CALDWELL



DUNCANS CROSSING LOT 0060

PLAN ID 050121.0102

110 VILLAGE TRAIL SUITE 215 WOODSTOCK, GA. 30188

D	RAWING 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	1218	
SECOND FLOOR	1013	
TOTAL	2231	
GARAGE	419	
FRONT PORCH (COVERED)	17	
REAR PORCH (COVERED)	86	

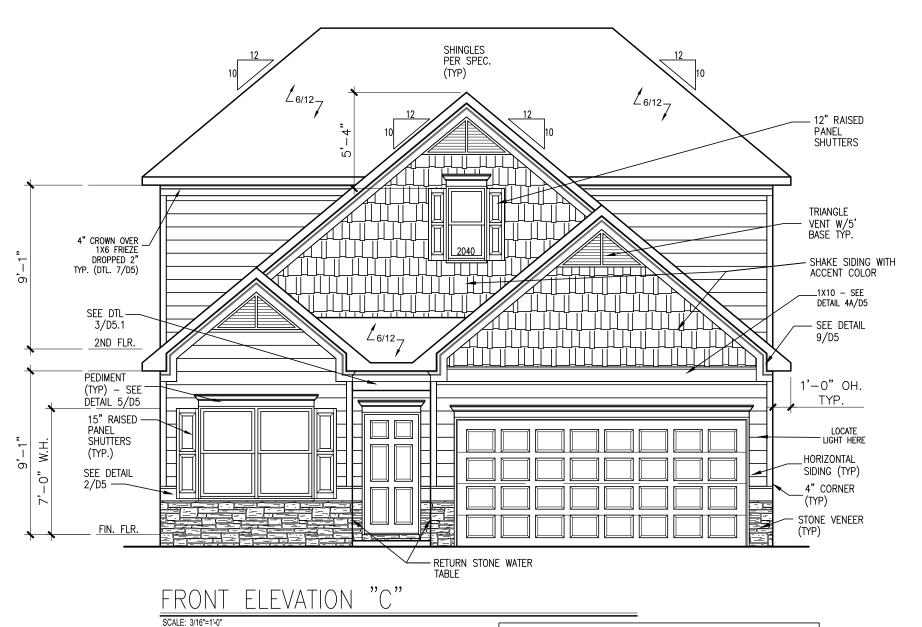
GOVERNMENTAL CODES & STANDARDS

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

BUILDING CODE ANALYSIS / DESIGN CRITERIA

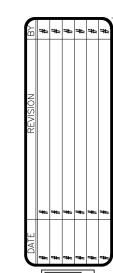
HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

PLAN REVISIONS				
DATE	BY	REVISION	PAGE #	
8/30/2021	AW	PROTOTYPE WALK CHANGES - SEE REVISION SHT	ALL	
10/13/2021	AW	Removed 1 outlet in Dining Rm and widened 2nd Obath by 4" for code clearance from outlet to tub/shower	A5.2, A7.1	
1/2/2023	AW	PCR # 5063 Removed scuttle hole from garage, added access panel to 2nd floor & added header at garage storage. PCR # 5061 Updated electrical per Dover redlines (see revision sheet)	A5.1, A5.2, A7.1 & A7.2	
9/21/2023	AW	REMOVED SHOWER AND TUB SIZES ON ALL AFFECTED PAGES	A5.1, A5.2, A5.2.1	



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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FRONT ELEVATION

CALDWELL

SMITH DOUGLAS HOMES

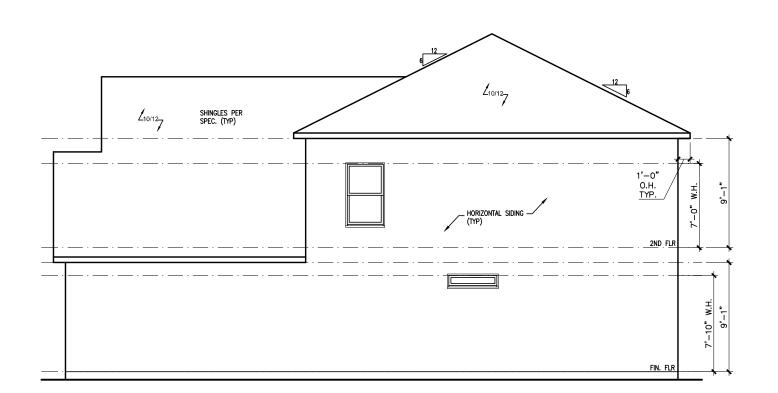
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SUITE 115

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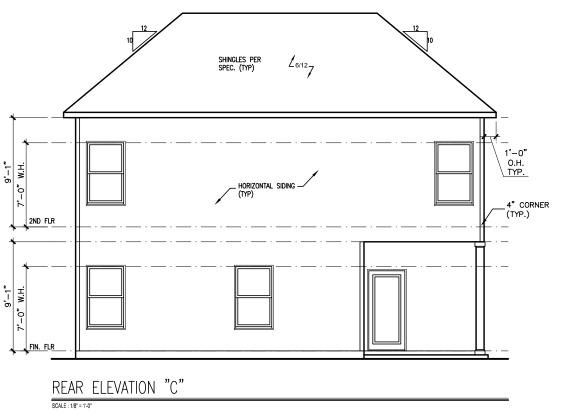


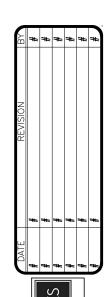
LEFT ELEVATION "C"



RIGHT ELEVATION "C"

DUNCANS CROSSING LOT 0060





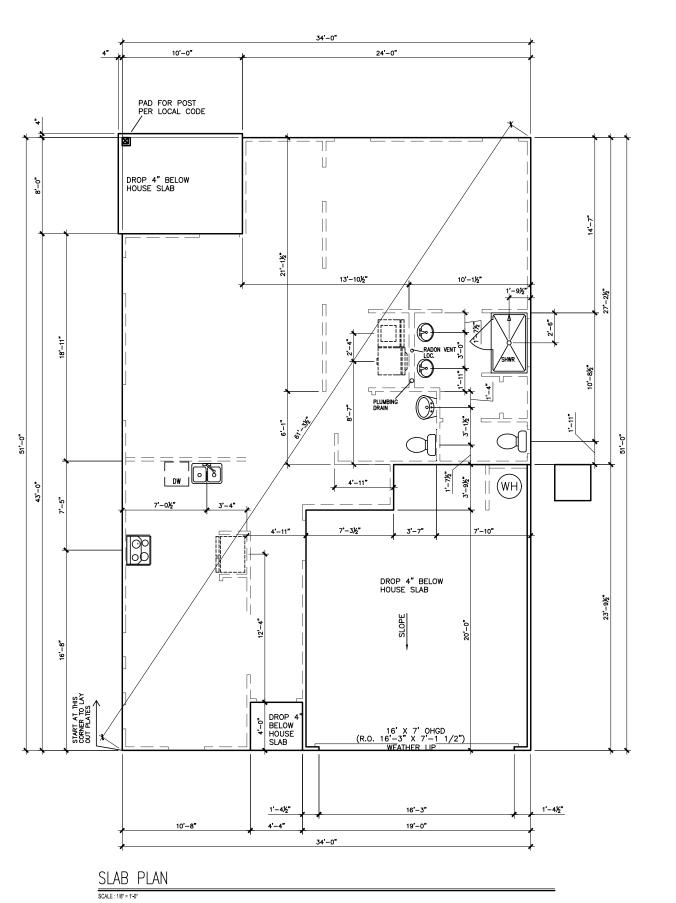
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ELEVATIONS
SIDES AND REAR
CALDWELL

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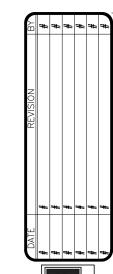
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*RADON VENT PROVIDED PER LOCAL CODE

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





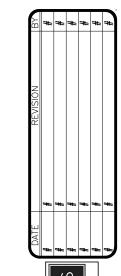
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SECTION @ KITCHEN COUNTER WALL

