

# McGINNIS

DUNCANS CROSSING  
LOT 21



PLAN ID 070121

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 PLANS
A5.2	SECOND FLOOR PLANS
A6.1	ROOF PLANS
A7.2-A7.3	ELECTRICAL PLANS

AREA TABULATION	
FIRST FLOOR	1001
SECOND FLOOR	1371
TOTAL	2372
GARAGE	410
FRONT PORCH (COVERED) B&C MASSINGS	108
REAR PATIO	120

PLAN REVISIONS			
DATE	BY	REVISION	PAGE #
2/23/2021	MM	PROTOTYPE WALK CHANGES - SEE REVISION SHT	ALL
4/7/2021	AW	Added elevations J & K	A1.10, A1.11
7/1/2021	AW	2ND Prototype walk changs - see revision sheet	A2.1-A2.3, A5.1-A5.3, A7.2-A7.3
9/2/2021	BB	ADDED FOURTH TURTLE BACK VENT TO C MASSING REAR ELEVATION	A2-3, A6.3
2/1/2022	AW	Added LED light in Laundry hall on same switch as Loft lights	A7.3

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

# DUNCANS CROSSING LOT 21



ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

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

REV	BY	DATE	REVISION



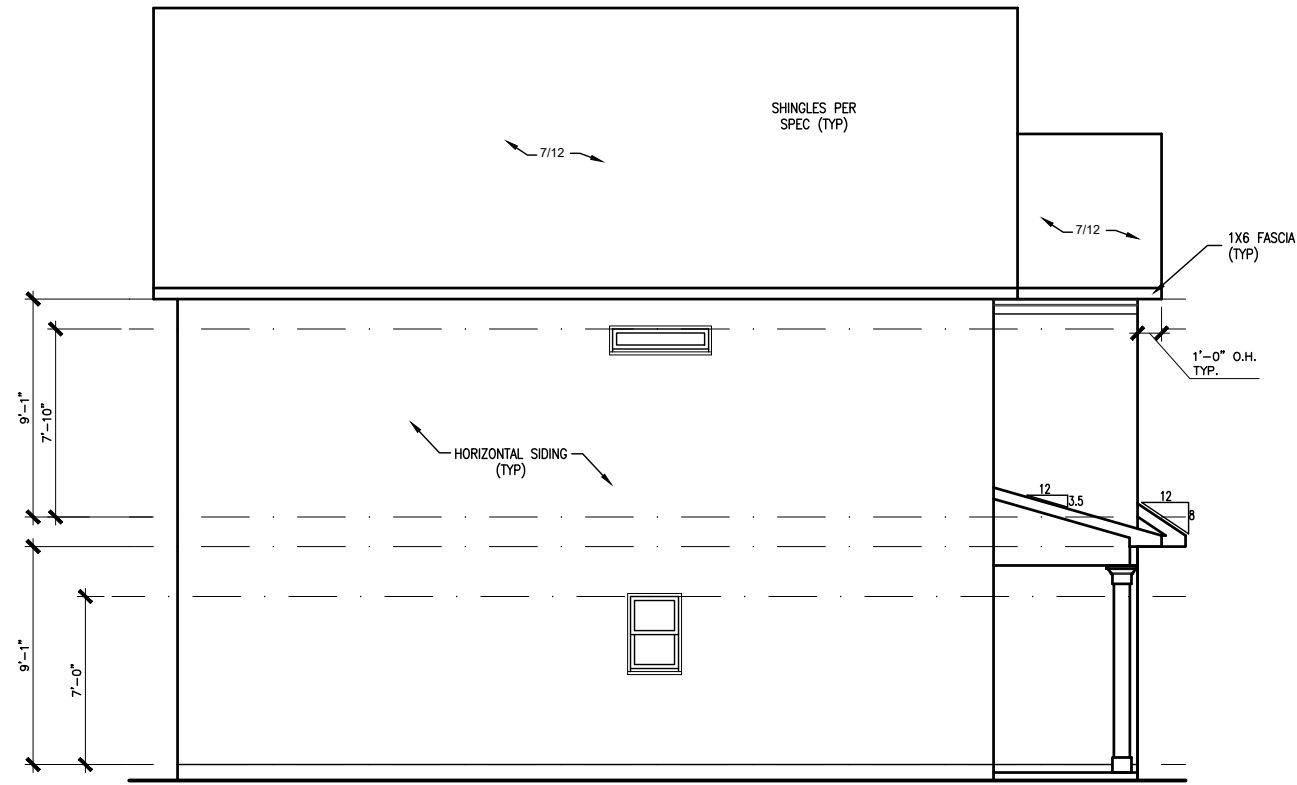
ELEVATIONS  
FRONT ELEVATION  
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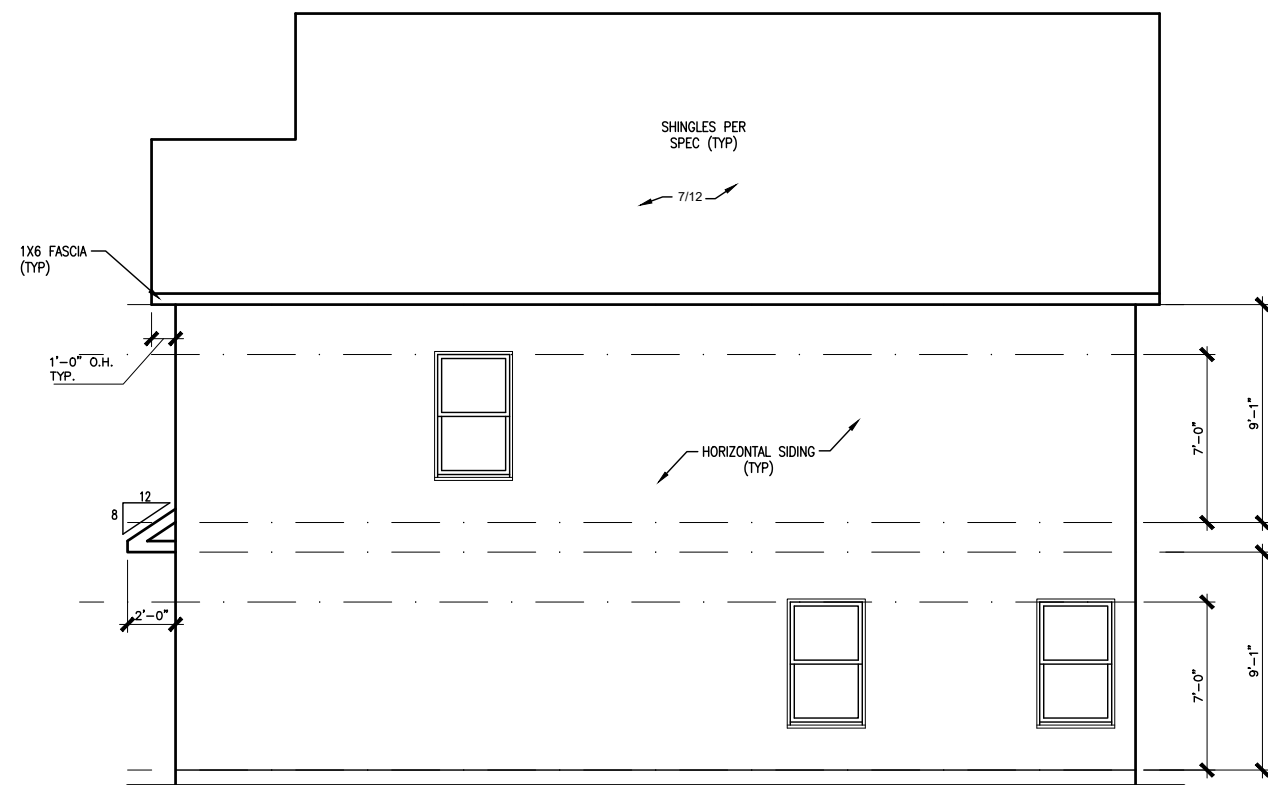
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PAGE NO: A1.1	

# DUNCANS CROSSING LOT 21



LEFT ELEVATION "E"

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



RIGHT ELEVATION "E"

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



REAR ELEVATION "E"

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

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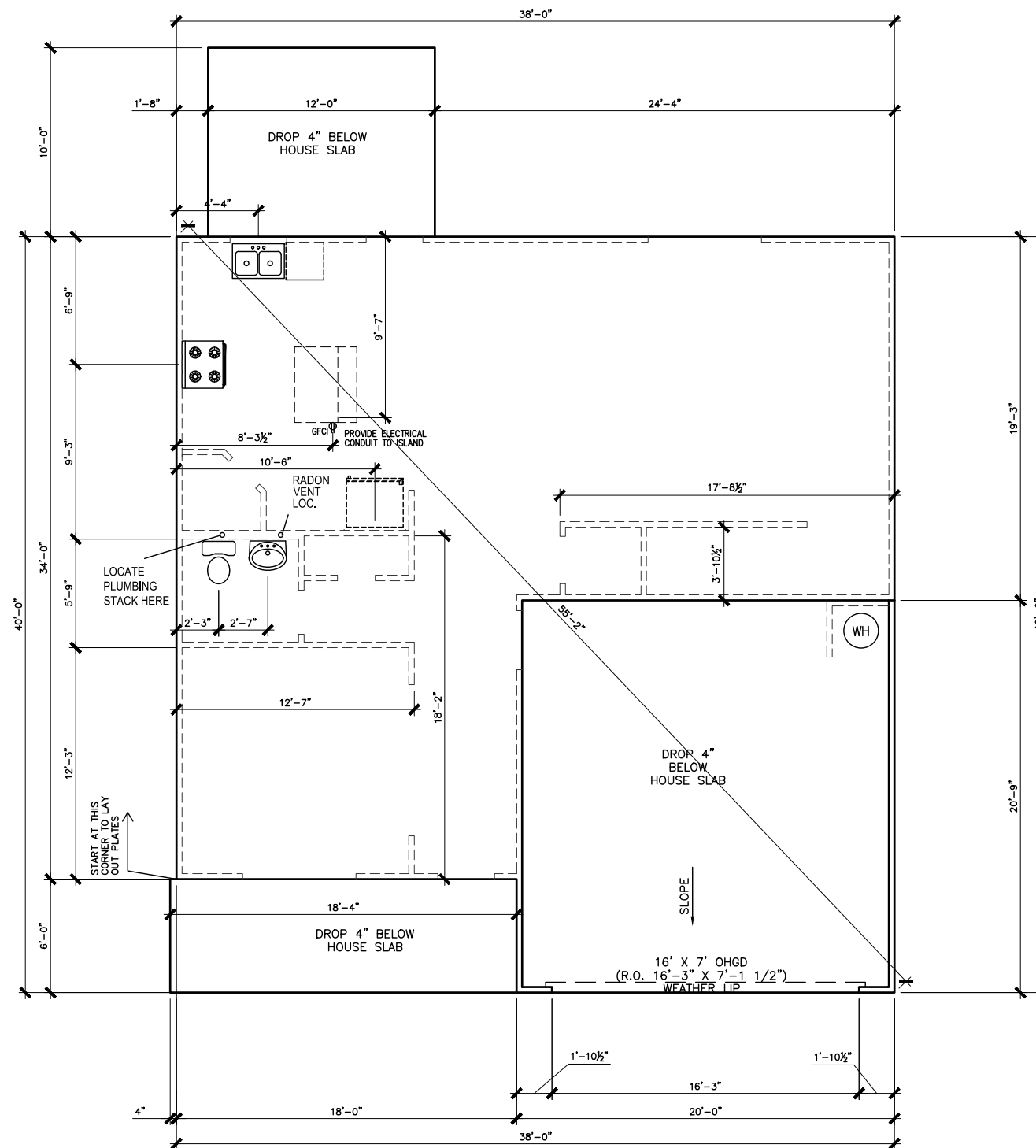
ELEVATIONS  
SIDES AND REAR  
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# DUNCANS CROSSING LOT 21



\*RADON VENT PROVIDED  
PER LOCAL CODE

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

SLAB PLAN

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

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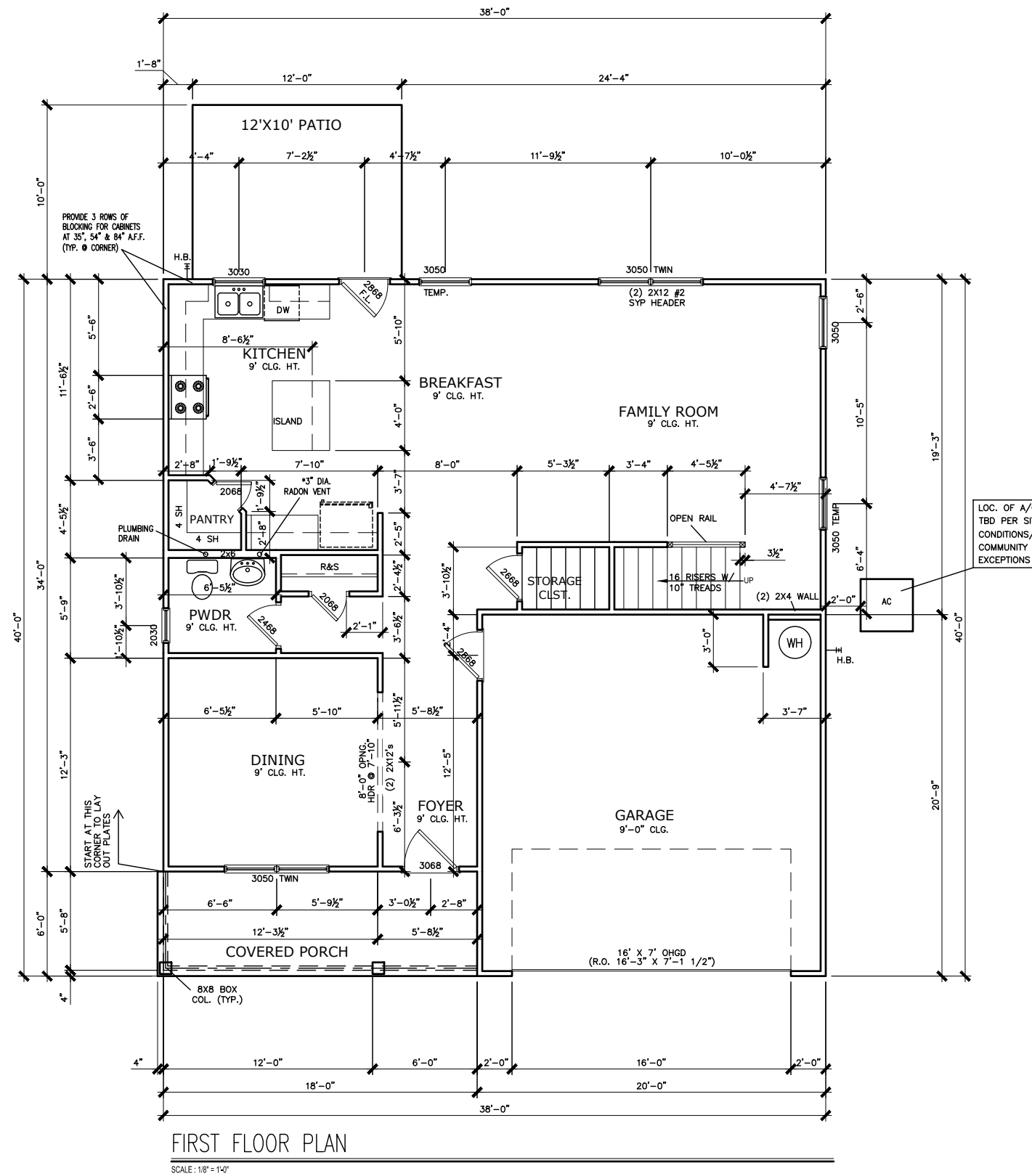
FOUNDATION PLAN  
SLAB PLAN  
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# DUNCANS CROSSING LOT 21



