



PLAN ID: 042720.0801



# 110 VILLAGE TRAIL SUITE 215 WOODSTOCK, GA. 30188

### DRAWING INDEX

A0.0 A1.1 A2.1 A3.1	COVER SHEET FRONT ELEVATIONS SIDE & REAR ELEVATIONS SLAB FOUNDATIONS
A5.1	FIRST FLOOR PLANS & DETAILS
A6.1	ROOF PLANS
A7.2	ELECTRICAL PLANS

AREA TABULATION		
FIRST FLOOR	2404	
TOTAL	2404	
GARAGE	400	
FRONT PORCH B&C	<b>C</b> 7	
MASSINGS (COVERED)	67	
REAR PATIO	120	

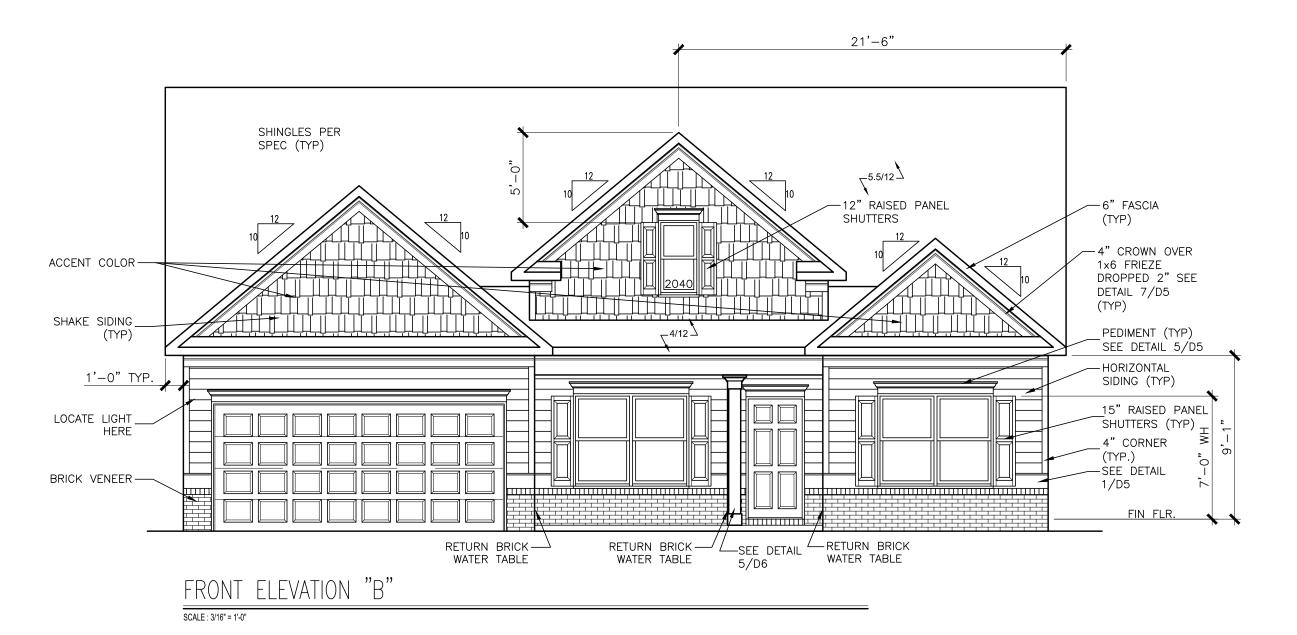
## **GOVERNMENTAL CODES & STANDARDS**

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

## BUILDING CODE ANALYSIS / DESIGN CRITERIA

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

PLAN REVISIONS			
DATE	BY	REVISION	PAGE #
7/1/2019	MM	Moved refrigerator in towards kitchen and replaced nook with a chase.	A3.1, A5.1
9/10/2019	AW	PCR #3209 added clg. mount light to hall by bathroom in finished basement	A7.1.1
9/10/2019	AW	PCR #3214 Removed tempered note from 3050 window in Family Rm. next to rear door	A5.1
11/4/2019	AW	Added grade beam between B-2 & Foyer as part of truss standardization project	A3.1
1/10/2020	AW	Removed optional Study ILO Dining	A5.1.1, A7.2.1
2/11/2020	AW	PCR #3596 Relocated WP outlet on back patio so when its a deck the post won't interfere with outlet	A7.2
4/27/2020	AW	Re-centered A roof massing dormers	A1.1, A1.4, A1.13, A6.1
4/1/2021	AW	PCR #4348 Added led light & switch over tub in the En Suite Bath	A7.2.1
9/2/2021	ВВ	ADDED 2 TURTLE BACK VENTS TO C MASSING REAR ELEVATION	A2.3, A2.9, A6.1.2
3/1/2022	AW	Changed 3050 twin temp at rear of Brkfst to 3050 single non-temp window	A2.1-A2.3, A5.1
7/10/2023	AW	PCR #5401 Clean up plumbing dims on slab plan	A3.1
8/1/2023	AW	Changed 2x6 walls to 2x4 wall at Bath 3/B3 En Ste bath and back of coat closet	A3.1, A5.1, A5.1.1
9/20/2023	BB	Removed shower and tub sizes from all fixtures on all affected pages	A3.1, A3.1.1, A5.1-5.1.2



ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

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

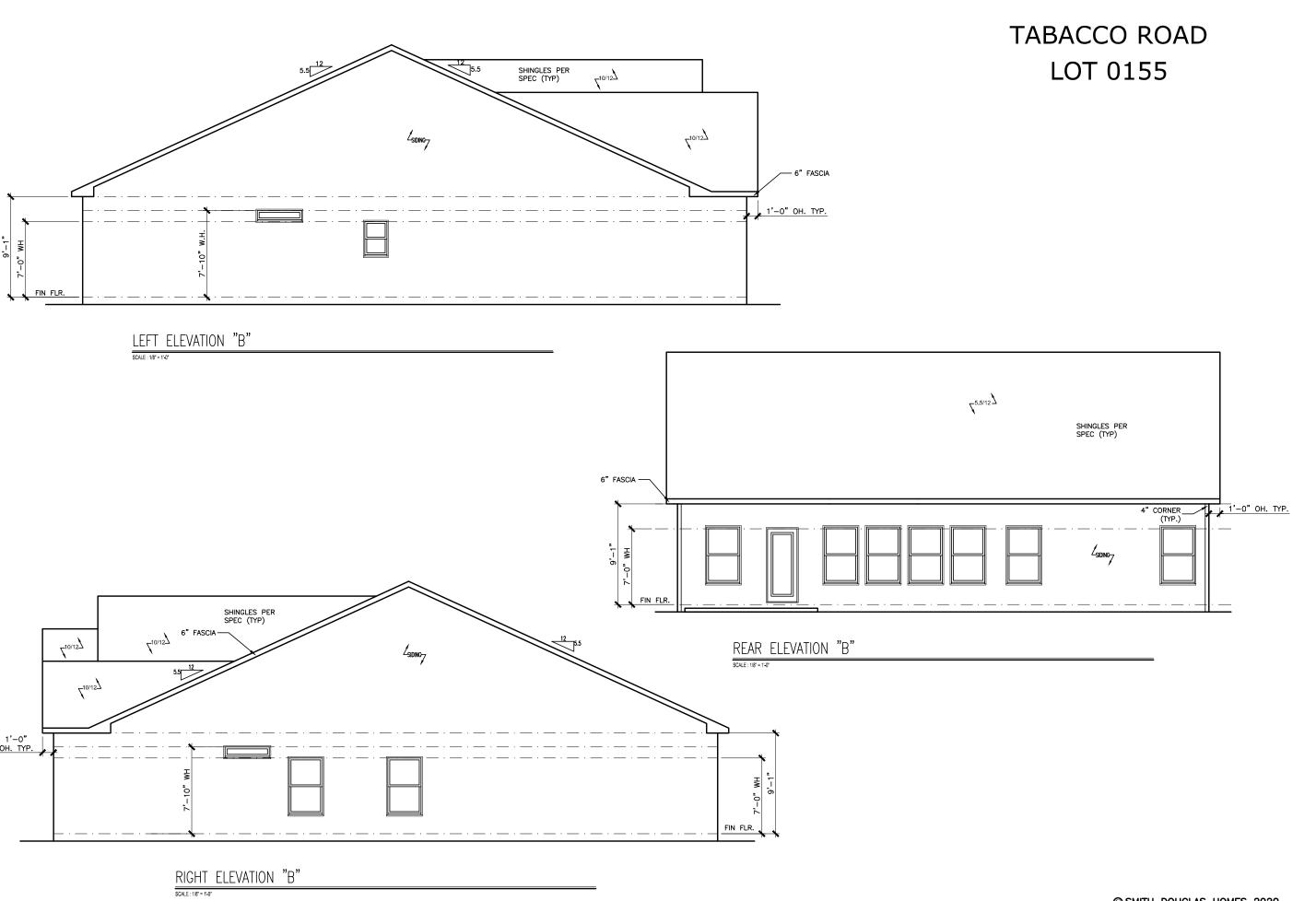
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ELEVATION FRONT ELEVATION AVERY

