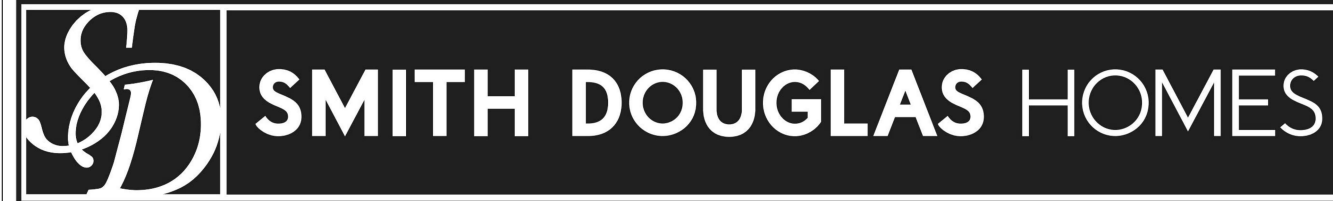


COLEMAN

BRIARWOOD BLUFF
LOT 0004

PLAN ID 060121.1201



QUALITY | INTEGRITY | VALUE

110 VILLAGE TRAIL SUITE 215
WOODSTOCK, GA. 30188

DRAWING INDEX

| | |
|-----------|------------------------------|
| A0.0 | COVER SHEET |
| A1.1 | FRONT ELEVATIONS |
| A2.1 | SIDE & REAR ELEVATIONS |
| A3.1 | SLAB FOUNDATION |
| A5.1 | FIRST FLOOR PLANS & DETAILS |
| A5.2 | SECOND FLOOR PLANS & DETAILS |
| A6.1 | ROOF PLANS |
| A7.2-A7.3 | ELECTRICAL PLANS |
| A8.1 | TRIM LOCATION LAYOUTS |

AREA TABULATION

| | |
|-----------------------|------|
| FIRST FLOOR | 838 |
| SECOND FLOOR | 1215 |
| TOTAL | 2053 |
| GARAGE | 438 |
| FRONT PORCH (COVERED) | 84 |
| REAR PATIO | 120 |

PLAN REVISIONS

| DATE | BY | REVISION | PAGE # |
|------------|----|--|------------------------|
| 10/30/2021 | AW | Prototype walk revisions - see revision sheet | ALL |
| 4/1/2022 | AW | Final walk revisions - see revision sheet | A5.2, A5.2, A7.3 |
| 11/1/2022 | AW | PCR #4985 Change 2x6 wall in laundry to 2-2x4s - takes 1.5" out of hall/linen | A5.2, A7.3 |
| 12/1/2022 | AW | PCR #5030 Added 8" in depth to kitchen (pantry & around island) - reduced Dining/Study 8" in depth | A3.1, A5.1, A7.2, A8.1 |
| 9/21/2023 | BB | REMOVED SHOWER AND TUB SIZES FROM ALL AFFECTED PAGES | A3.1, A5.1, A7.3 |
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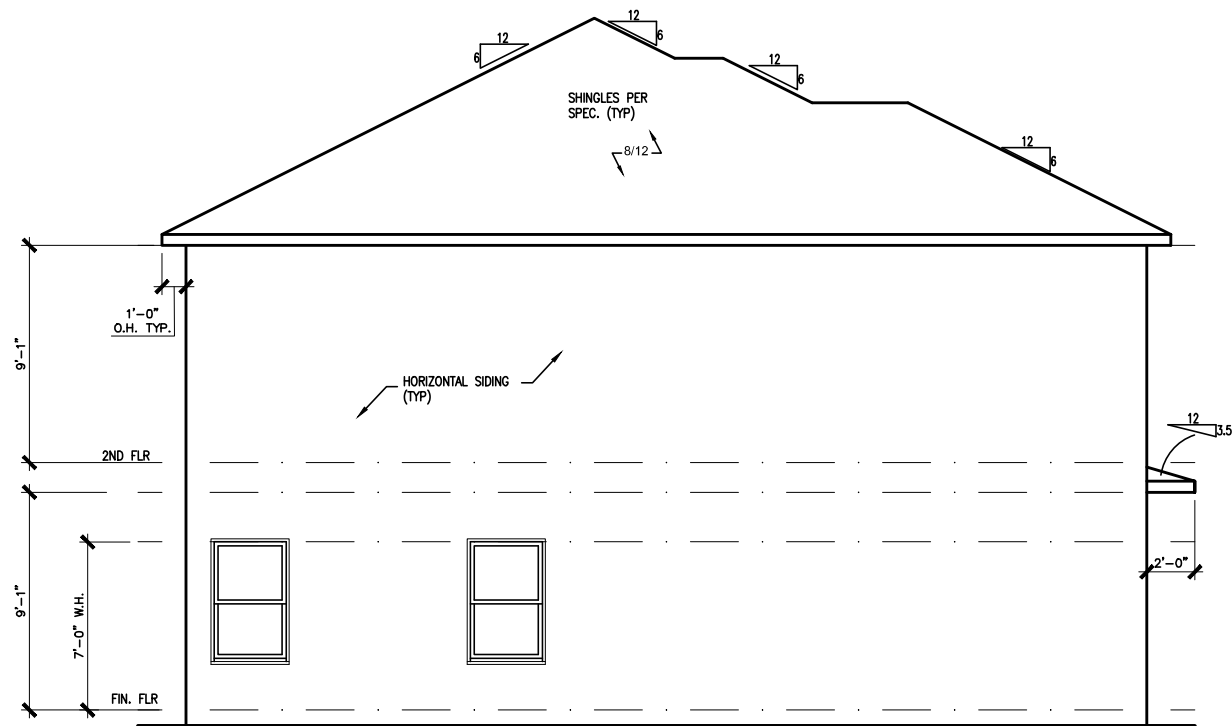
GOVERNMENTAL CODES & STANDARDS

| |
|--|
| HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS |
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BUILDING CODE ANALYSIS / DESIGN CRITERIA

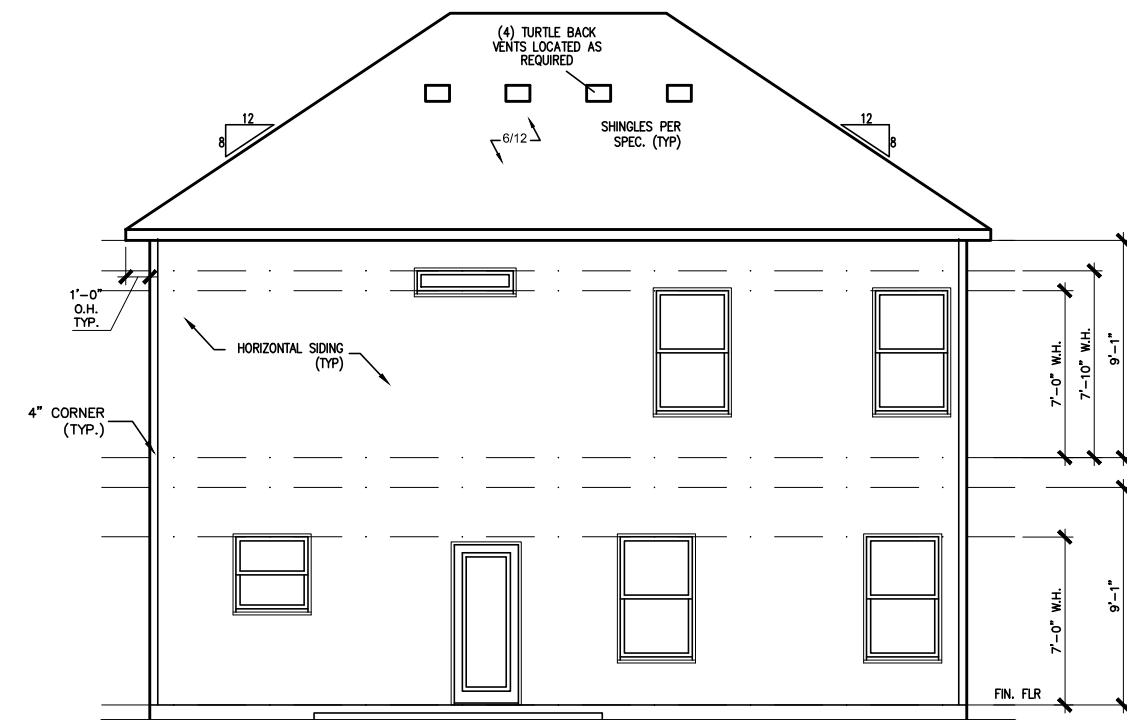
| |
|--|
| HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA |
|--|

BRIARWOOD BLUFF LOT 0004



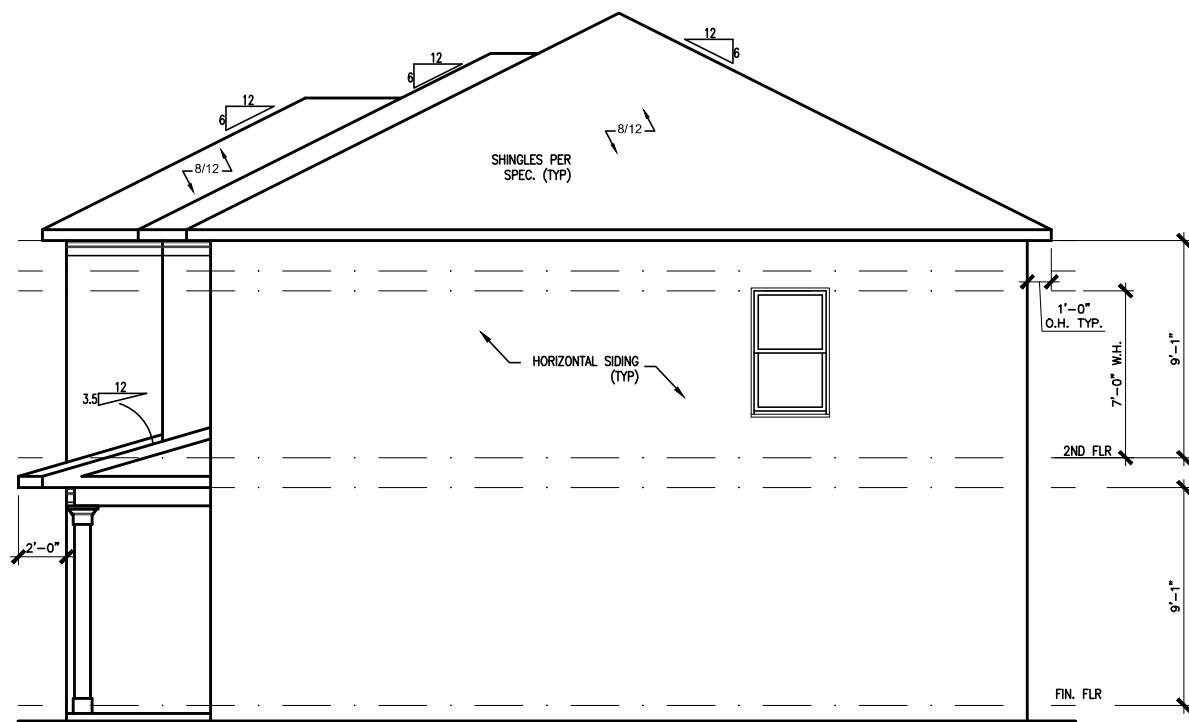
LEFT ELEVATION "C"

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



REAR ELEVATION "C"

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



RIGHT ELEVATION "C"

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

| BY | REVISION | DATE |
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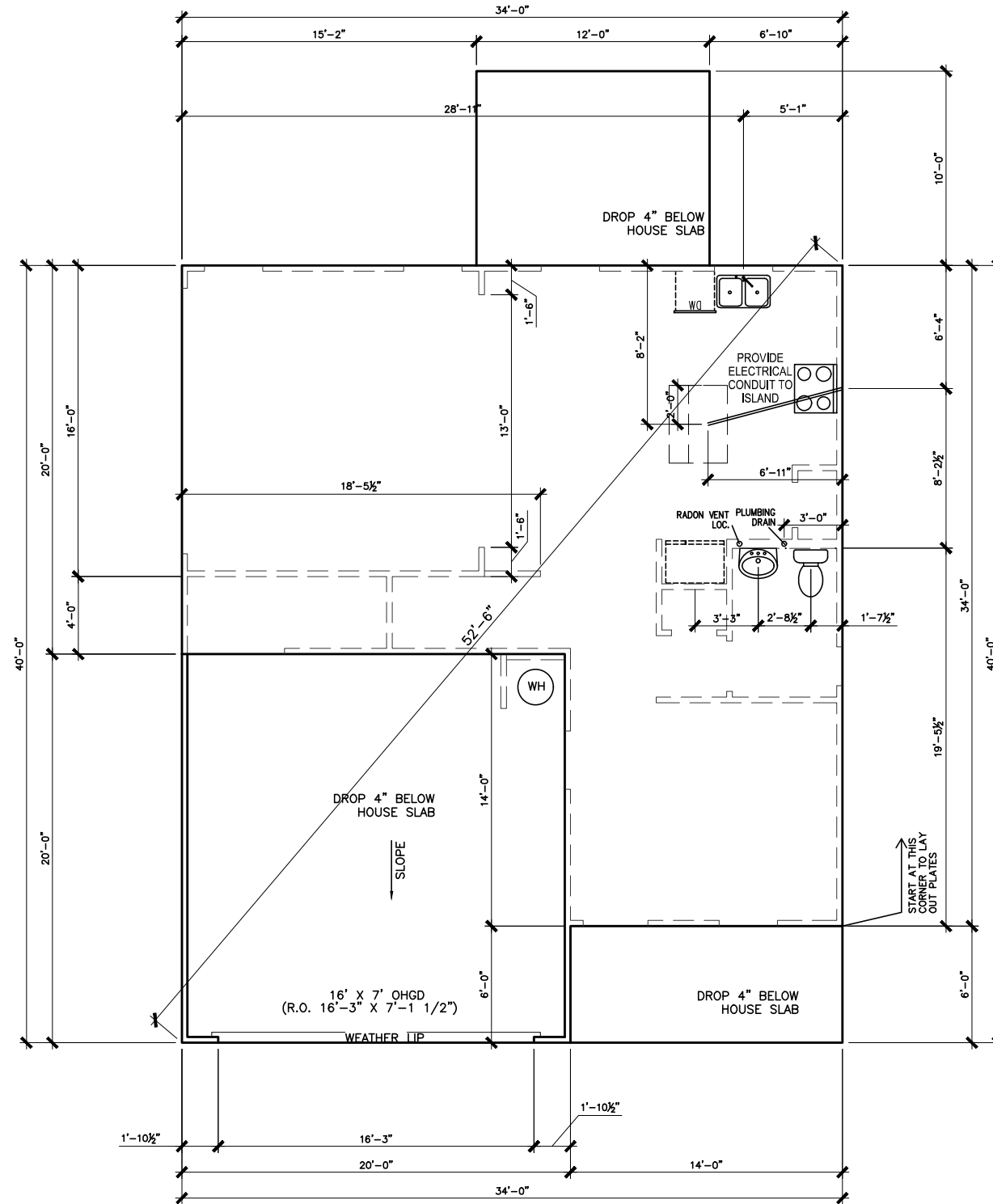
ELEVATIONS
SIDES AND REAR
COLEMAN

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| FACADE OPT: C | |
| PLAN ID: | |
| FND: ALL | ELEV: C |
| PAGE NO: A2.1 | |

BRIARWOOD BLUFF LOT 0004



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 |
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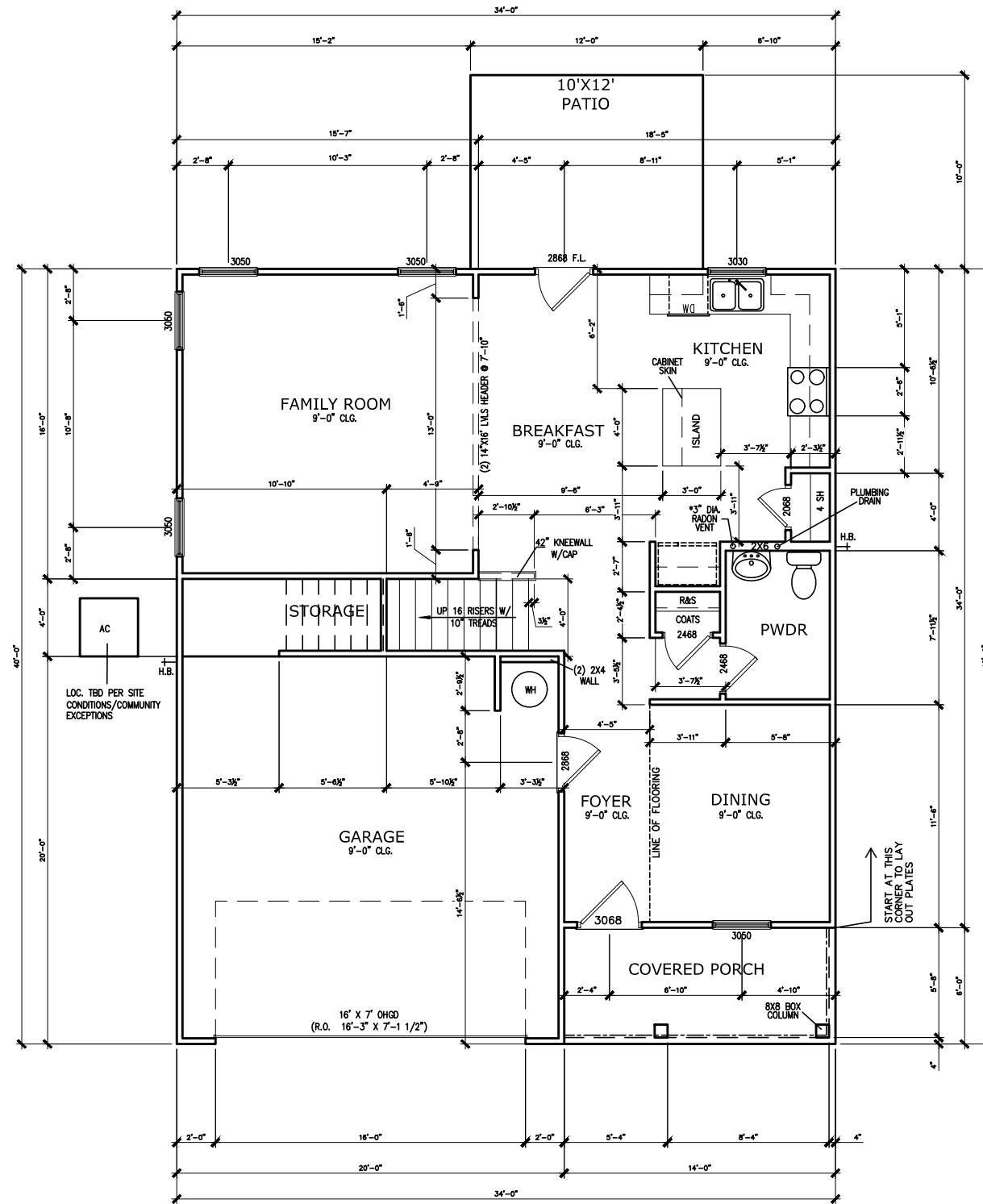
FOUNDATION PLAN
SLAB PLAN
COLEMAN

