

# BRADLEY

HARRINGTON PLACE  
LOT 46

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

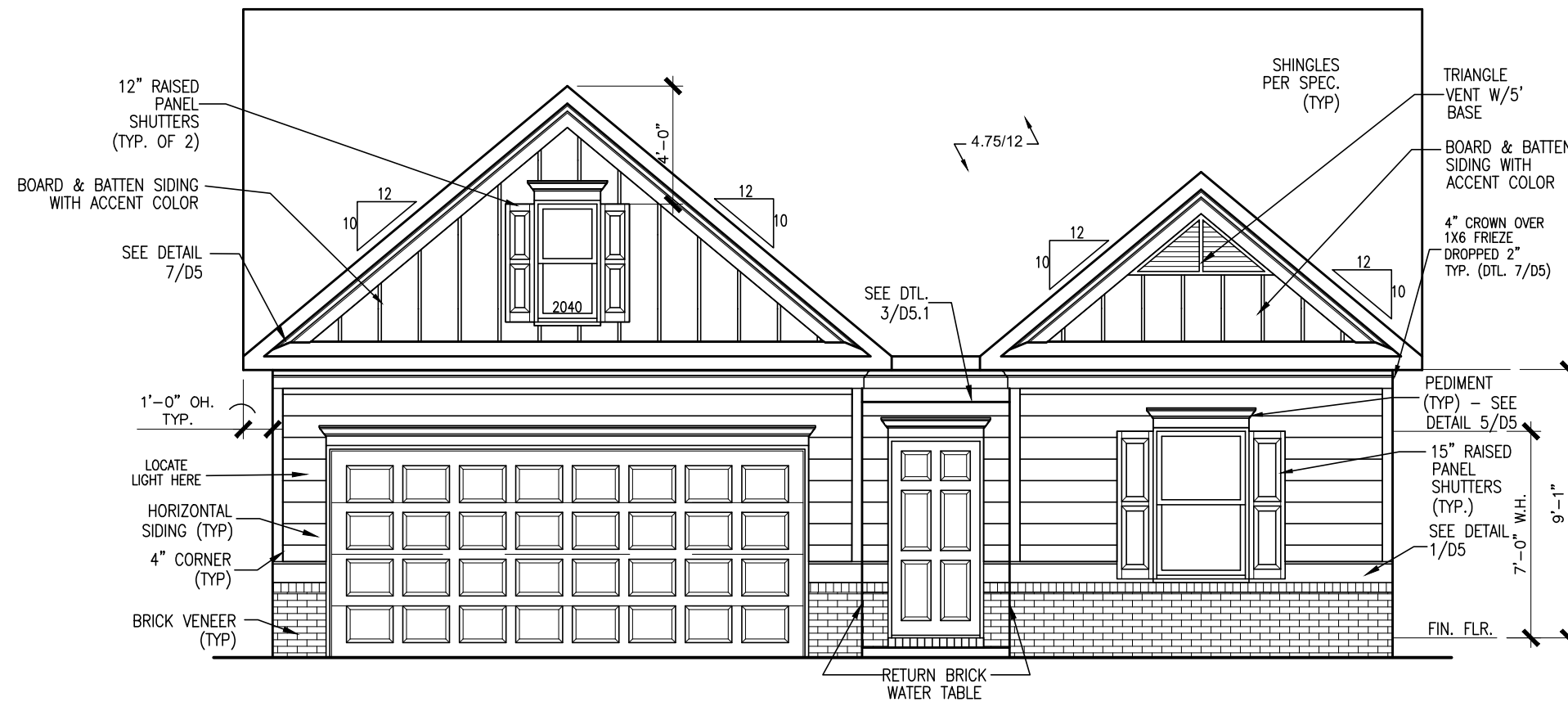
AREA TABULATION	
FIRST FLOOR	1679
TOTAL	1679
GARAGE	396
FRONT PORCH (COVERED)	20
REAR PATIO (COVERED)	91

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 46



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

BY	REVISION	DATE
#	#	#
#	#	#
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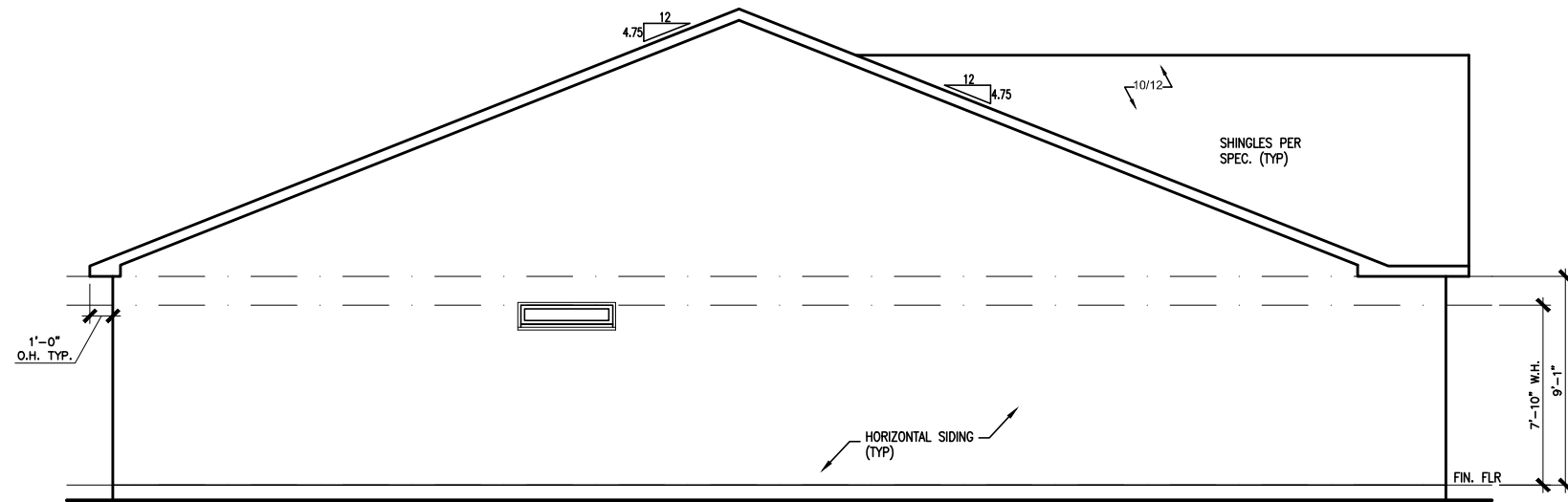
ELEVATIONS  
FRONT ELEVATION  
BRADLEY

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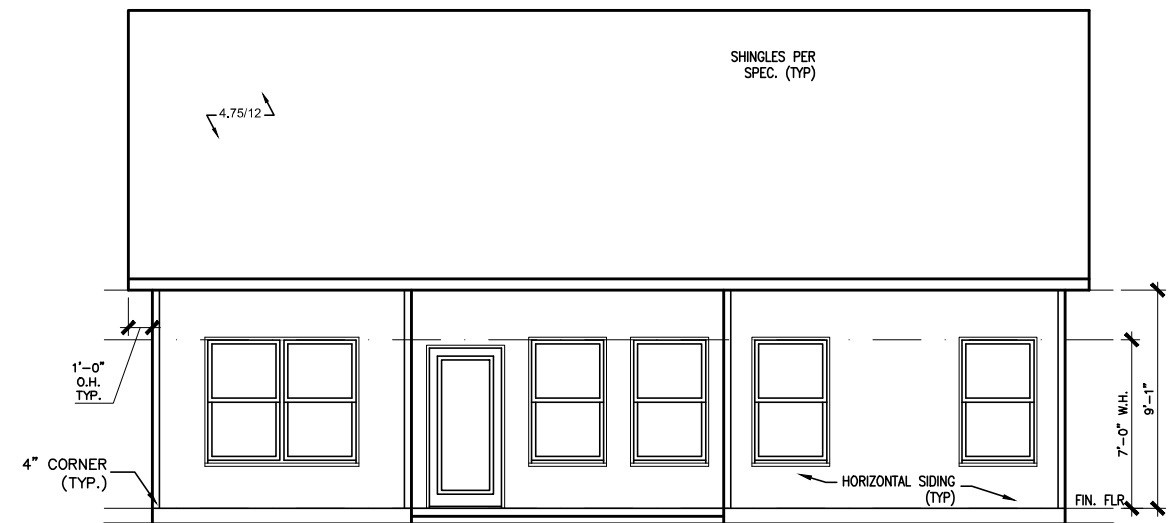
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FACADE OPT: B	
PLAN ID:	
FND: ALL	ELEV: B
PAGE NO: A1.1	

# HARRINGTON PLACE LOT 46



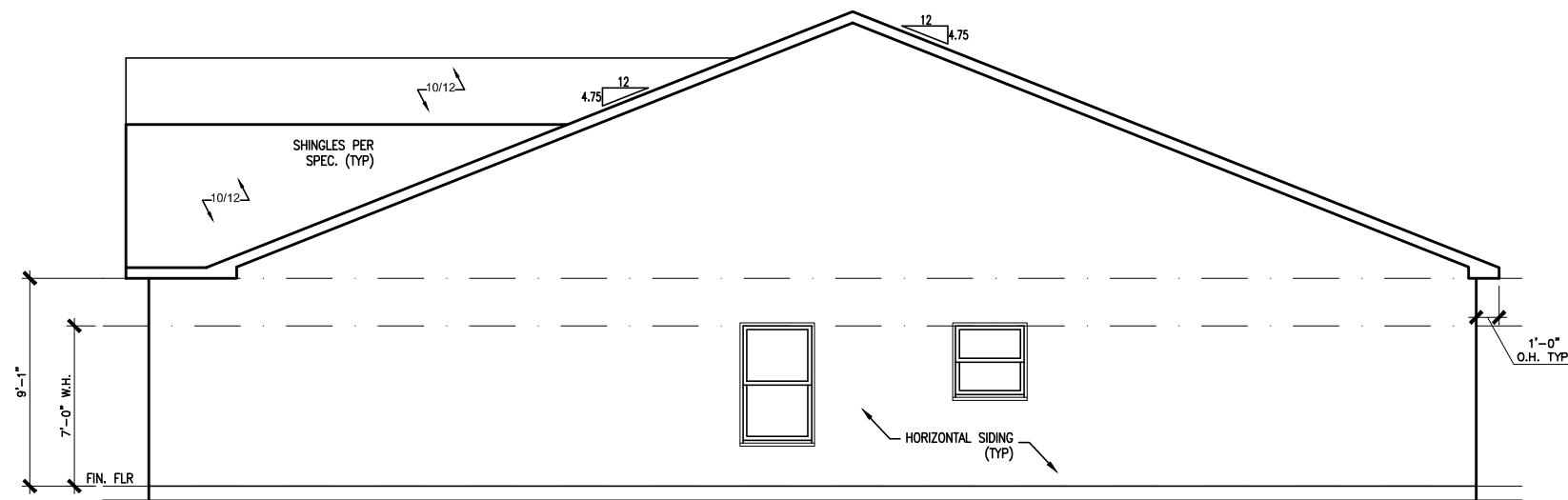
LEFT ELEVATION "B"

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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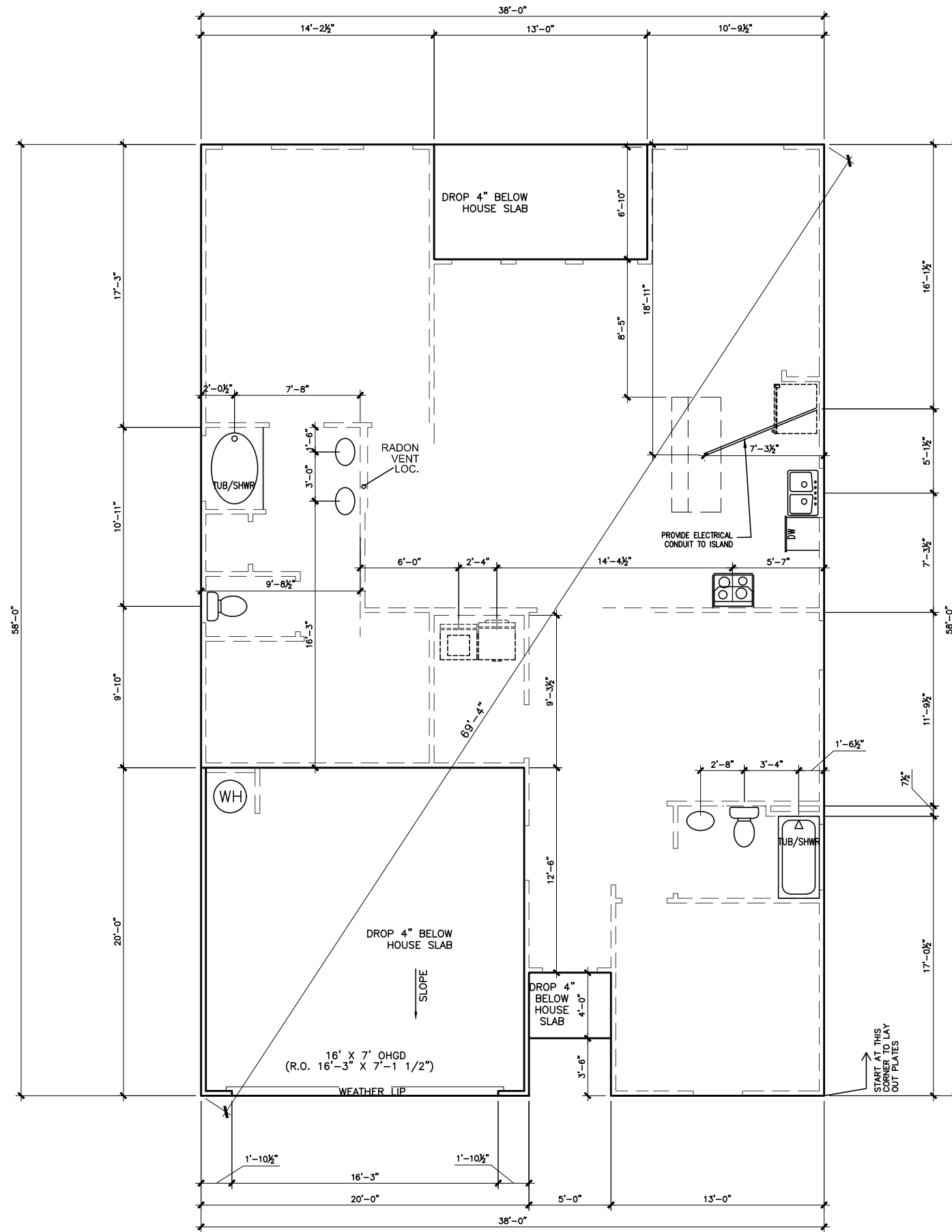
ELEVATIONS  
SIDES AND REAR  
BRADLEY

