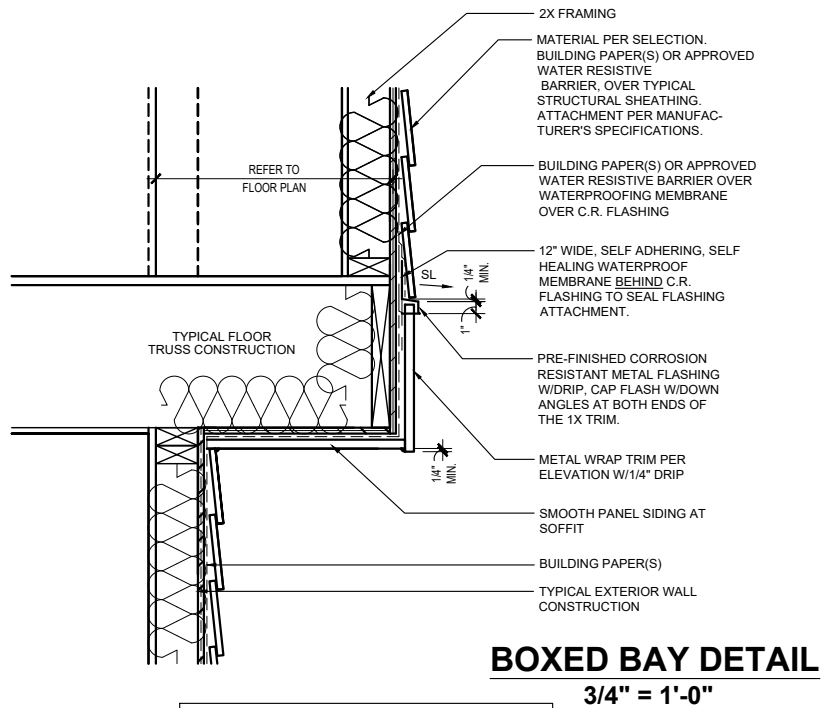
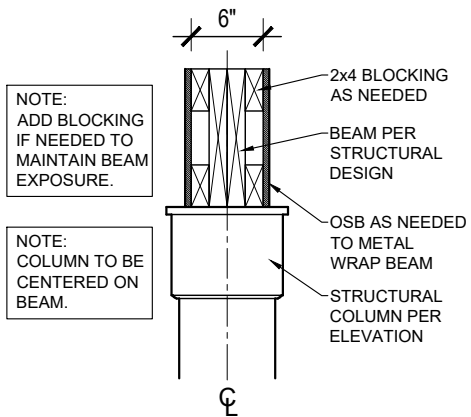
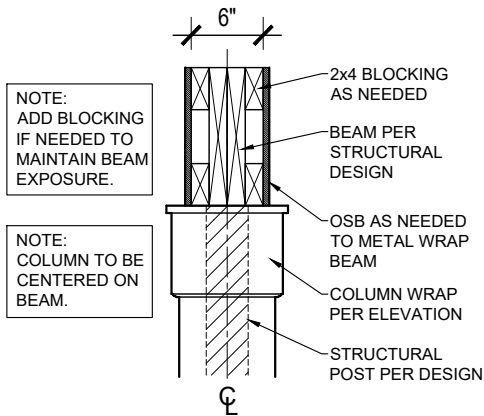




SEE ENGINEERING FOR STRUCTURAL INFORMATION



Standard Front Porch Beam Detail w/ Aluminum Column



Alternate Front Porch Beam Detail w/ 4x4 Post & Wrap



FRONT ELEVATION

3/16" = 1'-0"

~~SEE SHEET AA-1 FOR STONE & BRICK WATER TABLE OPTIONS~~

9FT CEILING OPTION NOTES:

1. Fascia heights from 1st Flr of main house increase 12in. Fascia heights from 2nd Flr of main house remain the same.
2. Fascia/beam/column heights at Front and Rear Porches remain the same.
3. Roof pitch at porch may change. Follow notes at elevations.
4. Window heights and sizes remain the same.

LISTS OF DRAWINGS

A1 Base Front Elevation
A1b Front w/ 3rd Car Garage Opt.
AA-1 Front w/ Brick/Stone Opt.

A2 Base Side & Rear Elevations
A2b Elevations w/ 3rd Car Garage Opt.
A3 Elevations w/ Covered Porch Opt.
A-R1 Roof Plan

B1 First Floor Plan
B2 Second Floor Plan
B3 Plan Options/Details
B4 Foundation Information Sheet
B5 3rd Car Garage Option

E1 First Floor Electrical
E2 Second Floor Electrical
E3 Plan Options Electrical

Features:

Rev By: cja,atw
jsc,EB

Drawn By: pla

Date: 12/2/2024

Telfair D
Genesis Series
V.04.03.00.00

92 CBR

2844

1st Floor	1235
2nd Floor	1609
Garage	412
Front Porch	102
Covered Porch Optional	120
3rd Car Garage Option	220

D Square Footages:



1. Fascia heights from 1st Flr of main house increase 12in.
Fascia heights from 2nd Flr of main house remain the same.
2. Fascia/beam/column heights at Front and Rear Porches remain the same.
3. Roof pitch at porch may change. Follow notes at elevations.
4. Window heights and sizes remain the same.

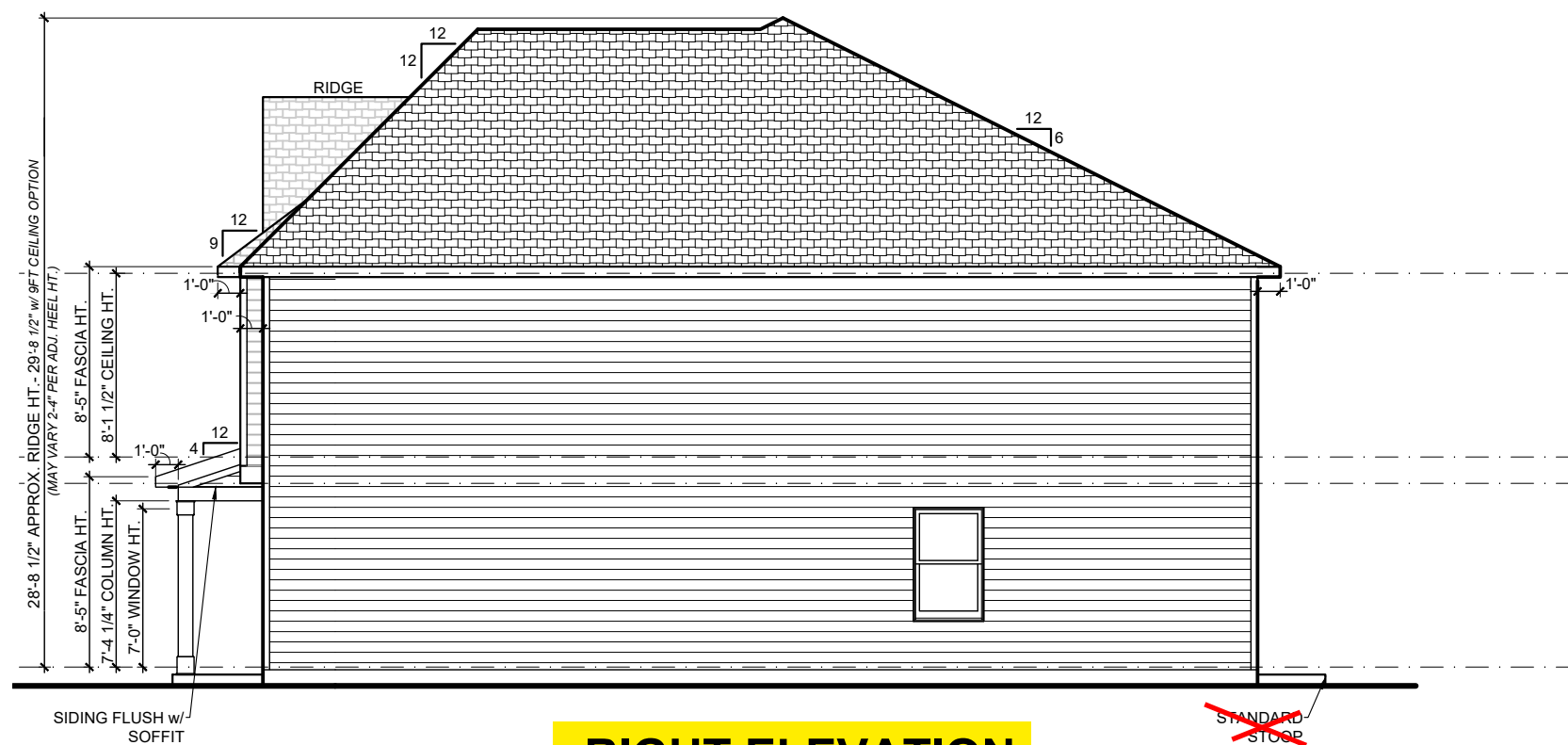


1st Floor.....	1235
2nd Floor.....	1609
Garage.....	412
Front Porch.....	102
Covered Porch Optional.....	120
3rd Car Garage Option.....	220

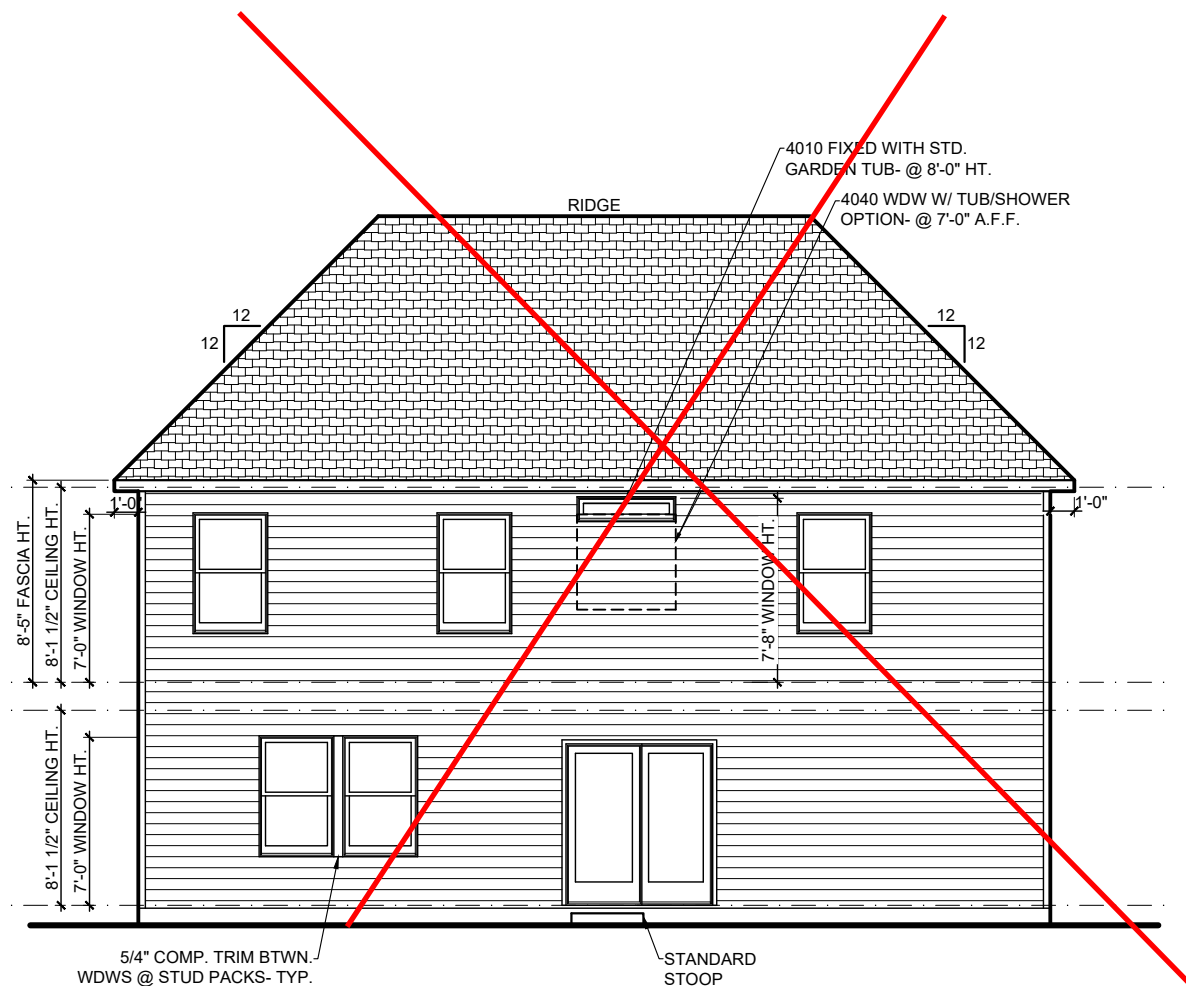
Telfair D
Genesis Series
v.04.03.00.00

Date: 12/2/2024

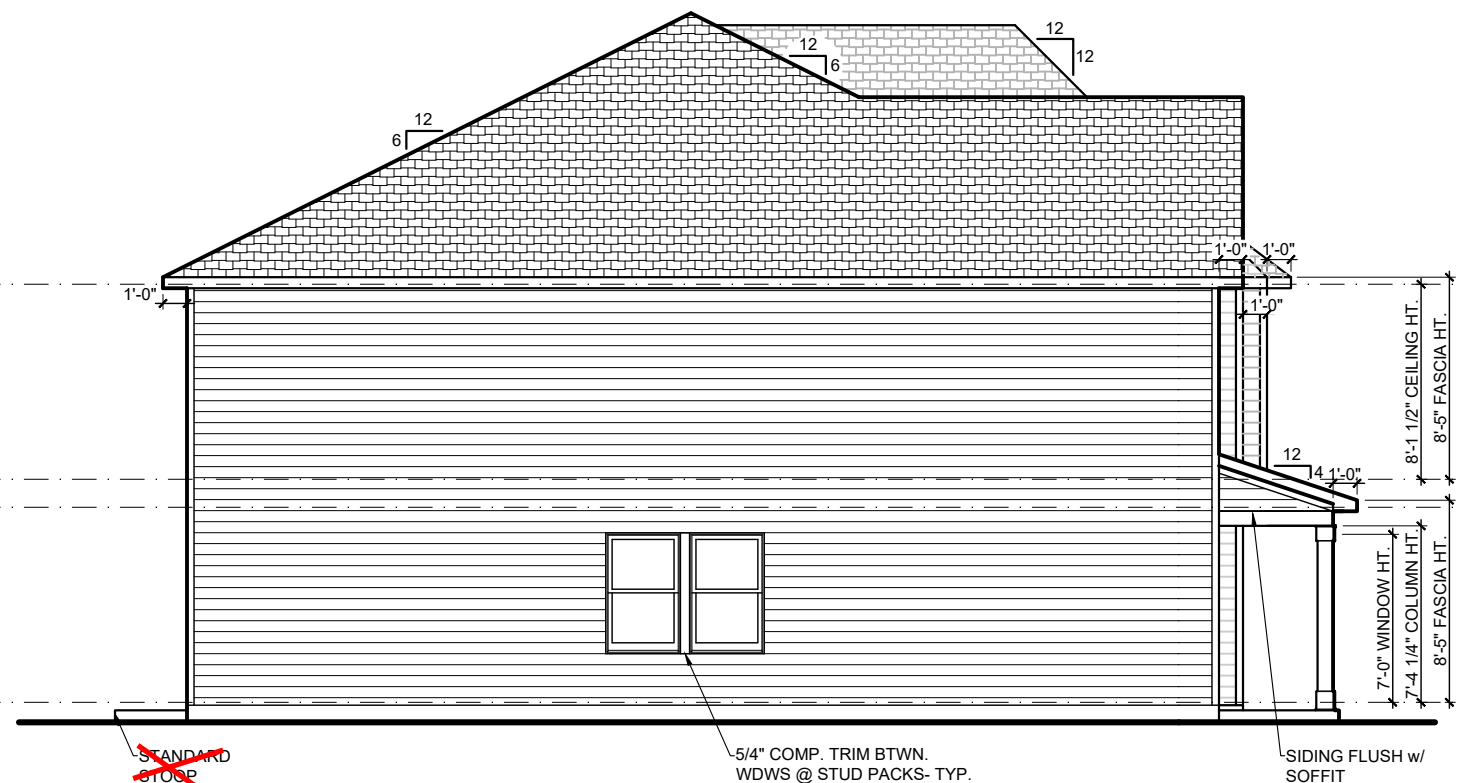
A2



RIGHT ELEVATION



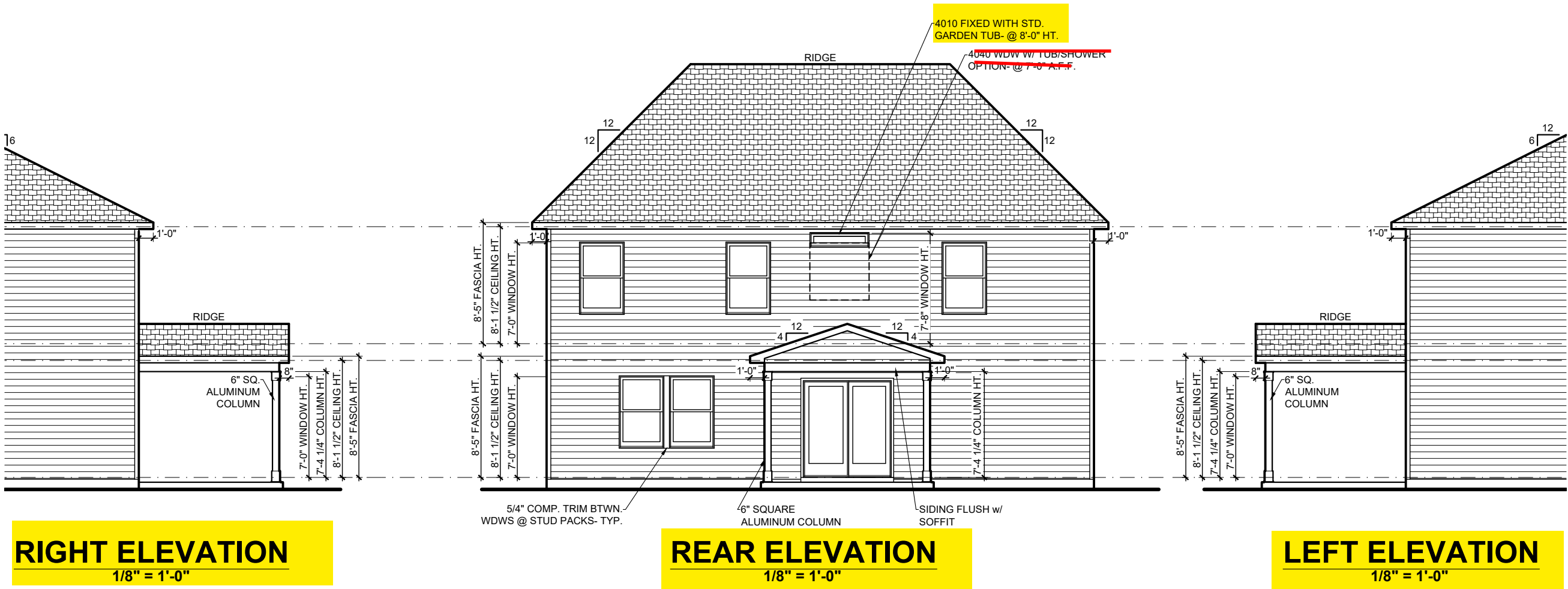
REAR ELEVATION



LEFT ELEVATION

1/8" = 1'-0"

- 9FT CEILING OPTION NOTES:
- 1. Fascia heights from 1st Flr of main house increase 12in.
Fascia heights from 2nd Flr of main house remain the same.
 - 2. Fascia/beam/column heights at Front and Rear Porches remain the same.
 - 3. Roof pitch at porch may change. Follow notes at elevations.
 - 4. Window heights and sizes remain the same.



**COVERED PORCH
OPTION**

EST. 1954

MH

MUNGO HOMES

D Square Footages:

1st Floor.....1235

2nd Floor.....1609

Garage.....412

Front Porch.....102

Covered Porch Optional.....120

3rd Car Garage Option.....220

Telfair D

Genesis Series

v.04.03.00.00

Features:

Drawn By: pla

Date: 12/2/2024

Rev By: cja,atw

jsc,EB

A3



D Square Footages:

1st Floor.....	1235
2nd Floor.....	1609
Garage.....	412
Front Porch.....	102
Covered Porch Optional.....	120
3rd Car Garage Option.....	220

