

# LANDEN

BRIARWOOD BLUFF  
LOT 24



SMITH DOUGLAS HOMES

QUALITY | INTEGRITY | VALUE

PLAN ID 010123

110 VILLAGE TRAIL SUITE 215  
WOODSTOCK, GA. 30188

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

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

| PLAN REVISIONS |    |                                                        |                                       |
|----------------|----|--------------------------------------------------------|---------------------------------------|
| DATE           | BY | REVISION                                               | PAGE #                                |
| 11/29/2022     | BB | REVISED ROOF PITCH ON ALL ELEVATIONS AND<br>ROOF PLANS | A1.1-A1.9,<br>A2.1-A2.3,<br>A6.1-A6.3 |
|                |    |                                                        |                                       |
|                |    |                                                        |                                       |
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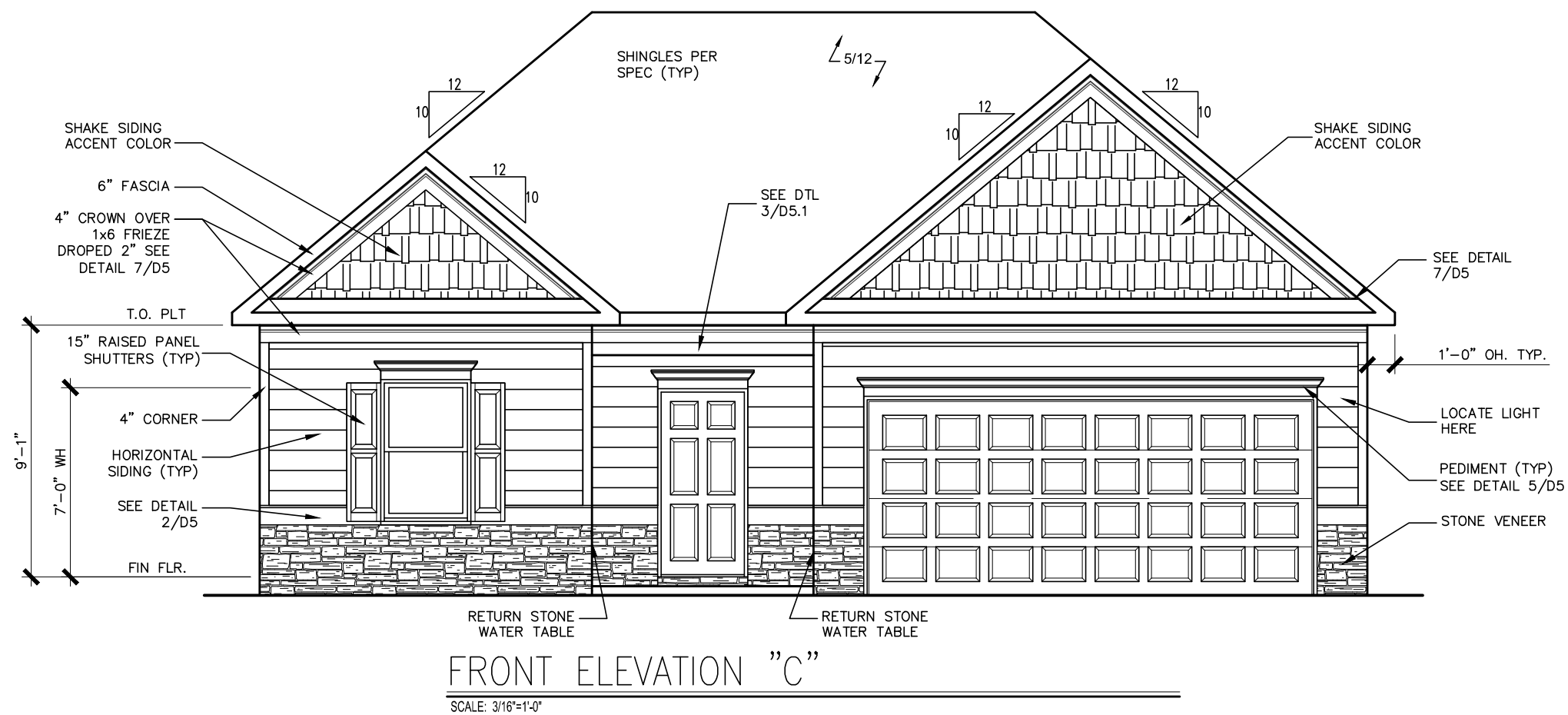
| GOVERNMENTAL CODES & STANDARDS                                                     |
|------------------------------------------------------------------------------------|
| HOME TO BE BUILT TO CONFORM TO ALL APPLICABLE LOCAL CODES, PRACTICES AND STANDARDS |

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

ALL NON-MASONRY RETURNS TO  
BE HORIZONTAL SIDING

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

BRIARWOOD BLUFF  
LOT 24



| BY | REVISION | DATE |
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SMITH DOUGLAS HOMES

QUALITY | INTEGRITY | VALUE

ELEVATIONS

FRONT ELEVATION

LANDEN

SMITH DOUGLAS HOMES

110 VILLAGE TRAIL

SUITE 115

WOODSTOCK, GA 30188

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CH: AW

DATE: 10/6/25

FACADE OPT: C

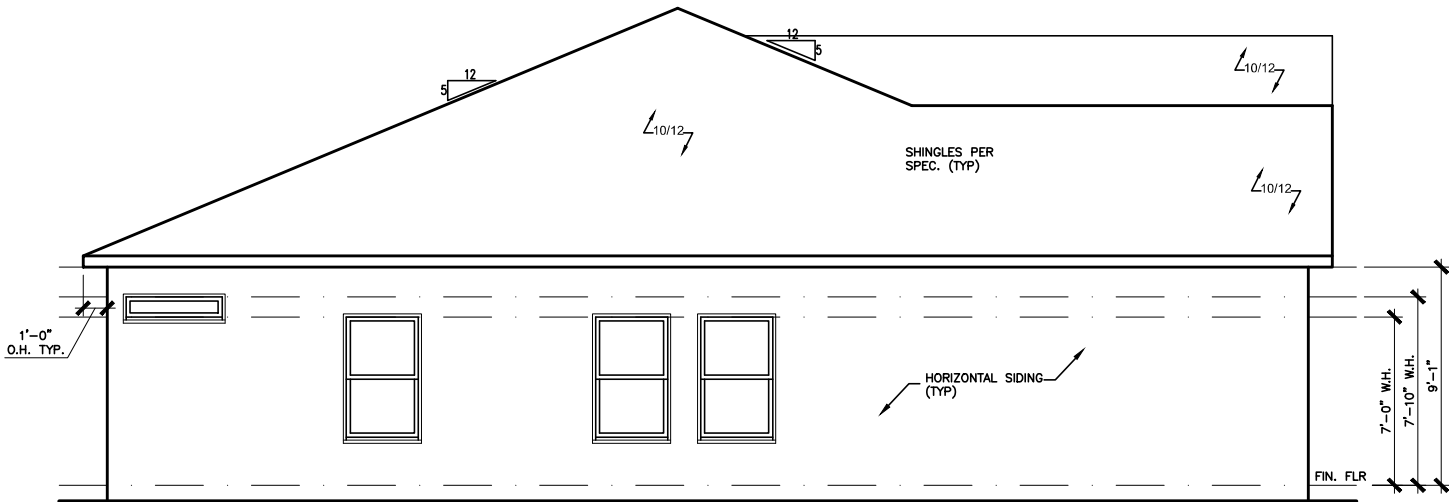
PLAN ID:

PND: ALL

RELEV: C

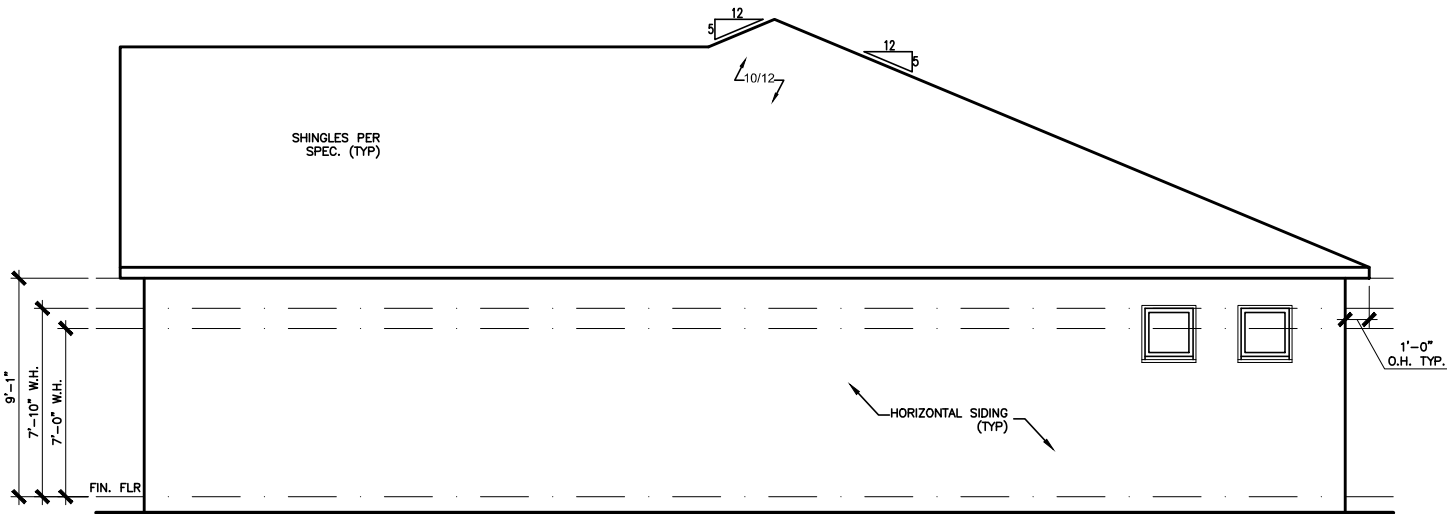
PAGE NO: A1.1

BRIARWOOD BLUFF  
LOT 24



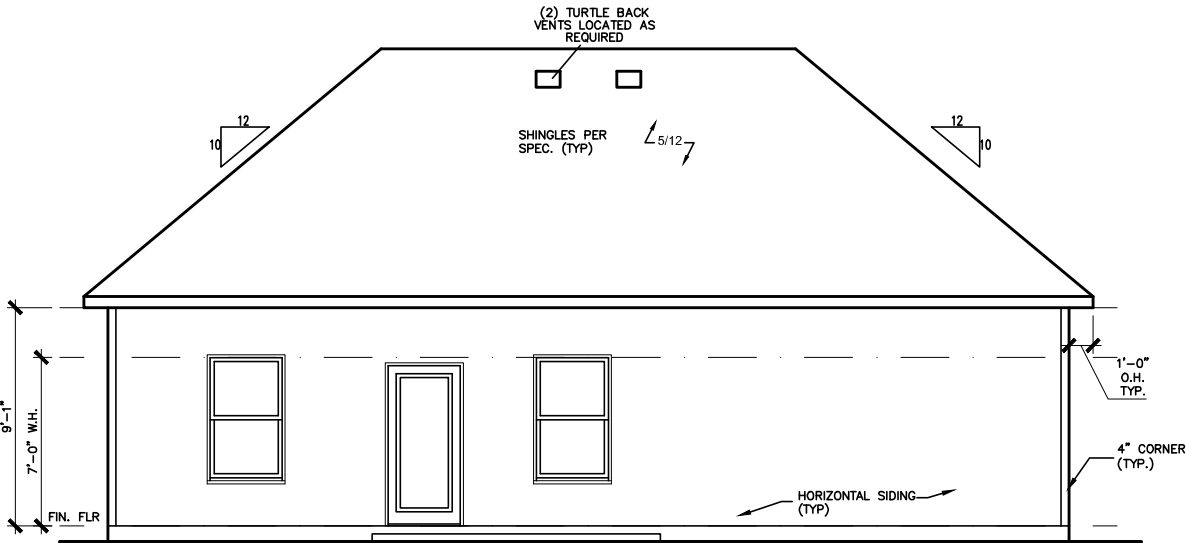
LEFT ELEVATION "C"