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PAGE NO: A2.1	

# HARRINGTON PLACE LOT 46



\*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"

DATE	REVISION	BY



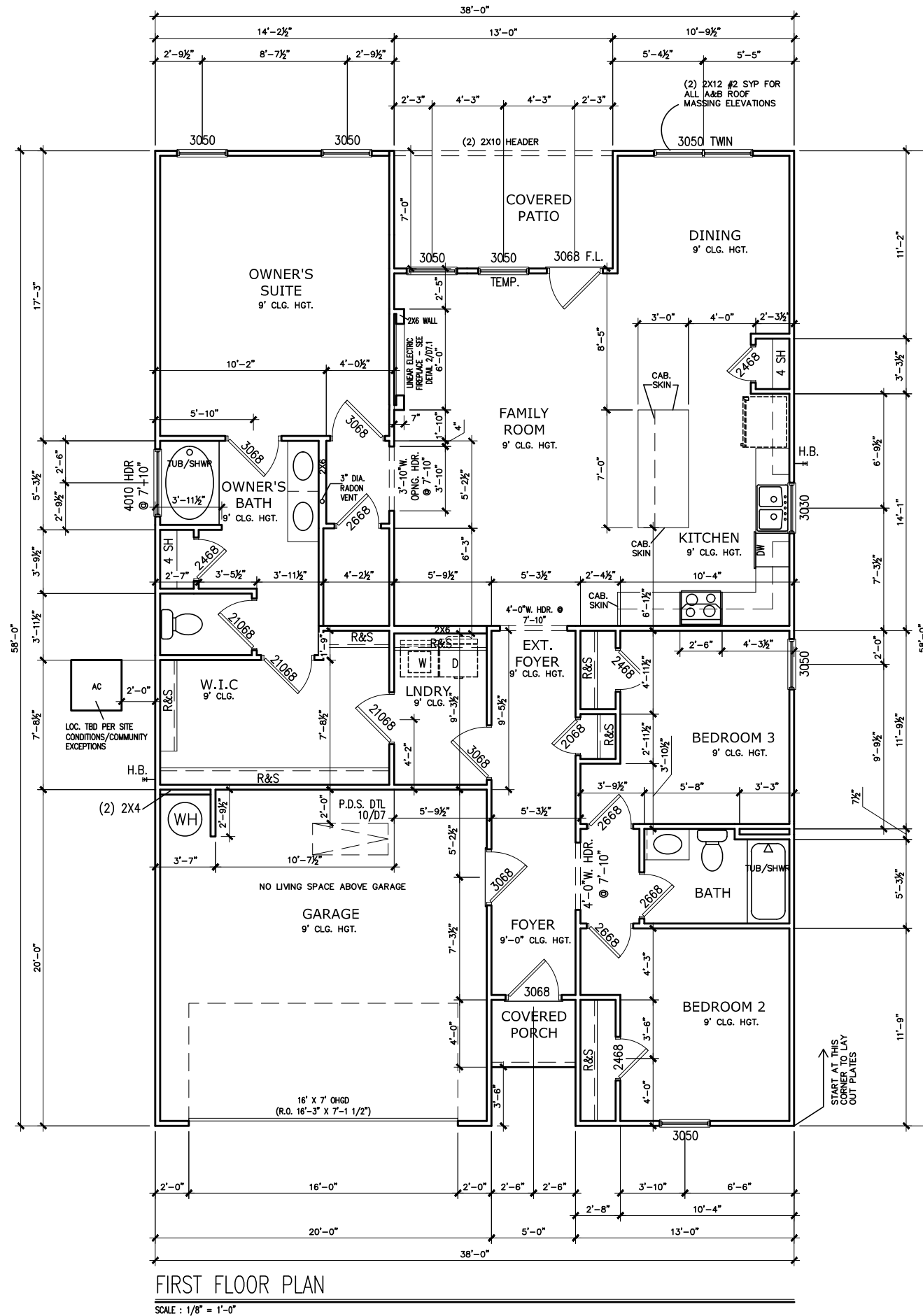
FOUNDATION PLAN  
SLAB PLAN  
BRADLEY

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PLAN ID:	
FND: ALL	ELEV: B
PAGE NO: A3.1	

# HARRINGTON PLACE LOT 46



FIRST FLOOR PLAN

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

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

\*RADON VENT PROVIDED  
PER LOCAL CODE

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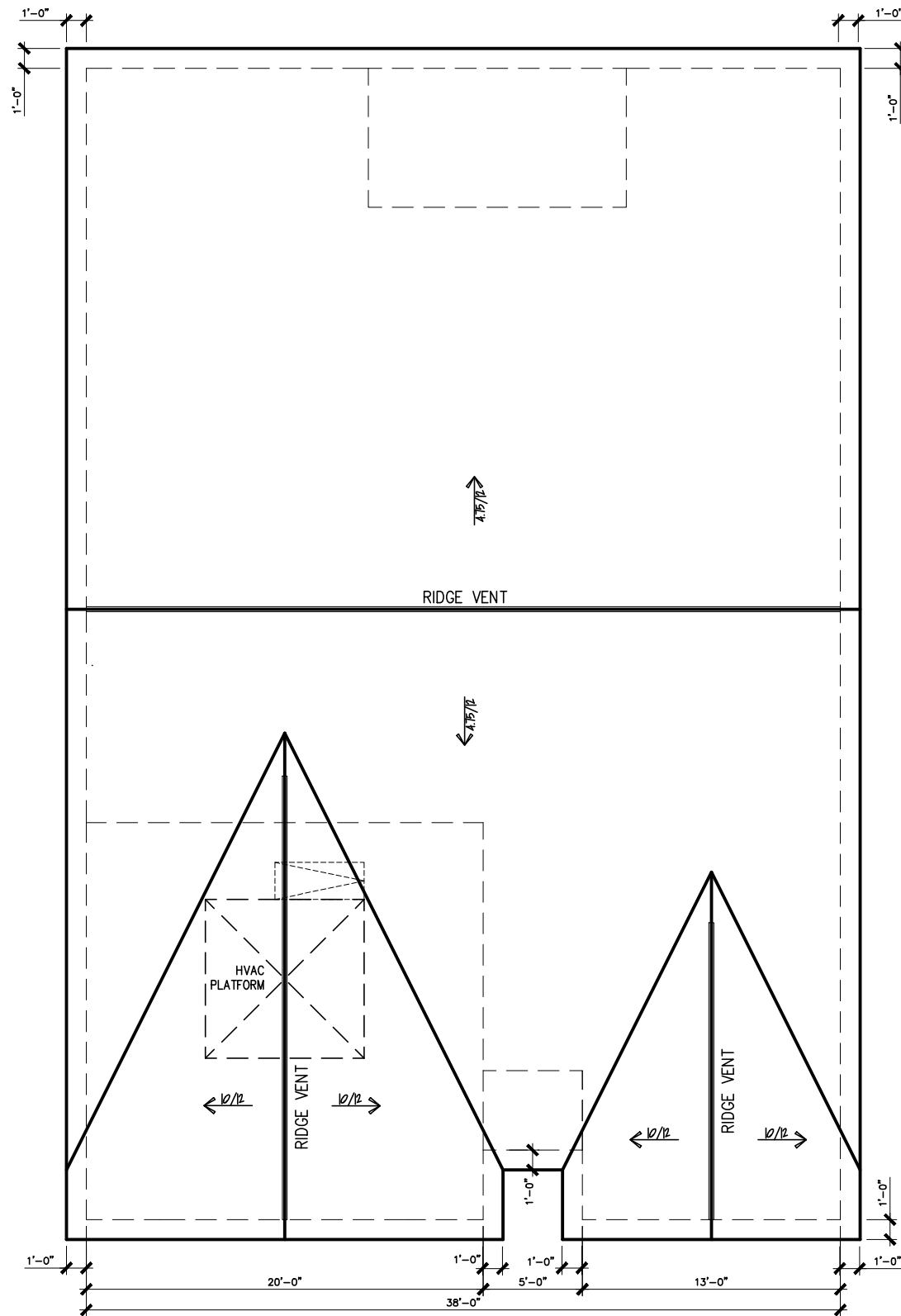
FLOOR PLAN  
FIRST FLOOR  
BRADLEY

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PKD: ALL	BLEV: B
PAGE NO: A5.1	

# HARRINGTON PLACE LOT 46



ROOF PLAN "B"

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

DATE	REVISION	BY
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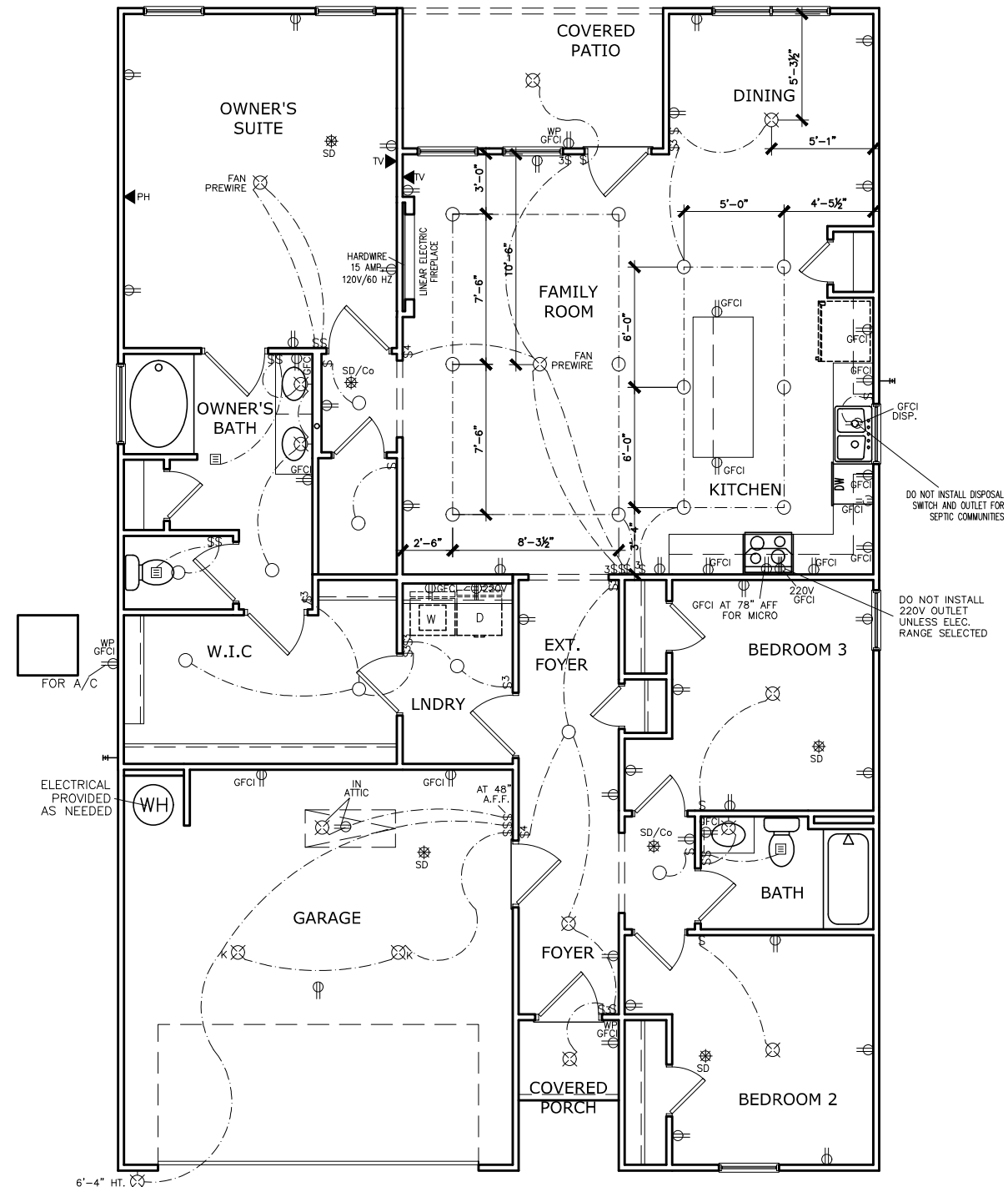
ROOF PLAN  
ROOF PLAN  
BRADLEY

