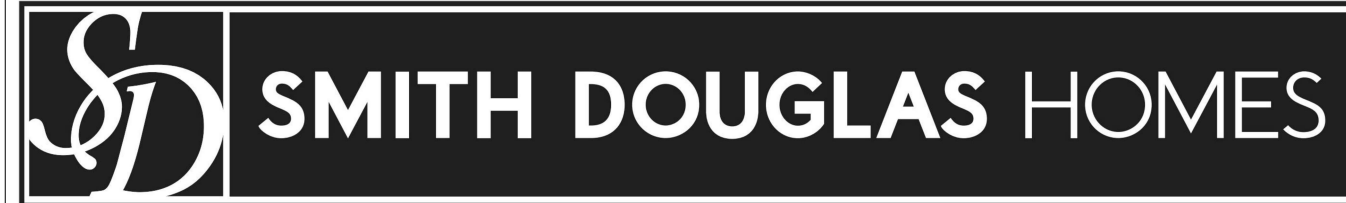


BENSON II

HARRINGTON PLACE
LOT 0018

PLAN ID 110122.0101



QUALITY | INTEGRITY | VALUE

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

AREA TABULATION

FIRST FLOOR	726
SECOND FLOOR	1087
TOTAL	1813
GARAGE	408
FRONT PORCH (COVERED)	76
REAR PATIO	120

PLAN REVISIONS

DATE	BY	REVISION	PAGE #
12/9/2022	AW	Prototype walk revisions - see revision sheet	A5.1, A5.2, A5.2.1, A7.2, A7.3, A7.3.1
9/21/2023	BB	Removed tub and shower sizes from all affected pages	A5.2, A5.2.1

GOVERNMENTAL CODES & STANDARDS

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

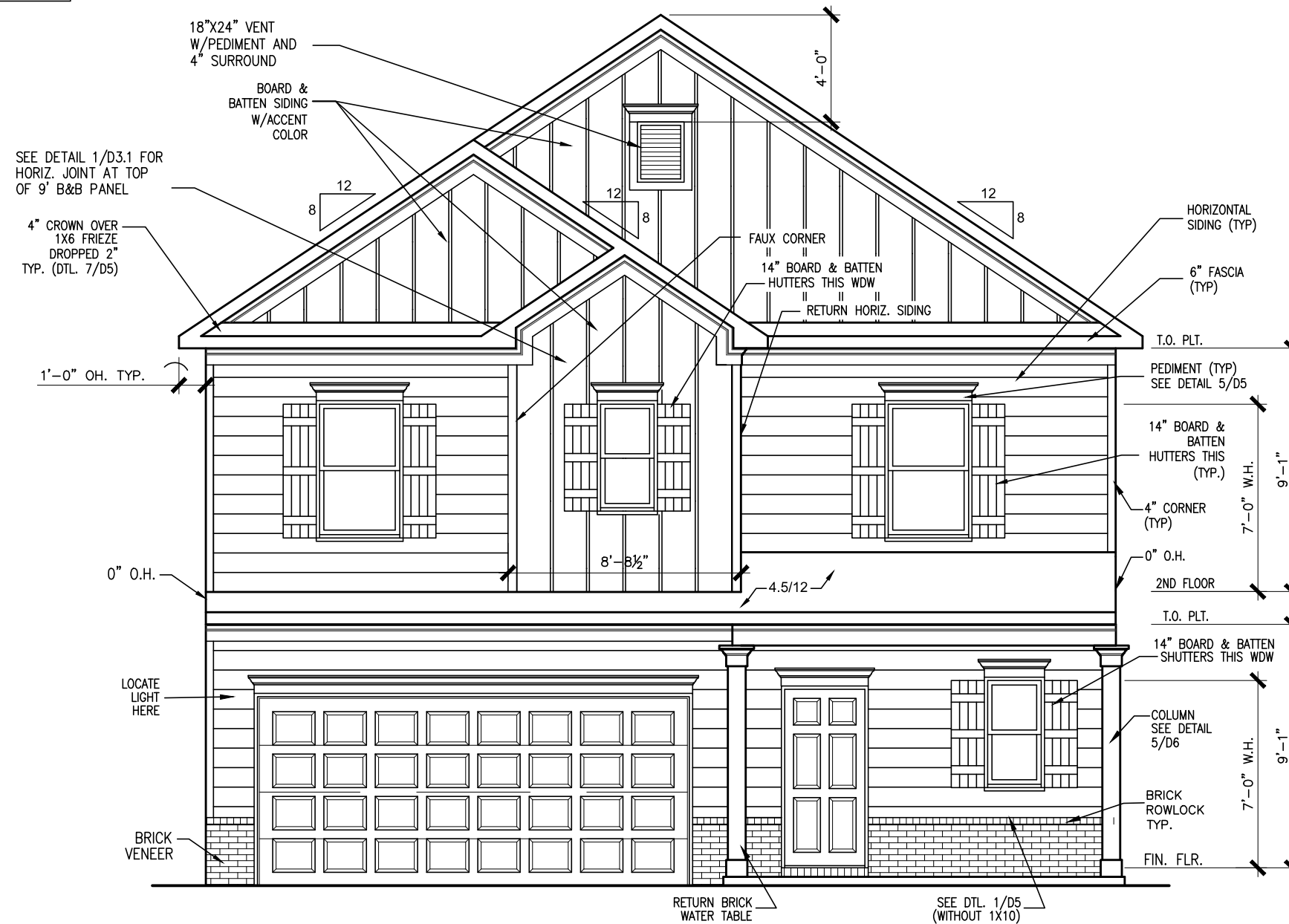
BUILDING CODE ANALYSIS / DESIGN CRITERIA

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

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

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

HARRINGTON PLACE LOT 0018



FRONT ELEVATION "B"

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

BY	REVISION	DATE
#	#	#
#	#	#
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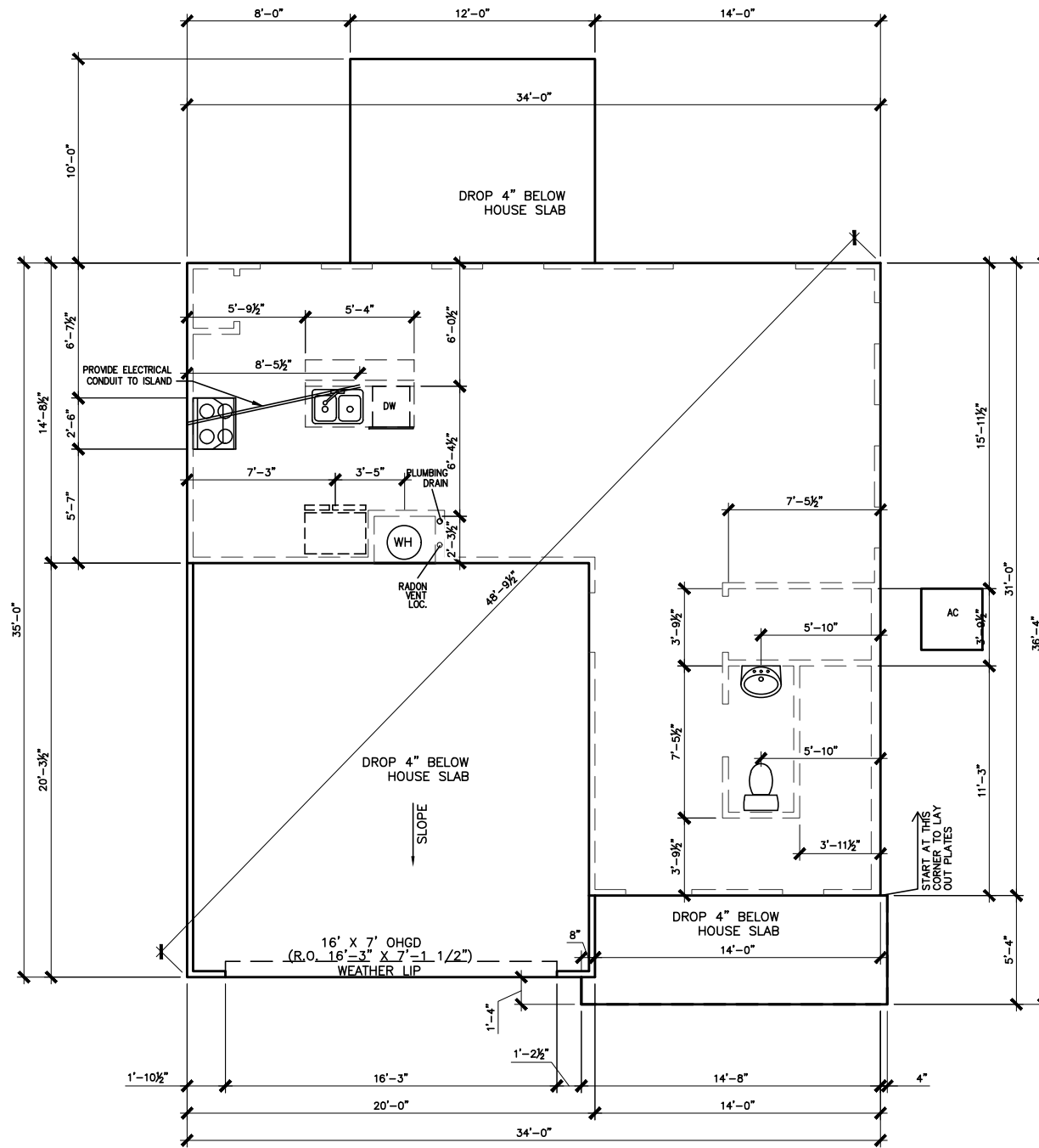
ELEVATIONS
FRONT ELEVATION
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FACADE OPT: B	
PLAN ID:	
FND: ALL	ELEV: B
PAGE NO: A1.1	

HARRINGTON PLACE LOT 0018



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 CHOSEN

DATE	REVISION	BY



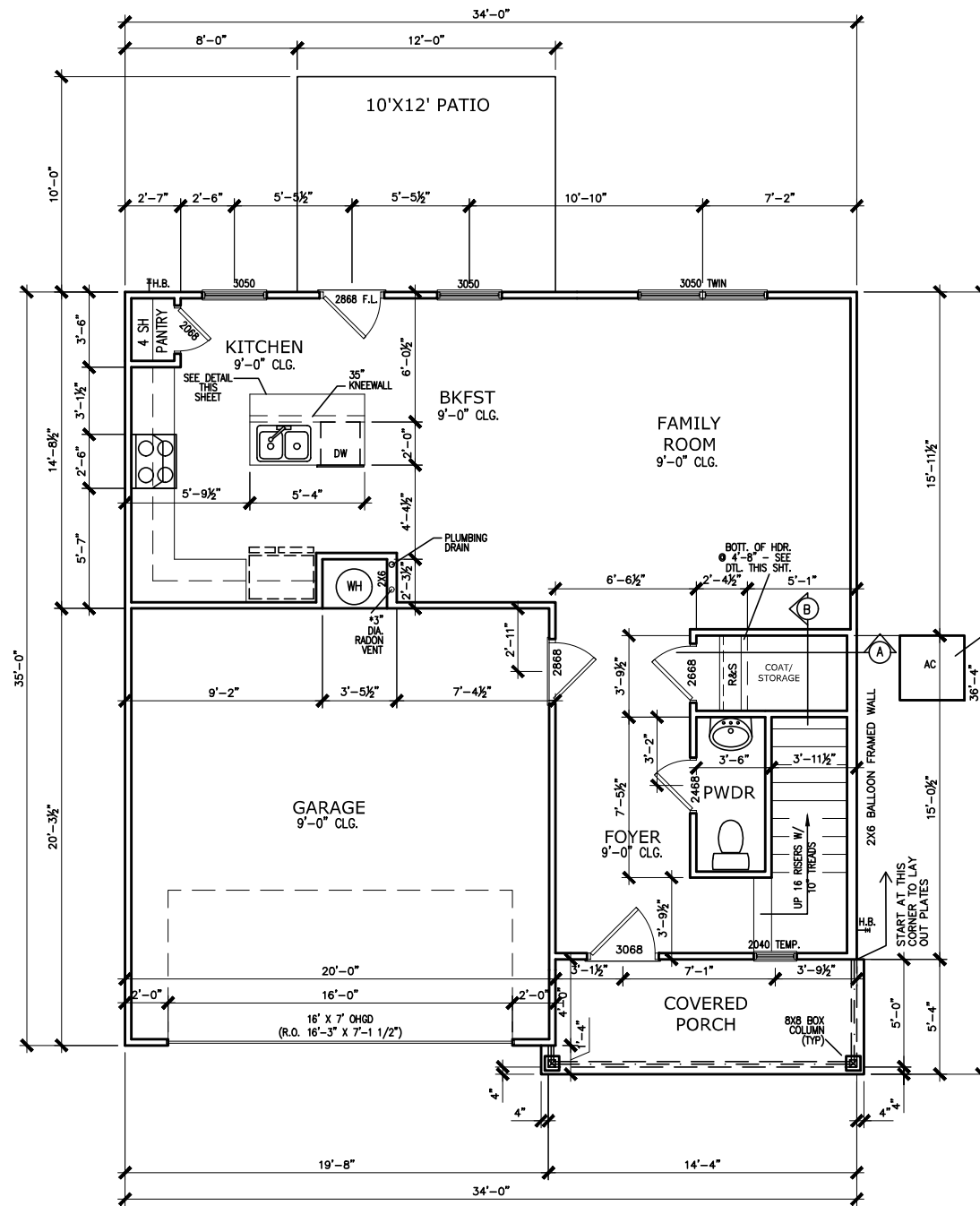
FOUNDATION PLAN
SLAB PLAN
BENSON II

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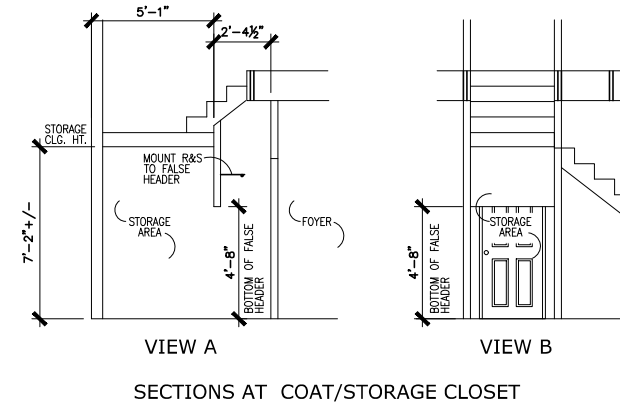
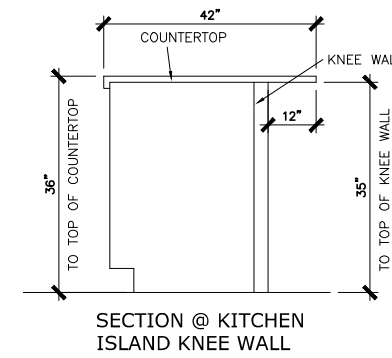
BY: TJJ	CH: AW
DATE: 04-17-24	
FACADE OPT: B	
PLAN ID:	
FND: ALL	ELEV: B
PAGE NO: A3.1	

