

AVERY

REEDY BRANCH
LOT 06



PLAN ID: 042720.0601

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 PLANS & DETAILS |
| A6.1 | ROOF PLANS |
| A7.2 | ELECTRICAL PLANS |
| A8.1 | TRIM LOCATION LAYOUTS |

| AREA TABULATION | |
|---------------------------------------|------|
| FIRST FLOOR | 2404 |
| TOTAL | 2404 |
| GARAGE | 400 |
| FRONT PORCH B&C MASSINGS (COVERED) | 67 |
| REAR PATIO (COVERED) | 200 |

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

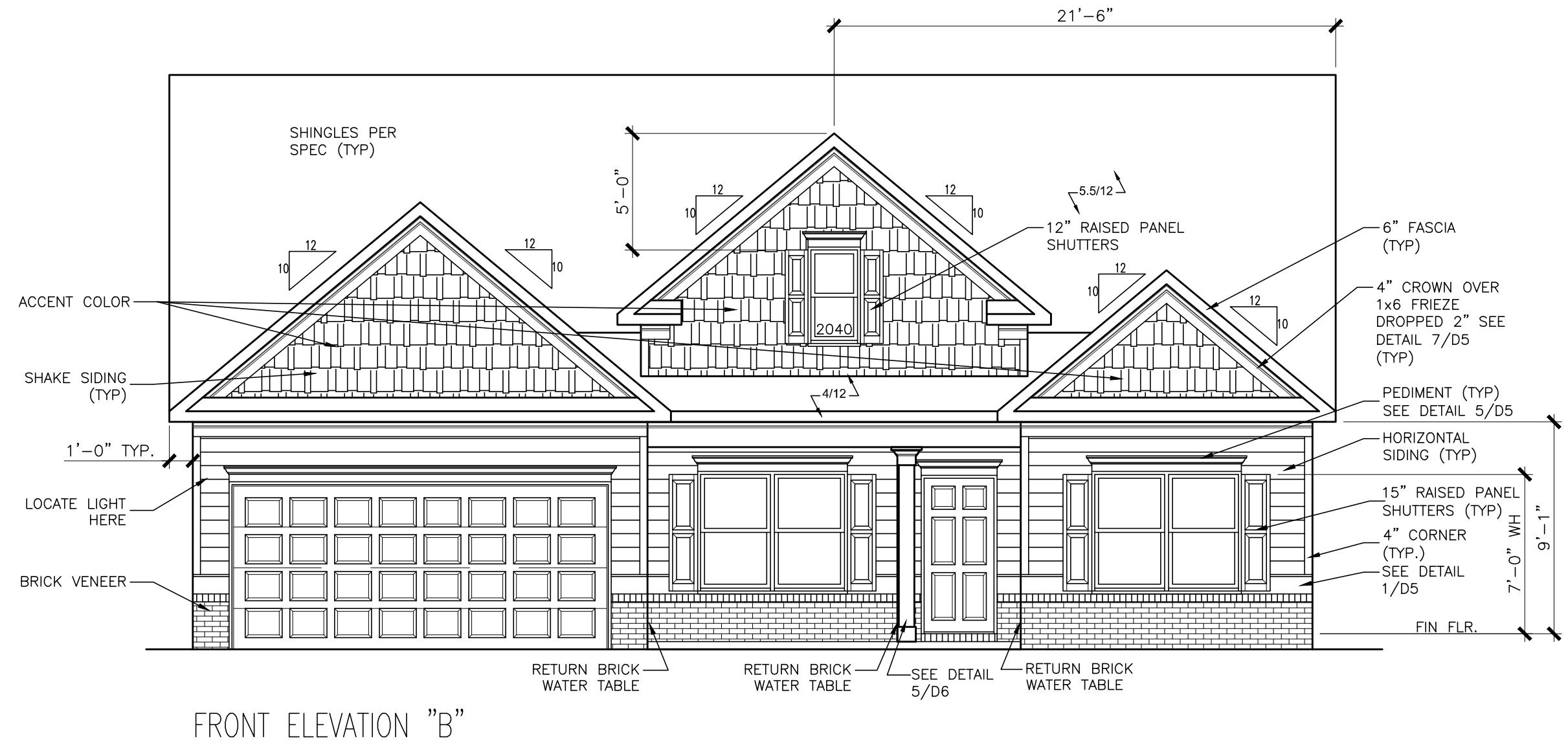
| BUILDING CODE ANALYSIS / DESIGN CRITERIA | |
|--|--|
| HOME TO BE BUILT TO MEET OR EXCEED ALL LOCAL CODES AND DESIGN CRITERIA | |

| PLAN REVISIONS | | | |
|----------------|-----|---|--------------------------|
| DATE | BY | REVISION | PAGE # |
| 9/10/2019 | AW | PCR #3209 added clg. mount light to hall by bathroom in finished basement | A7.1.1 |
| 9/10/2019 | AW | PCR #3214 Removed tempered note from 3050 window in Family Rm. next to rear door | A5.1 |
| 11/4/2019 | AW | Added grade beam between B-2 & Foyer as part of truss standardization project | A3.1 |
| 1/10/2020 | AW | Removed optional Study ILO Dining | A5.1.1, A7.2.1 |
| 2/11/2020 | AW | PCR #3596 Relocated WP outlet on back patio so when its a deck the post won't interfere with outlet | A7.2 |
| 4/27/2020 | AW | Re-centered A roof massing dormers | A1.1, A1.4, A1.13, A6.1 |
| 4/1/2021 | AW | PCR #4348 Added led light & switch over tub in the En Suite Bath | A7.2.1 |
| 9/2/2021 | BB | ADDED 2 TURTLE BACK VENTS TO C MASSING REAR ELEVATION | A2.3, A2.9, A6.1.2 |
| 3/1/2022 | AW | Changed 3050 twin temp at rear of Brfst to 3050 single non-temp window | A2.1-A2.3, A5.1 |
| 7/10/2023 | AW | PCR #5401 Clean up plumbing dims on slab plan | A3.1 |
| 8/1/2023 | AW | Changed 2x6 walls to 2x4 wall at Bath 3/B3 En Ste bath and back of coat closet | A3.1, A5.1, A5.1.1 |
| 9/20/2023 | BB | Removed shower and tub sizes from all fixtures on all affected pages | A3.1, A3.1.1, A5.1-5.1.2 |
| 3/28/2024 | SL | PCR # 5769 Adjusted two electrical outlet locations in kitchen, added three outlets | A7.2 |
| 5/13/2024 | CLJ | PCR # 5795 Rev kitchen cabinets dimensions to match cabinet layout document | A5.1, A7.2 |

