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

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

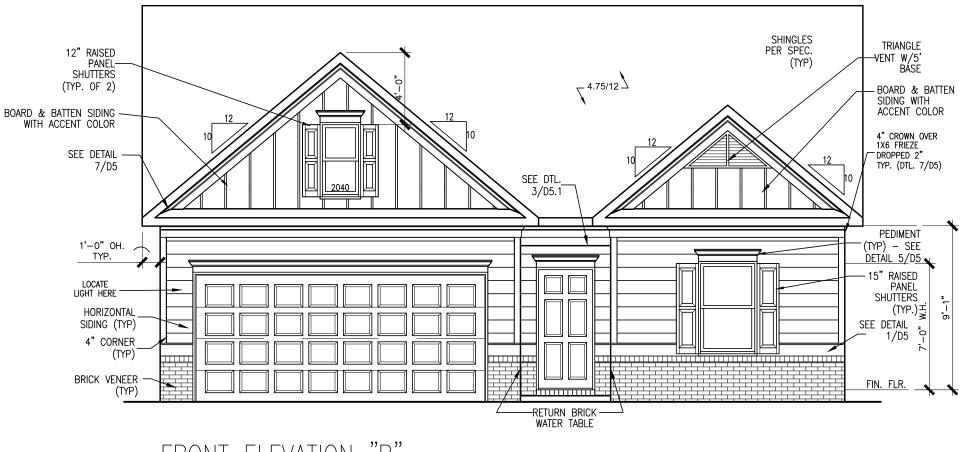
### **GOVERNMENTAL CODES & STANDARDS**

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

### BUILDING CODE ANALYSIS / DESIGN CRITERIA

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

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

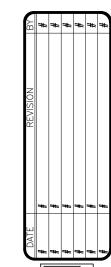


FRONT ELEVATION "B"

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



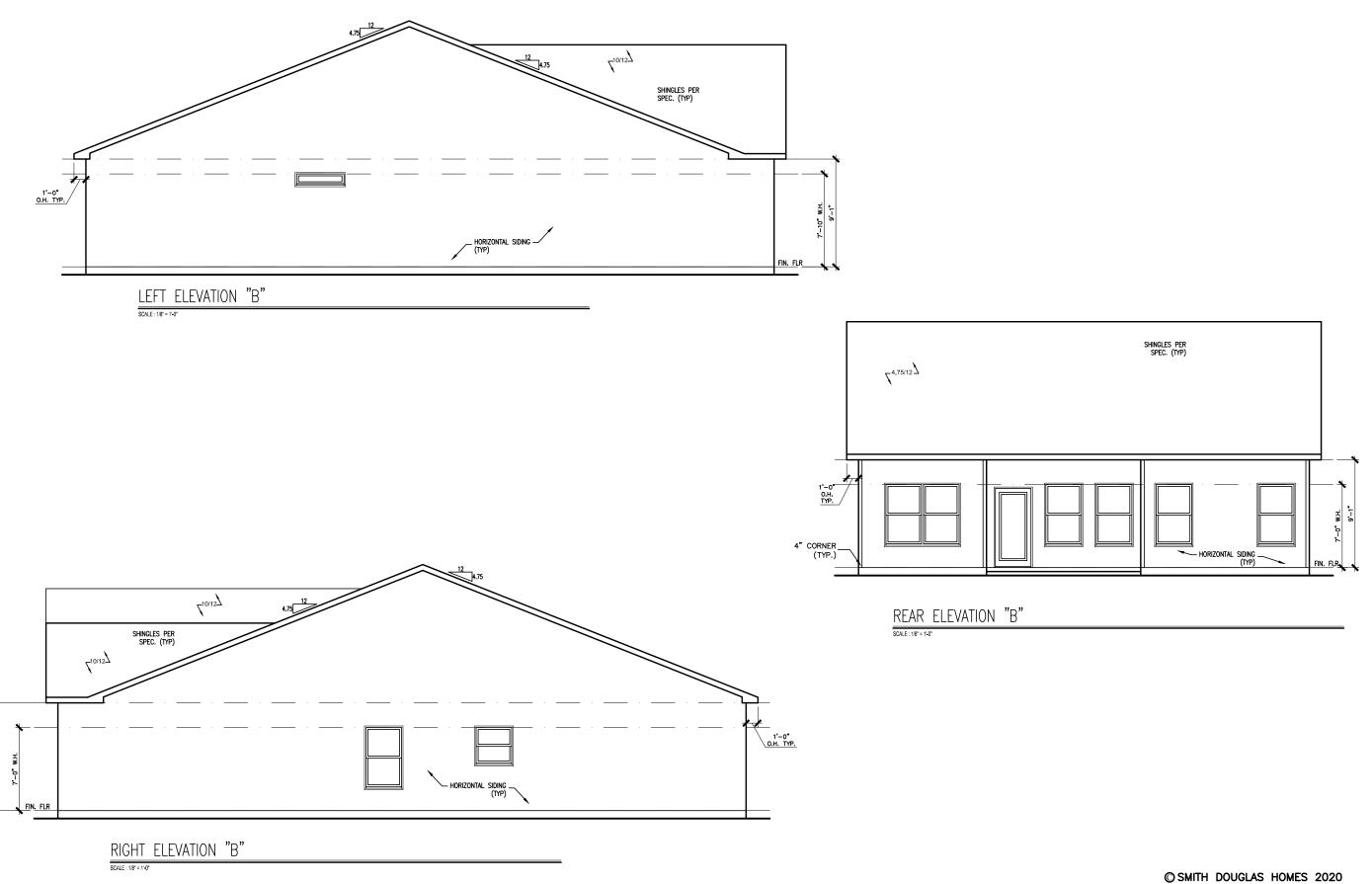
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SIDES AND REAR BRADLEY

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PLAN ID:

BY: SL CH: AW

DATE: 7/1/2024

FACADE OPT:
PLAN ID:

PAGE NO:

A 2 . 1

### 38'-0" 10'-9½" 14'-2½" 13'-0" DROP 4" BELOW HOUSE SLAB PROVIDE ELECTRICAL CONDUIT TO ISLAND 2'-8" 3'-4" 1'-61/2 1 (WH) | DROP 4" BELOW HOUSE SLAB DROP 4" BELOW & HOUSE ; SLAB START AT THIS CORNER TO LAY OUT PLATES 16' X 7' OHGD (R.O. 16'-3" X 7'-1 1/2") 1'-10½" 16'-3" 20'-0" 5'-0" 13'-0" SLAB PLAN

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

### HARRINGTON PLACE LOT 37

\*RADON VENT PROVIDED PER LOCAL CODE

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







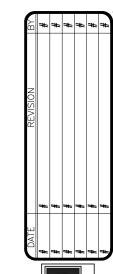
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### 10'-9½" 14'-21/2" 8'-7½" 2'-9½" (2) 2X12 #2 SYP FOR ALL A&B ROOF MASSING ELEVATIONS 3050 3050 TWIN (2) 2X10 HEADER COVERED PATIO DINING 9' clg. hgt. 3068 F.L. 3050 OWNER'S SUITE 9' clg. hgt. **FAMILY** ROOM 9' CLG. HGT. OWNER'S\_\_\_ ¹N≰" ≱ BATH KITCHEN 9' CLG. HGT. 3'-11½" 4'-0"W. HDR. @ R&S EXT. FOYER 9' CLG. HGT. 2'-6" 4'-3½" W.I.C LNDRY BEDROOM 3 9' CLG. HGT. (2) 2X4-(WH) NO LIVING SPACE ABOVE GARAGE BATH GARAGE **FOYER** 9'-0" CLG. HGT. 3068 BEDROOM 2 COVERED PORCH 2'-0" 2'-6" 2'-6" 16'-0" 38'-0" FIRST FLOOR PLAN

