

COLEMAN

BRIARWOOD BLUFF
LOT 16



SMITH DOUGLAS HOMES

QUALITY | INTEGRITY | VALUE

PLAN ID 060121.1201

110 VILLAGE TRAIL SUITE 215
WOODSTOCK, GA. 30188

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

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

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

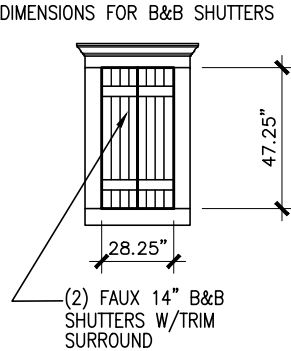
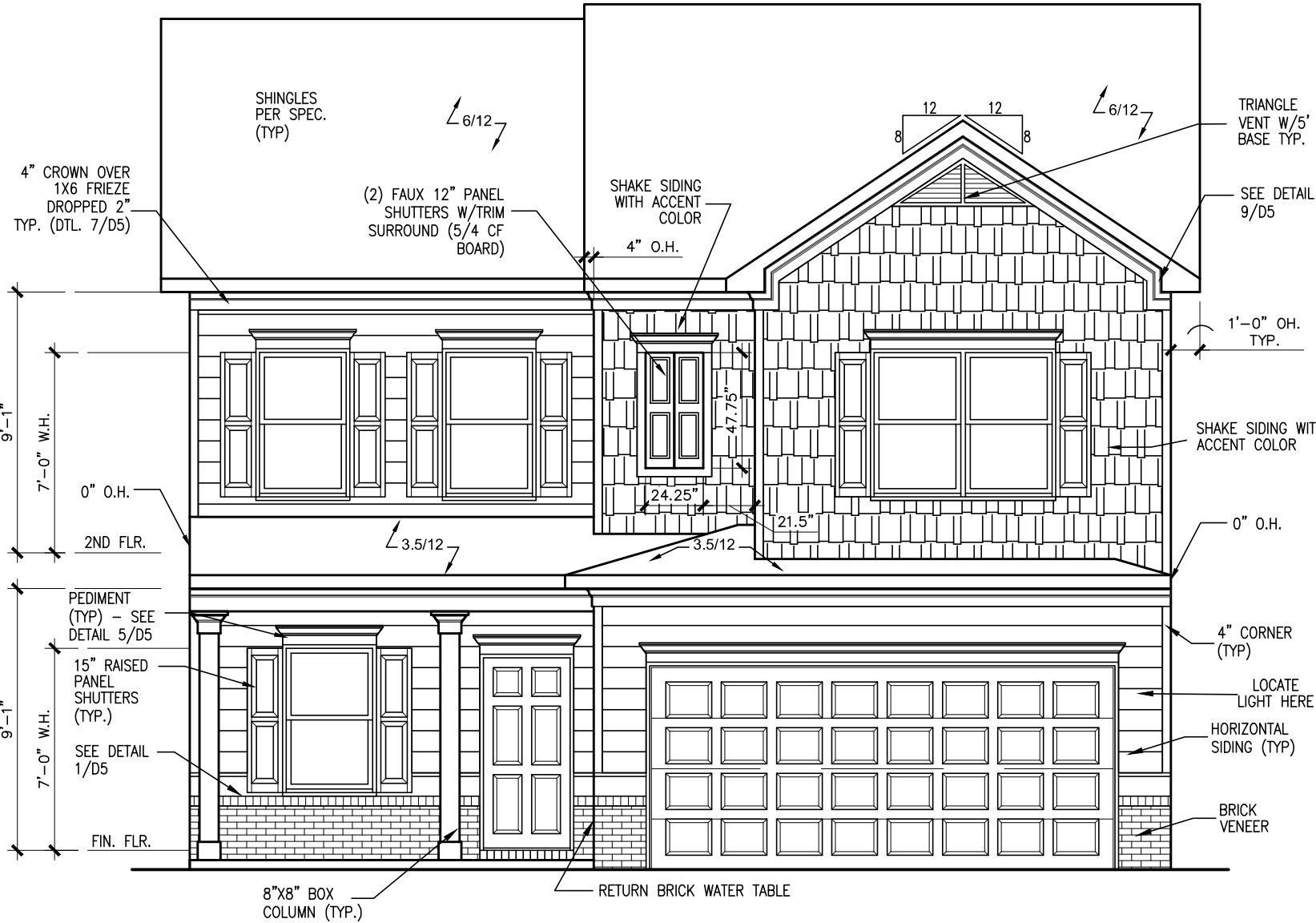
GOVERNMENTAL CODES & STANDARDS
HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

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

ALL NON-MASONRY RETURNS TO
BE HORIZONTAL SIDING

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

BRIARWOOD BLUFF
LOT 16



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

SMITH DOUGLAS HOMES

QUALITY | INTEGRITY | VALUE

ELEVATIONS

FRONT ELEVATION

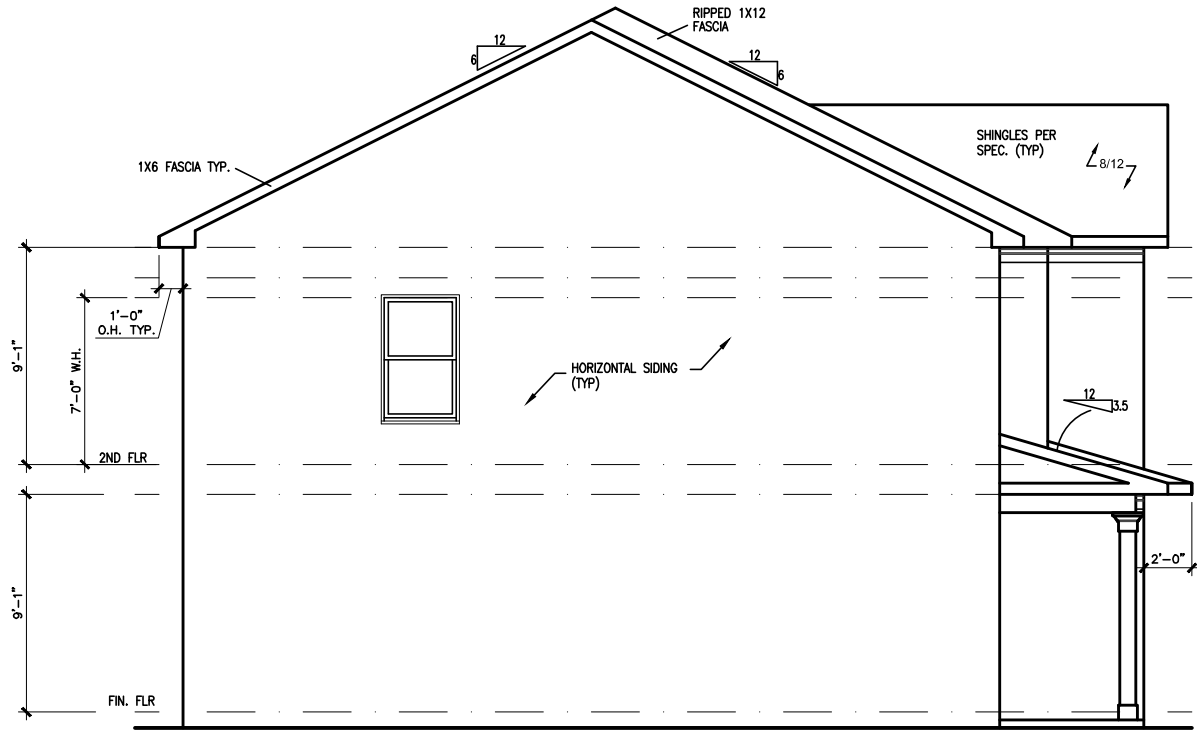
COLEMAN

SMITH DOUGLAS HOMES
110 VILLAGE TRAIL
SUITE 118
WOODSTOCK, GA 30188
www.smithdouglas.com

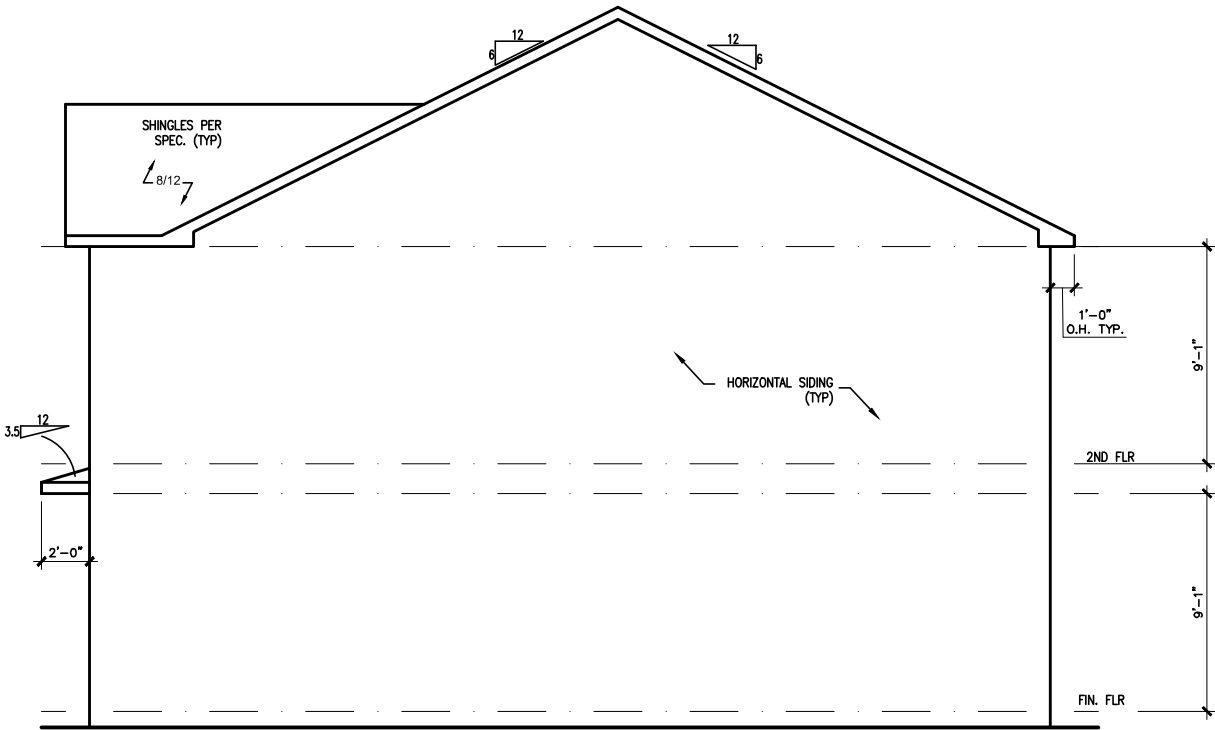
SMITH DOUGLAS HOMES
expressly reserves its
property rights in these
plans and drawings.
These plans and related
drawings are not to be
reproduced without written
consent from SMITH
DOUGLAS HOMES.

