McGINNIS

DUNCANS CROSSING LOT 33



PLAN ID 070121

110 VILLAGE TRAIL SUITE 215 WOODSTOCK, GA. 30188

DRAWING INDEX A0.0 **COVER SHEET** A1.1 FRONT ELEVATION A2.1 SIDE & REAR ELEVATIONS A3.1 **SLAB FOUNDATION** A5.1 FIRST FLOOR PLAN A5.2 SECOND FLOOR PLAN A6.1 **ROOF PLAN** A7.2-A7.3 **ELECTRICAL PLANS** A8.1 TRIM LOCATION LAYOUT

AREA TABULATION				
FIRST FLOOR	1001			
SECOND FLOOR	1371			
TOTAL	2372			
GARAGE	410			
FRONT PORCH (COVERED)	108			
B&C MASSINGS	100			
REAR PATIO (COVERED)	120			

GOVERNMENTAL CODES & STANDARDS

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

BUILDING CODE ANALYSIS / DESIGN CRITERIA

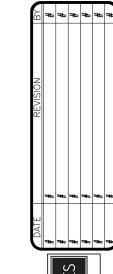
HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

PLAN REVISIONS				
DATE	BY	REVISION	PAGE #	
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	ВВ	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	

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

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

DUNCANS CROSSING LOT 33



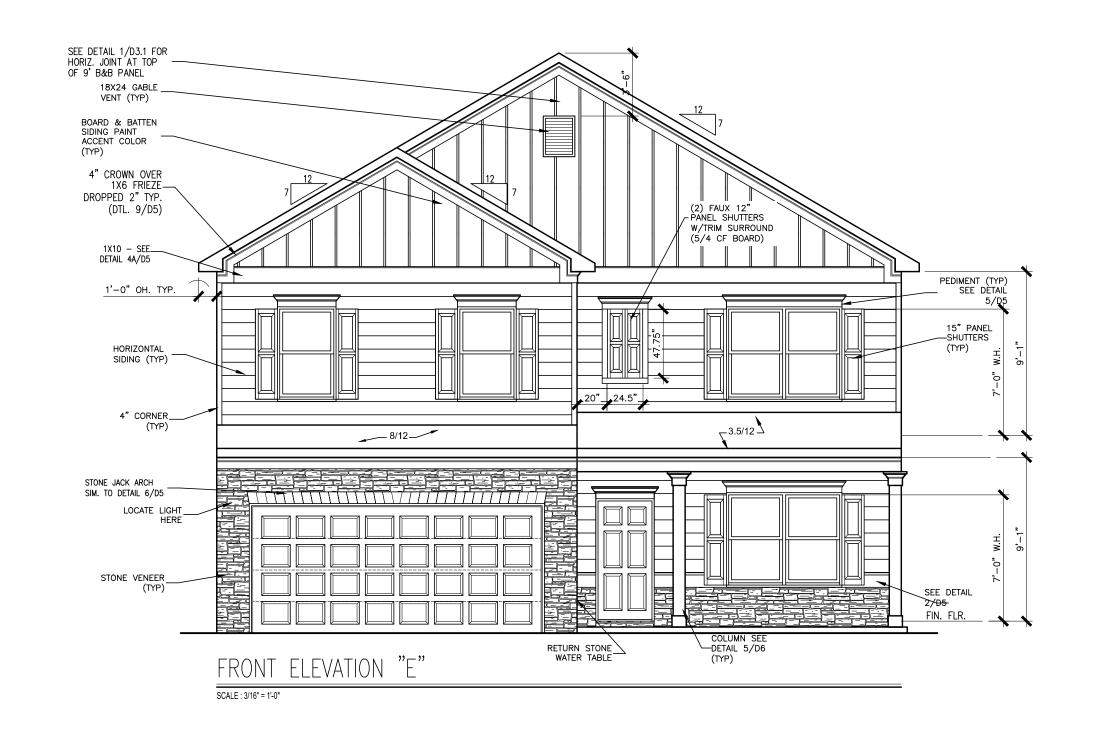
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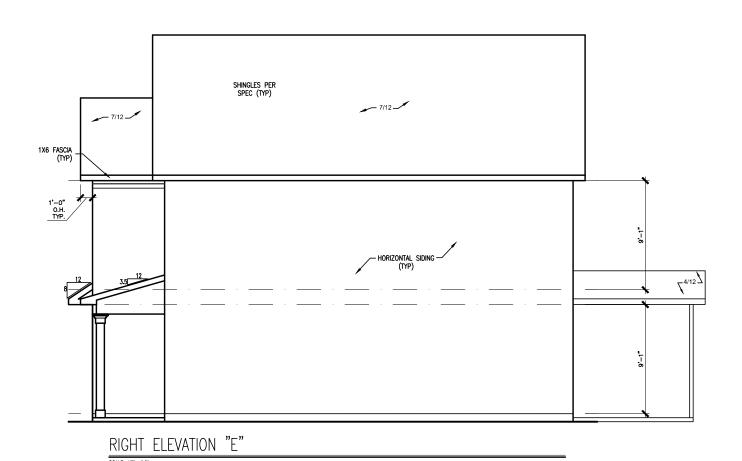
ELEVATIONS FRONT ELEVATION MCGINNIS

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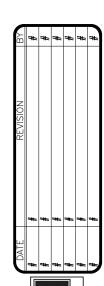






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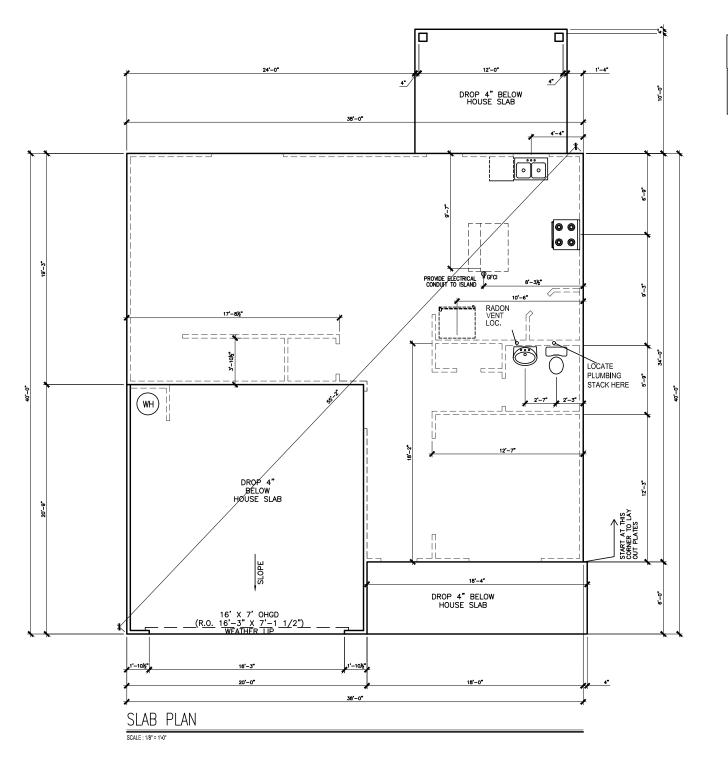
ELEVATIONS
SIDES AND REAR
MCGINNIS

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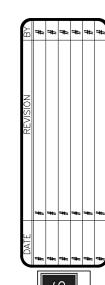


DUNCANS CROSSING LOT 33



*RADON VENT PROVIDED PER LOCAL CODE

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







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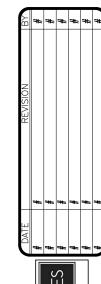
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COVERED PATIO 3050 TWN - dw | KITCHEN 9' CLG. HT. BREAKFAST 9' CLG. HT. FAMILY ROOM 9' CLG. HT. LOC. OF A/C TBD PER SITE CONDITIONS/ COMMUNITY EXCEPTIONS OPEN RAIL PWDR 9' CLG. HT. DINING 9' CLG. HT. FOYER 9' CLG. HT. START AT THIS CORNER TO LAY OUT PLATES GARAGE 9'-0" clg. 16' X 7' OHGD (R.O. 16'-3" X 7'-1 1/2") COVERED PORCH

FIRST FLOOR PLAN

DUNCANS CROSSING LOT 33





FLOOR PLAN FIRST FLOOR MCGINNIS

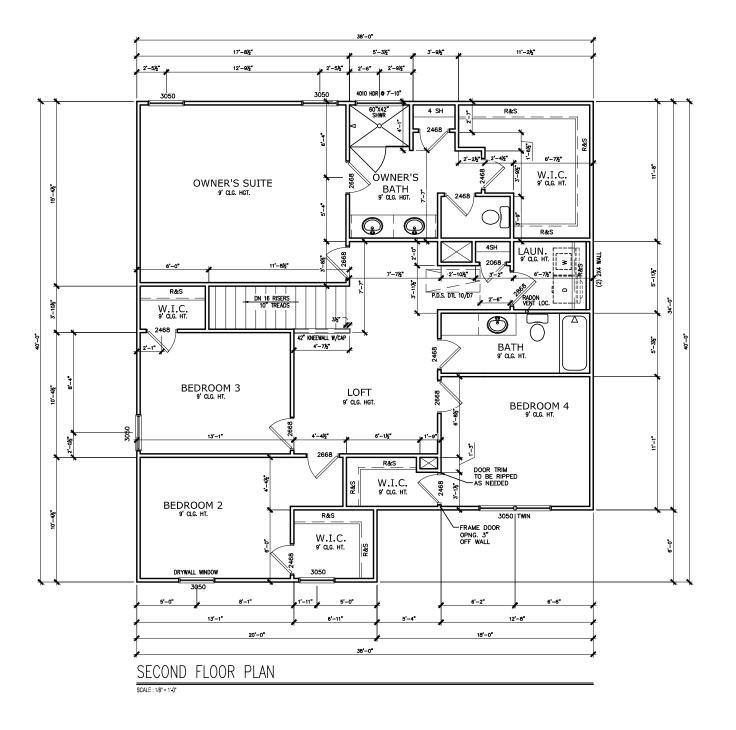
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FLOOR PLANS SECOND FLOOR MCGINNIS