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PAGE NO: A6.1	

# HARRINGTON PLACE LOT 46



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

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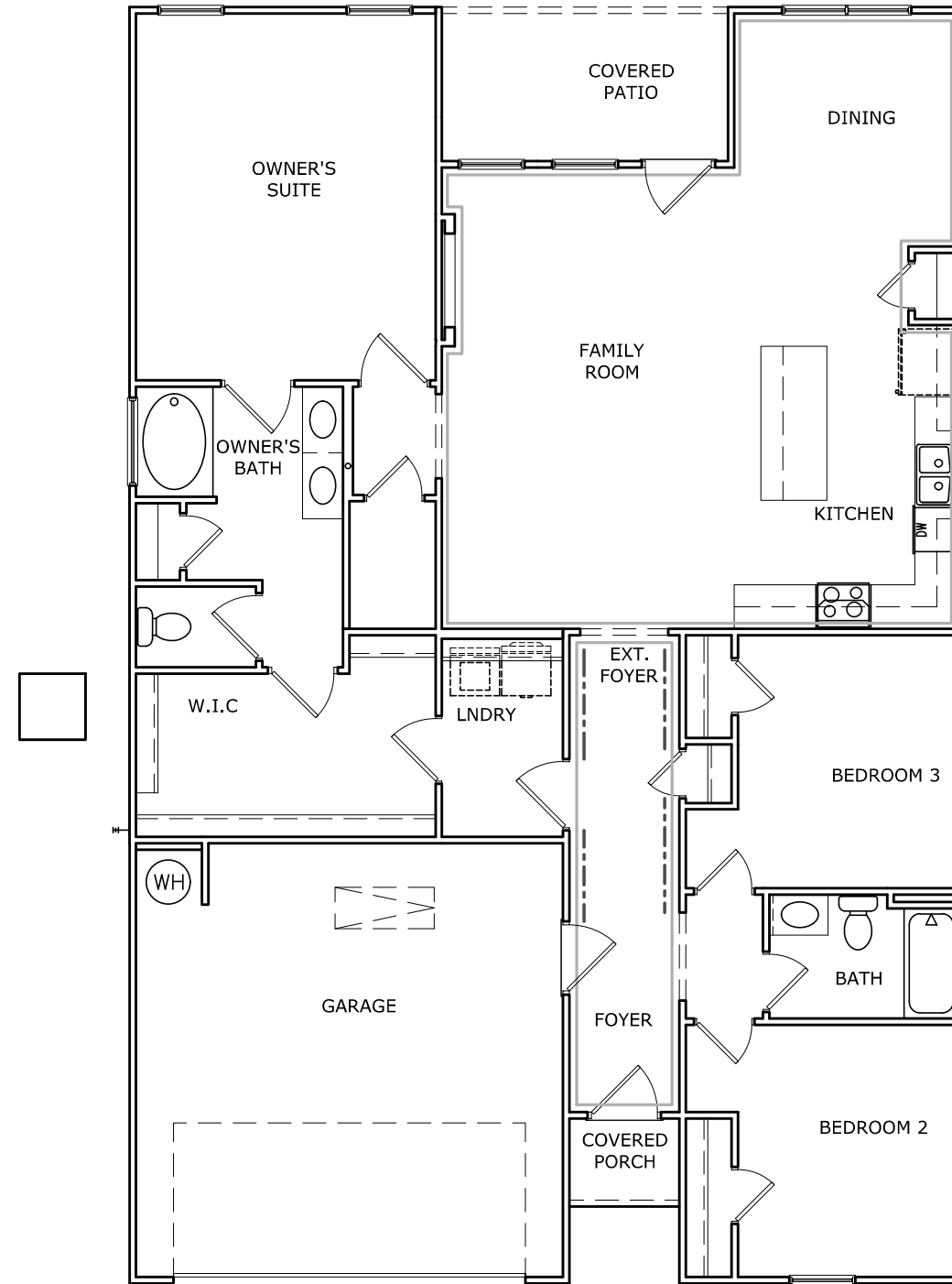
ELECTRICAL PLAN  
FIRST FLOOR  
BRADLEY

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FND: ALL	ELEV: B
PAGE NO: A7.2	

# HARRINGTON PLACE LOT 46



TWO PIECE CROWN ———  
FOYER TRIM - CHAIR/SHADOW - - - - -

## TRIM LAYOUT FIRST FLOOR PLAN

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

DATE	REVISION	BY
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#



FLOOR PLAN  
TRIM LAYOUT  
BRADLEY

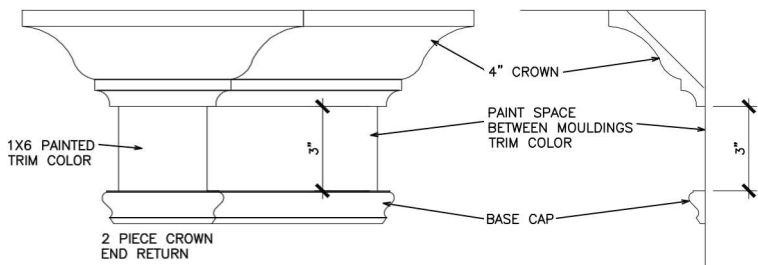
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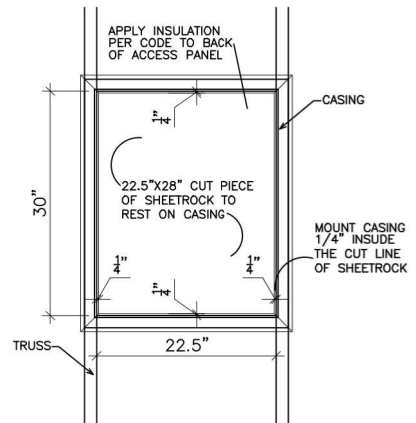


REFER TO LOT SPECIFIC PLAN TO DETERMINE WHICH DETAILS APPLY



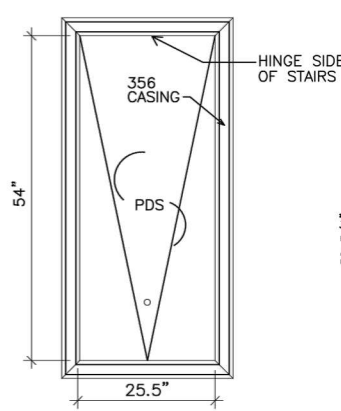
**TYPICAL TWO PIECE CROWN**

N.T.S.



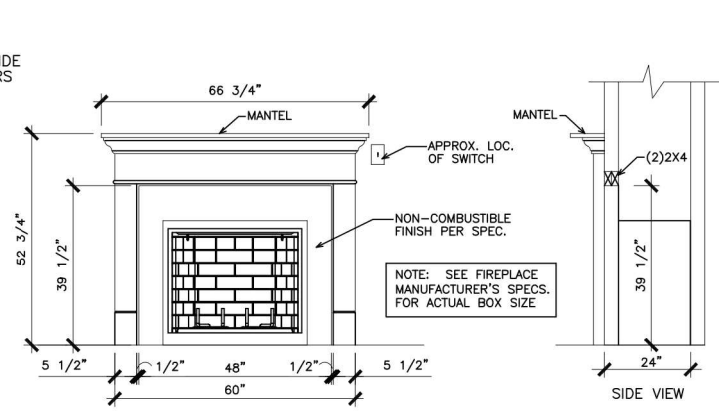
**SCUTTLE HOLE DETAIL**

N.T.S.



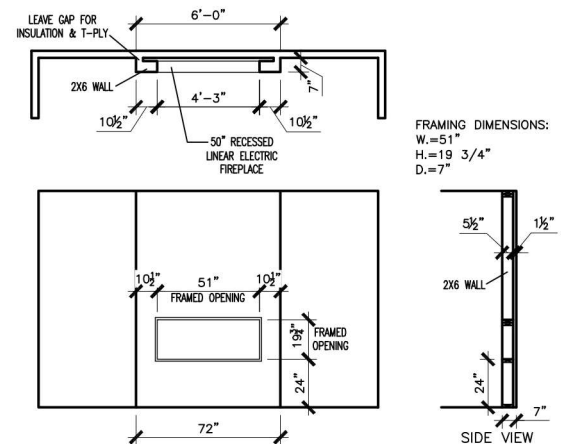
**PDS TRIM DETAIL**

N.T.S.



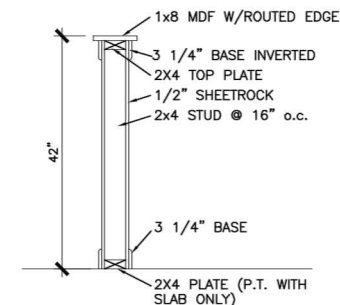
**GAS/ELECTRIC FIREPLACE DETAIL WITH WESCOTT WOOD MANTEL**

N.T.S.



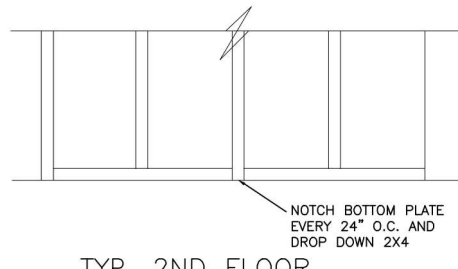
**LINEAR ELECTRIC FIREPLACE DETAIL**

N.T.S.



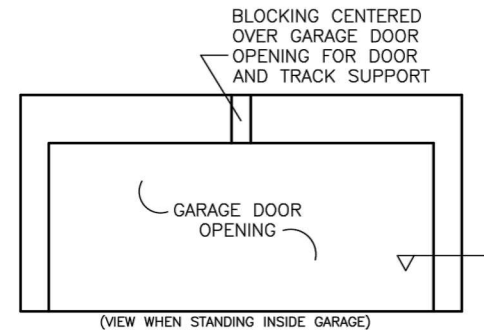
**TYP. KNEEWALL SECTION**

N.T.S.



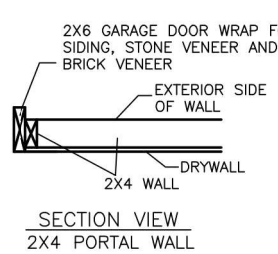
**TYP. 2ND FLOOR KNEEWALL STABILITY**

N.T.S.

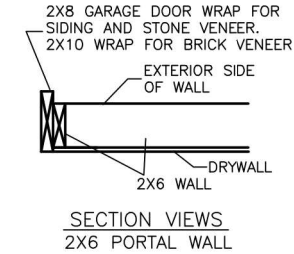


**TYP. GARAGE WRAP & BLOCKING**

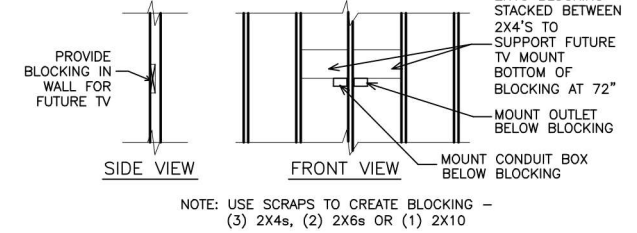
N.T.S.



**SECTION VIEW 2X4 PORTAL WALL**

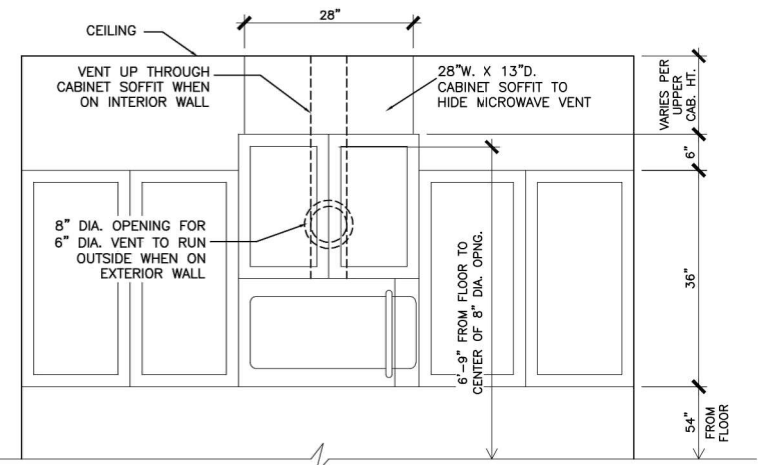


**SECTION VIEWS 2X6 PORTAL WALL**



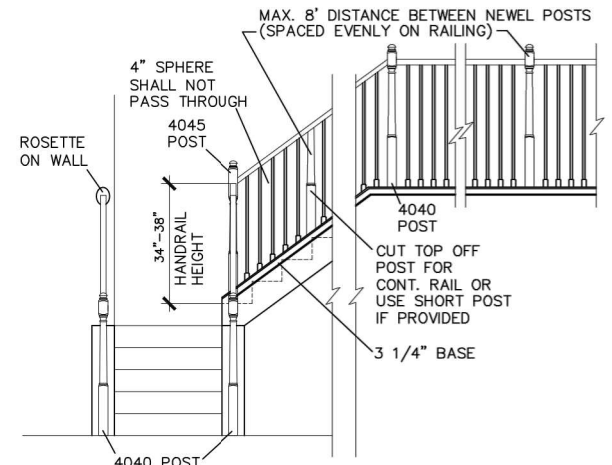
**TYP. TV WALL PREP**

N.T.S.



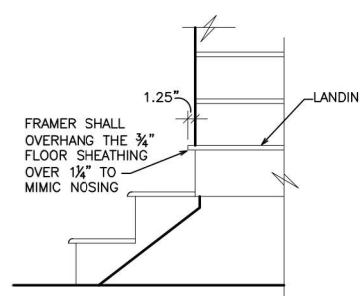
**CABINET SOFFIT DETAIL ABOVE VENTED MICROWAVE W/CABINET ABOVE RANGE BUMPED UP & OUT**

N.T.S.



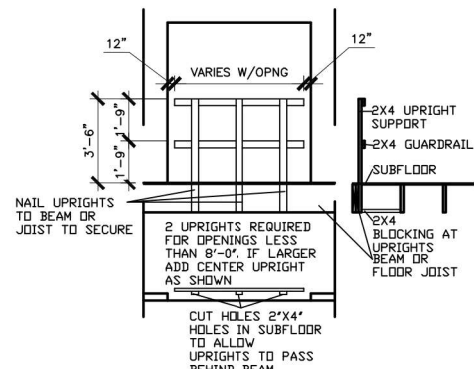
**HANDRAIL/POST DETAIL @ STAIRS**

N.T.S.