BY:	AAP	CH:	AW
DATE:	2/28/2025		
FACADE OPT:	B		
PLAN ID:			
PND:	ALL	BLEV:	B
PAGE NO:	A1.1		

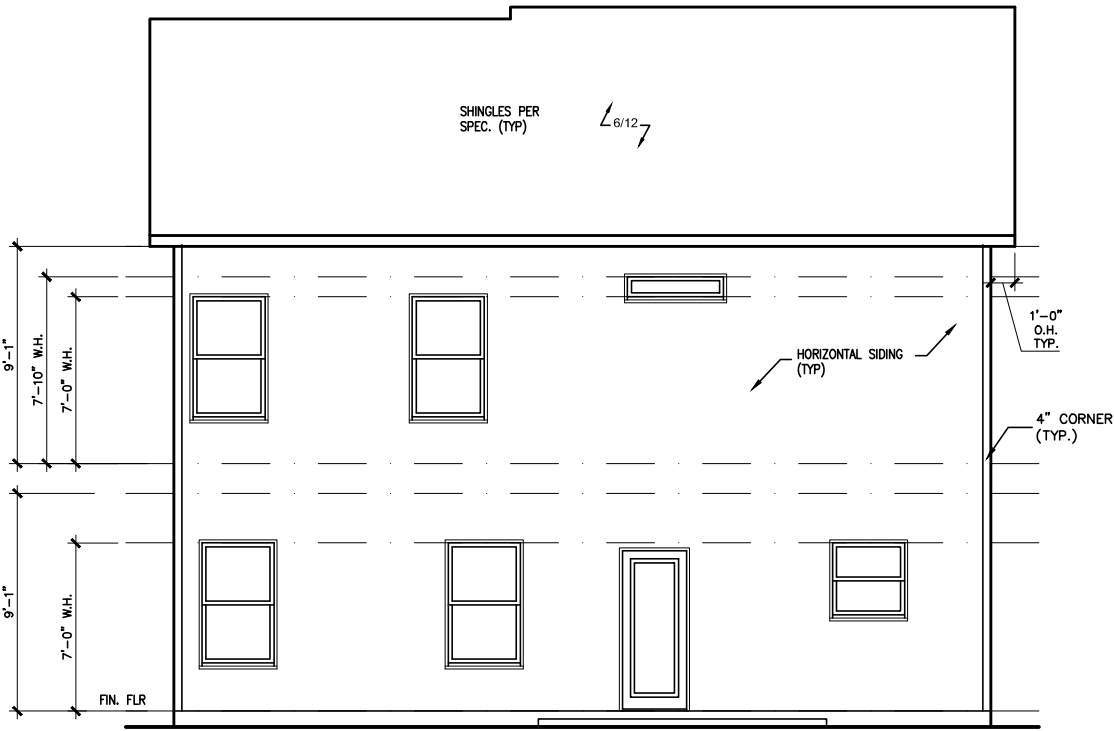
BRIARWOOD BLUFF
LOT 16



LEFT ELEVATION "B"



RIGHT ELEVATION "B"



REAR ELEVATION "B"

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

SMITH DOUGLAS HOMES

QUALITY | INTEGRITY | VALUE

ELEVATIONS

SIDES AND REAR

COLEMAN

SMITH DOUGLAS HOMES

110 VILLAGE TRAIL

SUITE 115

WOODSTOCK, GA 30188

www.smithdouglas.com

SMITH DOUGLAS HOMES expressly reserves its property rights in these plans and drawings. These plans and related drawings are not to be reproduced without written consent from SMITH DOUGLAS HOMES.

BY: AAP

CH: AW

DATE: 2/28/2025

FACADE OPT: B

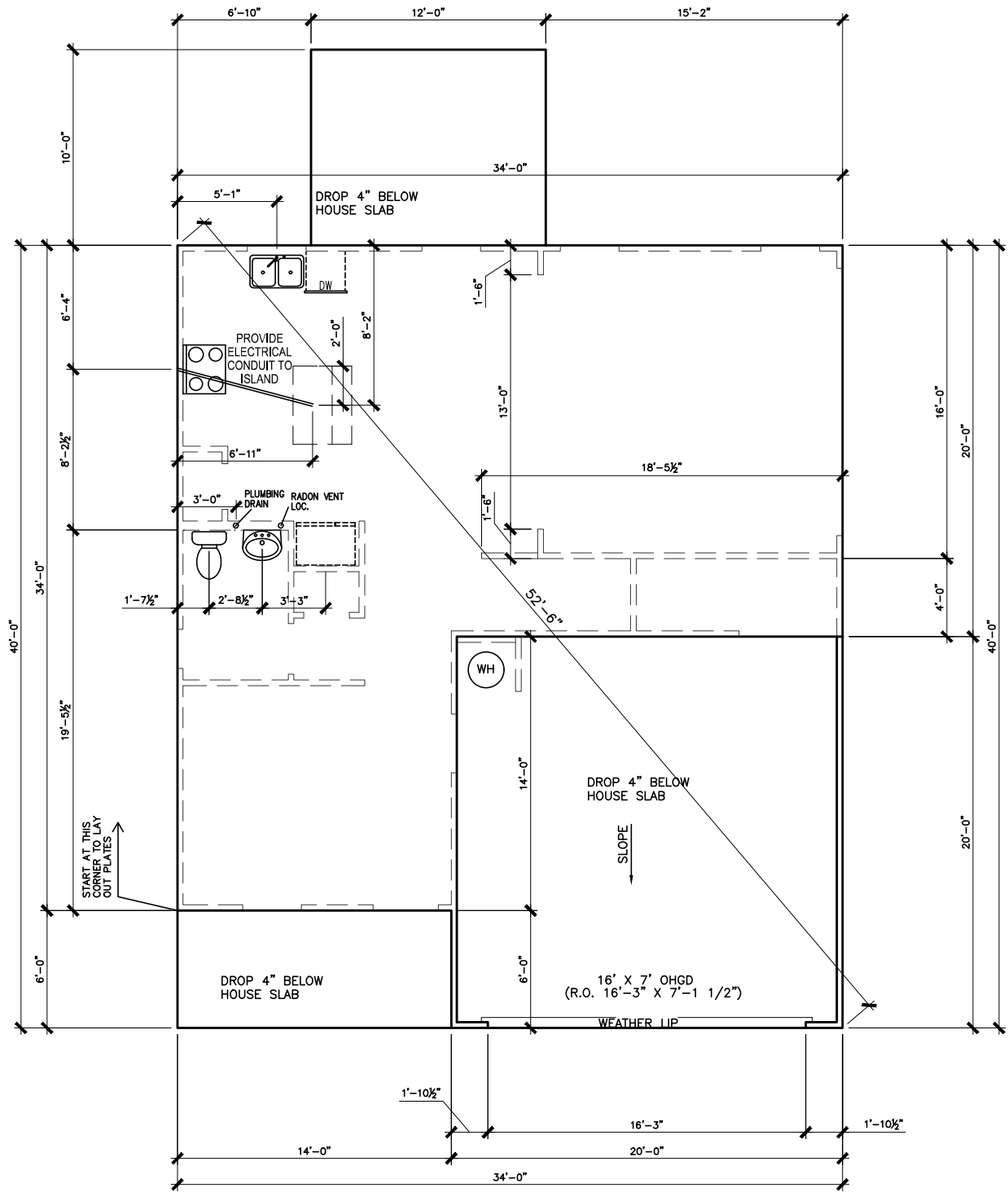
PLAN ID:

FND: ALL

BLEV: B

PAGE NO: A2.1

BRIARWOOD BLUFF
LOT 16



*RADON VENT
PROVIDED PER
LOCAL CODE

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

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

**SMITH DOUGLAS HOMES**
QUALITY | INTEGRITY | VALUE

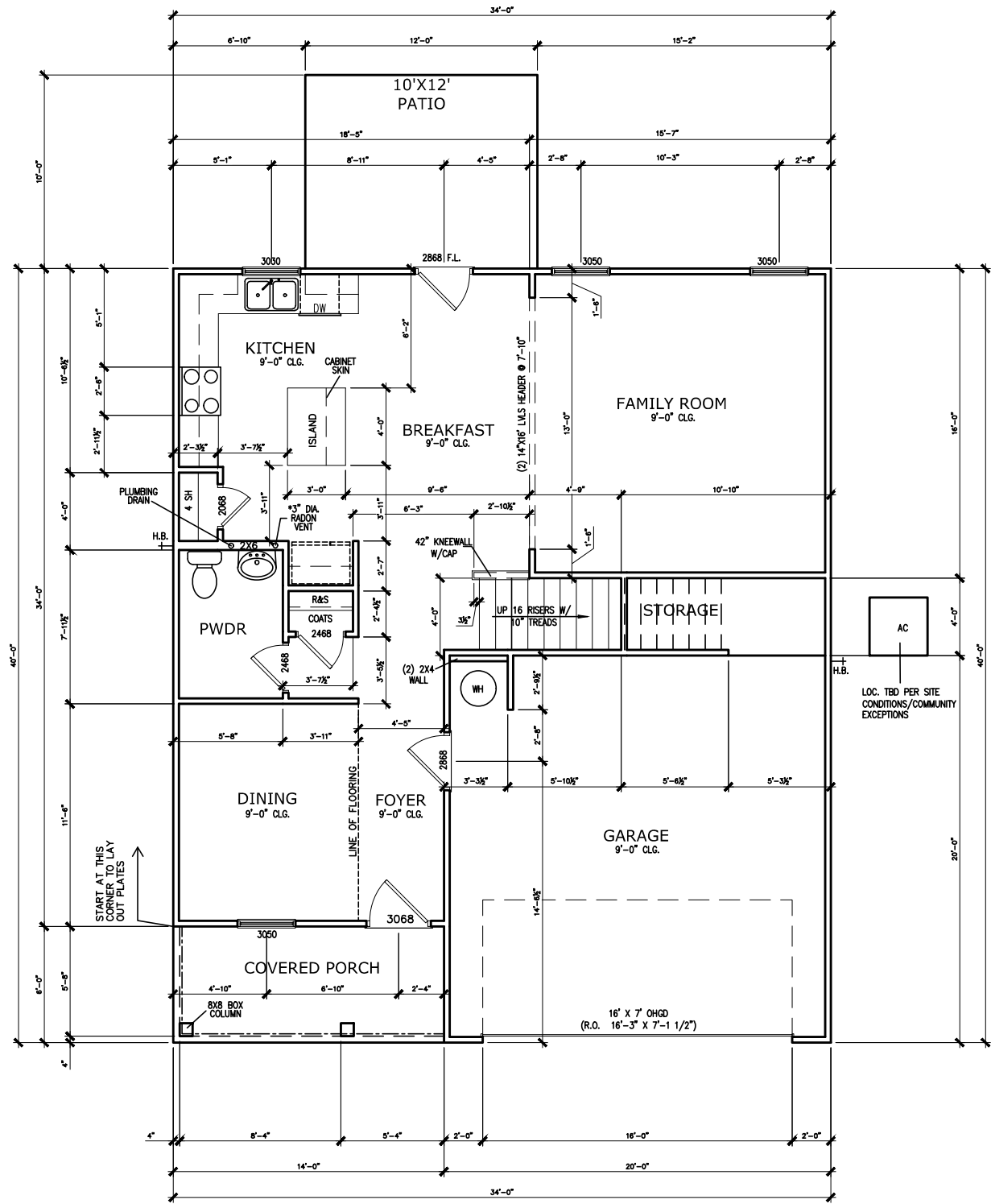
FOUNDATION PLAN
SLAB PLAN
COLEMAN

SMITH DOUGLAS HOMES
110 VILLAGE TRAIL
SUITE 115
WOODSTOCK, GA 30188
www.smithdouglas.com

SMITH DOUGLAS HOMES
expressly reserves its
property rights in these
plans and drawings.
These plans and related
drawings are not to be
reproduced without written
consent from SMITH
DOUGLAS HOMES.

