BENSON II

CEDAR POINTE LOT 0024



PLAN ID 110122.0203

QUALITY | INTEGRITY | VALUE

110 VILLAGE TRAIL SUITE 215 WOODSTOCK, GA. 30188

A0.0 COVER SHEET 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	726	
SECOND FLOOR	1087	
TOTAL	1813	
GARAGE	408	
FRONT PORCH (COVERED)	76	
REAR PATIO (COVERED)	200	

GOVERNMENTAL CODES & STANDARDS

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

BUILDING CODE ANALYSIS / DESIGN CRITERIA

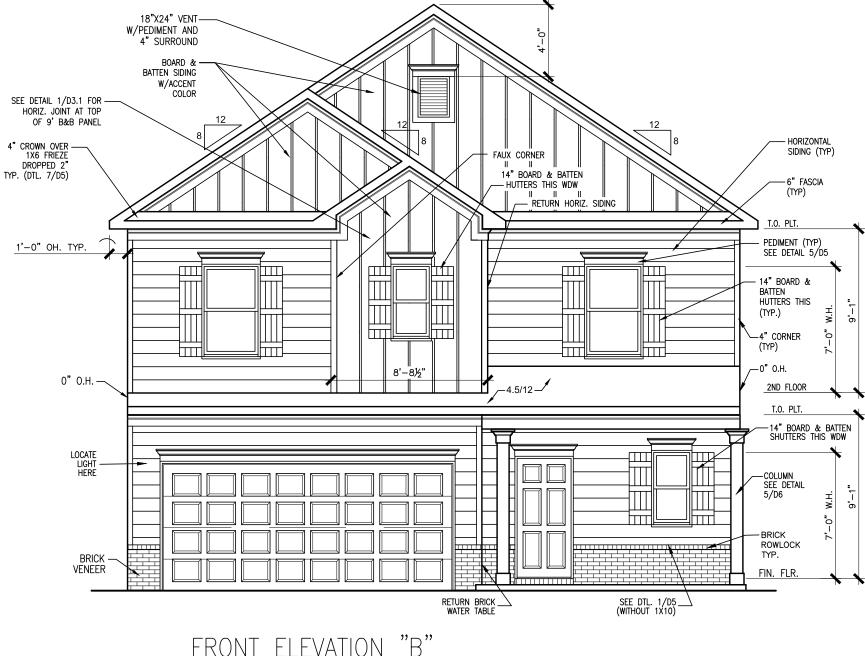
HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA

PLAN REVISIONS				
DATE	BY	REVISION	PAGE #	
12/9/2022	AW	Prototype walk revisions - see revision sheet	A5.1, A5.2, A5.2.1,A7.2, A7.3, A7.3.1	
9/21/2023	BB	Removed tub and shower sizes from all affected pages	A5.2, A5.2.1	
1/30/2025	LJ	PCR 6201 - added unfinished and finished basements, stair well width adjusted to accommodate basements	A3.1 - A5.2.1, A7.1-8.1	

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

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

CEDAR POINTE LOT 0024



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

SMITH DOUGLAS HOMES

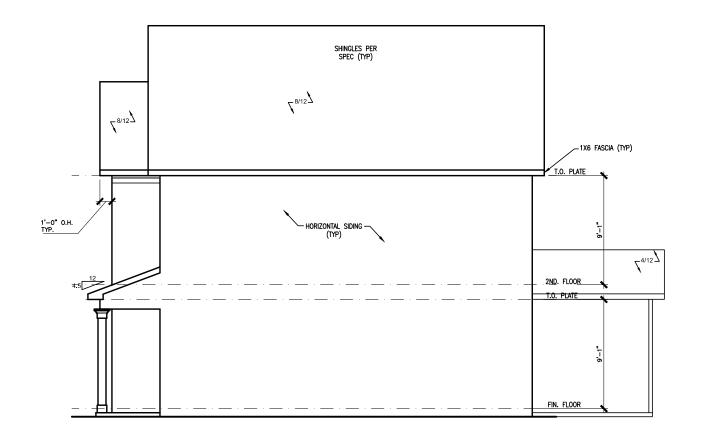
ELEVATION ELEVATIONS BENSON FRONT

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

SMITH DOUGLAS HOMES 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.

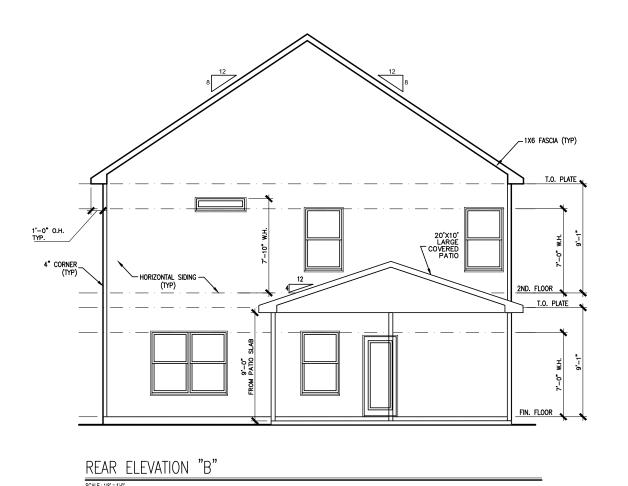


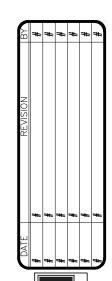
SHINGLES PER SPEC (TIP) TO DATE HORIZONTAL SIDNO 12 4-5 2ND. FLOOR T.O. PLATE 12 4-5 2ND. FLOOR FIN. FLOOR FIN. FLOOR



RIGHT ELEVATION "B"

CEDAR POINTE LOT 0024





REAR SMITH DOUGLAS HOMES OUBLY INTEGRITY I VALUE

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

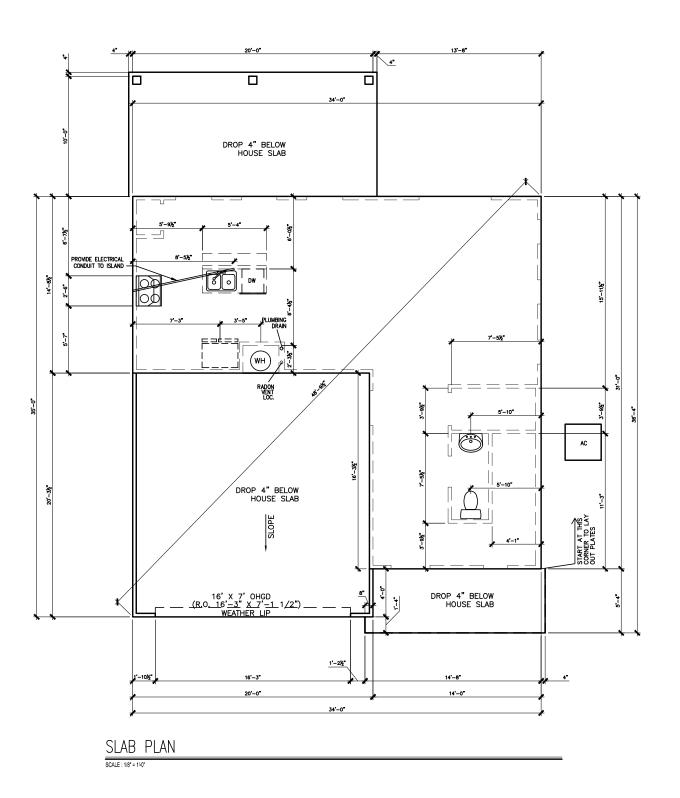
AND

SIDES

BENSON

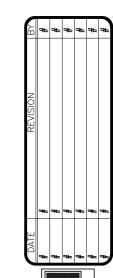
SMITH DOUGLAS HOMES expressly reserves it's property rights in these plans and drawings. These plans are not related drawings are not to be reproduced without writte consent from SMITH DOUGLAS HOMES.





*RADON VENT PROVIDED PER LOCAL CODE

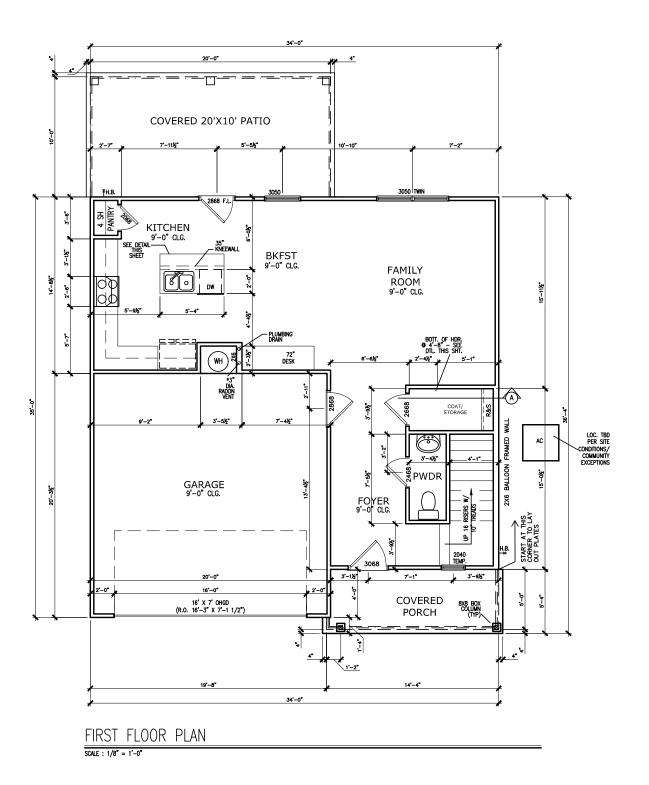
REFER TO DETAIL 3/D1 FOR BRICK LEDGE DETAIL WHEN BRICK VENEER IS CHOSEN

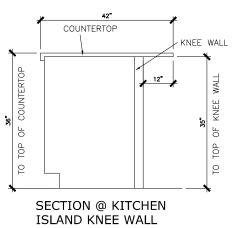


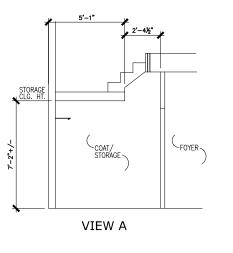
SMITH DOUGLAS HOMES

SMITH DOUGLAS HOMES
110 VILLAGE TEALL
SUITE 115
WOODSTOCK, GA 30188
www.amithdouglos.com

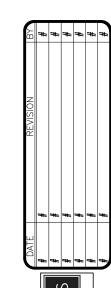
SMITH DOUGLAS HOMES expressly reserves it's property rights in these plans and drawings. These plans and related drawings are not to be reproduced without written consent from SMITH DOUGLAS HOMES.