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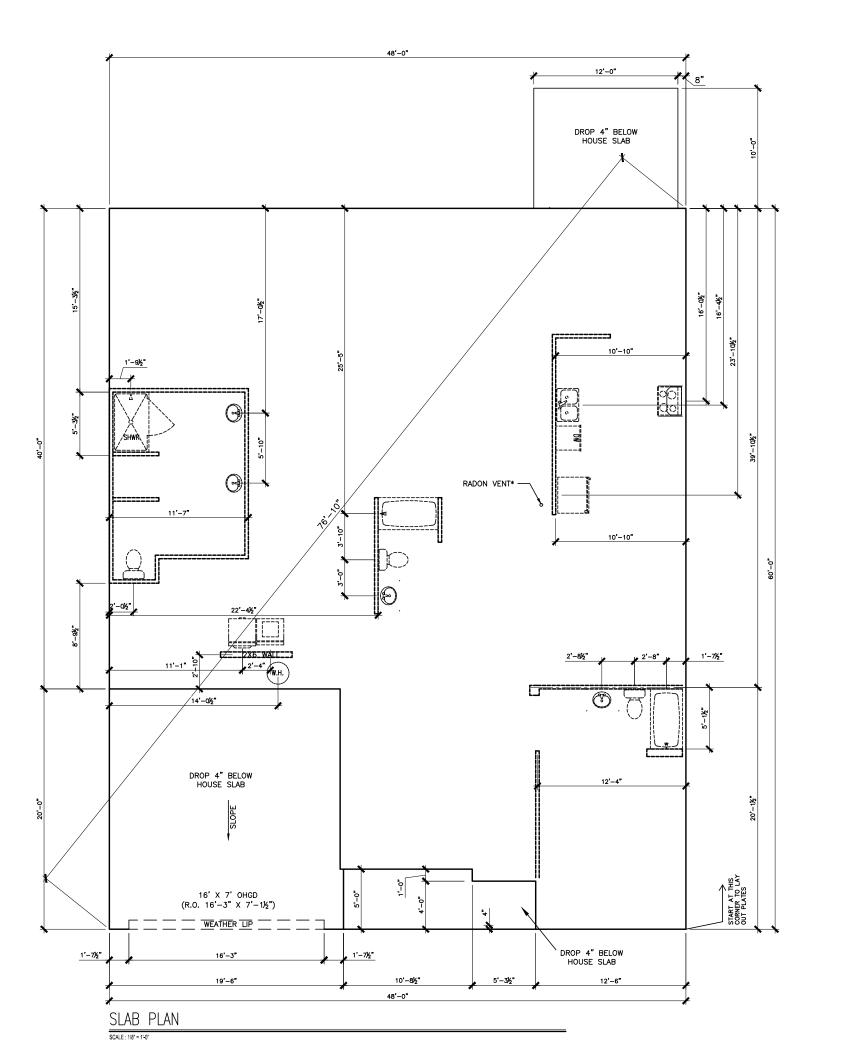


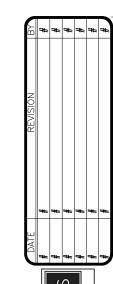




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SLAB PLAN AVERY

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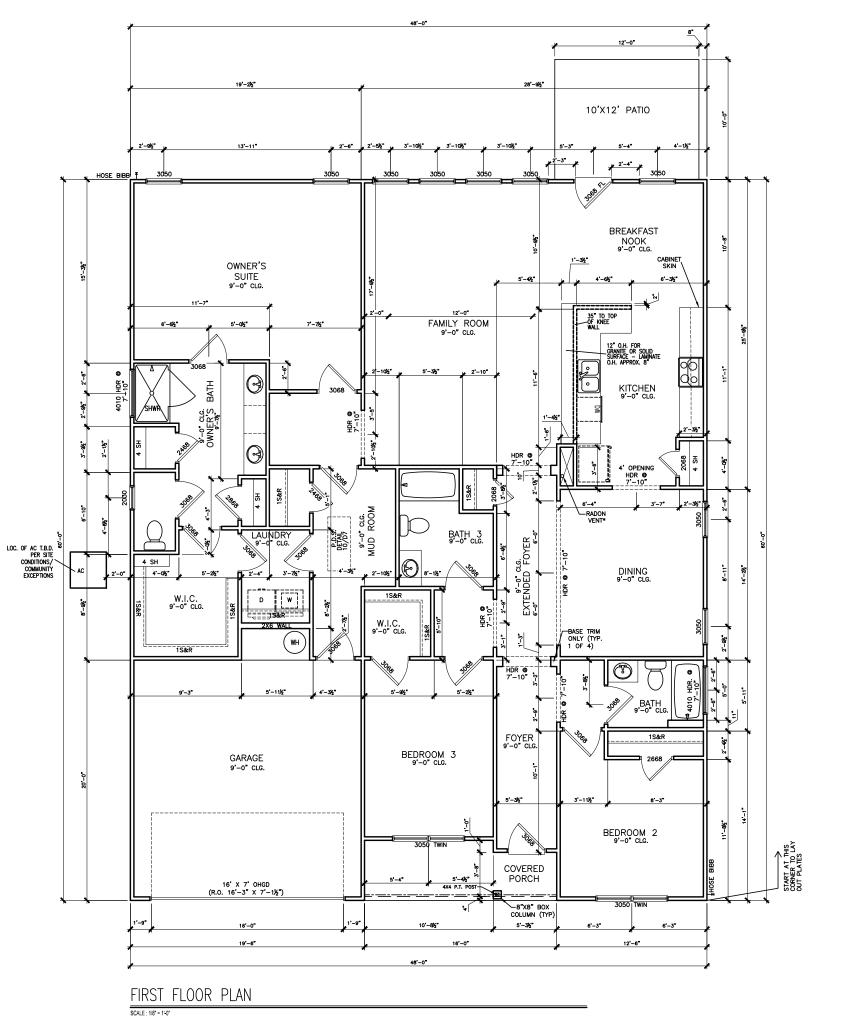


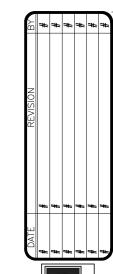
PER LOCAL CODE

\*RADON VENT PROVIDED

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

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FLOOR PLAN
FIRST FLOOR
AVERY

