

BRADLEY

HARRINGTON PLACE
LOT 37



PLAN ID 120121.0901

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 FOUNDATIONS
A5.1	FIRST FLOOR PLANS AND OPTIONS
A6.1	ROOF PLANS
A7.2	ELECTRICAL PLANS
A8.1	TRIM LOCATION LAYOUT

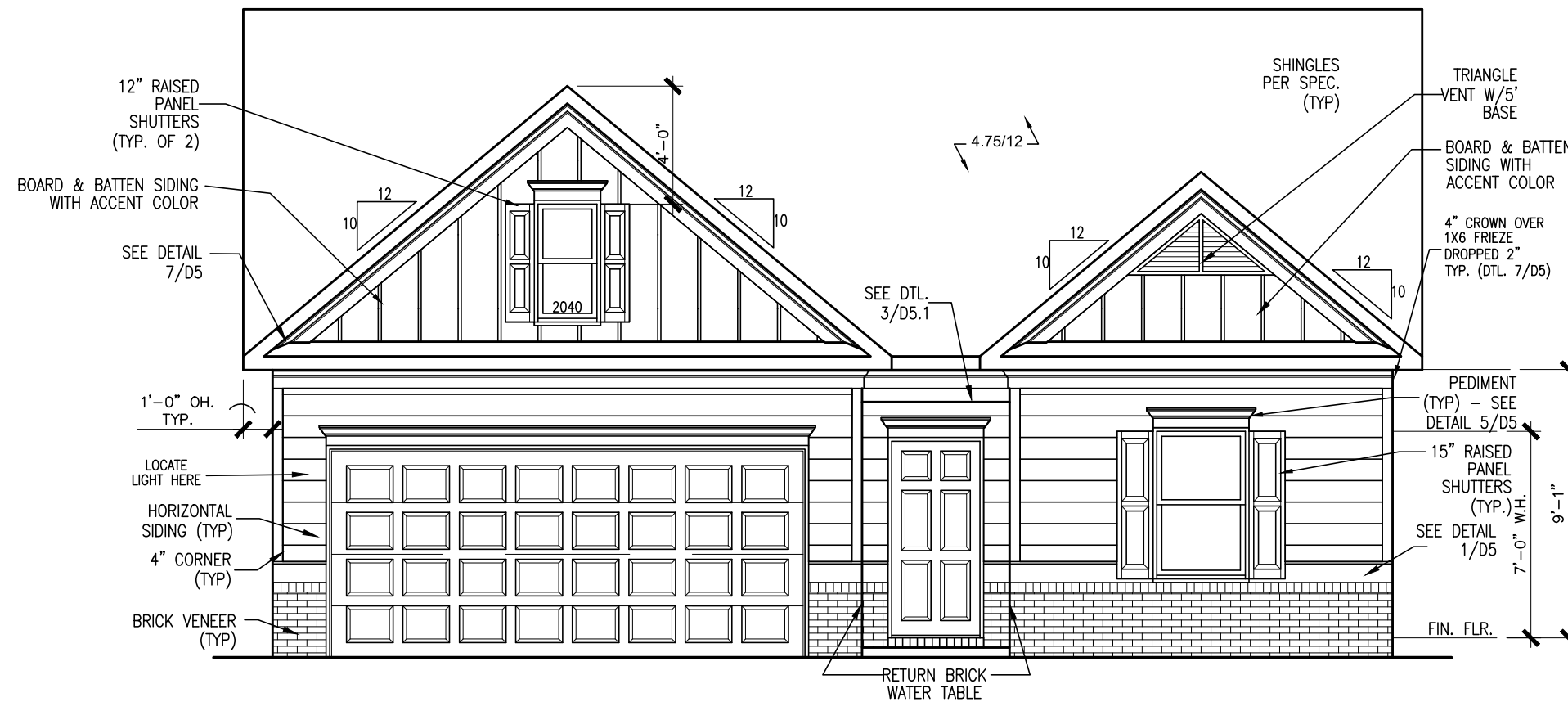
AREA TABULATION	
FIRST FLOOR	1679
TOTAL	1679
GARAGE	396
FRONT PORCH (COVERED)	20
REAR PATIO (COVERED)	91

PLAN REVISIONS			
DATE	BY	REVISION	PAGE #
11/12/2021	AW	Prototype walk revisions - see revision sheet	ALL
1/6/2022	AW	PCR Increased size of HVAC platform when 2nd flr selected and removed 1 switch in Obath to tie LED light to vanity light	A5.2, A7.3-A7.4
4/21/2022	AW	PCR added 4-way switch to Family Rm light and added outlet in Fam Rm next to cooktop wall cabs	A7.3-A7.4
9/1/2022	AW	Changed field framing and misc. items - see revision sheet	A3.1.1, A5.1.1, A5.2, A5.3
6/7/2023	AW	Relocated PDS and HVAC platform to garage for ranch versions (to match new truss layouts)	A5.1-A8.1
9/21/2023	BB	Removed tub and shower sizes on all affected pages	A3.1, A5.1, A7.3

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

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

HARRINGTON PLACE LOT 37



FRONT ELEVATION "B"

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

ALL NON-MASONRY RETURNS TO
BE HORIZONTAL SIDING

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

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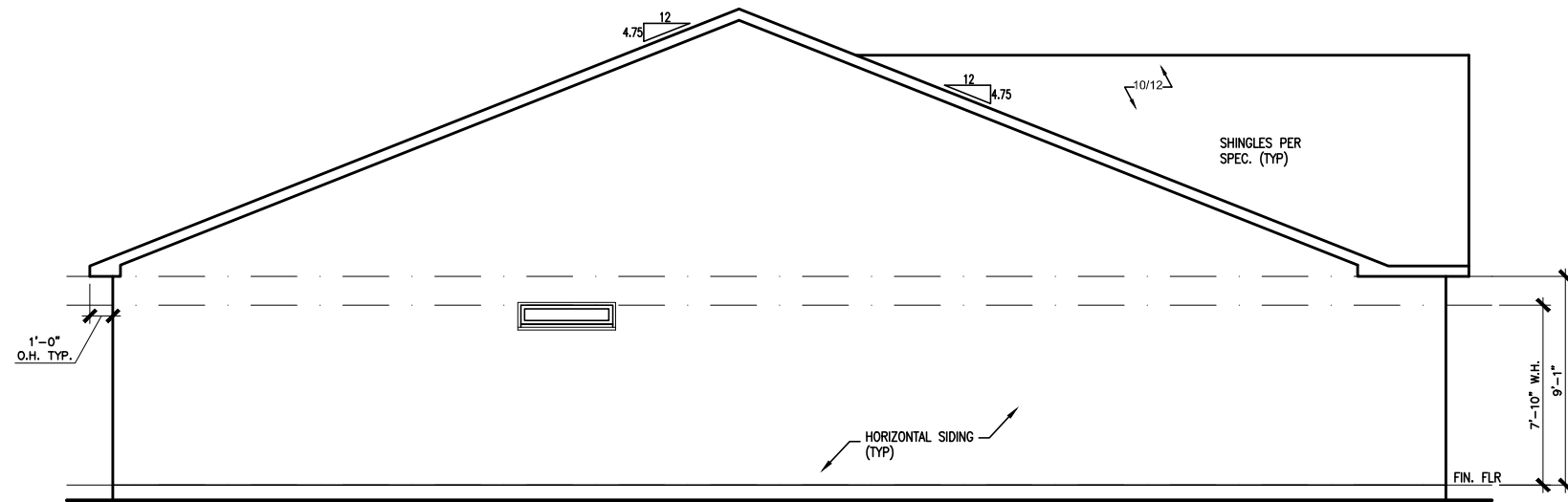
ELEVATIONS
FRONT ELEVATION
BRADLEY

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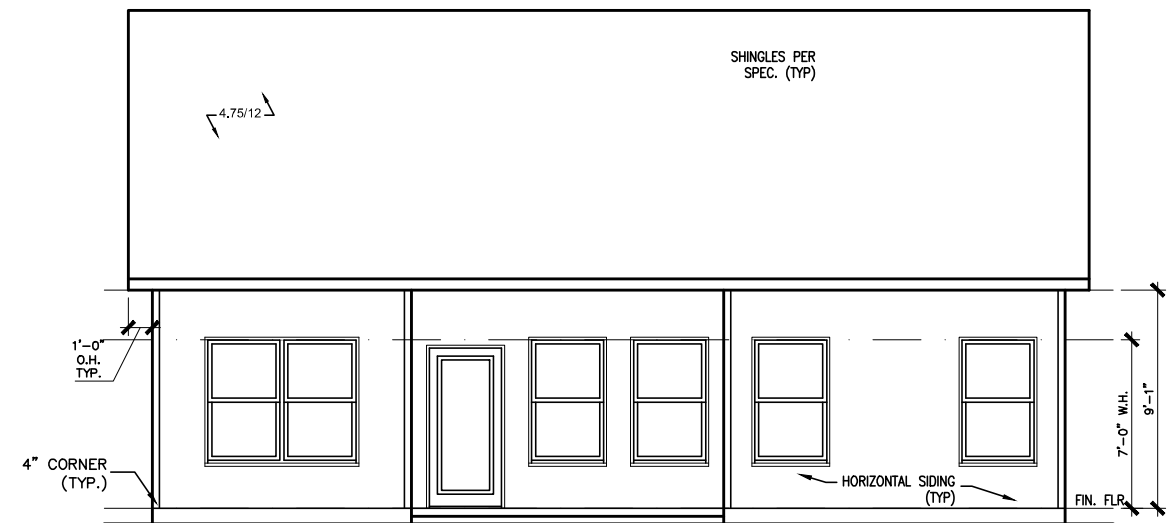
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PLAN ID:	
FND: ALL	ELEV: B
PAGE NO: A1.1	

HARRINGTON PLACE LOT 37



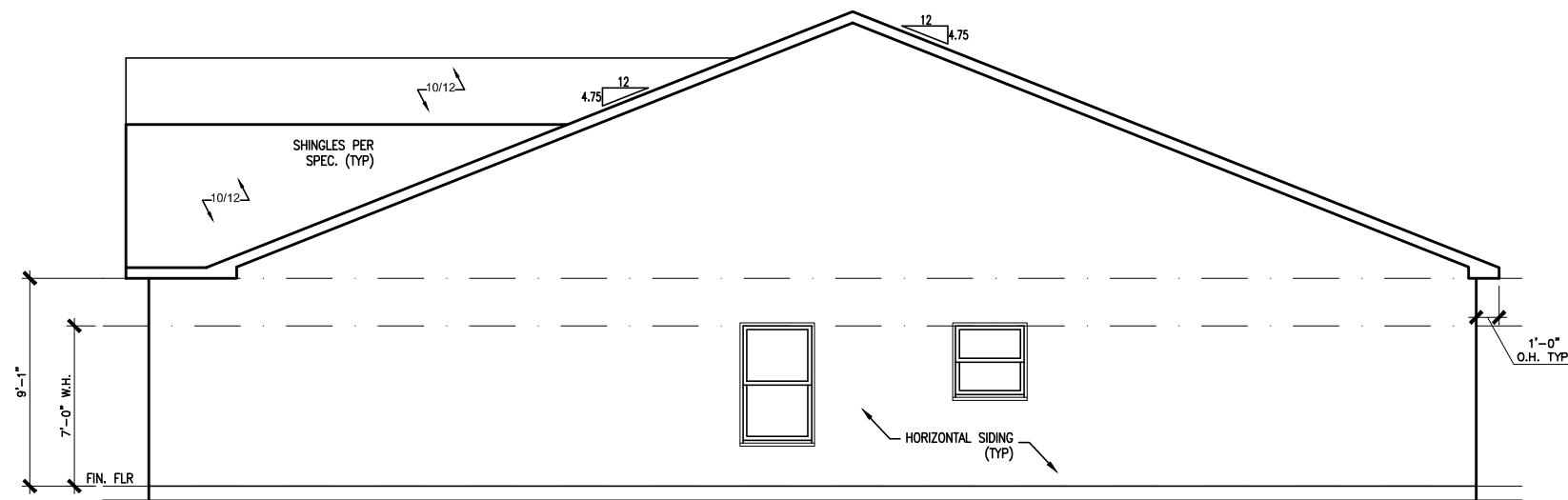
LEFT ELEVATION "B"

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



REAR ELEVATION "B"

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



RIGHT ELEVATION "B"

