



B Square Footages:

1st Floor	1222
2nd Floor	1549
Garage	374
Front Porch	78
Covered Porch Option	120
3rd Car Garage Option	220

2771

22 CBR

Telfair B

Genesis Series
v.04.03.00.00

Features:

Rev By: cja,atw
jsc, EB

Drawn By: pla

Date: 12/2/2024

A1



FRONT ELEVATION
3/16" = 1'-0"

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

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

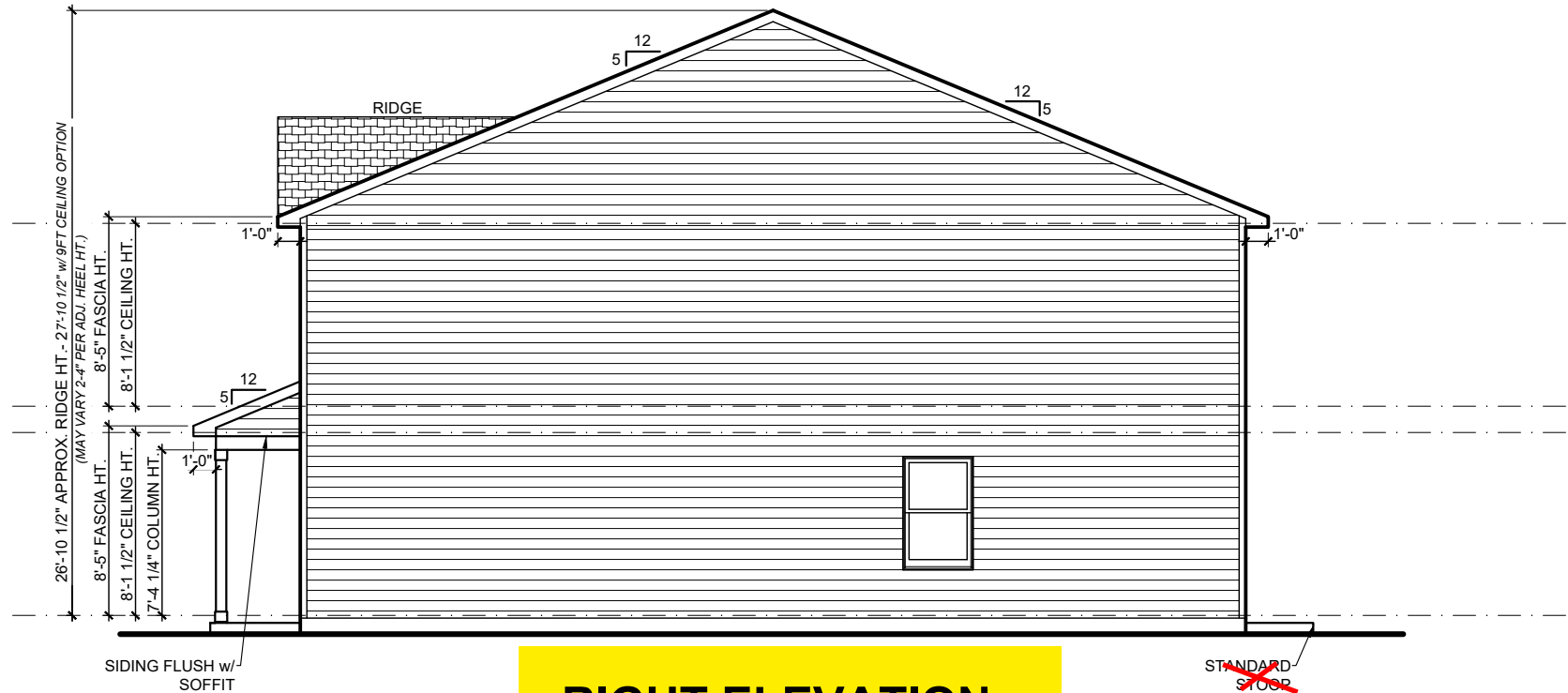
LISTS OF DRAWINGS			
A1	Base Front Elevation	A2	Base Side & Rear Elevations
A1b	Front w/ 3rd Car Garage Opt.	A2b	Elevations w/ 3rd Car Garage Opt.
AA-1	Front w/ Brick/Stone Opt.	A3	Elevations w/ Covered Porch Opt.
		A-R1	Roof Plan
B1	First Floor Plan	E1	First Floor Electrical
B2	Second Floor Plan	E2	Second Floor Electrical
B3	Plan Options/Details	E3	Plan Options Electrical
B4	Foundation Information Sheet		
B5	3rd Car Garage Option		

