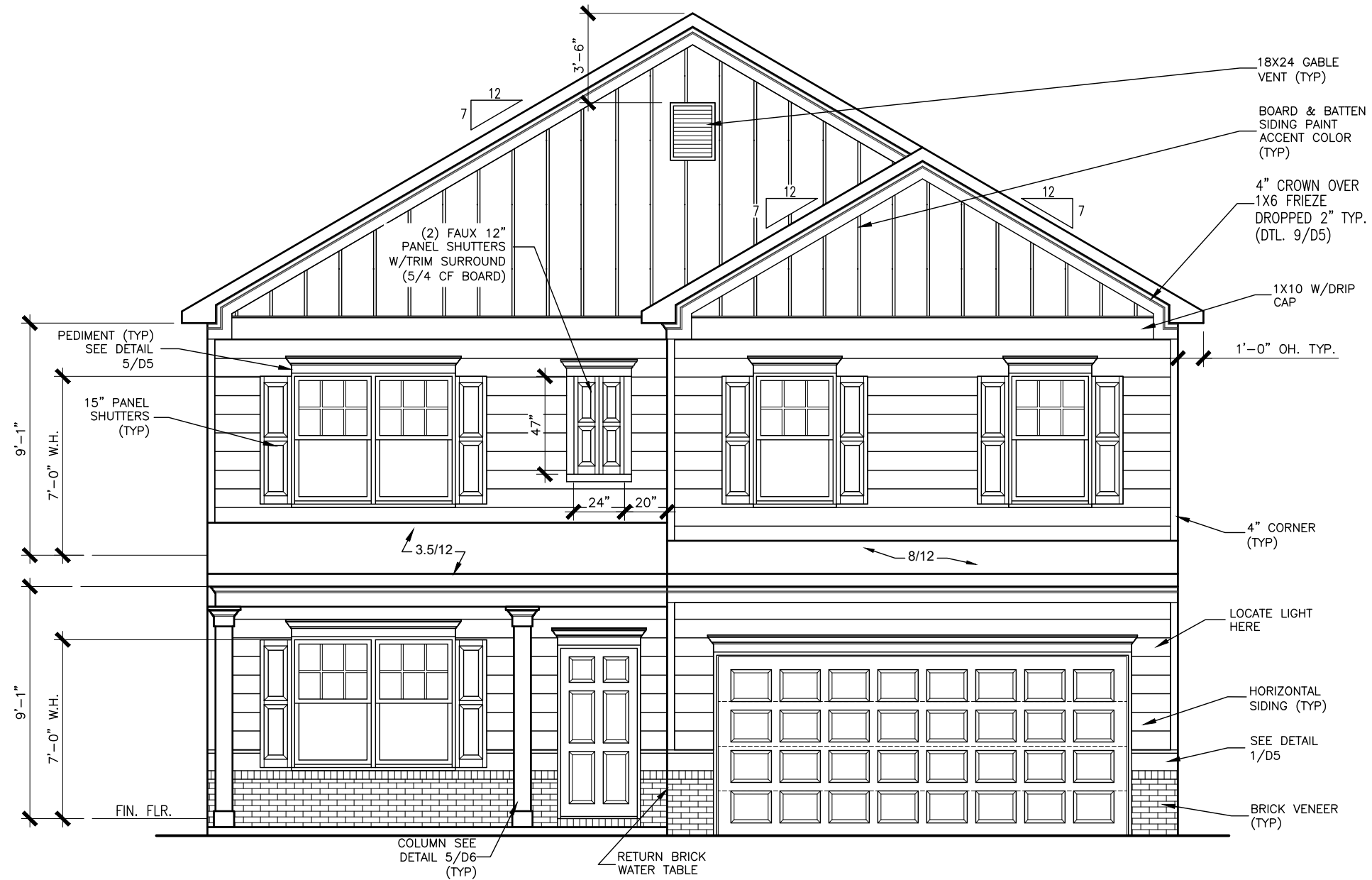


DUNCANS CROSSING LOT 0078



FRONT ELEVATION "B"

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

ALL NON-MASONRY RETURNS TO
BE HORIZONTAL SIDING

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

| REV | DATE | BY | CHK |
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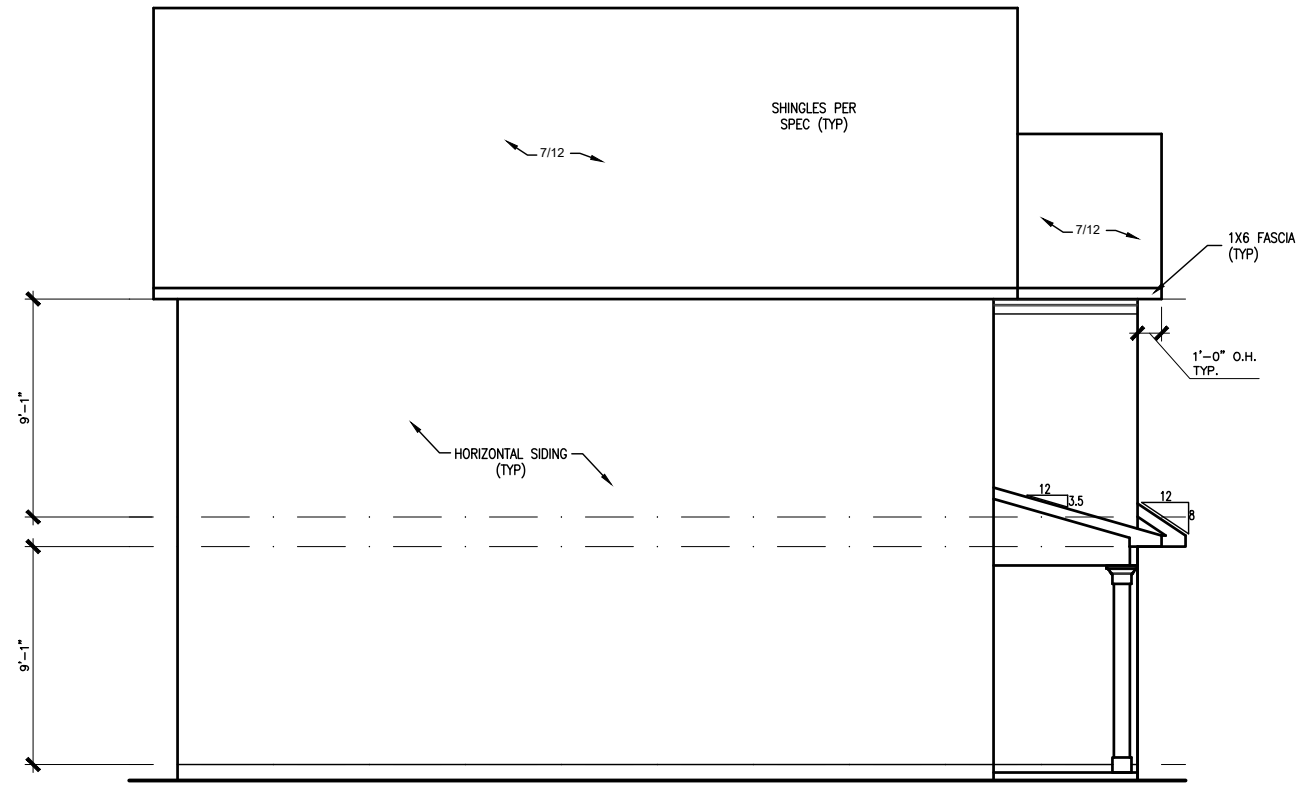
ELEVATIONS
FRONT ELEVATION
MCGINNIS

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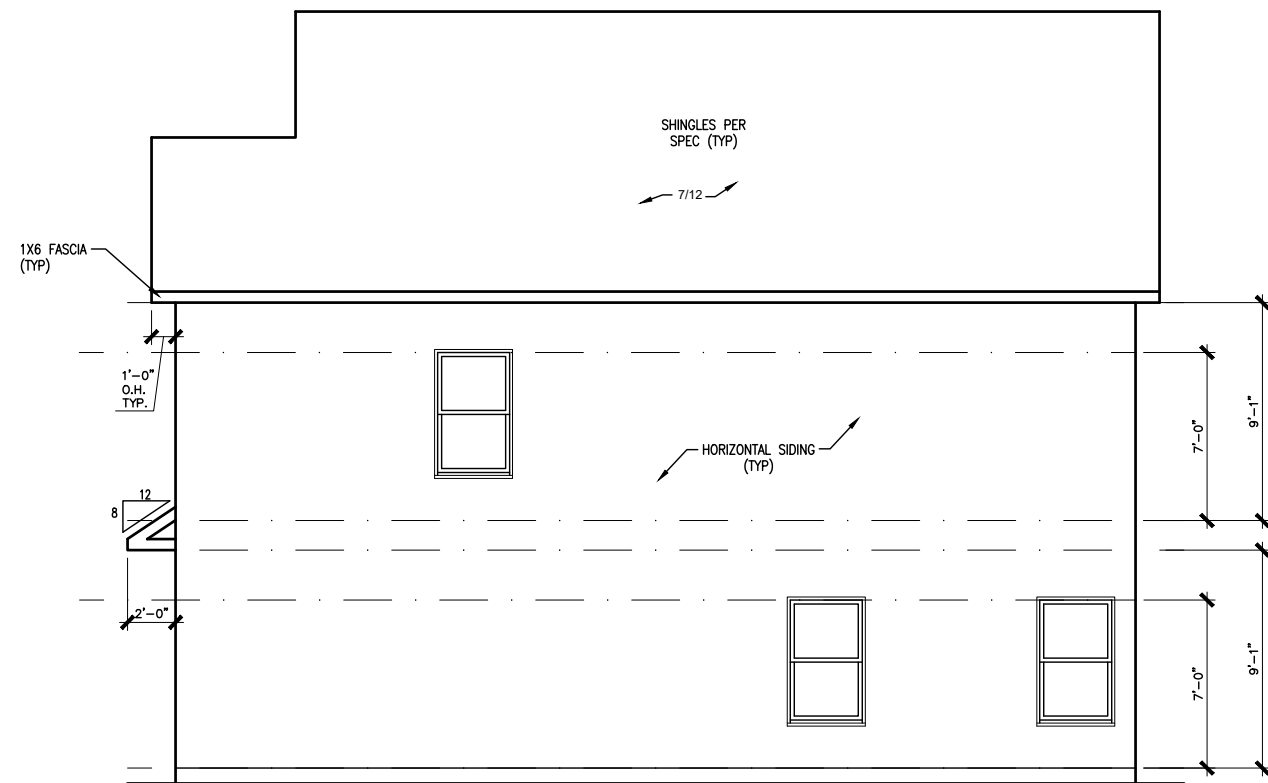
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DUNCANS CROSSING LOT 0078



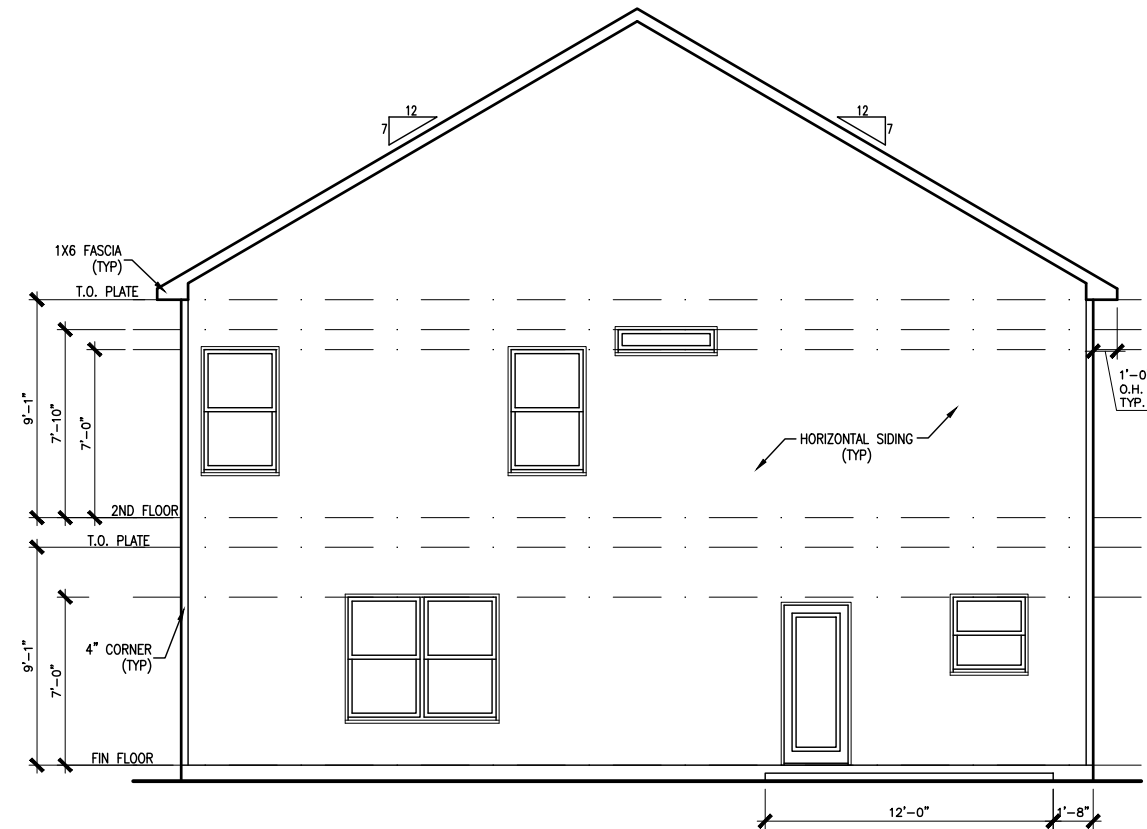
LEFT ELEVATION "B"

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



RIGHT ELEVATION "B"

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



REAR ELEVATION "B"

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

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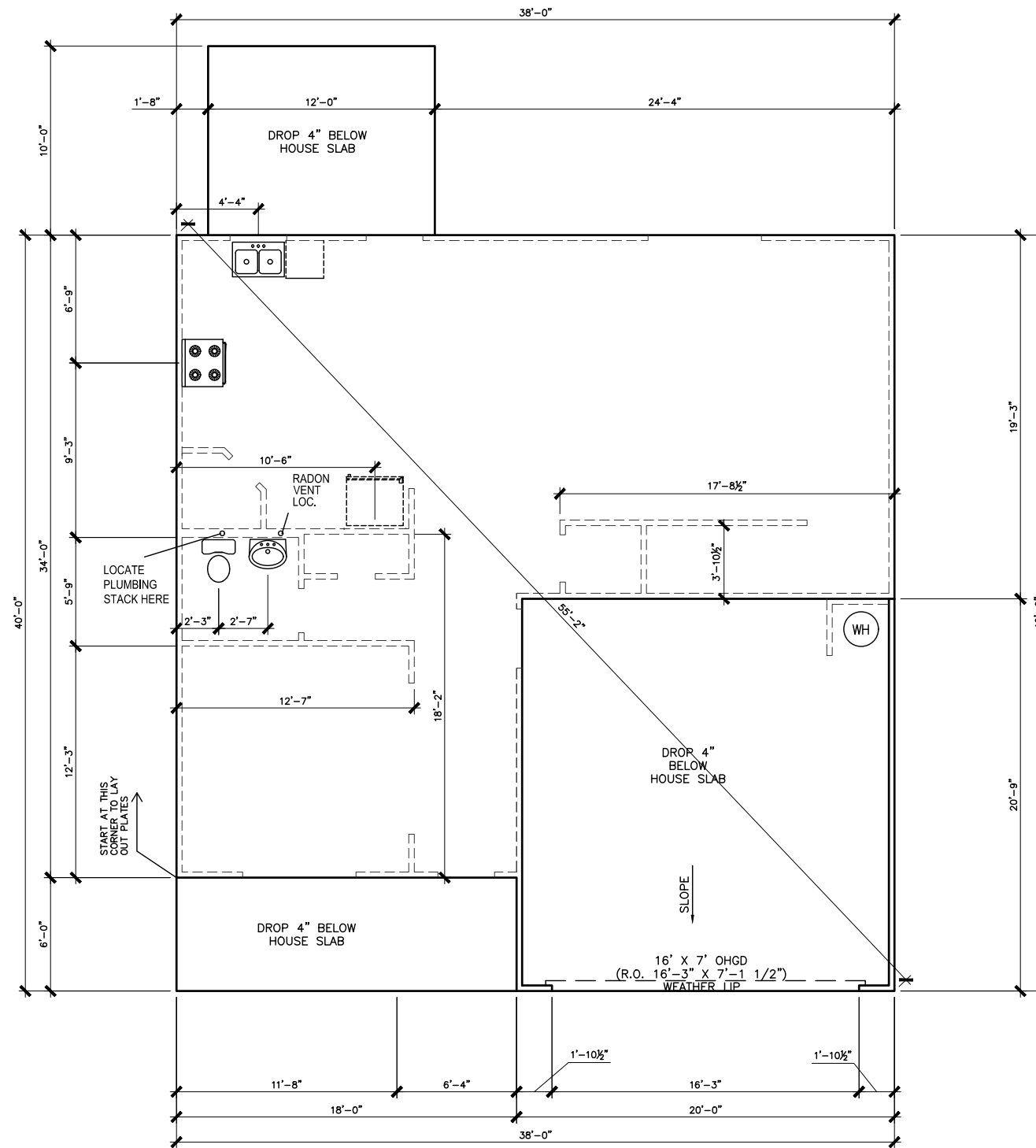
ELEVATIONS
SIDES AND REAR
MCGINNIS

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DUNCANS CROSSING LOT 0078



*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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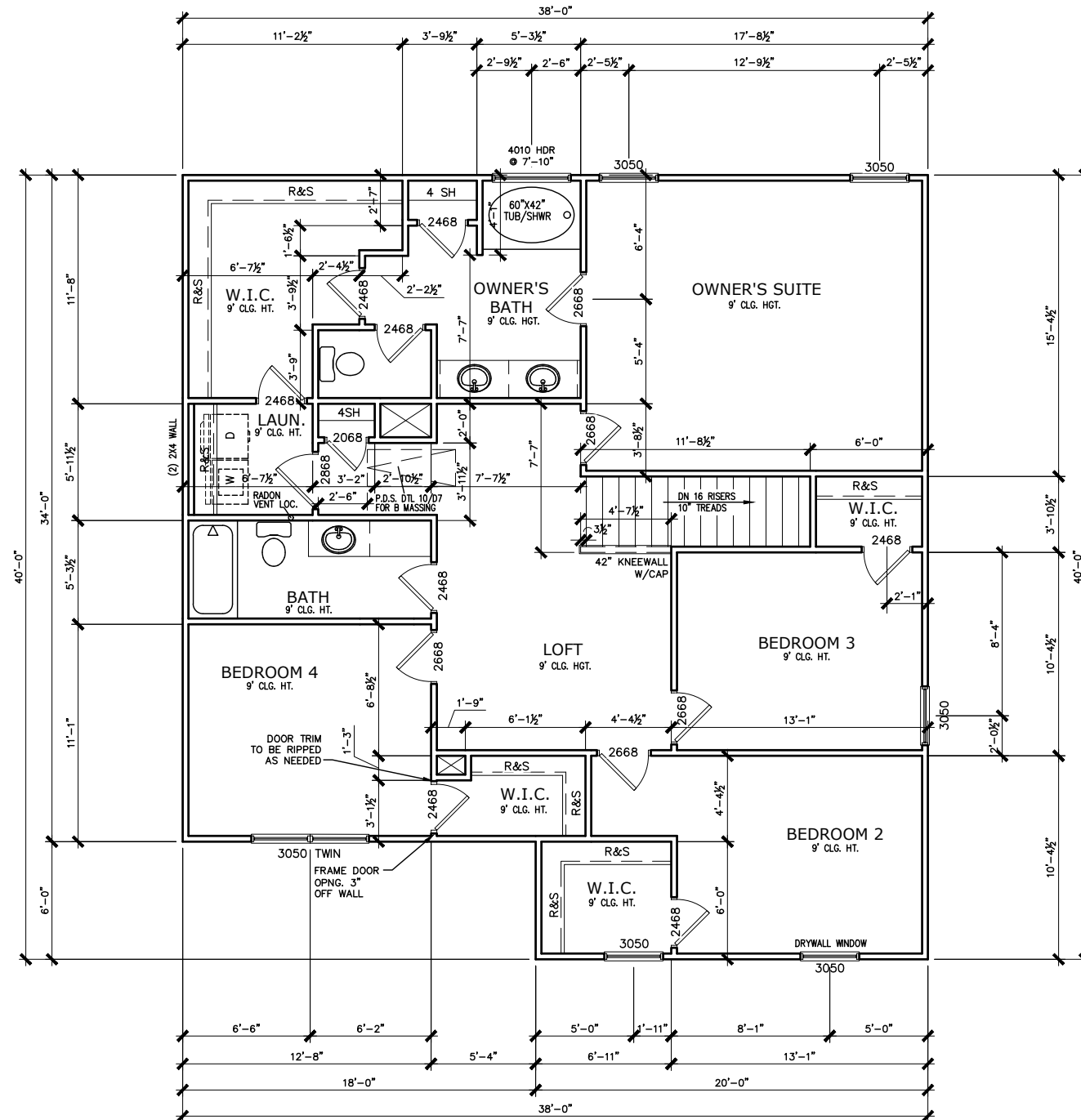
FOUNDATION PLAN
SLAB PLAN
MCGINNIS

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DUNCANS CROSSING LOT 0078



SECOND FLOOR PLAN

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

*RADON VENT PROVIDED
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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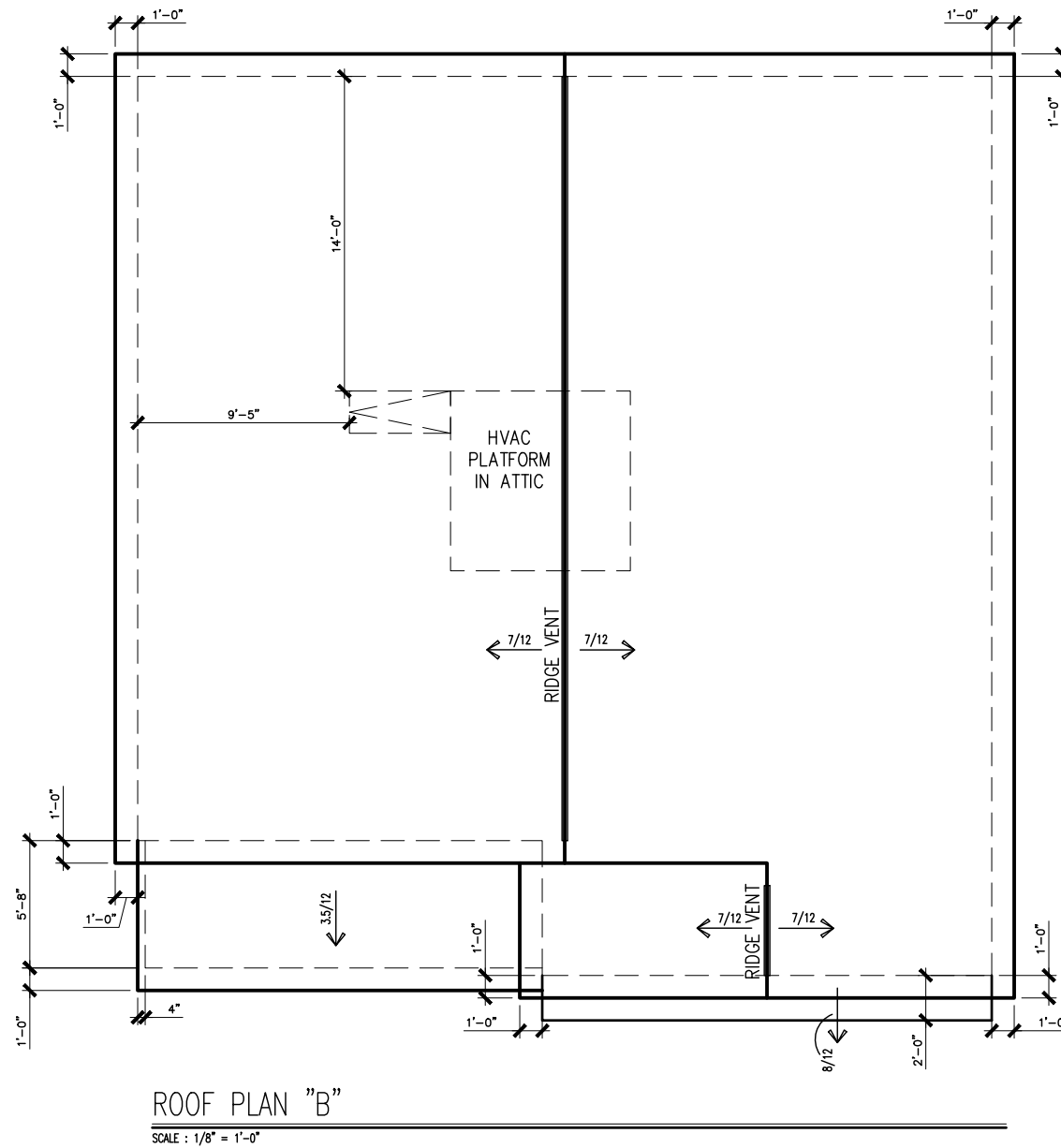
FLOOR PLANS
SECOND FLOOR
MCGINNIS

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DUNCANS CROSSING LOT 0078



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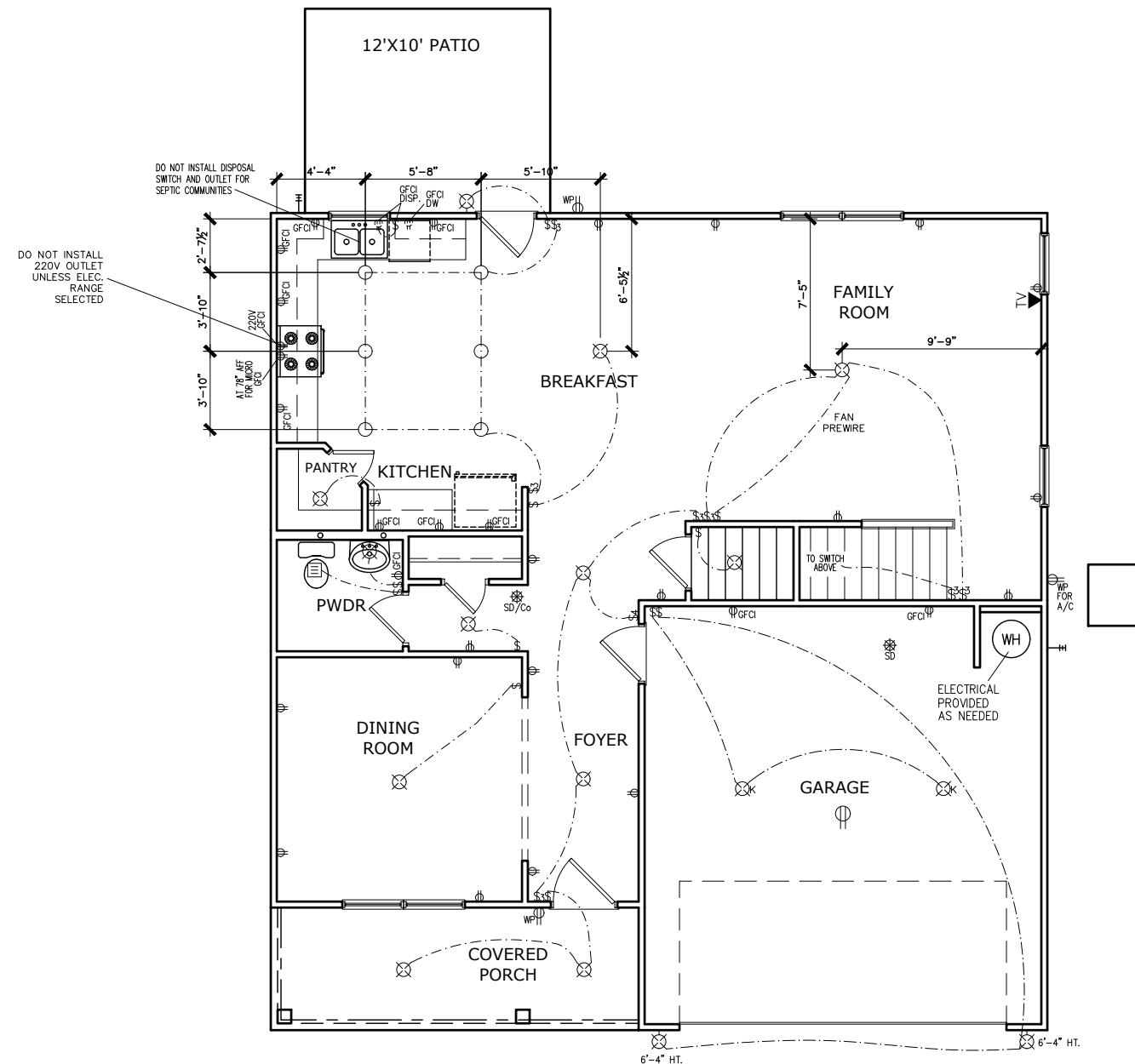
ROOF PLAN
ROOF PLAN
MCGINNIS

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| PLAN ID: | |
| FND: ALL | ELEV: B |
| PAGE NO: A6.1 | |

DUNCANS CROSSING LOT 0078



FIRST FLOOR ELECTRICAL PLAN

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

ELECTRICAL LEGEND

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

ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES

APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)

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

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

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

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QUALITY | INTEGRITY | VALUE

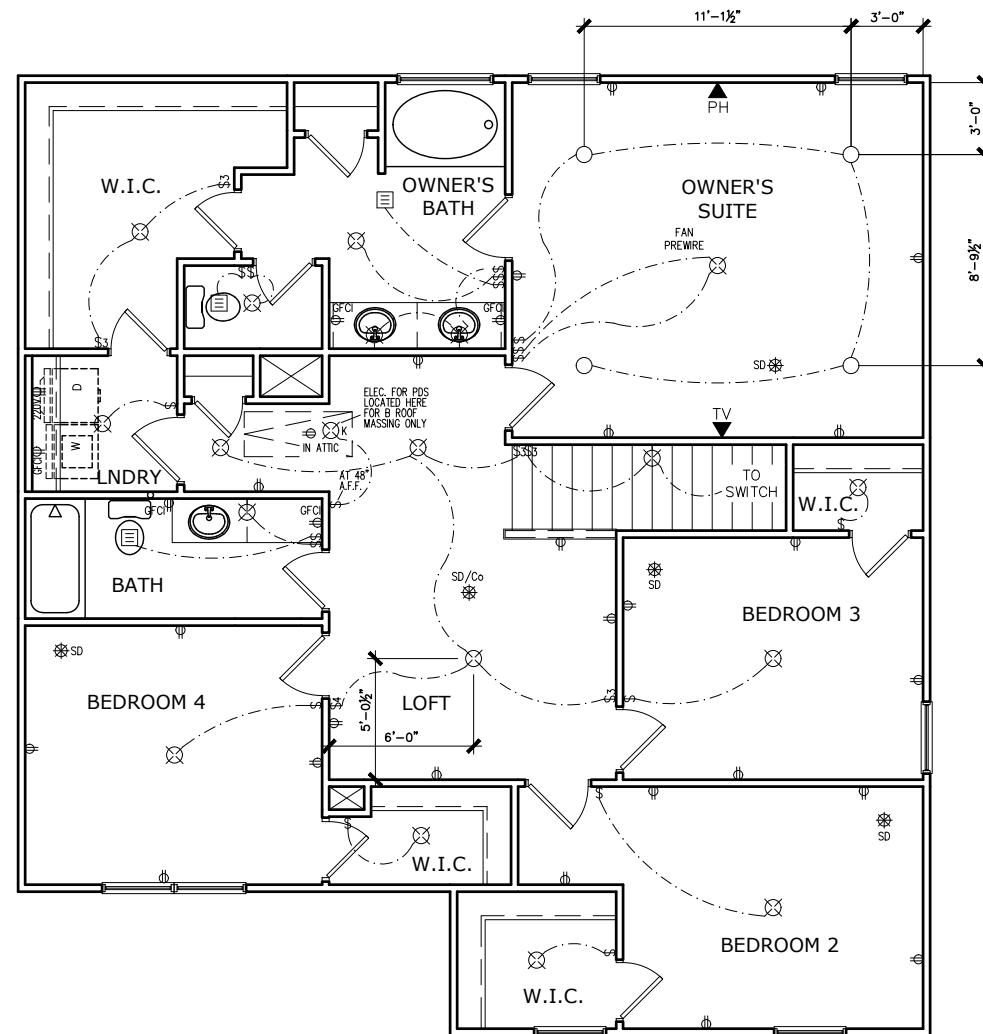
ELECTRICAL PLAN
FIRST FLOOR
MCGINNIS

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PAGE NO: A7.2

DUNCANS CROSSING LOT 0078



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

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

| | | | | | |
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| BY | # | # | # | # | # |
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ELECTRICAL PLAN
SECOND FLOOR
MCGINNIS

