

TELFAIR

BRIARWOOD BLUFF
LOT 27



SMITH DOUGLAS HOMES

QUALITY | INTEGRITY | VALUE

PLAN ID 010225

110 VILLAGE TRAIL SUITE 215
WOODSTOCK, GA. 30188

DRAWING INDEX

A0.0	COVER SHEET
A1.1	FRONT ELEVATIONS
A2.1	SIDE & REAR ELEVATIONS
A3.1	SLAB FOUNDATIONS
A5.1	FIRST FLOOR PLAN
A6.1	ROOF PLANS
A7.2	ELECTRICAL PLANS

AREA TABULATION

FIRST FLOOR	1803
TOTAL	1803
GARAGE	403
FRONT PORCH ELEVATION B E H (COVERED)	61
REAR PATIO	120

GOVERNMENTAL CODES & STANDARDS

HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

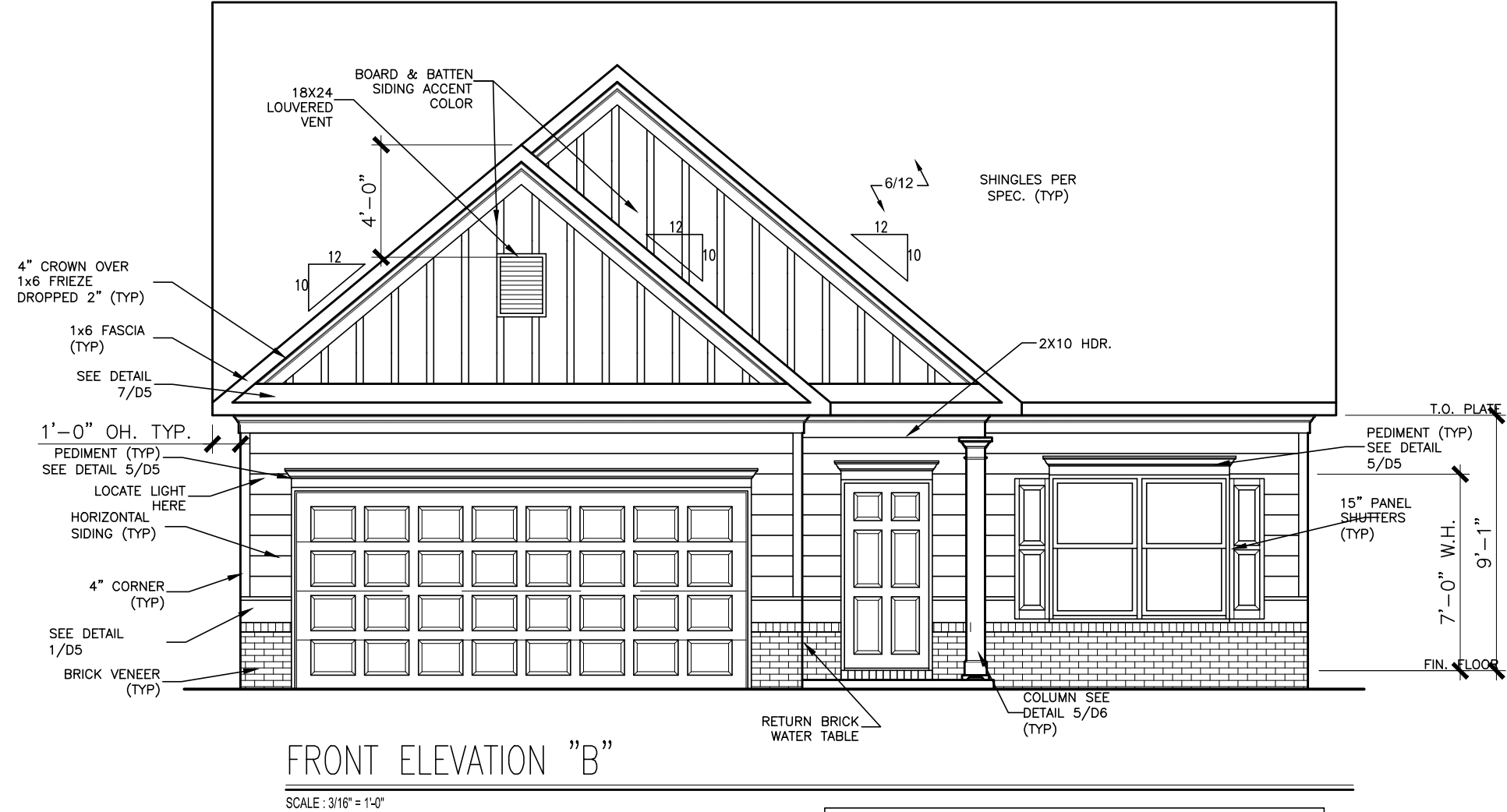
BUILDING CODE ANALYSIS / DESIGN CRITERIA

HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

PLAN REVISIONS

DATE	BY	REVISION	PAGE #
7/19/2019	AW	Added elevations K & L	A1.11-A1.12
7/25/2019	AW	Relocated water heater to increase sq. ft. from 1795 to 1803	A3.1, A5.1, A7.2, A7.2.1, A8.1
8/29/2019	AW	PROTOTYPE WALK CHANGES - SEE REVISION SHEET	ALL
11/18/2019	AW	For 2-story version made wall between stairs and Owner's 2x6 and coat closet wall 2x6	A5.1.1
11/18/2019	AW	Flipped location of HVAC platform for 2-story version to rear of house which relocated B-5 W.I.C. and window	A5.3.2, A6.1-A6.3, A7.3.2
2/12/2020	AW	Added note for LVL at rear 3050 twin for plans without 2nd floor per truss/engineering	A5.1
5/1/2020	AW	PCR #3744 Changed hall bath 3068 door to 2868 to clear cabinet knobs	A5.1
5/6/2020	AW	PCR #3777 Removed small piece of foyer chair rail/shadow box between living rm opng & kitchen	A8.1
8/11/2020	AW	Elevations K & L - changed front porch cedar columns to std. box column and removed decorative brackets on front porch of Elev L and added 1x10 at fin. flr. level where B&B shown	A1.11, A1.12
11/1/2021	AW	PCR #4579 Adjust location of opt. pendants & opt. LED Kitchen lights for better placement	A7.3
12/11/2025	SL	PCR # 6101 Adjusted optional second floor front wall to 8' in height.	A5.2, A5.4, A7.3

BRIARWOOD BLUFF
LOT 27



ALL NON-MASONRY RETURNS TO
BE HORIZONTAL SIDING

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

DATE	BY	REVISION
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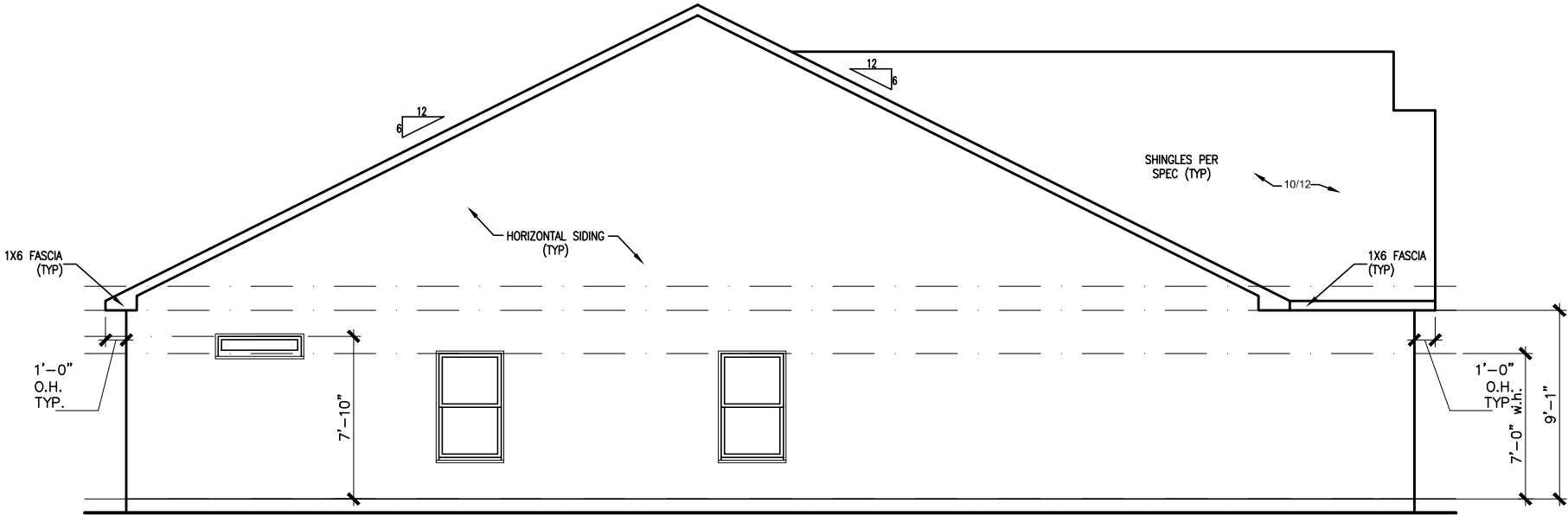
ELEVATIONS
FRONT ELEVATION
TELFAIR

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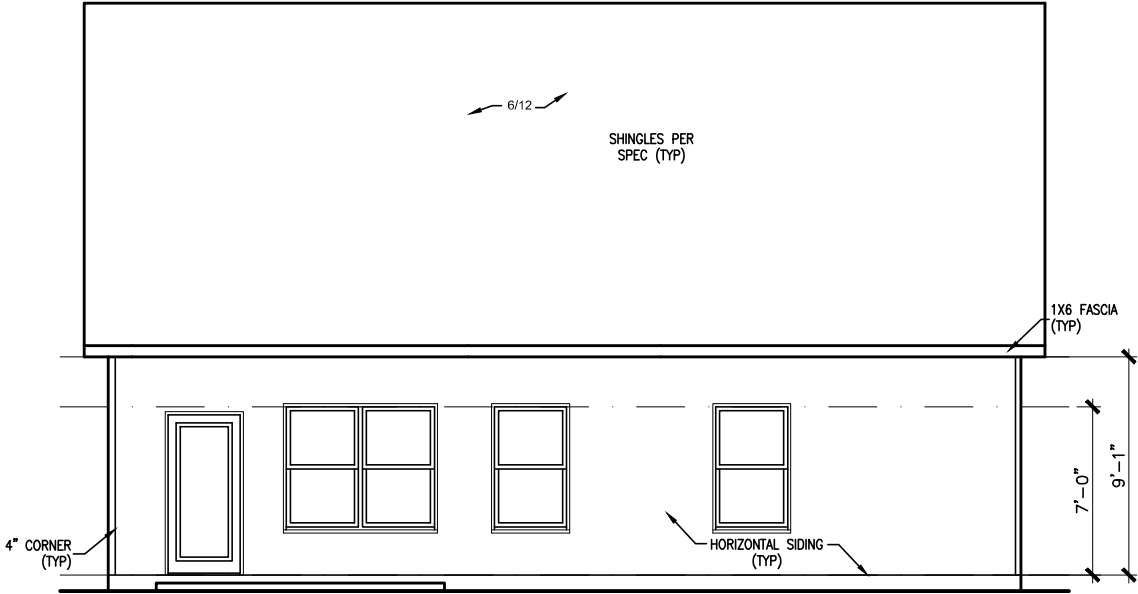
BY: AAP	CH: AW
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PLAN ID:	
PND: ALL	RELEV: B
PAGE NO: A1.1	

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LOT 27



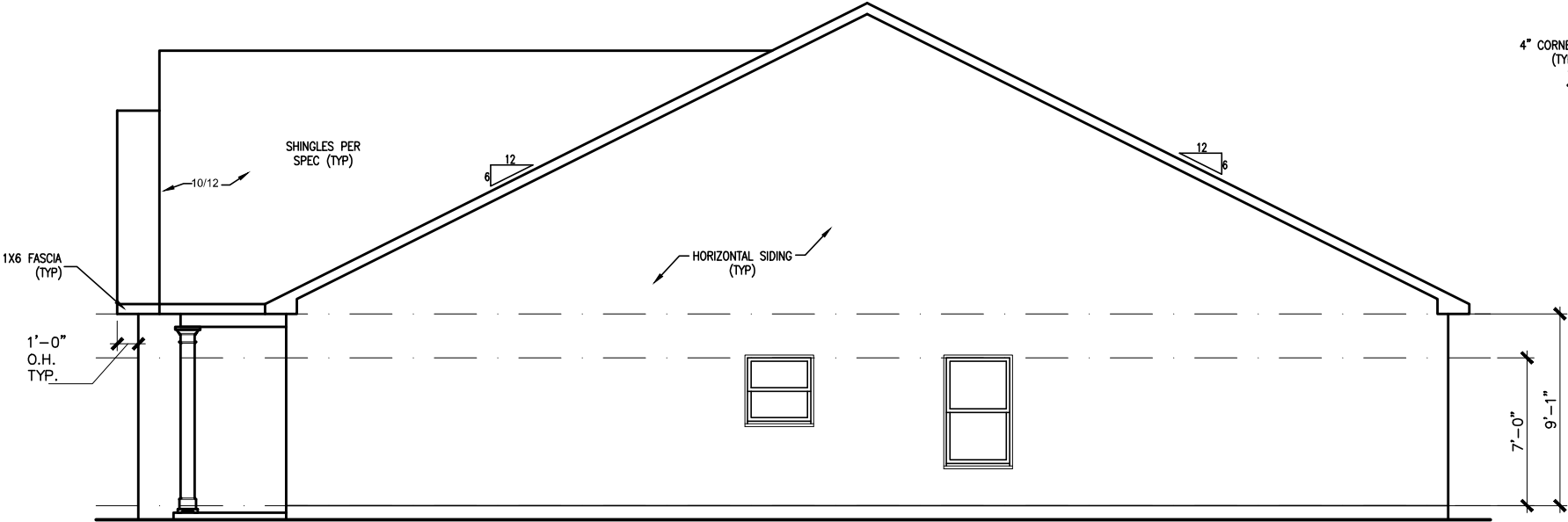
LEFT ELEVATION "B"

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



REAR ELEVATION "B"

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



RIGHT ELEVATION "B"

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

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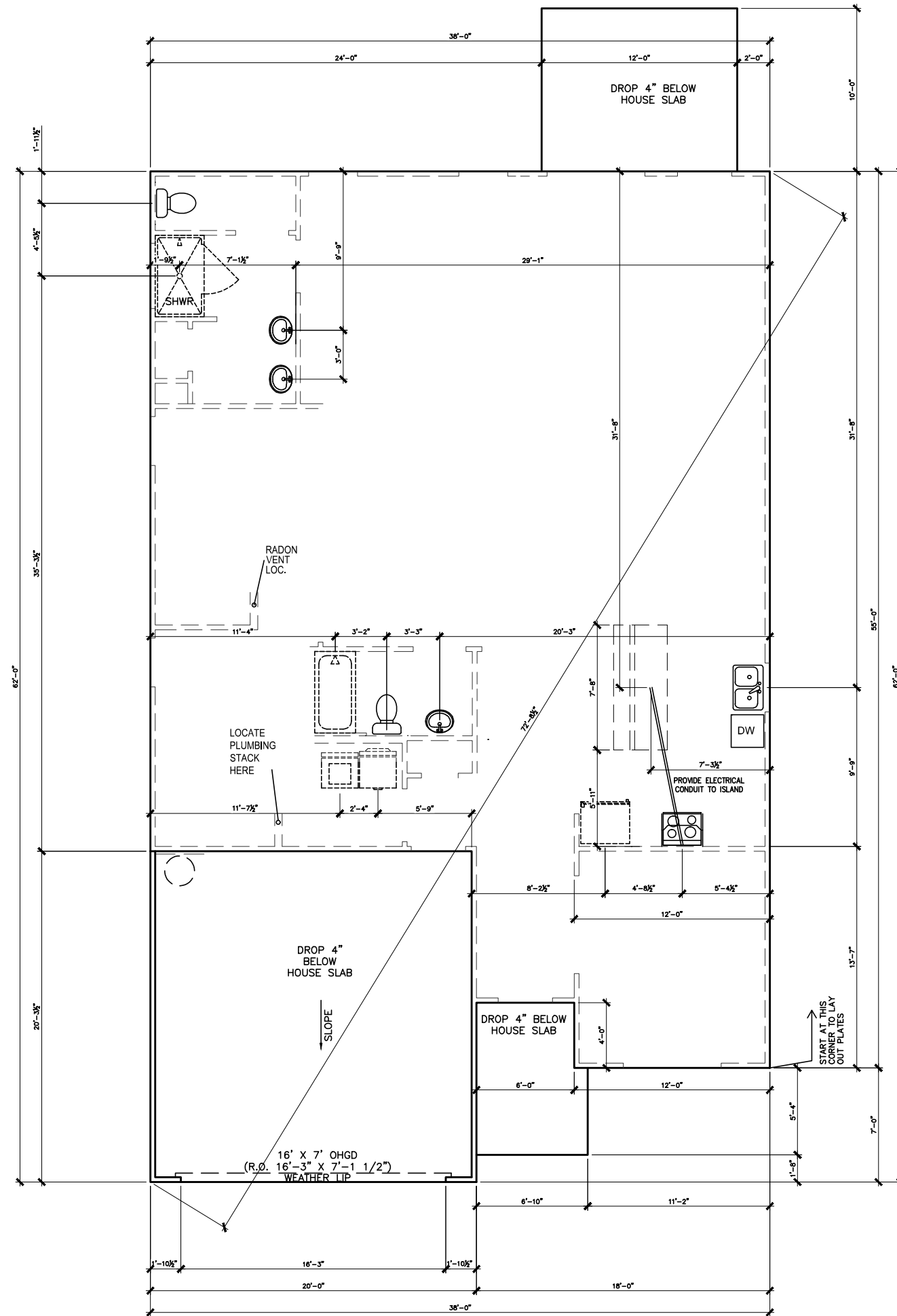
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ELEVATIONS
SIDES AND REAR
TELFAIR

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PLAN ID:			
PND:	ALL	RELEV:	B
PAGE NO:	A2.1		



SLAB PLAN

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

BRIARWOOD BLUFF LOT 27

*RADON VENT
PROVIDED PER
LOCAL CODE

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

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DATE	BY	REVISION
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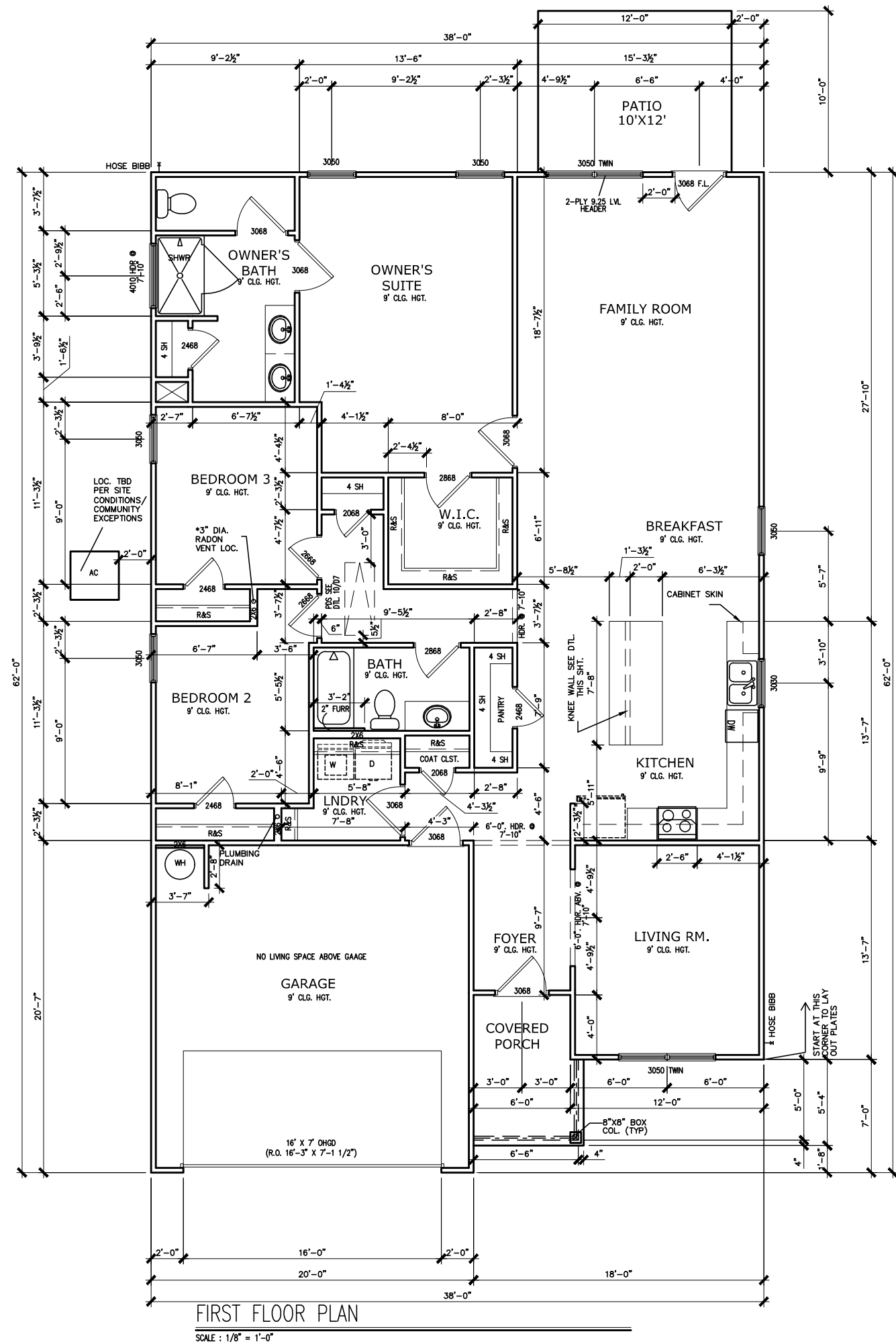


FOUNDATION PLAN
SLAB PLAN
TELFAR

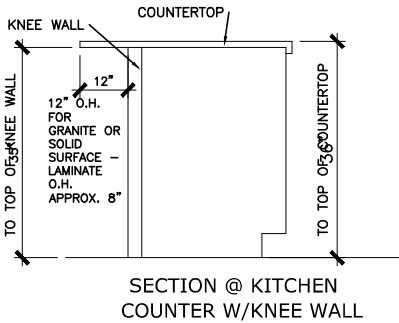
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BRIARWOOD BLUFF
LOT 27



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

*RADON VENT PROVIDED
PER LOCAL CODE

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FLOOR PLAN

FIRST FLOOR

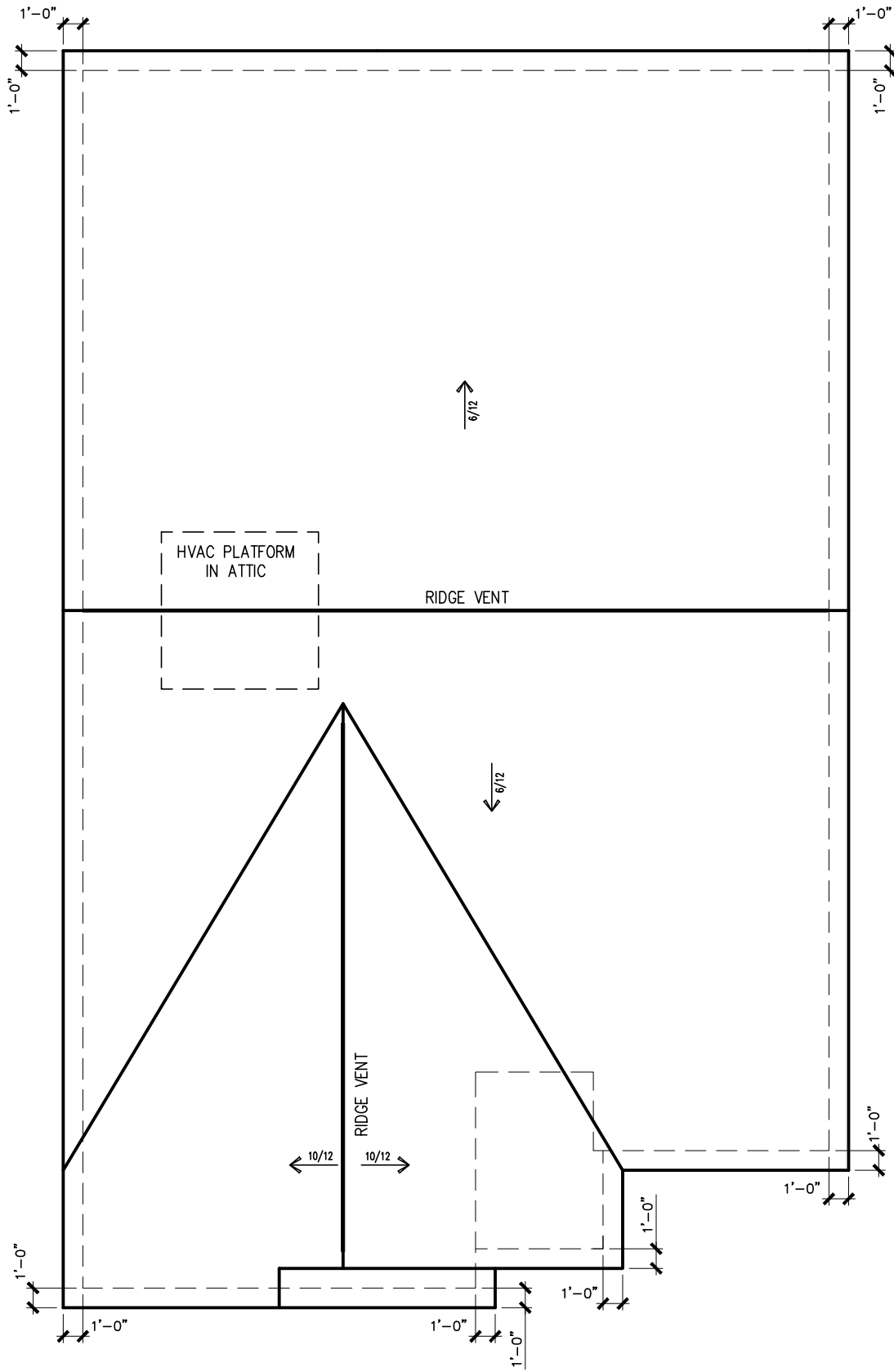
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PLAN ID:			
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PAGE NO:	A5.1		

BRIARWOOD BLUFF
LOT 27



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

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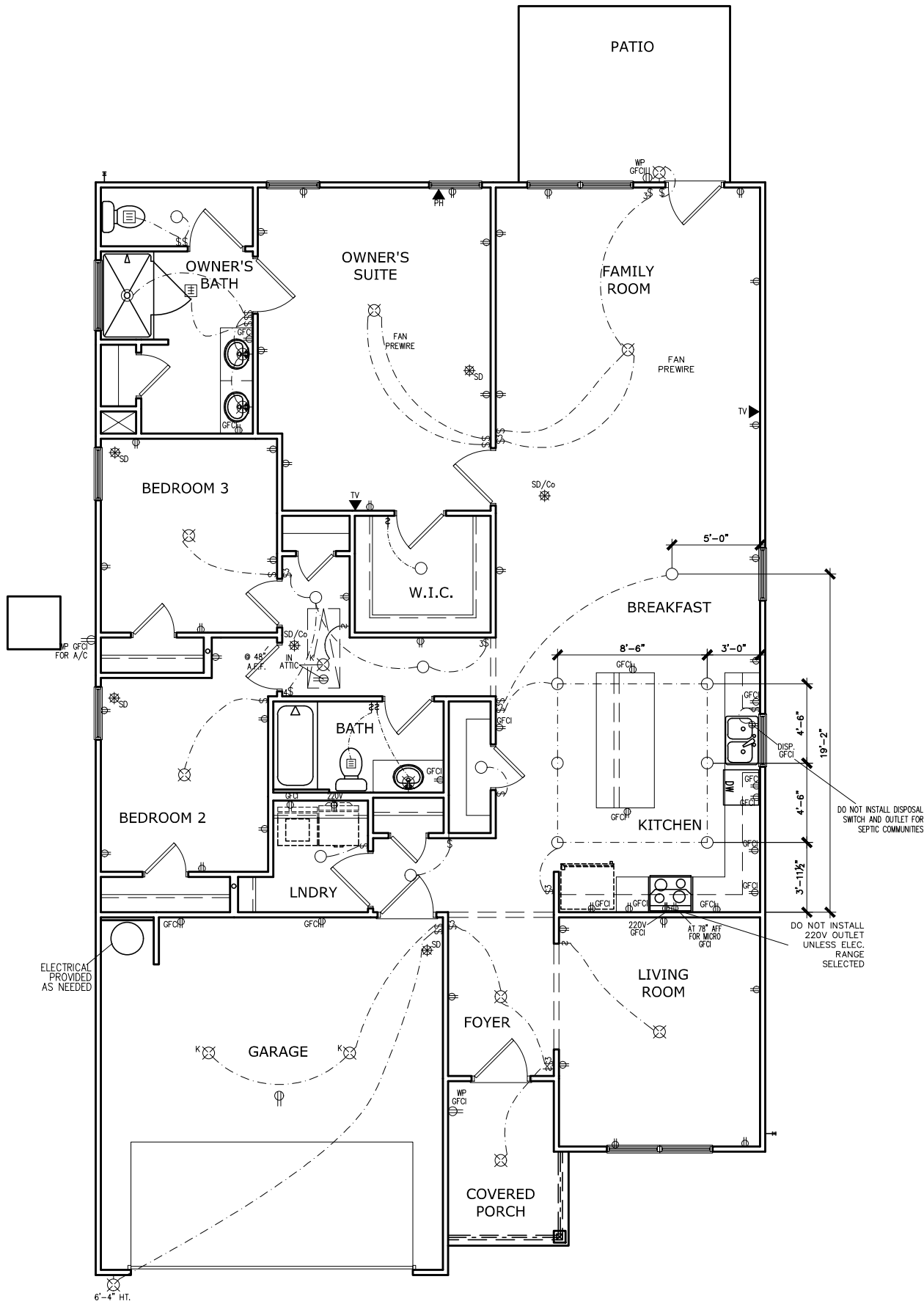
ROOF PLAN
ROOF PLAN
TELFAR

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PLAN ID:	
PND:	B
ALL	
PAGE NO:	A6.1

BRIARWOOD BLUFF
LOT 27



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
	CHIMES		HOSE BIBB
	TELEPHONE		FLOOD LIGHT
	SMOKE DETECTOR & CARBON MONOXIDE		1x4 LUMINOUS FIXTURE
	SECURITY OUTLET		CEILING FAN
	GARAGE DOOR OPENER		ELECTRICAL WIRING
	EXHAUST FAN		CEILING FIXTURE
	FAN/LIGHT		
ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES			
APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)			
BREAKFAST/DINING ROOM	63" ABOVE FINISHED FLOOR		
KITCHEN PENDANT LIGHTS	33" ABOVE COUNTER TOP		
TWO STORY FOYER FIXTURE	96" ABOVE FINISHED FLOOR		
CEILING FAN	96" ABOVE FINISHED FLOOR		

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

FIRST FLOOR ELECTRICAL PLAN

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

BY	REVISION	DATE
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ELECTRICAL PLAN

FIRST FLOOR

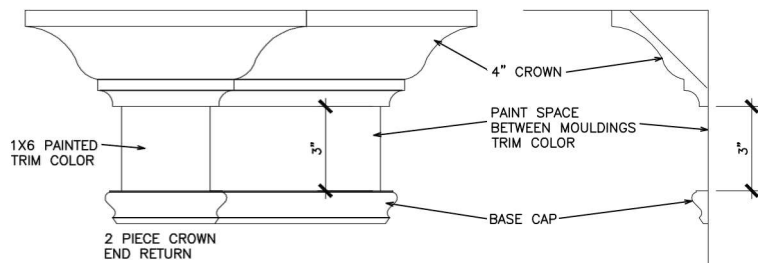
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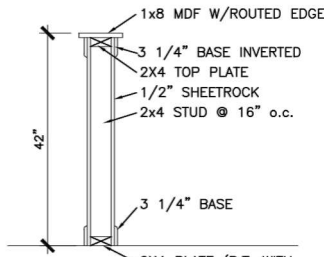
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DATE:	6/6/25		
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PLAN ID:			
PND:	ALL	RELEV:	B
PAGE NO:	A7.2		

REFER TO LOT SPECIFIC PLAN TO
DETERMINE WHICH DETAILS APPLY



TYPICAL TWO PIECE CROWN

N.T.S.