*RADON VENT PROVIDED PER LOCAL CODE





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

FLOOR

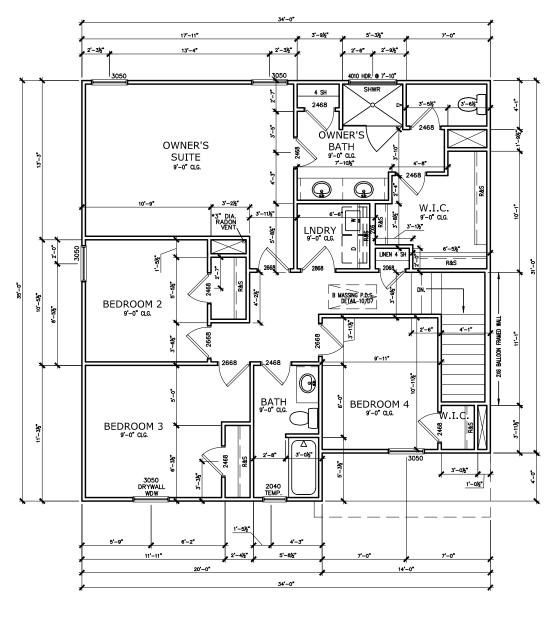
FIRST

BENSON

FLOOR PLAN

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 writte consent from SMITH DOUGLAS HOMES.





SECOND FLOOR PLAN

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

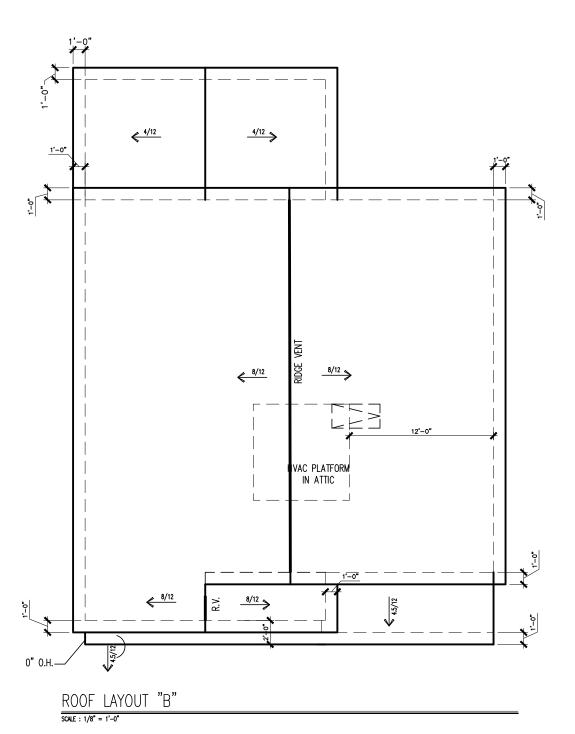
*RADON VENT PROVIDED PER LOCAL CODE

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

SMITH DOUGLAS HOMES

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 eproduced without writter



PATE

REVISION

REVISION

RETER OF THE OF TH



ROOF PLAN ROOF PLAN BENSON II

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 with consent from SMITH DOUGLAS HOMES



COVERED 20'X10' PATIO CENTER ON WINDOW BKFST FAMILY ROOM KITCHEN DO NOT INSTALL 220V OUTLET UNLESS ELEC. RANGE SELECTED ELECTRICAL PROVIDED AS NEEDED PWDR \ GARAGE FOYER COVERED PORCH

FIRST FLOOR ELECTRICAL PLAN

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

CEDAR POINTE LOT 0024

ELE	ectrical l	EGE	ND
\$	SWITCH	₩	TV
\$3	3 WAY SWITCH	φ	120V RECEPTACLE
\$4	4 WAY SWITCH	P	120V SWITCHED RECEPTACLE
Ø	CEILING FIXTURE	•	220V RECEPTACLE
-ф _к	KEYLESS	P _{GFCI}	GFCI OUTLET
ΗØ	WALL MOUNT FIXTURE	PAFCI	ARCH FAULT CIRCUI INTERRUPTER
0	CEILING FIXTURE	† _{GL}	GAS LINE
•	FLEX CONDUIT	T _{wL}	WATER LINE
СН	CHIMES	¥	HOSE BIBB
₽H	TELEPHONE	B	FLOOD LIGHT
SD/Co ₩	SMOKE DETECTOR & CARBON MONOXIDE		1x4 LUMINOUS FIXTURE
SO	SECURITY OUTLET		2511112 5111
	GARAGE DOOR OPENER		CEILING FAN
	EXHAUST FAN		ELECTRICAL WIRING
0	FAN/LIGHT		CEILING FIXTURE
ELECT	TRICAL PLANS TO FOLLOW	ALL LOCAL	CODES
APPROX. FIXTURE HGTS (MEASURED FROM BOTTOM OF FIXTURE)			
BREAKFAST/DINING ROOM 63'		63" ABO	VE FINISHED FLOOR
KITCHEN PENDANT LIGHTS		33" ABO	VE COUNTER TOP
TWO STORY FOYER FIXTURE 96" ABOVE FINISHED FLOOR			
CEILING FAN 96" ABOVE FINISHED FLOOR		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 HOMES

ELECTRICAL PLAN FIRST FLOOR BENSON II

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.



OWNER'S SUITE OWNER'S BATH w.i.c. LNDRY BEDROOM 2 BEDROOM 4 BEDROOM 3

SECOND FLOOR ELECTRICAL PLAN

CEDAR POINTE LOT 0024

ELECTRICAL LEGEND			
\$	SWITCH	ŢV	TV
\$3	3 WAY SWITCH	φ	120V RECEPTACLE
\$4	4 WAY SWITCH	•	120V SWITCHED RECEPTACLE
Ø	CEILING FIXTURE	•	220V RECEPTACLE
-ф _К	KEYLESS	P _{GFCI}	GFCI OUTLET
段	WALL MOUNT FIXTURE	PAFCI	ARCH FAULT CIRCUI
0	CEILING FIXTURE	† _{GL}	GAS LINE
•	FLEX CONDUIT	† _{wL}	WATER LINE
СН	CHIMES	¥	HOSE BIBB
₽H	TELEPHONE	B	FLOOD LIGHT
SD/C∂	SMOKE DETECTOR & CARBON MONOXIDE		1x4 LUMINOUS FIXTURE
SO	SECURITY OUTLET		
	GARAGE DOOR OPENER		CEILING FAN
\equiv	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		VE COUNTER TOP	
TWO	TWO STORY FOYER FIXTURE 96" ABOVE FINISHED FLOOR		VE FINISHED FLOOR
CEILI	CEILING FAN 96" ABOVE FINISHED FLOO		VE FINISHED FLOOR
FLOOD LIGHT 10' MAX. ABOVE FIN.		. ABOVE FIN. FLOOR	

