

AVONDALE

TOBACCO ROAD
LOT 164



PLAN ID 040121.0501

110 VILLAGE TRAIL SUITE 215
WOODSTOCK, GA. 30188

DRAWING INDEX	
A0.0	COVER SHEET
A1.1	FRONT ELEVATION
A2.1	SIDE & REAR ELEVATIONS
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A5.1	FIRST FLOOR PLAN
A6.1	ROOF PLAN
A7.2	ELECTRICAL PLAN
A8.1	TRIM LOCATION LAYOUT

AREA TABULATION	
FIRST FLOOR	2203
TOTAL	2203
GARAGE	421
FRONT PORCH (COVERED)	85
REAR PATIO (COVERED)	132

PLAN REVISIONS			
DATE	BY	REVISION	PAGE #
2/25/2021	AW	Prototype walk revisions - see revision sheet	ALL
5/1/2022	AW	Changed 2x6 basement walls to 2x4 excluding the finished basement linen rear wall for radon vent	A4.1, A4.2, A7.1, A7.1.1
9/20/2023	BB	REMOVED TUB AND SHOWER SIZES FORM FIXTURES ON ALL AFFECTED PAGES	A3.1, A5.2, A5.3, A7.2

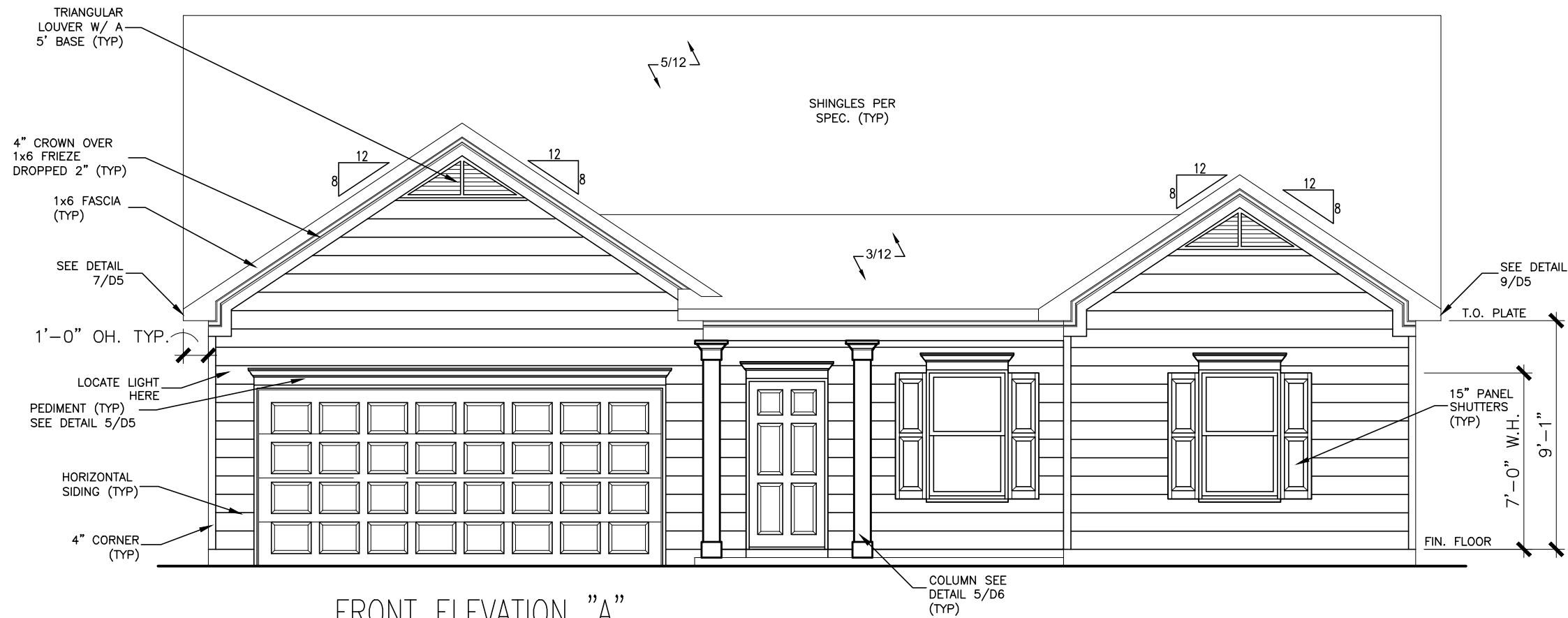
GOVERNMENTAL CODES & STANDARDS
HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

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

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

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

TOBACCO ROAD
LOT 164



FRONT ELEVATION "A"

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

BY	REVISION	DATE
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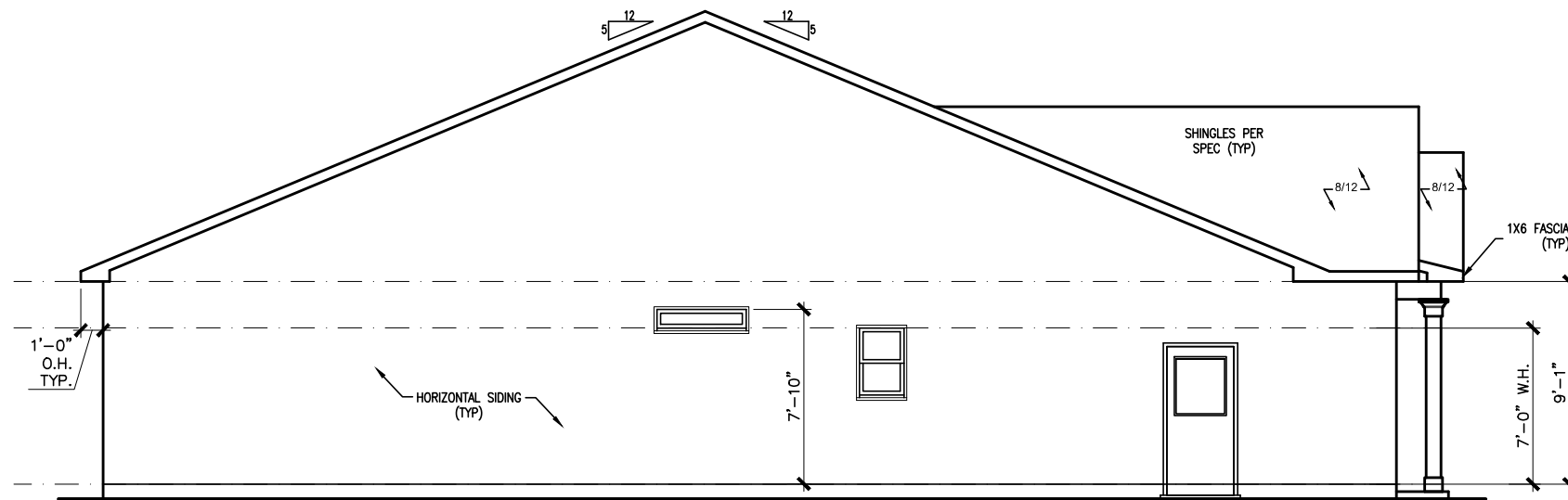
ELEVATIONS
FRONT ELEVATION
AVONDALE

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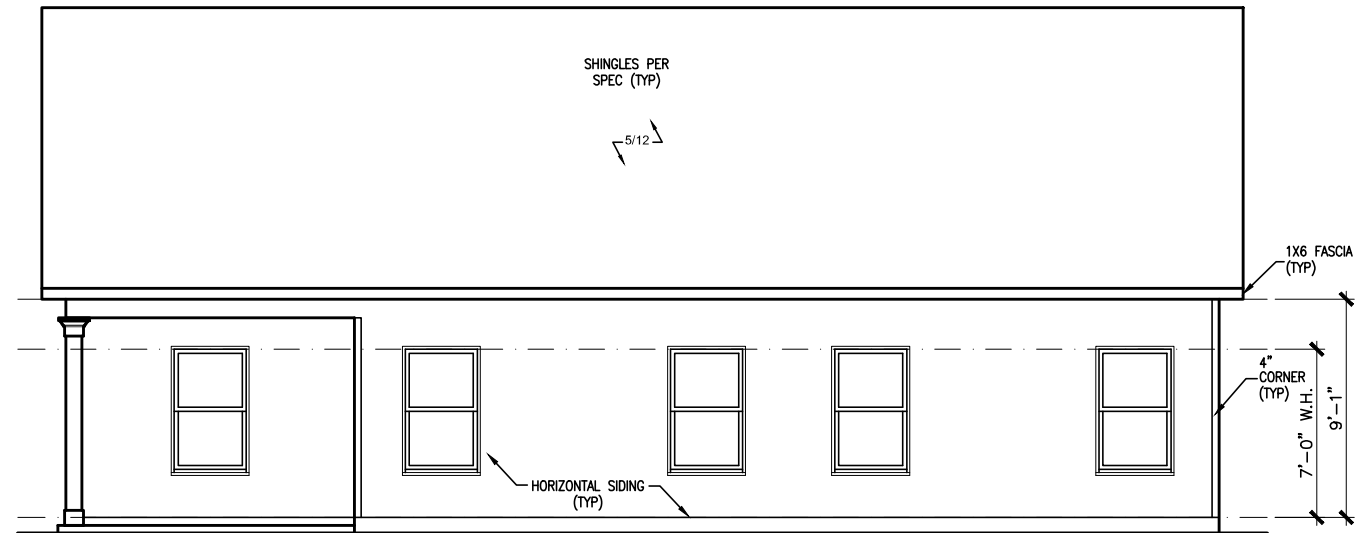
BY: CLJ	CH: AW
DATE: 08-06-24	
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PAGE NO: A1.1	

TOBACCO ROAD LOT 164



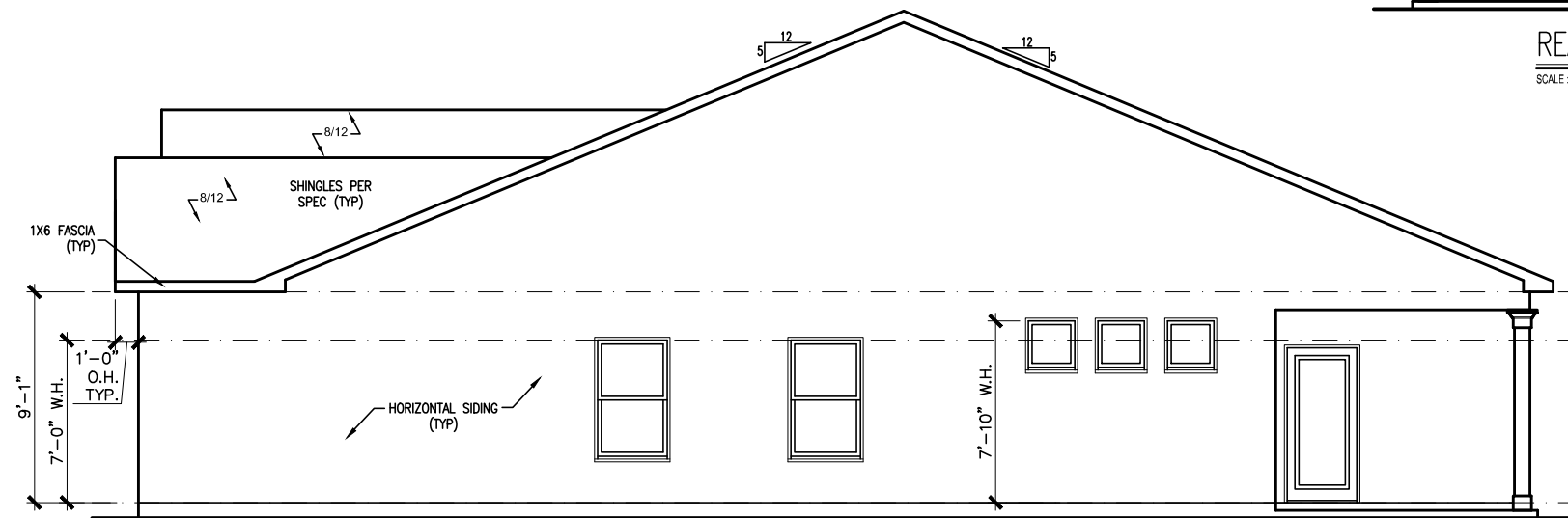
LEFT ELEVATION "A"

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



REAR ELEVATION "A"

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



RIGHT ELEVATION "A"

