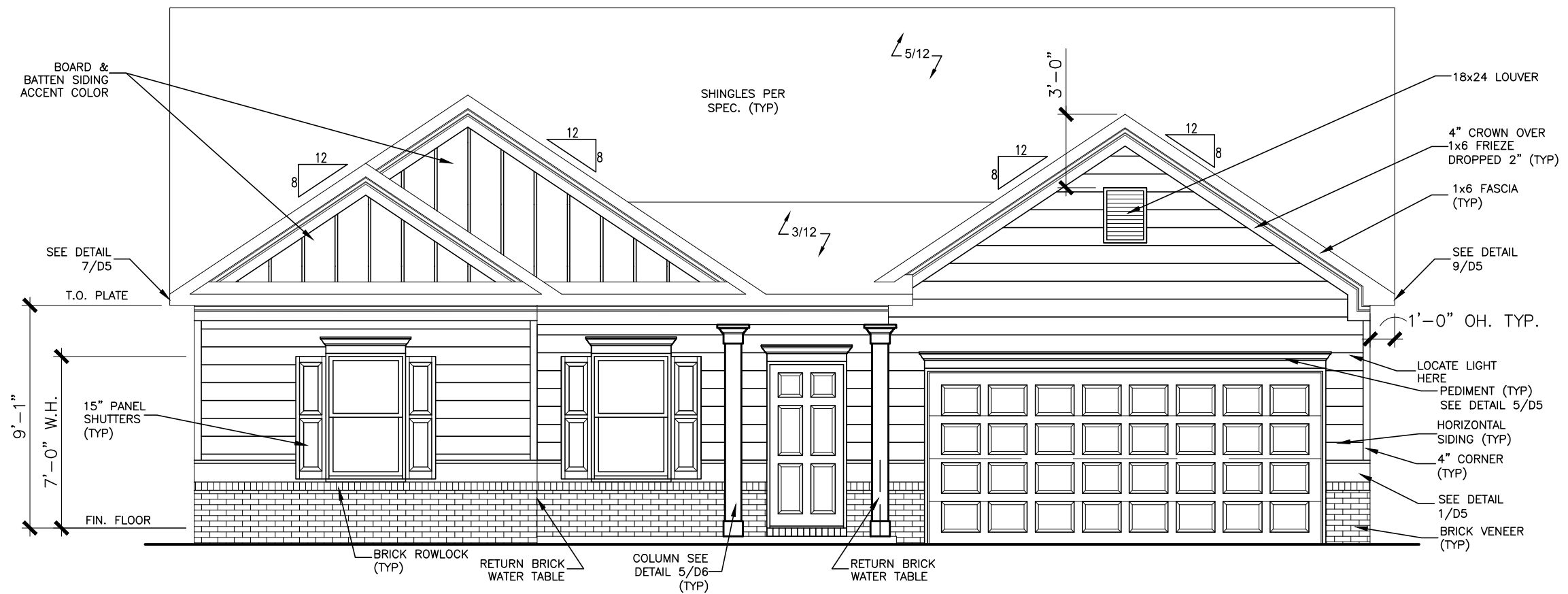


ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

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

DUNCANS CROSSING LOT 55



FRONT ELEVATION "B"

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

BY	REVISION	DATE
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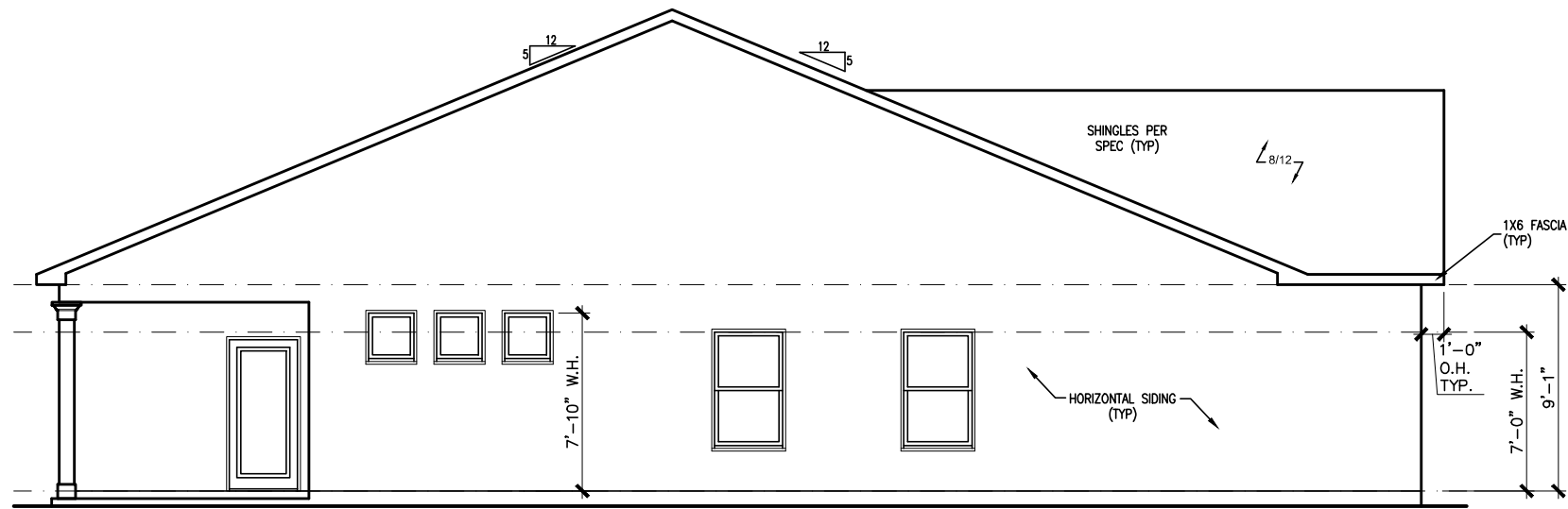
ELEVATIONS
FRONT ELEVATION
AVONDALE

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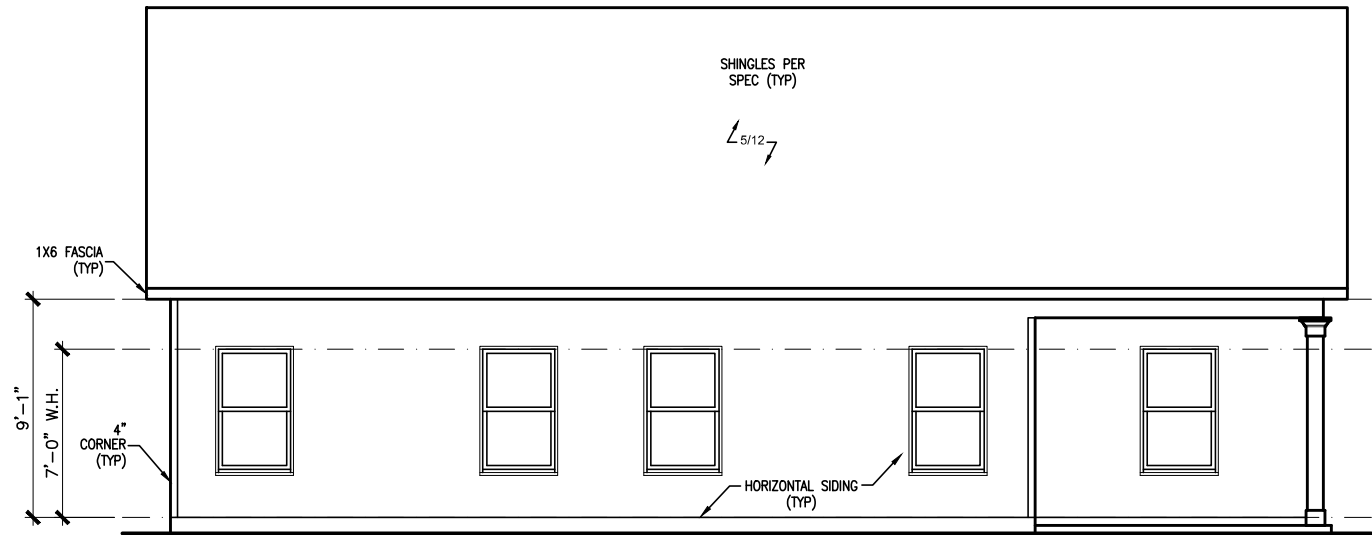
BY: SL	CH: AW
DATE: 7/18/2024	
FACADE OPT: B	
PLAN ID:	
FND: ALL	ELEV: B
PAGE NO: A1.1	

DUNCANS CROSSING LOT 55



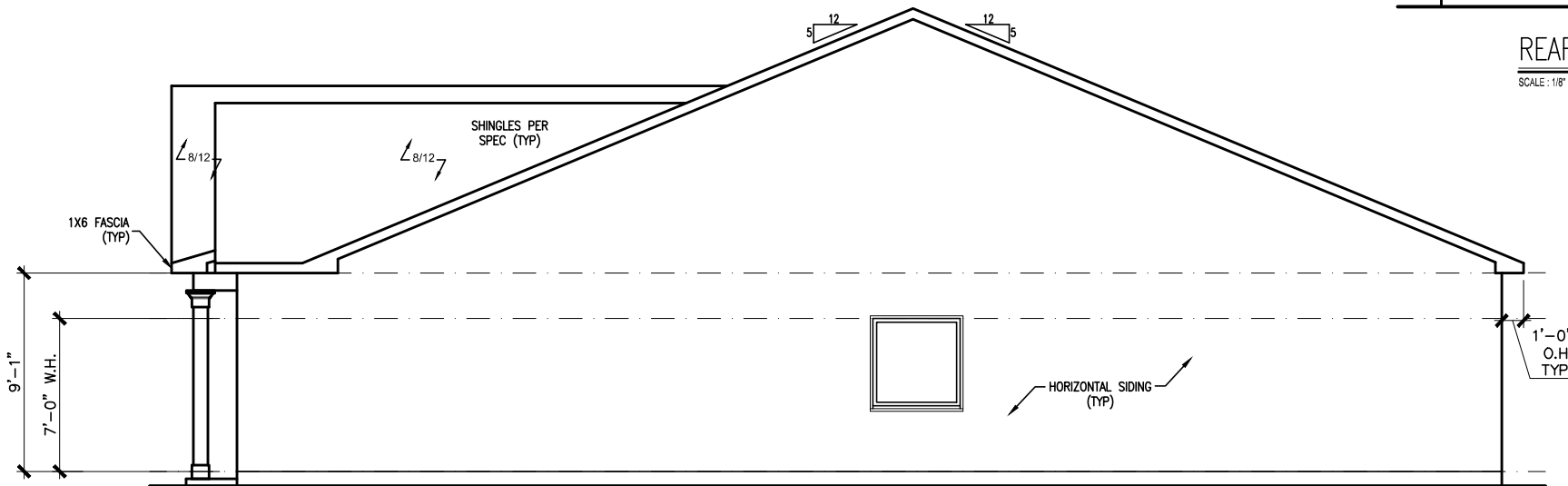
LEFT ELEVATION "B"

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



REAR ELEVATION "B"

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



RIGHT ELEVATION "B"

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

BY	REVISION	DATE



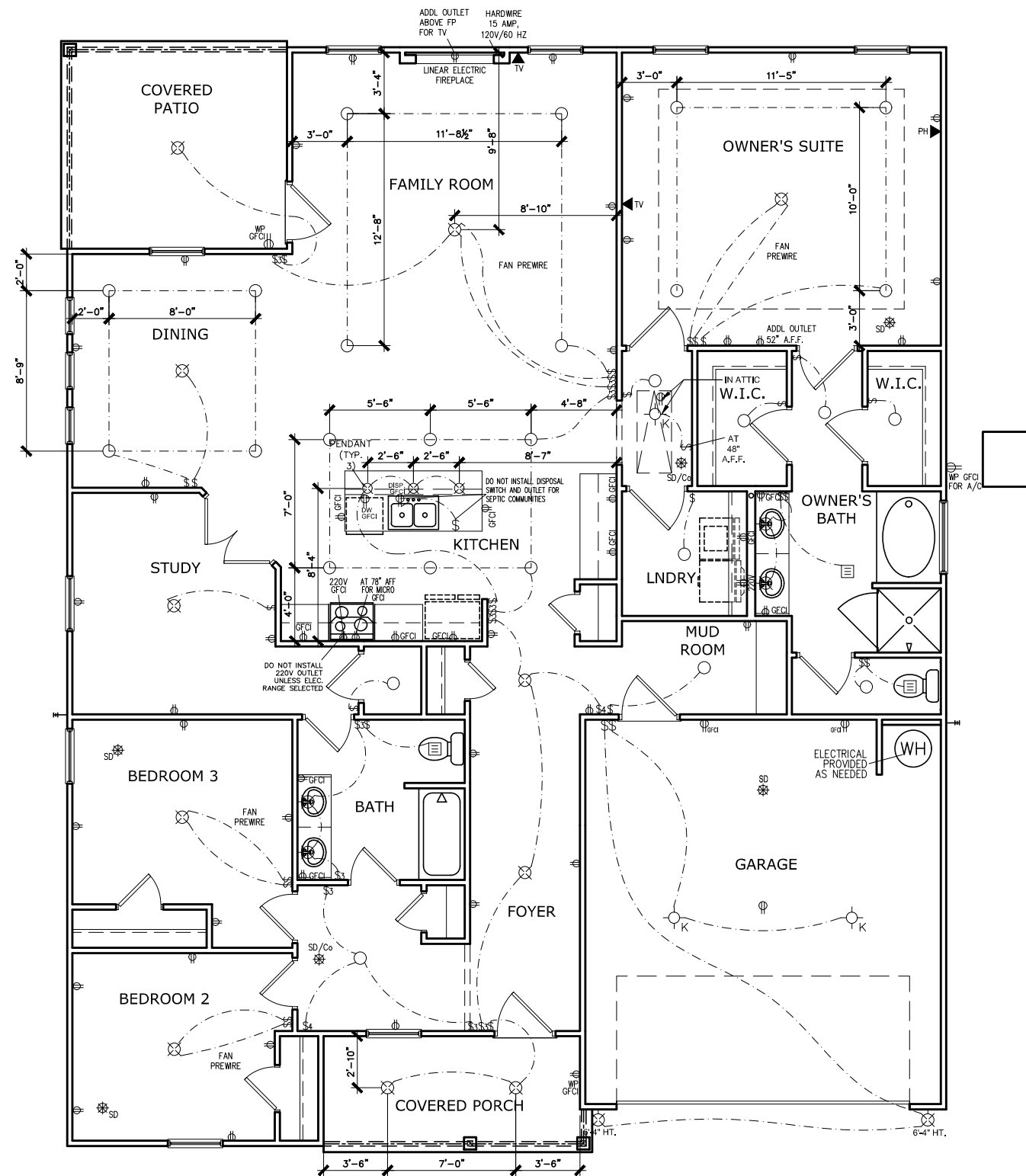
ELEVATIONS
SIDES AND REAR
AVONDALE

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PLAN ID:	
FND: ALL	ELEV: B
PAGE NO: A2.1	

