

# BRADLEY

REEDY BRANCH  
LOT 63



SMITH DOUGLAS HOMES

QUALITY | INTEGRITY | VALUE

PLAN ID 120121.0901

110 VILLAGE TRAIL SUITE 215  
WOODSTOCK, GA. 30188

DRAWING INDEX	
A0.0	COVER SHEET
A1.1	FRONT ELEVATION
A2.1	SIDE & REAR ELEVATIONS
A3.1	SLAB FOUNDATION
A5.1	FIRST FLOOR PLAN & DETAILS
A6.1	ROOF PLAN
A7.2	ELECTRICAL PLAN
A8.1	TRIM LOCATION LAYOUT

AREA TABULATION	
FIRST FLOOR	1770
TOTAL	1770
GARAGE	396
FRONT PORCH (COVERED)	20
REAR PATIO W/EXT. FAMILY RM OPTION	136

PLAN REVISIONS			
DATE	BY	REVISION	PAGE #
11/12/2021	AW	Prototype walk revisions - see revision sheet	ALL
1/6/2022	AW	PCR Increased size of HVAC platform when 2nd flr selected and removed 1 switch in Obath to tie LED light to vanity light	A5.2, A7.3-A7.4
4/21/2022	AW	PCR added 4-way switch to Family Rm light and added outlet in Fam Rm next to cooktop wall cabs	A7.3-A7.4
9/1/2022	AW	Changed field framing and misc. items - see revision sheet	A3.1.1, A5.1.1, A5.2. A5.3
6/7/2023	AW	Relocated PDS and HVAC platform to garage for ranch versions (to match new truss layouts)	A5.1-A8.1
9/21/2023	BB	Removed tub and shower sizes on all affected pages	A3.1, A5.1, A7.3

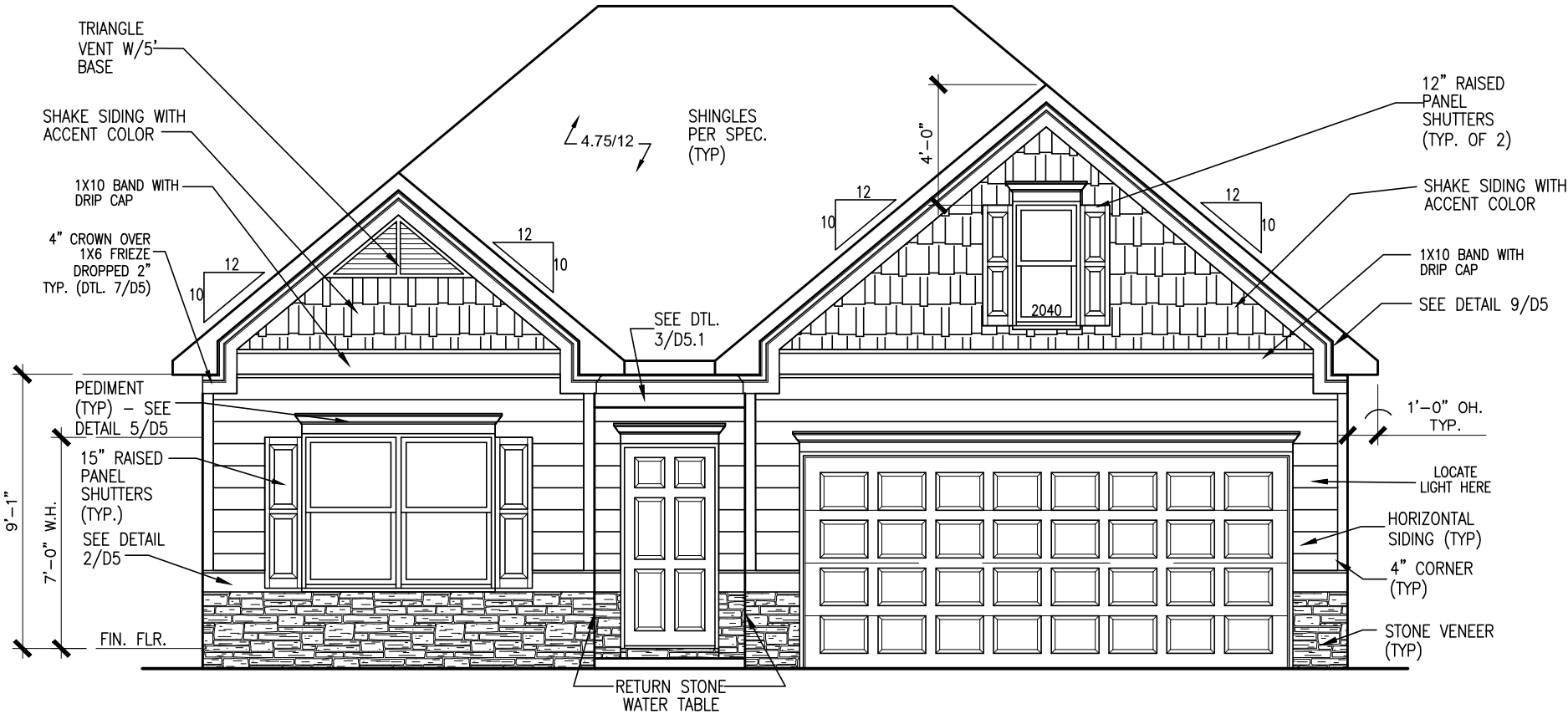
GOVERNMENTAL CODES & STANDARDS
HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS

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

ALL NON-MASONRY RETURNS TO BE HORIZONTAL SIDING

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

REEDY BRANCH  
LOT 63



FRONT ELEVATION "C"

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

DATE	BY	REVISION
#	#	#
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ELEVATIONS

FRONT ELEVATION

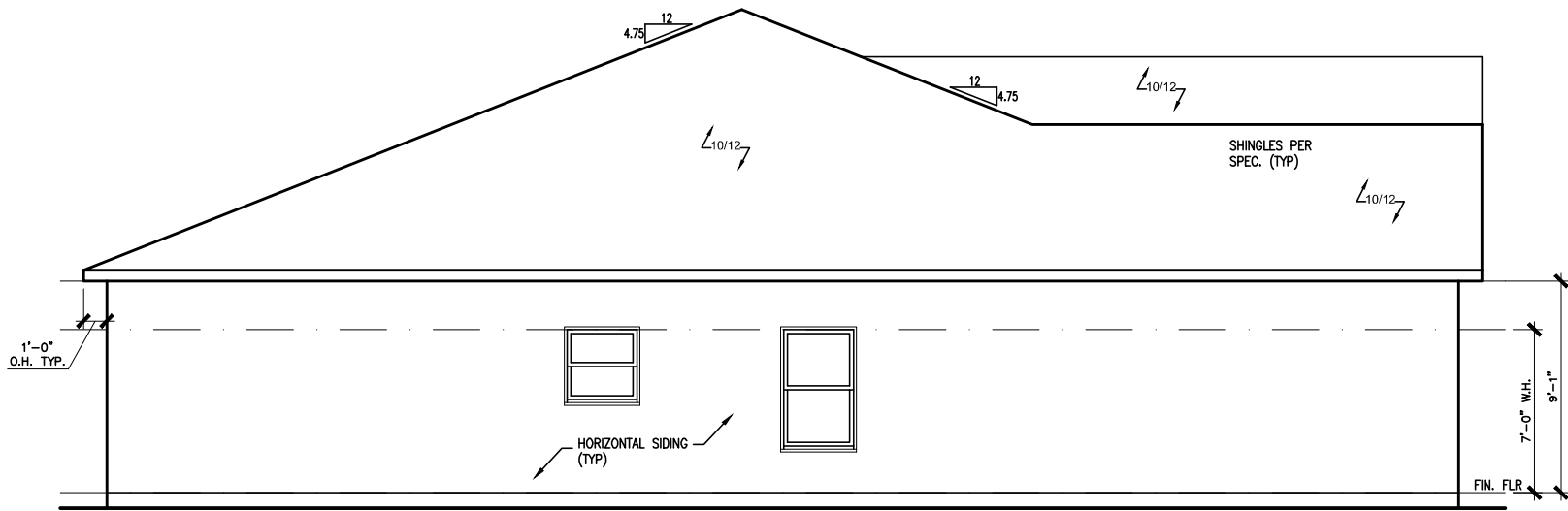
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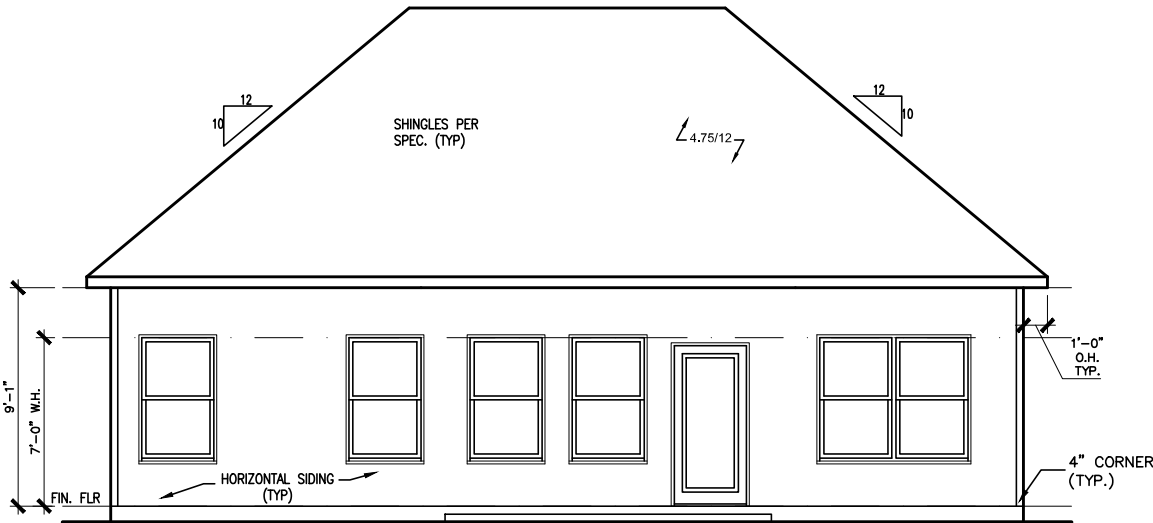
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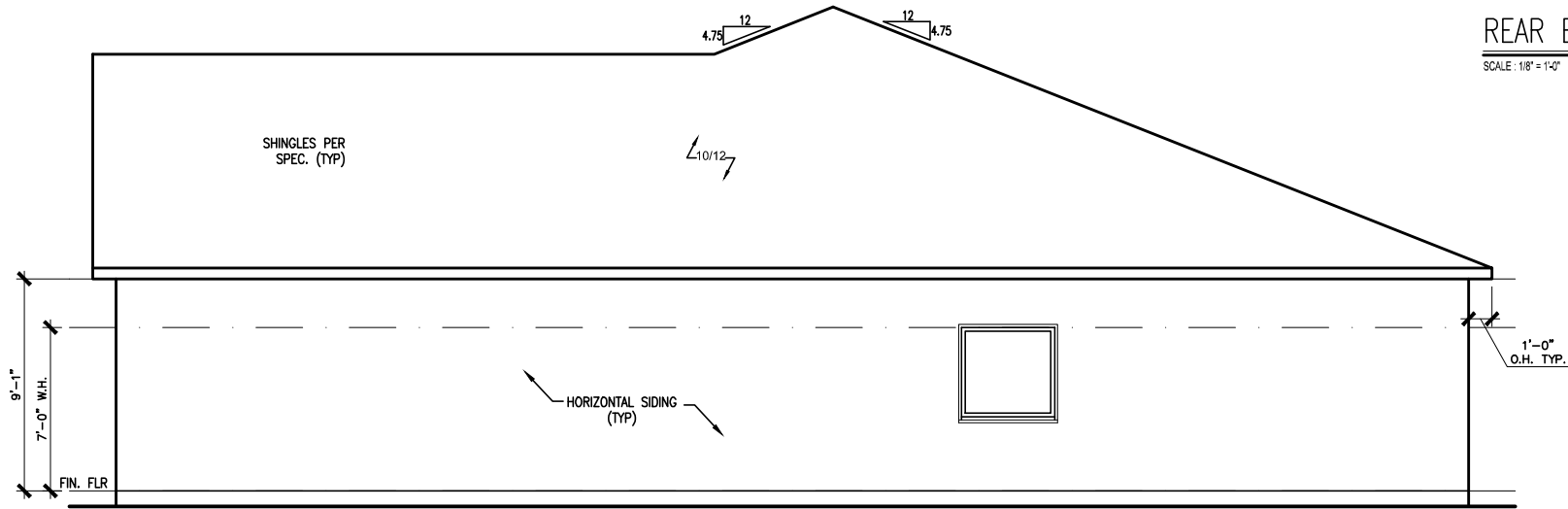
LEFT ELEVATION "C"

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



REAR ELEVATION "C"

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



RIGHT ELEVATION "C"

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

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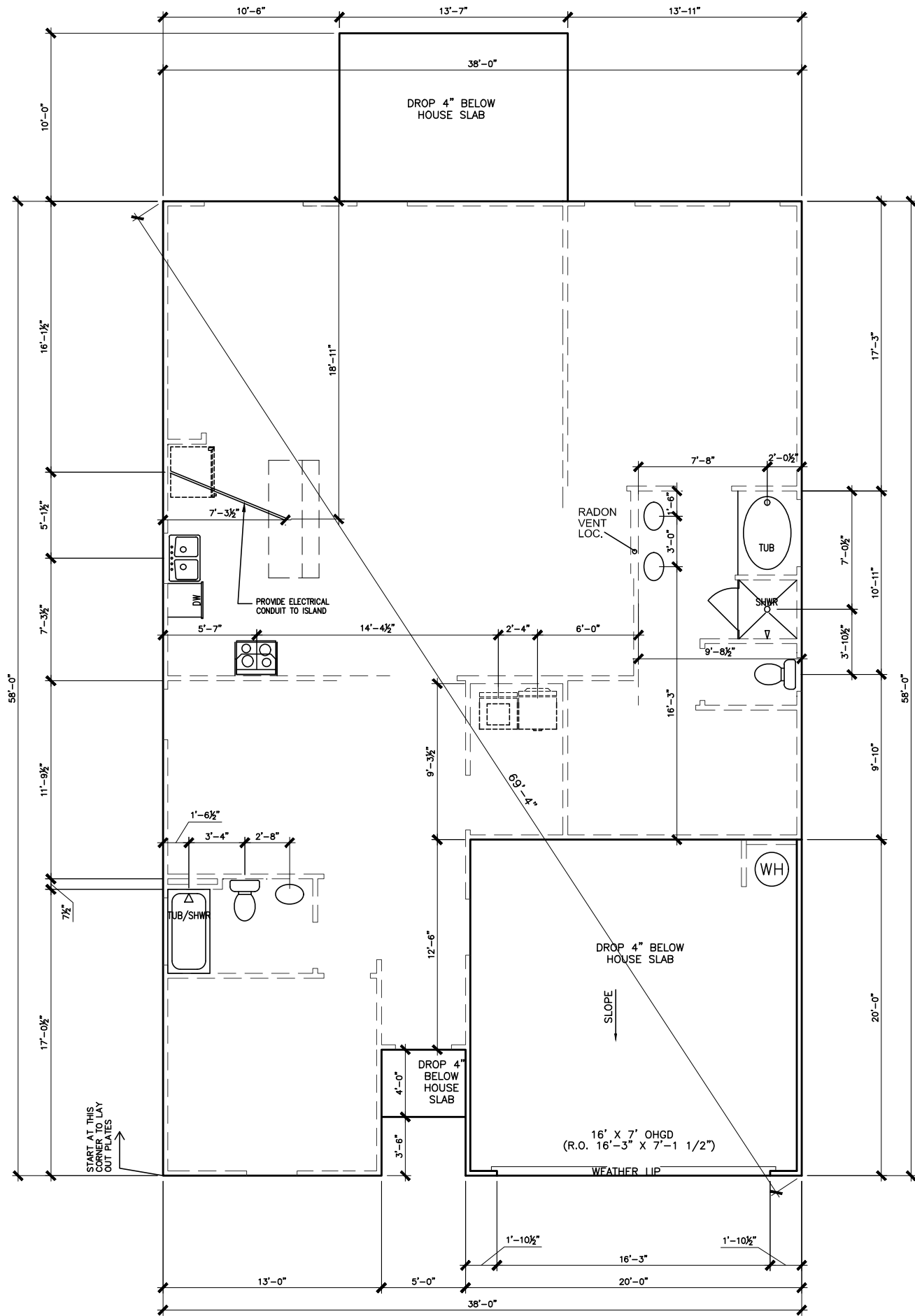