FIRST FLOOR PLAN

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

\*RADON VENT PROVIDED  
PER LOCAL CODE

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FLOOR PLAN  
FIRST FLOOR  
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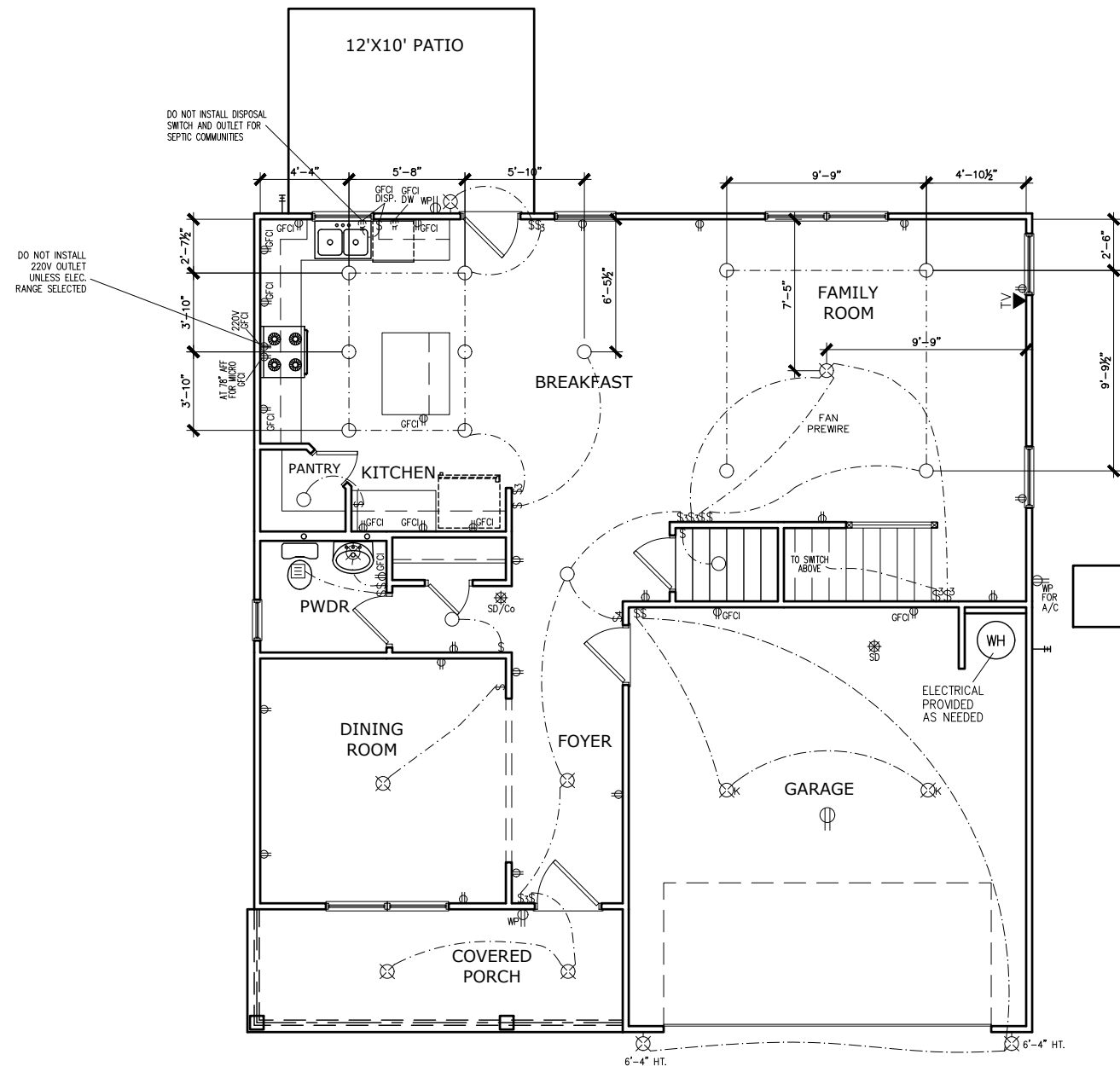
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# DUNCANS CROSSING LOT 21



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
⊙	KEYLESS	⊙	GFCI OUTLET
⊗	WALL MOUNT FIXTURE	⊙	ARCH FAULT CIRCUIT INTERRUPTER
⊙	CEILING FIXTURE	†	GAS LINE
●	FLEX CONDUIT	†	WATER LINE
CH	CHIMES	⊥	HOSE BIBB
PH	TELEPHONE	⊙	FLOOD LIGHT
SD/Co	SMOKE DETECTOR & CARBON MONOXIDE	⊡	1x4 LUMINOUS FIXTURE
SO	SECURITY OUTLET	⊗	CEILING FAN
□	GARAGE DOOR OPENER	—	ELECTRICAL WIRING
⊡	EXHAUST FAN	⊙	CEILING FIXTURE
⊡	FAN/LIGHT		
ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES			
APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)			
BREAKFAST/DINING ROOM	63" ABOVE FINISHED FLOOR		
KITCHEN PENDANT LIGHTS	33" ABOVE COUNTER TOP		
TWO STORY FOYER FIXTURE	96" ABOVE FINISHED FLOOR		
CEILING FAN	96" ABOVE FINISHED FLOOR		

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

BY	REVISION	DATE
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ELECTRICAL PLAN  
FIRST FLOOR  
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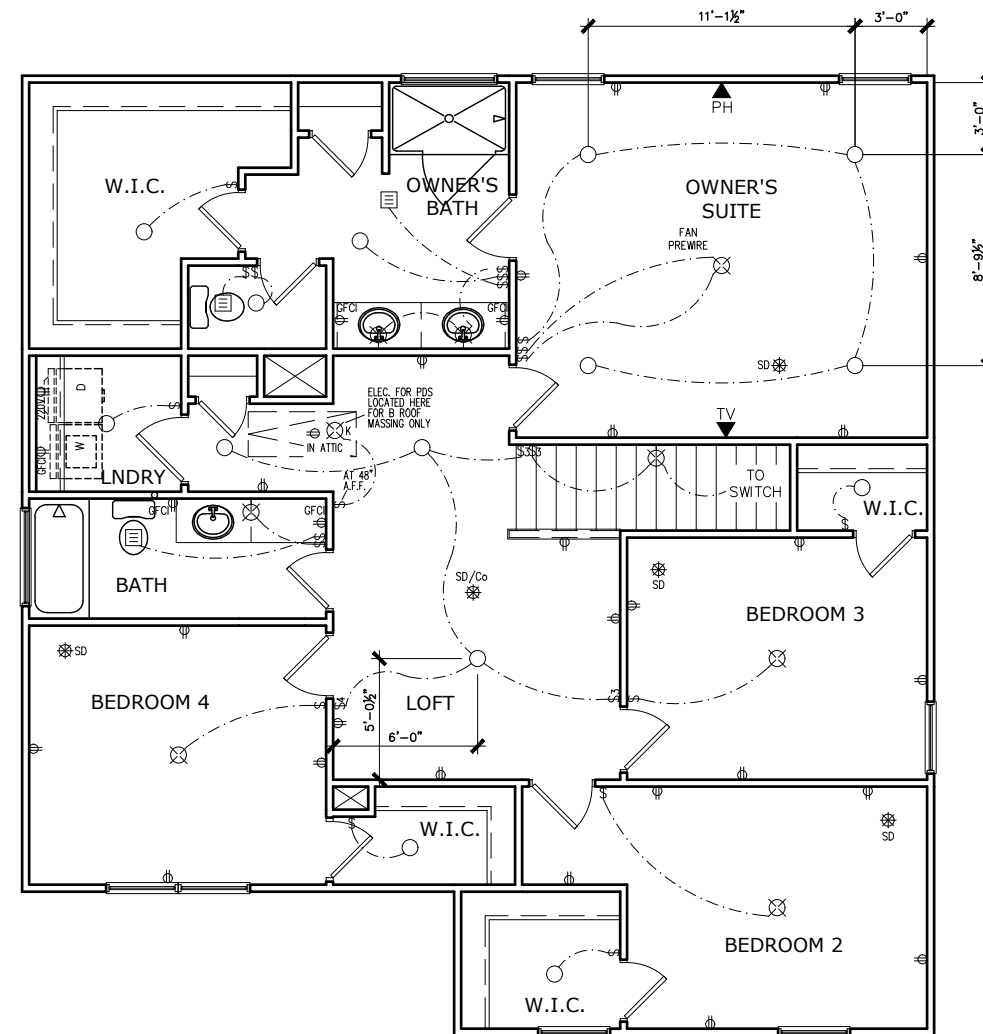
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# DUNCANS CROSSING LOT 21



SECOND FLOOR ELECTRICAL PLAN

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

## ELECTRICAL LEGEND

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

ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES

APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)

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

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

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ELECTRICAL PLAN  
SECOND FLOOR  
MCGINNIS

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MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINEERING



Mulhern+Kulp project number: 256-21009

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

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

SMITH DOUGLAS HOMES

GENERAL STRUCTURAL NOTES MCGINNIS MODEL RALEIGH, NC

sheet: SO.0

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

Table with 3 columns: DESCRIPTION OF BLDG. ELEMENT, 3"x0.13" NAILS, 3"x0.120" NAILS. Rows include JOIST TO SOLE PLATE, RIM TO TOP PLATE, DOUBLE STUD, etc.

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

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

ROOF TRUSSES AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN.

VENEER LINTEL SCHEDULE

Table with 3 columns: SPAN (MAX), HEIGHT OF VENEER ABOVE LINTEL, STEEL ANGLE SIZE. Rows include 3'-0", 6'-0", 8'-0", 9'-6" spans.

ALL LINTELS - SHALL SUPPORT 2 3/4" - 3 1/2" VENEER w/ 40 psf MAXIMUM HEIGHT. \* FOR QUEEN VENEER USE L4x3 1/2".

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NCSECC-RESIDENTIAL CODE. FOOTING DESIGN - 2,000 PSF NET ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. FASTEN 2x4/6 SILL PLATES TO CONC FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING: 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C., 1" MIN. EMBEDMENT. FASTEN 2x10 SILL PLATES TO PRECAST BSMT WALLS WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING: 1/2" DIA. BOLTS @ 2'-0" O.C.

LEGEND

- RT. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. U.N.O.) OF. INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. U.N.O.) F.L. INDICATES 14" DEEP FLOOR I-JOISTS (24" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER. D.J. INDICATES 2x8 P.T. DECK JOISTS @ 16" O.C. (MAX) INDICATES LOCATIONS OF POTENTIAL TILE FLOOR. JOIST MANUFACTURER SHALL DESIGN FLOOR SYSTEM FOR ADD'L 10 PSF DEAD LOAD AT THESE LOCATIONS.

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

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

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

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

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 1/2" PLYWOOD: FASTEN SHEATHING w/ 2 3/8"x0.113 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.

3" O.C. EDGE NAILING

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

NOTES

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

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

FLOOR FRAMING

- I-JOISTS SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT MK FOR EXCLUDED FLOOR DESIGNS) PER THE GUIDELINES OF THE TILE COUNCIL OF NORTH AMERICA (TCNA HANDBOOK), IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO VERIFY THAT THE FINISHES TO BE INSTALLED MATCH THE DESIGN CRITERIA NOTED ABOVE (UNDER 'DESIGN LOADS'). FLOOR SYSTEMS & SHEATHING HAVE BEEN DESIGNED TO SUPPORT ADDITIONAL DEAD LOAD FROM CERAMIC TILE (EXCLUDING MARBLE OR STONE). HOWEVER, IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO PROVIDE PROPER UNDERLAYMENT, UNCOUPLING MEMBRANE AND MORTAR/GROUT PER THE ASSEMBLY DESIGNATIONS IN THE TCNA HANDBOOK (TILE COUNCIL OF NORTH AMERICA).