DUNCANS CROSSING LOT 0060



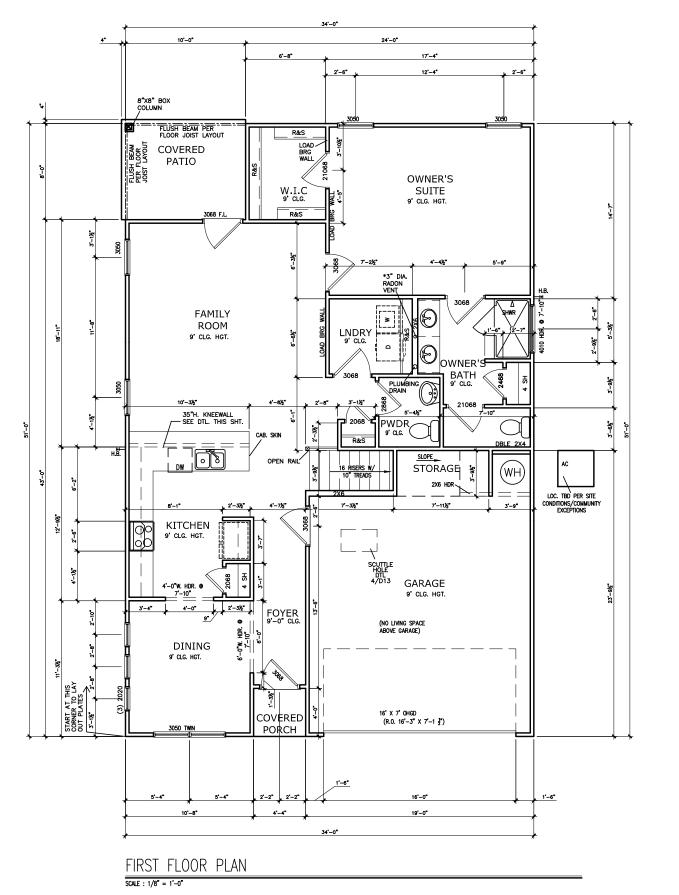
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FLOOR PLAN
FIRST FLOOR
CALDWELL

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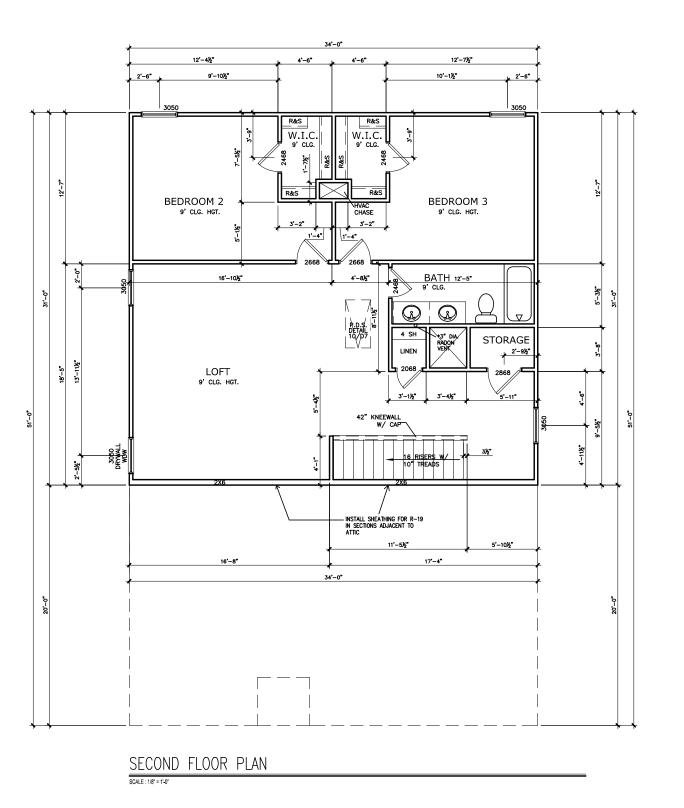
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REFER TO MANUFACTURER'S SPECS. FOR DRAIN LOCATIONS

ON DETAIL SHEETS

D12,D12.1,D12.2 & D12.3

PER LOCAL CODE



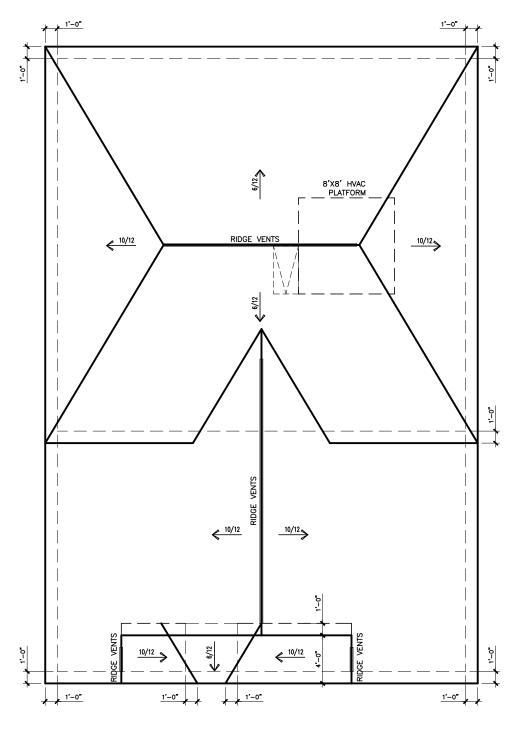
SECOND FLOOR
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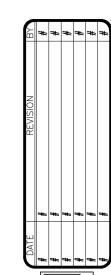


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ROOF LAYOUT "C"

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



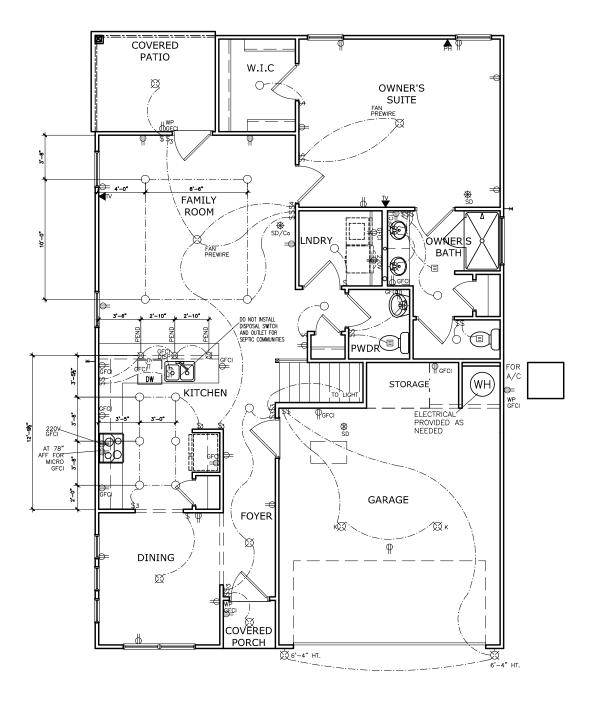
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ROOF PLAN
CALDWELL

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ELECTRICAL LEGEND				
\$	SWITCH	•	TV	
\$3	3 WAY SWITCH	φ	120V RECEPTACLE	
\$4	4 WAY SWITCH	•	120V SWITCHED RECEPTACLE	
Ø	CEILING FIXTURE	•	220V RECEPTACLE	
-ф _к	KEYLESS	P _{GFCI}	GFCI OUTLET	
Ą	WALL MOUNT FIXTURE	PAFCI	ARCH FAULT CIRCUIT INTERRUPTER	
0	CEILING FIXTURE	† _{GL}	GAS LINE	
•	FLEX CONDUIT	T _{WL}	WATER LINE	
СН	CHIMES		HOSE BIBB	
▼	TELEPHONE	8	FLOOD LIGHT	
SD/Co ₩	SMOKE DETECTOR & CARBON MONOXIDE		1x4 LUMINOUS FIXTURE	
SO	SECURITY OUTLET		CEILING FAN	
	GARAGE DOOR OPENER		CEILING TAIN	
≡	EXHAUST FAN		ELECTRICAL WIRING	
	FAN/LIGHT	-	CEILING FIXTURE	
ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES				
APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)				
BREAKFAST/DINING ROOM 63" ABOVE FINISHED FLOOR				
KITCH	HEN PENDANT LIGHTS	33" ABO	VE COUNTER TOP	
TWO	STORY FOYER FIXTURE	96" ABO	VE FINISHED FLOOR	
CEILII	NG FAN	96" ABO	VE FINISHED FLOOR	
FLOC	DD LIGHT	10' MAX.	ABOVE FIN. FLOOR	