TYP. KNEEWALL SECTION

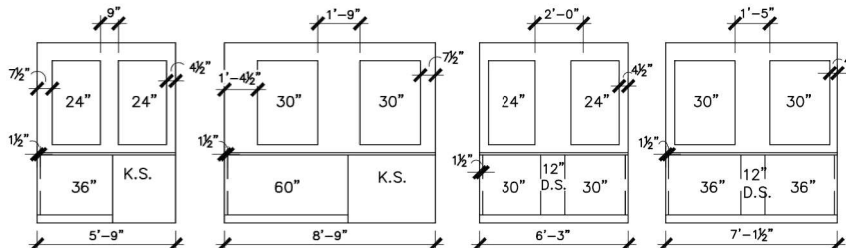
N.T.S.



TYP. 2ND FLOOR KNEE WALL STABILITY

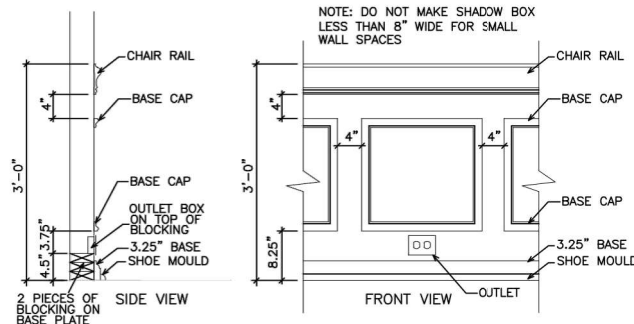
N.T.S.

1. MIRRORS ARE TO BE CENTERED ON THE CABINET OR KNEESPACE BELOW.
2. SPACE BETWEEN MIRROR AND WALL/CABINET END, MAY NOT MATCH ON EACH SIDE
3. MIRRORS ARE LIMITED TO 2 SIZES: 24" & 30"
 - a. VANITIES 30" & SMALLER RECEIVE THE 24" WIDE MIRROR.
 - b. VANITIES 33" & LARGER RECEIVE THE 30" WIDE MIRROR.
 - c. HEIGHTS DO NOT CHANGE.
 - d. SEE P.O. FOR EXACT WIDTH.
4. SEE THE BELOW EXAMPLE DRAWINGS. DIMENSIONS ARE APPROXIMATE.



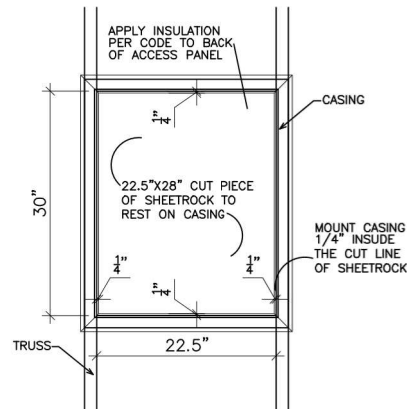
TYPICAL SPLIT MIRROR SCENARIOS

N.T.S.



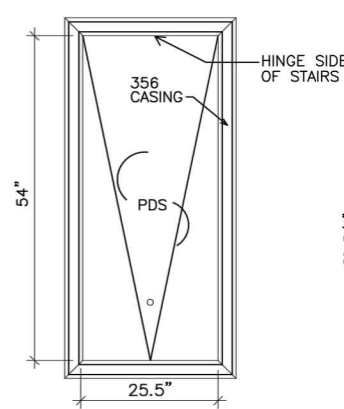
TYPICAL CHAIR RAIL & SHADOW BOX DETAIL

N.T.S.



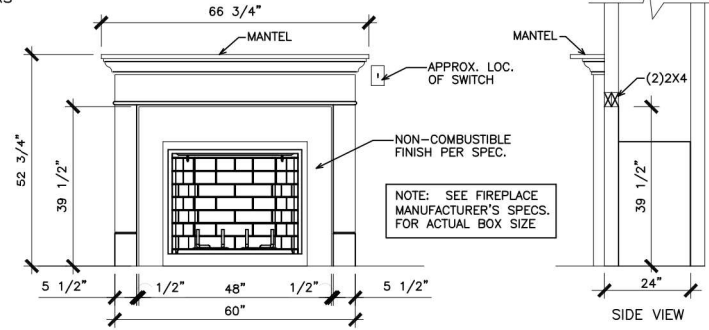
SCUTTLE HOLE DETAIL

N.T.S.



PDS TRIM DETAIL

N.T.S.



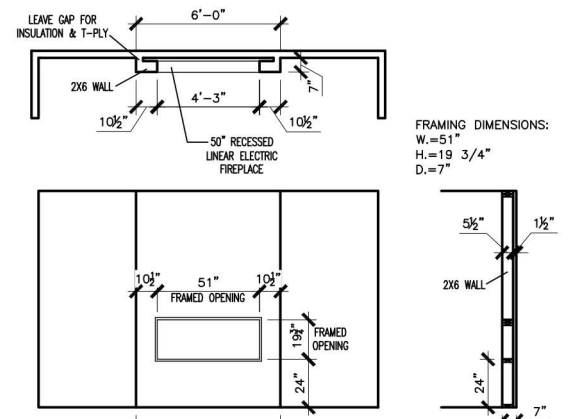
GAS/ELECTRIC FIREPLACE DETAIL
WITH WESCOTT WOOD MANTEL

N.T.S.

NOTE: SEE FIREPLACE
MANUFACTURER'S SPECS.
FOR ACTUAL BOX SIZE.

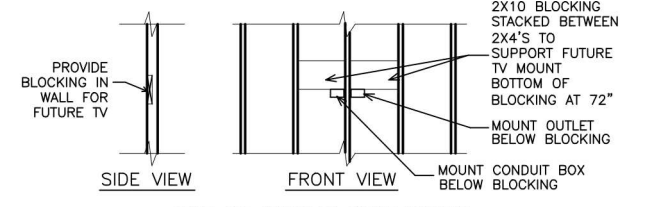
ELECTRIC FRAMING
DIMENSIONS:
W.=37"
D.=24"
H.=31 1/4"

GAS FRAMING
DIMENSIONS:
W.=37"
D.=24"
H.=34 3/4"



LINEAR ELECTRIC FIREPLACE DETAIL

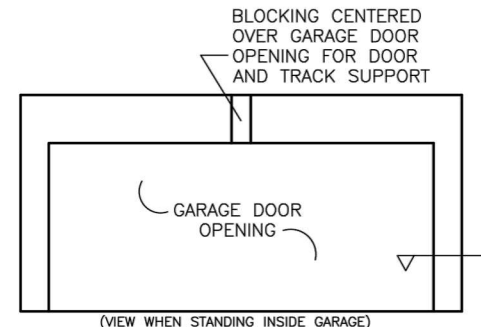
N.T.S.



NOTE: USE SCRAPS TO CREATE BLOCKING -
(3) 2X4s, (2) 2X6s OR (1) 2X10

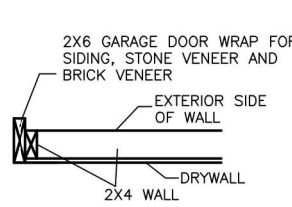
TYP. TV WALL PREP

N.T.S.



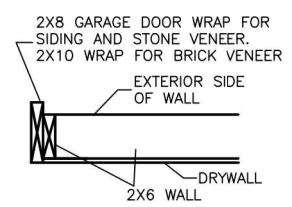
TYP. GARAGE WRAP & BLOCKING

N.T.S.



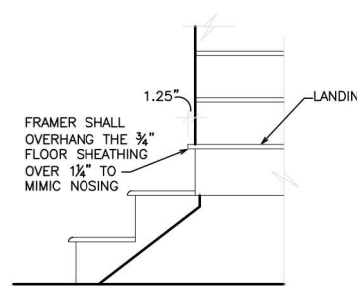
SECTION VIEW
2X4 PORTAL WALL

N.T.S.



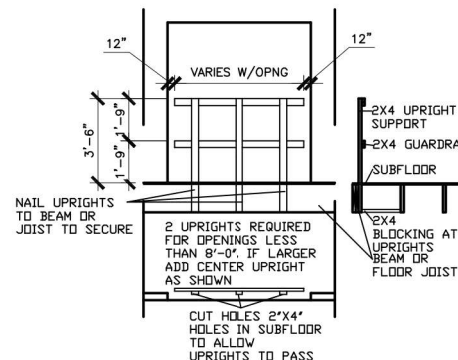
SECTION VIEWS
2X6 PORTAL WALL

N.T.S.



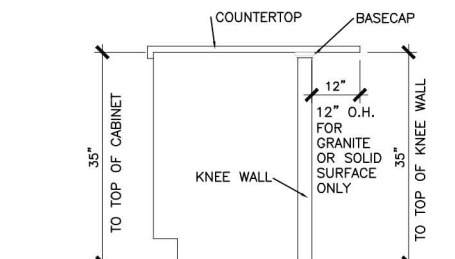
BOX STEP OVERHANG

N.T.S.



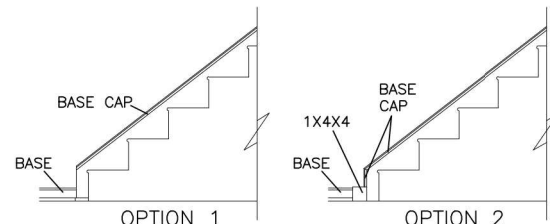
GUARD RAIL DTL. AS REQ'D

N.T.S.



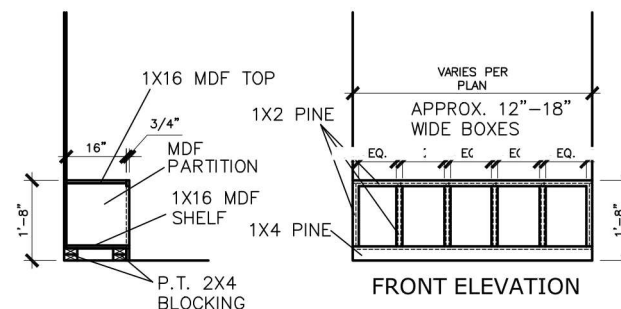
SECTION @ ISLAND KNEEWALL

N.T.S.



STAIR TRIM DETAILS

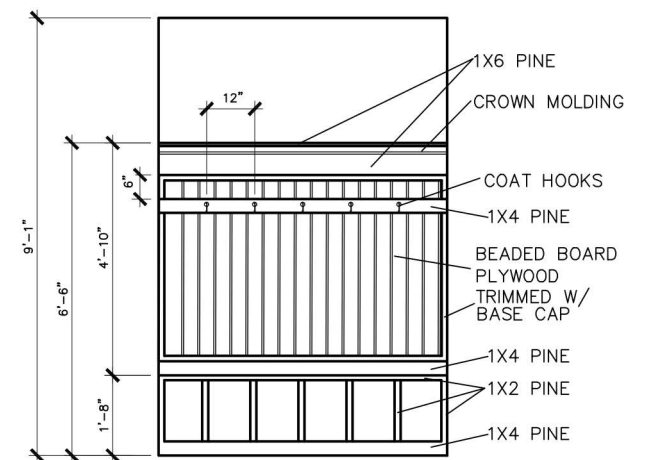
N.T.S.



SIDE ELEVATION

MUD ROOM BENCH SEAT DETAIL

N.T.S.



MUD ROOM BENCH SEAT DETAIL
WITH BEADED BOARD, HOOKS, & CROWN

N.T.S.

(IF TRIM CHOSEN WITHOUT
BENCH CONTINUE TO FLOOR)

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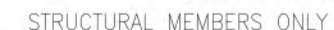
INTERIOR TRIM
DETAILS

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PLAN ID:	
FND:	ELEV:
PAGE NO:	D1.1

7. Assumed Soil Bearing Capacity..... 2000psf



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, INC. (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 PPF. 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:
3.1. Footings: 5%
3.2. 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 (WWF) for concrete slabs-on-grade shall be placed at mid-depth of slab. The WWF shall be securely supported during the concrete pour. Fibermesh may be used in lieu of WWF.

CONCRETE REINFORCEMENT:

- Fibrous concrete reinforcement, or fibermesh, specified in concrete slabs-on-grade may be used for control of cracking due to shrinkage and thermal expansion/contraction, lowered water migration, an increase in impact capacity, increased abrasion resistance, and residual strength.
- Fibermesh reinforcing to be 100% virgin polypropylene fibers containing no reprocessed olefin materials and specifically manufactured for use as concrete secondary reinforcement.
- Application of fibermesh per cubic yard of concrete shall equal a minimum of 0.1% by volume (15 pounds per cubic yard)
- Fibermesh shall comply with ASTM 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 FSL engineered wood shall have the following minimum design values:
2.1. E = 1900000 psi
2.2. Fb = 2600 psi
2.3. Fv = 285 psi
2.4. Fc = 100 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 B18.21-1981. 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 fully blocked at all floor levels to ensure proper load transfer.
- Multi-ply beams shall have each ply attached with (3)10d nails @ 24" O.C.
- Flitch beams and four and five ply beams shall be bolted together with (2) rows of 1/2" dia. through bolts staggered @24" O.C. w/ 2" edge distance and (2) bolts located at 6" from each end, unless noted otherwise.

WOOD TRUSSES:

- The wood truss manufacturer/fabricator is responsible for the design of the wood trusses. Submit sealed shop drawings and supporting calculations to the SER for review prior to fabrication. The SER shall have a minimum of five (5) days for review. The review by the SER shall review for overall compliance with the design documents. The SER shall assume no responsibility for the correctness for the structural design for the wood trusses.
- The wood trusses shall be designed for all required loadings as specified in the local building code, the ASCE Standard "Minimum Design Loads for Buildings and Other Structures." (ASCE 7-10), and the loading requirements shown on these specifications. The truss drawings shall be coordinated with all other construction documents and provisions provided for loads shown on these drawings including but not limited to HVAC equipment, piping, and architectural fixtures attached to the trusses.
- The trusses shall be designed, fabricated, and erected in accordance with the latest edition of the "National Design Specification for Wood Construction." (NDS) and "Design Specification for Metal Plate Connected Wood Trusses." The truss manufacturer shall provide adequate bracing information in accordance with "Commentary and Recommendations for Handling, Installing, and Bracing Metal Plate Connected Wood Trusses" (HIB-91). This bracing, both temporary and permanent, shall be shown on the shop drawings. Also, the shop drawings shall show the required attachments for the trusses.
- Any chords or truss webs shown on these drawings have been shown as a reference only. The final design of the trusses shall be per the manufacturer.

WOOD STRUCTURAL PANELS:

- Fabrication and placement of structural wood sheathing shall be in accordance with the AFA 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 as 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 D11. Electrodes for shop and field welding shall be class E70XX. All welding shall be performed by a certified welder per the above standards.

BRIARWOOD
LOT 27



STRUCTURAL MEMBERS ONLY



PROJECT
Telfair LH
Coversheet
CLIENT
Smith Douglas Homes - Raleigh
2520 Reliance Ave
Apex, NC 27539

CURRENT DRAWING

DATE: 11/15/2022

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

PROJECT #: 3832.T0041

DRAWN BY: EO

CHECKED BY: HKM

ORIGINAL DRAWING

DATE

PROJECT #

09/24/2019

3832.303

REFER TO COVER SHEET FOR A
COMPLETE LIST OF REVISIONS

SHEET

CS2

FOUNDATION NOTES:

- FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AMENDMENTS.
- STRUCTURAL CONCRETE TO BE F_c = 3000 PSI, PREPARED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318.
- FOOTINGS TO BE PLACED ON UNDISTURBED EARTH, BEARING A MINIMUM OF 12" BELOW ADJACENT FINISHED GRADE, OR AS OTHERWISE DIRECTED BY THE CODE ENFORCEMENT OFFICIAL.
- FOOTING SIZES BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 3000 PSF. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION.
- FOOTINGS AND PIERS SHALL BE CENTERED UNDER THEIR RESPECTIVE ELEMENTS. PROVIDE 2" MINIMUM FOOTING PROJECTION FROM THE FACE OF MASONRY.
- MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN SECTION R404.1 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
- PILASTERS TO BE BONDED TO PERIMETER FOUNDATION WALL.
- PROVIDE FOUNDATION WATERPROOFING, AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.
- PROVIDED PERIMETER INSULATION FOR ALL FOUNDATIONS PER 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
- CORBEL FOUNDATION WALL AS REQUIRED TO ACCOMMODATE BRICK VENEERS.
- CRACK SPACE TO BE GRADED LEVEL, AND CLEARED OF ALL DEBRIS.
- FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER THE 2018 NORTH CAROLINA RESIDENTIAL CODE SECTION R403.1.6. MINIMUM 1/2" DIA. BOLTS SPACED AT 6'-0" ON CENTER, WITH A 1" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. ANCHOR BOLTS SHALL BE 12" FROM THE END OF EACH PLATE SECTION. MINIMUM (2) ANCHOR BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE LOCATED IN THE CENTER THIRD OF THE PLATE.
- ABBREVIATIONS:
DJ = DOUBLE JOIST
GT = GIRDER TRUSS
SC = STUD COLUMN
EE = EACH END
TJ = TRIPLE JOIST
CL = CENTER LINE
SJ = SINGLE JOIST
FT = FLOOR TRUSS
DR = DOUBLE RAFTER
TR = TRIPLE RAFTER
OC = ON CENTER
PL = POINT LOAD
- ALL PIERS TO BE 16"x16" MASONRY AND ALL PILASTERS TO BE 8"x16" MASONRY, TYPICAL (UNO).
- WALL FOOTINGS TO BE CONTINUOUS CONCRETE, SIZES PER STRUCTURAL PLAN.
- A FOUNDATION EXCAVATION OBSERVATION SHOULD BE CONDUCTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER, OR HIS QUALIFIED REPRESENTATIVE, IF ISOLATED AREAS OF YIELDING MATERIALS AND/OR POTENTIALLY EXPANSIVE SOILS ARE OBSERVED IN THE FOOTING EXCAVATIONS AT THE TIME OF CONSTRUCTION. SUMMIT ENGINEERING, LABORATORY & TESTING, INC. MUST BE PROVIDED THE OPPORTUNITY TO REVIEW THE FOOTING DESIGN PRIOR TO CONCRETE PLACEMENT.
- ALL FOOTINGS & SLABS ARE TO BEAR ON UNDISTURBED SOIL OR 95% COMPACTED FILL, VERIFIED BY ENGINEER OR CODE OFFICIAL.

REFER TO BRACED WALL PLAN FOR PANEL LOCATIONS AND ANY REQUIRED HOLDDOWNS. ADDITIONAL INFO PER SECTION R602.10.4 AND FIGURE R602.10.3(4) OF THE 2018 NCRC.

NOTE: ALL EXTERIOR FOUNDATION DIMENSIONS ARE TO FRAMING AND NOT BRICK VENEER UNO.

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES. COMPLETED/REVISED ON 8/20/2022. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING, LABORATORY & TESTING, INC. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT ENGINEERING, LABORATORY & TESTING, INC. CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

NOTE: A 4" CRUSHED STONE BASE COURSE IS NOT REQUIRED WHEN SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1 PER TABLE R409.1.

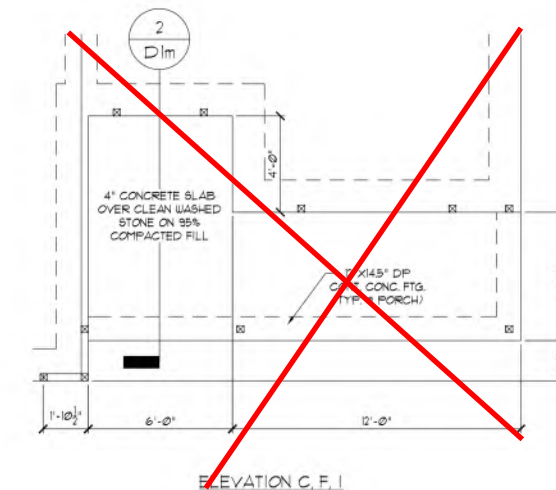
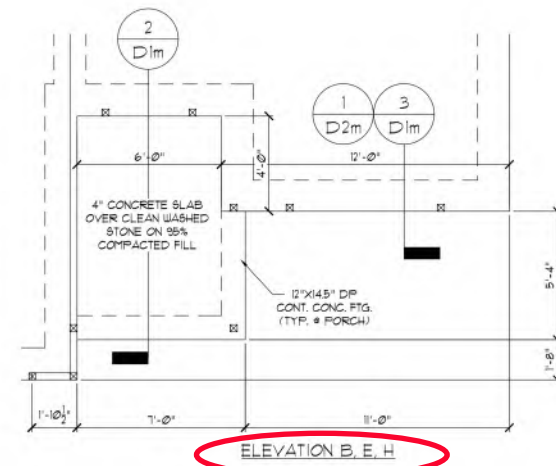
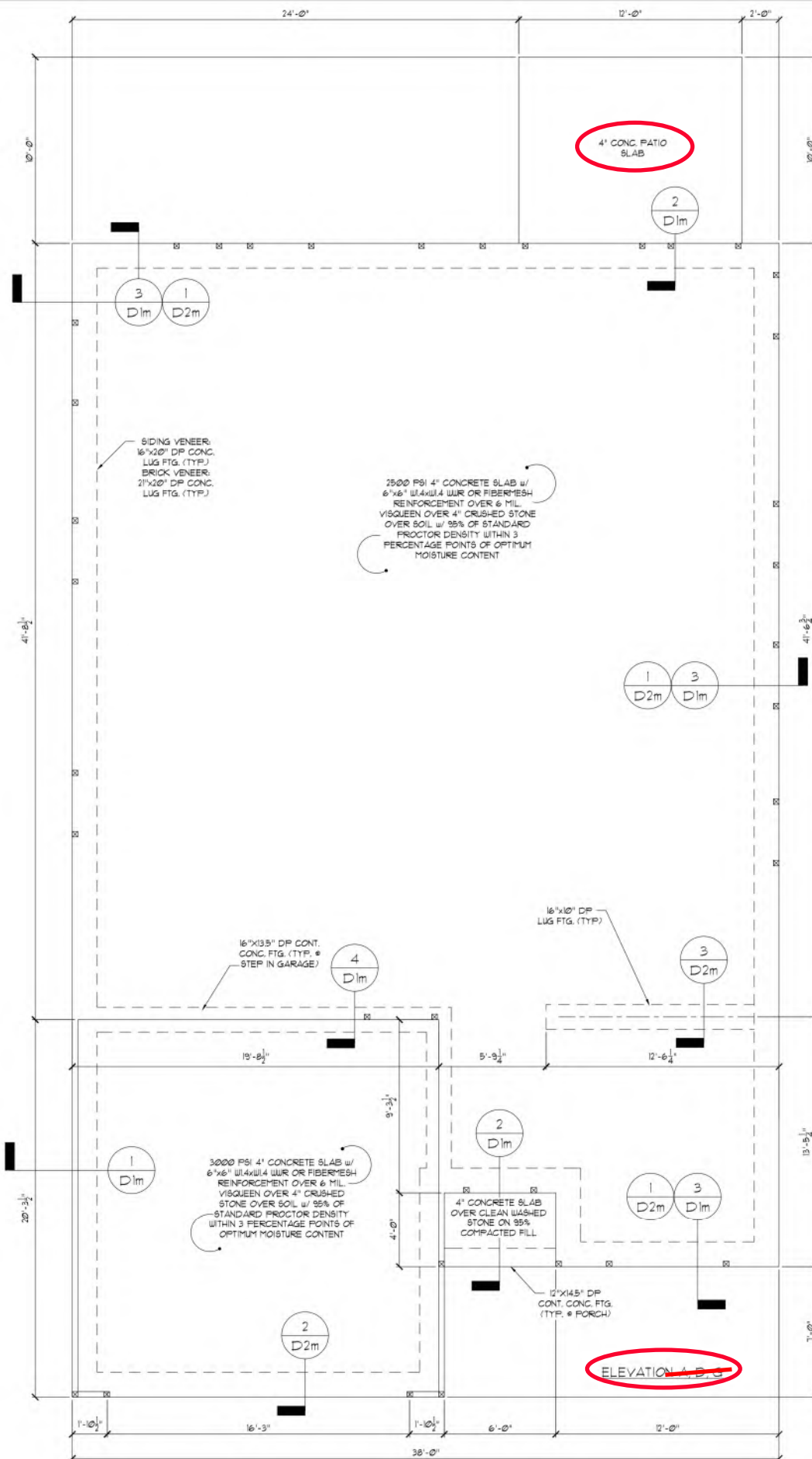
STRUCTURAL MEMBERS ONLY

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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

MONOLITHIC SLAB FOUNDATION

SCALE: 1/8"=1'



BRIARWOOD
LOT 27



STRUCTURAL MEMBERS ONLY



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

CURRENT DRAWING

DATE: 11/15/2022

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

PROJECT #: 3832.10041

DRAWN BY: EO

CHECKED BY: HKM

ORIGINAL DRAWING

DATE PROJECT #

09/24/2019 3832.303

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

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GENERAL STRUCTURAL NOTES:

- CONSTRUCTION SHALL CONFORM TO 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AMENDMENTS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE DRAWING FOR THIS SPECIFIC PROJECT. ENGINEER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING REQUIRED TO RESIST ALL FORCES ENCOUNTERED DURING ERECTION.
- PROPERTIES USED IN THE DESIGN ARE AS FOLLOWS:
MICRO-LAM (LVL): $F_b = 2600$ PSI, $F_v = 285$ PSI, $E = 1.9 \times 10^6$ PSI
PARALLAM (PSL): $F_b = 2300$ PSI, $F_v = 230$ PSI, $E = 1.25 \times 10^6$ PSI
- ALL WOOD MEMBERS SHALL BE #2 UNLESS NOTED ON PLAN. ALL STUD COLUMNS AND JOISTS SHALL BE #2 SFF (UNO).
- ALL BEAMS SHALL BE SUPPORTED WITH A (2) 2x4 #2 SFF STUD COLUMN AT EACH END UNLESS NOTED OTHERWISE.
- ALL REINFORCING STEEL SHALL BE GRADE 60 BARS CONFORMING TO ASTM A615 AND SHALL HAVE A MINIMUM COVER OF 3".
- FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER THE 2018 NORTH CAROLINA RESIDENTIAL CODE SECTION R403.1.6. MINIMUM 1/2" DIA. BOLTS SPACED AT 6'-0" ON CENTER WITH A 7" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. ANCHOR BOLTS SHALL BE 12" FROM THE END OF EACH PLATE SECTION. MINIMUM (2) ANCHOR BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE LOCATED IN THE CENTER THIRD OF THE PLATE.
- CONTRACTOR TO PROVIDED LOOKOUTS WHEN CEILING JOISTS SPAN PERPENDICULAR TO RAFTERS.
- FLITCH BEAMS, 4-PLY LVL'S AND 3-PLY SIDE LOADED LVL'S SHALL BE BOLTED TOGETHER WITH 1/2" DIA. THRU BOLTS SPACED AT 24" O.C. (MAX) STAGGERED OR EQUIVALENT CONNECTIONS PER DETAIL 2/D/17. MIN. EDGE DISTANCE SHALL BE 2" AND (2) BOLTS SHALL BE LOCATED MINIMUM 6" FROM EACH END OF THE BEAM. ALL NON-LOAD BEARING HEADERS SHALL BE (1) FLAT 2x4 SFF #2, DROPPED FOR NON-LOAD BEARING HEADERS EXCEEDING 8'-0" IN WIDTH AND/OR WITH MORE THAN 2'-0" OF CRIPPLE WALL ABOVE. SHALL BE (2) FLAT 2x4 SFF #2, DROPPED. (UNLESS NOTED OTHERWISE)
- ABBREVIATIONS:

DJ = DOUBLE JOIST
GT = GIRDEN TRUSS
SC = STUD COLUMN
EE = EACH END
TJ = TRIPLE JOIST
CL = CENTER LINE

SJ = SINGLE JOIST
FT = FLOOR TRUSS
DR = DOUBLE RAFTER
TR = TRIPLE RAFTER
OC = ON CENTER
PL = POINT LOAD

NOTE:
..... DESIGNATES JOIST SUPPORTED LOAD BEARING WALL ABOVE. PROVIDE BLOCKING UNDER JOIST SUPPORTED LOAD BEARING WALL.