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| FACADE OPT: | B | | |
| PLAN ID: | | | |
| FND: | ALL | ELEV: | B |
| PAGE NO: | A7.3 | | |

Smith Douglas Communities
Home Definition Guide
Duncans Crossing
Lot: 000/0078

Community: Duncans Crossing
Lot: 000/0078

Address: 70 Bonnie Girl Court
Lillington, NC 27546

Plan: McGinnis B
CAD Version: 07/12/21
Bedrooms: 4
Bathrooms: 2.5
Sq. Footage: 2,372

| Option Name | Option Description | Price | Qty | Ext Price |
|--|--|-------|-----|-----------|
| Brck 20 C ExtCstPkg(v) | | | 1 | |
| Chrome Interior Finish Color Package | Includes chrome kitchen faucet, bath faucets, & fixtures, brushed nickel door hardware (handles, bumps, knobs/levers, deadbolts), Pkg1 (br) lighting fixtures, & pewter oval mirror (if applies). Separate options also affected: shower door, bath hardware (towel bar/ing, tp holder), shower grab bar, cabinet hardware (to be chrome). | | 1 | |
| 1A Uncovered Patio-Regular I/O Sloop | Expand 3x3 rear stoop to 10x12 concrete patio (size may vary, dimensions are per plan drawing). **** selecting a covered patio, do not select this option**** | | 1 | |
| Window(s) in Family Room | Add window(s) to Family Room per plan option. See specific plan for details. Does not include blind or screen. | | 1 | |
| 36" Cabinet 2nd Upgr w/ Hardware | Includes hardware - knobs, pulls, or knockouts combo. Note: Bath cabinets to match. | | 1 | |
| Kitchen Faucet - Level 1 (L) | Upgrade to Level 1 Pullout Kitchen Faucet From Standard faucet on LAMINATE Tops. NOTE: Do not pick this option if upgrading to any level of granite or Solid Surface. | | 1 | |
| Owner Bath Laminate Double Vanity | Owner Bath Laminate Double Vanity with Drawer Stack in lieu of Laminate Single Vanity with Kneespace. NOTE: Do not pick in addition to any other owner bath top option. | | 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 | |
| Kitchen Ceiling Fixture Lights I/O Std | Kitchen Lights - Low Profile Flush Mount LED Lights per Plan I/O Standard Light. | | 1 | |

Buyer's Signature _____

Date _____

Seller's Signature _____

Date _____

Smith Douglas Communities
11/16/2022
Page 1 of 3

Smith Douglas Communities
Home Definition Guide
Duncans Crossing
Lot: 000/0078

| Option Name | Option Description | Price | Qty | Ext Price |
|--|--|-------|-----|-----------|
| Owner's Bedroom Ceiling Fixture Lights | Owner's Bedroom Lights - 4 Low Profile Flush Mount LED Lights. | | 1 | |

Buyer's Signature _____

Date _____

Seller's Signature _____

Date _____

Smith Douglas Communities
11/16/2022
Page 2 of 3

Smith Douglas Communities
Home Definition Guide
Duncans Crossing
Lot: 000/0078

| Activity | Item | Selection | Accepted |
|--------------------------|--------------------------------|-----------------------------------|------------|
| De/Install AppliancePkg | Appliance Package Select - All | Appliance Package Selected | 11/11/2022 |
| Install Cabinets Complet | Cab Htrer Type(2)ALL | Knob/Pull Combo | 11/11/2022 |
| Install Cabinets Complet | Cabinet Finish - Upgrade 2Aris | 2nd-Up Elite Panestyle-Stone Gray | 11/11/2022 |
| Install Cabinets Complet | Master Bath Vanity Tops - All | 5019K-07 Drama Marble | 11/11/2022 |
| Install Cabinets Complet | Secondary Bath Vanity Tops-All | 5019K-07 Drama Marble | 11/11/2022 |
| Install Carpet | Carpet - Standard ALL | Smith Grove III Concrete 510 | 11/11/2022 |
| Install Laminate Tops | Kitchen Counter Tops - All | 5019K-07 Drama Marble | 11/11/2022 |
| Install Laminate Tops | Master Bath Vanity Tops - All | 5019K-07 Drama Marble | 11/11/2022 |
| Install Laminate Tops | Secondary Bath Vanity Tops-All | 5019K-07 Drama Marble | 11/11/2022 |
| Paint Interior Complete | Interior Paint (Trim) | SW 7088 Extra White | 11/11/2022 |
| Paint Interior Complete | Interior Paint (Walls) - Base | SW 7014 Eder White | 11/11/2022 |
| PM Install Vinyl Floor | VinylPkg-Common Areas | River Chase II Legacy 170 | 11/11/2022 |
| PM Install Vinyl Floor | VinylPkg-Option Baths | River Chase II Legacy 170 | 11/11/2022 |
| PM Install Vinyl Floor | VinylPkg-Owner Bath | River Chase II Legacy 170 | 11/11/2022 |
| PM Install Vinyl Floor | VinylPkg-Std 2nd Bth/Laundry | River Chase II Legacy 170 | 11/11/2022 |

Buyer's Signature _____

Date _____

Seller's Signature _____

Date _____

Smith Douglas Communities
11/16/2022
Page 3 of 3

DUNCANS CROSSING LOT 0078

| BY | # | # | # | # | # |
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| PLAN ID: | |
| FND: ALL | ELEV: B |
| PAGE NO: A9.1 | |

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

| DESCRIPTION OF BLDG. ELEMENT | 3"x0.131" NAILS | 3"x0.120" NAILS |
|--|---|--|
| JOIST TO SOLE PLATE | (3) TOENAILS NAILS @ 4" O.C. | (3) TOENAILS* NAILS @ 4" O.C. |
| SOLE PL. TO JOIST/RIM OR BLK'G STUD TO PLATE | (4) TOENAILS/ (3) END NAILS | (4) TOENAILS/ (4) END NAILS* |
| RIM TO TOP PLATE | TOENAILS @ 6" O.C. | TOENAILS @ 4" O.C.* |
| BLK'G. BTWN. JOISTS TO TOP PL. | (3) TOENAILS EA. END | (3) TOENAILS EA. END* |
| DOUBLE STUD | NAILS @ 16" O.C. | NAILS @ 16" O.C. |
| DOUBLE TOP PLATE | NAILS @ 12" O.C. | NAILS @ 8" O.C. |
| DOUBLE TOP PLATE LAP SPLICE (24" MIN) | (12) NAILS IN LAPPED AREA (24" MIN) | (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 @ 6" 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* |
| R.T. w/ HEEL HT. 24" TO 48" | WALL SHTG. LAP w/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC. | |

* 2 1/2"x0.131 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" * |
| 9'-6" | 16 FT. MAX | L6"x3"x3/8" * |
| | 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 QUEEN VENEER USE L4"x3/4".

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NCSECC-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
 - F44 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.:
 - F_c = 4,000 psi: FOUNDATION WALLS
 - 3,000 psi: FOOTINGS & INTERIOR SLABS ON GRADE
 - 3,500 psi: GARAGE & EXTERIOR SLABS ON GRADE
 - f_y = 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

- RT. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. U.N.O.)
- OF INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. U.N.O.)
- F.L. 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 ADDL. 10 PSF DEAD LOAD AT THESE LOCATIONS.
- INTERIOR BEARING WALL
- BEARING WALL ABOVE (B.N.A.)
- BEAM/HEADER
- M 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 NCSECC-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 NCSECC-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.

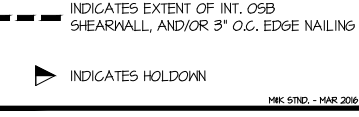
DESIGN WIND UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NCSECC-RC & 2018 IRC SECTION R802.11.1. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.5 & R802.11.

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 (3/8" 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)



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 RTTA CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) RTTA CLIPS AT 2-PLY GIRDER TRUSSES, (3) RTTA 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 ITC & IPI'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 NCSECC-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-JOIST)

 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 PLYS TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 24" 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 PLYS 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.

MULHERN+KULP
 RESIDENTIAL STRUCTURAL ENGINEERING
 3625 Matthews Parkway, Suite 105 - Alpharetta, GA 30022
 770-777-0074 - mulhern@mulhernkulp.com
 NC License # C-3825

Mulhern+Kulp project number:
256-21009

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

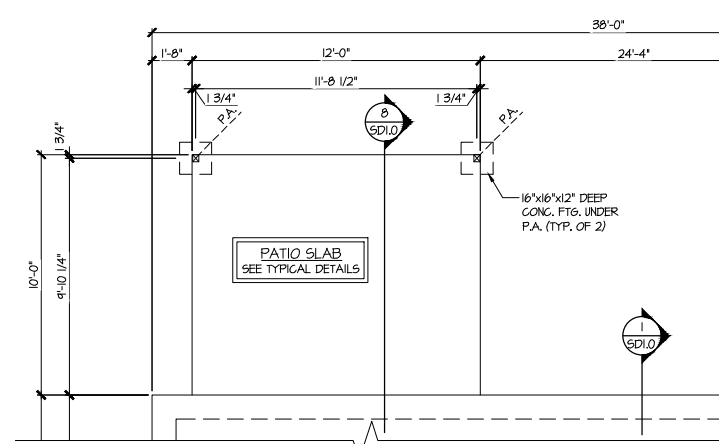
REVISIONS:
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 (REVISIONS ADDED)

SMITH DOUGLAS
 HOMES

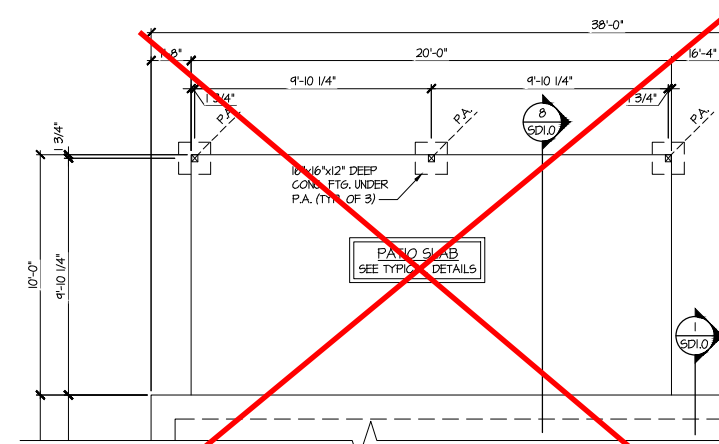
GENERAL STRUCTURAL NOTES
 MCGINNIS MODEL
 RALEIGH, NC

Duncans
 Crossing
 Lot 78

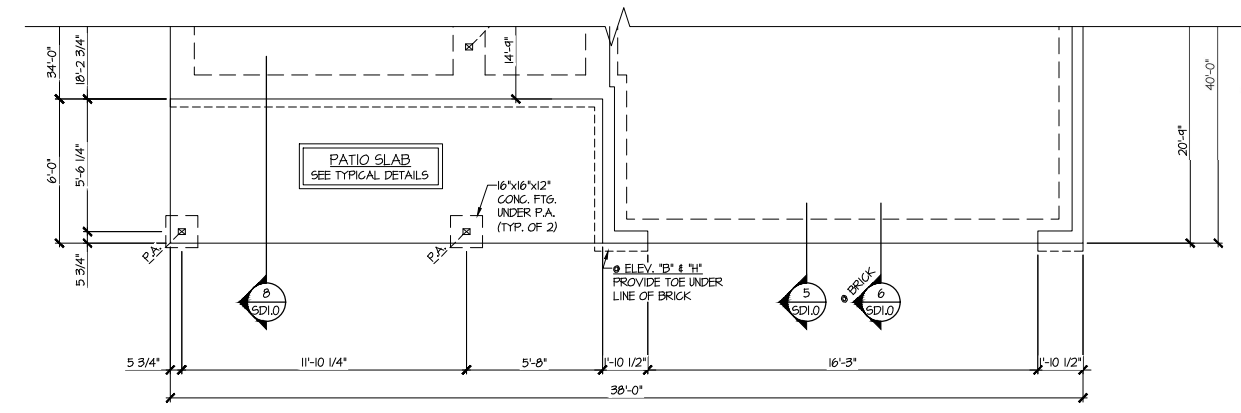
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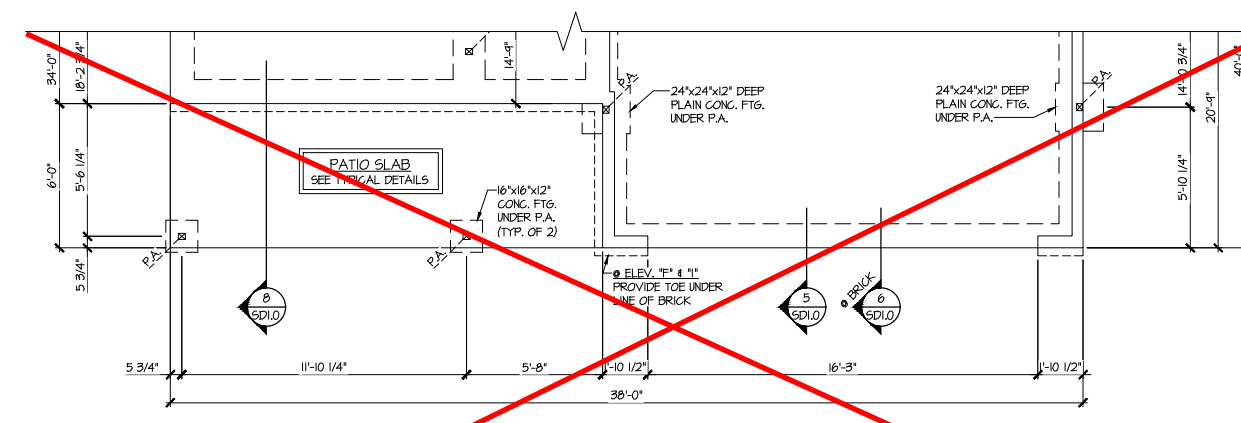
4 PARTIAL MONO-SLAB FOUNDATION PLAN
 SCALE: 1/4"=1'-0" ON 22x34
 1/8"=1'-0" ON 11x17
 OPT. COVERED PORCH



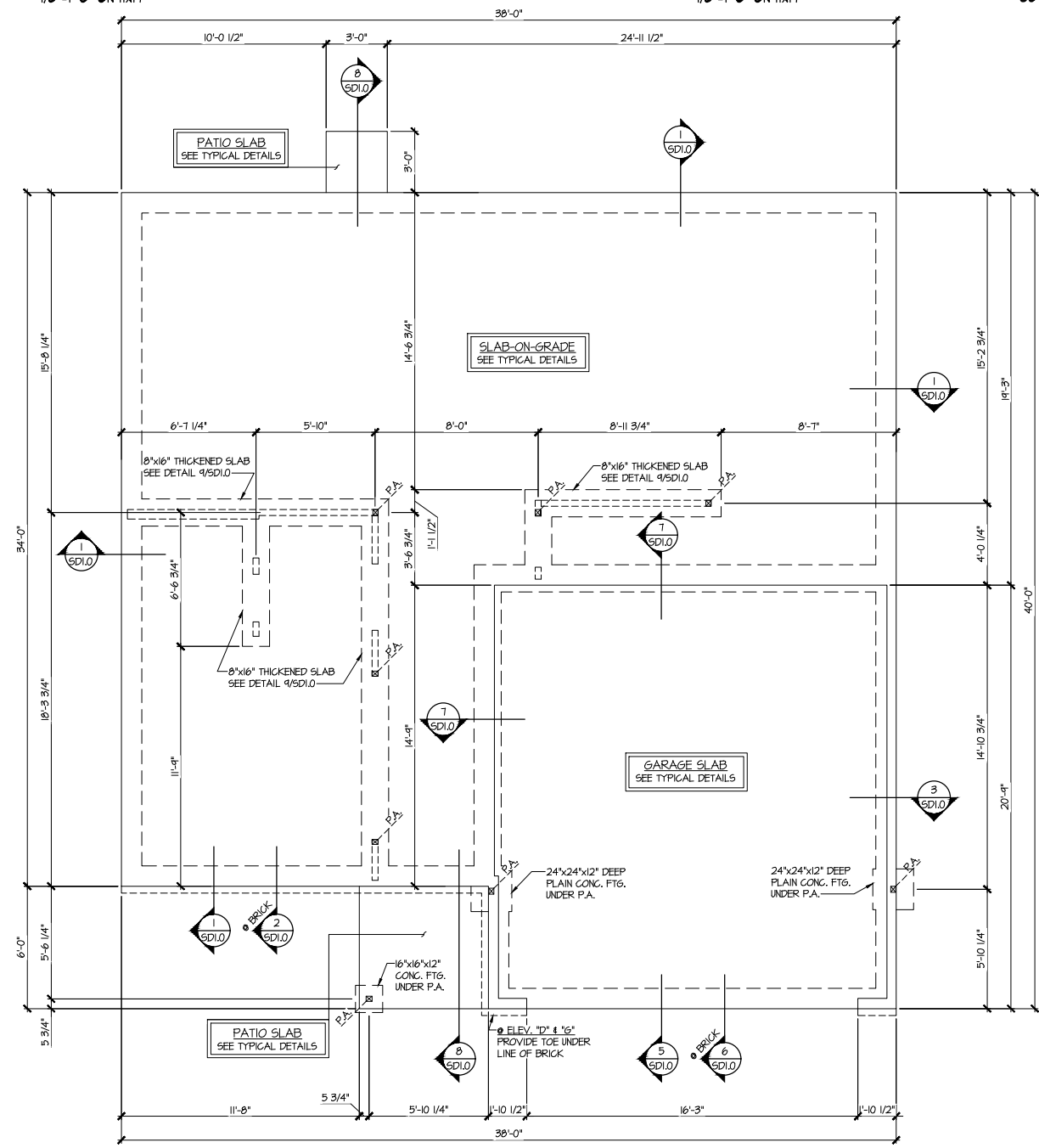
~~**5 PARTIAL MONO-SLAB FOUNDATION PLAN**~~
 SCALE: 1/4"=1'-0" ON 22x34
 1/8"=1'-0" ON 11x17
 OPT. LARGE COVERED PORCH



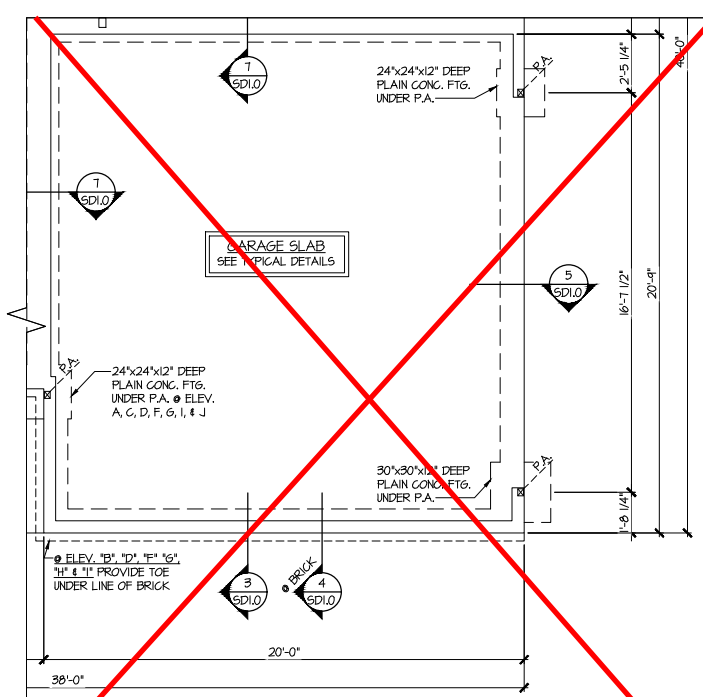
2 PARTIAL MONO-SLAB FOUNDATION PLAN
 SCALE: 1/4"=1'-0" ON 22x34
 1/8"=1'-0" ON 11x17
 ELEV. B, E, H, & K



~~**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

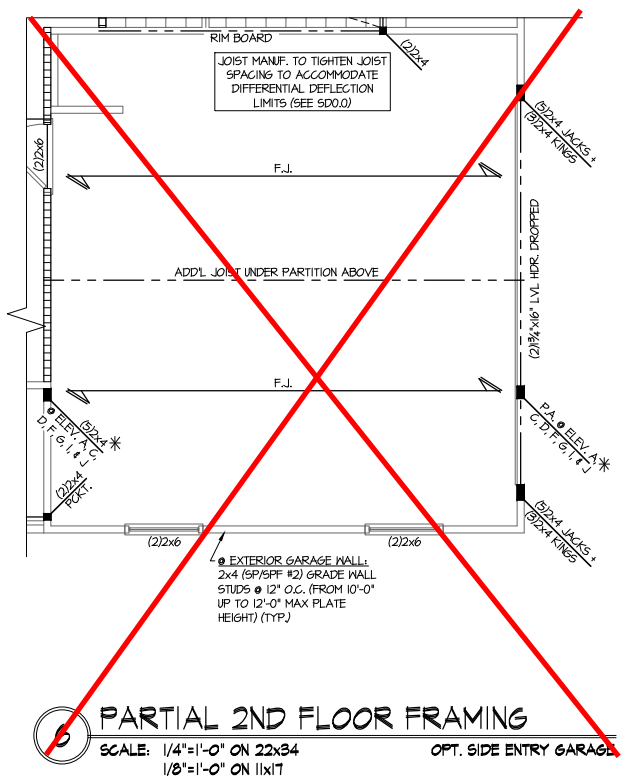
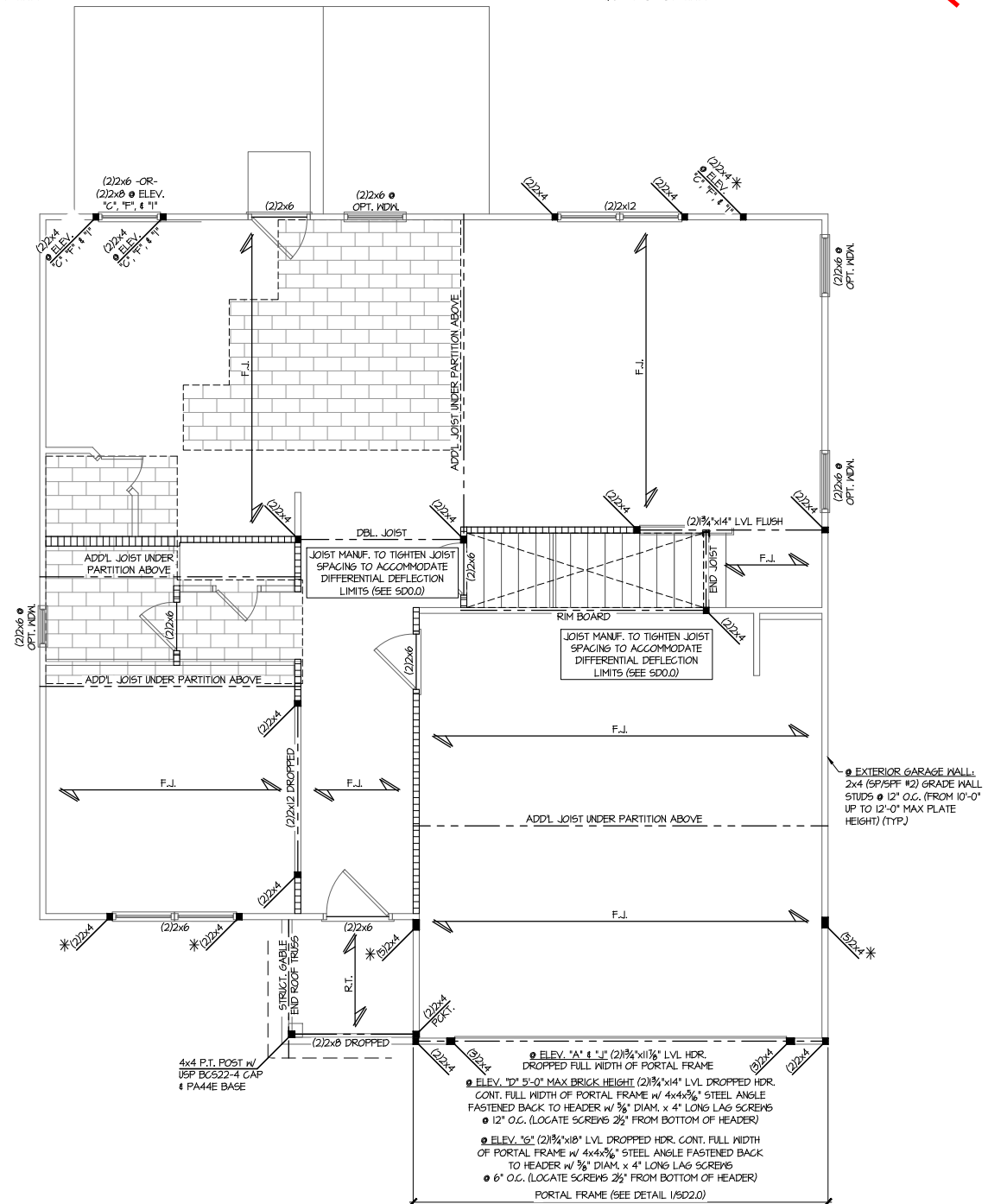
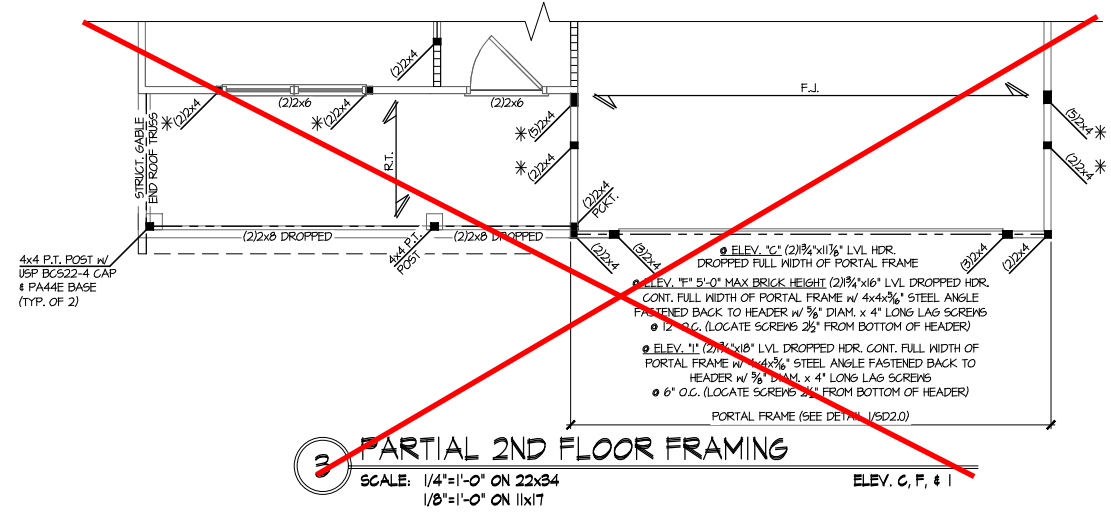
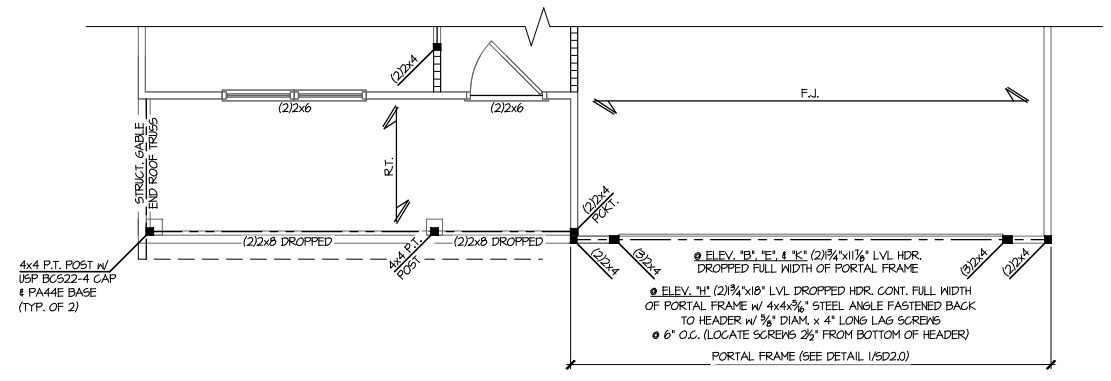
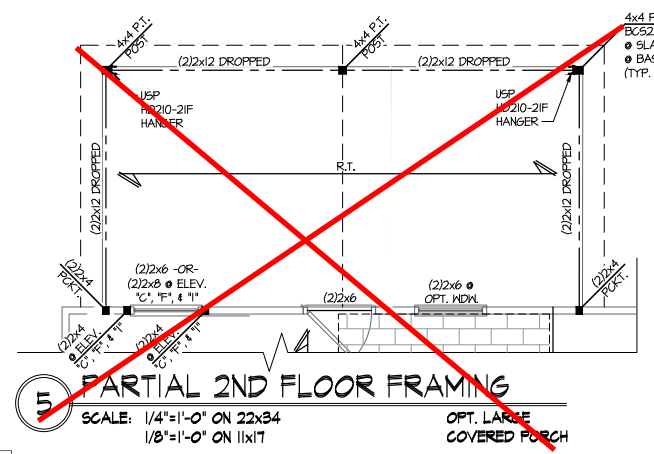
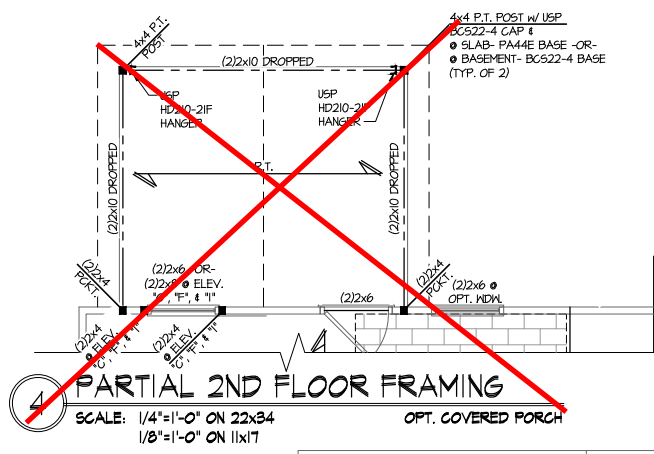


~~**6 PARTIAL MONO-SLAB FOUNDATION PLAN**~~
 SCALE: 1/4"=1'-0" ON 22x34
 1/8"=1'-0" ON 11x17
 OPT. SIDE ENTRY GARAGE

Duncans Crossing Lot 78

REFER TO S0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

| LEGEND | |
|--------|--|
| | INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (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. |



**Duncans
 Crossing
 Lot 78**

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.)
- OF 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.