BY: AAP	CH: AW
DATE: 2/28/2025	
FACADE OPT: B	
PLAN ID:	
PND: ALL	RELEV: B
PAGE NO:	A3.1

BRIARWOOD BLUFF
LOT 16



FIRST FLOOR PLAN

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

*RADON VENT PROVIDED
PER LOCAL CODE

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

**SMITH DOUGLAS HOMES**
QUALITY | INTEGRITY | VALUE

FLOOR PLAN

FIRST FLOOR

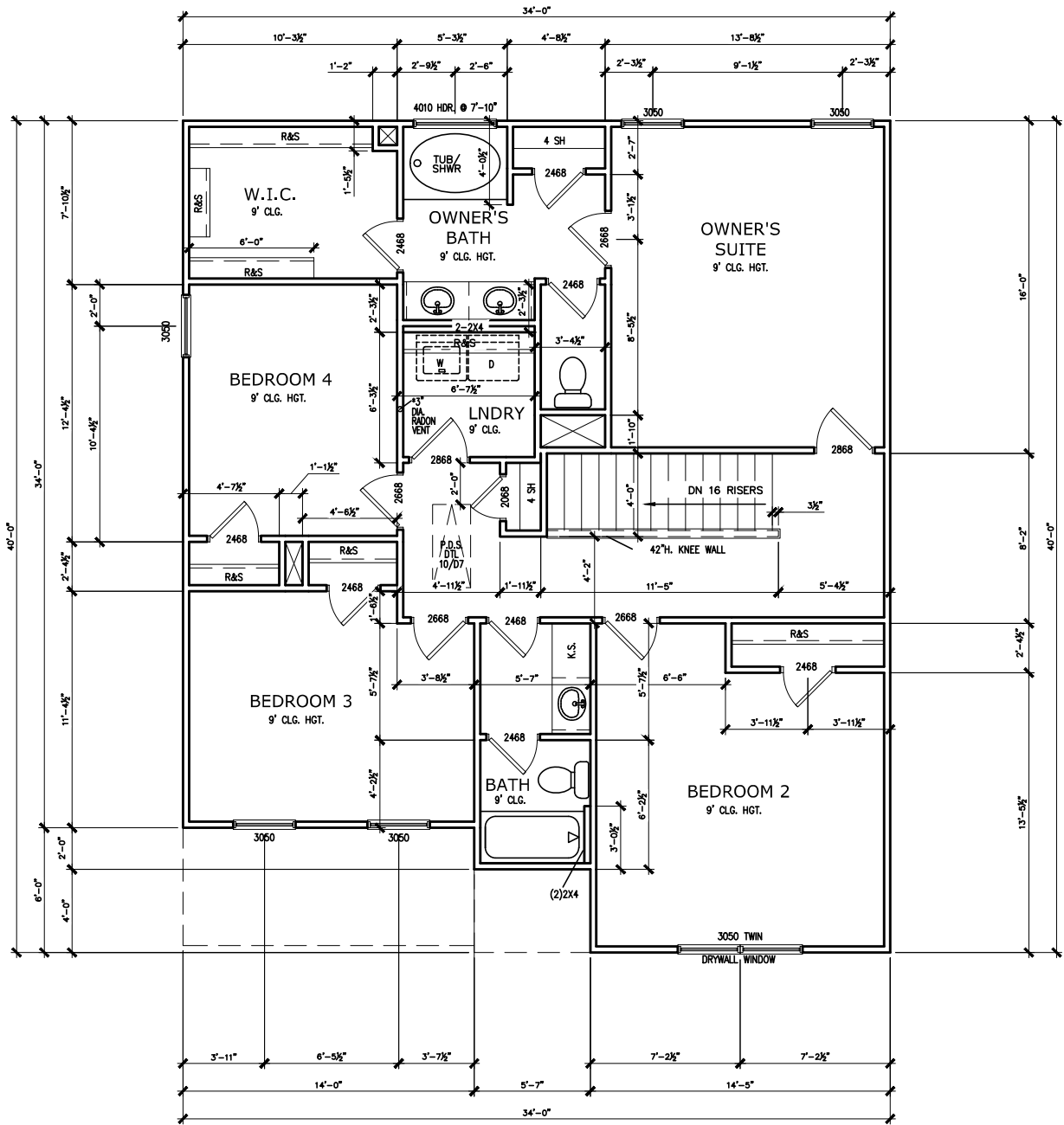
COLEMAN

SMITH DOUGLAS HOMES
110 VILLAGE TRAIL
SUITE 115
WOODSTOCK, GA 30188
www.smithdouglas.com

SMITH DOUGLAS HOMES
expressly reserves its
property rights in these
plans and drawings.
These plans and related
drawings are not to be
reproduced without written
consent from SMITH
DOUGLAS HOMES.

BY:	AAP	CH:	AW
DATE:	2/28/2025		
FACADE OPT:	B		
PLAN ID:			
PND:	ALL	RELEV:	B
PAGE NO:	A5.1		

BRIARWOOD BLUFF
LOT 16



SECOND FLOOR PLAN

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

*RADON VENT PROVIDED
PER LOCAL CODE

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

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

**SMITH DOUGLAS HOMES**
QUALITY | INTEGRITY | VALUE

FLOOR PLAN

SECOND FLOOR

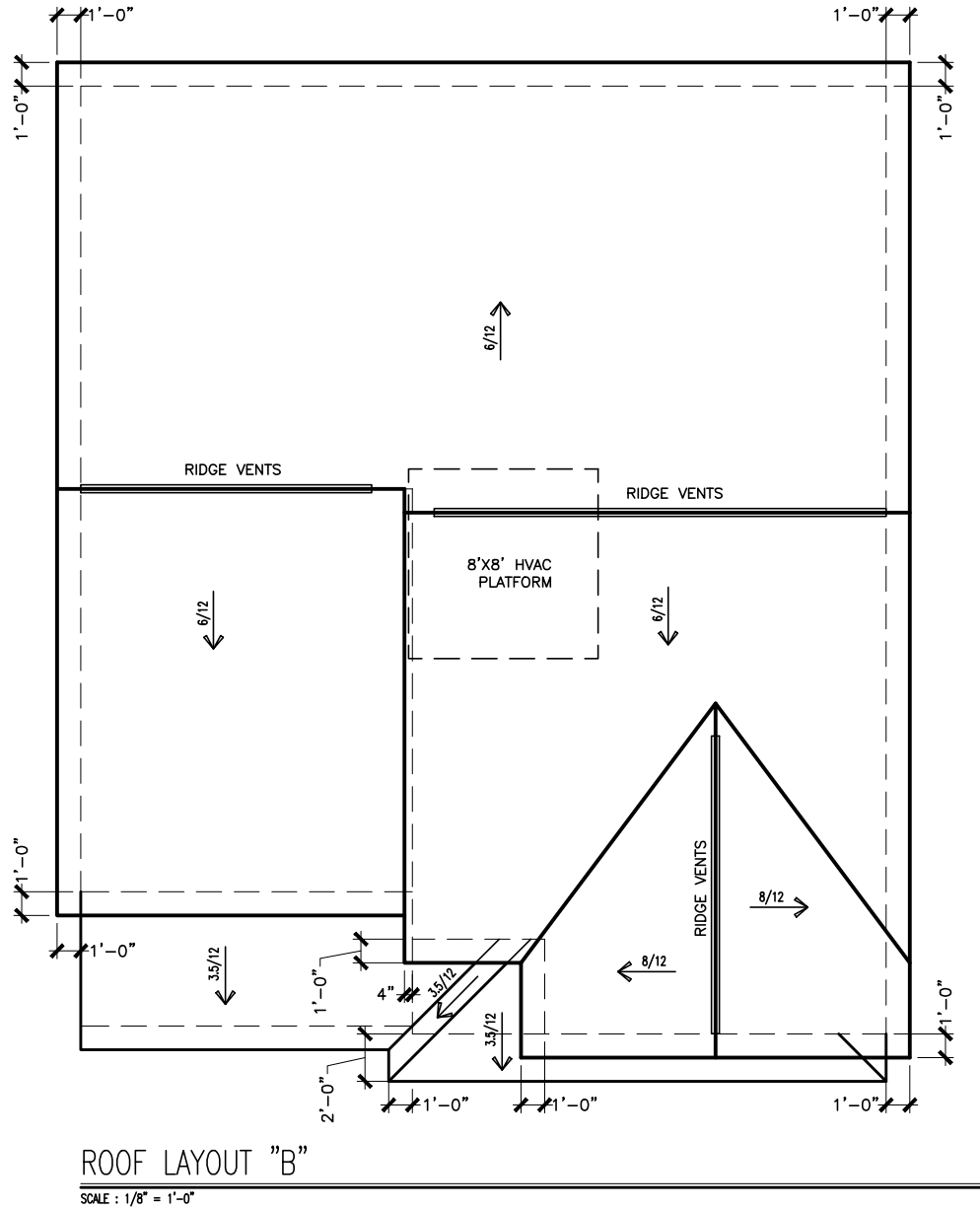
COLEMAN

SMITH DOUGLAS HOMES
110 VILLAGE TRAIL
SUITE 115
WOODSTOCK, GA 30188
www.smithdouglas.com

SMITH DOUGLAS HOMES
expressly reserves its
property rights in these
plans and drawings.
These plans and related
drawings are not to be
reproduced without written
consent from SMITH
DOUGLAS HOMES.

BY:	AAP	CH:	AW
DATE:	2/28/2025		
FACADE OPT:	B		
PLAN ID:			
PND:	ALL	BLEV:	B
PAGE NO:	A5.2		

BRIARWOOD BLUFF
LOT 16



ROOF LAYOUT "B"
SCALE : 1/8" = 1'-0"

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

**SMITH DOUGLAS HOMES**
QUALITY | INTEGRITY | VALUE

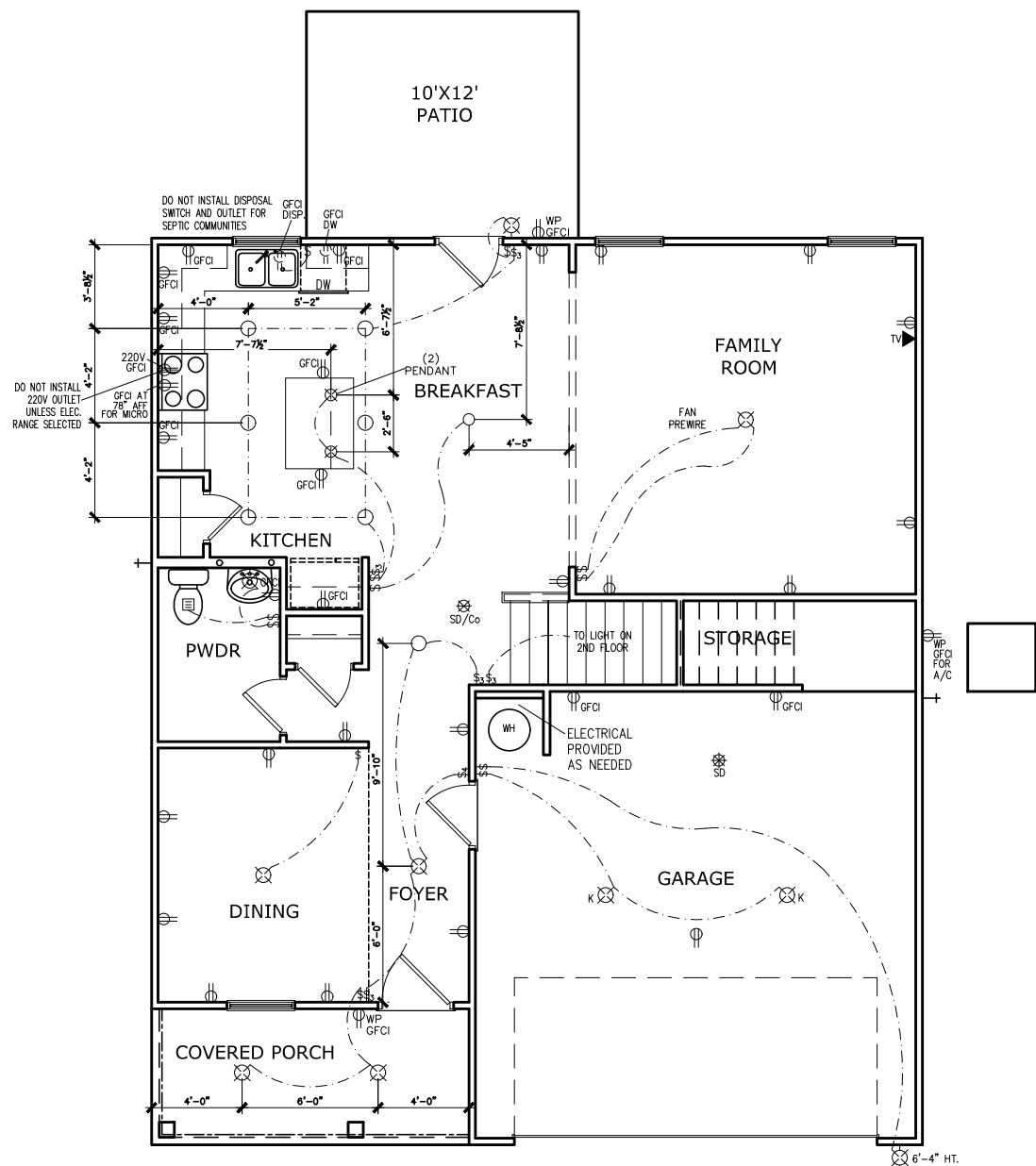
ROOF PLAN
ROOF PLAN
COLEMAN

SMITH DOUGLAS HOMES
110 VILLAGE TRAIL
SUITE 115
WOODSTOCK, GA 30188
www.smithdouglas.com

SMITH DOUGLAS HOMES
expressly reserves its
property rights in these
plans and drawings.
These plans and related
drawings are not to be
reproduced without written
consent from SMITH
DOUGLAS HOMES.