ROOF FRAMING

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

MEANS & METHODS NOTES

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

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

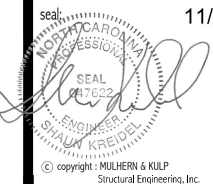
GENERAL STRUCTURAL NOTES

- DESIGN IS BASED ON 2018 NCSECC-RESIDENTIAL CODE. WOOD FRAME ENGINEERING IS BASED ON NDS, 'NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION' - LATEST EDITION. DESIGN LOADS: ROOF LIVE = 20 PSF DEAD = 7 PSF T.C., 10 PSF B.C. LOAD DURATION FACTOR = 1.25 FLOOR LIVE = 40 PSF (30 PSF @ SLEEPING AREAS) DEAD = 10 PSF (I-JOISTS) ADD'L 10 PSF @ CERAMIC TILE IN BATHS & LAUND. SOIL 2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)

GENERAL FRAMING

- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD CONNECTIONS TABLE (IRC TABLE R602.3.11) OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS. EXT. & INT. BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SPF/SP \*STUD\* GRADE LUMBER, OR BETTER, U.N.O. WALLS OVER 12' TALL SHALL BE PER PLAN. ALL INTERIOR BEARING WALLS ARE ASSUMED TO BE SHEATHED w/ GYP WALL BOARD (ONE SIDE MIN) OR PROVIDE MID HT. BLOCKING. ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE SPRUCE-PINE-FIR #2 (SPF) OR SOUTHERN PINE #2 (SP) LUMBER, OR BETTER. SUPPORT ALL HEADERS/ BEAMS w/ (1)2x JACK STUD & (1)2x KING STUD, MINIMUM - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O. ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x \*STUD\* GRADE MEMBERS SPACED @ 24" O.C. (MAX, U.N.O.) HEADERS IN NON-LOAD BEARING WALLS SHALL BE: (1)2x4/6 FLAT @ OPENINGS UP TO 4'; (2)2x4/6 FLAT UP TO 8'. ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15). ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING: \* LVL - Fb=2600 psi; Fv=285 psi; E=2.0x10^6 psi ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING: \* LVL - Fb=2400 psi; FcII=2500 psi; E=1.8x10^6 psi FOR 2 & 3 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O/C OR 2 ROWS USP W635 SCREWS (OR 3 1/2" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 3 1/2" OR 5 1/4" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS. FOR 4 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF USP W66 SCREWS (OR 6 3/4" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP AND BOTTOM SCREWS 2" FROM EDGE. A SOLID 1" BEAM IS ACCEPTABLE. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND/BEARING. BLOCKING TO MATCH POST ABOVE. ALL EXTERIOR 4x4 WOOD POSTS SHALL HAVE USP BC522-4 CAP & PA44E BASE, U.N.O.

Duncans Lot 21



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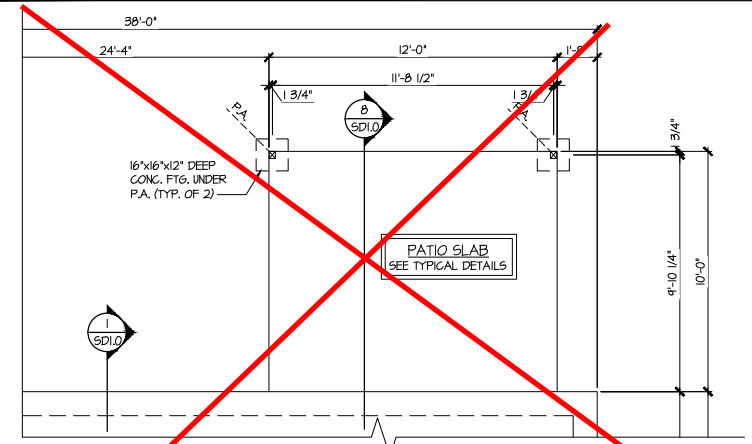
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project mgr: **SMK**  
drawn by: **MJF**  
issue date: **10-26-2021**  
REVISIONS:  
date: initial:  
11/22/21 JPP  
REWORKED PLANS ADDED

SMITH DOUGLAS  
HOMES

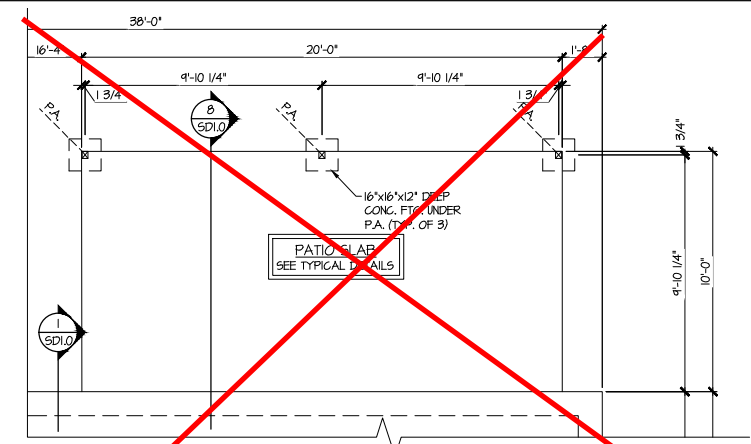
**Duncans  
Lot 21**

MONO-SLAB FOUNDATION  
MCGINNIS MODEL  
RALEIGH, NC

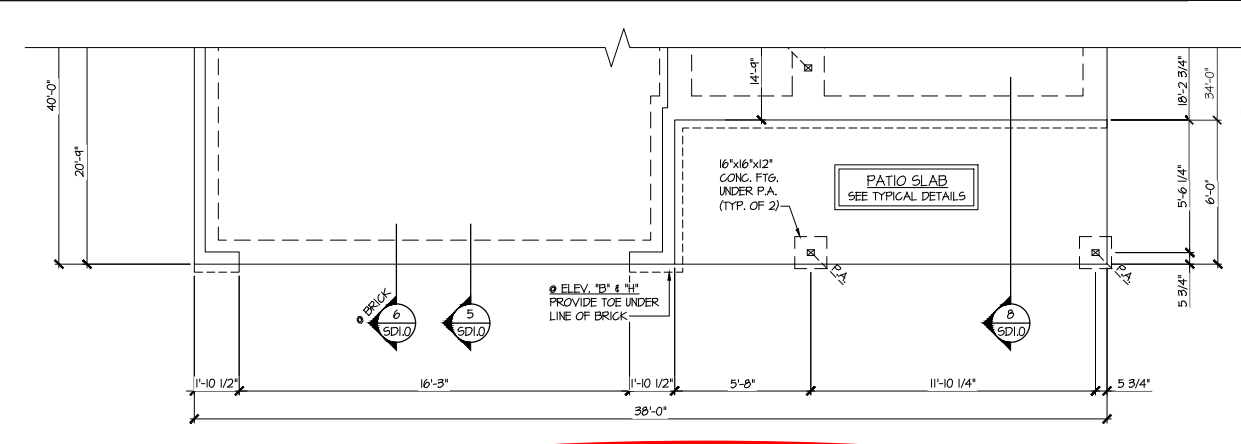
sheet:  
**S1.0M**



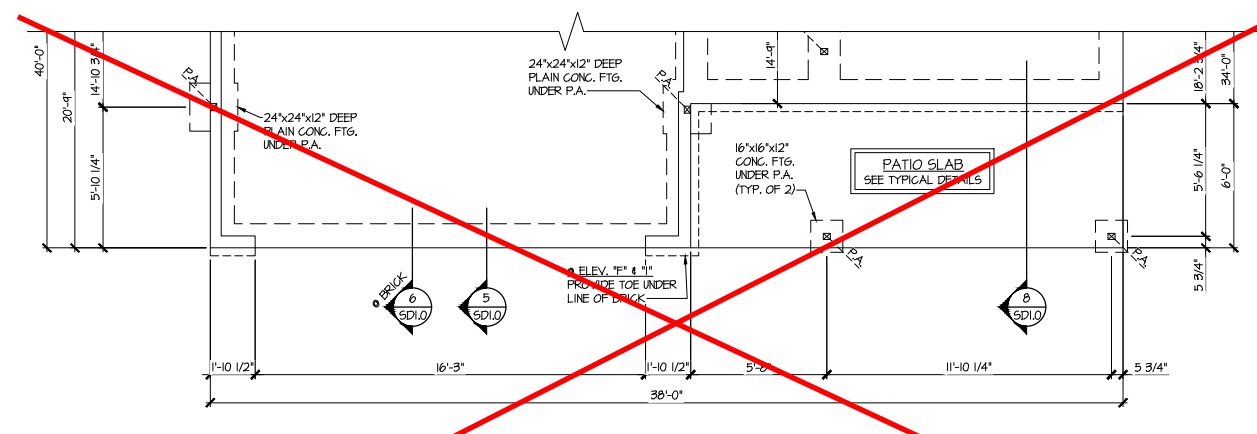
**4 PARTIAL MONO-SLAB FOUNDATION PLAN**  
SCALE: 1/4"=1'-0" ON 22x34  
1/8"=1'-0" ON 11x17  
OPT. COVERED PORCH



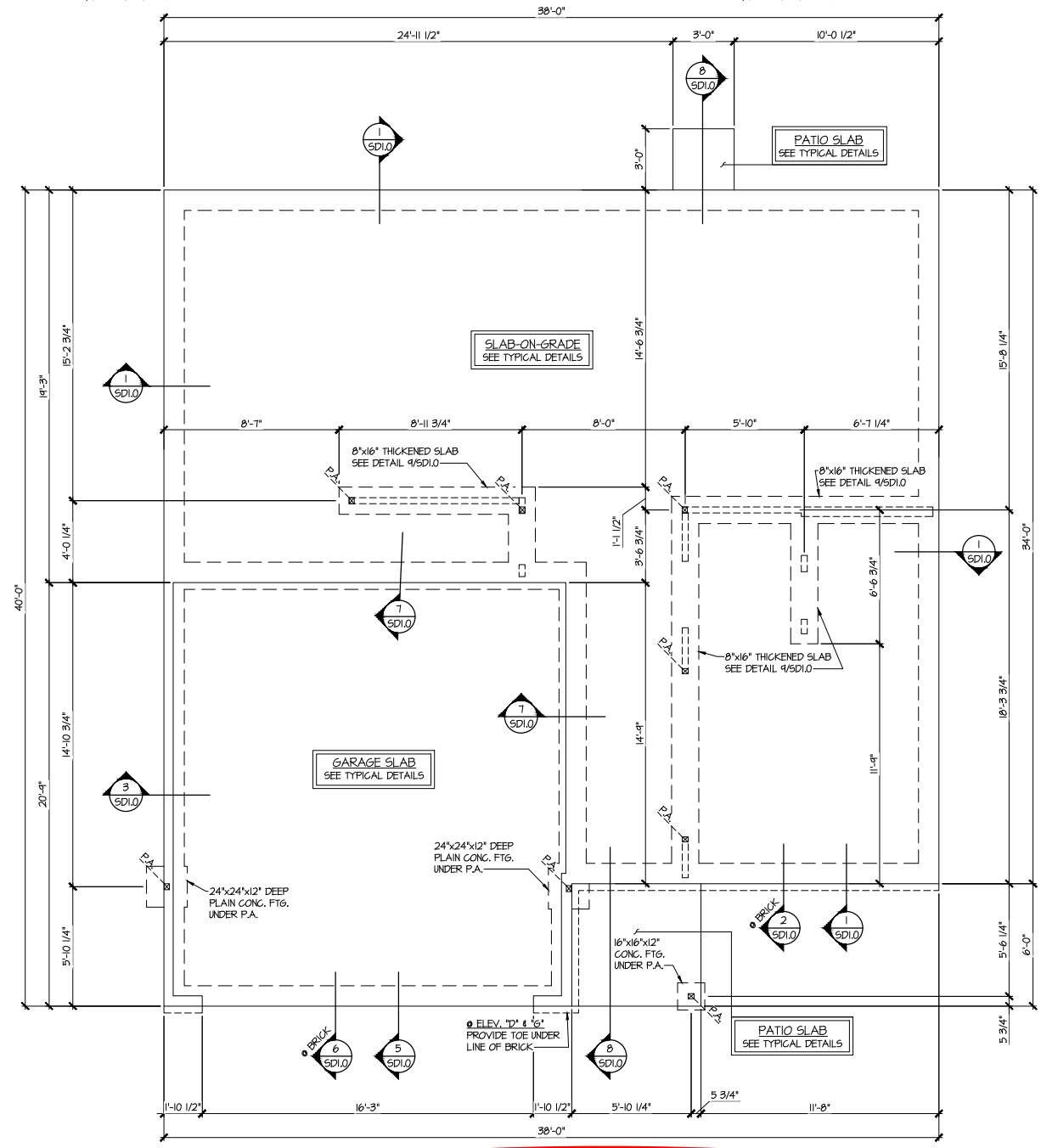
**5 PARTIAL MONO-SLAB FOUNDATION PLAN**  
SCALE: 1/4"=1'-0" ON 22x34  
1/8"=1'-0" ON 11x17  
OPT. LARGE COVERED PORCH



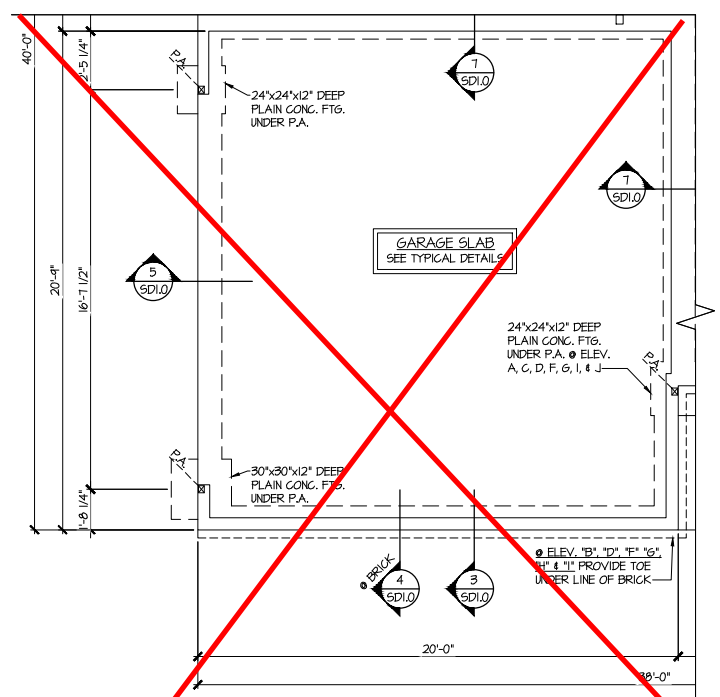
**2 PARTIAL MONO-SLAB FOUNDATION PLAN**  
SCALE: 1/4"=1'-0" ON 22x34  
1/8"=1'-0" ON 11x17  
ELEV. B, E, H, & K