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

BY	REVISION	DATE



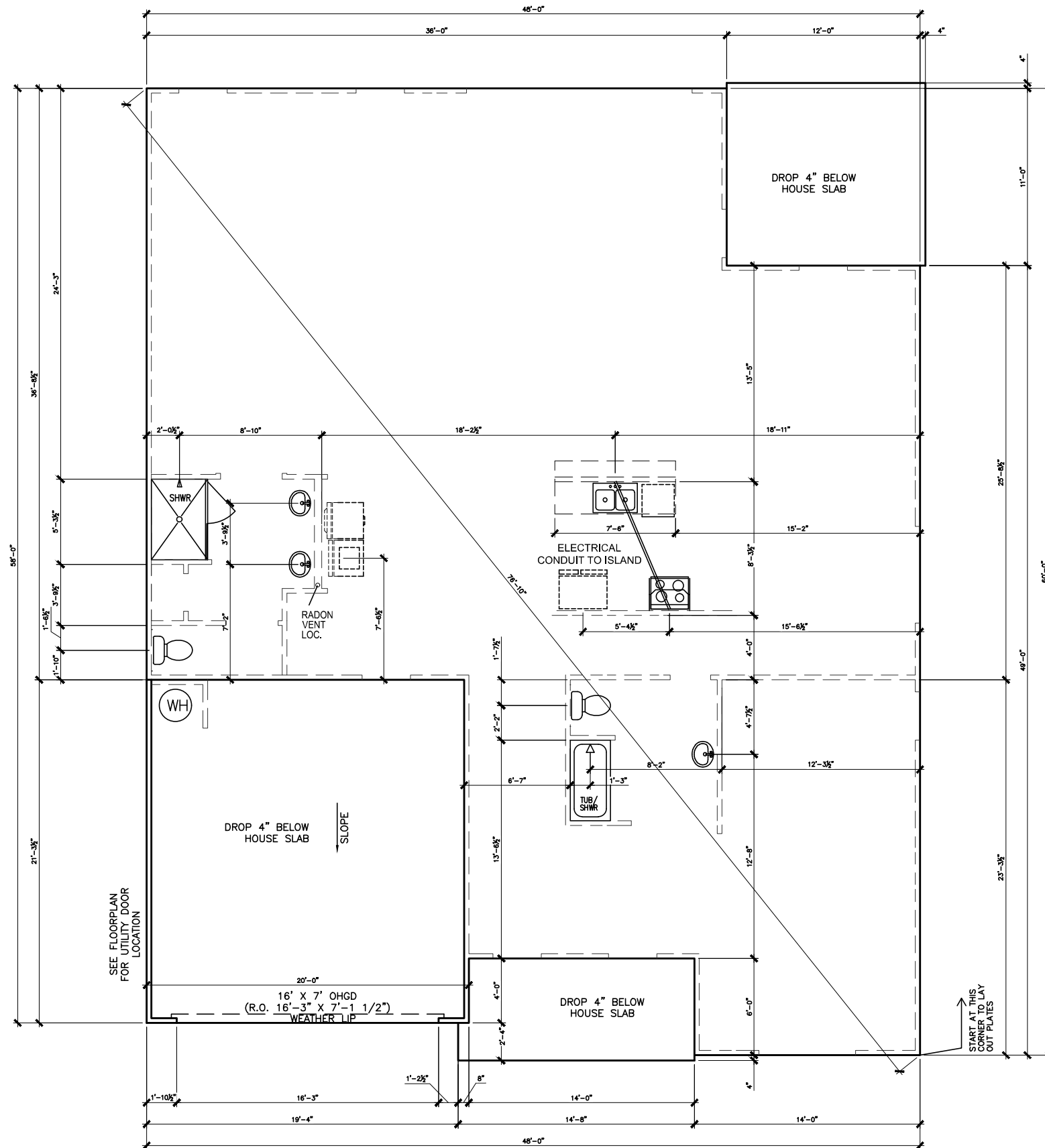
ELEVATIONS
SIDES AND REAR
AVONDALE

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PAGE NO: A2.1	

TOBACCO ROAD LOT 164



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

*RADON VENT PROVIDED
PER LOCAL CODE

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

DATE	REVISION	BY



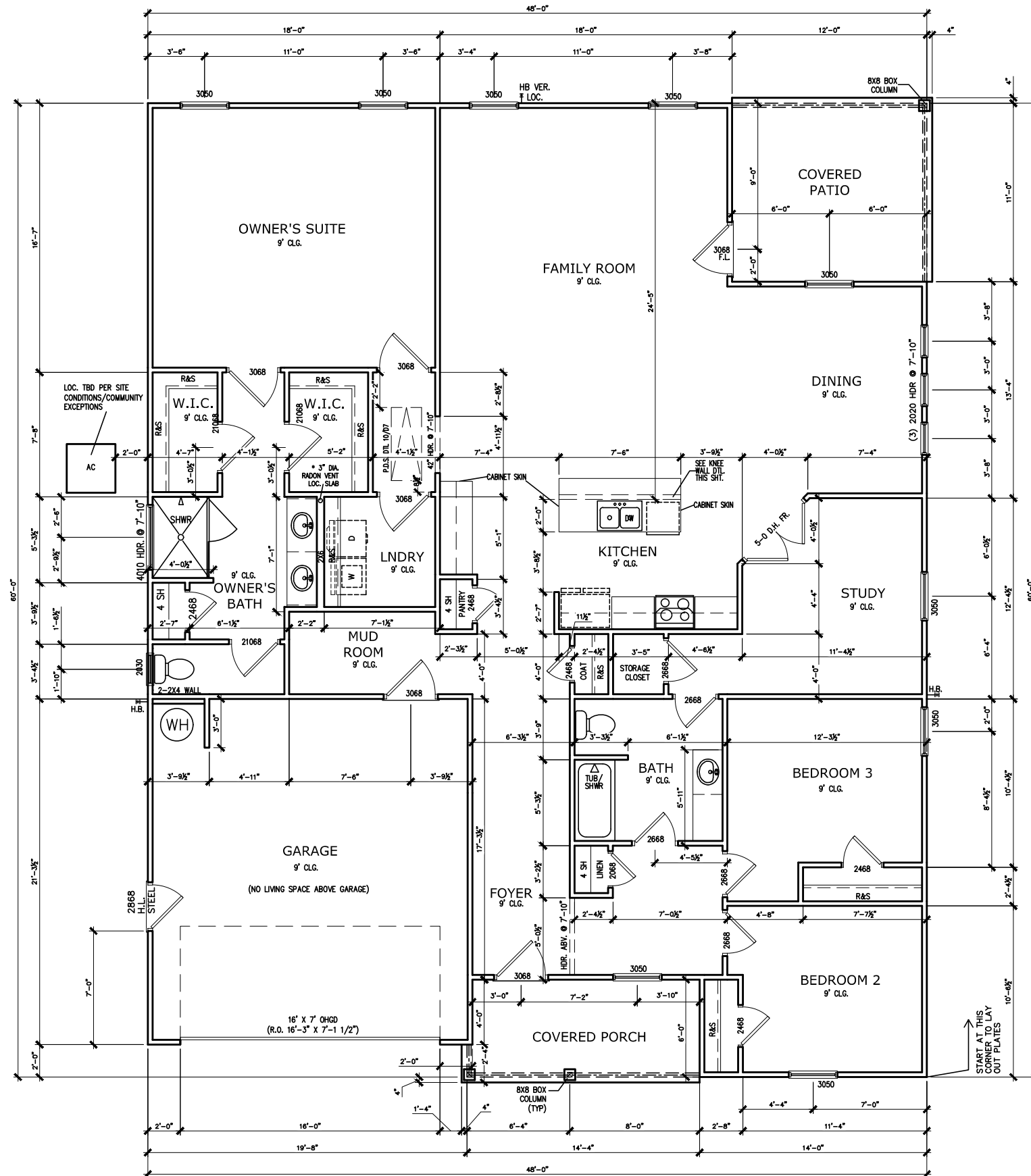
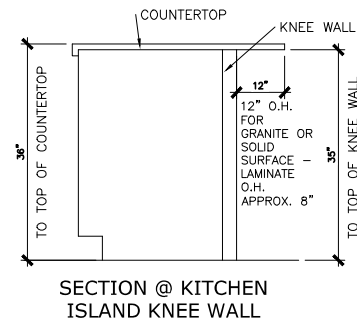
FOUNDATION PLAN
SLAB PLAN
AVONDALE

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TOBACCO ROAD LOT 164



FIRST FLOOR PLAN

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

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

*RADON VENT PROVIDED
PER LOCAL CODE

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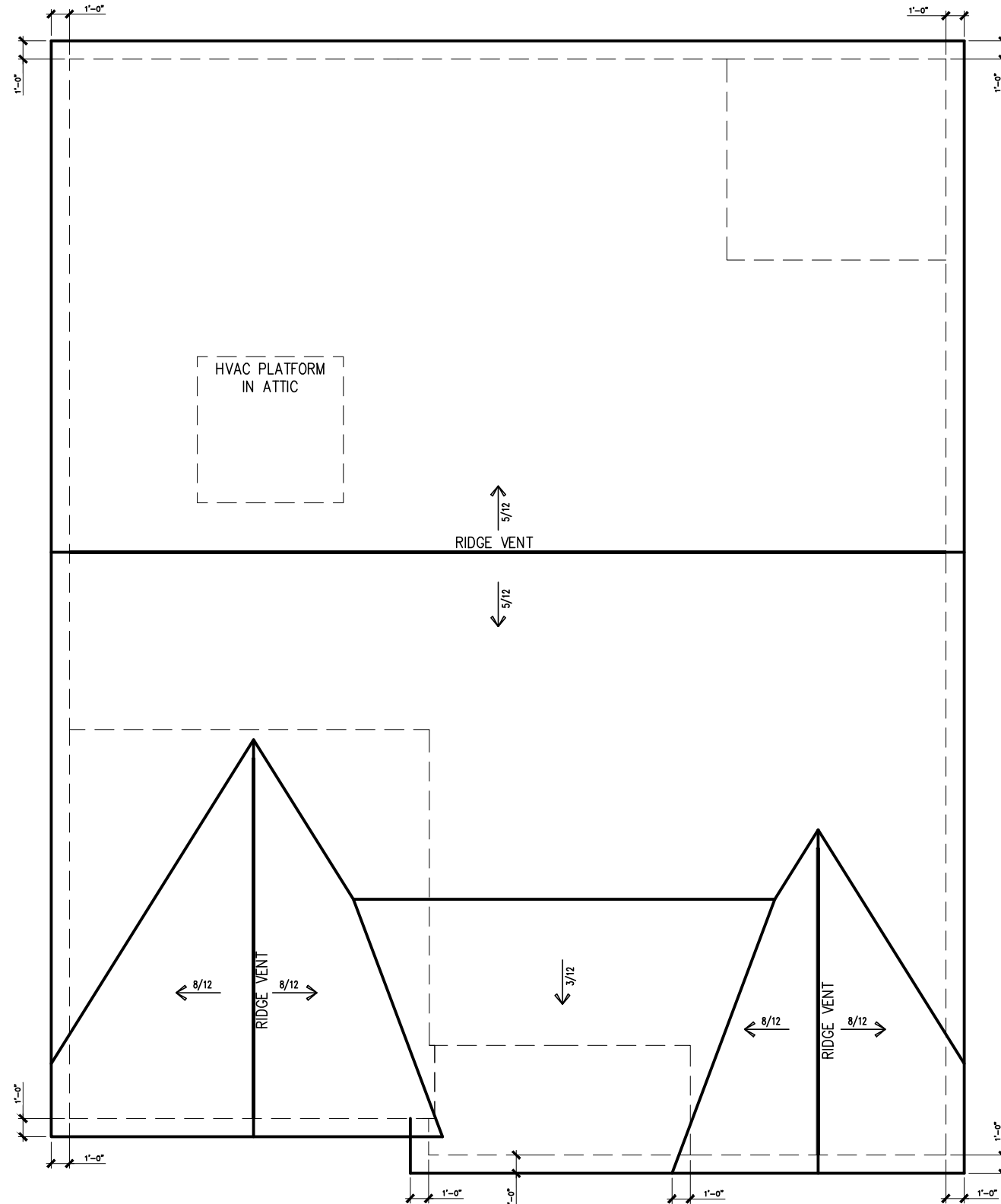
FLOOR PLAN
FIRST FLOOR
AVONDALE

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TOBACCO ROAD LOT 164



ROOF PLAN "A"
SCALE : 1/8" = 1'-0"

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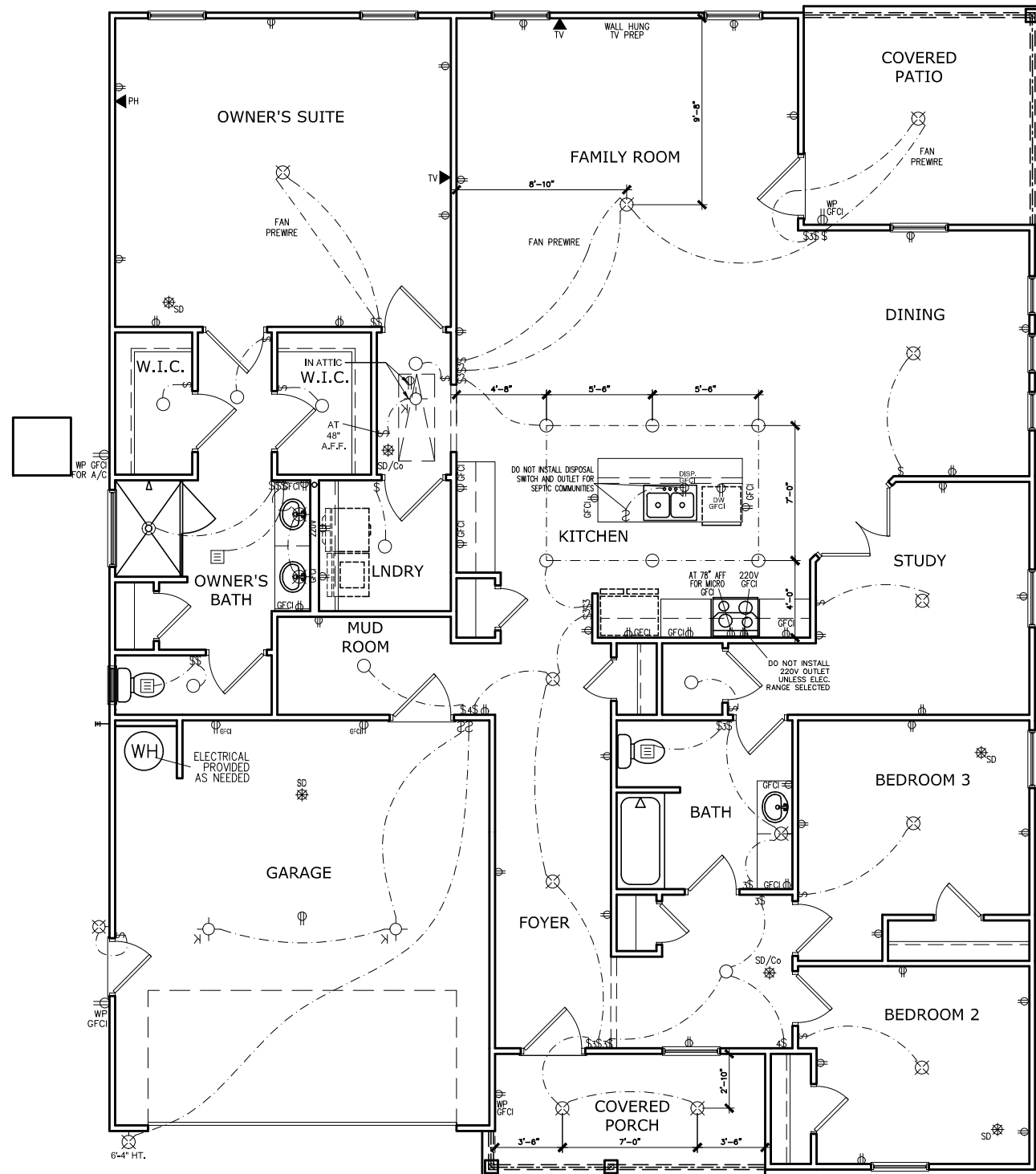
ROOF PLAN
ROOF PLAN
AVONDALE