BY: AAP	CH: AW
DATE: 2/28/2025	
FACADE OPT: B	
PLAN ID:	
PND: ALL	RELEV: B
PAGE NO: A6.1	

BRIARWOOD BLUFF
LOT 16



ELECTRICAL LEGEND

\$	SWITCH	TV	TV
\$3	3 WAY SWITCH		120V RECEPTACLE
\$4	4 WAY SWITCH		120V SWITCHED RECEPTACLE
	CEILING FIXTURE		220V RECEPTACLE
	KEYLESS		GFCI OUTLET
	WALL MOUNT FIXTURE		ARCH FAULT CIRCUIT INTERRUPTER
	CEILING FIXTURE		GAS LINE
	FLEX CONDUIT		WATER LINE
	CHIMES		HOSE BIBB
	TELEPHONE		FLOOD LIGHT
	SMOKE DETECTOR & CARBON MONOXIDE		1x4 LUMINOUS FIXTURE
	SECURITY OUTLET		CEILING FAN
	GARAGE DOOR OPENER		
	EXHAUST FAN		ELECTRICAL WIRING
	FAN/LIGHT		CEILING FIXTURE

ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES	
APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)	
BREAKFAST/DINING ROOM	63" ABOVE FINISHED FLOOR
KITCHEN PENDANT LIGHTS	33" ABOVE COUNTER TOP
TWO STORY FOYER FIXTURE	96" ABOVE FINISHED FLOOR
CEILING FAN	96" ABOVE FINISHED FLOOR
FLOOD LIGHT	10' MAX. ABOVE FIN. FLOOR

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

FIRST FLOOR ELECTRICAL PLAN

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

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

SMITH DOUGLAS HOMES

QUALITY | INTEGRITY | VALUE

ELECTRICAL PLAN

FIRST FLOOR

COLEMAN

SMITH DOUGLAS HOMES

110 VILLAGE TRAIL

SUITE 115

WOODSTOCK, GA 30188

www.smithdouglas.com

SMITH DOUGLAS HOMES expressly reserves it's property rights in these plans and drawings. These plans and related drawings are not to be reproduced without written consent from SMITH DOUGLAS HOMES.

BY: AAP CH: AW

DATE: 2/28/2025

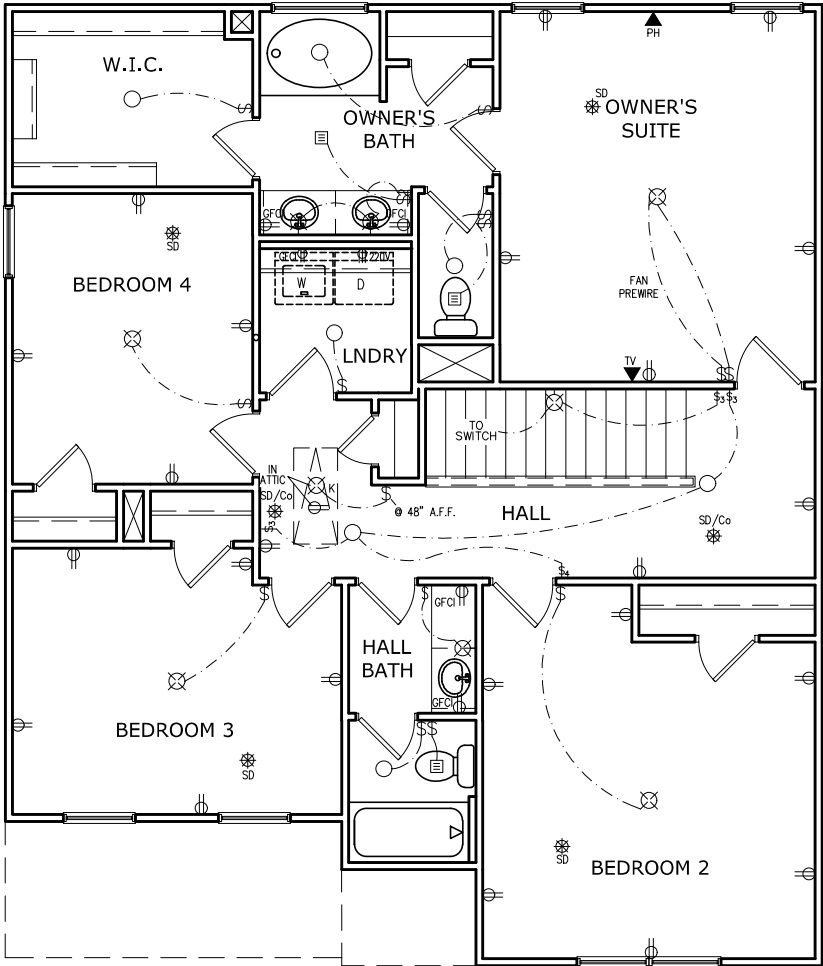
FACADE OPT: B

PLAN ID:

PND: ALL RLEV: B

PAGE NO: A7.2

BRIARWOOD BLUFF
LOT 16



SECOND FLOOR ELECTRICAL PLAN

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

ELECTRICAL LEGEND			
\$	SWITCH	TV	TV
\$3	3 WAY SWITCH	120V	120V RECEPTACLE
\$4	4 WAY SWITCH	120V	120V SWITCHED RECEPTACLE
⊗	CEILING FIXTURE	220V	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	1x4 LUMINOUS FIXTURE
SO	SECURITY OUTLET	⊗	CEILING FAN
□	GARAGE DOOR OPENER		ELECTRICAL WIRING
⊞	EXHAUST FAN	⊕	CEILING FIXTURE
⊞	FAN/LIGHT		
ELECTRICAL PLANS TO FOLLOW ALL LOCAL CODES			
APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)			
BREAKFAST/DINING ROOM	63" ABOVE FINISHED FLOOR		
KITCHEN PENDANT LIGHTS	33" ABOVE COUNTER TOP		
TWO STORY FOYER FIXTURE	96" ABOVE FINISHED FLOOR		
CEILING FAN	96" ABOVE FINISHED FLOOR		
FLOOD LIGHT	10' MAX. ABOVE FIN. FLOOR		

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

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

SMITH DOUGLAS HOMES

QUALITY | INTEGRITY | VALUE

ELECTRICAL PLAN

SECOND FLOOR

COLEMAN

SMITH DOUGLAS HOMES
110 VILLAGE TRAIL
SUITE 115
WOODSTOCK, GA 30188
www.smithdouglas.com

SMITH DOUGLAS HOMES
expressly reserves it's
property rights in these
plans and drawings.
These plans and related
drawings are not to be
reproduced without written
consent from SMITH
DOUGLAS HOMES.

BY:	AAP	CH:	AW
DATE:	2/28/2025		
FACADE OPT:	B		
PLAN ID:			
PND:	ALL	RELEV:	B
PAGE NO:	A7.3		

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

DESCRIPTION OF BLDG. ELEMENT	3"x0.131" NAILS	3"x0.120" NAILS
JOIST TO SOLE PLATE SOLE PL. TO JOIST/RIM OR BLK'G STUD TO PLATE	(3) TOENAILS NAILS @ 4" O.C. (4) TOENAILS/ (3)END NAILS	(3) TOENAILS* NAILS @ 4" O.C. (4) TOENAILS/ (4)END NAILS*
RIM TO TOP PLATE BLK'G. BTWN. JOISTS TO TOP PL.	TOENAILS @ 6" O.C. (3) TOENAILS EA. END	TOENAILS @ 4" O.C.* (3) TOENAILS EA. END*
DOUBLE STUD DOUBLE TOP PLATE DOUBLE TOP PLATE LAP SPLIC	NAILS @ 16" O.C. NAILS @ 12" O.C. (12) NAILS IN LAPPED AREA (24" MIN.)	NAILS @ 16" O.C. NAILS @ 8" O.C. (15) NAILS IN LAPPED AREA (24" MIN.)
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(3) NAILS	(3) NAILS
RAFTER/TRUSS TO TOP PLATE	(4) TOENAILS + (1) SIMPSON H25T TOENAILS @ 8" O.C.	(4) TOENAILS + (1) SIMPSON H25T TOENAILS @ 6" O.C.
GAB. END TRUSS TO DBL. TOP PL.	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" O.C.	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. 9 1/4" TO 12"	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" O.C.	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. 12" TO 16"	LAP WALL SHTG. w/ DBL. TOP PL. # INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C.	LAP WALL SHTG. w/ DBL. TOP PL. # INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C.*
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. w/ DBL. TOP PL. # INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL	LAP WALL SHTG. w/ DBL. TOP PL. # INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL*
WALL TO FOUNDATION	WALL SHTG. LAP w/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC.	

* 2 1/2"x0.113 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 TRUSSES AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN. MULHERN & KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO MK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

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

A. ROOF TRUSSES:
1/4" DEAD LOAD

B. ATTIC TRUSSES, & I-JOISTS:
1/8" DEAD LOAD

ABSOLUTE DEAD LOAD DEFLECTION OF ATTIC TRUSSES WHEN ADJACENT TO FLOOR FRAMING BY OTHERS SHALL BE LIMITED TO 3/16". (NOT DIFFERENTIAL DEFLECTION)

VENEER LINTEL SCHEDULE

SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
3'-0"	20 FT. MAX	L3"x3"x1/4"
	3 FT. MAX	L3"x3"x1/4"
6'-0"	12 FT. MAX	L4"x3"x1/4"
	20 FT. MAX	L5"x3 1/2"x3/8"
8'-0"	3 FT. MAX	L4"x4"x1/4" *
	12 FT. MAX	L5"x3 1/2"x3/8"
	16 FT. MAX	L6"x3 1/2"x3/8"
9'-6"	12 FT. MAX	L6"x3 1/2"x3/8"

ALL LINTELS:
- SHALL SUPPORT 2 3/4" - 3 1/2" VENEER w/ 40 psf MAXIMUM HEIGHT.
- @ 8" SHALL HAVE 4" MIN. BEARING
- @ 16" SHALL HAVE 8" MIN. BEARING
- @ 16" SHALL NOT BE FASTENED BACK TO HEADER.
- @ 16" SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @48" O.C. w/ 1/2" DIA. x 3 1/2" LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES.
- ALL LINTELS SHALL BE LONG LEGS VERTICAL.
- WHEN SUPPORTING VENEER < 3" WIDE THE EXTERIOR TOE OF THE HORIZONTAL LEG MAY BE CUT IN THE FIELD TO BE 3/4" WIDE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLOW FOR PORTAL JOINT FINISHING.
- SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS.
* FOR QUEEN VENEER USE L4x3x1/2".

MK STD. - MAY 2016

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NCSCBC-RESIDENTIAL CODE & 2018 IRC WITH SOUTH CAROLINA AMENDMENTS
- FOOTING DESIGN - 2,000 PSF NET ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.
- FASTEN 2x4/6 SILL PLATES TO CONC FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING:
 - 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C., 1" MIN. EMBEDMENT
 - FA4 ANCHOR STRAPS @ 6'-0" O.C.
- FASTEN 2x10 SILL PLATES TO PRECAST BSMT WALLS WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING:
 - 1/2" DIA. BOLTS @ 2'-0" O.C.
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT w/ PERIMETER FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT w/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
- FOUNDATION WALLS & FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O.
- CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
 - F_c = 4,000 psi: FOUNDATION WALLS
 - 3,000 psi: FOOTINGS & INTERIOR SLABS ON GRADE
 - 3,500 psi: GARAGE & EXTERIOR SLABS ON GRADE
 - f_y = 60,000 psi
- BASEMENT FOUNDATION WALL DESIGN BASED ON:
 - 8' OR 9' HEIGHT (AS NOTED ON PLANS)
 - TALLER WALLS MUST BE ENGINEERED.
- BASEMENT WALL DESIGN IS BASED ON 30 OR 45 PCF BACKFILL SOIL TYPE CLASSIFICATIONS:
 - 30 PCF TYPE (GM, GP, SM, SP)
 - 45 PCF TYPE (GM, GC, SM, SM-SC, ML)
 - IMPORTANT - IF 60 PCF SOIL TYPE (SC, ML-CL, OR CL) IS UTILIZED FOR BACKFILL, CONTACT MULHERN & KULP FOR FURTHER EVALUATION OF FOUNDATION DESIGN.
- BASEMENT WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY ADEQUATE TEMPORARY BRACING OR INSTALL 1st FLOOR DECK.
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE (TYP.) OR 12" MIN IN REGIONS WHERE CODE FROST DEPTH IS NOT APPLICABLE. CONSULT SOILS REPORT OR BUILDING DEPT. FOR MINIMUM DEPTH BELOW GRADE.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP.
 - JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM)
 - JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1:1.5 RATIO
 - CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL SLABS
- TYPICAL REINFORCEMENT DETAILS: PROVIDE 3" MIN. CLEAR COVER WHERE CAST AGAINST EARTH, 1 1/2" MIN. CLEAR COVER AGAINST FORMS. LAP ALL REBAR 48 BAR DIAMETERS MIN. (24" FOR #4 BARS) & BEND BARS AND LAP AT CORNERS. PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT.
- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.