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| FND: ALL | ELEV: C |
| PAGE NO: A3.1 | |

BRIARWOOD BLUFF LOT 0004



FIRST FLOOR PLAN

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

*RADON VENT PROVIDED
PER LOCAL CODE

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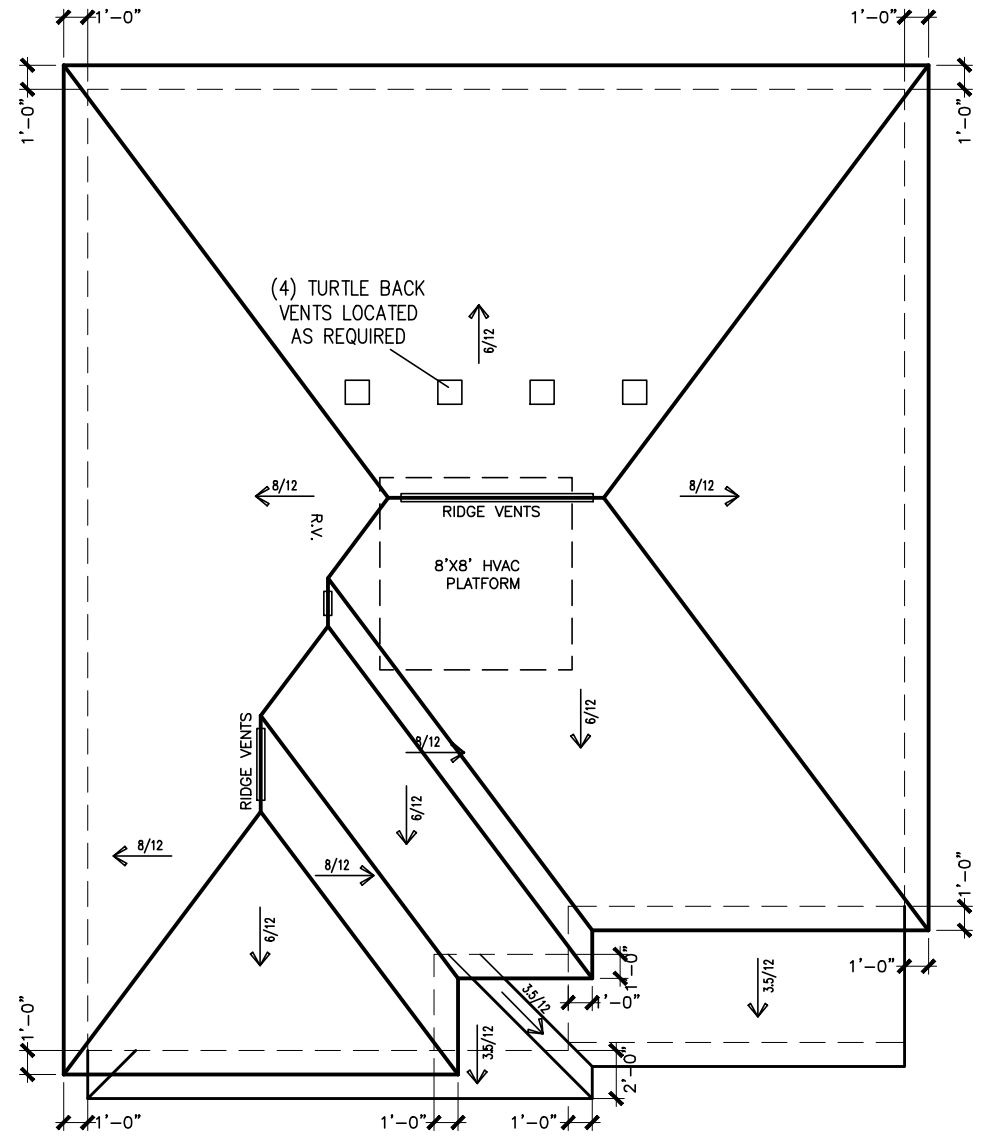
FLOOR PLAN
FIRST FLOOR
COLEMAN

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| PLAN ID: | |
| FND: ALL | ELEV: C |
| PAGE NO: A5.1 | |

BRIARWOOD BLUFF LOT 0004



ROOF LAYOUT "C"

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

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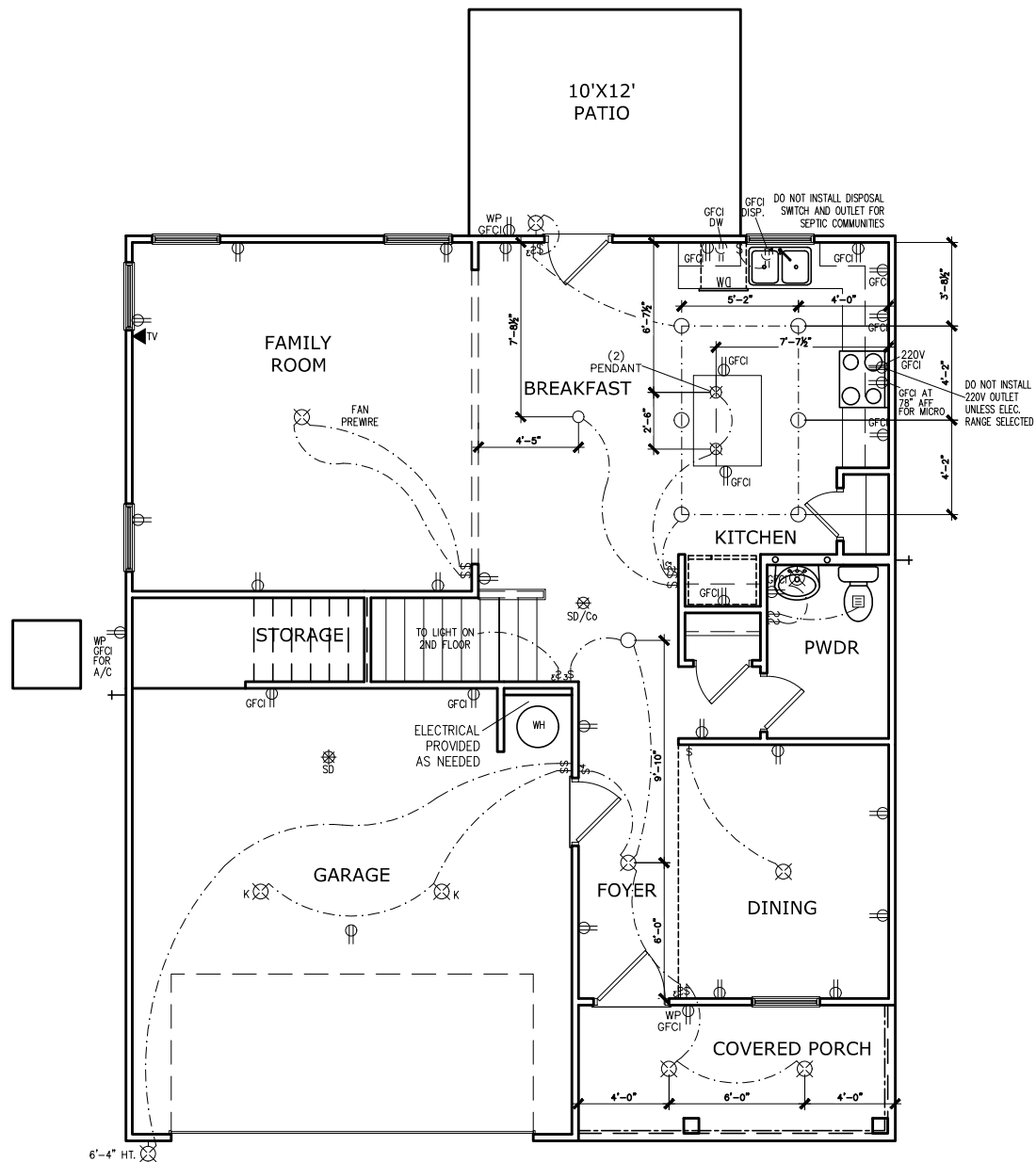
ROOF PLAN
ROOF PLAN
COLEMAN

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| PLAN ID: | |
| FND: ALL | ELEV: C |
| PAGE NO: A6.1 | |

BRIARWOOD BLUFF LOT 0004



| ELECTRICAL LEGEND | | | |
|--|----------------------------------|----|--------------------------------|
| \$ | SWITCH | TV | TV |
| \$3 | 3 WAY SWITCH | ⊕ | 120V RECEPTACLE |
| \$4 | 4 WAY SWITCH | ⊕ | 120V SWITCHED RECEPTACLE |
| ⊗ | CEILING FIXTURE | ⊕ | 220V RECEPTACLE |
| ⊕ | KEYLESS | ⊕ | GFCI OUTLET |
| ⊕ | WALL MOUNT FIXTURE | ⊕ | ARCH FAULT CIRCUIT INTERRUPTER |
| ○ | CEILING FIXTURE | † | GAS LINE |
| ⊕ | FLEX CONDUIT | † | WATER LINE |
| CH | CHIMES | ⊕ | HOSE BIBB |
| PH | 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 | | |
| FLOOD LIGHT | 10' MAX. ABOVE FIN. FLOOR | | |

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

FIRST FLOOR ELECTRICAL PLAN
SCALE : 1/8" = 1'-0"

| BY | REVISION | # | # | # | # | # |
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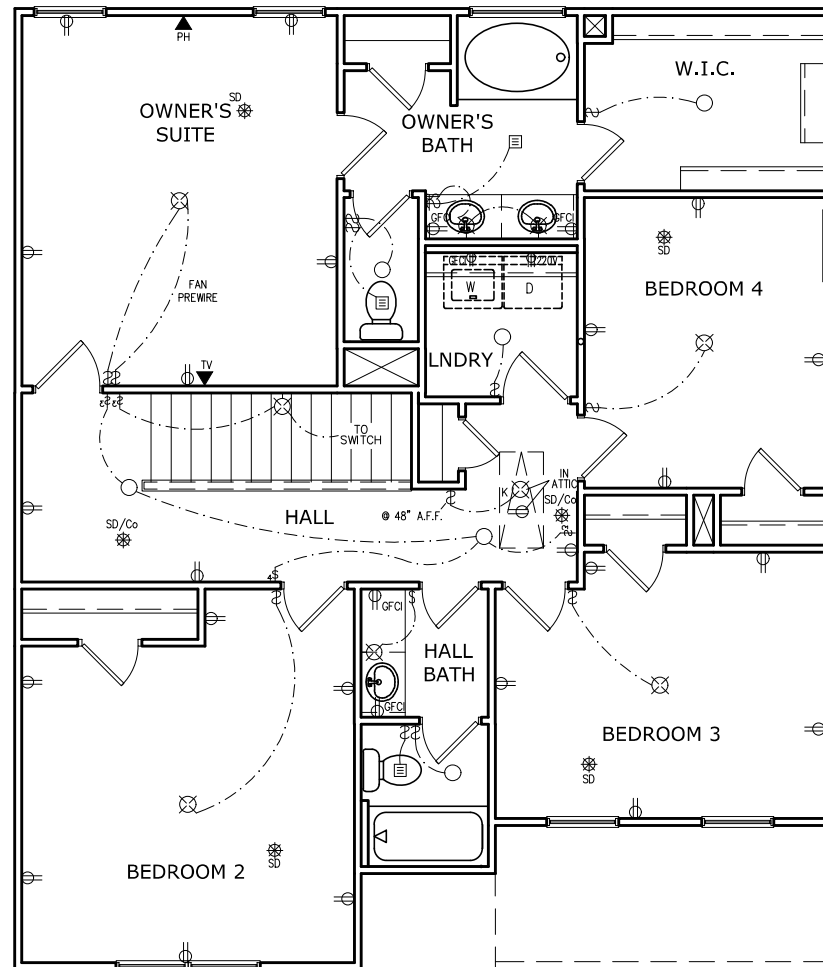
ELECTRICAL PLAN
FIRST FLOOR
COLEMAN

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| PLAN ID: | | | |
| FND: | ALL | ELEV: | C |
| PAGE NO: | A7.2 | | |

BRIARWOOD BLUFF LOT 0004



| ELECTRICAL LEGEND | | | |
|--|----------------------------------|----|--------------------------------|
| § | SWITCH | TV | TV |
| §3 | 3 WAY SWITCH | ⊕ | 120V RECEPTACLE |
| §4 | 4 WAY SWITCH | ⊕ | 120V SWITCHED RECEPTACLE |
| ⊗ | CEILING FIXTURE | ⊕ | 220V RECEPTACLE |
| ⊕ | KEYLESS | ⊕ | GFCI OUTLET |
| ⊕ | WALL MOUNT FIXTURE | ⊕ | ARCH FAULT CIRCUIT INTERRUPTER |
| ○ | CEILING FIXTURE | † | GAS LINE |
| ● | FLEX CONDUIT | † | WATER LINE |
| CH | CHIMES | ⊥ | HOSE BIBB |
| PH | 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 | | |
| FLOOD LIGHT | 10' MAX. ABOVE FIN. FLOOR | | |

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

SECOND FLOOR ELECTRICAL PLAN

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

| DATE | REVISION | BY |
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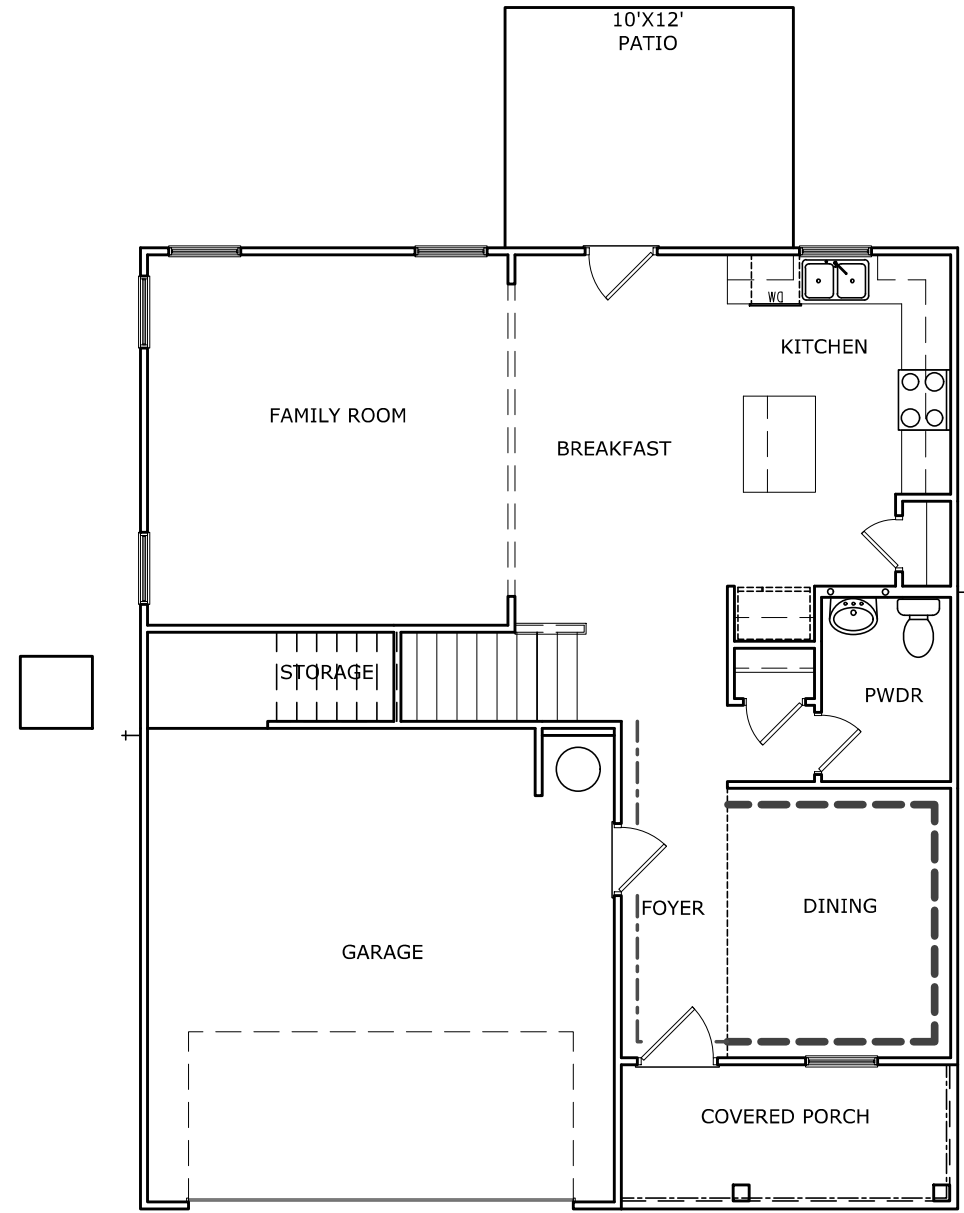
ELECTRICAL PLAN
SECOND FLOOR
COLEMAN

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| FND: ALL | BLV: C |
| PAGE NO: A7.3 | |

BRIARWOOD BLUFF LOT 0004



FOYER TRIM - CHAIR/SHADOW - - - - -
 DINING TRIM - CHAIR/SHADOW - - - - -

TRIM LAYOUT FIRST FLOOR PLAN

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

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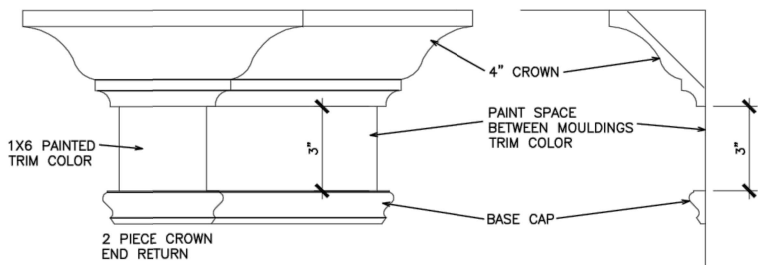
FLOOR PLAN
 TRIM LAYOUT
 COLEMAN

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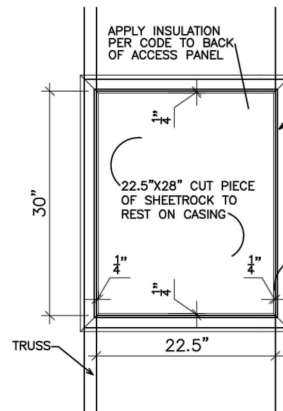
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| BY: TJJ | CH: AW |
| DATE: 07/12/2024 | |
| FACADE OPT: C | |
| PLAN ID: | |
| FND: ALL | ELEV: C |
| PAGE NO: A8.1 | |

REFER TO LOT SPECIFIC PLAN TO DETERMINE WHICH DETAILS APPLY



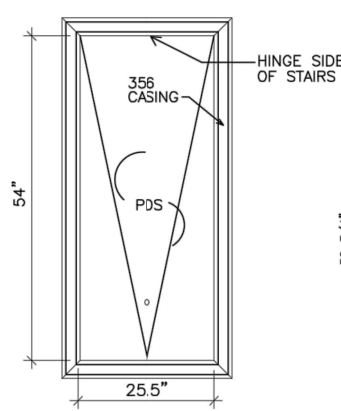
TYPICAL TWO PIECE CROWN

N.T.S.