ELEVATIONS
SIDES AND REAR
BRADLEY

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SLAB PLAN

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

REEDY BRANCH  
LOT 63

\*RADON VENT  
PROVIDED PER  
LOCAL CODE

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

DATE	BY	REVISION
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
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FOUNDATION PLAN  
SLAB PLAN  
BRADLEY

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FLOOR PLAN

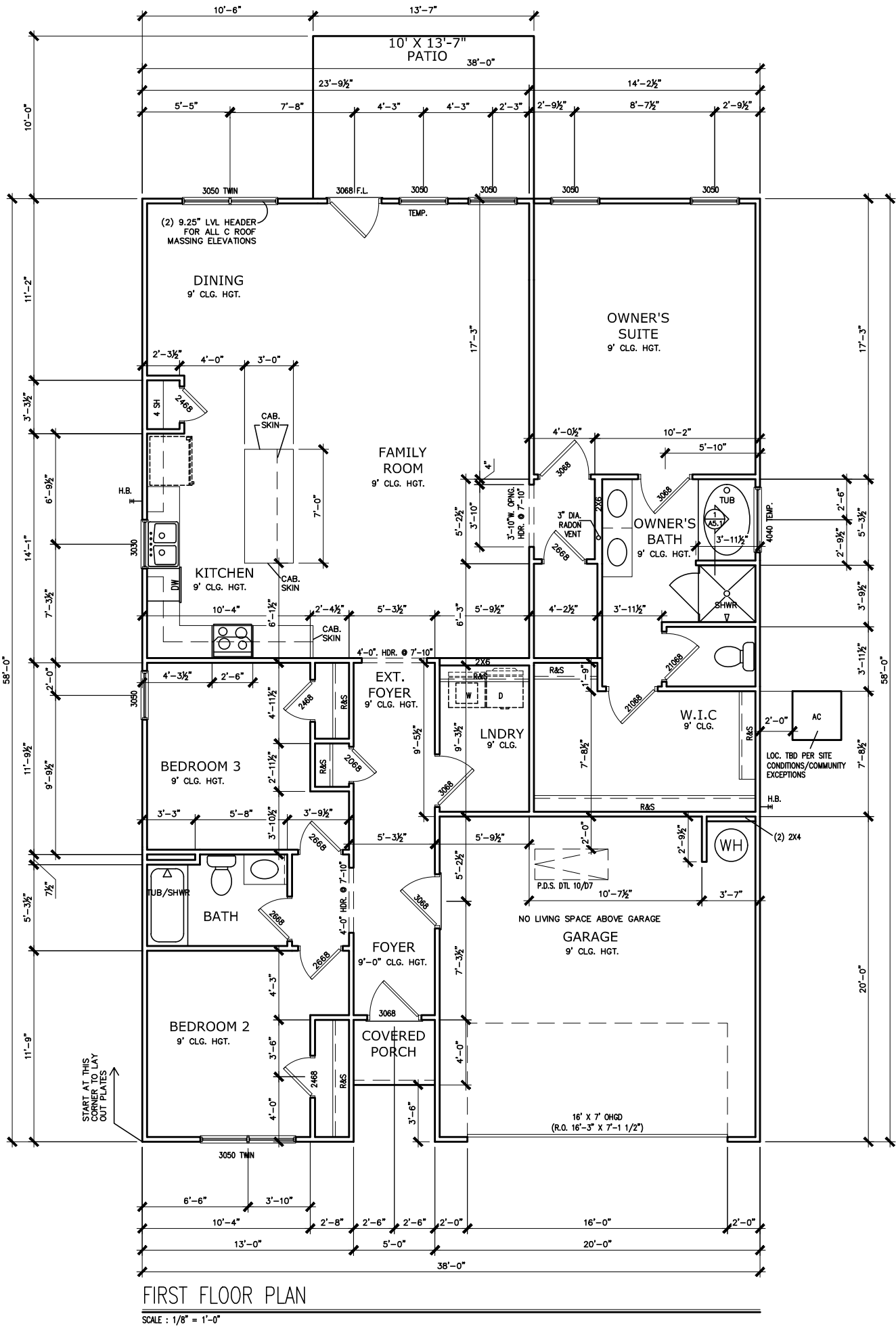
FIRST FLOOR

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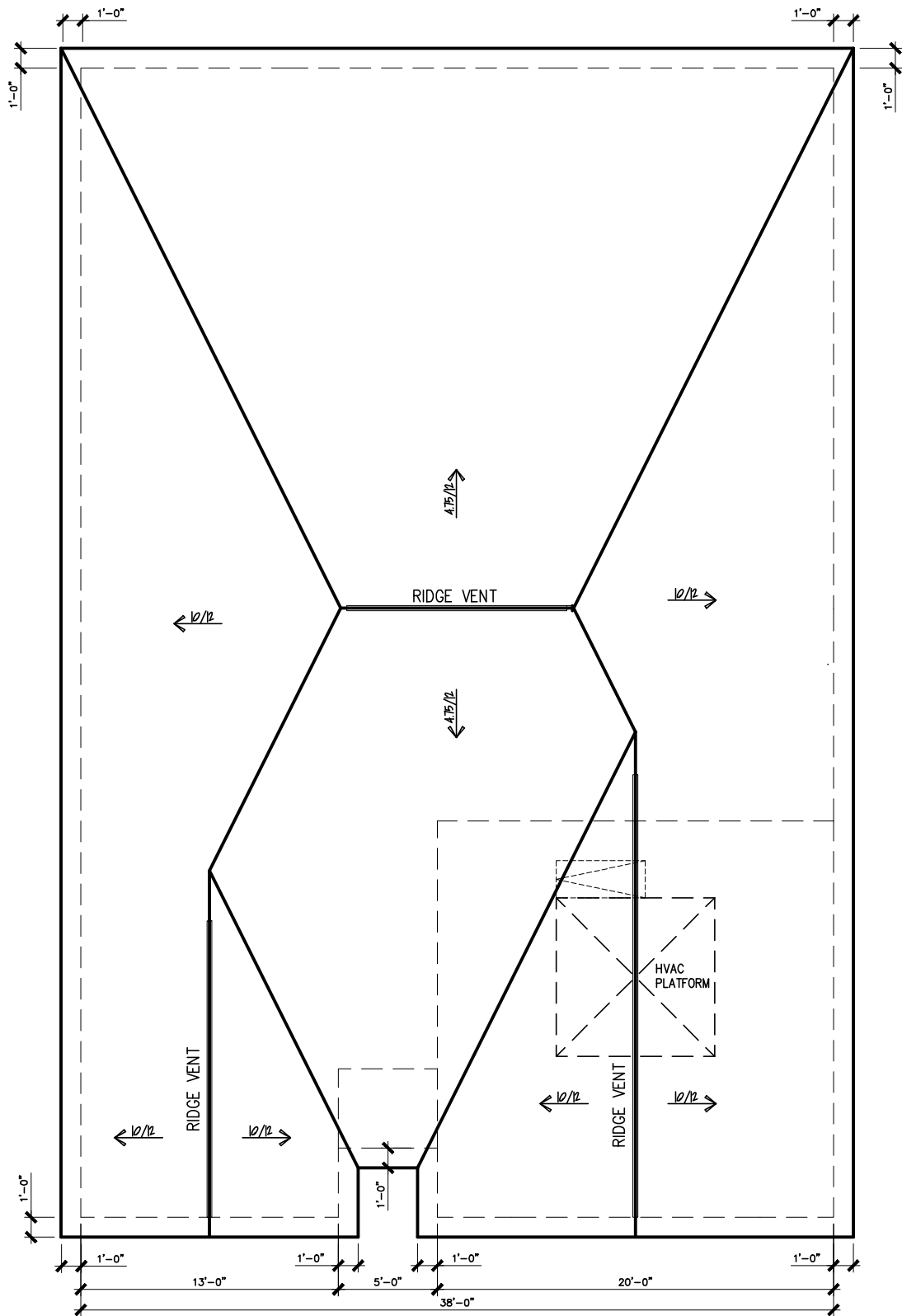
FIRST FLOOR PLAN

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

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

\*RADON VENT PROVIDED  
PER LOCAL CODE

REEDY BRANCH  
LOT 63



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

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#	#	#
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ROOF PLAN

ROOF PLAN

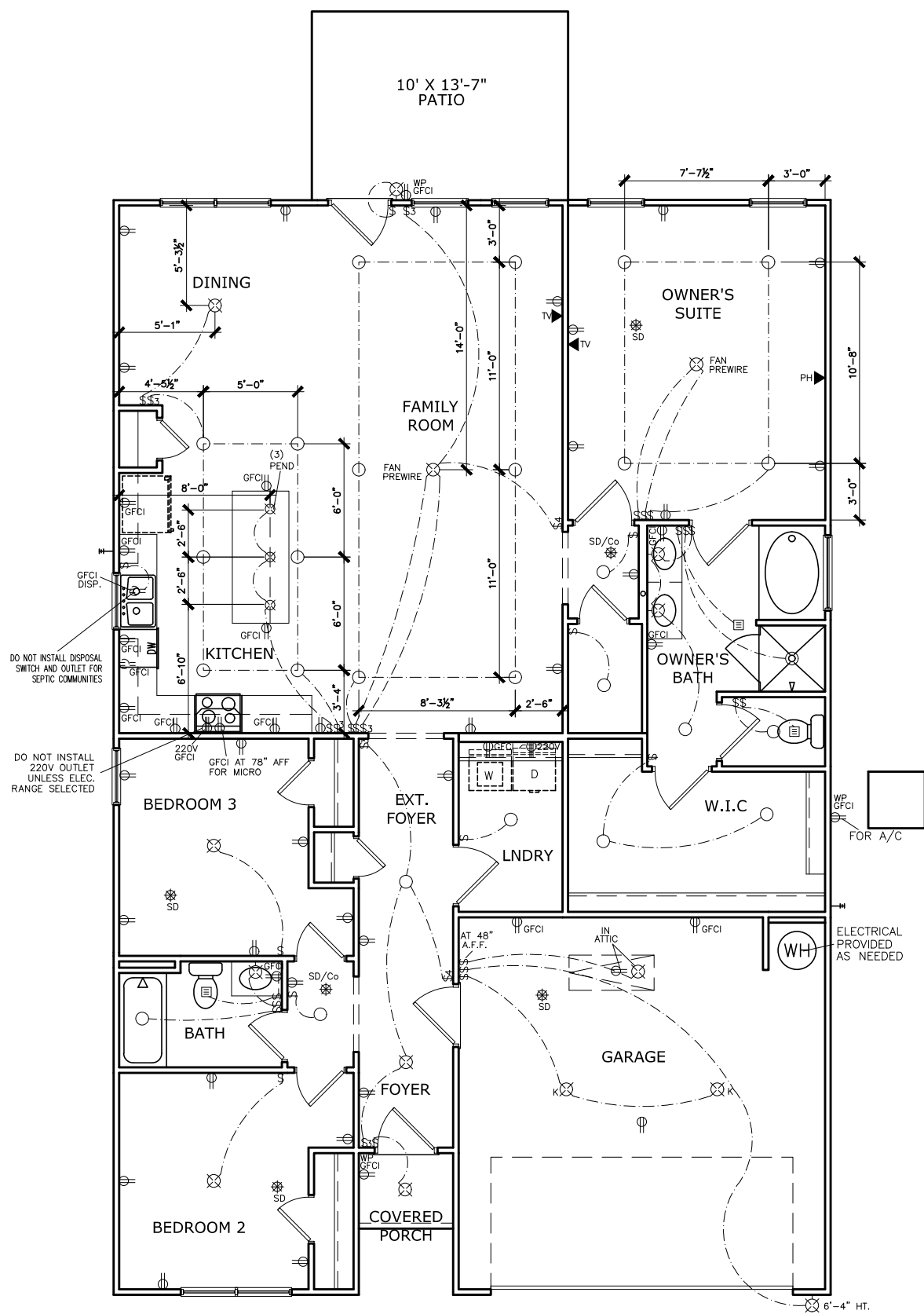
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REEDY BRANCH  
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FIRST FLOOR ELECTRICAL PLAN  
SCALE : 1/8" = 1'-0"

ELECTRICAL LEGEND			
\$	SWITCH	TV	TV
\$3	3 WAY SWITCH	⦿	120V RECEPTACLE
\$4	4 WAY SWITCH	⦿	120V SWITCHED RECEPTACLE
⊗	CEILING FIXTURE	⦿	220V RECEPTACLE
⦿ <sub>K</sub>	KEYLESS	⦿ <sub>GFCI</sub>	GFCI OUTLET
⊗	WALL MOUNT FIXTURE	⦿ <sub>AFCI</sub>	ARCH FAULT CIRCUIT INTERRUPTER
○	CEILING FIXTURE	† <sub>GL</sub>	GAS LINE
●	FLEX CONDUIT	† <sub>WL</sub>	WATER LINE
CH	CHIMES	⊥	HOSE BIBB
PH	TELEPHONE	⦿	FLOOD LIGHT
SD/Co	SMOKE DETECTOR & CARBON MONOXIDE	⦿	1x4 LUMINOUS FIXTURE
SO	SECURITY OUTLET	⦿	CEILING FAN
□	GARAGE DOOR OPENER	⦿	ELECTRICAL WIRING
⦿	EXHAUST FAN	⦿	CEILING FIXTURE
⦿	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
#	#	#
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ELECTRICAL PLAN