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



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

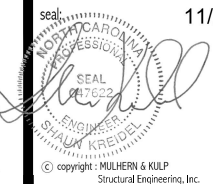


**6 PARTIAL MONO-SLAB FOUNDATION PLAN**  
SCALE: 1/4"=1'-0" ON 22x34  
1/8"=1'-0" ON 11x17  
OPT. SIDE ENTRY GARAGE

REFER TO S.O. FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

**LEGEND**

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



**MULHERN+KULP**  
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770-777-8874 - mulhern@mulhernkulp.com

NC License # C-3825

Mulhern+Kulp project number:  
**256-21009**

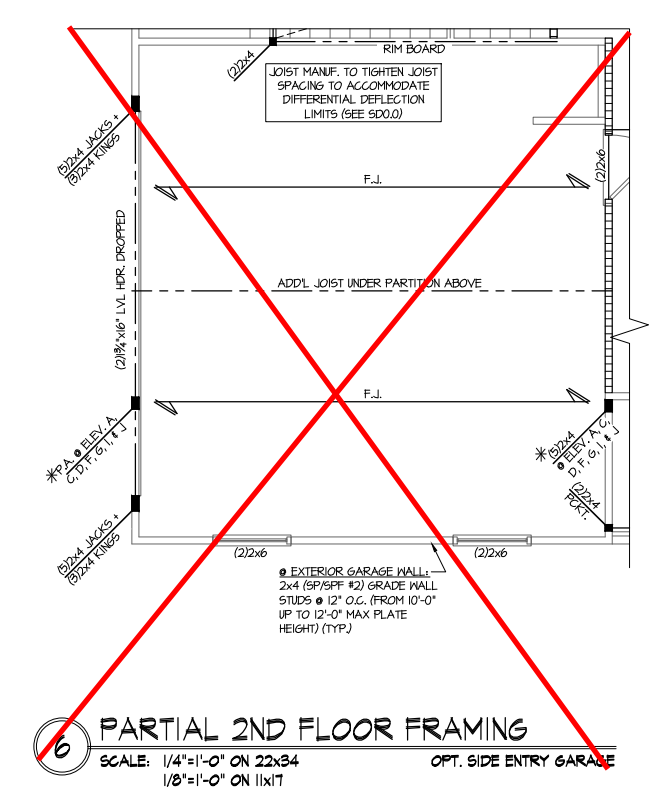
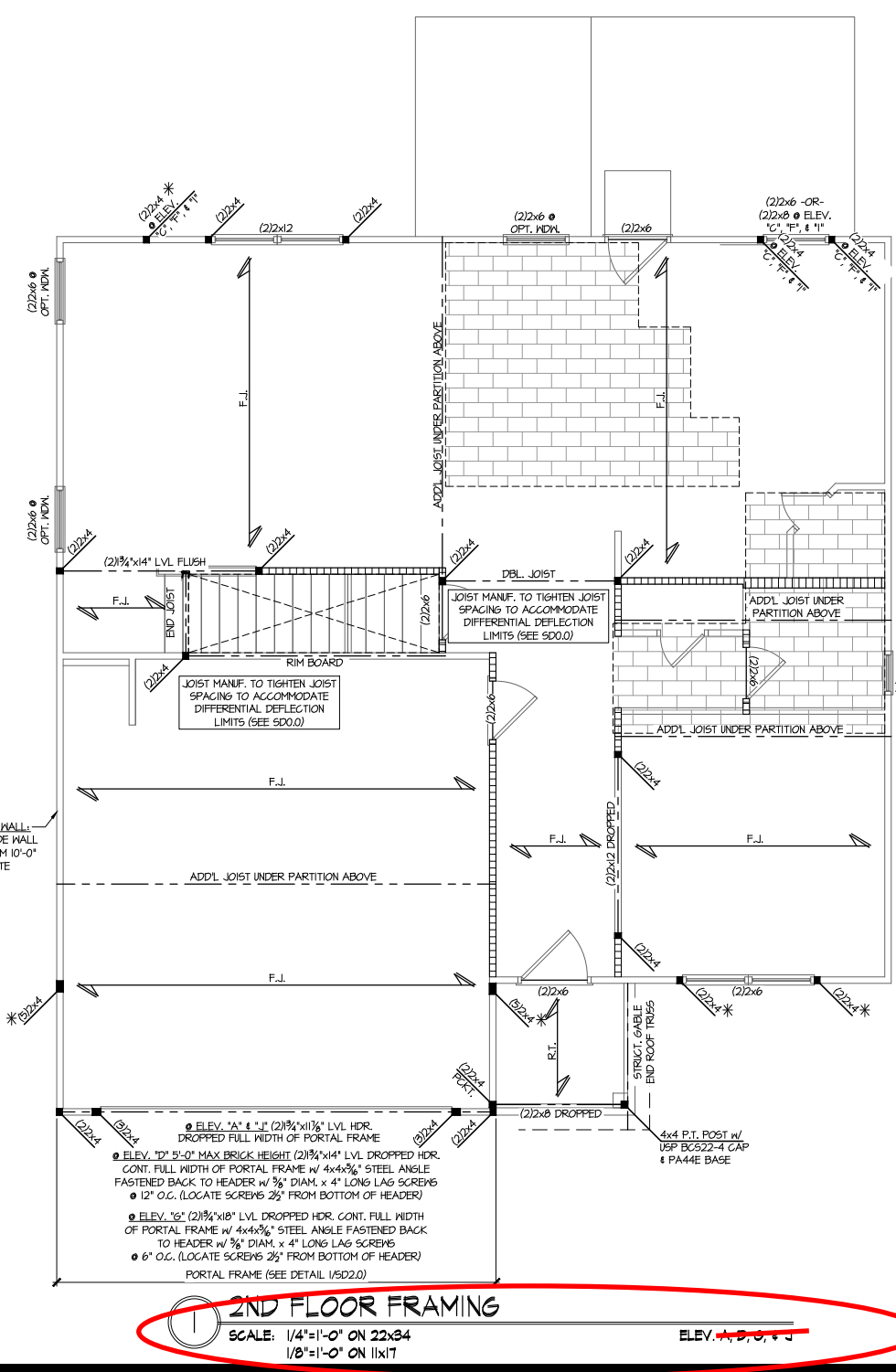
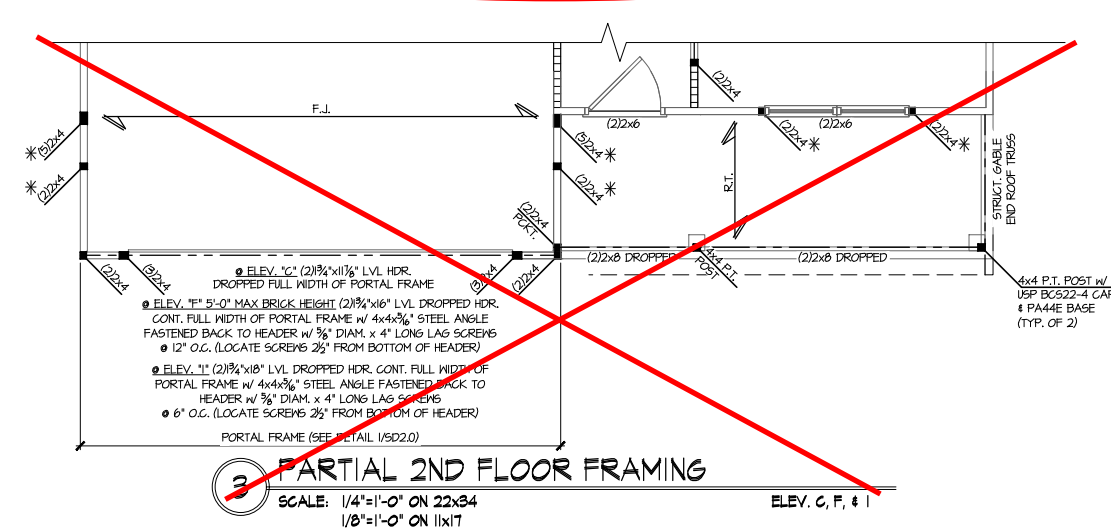
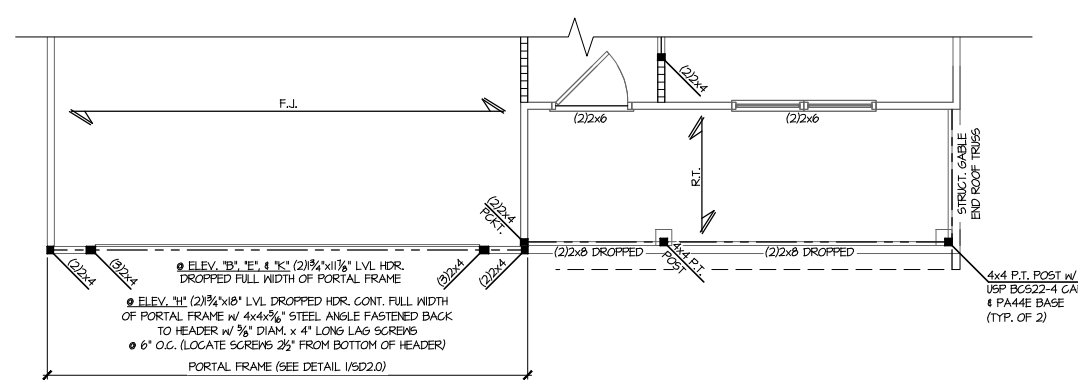
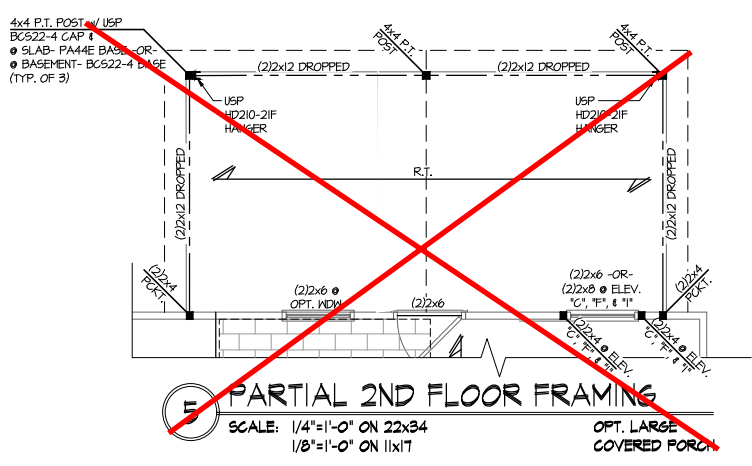
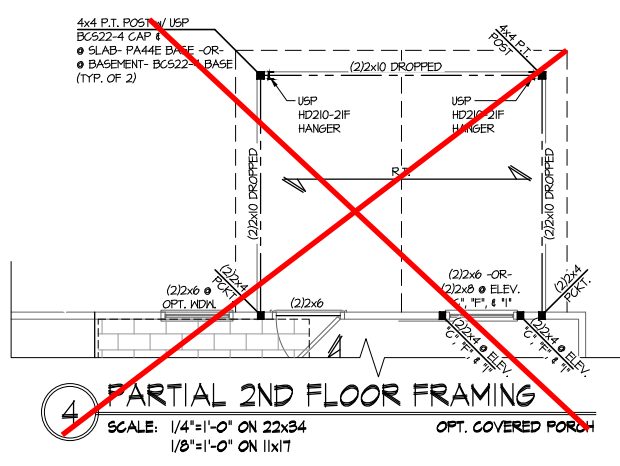
project mgr: **SMK**  
drawn by: **MJF**  
issue date: **10-26-2021**

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

**SMITH DOUGLAS HOMES**

**2ND FLOOR FRAMING PLAN**  
**MCGINNIS MODEL**  
RALEIGH, NC

sheet:  
**S3.0M**



**Duncans Lot 21**

REFER TO 50.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES  
THIS LEVEL HAS BEEN DESIGNED FOR 9'-1" PLATE HEIGHT