REEDY BRANCH

LOT 06

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ALL NON-MASONRY RETURNS TO
BE HORIZONTAL SIDING

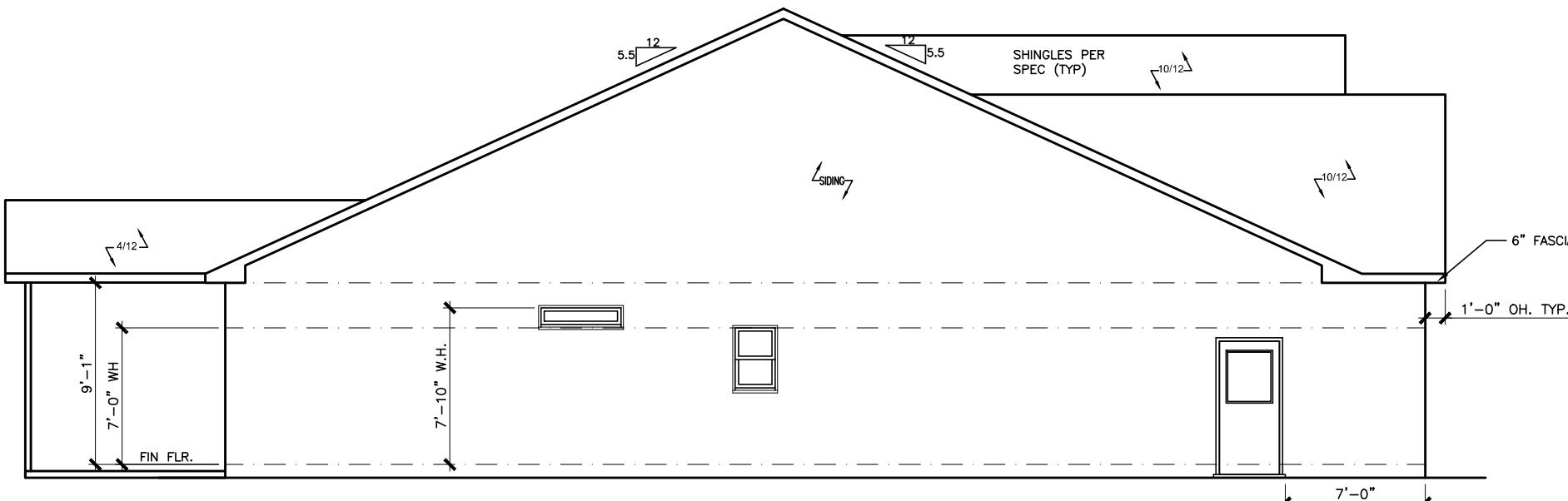
SEE SHEET D3 OF SDH TYPICAL
DETAILS FOR SOFFIT DETAILS PER
SOFFIT MATERIAL

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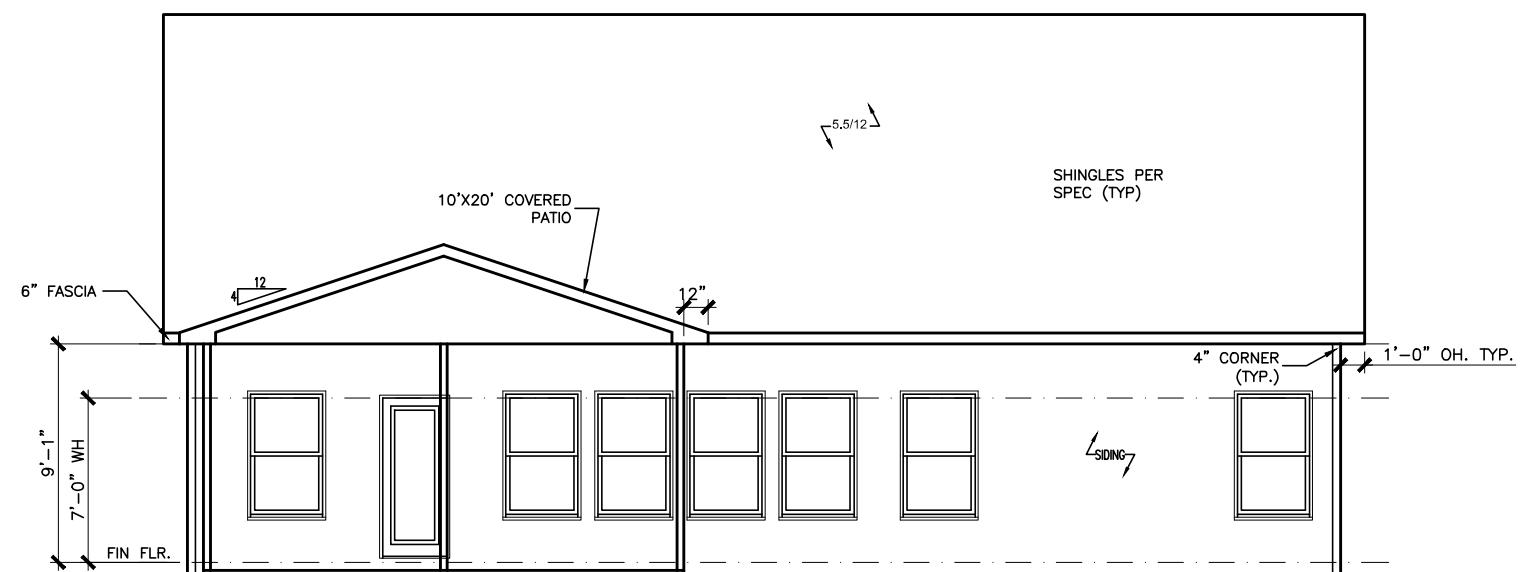
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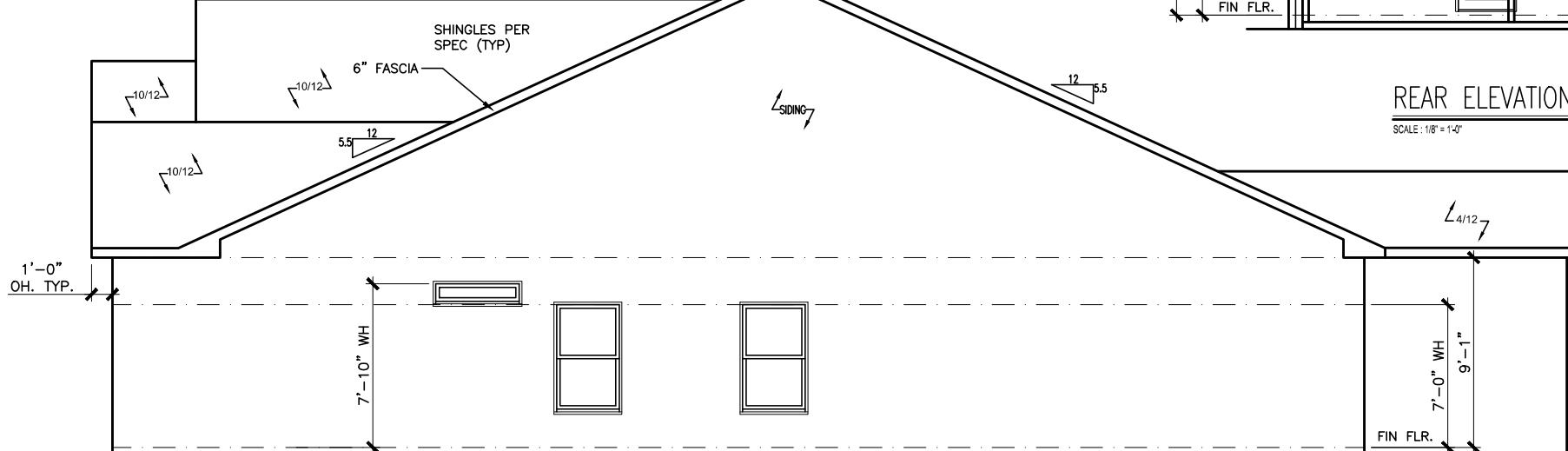
LEFT ELEVATION "B"

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



REAR ELEVATION "B"

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



RIGHT ELEVATION "B"

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

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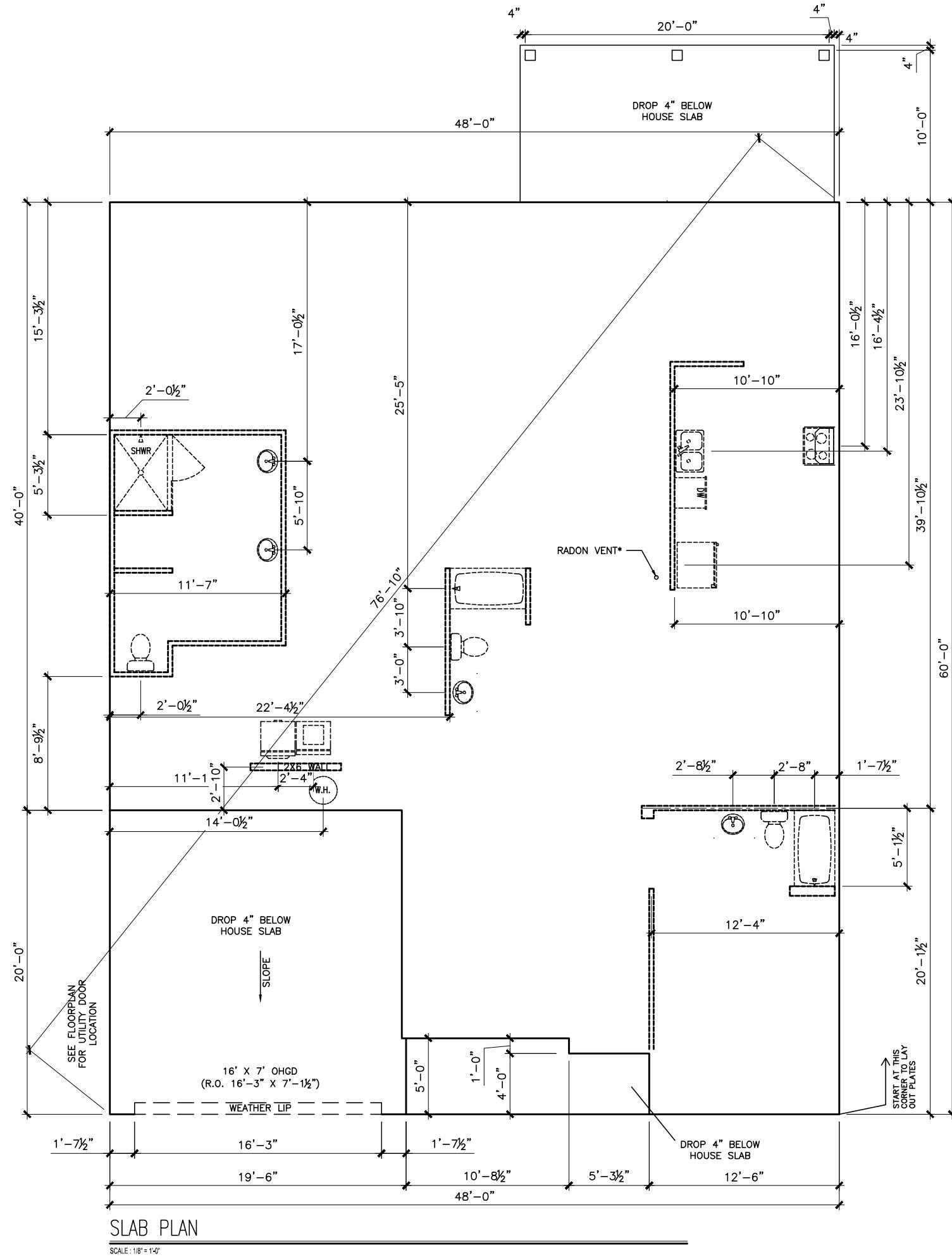
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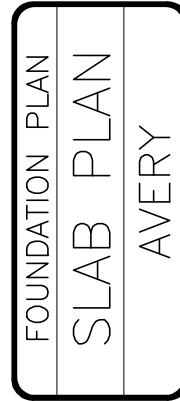
LOT 06



*RADON VENT PROVIDED
PER LOCAL CODE

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

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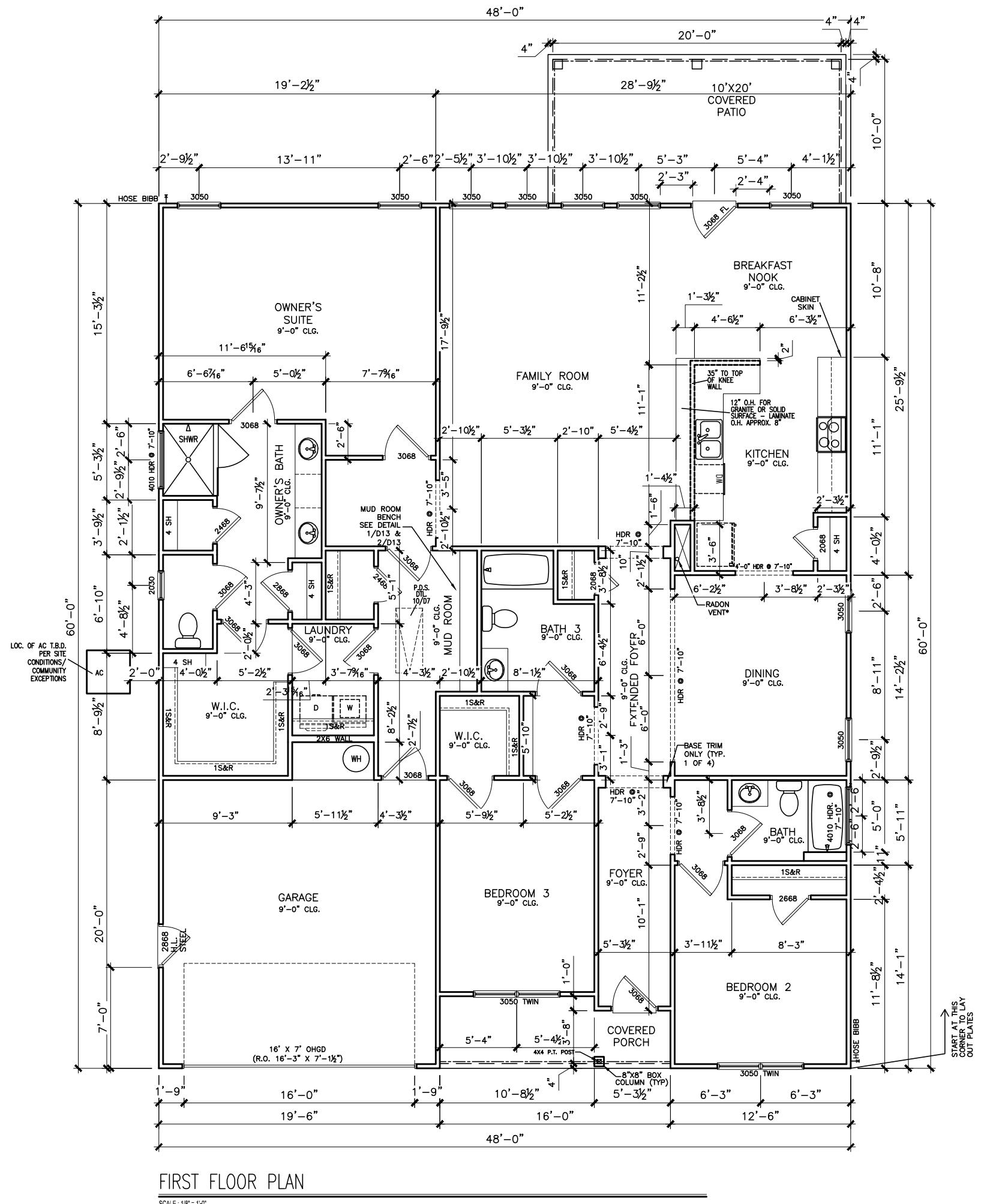
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1 FLOORS | AVERY

