

FOXCROFT

CEDAR POINTE
LOT 0023



PLAN ID: 110719.1001

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 FOUNDATION
A5.1	FIRST FLOOR PLAN & OPTIONS
A6.1	ROOF PLANS
A7.2	ELECTRICAL PLAN

AREA TABULATION	
FIRST FLOOR	1202
TOTAL	1202
GARAGE	381
FRONT PORCH (COVERED)	18
FRONT PORCH	17
REAR PATIO	120

PLAN REVISIONS			
DATE	BY	REVISION	PAGE #
5/2/2018	AW	PCR 2158 Remove optional kitchen island and move sink island toward cooktop wall. Add clg. light and switch to new Nook area.	A3.1-A5.1, A7.2-A8.1
5/2/2018	AW	PCR 2277 Change B-2, B-3 & Owner's closet door from 4068 DH to 2468 single hung. Change Owner's W.I.C. & Obath door from 3068 DH to 3068 single hung	A5.1, A7.2
1/17/2019	AW	PCR #2789 Changed Hall Bath 3068 door to 2868	A5.1
3/27/2019	MM	Added callout for detail 3/D5.1 at front patio	A1.1-A1.9
5/9/2019	MM	Added side entry garage option	A1.1-A5.1, A7.2
10/2/2019	AW	PCR #3271 added dim to PDS from front of garage	A5.1
11/7/2019	AW	PCR #3353 Changed Owner's Bath vanity size from 36" to 33" for toilet plumbing clearance	A3.1, A5.1, A5.4, A7.2
10/1/2023	AW	PCR #5379 changed 2x6 plumbing wall in hall bath to 2x4 and wall between linen & laundry to 2x6	A3.1, A5.1

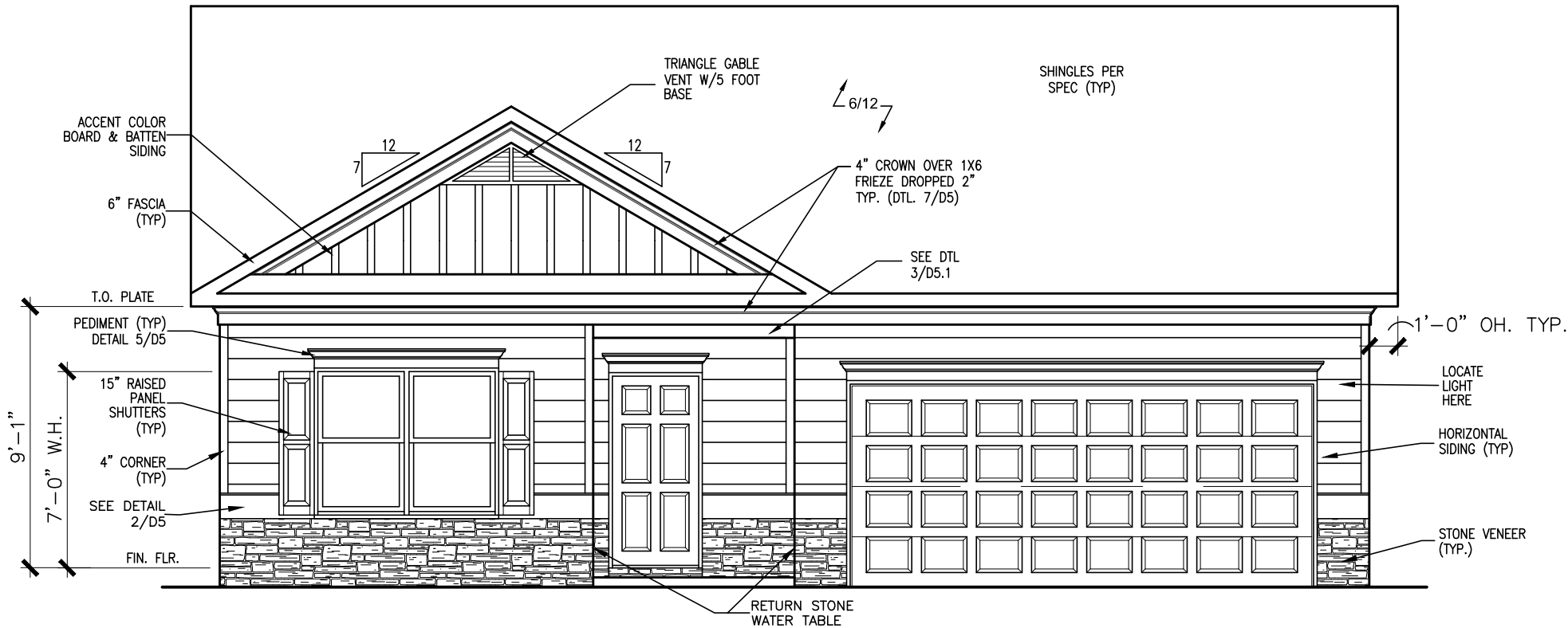
GOVERNMENTAL CODES & STANDARDS
HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

BUILDING CODE ANALYSIS / DESIGN CRITERIA
HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

CEDAR POINTE
LOT 0023

ALL NON-MASONRY RETURNS TO
BE HORIZONTAL SIDING

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



FRONT ELEVATION "A"

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

DATE	BY	REVISION
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ELEVATIONS

FRONT ELEVATION

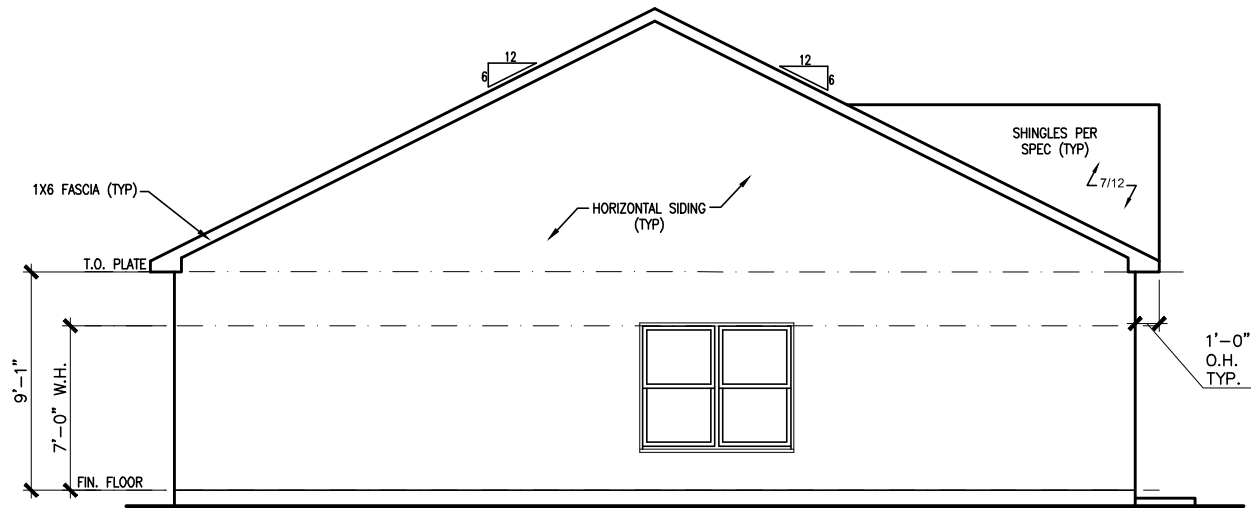
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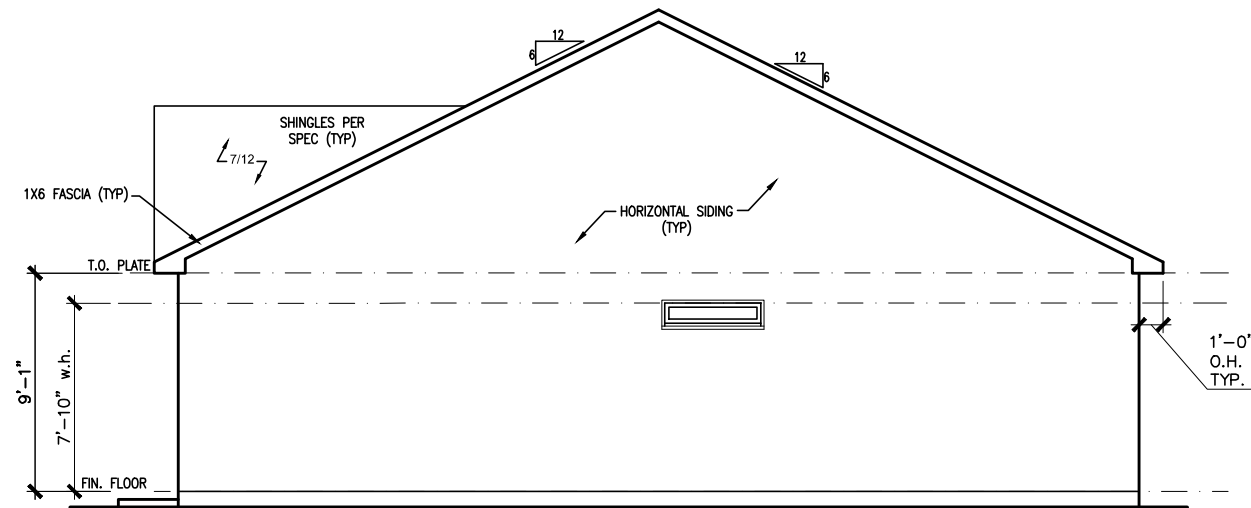
BY:	AJ	CH:	AW
DATE:	6/26/2025		
FACADE OPT:	A		
PLAN ID:			
PND:	ALL	ELEV:	A
PAGE NO:	A1.1		

CEDAR POINTE
LOT 0023



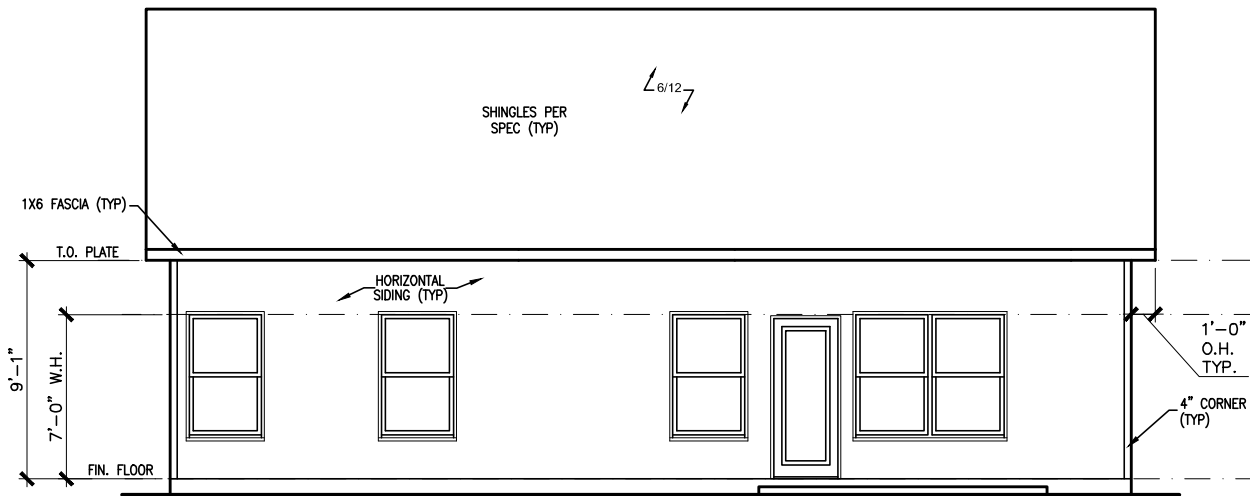
LEFT ELEVATION "A"

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



RIGHT ELEVATION "A"

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



REAR ELEVATION "A"

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

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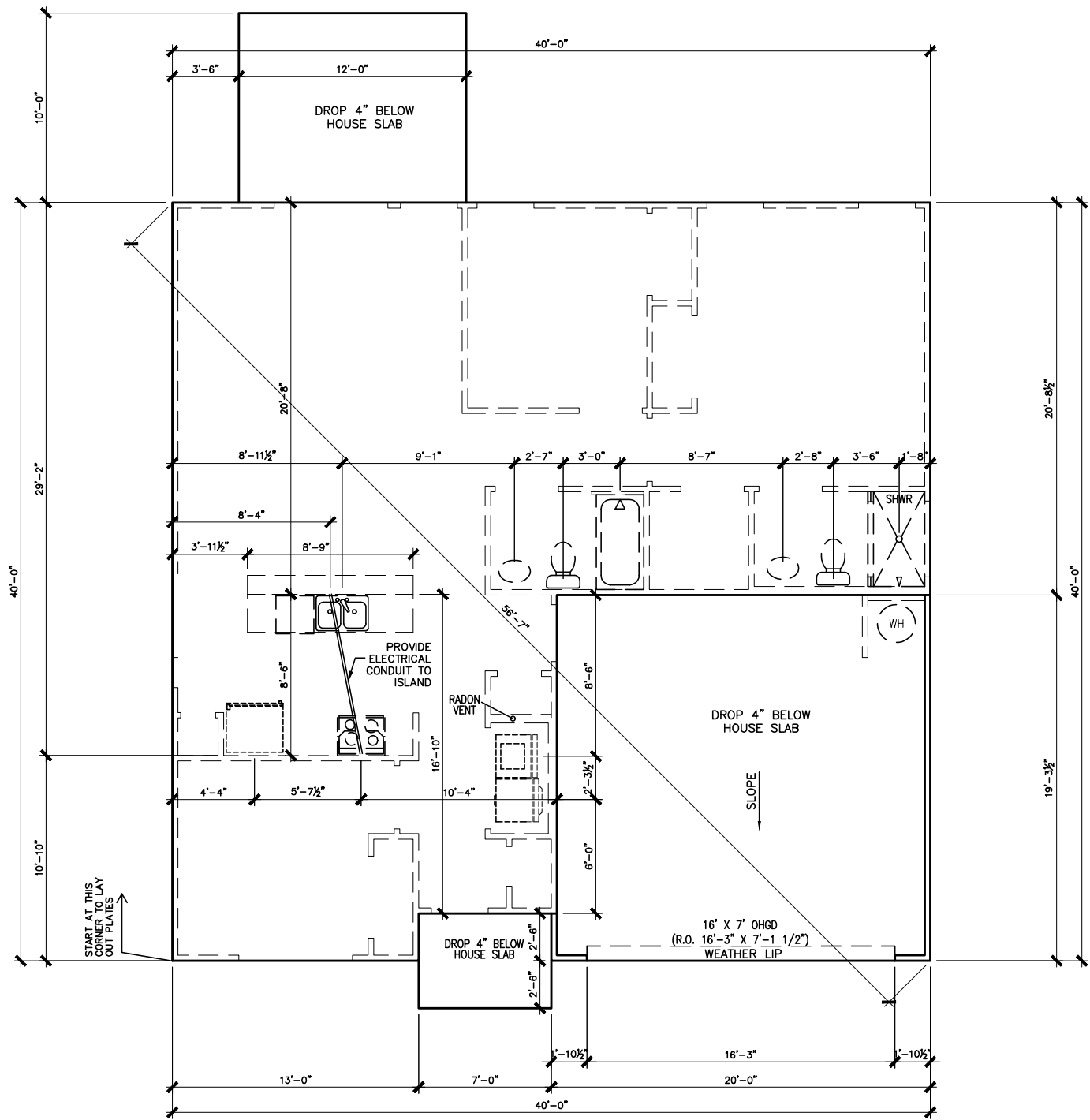
ELEVATIONS
SIDES AND REAR
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DATE: 6/26/2025	
FACADE OPT: A	
PLAN ID:	
PND: ALL	RELEV: A
PAGE NO: A2.1	

CEDAR POINTE
LOT 0023



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

*RADON VENT PROVIDED
PER LOCAL CODE

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

DATE	BY	REVISION
#	#	#
#	#	#
#	#	#
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FOUNDATION PLAN

SLAB PLAN

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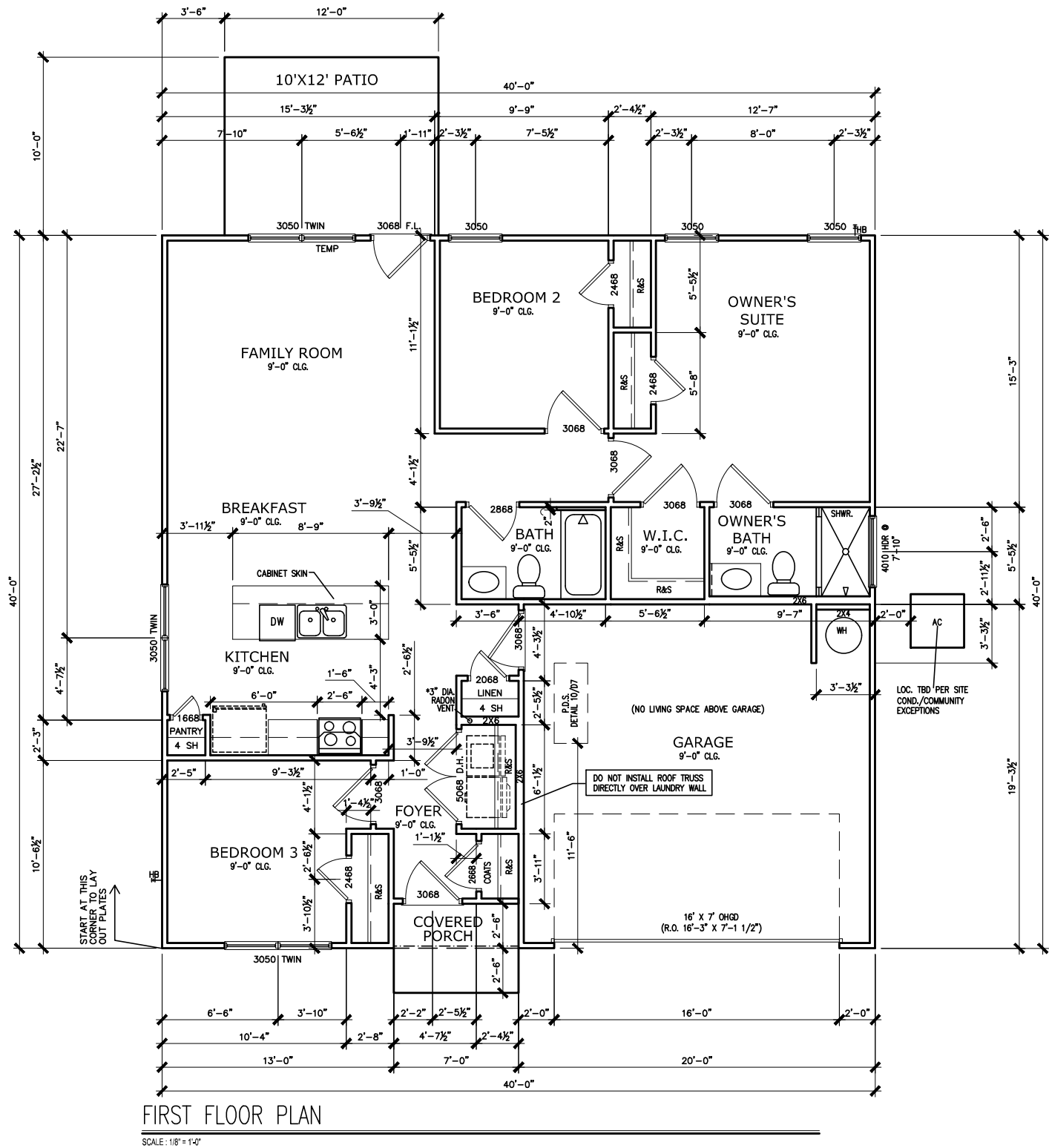
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PLAN ID:

PND: ALL RLEV: A

PAGE NO: A3.1

CEDAR POINTE
LOT 0023



*RADON VENT
PROVIDED PER
LOCAL CODE

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

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FLOOR PLAN

FIRST FLOOR

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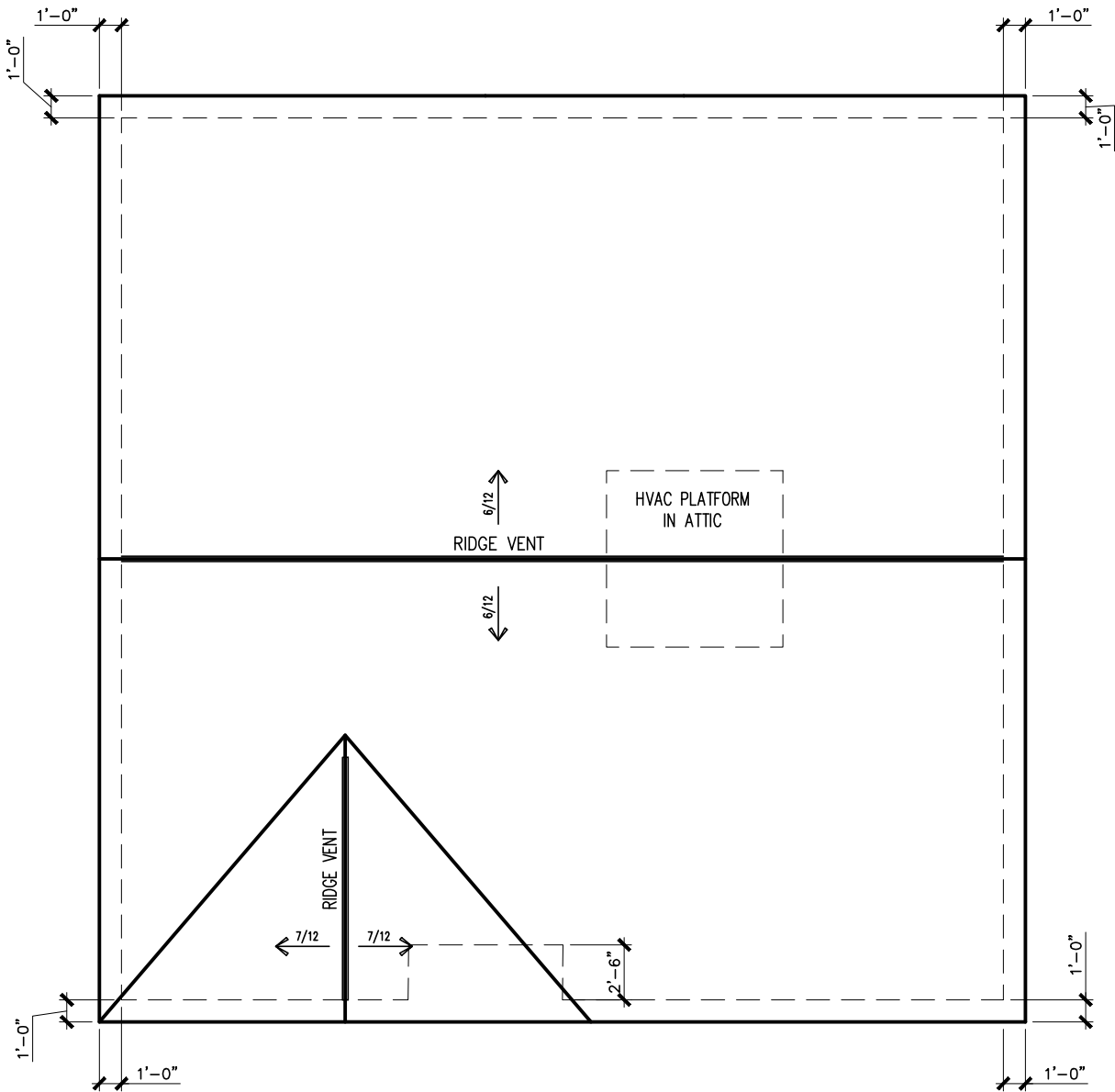
FACADE OPT: A

PLAN ID:

PND: ALL RLEV: A

PAGE NO: A5.1

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LOT 0023



ROOF PLAN "A"

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

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ROOF PLAN

ROOF PLAN

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SUITE 218

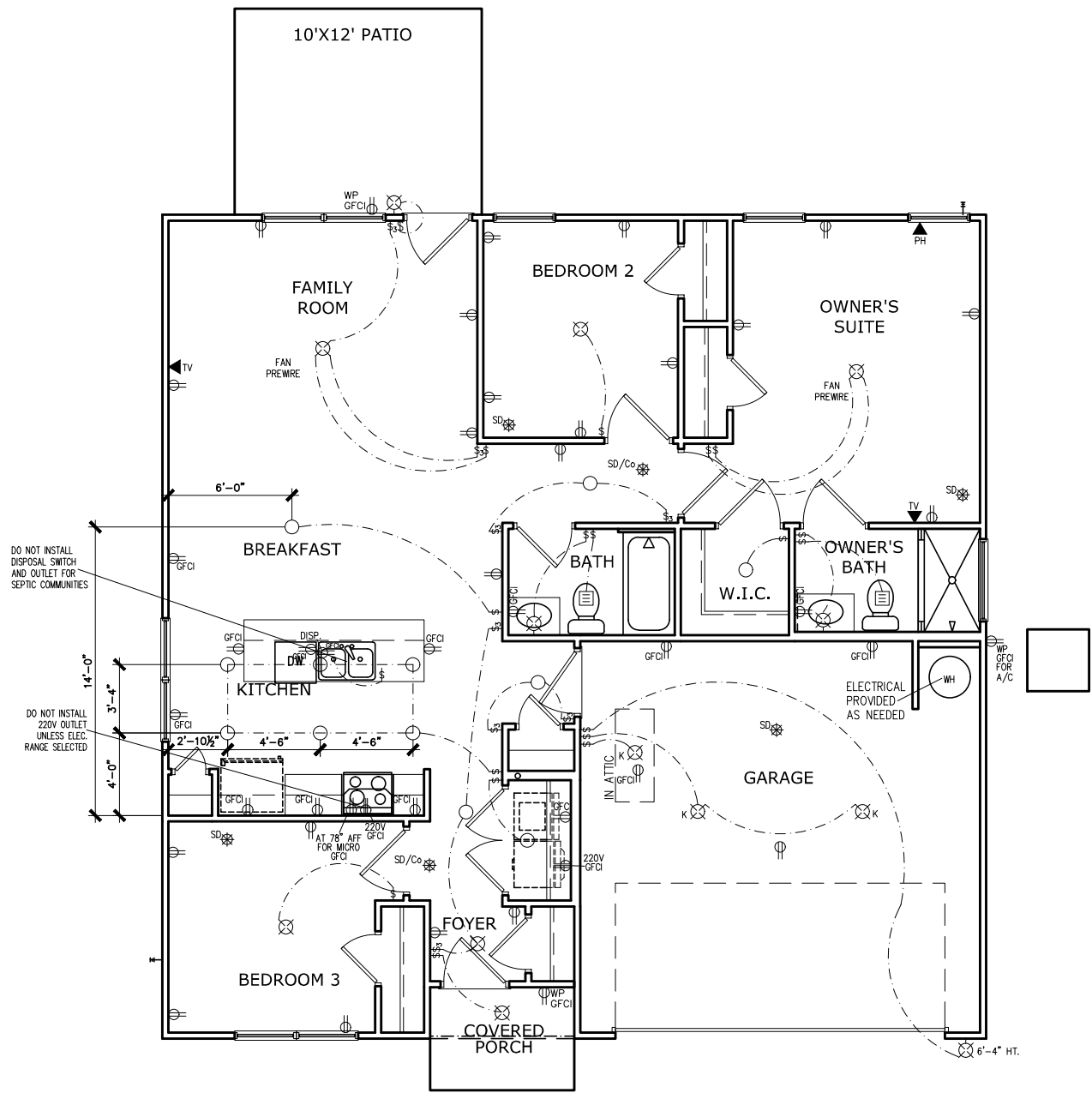
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FIRST FLOOR ELECTRICAL PLAN

