Applicable Building Codes:

• 2018 North Carolina Residential Building Code with All Local Amendments • ASCE 7-10: Minimum Design Loads for Buildings and Other Structures

esign Lo	oads:		
1.	Roof	Live Loads	
	1.1.	Conventional 2x	20 PSF
	1.2.	Truss	
		1.2.1. Attic Truss	60 PSF
2.	Roof	Dead Loads	
	2.1.	Conventional 2x	10 PSF
	2.2.	Truss	20 PSF
3.			
	3.1.	Importance Factor	1.0
4.		Live Loads	
	4.1.	Typ. Dwelling	40 PSF
	4.2.	Sleeping Areas	30 PSF
	4.3.	Decks	40 PSF
	4.4.	Passenger Garage	50 PSF
5.		Dead Loads	
	E 1	Conventional 24	10 DGE

. 15 PSF 5.2. I-Joist 15 PSF 5.3. Floor Truss 6. Ultimate Wind Speed (3 sec. qust) ... PER PLAN 6.1. Exposure 6.2. Importance Factor.

6.3.2.Vy = 7. Component and Cladding (in PSF)

6.3. Wind Base Shear

6.3.l. Vx =

MEAN ROOF HT.	UP TO 30'	30'1"-35'	35'1"-40'	40'1"-45'
ZONE 1	16.7,-18.0	17.5,-18.9	18.2,-19.6	18.7,-20.2
ZONE 2	16.7,-21.0	17.5,-22.1	18.2,-22.9	18.7,-23.5
ZONE 3	16.7,-21.0	17.5,-22.1	18.2,-22.9	18.7,-23.5
ZONE 4	18.2,-19.0	19.2,-20.0	19.9,-20.7	20.4,-21.3
ZONE 5	18.2,-24.0	19.2,-25.2	19.9,-26.1	20.4,-26.9

Seismi	c	
8.1.	Site Class	D
8.2.	Design Category	C
8.3.	Importance Factor	1.0
8.4.	Seismic Use Group	1
8.5.	Spectral Response Acceleration	

8.5.1. Sms = %q 8.5.2. Sml = %q 8.6. Seismic Base Shear

8.6.1. Vx =

8.7. Basic Structural System (check one) Bearing Wall
 ■

☐ Building Frame ☐ Moment Frame ☐ Dual w/ Special Moment Frame

□ Dual w/ Intermediate R/C or Special Steel □ Inverted Pendulum

8.8. Arch/Mech Components Anchored ... 8.9. Lateral Design Control: Seismic 🗆 Wind 🖂 9. Assumed Soil Bearing Capacity



STRUCTURAL PLANS PREPARED FOR:

ENGINEERING LABORATORY TESTING

STANDARD DETAILS

PROJECT ADDRESS:

DR Horton Carolinas Division 8001 Arrowridge Blvd Charlotte, NC 28273

ARCHITECT/DESIGNER: GMD Design Group 1845 Satellite Blvd. Duluth, GA 30097

These drawings are to be coordinated with the architectural, mechanical, plumbing, electrical, and civil drawings. This coordination is not the responsibility of the structural engineering of record (SER). Should any discrepancies become apparent, the contractor shall notify SUMMIT Engineering, Laboratory & Testing, P.C. before construction begins.

PLAN ABBREVIATIONS:

I	T .	I
ANCHOR BOLT	PT	PRESSURE TREATED
ABOVE FINISHED FLOOR	RS	ROOF SUPPORT
CEILING JOIST	SC	STUD COLUMN
CLEAR	SJ	SINGLE JOIST
DOUBLE JOIST	SPF	SPRUCE PINE FIR
DOUBLE STUD POCKET	SST	SIMPSON STRONG-TIE
EACH END	SYP	SOUTHERN YELLOW PINE
EACH WAY	TJ	TRIPLE JOIST
NOT TO SCALE	TSP	TRIPLE STUD POCKET
ON CENTER	TYP	TYPICAL
POUNDS PER SQUARE FOOT	UNO	UNLESS NOTED OTHERWISE
POUNDS PER SQUARE INCH	WWF	WELDED WIRE FABRIC
	CEILING JOIST CLEAR DOUBLE JOIST DOUBLE STUD POCKET EACH END EACH WAY NOT TO SCALE ON CENTER POUNDS PER SQUARE FOOT	ABOVE FINISHED FLOOR CEILING JOIST CLEAR DOUBLE JOIST DOUBLE STUD POCKET EACH END EACH WAY NOT TO SCALE ON CENTER POUNDS PER SQUARE FOOT UNO

Roof truss and floor joist layouts, and their corresponding loading details, were not provided to SUMMIT Engineering, Laboratory & Testing, P.C. (SUMMIT) prior to the initial design. Therefore, truss and joist directions were assumed based on the information provided by <u>DR Horton</u>, <u>Inc.</u> Subsequent plan revisions based on roof truss and floor joist layouts shall be noted in the revision list, indicating the date the layouts were provided. Should any discrepancies become apparent, the contractor shall notify SUMMIT immediately.

