

# BRADLEY

TOBACCO ROAD  
LOT 156



PLAN ID 120121.0901

110 VILLAGE TRAIL SUITE 215  
WOODSTOCK, GA. 30188

DRAWING INDEX	
A0.0	COVER SHEET
A1.1	FRONT ELEVATIONS
A2.1	SIDE & REAR ELEVATIONS
A3.1	SLAB FOUNDATIONS
A5.1	FIRST FLOOR PLANS AND OPTIONS
A6.1	ROOF PLANS
A7.2	ELECTRICAL PLANS
A8.1	TRIM LOCATION LAYOUT

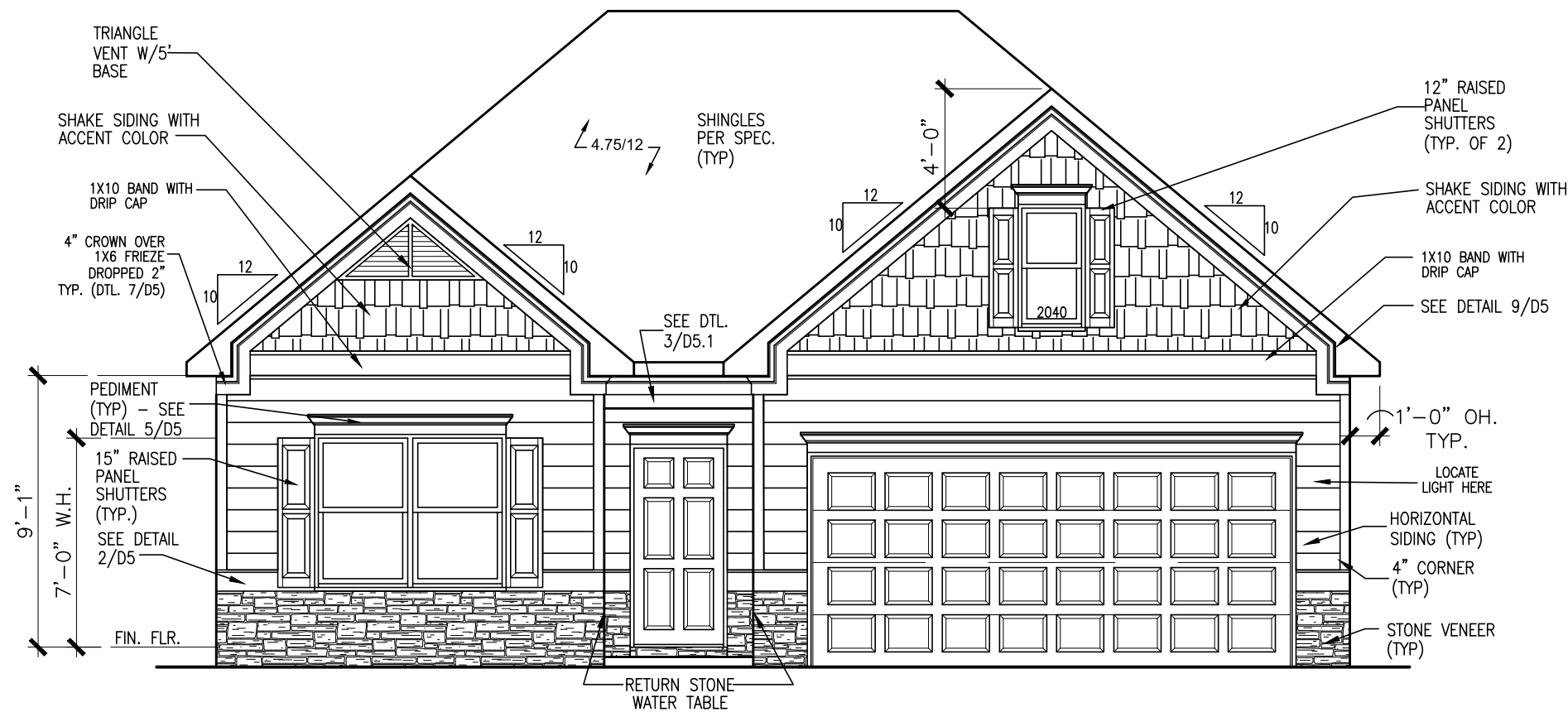
AREA TABULATION	
FIRST FLOOR	1679
TOTAL	1679
GARAGE	396
FRONT PORCH (COVERED)	20
REAR PATIO (COVERED)	91

PLAN REVISIONS			
DATE	BY	REVISION	PAGE #
11/12/2021	AW	Prototype walk revisions - see revision sheet	ALL
1/6/2022	AW	PCR Increased size of HVAC platform when 2nd flr selected and removed 1 switch in Obath to tie LED light to vanity light	A5.2, A7.3-A7.4
4/21/2022	AW	PCR added 4-way switch to Family Rm light and added outlet in Fam Rm next to cooktop wall cabs	A7.3-A7.4
9/1/2022	AW	Changed field framing and misc. items - see revision sheet	A3.1.1, A5.1.1, A5.2, A5.3
6/7/2023	AW	Relocated PDS and HVAC platform to garage for ranch versions (to match new truss layouts)	A5.1-A8.1
9/21/2023	BB	Removed tub and shower sizes on all affected pages	A3.1, A5.1, A7.3

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

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

# TOBACCO ROAD LOT 156



FRONT ELEVATION "C"

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

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

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

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

**SMITH DOUGLAS HOMES**  
QUALITY | INTEGRITY | VALUE

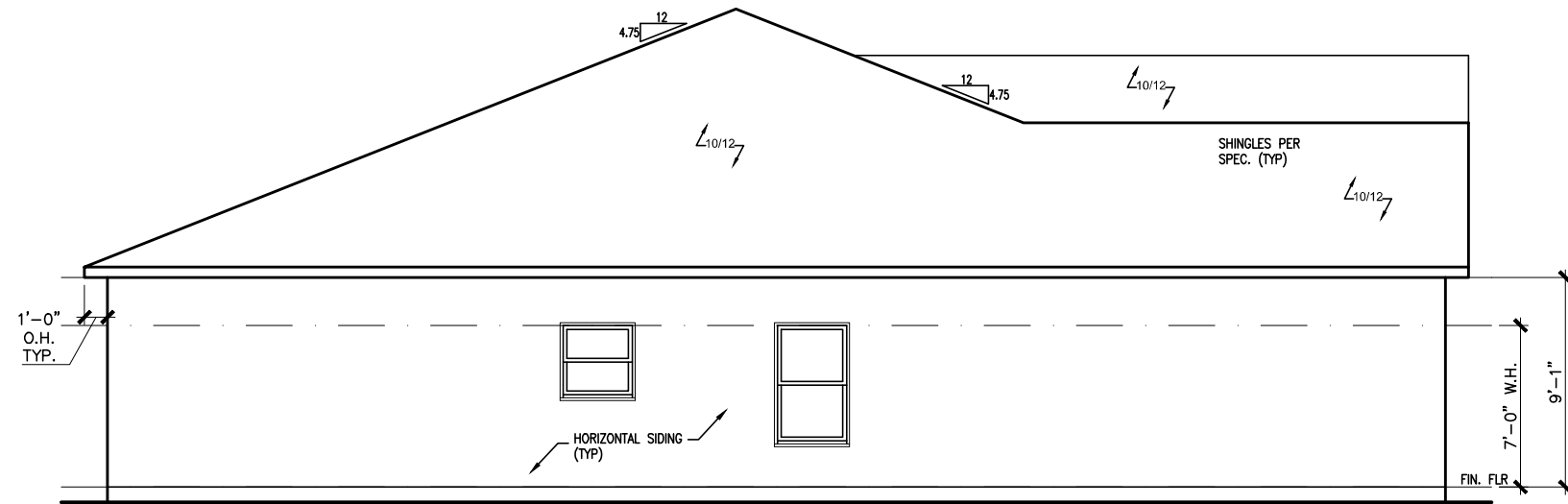
ELEVATIONS  
FRONT ELEVATION  
BRADLEY

SMITH DOUGLAS HOMES  
110 VILLAGE TRAIL  
SUITE 115  
WOODSTOCK, GA 30188  
www.smithdouglas.com

SMITH DOUGLAS HOMES expressly reserves its property rights in these plans and drawings. These plans and related drawings are not to be reproduced without written consent from SMITH DOUGLAS HOMES.

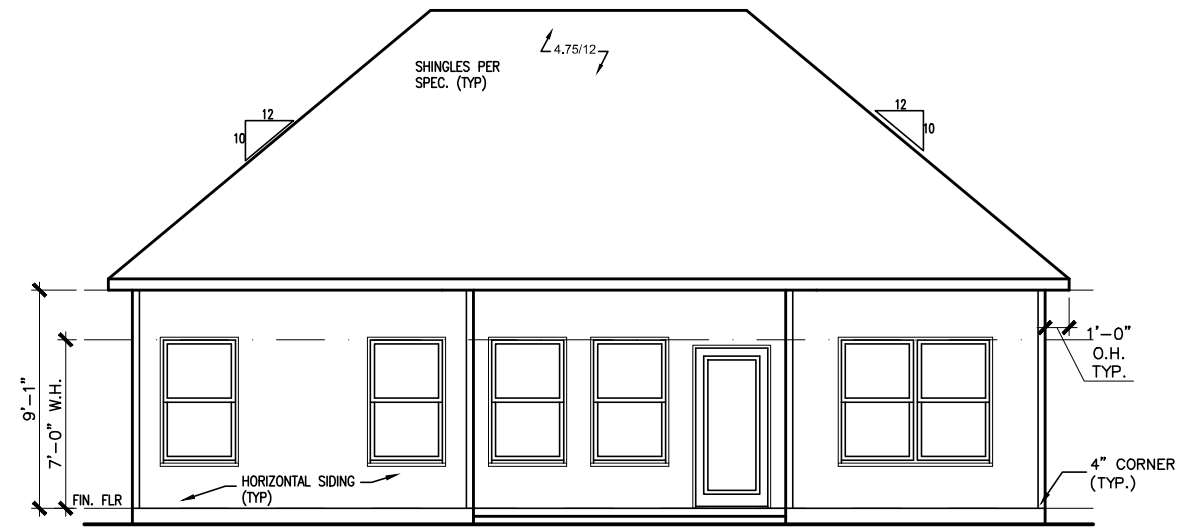
BY: SL	CH: AW
DATE: 2/5/2024	
FACADE OPT: C	
PLAN ID:	
FND: ALL	ELEV: C
PAGE NO: A1.1	

# TOBACCO ROAD LOT 156



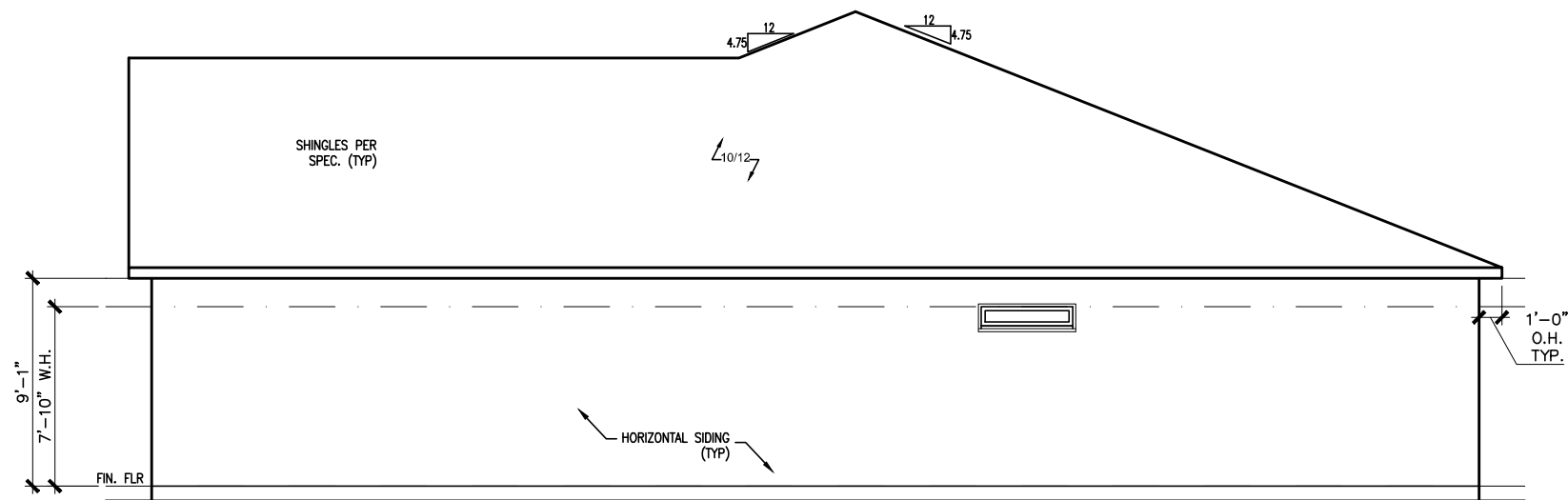
LEFT ELEVATION "C"

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



REAR ELEVATION "C"

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



RIGHT ELEVATION "C"