HARRINGTON PLACE LOT 0018



FIRST FLOOR PLAN

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



*RADON VENT PROVIDED PER LOCAL CODE

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#	#	#



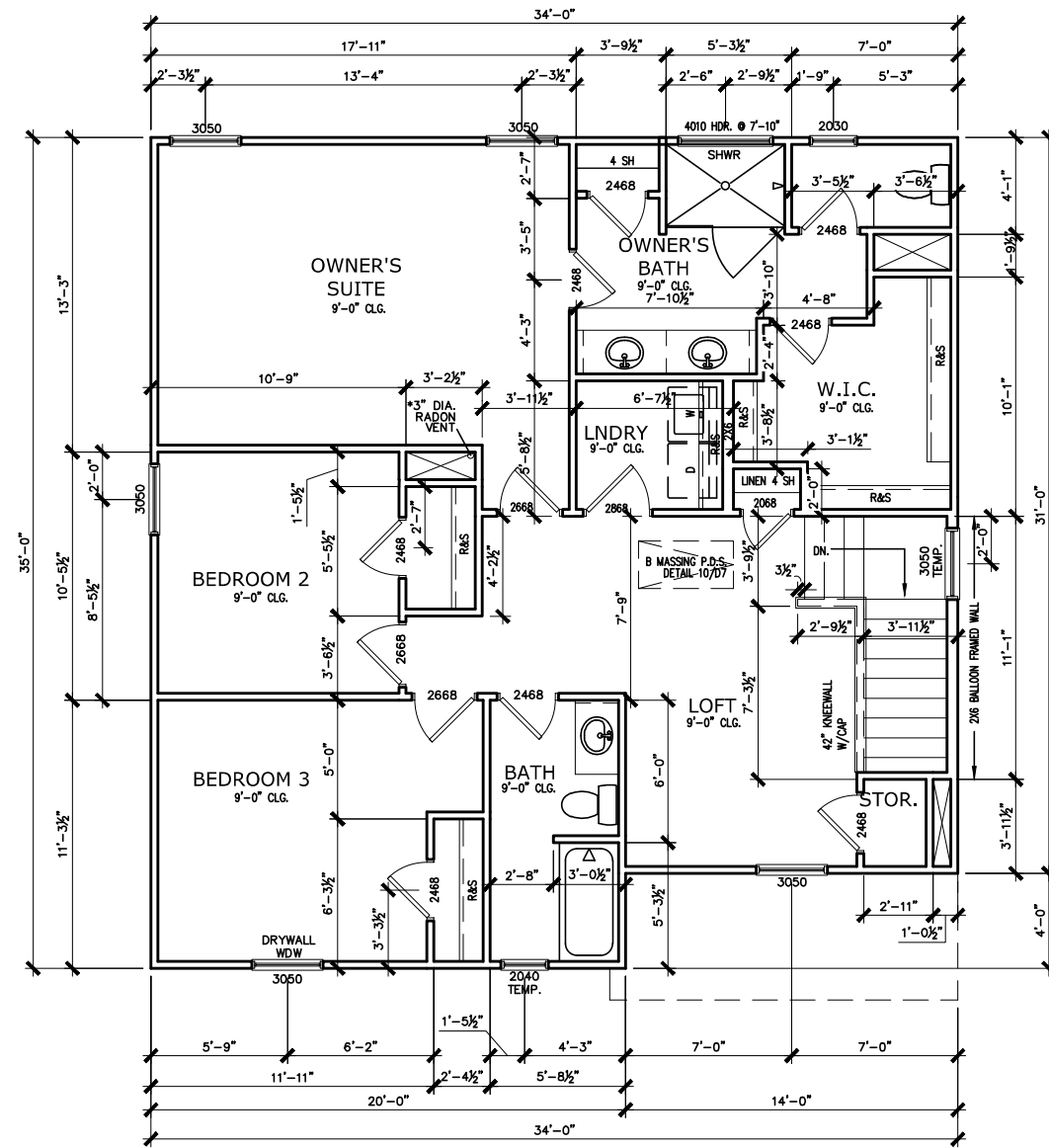
FLOOR PLAN
FIRST FLOOR
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PLAN ID:	
FND: ALL	ELEV: B
PAGE NO: A5.1	

HARRINGTON PLACE LOT 0018



SECOND FLOOR PLAN

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

*RADON VENT PROVIDED
PER LOCAL CODE

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

DATE	REVISION	BY



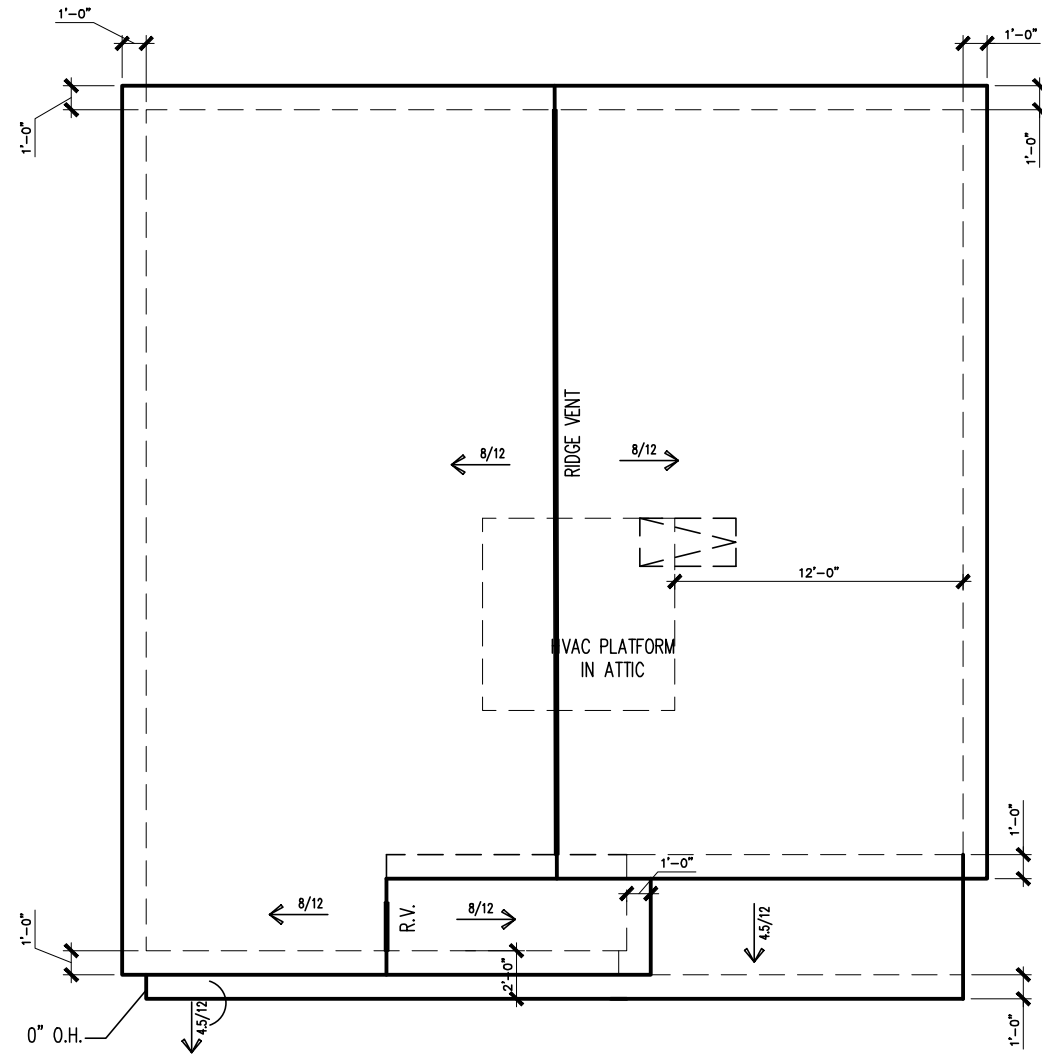
FLOOR PLAN
SECOND FLOOR
BENSON II

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PLAN ID:	
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PAGE NO: A5.2	

HARRINGTON PLACE LOT 0018



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

DATE	REVISION	BY
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#



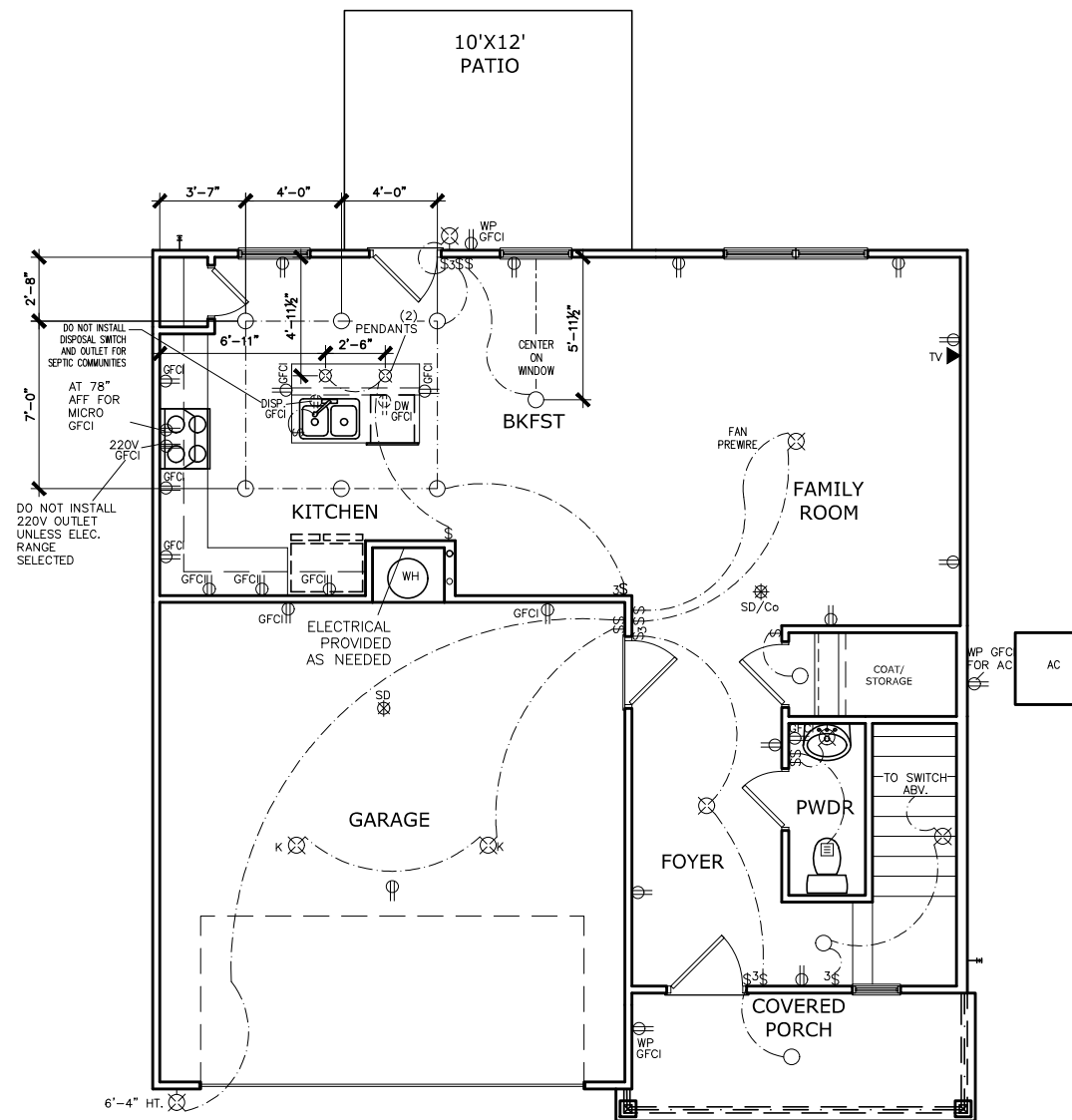
ROOF PLAN
ROOF PLAN
BENSON II

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FND: ALL	ELEV: B
PAGE NO: A6.1	

HARRINGTON PLACE LOT 0018



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		
FLOOD LIGHT	10' MAX. ABOVE FIN. FLOOR		

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

BY	REVISION	#	#	#	#	#
DATE						



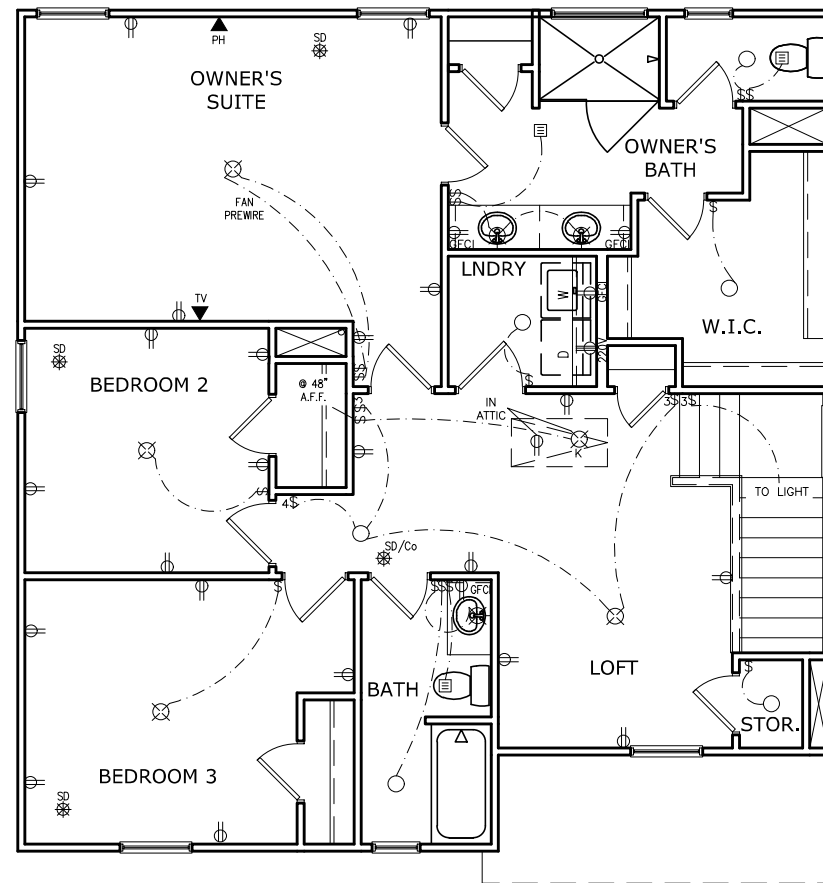
ELECTRICAL PLAN
FIRST FLOOR
BENSON II

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FND: ALL	ELEV: B
PAGE NO: A7.2	

HARRINGTON PLACE LOT 0018



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
⊕	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		
FLOOD LIGHT	10' MAX. ABOVE FIN. FLOOR		

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

DATE	REVISION	BY
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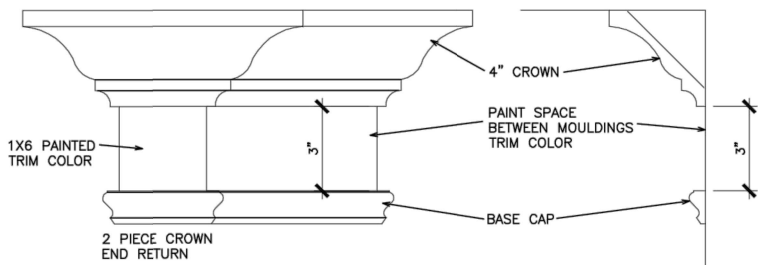
ELECTRICAL PLAN
SECOND FLOOR
BENSON II

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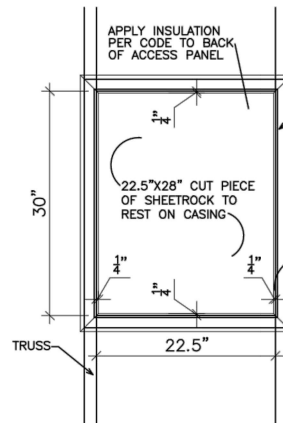
BY: TJJ	CH: AW
DATE: 04-17-24	
FACADE OPT: B	
PLAN ID:	
FND: ALL	ELEV: B
PAGE NO: A7.3	

REFER TO LOT SPECIFIC PLAN TO DETERMINE WHICH DETAILS APPLY



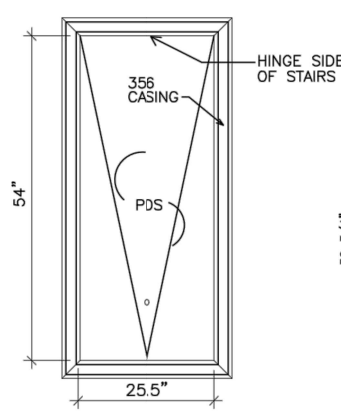
TYPICAL TWO PIECE CROWN

N.T.S.



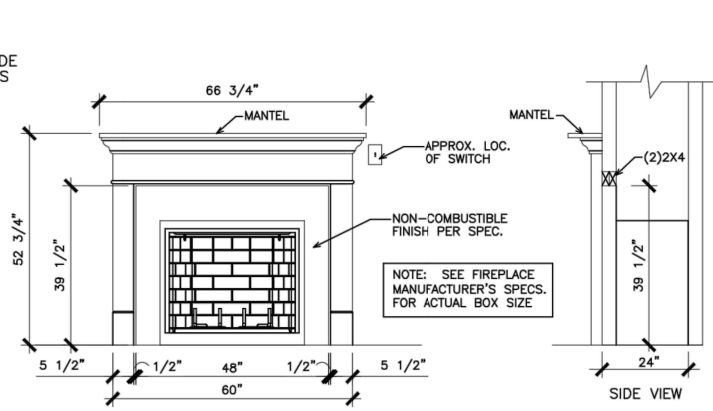
SCUTTLE HOLE DETAIL

N.T.S.