SHEET LIST:

Sheet No.	Description
CS1	Cover Sheet, Specifications, Revisions
Dlm	Monolithic Slab Foundation Details
Dls	Stem Wall Foundation Details
Dic	Crawl Space Foundation Details
Dlb	Basement Foundation Details
DIf	Framing Details

DR HORTON PROJECT SIGN-OFF:

Manager	Signature
Operations	
Operations System	
Operations Product Development	

REVISION LIST:

Revision No.	Date	Project No.	Description
1	5.11.17		Added box bay detail (2/D2f). Added deck options with basement. Revised deck options with stem wall and crawl space foundations
2	T.12.IT		Revised stem wall insulation note.
3	2.15.18		Revised garage door detail, NC only
4	2.28.18		Added high-wind foundation details
5	12.19.18		Revised per 2018 NCRC
6	2.19.19		Revised per Mecklenburg County Comments
7	3.1.19		Revised stem wall deck attachment and roof sheathing on wall sections.
8	3.6.19		Corrected dimensions at perimeter footings
9	3.2.20		Added tall turndown detail
10	3.18.20		Added balloon framing detail
11	10.20.20		Added alternate two-pour detail for slab and added note for crawl girder above grade
12	3.1.21		Added OX-15 Standard Details
13	5.18.21		Updated OX-15 Standard Details
14	Ø2.14.23		Added 4/D2m - Tall Slab Detail w/ Siding

- 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.
- 2. The structure is only stable in its completed form. The contractor shall provide all required temporary bracing during construction to stabilize the structure.
- 3. 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
- 4. 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.
- 5. 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.
- 6. The SER is not responsible for any secondary structural elements or non-structural elements, except for the elements specifically noted on the structural drawings.
- 7. This structure and all construction shall conform to all applicable sections of the international residential code.
- 8. This structure and all construction shall conform to all applicable sections of local building codes.
- 9. All structural assemblies are to meet or exceed to requirements of the current local building code.

FOUNDATIONS:

The structural engineer has not performed a subsurface investigation. Verification of this assumed value is the responsibility of the owner or the contractor. Should any adverse soil condition be encountered the SER must be contacted before proceeding.

- 2. 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.
- 3. Any fill shall be placed under the direction or recommendation of a licensed professional engineer. 4. The resulting soil shall be compacted to a minimum of 95%
- maximum dry density. 5. 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.
- 6. No concrete shall be placed against any subgrade containing water, ice, frost, or loose material.

- STRUCTURAL STEEL: Structural steel shall be fabricated and erected in accordance with the American Institute of Steel Construction "Code of Standard Practice for Steel Buildings and Bridges" and the manual of Steel Construction "Load Resistance Factor Design" latest editions.
- Structural steel shall receive one coat of shop applied rust-inhibitive paint.
- 3. All steel shall have a minimum yield stress (F_{ij}) of 36 ksi unless otherwise noted.
- 4. Welding shall conform to the latest edition of the American Welding Society's Structural Welding Code AWS D.I. Electrodes for shop and field welding shall be class ETØXX. All welding shall be performed by a certified welder per the above standards.

- 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.
- 2. 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".
- 3. 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:

3.1. Footings: 5%

3.2.Exterior Slabs: 5% 4. No admixtures shall be added to any structural concrete without written permission of the SER.

- 5. Concrete slabs-on-grade shall be constructed in accordance with ACI 302.IR-96: "Guide for Concrete Slab and Slab Construction".
- 6. 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. 7. 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.
 - 8. Control or saw cut joints shall be produced using conventional process within 4 to 12 hours after the slab has been finished
 - 9. Reinforcing steel may not extend through a control joint. Reinforcing steel may extend through a saw cut joint.
 - 10. 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.

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.
- 2. Fibermesh reinforcing to be 100% virgin polypropylene fibers containing no reprocessed olefin materials and specifically manufactured for use as concrete secondary reinforcement.
- 3. Application of fibermesh per cubic yard of concrete shall equal a minimum of 0.1% by volume (1.5 pounds per cubic yard) 4. Fibermesh shall comply with ASTM CIII6, any local building code requirements, and shall meet or exceed the current industry
- 5. Steel reinforcing bars shall be new billet steel conforming to ASTM A615, grade 60.
- 6. 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. 8. 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.

- 9. 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
- 10. Where reinforcing steel is required vertically, dowels shall be provided unless otherwise noted.
- WOOD FRAMING: 1. 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-Yellow-Pine (SYP) #2.
- 2. LVL or PSL engineered wood shall have the following minimum design values:
 - 2.1. E = 1,9*00,000* psi $2.2.\,F_{\rm b} = 2600\,$ psi $2.3.F_{V} = 285 \text{ psi}$
- 2.4.Fc = 700 psi 3. 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
- 4. Nails shall be common wire nails unless otherwise noted. 5. Lag screws shall conform to ANSI/ASME standard B18.2.1-1981. Lead holes for lag screws shall be in accordance with NDS
- specifications. 6. All beams shall have full bearing on supporting framing members
- 7. Exterior and load bearing stud walls are to be 2x4 SYP #2 @ 16" O.C. unless otherwise noted. Studs shall be continuous from the sole plate to the double top 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.
- 8. Individual studs forming a column shall be attached with one 10d nail @ 6" O.C. staggered. The stud column shall be continuous to the foundation or beam. The column shall be properly blocked at all floor levels to ensure proper load transfer.

