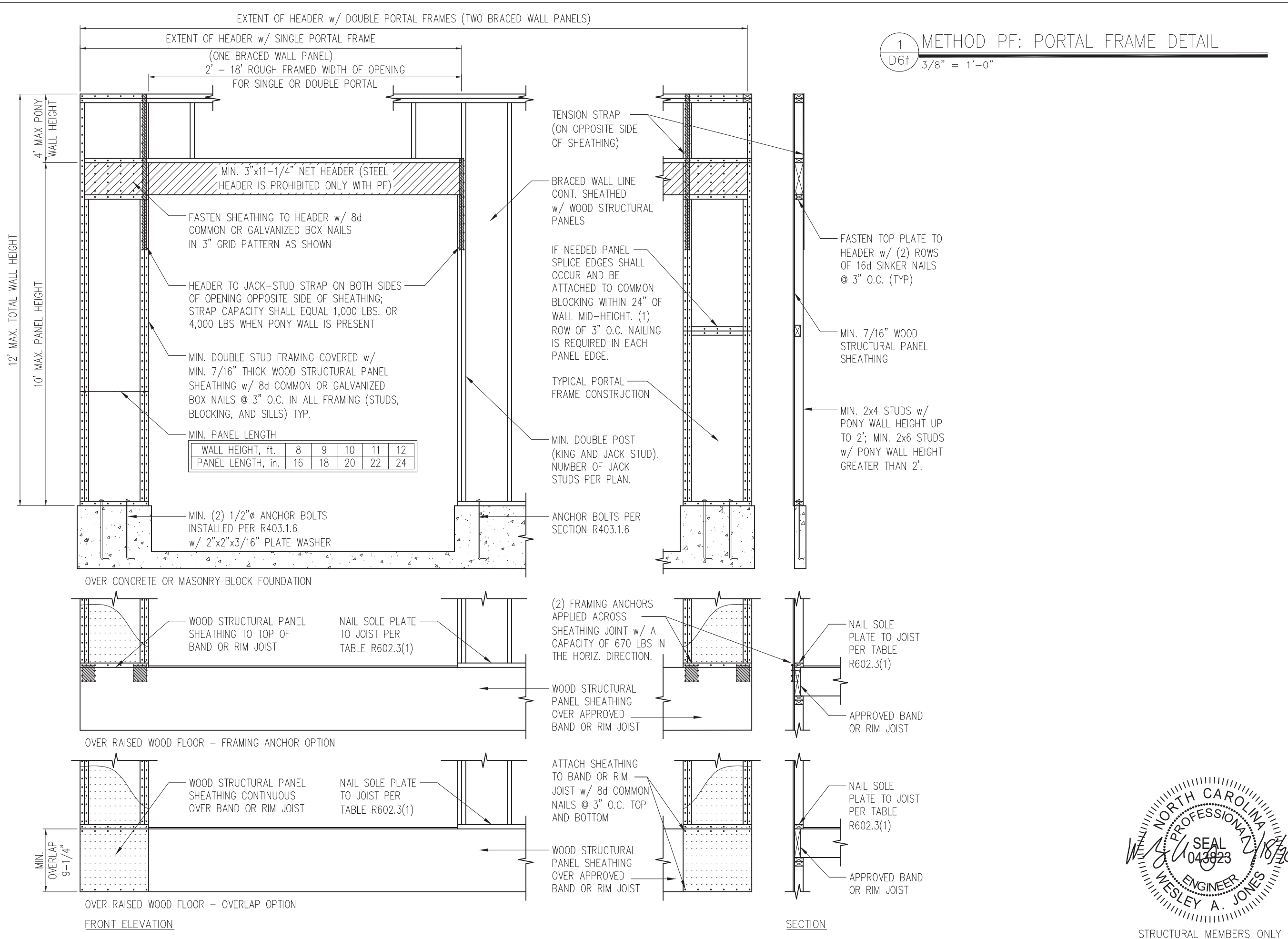
ORIGINAL DRAWING
NO. DATE PROJECT #
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SHEET
D5f



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

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

PROJECT
Standard Details
Framing Details - Bracing

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

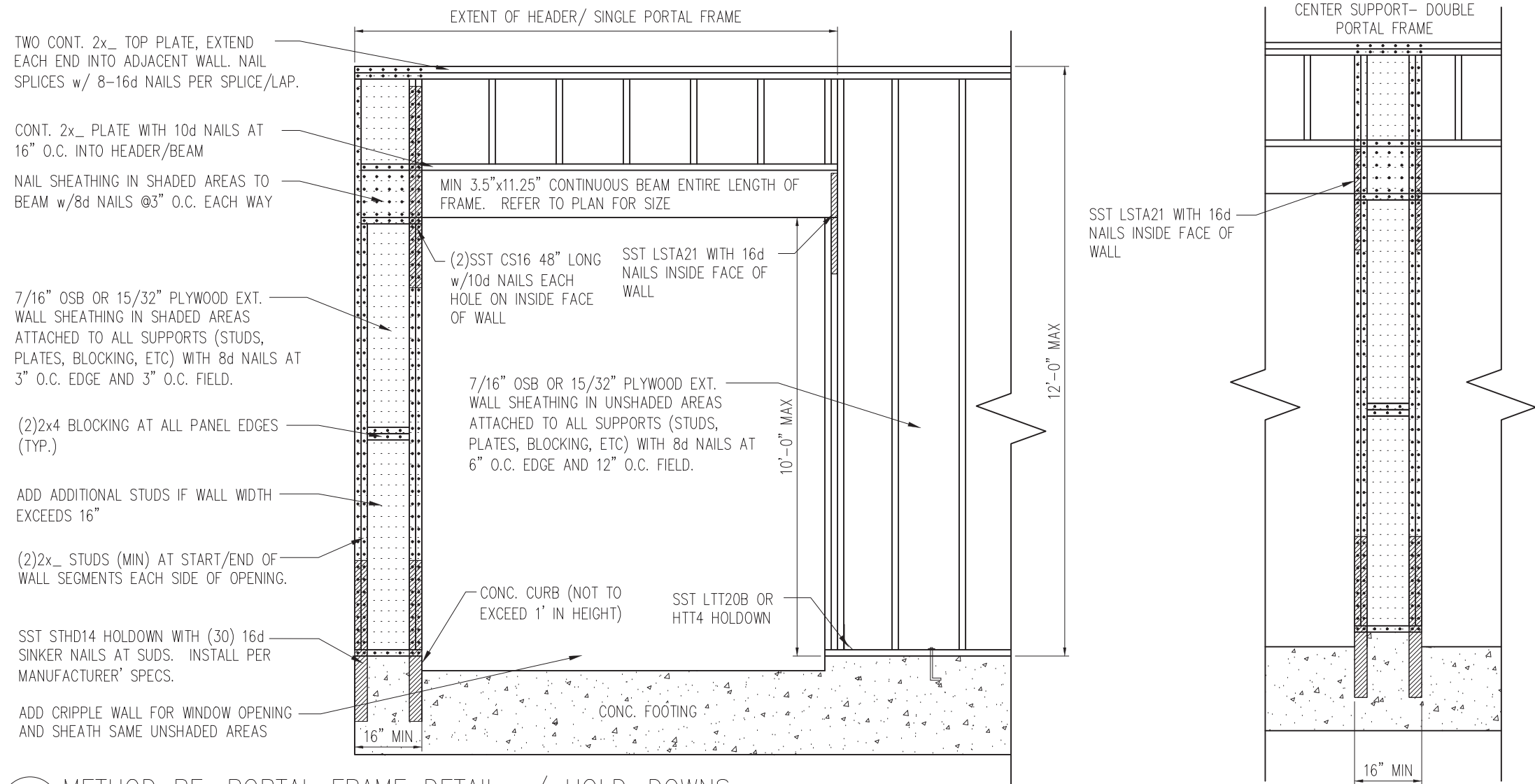
CURRENT DRAWING
DATE: 2/18/20
SCALE: NTS
PROJECT #: 3832
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ORIGINAL DRAWING
NO. DATE PROJECT #
0 1/7/16 3832