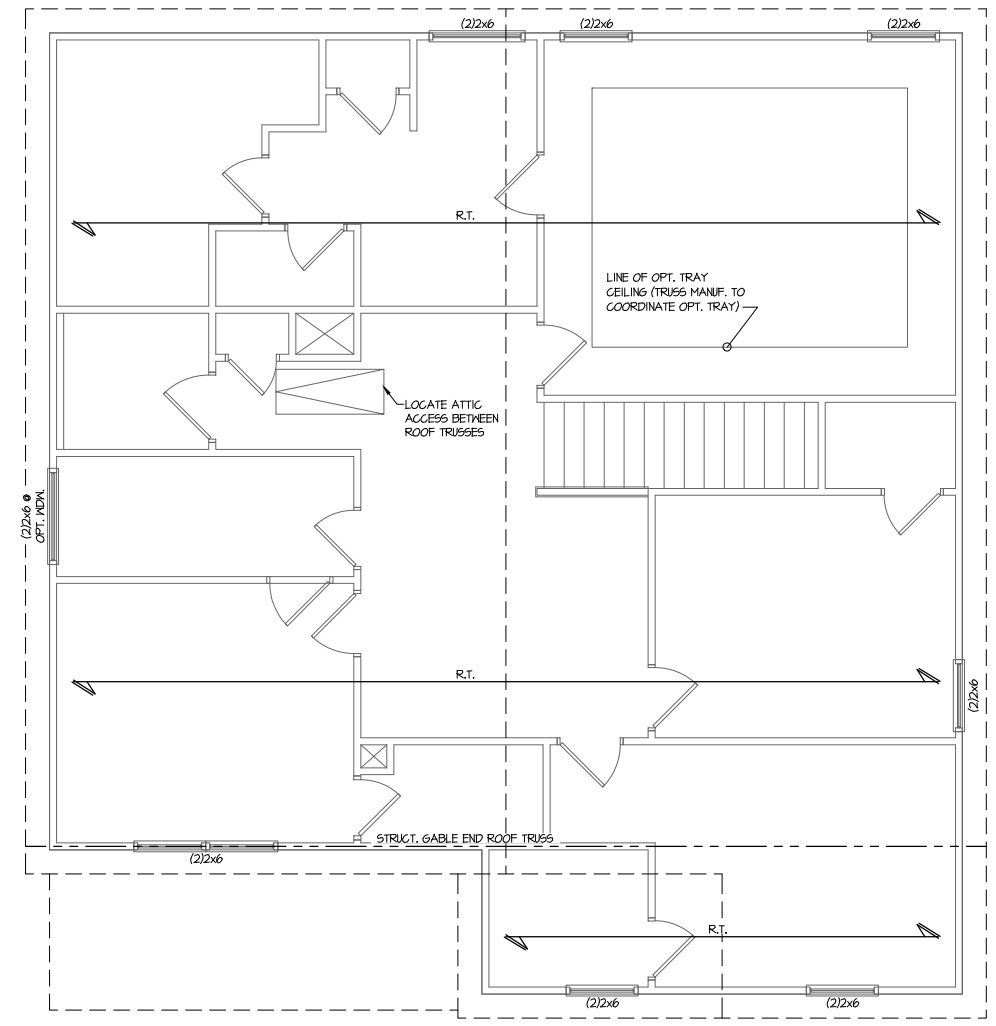
Mulhern+Kulp project number:
 256-21009
 project mgr: SMK
 drawn by: MJF
 issue date: 10-26-2021

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

SMITH DOUGLAS
 HOMES

ROOF FRAMING PLAN
 MCGINNIS MODEL
 RALEIGH, NC

sheet:
S4.1



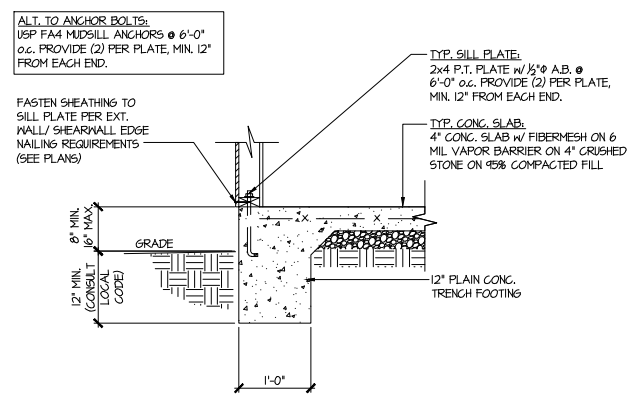
**Duncans
 Crossing
 Lot 78**

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

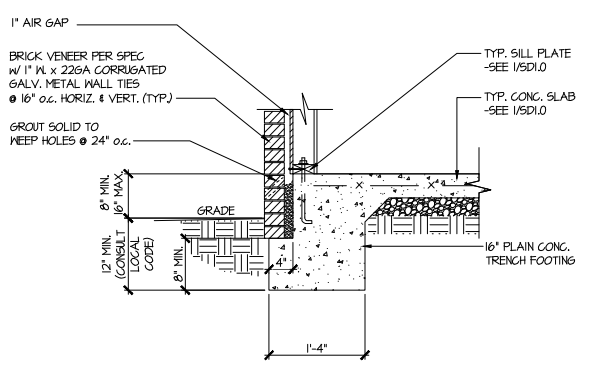
REFER TO S0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

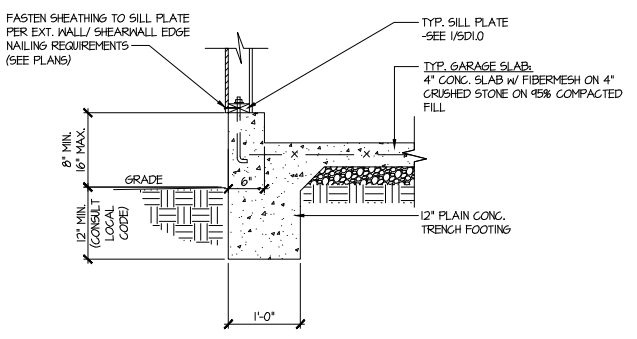
| LEGEND | |
|--------|--|
| | INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. UNO.) |
| | INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. UNO.) |
| | INDICATES 14" DEEP FLOOR I-JOISTS (24" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER |
| | INDICATES 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 |
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| | INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE. |



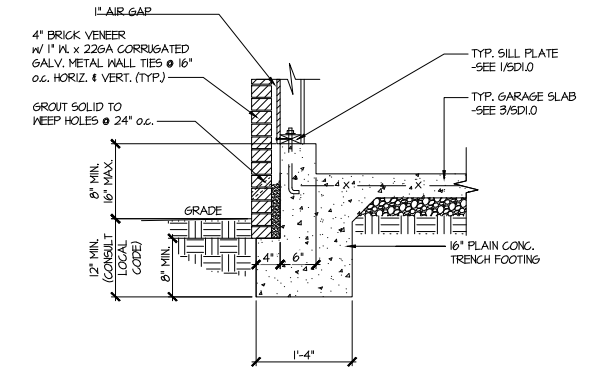
1 TYPICAL SLAB ON GRADE PERIMETER FOOTING



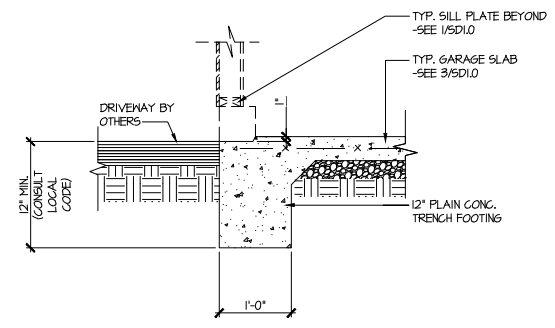
2 TYPICAL SLAB ON GRADE PERIMETER FOOTING w/ BRICK VENEER



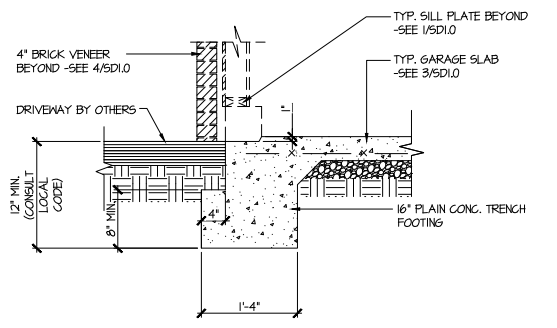
3 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING



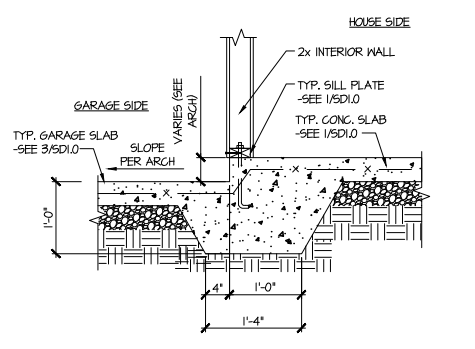
4 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING w/ BRICK VENEER



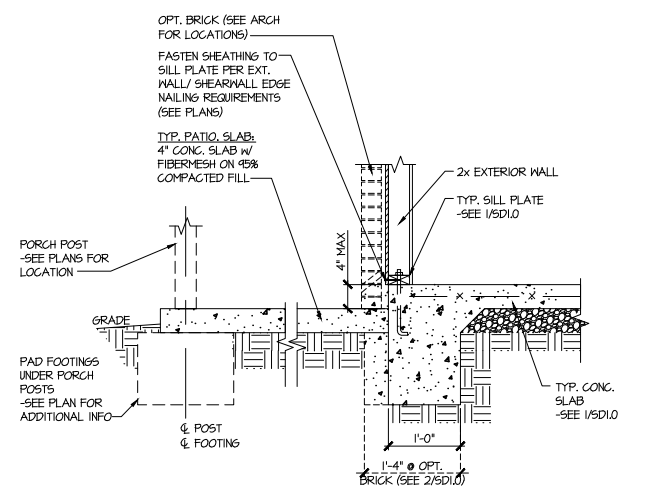
5 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING



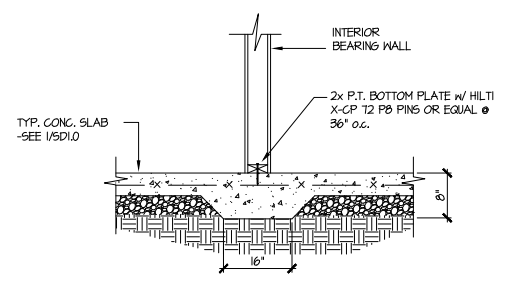
6 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING w/ BRICK VENEER



7 TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING



8 TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO



9 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL

MULHERN+KULP
 RESIDENTIAL STRUCTURAL ENGINEERING
 3825 Shawhokee Parkway, Suite 105 - Alpharetta, GA 30022
 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 78

sheet:
SD1.0

Mulhern+Kulp project number:
256-21009

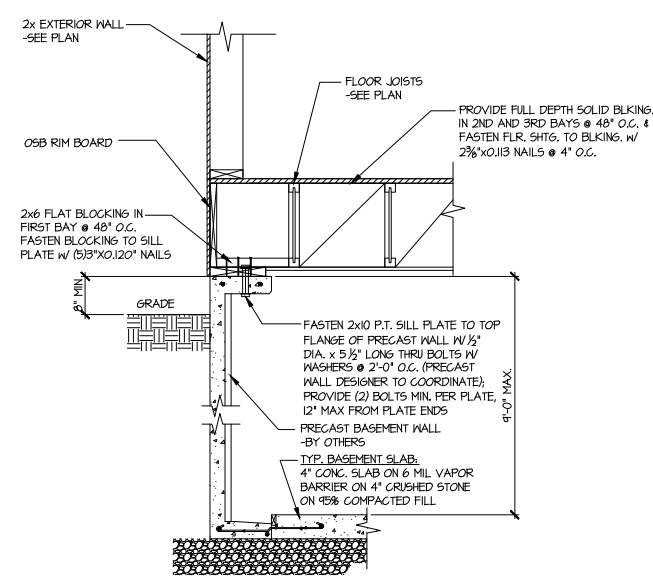
project mgr: **SMK**
 drawn by: **MJF**
 issue date: **10-26-2021**

REVISIONS:

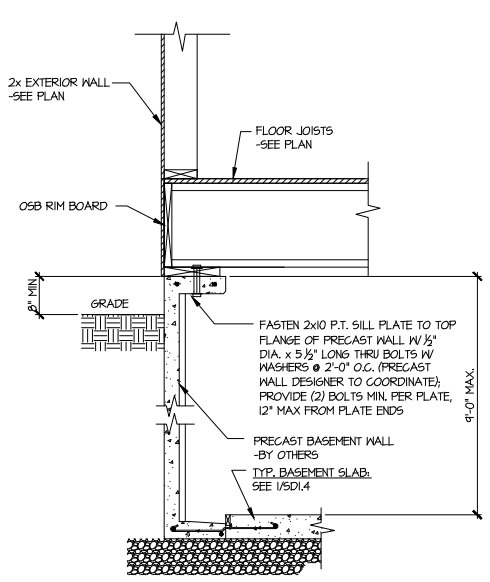
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| date: | initial: |
| 11/22/21 | JPP |
| UNRECORDED PLANS ADDED | |

SMITH DOUGLAS
 HOMES

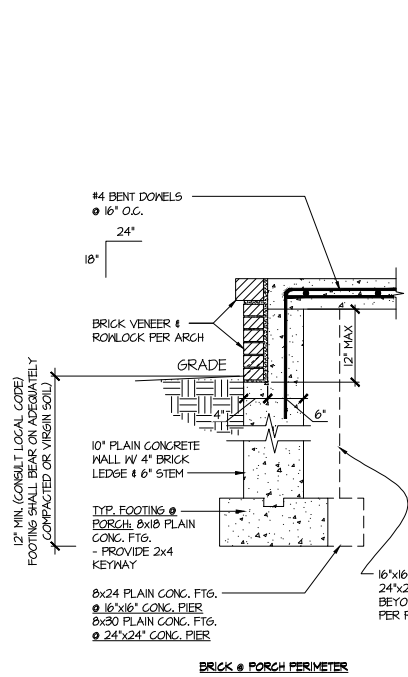
FOUNDATION DETAILS
 MCGINNIS MODEL
 RALEIGH, NC



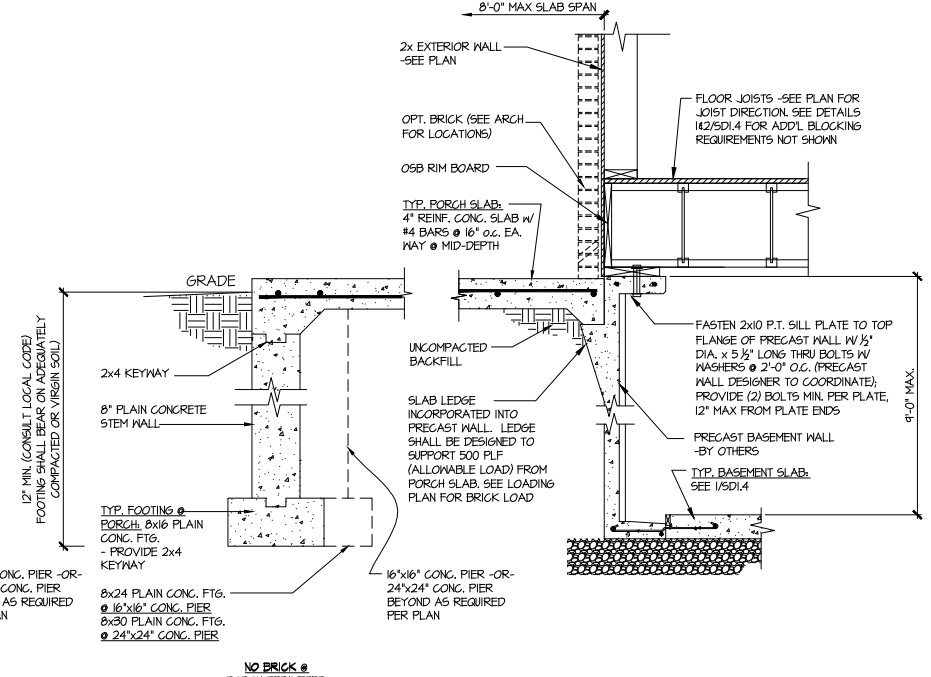
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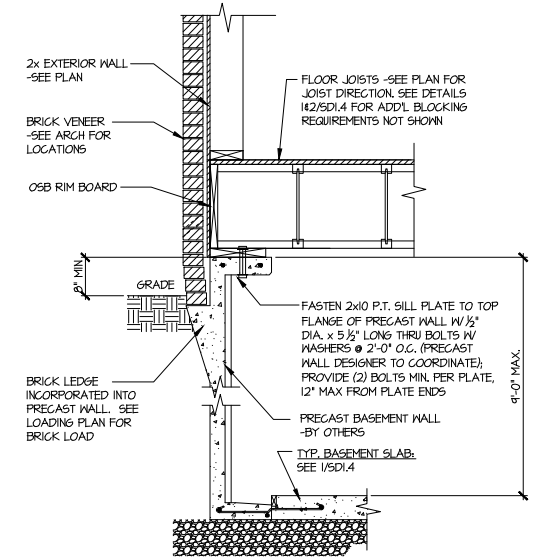
1A SECTION
 SCALE: 3/4"=1'-0"



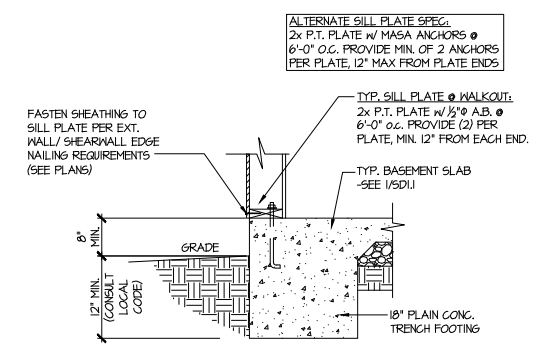
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 SCALE: 3/4"=1'-0"



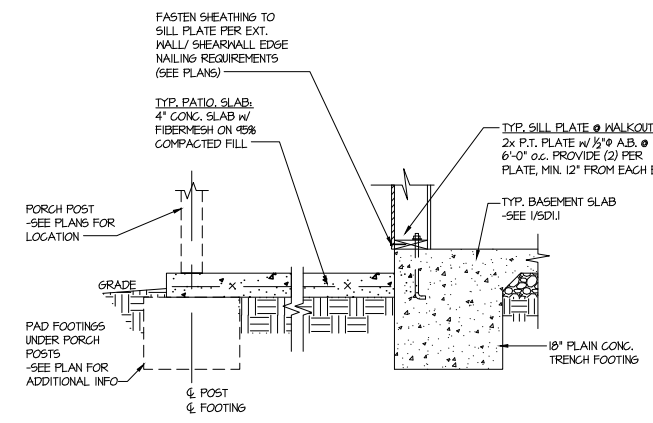
NO BRICK @ PORCH PERIMETER



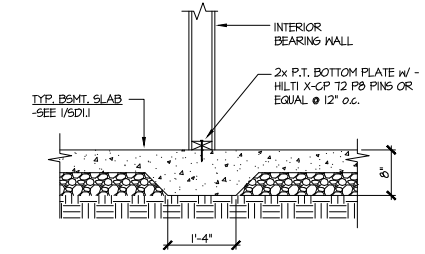
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 SCALE: 3/4"=1'-0"



4 TYPICAL BASEMENT FOUNDATION @ WALKOUT



5 TYPICAL BASEMENT FOUNDATION @ WALKOUT

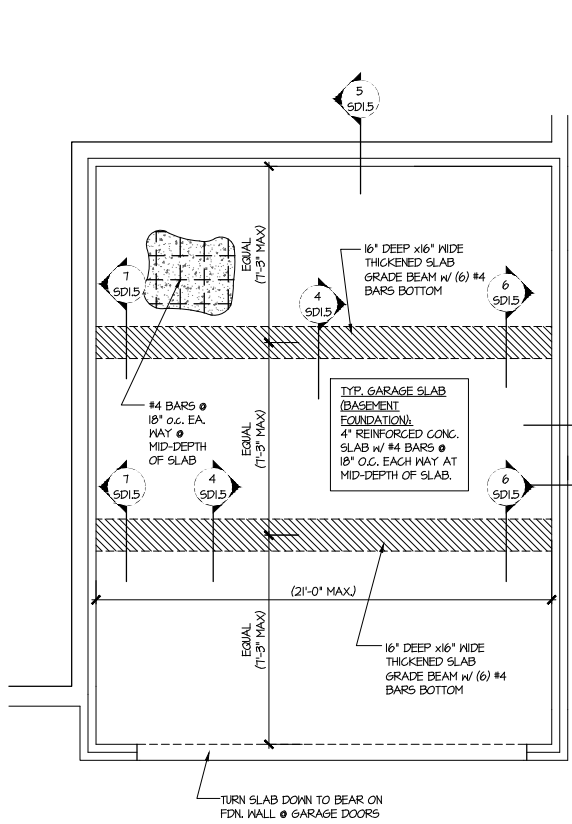


6 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL

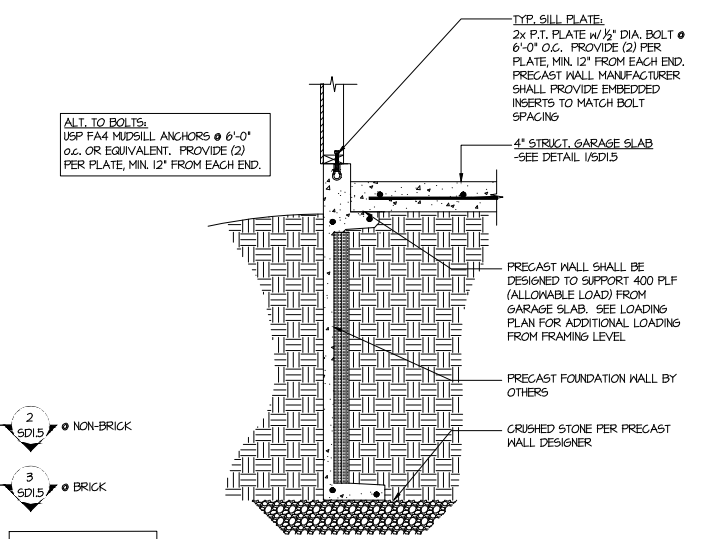
Duncans
 Crossing
 Lot 78

sheet:
SD1.4

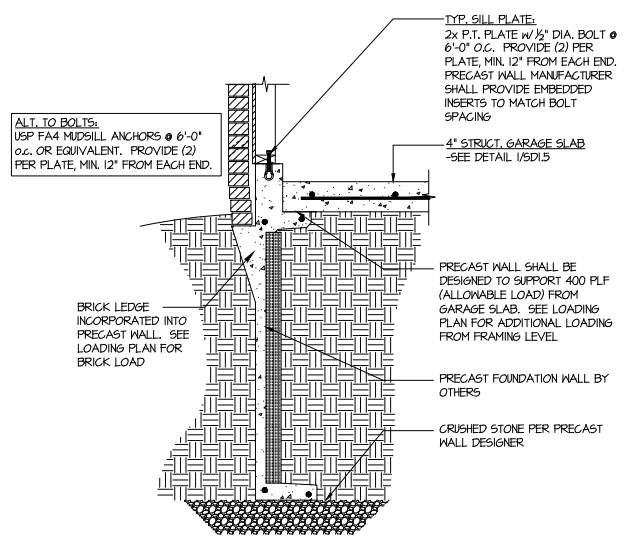
Duncans
 Crossing
 Lot 78



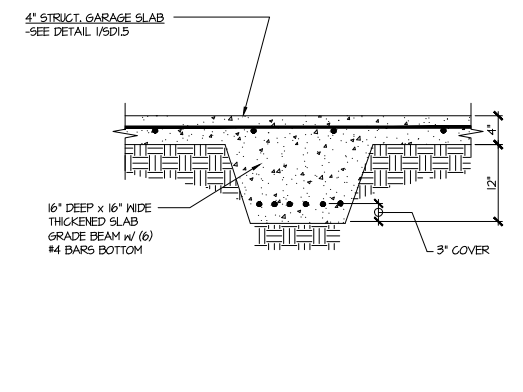
1 GENERIC FOUNDATION PLAN KEY @ GARAGE
 SCALE: 1/4"=1'-0"



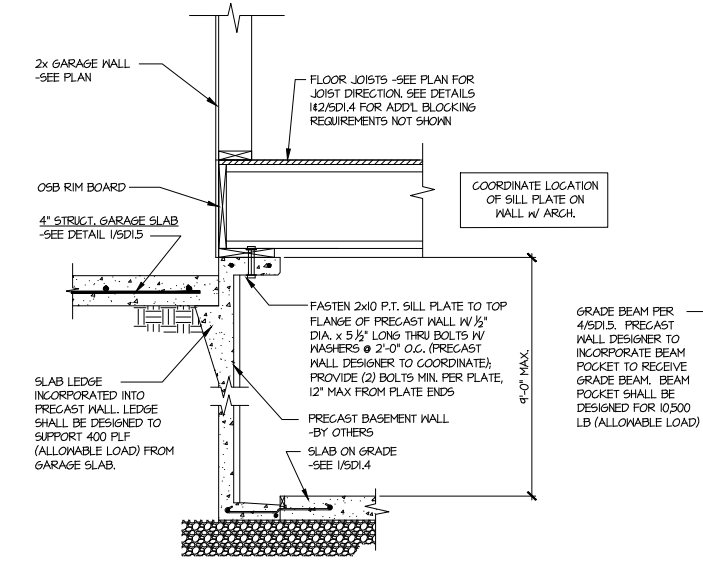
2 TYPICAL PERIMETER FOOTING @ GARAGE - BASEMENT FOUNDATION
 2 SD1.5
 3 SD1.5



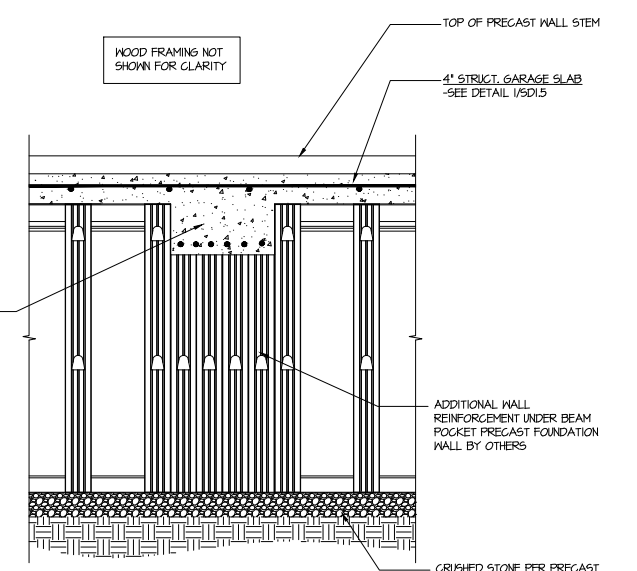
3 TYPICAL PERIMETER FOOTING @ GARAGE - BASEMENT FOUNDATION (BRICK)
 3 SD1.5



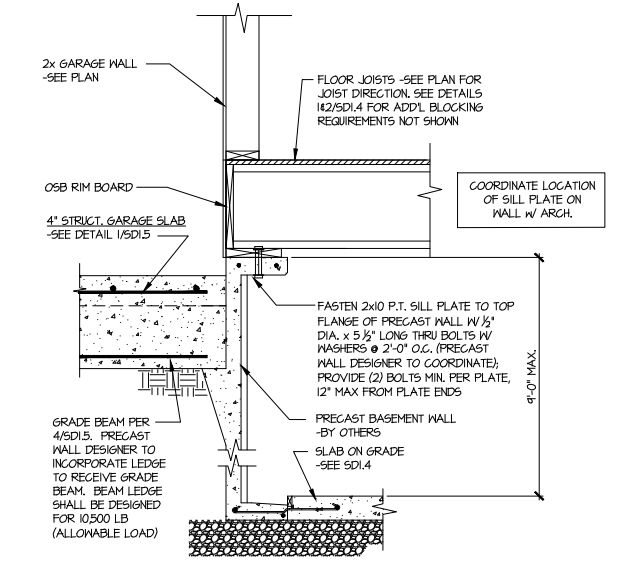
4 TYPICAL CONCRETE GRADE BEAM @ GARAGE FDN.
 SCALE: 3/4"=1'-0"



5 CONCRETE BSMT. FDN. WALL @ GARAGE
 5 SD1.4



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



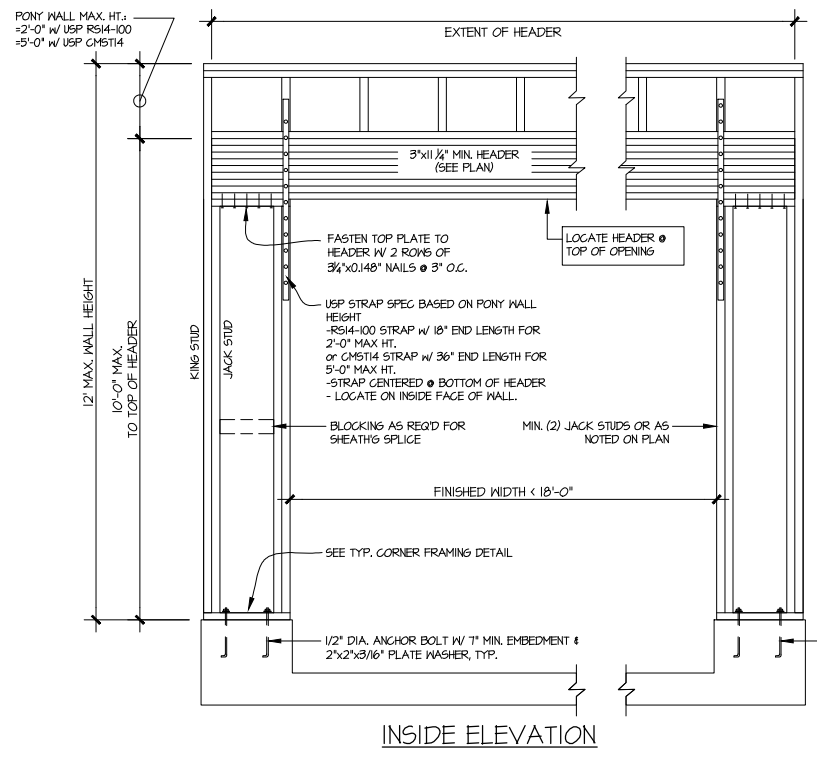
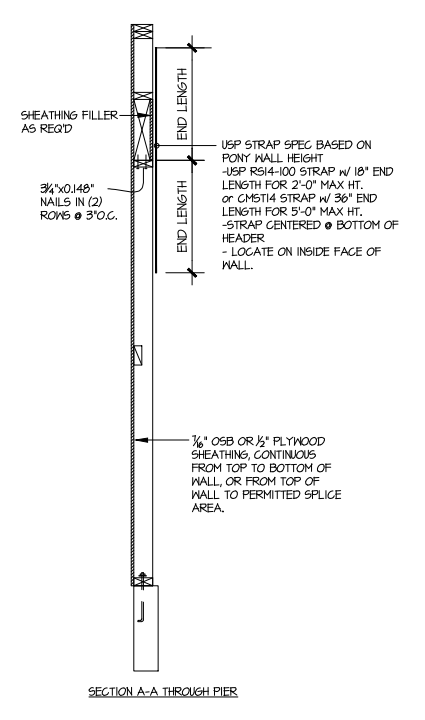
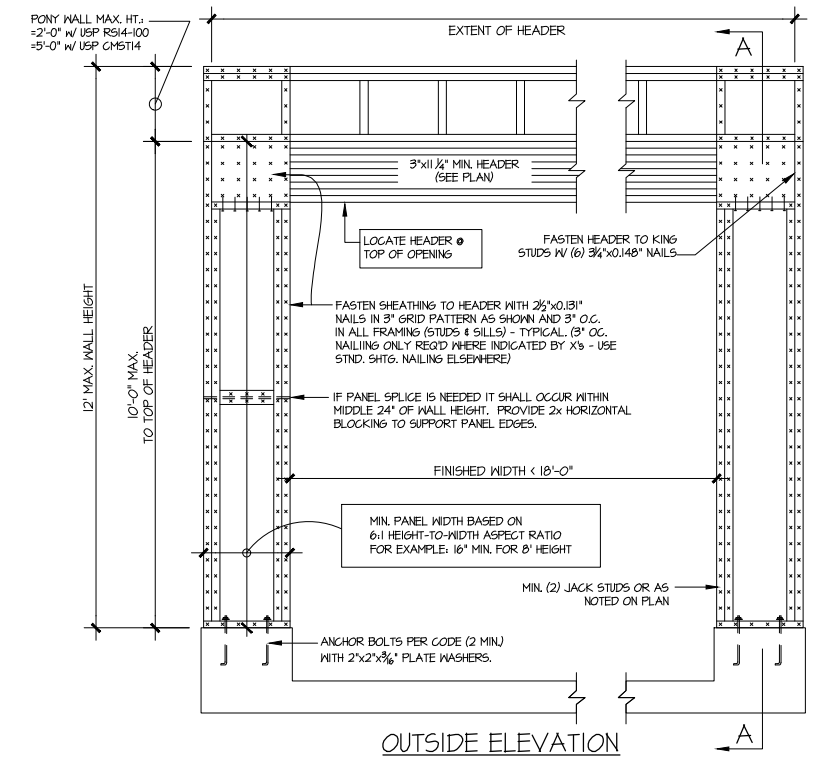
7 SECTION
 SCALE: 3/4"=1'-0"

| | |
|------------------------------|------------|
| Mulhern+Kulp project number: | 256-21009 |
| project mgr: | SMK |
| drawn by: | MJF |
| issue date: | 10-26-2021 |
| REVISIONS: | |
| date: | initial: |
| 11/22/21 | JPP |
| REVISED PLANS 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 STUD GRADE STUDS (OR BETTER)

2 1/2"x0.131" NAIL @ 6" O.C. IN ALL PANEL EDGES NOT PART OF PORTAL FRAME

3/4"x0.148" NAIL AT 12" O.C.