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

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

**SMITH DOUGLAS HOMES**  
QUALITY | INTEGRITY | VALUE

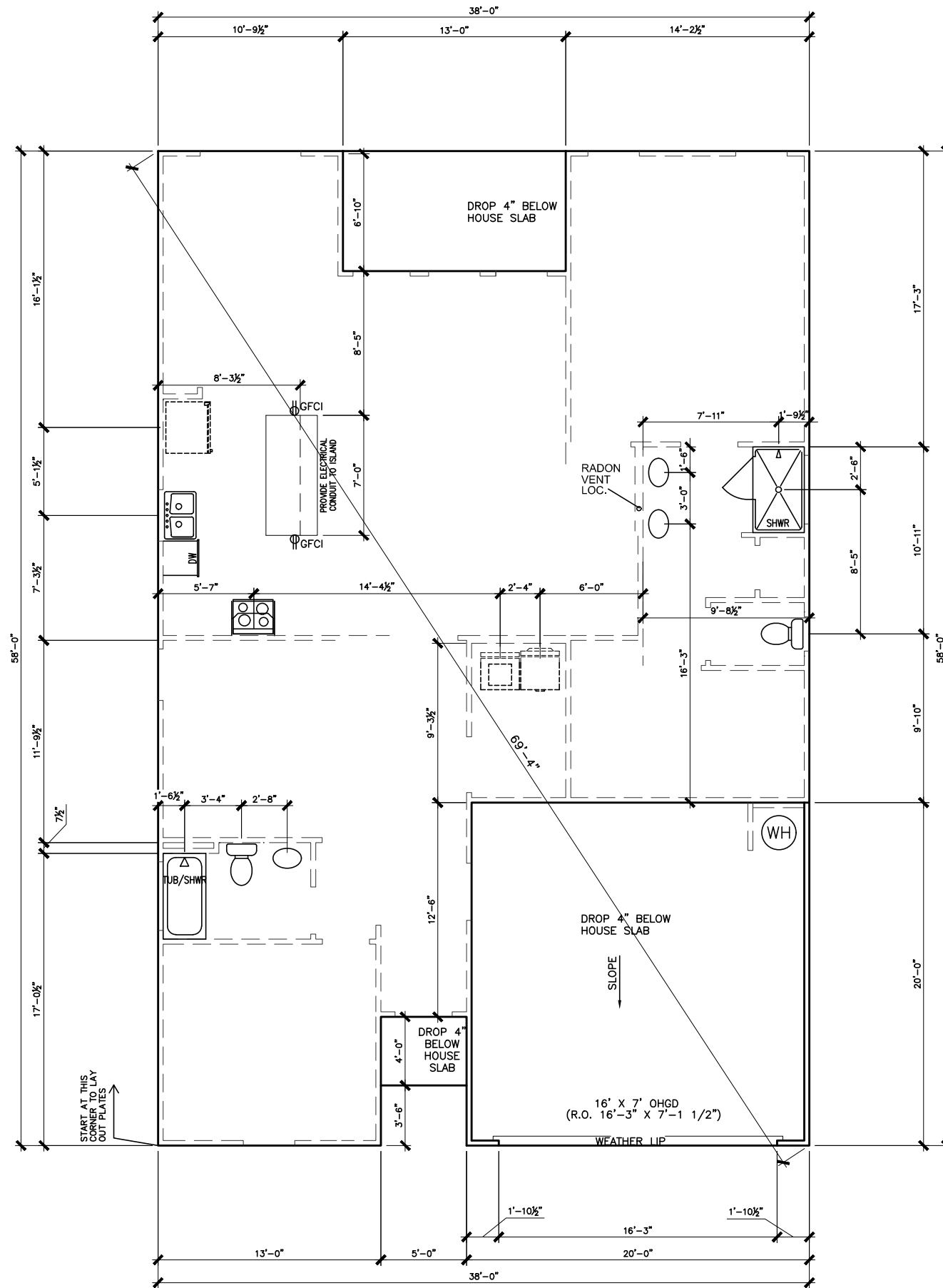
ELEVATIONS  
SIDES AND REAR  
BRADLEY

SMITH DOUGLAS HOMES  
110 VILLAGE TRAIL  
SUITE 115  
WOODSTOCK, GA 30188  
www.smithdouglas.com

SMITH DOUGLAS HOMES  
expressly reserves its  
property rights in these  
plans and drawings.  
These plans and related  
drawings are not to be  
reproduced without written  
consent from SMITH  
DOUGLAS HOMES.

BY: SL	CH: AW
DATE: 2/5/2024	
FACADE OPT: C	
PLAN ID:	
FND: ALL	ELEV: C
PAGE NO: A2.1	

# TOBACCO ROAD LOT 156



\*RADON VENT  
PROVIDED PER  
LOCAL CODE

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

SLAB PLAN

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

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



FOUNDATION PLAN  
SLAB PLAN  
BRADLEY

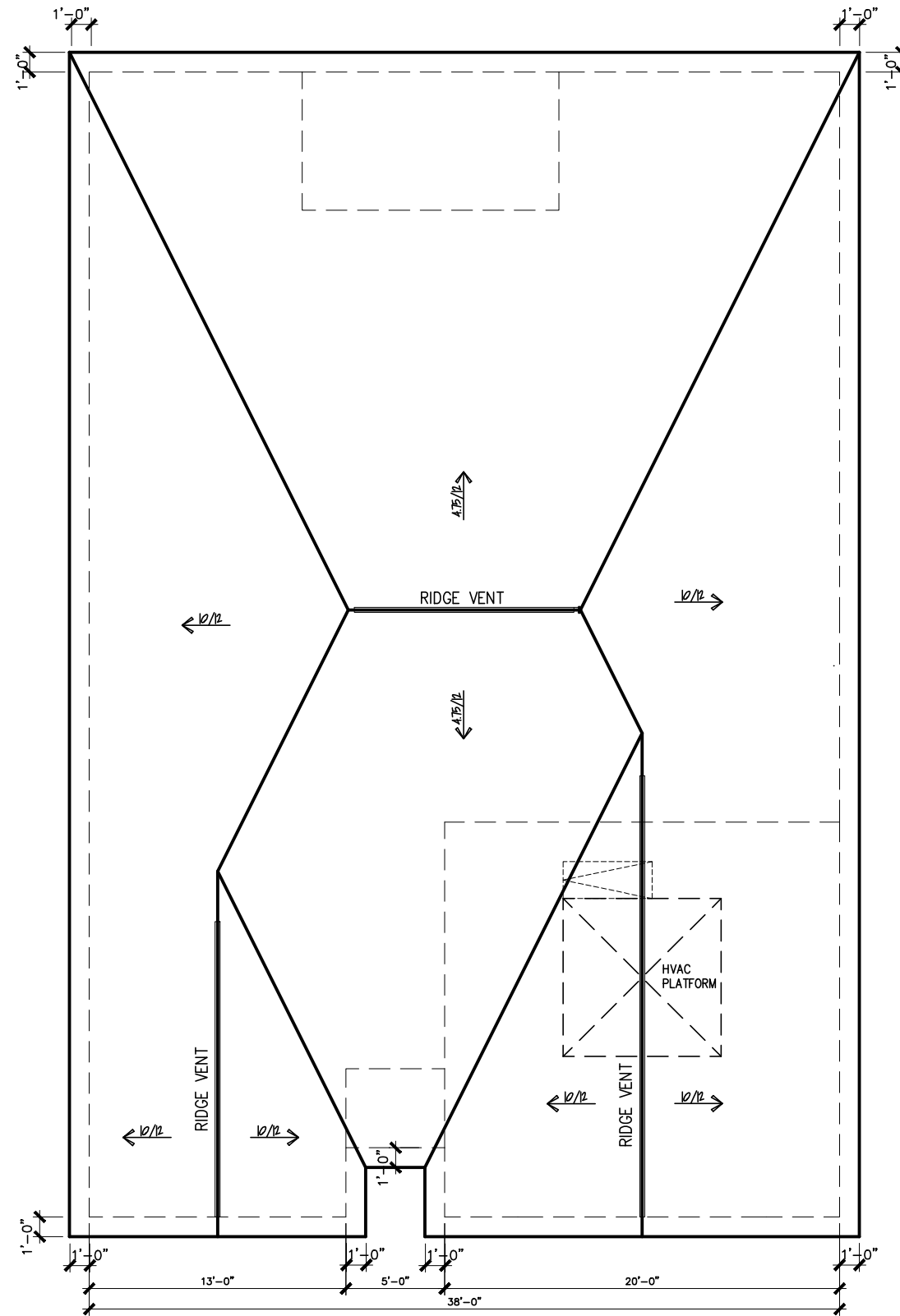
SMITH DOUGLAS HOMES  
110 VILLAGE TRAIL  
SUITE 115  
WOODSTOCK, GA 30188  
www.smithdouglas.com

SMITH DOUGLAS HOMES  
expressly reserves its  
property rights in these  
plans and drawings.  
These plans and related  
drawings are not to be  
reproduced without written  
consent from SMITH  
DOUGLAS HOMES.

BY: SL	CH: AW
DATE: 2/5/2024	
FACADE OPT: C	
PLAN ID:	
FND: ALL	ELEV: C
PAGE NO: A3.1	



# TOBACCO ROAD LOT 156



ROOF PLAN "C"

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

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



ROOF PLAN  
ROOF PLAN  
BRADLEY

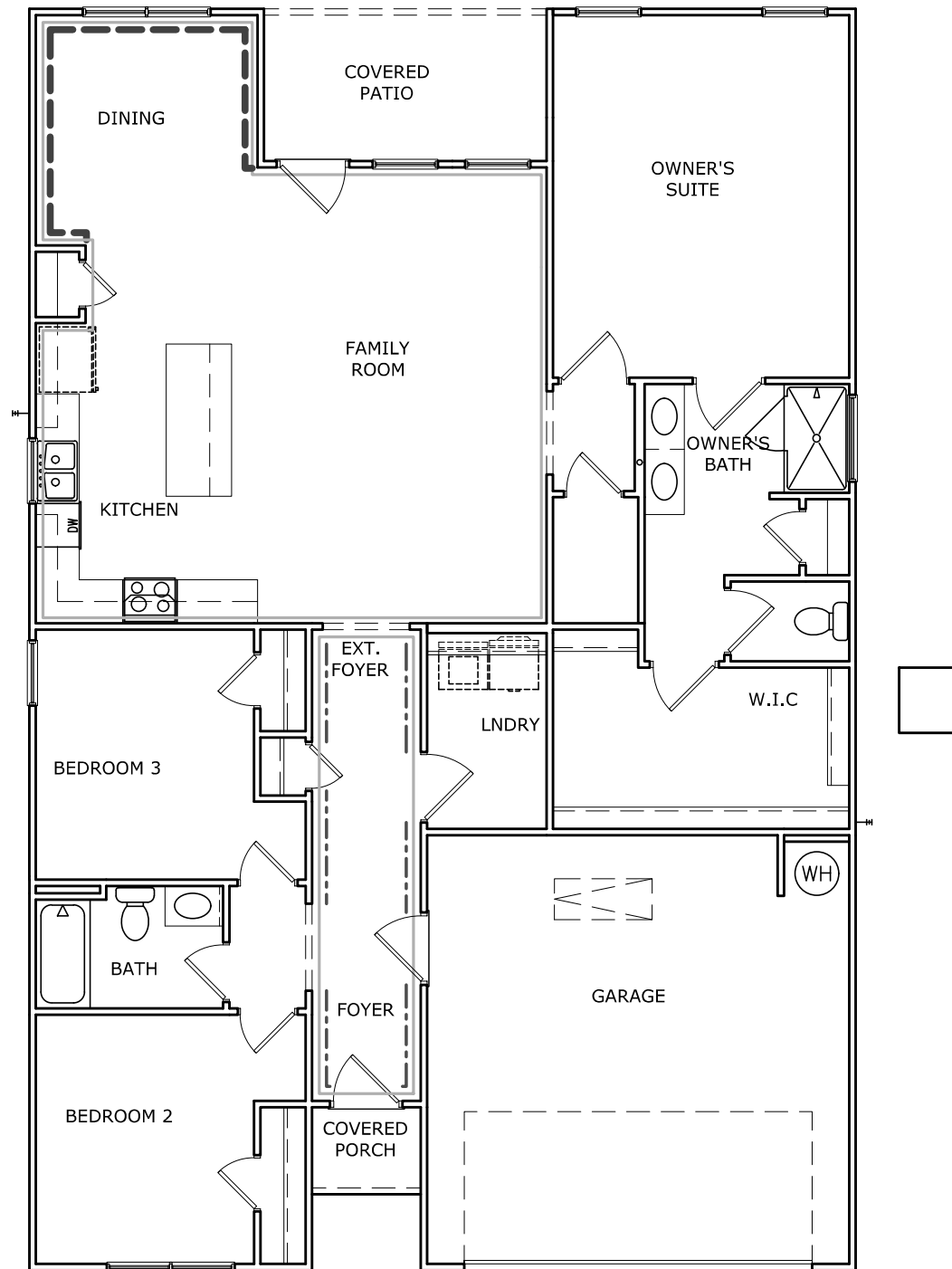
SMITH DOUGLAS HOMES  
110 VILLAGE TRAIL  
SUITE 115  
WOODSTOCK, GA 30188  
www.smithdouglas.com

SMITH DOUGLAS HOMES expressly reserves its property rights in these plans and drawings. These plans and related drawings are not to be reproduced without written consent from SMITH DOUGLAS HOMES.

BY: SL	CH: AW
DATE: 2/5/2024	
FACADE OPT: C	
PLAN ID:	
FND: ALL	ELEV: C
PAGE NO: A6.1	



# TOBACCO ROAD LOT 156



TRIM LAYOUT FIRST FLOOR PLAN

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

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



FLOOR PLAN  
TRIM LAYOUT  
BRADLEY

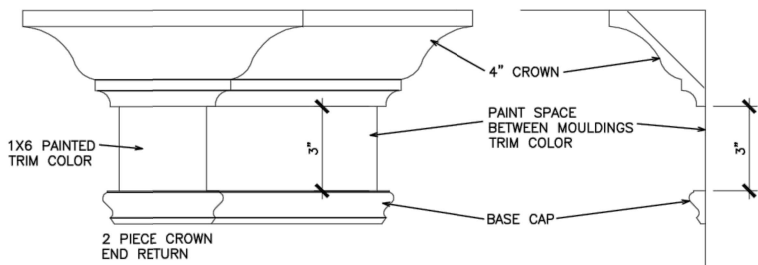
SMITH DOUGLAS HOMES  
110 VILLAGE TRAIL  
SUITE 115  
WOODSTOCK, GA 30188  
www.smithdouglas.com

SMITH DOUGLAS HOMES  
expressly reserves its  
property rights in these  
plans and drawings.  
These plans and related  
drawings are not to be  
reproduced without written  
consent from SMITH  
DOUGLAS HOMES.

BY: SL	CH: AW
DATE: 2/5/2024	
FACADE OPT: C	
PLAN ID:	
FND: ALL	ELEV: C
PAGE NO: A8.1	

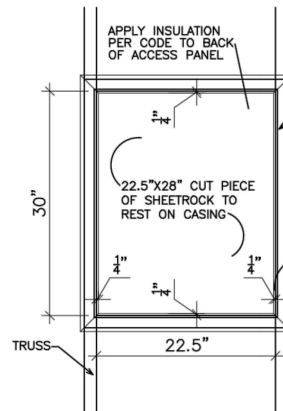


REFER TO LOT SPECIFIC PLAN TO DETERMINE WHICH DETAILS APPLY



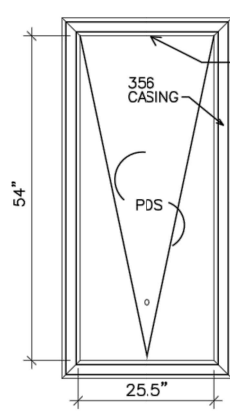
TYPICAL TWO PIECE CROWN

N.T.S.



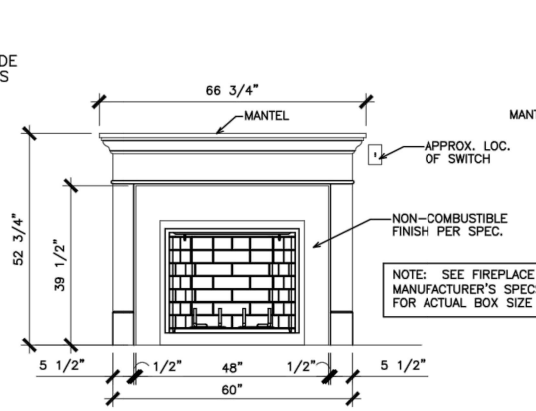
SCUTTLE HOLE DETAIL

N.T.S.