### HARRINGTON PLACE LOT 37



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FLOOR PLAN FIRST FLOOR BRADLEY

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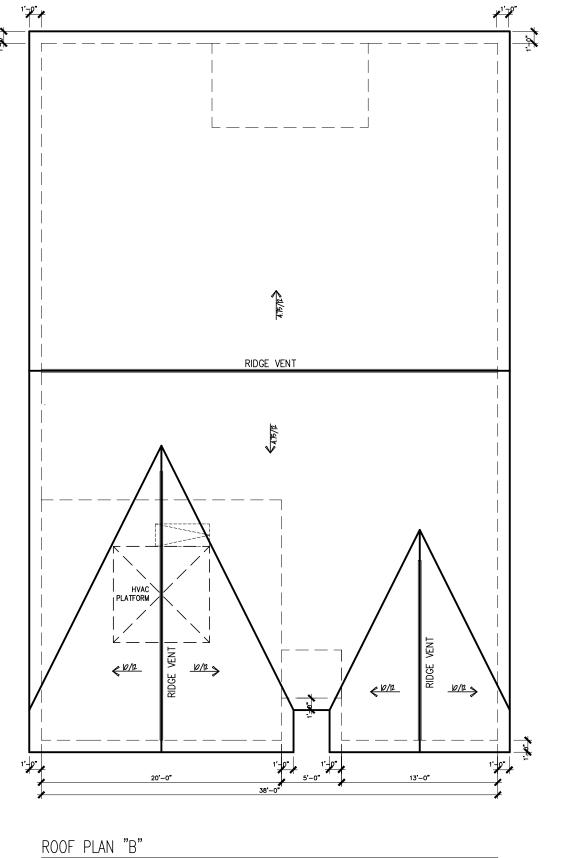
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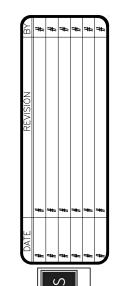


D12,D12.1,D12.2 & D12.3
\*RADON VENT PROVIDED

REFER TO MANUFACTURER'S SPECS. FOR DRAIN LOCATIONS ON DETAIL SHEETS

PER LOCAL CODE

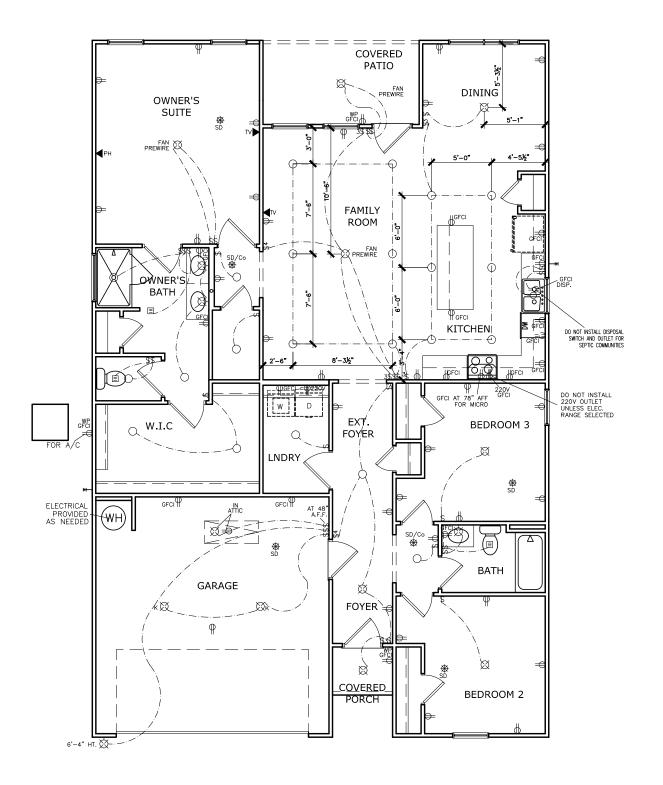






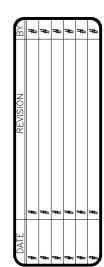
PLAN BRADLEY ROOF SMITH DOUGLAS HOMES
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ELE	ectrical l	LEGE	ND
\$	SWITCH	₩	TV
\$3	3 WAY SWITCH	φ	120V RECEPTACLE
\$4	4 WAY SWITCH	<b>P</b>	120V SWITCHED RECEPTACLE
$\boxtimes$	CEILING FIXTURE	$\Box$	220V RECEPTACLE
<del>-</del> ф <sub>к</sub>	KEYLESS	P <sub>GFCI</sub>	GFCI OUTLET
ΗØ	WALL MOUNT FIXTURE	Pafci	ARCH FAULT CIRCU INTERRUPTER
0	CEILING FIXTURE	† <sub>GL</sub>	GAS LINE
•	FLEX CONDUIT	T <sub>WL</sub>	WATER LINE
СН	CHIMES	¥	HOSE BIBB
PH	TELEPHONE	Sb	FLOOD LIGHT
SD/Co ₩	SMOKE DETECTOR & CARBON MONOXIDE		1x4 LUMINOUS FIXTURE
SO	SECURITY OUTLET		
	GARAGE DOOR OPENER		CEILING FAN
	EXHAUST FAN		ELECTRICAL WIRING
0	FAN/LIGHT		CEILING FIXTURE
ELEC	TRICAL PLANS TO FOLLOW	ALL LOCAL	CODES
APPRO	X. FIXTURE HGTS (MEASUR	RED FROM B	OTTOM OF FIXTURE)
BREA	KFAST/DINING ROOM	63" ABO	VE FINISHED FLOOR
KITCH	HEN PENDANT LIGHTS	33" ABO	VE COUNTER TOP
TWO	STORY FOYER FIXTURE	96" ABOVE FINISHED FLOOR	
CEILI	NG FAN	96" ABOVE FINISHED FLOOR	

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



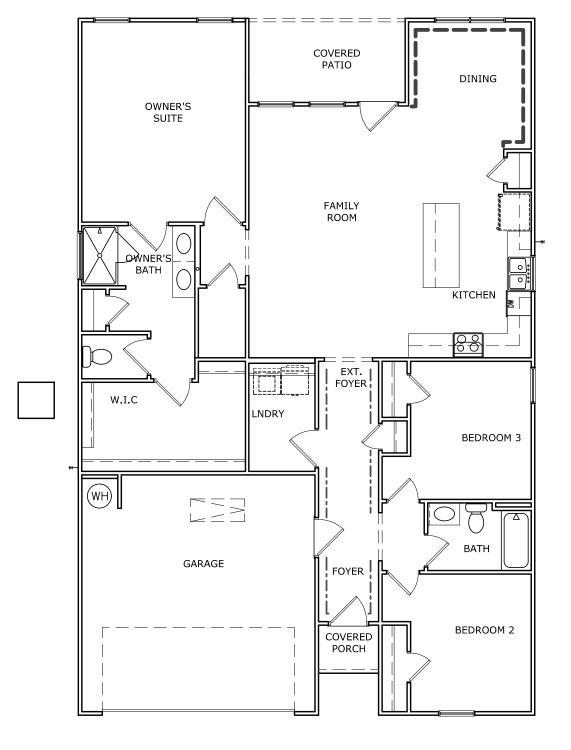
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ELECTRICAL PLAN FIRST FLOOR BRADLEY