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

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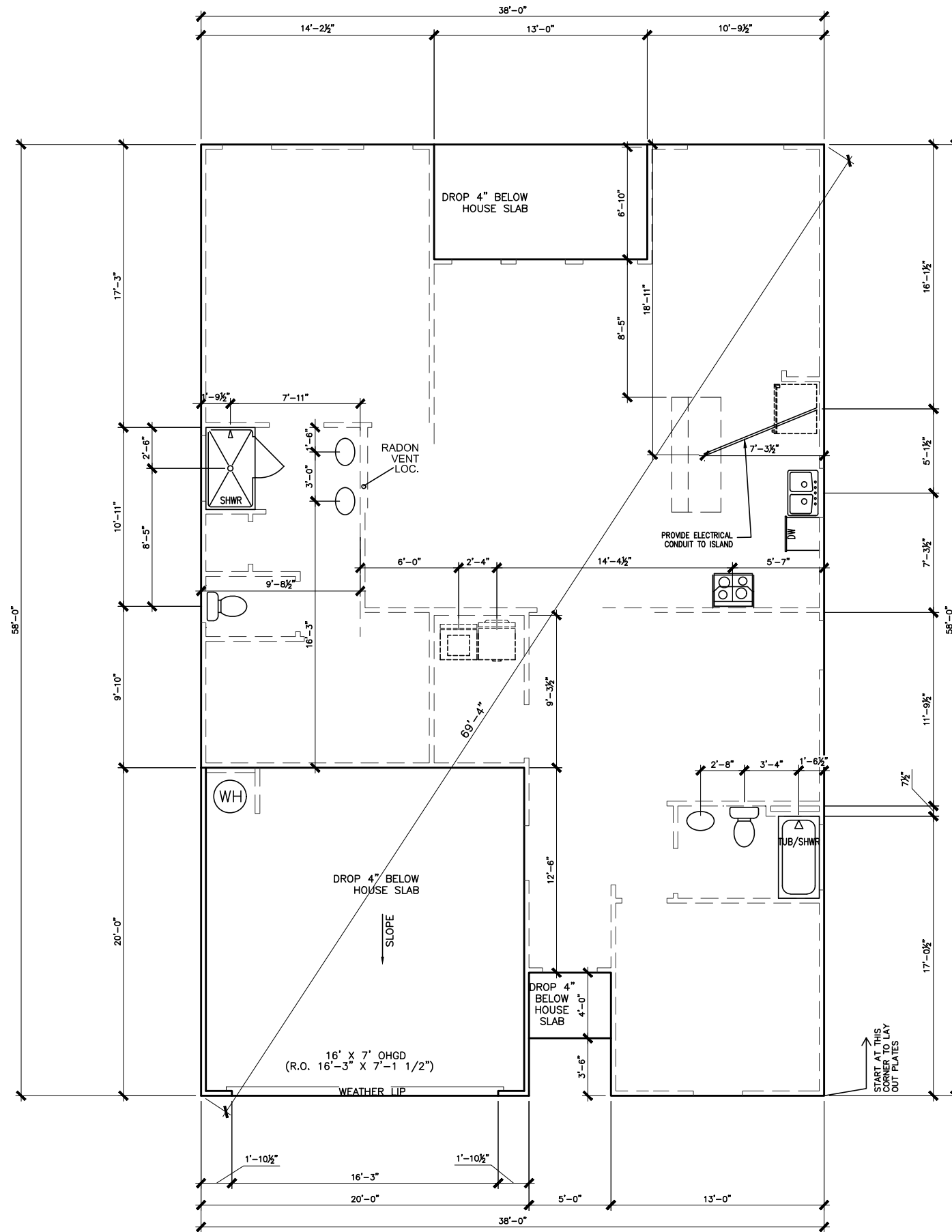
ELEVATIONS
SIDES AND REAR
BRADLEY

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HARRINGTON PLACE LOT 37



*RADON VENT
PROVIDED PER
LOCAL CODE

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

SLAB PLAN

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

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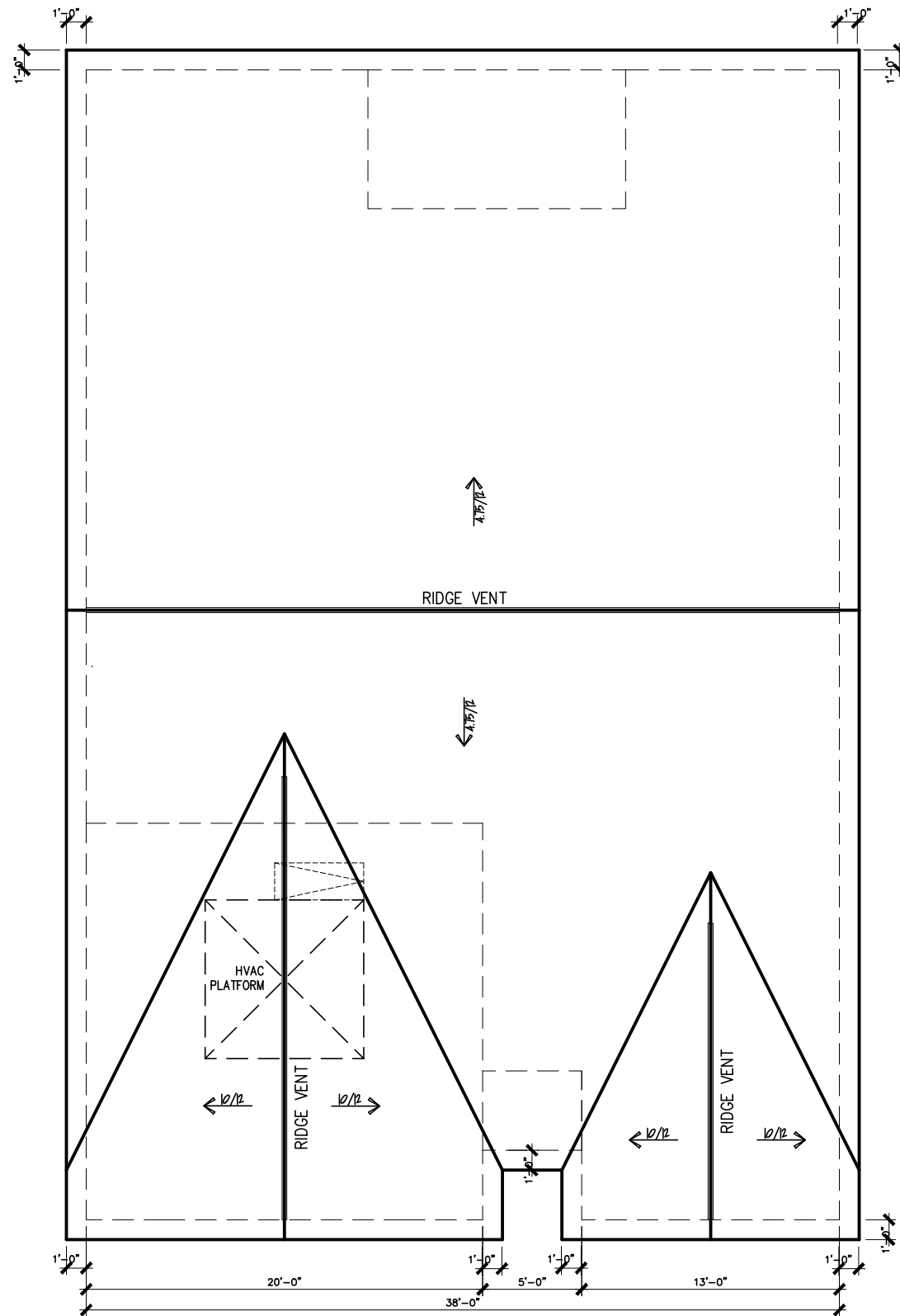
FOUNDATION PLAN
SLAB PLAN
BRADLEY

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HARRINGTON PLACE LOT 37



ROOF PLAN "B"

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

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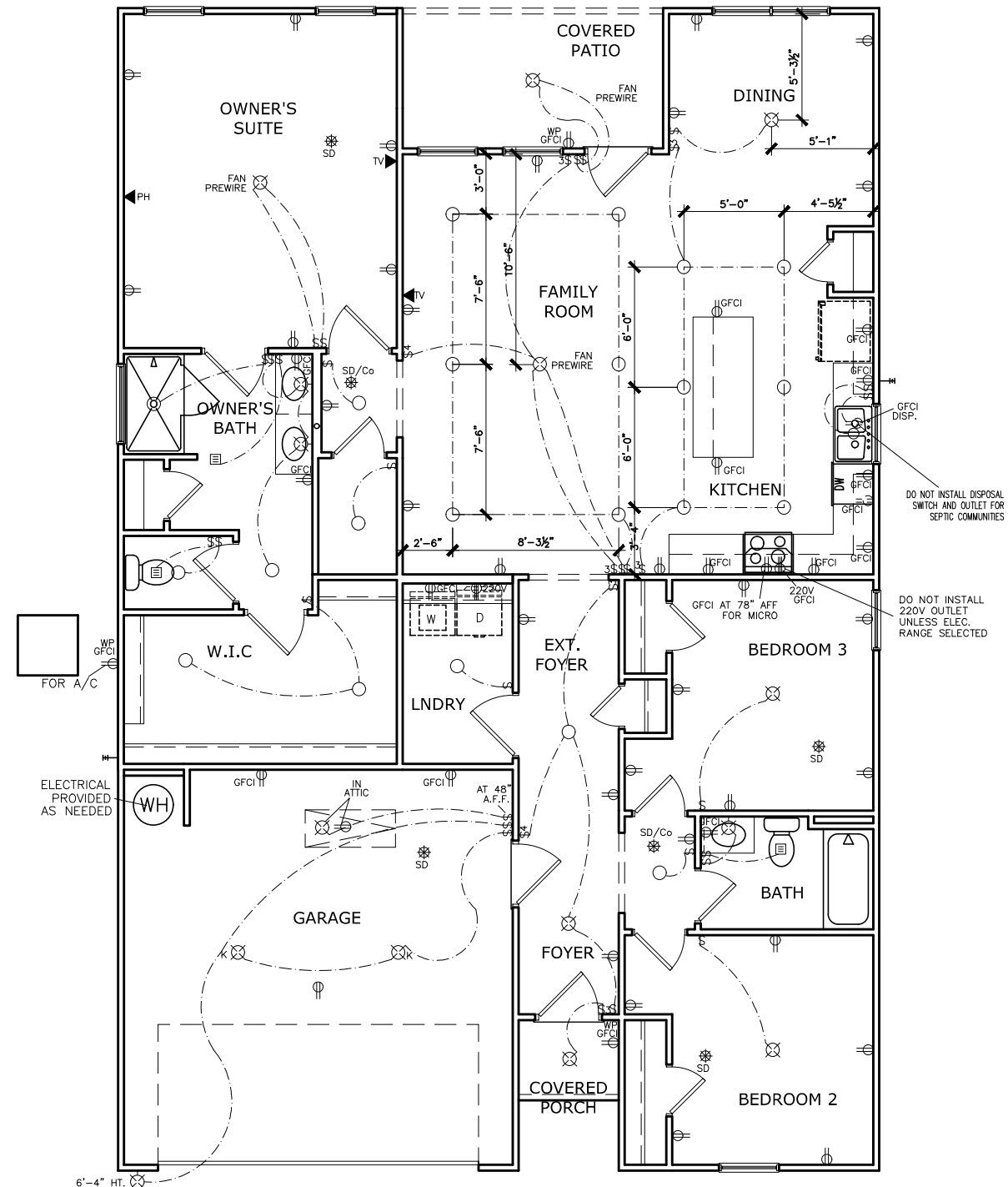
ROOF PLAN
ROOF PLAN
BRADLEY

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FND: ALL	ELEV: B
PAGE NO: A6.1	

HARRINGTON PLACE LOT 37



ELECTRICAL LEGEND

\$	SWITCH	TV	TV
\$3	3 WAY SWITCH	⊕	120V RECEPTACLE
\$4	4 WAY SWITCH	⊕	120V SWITCHED RECEPTACLE
⊗	CEILING FIXTURE	⊕	220V RECEPTACLE
⊕ _K	KEYLESS	⊕ _{GFCI}	GFCI OUTLET
⊗	WALL MOUNT FIXTURE	⊕ _{AFCI}	ARCH FAULT CIRCUIT INTERRUPTER
○	CEILING FIXTURE	† _{GL}	GAS LINE
●	FLEX CONDUIT	† _{WL}	WATER LINE
CH	CHIMES	⊥	HOSE BIBB
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