FIRST FLOOR

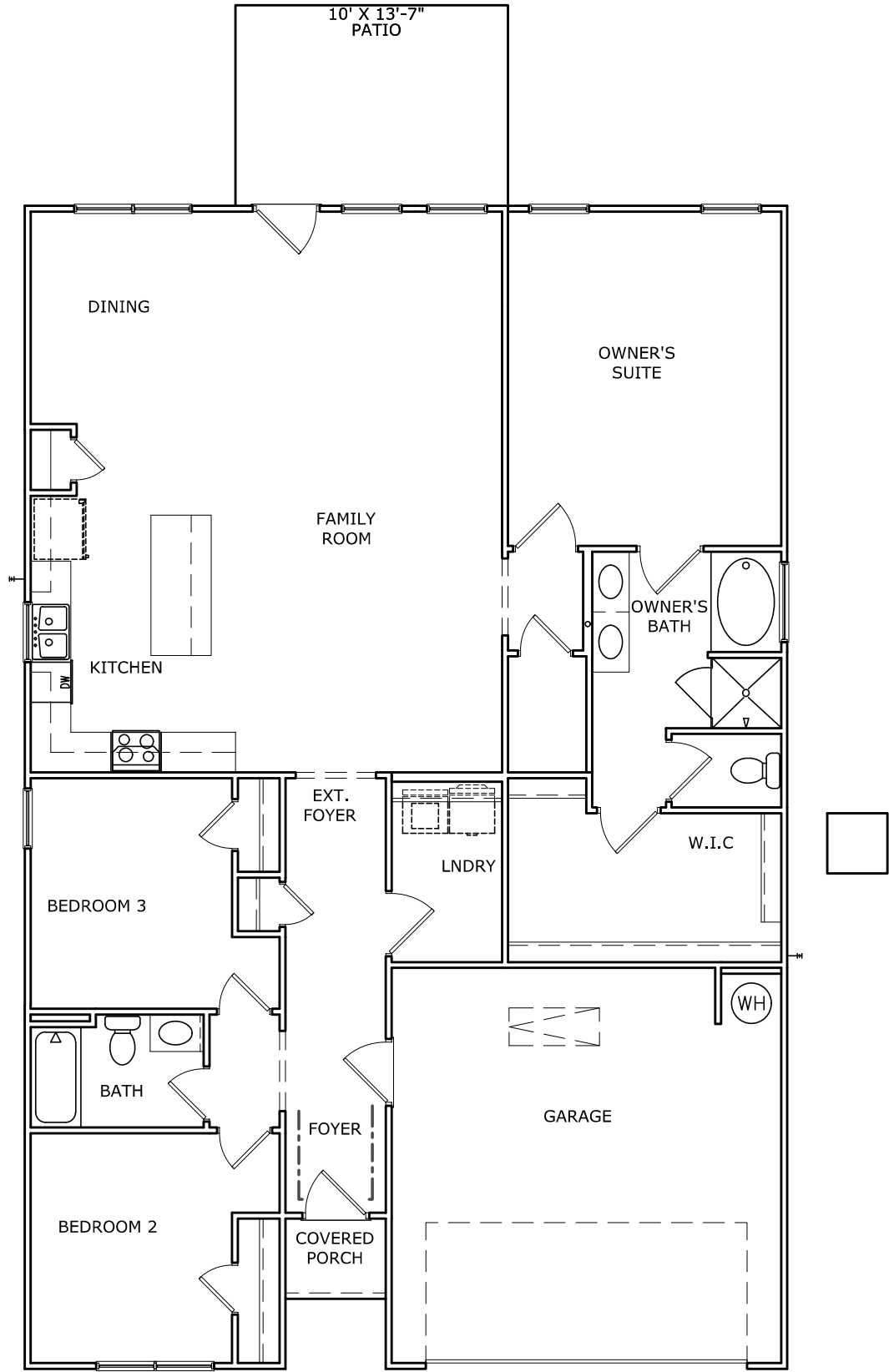
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FOYER TRIM - CHAIR/SHADOW

TRIM LAYOUT FIRST FLOOR PLAN

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

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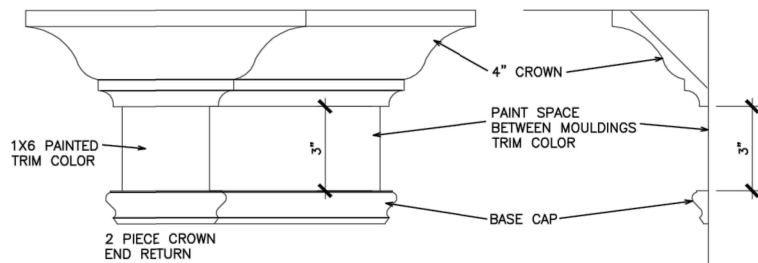
FLOOR PLAN  
TRIM LAYOUT  
BRADLEY

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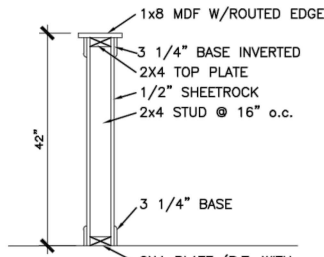
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REFER TO LOT SPECIFIC PLAN TO  
DETERMINE WHICH DETAILS APPLY



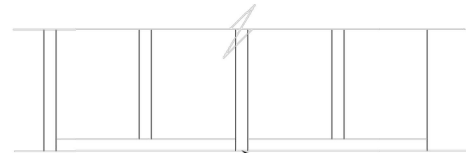
TYPICAL TWO PIECE CROWN

N.T.S.



TYP. KNEEWALL SECTION

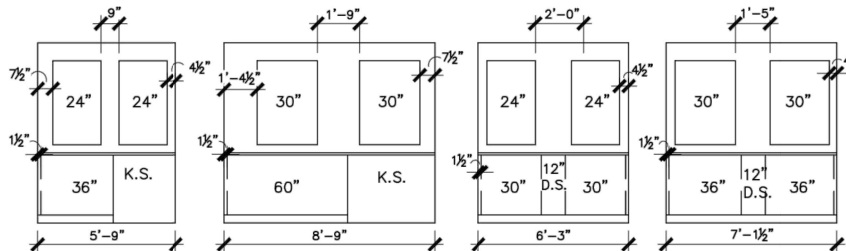
N.T.S.



TYP. 2ND FLOOR KNEE WALL STABILITY

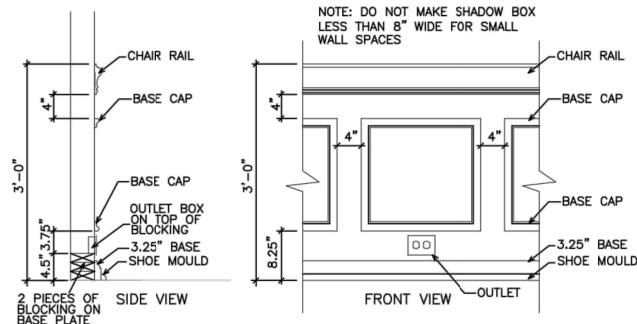
N.T.S.

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



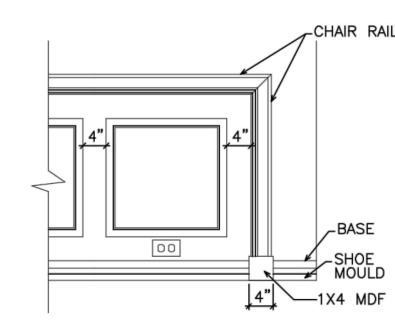
TYPICAL SPLIT MIRROR SCENARIOS

N.T.S.



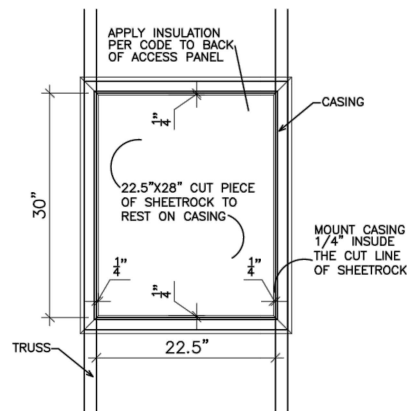
TYPICAL CHAIR RAIL & SHADOW BOX DETAIL

N.T.S.



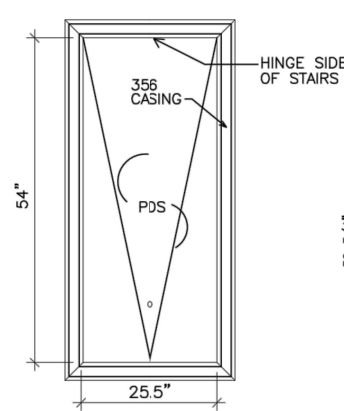
CHAIR RAIL END TRIM DETAIL

N.T.S.



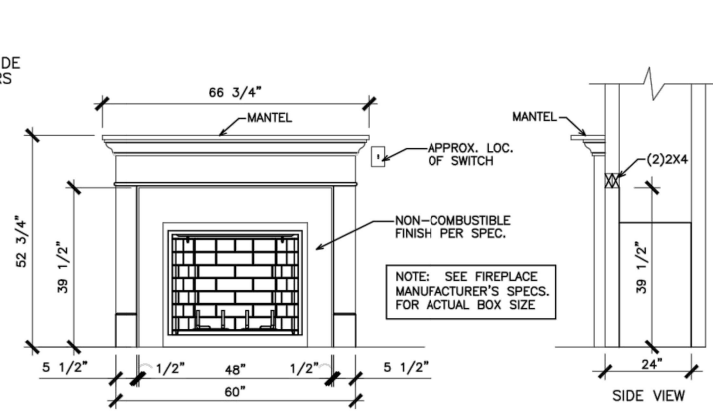
SCUTTLE HOLE DETAIL

N.T.S.



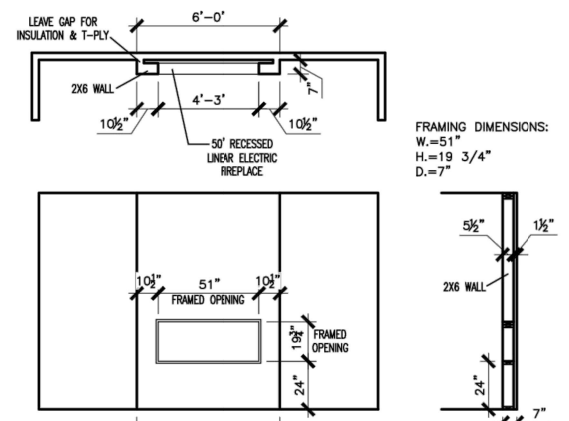
PDS TRIM DETAIL

N.T.S.



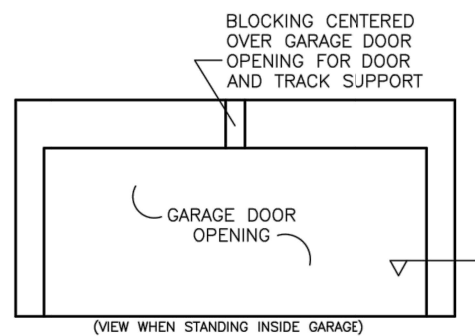
GAS/ELECTRIC FIREPLACE DETAIL  
WITH WESCOTT WOOD MANTEL

N.T.S.



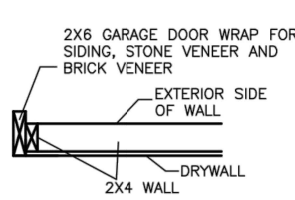
LINEAR ELECTRIC FIREPLACE DETAIL

N.T.S.

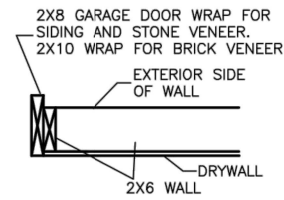


TYP. GARAGE WRAP & BLOCKING

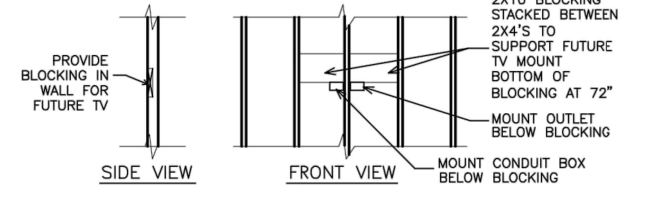
N.T.S.



SECTION VIEW  
2X4 PORTAL WALL

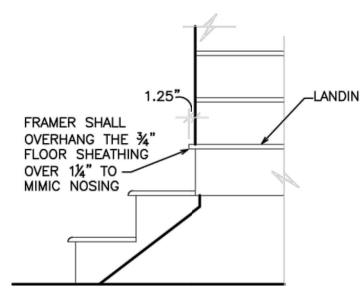


SECTION VIEWS  
2X6 PORTAL WALL



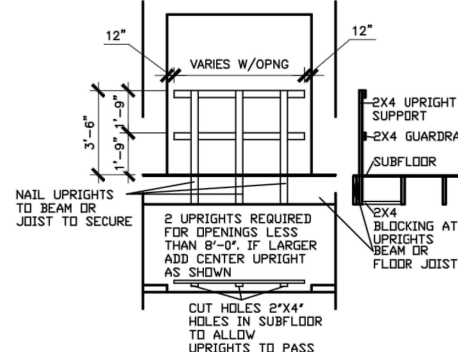
TYP. TV WALL PREP

N.T.S.



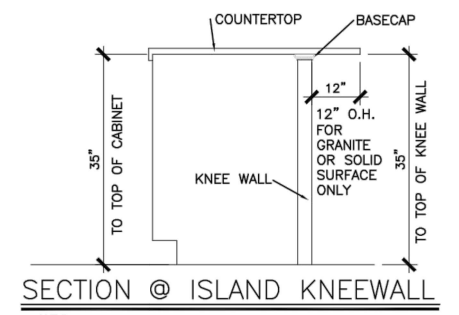
BOX STEP OVERHANG

N.T.S.



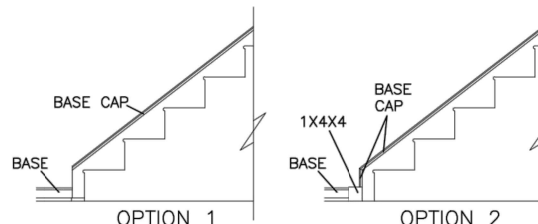
GUARD RAIL DTL. AS REQ'D

N.T.S.



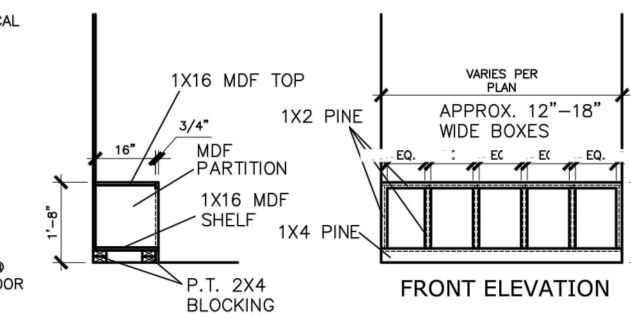
SECTION @ ISLAND KNEEWALL

N.T.S.