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TOBACCO ROAD LOT 164



FIRST FLOOR ELECTRICAL PLAN

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

ELECTRICAL LEGEND

\$	SWITCH	▼	TV
\$3	3 WAY SWITCH	⊕	120V RECEPTACLE
\$4	4 WAY SWITCH	⊕	120V SWITCHED RECEPTACLE
⊗	CEILING FIXTURE	⊕	220V RECEPTACLE
⊕	KEYLESS	⊕GFCI	GFCI OUTLET
⊕	WALL MOUNT FIXTURE	⊕AFCI	ARCH FAULT CIRCUIT INTERRUPTER
○	CEILING FIXTURE	†GL	GAS LINE
●	FLEX CONDUIT	†WL	WATER LINE
CH	CHIMES	↓	HOSE BIBB
▼	TELEPHONE	⊕	FLOOD LIGHT
SD/Co	SMOKE DETECTOR & CARBON MONOXIDE	▬	1x4 LUMINOUS FIXTURE
SO	SECURITY OUTLET	⊗	CEILING FAN
□	GARAGE DOOR OPENER	—	ELECTRICAL WIRING
⊕	EXHAUST FAN	⊕	CEILING FIXTURE
⊕	FAN/LIGHT		

ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES

APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)

BREAKFAST/DINING ROOM	63" ABOVE FINISHED FLOOR
KITCHEN PENDANT LIGHTS	33" ABOVE COUNTER TOP
TWO STORY FOYER FIXTURE	96" ABOVE FINISHED FLOOR
CEILING FAN	96" ABOVE FINISHED FLOOR

NOTE: ALL FAN PREWIRES ARE OPTIONAL U.N.O. BY BUILDER PER SUBDIVISION SPECIFICATIONS

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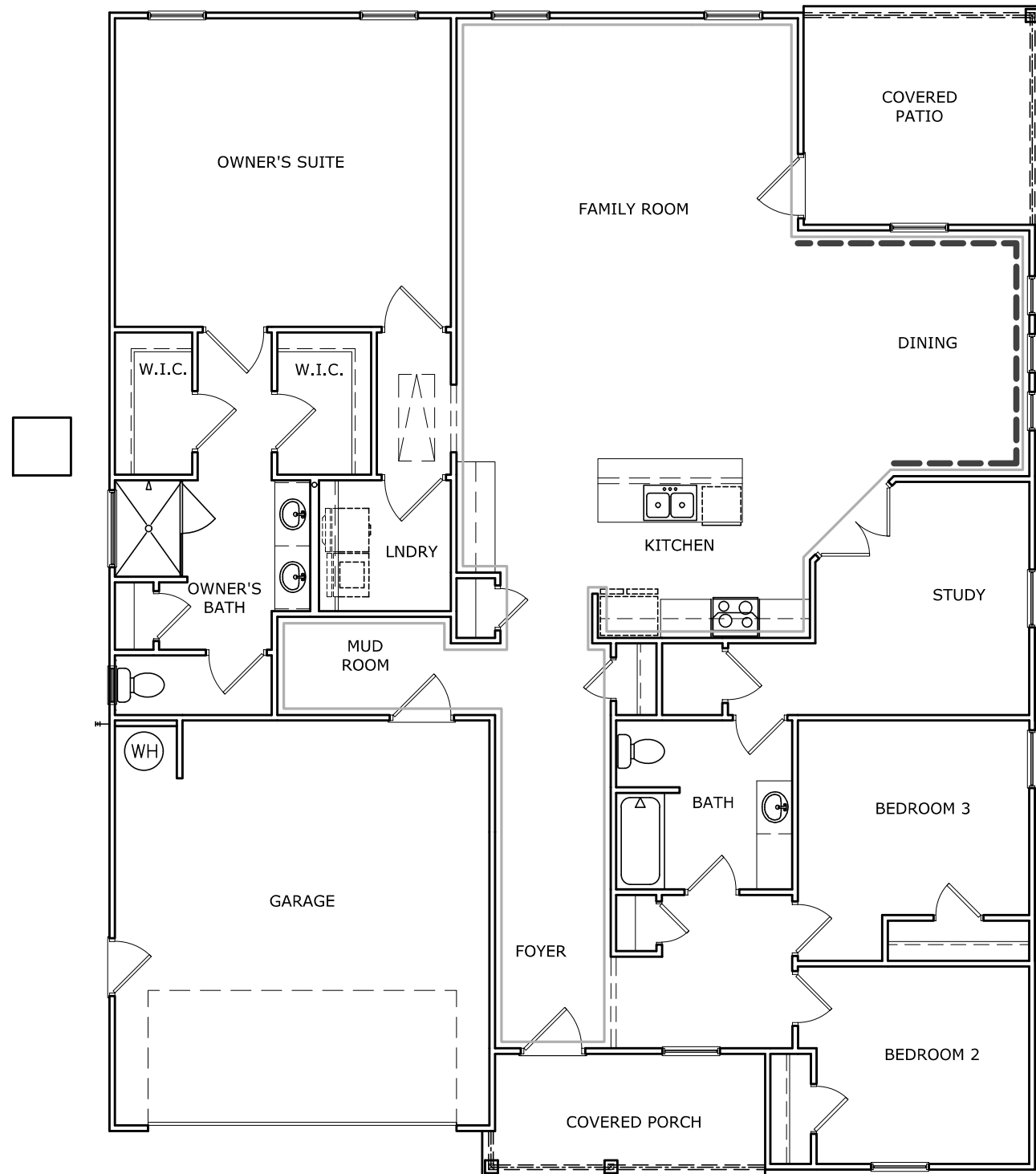
ELECTRICAL PLAN
FIRST FLOOR
AVONDALE

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TOBACCO ROAD LOT 164



TRIM LAYOUT FIRST FLOOR PLAN

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

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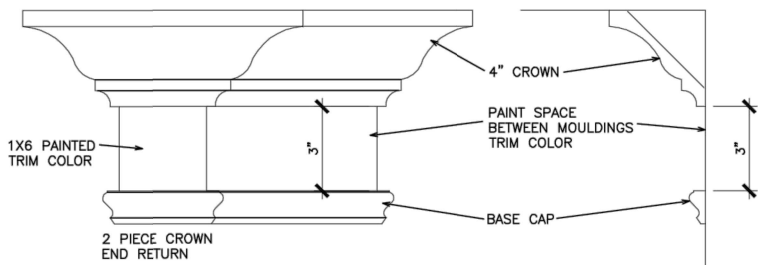
FLOOR PLAN
TRIM LAYOUT
AVONDALE

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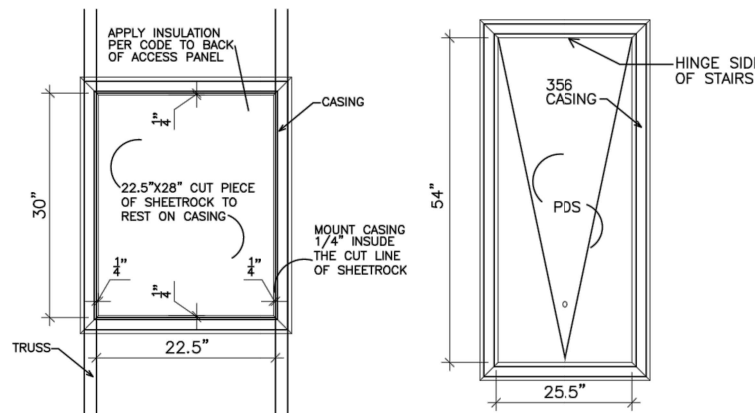
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PLAN ID:	
FND: ALL	ELEV: A
PAGE NO: A8.1	

REFER TO LOT SPECIFIC PLAN TO DETERMINE WHICH DETAILS APPLY



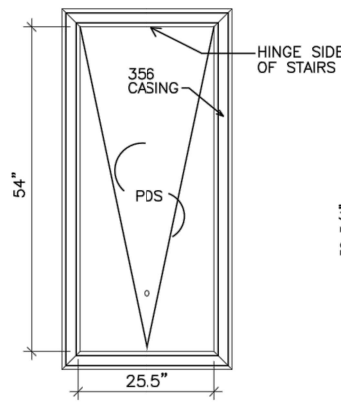
TYPICAL TWO PIECE CROWN

N.T.S.



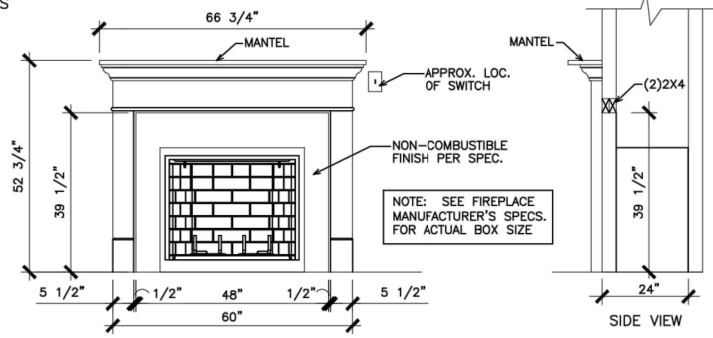
SCUTTLE HOLE DETAIL

N.T.S.



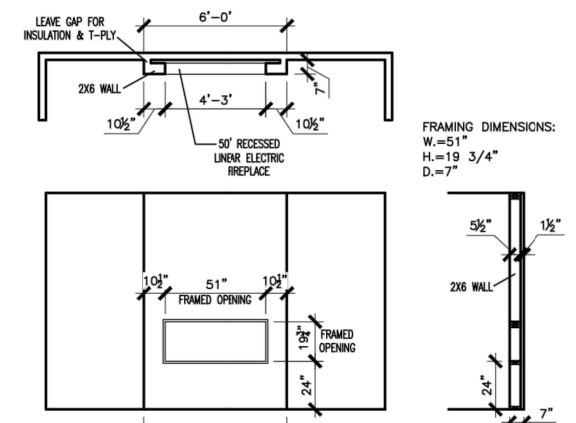
PDS TRIM DETAIL

N.T.S.



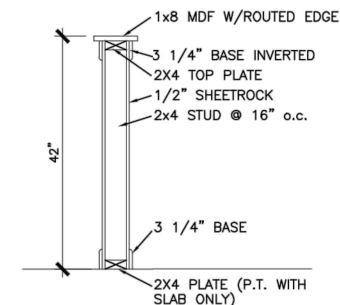
GAS/ELECTRIC FIREPLACE DETAIL WITH WESCOTT WOOD MANTEL

N.T.S.



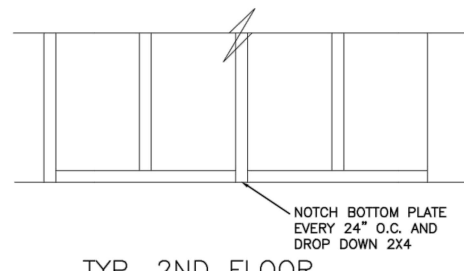
LINEAR ELECTRIC FIREPLACE DETAIL

N.T.S.



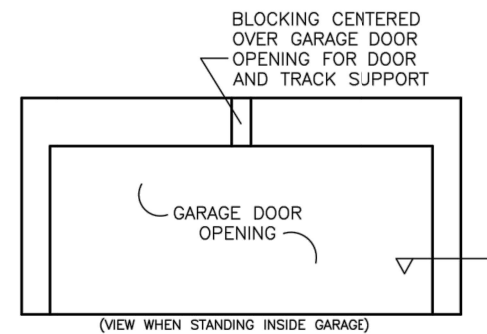
TYP. KNEEWALL SECTION

N.T.S.



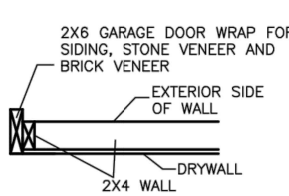
TYP. 2ND FLOOR KNEE WALL STABILITY

N.T.S.

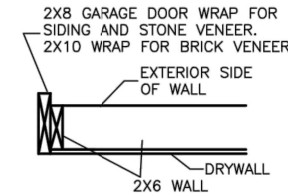


TYP. GARAGE WRAP & BLOCKING

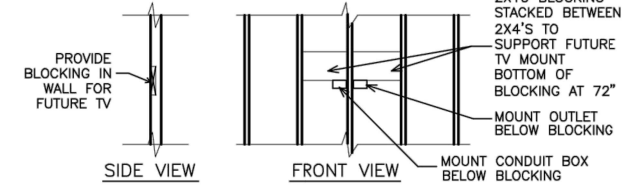
N.T.S.



SECTION VIEW 2X4 PORTAL WALL

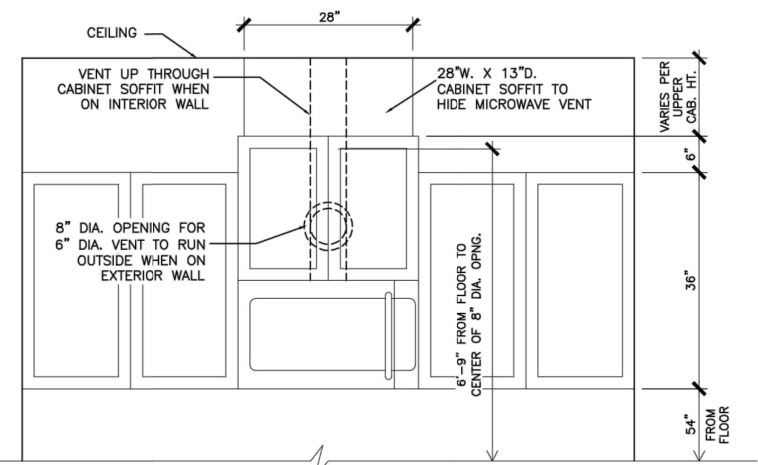


SECTION VIEWS 2X6 PORTAL WALL



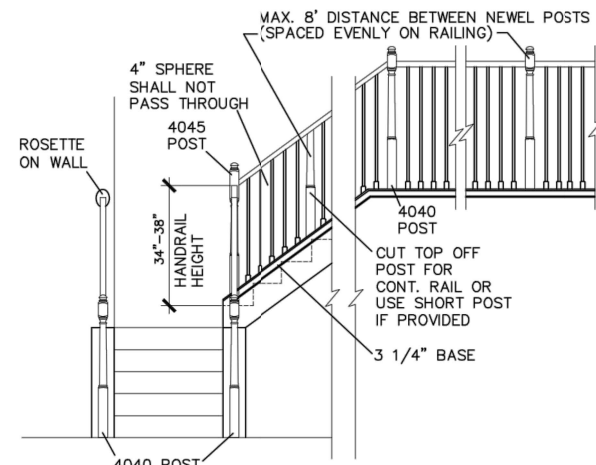
TYP. TV WALL PREP

N.T.S.