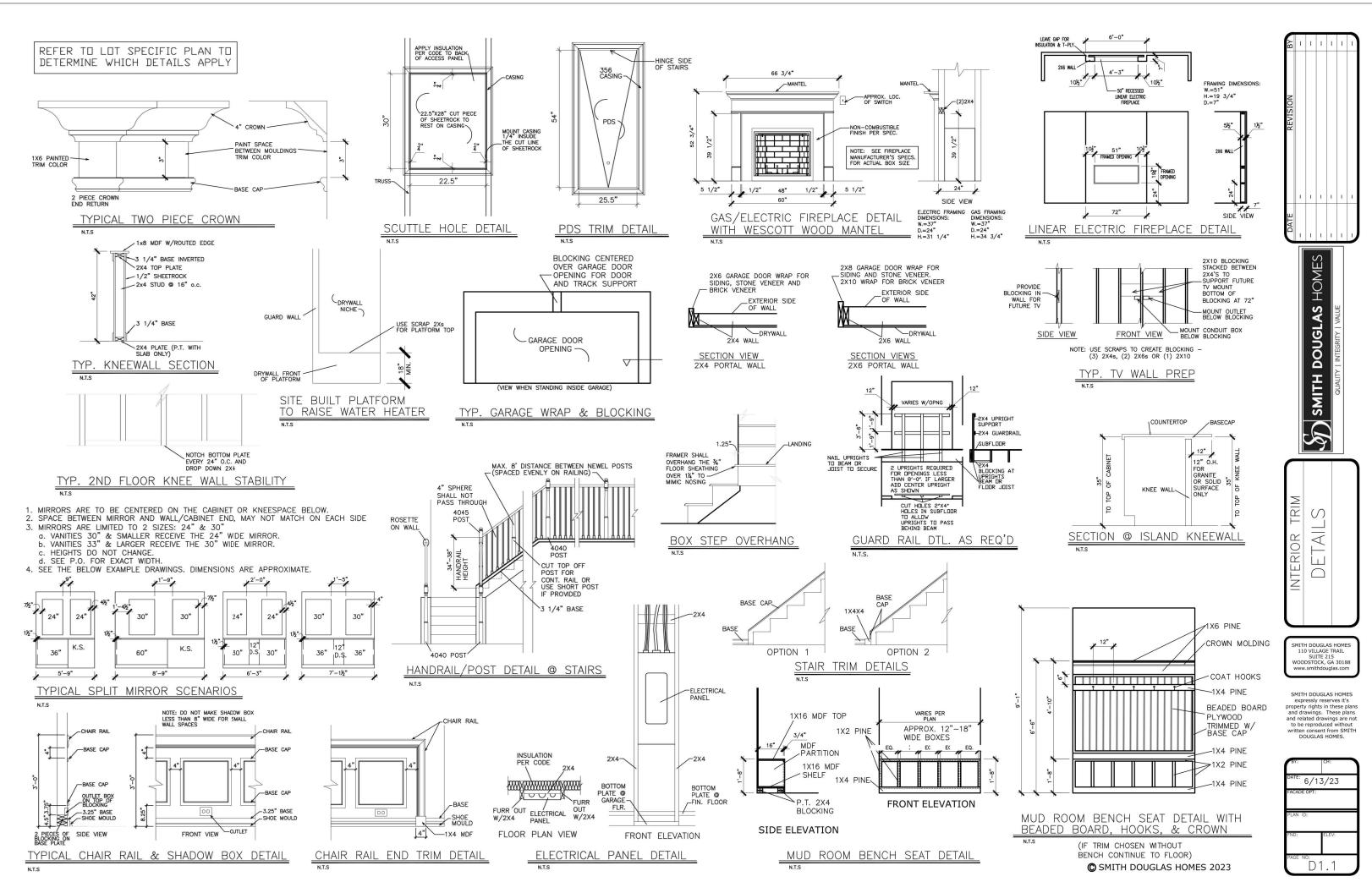
NOTE: FINAL PLACEMENT OF PHONE/CABLE T.B.D. ON SITE BY THE BUILDER



FLOOR BENSON SECOND

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





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

DESCRIPTION OF BLDG. ELEMENT	3"x0.l3l" NAIL5	3"x0.120" NAILS
JOIST TO SOLE PLATE	(3) TOENAILS	(3) TOENAILS*
SOLE PL. TO JOIST/RIM OR BLK'G	NAILS @ 4" o.c.	NAILS @ 4" o.c.
STUD TO PLATE	(4) TOENAILS/ (3)END NAILS	(4) TOENAILS/ (4)END NAILS*
RIM TO TOP PLATE	TOENAILS @ 6" o.c.	TOENAILS @ 4" o.c.*
BLK'G. BTWN. JOISTS TO TOP PL.	(3) TOENAILS EA. END	(3) TOENAILS EA. END*
DOUBLE STUD	NAILS @ 16" o.c.	NAILS @ 16" O.C.
DOUBLE TOP PLATE	NAILS @ 12" o.c.	NAILS @ 8" o.c.
DOUBLE TOP PLATE LAP SPLICE	(12) NAILS IN LAPPED AREA (24" MIN.)	(15) NAILS IN LAPPED AREA (24" MIN.)
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(3) NAILS	(3) NAILS
RAFTER/TRUSS TO TOP PLATE	(4) TOENAILS +	(4) TOENAILS +
	(I) SIMPSON H2.5T	(I) SIMPSON H2.5T
GAB. END TRUSS TO DBL. TOP PL.	TOENAILS @ 8" o.c.	TOENAILS @ 6" o.c.
R.T. w/ HEEL HT. 91/4" TO 12"	2xIO BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE	2xIO BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE
	w/ TOENAILS @ 6" O.C.	W/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. 12" TO 16"	2xI2 BLK EVERY 3RD BAY	2xI2 BLK EVERY 3RD BAY
	FASTENED TO DBL. TOP PLATE	FASTENED TO DBL. TOP PLATE
	w/ TOENAILS @ 6" O.C.	w/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. W/ DBL. TOP PL.	LAP WALL SHTG. W/ DBL. TOP PL.
	# INSTALL ON TRUSS VERT	& INSTALL ON TRUSS VERT
	FASTEN W/ NAILS @ 6" O.C.	FASTEN w/ NAILS @ 6" O.C.*
R.T. w/ HEEL HT. 24" TO 48"	LAP WALL SHTG. W/ DBL. TOP PL.	LAP WALL SHTG. W/ DBL. TOP PL.
	# INSTALL ON TRUSS VERT FASTEN W/ NAILS @ 6" O.C.	# INSTALL ON TRUSS VERT FASTEN w/ NAILS @ 6" O.C.
	PROVIDE 2x BLK @ EA. BAY AT	PROVIDE 2x BLK @ EA. BAY AT
	TOP OF HEEL	TOP OF HEEL*
WALL TO FOUNDATION	WALL SHTG, LAP W/ SILL PL. &	
	FASTENED PER SHEAR WALL	
	FASTENING SPEC.	

· 2½",XO.113 IS AN ACCEPTABLE ALTERNATIVE TO A 3"XO.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 INSTALL ATION.

TRUSSES/LIGISTS SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES/JOISTS OR GIRDER TRUSSES/FLUS BEAMS DO NOT EXCEED THE FOLLOWING: A. 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"x5%"
8'-0"	3 FT, MAX	L4"x4"x½" *
0-0	I2 FT. MAX	L5"x3½"x5%"
	I6 FT. MAX	L6"x3½"x3%"
9'-6"	I2 FT. MAX	L6"x3½"x5%"

- L LINIELS: SHALL SUPPORT 2 %" 3 ½" VENEER W 40 psf MAXIMUM WEIGHT IG' SHALL HAVE 4" MIN. BEARING IG' SHALL HAVE 8" MIN. BEARING IG' SHALL NOT BE FASTISHED BACK TO HEADER.

- 4 IO SHALL ROTE FASIBLED BACK TO HEAVEST 16 SHALLE FASIBLED BACK TO ROOD HEADER IN WALL #48°GC, w/ ½" DIA x 3 ½" LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES. HAX YEBER IN APPLIES TO AN PROKING OF BRCK OVER THE OPENING. ALL LINTELS SHALL BE LONG LEG VERTICAL. WHEN SUPPORTING VEDERS (4") MUED FOR THE HORIZONTAL LEG MAY BE CUT IN THE FIELD TO BE 3 ½" NIDE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLIN FOR NORTIKA JOINT RINGHING.
- PRICTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE
- PARAMETERS. FIN VENEER USE L4x3x½".

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, 12" MAX. FROM PLATE ENDS - UTILIZING I/2" DIA. ANCHOR BOLTS @ 6'-0" O.C.7" MIN. EMBEDMENT
- FA4 ANCHOR STRAPS @ 6'-0" O.C
- EASTEN 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 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 = 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 (GW, GP, SW, SP) 45 PCF TYPE (GM, GC, SM, SM-SC, ML)
 - IMPORTANT IF 60 PCF SOIL TYPE (SC, ML-CL, OR CL) IS UTILIZED FOR BACKELL, 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
- 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 (I:I RATIO), WITH A MAXIMUM OF I:I.5 RATIO · CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL
- 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 VERIEY.

LEGEND

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

OF. INDICATES TRUSS OVERFRAMING •

24" O.C. (TYP. U.N.O.)

INDICATES 14" DEEP FLOOR I-JOISTS @ 24" O.C. MAX JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER NOTE: I4" FLOOR TRUSSES @ 24" O.C. MAX, IS AN ACCEPTABLE ALTERNATE FLOOR SYSTEM

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

- 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: IMPH WIND IN 2018 NCSBC:R

20MPH WIND IN 2018 IRC (120 MPH WIND SPEED IN ASCE 7 WIND MAP PER IRC R301211) EXP. B. RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2015 & 2018 IBC SECTION 1609) & ASCE 7 AS PERMITTED BY R30113 DE THE 2018 NOSBO: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 NCSBC:RC & 2018 IRC SECTION R802.II.I.I. THIS 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 8"XO.II3 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" 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 MALL - OR - 2X HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. FDGE 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

NDICATES HOLDOWN

NON-BEARING HEADER SCHEDULE

SPAN	2x4 NON-BEARING PARTITION WALL	2x6 NON-BEARING PARTITION WALL
UP TO 3'-0"	(I)2x4 FLAT	(I)2x6 FLAT
UP TO 6'-0"	(2)2x4	(3)2x4
UP TO 8'-0"	(2)2x6	(3)2x6

 ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x 'STUD' GRADE MEMBERS SPACED @ 24" O.C. (MAX.)

FLOOR FRAMING

- I-JOISTS SHALL BE DESIGNED BY MANUF, 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
- 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 INSTALL FRO RESPONSIBILITY TO PROVIDE PROPER UNDERLAYMENT, UNCOUPLING MEMBRANE AND MORTAR/GROUT PER THE ASSEMBLY DESIGNATIONS IN THE TONA HANDBOOK (TILE COUNCIL OF NORTH AMERICA).
- AT I-JOIST FLOORS, PROVIDE I" MIN. OSB RIM BOARD.
- METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O. • I-JOIST SHOP DWGS. SHALL BE SUBMITTED TO ARCH. & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR 24" O.C., EXPOSURE I (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W GLUE AND
- 2 ½" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12"o.c. FIELD.
- 2 3" 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 1/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE I (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS
- W/ 2 1 × 0.131" NAILS @ 6"o.c. @ PANEL EDGES € @ 12" O.C. FIELD. - w/ 2 🖁 × 0.120" NAILS @ 4"o.c. @ PANEL EDGES & @ 8" O.C. FIELD. - w/ 2 🖣 × 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) RT7A 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 WTCA & TPI'S BCSI I "GIIDF 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 7' SPAN).