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

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

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DATE							



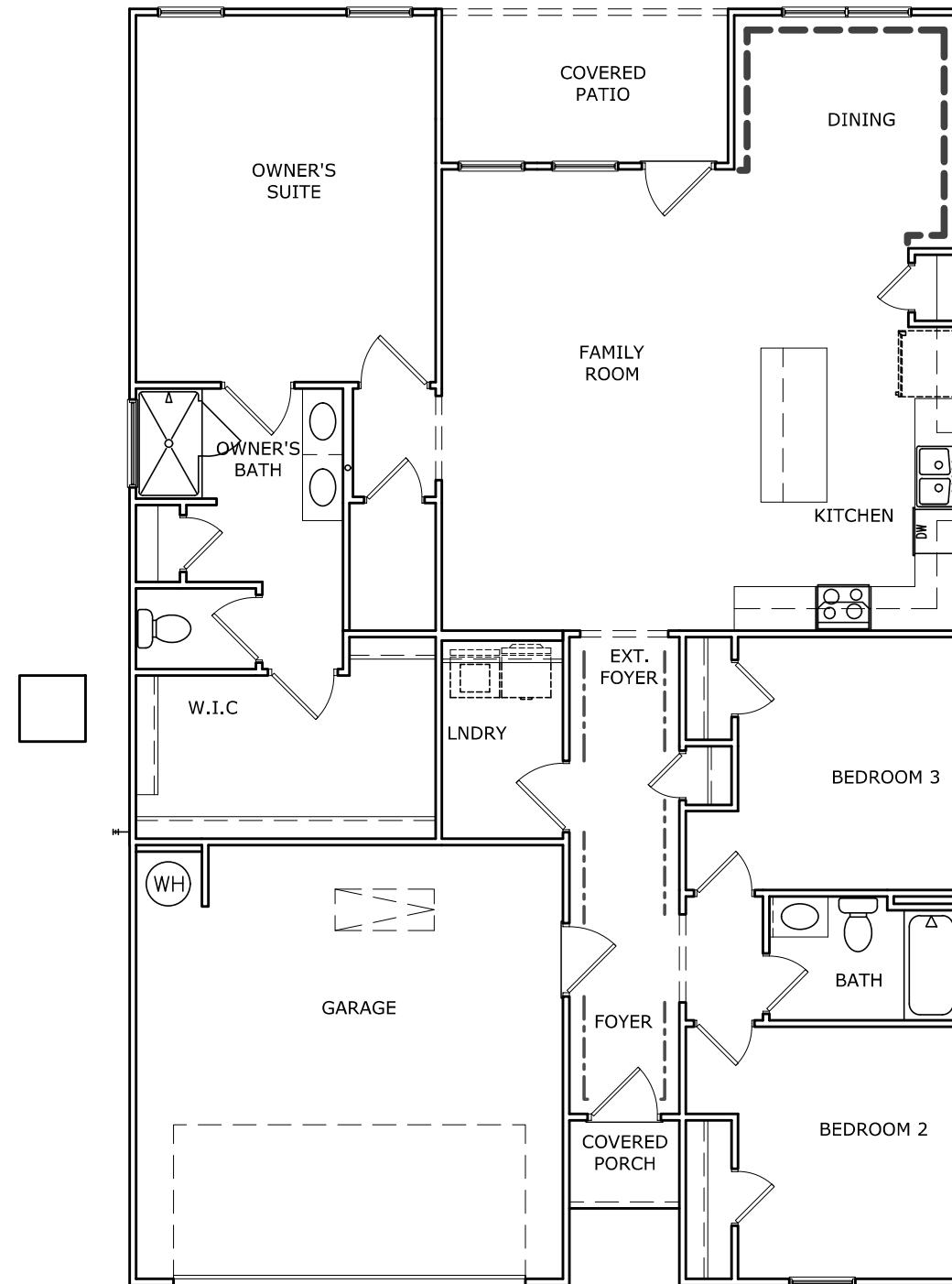
ELECTRICAL PLAN
FIRST FLOOR
BRADLEY

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HARRINGTON PLACE LOT 37



TRIM LAYOUT FIRST FLOOR PLAN

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

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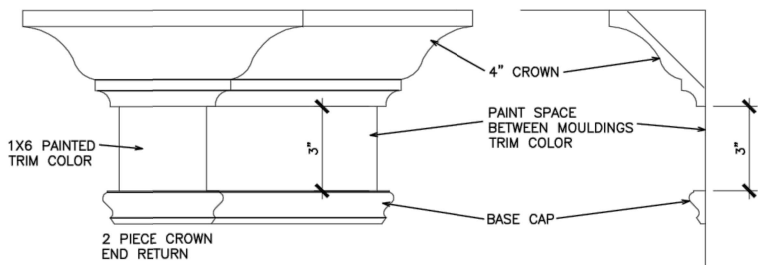
FLOOR PLAN
TRIM LAYOUT
BRADLEY

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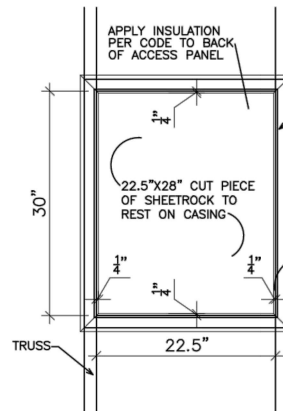
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PLAN ID:	
FND: ALL	ELEV: B
PAGE NO: A8.1	

REFER TO LOT SPECIFIC PLAN TO DETERMINE WHICH DETAILS APPLY



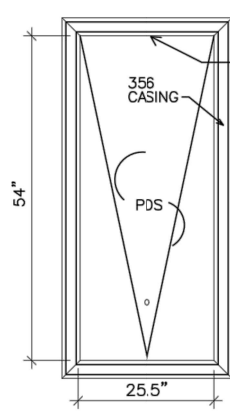
TYPICAL TWO PIECE CROWN

N.T.S.



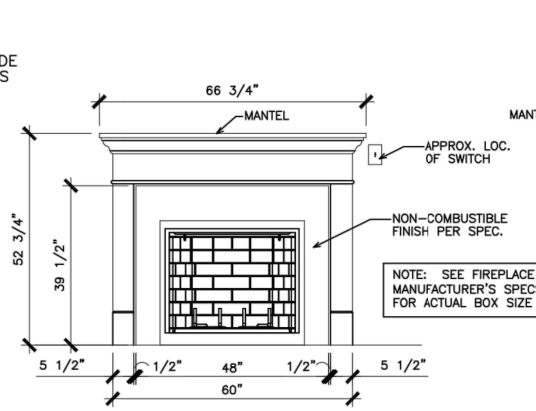
SCUTTLE HOLE DETAIL

N.T.S.



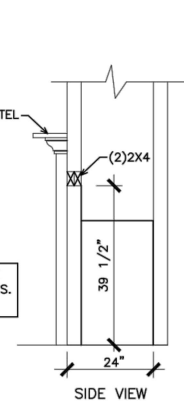
PDS TRIM DETAIL

N.T.S.



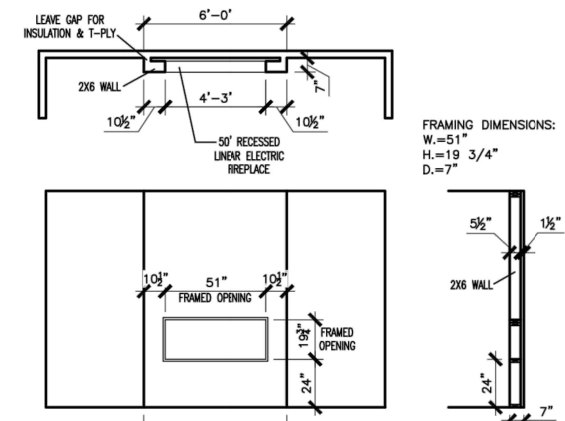
GAS/ELECTRIC FIREPLACE DETAIL WITH WESCOTT WOOD MANTEL

N.T.S.



ELECTRIC FRAMING DIMENSIONS:
W.=37"
D.=24"
H.=31 1/4"

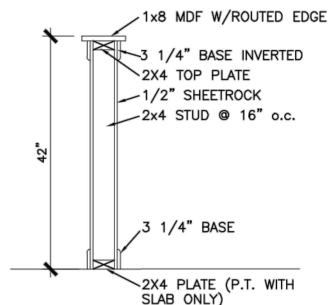
GAS FRAMING DIMENSIONS:
W.=37"
D.=24"
H.=34 3/4"



LINEAR ELECTRIC FIREPLACE DETAIL

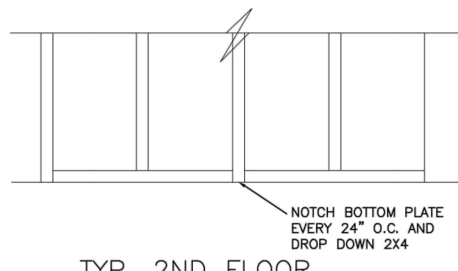
N.T.S.

BY	REVISION	DATE



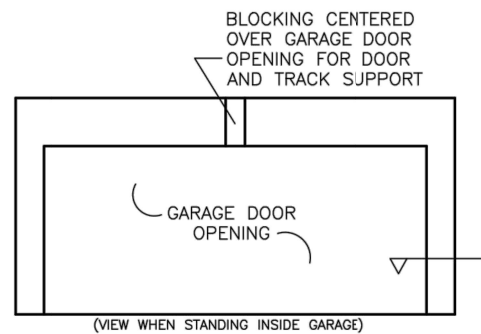
TYP. KNEEWALL SECTION

N.T.S.



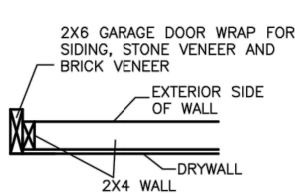
TYP. 2ND FLOOR KNEE WALL STABILITY

N.T.S.



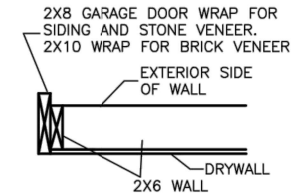
TYP. GARAGE WRAP & BLOCKING

N.T.S.



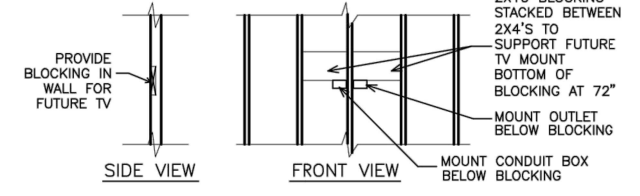
SECTION VIEW 2X4 PORTAL WALL

N.T.S.



SECTION VIEWS 2X6 PORTAL WALL

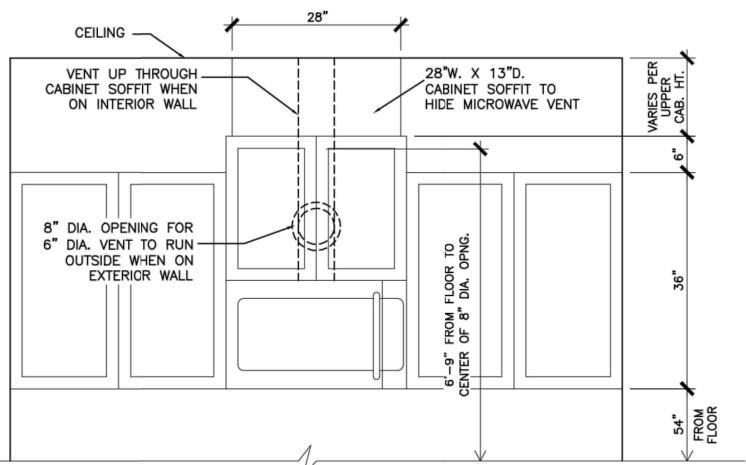
N.T.S.



TYP. TV WALL PREP

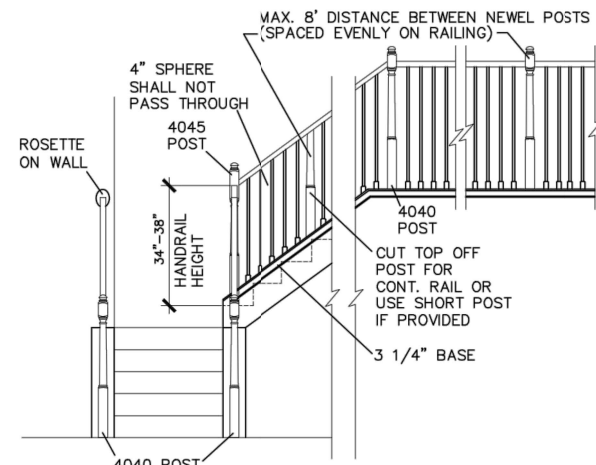
NOTE: USE SCRAPS TO CREATE BLOCKING - (3) 2X4s, (2) 2X6s OR (1) 2X10

N.T.S.



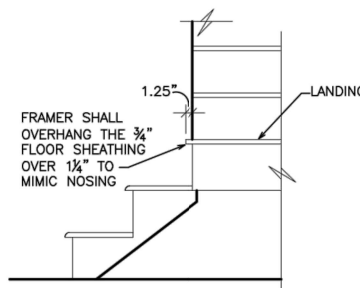
CABINET SOFFIT DETAIL ABOVE VENTED MICROWAVE W/CABINET ABOVE RANGE BUMPED UP & OUT

N.T.S.



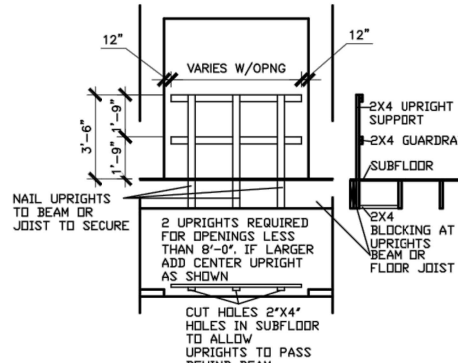
HANDRAIL/POST DETAIL @ STAIRS

N.T.S.



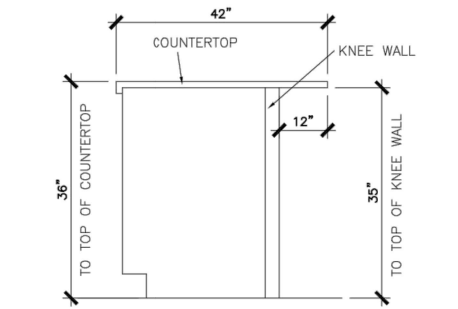
BOX STEP OVERHANG

N.T.S.



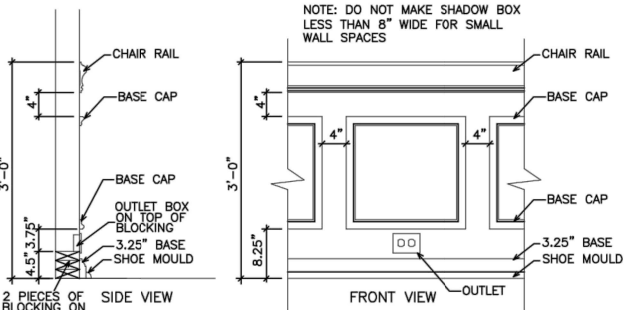
GUARD RAIL DTL. AS REQ'D

N.T.S.



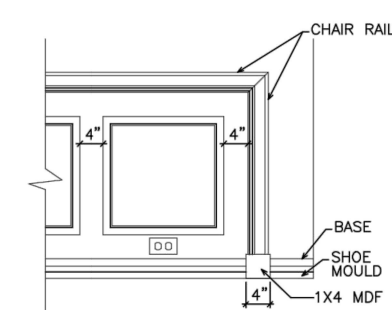
SECTION @ ISLAND KNEEWALL

N.T.S.



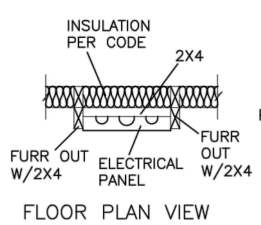
TYPICAL CHAIR RAIL & SHADOW BOX DETAIL

N.T.S.