**LEGEND**

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

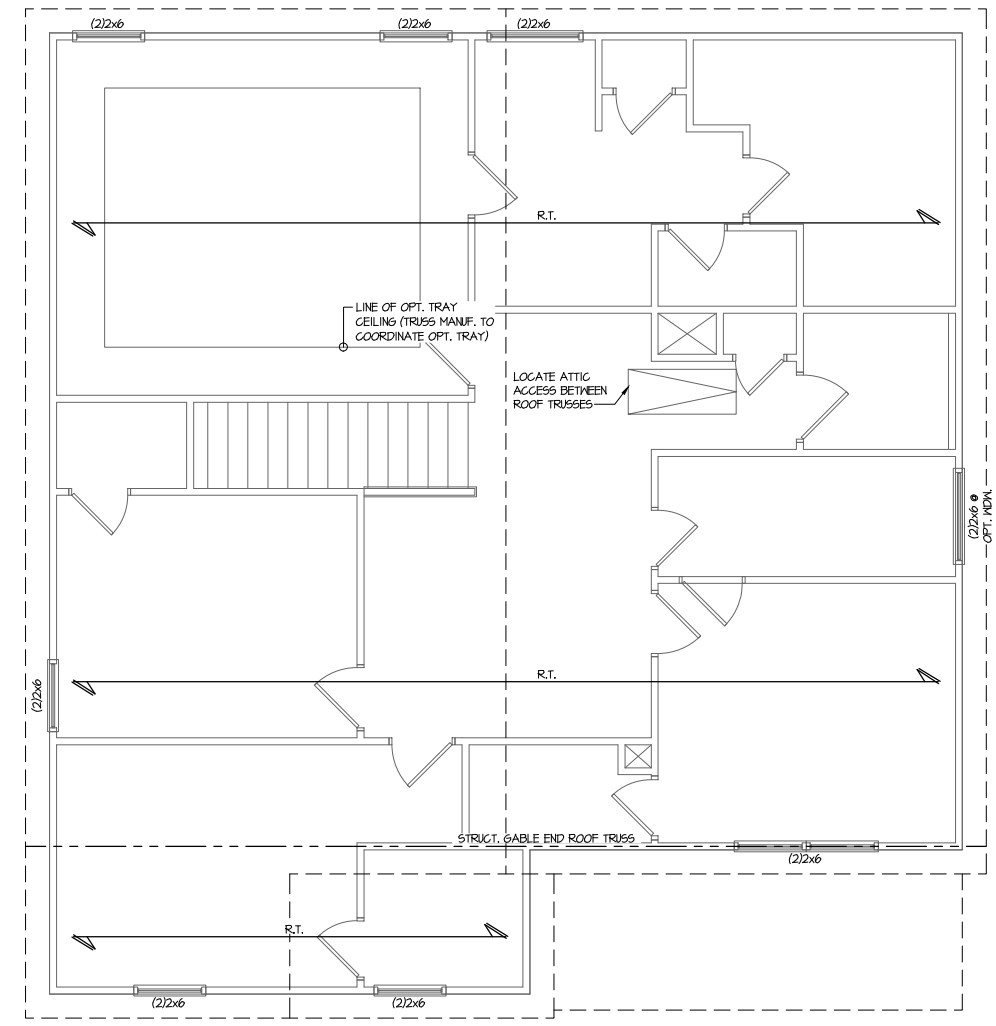
Mulhern+Kulp project number:  
**256-21009**  
 project mgr: **SMK**  
 drawn by: **MJF**  
 issue date: **10-26-2021**

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

SMITH DOUGLAS  
 HOMES

ROOF FRAMING PLAN  
 MCGINNIS MODEL  
 RALEIGH, NC

sheet:  
**S4.1M**



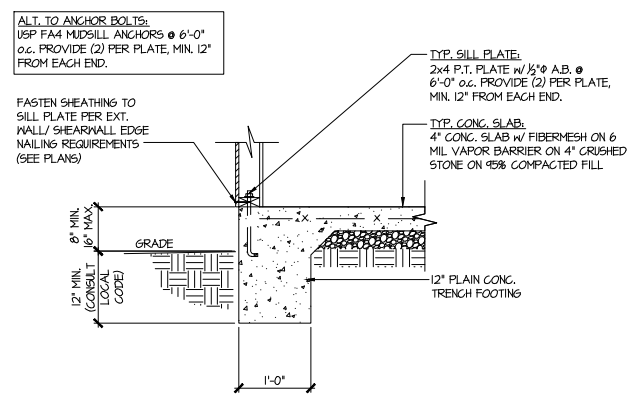
**Duncans  
 Lot 21**

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

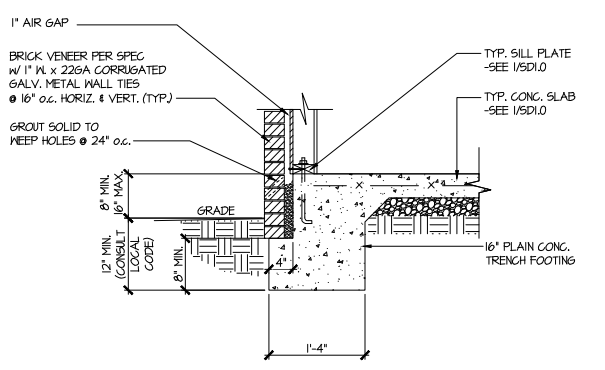
REFER TO S0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

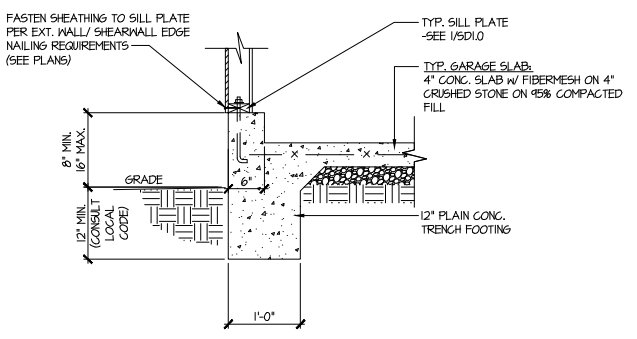
LEGEND	
	INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF MANUF. (TYP. U.N.O.)
	INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. U.N.O.)
	INDICATES 14" DEEP FLOOR I-JOISTS (24" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER
	INDICATES 2x8 P.T. DECK JOISTS @ 16"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



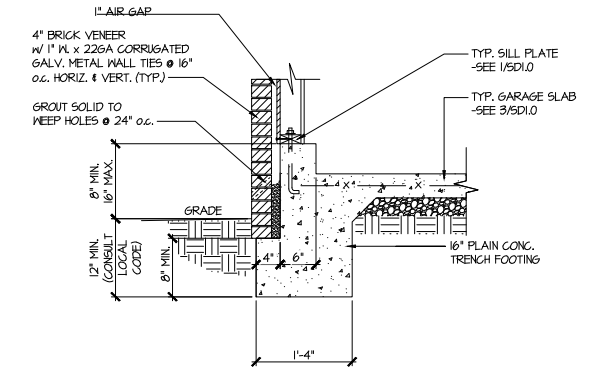
1 TYPICAL SLAB ON GRADE PERIMETER FOOTING



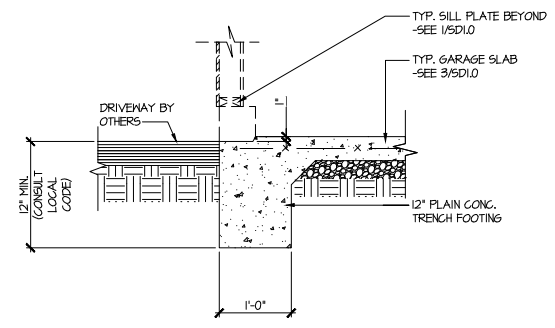
2 TYPICAL SLAB ON GRADE PERIMETER FOOTING w/ BRICK VENEER



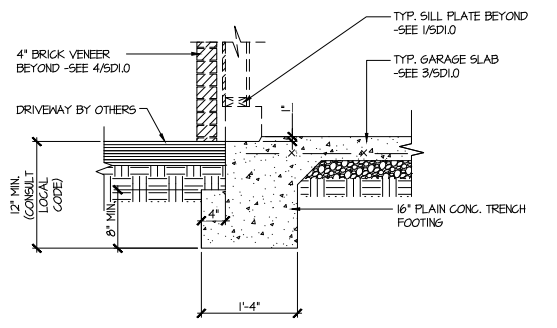
3 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING



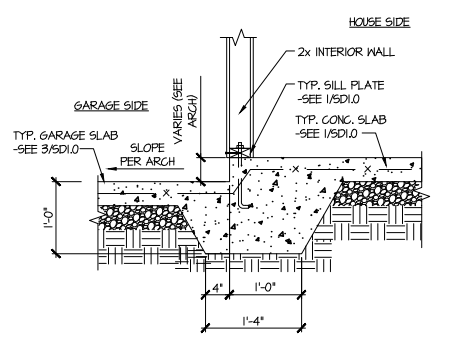
4 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING w/ BRICK VENEER



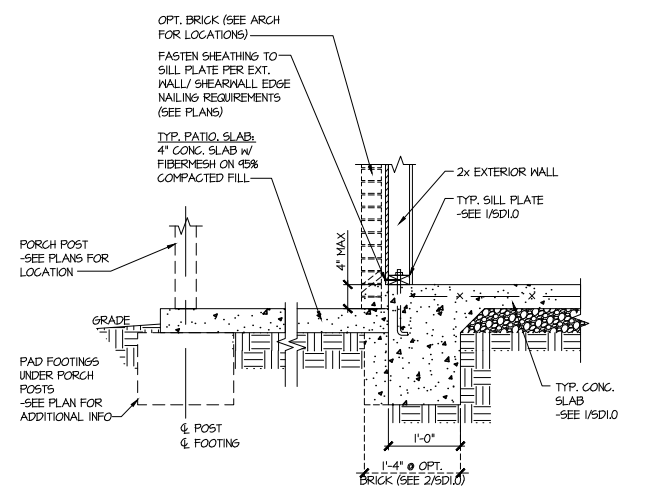
5 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING



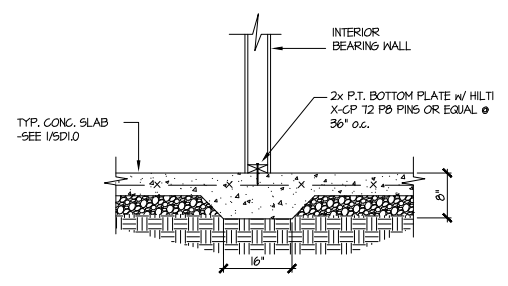
6 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING w/ BRICK VENEER



7 TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING



8 TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO



9 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL

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 NC License # C-3825

Mulhern+Kulp project number:  
 256-21009

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

REVISIONS:

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

SMITH DOUGLAS  
 HOMES

FOUNDATION DETAILS  
 MCGINNIS MODEL  
 RALEIGH, NC

Duncans  
 Lot 21

sheet:  
**SD1.0**

Mulhern+Kulp project number:  
**256-21009**

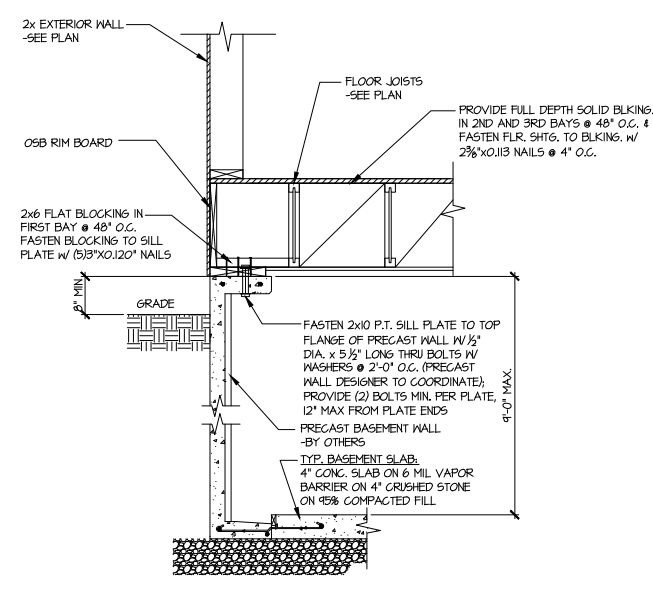
project mgr: **SMK**  
 drawn by: **MJF**  
 issue date: **10-26-2021**

REVISIONS:

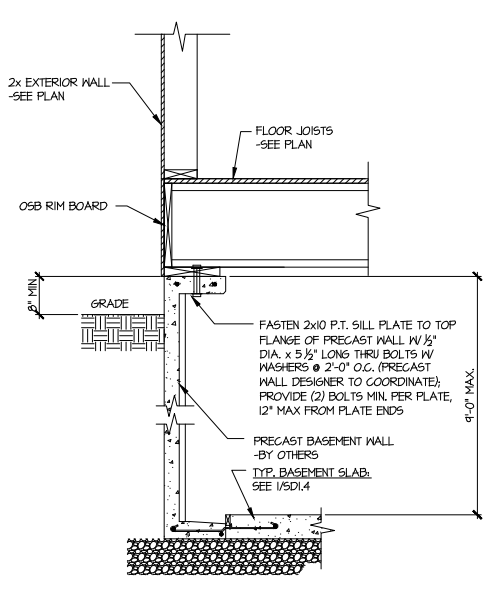
date:	initial:
11/22/21	JPP
UNRECORDED PLANS ADDED	

SMITH DOUGLAS  
 HOMES

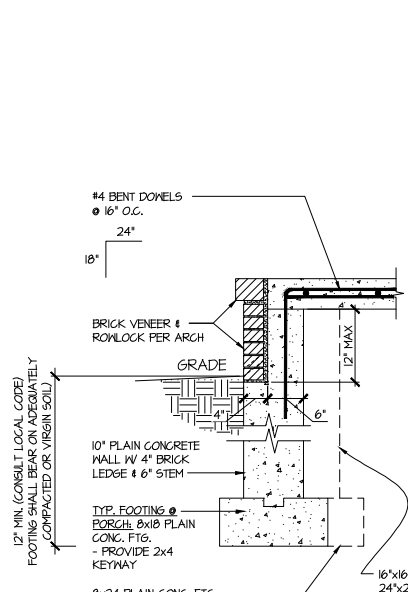
FOUNDATION DETAILS  
 MCGINNIS MODEL  
 RALEIGH, NC



