COLEMAN

BRIARWOOD BLUFF LOT 33





110 VILLAGE TRAIL SUITE 215 WOODSTOCK, GA. 30188

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

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

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

BUILDING CODE ANALYSIS / DESIGN CRITERIA

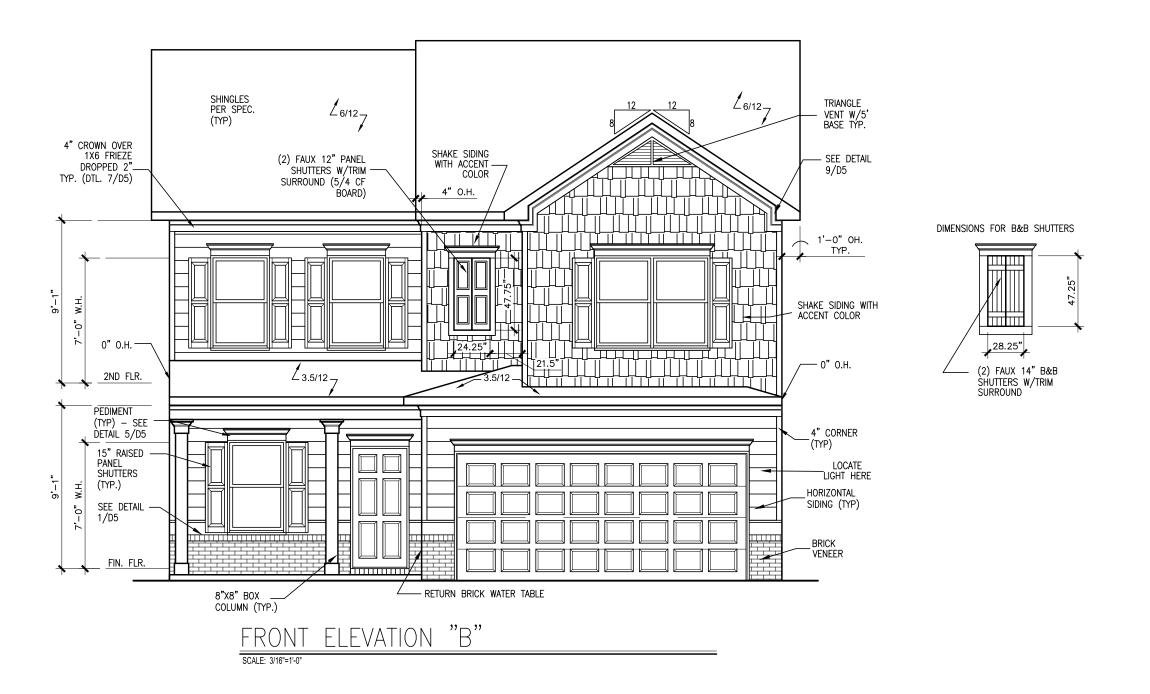
HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

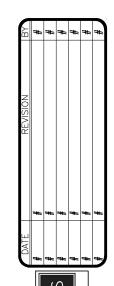
PLAN REVISIONS				
DATE	BY	REVISION	PAGE #	
10/30/2021	AW	Prototype walk revisions - see revision sheet	ALL	
4/1/2022	AW	Final walk revisions - see revision sheet	A5.2, A5.2, A7.3	
11/1/2022	AW	PCR #4985 Change 2x6 wall in laundry to 2-2x4s - takes 1.5" out of hall/linen	A5.2, A7.3	
12/1/2022	AW	PCR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

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

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

BRIARWOOD BLUFF LOT 33





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ELEVATIONS FRONT ELEVATION COLEMAN

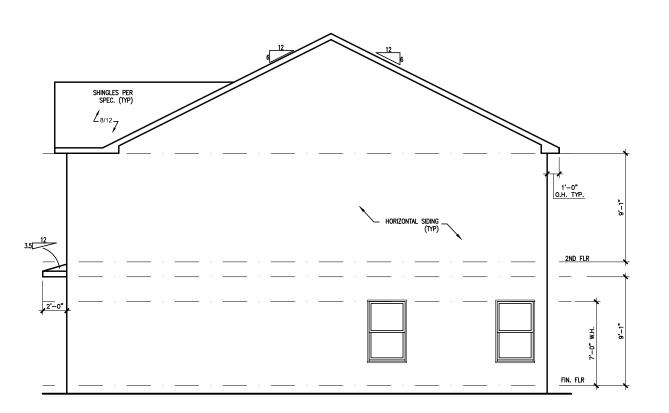
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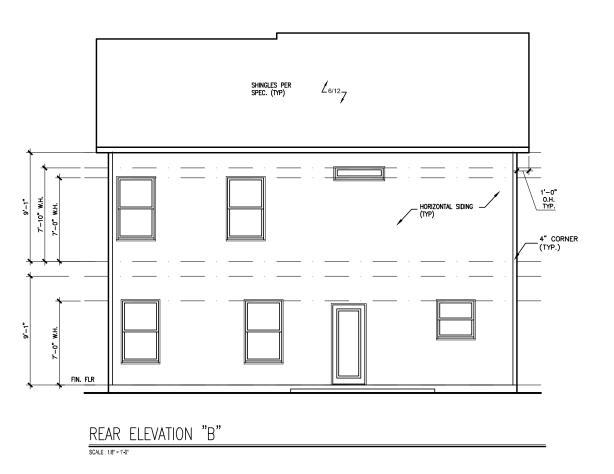


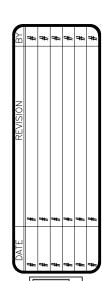
ING FASOA TYP. SHINGLES PER SPEC. (TYP) AND RR LEFT ELEVATION "B" SOLE: 109" + 107"



RIGHT ELEVATION "B"

BRIARWOOD BLUFF LOT 33



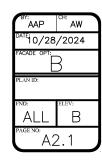


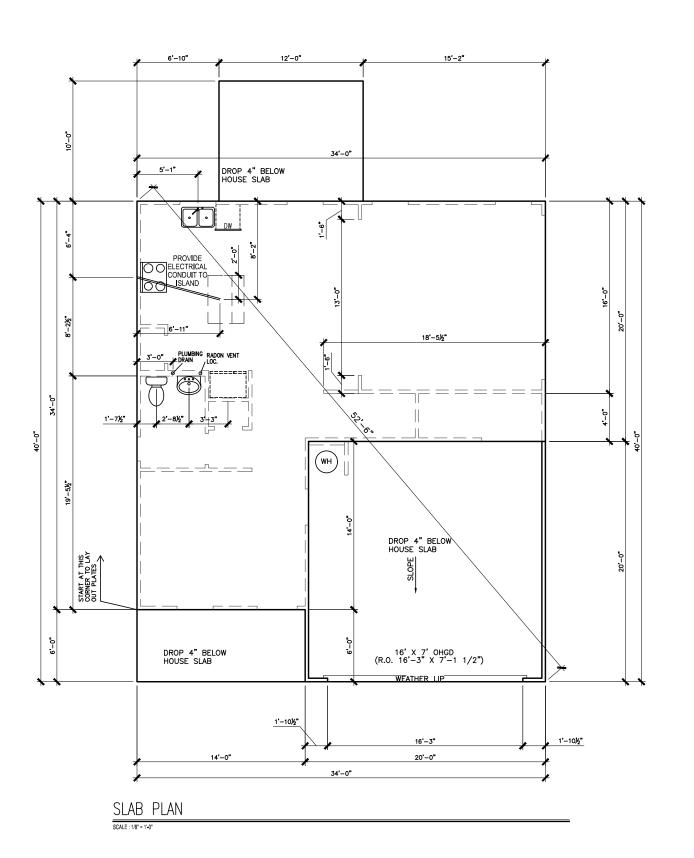
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ELEVATIONS
SIDES AND REAR
COLEMAN