Telfair D
Genesis Series
v.04.03.00.00

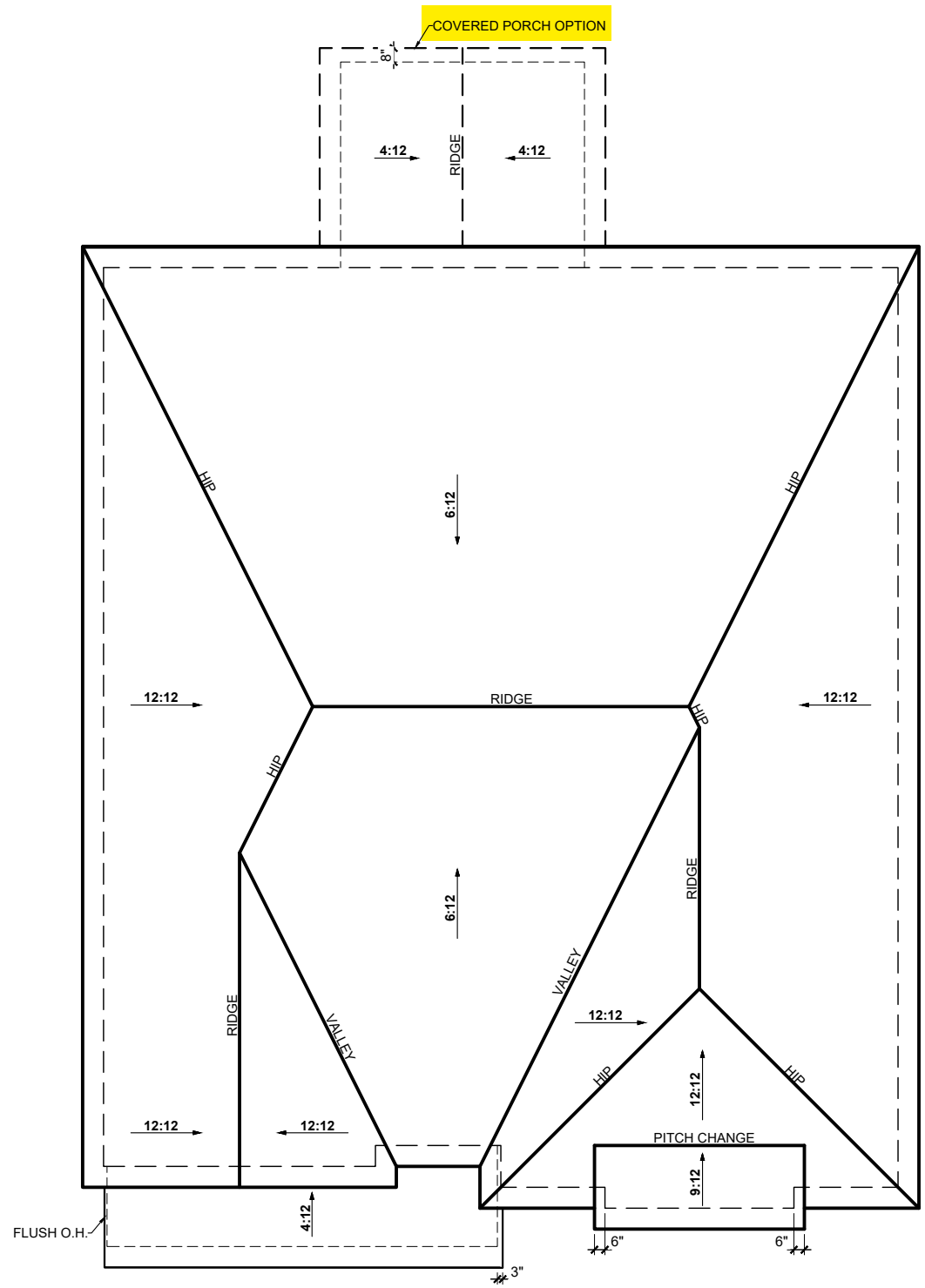
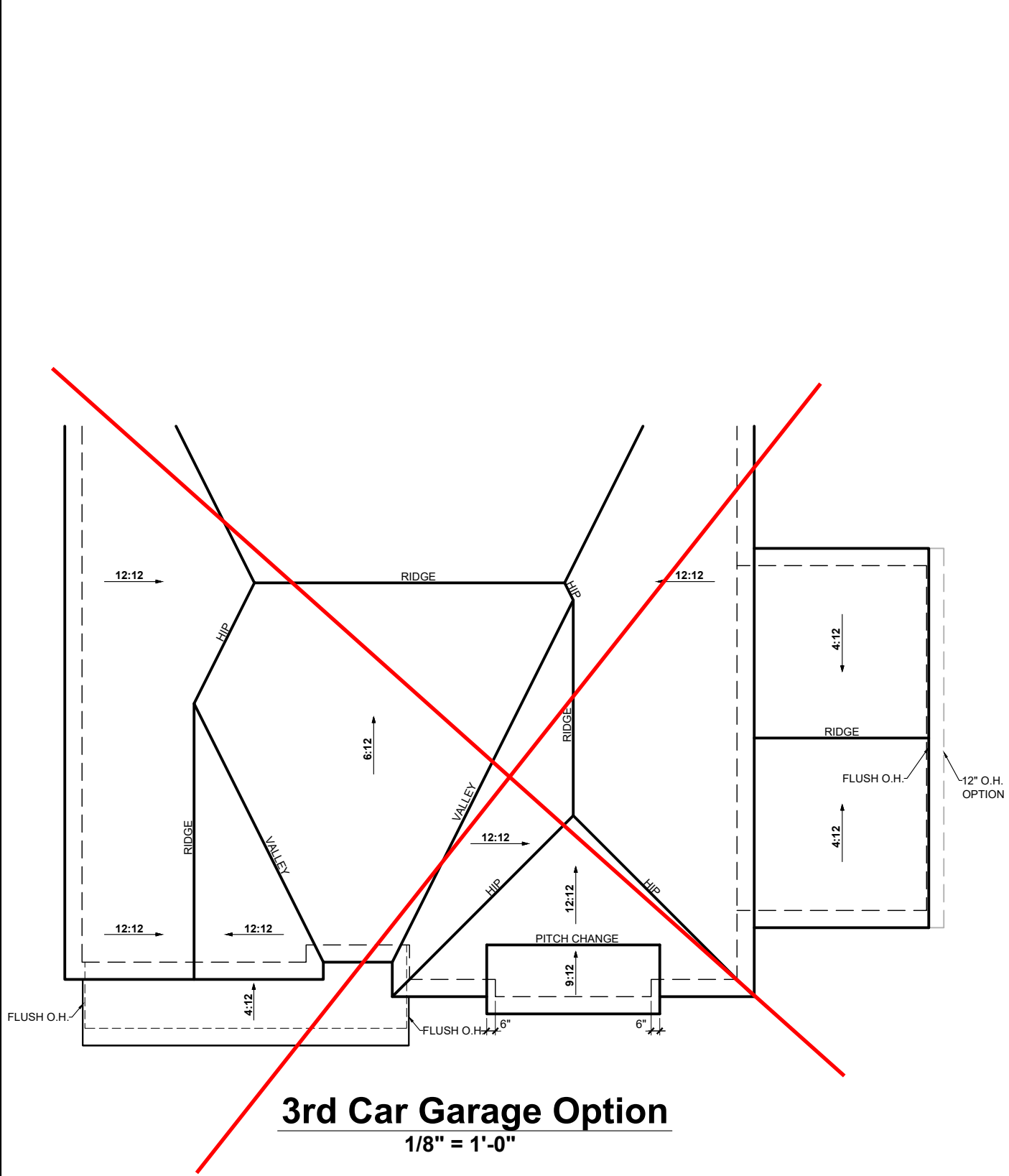
Features:

Drawn By: pla
Rev By: cja, atw
jsc, EB

Date: 12/2/2024

A-R 1

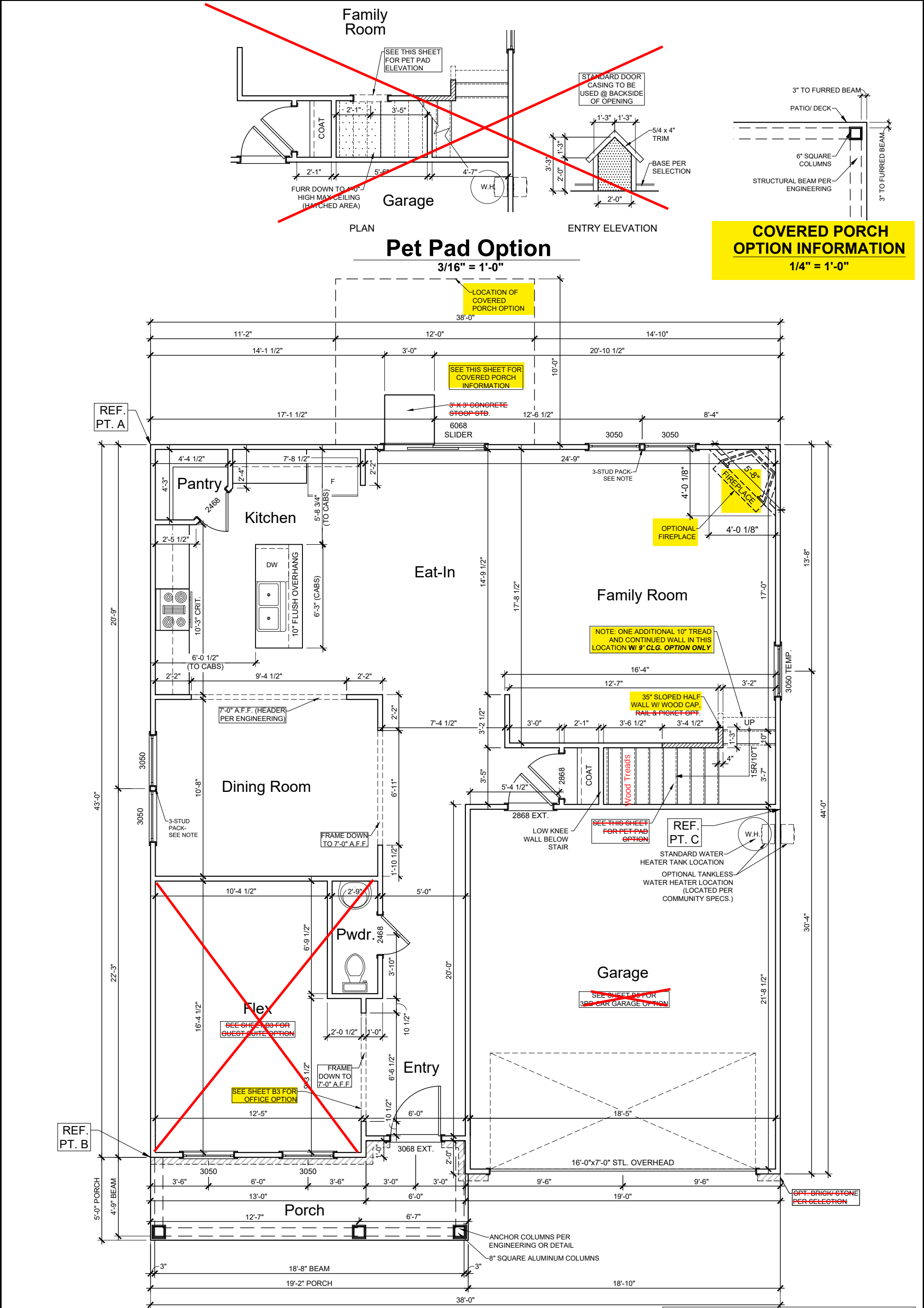
- NOTES:
- 1. ALL OVERHANGS ARE 1'-0" U.N.O.
 - 2. ROOF PLANS *DO NOT* INCLUDE FULL BRICK OPTIONS.
 - 3. ROOF PLANS ARE NOT INTENDED FOR CONSTRUCTION USE. (INFORMATIONAL USE ONLY)
 - 4. BE SURE TO CHECK OVERHANG INFORMATION AT PLAN WHEN CALCULATING SOFFIT INTAKE



ROOF INFORMATION SUMMARY

MAIN ROOF-	
Base House:	
Attic Square Footage.....	1656 sf
Flat Soffit.....	148 lf
Ridge.....	43 lf
AREA(S) NOT AFFECTING MAIN ROOF-	
Front Porch:	
Attic Square Footage.....	77 sf
Flat Soffit.....	19 lf
Roof to Wall Ridge.....	17 lf
Rear Covered Porch Option:	
Attic Square Footage.....	115 sf
Flat Soffit.....	20 lf
Ridge.....	9 lf
3rd Car Garage Option :	
Attic Square Footage.....	220 sf
Flat Soffit.....	22 lf
Ridge.....	10 lf

ROOF PLAN
1/8" = 1'-0"



3- STUD PACK NOTE:
ALL FRAMING BETWEEN WINDOWS TO BE WRAPPED IN ICE & WATER SHIELD OR OTHER WEATHER RESISTANT BARRIER BEFORE WINDOWS ARE INSTALLED. MAINTAIN DRAINAGE PLAN FROM TOP TO BOTTOM WITH HOUSEWRAP- TYPICAL.

NOTES:
1. SEE ENGINEERING FOR FRAMING PLANS.
2. 8'-0" CEILING HEIGHTS @ 1ST FLOOR (9FT CLG. OPT.) U.N.O.
3. 8'-0" CEILING HEIGHTS @ 2ND FLOOR U.N.O.
4. WINDOW HEIGHTS VARY - FOLLOW ELEVATIONS CAREFULLY.
5. ALL ANGLES ARE 45° UNLESS NOTED OTHERWISE.

B1

Features:

Drawn By: pla

Date: 12/2/2024

Rev By: cja,atw
jsc, EB

Telfair D
Genesis Series
v.04.03.00.00

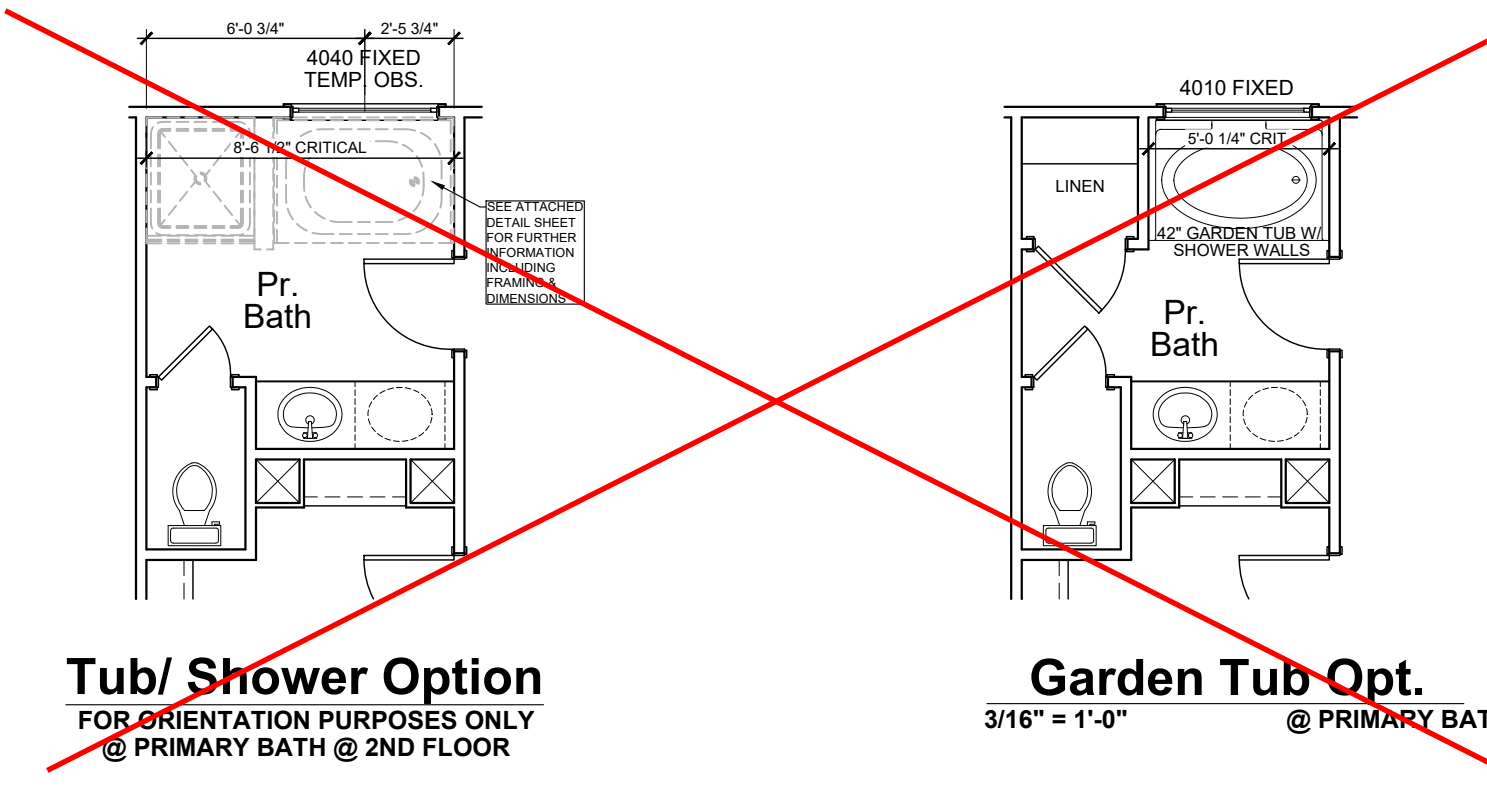
1st Floor.....1235
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D Square Footages:

EST. 1954

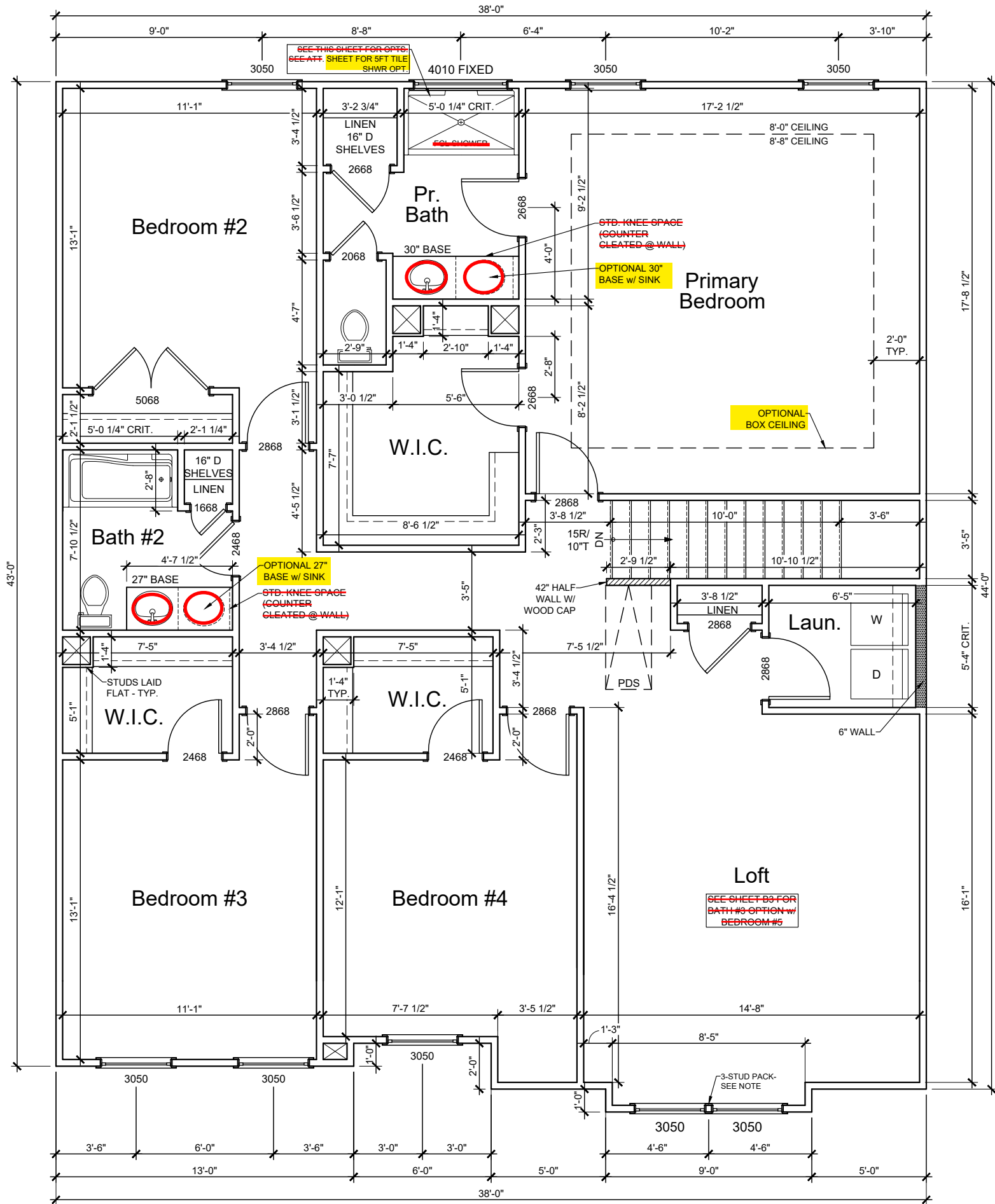
MH

MUNGO HOMES



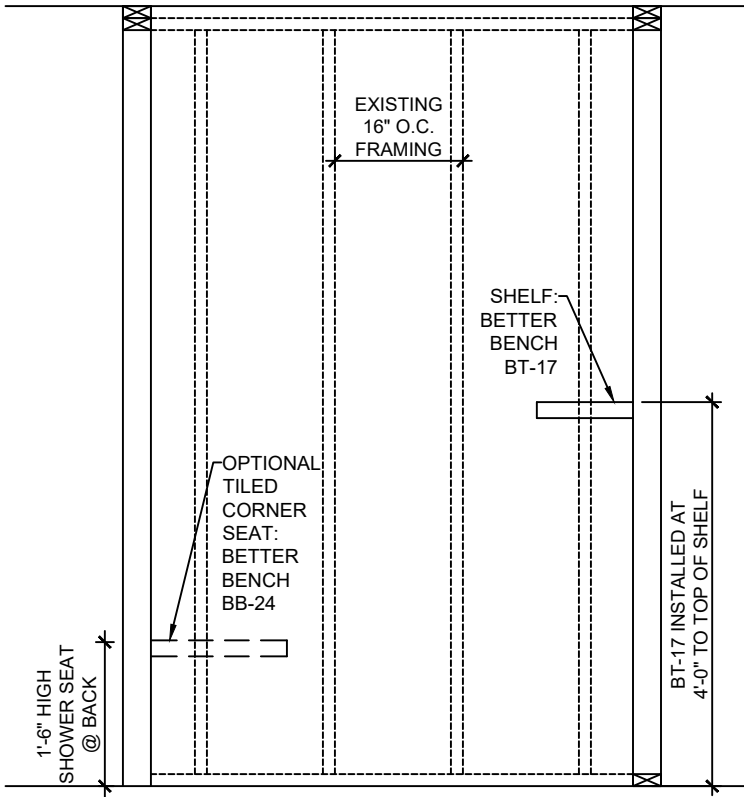
Tub/ Shower Option
FOR ORIENTATION PURPOSES ONLY
@ PRIMARY BATH @ 2ND FLOOR

Garden Tub Opt.
3/16" = 1'-0"
@ PRIMARY BATH

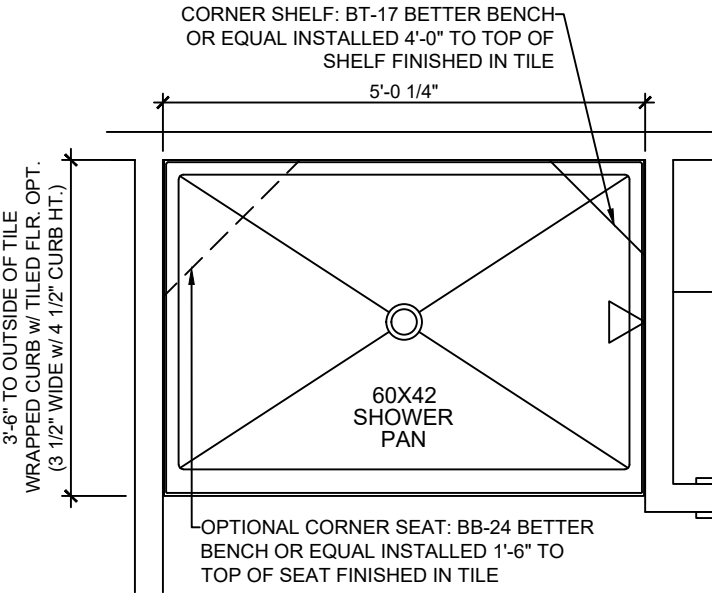


SECOND FLOOR
3/16" = 1'-0"

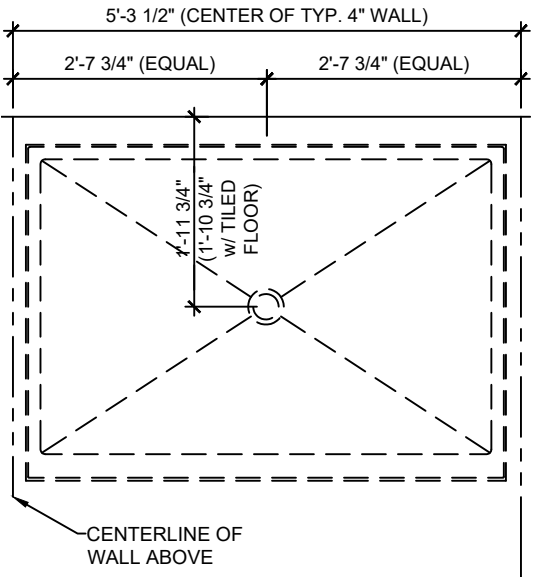
NOTE: THIS DETAIL IS NOT
PLAN SPECIFIC, BUT
SHOULD MATCH THE
SHOWER ORIENTATION ON
EACH PLAN SET.