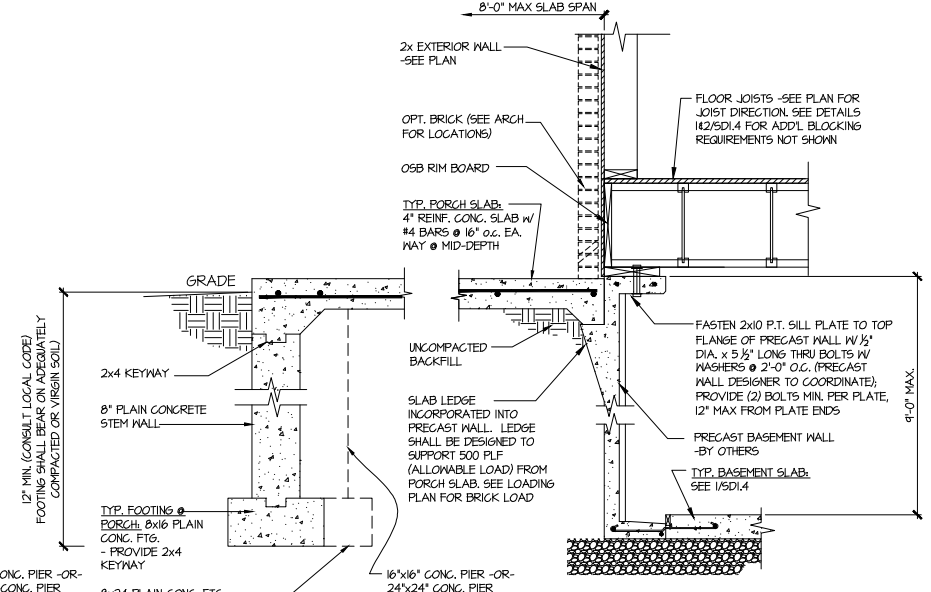
**1 SECTION**  
 SCALE: 3/4"=1'-0"



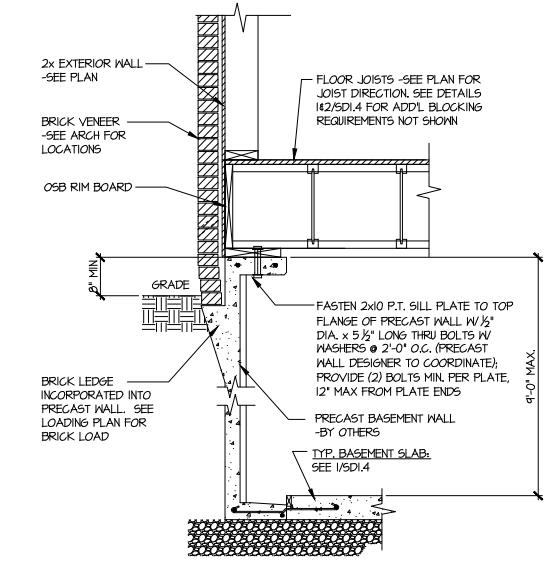
**1A SECTION**  
 SCALE: 3/4"=1'-0"



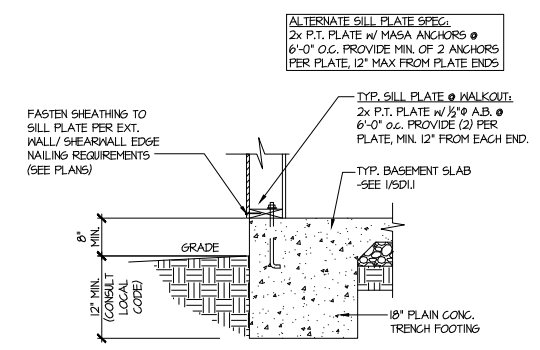
**3 SECTION**  
 SCALE: 3/4"=1'-0"



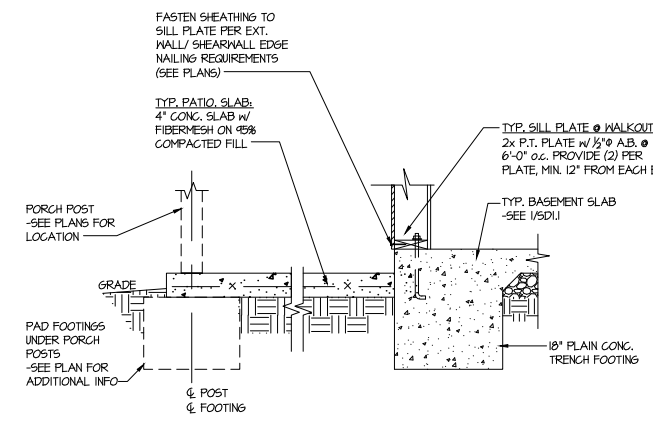
**3 SECTION**  
 SCALE: 3/4"=1'-0"



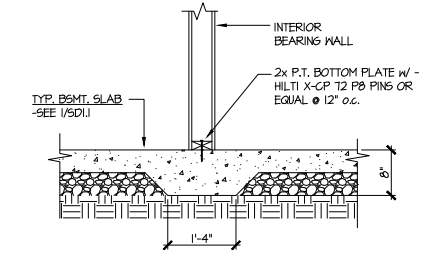
**2 SECTION**  
 SCALE: 3/4"=1'-0"



**4 TYPICAL BASEMENT FOUNDATION @ WALKOUT**



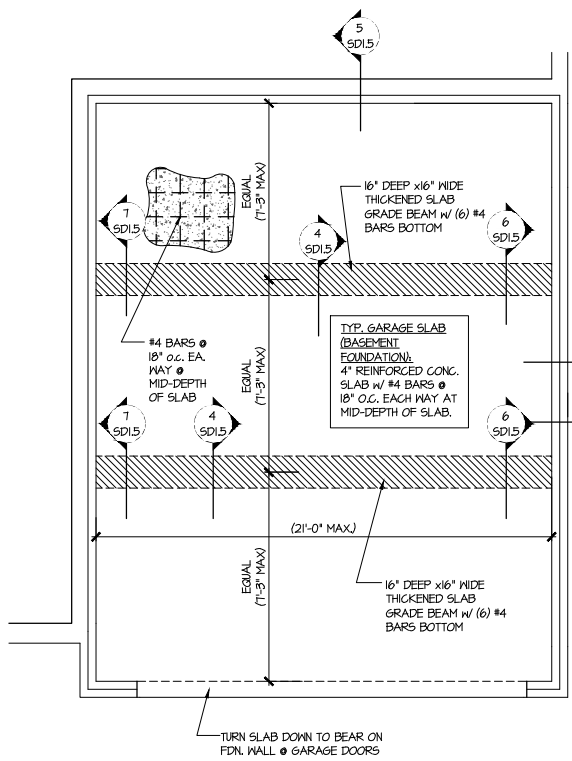
**5 TYPICAL BASEMENT FOUNDATION @ WALKOUT**



**6 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL**

Duncans  
 Lot 21

sheet:  
**SD1.4**



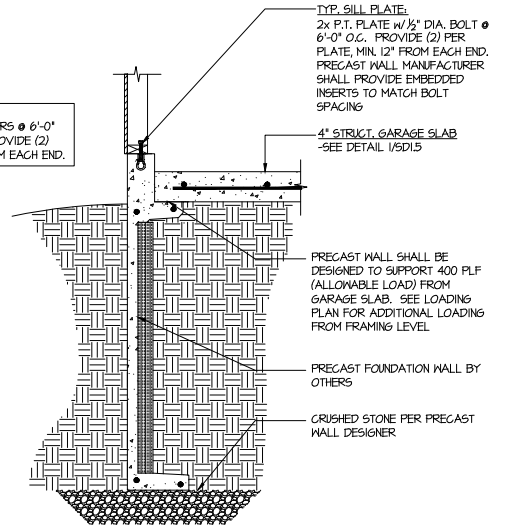
**1** GENERIC FOUNDATION PLAN KEY @ GARAGE  
 SCALE: 1/4"=1'-0"

ALT. TO BOLTS:  
 USP FA4 MIDSILL ANCHORS @ 6'-0"  
 o.c. OR EQUIVALENT. PROVIDE (2)  
 PER PLATE, MIN. 12" FROM EACH END.

2 SD1.5 @ NON-BRICK  
 3 SD1.5 @ BRICK

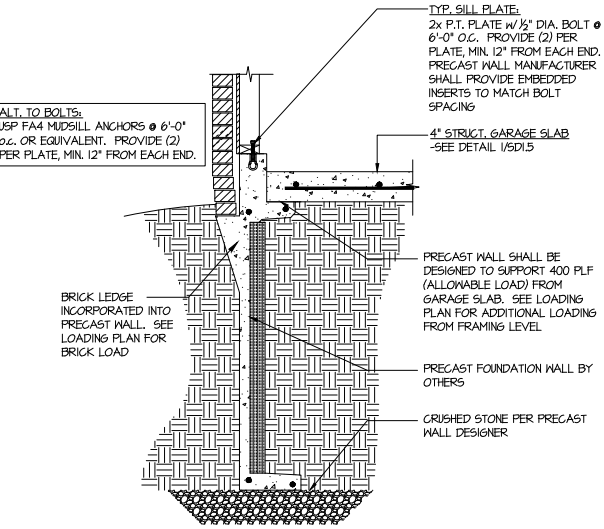
SLAB THICKNESS  
 SHOWN IS MIN.  
 THICKNESS REQ'D -  
 SLOPE OF SLAB SHALL  
 NOT COMPROMISE MIN.  
 THICKNESS

SEE ARCHITECTURAL  
 PLANS FOR ACTUAL  
 GARAGE DIMENSIONS

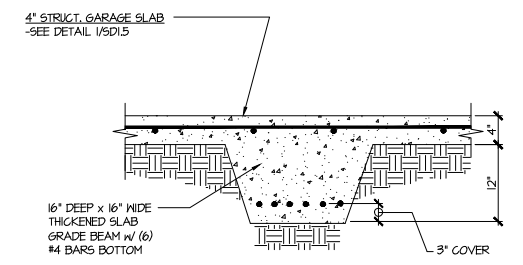


**2** TYPICAL PERIMETER FOOTING @  
 GARAGE - BASEMENT FOUNDATION

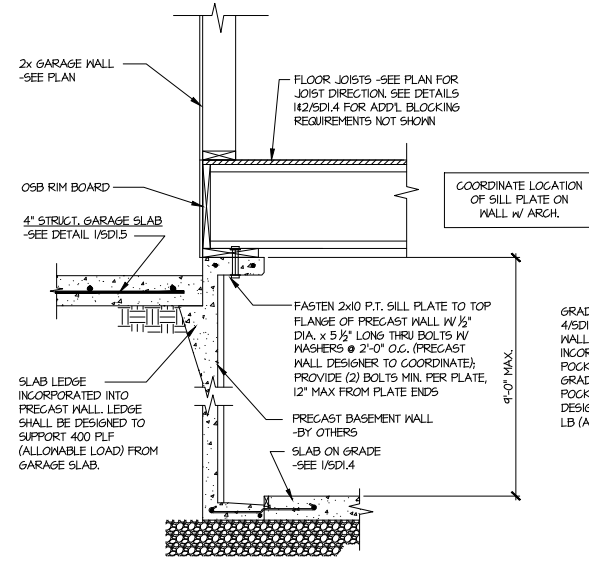
ALT. TO BOLTS:  
 USP FA4 MIDSILL ANCHORS @ 6'-0"  
 o.c. OR EQUIVALENT. PROVIDE (2)  
 PER PLATE, MIN. 12" FROM EACH END.



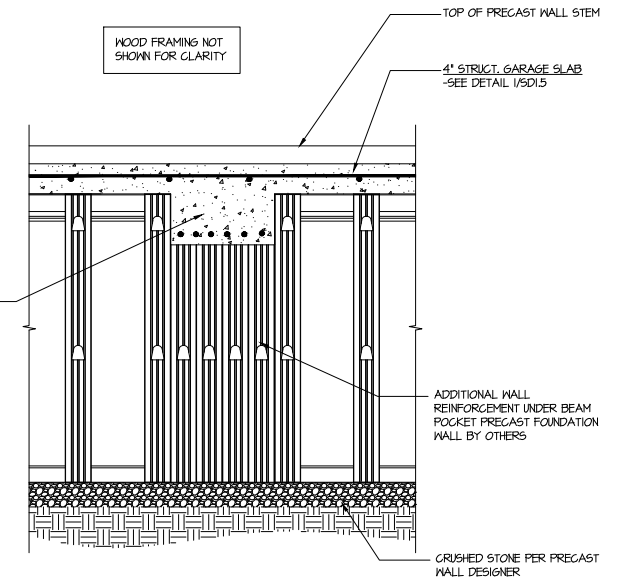
**3** TYPICAL PERIMETER FOOTING @  
 GARAGE - BASEMENT FOUNDATION (BRICK)



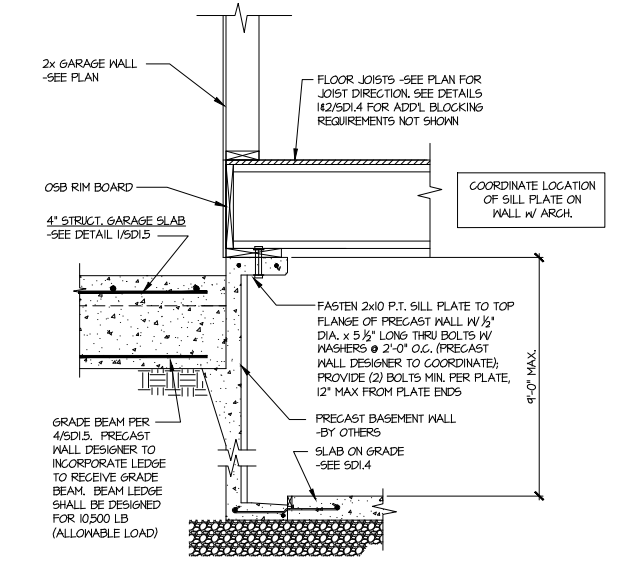
**4** TYPICAL CONCRETE GRADE BEAM @ GARAGE FDN.  
 SCALE: 3/4"=1'-0"