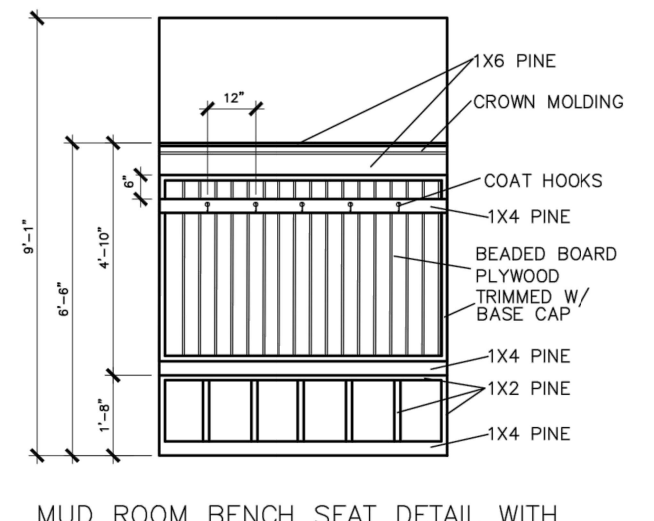
STAIR TRIM DETAILS

N.T.S.



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)

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INTERIOR TRIM  
DETAILS

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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/RIM OR BLK'G	NAILS @ 4" O.C.	NAILS @ 4" O.C.
STUD TO PLATE	(4) TOENAILS/ (3)END NAILS	(4) TOENAILS/ (4)END NAILS*
RIM TO TOP PLATE	TOENAILS @ 6" O.C.	TOENAILS @ 4" O.C.*
BLK'G. BTWN. JOISTS TO TOP PL.	(3) TOENAILS EA. END	(3) TOENAILS EA. END*
DOUBLE STUD	NAILS @ 16" O.C.	NAILS @ 16" O.C.
DOUBLE TOP PLATE	NAILS @ 12" O.C.	NAILS @ 8" O.C.
DOUBLE TOP PLATE LAP SPLIC	(12) NAILS IN LAPPED AREA (24" MIN.)	(15) NAILS IN LAPPED AREA (24" MIN.)
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(3) NAILS	(3) NAILS
RAFTER/TRUSS TO TOP PLATE	(4) TOENAILS + (1) SIMPSON H25T TOENAILS @ 8" O.C.	(4) TOENAILS + (1) SIMPSON H25T TOENAILS @ 6" O.C.
GAB. END TRUSS TO DBL. TOP PL.	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" O.C.	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. 9 1/4" TO 12"	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" O.C.	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. 12" TO 16"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C.	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C.*
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL*
R.T. w/ HEEL HT. 24" TO 48"	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"x4"
	3 FT. MAX	L3"x3"x4"
6'-0"	12 FT. MAX	L4"x3"x4"
	20 FT. MAX	L5"x3 1/2"x3 1/2"
8'-0"	3 FT. MAX	L4"x4"x4" *
	12 FT. MAX	L5"x3 1/2"x3 1/2"
9'-6"	16 FT. MAX	L6"x3 1/2"x3 1/2"
	12 FT. MAX	L6"x3 1/2"x3 1/2"

ALL LINTELS:  
- SHALL SUPPORT 2 3/4" - 3 1/2" VENEER w/ 40 psf MAXIMUM HEIGHT.  
- @ 8" SHALL HAVE 4" MIN. BEARING  
- @ 16" SHALL HAVE 8" MIN. BEARING  
- @ 16" SHALL NOT BE FASTENED BACK TO HEADER.  
- @ 16" SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @48" O.C. w/ 1/2" DIA. x 3 1/2" LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES.  
- MAX. VENEER HT. APPLIES TO ANY PORTION OF BRICK OVER THE OPENING.  
- ALL LINTELS SHALL BE LONG LEGS VERTICAL.  
- WHEN SUPPORTING VENEER < 3" WIDE THE EXTERIOR TOE OF THE HORIZONTAL LEG MAY BE CUT IN THE FIELD TO BE 3/4" WIDE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLOW FOR MORTAR JOINT FINISHING.  
- SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS.  
\* FOR QUEEN VENEER USE L4x3 1/2".

MKC STD. - MAY 2016

#### GENERAL STRUCTURAL NOTES

##### FOUNDATION

- DESIGN IS BASED ON 2018 NCSCB-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<sub>c</sub> = 4,000 psi: ..... FOUNDATION WALLS
  - 3,000 psi: ..... FOOTINGS & INTERIOR SLABS ON GRADE
  - 3,500 psi: ..... GARAGE & EXTERIOR SLABS ON GRADE
  - f<sub>y</sub> = 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 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 95% COMPACTED FILL.
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP.
  - JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM)
  - JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1:1.5 RATIO
  - CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL SLABS
- TYPICAL REINFORCEMENT DETAILS: PROVIDE 3" MIN. CLEAR COVER WHERE CAST AGAINST EARTH, 1 1/2" MIN. CLEAR COVER AGAINST FORMS. LAP ALL REBAR 48 BAR DIAMETERS MIN. (24" FOR #4 BARS) & BEND BARS AND LAP AT CORNERS. PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT.
- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.

#### LEGEND

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

#### LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:  
**120MPH WIND IN 2018 NCSCB-RC**  
**& 120MPH WIND IN 2018 IRC**  
(120 MPH WIND SPEED IN ASCE 7 WIND MAP, PER IRC R301.2.1.1) EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2015 & 2018 IBC, SECTION 1604) & ASCE 7, AS PERMITTED BY R301.1.3 OF THE 2018 NCSCB-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 NCSCB-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 HOLD-DOWN

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#### 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 1/8" 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 1/8" 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 RTIA CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) RTIA CLIPS AT 2-PLY GIRDER TRUSSES, (3) RTIA CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.
- METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O.
- ROOF TRUSS SHOP DWGS. SHALL BE SUBMITTED TO ARCH. & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- ERECT AND INSTALL ROOF TRUSSES PER MTCA & TP1'S BC51 I "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- SUPPORT SHORT SPAN ROOF TRUSSES w/2x4 LEDGER FASTENED TO FRAMING w/(2) 3" x 0.120" NAILS @ 16" O.C. (UP TO 1" SPAN).

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#### 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 NCSCB-RESIDENTIAL CODE
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.
- DESIGN LOADS:
  - ROOF
    - LIVE = 20 PSF
    - DEAD = 7 PSF T.C., 10 PSF B.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 R602.3.11) OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- EXT. & INT. BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SPF/SP "STUD" GRADE LUMBER, OR BETTER, U.N.O.
  - WALLS OVER 12' TALL SHALL BE PER PLAN.
- ALL INTERIOR BEARING WALLS ARE ASSUMED TO BE SHEATHED w/ GYP WALL BOARD (ONE SIDE MIN) OR PROVIDE MID HT. BLOCKING.
- ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE SPRUCE-PINE-FIR #2 (SPF) OR SOUTHERN PINE #2 (SP) LUMBER, OR BETTER. SUPPORT ALL HEADERS/ BEAMS w/ (1)2x JACK STUD & (1)2x KING STUD, MINIMUM.
  - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 24" O.C. (MAX, U.N.O.)
  - HEADERS IN NON-LOAD BEARING WALLS SHALL BE:
    - (1)2x4/6 FLAT @ OPENINGS UP TO 4'; (2)2x4/6 FLAT UP TO 8'.
- ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).
- ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING:
  - "LVL" - F<sub>b</sub>=2600 psi; F<sub>v</sub>=285 psi; E=2.0x10<sup>6</sup> psi
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
  - "LVL" - F<sub>b</sub>=2400 psi; F<sub>c</sub>=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 W635 SCREWS (OR 3 1/2" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 3 1/2" OR 5 1/4" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- FOR 4 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF USP W66 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.

MKC STD. - MAR 2016

#### HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
	HD-1 USP HIT45 HOLD-DOWN w/ STB16 ANCHOR BOLT *
	HD-2 USP STADI4 HOLD-DOWN STRAP
	HD-3 USP MSTC40 HOLD-DOWN STRAP

##### ALTERNATIVE TO STB16 ANCHOR BOLT SPECIFICATION:

- ANCHOR HOLD-DOWN UTILIZING THREADED ROD (REFER TO USP SPECIFICATION FOR ANCHOR DIAMETER). EPOXY-SET INTO CONCRETE FOUNDATION w/ USP CIA-GEL 7000 EPOXY SYSTEM PER MANUF. RECOMMENDATIONS.
  - CONC. FOUND. - PROVIDE 9" MIN. EMBEDMENT INTO CONCRETE. DO NOT LOCATE EPOXY-SET ANCHORS WITHIN 1 3/4" OF FACE OF CONCRETE FOUNDATION.
  - CMU FOUND. - PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUTED CELLS. DO NOT LOCATE EPOXY-SET ANCHORS WITHIN 3" OF EDGE OF CMU FOUNDATION.



**MULHERN+KULP**  
RESIDENTIAL STRUCTURAL ENGINEERING



Mulhern+Kulp project number:

256-21011

project mgr:

SMK

drawn by:

MJF

issue date:

02-21-2022

REVISIONS:

date:	initial:
03/04/2022	KMY
08/11/2022	SKM
UPDATE PER ARCH COMMENTS	

SMITH DOUGLAS  
HOMES

GENERAL STRUCTURAL NOTES

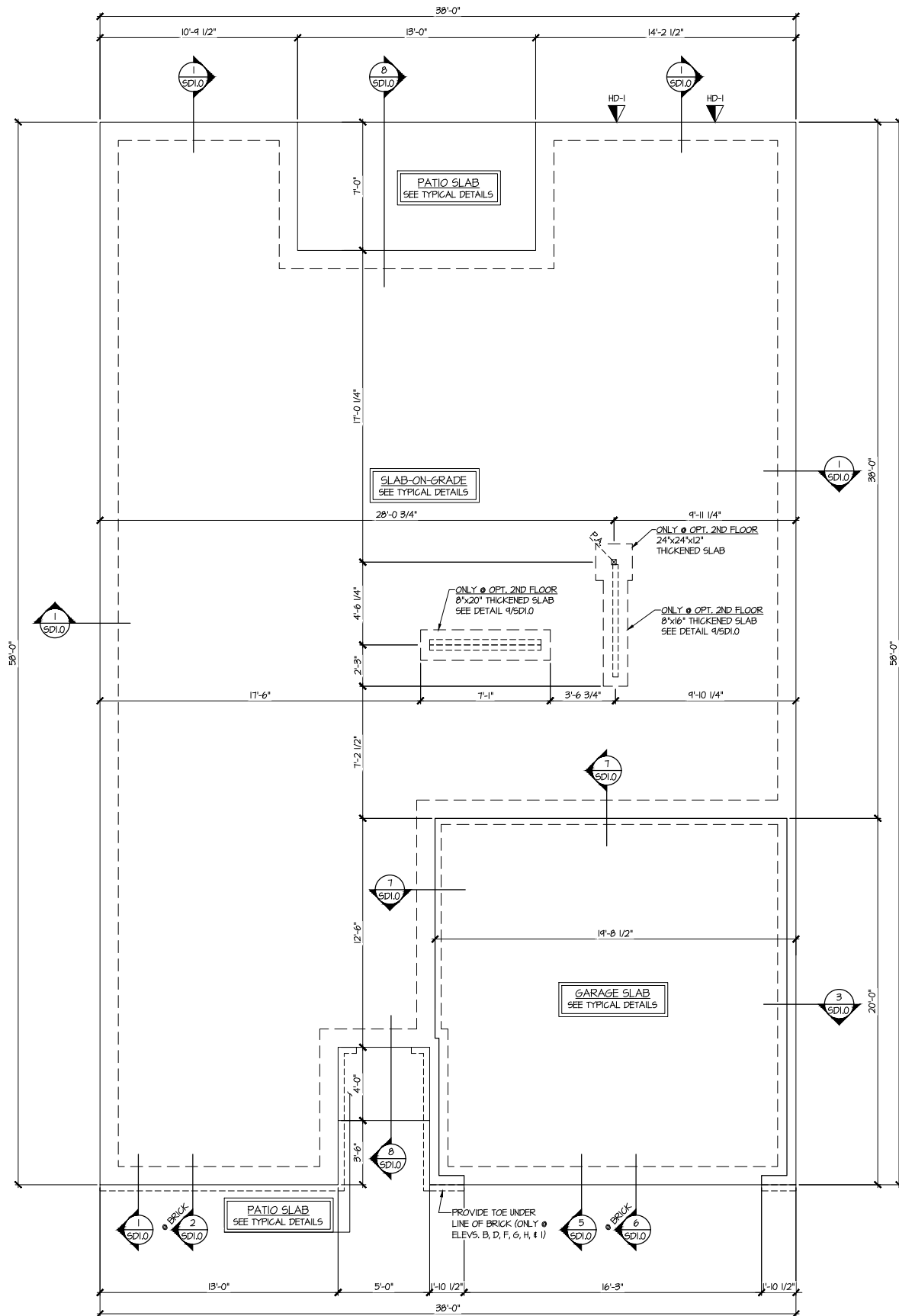
BRADLEY MODEL

120 MPH WIND ZONE  
NORTH CAROLINA

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Reedy Branch  
LOT 63



**1 MONO-SLAB FOUNDATION PLAN**  
SCALE: 1/4"=1'-0" ON 22x34  
1/8"=1'-0" ON 11x17  
ALL ELEV. SIM.  
OPT. 2ND FLOOR SIM.

HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
	USP HTT45 HOLD-DOWN w/ STB16 ANCHOR BOLT *
	USP STAD14 HOLD-DOWN STRAP
	USP MSTC40 HOLD-DOWN STRAP
<b>ALTERNATIVE TO STB16 ANCHOR BOLT SPECIFICATION:</b> * ANCHOR HOLD-DOWN UTILIZING THREADED ROD (REFER TO USP SPECIFICATION FOR ANCHOR DIAMETER). EPOXY-SET INTO CONCRETE FOUNDATION w/ USP CIA-GEL 1000 EPOXY SYSTEM PER MANUF. RECOMMENDATIONS. CONG. FOUND. - PROVIDE 1" MIN. EMBEDMENT INTO CONCRETE. DO NOT LOCATE EPOXY-SET ANCHORS WITHIN 1 3/4" OF FACE OF CONCRETE FOUNDATION. CMU FOUND. - PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUTED CELLS. DO NOT LOCATE EPOXY-SET ANCHORS WITHIN 3" OF EDGE OF CMU FOUNDATION.	

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 ADD'L 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.