SHOWER SHELF & OPT. CORNER SEAT INFORMATION



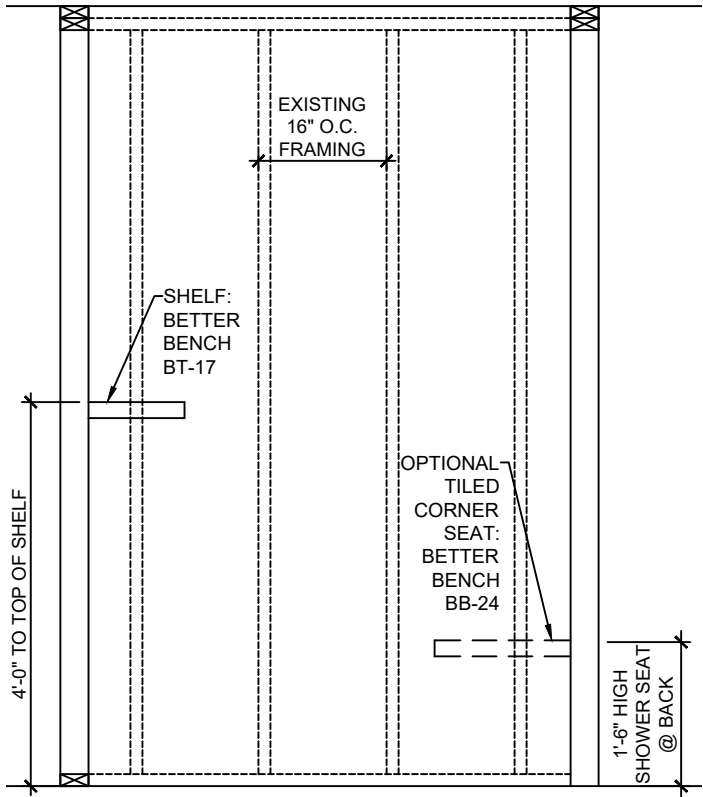
FLOOR PLAN
SCALE: 1/2" = 1'-0"



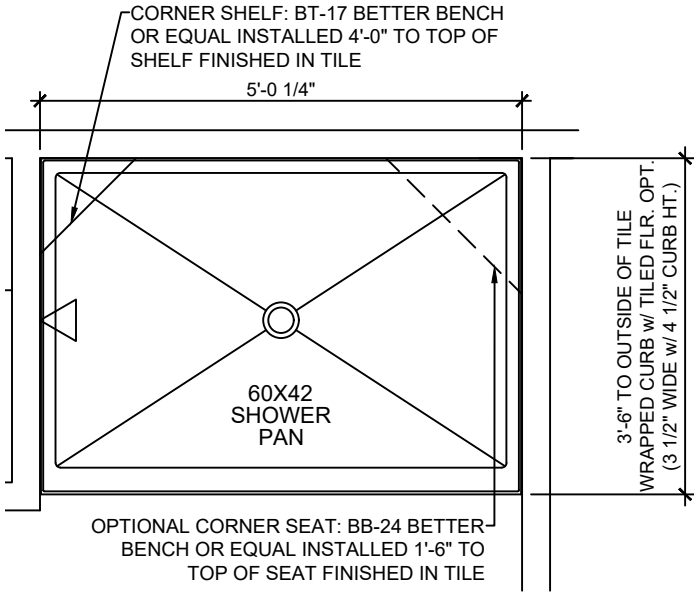
FOUNDATION INFO.
SCALE: 1/2" = 1'-0"

(SHOWER DRAIN/ HEAD RIGHT)

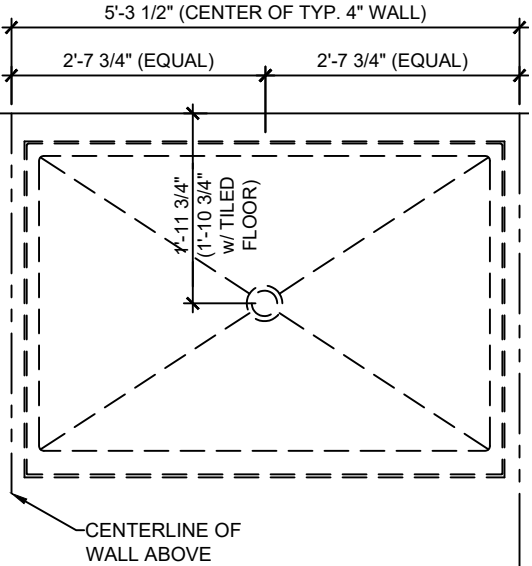
NOTE: THIS DETAIL IS NOT
PLAN SPECIFIC, BUT
SHOULD MATCH THE
SHOWER ORIENTATION ON
EACH PLAN SET.



SHOWER SHELF & OPT. CORNER SEAT INFORMATION



FLOOR PLAN
SCALE: 1/2" = 1'-0"



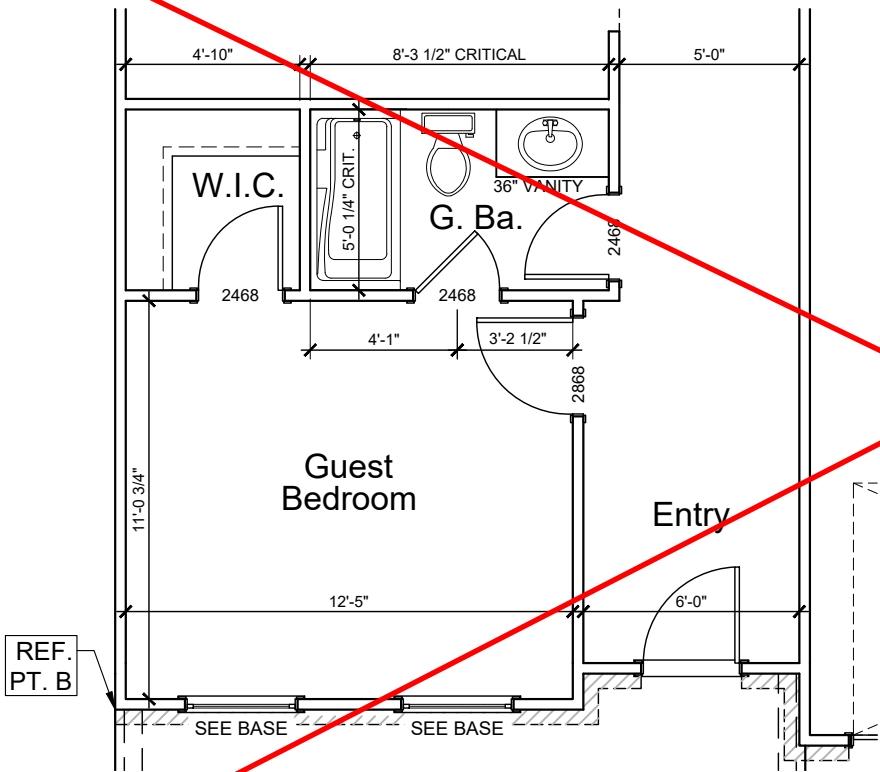
FOUNDATION INFO.
SCALE: 1/2" = 1'-0"

(SHOWER DRAIN/ HEAD LEFT)

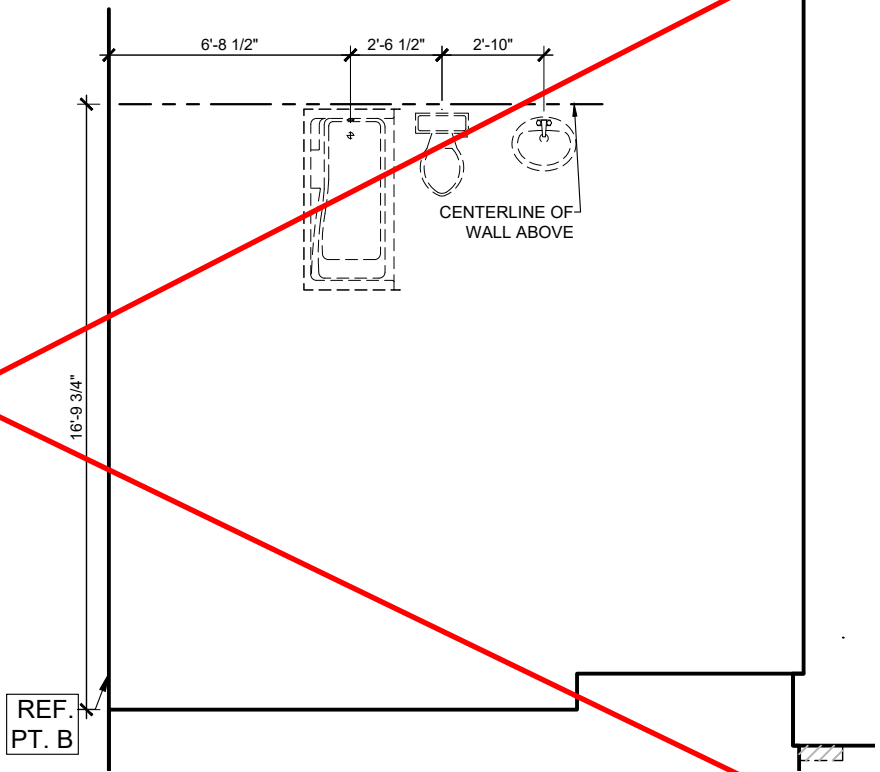


PRIMARY BATH
5' TILE SHOWER ONLY OPTION
(60x42)
SCALE: 1/2" = 1'-0"

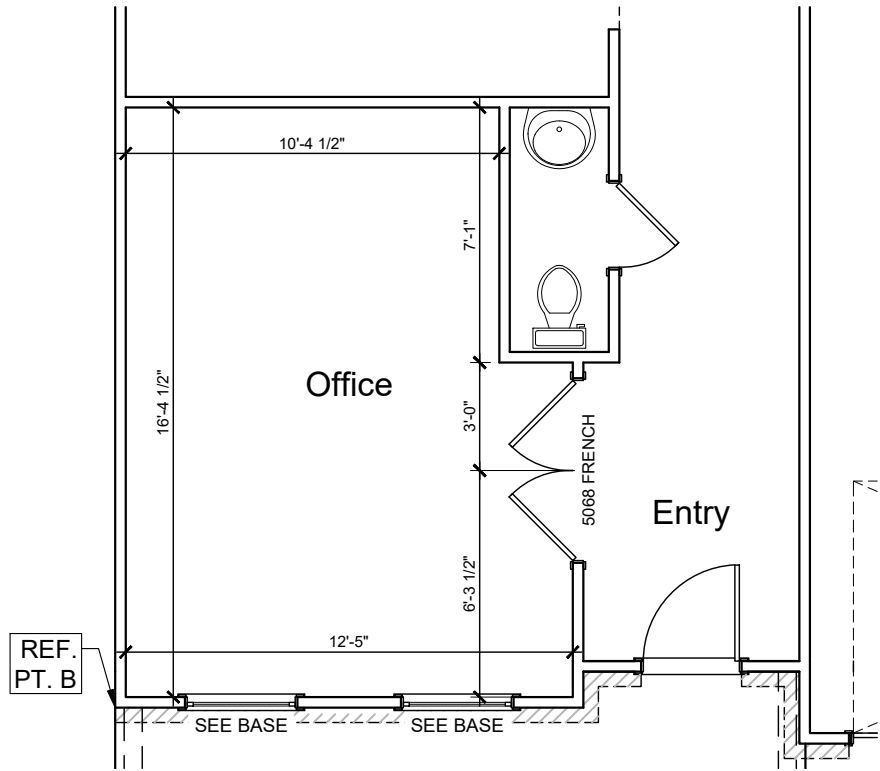
Drawn By: KBM
Rev By: AM
Date: 7/14/2025



Guest Suite Option
3/16" = 1'-0" I.L.O. FLEX

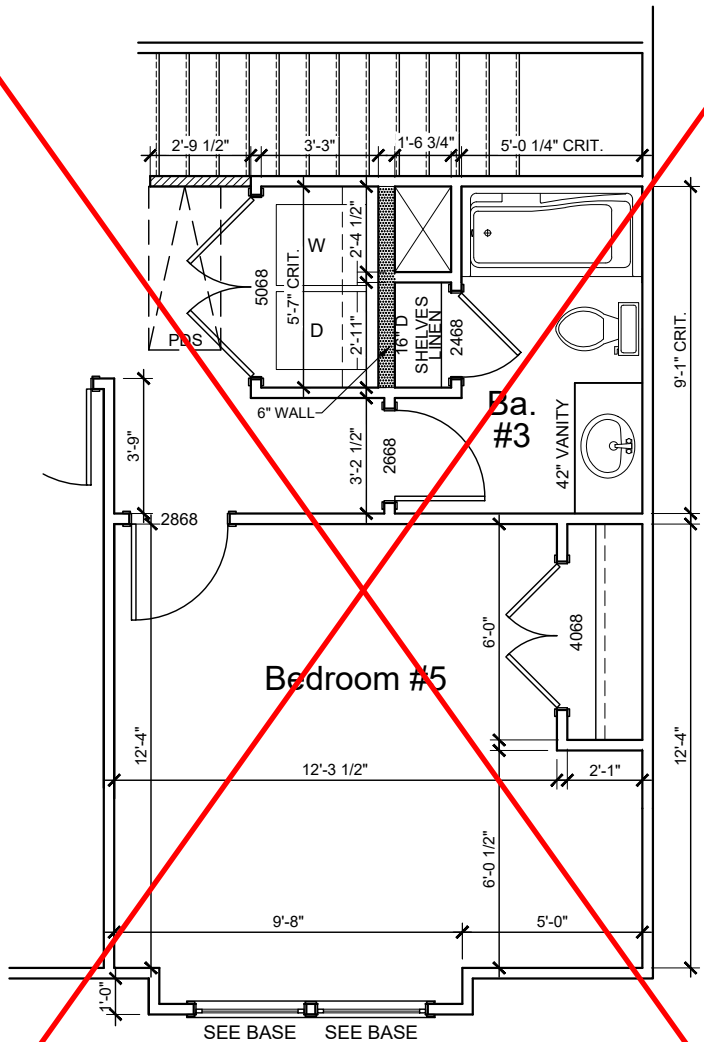


Guest Suite Option
3/16" = 1'-0" FOUNDATION INFO.



Office Option

3/16" = 1'-0" @ FLEX



Bath #3 Option w/ BR #5

3/16" = 1'-0" I.L.O. LOFT

B3

Features:

Drawn By: pla
Date: 12/2/2024

Rev By: cja,atw
jsc, EB

Telfair D
Genesis Series
v.04.03.00.00

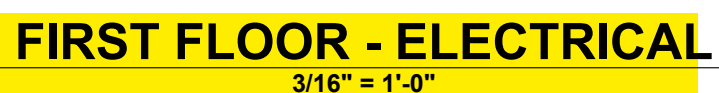
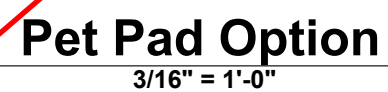
1st Floor.....1235
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Covered Porch Optional.....120
3rd Car Garage Option.....220

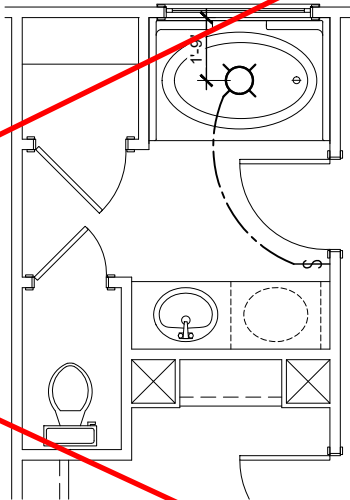
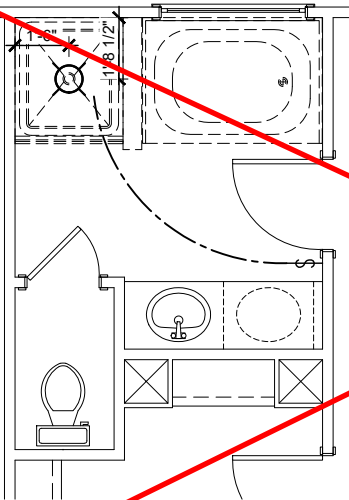
D Square Footages:



-
- Architectural floor plan showing a house layout with various rooms and dimensions. The plan includes a main living area, a kitchen, a bathroom, and a bedroom. Key dimensions and annotations include:
- Overall Dimensions:**
 - Top: 38'-0" (split into 17'-2" and 17'-10")
 - Right: 44'-0" (split into 22'-0" and 22'-0")
 - Bottom: 38'-0" (split into 19'-2" and 18'-10")
 - Left: 43'-0" (split into 5'-0" and 38'-0")
 - Rooms and Features:**
 - Kitchen:** Located in the top left, featuring a sink (S), stove (ST), refrigerator (REF.), and a 3'-0" wide opening. A note indicates "SEE ENGINEERING FOR COVERED PORCH OPTION".
 - Bathroom:** Located in the bottom left, featuring a toilet (T) and a bathtub (B).
 - Bedroom:** Located in the bottom right, featuring a bed (B) and a window (WH).
 - Living Area:** The central open space, featuring a fireplace (F) and a window (WH).
 - Dimensions and Annotations:**
 - 11'-0" TO REF. (top left)
 - 7'-4" (CENTER OF CABS.) (top left)
 - 7'-3 1/4" (top left)
 - 2'-6" (top left)
 - 7'-4" CONDUIT TO ISLAND (top left)
 - 11'-10 1/4" CONDUIT (top left)
 - 43'-10 7/8" (diagonal, top left)
 - 46'-2 5/8" (diagonal, top left)
 - 57'-4 5/8" (diagonal, top left)
 - 12'-4" (middle left)
 - CENTERLINE OF WALL ABOVE (middle left)
 - 7'-1" (middle left)
 - 19'-3 1/2" (bottom left)
 - 13'-0" (bottom left)
 - 19'-9 3/4" (diagonal, bottom left)
 - 19'-2" (bottom left)
 - 38'-0" (bottom)
 - 18'-8 1/2" (bottom right)
 - 18'-10" (bottom right)
 - 29'-0 7/8" (diagonal, bottom right)
 - 29'-0 7/8" (diagonal, bottom right)
 - SEE SHEET B3 FOR GUEST SUITE OPTION (middle left)
 - SEE ENGINEERING FOR 3RD GAR-GARAGE OPTION (bottom right)
 - ADD OR EXTEND BRICK TOE FOOTING FOR OPT. BRICK VENEER (TYP.) (bottom right)

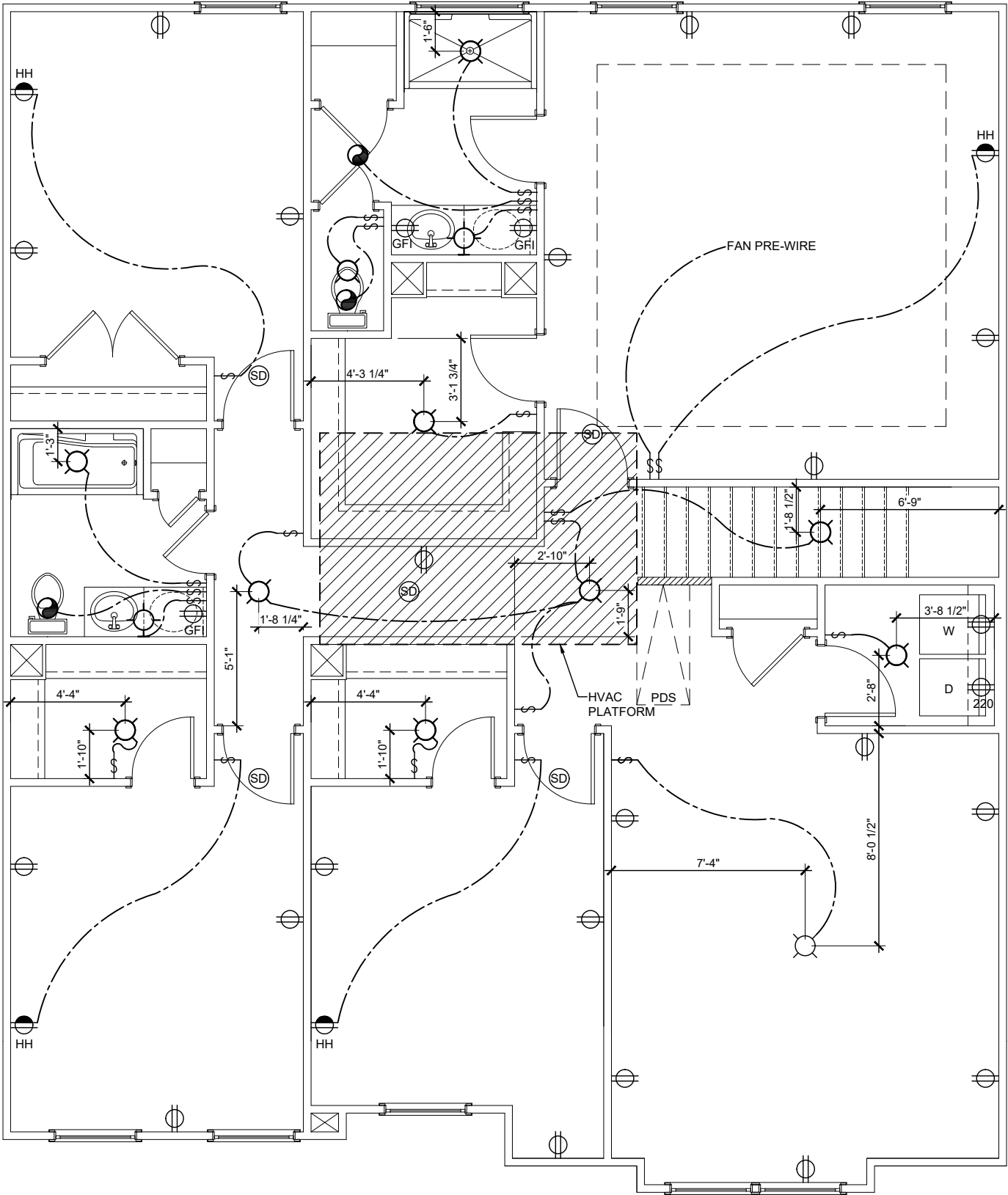
$$\frac{3}{16}'' = 1'-0''$$



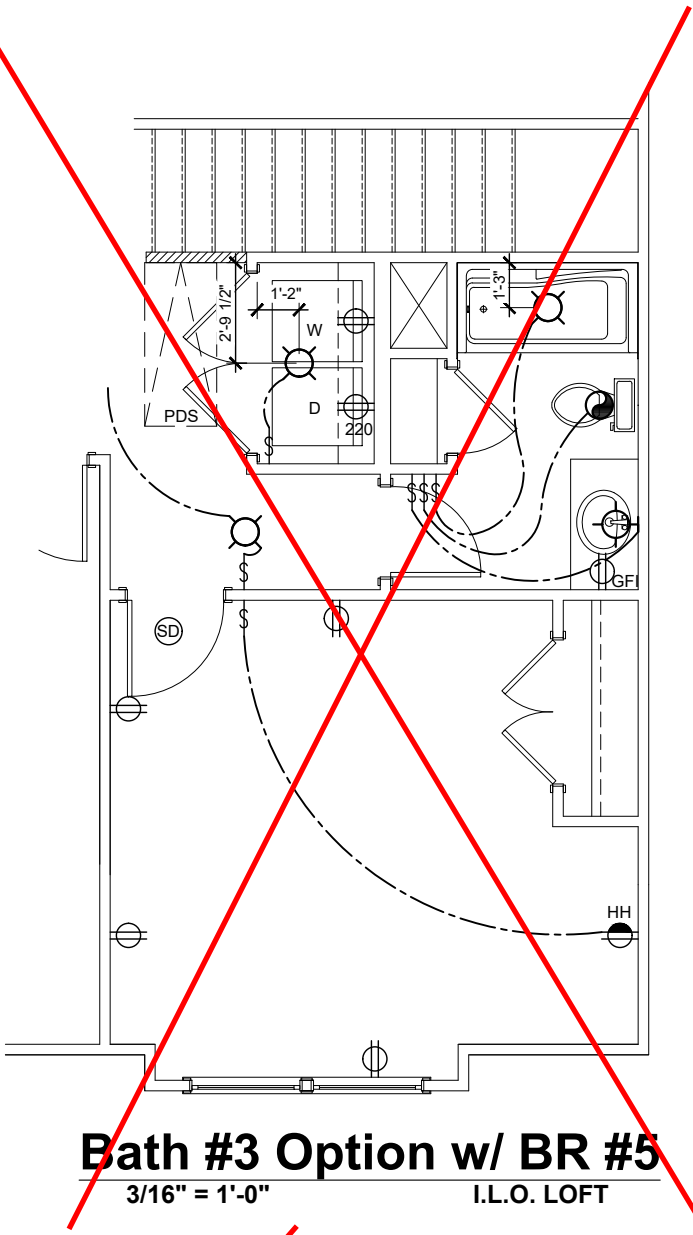


Tub/ Shower Option
FOR ORIENTATION PURPOSES ONLY
@ PRIMARY BATH @ 2ND FLOOR

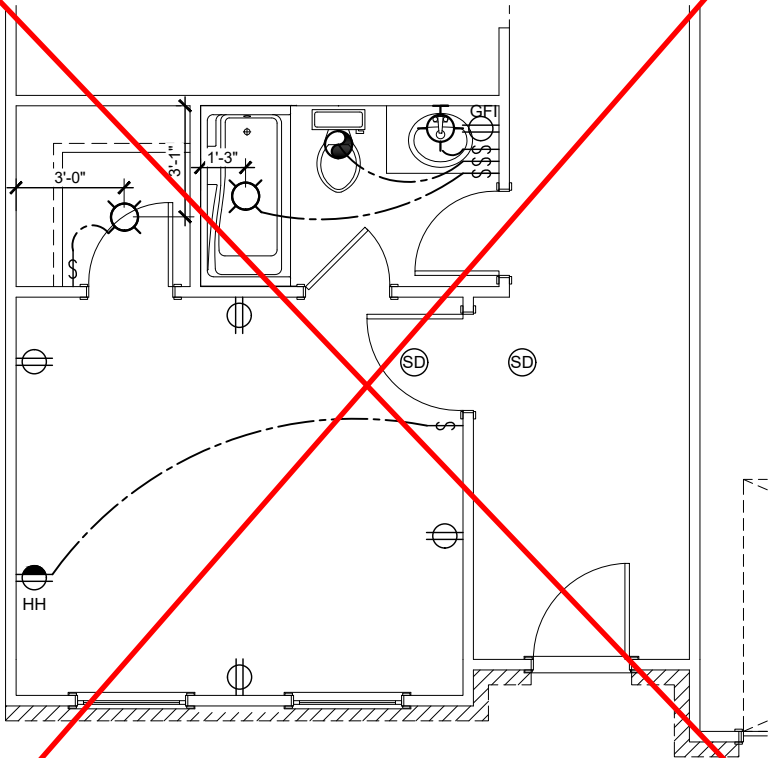
Garden Tub Opt.
3/16" = 1'-0" @ PRIMARY BATH



