

# LANDEN

BRIARWOOD BLUFF  
LOT 23



SMITH DOUGLAS HOMES

QUALITY | INTEGRITY | VALUE

PLAN ID 010123

110 VILLAGE TRAIL SUITE 215  
WOODSTOCK, GA. 30188

DRAWING INDEX	
A0.0	COVER SHEET
A1.1	FRONT ELEVATIONS
A2.1	SIDE & REAR ELEVATIONS
A3.1	SLAB FOUNDATIONS
A5.1	FIRST FLOOR PLAN
A6.1	ROOF PLANS
A7.2	ELECTRICAL PLAN

AREA TABULATION	
FIRST FLOOR	1535
TOTAL	1535
GARAGE	397
FRONT PORCH A & C MASSING(COVERED)	48
REAR PATIO	120

PLAN REVISIONS			
DATE	BY	REVISION	PAGE #
11/29/2022	BB	REVISED ROOF PITCH ON ALL ELEVATIONS AND ROOF PLANS	A1.1-A1.9, A2.1-A2.3, A6.1-A6.3

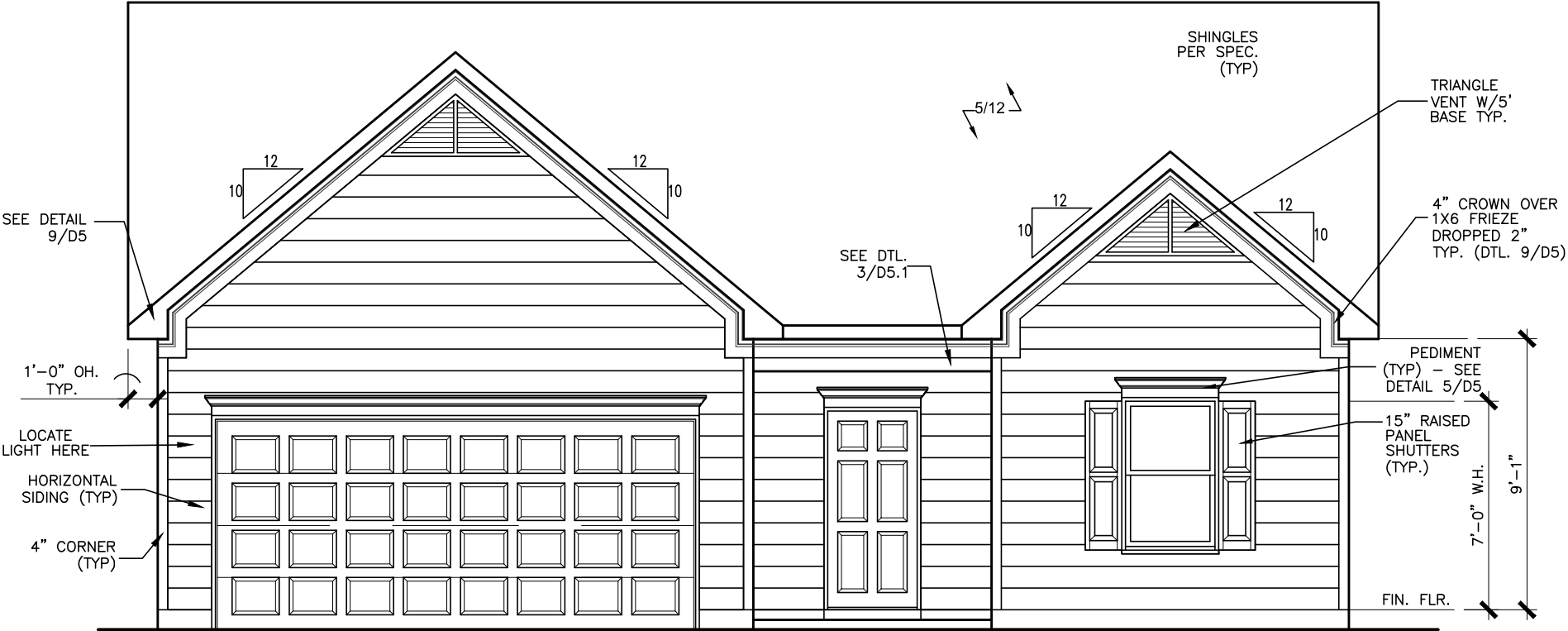
GOVERNMENTAL CODES & STANDARDS
HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

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 23



FRONT ELEVATION "A"

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

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

SMITH DOUGLAS HOMES

QUALITY | INTEGRITY | VALUE

ELEVATIONS

FRONT ELEVATION

LANDEN

SMITH DOUGLAS HOMES

110 VILLAGE TRAIL

SUITE 115

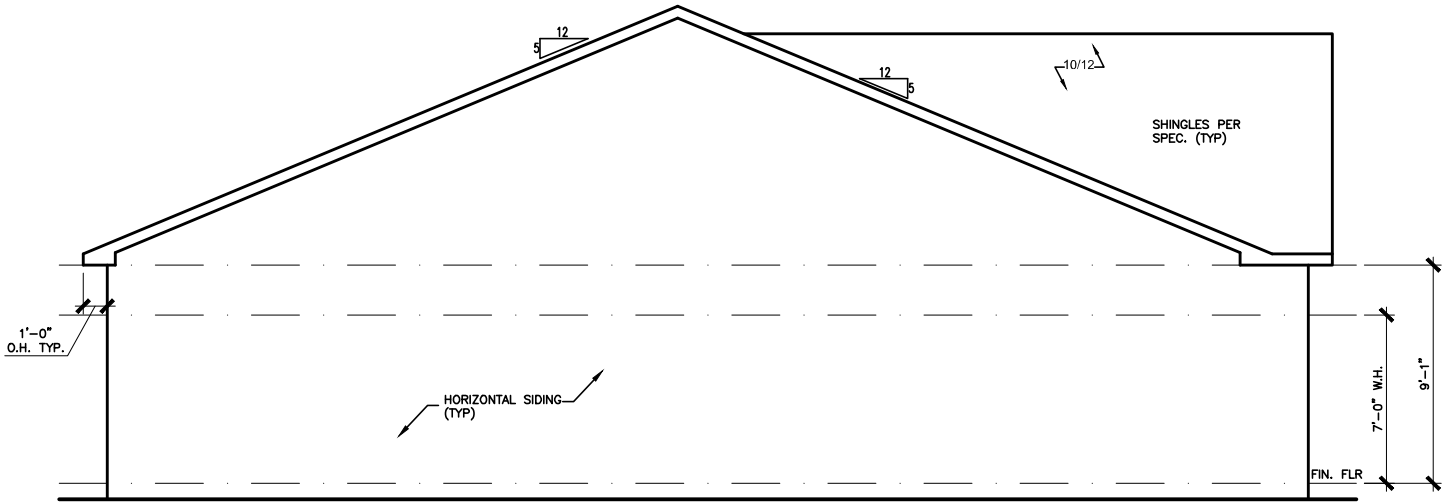
WOODSTOCK, GA 30188

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.

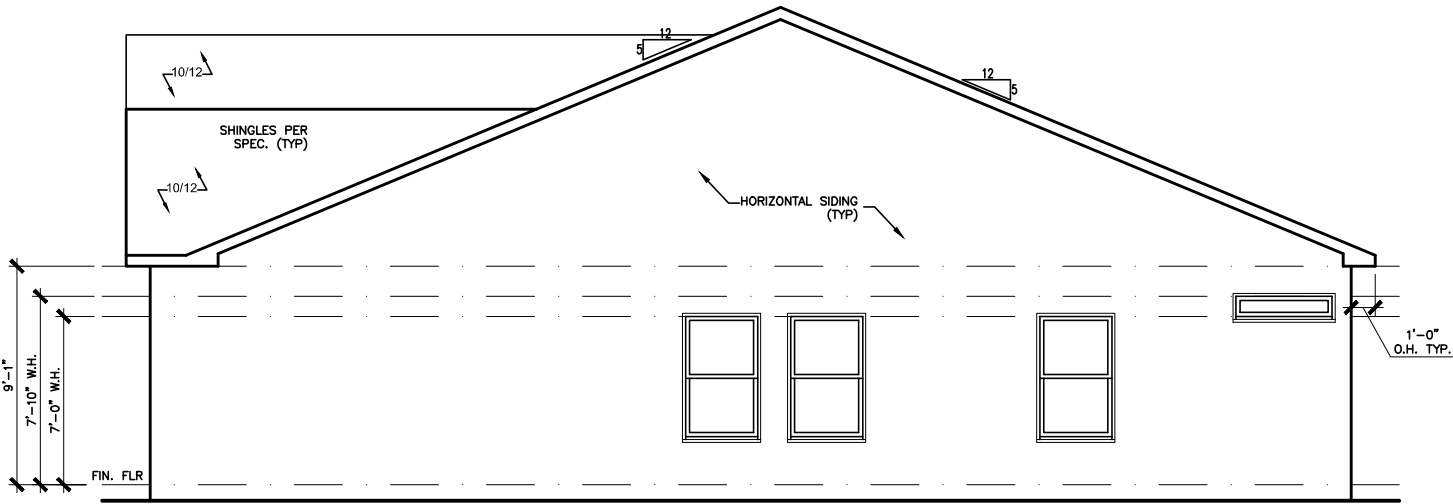
BY:	JW	CH:	AW
DATE:	7-18-25		
FACADE OPT:	A		
PLAN ID:			
PND:	ALL	RELEV:	A
PAGE NO:	A1.1		

BRIARWOOD BLUFF  
LOT 23



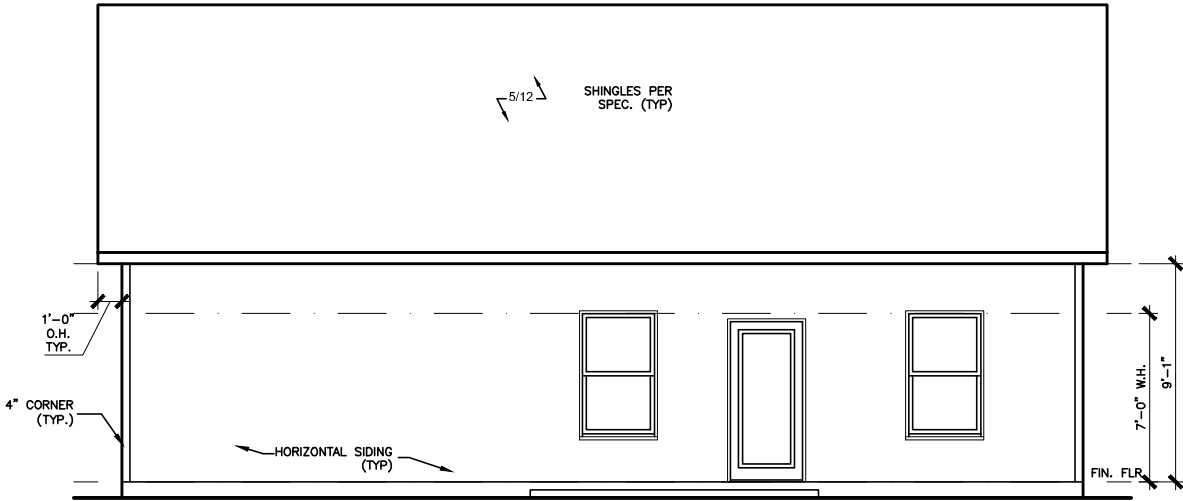
LEFT ELEVATION "A"