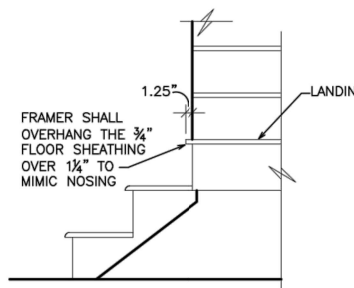
CABINET SOFFIT DETAIL ABOVE VENTED MICROWAVE W/CABINET ABOVE RANGE BUMPED UP & OUT

N.T.S.



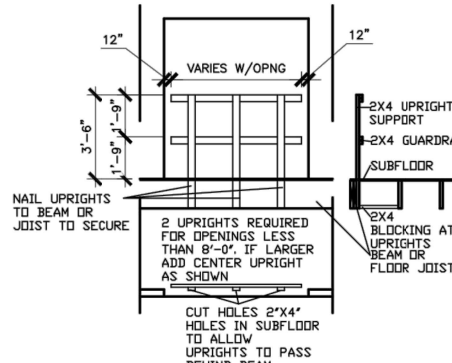
HANDRAIL/POST DETAIL @ STAIRS

N.T.S.



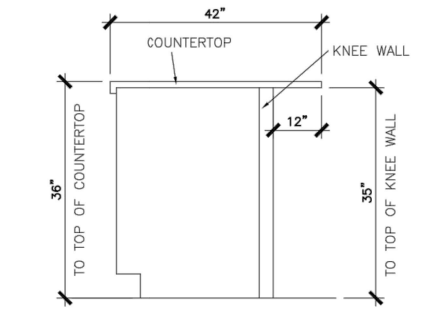
BOX STEP OVERHANG

N.T.S.



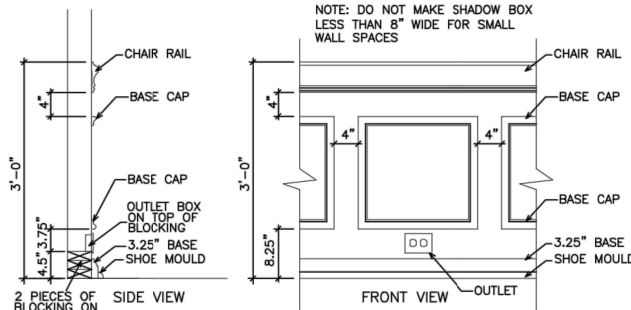
GUARD RAIL DTL. AS REQ'D

N.T.S.



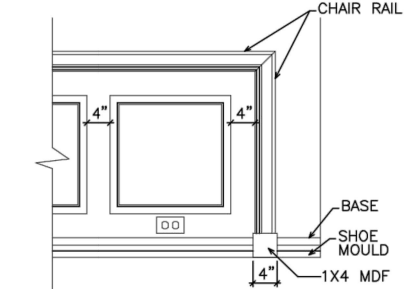
SECTION @ ISLAND KNEEWALL

N.T.S.



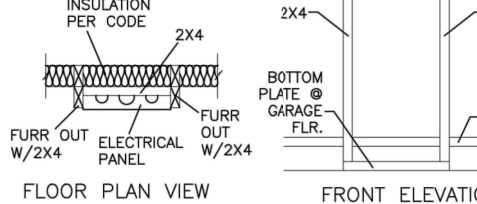
TYPICAL CHAIR RAIL & SHADOW BOX DETAIL

N.T.S.



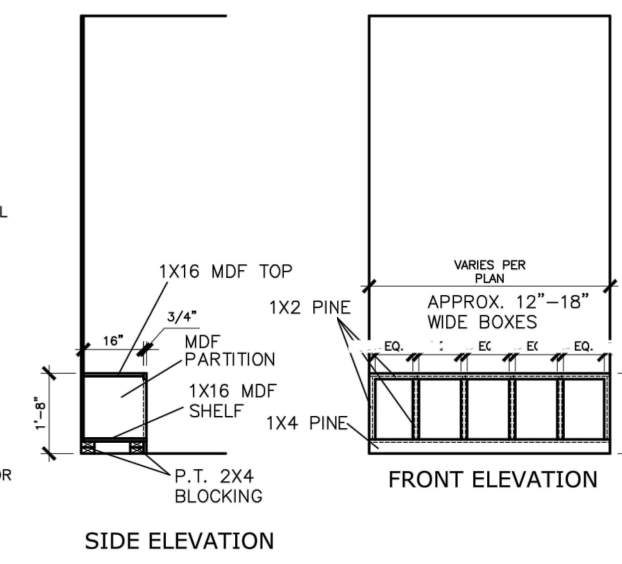
CHAIR RAIL END TRIM DETAIL

N.T.S.



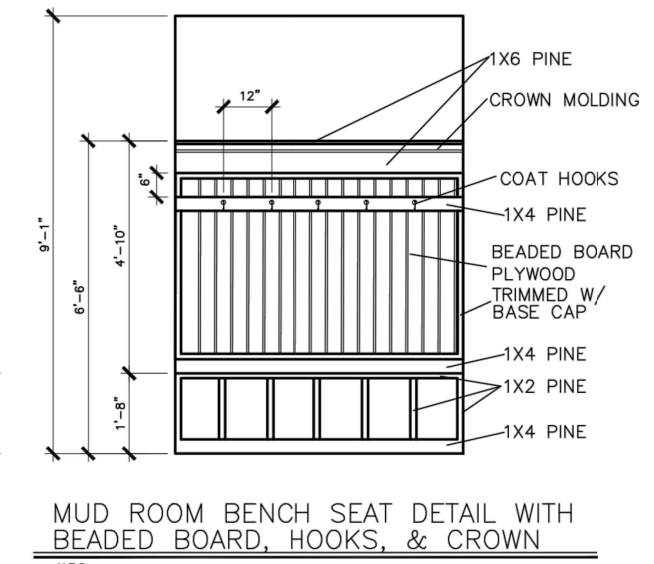
ELECTRICAL PANEL DETAIL

N.T.S.



MUD ROOM BENCH SEAT DETAIL

N.T.S.



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

N.T.S.

(IF TRIM CHOSEN WITHOUT BENCH CONTINUE TO FLOOR)

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INTERIOR TRIM
DETAILS

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PAGE NO.:	D1.1

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

Table with 3 columns: DESCRIPTION OF BLDG. ELEMENT, 3"x0.13" NAILS, and 3"x0.120" NAILS. Rows include JOIST TO SOLE PLATE, RIM TO TOP PLATE, DOUBLE STUD, etc.

* 2 1/2"x0.13 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.

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

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

ALL LINTELS: - SHALL SUPPORT 2 3/4" - 3 1/2" VENEER w/ 40 psf MAXIMUM HEIGHT.
- 8" SHALL HAVE 4" MIN. BEARING
- 10" SHALL HAVE 6" MIN. BEARING
- 12" SHALL NOT BE FASTENED BACK TO HEADER.

GENERAL STRUCTURAL NOTES

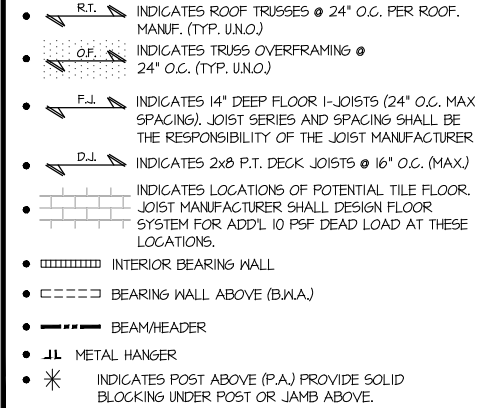
FOUNDATION

- DESIGN IS BASED ON 2018 NCSCG-RESIDENTIAL CODE & 2018 IRC WITH SOUTH CAROLINA AMENDMENTS.
FOOTING DESIGN - 2,000 PSF NET ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED.
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.

- 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)

- 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.

LEGEND



LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM: 120MPH WIND IN 2018 NCSCG-RC & 120MPH WIND IN 2018 IRC

THE DESIGN WAS COMPLETED PER 2015 & 2018 IBC (SECTION 1609) & ASCE 7, AS PERMITTED BY R301.1.3 OF THE 2018 NCSCG-RC & 2018 IRC.

DESIGN WIND UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NCSCG-RC & 2018 IRC SECTION R802.I.1.I.

EXT. WALL SHEATHING SPECIFICATION

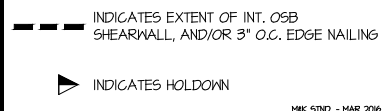
- 7/16" OSB OR 1/32" PLYWOOD: FASTEN SHEATHING w/ 2 3/8"x0.113 NAILS @ 6" O.C. AT EDGES @ 12" O.C. IN THE PANEL FIELD.
ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.

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.

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.



FLOOR FRAMING

- I-JOISTS SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA.
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).

- 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 'STURD-I-FLOOR' 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES.
WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.

ROOF FRAMING

- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL).
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 RTTA CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS.
ERECT AND INSTALL ROOF TRUSSES PER WPCA & TP1'S BC01 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."

- ROOF TRUSS SHOP DWGS. SHALL BE SUBMITTED TO ARCH. & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
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).

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.

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.

GENERAL STRUCTURAL NOTES

- DESIGN IS BASED ON 2018 NCSCG-RESIDENTIAL CODE & 2018 IRC WITH SOUTH CAROLINA AMENDMENTS.
WOOD FRAME ENGINEERING IS BASED ON NDS, 'NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION' - LATEST EDITION.

- DESIGN LOADS:
ROOF: LIVE = 20 PSF; DEAD = 7 PSF T.C., 10 PSF B.C.; LOAD DURATION FACTOR = 1.25
FLOOR: LIVE = 40 PSF (30 PSF @ SLEEPING AREAS); DEAD = 10 PSF (1-JOISTS); ADD'L 10 PSF @ CERAMIC TILE IN BATHS & LAUND.
SOIL: 2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)

GENERAL FRAMING

- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD CONNECTIONS TABLE (IRC TABLE R602.3(I)) OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION.

- 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.

- 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.

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

- 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=1.8x10^6 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.

- 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.

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

- CORROSION NOTES:
• BUILDER RESPONSIBLE TO DETERMINE CORROSION-RESISTANCE REQUIREMENTS AND COMPATIBILITY OF HARDWARE, FASTENERS AND CONNECTORS FOR ENVIRONMENTAL EXPOSURE AND IN CONTACT w/ PRESERVATIVE-TREATED WOOD OF ACTUAL FINAL CONDITIONS AND SOURCED MATERIALS.
• ALL FASTENERS AND CONNECTORS EXPOSED TO SALT WATER (WITHIN 300' OF SALT WATER SHORELINE, INCLUDING VENTED SPACES) SHALL BE STAINLESS STEEL.



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3625 Southpark Parkway, Suite 365 - Alpharetta, GA 30022
978-777-4874 - mulhern@mulhernkulp.com

NC License # C-3825

Mulhern+Kulp project number: 256-21001

project mgr: SMK
drawn by: MJF
issue date: 07-25-2023

REVISIONS:
date: initial:

date: initial:

SMITH DOUGLAS HOMES

GENERAL STRUCTURAL NOTES

AVONDALE MODEL
120 MPH WIND ZONE
NORTH CAROLINA

sheet:

TOBACCO Lot 164

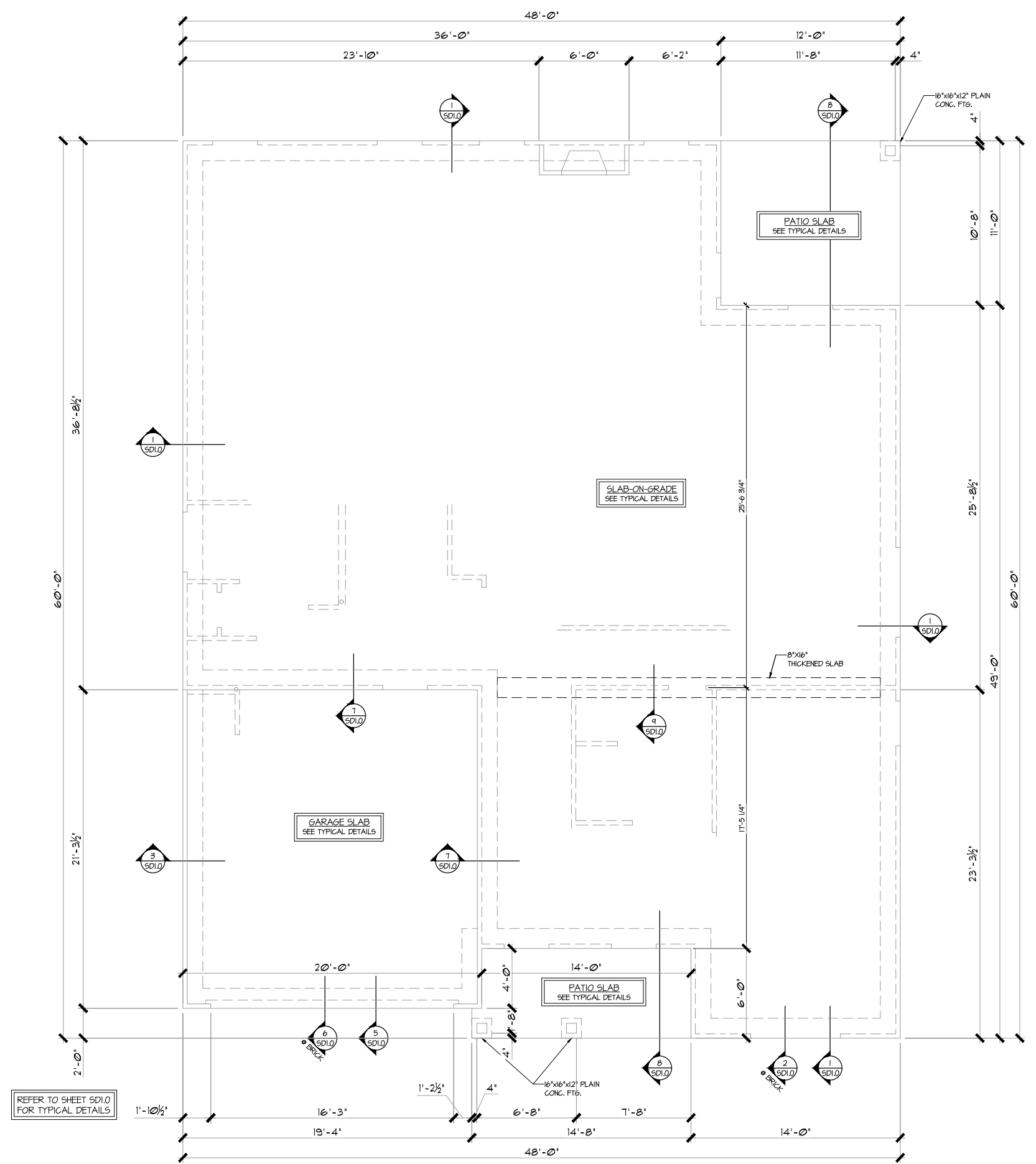
SO.0

Mulhern+Kulp project number:	256-21001
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date:	initial:

SMITH DOUGLAS
 HOMES

**TOBACCO
 Lot 164**

REFER TO S0.0 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.J.** 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 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.