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



RIGHT ELEVATION "C"

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



REAR ELEVATION "C"

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

| DATE | BY | REVISION |
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QUALITY | INTEGRITY | VALUE

ELEVATIONS

SIDES AND REAR

LANDEN

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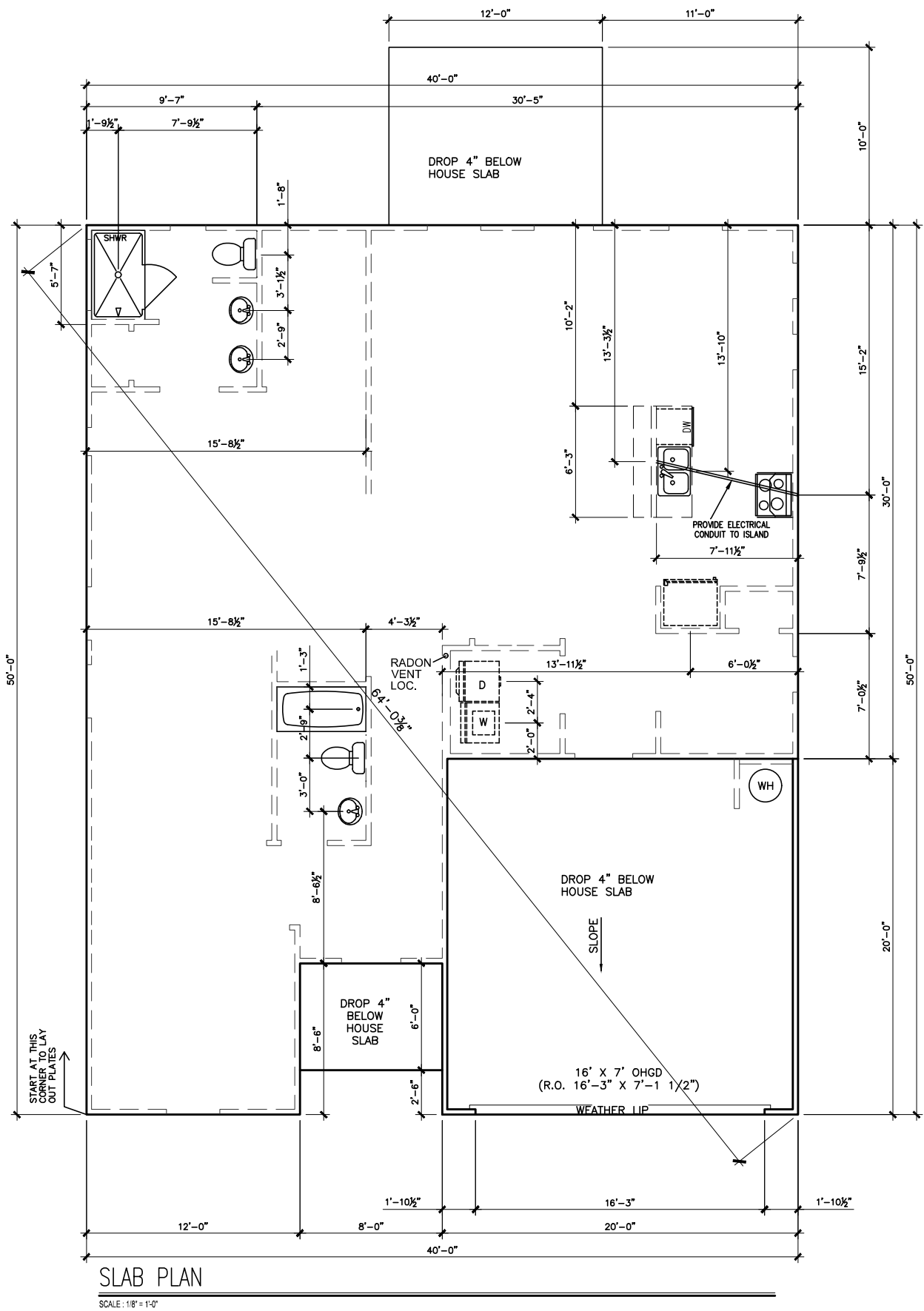
FACADE OPT: C

PLAN ID:

PND: ALL BLEV: C

PAGE NO: A2.1

BRIARWOOD BLUFF  
LOT 24



\*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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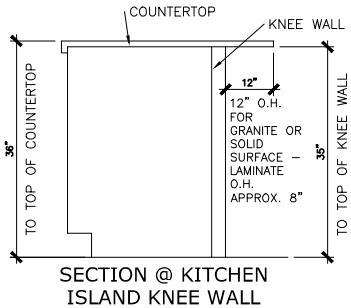
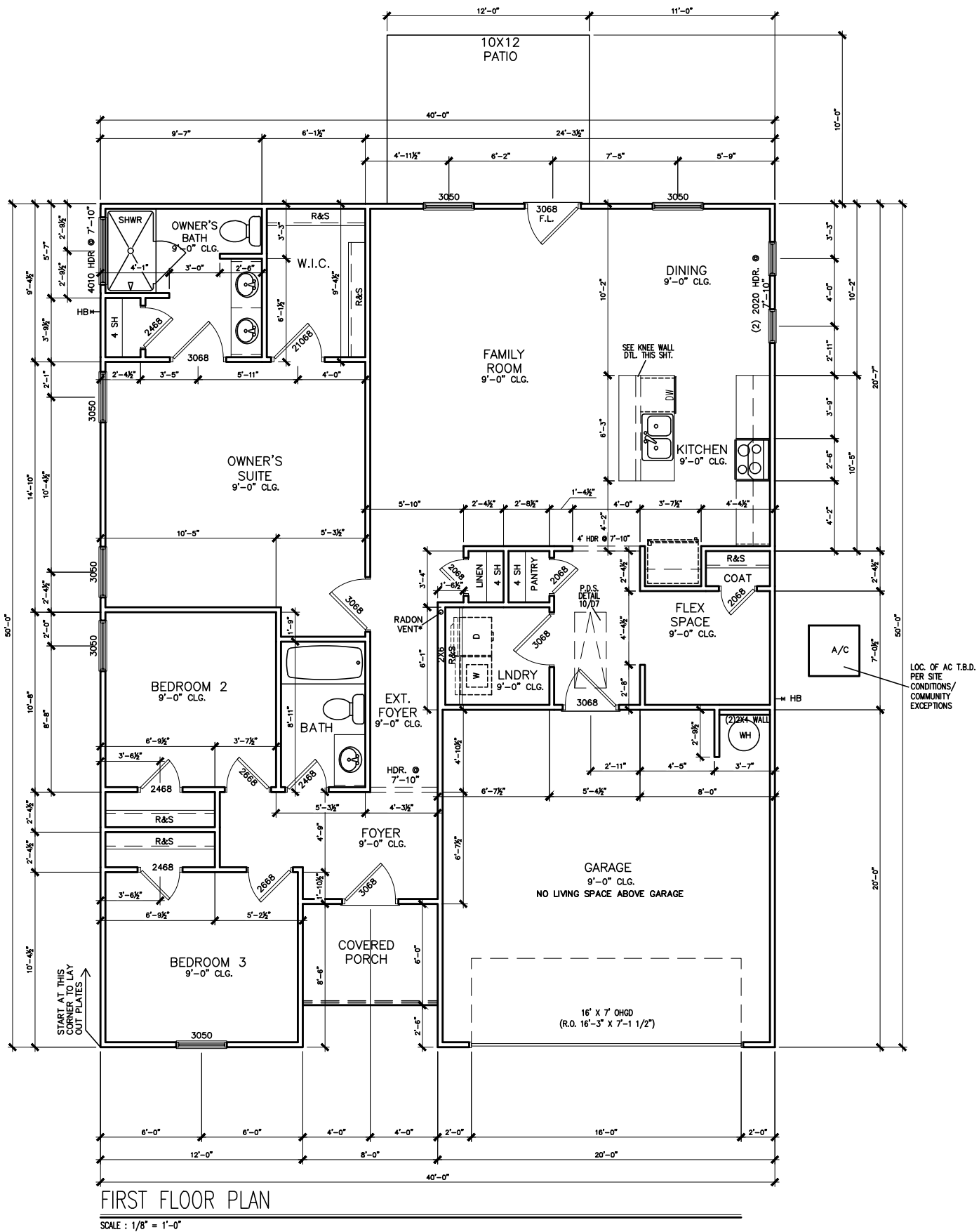
|                 |
|-----------------|
| FOUNDATION PLAN |
| SLAB PLAN       |
| LANDEN          |

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| PLAN ID:         |             |
| PND:<br>ALL      | RELEV:<br>C |
| PAGE NO:<br>A3.1 |             |

BRIARWOOD BLUFF  
LOT 24



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

\*RADON VENT PROVIDED  
PER LOCAL CODE

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

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QUALITY | INTEGRITY | VALUE

FLOOR PLAN

FIRST FLOOR

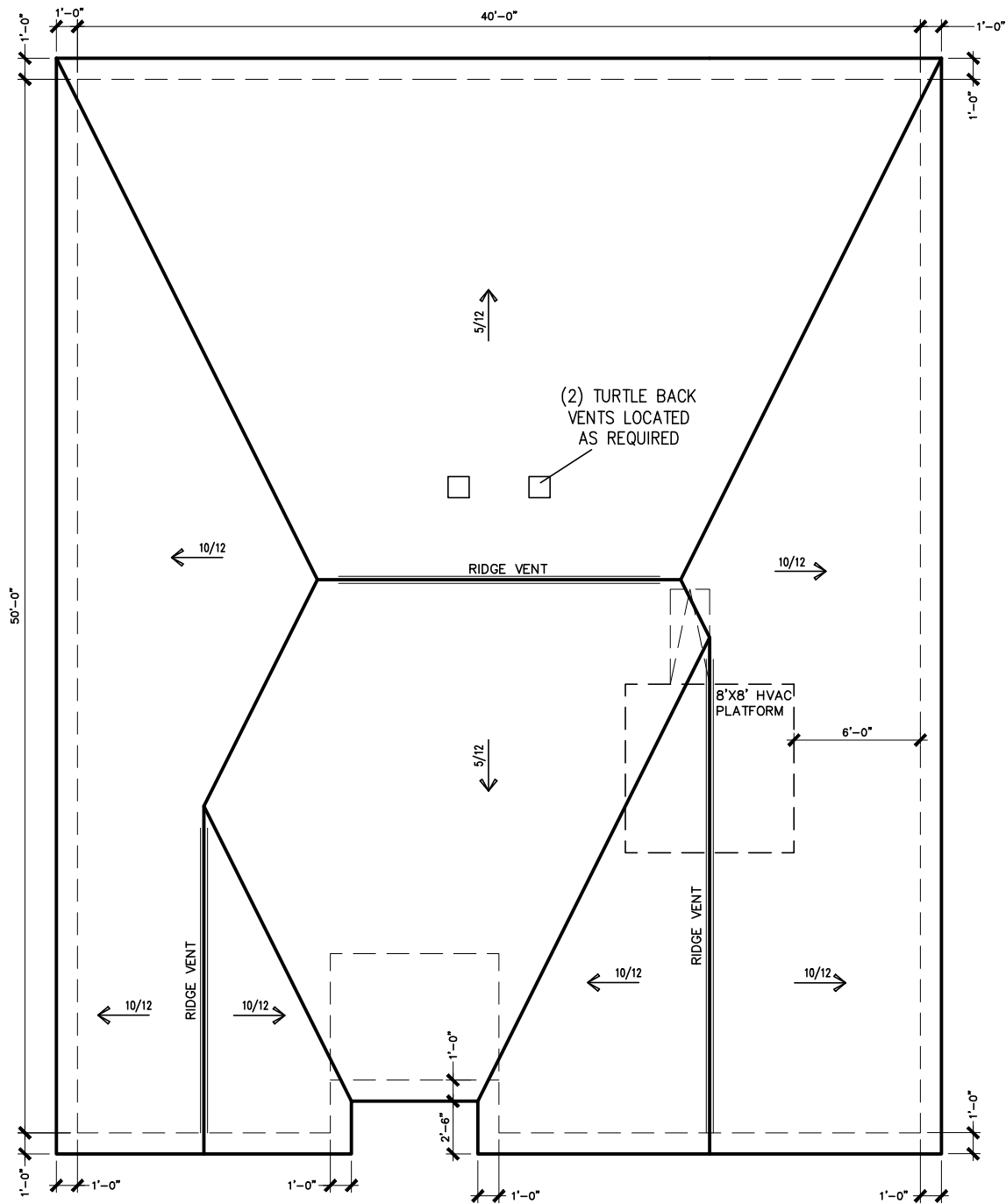
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| PND:        | ALL     | RELEV: | C  |
| PAGE NO:    | A5.1    |        |    |