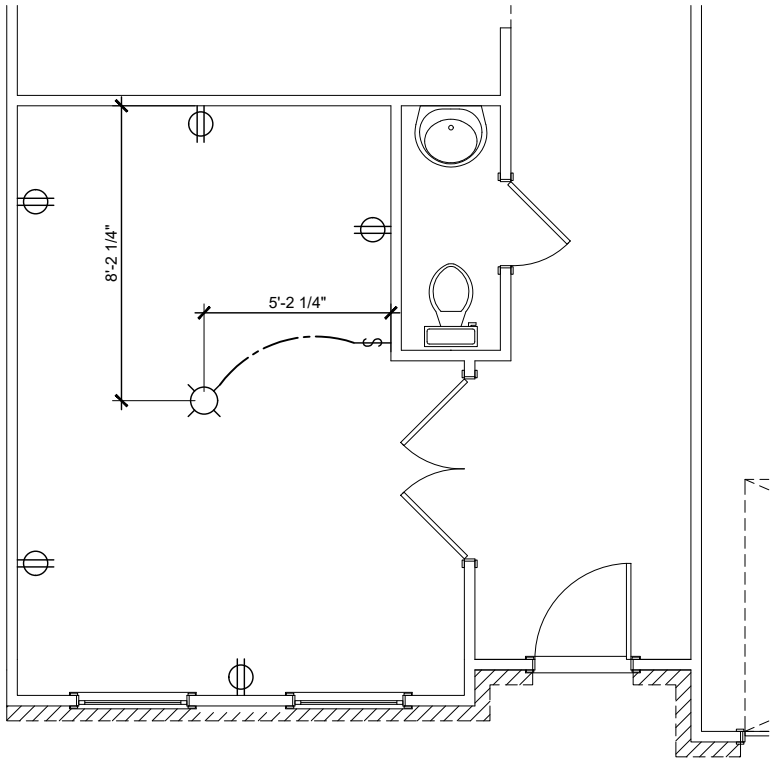
SECOND FLOOR - ELECTRICAL
3/16" = 1'-0"



Bath #3 Option w/ BR #5
3/16" = 1'-0" I.L.O. LOFT



Guest Suite Option
3/16" = 1'-0" I.L.O. FLEX



Office Option
3/16" = 1'-0" @ FLEX

E3

Features:

Drawn By: pla
Date: 12/2/2024

Rev By: cja,atw
jsc, EB

Telfair D
Genesis Series
v.04.03.00.00

1st Floor.....	1235
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Garage.....	412
Front Porch.....	102
Covered Porch Optional.....	120
3rd Car Garage Option.....	220

D Square Footages:



CONNECTION SPECIFICATIONS (TYP. U.N.O.)		
DESCRIPTION OF BLDG. ELEMENT	3"x0.131" NAILS	3"x0.120" NAILS
JOIST TO SOLE PLATE	(3) TOENAILS	(3) TOENAILS*
SOLE PL. TO JOIST/TRIM OR BLK'G	NAILS @ 6" o.c.	NAILS @ 4" o.c.
STUD TO PLATE	(4) TOENAILS/ (3)END NAILS	(4) TOENAILS/ (4)END NAILS*
RIM TO JOISTS	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
ADJACENT FULL-HEIGHT STUD TO END OF HEADER	(4) NAILS	(4) NAILS
RAFTER/TRUSS 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 TRUSS TO DBL. TOP PL.	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" o.c.	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 4" o.c.
R.T. w/ HEEL HT. 4 1/4" TO 12"	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" o.c.	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 4" o.c.
R.T. w/ HEEL HT. 12" TO 16"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" o.c.	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" o.c.*
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" o.c. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" o.c. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL*
R.T. w/ HEEL HT. 24" TO 48"	WALL TO FOUNDATION	WALL SHTG. LAP w/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC.
* 2 3/8"x0.113 IS AN ACCEPTABLE ALTERNATIVE TO A 3"x0.120", SAME SPACING OR NUMBER OF NAILS. (ONLY ACCEPTABLE WHERE * ARE SHOWN)		

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'-0"	16 FT. MAX	L6"x3 1/2"x3/8"
	12 FT. MAX	L6"x3 1/2"x3/8"
9'-6"	2 FT. MAX	L7"x4"x1/2" **
	3 FT. MAX	L8"x4"x1/2" **

ALL LINTELS:
- SHALL SUPPORT 2 3/8" - 3 1/2" VENEER w/ 40 psf MAXIMUM HEIGHT.
< 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 1/4" 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 ANY LINTEL FASTENED BACK TO BEAM, FASTENERS SHALL MAINTAIN A 2 1/2" (MINIMUM) CLEAR DISTANCE FROM BOT. OF BEAM.
* FOR QUEEN VENEER USE L4x3x1/4".
** FOR 3 1/2" VENEER ONLY. SEE PLAN FOR VENEER SUPPORT IF VENEER < 3 1/2" THICK.

MKG STD. - MAY 2016

NON-BEARING HEADER SCHEDULE		
SPAN	2x4 NON-BEARING PARTITION WALL	2x6 NON-BEARING PARTITION WALL
UP TO 3'-0"	(1)2x4 FLAT	(1)2x6 FLAT
UP TO 6'-0"	(2)2x4	(3)2x4
UP TO 8'-0"	(2)2x6	(3)2x6
UP TO 12'-0"	(2)2x10	(2)2x10

LEGEND	
• ■ ■ ■ ■	INTERIOR BEARING WALL
• - - - -	BEARING WALL ABOVE (B.M.A.) -AND/OR- SHEAR WALL ABOVE (S.M.A.)
• ———	BEAM / HEADER
• ■ ■ ■ ■	EXTENT OF OVERFRAMING (O.F.)
• ■ ■ ■ ■	EXTENT OF TILE OVER FLOOR
• - - - -	EXTENT OF BRACING PANELS/SHEARWALL w/ ADD'L CONNECTION REQUIREMENTS
• ►	INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.
• JL	METAL HANGER
• *	INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

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.	

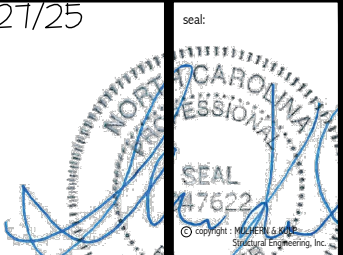
GENERAL STRUCTURAL NOTES	
FOUNDATION	
• DESIGN IS BASED ON 2018 NORTH CAROLINA STATE RESIDENTIAL CODE.	
• FOOTING DESIGN - 2,000 PSF ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.	
• FASTEN 2x4/6 SILL PLATES TO CONC. FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING: 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C. w/ 7" MIN. EMBEDMENT OR SIMPSON MASA ANCHORS @ 6'-0" O.C. - SIMPSON STRONG-BOLT 2 WEDGE ANCHOR (STB2-50700 - 1/2" @ x 7") MAY BE USED IN PLACE OF ANCHOR BOLTS @ INTERIOR THICKENED SLABS ONLY.	
• ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT w/ PERIMETER FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.	
• 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 = FOUNDATION WALLS (SEE FOUNDATION DETAILS) 2500 psi: FOOTINGS & INTERIOR SLABS ON GRADE 3000 psi: GARAGE & EXTERIOR SLABS ON GRADE 60,000 psi	
• 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.	
• ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 1% 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 45% COMPACTED FILL. (U.N.O.)	
• PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. - JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM) - JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1:1.5 RATIO - CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL SLABS	
• DIMENSIONS BY OTHERS, BUILDER TO VERIFY.	
• BUILDER TO PROVIDE SUBTERRANEAN TERMITE PROTECTION MEETING THE REQUIREMENTS OF R318 OR LOCAL CODE REQUIREMENTS	
• CRAWLSPACE/BASEMENT WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.	
• CRAWLSPACE/BASEMENT WALL DESIGN IS BASED ON BACKFILL SOIL CLASSIFICATIONS OF GM, GP, SM, SP (30 pcf) OR GM, GC, SM, SM-SC, ML (45 pcf). IF SC, ML-CL, OR CL (60 pcf) SOIL IS ENCOUNTERED ON SITE, CONTACT MULHERN & KULP FOR FURTHER EVALUATION OF FOUNDATION DESIGN.	
• CONCRETE MASONRY UNITS (CMU) SHALL BE ASTM C90 WITH A MIN. COMPRESSIVE STRENGTH OF 1900 psi (Fm=1500 psi). MORTAR SHALL BE ASTM C270, TYPE S. CMU DESIGN PER TMS 402/602.	
• CMU FOUNDATION WALLS SHALL HAVE "DUR-O-WALL" HORIZONTAL JOINT REINFORCEMENT (OR EQUAL) - 4 GA. MINIMUM @ 16" O.C.	
• PROVIDE 2x8 x 16" LONG P.T. PLATE ON TOP OF ALL CRAWL SPACE PIERS. TOP COURSE OF PIERS SHALL BE SOLID MASONRY OR FILLED SOLID.	
• PROVIDE 2x6 P.T. PLATE ON INTERIOR CRAWL SPACE WALLS, FASTENED PER ANCHORAGE SPECIFICATION NOTED ABOVE.	
• BASEMENT FOUNDATION WALL DESIGN BASED ON: 9' OR 10' HEIGHT (SEE PLAN) - ACTUAL WALL WIDTHS ASSUMED FOR DESIGN, NOMINAL WIDTHS SHALL NOT BE USED.	
• PROVIDE (2) #5 BARS AROUND ALL SIDES OF OPENINGS IN CONCRETE BSMT. FND. WALL WITH 2" CLEAR. REINFORCEMENT SHALL EXTEND 12" PAST CORNER OF OPENING IN ALL DIRECTIONS. - FOR OPENINGS UP TO 36", PROVIDE MINIMUM 10" CONCRETE DEPTH OVER OPENING OR (3)2x10 w/ (2)2x6 JACK STUDS, U.N.O. - LARGER OPENINGS SHALL BE PER PLAN.	
MKG - MAY 2017	

BEAM/HEADER SCHEDULE	
PLAN ID	BEAM/HEADER SIZE
B1	(2)2x6
B2	(2)2x6
B3	(2)2x12

EXTERIOR & SHEAR WALL SHEATHING SPECIFICATIONS	
THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM: 115 MPH WIND IN 2018 NC5BC:RC (115 MPH WIND SPEED IN ASCE 7-10 WIND MAP, PER NC5BC R301.2.1.1) EXP. B & SEISMIC CAT. A/B.	
THE ENGINEERED DESIGN WAS COMPLETED PER 2015 IBC (SECTION 1609) & ASCE 7-10, AS PERMITTED BY R301.1.3 OF THE 2018 NC5BC.	
DESIGN WIND UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7-10 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NC5BC:RC SECTION R802.II.1.1. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.5 & R802.II.	
EXT. WALL SHEATHING SPECIFICATION	
• 7/16" OSB OR 15/32" PLYWOOD: PI 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 FASTENINGS.	
• ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.	
3" O.C. EDGE NAILING P3	
• AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/ 2 3/8" x 0.113" NAILS @ 3" O.C. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. 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 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.	
• REFER TO DETAIL SHEET.	
• "NUMBERED" DETAILS ARE REFERENCED ON PLAN.	
• DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, U.N.O.	
• DESIGN ASSUMES ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE CONTINUOUS SHEATHED ABOVE AND BELOW OPENINGS.	
• WHERE PANELS ARE APPLIED TO BOTH FACES OF WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.	
• 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 AS FOLLOWS P1 SHEAR PANELS - 3" x 0.120" NAILS @ 6" o.c. P3 SHEAR PANELS - 3" x 0.120" NAILS @ 4" o.c.	
- - - - - INDICATES LOCATION AND EXTENT OF SHEARWALL WHICH REQUIRES SHEATHING AND/ OR FASTENING SPECIFICATIONS BEYOND THAT OF STANDARD CONSTRUCTION MKG - MAY 2017	

GENERAL STRUCTURAL NOTES	
FLOOR FRAMING	
• TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT MKK 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") .	
• METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O.	
• FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED "STURD-I-FLOOR" 24" O.C., EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS w/ GLUE AND: 2 1/2" 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 @ 6" O.C. FIELD. 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES @ 6" O.C. IN FIELD.	
• PROVIDE 1 1/4" RIM BOARD @ ALL DECK LEDGER LOCATIONS. SEE PLANS OR DETAILS FOR LEDGER CONNECTION.	
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 @ 6" O.C. FIELD. - w/ 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES @ 6" 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/ SIMPSON H2.5A HURRICANE CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. CLIPS MUST BE INSTALLED ON EXTERIOR FACE OF EXTERIOR WALLS OR THE SAME SIDE AS THE SHEAR WALL SHEATHING.	
• ALL ROOF GIRDER TRUSSES AND FLUSH BEAMS WITHIN THE ROOF SYSTEM SHALL BE FASTENED TO THE DOUBLE TOP PLATES AND POST SUPPORT w/ (2) SIMPSON H2.5A CLIPS OR APPR. EQUAL (TYP. U.N.O. ON PLANS)	
• TRUSS ALL VALLEY SETS. FASTEN TO TRUSS BELOW w/ SIMPSON H2.5A TIES AT EACH END AND AT EACH TRUSS BETWEEN.	
• METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O.	
• ERECT AND INSTALL ROOF TRUSSES PER ITCA & TPI'S BCSI 1 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."	
• SUPPORT SHORT SPAN ROOF TRUSSES w/ 2x4 LEDGER FASTENED TO FRAMING w/ (2) 3" x 0.120" NAILS @ 16" O.C. (UP TO T' SPAN). MKG - MAY 2017	
ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER	
ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN.	
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. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS: 1/8" DEAD LOAD	
C. FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS: LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)	
LIST OF ABBREVIATIONS	
• B.F. BALLOON-FRAMED	• HDR. HEADER
• BM. BEAM	• INT. INTERIOR
• BOT. BOTTOM	• J. JACK STUD
• BRG. BEARING	• J.T. JACK TRUSS
• B.M.A. BEARING WALL ABOVE	• K. KING STUD
• CANT'D. CANTILEVERED	• K. MANUF. MANUFACTURER
• CONC. CONCRETE	• MAX. MAXIMUM
• CONT. CONTINUOUS	• MIN. MINIMUM
• DBL. DOUBLE	• N.T.S. NOT TO SCALE
• DIM. DIMENSION	• OPT. OPTIONAL
• D.J. DECK JOISTS	• P.A. POST ABOVE
• EA. EACH	• P.T. PRESSURE TREATED
• EQ. EQUAL	• PKT. POCKET
• EXT. EXTERIOR	• REQ'D. REQUIRED
• E.W. EACH WAY	• R.T. ROOF TRUSS
• F.T. FLOOR TRUSS	• SCHED. SCHEDULE
• FND. FOUNDATION	• SIM. SIMILAR
• FTG. FOOTING	• STRUCT. STRUCTURAL
• G.T. GIRDER TRUSS	• T.O.F. TOP OF FOOTING
• HD. HOLDOWN	• TYP. TYPICAL

GENERAL STRUCTURAL NOTES	
• DESIGN IS BASED ON 2018 NORTH CAROLINA STATE RESIDENTIAL CODE.	
• WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.	
• MODEL IS CONSIDERED AS "FULLY ENCLOSED". OPENING PROTECTION PER BUILDER (MINIMUM STRUCTURAL PANELS PER CODE)	
• DESIGN LOADS: ROOF LIVE = 20 PSF, DEAD = 17 PSF ATTIC = 20 PSF AT HT. > 42" LOAD DURATION FACTOR = 1.25	
FLOOR	LIVE = 40 PSF (30 PSF AT SLEEPING AREAS) DEAD = 15 PSF (10 PSF T.C., 5 PSF B.C.) (TRUSSES) = 10 PSF (1-JOISTS/5'ANN) (ADD'L 10 PSF AT TILE)
WIND	≤115 MPH, EXPOSURE B
SEISMIC	DESIGN CATEGORY A/B
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. BRG./SHEAR WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SPP/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 (SPP) OR SOUTHERN PINE #2 (SP) LUMBER, OR BETTER. SUPPORT ALL HEADERS/ BEAMS w/ (1)2x JACK STUD & (1)2x KING STUD, MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..	
• ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x STUD GRADE MEMBERS SPACED @ 24" O.C. (MAX. U.N.O.) SEE "NON-BEARING HEADER SCHEDULE" HEADER SIZES IN NON-LOAD BEARING WALLS	
• ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).	
• ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING: LVL' - Fb=2600 psi; Fv=285 psi; E=2.0x10⁶ psi	
• ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING: LVL' - Fb=2400 psi; Fc1=2500 psi; E=1.8x10⁶ psi	
• FOR 2 & 3 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O/C OR 2 ROWS 1/4"x3/8" SIMPSON SDS SCREWS (OR 3/8" TRUSSLOK SCREWS) @ 16" O/C. ALT. FASTENING SPEC FOR 3 PLY BEAMS ONLY: FASTEN PLIES TOGETHER WITH 2 ROWS OF 1/2" DIA. THRU BOLTS @ 16" O.C. USE A MINIMUM OF 4 ROWS (NAILS/SCREWS) OR 3 ROWS (BOLTS) FOR BEAM DEPTHS OF 14" OR GREATER. APPLY NAIL/SCREW FASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM FASTENERS 2" FROM EDGE. SOLID 3 1/2" OR 5 1/4" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.	
• FOR 4 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 1/4"x6" SIMPSON SDS SCREWS (OR 6 3/4" TRUSSLOK SCREWS) @ 16" O/C OR 2 ROWS OF 1/2" DIA. THRU BOLTS @ 16" O.C. USE A MINIMUM OF 4 ROWS (SCREWS) OR 3 ROWS (BOLTS) FOR BEAM DEPTHS OF 14" OR GREATER. APPLY SCREW FASTENING AT BOTH FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP AND BOTTOM FASTENERS 2" FROM EDGE. A SOLID 7" BEAM IS ACCEPTABLE.	
• REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. U.N.O.	
• FASTEN ALL METAL CONNECTORS (I.E. HANGERS, CLIPS, ETC) PER MANUFACTURER'S SPECIFICATIONS FOR MAXIMUM TABLE LOAD VALUE U.N.O.	
• PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND/BEARING. BLOCKING TO MATCH POST ABOVE.	
• 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.	
• BASEMENT INTERIOR BEARING WALLS & EXTERIOR WALK-OUT BASEMENT WALLS SHALL BE 2x6 @ 16" O.C. SPP OR 5TP, "STUD" GRADE OR BETTER.	
• MKK SHALL NOT BE RESPONSIBLE FOR ANY ISSUES RESULTING FROM OR RELATED TO ANY DELEGATED ENGINEERED COMPONENTS IF THE OWNER DOES NOT SUBMIT THE COMPONENT SHOP DRAWINGS TO MKK FOR A CONFORMANCE REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION. MKG - MAY 2017	



MULHERN+KULP
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NC License # C-3825



M&K project number:
192-17017
project mgr: **SMK**
drawn by: **JPP**
issue date: **09-04-20**
REVISIONS:
date: _____ initial: _____
ARCH: v.01.01.00.00



GENERAL STRUCTURAL NOTES
TELFAR
WIND SPEED < 115 MPH NORTH CAROLINA

sheet:
S0.0



MULHERN+KULP

RESIDENTIAL STRUCTURAL ENGINEERING

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June 6, 2025

Damon Banfield

MUNGO HOMES

447 Western Lane
Irmo, SC 29063

NON-BEARING INTERIOR WALL STUD SPACING REQUIREMENTS

M+K Project #: 192-25000

Reference

Structural Plans, prepared by Mulhern & Kulp

Damon,

Pursuant to your request, we have prepared this letter to address non-bearing interior wall stud spacing requirements for structural plans designed by Mulhern + Kulp for Mungo Homes. Sheet S0.0 of the structural plans may specify that all non-bearing interior stud walls be constructed with 2x studs at 16" o.c. (maximum). You have requested if non-bearing interior stud walls could be spaced at 24" o.c.

All non-bearing interior stud walls are permitted to be constructed at 24" o.c. (maximum). Please note, this does not include interior shear walls, shear walls are to be constructed at 16" o.c. (maximum) unless noted otherwise on plan.

Please feel free to call if you have any questions.

Respectfully,

MULHERN & KULP STRUCTURAL ENGINEERING, INC.

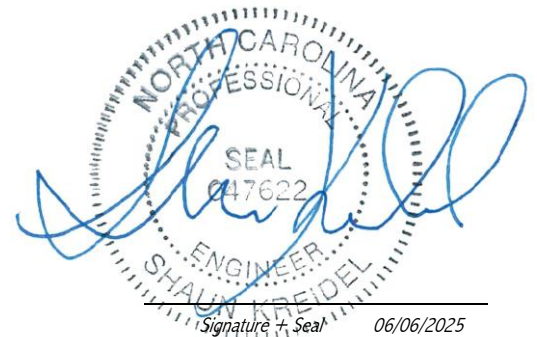
NC Firm License #: C-3825

Matthew Fowler

Project Engineer

Shaun Kreidel, P.E.