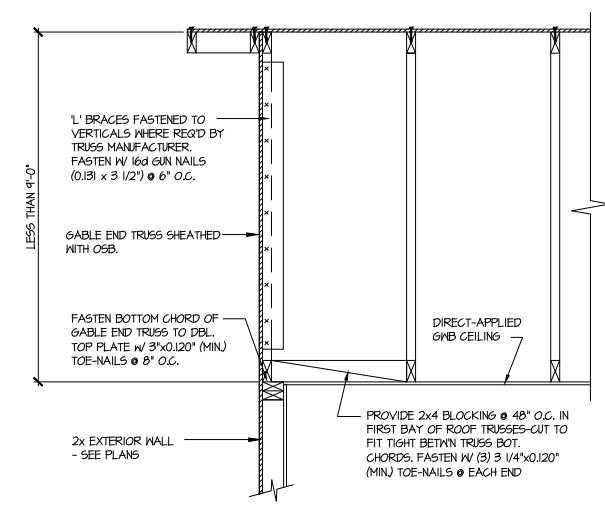
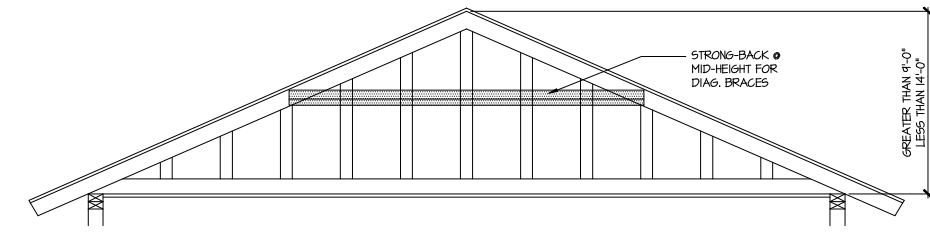
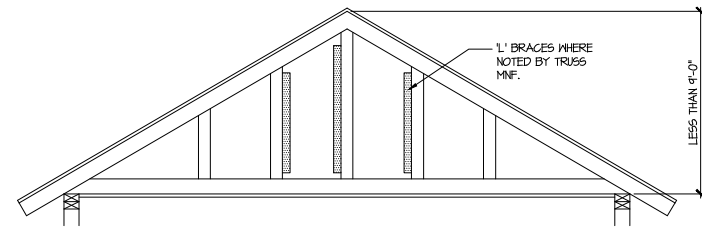
PORTAL FRAME WALL SEGMENT

PLAN VIEW OF CORNER DETAIL

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))

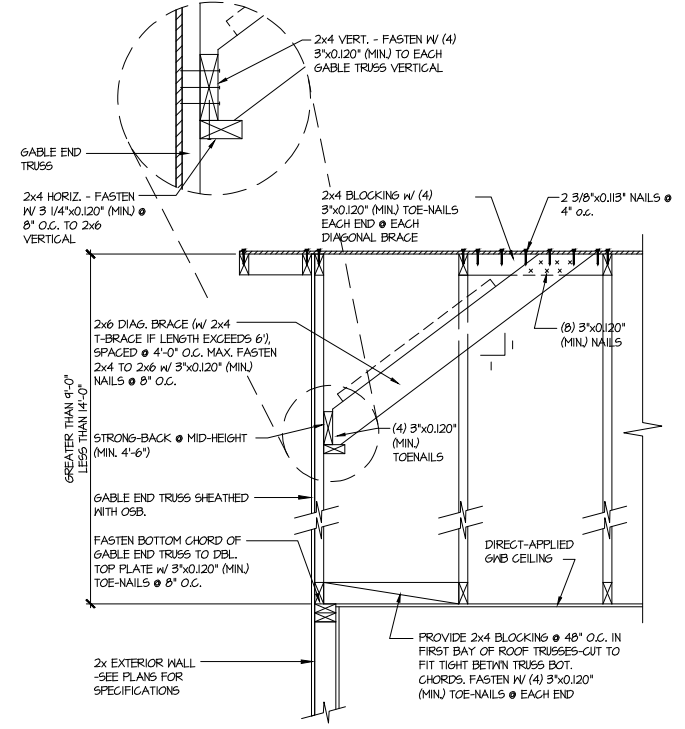
GARAGE PORTAL FRAME BRACING ELEVATION
 SCALE: N.T.S. BOTH SIDES OF GARAGE DOOR
 115 MPH WIND SPEED (ULT)

Duncans
 Crossing
 Lot 78



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.

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 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
 MISSED PLANS ADDED

SMITH DOUGLAS
 HOMES

FRAMING DETAILS
 MCGINNIS MODEL
 RALEIGH, NC

Duncans
 Crossing
 Lot 78

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:

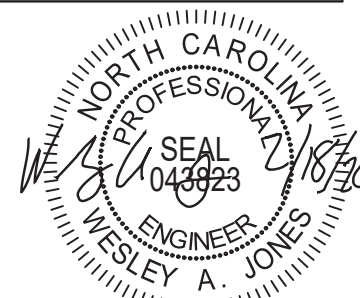
- Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards.
- Fiberboard wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan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

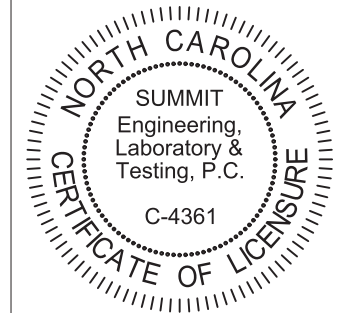
STRUCTURAL STEEL:

- 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.



STRUCTURAL MEMBERS ONLY

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



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

CURRENT DRAWING

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

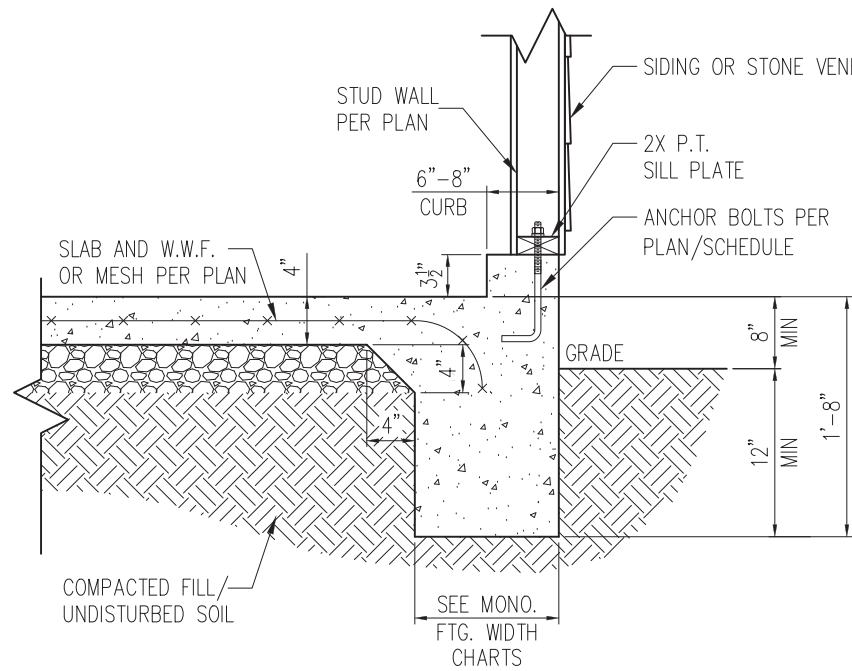
ORIGINAL DRAWING

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

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

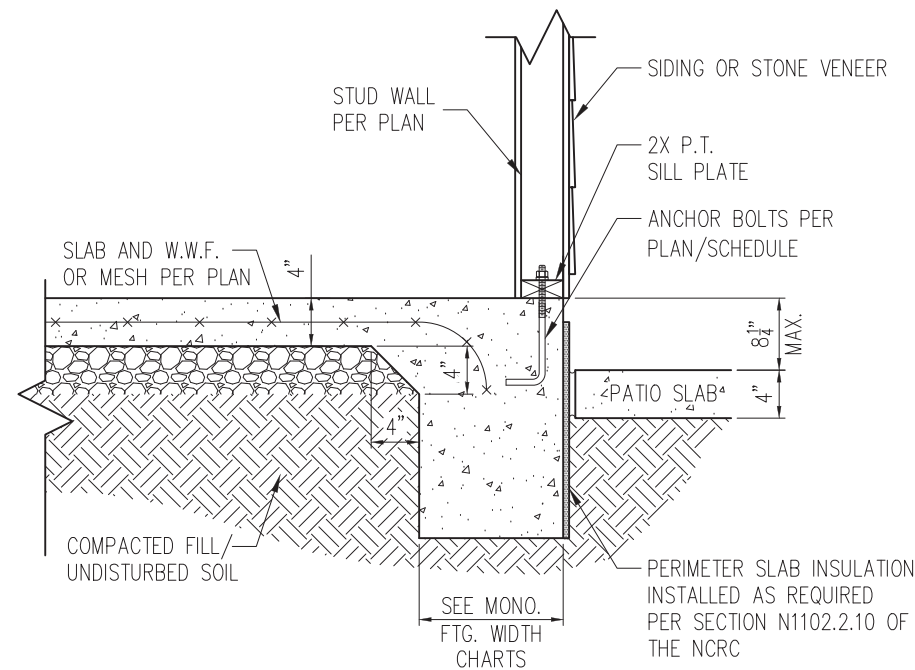
SHEET

CS2



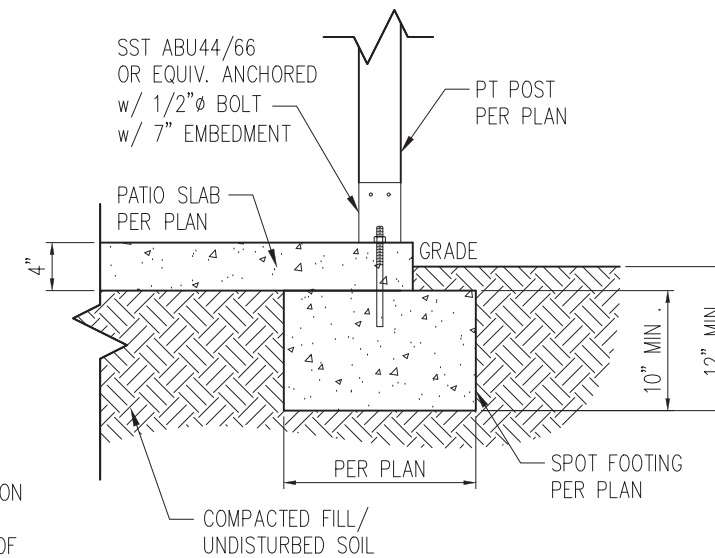
STANDARD - SIDING/STONE

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

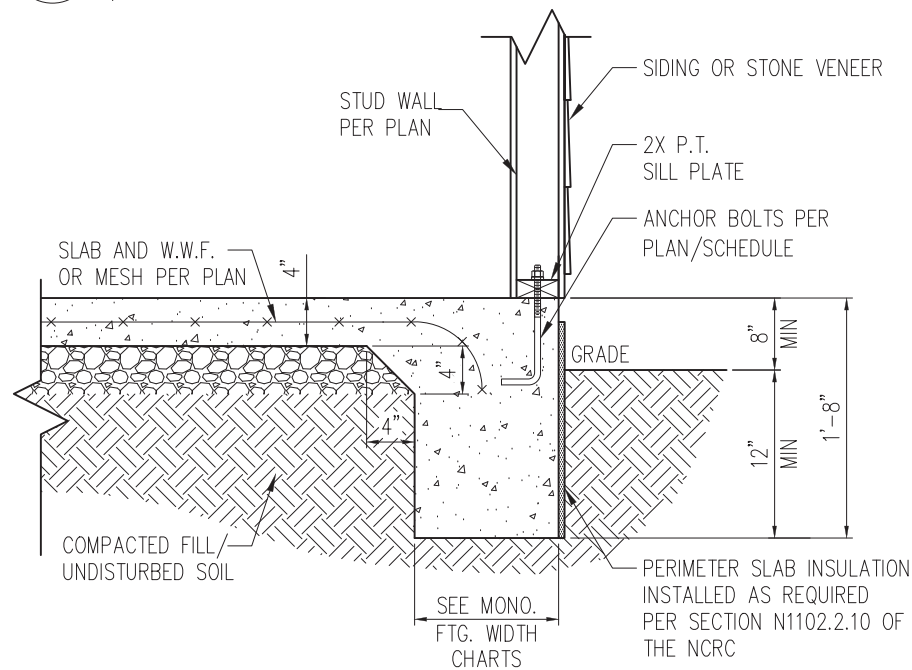


STANDARD - SIDING/STONE

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

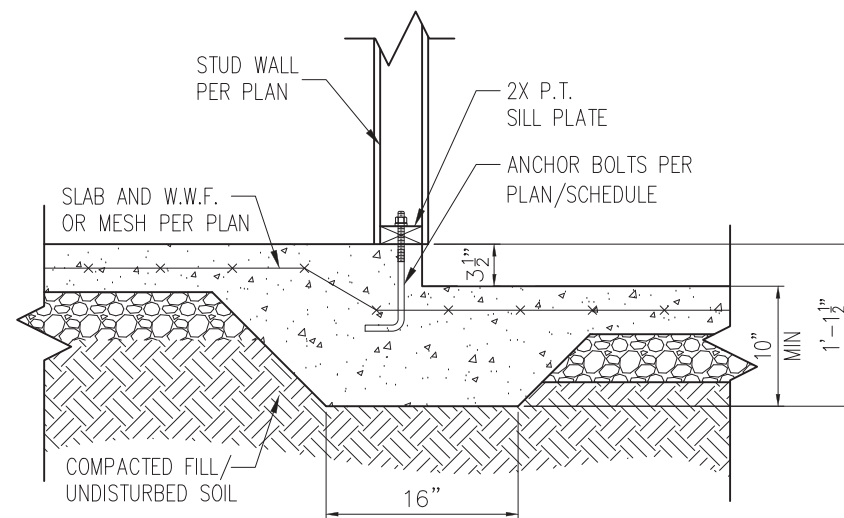


2A COVERED PATIO DETAIL
D1m 3/4" = 1'-0"



STANDARD - SIDING/STONE

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



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

WALL ANCHOR SCHEDULE

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

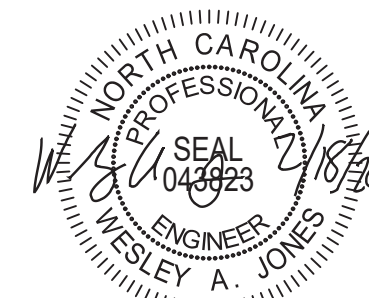
NOTE: INSTALL ALL ANCHORS 12" MAX. FROM ALL BOTTOM PLATE ENDS AND JOINTS.

MONOLITHIC FOOTING WIDTH

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

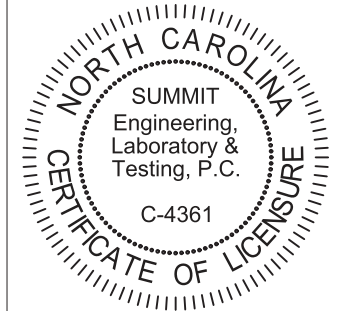
*5" BRICK LEDGE HAS BEEN ADDED TO THE MONOLITHIC FOOTING WIDTH FOR BRICK SUPPORT

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



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OFFICE: 919.380.9991
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PROJECT
Standard Details
Monolithic Slab Details
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

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

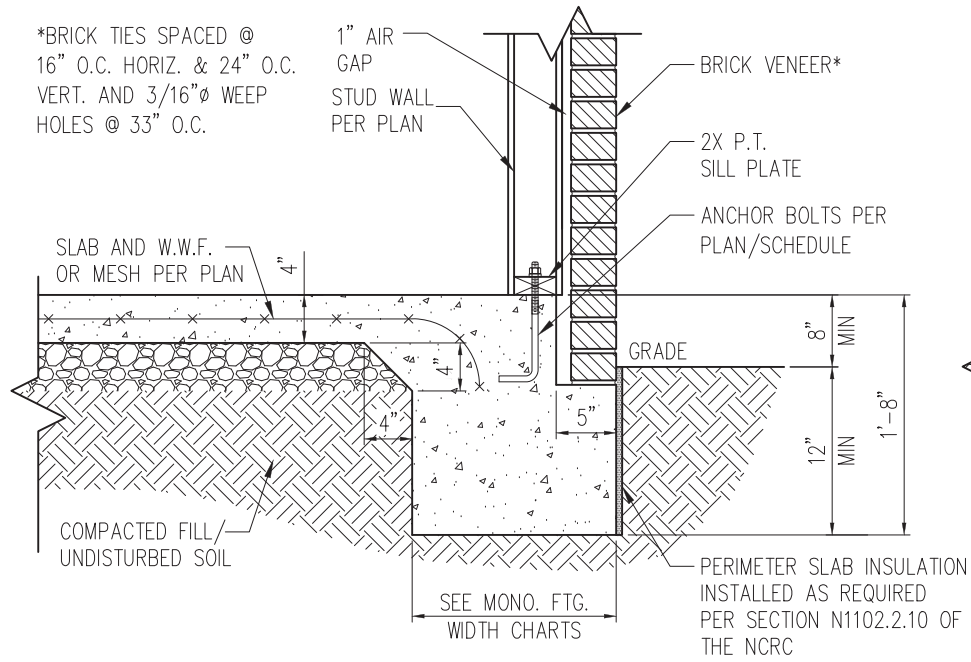
ORIGINAL DRAWING
NO. DATE PROJECT #
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

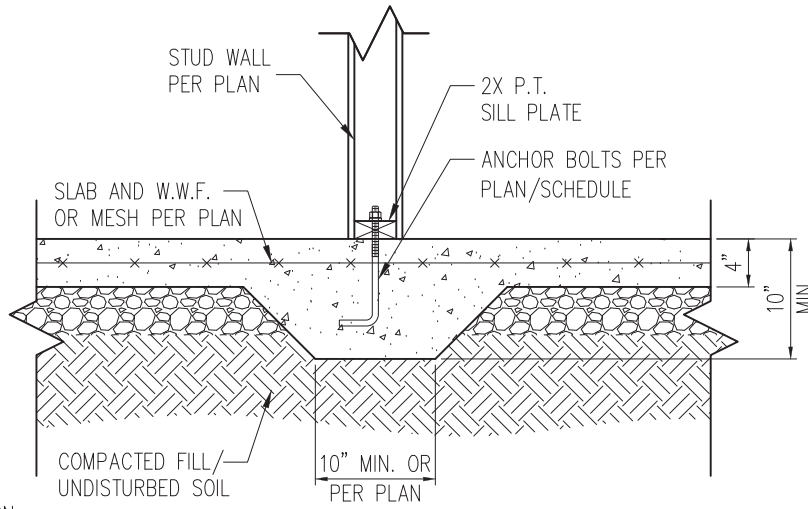
SHEET

D1m

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

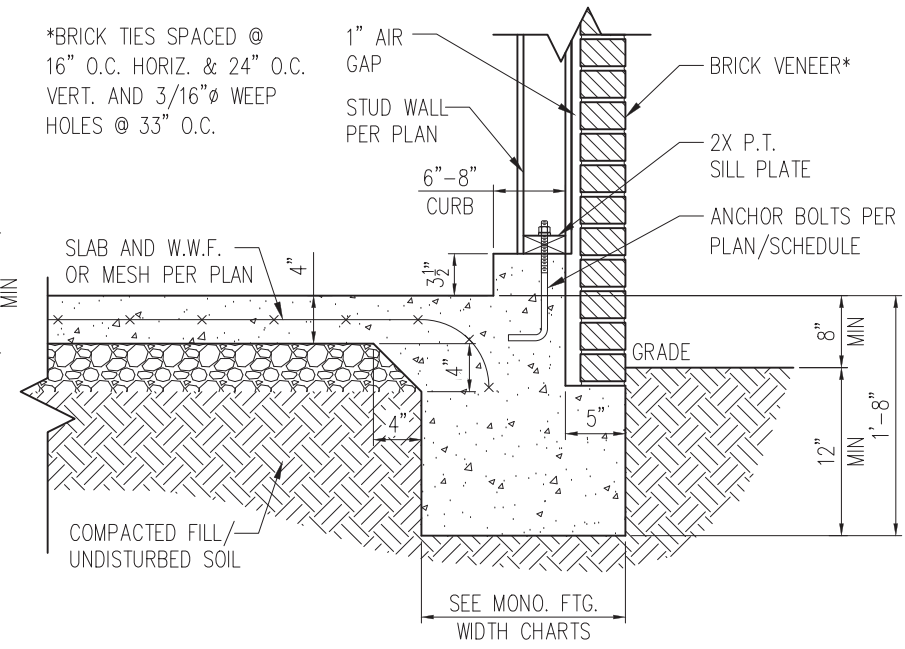


STANDARD - BRICK



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

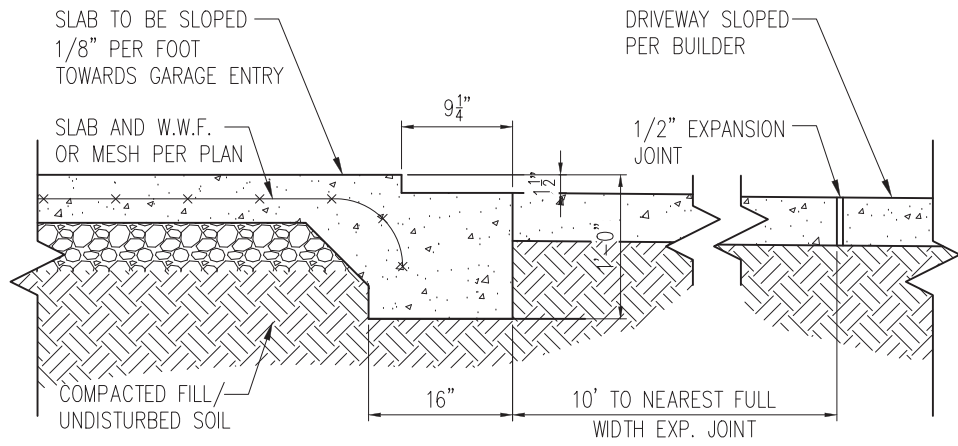
*BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT. AND 3/16" Ø WEEP HOLES @ 33" O.C.



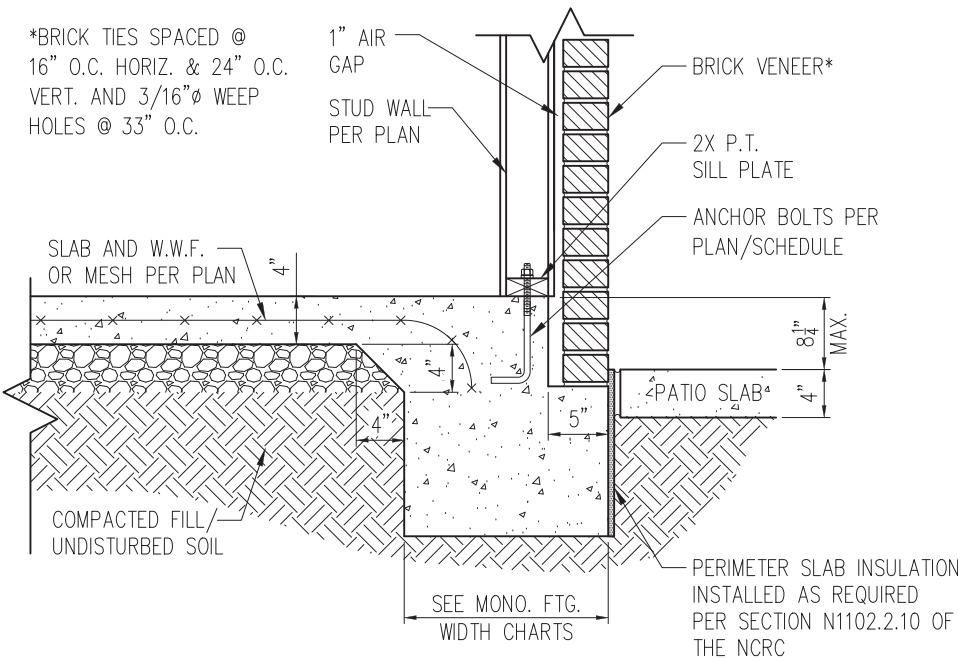
STANDARD - BRICK

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

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



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

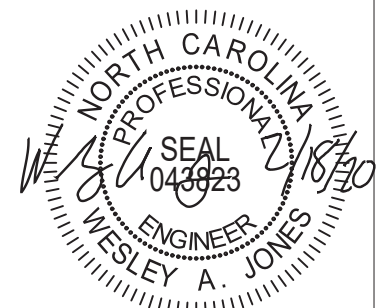


STANDARD - BRICK

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

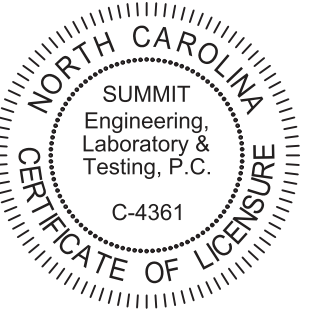
NOTES:

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



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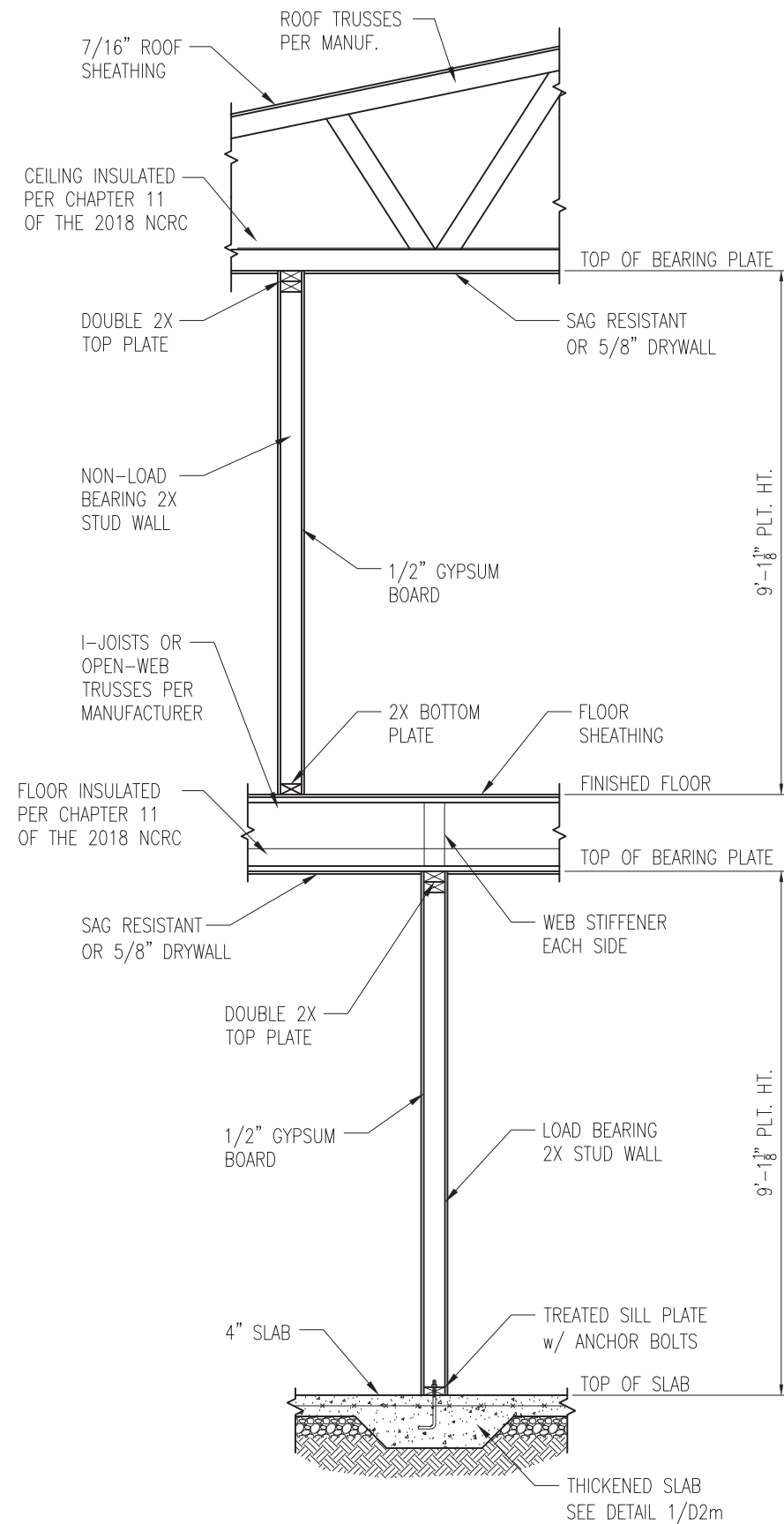
PROJECT
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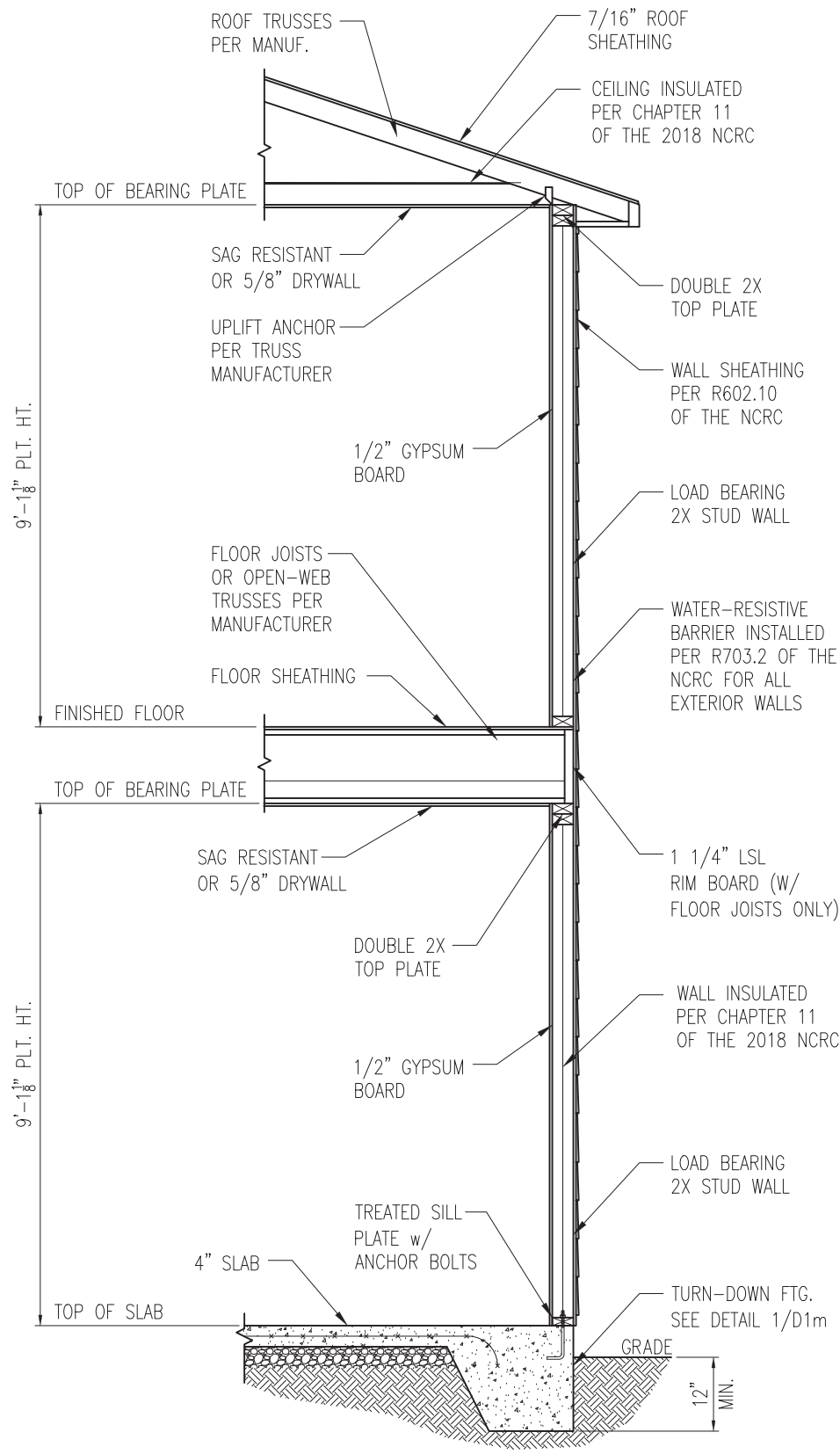
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NO. DATE PROJECT #
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REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D2m



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

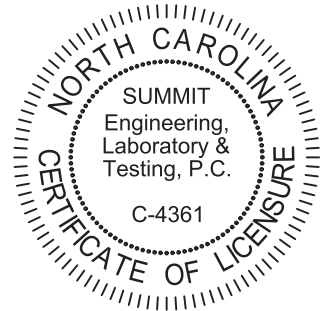


2 TYP. EXTERIOR LOAD BEARING WALL SECTION
 D3m 3/4" = 1'-0"
 -SIMILAR w/ BRICK AND STONE
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.
 -MIN. 3/16" Ø WEEP HOLES @ 33" O.C.