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FOYER TRIM - CHAIR/SHADOW —---DINING ROOM TRIM - CHAIR/SHADOW — — —

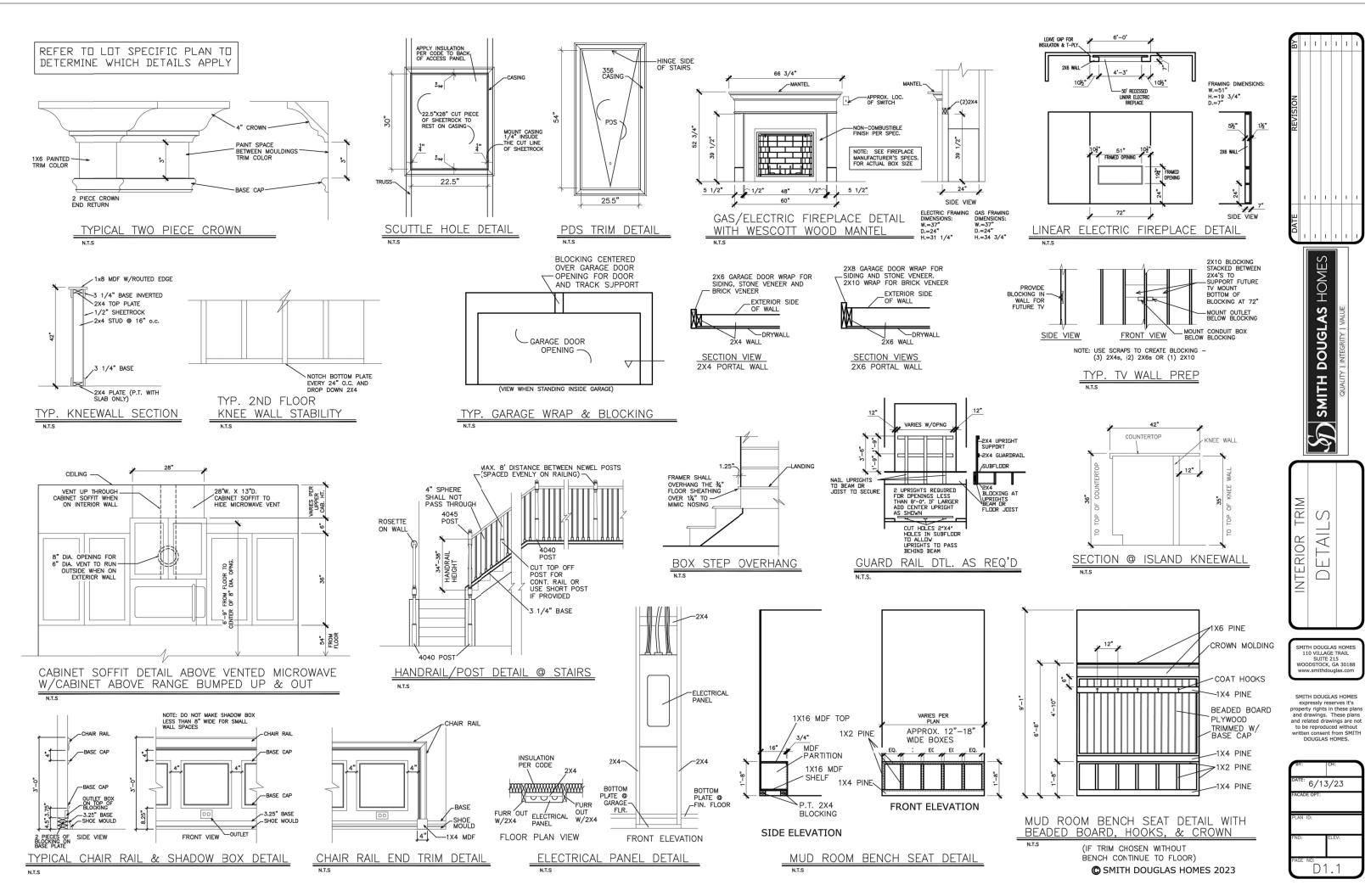
TRIM LAYOUT FIRST FLOOR PLAN





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

DESCRIPTION OF BLDG. ELEMENT	3"x0.131" NAILS	3"x0.120" NAIL5
JOIST TO SOLE PLATE	(3) TOENAILS	(3) TOENAILS*
SOLE PL. TO JOIST/RIM OR BLK'G	NAILS @ 4" o.c.	NAILS @ 4" o.c.
STUD TO PLATE	(4) TOENAILS/ (3)END NAILS	(4) TOENAILS/ (4)END NAILS*
RIM TO TOP PLATE	TOENAILS @ 6" o.c.	TOENAILS @ 4" o.c.*
BLK'G. BTWN. JOISTS TO TOP PL.	(3) TOENAILS EA. END	(3) TOENAILS EA. END*
DOUBLE STUD	NAILS @ 16" o.c.	NAILS @ 16" o.c.
DOUBLE TOP PLATE	NAILS @ 12" o.c.	NAILS @ 8" o.c.
DOUBLE TOP PLATE LAP SPLICE	(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 +	(4) TOENAILS +
	(I) SIMPSON H2.5T	(I) SIMPSON H2.5T
GAB. END TRUSS TO DBL. TOP PL.	TOENAILS @ 8" o.c.	TOENAILS @ 6" o.c.
R.T. w/ HEEL HT. 9 1/4" TO 12"	2xIO BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" O.C.	2xIO BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. 12" TO 16"	2xI2 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 6" O.C.	2xI2 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W/ TOENAILS @ 4" 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.	LAP WALL SHTG. W/ DBL. TOP PL. & INSTALL ON TRUSS VERT FASTEN W/ NAILS @ 6" O.C.*
R.T. w/ HEEL HT. 24" TO 46"	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.	

2½"x0.113 IS AN ACCEPTABLE ALTERNATIVE TO A 3"X0.120", SAME SPACING OR NUMBER OF NAILS. ONLY ACCEPTABLE WHERE \* ARE SHOWN)

### ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

ROOF TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DEFLECTION CRITERIA BELOW UNLESS NOTED OTHERWISE ON PLAN. MULHERN & KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO M&K FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

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

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

### VENEER LINTEL SCHEDULE

SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE	
3'-0"	20 FT. MAX	L3"x3"x¼"	
6'-0"	3 FT. MAX	L3"x3"x¼"	
	I2 FT. MAX	L4"x3"x/4"	
	20 FT. MAX	L5"x3½"x5%"	
8'-0"	3 FT. MAX	L4"x4"x¼" *	
	I2 FT. MAX	L5"x3½"x5%"	
	l6 FT. MAX	L6"x3½"x¾"	
9'-6"	I2 FT. MAX	L6"x31/2"x5/6"	

. Lintels; Hall Support 2 % - 3 ½ ' Veneer W 40 psf Maximum Weight. 6' Shall Have 4' Min Bearing 6' Shall Have 5' Min Bearing 6' Shall Not de Fastened Back to Header.

4.6 SHALL BY TEE FASTERED BACK TO READER IN WALL 6400-X m<sup>3</sup>/<sub>2</sub> DIA x 3 ½ BSALL BE FASTERED BACK TO ROOD READER IN WALL 6400-X m<sup>3</sup>/<sub>2</sub> DIA x 3 ½ MAX. VEREER HT, APPLIES TO ANY PORTION OF PRICK OVER THE OPENING. ALL LINITIES SHALL BE LOAD LEE OVERTICAL. HERE SUPPORTING VEREER x 3" MIDE THE EXTERIOR TOE OF THE HORIZONTAL LEE MAY BE COIL THE PERILD TO BE 3"X MIDE OVER THE EPERING EIGHT ON X." HIS SEE STRUCKTURAL PLANS FANT LINITIEL CONDITION NOT SINCOMPAGED BY THE ABOVE PARAMETERS.

R QUEEN VENEER USE L4x3x/4".

### GENERAL STRUCTURAL NOTES

### FOUNDATION

DESIGN IS BASED ON 2018 NCSBC-RESIDENTIAL CODE

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, I2" MAX. FROM PLATE ENDS - UTILIZING I/2" DIA. ANCHOR BOLTS @ 6'-0" O.C.7" MIN. EMBEDMENT FA4 ANCHOR STRAPS @ 6'-0" O.C.