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

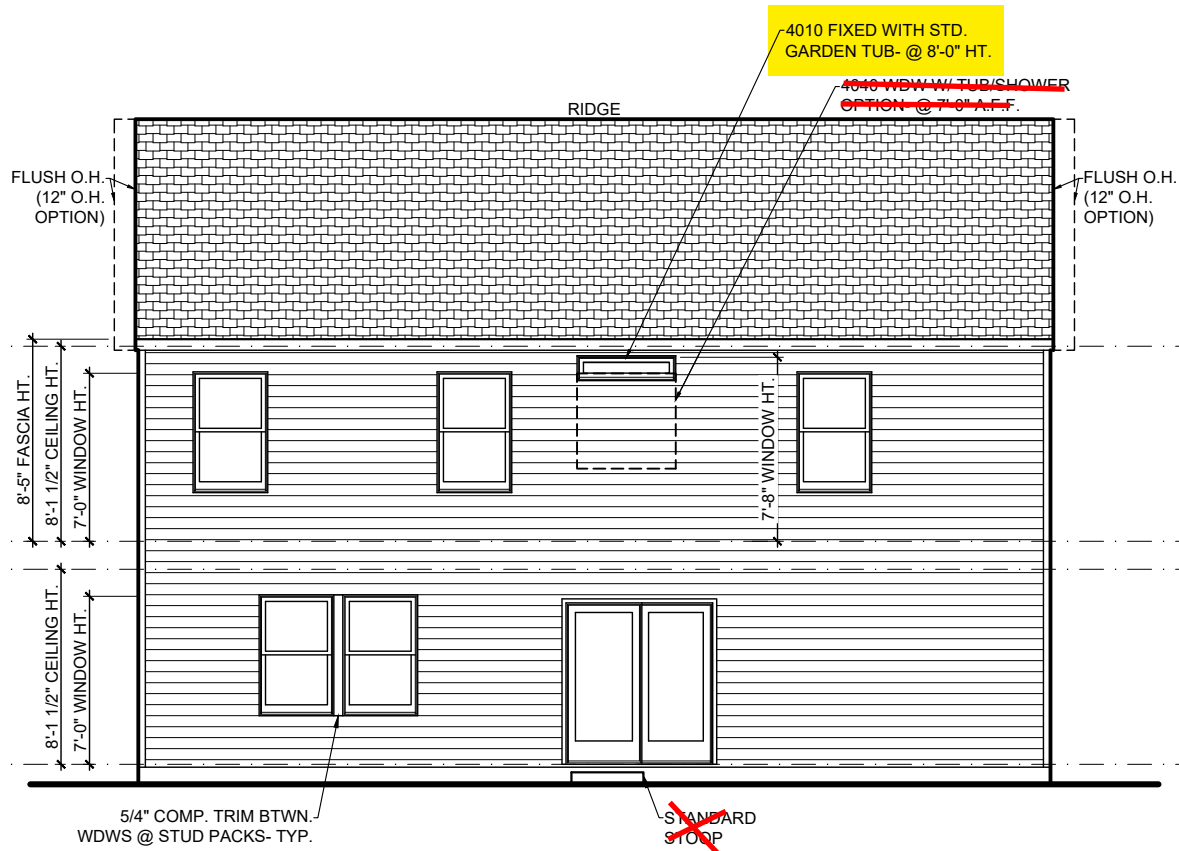


B Square Footages:

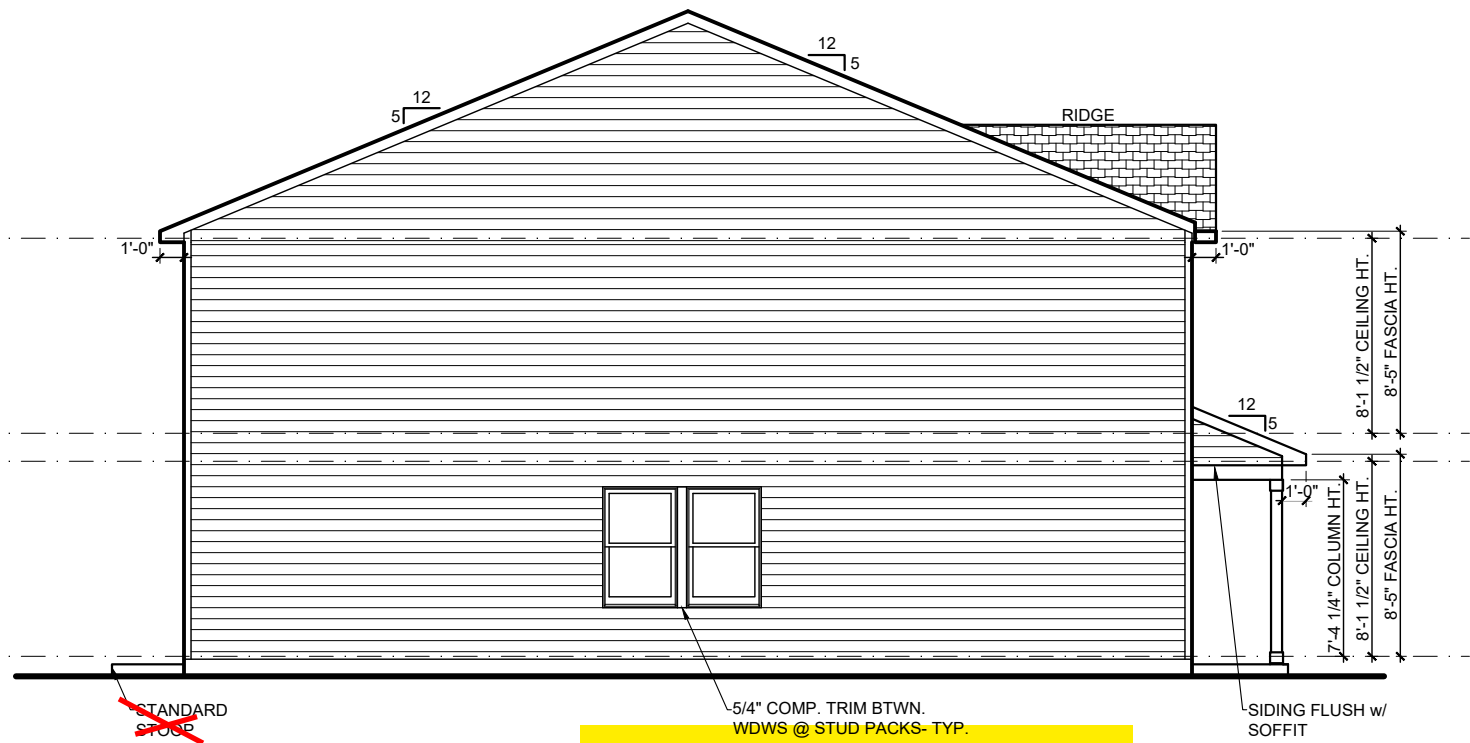
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Front Porch.....	78
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3rd Car Garage Option.....	220



RIGHT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"

Telfair B
Genesis Series
v.04.03.00.00

Features:

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

Date: 12/2/2024

A2



B Square Footages:

1st Floor.....	1222
2nd Floor.....	1549
Garage.....	374
Front Porch.....	78
Covered Porch Optional.....	120
3rd Car Garage Option.....	220