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

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

sheet:
S1.0M

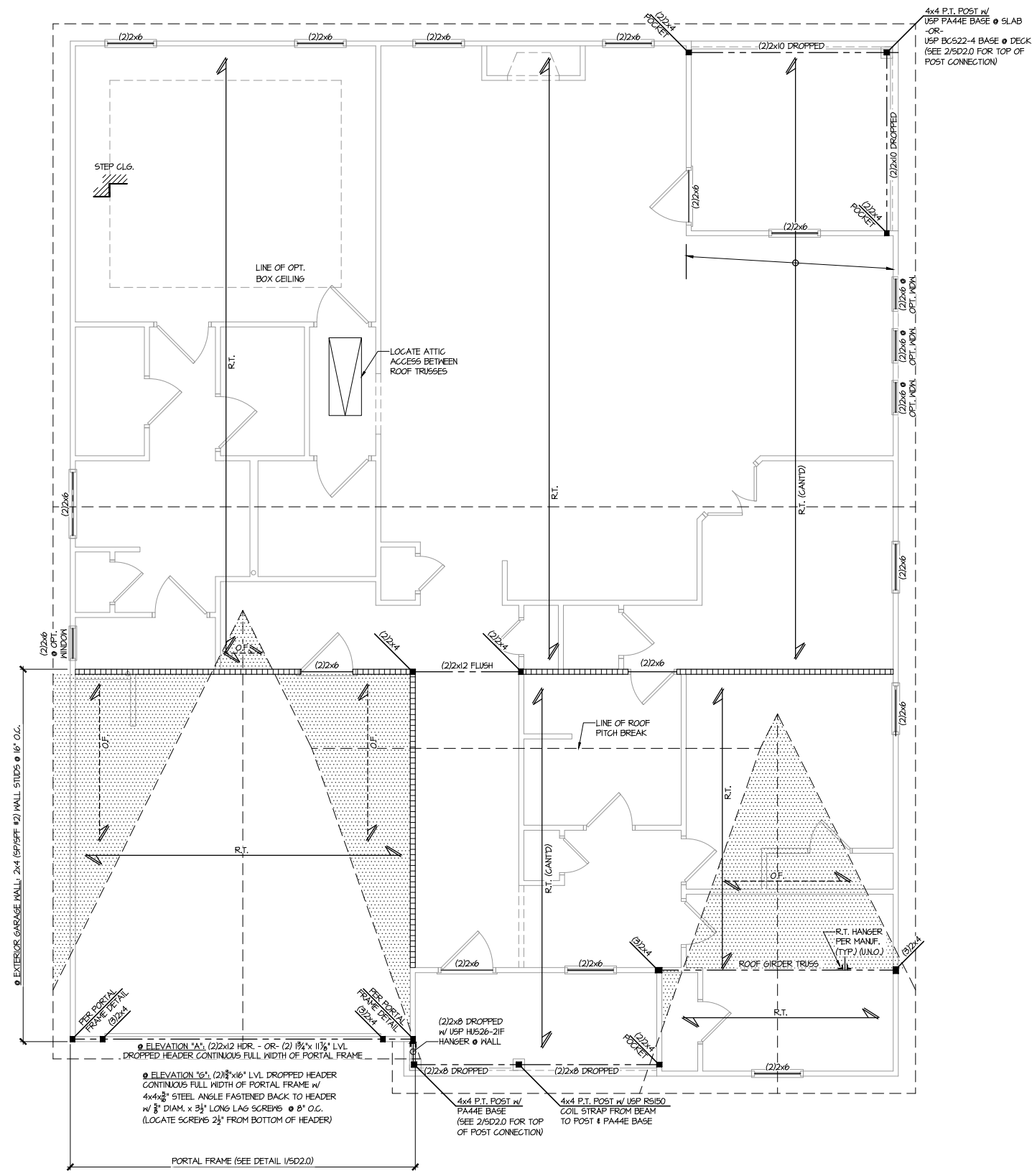
REVISIONS:	
date:	initial:

SMITH DOUGLAS
 HOMES

**TOBACCO
 Lot 164**

REFER TO S0.0 FOR TYPICAL
 STRUCTURAL NOTES & SCHEDULES

ROOF FRAMING PLAN
AVONDALE MODEL
 120 MPH WIND ZONE
 NORTH CAROLINA

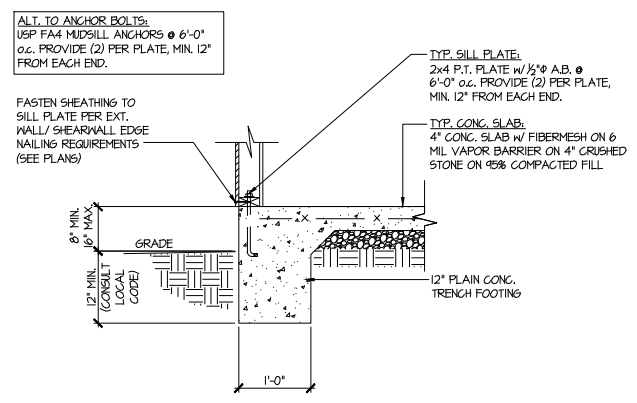


EXTERIOR GARAGE POSTS
 AND WALL STUDS HAVE
 BEEN DESIGNED FOR A
 MAX 11'-6\"/>

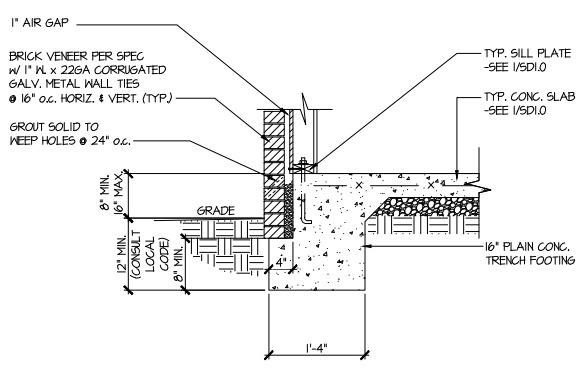
LEGEND

- INDICATES ROOF TRUSSES @ 24\"/>
- INDICATES TRUSS OVERFRAMING @ 24\"/>
- INDICATES 14\"/>
- INDICATES 2x8 P.T. DECK JOISTS @ 16\"/>
- 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.

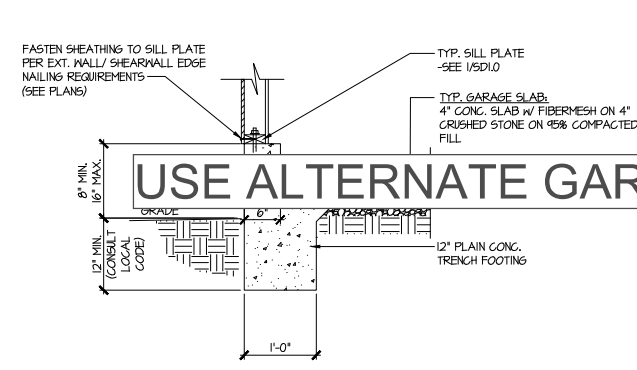
ROOF FRAMING PLAN (ELEV. "A") (ELEV. "G" SIM.)
 SCALE: 1/4"=1'-0" ON 22x34
 1/8"=1'-0" ON 11x17



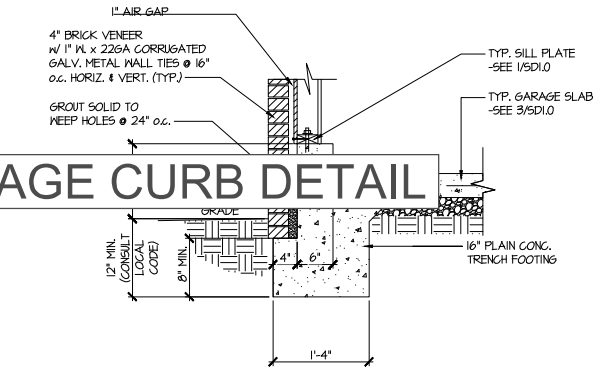
1 TYPICAL SLAB ON GRADE PERIMETER FOOTING



2 TYPICAL SLAB ON GRADE PERIMETER FOOTING w/ BRICK VENEER

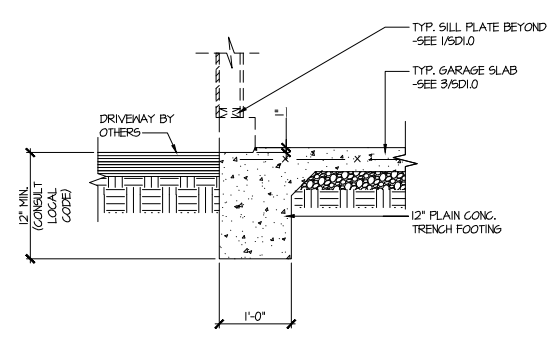


3 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING

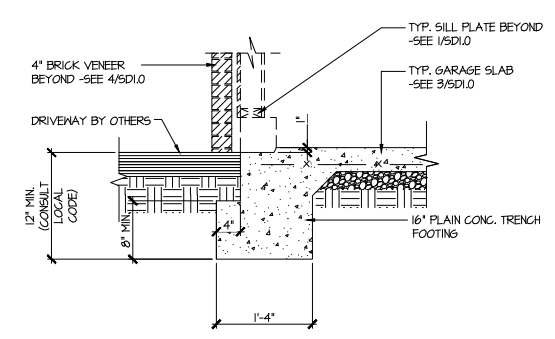


4 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING w/ BRICK VENEER

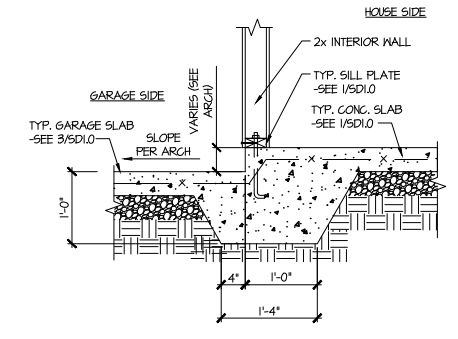
USE ALTERNATE GARAGE CURB DETAIL



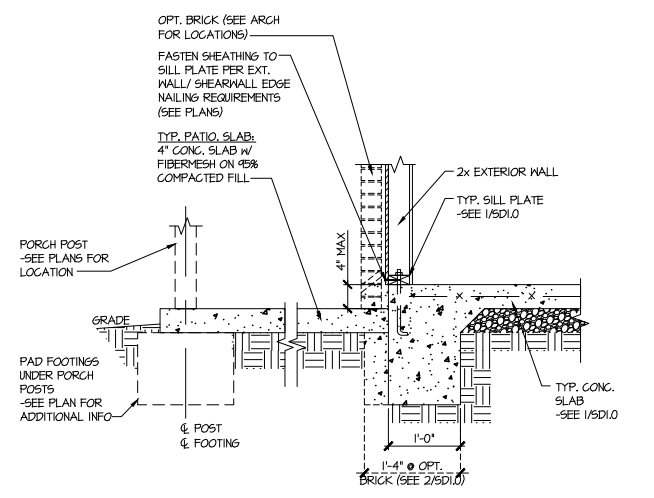
5 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING



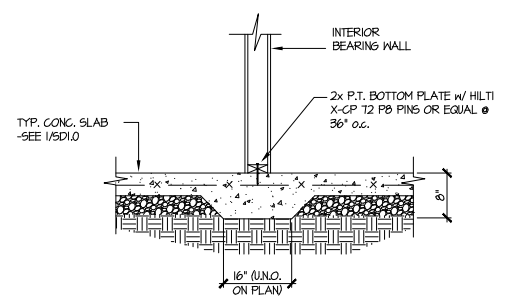
6 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING w/ BRICK VENEER



7 TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING



8 TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO



9 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL

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 NC License # C-3825

Mulhern+Kulp project number:
 256-21001

project mgr: SMK
 drawn by: MJF
 issue date: 07-25-2023

REVISIONS:
 date: initial:

SMITH DOUGLAS
 HOMES

FOUNDATION DETAILS
 AVONDALE MODEL
 120 MPH WIND ZONE
 NORTH CAROLINA

TOBACCO
 Lot 164

sheet:
SD1.0



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RESIDENTIAL STRUCTURAL ENGINEERING

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

August 18, 2023

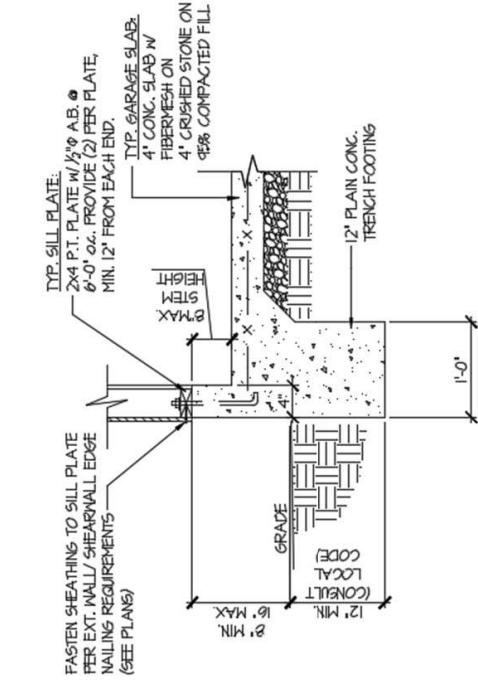
Jody Hunt
Director of Product Development
SMITH DOUGLAS HOMES
110 Village Trail, Suite 215
Woodstock, GA 30188

ALTERNATE GARAGE CURB DETAIL
Smith Douglas Homes

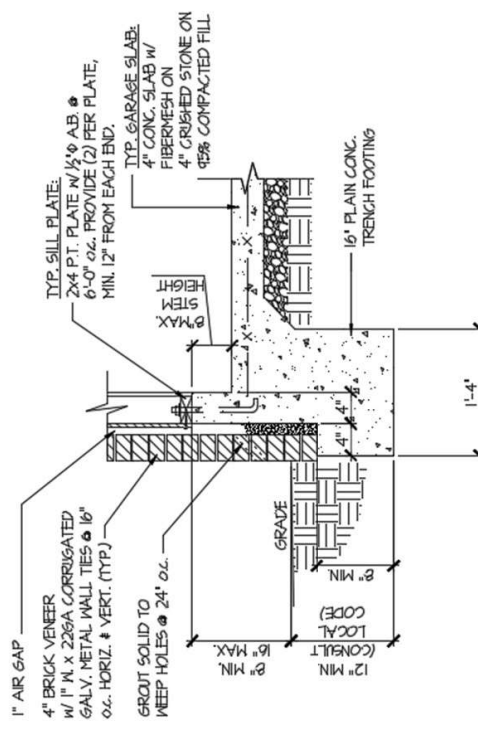
Reference
Current Structural Plans prepared by Mulhern & Kulp

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

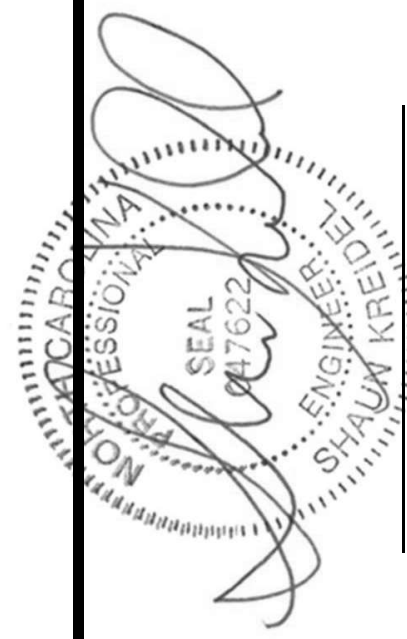
Please feel free to call if you have any questions.