CHAIR RAIL END TRIM DETAIL

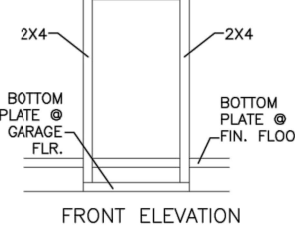
N.T.S.



FLOOR PLAN VIEW

ELECTRICAL PANEL DETAIL

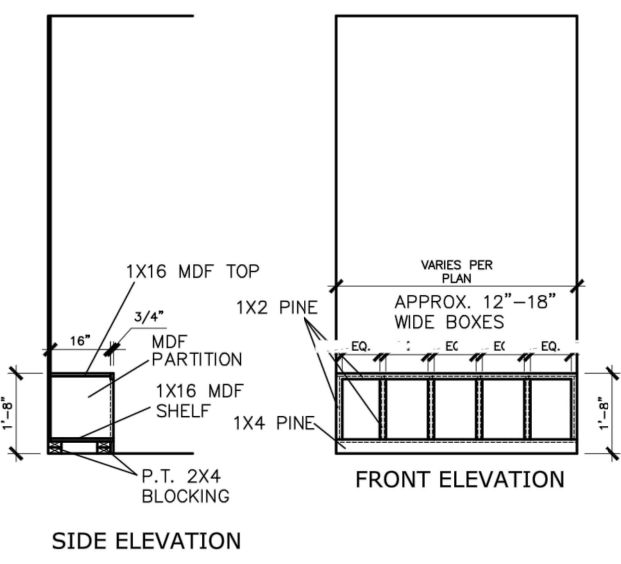
N.T.S.



FRONT ELEVATION

FRONT ELEVATION

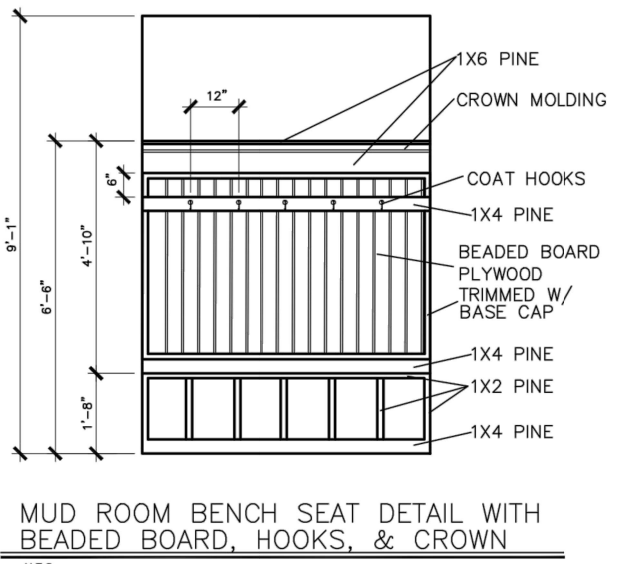
N.T.S.



SIDE ELEVATION

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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QUALITY | INTEGRITY | VALUE

INTERIOR TRIM
DETAILS

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BY:	CR:
DATE:	6/13/23
PACKAGE OPT:	
PLAN ID:	
END:	ELEV:
PAGE NO:	D1.1



Mulhern + Kulp project number: 256-21011

project mgr: SMK
drawn by: MJF
issue date: 02-21-2022

REVISIONS:
date: initial:
03/04/2022 KMV
08/11/2022 SMK
UPDATE PER ARCH COMMENTS

SMITH DOUGLAS HOMES

GENERAL STRUCTURAL NOTES
BRADLEY MODEL
120 MPH WIND ZONE
NORTH CAROLINA

sheet: HARRINGTON Lot 37

SO.0

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

Table with columns: DESCRIPTION OF BLDG. ELEMENT, 3"x0.13" NAILS, 3"x0.120" NAILS. Includes connections for Joist to Sole Plate, Rim to Top Plate, Top Plate Lap, Rafter/Truss to Top Plate, etc.

* 2 1/2"x0.13" IS AN ACCEPTABLE ALTERNATIVE TO A 3"x0.120", SAME SPACING OR NUMBER OF NAILS. (ONLY ACCEPTABLE WHERE * ARE SHOWN)

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

ROOF TRUSSES AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN...

VENEER LINTEL SCHEDULE

Table with columns: SPAN (MAX), HEIGHT OF VENEER ABOVE LINTEL, STEEL ANGLE SIZE. Lists sizes for spans from 3'-0" to 9'-6".

ALL LINTELS - SHALL SUPPORT 2 3/4" - 3 1/2" VENEER w/ 40 psf MAXIMUM HEIGHT. < 8" SHALL HAVE 4" MIN. BEARING...

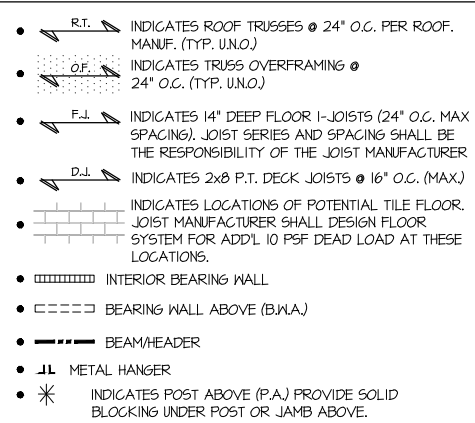
GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NCSECC-RESIDENTIAL CODE
FOOTING DESIGN - 2,000 PSF NET ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED...
FASTEN 2x4/6 SILL PLATES TO CONC FND WITH A MINIMUM OF 2 ANCHORS PER PLATE...

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

LEGEND



LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

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

THE DESIGN WAS COMPLETED PER 2018 IBC SECTION 1604 & ASCE 7, AS PERMITTED BY R301.1.3 OF THE 2018 NCSECC-RC & 2018 IRC. IF THE PARAMETERS OF SECTION R602.12 COMPLY, ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

EXT. WALL SHEATHING SPECIFICATION

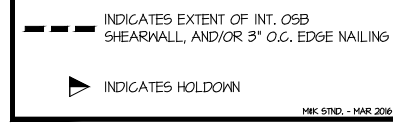
- 7/16" OSB OR 1/2" PLYWOOD: FASTEN SHEATHING w/ 2 1/2"x0.13" NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD.
ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL...

3" O.C. EDGE NAILING

- AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/ 2 1/2" x 0.13" NAILS @ 3" O.C. AND 12" O.C. IN THE PANEL FIELD.

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.



FLOOR FRAMING

- I-JOISTS SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA.
PER THE GUIDELINES OF THE TILE COUNCIL OF NORTH AMERICA (TCNA HANDBOOK), IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO VERIFY THAT THE FINISHES TO BE INSTALLED MATCH THE DESIGN CRITERIA NOTED ABOVE...
FLOOR SYSTEMS & SHEATHING HAVE BEEN DESIGNED TO SUPPORT ADDITIONAL DEAD LOAD FROM CERAMIC TILE (EXCLUDING MARBLE OR STONE)...

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 0.13" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD.
ALL INTERIOR BEARING WALLS ARE ASSUMED TO BE SHEATHED w/ GYP WALL BOARD (ONE SIDE MIN.) OR PROVIDE MID HT. BLOCKING.

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...

GENERAL STRUCTURAL NOTES

- DESIGN IS BASED ON 2018 NCSECC-RESIDENTIAL CODE
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)
ADD'L 10 PSF @ CERAMIC TILE IN BATHS & LAUND.

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 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.

HOLD-DOWN SCHEDULE

Table with columns: SYMBOL, SPECIFICATION. Lists hold-down symbols HD-1, HD-2, HD-3 and their corresponding specifications.

ALTERNATIVE TO STB16 ANCHOR BOLT SPECIFICATION: ANCHOR HOLD-DOWN UTILIZING THREADED ROD (REFER TO USP SPECIFICATION FOR ANCHOR DIAMETER). EPOXY-SET INTO CONCRETE FOUNDATION w/ USP CIA-GEL 7000 EPOXY SYSTEM PER MANUF. RECOMMENDATIONS.

HARRINGTON Lot 37

Mulhern+Kulp project number:
256-21011

project mgr: **SMK**
 drawn by: **MJF**
 issue date: **02-21-2022**

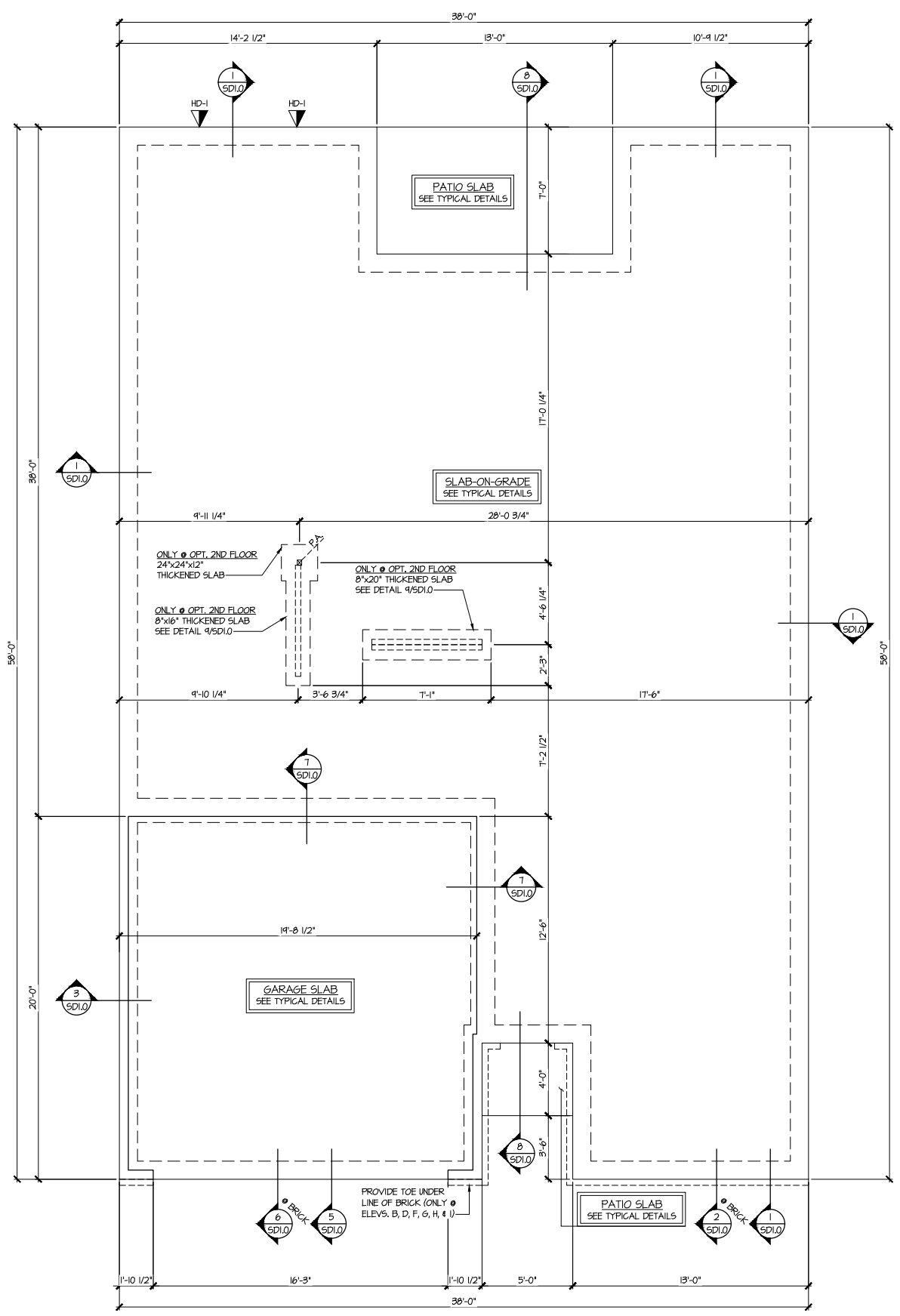
REVISIONS:

date:	initial:
03/04/2022	KMF
08/11/2022	SMM
UPDATE PER ARCH COMMENTS	

SMITH DOUGLAS
 HOMES

**HARRINGTON
 Lot 37**

REFER TO S0.0 FOR TYPICAL
 STRUCTURAL NOTES & SCHEDULES



MONO-SLAB FOUNDATION PLAN
 SCALE: 1/4"=1'-0" ON 22x34
 1/8"=1'-0" ON 11x17
 ALL ELEV. SIM.
 OPT. 2ND FLOOR SIM.

HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
HD-1	USP HTT45 HOLD-DOWN w/ STB16 ANCHOR BOLT *
HD-2	USP STAD14 HOLD-DOWN STRAP
HD-3	USP MSTC40 HOLD-DOWN STRAP

ALTERNATIVE TO STB16 ANCHOR BOLT SPECIFICATION:
 * ANCHOR HOLD-DOWN UTILIZING THREADED ROD (REFER TO USP SPECIFICATION FOR ANCHOR DIAMETER). EPOXY-SET INTO CONCRETE FOUNDATION w/ USP CIA-GEL 1000 EPOXY SYSTEM PER MANUF. RECOMMENDATIONS.
 CONG. FOUND. - PROVIDE 9" MIN. EMBEDMENT INTO CONCRETE.
 DO NOT LOCATE EPOXY-SET ANCHORS WITHIN 1 3/4" OF FACE OF CONCRETE FOUNDATION.
 CMU FOUND. - PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUTED CELLS. DO NOT LOCATE EPOXY-SET ANCHORS WITHIN 3" OF EDGE OF CMU FOUNDATION.