- NOTES:
1. REFER TO GENERAL NOTES & SPECIFICATIONS ON SHEET CS2 FOR ADDITIONAL INFORMATION.
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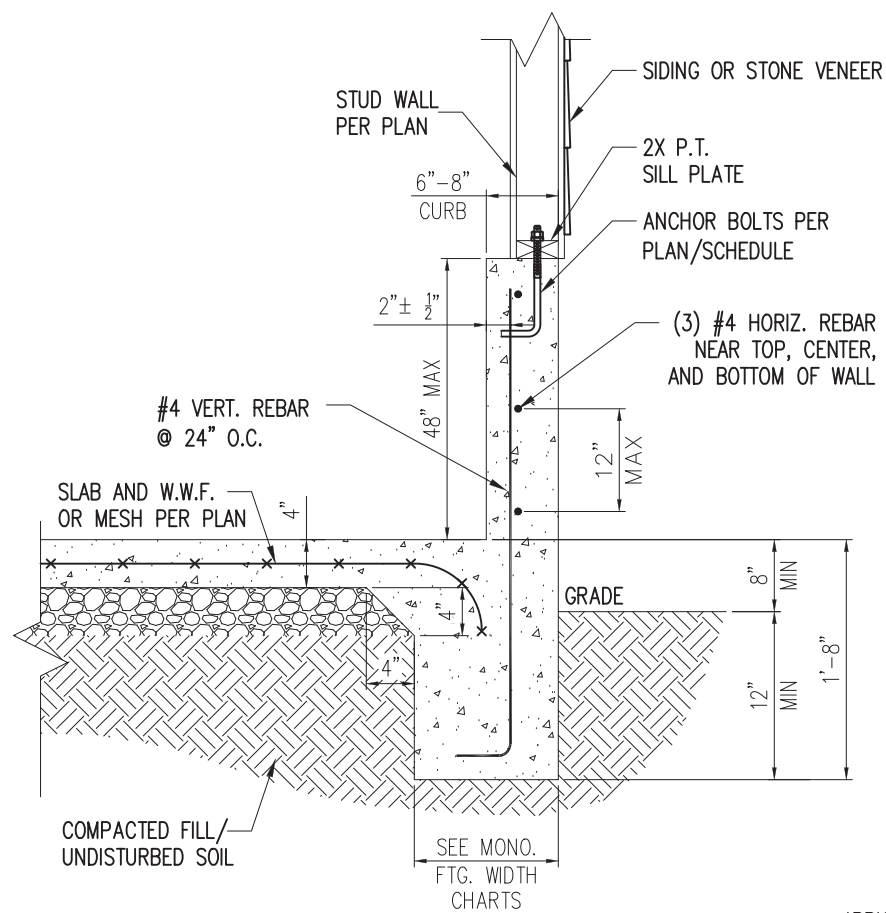
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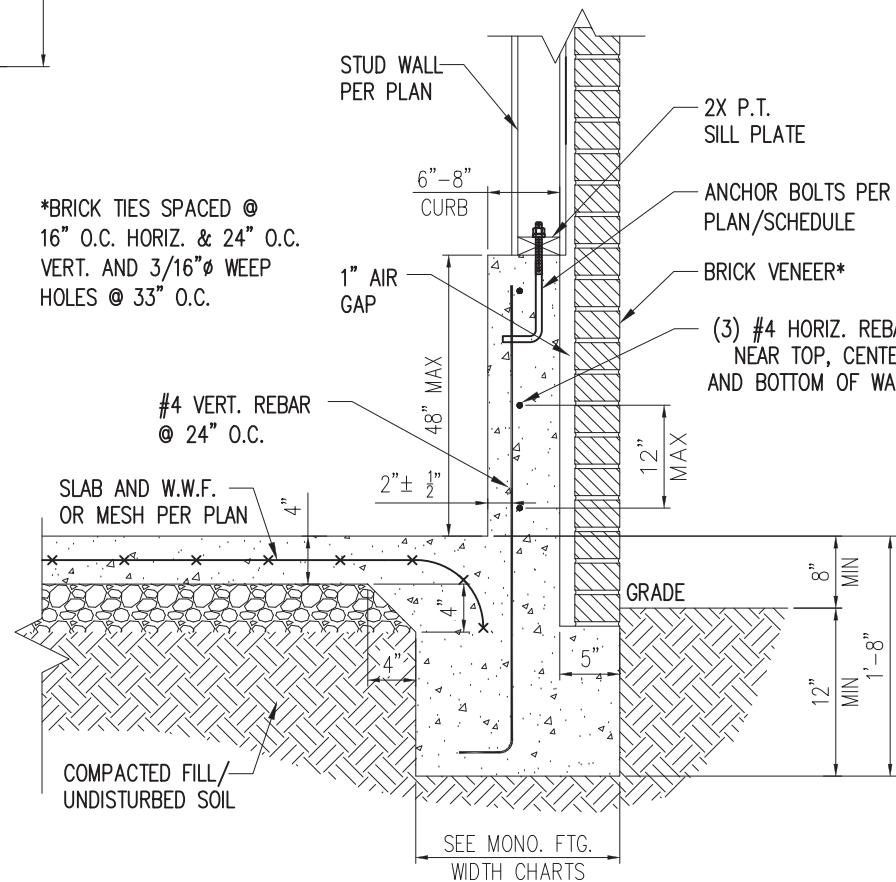
SHEET
D3m



STANDARD - SIDING/STONE

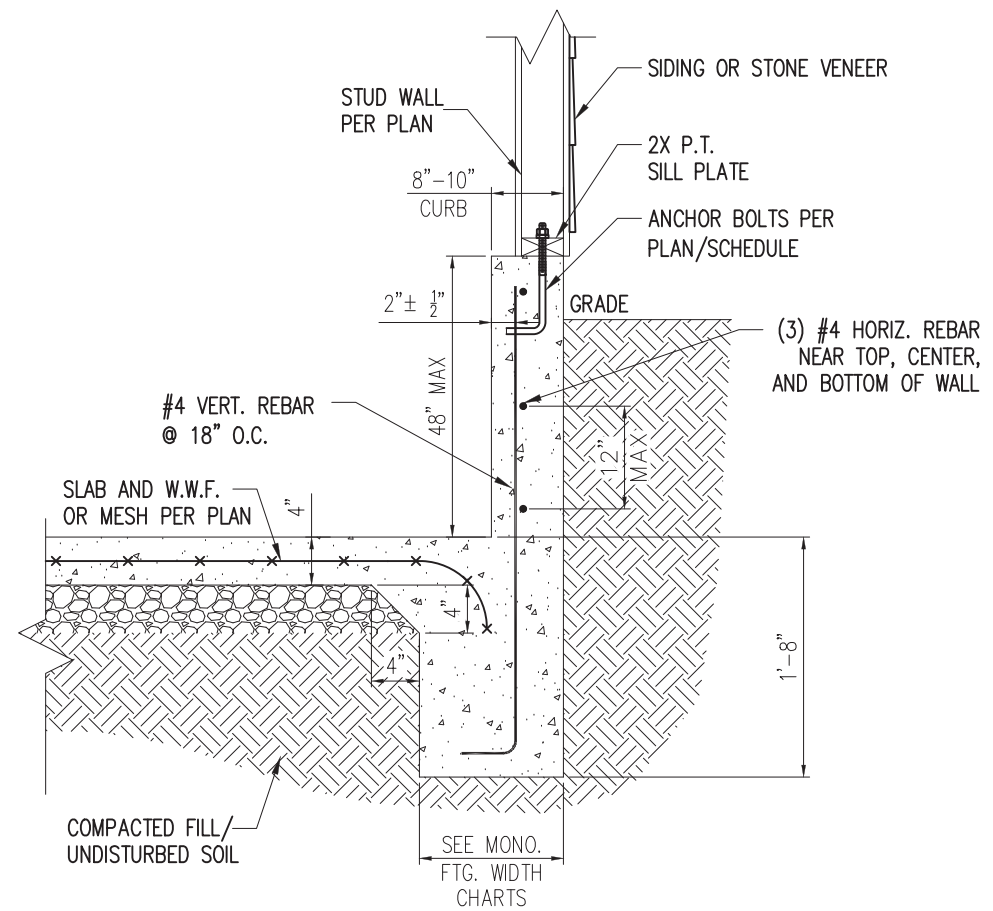
1 EXTENDED GARAGE CURB DETAIL
D4m NTS

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



STANDARD - BRICK

3 EXTENDED GARAGE CURB DETAIL
W/ BRICK VENEER
D4m NTS



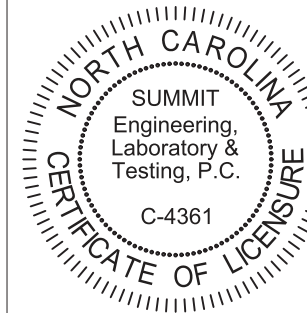
STANDARD - SIDING/STONE

2 EXTENDED GARAGE CURB DETAIL
W/ UNBALANCED FILL
D4m NTS



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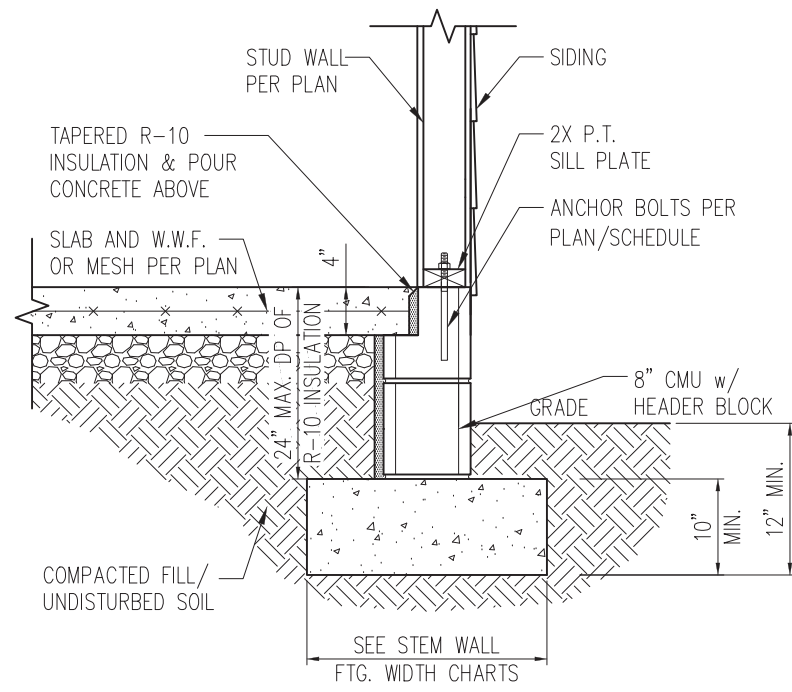
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NO. DATE PROJECT #
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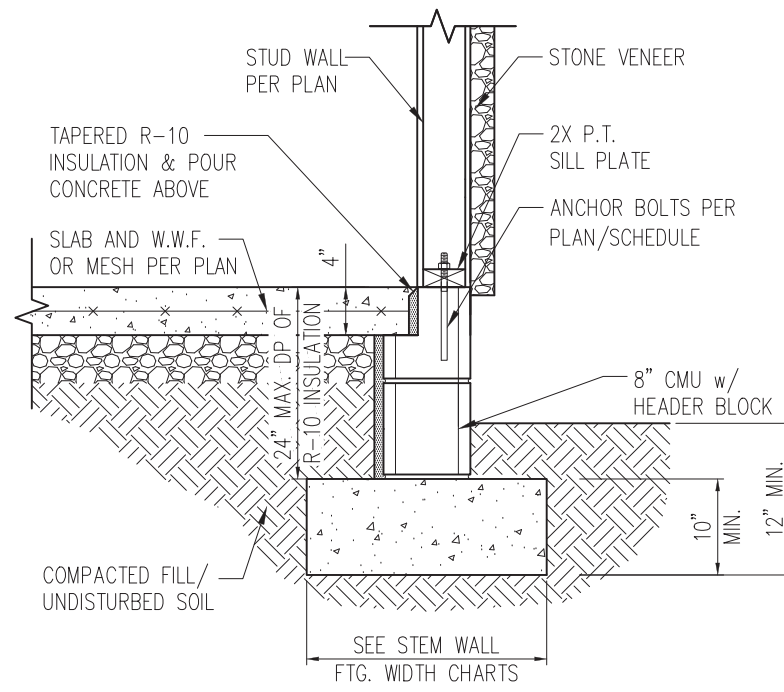
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COMPLETE LIST OF REVISIONS

SHEET

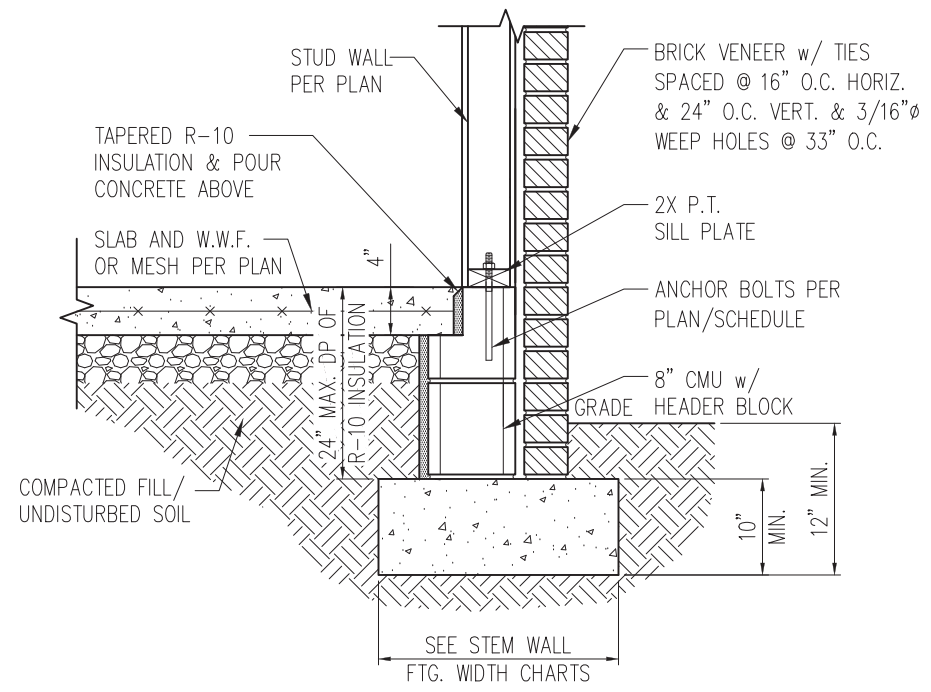
D4m



STANDARD - SIDING

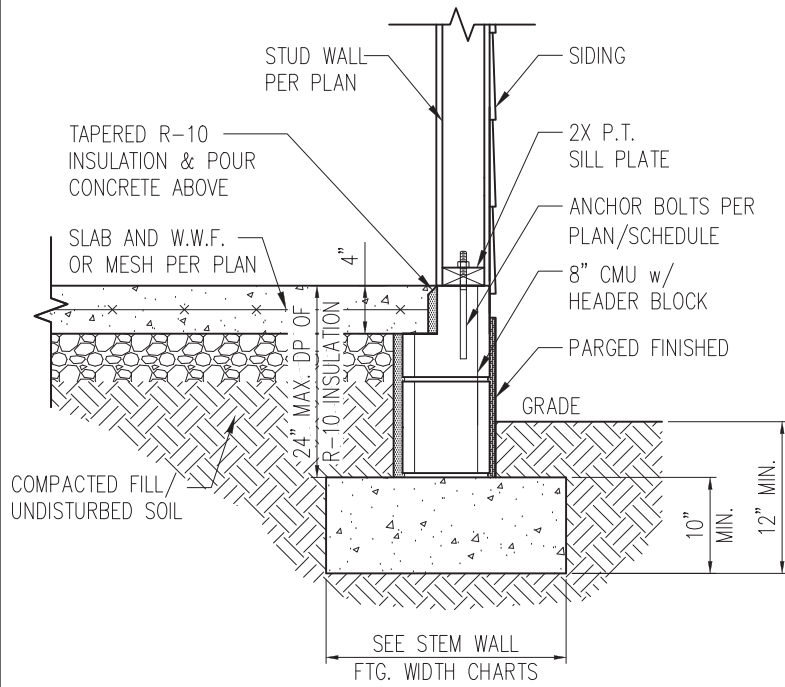


STANDARD - STONE

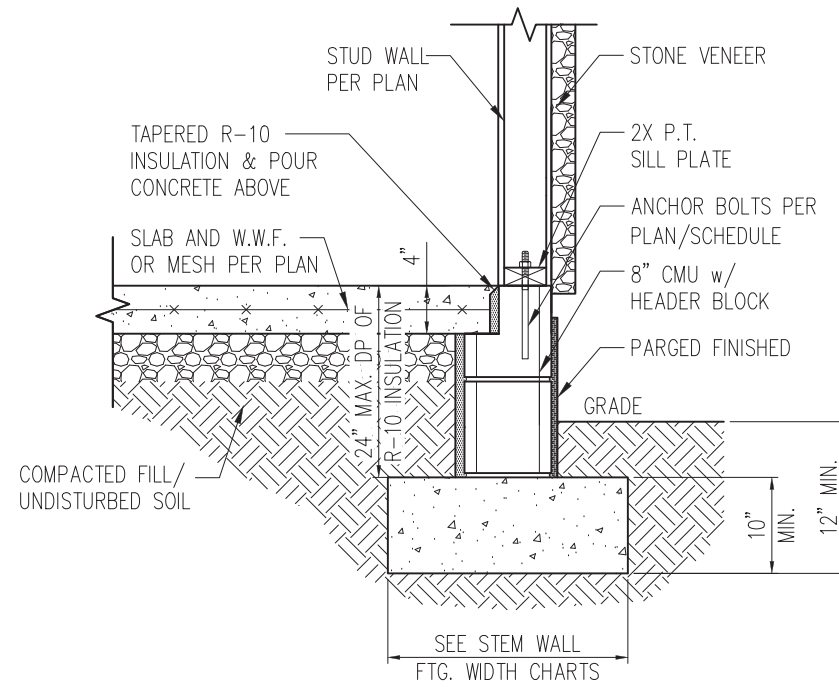


STANDARD - BRICK

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

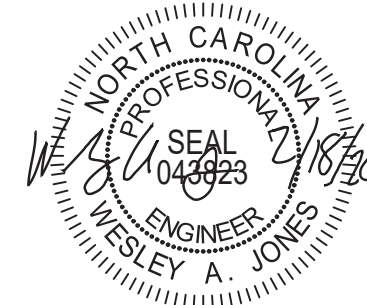
WALL ANCHOR SCHEDULE

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

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

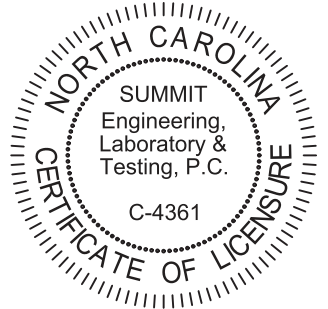
NOTES:

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

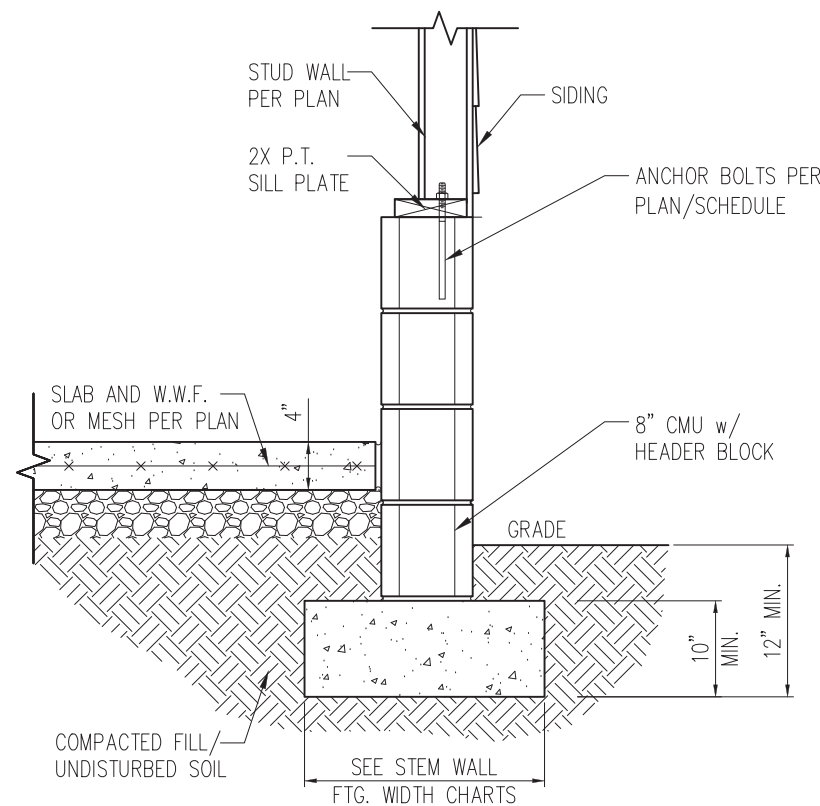
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DATE: 2/18/20
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DRAWN BY: LBV
CHECKED BY: WAJ

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

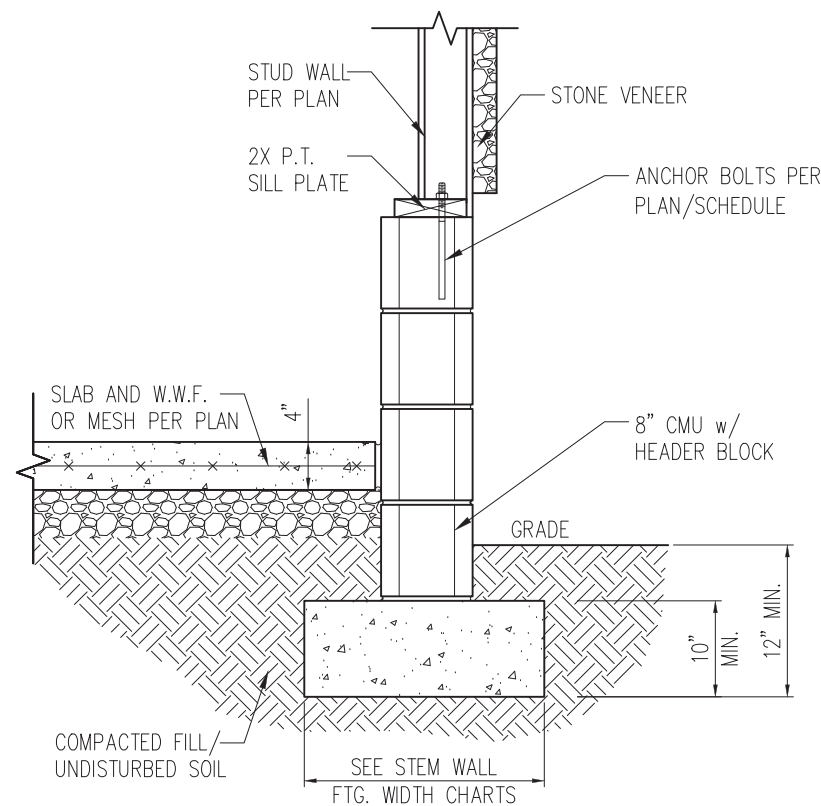
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

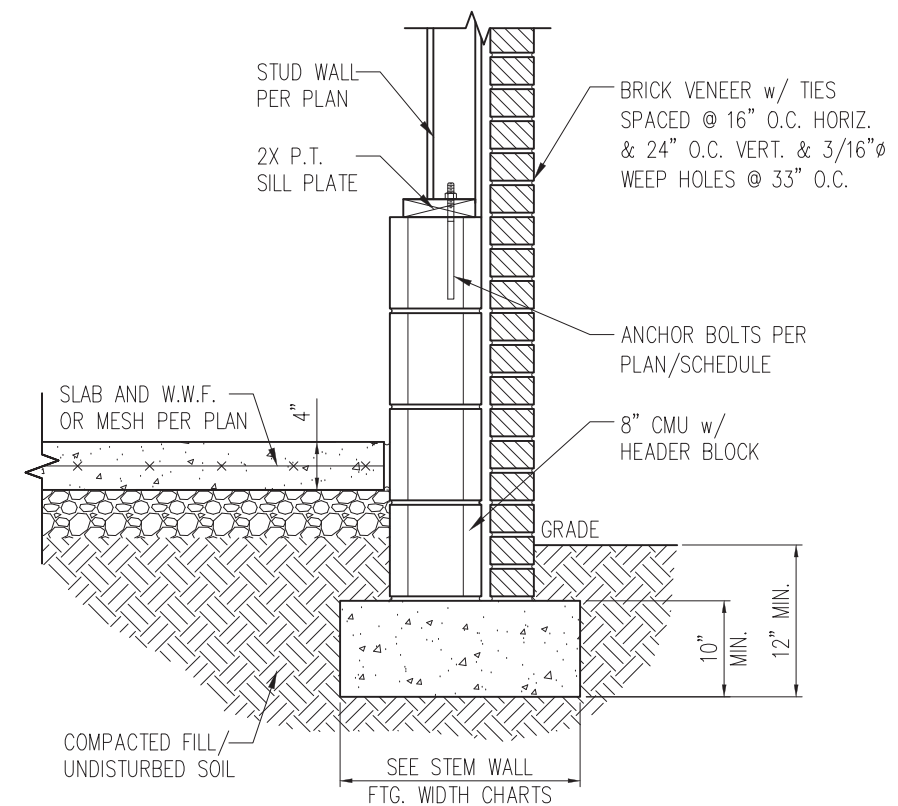
D1s



STANDARD - SIDING

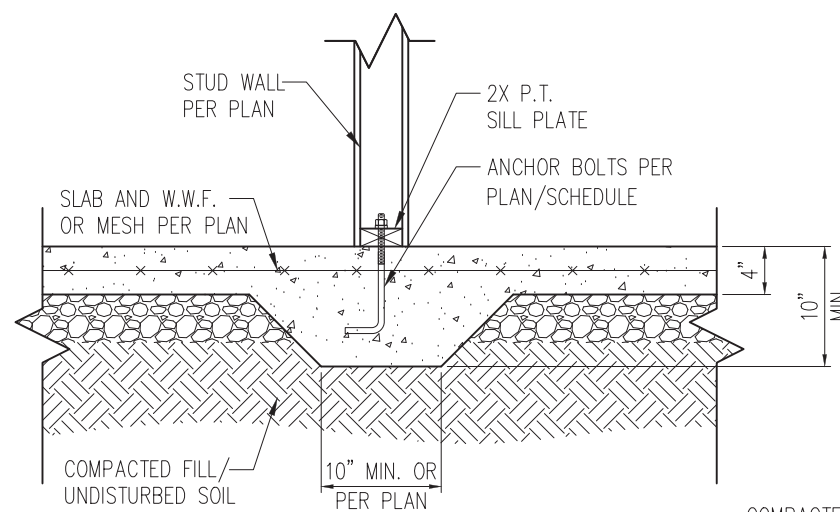


STANDARD - STONE

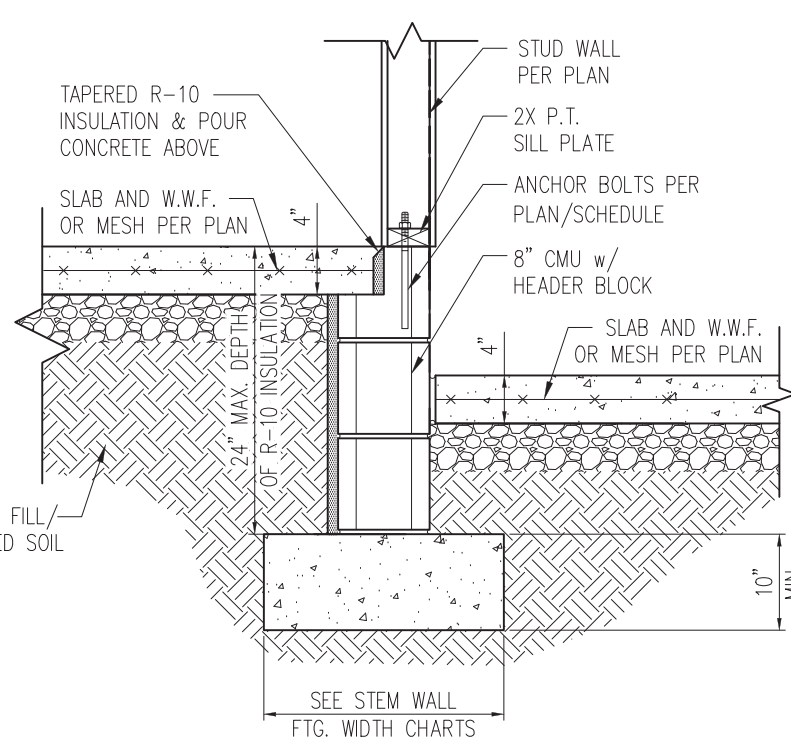


STANDARD - BRICK

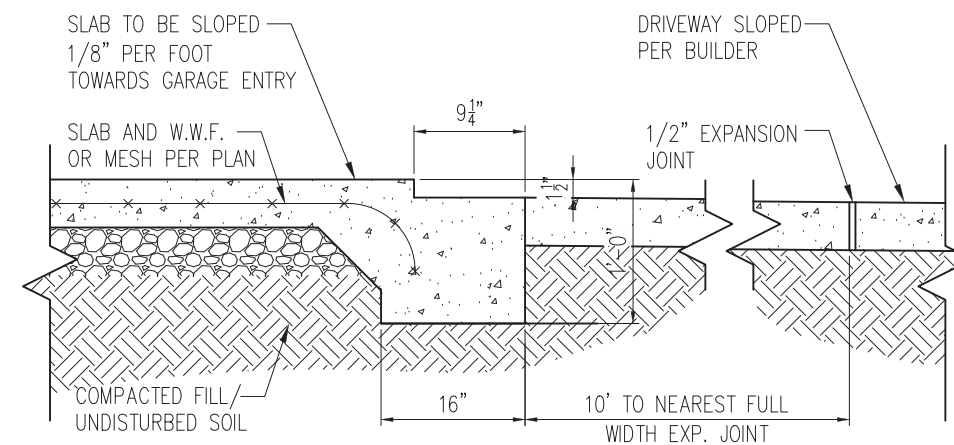
1 TYP. GARAGE CURB DETAIL
D2s 3/4" = 1'-0"