NOTE: SHADED WALLS INDICATE LOAD BEARING WALLS

JOIST & BEAM SIZES SHOWN ARE MINIMUMS. BUILDER MAY INCREASE DEPTH FOR EASE OF CONSTRUCTION.

NOTE: REDUCE JOIST SPACING UNDER TILE FLOORS, GRANITE COUNTERTOPS AND/OR ISLANDS.

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES COMPLETED/REVISED ON 8/30/2022. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING LABORATORY & TESTING, INC. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT ENGINEERING LABORATORY & TESTING, INC. CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

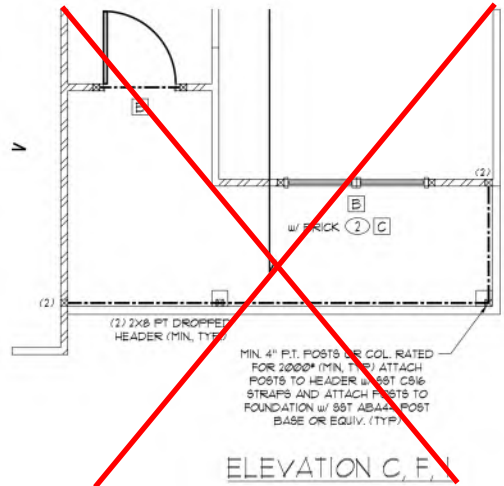
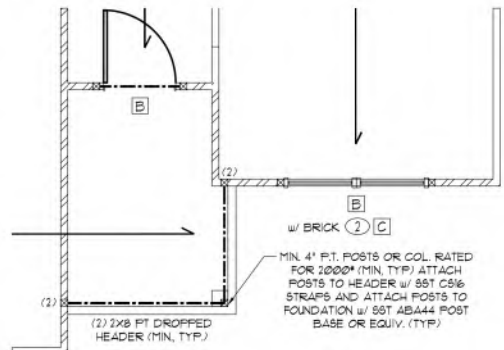
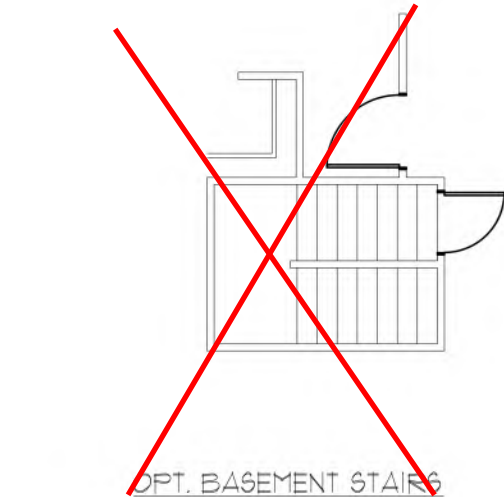
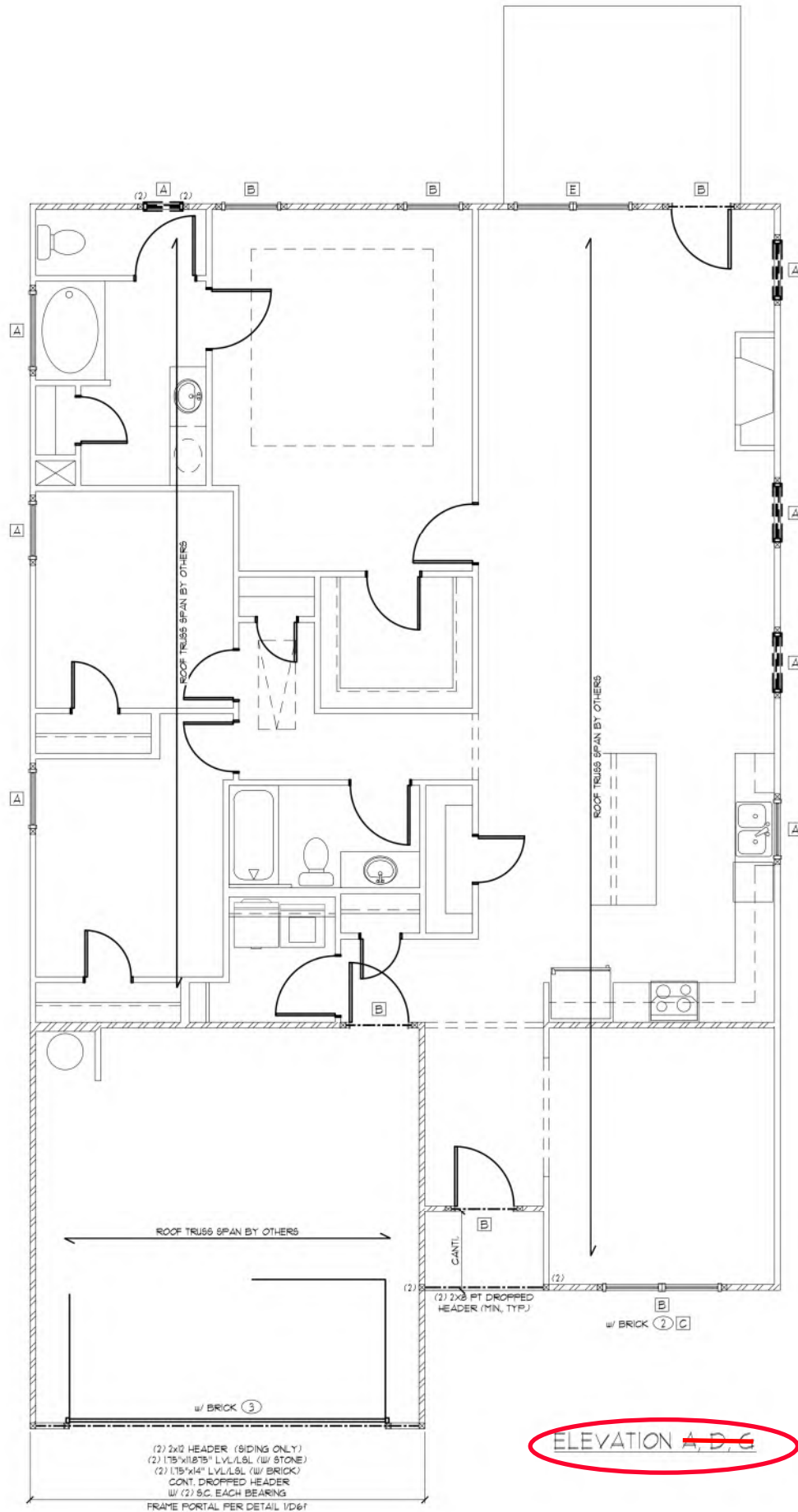
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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

FIRST FLOOR FRAMING PLAN

SCALE: 1/8" = 1'



HEADER/BEAM SCHEDULE			
HEADER TAG	BEAM TAG	SIZE	JACKS (EACH END)
-	B1	(1) 14" FLOOR JOIST	(2)
-	B2	(2) 14" FLOOR JOIST	(2)
A	B3	(2) 2x6	(1)
B	B4	(2) 2x6	(2)
C	B5	(2) 2x6	(2)
D	B6	(2) 2x6	(2)
E	B7	(2) 9-1/4" LVL	(3)
F	B8	(2) 11-7/8" LVL	(3)
G	B9	(2) 14" LVL	(3)
H	B10	(2) 16" LVL	(3)
I	B11	(2) 18" LVL	(3)
J	B12	(2) 24" LVL	(4)
K	B13	(3) 9-1/4" LVL	(3)
L	B14	(3) 11-7/8" LVL	(3)
M	B16	(3) 14" LVL	(3)
N	B17	(3) 16" LVL	(3)
O	B18	(3) 18" LVL	(3)
P	B19	(3) 24" LVL	(4)

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

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

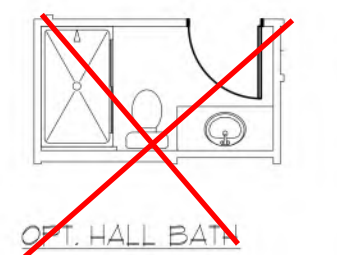
SECURE LINTEL TO HEADER w/ (2) 1/2" DIAMETER LAG SCREWS STAGGERED @ 16" O.C. (TYP FOR ③)

ALL HEADERS WITH BRICK ABOVE: ① (UNO)

WALL STUD SCHEDULE	
1ST & 2ND FLOOR LOAD BEARING WALLS:	2x6 STUDS @ 24" O.C. OR 2x4 STUDS @ 16" O.C.
1ST FLOOR LOAD BEARING WALLS SUPPORTING 2ND FLOOR WALK-UP ATTIC:	2x6 STUDS @ 16" O.C. OR 2x4 STUDS @ 12" O.C.
BASEMENT LOAD BEARING WALLS:	2x6 STUDS @ 16" O.C. OR 2x4 STUDS @ 12" O.C.
NON-LOAD BEARING WALLS (ALL FLOORS):	2x4 STUDS @ 24" O.C.
TWO STORY WALLS:	2x4 STUDS @ 12" O.C. OR 2x6 STUDS @ 16" O.C.
w/ 2X BRACING @ 6'-0" O.C. VERTICALLY (AKA "BALLOON FRAMING")	

KING STUD REQUIREMENTS		
OPENING WIDTH (FT)	KINGS (EACH END)	
	16" O.C.	24" O.C.
LESS THAN 3'-0"	(1)	(1)
3'-0" TO 4'-0"	(2)	(1)
4'-0" TO 8'-0"	(3)	(2)
8'-0" TO 12'-0"	(5)	(3)
12'-0" TO 16'-0"	(6)	(4)

KING STUD REQUIREMENTS ABOVE DO NOT APPLY TO PORTAL FRAMED OPENINGS



BRIARWOOD LOT 27



STRUCTURAL MEMBERS ONLY

SUMMIT
ENGINEERING • LABORATORY • TESTING
A Universal Engineering Sciences Company
2520 Whitehall Park Dr, Suite 250
Charlotte, NC 28273
Office: 704.504.1717
Fax: 704.504.1125
www.summit-companies.com



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

CURRENT DRAWING
DATE: 11/15/2022
SCALE: 1/8" = 1'-0"
PROJECT #: 3832.10041
DRAWN BY: EO
CHECKED BY: HKM

ORIGINAL DRAWING
DATE PROJECT #
09/24/2019 3832.303

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

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TRUSS UPLIFT CONNECTOR SCHEDULE			
MAX. UPLIFT	ROOF TO WALL	FLOOR TO FLOOR	FLOOR TO END
535 LBS	H2B4	PER WALL SHEATHING & FASTENERS	
1010 LBS	(2) H2B4	C816 (END x 13')	DTT2Z
1245 LBS	HTS20	C816 (END x 13')	DTT2Z
1720 LBS	(2) HTS20	(2) C816 (END x 13')	DTT2Z
2490 LBS	(2) HTS20	(2) C816 (END x 13')	HTT4
2365 LBS	LGT3-SDS25	(2) C816 (END x 13')	HTT4
1. ALL PRODUCTS LISTED ARE SIMPSON STRONG-TIE EQUIVALENT PRODUCTS MAY BE USED PER MANUFACTURER'S SPECIFICATIONS. 2. UPLIFT VALUES LISTED ARE FOR SFF 2 GRADE MEMBERS. 3. REFER TO TRUSS LAYOUT PER MANU. FOR UPLIFT VALUES AND TRUSS TO TRUSS CONNECTIONS. CONNECTORS SPECIFIED BY TRUSS MANUFACTURER OVERRIDE THOSE LISTED ABOVE. 4. CONTACT SUMMIT FOR REQUIRED CONNECTORS WHEN LOADS EXCEED THOSE LISTED ABOVE.			

NOTE: 1ST FLY OF ALL SHOWN GIRDER TRUSSES TO ALIGN WITH INSIDE FACE OF WALL (TYP, UNO)

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

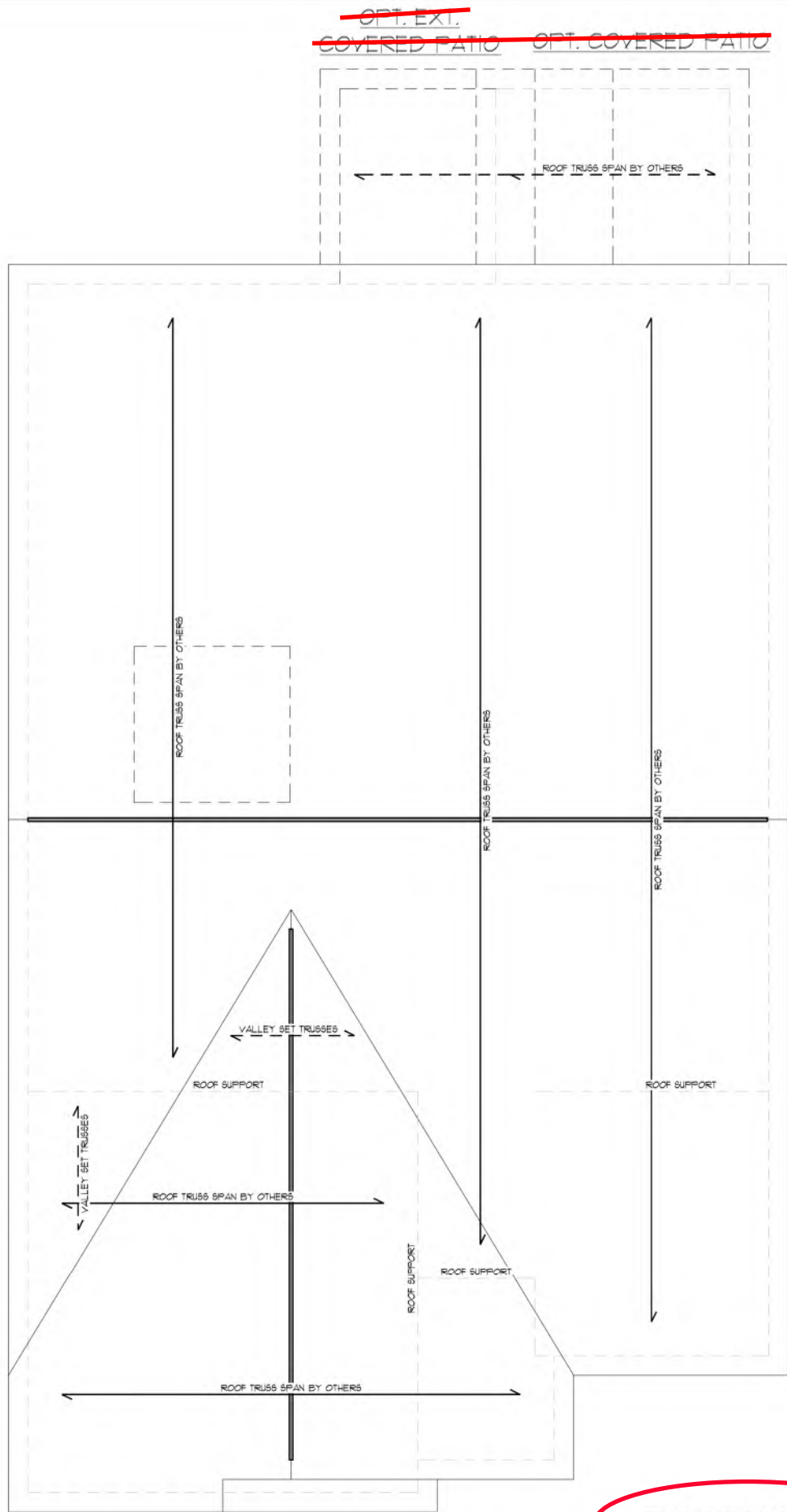
NOTE: TRUSS UPLIFT LOADS SHALL BE DETERMINED PER TRUSS MANUFACTURER IN ACCORDANCE WITH SECTION R602.11.11. WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.3.5 OF THE 2018 NCRC. REFER TO BRACED WALL PLANS FOR SHEATHING AND FASTENER REQUIREMENTS.

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES COMPLETED/REVISED ON 8/20/2022. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING, LABORATORY & TESTING, INC. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT ENGINEERING, LABORATORY & TESTING, INC. CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

STRUCTURAL MEMBERS ONLY
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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

ROOF FRAMING PLAN
SCALE: 1/8"=1'



BRIARWOOD
LOT 27



STRUCTURAL MEMBERS ONLY

SUMMIT
ENGINEERING • LABORATORY • TESTING
A Universal Engineering Sciences Company
2520 Whitehall Park Dr, Suite 250
Charlotte, NC 28273
Office: 704.504.1717
Fax: 704.504.1125
www.summit-companies.com



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

CURRENT DRAWING
DATE: 11/15/2022
SCALE: 1/8"=1'-0"
PROJECT #: 3832.10041
DRAWN BY: EO
CHECKED BY: HKM

ORIGINAL DRAWING
DATE PROJECT #
09/24/2019 3832.303

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

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REQUIRED BRACED WALL PANEL CONNECTIONS					
METHOD	MATERIAL	MIN THICKNESS	REQUIRED CONNECTION		
			* PANEL EDGES	* INTERMEDIATE SUPPORTS	
CS-USP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.	
GB	GYPSUM BOARD	1/2"	5d COOLER NAILS @ 1" O.C.	5d COOLER NAILS @ 1" O.C.	
USP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.	
FF	WOOD STRUCTURAL PANEL	1/6"	PER FIGURE R602.10.6.4	PER FIGURE R602.10.6.4	

*BASED ON 16" O.C. STUD SPACING **OR EQUIVALENT PER TABLE R102.3.5

BRACED WALL NOTES:

- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10 FROM THE 2015 INTERNATIONAL RESIDENTIAL CODE AS ALLOWED PER SECTION R602.10 OF THE 2018 NC RESIDENTIAL CODE.
- WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND MAXIMUM WIND SPEEDS OF 130 MPH.
- BRACING MATERIALS, METHODS AND FASTENERS SHALL BE IN ACCORDANCE WITH IRC TABLE R602.10.4.
- REFER TO ARCHITECTURAL PLAN FOR DOOR/WINDOW OPENING SIZES.
- ALL BRACED WALL PANELS SHALL BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET FOR ISOLATED PANEL METHOD AND 8 FEET FOR CONTINUOUS SHEATHING METHOD WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- MINIMUM PANEL LENGTH SHALL BE PER TABLE R602.10.5.
- THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYPSUM BOARD (UNO).
- FOR CONTINUOUS SHEATHING METHOD, EXTERIOR WALLS SHALL BE SHEATHED ON ALL SHEATHABLE SURFACES INCLUDING INFILL AREAS BETWEEN BRACED WALL PANELS, ABOVE AND BELOW WALL OPENINGS, AND ON GABLE END WALLS.
- FLOORS SHALL NOT BE CANTILEVERED MORE THAN 24" BEYOND THE FOUNDATION OR BEARING WALL BELOW WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- A BRACED WALL PANEL SHALL BEGIN WITHIN 10 FEET FROM EACH END OF A BRACED WALL LINE.
- THE DISTANCE BETWEEN ADJACENT EDGES OF BRACED WALL PANELS ALONG A BRACED WALL LINE SHALL BE NO GREATER THAN 20 FEET.
- ADEQUATE CONTINUOUS LOAD PATHS FOR TRANSFER OF BRACING LOADS AND UPLIFT LOADS SHALL COMPLY WITH IRC SECTION R602.3.5.
- MASONRY OR CONCRETE STEM WALLS WITH A LENGTH OF 48" OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.3.
- BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.8 (SEE SHEET D13 FROM DETAIL PACKAGE).
- BRACED WALL PANEL CONNECTIONS TO ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.8.2 AND FIGURES R602.10.8.1(1/2/3).
- CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10.11.
- PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.6.4 (UNO).
- ON SCHEMATIC, SHADED WALLS INDICATE BRACED WALL PANELS.
- ABBREVIATIONS:
GB = GYPSUM BOARD
CS-XXX = CONT. SHEATHED
FF = PORTAL FRAME
USP = WOOD STRUCTURAL PANEL
ENG = ENGINEERED SOLUTION
ENG-FF = ENGINEERED PORTAL FRAME

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES COMPLETED/REVISED ON 8/10/2022. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING, LABORATORY & TESTING, INC. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT ENGINEERING, LABORATORY & TESTING, INC. CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

FIRST FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
	REQUIRED	PROVIDED
BUIL 1-1	10.4	16.8
BUIL 1-2	10.4	11.9
BUIL 1-3	6.6	11.6
BUIL 1-A	7.4	41.1
BUIL 1-B	7.4	52.0

INSTALL ANY REQUIRED HOLDOWS PER SECTION R602.10.8 AND FIGURE R602.10.1 OF THE 2015 IRC.

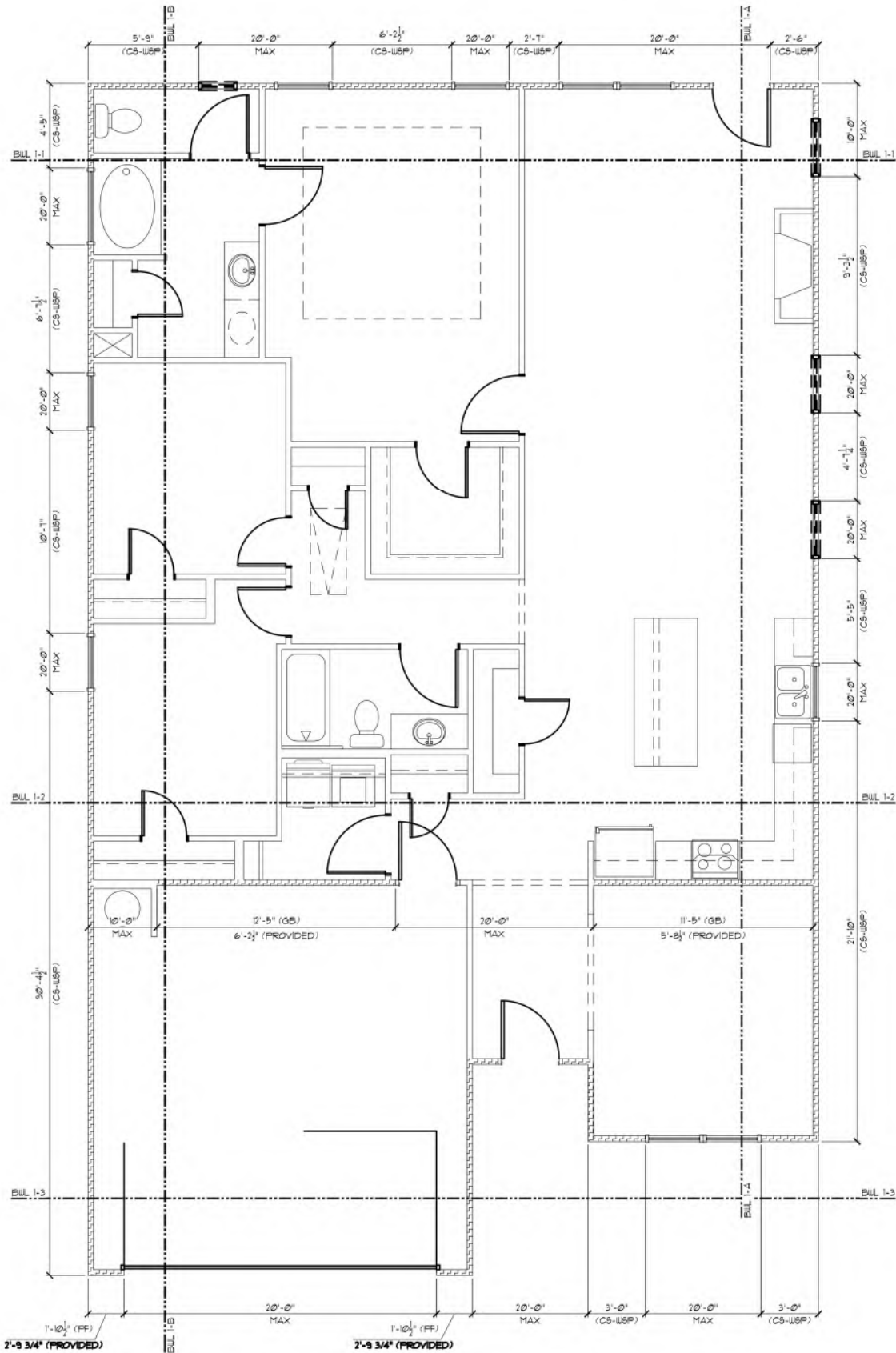
STRUCTURAL MEMBERS ONLY

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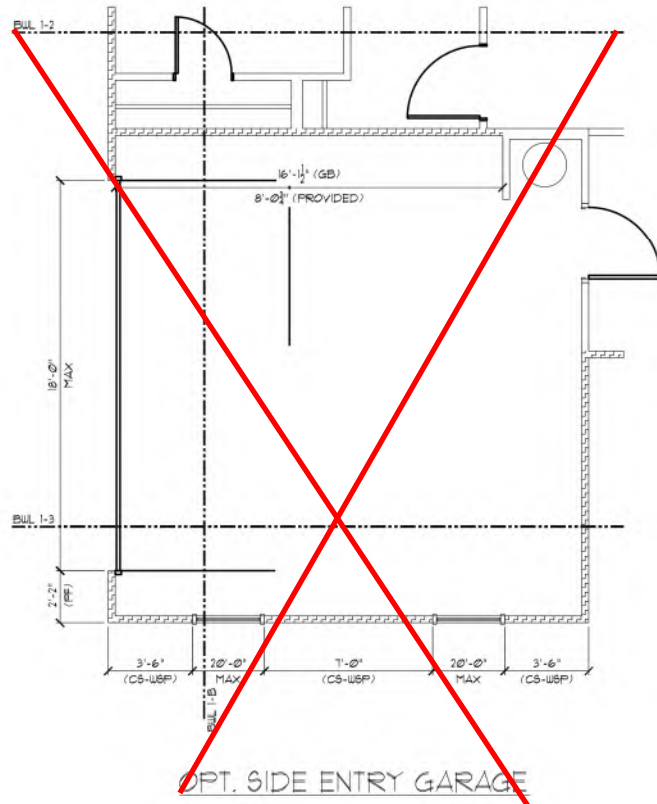
STRUCTURAL ANALYSIS BASED ON 2015 IRC.

FIRST FLOOR BRACING PLAN

SCALE: 1/8"=1'



ALL ELEVATIONS
BRACING OPTION 1



FIRST FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
	REQUIRED	PROVIDED
BUIL 1-1	10.4	16.8
BUIL 1-2	10.4	13.7
BUIL 1-3	6.6	20.0
BUIL 1-A	7.4	41.1
BUIL 1-B	7.4	36.9



STRUCTURAL MEMBERS ONLY

SUMMIT
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2520 Whitehall Park Dr, Suite 250
Charlotte, NC 28273
Office: 704.504.1717
Fax: 704.504.1125
www.summit-companies.com



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

CURRENT DRAWING

DATE: 11/15/2022

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

PROJECT #: 3832.T0041

DRAWN BY: EO

CHECKED BY: HKM

ORIGINAL DRAWING

DATE PROJECT #

09/24/2019 3832.303

REFER TO COVER SHEET FOR A
COMPLETE LIST OF REVISIONS

SHEET

S7.0

REQUIRED BRACED WALL PANEL CONNECTIONS					
METHOD	MATERIAL	MIN THICKNESS	REQUIRED CONNECTION		
			* PANEL EDGES	* INTERMEDIATE SUPPORTS	
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS* @ 6" O.C.	6d COMMON NAILS* @ 12" O.C.	
GB	GYPSUM BOARD	1/2"	5d COOLER NAILS* @ 7" O.C.	5d COOLER NAILS* @ 7" O.C.	
WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS* @ 6" O.C.	6d COMMON NAILS* @ 12" O.C.	
FF	WOOD STRUCTURAL PANEL	1/4"	PER FIGURE R602.10.6.4	PER FIGURE R602.10.6.4	

*BASED ON 16" O.C. STUD SPACING **OR EQUIVALENT PER TABLE R102.3.5

BRACED WALL NOTES:

- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10 FROM THE 2018 INTERNATIONAL RESIDENTIAL CODE AS ALLOWED PER SECTION R602.10 OF THE 2018 NC RESIDENTIAL CODE.
- WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND MAXIMUM WIND SPEEDS OF 130 MPH.
- BRACING MATERIALS, METHODS AND FASTENERS SHALL BE IN ACCORDANCE WITH IRC TABLE R602.10.4.
- REFER TO ARCHITECTURAL PLAN FOR DOOR/WINDOW OPENING SIZES.
- ALL BRACED WALL PANELS SHALL BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET FOR ISOLATED PANEL METHOD AND 12 FEET FOR CONTINUOUS SHEATHING METHOD WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- MINIMUM PANEL LENGTH SHALL BE PER TABLE R602.10.5.
- THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYPSUM BOARD (UNO).
- FOR CONTINUOUS SHEATHING METHOD, EXTERIOR WALLS SHALL BE SHEATHED ON ALL SHEATHABLE SURFACES INCLUDING INFILL AREAS BETWEEN BRACED WALL PANELS, ABOVE AND BELOW WALL OPENINGS, AND ON GABLE END WALLS.
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- ABBREVIATIONS:
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FIRST FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD		
	REQUIRED	PROVIDED
BUL 1-1	10.4	16.8
BUL 1-2	10.4	11.9
BUL 1-3	6.6	11.6
BUL 1-4	7.4	16.8
BUL 1-5	7.4	17.2

INSTALL ANY REQUIRED HOLDOWS PER SECTION R602.10.8 AND FIGURE R602.10.1 OF THE 2018 IRC

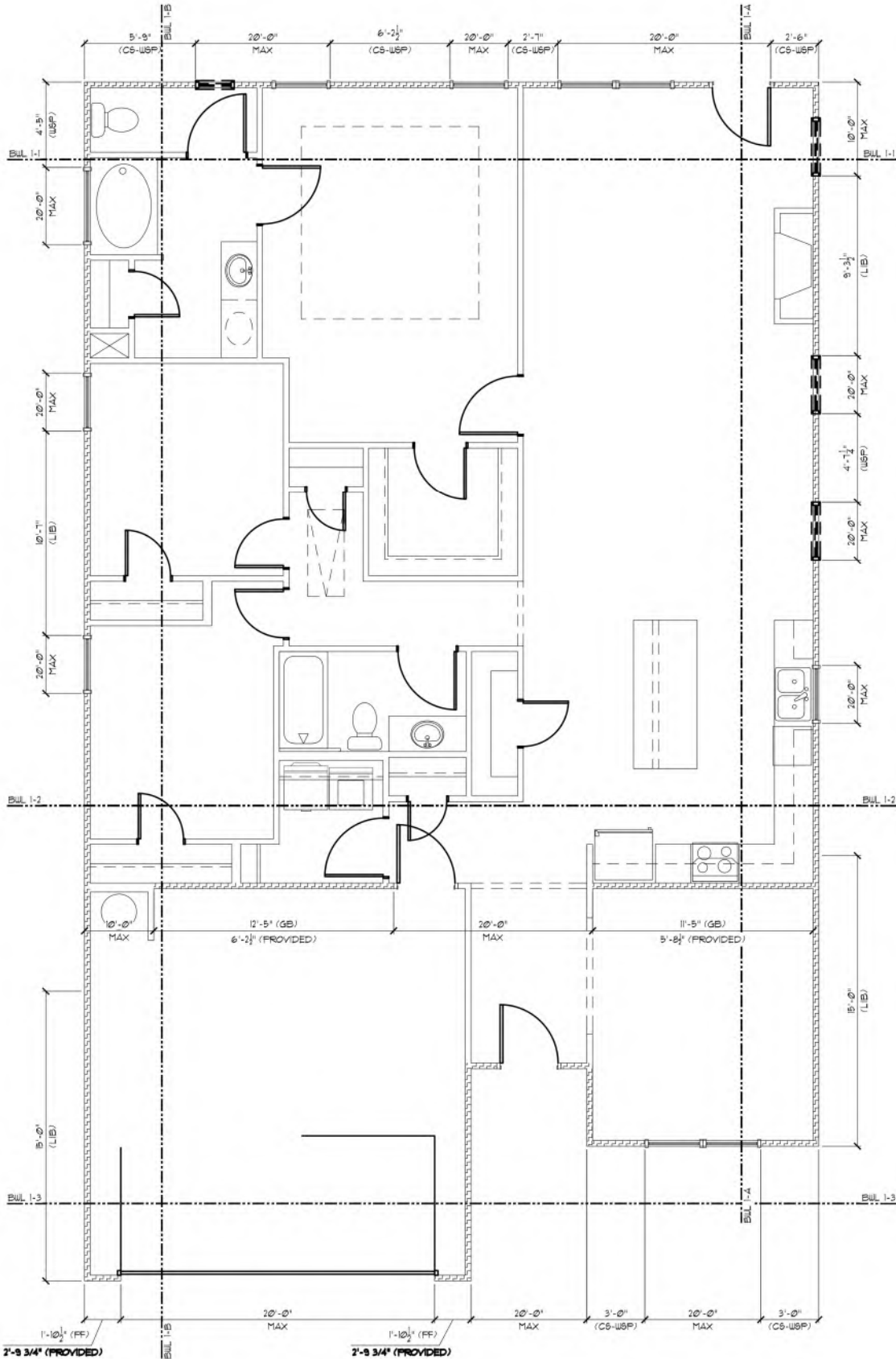
STRUCTURAL MEMBERS ONLY

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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

FIRST FLOOR BRACING PLAN

SCALE: 1/8"=1'



CONT. SST TWS STRAP OR EQ NAILED PER MANUFACTURER'S RECOMMENDATIONS
MIN (1) 8d COMMON NAIL PER STUD TOP AND BOTTOM PLATE

INSTALL IN "X" PATTERN OR OPPOSING "V" PATTERN ON EXTERIOR FACE OF BRACED WALL. PLACE ON INTERIOR FACE AS NEEDED TO ACHIEVE PRESCRIBED BRACED LENGTHS STUD.