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

*RADON VENT PROVIDED
PER LOCAL CODE

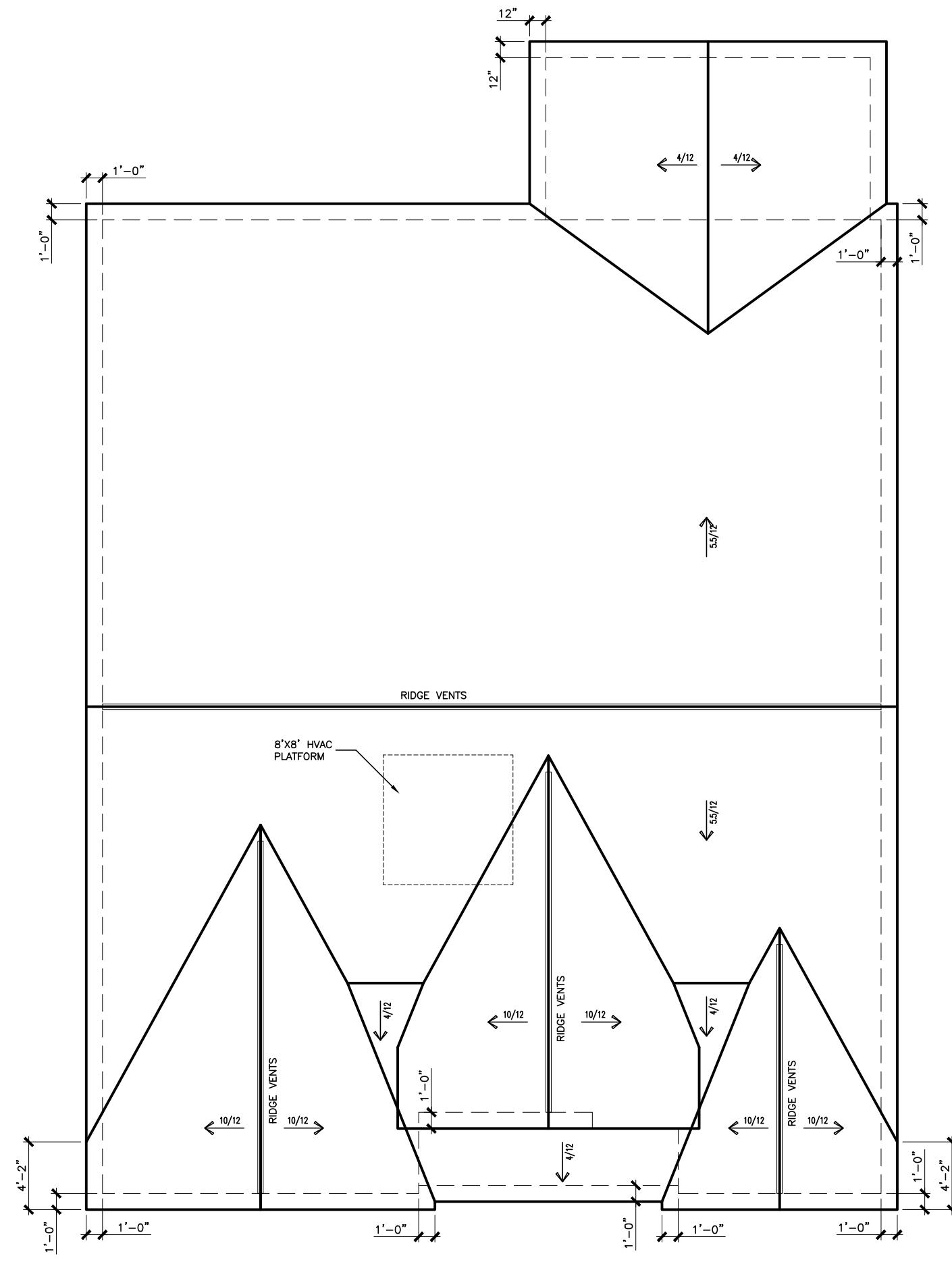
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FIRST FLOOR PLAN

SCALE : 1/8" = 1

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ROOF LAYOUT "B"

SCALE : 1/8" = 1'

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ROOF LAYOUT

ROOF PLAN

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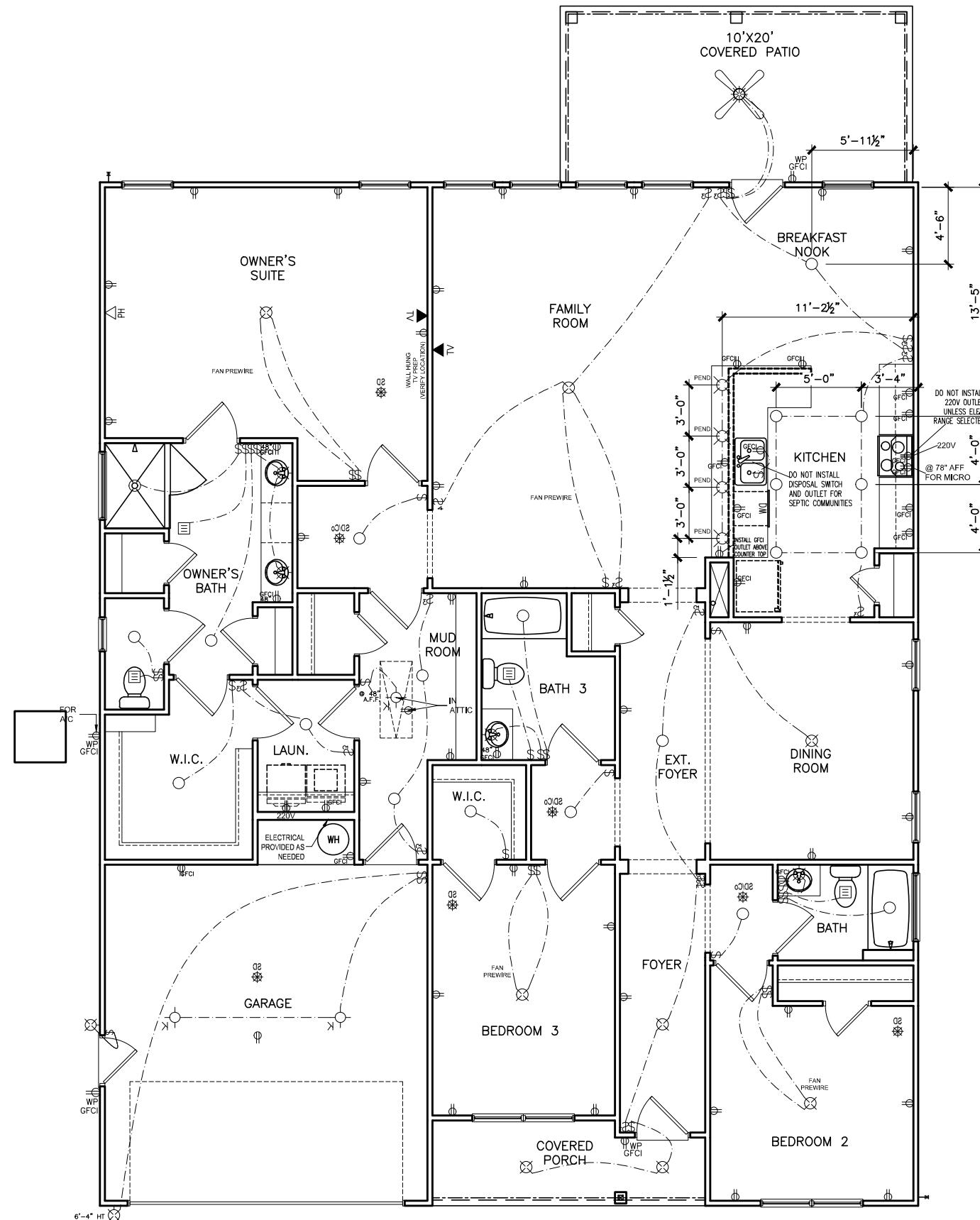
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FIRST FLOOR ELECTRICAL PLAN

SCALE : 1/8" = 1' 0"

ELECTRICAL LEGEND

| | | | |
|--|----------------------------------|--|---------------------------|
| \$ | SWITCH | | 120V RECEPTACLE |
| \$3 | 3 WAY SWITCH | | 220V RECEPTACLE |
| \$4 | 4 WAY SWITCH | | GFCI OUTLET |
| - | KEYLESS | | WEATHER PROOF GFCI OUTLET |
| | WALL MOUNT FIXTURE | | USB OUTLET |
| | CEILING FIXTURE | | GAS LINE |
| | CEILING FIXTURE | | FLOOD LIGHT |
| TV | TV | | CEILING FAN |
| C5 | CAT 5 | | |
| PH | TELEPHONE | | EXHAUST FAN |
| SD/Co | SMOKE DETECTOR & CARBON MONOXIDE | | ELECTRICAL WIRING |
| 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 BOTTOM OF LIGHT FIXTURE | |
| CEILING FAN | | 96" ABOVE FINISHED FLOOR | |
| FLOOD LIGHTS | | 10' MAX. ABOVE FIN. FLOOR | |