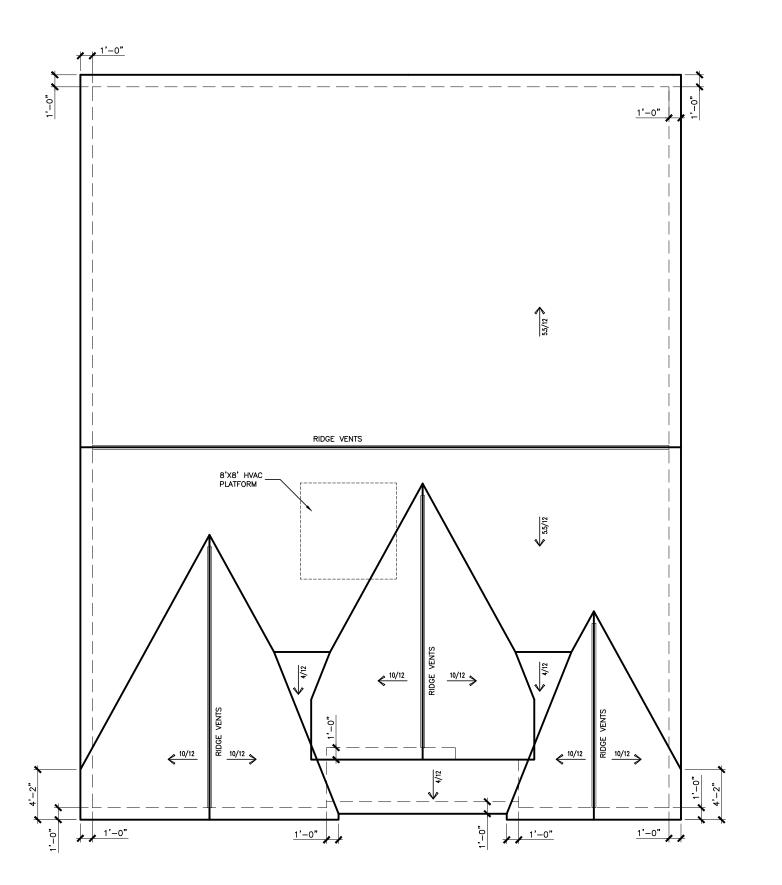
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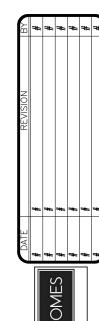
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REFER TO MANUFACTURER'S SPECS. FOR DRAIN LOCATIONS ON DETAIL SHEETS D12, D12.1, D12.2, D12.3

\*RADON VENT PROVIDED PER LOCAL CODE







ROOF LAYOUT
ROOF PLAN
AVERY

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# 10'X12' PATIO BREAKFAST йдок OWNER'S SUITE FAMILY ROOM DO NOT INSTALL 220V OUTLET UNLESS ELEC. RANGE SELECTED KITCHEN @ 78" AFF FOR MICRO OWNER'S/ BATH / DO NOT INSTALL DISPOSAL SWITCH AND OUTLET FOR SEPTIC COMMUNITIES MUD ROOM BATH 3 EXT. FOYER DINING ROOM W.I.C. BATH FOYER / GARAGE BEDROOM 3 BEDROOM 2 COVERED PORCH VERIFY LOCATION OF ALL CEILING FAN PREWIRES

## TABACCO ROAD LOT 0155

FIE	ELECTRICAL LEGEND			
	ELECTRICAL LEGEND			
\$	SWITCH	$\blacksquare$	TV	
\$3	3 WAY SWITCH	φ	120V RECEPTACLE	
\$4	4 WAY SWITCH	P	120V SWITCHED RECEPTACLE	
Ø	CEILING FIXTURE	Ф	220V RECEPTACLE	
-ф <sub>к</sub>	KEYLESS	P <sub>GFCI</sub>	GFCI OUTLET	
闷	WALL MOUNT FIXTURE	PAFCI	ARCH FAULT CIRCUIT	
0	CEILING FIXTURE	† <sub>GL</sub>	GAS LINE	
•	FLEX CONDUIT	† <sub>WL</sub>	WATER LINE	
СН	CHIMES	¥	HOSE BIBB	
•	TELEPHONE	8	FLOOD LIGHT	
SD/Co	SMOKE DETECTOR & CARBON MONOXIDE		1x4 LUMINOUS FIXTURE	
so	SECURITY OUTLET			
	GARAGE DOOR OPENER	M.	CEILING FAN	
	EXHAUST FAN		ELECTRICAL WIRING	
<u></u>	FAN/LIGHT	- <b></b>	CEILING FIXTURE	
ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES				
APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)				
BREA	KFAST/DINING ROOM	63" ABO	VE FINISHED FLOOR	
KITCH	KITCHEN PENDANT LIGHTS		VE COUNTER TOP	
TWO STORY FOYER FIXTURE		96" ABO	VE FINISHED FLOOR	
CEILII	CEILING FAN		VE FINISHED FLOOR	

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



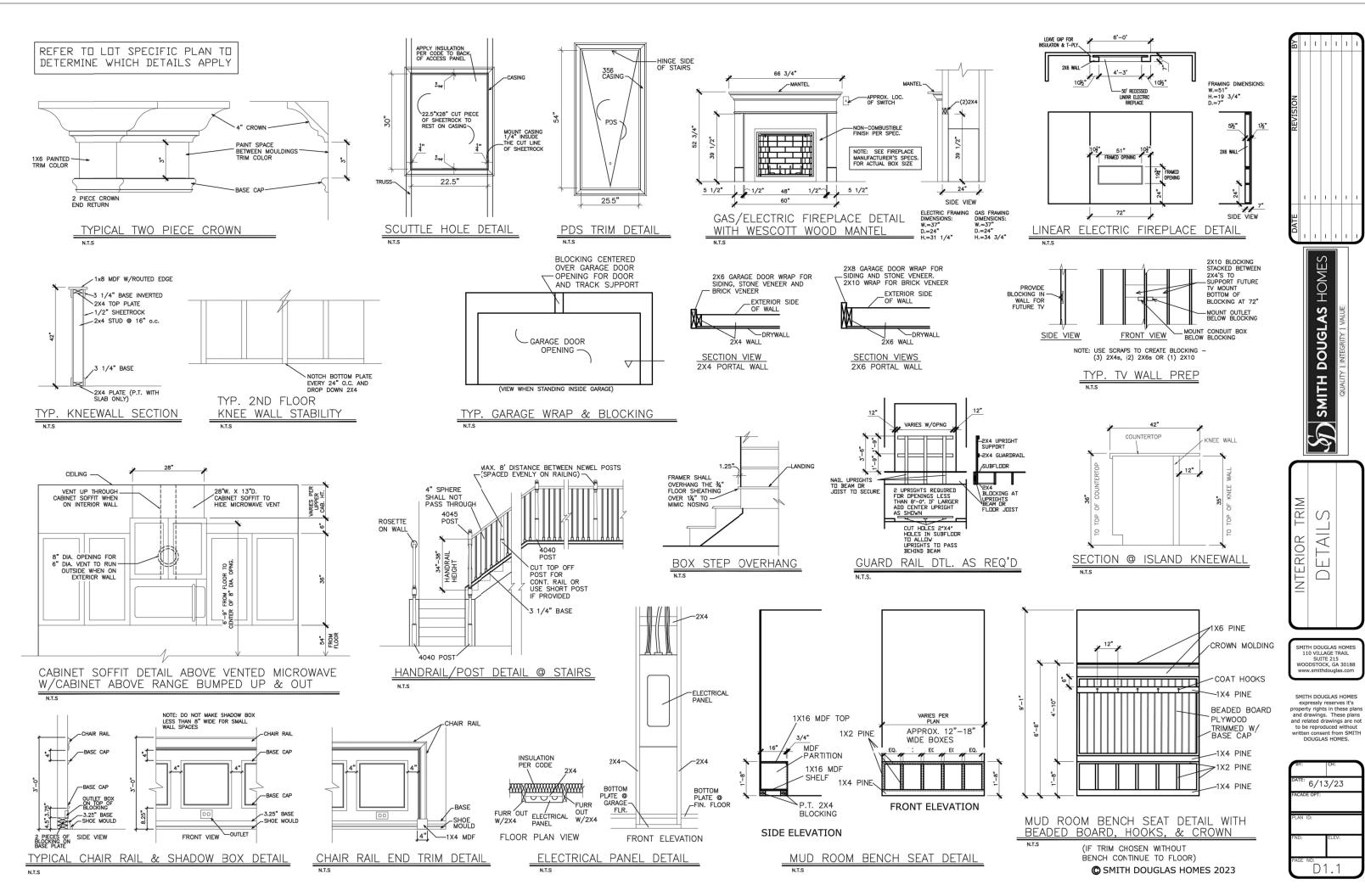
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ELECTRICAL PLAN FIRST FLOOR AVERY