Telfair B
Genesis Series
v.04.03.00.00

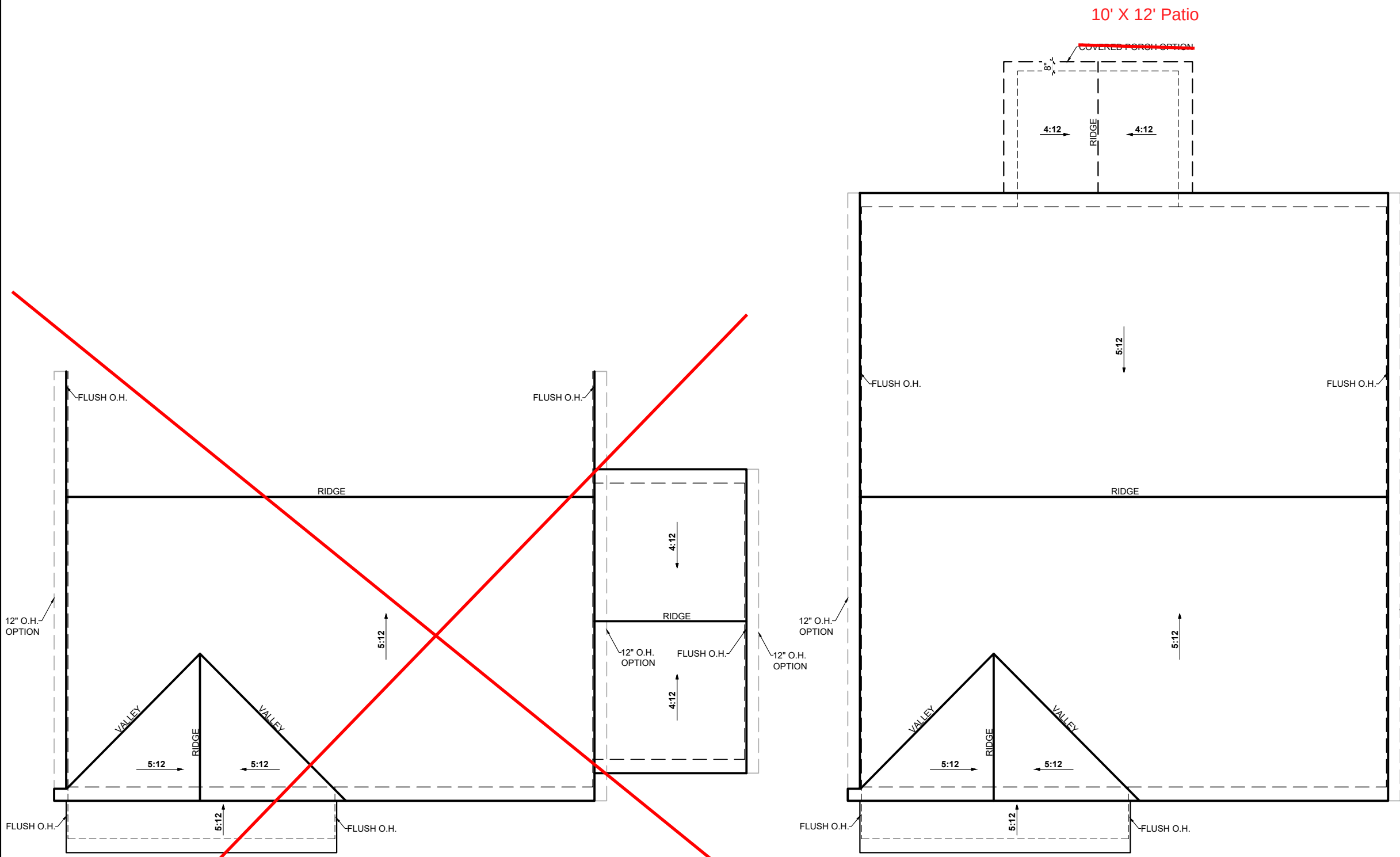
Features:

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

Date: 12/2/2024

A-R 1

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



ROOF INFORMATION SUMMARY

MAIN ROOF-	
Base House:	
Attic Square Footage.....	1596 sf
Flat Soffit.....	56 lf
Ridge.....	45 lf
AREA(S) NOT AFFECTING MAIN ROOF-	
Front Porch:	
Attic Square Footage.....	73 sf
Flat Soffit.....	19 lf
Roof to Wall Ridge.....	18 lf
Rear Covered Porch Option:	
Attic Square Footage.....	115 sf
Flat Soffit.....	20 lf
Ridge.....	9 lf
3rd Car Garage Option :	
Attic Square Footage.....	220 sf
Flat Soffit.....	22 lf
Ridge.....	10 lf

3rd Car Garage Option
1/8" = 1'-0"

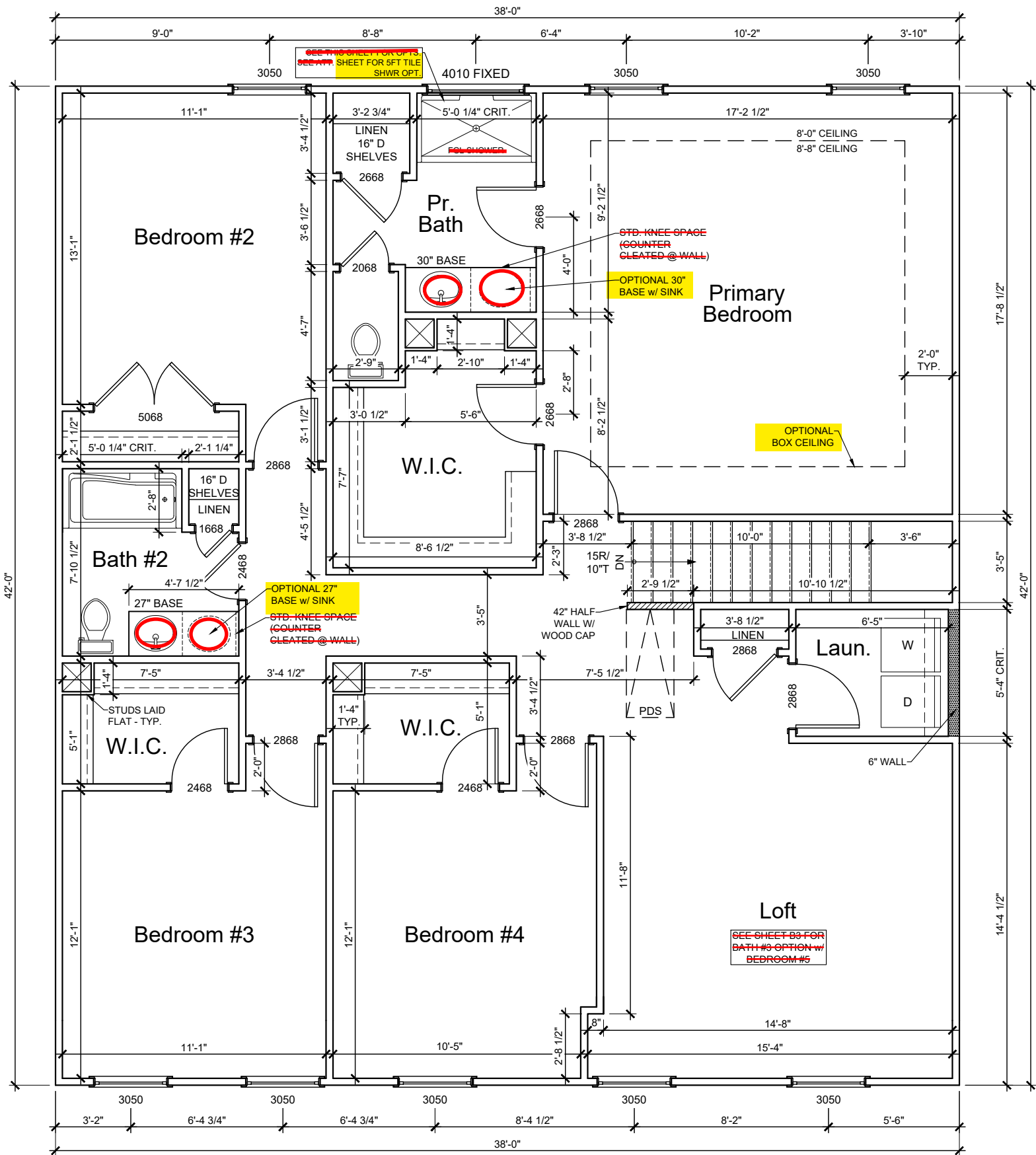
ROOF PLAN
1/8" = 1'-0"

Tub/ Shower Option

FOR ORIENTATION PURPOSES ONLY
@ PRIMARY BATH @ 2ND FLOOR

Garden Tub Opt.