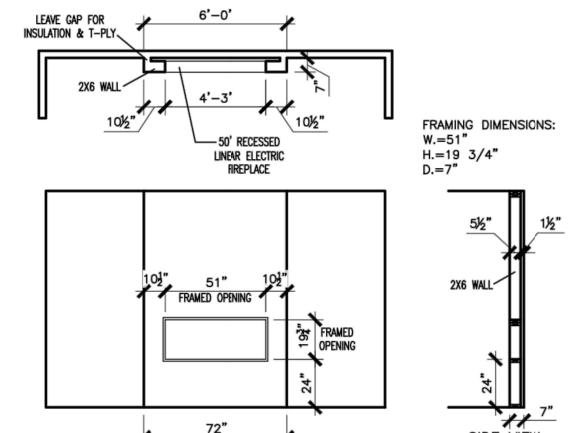
PDS TRIM DETAIL

N.T.S.



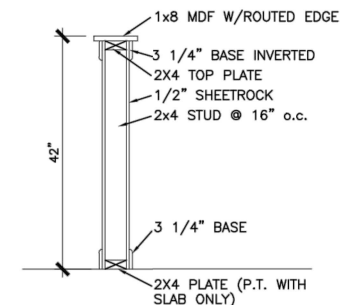
GAS/ELECTRIC FIREPLACE DETAIL WITH WESCOTT WOOD MANTEL

N.T.S.



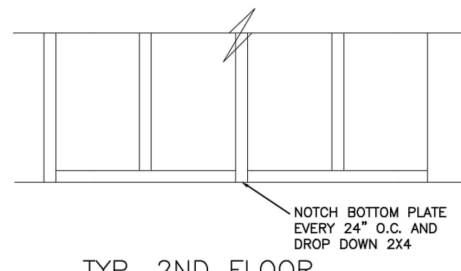
LINEAR ELECTRIC FIREPLACE DETAIL

N.T.S.



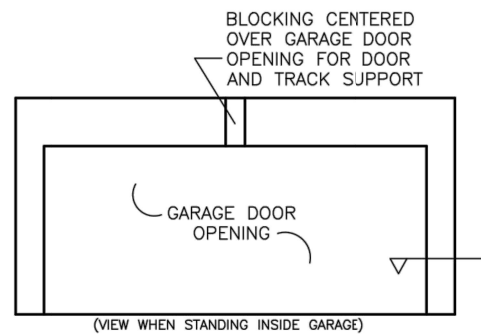
TYP. KNEEWALL SECTION

N.T.S.



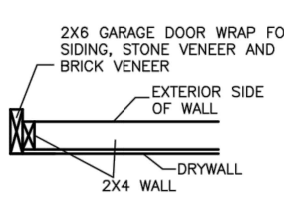
TYP. 2ND FLOOR KNEE WALL STABILITY

N.T.S.

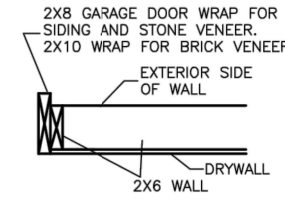


TYP. GARAGE WRAP & BLOCKING

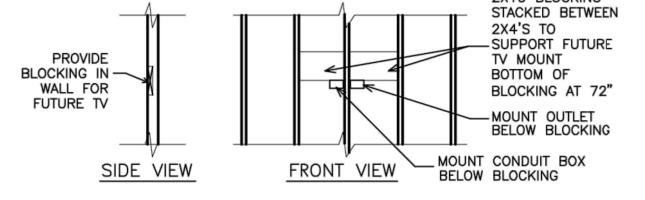
N.T.S.



SECTION VIEW 2X4 PORTAL WALL

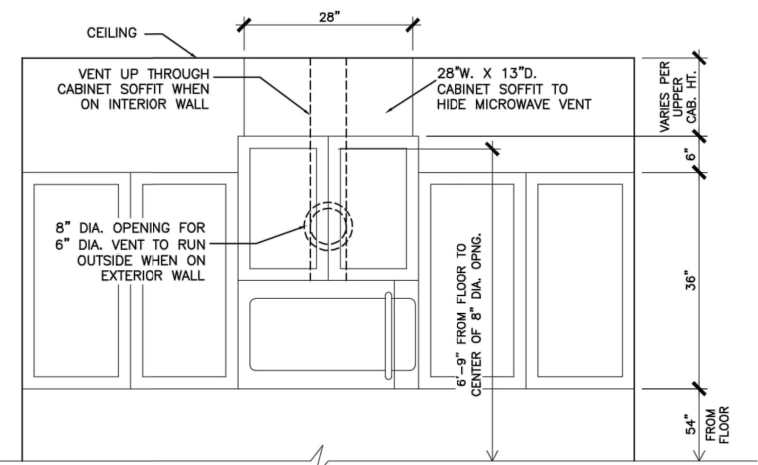


SECTION VIEWS 2X6 PORTAL WALL



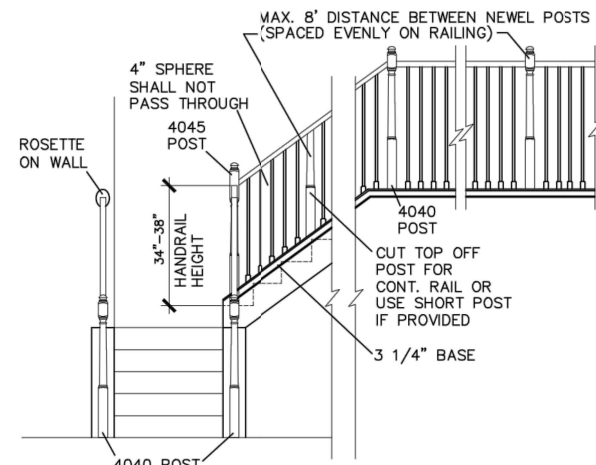
TYP. TV WALL PREP

N.T.S.



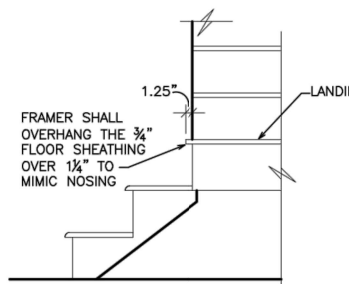
CABINET SOFFIT DETAIL ABOVE VENTED MICROWAVE W/CABINET ABOVE RANGE BUMPED UP & OUT

N.T.S.



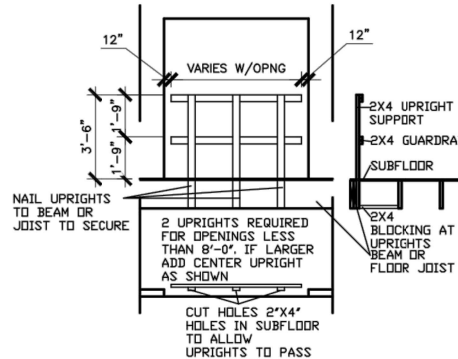
HANDRAIL/POST DETAIL @ STAIRS

N.T.S.



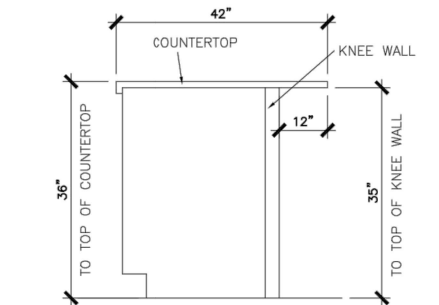
BOX STEP OVERHANG

N.T.S.



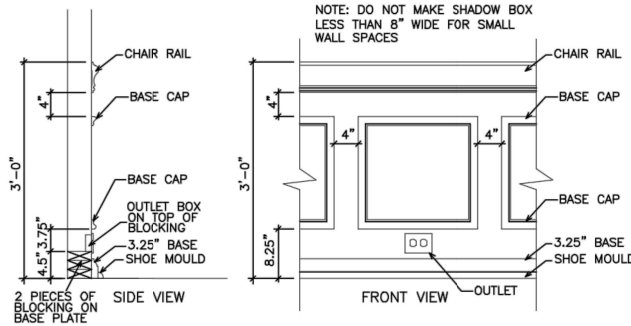
GUARD RAIL DTL. AS REQ'D

N.T.S.



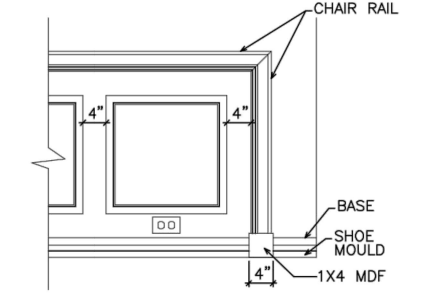
SECTION @ ISLAND KNEEWALL

N.T.S.



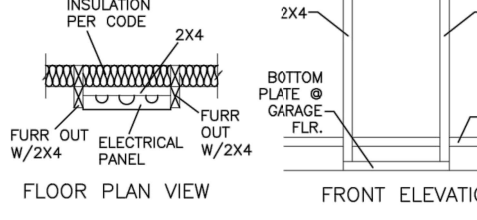
TYPICAL CHAIR RAIL & SHADOW BOX DETAIL

N.T.S.



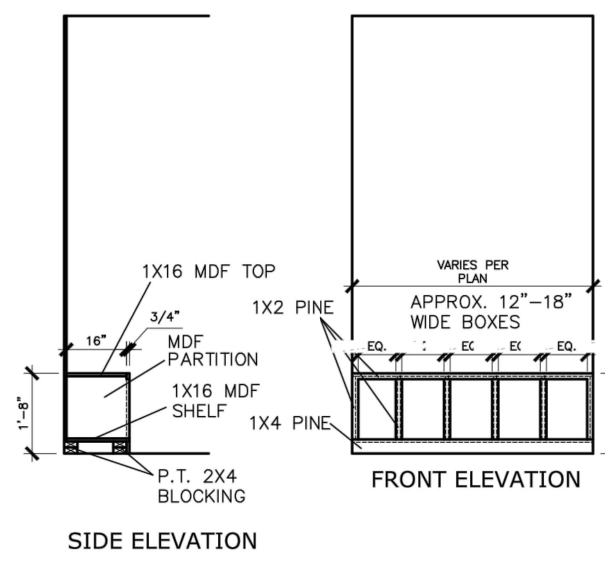
CHAIR RAIL END TRIM DETAIL

N.T.S.



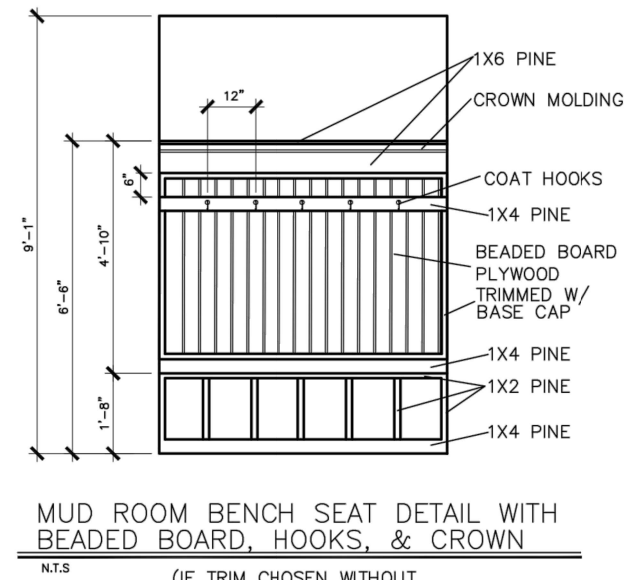
ELECTRICAL PANEL DETAIL

N.T.S.



MUD ROOM BENCH SEAT DETAIL

N.T.S.



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

N.T.S.

(IF TRIM CHOSEN WITHOUT BENCH CONTINUE TO FLOOR)

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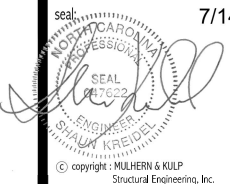
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INTERIOR TRIM
DETAILS

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DATE: 6/13/23
PAGE NO: D1.1



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Mulhern+Kulp project number: 256-22019

project mgr: SMK drawn by: RAP issue date: 01.13.2023

REVISIONS: date: initial:

SMITH DOUGLAS HOMES

GENERAL STRUCTURAL NOTES

BENSON II MODEL

120 MPH WIND ZONE NORTH CAROLINA

so.0

Harrington Lot 18

GENERAL STRUCTURAL NOTES

- DESIGN IS BASED ON 2018 NCSBG-RESIDENTIAL CODE & 2018 IRC WITH SOUTH CAROLINA AMENDMENTS
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 (1-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(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.
EXT. & INT. BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SFP/SP "STUD" GRADE LUMBER, OR BETTER, U.N.O.
ALL INTERIOR BEARING WALLS ARE ASSUMED TO BE SHEATHED W/ 5/8" WALL BOARD (ONE SIDE MIN) OR PROVIDE MID HT. BLOCKING.
ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE SFRUCE-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.
ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 24" O.C. (MAX. U.N.O.)
ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).

- ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING:
ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
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.
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.
PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND/BEARING. BLOCKING TO MATCH POST ABOVE.
CORROSION NOTES:
BUILDER RESPONSIBLE TO DETERMINE CORROSION-RESISTANCE REQUIREMENTS AND COMPATIBILITY OF HARDWARE, FASTENERS AND CONNECTORS FOR ENVIRONMENTAL EXPOSURE AND IN CONTACT W/ PRESERVATIVE-TREATED WOOD OF ACTUAL FINAL CONDITIONS AND SOURCED MATERIALS. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
ALL FASTENERS AND CONNECTORS EXPOSED TO SALT WATER (WITHIN 300' OF SALT WATER SHORELINE, INCLUDING VENTED SPACES) SHALL BE STAINLESS STEEL.

FLOOR FRAMING

- 1-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).
AT 1-JOIST FLOORS, PROVIDE 1" MIN. OSB RIM BOARD.
METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O.
1-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 "STUD-1-FLOOR" 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND - 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD.
- 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD.
- 2 3/8" x 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 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS - W/ 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD.
- W/ 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD.
- W/ 2 3/8" x 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 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 DWGS. SHALL BE SUBMITTED TO ARCH & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
ERECT AND INSTALL ROOF TRUSSES PER WCA & TPI'S BCSI 1 "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 7' 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.

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM: 120MPH WIND IN 2018 NCSBG-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 1609.4 & ASCE 7, AS PERMITTED BY R301.1.3 OF THE 2018 NCSBG-RC & 2018 IRC. 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 NCSBG-RC & 2018 IRC SECTION R802.11.1.1. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.54 R802.11.

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 15/32" PLYWOOD: FASTEN SHEATHING W/ 2 3/8"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 FASTENING.
ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
ALT. STAPLE CONNECTION SPEC: 1 3/4" 16 GA STAPLES (1/8" 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 3/8" 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)

NON-BEARING HEADER SCHEDULE

Table with 3 columns: SPAN, 2x4 NON-BEARING PARTITION WALL, 2x6 NON-BEARING PARTITION WALL. Rows include UP TO 3'-0", UP TO 6'-0", UP TO 8'-0".

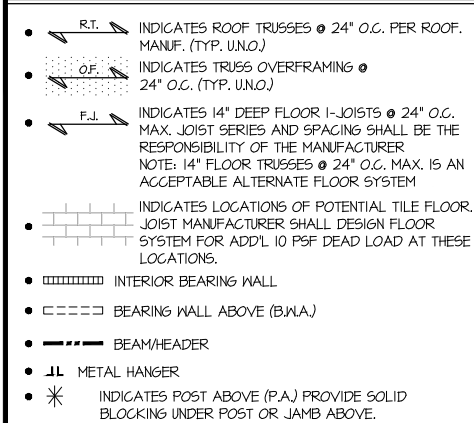
- NOTES: ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 24" O.C. (MAX.)

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NCSBG-RESIDENTIAL CODE & 2018 IRC WITH SOUTH CAROLINA AMENDMENTS
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, 12" MAX. FROM PLATE ENDS - UTILIZING:
1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C., 7" MIN. EMBEDMENT
FA4 ANCHOR STRAPS @ 6'-0" O.C.
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.
ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ PERIMETER FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & 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.:
fc = 4,000 psi: FOUNDATION WALLS
3,000 psi: FOOTINGS & INTERIOR SLABS ON GRADE
3,500 psi: GARAGE & EXTERIOR SLABS ON GRADE
fy = 60,000 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 (GM, GP, SM, 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 BACKFILLING, BY ADEQUATE TEMPORARY BRACING OR INSTALL 1st FLOOR DECK.
ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 1% 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" O.C. (MAXIMUM)
JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1:1.5 RATIO
CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL SLABS
TYPICAL REINFORCEMENT DETAILS: PROVIDE 3" MIN. CLEAR COVER WHERE CAST AGAINST EARTH, 1 1/2" 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



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

Table with 3 columns: DESCRIPTION OF BLDG. ELEMENT, 3"x0.131" NAILS, 3"x0.120" NAILS. Rows include JOIST TO SOLE PLATE, SOLE PL. TO JOIST/RIM OR BLK'G STUD TO PLATE, RIM TO TOP PLATE, BLK'G. BTWN. JOISTS TO TOP PL., DOUBLE STUD, DOUBLE TOP PLATE, DOUBLE TOP PLATE LAP SPLICE, TOP PLATE LAP @ CORNERS & INTERSECTING WALLS, RAFTER/TRUSS TO TOP PLATE, GAB. END TRUSS TO DBL. TOP PL., R.T. W/ HEEL HT. 9 1/4" TO 12", R.T. W/ HEEL HT. 12" TO 16", R.T. W/ HEEL HT. UP TO 24", R.T. W/ HEEL HT. 24" TO 48", WALL TO FOUNDATION.