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

DESCRIPTION OF BLDG. ELEMENT	3"x0.i3i" NAIL5	3"x0.120" NAILS
JOIST TO SOLE PLATE	(3) TOENAILS	(3) TOENAILS*
SOLE PL. TO JOIST/RIM OR BLK'G	NAILS @ 4" o.c.	NAILS @ 4" o.c.
STUD TO PLATE	(4) TOENAILS/ (3)END NAILS	(4) TOENAILS/ (4)END NAILS*
RIM TO TOP PLATE	TOENAILS @ 6" o.c.	TOENAILS @ 4" o.c.*
BLK'G. BTWN. JOISTS TO TOP PL.	(3) TOENAILS EA. END	(3) TOENAILS EA. END*
DOUBLE STUD	NAILS @ 16" o.c.	NAILS @ 16" o.c.
DOUBLE TOP PLATE	NAILS @ 12" o.c.	NAILS @ 8" O.C.
DOUBLE TOP PLATE LAP SPLICE	(12) 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 + (I) SIMPSON H2.5T	(4) TOENAILS + (I) SIMPSON H2.5T
GAB. END TRUSS TO DBL. TOP PL.	TOENAILS @ 8" o.c.	TOENAILS @ 6" O.C.
R.T. w/ HEEL HT. 9 1/4" TO 12"	2xIO BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 6" O.C.	2xIO BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. I2" TO I6"	2xI2 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 6" O.C.	2xI2 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. W/ DBL. TOP PL. & INSTALL ON TRUSS VERT FASTEN W/ NAILS @ 6" O.C.	LAP WALL SHTG. W/ DBL. TOP PL. \$ INSTALL ON TRUSS VERT FASTEN W/ NAILS @ 6" O.C.*
R.T. w/ HEEL HT. 24" TO 48"	LAP WALL SHTG, W/ DBL, TOP PL. 4 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. 4 INSTALL ON TRUSS VERT FASTEN W NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL*
WALL TO FOUNDATION	WALL SHTG. LAP W SILL PL. \$ FASTENED PER SHEAR WALL FASTENING SPEC.	

\* 2½"x0.113 IS AN ACCEPTABLE ALTERNATIVE TO A 3"x0.120", SAME SPACING OR NUMBER OF NAILS. (ONLY ACCEPTABLE WHERE \* ARE SHOWN)

#### ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

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

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

1/4" DEAD LOAD ATTIC TRUSSES, & I-JOISTS:

1/8" DEAD LOAD

ABSOLUTE DEAD LOAD DEFECTION OF ATTIC TRUSSES WHEN AD JACENT TO ELOOR FRAMING BY OTHERS SHALL BE LIMITED TO 3/16". (NOT DIFFERENTIAL DEFLECTION)

#### VENEER LINTEL SCHEDULE

SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
3'-0"	20 FT. MAX	L3"x3"x/4"
	3 FT. MAX	L3"x3"x/4"
6'-0"	I2 FT. MAX	L4"x3"x/4"
	20 FT. MAX	L5"x3½"x5%"
8'-0"	3 FT. MAX	L4"x4"x¼" *
0-0	I2 FT. MAX	L5"x3½"x5%"
	I6 FT. MAX	L6"x3½"x%"
9'-6"	I2 FT. MAX	L6"x3½"x%6"

LINTELS:
HALL SUPPORT 2 % - 3 ½ " VENEER W 40 psf MAXIMM MEIGHT.
6" SHALL HAVE 4" MIN. BEARING
16" SHALL HAVE 8" MIN. BEARING
16" SHALL NOT BE FASTEND BACK TO HEADER.
16" SHALL NOT BE FASTEND BACK TO HEADER.

IN SMALL NO! DE PROJEDED DACK TO HEAVER IN MALL \$48°0. At ½° DIA. x 3 ½° LONG LAS SCREENEDED DACK TO MODOU HEADER IN MALL \$48°0. At ½° DIA. x 3 ½° LONG LAS SCREENEDED DALES. MAX VERER RI APPELLES TO ANY PORTICINO FOR BECK OVER THE OPENING. ALL INITIES SMALL DE LONG LEG VERTICAL. ALL SCREENEDED DAGE LEG VERTICAL. BY MODELES SMALL DE LONG LEG VERTICAL. MAY DECLIFIED TO BE 3½° INDECOVER THE BEARING LENGTH ONLY. THIS STO ALLON FOR PORKTAR JOINT RINGHIES.

S IS STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE NOVE PARAMETERS.

OR QUIEN VENEER USE L4x3/4/\*.

#### GENERAL STRUCTURAL NOTES

#### **FOUNDATION**

DESIGN IS BASED ON 2018 NCSBC-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:

 I/2" DIA. ANCHOR BOLTS @ 6'-0" O.C.7" MIN. EMBEDMENT FA4 ANCHOR STRAPS @ 6'-0" O.C

● FASTEN 2xIO SILL PLATES TO PRECAST BSMT WALLS WITH A MINIMUM OF 2 ANCHORS PER PLATE, I2" MAX. FROM PLATE ENDS - UTILIZING: I/2" DIA, BOLTS 2'-0" O.C.

ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ PERIMETER FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2

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

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

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

f'c = 4,000 psi: ...... FOUNDATION WALLS 3,000 psi: ...... FOOTINGS & INTERIOR SLABS ON GRADE 3500 psi: ...... GARAGE & EXTERIOR SLABS ON GRADE fu = 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 TYPF (GW. GP. SW. SP) 45 PCF TYPE (GM, GC, SM, SM-SC, ML)

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

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

ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS. THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.

ALL FOOTINGS SHALL BEAR BELOW FROST LINE (TYP.) OR 12" MIN IN REGIONS WHERE CODE FROST DEPTH IS NOT APPLICABLE. CONSULT SOILS REPORT OR BUILDING DEPT. FOR MINIMUM DEPTH BELOW GRADE

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

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

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

POSSIBLE (I:I RATIO), WITH A MAXIMUM OF I:I.5 RATIO · CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL

YPICAL REINFORCEMENT DETAILS: PROVIDE 3" MIN. CLEAR COVER WHERE CAST AGAINST FARTH 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

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

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

F.J. NDICATES 14" DEEP FLOOR 1-JOISTS (24" O.C. MAX

SPACING), JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER

D.J. NDICATES 2x8 P.T. DECK JOISTS @ 16" O.C. (MAX.)

INDICATES LOCATIONS OF POTENTIAL TILE FLOOR. JOIST MANUFACTURER SHALL DESIGN FLOOR
SYSTEM FOR ADD'L 10 PSF DEAD LOAD AT THESE LOCATIONS.

INTERIOR BEARING WALL

□□□□□ BEARING WALL ABOVE (B.W.A.)

BEAM/HEADER

● JL METAL HANGER

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

#### ATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

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

20MPH WIND IN 2018 IRC (120 MPH WIND SPEED IN ASCE 7 WIND MAP PER IRC R301211) EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

HE DESIGN WAS COMPLETED PER 2015 \$ 2018 IBC ECTION 1609) & ASCE 7, AS PERMITTED BY R30113 THE 2018 NCSBC:RC & 2018 IRC. ACCORDINGLY THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES

DESIGN WIND UPLIET LOADS HAVE BEEN CALCULATED LITH 17ING ASCE 7 (ACCEPTED) ENGINEERING PRACTICE) AS ALLOWED PER 2018 NCSBC:RC & 2018 IRC SECTION R802.II.I.I. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIET LOAD PATH PER SECTIONS R602.3.54 R802.II.

#### EXT. WALL SHEATHING SPECIFICATION

7/16" OSB OR 15/32" PLYWOOD: FASTEN SHEATHING W/ 2 3 "XO.II3 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP, U.N.O.)

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

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

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

#### 3" O.C. EDGE NAILING

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

#### <u>NOTES</u>

SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN. T WILL BE SPECIFICALLY NOTED ON PLAN.

DESIGN ASSUMES 16" O.C MAX. STUD SPACING, U.N.O.

ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING.

PRE-MANUFACTURED PANELIZED WALLS FASTEN TOGETHER END STUDS OF WALL PANELS SHEATHED W/ OSB OR PLYWOOD W/ 3" x 0.120" NAILS @ 4" O.C. (THRU ONE SIDE ONLY)

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

► INDICATES HOLDOWN

#### NON-BEARING HEADER SCHEDULE

2x4 NON-BEARING PARTITION WALL	2x6 NON-BEARING PARTITION WALL
(I)2x4 FLAT	(I)2x6 FLAT
(2)2x4	(3)2×4
(2)2x6	(3)2x6
	PARTITION WALL (I)2x4 FLAT (2)2x4

• ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x 'STUD' GRADE MEMBERS SPACED @ 24" OC (MAX)

#### FLOOR FRAMING

I- DISTS SHALL BE DESIGNED BY MANUE TO MEET OR EXCEED. L/480 LIVE LOAD DEFLECTION CRITERIA, (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT M&K FOR EXCLUDED FLOOR DESIGNS)

PER THE GUIDELINES OF THE TILE COUNCIL OF NORTH AMERICA (TCNA HANDBOOK), IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO VERIFY THAT THE FINISHES TO BE INSTALLED MATCH THE DESIGN CRITERIA NOTED ABOVE (UNDER "DESIGN

FLOOR SYSTEMS & SHEATHING HAVE BEEN DESIGNED TO SUPPORT ADDITIONAL DEAD LOAD FROM CERAMIC TILE (EXCLUDING MARBLE OR STONE). HOWEVER, IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO PROVIDE PROPER UNDERLAYMENT, UNCOUPLING MEMBRANE AND MORTAR/GROUT PER THE ASSEMBLY DESIGNATIONS IN THE TONA HANDBOOK (TILE COUNCIL OF NORTH AMERICA).

AT I-JOIST FLOORS, PROVIDE I" MIN. OSB RIM BOARD.

 METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O. I-JOIST SHOP DWGS, SHALL BE SUBMITTED TO ARCH, & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.

FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C., EXPOSURE I (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND

- 2 ½" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12"o.c. FIELD. - 2 🖁 × 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD

- 2 🕺 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 I (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS w/ 2 +" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES # @ 12" O.C. FIELD. - w/ 2 3" x 0.120" NAILS @ 4"o.c. @ PANEL EDGES \$ @ 8" O.C. FIELD.

- W 2 3 × 0.113 NAILS • 3 0.c. • PANEL EDGES € • 6 0.C. FIELD. WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS FASTEN ROOF

FASTEN EACH ROOF TRUSS TO TOP PLATE W/ USP RT7A CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) RTTA CLIPS AT 2-PLY GIRDER TRUSSES, (3) RTTA CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.

SHEATHING FIELDS PER EDGE NAILING SPEC.

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 WTCA & TPI'S BCSI I "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.

SUPPORT SHORT SPAN ROOF TRUSSES w/2x4 LEDGER FASTENED TO FRAMING w/(2) 3" x 0.120" NAILS @ 16" O.C. (UP TO 7' SPAN).

#### MEANS & METHODS NOTES

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

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

#### GENERAL STRUCTURAL NOTES

DESIGN IS BASED ON 2018 NCSBC-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

LIVE = 20 PSF DEAD = 7 PSF T.C., 10 PSF B.C. ROOF

LOAD DURATION FACTOR = 1.25 FLOOR LIVE = 40 PSF (30 PSF @ SLEEPING AREAS) DEAD = 10 PSF (I-JOISTS)

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

2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)

#### GENERAL FRAMING

ALL TYP, NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD CONNECTIONS TABLE (IRC TABLE R602.3(I)) OR ON PLANS ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION, ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL

EXT. & INT. BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SPF/SP "STUD" GRADE LUMBER, OR BETTER, U.N.O. WALLS OVER 12' TALL SHALL BE PER PLAN.

ALL INTERIOR BEARING WALLS ARE ASSUMED TO BE SHEATHED W/ GYP WALL BOARD (ONE SIDE MIN.) OR PROVIDE MID HT. BLOCKING.

ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE SPRUCE-PINE-FIR #2 (SPF) OR SOUTHERN PINE #2 (SP) LUMBER, OR BETTER. SUPPORT ALL HEADERS/ BEAMS W (1)2x JACK STUD & (1)2x

- THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O. ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED

WITH 2x 'STUD' GRADE MEMBERS SPACED @ 24" O.C. (MAX., U.N.O.) • HEADERS IN NON-LOAD BEARING WALLS SHALL BE: (I)2x4/6 FLAT @ OPENINGS UP TO 4', (2)2x4/6 FLAT UP TO 8'.

ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).

ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING: • 'LVL' - Fb=2600 psi; Fv=285 psi; E=2.0x10^6 psi

ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING: • 'LVL' - Fb=2400 psi; FcII=2500 psi; E=I.8xI0^6 psi FOR 2 & 3 PLY BEAMS OF EQUAL 13/4" MAX, WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"X0.120" NAILS @ 8" O/C OR 2 ROWS

USP WS35 SCREWS (OR 3K" TRUSSLOK SCREWS) @ 16" O/C, USE A MINIMUM OF 4 ROWG FOR BEAM DEPTHG OF 14" OR GREATER.

APPLY FASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 3 ½" OR 5 ½" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8

FOR 4 PLY BEAMS OF FOUAL 13/4" MAX, WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF USP WSG 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 " FROM EDGE, A SOLID 7" BEAM IS ACCEPTABLE

PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND/BEARING. BLOCKING TO MATCH POST ABOVE.

ALL EXTERIOR 4x4 WOOD POSTS SHALL HAVE USP BCS22-4 CAP & PA44E BASE, U.N.O.

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 FINA 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.

C-3825

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERINS

Mulhern+Kulp project numbe 256-2201

SMK MME issue date: 09-29-2023

REVISIONS

2/14/2023 - CREATED MIRRORED SET MIN

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STRUCTURAL NOTES

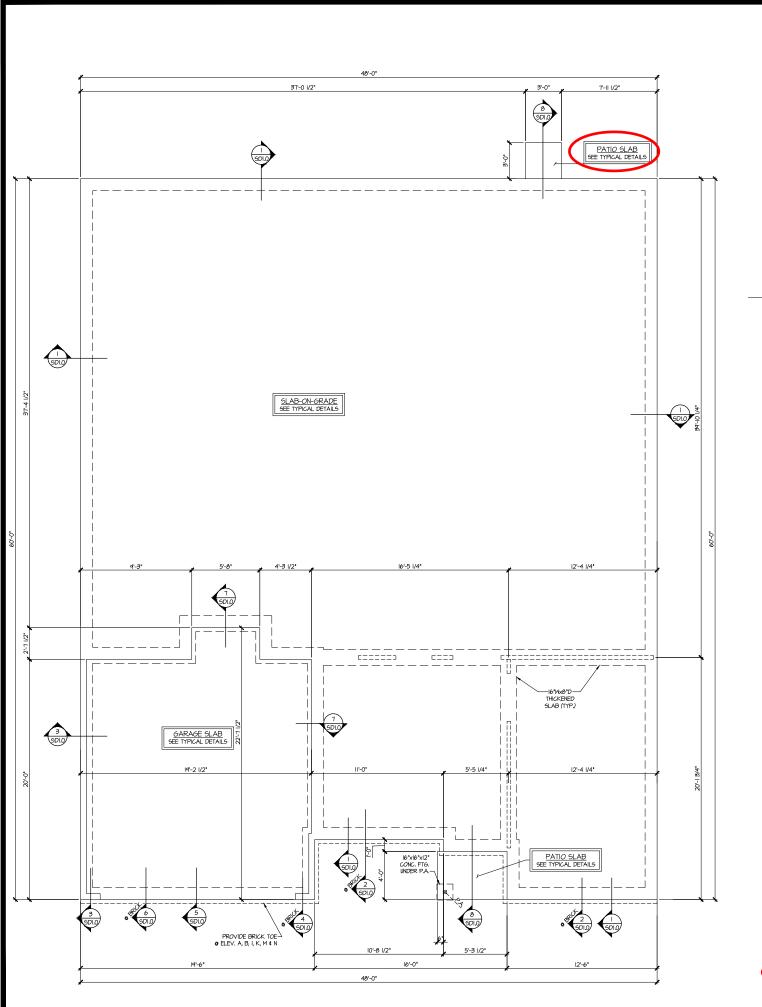
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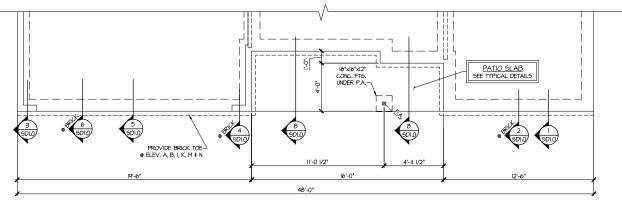
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MONO-SLAB FOUNDATION PLAN