DUNCANS CROSSING LOT 55



ELECTRICAL LEGEND

Ⓢ	SWITCH	▼	TV
Ⓢ3	3 WAY SWITCH	⊕	120V RECEPTACLE
Ⓢ4	4 WAY SWITCH	⊕	120V SWITCHED RECEPTACLE
⊗	CEILING FIXTURE	⊕	220V RECEPTACLE
⊕K	KEYLESS	⊕GFCI	GFCI OUTLET
⊕W	WALL MOUNT FIXTURE	⊕AFCI	ARCH FAULT CIRCUIT INTERRUPTER
○	CEILING FIXTURE	†GL	GAS LINE
●	FLEX CONDUIT	†WL	WATER LINE
CH	CHIMES	↓	HOSE BIBB
▼	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

FIRST FLOOR ELECTRICAL PLAN

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

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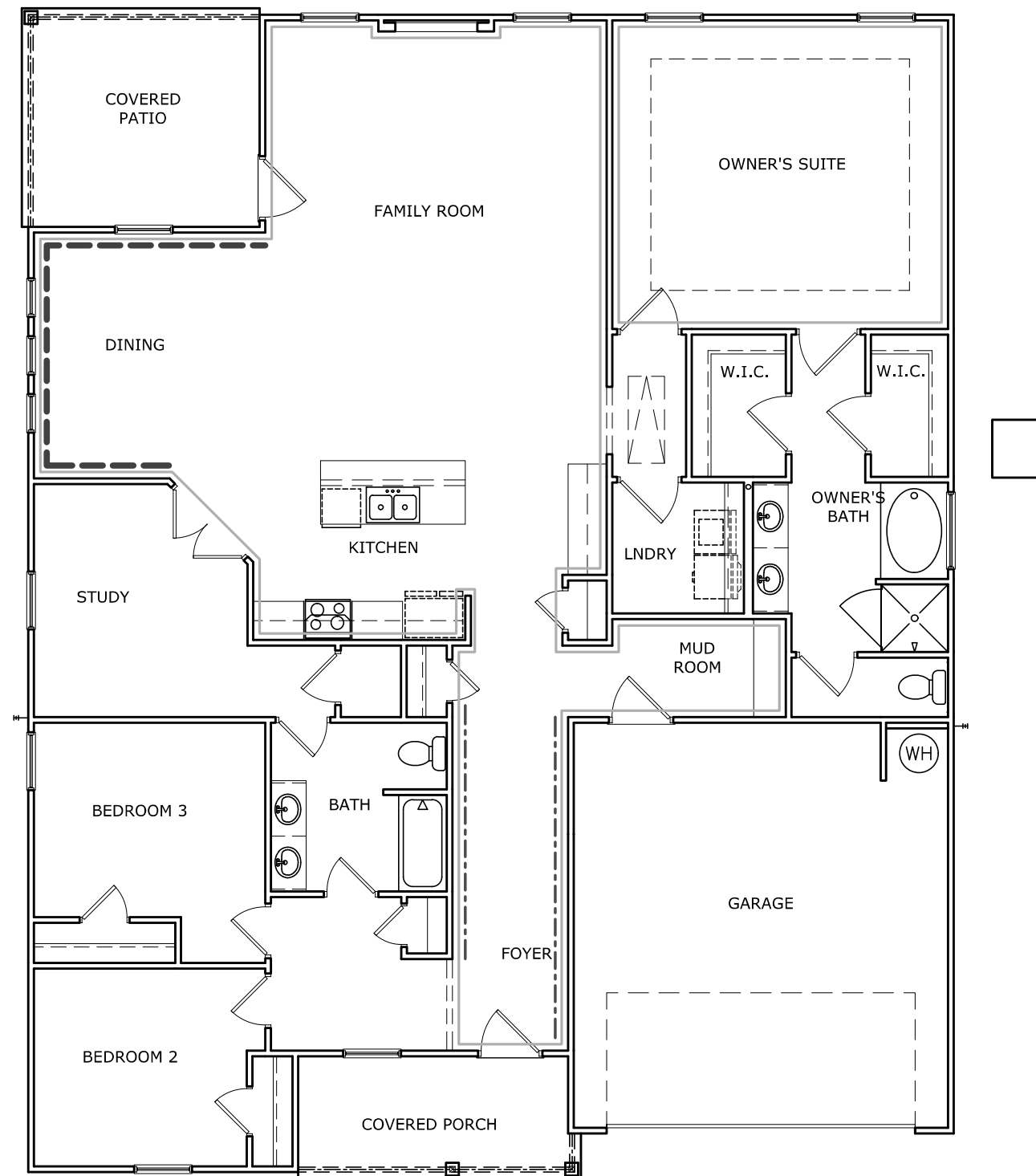
ELECTRICAL PLAN
FIRST FLOOR
AVONDALE

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PLAN ID:		
FND:	ALL	B
PAGE NO:	A7.2	

DUNCANS CROSSING LOT 55



- TWO PIECE CROWN
- - - FOYER TRIM - CHAIR/SHADOW
- DINING ROOM TRIM - CHAIR/SHADOW

TRIM LAYOUT FIRST FLOOR PLAN

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

BY	REVISION	DATE
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FLOOR PLAN
TRIM LAYOUT
AVONDALE

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FACADE OPT: B	
PLAN ID:	
FND: ALL	ELEV: B
PAGE NO: A8.1	

DUNCANS CROSSING LOT 55

Smith Douglas Communities
Home Definition Guide
Duncans Crossing
Lot: 000/0055

Community: Duncans Crossing	
Lot: 000/0055	
Address: 1234 Double Barrel Street Lillington, NC 27546	
Plan: Avondale B	
CAD Version: 040121.0501	
Bedrooms: 3	
Bathrooms: 2	
Sq. Footage: 2,203	

Option Name	Option Description	Qty
Brick 11 B ExtCol(Pkg)iv		1
Nickel Interior Finish Color Package	NOTE: If Laminate Kitchen top, Upgrade Kit Faucet or it remains Chrome. Includes SS kitchen faucet, brushed nickel bath faucets & fixtures & door hardware (handles, knobs, knobs/levers, deadbolts), light fixtures per Sales Sheets, & peator oval mirror, if applies. Separate options also affected: shower door, shower grab bar, cabinet hardware	1
Tray Ceiling - Owner's Bedroom		1
Add Screens to 3rd CovrdPatioPlan-Slab	Add screens to Included Rear or Side Covered Patio per Plan on slab. Aluminum screen frames. Rail specified per Division. Includes Screen door. Door Swing and placement at discretion of Construction Manager based on Site Conditions. Includes 3x3 concrete door slope on plans which do not have rear leadwall.	1
Fireplace in Family Rm - Linear Electric		1
4040 Picture Window 1st Upgrade	Replace clear 4040 Window over Owner Garden Tub with Decorative 4040 Picture Window. NOTE: This option cannot be used with the large fig shower option, the large tile shower option, or on any plan/job that otherwise does not have a 4040 clear window over Owner Garden Tub. Formerly Known As Decorative 4040 Picture Window.	1
Window(s) in Dining Room	Add window(s) to Dining Room per plan option. Does not include blind or screen.	1

Buyer's Signature _____ Seller's Signature _____
Date _____ Date _____

Smith Douglas Communities 7/15/2024 Page 1 of 4

Smith Douglas Communities
Home Definition Guide
Duncans Crossing
Lot: 000/0055

Option Name	Option Description	Qty
Vent Micro/HI Combo Outside	Vent the Microwave/Hood Combo to Outside. NOTE: As of 10/3/2022 this option includes the cabinet bump above the microwave. Prior to 10/3/2022 the cabinet bump needed to be purchased separately.	1
Level 2 - Package Electric (from E1)	NOTE: Please See Appliance Sales PDF for Package Details	1
Tile - Kit Backsplash LVL 1 Brick Lay		1
42" Cabinet 1st Upgr	Note: Bath cabinets to match	1
Cabinet above the Refrigerator per Plan	This includes a horizontal bump over the refrigerator. Also, per plan, includes the refrigerator and panel and 12" to 24" cabinet depth upgrade.	1
Cabinet Knob/Pull Combo	Cabinet Knob/Pull Hybrid-Element 1062 series-pulls on all drawers, knobs on all doors. Note: Bath cabinets to match	1
Upgrade Soft-Close Drawers w/Dovetail	Upgrade to Select Construction Soft Close Drawer w/Dovetail and doors w/SmartStop hinges. See pg. 2 of Cabinet Product Lineup. Includes Bath cabinets.	1
Granite-Kitchen Countertops - Lvl 2 (0)	Kitchen Granite Countertops - Lvl 2 - Where is Laminate is Std	1
Granite-Kitchen Sink Level 1	Level 1 Undermount rectangular stainless steel sink upgrade for kitchen granite	1
Kitchen Faucet-Lvl2(or GRANITE Top)	Upgrade to Level 2 PullDown Kitchen Sink Faucet From Level 1 Faucet on Granite Top	1
Owner Bath Marble 1 Double to Lamgrl	Includes Vanity Double Bowl Option Do Not Select Bath** Includes raising vanity height from 32.5" to 35"	1
G-Tub & 11 Shower KW FD O/BATH	Separate Garden tub and tile shower. Shower seats lvl 1 tile with prefab base. Shower includes kneewall(capped with tile) and framed clear glass door with glass panel on kneewall. Includes tile lvl 1 tub surround. (obath)	1
Hall Bath Marble 1 Double to Lamgrl	**Includes Vanity Double Bowl Option Do Not Select Bath** Includes raising vanity height from 32.5" to 35"	1
Optional Laundry Cabinet Upper - White	Laundry Wall: White Cabinets: 36" Uppers Per Plan Two 36" wide Wall Cabinets with Four Doors. Installed over the Washing/Dryer Connection area Includes Credit for Wire Shelves	1

Buyer's Signature _____ Seller's Signature _____
Date _____ Date _____

Smith Douglas Communities 7/15/2024 Page 2 of 4

Smith Douglas Communities
Home Definition Guide
Duncans Crossing
Lot: 000/0055

Option Name	Option Description	Qty
FPkg 7A-Vinyl PK L1, NoCpt (FPkg1)	Flooring Package 7A-- Vinyl Plank Level 1, No Carpet (from Package 1), SPC (solid polymer core) 0.5mm vinyl top layer plank	1
FPkg 7A-ASB/Bath/Laundry Vinyl PK L1	Flooring Package - All Standard Baths and Laundry - Vinyl Plank L1. Does not include powder room or bathrooms which are parts of globally optional space. See Flooring Package Layouts for details. Includes Owner's Bath.	1
2-Piece Crown in Main Living Area	Two-Piece Crown per Trim Plan Diagram locations. Note: Main Living Area includes all locations indicated by the solid (pink) lines on sheet A8.3 (Optional Tile Layout First Floor Plan) of each plan set on the Process Model. Owner's Bedroom may be purchased as a separate option per plan.	1
2-Piece Crown in Owner Bedroom	Two-Piece Crown on Walls of Owner Bedroom. Does not include tray Crown.	1
Dining Room - Chair Rail/Shadow Box		1
Foyer - Chair Rail/Shadow Box		1
Must Room Trim with Bench Seat		1
Blinds for Base House	Includes blinds for all standard windows on front, sides, and rear that are operational and accessible. Does not include blinds for any optional windows, including windows for optional second floor.	1
PreWire for Ceiling Fan	Pre-wire a light location for a future ceiling fan.	2
Dining Room Ceiling Fixture Lights	Dining Room Lights - Low Profile Flush Mount LED Lights.	1
Family/Great Room Ceiling Fixture Lights	Family/Great Room Lights - Low Profile Flush Mount LED Lights per plan.	1
Owner's Bedroom Ceiling Fixture Lights	Owner's Bedroom Lights - 4 Low Profile Flush Mount LED Lights.	1
Pendant Lights per Plan	Pendant Lights above island/Bar Top per plan electrical diagram. To match lighting package selected. NOTE: Choose this option only once.	1
Automatic Garage Door Opener	Garage Door Opener - Per Door includes one remote.	1
Add Standard Interior Electric Outlet	Standard Interior Duplex Outlet. This is not an exterior weather proof outlet or a GFCI protected outlet. A quantity of 1 gives you one additional outlet.	2

Buyer's Signature _____ Seller's Signature _____
Date _____ Date _____

Smith Douglas Communities 7/15/2024 Page 3 of 4

Smith Douglas Communities
Home Definition Guide
Duncans Crossing
Lot: 000/0055

Activity	Item	Selection	Accepted
Ceramic Tile Set - Bath	TILEBath/ShowerWalls-1stUpgr ALL	Milan Surf 600 (13x13) Silver0030	06/29/2024
Ceramic Tile Set-Kitchen	TILEKitchenSS - 1st Upgrade	Baker Blvd Malik 16 Taupe SS0 NatlGr v0035	06/29/2024
Del&Install AppliancePkg	Appliance Package Select - All		
Deliver & Install Blinds	Blind Color	Aurora DF4747ALURO	06/29/2024
Deliver Windows-FirstOut	4040 Decorative Privacy Window	1st-Upg Elkins Stone Gray	06/29/2024
Install Cabinets Complete	Cabinet Finish - Upgrade 1A/Is	Selection Not Needed	06/29/2024
Install Carpet	Carpet - Standard ALL	Dallie-Aspl Plating	06/29/2024
Install Granite Tops	RDU Granite Counter/Kitchen/Lvl2	Single Bowl Sink-Chemcore Radial 2S-300	06/29/2024
Install Granite Tops	RDU Rectangular SS sink LVL 1	Secondary Bath Vanity Tops-All	Selection not Needed
Install Laminate Tops	RDU Marble Vanity Top Lvl 1	1.5 CM Quartz - Frost White	06/29/2024
Install Marble Tops	RDU Marble Vanity Top Lvl 1	Simonton Plus - 400 Weathered Barboard	06/29/2024
Install Vinyl Plank Lvl1	Vinyl Plank Lvl 1 (not Houston)	SW 7008 Extra White	06/29/2024
Paint Interior Complete	Interior Paint (Trim)	SW 7014 Elder White	06/29/2024
PM Install Vinyl Floor	VinylPkg-Option Bath	Selection Not Needed	06/29/2024
PM Install Vinyl Floor	VinylPkg-Std 2nd Baths/Laundry	Selection Not Needed	06/29/2024