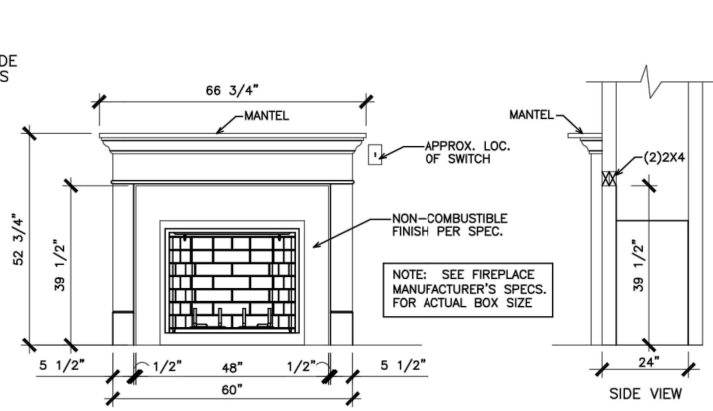
SCUTTLE HOLE DETAIL

N.T.S.



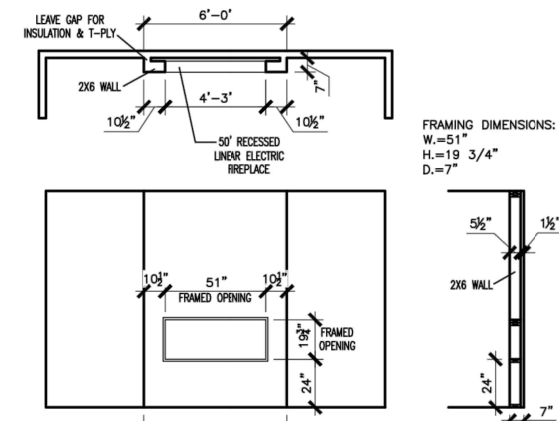
PDS TRIM DETAIL

N.T.S.



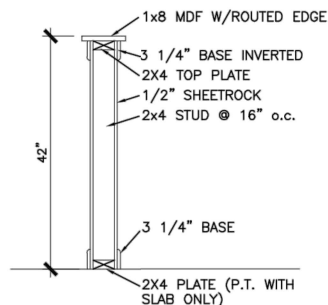
GAS/ELECTRIC FIREPLACE DETAIL WITH WESCOTT WOOD MANTEL

N.T.S.



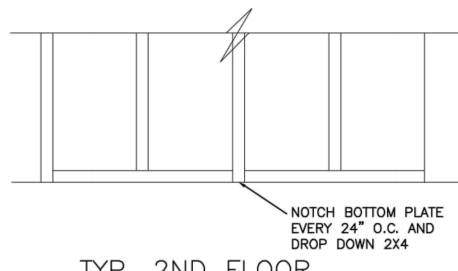
LINEAR ELECTRIC FIREPLACE DETAIL

N.T.S.



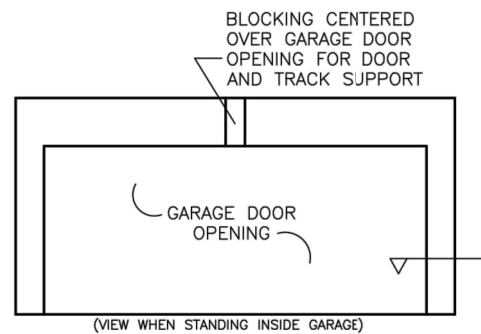
TYP. KNEEWALL SECTION

N.T.S.



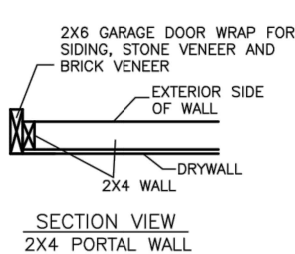
TYP. 2ND FLOOR KNEE WALL STABILITY

N.T.S.



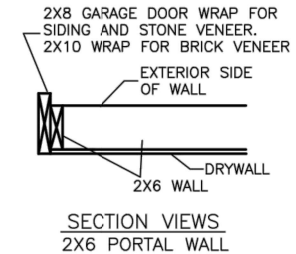
TYP. GARAGE WRAP & BLOCKING

N.T.S.



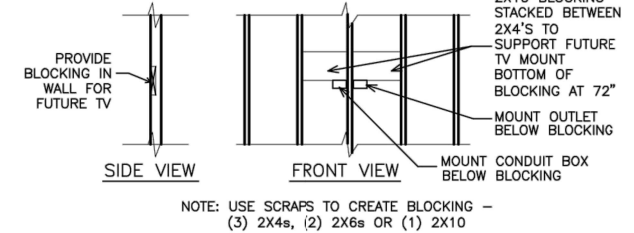
SECTION VIEW 2X4 PORTAL WALL

N.T.S.



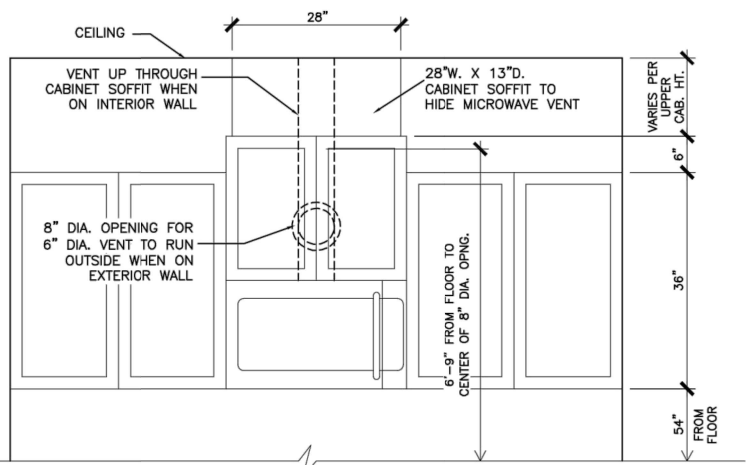
SECTION VIEWS 2X6 PORTAL WALL

N.T.S.



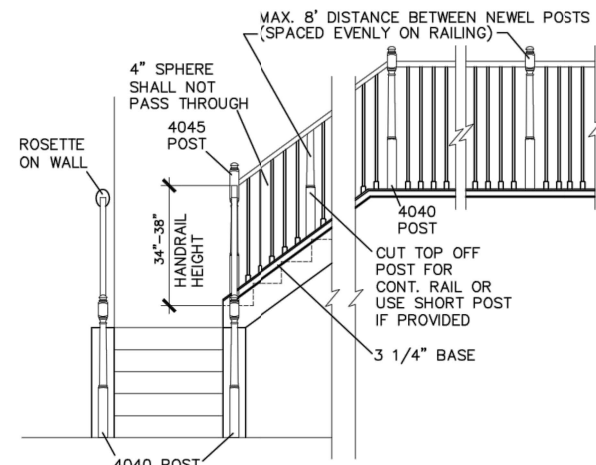
TYP. TV WALL PREP

N.T.S.



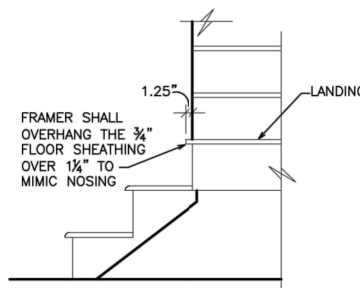
CABINET SOFFIT DETAIL ABOVE VENTED MICROWAVE W/CABINET ABOVE RANGE BUMPED UP & OUT

N.T.S.



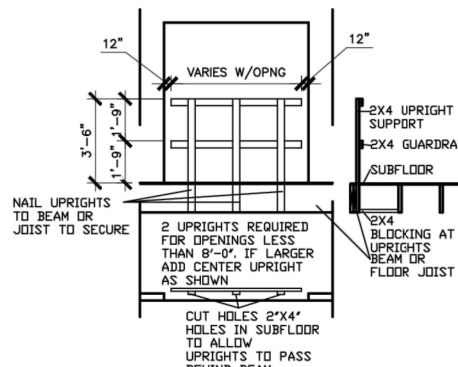
HANDRAIL/POST DETAIL @ STAIRS

N.T.S.



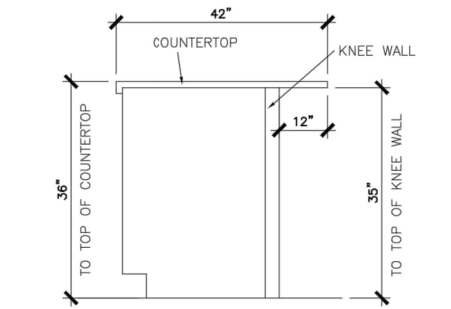
BOX STEP OVERHANG

N.T.S.



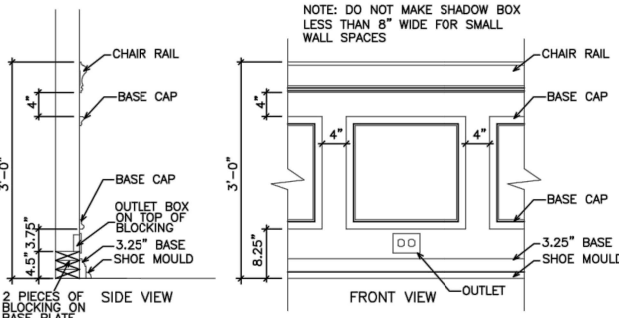
GUARD RAIL DTL. AS REQ'D

N.T.S.



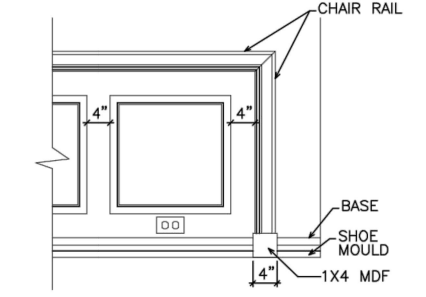
SECTION @ ISLAND KNEEWALL

N.T.S.



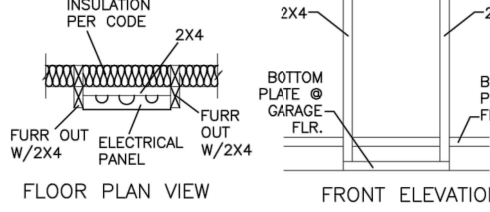
TYPICAL CHAIR RAIL & SHADOW BOX DETAIL

N.T.S.



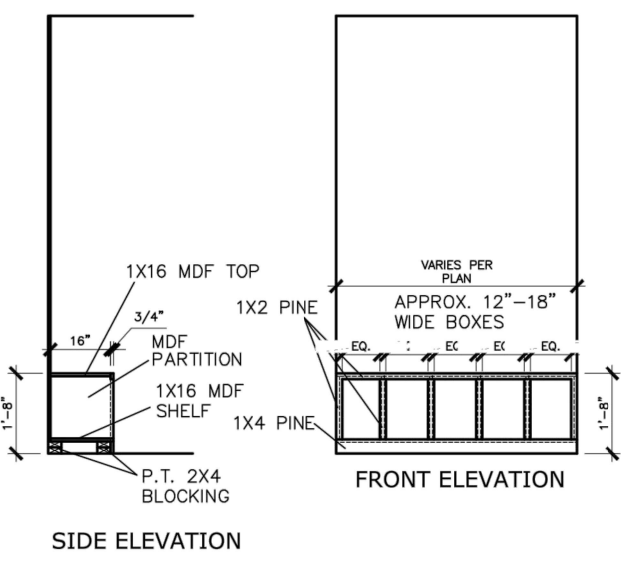
CHAIR RAIL END TRIM DETAIL

N.T.S.



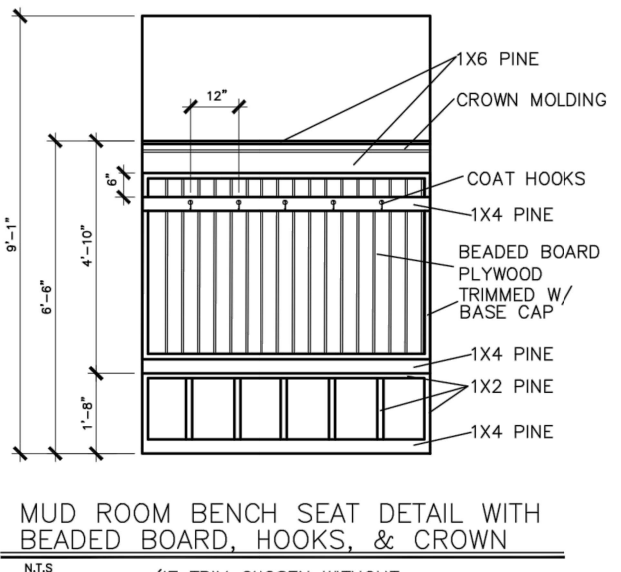
ELECTRICAL PANEL DETAIL

N.T.S.



MUD ROOM BENCH SEAT DETAIL

N.T.S.



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

N.T.S.

(IF TRIM CHOSEN WITHOUT BENCH CONTINUE TO FLOOR)

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

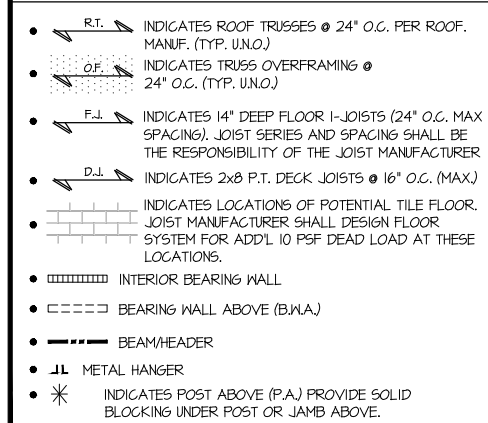
ALL LINTELS:
- SHALL SUPPORT 2 3/4" - 3 1/2" VENEER w/ 40 psf MAXIMUM HEIGHT.
- @ 5" SHALL HAVE 4" MIN. BEARING
- @ 6" SHALL HAVE 6" MIN. BEARING
- @ 8" SHALL NOT BE FASTENED BACK TO HEADER.
- @ 10" SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @ 48" O.C. w/ 1/2" DIA. x 3 1/2" LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES.
- MAX. VENEER HT. APPLIES TO ANY PORTION OF BRICK OVER THE OPENING.
- ALL LINTELS SHALL BE LONG-LEG VERTICAL.
- WHEN SUPPORTING VENEER < 3" WIDE THE EXTERIOR TOE OF THE HORIZONTAL LEG MAY BE CUT IN THE FIELD TO BE 3/4" WIDE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLOW FOR MORTAR JOINT FINISHING.
- SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS.
* FOR QUEEN VENEER USE L4"x3/4".

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NCSBC-RESIDENTIAL CODE & 2018 IRC WITH SOUTH CAROLINA AMENDMENTS
- FOOTING DESIGN - 2,000 PSF NET ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.
- FASTEN 2x4/6 SILL PLATES TO CONC FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING:
 - 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C., 1" MIN. EMBEDMENT
 - FA4 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
 - f_y = 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.

LEGEND



LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM: **120MPH WIND IN 2018 NCSBC-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 1609) & ASCE 7, AS PERMITTED BY R301.1.3 OF THE 2018 NCSBC-RC & 2018 IRC. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

DESIGN WIND UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NCSBC-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

FLOOR FRAMING

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

ROOF FRAMING

- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS:
 - w/ 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD.
 - w/ 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD.
 - w/ 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES & @ 6" O.C. FIELD.
- WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPs FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ USP RTIA CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) RTIA CLIPS AT 2-PLY GIRDER TRUSSES, (3) RTIA 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 & IPT'S BC511 "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).

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.