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

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

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

BY	REVISION		DATE	#	#	#	#	#	#

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ELECTRICAL PLAN

FIRST FLOOR

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PLAN ID:			
PND:	ALL	RELEV:	A
PAGE NO:	A7.2		

CS1

GENERAL STRUCTURAL NOTES:

- The design professional whose seal appears on these drawings is the structural engineer of record (SER) for this project. The SER bears the responsibility of the primary structural elements and the performance of this structure. No other party may revise, alter, or delete any structural aspects of these construction documents without written permission of SUMMIT Engineering, Laboratory & Testing, P.C. (SUMMIT) or the SER. For the purposes of these construction documents the SER and SUMMIT shall be considered the same entity.
- The structure is only stable in its completed form. The contractor shall provide all required temporary bracing during construction to stabilize the structure.
- The SER is not responsible for construction sequences, methods, or techniques in connection with the construction of this structure. The SER will not be held responsible for the contractor's failure to conform to the contract documents, should any non-conformities occur.
- Any structural elements or details not fully developed on the construction drawings shall be completed under the direction of a licensed professional engineer. These shop drawings shall be submitted to SUMMIT for review before any construction begins. The shop drawings will be reviewed for overall compliance as it relates to the structural design of this project. Verification of the shop drawings for dimensions, or for actual field conditions, is not the responsibility of the SER or SUMMIT.
- Verification of assumed field conditions is not the responsibility of the SER. The contractor shall verify the field conditions for accuracy and report any discrepancies to SUMMIT before construction begins.
- The SER is not responsible for any secondary structural elements or non-structural elements, except for the elements specifically noted on the structural drawings.
- This structure and all construction shall conform to all applicable sections of the international residential code.
- This structure and all construction shall conform to all applicable sections of the 2018 North Carolina Residential Code (NCRC) and any local codes or restrictions

FOUNDATIONS:

- Foundations shall be constructed in accordance with chapter 4 of the 2018 NC Residential Building Code (Special consideration shall be given to Chapter 45 in wind zones above 130mph)
- Footing sizes based on a presumptive soil bearing capacity of 2000 PSF. Contractor is solely responsible for verifying the suitability of the site soil conditions at the time of construction
- Maximum depth of unbalanced fill against masonry walls to be as specified in section R404.1 of the 2018 NCRC
- The structural engineer has not performed a subsurface investigation. Verification of this assumed value is the responsibility of the owner or the contractor. Should any adverse soil condition be encountered the SER must be contacted before proceeding.
- The bottom of all footings shall extend below the frost line for the region in which the structure is to be constructed. However, the bottom of all footings shall be a minimum of 12" below grade.
- Any fill shall be placed under the direction or recommendation of a licensed professional engineer. The resulting soil shall be compacted to a minimum of 95% maximum dry density.
- Excavations of footings shall be lined temporarily with a 6 mil polyethylene membrane if placement of concrete does not occur within 24 hours of excavation.
- No concrete shall be placed against any subgrade containing water, ice, frost, or loose material.
- Each crawl space pier shall bear in the middle third of its respective footing and each girder shall bearing in the middle third of the piers. Pilasters to be bonded to perimeter foundation wall
- Crawl spaced to be graded level and clear of all debris
- Provide foundation waterproofing and drain with positive slope to outlet as required by site conditions
- Energy efficiency compliance and insulation of the structure to be in accordance with chapter 11 of the 2018 NCRC

CONCRETE:

- Concrete shall have a normal weight aggregate and a minimum compressive strength (f'c) at 28 days of 3000 psi, unless otherwise noted on the plan.
- Concrete shall be proportioned, mixed, and placed in accordance with the latest editions of ACI 318: "Building Code Requirements for Reinforced Concrete" and ACI 301: "Specifications for Structural Concrete for Buildings".
- Air entrained concrete must be used for all structural elements exposed to freeze/thaw cycles and deicing chemicals. Air entrainment amounts (in percent) shall be within -1% to +2% of target values as follows:
 - Footings: 5%
 - Exterior Slabs: 5%
- No admixtures shall be added to any structural concrete without written permission of the SER
- Concrete slabs-on-grade shall be constructed in accordance with ACI 302.1R-96: "Guide for Concrete Slab and Slab Construction".
- The concrete slab-on-grade has been designed using a subgrade modulus of k=250 pci and a design loading of 200 psf. The SER is not responsible for differential settlement, slab cracking or other future defects resulting from unreported conditions not in accordance with the above assumptions.
- Control or saw cut joints shall be spaced in interior slabs-on-grade at a maximum of 15'-0" O.C. and in exterior slabs-on-grade at a maximum of 10'-0" unless otherwise noted.
- Control or saw cut joints shall be produced using conventional process within 4 to 12 hours after the slab has been finished
- Reinforcing steel may not extend through a control joint. Reinforcing steel may extend through a saw cut joint.
- All welded wire fabric (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 PSL engineered wood shall have the following minimum design values:
 - E = 1300000 psi
 - Fb = 2600 psi
 - Fv = 285 psi
 - 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 B18.2.1-1981. Lead holes for lag screws shall be in accordance with NDS specifications.
- All beams shall have full bearing on supporting framing members unless otherwise noted.
- Exterior and load bearing stud walls are to be 2x4 SPF#2 @16" O.C. unless otherwise noted. Studs shall be continuous from the sole plate to the double top plate. Studs shall only be discontinuous at headers for window/door openings. A minimum of one king stud shall be placed at each end of the header. King studs shall be continuous.
- Individual studs forming a column shall be attached with one 10d nail @6" O.C. staggered. The stud column shall be continuous to the foundation or beam. The column shall be fully blocked at all floor levels to ensure proper load transfer.
- Multi-ply beams shall have each ply attached with (3)10d nails @ 24" O.C.
- 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 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 APA 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 APA.

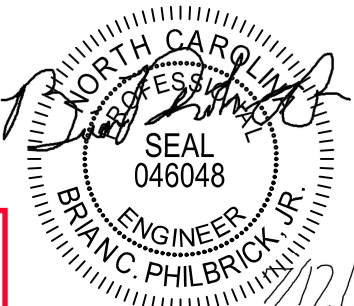
EXTERIOR WOOD FRAMED DECKS:

- 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.

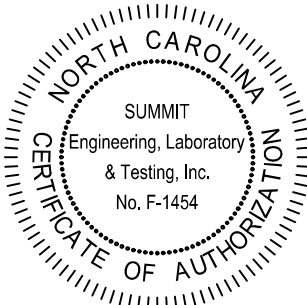
Cedar Pointe
LOT 23



STRUCTURAL MEMBERS ONLY



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



PROJECT:
FOXCROFT NC RH
Coversheet

CLIENT:
Smith Douglas Homes - Raleigh
2520 Reliance Ave
Apex, NC 27539

DRAWING

DATE: 08/03/2020

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

PROJECT #: 3832.360R3

DRAWN BY: NAK

CHECKED BY: BCP

ORIGINAL INFORMATION

PROJECT #
3832.184

DATE
12/28/2018

CS2

1. FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AMENDMENTS.
2. STRUCTURAL CONCRETE TO BE Fc = 3000 PSI, PREPARED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318.
3. 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.
4. FOOTING SIZES BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 10000 PSF. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION.
5. FOOTINGS AND PIERS SHALL BE CENTERED UNDER THEIR RESPECTIVE ELEVATIONS, PROVIDE 2" MINIMUM FOOTING PROJECTION FROM THE FACE OF "MASS" FOUNDATION WALLS.
6. MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN SECTION R404.1 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
7. PILASTER TO BE BONDED TO PERIMETER FOUNDATION WALL.
8. PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.
9. PROVIDED PERIMETER INSULATION FOR ALL FOUNDATIONS PER 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
10. CORREL FOUNDATION WALL AS REQUIRED TO ACCOMMODATE BRICK VENEER.
11. CRAWL SPACE TO BE GRADED LEVEL AND CLEARED OF ALL DEBRIS.
12. FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER THE 2018 NORTH CAROLINA RESIDENTIAL CODE SECTION R403.16. MINIMUM 12" DIA. BOLTS SPACED AT 6'-0" ON CENTER WITH A 1" MINIMUM EMBEDMENT INTO MASONRY 2'-0" MINIMUM. ANCHOR BOLTS TO BE 1" FROM THE END OF EACH FLAT SLATE SECTION. MINIMUM 12" ANCHOR BOLTS PER FLAT SLATE SECTION. ANCHOR BOLTS SHALL BE LOCATED IN THE CENTER THIRD OF THE FLATE.
13. ABBREVIATIONS:

14. ALL PIERS TO BE 16"x16" MASONRY AND ALL PILASTERS TO BE 8"x16" MASONRY, TYPICAL. (NFO)
15. WALL FOOTINGS TO BE CONTINUOUS CONCRETE, SIZES PER STRUCTURAL PLAN. A FOUNDATION EXCAVATION OBSERVATION SHOULD BE CONDUCTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER OR HIS/HER QUALIFIED REPRESENTATIVE. IF ISOLATED AREAS OF YIELDING MATERIALS AND/OR POTENTIALLY EXPANSIVE SOILS ARE OBSERVED IN THE FOOTING EXCAVATIONS AT THE TIME OF CONSTRUCTION, STOP THE ENGINEERING LABORATORY 4 TESTS IMMEDIATELY AND REQUEST AN OPPORTUNITY TO REVIEW THE FOOTING DESIGN PRIOR TO CONCRETE PLACEMENT.
17. ALL FOOTINGS & SLABS ARE TO BEAR ON UNDISTURBED SOIL OR 35% COMPACTED FILL, VERIFIED BY ENGINEER OR CODE OFFICIAL.

NOTE: ALL EXTERIOR FOUNDATION DIMENSIONS ARE TO FRAMING AND NOT BRICK VENEER, UNLESS NOTED OTHERWISE.

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[illegible]

16"x13.5" DP CONT.
CONC. FTG. (TYP. ● STEP IN GARAGE)

19'-8 1/2"

14'-3 1/2"

3000 PSI 4" CONCRETE SLAB W/ 6"x6" W4/W4 STIRRUPS OR FIBER MESH REINFORCEMENT OVER 4" CRUSHED STONE OVER SOIL W/ 4" STANDARD PROCTOR DENSITY WITHIN 3 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT

2 D1m

2 D2m

1 D1m

OPT. SIDE LOAD

STRUCTURAL MEMBERS ONLY



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:
MICROLAM (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 $\frac{1}{2}$ SFF UNLESS NOTED ON PLAN. ALL STUD COLUMNS AND JOISTS SHALL BE $\frac{1}{2}$ SFF (UNO).
- ALL BEAMS SHALL BE SUPPORTED WITH A (2) 2×4 $\frac{1}{2}$ 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 R402.1.6. MINIMUM 1" 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.
- CONTRACTOR TO PROVIDED LOOKOUTS WHEN CEILING JOISTS SPAN PERPENDICULAR TO RAFTERS.
- FLITCH BEAMS, 4-PLY LVL6 AND 3-PLY SIDE LOADED LVL6 SHALL BE BOLTED TOGETHER WITH 1/2" DIA. THRU BOLTS SPACED AT 24" O.C. (MAX) STAGGERED OR EQUIVALENT CONNECTIONS PER DETAIL 1031. 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 2×4 SFF $\frac{1}{2}$, 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 2×4 SFF $\frac{1}{2}$, DROPPED, (UNLESS NOTED OTHERWISE).
- 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

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.

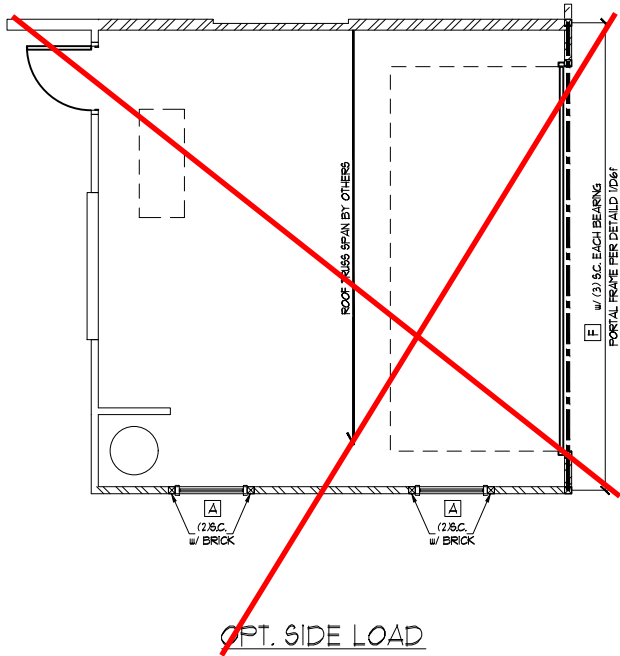
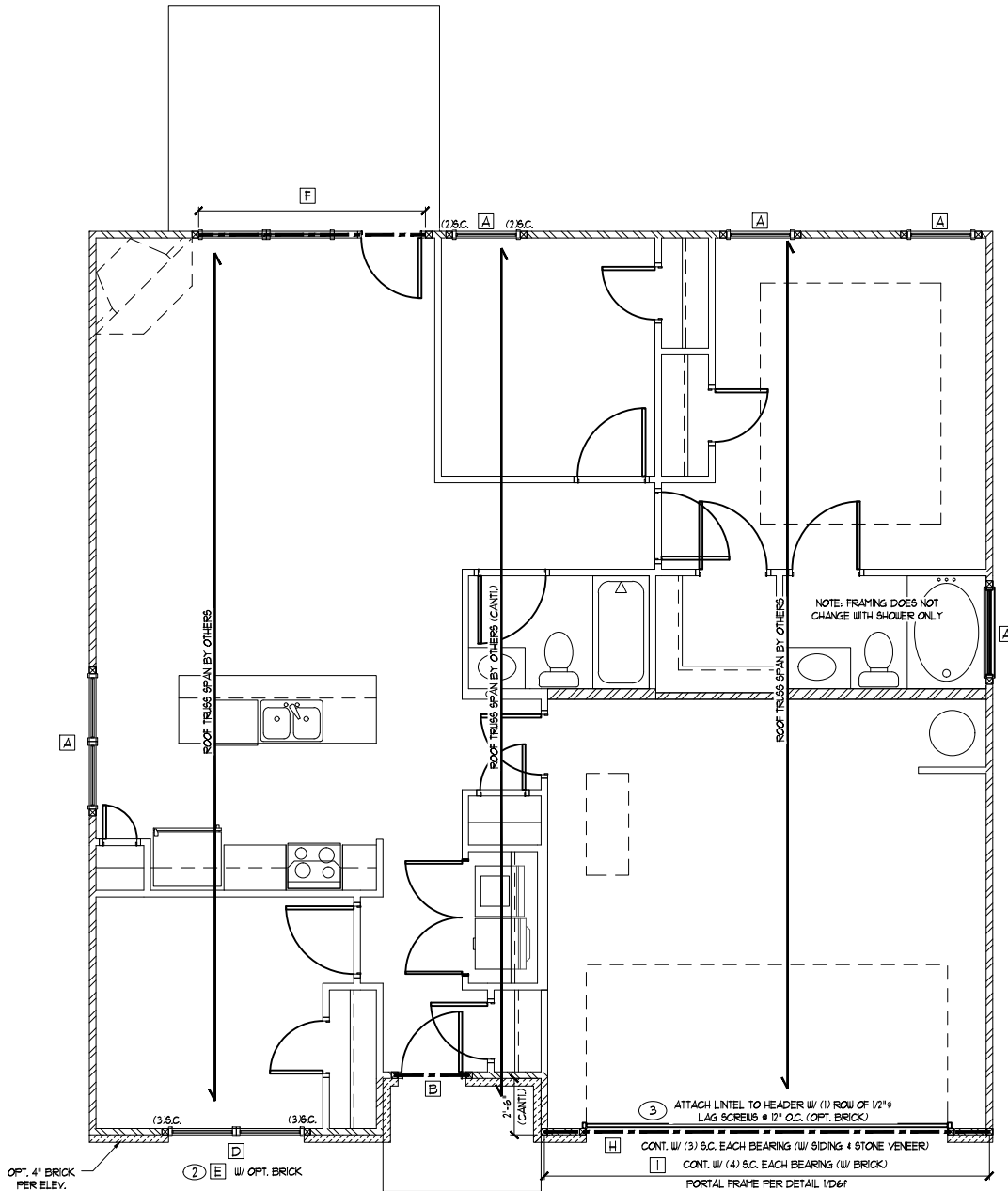
NOTE: REDUCE JOIST SPACING UNDER TILE FLOORS, GRANITE COUNTERTOPS AND/OR ISLANDS.

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STRUCTURAL MEMBERS ONLY

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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.



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

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) 2x8	(2)
C	B5	(2) 2x10	(2)
D	B6	(2) 2x12	(2)
E	B7	(2) 3-1/4" LVL	(3)
F	B8	(2) 11-1/8" 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) 3-1/4" LVL	(3)
L	B14	(3) 11-1/8" LVL	(3)
M	B15	(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.

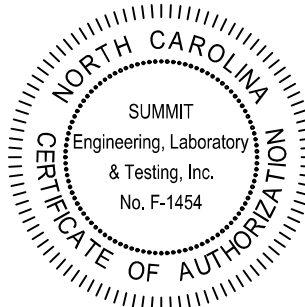
BASEMENT LOAD BEARING WALLS:
2x6 STUDS @ 16" O.C. OR 2x4 STUDS @ 12" O.C.

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")

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: **FOXCROFT NC RH**
First Floor Framing

CLIENT: **Smith Douglas Homes - Raleigh**
2520 Reliance Ave
Apex, NC 27539

DRAWING

DATE: 08/03/2020

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

PROJECT #: 3832.360R3

DRAWN BY: NAK

CHECKED BY: BCP

ORIGINAL INFORMATION

PROJECT # 3832.184

DATE 12/28/2018

SEAL
046048
ENGINEER
BRIAN C. PHILBRICK, JR.
N.C.

12/21

STRUCTURAL MEMBERS ONLY

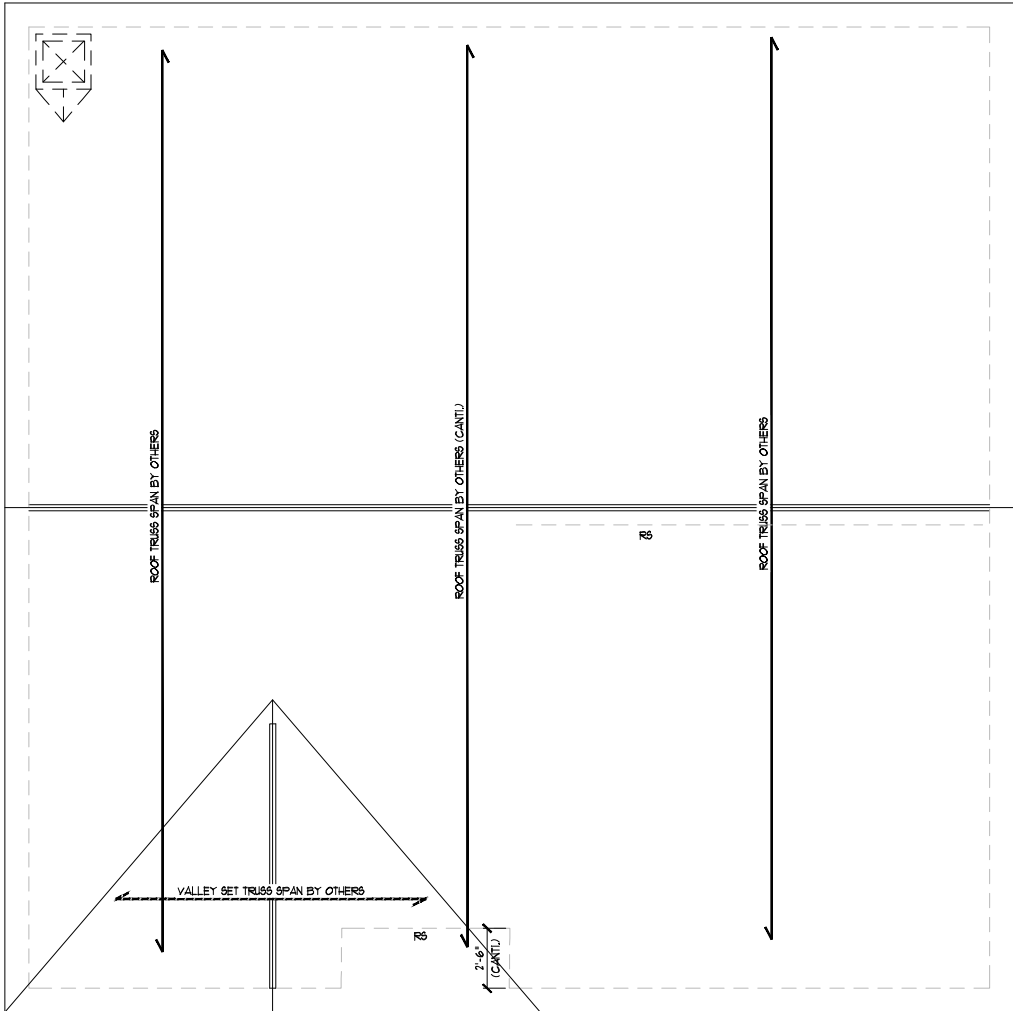
S3.0

TRUSS UPLIFT CONNECTOR SCHEDULE			
MAX. UPLIFT	ROOF TO WALL	FLOOR TO FLOOR	FLOOR TO END
535 LBS	H2.5A	PER WALL SHEATHING & FASTENERS	
1070 LBS	(2) H2.5A	C916 (END = 13')	DTT2Z
1245 LBS	HT520	C916 (END = 13')	DTT2Z
1720 LBS	(2) HT520	(2) C916 (END = 13')	DTT2Z
2430 LBS	(2) HT520	(2) C916 (END = 13')	HTT4
2365 LBS	LGT3-SD525	(2) C916 (END = 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 MANUF. 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 R602.3.11. 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.



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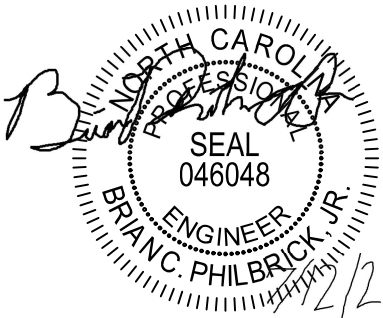
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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

ELEVATION ADG & BEH

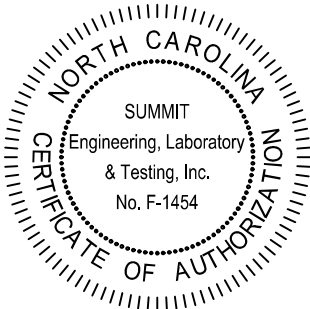
Cedar Pointe
LOT 23



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OFFICE: 919.380.9991
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PROJECT:
FOXCROFT NC RH
Roof Framing Plan

CLIENT:
Smith Douglas Homes - Raleigh
2520 Reliance Ave
Apex, NC 27539

DRAWING

DATE: 08/03/2020

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

PROJECT #: 3832.360R3

DRAWN BY: NAK

CHECKED BY: BCP

ORIGINAL INFORMATION

PROJECT # 3832.184

DATE 12/28/2018

S5.0

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** • 1" O.C.	5d COOLER NAILS** • 1" O.C.
WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS • 6" O.C.	6d COMMON NAILS • 12" O.C.
FF	WOOD STRUCTURAL PANEL	7/16"	PER FIGURE R602.10.1	PER FIGURE R602.10.1

**OR EQUIVALENT PER TABLE R102.3.5

BRACED WALL NOTES:

- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10 FROM THE 2018 NORTH CAROLINA RESIDENTIAL CODE.
- WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND ULTIMATE WIND SPEEDS UP TO 130 MPH.
- REFER TO ARCHITECTURAL PLAN FOR DOOR/WINDOW OPENING SIZES. BRACING MATERIALS, METHODS AND FASTENERS SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.
- 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 R602.10.1.
- 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 IN-fill 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 BE LOCATED WITHIN 12 FEET OF EACH END OF A BRACED WALL LINE.
- THE MAXIMUM EDGE DISTANCE BETWEEN BRACED WALL PANELS SHALL NOT EXCEED 21 FEET.
- MASONRY OR CONCRETE STEM WALLS WITH A LENGTH OF 48" OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.4.3 OF THE 2018 NCRC.
- BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.4.
- BRACED WALL PANEL CONNECTIONS TO ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.5.
- CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10.4.6.
- PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.1 (UNO).
- ON SCHEMATIC, SHADED WALLS INDICATE BRACED WALL PANELS.
- ABBREVIATIONS:

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

FIRST FLOOR BRACING (FT.)

CONTINUOUS SHEATHING METHOD		
	REQUIRED	PROVIDED
BULL 1-1	62	195
BULL 1-2	62	163
BULL 1-A	62	340
BULL 1-B	62	360

INSTALL HOLD-DOWNS PER SECTION R602.10.4 AND FIGURE R602.10.3.4.1 OF THE 2018 NCRC.