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



RIGHT ELEVATION "A"

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



REAR ELEVATION "A"

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

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

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

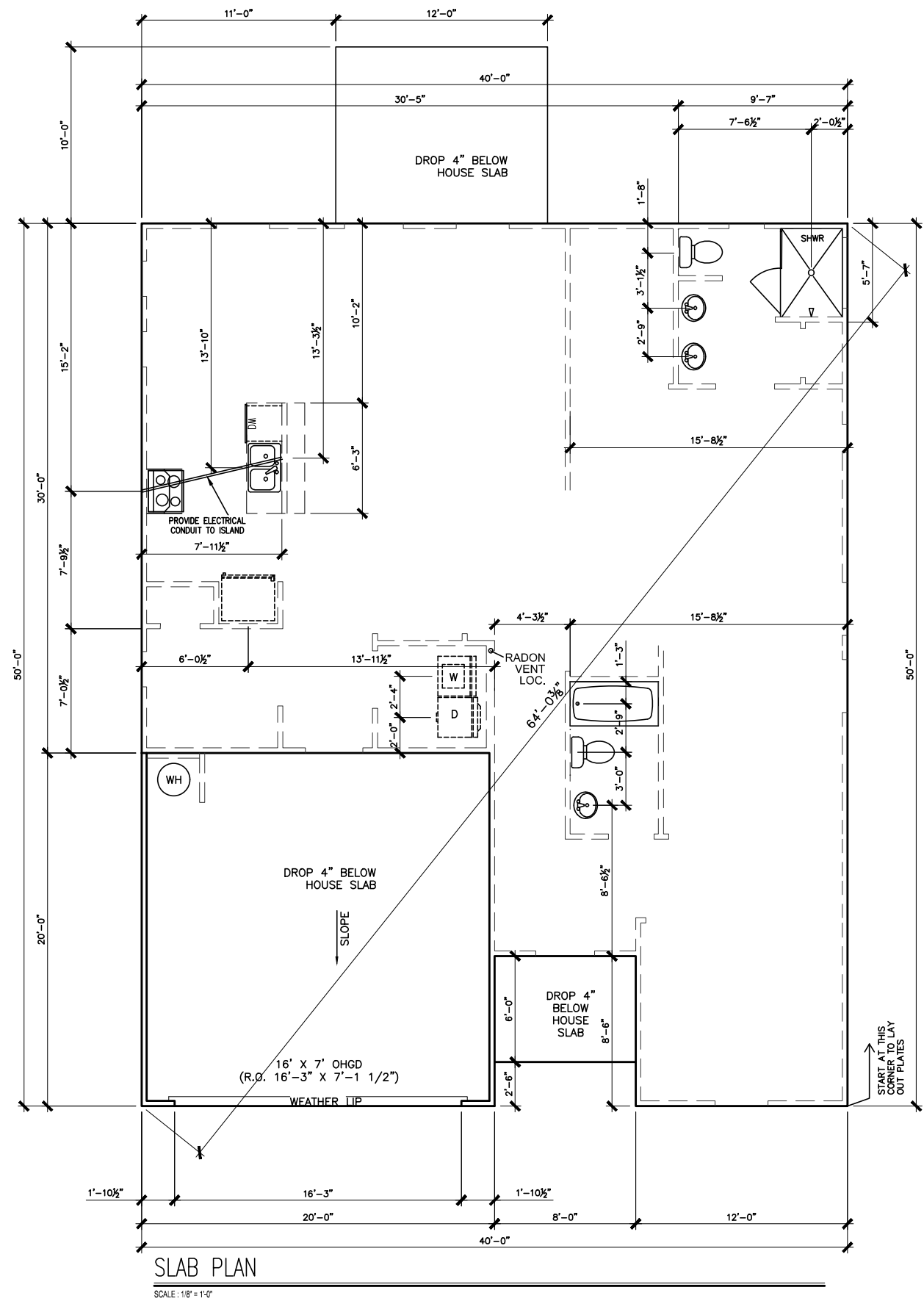
ELEVATIONS
SIDES AND REAR
LANDEN

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:	JW	CH:	AW
DATE:	7-18-25		
FACADE OPT:	A		
PLAN ID:			
PND:	ALL	BLEV:	A
PAGE NO:	A2.1		

BRIARWOOD BLUFF  
LOT 23



\*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
LANDEN

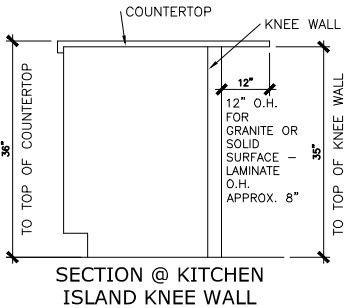
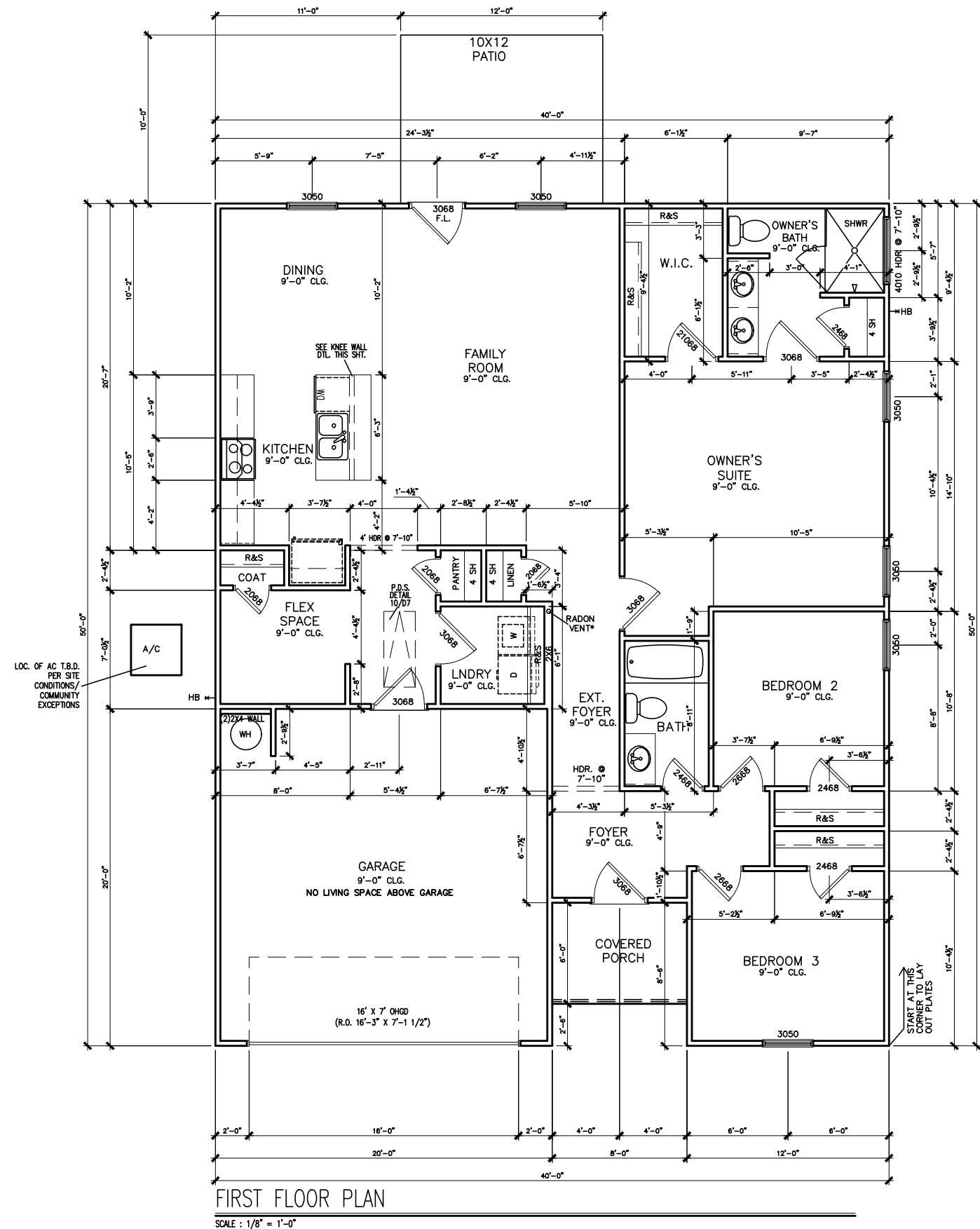
SMITH DOUGLAS HOMES  
110 VILLAGE TRAIL  
SUITE 115  
WOODSTOCK, GA 30188  
www.smithdouglas.com

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: JW	CH: AW
DATE: 7-18-25	
FACADE OPT: A	
PLAN ID:	
PND: ALL	RELEV: A
PAGE NO: A3.1	



BRIARWOOD BLUFF  
LOT 23



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

\*RADON VENT PROVIDED  
PER LOCAL CODE

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

SMITH DOUGLAS HOMES

QUALITY | INTEGRITY | VALUE

FLOOR PLAN

FIRST FLOOR

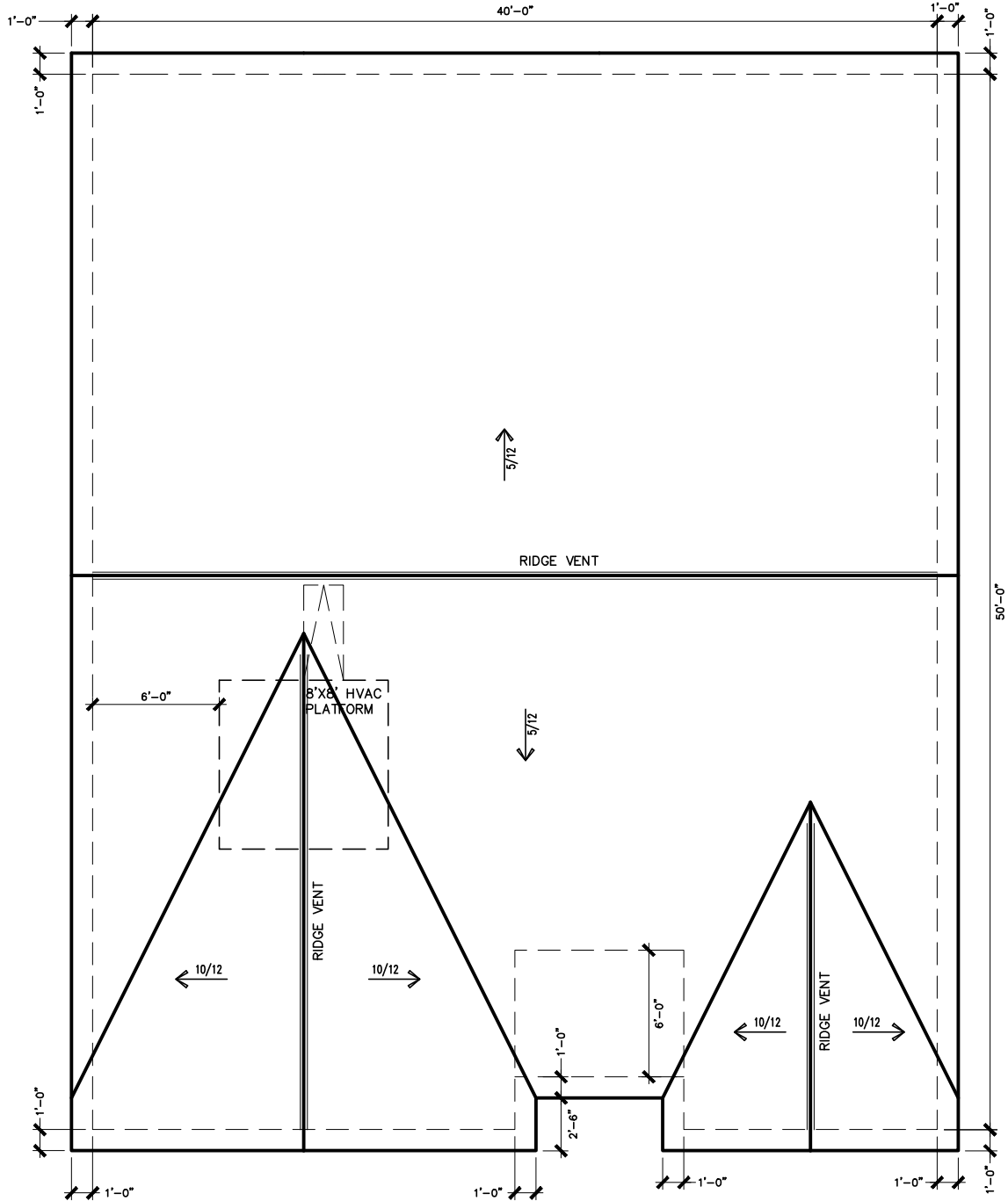
LANDEN

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:	JW	CH:	AW
DATE:	7-18-25		
FACADE OPT:	A		
PLAN ID:			
PND:	ALL	RELEV:	A
PAGE NO:	A5.1		