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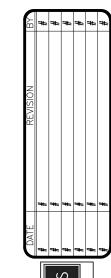
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REFER TO DETAIL 3/D1 FOR BRICK LEDGE DETAIL WHEN BRICK VENEER IS CHOSEN

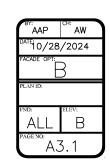


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FOUNDATION PLAN SLAB PLAN COLEMAN

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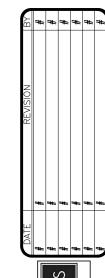


10'X12' PATIO KITCHEN 9'-0" (a.g. FAMILY ROOM 9'-0" CLG. BREAKFAST 9'-0" a.g. R&S COATS 1 2468 STORAGE LOC. TBD PER SITE CONDITIONS/COMMUNITY EXCEPTIONS DINING 9'-0" alg. FOYER 9'-0" CLG. GARAGE 9'-0" CLG. START AT THIS CORNER TO LAY OUT PLATES COVERED PORCH 16' X 7' OHGD (R.O. 16'-3" X 7'-1 1/2")

FIRST FLOOR PLAN

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

BRIARWOOD BLUFF LOT 33

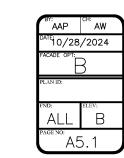




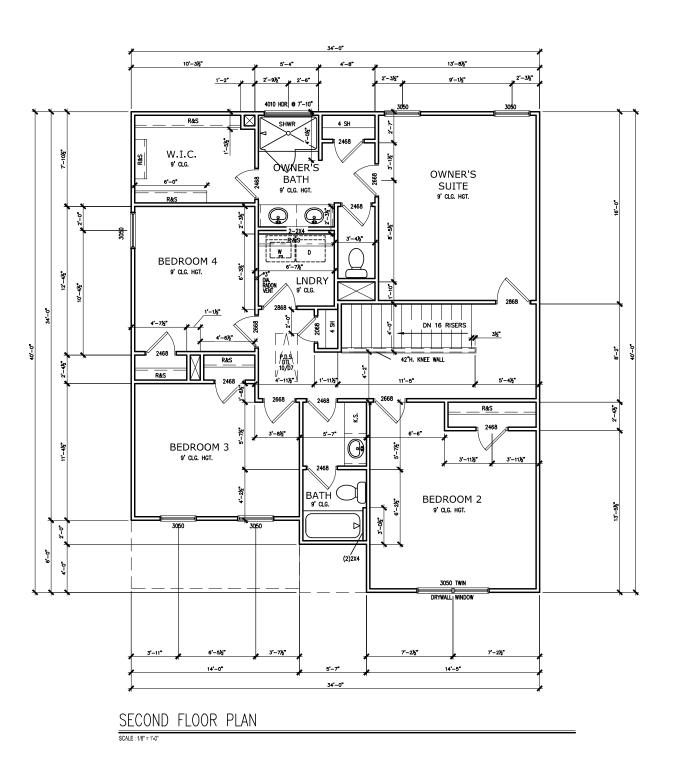
FLOOR PLAN FIRST FLOOR COLEMAN

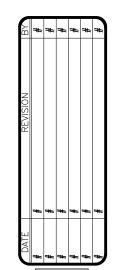
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SECOND FLOOR
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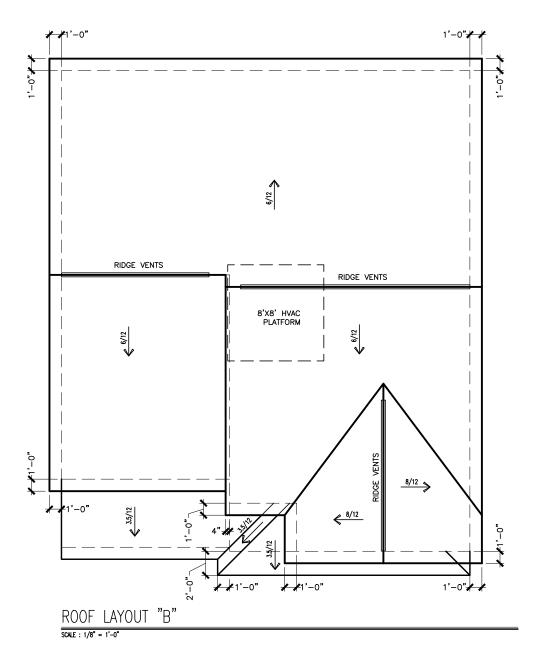
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REFER TO MANUFACTURER'S SPECS. FOR DRAIN LOCATIONS ON DETAIL SHEETS D12, D12.1, & D12.2

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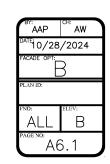




ROOF PLAN
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10'X12' PATIO FAMILY ROOM DO NOT INSTALL STATE OF AFF FOR MICRO RANGE SELECTED BREAKFAST KITCHEN |S|TO|RAGE| ELECTRICAL PROVIDED AS NEEDED GARAGE FOYER DINING COVERED PORCH

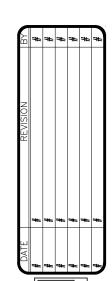
FIRST FLOOR ELECTRICAL PLAN

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

BRIARWOOD BLUFF LOT 33

LLE	ECTRICAL L	_EGE	ND		
\$	SWITCH		TV		
\$3	3 WAY SWITCH	φ	120V RECEPTACLE		
\$4	4 WAY SWITCH	•	120V SWITCHED RECEPTACLE		
Ø	CEILING FIXTURE	Φ	220V RECEPTACLE		
-ф _к	KEYLESS	P _{GFCI}	GFCI OUTLET		
₩X	WALL MOUNT FIXTURE	PAFCI	ARCH FAULT CIRCUI		
0	CEILING FIXTURE	† _{GL}	GAS LINE		
•	FLEX CONDUIT	T _{WL}	WATER LINE		
СН	CHIMES	¥	HOSE BIBB		
PH	TELEPHONE	8	FLOOD LIGHT		
SD/Co ₩	SMOKE DETECTOR & CARBON MONOXIDE		1x4 LUMINOUS FIXTURE		
SO	SECURITY OUTLET		05:::::::::::::::::::::::::::::::::::::		
	GARAGE DOOR OPENER		CEILING FAN		
	EXHAUST FAN		ELECTRICAL WIRING		
9	FAN/LIGHT		CEILING FIXTURE		
ELEC ⁻	TRICAL PLANS TO FOLLOW	ALL LOCAL	CODES		
APPRO	X. FIXTURE HGTS (MEASUR	ED FROM B	OTTOM OF FIXTURE)		
BREAKFAST/DINING ROOM 63" ABOVE FINISHED FLOOR					
KITCHEN PENDANT LIGHTS 33" ABOVE COUNTER TOP			VE COUNTER TOP		
TWO	STORY FOYER FIXTURE	96" ABO	VE FINISHED FLOOR		
CEILIN	NG FAN	96" ABO	VE FINISHED FLOOR		
FLOOD LIGHT 10' MAX. ABOVE FIN. FLOOR			. ABOVE FIN. FLOOR		
		·			