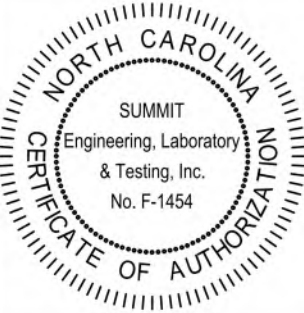
LIB BRACING

1
S6.1

PLACE LIB BRACES SUCH THAT THE BRACES CROSS IN THE SPACE BETWEEN STUDS OR ON DOUBLE STUD. DO NOT CROSS LIB DIRECTLY OVER A SINGLE STUD.

SEE SHEET S7.0 FOR NOTES AND MORE INFORMATION

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Charlotte, NC 28273
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Fax: 704.504.1125
www.summit-companies.com



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

CURRENT DRAWING

DATE: 11/15/2022

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

PROJECT #: 3832.10041

DRAWN BY: EO

CHECKED BY: HKM

ORIGINAL DRAWING

DATE

PROJECT #

09/24/2019

3832.303

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

S7.1

BRIARWOOD
LOT 27



STRUCTURAL MEMBERS ONLY

GENERAL STRUCTURAL NOTES:

- The design professional whose seal appears on these drawings is the structural engineer of record (SER) for this project. The SER bears the responsibility of the primary structural elements and the performance of this structure. No other party may revise, alter, or delete any structural aspects of these construction documents without written permission of SUMMIT Engineering, Laboratory & Testing, Inc. (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:
3.1. Footings: 5%
3.2. 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:
2.1. E = 1,900,000 psi
2.2. Fb = 2600 psi
2.3. Fv = 285 psi
2.4. Fc = 700 psi
- Wood in contact with concrete, masonry, or earth shall be pressure treated in accordance with AWP standard C-15. All other moisture exposed wood shall be treated in accordance with AWP 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 wth (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:

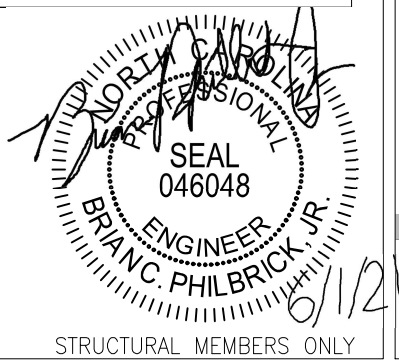
- Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards.
- Fiberboard wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan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

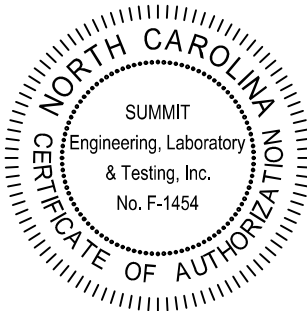
- Structural steel shall be fabricated and erected in accordance with the American Institute of Steel Construction "Code of Standard Practice for Steel Buildings and Bridges" and of the manual of Steel Construction "Load Resistance Factor Design" latest editions.
- All steel shall have a minimum yield 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 shopt 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
FAX: 919.380.9993
WWW.SUMMIT-COMPANIES.COM



PROJECT

Standard Details

Notes and Specifications

CLIENT

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

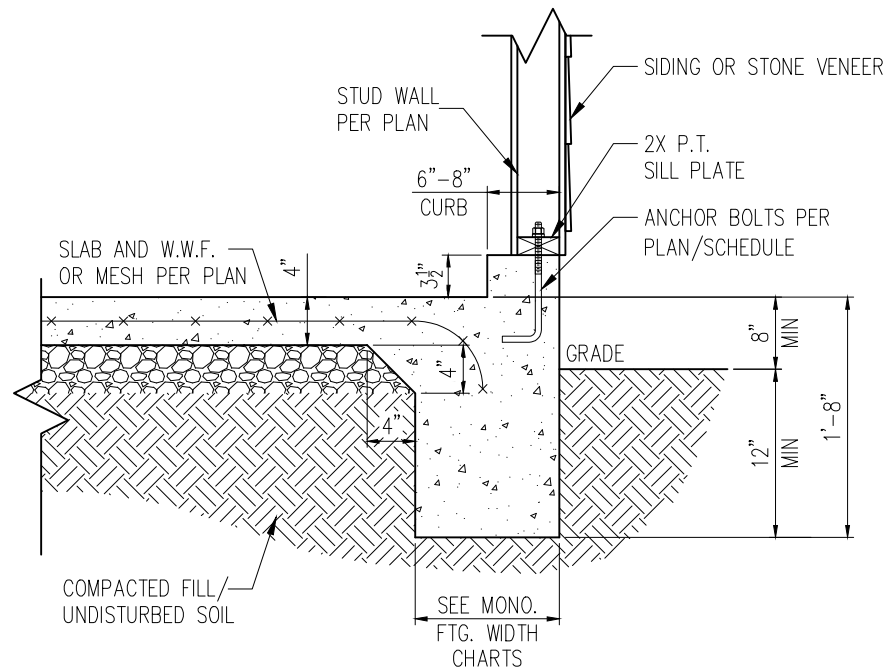
CURRENT DRAWING		
DATE: 4/29/2021		
SCALE: NTS		
PROJECT #: 3832-R2		
DRAWN BY: HDK		
CHECKED BY: BCP		

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

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

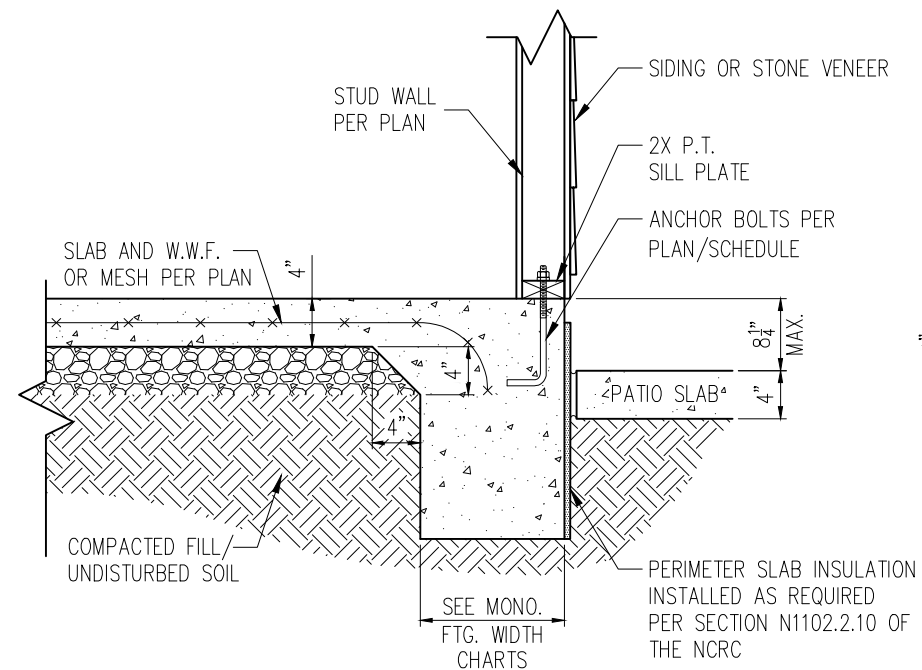
SHEET

CS2



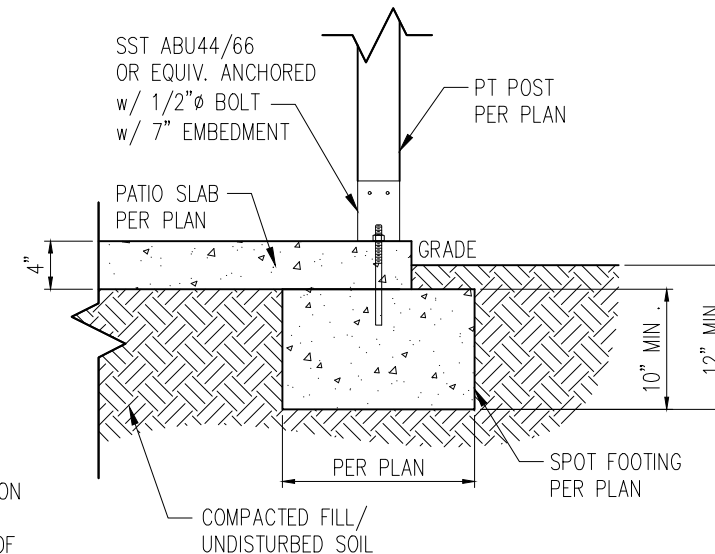
STANDARD – SIDING/STONE

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

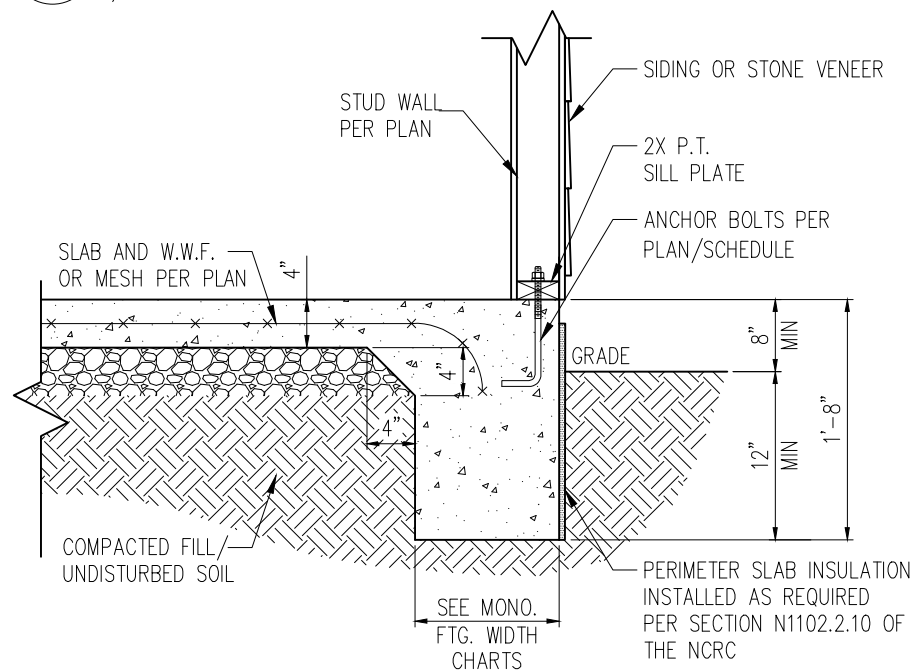


STANDARD – SIDING/STONE

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

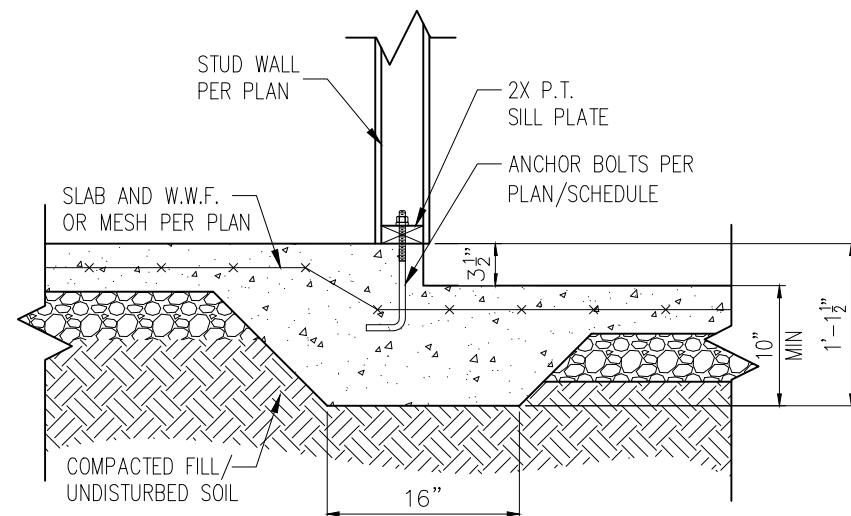


2A COVERED PATIO DETAIL
D1m 3/4" = 1'-0"



STANDARD – SIDING/STONE

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



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

WALL ANCHOR SCHEDULE

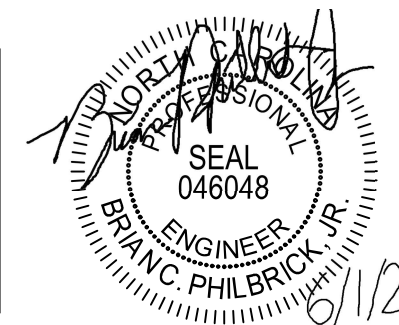
TYPE OF ANCHOR	MIN. CONC. EMBEDMENT	SPACING EMBEDMENT	INTERIOR WALL	EXTERIOR WALL
1/2"Ø A307 BOLTS w/ STD. 90° BEND	7"	6'-0"	YES	YES
SST – MAS	4"	5'-0"	NO	YES
HILTI KWIK BOLT KBI 1/2-2-3/4	2-1/4"	6'-0"	YES	NO
1/2"Ø HILTI THREADED ROD w/ HIT HY150 ADHESIVE	7"	6'-0"	YES	YES

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

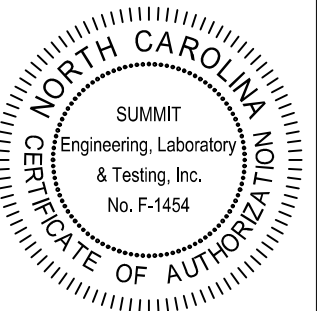
MONOLITHIC FOOTING WIDTH

# 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



STRUCTURAL MEMBERS ONLY



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

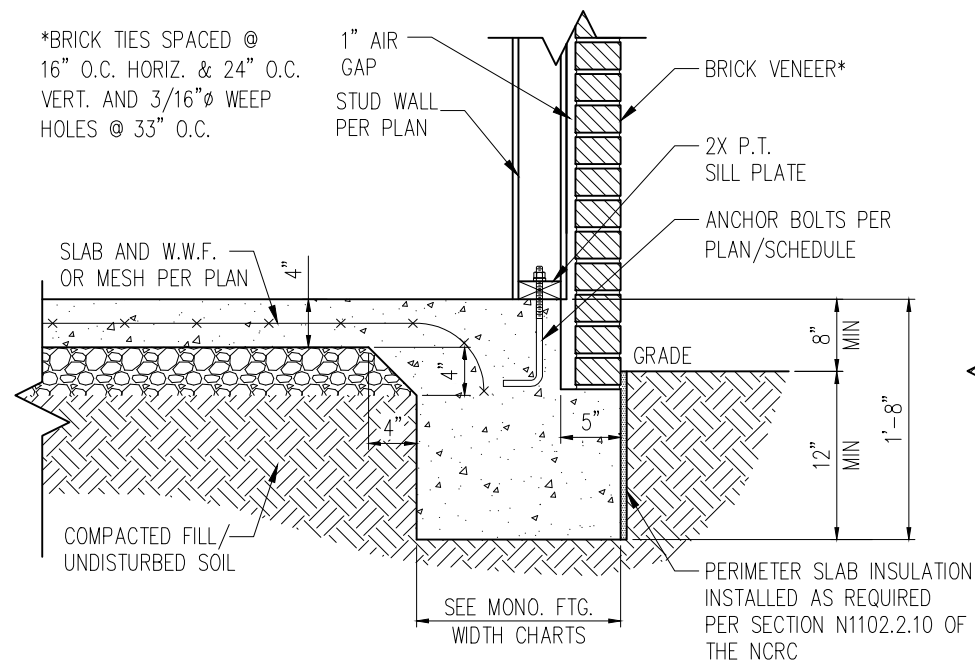
CURRENT DRAWING
DATE: 4/29/2021
SCALE: NTS
PROJECT #: 3832-R2
DRAWN BY: HDK
CHECKED BY: BCP

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

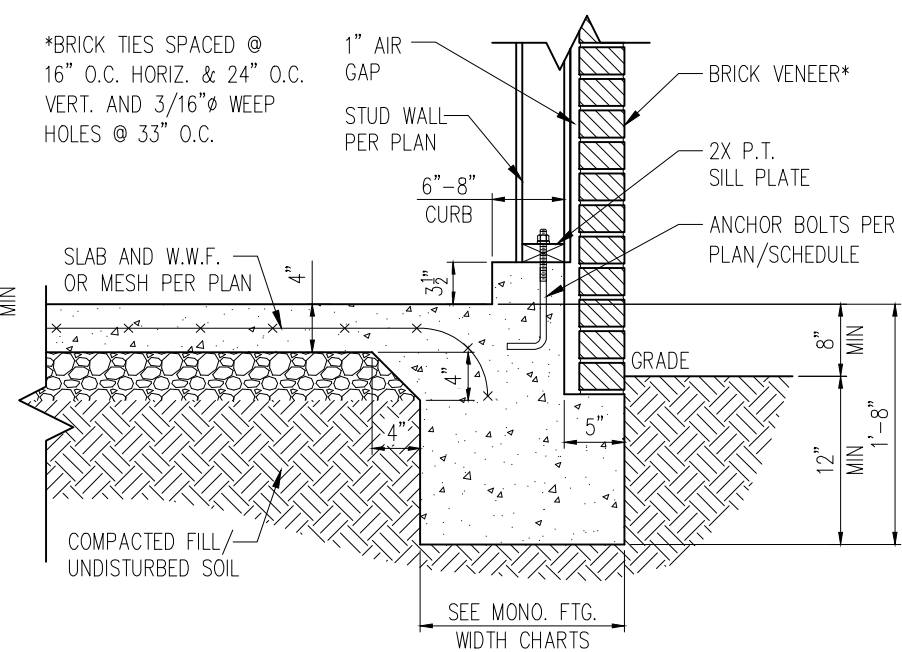
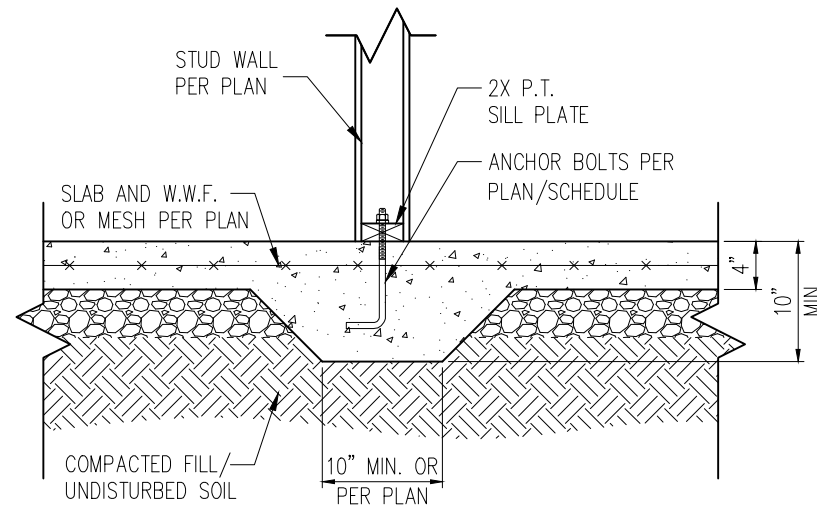
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

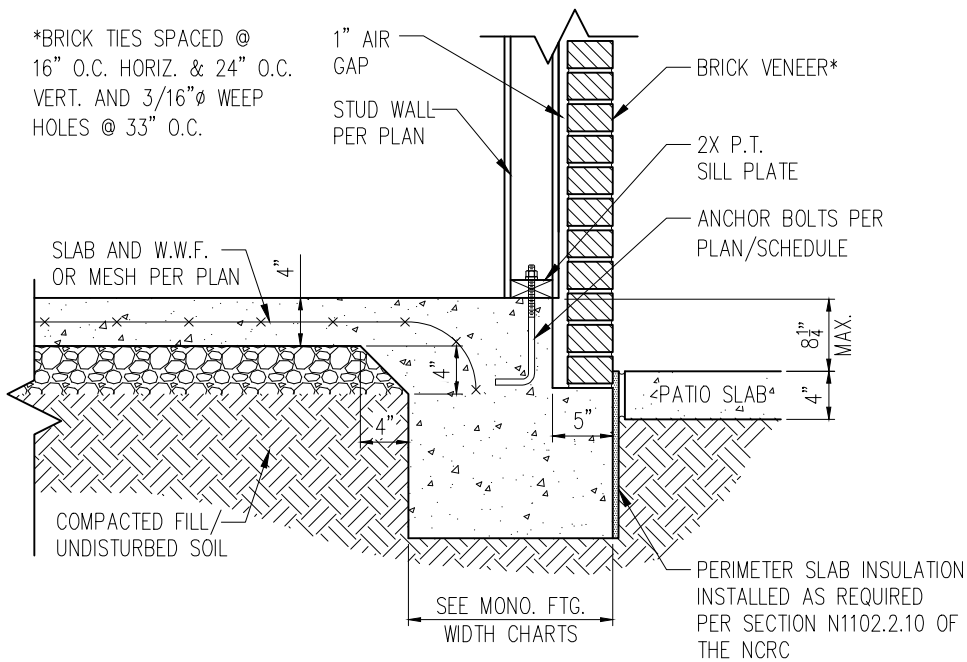
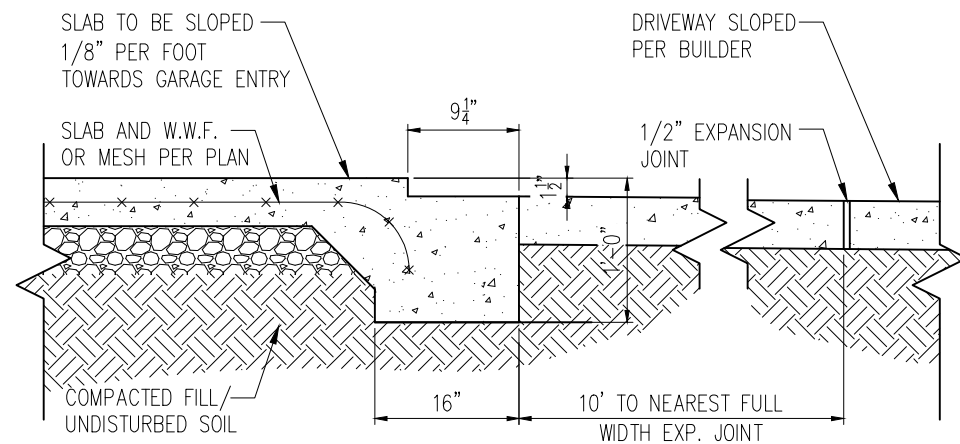
D1m



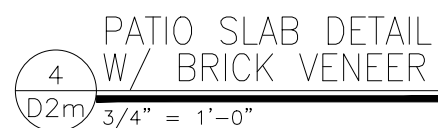
STANDARD – BRICK



STANDARD – BRICK

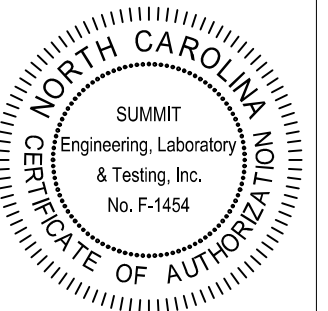


STANDARD – BRICK



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.