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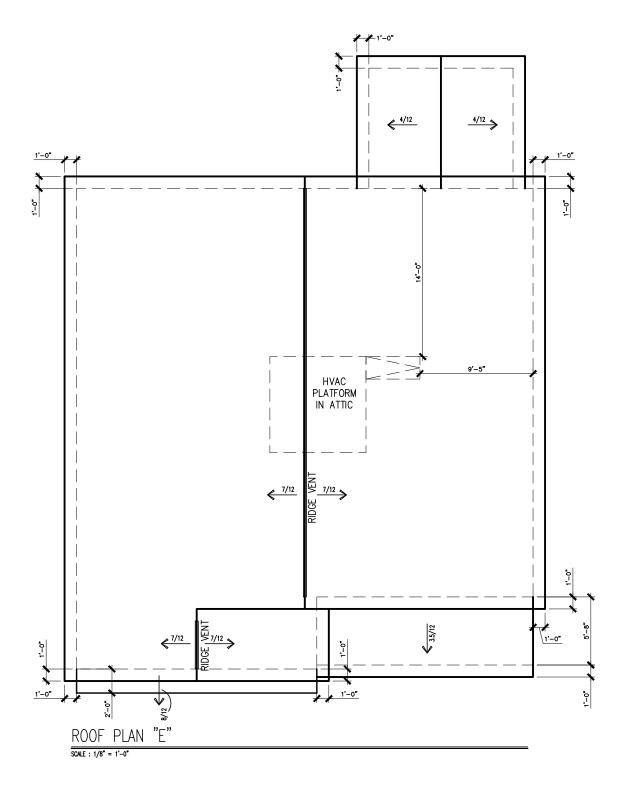
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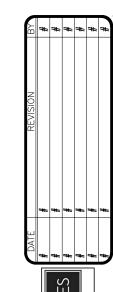


*RADON VENT PROVIDED PER LOCAL CODE

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

DUNCANS CROSSING LOT 33







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PLAN

ROOF

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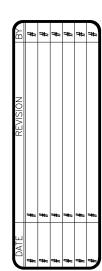


COVERED PATIO FAMILY ROOM BREAKFAST KITCHEN PANTRY WH DINING FOYER , ROOM GARAGE COVERED PORCH FIRST FLOOR ELECTRICAL PLAN

DUNCANS CROSSING LOT 33

ELE	ECTRICAL L	_EGE	ND		
\$	SWITCH	TV.	TV		
\$3	3 WAY SWITCH	φ	120V RECEPTACLE		
\$4	4 WAY SWITCH	•	120V SWITCHED RECEPTACLE		
Ø	CEILING FIXTURE	Φ	220V RECEPTACLE		
-ф _к	KEYLESS	P _{GFCI}	GFCI OUTLET		
+XX	WALL MOUNT FIXTURE	PAFCI	ARCH FAULT CIRCU		
0	CEILING FIXTURE	† _{GL}	GAS LINE		
•	FLEX CONDUIT	T _{wL}	WATER LINE		
СН	CHIMES	¥	HOSE BIBB		
PH	TELEPHONE	B	FLOOD LIGHT		
SD/Co	SMOKE DETECTOR & CARBON MONOXIDE		1x4 LUMINOUS FIXTURE		
SO	SECURITY OUTLET		0511110 5411		
	GARAGE DOOR OPENER		CEILING FAN		
	EXHAUST FAN		ELECTRICAL WIRING		
9	FAN/LIGHT		CEILING FIXTURE		
ELEC	TRICAL PLANS TO FOLLOW	ALL LOCAL	CODES		
APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)					
BREA	KFAST/DINING ROOM	63" ABOVE FINISHED FLOOR			
KITCH	HEN PENDANT LIGHTS	33" ABOVE COUNTER TOP			
TWO	STORY FOYER FIXTURE	96" ABOVE FINISHED FLOOR			
CEILI	NG 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 FIRST FLOOR

FLOOR

MCGINNIS



OWNER'S SUITE OWNER'S BATH PREMISE OWNER'S SUITE SUITE OWNER'S BATH PREMISE OWNER'S BATH SOME OF THE OWNER'S BATH BEDROOM 3 FAM. BEDROOM 4 BEDROOM 4 W.I.C. BEDROOM 2 W.I.C.

SECOND FLOOR ELECTRICAL PLAN

SCALE : 1/8" = 1'-0

DUNCANS CROSSING LOT 33

ELE	ECTRICAL L	EGE	ND		
\$	SWITCH	TV.	TV		
\$3	3 WAY SWITCH	ф	120V RECEPTACLE		
\$4	4 WAY SWITCH	P	120V SWITCHED RECEPTACLE		
Ø	CEILING FIXTURE	Φ	220V RECEPTACLE		
-ф _к	KEYLESS	P _{GFCI}	GFCI OUTLET		
闷	WALL MOUNT FIXTURE	Pafci	ARCH FAULT CIRCUI		
0	CEILING FIXTURE	† _{GL}	GAS LINE		
•	FLEX CONDUIT	† _{wL}	WATER LINE		
СН	CHIMES	¥	HOSE BIBB		
PH	TELEPHONE	8	FLOOD LIGHT		
SD/Co	SMOKE DETECTOR & CARBON MONOXIDE		1x4 LUMINOUS FIXTURE		
SO	SECURITY OUTLET		25		
	GARAGE DOOR OPENER		CEILING FAN		
	EXHAUST FAN		ELECTRICAL WIRING		
0	FAN/LIGHT		CEILING FIXTURE		
ELEC ⁻	TRICAL PLANS TO FOLLOW	ALL LOCAL	CODES		
APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)					
BREA	KFAST/DINING ROOM	63" ABOVE FINISHED FLOOR			
KITCH	IEN PENDANT LIGHTS	33" ABOVE COUNTER TOP			
TWO	STORY FOYER FIXTURE	96" ABOVE FINISHED FLOOR			
CEILIN	NG FAN	96" ABOVE FINISHED FLOOR			

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



COND FLOOR

MCGINNIS

ADMITT INTEGRITY I VALUE

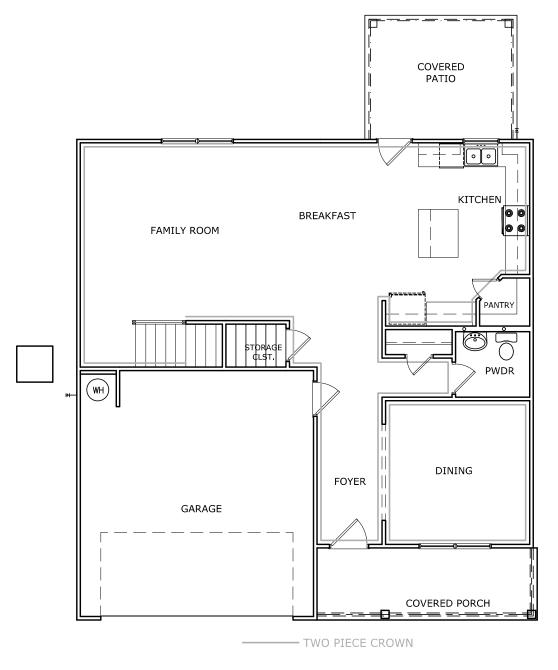
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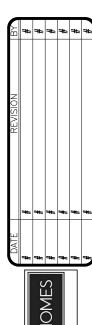
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TRIM LAYOUT FIRST FLOOR PLAN

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



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

DESCRIPTION OF BLDG. ELEMENT	3"x0.131" NAILS	3"x0.120" NAILS
JOIST TO SOLE PLATE	(3) TOENAILS	(3) TOENAILS*
SOLE PL. TO JOIST/RIM OR BLK'G	NAILS @ 4" o.c.	NAILS @ 4" o.c.
STUD TO PLATE	(4) TOENAILS/ (3)END NAILS	(4) TOENAILS/ (4)END NAILS*
RIM TO TOP PLATE	TOENAILS @ 6" o.c.	TOENAILS @ 4" o.c.*
BLK'G. BTWN. JOISTS TO TOP PL.	(3) TOENAILS EA. END	(3) TOENAILS EA. END*
DOUBLE STUD	NAILS @ 16" o.c.	NAILS @ 16" o.c.
DOUBLE TOP PLATE	NAILS @ 12" o.c.	NAILS @ 8" o.c.
DOUBLE TOP PLATE LAP SPLICE	(I2) NAILS IN LAPPED AREA (24" MIN.)	(15) NAILS IN LAPPED AREA (24" MIN.)
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(3) NAILS	(3) NAILS
RAFTER/TRUSS TO TOP PLATE	(4) TOENAILS +	(4) TOENAILS +
	(I) SIMPSON H2.5T	(I) SIMPSON H2.5T
GAB. END TRUSS TO DBL. TOP PL.	TOENAILS @ 8" o.c.	TOENAILS @ 6" o.c.
R.T. w/ HEEL HT. 91/4" TO 12"	2xI0 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE	2xIO BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE
	w/ TOENAILS @ 6" O.C.	w/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. 12" TO 16"	2XI2 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 6" O.C.	2XI2 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. W/ DBL. TOP PL. & INSTALL ON TRUSS VERT FASTEN W/ NAILS @ 6" O.C.	LAP WALL SHTG. W/ DBL. TOP PL. & INSTALL ON TRUSS VERT FASTEN W/ NAILS @ 6" O.C.*
R.T. w/ HEEL HT. 24" TO 48"	LAP WALL SHTG. W/ DBL. TOP PL. & INSTALL ON TRUSS VERT FASTEN W/ NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL	LAP WALL SHTG. W/ DBL. TOP PL. & INSTALL ON TRUSS VERT FASTEN W/ NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL*
WALL TO FOUNDATION	WALL SHTG. LAP W/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC.	