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STRUCTURAL MEMBERS ONLY

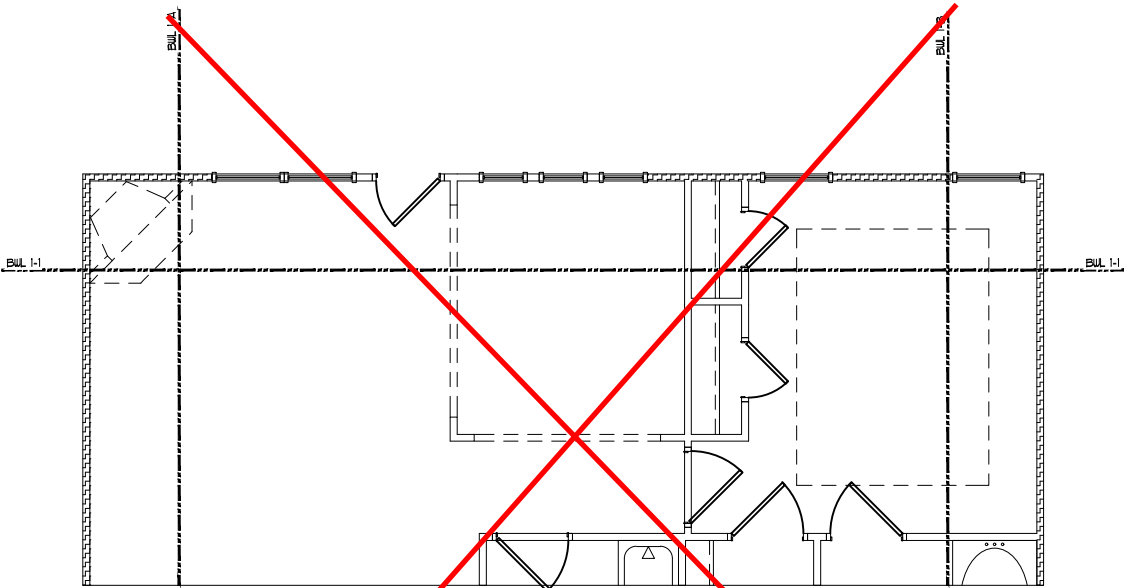
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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

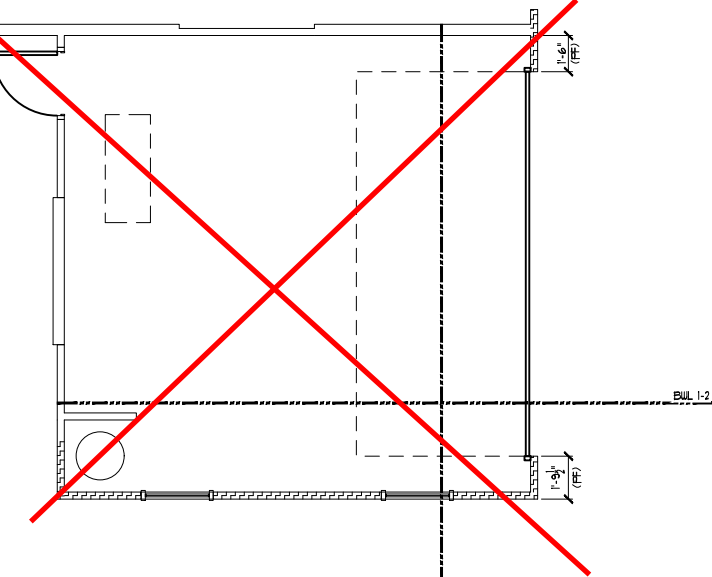
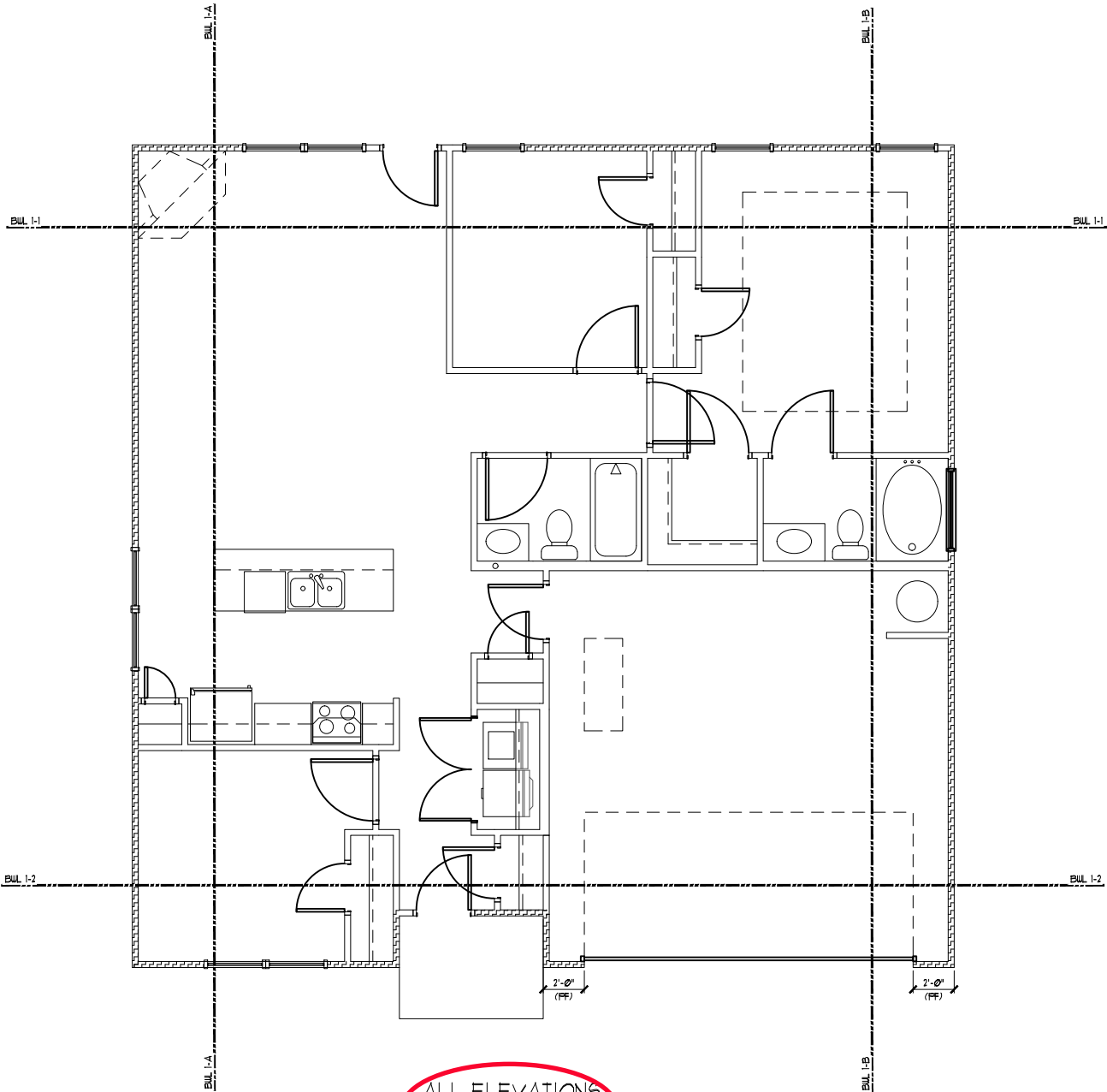
FIRST FLOOR BRACING (FT.)

CONTINUOUS SHEATHING METHOD - OPT DINING

	REQUIRED	PROVIDED
BULL 1-1	62	195
BULL 1-2	62	163
BULL 1-A	62	340
BULL 1-B	62	360



OPT. DINING ROOM ILO BEDROOM 2

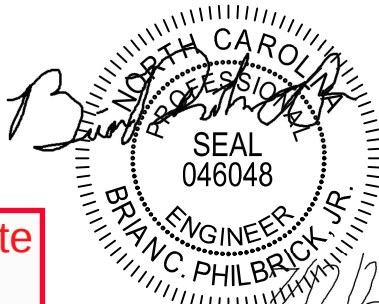


FIRST FLOOR BRACING (FT.)

CONTINUOUS SHEATHING METHOD - SIDE LOAD

	REQUIRED	PROVIDED
BULL 1-1	62	195
BULL 1-2	62	243
BULL 1-A	62	340
BULL 1-B	62	201

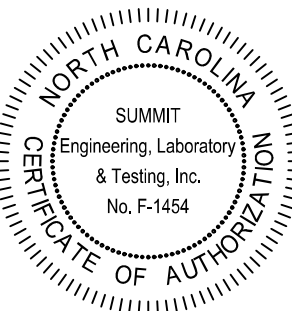
Cedar Pointe
LOT 23



STRUCTURAL MEMBERS ONLY



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PROJECT:
FOXCROFT NC RH
First Floor Bracing

CLIENT:
Smith Douglas Homes - Raleigh
2520 Reliance Ave
Apex, NC 27539

DRAWING

DATE: 08/03/2020

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

PROJECT #: 3832.360R3

DRAWN BY: NAK

CHECKED BY: BCP

ORIGINAL INFORMATION

PROJECT #
3832.184

DATE
12/28/2018

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** • 1" O.C.	5d COOLER NAILS** • 1" O.C.	
WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS • 6" O.C.	6d COMMON NAILS • 12" O.C.	
FF	STRUCTURAL PANEL	7/16"	PER FIGURE R602.10.1	PER FIGURE R602.10.1	

**OR EQUIVALENT PER TABLE R102.3.5

BRACED WALL NOTES:

- WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10 FROM THE 2018 NORTH CAROLINA RESIDENTIAL CODE.
- WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND ULTIMATE WIND SPEEDS UP TO 150 MPH.
- REFER TO ARCHITECTURAL PLAN FOR DOOR/WINDOW OPENING SIZES.
- BRACING MATERIALS, METHODS AND FASTENERS SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.
- 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 R602.10.1.
- 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 BE LOCATED WITHIN 12 FEET OF EACH END OF A BRACED WALL LINE.
- THE MAXIMUM EDGE DISTANCE BETWEEN BRACED WALL PANELS SHALL NOT EXCEED 21 FEET.
- MASONRY OR CONCRETE STEM WALLS WITH A LENGTH OF 48" OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.4.3 OF THE 2018 NCRC.
- BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.4.
- BRACED WALL PANEL CONNECTIONS TO ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.5.
- CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10.4.6.
- PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.1 (UNO).
- ON SCHEMATIC, SHADED WALLS INDICATE BRACED WALL PANELS. ABBREVIATIONS:

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

FIRST FLOOR BRACING (FT.)		
CONTINUOUS SHEATHING METHOD		
	REQUIRED	PROVIDED
BUL 1-1	6.2	14.9
BUL 1-2	6.2	13.0
BUL 1-A	6.2	14.1
BUL 1-B	6.2	15.0

INSTALL HOLD-DOWNS PER SECTION R602.10.4 AND FIGURE R602.10.3(4) OF THE 2018 NCRC.

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY SMITH DOUGLAS HOMES COMPLETED/REVISED ON 02/24/2020. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

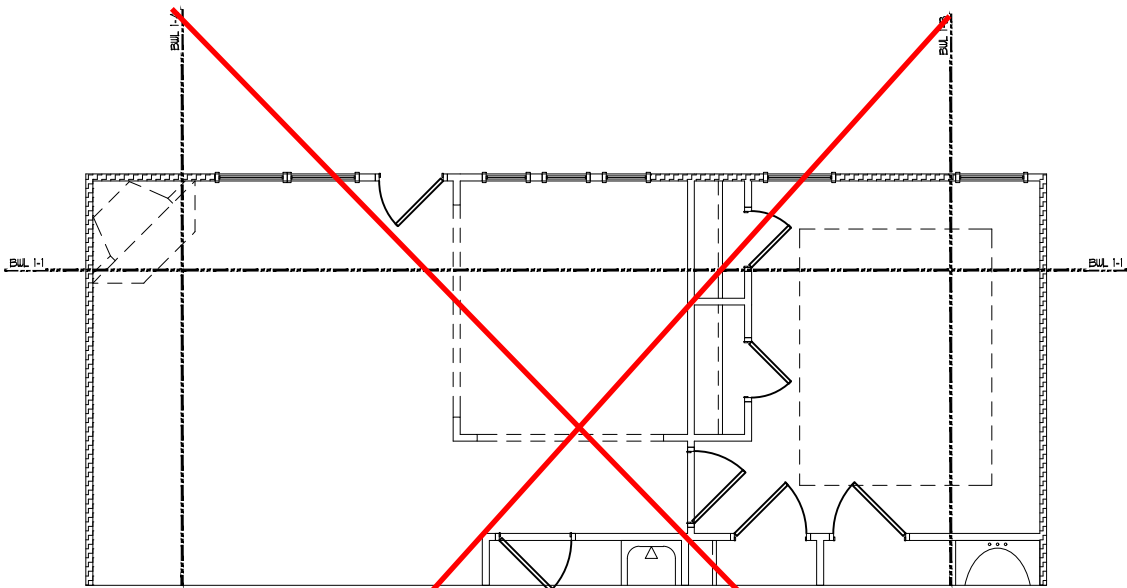
STRUCTURAL MEMBERS ONLY

ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS. ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. FAILURE TO DO SO WILL VOID SUMMIT LIABILITY.

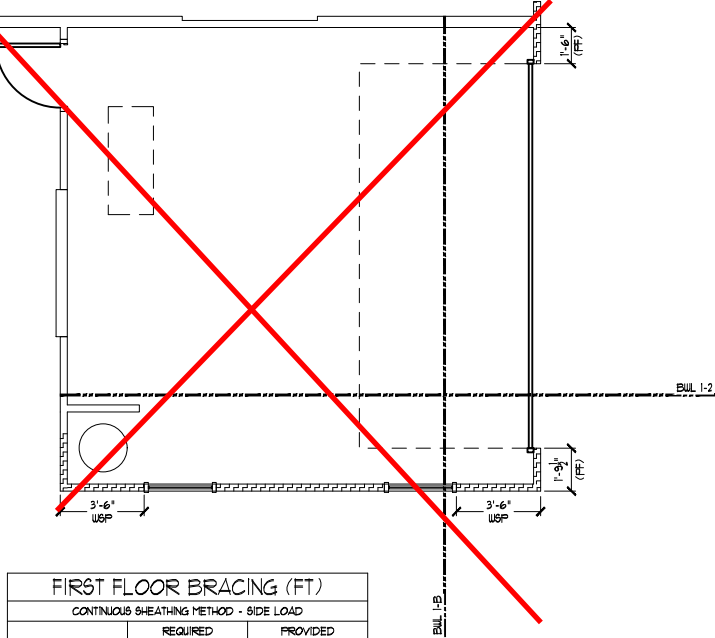
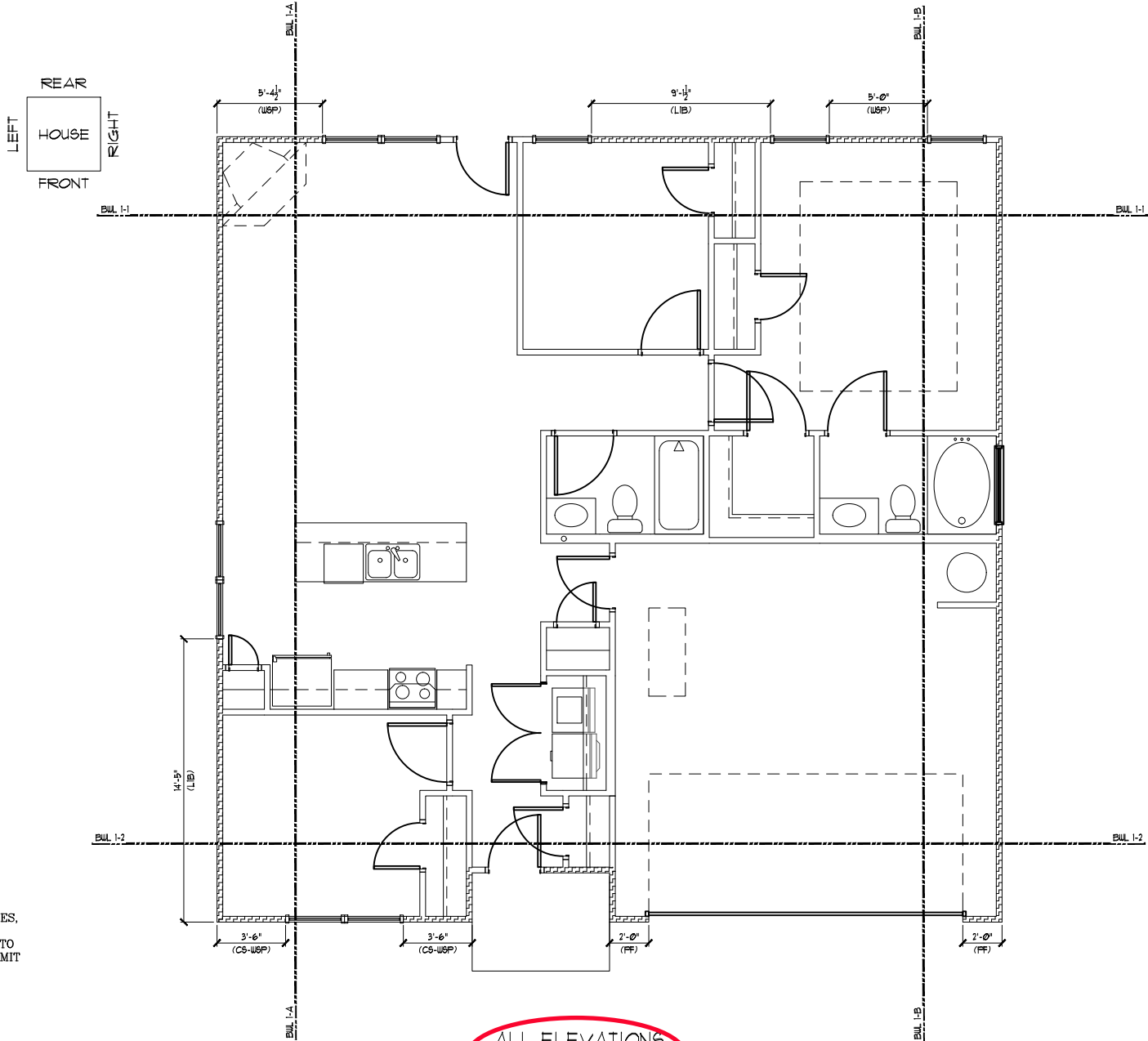
STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

INSTALL HOLD-DOWNS PER SECTION R602.10.4 AND FIGURE R602.10.3(4) OF THE 2018 NCRC.

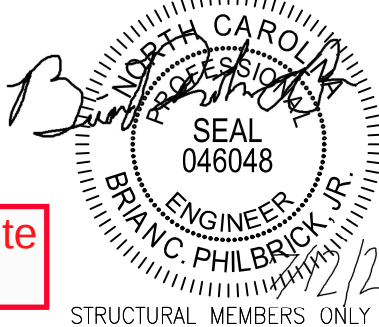
FIRST FLOOR BRACING (FT.)		
CONTINUOUS SHEATHING METHOD - OPT DINING		
	REQUIRED	PROVIDED
BUL 1-1	6.2	15.0
BUL 1-2	6.2	13.0
BUL 1-A	6.2	14.1
BUL 1-B	6.2	15.0



OPT. DINING ROOM I/O BEDROOMS



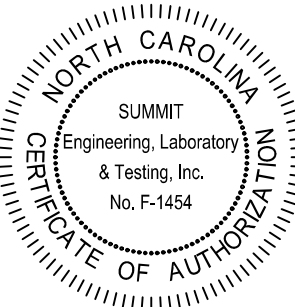
FIRST FLOOR BRACING (FT.)		
CONTINUOUS SHEATHING METHOD - SIDE LOAD		
	REQUIRED	PROVIDED
BUL 1-1	6.2	14.9
BUL 1-2	6.2	14.0
BUL 1-A	6.2	14.1
BUL 1-B	6.2	12.4



Cedar Pointe
LOT 23

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: **FOXCROFT NC RH**
First Floor Bracing
CLIENT: **Smith Douglas Homes - Raleigh**
2520 Reliance Ave
Apex, NC 27539

DRAWING
DATE: 08/03/2020
SCALE: 1/8"=1'-0"
PROJECT #: 3832.360R3
DRAWN BY: NAK
CHECKED BY: BCP
ORIGINAL INFORMATION
PROJECT #: 3832.184
DATE 12/28/2018

S7.1

GENERAL STRUCTURAL NOTES:

- The design professional whose seal appears on these drawings is the structural engineer of record (SER) for this project. The SER bears the responsibility of the primary structural elements and the performance of this structure. No other party may revise, alter, or delete any structural aspects of these construction documents without written permission of SUMMIT Engineering, Laboratory & Testing, 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:

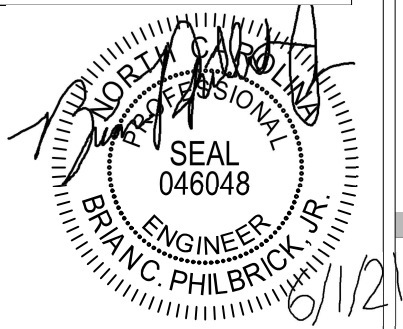
- Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards.
- Fiberboard wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan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

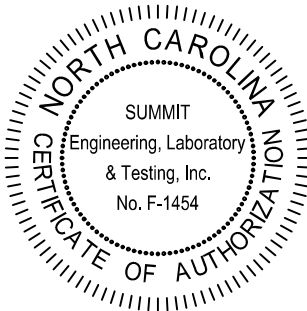
- Structural steel shall be fabricated and erected in accordance with the American Institute of Steel Construction "Code of Standard Practice for Steel Buildings and Bridges" and of the manual of Steel Construction "Load Resistance Factor Design" latest editions.
- All steel shall have a minimum yield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

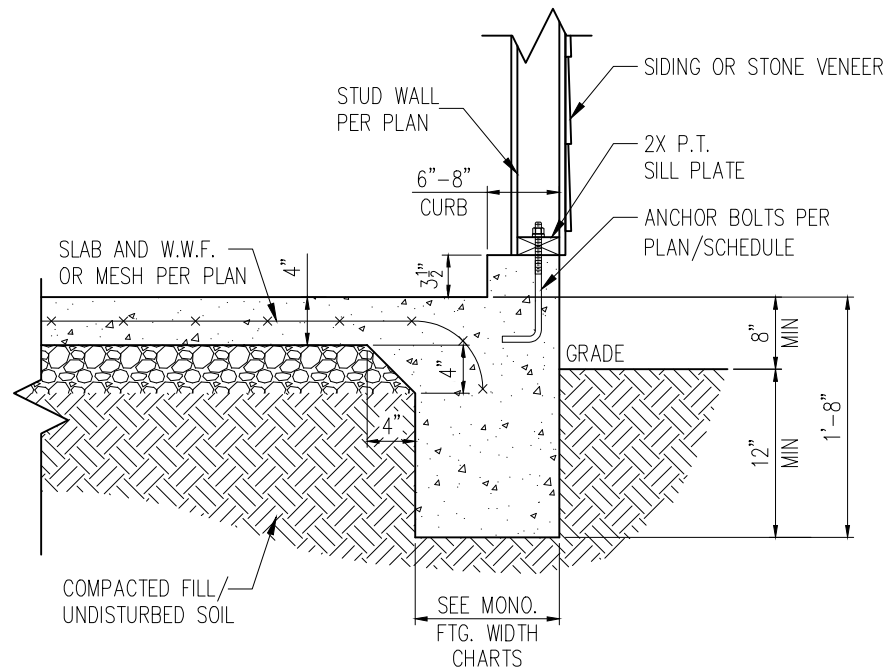
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PROJECT #: 3832-R2		
DRAWN BY: HDK		
CHECKED BY: BCP		

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

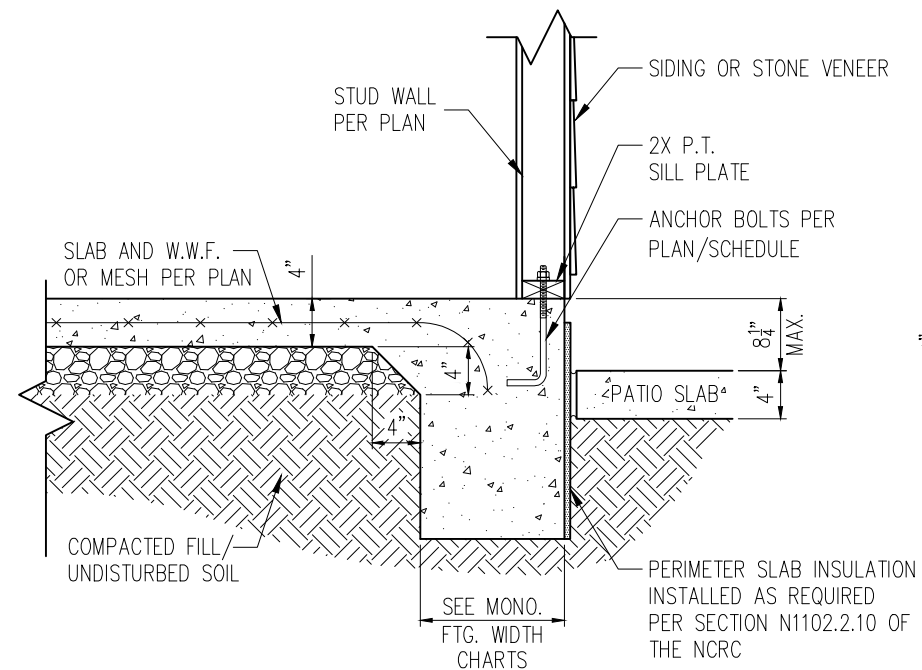
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CS2



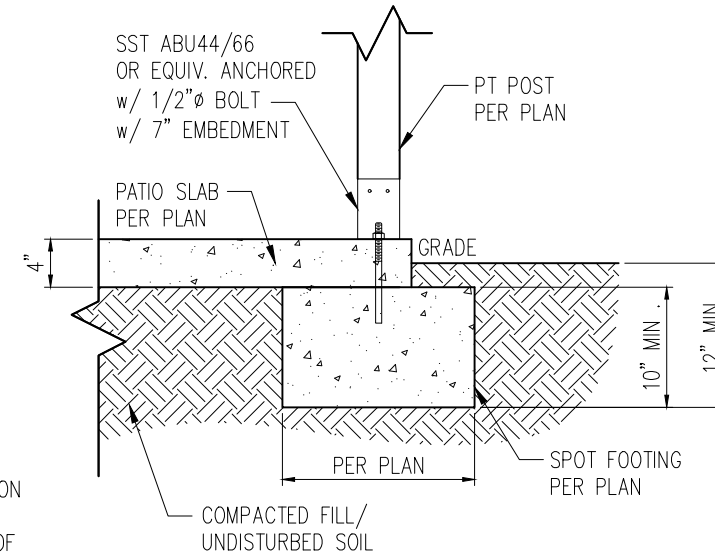
STANDARD – SIDING/STONE

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

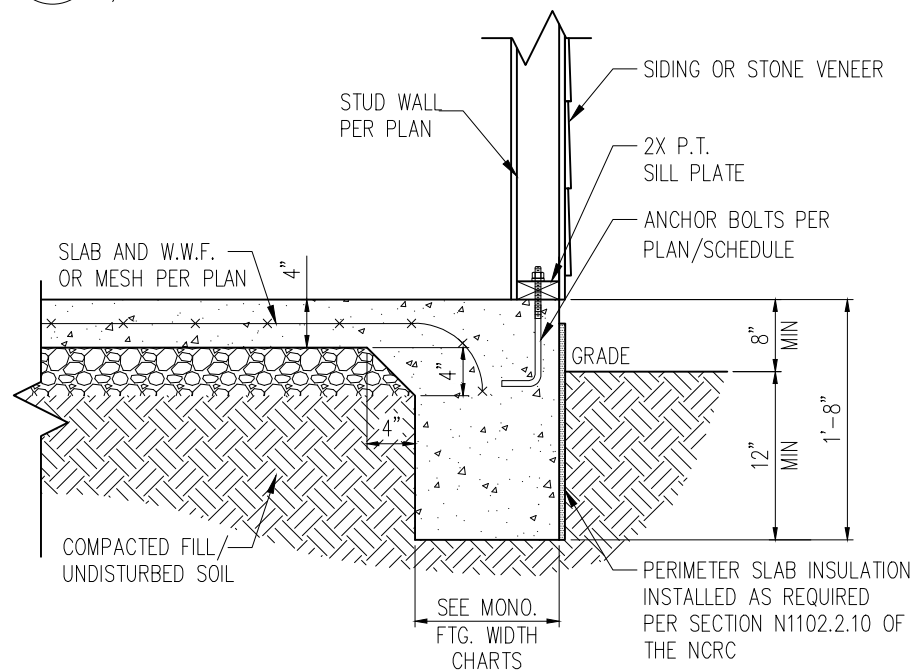


STANDARD – SIDING/STONE

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

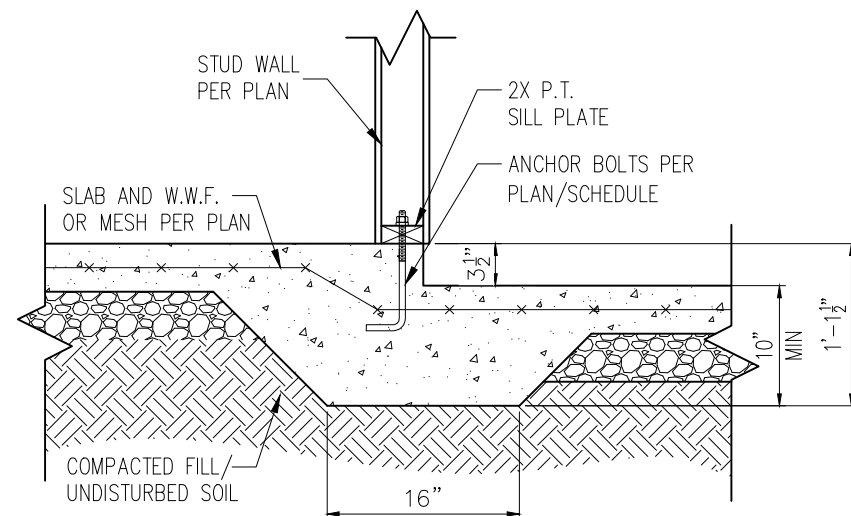


2A COVERED PATIO DETAIL
D1m 3/4" = 1'-0"