Buyer's Signature _____ Seller's Signature _____
Date _____ Date _____

Smith Douglas Communities 7/15/2024 Page 4 of 4

DATE	BY:	#	#	#	#	#	#
	REVISION						



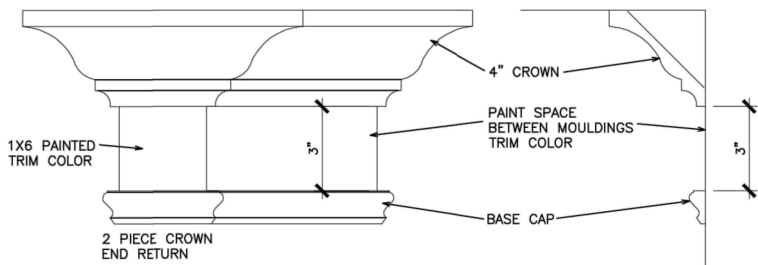
LOT DEFINITION
LOT DEFINITION
AVONDALE

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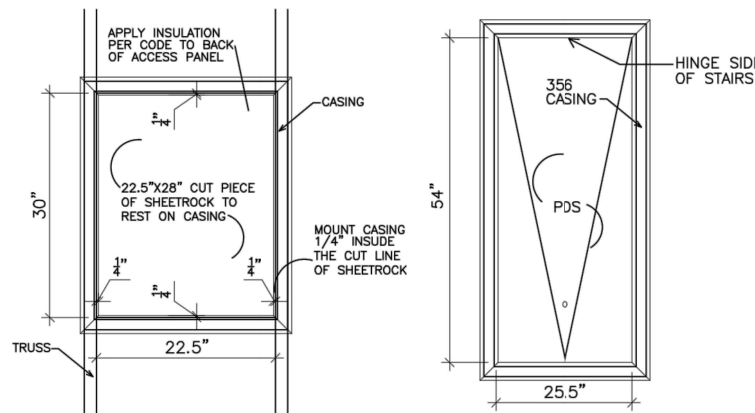
BY: SL	CH: AW
DATE: 7/18/2024	
FACADE OPT: B	
PLAN ID:	
FND: ALL	BLEV: B
PAGE NO: A9.1	

REFER TO LOT SPECIFIC PLAN TO DETERMINE WHICH DETAILS APPLY



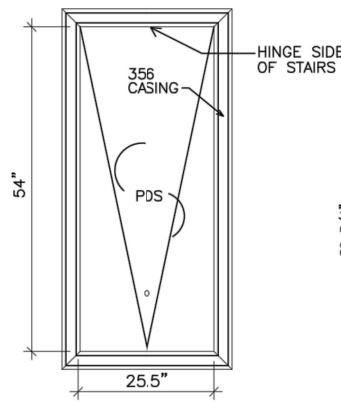
TYPICAL TWO PIECE CROWN

N.T.S.



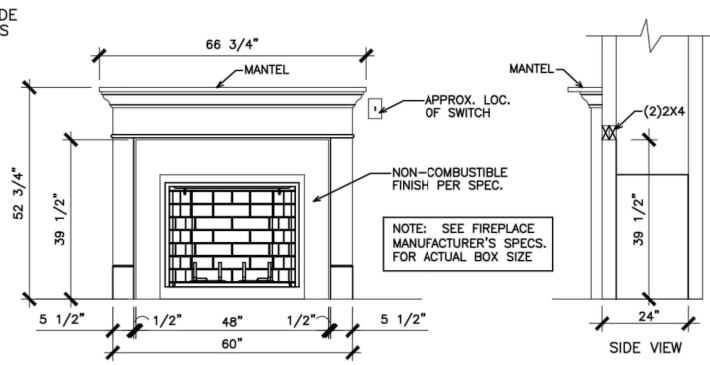
SCUTTLE HOLE DETAIL

N.T.S.



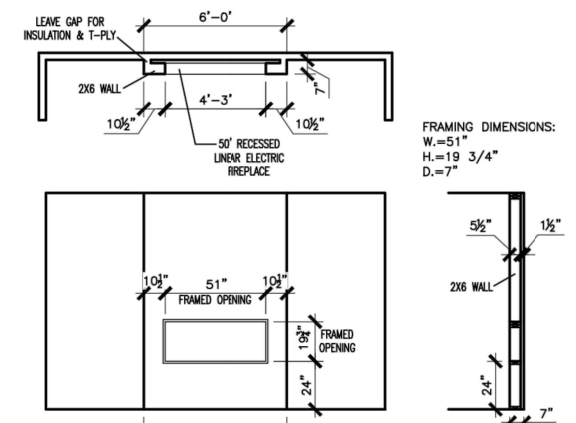
PDS TRIM DETAIL

N.T.S.



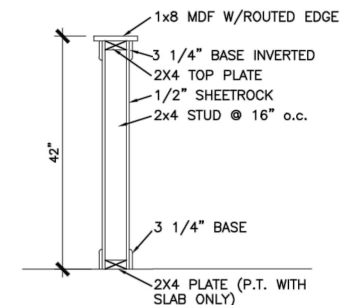
GAS/ELECTRIC FIREPLACE DETAIL WITH WESCOTT WOOD MANTEL

N.T.S.



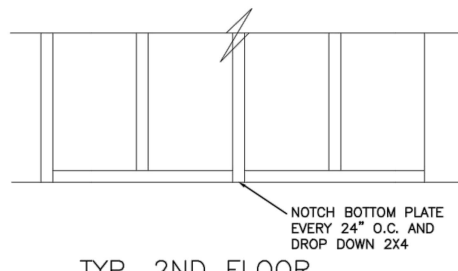
LINEAR ELECTRIC FIREPLACE DETAIL

N.T.S.



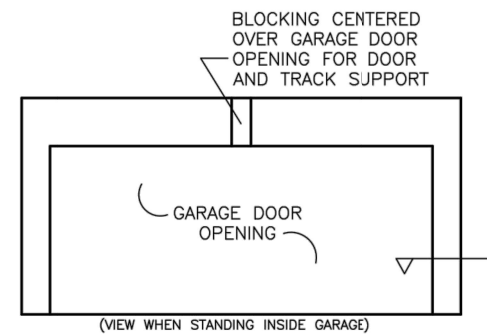
TYP. KNEEWALL SECTION

N.T.S.



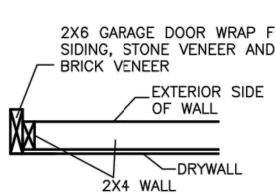
TYP. 2ND FLOOR KNEE WALL STABILITY

N.T.S.

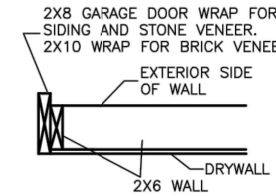


TYP. GARAGE WRAP & BLOCKING

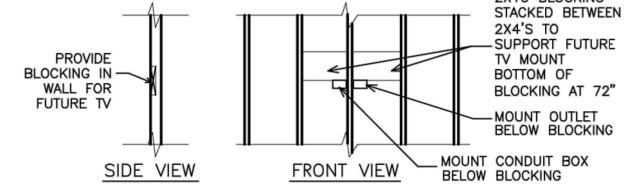
N.T.S.



SECTION VIEW 2X4 PORTAL WALL

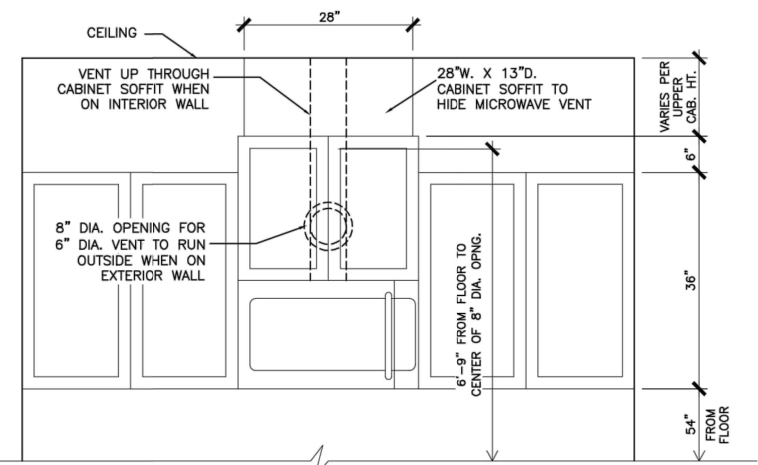


SECTION VIEWS 2X6 PORTAL WALL



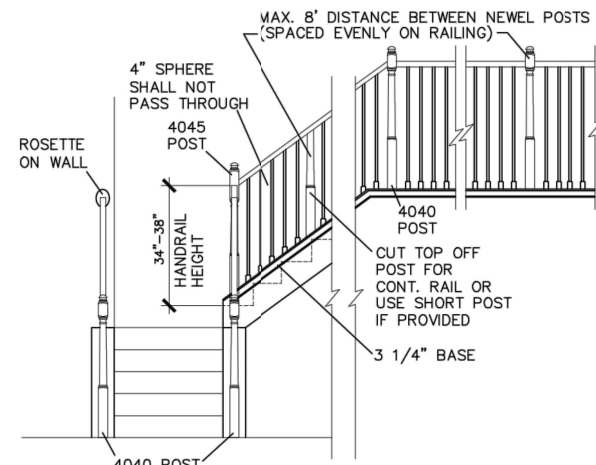
TYP. TV WALL PREP

N.T.S.



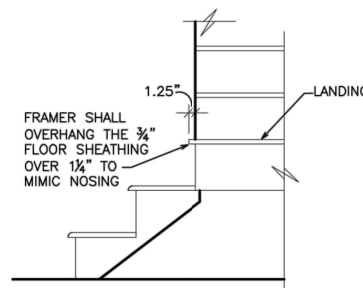
CABINET SOFFIT DETAIL ABOVE VENTED MICROWAVE W/CABINET ABOVE RANGE BUMPED UP & OUT

N.T.S.



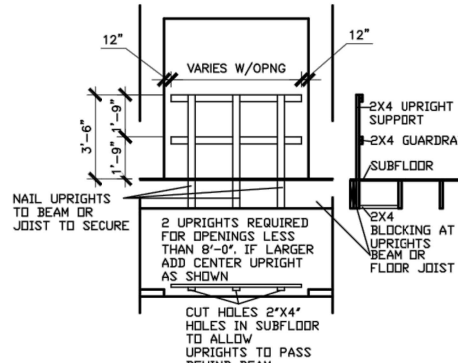
HANDRAIL/POST DETAIL @ STAIRS

N.T.S.



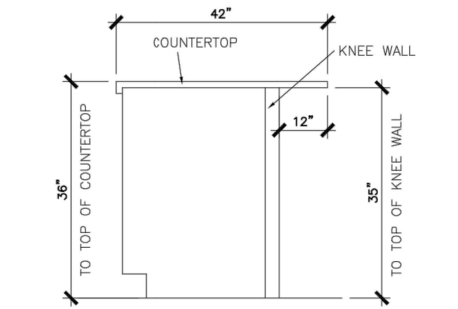
BOX STEP OVERHANG

N.T.S.



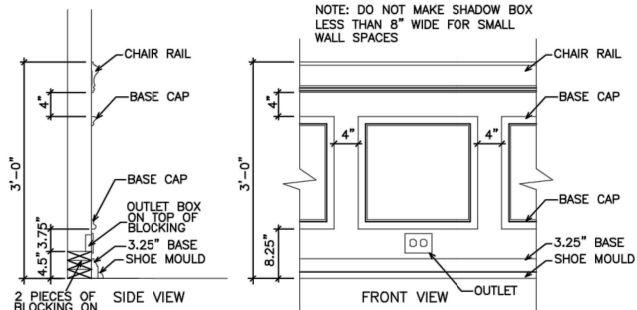
GUARD RAIL DTL. AS REQ'D

N.T.S.



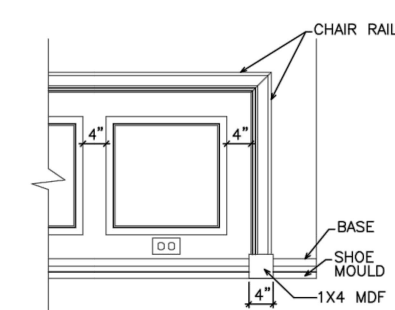
SECTION @ ISLAND KNEEWALL

N.T.S.



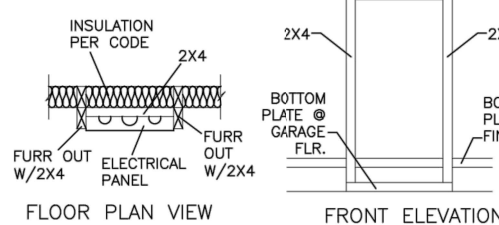
TYPICAL CHAIR RAIL & SHADOW BOX DETAIL

N.T.S.



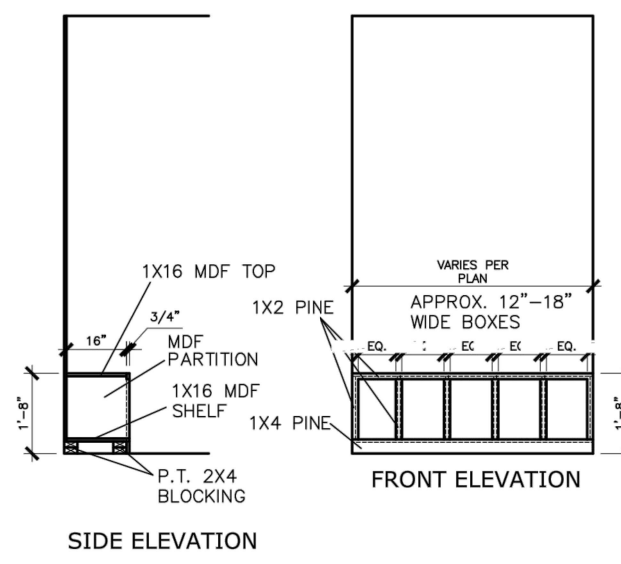
CHAIR RAIL END TRIM DETAIL

N.T.S.