9. Multi-ply beams shall have each ply attached with (3) 10d nails a

10. Flitch beams, 4-ply beams and 3-ply side loaded beams shall be bolted together with (2) rows of 1/2" diameter through bolts staggered @ 16" O.C. unless noted otherwise. Min. edge distance shall be 2" and (2) bolts shall be located a min. 6" from each end of the beam.

WOOD TRUSSES:

- l. 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.
- 2. 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 7-05), 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
- 3. 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."
- 4. 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.
- 5. Any chords or truss webs shown on these drawings have been shown as a reference only. The final design of the trusses shall be per the manufacturer.

EXTERIOR WOOD FRAMED DECKS:

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

WOOD STRUCTURAL PANELS:

- Fabrication and placement of structural wood sheathing shall be in accordance with the APA Design/Construction Guide "Residential and Commercial," and all other applicable APA
- 2. All structurally required wood sheathing shall bear the mark of the APA.

- 3. 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.
- 6. Sheathing shall have a 1/8" gap at panel ends and edges as recommended in accordance with the APA.

STRUCTURAL FIBERBOARD PANELS:

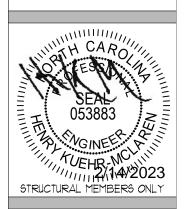
Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards. 2. All structurally required fiberboard sheathing shall bear the

- mark of the AFA. 3. 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
- 4. Sheathing shall have a 1/8" gap at panel ends and edges are recommended in accordance with the AFA.

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WWW.SUMMIT-COMPANIES.COM





DATE: 02/14/2023 SCALE: 22x34 |/4"=1'-0" ||x|T |/8"=1'-0" PROJECT *: 528-06R DRAWN BY: JCEF CHECKED BY: BCP

> PRIGINAL INFORMATION PROJECT *

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS



UNDISTURBED SOIL

6A COVERED PATIO DETAIL

STANDARD - BRICK

CHARTS

STANDARD - SIDING

6 PATIO SLAB DETAIL

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& Testing, Inc.

CLIENT: DR Horton Carolina Divis 8001 Arrowridge Blvd. Charlotte, NC 28273

- 4. REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT AND CONNECTIONS
- 5. REFER TO LOCAL AND STATEWIDE CODES FOR ADDITIONAL AMENDMENTS AND REQUIREMENTS NOT SHOWN
- 6. PERIMETER INSULATION SHOWN AS REQUIRED BY LOCAL CLIMATE ZONE. INSTALL PER TABLE N1102.1.2 OF THE 2018 NCRC

STRUCTURAL MEMBERS ONLY

PROJECT *: 528-06R DRAWN BY: JCEF CHECKED BY: BCP ORIGINAL INFORMATION

DRAWING

DATE: Ø2/14/2Ø23

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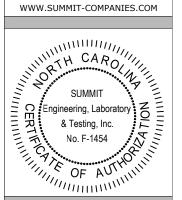
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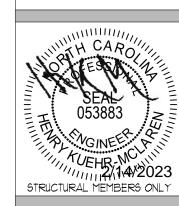
PER PLAN CONTINUOUS

4 TALL SLAB DETAIL W/ SIDING

- 1. REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET 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.
- 4. REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT AND
- CONNECTIONS 5. REFER TO LOCAL AND STATEWIDE CODES FOR ADDITIONAL AMENDMENTS AND REQUIREMENTS NOT SHOWN
- 6. PERIMETER INSULATION SHOWN AS REQUIRED BY LOCAL CLIMATE ZONE. INSTALL PER TABLE N1102.1.2 OF THE 2018 NCRC