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



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ELECTRICAL PLAN FIRST FLOOR CALDWELL

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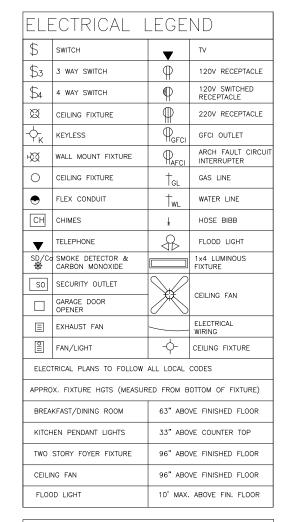
TE: 4/2/24

CADE OPT:

~A7.2

FIRST FLOOR ELECTRICAL PLAN

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



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

λЯ	#	#	#	#	#	#
REVISION	#	#	#	#	#	#
DATE	#	#	#	#	#	#

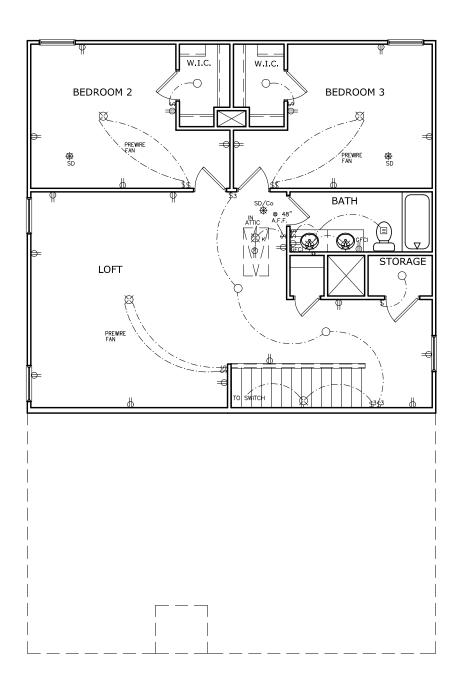
M SMITH DOUGLAS FLOOR ELECTRICAL PLAN CALDWELL

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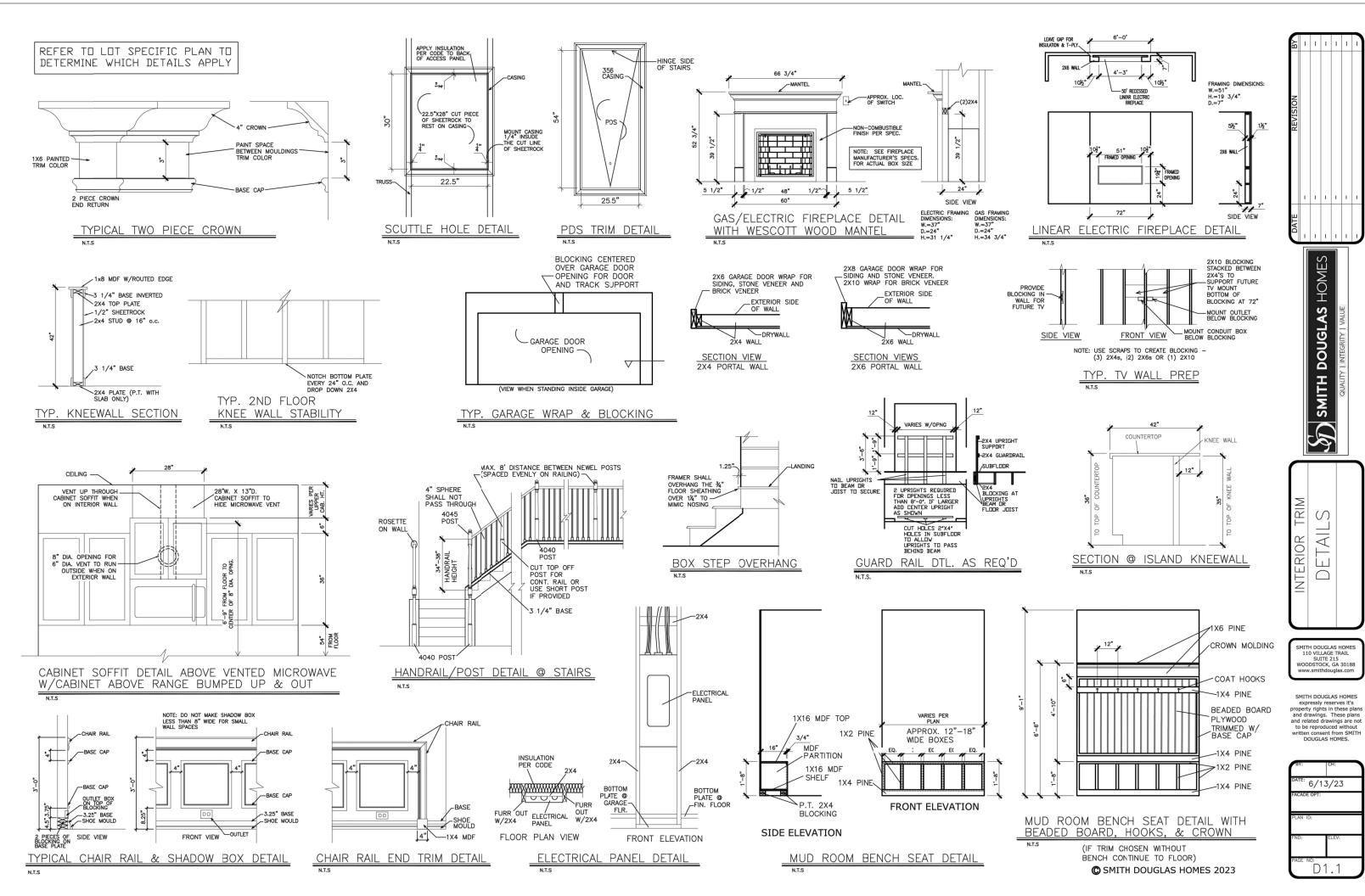
SECOND

SMITH DOUGLAS HOMES





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



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

DESCRIPTION OF BLDG. ELEMENT	3"x0.131" NAILS	3"x0.120" NAILS
JOIST TO SOLE PLATE	(3) TOENAILS	(3) TOENAILS*
SOLE PL. TO JOIST/RIM OR BLK'G	NAILS @ 4" o.c.	NAILS @ 4" o.c.
STUD TO PLATE	(4) TOENAILS/ (3)END NAILS	(4) TOENAILS/ (4)END NAILS*
RIM TO TOP PLATE	TOENAILS @ 6" o.c.	TOENAILS @ 4" o.c.*
BLK'G. BTWN. JOISTS TO TOP PL.	(3) TOENAILS EA. END	(3) TOENAILS EA. END*
DOUBLE STUD	NAILS @ 16" o.c.	NAILS ❷ 16" o.c.
DOUBLE TOP PLATE	NAILS @ 12" o.c.	NAILS @ 8" o.c.
DOUBLE TOP PLATE LAP SPLICE	(I2) NAILS IN LAPPED AREA (24" MIN.)	(15) NAILS IN LAPPED AREA (24" MIN.)
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(3) NAILS	(3) NAILS
RAFTER/TRUSS TO TOP PLATE	(4) TOENAILS +	(4) TOENAILS +
GAB, END TRUSS TO DBL, TOP PL.	(I) SIMPSON H2.5T TOENAILS @ 8" 0.c.	(I) SIMPSON H2.5T TOENAILS @ 6" O.C.
R.T. w/ HEEL HT. 91/4" TO 12"	2xIO BLK EVERY 3RD BAY	2xIO BLK EVERY 3RD BAY
R.I. W/ HEEL HI. 974 10 12	FASTENED TO DBL. TOP PLATE	FASTENED TO DBL. TOP PLATE
	w/ TOENAILS @ 6" O.C.	w/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. 12" TO 16"	2xI2 BLK EVERY 3RD BAY	2xI2 BLK EVERY 3RD BAY
	FASTENED TO DBL. TOP PLATE	FASTENED TO DBL. TOP PLATE
	w/ TOENAILS @ 6" O.C.	w/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. w/ DBL. TOP PL.	LAP WALL SHTG. W/ DBL. TOP PL.
	& INSTALL ON TRUSS VERT	& INSTALL ON TRUSS VERT
	FASTEN w/ NAILS @ 6" O.C.	FASTEN w/ NAILS @ 6" O.C.*
R.T. w/ HEEL HT. 24" TO 48"	LAP WALL SHTG. w/ DBL. TOP PL.	LAP WALL SHTG. W/ DBL. TOP PL.
	& INSTALL ON TRUSS VERT	& INSTALL ON TRUSS VERT
	FASTEN w/ NAILS @ 6" O.C.	FASTEN w/ NAILS @ 6" O.C.
	PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL	PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL*
		TOP OF FILLE
WALL TO FOUNDATION	WALL SHTG. LAP W/ SILL PL. & FASTENED PER SHEAR WALL	
	FASTENING SPEC.	
	HAZILININO JI LO.	