* 2 1/2"x0.113 IS AN ACCEPTABLE ALTERNATIVE TO A 3"x0.120", SAME SPACING OR NUMBER OF NAILS. (ONLY ACCEPTABLE WHERE * ARE SHOWN)

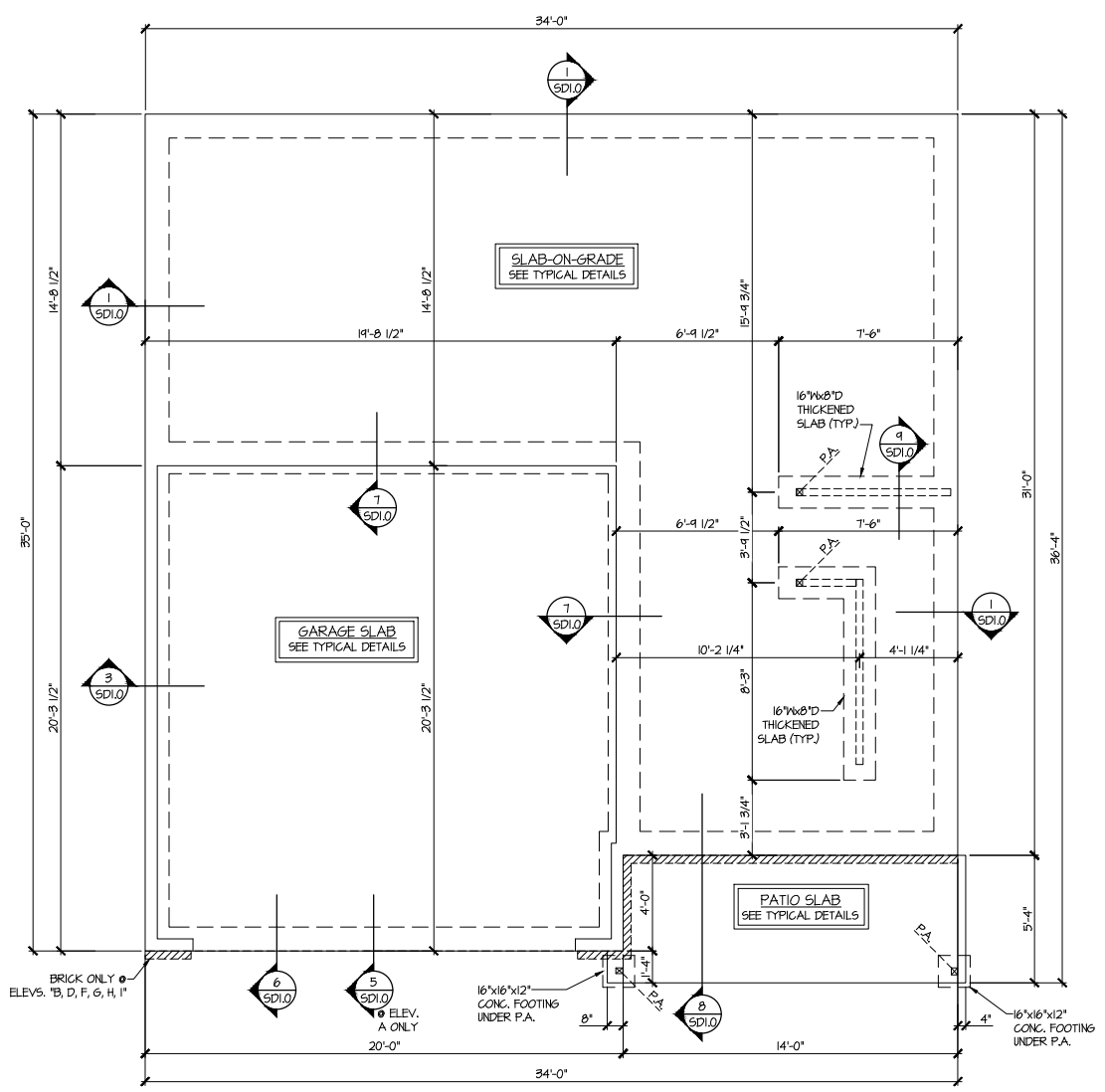
ADDITIONAL NOTES FOR TRUSS & 1-JOIST MANUFACTURER

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 MK 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:
A. ROOF TRUSSES: 1/4" DEAD LOAD
B. ATTIC TRUSSES, & 1-JOISTS: 1/8" DEAD LOAD
ABSOLUTE DEAD LOAD DEFLECTION OF ATTIC TRUSSES WHEN ADJACENT TO FLOOR FRAMING BY OTHERS SHALL BE LIMITED TO 3/16". (NOT DIFFERENTIAL DEFLECTION)

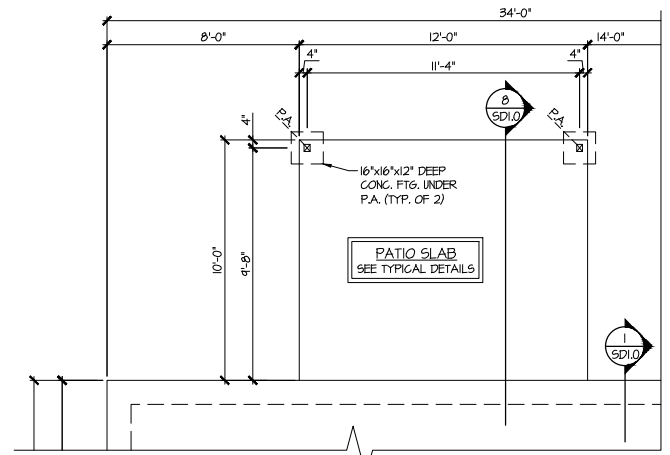
VEENER LINTEL SCHEDULE

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

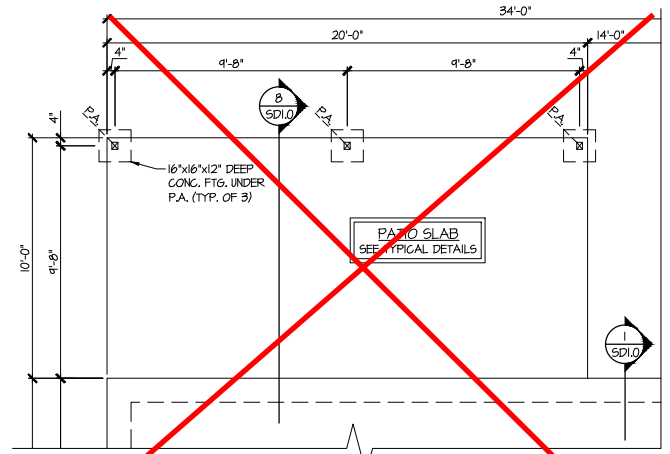
- ALL LINTELS:
SHALL SUPPORT 2 1/2" - 3 1/2" VEENER W/ 40 psf MAXIMUM WEIGHT.
SHALL HAVE 4" MIN BEARING
SHALL HAVE 8" MIN BEARING
SHALL NOT BE FASTENED BACK TO HEADER.
SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @ 48" O.C. W/ 1/2" DIA. x 3 1/2" LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES.
MAX. VEENER HT. APPLIES TO ANY PORTION OF BRICK OVER THE OPENING.
ALL LINTELS SHALL BE LONG LEGS VERTICAL.
WHEN SUPPORTING VEENER, 3" HIDE THE EXTERIOR TOE OF THE HORIZONTAL LEG MAY BE CUT IN THE FIELD TO BE 3 1/2" WIDE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLOW FOR MORTAR JOINT FINISHING.
SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS.
FOR GREEN VEENER USE 14x3x3/4.



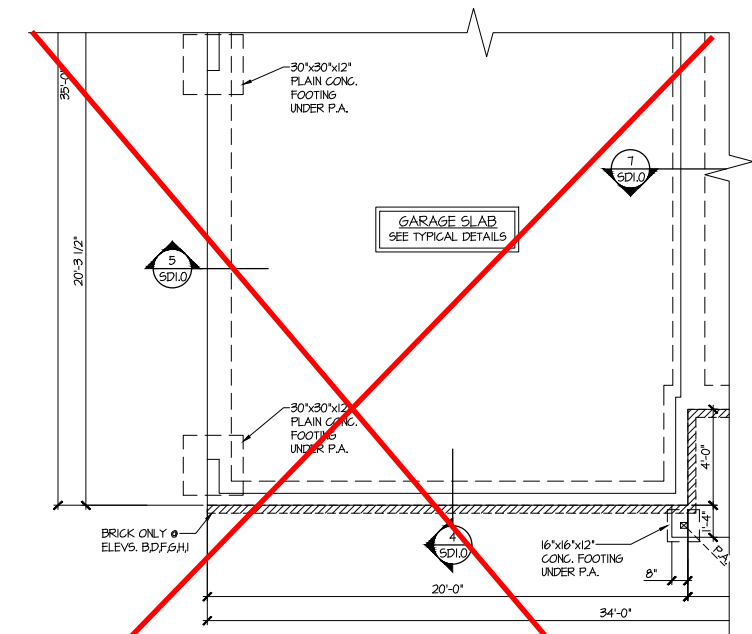
1 MONO-SLAB FOUNDATION PLAN
 SCALE: 1/4"=1'-0" ON 22x34
 1/8"=1'-0" ON 11x17
 ALL ELEV. SIM.



2 PARTIAL MONO-SLAB FOUNDATION PLAN
 SCALE: 1/4"=1'-0" ON 22x34
 1/8"=1'-0" ON 11x17
 OPT. COVERED PATIO
 ALL ELEV. SIM.
 SEE BASE ELEV. FOR ADD'L INFO.



3 PARTIAL MONO-SLAB FOUNDATION PLAN
 SCALE: 1/4"=1'-0" ON 22x34
 1/8"=1'-0" ON 11x17
 OPT. LARGE COVERED PATIO
 ALL ELEV. SIM.
 SEE BASE ELEV. FOR ADD'L INFO.



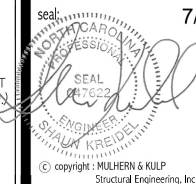
4 PARTIAL MONO-SLAB FOUNDATION PLAN
 SCALE: 1/4"=1'-0" ON 22x34
 1/8"=1'-0" ON 11x17
 OPT. SIDE ENTRY GARAGE
 ALL ELEV. SIM.
 SEE BASE ELEV. FOR ADD'L INFO.

**Harrington
 Lot 18**

REFER TO S0.0 FOR TYPICAL
 STRUCTURAL NOTES & SCHEDULES

LEGEND

- RT. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. U.N.O.)
- O.F. INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. U.N.O.)
- F.J. INDICATES 14" DEEP FLOOR I-JOISTS @ 24" O.C. MAX. JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER. NOTE: 14" FLOOR TRUSSES @ 24" O.C. MAX. IS AN ACCEPTABLE ALTERNATE FLOOR SYSTEM
- 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.



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NC License # C-3825

Mulhern+Kulp project number:
256-22019
project mgr: **SMK**
drawn by: **RAP**
issue date: **01.13.2023**
REVISIONS:
date: _____ initial: _____

SMITH DOUGLAS
HOMES

1ST FLOOR WALL BRACING PLAN
BENSON II MODEL
120 MPH WIND ZONE
NORTH CAROLINA

sheet:
S2.0LM

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:
120MPH WIND IN 2018 NCSEBC: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 NCSEBC:RC & 2018 IRC. 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 NCSEBC:RC & 2018 IRC SECTION R802.11.1.1. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.54 R802.11.

EXT. WALL SHEATHING SPECIFICATION

- 1/16" OSB OR 15/32" PLYWOOD:
FASTEN SHEATHING w/ 2 3/8"x0.113 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP. UNO.)
- 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.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALL STAPLE CONNECTION SPEC. 1 3/4" 16 GA STAPLES (1/8" GROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