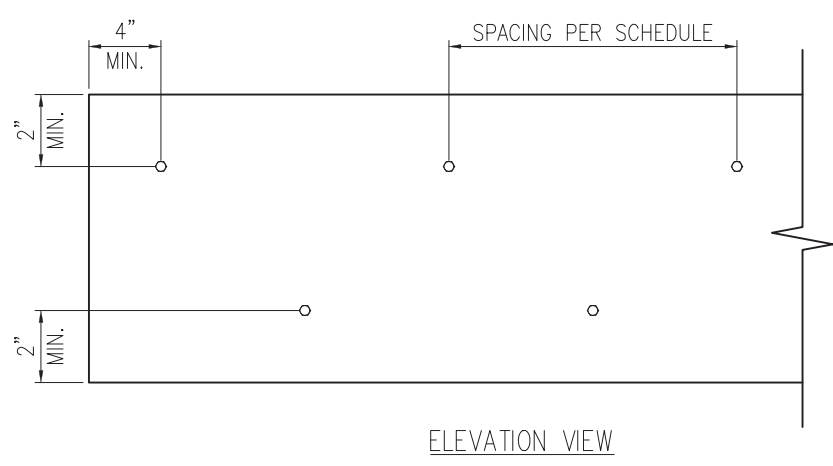
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

NORTH CAROLINA
PROFESSIONAL
ENGINEER
WESLEY A. JONES
SEAL 043823

SHEET
D6f
STRUCTURAL MEMBERS ONLY



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



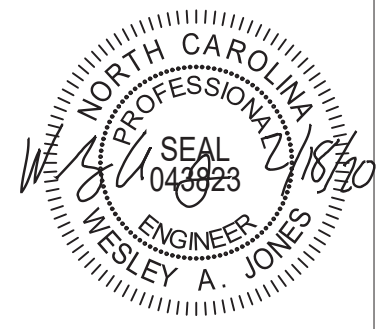
2 MULTI-PLY BEAM CONNECTION DETAIL
 D7f N.T.S

MINIMUM FASTENING REQUIREMENTS FOR TOP- AND SIDE-LOADED MEMBERS

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

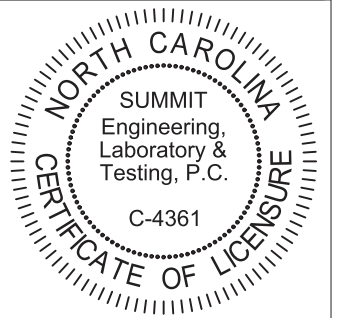
NOTES:

- 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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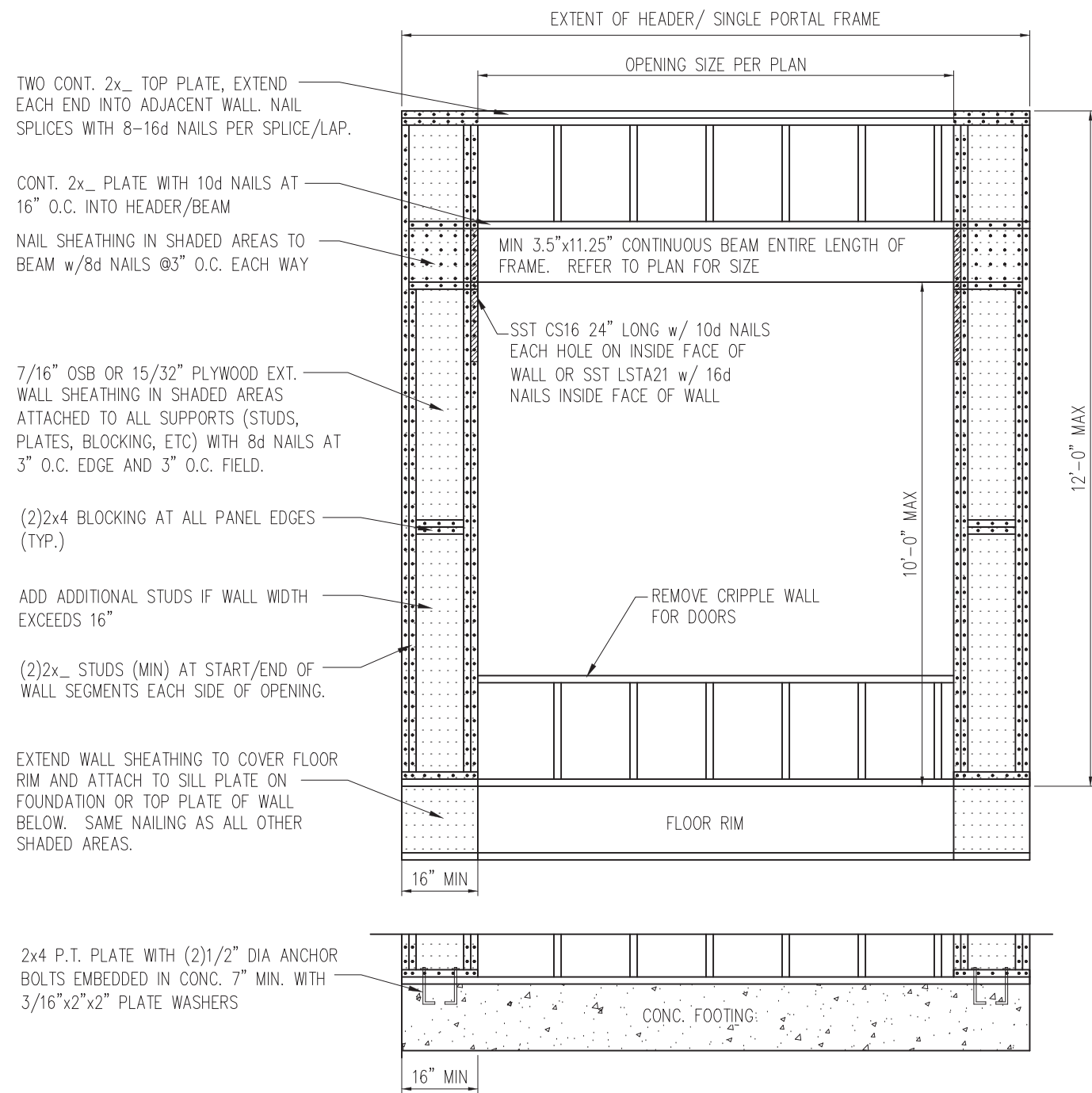