Associate Owner + Atlanta Office Director



QTY	PRODUCT
25	SIMPSON STRONG BOLT 2 ANCHORS

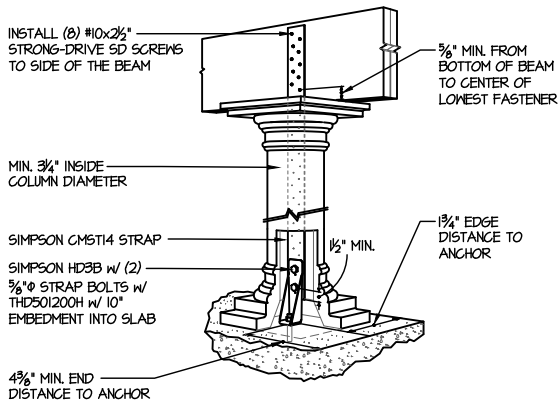
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TELFAR
ELEVATION D
WIND SPEED < 115 MPH NORTH CAROLINA



3/27/25

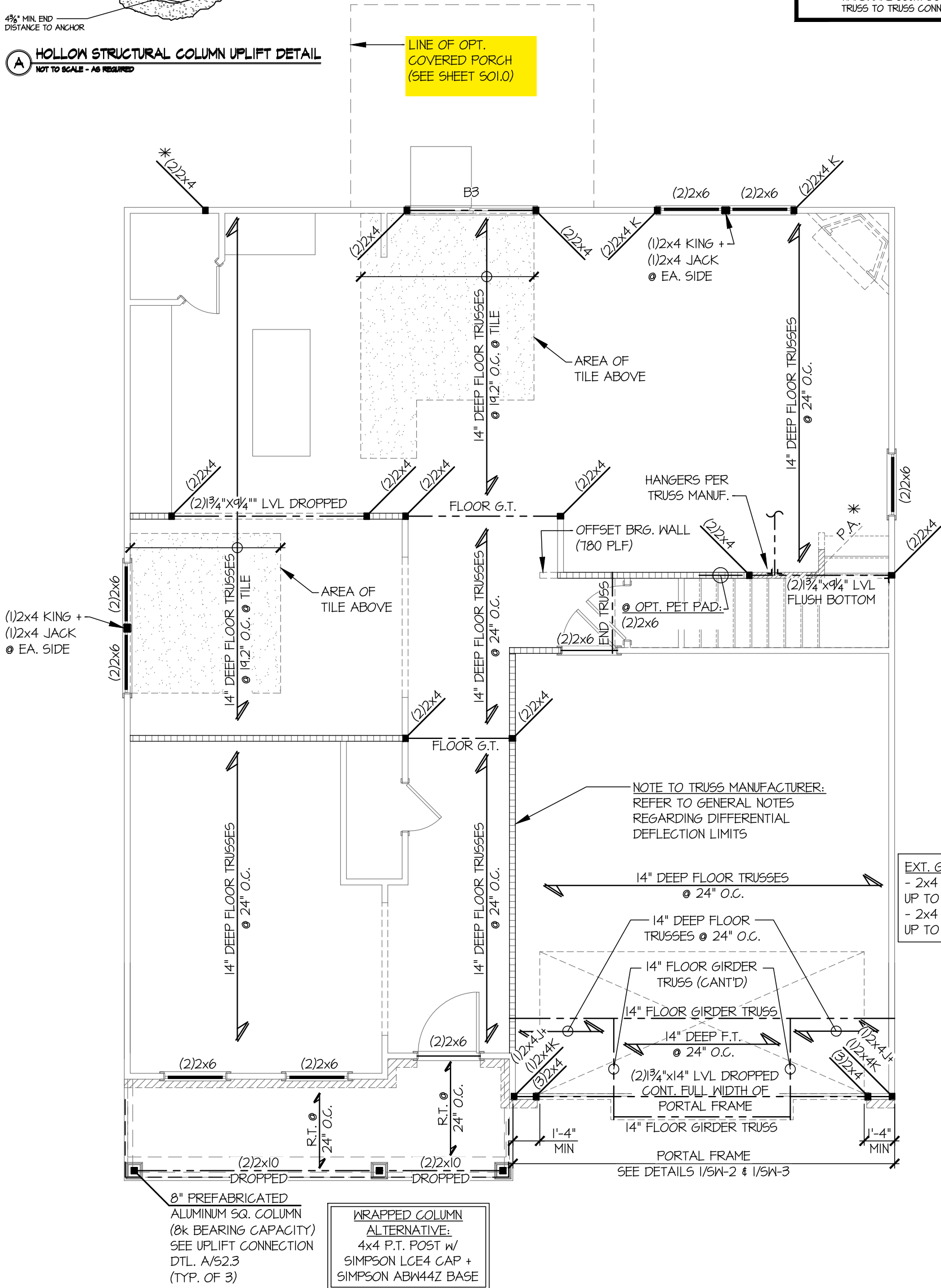


A HOLLOW STRUCTURAL COLUMN UPLIFT DETAIL
NOT TO SCALE - AS REQUIRED

BEAM/HEADER SCHEDULE	
PLAN ID	BEAM/HEADER SIZE
B1	(2)2x6
B2	(2)2x6
B3	(2)2x12

2ND FLOOR HARDWARE SCHEDULE ELEVATION D	
QTY	PRODUCT
4	SIMPSON CSI6 STRAP (13"/STRAP)
1	SIMPSON L90 CLIP
8	SIMPSON H2.5A CLIP
2	SIMPSON HD3B HOLDOWN
2	SIMPSON CMST4 STRAP

HARDWARE NOTES:
- ALL NAIL HOLES FILLED
- ALL COUNTS ESTIMATED
- HARDWARE COUNT DOES NOT INCLUDE TRUSS TO TRUSS CONNECTIONS



EXT. GARAGE WALLS:
- 2x4 SP 'STUD' @ 16" O.C.
UP TO 10'-0" TALL.
- 2x4 SP 'STUD' @ 12" O.C.
UP TO 12'-0" TALL

**WRAPPED COLUMN
ALTERNATIVE:**
4x4 P.T. POST w/
SIMPSON LCE4 CAP +
SIMPSON ABW44Z BASE

2ND FLOOR FRAMING PLAN
SCALE: 3/16"=1'-0"
(1ST FLOOR WALLS SHOWN) ELEV. D

PLAN DESIGNED FOR
8'-OR- 9' PLATE HEIGHT

REFER TO S-0.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

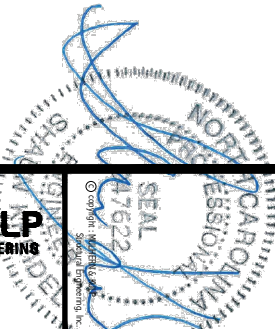
S2.3

2ND FLOOR FRAMING PLAN
TELFAIR
ELEVATION D
WIND SPEED < 115 MPH NORTH CAROLINA

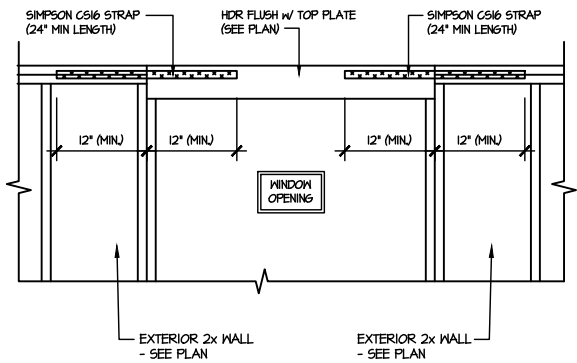


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date: 09-04-20
initial: JPP
project mgr: SMK
drawn by: JPP
issue date: 09-04-20
REVISIONS:
192-17017
M&K project number:
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3/27/25



**SHEAR TRANSFER DETAIL
AT UPSET WINDOW**
SCALE: 3/8\"=1'-0"

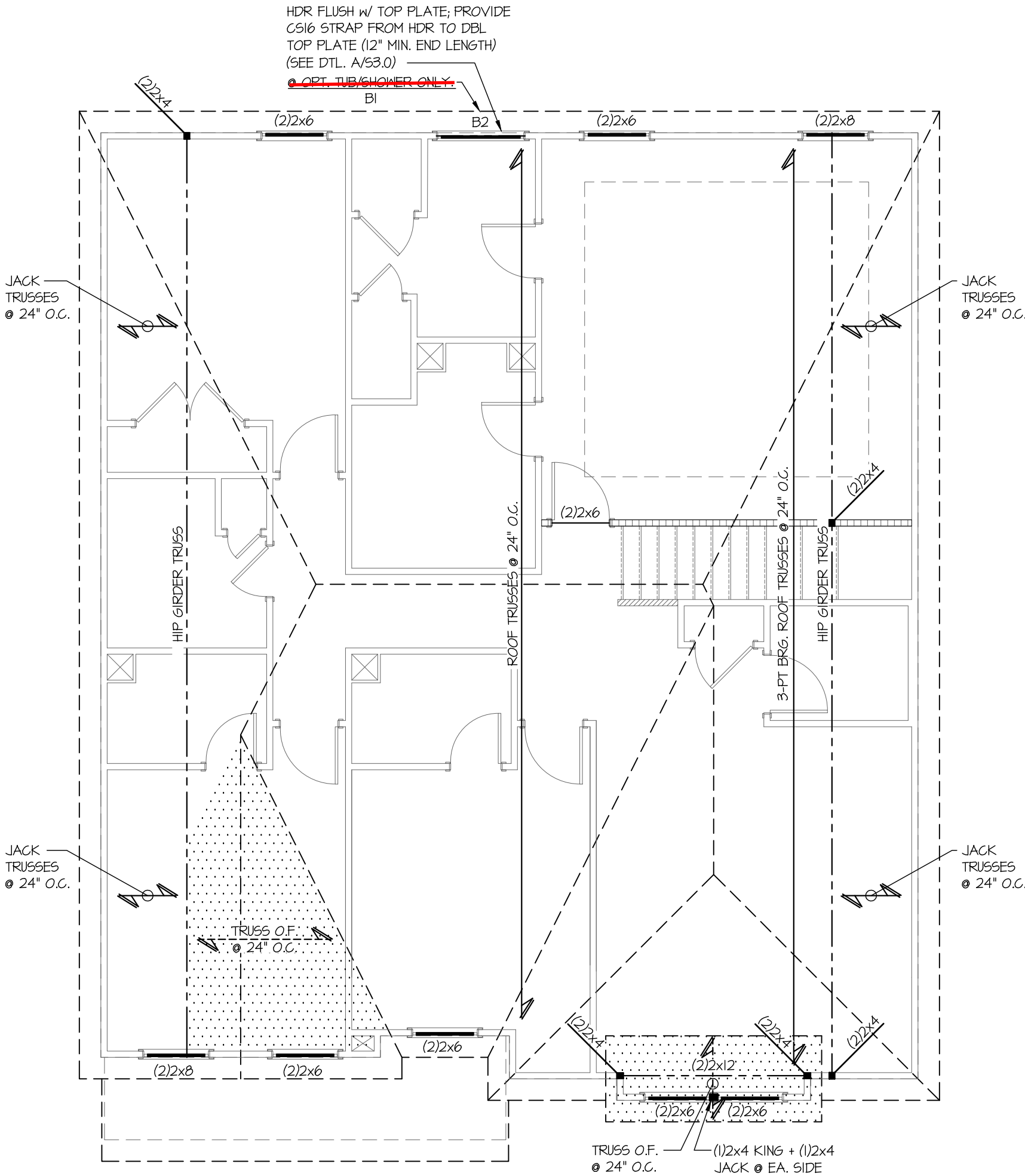
BEAM/HEADER SCHEDULE

PLAN ID	BEAM/HEADER SIZE
B1	(2)2x6
B2	(2)2x6
B3	(2)2x12

ROOF HARDWARE SCHEDULE
ELEVATION D

QTY	PRODUCT
60	SIMPSON H2.5A CLIP
2	SIMPSON CS16 STRAP (24\"/>

HARDWARE NOTES:
- ALL NAIL HOLES FILLED
- ALL COUNTS ESTIMATED
- HARDWARE COUNT DOES NOT INCLUDE TRUSS TO TRUSS CONNECTIONS



PLAN DESIGNED FOR
8' PLATE HEIGHT

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



ROOF FRAMING PLAN

SCALE: 3/16\"=1'-0"
(2ND FLOOR WALLS SHOWN)

ELEV. D

S3.3

ROOF FRAMING PLAN
TELFAIR
ELEVATION D
WIND SPEED < 115 MPH NORTH CAROLINA



ARCH: 01.01.00.00

REVISIONS:

date: 09-04-20

project mgr: SMK

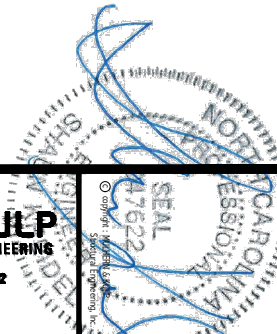
drawn by: JPP

issue date: 09-04-20

M&K project number: 192-17017

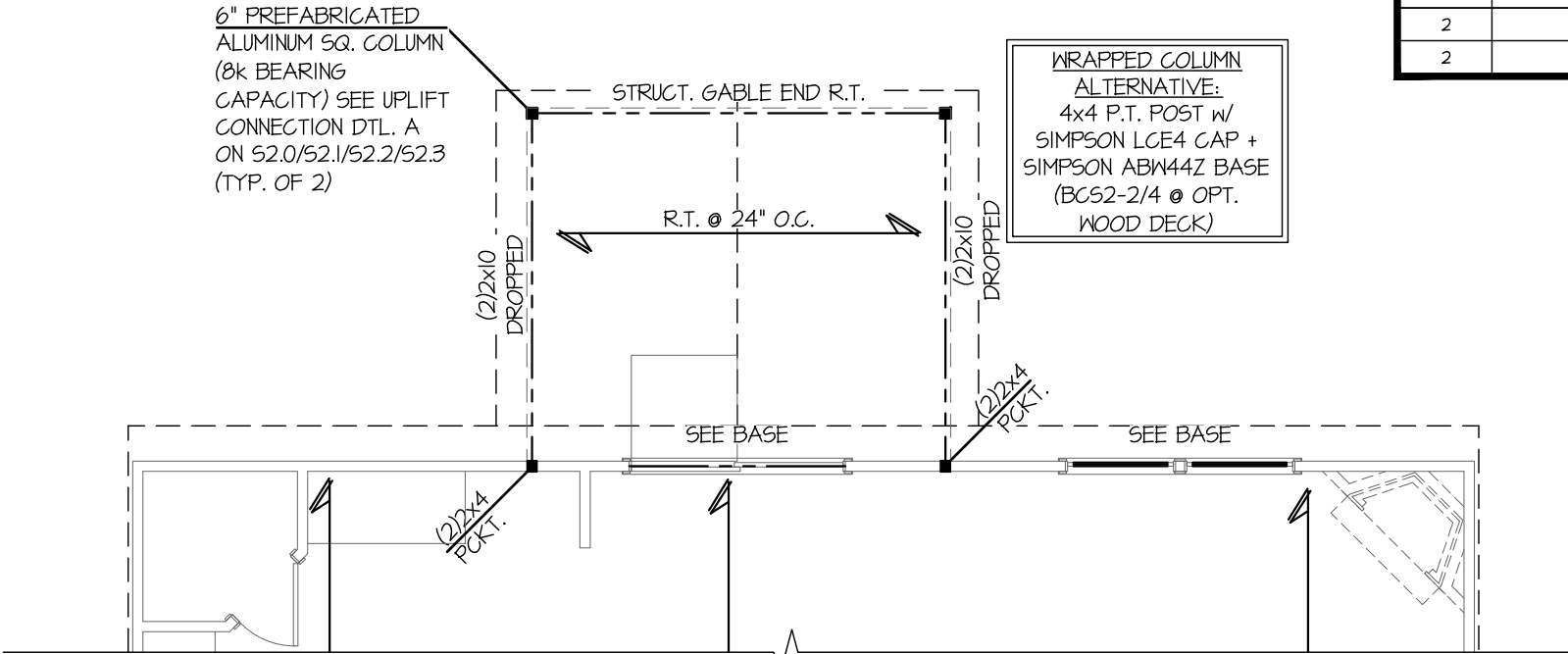


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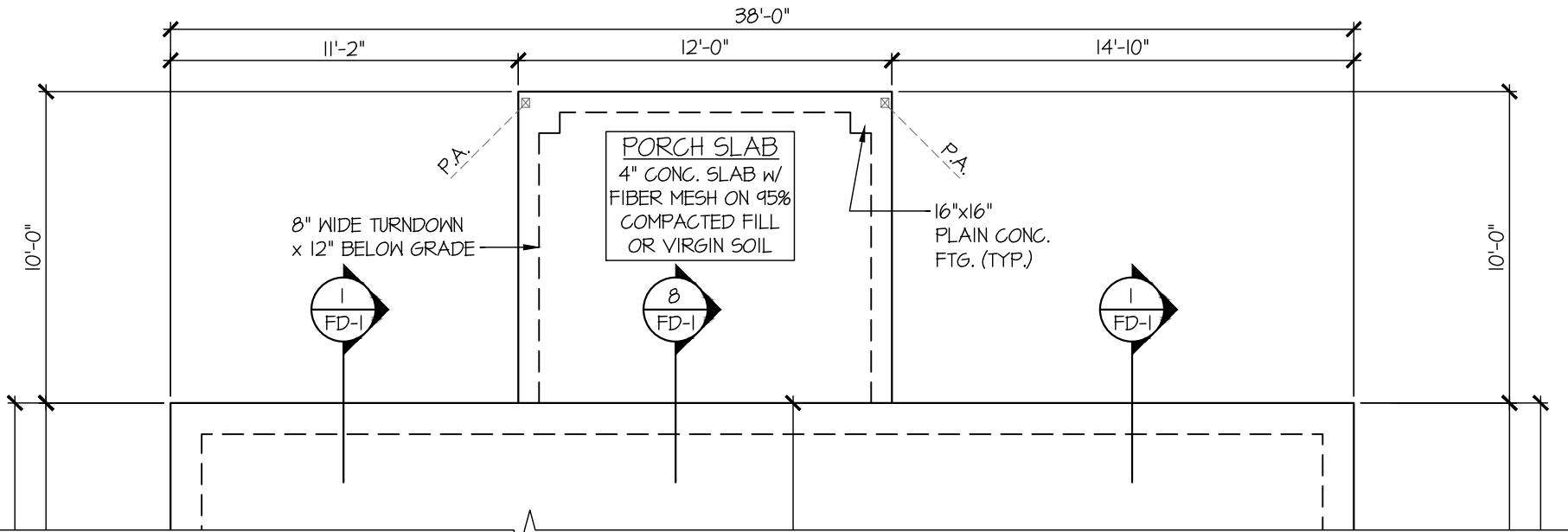


3/27/25

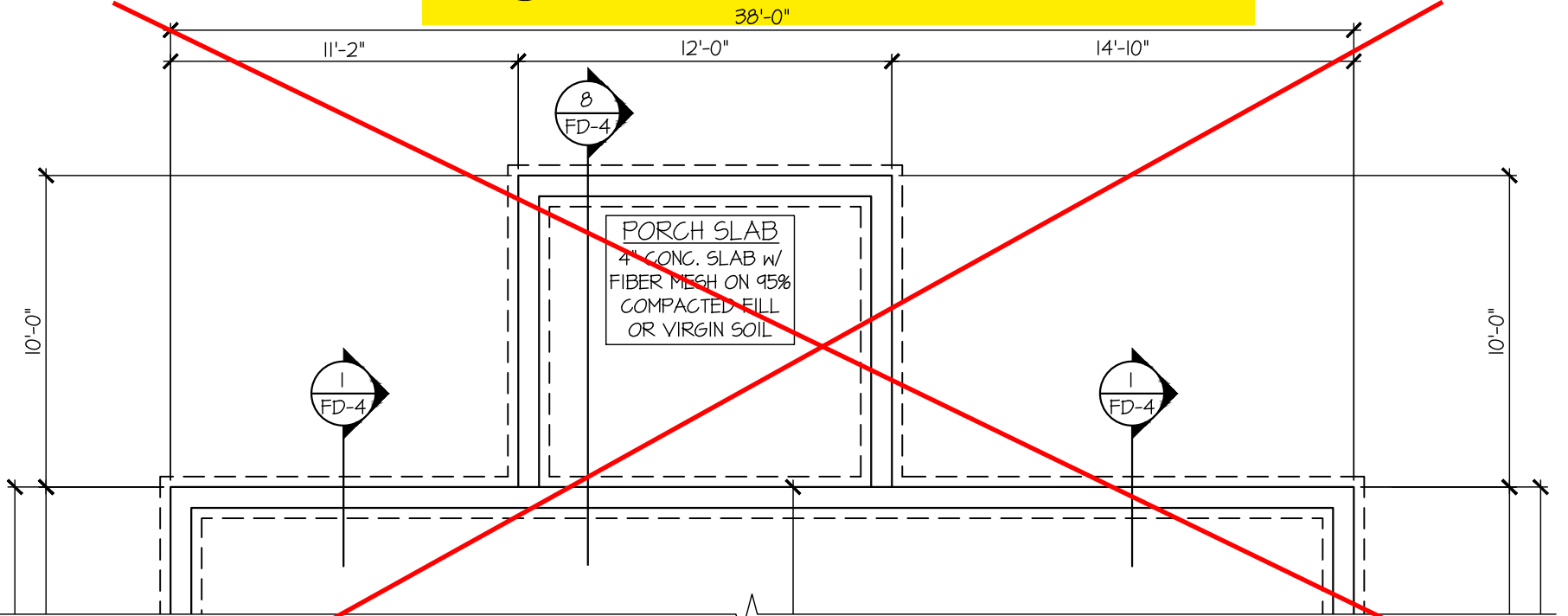
ADD'L HARDWARE SCHEDULE FOR OPT. COVERED PORCH	
QTY	PRODUCT
17	SIMPSON H25A CLIP
2	SIMPSON HD3B HOLDOWN
2	SIMPSON GM5T14 STRAP



1 PARTIAL 2ND FLOOR FRAMING PLAN
OPT. COVERED PORCH
SCALE: 3/16"=1'-0"
(1ST FLOOR WALLS SHOWN) ALL ELEV. SIM.

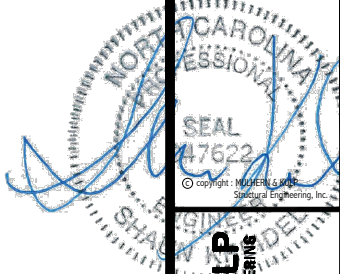


2 PARTIAL MONOSLAB FOUNDATION PLAN
OPT. COVERED PORCH
SCALE: 3/16"=1'-0"
ALL ELEV. SIM.



3 PARTIAL RAISED SLAB FOUNDATION PLAN
OPT. COVERED PORCH
SCALE: 3/16"=1'-0"
ALL ELEV. SIM.

REFER TO S-0.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES



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M&K project number:
192-17017

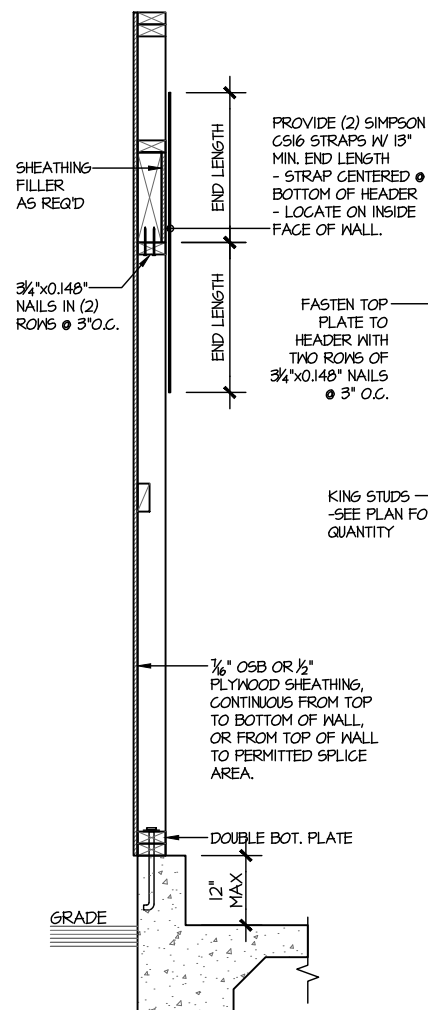
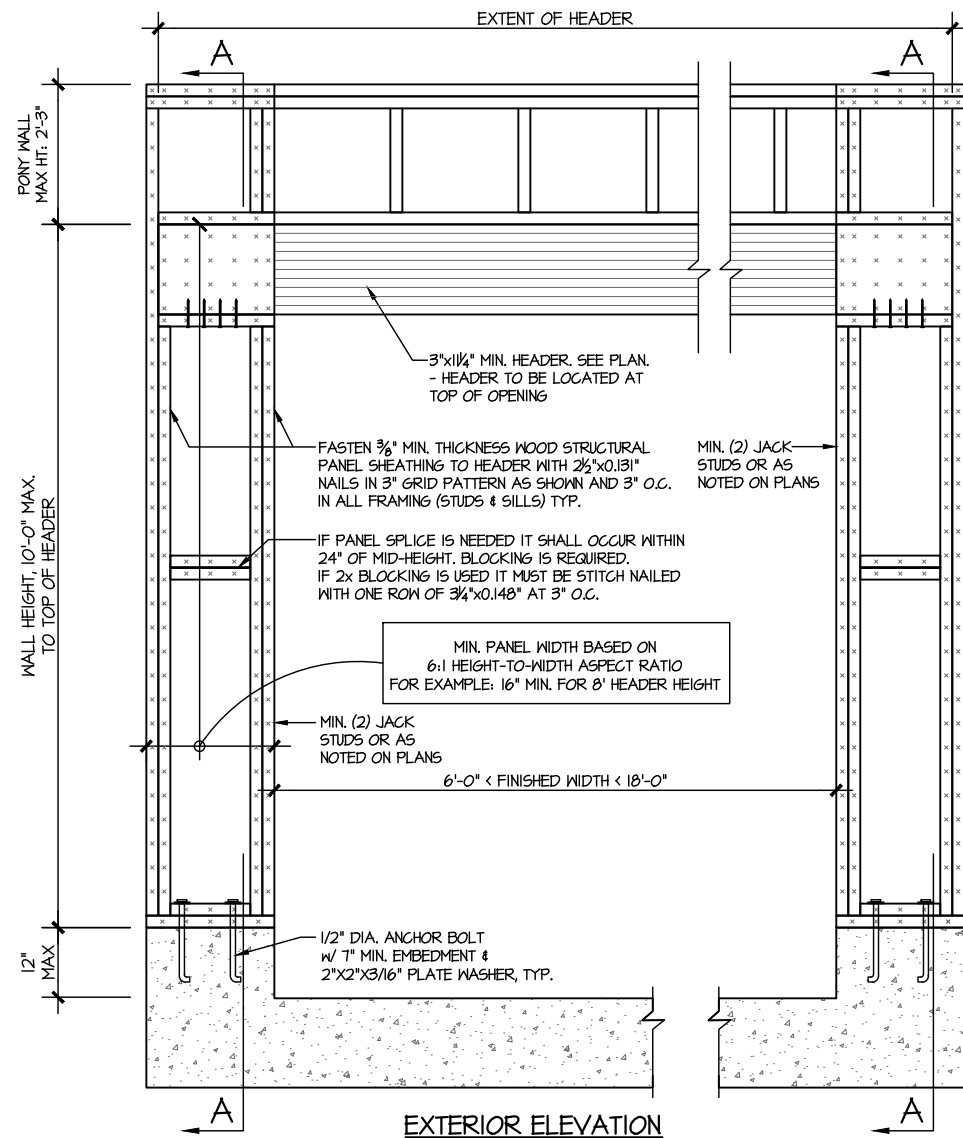
project mgr: SMK
drawn by: JPP
issue date: 09-04-20