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

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Mulhern+Kulp project number:  
**256-21011**

project mgr: **SMK**  
drawn by: **MJF**  
issue date: **02-21-2022**

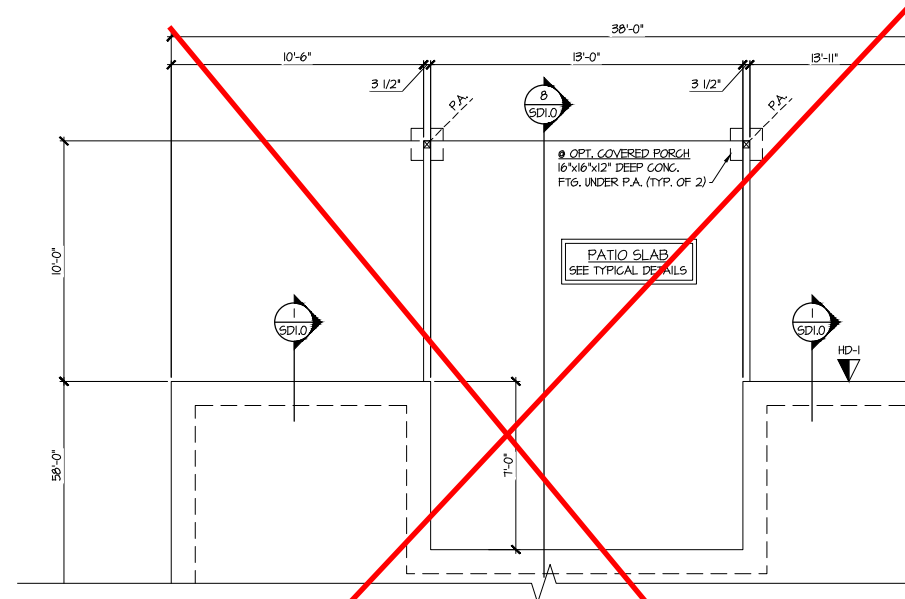
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SMITH DOUGLAS  
HOMES

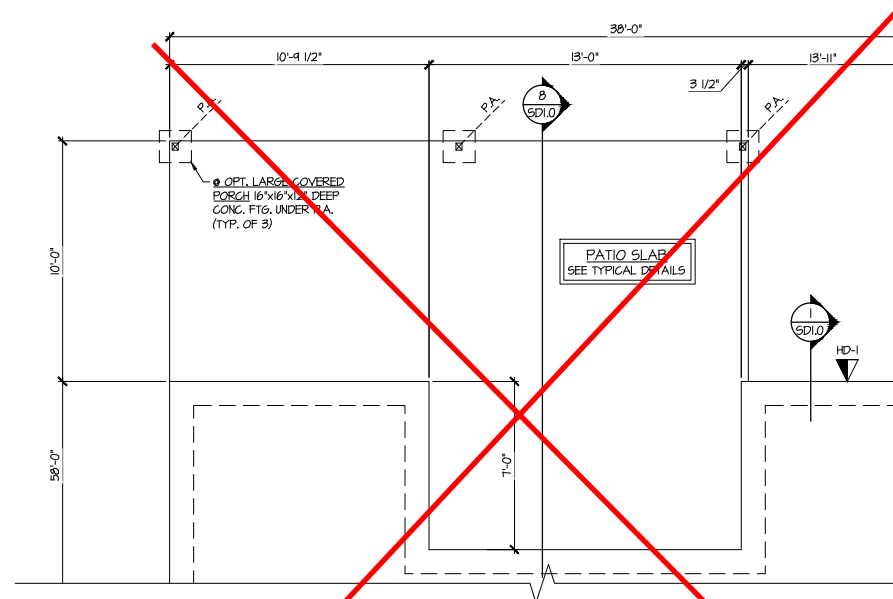
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BRADLEY MODEL  
120 MPH WIND ZONE  
NORTH CAROLINA

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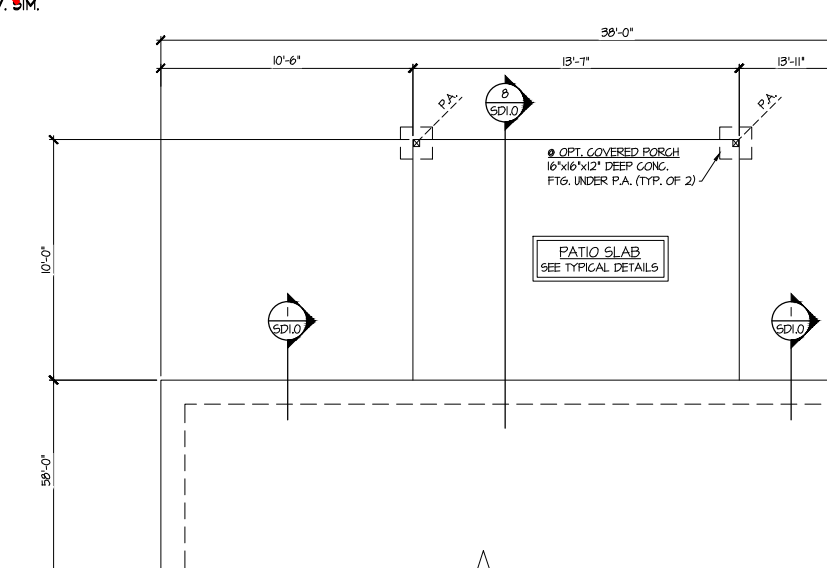
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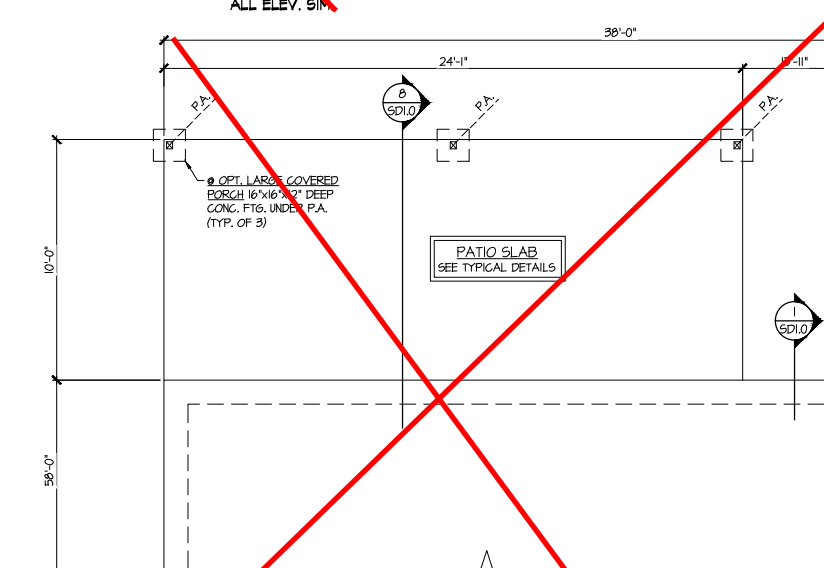
1 MONO-SLAB FOUNDATION PLAN  
SCALE: 1/4"=1'-0" ON 22x34  
1/8"=1'-0" ON 11x17  
OPT. PATIO  
(COVERED PATIO SIM.)  
ALL ELEV. SIM.



2 MONO-SLAB FOUNDATION PLAN  
SCALE: 1/4"=1'-0" ON 22x34  
1/8"=1'-0" ON 11x17  
OPT. LARGE PATIO  
(EXT. COVERED PATIO)  
ALL ELEV. SIM.

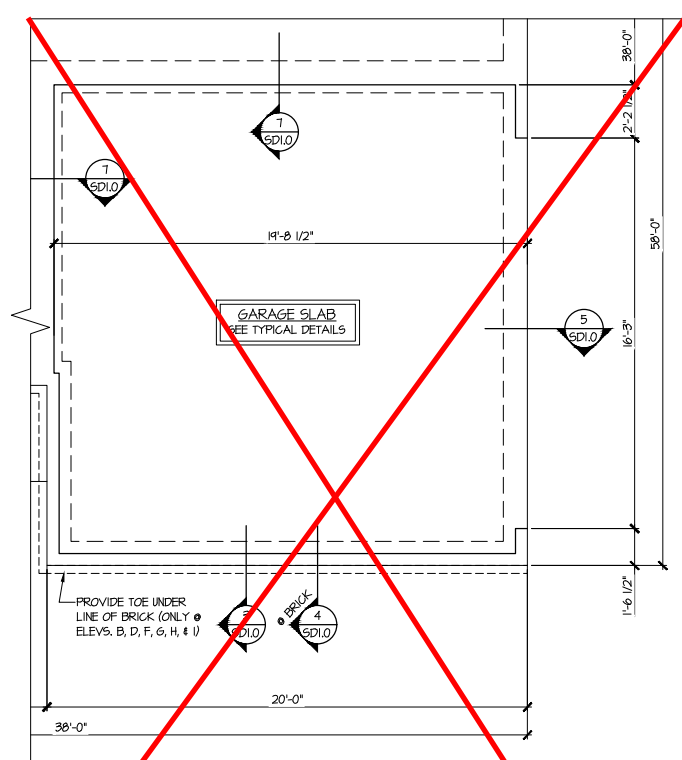


4 MONO-SLAB FOUNDATION PLAN  
SCALE: 1/4"=1'-0" ON 22x34  
1/8"=1'-0" ON 11x17  
OPT. FAMILY ROOM EXT.  
(W/COVERED PATIO)  
ALL ELEV. SIM.



5 MONO-SLAB FOUNDATION PLAN  
SCALE: 1/4"=1'-0" ON 22x34  
1/8"=1'-0" ON 11x17  
OPT. FAMILY ROOM EXT.  
W/ EXT. (COVERED) PATIO  
ALL ELEV. SIM.

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



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

Reedy Branch  
LOT 63

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 ADD'L 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.

Mulhern+Kulp project number:	256-21011
project mgr:	SMK
drawn by:	MJF
issue date:	02-21-2022
REVISIONS:	
date:	initial:
03/04/2022	KMV
MISSED PLANS ADDED	
08/11/2022	SHM
UPDATE PER ARCH COMMENTS	