MONO-SLAB FOUNDATION PLAN

SCALE: 1/4"=1"-0" ON 22x34

1/6"=1"-0" ON IIXIT

SCALE: |/4"=|'-0" ON 22x34 |/8"=|'-0" ON ||x|7

ELEV. B, C, E, F, H, K, I, N (SEE ELEV. A FOR ADD'L IN

Tobacco Lot 155

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

#### LEGEND

- R.T. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF.
- MANUF. (TYP. UNO.)

  OF. INDICATES TRUSS OVERFRAMING 
  24" O.C. (TYP. UNO.)
- F.J. NIDICATES 14" DEEP FLOOR I-JOISTS (24" O.C. MAX
  SPACING), JOIST SERIES AND SPACING SHALL BE
  THE RESPONSIBILITY OF THE JOIST MANUFACTURER
- D.J. NDICATES 2x8 P.T. DECK JOISTS @ 16" O.C. (MAX.) INDICATES LOCATIONS OF POTENTIAL TILE FLOOR.

  JOIST MANUFACTURER SHALL DESIGN FLOOR

  SYSTEM FOR ADD'L 10 PSF DEAD LOAD AT THESE LOCATIONS.
- IIIIIIII INTERIOR BEARING WALL
- CTTT BEARING WALL ABOVE (B.W.A.)
- --- BEAM/HEADER
- \*\* INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

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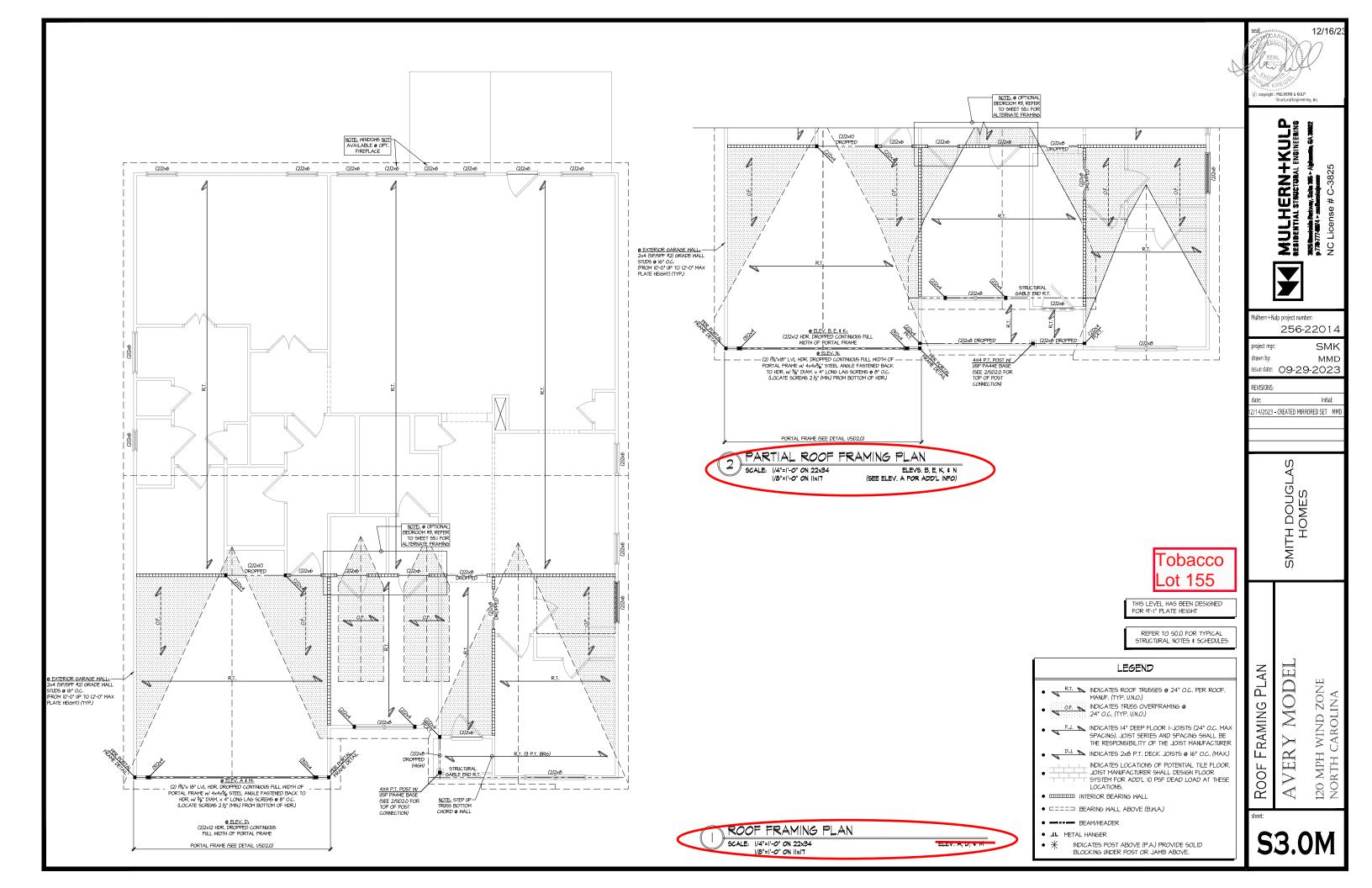
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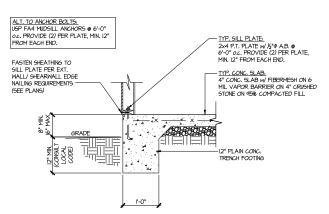
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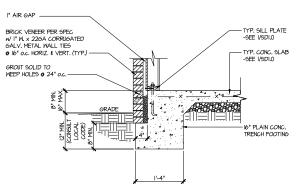
MONO-SLAB FOUNDATION MODEL

120 MPH WIND ZONE NORTH CAROLINA AVERY

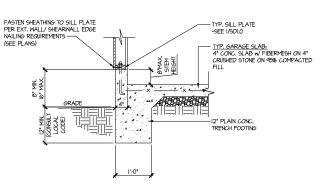




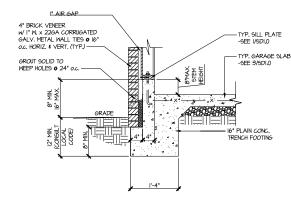




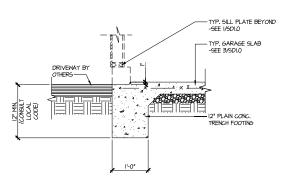
TYPICAL SLAB ON GRADE 2 PERIMETER FOOTING w/ BRICK VENEER



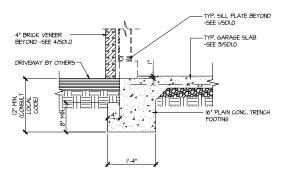
TYPICAL SLAB ON GRADE GARAGE 3 PERIMETER FOOTING



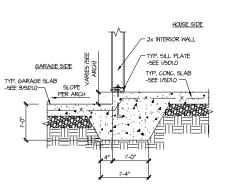
TYPICAL SLAB ON GRADE GARAGE 4 PERIMETER FOOTING w/ BRICK VENEER



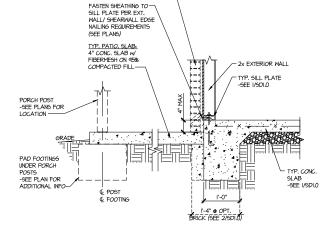
TYPICAL SLAB ON GRADE GARAGE (5) ENTRY @ PERIMETER FOOTING



TYPICAL SLAB ON GRADE GARAGE 6 ENTRY @ PERIMETER FOOTING

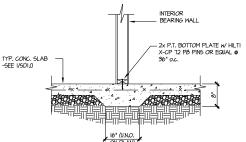


TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING

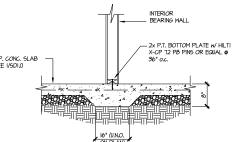


OPT. BRICK (SEE ARCH FOR LOCATIONS)

TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO



TYPICAL THICKENED SLAB @ 9 INTERIOR BEARING WALL



Tobacco Lot 155

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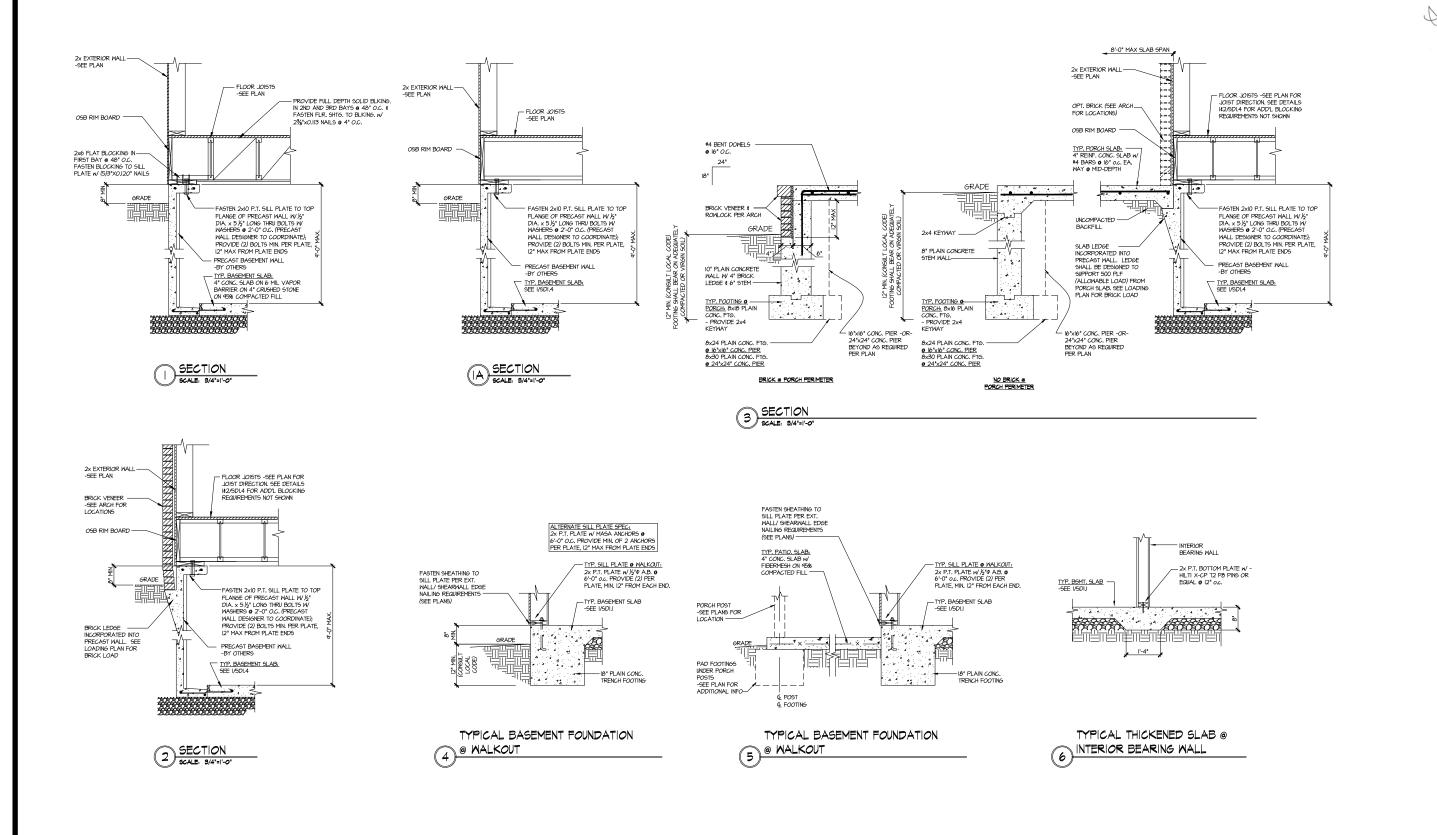
SMITH DOUGLAS HOMES

MODE

WIND ZONE CAROLINA

FOUNDATION DETAILS VER 120 MPH V 

**SD1.0** 



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RESIDENTIAL STRUCTURAL ENGINEERING 265 Strackaide Perkvey, Suite 265 • Agina 2-78-77-4804 • menhanicapasen NC License # C-3825



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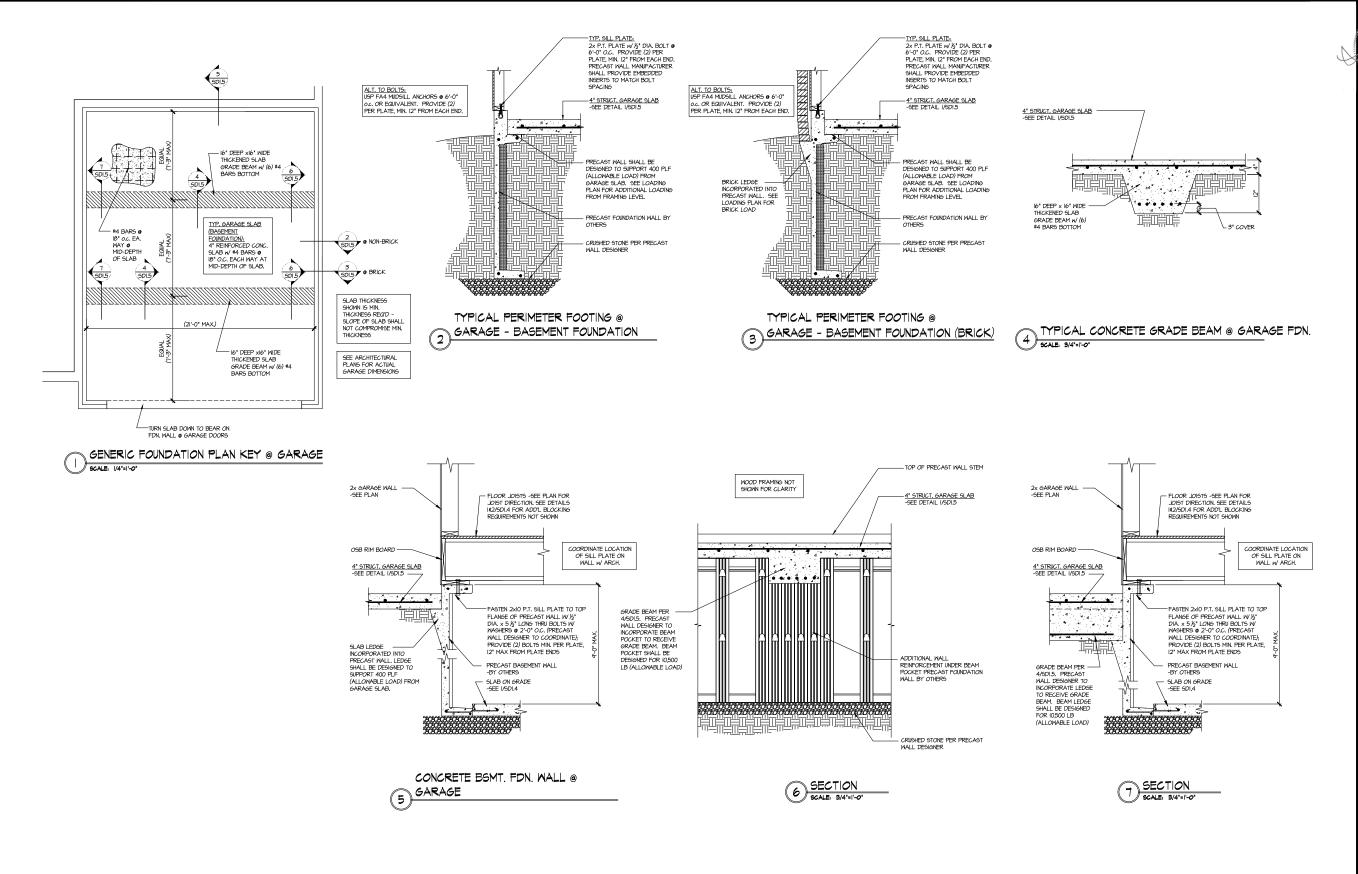
MODE FOUNDATION DETAILS VER