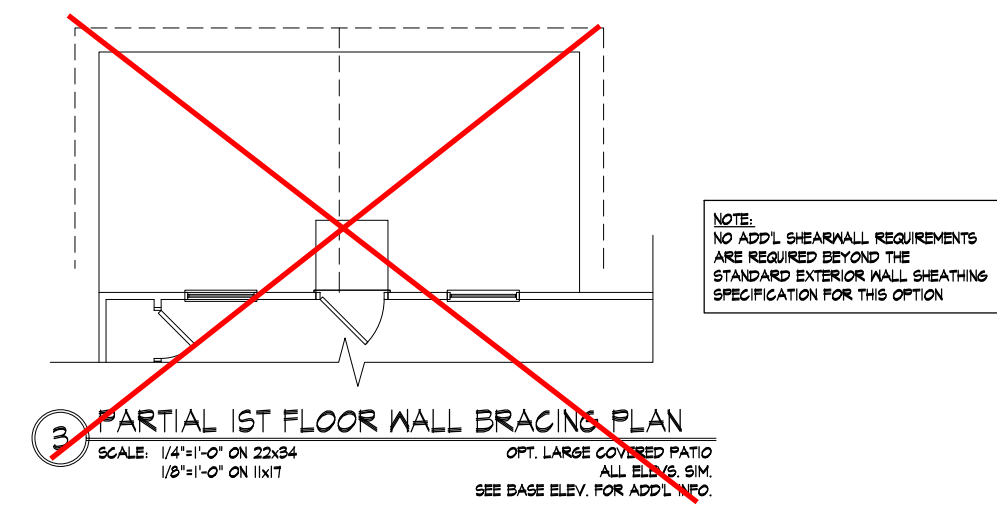
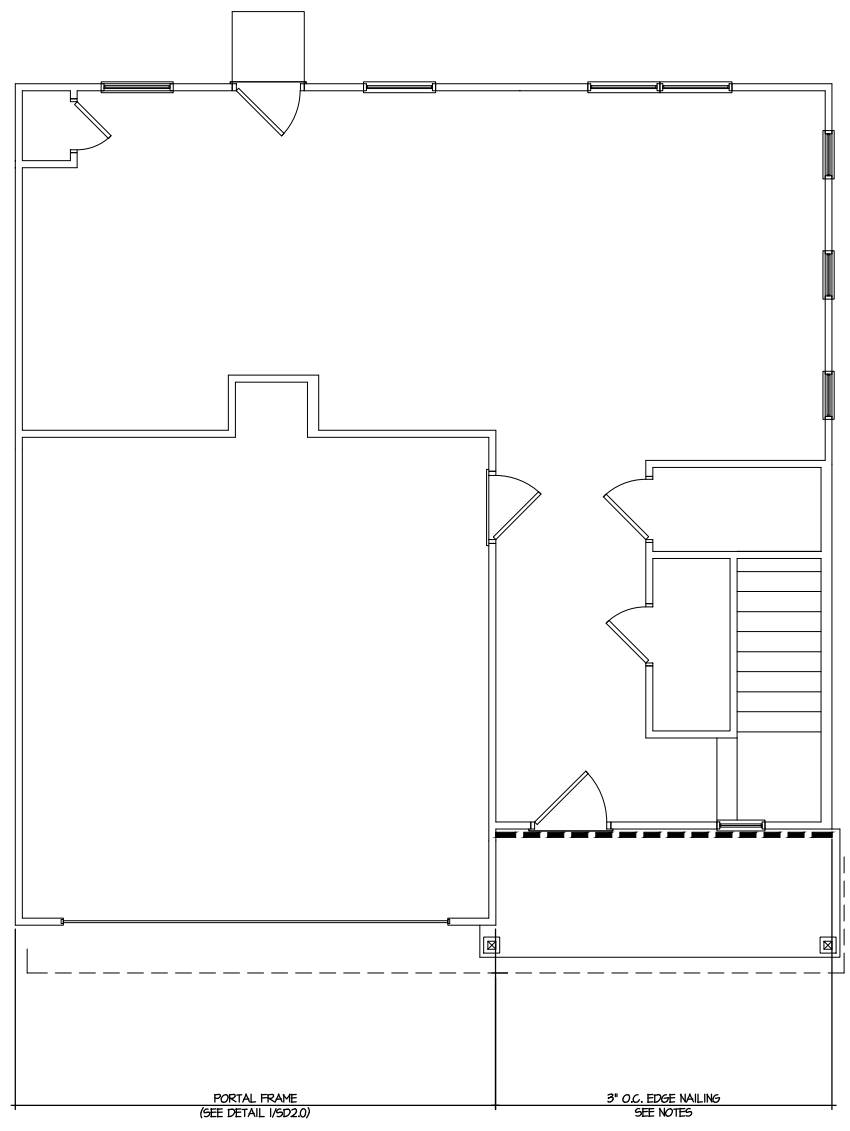
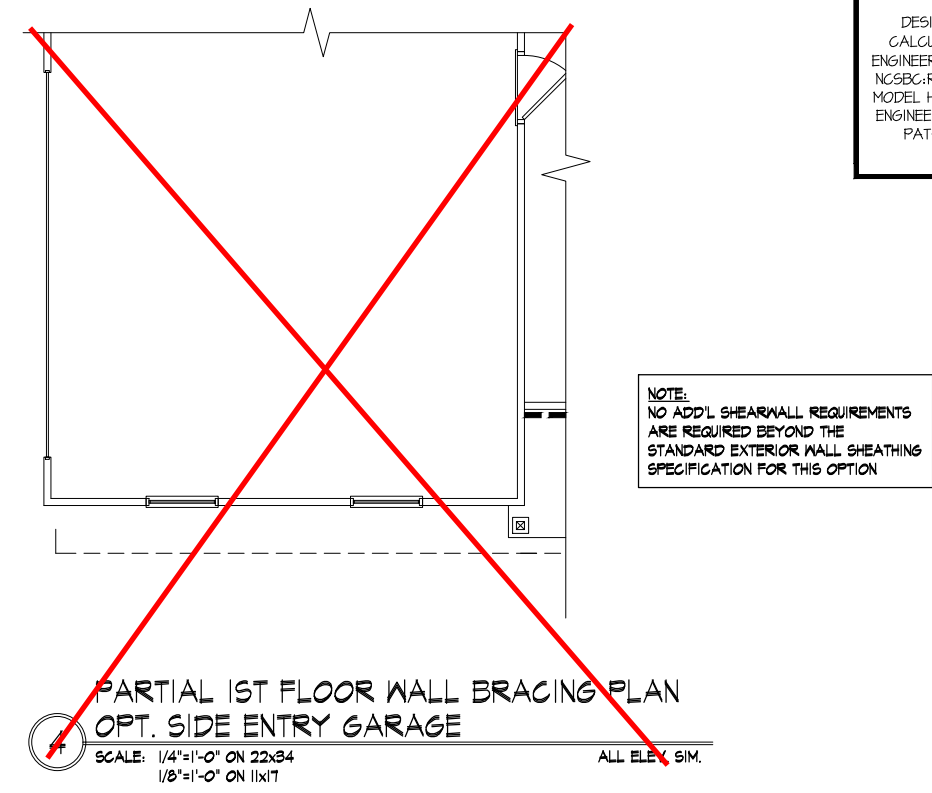
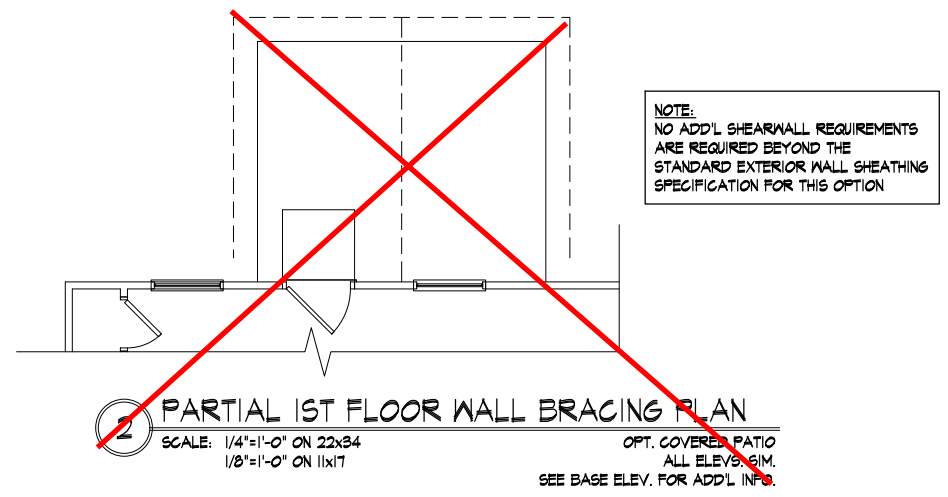
3" O.C. EDGE NAILING

- AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/ 2 3/8" 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, UNO.
- 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 HOLDDOWN



Harrington Lot 18

THIS LEVEL HAS BEEN DESIGNED FOR 9'-1" PLATE HEIGHT
REFER TO S0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

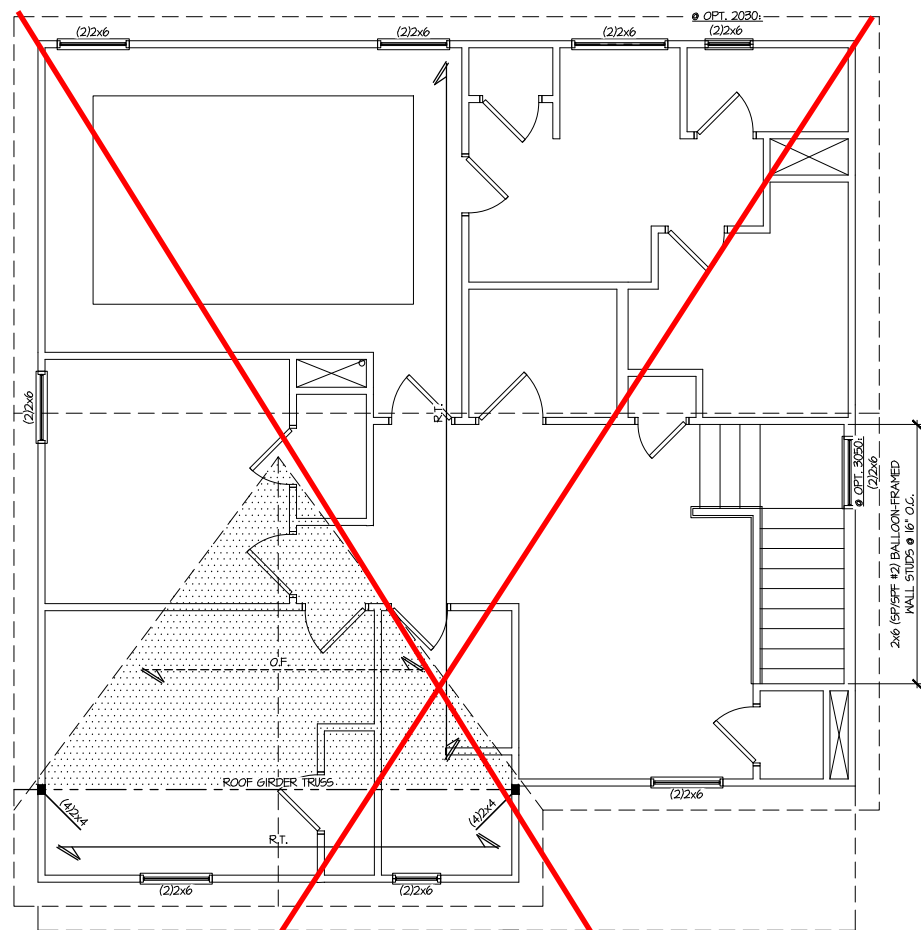
LEGEND

- RT. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. UNO.)
- OF. INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. UNO.)
- F.J. INDICATES 14" DEEP FLOOR I-JOISTS @ 24" O.C. MAX. JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER. NOTE: 14" FLOOR TRUSSES @ 24" O.C. MAX. IS AN ACCEPTABLE ALTERNATE FLOOR SYSTEM
- 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.

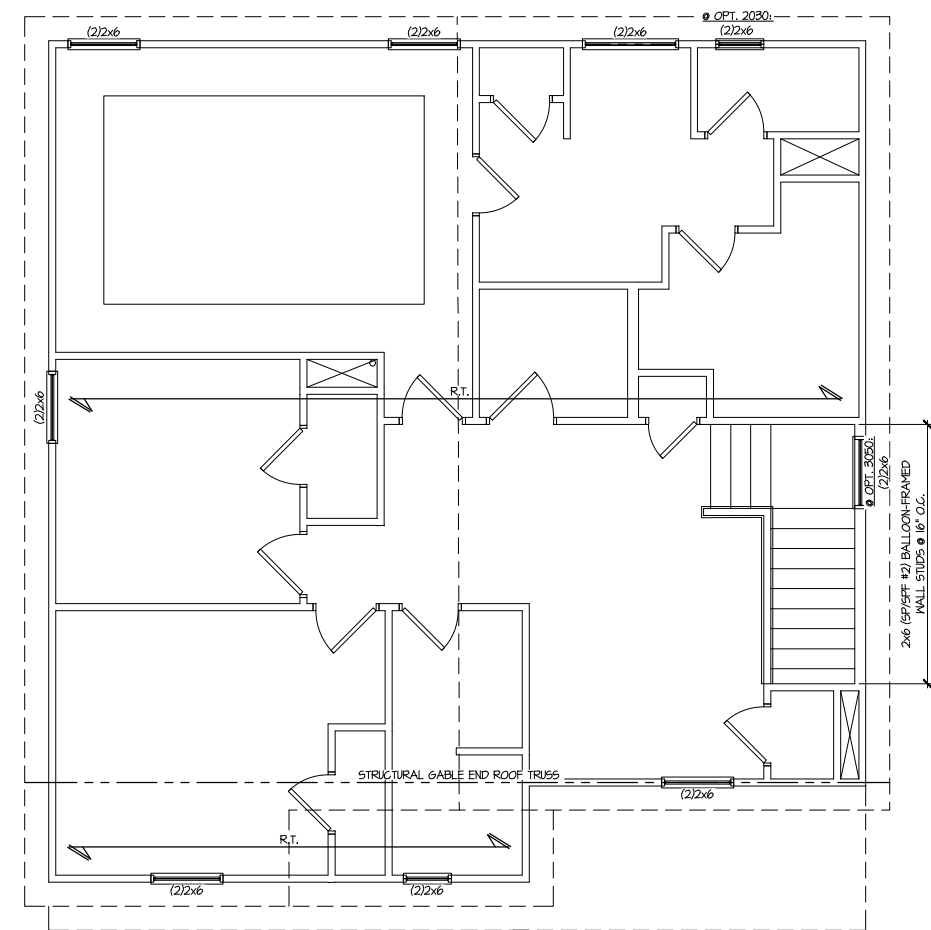
1 PARTIAL 1ST FLOOR WALL BRACING PLAN
SCALE: 1/4"=1'-0" ON 22x34
1/8"=1'-0" ON 11x17
ALL ELEV. SIM.

**Harrington
 Lot 18**

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



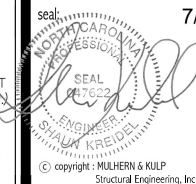
1 ROOF FRAMING PLAN
 SCALE: 1/4"=1'-0" ON 22x34
 1/8"=1'-0" ON 11x17
 ELEV. A
 ELEVS. D & G SIM.



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

LEGEND

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- O.F. INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. UNO.)
- F.J. INDICATES 14" DEEP FLOOR I-JOISTS @ 24" O.C. MAX. JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER. NOTE: 14" FLOOR TRUSSES @ 24" O.C. MAX. IS AN ACCEPTABLE ALTERNATE FLOOR SYSTEM
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RESIDENTIAL STRUCTURAL ENGINEERING
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770-777-4874 - mulhern@mulhernkulp.com
NC License # C-3825



Mulhern+Kulp project number:
256-22019

project mgr: **SMK**
drawn by: **RAP**
issue date: **01.13.2023**

REVISIONS:
date: _____ initial: _____

SMITH DOUGLAS
HOMES

2ND FLOOR WALL BRACING PLAN
BENSON II MODEL
120 MPH WIND ZONE
NORTH CAROLINA

sheet:
S3.0LM

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:
120MPH WIND IN 2018 NC5BC: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 IRC SECTION 1604) & ASCE 7, AS PERMITTED BY R301.1.3 OF THE 2018 NC5BC:RC & 2018 IRC. 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 NC5BC:RC & 2018 IRC SECTION R802.11.1.1. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.5.4 R802.11.

EXT. WALL SHEATHING SPECIFICATION

- 1/16" OSB OR 15/32" PLYWOOD:
FASTEN SHEATHING w/ 2 3/8"x0.113 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP. UNO.)
- 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.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC. 1 3/4" 16 GA STAPLES (1/16" GROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

3" O.C. EDGE NAILING

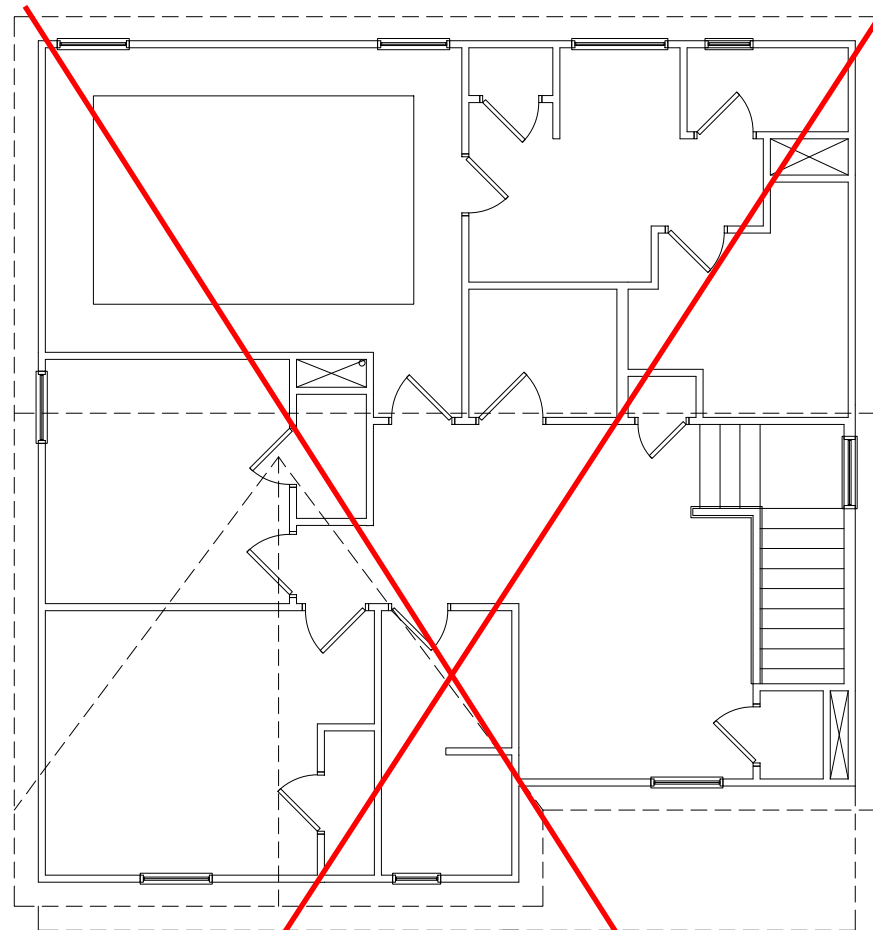
- AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/ 2 3/8" x 0.113" NAILS @ 3" O.C. AND 12" O.C. IN THE PANEL FIELD NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUD) AND INSTALLED FULL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

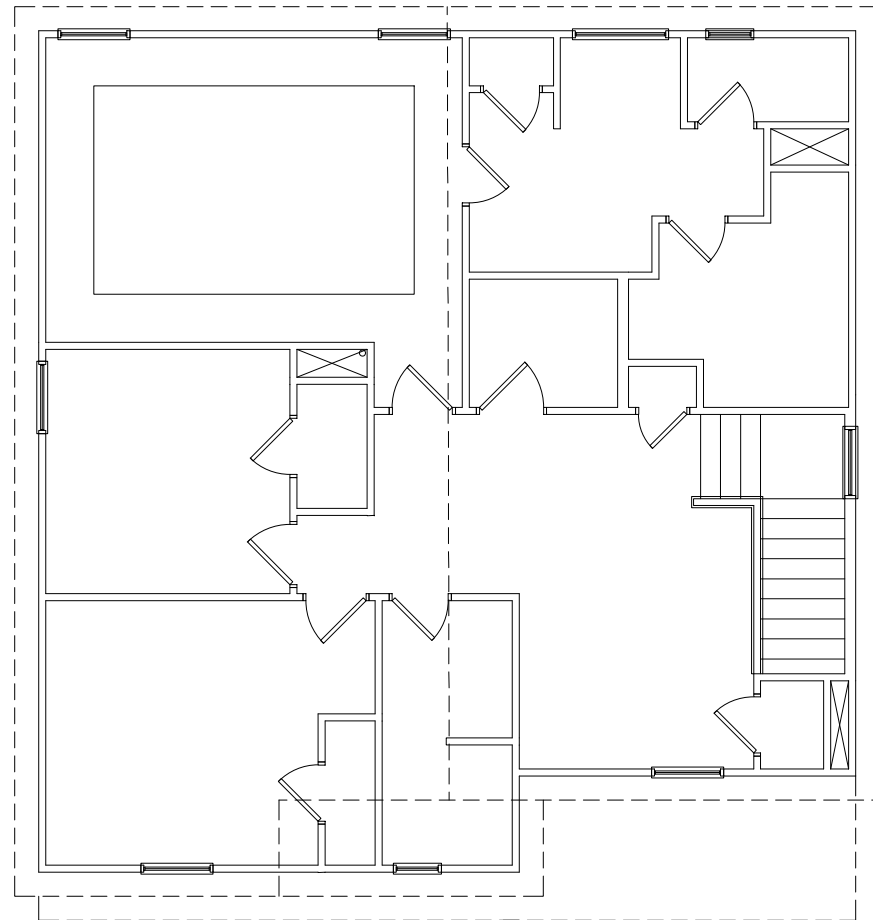
--- INDICATES EXTENT OF INT. OSB SHEARWALL, AND/OR 3" O.C. EDGE NAILING

▶ INDICATES HOLDDOWN



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

1 2ND FLOOR WALL BRACING PLAN
SCALE: 1/4"=1'-0" ON 22x34
1/8"=1'-0" ON 11x17
ELEV. A
ELEVS. D & G SIM.