BRIARWOOD BLUFF  
LOT 23



ROOF PLAN "A"  
SCALE : 1/8" = 1'-0"

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

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

ROOF PLAN

ROOF PLAN

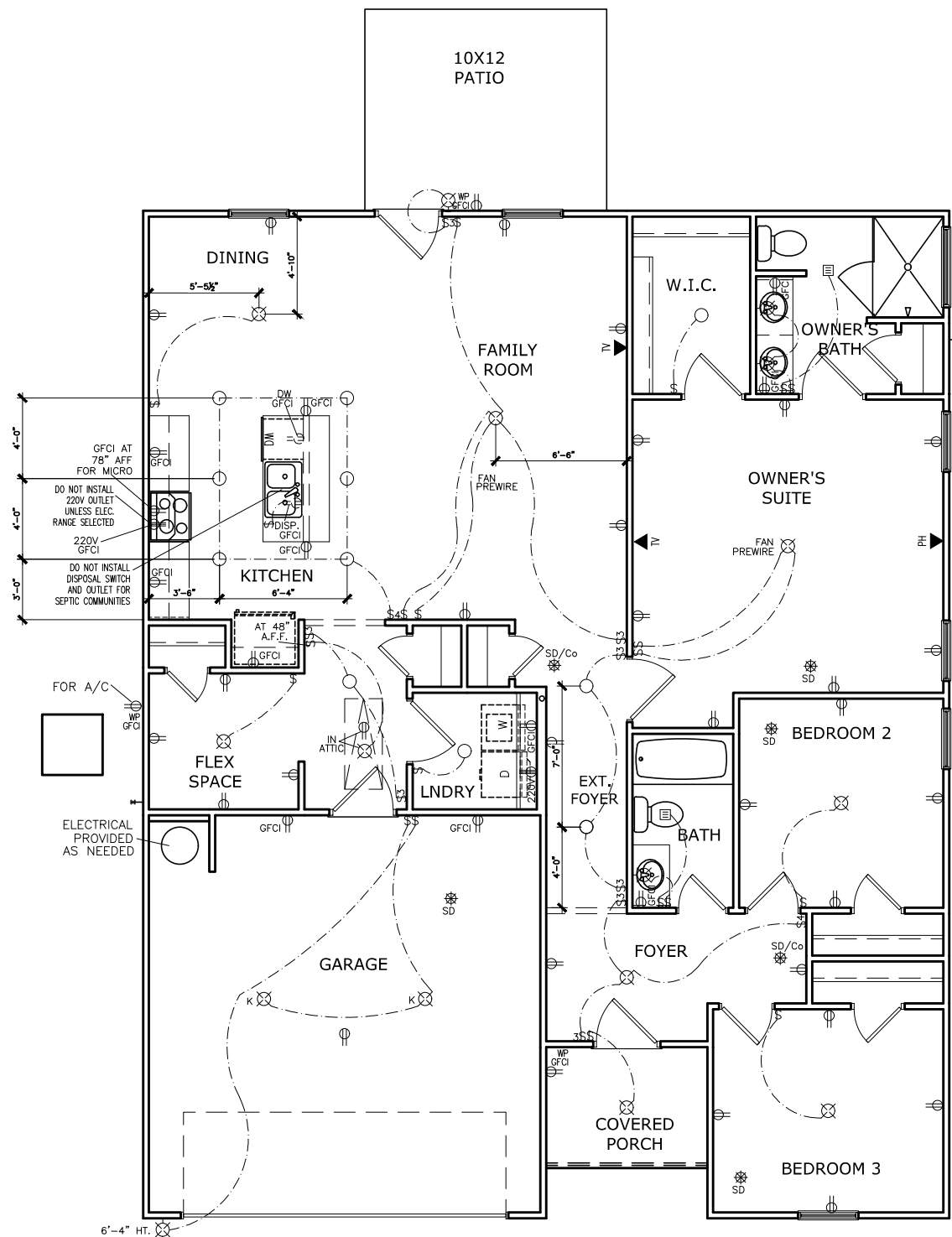
LANDEN

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:	JW	CH:	AW
DATE:	7-18-25		
FACADE OPT:	A		
PLAN ID:			
PND:	ALL	RELEV:	A
PAGE NO:	A6.1		

BRIARWOOD BLUFF  
LOT 23



FIRST FLOOR ELECTRICAL PLAN

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

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	

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

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

SMITH DOUGLAS HOMES

QUALITY | INTEGRITY | VALUE

ELECTRICAL PLAN

FIRST FLOOR

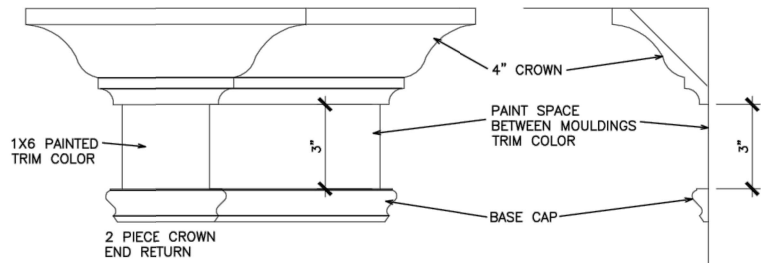
LANDEN

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.

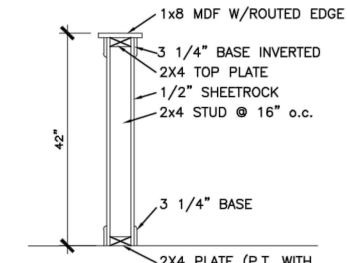
BY:	JW	CH:	AW
DATE:	7-18-25		
FACADE OPT:	A		
PLAN ID:			
PND:	ALL	RELEV:	A
PAGE NO:	A7.2		

REFER TO LOT SPECIFIC PLAN TO  
DETERMINE WHICH DETAILS APPLY



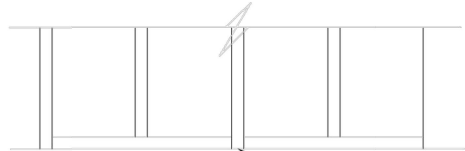
TYPICAL TWO PIECE CROWN

N.T.S.



TYP. KNEEWALL SECTION

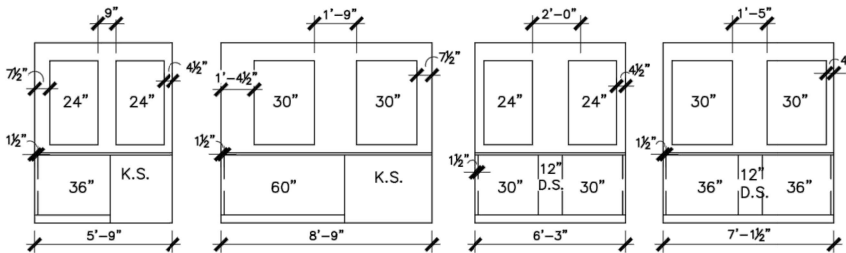
N.T.S.



TYP. 2ND FLOOR KNEE WALL STABILITY

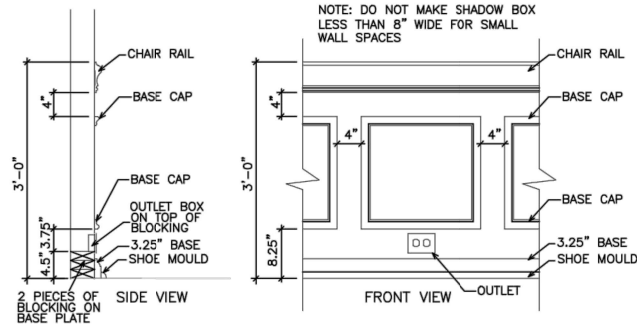
N.T.S.

1. MIRRORS ARE TO BE CENTERED ON THE CABINET OR KNEESPACE BELOW.
2. SPACE BETWEEN MIRROR AND WALL/CABINET END, MAY NOT MATCH ON EACH SIDE
3. MIRRORS ARE LIMITED TO 2 SIZES: 24" & 30"
  - a. VANITIES 30" & SMALLER RECEIVE THE 24" WIDE MIRROR.
  - b. VANITIES 33" & LARGER RECEIVE THE 30" WIDE MIRROR.
  - c. HEIGHTS DO NOT CHANGE.
  - d. SEE P.O. FOR EXACT WIDTH.
4. SEE THE BELOW EXAMPLE DRAWINGS. DIMENSIONS ARE APPROXIMATE.



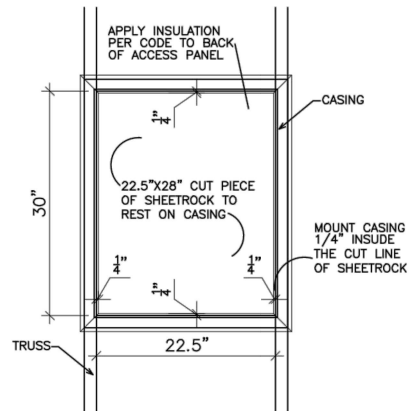
TYPICAL SPLIT MIRROR SCENARIOS

N.T.S.



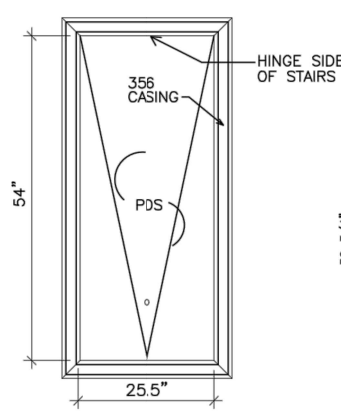
TYPICAL CHAIR RAIL & SHADOW BOX DETAIL

N.T.S.