PROJECT

Standard Details

Monolithic Slab Details

CLIENT

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

CURRENT DRAWING

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SCALE: NTS

PROJECT #: 3832-R2

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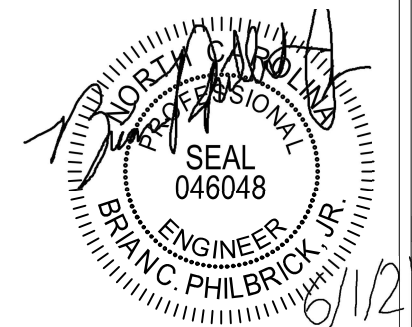
ORIGINAL DRAWING

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

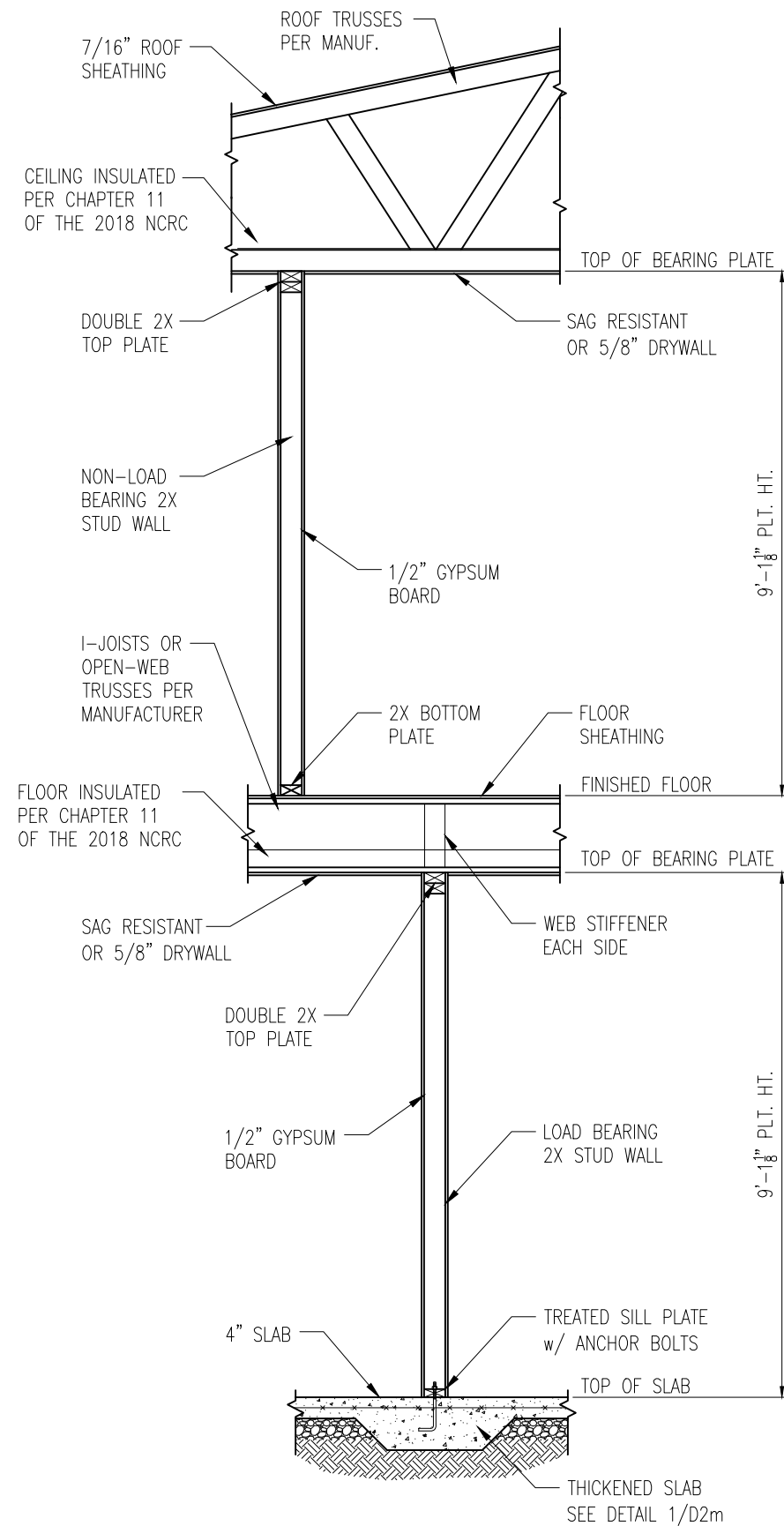
REFER TO COVER SHEET FOR A
COMPLETE LIST OF REVISIONS

SHEET

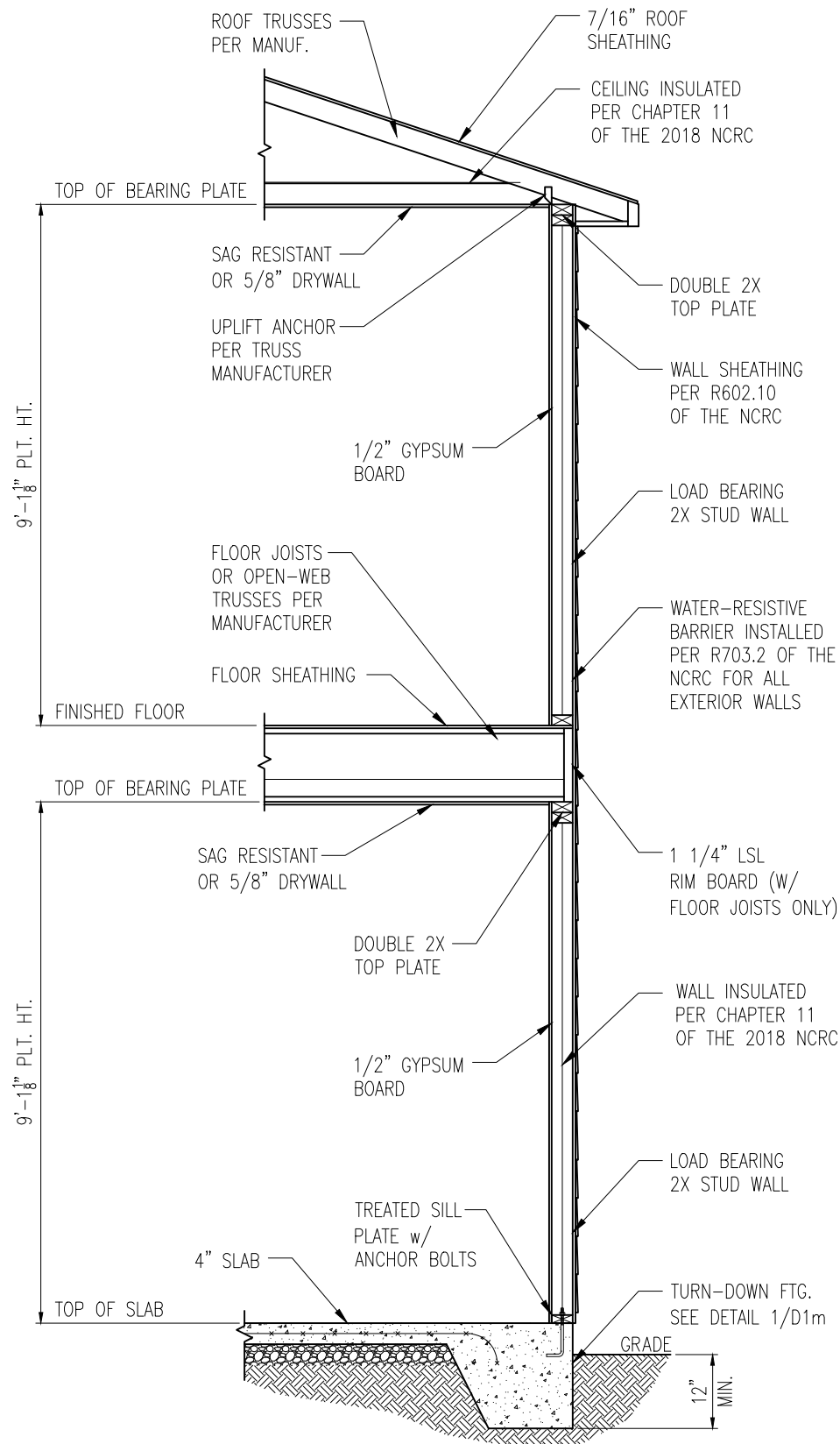
D2m



STRUCTURAL MEMBERS ONLY

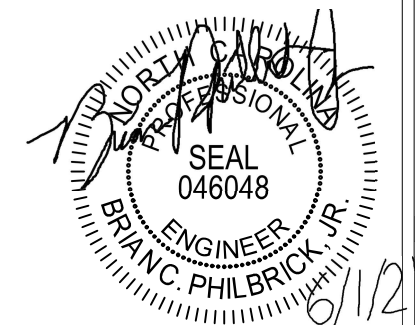


1 TYP. INTERIOR LOAD BEARING WALL SECTION
D3m 3/4" = 1'-0"

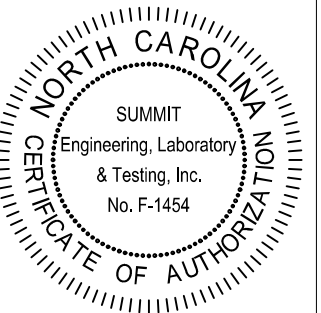


2 TYP. EXTERIOR LOAD BEARING WALL SECTION
D3m 3/4" = 1'-0"
-SIMILAR w/ BRICK AND STONE
-BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.
-MIN. 3/16"Ø WEEP HOLES @ 33" O.C.

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



STRUCTURAL MEMBERS ONLY



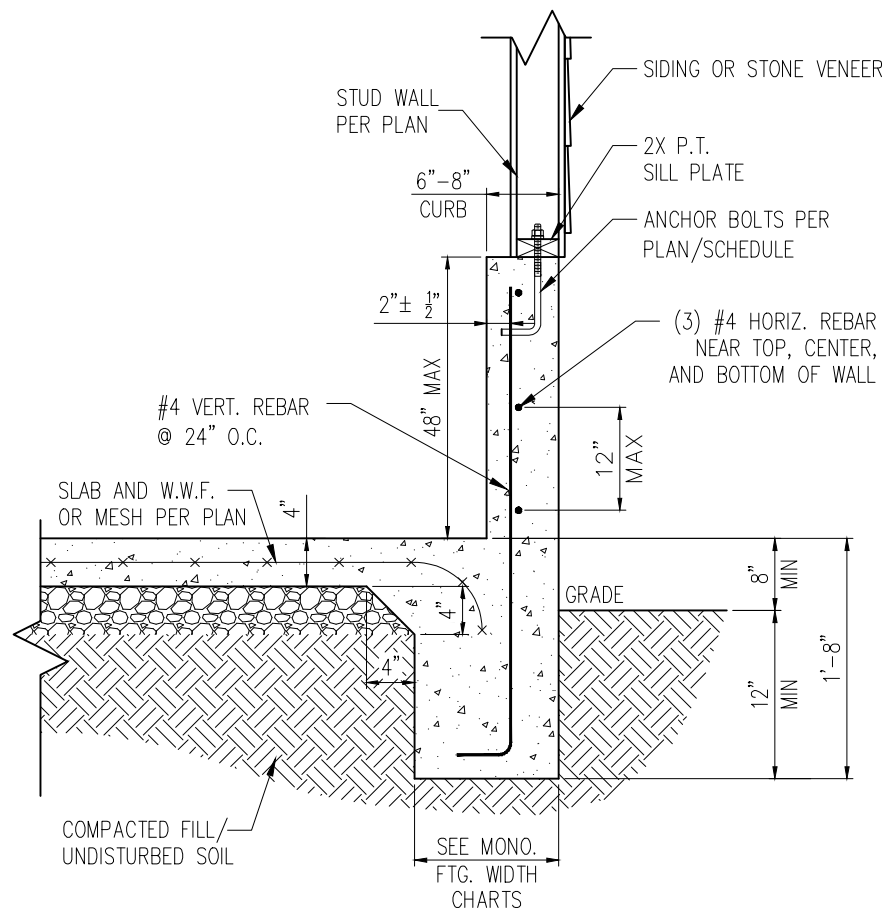
PROJECT
Standard Details
Monolithic Slab Details
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

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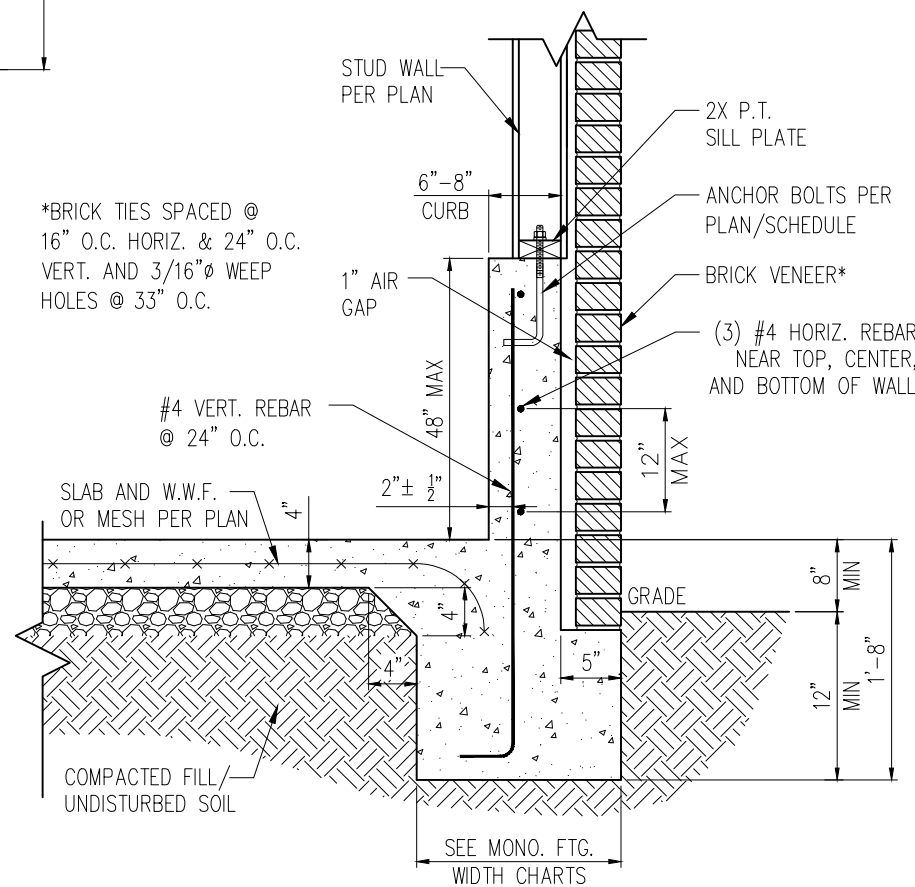
SHEET
D3m



STANDARD - SIDING/STONE

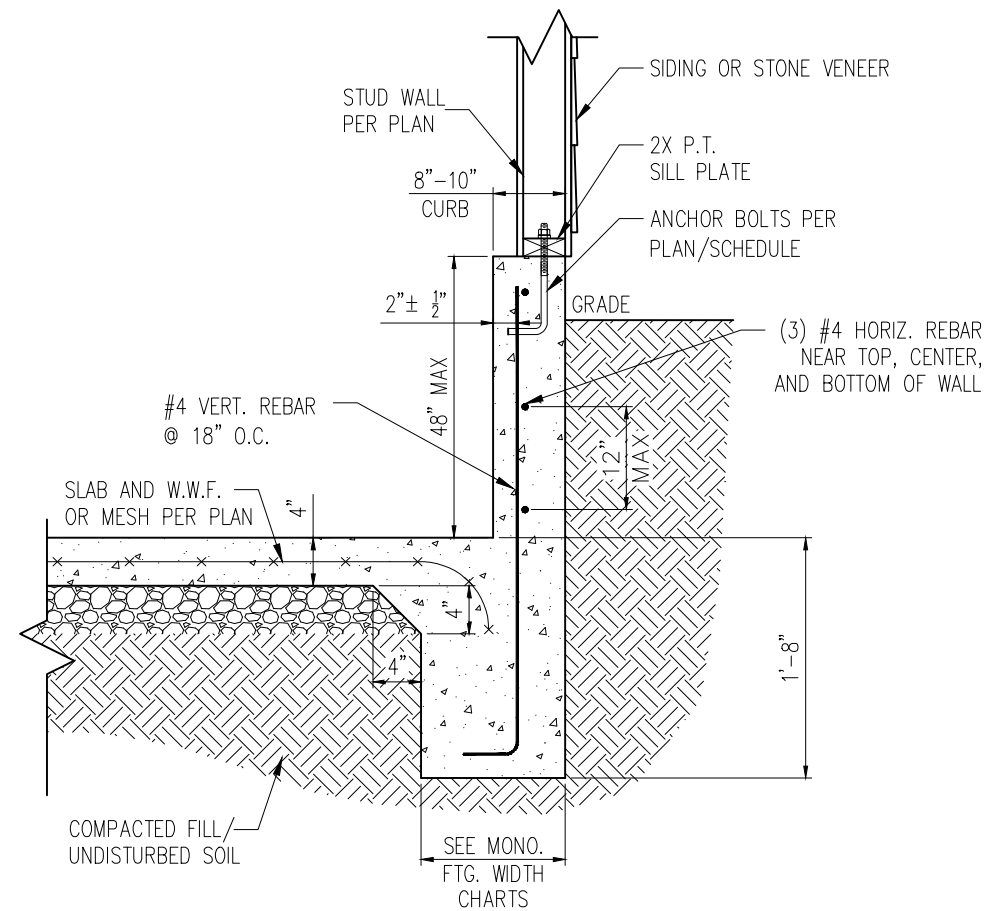
1 EXTENDED GARAGE CURB DETAIL
D4m NTS

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



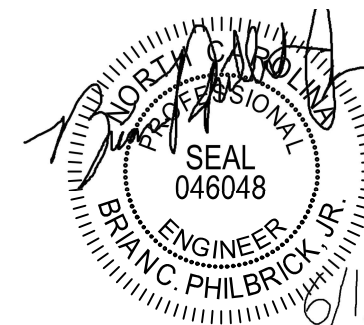
STANDARD - BRICK

3 EXTENDED GARAGE CURB DETAIL
D4m NTS
W/ BRICK VENEER

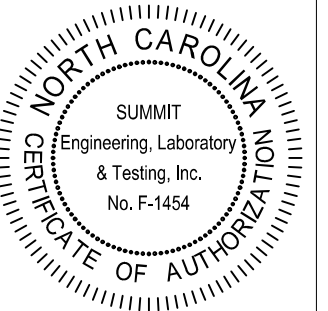


STANDARD - SIDING/STONE

2 EXTENDED GARAGE CURB DETAIL
D4m NTS
W/ UNBALANCED FILL



STRUCTURAL MEMBERS ONLY



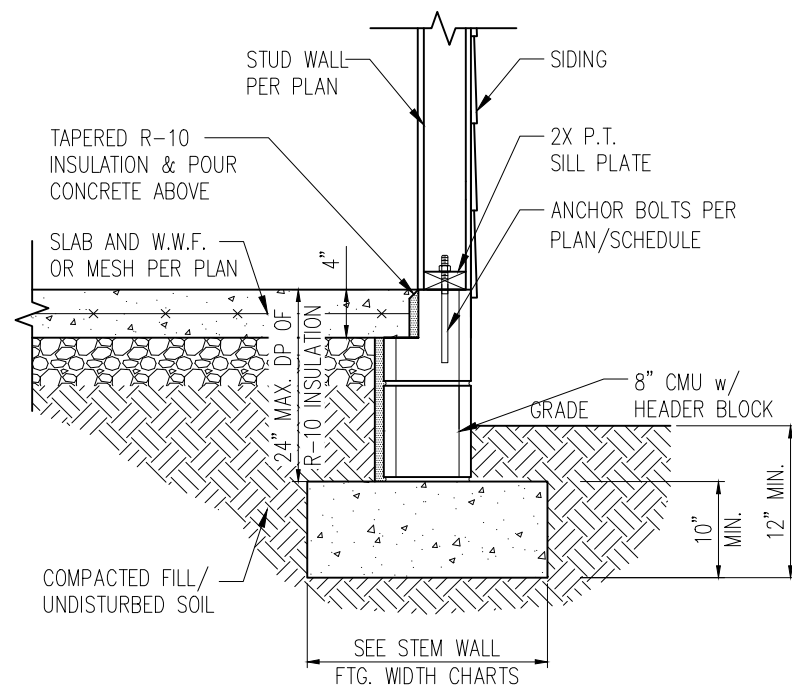
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Monolithic Slab Details
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110 Village Trail, Suite 215
Woodstock, GA 30188

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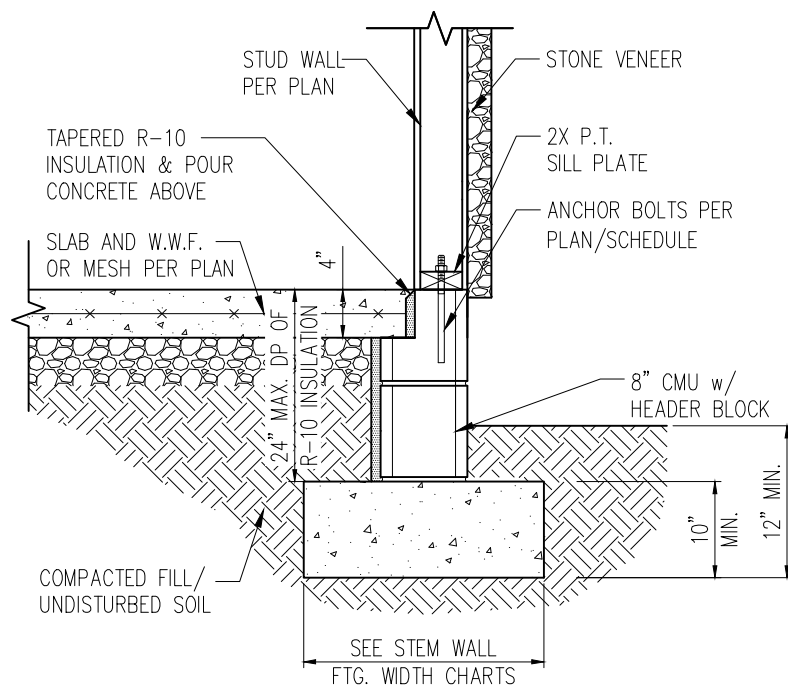
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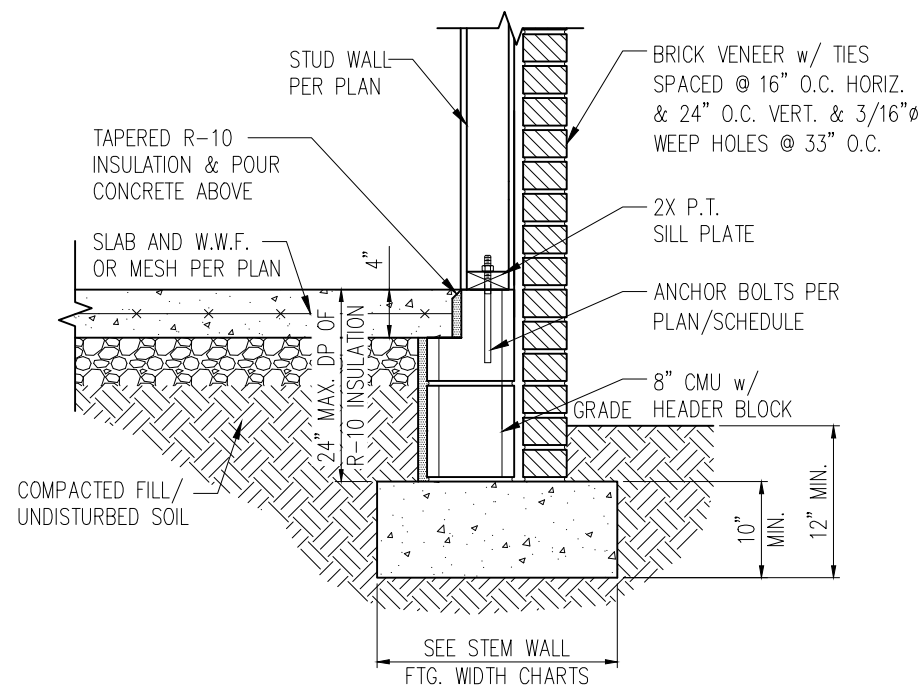
SHEET
D4m



STANDARD – SIDING

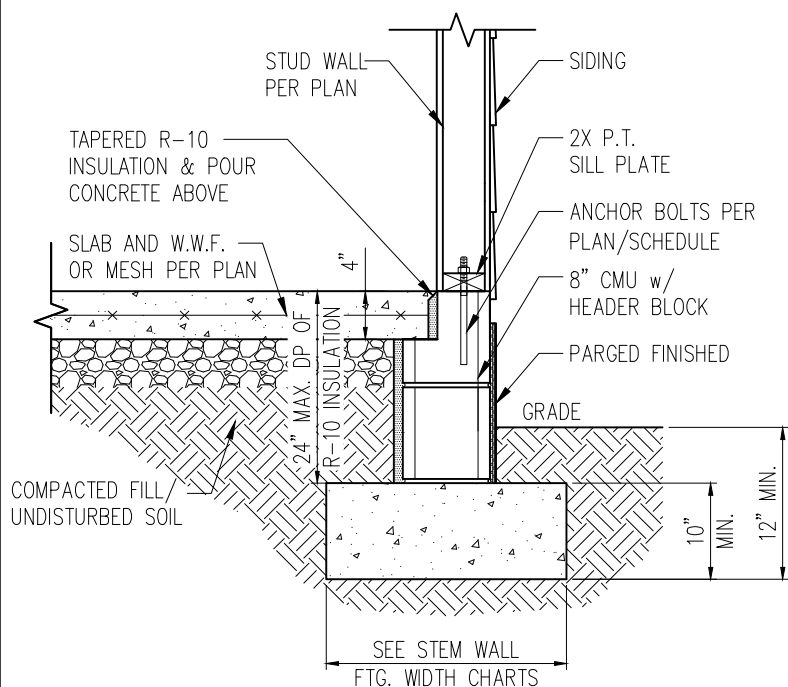


STANDARD – STONE

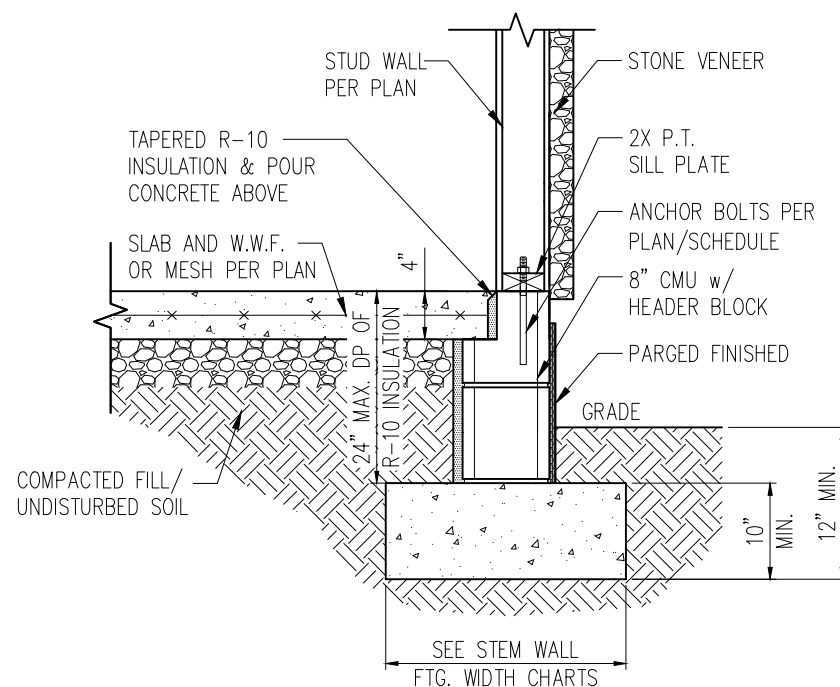


STANDARD – BRICK

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



STANDARD – SIDING



STANDARD – STONE

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

STEM WALL FOOTING WIDTH

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

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

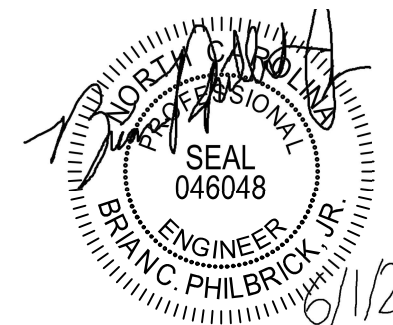
WALL ANCHOR SCHEDULE

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

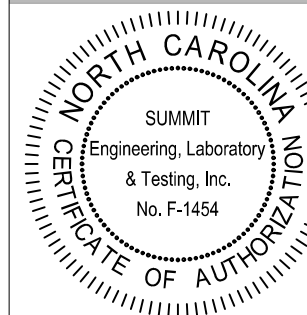
NOTE: INSTALL ALL ANCHORS 12" MAX. FROM ALL BOTTOM PLATE ENDS AND JOINTS.

NOTES:

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



STRUCTURAL MEMBERS ONLY



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

CURRENT DRAWING

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SCALE: NTS

PROJECT #: 3832-R2

DRAWN BY: HDK

CHECKED BY: BCP

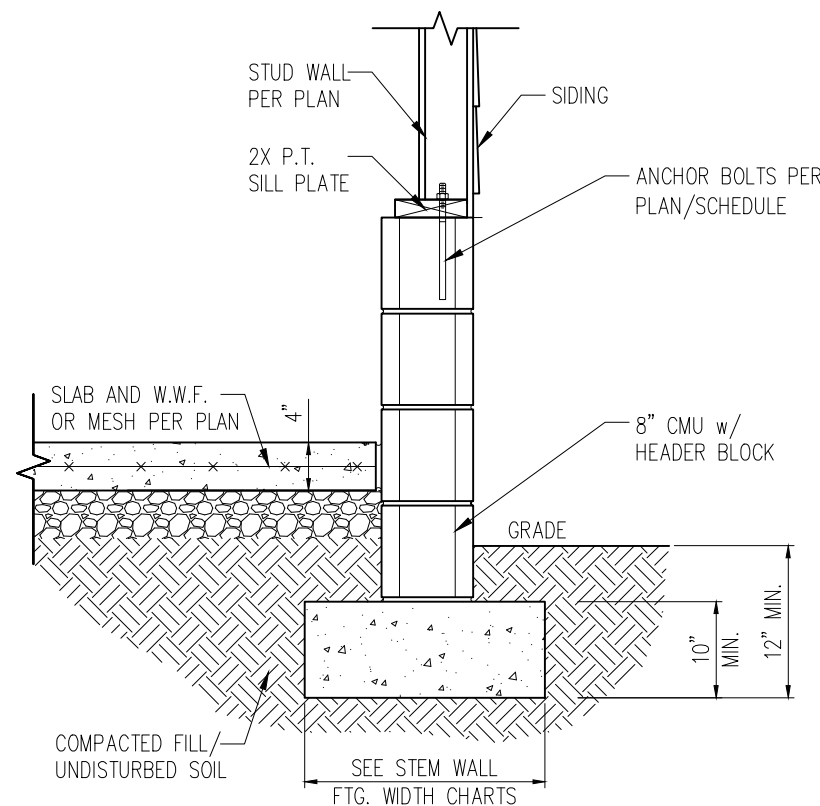
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NO.	DATE	PROJECT #
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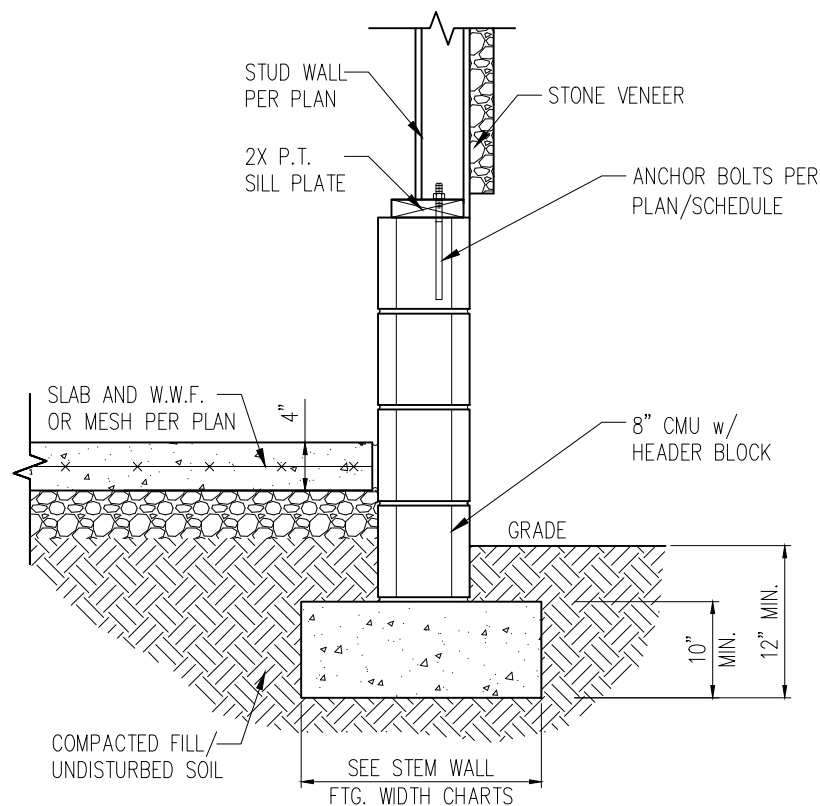
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