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

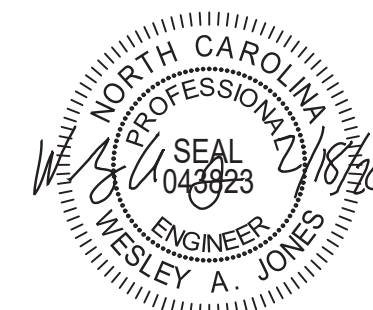


3 HOUSE/GARAGE WALL DETAIL
D2s 3/4" = 1'-0"



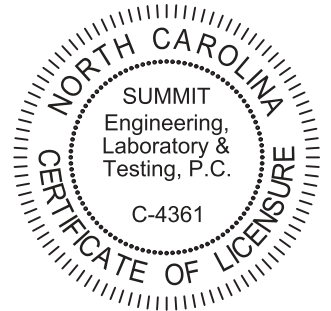
4 SLAB AT GARAGE DOOR
D2s 3/4" = 1'-0"

- NOTES:
- REFER TO GENERAL NOTES & SPECIFICATIONS ON SHEET CS2 FOR ADDITIONAL INFORMATION.
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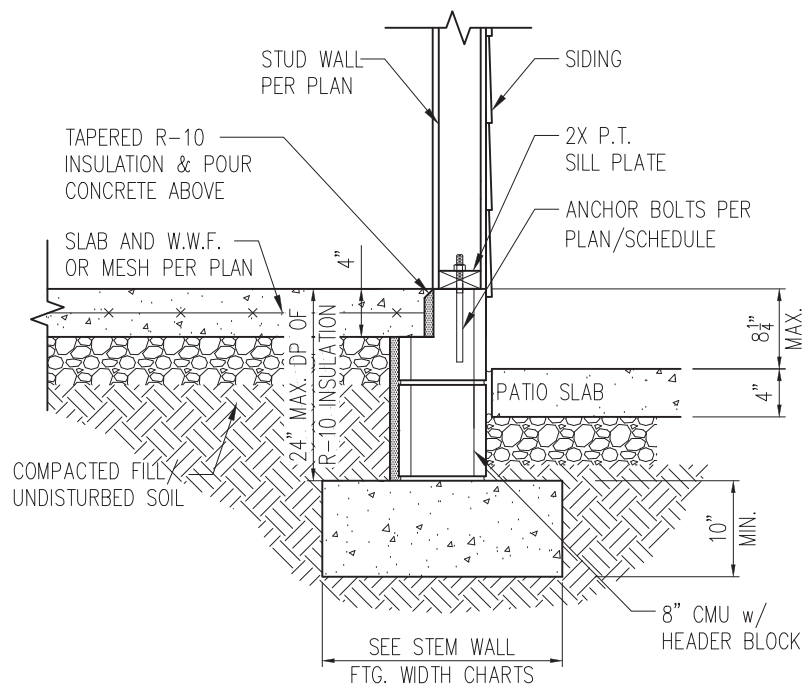


PROJECT
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Smith Douglas Homes
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Woodstock, GA 30188

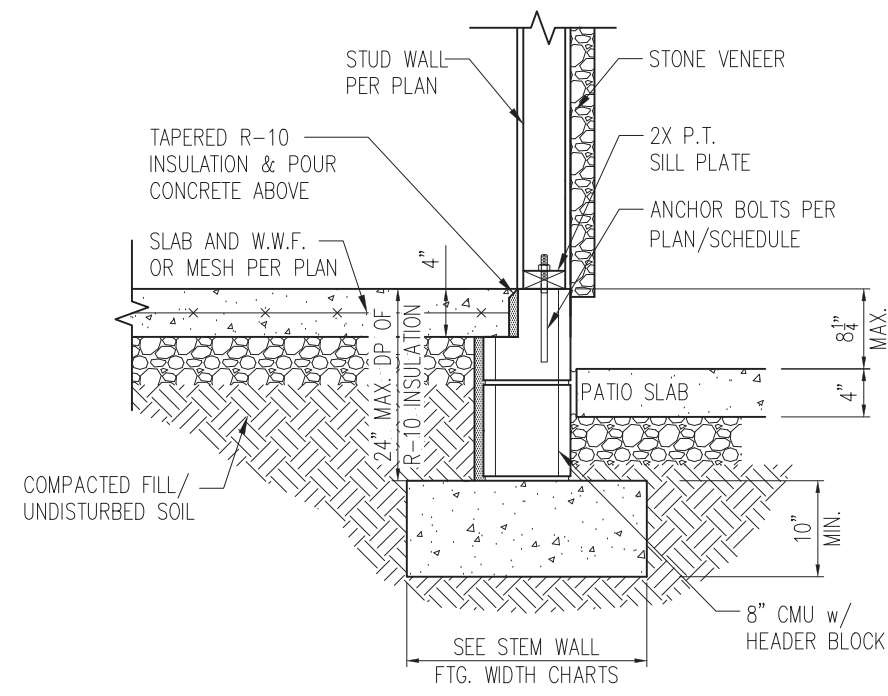
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| SCALE: NTS | | |
| PROJECT #: 3832 | | |
| DRAWN BY: LBV | | |
| CHECKED BY: WAJ | | |
| ORIGINAL DRAWING | | |
| NO. | DATE | PROJECT # |
| 0 | 1/7/16 | 3832 |

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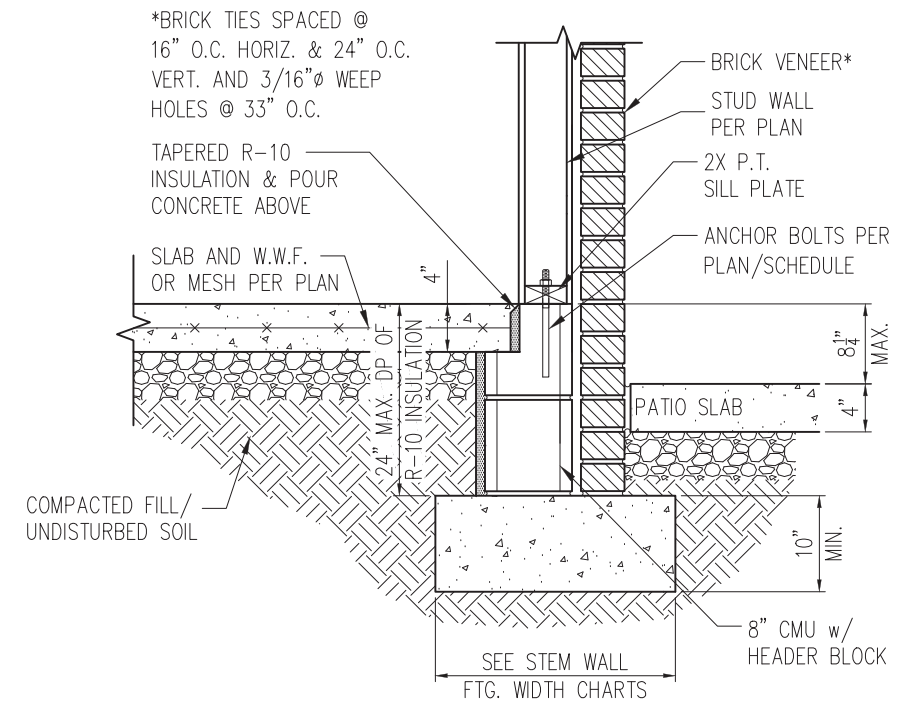
SHEET
D2s



STANDARD - SIDING

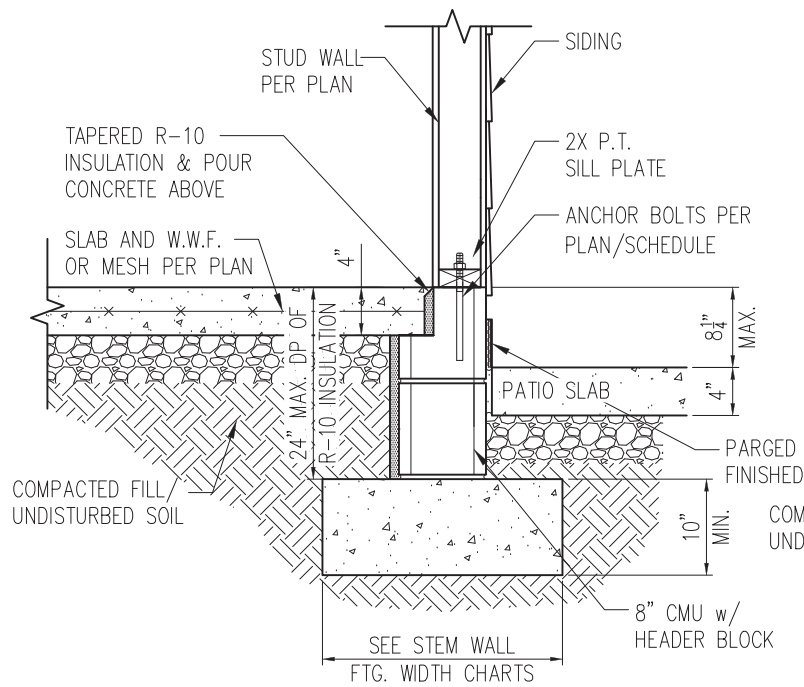


STANDARD - STONE

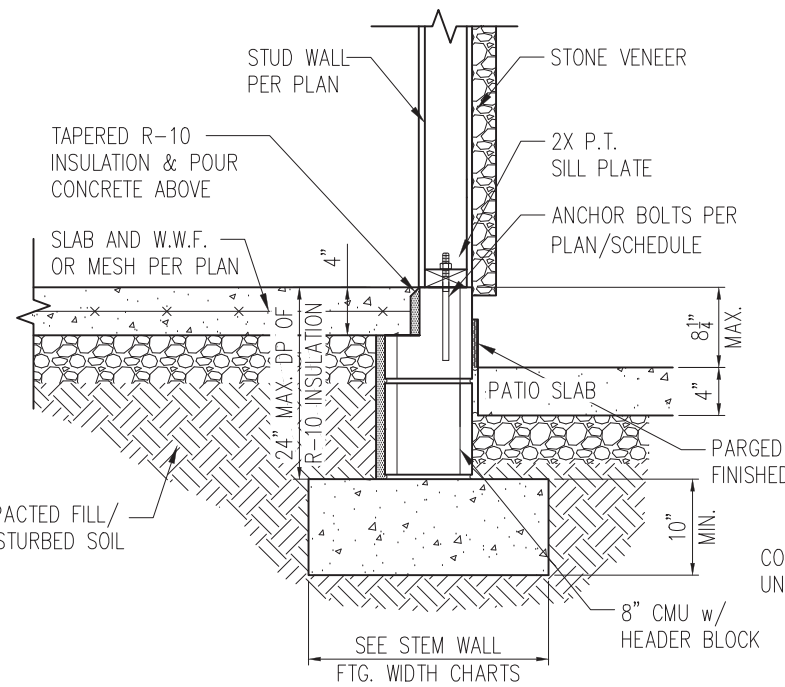


STANDARD - BRICK

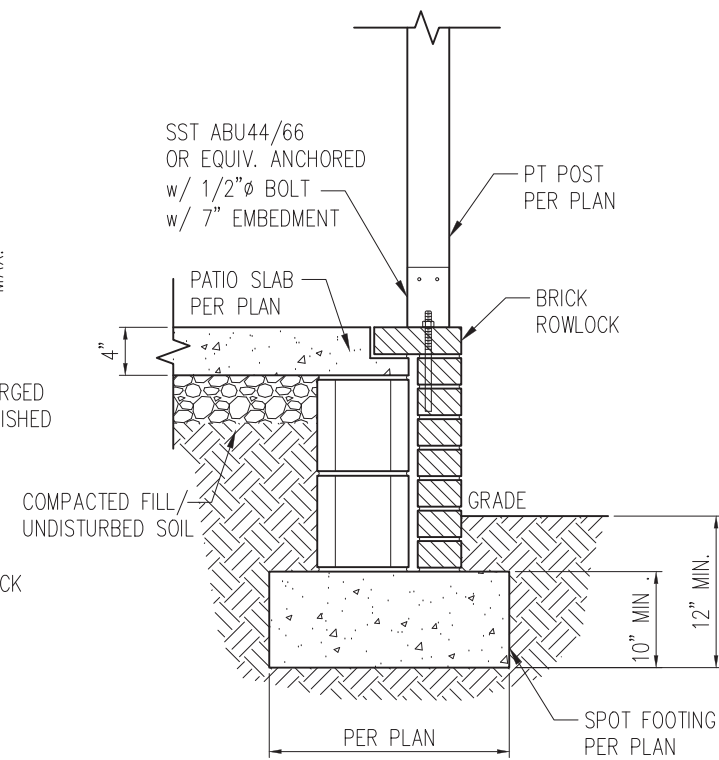
1 PORCH SLAB DETAIL
D3s 3/4" = 1'-0"



STANDARD - SIDING

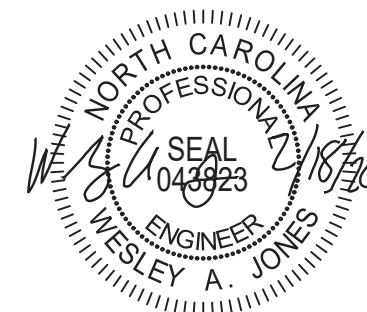


STANDARD - STONE



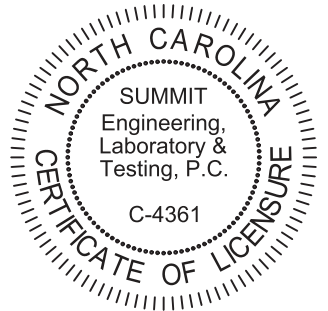
2 COVERED PORCH DETAIL
D3s 3/4" = 1'-0"

- NOTES:
1. REFER TO GENERAL NOTES & SPECIFICATIONS ON SHEET CS2 FOR ADDITIONAL INFORMATION.
 2. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.
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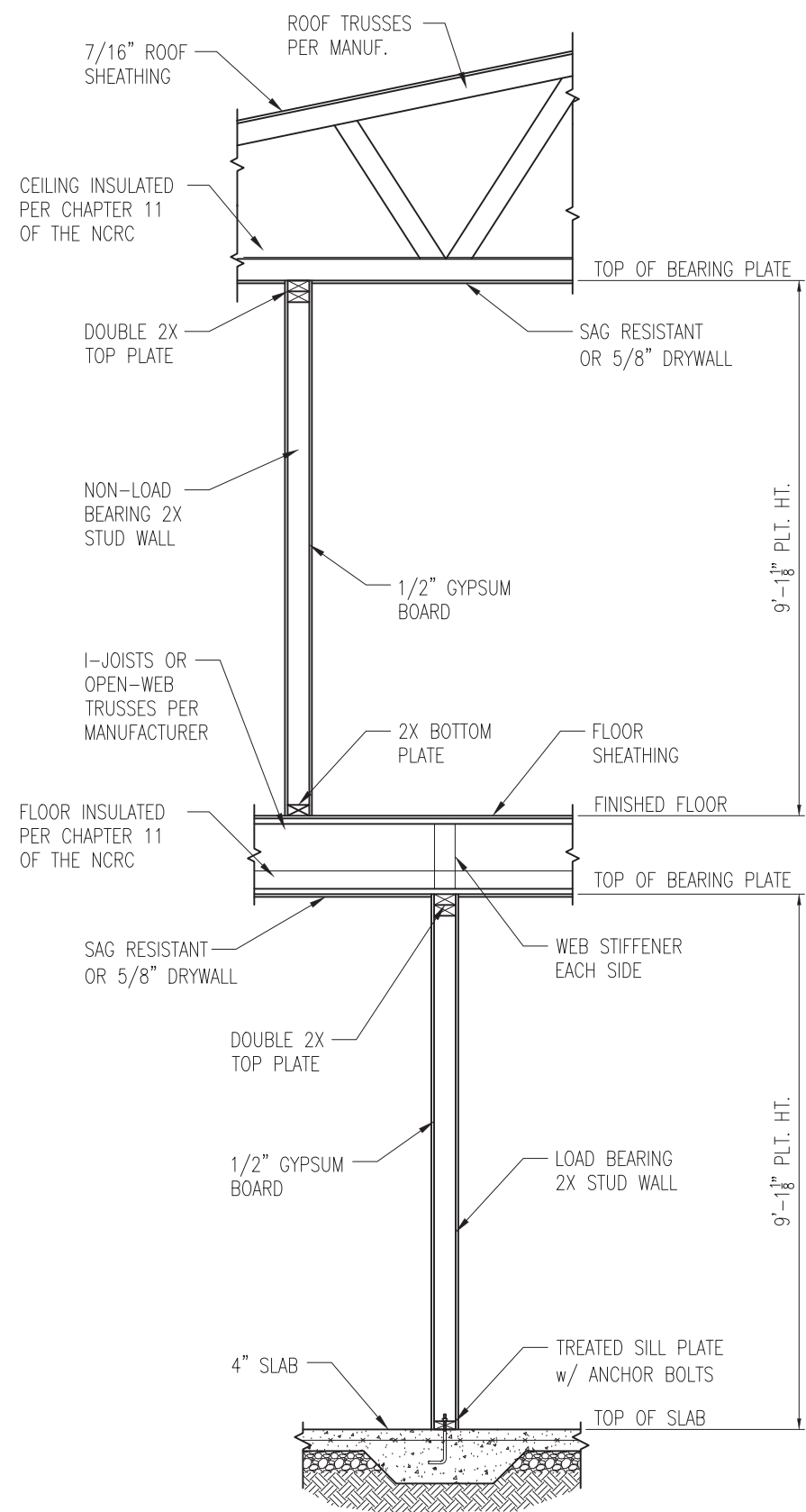
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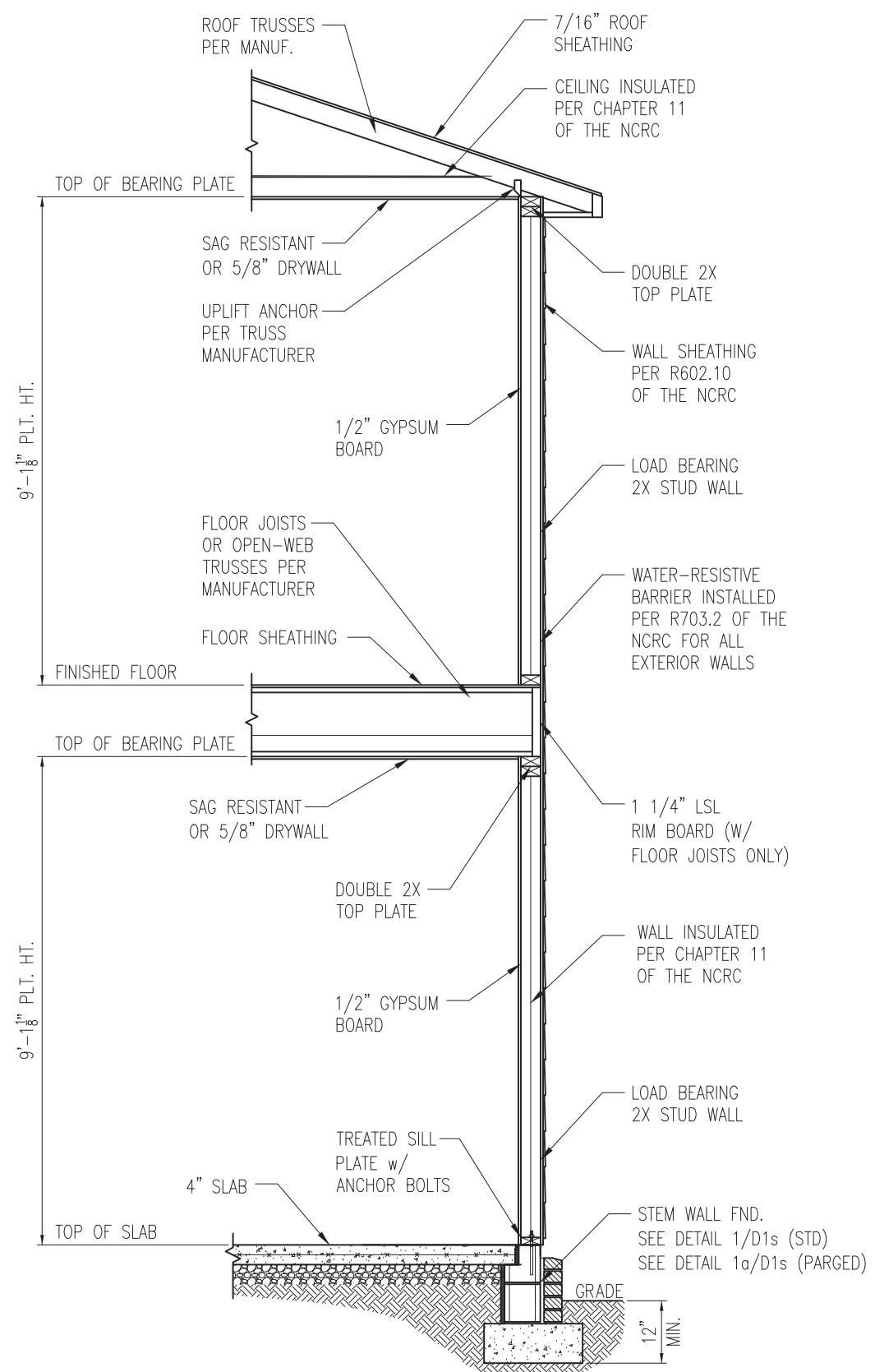
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SHEET
D3s



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



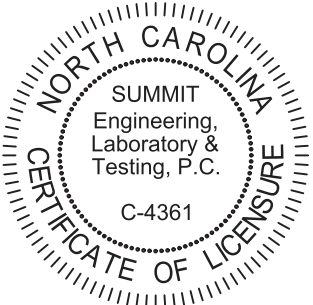
2 TYP. EXTERIOR LOAD BEARING WALL SECTION
 D4s 3/4" = 1'-0" -SIMILAR w/ BRICK AND STONE
 -BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.
 -MIN. 3/16" WEEP HOLES @ 33" O.C.

- NOTES:
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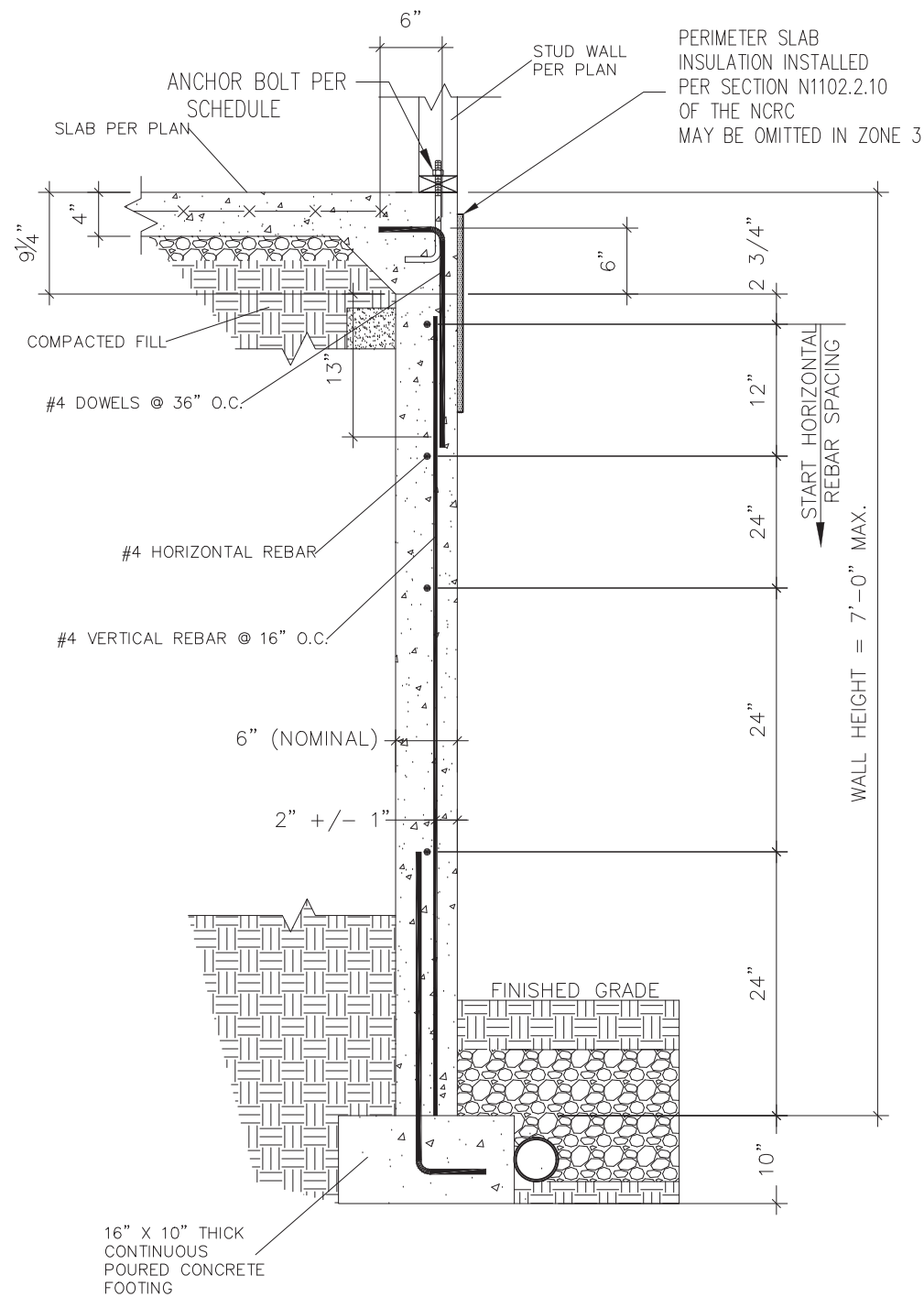
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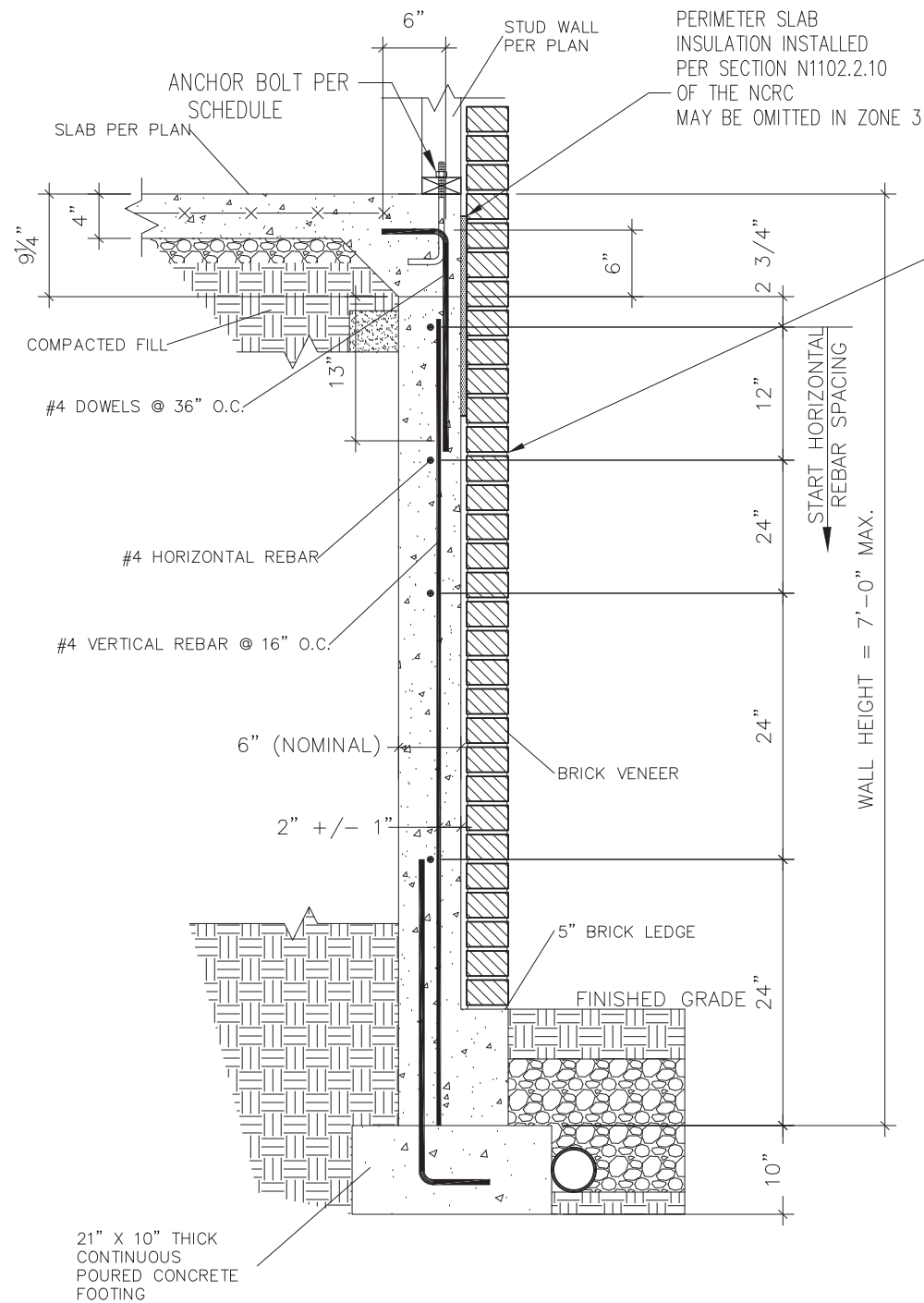
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SHEET
D4s



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



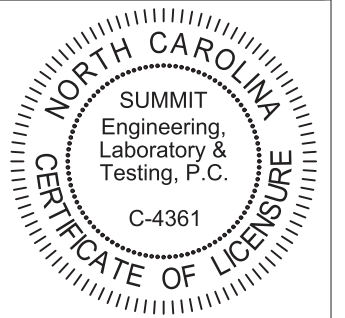
2 SUBWALL FOUNDATION W/ BRICK VENEER
 D5s 3/4" = 1'-0"

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



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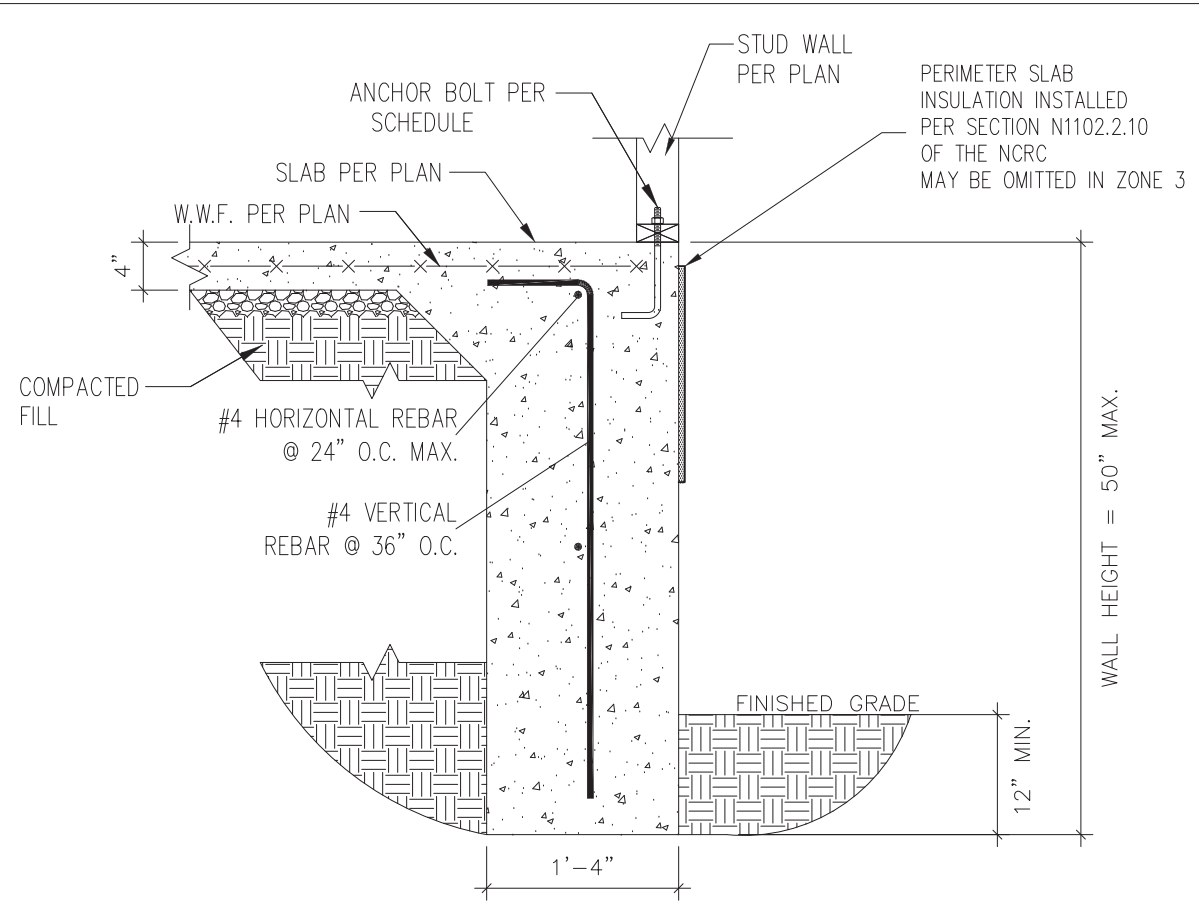
PROJECT
Standard Details
Stemwall Details
 CLIENT
 Smith Douglas Homes
 110 Village Trail, Suite 215
 Woodstock, GA 30188