2½"x0.113 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 TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DEFLECTION CRITERIA BELOW UNLESS NOTED OTHERWISE ON PLAN. MULHERN & KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO M&K FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

TRUSSES/JOISTS SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES/JOISTS OR GIRDER TRUSSES/FLUSH BEAMS DO NOT EXCEED THE FOLLOWING: ROOF TRUSSES:

- 1/4" DEAD LOAD
- ATTIC TRUSSES, & I-JOISTS: 1/8" DEAD LOAD
- ABSOLUTE DEAD LOAD DEFECTION OF ATTIC TRUSSES WHEN AD JACENT TO ELOOR FRAMING BY OTHERS SHALL BE LIMITED TO 3/16". (NOT DIFFERENTIAL DEFLECTION)

VENEER LINTEL SCHEDULE

SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
3'-0"	20 FT. MAX	L3"x3"x¼"
	3 FT. MAX	L3"x3"x¼"
6'-0"	I2 FT. MAX	L4"x3"x/4"
	20 FT. MAX	L5"x3½"x5%"
8'-0"	3 FT. MAX	L4"x4"x¼" *
0-0	I2 FT. MAX	L5"x3½"x5%"
	l6 FT. MAX	L6"x3½"x¾"
9'-6"	I2 FT. MAX	L6"x31/2"x5/6"

LINTELS:
1. LINTELS:
1. LINTELS:
1. LINTELS:
1. SY '- 3 5' VENEER M/ 40 psf MAXIMM MEIGHT.
6' SHALL HAVE 4' MIN BEARING
6' SHALL HAVE 5' MIN BEARING
6' SHALL HAVE 5' MIN BEARING
6' SHALL NOT BE FASTBHED BACK TO HEADER.

(4) SHALL BY TE FASTINED BACK TO HEADER IN WALL 046762, w/ ½* DIA. x 3 ½* LONG LAG SCREPE IN 2* LONG VERTICALLY SLOTTED HOLES. W/ ½* DIA. x 3 ½* LONG LAG SCREPE IN 2* LONG VERTICALLY SLOTTED HOLES. WAX VEREER IN APPLIES TO ANY PORTICIAL OF EIGHT CALL STATES SHALL BE LONG LEG VERTICAL. ALL WITHES SHALL BE LONG LEG VERTICAL. ALL WITHES SHALL BE LONG LEG VERTICAL. BE CONTINUED SHAPE SHAPE SHAPE VEREER 2* WITH THE FILED TO BE 3½* NIDEO VERT THE BEARING LENGTH ONLY. THIS IS TO ALLOW FOR MOKTAR LONG THIS HOUSE, OWEN THE BEARING LENGTH ONLY. THE SET SHAPE WITH STATES AND THE ARBOY FOR ANY LINNEL CONDITION NOT ENCOMPAGED BY THE ARBOY FARMER LENGTH ONLY.

R QUEEN VENEER USE L4x3x/4".

GENERAL STRUCTURAL NOTES

FOUNDATION

DESIGN IS BASED ON 2018 NCSBC-RESIDENTIAL CODE

FOOTING DESIGN - 2,000 PSF NET ALLOWABLE SOIL BEARING

PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY FASTEN 2x4/6 SILL PLATES TO CONC FND WITH A MINIMUM OF 2

ANCHORS PER PLATE, I2" MAX. FROM PLATE ENDS - UTILIZING I/2" DIA. ANCHOR BOLTS @ 6'-0" O.C.7" MIN. EMBEDMENT FA4 ANCHOR STRAPS @ 6'-0" O.C.

FASTEN 2xIO SILL PLATES TO PRECAST BOMT WALLS WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING:

 I/2" DIA, BOLTS @ 2'-0" O.C ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ PERIMETER FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2

 BUILDER TO VERIEY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD CONTACT LIMBER & HARDWARE SUPPLIERS TO COORD

FOUNDATION WALLS & FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O.

 CONCRETE DESIGN BASED ON ACI 318, CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:

f'c = 4,000 psi: FOUNDATION WALLS 3,000 psi: FOOTINGS & INTERIOR SLABS ON GRADE 3500 psi: GARAGE & EXTERIOR SLABS ON GRADE eq 000,000 psi

BASEMENT FOUNDATION WALL DESIGN BASED ON:

 8' OR 9' HEIGHT (AS NOTED ON PLANS) TALLER WALLS MUST BE ENGINEERED

 BASEMENT WALL DESIGN IS BASED ON 30 OR 45 PCF BACKFILL SOIL TYPE CLASSIFICATIONS:

> 30 PCF TYPE (GW GP GW SP) 45 PCF TYPE (GM, GC, SM, SM-SC, ML)

• IMPORTANT - IF 60 PCF SOIL TYPE (SC, ML-CL, OR CL) IS UTILIZED FOR BACKFILL. CONTACT MULHERN & KULP FOR FURTHER EVALUATION OF FOUNDATION DESIGN.

BASEMENT WALLS SHALL BE BRACED, PRIOR TO BACKELLING, BY ADEQUATE TEMPORARY BRACING OR INSTALL 1st FLOOR DECK.

ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT. ALL FOOTINGS SHALL BEAR BELOW FROST LINE (TYP.) OR 12" MIN IN

REGIONS WHERE CODE FROST DEPTH IS NOT APPLICABLE. CONSULT SOILS REPORT OR BUILDING DEPT. FOR MINIMUM DEPTH BELOW GRADE

FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.

PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP.

• JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" OC (MAXIMUM) • JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS

POSSIBLE (I:I RATIO), WITH A MAXIMUM OF I:1.5 RATIO · CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL

TYPICAL REINFORCEMENT DETAILS: PROVIDE 3" MIN. CLEAR COVER WHERE CAST AGAINST FARTH, LI/2" MIN, CLEAR COVER AGAINST FORMS. LAP ALL REBAR 48 BAR DIAMETERS MIN. (24" FOR #4 BARS) & BEND BARS AND LAP AT CORNERS. PROVIDE 6 HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT

DIMENSIONS BY OTHERS, BUILDER TO VERIFY.

LEGEND

R.T. NDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUE (TYP IINO)

SI ABS

OF. INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP, U.N.O.) F.J. NDICATES 14" DEEP FLOOR 1-JOISTS (24" O.C. MAX SPACING), JOIST SERIES AND SPACING SHALL BE

THE RESPONSIBILITY OF THE JOIST MANUFACTURER D.J. NDICATES 2x8 P.T. DECK JOISTS @ 16" O.C. (MAX.) INDICATES LOCATIONS OF POTENTIAL TILE FLOOR.

JOIST MANUFACTURER SHALL DESIGN FLOOR
SYSTEM FOR ADD'L 10 PSF DEAD LOAD AT THESE LOCATIONS

INTERIOR BEARING WALL

• □===□ BEARING WALL ABOVE (B.W.A.)

BEAM/HEADER

JL METAL HANGER

INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:)MPH WIND IN 2018 NCSBC:R(

\$ 120MPH WIND IN 2018 IRC (120 MPH WIND SPEED IN ASCE 7 WIND MAP, PER IRC R301,2,1,1) EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

HE DESIGN WAS COMPLETED PER 2015 & 2018 IBC FCTION 1609) & ASCE 7, AS PERMITTED BY R30113 OF THE 2018 NCSBC:RC & 2018 IRC. IF THE PARAMETERS OF SECTION R602.12 COMPLY CCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

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

EXT. WALL SHEATHING SPECIFICATION

7/16" OSB OR 15/32" PLYWOOD: FASTEN SHEATHING W 2 3 x0.113 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP, U.N.O.)

ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS, AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE

ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.

 ALT, STAPLE CONNECTION SPEC: 1 3/4" 16 GA STAPLES (1/4" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C IN FIELD.

3" O.C. EDGE NAILING

AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING W 2 3 × 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 PARALLEI 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. 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

NDICATES HOLDOWN

FLOOR FRAMING

I-JOISTS SHALL BE DESIGNED BY MANUE TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT M&K 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 TONA HANDBOOK (TILE COUNCIL OF NORTH AMERICA).

- AT I-JOIST FLOORS, PROVIDE I" MIN. OSB RIM BOARD.
- METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O. I-JOIST SHOP DWGS, SHALL BE SUBMITTED TO ARCH, & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C., EXPOSURE I (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND
- $2\frac{1}{2}$ " \times 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12"o.c. FIELD.
- × 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD. - 2 🖁 × 0.113" NAILS @ 3" O.C. @ PANEL EDGES & @ 6" O.C. IN FIELD.

ROOF FRAMING

ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE I (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS w/ 2 ½" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES € @ 12" O.C. FIELD.

- w/ 2 3 × 0.120" NAILS @ 4"0.c. @ PANEL EDGES & @ 8" O.C. FIELD. - w/ 2 3 × 0.113" NAILS @ 3"o.c. @ PANEL EDGES \$ @ 6" O.C. FIELD.

WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.

FASTEN EACH ROOF TRUSS TO TOP PLATE W USP RT7A 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.C

 ROOF TRUSS SHOP DWGS, SHALL BE SUBMITTED TO ARCH & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BCSI 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" \times 0.120" NAILS @ 16" O.C. (UP TO T' SPAN).

MEANS & METHODS NOTES

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 IMITED TO THE ADDITION OF NECESSARY SHORING SHEETING TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO TABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF

TRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH LOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIF 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 NGSBC-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., IO PSF B.C. LOAD DURATION FACTOR = 1.25

FLOOR LIVE = 40 PSF (30 PSF @ SLEEPING AREAS) DEAD = 10 PSF (1-JOISTS)

ADD'L IO PSF @ CERAMIC TILE IN BATHS & LAUND.

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(1)) 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

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

- 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

(I)2x4/6 FLAT @ OPENINGS UP TO 4', (2)2x4/6 FLAT UP TO 8'.