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LOT 24



ROOF PLAN "C"

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

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ROOF PLAN

ROOF PLAN

LANDEN

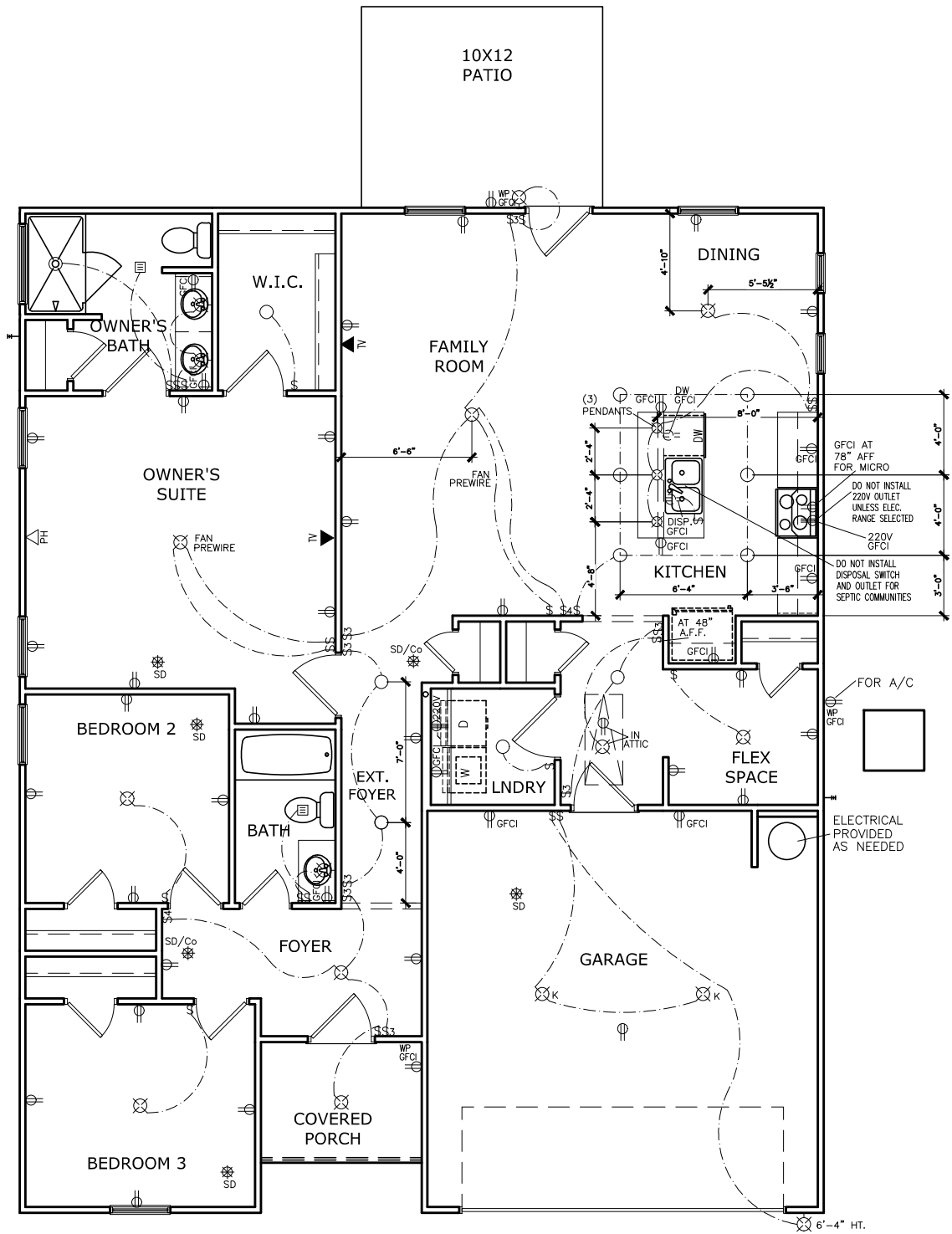
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| PND:        | ALL     | RELEV: | C  |
| PAGE NO:    | A6.1    |        |    |



BRIARWOOD BLUFF  
LOT 24



| ELECTRICAL LEGEND                                      |                                                   |             |                              |
|--------------------------------------------------------|---------------------------------------------------|-------------|------------------------------|
| \$                                                     | SWITCH                                            | ⦿           | 120V RECEPTACLE              |
| \$3                                                    | 3 WAY SWITCH                                      | ⦿           | 220V RECEPTACLE              |
| \$4                                                    | 4 WAY SWITCH                                      | ⦿GFCI       | GFCI OUTLET                  |
| ⦿K                                                     | KEYLESS                                           | ⦿WP<br>GFCI | WEATHER PROOF<br>GFCI OUTLET |
| ⦿X                                                     | WALL MOUNT FIXTURE                                | ⦿USB        | USB OUTLET                   |
| ⦿                                                      | CEILING FIXTURE                                   | †GL         | GAS LINE                     |
| ⦿                                                      | CEILING FIXTURE                                   | ⦿           | FLOOD LIGHT                  |
| TV                                                     | TV                                                | ⦿           | CEILING FAN                  |
| C5                                                     | CAT 5                                             | ⦿           | EXHAUST FAN                  |
| PH                                                     | TELEPHONE                                         | ⦿           | ELECTRICAL WIRING            |
| SD/Co                                                  | SMOKE DETECTOR &<br>CARBON MONOXIDE               |             |                              |
| 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                                | 11'-6" FROM 1ST FLR TO<br>BOTTOM OF LIGHT FIXTURE |             |                              |
| CEILING FAN                                            | 96" ABOVE FINISHED FLOOR                          |             |                              |
| FLOOD LIGHTS                                           | 10' MAX. ABOVE FIN. FLOOR                         |             |                              |

FIRST FLOOR ELECTRICAL PLAN

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

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ELECTRICAL PLAN

FIRST FLOOR

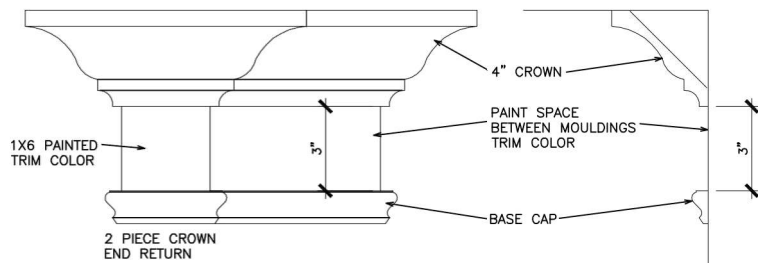
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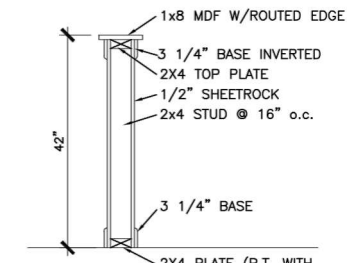
|             |         |        |    |
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| PND:        | ALL     | RELEV: | C  |
| PAGE NO:    | A7.2    |        |    |

REFER TO LOT SPECIFIC PLAN TO  
DETERMINE WHICH DETAILS APPLY



TYPICAL TWO PIECE CROWN

N.T.S.



TYP. KNEEWALL SECTION

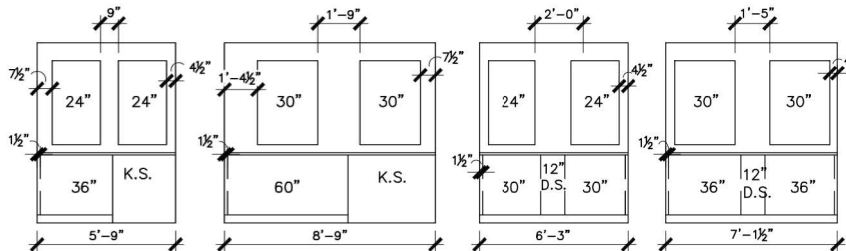
N.T.S.



TYP. 2ND FLOOR KNEE WALL STABILITY

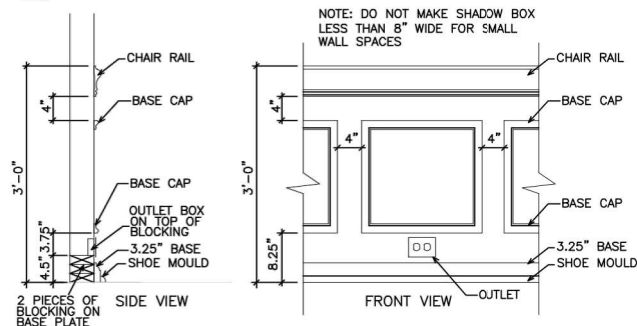
N.T.S.

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



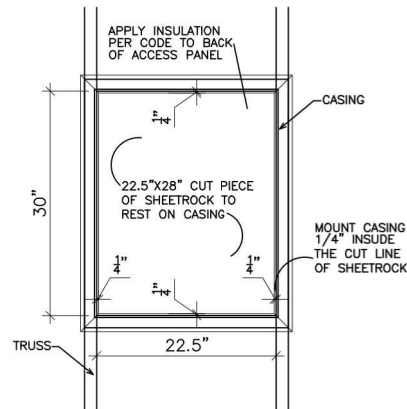
TYPICAL SPLIT MIRROR SCENARIOS

N.T.S.



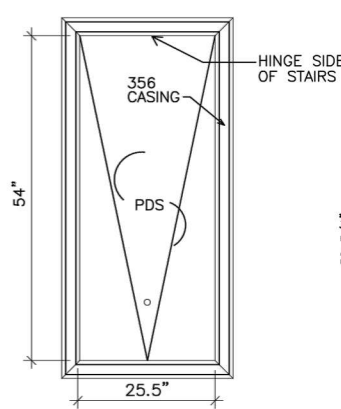
TYPICAL CHAIR RAIL & SHADOW BOX DETAIL

N.T.S.