CURRENT DRAWING
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 PROJECT #: 3832
 DRAWN BY: LBV
 CHECKED BY: WAJ

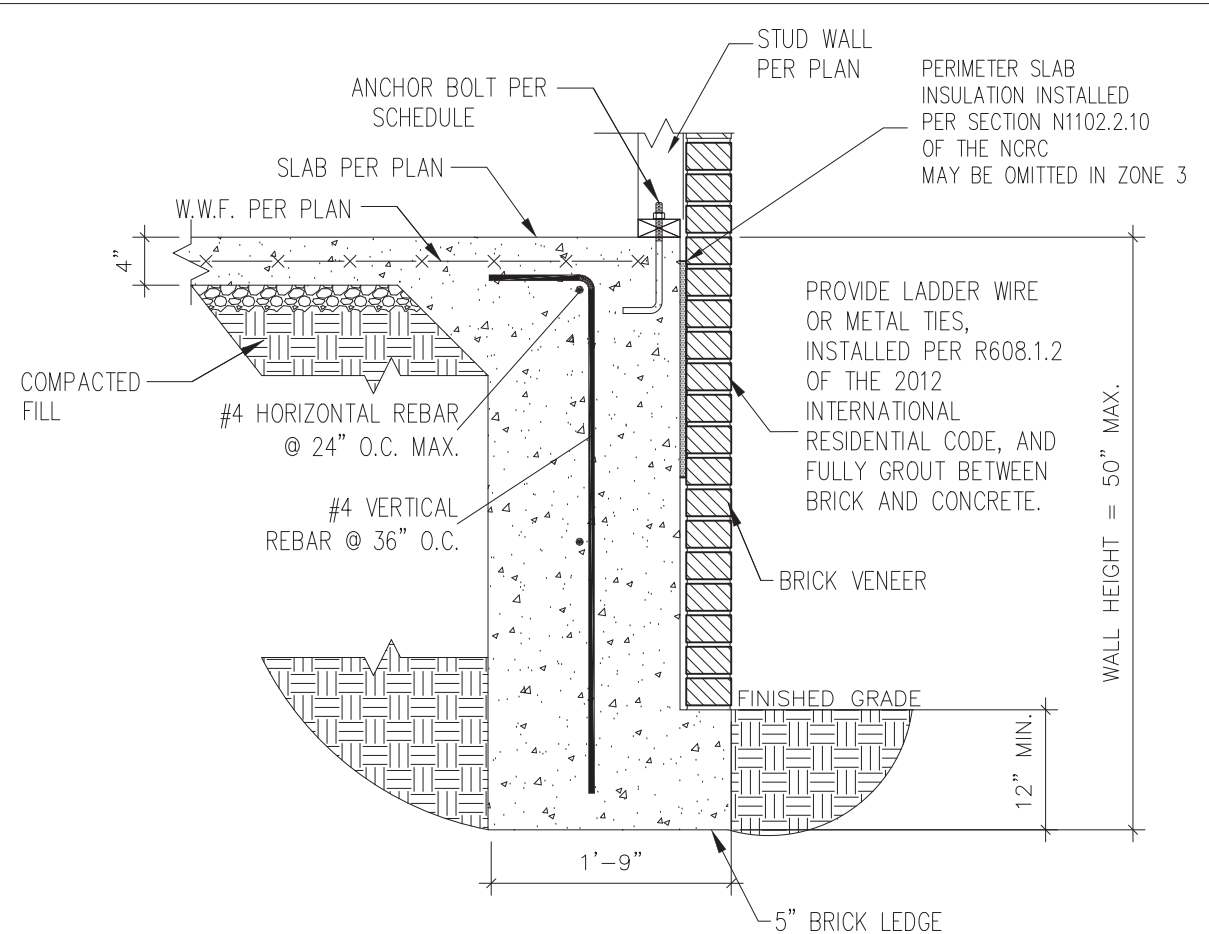
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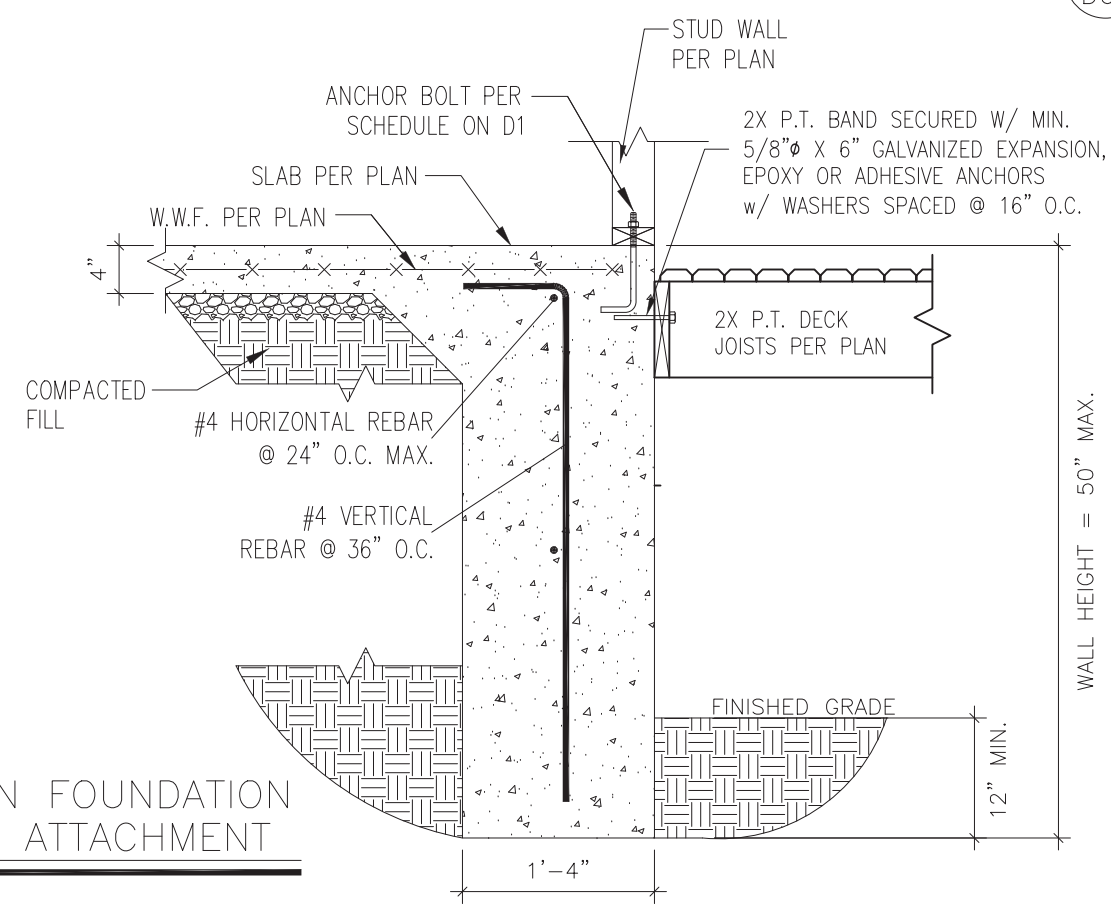
SHEET
D5s



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



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

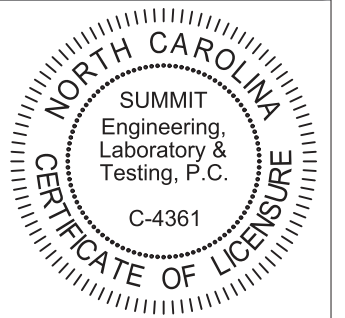


3 TURNDOWN FOUNDATION W/ DECK ATTACHMENT
 D6s 3/4" = 1'-0"



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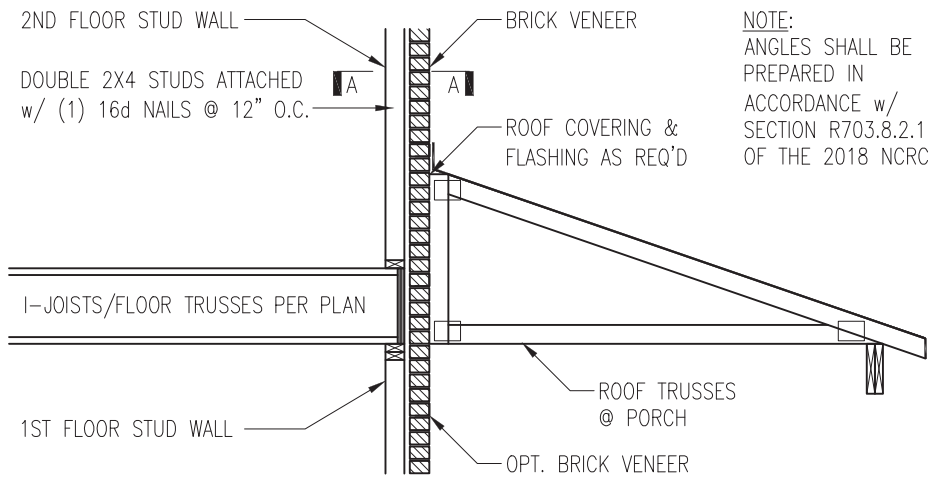
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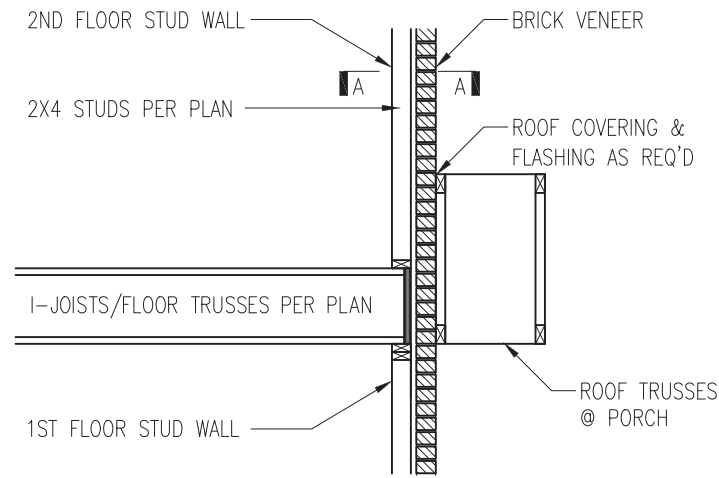
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SHEET
D6s



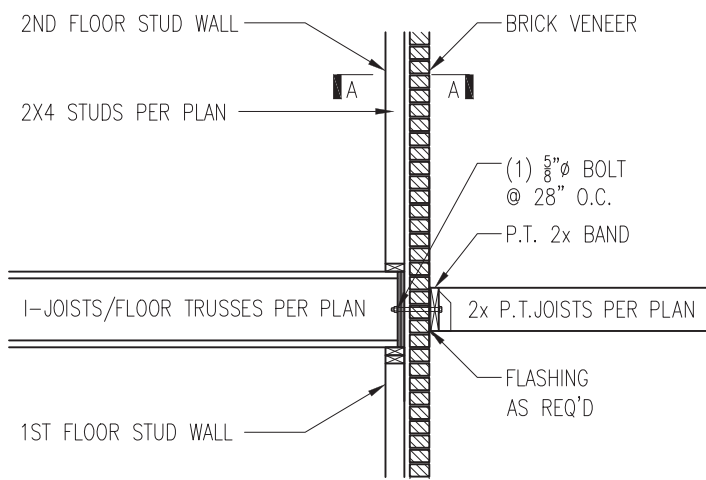
NOTE:
ANGLES SHALL BE PREPARED IN ACCORDANCE w/ SECTION R703.8.2.1 OF THE 2018 NCR



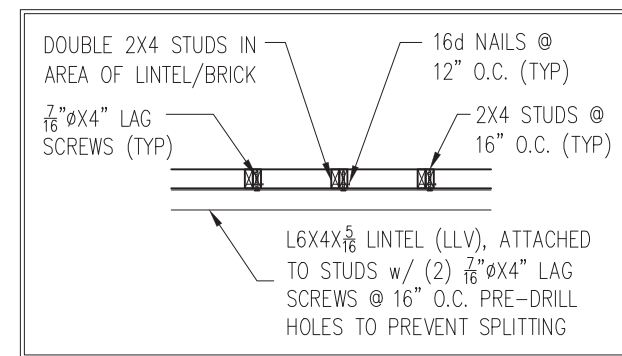
TRUSSES PERPENDICULAR TO STUD WALL

TRUSSES PARALLEL TO STUD WALL w/ CONTINUOUS BRICK VENEER

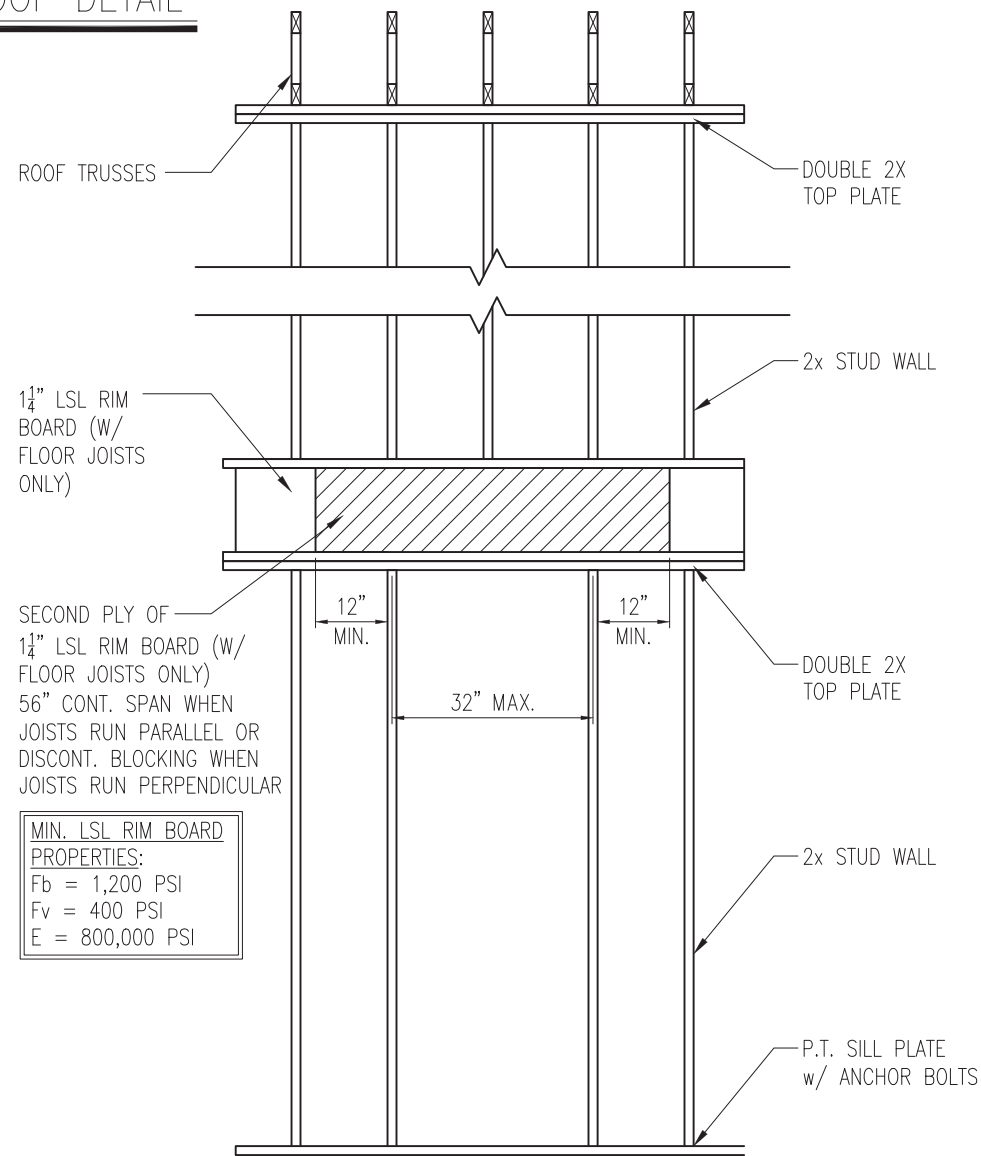
1 BRICK SUPPORT ABOVE STORAGE/PORCH ROOF DETAIL
D5f NTS



3 BALCONY JOIST ATTACHMENT
D5f NTS



SECTION A-A
NTS



SECOND PLY OF 1 1/4\"/>

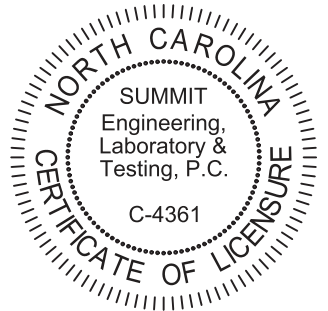
MIN. LSL RIM BOARD
PROPERTIES:
Fb = 1,200 PSI
Fv = 400 PSI
E = 800,000 PSI

4 TYP. RANGE VENT FRAMING
D5f VENTED TO EXTERIOR WALL



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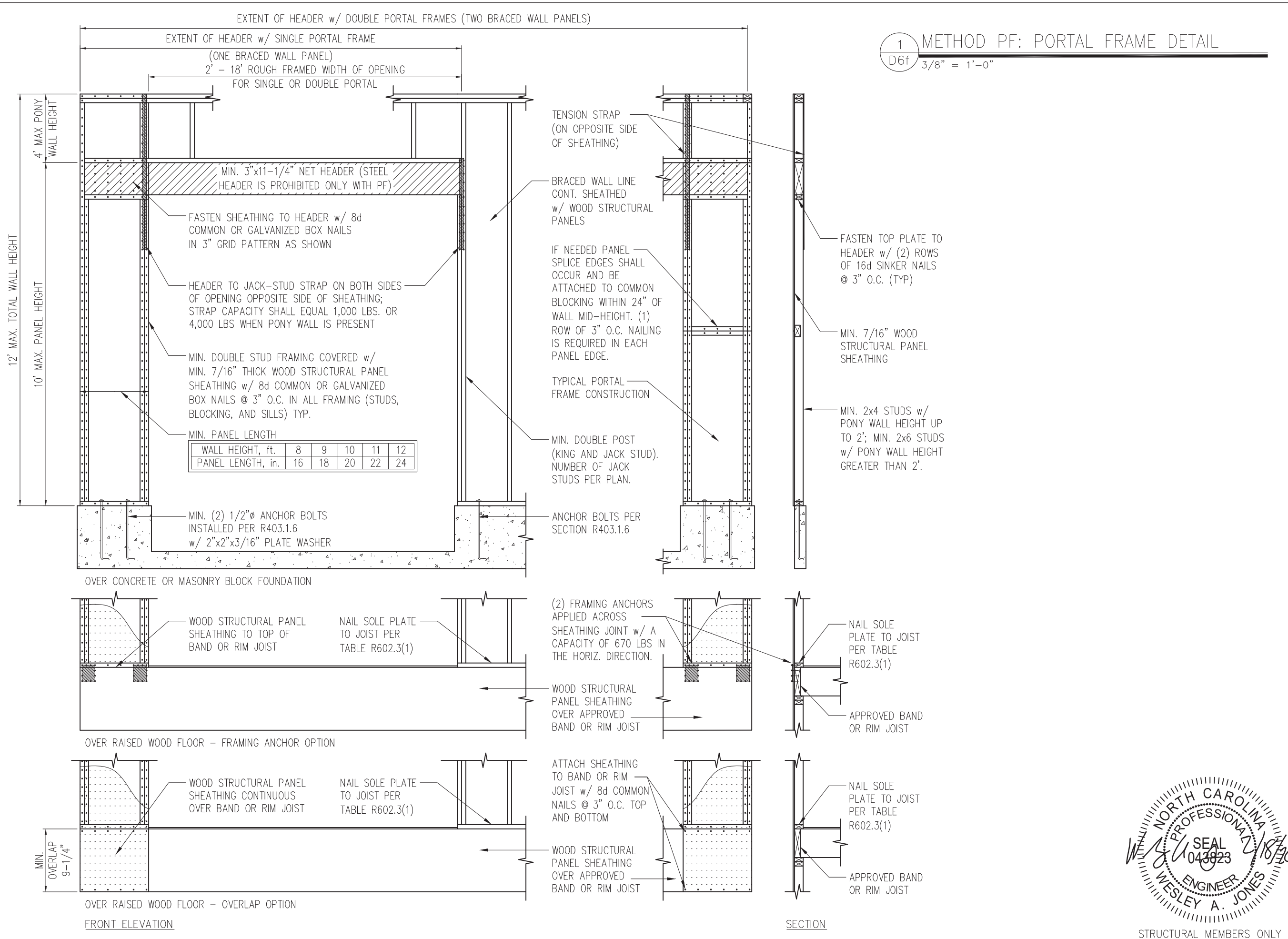
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SHEET
D5f



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

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

PROJECT
Standard Details
Framing Details - Bracing

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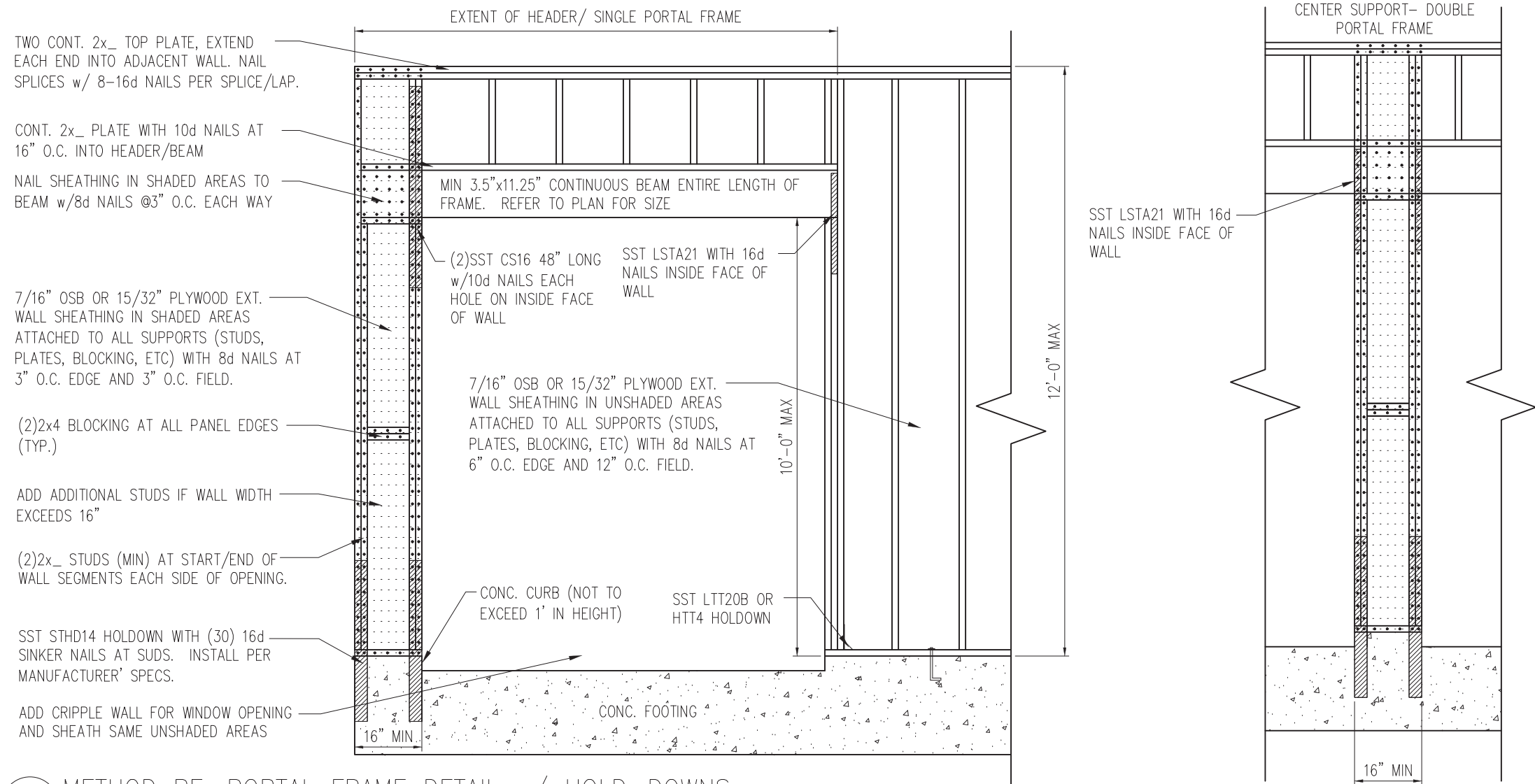
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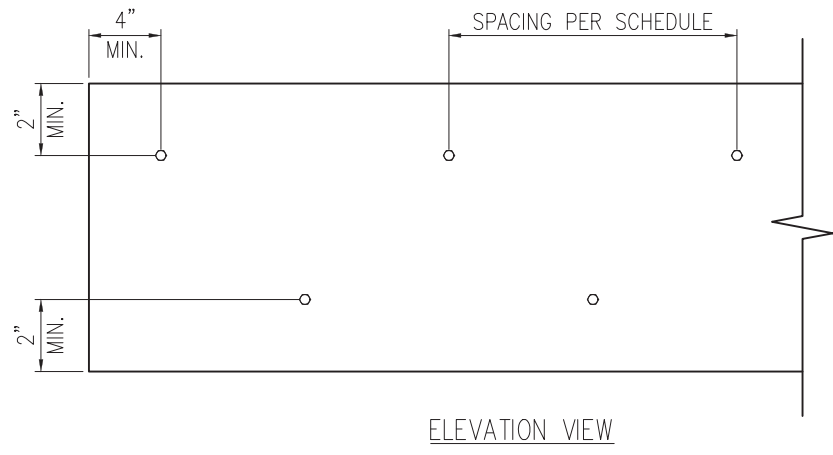
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 PROFESSIONAL ENGINEER
 SEAL
 043823
 WESLEY A. JONES

SHEET
D6f
 STRUCTURAL MEMBERS ONLY



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



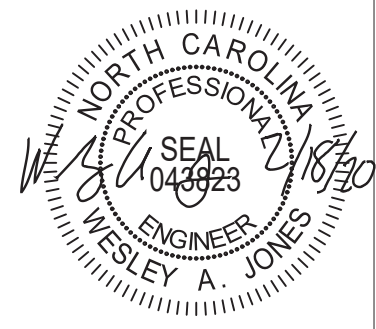
2 MULTI-PLY BEAM CONNECTION DETAIL
 D7f N.T.S.

MINIMUM FASTENING REQUIREMENTS FOR TOP- AND SIDE-LOADED MEMBERS

| FASTENER TYPE | LVL DEPTH | 3/4" WIDE | | 5/4" WIDE | | 7" WIDE | |
|--|----------------|-------------------|------------------------|-------------------|------------------------|------------------------|--------------|
| | | 2-Ply 1 3/4" | 3-Ply 1 3/4" | 1 3/4" + 3 1/2" | 4-Ply 1 3/4" | 2-Ply 1 3/4" + 3 1/2" | 2-Ply 3 1/2" |
| 10d (0.128" x 3") Nails | 7/4" ≤ d < 14" | 3 rows @ 12" o.c. | 3 rows @ 12" o.c. (ES) | 3 rows @ 12" o.c. | - | 3 rows @ 12" o.c. (ES) | - |
| | d ≥ 14" | 4 rows @ 12" o.c. | 4 rows @ 12" o.c. (ES) | 4 rows @ 12" o.c. | - | 4 rows @ 12" o.c. (ES) | - |
| 16d (0.162" x 3 1/2") Nails | 7/4" ≤ 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 ≥ 7/4" | 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. | | - |

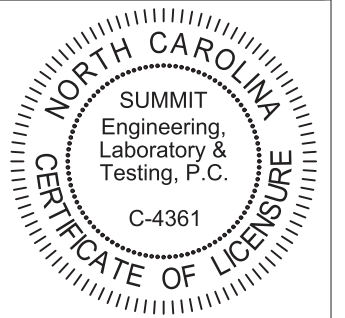
NOTES:

- 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 7/4" 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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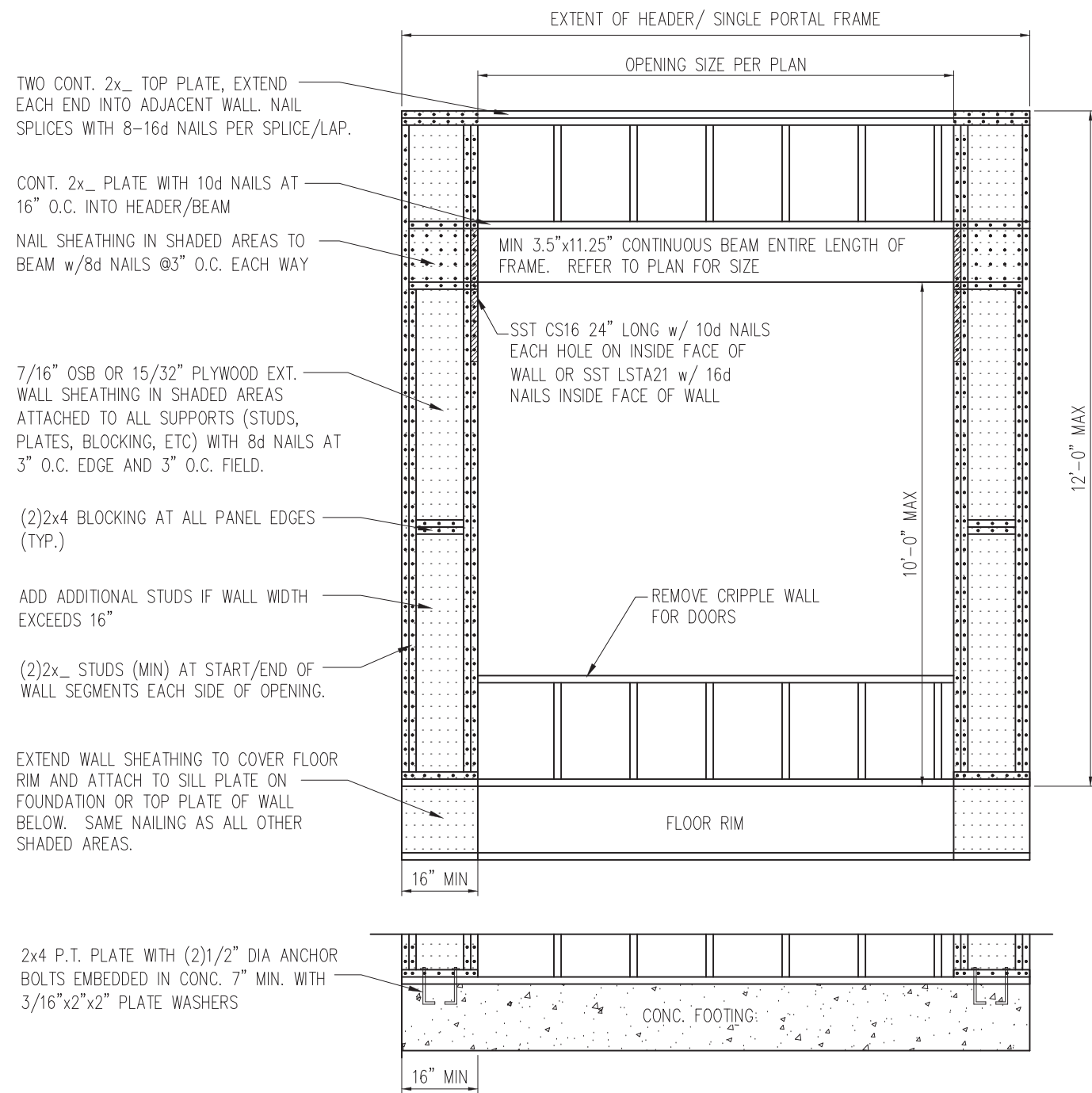


PROJECT
 Standard Details
 Framing Details - Bracing
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SHEET
D7f



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.)