FASTEN 2xIO SILL PLATES TO PRECAST BOMT WALLS WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING: I/2" DIA, BOLTS @ 2'-0" O.C

ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ PERIMETER FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2

 BUILDER TO VERIEY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD, CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.

FOUNDATION WALLS & FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O.

CONCRETE DESIGN BASED ON ACL 318, CONCRETE SHALL, ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:

f'c = 4,000 psi: ...... FOUNDATION WALLS 3,000 psi: ...... FOOTINGS & INTERIOR SLABS ON GRADE 3500 psi: ...... GARAGE & EXTERIOR SLABS ON GRADE eq 000,000 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 (GW GP GW 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 BACKELLING, BY ADEQUATE TEMPORARY BRACING OR INSTALL 1st FLOOR DECK.

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

ALL FOOTINGS SHALL BEAR BELOW FROST LINE (TYP.) OR 12" MIN 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.

15'-0" OC (MAXIMUM)

• JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (I:I RATIO), WITH A MAXIMUM OF I:1.5 RATIO · CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL

TYPICAL REINFORCEMENT DETAILS: PROVIDE 3" MIN. CLEAR COVER WHERE CAST AGAINST FARTH, LI/2" MIN, CLEAR COVER AGAINST FORMS. LAP ALL REBAR 48 BAR DIAMETERS MIN. (24" FOR #4 BARS) & BEND BARS AND LAP AT CORNERS. PROVIDE 6

HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT

DIMENSIONS BY OTHERS, BUILDER TO VERIFY.

### LEGEND

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

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

SI ABS

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

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

### LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

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

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

HE DESIGN WAS COMPLETED PER 2015 & 2018 IBC FCTION 1609) & ASCE 7, AS PERMITTED BY R30113 OF THE 2018 NCSBC:RC & 2018 IRC. IF THE PARAMETERS OF SECTION R602.12 COMPLY CCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

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

### EXT. WALL SHEATHING SPECIFICATION

7/16" OSB OR 15/32" PLYWOOD: FASTEN SHEATHING W 2 3 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

ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.

 ALT, STAPLE CONNECTION SPEC: 1 3/4" 16 GA STAPLES (1/6" CROWN) @ 3" O.C. AT EDGES \$ @ 6" O.C IN FIELD.

### 3" O.C. EDGE NAILING

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

### NOTES

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

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

INDICATES HOLDOWN

### FLOOR FRAMING

I-JOISTS SHALL BE DESIGNED BY MANUE TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT M&K FOR EXCLUDED FLOOR DESIGNS)

PER THE GUIDELINES OF THE TILE COUNCIL OF NORTH AMERICA (TCNA HANDBOOK), IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO VERIFY THAT THE FINISHES TO BE INSTALLED MATCH THE DESIGN CRITERIA NOTED ABOVE (UNDER "DESIGN LOADS")

FLOOR SYSTEMS & SHEATHING HAVE BEEN DESIGNED TO SUPPORT ADDITIONAL DEAD LOAD FROM CERAMIC TILE (EXCLUDING MARBLE OR STONE) HOWEVER IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO PROVIDE PROPER UNDERLAYMENT, UNCOUPLING MEMBRANE AND MORTAR/GROUT PER THE ASSEMBLY DESIGNATIONS IN THE TONA HANDBOOK (TILE COUNCIL OF NORTH AMERICA).

AT I-JOIST FLOORS, PROVIDE I" MIN. OSB RIM BOARD.

METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O. I-JOIST SHOP DWGS, SHALL BE SUBMITTED TO ARCH, & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.

FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C., EXPOSURE I (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND

 $2\frac{1}{2}$ "  $\times$  0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12"o.c. FIELD. × 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD.

- 2 🖁 × 0.113" NAILS @ 3" O.C. @ PANEL EDGES & @ 6" O.C. IN FIELD.

### ROOF FRAMING

ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE I (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS w/ 2 ½" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES € @ 12" O.C. FIELD.

- w/ 2 3 × 0.120 NAILS @ 4 O.C. @ PANEL EDGES & @ 8 O.C. FIELD. - w/ 2 3 × 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 RTTA CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) RTTA CLIPS AT 2-PLY GIRDER TRUSSES, (3) RTTA CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.

METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.C • ROOF TRUSS SHOP DWGS. SHALL BE SUBMITTED TO ARCH & ENG.

FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BCSI I "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.

SUPPORT SHORT SPAN ROOF TRUSSES W/2x4 LEDGER FASTENED TO FRAMING w/(2) 3"  $\times$  0.120" NAILS @ 16" O.C. (UP TO T' SPAN).

### MEANS & METHODS NOTES

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 TABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF

TRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH LOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIF 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 NGSBC-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 IO PSF @ CERAMIC TILE IN BATHS & LAUND.

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(1)) OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION, ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL

EXT. & INT. BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SPF/SP "STUD" GRADE LUMBER, OR BETTER, U.N.O WALLS OVER 12' TALL SHALL BE PER PLAN.

ALL INTERIOR BEARING WALLS ARE ASSUMED TO BE SHEATHED W/ GYP WALL BOARD (ONE SIDE MIN.) OR PROVIDE MID HT. BLOCKING.

ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE SPRUCE-PINE-FIR #2 (SPF) OR SOUTHERN PINE #2 (SP) LUMBER, OR BETTER, SUPPORT ALL HEADERS/ BEAMS W/ (1)2x JACK STUD & (1)2x - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE

NUMBER OF JACK STUDS REQUIRED, U.N.O.. ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED

WITH 2x 'STUD' GRADE MEMBERS SPACED @ 24" O.C. (MAX., U.N.O.) . HEADERS IN NON-LOAD BEARING WALLS SHALL BE (I)2x4/6 FLAT @ OPENINGS UP TO 4', (2)2x4/6 FLAT UP TO 8'.

ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15)

 ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING: • 'LVL' - Fb=2600 psi; Fv=285 psi; E=2.0xI0^6 psi

ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
 'LVL' - Fb=2400 psi; FcII=2500 psi; E=I.8xI0^6 psi

FOR 2 & 3 PLY BEAMS OF EQUAL 13/4" MAX, WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"XO.120" NAILS @ 8" O/C OR 2 ROWS USP WS35 SCREWS (OR 31/3" 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  $\frac{1}{2}$ " OR 5  $\frac{1}{4}$ 4 BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS

FOR 4 PLY BEAMS OF EQUAL 13/4" MAX, WIDTH, FASTEN PLIES TOGETHER WITH 3 ROMS OF USP WS6 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 BCS22-4 CAP & PA44E BASE, U.N.O.

### HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-I	USP HTT45 HOLD-DOWN W/ STBI6 ANCHOR BOLT *
HD-2	USP STADI4 HOLD-DOWN STRAP
HD-3	USP MSTC40 HOLD-DOWN STRAP

### ALTERNATIVE TO STBIG ANCHOR BOLT SPECIFICATION:

ANCHOR HOLD-DOWN UTILIZING THREADED ROD (REFER TO USP SPECIFICATION FOR ANCHOR DIAMETER), FROXY-SET INTO CONCRETE FOUNDATION W/ USP CIA-GEL TOOO EPOXY SYSTEM PER MANUF. RECOMMENDATIONS.

CONC. FOUND. - PROVIDE 9" MIN. EMBEDMENT INTO CONCRETE. DO NOT LOCATE EPOXY-SET ANCHORS WITHIN I <sup>3</sup>4" OF FACE OF CONCRETE FOUNDATION.

CMU FOUND. - PROVIDE I2" MIN. EMBEDMENT INTO SOLID GROUTED CELLS. DO NOT LOCATE EPOXY-SET ANCHORS WITHIN 3" OF EDGE OF CMU FOUNDATION.