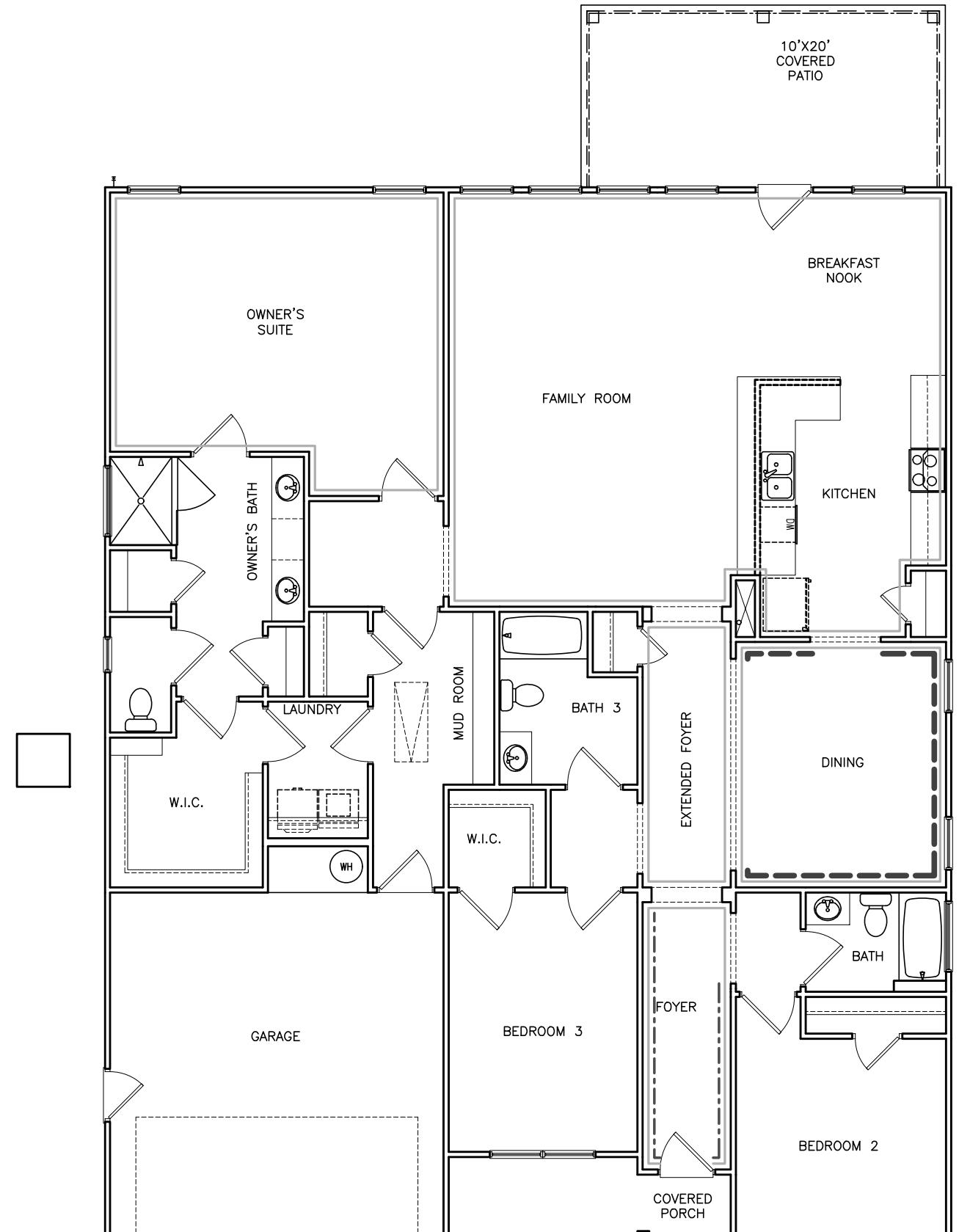
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TRIM LAYOUT FIRST FLOOR PLAN

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

TWO PIECE CROWN
FOYER TRIM - CHAIR/SHADOW
DINING ROOM TRIM - CHAIR/SHADOW

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TRIM LAYOUT
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| CONNECTION SPECIFICATIONS (TYP. U.N.O.) | | |
|--|---|--|
| DESCRIPTION OF BLDG. ELEMENT | 3" x 0.131" NAILS | 3" x 0.120" 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 H2.5T | (4) TOENAILS + (1) SIMPSON H2.5T |
| GAB. END TRUSS TO DBL. TOP PL. | TOENAILS @ 8" O.C. | TOENAILS @ 6" O.C. |
| R.T. w/ HEEL HT. 9 1/4" TO 12" | 2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" O.C. | 2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 4" O.C. |
| R.T. w/ HEEL HT. 12" TO 16" | 2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" O.C. | 2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 4" O.C. |
| R.T. w/ HEEL HT. UP TO 24" | LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON 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. 24" TO 48" | 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* |
| WALL TO FOUNDATION | WALL SHTG. LAP w/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC. | |

* 2 1/2" x 0.131 is an acceptable alternative to a 3" x 0.120", same spacing or number of nails. (Only acceptable where * are shown)

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

ROOF TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DESIGN 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 GIRDERS 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 1/2" x 3 1/4" |
| | 5 FT. MAX | L3 1/2" x 3 1/4" |
| 6'-0" | 12 FT. MAX | L4 1/2" x 3 1/4" |
| | 20 FT. MAX | L5 1/2" x 3 1/4" |
| 8'-0" | 3 FT. MAX | L4 1/2" x 3 1/4" * |
| | 12 FT. MAX | L5 1/2" x 3 1/4" * |
| | 16 FT. MAX | L6 1/2" x 3 1/4" * |
| 9'-6" | 12 FT. MAX | L6 1/2" x 3 1/4" * |

ALL LINTELS:
- SHALL SUPPORT 2 1/2" x 3" VENEER w/ 40 psf MAXIMUM WEIGHT.
- 1/2" DECK SHALL HAVE 1/2" MIN. BEARING.
- 1/2" SHALL HAVE 1/2" MIN. BEARING.
- 1/2" SHALL NOT BE FASTENED BACK TO HEADER.
- 1/2" SHALL BE FASTENED BACK TO NOOK HEADER IN WALL @ 48" O.C. w/ 1/2" DIA. x 3 1/2" LONG NAILS. USE 1/2" VERTICALLY SLOPED HOLES.
- MAX. VENEER HT. APPLIES TO ANY PORTION OF BRICK OVER THE OPENING.
- ALL LINTELS SHALL BE LONG LEGS VERTICAL.
- WHEN SUPPORTING VENEER < 3" HIGH THE EXTERIOR TOE OF THE HORIZONTAL LEG MAY BE CUT BACK 1/2" x 3 1/4" HIGH OVER THE BEARING LENGTH ONLY. THIS IS FOR MORTAR JOINTS. SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS.
* FOR QUEEN VENEER USE L4 x 3 1/4".

MULHERN + KULP STND. - MAY 2016

GENERAL STRUCTURAL NOTES

FOUNDATION

• DESIGN IS BASED ON 2018 NCSBC-RESIDENTIAL CODE & 2018 IRC WITH SOUTH CAROLINA AMENDMENTS

• FOOTING DESIGN - 2,000 PSF NET ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.

• FASTEN 2x4/6 SILL PLATES TO CONG FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING:

- 1/2" DIA. ANCHOR BOLTS @ 6" O.C., 7" MIN. EMBEDMENT
- EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2015 & 2018 IBC (SECTION 1609) & ASCE 7, AS PERMITTED BY R301.3 OF THE 2018 NCSBC-RC & 2018IRC. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREINWITH, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

DESIGN WIND UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NCSBC-RC & 2018IRC SECTION R802.11.1. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.5 & R802.11.

• ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT w/ PERIMETER FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.

• BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT w/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.

• FOUNDATION WALLS & FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O.

• CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:

f'c = 4,000 psi..... FOUNDATION WALLS

3,000 psi..... FOOTINGS & INTERIOR SLABS ON GRADE

3,500 psi..... GARAGE & EXTERIOR SLABS ON GRADE

f'y = 60,000 psi

• BASEMENT FOUNDATION WALL DESIGN BASED ON:

- 8' OR 9' HEIGHT (AS NOTED ON PLANS)
- TALLER WALLS MUST BE ENGINEERED.

• BASEMENT WALL DESIGN IS BASED ON 30 OR 45 PCF BACKFILL SOIL TYPE CLASSIFICATIONS:

30 PCF TYPE (GW, GP, SW, SP)

45 PCF TYPE (GM, GG, SM, SM-SC, ML)

• IMPORTANT - IF 60 PCF SOIL TYPE (SC, ML-CL, OR CL) IS UTILIZED FOR BACKFILL, CONTACT MULHERN + KULP FOR FURTHER EVALUATION OF FOUNDATION DESIGN.

• BASEMENT WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY ADEQUATE TEMPORARY BRACING OR INSTALL 1ST FLOOR DECK.

• ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.

• ALL FOOTINGS SHALL BEAR BELOW FROST LINE (TYP) OR 12" MIN IN REGIONS WHERE CODE FROST DEPTH IS NOT APPLICABLE. CONSULT SOILS REPORT OR BUILDING DEPT. FOR MINIMUM DEPTH BELOW GRADE.

• FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.

• PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP.

• JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM)

• JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1:1.5 RATIO

• CONTROL JOINTS SHALL 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 18 BAR DIAMETERS MIN. (24" FOR #4 BARS) & BEND BARS AND LAP AT CORNERS. PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT.

MULHERN + KULP STND. - MAY 2012

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:

120MPH WIND IN 2018 NCSBC:RC

& 120MPH WIND IN 2018IRC

(120 MPH WIND SPEED IN ASCE 7 WIND MAP, PERIRC R301.2.1.1)

EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2015 & 2018 IBC (SECTION 1609) & ASCE 7, AS PERMITTED BY R301.3 OF THE 2018 NCSBC-RC & 2018IRC. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREINWITH, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

DESIGN WIND UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NCSBC-RC & 2018IRC SECTION R802.11.1. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.5 & R802.11.

• ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT w/ PERIMETER FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.

• BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT w/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.

• FOUNDATION WALLS & FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O.

• CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:

f'c = 4,000 psi..... FOUNDATION WALLS

3,000 psi..... FOOTINGS & INTERIOR SLABS ON GRADE

3,500 psi..... GARAGE & EXTERIOR SLABS ON GRADE

f'y = 60,000 psi

• BASEMENT FOUNDATION WALL DESIGN BASED ON:

- 8' OR 9' HEIGHT (AS NOTED ON PLANS)
- TALLER WALLS MUST BE ENGINEERED.

• BASEMENT WALL DESIGN IS BASED ON 30 OR 45 PCF BACKFILL SOIL TYPE CLASSIFICATIONS:

30 PCF TYPE (GW, GP, SW, SP)

45 PCF TYPE (GM, GG, SM, SM-SC, ML)

• IMPORTANT - IF 60 PCF SOIL TYPE (SC, ML-CL, OR CL) IS UTILIZED FOR BACKFILL, CONTACT MULHERN + KULP FOR FURTHER EVALUATION OF FOUNDATION DESIGN.

• BASEMENT WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY ADEQUATE TEMPORARY BRACING OR INSTALL 1ST FLOOR DECK.

• ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.

• ALL FOOTINGS SHALL BEAR BELOW FROST LINE (TYP) OR 12" MIN IN REGIONS WHERE CODE FROST DEPTH IS NOT APPLICABLE. CONSULT SOILS REPORT OR BUILDING DEPT. FOR MINIMUM DEPTH BELOW GRADE.

• FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.

• PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP.

• JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM)

• JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1:1.5 RATIO

• CONTROL JOINTS SHALL 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 18 BAR DIAMETERS MIN. (24" FOR #4 BARS) & BEND BARS AND LAP AT CORNERS. PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT.