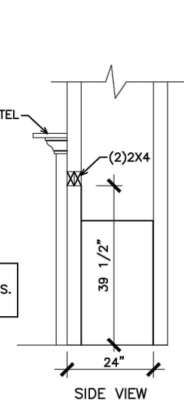
PDS TRIM DETAIL

N.T.S.



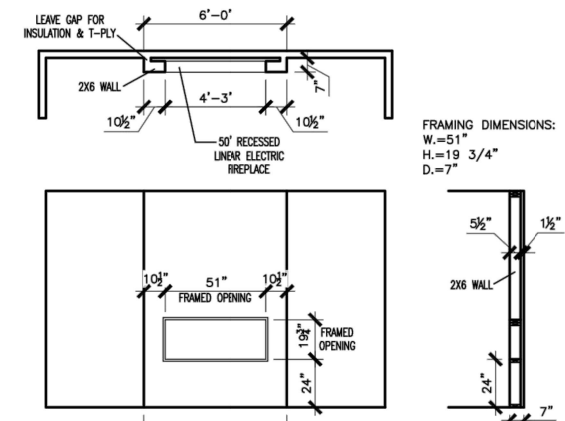
GAS/ELECTRIC FIREPLACE DETAIL WITH WESCOTT WOOD MANTEL

N.T.S.



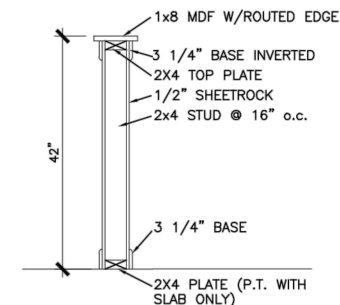
ELECTRIC FRAMING DIMENSIONS:  
W.=37"  
D.=24"  
H.=31 1/4"

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



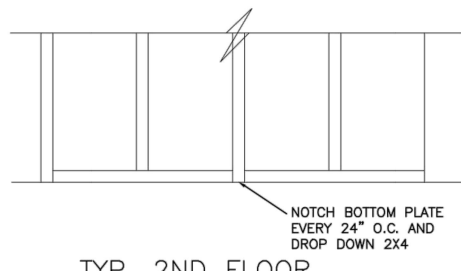
LINEAR ELECTRIC FIREPLACE DETAIL

N.T.S.



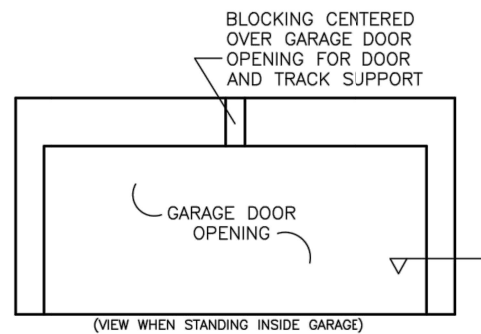
TYP. KNEEWALL SECTION

N.T.S.



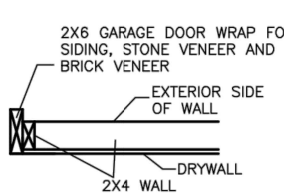
TYP. 2ND FLOOR KNEE WALL STABILITY

N.T.S.



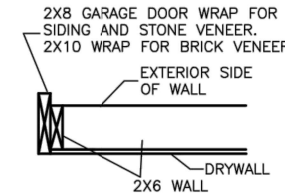
TYP. GARAGE WRAP & BLOCKING

N.T.S.



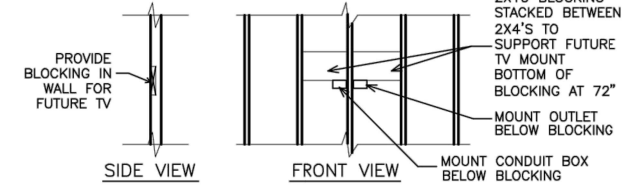
SECTION VIEW 2X4 PORTAL WALL

N.T.S.



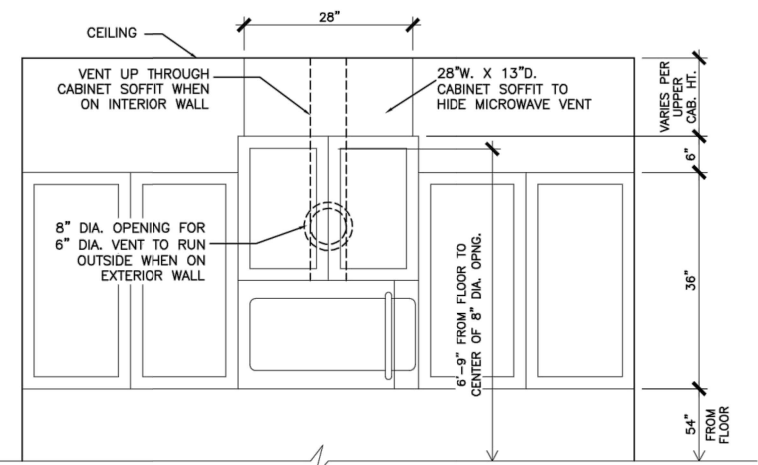
SECTION VIEWS 2X6 PORTAL WALL

N.T.S.



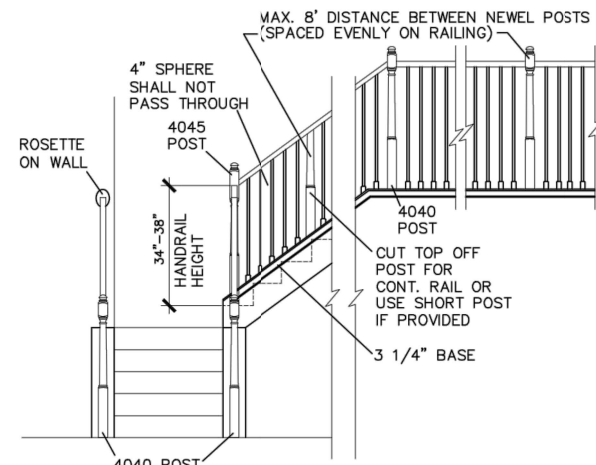
TYP. TV WALL PREP

N.T.S.



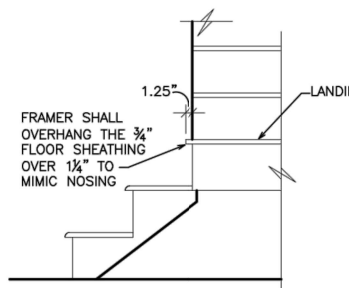
CABINET SOFFIT DETAIL ABOVE VENTED MICROWAVE W/CABINET ABOVE RANGE BUMPED UP & OUT

N.T.S.



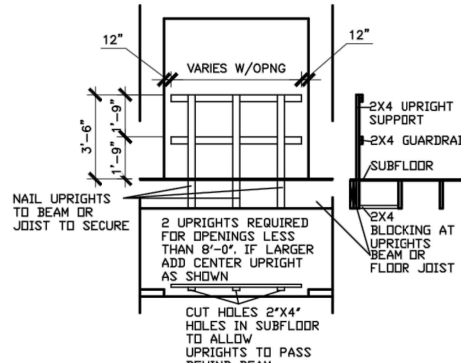
HANDRAIL/POST DETAIL @ STAIRS

N.T.S.



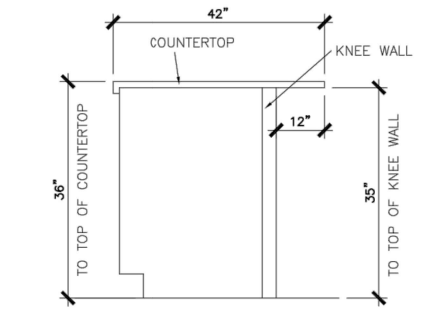
BOX STEP OVERHANG

N.T.S.



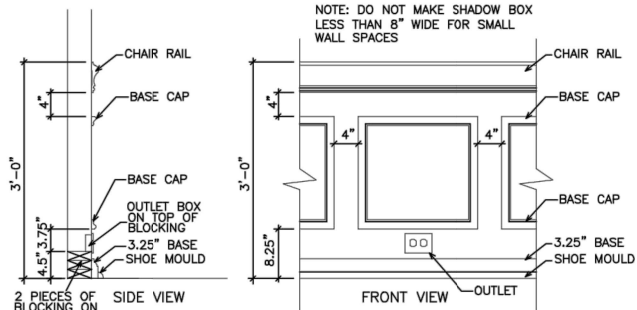
GUARD RAIL DTL. AS REQ'D

N.T.S.



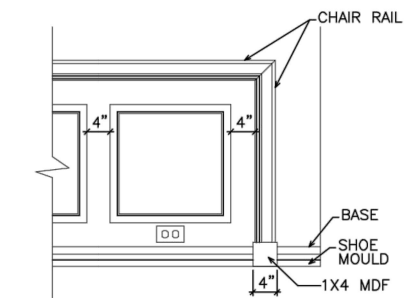
SECTION @ ISLAND KNEEWALL

N.T.S.



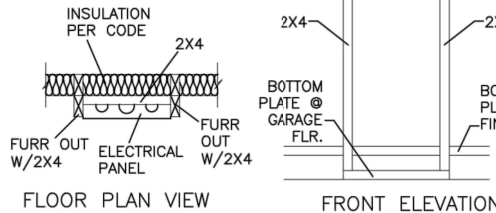
TYPICAL CHAIR RAIL & SHADOW BOX DETAIL

N.T.S.



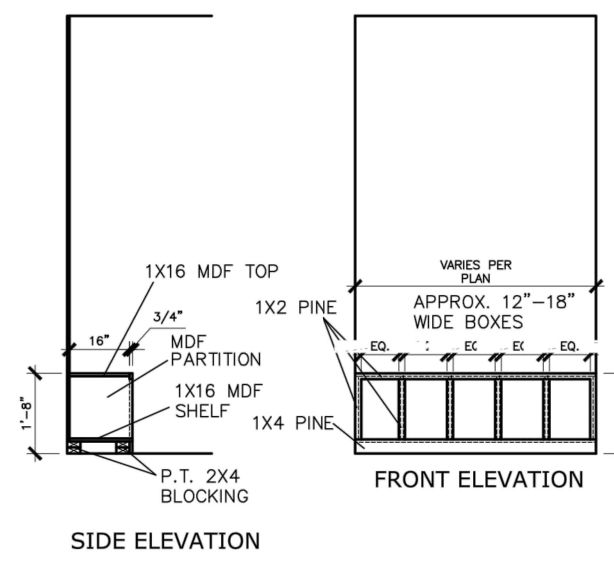
CHAIR RAIL END TRIM DETAIL

N.T.S.



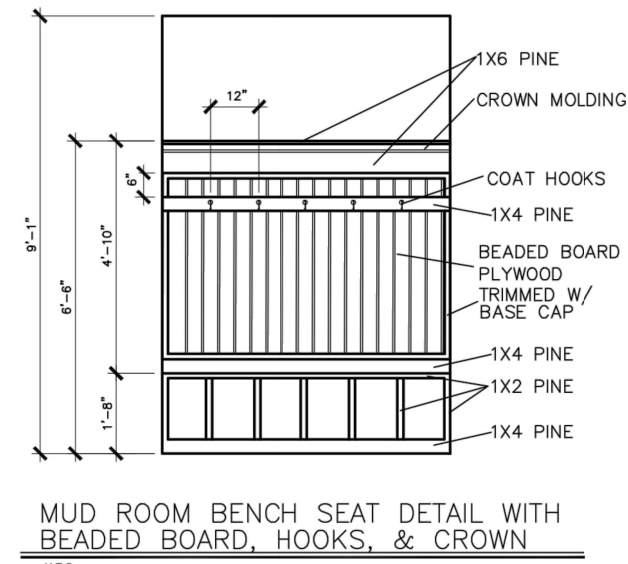
ELECTRICAL PANEL DETAIL

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)

© SMITH DOUGLAS HOMES 2023

BY	DATE	REVISION

SMITH DOUGLAS HOMES  
QUALITY | INTEGRITY | VALUE

INTERIOR TRIM  
DETAILS

SMITH DOUGLAS HOMES  
110 VILLAGE TRAIL  
SUITE 215  
WOODSTOCK, GA 30188  
www.smithdouglas.com

SMITH DOUGLAS HOMES expressly reserves its property rights in these plans and drawings. These plans and related drawings are not to be reproduced without written consent from SMITH DOUGLAS HOMES.

DATE:	6/13/23
PLAN ID:	
PND:	
ELEV:	
PAGE NO.:	D1.1

**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 STUD TO PLATE	NAILS @ 4" O.C.	NAILS @ 4" O.C.
RIM TO TOP PLATE	(4) TOENAILS/ (3) END NAILS	(4) TOENAILS/ (4) END NAILS*
BLK'G. BTWN. JOISTS TO TOP PL.	TOENAILS @ 6" O.C.	TOENAILS @ 4" O.C.*
DOUBLE STUD	(3) TOENAILS EA. END	(3) TOENAILS EA. END*
DOUBLE TOP PLATE	NAILS @ 16" O.C.	NAILS @ 16" O.C.
DOUBLE TOP PLATE LAP SPLICE	(2) 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 + (1) SIMPSON H2.5T TOENAILS @ 8" O.C.	(4) TOENAILS + (1) SIMPSON H2.5T TOENAILS @ 6" O.C.
GAB. END TRUSS TO DBL. TOP PL.	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" O.C.	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. 9 1/4" TO 12"	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" O.C.	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. 12" TO 16"	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. UP TO 24"	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*
R.T. w/ HEEL HT. 24" TO 48"	WALL SHTG. LAP w/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC.	

\* 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 & I-JOIST MANUFACTURER**

ROOF TRUSSES 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, & I-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)

**VENEER LINTEL SCHEDULE**

SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
3'-0"	20 FT. MAX	L3"x3"x1/4"
	3 FT. MAX	L3"x3"x1/4"
6'-0"	12 FT. MAX	L4"x3"x1/4"
	20 FT. MAX	L5"x3"x3/8"
8'-0"	3 FT. MAX	L4"x4"x1/4" *
	12 FT. MAX	L5"x3"x3/8" *
9'-6"	16 FT. MAX	L6"x3"x3/8" *
	12 FT. MAX	L6"x3"x3/8" *

ALL LINTELS:  
 - SHALL SUPPORT 2 3/4" - 3 1/2" VENEER w/ 40 psf MAXIMUM HEIGHT.  
 - @ 8" SHALL HAVE 4" MIN. BEARING  
 - @ 16" SHALL HAVE 8" MIN. BEARING  
 - @ 16" SHALL NOT BE FASTENED BACK TO HEADER.  
 - @ 16" 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. VENEER HT. APPLIES TO ANY PORTION OF BRICK OVER THE OPENING.  
 - ALL LINTELS SHALL BE LONG-LEG VERTICAL.  
 - WHEN SUPPORTING VENEER < 3" WIDE THE EXTERIOR TOE OF THE HORIZONTAL LEG MAY BE CUT IN THE FIELD TO BE 3/4" WIDE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLOW FOR PORTER-JOINT FINISHING.  
 - SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS.  
 \* FOR GREEN VENEER USE L4"x3"x1/4".