> HARRINGTON \_ot 37

5/1/23

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERINS

C-3825

Mulhern+Kulp project numbe 256-2101

SMK ILM issue date: 02-21-2022

REVISIONS

initial: KΜ\ SMM

> $\overline{\mathbb{Q}}$ SMITH DOUC HOMES

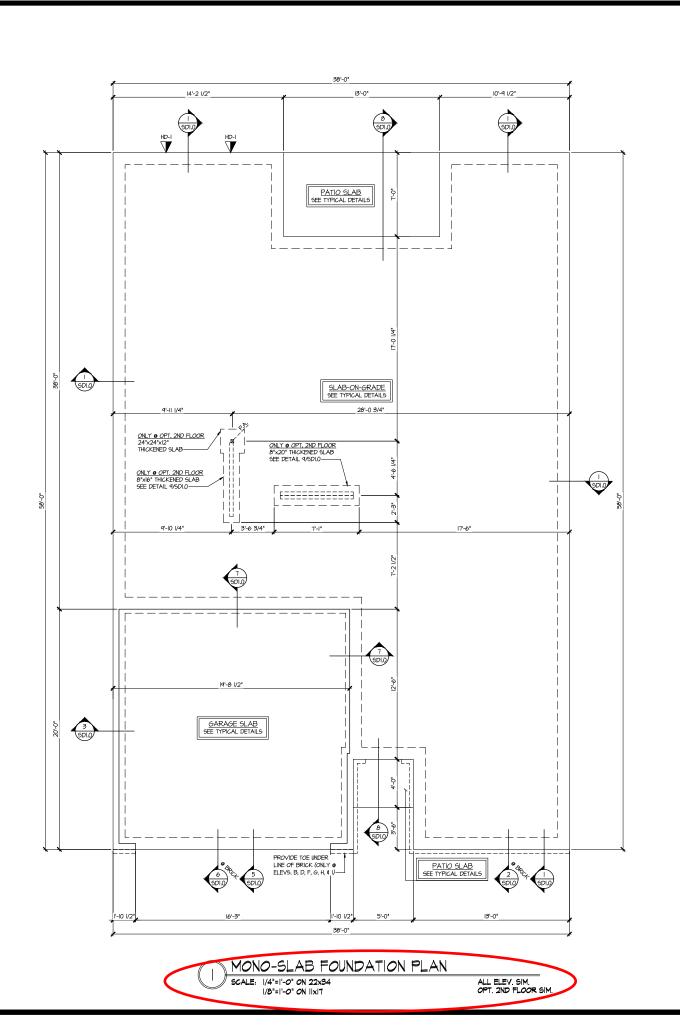
MODE  $\Gamma E Y$ 

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GENERAL

STRUCTURAL NOTES

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5/1/23

MUCHERNAL STRUCTURAL ENGINEERING
TESTINGTHE RAWEY, SATE TO CANTER SATE
TO THE SATE OF THE



Mulhern+Kulp project number:

256-2101

SMK MJF issue date: 02-21-2022

REVISIONS:

initial: KMV SMM

SMITH DOUGLAS HOMES

MODEL

120 MPH WIND ZONE NORTH CAROLINA

FOUNDATION

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

HARRINGTON

### HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-I	USP HTT45 HOLD-DOWN W/ STBI6 ANCHOR BOLT *
HD-2	USP STADI4 HOLD-DOWN STRAP
HD-3	USP MSTC40 HOLD-DOWN STRAP

### ALTERNATIVE TO STBI6 ANCHOR BOLT SPECIFICATION:

\* ANCHOR HOLD-DOWN UTILIZING THREADED ROD (REFER TO USP ANCHOR HOLD-POWN UTILIZING THREADED ROD (REFER TO USP SPECIFICATION FOR ANCHOR DIAMETER). EPOXY-SET INTO CONCRETE FOUNDATION W USP CIA-GEL TODO EPOXY SYSTEM PER MANUF. RECOMMENDATIONS.

CONC. FOUND. - PROVIDE 4" MIN. EMBEDMENT INTO CONCRETE. DO NOT LOCATE EPOXY-SET ANCHORS MITHIN 1 34" OF FACE OF CONCRETE FOUNDATION.

CM FOUND. - PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUTED CELLS. DO NOT LOCATE EPOXY-SET ANCHORS WITHIN 3" OF EDGE OF CMU FOUNDATION.

Lot 37

F.J. NDICATES IA" DEEP FLOOR I-JOISTS (24" O.C. MAX SPACING), JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER

INDICATES LOCATIONS OF POTENTIAL TILE FLOOR.

JOIST MANUFACTURER SHALL DESIGN FLOOR

SYSTEM FOR ADD'L 10 PSF DEAD LOAD AT THESE LOCATIONS.

INTERIOR BEARING WALL

• CTTT BEARING WALL ABOVE (B.W.A.)

• --- BEAM/HEADER

• JL METAL HANGER

### LEGEND

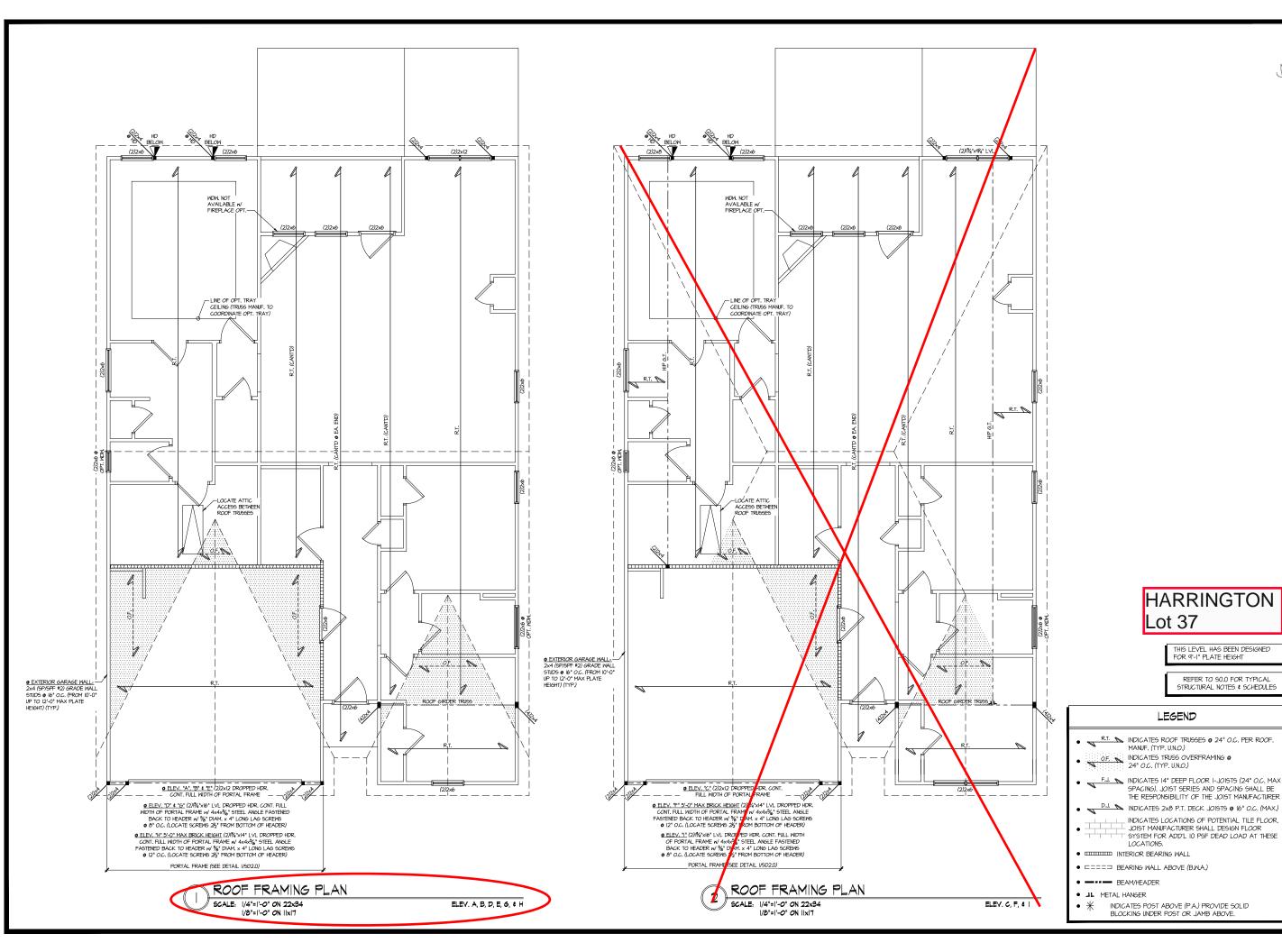
00F.