MULHERN + KULP STND. - MAR 2016

FLOOR FRAMING

• I-JOISTS SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES STONE/MARBLE OR MET BED CONSTRUCTED FLOORS - CONTACT MK FOR EXCLUDED FLOOR DESIGNS)

• PER THE GUIDELINES OF THE TILE COUNCIL OF NORTH AMERICA (TNA 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, UN



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12/14/2023 - CREATED MIRRORED SET MMD

SMITH DOUGLAS
HOMES

Reedy Branch
LOT 6

REFER TO 90.0 FOR TYPICAL
STRUCTURAL NOTES & SCHEDULES

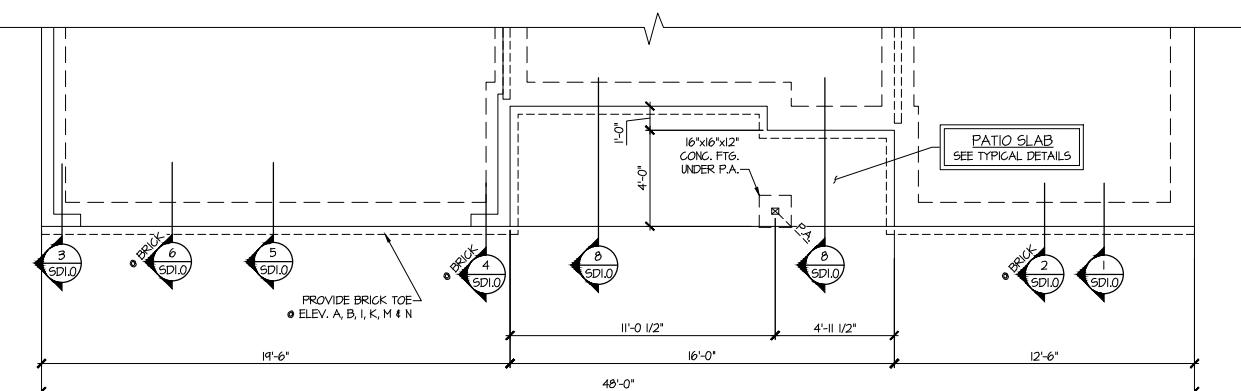
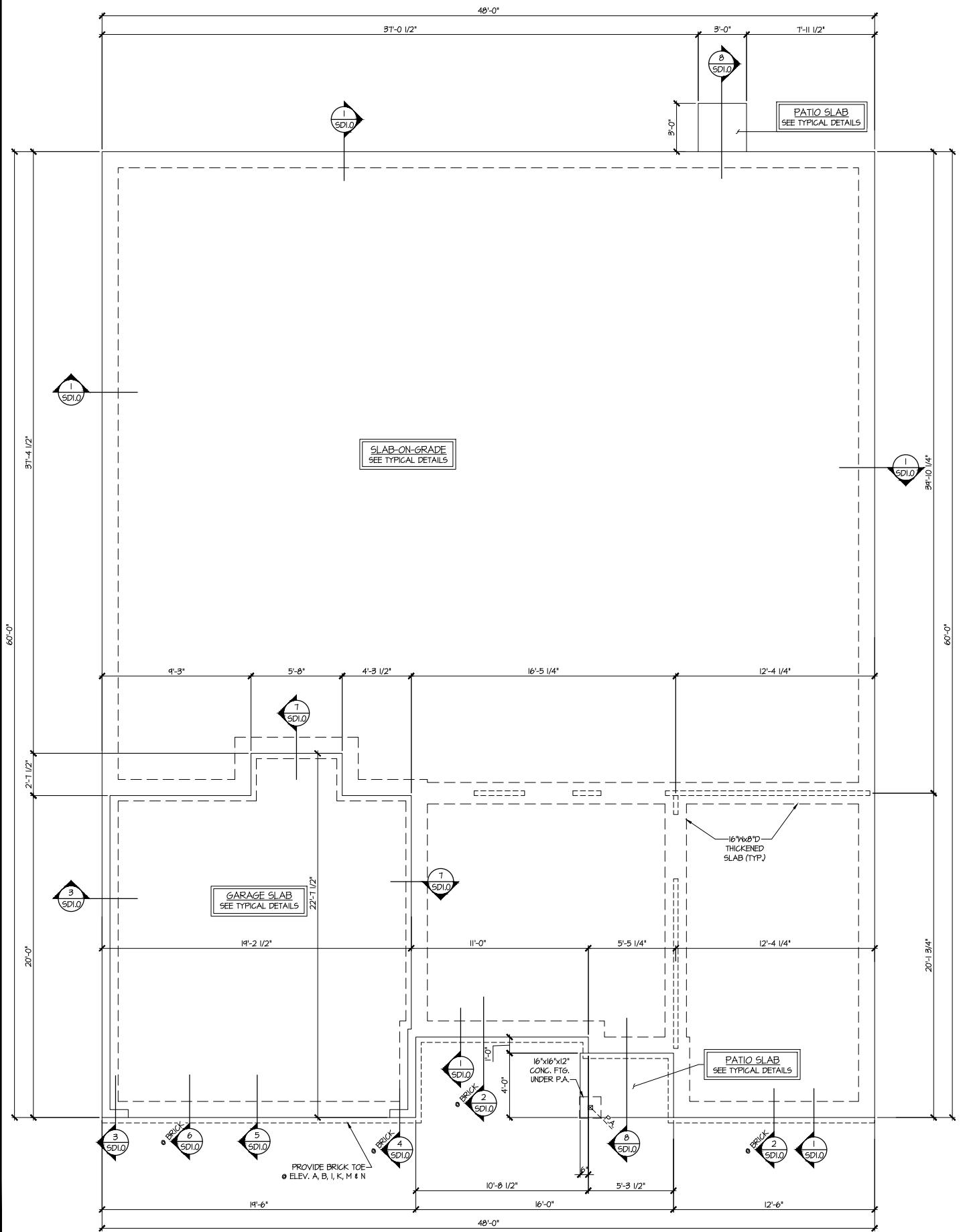
LEGEND

- 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)
- ── INDICATES LOCATIONS OF POTENTIAL TILE FLOOR. JOIST MANUFACTURER SHALL DESIGN FLOOR SYSTEM FOR ADDL 10 PSF DEAD LOAD AT THESE LOCATIONS.
- ── INDICATES INTERIOR BEARING WALL
- ━━ INDICATES BEARING WALL ABOVE (B.W.A.)
- ── BEAM/HEADER
- ┄ METAL HANGER
- * INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

MONO-SLAB FOUNDATION
AVVERY MODEL
120 MPH WIND ZONE
NORTH CAROLINA

sheet:

S1.0M



MONO-SLAB FOUNDATION PLAN
SCALE: 1/4"=1'-0" ON 22x34
1/8"=1'-0" ON 11x17
ELEV. A, B, C, D, E, F, G, H, I, J, K, L, M, N



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4x4 P.T. POST W/ USP PA44E BASE • SLAB
-OR-
BC522-4 BASE • DECK
(TYP. OF 2)
(SEE 2/5D2.0 FOR TOP OF POST CONNECTION)

4x4 P.T. POST W/ USP RS22 COIL
STRAP FROM BEAM TO POST &
PA44E BASE • SLAB OR-
BC522-4 BASE • DECK
(@ CENTER POST ONLY)

(2)2x12 DROPPED (2)2x12 DROPPED

(2)2x12 DROPPED (2)2x12 DROPPED

(2)2x6 (2)2x6 (2)2x6 (2)2x6 (2)2x6 (2)2x6

R.T.

(2)2x6 (2)2x6 (2)2x6 (2)2x6

(2)2x12 DROPPED (2)2x12 DROPPED

~~10 PARTIAL ROOF FLOOR FRAMING PLAN~~
SCALE: 1/4"=1'-0" ON 22x34
OPT. EXTENDER

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

OPT. EXTENDED COVER
FOR
ELEV. A SHO
ALL ELEV. S

Architectural drawing of a patio slab with the following dimensions:

- Width: 48'-0"
- Length: 20'-0"
- Side widths: 21'-4"
- End widths: 13/4"
- Central span: 9'-10 1/4"
- Side overhangs: 13/4"

Slab thickness and reinforcement:

- Thickness: 8" (SD1.0)
- Reinforcement: 8# (SD1.0)

Slab details:

- PATIO SLAB SEE TYPICAL DETAILS
- 16"x16"x12" CONC. FTG. UNDER P.A. (TYP. PF 2)

2) PARTIAL MONO SLAB FOUNDATION PLAN
SCALE: 1/4"=1'-0" ON 22X24' QFT EXTENDED POLES

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

OPT. EXTENDED PORCH
ELEV. A SHOWN
ALL ELEV. SIM.

~~3) PARTIAL 1ST FLOOR FRAMING PLAN BASEMENT CONDITION~~

SCALE: 1/4"=1'-0" ON 22x84
1/8"=1'-0" ON 11x17

~~OPT. EXTENDED COVERED PORCH
ELEV. A SOWN
ALL ELEV. SW.~~

48'-0"

21'-1"

6'-6"

6'-6"

6'-6"

6'-6"

11"

16'x16'x12' DEEP
CONC. FTG. UNDER
P.A. (TYP. OF 4)

3'-0 1/2"

3'-0"

7'-11 1/2"

4
SDI.4

5
SDI.4

4
SDI.4

4 PARTIAL BASEMENT FOUNDATION PLAN (SUPERIOR WALLS)

**OPTION NOT
AVAILABLE**

~~5 PARTIAL BASEMENT FOUNDATION PLAN (O.P.)~~

Reedy Branch LOT 6

REFER TO 50.0 FOR TYPICAL
STRUCTURAL NOTES & SCHEDULES

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.

OPTIONAL FRAMING PLANS

AVERY MODEL 20 MPH WIND ZONE NORTH CAROLINA

SMITH DOUGLAS
HOMES

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sheet

S5.1M



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issue date: 09-29-2023

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date: initial:
12/14/2023 - CREATED MIRRORED SET MMD

SMITH DOUGLAS
HOMES

Reedy Branch LOT 6

- THIS LEVEL HAS BEEN DESIGNED FOR 9'-1" PLATE HEIGHT
- REFER TO S0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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)
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- 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.