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



SMITH DOUGLAS HOME

ELECTRICAL PLAN FIRST FLOOR COLEMAN

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W.I.C. OWNER'S BATH SOWNER'S SUITE FAN PREMIE BEDROOM 3 BEDROOM 3 BEDROOM 2

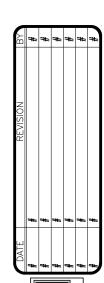
SECOND FLOOR ELECTRICAL PLAN

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

BRIARWOOD BLUFF LOT 33

ELE	ectrical i	_EGE	ND	
\$	SWITCH		TV	
\$3	3 WAY SWITCH	φ	120V RECEPTACLE	
\$4			120V SWITCHED RECEPTACLE	
Ø	CEILING FIXTURE	•	220V RECEPTACLE	
-ф _к	KEYLESS	P _{GFCI}	GFCI OUTLET	
₩X	WALL MOUNT FIXTURE	PAFCI	ARCH FAULT CIRCUIT	
0	CEILING FIXTURE	† _{GL}	GAS LINE	
•	FLEX CONDUIT	† _{wL}	WATER LINE	
СН	CHIMES	¥	HOSE BIBB	
₽H	TELEPHONE	B	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	FAN/LIGHT - CEILING		
ELEC ⁻	TRICAL PLANS TO FOLLOW	ALL LOCAL	CODES	
APPRO	X. FIXTURE HGTS (MEASUR	ED FROM B	OTTOM OF FIXTURE)	
BREAKFAST/DINING ROOM 63" ABOVE FINISHED FLOOR				
KITCHEN PENDANT LIGHTS 33" ABOVE COUNTER TOP			VE COUNTER TOP	
TWO	STORY FOYER FIXTURE	96" ABO	VE FINISHED FLOOR	
CEILIN	NG FAN	96" ABOVE FINISHED FLOOR		
FLOO	D LIGHT	10' MAX	. ABOVE FIN. FLOOR	
		1		

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



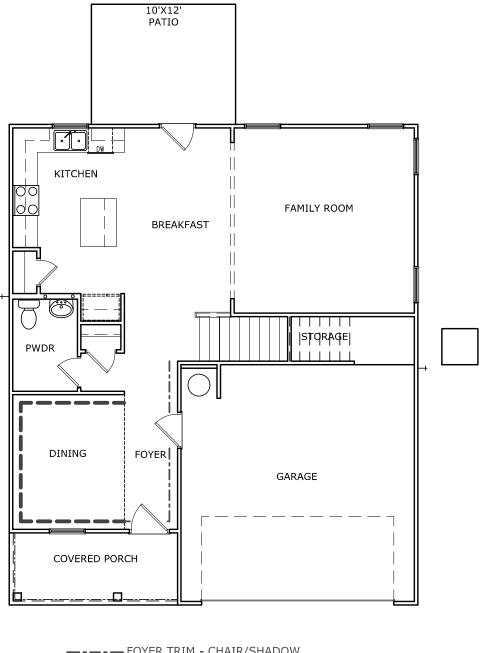
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SECOND FLOOR
COLEMAN

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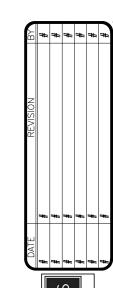