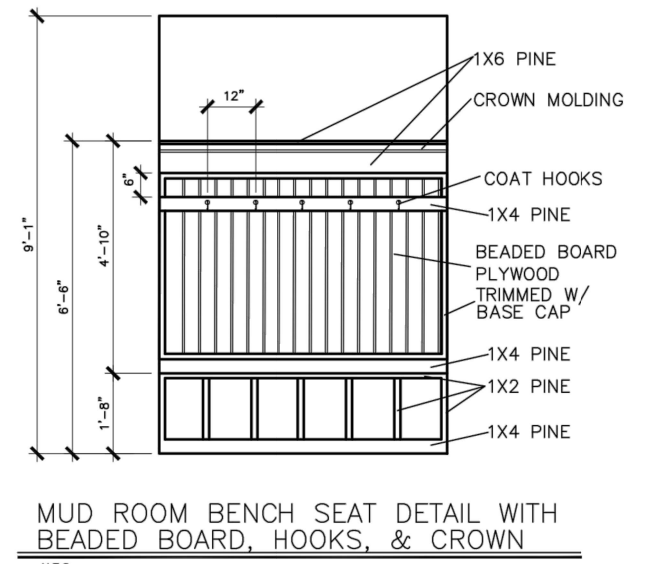
ELECTRICAL PANEL DETAIL

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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SMITH DOUGLAS HOMES
QUALITY | INTEGRITY | VALUE

INTERIOR TRIM
DETAILS

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

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

DESCRIPTION OF BLDG. ELEMENT	3"x0.13" NAILS	3"x0.120" NAILS
JOIST TO SOLE PLATE	(3) TOENAILS	(3) TOENAILS*
SOLE PL. TO JOIST/RIM OR BLK'G STUD TO PLATE	NAILS @ 4" O.C.	NAILS @ 4" O.C.
RIM TO TOP PLATE	(4) TOENAILS/ (3) END NAILS	(4) TOENAILS/ (4) END NAILS*
BLK'G. BTWN. JOISTS TO TOP PL.	TOENAILS @ 6" O.C.	TOENAILS @ 4" O.C.*
DOUBLE STUD	(3) TOENAILS EA. END	(3) TOENAILS EA. END*
DOUBLE TOP PLATE	NAILS @ 16" O.C.	NAILS @ 16" O.C.
DOUBLE TOP PLATE LAP SPLICE (24" MIN)	(2) NAILS IN LAPPED AREA (24" MIN)	(15) NAILS IN LAPPED AREA (24" MIN)
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(3) NAILS	(3) NAILS
RAFTER/TRUSS TO TOP PLATE	(4) TOENAILS + (1) SIMPSON H2.5T TOENAILS @ 8" O.C.	(4) TOENAILS + (1) SIMPSON H2.5T TOENAILS @ 8" O.C.
GAB. END TRUSS TO DBL. TOP PL.	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" O.C.	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. 9 1/4" TO 12"	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" O.C.	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. 12" TO 16"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C.	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C.*
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL*
WALL TO FOUNDATION	WALL SHTG. LAP w/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC.	

* 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. MULHERN & KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO MK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

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

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

VENEER LINTEL SCHEDULE

SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
3'-0"	20 FT. MAX	L3"x3"x1/4"
	3 FT. MAX	L3"x3"x1/4"
6'-0"	12 FT. MAX	L4"x3"x1/4"
	20 FT. MAX	L5"x3 1/2"x3/8"
8'-0"	3 FT. MAX	L4"x4"x1/4" *
	12 FT. MAX	L5"x3 1/2"x3/8" *
9'-6"	16 FT. MAX	L6"x3 1/2"x3/8" *
	12 FT. MAX	L6"x3 1/2"x3/8" *

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.
 - @ 16" SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @ 48" O.C. w/ 3/8" DIA. x 3 1/2" LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES.
 - MAX. VENEER HT. APPLIES TO ANY PORTION OF BRICK OVER THE OPENING.
 - ALL LINTELS SHALL BE LONG-LEG VERTICAL.
 - WHEN SUPPORTING VENEER < 3" WIDE THE EXTERIOR TOE OF THE HORIZONTAL LEG MAY BE CUT IN THE FIELD TO BE 3/4" WIDE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLOW FOR MORTAR JOINT FINISHING.
 - SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS.
 * FOR GREEN VENEER USE L4"x3/4".

MK STD. - MAY 2006

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NCBC-RESIDENTIAL CODE & 2018 IRC WITH SOUTH CAROLINA AMENDMENTS
- FOOTING DESIGN - 2,000 PSF NET ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.
- FASTEN 2x4/6 SILL PLATES TO CONC FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING:
 - 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C., 1" MIN. EMBEDMENT
 - F44 ANCHOR STRAPS @ 6'-0" O.C.
- FASTEN 2x10 SILL PLATES TO PRECAST BSMT WALLS WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING:
 - 1/2" DIA. BOLTS @ 2'-0" O.C.
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT w/ PERIMETER FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT w/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
- FOUNDATION WALLS & FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O.
- CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
 - f'c = 4,000 psi: FOUNDATION WALLS
 - 3,000 psi: FOOTINGS & INTERIOR SLABS ON GRADE
 - 3,500 psi: GARAGE & EXTERIOR SLABS ON GRADE
 - fy = 60,000 psi
- BASEMENT FOUNDATION WALL DESIGN BASED ON:
 - 8' OR 9' HEIGHT (AS NOTED ON PLANS)
 - TALLER WALLS MUST BE ENGINEERED.
- BASEMENT WALL DESIGN IS BASED ON 30 OR 45 PCF BACKFILL SOIL. TYPE CLASSIFICATIONS:
 - 30 PCF TYPE (GM, GP, SM, SP)
 - 45 PCF TYPE (GM, GC, SM, SM-SC, ML)
 - IMPORTANT - IF 60 PCF SOIL TYPE (SC, ML-CL, OR CL) IS UTILIZED FOR BACKFILL, CONTACT MULHERN & KULP FOR FURTHER EVALUATION OF FOUNDATION DESIGN.
- BASEMENT WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY ADEQUATE TEMPORARY BRACING OR INSTALL 1st FLOOR DECK.
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE (TYP.) OR 12" MIN IN REGIONS WHERE CODE FROST DEPTH IS NOT APPLICABLE. CONSULT SOILS REPORT OR BUILDING DEPT. FOR MINIMUM DEPTH BELOW GRADE.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP.
 - JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM)
 - JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1:1.5 RATIO
 - CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL SLABS
- TYPICAL REINFORCEMENT DETAILS: PROVIDE 3" MIN. CLEAR COVER WHERE CAST AGAINST EARTH, 1 1/2" MIN. CLEAR COVER AGAINST FORMS. LAP ALL REBAR 48 BAR DIAMETERS MIN. (24" FOR #4 BARS) & BEND BARS AND LAP AT CORNERS. PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT.
- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.

MK STD. - MAY 2002

LEGEND

- RT. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. U.N.O.)
- OF INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. U.N.O.)
- F.L. INDICATES 14" DEEP FLOOR I-JOISTS (24" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER
- D.J. INDICATES 2x8 P.T. DECK JOISTS @ 16" O.C. (MAX)
- INDICATES LOCATIONS OF POTENTIAL TILE FLOOR. JOIST MANUFACTURER SHALL DESIGN FLOOR SYSTEM FOR ADDL. 10 PSF DEAD LOAD AT THESE LOCATIONS.
- INTERIOR BEARING WALL
- BEARING WALL ABOVE (B.N.A.)
- BEAM/HEADER
- 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:
120MPH WIND IN 2018 NCBC-RC
 & 120MPH WIND IN 2018 IRC
 (120 MPH WIND SPEED IN ASCE 7 WIND MAP, PER IRC R301.2.1.1) EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2015 & 2018 IBC (SECTION 1604) & ASCE 7, AS PERMITTED BY R301.1.3 OF THE 2018 NCBC-RC & 2018 IRC. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

DESIGN WIND UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NCBC-RC & 2018 IRC SECTION R802.11.1. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.5 & R802.11.

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 1/2" PLYWOOD:
 - FASTEN SHEATHING w/ 2 3/8"x0.113 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP. U.N.O.)
- ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC: 1 3/4" 16 GA STAPLES (3/8" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

3" O.C. EDGE NAILING

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

NOTES

- SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN.
- DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, U.N.O.
- ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING.
- PRE-MANUFACTURED PANELIZED WALLS: FASTEN TOGETHER END STUDS OF WALL PANELS SHEATHED w/ OSB OR PLYWOOD w/ 3" x 0.120" NAILS @ 4" O.C. (THRU ONE SIDE ONLY)

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

MK STD. - MAR 2006

FLOOR FRAMING

- I-JOISTS SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT MK FOR EXCLUDED FLOOR DESIGNS)
- PER THE GUIDELINES OF THE TILE COUNCIL OF NORTH AMERICA (TCNA HANDBOOK), IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO VERIFY THAT THE FINISHES TO BE INSTALLED MATCH THE DESIGN CRITERIA NOTED ABOVE (UNDER 'DESIGN LOADS').
- FLOOR SYSTEMS & SHEATHING HAVE BEEN DESIGNED TO SUPPORT ADDITIONAL DEAD LOAD FROM CERAMIC TILE (EXCLUDING MARBLE OR STONE). HOWEVER, IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO PROVIDE PROPER UNDERLAYMENT, UNCOUPLING MEMBRANE AND MORTAR/GROUT PER THE ASSEMBLY DESIGNATIONS IN THE TCNA HANDBOOK (TILE COUNCIL OF NORTH AMERICA).
- AT I-JOIST FLOORS, PROVIDE 1" MIN. OSB RIM BOARD.
- METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O.
- I-JOIST SHOP DWGS. SHALL BE SUBMITTED TO ARCH. & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STUD-1-FLOOR' 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS w/ GLUE AND:
 - 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES @ 12" O.C. FIELD.
 - 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES @ 8" O.C. FIELD.
 - 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES @ 6" O.C. IN FIELD.

ROOF FRAMING

- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS:
 - w/ 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES @ 12" O.C. FIELD.
 - w/ 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES @ 8" O.C. FIELD.
 - w/ 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES @ 6" O.C. FIELD.
- WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPs FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- FASTEN EACH ROOF TRUSS TO TOP PLATE w/ USP RT1A CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) RT1A CLIPS AT 2-PLY GIRDER TRUSSES, (3) RT1A CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.
- METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O.
- ROOF TRUSS SHOP DWGS. SHALL BE SUBMITTED TO ARCH & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- ERECT AND INSTALL ROOF TRUSSES PER WTCA & TP1'S BC01 I *GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.*
- SUPPORT SHORT SPAN ROOF TRUSSES w/ 2x4 LEDGER FASTENED TO FRAMING w/ (2) 3" x 0.120" NAILS @ 16" O.C. (UP TO 1" SPAN).

MK STD. - MAR 2006

MEANS & METHODS NOTES

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

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

GENERAL STRUCTURAL NOTES

- DESIGN IS BASED ON 2018 NCBC-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 (I-JOISTS)
 - ADDL. 10 PSF @ CERAMIC TILE IN BATHS & LAUND.
 - SOIL: 2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)

GENERAL FRAMING

- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD CONNECTIONS TABLE (IRC TABLE R602.3.11) OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- EXT. & INT. BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SPF/SP 'STUD' GRADE LUMBER, OR BETTER, U.N.O.
 - WALLS OVER 12' TALL SHALL BE PER PLAN.
- ALL INTERIOR BEARING WALLS ARE ASSUMED TO BE SHEATHED w/ GYP WALL BOARD (ONE SIDE MIN.) OR PROVIDE MID HT. BLOCKING.
- ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE SPRUCE-PINE-FIR #2 (SPF) OR SOUTHERN PINE #2 (SP) LUMBER, OR BETTER. SUPPORT ALL HEADERS/ BEAMS w/ (1) 2x JACK STUD & (1) 2x KING STUD, MINIMUM.
 - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x 'STUD' GRADE MEMBERS SPACED @ 24" O.C. (MAX, U.N.O.)
 - HEADERS IN NON-LOAD BEARING WALLS SHALL BE: (1) 2x4/6 FLAT @ OPENINGS UP TO 4'; (2) 2x4/6 FLAT UP TO 8'.
- ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).
- ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING:
 - LVL - Fb=2600 psi; Fv=285 psi; E=2.0x10⁶ psi
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
 - LVL - Fb=2400 psi; FcII=2500 psi; E=1.8x10⁶ psi
- FOR 2 & 3 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLYS TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O.C. OR 2 ROWS USP W635 SCREWS (OR 3/8" TRUSSLOK SCREWS) @ 16" O.C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 3 1/2" OR 5 1/4" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- FOR 4 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLYS TOGETHER WITH 3 ROWS OF USP W66 SCREWS (OR 6 3/4" TRUSSLOK SCREWS) @ 16" O.C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP AND BOTTOM SCREWS 2" FROM EDGE. A SOLID 1" BEAM IS ACCEPTABLE.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND/BEARING. BLOCKING TO MATCH POST ABOVE.
- ALL EXTERIOR 4x4 WOOD POSTS SHALL HAVE USP BC522-4 CAP & PA44E BASE, U.N.O.
- CORROSION NOTES:
 - BUILDER RESPONSIBLE TO DETERMINE CORROSION-RESISTANCE REQUIREMENTS AND COMPATIBILITY OF HARDWARE, FASTENERS AND CONNECTORS FOR ENVIRONMENTAL EXPOSURE AND IN CONTACT w/ PRESERVATIVE-TREATED WOOD OF ACTUAL FINAL CONDITIONS AND SOURCED MATERIALS. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
 - ALL FASTENERS AND CONNECTORS EXPOSED TO SALT WATER (WITHIN 300' OF SALT WATER SHORELINE, INCLUDING VENTED SPACES) SHALL BE STAINLESS STEEL.