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 MEK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

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

- 1/4" DEAD LOAD
- ATTIC TRUSSES, & I-JOISTS: 1/8" DEAD LOAD

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

VENEER LINTEL SCHEDULE

SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
3'-0"	20 FT, MAX	L3"x3"x¼"
	3 FT. MAX	L3"x3"x¼"
6'-0"	I2 FT. MAX	L4"x3"x¼"
	20 FT. MAX	L5"x3½"x¾"
8'-0"	3 FT. MAX	L4"×4"×¼" *
0-0	I2 FT. MAX	L5"x3½"x%;"
	I6 FT. MAX	L6"x3½"x3%"
9'-6"	I2 FT. MAX	L6"x3½"x%;"

LINTELS:
HALL SIPPORT 2 %' - 3 ½' VENEER W 40 per MAXIMM MEIGHT.
6' SHALL HAVE 4' MIN. BEARING
6' SHALL HAVE 6' MIN. BEARING
6' SHALL NOT BE FASTEND BACK TO HEADER.
6' SHALL NOT BE TASTEND BACK TO MADD HEADER IN WALL 048'

- (4) SHALL BY EE FASTENDE DACK TO HEADER IN WALL 048'0C. W/\$' DIA x 3 ½' LONG 146 SCREPE IN 2' LONG VERTICALLY SLOTTED HOLES. W/\$' DIA x 3 ½' LONG 146 SCREPE IN 2' LONG VERTICALLY SLOTTED HOLES. WAX VEREER IN APPLIED TO ANY PORTION OF PROICK OVER THE OPENING. ALL INITIES SHALL BE LONG LEG VERTICAL. ALL NITIES SHALL BE LONG LEG VERTICAL. BE WERE X 3" MORE COVER THE DEARING LEIGHT ONLY. THIS IS TO ALLOY FOR NORTHER X. DIT THIS HIGH.
- STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE
- QUEEN VENEER USE L4x3x/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 BOMT 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 ieq 00000 =
- 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 PCE TYPE (GW GP GW GP)
 - 45 PCF TYPE (GM, GC, SM, SM-SC, ML) • IMPORTANT - IF 60 PCF SOIL TYPE (SC, ML-CL, OR CL) IS UTILIZED FOR BACKFILL. CONTACT MULHERN & KULP FOR FURTHER EVALUATION OF FOUNDATION DESIGN.
- BASEMENT WALLS SHALL BE BRACED PRIOR TO BACKELLING BY ADEQUATE TEMPORARY BRACING OR INSTALL 1st FLOOR DECK.
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE (TYP.) OR 12" MIN II REGIONS WHERE CODE FROST DEPTH IS NOT APPLICABLE. CONSULT SOILS REPORT OR BUILDING DEPT. FOR MINIMUM DEPTH BELOW
- 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
- TYPICAL REINFORGEMENT 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

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

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

GRADE

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

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

- INTERIOR BEARING WALL
- ==== BEARING WALL ABOVE (B.W.A.)
- ■ ■ BEAM/HEADER
- JL METAL HANGER
- INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

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

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

IF DESIGN WAS COMPLETED PER 2015 & 2018 IBC FCTION 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 UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 1 (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 R602.3.5 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 PÄNEL 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. FDGE FASTENING.

NOTES

- 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

FLOOR FRAMING

- I-LIGISTS SHALL BE DESIGNED BY MANUE TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA, (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT M&K FOR EXCLUDED FLOOR DESIGNS)
- PER THE GUIDELINES OF THE TILE COUNCIL OF NORTH AMERICA (TCNA HANDBOOK), IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO VERIFY THAT THE FINISHES TO BE INSTALLED MATCH THE DESIGN CRITERIA NOTED ABOVE (UNDER "DESIGN LOADS"
- FLOOR SYSTEMS & SHEATHING HAVE BEEN DESIGNED TO SUPPORT ADDITIONAL DEAD LOAD FROM CERAMIC TILE (EXCLUDING MARBLE OR STONE) HOWEVER IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO PROVIDE PROPER UNDERLAYMENT, UNCOUPLING MEMBRANE AND MORTAR/GROUT PER THE ASSEMBLY DESIGNATIONS IN THE TONA HANDBOOK (TILE COUNCIL OF NORTH AMERICA).
- AT I-JOIST FLOORS, PROVIDE I" MIN. OSB RIM BOARD.
- METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O. • I-JOIST SHOP DWGS, SHALL BE SUBMITTED TO ARCH, & ENG. FOR
- REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY. FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR'
- 24" O.C., EXPOSURE I (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 ½" × 0.131" NAILS @ 6"o.c. @ PANEL EDGES \$ @ 12"o.c. FIELD.
- × 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD.
- 2 🖁 × 0.113" NAILS @ 3" O.C. @ PANEL EDGES & @ 6" O.C. IN FIELD.

ROOF FRAMING

- ROOF SHEATHING SHALL BE 1/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE I (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS · w/ 2 ½" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES € @ 12" O.C. FIELD.
- w/ 2 3" x 0.120" NAILS @ 4"o.c. @ PANEL EDGES \$ @ 8" O.C. FIELD. - W 2 3" 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 RT7A CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) RTTA CLIPS AT 2-PLY GIRDER TRUSSES, (3) RTTA CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.
- METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.C
- ROOF TRUSS SHOP DWGS, SHALL BE SUBMITTED TO ARCH & ENG.
 FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BCSI I "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
- SUPPORT SHORT SPAN ROOF TRUSSES w/2x4 LEDGER FASTENED TO FRAMING w/(2) 3" 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 CONTRACTORS 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 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 LOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING THE CONTRACTOR'S RESPONSIBILITY 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
- 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

- CONNECTIONS TABLE (IRC TABLE R6023(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/ (I)2x JACK STUD & (I)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 ② 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=2.0xI0^6 psi
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING: 'LVL' - Fb=2400 psi; FcII=2500 psi; E=I.8xI0^6 psi
- FOR 2 & 3 PLY BEAMS OF EQUAL 13/4" MAX, WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"X0.120" NAILS @ 8" O/C OR 2 ROWS USP WS35 SCREWS (OR 31/5" 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 ¼ 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 WG6 SCREWS (OR 6 ¾" 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 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, EASTENERS 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.

MULHERN+KUL
RESIDENTIAL STRUCTURAL ENGINEER!