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

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 LEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.

GENERAL STRUCTURAL NOTES

- DESIGN IS BASED ON 2018 NOSBC-RESIDENTIAL CODE & 2018 IRC WITH SOUTH CAROLINA AMENDMENTS
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.

LIVE = 20 PSF DEAD = 1 PSF T.C., 10 PSF B.C. ROOF

LOAD DURATION FACTOR = 1.25

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

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

2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)

GENERAL FRAMING

- CONNECTIONS TABLE (IRC. TABLE R6023(I)) 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
- 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)
- PENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING • 'LVL' - Fb=2600 psi; Fv=285 psi; E=2.0x10^6 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 FOUAL 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 3K" 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 3½" OR 5½" BEAMS ARE ACCEPTABLE, USE 2 ROWS OF NAILS FOR 2x6 & 2x8
- FOR 4 PLY BEAMS OF FOUAL 13/4" MAX WIDTH FASTEN PLIES 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 7" 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.
- - BUILDER RESPONSIBLE TO DETERMINE CORROSION-RESISTANCE REQUIREMENTS AND COMPATIBILITY OF HARDWARE EASTENERS 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.

Cedar Pointe

MULHERN+KUL RESIDENTIAL STRUCTURAL ENGINEER! C-3825



Mulhern+Kulp project numbe 256-22019

SMK RAF issue date: 01.13.2023

REVISIONS

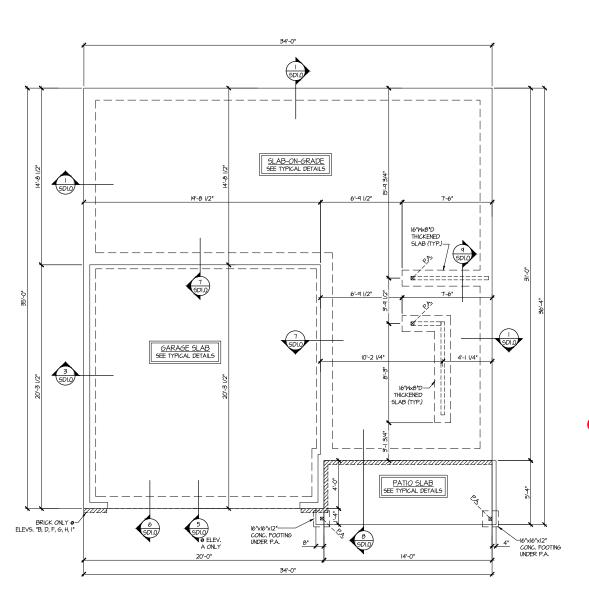
initial:

SMITH DOUGI HOMES

NOTES \Box MODI STRUCTURAL

ZONI BENSON 120 N

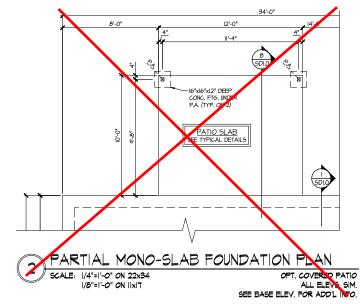
GENERAL

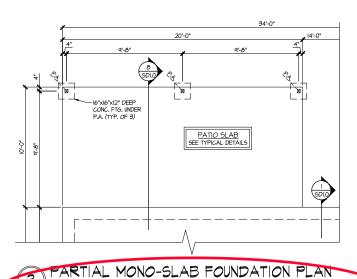


MONO-SLAB FOUNDATION PLAN

ALL ELEVS. SIM.

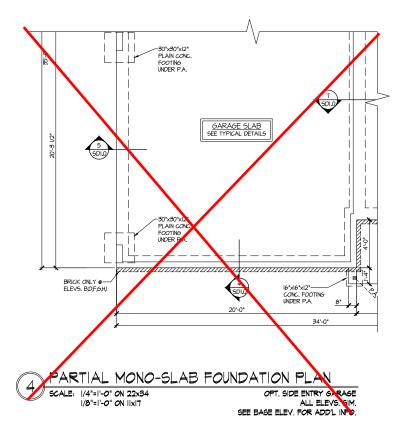
SCALE: 1/4"=1'-0" ON 22x34 1/8"=1'-0" ON 11x17





OPT. LARGE COVERED PATIO ALL ELEVS, SIM. SEE BASE ELEV. FOR ADD'L INFO

SCALE: 1/4"=1'-0" ON 22x34



Cedar Pointe OT 24

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.)

INDICATES 14" DEEP FLOOR I-JOISTS @ 24" O.C.

MAX. JOIST SERIES AND SPACING SHALL BE THE
RESPONSIBILITY OF THE MANUFACTURER
NOTE: 14" FLOOR TRUSSES @ 24" O.C. MAX. IS AN ACCEPTABLE ALTERNATE FLOOR SYSTEM

INDICATES LOCATIONS OF POTENTIAL TILE FLOOR. - JOIST MANUFACTURER SHALL DESIGN FLOOR SYSTEM FOR ADD'L 10 PSF DEAD LOAD AT THESE LOCATIONS.

INTERIOR BEARING WALL

• CTTT BEARING WALL ABOVE (B.W.A.)

• --- BEAM/HEADER

• JL METAL HANGER

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

MULHERN+KULP RESIDENTIAL STRUCTURAL ENSINEERINS 202 Beckele Perkey, Sale 305 • Agin 2772-77-2674 • material parameters NC License # C-3825

Mulhern+Kulp project number: 256-22019

SMK RAP issue date: 01.13.2023

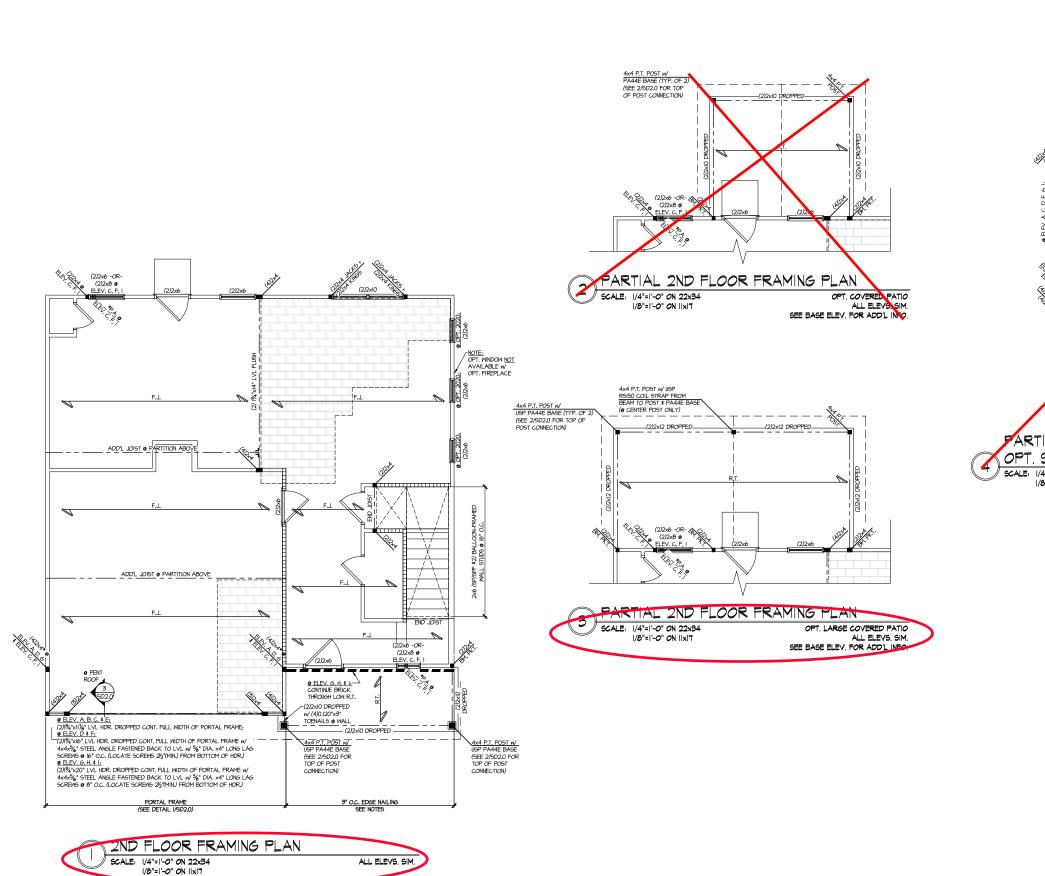
REVISIONS: initial:

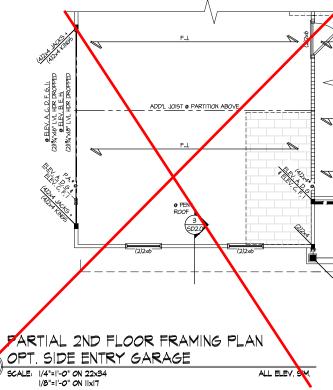
SMITH DOUGLAS HOMES

MODEL FOUNDATION

120 MPH WIND ZONE NORTH CAROLINA BENSON

MONO-SLAB





Cedar Pointe LOT 24

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

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.)

INDICATES 14" DEEP FLOOR 1-JOISTS @ 24" O.C.
MAX. JOIST SERIES AND SPACING SHALL BE THE
RESPONSIBILITY OF THE MANUFACTURER NOTE: 14" FLOOR TRUSSES @ 24" O.C. MAX. IS AN ACCEPTABLE ALTERNATE FLOOR SYSTEM

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.