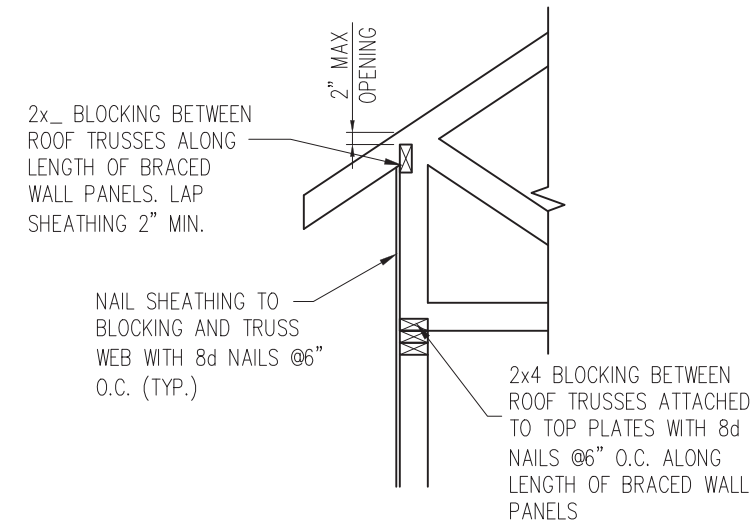
ADD ADDITIONAL STUDS IF WALL WIDTH EXCEEDS 16\"

(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\"

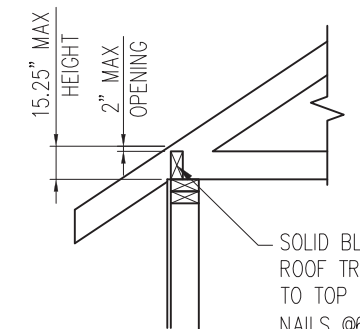


2x_ BLOCKING BETWEEN ROOF TRUSSES ALONG LENGTH OF BRACED WALL PANELS. LAP SHEATHING 2\" MIN.

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

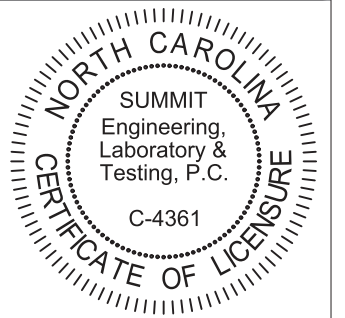
HEEL HEIGHT LESS THAN 15.25\" *

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



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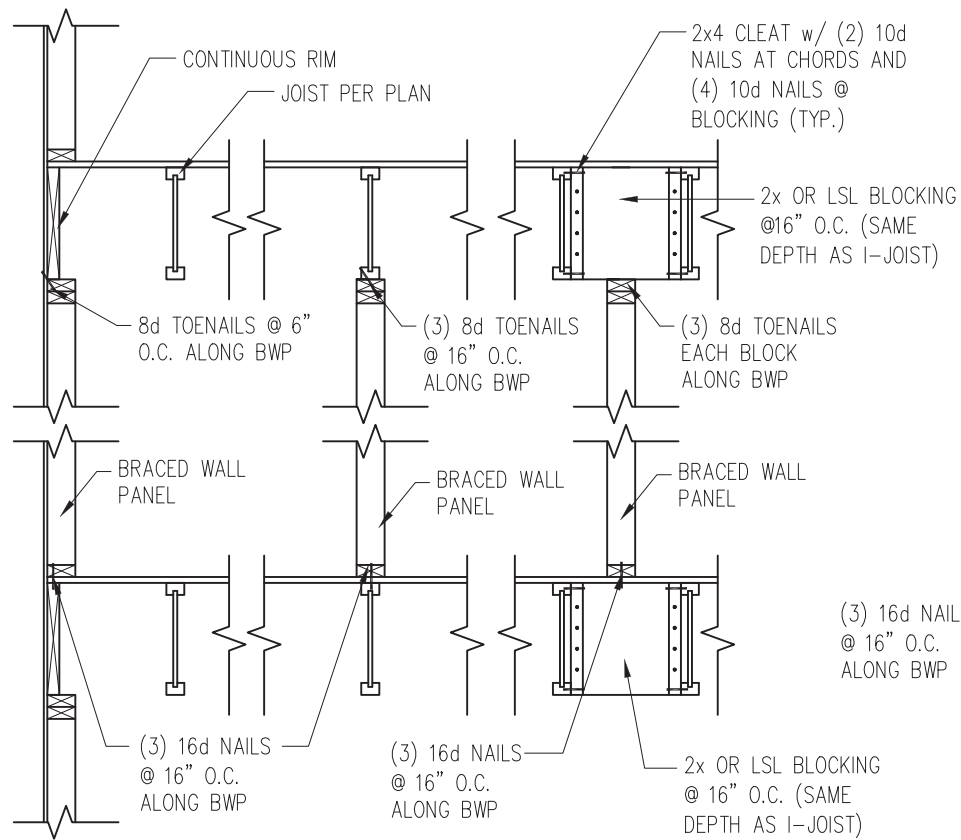
PROJECT
Standard Details - Bracing
Framing Details - Bracing
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
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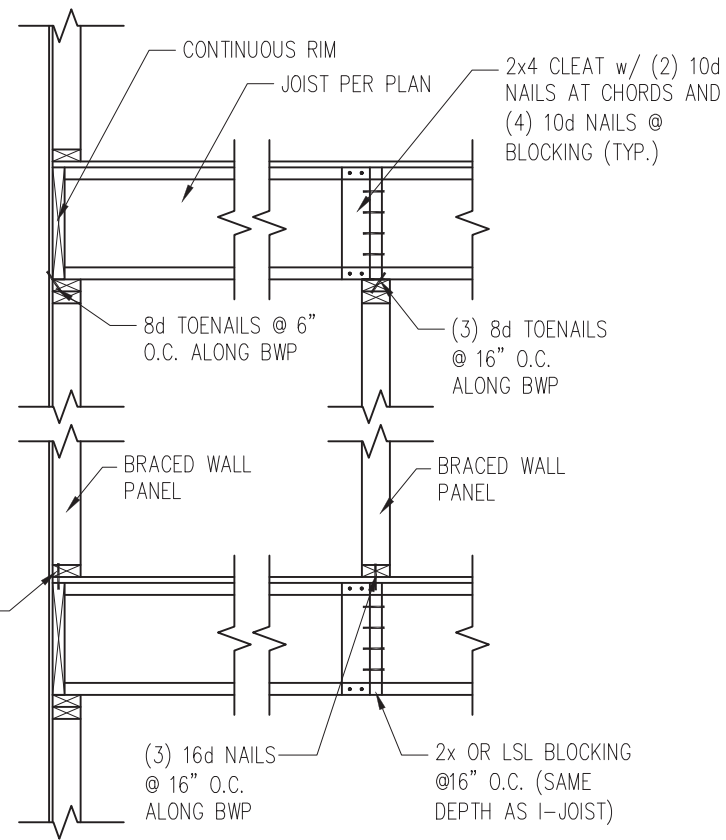
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SHEET
D8f

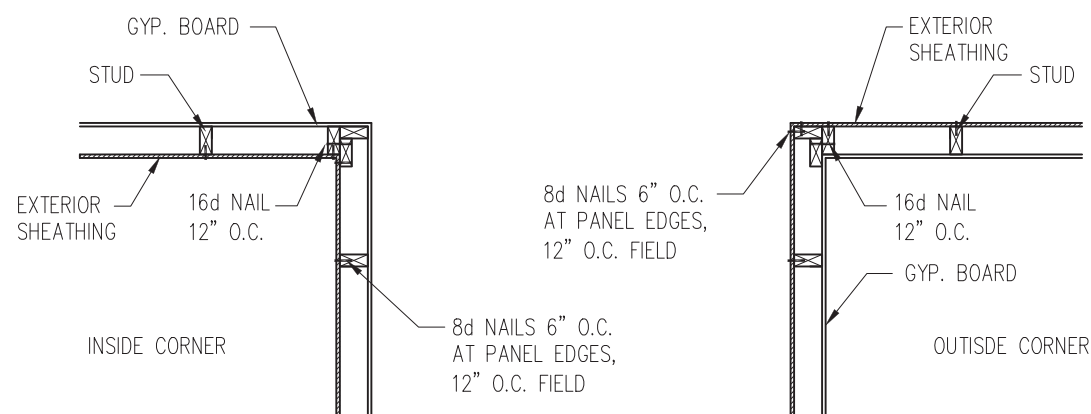


JOISTS PARALLEL TO BRACED WALLS

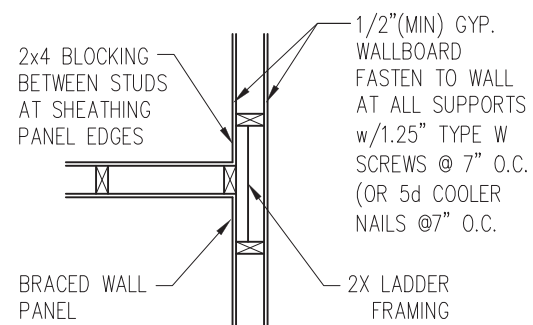


JOISTS PERPENDICULAR TO BRACED WALLS

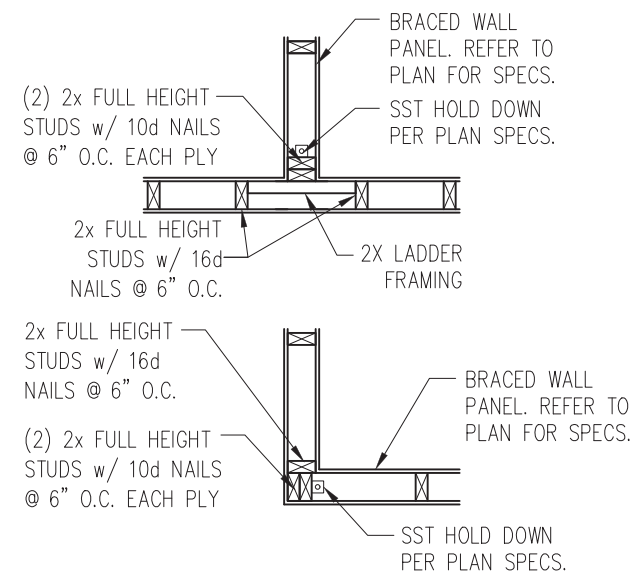
1 TYP. WALL PANEL TO FLOOR/CEILING CONNECTION
D9f 1" = 1'-0"



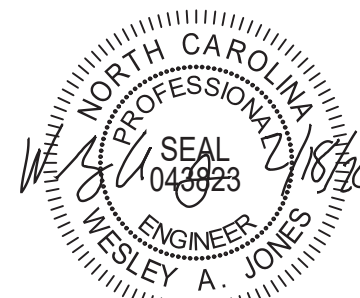
2 TYP. EXTERIOR CORNER FRAMING
D9f 1" = 1'-0"



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

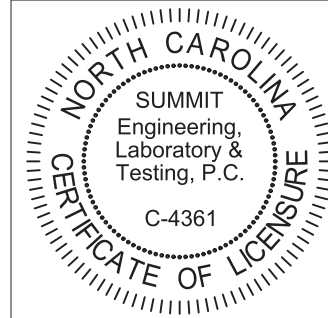


4 TYP. HOLD DOWN DETAIL
D9f 1" = 1'-0"



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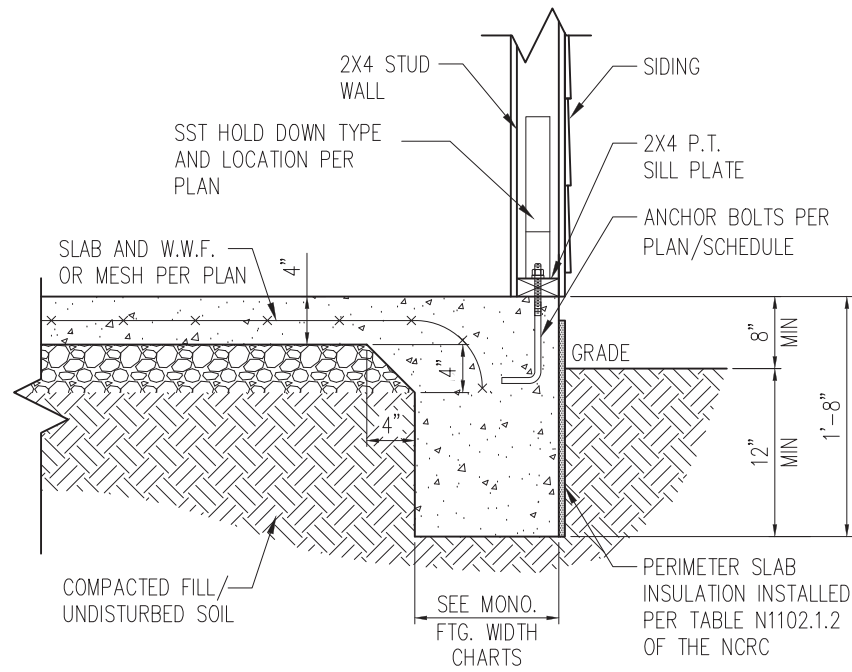
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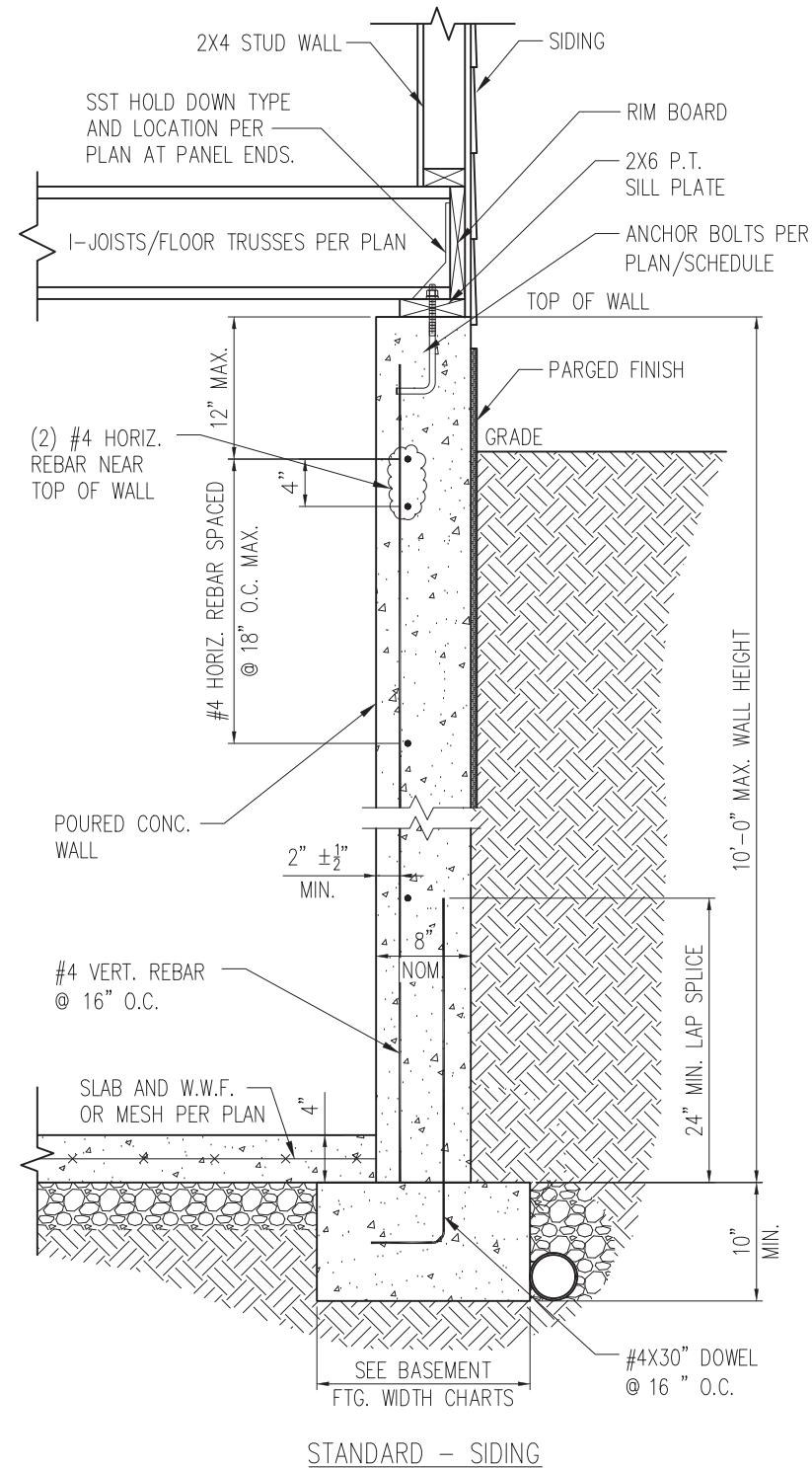
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SHEET

D9f



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

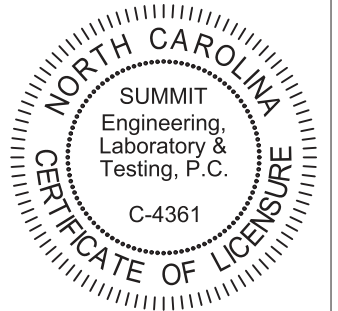


2 BASEMENT FOUNDATION WALL DETAIL W/ HOLD-DOWN
 D10f 3/4" = 1'-0"



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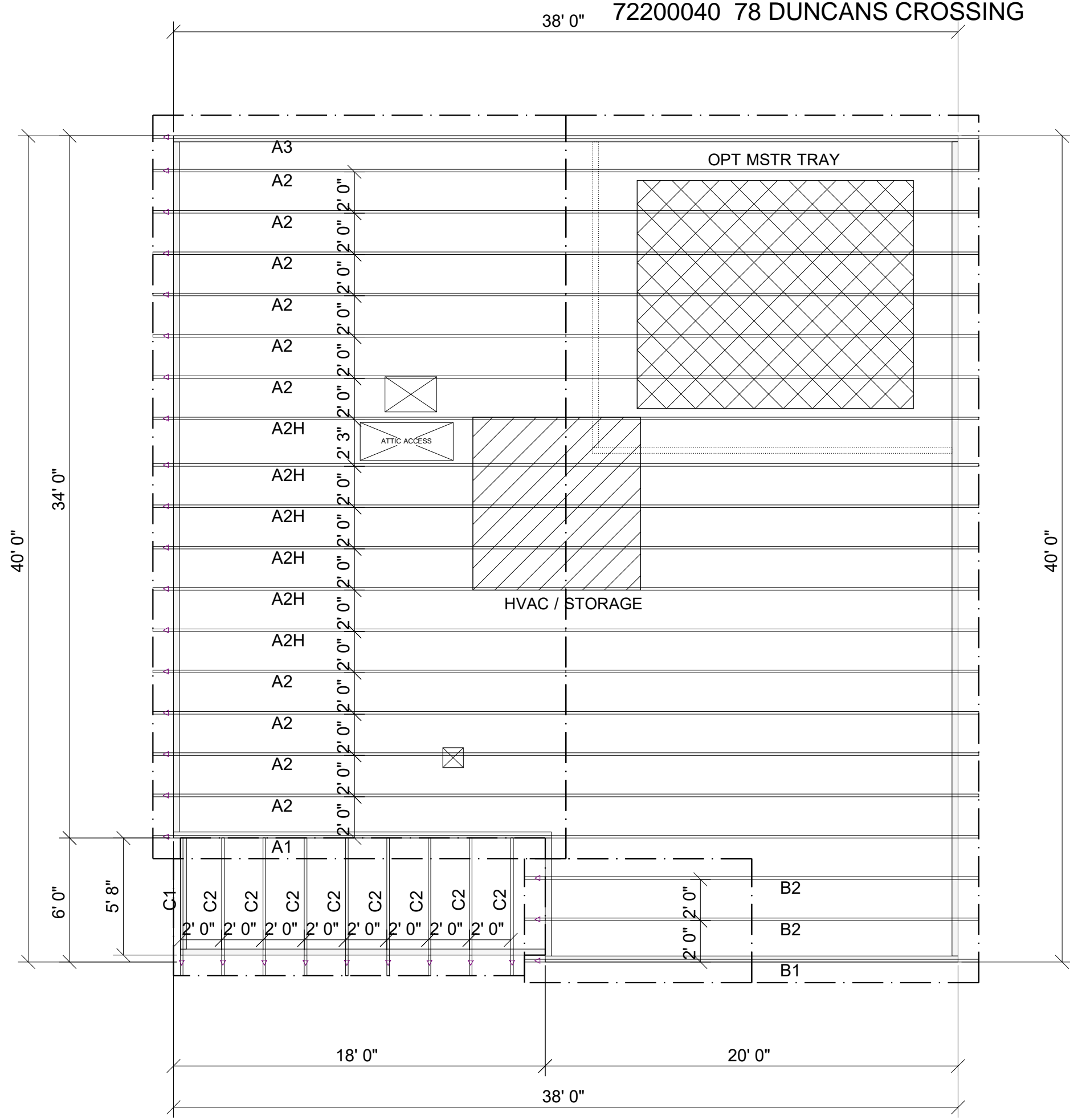
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D10f

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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:

Quality Products for Quality Builders

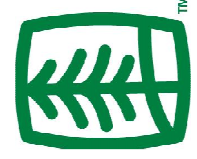
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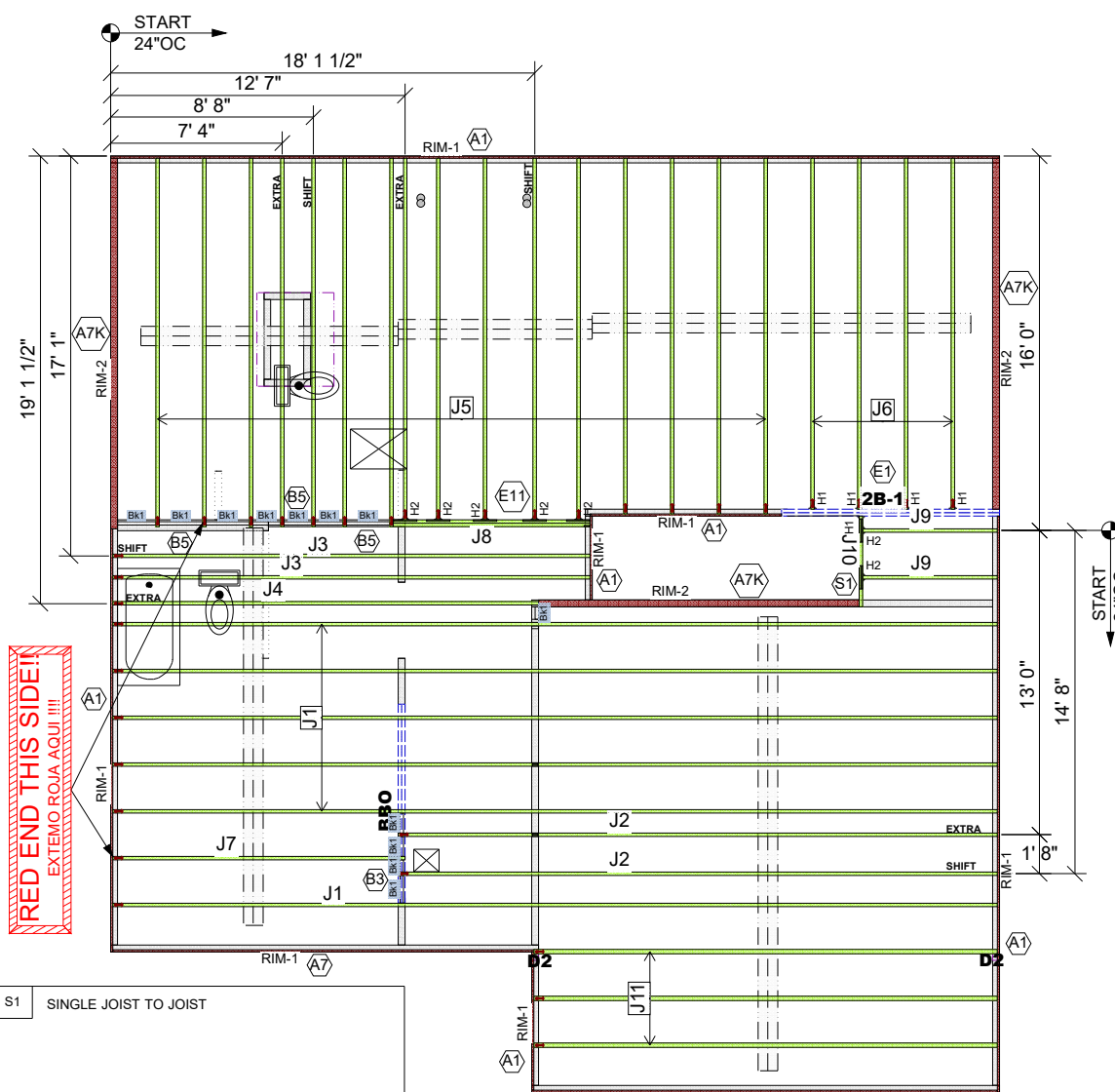
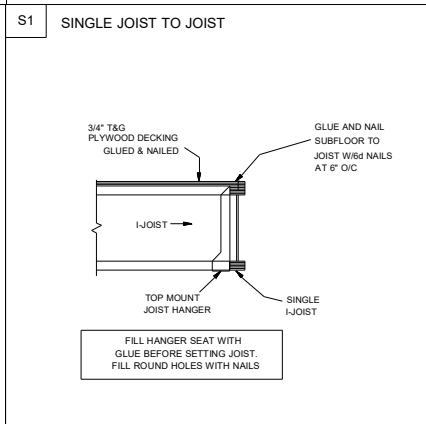
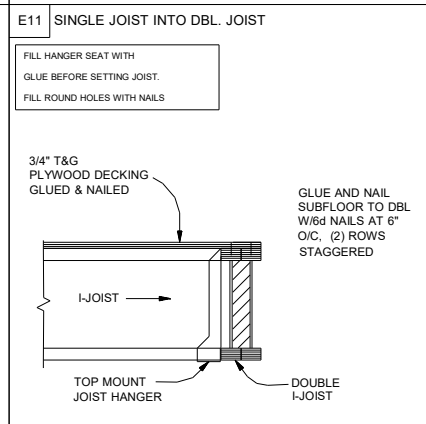
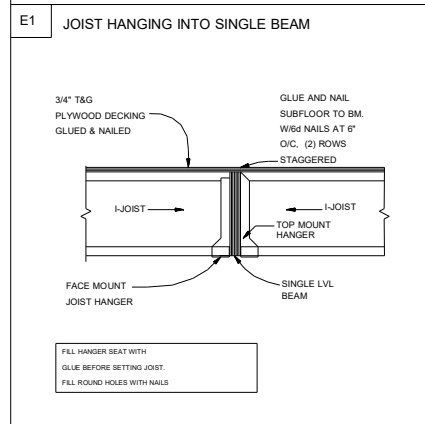
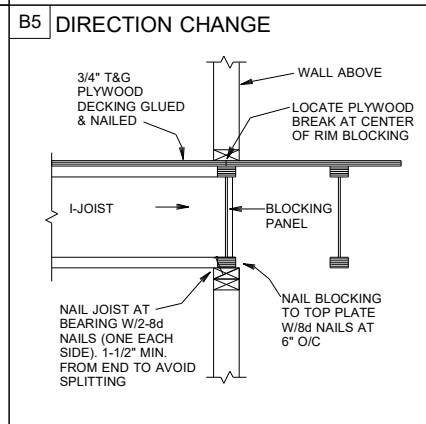
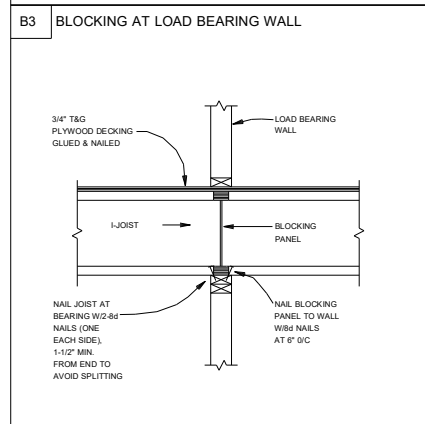
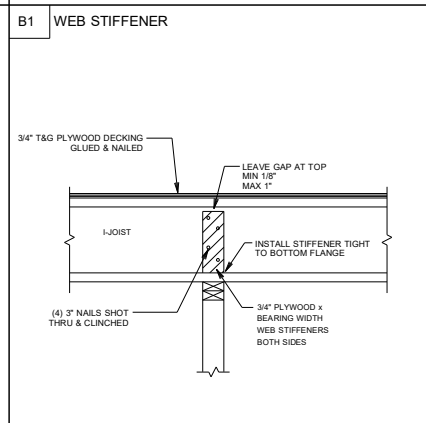
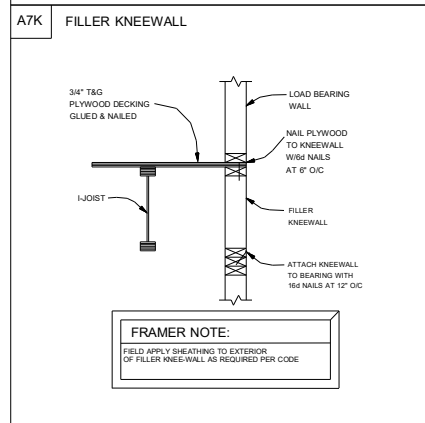
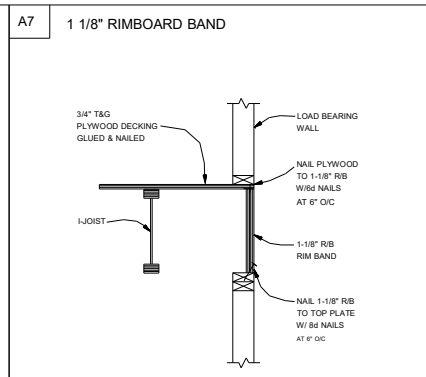
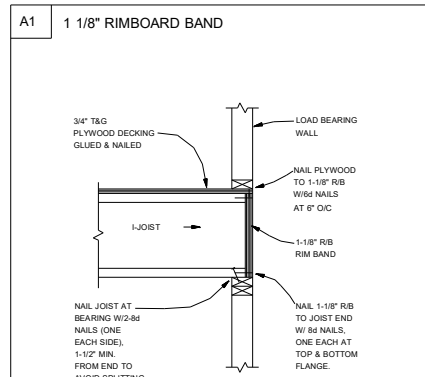
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1. TEMPORARY BRACING TO BE INSTALLED w/T.P.I. STANDARD BCS-B1.
2. SEE ENGINEERED DRAWING FOR PERMANENT BRACING MINIMUM REQUIREMENTS.
3. FRAMER TO VERIFY ALL DIMENSIONS, DROP, & RISE LOCATIONS PRIOR TO TRUSS PLACEMENT.
4. BLDR/FRAMER RESPONSIBLE FOR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



| 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 #: _____
 Drawing Number: **21090682F2**
 Drawn By: CP3