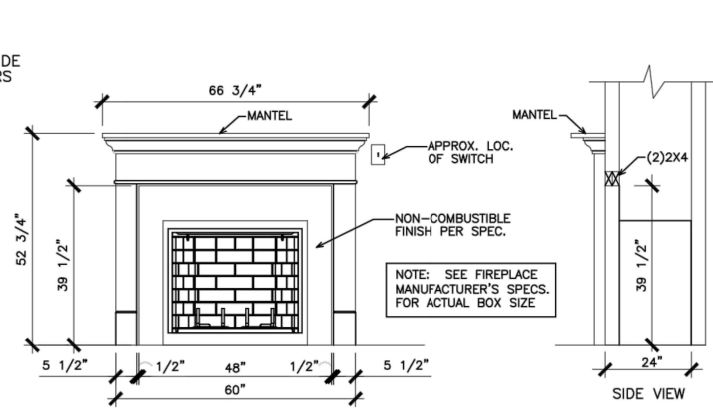
SCUTTLE HOLE DETAIL

N.T.S.



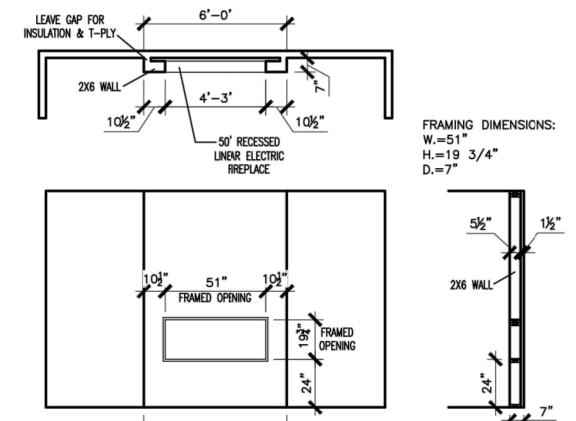
PDS TRIM DETAIL

N.T.S.



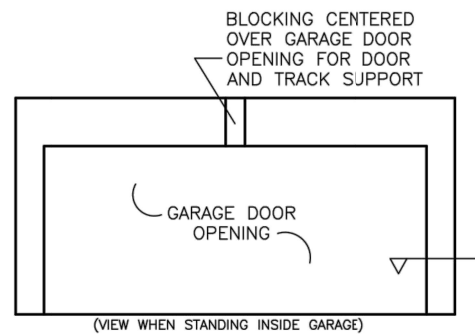
GAS/ELECTRIC FIREPLACE DETAIL  
WITH WESCOTT WOOD MANTEL

N.T.S.



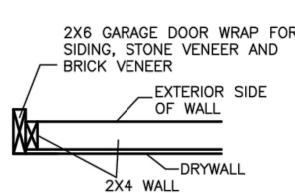
LINEAR ELECTRIC FIREPLACE DETAIL

N.T.S.

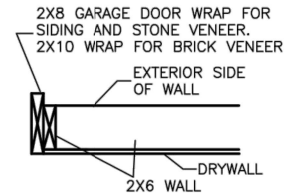


TYP. GARAGE WRAP & BLOCKING

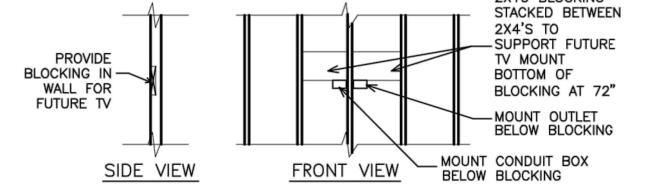
N.T.S.



SECTION VIEW  
2X4 PORTAL WALL

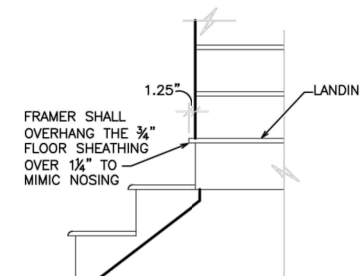


SECTION VIEWS  
2X6 PORTAL WALL



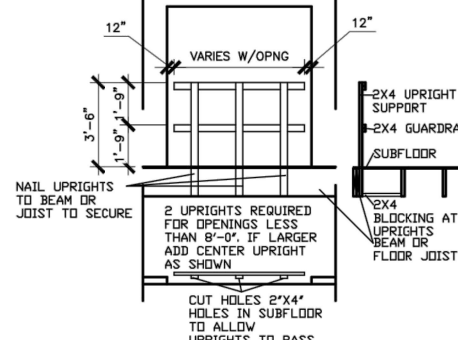
TYP. TV WALL PREP

N.T.S.



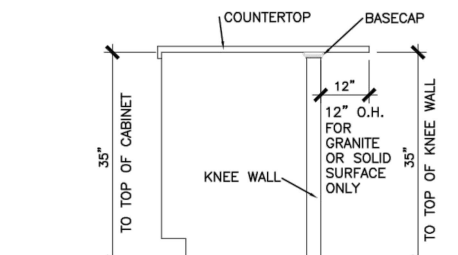
BOX STEP OVERHANG

N.T.S.



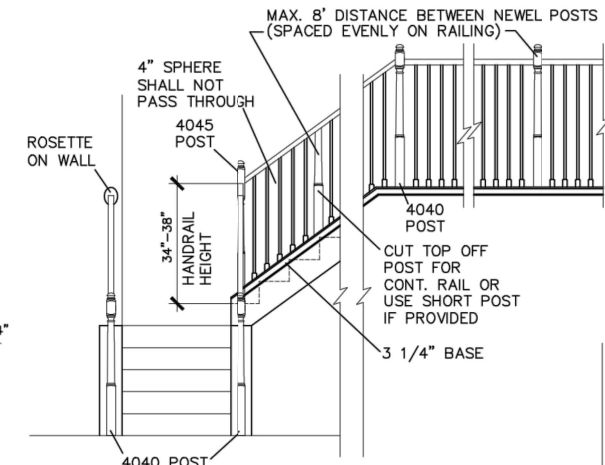
GUARD RAIL DTL. AS REQ'D

N.T.S.



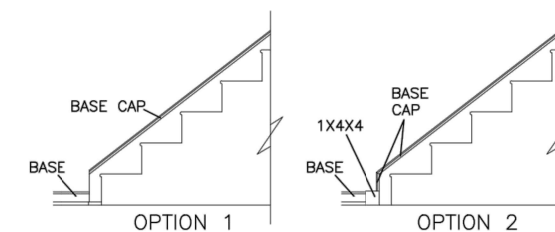
SECTION @ ISLAND KNEEWALL

N.T.S.



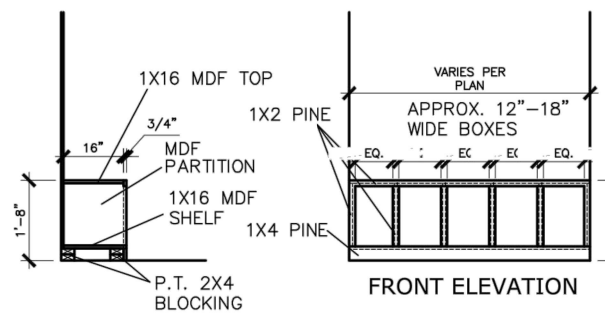
HANDRAIL/POST DETAIL @ STAIRS

N.T.S.



STAIR TRIM DETAILS

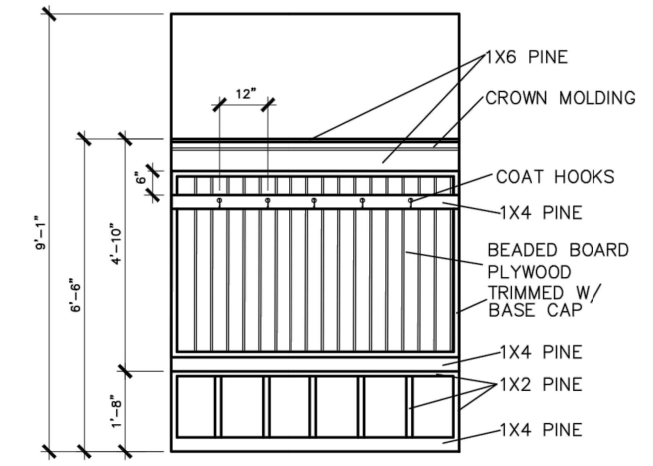
N.T.S.



SIDE ELEVATION

MUD ROOM BENCH SEAT DETAIL

N.T.S.



MUD ROOM BENCH SEAT DETAIL WITH  
BEADED BOARD, HOOKS, & CROWN

N.T.S.

(IF TRIM CHOSEN WITHOUT  
BENCH CONTINUE TO FLOOR)

© SMITH DOUGLAS HOMES 2023

BY					
REVISION					
DATE					

SMITH DOUGLAS HOMES

QUALITY | INTEGRITY | VALUE

INTERIOR TRIM  
DETAILS

SMITH DOUGLAS HOMES  
110 VILLAGE TRAIL  
SUITE 215  
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:	CR:
DATE:	6/13/23
FACADE OPT:	
PLAN ID:	
FIN:	ELEV:
PAGE NO:	D1.1

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	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.)	(12) NAILS (3) NAILS	(15) NAILS IN LAPPED AREA (24" MIN.) (3) NAILS
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS		
RAFTER/TRUSSES TO TOP PLATE	(4) TOENAILS + (1) SIMPSON H2.5T TOENAILS @ 8" O.C.	(4) TOENAILS + (1) SIMPSON H2.5T TOENAILS @ 6" O.C.
GAB. END TRUSSES TO DBL. TOP PL. R.T. w/ HEEL HT. 9 1/4" TO 12"	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. 12" TO 16"	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. UP TO 24"	LAP WALL SHTG. w/ DBL. TOP PL. # INSTALL ON TRUSSES VERT. - FASTEN w/ NAILS @ 6" O.C.	LAP WALL SHTG. w/ DBL. TOP PL. # INSTALL ON TRUSSES VERT. - FASTEN w/ NAILS @ 6" O.C.*
R.T. w/ HEEL HT. 24" TO 48"	LAP WALL SHTG. w/ DBL. TOP PL. # INSTALL ON TRUSSES 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 TRUSSES 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 5/8"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"
	12 FT. MAX	L6"x3 1/2"x3/8"
ALL LINTELS: - SHALL SUPPORT 2 3/4" - 3 1/2" VENEER w/ 40 psf MAXIMUM WEIGHT. - 16" 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. - MAX. VENEER HT. APPLIES TO ANY PORTION OF BRICK OVER THE OPENING. - ALL LINTELS SHALL BE LONG LEG 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 MORTAR JOINT FINISHING. - SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS. * FOR QUEEN VENEER USE L4"x3/4".		

GENERAL STRUCTURAL NOTES	
FOUNDATION	
• DESIGN IS BASED ON 2018 NCSCBC-RESIDENTIAL CODE	
• FOOTING DESIGN - 2,000 PSF NET ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.	
• FASTEN 2x4/6 SILL PLATES TO CONC FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 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 = 4000 psi: ..... FOUNDATION WALLS 3000 psi: ..... FOOTINGS & INTERIOR SLABS ON GRADE 3500 psi: ..... GARAGE & EXTERIOR SLABS ON GRADE fy = 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 <u>NOT</u> 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	
	INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. U.N.O.)
	INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. U.N.O.)
	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.