Respectfully,

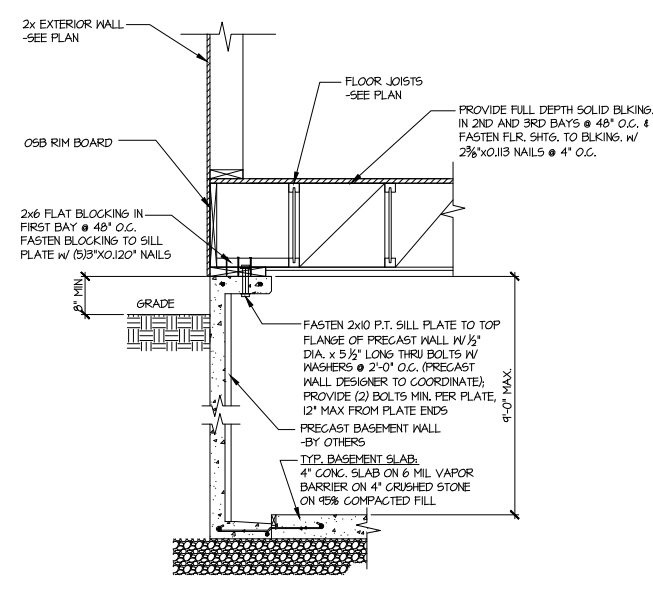
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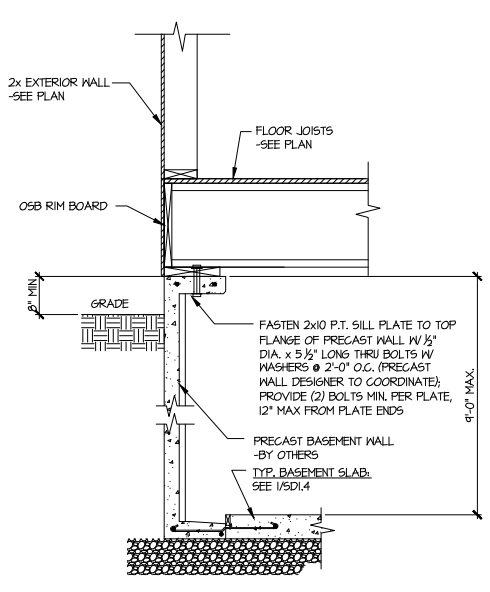
Shaun M. Kreidel, P.E. Project Manager + Atlanta Office Director



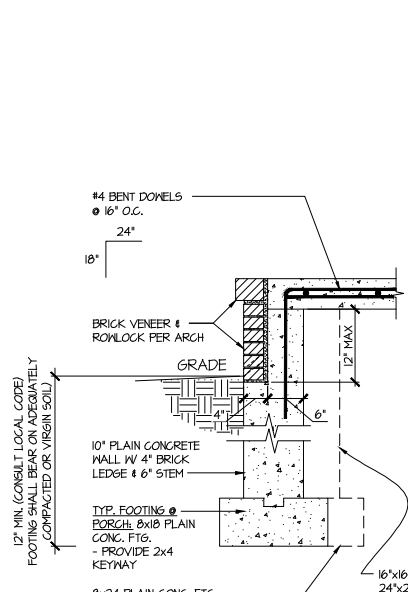
Signature + Seal 08/18/2023



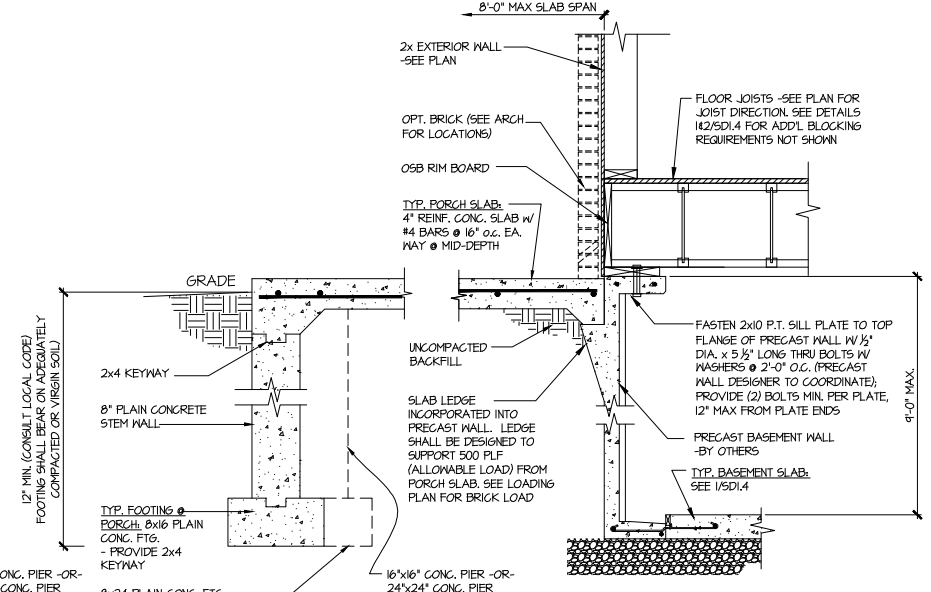
1 SECTION
 SCALE: 3/4"=1'-0"



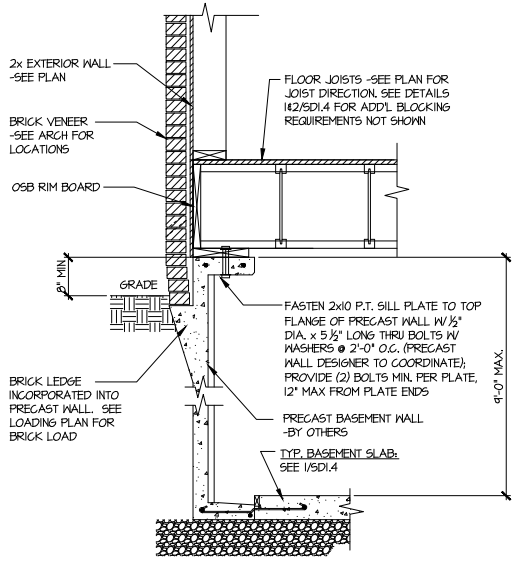
1A SECTION
 SCALE: 3/4"=1'-0"



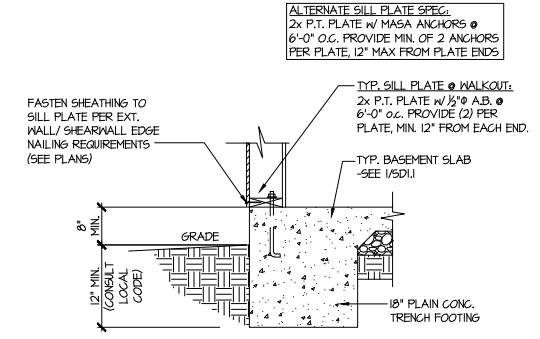
3 SECTION
 SCALE: 3/4"=1'-0"



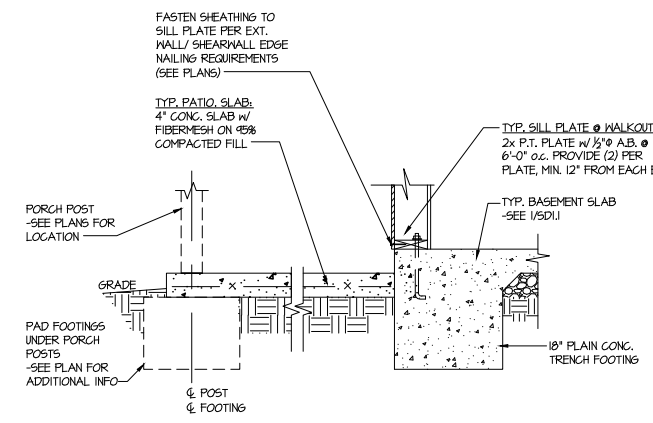
3 SECTION
 SCALE: 3/4"=1'-0"



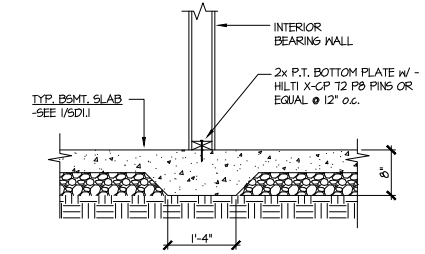
2 SECTION
 SCALE: 3/4"=1'-0"



4 TYPICAL BASEMENT FOUNDATION @ WALKOUT

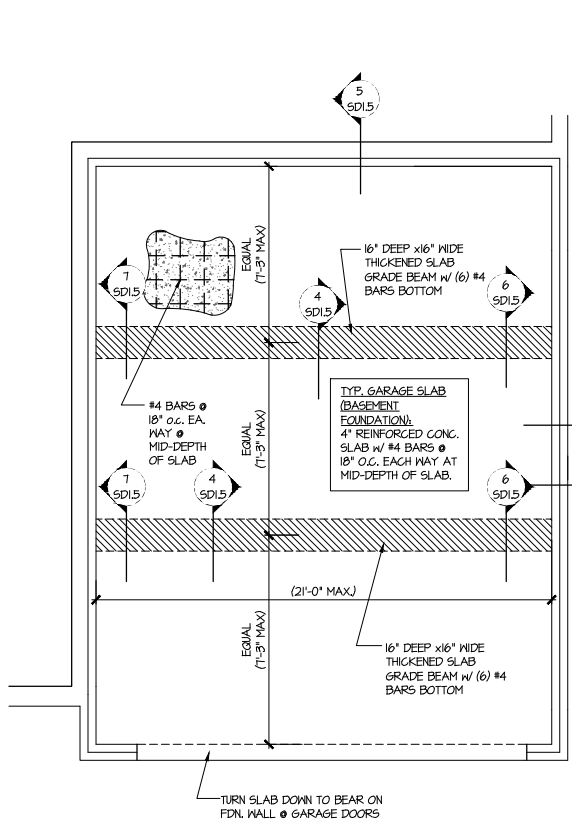


5 TYPICAL BASEMENT FOUNDATION @ WALKOUT

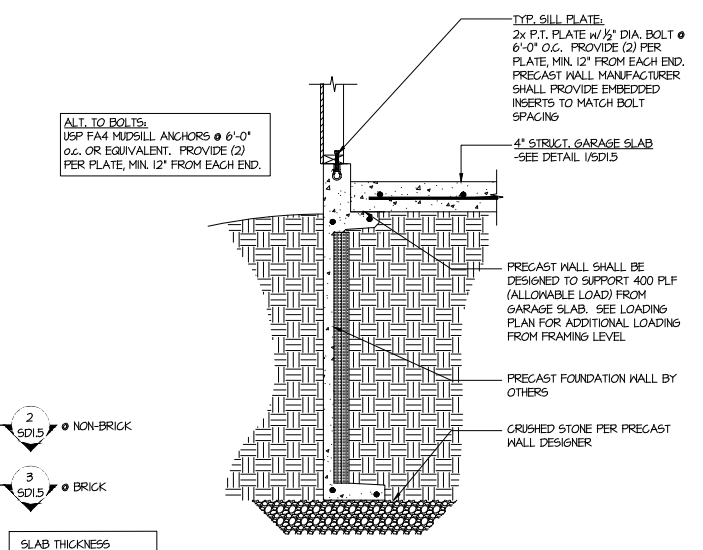


6 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL

**TOBACCO
 Lot 164**

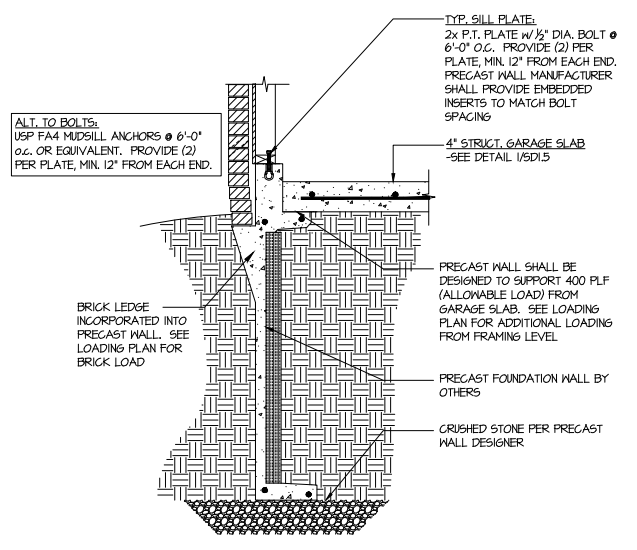


1 GENERIC FOUNDATION PLAN KEY @ GARAGE
 SCALE: 1/4"=1'-0"

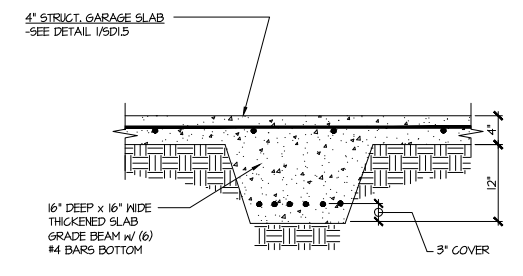


2 TYPICAL PERIMETER FOOTING @ GARAGE - BASEMENT FOUNDATION
 2 SD1.5 @ NON-BRICK
 3 SD1.5 @ BRICK

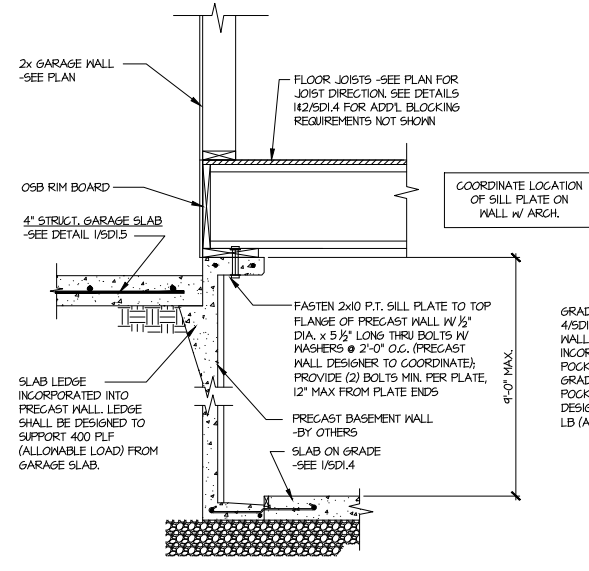
SLAB THICKNESS SHOWN IS MIN. THICKNESS REQ'D - SLOPE OF SLAB SHALL NOT COMPROMISE MIN. THICKNESS
 SEE ARCHITECTURAL PLANS FOR ACTUAL GARAGE DIMENSIONS