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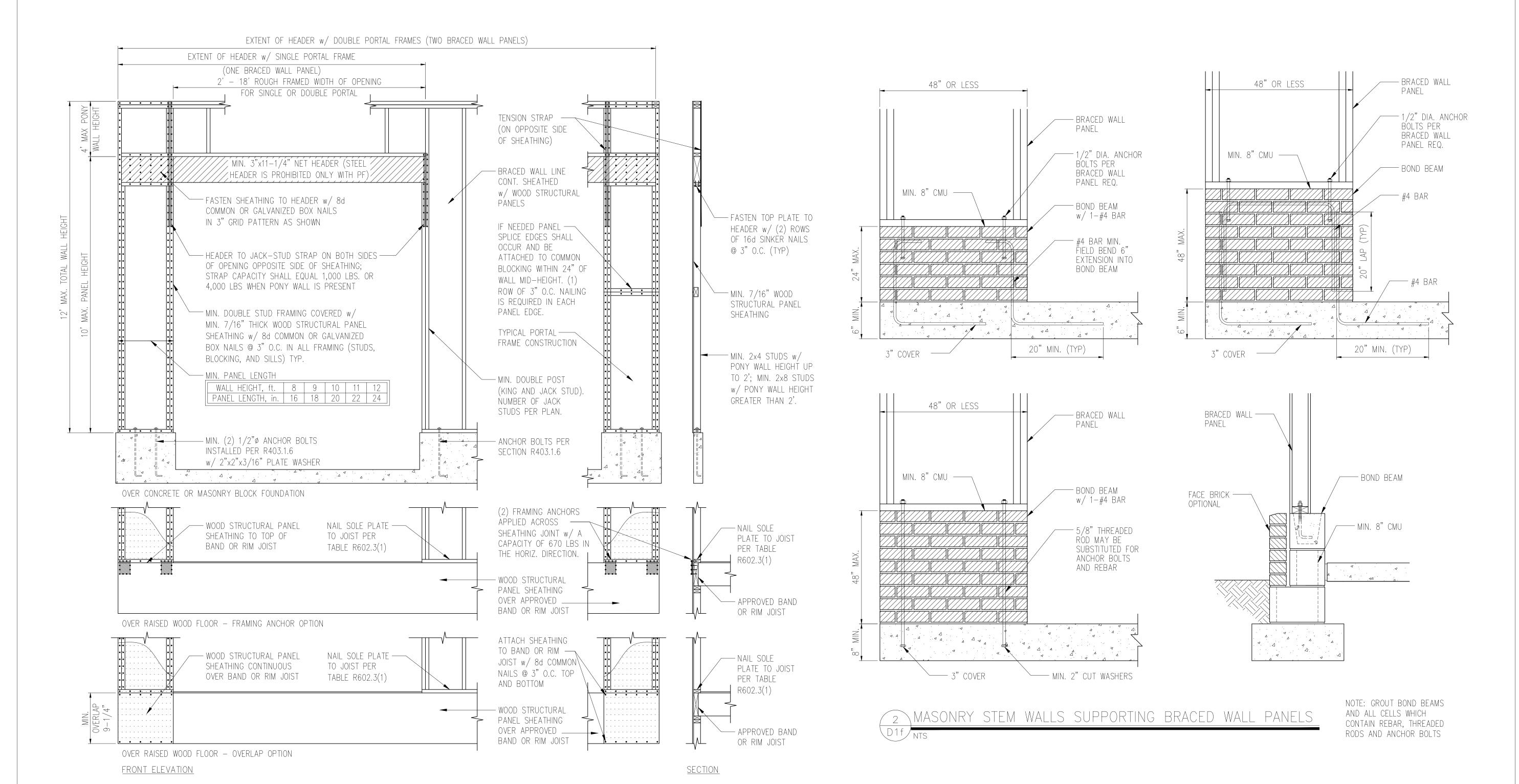


DRAWING DATE: Ø2/14/2Ø23 PROJECT *: 528-06R DRAWN BY: JCEF CHECKED BY: BCP

> ORIGINAL INFORMATION PROJECT • DATE 1/31/2017

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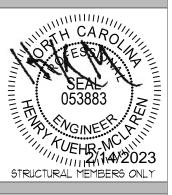
SUMMIT

Engineering, Laboratory

No. F-1454

OF AUTHOR

CLIENI: DR Horton Carolina Divisi 8001 Arrowridge Blvd. Charlotte, NC 28213



DRAWING

DATE: 02/14/2023

SCALE: 22x34 |/4"=!'-0"
||x|1 |/8"=!'-0"