PROJECT
 Standard Details
 Framing Details - Bracing
 CLIENT
 Smith Douglas Homes
 110 Village Trail, Suite 215
 Woodstock, GA 30188

CURRENT DRAWING
 DATE: 2/18/20
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SHEET
D7f



TWO CONT. 2x_ TOP PLATE, EXTEND EACH END INTO ADJACENT WALL. NAIL SPLICES WITH 8-16d NAILS PER SPLICE/LAP.

CONT. 2x_ PLATE WITH 10d NAILS AT 16\" O.C. INTO HEADER/BEAM

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

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

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

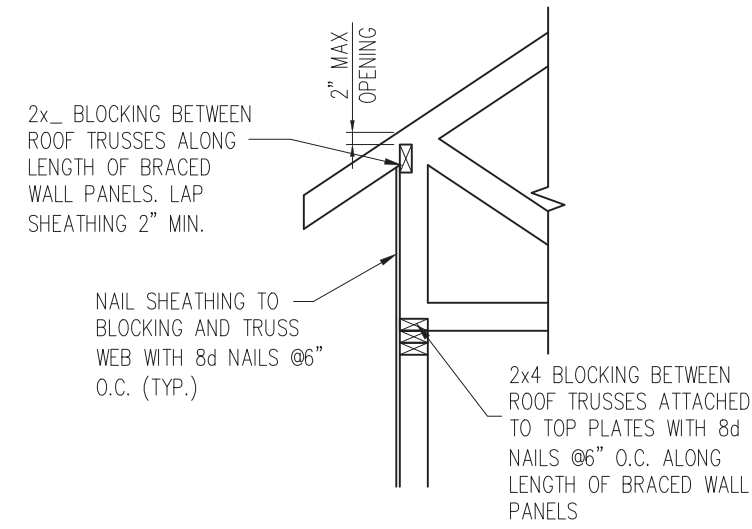
ADD ADDITIONAL STUDS IF WALL WIDTH EXCEEDS 16\"

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

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

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

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

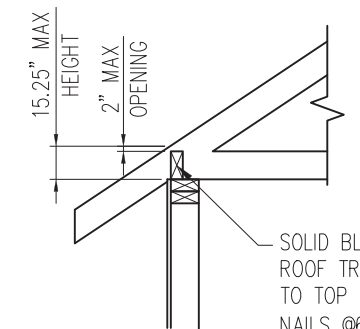


2x_ BLOCKING BETWEEN ROOF TRUSSES ALONG LENGTH OF BRACED WALL PANELS. LAP SHEATHING 2\" MIN.

NAIL SHEATHING TO BLOCKING AND TRUSS WEB WITH 8d NAILS @6\" O.C. (TYP.)

2x4 BLOCKING BETWEEN ROOF TRUSSES ATTACHED TO TOP PLATES WITH 8d NAILS @6\" O.C. ALONG LENGTH OF BRACED WALL PANELS

HEEL HEIGHT GREATER THAN 15.25\"