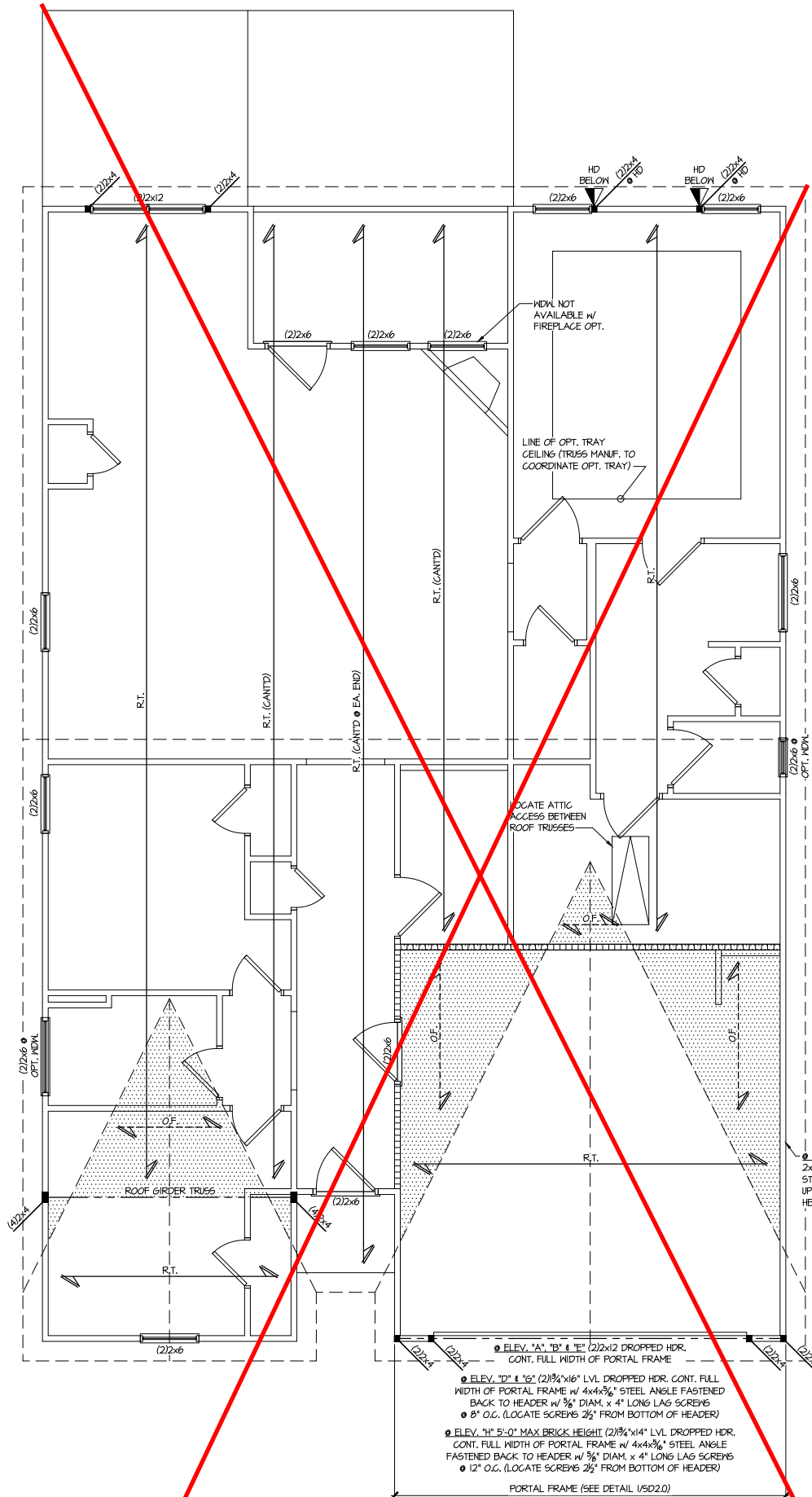
SMITH DOUGLAS  
HOMES

BRADLEY MODEL

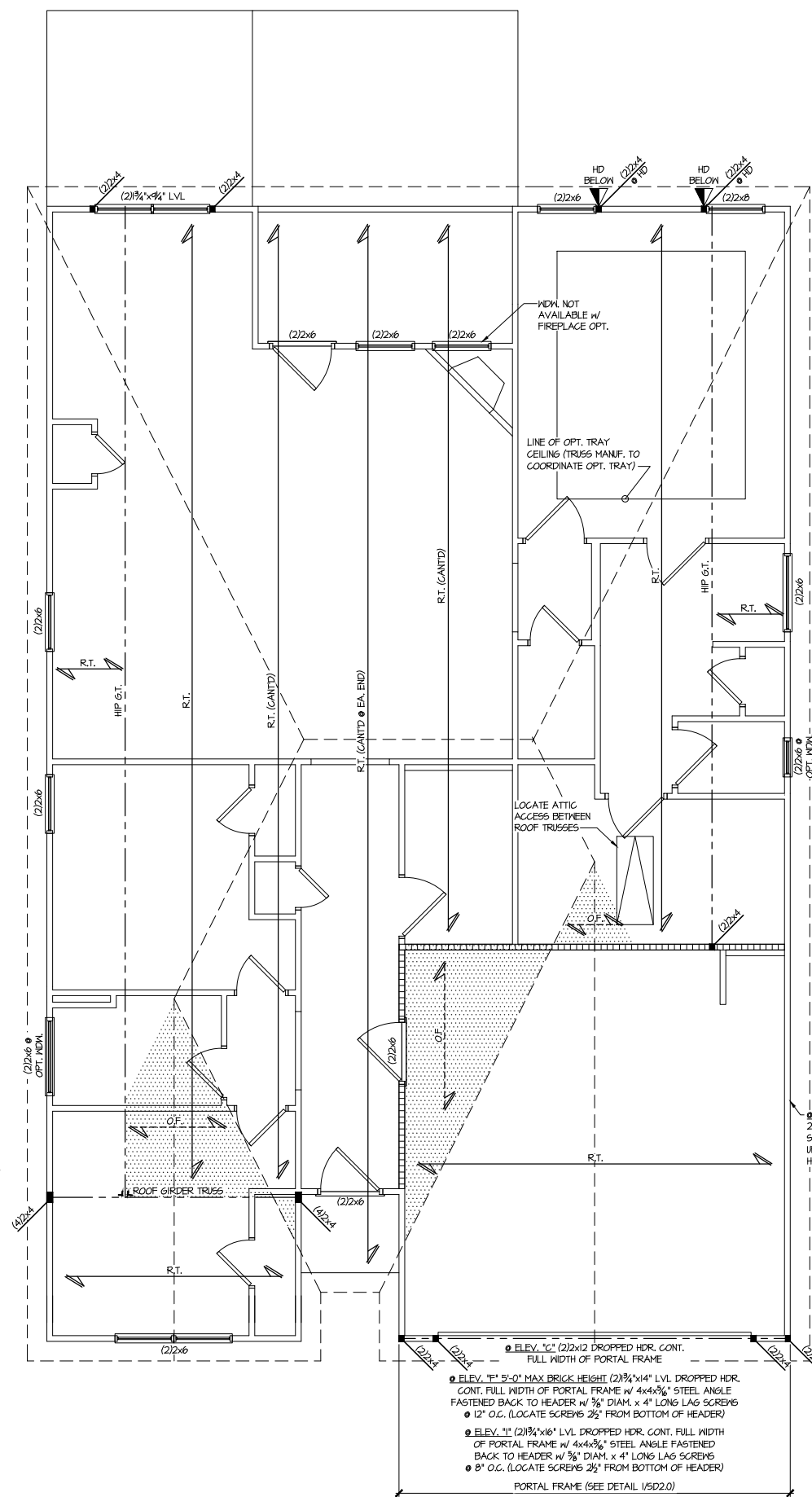
120 MPH WIND ZONE  
NORTH CAROLINA

sheet:

S3.0



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



**2 ROOF FRAMING PLAN**  
SCALE: 1/4"=1'-0" ON 22x34  
1/8"=1'-0" ON 11x17  
ELEV. C, F, & I

Reedy Branch  
LOT 63

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

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

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.)
• [Pattern]	INDICATES LOCATIONS OF POTENTIAL TILE FLOOR. JOIST MANUFACTURER SHALL DESIGN FLOOR SYSTEM FOR ADD'L 10 PSF DEAD LOAD AT THESE LOCATIONS.
• [Pattern]	INTERIOR BEARING WALL
• [Pattern]	BEARING WALL ABOVE (B.W.A.)
• [Pattern]	BEAM/HEADER
• [Pattern]	METAL HANGER
• *	INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

Mulhern+Kulp project number:	
256-21011	
project mgr:	SMK
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date:	initial:
03/04/2022	KMV
MISSING PLANS ADDED	
08/11/2022	SM
UPDATE PER ARCH COMMENTS	

SMITH DOUGLAS  
HOMES

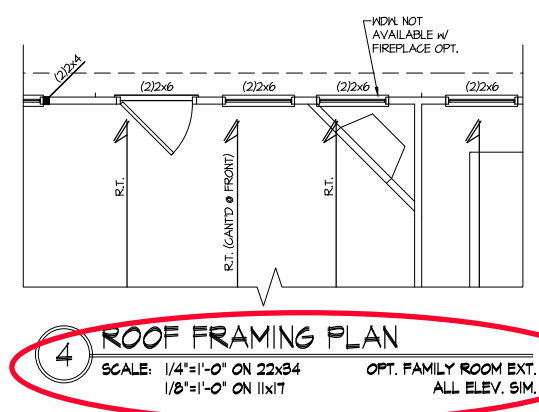
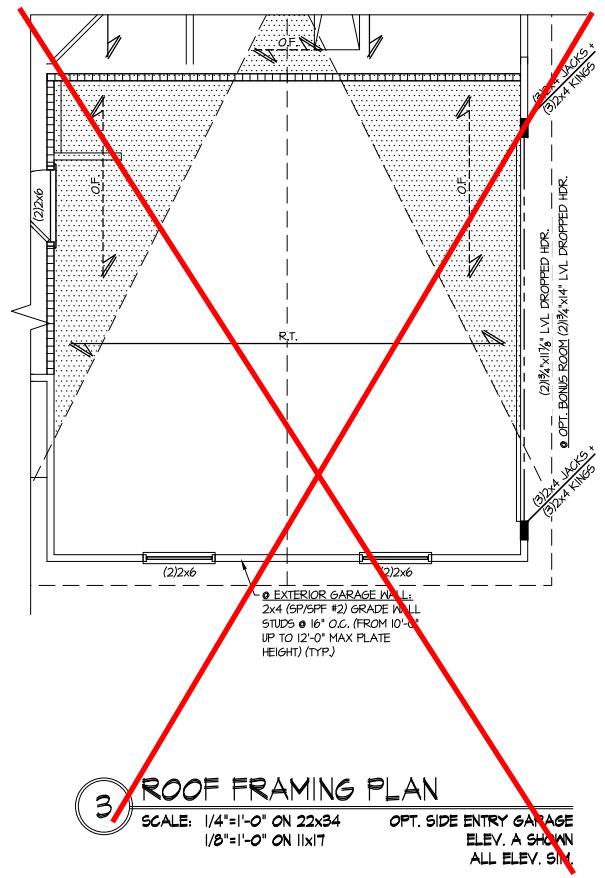
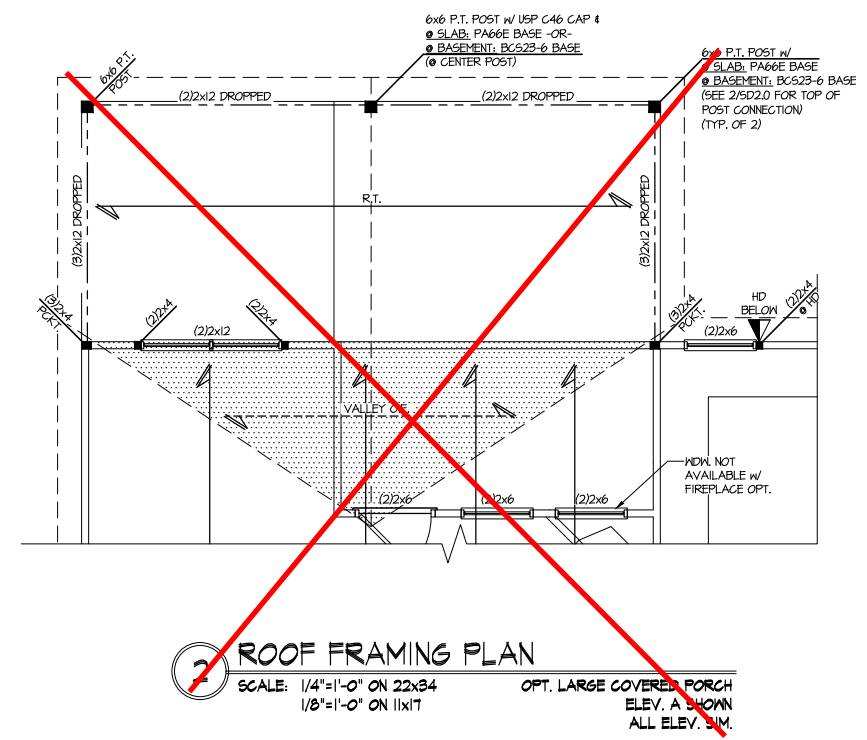
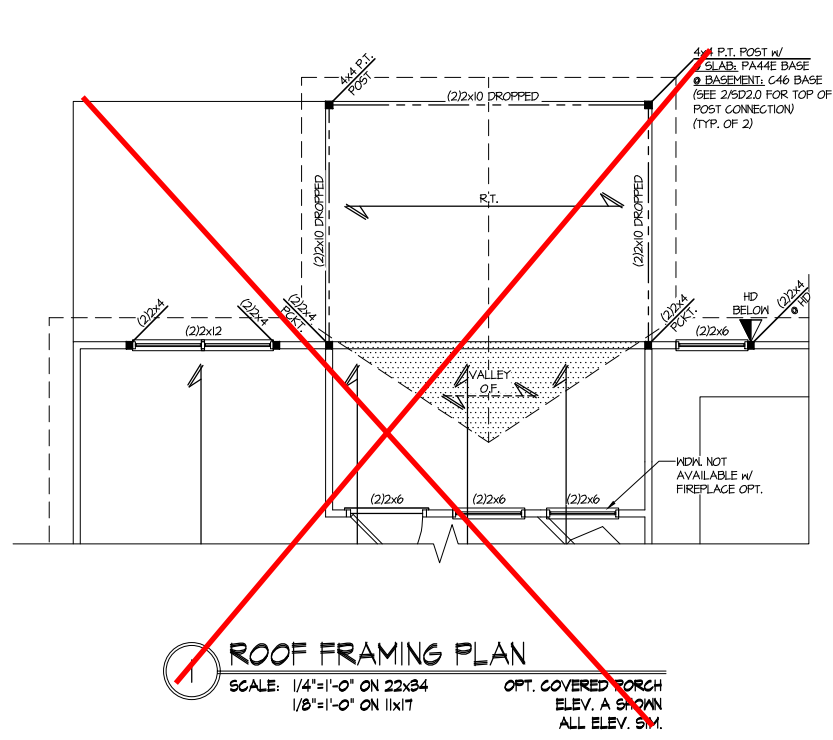
Reedy Branch  
LOT 63

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

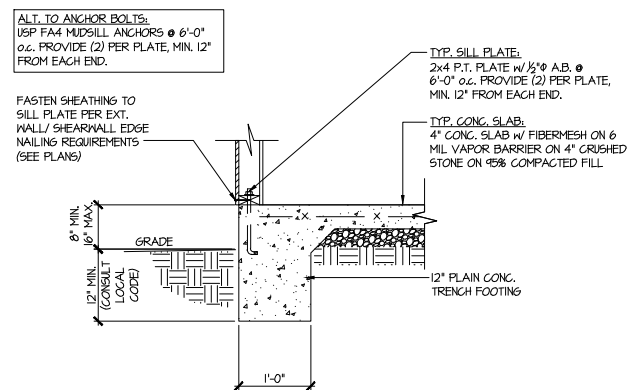
OPTIONS

BRADLEY MODEL

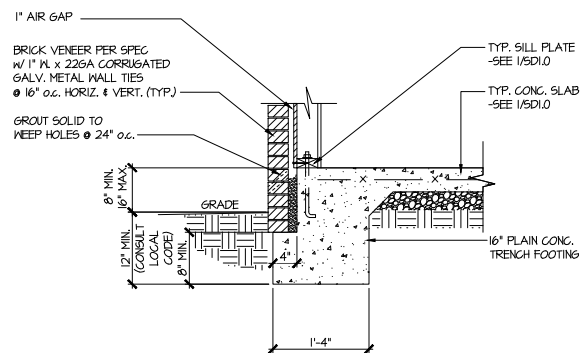
120 MPH WIND ZONE  
NORTH CAROLINA



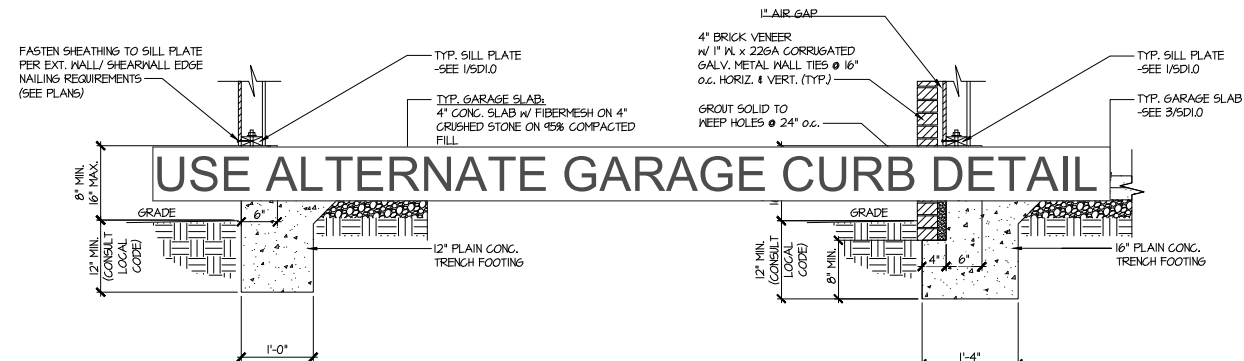
LEGEND	
	INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. U.N.O.)
	INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. U.N.O.)
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	METAL HANGER
	INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.