WITH 2x 'STUD' GRADE MEMBERS SPACED @ 24" O.C. (MAX., U.N.O.) . HEADERS IN NON-LOAD BEARING WALLS SHALL BE

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=2.0xI0^6 psi

ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
 'LVL' - Fb=2400 psi; FcII=2500 psi; E=I.8xI0^6 psi

FOR 2 & 3 PLY BEAMS OF EQUAL 13/4" MAX, WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"XO.120" NAILS @ 8" O/C OR 2 ROWS USP WS35 SCREWS (OR 31/3" 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 $\frac{1}{2}$ " OR 5 $\frac{1}{4}$ 4 BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS

FOR 4 PLY BEAMS OF EQUAL 13/4" MAX, WIDTH, FASTEN PLIES TOGETHER WITH 3 ROMS OF USP WS6 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 BCS22-4 CAP 8 PA44E BASE, U.N.O.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERINS C-3825



Mulhern+Kulp project numbe

256-21009

SMK ILM issue date: 10-26-202

REVISIONS

initial: JPP

> $\overline{\mathbb{Q}}$ SMITH DOUC HOMES

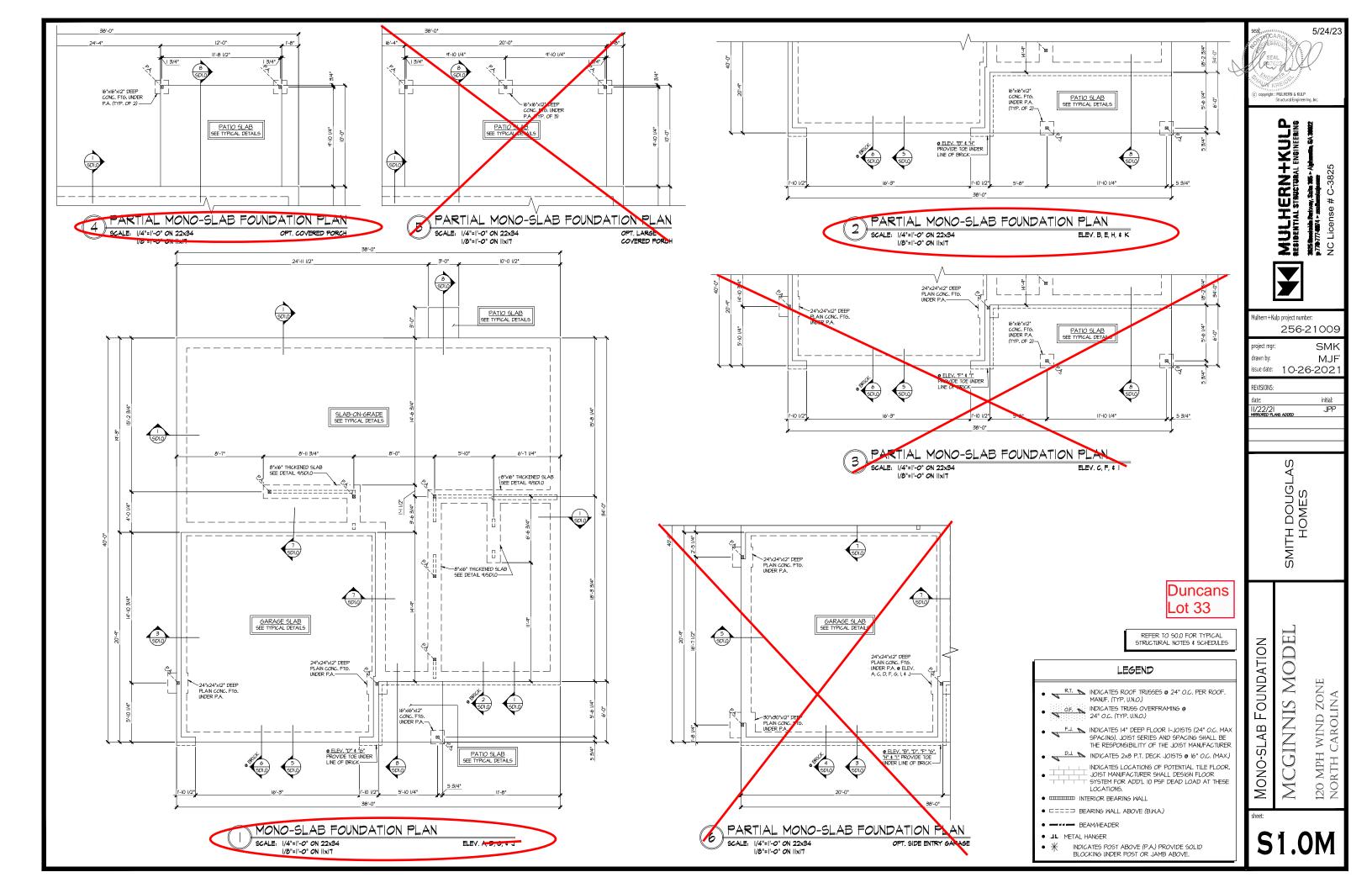
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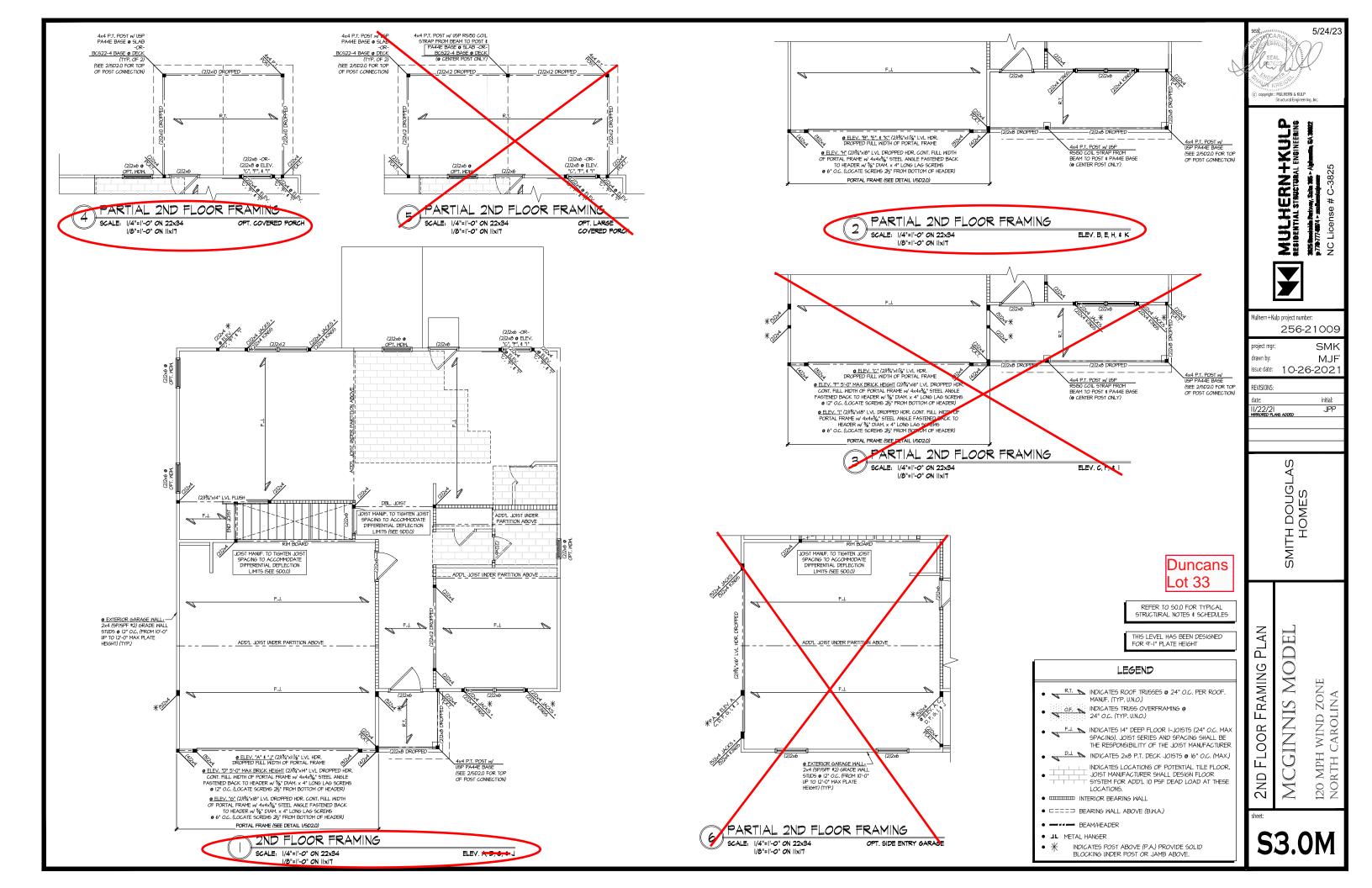
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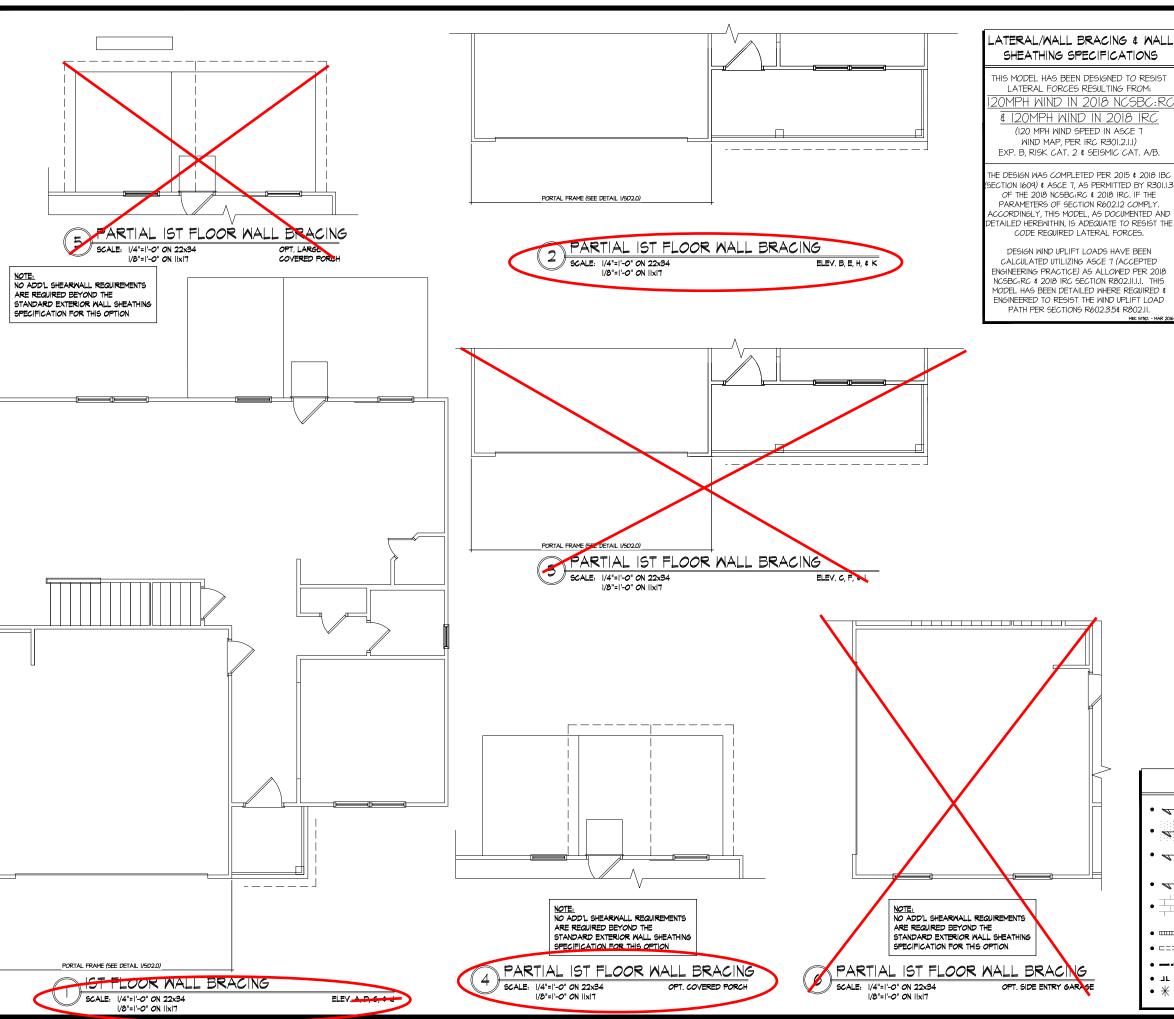
GENERAL