ROOF FRAMING PLAN
AVERY MODEL
120 MPH WIND ZONE
NORTH CAROLINA

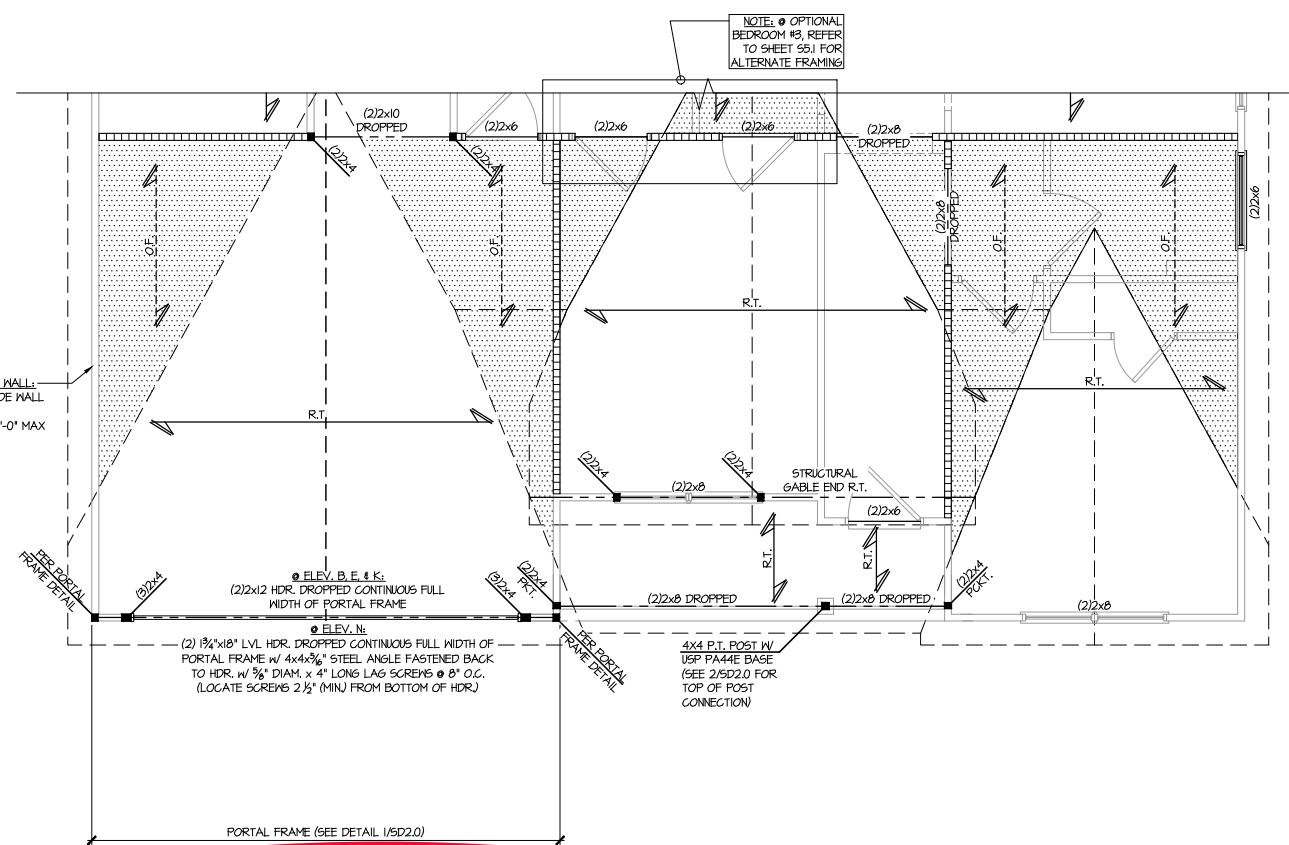
sheet:

S3.0M

ROOF FRAMING PLAN

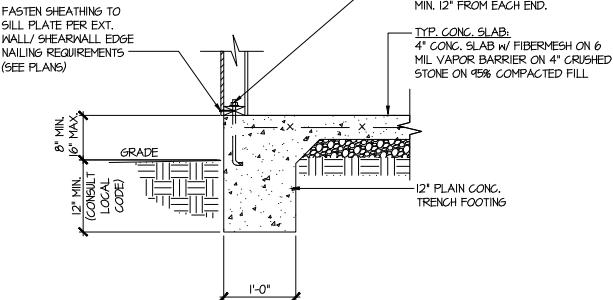
SCALE: 1/4"=1'-0" ON 22x34
1/8"=1'-0" ON 11x17

ELEV. A, B, C, D

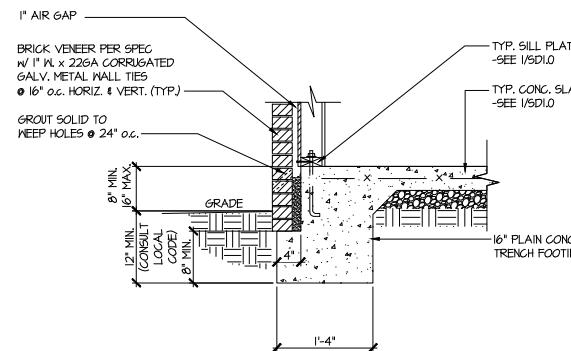




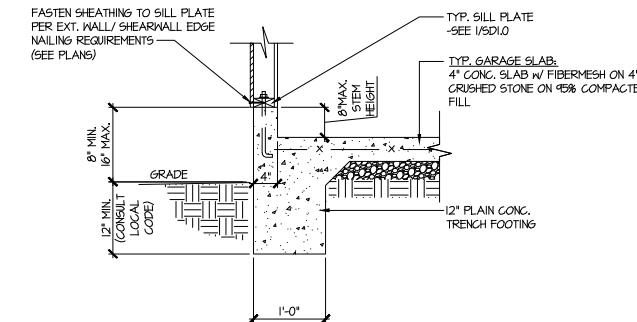
ALT TO ANCHOR BOLTS:
USE FA4 MUDSILL ANCHORS @ 6'-0"
O.C. PROVIDE (2) PER PLATE, MIN. 12"
FROM EACH END.



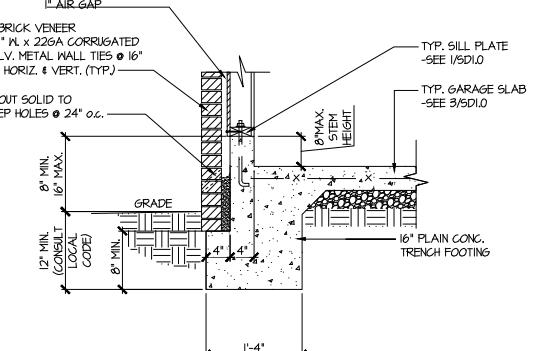
TYPICAL SLAB ON GRADE
PERIMETER FOOTING



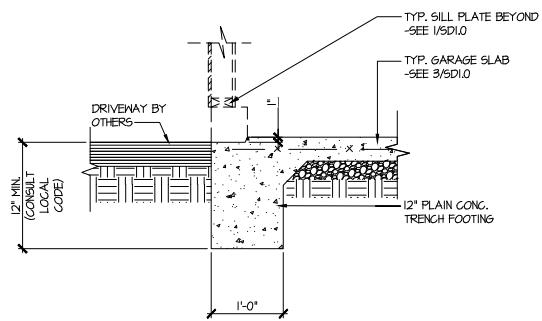
TYPICAL SLAB ON GRADE
PERIMETER FOOTING



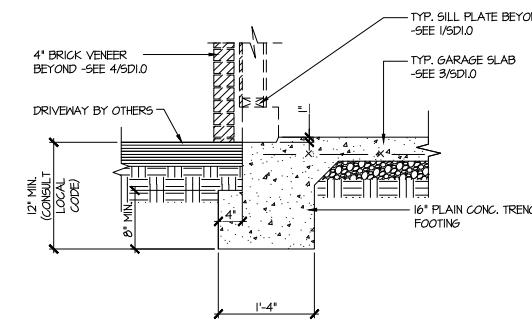
TYPICAL SLAB ON GRADE GARAGE
PERIMETER FOOTING



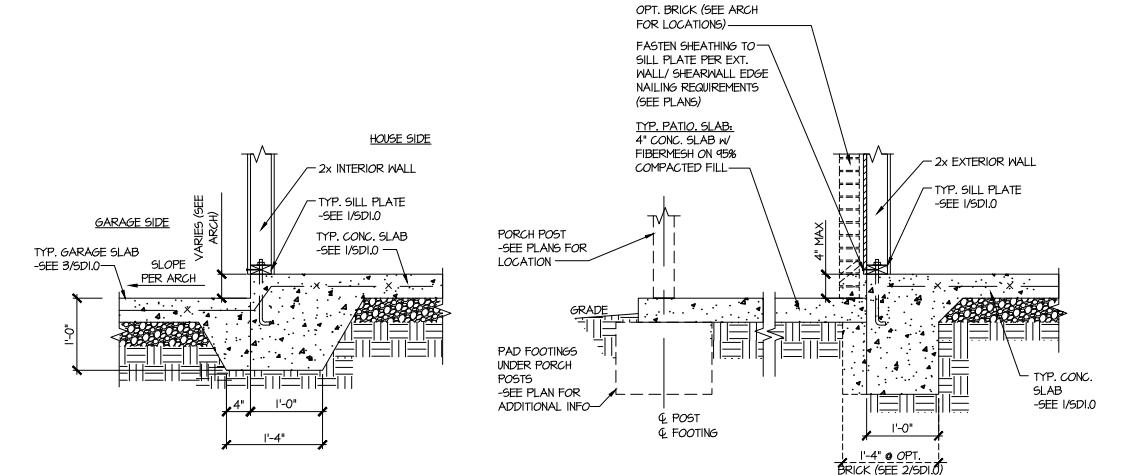
TYPICAL SLAB ON GRADE GARAGE
PERIMETER FOOTING



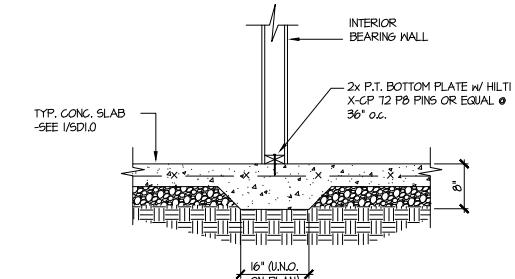
TYPICAL SLAB ON GRADE GARAGE
ENTRY @ PERIMETER FOOTING



TYPICAL SLAB ON GRADE GARAGE
ENTRY @ PERIMETER FOOTING



TYPICAL MONOLITHIC INTERIOR
GARAGE FOOTING



TYPICAL THICKENED SLAB @
INTERIOR BEARING WALL

FOUNDATION DETAILS

AVVERY MODEL
120 MPH WIND ZONE
NORTH CAROLINA

Mulhern+Kulp project number:
256-22014

project mgr: SMK
drawn by: MMD
issue date: 09-29-2023

REVISIONS:
date: initial:
12/14/2023 - CREATED MIRRORED SET MMD

SMITH DOUGLAS
HOMES

Reedy Branch
LOT 6

SD1.0



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Mulhern+Kulp project number:
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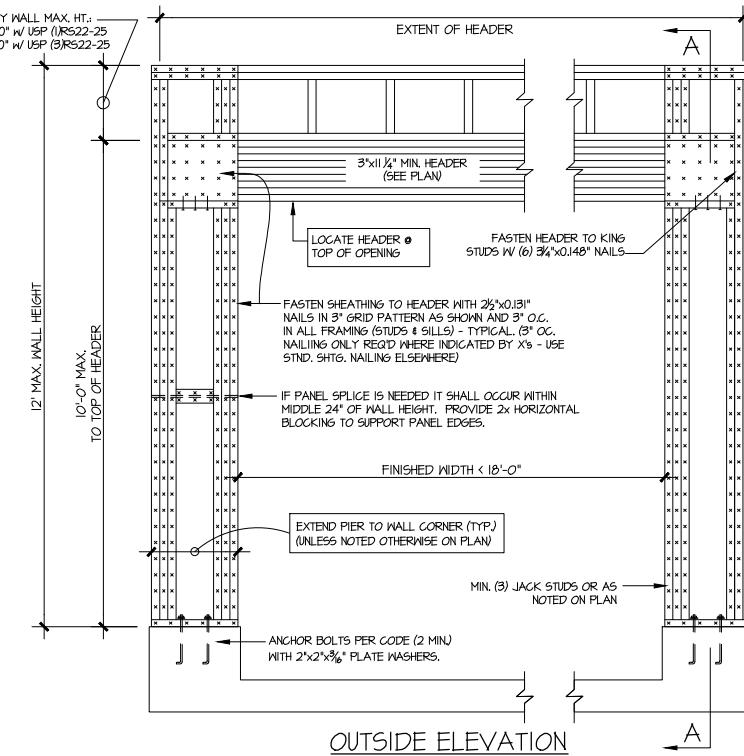
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FRAMING DETAILS
AVERY MODEL
120 MPH WIND ZONE
NORTH CAROLINA