STANDARD – SIDING/STONE

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



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

WALL ANCHOR SCHEDULE

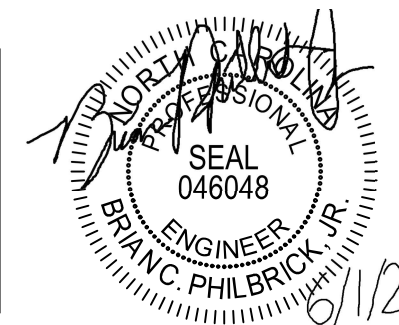
TYPE OF ANCHOR	MIN. CONC. EMBEDMENT	SPACING EMBEDMENT	INTERIOR WALL	EXTERIOR WALL
1/2" A307 BOLTS w/ STD. 90° BEND	7"	6'-0"	YES	YES
SST – MAS	4"	5'-0"	NO	YES
HILTI KWIK BOLT KBI 1/2-2-3/4	2-1/4"	6'-0"	YES	NO
1/2" HILTI THREADED ROD w/ HIT HY150 ADHESIVE	7"	6'-0"	YES	YES

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

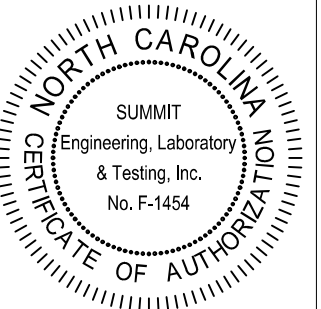
MONOLITHIC FOOTING WIDTH

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

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



STRUCTURAL MEMBERS ONLY



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

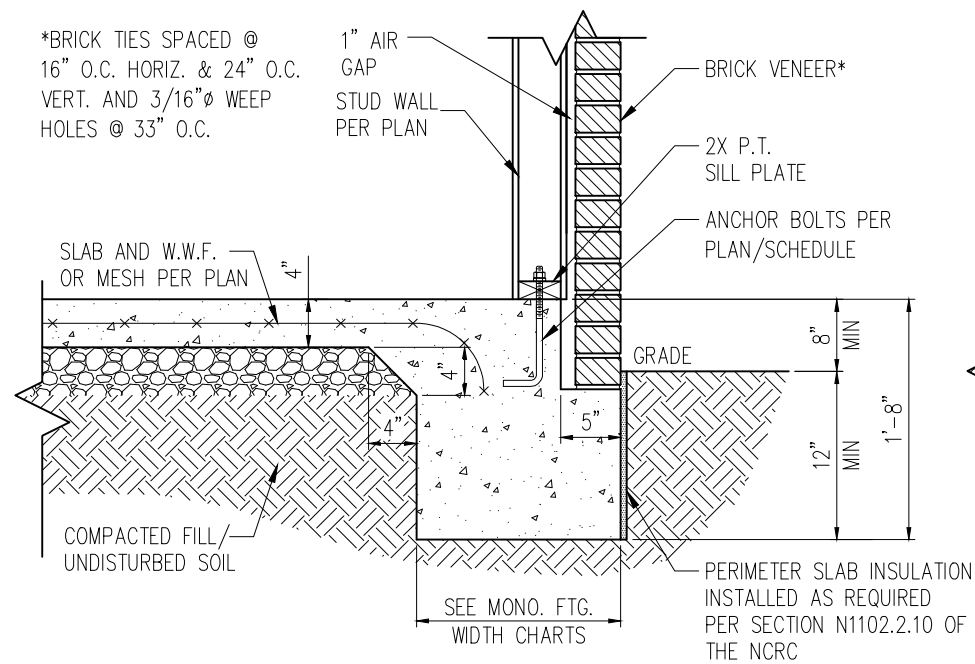
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SCALE: NTS
PROJECT #: 3832-R2
DRAWN BY: HDK
CHECKED BY: BCP

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

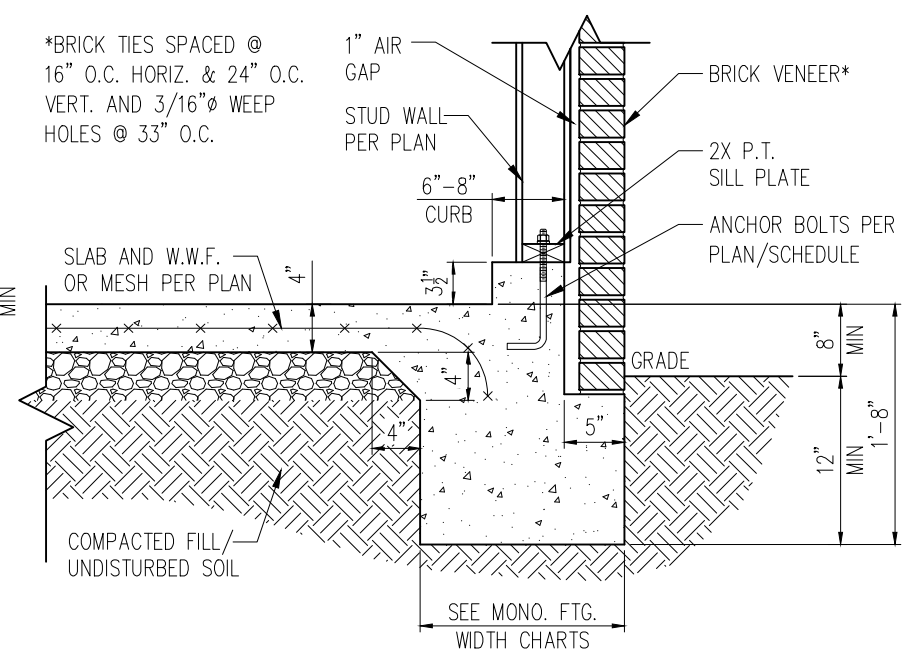
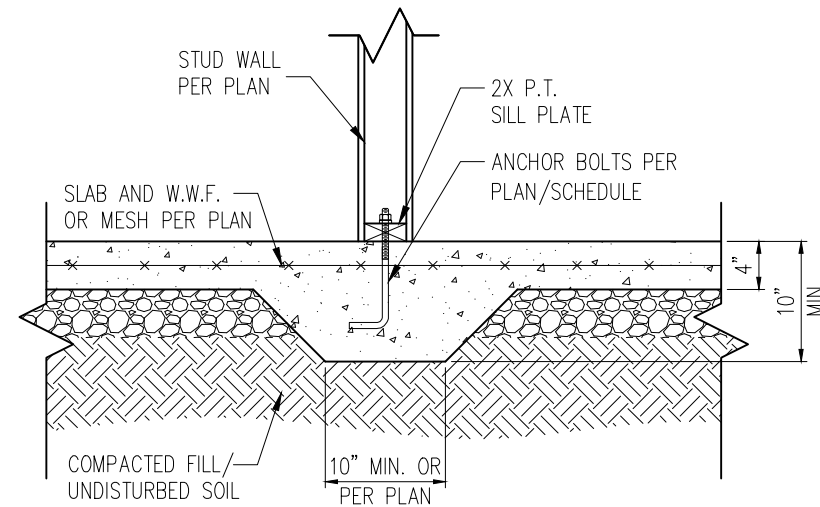
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

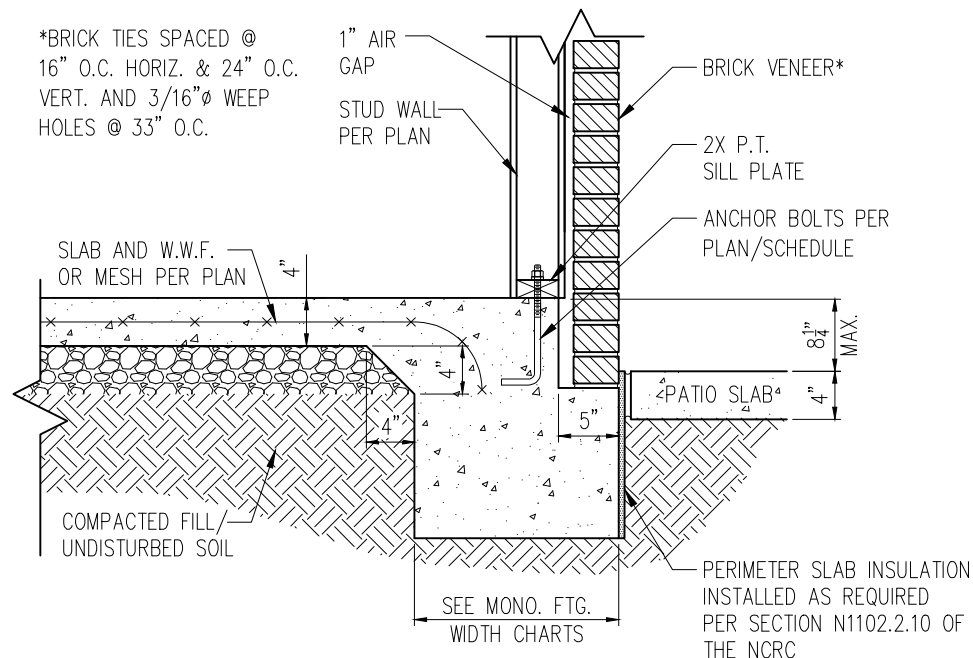
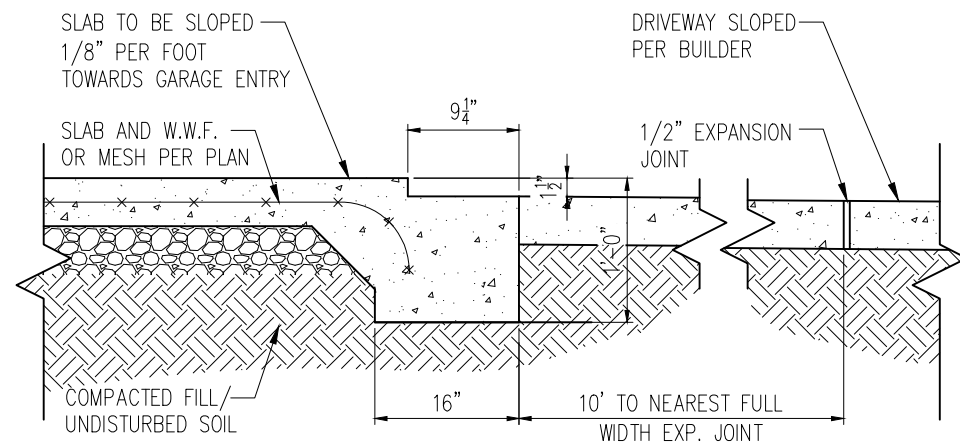
D1m



STANDARD – BRICK



STANDARD – BRICK

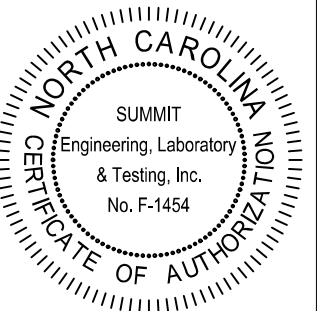


STANDARD – BRICK



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
1110 Village Trail, Suite 215
Woodstock, GA 30188

CURRENT DRAWING

DATE: 4/29/2021

SCALE: NTS

PROJECT #: 3832-R2

DRAWN BY: HDK

CHECKED BY: BCP

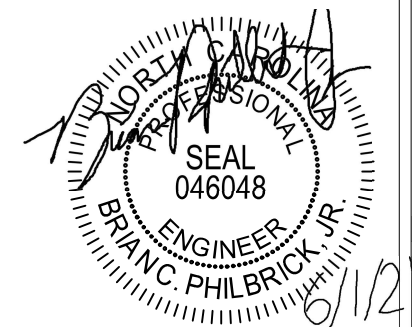
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NO.	DATE	PROJECT #
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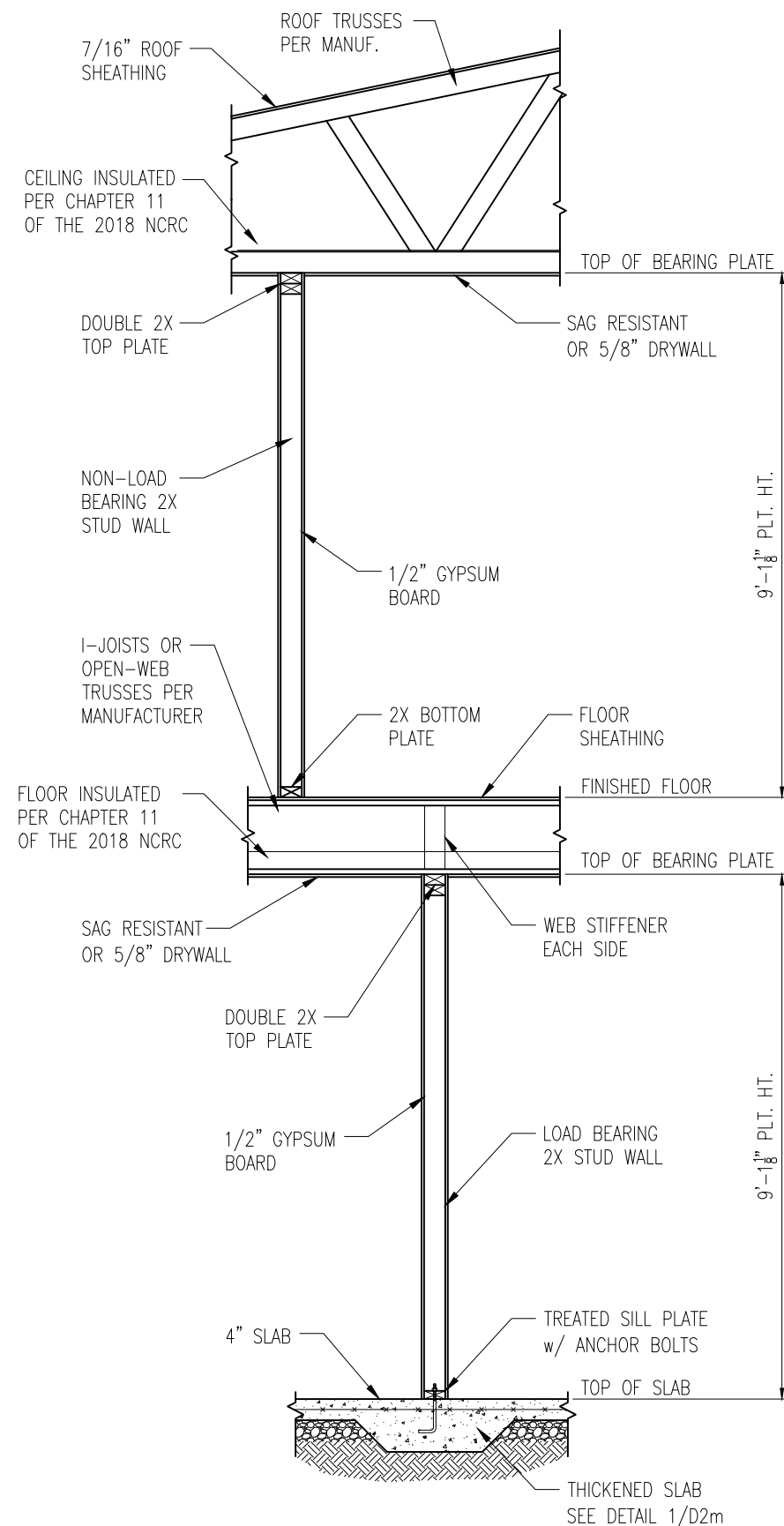
REFER TO COVER SHEET FOR A
COMPLETE LIST OF REVISIONS

SHEET

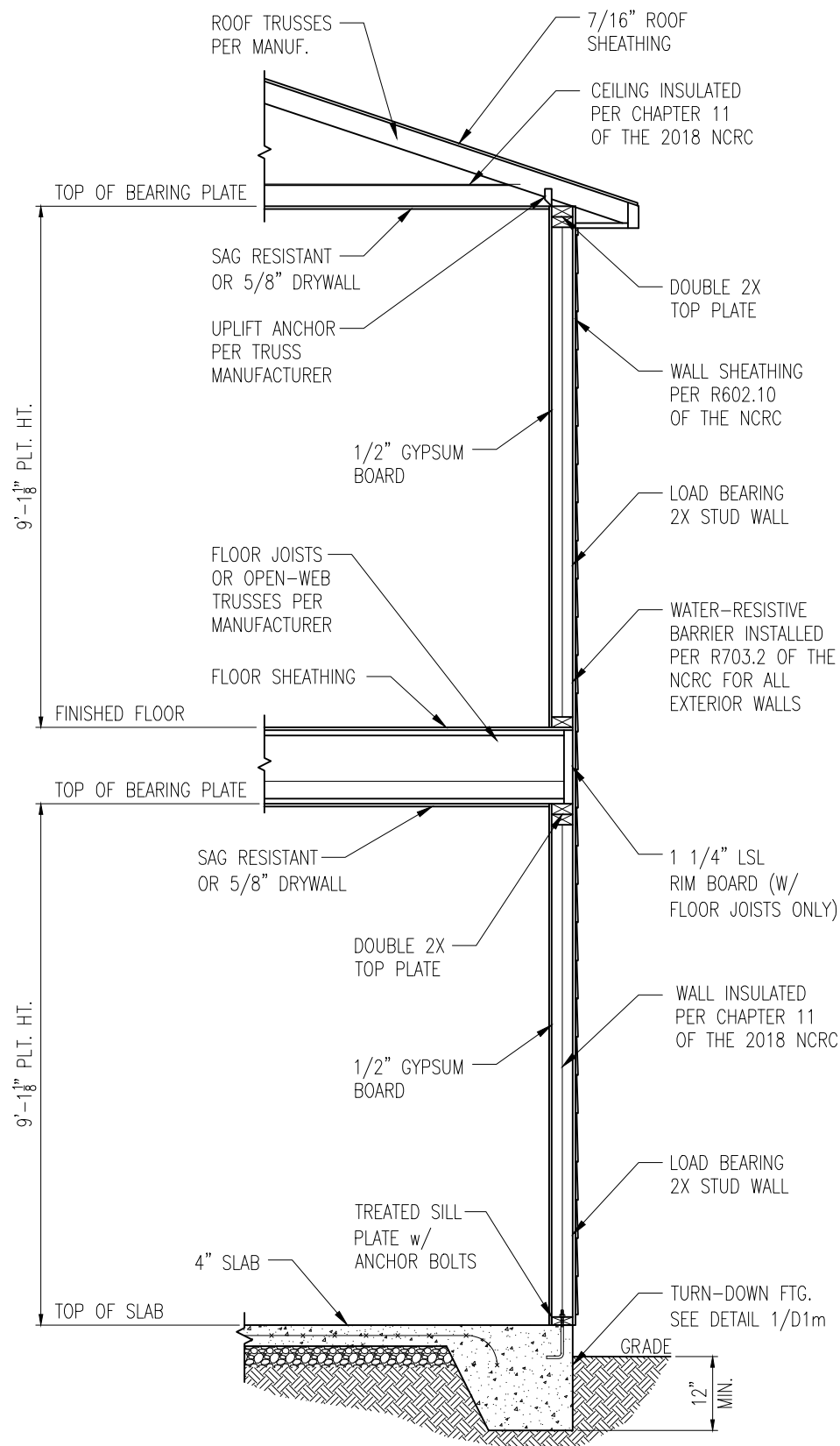
D2m



STRUCTURAL MEMBERS ONLY

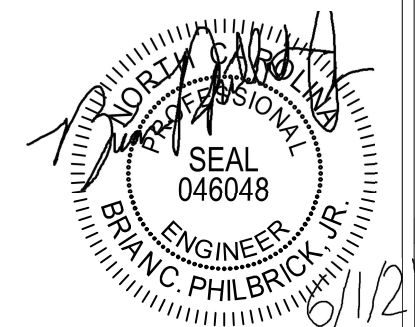


1 TYP. INTERIOR LOAD BEARING WALL SECTION
D3m 3/4" = 1'-0"

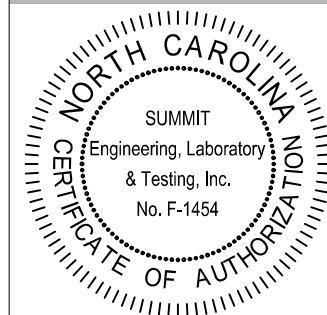


2 TYP. EXTERIOR LOAD BEARING WALL SECTION
D3m 3/4" = 1'-0"
-SIMILAR w/ BRICK AND STONE
-BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.
-MIN. 3/16"Ø WEEP HOLES @ 33" O.C.

- 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



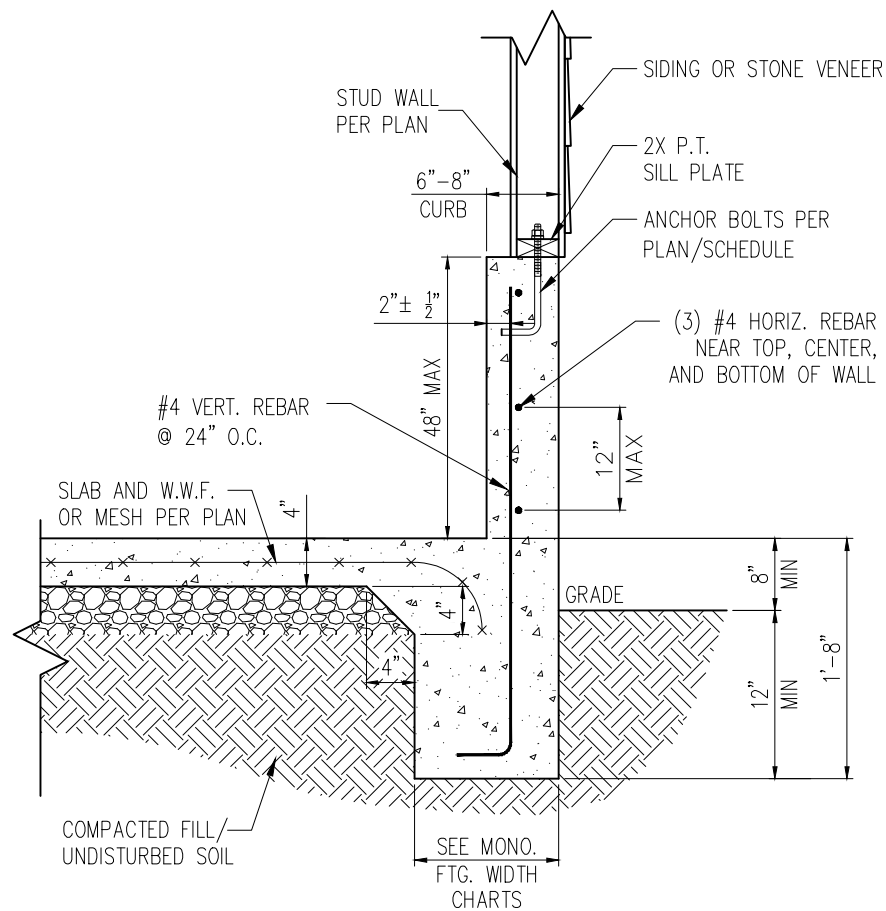
PROJECT
Standard Details
Monolithic Slab Details
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

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

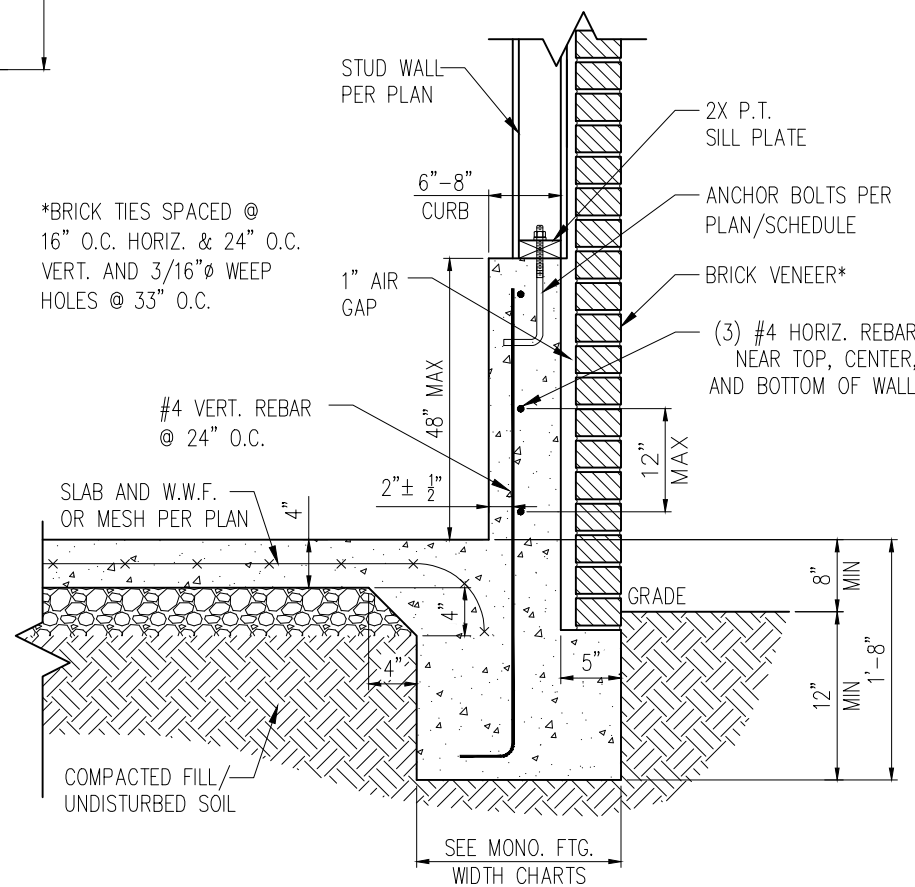
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D3m