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

SOLID BLOCKING BETWEEN ROOF TRUSSES ATTACHED TO TOP PLATES WITH 8d NAILS @6\" O.C. ALONG LENGTH OF BRACED WALL PANELS

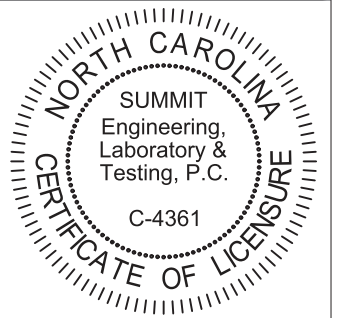
HEEL HEIGHT LESS THAN 15.25\" *

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



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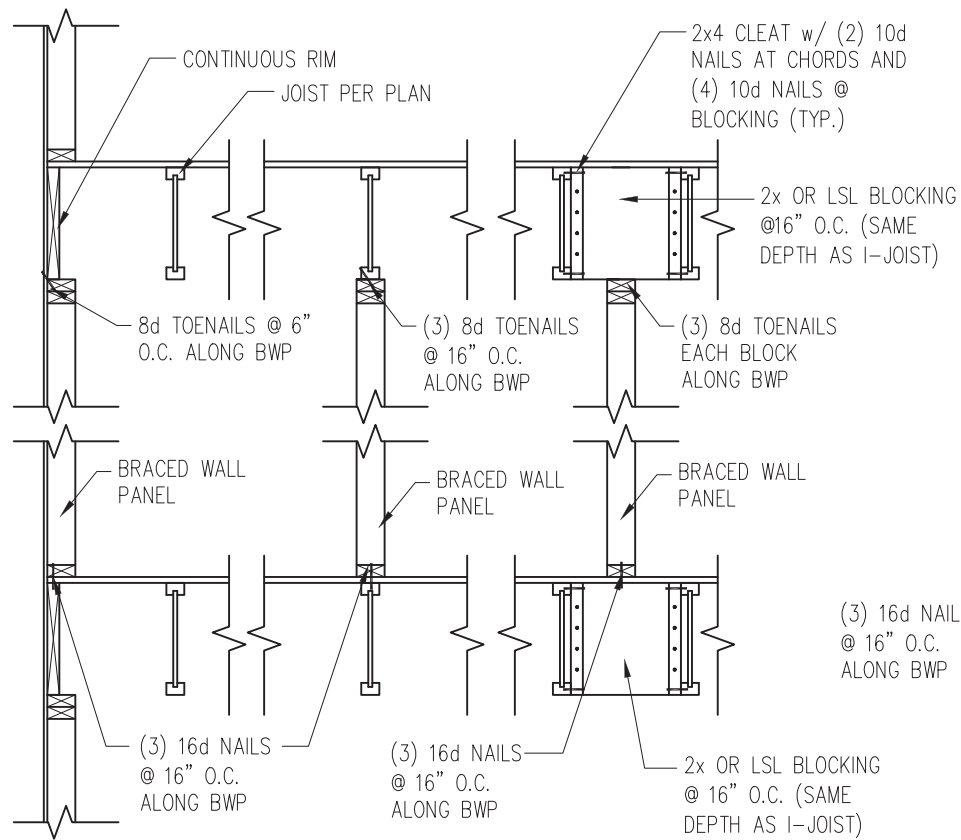
PROJECT
Standard Details - Bracing
Framing Details - Bracing
CLIENT
Smith Douglas Homes
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DATE: 2/18/20
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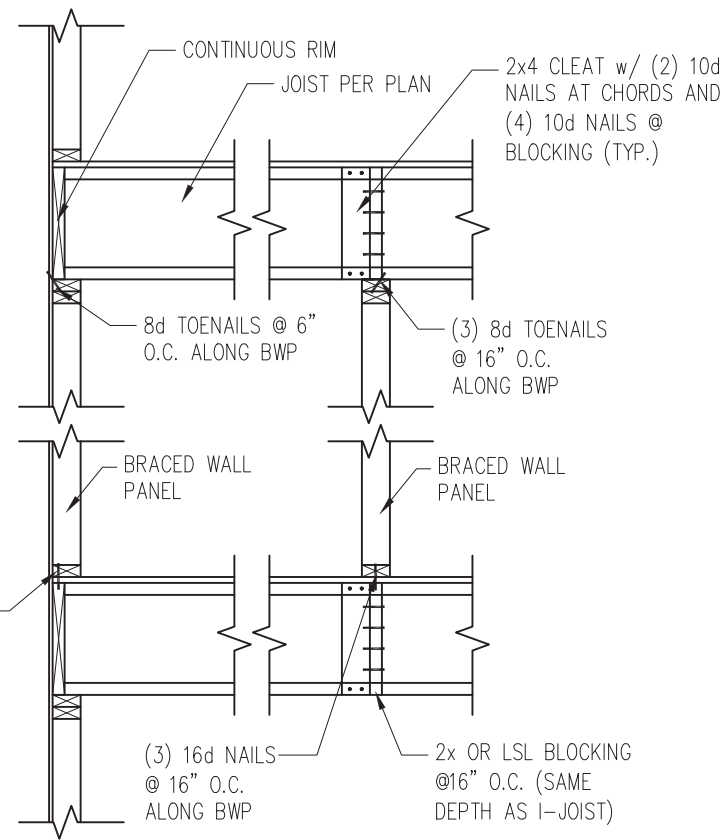
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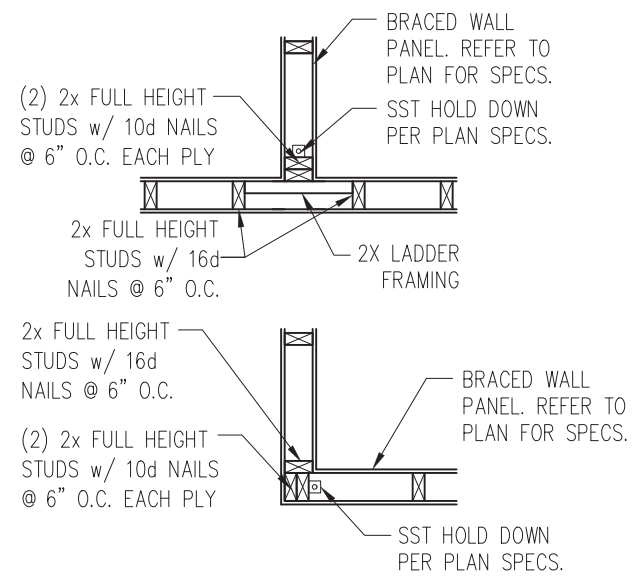
SHEET
D8f



JOISTS PARALLEL TO BRACED WALLS

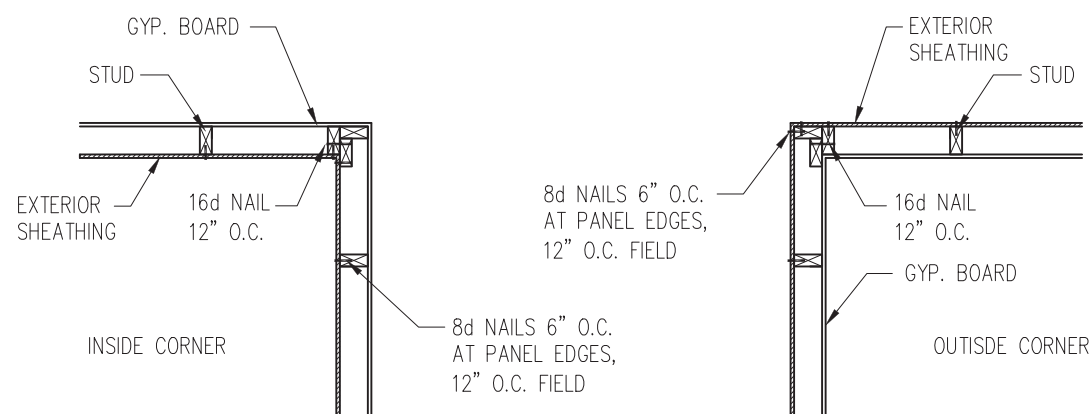


JOISTS PERPENDICULAR TO BRACED WALLS

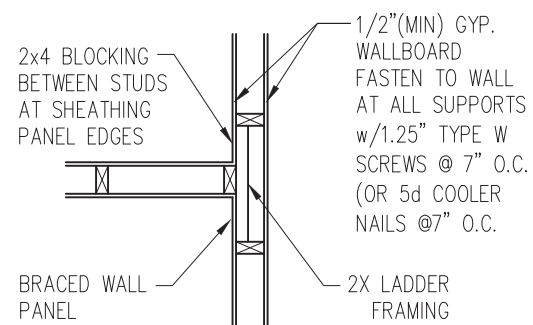


4 TYP. HOLD DOWN DETAIL
D9f 1" = 1'-0"

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



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

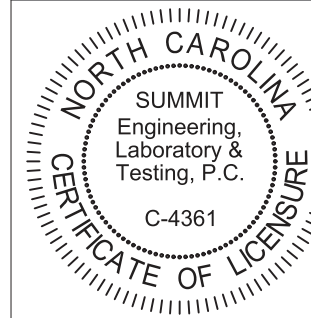


3 INTERIOR 3-STUD WALL INTERSECTION
D9f 1" = 1'-0"



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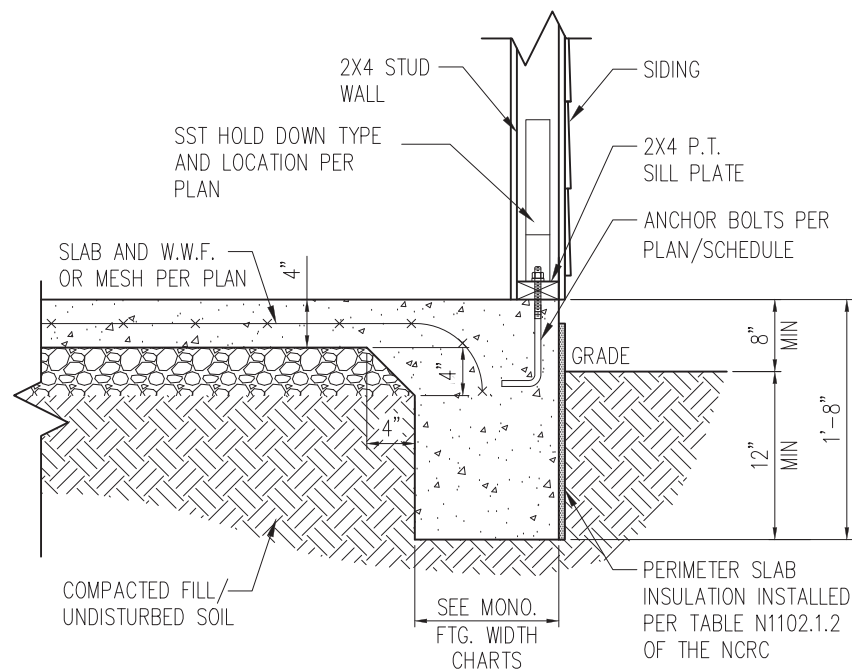
PROJECT
Standard Details
Framing Details - Bracing
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