3/16" = 1'-0"
@ PRIMARY BATH



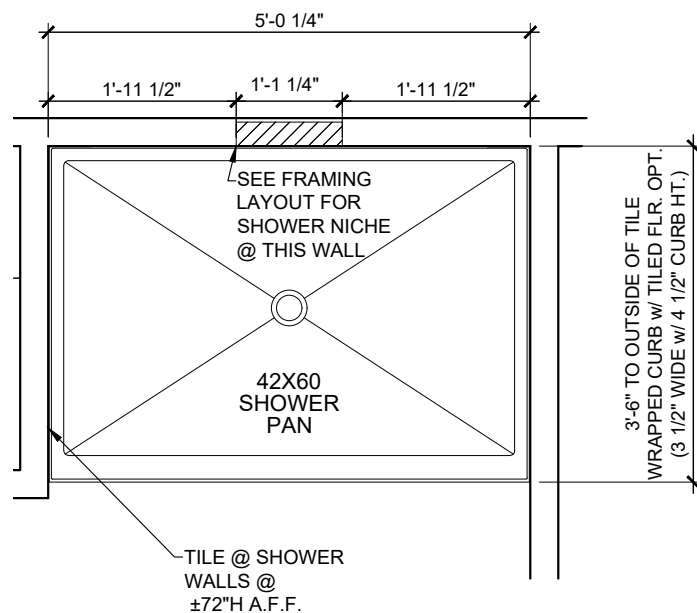
SECOND FLOOR

3/16" = 1'-0"

PRIMARY BATH
5' TILE SHOWER ONLY OPTION
(42x60)

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

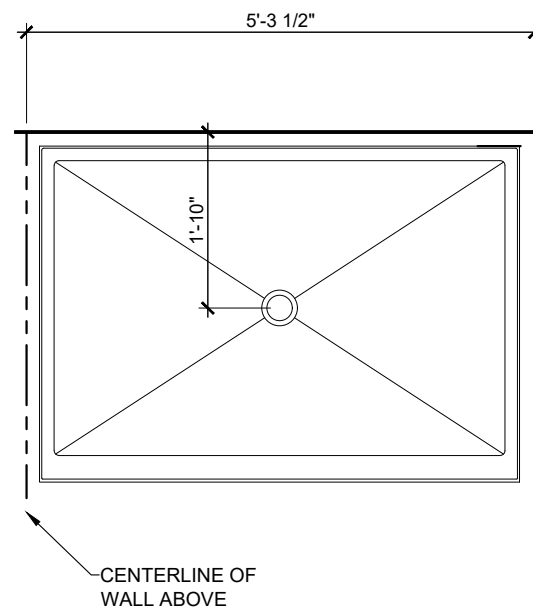
Drawn By: KBM
Date: 8/27/2024
Rev By: AM



FLOOR PLAN

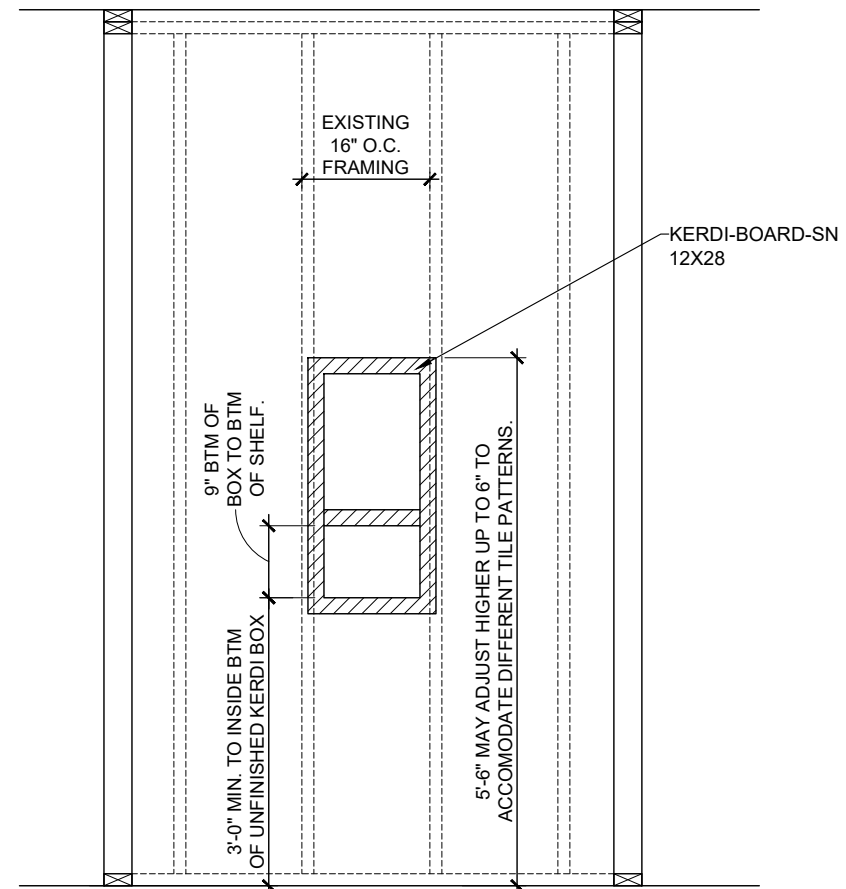
SCALE: 1/2" = 1'-0"