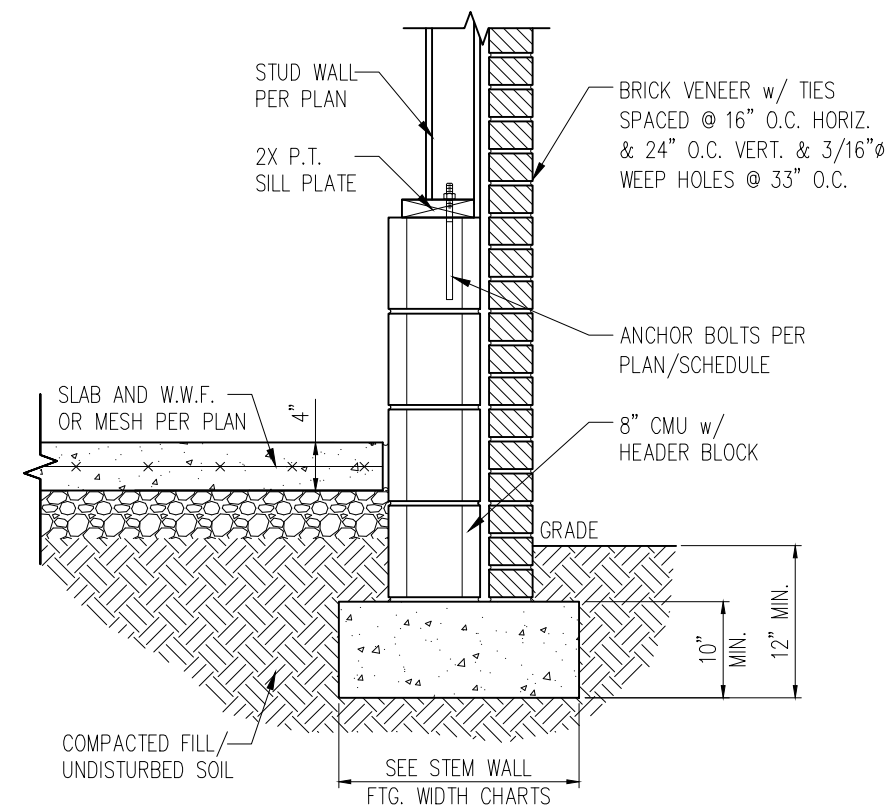
D1s



STANDARD – SIDING

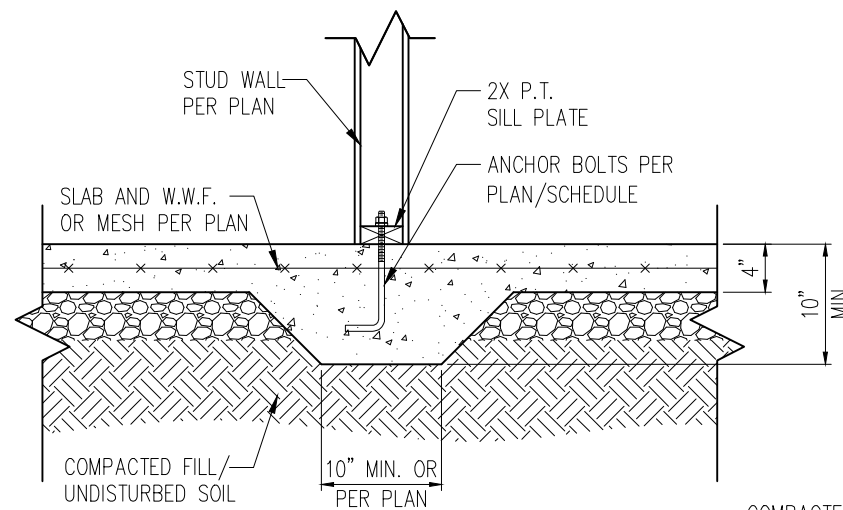


STANDARD – STONE

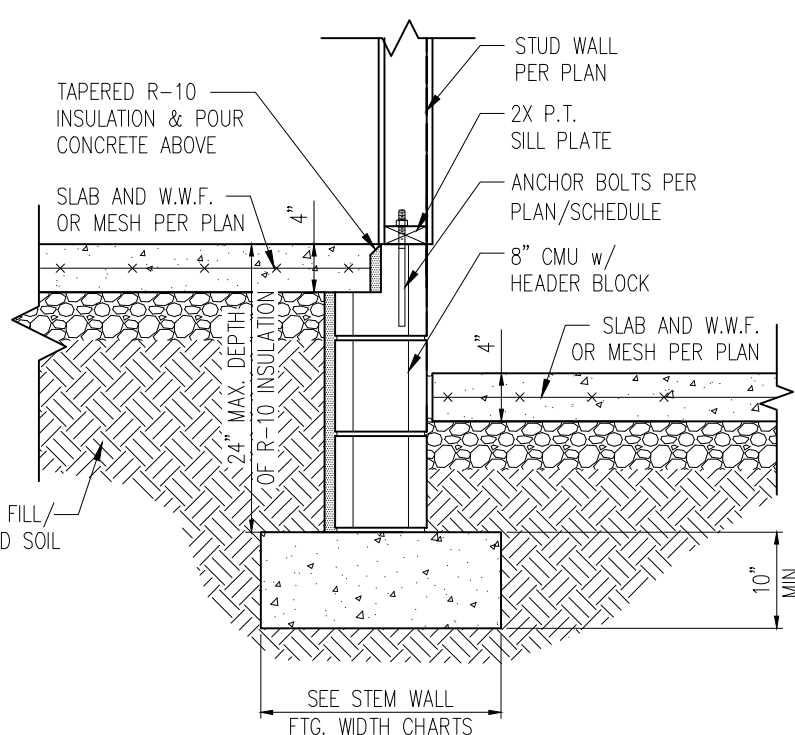


STANDARD – BRICK

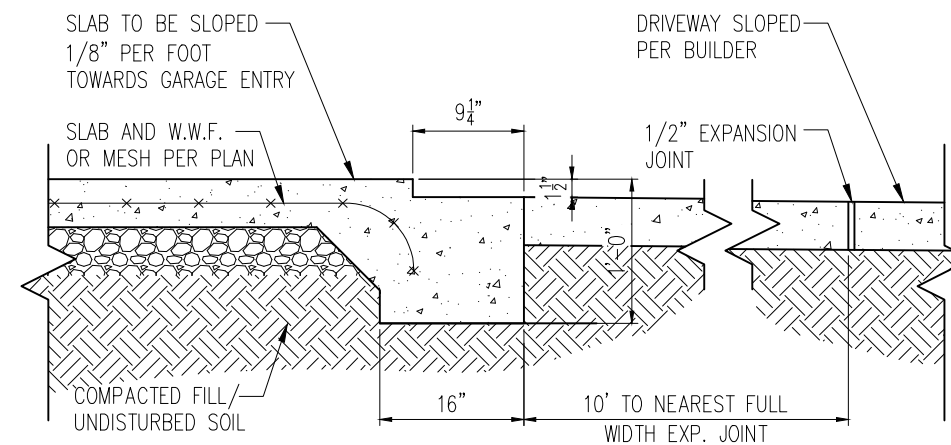
1 TYP. GARAGE CURB DETAIL
D2s 3/4" = 1'-0"



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



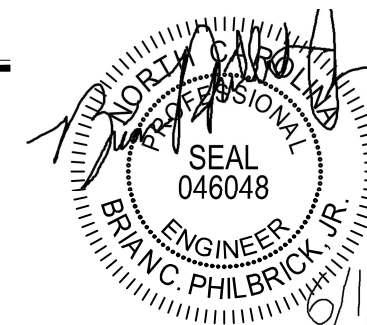
3 HOUSE/GARAGE WALL DETAIL
D2s 3/4" = 1'-0"



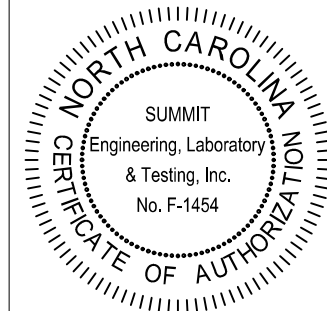
4 SLAB AT GARAGE DOOR
D2s 3/4" = 1'-0"

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.



STRUCTURAL MEMBERS ONLY

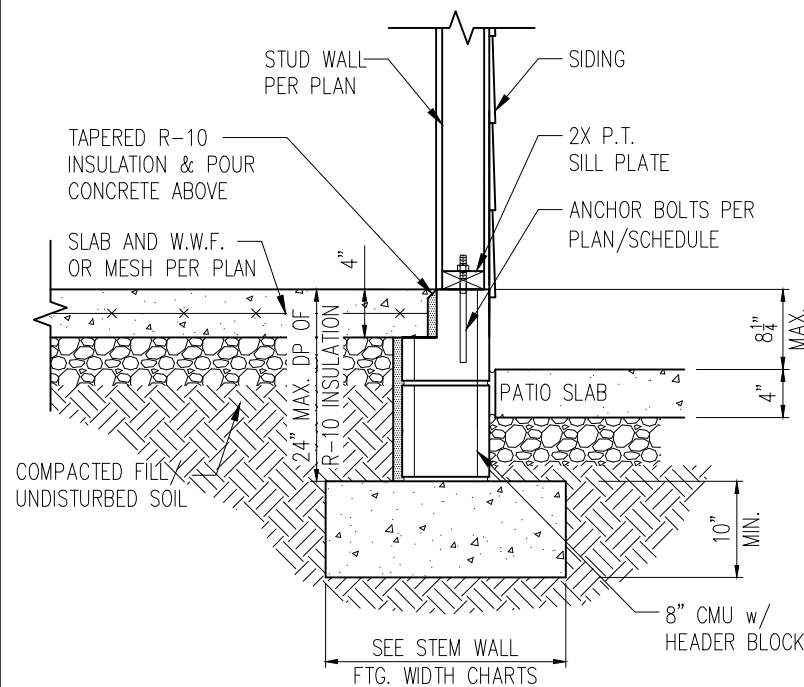


PROJECT
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110 Village Trail, Suite 215
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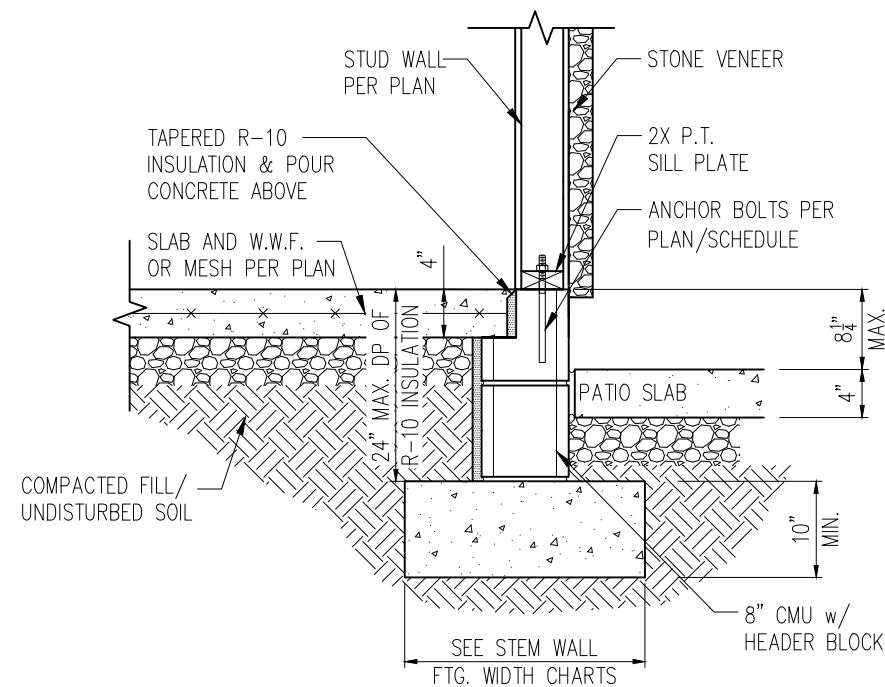
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PROJECT #: 3832-R2
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NO. DATE PROJECT #
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

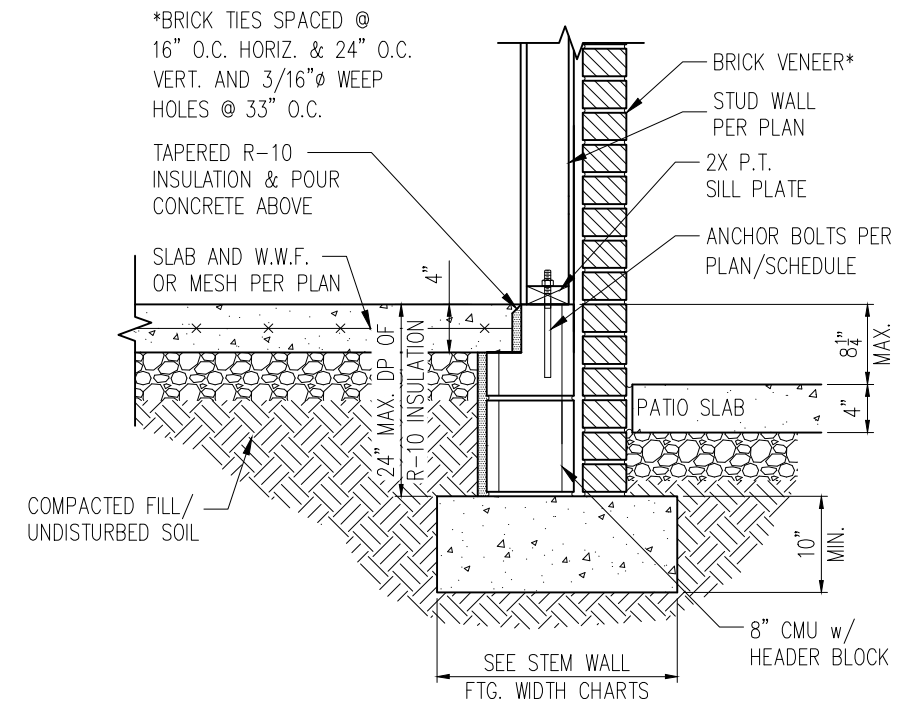
SHEET
D2s



STANDARD – SIDING

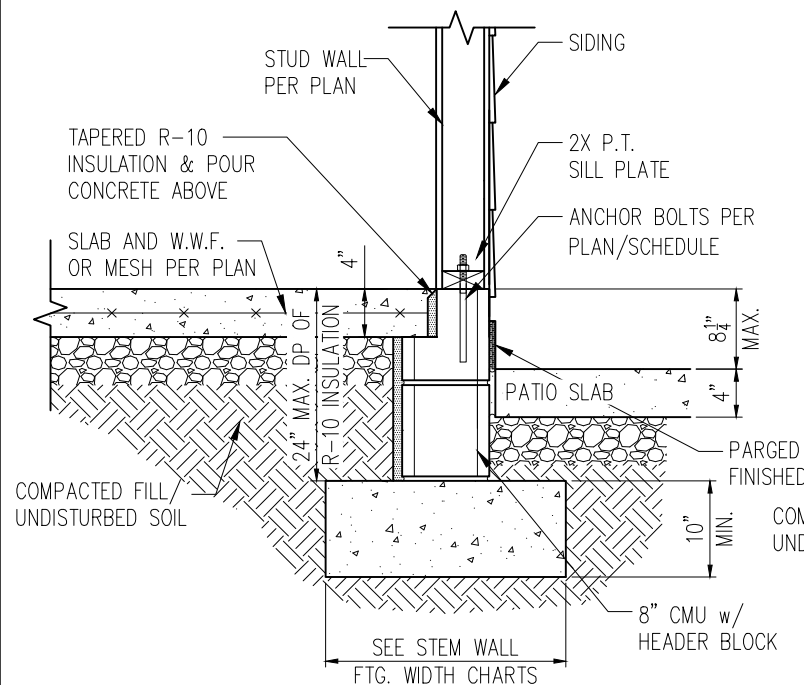


STANDARD – STONE

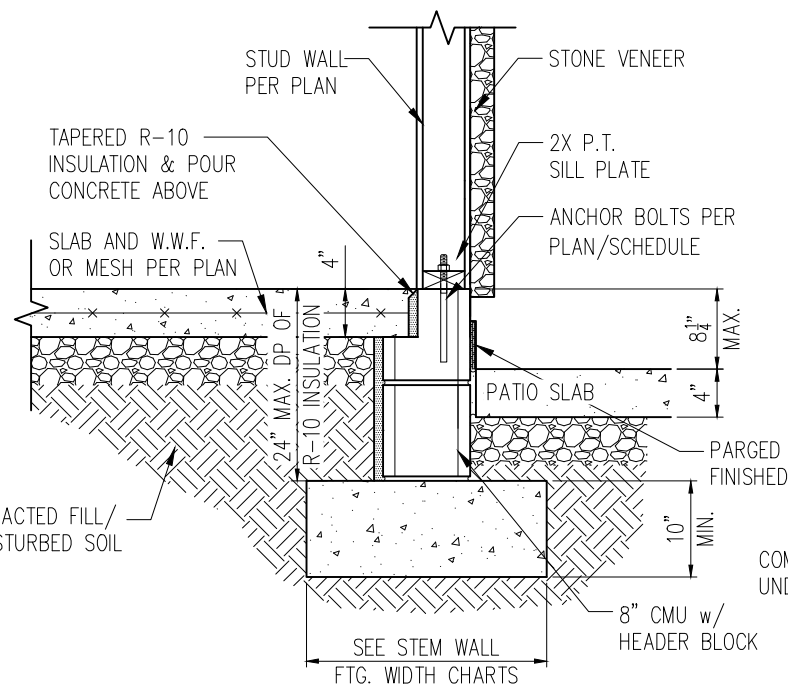


STANDARD – BRICK

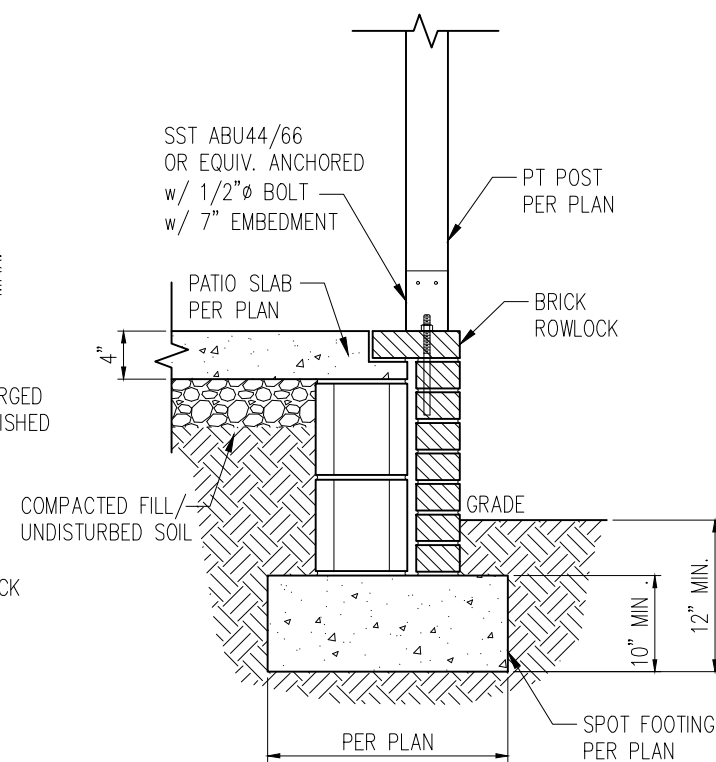
1 PORCH SLAB DETAIL
D3s 3/4" = 1'-0"



STANDARD – SIDING



STANDARD – STONE

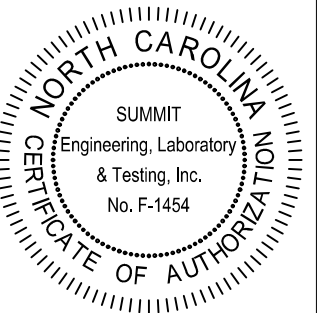


2 COVERED PORCH DETAIL
D3s 3/4" = 1'-0"

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



STRUCTURAL MEMBERS ONLY



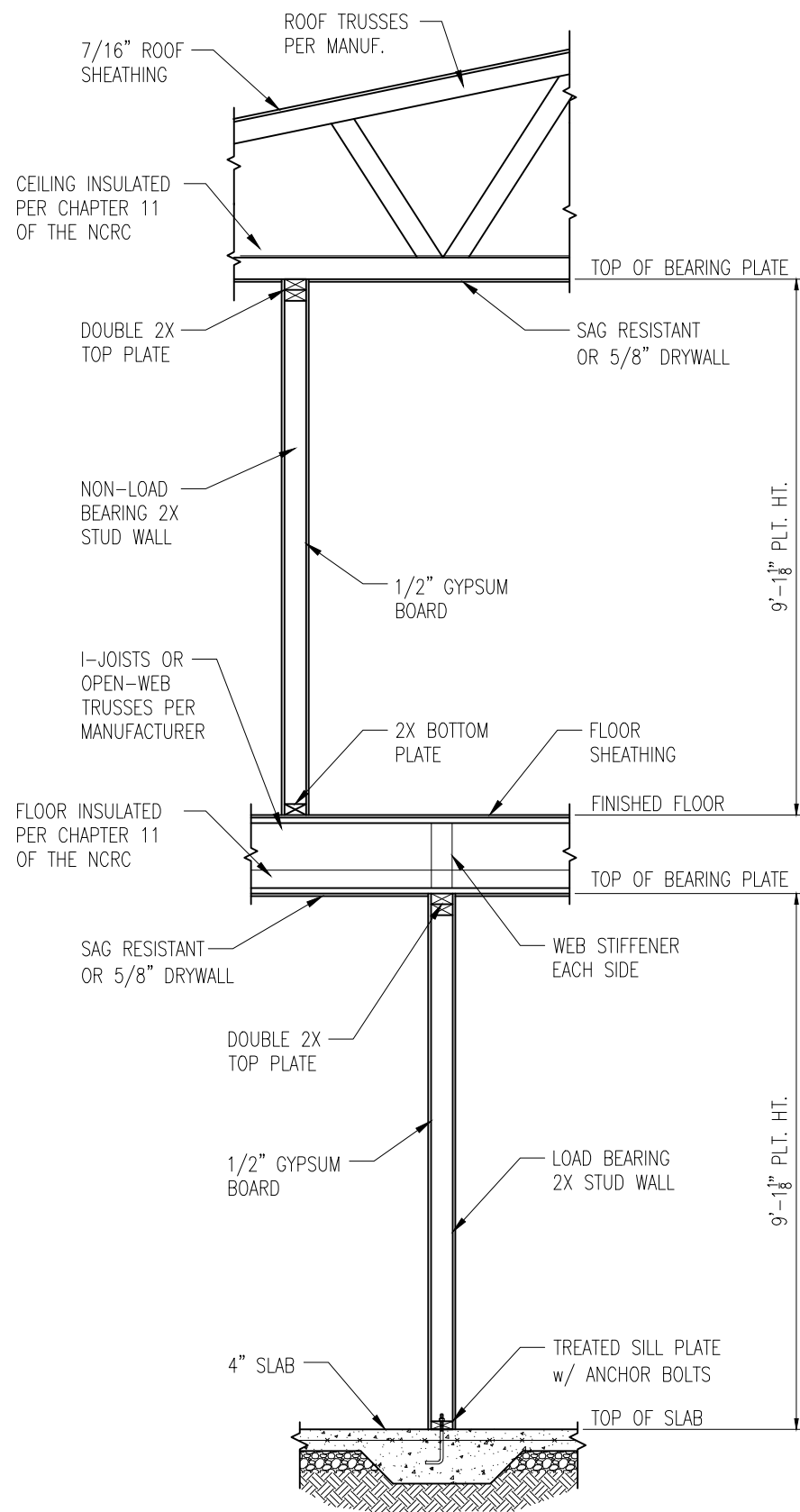
PROJECT
Standard Details
Stemwall Details
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Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

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DATE: 4/29/2021
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PROJECT #: 3832-R2
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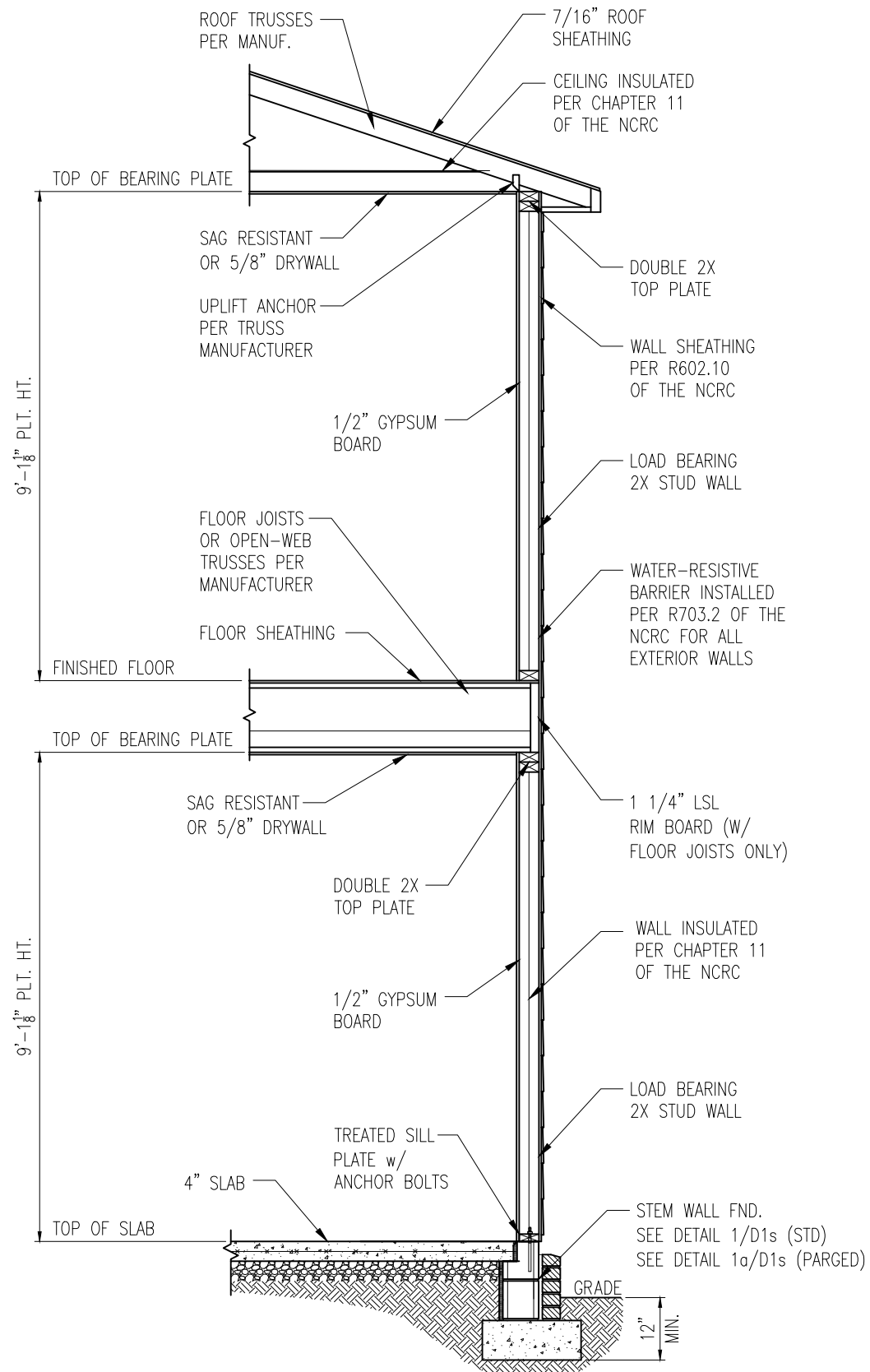
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NO. DATE PROJECT #
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REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D3s

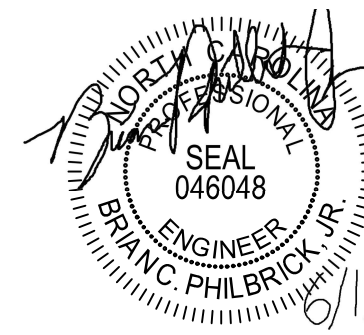


1 TYP. INTERIOR LOAD BEARING WALL SECTION
D4s 3/4" = 1'-0"

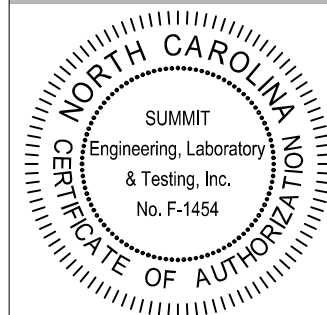


2 TYP. EXTERIOR LOAD BEARING WALL SECTION
D4s 3/4" = 1'-0"
-SIMILAR w/ BRICK AND STONE
-BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.
-MIN. 3/16"Ø WEEP HOLES @ 33" O.C.