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

2 2ND FLOOR WALL BRACING PLAN
SCALE: 1/4"=1'-0" ON 22x34
1/8"=1'-0" ON 11x17
ELEV. B
ELEVS. E & H SIM.

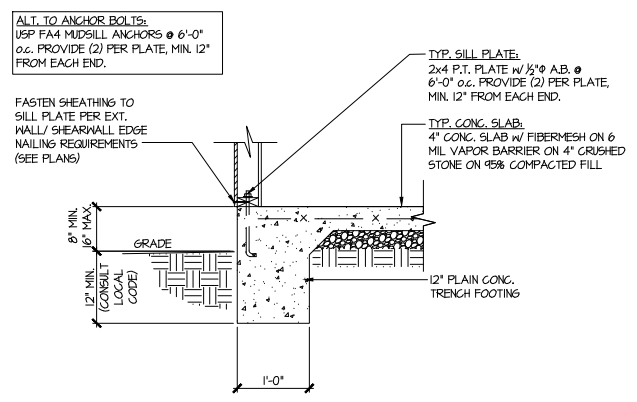
Harrington Lot 18

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

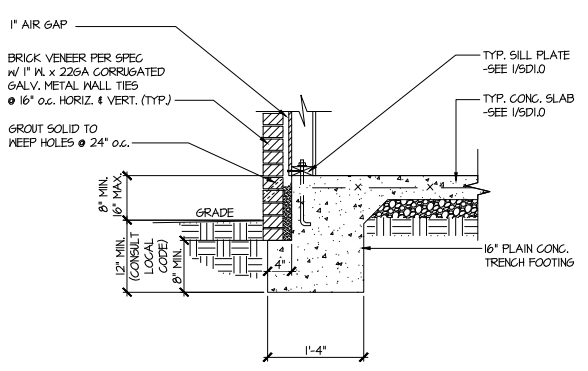
REFER TO S0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

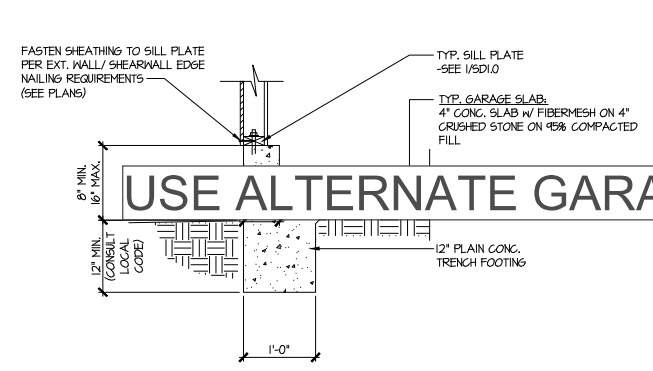
- RT. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. UNO.)
- OF. INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. UNO.)
- F.J. INDICATES 14" DEEP FLOOR I-JOISTS @ 24" O.C. MAX. JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER. NOTE: 14" FLOOR TRUSSES @ 24" O.C. MAX. IS AN ACCEPTABLE ALTERNATE FLOOR SYSTEM
- 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.



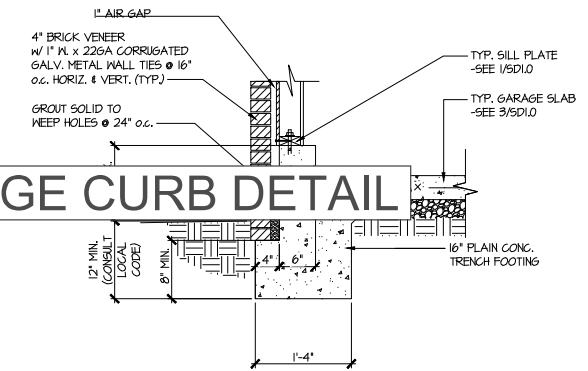
1 TYPICAL SLAB ON GRADE PERIMETER FOOTING



2 TYPICAL SLAB ON GRADE PERIMETER FOOTING w/ BRICK VENEER

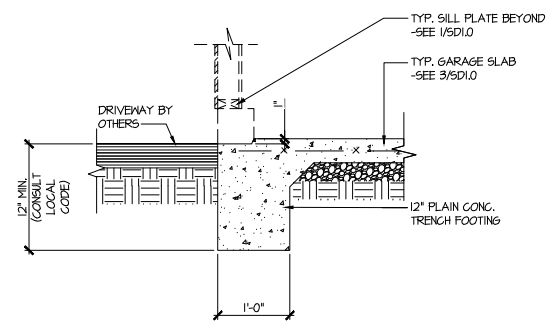


3 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING

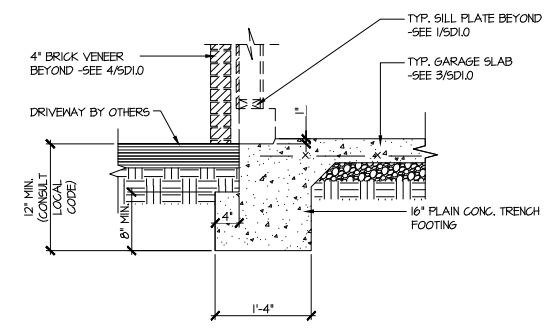


4 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING w/ BRICK VENEER

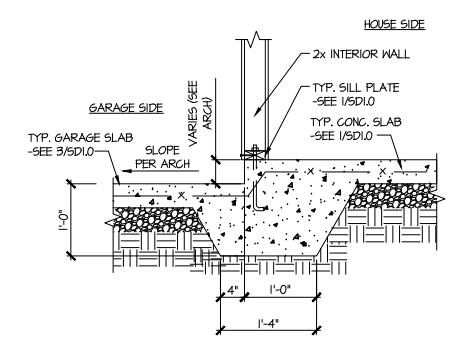
USE ALTERNATE GARAGE CURB DETAIL



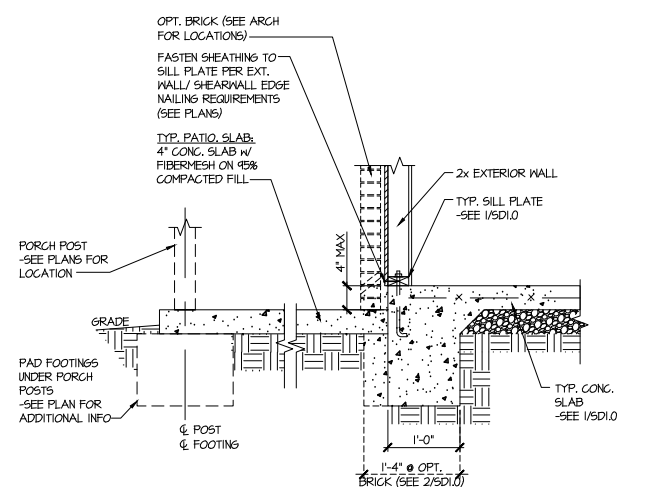
5 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING



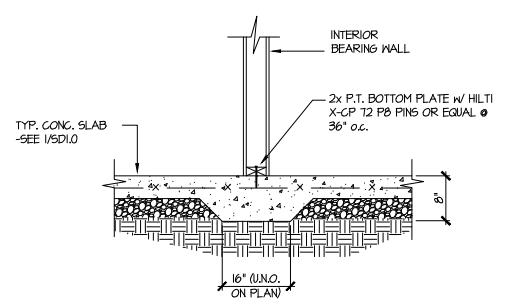
6 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING w/ BRICK VENEER



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:
 256-22019
 project mgr: SMK
 drawn by: RAP
 issue date: 01.13.2023

REVISIONS:
 date: initial:

SMITH DOUGLAS
 HOMES

FOUNDATION DETAILS
 BENSON II MODEL
 120 MPH WIND ZONE
 NORTH CAROLINA

Harrington
 Lot 18

sheet:
SD1.0



MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
3825 Brookside Parkway, Suite 105, Alpharetta, GA 30022 • P: 770-777-0074 • mulhern+kulp.com

August 18, 2023

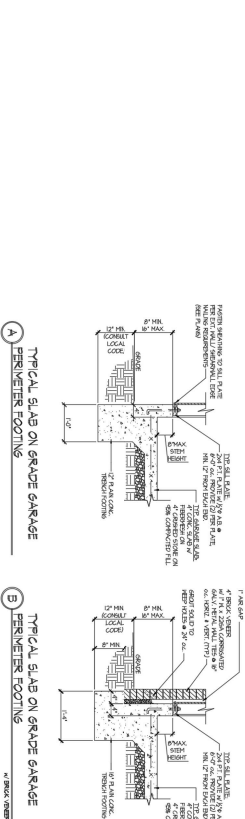
Jody Hunt
Director of Product Development
SMITH DOUGLAS HOMES
110 Village Trail, Suite 215
Woodstock, GA 30188

ALTERNATE GARAGE CURB DETAIL
Smith Douglas Homes

Reference
Current Structural Plans prepared by Mulhern & Kulp

to:

Pursuant to your request, we have prepared this letter to address the "Alternate Garage Curb Details" prepared by Mulhern & Kulp for Smith Douglas Homes shown below. The foundation details shown below call for a 4" wide curb with a maximum of 8" stem wall height. These are an acceptable alternative to the 6" wide curb at the garage per MCK foundation details 3 & 4 on sheet SL-10 at Z44 garage wall locations.



A TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING

B TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING

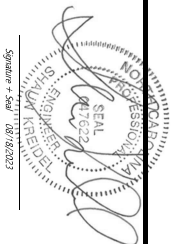
Please feel free to call if you have any questions.

Respectfully,

MULHERN & KULP STRUCTURAL ENGINEERING, INC.

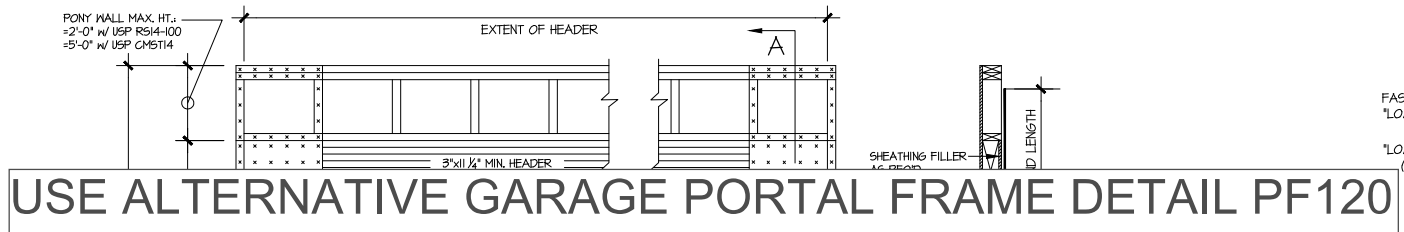
NC License # C-3825

Shawn M. Kredel, P.E. Project Manager + Atlanta Office Director

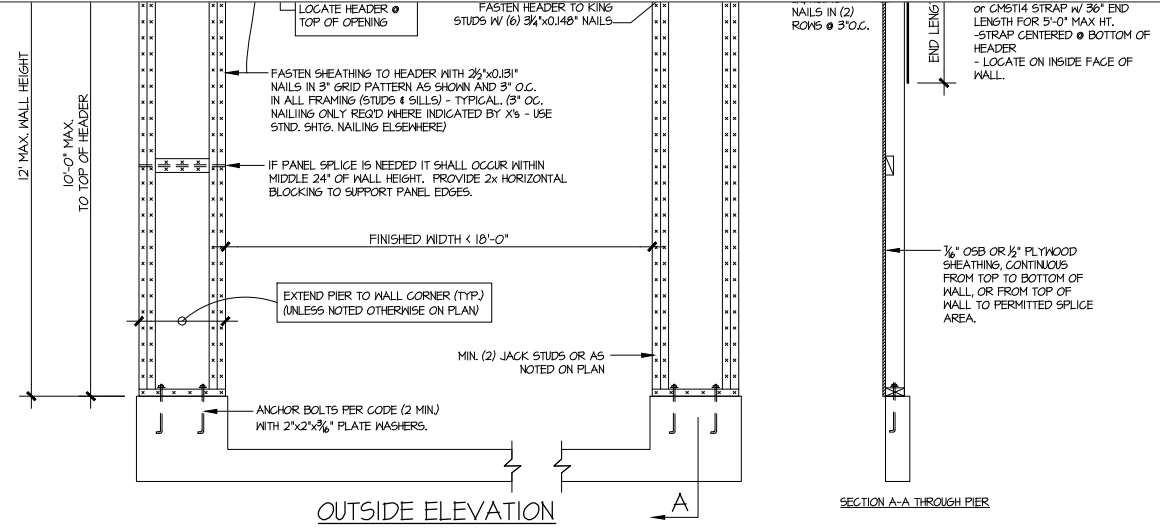


Signature + Seal 08/18/2023

P:\Client Files\236 - Smith Douglas Homes\2323123000 - 2023 Client Admin\23231208-17 - 4th Garage Curb Letter\Alternate Garage Curb Detail - Letter - MCK.docx

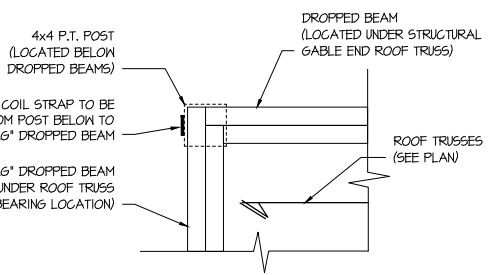


USE ALTERNATIVE GARAGE PORTAL FRAME DETAIL PF120

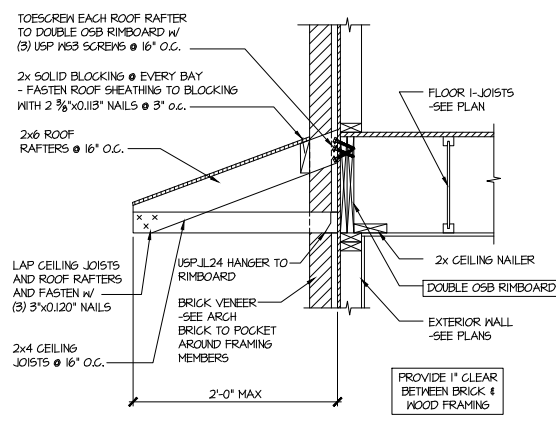


OUTSIDE ELEVATION

SECTION A-A THROUGH PIER



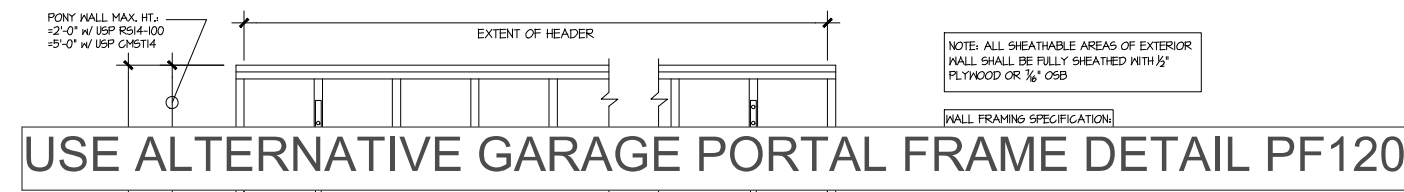
COVERED PORCH CONNECTION DETAIL
 SCALE: 1/2"=1'-0"