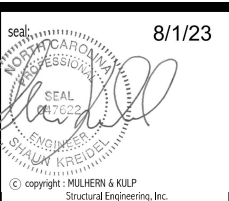
GENERAL STRUCTURAL NOTES

- DESIGN IS BASED ON 2018 NCSBC-RESIDENTIAL CODE & 2018 IRC WITH SOUTH CAROLINA AMENDMENTS
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.
- DESIGN LOADS:
 - ROOF: LIVE = 20 PSF; DEAD = 7 PSF T.C., 10 PSF B.G.; 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(I)) OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL 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 - F_v=2600 psi; F_v=285 psi; E=2.0x10⁶ psi
 - ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
 - LVL - F_b=2400 psi; F_c=11-2500 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.

BRIARWOOD Lot 4



MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
3825 Dunwoody Parkway, Suite 105 - Alpharetta, GA 30022
404-777-8874 - mulhern@mulhernkulp.com

Mulhern+Kulp project number: 256-21006
project mgr: SMK
drawn by: MJF
issue date: 10-21-2021

REVISIONS:
date: initial: JPP
12/10/21 (REVISED PLANS ADDED)

SMITH DOUGLAS HOMES

GENERAL STRUCTURAL NOTES

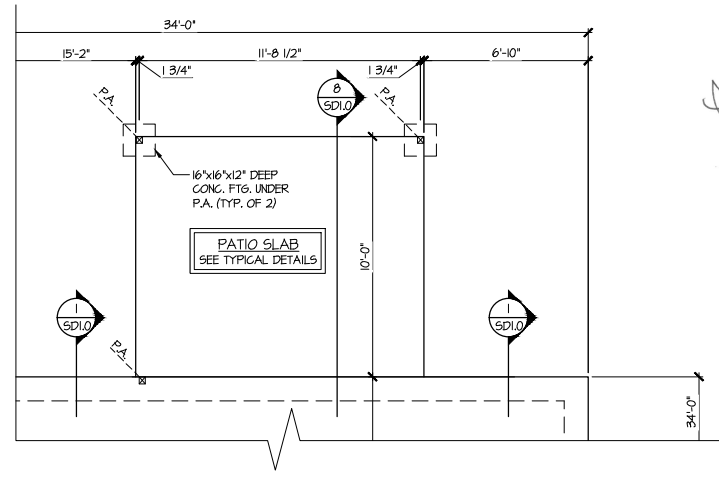
COLEMAN MODEL

120 MPH WIND ZONE NORTH CAROLINA

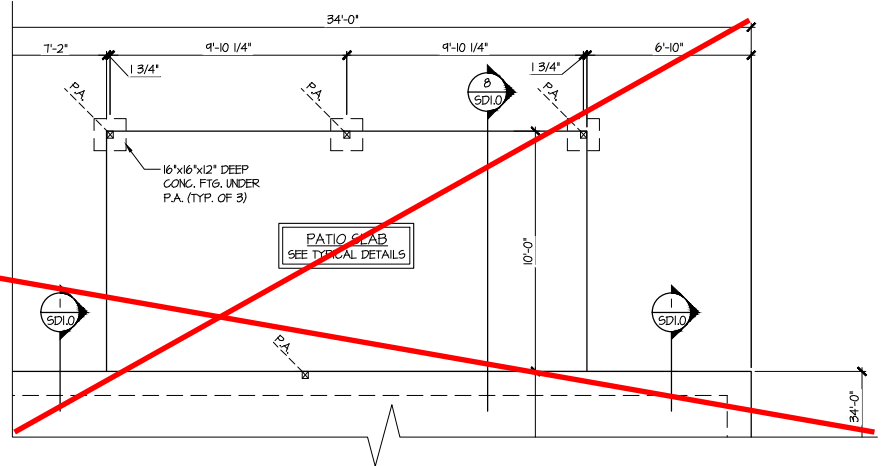
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NC License # C-3825

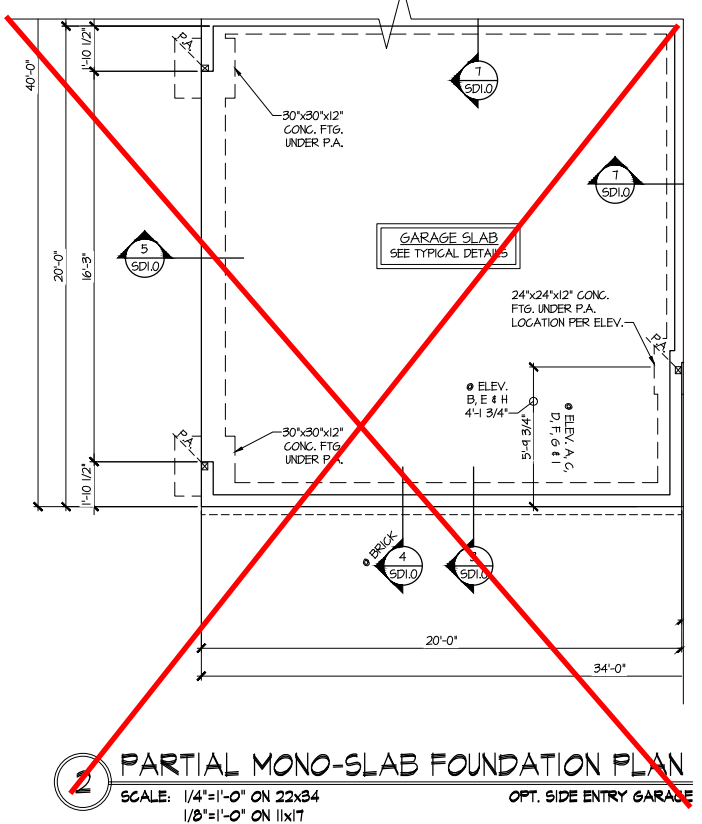
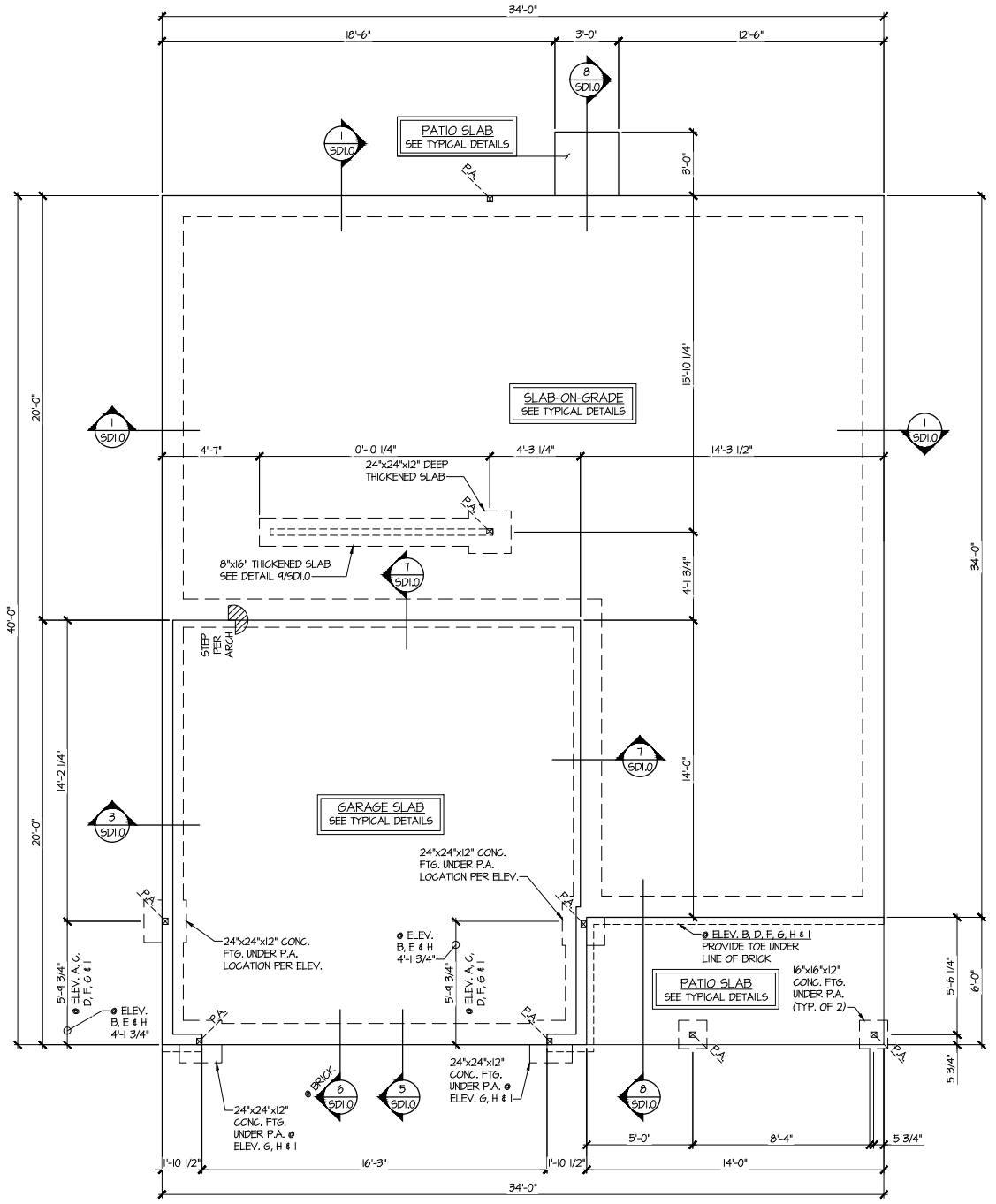
**3 PARTIAL MONO-SLAB
 FOUNDATION PLAN**
 SCALE: 1/4"=1'-0" ON 22x34
 1/8"=1'-0" ON 11x17
 OPT. COVERED PORCH



~~**4 PARTIAL MONO-SLAB
 FOUNDATION PLAN**~~
 SCALE: 1/4"=1'-0" ON 22x34
 1/8"=1'-0" ON 11x17
 OPT. LARGE COVERED PORCH



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



LEGEND

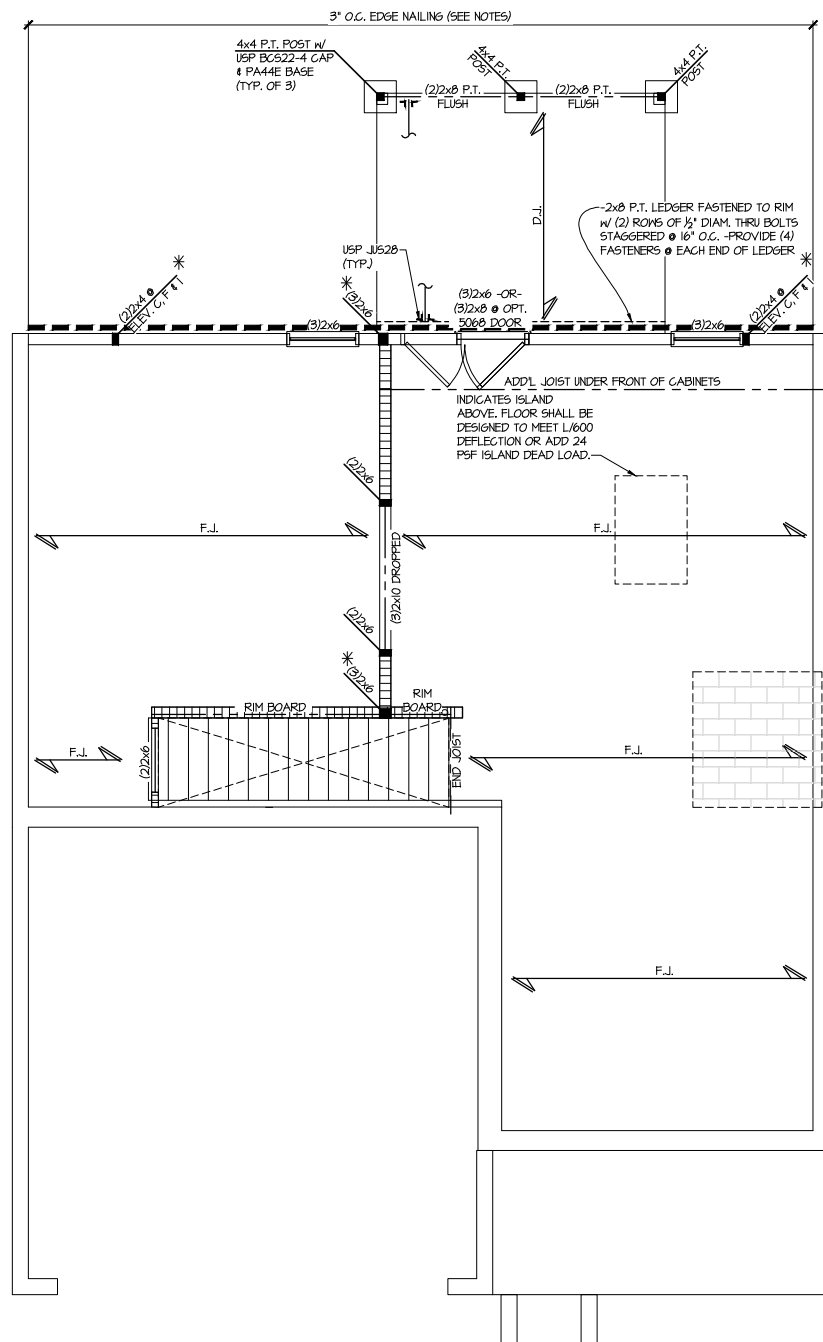
- R.T. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. UNO.)
- OF. INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. UNO.)
- F.J. INDICATES 14" DEEP FLOOR I-JOISTS (24" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER
- D.J. INDICATES 2x8 P.T. DECK 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
- JL METAL HANGER
- * INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

| | |
|------------------------------|------------|
| Mulhern+Kulp project number: | 256-21006 |
| project mgr: | SMK |
| drawn by: | MJF |
| issue date: | 10-21-2021 |
| REVISIONS: | |
| date: | initial: |
| 12/10/21 | JPP |
| REVISIONS PLANS ADDED | |

SMITH DOUGLAS
 HOMES

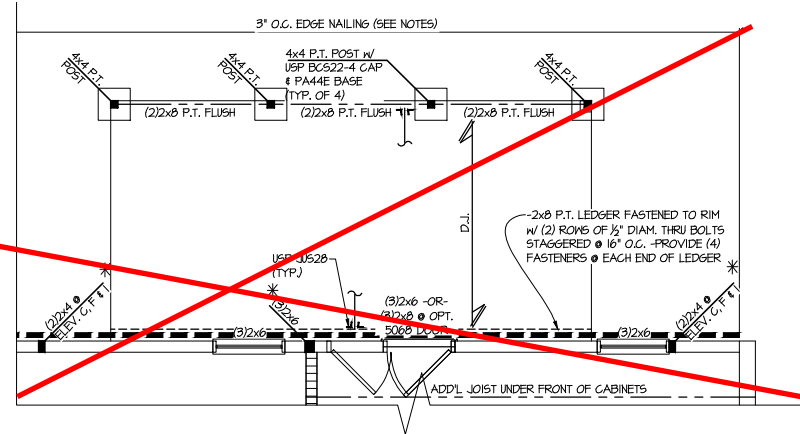
1ST FLOOR FRAMING PLAN
 COLEMAN MODEL
 120 MPH WIND ZONE
 NORTH CAROLINA

sheet:
S2.0M



1 1ST FLOOR FRAMING PLAN
 SCALE: 1/4"=1'-0" ON 22x34
 1/8"=1'-0" ON 11x17
 ALL ELEV. SIM.