Mulhern+Kulp project numbe 256-21010

project ma SMK MJI issue date: 10-26-202

REVISIONS

initial: .IPP 3/21/2023 RA ADD OPT, FULL HEIGHT BRICK TO REAR & SIDES

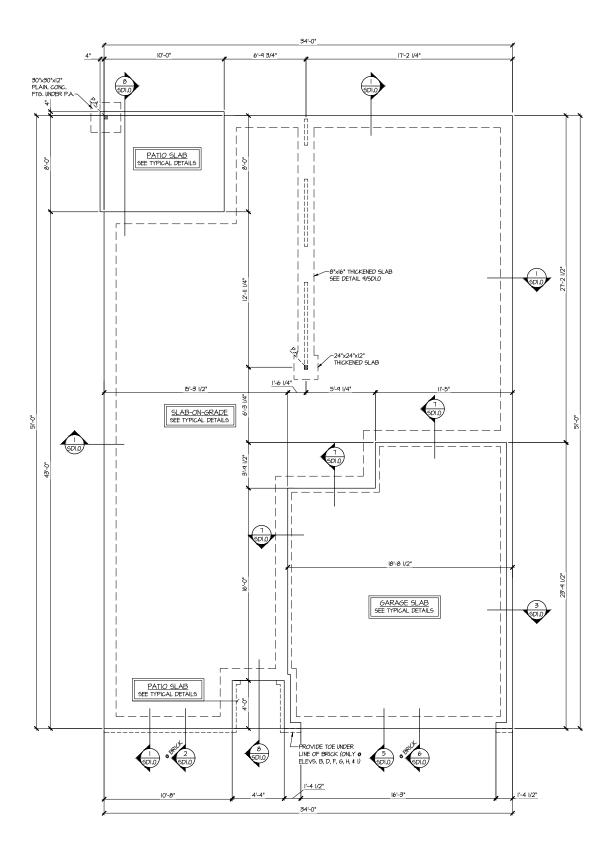
> S SMITH DOUGI HOMES

STRUCTURAL NOTES MODE

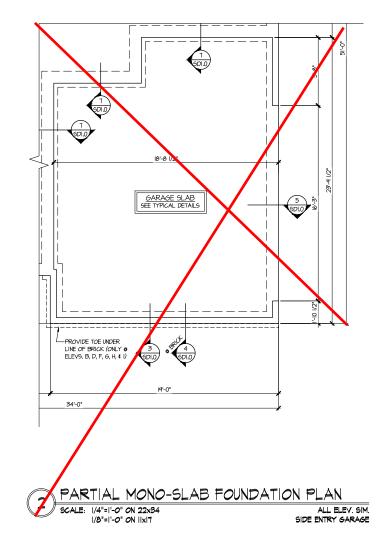
ZONE WELL WIND Ą \triangleleft 120

GENERAL

Duncans _ot 60







8/21/23

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENSINEERINS 100 Bendaile Petwey, Saile 105 - Alph 1978-77-4874 - methanicapsom NC License # C-3825



Mulhern+Kulp project number:

256-21010

SMK MJF issue date: 10-26-202

REVISIONS:

initial: II/22/2| JPP
MRRORED PLANS ADDED

8/21/2023 RAP
ADD OPT. FULL HEIGHT BRICK TO REAR # 9IDES

SMITH DOUGLAS HOMES

FOUNDATION

ALDWELL MODEL

MONO-SLAB

LOCATIONS.

• IIIIIII INTERIOR BEARING WALL

● □□□□□ BEARING WALL ABOVE (B.W.A.)

• --- BEAM/HEADER

• JL METAL HANGER

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

Duncans

Lot 60

REFER TO SO.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

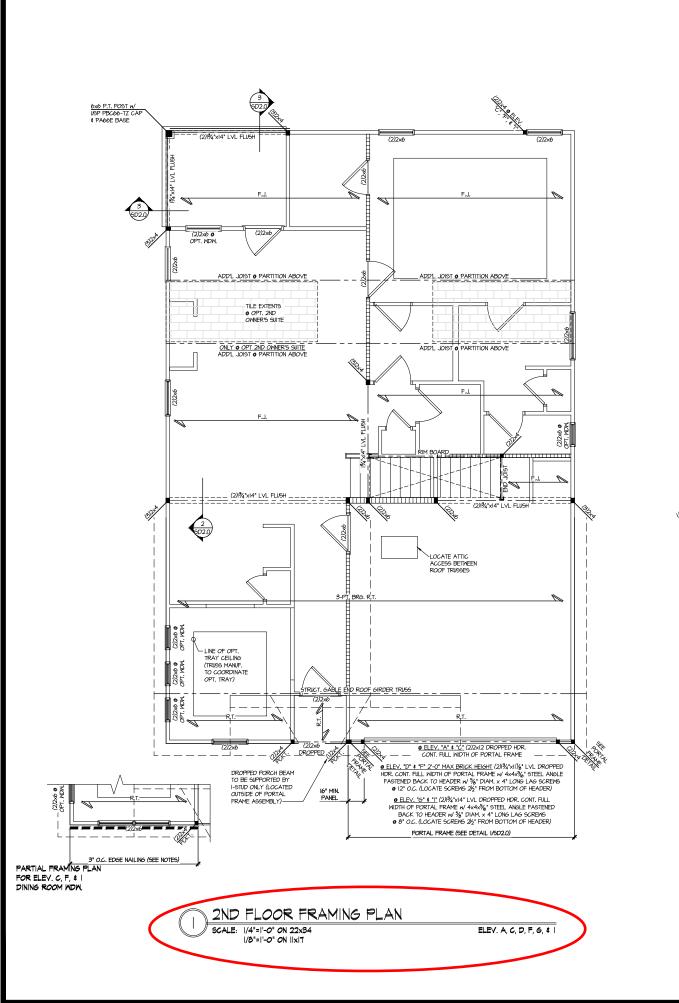
LEGEND

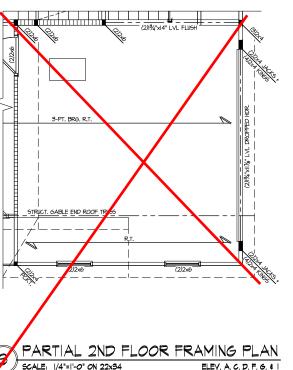
• RT. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. U.N.O.)

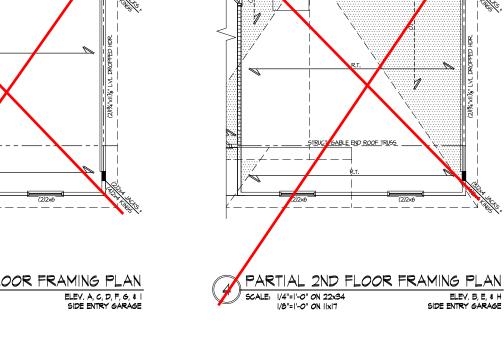
OF. INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. U.N.O.)

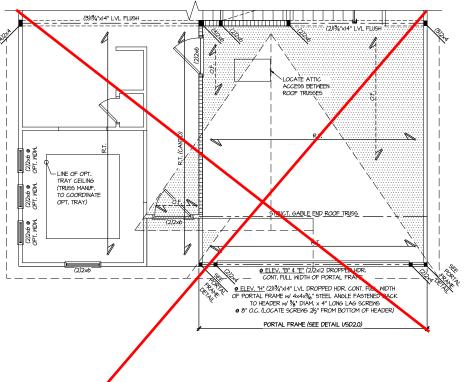
** INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

120 MPH WIND ZONE NORTH CAROLINA









PARTIAL 2ND FLOOR FRAMING PLAN

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

ELEV. B. E. & H

Duncans _ot 60

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

REFER TO 50.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- R.T. NDICATES 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. NDICATES 14" DEEP FLOOR 1-JOISTS (24" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER 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
- INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE

8/21/23

MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINEERINS 1955 Breakside Perkwey, Suite 195 - Agin 1978-777-4974 - menhamistanen NC License # C-3825