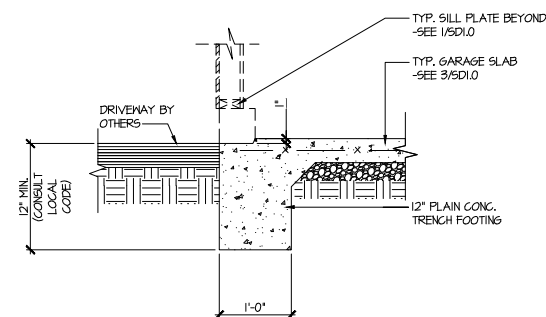
TYPICAL SLAB ON GRADE  
PERIMETER FOOTING



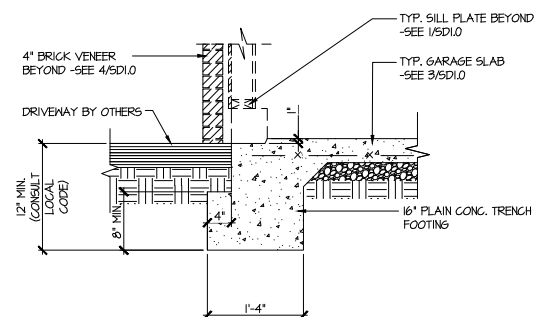
2 TYPICAL SLAB ON GRADE  
PERIMETER FOOTING



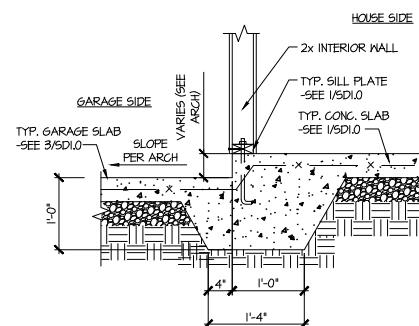
3 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING



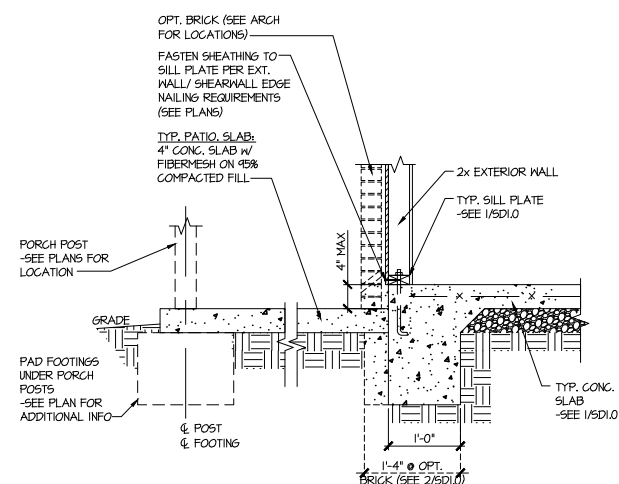
5 TYPICAL SLAB ON GRADE GARAGE  
ENTRY @ PERIMETER FOOTING



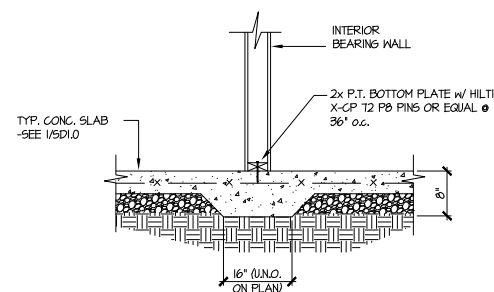
6 TYPICAL SLAB ON GRADE GARAGE  
ENTRY @ PERIMETER FOOTING w/ BRICK VENEER



7 TYPICAL MONOLITHIC INTERIOR  
GARAGE FOOTING



8 TYPICAL SLAB ON GRADE PERIMETER  
FOOTING @ PORCH/PATIO



① TYPICAL THICKENED SLAB @  
INTERIOR BEARING WALL

MULHERN+KULP  
RESIDENTIAL STRUCTURAL ENGINEERING

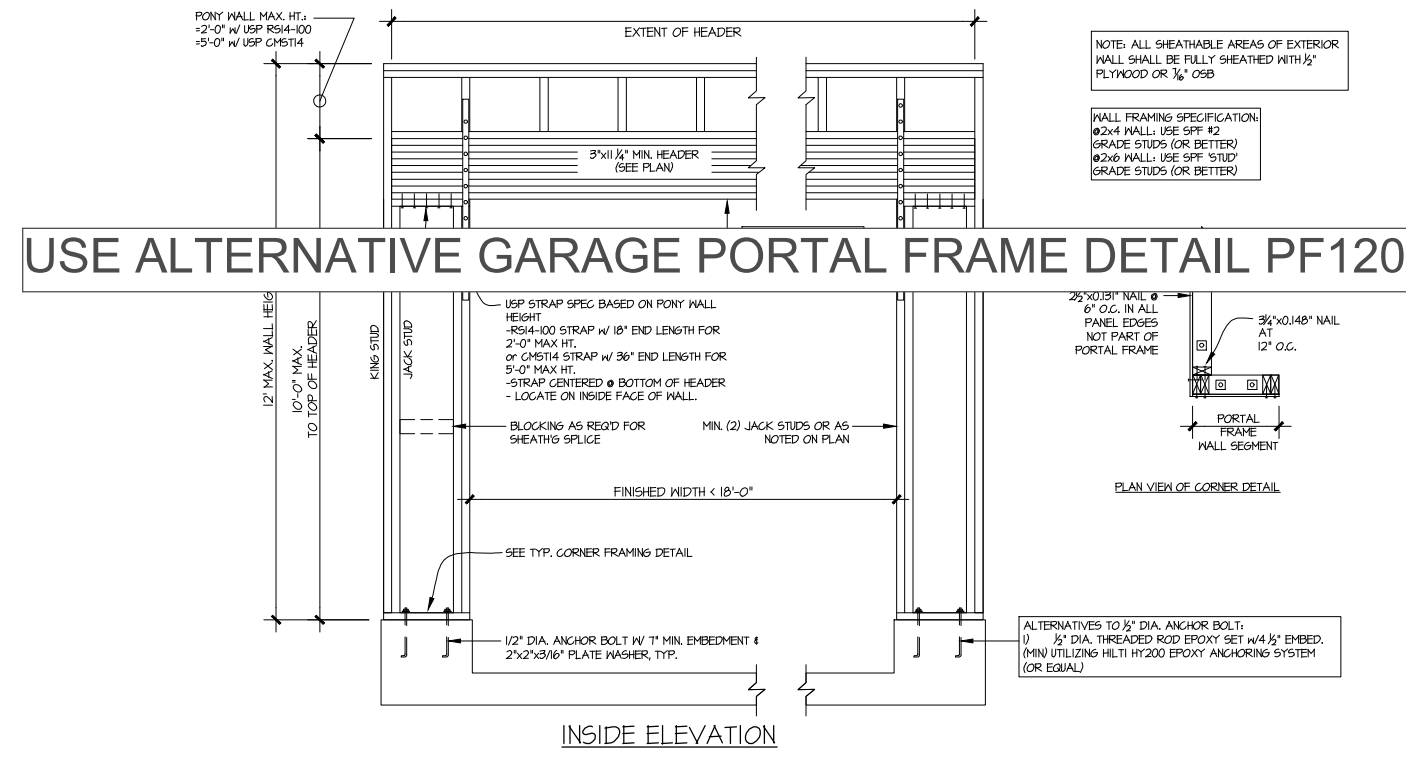
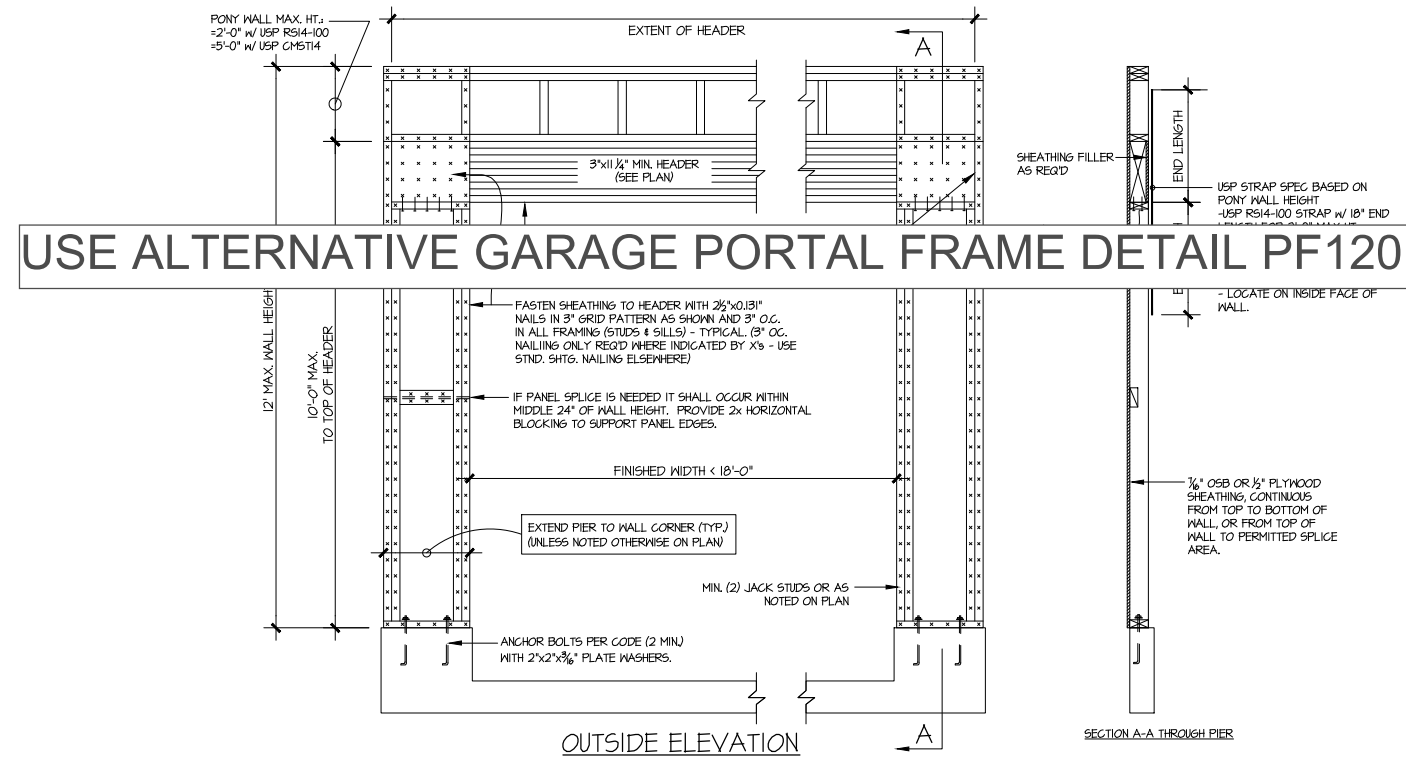
3625 Shawlands Parkway, Suite 105 • Alpharetta, GA 30022  
970-777-8874 • mulhern+kulp.com

NC License # C-3825

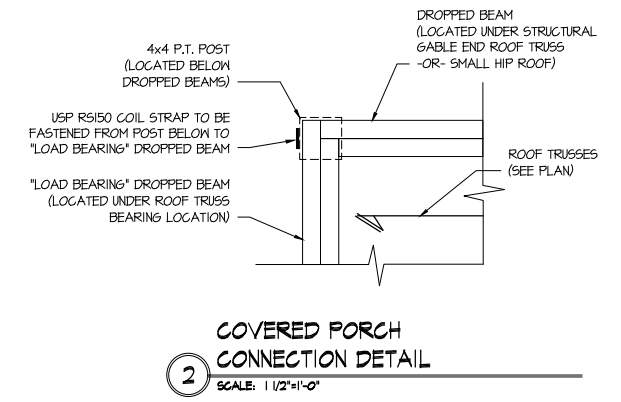
Mulhern+Kulp project number:	256-21011
project mgr:	SMK
drawn by:	MJF
issue date:	02-21-2022
REVISIONS:	
date:	initial:
03/04/2022	KMV
MISSED PLANS ADDED	
08/11/2022	SKM
UPDATE PER ARCH COMMENTS	

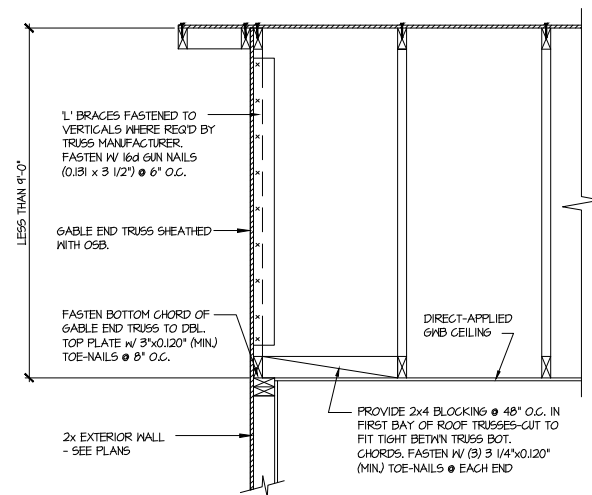
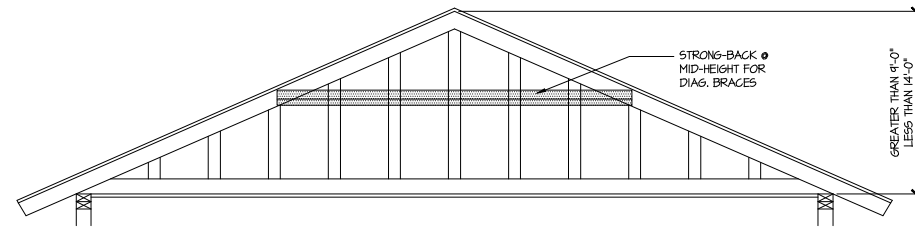
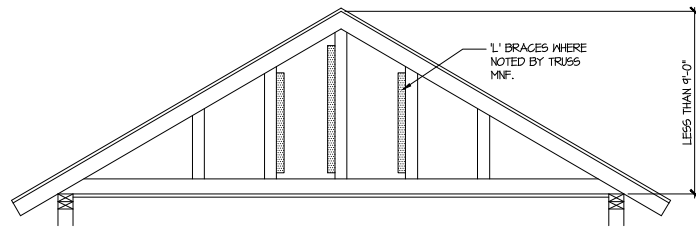
SMITH DOUGLAS  
HOMES

BRADLEY MODEL  
120 MPH WIND ZONE  
NORTH CAROLINA



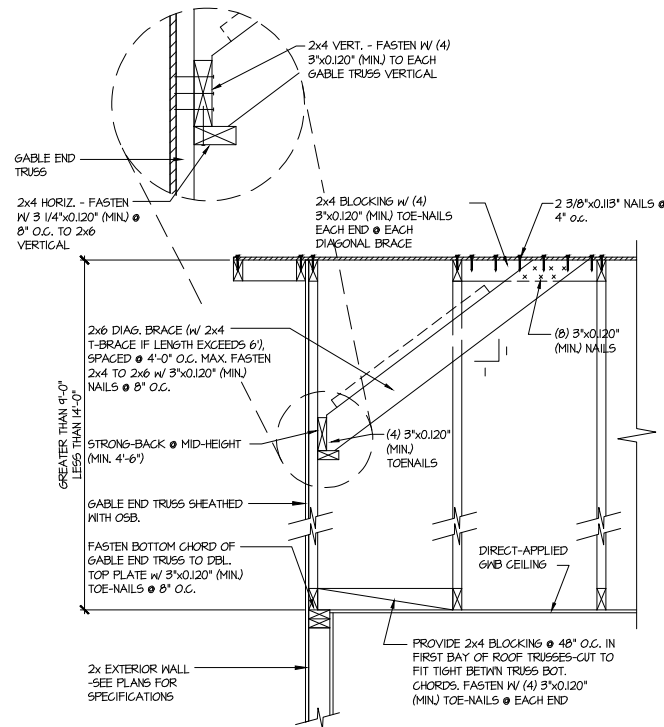
**GARAGE PORTAL FRAME BRACING ELEVATION**  
SCALE: N.T.S.  
BOTH SIDES OF GARAGE DOOR  
115 MPH WIND SPEED (ULT)





**A TYPICAL GABLE END BRACING DETAIL**  
SCALE: NONE  
REG'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  
REG'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.

5/1/23  
SEAL  
PROFESSIONAL  
ENGINEER  
SHAUN KREIDEL  
copyright : MULHERN & KULP  
Structural Engineering, Inc.