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

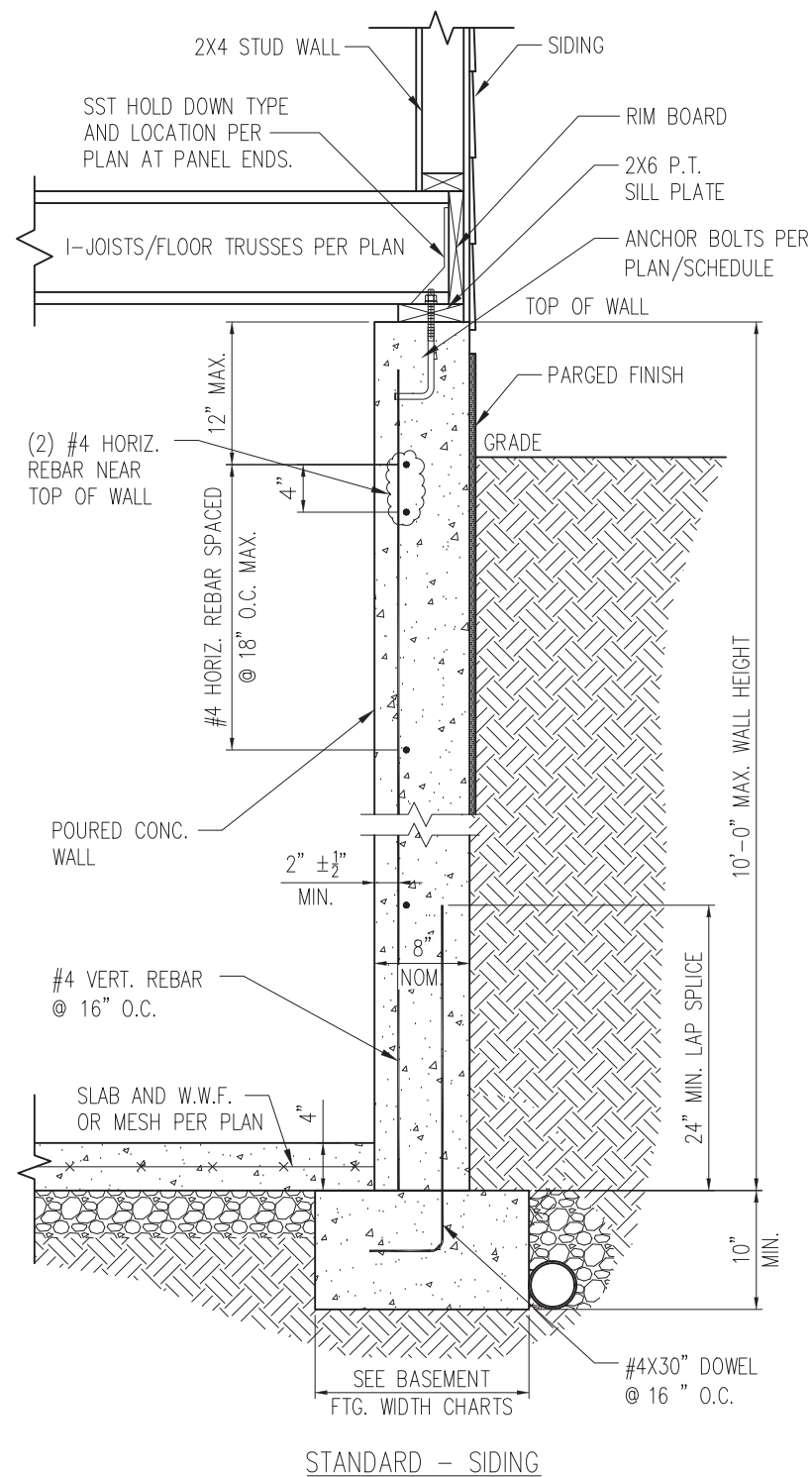
ORIGINAL DRAWING
NO. DATE PROJECT #
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D9f