MK STD. - MAR 2006

DUNCANS
Lot 55



MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
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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

GENERAL STRUCTURAL NOTES

AVONDALE MODEL

120 MPH WIND ZONE
NORTH CAROLINA

sheet: **SO.0**

Mulhern+Kulp project number:
256-21001

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

REVISIONS:
 date: _____ initial: _____

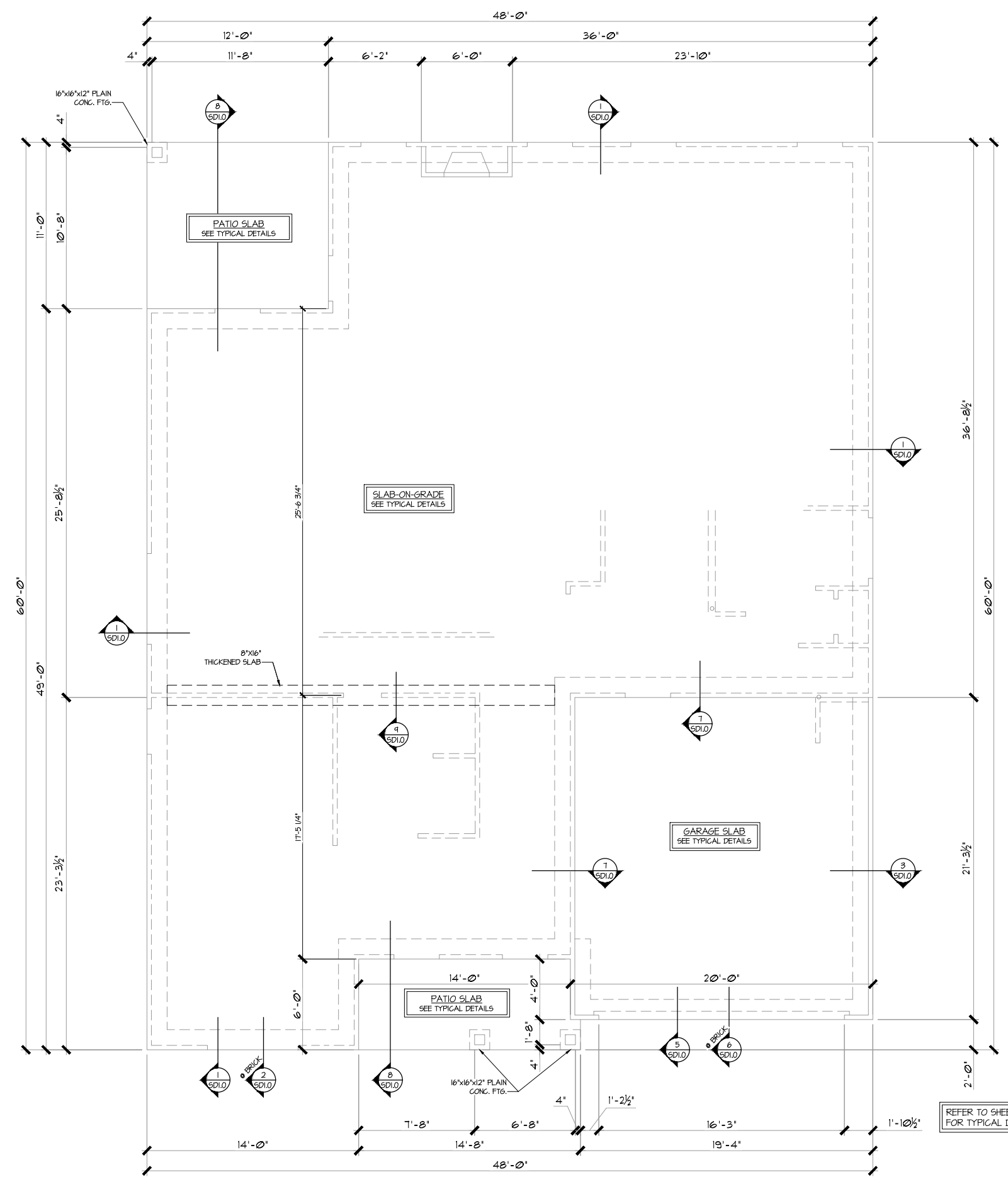
SMITH DOUGLAS
 HOMES

**DUNCANS
 Lot 55**

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)
- [Symbol] INDICATES LOCATIONS OF POTENTIAL TILE FLOOR. JOIST MANUFACTURER SHALL DESIGN FLOOR SYSTEM FOR ADD'L 10 PSF DEAD LOAD AT THESE LOCATIONS.
- [Symbol] INTERIOR BEARING WALL
- [Symbol] BEARING WALL ABOVE (B.W.A.)
- [Symbol] BEAM/HEADER
- J.L. METAL HANGER
- * INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.



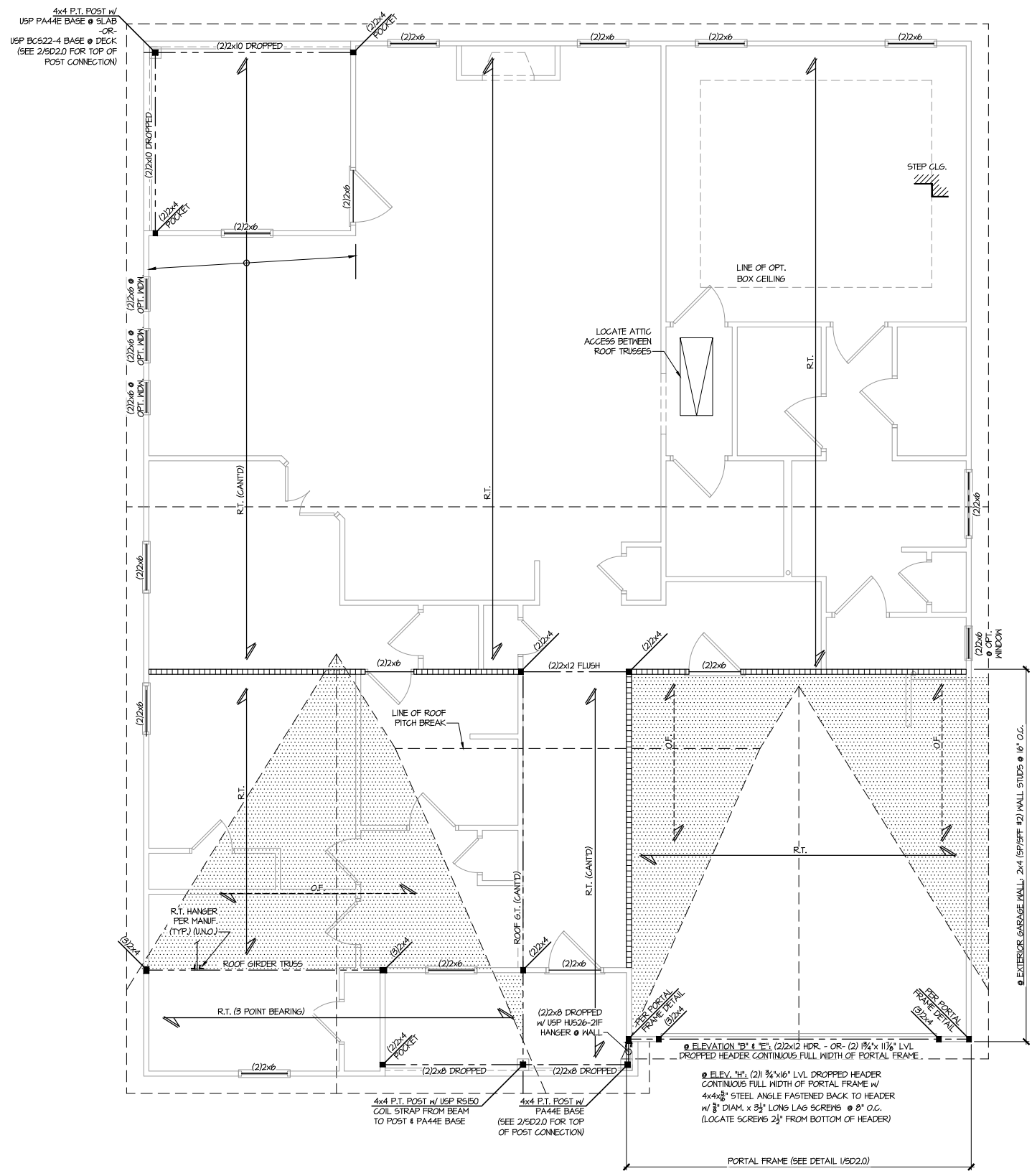
1 MONO-SLAB FOUNDATION PLAN (ALL ELEVS. SIM.)
 SCALE: 1/4"=1'-0" ON 22x34
 1/8"=1'-0" ON 11x17

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

sheet:
S1.0

**DUNCANS
 Lot 55**

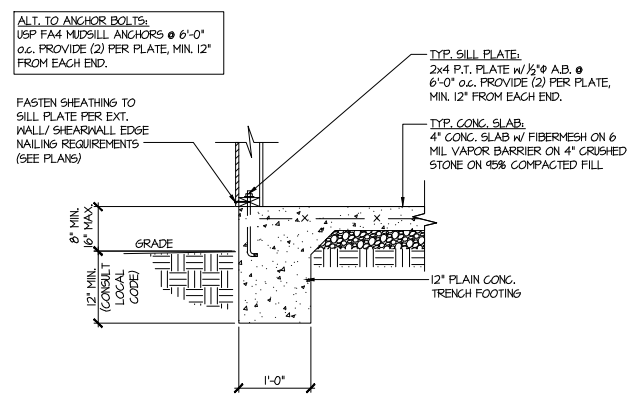
REFER TO S0.0 FOR TYPICAL
 STRUCTURAL NOTES & SCHEDULES



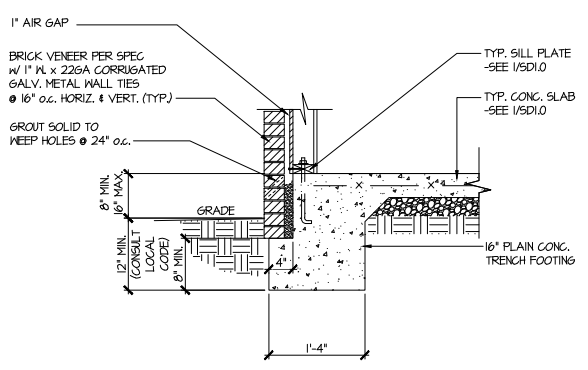
EXTERIOR GARAGE POSTS
 AND WALL STUDS HAVE
 BEEN DESIGNED FOR A
 MAX 11'-6" PLATE HEIGHT

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

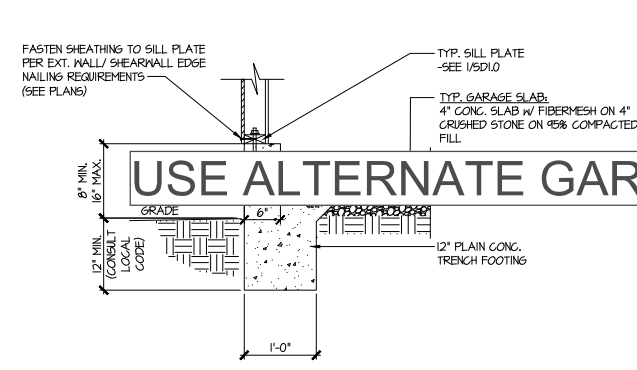
ROOF FRAMING PLAN (ELEV. "B") (ELEV. "E" & "H" SIM.)
 SCALE: 1/4"=1'-0" ON 22x34
 1/8"=1'-0" ON 11x17



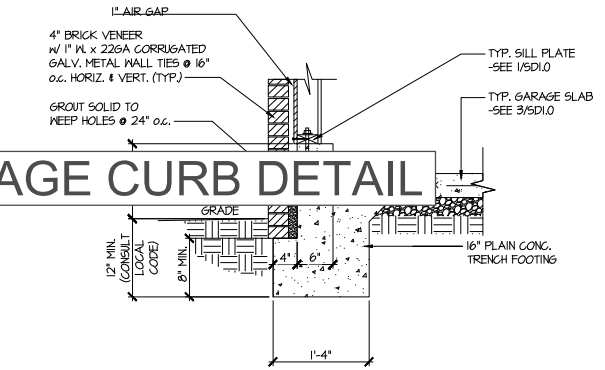
1 TYPICAL SLAB ON GRADE PERIMETER FOOTING



2 TYPICAL SLAB ON GRADE PERIMETER FOOTING w/ BRICK VENEER

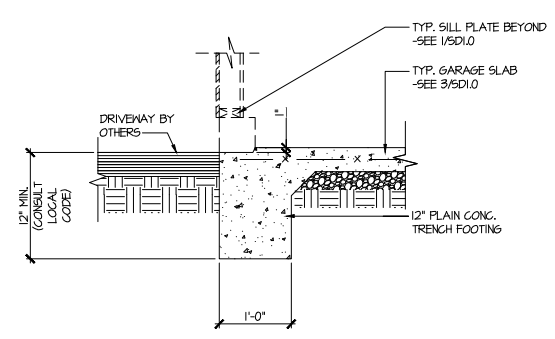


3 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING

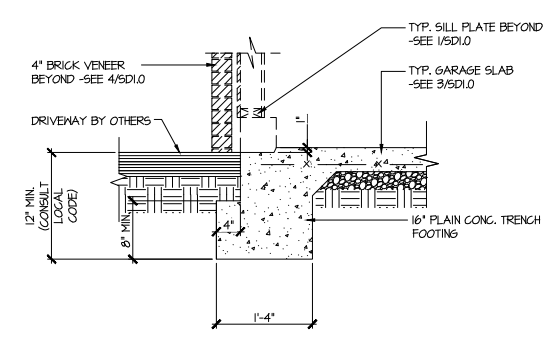


4 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING w/ BRICK VENEER

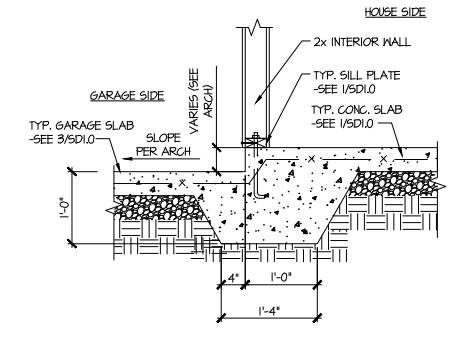
USE ALTERNATE GARAGE CURB DETAIL



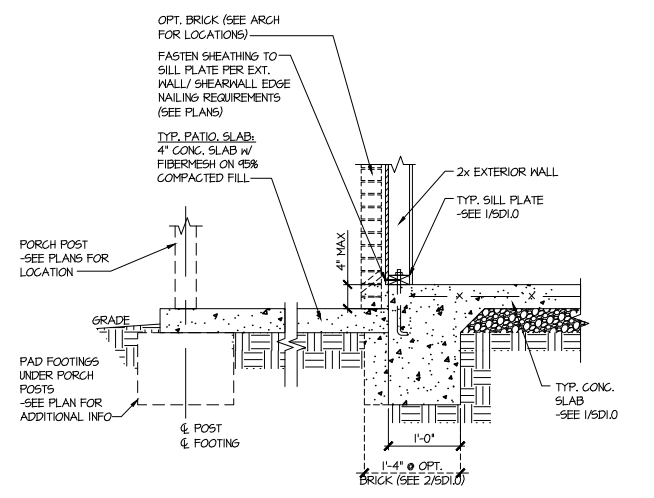
5 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING



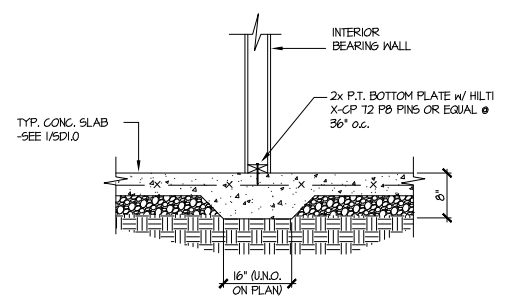
6 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING w/ BRICK VENEER



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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 770-777-8974 • mulhern+kulp.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:

SMITH DOUGLAS
 HOMES

FOUNDATION DETAILS
 AVONDALE MODEL
 120 MPH WIND ZONE
 NORTH CAROLINA

DUNCANS
 Lot 55

sheet:
 SD1.0



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

August 18, 2023

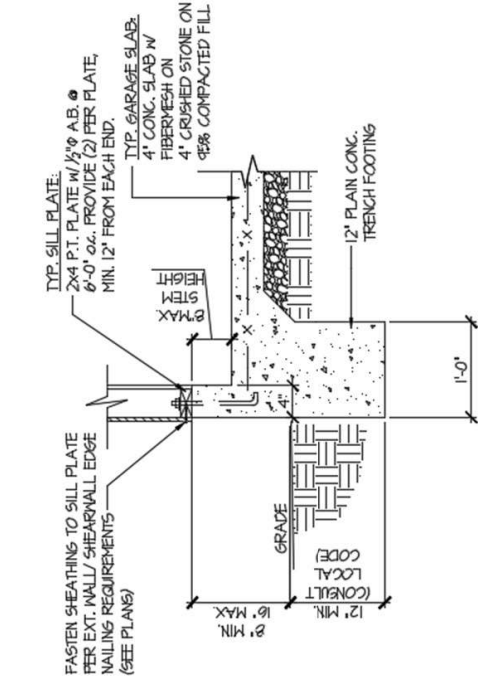
Jody Hunt
Director of Product Development
SMITH DOUGLAS HOMES
110 Village Trail, Suite 215
Woodstock, GA 30188

ALTERNATE GARAGE CURB DETAIL
Smith Douglas Homes

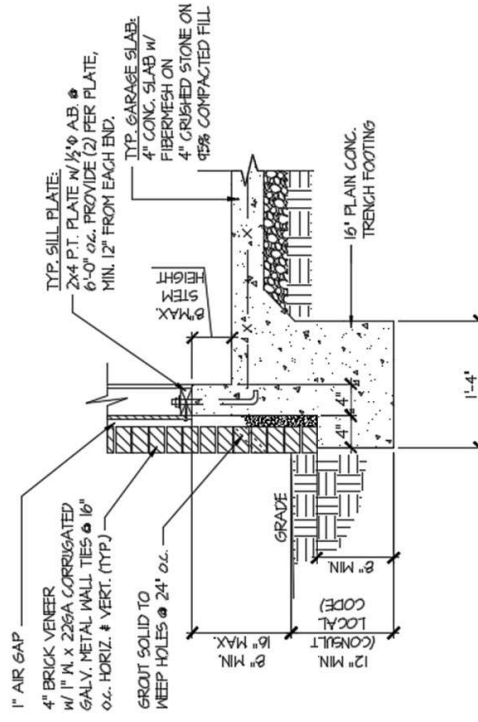
Reference
Current Structural Plans prepared by Mulhern & Kulp

Jody:

Pursuant to your request, we have prepared this letter to address the “Alternate Garage Curb Details”, prepared by Mulhern & Kulp for Smith Douglas Homes shown below. The foundation details shown below call for a 4” wide curb with a maximum of 8” stem wall height; these are an acceptable alternative to the 6” wide curb at the garage per M&K foundation details 3 & 4 on sheet SD-1.0 at 2x4 garage wall locations.



(A) TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING



(B) TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING

Please feel free to call if you have any questions.

Respectfully,

MULHERN & KULP STRUCTURAL ENGINEERING, INC.

NC License # C-3825

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



Signature + Seal 08/18/2023

Mulhern+Kulp project number:
256-21001

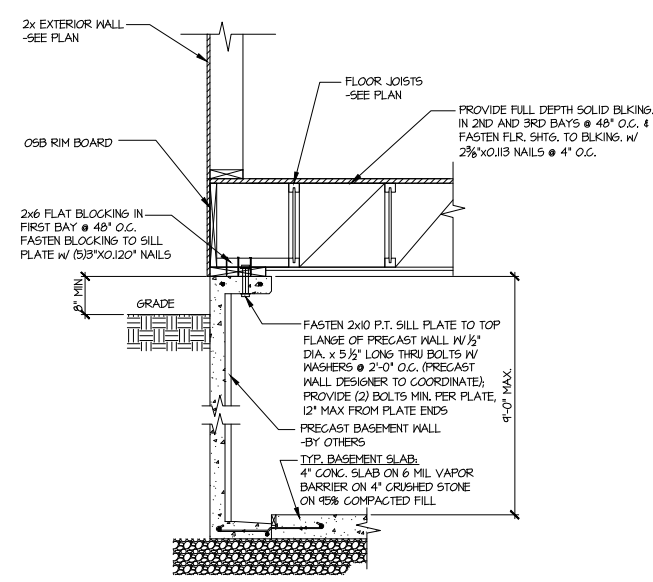
project mgr: **SMK**
 drawn by: **MJF**
 issue date: **07-25-2023**

REVISIONS:

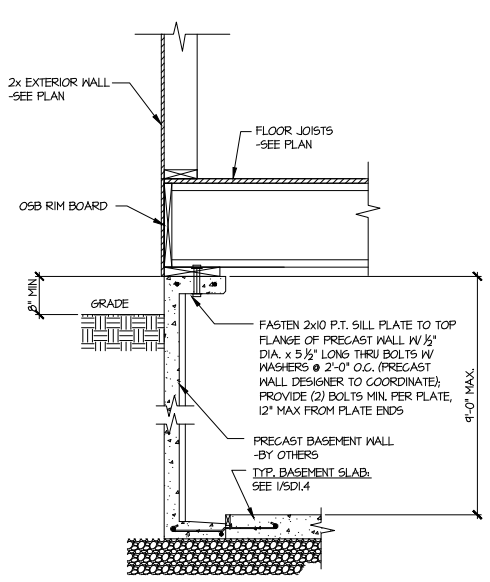
date:	initial:

SMITH DOUGLAS
 HOMES

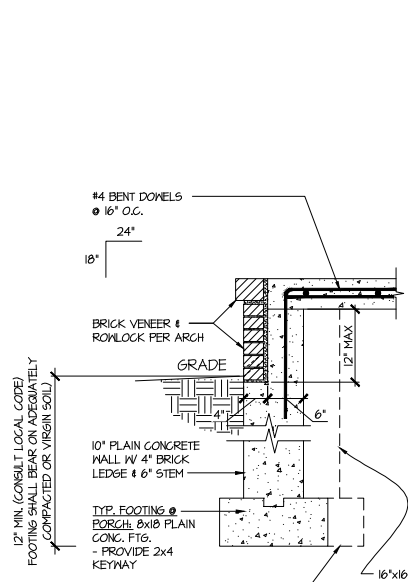
FOUNDATION DETAILS
AVONDALE MODEL
 120 MPH WIND ZONE
 NORTH CAROLINA



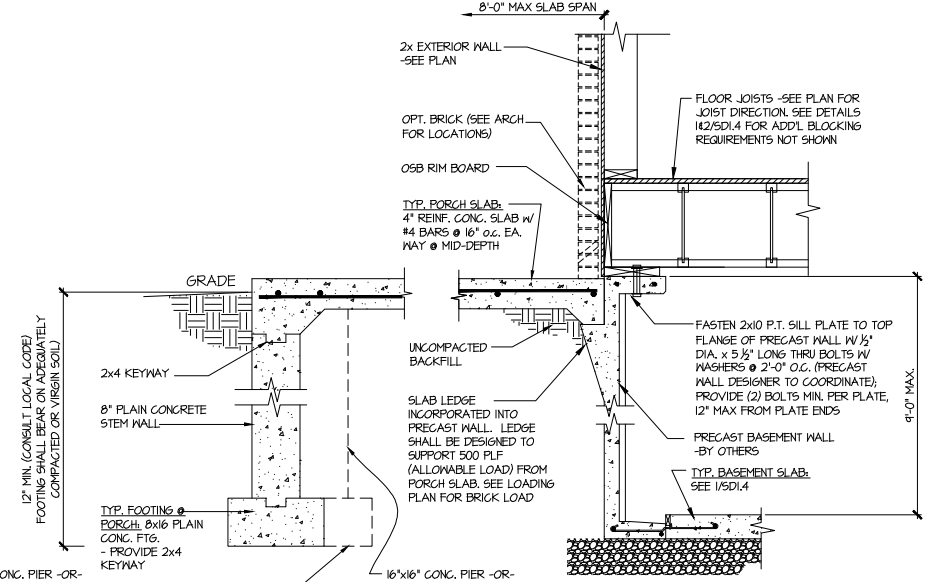
1 SECTION
 SCALE: 3/4"=1'-0"



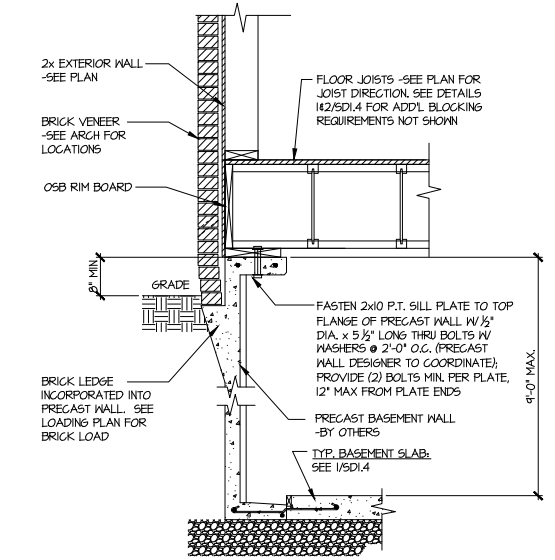
1A SECTION
 SCALE: 3/4"=1'-0"



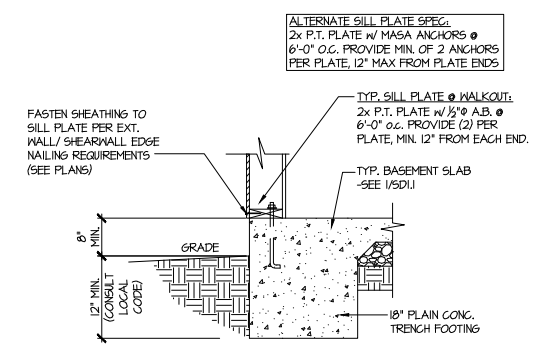
3 SECTION
 SCALE: 3/4"=1'-0"



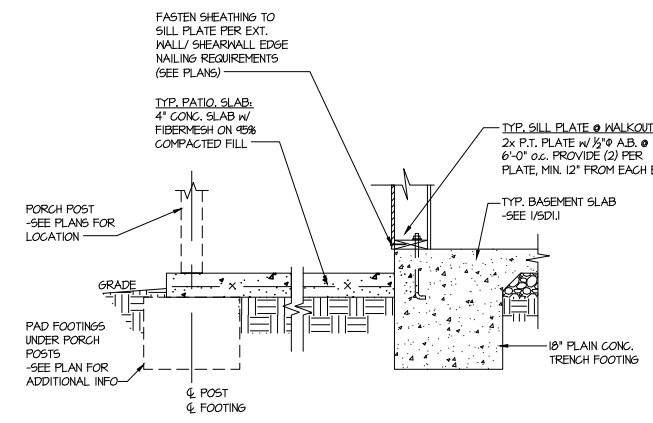
3 SECTION
 SCALE: 3/4"=1'-0"



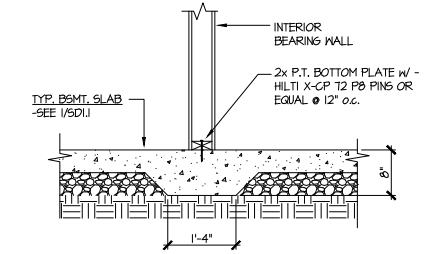
2 SECTION
 SCALE: 3/4"=1'-0"