**MULHERN+KULP**  
RESIDENTIAL STRUCTURAL ENGINEERING  
3825 Shawlands Parkway, Suite 105 • Alpharetta, GA 30022  
3776-777-8874 • [mulhern+kulp@gmail.com](mailto:mulhern+kulp@gmail.com)  
NC License # C-3825



Mulhern+Kulp project number:  
**256-21011**

project mgr: **SMK**  
drawn by: **MJF**  
issue date: **02-21-2022**

REVISIONS:  
date: initial:  
**03/04/2022** **KMV**  
MISSING PLANS ADDED  
**08/11/2022** **5MM**  
UPDATE PER ARCH COMMENTS

SMITH DOUGLAS  
HOMES

FRAMING DETAILS

**BRADLEY MODEL**  
120 MPH WIND ZONE  
NORTH CAROLINA

Reedy Branch  
LOT 63

sheet:  
**SD2.1**



**MULHERN+KULP**  
RESIDENTIAL STRUCTURAL ENGINEERING

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

July 28, 2023

Jody Hunt  
Director of Product Development  
**SMITH DOUGLAS HOMES**  
110 Village Trail, Suite 215  
Woodstock, GA 30188

**ALTERNATE GARAGE PORTAL FRAME DETAIL**  
Smith Douglas Homes

*Reference*

*"Alternate Garage Portal Frame Detail" on sheet PF-120 & PF-130, prepared by Mulhern & Kulp dated 07/28/2023 - attached*

Jody:

Pursuant to your request, we have prepared this letter to address the "Alternate Garage Portal Frame Detail", prepared by Mulhern & Kulp for Smith Douglas Homes.

The "Alternate Garage Portal Frame Detail" on sheet "PF-120" is an acceptable alternative portal frame design for anywhere in North Carolina with a wind speed less than or equal to 120mph ultimate wind speed per ASCE 7-16. The "Alternate Garage Portal Frame Detail" on sheet "PF-130" is an acceptable alternative portal frame design for anywhere in North Carolina with a wind speed less than or equal to 130mph ultimate wind speed per ASCE 7-16. These details only apply to structural plans that have been designed by Mulhern & Kulp. It is the responsibility of "SDH" to provide the correct "Alternate Garage Portal Frame Detail", to the building department that matches the jurisdiction's wind speed requirements.

Please feel free to call if you have any questions.

Respectfully,

**MULHERN & KULP STRUCTURAL ENGINEERING, INC.**

NC License # C-3825

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

Signature + Seal 07/28/2023



Mulhern+Kulp project number:  
256-23000

project mgr: SMK  
drawn by: RAP  
issue date: 07.28.2023

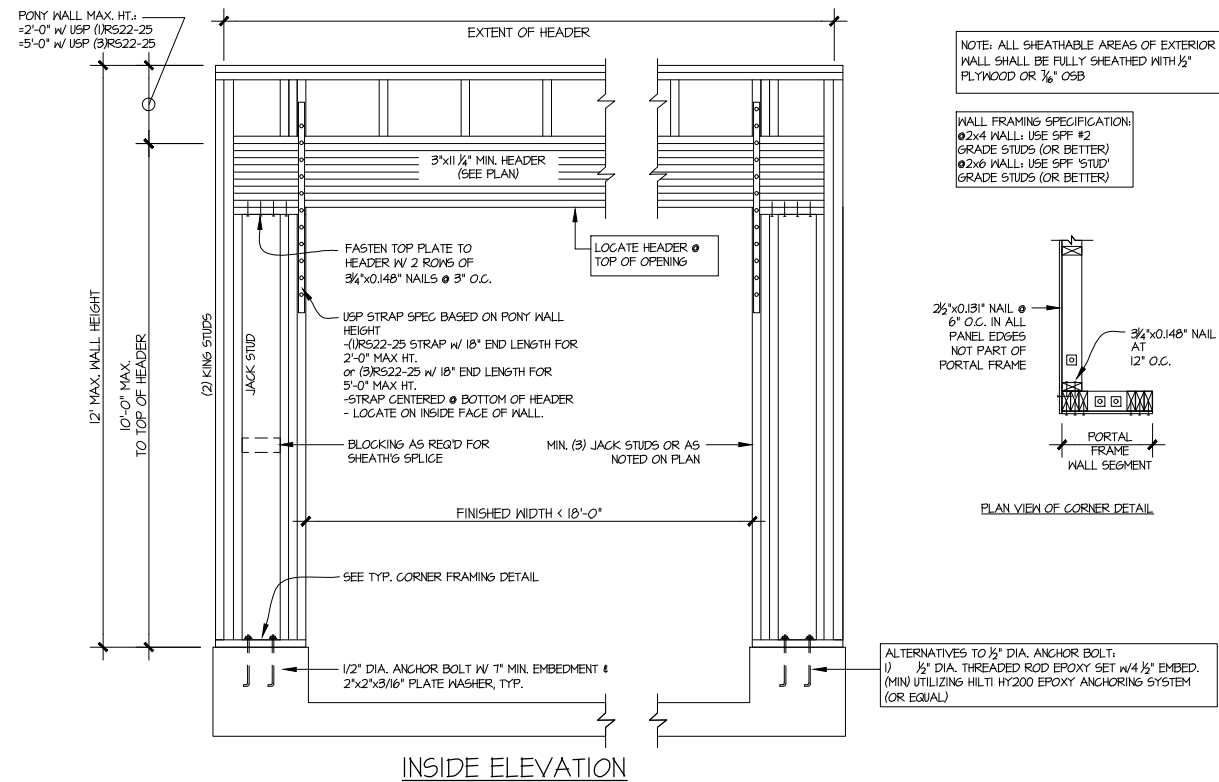
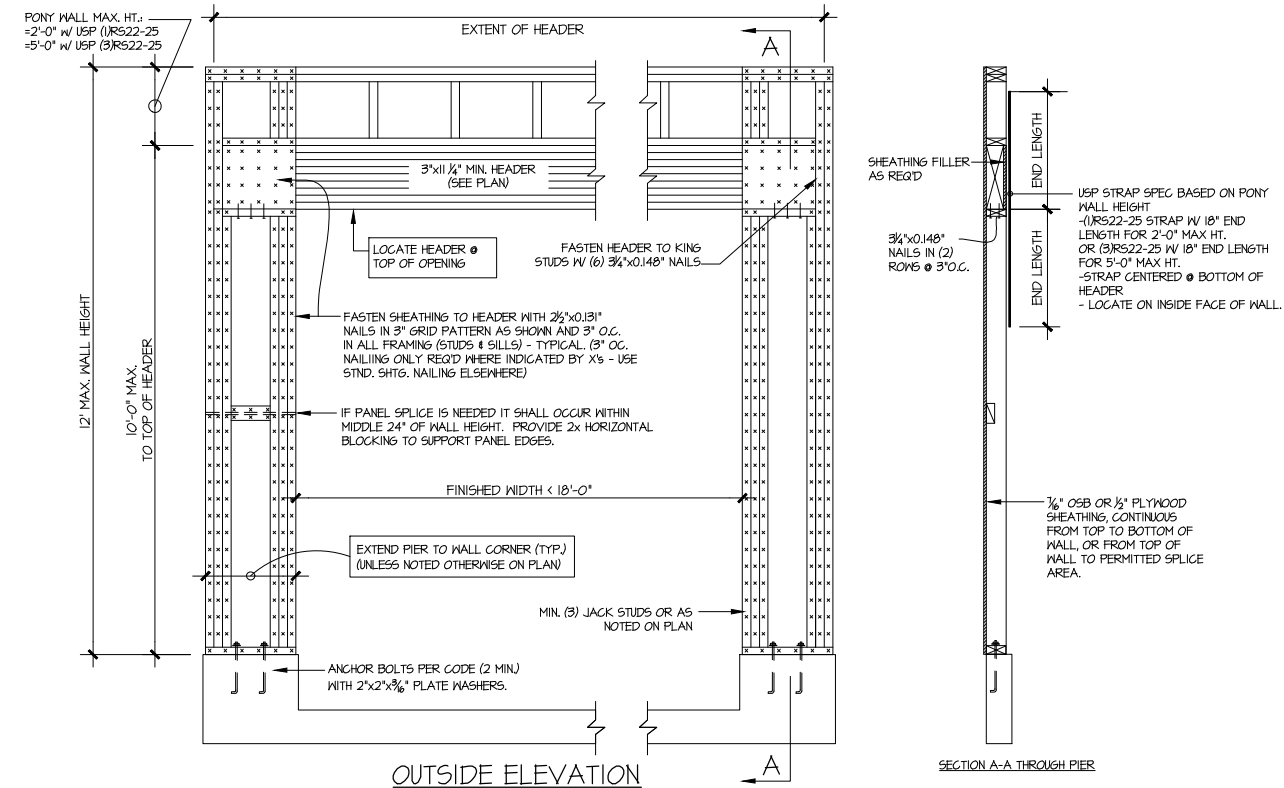
REVISIONS:  
date: initial:

SMITH DOUGLAS  
HOMES

ALTERNATE PORTAL FRAME

PORTAL FRAME

sheet:  
**PF-120**



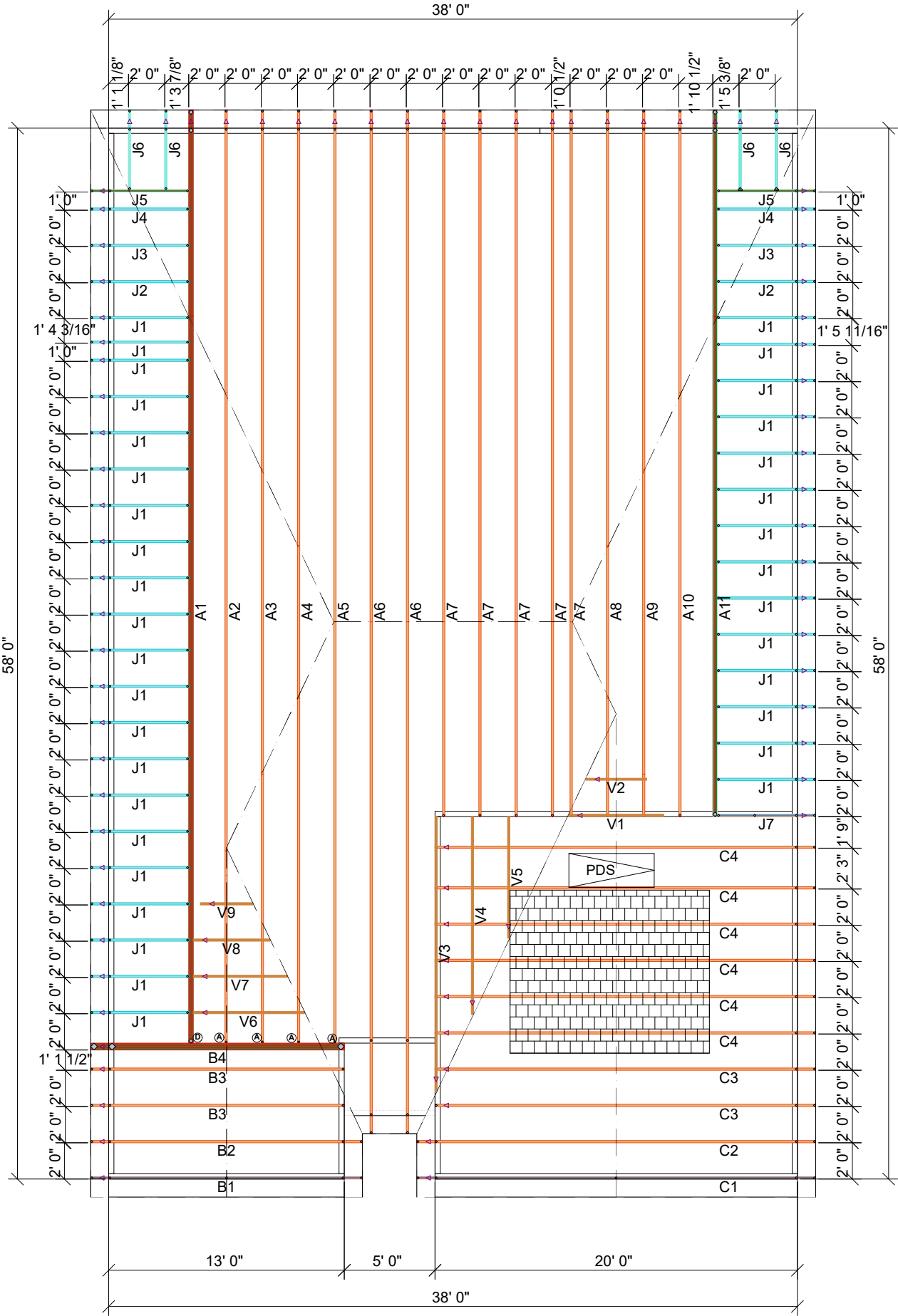
**A** **ALTERNATE GARAGE PORTAL FRAME BRACING ELEVATION**  
SCALE: N.T.S.

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

Reedy Branch  
LOT 63

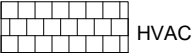
THIS IS A TRUSS PLACEMENT DIAGRAM (TPD) ONLY; NOT AN ENGINEERED DOCUMENT. Trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual truss design drawings (TDD's) for each truss design identified on 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 the latest specifications and designs. UFP will not be responsible for plan changes by others after final approval of shop drawings, or for errors or modifications made on-site during construction. DO NOT CUT, NOTCH, DRILL, OR OTHERWISE "REPAIR" MANUFACTURED TRUSSES IN ANY WAY WITHOUT PRIOR WRITTEN AUTHORIZATION BY A LICENSED PROFESSIONAL DESIGNATED BY UFP. The Framing is responsible to verify all dimensions, including adjusting member spacing within tolerances to allow for the drop and rise of plumbing/HVAC, unless noted otherwise. Truss-to-wall connections, if shown, are for uplift only and do not consider lateral loads. All connectors on this project are to be installed per the connector manufacturer's specifications. All connectors shown that are not truss-to-truss are suggestions only and are to be verified by the Building Designer or Engineer of Record for suitability to this particular project. UFP accepts no responsibility for the specific application or suitability of any connector that is not truss-to-truss as they apply to this specific structure.

PLACEMENT PLAN



(A)	HUS26	FACE MOUNT HANGER	4
(D)	THD28-2	FACE MOUNT HANGER	1

BRADLEY CFI EXT  
FAMILY RM NO  
TRAY



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

ROOF AREA: 2855.11 ft² sqft

RIDGE LINE: 59.11 ft

VALLEY LINES: 45.79 ft

HIP LINES: 87.06 ft

THESE VALUES ARE APPROXIMATE ONLY

REVISIONS

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

DESIGNER JNN

LAYOUT DATE 1/22/24

ARCH DATE -

STRUC DATE -

JOB #: MASTER

BRADLEY CFI EXT FAM NO TRAY

SD

-

TRUSS TRAX UFP CONSTRUCTION

UFP SITE BUILT A UFP INDUSTRIES COMPANY

Burlington, NC

Chesapeake, VA

Clinton, NC

Conway, SC

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Liberty, NC

Ooltewah, TN

Pearisburg, VA

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