7/14/23

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING

3855 medicine Perkvey, Suhr 1865 - Agin \$778-777-4874 - malherikanan NC License # C-3825



Mulhern+Kulp project number: 256-22019

SMK RAP issue date: 01.13.2023

REVISIONS:

initial:

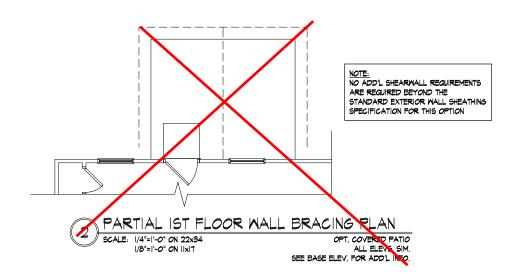
SMITH DOUGLAS HOMES

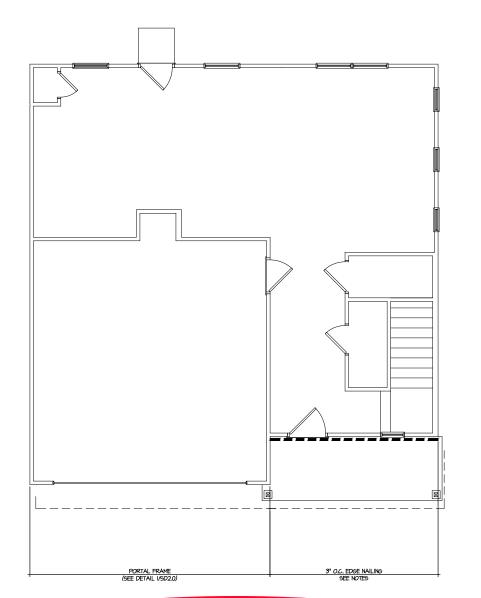
PLAN MODEL FRAMING \square FLOOR BENSON

120 MPH WIND ZONE NORTH CAROLINA

2ND

S2.0M





IST FLOOR WALL BRACING PLAN SCALE: 1/4"=1'-0" ON 22x34 ALL ELEVS, SIM, 1/8"=1'-0" ON 11x17

ATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM: OMPH WIND IN 2018 NGSBC: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.

THE DESIGN WAS COMPLETED PER 2015 \$ 2018 IBC (SECTION 1609) & ASCE 7, AS PERMITTED BY R301.1.3 OF 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 UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NCSBC: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.II.

7/16" *0*5B *0*R 15/32" PLYW0*0*D: FASTEN SHEATHING W/ 2 3 XO.113 NAILS @ 6" O.C. A EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP, U.N.)

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

EXT. WALL SHEATHING SPECIFICATION

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

ALT STAPLE CONNECTION SPEC: 13/11 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 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 HOLDOWN

OT 24

R.T. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF.

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



INDICATES LOCATIONS OF POTENTIAL TILE FLOOR. - JOIST MANUFACTURER SHALL DESIGN FLOOR SYSTEM FOR ADD'L 10 PSF DEAD LOAD AT THESE LOCATIONS

• JL METAL HANGER

INDICATES POST ABOVE (P.A.) PROVIDE SOLID

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENSINERING
RESIDENTIAL ENSINERING

Mulhern+Kulp project number:

256-22019

SMK RAF issue date: 01.13.2023

REVISIONS:

initial:

SMITH DOUGLAS HOMES

PLAN BRACING WALL

MODEL BENSON OOR Ľ S

ZONE

120 MPH WIND Z NORTH CAROLII



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

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

MANUF. (TYP. U.N.O.)



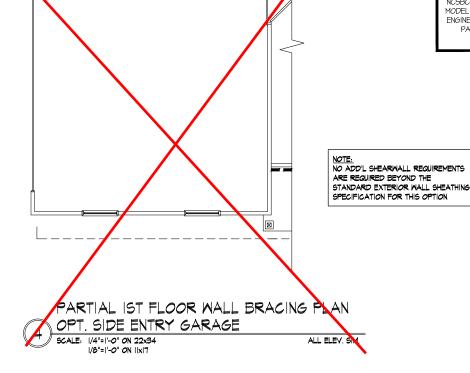
F.J. NDICATES 14" DEEP FLOOR 1-JOISTS @ 24" O.C.
MAX. JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER NOTE: 14" FLOOR TRUSSES @ 24" O.C. MAX. IS AN ACCEPTABLE ALTERNATE FLOOR SYSTEM

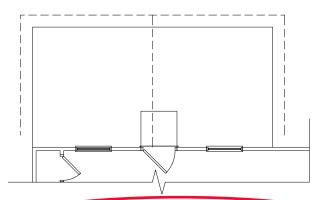
• IIIIIIII INTERIOR BEARING WALL

□□□□□ BEARING WALL ABOVE (B.W.A.)

• --- BEAM/HEADER

BLOCKING UNDER POST OR JAMB ABOVE.





PARTIAL IST FLOOR WALL BRACING PLAN

SCALE: 1/4"=1'-0" ON 22x34 1/8"=1'-0" ON 11x17

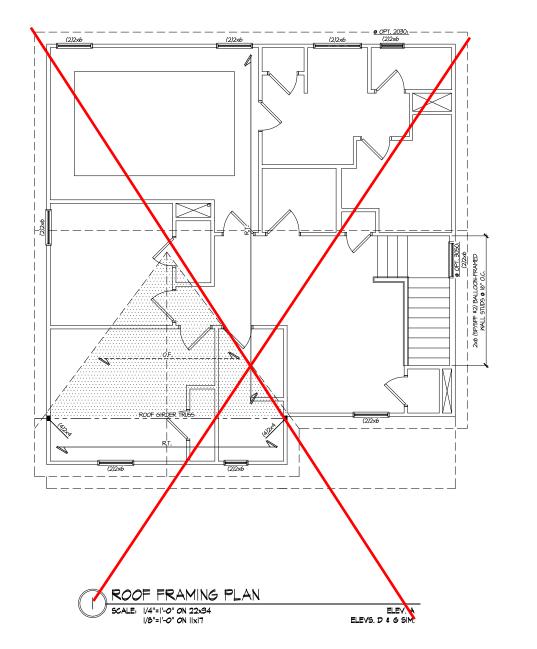
OPT, LARGE COVERED PATIO ALL ELEVS. SIM. SEE BASE ELEV. FOR ADD'L INFO.

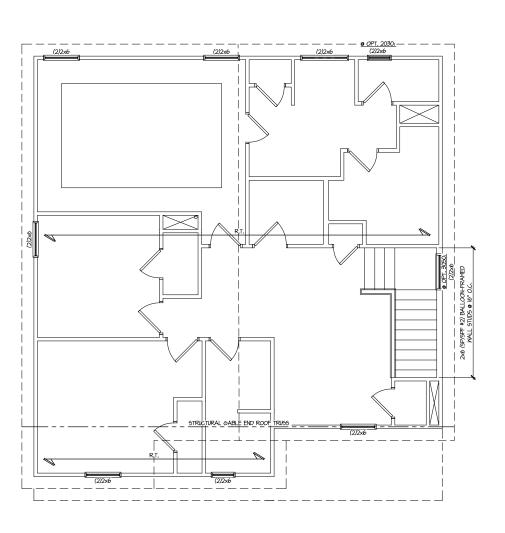
NO ADD'L SHEARWALL REQUIREMENTS

STANDARD EXTERIOR WALL SHEATHING

ARE REQUIRED BEYOND THE

SPECIFICATION FOR THIS OPTION





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



MUCHERNAL STRUCTURAL ENGINEERING
#ESTERIOR PROPERTY STRUCTURAL ENGINEERING
#TOTAL PROPERTY STRUC



Mulhern+Kulp project number: 256-22019

SMK RAP issue date: 01.13.2023

initial:

SMITH DOUGLAS HOMES

Cedar Pointe

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

REFER TO SO.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LOT 24

LEGEND

RT. INDICATES ROOF TRUSSES © 24" O.C. PER ROOF.
MANUF. (TYP. UNLO.)

OF. INDICATES TRUSS OVERFRAMING ©
24" O.C. (TYP. UNLO.)

F.J. INDICATES 14" DEEP FLOOR 1-JOISTS @ 24" O.C.
MAX. JOIST SERIES AND SPACING SHALL BE THE
RESPONSIBILITY OF THE MANUFACTURER
NOTE: 14" FLOOR TRUSESS @ 24" O.C. MAX. IS AN
ACCEPTABLE ALTERNATE FLOOR SYSTEM

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

INTERIOR BEARING WALL ● □===□ BEARING WALL ABOVE (B.W.A.)

• — BEAM/HEADER

• JL METAL HANGER

INDICATES LOCATIONS OF POTENTIAL TILE FLOOR.
JOIST MANUFACTURER SHALL DESIGN FLOOR
SYSTEM FOR ADD'L 10 PSF DEAD LOAD AT THESE
LOCATIONS.

BENSON II MODEL FRAMING PLAN

ROOF

S3.0M

120 MPH WIND ZONE NORTH CAROLINA

SHEATHING SPECIFICATIONS

LATERAL FORCES RESULTING FROM: OMPH WIND IN 2018 NCSBC:R

& 120MPH WIND IN 2018 IRC

(120 MPH WIND SPEED IN ASCE 7 WIND MAP, PER IRC R301.2.1.1) EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2015 \$ 2018 IBC (SECTION 1609) & ASCE 7, AS PERMITTED BY R301.1.3 OF 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 UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NCSBC: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.II.

.ATERAL/WALL BRACING & WALL

THIS MODEL HAS BEEN DESIGNED TO RESIST

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

EXT. WALL SHEATHING SPECIFICATION

FASTEN SHEATHING W/ 2 3 XO.113 NAILS @ 6" O.C. A
EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP, U.N.