REVISIONS:
date: initial:

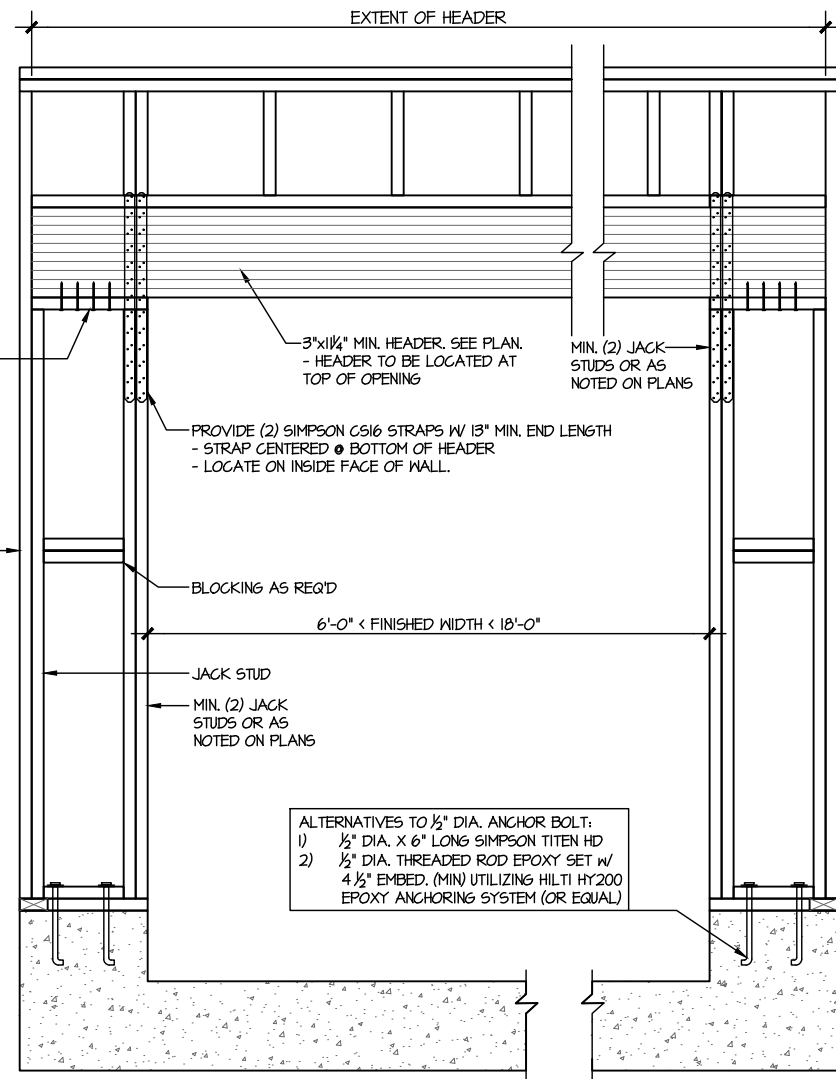
ARCH: v.01.00.00



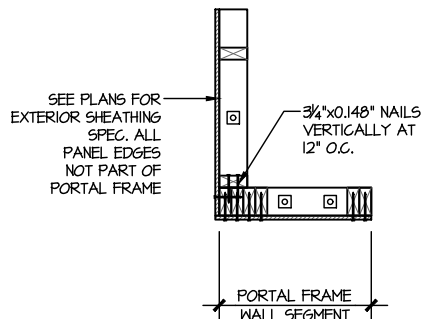
STRUCTURAL DETAILS
TELFAIR
WIND SPEED < 115 MPH NORTH CAROLINA



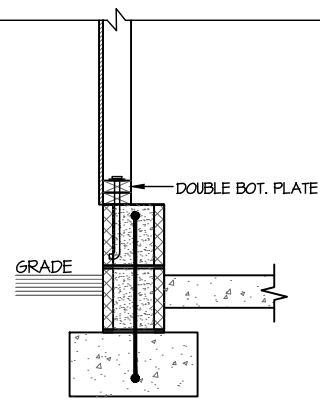
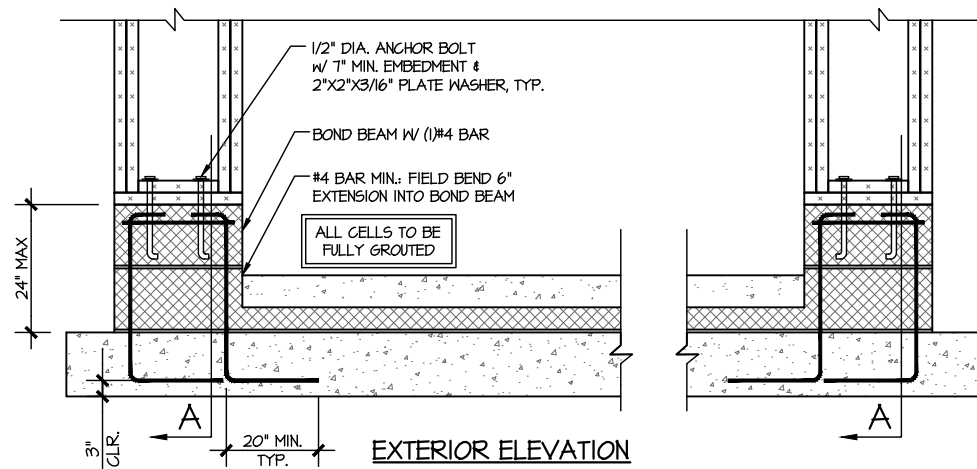
MONOSLAB FOUNDATION



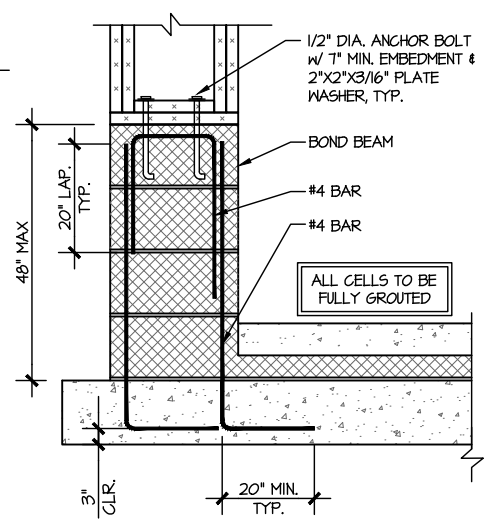
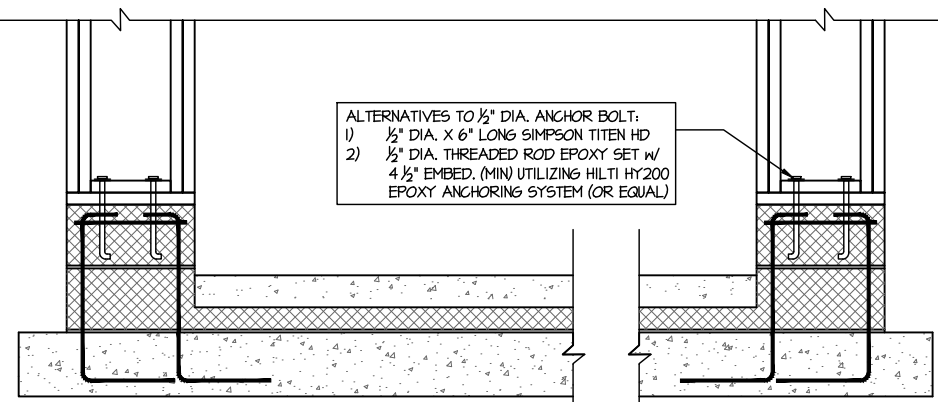
WALL FRAMING SPECIFICATION:
• 2x4 WALL: USE SP/SPF #2 GRADE STUDS (OR BETTER)
• 2x6 WALL: USE SP/SPF #2 GRADE STUDS (OR BETTER)



PLAN VIEW OF CORNER DETAIL



RAISED SLAB FOUNDATION



STEM < 48" TALL

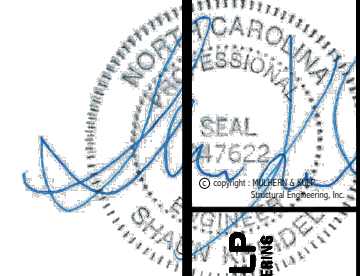


PORTAL FRAME DETAIL
SCALE: N.T.S.

BOTH SIDES OF GARAGE DOOR
1 KING STUD & RETURN WALLS

3/27/25

seal:



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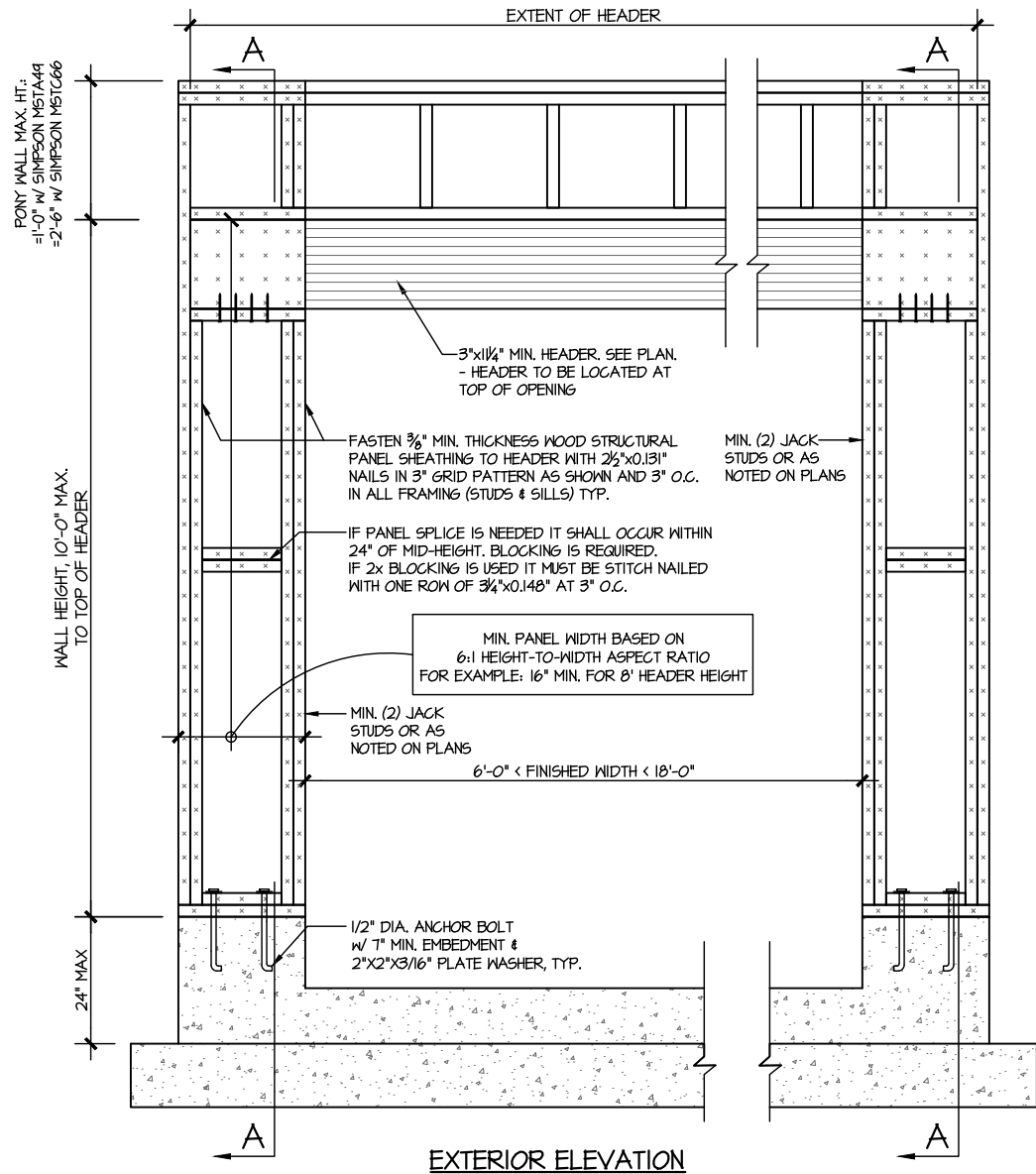
M&K project number:
192-17017
project mgr: SMK
drawn by: JPP
issue date: 09-04-20
REVISIONS:
date: initial:
ARCH: v.01.01.00.00



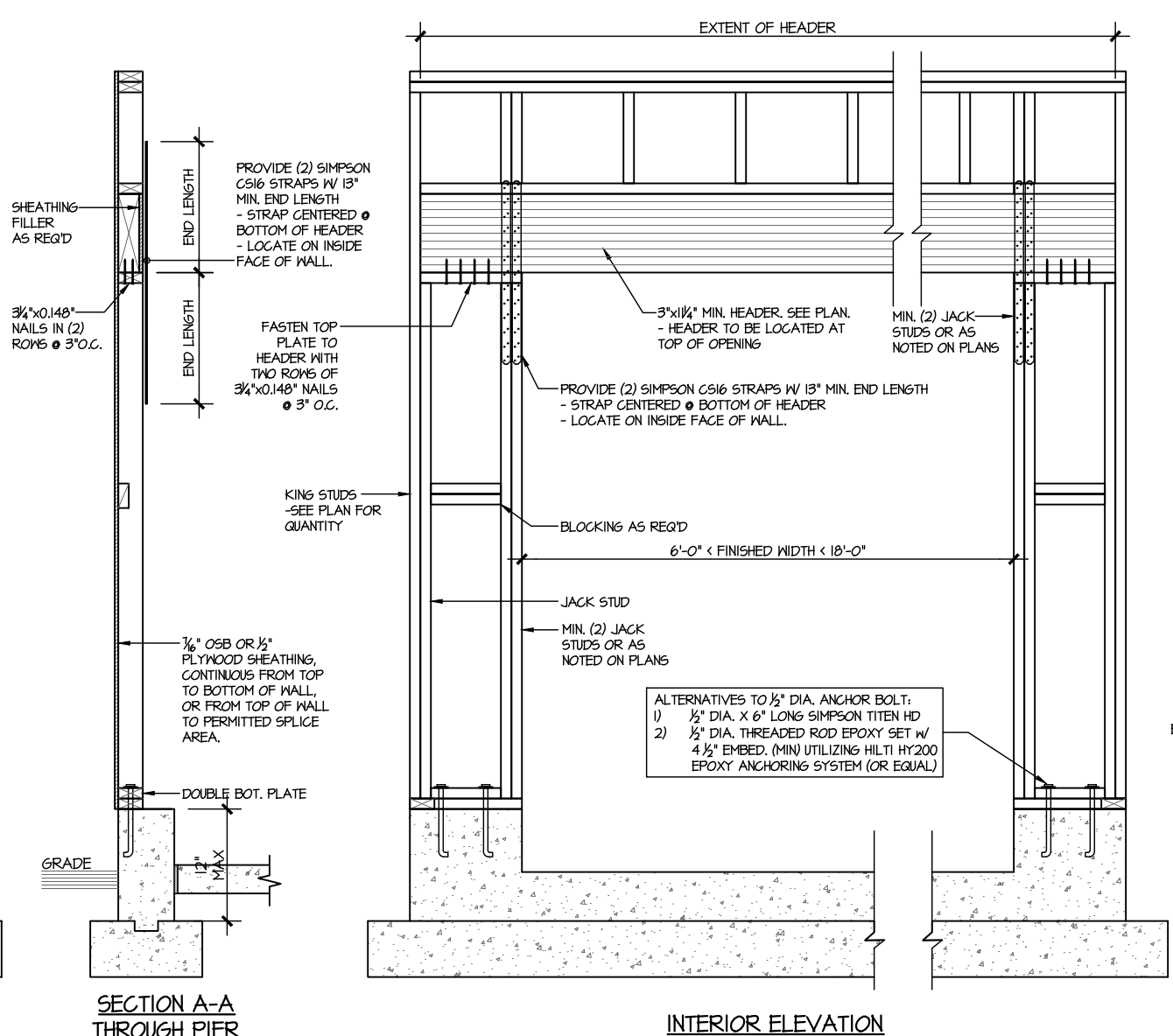
STRUCTURAL DETAILS
TELFAIR
WIND SPEED < 115 MPH NORTH CAROLINA

sheet:

SW-3

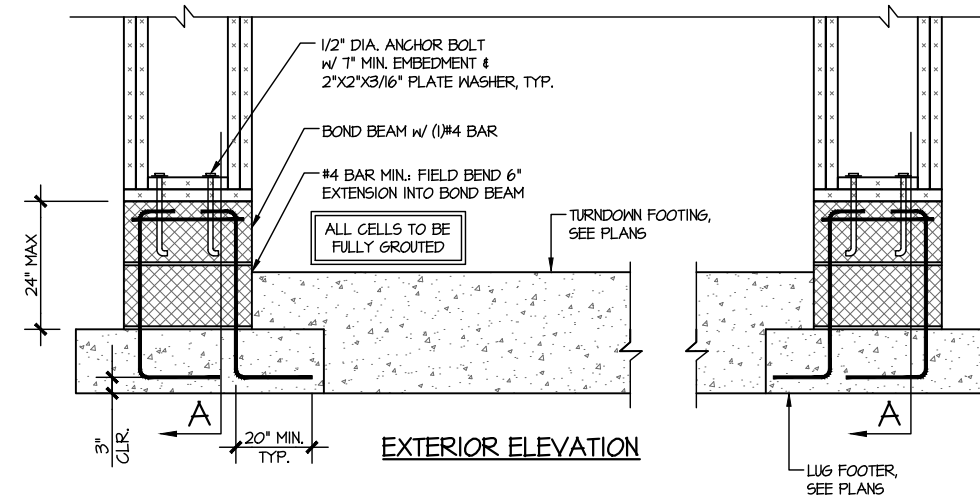
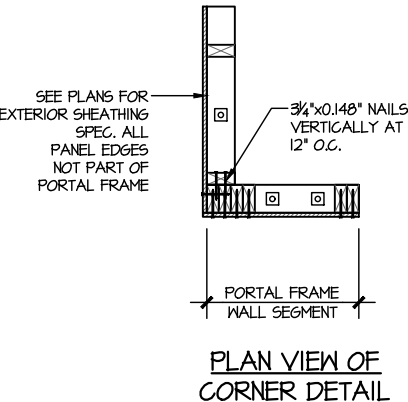


EXTERIOR ELEVATION

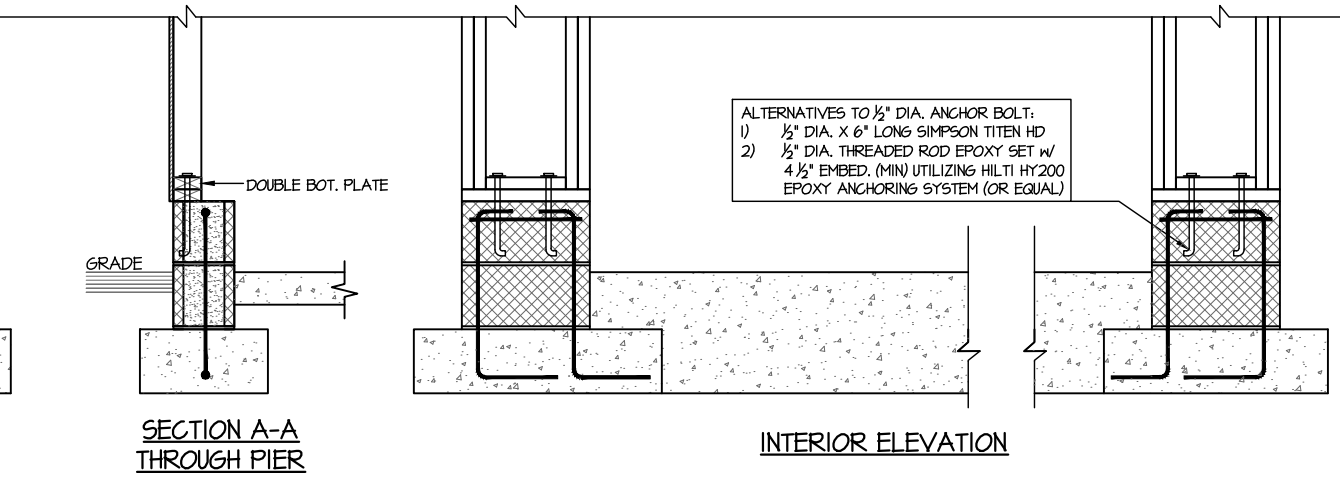


SECTION A-A THROUGH PIER
BASEMENT FOUNDATION

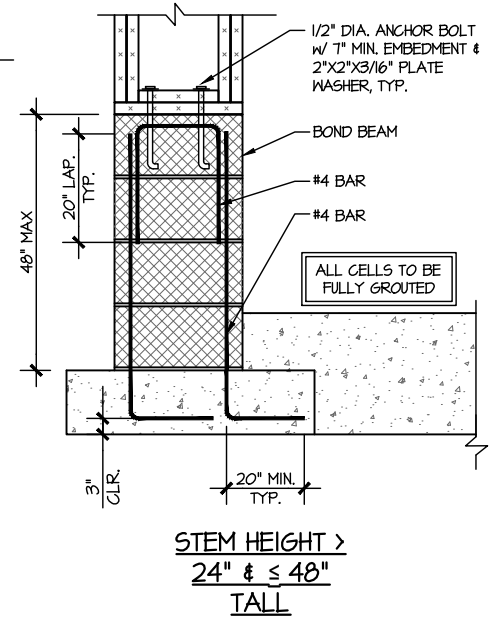
WALL FRAMING SPECIFICATION:
• 2x4 WALL: USE SP/SPF #2 GRADE STUDS (OR BETTER)
• 2x6 WALL: USE SP/SPF #2 GRADE STUDS (OR BETTER)



EXTERIOR ELEVATION

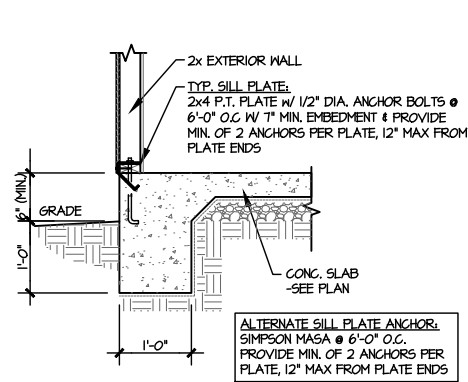


SECTION A-A THROUGH PIER
CRAWLSPACE FOUNDATION

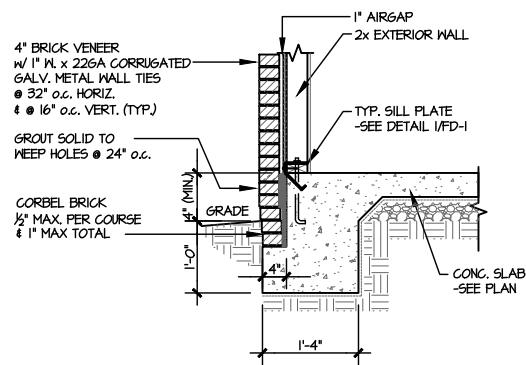


PORTAL FRAME DETAIL
SCALE: N.T.S.