PROJECT * 528-06R

DRAWN BY: JCEF

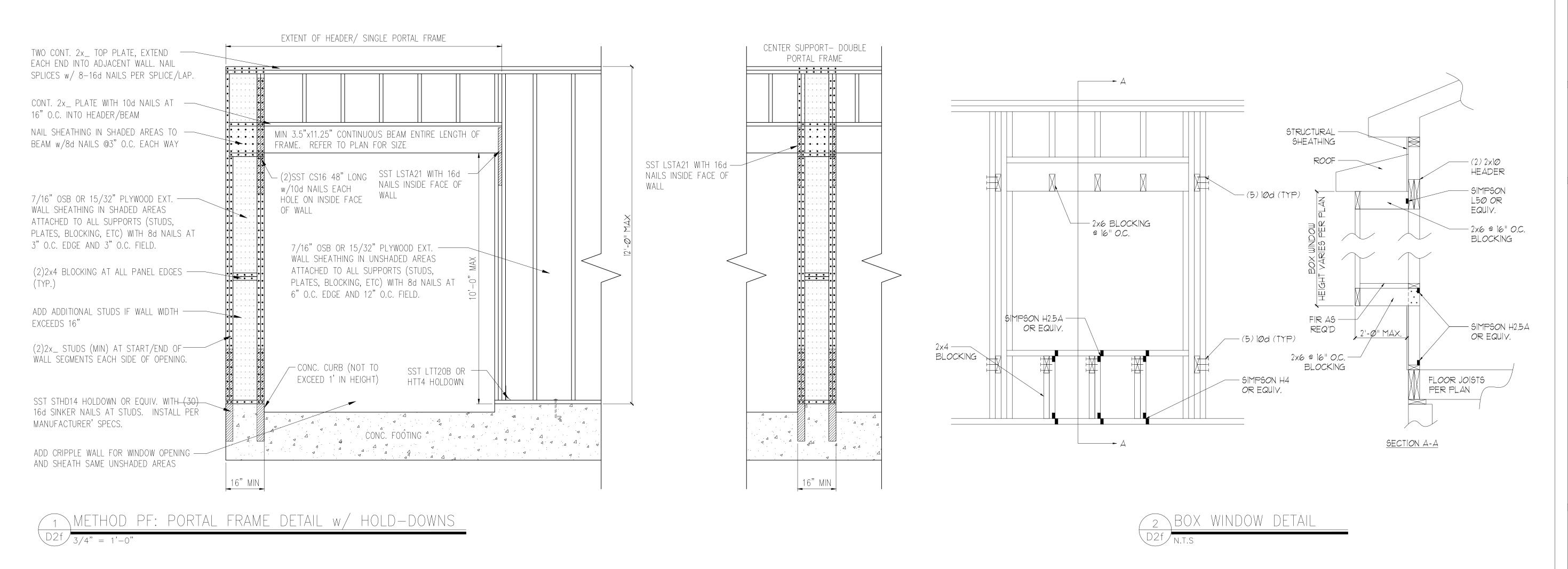
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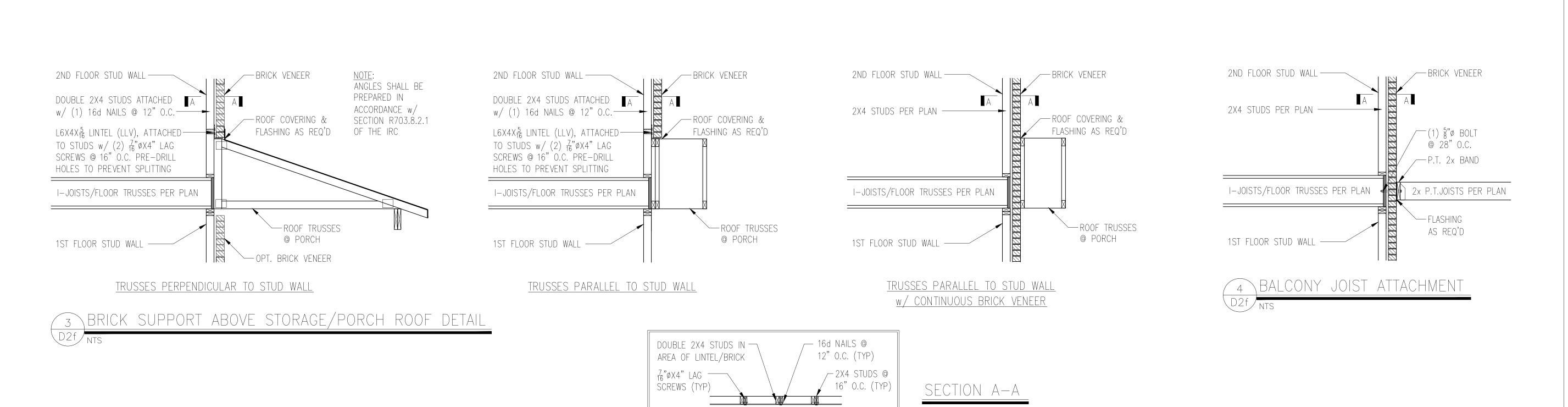
ORIGINAL INFORMATION

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

PROJECT • DATE 1/31/2017

COMPLETE LIST OF REVISIONS

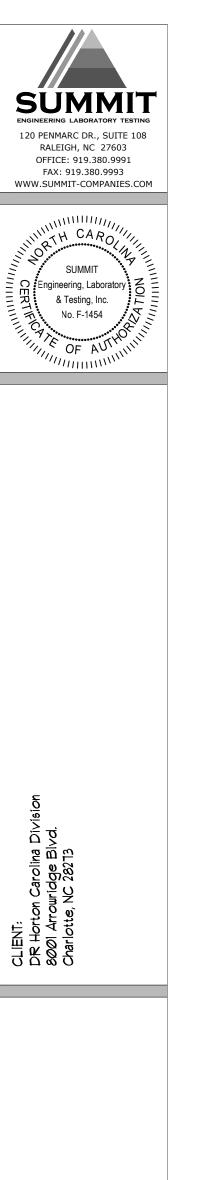




 $L6X4X_{\overline{16}}^{5}$ LINTEL (LLV), ATTACHED

_ TO STUDS w/ (2) $\frac{7}{16}$ "øx4" LAG SCREWS @ 16" O.C. PRE-DRILL

HOLES TO PREVENT SPLITTING





DRAWING

DATE: 02/14/2023

SCALE: 22x34 |/4"=!"-0"
||x|1 |/8"=!"-0"