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

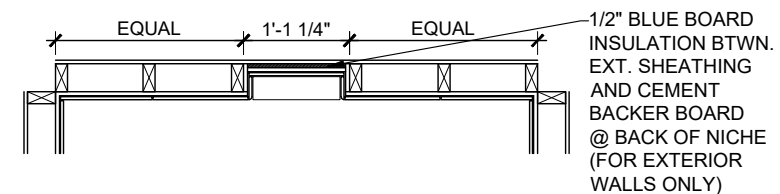


FOUNDATION INFORMATION

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



ELEVATION VIEW



PLAN VIEW

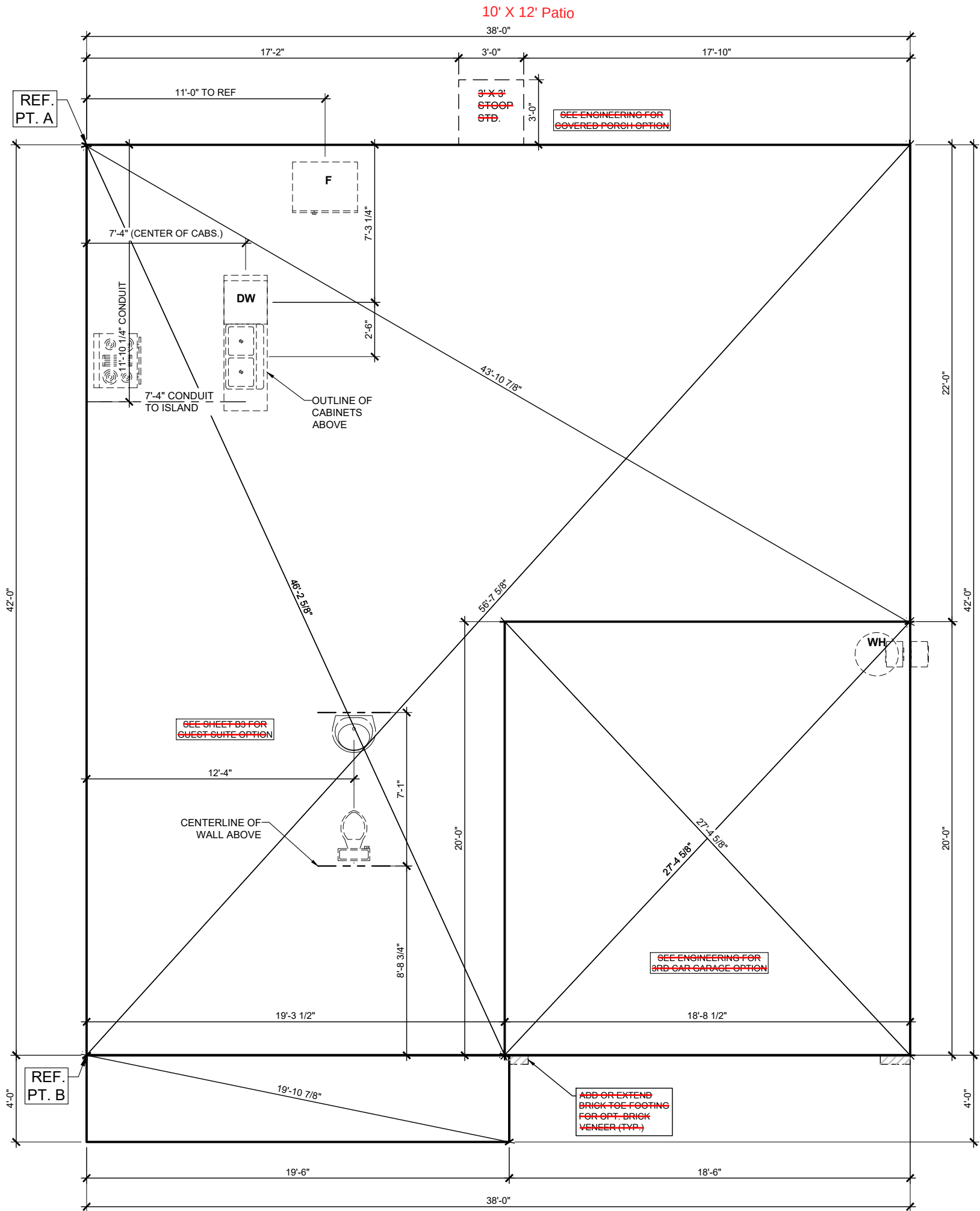
KERDI SHOWER NICHE DETAIL

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

- NOTES:
1.

SEE ENGINEERING FOR STRUCTURAL INFORMATION
2.

CONTROL JOINTS
- 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.



FOUNDATION INFORMATION SHEET

3/16" = 1'-0"