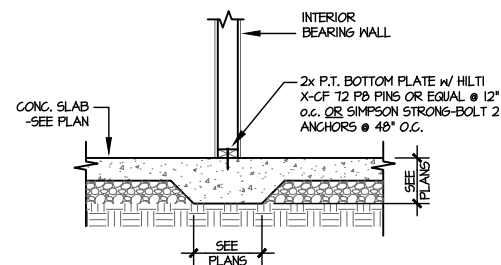
BOTH SIDES OF GARAGE DOOR
1 KING STUD & RETURN WALLS



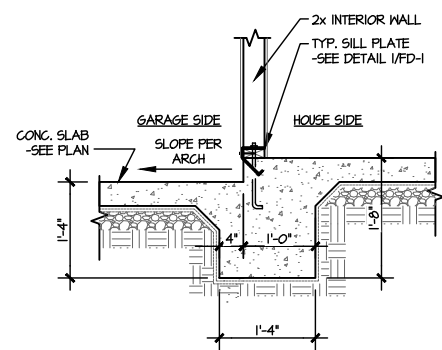
1 TYPICAL TURNDOWN @ EXT. WALL
SCALE: 3/8"=1'-0"



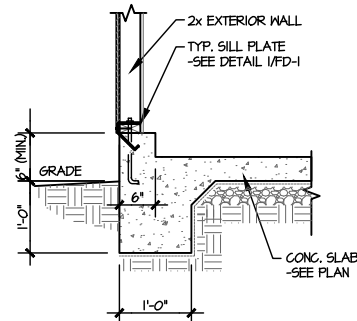
2 TYPICAL TURNDOWN @ EXT. WALL (BRICK)
SCALE: 3/8"=1'-0"



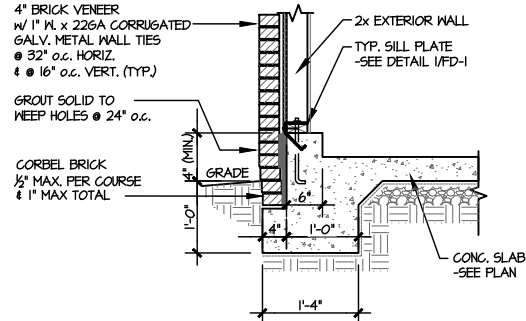
3 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL
SCALE: 3/8"=1'-0"



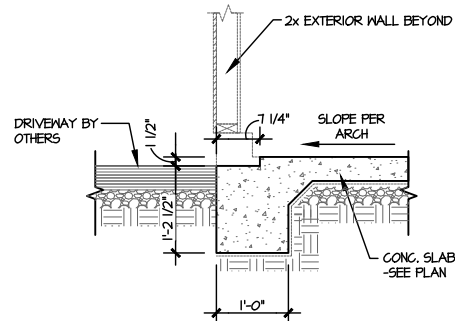
4 TYPICAL INT. FOOTING BETWEEN HOUSE & GARAGE
SCALE: 3/8"=1'-0"



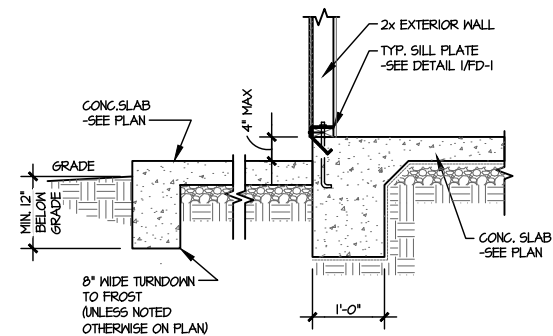
5 TYPICAL TURNDOWN @ EXT. GARAGE WALL
SCALE: 3/8"=1'-0"



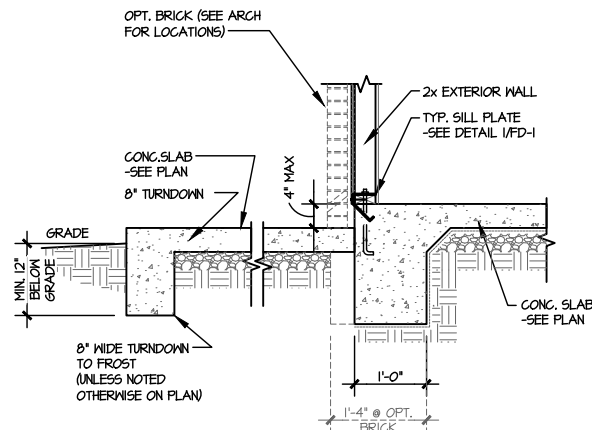
6 TYPICAL TURNDOWN @ EXT. GARAGE WALL (BRICK)
SCALE: 3/8"=1'-0"



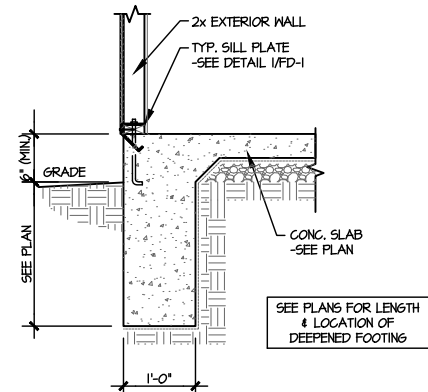
7 GARAGE OPENING
SCALE: 3/8"=1'-0"



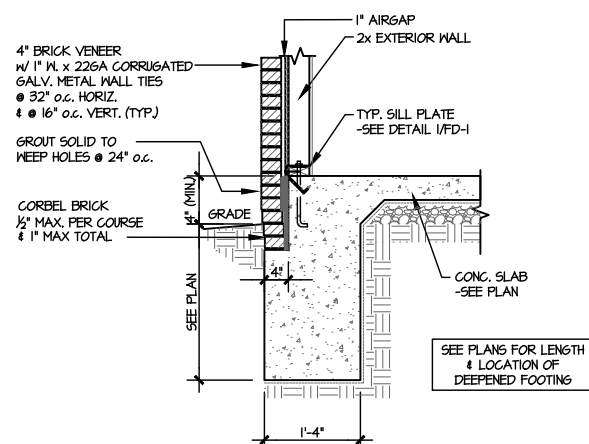
8 TYPICAL TURNDOWN @ PATIO/PORCH
SCALE: 3/8"=1'-0"



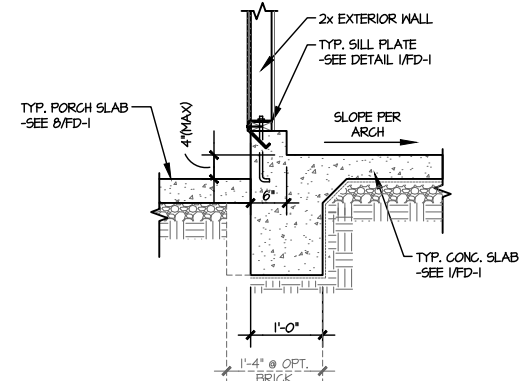
9 TYPICAL TURNDOWN @ PATIO/PORCH (BRICK)
SCALE: 3/8"=1'-0"



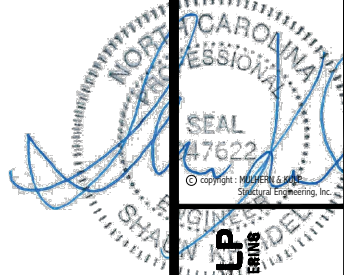
10 TYPICAL TURNDOWN w/ DEEPEENED FTG. @ EXT. WALL
SCALE: 3/8"=1'-0"



11 TYPICAL TURNDOWN @ EXT. WALL (BRICK)
SCALE: 3/8"=1'-0"



12 TYPICAL TURNDOWN @ COVERED PORCH/ATTACHED GARAGE
SCALE: 3/8"=1'-0"



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M&K project number:
192-17017

project mgr: SMK
drawn by: JPP
issue date: 09-04-20

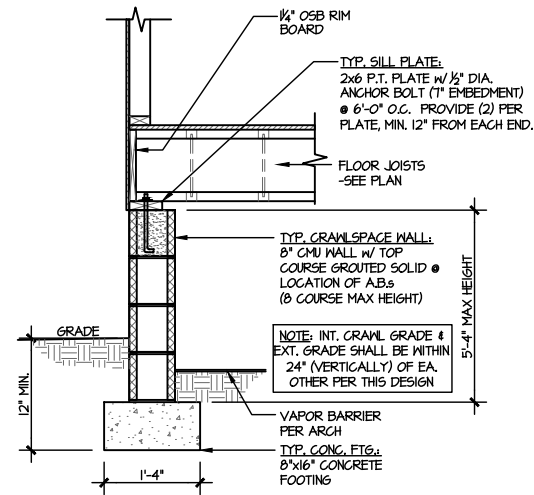
REVISIONS:
date: initial:

ARCH: v.01.01.00.00



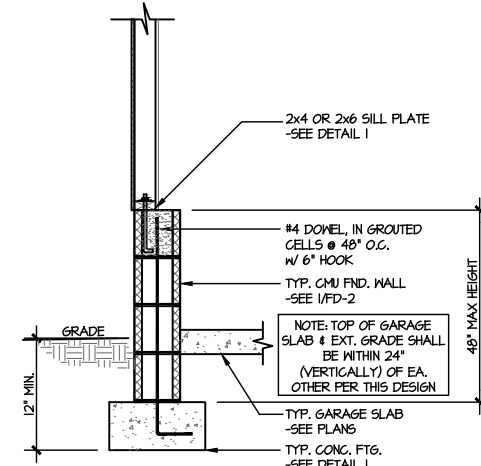
FOUNDATION DETAILS
TELFAR
WIND SPEED < 115 MPH NORTH CAROLINA

sheet:
FD-1

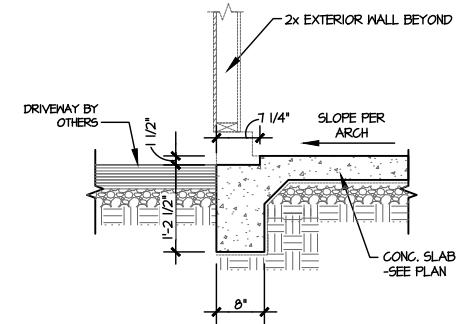


1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0"

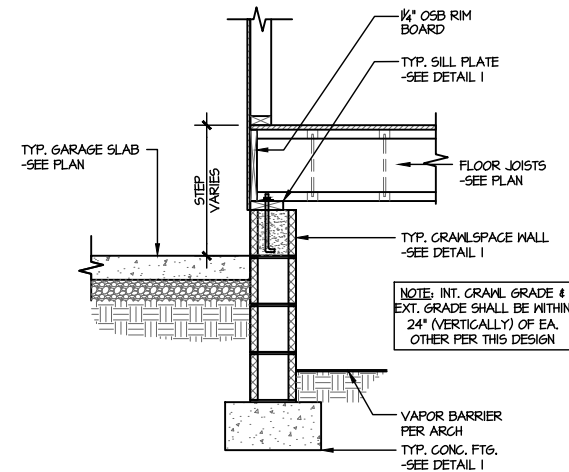
2 NOT USED
SCALE: 3/8"=1'-0"



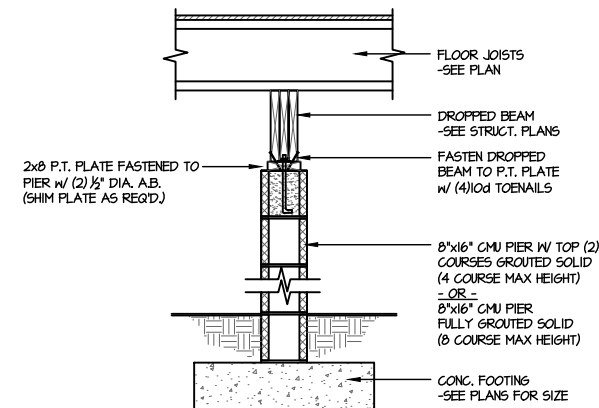
3 TYPICAL PERIMETER FOOTING @ EXTERIOR GARAGE WALL
SCALE: 3/8"=1'-0"



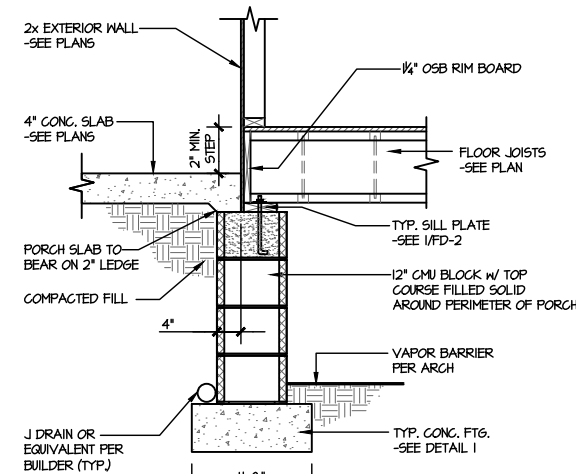
4 TYPICAL TURNDOWN FOOTING AT EXTERIOR GARAGE APRON
SCALE: 3/8"=1'-0"



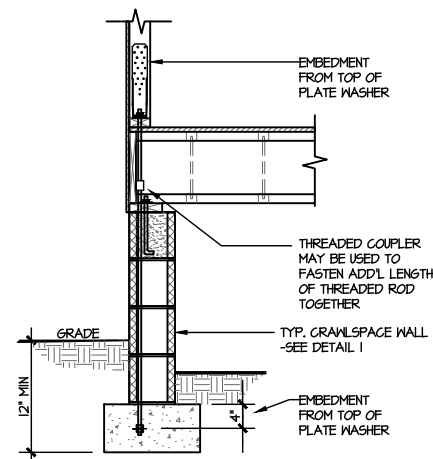
5 TYPICAL CRAWLSPACE FOUNDATION @ INTERIOR GARAGE WALL
SCALE: 3/8"=1'-0"



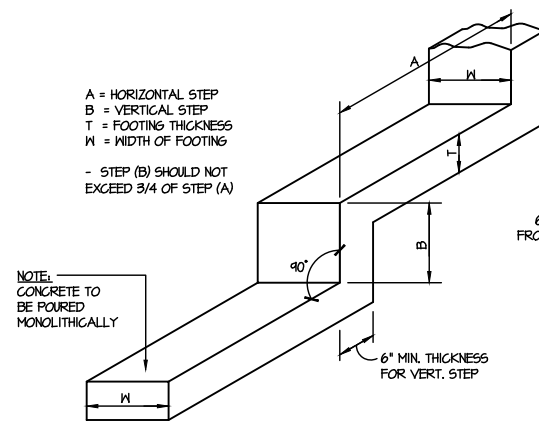
6 TYPICAL CRAWLSPACE FOUNDATION @ INTERIOR PIER
SCALE: 3/8"=1'-0"



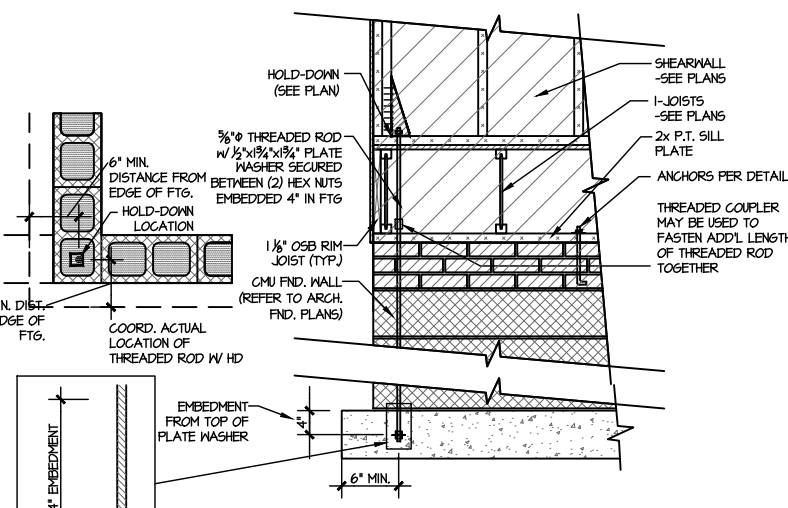
7 TYPICAL CRAWLSPACE FOUNDATION @ PORCH SLAB
SCALE: 3/8"=1'-0"



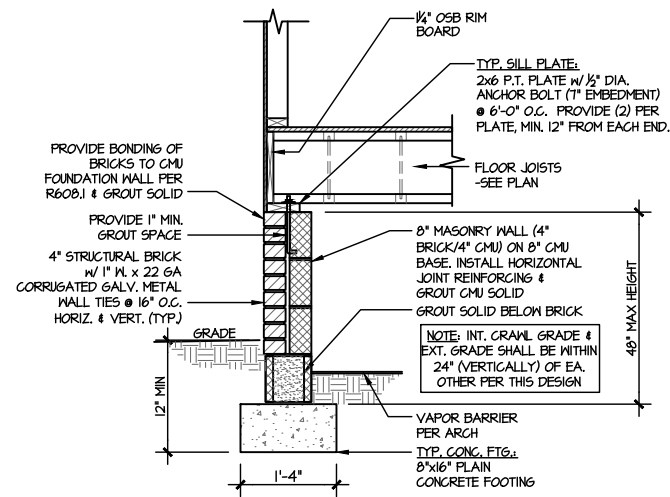
A TYPICAL CRAWLSPACE FOUNDATION HOLD-DOWN INSTALLATION
SCALE: 3/8"=1'-0"



B TYPICAL STEPPED FOOTING DETAIL
SCALE: NTS

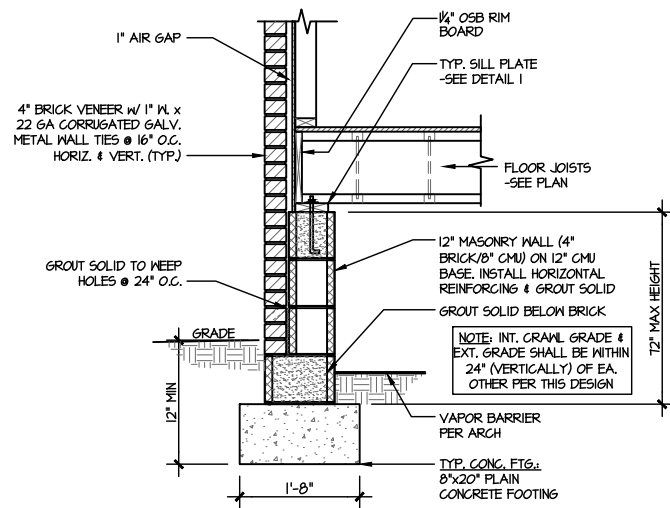


C TYPICAL CMU FOUNDATION HOLD-DOWN INSTALLATION
SCALE: 3/8"=1'-0"



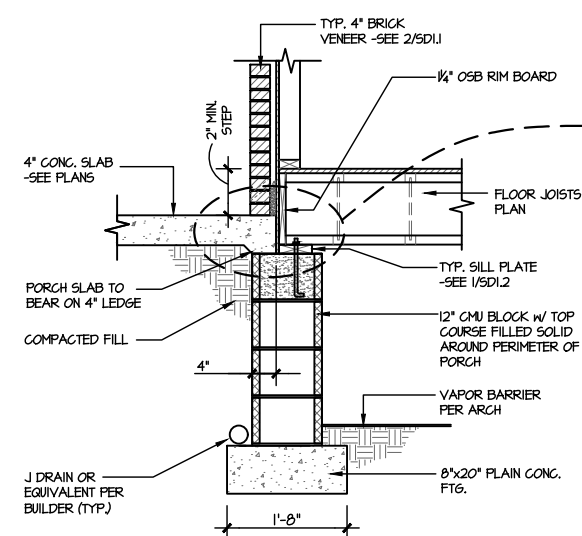
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0"
W/ BRICK WATERTABLE

2 NOT USED
SCALE: 3/8"=1'-0"



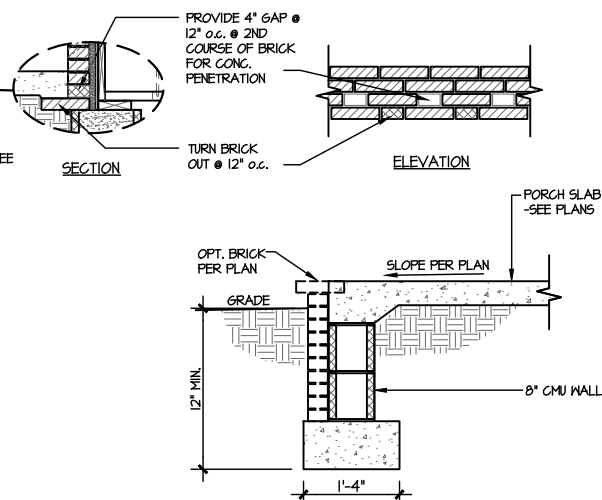
5 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0"
W/ FULL BRICK VENEER

6 NOT USED
SCALE: 3/8"=1'-0"

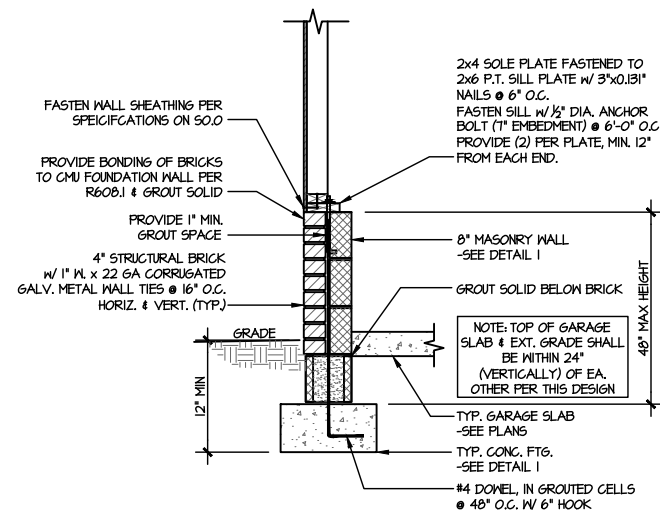


9 TYPICAL CRAWLSPACE FOUNDATION @ PORCH/PATIO SLAB
SCALE: 3/8"=1'-0"
W/ BRICK VENEER

ALT. DETAIL IF BRICK IS INSTALLED PRIOR TO PORCH SLAB

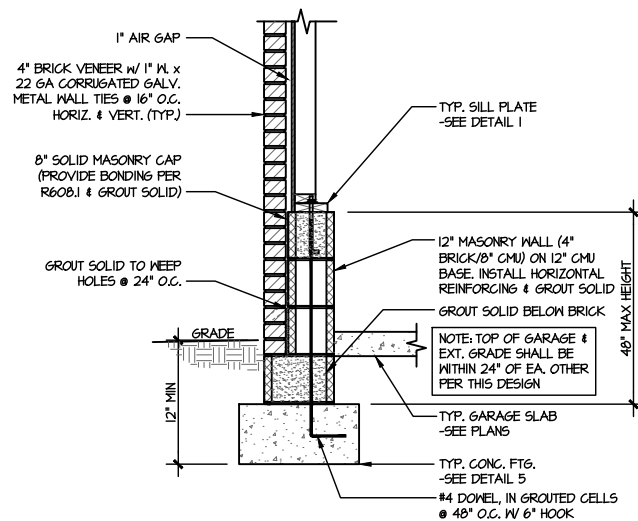


10 TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/8"=1'-0"



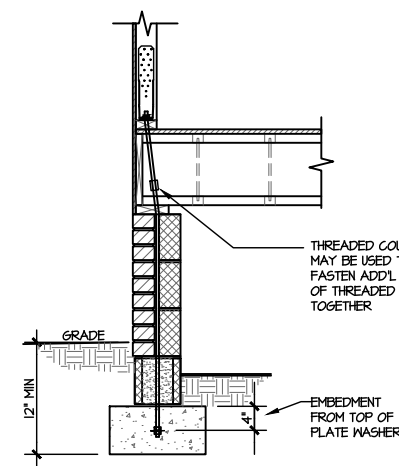
3 TYPICAL CRAWLSPACE FOUNDATION @ EXTERIOR GARAGE WALL
SCALE: 3/8"=1'-0"
W/ BRICK WATERTABLE