STANDARD – SIDING/STONE

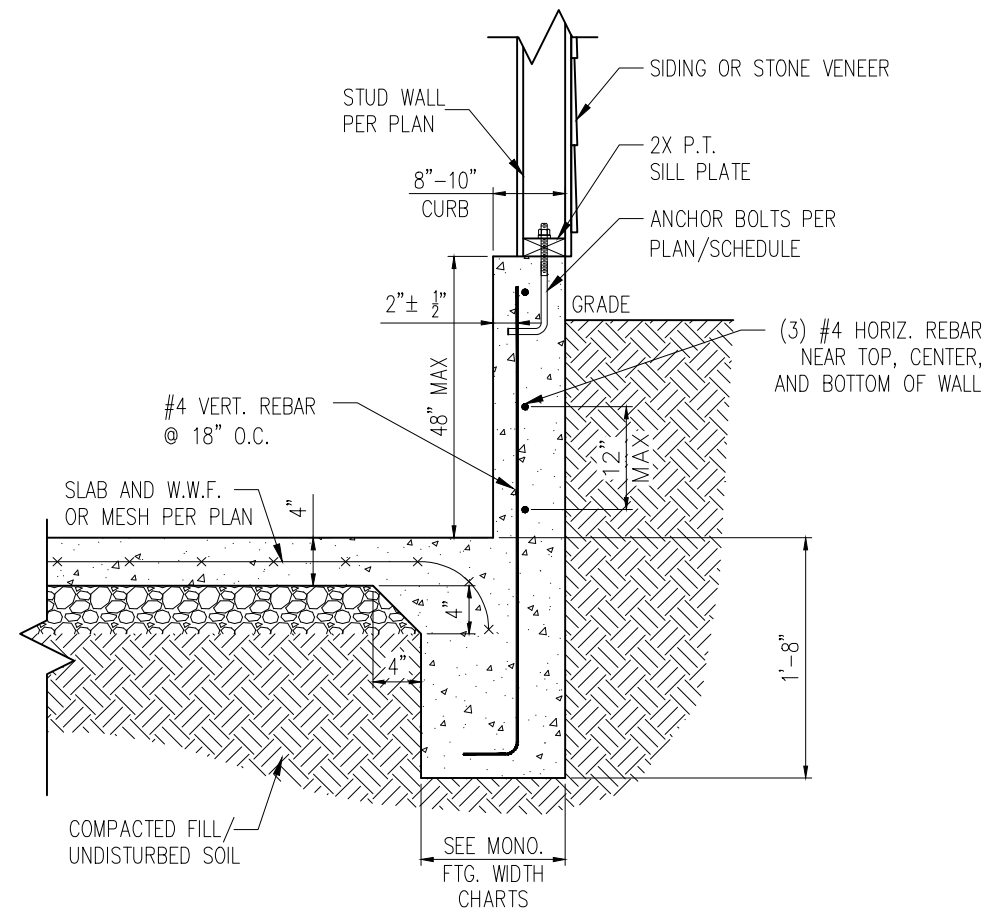
1 EXTENDED GARAGE CURB DETAIL
D4m NTS

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



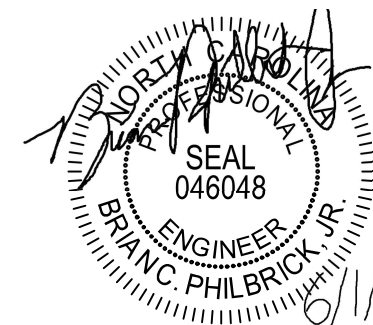
STANDARD – BRICK

3 EXTENDED GARAGE CURB DETAIL
D4m NTS
W/ BRICK VENEER

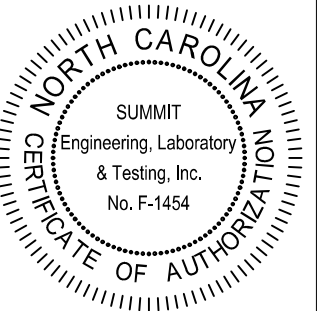


STANDARD – SIDING/STONE

2 EXTENDED GARAGE CURB DETAIL
D4m NTS
W/ UNBALANCED FILL



STRUCTURAL MEMBERS ONLY



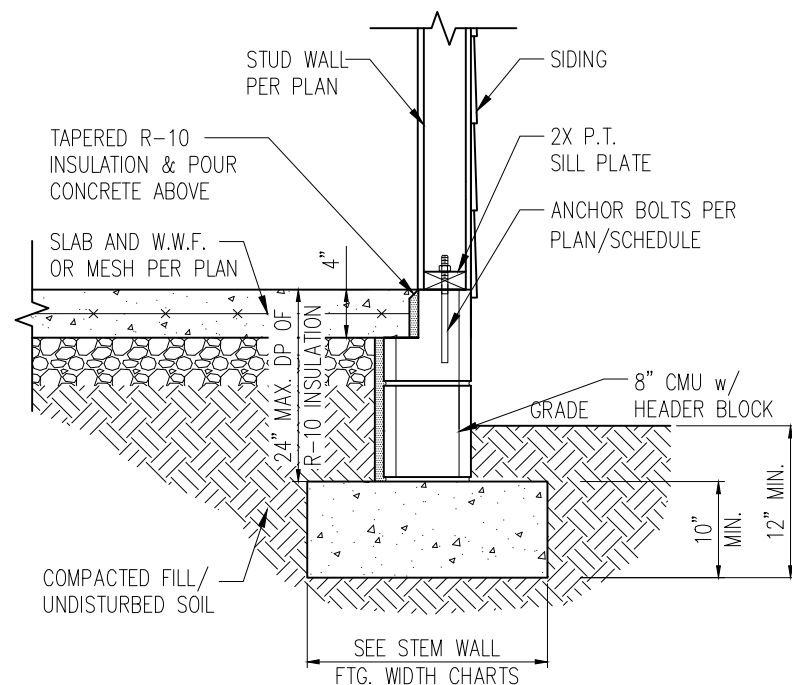
PROJECT
Standard Details
Monolithic Slab Details
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

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

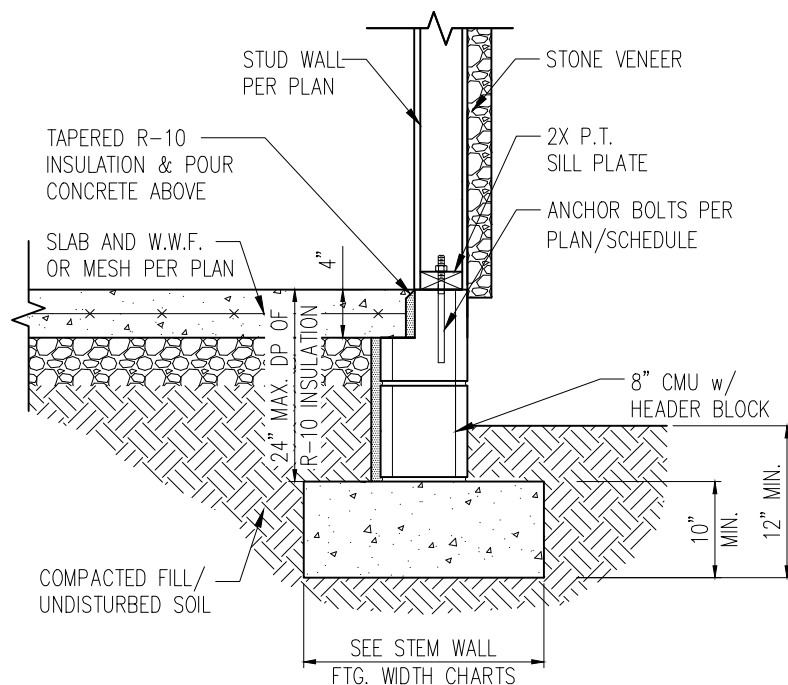
ORIGINAL DRAWING
NO. DATE PROJECT #
0 1/7/16 3832

REFER TO COVER SHEET FOR A
COMPLETE LIST OF REVISIONS

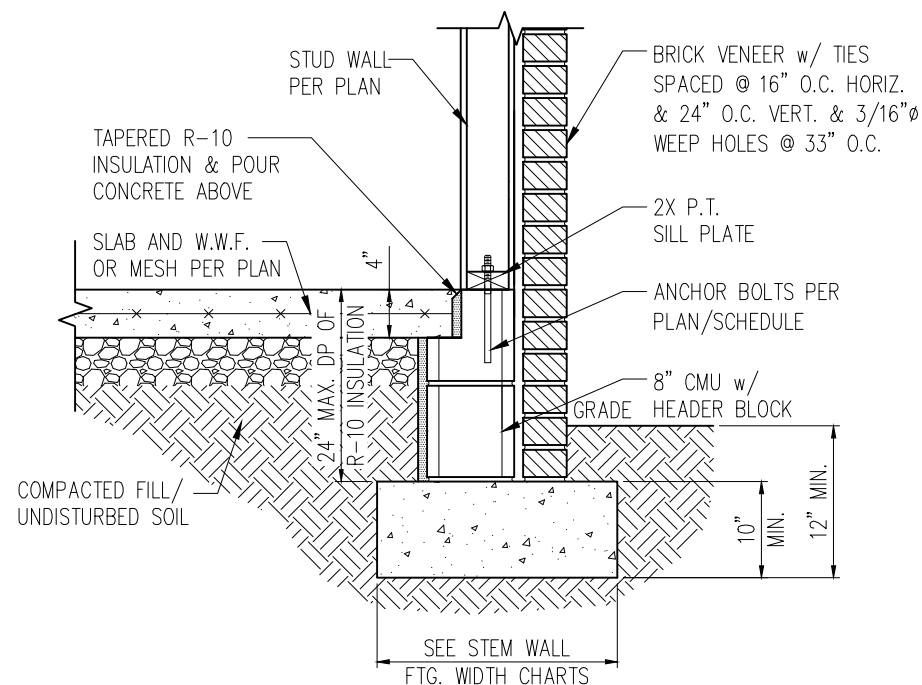
SHEET
D4m



STANDARD – SIDING

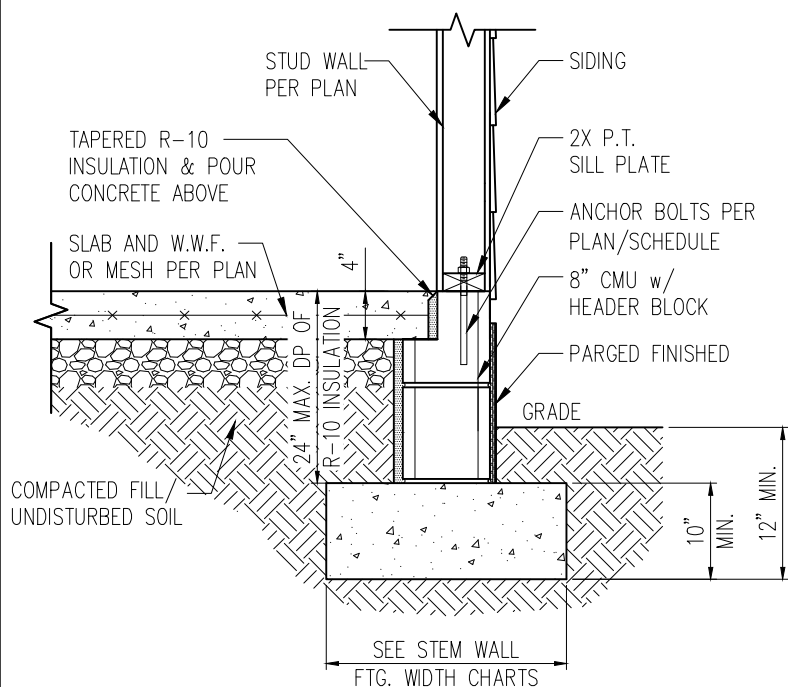


STANDARD – STONE

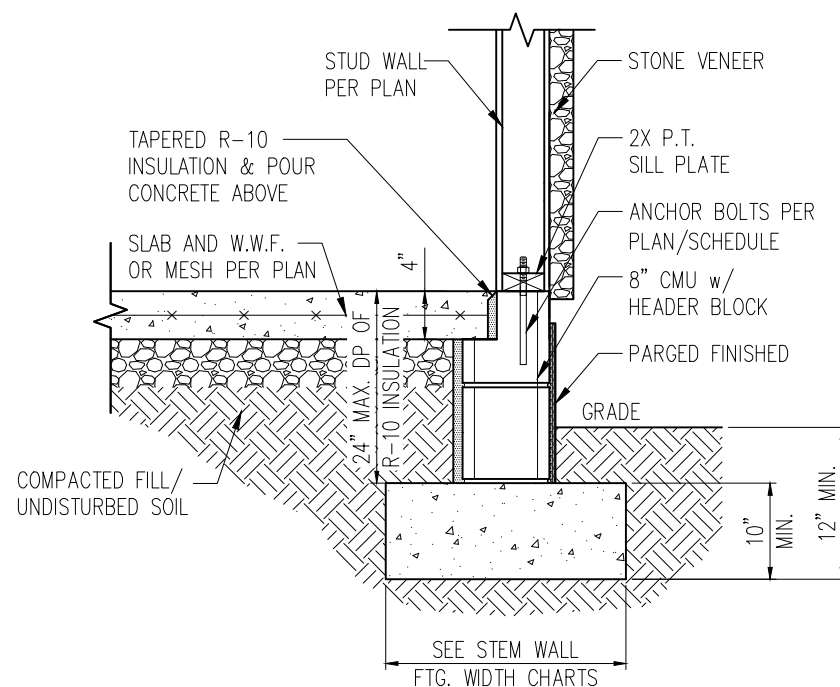


STANDARD – BRICK

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

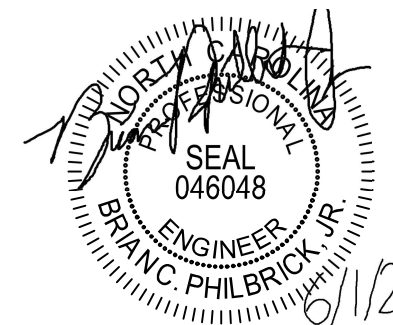
WALL ANCHOR SCHEDULE

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

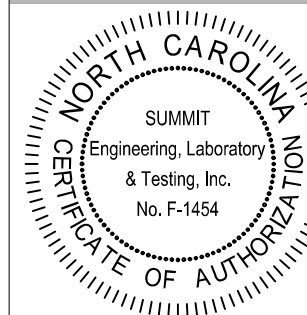
NOTE: INSTALL ALL ANCHORS 12" MAX. FROM ALL BOTTOM PLATE ENDS AND JOINTS.

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
Standard Details
Stemwall Details
CLIENT
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CURRENT DRAWING

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SCALE: NTS

PROJECT #: 3832-R2

DRAWN BY: HDK

CHECKED BY: BCP

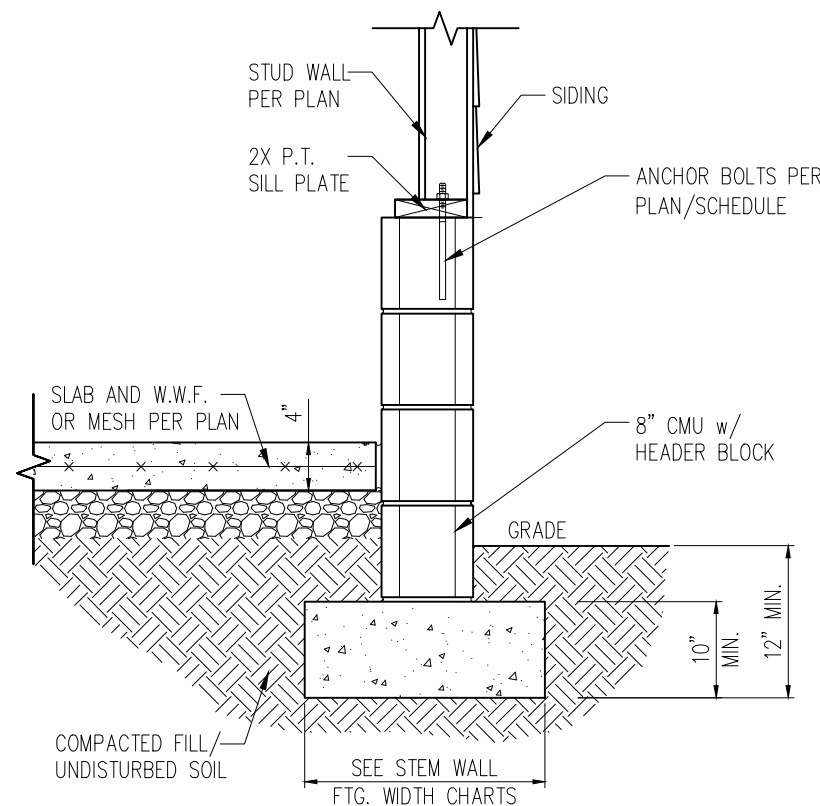
ORIGINAL DRAWING

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

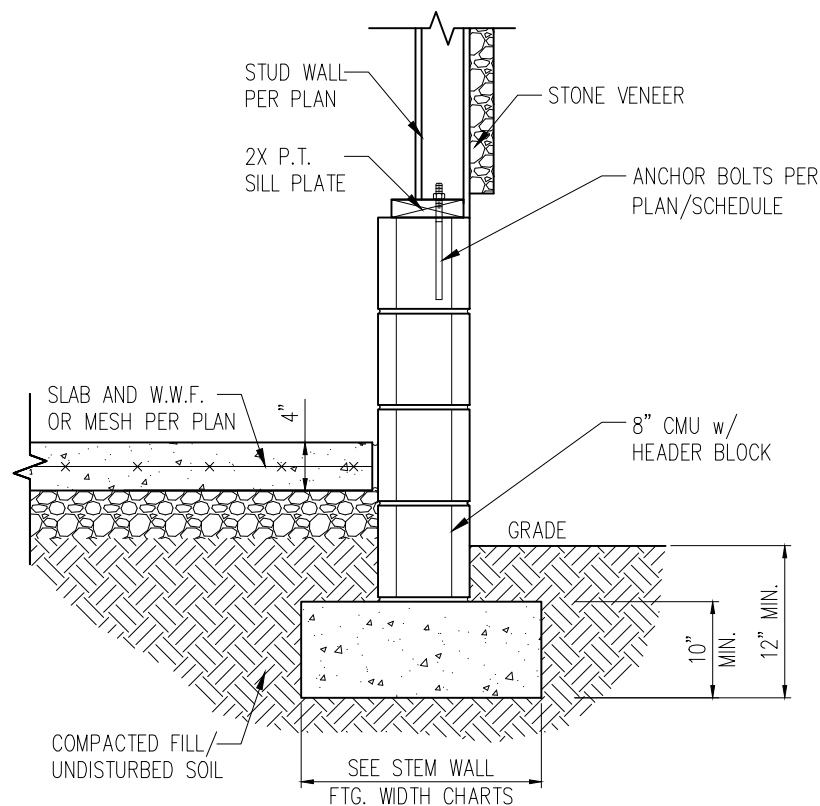
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

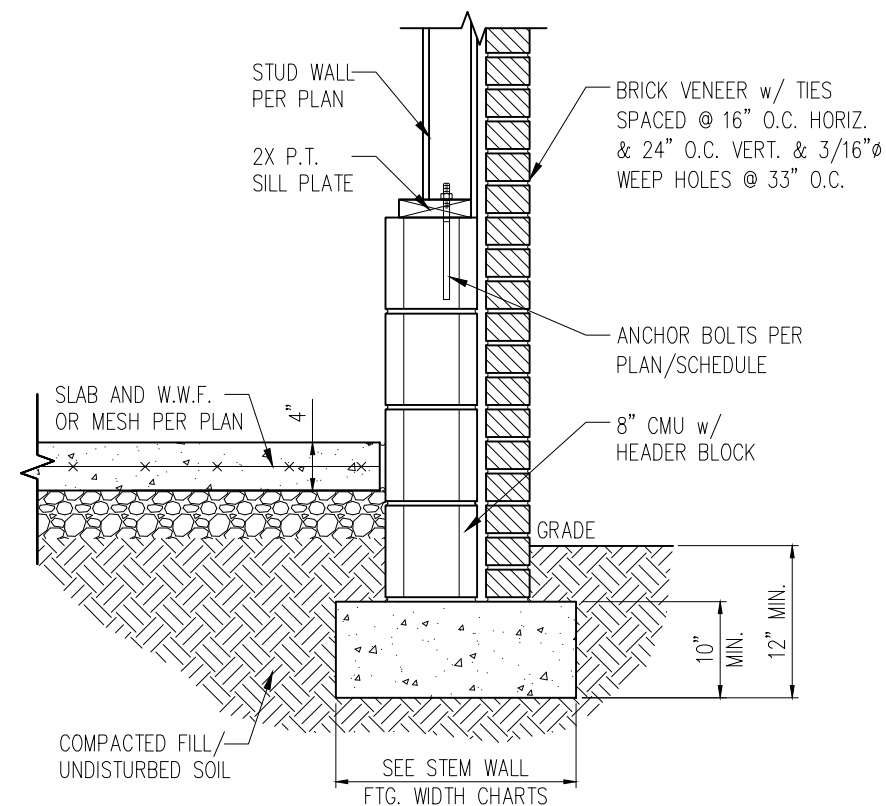
D1s



STANDARD – SIDING



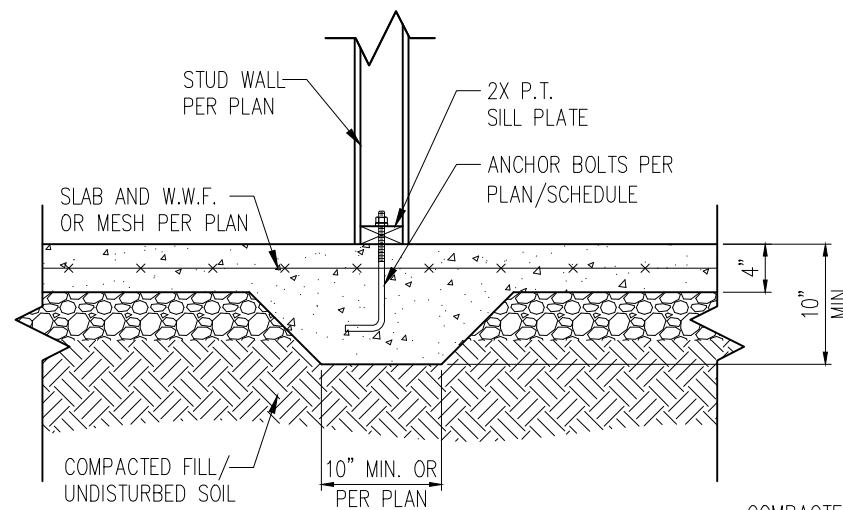
STANDARD – STONE



STANDARD – BRICK

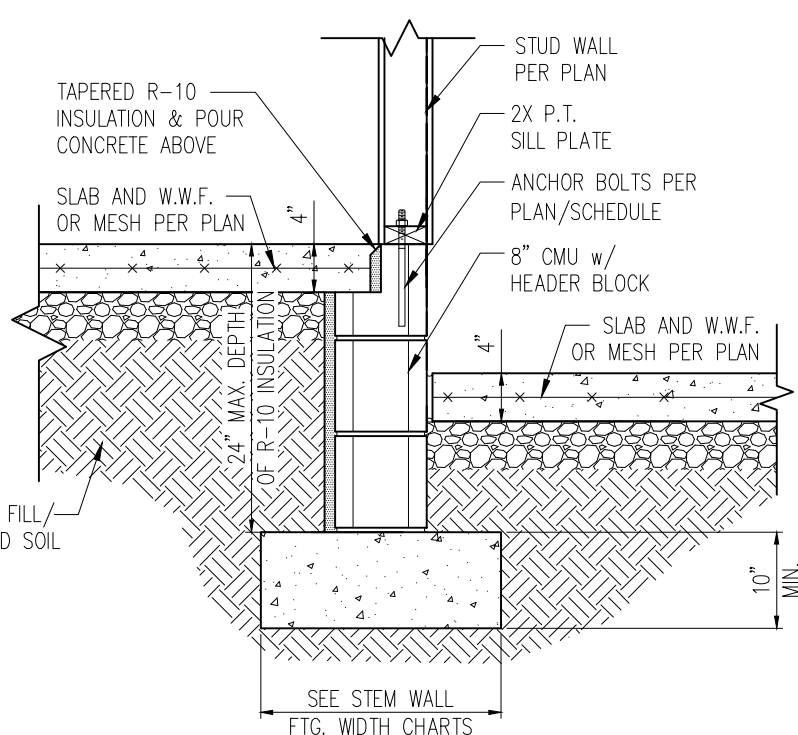
1 TYP. GARAGE CURB DETAIL

D2s 3/4" = 1'-0"



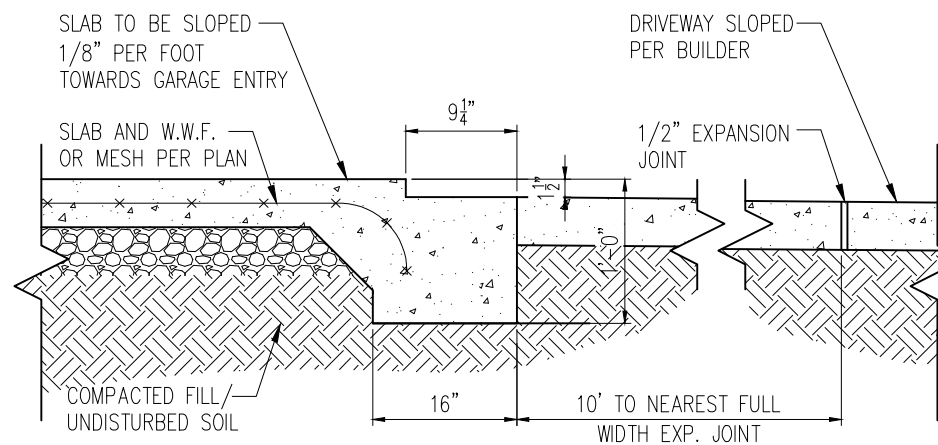
2 TYP. THICKENED SLAB DETAIL

D2s 3/4" = 1'-0"



3 HOUSE/GARAGE WALL DETAIL

D2s 3/4" = 1'-0"

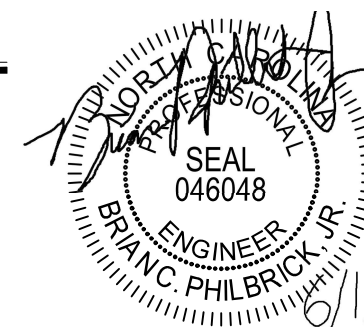


4 SLAB AT GARAGE DOOR

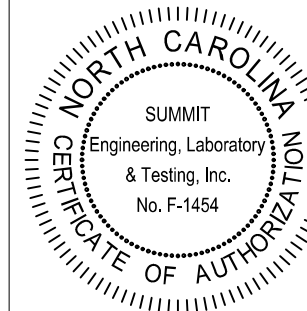
D2s 3/4" = 1'-0"

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
Standard Details
Stemwall 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