B4

Features:
FOUNDATION INFO. SHEET

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

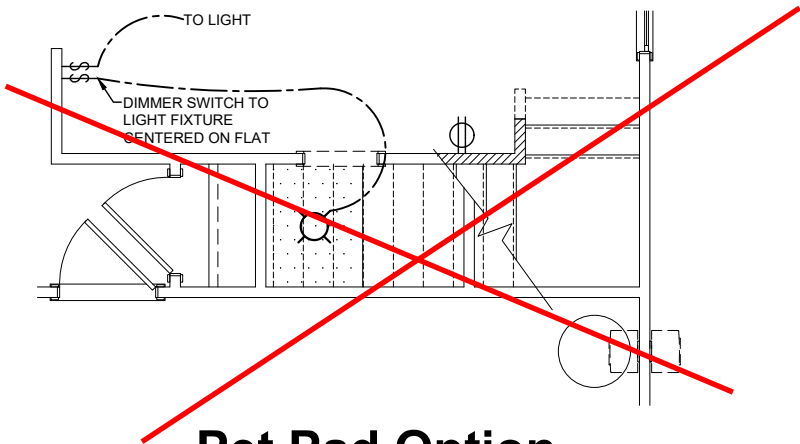
Date: 12/2/2024

Telfair B
Genesis Series
v.04.03.00.00

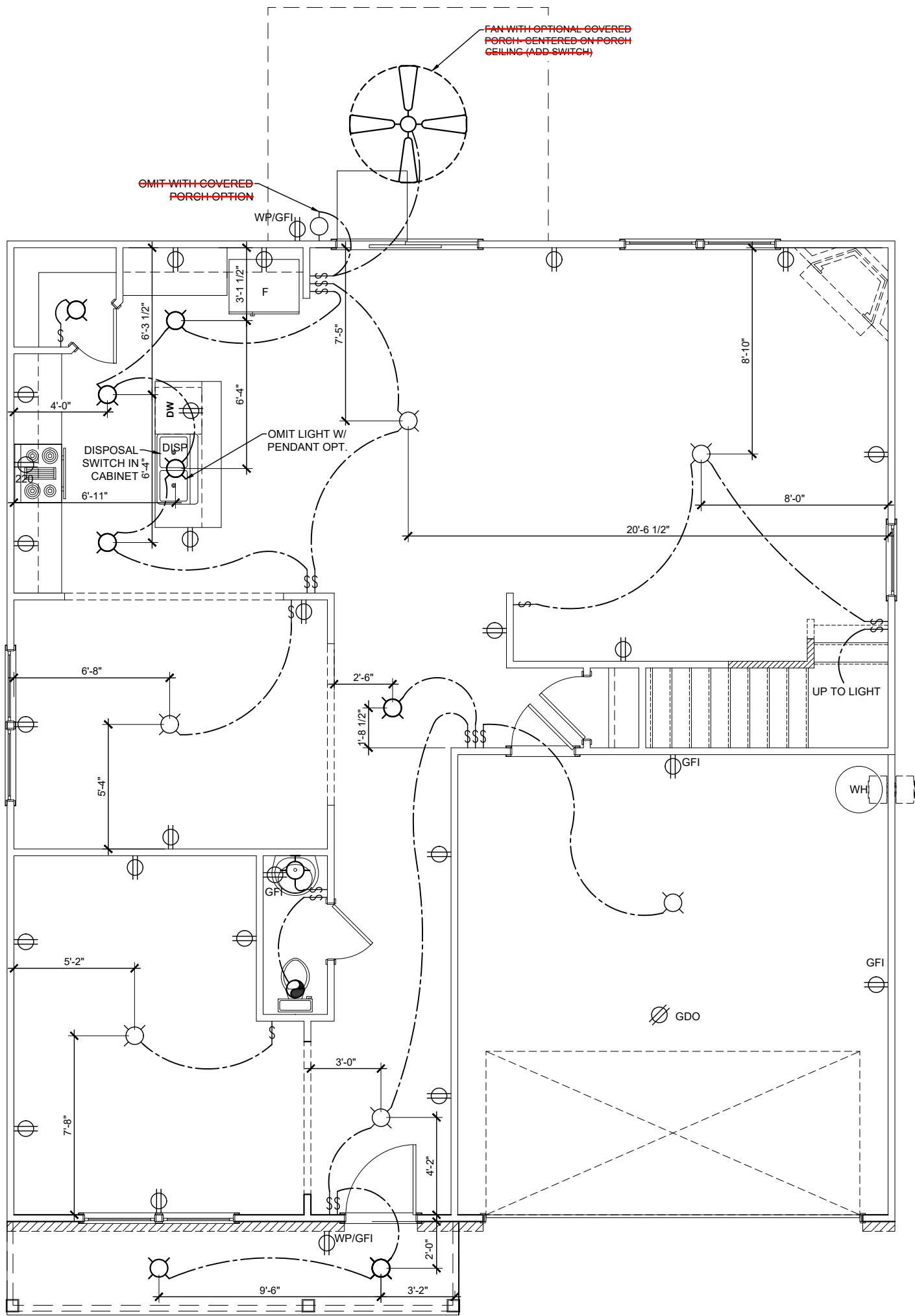
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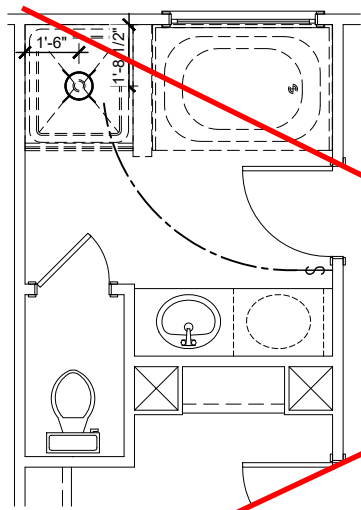




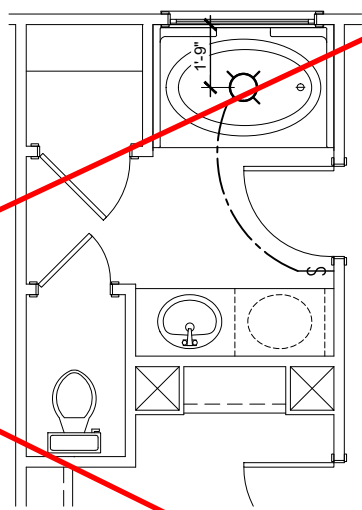
Pet Pad Option
3/16" = 1'-0"



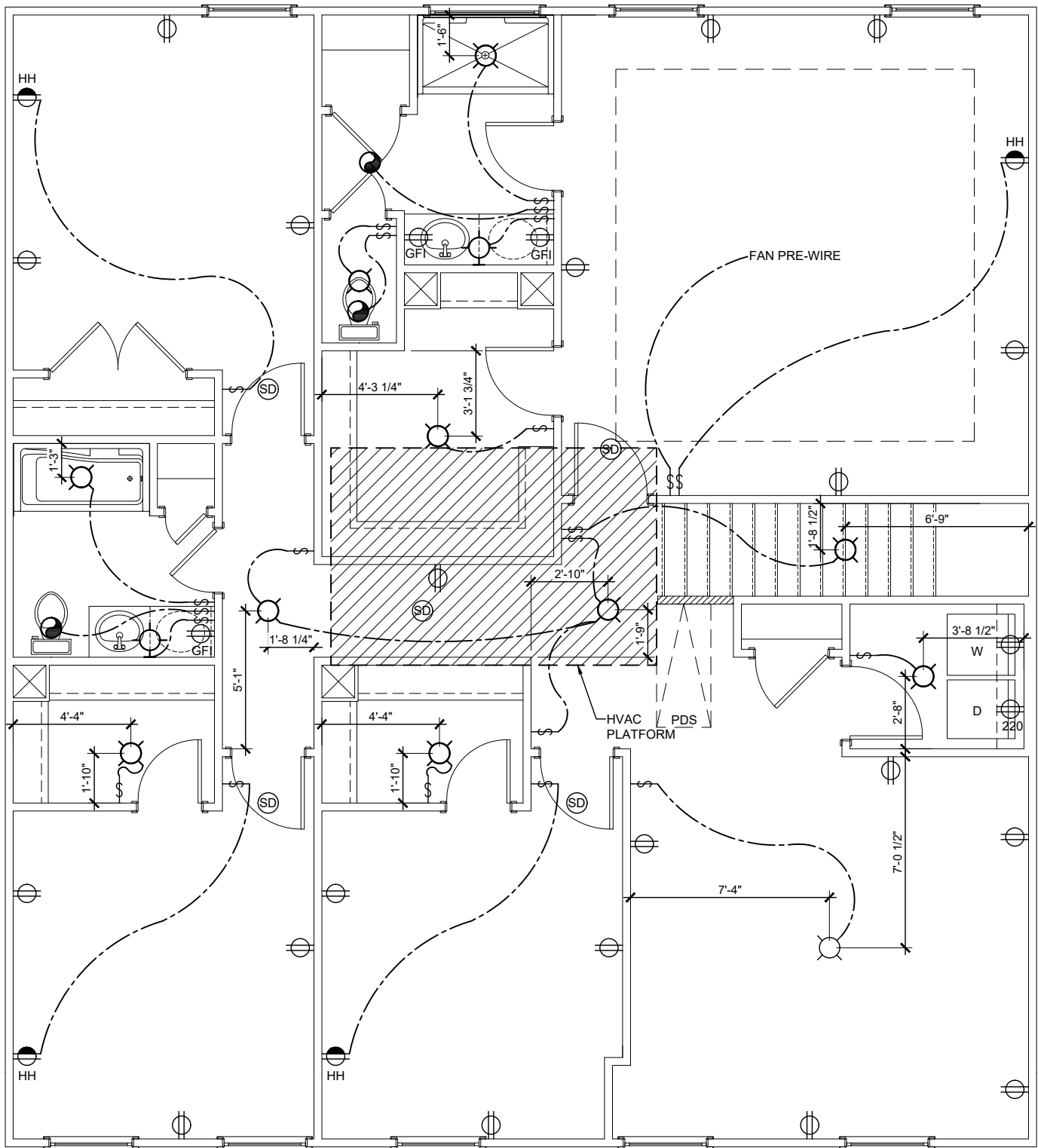
FIRST FLOOR - ELECTRICAL
3/16" = 1'-0"