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



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



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

Duncans  
 Lot 21



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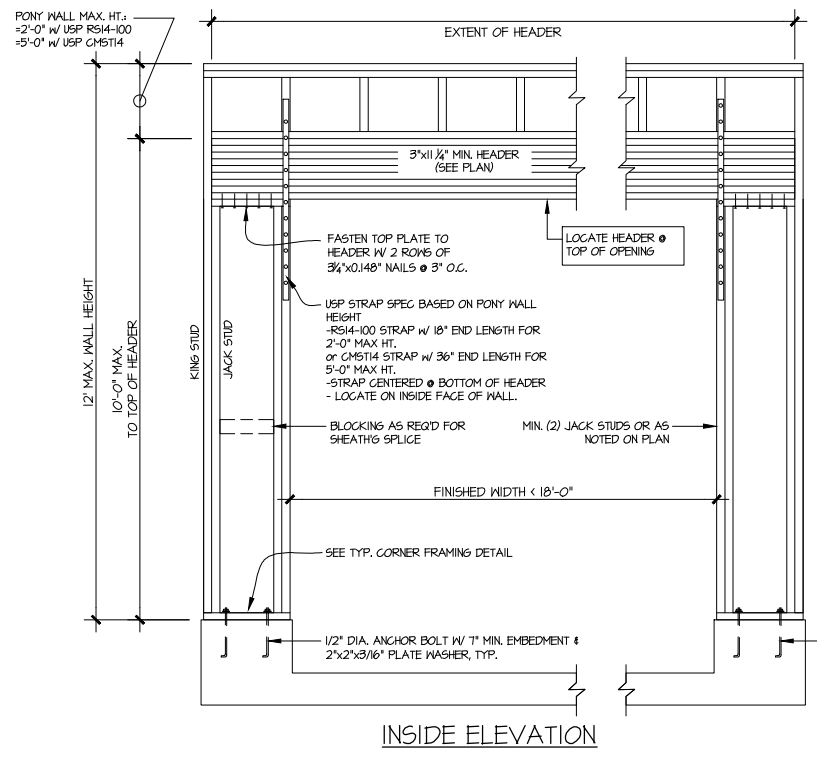
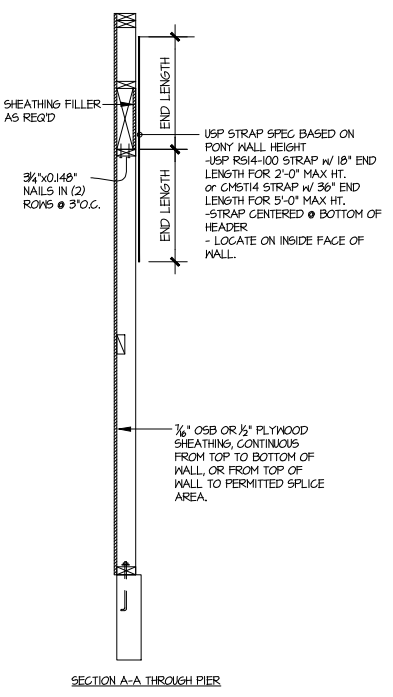
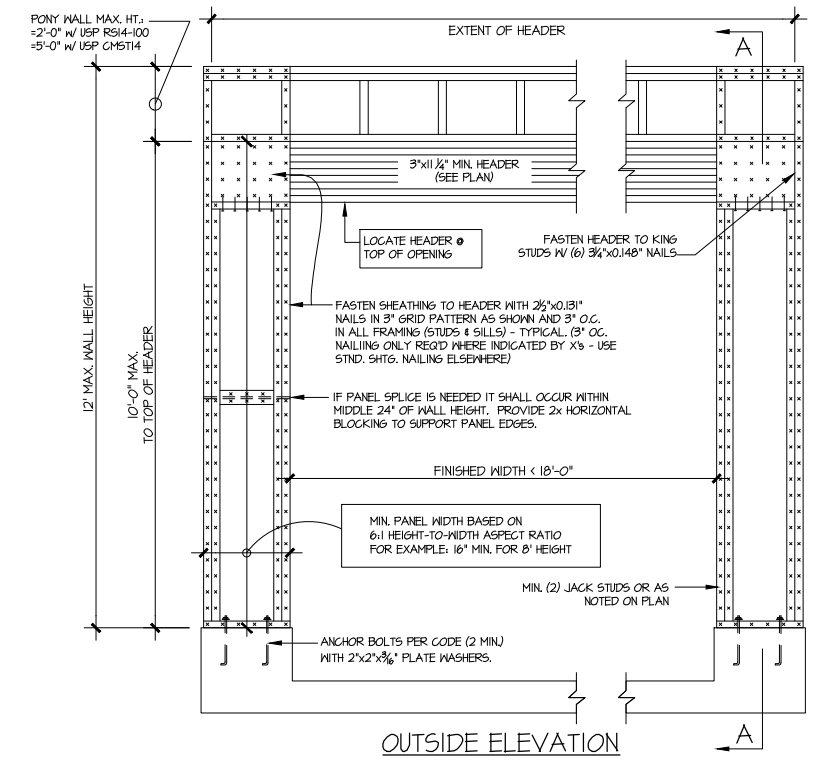
Mulhern+Kulp project number:  
 256-21009  
 project mgr: SMK  
 drawn by: MJF  
 issue date: 10-26-2021

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

SMITH DOUGLAS  
 HOMES

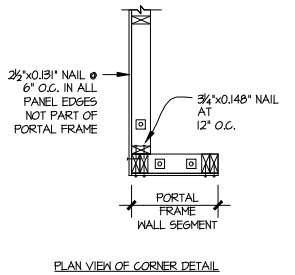
FRAMING DETAILS  
 MCGINNIS MODEL  
 RALEIGH, NC

sheet:  
**SD2.0**



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

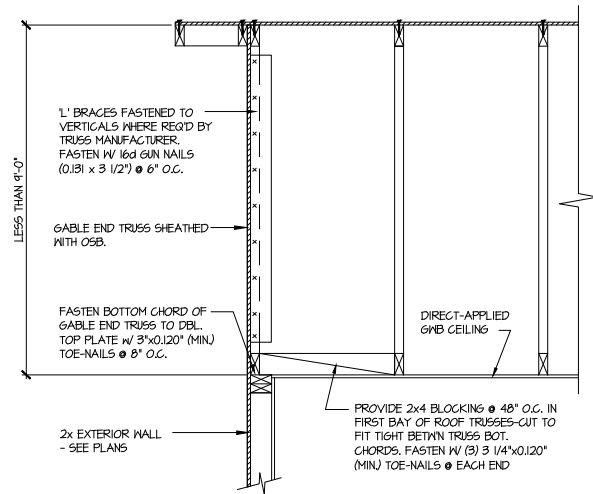
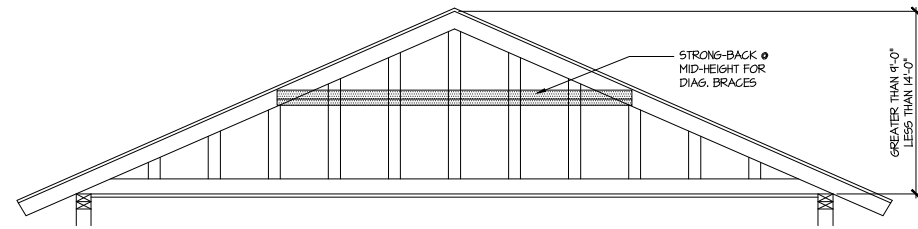
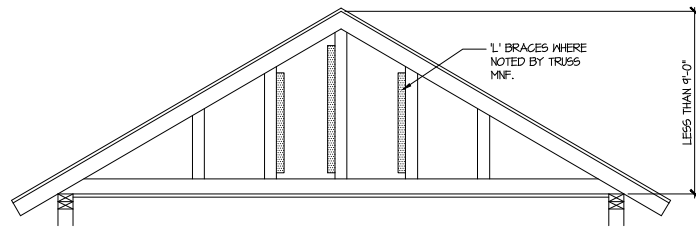
WALL FRAMING SPECIFICATION:  
 @2x4 WALL: USE SPF #2 GRADE STUDS (OR BETTER)  
 @2x6 WALL: USE SPF #2 GRADE STUDS (OR BETTER)



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

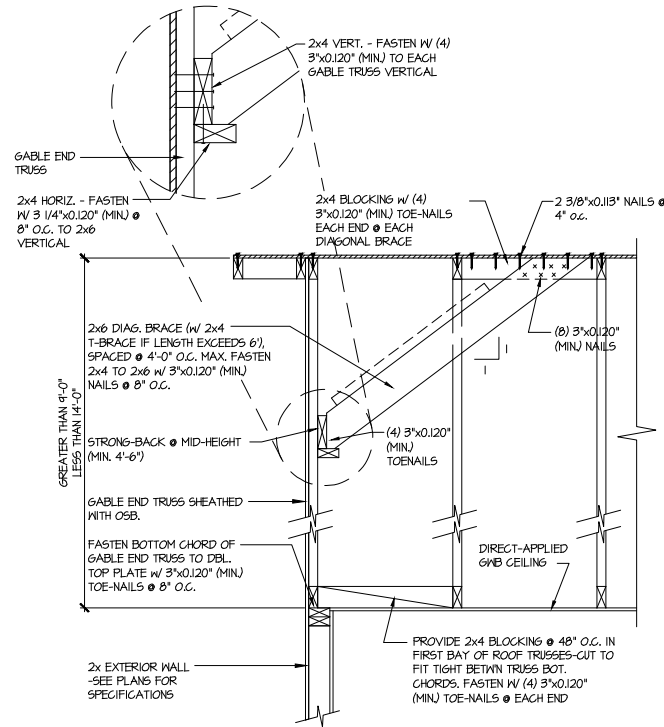
**GARAGE PORTAL FRAME BRACING ELEVATION**  
 SCALE: N.T.S. BOTH SIDES OF GARAGE DOOR  
 115 MPH WIND SPEED (ULT)

Duncans  
 Lot 21



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

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



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

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

LETTERED DETAILS ARE TYPICAL FOR THIS HOME & SHALL BE IMPLEMENTED IN ALL APPLICABLE AREAS. THESE DETAILS ARE NOT "CUT" ON THE PLANS.

NUMBERED DETAILS ARE PLAN SPECIFIC AND ARE ONLY REQUIRED WHERE SPECIFICALLY INDICATED ("CUT") ON THE PLANS.

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 3025 Sandhills Parkway, Suite 105 - Alpharetta, GA 30022  
 770-777-8074 • mulhern+kulp.com  
 NC License # C-3825

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

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

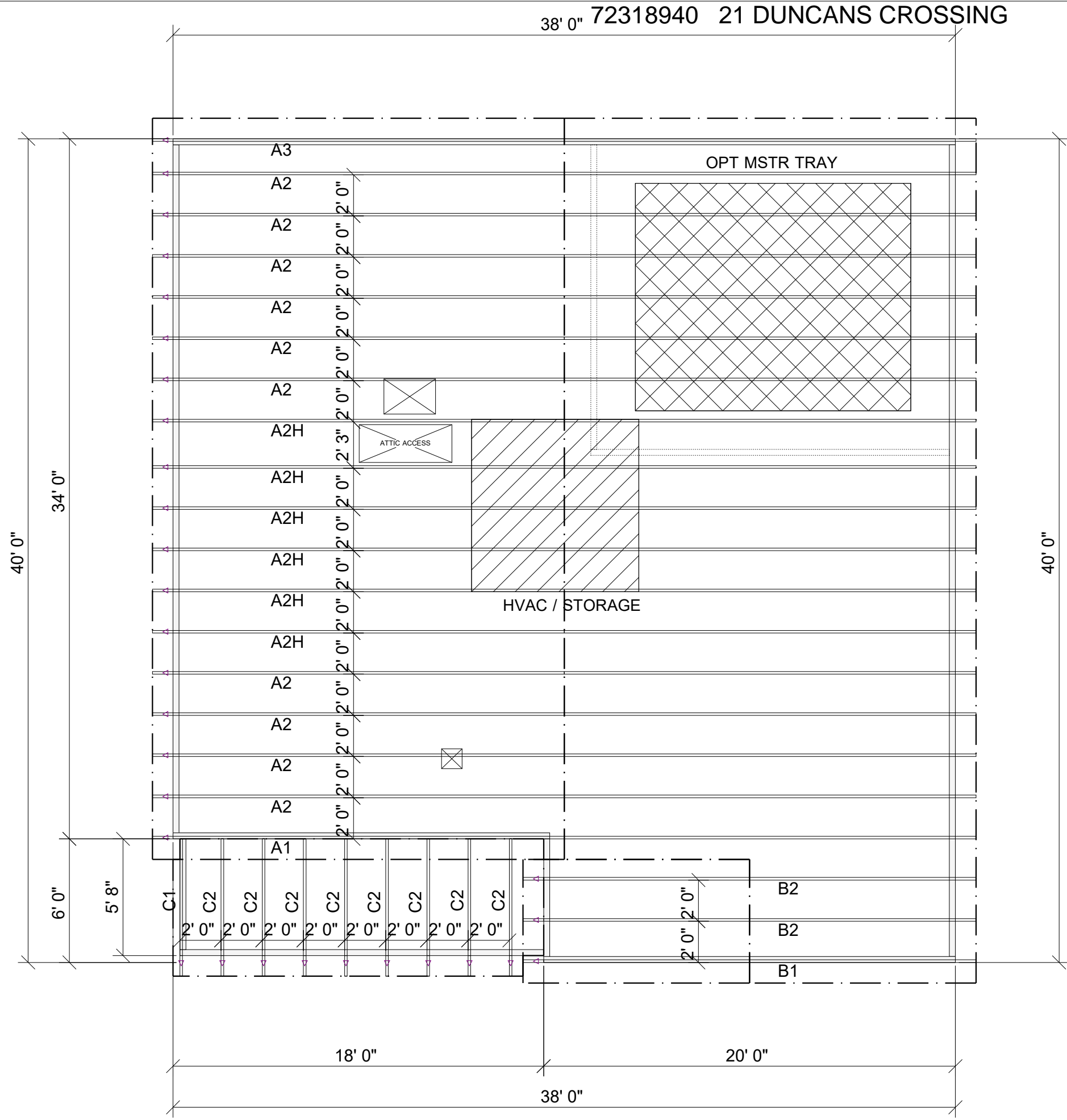
SMITH DOUGLAS  
 HOMES

FRAMING DETAILS  
 MCGINNIS MODEL  
 RALEIGH, NC

Duncans  
 Lot 21

sheet:  
**SD2.1**

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



MCGINNIS BEH

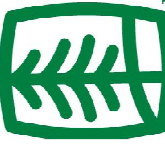
ROOF AREA: 1943.52 ft<sup>2</sup> RIDGE LINE: 42 ft VALLEY LINES: 0 HIP LINES: 0 Indicates Left End of Truss