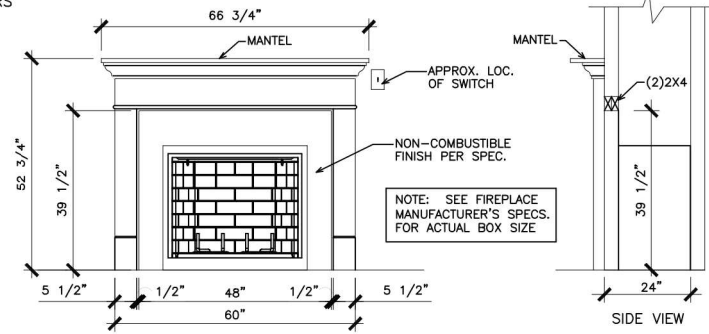
SCUTTLE HOLE DETAIL

N.T.S.



PDS TRIM DETAIL

N.T.S.



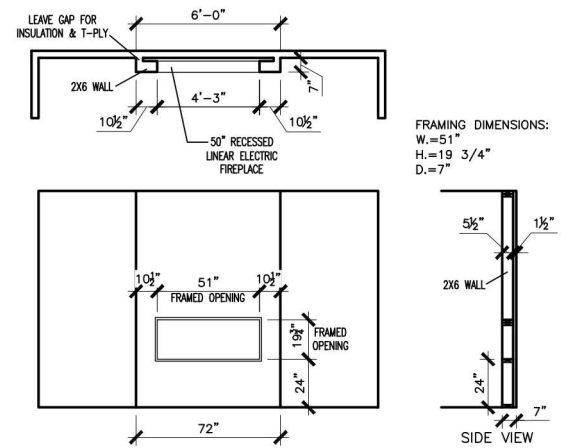
GAS/ELECTRIC FIREPLACE DETAIL  
WITH WESCOTT WOOD MANTEL

N.T.S.

NOTE: SEE FIREPLACE  
MANUFACTURER'S SPECS.  
FOR ACTUAL BOX SIZE.

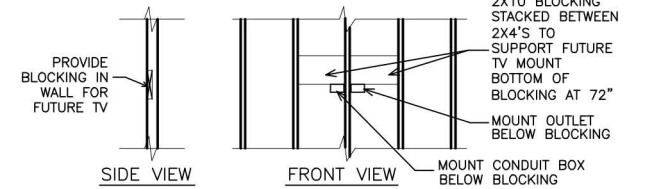
ELECTRIC FRAMING  
DIMENSIONS:  
W.=37"  
D.=24"  
H.=31 1/4"

GAS FRAMING  
DIMENSIONS:  
W.=37"  
D.=24"  
H.=34 3/4"



LINEAR ELECTRIC FIREPLACE DETAIL

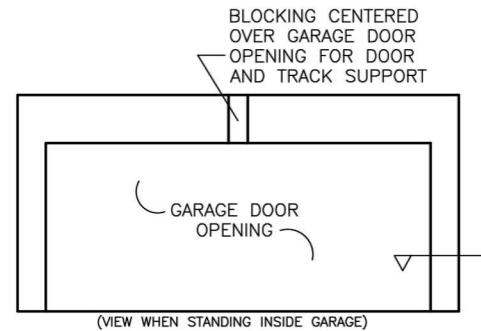
N.T.S.



NOTE: USE SCRAPS TO CREATE BLOCKING -  
(3) 2X4s, (2) 2X6s OR (1) 2X10

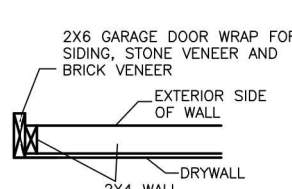
TYP. TV WALL PREP

N.T.S.

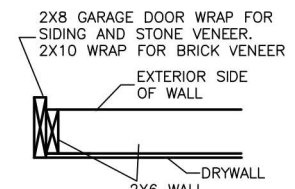


TYP. GARAGE WRAP & BLOCKING

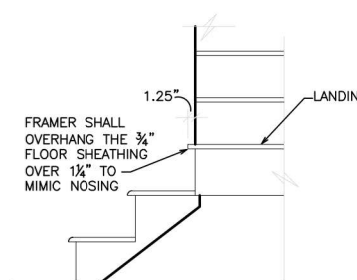
N.T.S.



SECTION VIEW  
2X4 PORTAL WALL

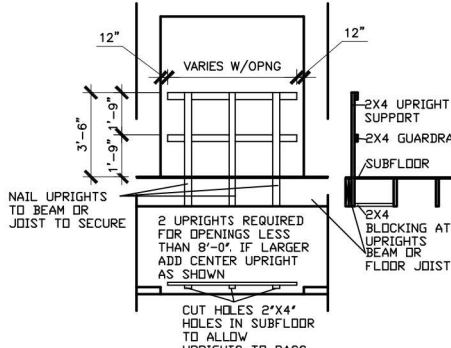


SECTION VIEWS  
2X6 PORTAL WALL



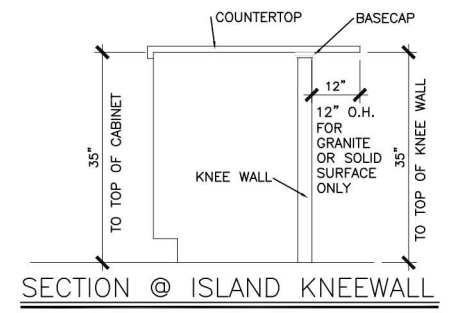
BOX STEP OVERHANG

N.T.S.



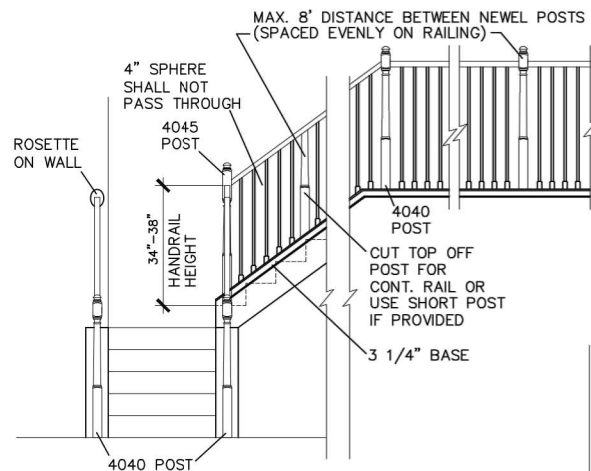
GUARD RAIL DTL. AS REQ'D

N.T.S.



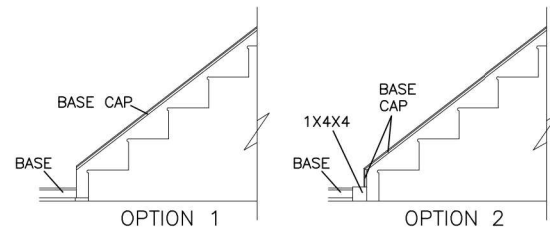
SECTION @ ISLAND KNEEWALL

N.T.S.



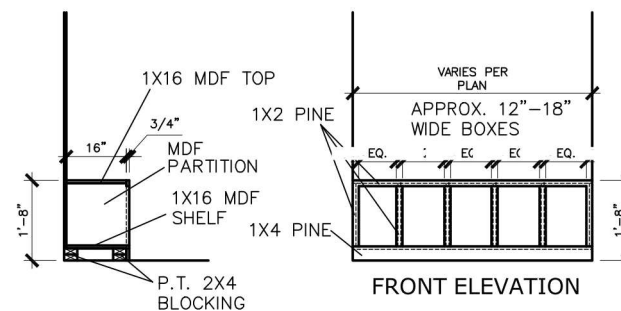
HANDRAIL/POST DETAIL @ STAIRS

N.T.S.



STAIR TRIM DETAILS

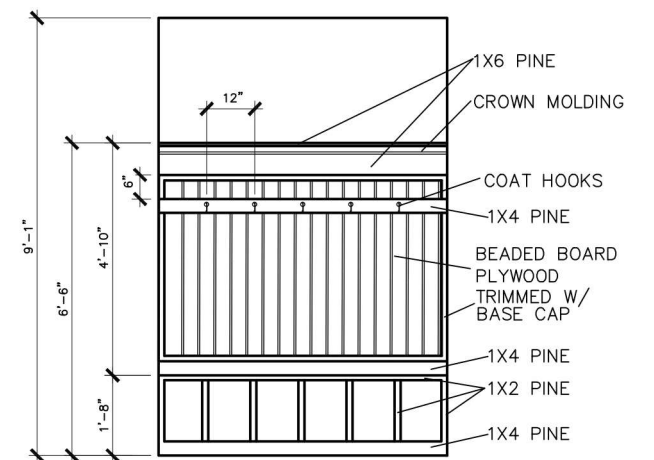
N.T.S.



SIDE ELEVATION

MUD ROOM BENCH SEAT DETAIL

N.T.S.



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

N.T.S.

(IF TRIM CHOSEN WITHOUT  
BENCH CONTINUE TO FLOOR)

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SMITH DOUGLAS HOMES  
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INTERIOR TRIM  
DETAILS

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| DATE:       | 6/13/23 |
| FACADE OPT: |         |
| PLAN ID:    |         |
| FND:        | ELEV:   |
| PAGE NO:    | D1.1    |



| CONNECTION SPECIFICATIONS (TYP. U.N.O.)                                                                                          |                                                                                                                             |                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF BLDG. ELEMENT                                                                                                     | 3"x0.131" NAILS                                                                                                             | 3"x0.120" NAILS                                                                                                              |
| JOIST TO SOLE PLATE                                                                                                              | (3) TOENAILS                                                                                                                | (3) TOENAILS*                                                                                                                |
| SOLE PL. TO JOIST/RIM OR BLK'G                                                                                                   | NAILS @ 4" O.C.                                                                                                             | NAILS @ 4" O.C.                                                                                                              |
| STUD TO PLATE                                                                                                                    | (4) TOENAILS/ (3)END NAILS                                                                                                  | (4) TOENAILS/ (4)END NAILS*                                                                                                  |
| RIM TO TOP PLATE                                                                                                                 | TOENAILS @ 6" O.C.                                                                                                          | TOENAILS @ 4" O.C.*                                                                                                          |
| BLK'G. BTWN. JOISTS TO TOP PL.                                                                                                   | (3) TOENAILS EA. END                                                                                                        | (3) TOENAILS EA. END*                                                                                                        |
| DOUBLE STUD                                                                                                                      | NAILS @ 16" O.C.                                                                                                            | NAILS @ 16" O.C.                                                                                                             |
| DOUBLE TOP PLATE                                                                                                                 | NAILS @ 12" O.C.                                                                                                            | NAILS @ 8" O.C.                                                                                                              |
| DOUBLE TOP PLATE LAP SPLICE                                                                                                      | (12) NAILS IN LAPPED AREA (24" MIN.)                                                                                        | (15) NAILS IN LAPPED AREA (24" MIN.)                                                                                         |
| TOP PLATE LAP @ CORNERS & INTERSECTING WALLS                                                                                     | (3) NAILS                                                                                                                   | (3) NAILS                                                                                                                    |
| RAFTER/TRUSS TO TOP PLATE                                                                                                        | (4) TOENAILS + (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 1/2"x0.113 IS AN ACCEPTABLE ALTERNATIVE TO A 3"x0.120", SAME SPACING OR NUMBER OF NAILS. (ONLY ACCEPTABLE WHERE * ARE SHOWN) |                                                                                                                             |                                                                                                                              |

#### ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

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

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

A. ROOF TRUSSES:  
1/4" DEAD LOAD

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

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

#### VENEER LINTEL SCHEDULE

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

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

MK STD. - MAY 2016

#### GENERAL STRUCTURAL NOTES

##### FOUNDATION

- DESIGN IS BASED ON 2018 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.