120 N

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THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:

20MPH WIND IN 2018 NCSBC:RC

SECTION 1609) & ASCE 7, AS PERMITTED BY R301.1.3 OF THE 2018 NCSBC:RC & 2018 IRC. IF THE PARAMETERS OF SECTION R602.12 COMPLY ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE

CALCULATED UTILIZING ASCE 7 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NCSBC:RC & 2018 IRC SECTION R802.II.I.I. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED ENGINEERED TO RESIST THE WIND UPLIFT LOAD

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 15/32" PLYWOOD: FASTEN SHEATHING W/ 2 3 XO.113 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP, U.N.O.
- ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR -2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT, STAPLE CONNECTION SPEC: 1 ¾" 16 GA STAPLES (1/6" CROWN) @ 3" O.C. AT EDGES \$ @ 6" O.C IN FIELD.

3" O.C. EDGE NAILING

• AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING W 2 3 × 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.

- 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

NDICATES HOLDOWN

Duncans _ot 33

REFER TO SO.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

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.J. NDICATES 14" DEEP FLOOR 1-JOISTS (24" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER

D.J. NDICATES 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
- IIIIIIII INTERIOR BEARING WALL
- □□□□□ BEARING WALL ABOVE (B.W.A.)
- BEAM/HEADER
- JL METAL HANGER
 - INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE

5/24/23

MULHERN+KUL
RESIDENTIAL STRUCTURAL ENSINEERI Structurie Pertyway, Suite 186 • Algibu B-177-48974 • mathemicalpount C License # C-3825

Mulhern+Kulp project number:

issue date: 10-26-202

256-21009 SMK ILM

REVISIONS:

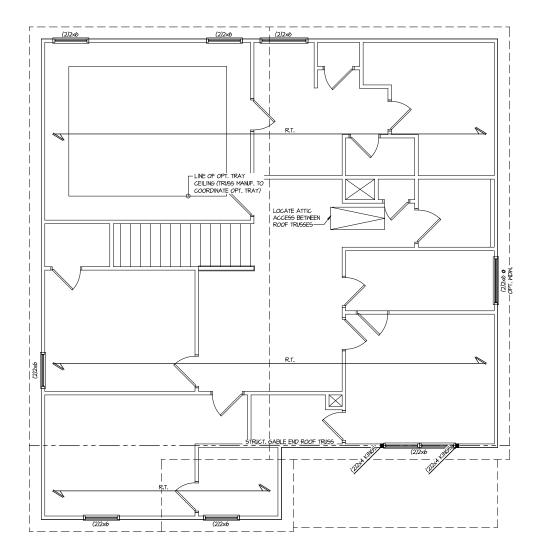
initial: JPP

SMITH DOUGLA HOMES

PLAN BRACING MODI WALL GINNIS OOR

120 MPH WIND Z NORTH CAROLII

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5/24/23

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Mulhern+Kulp project number:

256-21009

SMK MJF issue date: 10-26-202

REVISIONS:

initial: JPP

SMITH DOUGLAS HOMES

MCGINNIS MODEL

FRAMING PLAN

ROOF

REFER TO SO.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

Duncans Lot 33

● □□□□□ BEARING WALL ABOVE (B.W.A.)

BEAM/HEADER

• JL METAL HANGER

INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

LEGEND

• RT. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. U.N.O.)

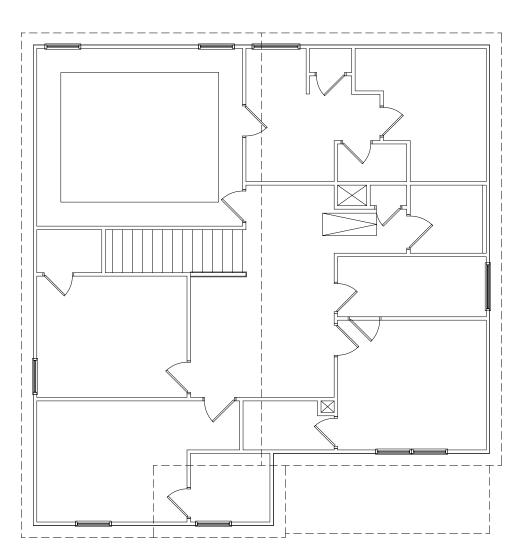
• OF. INDICATES TRUSS OVERFRAMING • 24" O.C. (TYP. U.N.O.)

F.J. NDICATES 14" DEEP FLOOR 1-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.

• IIIIIII INTERIOR BEARING WALL

120 MPH WIND ZONE NORTH CAROLINA



NOTE: NO ADD'L SHEARWALL REQUIREMENTS ARE REQUIRED BEYOND THE STANDARD EXTERIOR WALL SHEATHING



ELEV. B, E, H, & K

_ATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:

20MPH WIND IN 2018 NCSBC:RC # 120MPH WIND IN 2018 IRC

(120 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 1609) & ASCE 7, AS PERMITTED BY R301.1.3 OF THE 2018 NCSBC:RC & 2018 IRC. IF THE PARAMETERS OF SECTION R602.12 COMPLY ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, 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
NCSBC:RC \$ 2018 IRC SECTION R802.II.I.I. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.5 R802.II.

EXT. WALL SHEATHING SPECIFICATION

• 7/16" OSB OR 15/32" PLYWOOD: FASTEN SHEATHING W/ 2 3 XO.113 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP, U.N.O.

ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR -2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE

ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.

 ALT. STAPLE CONNECTION SPEC: 1 ¾" 16 GA STAPLES (1/6" CROWN) @ 3" O.C. AT EDGES \$ @ 6" O.C IN FIELD.

3" O.C. EDGE NAILING

 AT DESIGNATED AREAS - FASTEN PANEL EDGES OF MOOD STRUCTURAL WALL SHEATHING TO FRAMING W 2 3 × 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.

- 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

NDICATES HOLDOWN

Duncans _ot 33

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

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

• R.T. 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.J. NDICATES 14" DEEP FLOOR 1-JOISTS (24" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER D.J. NDICATES 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

• IIIIIII INTERIOR BEARING WALL

• □□□□□ BEARING WALL ABOVE (B.W.A.)

● ■ ■ ■ BEAM/HEADER

• JL METAL HANGER

INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

5/24/23

MULHERN + KULP

RESIDENTIAL STRUCTURAL ENGINEERING

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F.70-777-874 - EMPLAGEMENT

NC License # C-3825



Mulhern+Kulp project number:

256-21009

SMK MJF issue date: 10-26-202

REVISIONS:

initial: JPP

SMITH DOUGLAS HOMES

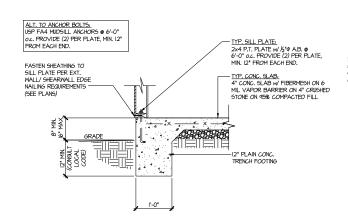
PLAN

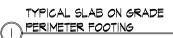
BRACING MODI WALL FLOOR

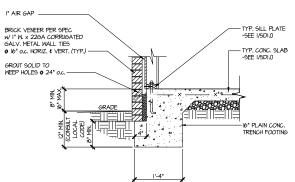
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120 MPH WIND Z NORTH CAROLII

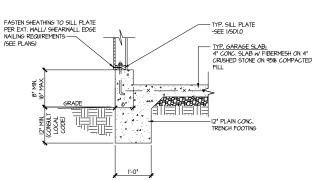
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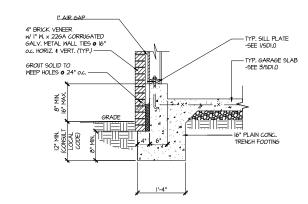




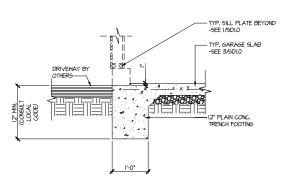
TYPICAL SLAB ON GRADE 2 PERIMETER FOOTING W/ BRICK VENEER



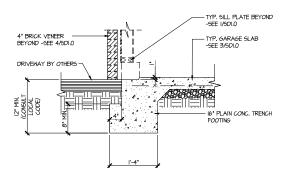
TYPICAL SLAB ON GRADE GARAGE 3 PERIMETER FOOTING



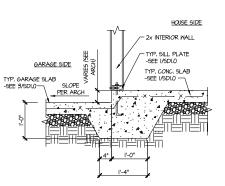
TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING W/ BRICK VENEER



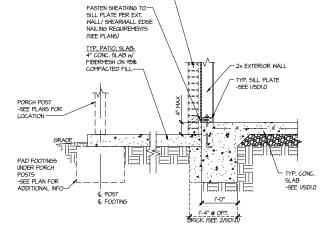
TYPICAL SLAB ON GRADE GARAGE (5) ENTRY @ PERIMETER FOOTING



TYPICAL SLAB ON GRADE GARAGE 6 ENTRY @ PERIMETER FOOTING

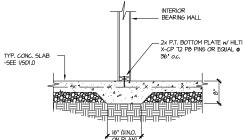


TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING

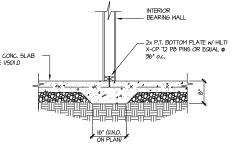


OPT. BRICK (SEE ARCH FOR LOCATIONS)———

TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO



TYPICAL THICKENED SLAB @ 9 INTERIOR BEARING WALL



Duncans Lot 33

MODE FOUNDATION DETAILS MCGINNIS

120 MPH WIND ZONE NORTH CAROLINA

5/24/23

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERINS

Mulhern+Kulp project number:

REVISIONS:

issue date: 10-26-202

SMITH DOUGLAS HOMES

256-21009

SMK

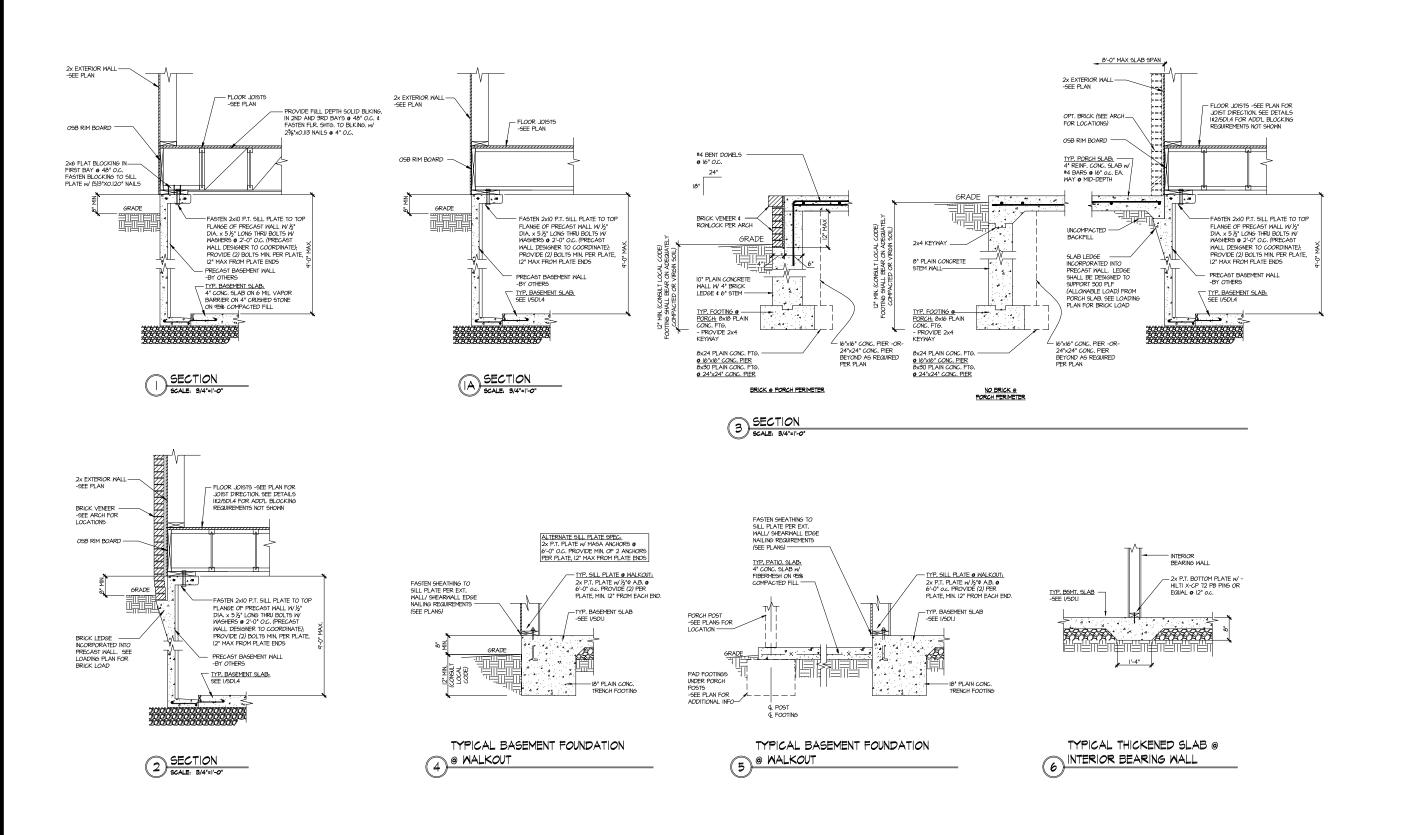
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initial:

JPP

265 Strackaide Parkvey, Suite 265 • Agina 2-78-77-4804 • menhanicapasan NC License # C-3825

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5/24/23

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERINS

NC License # C-3825

Mulhern+Kulp project number: 256-21009

SMK MJF issue date: 10-26-202

REVISIONS:

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SMITH DOUGLAS HOMES

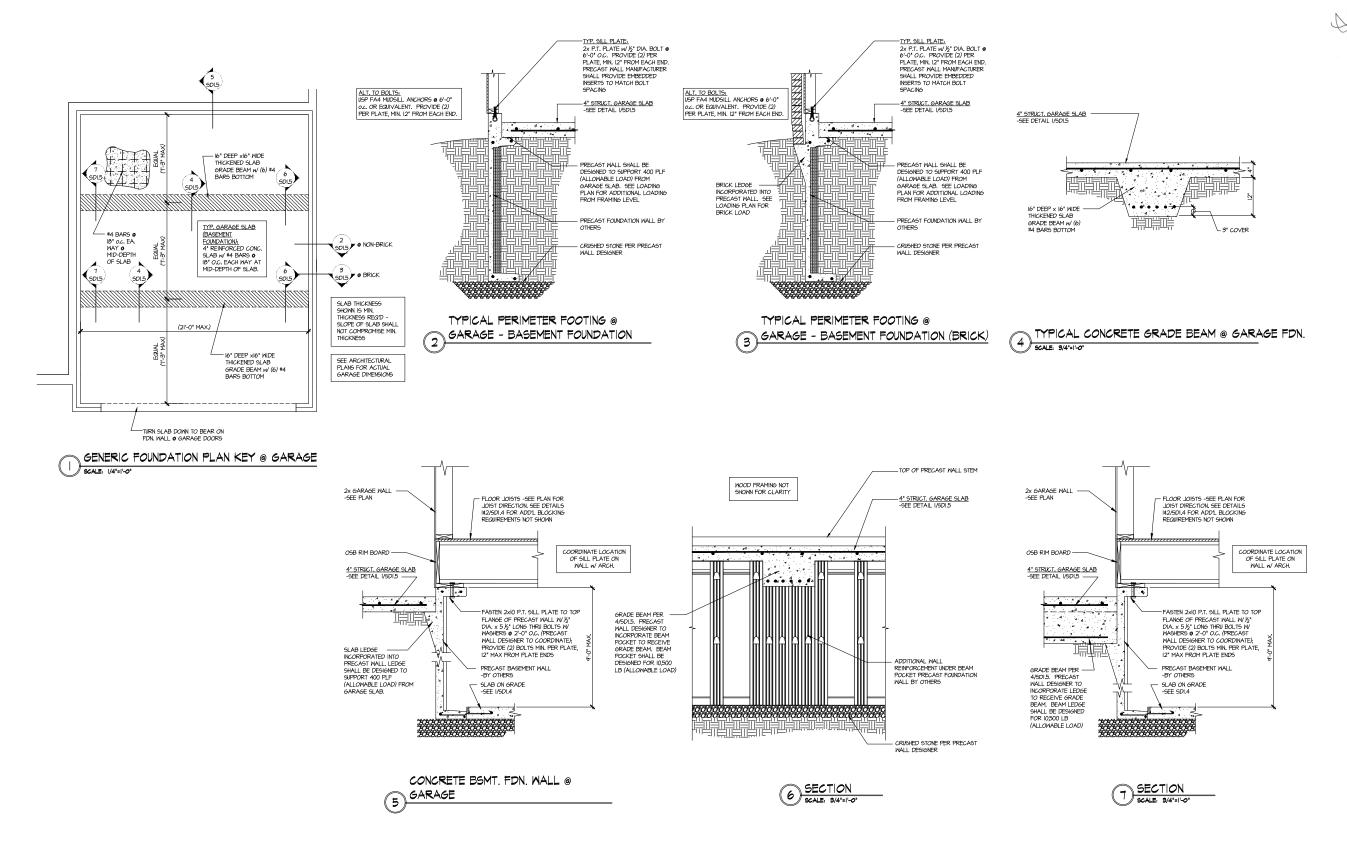
MODE

FOUNDATION DETAILS 120 MPH WIND ZONE NORTH CAROLINA GINNIS MC

Duncans

Lot 33

SD1



5/24/23 pyright : MULHERN & KULP

> MULHERN+KULP
> RESIDENTIAL STRUCTURAL ENGINEERINS 265 Stacknish Parkvay, Suite 255 - Agina 2-778-777-4804 - mathematapan NC License # C-3825