———— FOYER TRIM - CHAIR/SHADOW
———— DINING TRIM - CHAIR/SHADOW

TRIM LAYOUT FIRST FLOOR PLAN

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

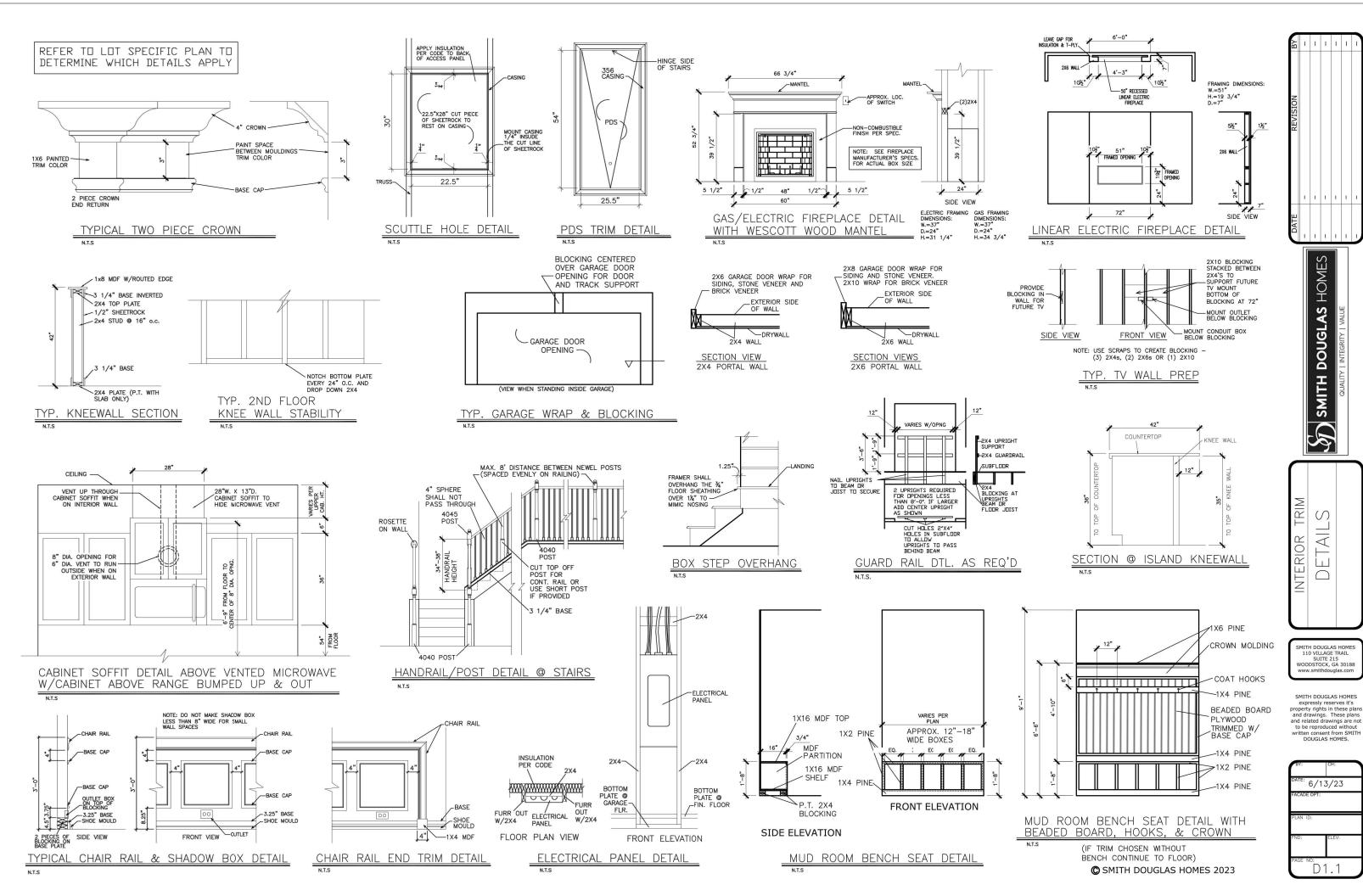


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CONNECTION SPECIFICATIONS (TYP. U.N.O.)

Description of Bldg. Element 3"x0.131" NAILS 3"x0.120" NAILS	
SOLE PL. TO JOIST/RIM OR BLK'S 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. STUD TO TOENAILS • (4) TOENAILS • (3) TOENAILS • (4) TOENAILS • (3) TOENAILS • (4) TOENAILS • (5) TOENAILS • (6) TOENAILS • (7) TOENAILS	
STUD TO PLATE (4) TOENAILS (3)END NAILS (4) TOENAILS (4)END NAILS* RIM TO TOP PLATE TOENAILS 6 6 0.C. TOENAILS 6 4 0.C.* BLK'G. BTWN. JOIST TO TOP PL. (3) TOENAILS EA. END (3) TOENAILS EA. END* DOUBLE STUD NAILS 6 16 0.C. NAILS 6 16 0.C. DOUBLE TOP PLATE NAILS 6 16 0.C. NAILS 6 16 0.C. DOUBLE TOP PLATE LAP SPLICE (12) NAILS 10 LAPPED AREA (24 MIN.) TOP PLATE LAP 6 CORNERS 8 (3) NAILS (3) NAILS (3) 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* (3) TOENAILS EA. END* NAILS • 16" o.c. NAILS • 16" o.c. NAILS • 0 10" o.c. (12) NAILS IN LAPPED AREA (24" MIN.) TOP PLATE LAP • CORNERS \$ (3) NAILS (3) NAILS (3) NAILS	
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 @ 0" o.c. DOUBLE TOP PLATE LAP SPLICE (12) NAILS IN LAPPED AREA (24" MIN.) TOP PLATE LAP @ CORNERS & (3) NAILS (3) NAILS (3) NAILS	
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.) TOP PLATE LAP @ CORNERS \$ (3) NAILS (3) NAILS (3) NAILS	
DOUBLE TOP PLATE NAILS • 12" o.c. NAILS • 0 0" o.c. NAILS • 10" o.c. (15) NAILS IN LAPPED AREA (24" MIN.) TOP PLATE LAP • CORNERS • (3) NAILS (3) NAILS (3) NAILS	
DOUBLE TOP PLATE LAP SPLICE (12) NAILS IN LAPPED AREA (24" MIN.) TOP PLATE LAP @ CORNERS \$ (3) NAILS	
(24" MIN.) (24" MIN.) TOP PLATE LAP • CORNERS • (3) NAILS INTERSECTING WALLS (3) NAILS	
INTERSECTING WALLS	
PARTER/TRIGG TO TOP PLATE (A) TORNALIG + (A) TORNALIG +	
(4) TOENALS + (4) TOENALS + (1) SIMPSON H2.5T	
GAB. END TRUSS TO DBL. TOP PL. TOENAILS @ 8" O.C. TOENAILS @ 6" O.C.	
R.T. W HEEL HT. 91/4" TO 12" 2xi0 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W TOENALLS • 6" O.C. 2xi0 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W TOENALLS • 6" O.C.	E
R.T. W HEEL HT. 12" TO 16" 2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE W TOENALLS 9 6" O.C. W TOENALLS 9 4" O.C.	E
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.*	PL.
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"		
	3 FT. MAX	L3"x3"x¼"		
6'-0"	I2 FT. MAX	L4"x3"x¼"		
	20 FT. MAX	L5"x3½"x¾"		
8'-0"	3 FT. MAX	L4"x4"x¼" *		
0-0	I2 FT. MAX	L5"x3½"x5%"		
	l6 FT. MAX	L6"x3½"x¾"		
9'-6"	I2 FT. MAX	L6"x3½"x5%"		

- L LINTELS:

 ##ALL SUPPORT 2 % 3 ½ ' VENEER w/ 40 ps MAXIMIM MEIGHT.

 6/5 SHALL HAVE 4" MIN EEARING

 6/5 SHALL LAVE 6" MIN EEARING

 6/5 SHALL NOT BE FASTENED BACK TO HEADER.

- (4) SHALL BY TEE FASTENDE DACK TO HEADER IN MALL 048°02, M/3° DIA x 3 3/5° LONG 1A6 SCREPE BY ACT LONG VERTICALLY SLOTTED HOLES, M/3° DIA x 3 3/5° LONG 1A6 SCREPE IN 2° LONG VERTICALLY SLOTTED HOLES, MAX VEREER IN APPLIED TO ANY PORTION OF PROKE OVER THE OPENING, ALL INITIES SHALL BE LONG LEG VERTICAL.
 ALL INITIES SHALL BE LONG LEG VERTICAL.
 BY SHEPS SHIPPORT VEREER C 3° MICE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLOY FOR NORTHEY COMPANISHED STORY ALLOY SHOW THE PILED TO BE 3/2° MICE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLOY FOR NORTHEY COMPANISHED STORY ALLOY SHOW THE MATCHEST OF THE MATCHEST STORY AND THE MATCHEST STORY OF THE MATCHEST STORY
- R QUEEN VENEER USE L4x3x/4".

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NCSBC-RESIDENTIAL CODE \$ 2018 IRC WITH SOUTH CAROLINA AMENDMENTS
- FOOTING DESIGN 2,000 PSF NET ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.
- FASTEN 2x4/6 SILL PLATES TO CONC FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 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.
- JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 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
- SI ABS 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.)