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

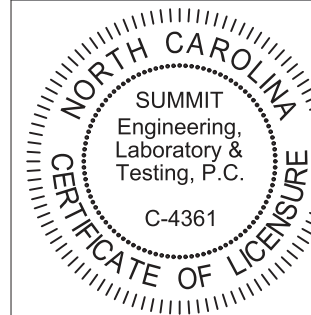


2 BASEMENT FOUNDATION WALL DETAIL W/ HOLD-DOWN
 D10f 3/4" = 1'-0"



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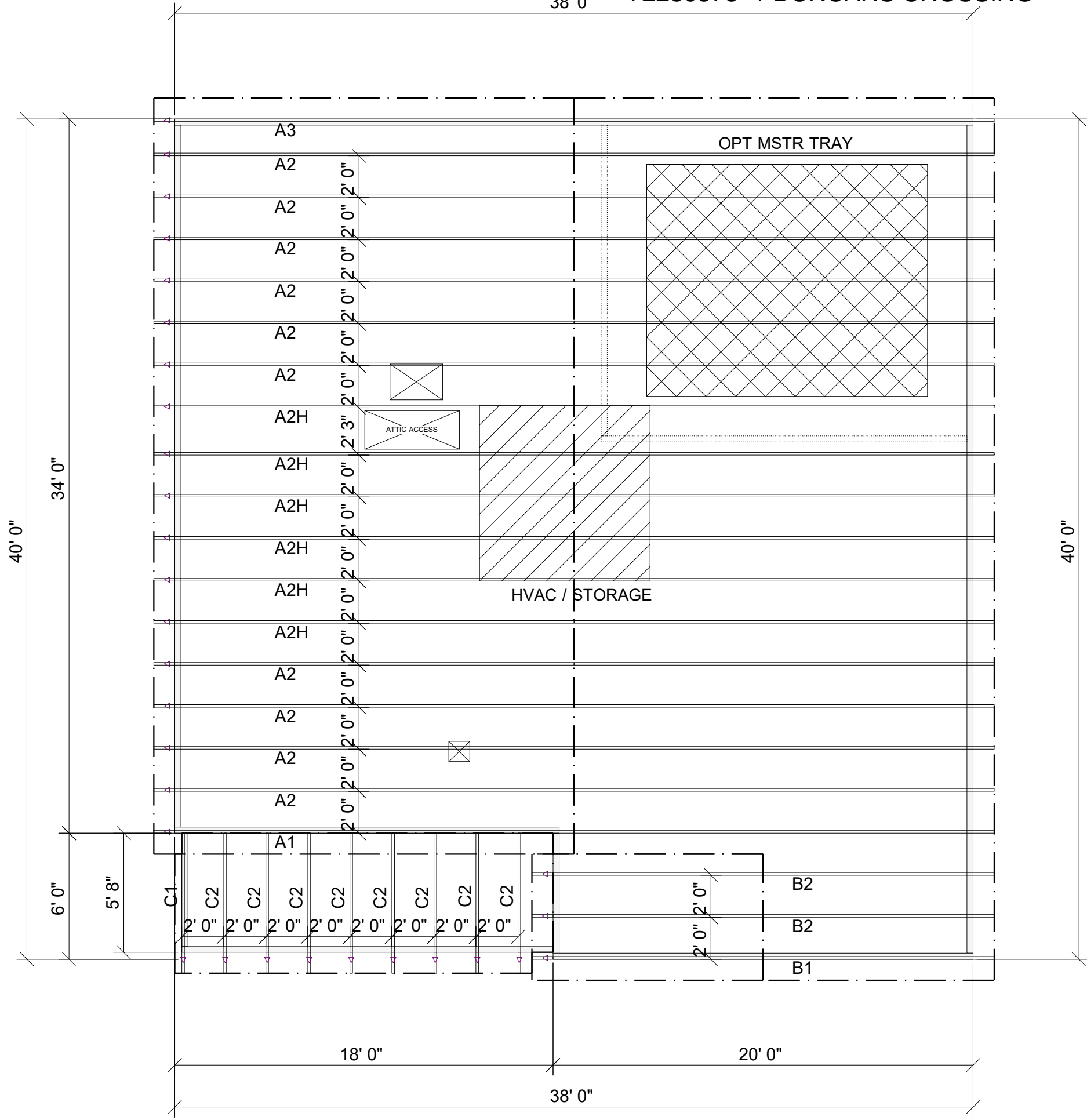
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

D10f

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

38' 0" 72280378 1 DUNCANS CROSSING



MCGINNIS BEH

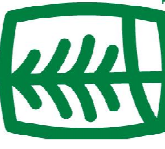
ROOF AREA: 1943.52 ft² RIDGE LINE: 42 ft VALLEY LINES: 0 HIP LINES: 0 Indicates Left End of Truss

Customer
SMITH DOUGLAS

Job Name
MCGINNIS

Date: 3-3-21
Scale: NTS
Revision Date 1:
Revision Date 2:

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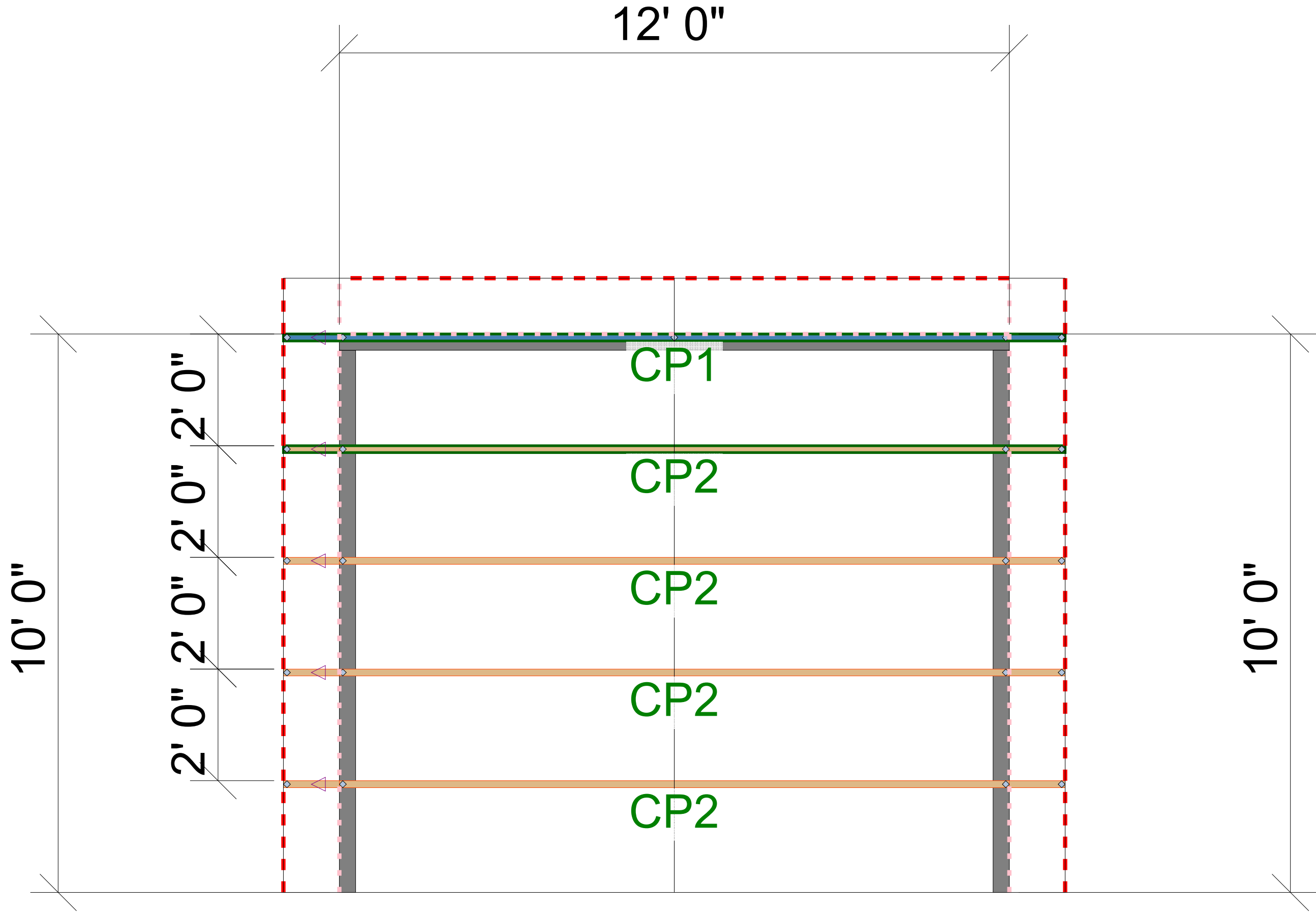
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1. TEMPORARY BRACING TO BE INSTALLED w/T.P.I. STANDARD BCS-B1.
2. SEE ENGINEERED DRAWING FOR PERMANENT BRACING MINIMUM REQUIREMENTS.
3. FRAMER TO VERIFY ALL DIMENSIONS, DROP, & RISE LOCATIONS PRIOR TO TRUSS PLACEMENT.
4. BLDR/FRAMER RESPONSIBLE FOR ADJUSTMENT OF TRUSS SPACING TO MISS PLUMBING DROPS, UNLESS NOTED OTHERWISE.
5. 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.