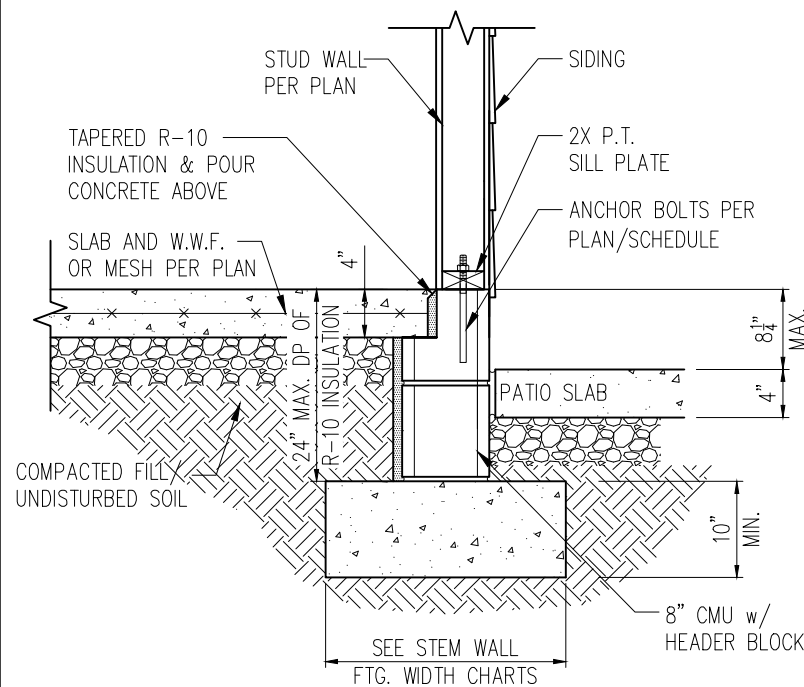
ORIGINAL DRAWING

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

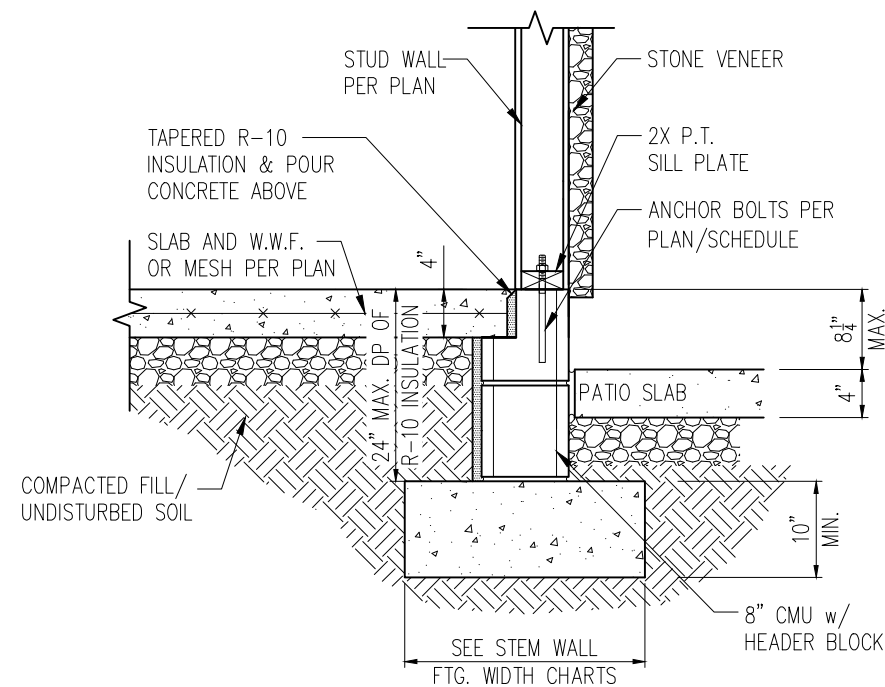
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

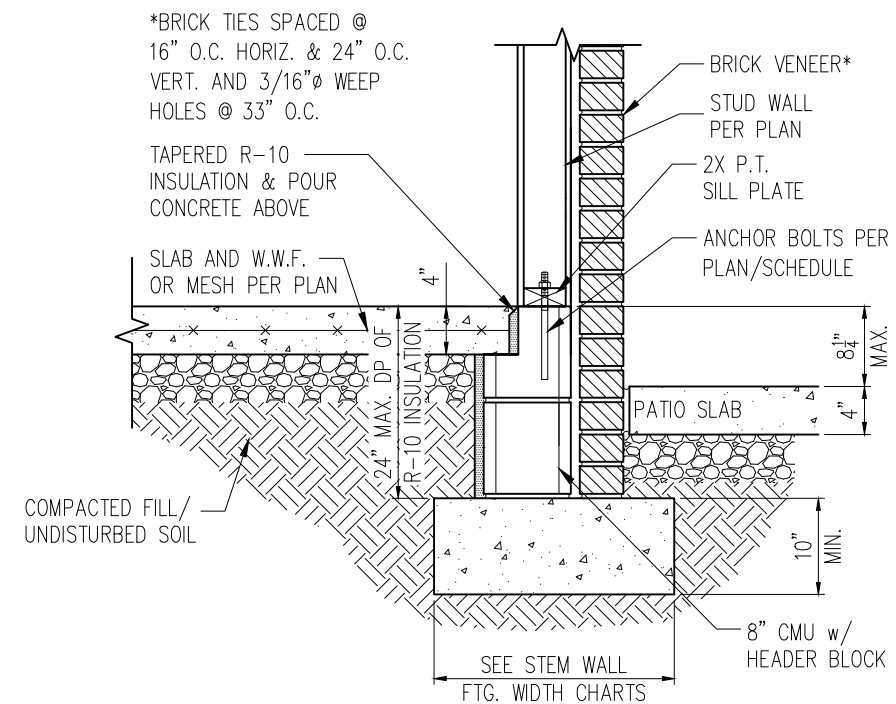
D2s



STANDARD – SIDING

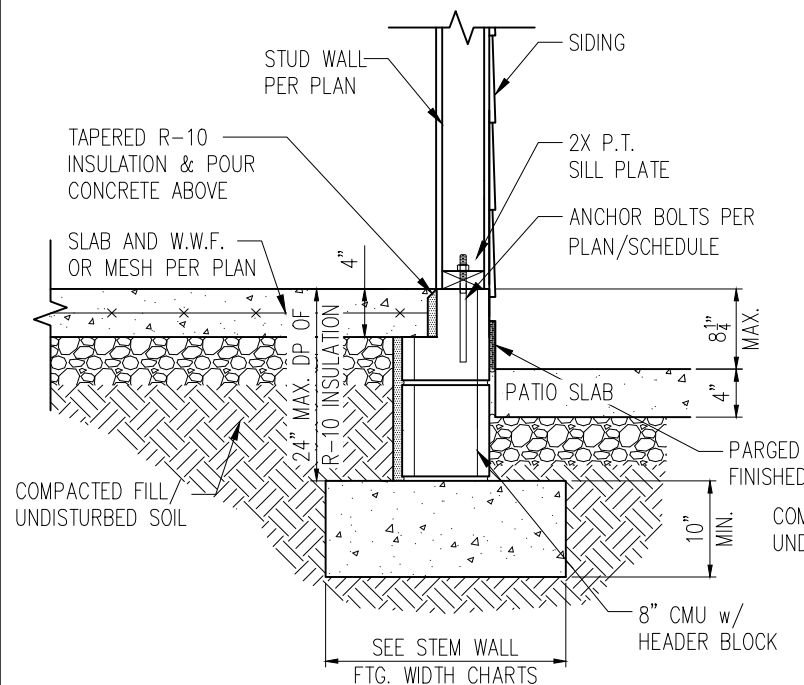


STANDARD – STONE

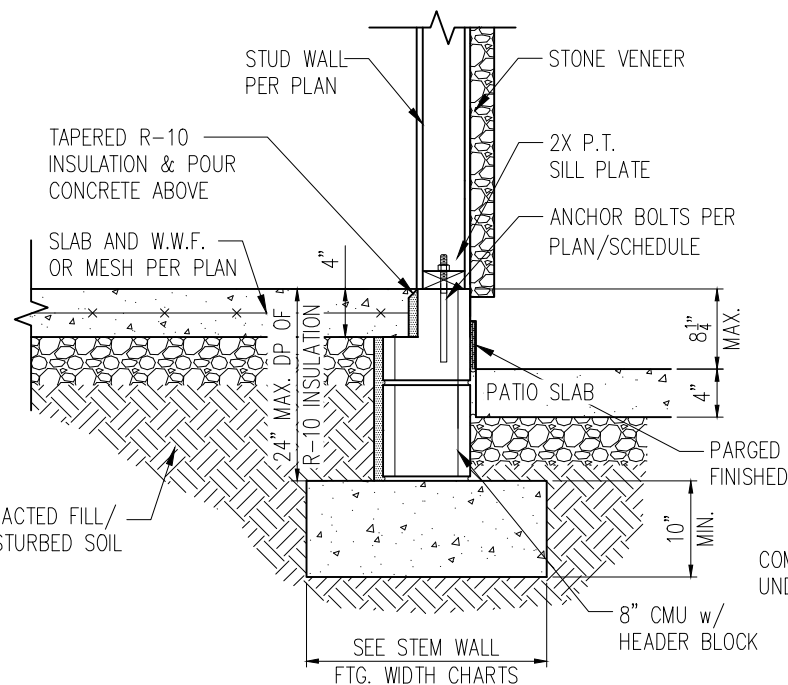


STANDARD – BRICK

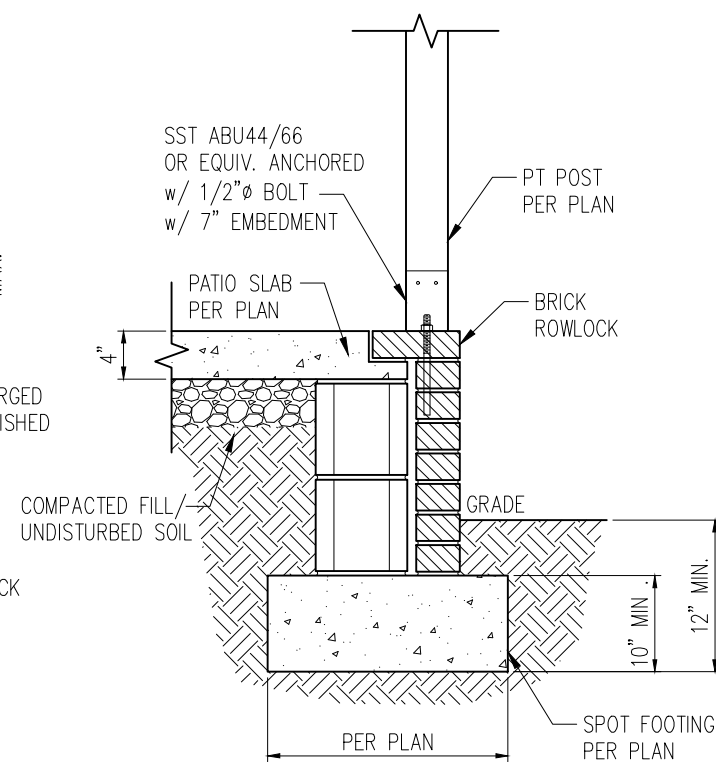
1 PORCH SLAB DETAIL
D3s 3/4" = 1'-0"



STANDARD – SIDING



STANDARD – STONE

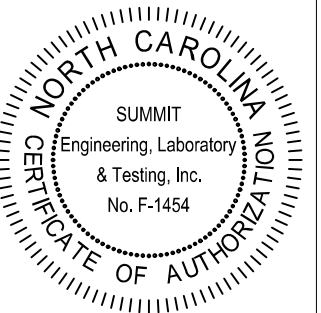


2 COVERED PORCH DETAIL
D3s 3/4" = 1'-0"

- 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

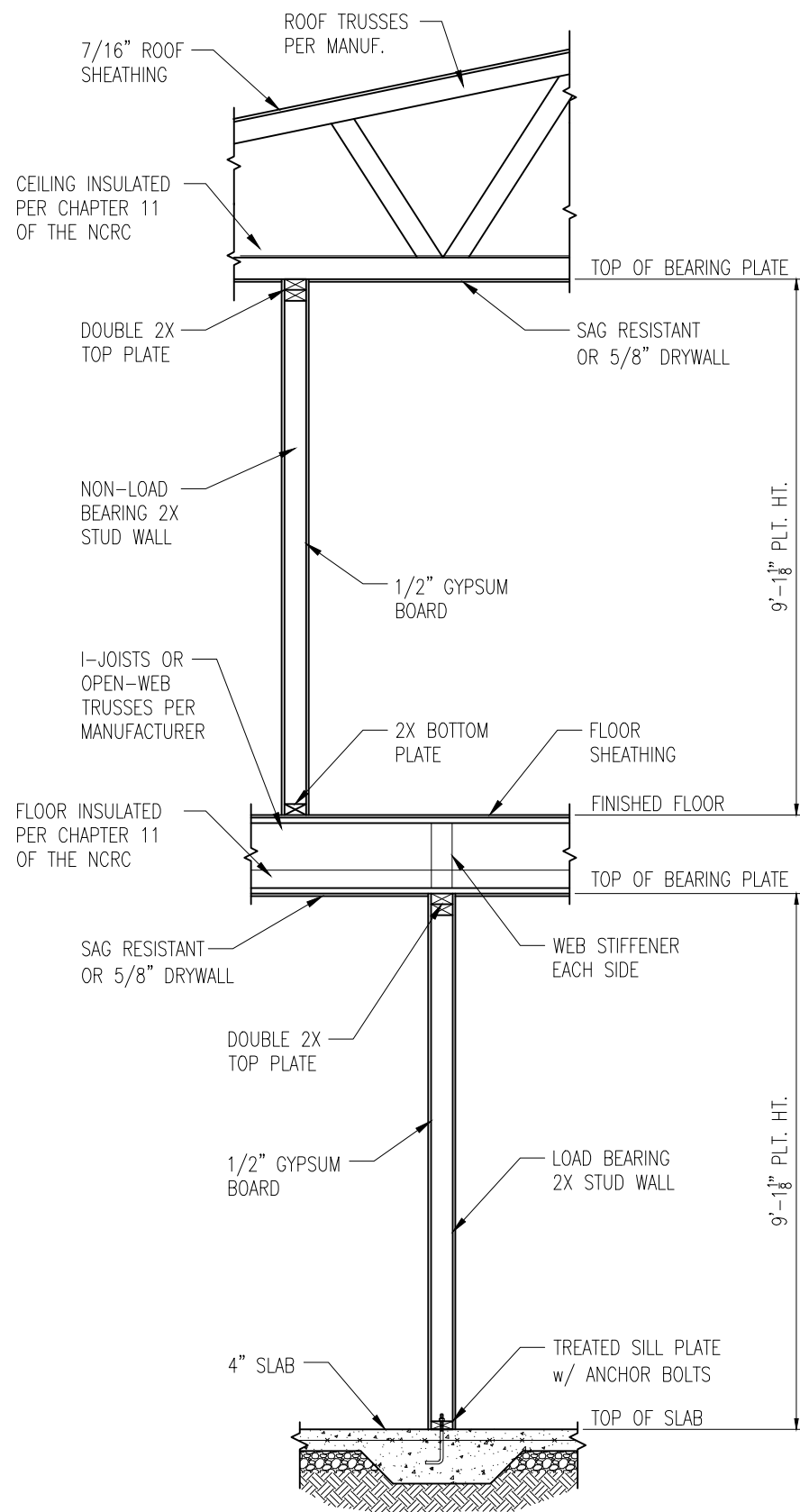


PROJECT
Standard Details
Stemwall Details
CLIENT
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110 Village Trail, Suite 215
Woodstock, GA 30188

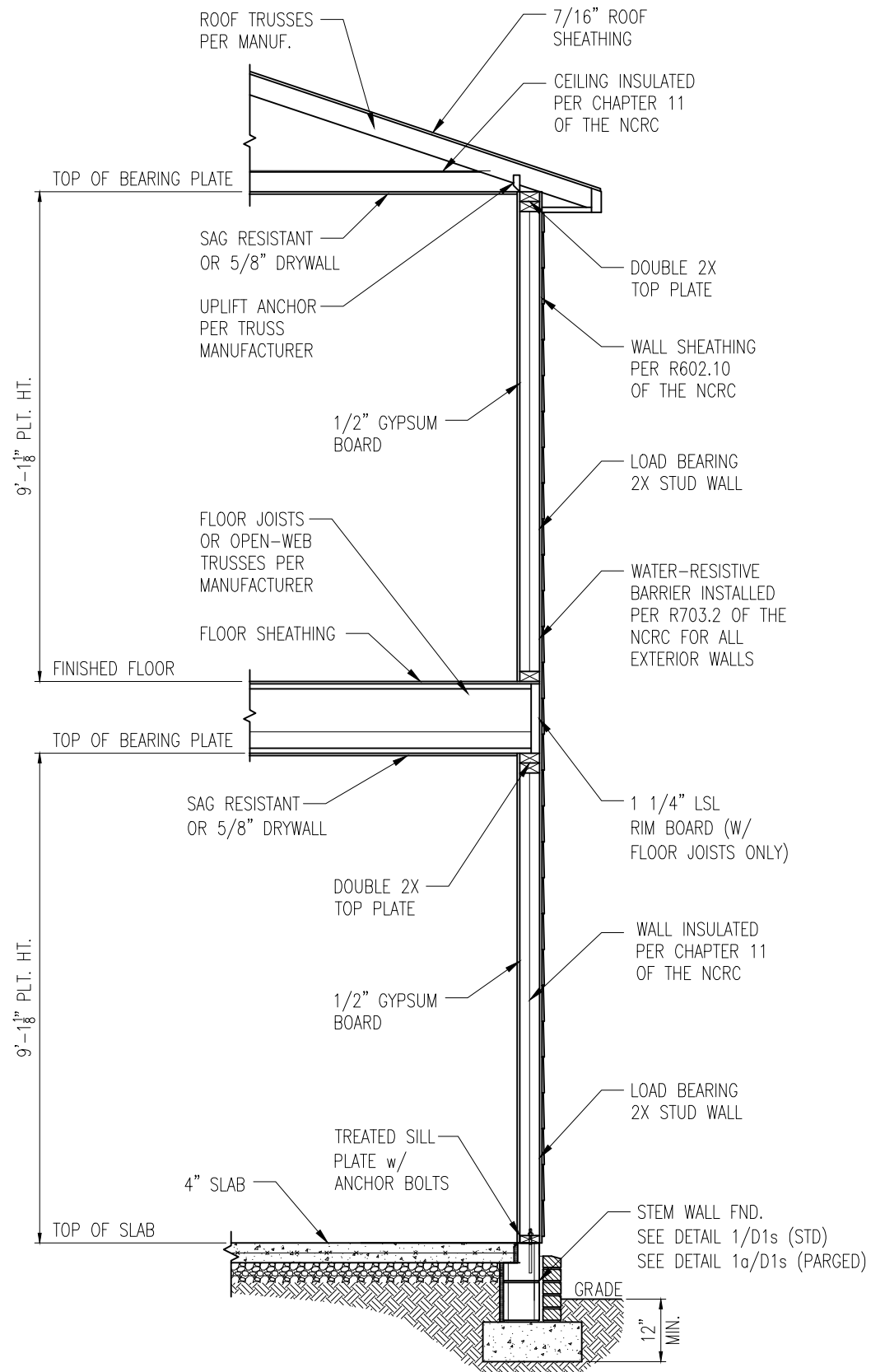
CURRENT DRAWING		
DATE:	4/29/2021	
SCALE:	NTS	
PROJECT #:	3832-R2	
DRAWN BY:	HDK	
CHECKED BY:	BCP	
ORIGINAL DRAWING		
NO.	DATE	PROJECT #
0	1/7/16	3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D3s

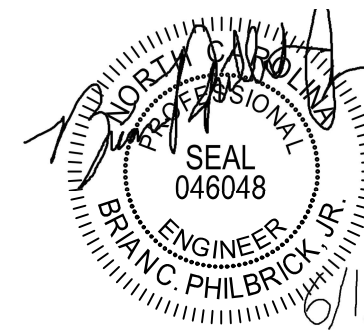


1 TYP. INTERIOR LOAD BEARING WALL SECTION
D4s 3/4" = 1'-0"

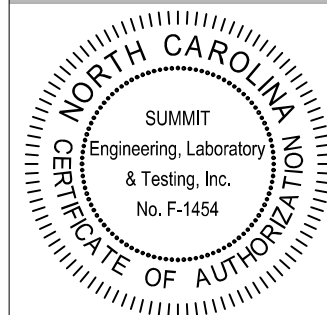


2 TYP. EXTERIOR LOAD BEARING WALL SECTION
D4s 3/4" = 1'-0"
-SIMILAR w/ BRICK AND STONE
-BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT.
-MIN. 3/16"Ø WEEP HOLES @ 33" O.C.

- 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



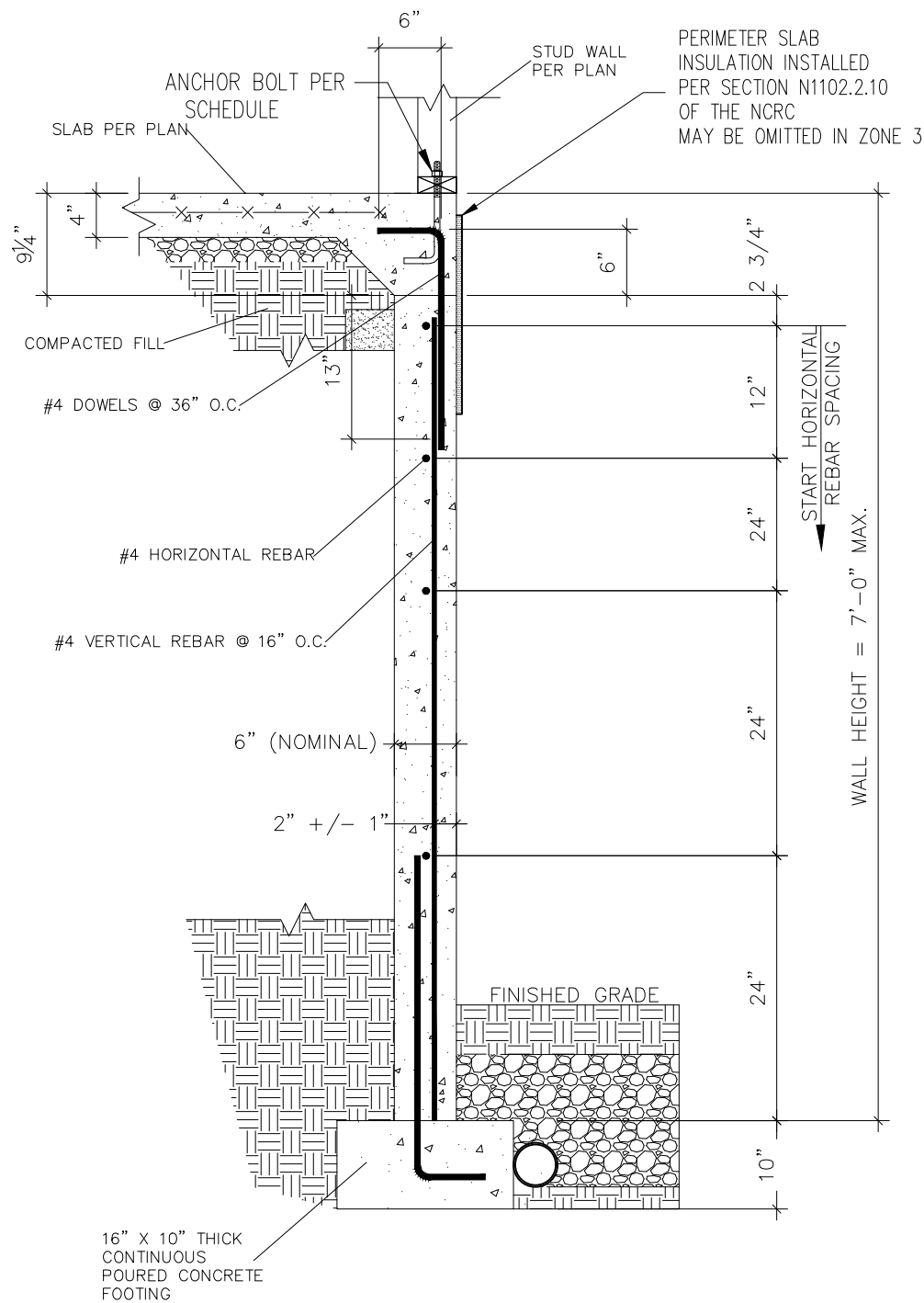
PROJECT
Standard Details
Stemwall Details
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

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

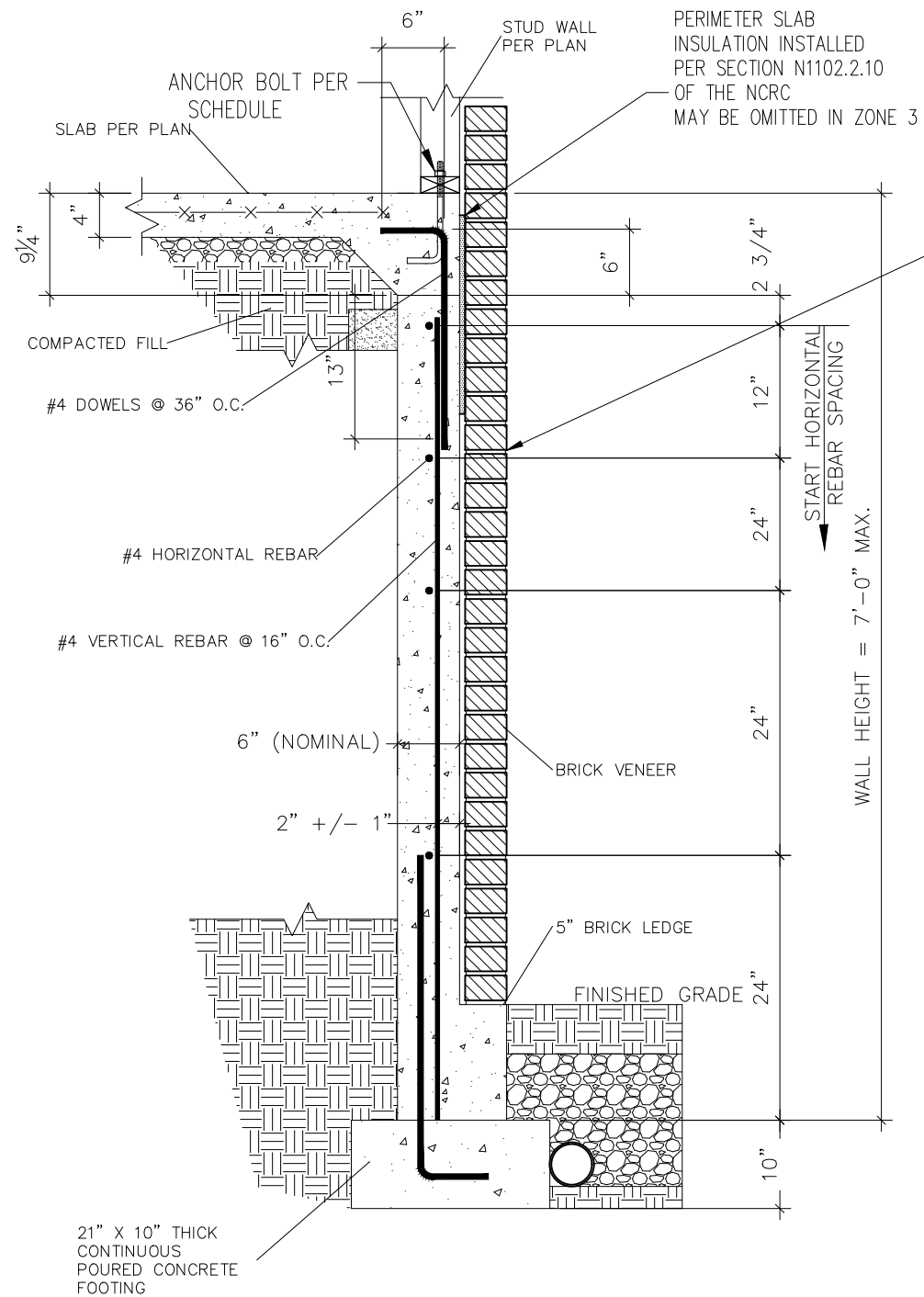
ORIGINAL DRAWING
NO. DATE PROJECT #
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D4s