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#### LEGEND

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

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

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:  
**120MPH WIND IN 2018 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 HOLDDOWN

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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 'STURD-I-FLOOR' 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS w/ GLUE AND
  - 2 1/4" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD.
  - 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD.
  - 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES & @ 6" O.C. IN FIELD.

##### ROOF FRAMING

- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS
  - w/ 2 1/4" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD.
  - w/ 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD.
  - w/ 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES & @ 6" O.C. FIELD.
- WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPs FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- FASTEN EACH ROOF TRUSS TO TOP PLATE w/ USP RT1A CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) RT1A CLIPS AT 2-PLY GIRDER TRUSSES, (3) RT1A 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

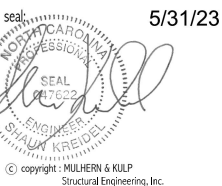
- DESIGN IS BASED ON 2018 NCSCB-RESIDENTIAL CODE
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.
- DESIGN LOADS:
  - ROOF
    - LIVE = 20 PSF
    - DEAD = 7 PSF T.C., 10 PSF B.G.
    - LOAD DURATION FACTOR = 1.25
  - FLOOR
    - LIVE =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

##### GENERAL FRAMING

- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD CONNECTIONS TABLE (IRC TABLE R602.3.11) OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- EXT. & INT. BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SPF/SP "STUD" GRADE LUMBER, OR BETTER, U.N.O.
  - WALLS OVER 12' TALL SHALL BE PER PLAN.
- ALL INTERIOR BEARING WALLS ARE ASSUMED TO BE SHEATHED w/ GYP WALL BOARD (ONE SIDE MIN.) OR PROVIDE MID HT. BLOCKING.
- ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE SPRUCE-PINE-FIR #2 (SPF) OR SOUTHERN PINE #2 (SP) LUMBER, OR BETTER. SUPPORT ALL HEADERS/ BEAMS w/ (1)2x JACK STUD & (1)2x KING STUD, MINIMUM.
  - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 24" O.C. (MAX, U.N.O.)
  - HEADERS IN NON-LOAD BEARING WALLS SHALL BE:
    - (1)2x4/6 FLAT @ OPENINGS UP TO 4'; (2)2x4/6 FLAT UP TO 8'.
- ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).
- ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING:
  - "LVL" - Fb=2600 psi; Fv=285 psi; E=2.0x10<sup>6</sup> psi
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
  - "LVL" - Fb=2400 psi; Fc1=2500 psi; E=1.8x10<sup>6</sup> psi
- FOR 2 & 3 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O/C OR 2 ROWS USP W535 SCREWS (OR 3/4" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 3 1/2" OR 5 1/4" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- FOR 4 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF USP W56 SCREWS (OR 6 3/4" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP AND BOTTOM SCREWS 2" FROM EDGE. A SOLID 1" BEAM IS ACCEPTABLE.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND./BEARING. BLOCKING TO MATCH POST ABOVE.
- ALL EXTERIOR 4x4 WOOD POSTS SHALL HAVE USP BC522-4 CAP & PA44E BASE, U.N.O.
- CORROSION NOTES:
  - BUILDER RESPONSIBLE TO DETERMINE CORROSION-RESISTANCE REQUIREMENTS AND COMPATIBILITY OF HARDWARE, FASTENERS AND CONNECTORS FOR ENVIRONMENTAL EXPOSURE AND IN CONTACT w/ PRESERVATIVE-TREATED WOOD OF ACTUAL FINAL CONDITIONS AND SOURCED MATERIALS. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
  - ALL FASTENERS AND CONNECTORS EXPOSED TO SALT WATER (WITHIN 300' OF SALT WATER SHORELINE, INCLUDING VENTED SPACES) SHALL BE STAINLESS STEEL.

MK STD. - MAR 2016

BRIARWOOD  
LOT 24



**MULHERN+KULP**  
RESIDENTIAL STRUCTURAL ENGINEERING  
3525 Shawhokee Parkway, Suite 105 • Alpharetta, GA 30022  
970-777-4874 • [mk@mulhernkulp.com](mailto:mk@mulhernkulp.com)  
NC License # C-3825



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**256-21019**

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

REVISIONS:  
date: initial:

SMITH DOUGLAS  
HOMES

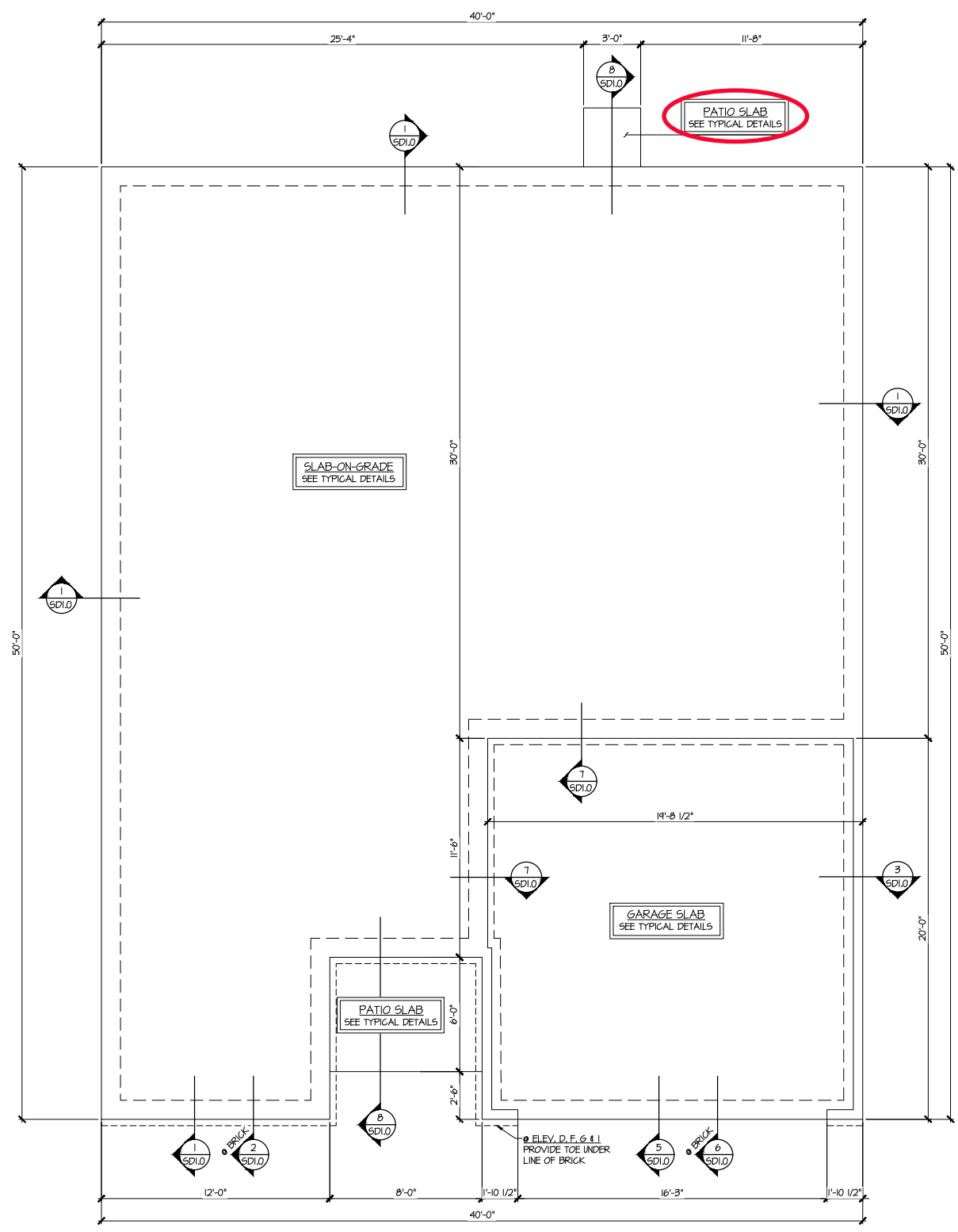
GENERAL STRUCTURAL NOTES

LANDEN MODEL

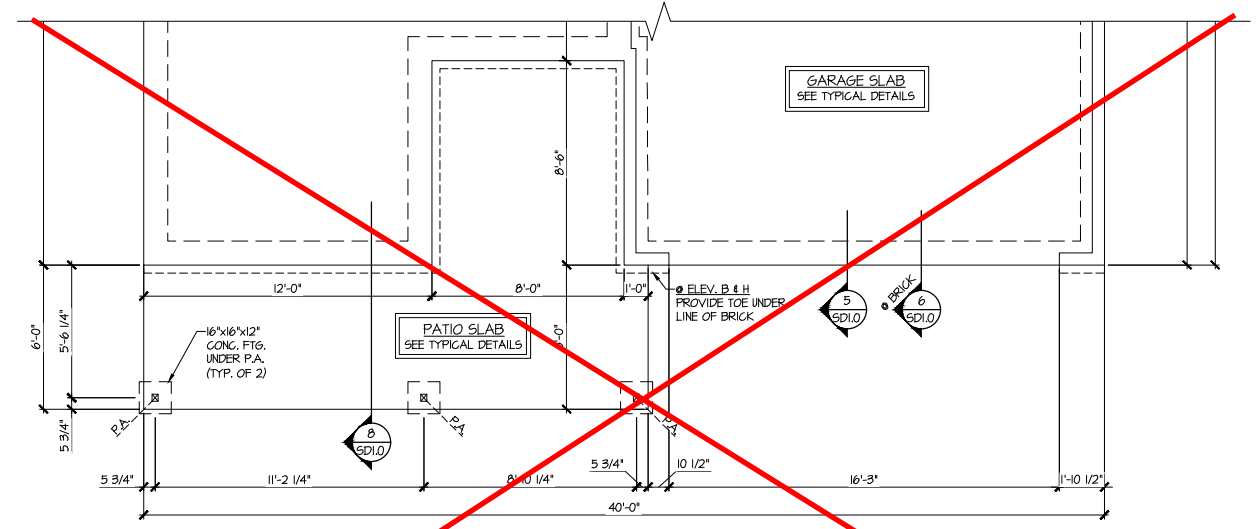
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NORTH CAROLINA

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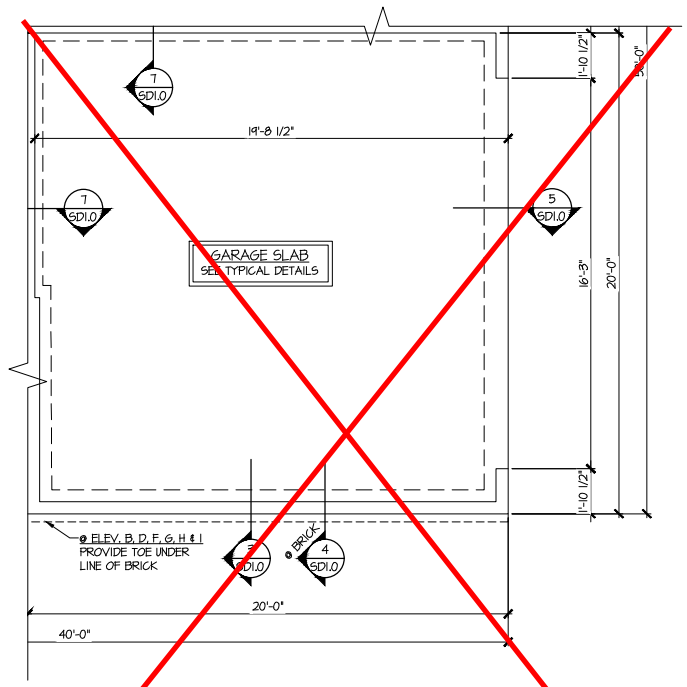
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**1 MONO-SLAB FOUNDATION PLAN**  
SCALE: 1/4"=1'-0" ON 22x34  
1/8"=1'-0" ON 11x17  
ELEV. A, C, D, F, G & I