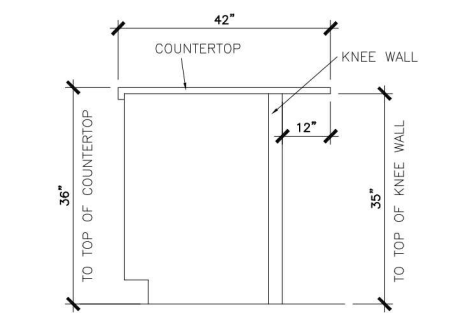
**BOX STEP OVERHANG**

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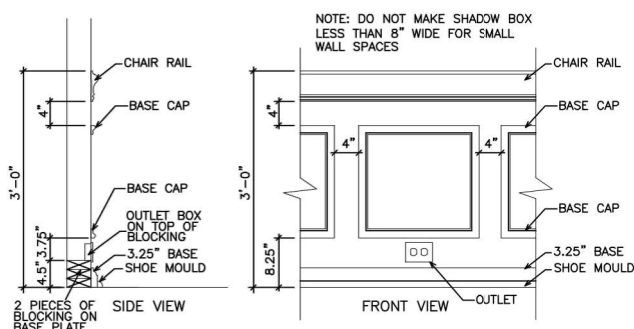
**GUARD RAIL DTL. AS REQ'D**

N.T.S.



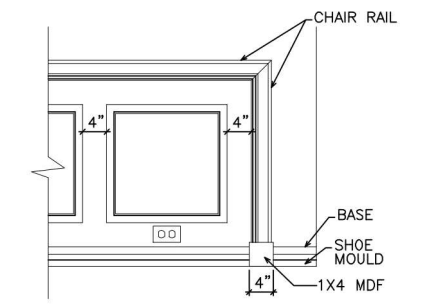
**SECTION @ ISLAND KNEEWALL**

N.T.S.



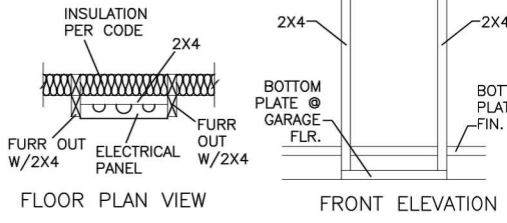
**TYPICAL CHAIR RAIL & SHADOW BOX DETAIL**

N.T.S.



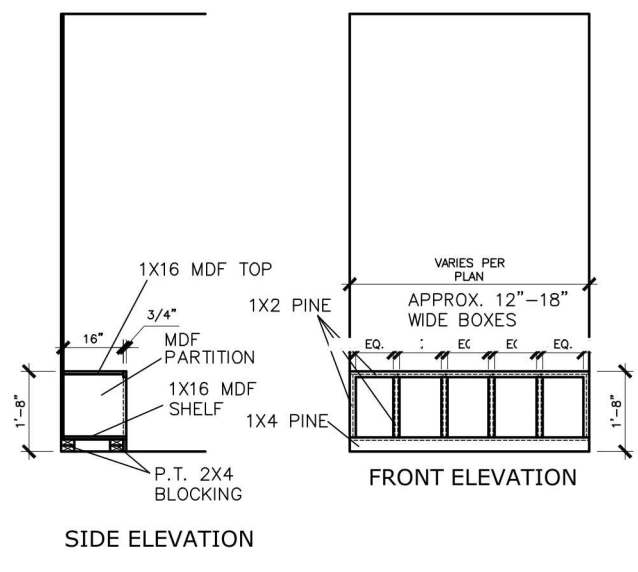
**CHAIR RAIL END TRIM DETAIL**

N.T.S.



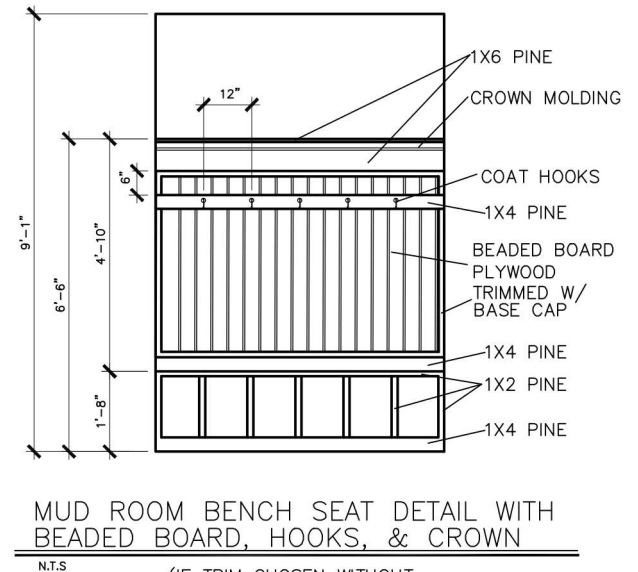
**ELECTRICAL PANEL DETAIL**

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	DATE	REVISION

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INTERIOR TRIM  
DETAILS

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



Mulhern+Kulp project number:  
**256-21011**

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

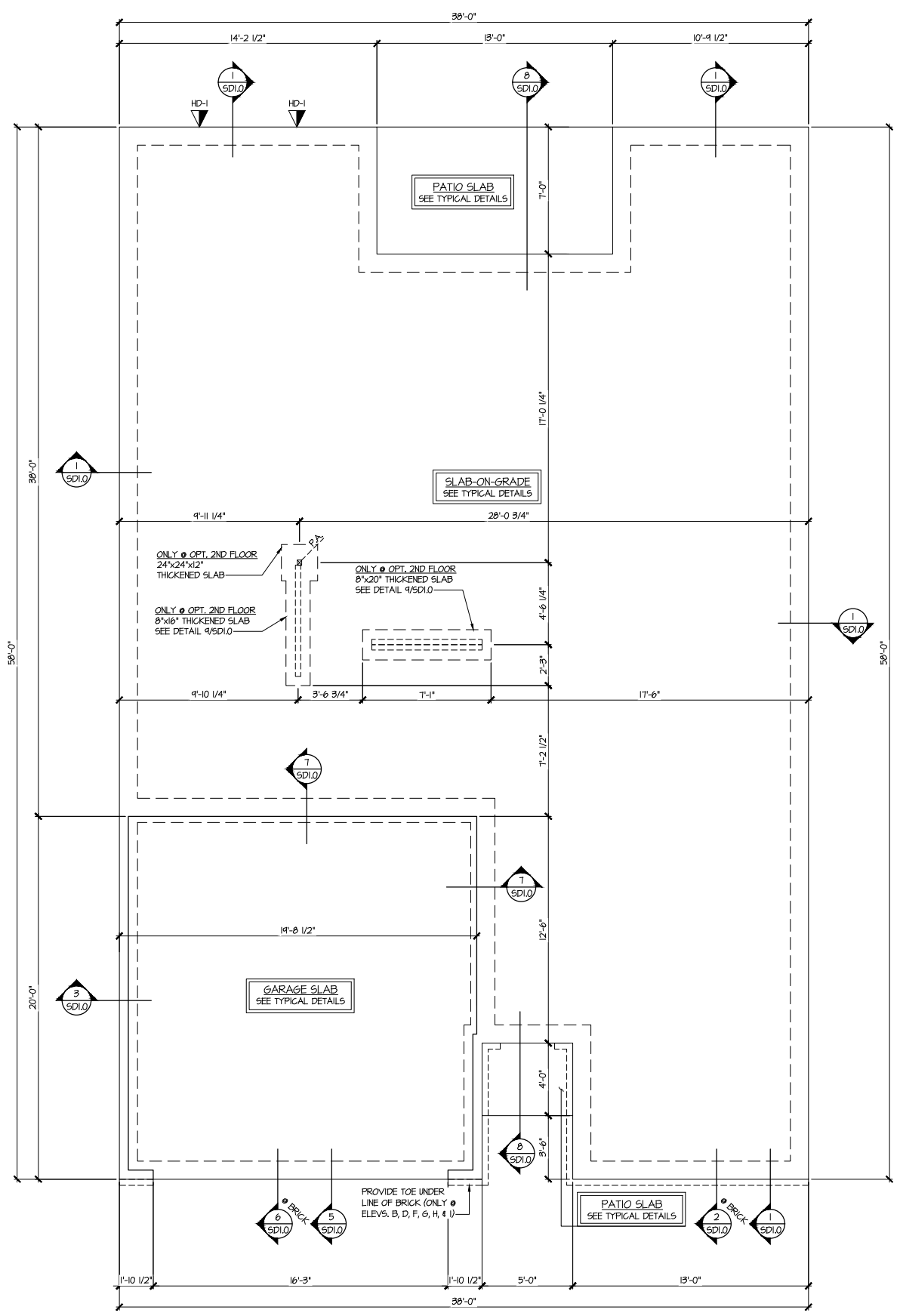
REVISIONS:

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

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**HARRINGTON  
 Lot 46**

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	

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 Lot 46**

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

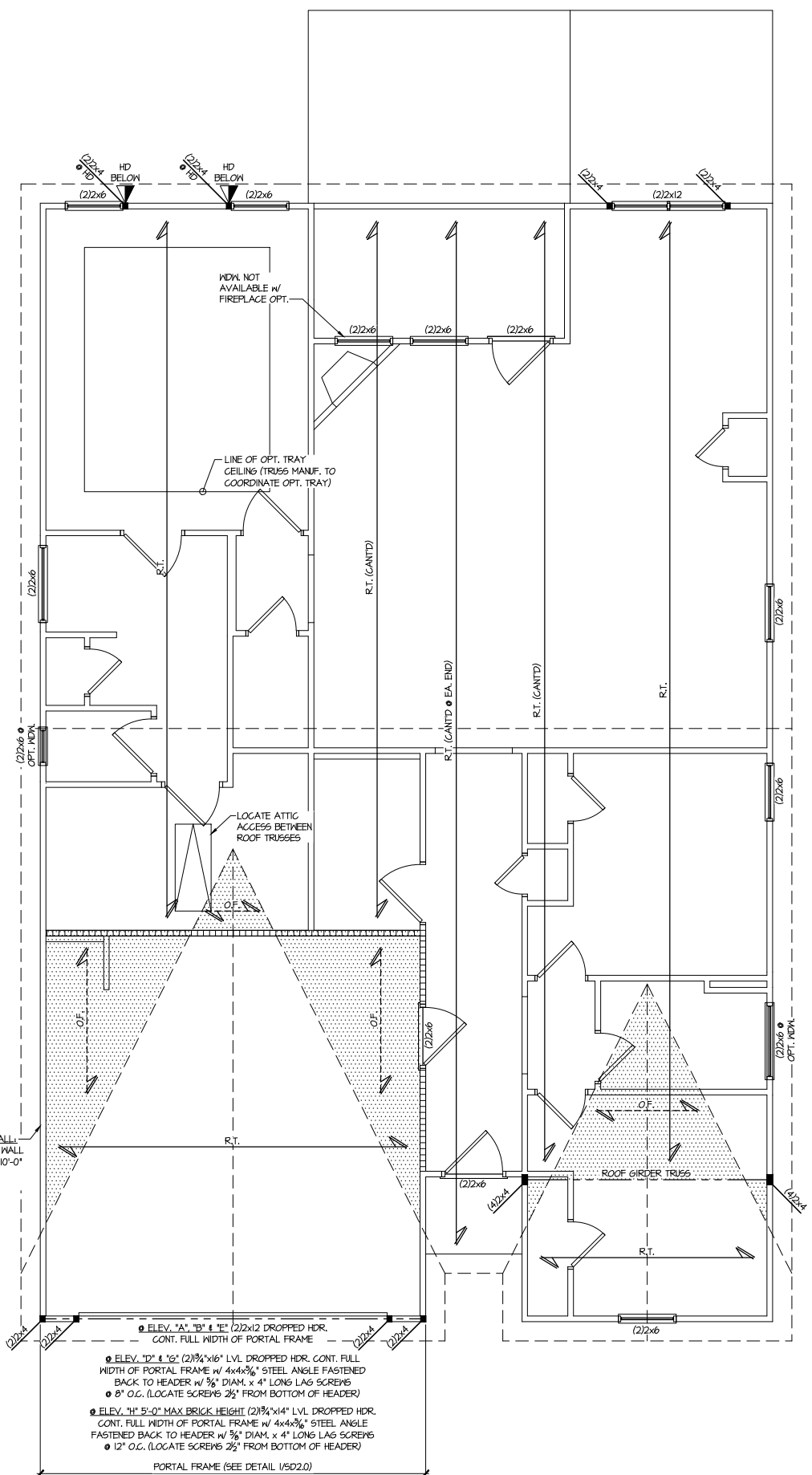
REFER TO S.O. FOR TYPICAL  
 STRUCTURAL NOTES & SCHEDULES

**LEGEND**

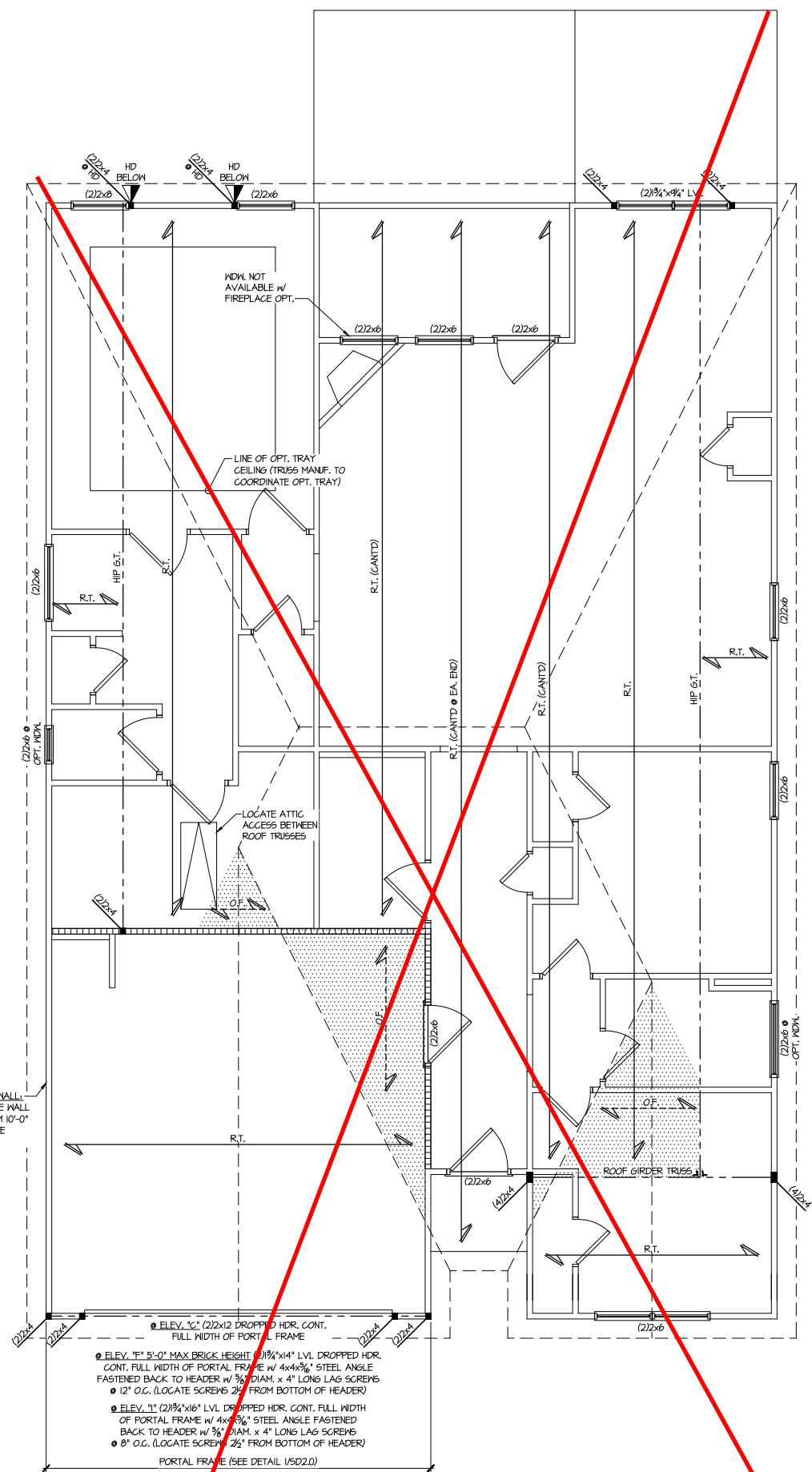
- R.T. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF MANUF. (TYP. UN.O.)
- O.F. INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. UN.O.)
- F.I. INDICATES 14" DEEP FLOOR I-JOISTS (24" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER
- D.I. INDICATES 2x8 P.T. DECK JOISTS @ 16" O.C. (MAX.)
- [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
- [Symbol] METAL HANGER
- [Symbol] INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

ROOF FRAMING PLAN  
 BRADLEY MODEL  
 120 MPH WIND ZONE  
 NORTH CAROLINA

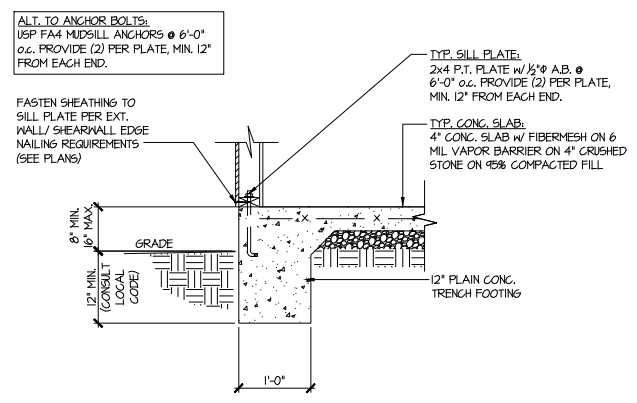
sheet:  
**S3.0M**



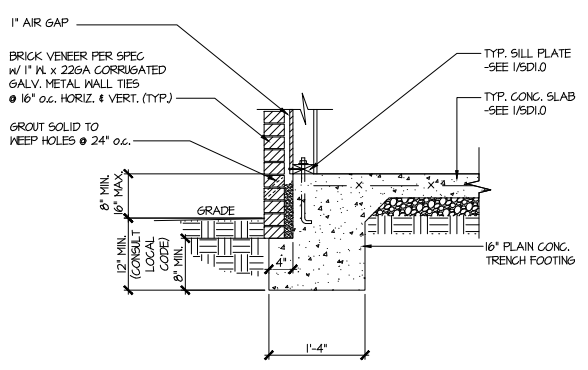
**1 ROOF FRAMING PLAN**  
 SCALE: 1/4"=1'-0" ON 22x34  
 1/8"=1'-0" ON 11x17  
 ELEV. A, B, D, E, G, & H



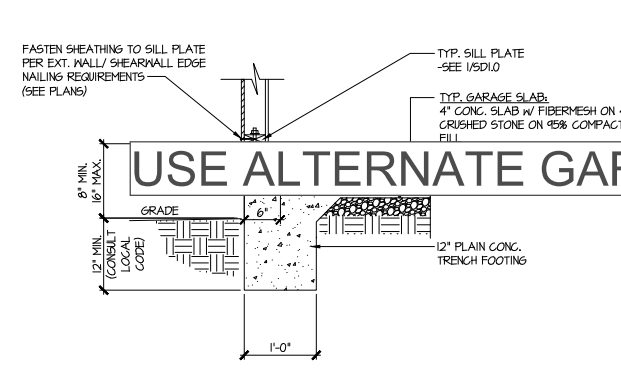
**2 ROOF FRAMING PLAN**  
 SCALE: 1/4"=1'-0" ON 22x34  
 1/8"=1'-0" ON 11x17  
 ELEV. C, F, & I



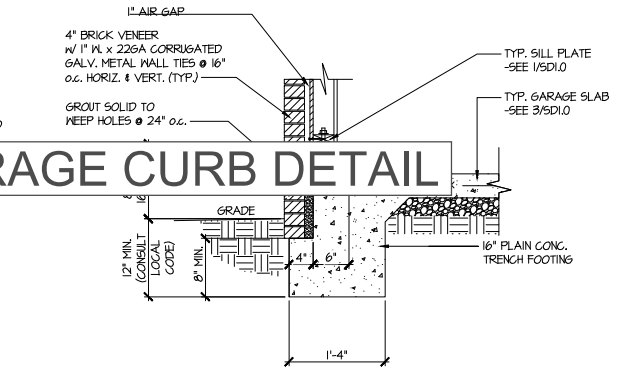
1 TYPICAL SLAB ON GRADE PERIMETER FOOTING



2 TYPICAL SLAB ON GRADE PERIMETER FOOTING w/ BRICK VENEER

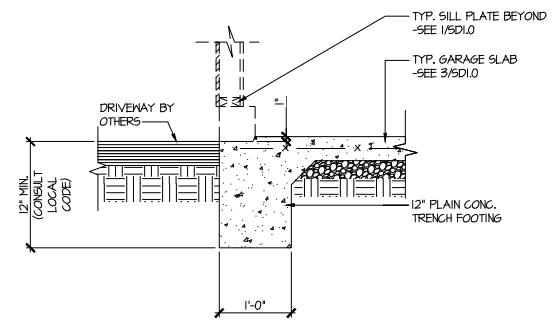


3 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING

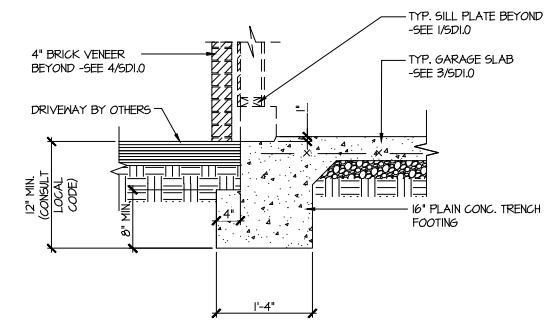


4 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING w/ BRICK VENEER

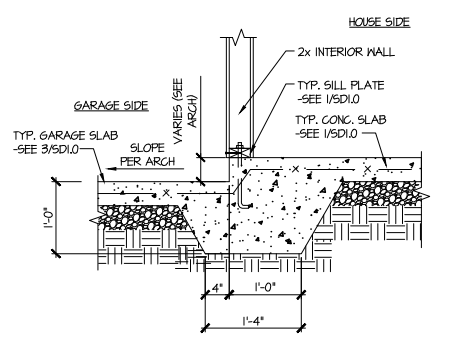
USE ALTERNATE GARAGE CURB DETAIL



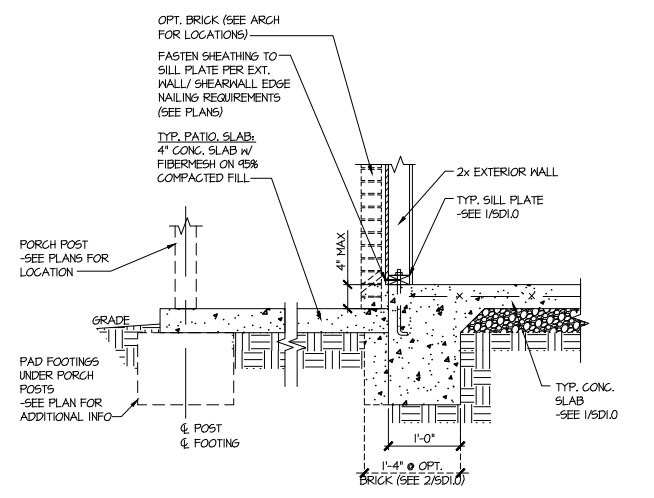
5 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING



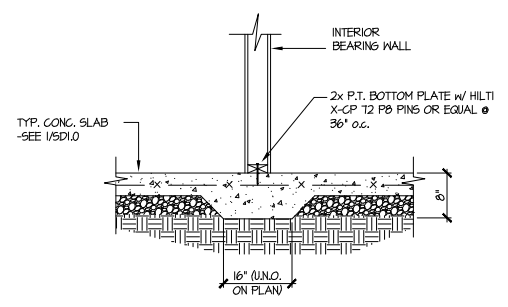
6 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING w/ BRICK VENEER



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  
 3825 Matthews 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	KMH
08/11/2022	SMM
UPDATE PER ARCH COMMENTS	

SMITH DOUGLAS  
 HOMES

FOUNDATION DETAILS  
 BRADLEY MODEL  
 120 MPH WIND ZONE  
 NORTH CAROLINA

HARRINGTON  
 Lot 46

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

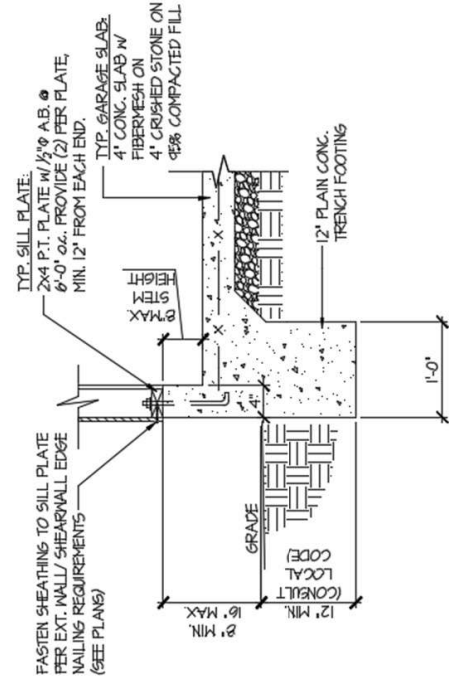
Jody Hunt  
Director of Product Development  
**SMITH DOUGLAS HOMES**  
110 Village Trail, Suite 215  
Woodstock, GA 30188

**ALTERNATE GARAGE CURB DETAIL**  
Smith Douglas Homes

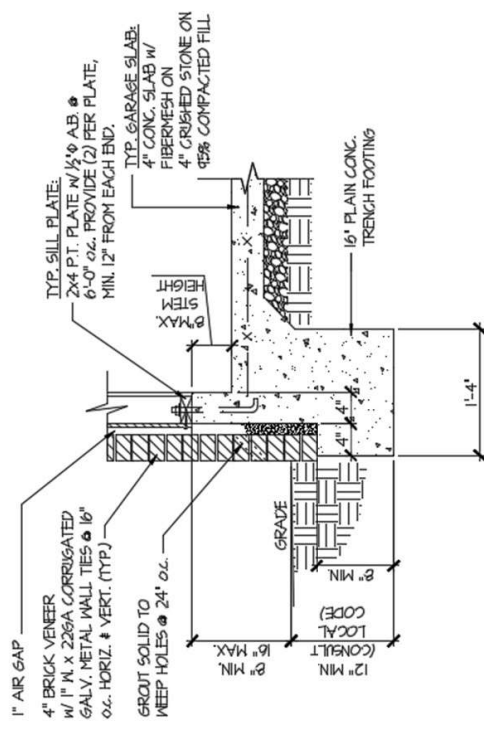
*Reference*  
*Current Structural Plans prepared by Mulhern & Kulp*

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 46

Mulhern+Kulp project number:  
**256-21011**

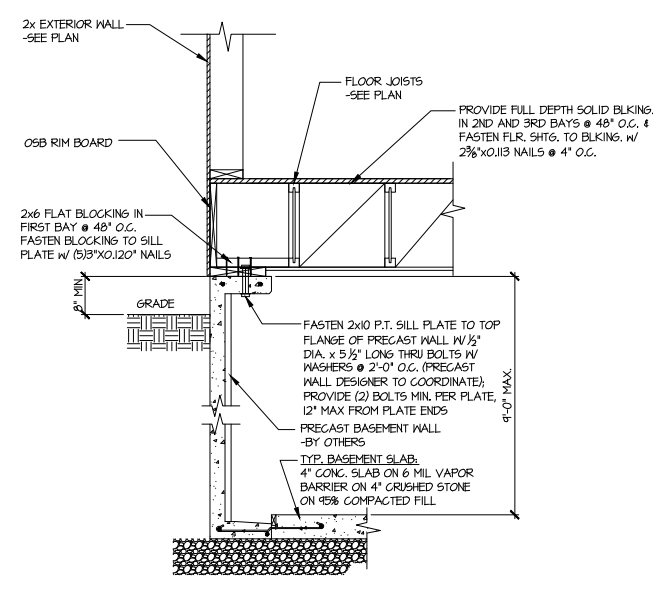
project mgr: **SMK**  
 drawn by: **MJF**  
 issue date: **02-21-2022**