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

• ALT. STAPLE CONNECTION SPEC: I $\frac{3}{4}$ " I6 GA STAPLES ($\frac{6}{6}$ " 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 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 HOLDOWN

Mulhern+Kulp project number: 256-22019 SMK RAF issue date: 01.13.2023 REVISIONS:

MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINEERINS

Stracking Parkway, Suite 186 > Agin B-77-4874 - methankapaem C License # C-3825

initial:

Cedar Pointe OT 24

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

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

R.T. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF.

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



INDICATES 14" DEEP FLOOR 1-JOISTS @ 24" O.C.
MAX. JOIST SERIES AND SPACING SHALL BE THE
RESPONSIBILITY OF THE MANUFACTURER NOTE: 14" FLOOR TRUSSES @ 24" O.C. MAX. IS AN ACCEPTABLE ALTERNATE FLOOR SYSTEM

JOIST MANUFACTURER SHALL DESIGN FLOOR
SYSTEM FOR ADD'L 10 PSF DEAD LOAD AT THESE LOCATIONS.

INTERIOR BEARING WALL

BEAM/HEADER

• JL METAL HANGER

BLOCKING UNDER POST OR JAMB ABOVE.

MANUF. (TYP. U.N.O.)

INDICATES LOCATIONS OF POTENTIAL TILE FLOOR.

• □□□□□ BEARING WALL ABOVE (B.W.A.)

INDICATES POST ABOVE (P.A.) PROVIDE SOLID

SMITH DOUGLAS HOMES

PLAN

BRACING

WALL

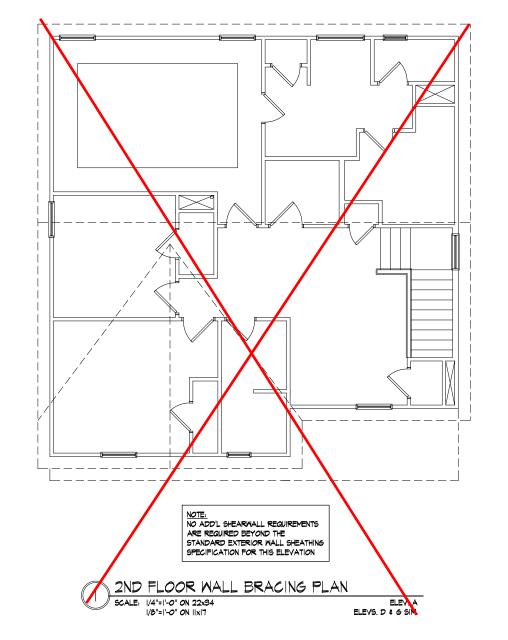
FLOOR

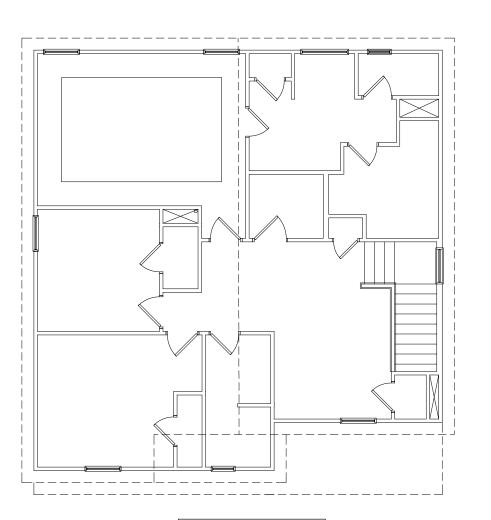
2ND

MODI \square BENSON

120 MPH WIND ZONE NORTH CAROLINA

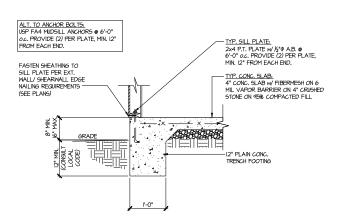
S3.0L

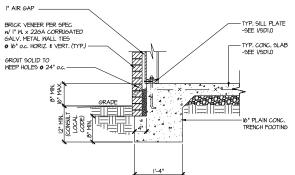


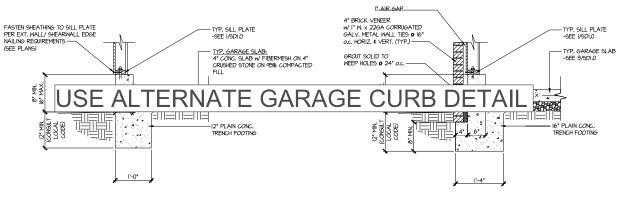


NOTE: NO ADD'L SHEARWALL REQUIREMENTS ARE REQUIRED BEYOND THE STANDARD EXTERIOR WALL SHEATHING SPECIFICATION FOR THIS ELEVATION

2ND FLOOR WALL BRACING PLAN ELEV. B ELEVS. E & H SIM







OPT. BRICK (SEE ARCH FOR LOCATIONS)

FASTEN SHEATHING TO-

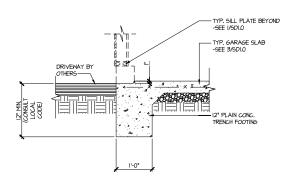
TYPICAL SLAB ON GRADE 2 PERIMETER FOOTING w/ BRICK VENEER

TYPICAL SLAB ON GRADE GARAGE 3 PERIMETER FOOTING

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

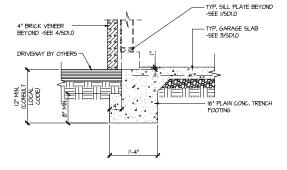
TYPICAL SLAB ON GRADE PERIMETER

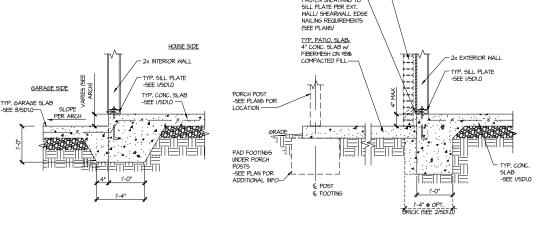
FOOTING @ PORCH/PATIO



TYPICAL SLAB ON GRADE

PERIMETER FOOTING

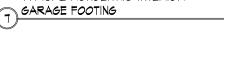


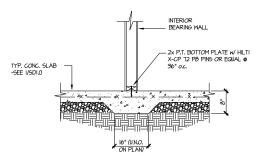


TYPICAL SLAB ON GRADE GARAGE 5 ENTRY @ PERIMETER FOOTING

TYPICAL SLAB ON GRADE GARAGE 6 ENTRY @ PERIMETER FOOTING

TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING





TYPICAL THICKENED SLAB @ 9 INTERIOR BEARING WALL

FOUNDATION DETAILS BENSON

Cedar Pointe LOT 24

7/14/23

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERINS SECSION CONTROL OF STATE OF ST

Mulhern+Kulp project number: 256-22019 SMK RAP issue date: 01.13.2023

REVISIONS: initial:

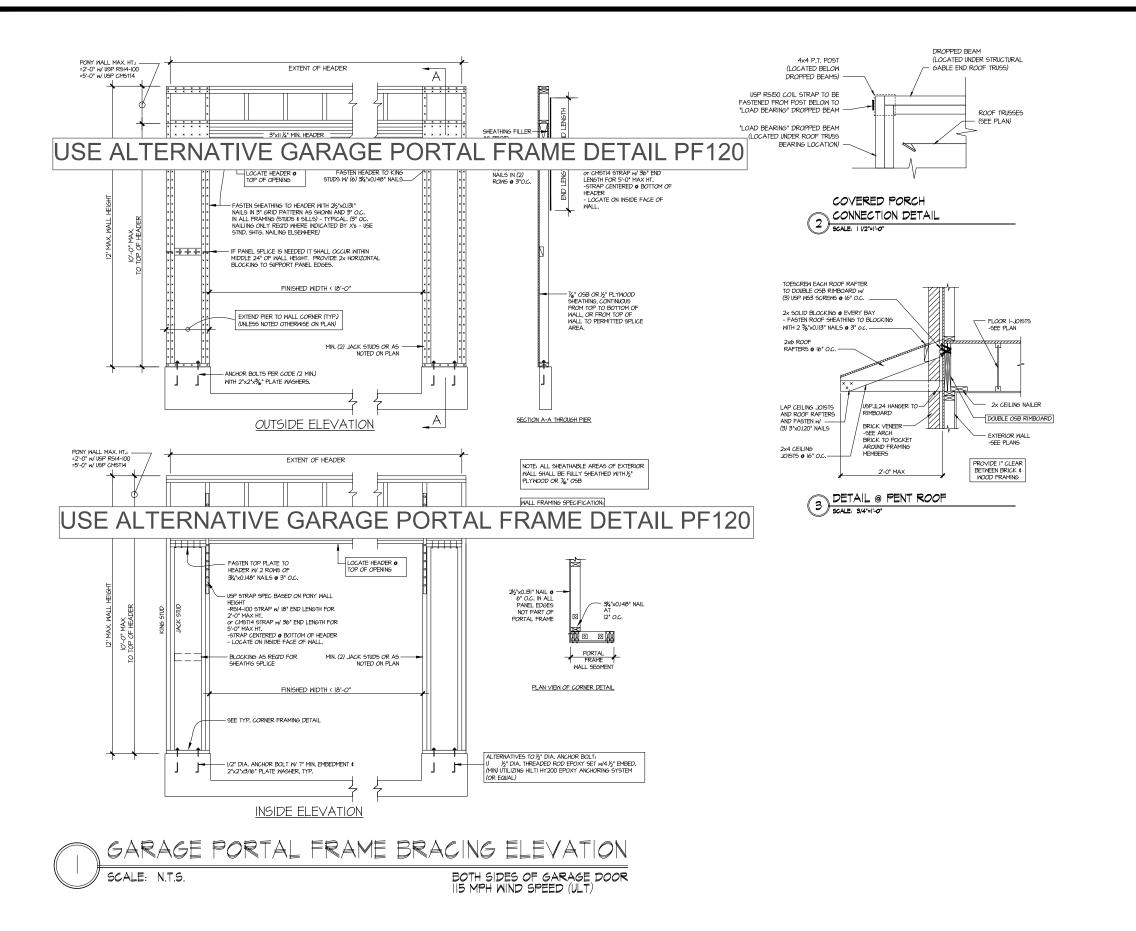
SMITH DOUGLAS HOMES

MODEL

ZONE

120 MPH WIND Z NORTH CAROLII

SD1.0





Mulhern+Kulp project number: 256-22019

project mgr: SMK drawn by: RAP issue date: 01.13.2023

initial:

REVISIONS: date:

date:

SMITH DOUGLAS HOMES

MODEL

FRAMING DETAILS
BENSON II MO

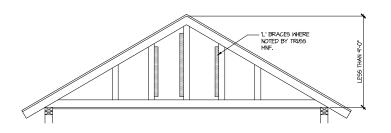
120 MPH WIND ZONE NORTH CAROLINA

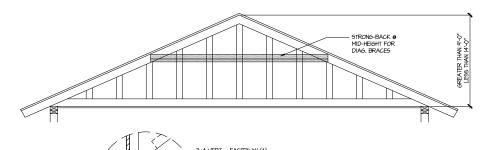
sheet:

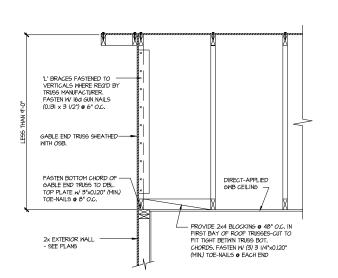
Cedar Pointe

LOT 24

SD2.0







- 2x4 VERT. - FASTEN W/ (4) 3"x0.120" (MIN.) TO EACH GABLE TRUSS VERTICAL 2x4 HORIZ. - FASTEN W 3 I/4'x0.I20" (MIN.) 6 8" O.C. TO 2x6 VERTICAL 2x4 BLOCKING W (4) 3"x0.120" (MIN.) TOE-NAILS EACH END @ EACH DIAGONAL BRACE -2 3/8"x0.113" NAILS @ 日本 STRONG-BACK ● MID-HEIGHT (MIN. 4'-6") DIRECT-APPLIED GMB CEILING 7 — PROVIDE 2x4 BLOCKING @ 48" O.C. IN FIRST BAY OF ROOF TRUSSES-CUT TO FIT TIGHT BETWN TRUSS BOT. CHORDS. FASTEN W (4) 3"x0.120" (MIN.) TOE-NAILS @ EACH END 2x EXTERIOR WALL -SEE PLANS FOR SPECIFICATIONS

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

TYPICAL GABLE END BRACING DETAIL SCALE: NONE REQUIRED TRUSS

B TYPICAL GABLE END BRACING DETAIL SCALE: NONE REGO @ GABLE END TRUSS REQ'D & GABLE END TRUSS HEIGHT BETW'N 4'-0" TO 14'-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.

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

7/14/23

MULHERN + KULP

RESIDENTIAL STRUCTURAL ENGINEERING

PERMISER - MANAGEMENT

PARTIES - AND SECOND SECO



Mulhern+Kulp project number: 256-22019

SMK RAP issue date: 01.13.2023

REVISIONS:

initial:

SMITH DOUGLAS HOMES

MODEL

FRAMING DETAILS BENSON II 120 MPH WIND ZONE NORTH CAROLINA

Cedar Pointe

LOT 24

SD2.1



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

July 28, 2023

lody 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.

Detail" on sheet "PF-130" is an acceptable alternative portal frame design for anywhere in North Carolina with a wind speed less than The "Atternate Garage Portal Frame Detail" on sheet "PF-120" is an acceptable alternative portal frame design for anywhere in North The "Alternate Garage Portal Frame 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 Carolina with a wind speed less than or equal to 120mph ultimate wind speed per ASCE 7-16. department that matches the jurisdiction's wind speed requirements.

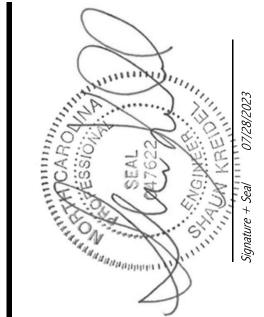
Please feel free to call if you have any questions.

Respectfully,

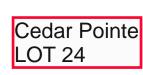
MULHERN & KULP STRUCTURAL ENGINEERING, INC.

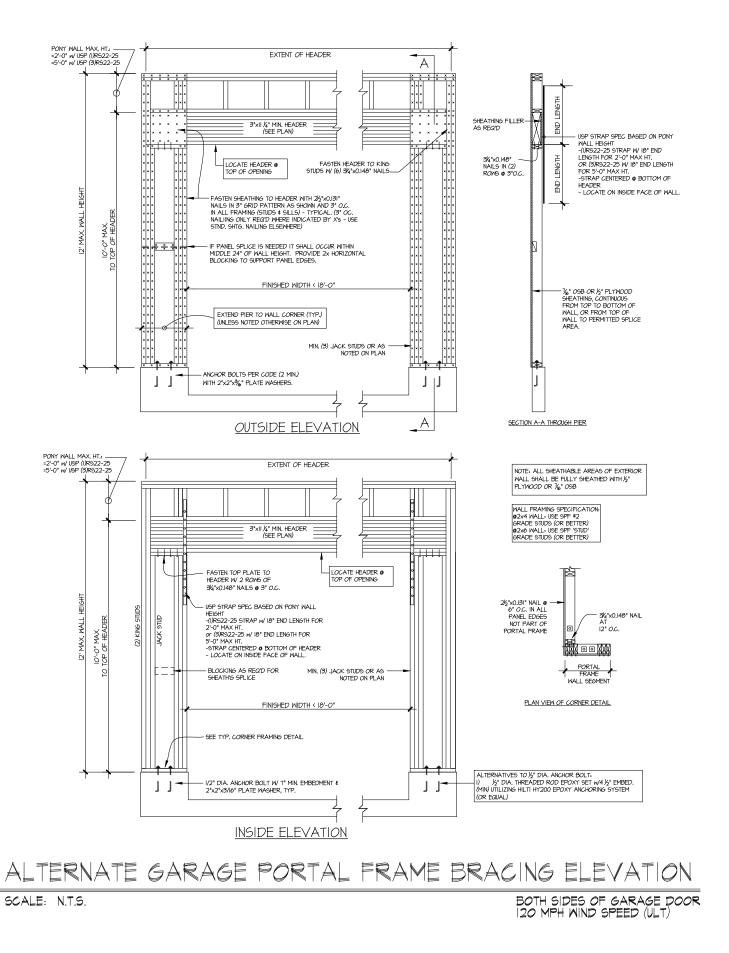
NC License # C-3825

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



P:|Client Files|256 - Smith Douglas Homes|2023|23000 - 2023 Client Admin|2023-07-28 - Alternate Portal Frame Letter|Alternate Garage Portal Frame Detail -Letter - RLH.docx

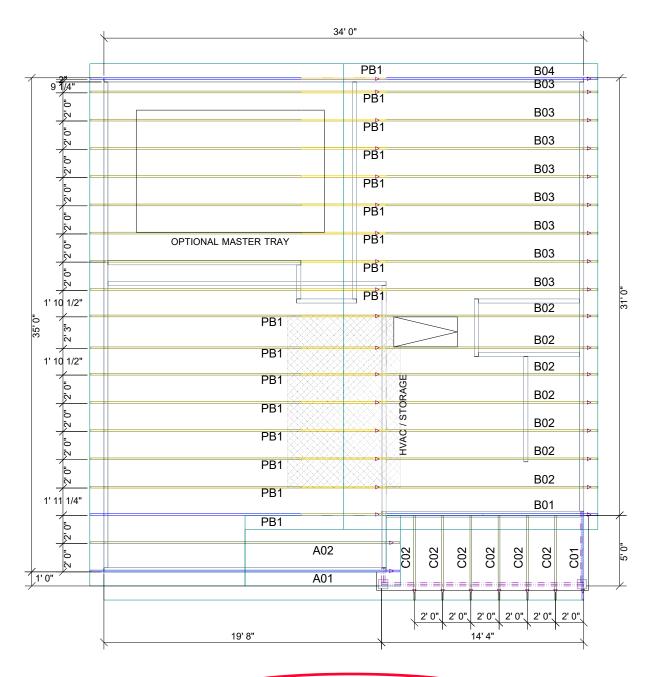


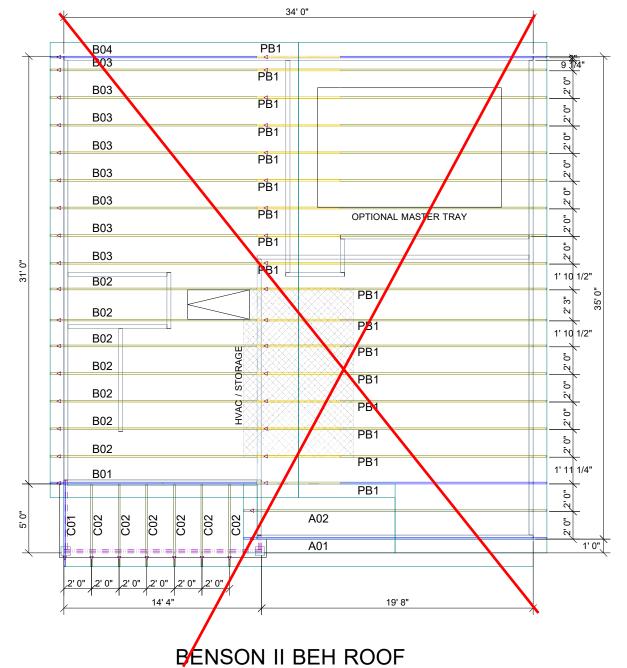


© copyright : MULHERN & KULP Structural Engineering, Inc. MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINEERING STRUCTURAL ENGINEER STRUCTURAL ENGINEERING PASSESSERIE - REMAINSPAREERING Mulhern+Kulp project number: 256-23000 SMK RAP issue date: 07.28.2023 REVISIONS: initial: SMITH DOUGLAS HOMES FRAME PORTAL FRAME ALTERNATE PORTAL PF-120