LEGEND

- R.T. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. U.N.O.)
- O.F. INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. U.N.O.)
- F.J. INDICATES 14" DEEP FLOOR I-JOISTS (24" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER
- D.J. INDICATES 2x8 P.T. DECK JOISTS @ 16" O.C. (MAX.)
- INDICATES LOCATIONS OF POTENTIAL TILE FLOOR. JOIST MANUFACTURER SHALL DESIGN FLOOR SYSTEM FOR ADD'L 10 PSF DEAD LOAD AT THESE LOCATIONS.
- INTERIOR BEARING WALL
- BEARING WALL ABOVE (B.N.A.)
- BEAM/HEADER
- 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:
120MPH WIND IN 2018 NCSCBC-RC
& 120MPH WIND IN 2018 IRC
(120 MPH WIND SPEED IN ASCE 7
WIND MAP, PER IRC R301.2.1.1)
EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2015 & 2018 IBC, SECTION 1604) & ASCE 7, AS PERMITTED BY R301.1.3 OF THE 2018 NCSCBC-RC & 2018 IRC. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

DESIGN WIND UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NCSCBC-RC & 2018 IRC SECTION R802.11.1.1. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.5& R802.11.

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 1/5/32" PLYWOOD:
FASTEN SHEATHING w/ 2 3/8"x0.113 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP. U.N.O.)
- ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC: 1 3/4" 16 GA STAPLES (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 3/8" x 0.113" NAILS @ 3" O.C. AND 12" O.C. IN THE PANEL FIELD. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUD) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

NOTES

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

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

MK STD. - MAR 2016

FLOOR FRAMING

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

ROOF FRAMING

- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS
 - w/ 2 1/4" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD.
 - w/ 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD.
 - w/ 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES & @ 6" O.C. FIELD.
- WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPs FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- FASTEN EACH ROOF TRUSS TO TOP PLATE w/ USP 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.O.
- ROOF TRUSS SHOP DWGS. SHALL BE SUBMITTED TO ARCH. & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- ERECT AND INSTALL ROOF TRUSSES PER MTCA & TP1'S BC51.1 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- SUPPORT SHORT SPAN ROOF TRUSSES w/2x4 LEDGER FASTENED TO FRAMING w/(2) 3" x 0.120" NAILS @ 16" O.C. (UP TO 1" SPAN).

MK STD. - MAR 2016

MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.

GENERAL STRUCTURAL NOTES

- DESIGN IS BASED ON 2018 NCSCBC-RESIDENTIAL CODE & 2018 IRC WITH SOUTH CAROLINA AMENDMENTS
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.
- DESIGN LOADS:
 - ROOF
 - LIVE = 20 PSF
 - DEAD = 7 PSF T.C., 10 PSF B.G.
 - LOAD DURATION FACTOR = 1.25
 - FLOOR
 - LIVE = 40 PSF (30 PSF @ SLEEPING AREAS)
 - DEAD = 10 PSF (I-JOISTS)
 - ADD'L 10 PSF @ CERAMIC TILE IN BATHS & LAUND.
 - SOIL 2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)

GENERAL FRAMING

- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD CONNECTIONS TABLE (IRC TABLE R602.3.11) OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- EXT. & INT. BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SPF/SP "STUD" GRADE LUMBER, OR BETTER, U.N.O.
 - WALLS OVER 12' TALL SHALL BE PER PLAN.
- ALL INTERIOR BEARING WALLS ARE ASSUMED TO BE SHEATHED w/ GYP WALL BOARD (ONE SIDE MIN.) OR PROVIDE MID HT. BLOCKING.
- ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE SPRUCE-PINE-FIR #2 (SPF) OR SOUTHERN PINE #2 (SP) LUMBER, OR BETTER. SUPPORT ALL HEADERS/ BEAMS w/ (1)2x JACK STUD & (1)2x KING STUD, MINIMUM.
 - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 24" O.C. (MAX, U.N.O.)
 - HEADERS IN NON-LOAD BEARING WALLS SHALL BE:
 - (1)2x4/6 FLAT @ OPENINGS UP TO 4'; (2)2x4/6 FLAT UP TO 8'.
- ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).
- ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING:
 - "LVL" - Fb=2600 psi; Fv=285 psi; E=2.0x10⁶ psi
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
 - "LVL" - Fb=2400 psi; FcII=2500 psi; E=1.8x10⁶ psi
- FOR 2 & 3 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O/C OR 2 ROWS USP W535 SCREWS (OR 3 1/2" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 3 1/2" OR 5 1/4" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- FOR 4 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF USP W56 SCREWS (OR 6 3/4" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP AND BOTTOM SCREWS 2" FROM EDGE. A SOLID 1" BEAM IS ACCEPTABLE.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND./BEARING. BLOCKING TO MATCH POST ABOVE.
- ALL EXTERIOR 4x4 WOOD POSTS SHALL HAVE USP BC522-4 CAP & PA44E BASE, U.N.O.
- CORROSION NOTES:
 - BUILDER RESPONSIBLE TO DETERMINE CORROSION-RESISTANCE REQUIREMENTS AND COMPATIBILITY OF HARDWARE, FASTENERS AND CONNECTORS FOR ENVIRONMENTAL EXPOSURE AND IN CONTACT w/ PRESERVATIVE-TREATED WOOD OF ACTUAL FINAL CONDITIONS AND SOURCED MATERIALS. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
 - ALL FASTENERS AND CONNECTORS EXPOSED TO SALT WATER (WITHIN 300' OF SALT WATER SHORELINE, INCLUDING VENTED SPACES) SHALL BE STAINLESS STEEL.

MK STD. - MAR 2016

BRIARWOOD
LOT 16

GENERAL STRUCTURAL NOTES

COLEMAN MODEL

120 MPH WIND ZONE
NORTH CAROLINA

sheet:

S0.0



8/1/23

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING



3525 Shawhokee Parkway, Suite 105 - Alpharetta, GA 30022
970-777-4874 - email@mulhernkulp.com

NC License # C-3825

Mulhern+Kulp project number:

256-21006

project mgr:

SMK

drawn by:

MJF

issue date:

10-21-2021

REVISIONS:

date:

12/10/21

initial:

JPP

REVISIONS:

12/10/21

REVISIONS:

12/10/21

REVISIONS:

12/10/21

REVISIONS:

12/10/21

REVISIONS:

12/10/21

REVISIONS:

12/10/21

REVISIONS:

12/10/21

REVISIONS:

12/10/21

REVISIONS:

12/10/21

REVISIONS:

12/10/21

REVISIONS:

12/10/21

REVISIONS:

12/10/21

REVISIONS:

12/10/21

REVISIONS:

12/10/21

REVISIONS:

12/10/21

REVISIONS:

12/10/21

REVISIONS:

12/10/21

REVISIONS:

12/10/21

REVISIONS:

12/10/21

REVISIONS:

12/10/21

REVISIONS:

12/10/21

REVISIONS:

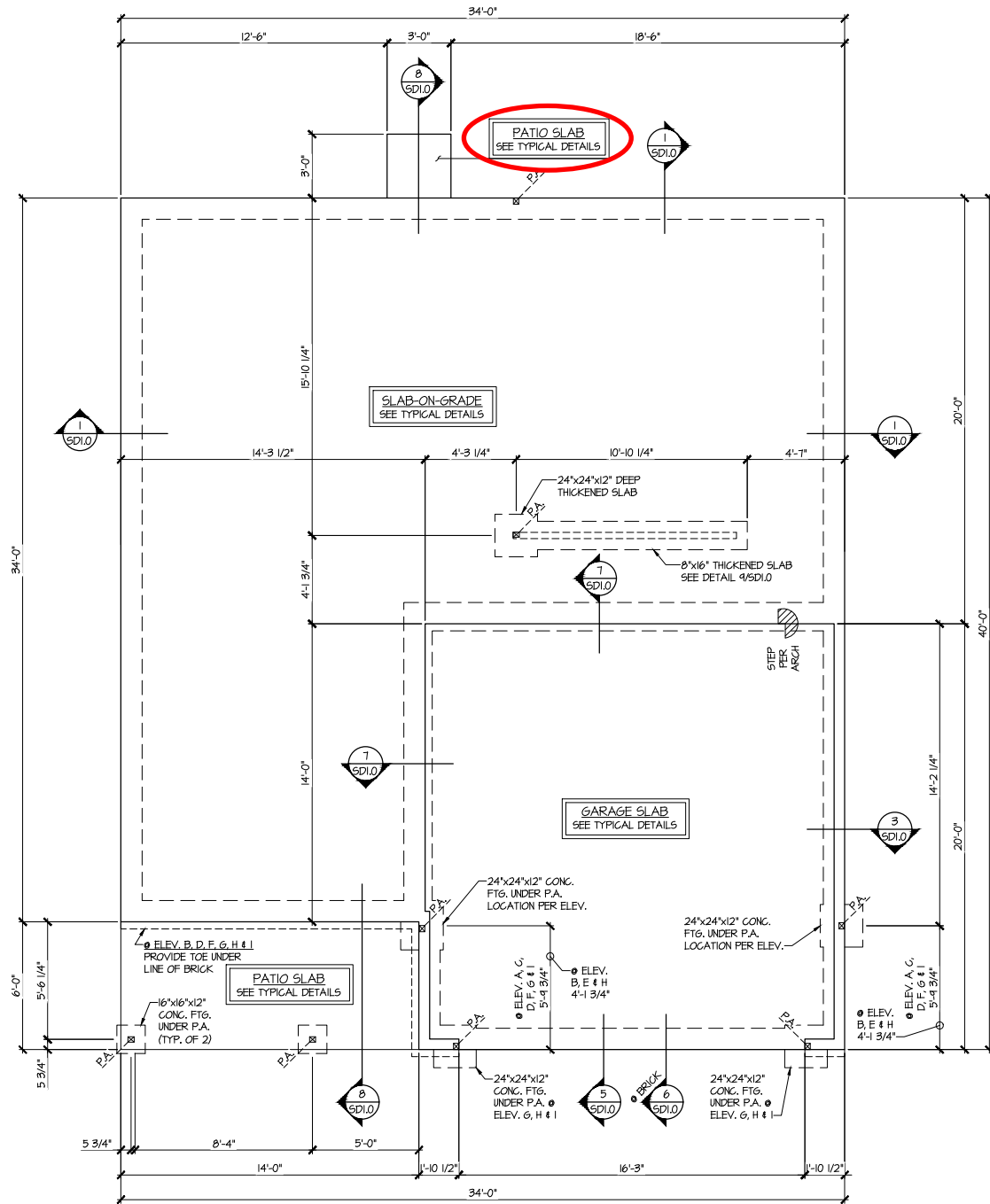
12/10/21

REVISIONS:

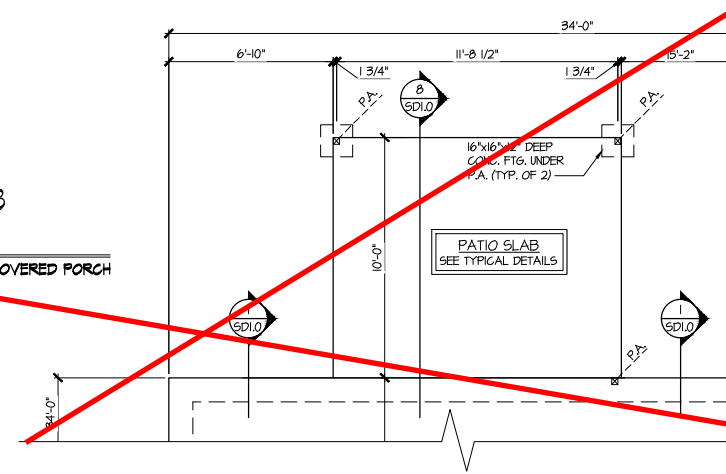
12/10/21

REVISIONS:

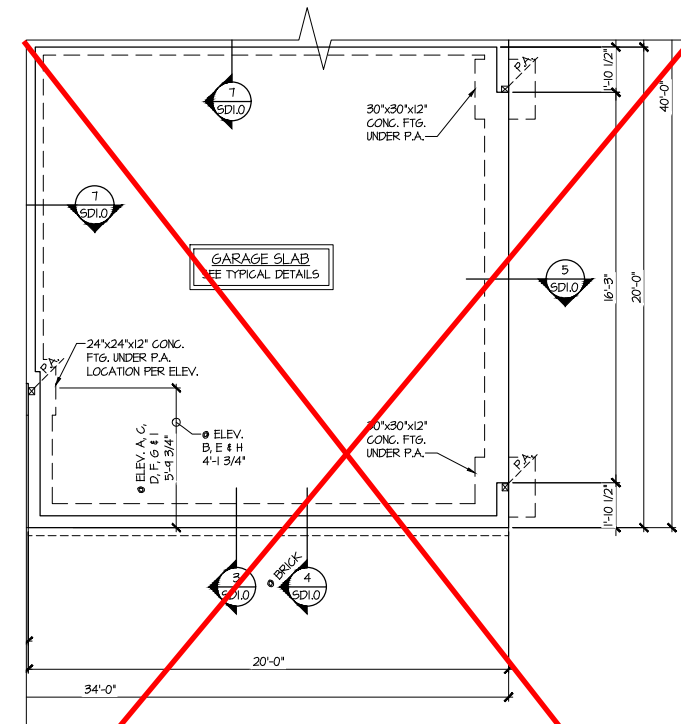
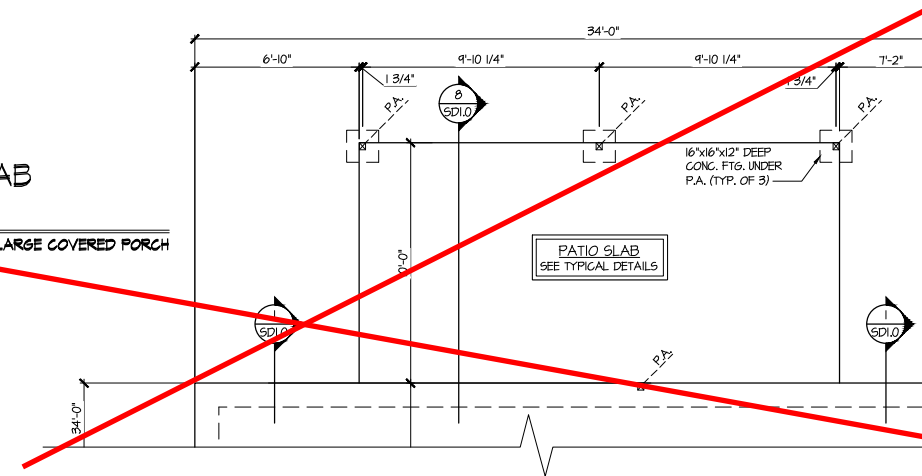
12/10/21



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



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



2 PARTIAL MONO-SLAB FOUNDATION PLAN
SCALE: 1/4"=1'-0" ON 22x34
1/8"=1'-0" ON 11x17
OPT. SIDE ENTRY GARAGE

BRIARWOOD LOT 16

REFER TO S0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND	
• R.T. •	INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. UNO.)
• O.F. •	INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. UNO.)
• F.J. •	INDICATES 14" DEEP FLOOR I-JOISTS (24" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER
• D.J. •	INDICATES 2x8 P.T. DECK JOISTS @ 16" O.C. (MAX.)
• T.F. •	INDICATES LOCATIONS OF POTENTIAL TILE FLOOR. JOIST MANUFACTURER SHALL DESIGN FLOOR SYSTEM FOR ADD'L 10 PSF DEAD LOAD AT THESE LOCATIONS.
• I.B.W. •	INTERIOR BEARING WALL
• B.W.A. •	BEARING WALL ABOVE (B.W.A.)
• B.H. •	BEAM/HEADER
• J.L. •	METAL HANGER
• * •	INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

8/1/23

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
3825 Shallowford Parkway, Suite 105 • Alpharetta, GA 30022
9776-777-8874 • info@mulhernkulp.com
NC License # C-3825

Mulhern+Kulp project number:
256-21006

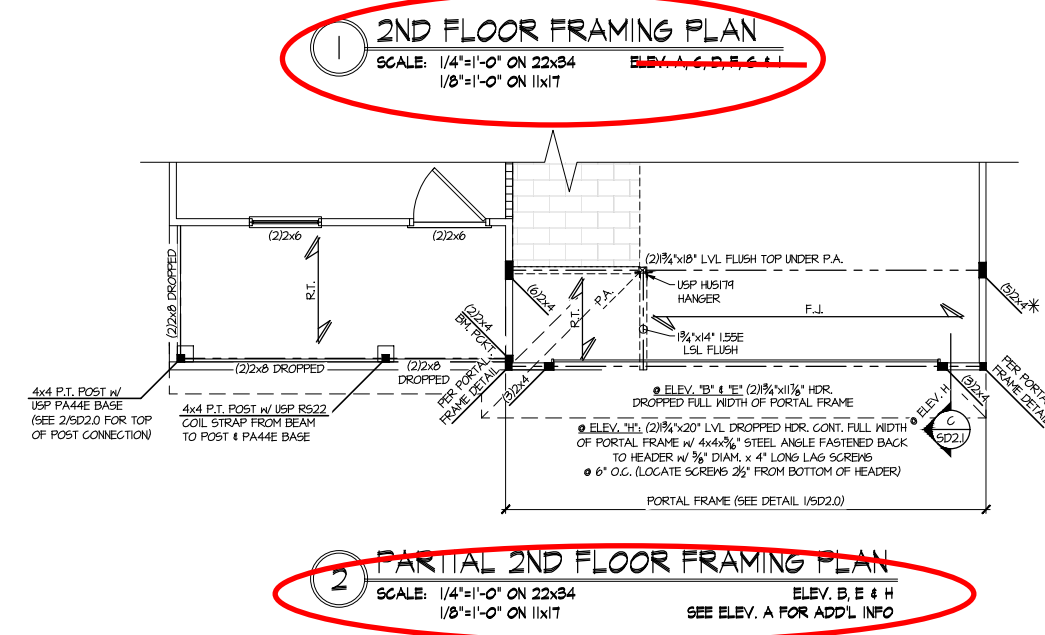
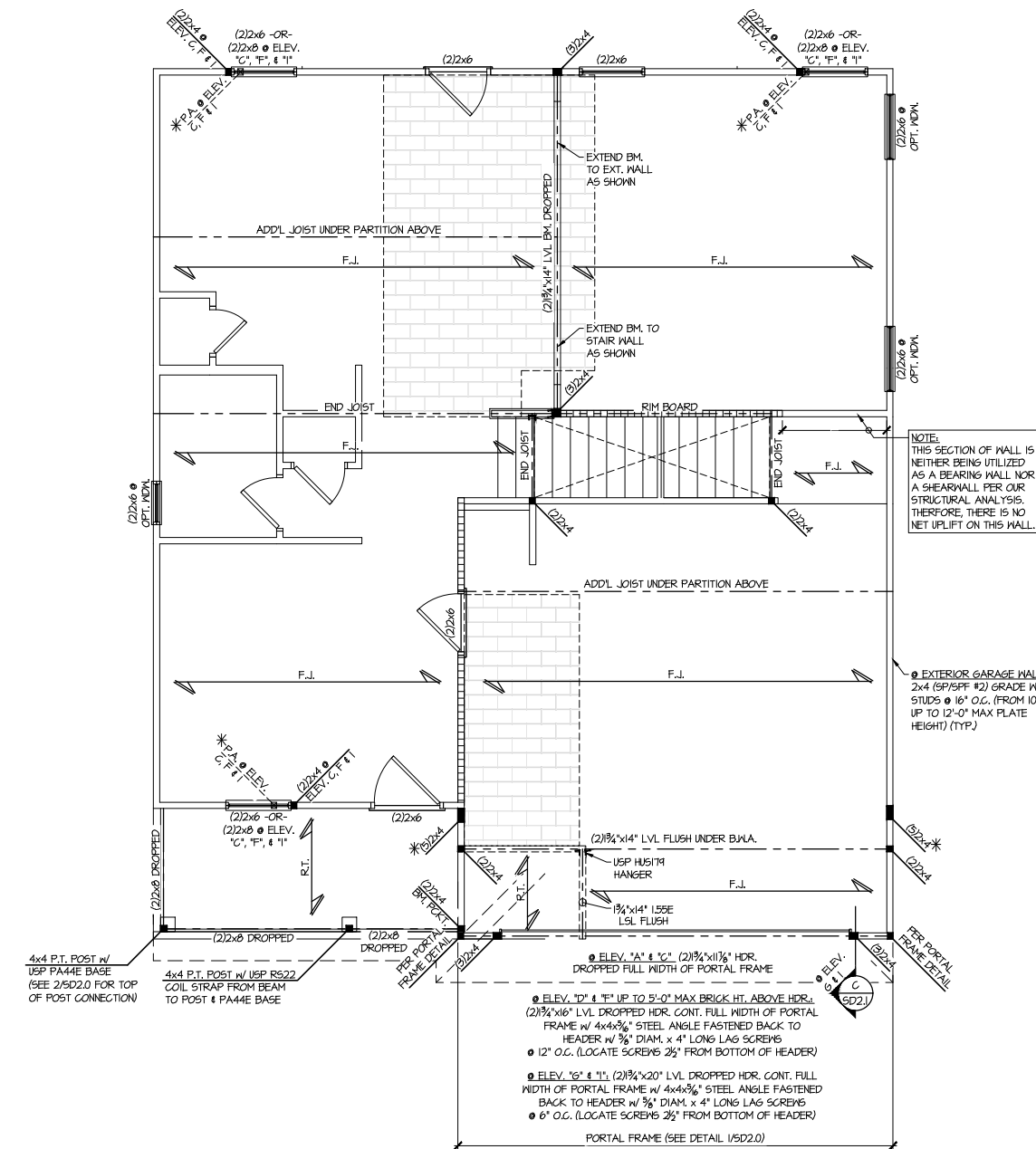
project mgr: SMK
drawn by: MJF
issue date: 10-21-2021

REVISIONS:
date: 12/10/21 initial: JPP
REVISIONS PLANS ADDED

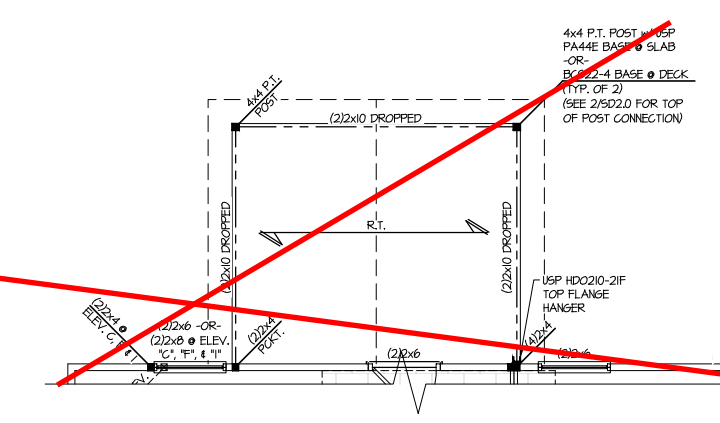
SMITH DOUGLAS HOMES

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

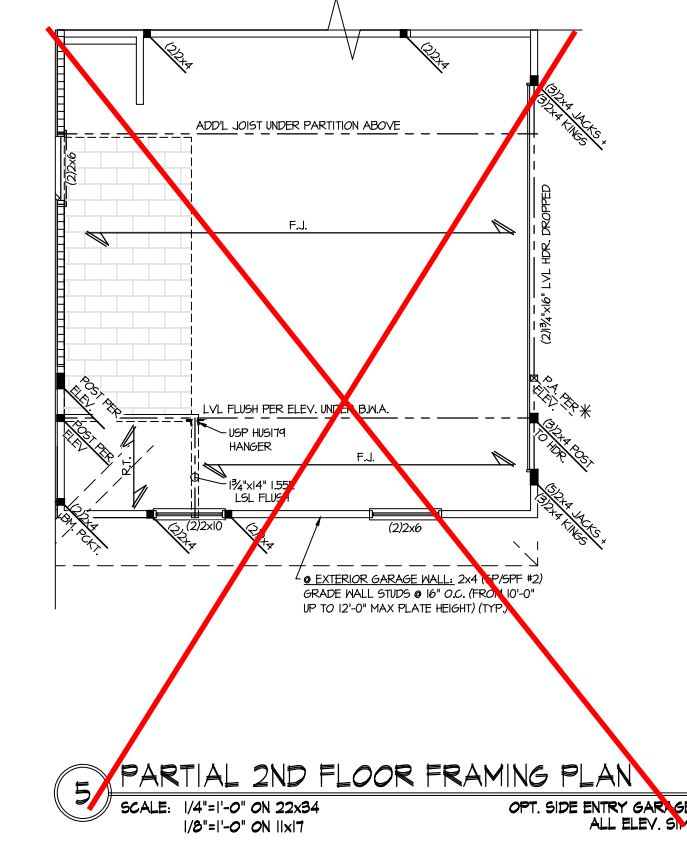
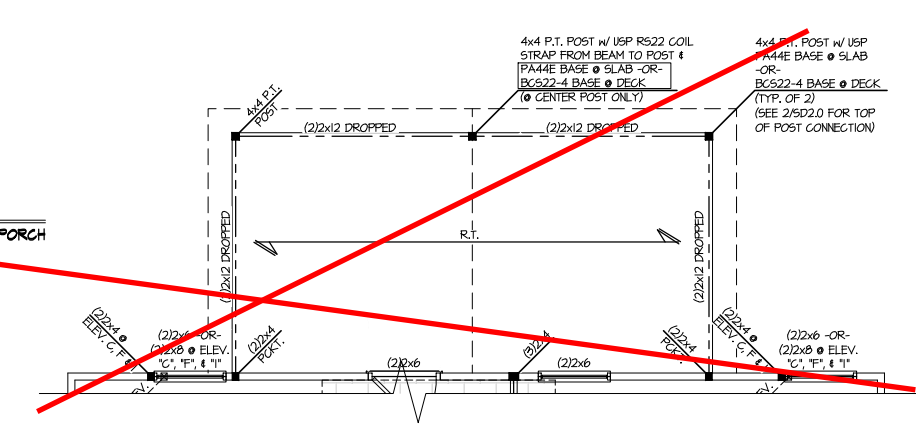
sheet:
S1.0