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

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

Mulhern+Kulp project number:
256-21011

project mgr: **SMK**
 drawn by: **MJF**
 issue date: **02-21-2022**

REVISIONS:

date:	initial:
03/04/2022	KM
08/11/2022	SM
UPDATE PER ARCH COMMENTS	

SMITH DOUGLAS
 HOMES

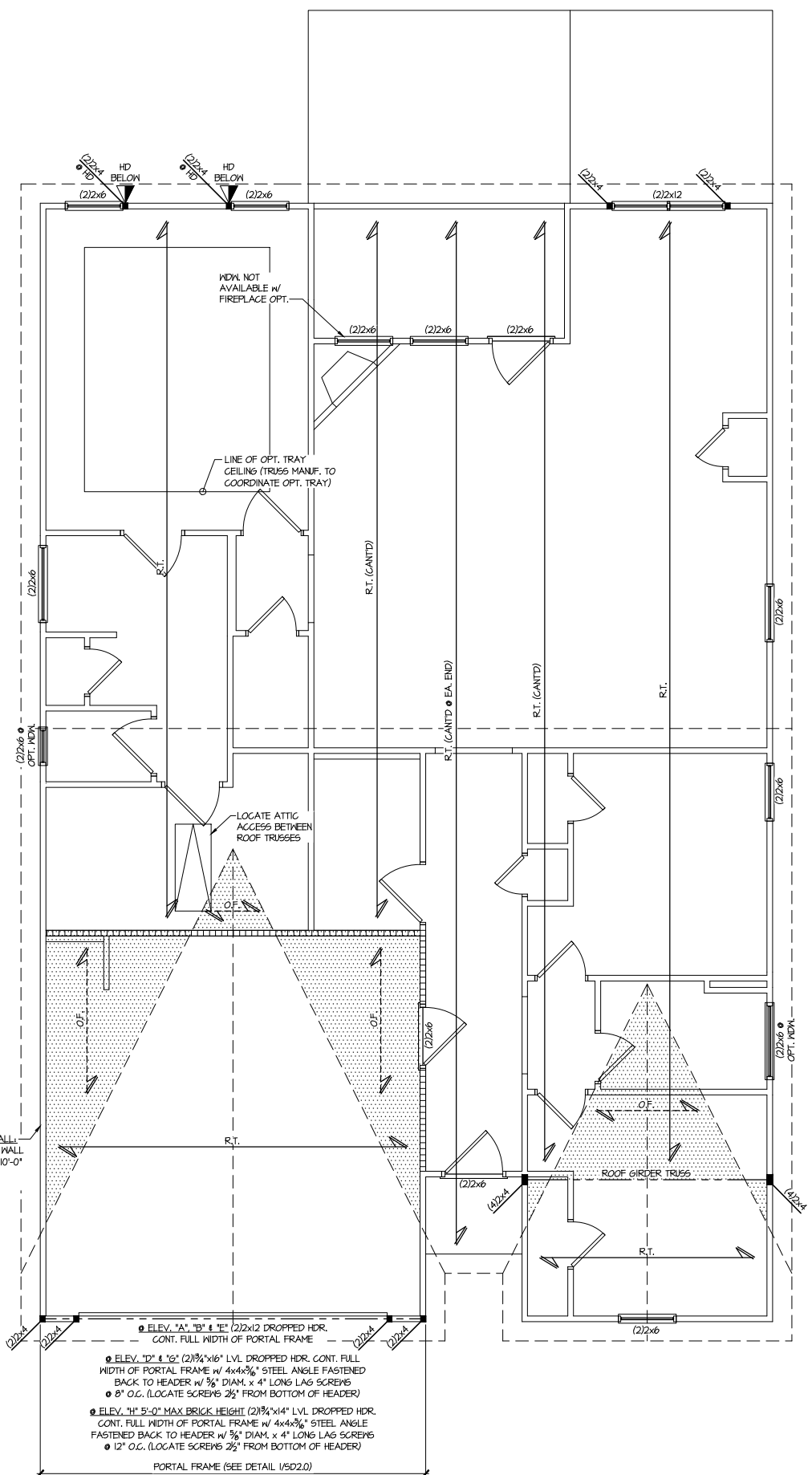
**HARRINGTON
 Lot 37**

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

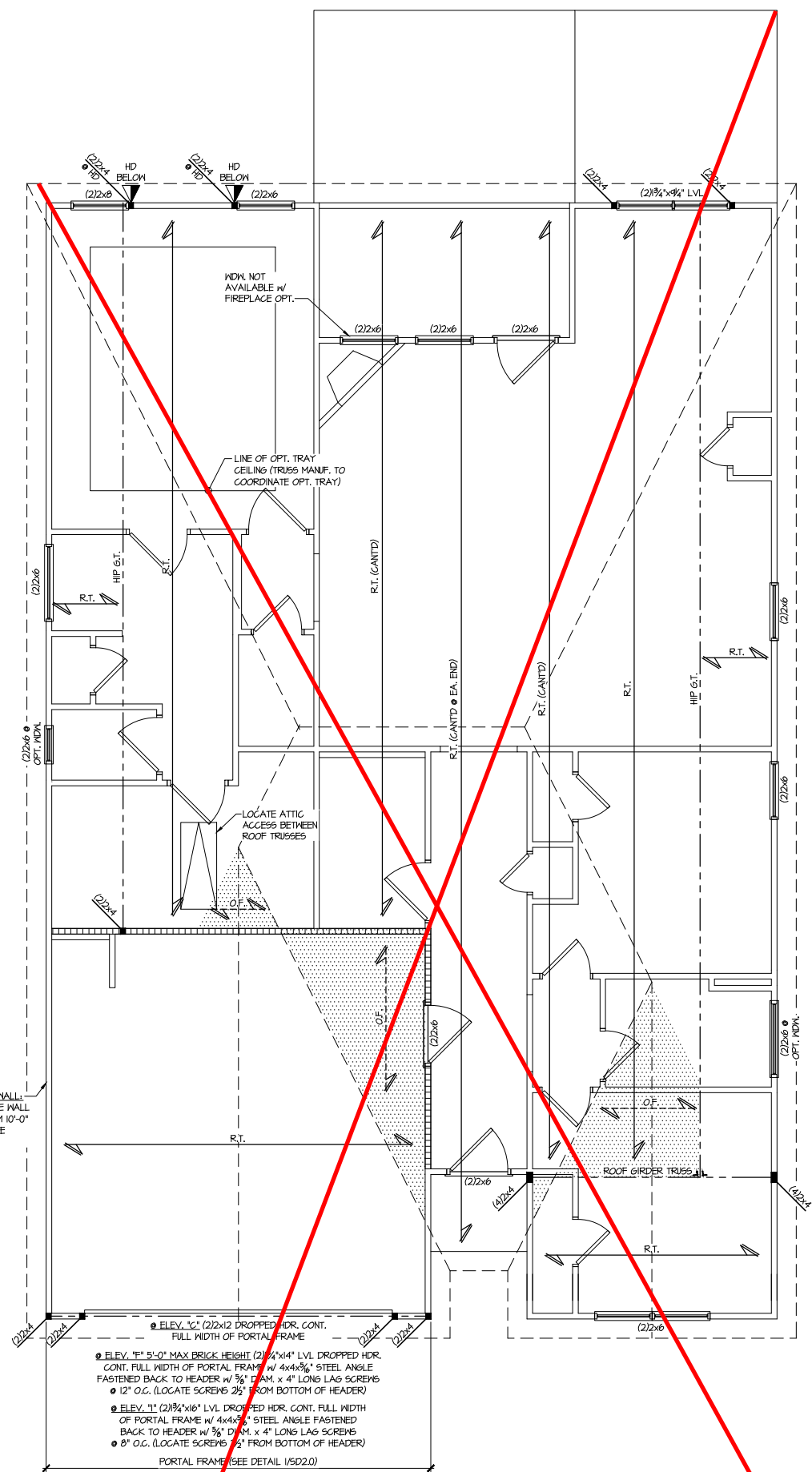
REFER TO S.O. FOR TYPICAL
 STRUCTURAL NOTES & SCHEDULES

ROOF FRAMING PLAN
 BRADLEY MODEL
 120 MPH WIND ZONE
 NORTH CAROLINA

sheet:
S3.0M



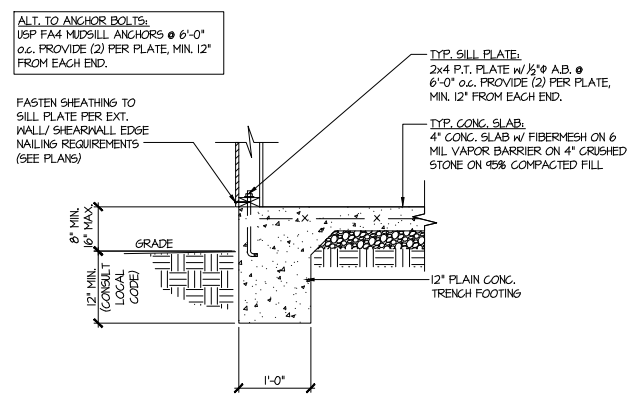
1 ROOF FRAMING PLAN
 SCALE: 1/4"=1'-0" ON 22x34
 1/8"=1'-0" ON 11x17
 ELEV. A, B, D, E, G, & H



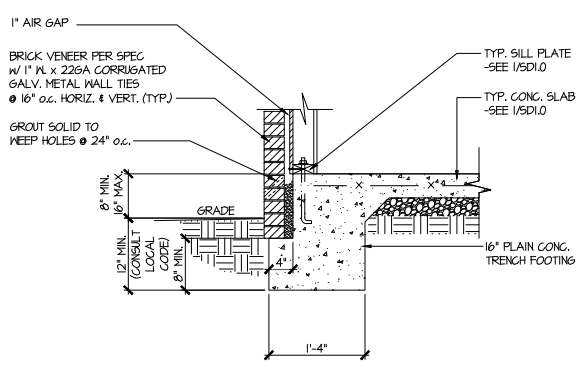
2 ROOF FRAMING PLAN
 SCALE: 1/4"=1'-0" ON 22x34
 1/8"=1'-0" ON 11x17
 ELEV. C, F, & I

LEGEND

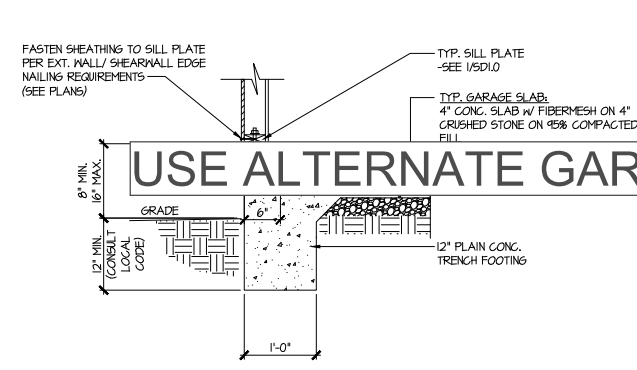
- RT. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. UNO.)
- OF INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. UNO.)
- F.I INDICATES 14" DEEP FLOOR I-JOISTS (24" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER
- D.I INDICATES 2x8 P.T. DECK JOISTS @ 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.



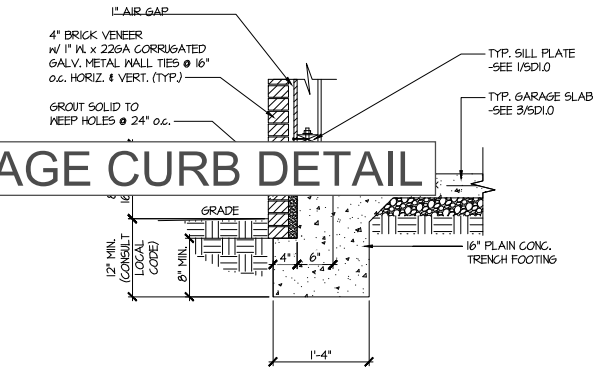
1 TYPICAL SLAB ON GRADE PERIMETER FOOTING



2 TYPICAL SLAB ON GRADE PERIMETER FOOTING w/ BRICK VENEER

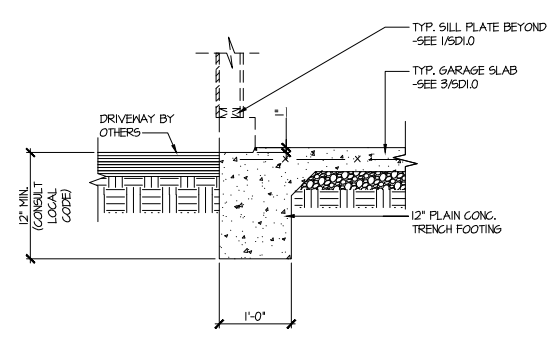


3 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING

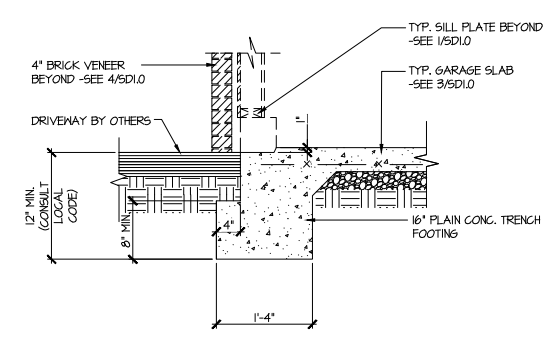


4 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING w/ BRICK VENEER

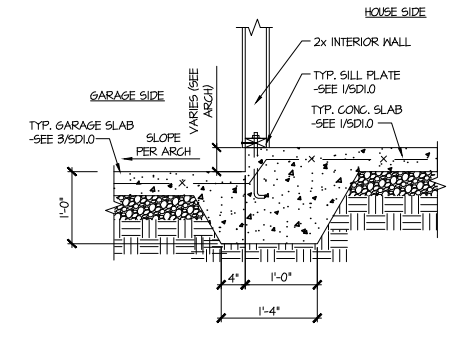
USE ALTERNATE GARAGE CURB DETAIL



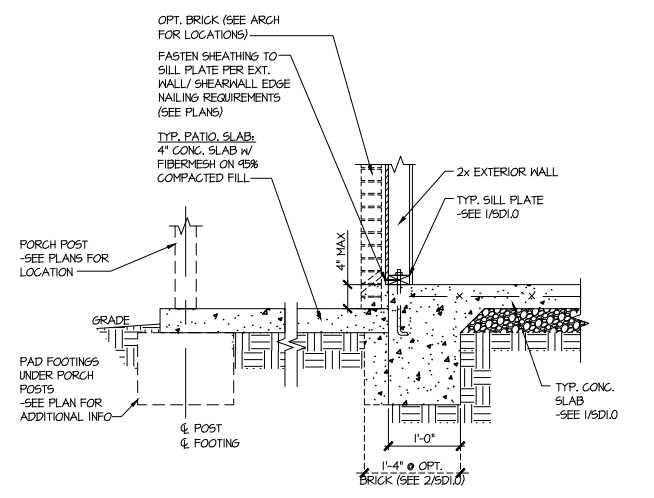
5 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING



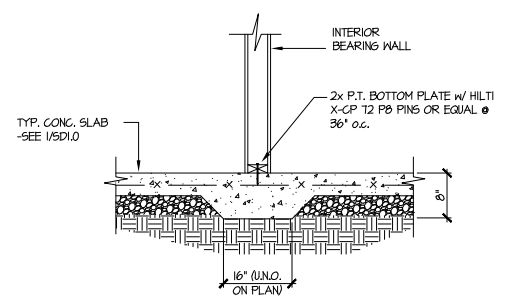
6 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING w/ BRICK VENEER



7 TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING



8 TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO



9 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL

MULHERN+KULP
 RESIDENTIAL STRUCTURAL ENGINEERING
 3025 Sandhills Parkway, Suite 105 - Alpharetta, GA 30022
 770-777-8974 - mulhern+kulp.com
 NC License # C-3825

Mulhern+Kulp project number:
 256-21011

project mgr: SMK
 drawn by: MJF
 issue date: 02-21-2022

REVISIONS:

date:	initial:
03/04/2022	KM
MISSED PLANS ADDED	
08/11/2022	SMM
UPDATE PER ARCH COMMENTS	

SMITH DOUGLAS
 HOMES

FOUNDATION DETAILS
 BRADLEY MODEL
 120 MPH WIND ZONE
 NORTH CAROLINA

HARRINGTON
 Lot 37

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

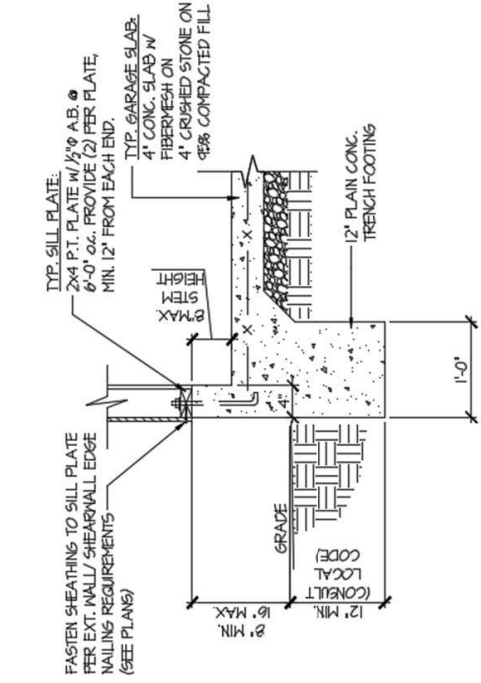
Jody Hunt
Director of Product Development
SMITH DOUGLAS HOMES
110 Village Trail, Suite 215
Woodstock, GA 30188

ALTERNATE GARAGE CURB DETAIL
Smith Douglas Homes

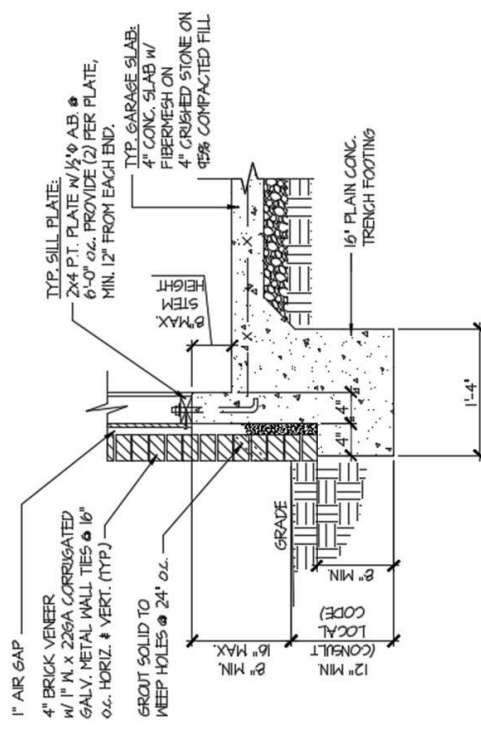
Reference
Current Structural Plans prepared by Mulhern & Kulp

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

HARRINGTON
Lot 37

Mulhern+Kulp project number:
256-21011

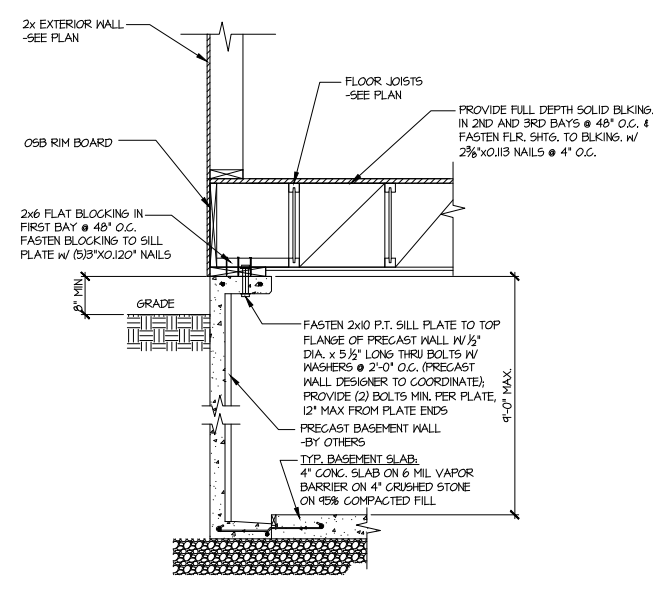
project mgr: **SMK**
 drawn by: **MJF**
 issue date: **02-21-2022**

REVISIONS:

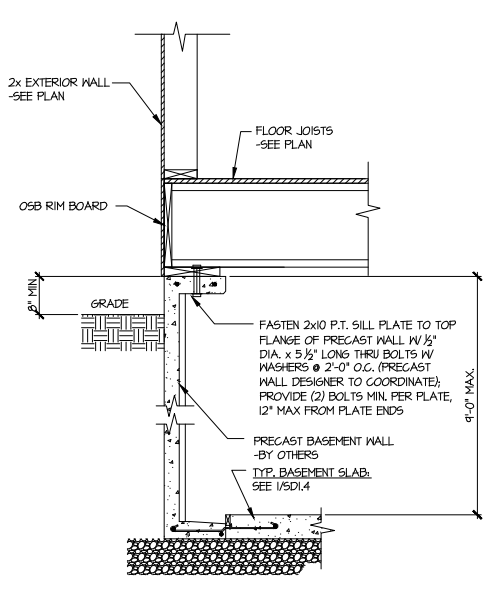
date:	initial:
03/04/2022	KM
08/11/2022	SM
UPDATE PER ARCH COMMENTS	

SMITH DOUGLAS
 HOMES

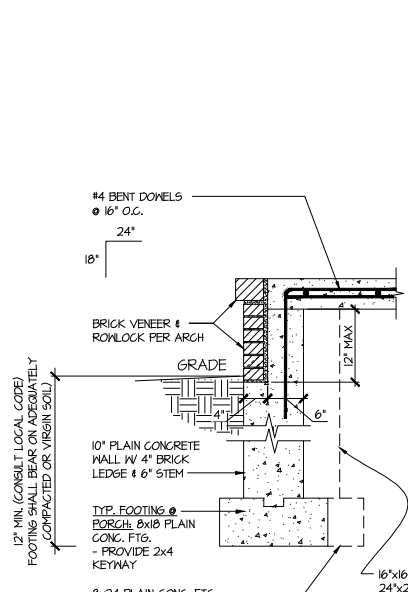
FOUNDATION DETAILS
BRADLEY MODEL
 120 MPH WIND ZONE
 NORTH CAROLINA



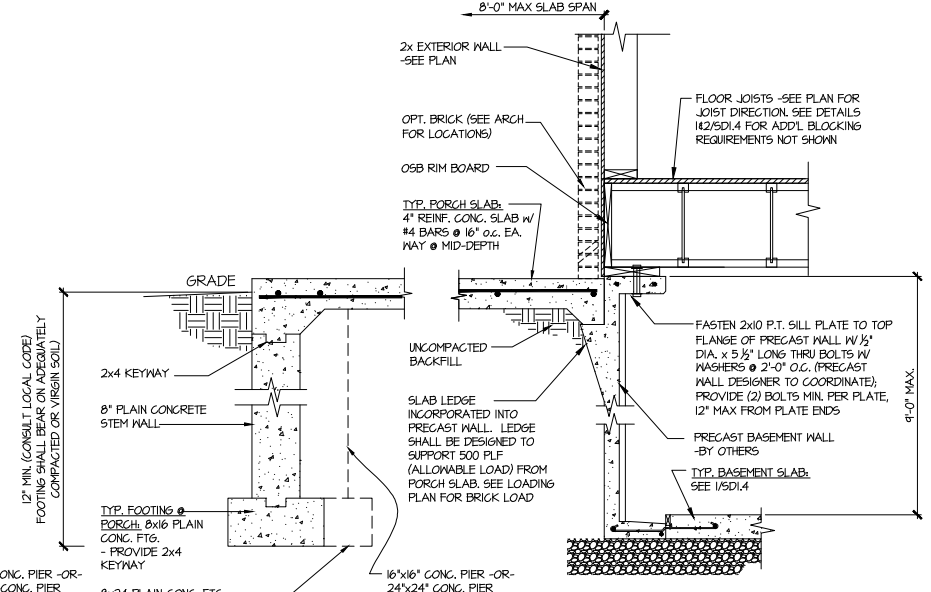
1 SECTION
 SCALE: 3/4"=1'-0"



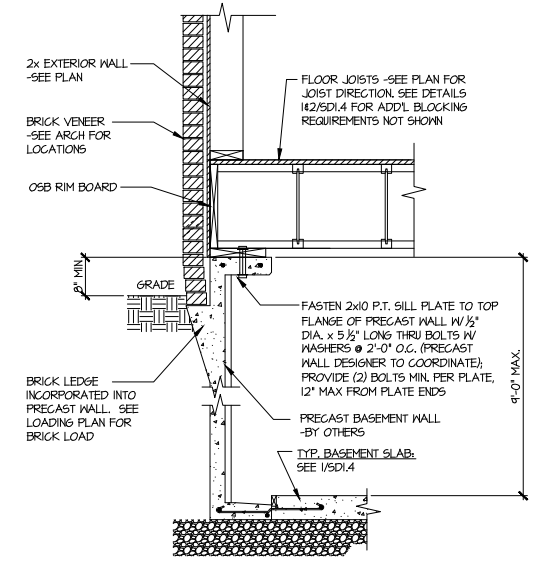
1A SECTION
 SCALE: 3/4"=1'-0"



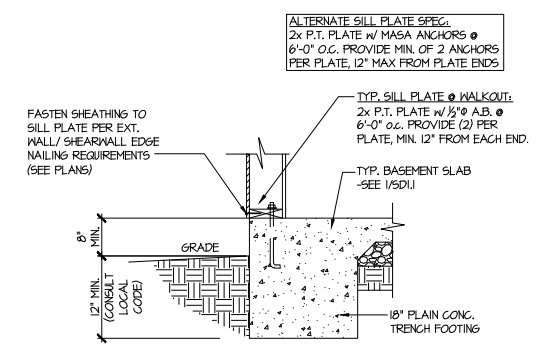
3 SECTION
 SCALE: 3/4"=1'-0"



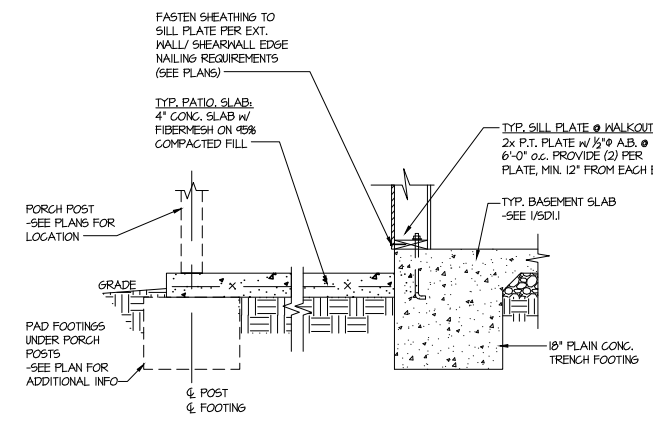
NO BRICK @ PORCH PERIMETER



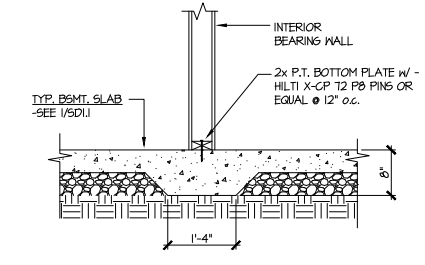
2 SECTION
 SCALE: 3/4"=1'-0"