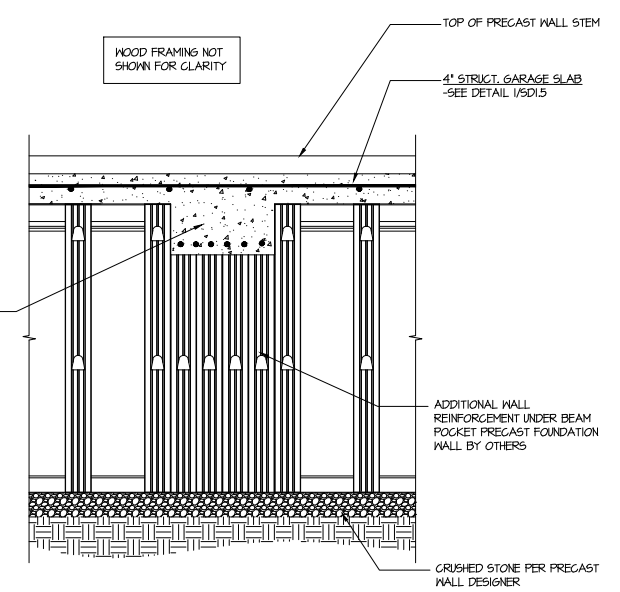
3 TYPICAL PERIMETER FOOTING @ GARAGE - BASEMENT FOUNDATION (BRICK)



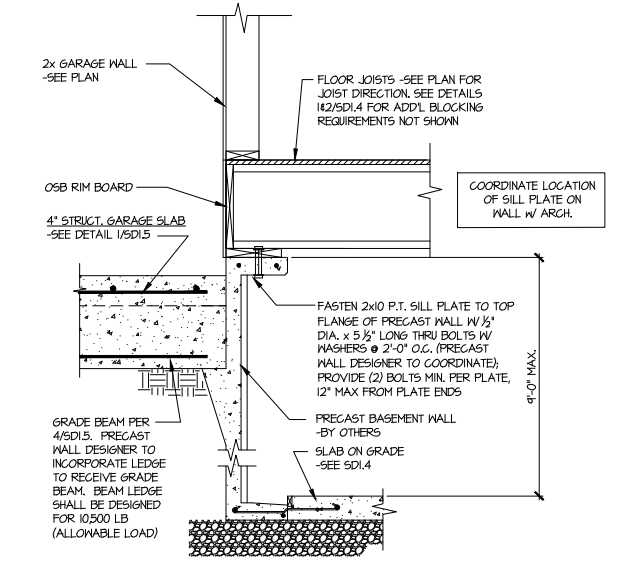
4 TYPICAL CONCRETE GRADE BEAM @ GARAGE FDN.
 SCALE: 3/4"=1'-0"



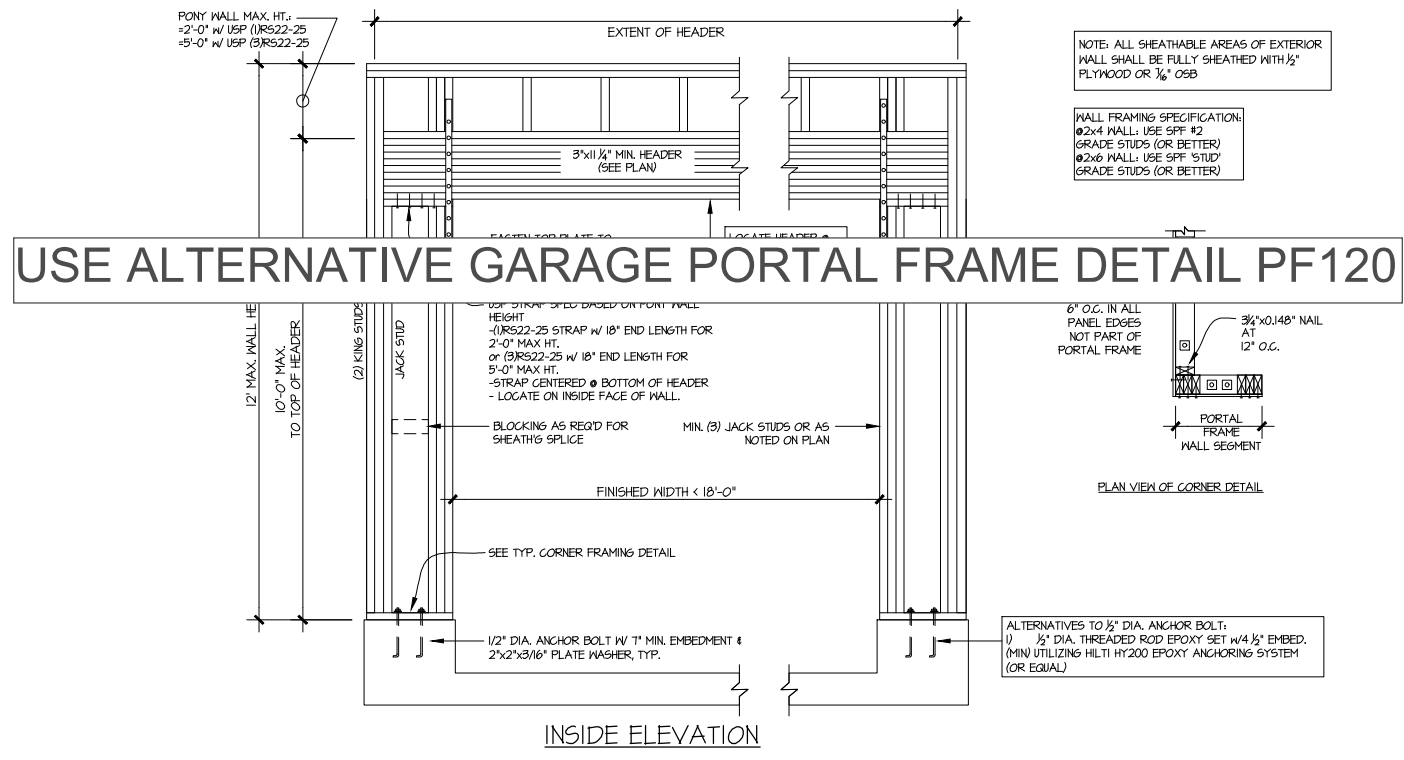
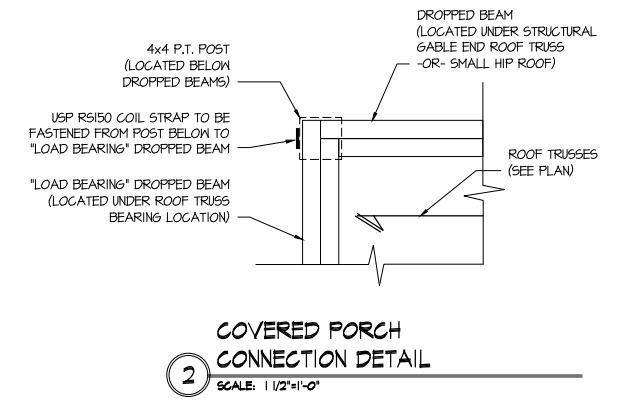
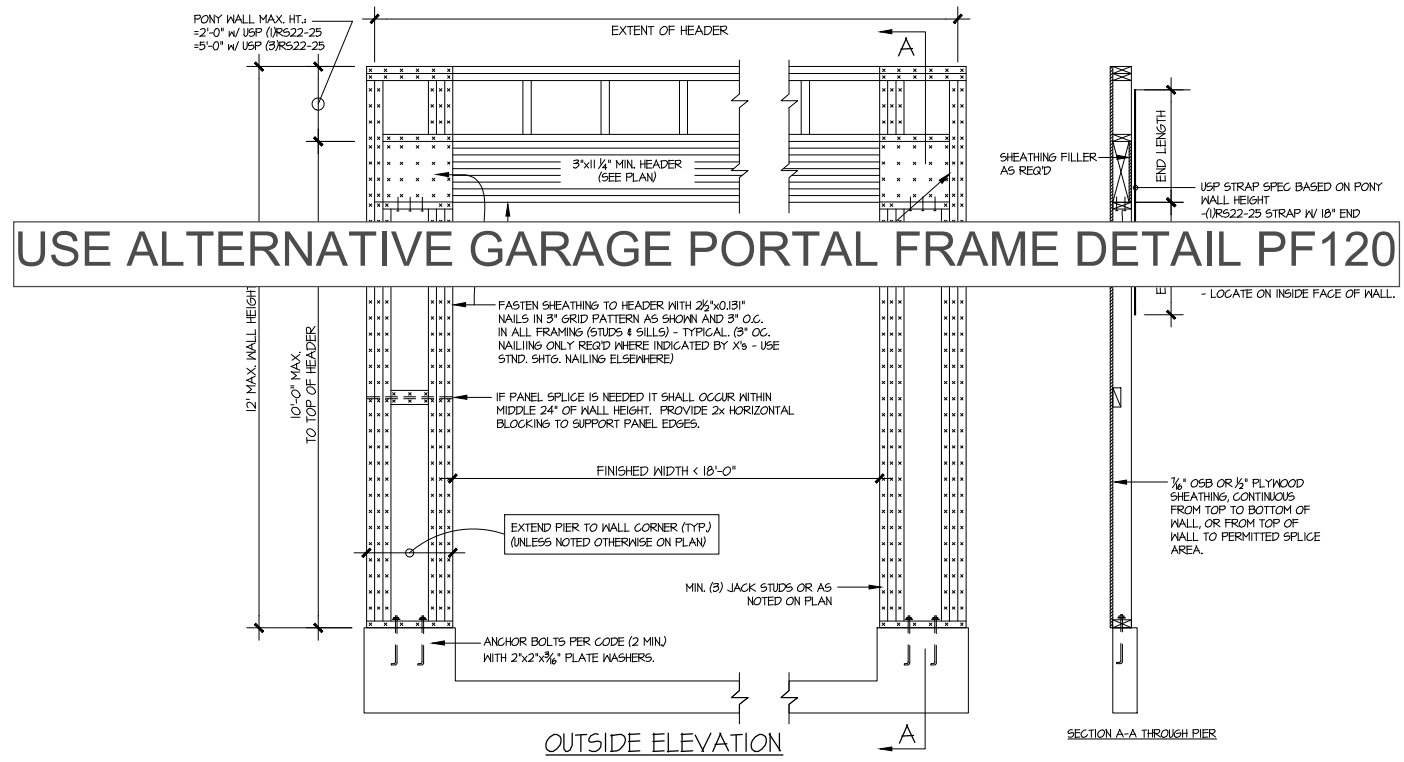
5 CONCRETE BSMT. FDN. WALL @ GARAGE



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



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



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

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Mulhern+Kulp project number:
 256-21001

project mgr: SMK
 drawn by: MJF
 issue date: 07-25-2023

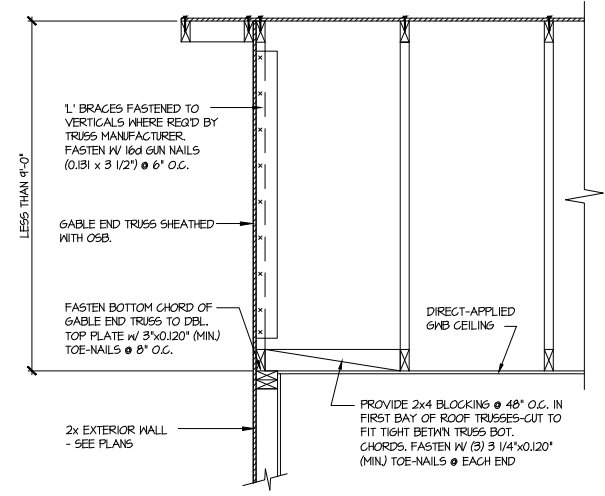
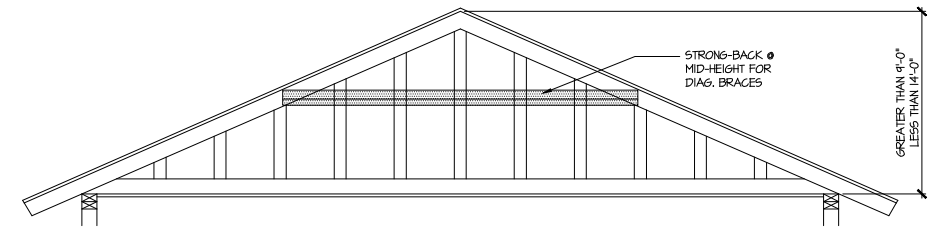
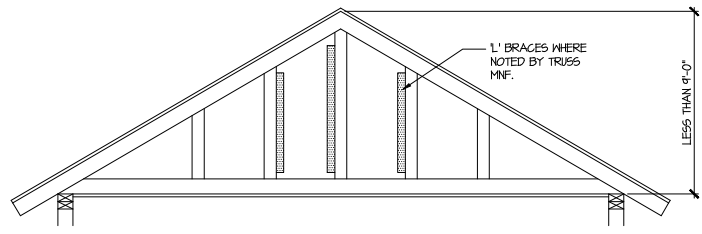
REVISIONS:
 date: initial:

SMITH DOUGLAS
 HOMES

FRAMING DETAILS

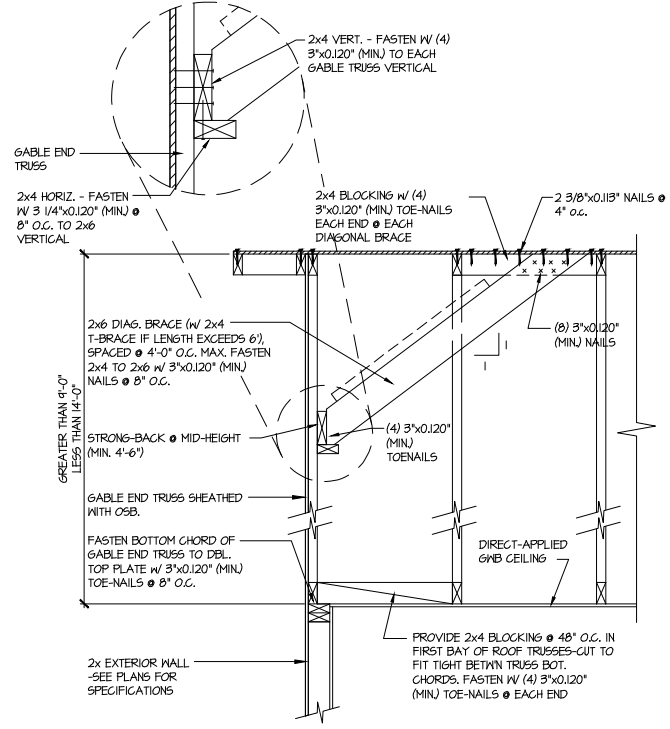
AVONDALE MODEL

120 MPH WIND ZONE
 NORTH CAROLINA



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.