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS	
THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM: <b>120MPH WIND IN 2018 NCSCBC:RC &amp; 120MPH WIND IN 2018 IRC</b> (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 NCSCBC:RC & 2018 IRC. IF THE PARAMETERS OF SECTION R602.12 COMPLY. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREIN, 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 1/32" 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 (1/8" 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	

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 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 'STUD-I-FLOOR' 24" O.C., EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS w/ GLUE AND - 2 1/2" 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 1/2" 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 TRUSSES SHOP DWGS. SHALL BE SUBMITTED TO ARCH. & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.	
• ERECT AND INSTALL ROOF TRUSSES PER ITCA & TPI'S BC511 "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).	

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	
• WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.	
• DESIGN LOADS: ROOF LIVE = 20 PSF DEAD = 1 PSF T.C., 10 PSF B.C. LOAD DURATION FACTOR = 1.25  FLOOR LIVE = 40 PSF (30 PSF @ SLEEPING AREAS) DEAD = 10 PSF (I-JOISTS)  ADD'L 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 R602.3.1) OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL 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 STUDS 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=2.0x10 <sup>6</sup> psi	
• ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING: • LVL' - Fb=2400 psi; FcII=2500 psi; E=1.8x10 <sup>6</sup> 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 1/2" 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.	

BRIARWOOD  
LOT 23

seal

MULHERN & KULP

PROFESSIONAL ENGINEER

CHAM KREIDL

© copyright : MULHERN & KULP

Structural Engineering, Inc.

5/31/23

MULHERN+KULP

RESIDENTIAL STRUCTURAL ENGINEERING

3025 Shreveville Parkway, Suite 105 • Alpharetta, GA 30022  
877-777-4874 • mulhern+kulp.com

NC License # C-3825

GENERAL STRUCTURAL NOTES

LANDEN MODEL

120 MPH WIND ZONE  
NORTH CAROLINA

SMITH DOUGLAS  
HOMES

SO.0

project mgr: SMK

drawn by: MJF

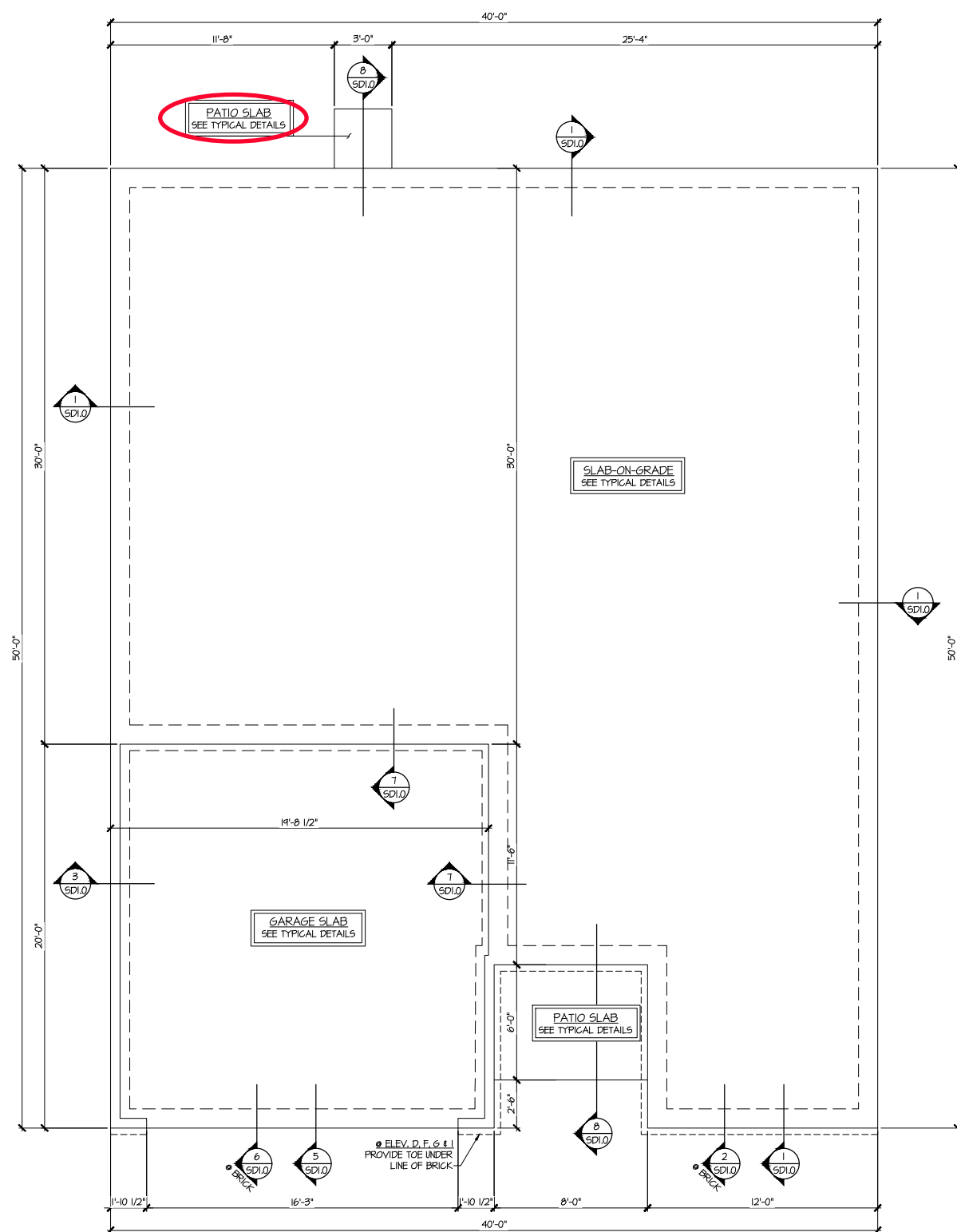
issue date: 02-03-22

revisions:

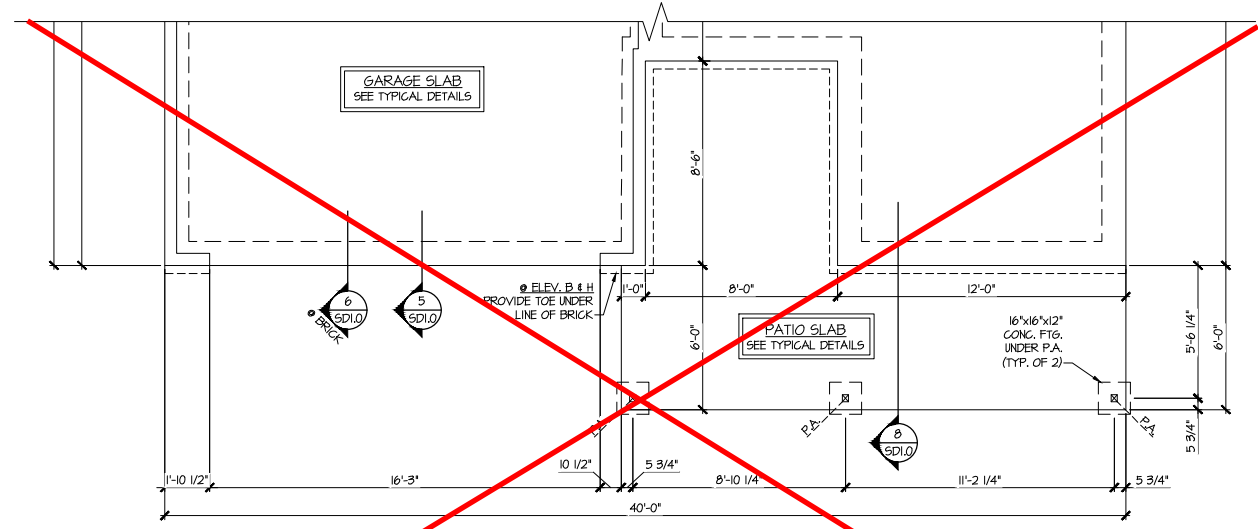
date: initial:

sheet:

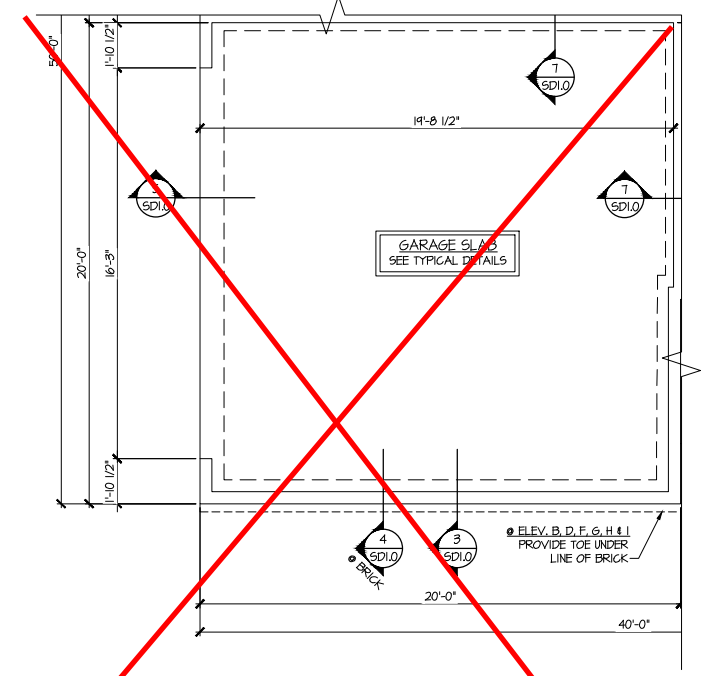




**1 MONO-SLAB FOUNDATION PLAN**  
SCALE: 1/4"=1'-0" ON 22x34  
1/8"=1'-0" ON 11x17  
ELEV. A, C, D, F, G & I

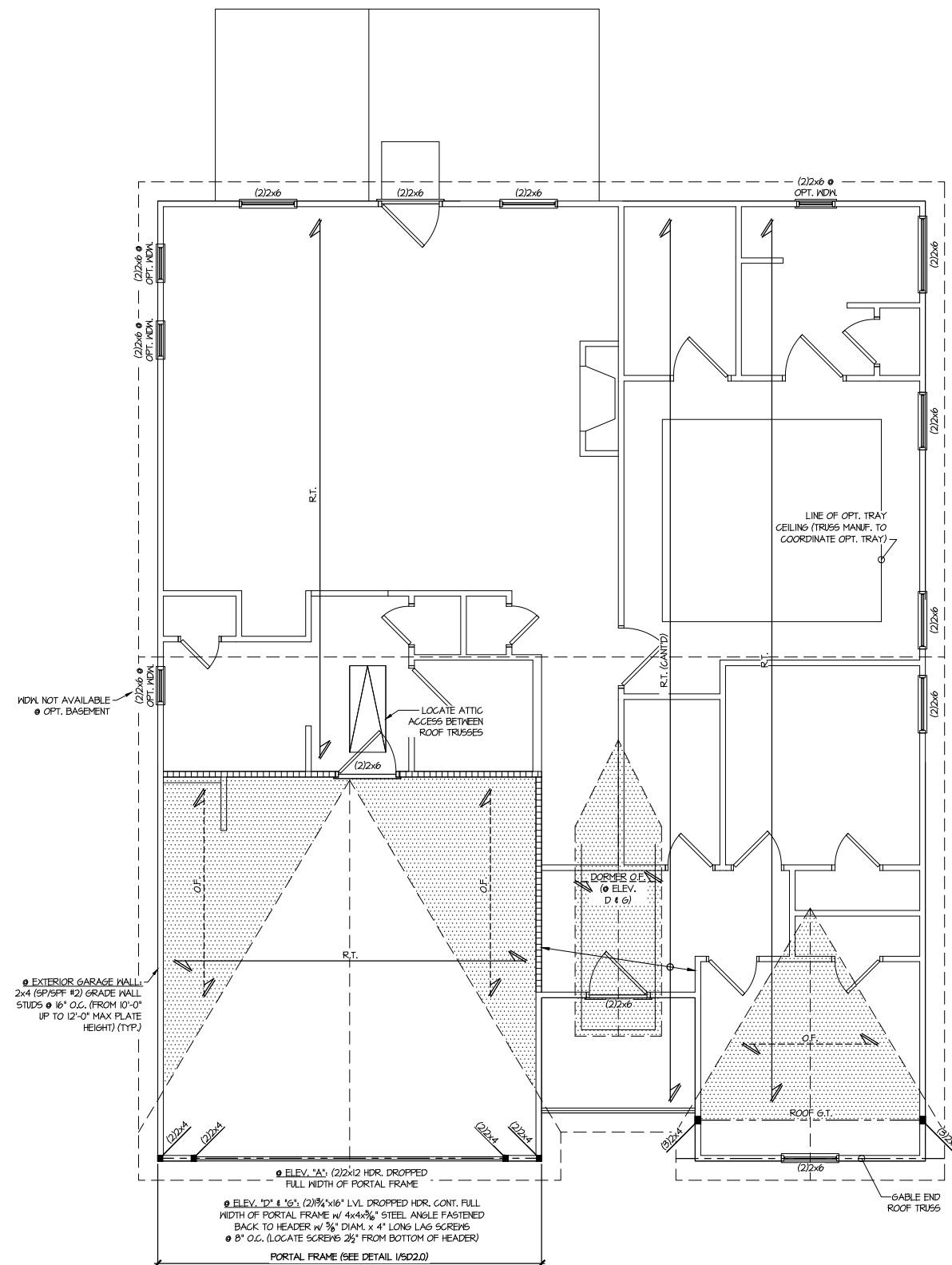


**2 PARTIAL MONO-SLAB FOUNDATION PLAN**  
SCALE: 1/4"=1'-0" ON 22x34  
1/8"=1'-0" ON 11x17  
ELEV. B, E & H  
(SEE ELEV. A FOR ADD'L INFO.)



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

LEGEND	
	INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANIF. (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 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.

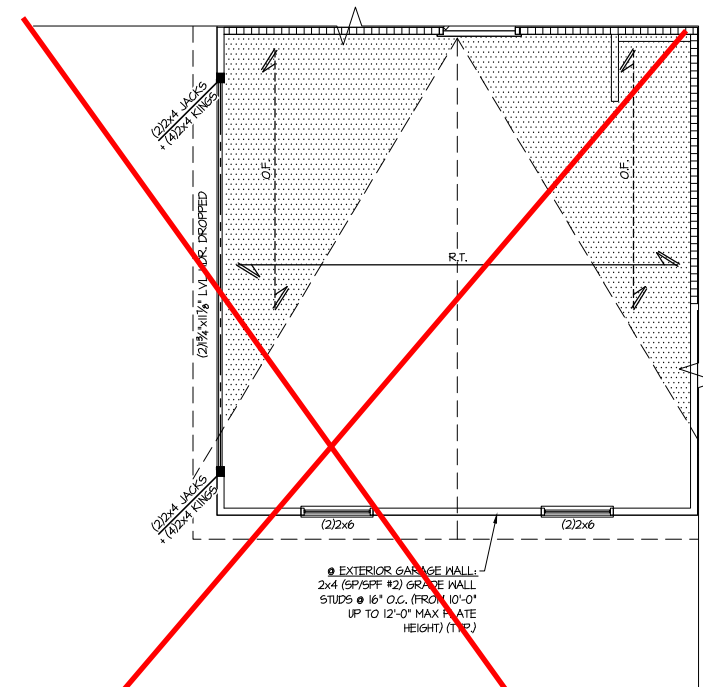


1

ROOF FRAMING PLAN

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

ELEV. A, D, & G



2

PARTIAL ROOF FRAMING PLAN

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

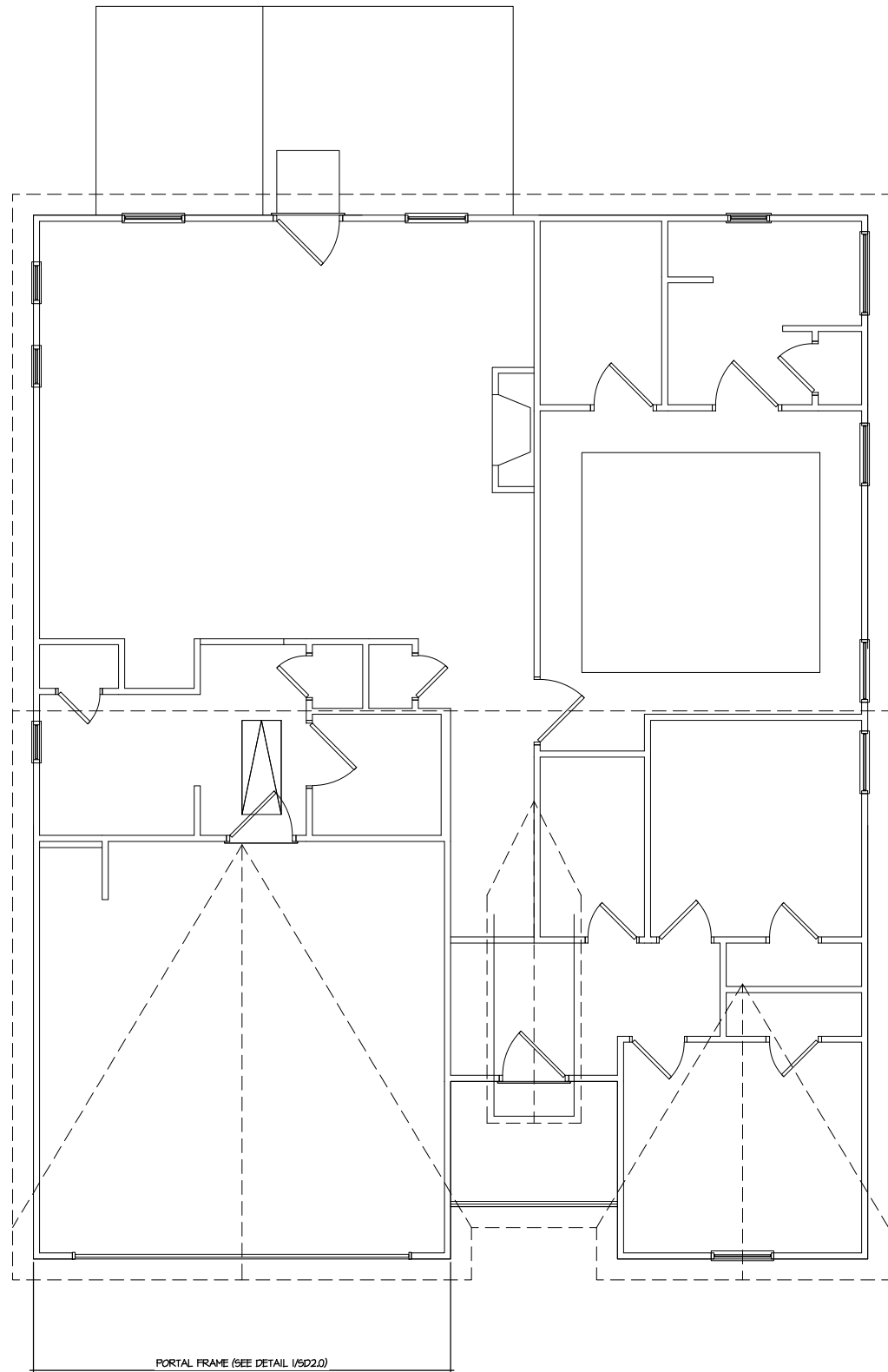
OPT. SIDE ENTRY GARAGE

BRIARWOOD  
LOT 23

REFER TO 50.0 FOR TYPICAL  
STRUCTURAL NOTES & SCHEDULES

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

LEGEND	
	INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANIF. (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 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.



1 1ST FLOOR WALL BRACING PLAN  
SCALE: 1/4"=1'-0" ON 22x34  
1/8"=1'-0" ON 11x17  
ELEV. A, D, & G

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:  
120MPH WIND IN 2018 NCSEBC: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 1609) & ASCE 7, AS PERMITTED BY R301.1.3 OF THE 2018 NCSEBC:RC & 2018 IRC. IF THE PARAMETERS OF SECTION R602.12 COMPLY. 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 NCSEBC: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.

MLK 51102 - MAR 2016

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 15/32" 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 (7/16" 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.

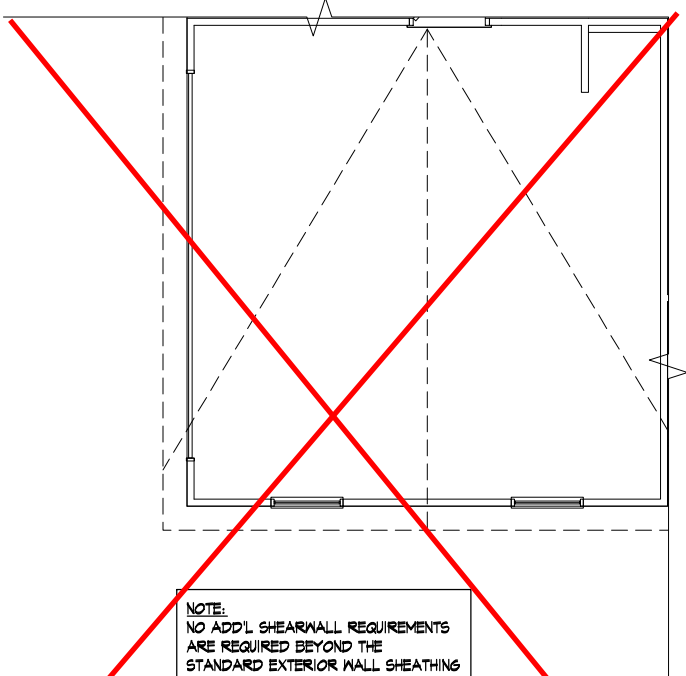
NOTES

- 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 HOLDOWN

MLK 51102 - MAR 2016



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

2 PARTIAL 1ST FLOOR WALL BRACING PLAN  
SCALE: 1/4"=1'-0" ON 22x34  
1/8"=1'-0" ON 11x17  
OPT. SIDE ENTRY GARAGE

BRIARWOOD  
LOT 23

REFER TO 50.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

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.W.A.)
- BEAM/HEADER
- JL METAL HANGER
- \* INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

5/31/23  
Seal  
Professional Engineer  
HAUN KREIDL  
© copyright : MULHERN & KULP  
Structural Engineering, Inc.