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



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



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

CONNECTION SPECIFICATIONS (TYP. U.N.O.)		
DESCRIPTION OF BLDG. ELEMENT	3"x0.131" NAILS	3"x0.120" NAILS
JOIST TO SOLE PLATE	(3) TOENAILS	(3) TOENAILS*
SOLE PL. TO JOIST/TRIM OR BLK'G	NAILS @ 6" o.c.	NAILS @ 4" o.c.
STUD TO PLATE	(4) TOENAILS/ (3)END NAILS	(4) TOENAILS/ (4)END NAILS*
RIM TO JOISTS	TOENAILS @ 6" o.c.	TOENAILS @ 4" o.c.*
BLK'G. BTWN. JOISTS TO TOP PL.	(3) TOENAILS EA. END	(3) TOENAILS EA. END*
DOUBLE STUD	NAILS @ 16" o.c.	NAILS @ 16" o.c.
DOUBLE TOP PLATE	NAILS @ 12" o.c.	NAILS @ 8" o.c.
DOUBLE TOP PLATE LAP SPLICE	(12) NAILS IN LAPPED AREA (24" MIN.)	(15) NAILS IN LAPPED AREA (24" MIN.)
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(3) NAILS	(3) NAILS
ADJACENT FULL-HEIGHT STUD TO END OF HEADER	(4) NAILS	(4) NAILS
RAFTER/TRUSS TO TOP PLATE	(4) TOENAILS + (1) SIMPSON H2.5T TOENAILS @ 8" o.c.	(4) TOENAILS + (1) SIMPSON H2.5T TOENAILS @ 6" o.c.
GAB. END TRUSS TO DBL. TOP PL.	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" o.c.	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 4" o.c.
R.T. w/ HEEL HT. 4 1/4" TO 12"	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" o.c.	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 4" o.c.
R.T. w/ HEEL HT. 12" TO 16"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" o.c.	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" o.c.*
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" o.c. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" o.c. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL *
WALL TO FOUNDATION	WALL SHTG. LAP w/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC.	
* 2 3/8"x0.113 IS AN ACCEPTABLE ALTERNATIVE TO A 3"x0.120", SAME SPACING OR NUMBER OF NAILS. (ONLY ACCEPTABLE WHERE * ARE SHOWN)		

VENEER LINTEL SCHEDULE

SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
3'-0"	20 FT. MAX	L3"x3"x1/4"
	3 FT. MAX	L3"x3"x1/4"
6'-0"	12 FT. MAX	L4"x3"x1/4"
	20 FT. MAX	L5"x3 1/2"x3/8"
8'-0"	3 FT. MAX	L4"x4"x1/4" *
	12 FT. MAX	L5"x3 1/2"x3/8"
	16 FT. MAX	L6"x3 1/2"x3/8"
9'-6"	12 FT. MAX	L6"x3 1/2"x3/8"
	2 FT. MAX	L7"x4"x1/2" **
16'-0"	3 FT. MAX	L8"x4"x1/2" **

ALL LINTELS:
- SHALL SUPPORT 2 3/8" - 3 1/2" VENEER w/ 40 psf MAXIMUM HEIGHT.
< 16' SHALL HAVE 4" MIN. BEARING
> 16' SHALL HAVE 8" MIN. BEARING
< 16' SHALL NOT BE FASTENED BACK TO HEADER.
> 16' SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @ 48" o.c. w/ 1/2" DIA. x 3 1/2" LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES.
- MAX. VENEER HT. APPLIES TO ANY PORTION OF BRICK OVER THE OPENING.
- ALL LINTELS SHALL BE LONG LEG VERTICAL.
- WHEN SUPPORTING VENEER < 3" WIDE THE EXTERIOR TOE OF THE HORIZONTAL LEG MAY BE CUT IN THE FIELD TO BE 3 1/4" WIDE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLOW FOR MORTAR JOINT FINISHING.
- SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS. FOR ANY LINTEL FASTENED BACK TO BEAM, FASTENERS SHALL MAINTAIN A 2 1/2" (MINIMUM) CLEAR DISTANCE FROM BOT. OF BEAM.
* FOR QUEEN VENEER USE L4x3x1/4".
** FOR 3 1/2" VENEER ONLY. SEE PLAN FOR VENEER SUPPORT IF VENEER < 3 1/2" THICK.

MKG STD. - MAY 2016

NON-BEARING HEADER SCHEDULE

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

LEGEND

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

MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.