REVISIONS:

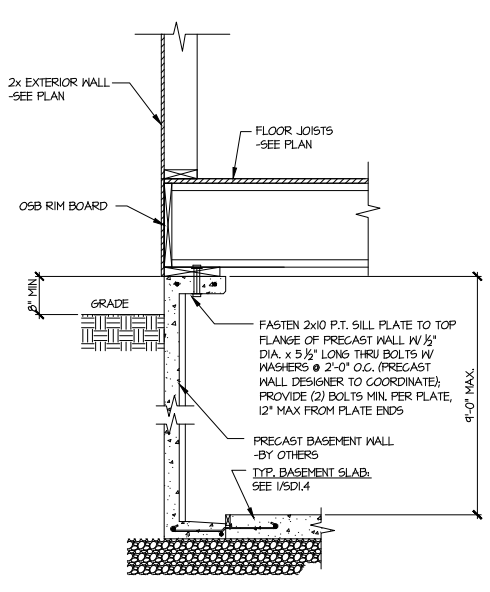
date:	initial:
03/04/2022	KM
08/11/2022	SM
UPDATE PER ARCH COMMENTS	

SMITH DOUGLAS  
 HOMES

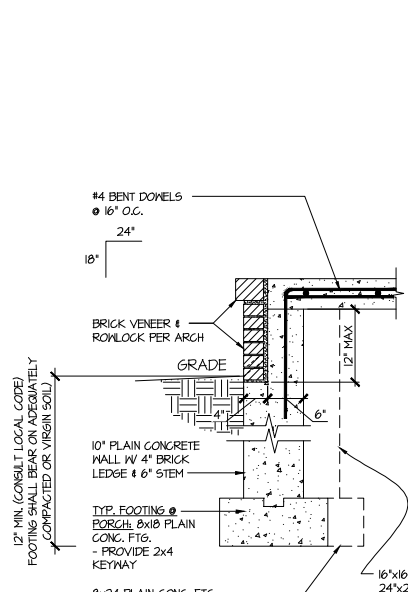
FOUNDATION DETAILS  
**BRADLEY MODEL**  
 120 MPH WIND ZONE  
 NORTH CAROLINA



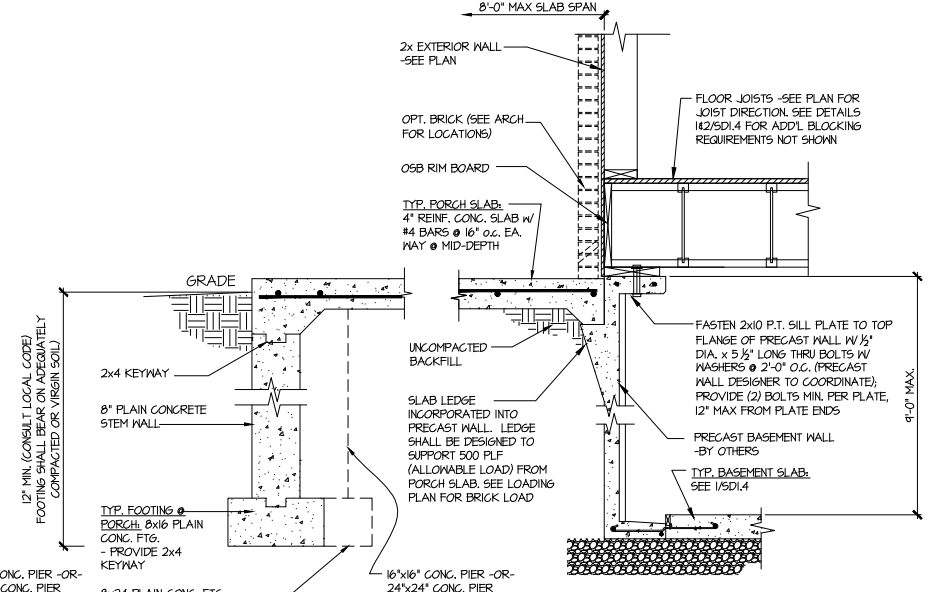
**1 SECTION**  
 SCALE: 3/4"=1'-0"



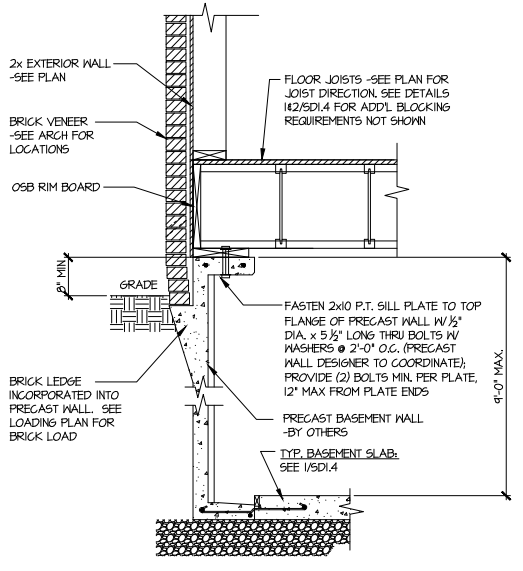
**1A SECTION**  
 SCALE: 3/4"=1'-0"



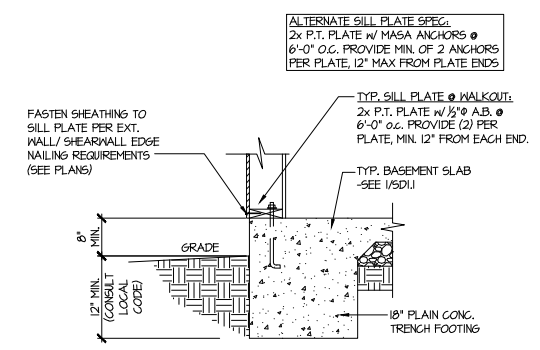
**3 SECTION**  
 SCALE: 3/4"=1'-0"



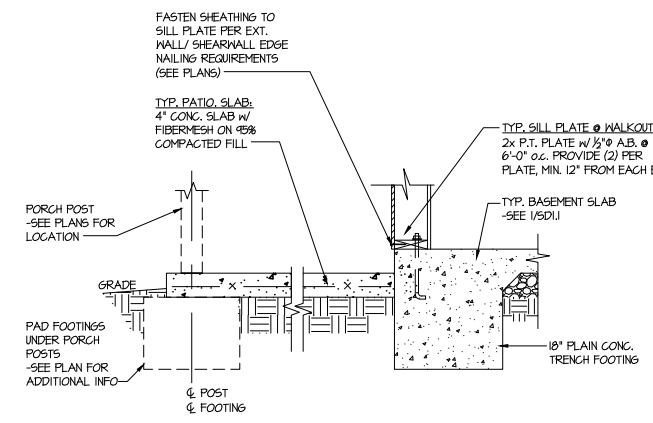
**NO BRICK PORCH PERIMETER**



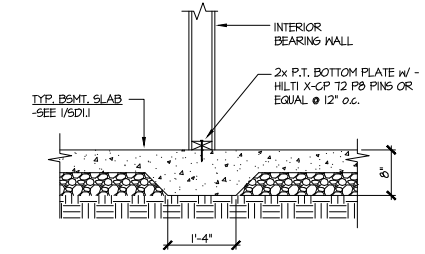
**2 SECTION**  
 SCALE: 3/4"=1'-0"



**4 TYPICAL BASEMENT FOUNDATION @ WALKOUT**



**5 TYPICAL BASEMENT FOUNDATION @ WALKOUT**



**6 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL**

**HARRINGTON**  
 Lot 46

Mulhern+Kulp project number:  
 256-21011

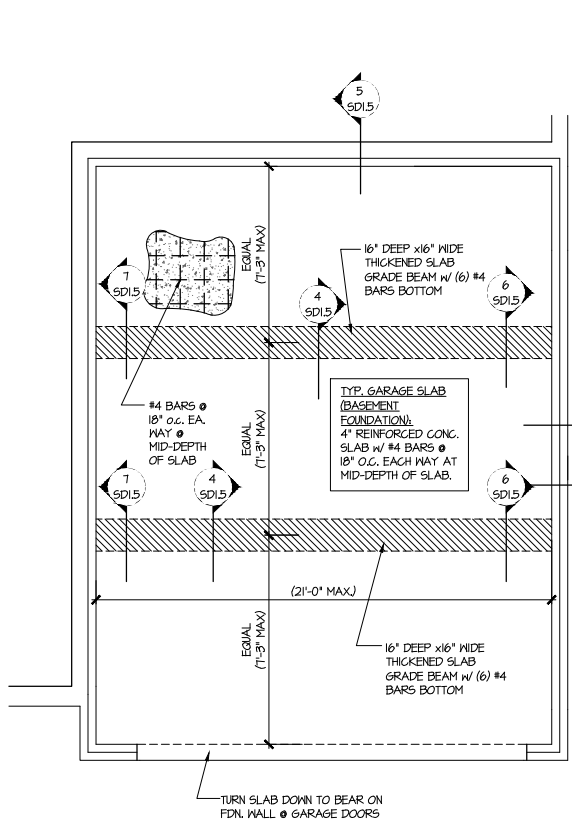
project mgr: SMK  
 drawn by: MJF  
 issue date: 02-21-2022

REVISIONS:

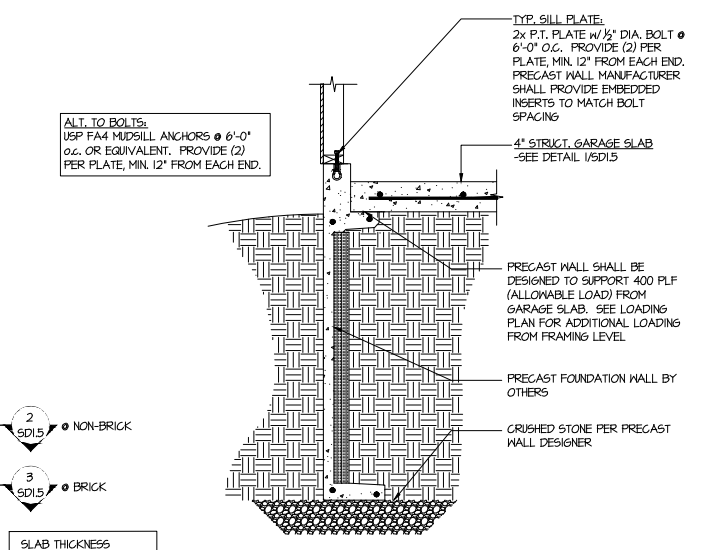
date:	initial:
03/01/2022	KM
08/11/2022	SMM
UPDATE PER ARCH COMMENTS	

SMITH DOUGLAS  
 HOMES

FOUNDATION DETAILS  
 BRADLEY MODEL  
 120 MPH WIND ZONE  
 NORTH CAROLINA

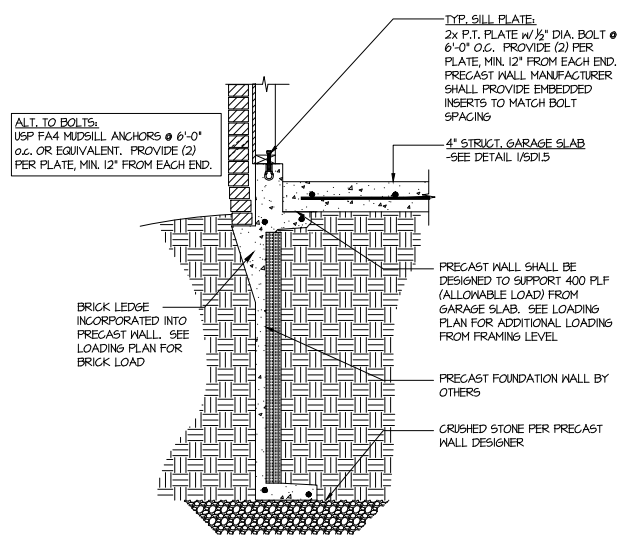


**1** GENERIC FOUNDATION PLAN KEY @ GARAGE  
 SCALE: 1/4"=1'-0"

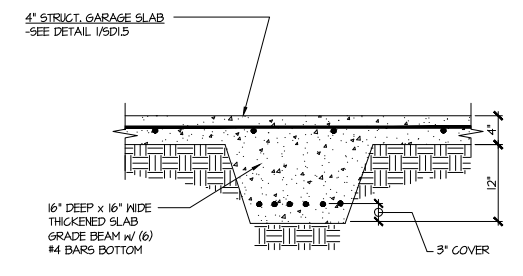


**2** TYPICAL PERIMETER FOOTING @ GARAGE - BASEMENT FOUNDATION  
 2 SD1.5 @ NON-BRICK  
 3 SD1.5 @ BRICK

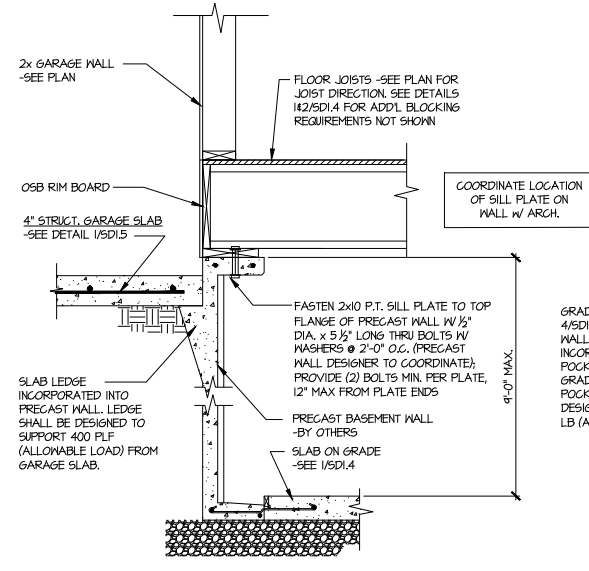
SLAB THICKNESS SHOWN IS MIN. THICKNESS REQ'D - SLOPE OF SLAB SHALL NOT COMPROMISE MIN. THICKNESS  
 SEE ARCHITECTURAL PLANS FOR ACTUAL GARAGE DIMENSIONS