PROJECT *: 528-06R

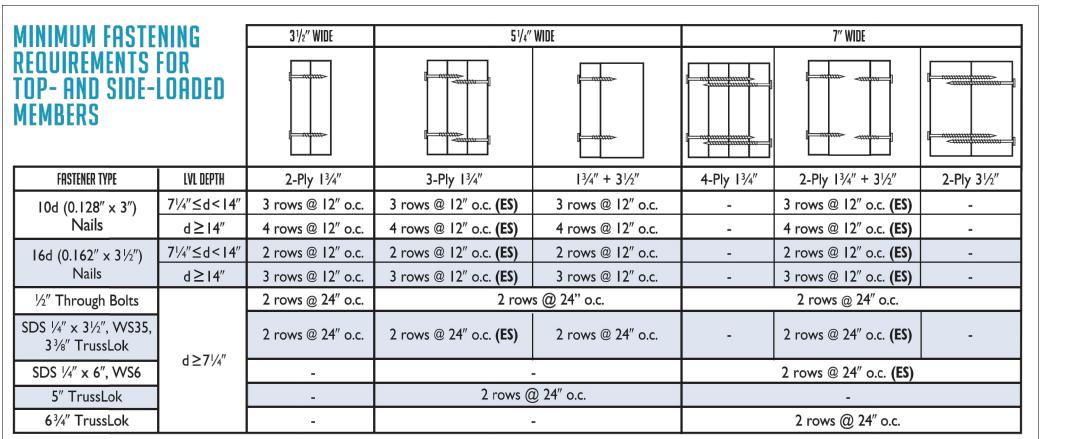
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ORIGINAL INFORMATION
PROJECT * DATE
|/3/2011

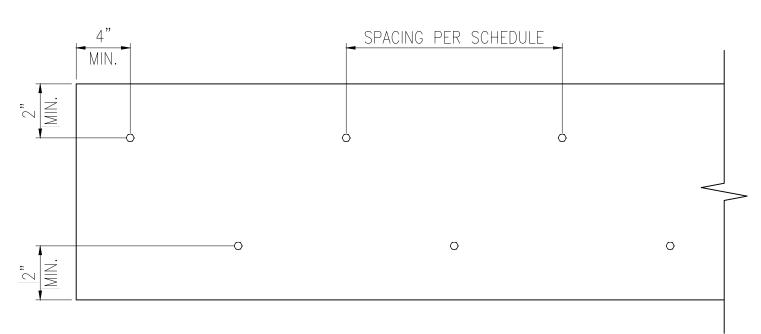
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

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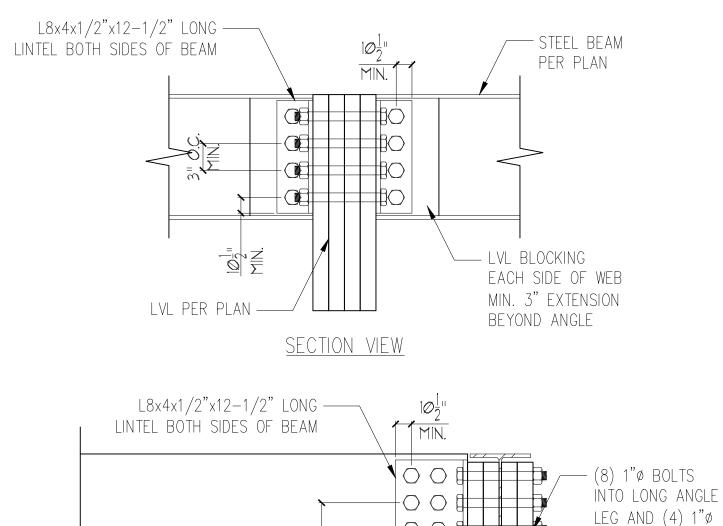
NOTES:

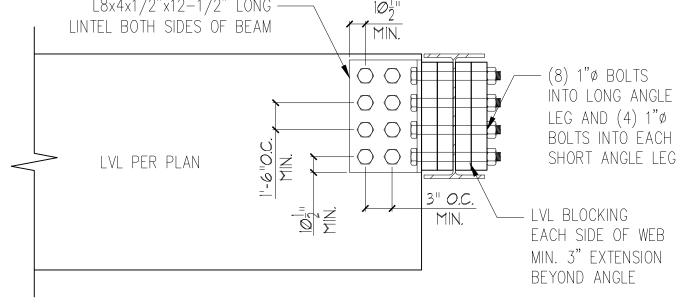
- 1. All fasteners must meet the minimum requirements in the table above. Side-loaded multiple-ply members must meet the minimum fastening and side-loading capacity requirements given on page 48.
- 2. Minimum fastening requirements for depths less than $7\frac{1}{4}$ require special consideration. Please contact your technical representative.
- 3. Three general rules for staggering or offsetting for a certain fastener schedule:
- (I) if staggering or offsetting is not referenced, then none is required; (2) 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 (3) 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).