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



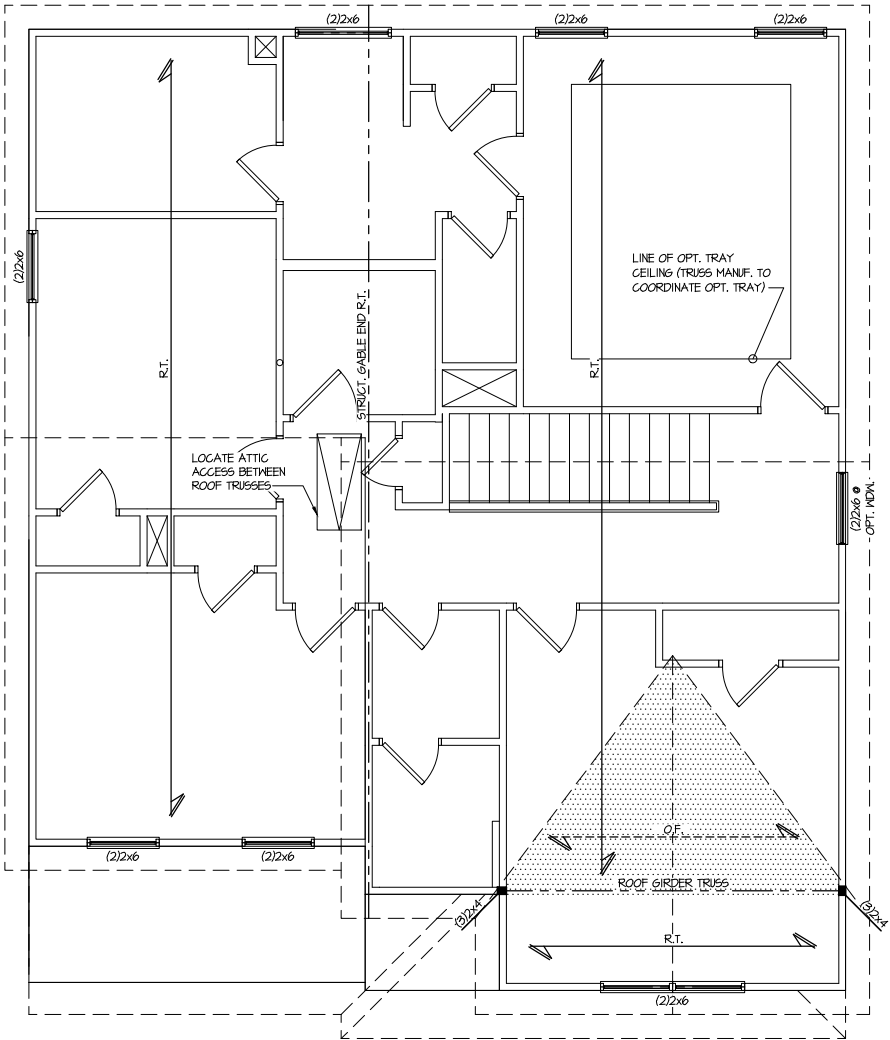
4 PARTIAL 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ON 22x34
1/8"=1'-0" ON 11x17
OPT. LARGE COVERED PORCH



BRIARWOOD LOT 16

THIS LEVEL HAS BEEN DESIGNED FOR 9'-1" PLATE HEIGHT
REFER TO S0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND	
	INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. UNO.)
	INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. UNO.)
	INDICATES 14" DEEP FLOOR I-JOISTS (24" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER
	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.



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

**BRIARWOOD
LOT 16**

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

REFER TO S.O.0 FOR TYPICAL
STRUCTURAL NOTES & SCHEDULES

LEGEND	
	R.T. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF MANUF. (TYP. UNO.)
	O.F. INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. UNO.)
	F.J. INDICATES 14" DEEP FLOOR I-JOISTS (24" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER
	D.J. INDICATES 2x8 P.T. DECK JOISTS @ 16" O.C. (MAX.)
	INDICATES LOCATIONS OF POTENTIAL TILE FLOOR. JOIST MANUFACTURER SHALL DESIGN FLOOR SYSTEM FOR ADD'L 10 PSF DEAD LOAD AT THESE LOCATIONS.
	INTERIOR BEARING WALL
	BEARING WALL ABOVE (B.W.A.)
	BEAM/HEADER
	JL METAL HANGER
	* INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

ROOF FRAMING PLAN

COLEMAN MODEL

120 MPH WIND ZONE
NORTH CAROLINA

sheet:

S4.1





MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING

3825 Shawlands Parkway, Suite 105 • Alpharetta, GA 30022
9776-777-8874 • info@mulhernkulp.com

NC License # C-3825

Mulhern+Kulp project number:
256-21006

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

REVISIONS:	
date:	initial:
12/10/21	JPP
REVISIONS PLANS ADDED	

SMITH DOUGLAS
HOMES

MULHERN+KULP

RESIDENTIAL STRUCTURAL ENGINEERING

3625 Shawlands Parkway, Suite 105 • Alpharetta, GA 30022

9776-777-8874 • mulhern+kulp.com

NC License # C-3825

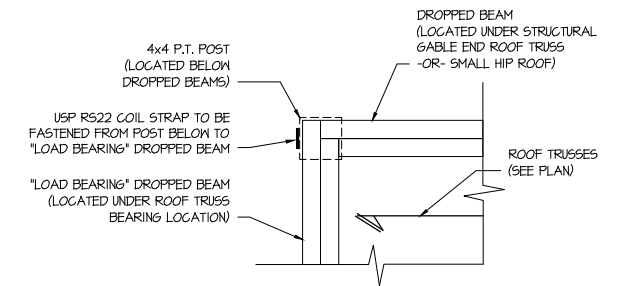
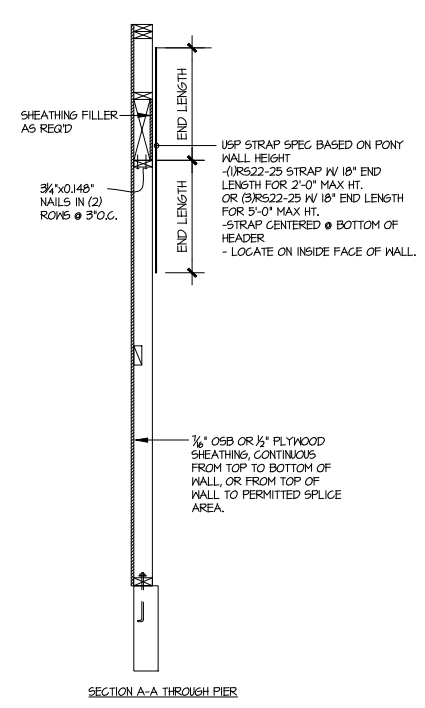
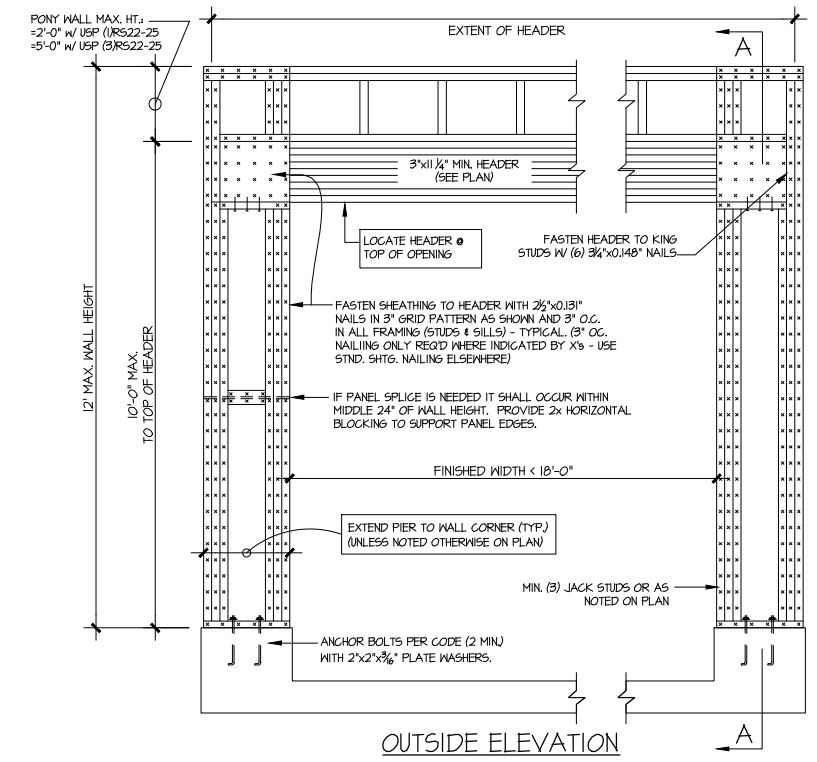
Mulhern+Kulp project number:	256-21006
project mgr:	SMK
drawn by:	MJF
issue date:	10-21-2021
REVISIONS:	
date:	initial:
12/10/21	JPP
REVISIONS PLANS ADDED	

SMITH DOUGLAS
HOMES

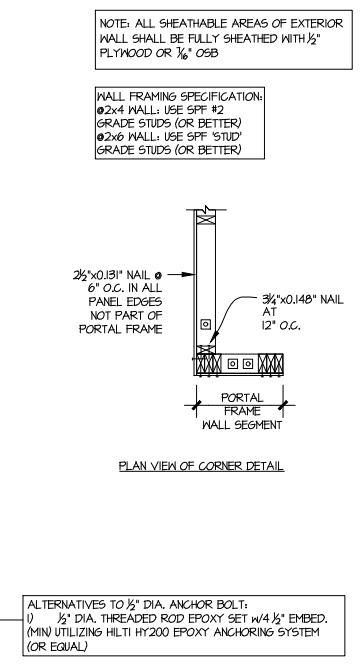
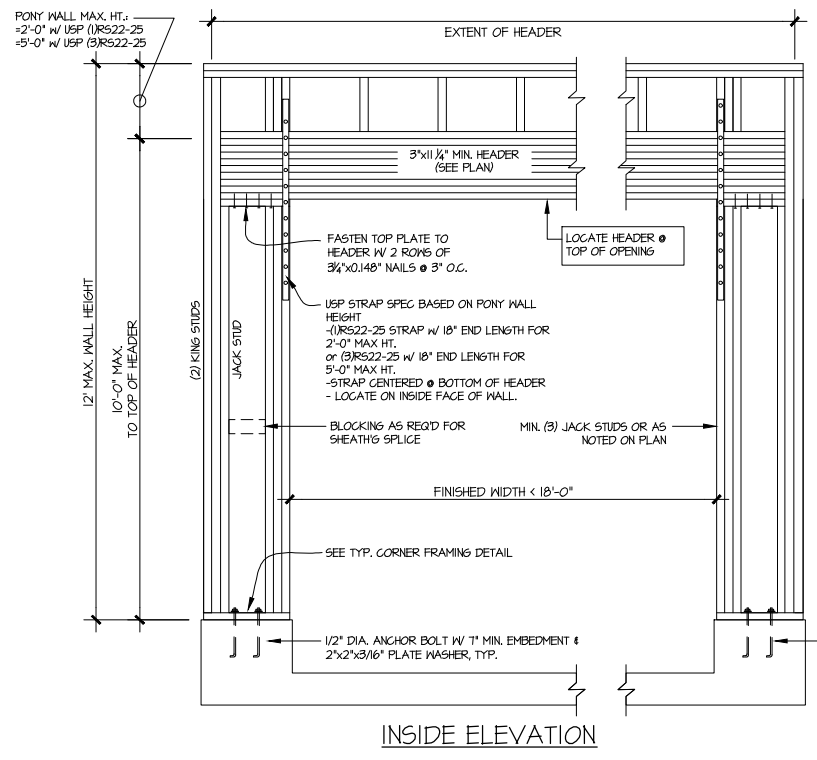
FRAMING DETAILS