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. NDICATES 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:RO
- \$ 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 THE 2018 NCSBC:RC & 2018 IRC. ACCORDINGLY THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

DESIGN WIND UPLIET LOADS HAVE BEEN CALCULATED UTILIZING ASCE 1 (ACCEPTED) ENGINEERING PRACTICE) AS ALLOWED PER 2018 NCSBC:RC & 2018 IRC SECTION R802.11.1.1. MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIET 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. 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.
- 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.
- x 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"0.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 RT7A 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 IMITED 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 LEMENTS. 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 NOSBC-RESIDENTIAL CODE \$ 2018 IRC
- 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., IO PSF B.C. LOAD DURATION FACTOR = 1.25

FLOOR LIVE = 40 PSF (30 PSF @ SLEEPING AREAS) DEAD = 10 PSF (1-JOISTS)

2,000 PSF ASSUMED ALLOWABLE BEARING

ADD'L IO PSF @ CERAMIC TILE IN BATHS & LAUND.

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 T" 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.
- CORROSION NOTES
- BUILDER RESPONSIBLE TO DETERMINE CORROSION-RESISTANCE REQUIREMENTS AND COMPATIBILITY OF HARDWARE, FASTENERS AND CONNECTORS FOR ENVIRONMENTAL EXPOSURE AND IN CONTACT W PRESERVATIVE-TREATED WOOD OF ACTUAL FINA CONDITIONS AND SOURCED MATERIALS, CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
- ALL EASTENERS AND CONNECTORS EXPOSED TO SALT WATER (WITHIN 300' OF SALT WATER SHORELINE, INCLUDING VENTED SPACES) SHALL BE STAINLESS STEEL.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERINS C-3825



Mulhern+Kulp project numbe 256-21006

SMK ILM

issue date: 10-21-202

REVISIONS

initial: JPP

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

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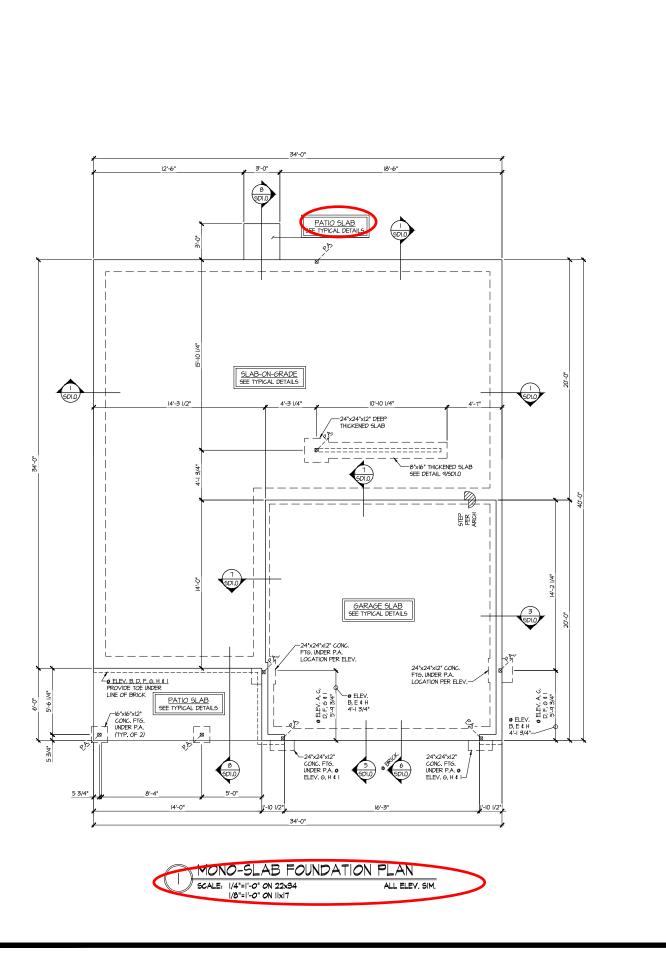
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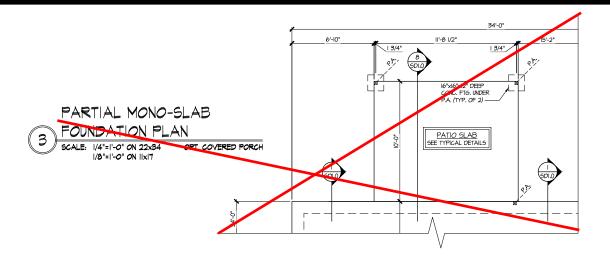
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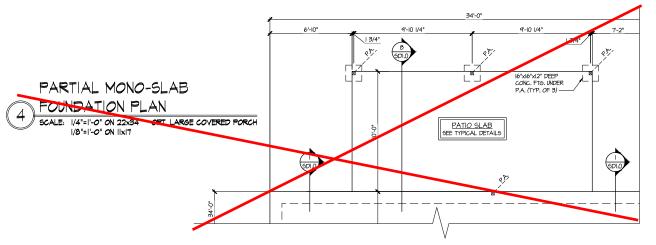
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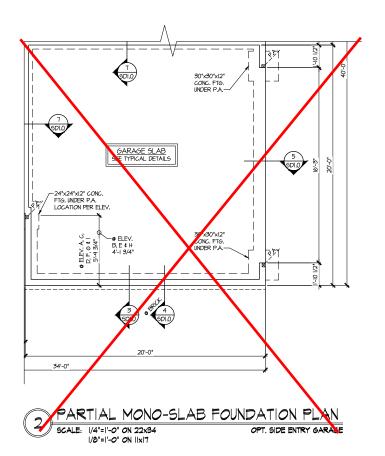
STRUCTURAL

Briarwood _ot 33









Briarwood Lot 33

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

• R.T. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. U.N.O.)

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

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

• IIIIIII INTERIOR BEARING WALL

• CTTT BEARING WALL ABOVE (B.W.A.)

● ■== BEAM/HEADER

• JL METAL HANGER

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

8/1/23

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING

265 Brockside Perkvey, Suite 265 • Agina 2-78-77-4804 • menhanicapasen NC License # C-3825



Mulhern+Kulp project number: 256-21006

SMK MJF issue date: 10-21-202

REVISIONS:

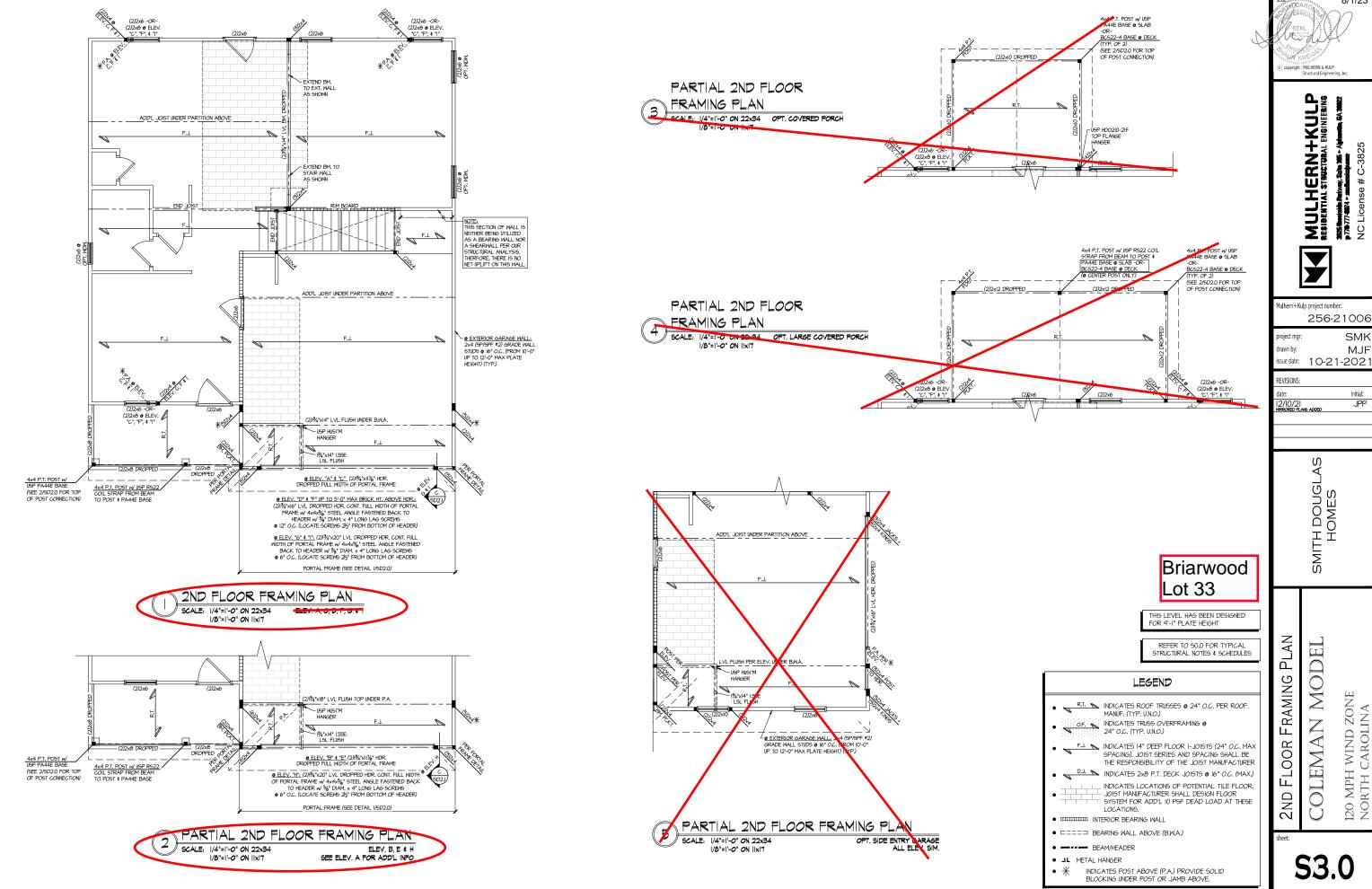
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SMITH DOUGLAS HOMES

MODEL FOUNDATION

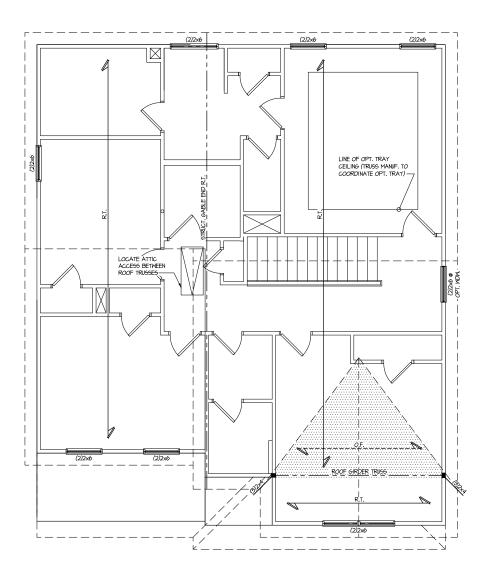
120 MPH WIND ZONE NORTH CAROLINA COLEMAN

MONO-SLAB



8/1/23

SMK





8/1/23

MULHERN+KULP

RESIDENTIAL STRUCTURAL ENGINEERING

RESIDENTIAL ENGINEERING

RESIDENTI



Mulhern+Kulp project number:

256-21006

SMK MJF issue date: 10-21-202

REVISIONS:

initial: JPP

SMITH DOUGLAS HOMES

COLEMAN MODEL FRAMING PLAN

120 MPH WIND ZONE NORTH CAROLINA

LEGEND

Briarwood

Lot 33

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

REFER TO SO.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

• 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.

• IIIIII INTERIOR BEARING WALL

● □□□□□ BEARING WALL ABOVE (B.W.A.)

• JL METAL HANGER

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

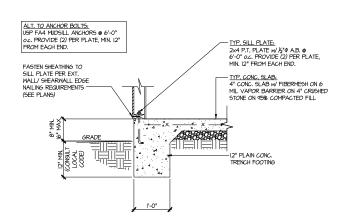
• RT. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. U.N.O.)

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

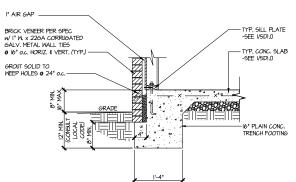
• --- BEAM/HEADER

S4.

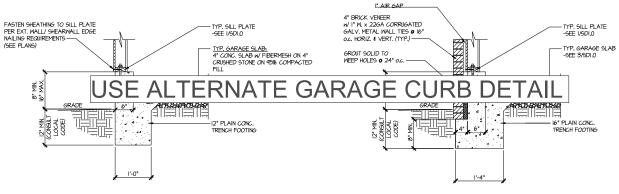
ROOF





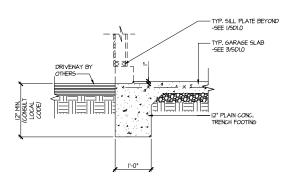


TYPICAL SLAB ON GRADE 2 PERIMETER FOOTING W/ BRICK VENEER

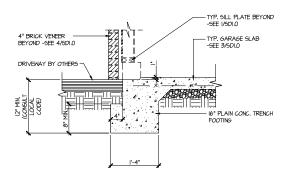


TYPICAL SLAB ON GRADE GARAGE 3 PERIMETER FOOTING

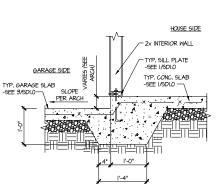




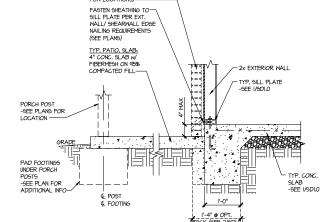
TYPICAL SLAB ON GRADE GARAGE 5 ENTRY @ PERIMETER FOOTING



TYPICAL SLAB ON GRADE GARAGE 6 ENTRY @ PERIMETER FOOTING

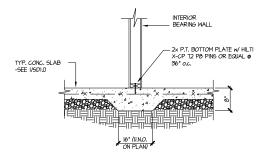


TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING

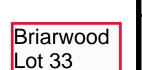


OPT. BRICK (SEE ARCH FOR LOCATIONS)

TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO



TYPICAL THICKENED SLAB @ 9 INTERIOR BEARING WALL



8/1/23

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERINS 265 Street city Parkey, Suite 255 - Agina 2-778-777-4874 - memberschapen NC License # C-3825

Mulhern+Kulp project number: 256-21006

SMK MJF issue date: 10-21-202

REVISIONS:

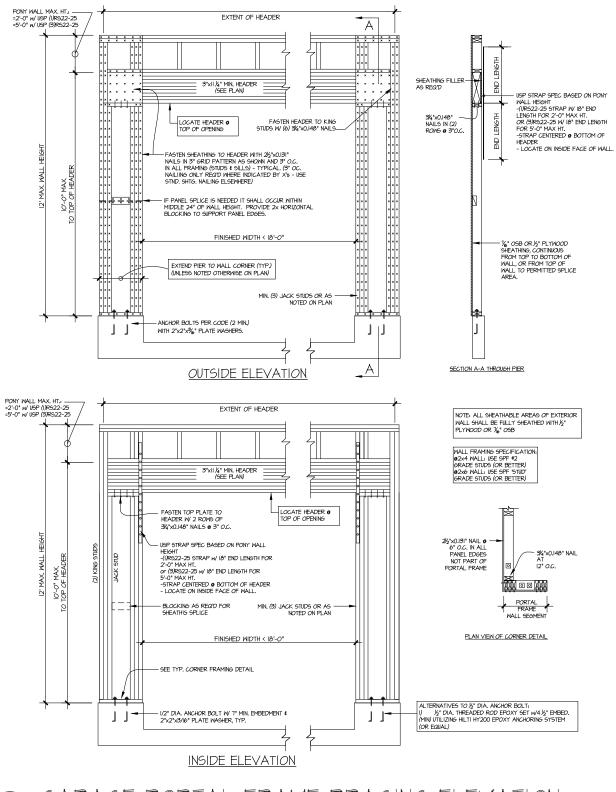
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SMITH DOUGLAS HOMES

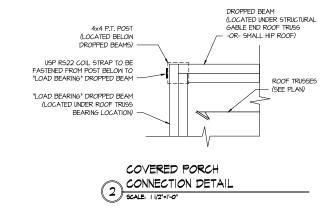
MODEL

FOUNDATION DETAILS 120 MPH WIND ZONE NORTH CAROLINA COLEMAN

SD1.0



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



8/1/23

MULHERN+KULP RESIDENTIAL STRUCTURAL ENSINEERINS 2005 Beneticite Perions, Sale 186 - Aphile 278-176-177-4874 - mathematogeom NC License # C-3825

Mulhern+Kulp project number: 256-21006

MJF issue date: 10-21-202

REVISIONS:

initial: JPP

SMITH DOUGLAS HOMES

MODEL

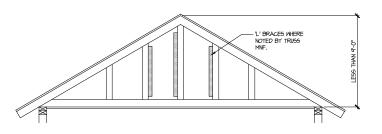
FRAMING DETAILS COLEMAN

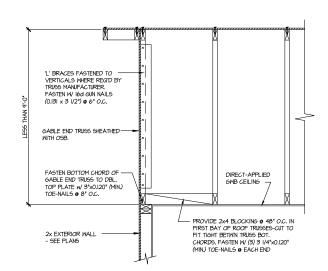
Briarwood

Lot 33

SD2.0

120 MPH WIND ZONE NORTH CAROLINA

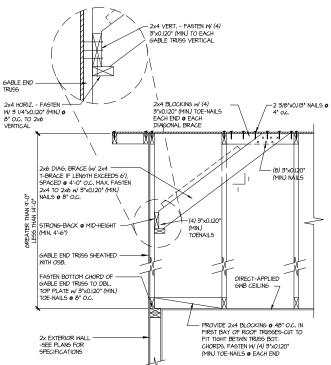




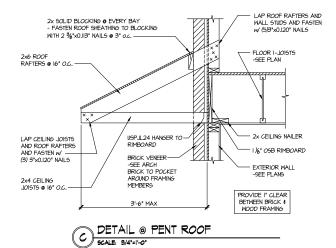
BRACE GABLE END TRUSGES PER ABOVE DETAIL WHEN GABLE HEIGHT IS LEGS THAN 9'-O'. L' BRACES REQUIRED WHERE NOTED BY TRUSS MANUFACTURER.

TYPICAL GABLE END BRACING DETAIL SCALE: NONE REGID & GABLE END TRUSS

- STRONG-BACK • MID-HEIGHT FOR DIAG. BRACES



TYPICAL GABLE END BRACING DETAIL SCALE. NONE REQUE 6 64BLE END TRUSS



BRACE GABLE END TRUSSES PER ABOVE DETAIL WHEN GABLE HEIGHT EXCEEDS 9'-0'. 'L' 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.

> Briarwood Lot 33

8/1/23

MULHERN + KULP

RESIDENTIAL STRUCTURAL ENGINEERING

PERMITTAL STRUCTURAL ENGINEERING

PTOTITION - INCLUDENCE, Sept. 185 - April 18 A 2002

NC License # C-3825

Mulhern+Kulp project number: 256-21006

SMK MJF issue date: 10-21-202

REVISIONS:

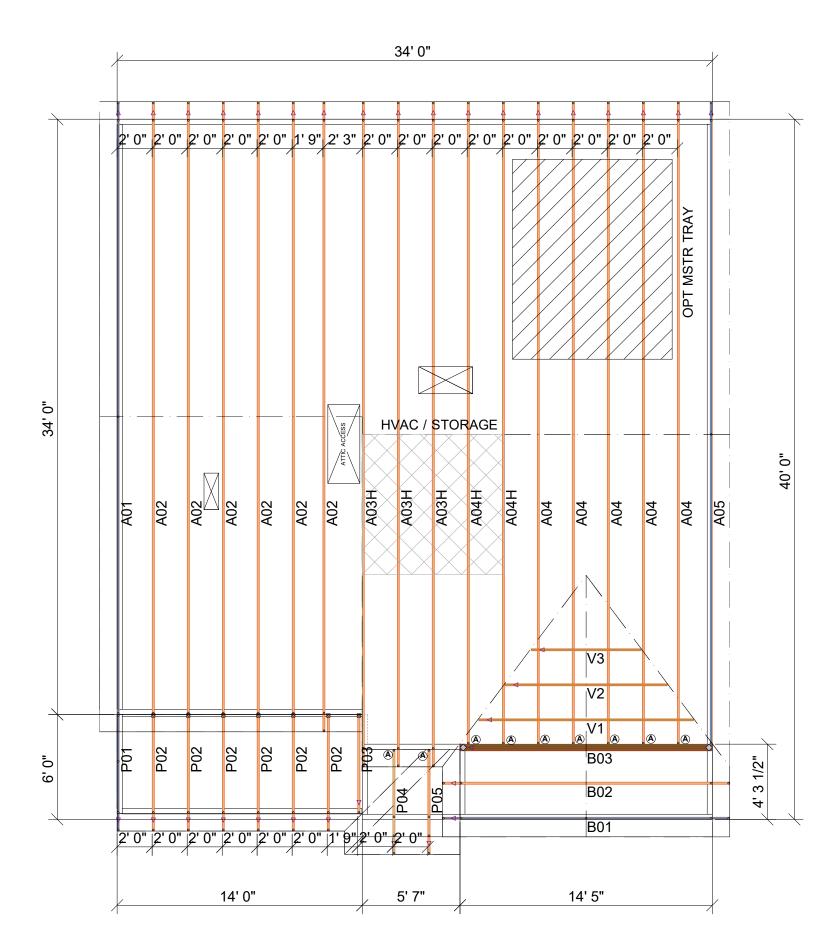
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SMITH DOUGLAS HOMES