ELEVATION VIEW

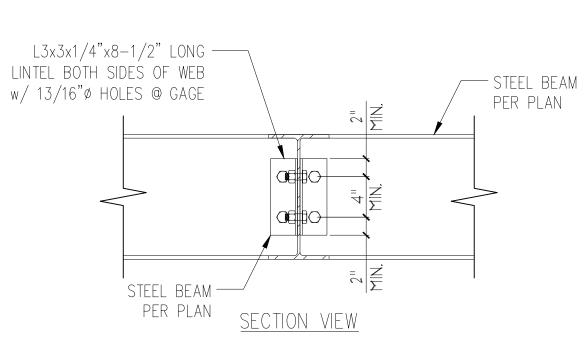
MULTI-PLY BEAM CONNECTION DETAIL

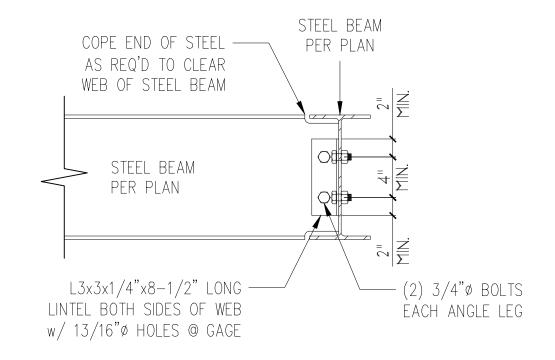




ELEVATION VIEW

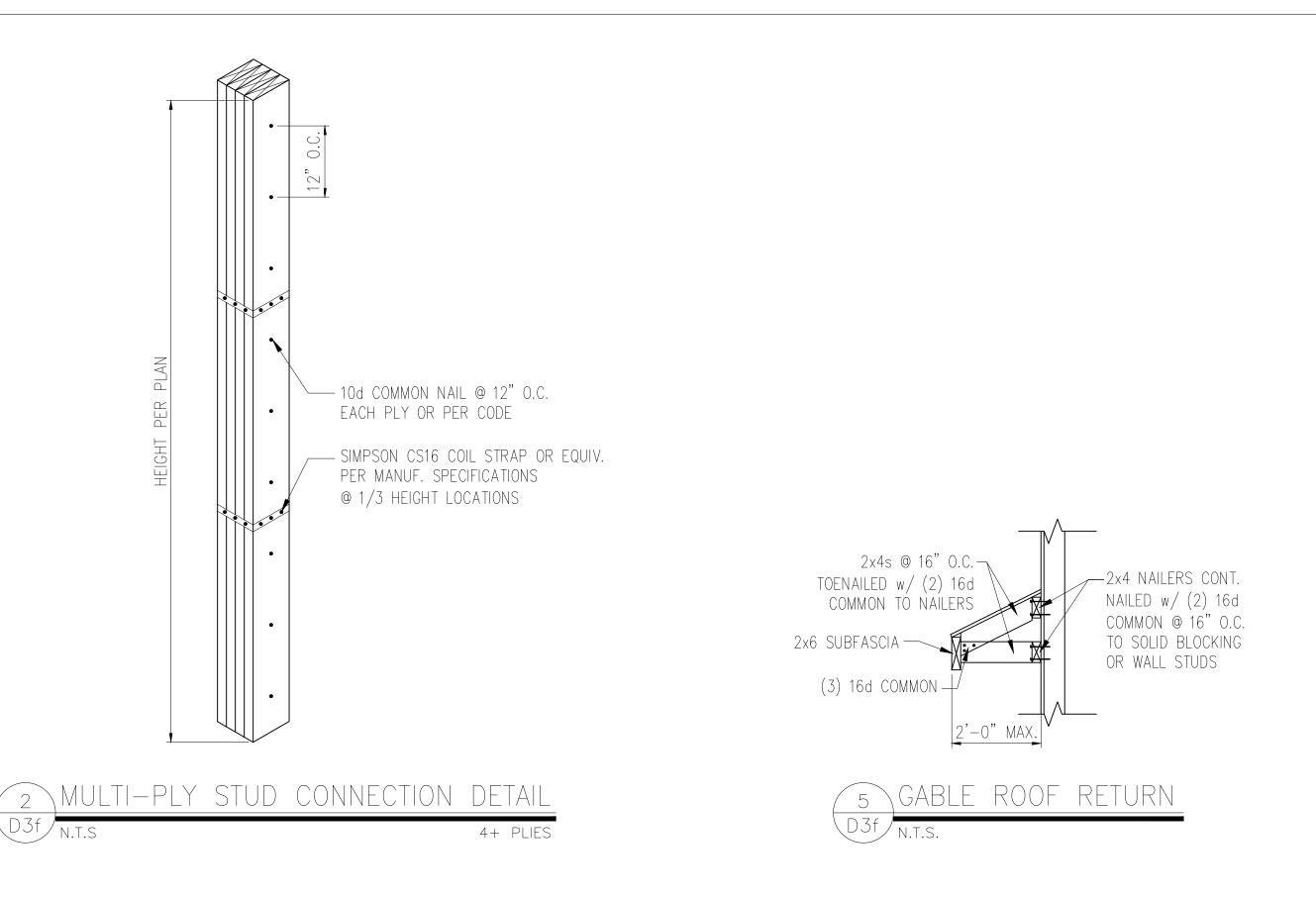


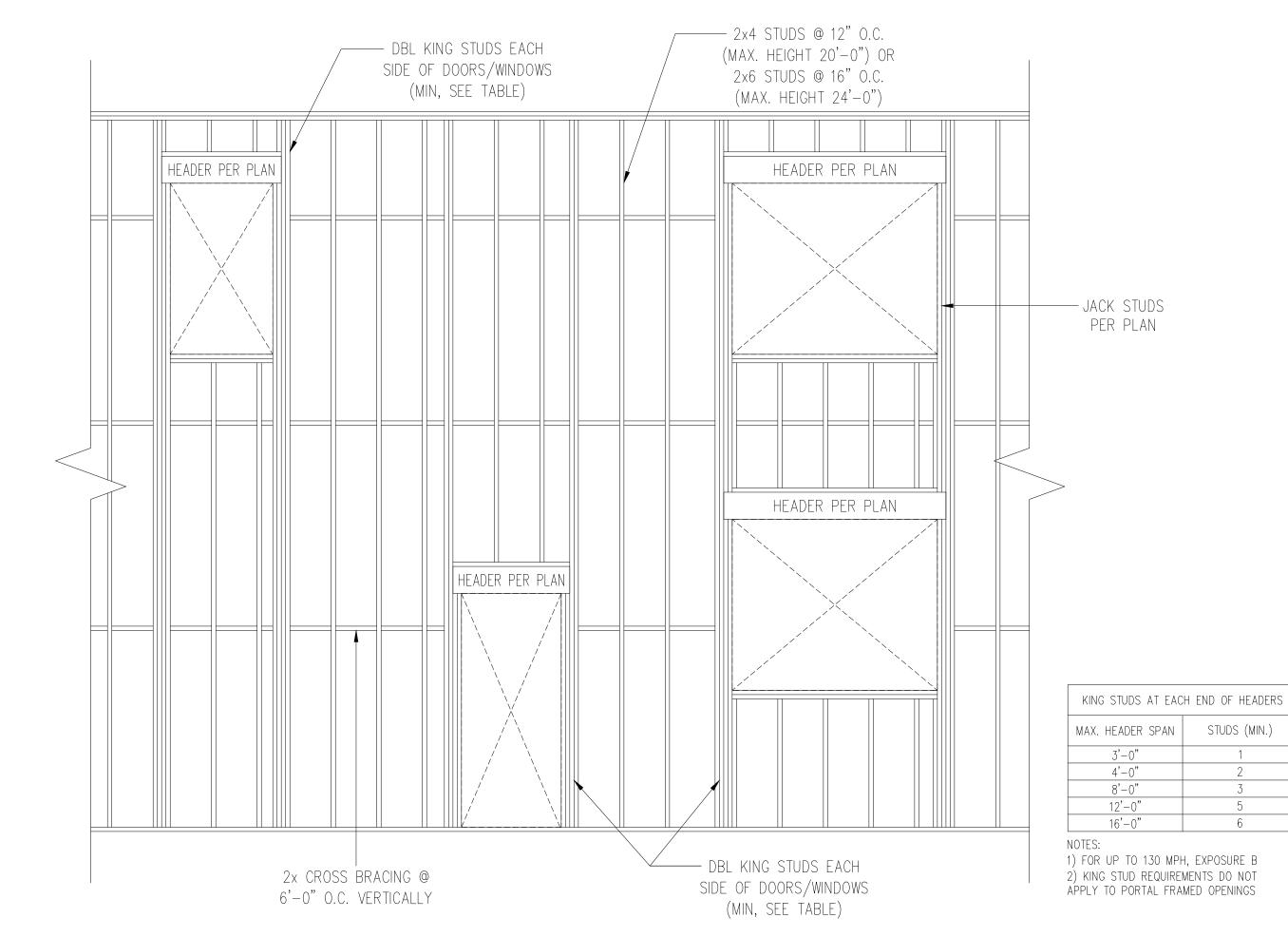




ELEVATION VIEW



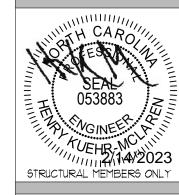




TYP. BALLOON FRAMING DETAIL

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DATE: Ø2/14/2Ø23 SCALE: 22x34 |/4"=1'-0" ||x|1 |/8"=1'-0" PROJECT *: 528-06R DRAWN BY: JCEF CHECKED BY: BCP

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