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



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

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

**BRIARWOOD  
LOT 24**

REFER TO S0.0 FOR TYPICAL  
STRUCTURAL NOTES & SCHEDULES



BRIARWOOD  
LOT 24

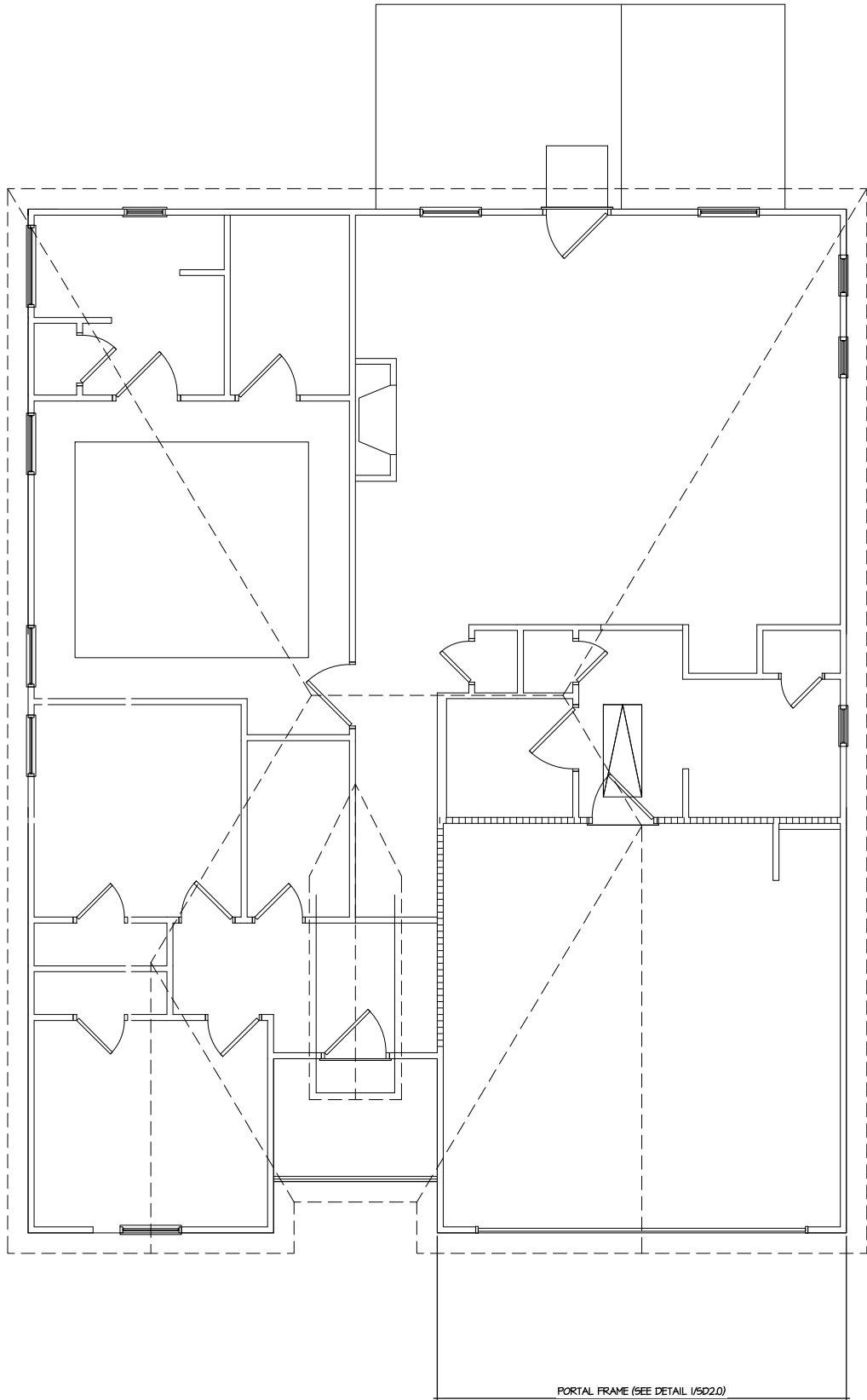
REFER TO 50.0 FOR TYPICAL  
STRUCTURAL NOTES & SCHEDULES

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

## LEGEND

-  INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF 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.





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

**LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS**

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:  
120MPH WIND IN 2018 NCSBG: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 NCSBG: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 NCSBG: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.

MK STD. - MAR 2016

**EXT. WALL SHEATHING SPECIFICATION**

- 7/16" OSB OR 15/32" PLYWOOD:  
FASTEN SHEATHING w/ 2 3/8"x0.113 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP. UNO.)
- ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC: 1 3/4" 16 GA STAPLES (1/6" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

**3" O.C. EDGE NAILING**

- AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/ 2 3/8" x 0.113" NAILS @ 3" O.C. AND 12" O.C. IN THE PANEL FIELD. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUD) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

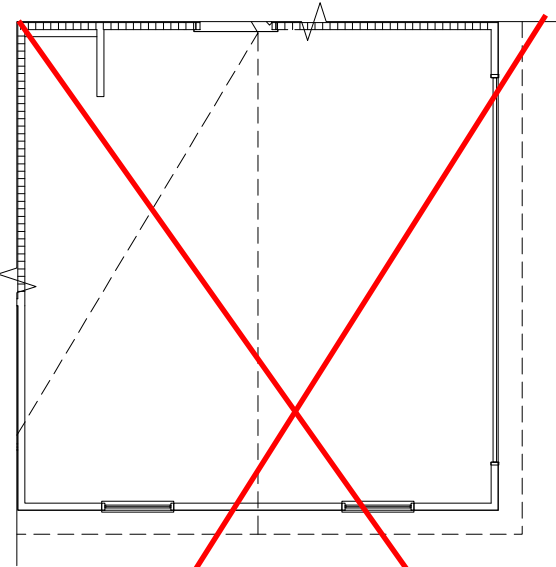
**NOTES**

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

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

▶ INDICATES HOLDOWN

MK STD. - MAR 2016



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

| LEGEND      |                                                                                                                                          |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------|
| • R.T. ➤    | INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. UNO.)                                                                           |
| • O.F. ➤    | INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. UNO.)                                                                                       |
| • F.J. ➤    | INDICATES 14" DEEP FLOOR I-JOISTS (24" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER |
| • D.J. ➤    | INDICATES 2x8 P.T. DECK JOISTS @ 16" O.C. (MAX.)                                                                                         |
| • [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                                                                                                                              |
| • J.L.      | METAL HANGER                                                                                                                             |
| • *         | INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.                                                             |

**BRIARWOOD LOT 24**

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

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

5/31/23

seal  
PROFESSIONAL  
ENGINEER  
SHAUN KREIDEL  
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MULHERN+KULP  
RESIDENTIAL STRUCTURAL ENGINEERING

3625 Shawlands Parkway, Suite 105 • Alpharetta, GA 30022  
970-777-8874 • [info@mulhernkulp.com](mailto:info@mulhernkulp.com)

NC License # C-3825

Mulhern+Kulp project number:  
256-21019

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

REVISIONS:  
date: initial:

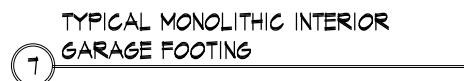
SMITH DOUGLAS  
HOMES

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

sheet:  
**S3.2L**

seal:  5

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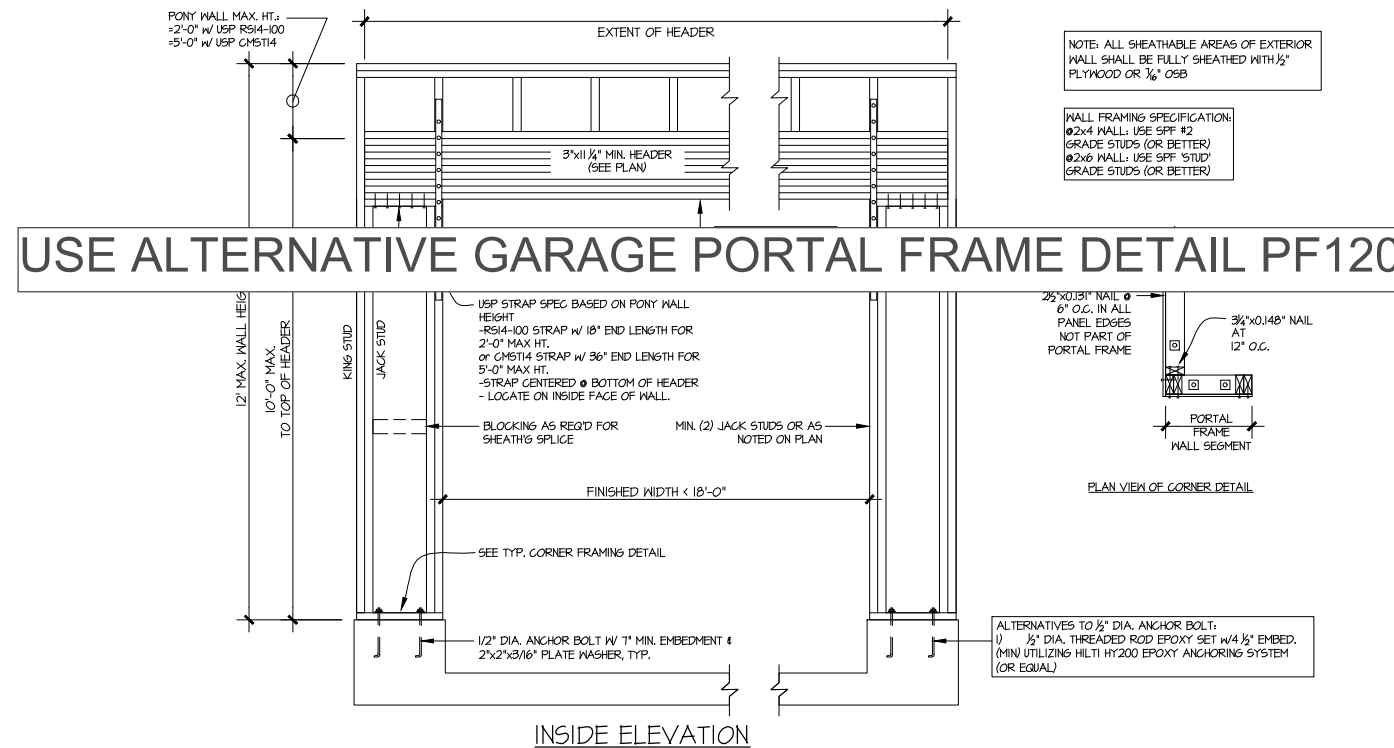
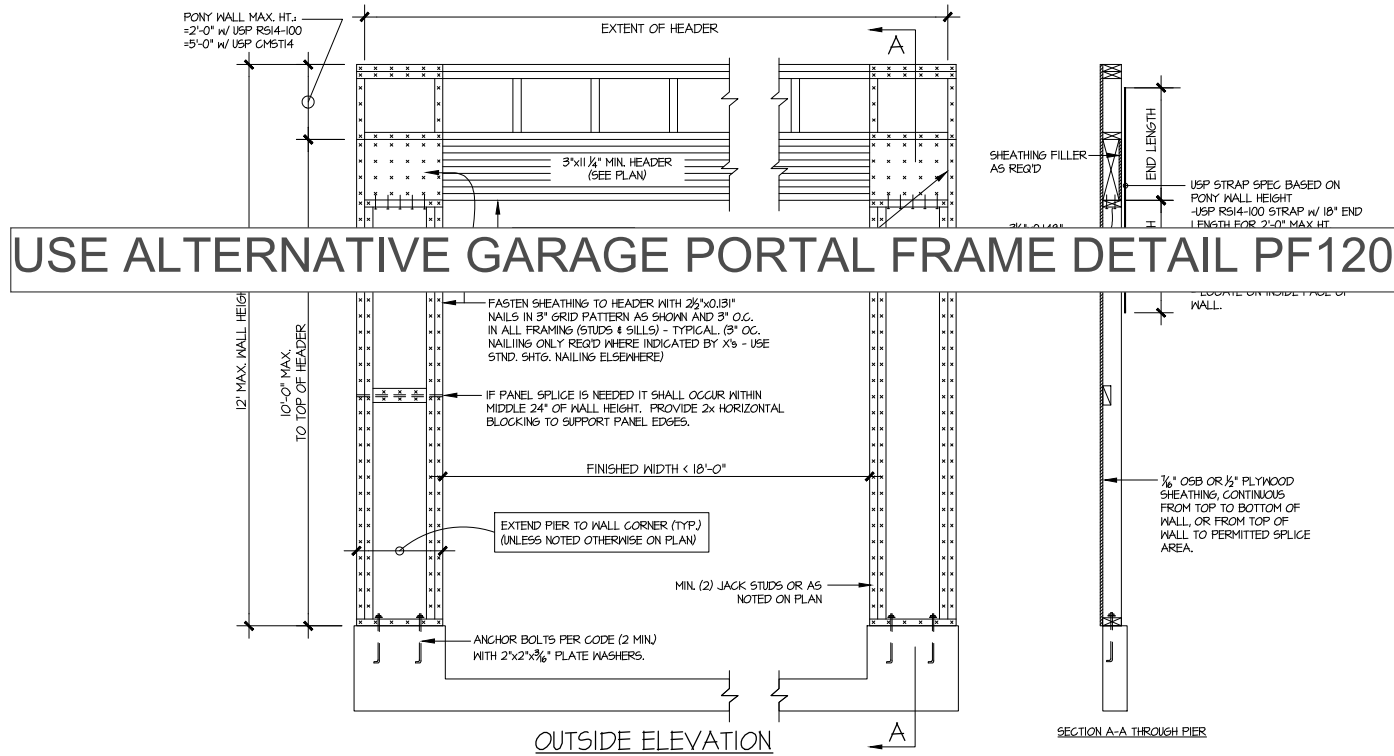