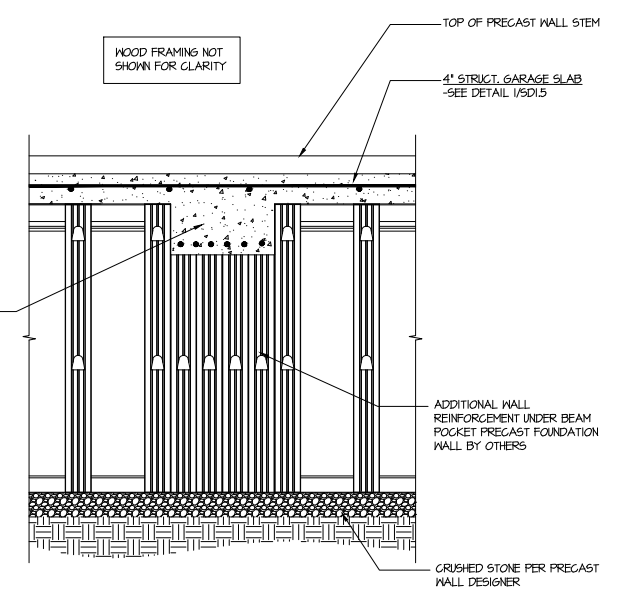
**3** TYPICAL PERIMETER FOOTING @ GARAGE - BASEMENT FOUNDATION (BRICK)



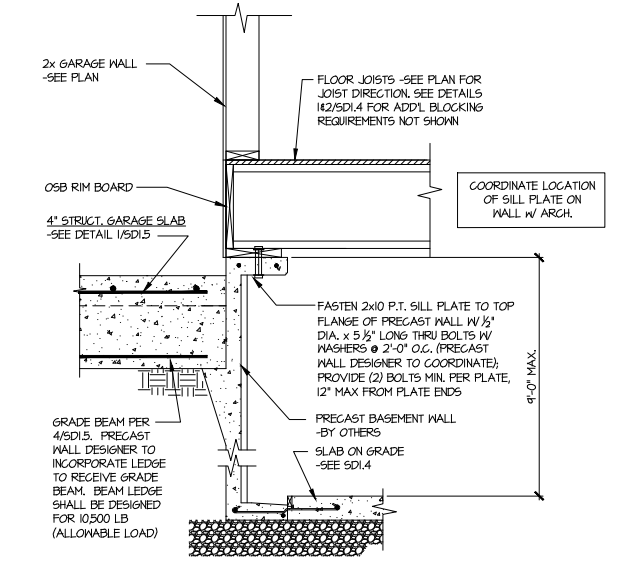
**4** TYPICAL CONCRETE GRADE BEAM @ GARAGE FDN.  
 SCALE: 3/4"=1'-0"



**5** CONCRETE BSMT. FDN. WALL @ GARAGE



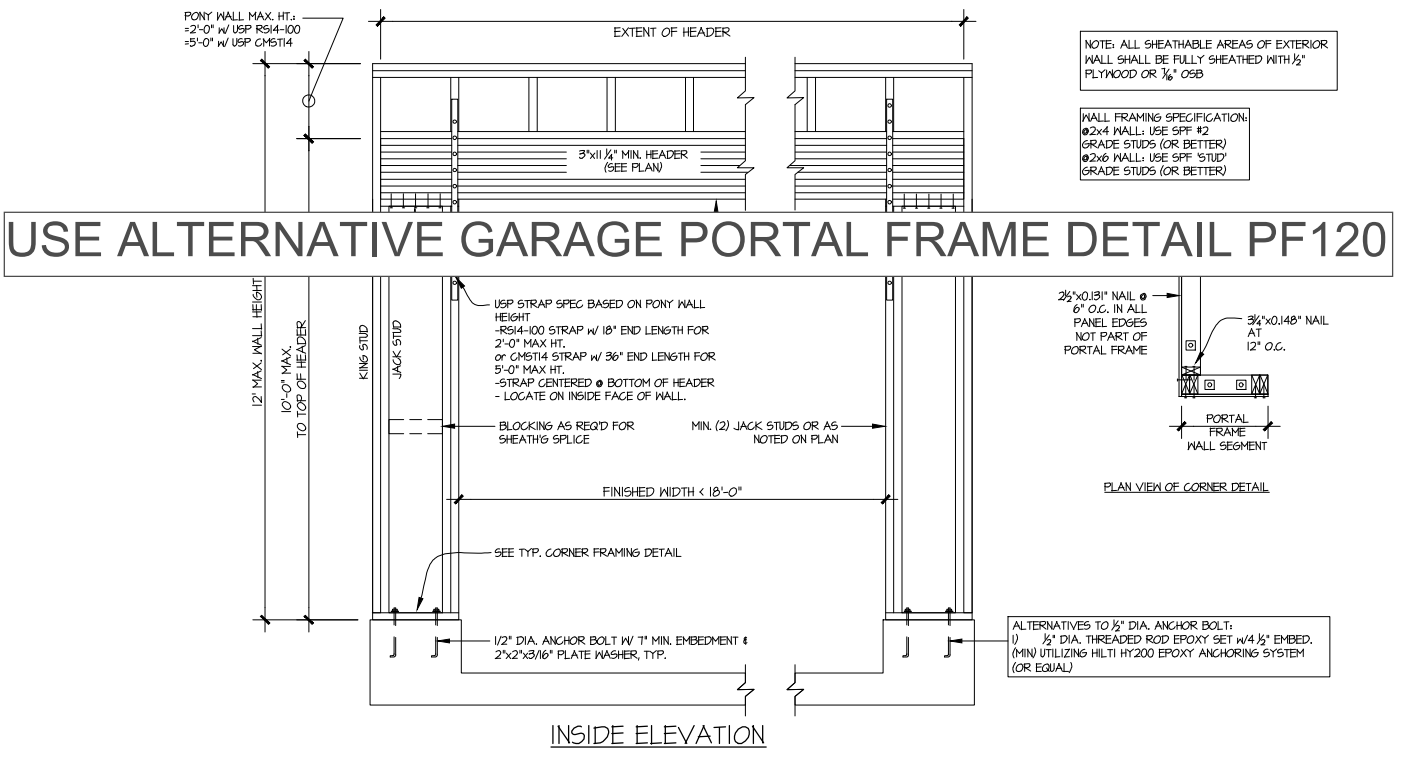
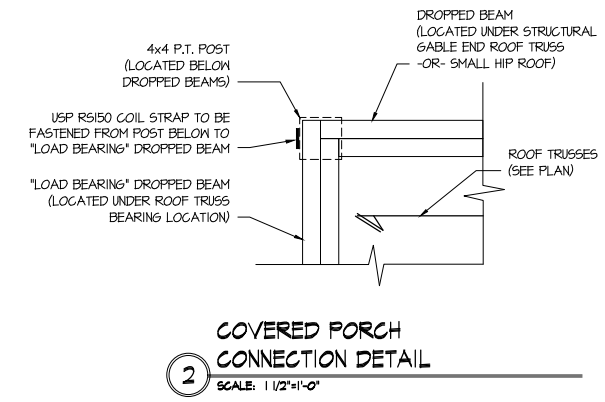
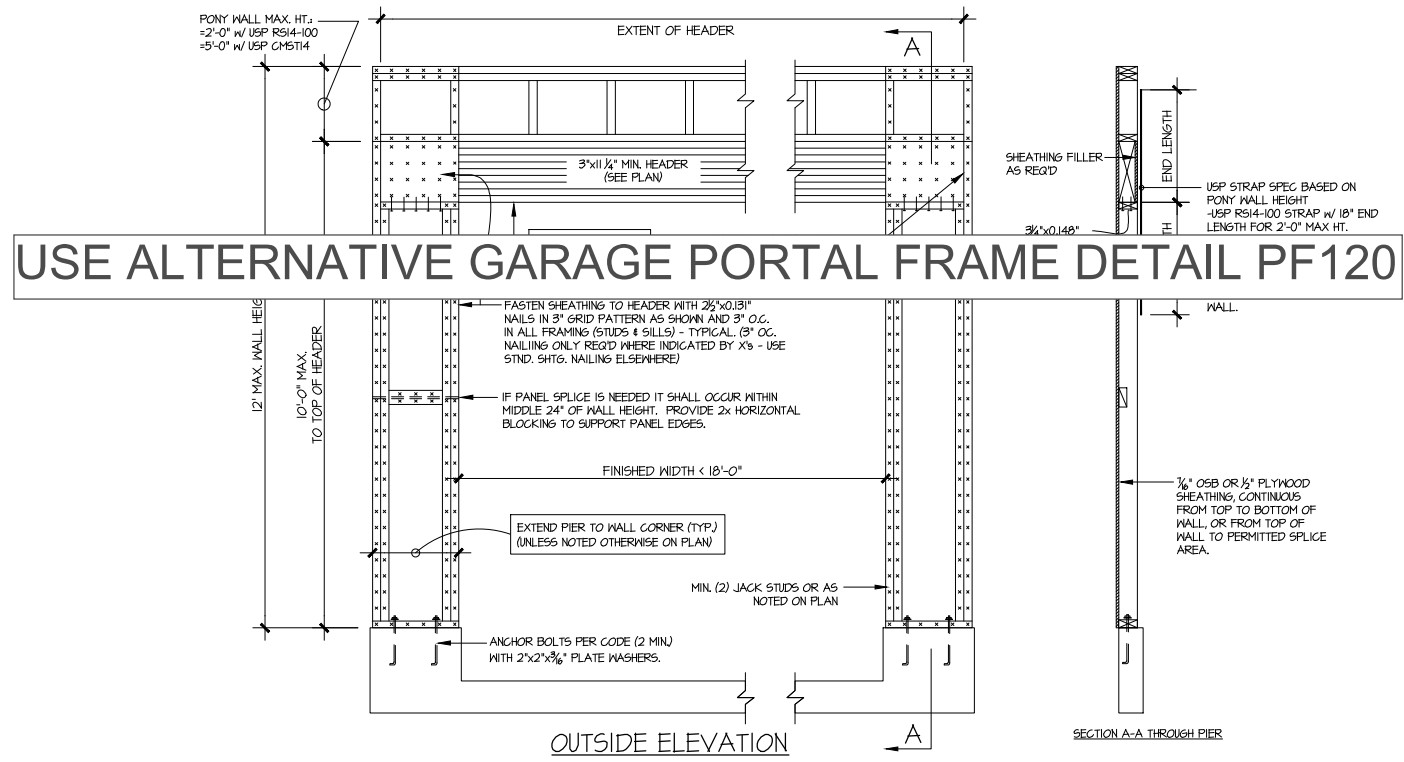
**6** SECTION  
 SCALE: 3/4"=1'-0"



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

**HARRINGTON**  
 Lot 46





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

**MULHERN+KULP**  
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 NC License # C-3825

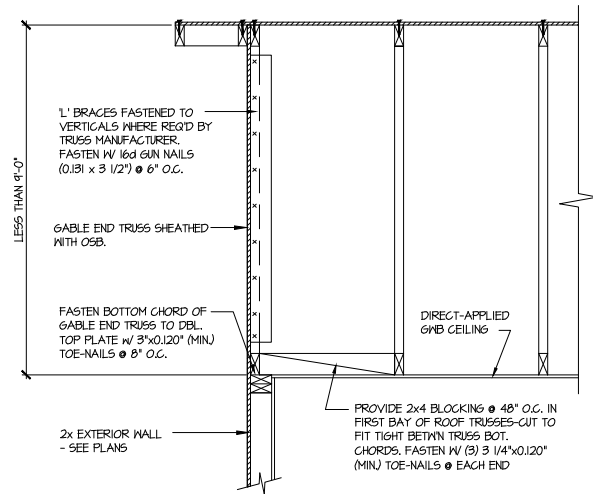
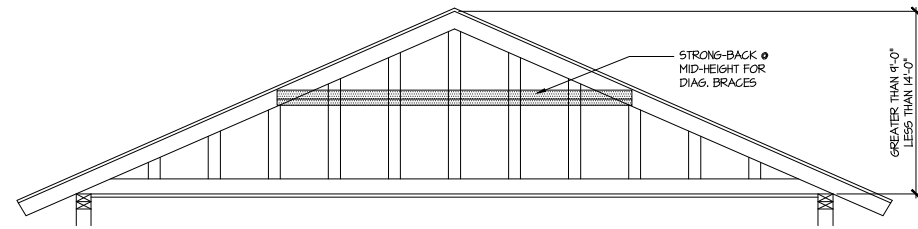
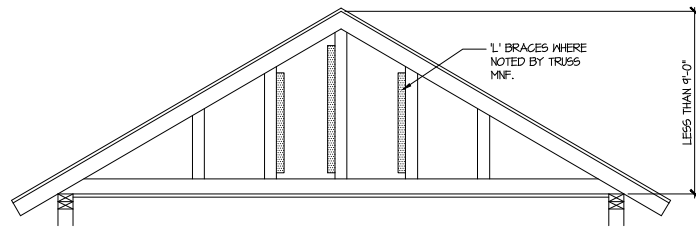
Mulhern+Kulp project number:	256-21011
project mgr:	SMK
drawn by:	MJF
issue date:	02-21-2022
REVISIONS:	
date:	initial:
03/04/2022	KMV
MISSING PLANS ADDED	
08/11/2022	SMM
UPDATE PER ARCH COMMENTS	