MK STD. - MAY 2006

**GENERAL STRUCTURAL NOTES**

**FOUNDATION**

- DESIGN IS BASED ON 2018 NCSEB-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, 12" MAX. FROM PLATE ENDS - UTILIZING:
  - 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C., 1" MIN. EMBEDMENT
  - F44 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.:
  - f'c = 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 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" 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.

MK STD. - MAY 2002

**LEGEND**

- RT. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. U.N.O.)
- OF. INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. U.N.O.)
- F.L. INDICATES 14" DEEP FLOOR I-JOISTS (24" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER
- D.J. INDICATES 2x8 P.T. DECK JOISTS @ 16" O.C. (MAX)
- INDICATES LOCATIONS OF POTENTIAL TILE FLOOR. JOIST MANUFACTURER SHALL DESIGN FLOOR SYSTEM FOR ADDL. 10 PSF DEAD LOAD AT THESE LOCATIONS.
- [Symbol] INTERIOR BEARING WALL
- [Symbol] BEARING WALL ABOVE (B.N.A.)
- [Symbol] BEAM/HEADER
- [Symbol] METAL HANGER
- [Symbol] 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:  
**120MPH WIND IN 2018 NCSEB-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 1604 & ASCE 7, AS PERMITTED BY R301.1.3 OF THE 2018 NCSEB-RC & 2018 IRC. IF THE PARAMETERS OF SECTION R602.12 COMPLY. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

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

**EXT. WALL SHEATHING SPECIFICATION**

- 7/16" OSB OR 1/2" PLYWOOD: FASTEN SHEATHING w/ 2 3/8"x0.113 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (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 (1/2" 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)

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

MK STD. - MAR 2006

**FLOOR FRAMING**

- I-JOISTS SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT MK FOR EXCLUDED FLOOR DESIGNS)
- PER THE GUIDELINES OF THE TILE COUNCIL OF NORTH AMERICA (TCNA HANDBOOK), IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO VERIFY THAT THE FINISHES TO BE INSTALLED MATCH THE DESIGN CRITERIA NOTED ABOVE (UNDER 'DESIGN LOADS').
- FLOOR SYSTEMS & SHEATHING HAVE BEEN DESIGNED TO SUPPORT ADDITIONAL DEAD LOAD FROM CERAMIC TILE (EXCLUDING MARBLE OR STONE). HOWEVER, IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO PROVIDE PROPER UNDERLAYMENT, UNCOUPLING MEMBRANE AND MORTAR/GROUT PER THE ASSEMBLY DESIGNATIONS IN THE TCNA HANDBOOK (TILE COUNCIL OF NORTH AMERICA).
- AT I-JOIST FLOORS, PROVIDE 1" 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 'STUD-I-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, & HIPPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- FASTEN EACH ROOF TRUSS TO TOP PLATE w/ USP RT1A CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) RT1A CLIPS AT 2-PLY GIRDER TRUSSES, (3) RT1A 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 ITC & IPI'S BC01 I \*GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.\*
- SUPPORT SHORT SPAN ROOF TRUSSES w/ 2x4 LEDGER FASTENED TO FRAMING w/ (2) 3" x 0.120" NAILS @ 16" O.C. (UP TO 1" SPAN).

MK STD. - MAR 2006

**MEANS & METHODS NOTES**

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

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

**GENERAL STRUCTURAL NOTES**

- DESIGN IS BASED ON 2018 NCSEB-RESIDENTIAL CODE
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.
- DESIGN LOADS:
  - ROOF: LIVE = 20 PSF  
DEAD = 7 PSF T.C., 10 PSF B.C.  
LOAD DURATION FACTOR = 1.25
  - FLOOR: LIVE = 40 PSF (30 PSF @ SLEEPING AREAS)  
DEAD = 10 PSF (I-JOISTS)
  - ADDL. 10 PSF @ CERAMIC TILE IN BATHS & LAUND.
  - SOIL: 2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)

**GENERAL FRAMING**

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

MK STD. - MAR 2006

**HOLD-DOWN SCHEDULE**

SYMBOL	SPECIFICATION
▶	HD-1 USP HT45 HOLD-DOWN w/ STB16 ANCHOR BOLT *
▶	HD-2 USP STAD14 HOLD-DOWN STRAP
▶	HD-3 USP MSTC40 HOLD-DOWN STRAP

ALTERNATIVE TO STB16 ANCHOR BOLT SPECIFICATION:  
 \* ANCHOR HOLD-DOWN UTILIZING THREADED ROD (REFER TO USP SPECIFICATION FOR ANCHOR DIAMETER). EPOXY-SET INTO CONCRETE FOUNDATION w/ USP CIA-GEL 7000 EPOXY SYSTEM PER MANUF. RECOMMENDATIONS.  
 CONC. FOUND. - PROVIDE 9" MIN. EMBEDMENT INTO CONCRETE. DO NOT LOCATE EPOXY-SET ANCHORS WITHIN 1 3/4" OF FACE OF CONCRETE FOUNDATION.  
 CMU FOUND. - PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUTED CELLS. DO NOT LOCATE EPOXY-SET ANCHORS WITHIN 3" OF EDGE OF CMU FOUNDATION.

**TOBACCO Lot 156**



**MULHERN+KULP**  
 RESIDENTIAL STRUCTURAL ENGINEERING  
 35255 Matthews Parkway, Suite 105 - Matthews, NC 28105  
 919-777-4874 - mulhern@mulhernkulp.com  
 NC License # C-3825

Mulhern+Kulp project number:  
**256-21011**

project mgr: **SMK**  
 drawn by: **MJF**  
 issue date: **02-21-2022**

REVISIONS:  
 date: initial:  
 03/04/2022 KMW  
 REVISION PLANS ADDED  
 08/11/2022 SMK  
 UPDATE PER ARCH COMMENTS

SMITH DOUGLAS  
 HOMES

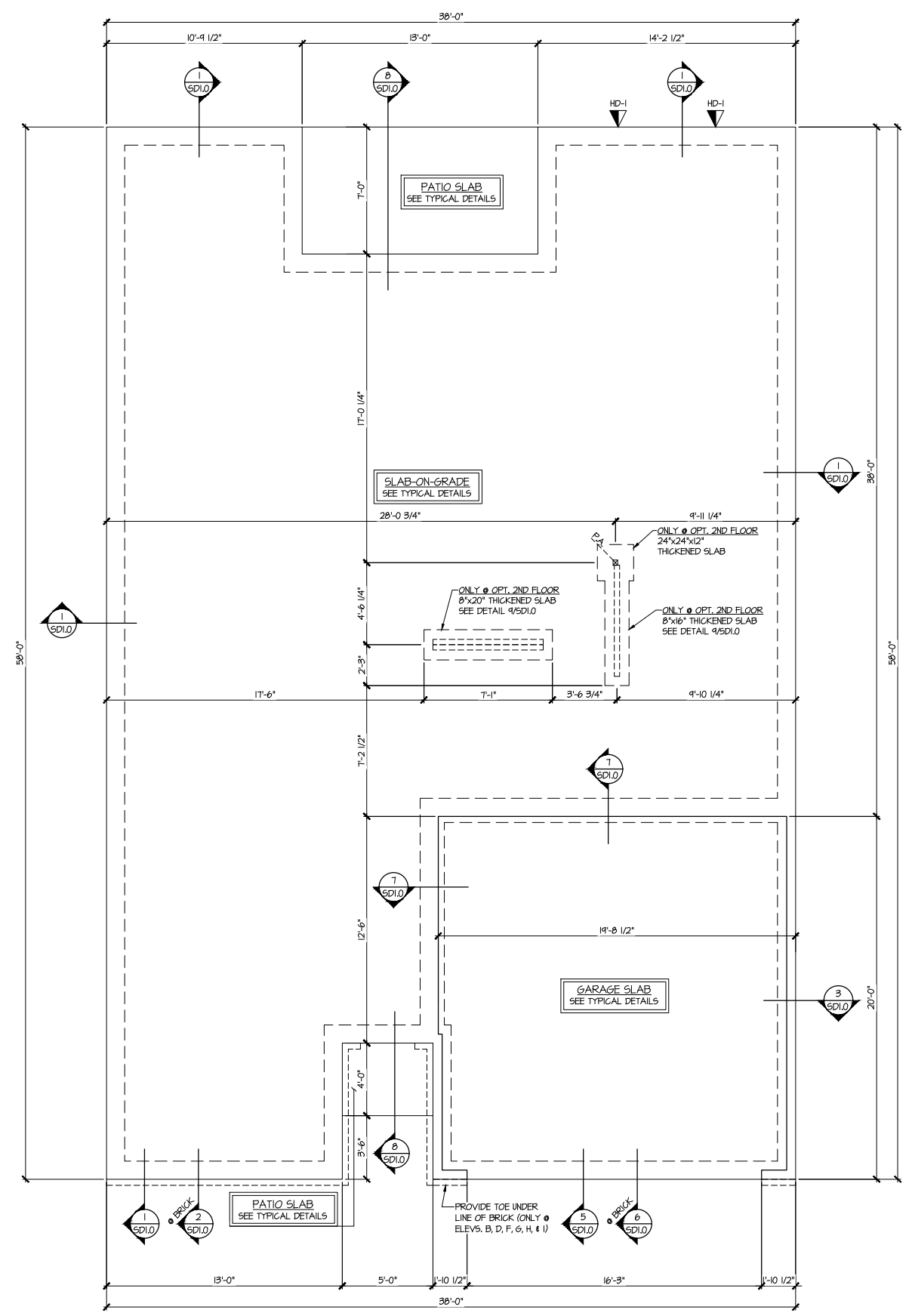
GENERAL STRUCTURAL NOTES

**BRADLEY MODEL**

120 MPH WIND ZONE  
 NORTH CAROLINA

**TOBACCO  
 Lot 156**

REFER TO S0.0 FOR TYPICAL  
 STRUCTURAL NOTES & SCHEDULES



**MONO-SLAB FOUNDATION PLAN**  
 SCALE: 1/4"=1'-0" ON 22x34  
 1/8"=1'-0" ON 11x17  
 ALL ELEV. SIM.  
 OPT. 2ND FLOOR SIM.

HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
HD-1	USP HTT45 HOLD-DOWN w/ STB16 ANCHOR BOLT *
HD-2	USP STAD14 HOLD-DOWN STRAP
HD-3	USP MSTC40 HOLD-DOWN STRAP

ALTERNATIVE TO STB16 ANCHOR BOLT SPECIFICATION:  
 \* ANCHOR HOLD-DOWN UTILIZING THREADED ROD (REFER TO USP SPECIFICATION FOR ANCHOR DIAMETER). EPOXY-SET INTO CONCRETE FOUNDATION w/ USP CIA-GEL 1000 EPOXY SYSTEM PER MANUF. RECOMMENDATIONS.  
 CONG. FOUND. - PROVIDE 9" MIN. EMBEDMENT INTO CONCRETE.  
 DO NOT LOCATE EPOXY-SET ANCHORS WITHIN 1 3/4" OF FACE OF CONCRETE FOUNDATION.  
 CMU FOUND. - PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUTED CELLS. DO NOT LOCATE EPOXY-SET ANCHORS WITHIN 3" OF EDGE OF CMU FOUNDATION.

LEGEND	
R.T.	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.I.	INDICATES 14" DEEP FLOOR I-JOISTS (24" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER
D.I.	INDICATES 2x8 P.T. DECK JOISTS @ 16" O.C. (MAX.)
(Symbol)	INDICATES LOCATIONS OF POTENTIAL TILE FLOOR. JOIST MANUFACTURER SHALL DESIGN FLOOR SYSTEM FOR ADDL. 10 PSF DEAD LOAD AT THESE LOCATIONS.
(Symbol)	INTERIOR BEARING WALL
(Symbol)	BEARING WALL ABOVE (B.W.A.)
(Symbol)	BEAM/HEADER
(Symbol)	METAL HANGER
(Symbol)	INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

MONO-SLAB FOUNDATION  
 BRADLEY MODEL  
 120 MPH WIND ZONE  
 NORTH CAROLINA

Mulhern+Kulp project number:  
**256-21011**

project mgr: **SMK**  
 drawn by: **MJF**  
 issue date: **02-21-2022**

REVISIONS:

date:	initial:
03/04/2022	KM
08/11/2022	SMM
UPDATE PER ARCH COMMENTS	

SMITH DOUGLAS  
 HOMES

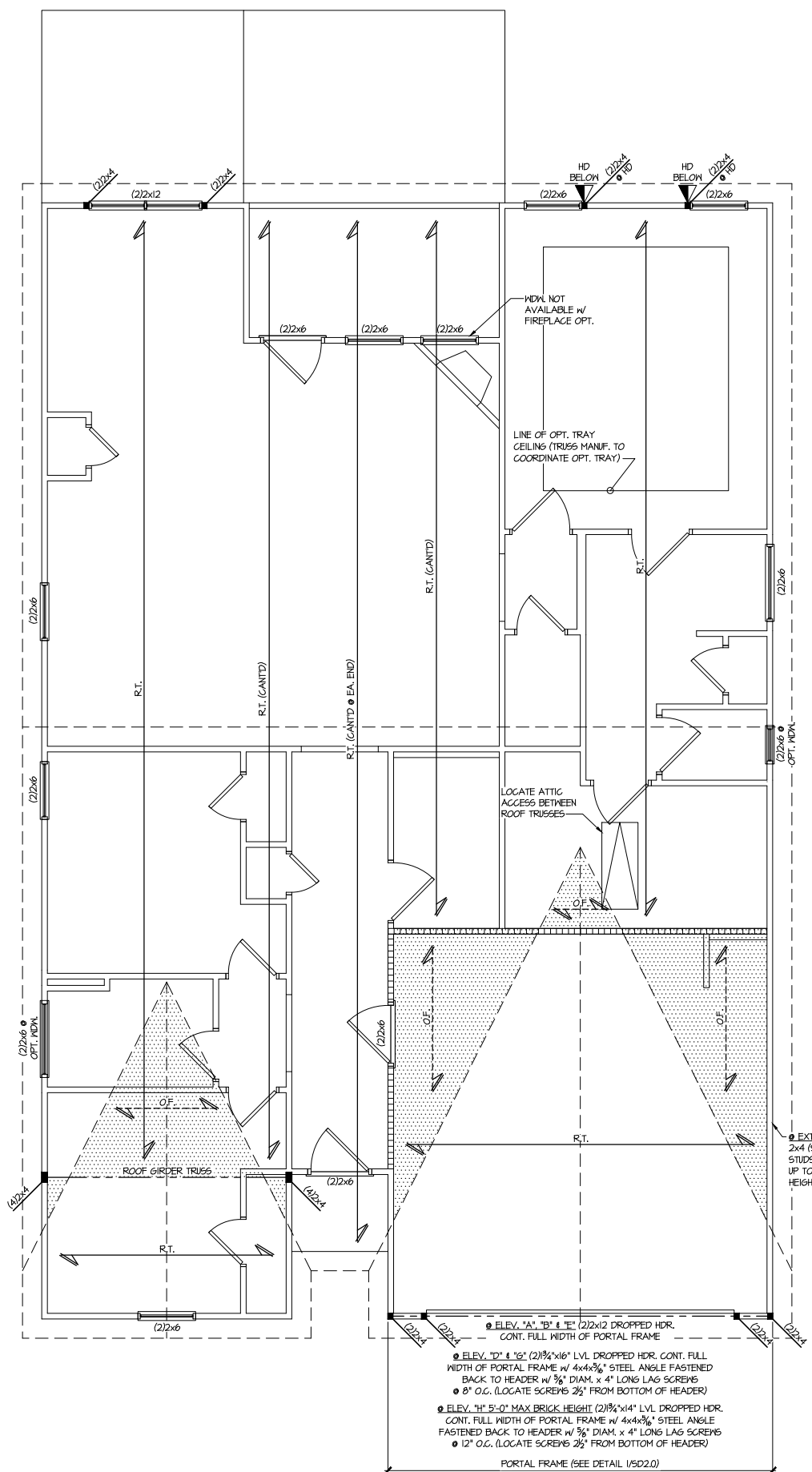
**TOBACCO  
 Lot 156**

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

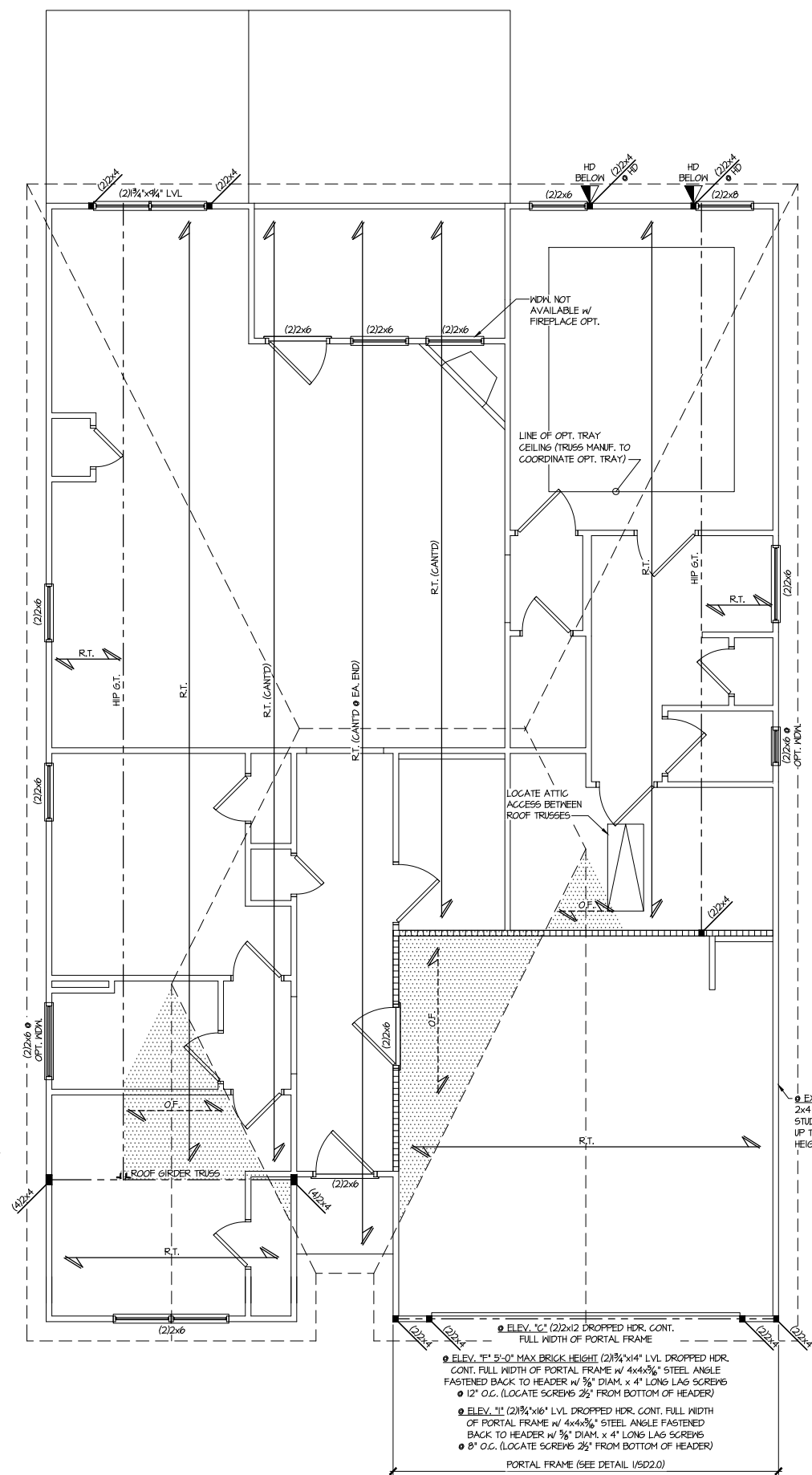
REFER TO S.O.0 FOR TYPICAL  
 STRUCTURAL NOTES & SCHEDULES

**LEGEND**

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

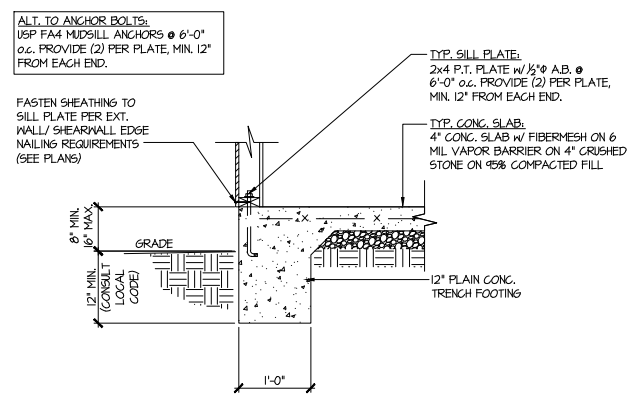


**1 ROOF FRAMING PLAN**  
 SCALE: 1/4"=1'-0" ON 22x34  
 1/8"=1'-0" ON 11x17  
 ELEV. A, B, D, E, G, H

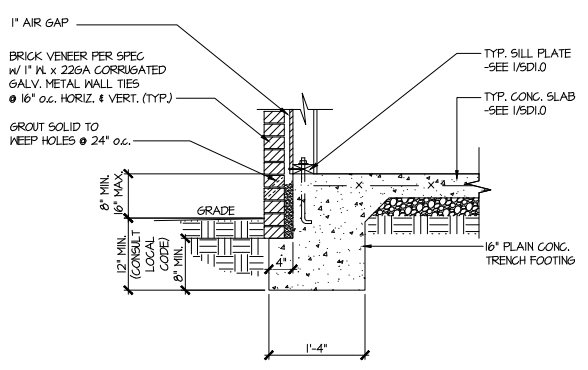


**2 ROOF FRAMING PLAN**  
 SCALE: 1/4"=1'-0" ON 22x34  
 1/8"=1'-0" ON 11x17  
 ELEV. C, F, I

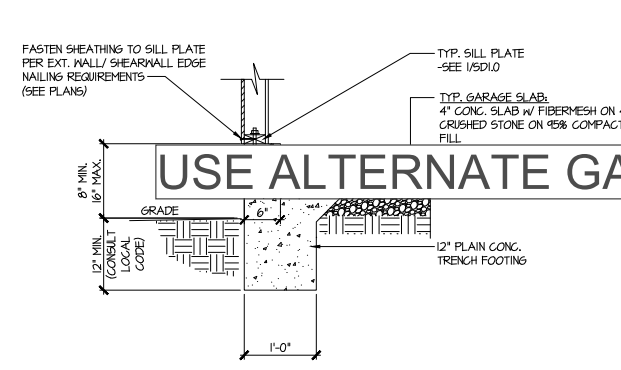
ROOF FRAMING PLAN  
 BRADLEY MODEL  
 120 MPH WIND ZONE  
 NORTH CAROLINA  
 sheet:  
**S3.0**



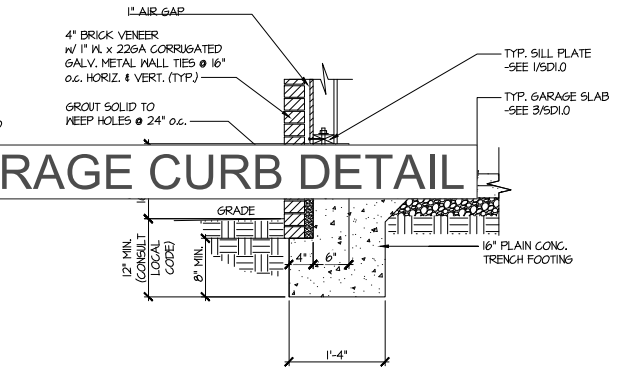
1 TYPICAL SLAB ON GRADE PERIMETER FOOTING



2 TYPICAL SLAB ON GRADE PERIMETER FOOTING w/ BRICK VENEER

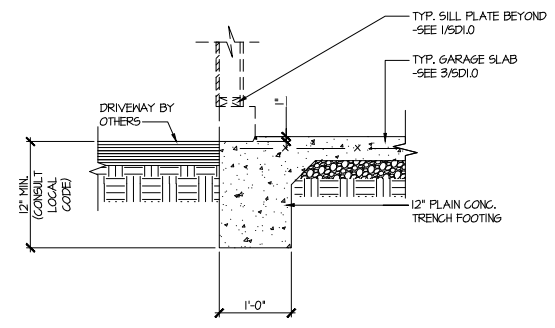


3 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING

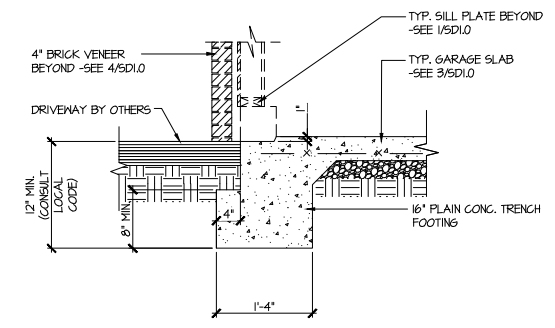


4 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING w/ BRICK VENEER

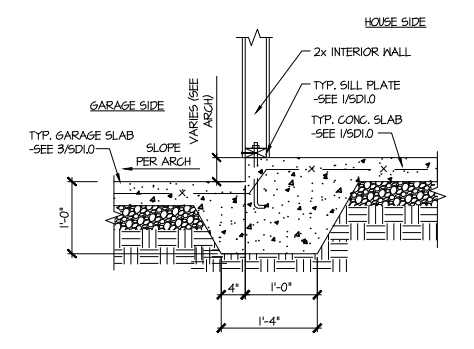
USE ALTERNATE GARAGE CURB DETAIL



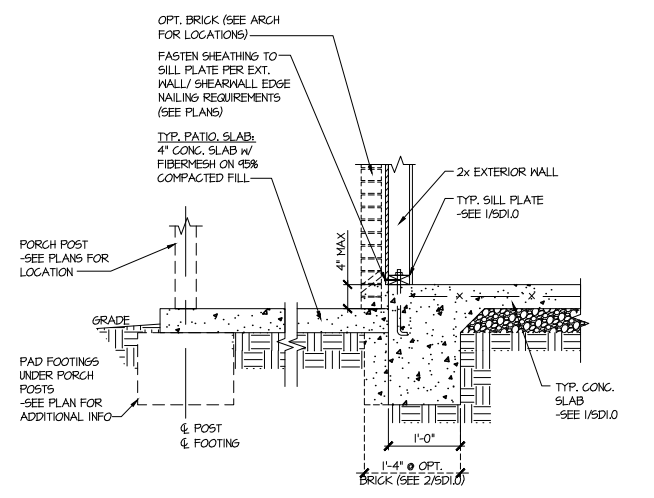
5 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING



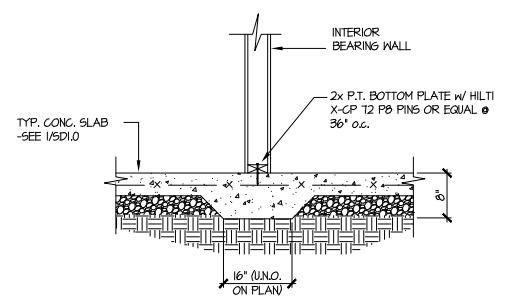
6 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING w/ BRICK VENEER



7 TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING



8 TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO



9 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL

**MULHERN+KULP**  
 RESIDENTIAL STRUCTURAL ENGINEERING  
 3825 Matthews Parkway, Suite 105 - Alpharetta, GA 30022  
 770-777-8974 - mulhern+kulp.com  
 NC License # C-3825

Mulhern+Kulp project number:  
 256-21011

project mgr: SMK  
 drawn by: MJF  
 issue date: 02-21-2022

REVISIONS:

date:	initial:
03/04/2022	KMH
MISSED PLANS ADDED	
08/11/2022	SMM
UPDATE PER ARCH COMMENTS	

SMITH DOUGLAS  
 HOMES

FOUNDATION DETAILS  
 BRADLEY MODEL  
 120 MPH WIND ZONE  
 NORTH CAROLINA



**MULHERN+KULP**  
RESIDENTIAL STRUCTURAL ENGINEERING

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

August 18, 2023

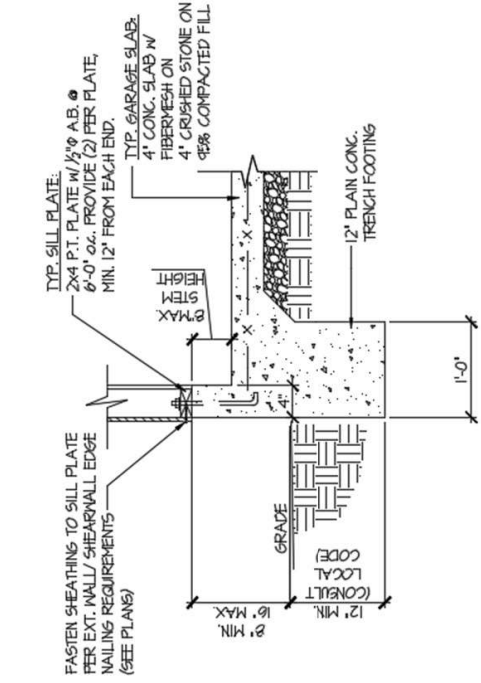
Jody Hunt  
Director of Product Development  
**SMITH DOUGLAS HOMES**  
110 Village Trail, Suite 215  
Woodstock, GA 30188