MODEL

120 MPH WIND ZONE NORTH CAROLINA FRAMING DETAILS COLEMAN

SD2.1

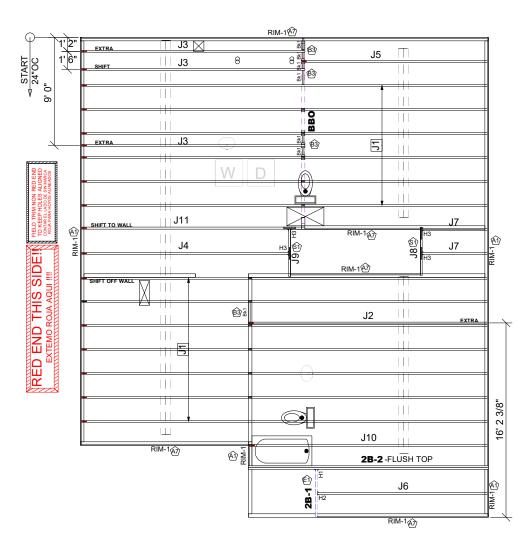


Roof Hanger List				
MARK	TYPE	DESCRIPTION	QTY	
(A)	HUS26	FACE MOUNT HANGER	9	

COLEMAN BEH NO TRAY

BUILT SITE A UPP INDUSTRIES (UFP 99 ∞ LINES: 94 50. LINE RIDGE COLEMAN sqft 89 1715. AREA: DESIGNER JNN LAYOUT DATE 10/18/2024 ROOF ARCH DATE

JOB #: MASTER



		Products			
PlotID	Length	Product	Plies	Net Qty	Fab Type
J1	34' 0"	14" TJI® 110	1	13	MFD
J2	20' 0"	14" TJI® 110	1	1	MFD
J3	19' 0"	14" TJI® 110	1	3	MFD
J4	18' 0"	14" TJI® 110	1	1	MFD
J5	16' 0"	14" TJI® 110	1	1	MFD
J6	15' 0"	14" TJI® 110	1	1	MFD
J7	6' 0"	14" TJI® 110	1	2	MFD
J8	5' 0"	14" TJI® 110	1	1	MFD
J9	4' 0"	14" TJI® 110	1	1	MFD
J10	20' 0"	14" TJI® 210	1	1	MFD
J11	19' 0"	14" TJI® 210	1	1	MFD
2B-1	4' 0"	1 3/4" x 14" 2.0E Microllam® LVL	1	1	MFD
2B-2	20' 0"	1 3/4" x 18" 2.0E Microllam® LVL	2	2	MFD
RIM-1	16' 0"	1 1/8" x 14" TJ® Rim Board	1	10	FF
Bk1	2' 0"	14" TJI® 110	1	7	MFD

Connector Summary				
PlotID	Qty	Manuf	Product	
H1	1	USP	HUS179	
H2	1	USP	IHFL1714	
H3	4	USP	TFL1714	

GENERAL NOTES:

.) TOP CHORD OF JOISTS ARE PAINTED RED AT NUMBERED END. PLACE PAINTED END AS

NOTED ON PLAN. 2.) FOLLOW SPECIAL SPACING AND LOCATION DIMENSIONS FOR EXTRAS OR SHIFTED JOISTS AS SHOWN ON PLAN.

AS SHOWN ON PLAN.
3.) ALL INTERIOR WALL PLATES MUST BE LEVEL WITH OUTSIDE WALL TOP PLATES.
4.) DO NOT STACK CONSTRUCTION LOADS ON UN-BRACED JOISTS.
5.) PROVIDE SOLID SUPPORT BELOW ALL BEAM AND HEADER BEARING POINTS IN WALL AND JOIST SPACES CONTINUOUS DOWN TO THE FOUNDATION.
6.) LOCATE CRIPPLE STUDS IN JOIST SPACE DIRECTLY BELOW HEADER JACKS AT ALL FIRST

DIRECTLY BELOW HEADER JACKS AT ALL FIRST FLOOR EXTERIOR DOOR LOCATIONS. .) INSTALL NAILS IN ALL HOLES PROVIDED IN JOIST HANGERS EXCEPT AT BOTTOM CHORD SEAT. PLACE A DAB OF GLUE IN THE HANGER SEAT BEFORE SETTING JOISTS

BEAT BEFORE SET TIME JUSTIS.

8.) IMPORTANT NOTE! NO STRUCTURAL

ANALYSIS OF CONVENTIONAL HEADERS HAS

BEEN CONDUCTED IF NOT NOTED. THEY ARE CONSIDERED TO BE ADEQUATE TO SUPPORT THE APPLIED LOADS.

FRAMER NOTE

DENOTES DUCT HOLE RUNS

ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED

• Avoid Plumbing Drops

FRAMER NOTE

. GLUE AND NAIL PLYWOOD SUBFLOOR TO BEAMS AND GIRDERS AT 6" O/C WHERE NO WALL IS ABOVE. 2. FILL HANGER SEAT WITH GLUE

BEFORE SETTING JOIST IN HANGER. FILL ROUND HOLES WITH

CRITICAL !!

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

PLAN LEGEND

1B-, 2B-

*INDICATES BEAM ABOVE TOP PLATE (FLUSH WITH FLOOR SYSTEM)

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

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

(ADD LINE FOR EACH ADDITIONAL PLY)

SHIFT JOIST TO MISS PLUMBING, ALIGN W/WALL OR SUPPORT FURNITURE A JOIST ADDED TO THE LAYOUT IN ADDITION TO THE ON CENTER JOISTS

DOUBLE

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

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

LAYOUT FOR 19.2" O/C

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

FIELD VERIFY DIMENSIONS TO **JOISTS LOCATED UNDER WALLS!!**

2ND FLOOR LAYOUT

2ND FLOOR PLACEMENT PLAN

SCALE: 1/8"=1'



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Douglas

Smith

2nd Coleman

DESIGNER PB2 LAYOUT DATE 10/18/2024 ARCH DATE 12/2/2021 **STRUC DATE** 5/24/2023

JOB #: 24101434F2