120 MPH WIND ZONE NORTH CAROLINA

Tobacco

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Tobacco Lot 155 MULHERN & KULP Brinchard Engineering, Inc.

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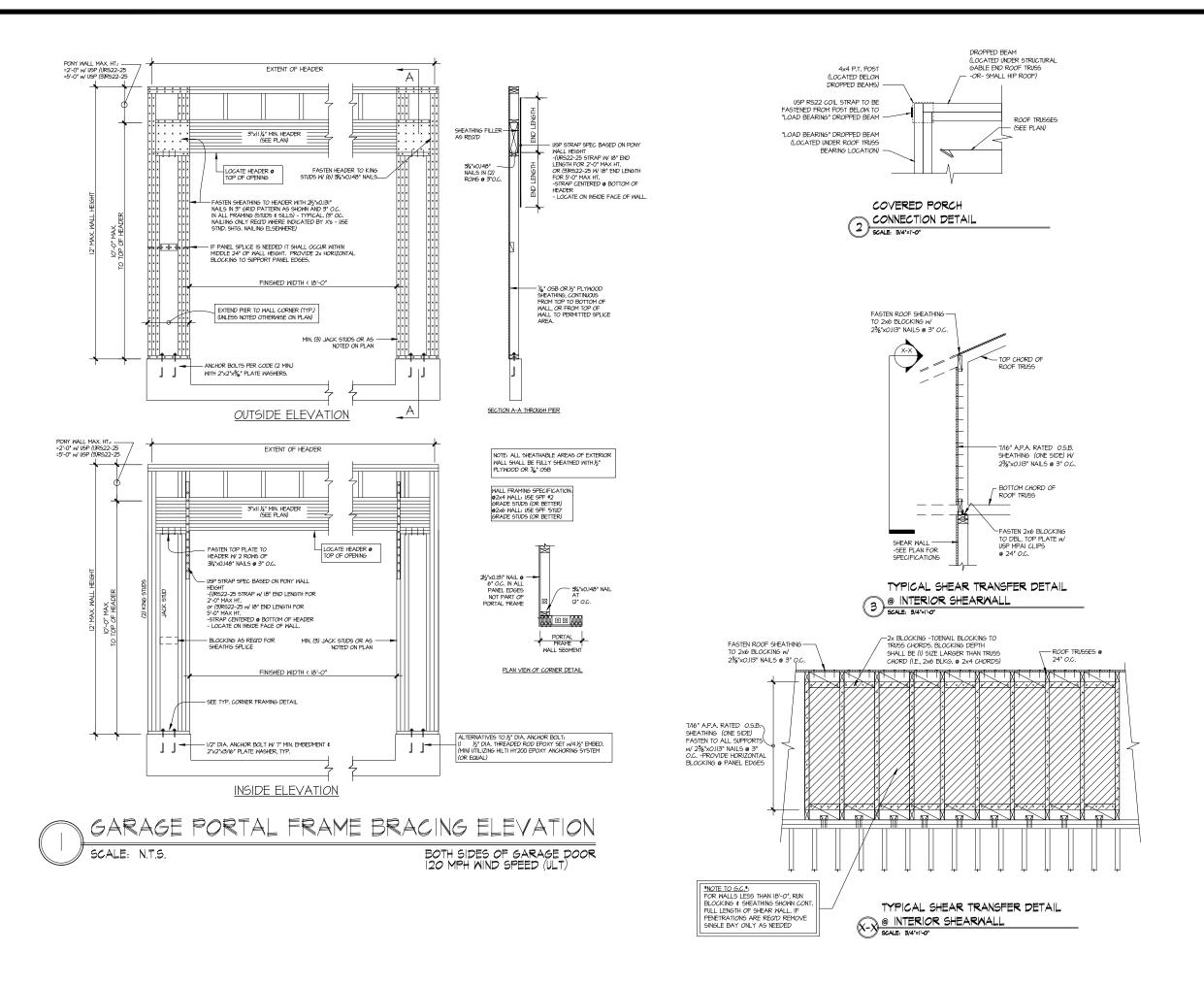
FOUNDATION DETAILS

AVERY MODEL

120 MPH WIND ZONE
NORTH CAROLINA

neet:

SD1.5



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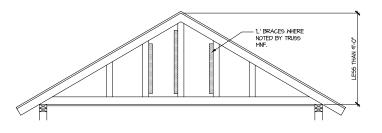
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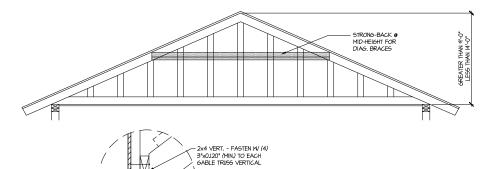
MODE 120 MPH WIND ZONE NORTH CAROLINA FRAMING DETAILS VER

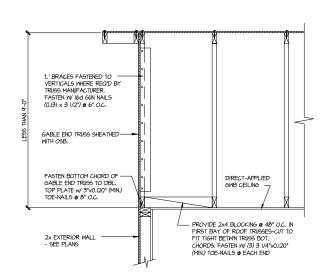
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2x4 HORIZ. - FASTEN W 3 1/4"x0.120" (MIN.) 0 8" O.C. TO 2x6 VERTICAL 1 2x4 BLOCKING w/ (4) 3"x0.120" (MIN.) TOE-NAILS EACH END & EACH DIAGONAL BRACE -2 3/8'x0.113" NAILS € 4' o.c. 2x6 DIAG, BRACE (w/ 2x4
T-BRACE IF LENGTH EXCEEDS 6'),
5PACED • 4'-0" O.C. MAX. FASTEN
2x4 TO 2x6 w/ 3"x0.120" (MIN.)
NAILS • 8" O.C. (8) 3"x0120" (MIN) NAILS STRONG-BACK @ MID-HEIGHT E S (MIN. 4'-6") GABLE END TRUSS SHEATHED WITH OSB. FASTEN BOTTOM CHORD OF — GABLE END TRUSS TO DBL. TOP PLATE w/ 3"×0.120" (MIN.) TOE-NAILS @ 8" O.C. DIRECT-APPLIED GMB CEILING -7 — PROVIDE 2x4 BLOCKING @ 48" O.C. IN FIRST BAY OF ROOF TRUSSES-CUT TO FIT TIGHT BETWIN TRUSS BOT. CHORDS. FASTEN W (4) 3"x0.120" (MIN.) TOE-NAILS @ EACH END 2x EXTERIOR WALL -SEE PLANS FOR SPECIFICATIONS

B TYPICAL SCALE: NONE

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

TYPICAL GABLE END BRACING DETAIL SCALE: NONE REQUIRE STATES

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

TYPICAL GABLE END BRACING DETAIL

REQ'D & GABLE END TRUSS HEIGHT BETWN 9'-0" TO 14'-0"

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.

> Tobacco Lot 155

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12/16/2

AVERY MODEL FRAMING DETAILS

120 MPH WIND ZONE NORTH CAROLINA

SD2.1