72280376 1 DUNCANS CROSSING

THIS IS A TRUSS/COMPONENT PLACEMENT DIAGRAM (TPD) ONLY; NOT AN ENGINEERED DOCUMENT. Trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual truss design drawings (TDD's) for each truss design identified on the TPD. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the support structure including but not limited to headers, beams, walls, and columns is also the responsibility of the building designer. For general guidance regarding installation and bracing, consult "Building Component Safety Information" (BCSI) available from the SBC Association (www.sbcassociation.com). It is the responsibility of the General Contractor to verify that the provided component layout matches the final intended construction plans, loading conditions, and use. If they do not, it is the responsibility of the General Contractor to notify UFP and provide plans containing the latest specifications and designs. UFP will not be responsible for plan changes by others after final approval of shop drawings, or for errors or modifications made on-site during construction. DO NOT CUT, NOTCH, DRILL, OR OTHERWISE "REPAIR" MANUFACTURED TRUSSES IN ANY WAY WITHOUT PRIOR WRITTEN AUTHORIZATION BY UFP. The Framing is responsible to verify all dimensions, including adjusting member spacing within tolerances to allow for the drop and rise of plumbing/HVAC, unless noted otherwise. Truss-to-wall connections, if shown, are for uplift only and do not consider lateral loads. All connectors on this project are to be installed per the connector manufacturer's specifications. All connectors shown that are not truss-to-truss are suggestions only and are to be verified by the Building Designer or Engineer of Record for suitability to this particular project. UFP accepts no responsibility for the specific application or suitability of any connector that is not truss-to-truss as they apply to this specific structure.

PLACEMENT PLAN



SCALE: N.T.S

REVISIONS		DSN
DATE	DESCRIPTION	
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

MCGINNIS 10X12 PORCH

Smith Douglas

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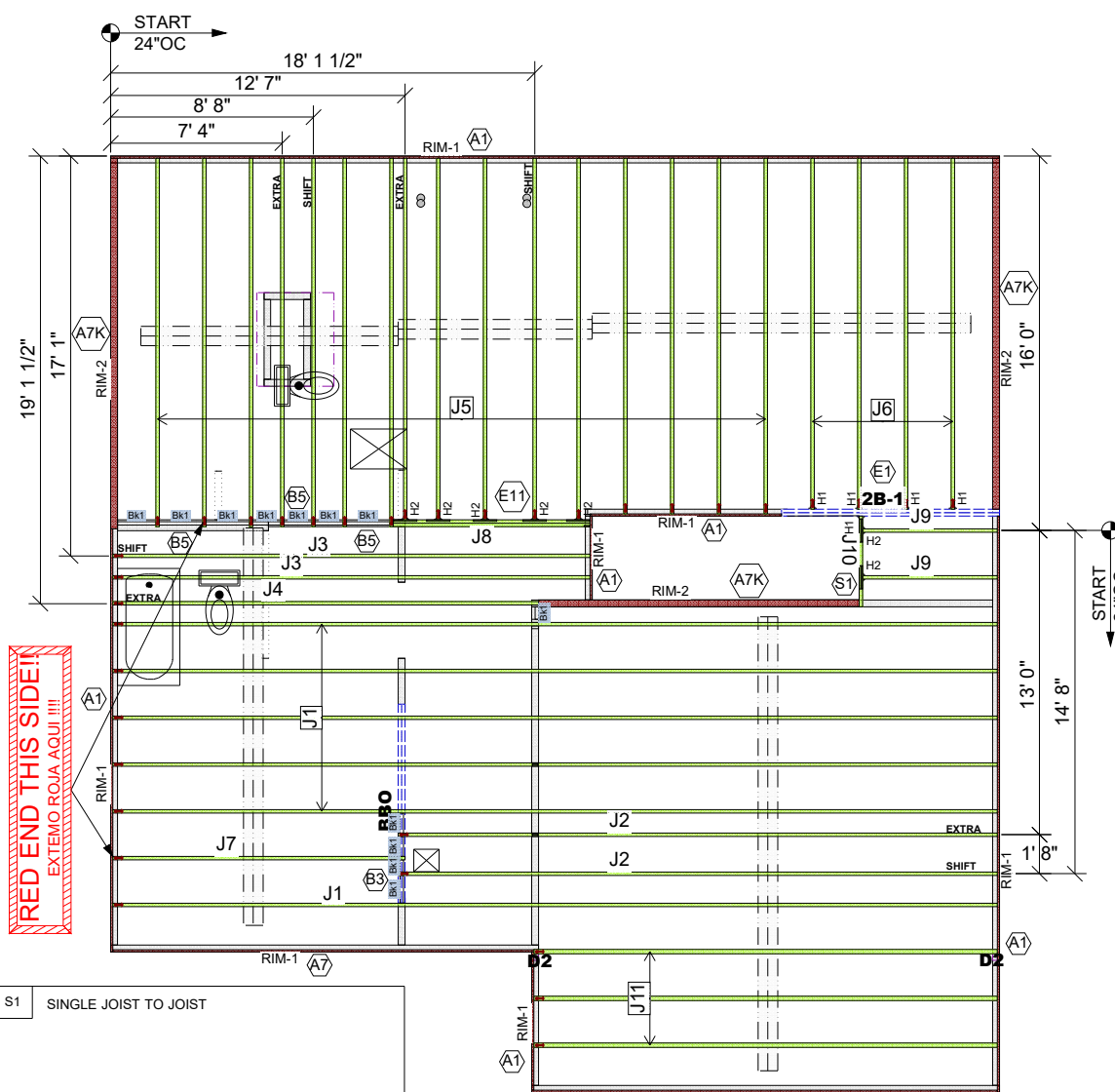
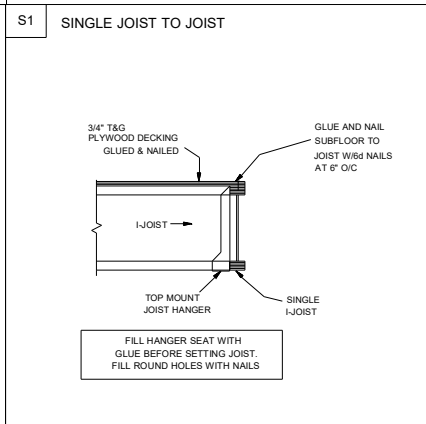
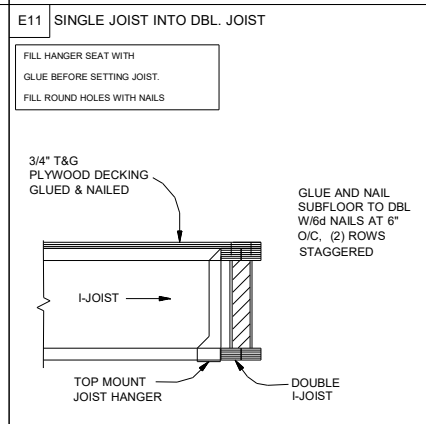
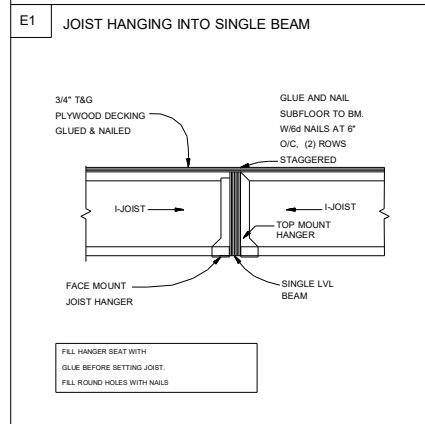
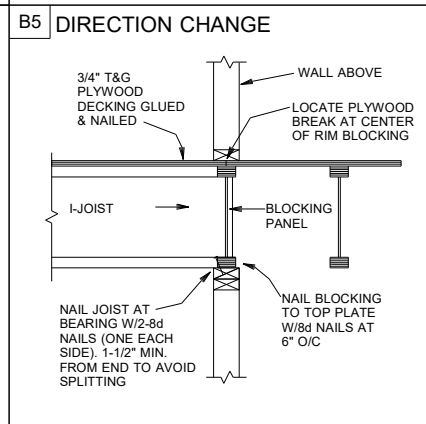
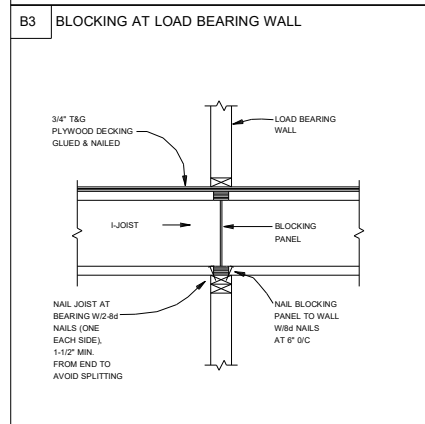
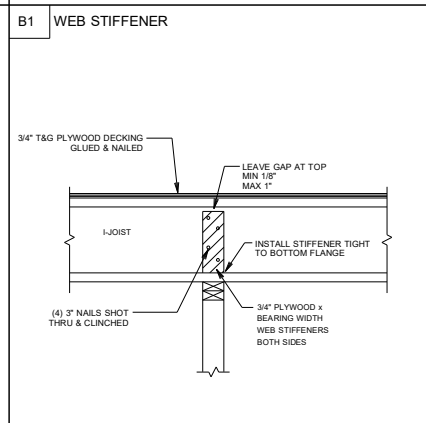
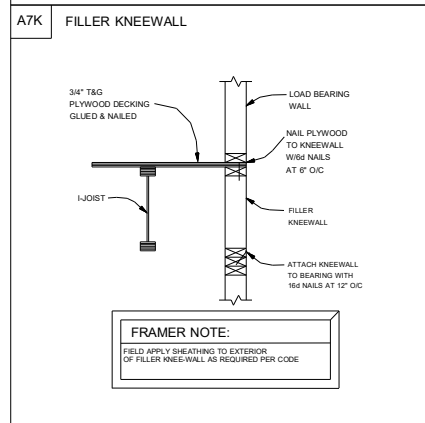
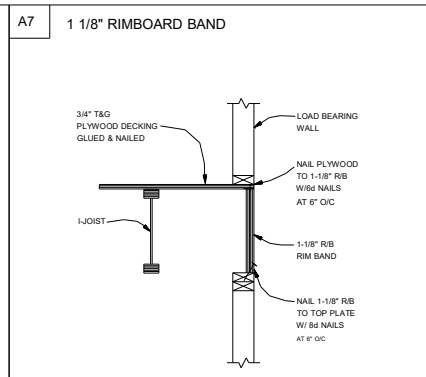
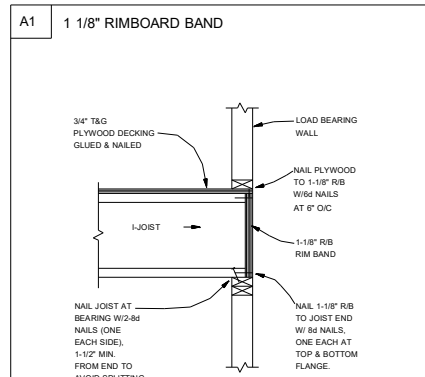