3 PARTIAL 1ST FLOOR FRAMING PLAN
 SCALE: 1/4"=1'-0" ON 22x34
 1/8"=1'-0" ON 11x17
 OPT. EXT. DECK
 OPT. LARGE COVERED DECK SIM



BRIARWOOD
 Lot 4

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

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. |



MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
3825 Matthews Parkway, Suite 305 - Alpharetta, GA 30022
770-777-8874 - mulhern@mulhernkulp.com

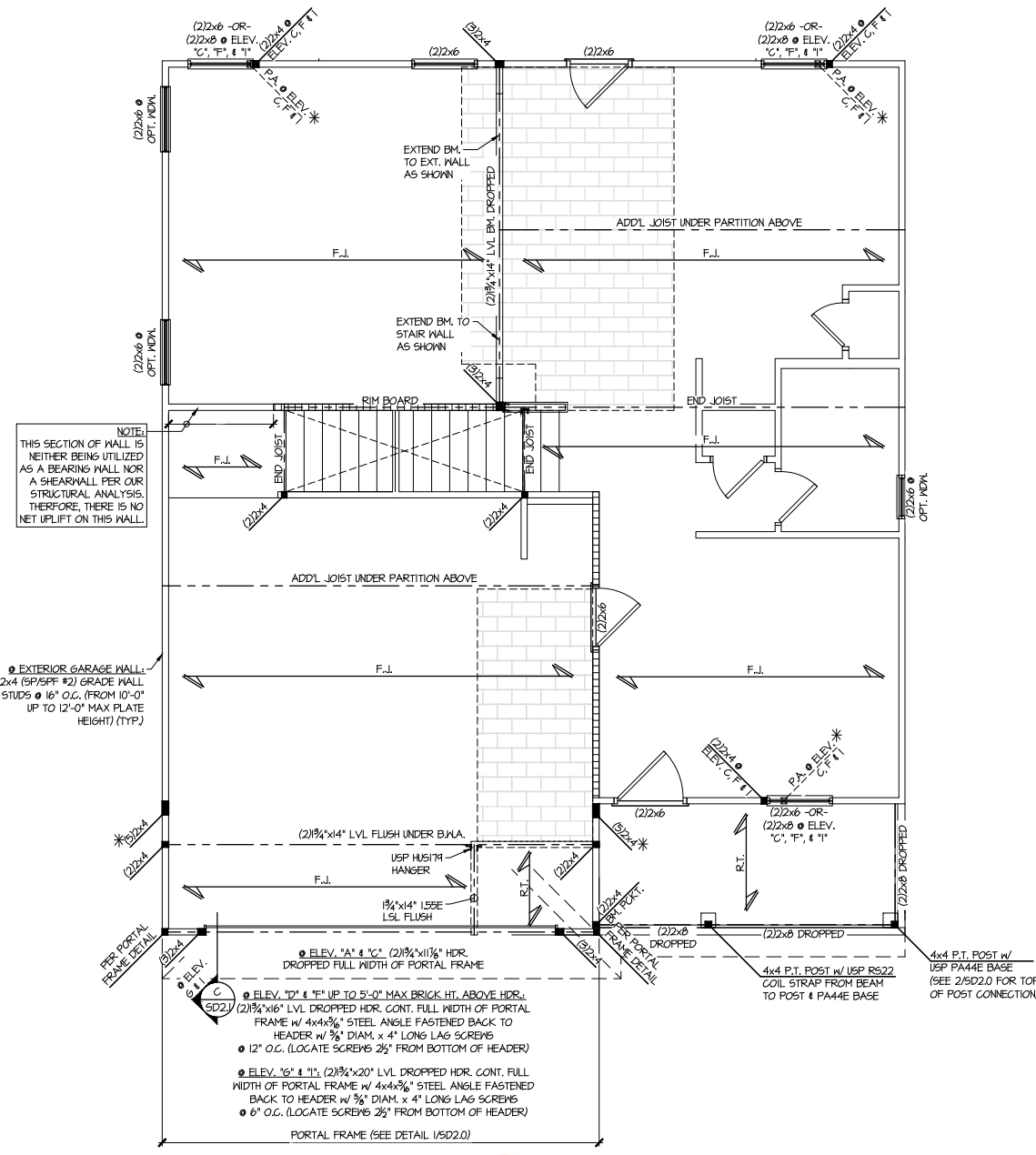


Mulhern+Kulp project number:
256-21006
project mgr: **SMK**
drawn by: **MJF**
issue date: **10-21-2021**
REVISIONS:
date: initial:
12/10/21 **JPP**
REVISIONS ADDED

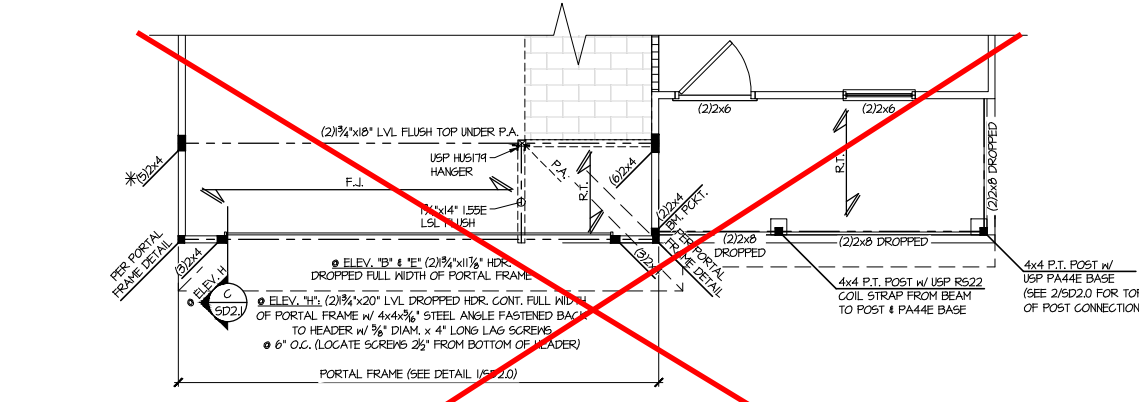
SMITH DOUGLAS
HOMES

2ND FLOOR FRAMING PLAN
COLEMAN MODEL
120 MPH WIND ZONE
NORTH CAROLINA

sheet:
S3.0M

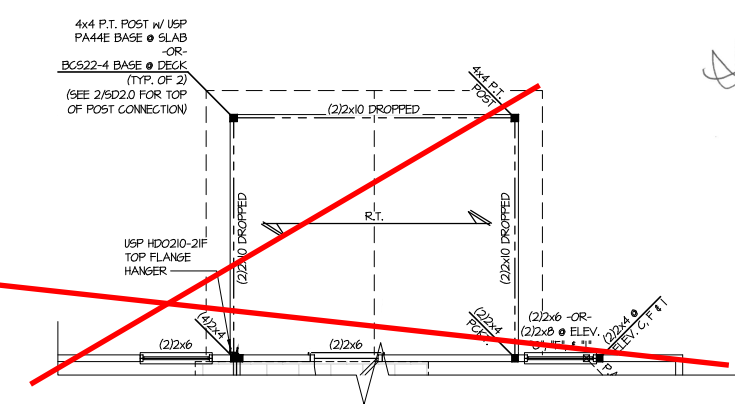


1 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ON 22x34 ELEV. A, C, D, F, G & I
1/8"=1'-0" ON 11x17

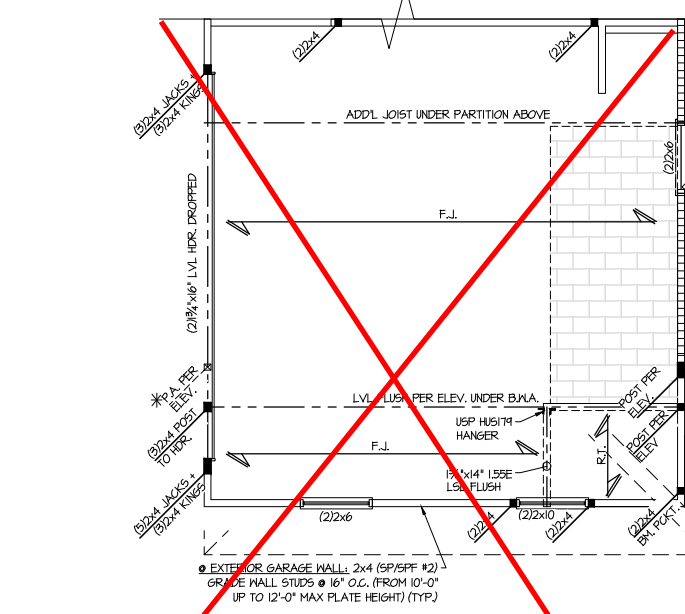
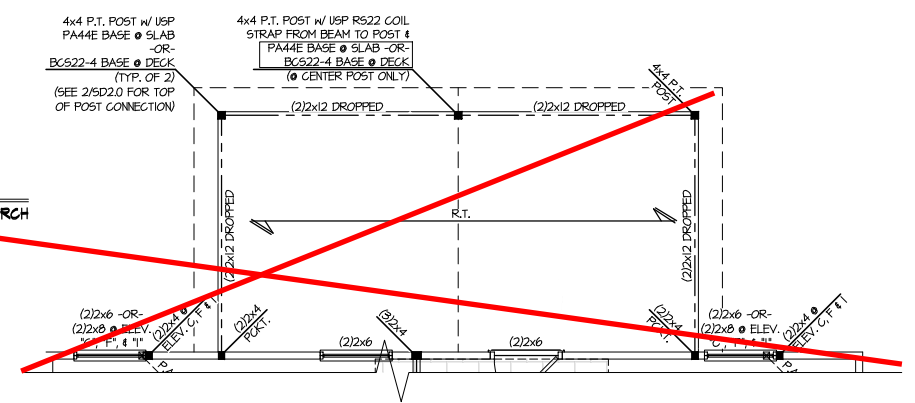


2 PARTIAL 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ON 22x34 ELEV. B, E & H
1/8"=1'-0" ON 11x17 SEE ELEV. A FOR ADDL INFO

3 PARTIAL 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ON 22x34 OPT. COVERED PORCH
1/8"=1'-0" ON 11x17



4 PARTIAL 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ON 22x34 OPT. LARGE COVERED PORCH
1/8"=1'-0" ON 11x17



5 PARTIAL 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ON 22x34 OPT. SIDE ENTRY GARAGE
1/8"=1'-0" ON 11x17 ALL ELEV. SIM.

BRIARWOOD
Lot 4

THIS LEVEL HAS BEEN DESIGNED FOR 9'-1" PLATE HEIGHT
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 ADDL 10 PSF DEAD LOAD AT THESE LOCATIONS.
- INTERIOR BEARING WALL
- BEARING WALL ABOVE (B.W.A.)
- BEAM/HEADER
- M.L. METAL HANGER
- * INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

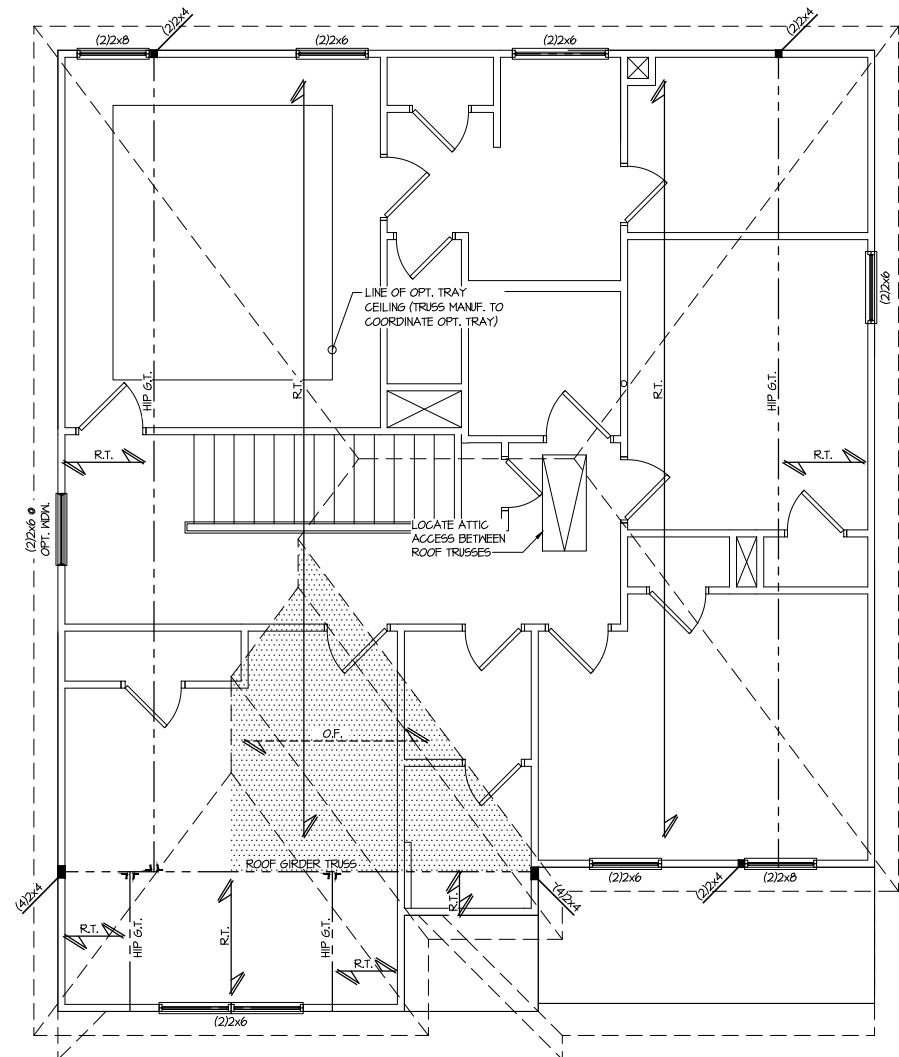
NOTE:
THIS SECTION OF WALL IS NEITHER BEING UTILIZED AS A BEARING WALL NOR A SHEARWALL PER OUR STRUCTURAL ANALYSIS. THEREFORE, THERE IS NO NET UPLIFT ON THIS WALL.

EXTERIOR GARAGE WALL: 2x4 (SP/SPF #2) GRADE WALL STUDS @ 16" O.C. (FROM 10'-0" UP TO 12'-0" MAX PLATE HEIGHT) (TYP.)

4x4 P.T. POST w/ USP PA44E BASE @ SLAB -OR- BC522-4 BASE @ DECK (TYP. OF 2) (SEE 2/SD2.0 FOR TOP OF POST CONNECTION)
4x4 P.T. POST w/ USP RS22 COIL STRAP FROM BEAM TO POST & PA44E BASE (SEE 2/SD2.0 FOR TOP OF POST CONNECTION)
ELEV. "A" & "C": (2)3/4"x11 1/2" HDR. DROPPED FULL WIDTH OF PORTAL FRAME
ELEV. "D" & "F": 1" UP TO 5'-0" MAX BRICK HT. ABOVE HDR. (2)3/4"x16" LVL DROPPED HDR. CONT. FULL WIDTH OF PORTAL FRAME w/ 4x4x3/8" STEEL ANGLE FASTENED BACK TO HEADER w/ 3/8" DIAM. x 4" LONG LAG SCREWS @ 12" O.C. (LOCATE SCREWS 2 1/2" FROM BOTTOM OF HEADER)
ELEV. "G" & "I": (2)3/4"x20" LVL DROPPED HDR. CONT. FULL WIDTH OF PORTAL FRAME w/ 4x4x3/8" STEEL ANGLE FASTENED BACK TO HEADER w/ 3/8" DIAM. x 4" LONG LAG SCREWS @ 6" O.C. (LOCATE SCREWS 2 1/2" FROM BOTTOM OF HEADER)
PORTAL FRAME (SEE DETAIL 1/SD2.0)

4x4 P.T. POST w/ USP PA44E BASE @ SLAB -OR- BC522-4 BASE @ DECK (TYP. OF 2) (SEE 2/SD2.0 FOR TOP OF POST CONNECTION)
4x4 P.T. POST w/ USP RS22 COIL STRAP FROM BEAM TO POST & PA44E BASE @ SLAB -OR- BC522-4 BASE @ DECK (TYP. OF 2) (SEE 2/SD2.0 FOR TOP OF POST CONNECTION)

EXTERIOR GARAGE WALL: 2x4 (SP/SPF #2) GRADE WALL STUDS @ 16" O.C. (FROM 10'-0" UP TO 12'-0" MAX PLATE HEIGHT) (TYP.)



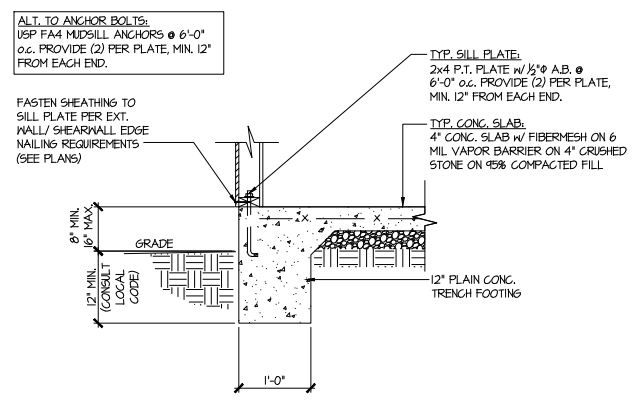
ROOF FRAMING PLAN
 SCALE: 1/4"=1'-0" ON 22x34 ELEV. C, F & I
 1/8"=1'-0" ON 11x17

**BRIARWOOD
 Lot 4**

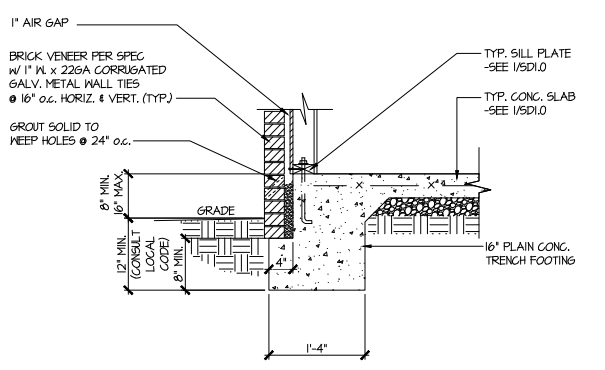
THIS LEVEL HAS BEEN DESIGNED FOR 9'-1" PLATE HEIGHT

REFER TO S0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

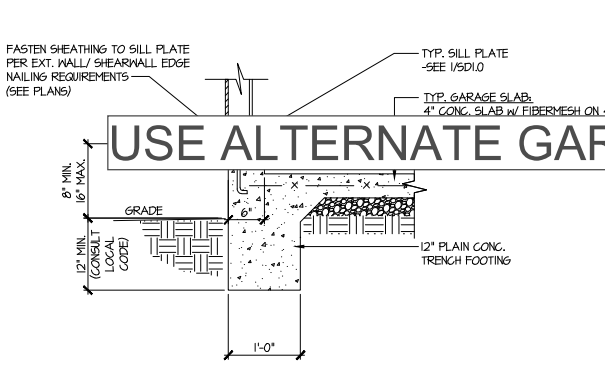
| LEGEND | |
|--------|--|
| | INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. UNO.) |
| | INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. UNO.) |
| | INDICATES 14" DEEP FLOOR I-JOISTS (24" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER |
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| | BEARING WALL ABOVE (B.W.A.) |
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| | INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE. |



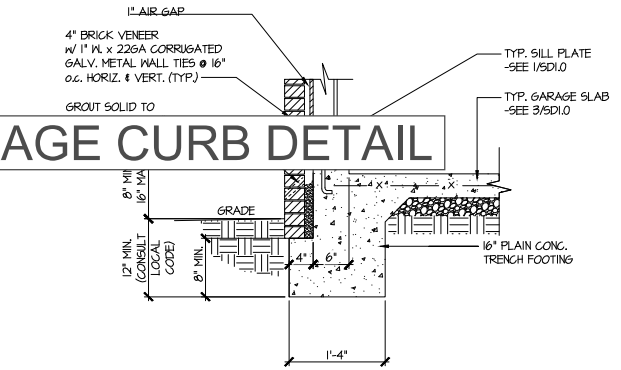
1 TYPICAL SLAB ON GRADE PERIMETER FOOTING