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

D.J. NDICATES 2x8 P.T. DECK JOISTS @ 16" O.C. (MAX.)

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

BRADLEY MONO-SLAB



5/1/23

MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINEERING 1905 Bookside Perkway, Suite 1906 • Algebra 1978-777-4874 • medican communication of the Communication of the Carlos of Carlos



Mulhern+Kulp project number:

256-2101

SMK MJF issue date: 02-21-2022

REVISIONS:

initial: KMV SMM

SMITH DOUGLAS HOMES

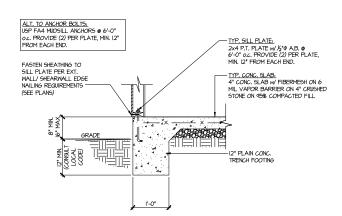
MODEL

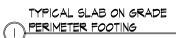
PLAN FRAMING ADLEY BR

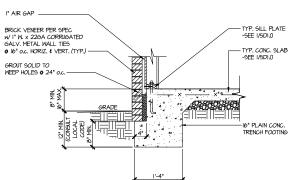
120 MPH WIND ZONE NORTH CAROLINA

ROOF

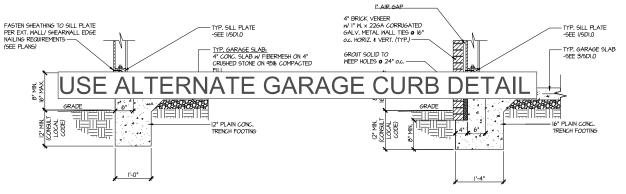
**S3.0M** 











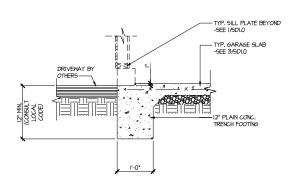
TYPICAL SLAB ON GRADE GARAGE

3 PERIMETER FOOTING

TYPICAL SLAB ON GRADE GARAGE

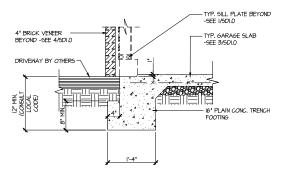
PERIMETER FOOTING

W/ BRICK VENERR



TYPICAL SLAB ON GRADE GARAGE

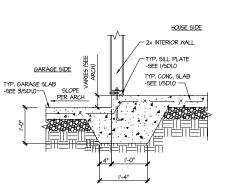
(5) ENTRY @ PERIMETER FOOTING



TYPICAL SLAB ON GRADE GARAGE

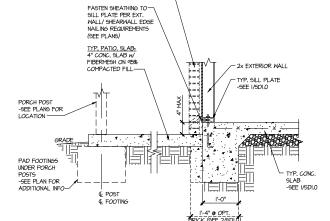
ENTRY @ PERIMETER FOOTING

AV BRICK VENER



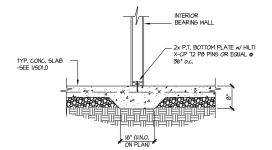
TYPICAL MONOLITHIC INTERIOR

GARAGE FOOTING



OPT. BRICK (SEE ARCH FOR LOCATIONS)

> TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO



TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL



SEAL SEAL CATOCARO COPYRISH: MULHERN & KULP

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Structural Engineering, Inc.

MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINEERING STRUCTUREN, STRUCT

# C-3825

A RESIDENT

Mulhern+Kulp project number: 256-2101

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

REVISIONS:

date: initial:
03/09/2022 KMV
MROURD FLANS ADDED
08/11/2022 SMM
UPDATE HER ARCH CONNENTS

SMITH DOUGLAS HOMES

FOUNDATION DETAILS
BRADLEY MODEL

BRADLEY MC
120 MPH WIND ZONE
NORTH CAROLINA

SD1.0



## MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINEERING

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

August 18, 2023

lody Hunt

Director of Product Development

### **SMITH DOUGLAS HOMES**

110 Village Trail, Suite 215 Woodstock, GA 30188

# **ALTERNATE GARAGE CURB DETAIL**

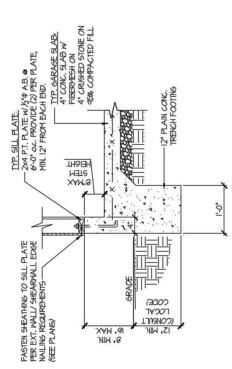
### Smith Douglas Homes

### Reference

Current Structural Plans prepared by Mulhern & Kulp

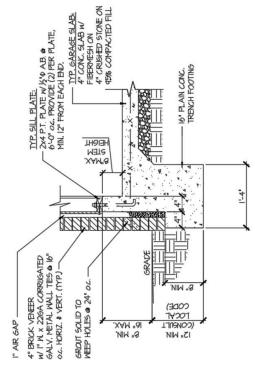
Jody:

Pursuant to your request, we have prepared this letter to address the "Alternate Garage Curb Details", prepared by Mulhern & Kulp for 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 Smith Douglas Homes shown below. The foundation details shown below call for a 4" wide curb with a maximum of 8" stem wall height; wall locations.



TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING

**⟨⟨⟨⟨⟨** 



TYPICAL SLAB ON GRADE GARAGE

B PERIMETER FOOTING

WIRK VEREN

MANDER

Please feel free to call if you have any questions.