Reedy Branch
LOT 6
SD2.0



PONY WALL MAX. HT:
=2'-0" w/ USP (1RS22-25)
=5'-0" w/ USP (3RS22-25)

EXTENT OF HEADER

LOCATE HEADER @ TOP OF OPENING

FASTEN HEADER TO KING STUDS w/ (6) 3/8"x0.148" NAILS

FASTEN SHEATHING TO HEADER WITH 2 1/2"x0.131" NAILS IN 3" GRID PATTERN AS SHOWN AND 3" O.C. IN ALL FRAMING (STUDS & SILLS) - TYPICAL (3" O.C. NAILING ONLY REQ'D WHERE INDICATED BY X'S - USE STND. SHTG. NAILING ELSEWHERE)

IF PANEL SPLICING IS NEEDED IT SHALL OCCUR WITHIN MIDDLE 24" OF WALL HEIGHT. PROVIDE 2x HORIZONTAL BLOCKING TO SUPPORT PANEL EDGES.

FINISHED WIDTH < 18'-0"

EXTEND PIER TO WALL CORNER (TYP) (UNLESS NOTED OTHERWISE ON PLAN)

MIN. (3) JACK STUDS OR AS NOTED ON PLAN

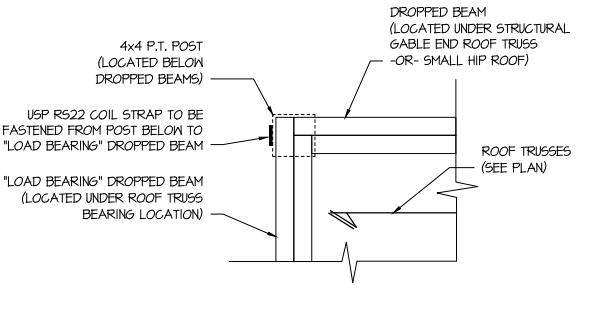
ANCHOR BOLTS PER CODE (2 MIN) WITH 2x2x3/8" PLATE WASHERS.

12' MAX. WALL HEIGHT

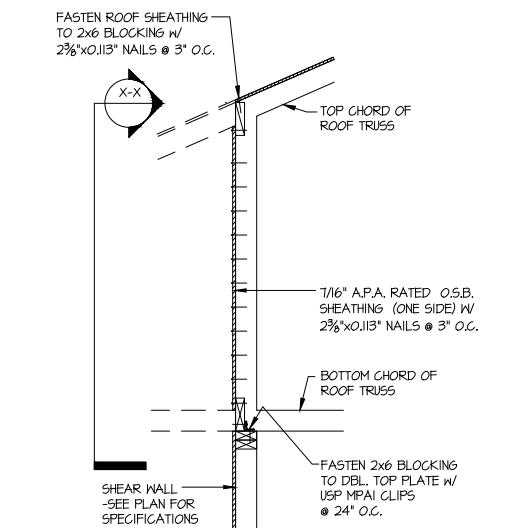
10'-0" MAX. TO TOP OF HEADER

OUTSIDE ELEVATION

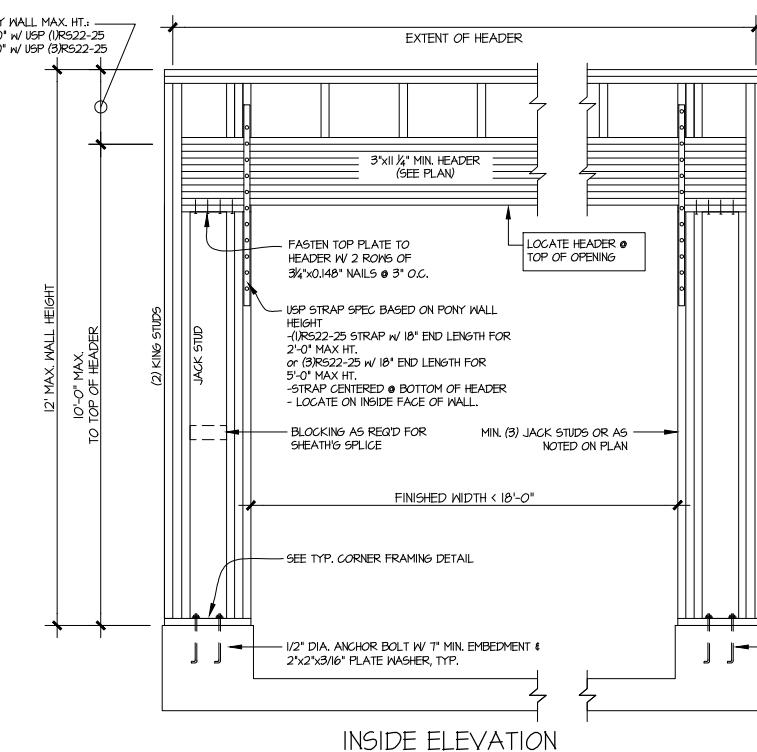
SECTION A-A THROUGH PIER



COVERED PORCH
CONNECTION DETAIL
2
SCALE: 3/4"=1'-0"



TYPICAL SHEAR TRANSFER DETAIL
3
@ INTERIOR SHEARWALL
SCALE: 3/4"=1'-0"



PONY WALL MAX. HT:
=2'-0" w/ USP (1RS22-25)
=5'-0" w/ USP (3RS22-25)

EXTENT OF HEADER

LOCATE HEADER @ TOP OF OPENING

FASTEN TOP PLATE TO HEADER W/ 2 ROWS OF 3/8"x0.148" NAILS @ 3" O.C.

USP STRAP SPEC BASED ON PONY WALL HEIGHT:
-1RS22-25 STRAP w/ 18" END LENGTH FOR 2'-0" MAX HT
-OR (3RS22-25 w/ 18" END LENGTH FOR 5'-0" MAX HT)
-STRAP CENTERED @ BOTTOM OF HEADER
-LOCATE ON INSIDE FACE OF WALL

BLOCKING AS REQ'D FOR SHEATHING SPLICE

MIN. (3) JACK STUDS OR AS NOTED ON PLAN

FINISHED WIDTH < 18'-0"

SEE TYP. CORNER FRAMING DETAIL

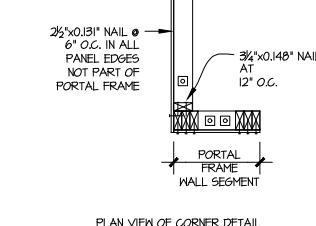
1/2" DIA. ANCHOR BOLT W/ 1" MIN. EMBEDMENT & 2x2x3/16" PLATE WASHER, TYP.

12' MAX. WALL HEIGHT

10'-0" MAX. TO TOP OF HEADER

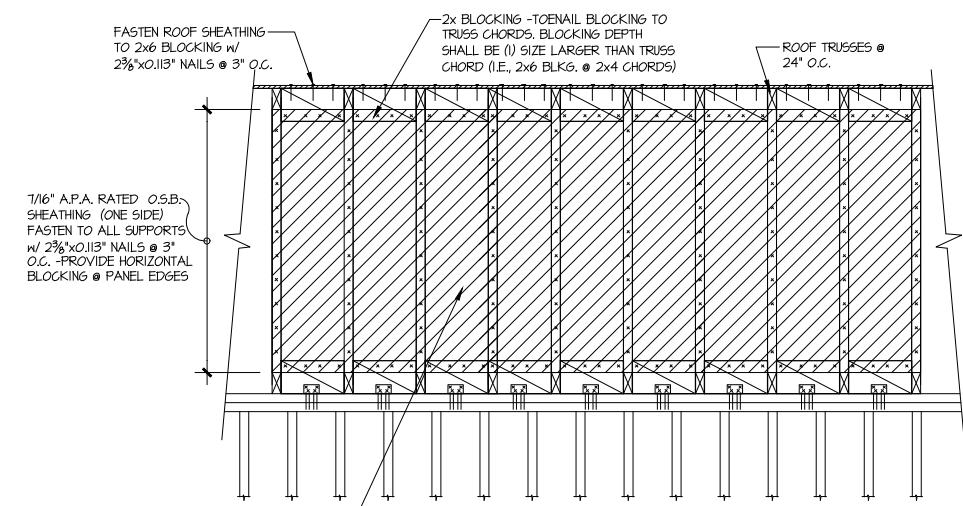
(2) KING STUDS

INSIDE ELEVATION



PLAN VIEW OF CORNER DETAIL

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



TYPICAL SHEAR TRANSFER DETAIL
X-X
3
@ INTERIOR SHEARWALL
SCALE: 3/4"=1'-0"

GARAGE PORTAL FRAME BRACING ELEVATION
SCALE: N.T.S.