4 TYPICAL BASEMENT FOUNDATION @ WALKOUT

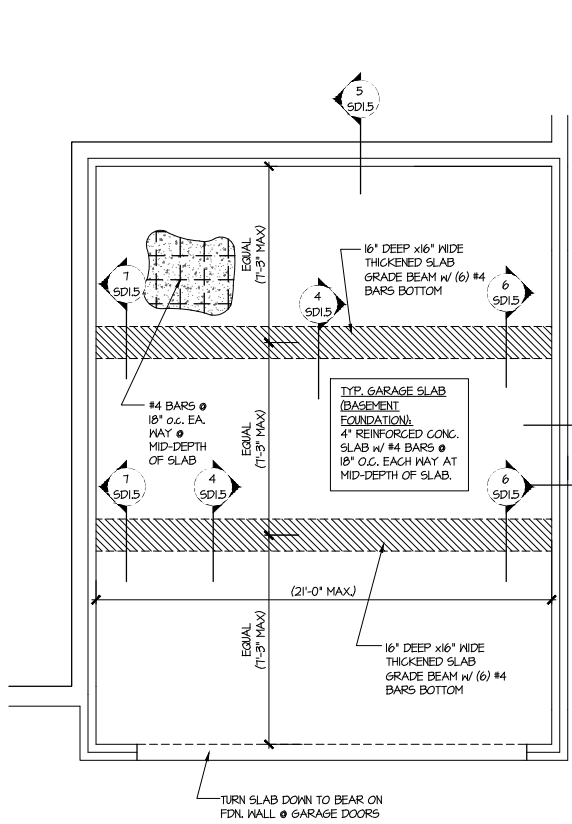


5 TYPICAL BASEMENT FOUNDATION @ WALKOUT

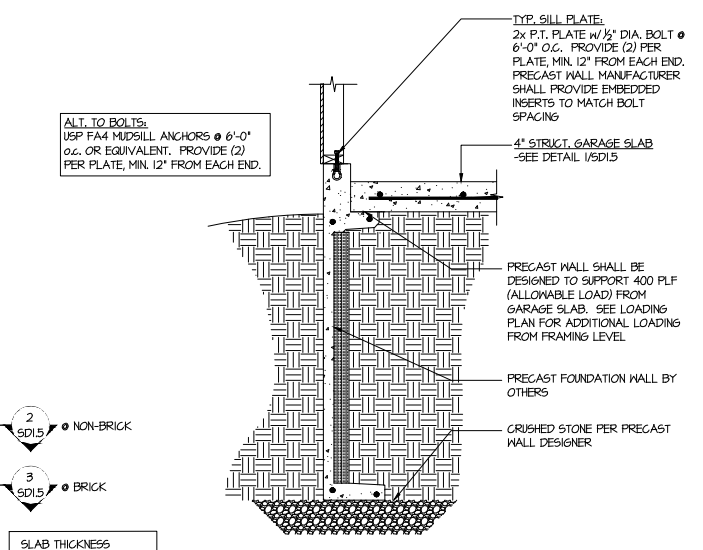


6 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL

DUNCANS
 Lot 55

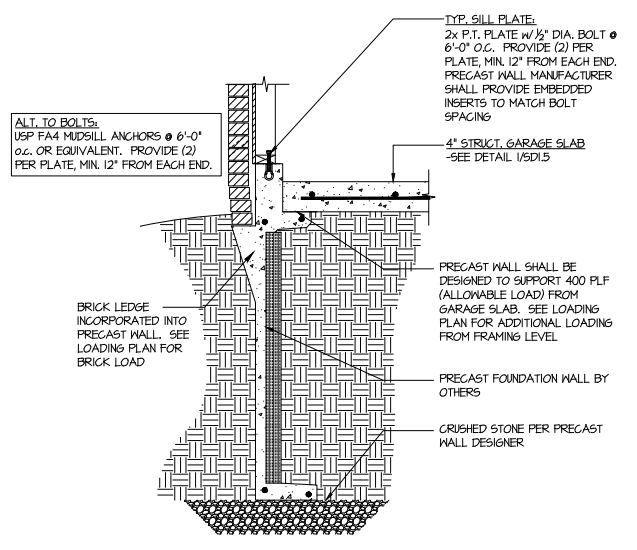


1 GENERIC FOUNDATION PLAN KEY @ GARAGE
 SCALE: 1/4"=1'-0"

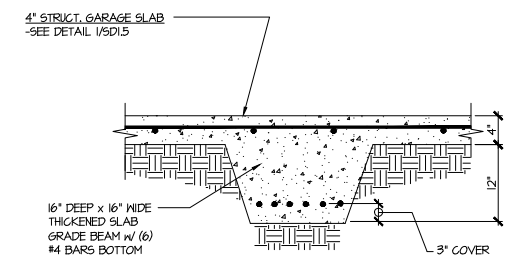


2 TYPICAL PERIMETER FOOTING @ GARAGE - BASEMENT FOUNDATION
 2 SD1.5 @ NON-BRICK
 3 SD1.5 @ BRICK

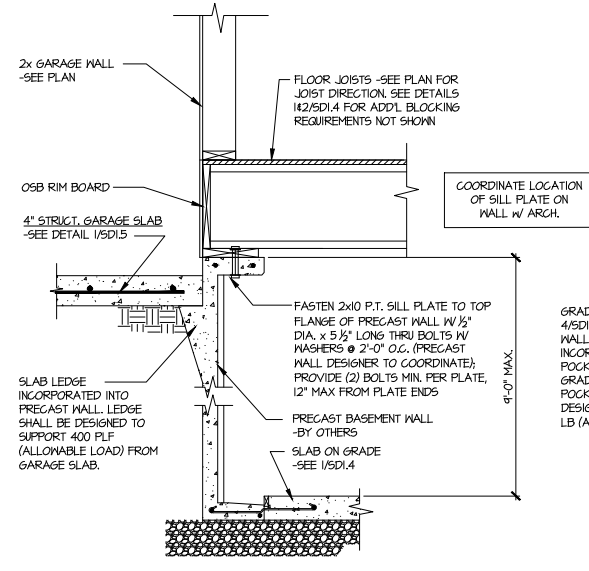
SLAB THICKNESS SHOWN IS MIN. THICKNESS REQ'D - SLOPE OF SLAB SHALL NOT COMPROMISE MIN. THICKNESS
 SEE ARCHITECTURAL PLANS FOR ACTUAL GARAGE DIMENSIONS



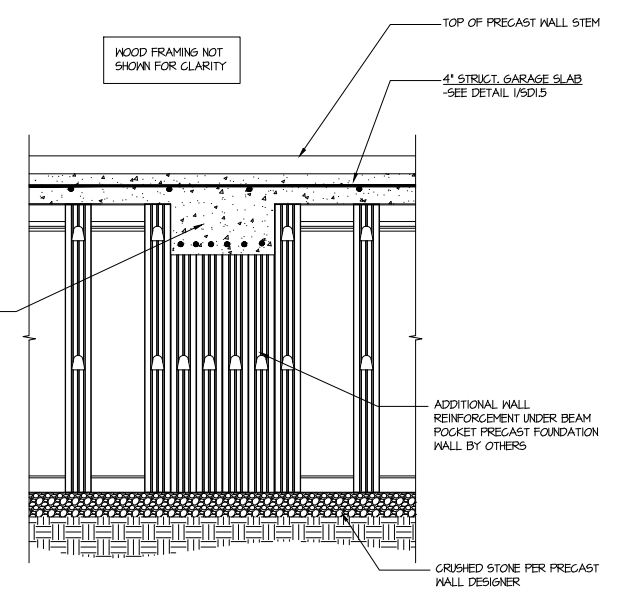
3 TYPICAL PERIMETER FOOTING @ GARAGE - BASEMENT FOUNDATION (BRICK)



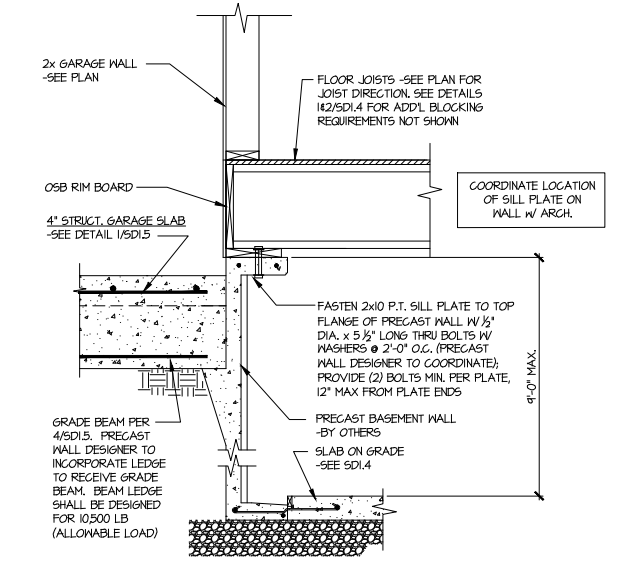
4 TYPICAL CONCRETE GRADE BEAM @ GARAGE FDN.
 SCALE: 3/4"=1'-0"



5 CONCRETE BSMT. FDN. WALL @ GARAGE

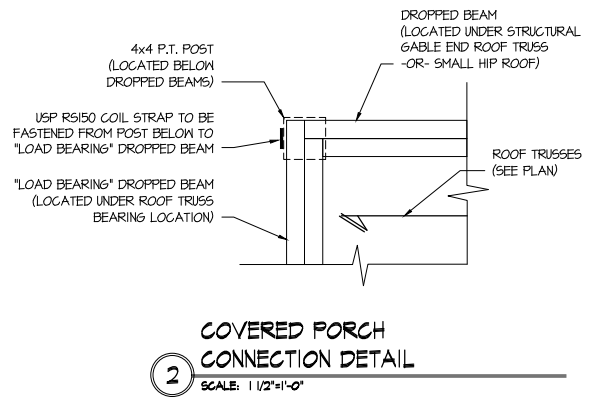
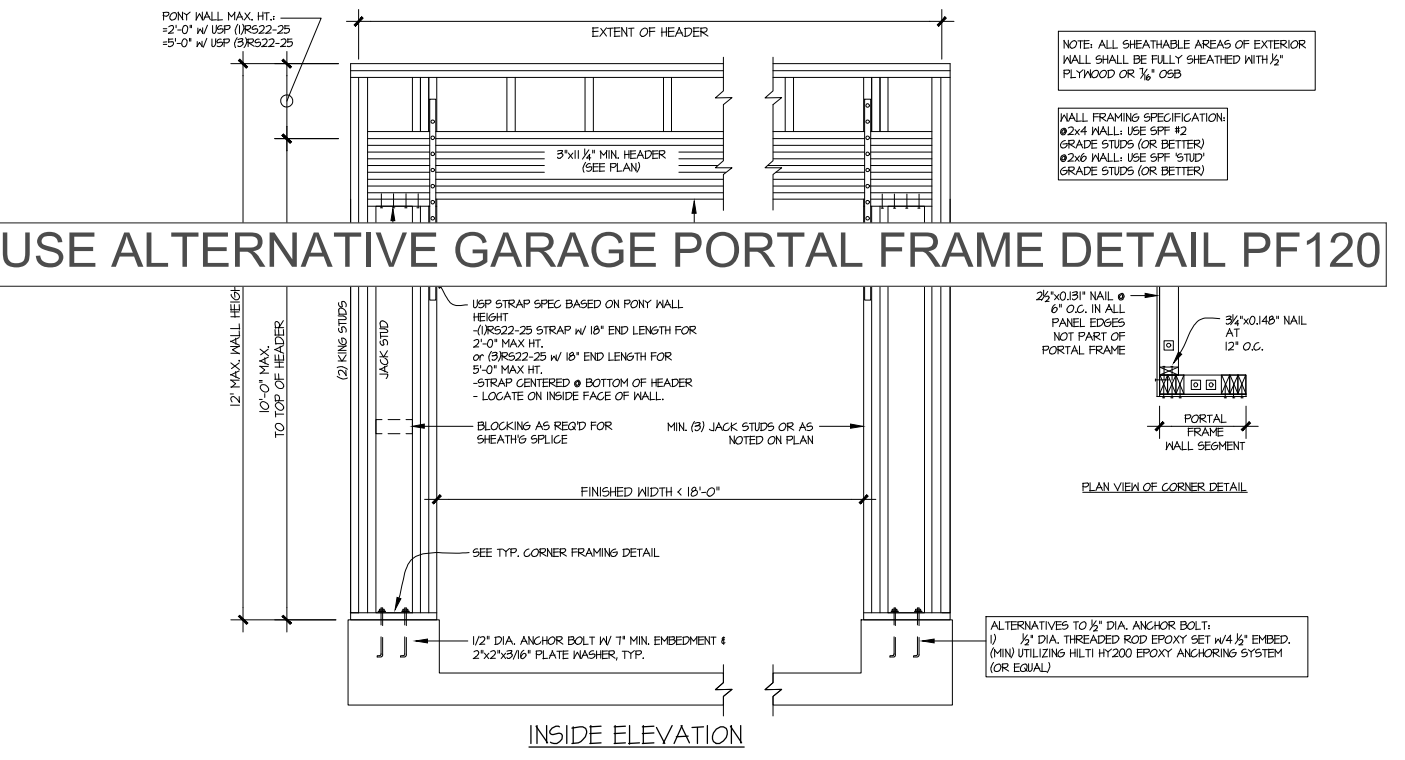
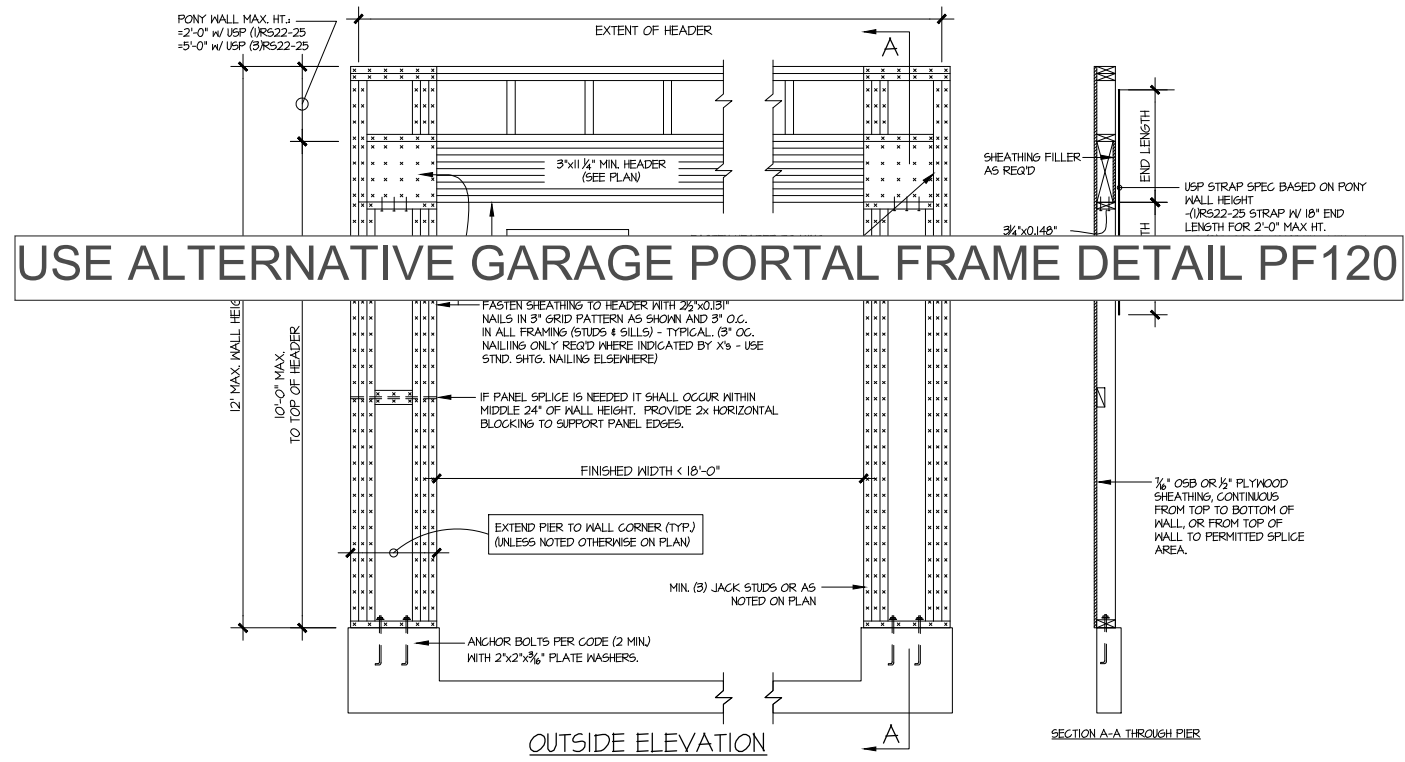


6 SECTION
 SCALE: 3/4"=1'-0"



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

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 Lot 55



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

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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

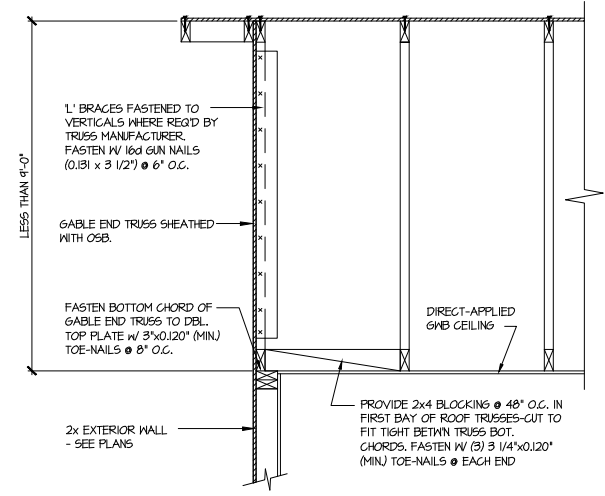
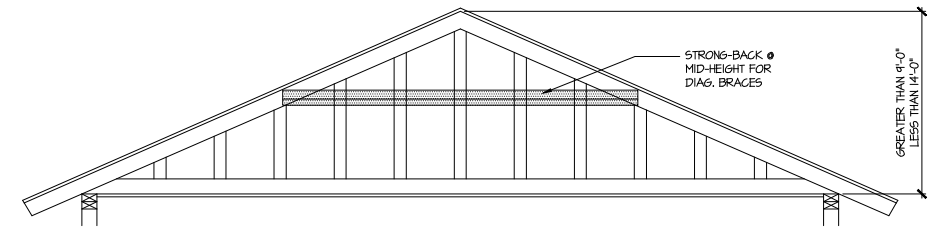
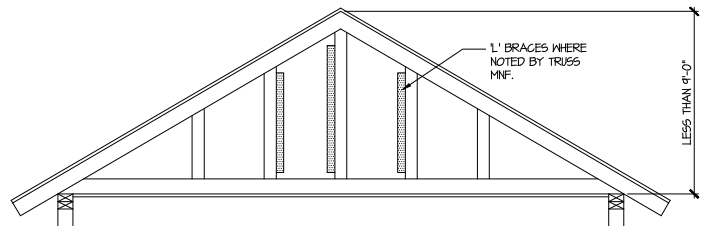
REVISIONS:
 date: initial:

SMITH DOUGLAS
 HOMES

FRAMING DETAILS

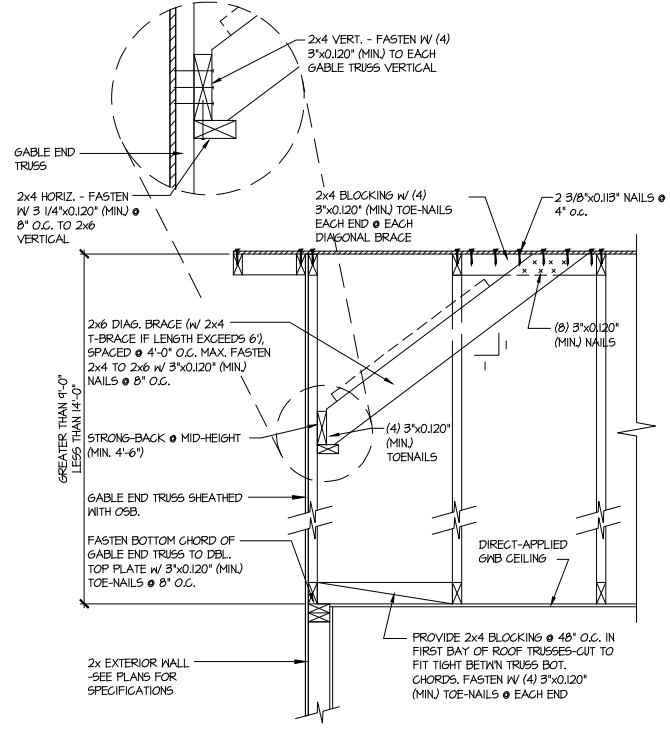
AVONDALE MODEL

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.



MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING

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July 28, 2023

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

ALTERNATE GARAGE PORTAL FRAME DETAIL
Smith Douglas Homes

Reference

"Alternate Garage Portal Frame Detail" on sheet PF-120 & PF-130, prepared by Mulhern & Kulp dated 07/28/2023 - attached

Jody:

Pursuant to your request, we have prepared this letter to address the "Alternate Garage Portal Frame Detail", prepared by Mulhern & Kulp for Smith Douglas Homes.

The "Alternate Garage Portal Frame Detail" on sheet "PF-120" is an acceptable alternative portal frame design for anywhere in North Carolina with a wind speed less than or equal to 120mph ultimate wind speed per ASCE 7-16. The "Alternate Garage Portal Frame Detail" on sheet "PF-130" is an acceptable alternative portal frame design for anywhere in North Carolina with a wind speed less than or equal to 130mph ultimate wind speed per ASCE 7-16. These details only apply to structural plans that have been designed by Mulhern & Kulp. It is the responsibility of "SDH" to provide the correct "Alternate Garage Portal Frame Detail", to the building department that matches the jurisdiction's wind speed requirements.

Please feel free to call if you have any questions.

Respectfully,

MULHERN & KULP STRUCTURAL ENGINEERING, INC.

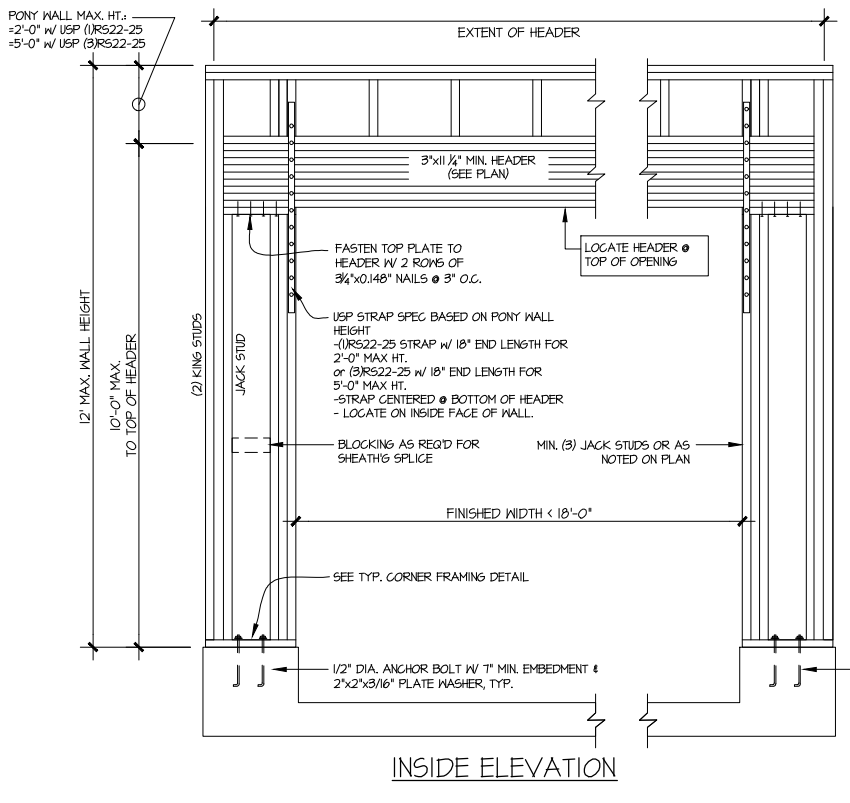
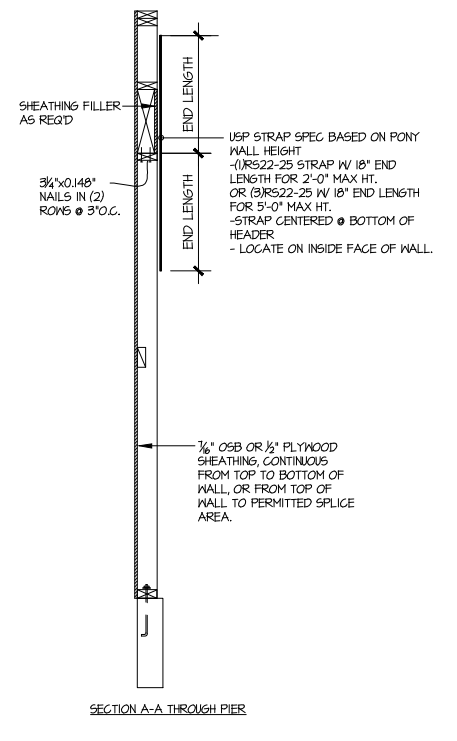
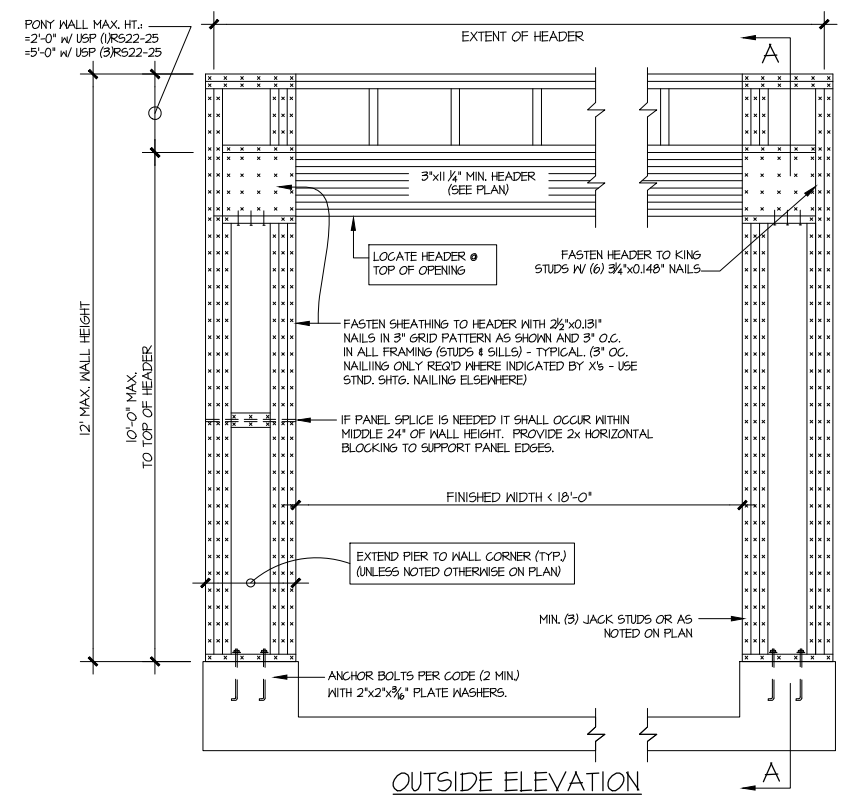
NC License # C-3825

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



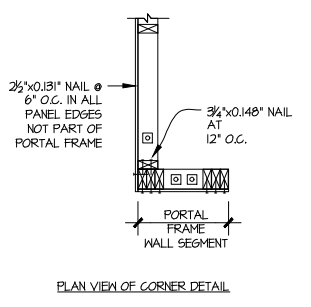
Signature + Seal 07/28/2023

P:\Client Files\256 - Smith Douglas Homes\2023\23000 - 2023 Client Admin\2023-07-28 - Alternate Portal Frame Letter\Alternate Garage Portal Frame Detail - Letter - RLH.docx



NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALL SHALL BE FULLY SHEATHED WITH 1/2" PLYWOOD OR 3/4" 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)

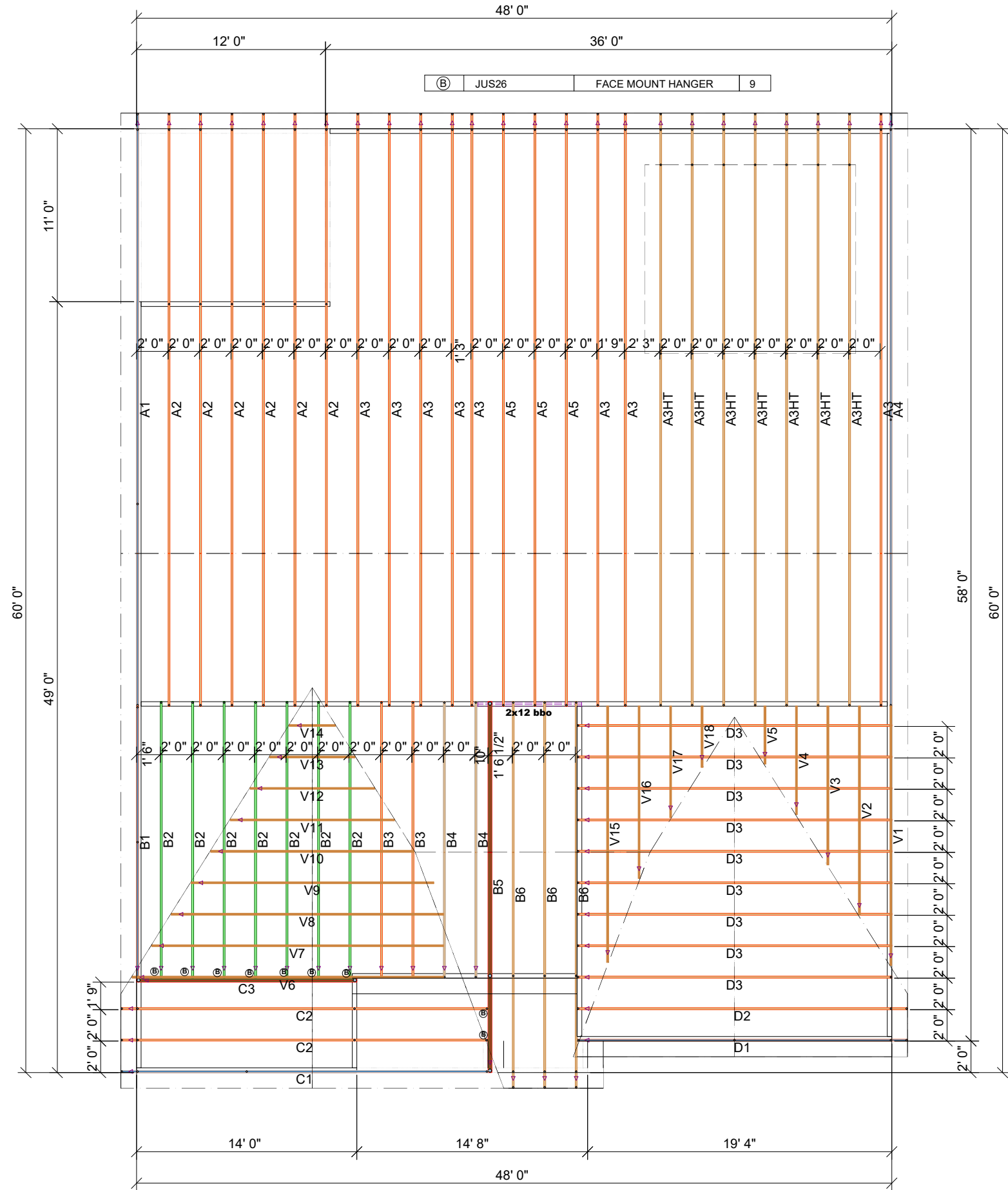
A ALTERNATE GARAGE PORTAL FRAME BRACING ELEVATION
SCALE: N.T.S.
BOTH SIDES OF GARAGE DOOR
120 MPH WIND SPEED (ULT)

**DUNCANS
Lot 55**

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.sbccomponents.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	3383.72 sq ft
RIDGE LINE	97.07 ft
VALLEY LINES	100.92 ft
HIP LINES	0 ft



REVISIONS		DSN
DATE	DESCRIPTION	

DESIGNER JNN
 LAYOUT DATE 7/9/24
 ARCH DATE -
 STRUC DATE -
 JOB #: MASTER

SD RALEIGH

AVONDALE BEH MSTR TRAY

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