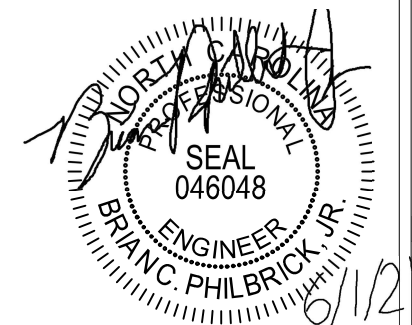


1 SUBWALL FOUNDATION
D5s 3/4" = 1'-0"

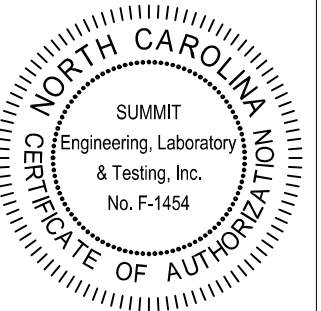


2 SUBWALL FOUNDATION W/ BRICK VENEER
D5s 3/4" = 1'-0"

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



STRUCTURAL MEMBERS ONLY



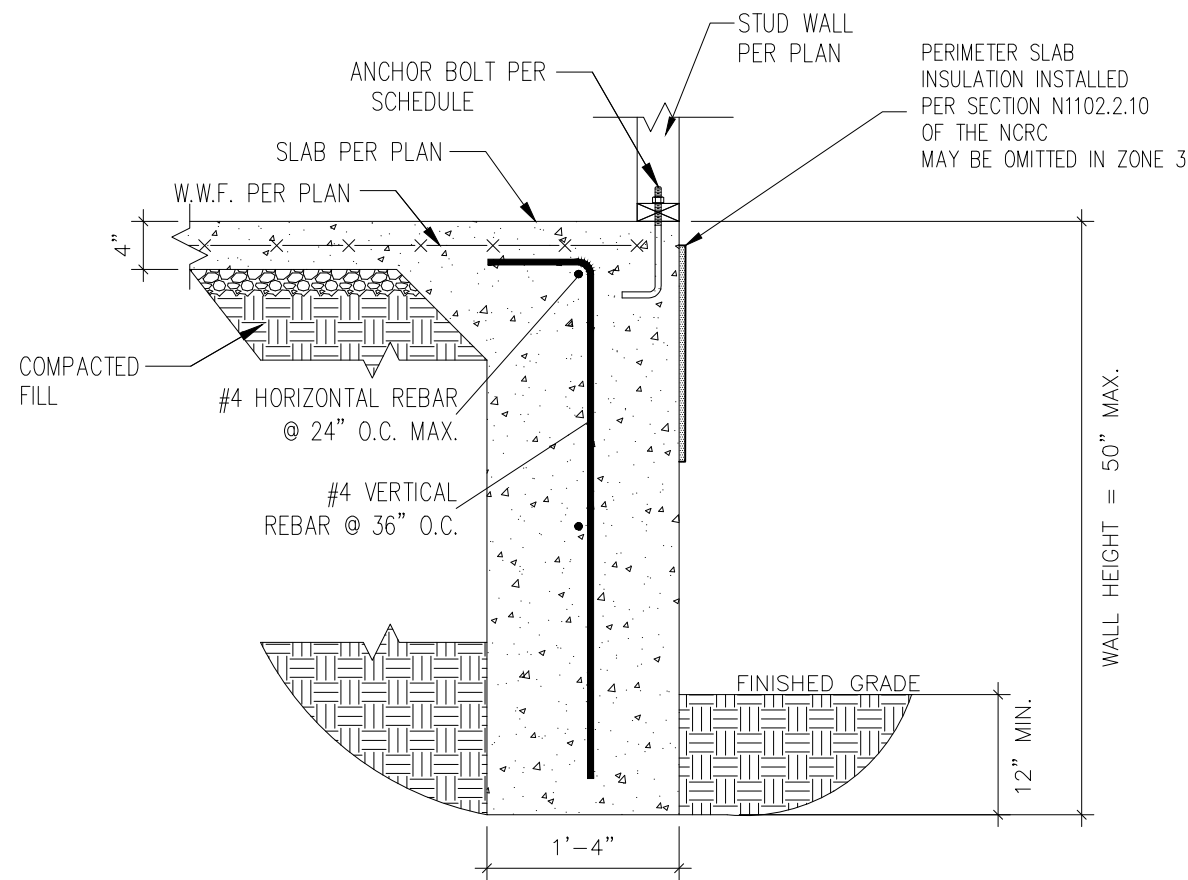
PROJECT
Standard Details
Stemwall Details
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

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

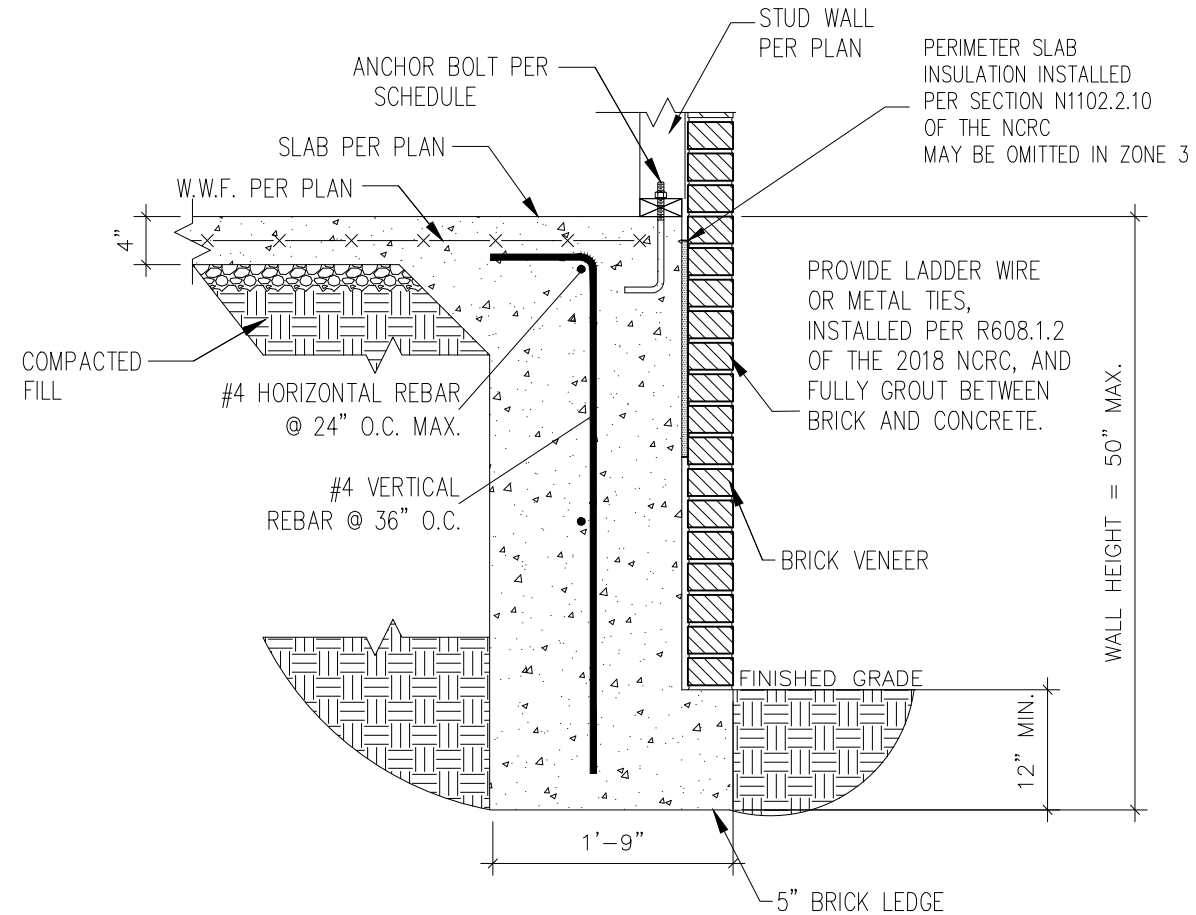
REFER TO COVER SHEET FOR A
COMPLETE LIST OF REVISIONS

SHEET
D5s



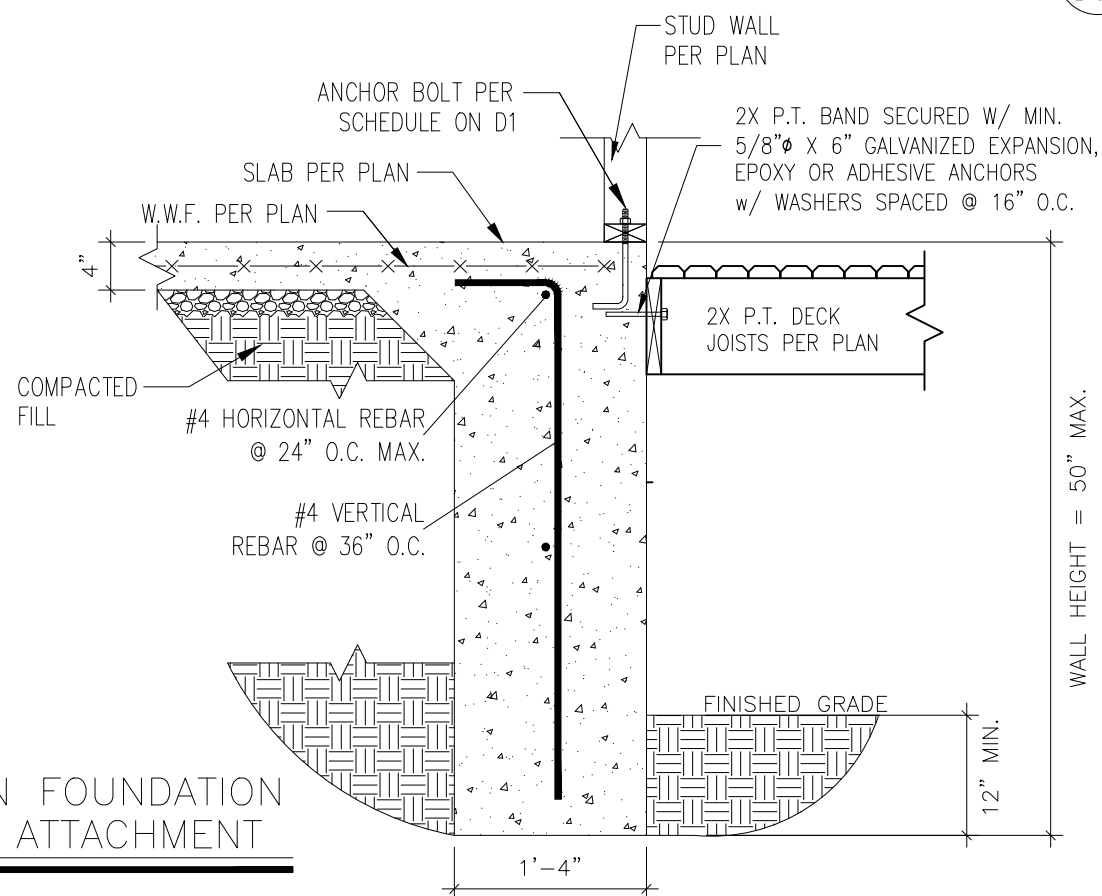
1
D6s
3/4" = 1'-0"

TURNDOWN FOUNDATION



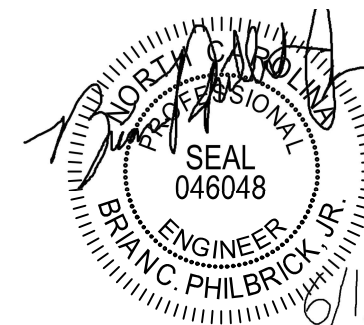
2
D6s
3/4" = 1'-0"

TURNDOWN FOUNDATION W/ BRICK VENEER

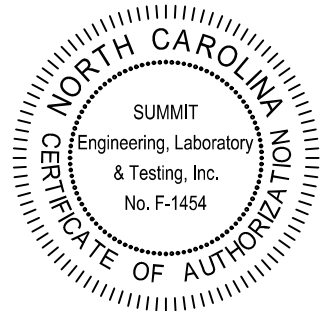


3
D6s
3/4" = 1'-0"

TURNDOWN FOUNDATION W/ DECK ATTACHMENT



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

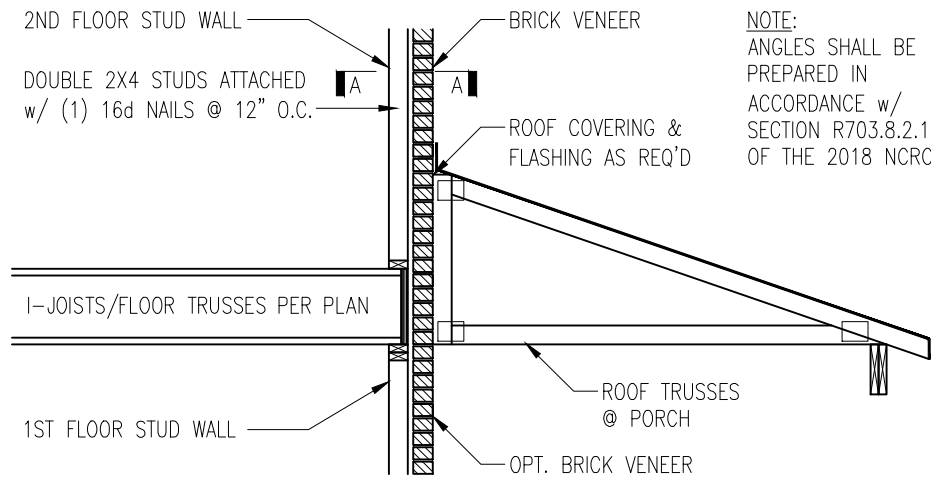
CURRENT DRAWING
DATE: 4/29/2021
SCALE: NTS
PROJECT #: 3832-R2
DRAWN BY: HDK
CHECKED BY: BCP

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

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SHEET

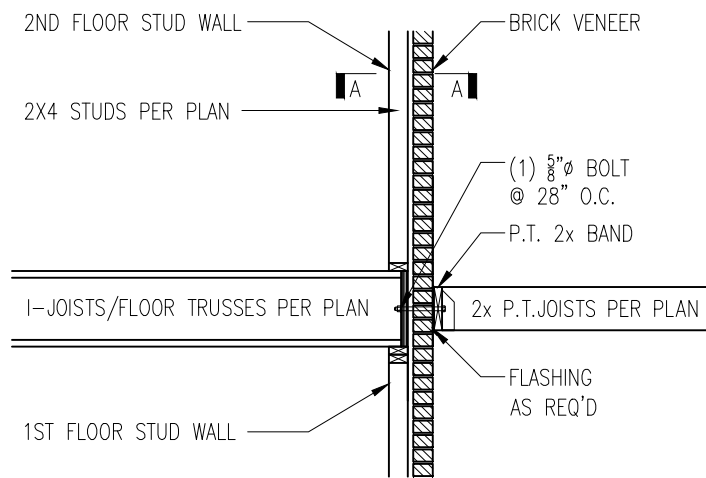
D6s



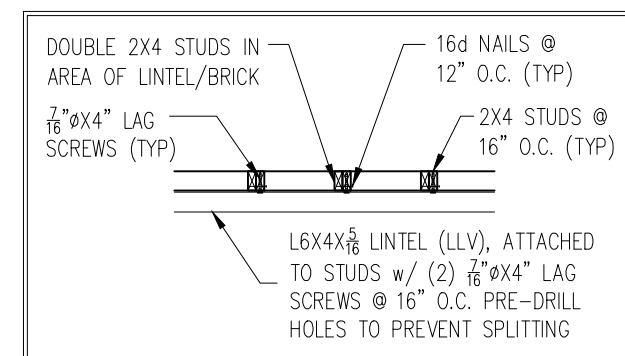
NOTE:
ANGLES SHALL BE
PREPARED IN
ACCORDANCE w/
SECTION R703.8.2.1
OF THE 2018 NCRC

TRUSSES PERPENDICULAR TO STUD WALL

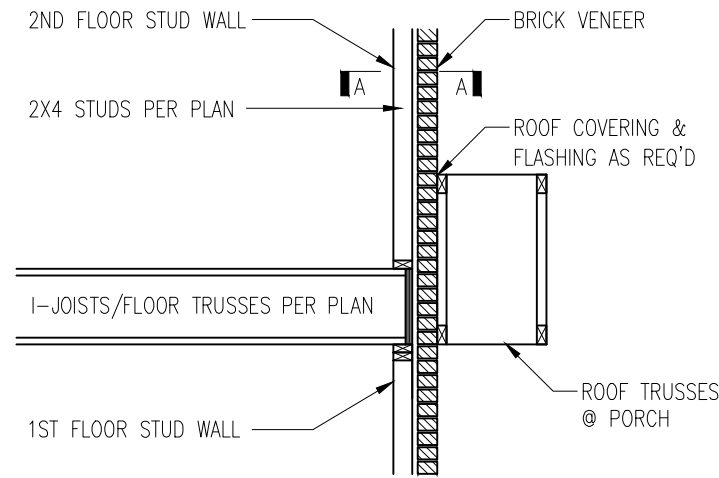
1 BRICK SUPPORT ABOVE STORAGE/PORCH ROOF DETAIL



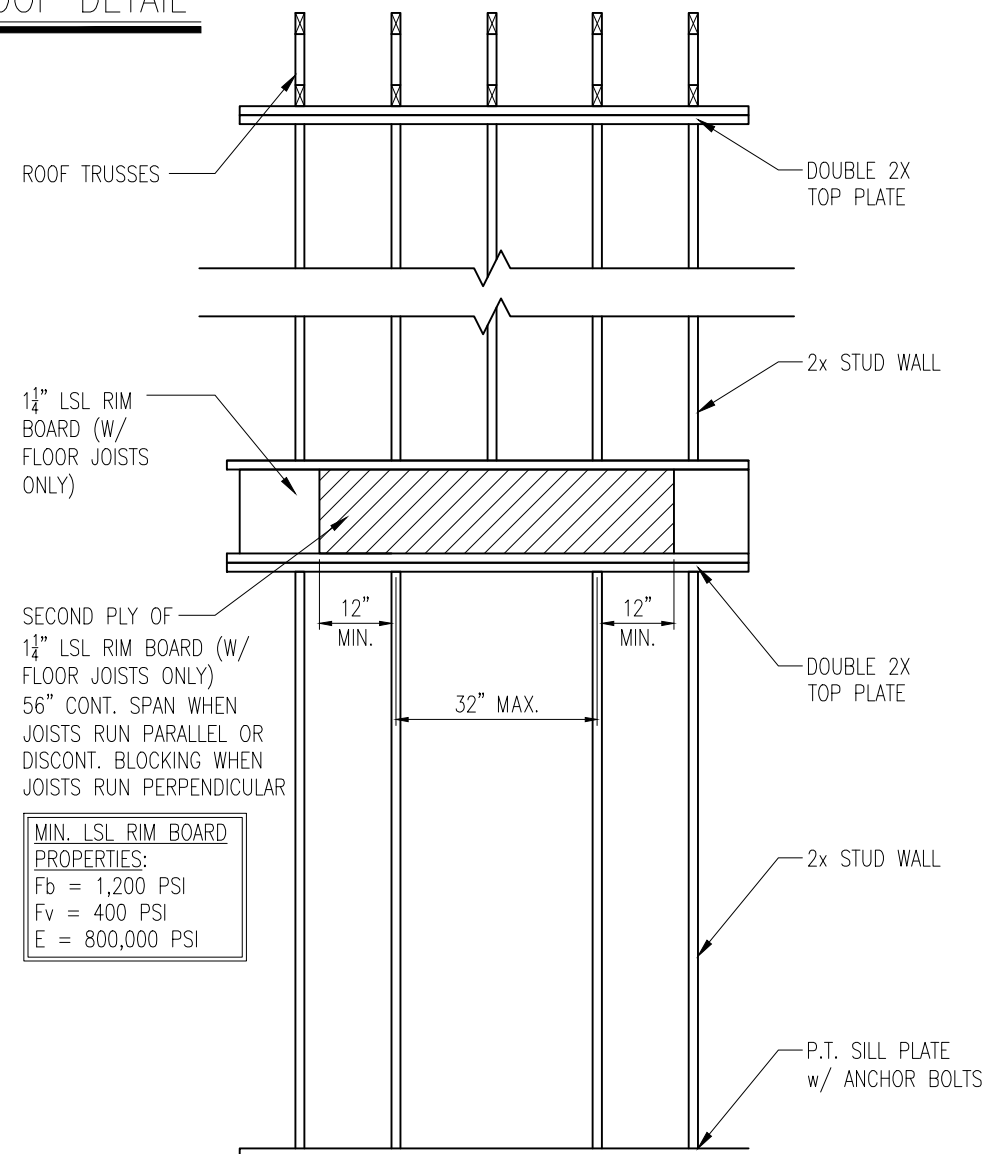
3 BALCONY JOIST ATTACHMENT



SECTION A-A
NTS



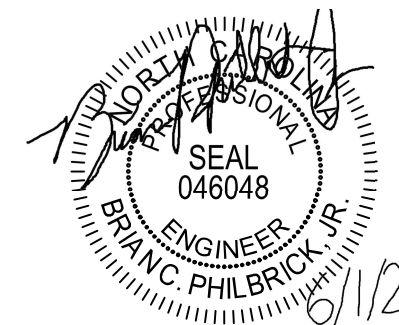
TRUSSES PARALLEL TO STUD WALL
w/ CONTINUOUS BRICK VENEER



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

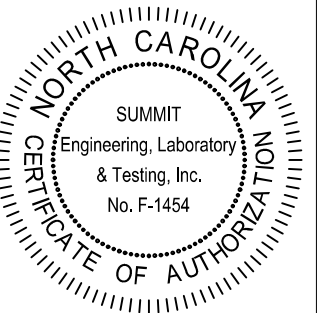
4 TYP. RANGE VENT FRAMING

VENTED TO EXTERIOR WALL



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
Framing Details

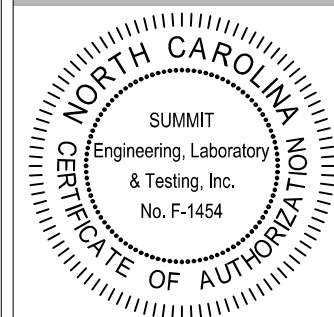
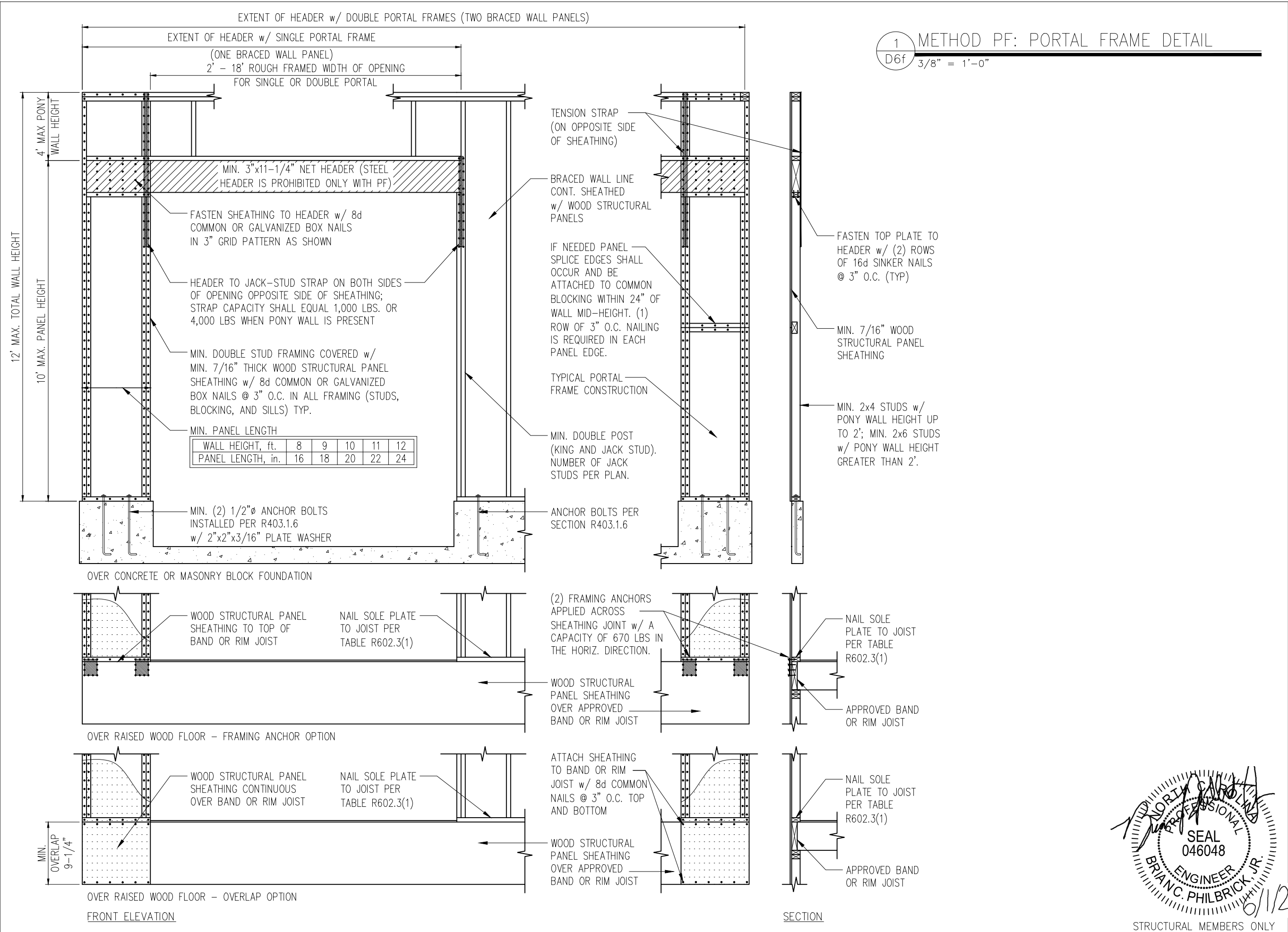
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

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



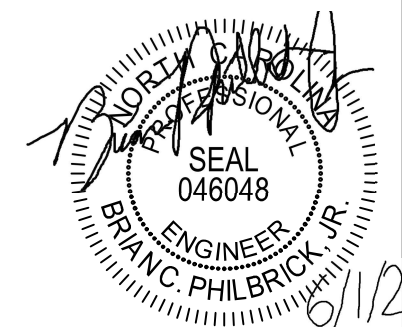
PROJECT
Standard Details
Framing Details - Bracing
CLIENT
Smith Douglas Homes
110 Village Trail, Suite 215
Woodstock, GA 30188