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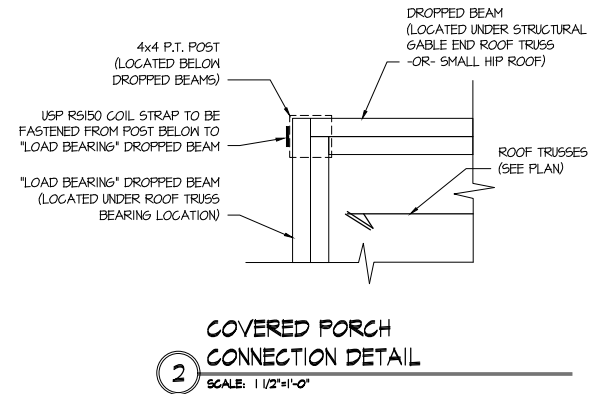
**SD 1.0**

**BRIARWOOD  
LOT 24**

# SD 1.0



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



**BRIARWOOD  
 LOT 24**

5/31/23

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

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

REVISIONS:

| date: | initial: |
|-------|----------|
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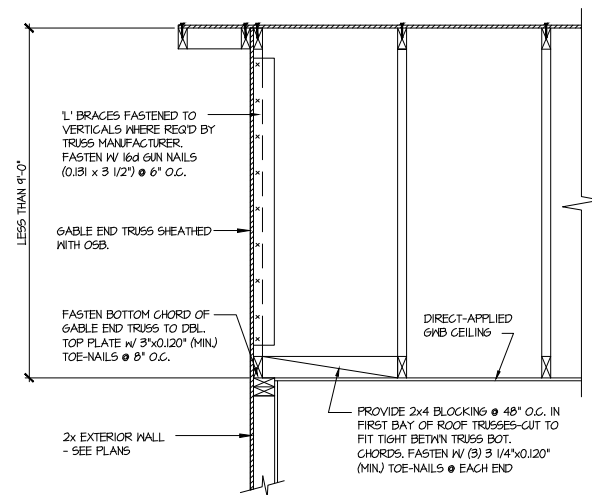
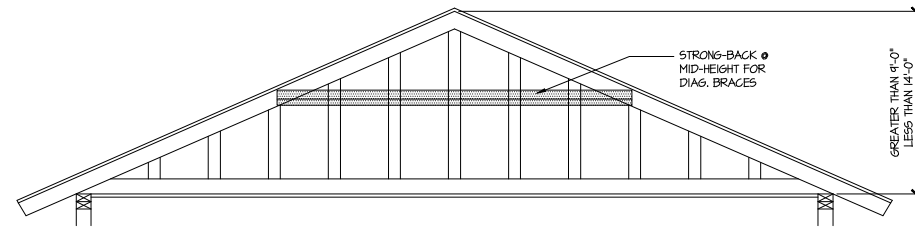
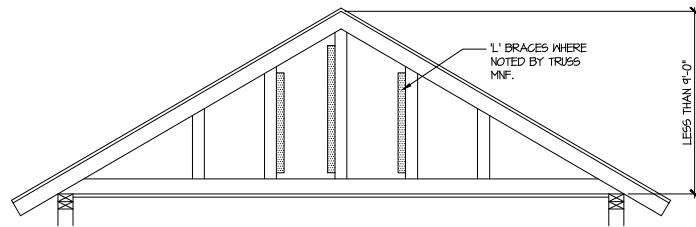
**SMITH DOUGLAS  
 HOMES**

**FRAMING DETAILS**

**LANDEN MODEL**

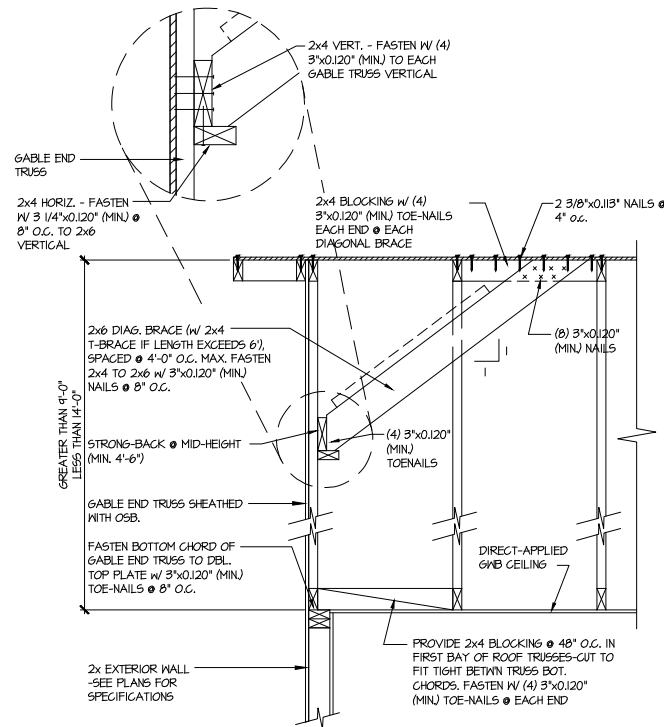
120 MPH WIND ZONE  
 NORTH CAROLINA

sheet:  
**SD2.0**



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

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



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

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

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

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



Mulhern+Kulp project number:  
256-21019

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

REVISIONS:  
date: initial:

SMITH DOUGLAS  
HOMES

FRAMING DETAILS

LANDEN MODEL

120 MPH WIND ZONE  
NORTH CAROLINA

BRIARWOOD  
LOT 24

sheet:  
**SD2.1**



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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,

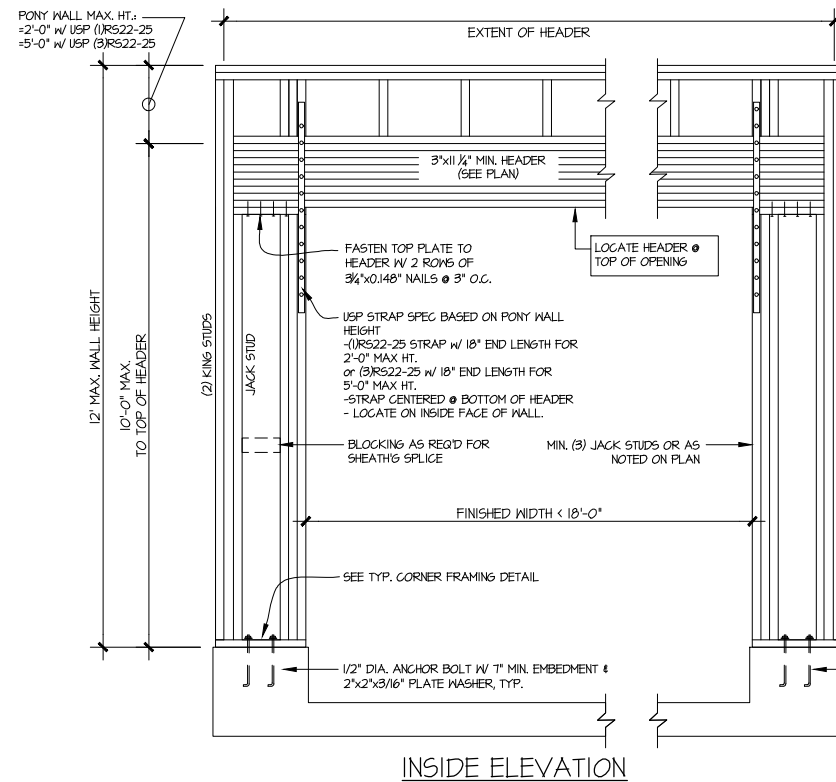
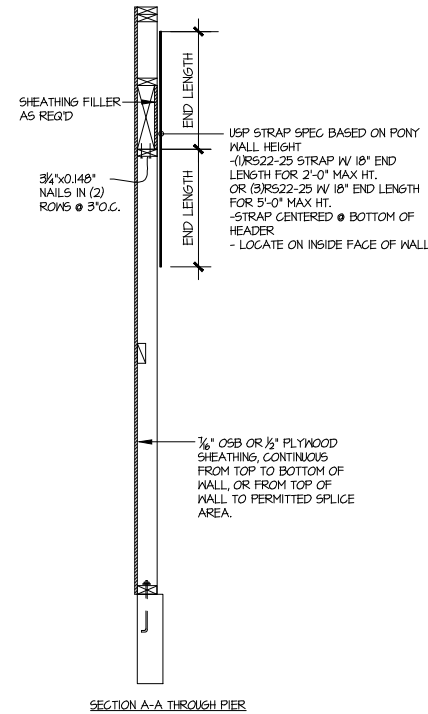
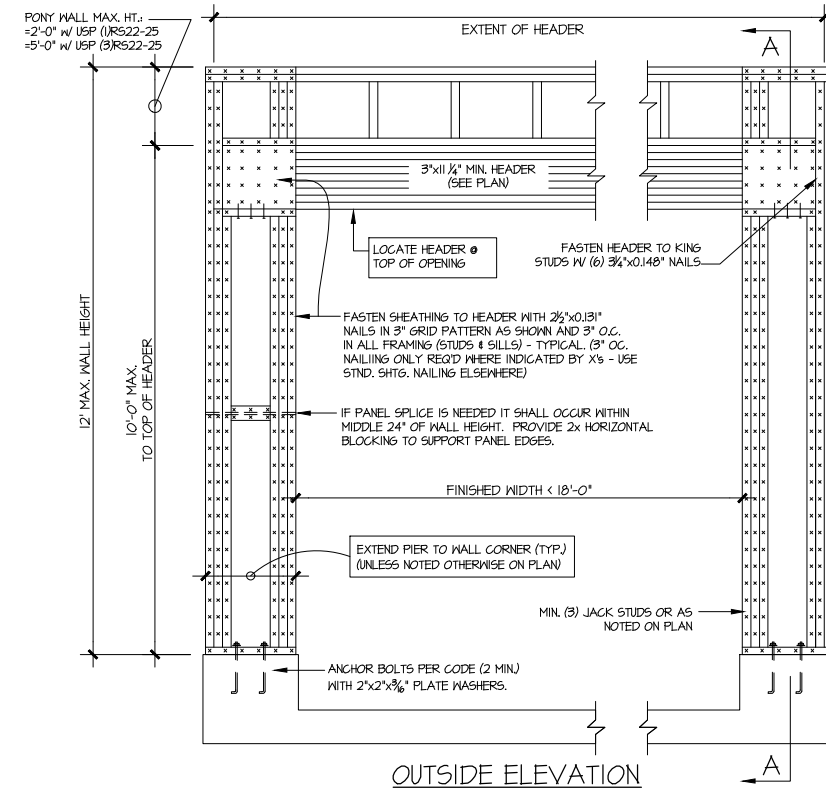
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Shaun M. Kreidel, P.E. Project Manager + Atlanta Office Director