**ALTERNATE GARAGE CURB DETAIL**  
Smith Douglas Homes

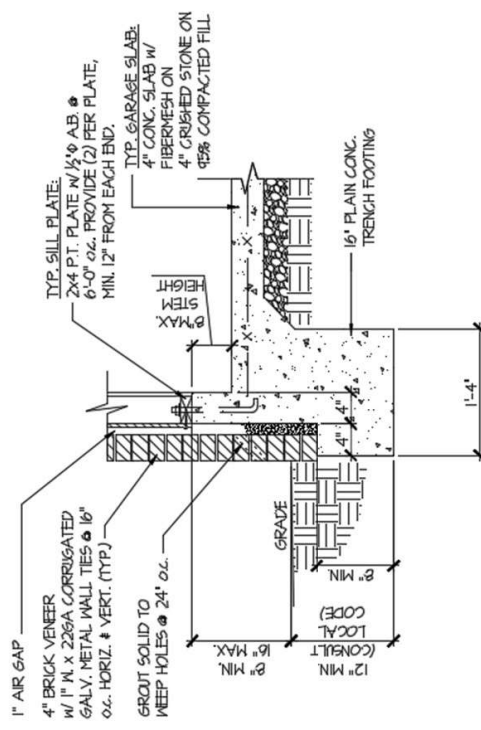
*Reference*  
*Current Structural Plans prepared by Mulhern & Kulp*

Jody:

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 M&K foundation details 3 & 4 on sheet SD-1.0 at 2x4 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

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



Signature + Seal 08/18/2023

Mulhern+Kulp project number:  
**256-21011**

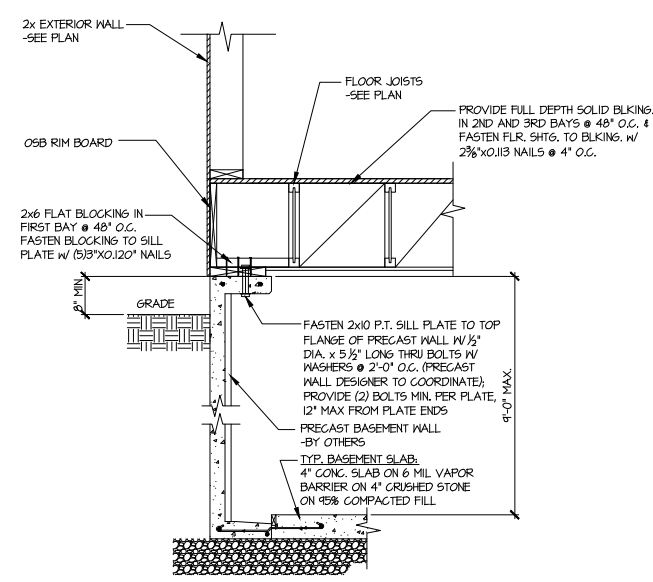
project mgr: **SMK**  
 drawn by: **MJF**  
 issue date: **02-21-2022**

REVISIONS:

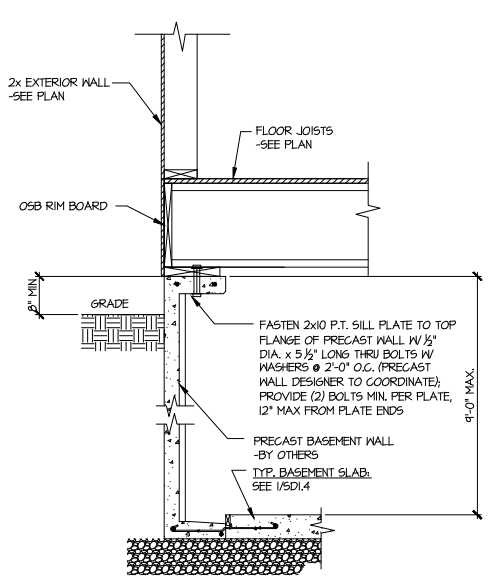
date:	initial:
03/04/2022	KM
08/11/2022	SM
UPDATE PER ARCH COMMENTS	

SMITH DOUGLAS  
 HOMES

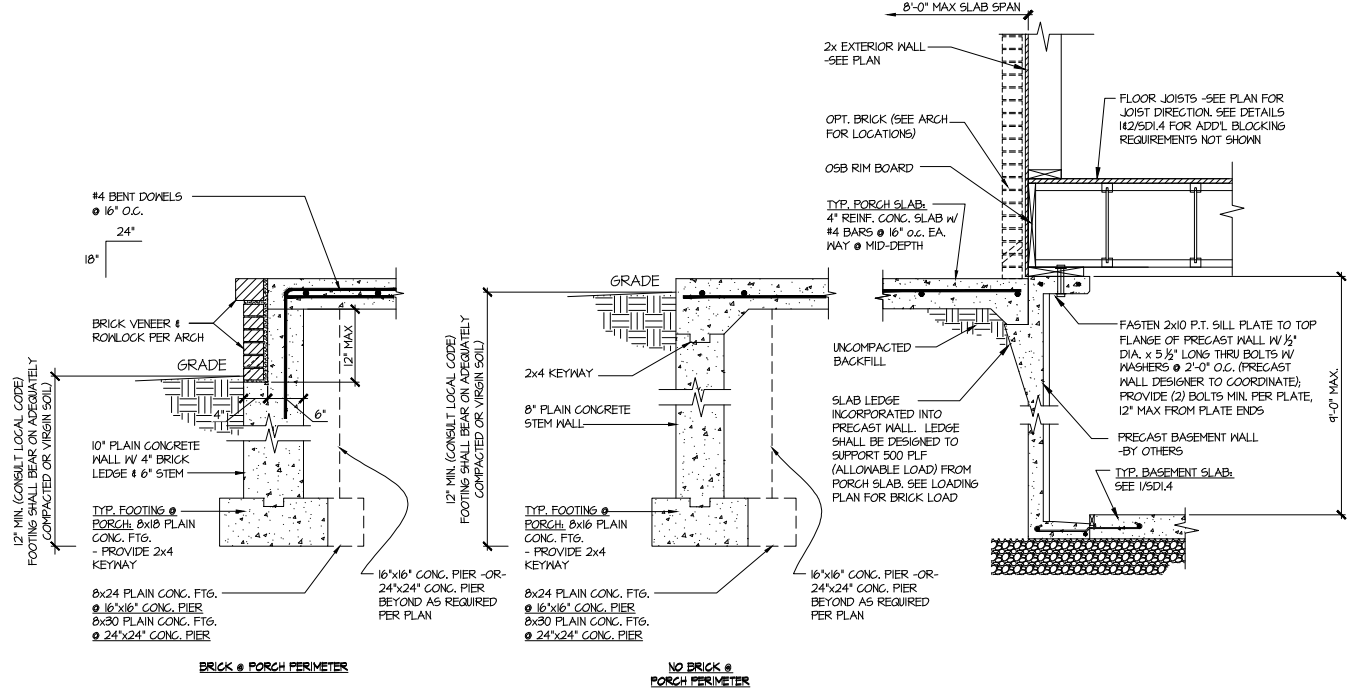
FOUNDATION DETAILS  
**BRADLEY MODEL**  
 120 MPH WIND ZONE  
 NORTH CAROLINA



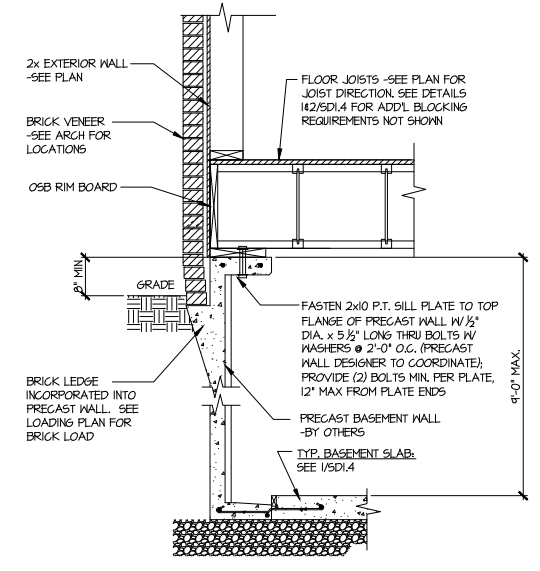
**1 SECTION**  
 SCALE: 3/4"=1'-0"



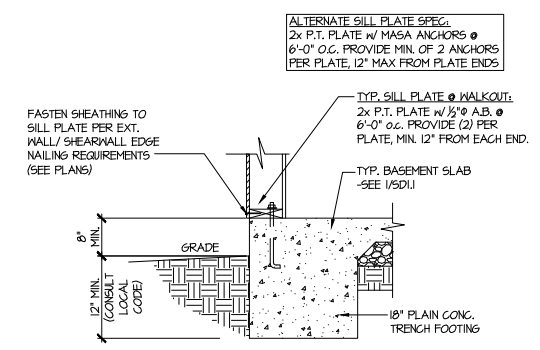
**1A SECTION**  
 SCALE: 3/4"=1'-0"



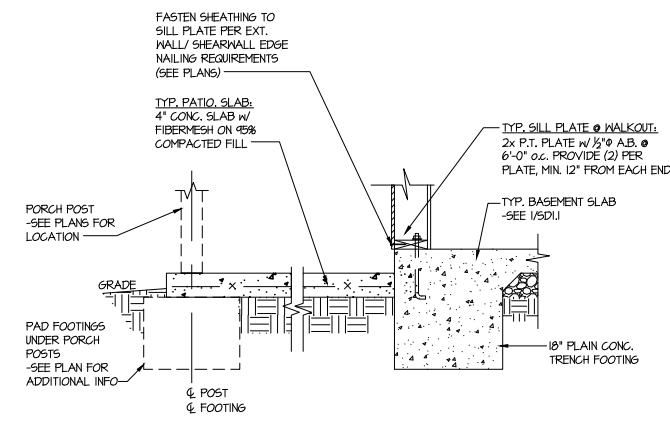
**3 SECTION**  
 SCALE: 3/4"=1'-0"



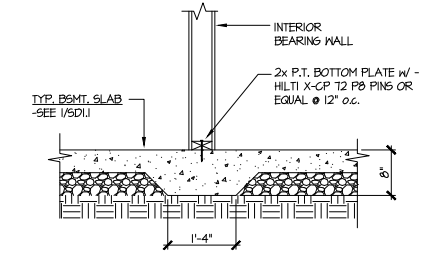
**2 SECTION**  
 SCALE: 3/4"=1'-0"



**4 TYPICAL BASEMENT FOUNDATION @ WALKOUT**



**5 TYPICAL BASEMENT FOUNDATION @ WALKOUT**



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

**TOBACCO**  
 Lot 156

Mulhern+Kulp project number:  
 256-21011

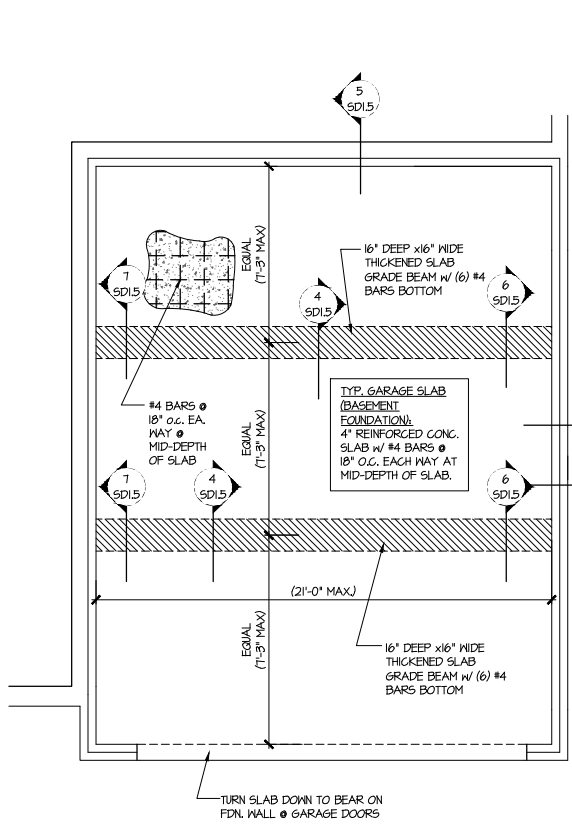
project mgr: SMK  
 drawn by: MJF  
 issue date: 02-21-2022

REVISIONS:

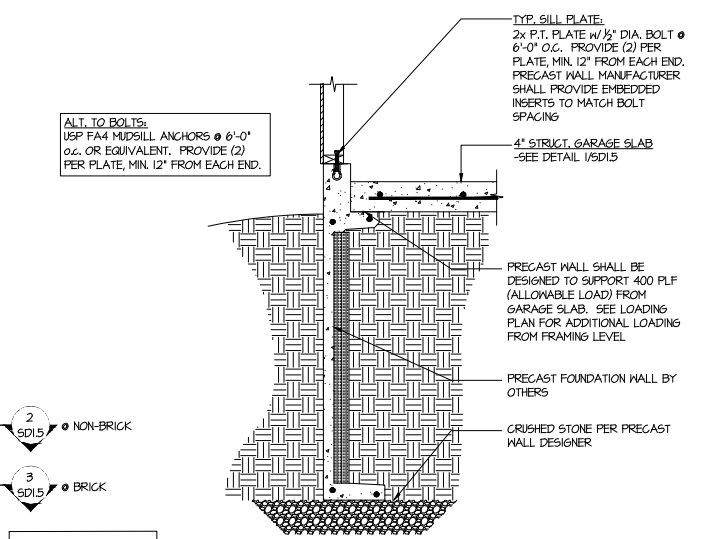
date:	initial:
03/01/2022	KM
REVISIONS PLANS ADDED	
08/11/2022	SMM
UPDATE PER ARCH COMMENTS	