CURRENT DRAWING
DATE: 4/29/2021
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CHECKED BY: BCP
ORIGINAL DRAWING
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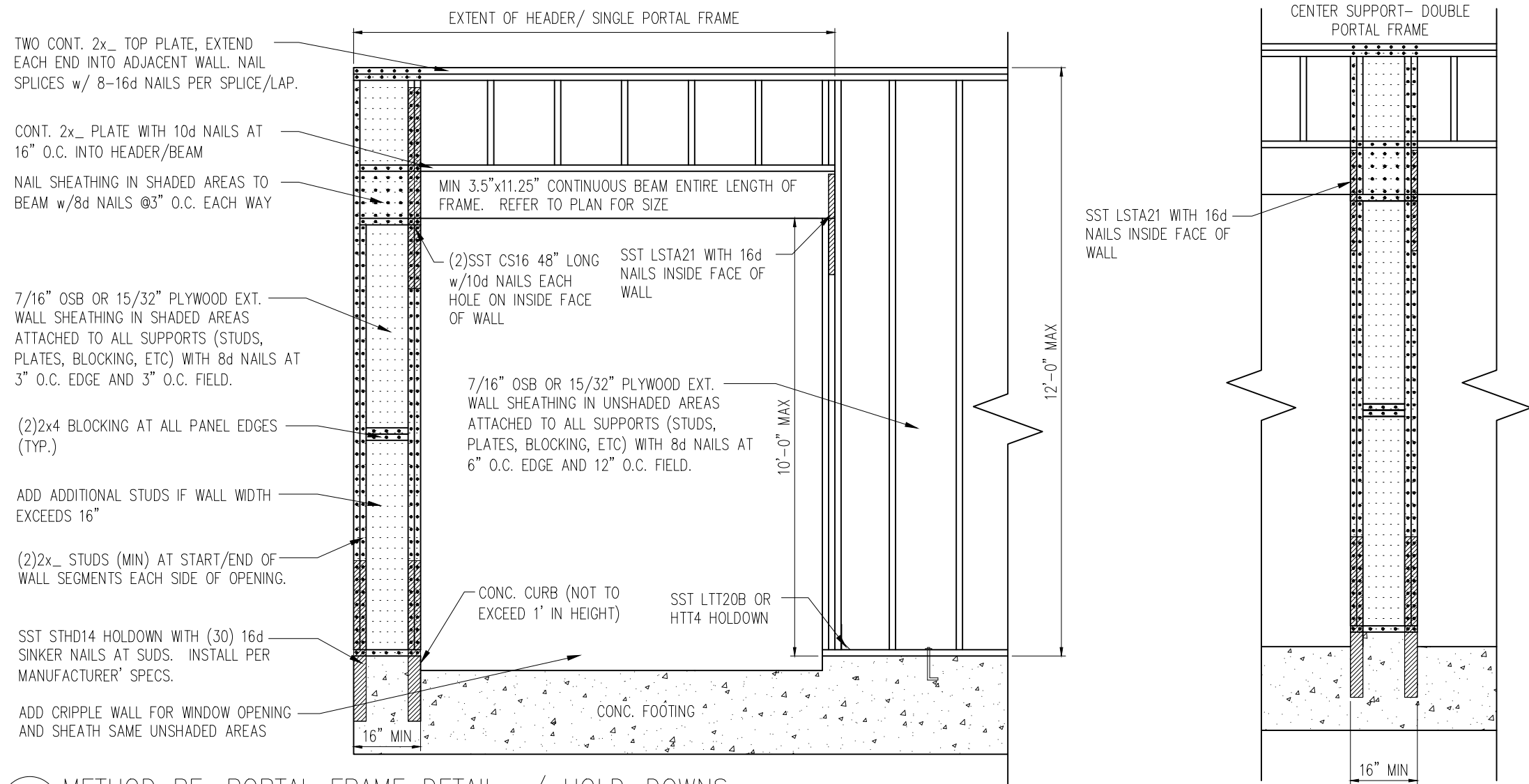
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

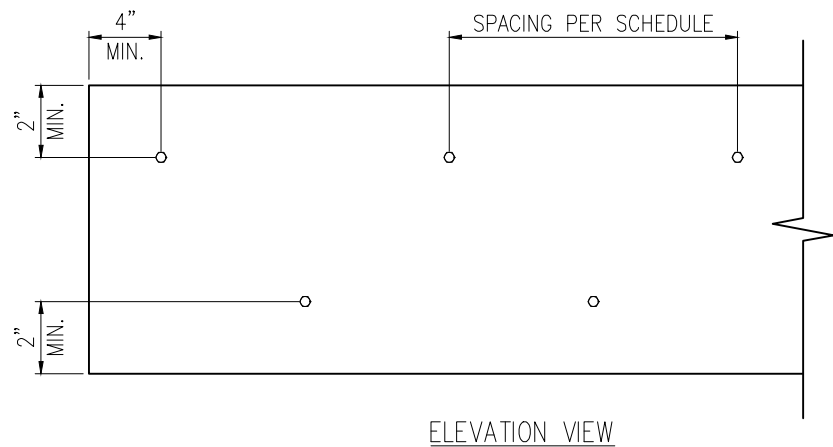
D6f



STRUCTURAL MEMBERS ONLY

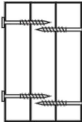
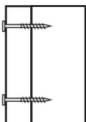
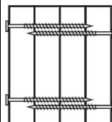
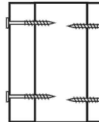
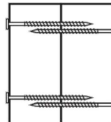


1 METHOD PF: PORTAL FRAME DETAIL w/ HOLD-DOWNS
D7f 3/4" = 1'-0"



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

MINIMUM FASTENING REQUIREMENTS FOR TOP- AND SIDE-LOADED MEMBERS

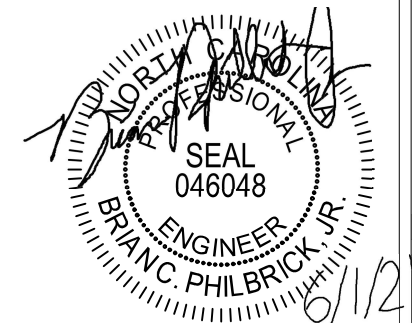
MINIMUM FASTENING REQUIREMENTS FOR TOP- AND SIDE-LOADED MEMBERS		3 1/2" WIDE		5 1/4" WIDE		7" WIDE	
							
FASTENER TYPE	LVL DEPTH	2-Ply 1 3/4"	3-Ply 1 3/4"	1 3/4" + 3 1/2"	4-Ply 1 3/4"	2-Ply 1 3/4" + 3 1/2"	2-Ply 3 1/2"
10d (0.128" x 3") Nails	7 1/4" ≤ d < 14"	3 rows @ 12" o.c.	3 rows @ 12" o.c. (ES)	3 rows @ 12" o.c.	-	3 rows @ 12" o.c. (ES)	-
	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 1/4" ≤ d < 14"	2 rows @ 12" o.c.	2 rows @ 12" o.c. (ES)	2 rows @ 12" o.c.	-	2 rows @ 12" o.c. (ES)	-
	d ≥ 14"	3 rows @ 12" o.c.	3 rows @ 12" o.c. (ES)	3 rows @ 12" o.c.	-	3 rows @ 12" o.c. (ES)	-
1/2" Through Bolts	d ≥ 7 1/4"	2 rows @ 24" o.c.	2 rows @ 24" o.c.		2 rows @ 24" o.c.		
SDS 1/4" x 3 1/2", WS35, 3 3/8" TrussLok		2 rows @ 24" o.c.	2 rows @ 24" o.c. (ES)	2 rows @ 24" o.c.	-	2 rows @ 24" o.c. (ES)	-
SDS 1/4" x 6", WS6		-	-		2 rows @ 24" o.c. (ES)		
5" TrussLok		-	2 rows @ 24" o.c.		-		
6 3/4" TrussLok		-	-		2 rows @ 24" o.c.		

NOTES:

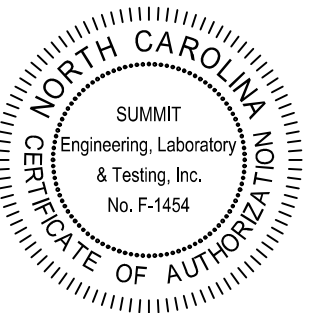
- All fasteners must meet the minimum requirements in the table above. Side-loaded multiple-ply members must meet the minimum fastening and side-loading capacity requirements given on page 48.
- Minimum fastening requirements for depths less than 7 1/4" require special consideration. Please contact your technical representative.

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



PROJECT
Standard Details
Framing Details - Bracing
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

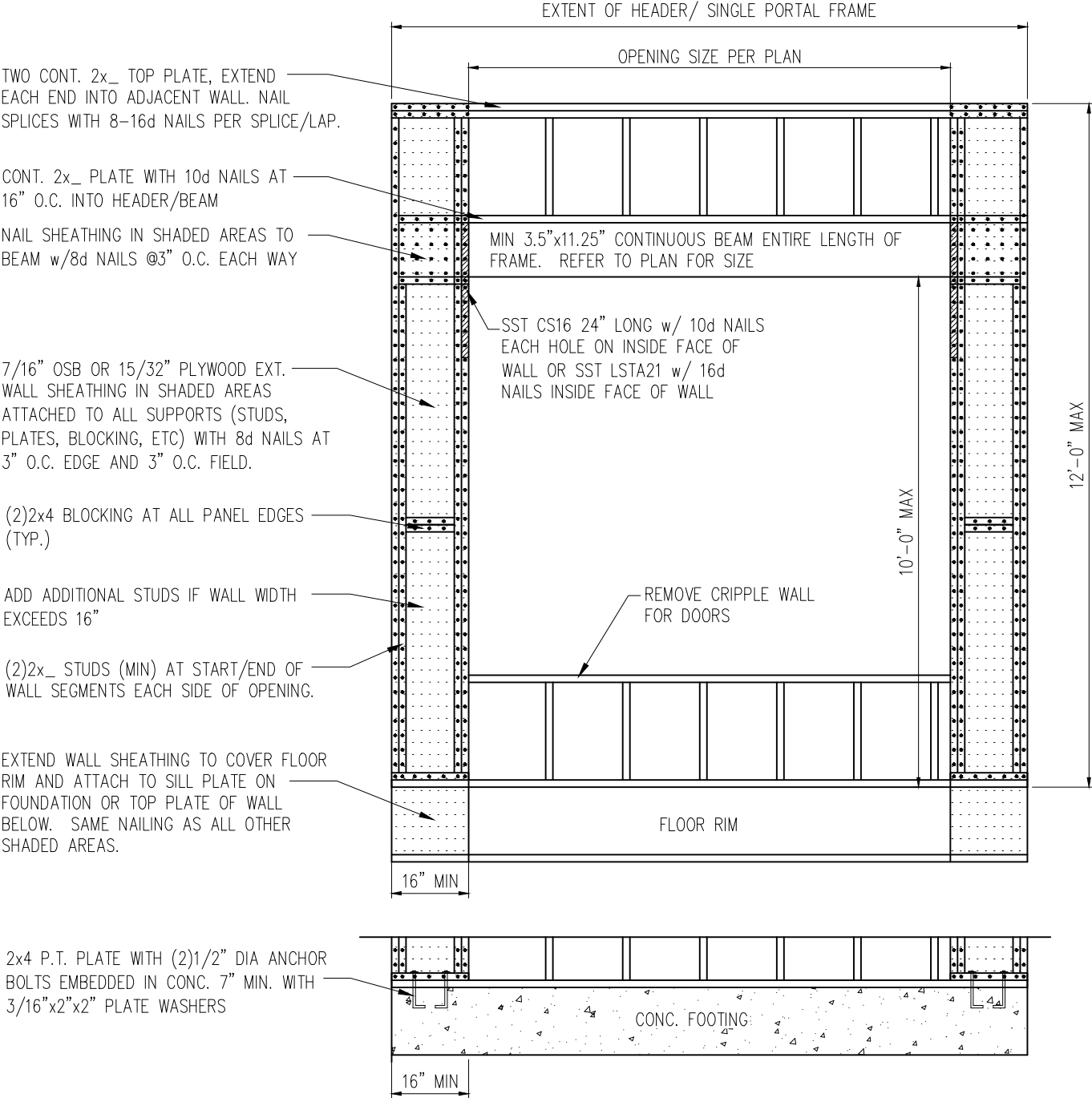
ORIGINAL DRAWING

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

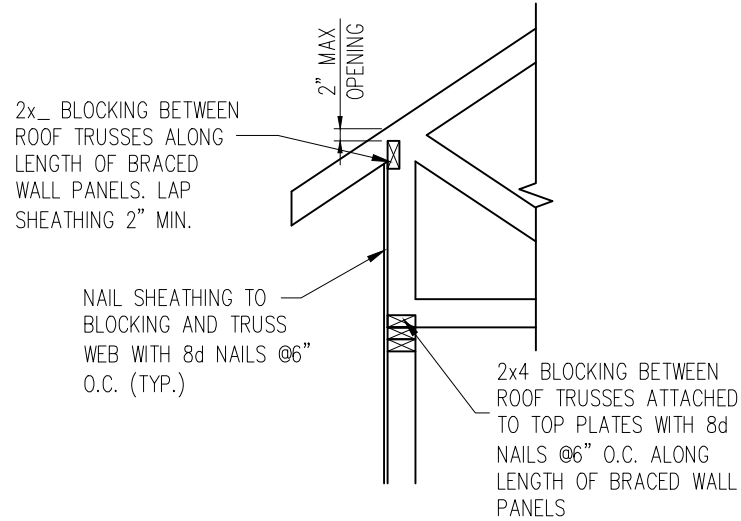
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

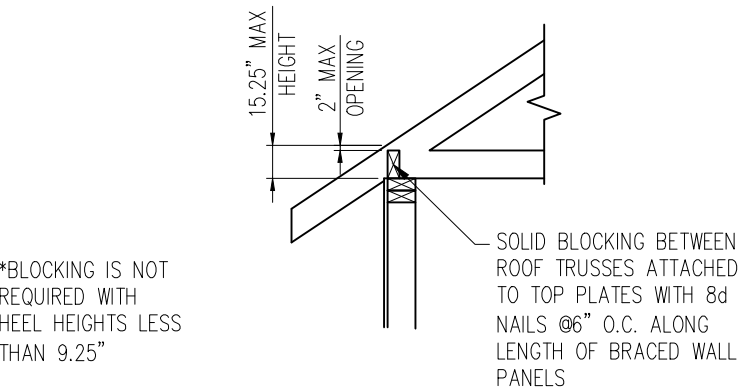
D7f



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



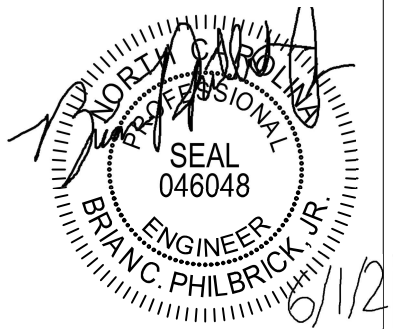
HEEL HEIGHT GREATER THAN 15.25"



HEEL HEIGHT LESS THAN 15.25" *

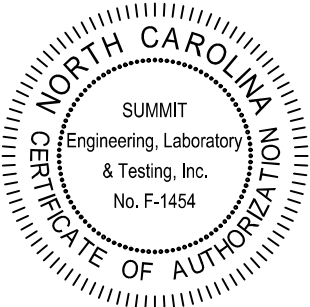
*BLOCKING IS NOT REQUIRED WITH HEEL HEIGHTS LESS THAN 9.25"

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



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



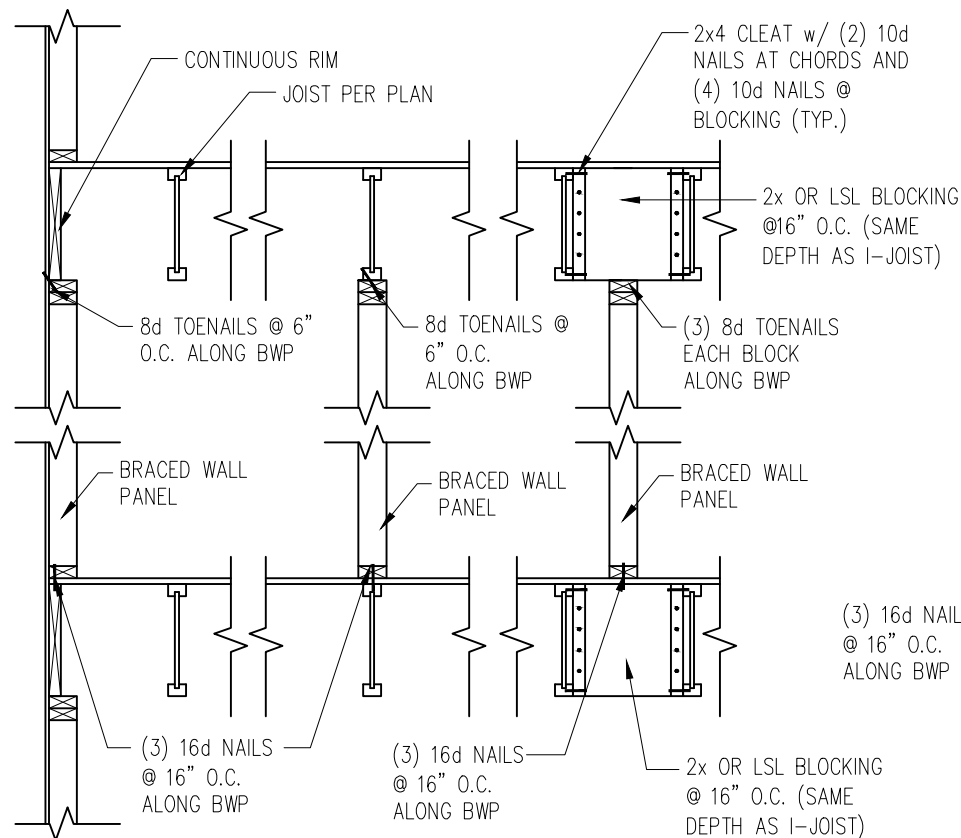
PROJECT
Standard Details
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Woodstock, GA 30188

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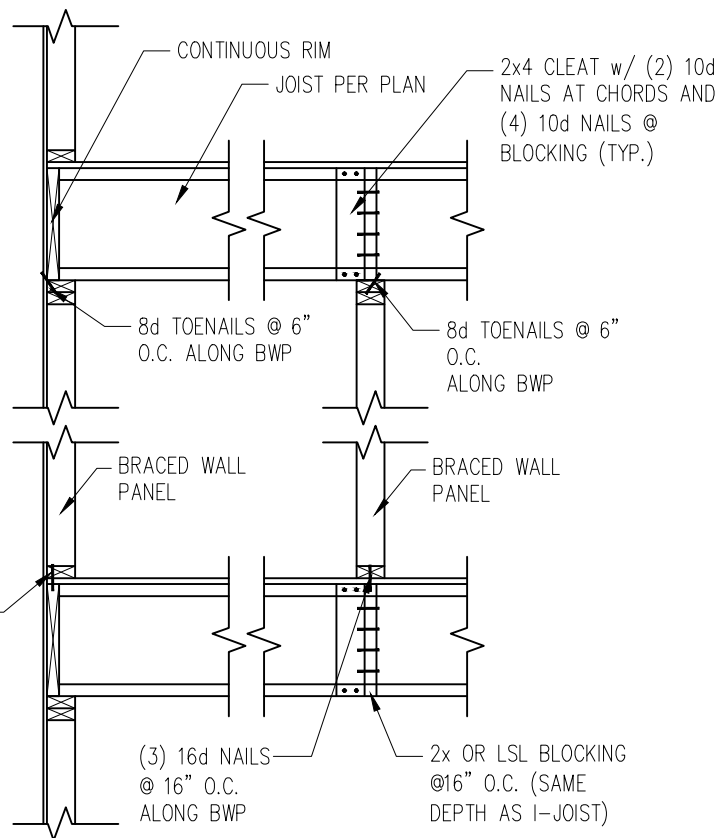
ORIGINAL DRAWING
NO. DATE PROJECT #
0 1/7/16 3832

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
D8f



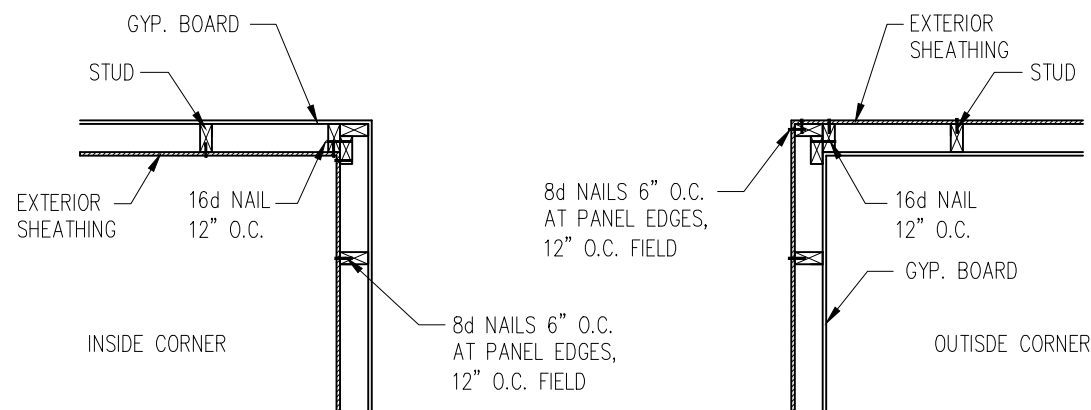
JOISTS PARALLEL TO BRACED WALLS



JOISTS PERPENDICULAR TO BRACED WALLS

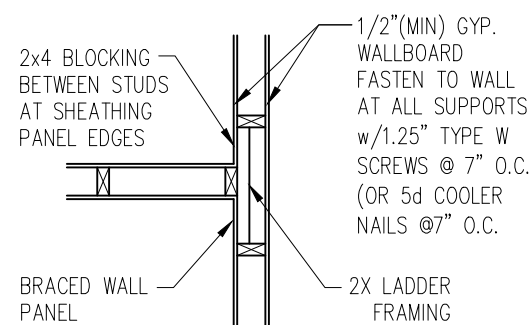
1
D9f
1" = 1'-0"

TYP. WALL PANEL TO FLOOR/CEILING CONNECTION



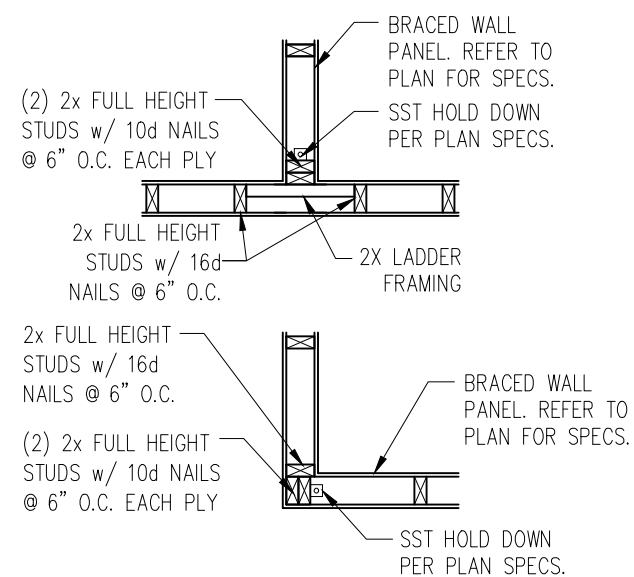
2
D9f
1" = 1'-0"

TYP. EXTERIOR CORNER FRAMING



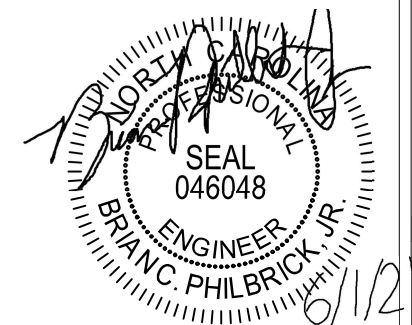
3
D9f
1" = 1'-0"

INTERIOR 3-STUD WALL INTERSECTION

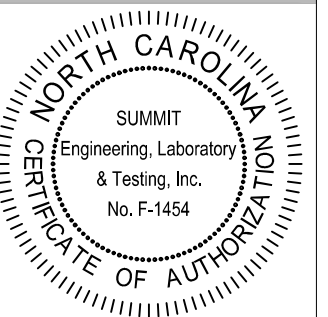


4
D9f
1" = 1'-0"

TYP. HOLD DOWN DETAIL



STRUCTURAL MEMBERS ONLY



PROJECT
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CLIENT
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Woodstock, GA 30188

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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

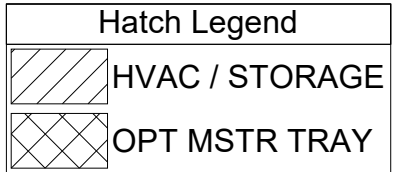
SHEET

D9f

Architectural floor plan of a 40' 0" x 40' 0" room. The plan includes a staircase (V1-V5) in the bottom-left corner, a PDS (Process Distribution System) unit, and an HVAC/Storage area in the bottom-right. A large rectangular area in the top-right is labeled "OPT MSTR TRAY". The room is divided into sections by vertical and horizontal lines, with dimensions provided for each section. The overall dimensions are 40' 0" by 40' 0".

Key features and dimensions:

- Overall dimensions: 40' 0" x 40' 0"
- Staircase (V1-V5) dimensions: 13' 0" x 7' 0"
- PDS unit dimensions: 2' 0" x 2' 0"
- HVAC / STORAGE area dimensions: 16' 0" x 2' 0"
- OPT MSTR TRAY area dimensions: 1' 10 1/2" x 1' 10 1/2"
- Vertical dimensions on the left: 2' 6", 37' 6", 40' 0"
- Horizontal dimensions at the top: 2' 0", 2' 0", 2' 0", 2' 0", 2' 0", 2' 0", 2' 0", 2' 0", 2' 0", 2' 0", 2' 0", 2' 3", 1' 9", 2' 0", 2' 0", 2' 0", 2' 0", 2' 0", 1' 10 1/2"
- Vertical dimensions on the right: 40' 0"
- Horizontal dimensions at the bottom: 13' 0", 7' 0", 2' 0", 16' 0", 2' 0", 40' 0"



FOXCROFT ADG BEH

ROOF AREA: 1977.96_RIDGE LINE: 36.64 _ HIP LINES:0 _ Δ Indicates Left End of Truss									
Customer SMITH DOUGLAS							UFP MID-ATLANTIC, LLC A UNIVERSAL FOREST PRODUCTS COMPANY BURLINGTON, NC PHONE (800) 476-9356 CHESAPEAKE, VA PHONE (800) 476-3190 CONWAY, SC PHONE (800) 397-9572 JEFFERSON, GA PHONE (800) 648-4038 PEARISBURG, VA PHONE (800) 397-9571		
Job Name FOXCROFT ADG & BEH									
Date: 02-20-20			NOTES: THIS DRAWING IS THE PROPERTY OF UFP MID-ATLANTIC, LLC AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS DESIGNED. UFP MID-ATLANTIC, LLC MAKES NO WARRANTY, WITH ALL OTHER TECHNICAL DRAWINGS SUPPLIED BY UFP MID-ATLANTIC, LLC AND "BRACING". WOOD TRUSSES COMMENTARY AND RECOMMENDATIONS AS PUBLISHED BY THE TRUSS PLATE INST TUTE FOR INDUSTRY STANDARDS IN RECTING TRUSSES. (TP) IS LOCATED AT 883 CONCORD DR, SUITE 200 MADISON, WI 53719 (608) 833-5800						
Scale: NTS			Quality Products for Quality Builders						
Revision Date1: _____									
Revision Date2: _____									
Checked By: SDNC									
Quote Number									
MASTER			1. TEMPORARY BRACING TO BE INSTALLED w/T.P.I., STANDARD BCS-B1. 2. SEE ENGINEERED DRAWING FOR PERMANENT BRACING MINIMUM REQUIREMENTS. 3. FRAMER TO VERIFY ALL DIMENSIONS, DROP, & RISE LOCATIONS PRIOR TO TRUSS PLACEMENT. 4. BLDR/FRAMER RESPONSIBLE FOR ADJUSTMENT OF THE BUILDER TO PROVIDE ADEQUATE SUPPORT FOR ALL THE ELEMENTS SHOWN IN THIS DRAWING.						