Mulhern+Kulp project number: 256-21010

SMK MJF issue date: 10-26-202

REVISIONS:

initial: JPP II/22/2| JPP MRRORED PLANS ADDED 8/21/2023 RAP ADD OPT, FALL HEIGHT BRICK TO REAR & SIDES

SMITH DOUGLAS HOMES

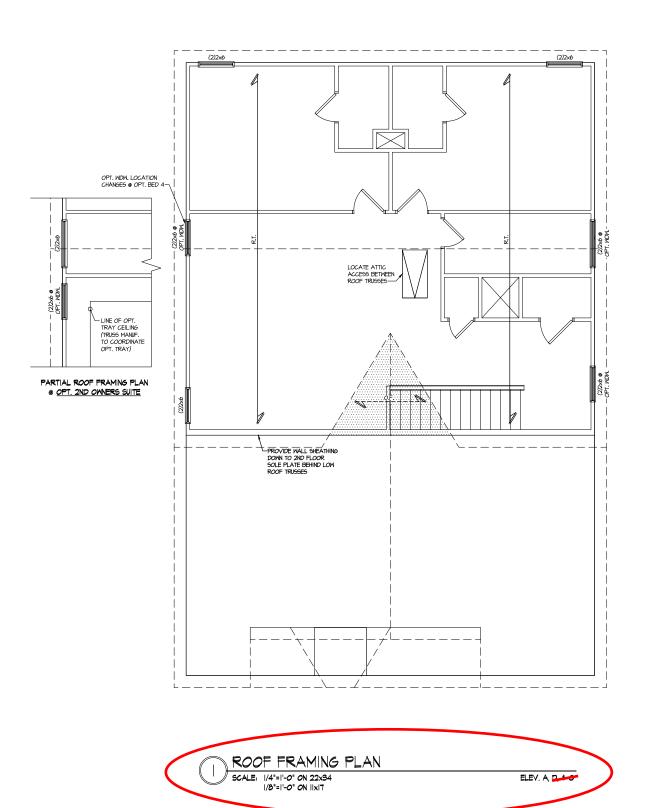
MODEL PLAN DWELL RAMING ഥ

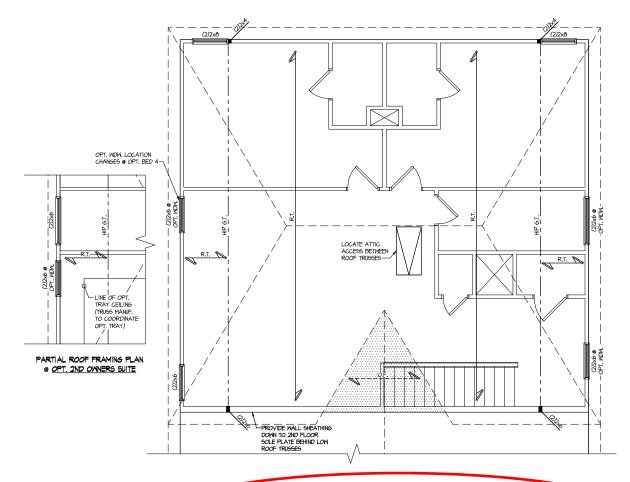
MPH WIND ZONE RTH CAROLINA

S2.0

OF

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PARTIAL ROOF FRAMING PLAN ELEV. C, F, & | SEE ELEV. A FOR ADD'L INFO SCALE: 1/4"=1"-0" ON 22x34 1/8"=1'-0" ON 11x17

> Duncans Lot 60

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

REFER TO SO.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- RT. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. U.N.O.)
- OF. INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. U.N.O.)
- F.J. NIDICATES 14" DEEP FLOOR I-JOISTS (24" O.C. MAX SPACING), JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER
- INDICATES LOCATIONS OF POTENTIAL TILE FLOOR. JOIST MANUFACTURER SHALL DESIGN FLOOR

 SYSTEM FOR ADD'L 10 PSF DEAD LOAD AT THESE LOCATIONS.
- IIIIII INTERIOR BEARING WALL
- ==== BEARING WALL ABOVE (B.M.A.)
- BEAM/HEADER
- JL METAL HANGER
- ** INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

8/21/23

MULHERN+KULP

RESIDENTIAL STRUCTURAL ENGINEERING

RESIDENTIAL STRUCTURAL ENGINEERING

FURTHERN - ENGINEERING

NO License # C-3825



Mulhern+Kulp project number:

256-21010

project mgr: SMK MJF issue date: 10-26-202

REVISIONS:

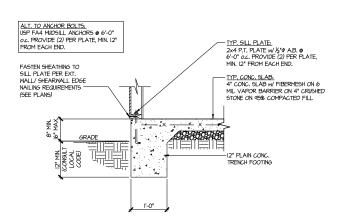
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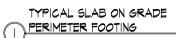
SMITH DOUGLAS HOMES

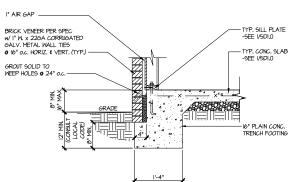
ALDWELL MODEL PLAN FRAMING | ROOF

120 MPH WIND ZONE NORTH CAROLINA

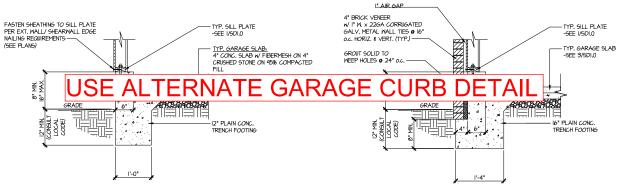
S3.0





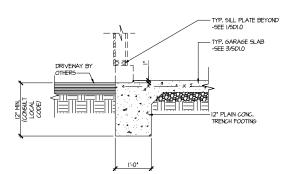


TYPICAL SLAB ON GRADE 2 PERIMETER FOOTING W/ BRICK VENEER

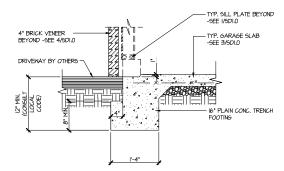


TYPICAL SLAB ON GRADE GARAGE 3 PERIMETER FOOTING

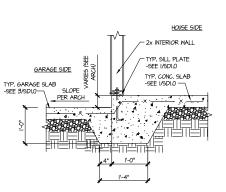




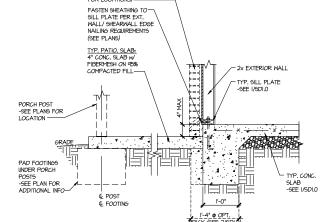
TYPICAL SLAB ON GRADE GARAGE 5 ENTRY @ PERIMETER FOOTING



TYPICAL SLAB ON GRADE GARAGE 6 ENTRY @ PERIMETER FOOTING

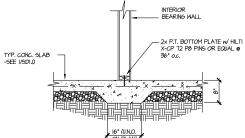


TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING

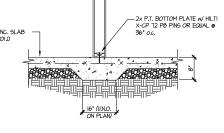


OPT. BRICK (SEE ARCH FOR LOCATIONS)

TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO



TYPICAL THICKENED SLAB @ 9 INTERIOR BEARING WALL



Duncans Lot 60

8/21/23

MULHERN+KULP
RESIDENTIAL STREETURAL ENGINEERINS 200 Beautiful Lawrence Communication Communi

Mulhern+Kulp project number: 256-21010

SMK MJF issue date: 10-26-202

REVISIONS:

initial: II/22/2| JPF MIRRORED PLANS ADDED 8/21/2023 RAF ADD OPT. FULL HEISHT BRICK TO REAR () SIDES JPP RAP

SMITH DOUGLAS HOMES

MODEL FOUNDATION DETAILS ALDWELL

ZONE

MPH WIND Z

120

SD1.0





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

August 18, 2023

lody 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.

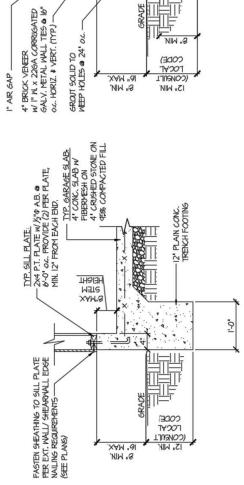
TYP. SILL PLATE.

— 2x4 P.T. PLATE w/\$'\$ AB. \$\text{6} \cdot \cdot

8"MAX. STEM HEIGHT

GROUT SOLID TO WEEP HOLES № 24" O.C

.XAM "8I



NIM .8

(CODE) (CONSULT (CONSULT

TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING \bigcirc

Please feel free to call if you have any questions.

TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING

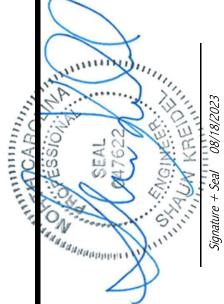
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Respectfully,

MULHERN & KULP STRUCTURAL ENGINEERING, INC.