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

NOTE TO GC:
FOR WALLS LESS THAN 18'-0", RUN
BLOCKING & SHEATHING SHOWN CONT.
FULL LENGTH OF SHEAR WALL. IF
PENETRATIONS ARE REQ'D REMOVE
SINGLE BAY ONLY AS NEEDED



Seal
NO. 77622
NORTH CAROLINA
PROFESSIONAL
ENGINEERS
AND SURVEYORS
Sylvia Kreidel
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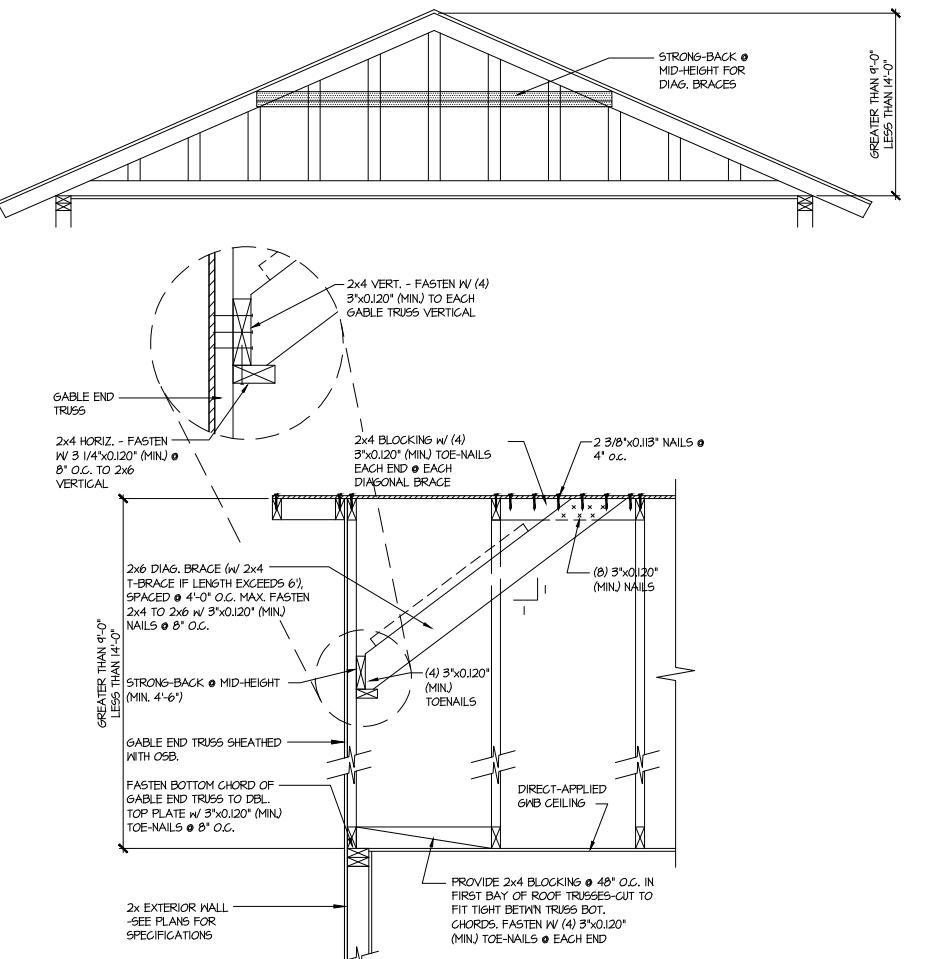
SMITH DOUGLAS
HOMES

FRAMING DETAILS

AVERY MODEL
120 MPH WIND ZONE
NORTH CAROLINA

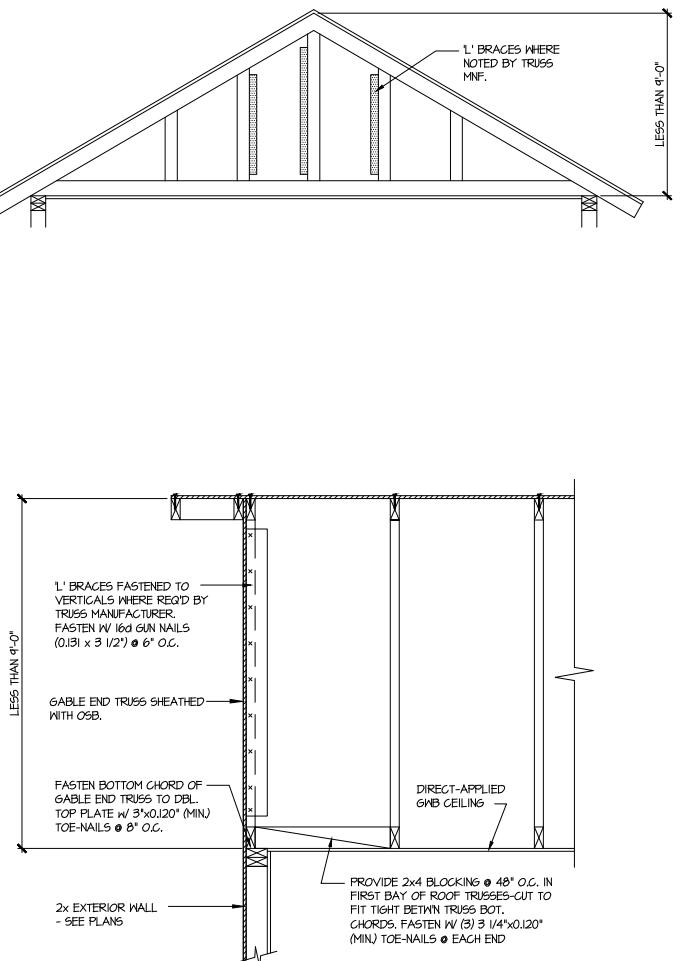
sheet:

Reedy Branch
LOT 6
SD2.1



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

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



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 MANUF.

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

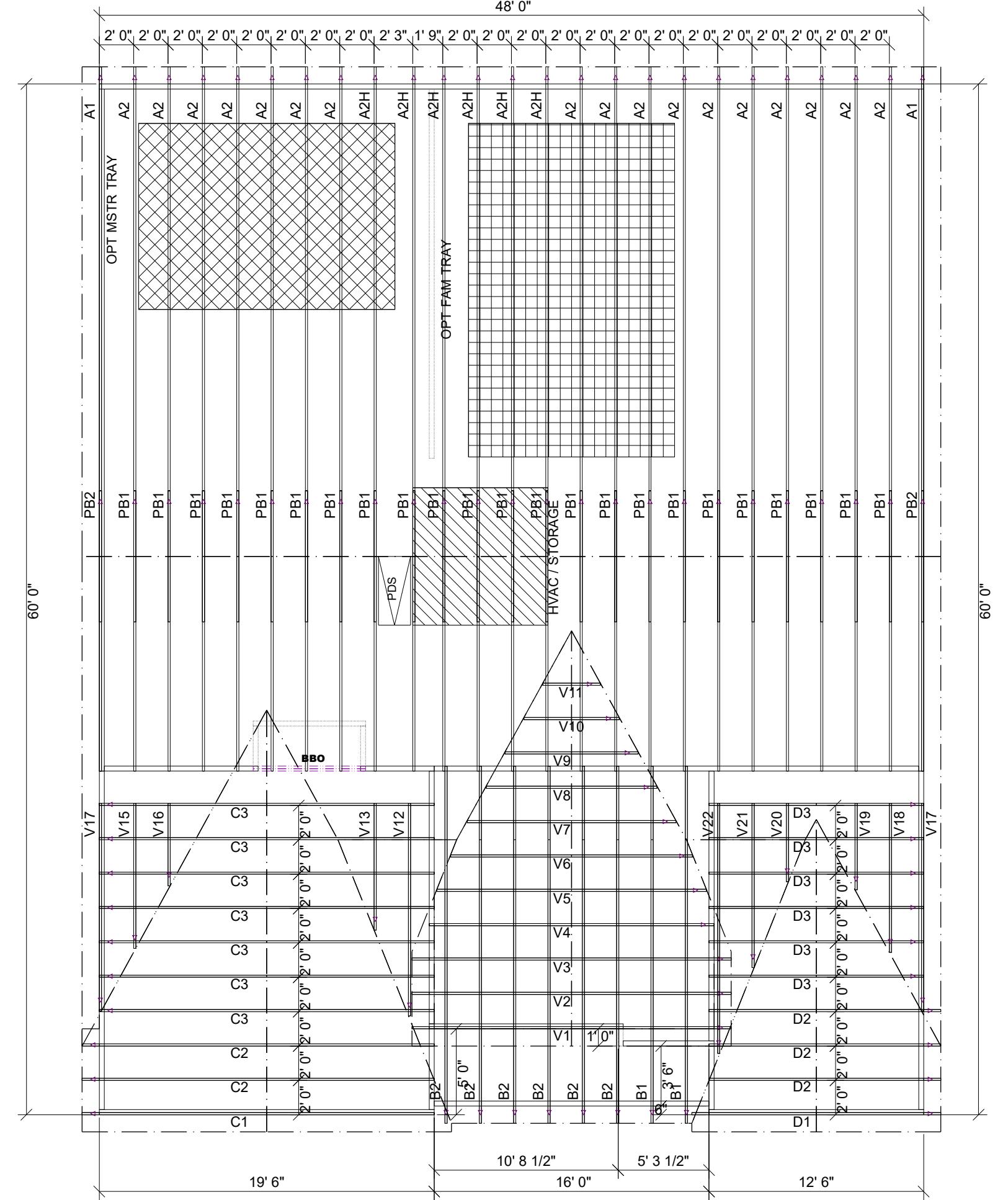
NUMBERED DETAILS ARE PLAN
SPECIFIC AND ARE ONLY REQUIRED
WHERE SPECIFICALLY INDICATED
("CUT") ON THE PLANS.

72528090 6 REEDY BRANCH

TRUSS TO WALL CONNECTIONS, IF SHOWN, ARE FOR UPLIFT ONLY AND DO NOT CONSIDER LATERAL LOADS. ALL CONNECTORS ON THIS PROJECT ARE TO BE INSTALLED PER THE CONNECTOR MANUFACTURER'S SPECIFICATIONS. ALL CONNECTORS SHOWN THAT ARE NOT "TRUSS TO TRUSS" ARE SUGGESTIONS ONLY AND ARE TO BE VERIFIED BY THE BUILDING DESIGNER OR ENGINEER OF RECORD FOR SUITABILITY TO THIS PARTICULAR PROJECT. UFP MID-ATLANTIC, LLC. ACCEPTS NO RESPONSIBILITY FOR THE SPECIFIC APPLICATION OR SUITABILITY OF ANY CONNECTOR THAT IS NOT "TRUSS TO TRUSS" AS THEY APPLY TO THIS SPECIFIC STRUCTURE.

AVERY BEHK

| Hatch Legend | |
|----------------|--|
| HVAC / STORAGE | |
| OPT FAM TRAY | |
| OPT MSTR TRAY | |



ROOF AREA: 3580.29 ft² RIDGE LINE: 116.89 – VALLEY LINES: 132.77 – HIP LINES: 0 – △ Indicates Left End of Truss

SMITH DOUGLAS
Job Name: **AVERY BEHK**
Drawn By: JNN
Checked By: _____
Quote Number: **MASTER**



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(617) 663-3800

1. TEMPORARY BRACING TO BE INSTALLED PER PERMANENT STANDARDS BCS-LB1.
2. SEE ENGINEERED DRAWING FOR PERMANENT BRACING REQUIREMENTS.
3. FRAMER TO VERIFY ALL DIMENSIONS, DROP & RISE LOCATIONS PRIOR TO TRUSS PLACEMENT.
4. BLDR/FRAMER RESPONSIBLE FOR ADJUSTMENT OF THE TRUSS SPACING TO MISS PLUMBING DROPS, UNLESS OTHERWISE NOTED OTHERWISE.

This layout is not an engineered drawing. This drawing was created to establish truss placement only. It is the responsibility of the builder to provide all the elements shown in this drawing.