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



STRUCTURAL MEMBERS ONLY



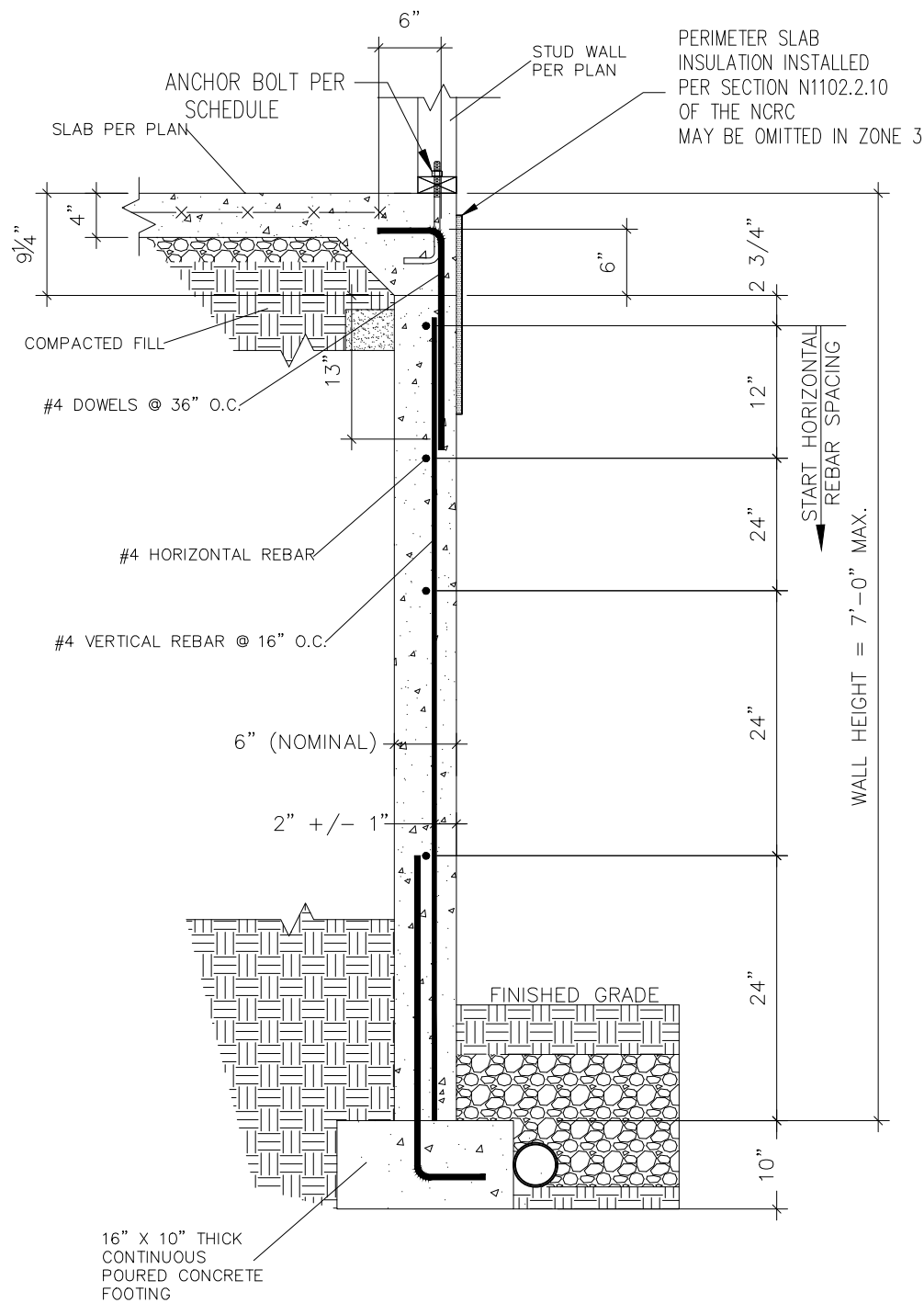
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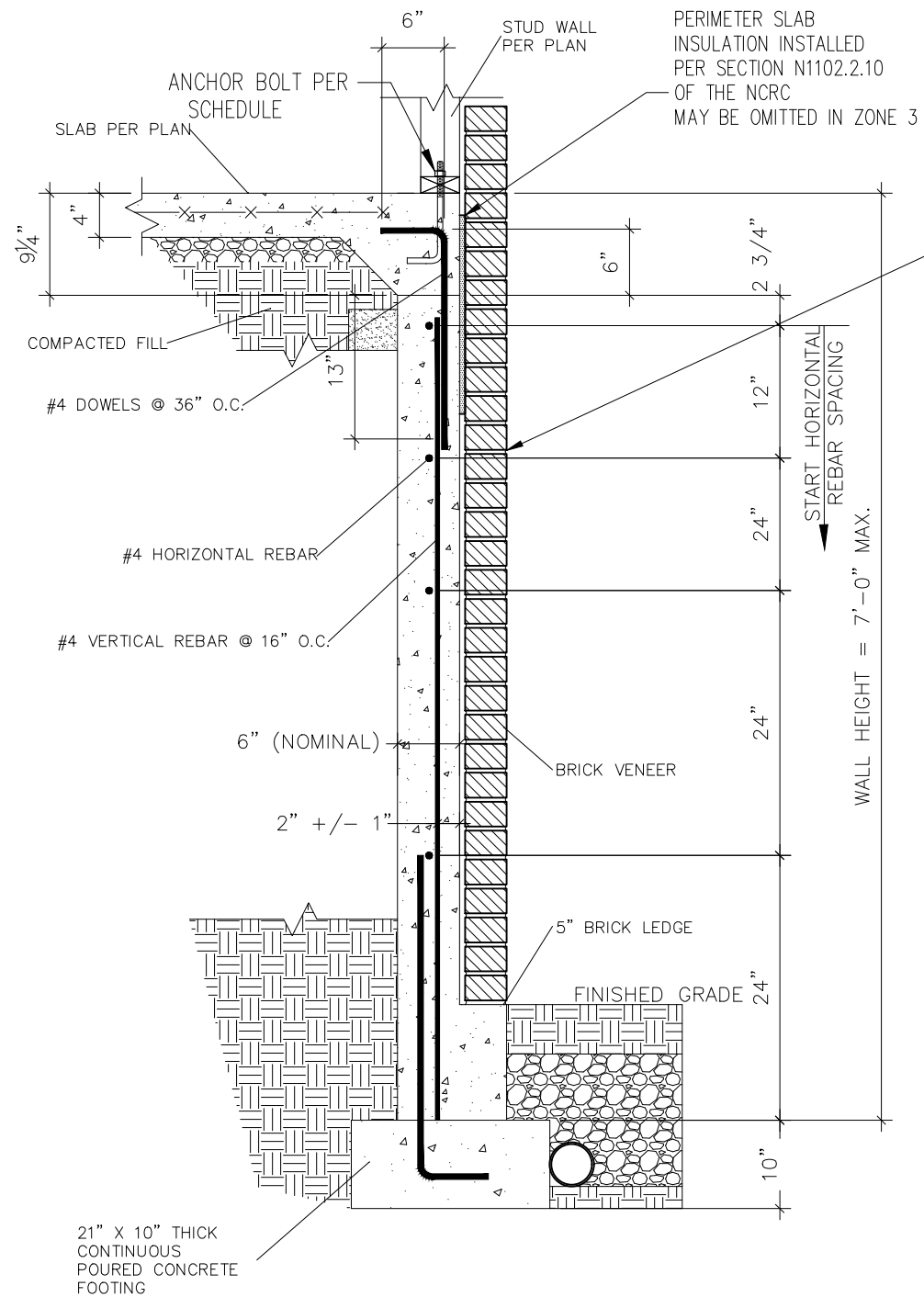
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NO. DATE PROJECT #
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SHEET
D4s

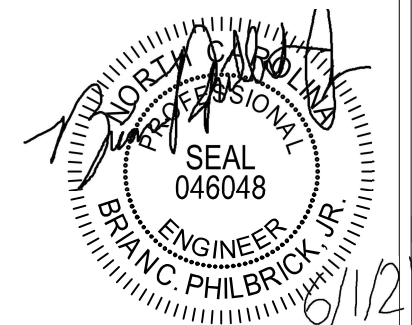


1 SUBWALL FOUNDATION
D5s 3/4" = 1'-0"

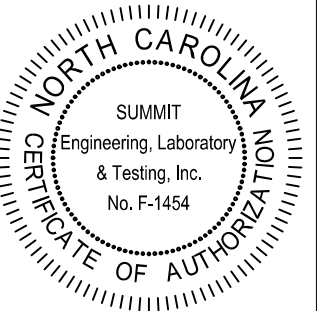


2 SUBWALL FOUNDATION W/ BRICK VENEER
D5s 3/4" = 1'-0"

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



STRUCTURAL MEMBERS ONLY



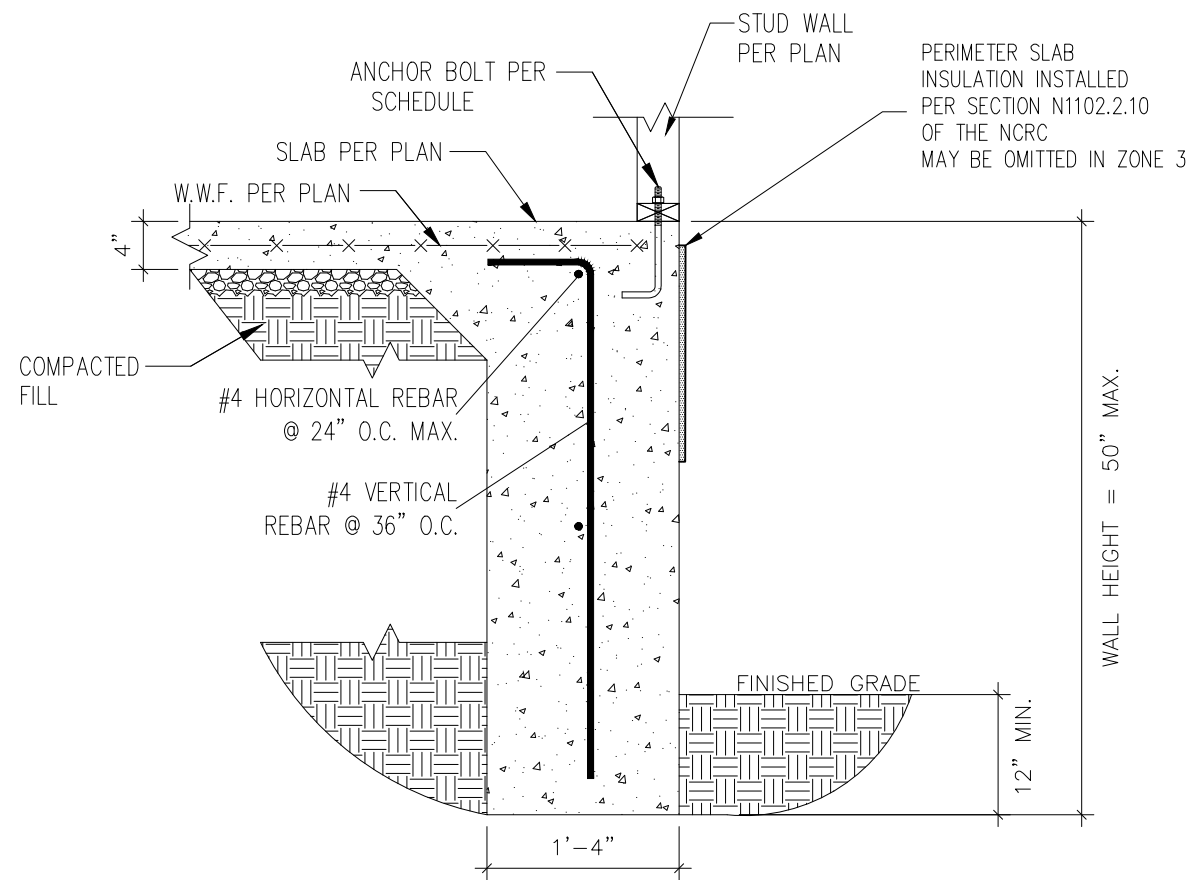
PROJECT
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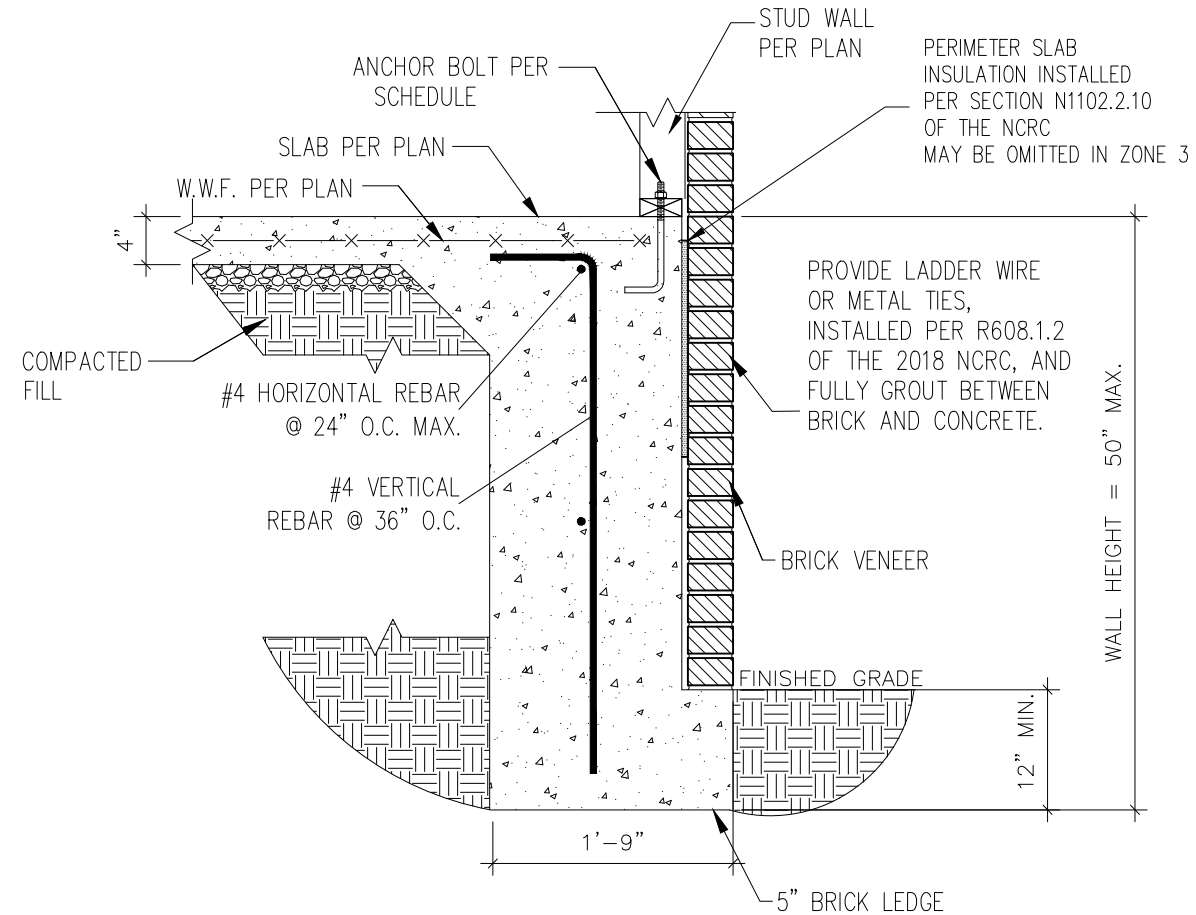
REFER TO COVER SHEET FOR A
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SHEET
D5s



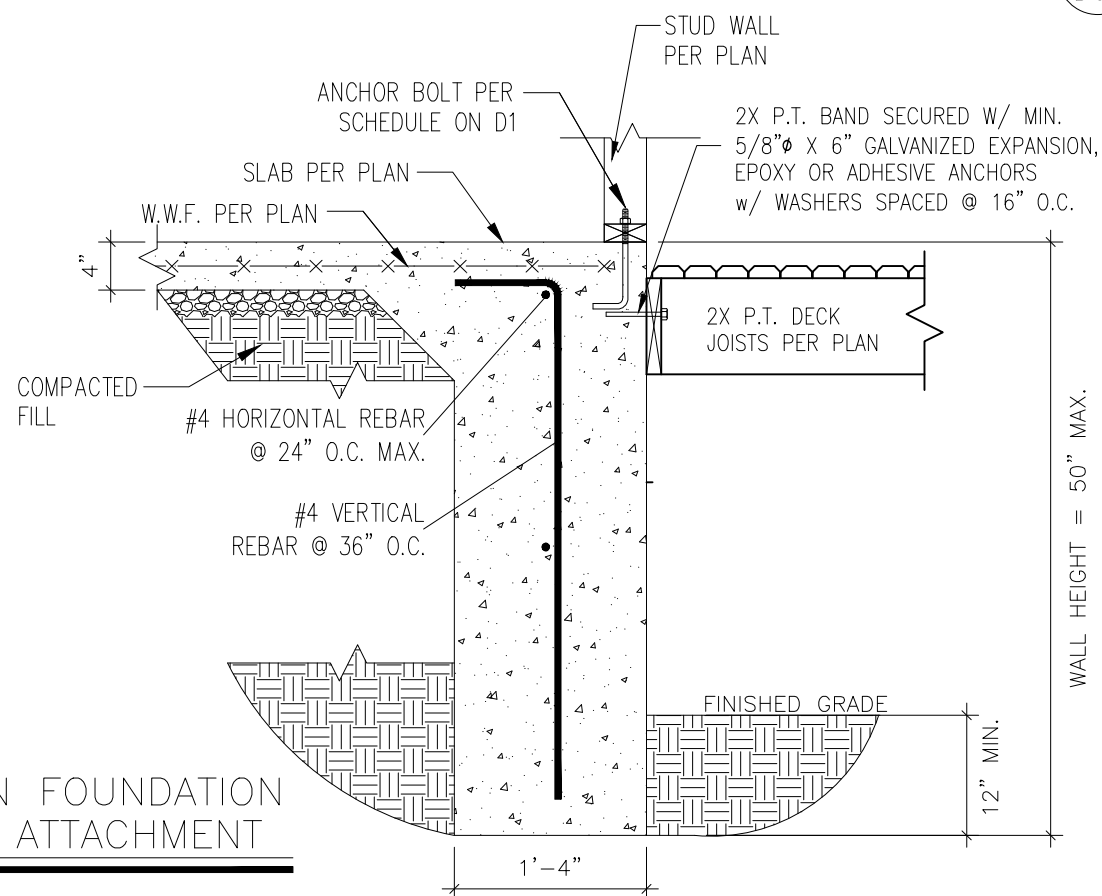
1
D6s
3/4" = 1'-0"

TURNDOWN FOUNDATION



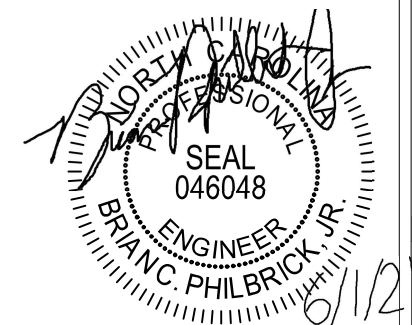
2
D6s
3/4" = 1'-0"

TURNDOWN FOUNDATION W/ BRICK VENEER

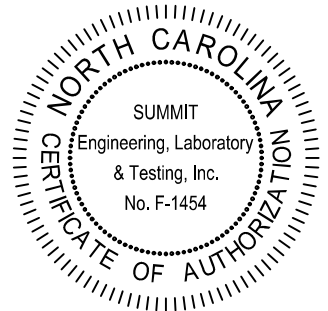


3
D6s
3/4" = 1'-0"

TURNDOWN FOUNDATION W/ DECK ATTACHMENT



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Woodstock, GA 30188

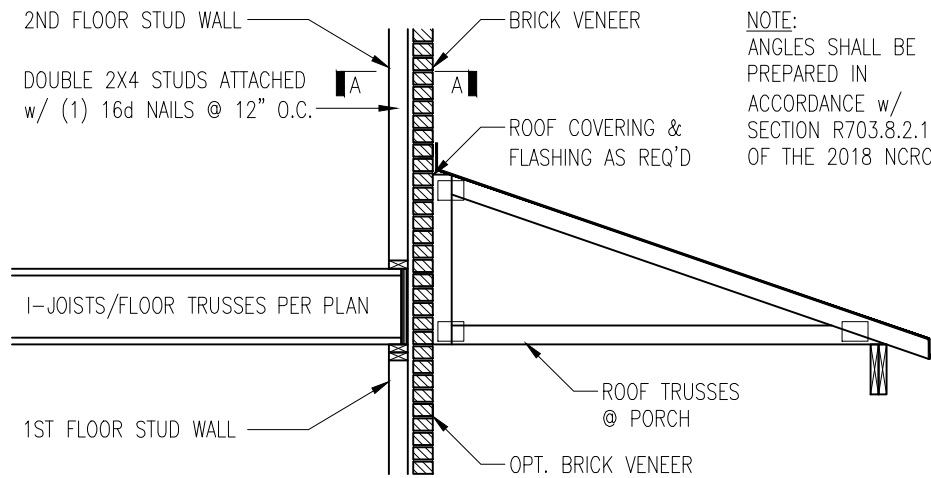
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CHECKED BY: BCP

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

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

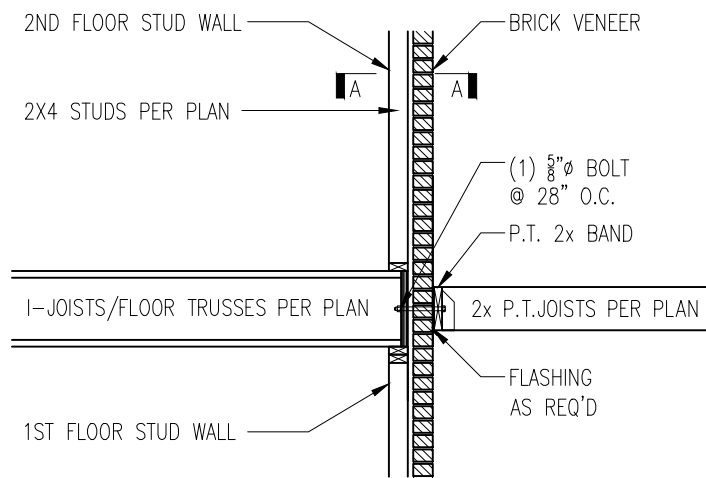
D6s



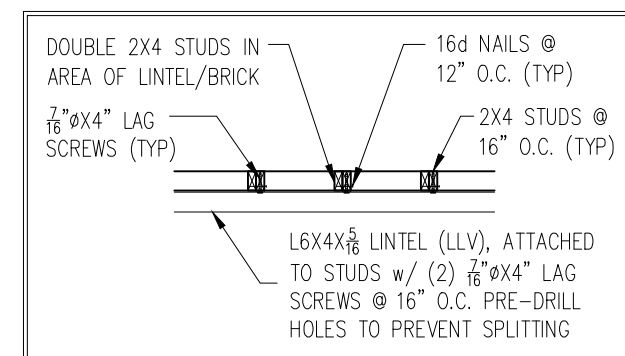
NOTE:
ANGLES SHALL BE
PREPARED IN
ACCORDANCE W/
SECTION R703.8.2.1
OF THE 2018 NCRC

TRUSSES PERPENDICULAR TO STUD WALL

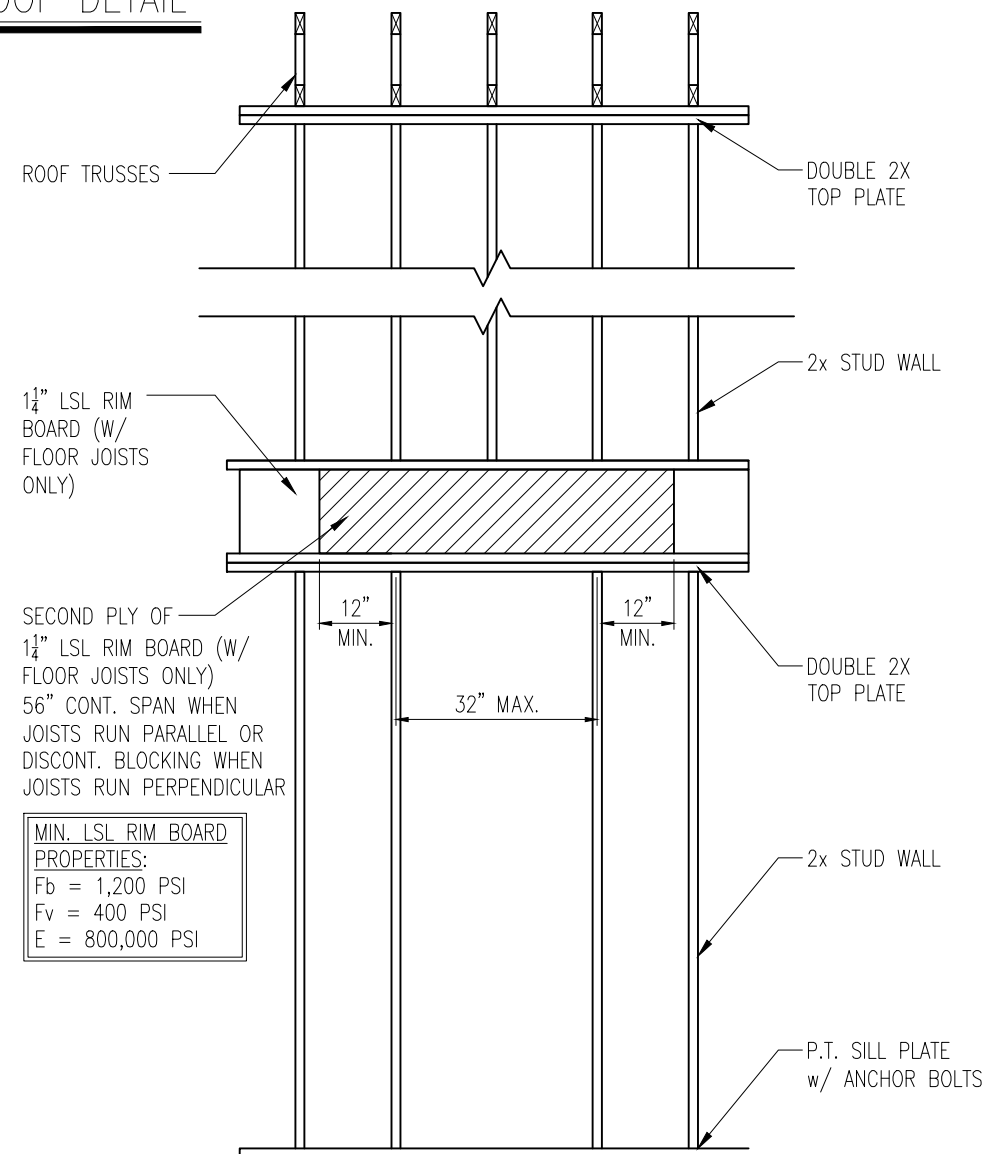
1 BRICK SUPPORT ABOVE STORAGE/PORCH ROOF DETAIL



3 BALCONY JOIST ATTACHMENT



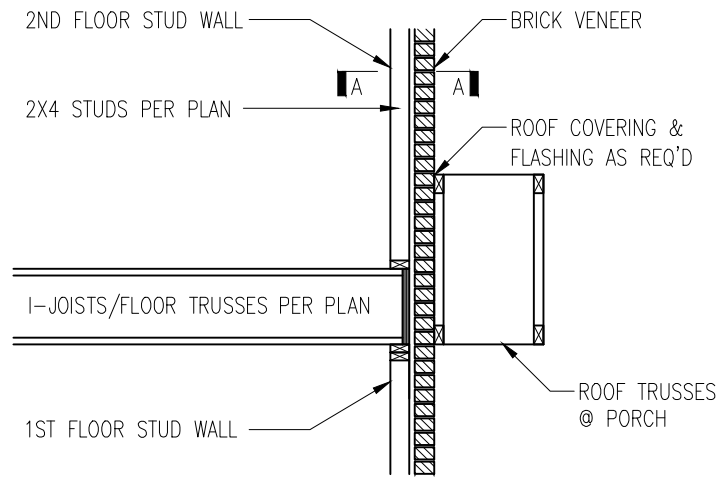
SECTION A-A
NTS



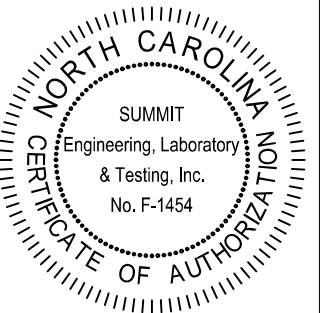
MIN. LSL RIM BOARD
PROPERTIES:
Fb = 1,200 PSI
Fv = 400 PSI
E = 800,000 PSI

4 TYP. RANGE VENT FRAMING

VENTED TO EXTERIOR WALL



TRUSSES PARALLEL TO STUD WALL
w/ CONTINUOUS BRICK VENEER



PROJECT
Standard Details
Framing Details

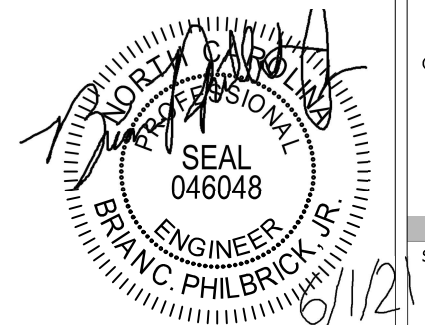
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

CURRENT DRAWING
DATE: 4/29/2021
SCALE: NTS
PROJECT #: 3832-R2
DRAWN BY: HDK
CHECKED BY: BCP

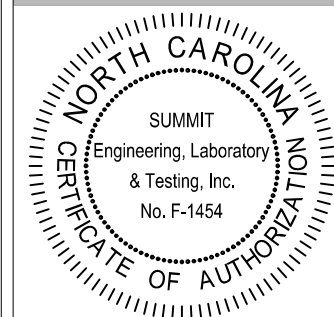
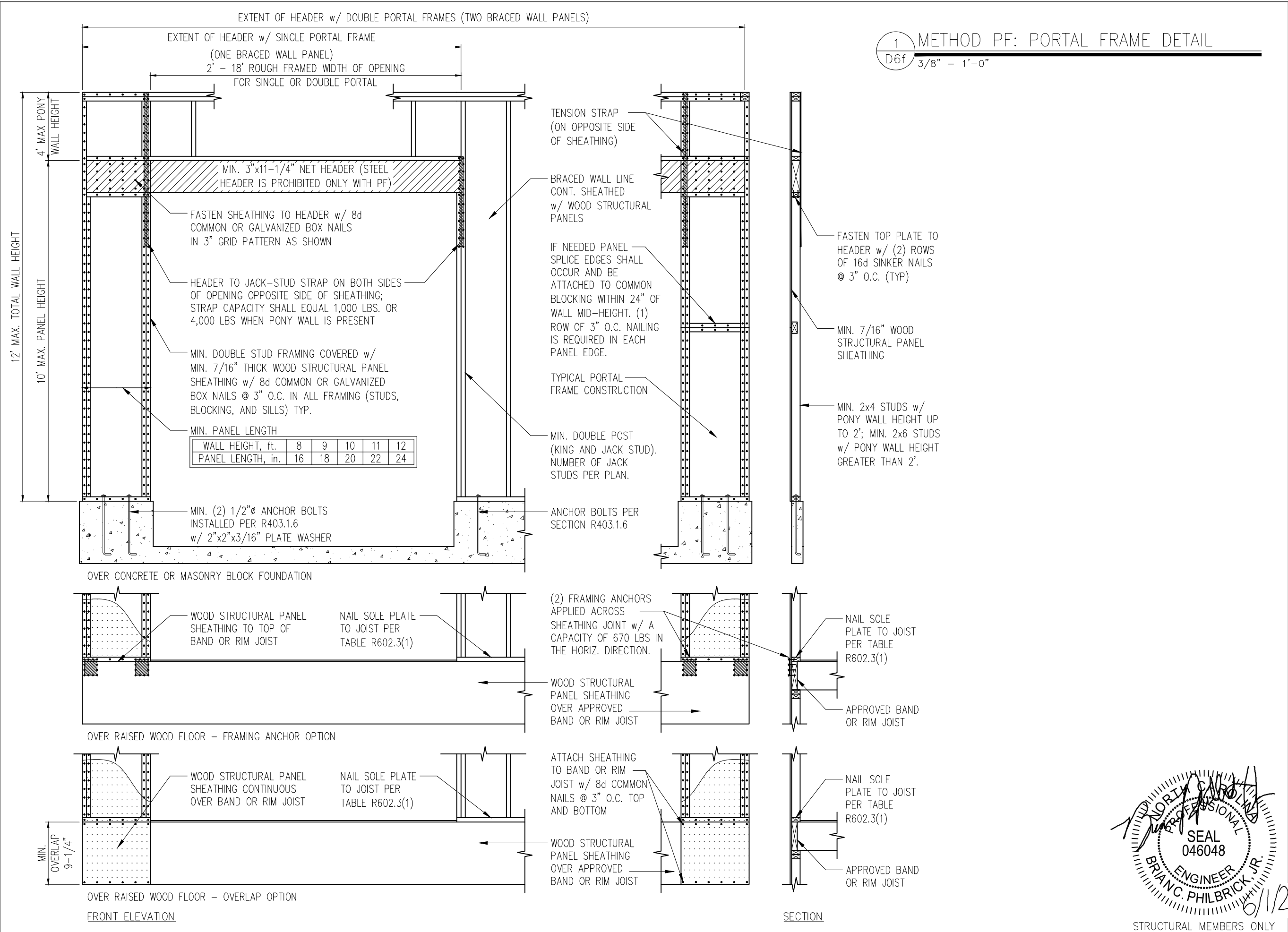
ORIGINAL DRAWING
NO. DATE PROJECT #
0 1/7/16 3832