# **MULHERN & KULP STRUCTURAL ENGINEERING, INC.**

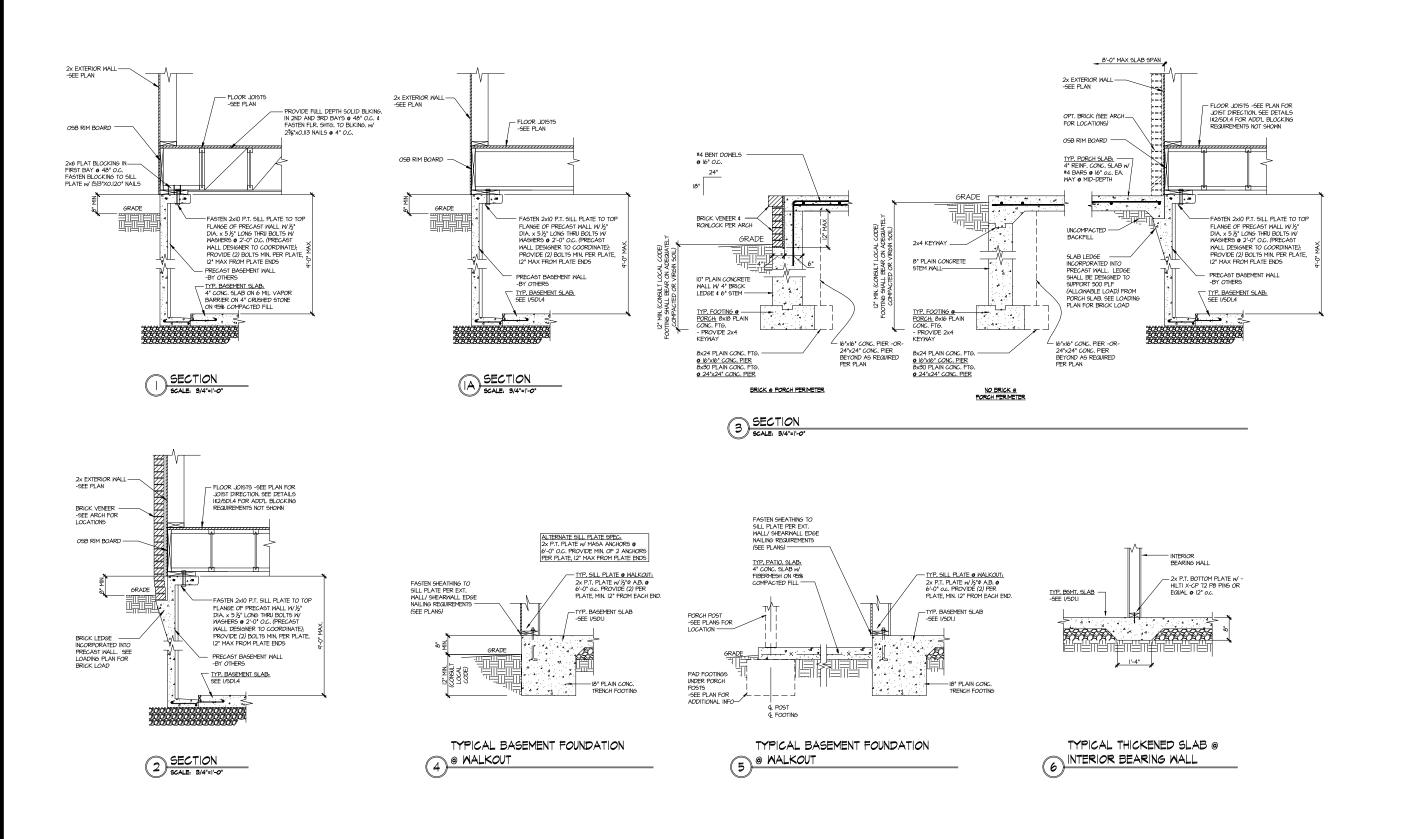
Respectfully,

NC License # C-3825

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



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



5/1/23

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RESIDENTIAL STRUCTURAL ENGINEERING

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Mulhern+Kulp project number: 256-2101

SMK MJF issue date: 02-21-2022

REVISIONS:

initial: KMV SMM

SMITH DOUGLAS HOMES

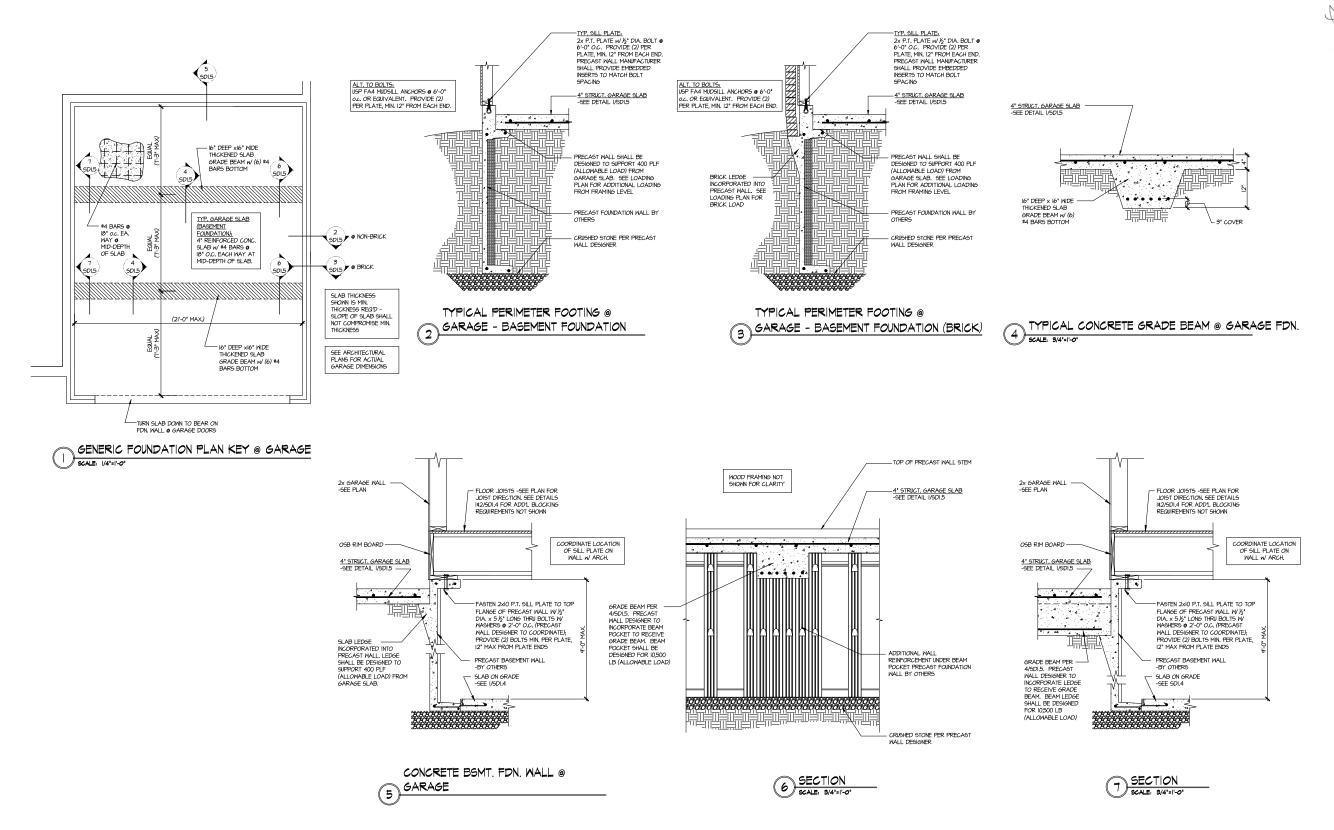
MODE FOUNDATION DETAILS ADLEY BR

120 MPH WIND ZONE NORTH CAROLINA

HARRINGTON

Lot 37

**SD1.4** 



HARRINGTON Lot 37 AL COLUMN & KULP
Structural Engineering, Inc.

5/1/23

MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINEERINS STRUCTURAL STRUCTURAL ENGINEERINS PARTHERING, SER SE-AND-CAREE PARTHERING STRUCTURAL ENGINEERINS NO License # C-3825

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Mulhern+Kulp project number: 256-2101

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

REVISIONS:

date: initial:

03/09/2022 KMV
MIRRORED PLANS ADJED

08/117/2022 SMM
LIPONIT ETR ARCH CONTENTS

SMITH DOUGLAS HOMES

SMITH

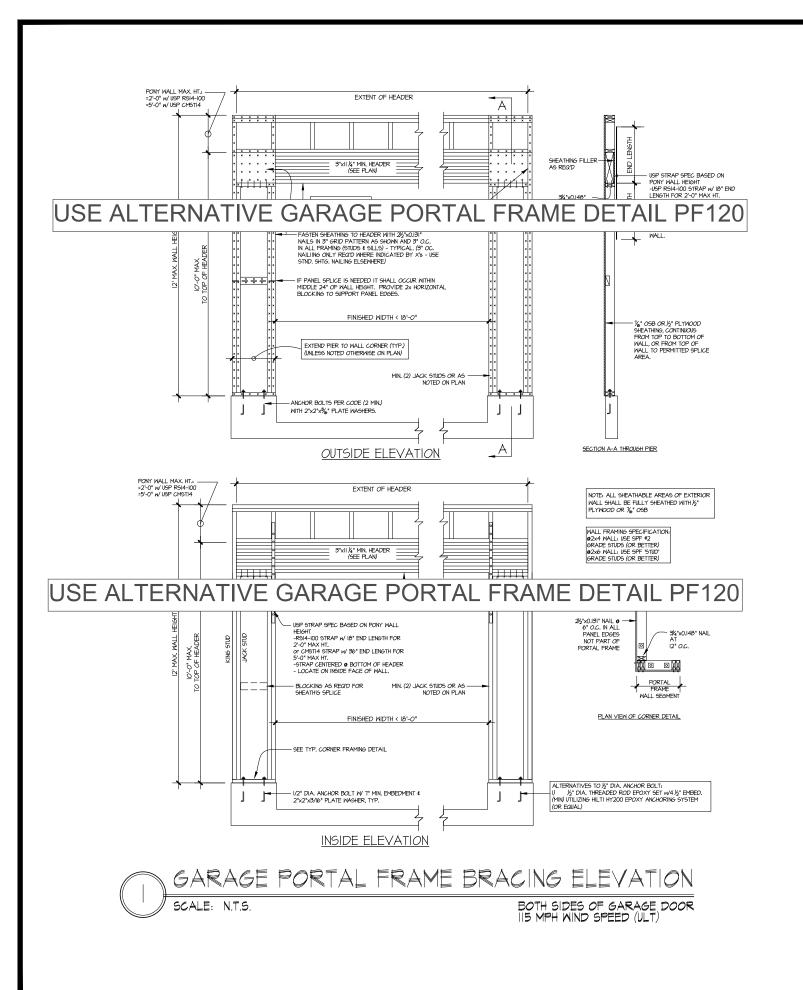
FOUNDATION DETAILS

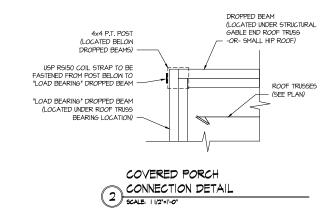
BRADLEY MODEI

120 MPH WIND ZONE
NORTH CAROLINA

ER FOUR

SD1.5







MULHERN+KULP
RESIDENTIAL STRUCTURAL ENSINEERINS 265 Strackaide Perkvey, Suite 265 • Agina 2-78-77-4804 • menhanicapasen NC License # C-3825

Mulhern+Kulp project number: 256-2101

SMK MJF issue date: 02-21-2022

REVISIONS:

KMV SMM

SMITH DOUGLAS HOMES

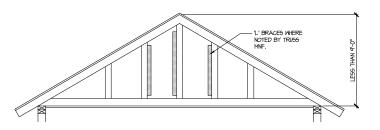
MODE

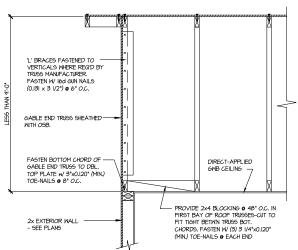
FRAMING DETAILS ADLEY BR.

**SD2.0** 

120 MPH WIND ZONE NORTH CAROLINA

HARRINGTON Lot 37





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

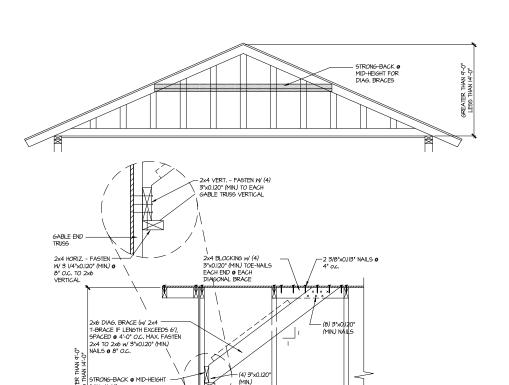
TYPICAL GABLE END BRACING DETAIL SCALE. NONE REGID & GABLE END TRUSG

(MIN. 4'-6")

FASTEN BOTTOM CHORD OF — GABLE END TRUSS TO DBL. TOP PLATE w/ 3"x0.120" (MIN.) TOE-NAILS @ 8" O.C.

2x EXTERIOR WALL -SEE PLANS FOR SPECIFICATIONS

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



B TYPICAL GABLE END BRACING DETAIL SCALE. NONE REGID & GABLE END TRUGG

- PROVIDE 2x4 BLOCKING @ 48" O.C. IN FIRST BAY OF ROOF TRUSSES-CUT TO FIT TIGHT BETWN TRUSS BOT. CHORDS, FASTEN W (4) 3"X0,120" (MIN.) TOE-NAILS @ EACH END

BRACE GABLE END TRUSSES PER ABOVE DETAIL WHEN GABLE HEIGHT EXCEEDS 9'-0'. 'L' BRACES NOT REQUIRED.

HARRINGTON Lot 37

5/1/23

MULHERN + KULP

RESIDENTIAL STRUCTURAL ENGINEERING

PERMISSION STRUCTURAL ENGINEERING

Mulhern+Kulp project number: 256-2101

SMK MJF issue date: 02-21-2022

REVISIONS:

initial: KMV SMM

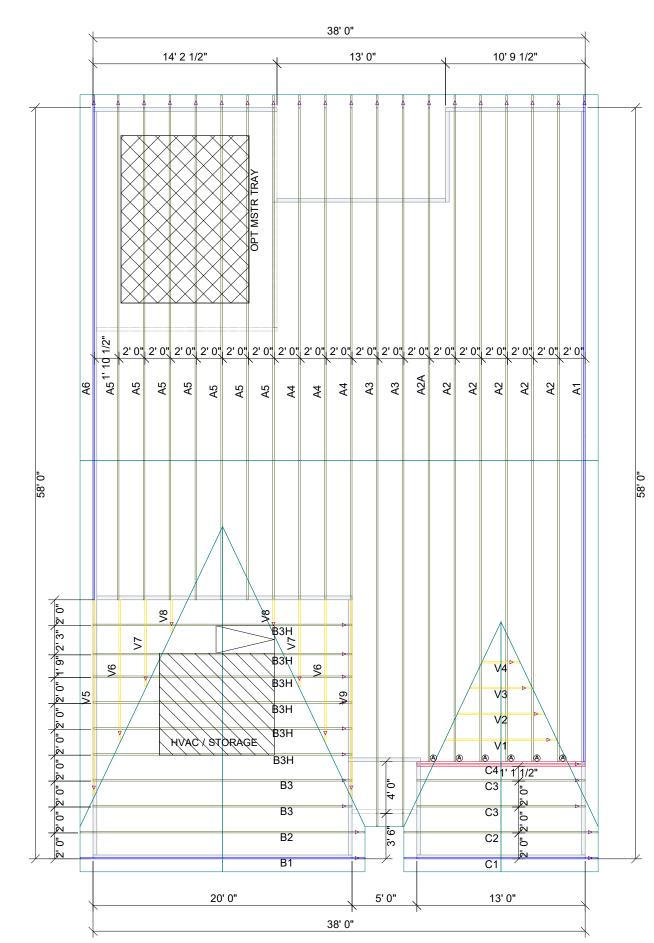
SMITH DOUGLAS HOMES

MODEL

120 MPH WIND ZONE NORTH CAROLINA FRAMING DETAILS BRADLEY

**SD2.1** 

### 72420091 37 HARRINGTON PLACE



BRADLEY RANCH ADGBEH NO TRAY

PLACEMENT PLAN

SCALE: N.T.S

UFP SITE BUILT COMMUNITIES -S RCH NO -BRADLEY ADGBEH R TRAY (LH) DESIGNER -THATHCOCK LAYOUT DATE -05.31.2023 ARCH DATE

JOB #: -MASTER