Cedar Pointe LOT 24

72515533 24 CEDAR POINTE





BENSON II BEH ROOF

PLACEMENT PLAN

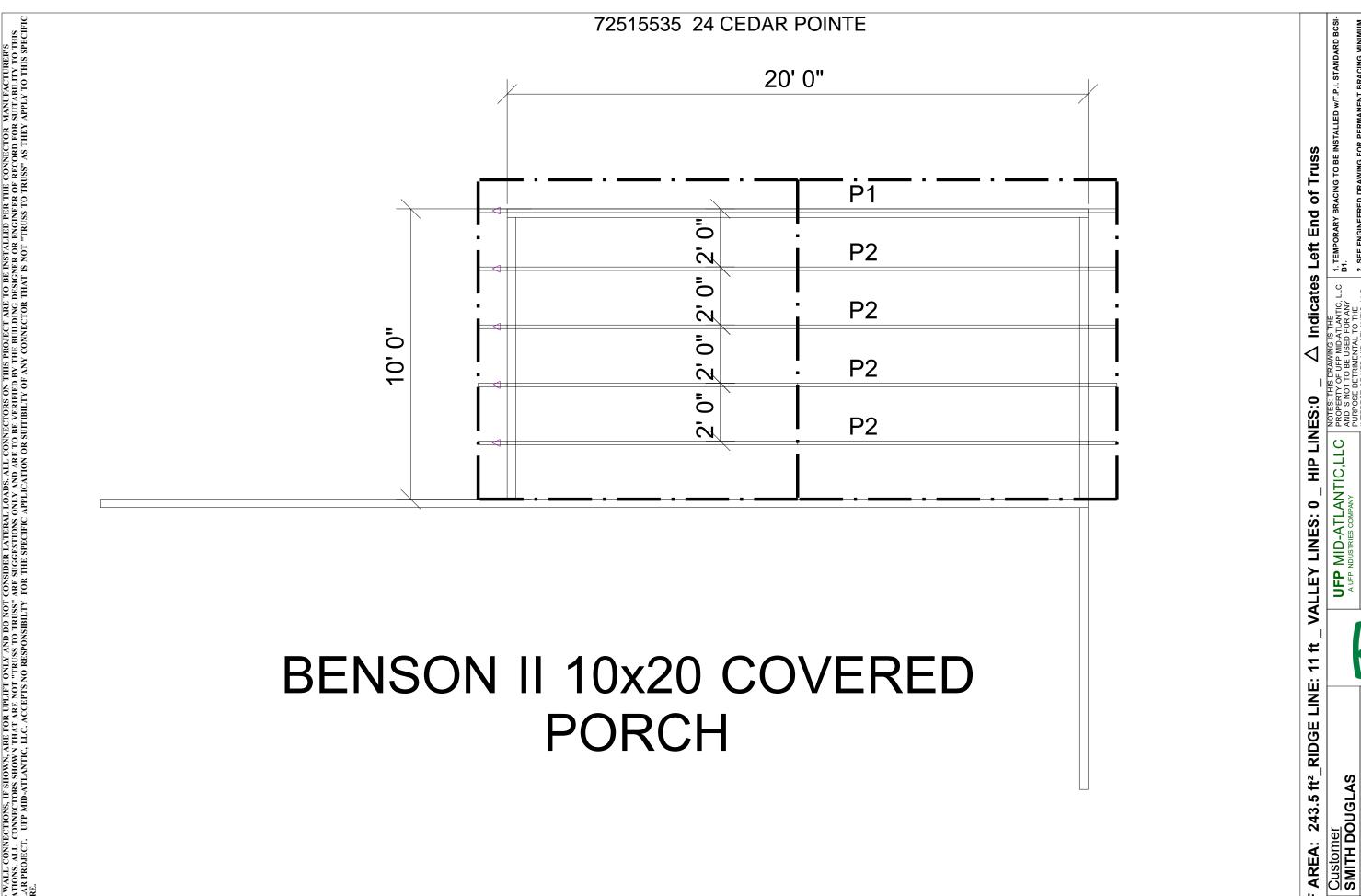
△ INDICATES LEFT END OF TRUSS SCALE: N.T.S

UFP SITE BUILT -SMITH

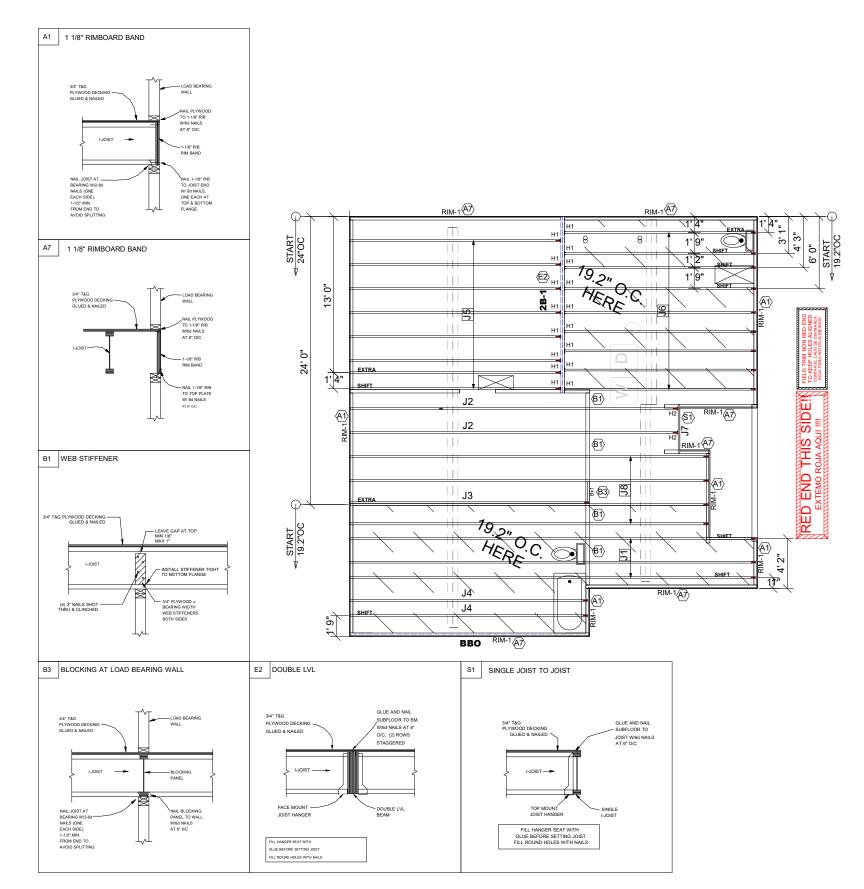
II BEH -BENSON

DESIGNER HATHCOCK LAYOUT DATE -04.07.2023 ARCH DATE

JOB #: -MASTER



MASTER



		Products			
PlotID	Length	Product	Plies	Net Qty	Fab Type
J1	34' 0"	14" TJI® 110	1	3	MFD
J2	28' 0"	14" TJI® 110	1	2	MFD
J3	20' 0"	14" TJI® 110	1	1	MFD
J4	20' 0"	14" TJI® 110	1	2	MFD
J5	18' 0"	14" TJI® 110	1	8	MFD
J6	16' 0"	14" TJI® 110	1	9	MFD
J7	5' 0"	14" TJI® 110	1	1	MFD
J8	30' 0"	14" TJI® 210	1	4	MFD
2B-1	15' 0"	1 3/4" x 14" 2.0E Microllam® LVL	2	2	MFD
RIM-1	16' 0"	1 1/8" x 14" TJ® Rim Board	1	9	MFD
Bk1	2' 0"	14" TJI® 110	1	1	MFD

Connector Summary			
PlotID	Qty	Manuf	Product
H1	17	MiTek	IHFL1714
H2	2	MiTek	TFL1714

GENERAL NOTES:

1.) 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.
3.) ALL INTERIOR WALL PLATES MUST BE LEVEL WITH OUTSIDE WALL TOP PLATES.

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 FLOOR EXTERIOR DOOR LOCATIONS.

7.) 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. 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

*INDICATES BEAM ABOVE TOP PLATE (FLUSH WITH FLOOR SYSTEM) 1B-, 2B-

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

SINGLE PLY BEAM (ADD LINE FOR EACH ADDITIONAL PLY)

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

9= 172-13/16"
10= 192"
11= 211-3/16"
12= 230-3/8"
13= 249-13/16"
14= 268-13/16"
15= 288"
1

JOISTS LOCATED UNDER WALLS!! 2ND FLOOR LAYOUT

FIELD VERIFY DIMENSIONS TO

JOB #: 25052291F2

2ND FLOOR PLACEMENT PLAN

SCALE: 1/8"=1'

BUILT الب



Lot 24 Cedar Pointe

Smith Douglas Homes

Benson II B 2nd Floor

eron, NC

DESIGNER PB2 LAYOUT DATE 5/29/2025 **ARCH DATE** 9/1/2022 STRUC DATE 7/14/2023