COLEMAN MODEL

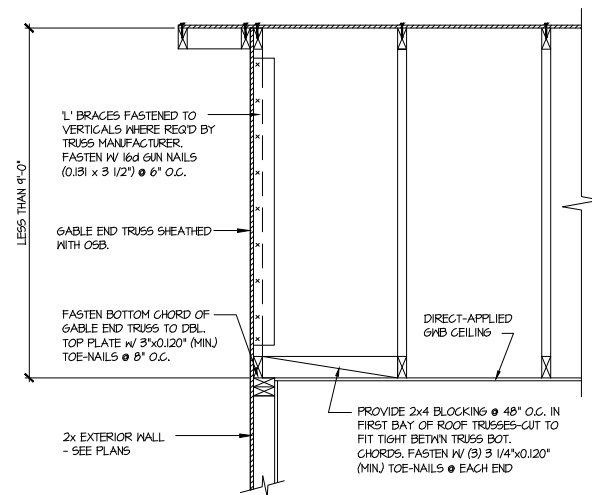
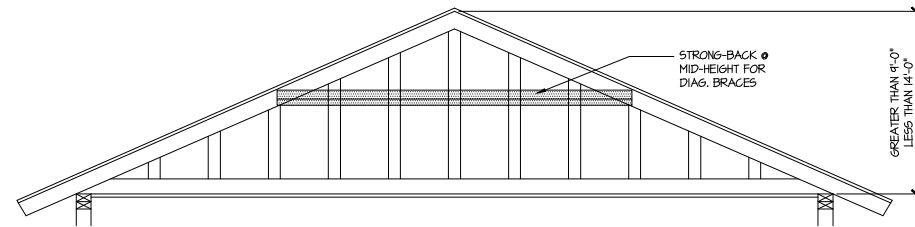
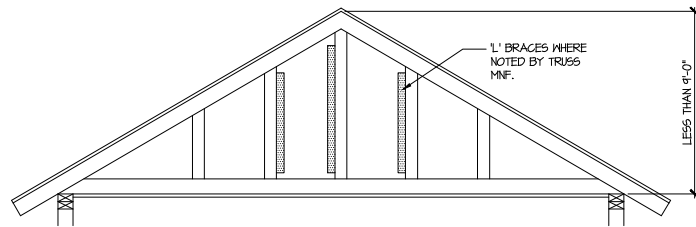
120 MPH WIND ZONE
NORTH CAROLINA



COVERED PORCH
CONNECTION DETAIL
SCALE: 1 1/2"=1'-0"

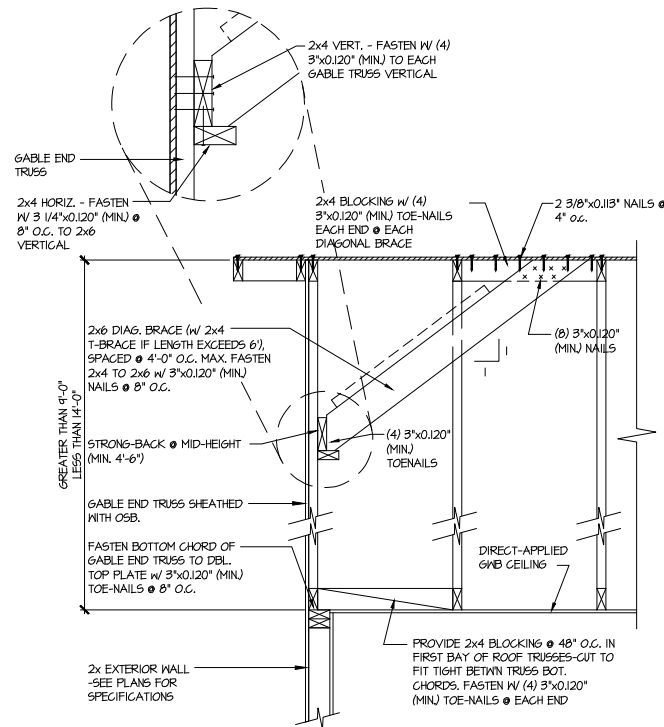


GARAGE PORTAL FRAME BRACING ELEVATION
SCALE: N.T.S.
BOTH SIDES OF GARAGE DOOR
120 MPH WIND SPEED (ULT)



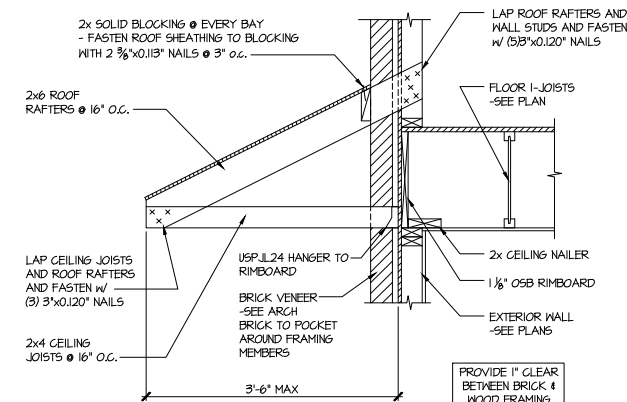
A TYPICAL GABLE END BRACING DETAIL
SCALE: NONE
REQ'D • GABLE END TRUSS
HEIGHT UP TO 9'-0"

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



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

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



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

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

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

**BRIARWOOD
LOT 16**

FRAMING DETAILS

COLEMAN MODEL

120 MPH WIND ZONE
NORTH CAROLINA

sheet:

SD2.1

8/1/23
SEAL
SHAUN KREIDEL
ENGINEER
copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
3825 Shawhatchee Parkway, Suite 105 • Alpharetta, GA 30022
3776-777-8874 • mulhern+kulp@gmail.com
NC License # C-3825



Mulhern+Kulp project number:
256-21006

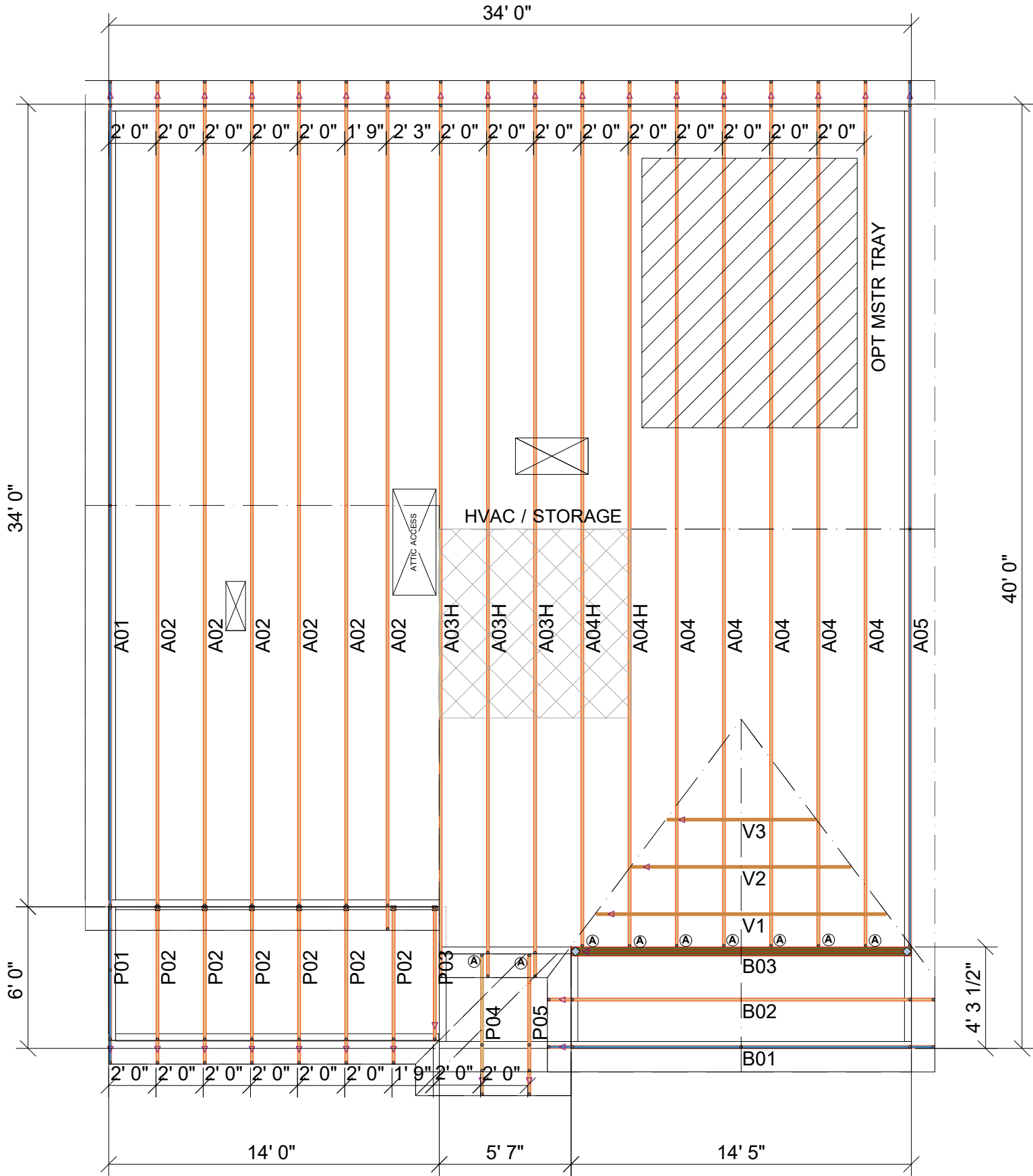
project mgr: **SMK**
drawn by: **MJF**
issue date: **10-21-2021**

REVISIONS:
date: **12/10/21** initial: **JPP**
REVISIONS PLANS ADDED

SMITH DOUGLAS
HOMES

THIS IS A TRUSS 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 requirements for the permanent restraint/bracing of truss systems may be met by following the methods outlined in ANSI-TPI 1-2014 - 2.3.3. 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			
MARK	TYPE	DESCRIPTION	QTY
(A)	HUS26	FACE MOUNT HANGER	9

COLEMAN BEH
NO TRAY

△ INDICATES LEFT END OF TRUSS SCALE: N.T.S.

ROOF AREA: 1715.89 ft² sqft

RIDGE LINE: 50.94 ft

VALLEY LINES: 36.21 ft

HIP LINES: 8.66 ft

THESE VALUES ARE APPROXIMATE ONLY

COLEMAN BEH

SD

DESIGNER JNN

LAYOUT DATE 10/18/2024

ARCH DATE

STRUC DATE

JOB #: MASTER

TRUSS TRAX UFP CONSTRUCTION

UFP SITE BUILT A UFP INDUSTRIES COMPANY

Burlington, NC

Chesapeake, VA

Clinton, NC

Conway, SC

Jefferson, GA

Pearisburg, VA

Starfield, NC

Locust, NC

Liberty, NC

Ooltewah, TN

Pearisburg, VA

Starfield, NC

Customer Service (800) 476-9356

This drawing is property of UFP Site Built, LLC. Any unauthorized use of this document without written permission is prohibited. UFP relinquishes ownership of delivered product upon delivery. Owner of product must obtain UFP's authorization prior to any alteration or modification of product. UFP will not be held responsible for any unauthorized modifications done or costs incurred without prior written authorization from UFP.

REVISIONS		DSN
DATE	DESCRIPTION	