2 TYPICAL SLAB ON GRADE PERIMETER FOOTING w/ BRICK VENEER

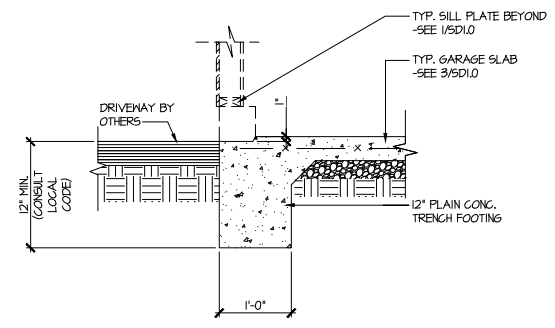


3 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING

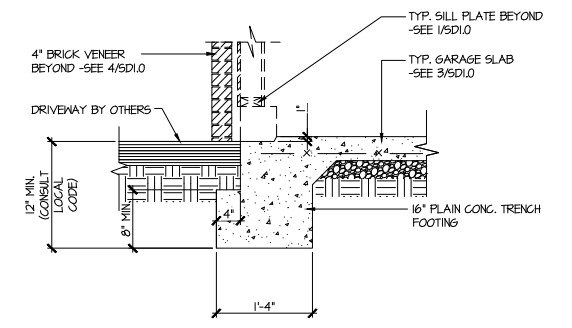


4 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING w/ BRICK VENEER

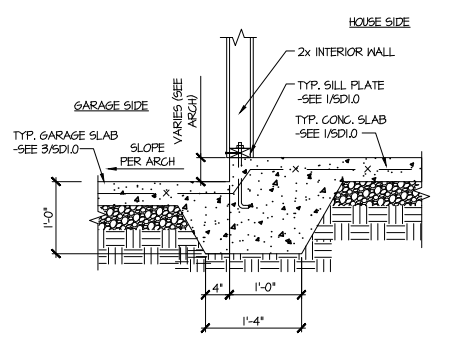
USE ALTERNATE GARAGE CURB DETAIL



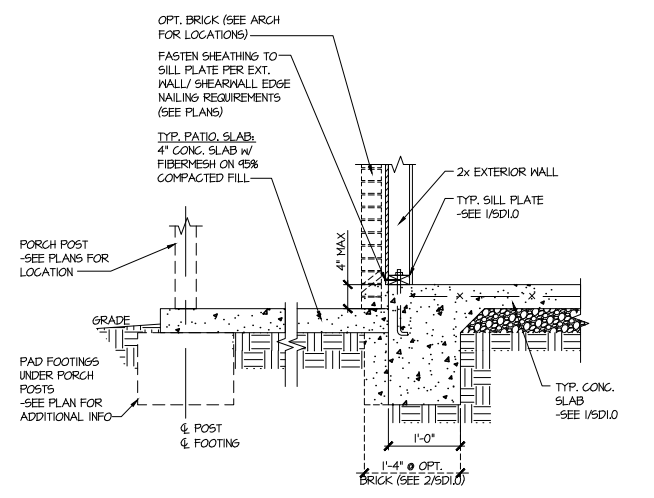
5 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING



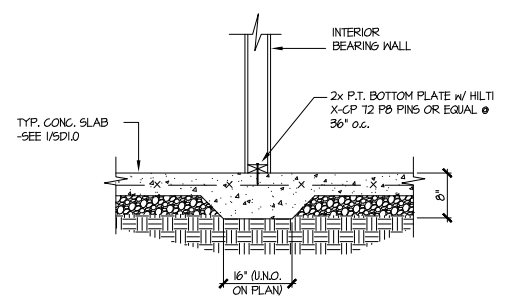
6 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING w/ BRICK VENEER



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

Mulhern+Kulp project number:
 256-21006

project mgr: SMK
 drawn by: MJF
 issue date: 10-21-2021

REVISIONS:

| | |
|----------------------|----------|
| date: | initial: |
| 12/10/21 | JPP |
| REQUIRED PLANS ADDED | |

SMITH DOUGLAS
 HOMES

FOUNDATION DETAILS
 COLEMAN MODEL
 120 MPH WIND ZONE
 NORTH CAROLINA

BRIARWOOD
 Lot 4

sheet:
SD1.0



MULHERN+KULP

RESIDENTIAL STRUCTURAL ENGINEERING

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

August 18, 2023

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

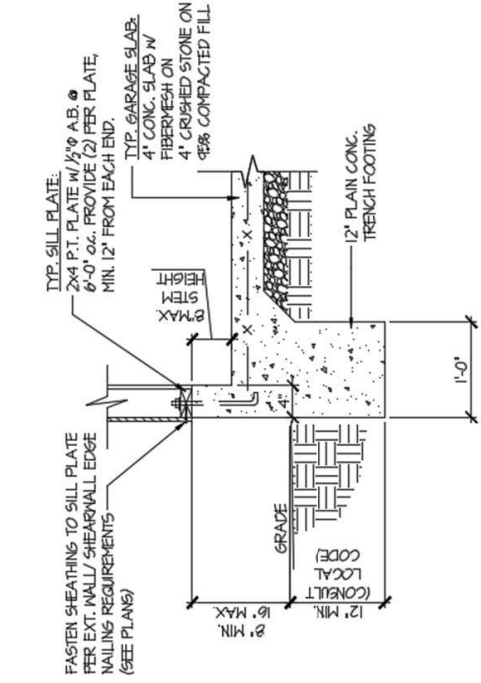
ALTERNATE GARAGE CURB DETAIL

Smith Douglas Homes

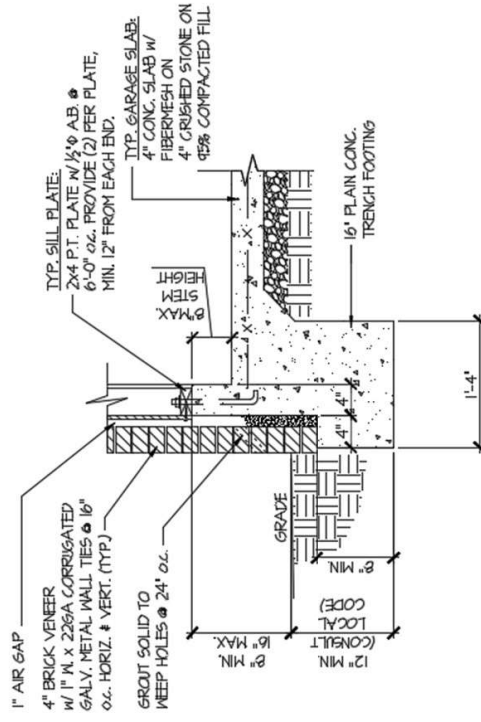
Reference
Current Structural Plans prepared by Mulhern & Kulp

Jody:

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



(A) TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING



(B) TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING

Please feel free to call if you have any questions.

Respectfully,

MULHERN & KULP STRUCTURAL ENGINEERING, INC.

NC License # C-3825

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



Signature + Seal 08/18/2023

Mulhern+Kulp project number:
256-21006

project mgr: **SMK**
 drawn by: **MJF**
 issue date: **10-21-2021**

REVISIONS:

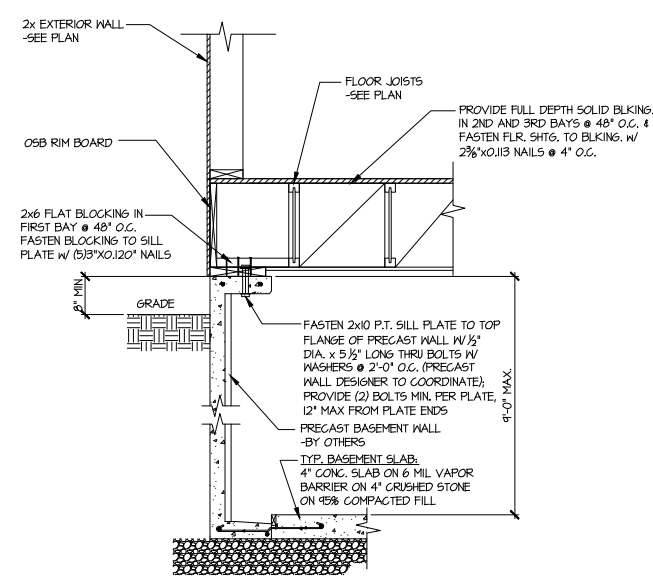
| | |
|----------------------|----------|
| date: | initial: |
| 12/10/21 | JPP |
| IMPROVED PLANS ADDED | |

SMITH DOUGLAS
 HOMES

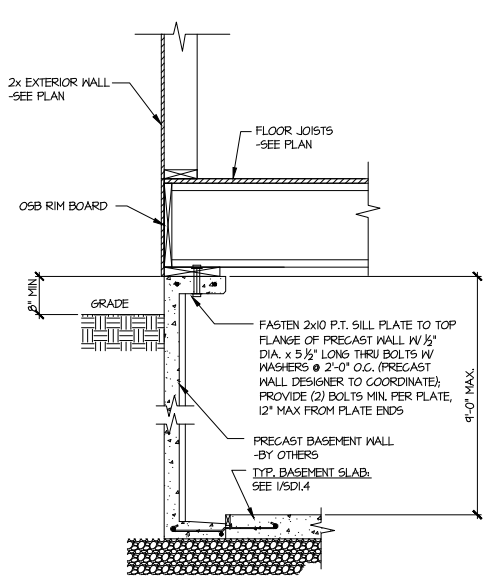
FOUNDATION DETAILS
 COLEMAN MODEL
 120 MPH WIND ZONE
 NORTH CAROLINA

BRIARWOOD
 Lot 4

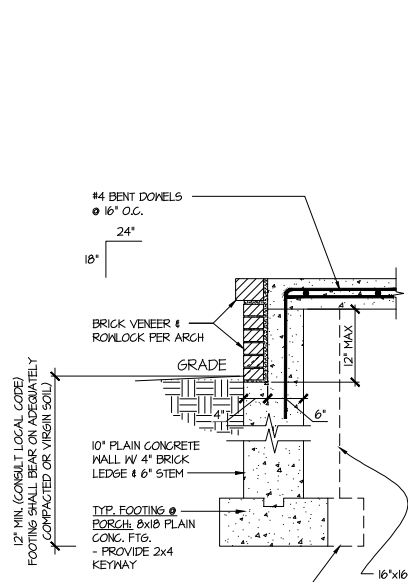
sheet:
SD1.4



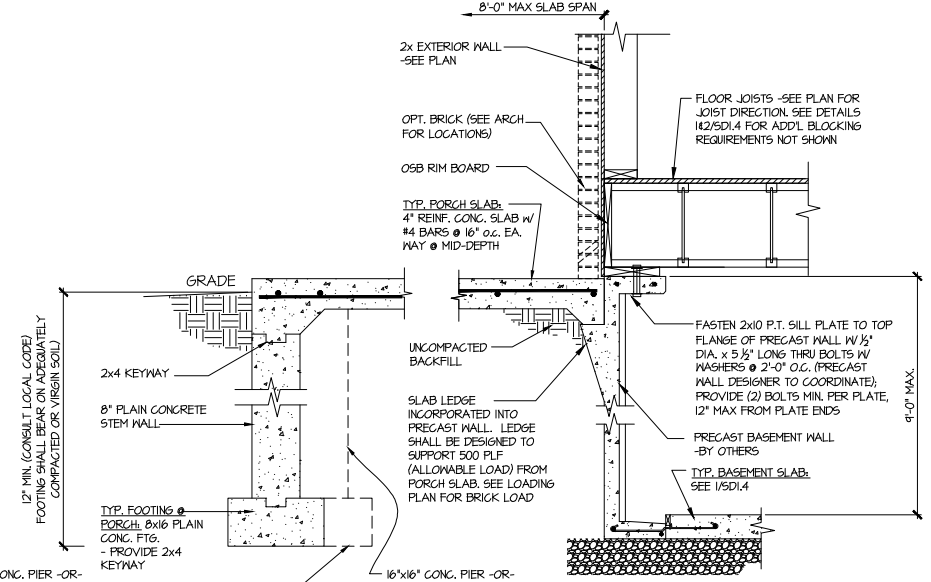
1 SECTION
 SCALE: 3/4"=1'-0"



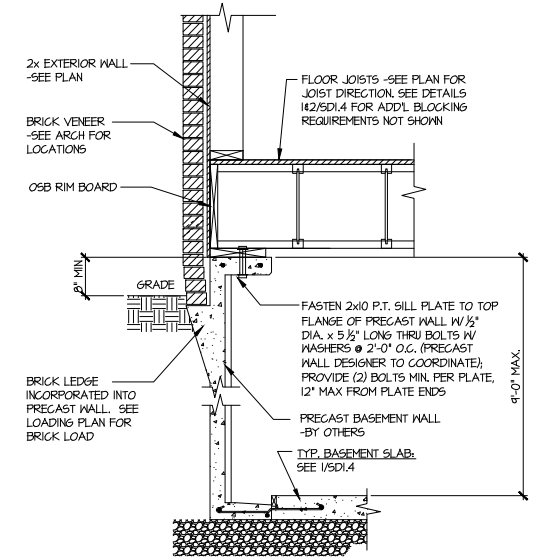
1A SECTION
 SCALE: 3/4"=1'-0"



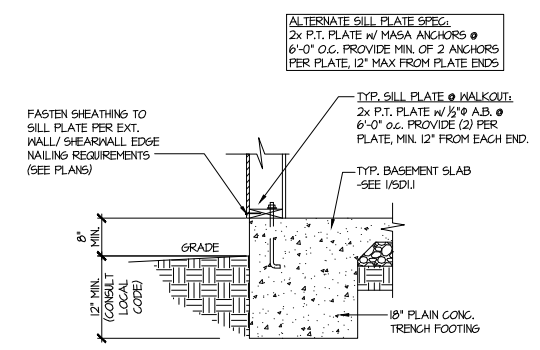
3 SECTION
 SCALE: 3/4"=1'-0"



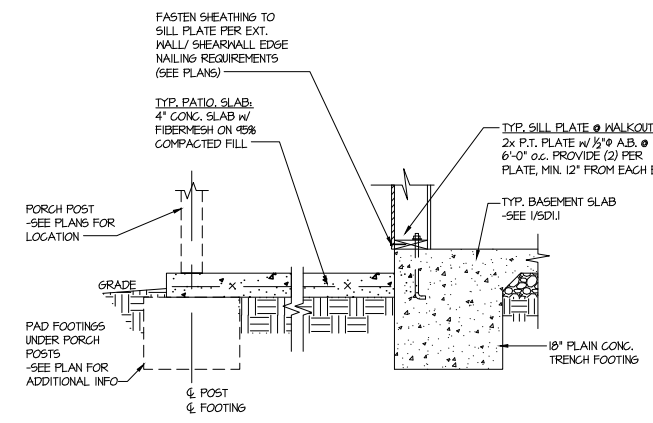
NO BRICK @ PORCH PERIMETER



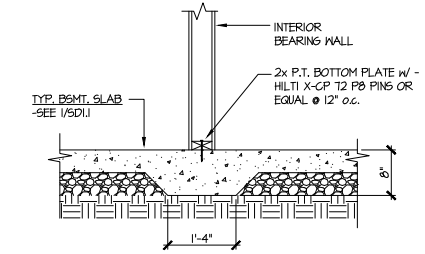
2 SECTION
 SCALE: 3/4"=1'-0"



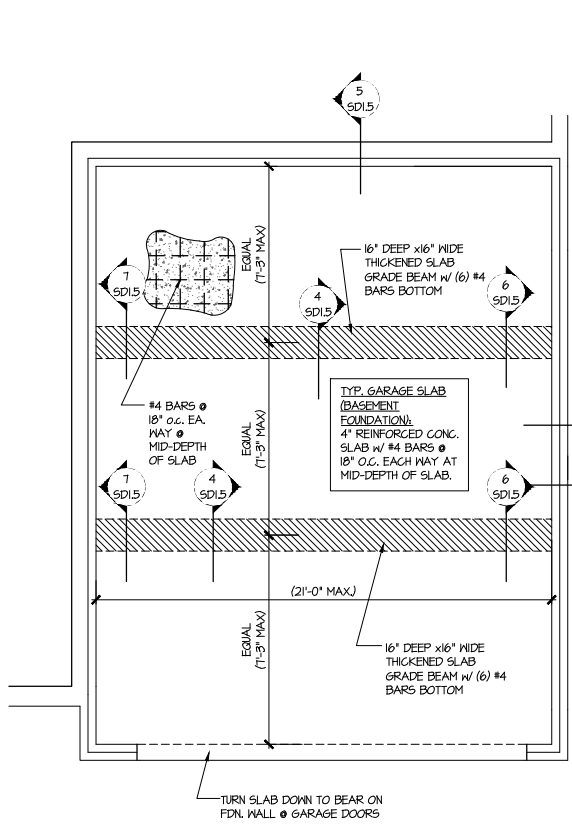
4 TYPICAL BASEMENT FOUNDATION @ WALKOUT



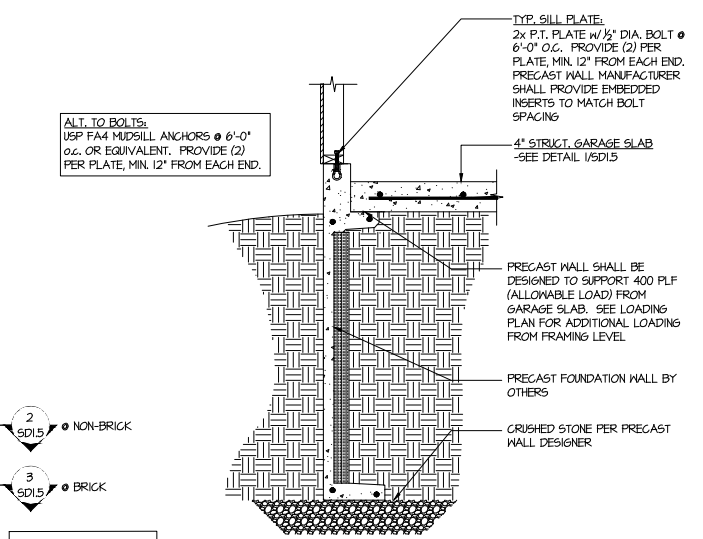
5 TYPICAL BASEMENT FOUNDATION @ WALKOUT



6 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL



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

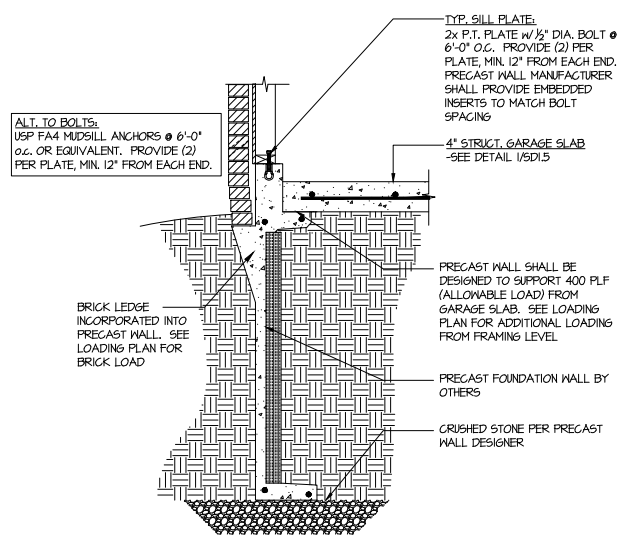


2 TYPICAL PERIMETER FOOTING @ GARAGE - BASEMENT FOUNDATION
 2 SD1.5
 3 SD1.5
 4 SD1.5
 5 SD1.5
 6 SD1.5
 7 SD1.5

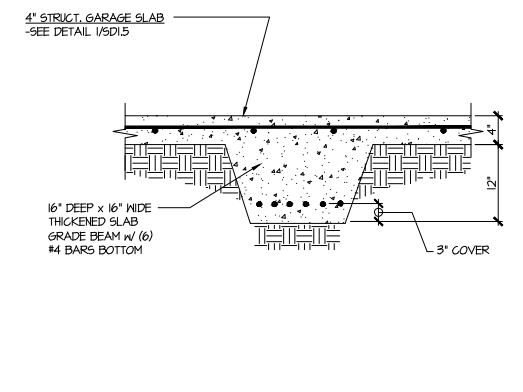
ALT. TO BOLTS:
 USP FA4 MIDSILL ANCHORS @ 6'-0"
 O.C. OR EQUIVALENT. PROVIDE (2)
 PER PLATE, MIN. 12" FROM EACH END.