Mulhern+Kulp project number: 256-21009

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MODE GINNIS

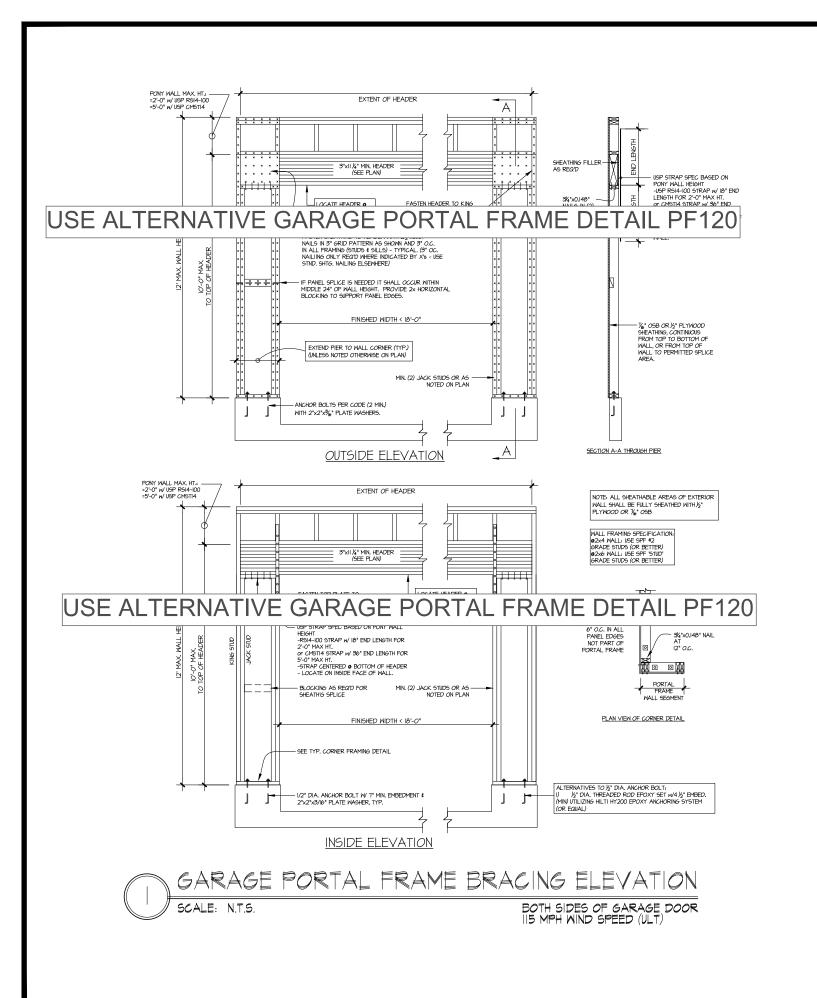
120 MPH WIND ZONE NORTH CAROLINA

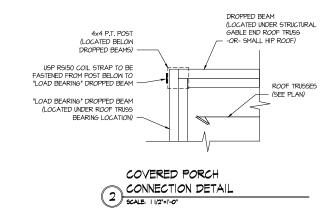
FOUNDATION DETAILS $\sum_{i=1}^{\infty}$

Duncans

Lot 33

SD1.5





5/24/23

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENSINEERINS

2005 Backatile Perkvay, Sale 196 - Agine 207 - Agine 2

Mulhern+Kulp project number:

256-21009

MJF issue date: 10-26-202

REVISIONS:

initial: JPP

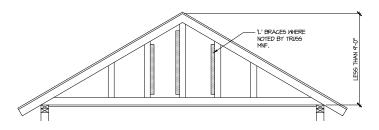
SMITH DOUGLAS HOMES

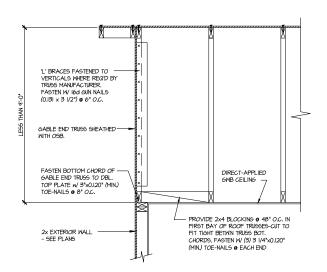
MODE

120 MPH WIND ZONE NORTH CAROLINA MCGINNIS FRAMING DETAILS

SD2.0

Duncans Lot 33





BRACE GABLE END TRUGGES PER ABOVE DETAIL WHEN GABLE HEIGHT IS LESS THAN 9"-0". "L" BRACES REQUIRED WHERE NOTED BY TRUGS MANUFACTURER.

TYPICAL GABLE END BRACING DETAIL
SCALE: NONE REQUIRED TRISS

CARLE FID

2x4 VERT. - FASTEN W (4)
3 NO.1020' (MIN) TO EACH

ARE TRISS VERTICAL

2x4 HORIZ. - FASTEN W (4)
3 NO.1020' (MIN) TO EACH

ARE TRISS VERTICAL

2x4 HORIZ. - FASTEN W (4)
3 NO.1020' (MIN) TO EACH

ARE TRISS VERTICAL

2x6 DIAG. BRACE (w) 2x4
1-BRACE F LENGTH EXCEEDS 6)
5 O. 10 2x6
VERTICAL

2x6 DIAG. BRACE (w) 2x4
1-BRACE F LENGTH EXCEEDS 6)
10 NO.1020' (MIN) TOENMLS

AND TOENMLS 8 O' COL. INAX FASTEN

AND TOENMLS 8 O' COL. INAX FASTEN

AND TOENMLS 6 O' COL.

BRACE GABLE END TRUSSES PER ABOVE DETAIL WHEN GABLE HEIGHT EXCEEDS 9'-0'. "L' 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. **Y**

Mulhern+Kulp project number: 256-21009

project mgr: SMK

drawn by: MJF issue date: 10-26-202

REVISIONS:

date: initial:

II/22/2| JPP

MIRRORED PLANS ADDED

SMITH DOUGLAS HOMES

DEL

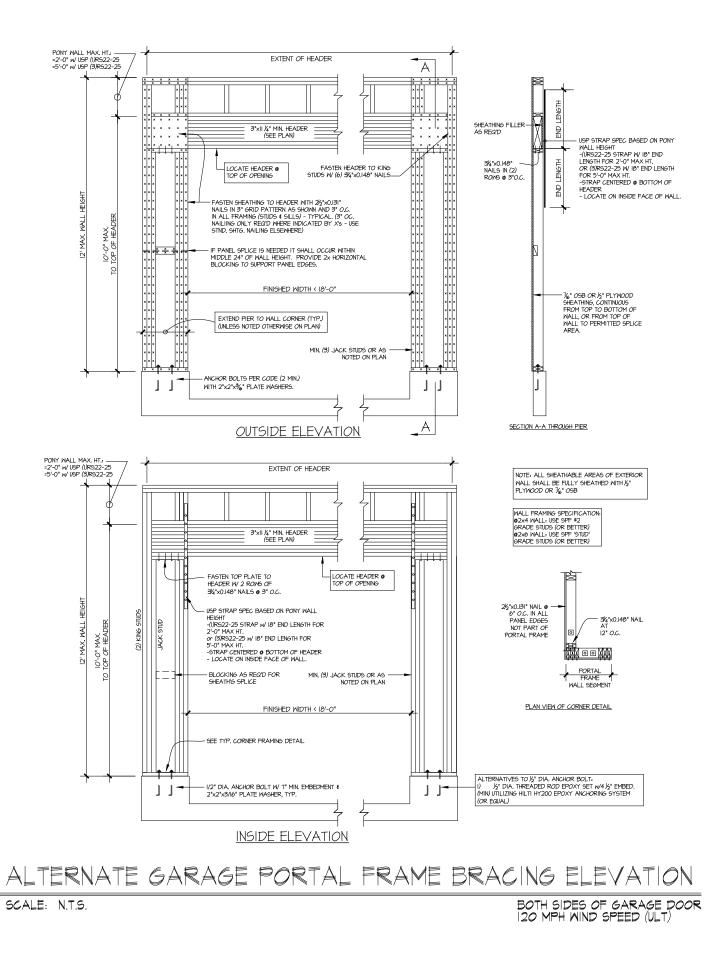
FRAMING DETAILS
MCGINNIS MODEI

120 MPH WIND ZONE NORTH CAROLINA

sheet:

SD2.1

Duncans Lot 33



MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
STRUCTURAL ENGINEERING
PASSESSERIT: MARKETAN SEER Mulhern+Kulp project number: 256-23000 SMK RAP issue date: 07.28.2023 REVISIONS: initial: SMITH DOUGLAS HOMES FRAME PORTAL FRAME ALTERNATE PORTAL PF-120

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Duncans Lot 33



MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING

3625 Brookside Parkway, Suite 165, Alpharetta, GA 30022 🔻 p 770-777-0074 🔻 mulhernkulp.com

July 28, 2023

lody Hunt

Director of Product Development

SMITH DOUGLAS HOMES

110 Village Trail, Suite 215 Woodstock, GA 30188

ALTERNATE GARAGE PORTAL FRAME DETAIL

Smith Douglas Homes

Reference "Alternate Garage Portal Frame Detail" on sheet PF-120 & PF-130, prepared by Mulhern & Kulp dated 07/28/2023 - attached

Jody:

Pursuant to your request, we have prepared this letter to address the "*Alternate Garage Portal Frame Detail*", prepared by Mulhern & Kulp for Smith Douglas Homes.

Detail" on sheet "PF-130" is an acceptable alternative portal frame design for anywhere in North Carolina with a wind speed less than The "Atternate Garage Portal Frame Detail" on sheet "PF-120" is an acceptable alternative portal frame design for anywhere in North The "Alternate Garage Portal Frame or equal to 130mph ultimate wind speed per ASCE 7-16. These details only apply to structural plans that have been designed by Mulhern& Kulp. It is the responsibility of "SDH" to provide the correct "Alternate Garage Portal Frame Detail", to the building Carolina with a wind speed less than or equal to 120mph ultimate wind speed per ASCE 7-16. department that matches the jurisdiction's wind speed requirements.

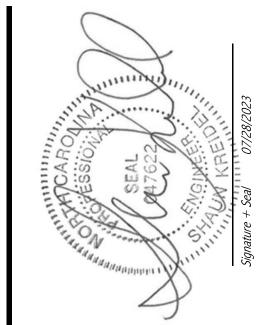
Please feel free to call if you have any questions.