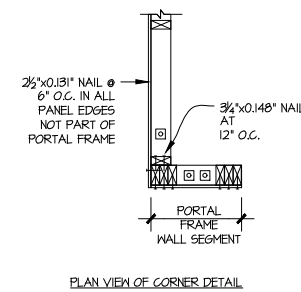
Signature + Seal 07/28/2023





NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALL SHALL BE FULLY SHEATHED WITH 1/2" PLYWOOD OR 3/8" OSB

WALL FRAMING SPECIFICATION:  
Ø2x4 WALL: USE SFF #2 GRADE STUDS (OR BETTER)  
Ø2x6 WALL: USE SFF #1UD GRADE STUDS (OR BETTER)



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

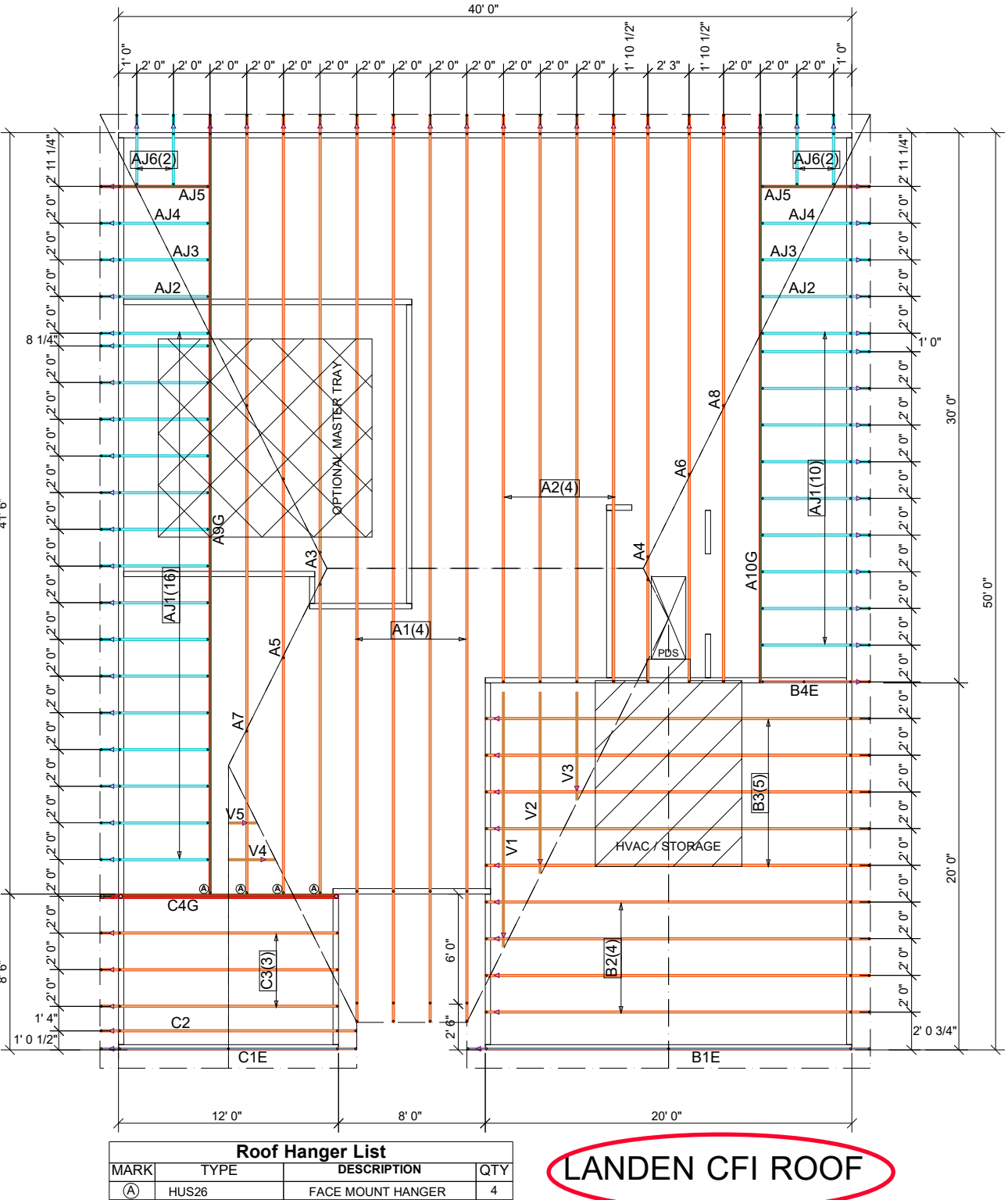
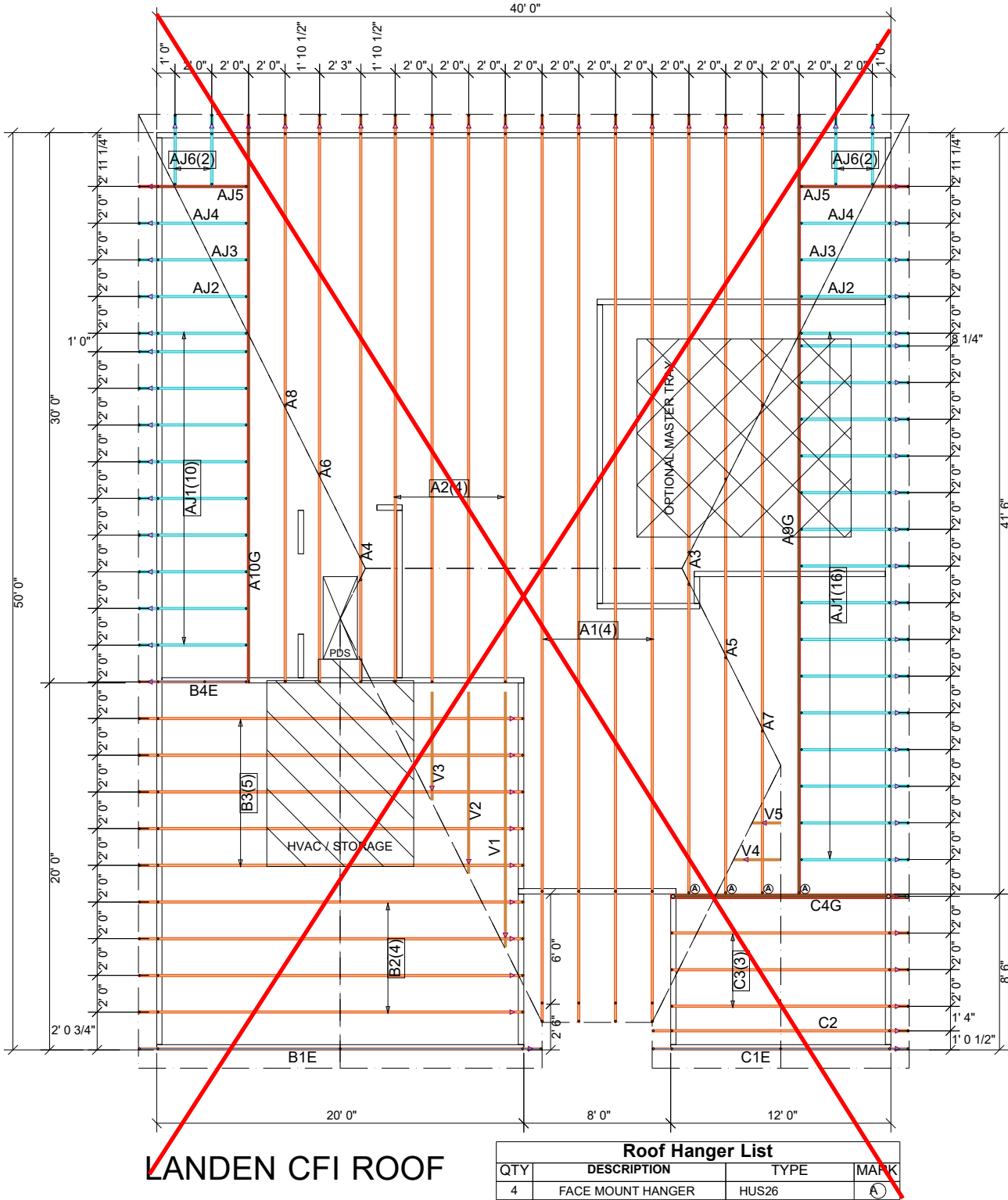
**A** ALTERNATE GARAGE PORTAL FRAME BRACING ELEVATION  
SCALE: N.T.S.

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

**BRIARWOOD  
LOT 24**

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

ROOF TRUSS PLACEMENT PLAN



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

| REVISIONS |  | DATE       | DESCRIPTION       | DSN |
|-----------|--|------------|-------------------|-----|
|           |  | 05/02/2023 | MAIN PITCH CHANGE | JK  |
|           |  |            |                   |     |
|           |  |            |                   |     |
|           |  |            |                   |     |
|           |  |            |                   |     |
|           |  |            |                   |     |
|           |  |            |                   |     |
|           |  |            |                   |     |
|           |  |            |                   |     |

DESIGNER

LAYOUT DATE

ARCH DATE

STRUC DATE

JK

05/02/2023

04/07/2023

N/A

JOB #: MASTER

SMITH DOUGLAS

LANDEN CFI ROOF

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