SLAB THICKNESS
 SHOWN IS MIN.
 THICKNESS REQ'D -
 SLOPE OF SLAB SHALL
 NOT COMPROMISE MIN.
 THICKNESS

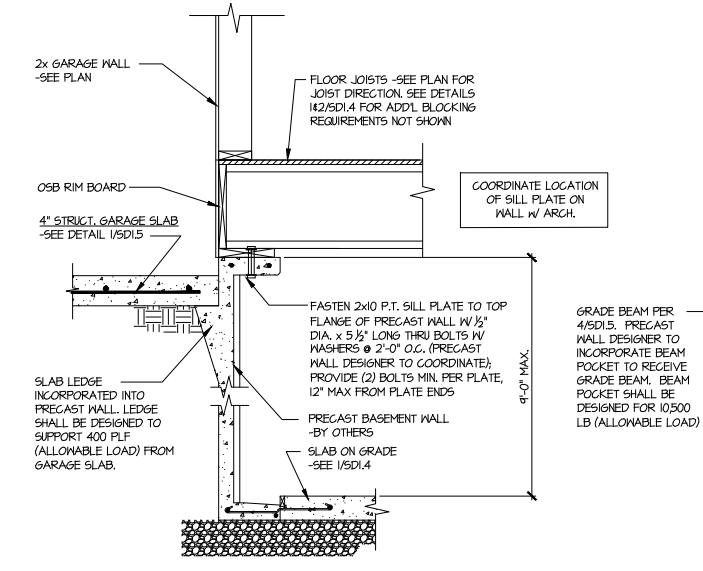
SEE ARCHITECTURAL
 PLANS FOR ACTUAL
 GARAGE DIMENSIONS



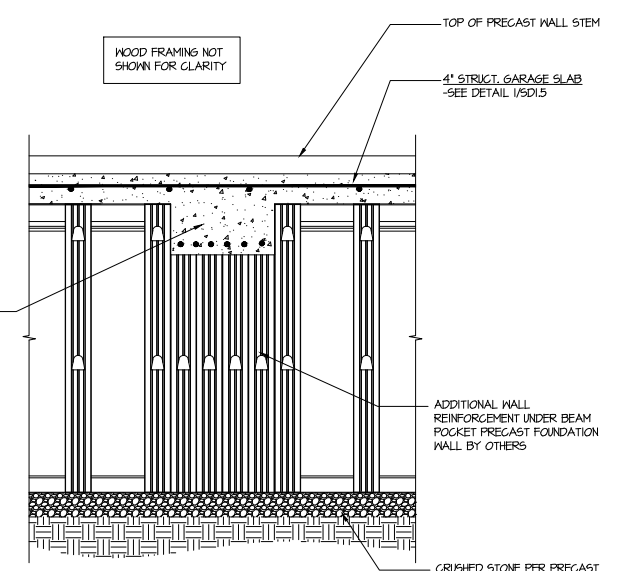
3 TYPICAL PERIMETER FOOTING @ GARAGE - BASEMENT FOUNDATION (BRICK)
 3 SD1.5



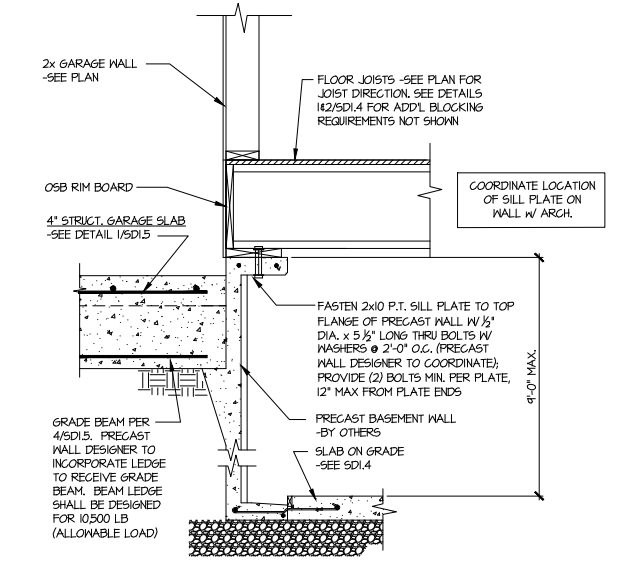
4 TYPICAL CONCRETE GRADE BEAM @ GARAGE FDN.
 SCALE: 3/4"=1'-0"



5 CONCRETE BSMT. FDN. WALL @ GARAGE
 SCALE: 3/4"=1'-0"



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



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

**BRIARWOOD
 Lot 4**

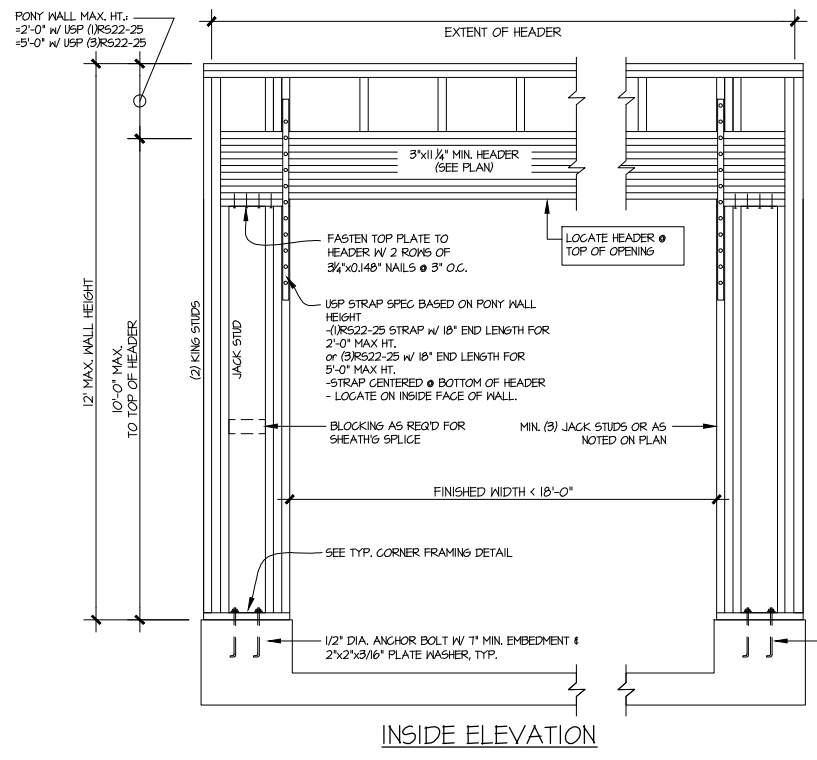
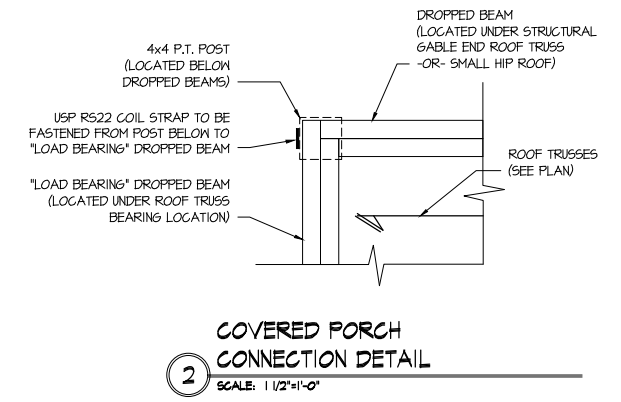
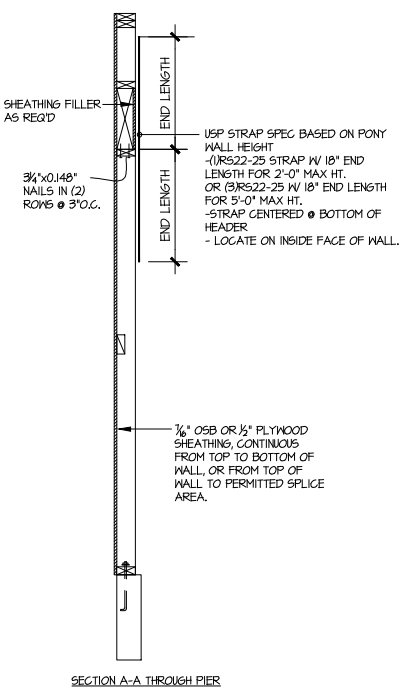
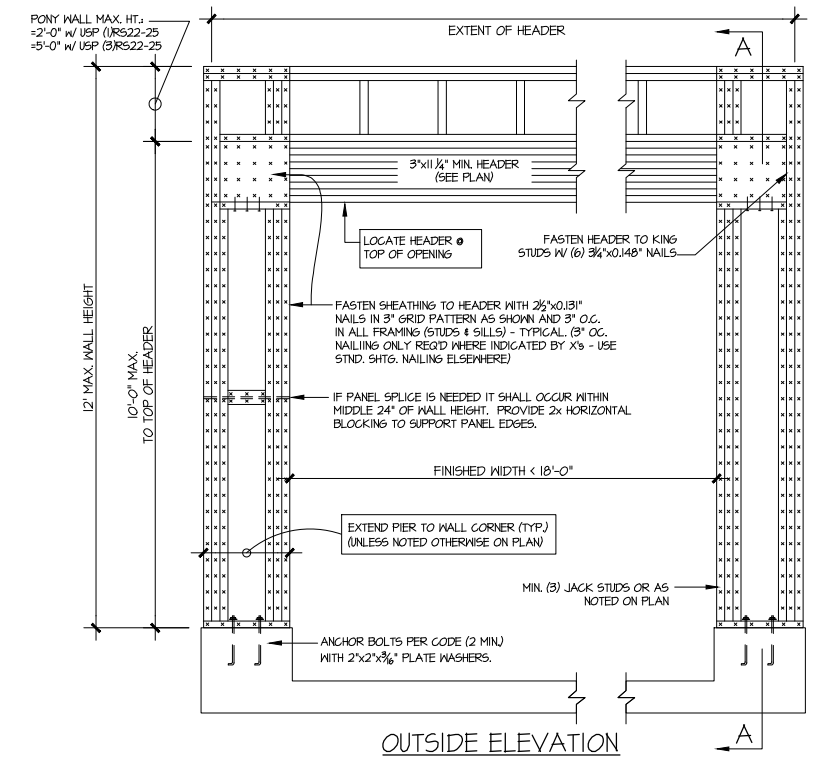
MULHERN+KULP
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 3825 Remondino Parkway, Suite 105 - Alpharetta, GA 30022
 770-777-8974 - mulhern+kulp.com
 NC License # C-3825

| | |
|------------------------------|------------|
| Mulhern+Kulp project number: | 256-21006 |
| project mgr: | SMK |
| drawn by: | MJF |
| issue date: | 10-21-2021 |
| REVISIONS: | |
| date: | initial: |
| 12/10/21 | JPP |
| ISSUED PLANS ADDED | |

SMITH DOUGLAS
 HOMES

FRAMING DETAILS
 COLEMAN MODEL
 120 MPH WIND ZONE
 NORTH CAROLINA

sheet:
SD2.0



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

WALL FRAMING SPECIFICATION:
 2x4 WALL: USE SPF #2 GRADE STUDS (OR BETTER)
 2x6 WALL: USE SPF #2 GRADE STUDS (OR BETTER)

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

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

BRIARWOOD
 Lot 4

Mulhern+Kulp project number:
256-21006

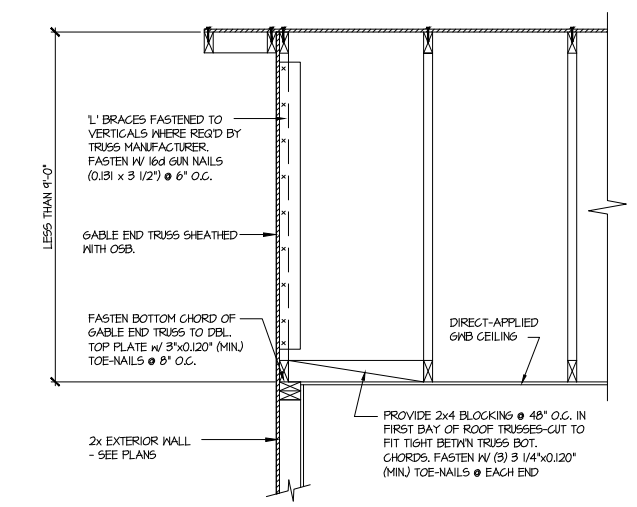
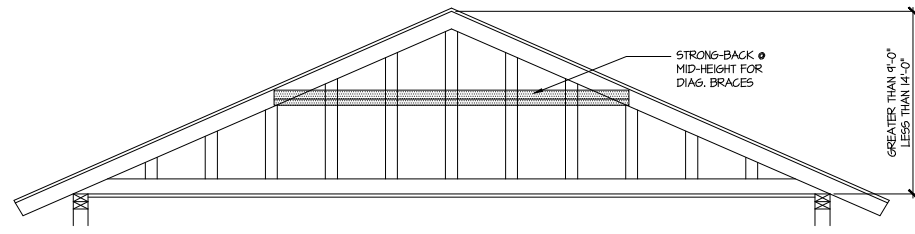
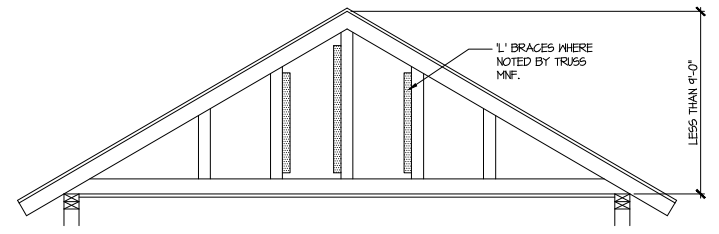
project mgr: **SMK**
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REVISIONS:

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| date: | initial: |
| 12/10/21 | JPP |
| IMPROVED PLANS ADDED | |

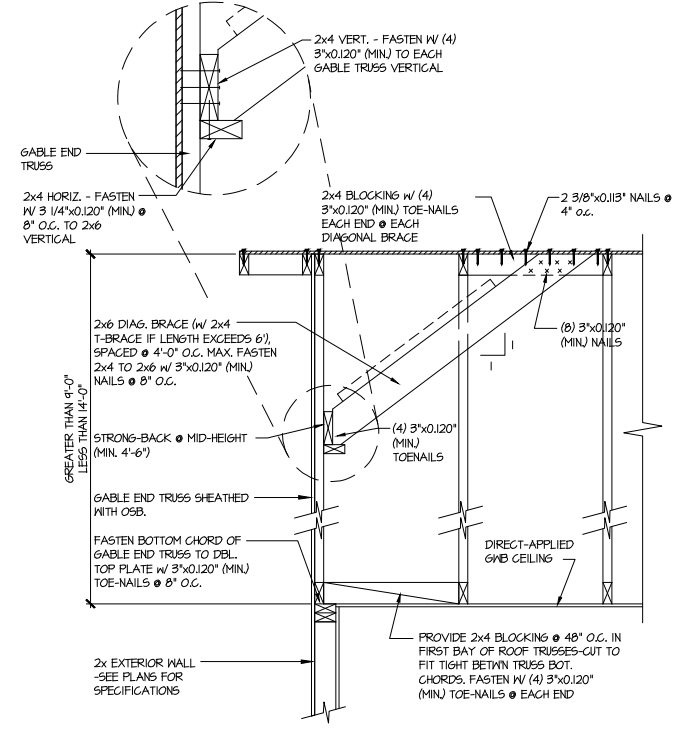
SMITH DOUGLAS
 HOMES

FRAMING DETAILS
 COLEMAN MODEL
 120 MPH WIND ZONE
 NORTH CAROLINA



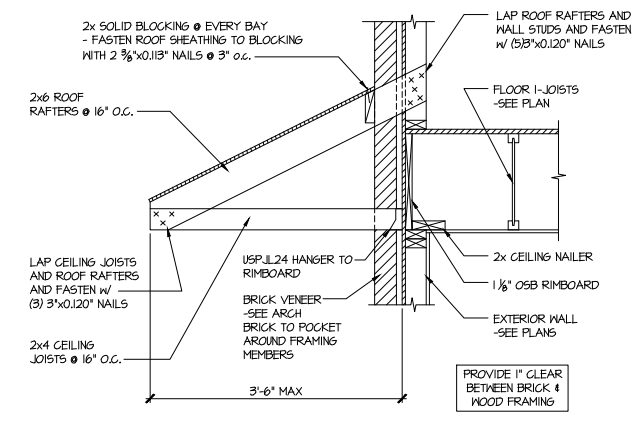
A TYPICAL GABLE END BRACING DETAIL
 SCALE: NONE
 REQ'D @ GABLE END TRUSS HEIGHT UP TO 9'-0"

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.