Respectfully,

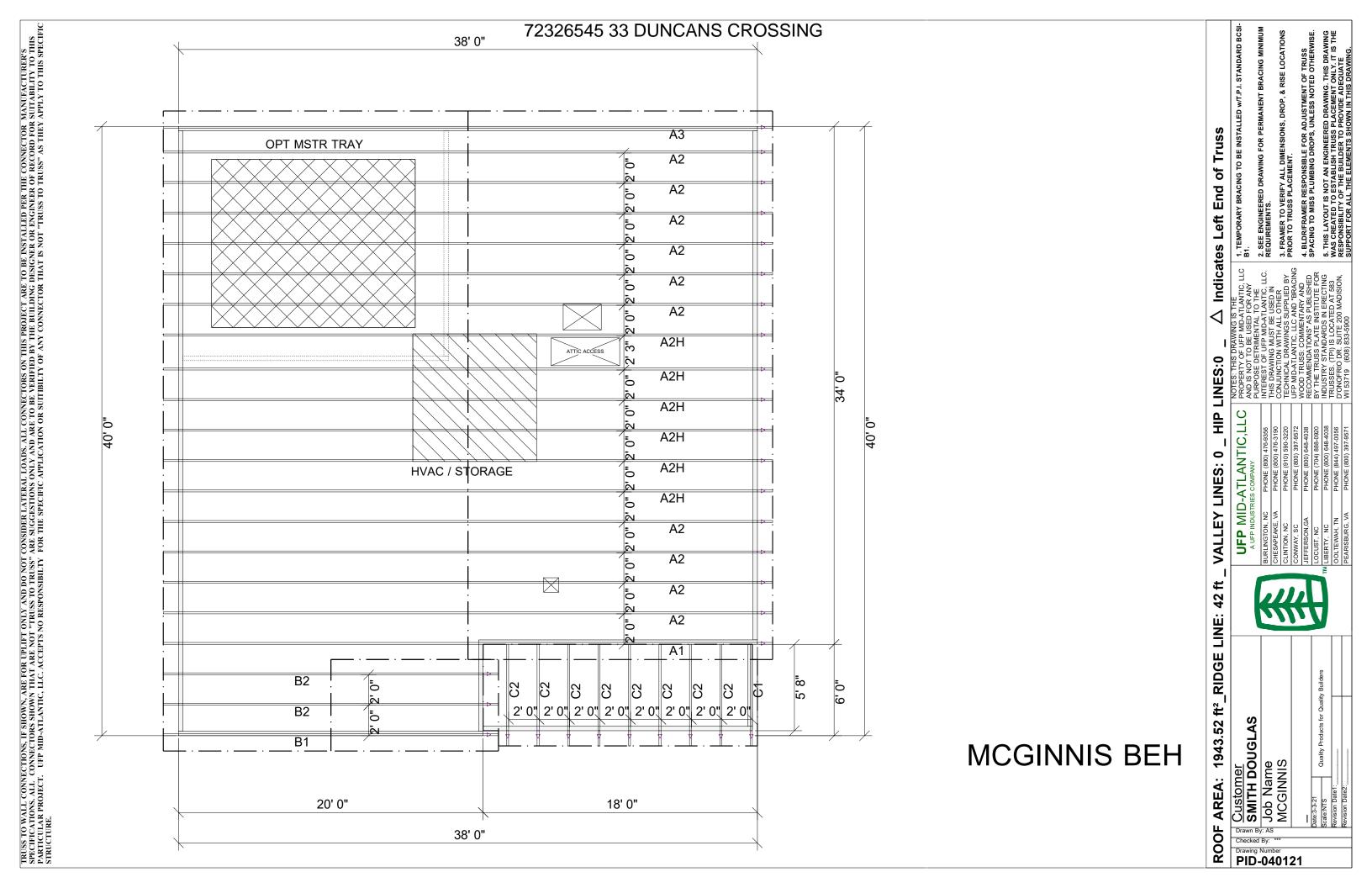
MULHERN & KULP STRUCTURAL ENGINEERING, INC.

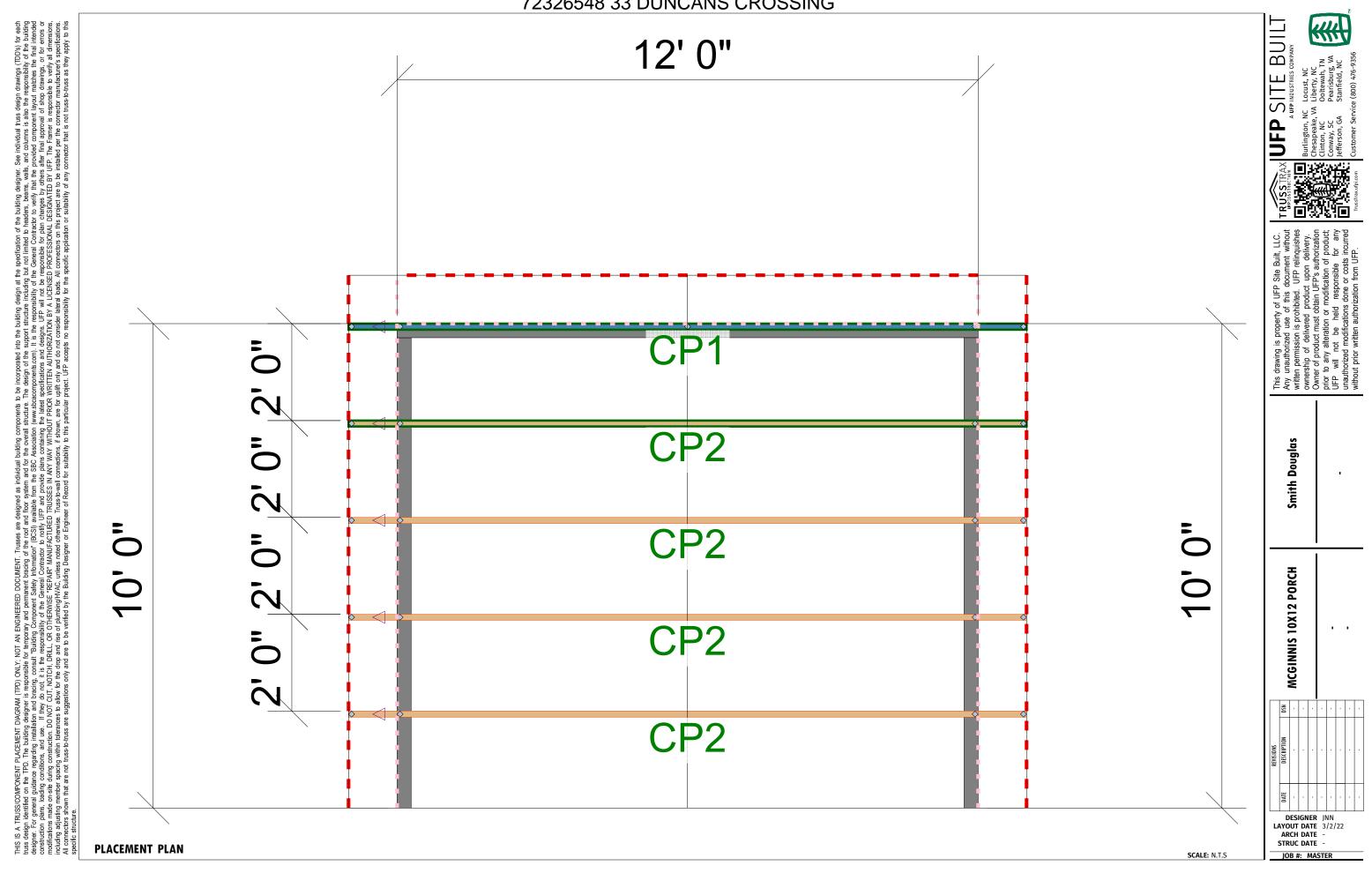
NC License # C-3825

Project Manager + Atlanta Office Director Shaun M. Kreidel, P.E.



P:|Client Files|256 - Smith Douglas Homes|2023|23000 - 2023 Client Admin|2023-07-28 - Alternate Portal Frame Letter|Alternate Garage Portal Frame Detail -Letter - RLH.docx





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

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

PLAN LEGEND

1B-, 2B-H-, 1H-, GDH-

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

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

GENERAL NOTES:

1.) TOP CHORD OF JOISTS ARE PAINTED RED AT NUMBERED END. PLACE PAINTED END AS

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 AND HEADER BEARING POINTS IN WALL AND

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

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

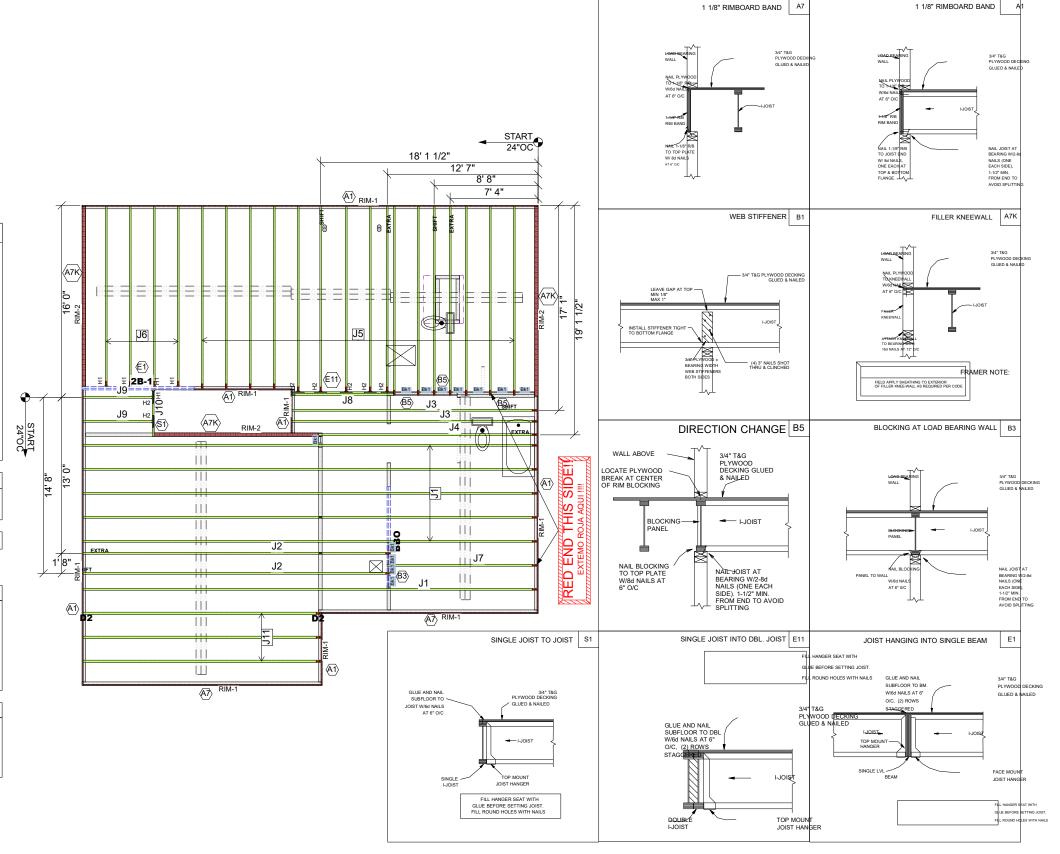
CRITICAL !!

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

FIELD VERIFY DIMENSIONS TO **JOISTS LOCATED UNDER WALLS!!**

NAILS.

2ND FLOOR LAYOUT



UFP MID-ATLANTIC, LLC



#SMITH DOUGLAS

#SMITH DOUGLAS

#Ob Name
| MCGINNIS |
Date:10/12/21 | Quality Products for Scale:NTS |
Revision Date1:

Drawn By: CP3 Drawing Number 21090682F2