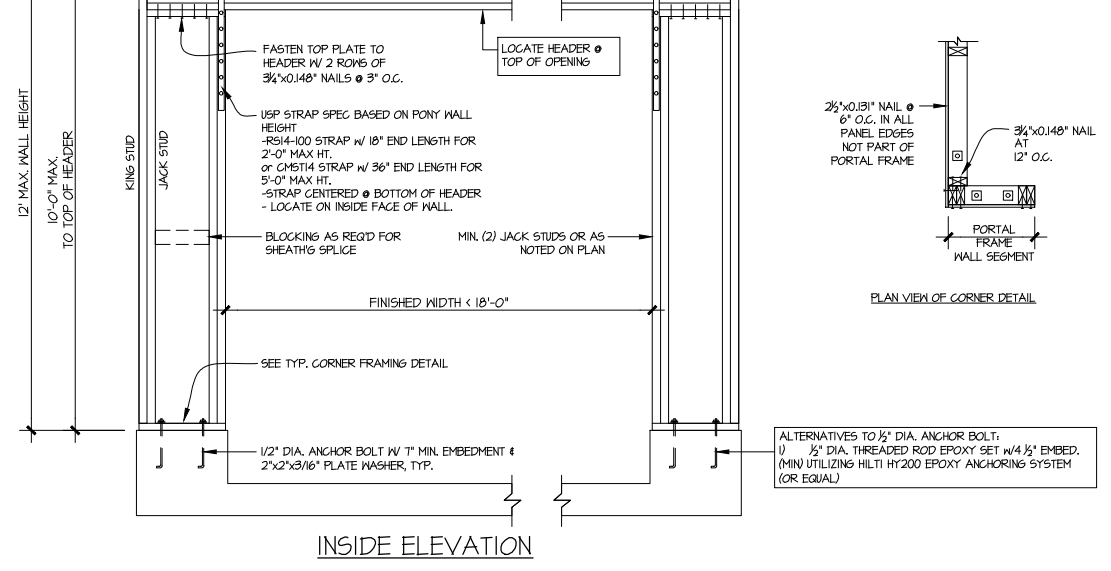
DETAIL @ PENT ROOF
 SCALE: 3/4"=1'-0"

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

WALL FRAMING SPECIFICATION



USE ALTERNATIVE GARAGE PORTAL FRAME DETAIL PF120

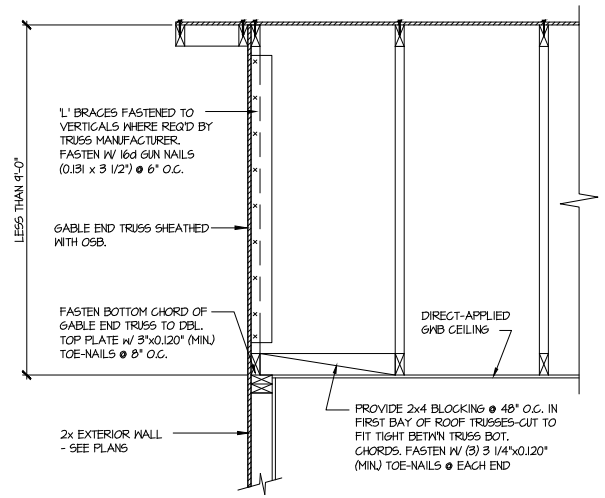
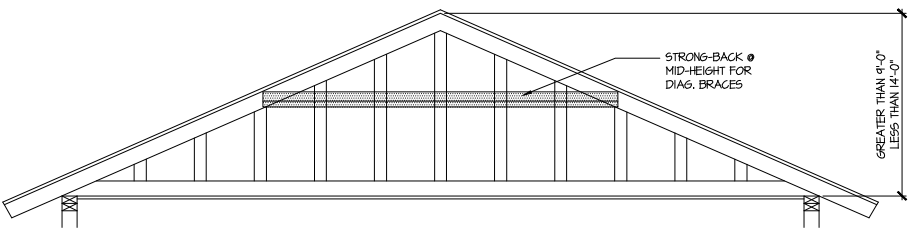
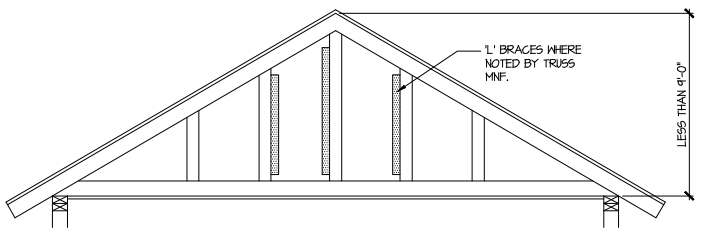


INSIDE ELEVATION

PLAN VIEW OF CORNER DETAIL

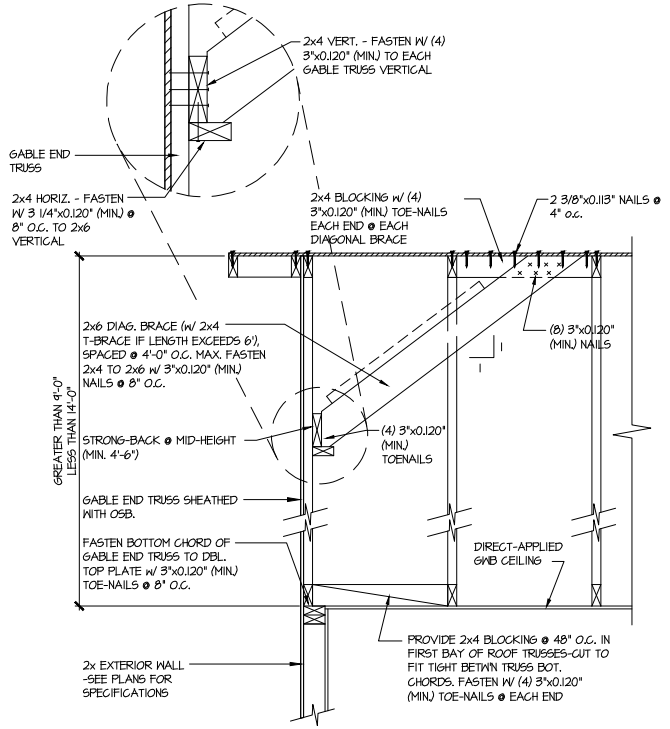
GARAGE PORTAL FRAME BRACING ELEVATION
 SCALE: N.T.S.
 BOTH SIDES OF GARAGE DOOR
 115 MPH WIND SPEED (ULT)

Harrington
 Lot 18



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". L' 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". 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.

MULHERN+KULP
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 919-776-4874 - mulhern+kulp.com
 NC License # C-3825

Mulhern+Kulp project number:
 256-22019
 project mgr: SMK
 drawn by: RAP
 issue date: 01.13.2023

REVISIONS:	
date:	initial:

SMITH DOUGLAS
 HOMES

FRAMING DETAILS
 BENSON II MODEL
 120 MPH WIND ZONE
 NORTH CAROLINA

Harrington
 Lot 18

sheet:
SD2.1



MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING

3025 Brookside Parkway, Suite 105, Alpharetta, GA 30022 • p:770-777-0074 • mulhern+kulp.com

July 28, 2023

Jody 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.

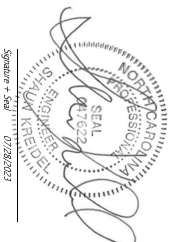
The "Alternate Garage Portal Frame Detail" on sheet "PF-120" is an acceptable alternative portal frame design for anywhere in North Carolina with a wind speed less than or equal to 120mph ultimate wind speed per ASCE 7-16. The "Alternate Garage Portal Frame Detail" on sheet "PF-130" is an acceptable alternative portal frame design for anywhere in North Carolina with a wind speed less than 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 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 # C3825

Shawn M. Kiedel, P.E. Project Manager + Atlanta Office Director



Signature: SKM 07/28/2023



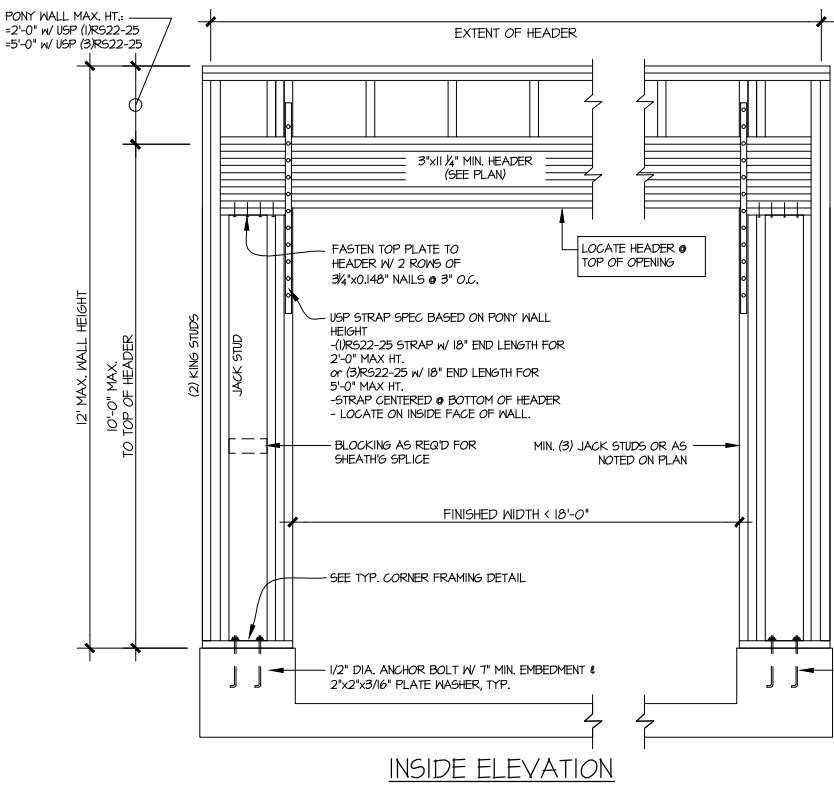
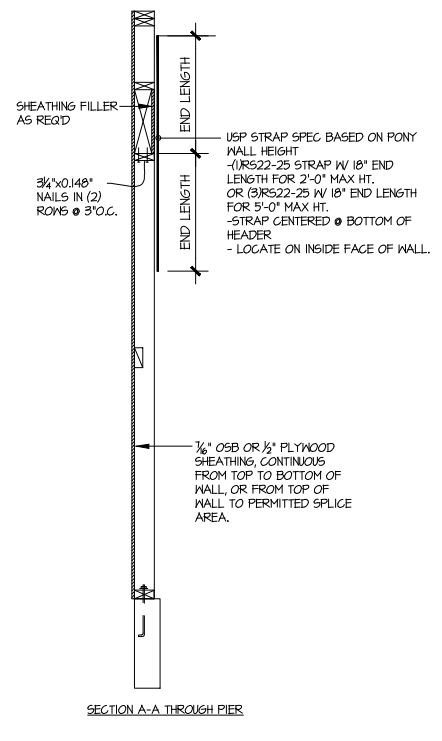
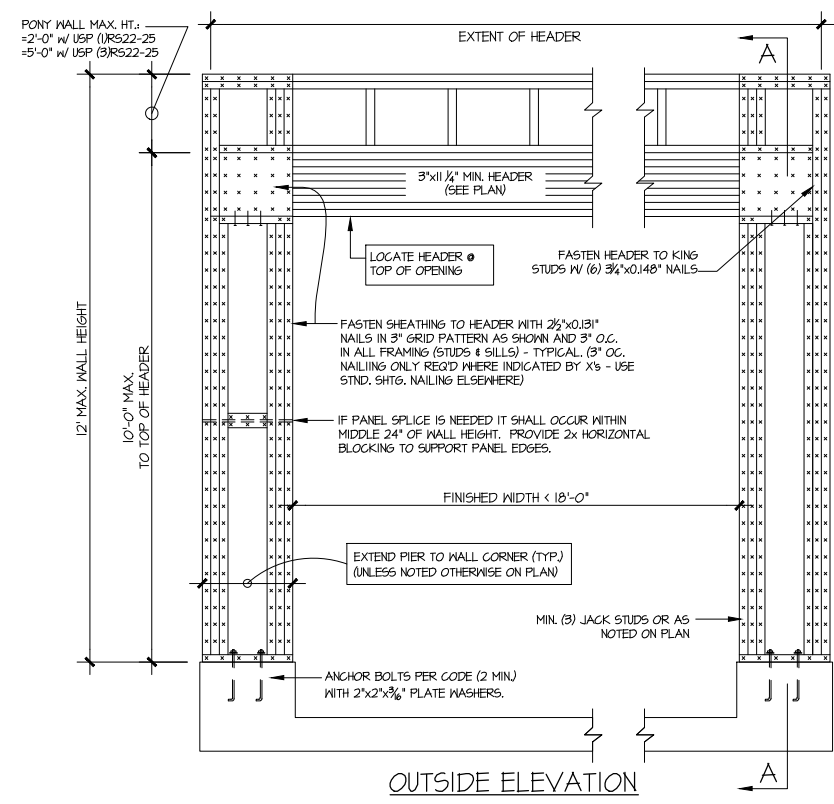
Mulhern+Kulp project number: 256-23000
project mgr: SMK
drawn by: RAP
issue date: 07.28.2023

REVISIONS:	
date:	initial:

SMITH DOUGLAS HOMES

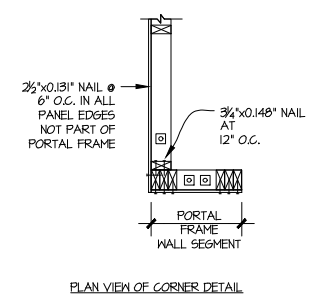
ALTERNATE PORTAL FRAME
PORTAL FRAME

sheet: PF-120



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

WALL FRAMING SPECIFICATION:
0x2x4 WALL: USE SPF #2 GRADE STUDS (OR BETTER)
0x2x6 WALL: USE SPF #1UD 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)