SMITH DOUGLAS  
 HOMES

FRAMING DETAILS  
 BRADLEY MODEL  
 120 MPH WIND ZONE  
 NORTH CAROLINA

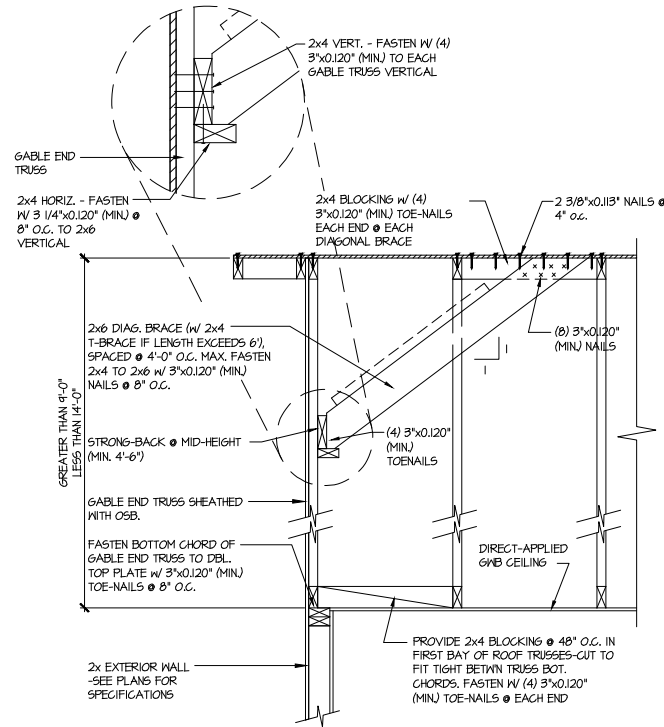
**HARRINGTON**  
 Lot 46

sheet:  
**SD2.0**



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

BRACE GABLE END TRUSSES PER ABOVE DETAIL WHEN GABLE HEIGHT IS LESS THAN 9'-0". 1" BRACES REQUIRED WHERE NOTED BY TRUSS MANUFACTURER.



**B** TYPICAL GABLE END BRACING DETAIL  
 SCALE: NONE  
 REQ'D • GABLE END TRUSS HEIGHT BETWEEN 9'-0" TO 14'-0"

BRACE GABLE END TRUSSES PER ABOVE DETAIL WHEN GABLE HEIGHT EXCEEDS 9'-0". 1" BRACES NOT REQUIRED.

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

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

**MULHERN+KULP**  
 RESIDENTIAL STRUCTURAL ENGINEERING  
 3025 Shallowford Parkway, Suite 205 - 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	KMV
08/11/2022	SMM
UPDATE PER ARCH COMMENTS	

SMITH DOUGLAS  
 HOMES

FRAMING DETAILS  
 BRADLEY MODEL  
 120 MPH WIND ZONE  
 NORTH CAROLINA

**HARRINGTON**  
 Lot 46

sheet:  
**SD2.1**



**MULHERN+KULP**  
RESIDENTIAL STRUCTURAL ENGINEERING

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

July 28, 2023

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

**ALTERNATE GARAGE PORTAL FRAME DETAIL**  
Smith Douglas Homes

**Reference**

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

Jody:

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

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

**Please feel free to call if you have any questions.**

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Respectfully,

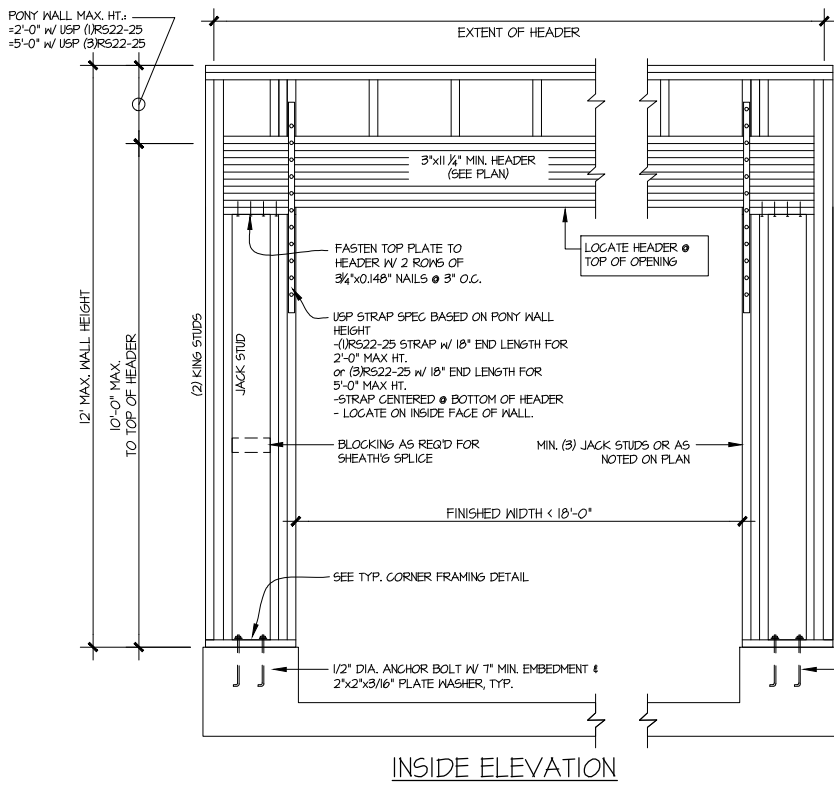
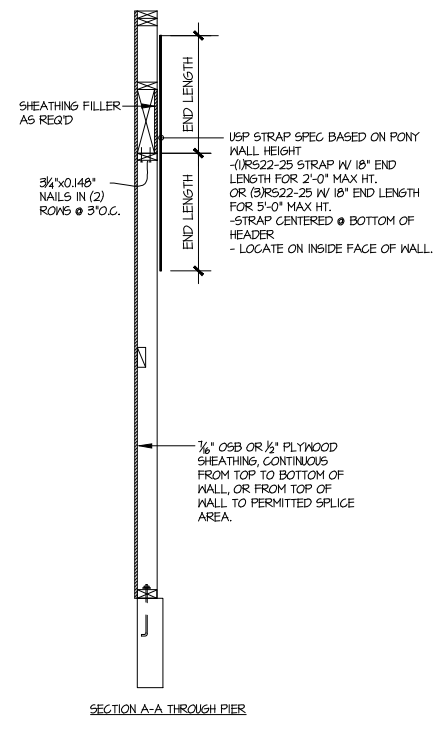
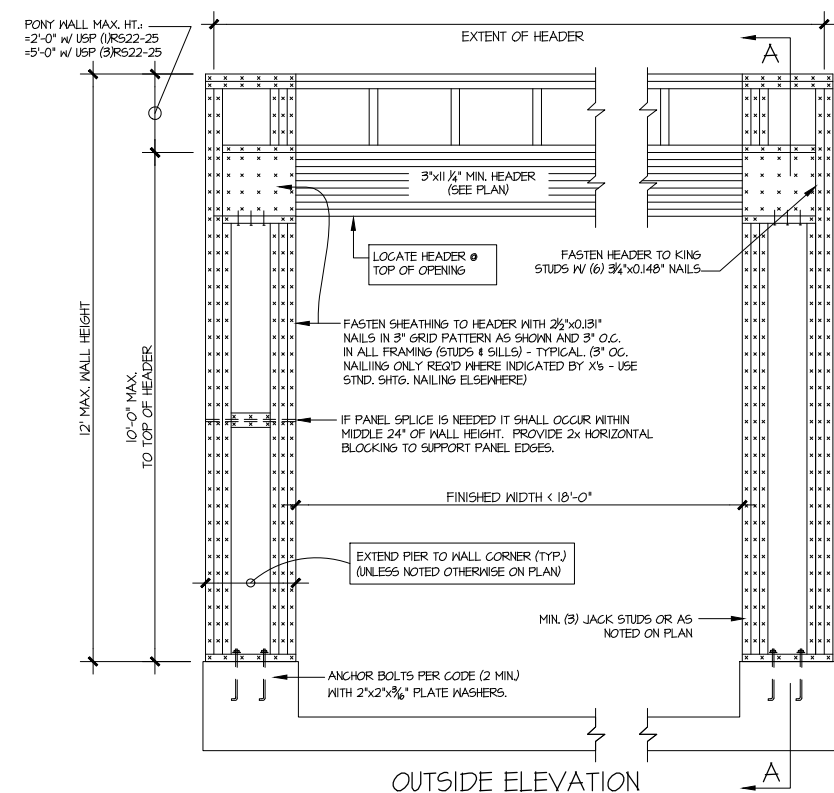
**MULHERN & KULP STRUCTURAL ENGINEERING, INC.**

NC License # C-3825

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

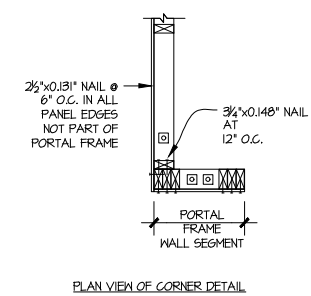
Signature + Seal 07/28/2023

HARRINGTON  
Lot 46



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 SFF #2 GRADE STUDS (OR BETTER)  
2x6 WALL: USE SFF #1 STUD GRADE STUDS (OR BETTER)



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

# A ALTERNATE GARAGE PORTAL FRAME BRACING ELEVATION

SCALE: N.T.S.

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

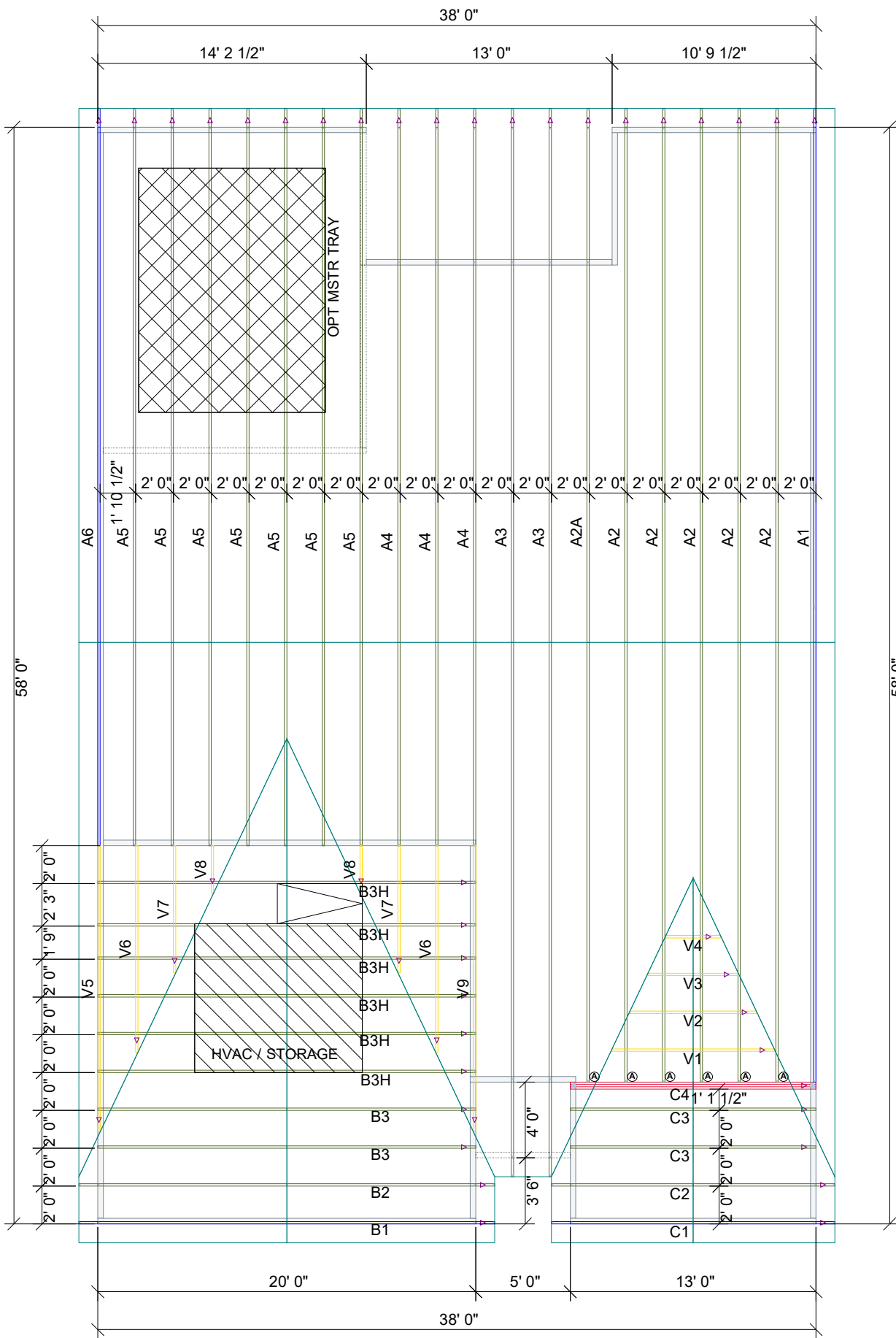
**HARRINGTON**  
Lot 46

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 (TDDs) for each truss design identified on the TPD. The Contractor is responsible for the temporary bracing of the roof and floor system, and the building designer is responsible for the permanent bracing of the roof and floor system and the overall structure. The design of the support structure including but not limited to headers, beams, walls, and columns is also the responsibility of the building designer. For general guidance regarding installation and bracing, consult "Building Component Safety Information" (BCSI) available from the SBC Association (www.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



SCALE: N.T.S

REVISIONS		DSN	DATE
	DESCRIPTION		

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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