4 TYPICAL BASEMENT FOUNDATION @ WALKOUT



5 TYPICAL BASEMENT FOUNDATION @ WALKOUT



6 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL

HARRINGTON
 Lot 37

Mulhern+Kulp project number: 256-21011

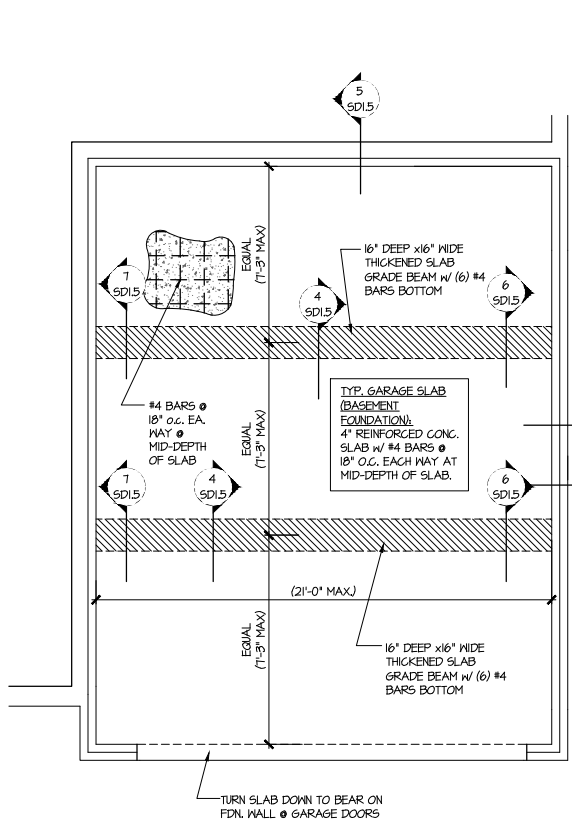
project mgr: SMK
 drawn by: MJF
 issue date: 02-21-2022

REVISIONS:

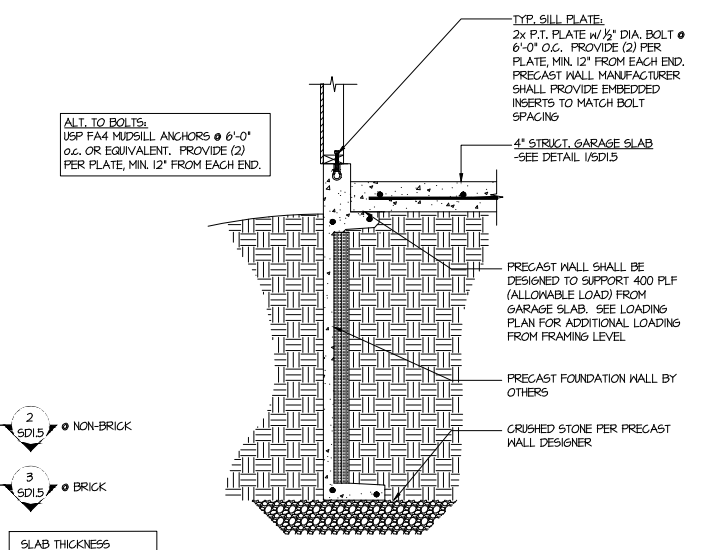
date:	initial:
03/01/2022	KM
REVISIONS PLANS ADDED	
08/11/2022	SMM
UPDATE PER ARCH COMMENTS	

SMITH DOUGLAS
 HOMES

FOUNDATION DETAILS
 BRADLEY MODEL
 120 MPH WIND ZONE
 NORTH CAROLINA

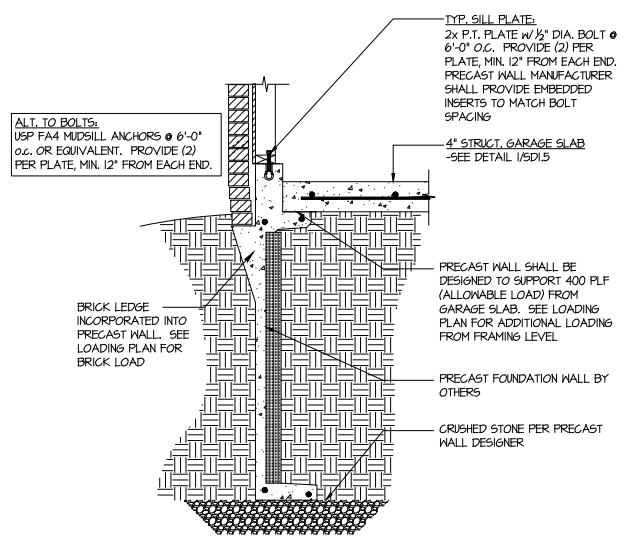


1 GENERIC FOUNDATION PLAN KEY @ GARAGE
 SCALE: 1/4"=1'-0"

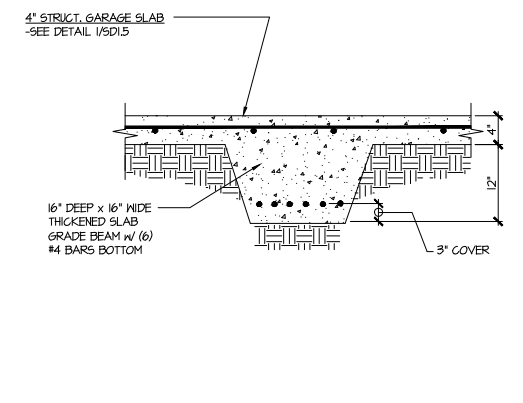


2 TYPICAL PERIMETER FOOTING @ GARAGE - BASEMENT FOUNDATION
 2 SD1.5 @ NON-BRICK
 3 SD1.5 @ BRICK

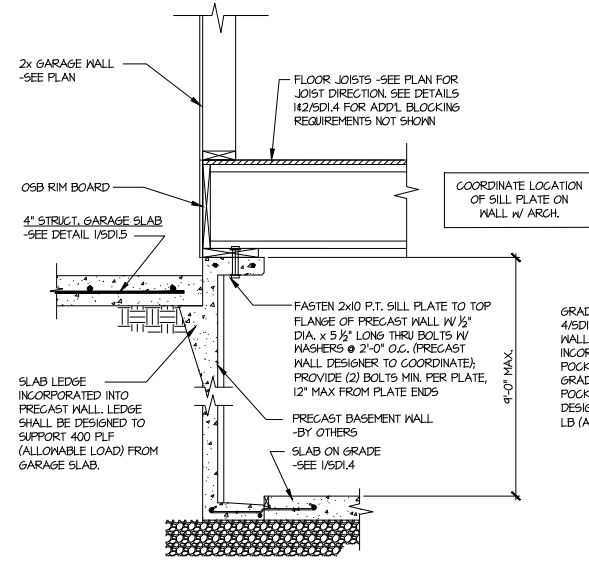
SLAB THICKNESS SHOWN IS MIN. THICKNESS REQ'D - SLOPE OF SLAB SHALL NOT COMPROMISE MIN. THICKNESS
 SEE ARCHITECTURAL PLANS FOR ACTUAL GARAGE DIMENSIONS



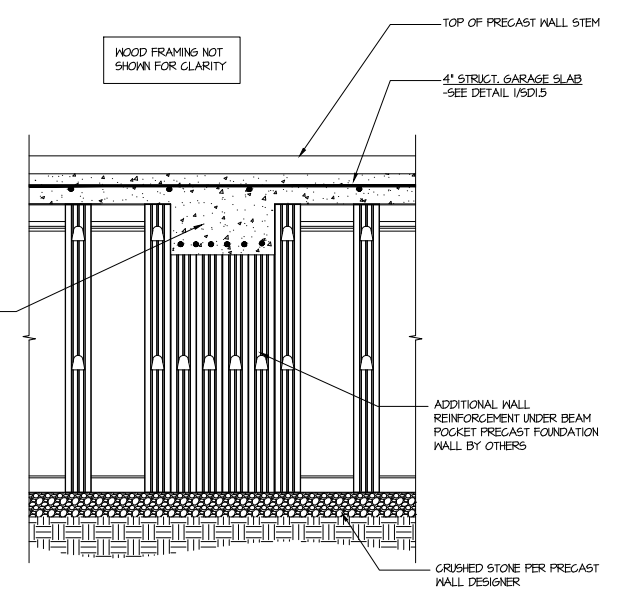
3 TYPICAL PERIMETER FOOTING @ GARAGE - BASEMENT FOUNDATION (BRICK)



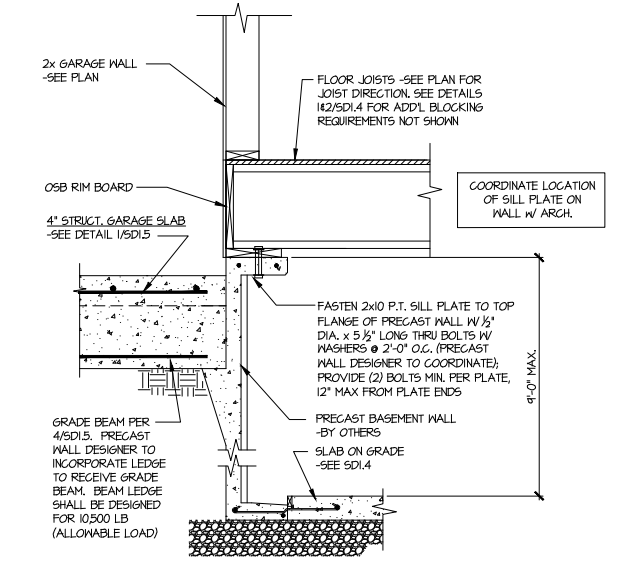
4 TYPICAL CONCRETE GRADE BEAM @ GARAGE FDN.
 SCALE: 3/4"=1'-0"