SMITH DOUGLAS  
 HOMES

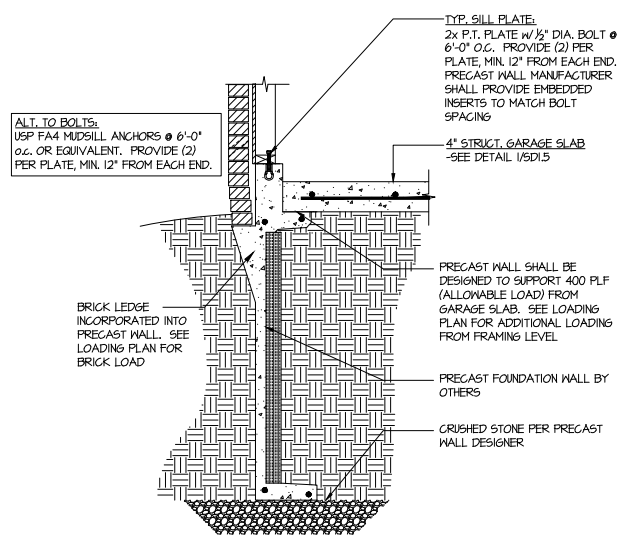
FOUNDATION DETAILS  
 BRADLEY MODEL  
 120 MPH WIND ZONE  
 NORTH CAROLINA



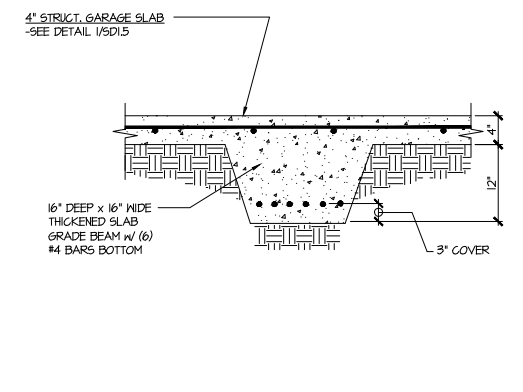
1 **GENERIC FOUNDATION PLAN KEY @ GARAGE**  
 SCALE: 1/4"=1'-0"



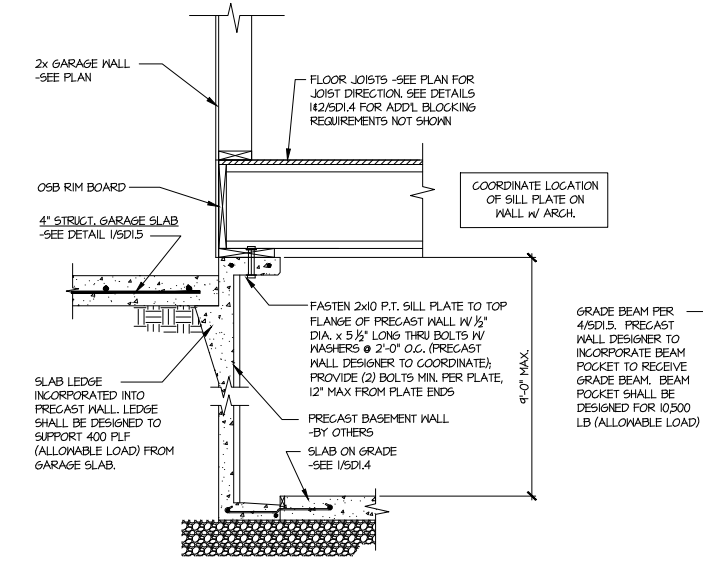
2 **TYPICAL PERIMETER FOOTING @ GARAGE - BASEMENT FOUNDATION**



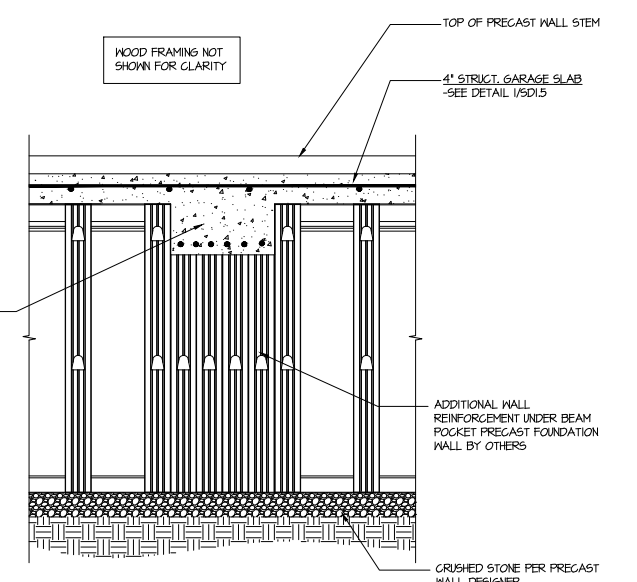
3 **TYPICAL PERIMETER FOOTING @ GARAGE - BASEMENT FOUNDATION (BRICK)**



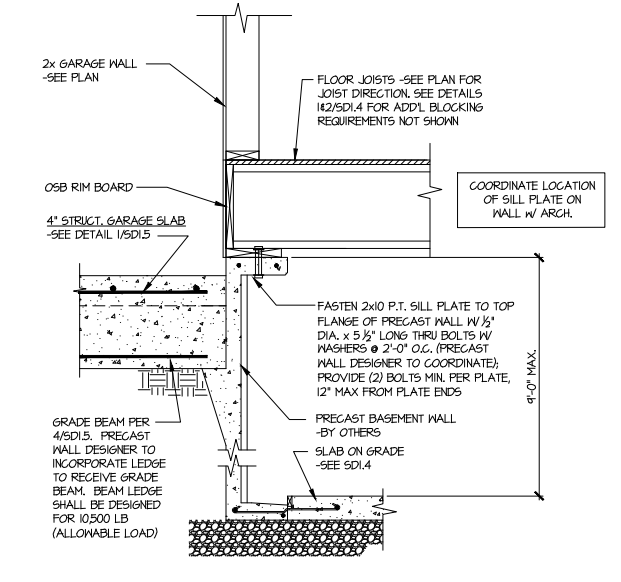
4 **TYPICAL CONCRETE GRADE BEAM @ GARAGE FDN.**  
 SCALE: 3/4"=1'-0"



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



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



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

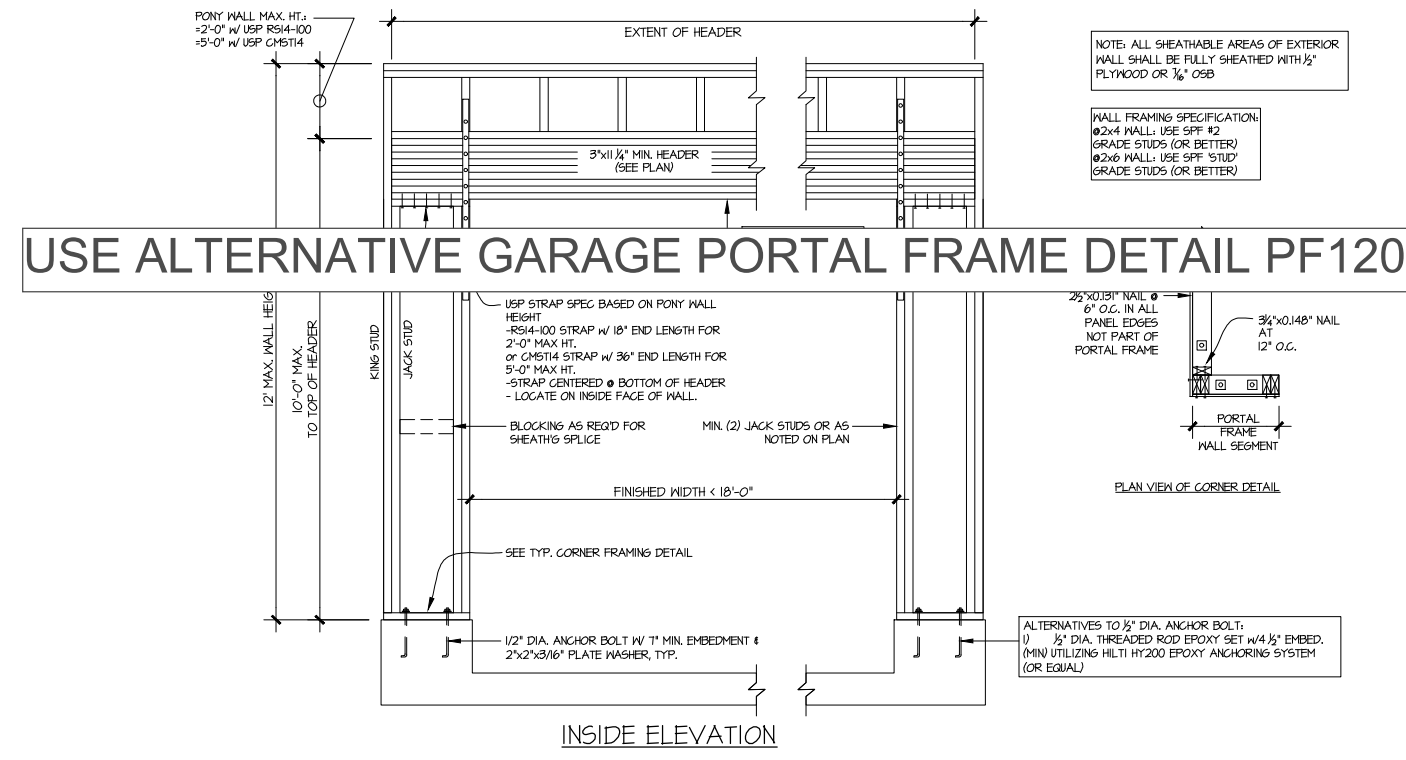
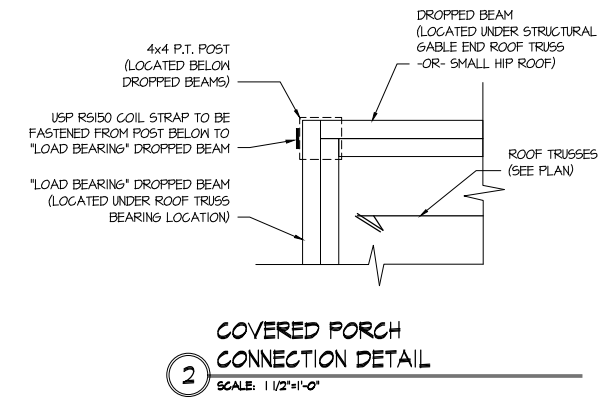
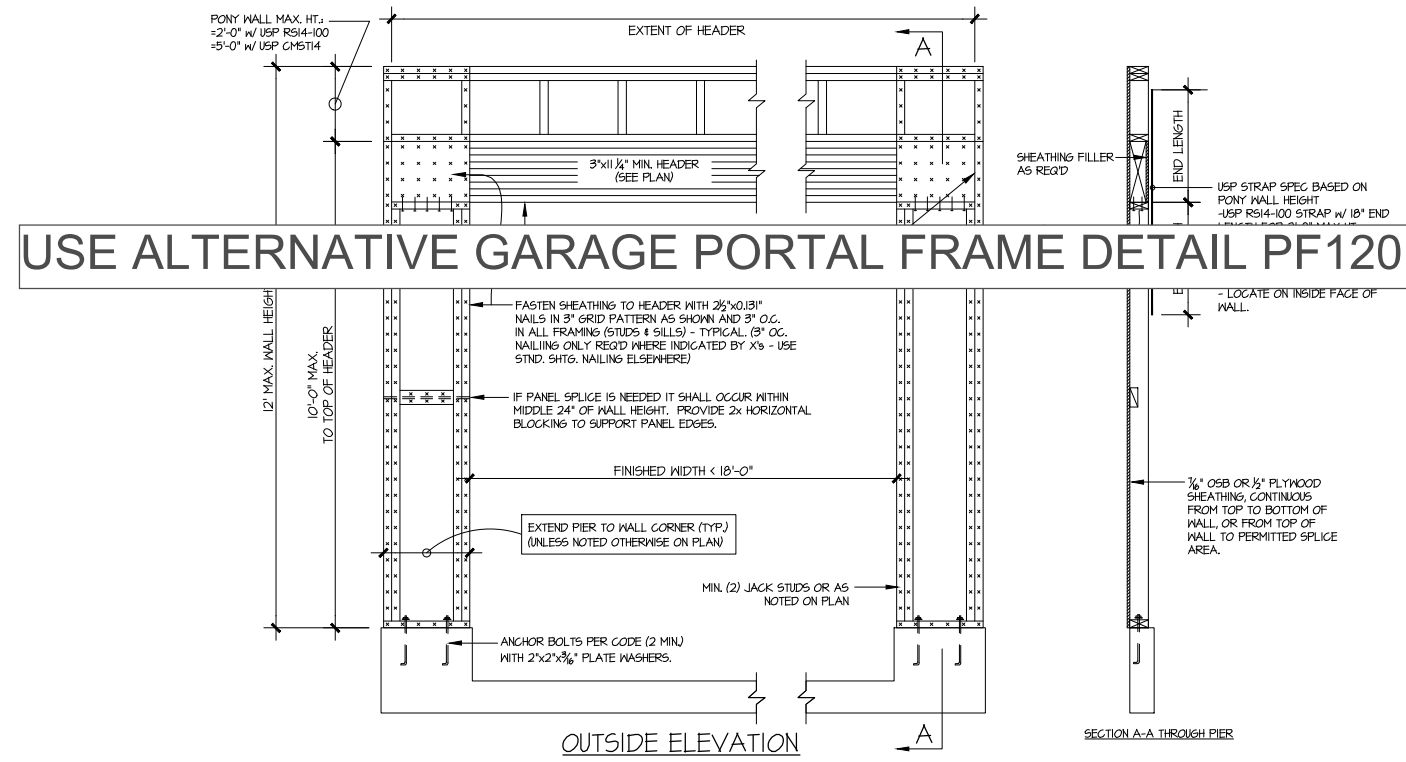
**TOBACCO**  
 Lot 156



Mulhern+Kulp project number:	256-21011
project mgr:	SMK
drawn by:	MJF
issue date:	02-21-2022
REVISIONS:	
date:	initial:
03/04/2022	KM
MISSING PLANS ADDED	
08/11/2022	SMM
UPDATE PER ARCH COMMENTS	

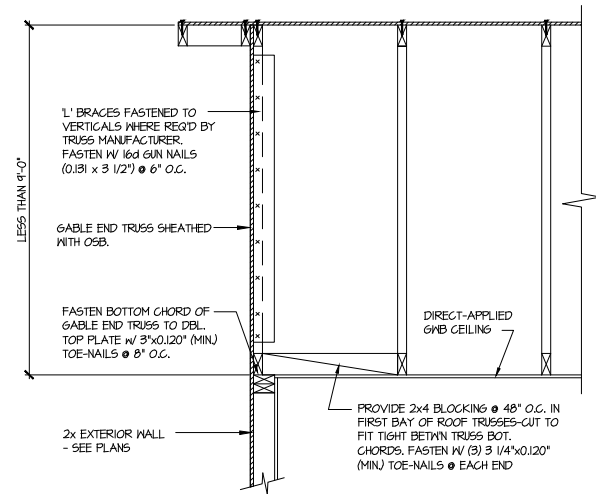
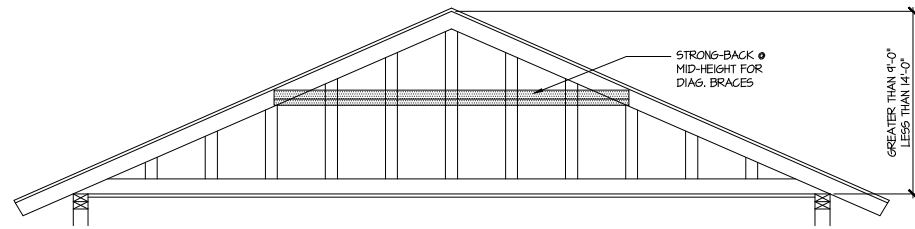
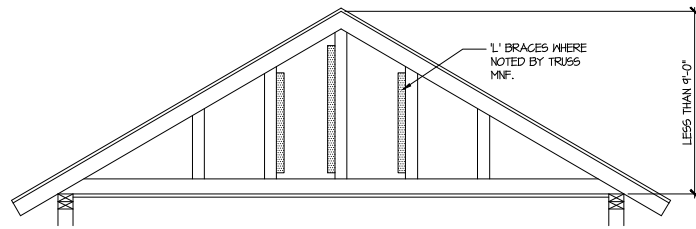
SMITH DOUGLAS  
 HOMES