C DETAIL @ PENT ROOF
 SCALE: 3/4"=1'-0"

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

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

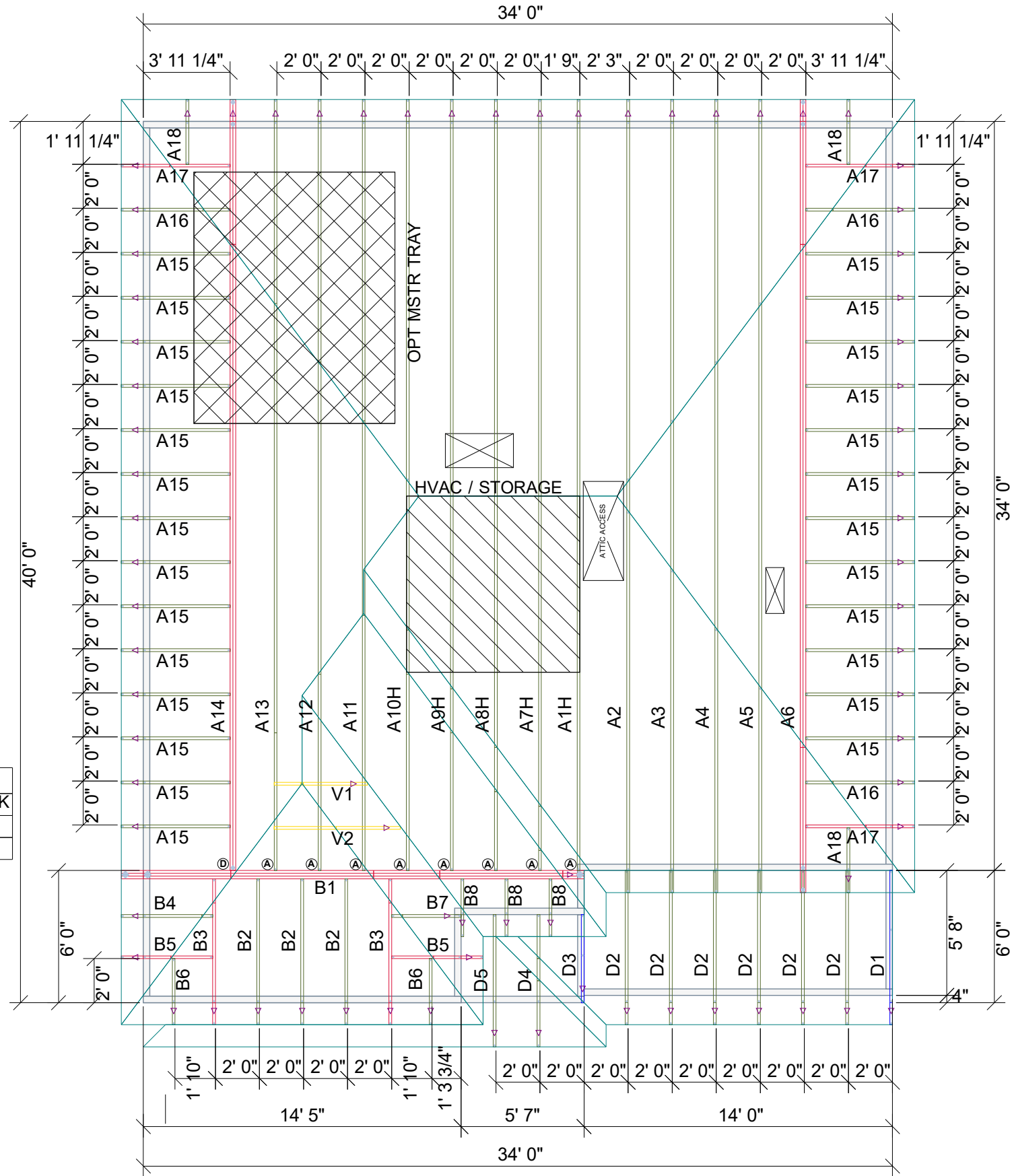
72420823 4 BRIARWOOD BLUFF

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

PLACEMENT PLAN

COLEMAN CFI

| Roof Hanger List | | | |
|------------------|-------------------|---------|------|
| QTY | DESCRIPTION | TYPE | MARK |
| 8 | FACE MOUNT HANGER | HUS26 | A |
| 1 | FACE MOUNT HANGER | THD26-2 | D |



SCALE: N.T.S

ROOF AREA: 1764.04 ft² _ RIDGE LINE: 15 ft _ VALLEY LINES: 40.26 _ HIP LINES: 140.08 _ △ Indicates Left End of Truss

| REVISIONS | | DSN |
|-----------|-------------|-----|
| DATE | DESCRIPTION | |
| | | |
| | | |
| | | |
| | | |
| | | |

DESIGNER THATHCOCK
 LAYOUT DATE 02.24.2022
 ARCH DATE
 STRUC DATE
 JOB #: 22022561

COLEMAN CFI (NO TRAY) LH

SD COMMUNITIES



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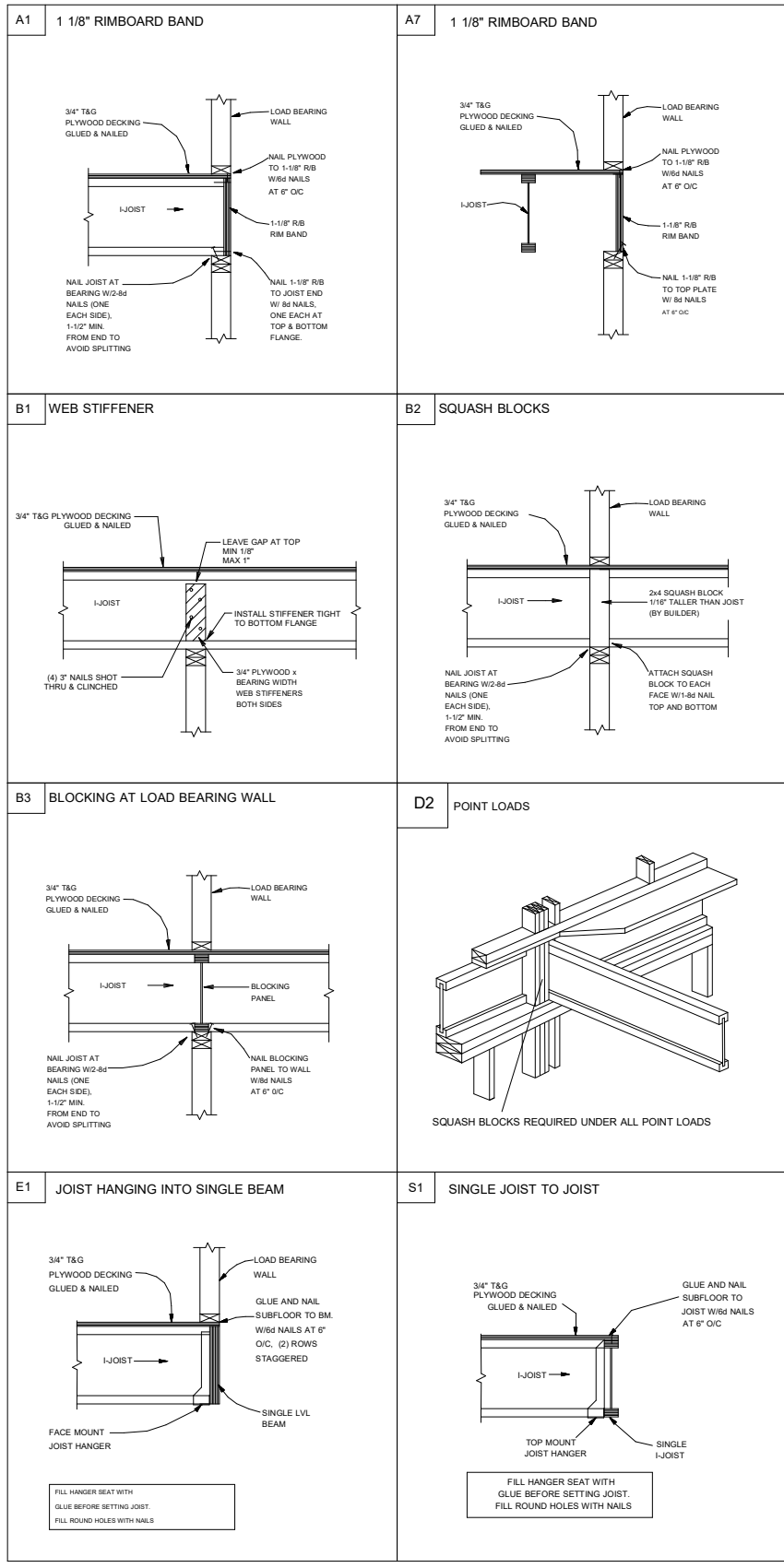
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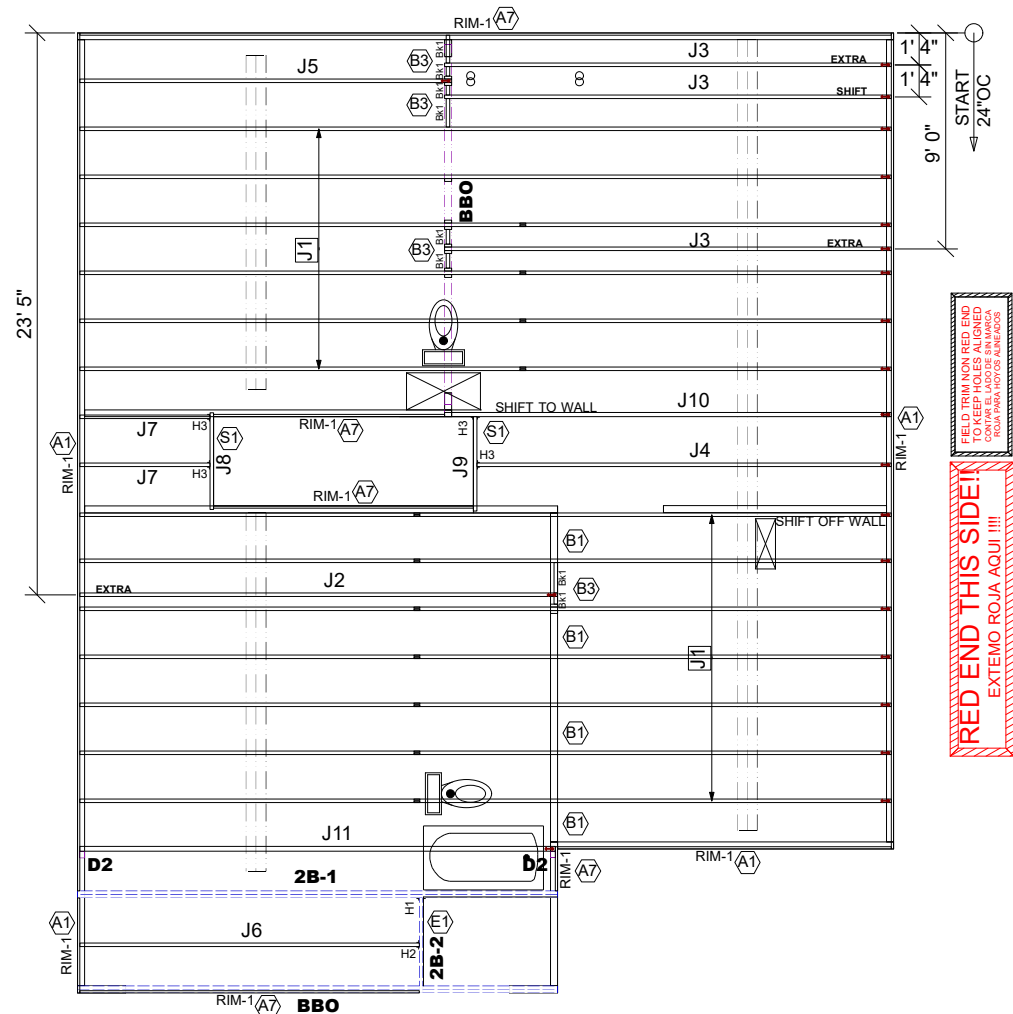
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2ND FLOOR PLACEMENT PLAN



| Products | | | | | |
|----------|--------|----------------------------------|-------|---------|----------|
| PlotID | Length | Product | Plies | Net Qty | Fab Type |
| J1 | 34' 0" | 14" TJI@ 110 | 1 | 13 | MFD |
| J2 | 20' 0" | 14" TJI@ 110 | 1 | 1 | MFD |
| J3 | 19' 0" | 14" TJI@ 110 | 1 | 3 | MFD |
| J4 | 18' 0" | 14" TJI@ 110 | 1 | 1 | MFD |
| J5 | 16' 0" | 14" TJI@ 110 | 1 | 1 | MFD |
| J6 | 15' 0" | 14" TJI@ 110 | 1 | 1 | MFD |
| J7 | 6' 0" | 14" TJI@ 110 | 1 | 2 | MFD |
| J8 | 5' 0" | 14" TJI@ 110 | 1 | 1 | MFD |
| J9 | 4' 0" | 14" TJI@ 110 | 1 | 1 | MFD |
| J10 | 19' 0" | 14" TJI@ 210 | 1 | 1 | MFD |
| J11 | 20' 0" | 14" TJI@ 360 | 1 | 1 | MFD |
| 2B-1 | 20' 0" | 1 3/4" x 14" 2.0E Microllam@ LVL | 2 | 2 | MFD |
| 2B-2 | 4' 0" | 1 3/4" x 14" 2.0E Microllam@ LVL | 1 | 1 | MFD |
| RIM-1 | 16' 0" | 1 1/8" x 14" TJI@ Rim Board | 1 | 10 | FF |
| Bk1 | 2' 0" | 14" TJI@ 110 | 1 | 8 | MFD |

| Connector Summary | | | |
|-------------------|-----|-------|----------|
| PlotID | Qty | Manuf | Product |
| H1 | 1 | MiTek | HUS179 |
| H2 | 1 | MiTek | IHFL1714 |
| H3 | 4 | MiTek | TFL1714 |

- GENERAL NOTES:**
- 1.) TOP CHORD OF JOISTS ARE PAINTED RED AT NUMBERED END. PLACE PAINTED END AS NOTED ON PLAN.
 - 2.) FOLLOW SPECIAL SPACING AND LOCATION DIMENSIONS FOR EXTRAS OR SHIFTED JOISTS AS SHOWN ON PLAN.
 - 3.) ALL INTERIOR WALL PLATES MUST BE LEVEL WITH OUTSIDE WALL TOP PLATES.
 - 4.) DO NOT STACK CONSTRUCTION LOADS ON UN-BRACED JOISTS.
 - 5.) PROVIDE SOLID SUPPORT BELOW ALL BEAM AND HEADER BEARING POINTS IN WALL AND JOIST SPACES CONTINUOUS DOWN TO THE FOUNDATION.
 - 6.) LOCATE CRIPPLE STUDS IN JOIST SPACE DIRECTLY BELOW HEADER JACKS AT ALL FIRST FLOOR EXTERIOR DOOR LOCATIONS.
 - 7.) INSTALL NAILS IN ALL HOLES PROVIDED IN JOIST HANGERS EXCEPT AT BOTTOM CHORD SEAT. PLACE A DAB OF GLUE IN THE HANGER SEAT BEFORE SETTING JOISTS.
 - 8.) IMPORTANT NOTE! NO STRUCTURAL ANALYSIS OF CONVENTIONAL HEADERS HAS BEEN CONDUCTED IF NOT NOTED. THEY ARE CONSIDERED TO BE ADEQUATE TO SUPPORT THE APPLIED LOADS.

FRAMER NOTE

□ DENOTES DUCT HOLE RUNS

ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED

• Avoid Plumbing Drops

FRAMER NOTE

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

CRITICAL !!

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

PLAN LEGEND

1B-, 2B- INDICATES BEAM ABOVE TOP PLATE (FLUSH WITH FLOOR SYSTEM)

H-, 1H-, GDH- INDICATES BEAM BELOW TOP PLATE (DROPPED BELOW FLOOR SYSTEM)

*BEAMS MAY PROTRUDE ABOVE OR BELOW DECKING OR TOP PLATE RESPECTIVELY. REFER TO DETAIL IF BEAM IS A DIFFERENT DEPTH THAN FLOOR SYSTEM

— SINGLE PLY BEAM (ADD LINE FOR EACH ADDITIONAL PLY)

SHIFT SHIFT JOIST TO MISS PLUMBING, ALIGN W/WALL OR SUPPORT FURNITURE

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

DOUBLE TWO JOISTS SIDE BY SIDE (ONLY ASSEMBLED IF NOTED)

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

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

LAYOUT FOR 19.2" O/C

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

FIELD VERIFY DIMENSIONS TO JOISTS LOCATED UNDER WALLS!!

2ND FLOOR LAYOUT

SCALE: 1/8"=1'

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Smith Douglas Homes

Coleman 2nd Floor

| REVISIONS | DATE | DESCRIPTION | DSN |
|-----------|------|-------------|-----|
| | | | |
| | | | |
| | | | |
| | | | |

DESIGNER PB2
 LAYOUT DATE 6/28/2024
 ARCH DATE 12/2/2021
 STRUC DATE 8/1/2023
 JOB #: 24062133F2