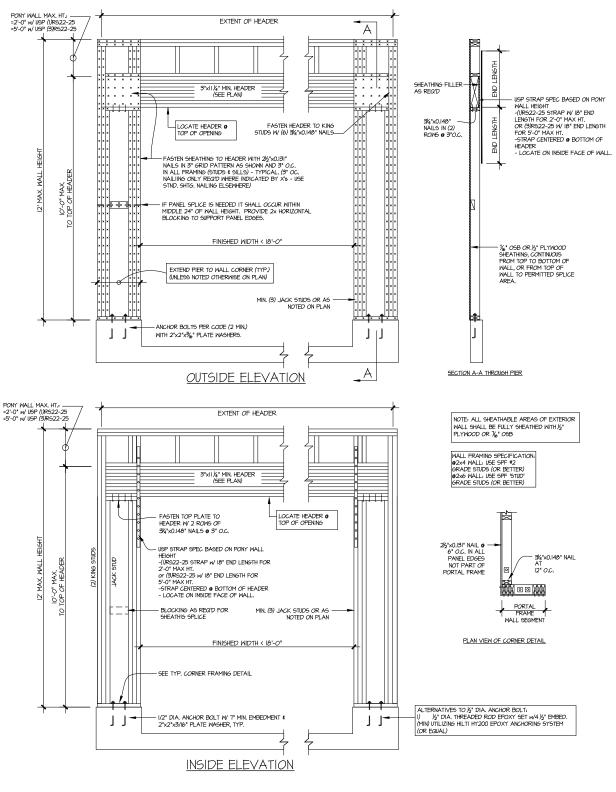
NC License # C-3825

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

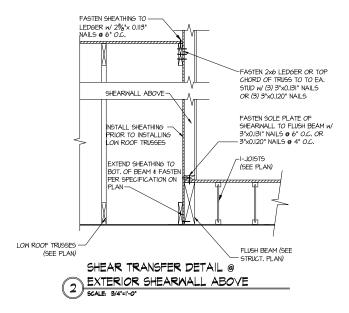


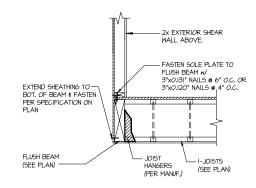
P:|Client Files|256 - Smith Douglas Homes|2023|23000 - 2023 Client Admin|2023-08-17 - 4in Garage Curb Letter|Alternate Garage Curb Detail - Letter - NC.docx





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





TYPICAL SHEAR TRANSFER DETAIL @ EXTERIOR WALL ABOVE FLUSH BEAM 8/21/23

MULHERN+KULP
RESIDENTIAL STREETURAL ENGINEERINS

MORPHER PRINCE, SUPER SE FAIRNE #78-77-77-4874 Fabracia pase NC License # C-3825

Mulhern+Kulp project number: 256-21010

SMK MJF issue date: 10-26-202

REVISIONS:

initial: II/22/2| JPP
MIRRORED PLANS ADDED

8/21/2023 RAP
ADD OPT, FALL HEIGHT BRICK TO REAR & SIDES JPP

SMITH DOUGLAS HOMES

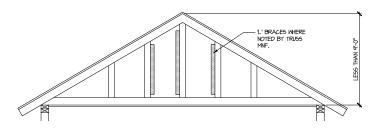
MODEI MPH WIND ZONE RTH CAROLINA

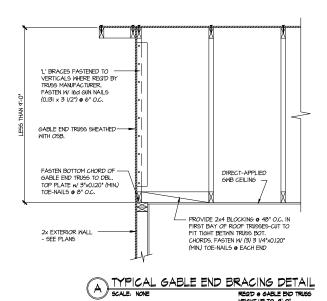
LDWELL FRAMING DETAILS

SD2.0

120

Duncans _ot 60





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

- STRONG-BACK **o** MID-HEIGHT FOR DIAG. BRACES - 2x4 VERT. - FASTEN W (4) 3"x0.120" (MIN.) TO EACH GABLE TRUSS VERTICAL 2x4 BLOCKING w/ (4) 3"x0.120" (MIN.) TOE-NAILS EACH END @ EACH DIAGONAL BRACE 2x4 HORIZ. - FASTEN
W 3 1/4"x0.120" (MIN.) 9
8" 0.C. TO 2x6
VERTICAL -2 3/8"x0.II3" NAIL5 ♥ 4" o.c. 2x6 DIAG, BRACE (W 2x4
T-BRACE IF LENGTH EXCEEDS 6/)
SPACED • 4-0° O.C. MAX. FASTEN
2x4 TO 2x6 W 3"x0,120" (MIN)
NAILS • 8" O.C. E STRONG-BACK & MID-HEIGHT (MIN. 4'-6') GABLE END TRUSS SHEATHED WITH OSB. FASTEN BOTTOM CHORD OF — GABLE END TRUSS TO DBL. TOP PLATE w/ 3"x0.120" (MIN.) TOE-NAILS @ 8" O.C. 2x EXTERIOR WALL -SEE PLANS FOR SPECIFICATIONS

> REQ'D @ GABLE END TRUSS HEIGHT BETWN 9'-0" TO 14'-0" BRACE GABLE END TRUSSES PER ABOVE DETAIL WHEN GABLE HEIGHT EXCEEDS 9'-0'. L' BRACES NOT REQUIRED.

TYPICAL GABLE END BRACING DETAIL SCALE: NONE REGID 6 GABLE END TRUSS

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 project number: 256-21010 issue date: 10-26-202 REVISIONS: II/22/2| JPP MRRORED PLANS ADDED 8/21/2023 RAP ADD OPT. PULL HEIGHT BRICK TO REAR & SIDES SMITH DOUGLAS HOMES

8/21/23

MULHERN+KULP
RESIDENTIAL STREETURAL ENGINEERINS

1955 Bookside Perkvey, Saite 1955 - Algente 1978-17-4974 - mathemical poem NC License # C-3825

SMK MJF

initial:

JPP

Duncans Lot 60

SD2.1

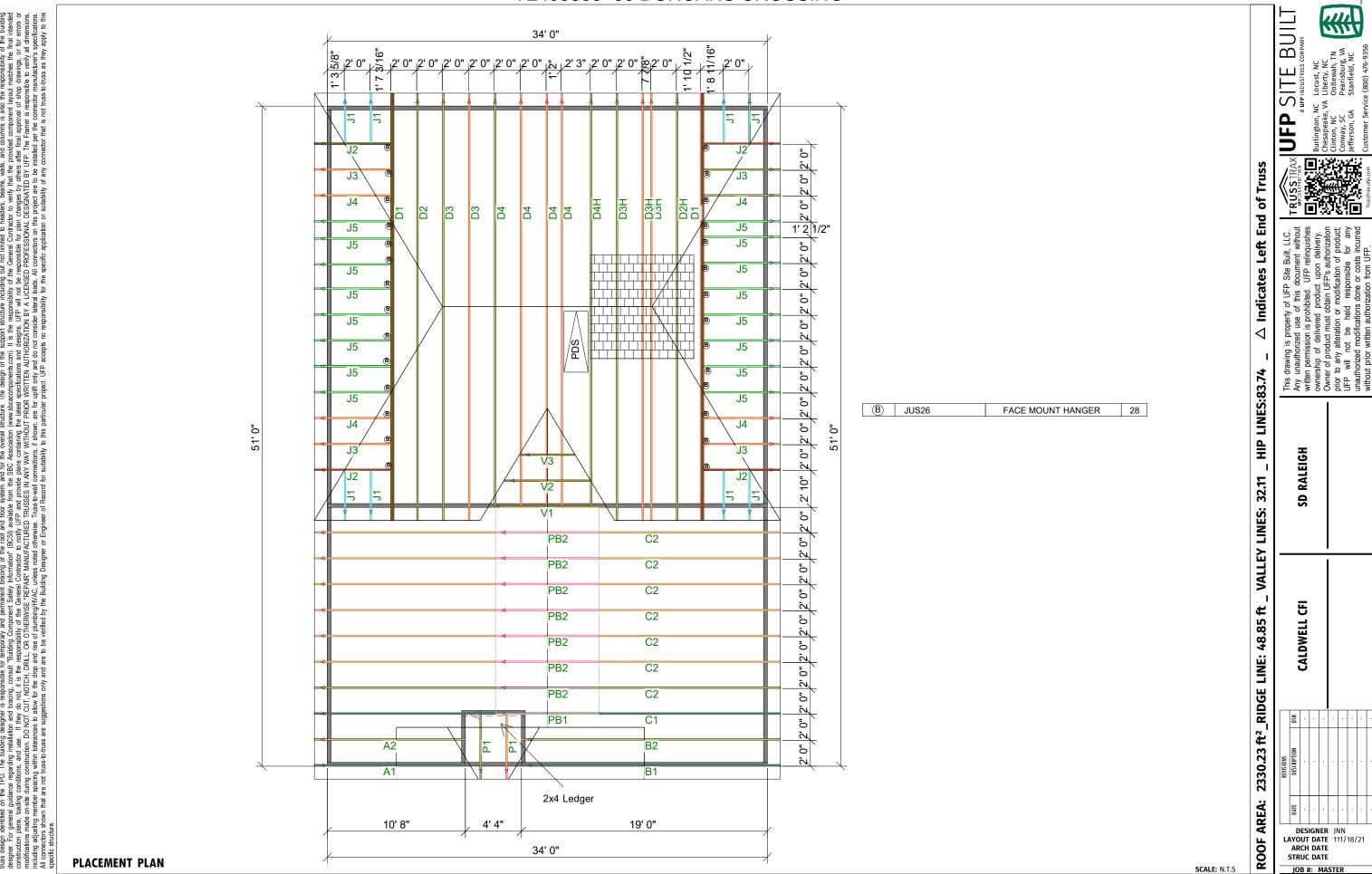
MODEL

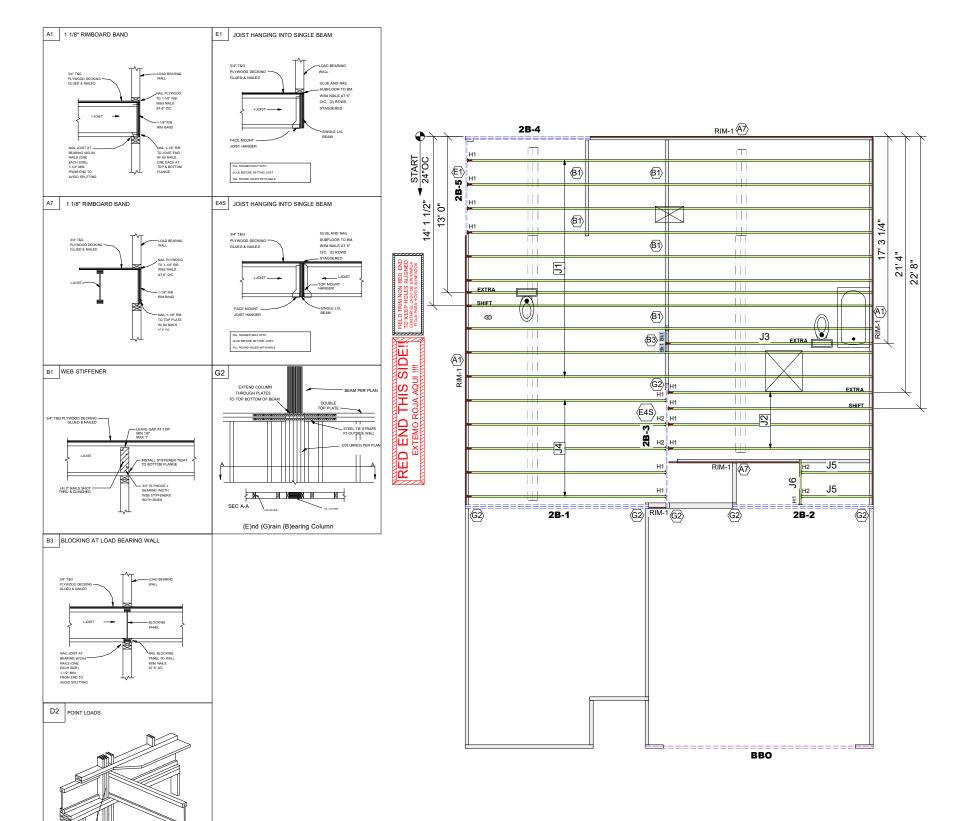
ALDWELL

FRAMING DETAILS

120 MPH WIND ZONE NORTH CAROLINA

72409355 60 DUNCANS CROSSING





		Products			
PlotID	Length	Product	Plies	Net Qty	Fab Type
J1	34' 0"	14" TJI® 110	1	11	MFD
J2	18' 0"	14" TJI® 110	1	4	MFD
J3	18' 0"	14" TJI® 110	1	1	MFD
J4	17' 0"	14" TJI® 110	1	5	MFD
J5	6' 0"	14" TJI® 110	1	2	MFD
J6	4' 0"	14" TJI® 110	1	1	MFD
2B-1	16' 0"	1 3/4" x 14" 2.0E Microllam® LVL	2	2	MFD
2B-2	12' 0"	1 3/4" x 14" 2.0E Microllam® LVL	2	2	MFD
2B-3	11' 0"	1 3/4" x 14" 2.0E Microllam® LVL	1	1	MFD
2B-4	11' 0"	1 3/4" x 14" 2.0E Microllam® LVL	2	2	MFD
2B-5	8' 0"	1 3/4" x 14" 2.0E Microllam® LVL	1	1	MFD
RIM-1	16' 0"	1 1/8" x 14" TJ® Rim Board	1	6	MFD
Bk1	2' 0"	14" TJI® 110	1	2	MFD

Connector Summary					
PlotID	Qty	Manuf	Product		
H1	12	MiTek	IHFL1714		
H2	4	MiTek	TFL1714		
	PlotID H1	PlotID Qty H1 12	PlotID Qty Manuf H1 12 MiTek		

GENERAL NOTES:

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

2.) FOLLOW SPECIAL SPACING AND LOCATION DIMENSIONS FOR EXTRAS OR SHIFTED JOISTS AS SHOWN ON PLAN.

3.) ALL INTERIOR WALL PLATES MUST BE LEVEL WITH OUTSIDE WALL TOP PLATES.
4.) DO NOT STACK CONSTRUCTION LOADS ON

UN-BRACED JOISTS.

5.) PROVIDE SOLID SUPPORT BELOW ALL BEAM AND HEADER BEARING POINTS IN WALL AND JOIST SPACES CONTINUOUS DOWN TO THE FOUNDATION.
6.) LOCATE CRIPPLE STUDS IN JOIST SPACE

DIRECTLY BELOW HEADER JACKS AT ALL FIRST FLOOR EXTERIOR DOOR LOCATIONS.
7.) INSTALL NAILS IN ALL HOLES PROVIDED IN

JOIST HANGERS EXCEPT AT BOTTOM CHORD SEAT. PLACE A DAB OF GLUE IN THE HANGER SEAT BEFORE SETTING JOISTS.

8.) IMPORTANT NOTE! NO STRUCTURAL ANALYSIS OF CONVENTIONAL HEADERS HAS BEEN CONDUCTED IF NOT NOTED. THEY ARE CONSIDERED TO BE ADEQUATE TO SUPPORT THE APPLIED LOADS.

FRAMER NOTE

DENOTES DUCT HOLE RUNS

ALL DIMENSIONS TO CENTERLINE UNLESS

• Avoid Plumbing Drops

FRAMER NOTE 1. GLUE AND NAIL PLYWOOD

NAILS.

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

CRITICAL !!

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

PLAN LEGEND

*INDICATES BEAM ABOVE TOP PLATE (FLUSH WITH FLOOR SYSTEM)

H-, 1H-, GDHINDICATES 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 JOIST TO MISS PLUMBING, ALIGN W/WALL OR SUPPORT FURNITURE SHIFT

A JOIST ADDED TO THE LAYOUT IN ADDITION TO THE ON CENTER JOISTS **EXTRA**

DOUBLE TWO JOISTS SIDE BY SIDE (ONLY ASSEMBLED IF NOTED

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

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

LAYOUT FOR 19.2" O/C

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

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

2ND FLOOR LAYOUT

2ND FLOOR PLACEMENT PLAN

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S | S



Douglas Homes Smith

Floor Caldwell 2nd

DESIGNER PB2 LAYOUT DATE 3/25/2024 **ARCH DATE** 8/11/2023 STRUC DATE 8/21/2023

JOB #: 24031984F2

SCALE: 1/8"=1'