FRAMING DETAILS  
 BRADLEY MODEL  
 120 MPH WIND ZONE  
 NORTH CAROLINA



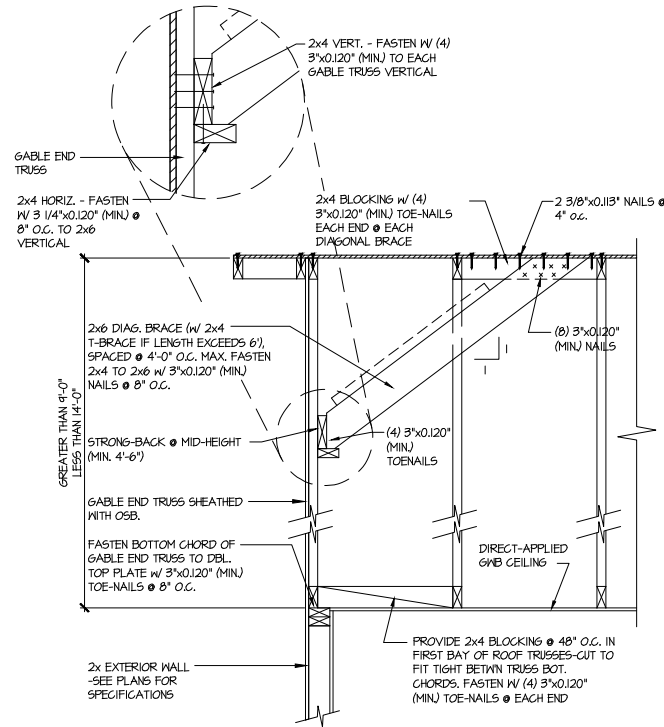
**GARAGE PORTAL FRAME BRACING ELEVATION**  
 SCALE: N.T.S.  
 BOTH SIDES OF GARAGE DOOR  
 115 MPH WIND SPEED (ULT)

**TOBACCO**  
 Lot 156



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

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



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

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

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

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

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



Mulhern+Kulp project number:  
 256-21011  
 project mgr: SMK  
 drawn by: MJF  
 issue date: 02-21-2022

REVISIONS:	
date:	initial:
03/04/2022	KMV
REVISIONS ADDED	
08/11/2022	SMM
UPDATE PER ARCH COMMENTS	

SMITH DOUGLAS  
 HOMES

FRAMING DETAILS  
 BRADLEY MODEL  
 120 MPH WIND ZONE  
 NORTH CAROLINA

TOBACCO  
 Lot 156

sheet:  
**SD2.1**



**MULHERN+KULP**  
RESIDENTIAL STRUCTURAL ENGINEERING

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

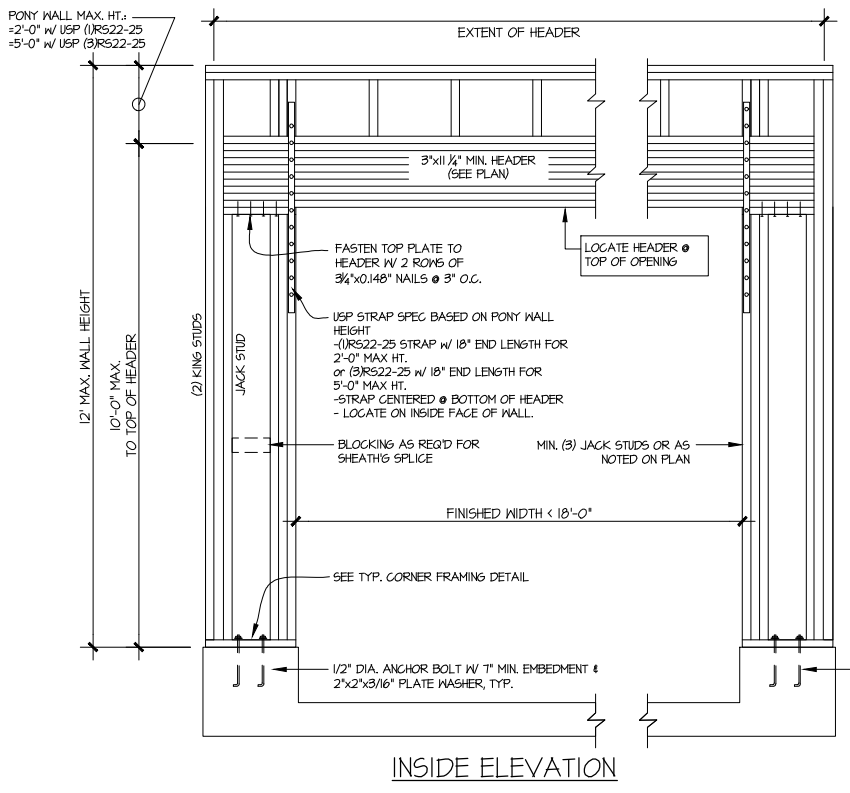
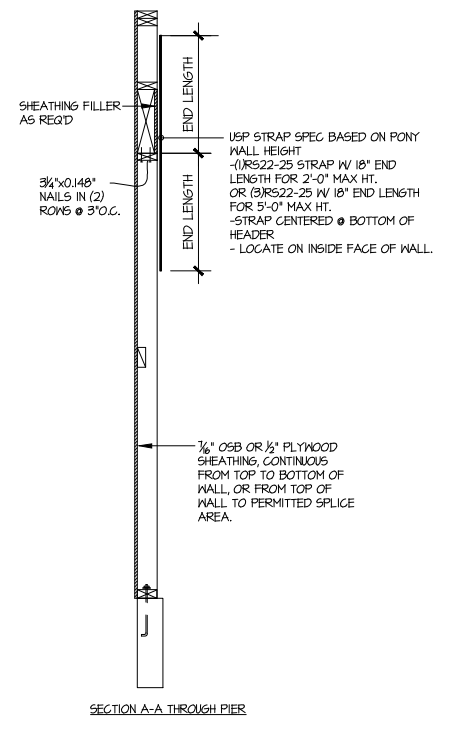
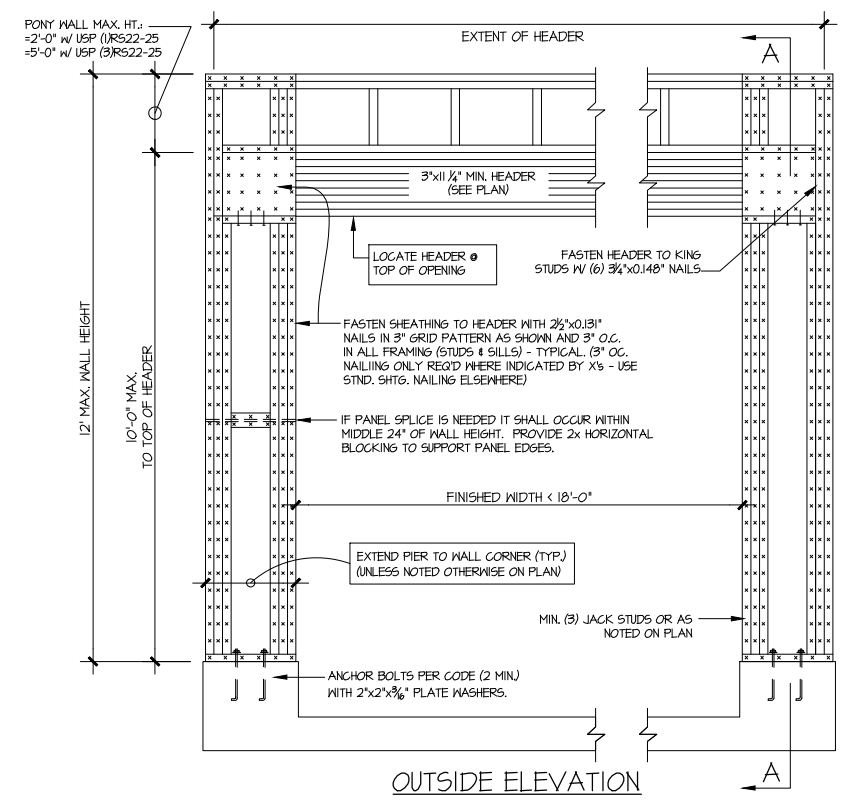
**MULHERN & KULP STRUCTURAL ENGINEERING, INC.**

NC License # C-3825

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

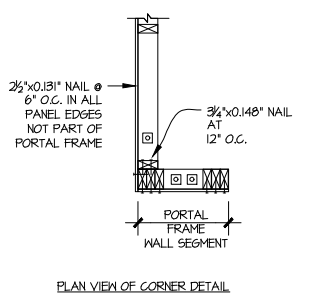
Signature + Seal 07/28/2023

REVISIONS:	
date:	initial:



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

WALL FRAMING SPECIFICATION:  
02x4 WALL: USE SFF #2 GRADE STUDS (OR BETTER)  
02x6 WALL: USE SFF #1UD GRADE STUDS (OR BETTER)



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

# A ALTERNATE GARAGE PORTAL FRAME BRACING ELEVATION

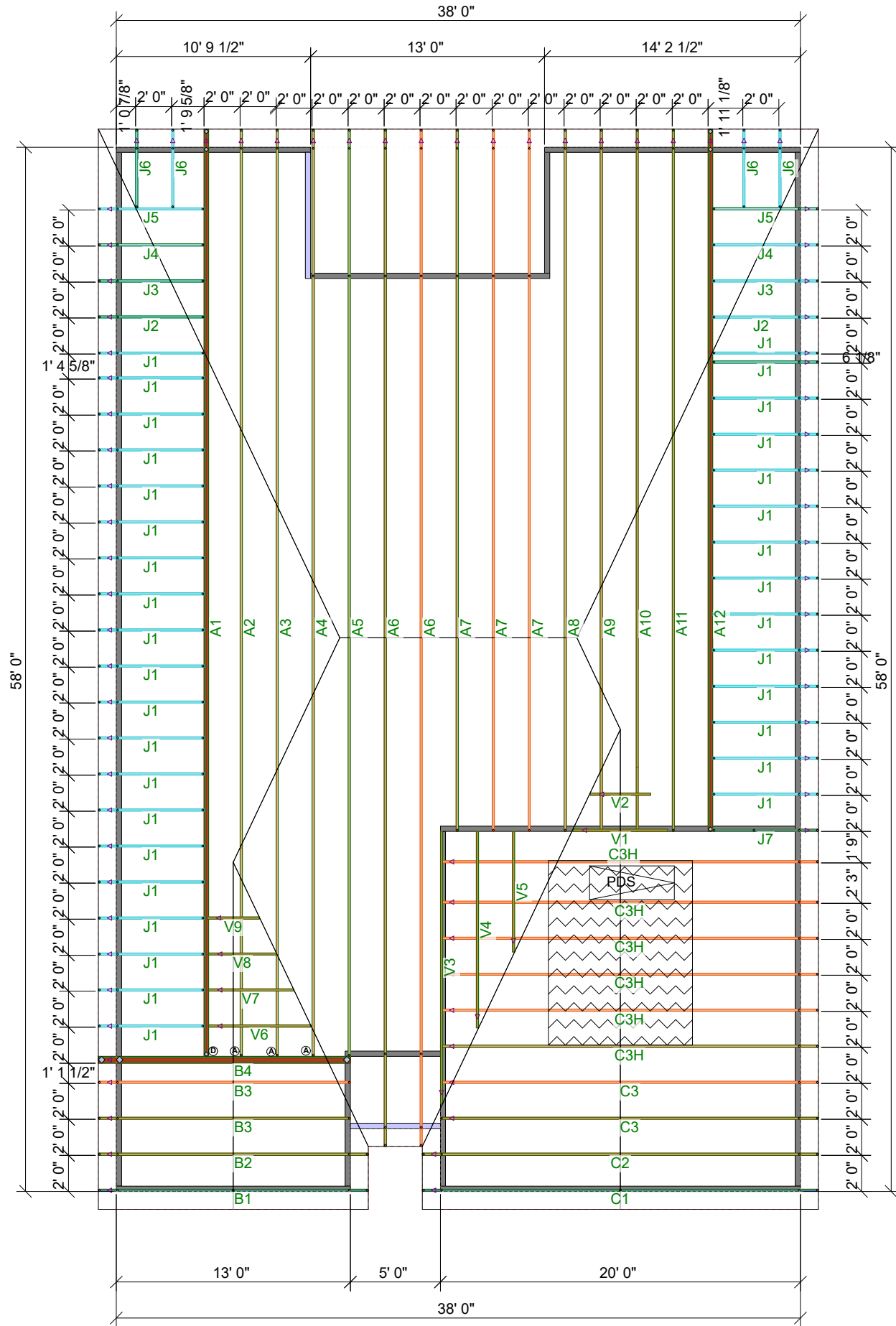
SCALE: N.T.S.

BOTH SIDES OF GARAGE DOOR  
120 MPH WIND SPEED (ULT)

**TOBACCO  
Lot 156**

THIS IS A TRUSS/COMPONENT 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 building designer is responsible for temporary and permanent bracing of the roof and floor system and for 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.sbcassociation.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**



(A)	HUS26	FACE MOUNT HANGER	3
(D)	THD28-2	FACE MOUNT HANGER	1

**BRADLEY CFI NO TRAY**



SCALE: N.T.S

REVISIONS		DSN
DATE	DESCRIPTION	

DESIGNER JNN  
 LAYOUT DATE 2/8/24  
 ARCH DATE -  
 STRUC DATE -

JOB #: MASTER

**SD RALEIGH**

**BRADLEY CFI NO TRAY**

This drawing is property of UFP Site Built, LLC. Any unauthorized use of this document without written permission is prohibited. UFP relinquishes ownership of delivered product upon delivery. Owner of product must obtain UFP's authorization prior to any alteration or modification of product. UFP will not be held responsible for any unauthorized modifications done or costs incurred without prior written authorization from UFP.



**UFP SITE BUILT**  
 A UFP INDUSTRIES COMPANY

Burlington, NC  
 Chesapeake, VA  
 Clinton, NC  
 Conway, SC  
 Jefferson, GA

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

Customer Service (800) 476-9356