4 NOT USED
SCALE: 3/8"=1'-0"

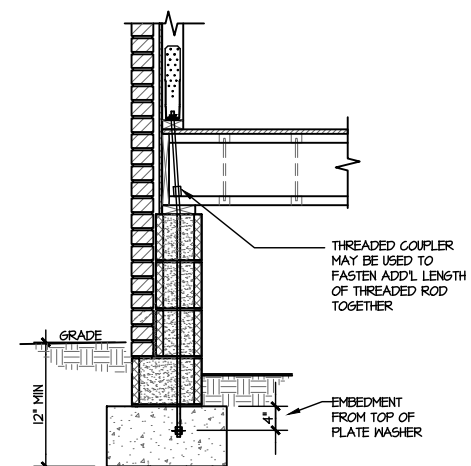


7 TYPICAL CRAWLSPACE FOUNDATION @ EXTERIOR GARAGE WALL
SCALE: 3/8"=1'-0"
W/ FULL BRICK VENEER

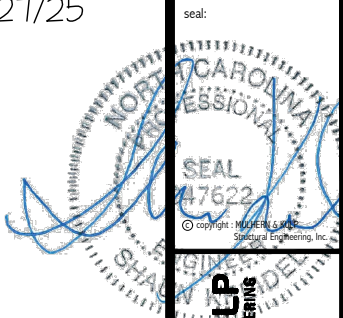
8 NOT USED
SCALE: 3/8"=1'-0"



D TYPICAL CRAWLSPACE FOUNDATION HOLD-DOWN INSTALLATION
SCALE: 3/8"=1'-0"
W/ BRICK WATERTABLE



E TYPICAL CRAWLSPACE FOUNDATION HOLD-DOWN INSTALLATION
SCALE: 3/8"=1'-0"
W/ FULL BRICK VENEER

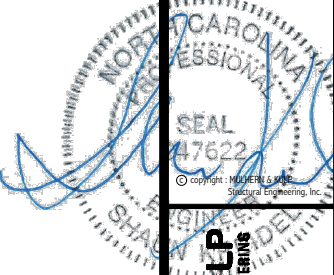


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P: 252-696-8081 • mulhern@mulhernkulp.com
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M&K project number:
192-17017
project mgr: SMK
drawn by: JPP
issue date: 09-04-20
REVISIONS:
date: initial:
ARCH: v.01.01.00.00



FOUNDATION DETAILS
TELFAR
WIND SPEED < 115 MPH NORTH CAROLINA



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issue date: **09-04-20**

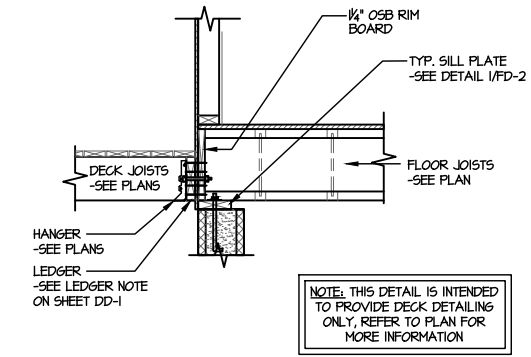
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ARCH: v.01.01.00.00

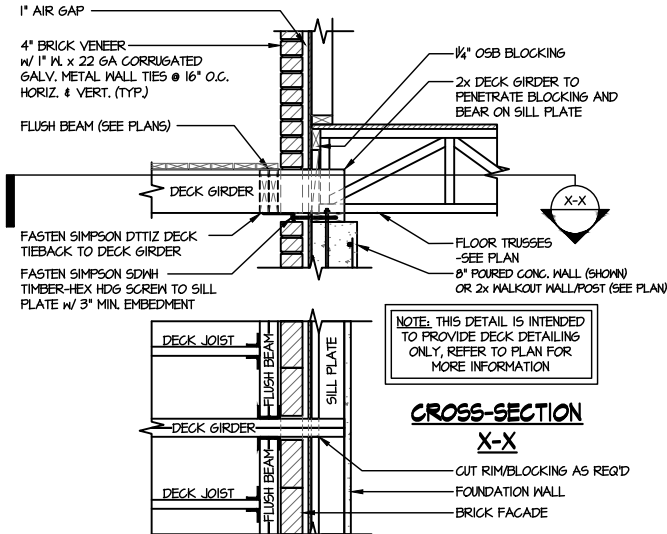


FOUNDATION DETAILS
TELFAR
WIND SPEED < 115 MPH NORTH CAROLINA

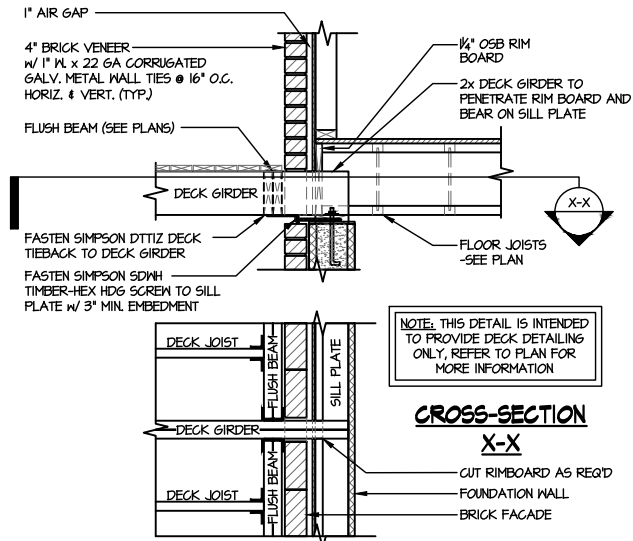
- LEDGER NOTE**
- **LEDGER TO END TRUSS:**
-FASTEN 2x LEDGER (MATCH D.J.) TO END TRUSS VERTICALS w/ (1) 1/2" DIA. THRU BOLT + (4) 2 1/2"x0.135" NAILS @ 16" O.C. PACK OUT END TRUSS AS REQ'D FOR LEDGER FASTENING.
 - **LEDGER TO RIMBOARD/BLOCKING:**
-FASTEN 2x LEDGER (MATCH D.J.) TO RIMBOARD/BLOCKING w/ (1) 1/2" DIA. THRU BOLT + (4) 2 1/2"x0.135" NAILS @ 16" O.C.
 - **PROVIDE (2) BOLTS IN END (2) JOIST BAYS @ EACH END OF DECK**
 - **INSTALL (1) SIMPSON H3 CLIP ON LAST (2) DECK JOISTS @ EACH END OF DECK, CONNECTING SIDE OF JOIST TO TOP OF LEDGER (IRC R502.2.2)**
 - **ALT. LEDGER SPEC:**
FASTEN 2x10 LEDGER TO RIMBOARD w/ (2) 1/4" DIA. X 3 1/2" LONG SIMPSON SD5 SCREWS @ 16" O.C.
 - **NOT APPLICABLE AT BRICK CONDITIONS**



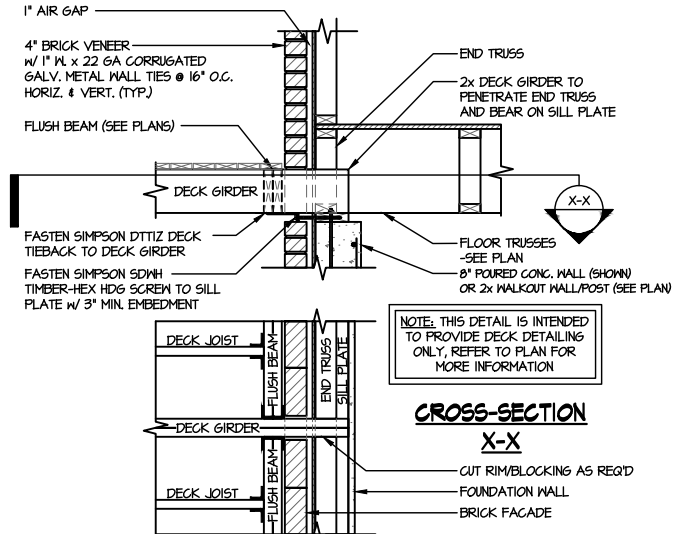
1 TYPICAL DECK CONNECTION
@ CRAWLSPACE
SCALE: 3/8"=1'-0"



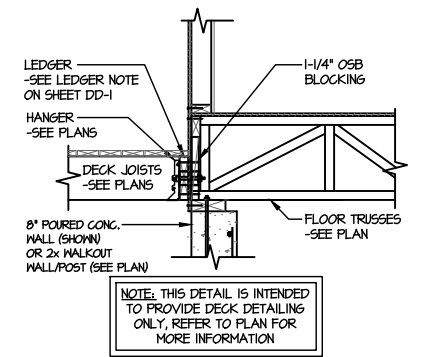
2 TYPICAL DECK CONNECTION
@ CRAWLSPACE w/ BRICK
SCALE: 3/8"=1'-0"



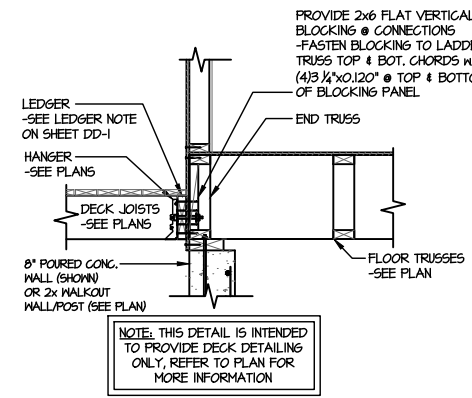
3 TYPICAL DECK CONNECTION
@ BASEMENT
SCALE: 3/8"=1'-0"



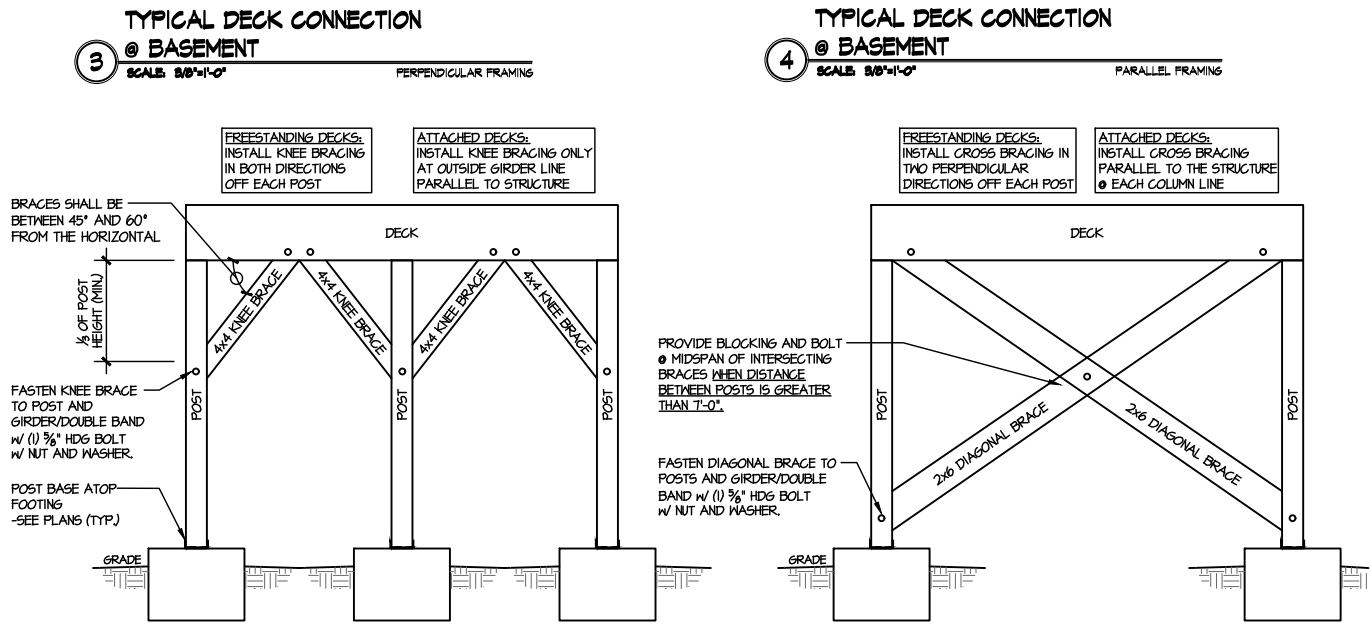
4 TYPICAL DECK CONNECTION
@ BASEMENT w/ BRICK
SCALE: 3/8"=1'-0"



5 TYPICAL DECK CONNECTION
@ BASEMENT
SCALE: 3/8"=1'-0"



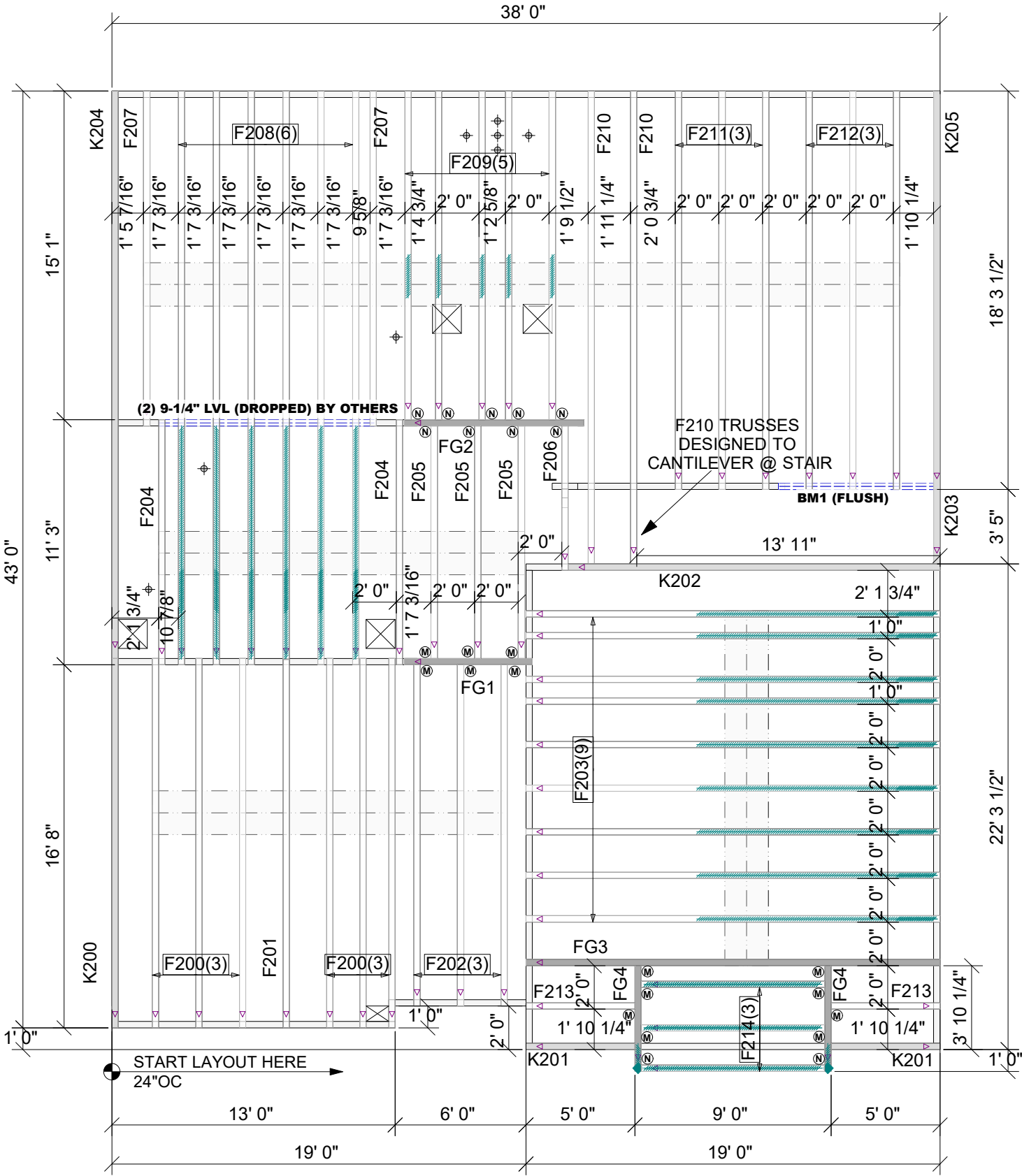
6 TYPICAL DECK CONNECTION
@ BASEMENT
SCALE: 3/8"=1'-0"



7 TYPICAL LATERAL BRACING DETAILS FOR DECKS GREATER THAN 4' HIGH
SCALE: NTS

THIS IS A TRUSS PLACEMENT DIAGRAM (TPD) ONLY; NOT AN ENGINEERED DOCUMENT. Trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual truss design drawings (TDD's) for each truss design identified on the TPD. The Contractor is responsible for the temporary bracing of the roof and floor system, and requirements for the permanent restraint/bracing of truss systems may be met by following the methods outlined in ANSI-TPI 1-2014 - 2.3.3. The design of the support structure including but not limited to headers, beams, walls, and columns is also the responsibility of the building designer. For general guidance regarding installation and bracing, consult "Building Component Safety Information" (BCSI) available from the SBC Association (www.sbcacomponents.com). It is the responsibility of the General Contractor to verify that the provided component layout matches the final intended construction plans, loading conditions, and use. If they do not, it is the responsibility of the General Contractor to notify UFP and provide plans containing the latest specifications and designs. UFP will not be responsible for plan changes by others after final approval of shop drawings, or for errors or modifications made on-site during construction. DO NOT CUT, NOTCH, DRILL, OR OTHERWISE "REPAIR" MANUFACTURED TRUSSES IN ANY WAY WITHOUT PRIOR WRITTEN AUTHORIZATION BY A LICENSED PROFESSIONAL DESIGNATED BY UFP. The Framers are responsible to verify all dimensions, including adjusting member spacing within tolerances to allow for the drop and rise of plumbing/HVAC, unless noted otherwise. Truss-to-wall connections, if shown, are for uplift only and do not consider lateral loads. All connectors on this project are to be installed per the connector manufacturer's specifications. All connectors shown that are not truss-to-truss are suggestions only and are to be verified by the Building Designer or Engineer of Record for suitability to this particular project. UFP accepts no responsibility for the specific application or suitability of any connector that is not truss-to-truss as they apply to this specific structure.

2ND FLOOR PLACEMENT PLAN



Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
BM1 (FLUSH)	8' 0"	1 3/4" x 9 1/4" 2.0E Microllam® LVL	2	2	MFD

Floor Hanger List		
MARK	TYPE	QTY
(M)	THA422	14
(N)	THAC422	11

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

ROOF AREA: 0 sqft

RIDGE LINE: 0 ft

VALLEY LINES: 0 ft

HIP LINES: 0 ft

THESE VALUES ARE APPROXIMATE ONLY

REVISIONS

DATE	DESCRIPTION	DSN
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

DESIGNER LJP

LAYOUT DATE 08/06/2025

ARCH DATE -

STRUC DATE -

JOB #: 25072355F2

TELFAIR D 2ND FLR

MUNGO HOMES

TRUSS TRAX

UPCONSTRUCTION

TrustTraxufp.com

UFP SITE BUILT

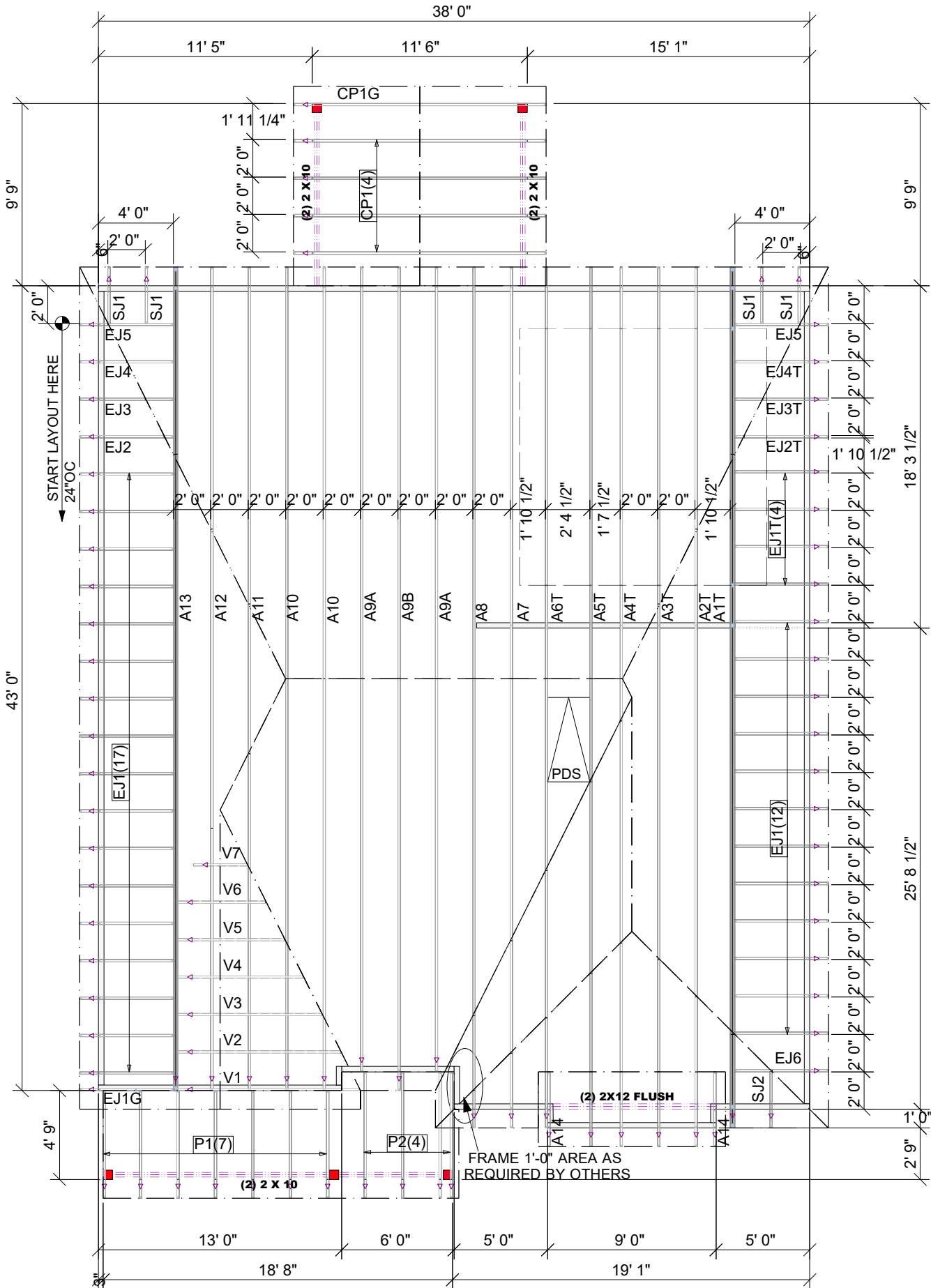
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Chesapeake, VA Liberty, NC
Clinton, NC Ooltewah, TN
Conway, SC Pearisburg, VA
Jefferson, GA Stanfield, NC

Customer Service (800) 476-9356

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ROOF PLACEMENT PLAN



NOTE
(4) LUS26 HANGERS TO BE USED @ PDS HEADERS (NOT SHOWN)
ADD 2X4 BLOCKING IN FIELD FOR ROOF SHEATHING AND DRYWALL
@ PULL DOWN STAIR AREA AS NEEDED

ROOF AREA:	2570.91 ft ² sqft	RIDGE LINE:	57.17 ft	MUNGO HOMES	TELFAIR D ROOF		UFP SITE BUILT A UFP INDUSTRIES COMPANY	
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						Customer Service (800) 476-9356 trustrax.upf.com		