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 770-777-8974 - mulhern+kulp.com
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REVISIONS:
 date: initial:

SMITH DOUGLAS
 HOMES

FRAMING DETAILS
 AVONDALE MODEL
 120 MPH WIND ZONE
 NORTH CAROLINA

TOBACCO
 Lot 164

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.

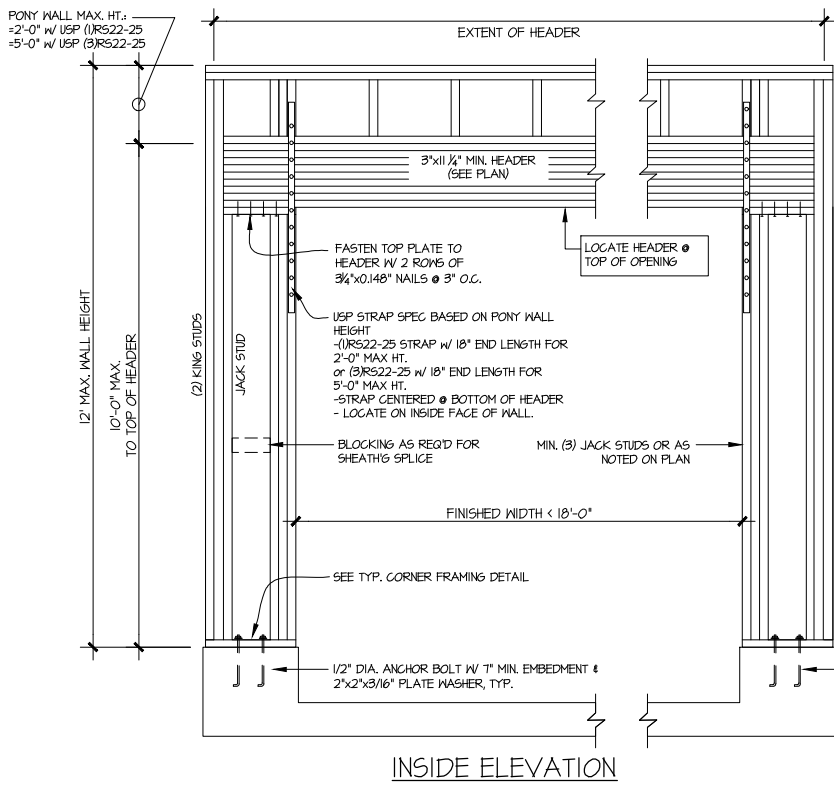
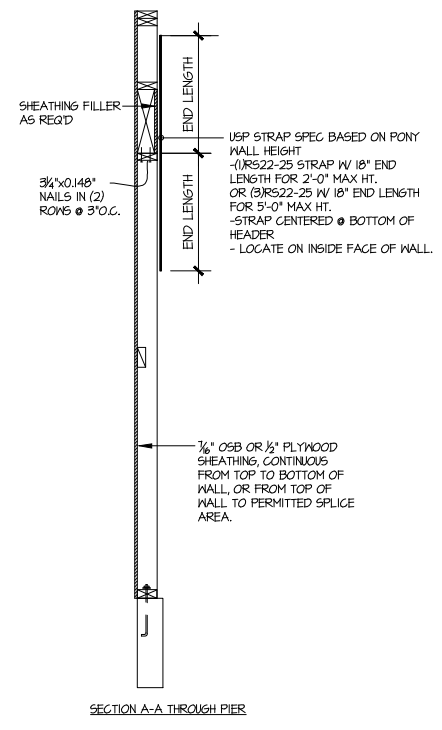
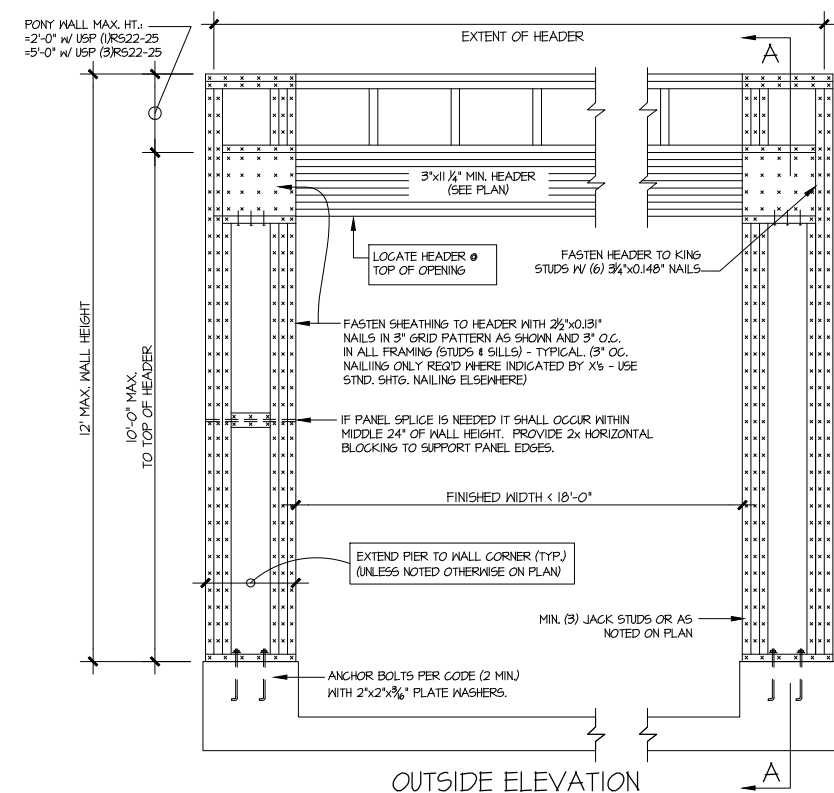
Respectfully,

MULHERN & KULP STRUCTURAL ENGINEERING, INC.

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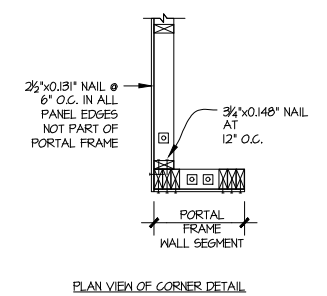
Shaun M. Kreidel, P.E. Project Manager + Atlanta Office Director

Signature + Seal 07/28/2023



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

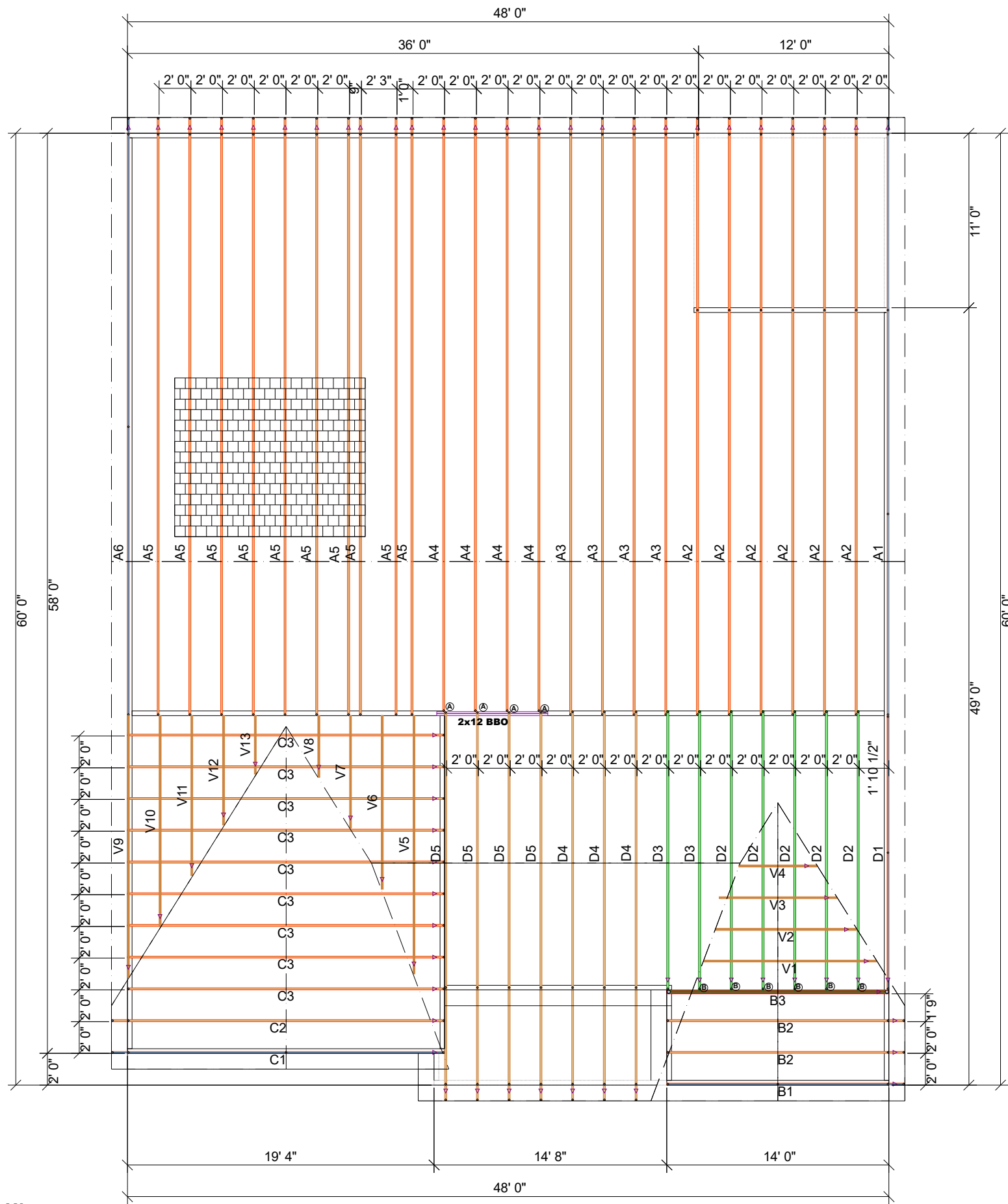
SCALE: N.T.S.

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

TOBACCO
Lot 164

THIS IS A TRUSS PLACEMENT DIAGRAM (TPD) ONLY, NOT AN ENGINEERED DOCUMENT. Trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual truss design drawings (TDDs) for each truss design identified on the TPD. The Contractor is responsible for the temporary bracing of the roof and floor system, and the building designer is responsible for the permanent bracing of the roof and floor system and the overall structure. The design of the support structure including but not limited to headers, beams, walls, and columns is also the responsibility of the building designer. For general guidance regarding installation and bracing, consult "Building Component Safety Information (BCSI)" available from the SBC Association (www.sbcassociations.com). It is the responsibility of the General Contractor to verify that the provided component layout matches the final intended construction plans, loading conditions, and use. If they do not, it is the responsibility of the General Contractor to notify UFP and provide plans containing the latest specifications and designs. UFP will not be responsible for plan changes by others after final approval of shop drawings, or for errors or modifications made on-site during construction. DO NOT CUT, NOTCH, DRILL, OR OTHERWISE "REPAIR" MANUFACTURED TRUSSES IN ANY WAY WITHOUT PRIOR WRITTEN AUTHORIZATION BY A LICENSED PROFESSIONAL DESIGNATED BY UFP. The Framing is responsible to verify all dimensions, including adjusting member spacing within tolerances to allow for the drop and rise of plumbing/HVAC, unless noted otherwise. Truss-to-wall connections, if shown, are for uplift only and do not consider lateral loads. All connectors on this project are to be installed per the connector manufacturer's specifications. All connectors shown that are not truss-to-truss are suggestions only and are to be verified by the Building Designer or Engineer of Record for suitability to this particular project. UFP accepts no responsibility for the specific application or suitability of any connector that is not truss-to-truss as they apply to this specific structure.

PLACEMENT PLAN

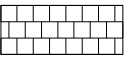


THESE VALUES ARE APPROXIMATE ONLY

ROOF AREA	3205.42 ft ² sq ft
RIDGE LINE	90.4 ft
VALLEY LINES	84.25 ft
HIP LINES	0 ft

AVONDALE ADG

HVAC



4	FACE MOUNT HANGER	HUS26	A
6	FACE MOUNT HANGER	JUS26	B

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

REVISIONS	DESCRIPTION	DSN
DATE		

DESIGNER JNN
LAYOUT DATE 11/1/22
ARCH DATE -
STRUC DATE -
JOB #: MASTER

SMITH DOUGLAS

AVONDALE ADG



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