5 CONCRETE BSMT. FDN. WALL @ GARAGE



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



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

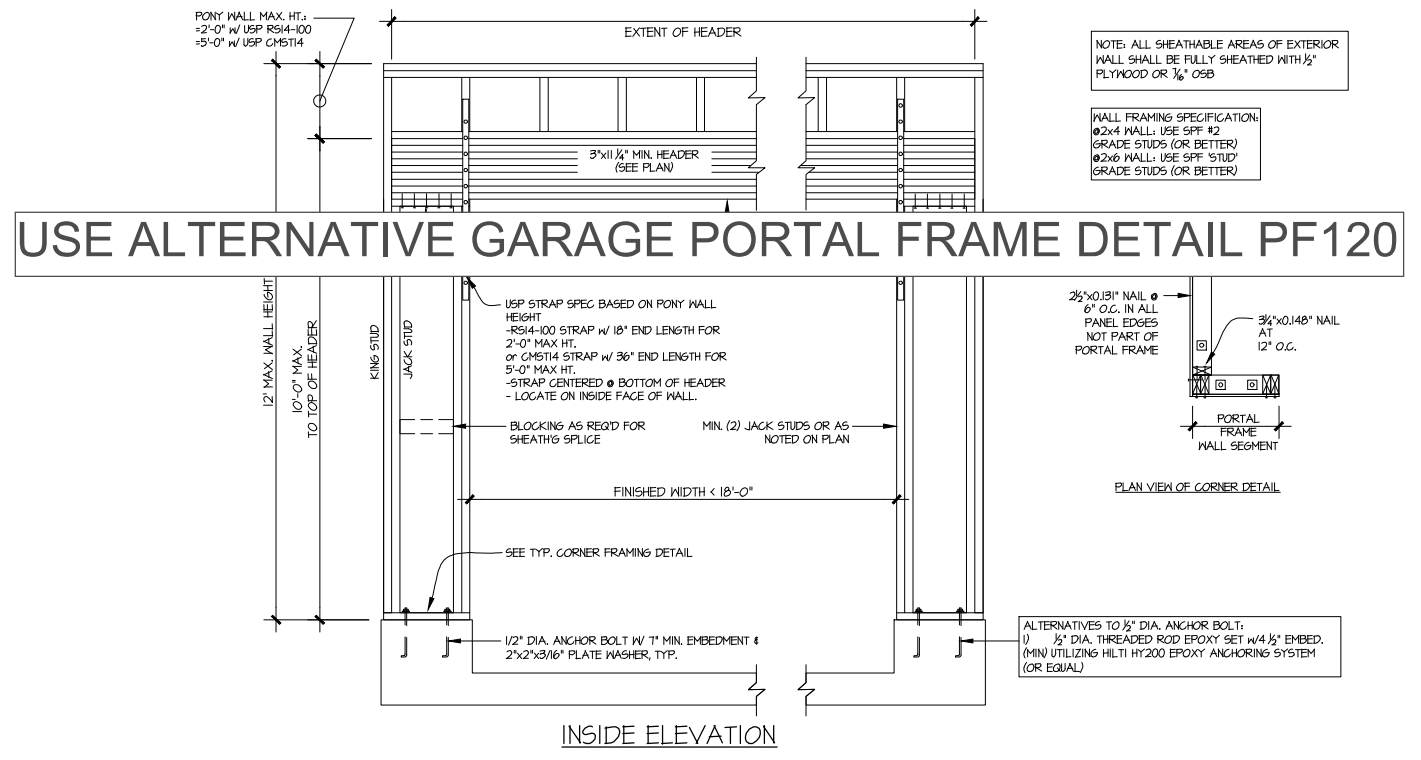
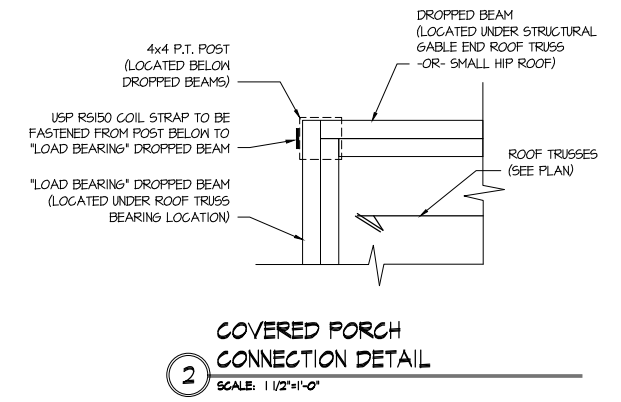
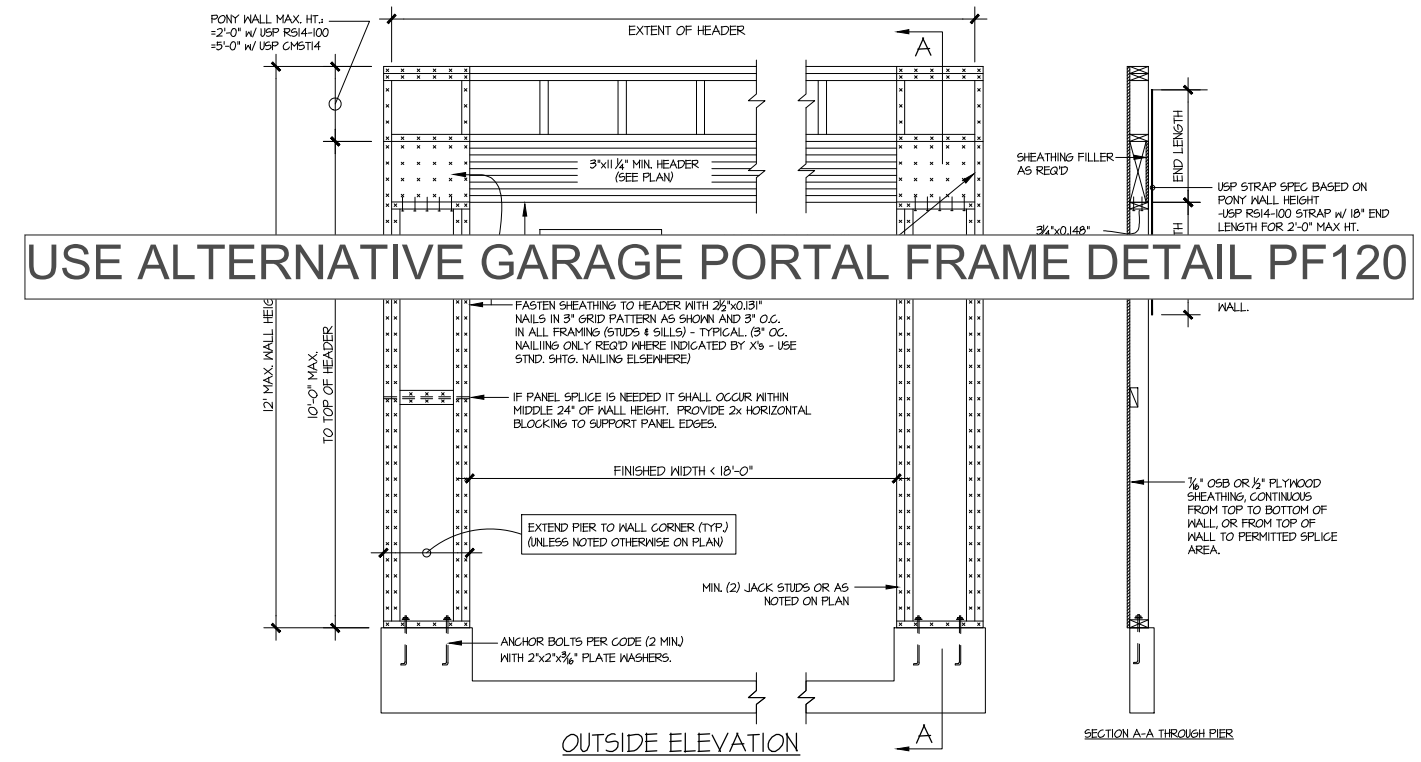
**HARRINGTON
 Lot 37**

Mulhern+Kulp project number:	256-21011
project mgr:	SMK
drawn by:	MJF
issue date:	02-21-2022
REVISIONS:	
date:	initial:
03/04/2022	KMV
MISSING PLANS ADDED	
08/11/2022	SMM
UPDATE PER ARCH COMMENTS	

SMITH DOUGLAS
 HOMES

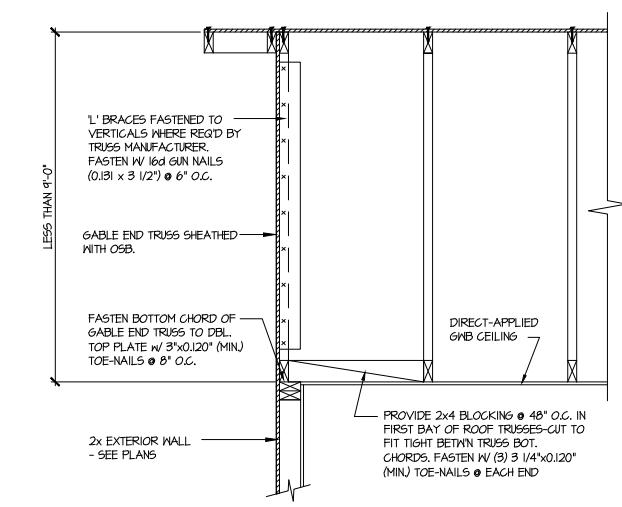
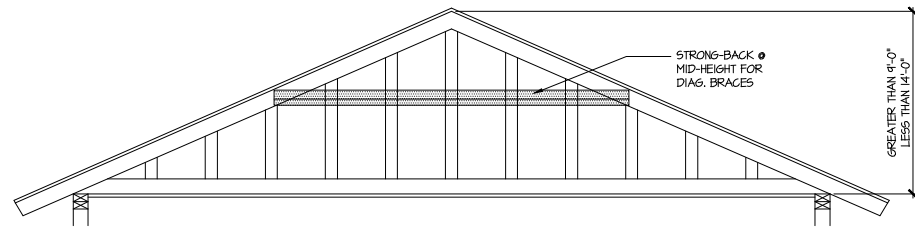
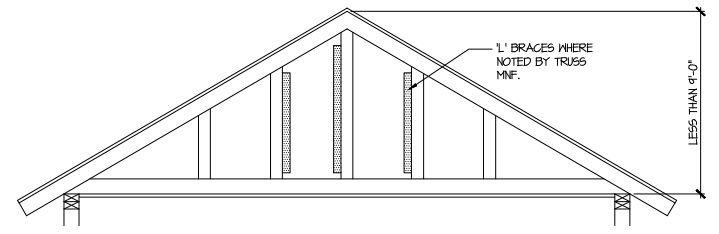
FRAMING DETAILS
 BRADLEY MODEL
 120 MPH WIND ZONE
 NORTH CAROLINA

sheet:
SD2.0



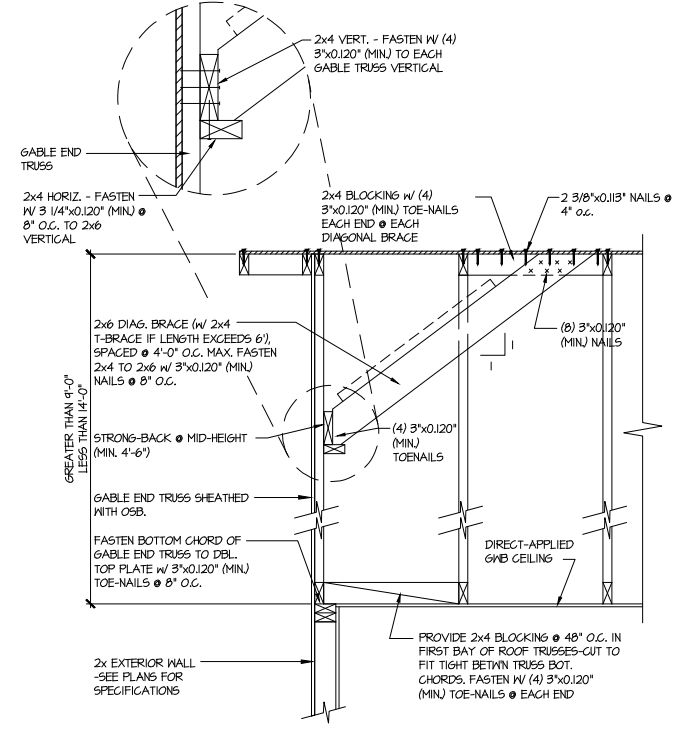
GARAGE PORTAL FRAME BRACING ELEVATION
 SCALE: N.T.S.
 BOTH SIDES OF GARAGE DOOR
 115 MPH WIND SPEED (ULT)

HARRINGTON
 Lot 37



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.

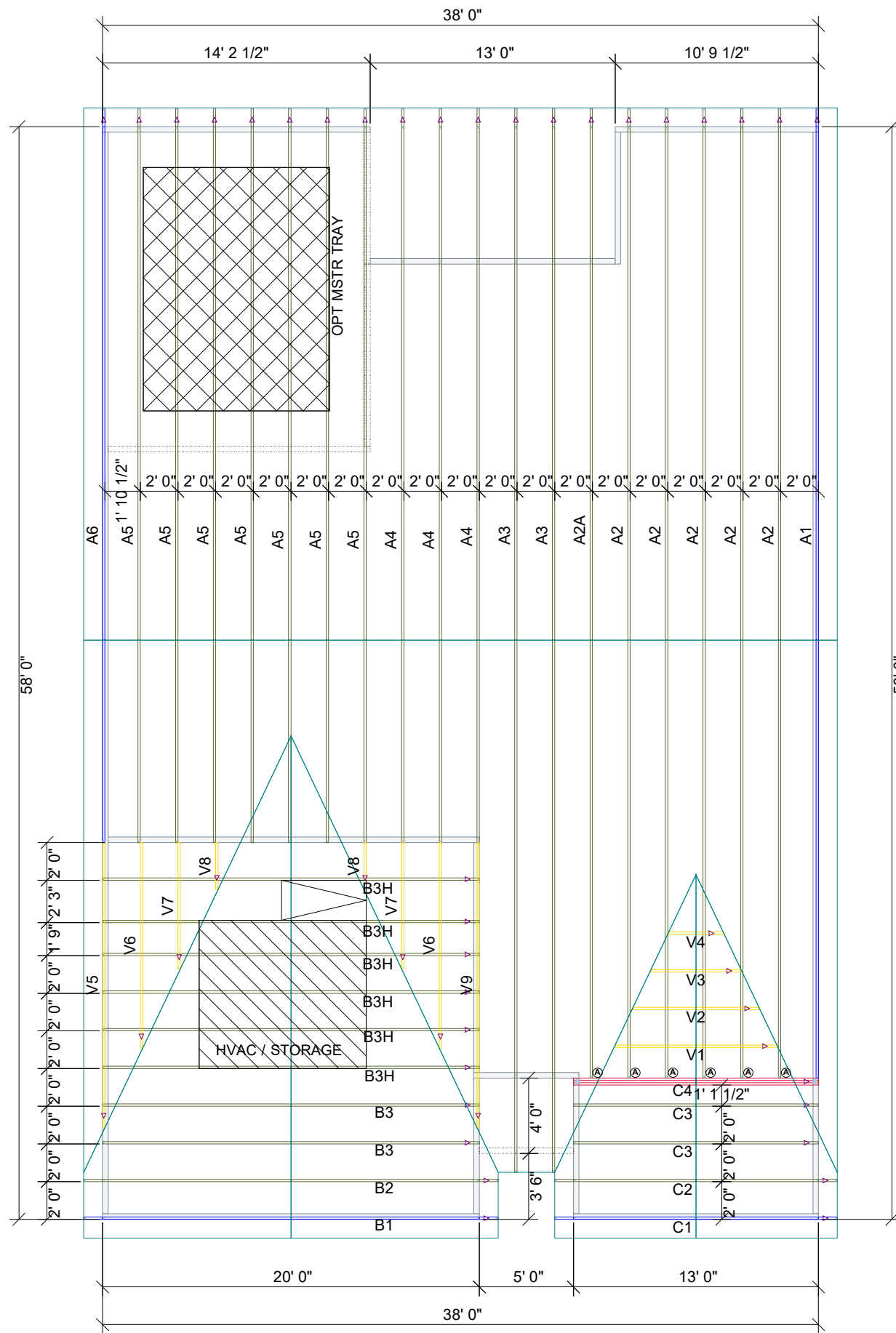
LETTERED DETAILS ARE TYPICAL FOR THIS HOME & SHALL BE IMPLEMENTED IN ALL APPLICABLE AREAS. THESE DETAILS ARE NOT "CUT" ON THE PLANS.
 NUMBERED DETAILS ARE PLAN SPECIFIC AND ARE ONLY REQUIRED WHERE SPECIFICALLY INDICATED ("CUT") ON THE PLANS.

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 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.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

Roof Hanger List			
QTY	DESCRIPTION	TYPE	MARK
6	FACE MOUNT HANGER	HUS26	A

**BRADLEY RANCH
ADGBEH
NO TRAY**



REVISIONS		DSN	DATE

DESIGNER -THATHCOCK
LAYOUT DATE -05.31.2023
ARCH DATE -
STRUC DATE -
JOB # -MASTER

-SD COMMUNITIES

**-BRADLEY ADGBEH RCH NO
TRAY (LH)**

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