REFER TO COVER SHEET FOR A
COMPLETE LIST OF REVISIONS

SHEET
D5f



STRUCTURAL MEMBERS ONLY



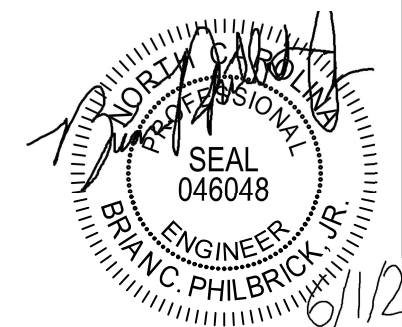
PROJECT
Standard Details
Framing Details - Bracing
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

CURRENT DRAWING
DATE: 4/29/2021
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ORIGINAL DRAWING
NO. DATE PROJECT #
0 1/7/16 3832

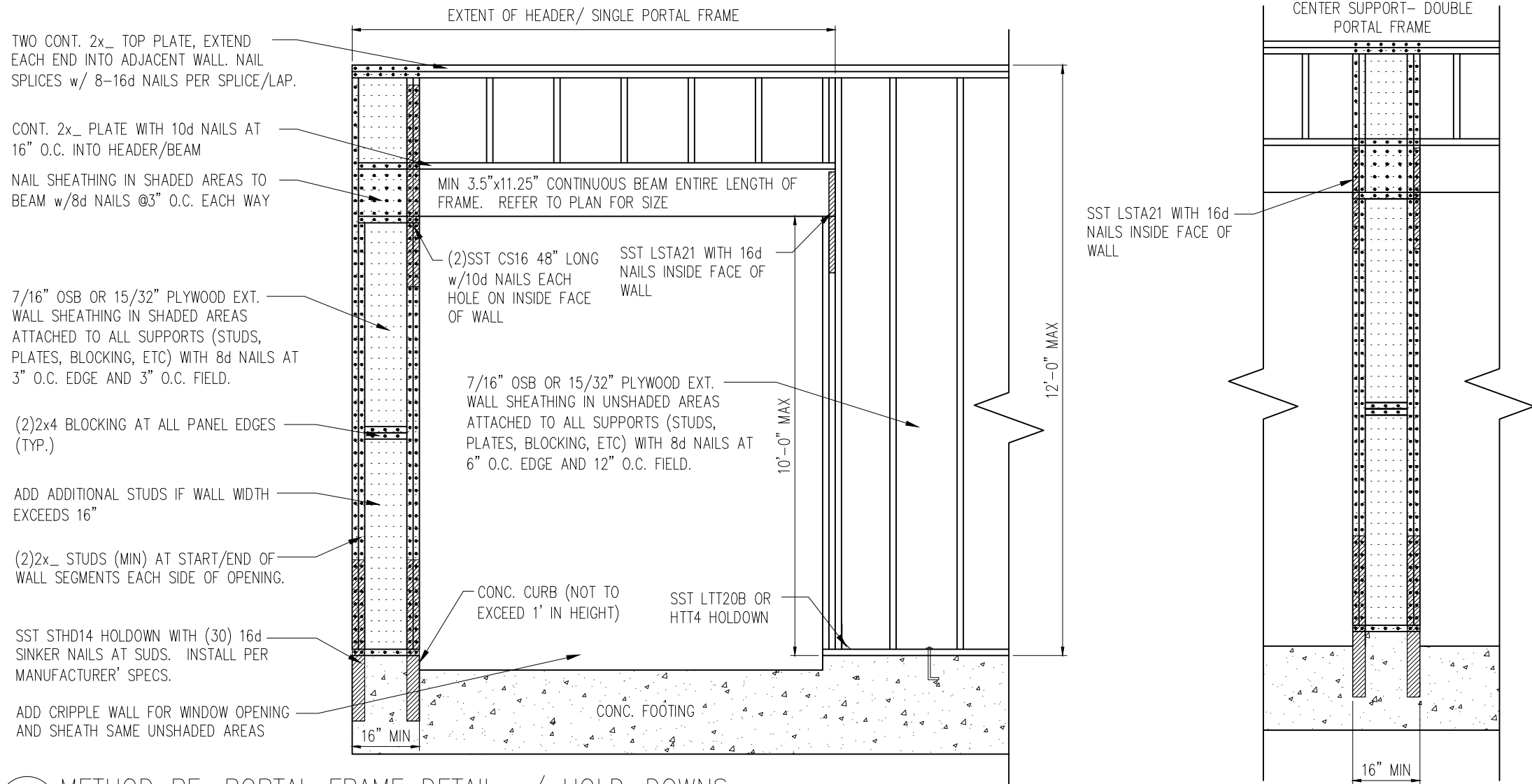
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET



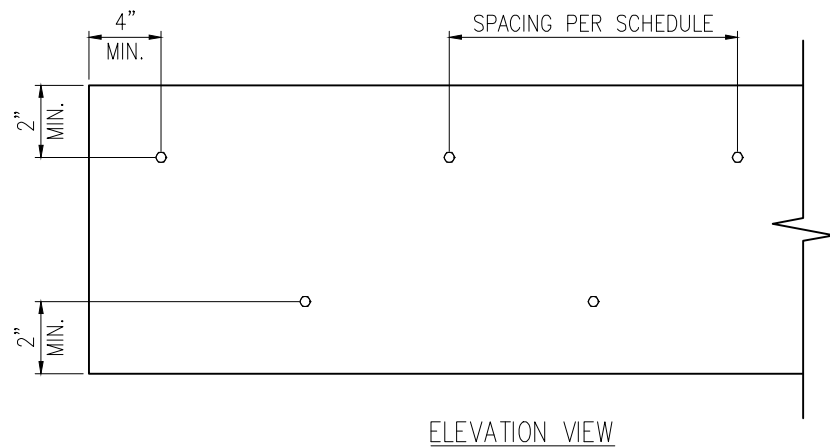
STRUCTURAL MEMBERS ONLY

D6f



1 METHOD PF: PORTAL FRAME DETAIL w/ HOLD-DOWNS

D7f 3/4" = 1'-0"



2 MULTI-PLY BEAM CONNECTION DETAIL

D7f N.T.S

MINIMUM FASTENING REQUIREMENTS FOR TOP- AND SIDE-LOADED MEMBERS

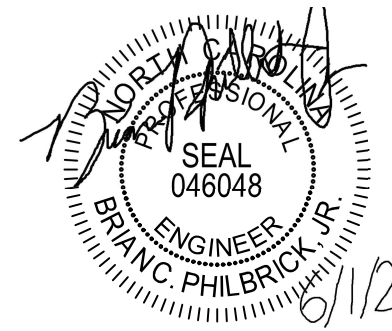
FASTENER TYPE	LVL DEPTH	3 1/2" WIDE	5 1/4" WIDE		7" WIDE		
		2-Ply 1 3/4"	3-Ply 1 3/4"	1 3/4" + 3 1/2"	4-Ply 1 3/4"	2-Ply 1 3/4" + 3 1/2"	2-Ply 3 1/2"
10d (0.128" x 3") Nails	7/4" ≤ d < 14"	3 rows @ 12" o.c.	3 rows @ 12" o.c. (ES)	3 rows @ 12" o.c.	-	3 rows @ 12" o.c. (ES)	-
	d ≥ 14"	4 rows @ 12" o.c.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

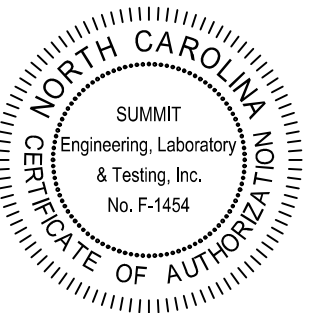
- All fasteners must meet the minimum requirements in the table above. Side-loaded multiple-ply members must meet the minimum fastening and side-loading capacity requirements given on page 48.
- Minimum fastening requirements for depths less than 7/4" require special consideration. Please contact your technical representative.

3. Three general rules for staggering or offsetting for a certain fastener schedule:

- (1) 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).



STRUCTURAL MEMBERS ONLY



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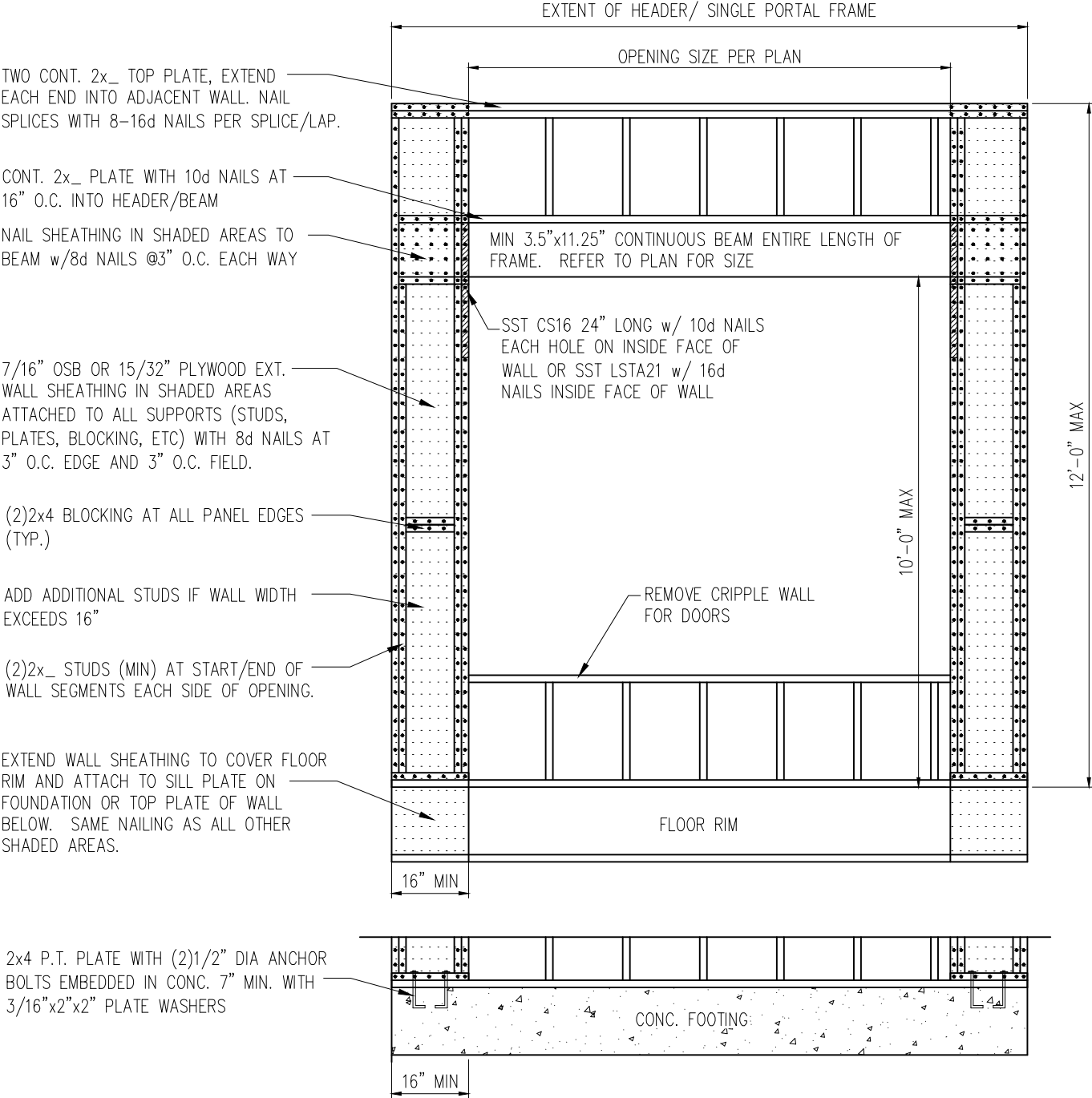
ORIGINAL DRAWING

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

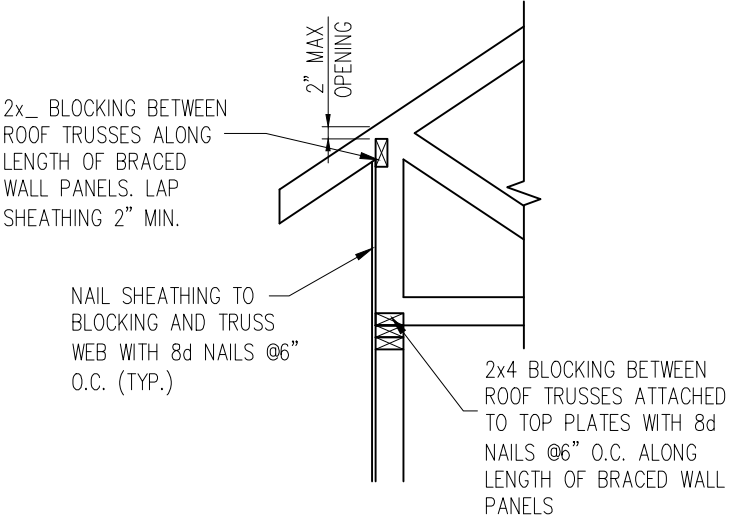
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

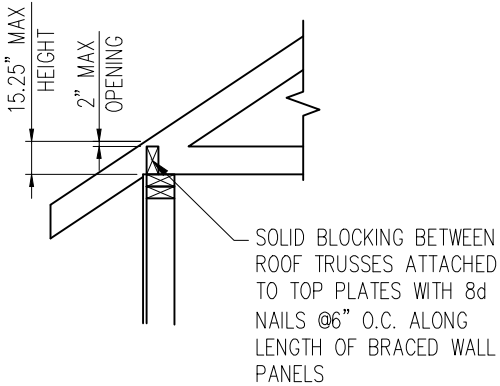
D7f



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

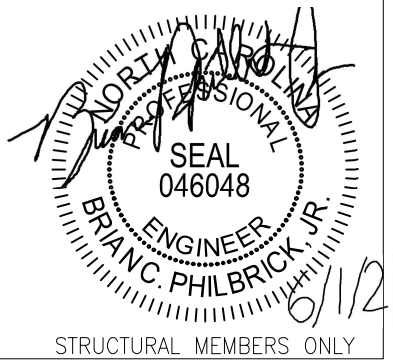


HEEL HEIGHT GREATER THAN 15.25"



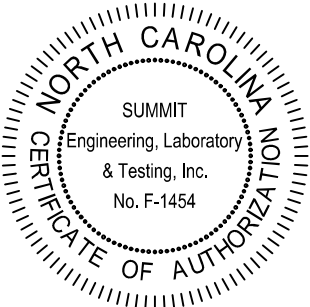
HEEL HEIGHT LESS THAN 15.25" *

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



STRUCTURAL MEMBERS ONLY

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



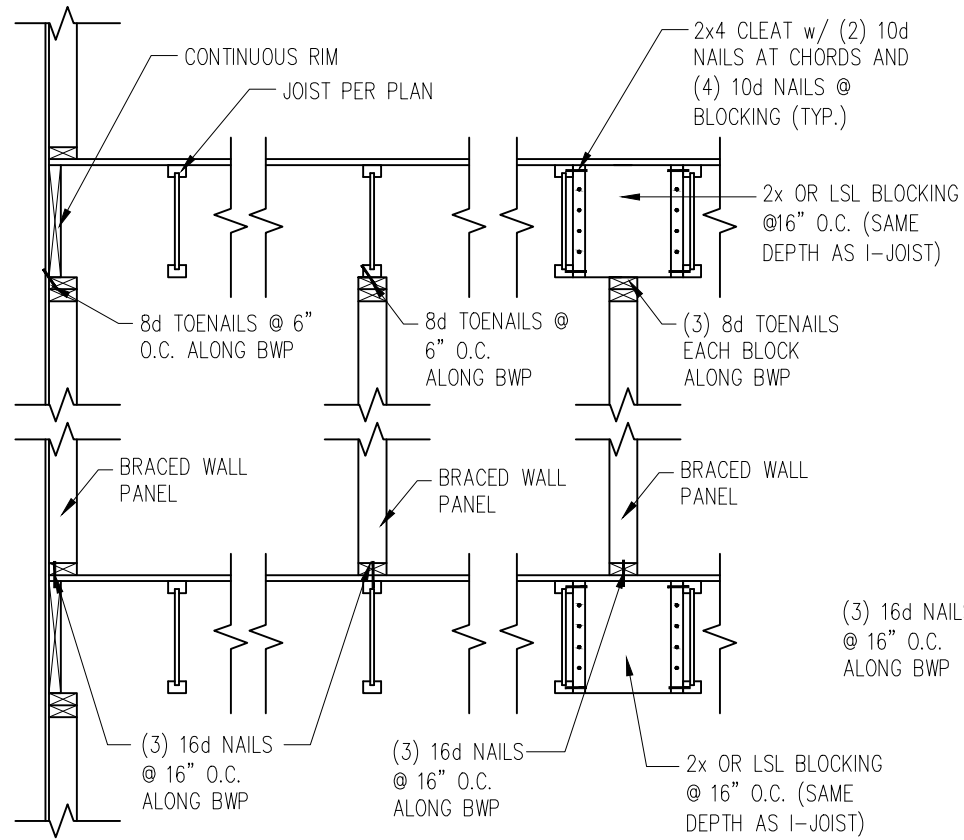
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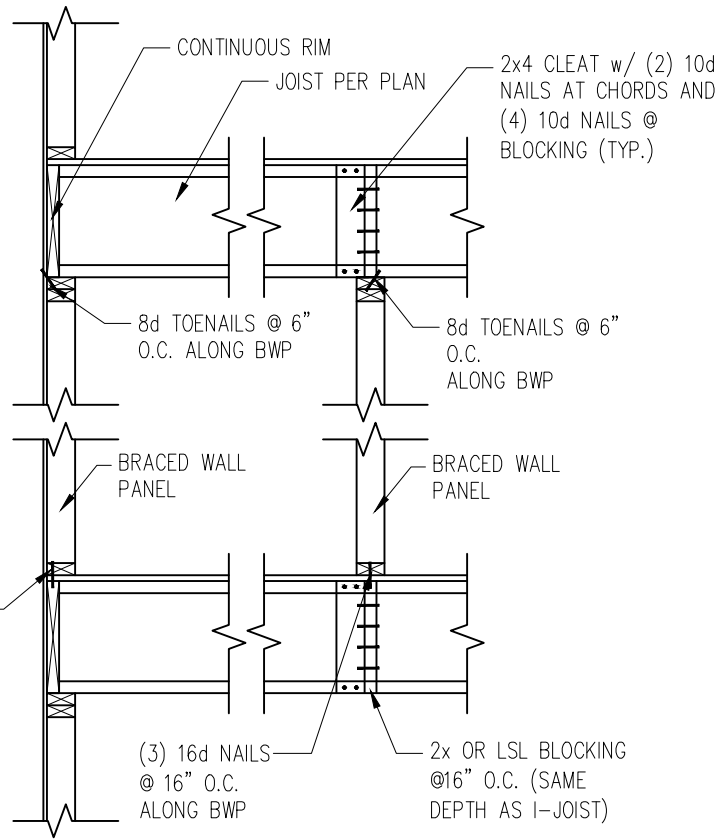
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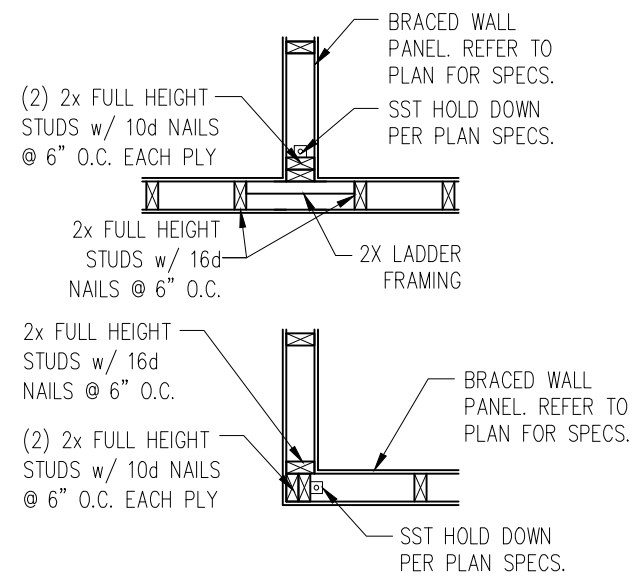
SHEET
D8f



JOISTS PARALLEL TO BRACED WALLS

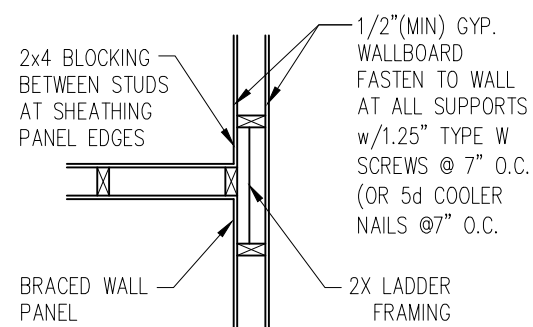
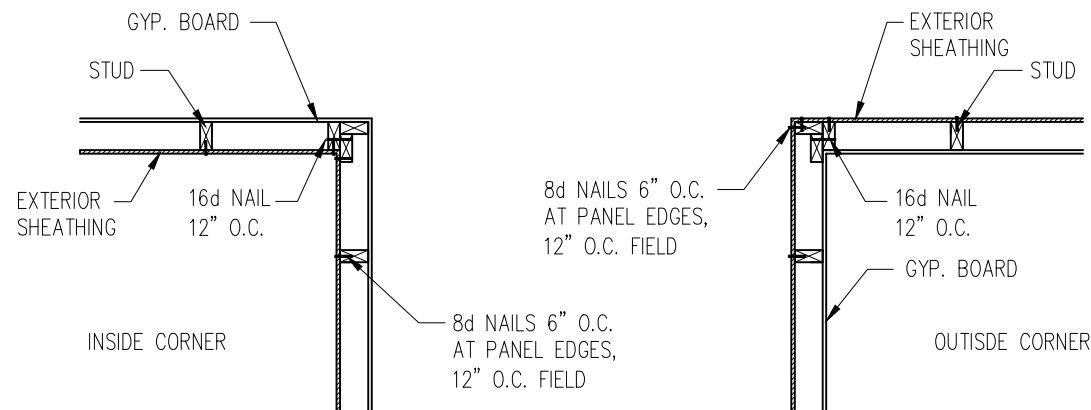


JOISTS PERPENDICULAR TO BRACED WALLS



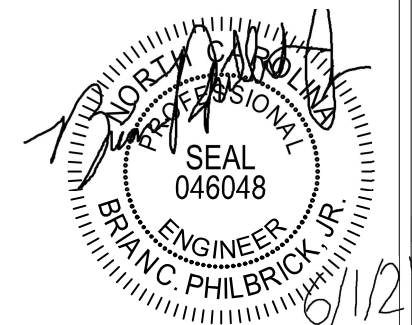
4 TYP. HOLD DOWN DETAIL
1" = 1'-0"

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

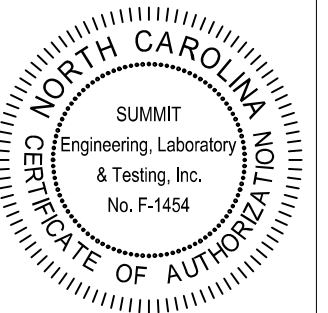


2 TYP. EXTERIOR CORNER FRAMING
1" = 1'-0"

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



STRUCTURAL MEMBERS ONLY



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D9f

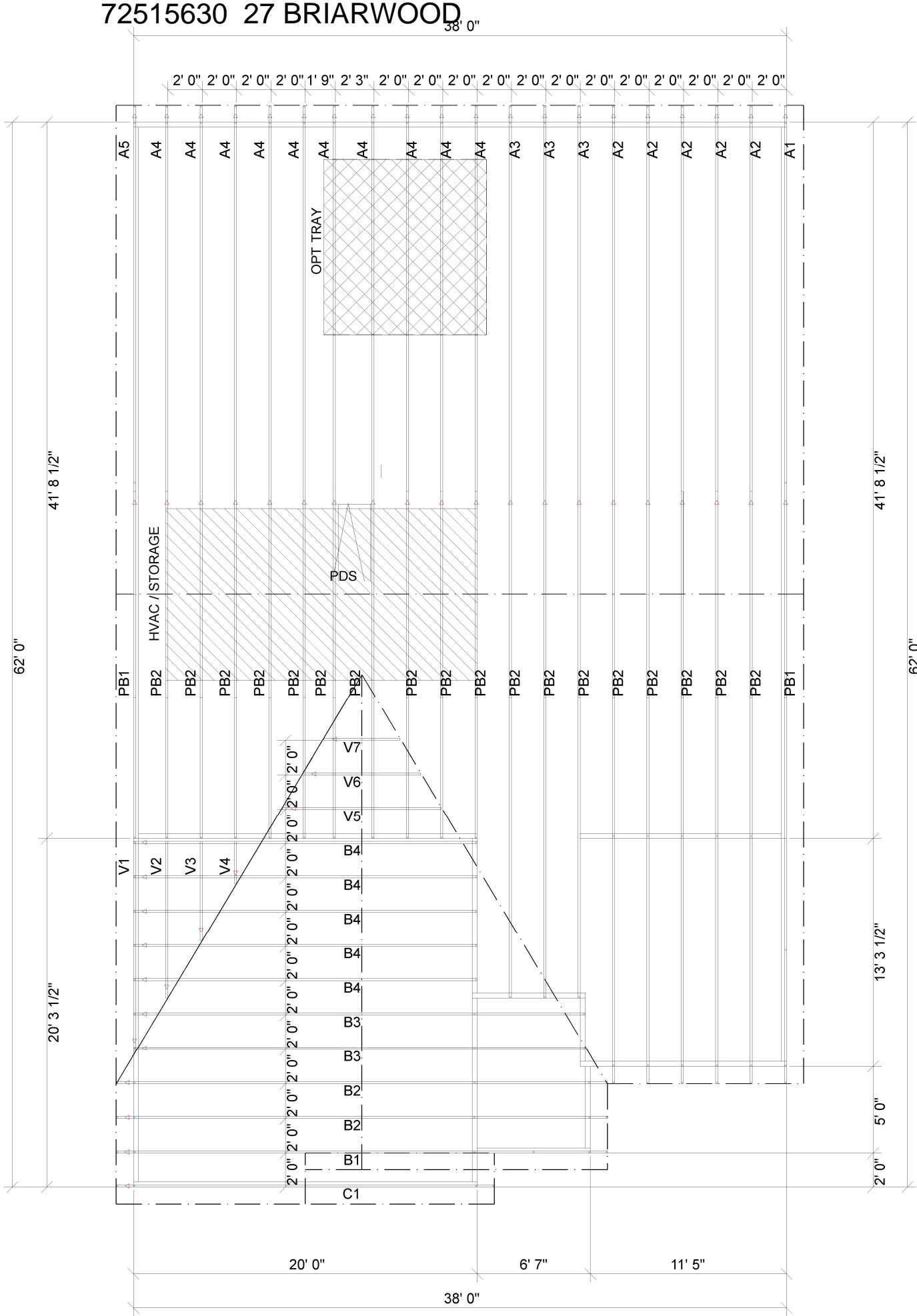
TRUSS TO WALL CONNECTIONS, IF SHOWN, ARE FOR UPLIFT ONLY AND DO NOT CONSIDER LATERAL LOADS. ALL CONNECTORS ON THIS PROJECT ARE TO BE INSTALLED PER THE CONNECTOR MANUFACTURER'S SPECIFICATIONS. ALL CONNECTORS SHOWN THAT ARE NOT "TRUSS TO TRUSS" ARE SUGGESTIONS ONLY AND ARE TO BE VERIFIED BY THE BUILDING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

TELFAIR BEH NO TRAY

Hatch Legend

OPT TRAY

HVAC / STORAGE



ROOF AREA: 2869.27 ft²_RIDGE LINE: 71.82 ft_VALLEY LINES: 60.45_HIP LINES:0_Indicates Left End of Truss

Customer
SMITH DOUGLAS

Job Name
TELFAIR BEH

Date: 12/11/23

Scale: NTS

Revision Date1:

Revision Date2:

Quality Products for Quality Builders

Drawn By: JNN

Checked By: ***

Drawing Number
MASTER

UFP MID-ATLANTIC, LLC

A UFP INDUSTRIES COMPANY

BURLINGTON, NC

CHESAPEAKE, VA

CLINTON, NC

CONWAY, SC

JEFFERSON, GA

LOCUST, NC

LIBERTY, NC

MOOREHEAD, TN

PEARISBURG, VA

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PHONE (800) 397-9572

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PHONE (704) 888-0920

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1. TEMPORARY BRACING TO BE INSTALLED w/T.P.I. STANDARD BCSI-B1.

2. SEE ENGINEERED DRAWING FOR PERMANENT BRACING MINIMUM REQUIREMENTS.

3. FRAMER TO VERIFY ALL DIMENSIONS, DROP, & RISE LOCATIONS PRIOR TO TRUSS PLACEMENT.

4. BLDRFRAMER 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.