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Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
J1	38' 0"	14" TJ@ 110	1	6	MFD
J2	26' 0"	14" TJ@ 110	1	2	MFD
J3	21' 0"	14" TJ@ 110	1	2	MFD
J4	19' 0"	14" TJ@ 110	1	1	MFD
J5	16' 0"	14" TJ@ 110	1	16	MFD
J6	15' 0"	14" TJ@ 110	1	4	MFD
J7	13' 0"	14" TJ@ 110	1	1	MFD
J8	9' 0"	14" TJ@ 110	2	2	FF
J9	6' 0"	14" TJ@ 110	1	2	MFD
J10	4' 0"	14" TJ@ 110	1	1	MFD
J11	20' 0"	14" TJ@ 360	1	3	MFD
2B-1	10' 0"	1 3/4" x 14" 2.0E Microllam@ LVL	2	2	MFD
RIM-1	16' 0"	1 1/8" x 14" TJ@ Rim Board	1	9	FF
RIM-2	12' 0"	14" Kneewall	1	4	FF
Bk1	2' 0"	14" TJ@ 110	1	12	MFD

Connector Summary			
PlotID	Qty	Manuf	Product
H1	5	MiTek	IHFL1714
H2	7	MiTek	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.

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)
SHIFT	SHIFT JOIST TO MISS PLUMBING, ALIGN W/WALL OR SUPPORT FURNITURE
EXTRA	A JOIST ADDED TO THE LAYOUT IN ADDITION TO THE ON CENTER JOISTS
DOUBLE	TWO JOISTS SIDE BY SIDE (ONLY ASSEMBLED IF NOTED)

FRAMER NOTE

--- DENOTES DUCT HOLE RUNS

ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED

• Avoid Plumbing Drops

FRAMER NOTE

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

CRITICAL !!

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

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

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

LAYOUT FOR 19.2" O/C

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

FIELD VERIFY DIMENSIONS TO JOISTS LOCATED UNDER WALLS!!

2ND FLOOR LAYOUT

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: **MCGINNIS**
 Date: 10/17/21
 Scale: NTS
 Revision Date: _____
 Revision Date: _____

Quality Products for Quality Builders®

Lot #: _____

Drawn By: CP3
 Drawing Number: **21090682F2**