Customer  
**SMITH DOUGLAS**

Job Name  
**MCGINNIS**

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

Quality Products for Quality Builders

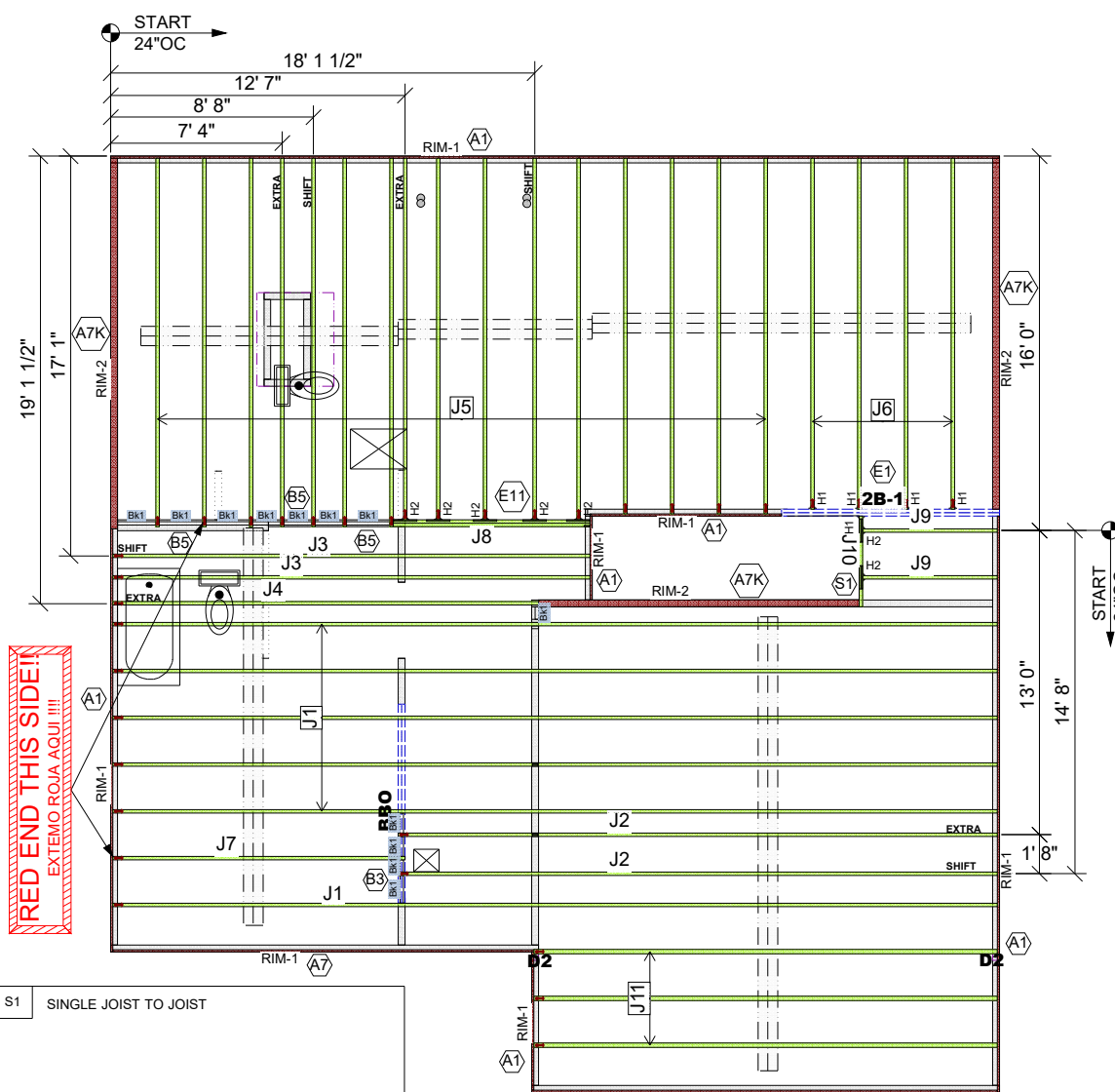
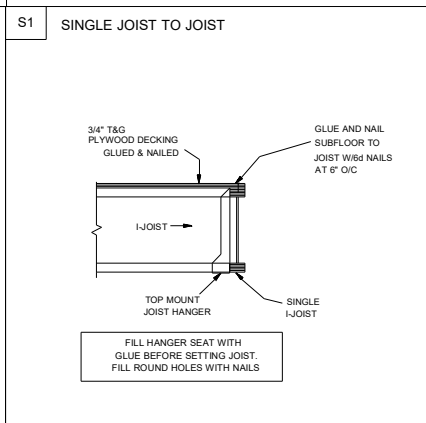
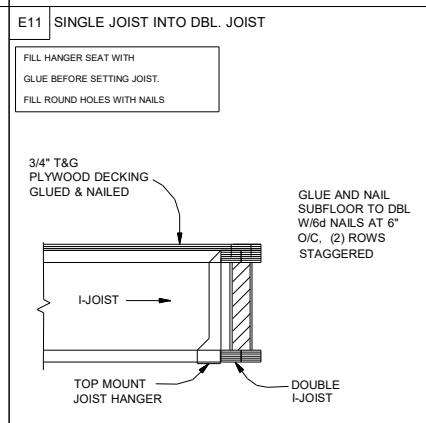
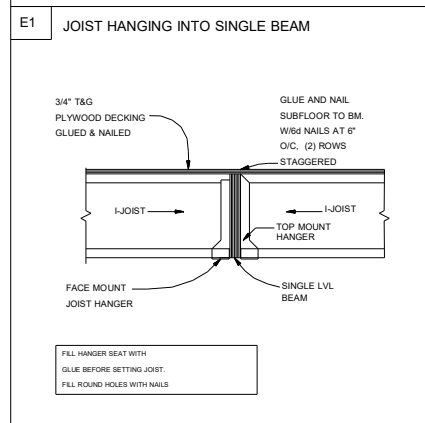
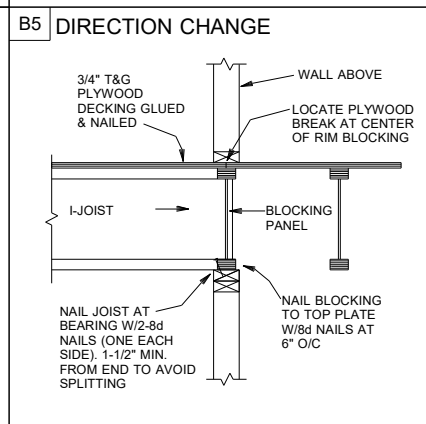
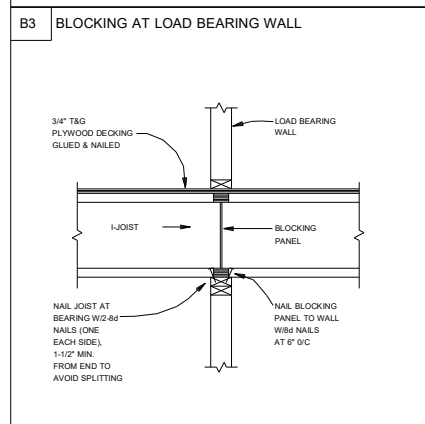
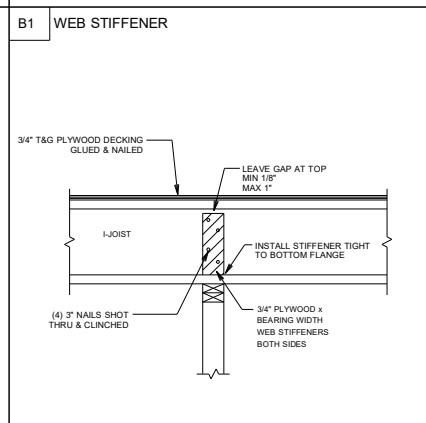
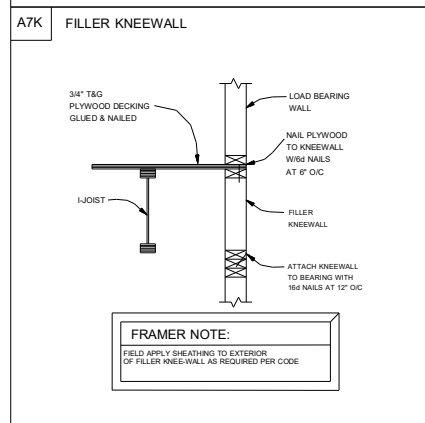
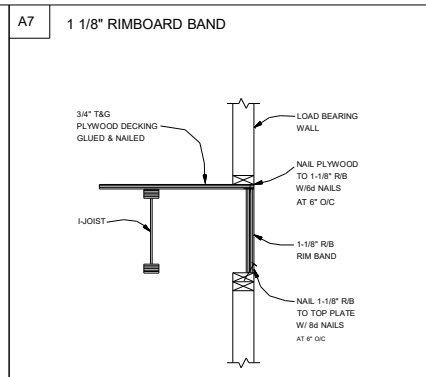
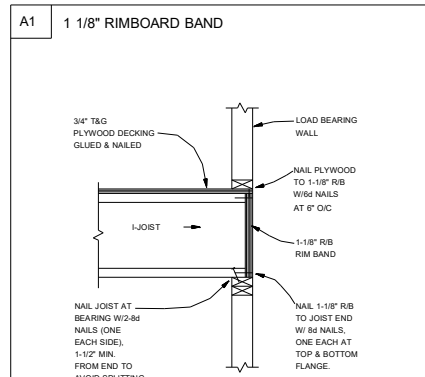


**UFP MID-ATLANTIC, LLC**  
A UFP INDUSTRIES COMPANY

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1. TEMPORARY BRACING TO BE INSTALLED w/T.P.I. STANDARD BCS-B1.
2. SEE ENGINEERED DRAWING FOR PERMANENT BRACING MINIMUM REQUIREMENTS.
3. FRAMER TO VERIFY ALL DIMENSIONS, DROP, & RISE LOCATIONS PRIOR TO TRUSS PLACEMENT.
4. BLDR/FRAMER RESPONSIBLE FOR ADJUSTMENT OF TRUSS SPACING TO MISS PLUMBING DROPS, UNLESS NOTED OTHERWISE.
5. THIS LAYOUT IS NOT AN ENGINEERED DRAWING. THIS DRAWING WAS CREATED TO ESTABLISH TRUSS PLACEMENT ONLY. IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE ADEQUATE SUPPORT FOR ALL THE ELEMENTS SHOWN IN THIS DRAWING.



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

Connector Summary			
PlotID	Qty	Manuf	Product
H1	5	MiTek	IHFL1714
H2	7	MiTek	TFL1714

**GENERAL NOTES:**

- 1.) TOP CHORD OF JOISTS ARE PAINTED RED AT NUMBERED END. PLACE PAINTED END AS NOTED ON PLAN.
- 2.) FOLLOW SPECIAL SPACING AND LOCATION DIMENSIONS FOR EXTRAS OR SHIFTED JOISTS AS SHOWN ON PLAN.
- 3.) ALL INTERIOR WALL PLATES MUST BE LEVEL WITH OUTSIDE WALL TOP PLATES.
- 4.) DO NOT STACK CONSTRUCTION LOADS ON UN-BRACED JOISTS.
- 5.) PROVIDE SOLID SUPPORT BELOW ALL BEAM AND HEADER BEARING POINTS IN WALL AND JOIST SPACES CONTINUOUS DOWN TO THE FOUNDATION.
- 6.) LOCATE CRIPPLE STUDS IN JOIST SPACE DIRECTLY BELOW HEADER JACKS AT ALL FIRST FLOOR EXTERIOR DOOR LOCATIONS.
- 7.) INSTALL NAILS IN ALL HOLES PROVIDED IN JOIST HANGERS EXCEPT AT BOTTOM CHORD SEAT. PLACE A DAB OF GLUE IN THE HANGER SEAT BEFORE SETTING JOISTS.
- 8.) IMPORTANT NOTE! NO STRUCTURAL ANALYSIS OF CONVENTIONAL HEADERS HAS BEEN CONDUCTED IF NOT NOTED. THEY ARE CONSIDERED TO BE ADEQUATE TO SUPPORT THE APPLIED LOADS.

**FRAMER NOTE**

--- DENOTES DUCT HOLE RUNS

ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED

• Avoid Plumbing Drops

**FRAMER NOTE**

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

**CRITICAL !!**

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

**PLAN LEGEND**

- 1B-, 2B-** INDICATES BEAM ABOVE TOP PLATE (FLUSH WITH FLOOR SYSTEM)
- H-, 1H-, GDH-** INDICATES BEAM BELOW TOP PLATE (DROPPED BELOW FLOOR SYSTEM)
- SHIFT** SHIFT JOIST TO MISS PLUMBING, ALIGN W/WALL OR SUPPORT FURNITURE
- EXTRA** A JOIST ADDED TO THE LAYOUT IN ADDITION TO THE ON CENTER JOISTS
- DOUBLE** TWO JOISTS SIDE BY SIDE (ONLY ASSEMBLED IF NOTED)

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

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

**LAYOUT FOR 19.2" O/C**

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

**FIELD VERIFY DIMENSIONS TO JOISTS LOCATED UNDER WALLS!!**  
**2ND FLOOR LAYOUT**

This layout is not an engineered drawing. This drawing was created to establish joist placement only. It is the responsibility of the builder to provide adequate support for all the elements shown in this drawing.

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**Customer:** SMITH DOUGLAS  
**Job Name:** MCGINNIS  
**Date:** 10/17/21  
**Scale:** NTS  
**Revision Date:**  
**Revision Date:**

**Lot #:**  
**Quality Products for Quality Builders**  
**Special Loading:**

LOADING	DEFLECTION
ROOF LIVE 20 PSF	L/240
ROOF DEAD 20 PSF	L/180
FLOOR LIVE 40 PSF	L/480
FLOOR DEAD 10 PSF	L/240

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