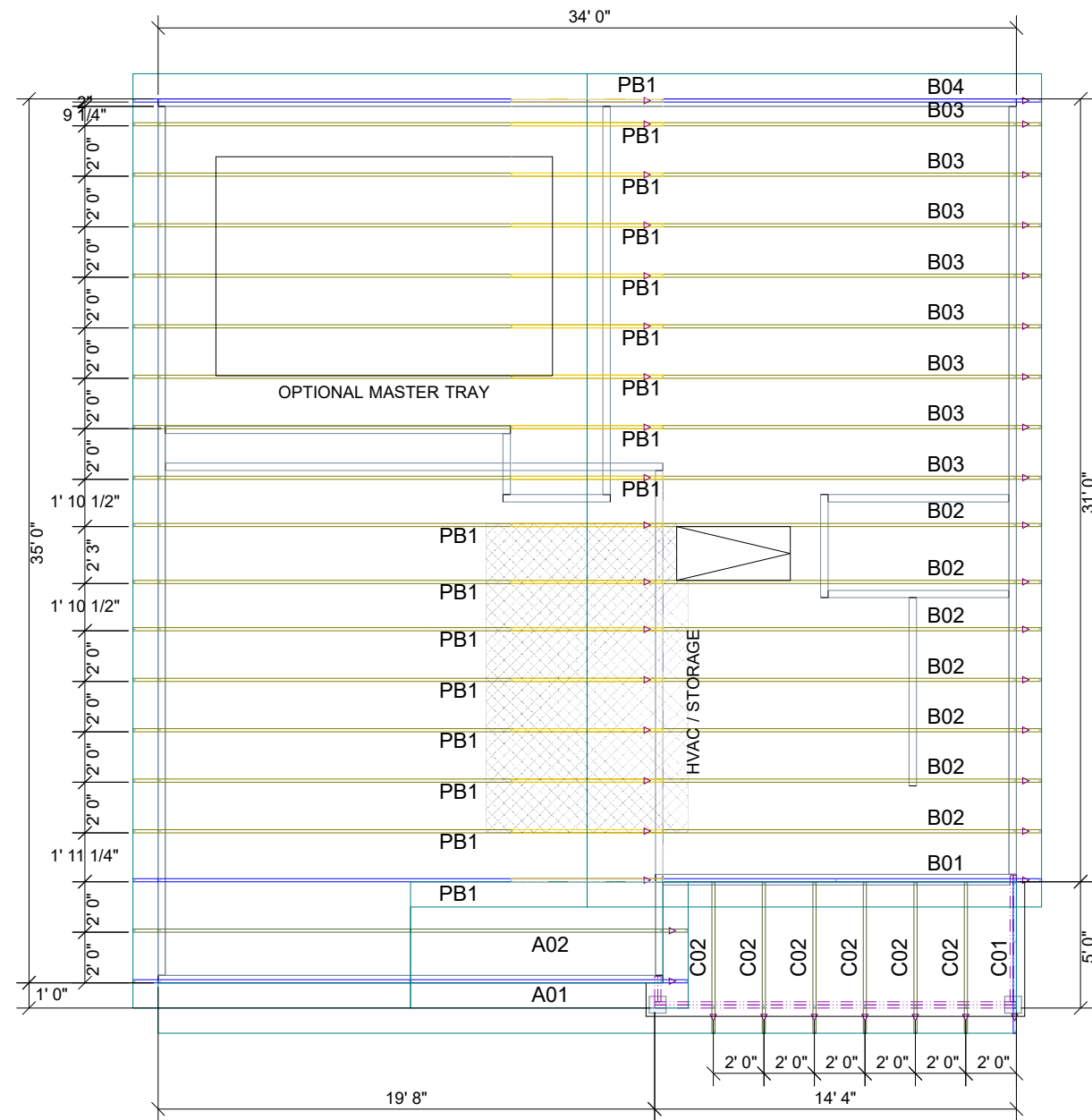
ALTERNATE GARAGE PORTAL FRAME BRACING ELEVATION

SCALE: N.T.S. BOTH SIDES OF GARAGE DOOR 120 MPH WIND SPEED (ULT)

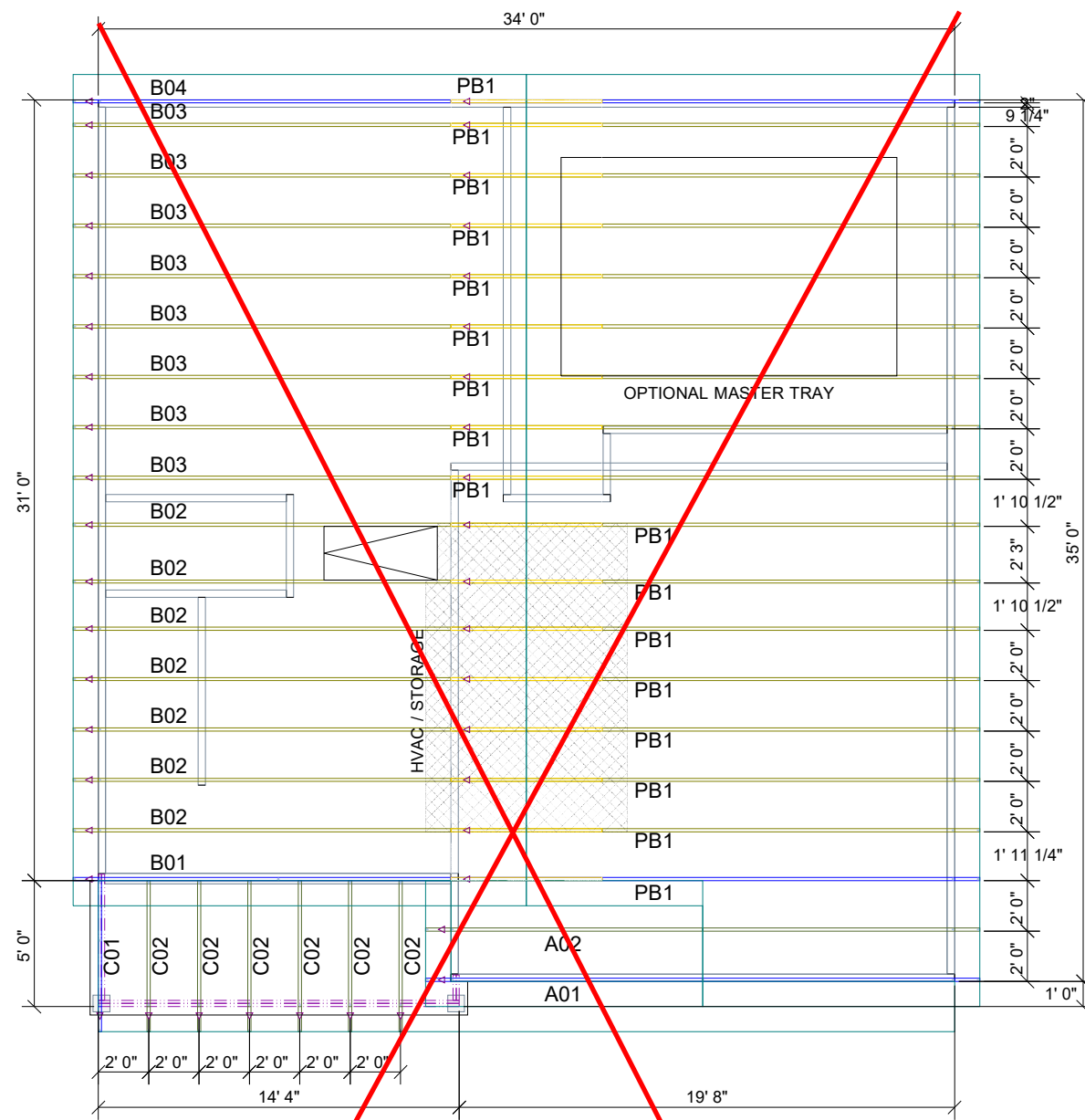
Harrington Lot 18

THIS IS A TRUSS PLACEMENT DIAGRAM (TPD) ONLY, NOT AN ENGINEERED DOCUMENT. Trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual truss design drawings (TDDs) for each truss design identified on the TPD. The Contractor is responsible for the temporary bracing of the roof and floor system, and the building designer is responsible for the permanent bracing of the roof and floor system and the overall structure. The design of the support structure including but not limited to headers, beams, walls, and columns is also the responsibility of the building designer. For general guidance regarding installation and bracing, consult "Building Component Safety Information" (BCSI) available from the SBC Association (www.sbcassociations.com). It is the responsibility of the General Contractor to verify that the provided component layout matches the final intended construction plans, loading conditions, and use. If they do not, it is the responsibility of the General Contractor to notify UFP and provide plans containing the latest specifications and designs. UFP will not be responsible for plan changes by others after final approval of shop drawings, or for errors or modifications made on-site during construction. DO NOT CUT, NOTCH, DRILL, OR OTHERWISE "REPAIR" MANUFACTURED TRUSSES IN ANY WAY WITHOUT PRIOR WRITTEN AUTHORIZATION BY A LICENSED PROFESSIONAL DESIGNATED BY UFP. The Framing is responsible to verify all dimensions, including adjusting member spacing within tolerances to allow for the drop and rise of plumbing/HVAC, unless noted otherwise. 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 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.

PLACEMENT PLAN



BENSON II BEH ROOF



~~BENSON II BEH ROOF~~

△ INDICATES LEFT END OF TRUSS SCALE: N.T.S

REVISIONS	DATE	DESCRIPTION	DSN

DESIGNER: HATCOCK
 LAYOUT DATE: 04/07/2023
 ARCH DATE: -
 STRUC DATE: -
 JOB #: -MASTER

-SMITH DOUGLAS

-BENSON II BEH ROOF

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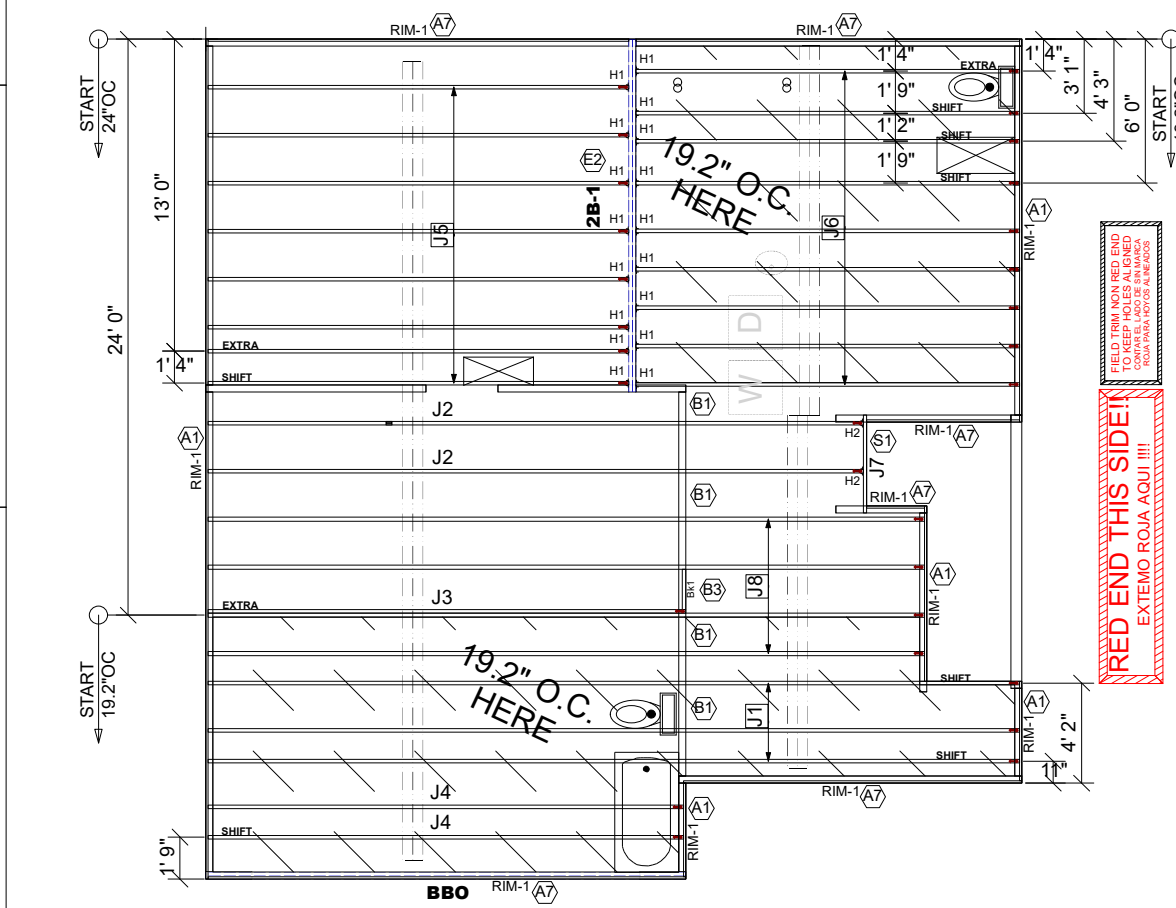
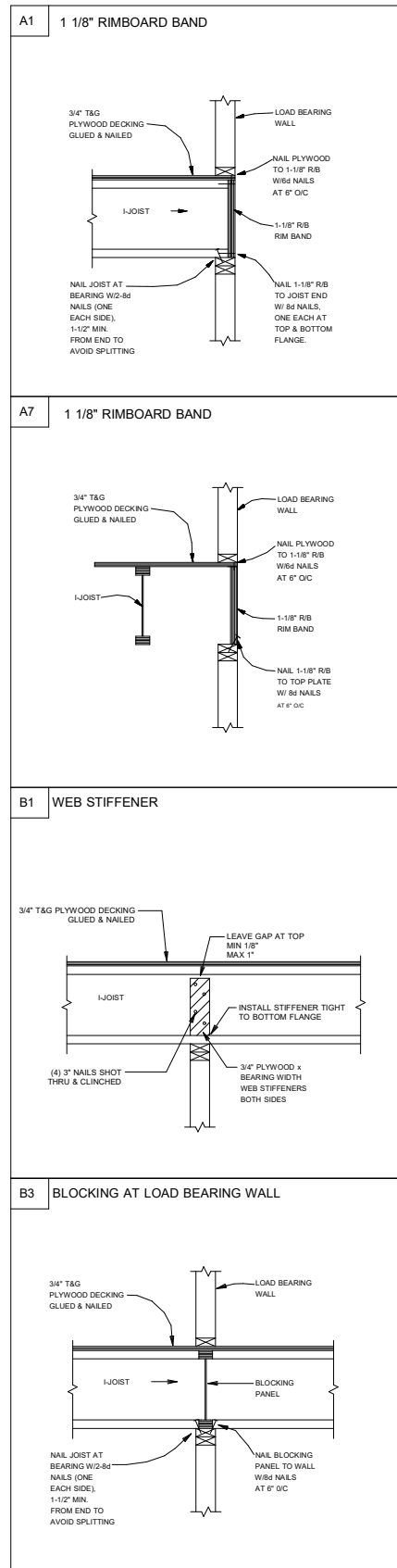
Locust, NC
 Liberty, NC
 Ooltewah, TN
 Pearisburg, VA
 Stanfield, NC

Customer Service (800) 476-9356



THIS IS AN ENGINEERED WOOD PRODUCT (EWP) MEMBER PLACEMENT DIAGRAM ONLY; NOT AN ENGINEERED DOCUMENT. EWP members are designed as individual building components to be incorporated into the building design at the specification of the building designer. The Contractor is responsible for the temporary bracing of the floor system, and the building designer is responsible for the permanent bracing and blocking of the floor system and the overall structure. The design of the support structure including but not limited to headers, beams, walls, and columns is also the responsibility of the building designer. It is the responsibility of the General Contractor to notify UFP and provide plans containing the latest specifications and designs. UFP will not be responsible for plan changes by others after final approval of shop drawings, or for errors or modifications made on-site during construction. DO NOT CUT, NOTCH, DRILL, OR OTHERWISE "REPAIR" EWP MEMBERS IN ANY WAY WITHOUT PRIOR WRITTEN AUTHORIZATION BY A LICENSED PROFESSIONAL DESIGNATED BY UFP. The Framing is responsible to verify all dimensions, including adjusting member spacing within tolerances to allow for the drop and rise of plumbing/HVAC, unless noted otherwise. All connectors on this project are to be installed per the connector manufacturer's specifications. All connectors shown that are not joist to joist are suggestions only and are to be verified by the Building Designer or Engineer of Record for this particular project. UFP accepts no responsibility for the specific application or suitability of any connector that is not joist to joist as they apply to this specific structure.

2ND FLOOR PLACEMENT PLAN



Products					
PlotID	Length	Product	Piles	Net Qty	Fab Type
J1	34' 0"	14" TJI@ 110	1	3	MFD
J2	28' 0"	14" TJI@ 110	1	2	MFD
J3	20' 0"	14" TJI@ 110	1	1	MFD
J4	20' 0"	14" TJI@ 110	1	2	MFD
J5	18' 0"	14" TJI@ 110	1	8	MFD
J6	16' 0"	14" TJI@ 110	1	9	MFD
J7	5' 0"	14" TJI@ 110	1	1	MFD
J8	30' 0"	14" TJI@ 210	1	4	MFD
2B-1	15' 0"	1 3/4" x 14" 2.0E Microllam® LVL	2	2	MFD
RIM-1	16' 0"	1 1/8" x 14" TJI@ Rim Board	1	9	MFD
Bk1	2' 0"	14" TJI@ 110	1	1	MFD

Connector Summary			
PlotID	Qty	Manuf	Product
H1	17	MITek	IHFL1714
H2	2	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.

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)

*BEAMS MAY PROTRUDE ABOVE OR BELOW DECKING OR TOP PLATE RESPECTIVELY, REFER TO DETAIL IF BEAM IS A DIFFERENT DEPTH THAN FLOOR SYSTEM

— SINGLE PLY BEAM (ADD LINE FOR EACH ADDITIONAL PLY)

SHIFT SHIFT JOIST TO MISS PLUMBING, ALIGN WWALL 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)

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.

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

UFP SITE BUILT
A UFP INDUSTRIES COMPANY

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Smith Douglas Homes

Benson II 2nd Floor

REVISIONS	DATE	DESCRIPTION	DSN

DESIGNER PB2
LAYOUT DATE 3/26/2024
ARCH DATE 9/1/2022
STRUC DATE 7/14/2023
JOB #: 24032111F2

SCALE: 1/8"=1'