MULHERN+KULP  
RESIDENTIAL STRUCTURAL ENGINEERING  
3025 Shreveville Parkway, Suite 105 - Alpharetta, GA 30022  
877-777-4074 - mulhern+kulp.com  
NC License # C-3825

Mulhern+Kulp project number:  
256-21019

project mgr: SMK  
drawn by: MJF  
issue date: 02-03-22

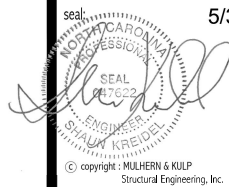
REVISIONS:  
date: initial:

SMITH DOUGLAS  
HOMES

1ST FLOOR WALL BRACING PLAN  
LANDEN MODEL  
120 MPH WIND ZONE  
NORTH CAROLINA

sheet:  
S3.0ML





**MULHERN+KULP**  
RESIDENTIAL STRUCTURAL ENGINEERING  
3025 Shallowford Parkway, Suite 105 • Alpharetta, GA 30022  
877-777-4874 • mulhern+kulp.com  
NC License # C-3825



Mulhern + Kulp project number:  
**256-21019**

project mgr: **SMK**  
drawn by: **MJF**  
issue date: **02-03-22**

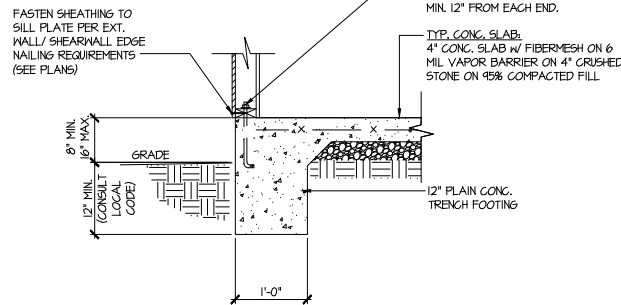
REVISIONS:  
date: initial:

SMITH DOUGLAS  
HOMES

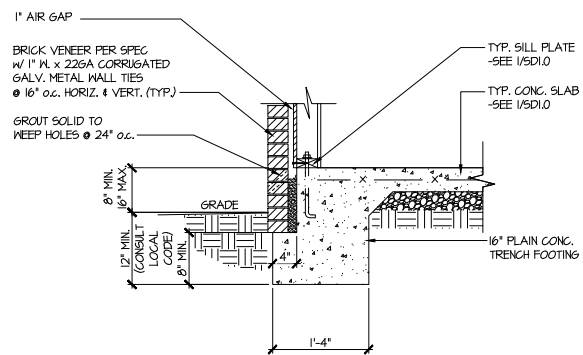
FOUNDATION DETAILS  
**LANDEN MODEL**  
120 MPH WIND ZONE  
NORTH CAROLINA

sheet:  
**SD1.0**

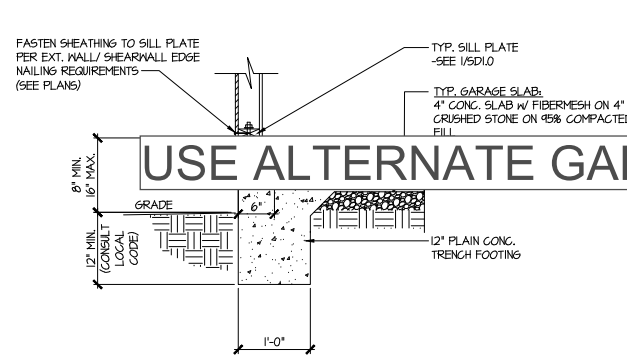
ALT. TO ANCHOR BOLTS:  
USP F44 MIDSILL ANCHORS @ 6'-0"  
o.c. PROVIDE (2) PER PLATE, MIN. 12"  
FROM EACH END.



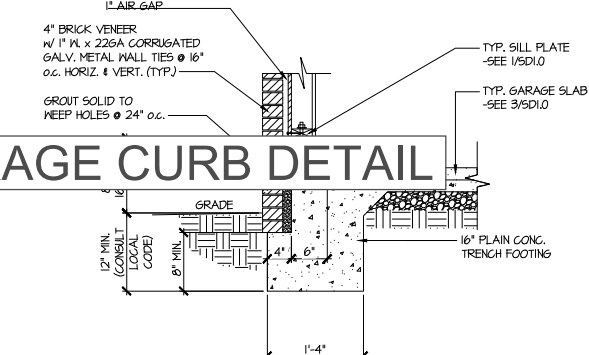
1 TYPICAL SLAB ON GRADE PERIMETER FOOTING



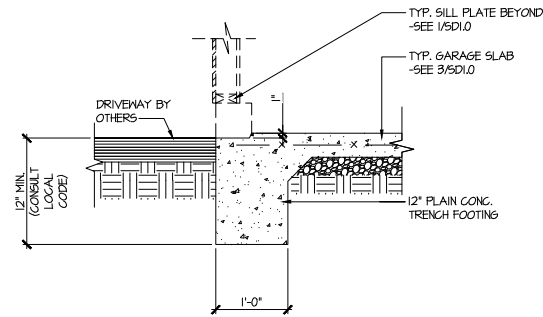
2 TYPICAL SLAB ON GRADE PERIMETER FOOTING w/ BRICK VENEER



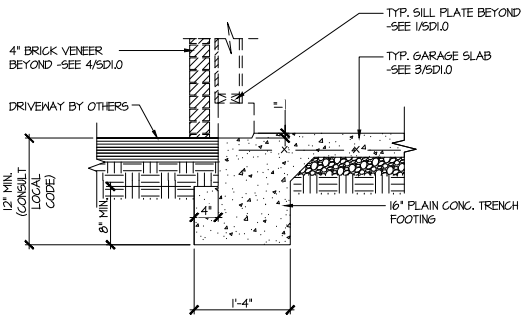
3 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING



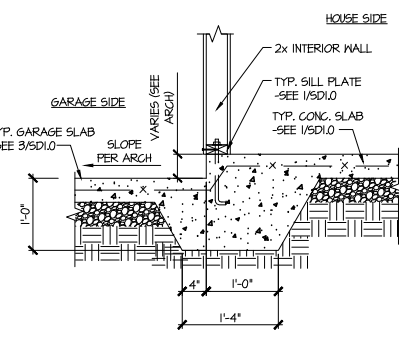
4 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING w/ BRICK VENEER



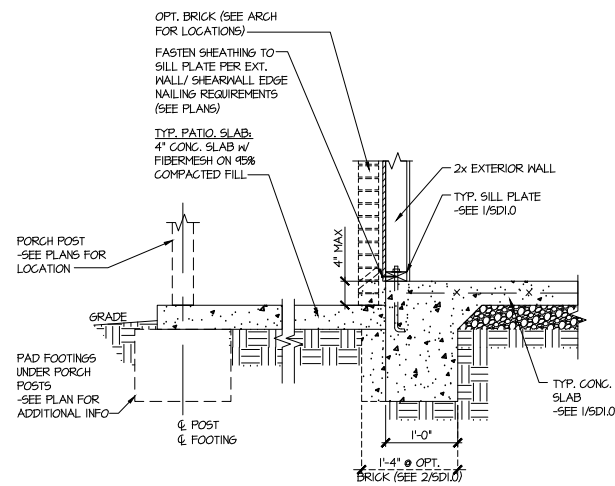
5 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING



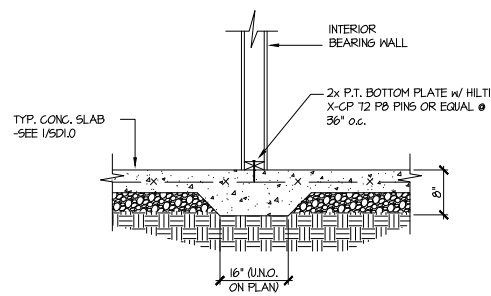
6 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING w/ BRICK VENEER



7 TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING

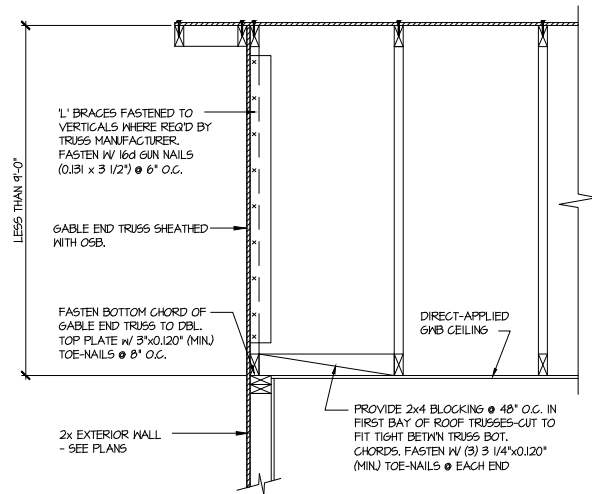
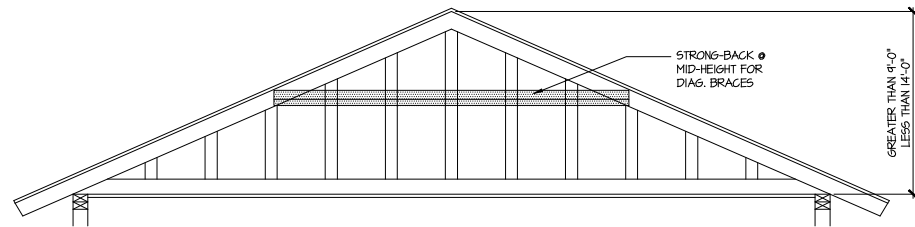
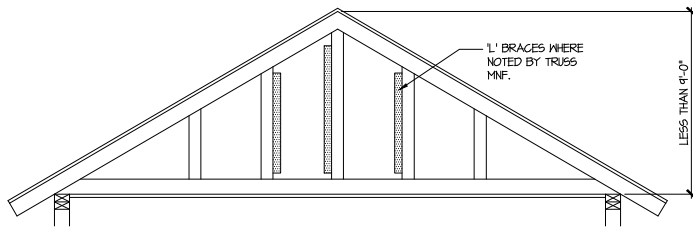


8 TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO



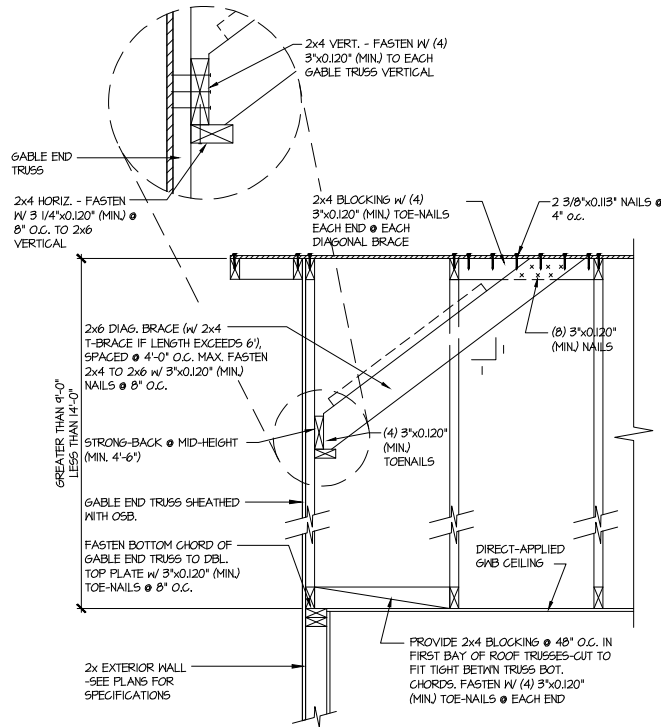
9 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL

**BRIARWOOD  
LOT 23**



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

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



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

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

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

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



Mulhern+Kulp project number:  
**256-21019**

project mgr: **SMK**  
drawn by: **MJF**  
issue date: **02-03-22**

REVISIONS:  
date: initial:

SMITH DOUGLAS  
HOMES

FRAMING DETAILS

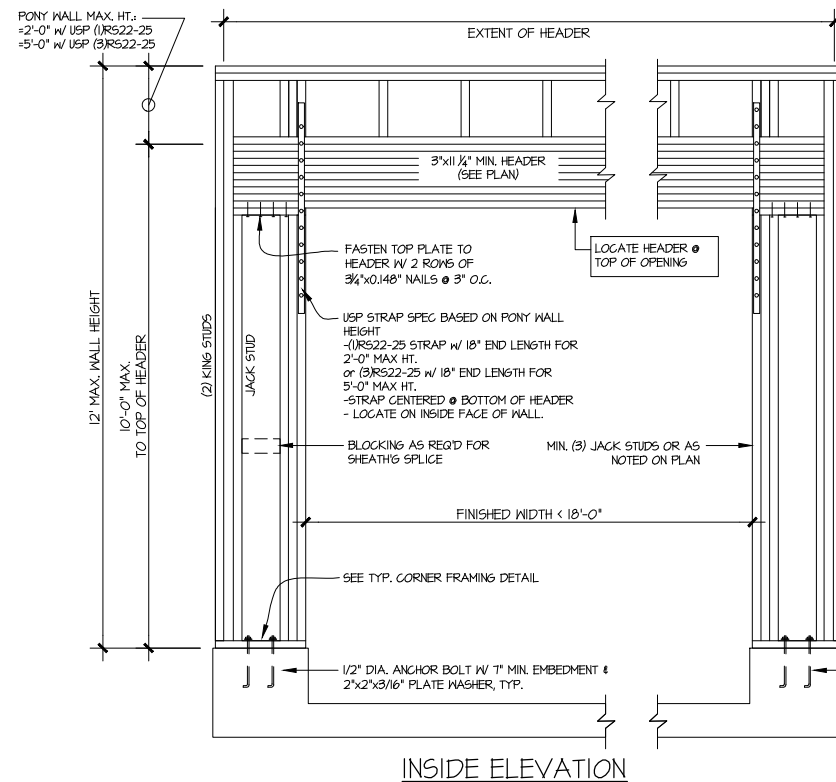
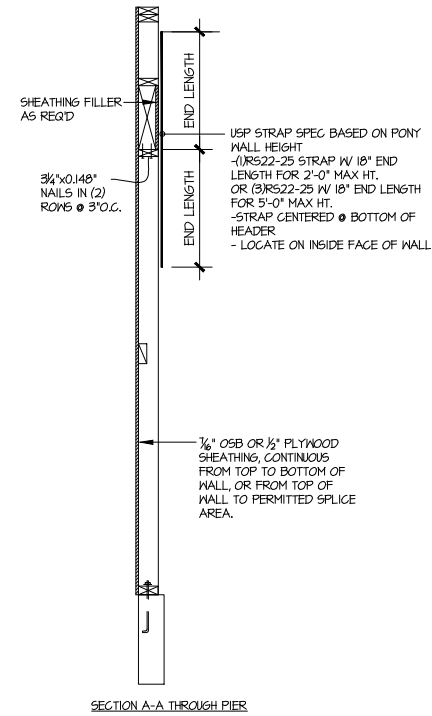
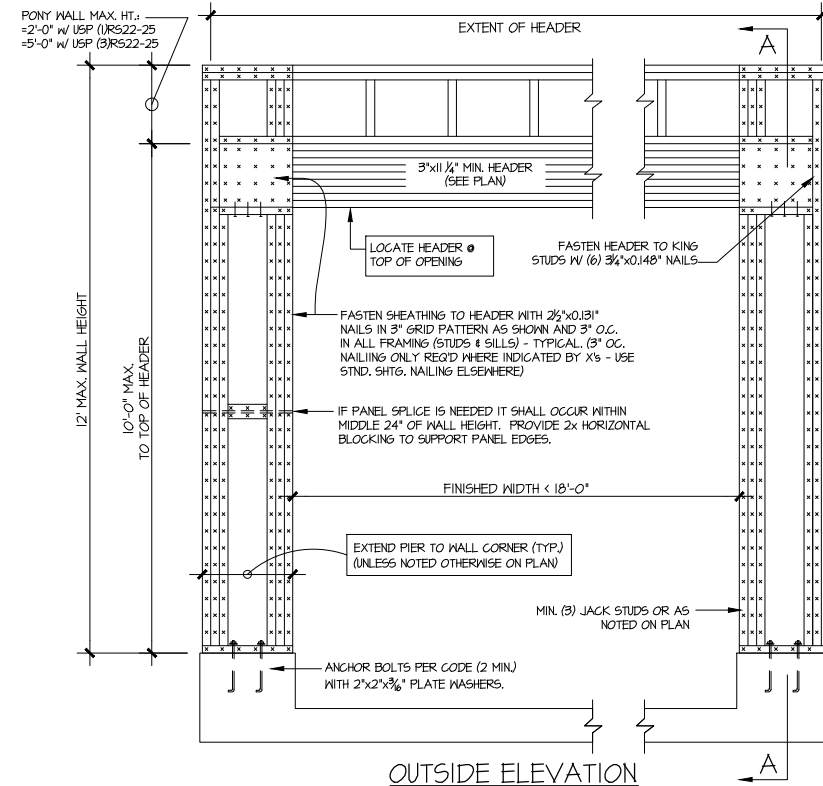
LANDEN MODEL

120 MPH WIND ZONE  
NORTH CAROLINA

sheet:

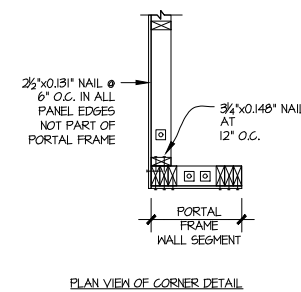
**SD2.1**

**BRIARWOOD  
LOT 23**



NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALL SHALL BE FULLY SHEATHED WITH 1/2" PLYWOOD OR 7/8" OSB

WALL FRAMING SPECIFICATION:  
02x4 WALL: USE SPF #2 GRADE STUDS (OR BETTER)  
02x6 WALL: USE SPF 'STUD' GRADE STUDS (OR BETTER)



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



## ALTERNATE GARAGE PORTAL FRAME BRACING ELEVATION

SCALE: N.T.S.

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

**BRIARWOOD  
LOT 23**

sheet: 1/31/23

© copyright : MULHERN & KULP  
Structural Engineering, Inc.

**MULHERN+KULP**  
RESIDENTIAL STRUCTURAL ENGINEERING  
3200 Shrewsbury Ave. Building 4 • Ardmore, PA 19002  
772.546.8881 • mulhern+kulp.com



Mulhern+Kulp project number:

256-23000

project mgr:

SMK

drawn by:

RAP

issue date: 07.28.2023

REVISIONS:

date: initial:

SMITH DOUGLAS  
HOMES

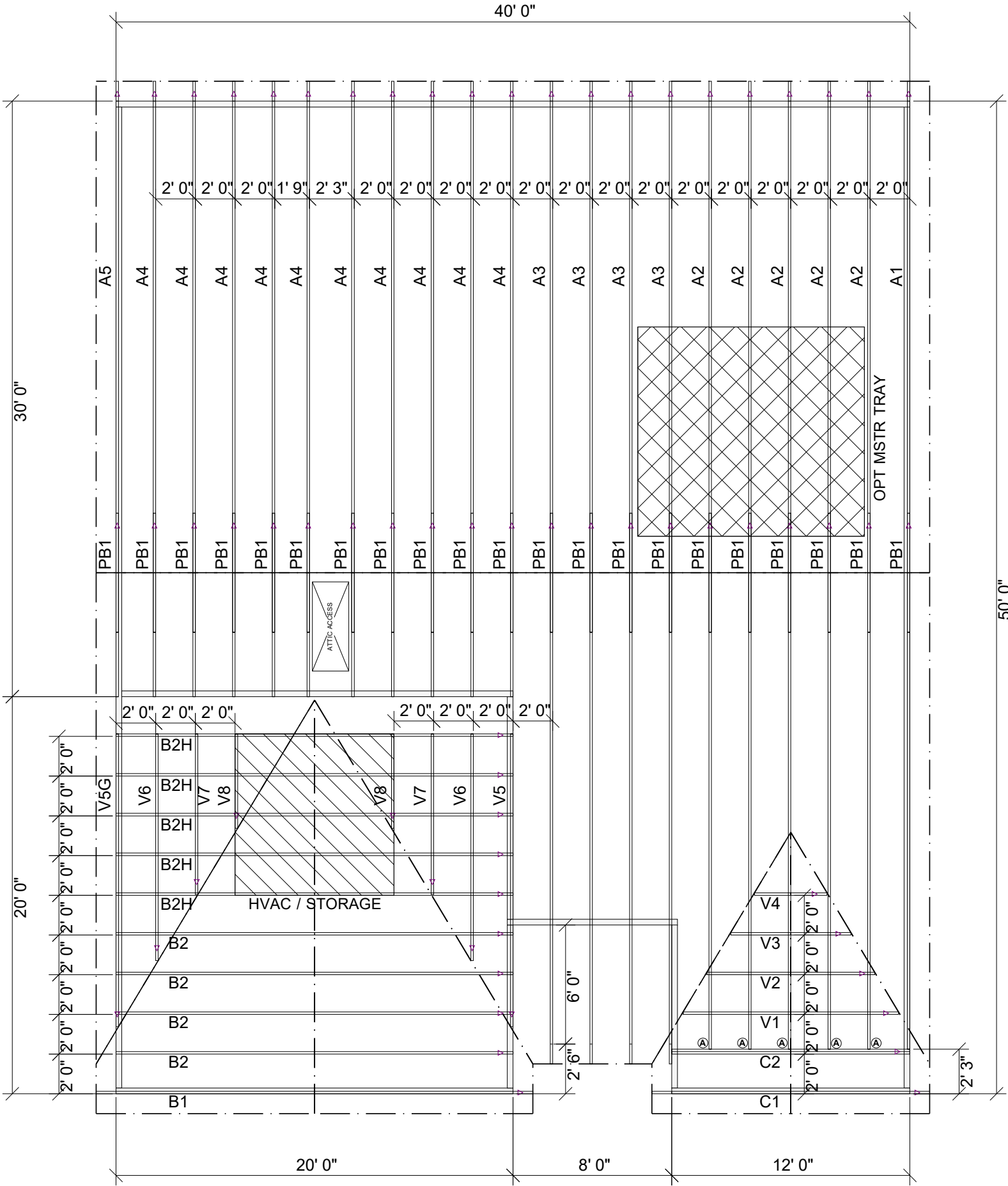
ALTERNATE PORTAL FRAME

PORTAL FRAME

sheet:

**PF-120**

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 MID-ATLANTIC, LLC. 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.



Roof Hanger List			
MARK	TYPE	DESCRIPTION	QTY
(A)	HUS26	FACE MOUNT HANGER	5

LANDEN ADG

ROOF AREA: 2493.59\_RIDGE LINE: 77 \_ VALLEY LINES: 76.13 \_ HIP LINES:0 \_ Indicates Left End of Truss

Customer  
SMITH DOUGLAS

Drawn By: AS  
Checked By: \*\*\*  
Drawing Number  
MASTER

Scale: NTS  
Revision Date: \_\_\_\_\_



PEARISBURG, VA      PHONE (800) 397-9571