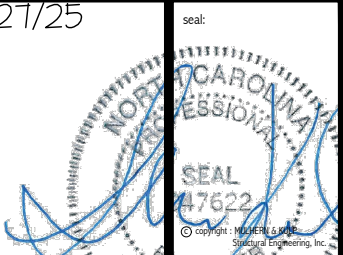
GENERAL STRUCTURAL NOTES	
FOUNDATION	
• DESIGN IS BASED ON 2018 NORTH CAROLINA STATE RESIDENTIAL CODE.	
• FOOTING DESIGN - 2,000 PSF ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.	
• FASTEN 2x4/6 SILL PLATES TO CONC. FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING: 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C. w/ 7" MIN. EMBEDMENT OR SIMPSON MASA ANCHORS @ 6'-0" O.C. - SIMPSON STRONG-BOLT 2 WEDGE ANCHOR (STB2-50700 - 1/2" @ x 7") MAY BE USED IN PLACE OF ANCHOR BOLTS @ INTERIOR THICKENED SLABS ONLY.	
• ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT w/ PERIMETER FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.	
• FOUNDATION WALLS & FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O.	
• CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.: f'c = FOUNDATION WALLS (SEE FOUNDATION DETAILS) 2500 psi: FOOTINGS & INTERIOR SLABS ON GRADE 3000 psi: GARAGE & EXTERIOR SLABS ON GRADE 60,000 psi	
• TYPICAL REINFORCEMENT DETAILS: PROVIDE 3" MIN. CLEAR COVER WHERE CAST AGAINST EARTH, 1 1/2" MIN. CLEAR COVER AGAINST FORMS. LAP ALL REBAR 48 BAR DIAMETERS MIN. (24" FOR #4 BARS) & BEND BARS AND LAP AT CORNERS. PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT.	
• ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 1% AIR ENTRAINMENT.	
• ALL FOOTINGS SHALL BEAR BELOW FROST LINE (TYP.) OR 12" MIN IN REGIONS WHERE CODE FROST DEPTH IS NOT APPLICABLE. CONSULT SOILS REPORT OR BUILDING DEPT. FOR MINIMUM DEPTH BELOW GRADE.	
• FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 45% COMPACTED FILL. (U.N.O.)	
• PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. - JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM) - JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1:1.5 RATIO - CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL SLABS	
• DIMENSIONS BY OTHERS, BUILDER TO VERIFY.	
• BUILDER TO PROVIDE SUBTERRANEAN TERMITE PROTECTION MEETING THE REQUIREMENTS OF R318 OR LOCAL CODE REQUIREMENTS	
• CRAWLSPACE/BASEMENT WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.	
• CRAWLSPACE/BASEMENT WALL DESIGN IS BASED ON BACKFILL SOIL CLASSIFICATIONS OF GM, GP, SM, SP (30 pcf) OR GM, GC, SM, SM-SC, ML (45 pcf). IF SC, ML-CL, OR CL (60 pcf) SOIL IS ENCOUNTERED ON SITE, CONTACT MULHERN & KULP FOR FURTHER EVALUATION OF FOUNDATION DESIGN.	
• CONCRETE MASONRY UNITS (CMU) SHALL BE ASTM C90 WITH A MIN. COMPRESSIVE STRENGTH OF 1900 psi (Fm=1500 psi). MORTAR SHALL BE ASTM C270, TYPE S. CMU DESIGN PER TMS 402/602.	
• CMU FOUNDATION WALLS SHALL HAVE "DUR-O-WALL" HORIZONTAL JOINT REINFORCEMENT (OR EQUAL) - 4 GA. MINIMUM @ 16" O.C.	
• PROVIDE 2x8 x 16" LONG P.T. PLATE ON TOP OF ALL CRAWL SPACE PIERS. TOP COURSE OF PIERS SHALL BE SOLID MASONRY OR FILLED SOLID.	
• PROVIDE 2x6 P.T. PLATE ON INTERIOR CRAWL SPACE WALLS, FASTENED PER ANCHORAGE SPECIFICATION NOTED ABOVE.	
• BASEMENT FOUNDATION WALL DESIGN BASED ON: 9' OR 10' HEIGHT (SEE PLAN) - ACTUAL WALL WIDTHS ASSUMED FOR DESIGN, NOMINAL WIDTHS SHALL NOT BE USED.	
• PROVIDE (2) #5 BARS AROUND ALL SIDES OF OPENINGS IN CONCRETE BSMT. FND. WALL WITH 2" CLEAR. REINFORCEMENT SHALL EXTEND 12" PAST CORNER OF OPENING IN ALL DIRECTIONS. - FOR OPENINGS UP TO 36", PROVIDE MINIMUM 10" CONCRETE DEPTH OVER OPENING OR (3)2x10 w/ (2)2x6 JACK STUDS, U.N.O. - LARGER OPENINGS SHALL BE PER PLAN.	
MKG - MAY 2017	

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

EXTERIOR & SHEAR WALL SHEATHING SPECIFICATIONS	
THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM: 115 MPH WIND IN 2018 NC5BC:RC (115 MPH WIND SPEED IN ASCE 7-10 WIND MAP, PER NC5BC R301.2.1.1) EXP. B & SEISMIC CAT. A/B.	
THE ENGINEERED DESIGN WAS COMPLETED PER 2015 IBC (SECTION 1609) & ASCE 7-10, AS PERMITTED BY R301.1.3 OF THE 2018 NC5BC.	
DESIGN WIND UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7-10 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NC5BC:RC SECTION R802.II.1.1. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.5 & R802.II.	
EXT. WALL SHEATHING SPECIFICATION	
• 7/16" OSB OR 15/32" PLYWOOD: FASTEN SHEATHING w/ 2 3/8"x0.113 NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. (TYP. U.N.O.)	
• ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENINGS.	
• ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.	
3" O.C. EDGE NAILING	
• AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/ 2 3/8" x 0.113" NAILS @ 3" O.C. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.	
NOTES	
• SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN.	
• REFER TO DETAIL SHEET.	
• "NUMBERED" DETAILS ARE REFERENCED ON PLAN.	
• DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, U.N.O.	
• DESIGN ASSUMES ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE CONTINUOUS SHEATHED ABOVE AND BELOW OPENINGS.	
• WHERE PANELS ARE APPLIED TO BOTH FACES OF WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.	
• ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING.	
• PRE-MANUFACTURED PANELIZED WALLS: FASTEN TOGETHER END STUDS OF WALL PANELS SHEATHED w/ OSB OR PLYWOOD AS FOLLOWS P1 SHEAR PANELS - 3" x 0.120" NAILS @ 6" o.c. P3 SHEAR PANELS - 3" x 0.120" NAILS @ 4" o.c.	
INDICATES LOCATION AND EXTENT OF SHEARWALL WHICH REQUIRES SHEATHING AND/ OR FASTENING SPECIFICATIONS BEYOND THAT OF STANDARD CONSTRUCTION	
MKG - MAY 2017	

GENERAL STRUCTURAL NOTES	
FLOOR FRAMING	
• TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT MKK FOR EXCLUDED FLOOR DESIGNS)	
• PER THE GUIDELINES OF THE TILE COUNCIL OF NORTH AMERICA (TCNA HANDBOOK), IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO VERIFY THAT THE FINISHES TO BE INSTALLED MATCH THE DESIGN CRITERIA NOTED ABOVE (UNDER "DESIGN LOADS") .	
• METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O.	
• FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED "STURD-I-FLOOR" 24" O.C., EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS w/ GLUE AND: 2 1/2" x 0.131" NAILS @ 6" o.c. @ PANEL EDGES @ 12" o.c. FIELD. 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES @ 6" O.C. FIELD. 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES @ 6" O.C. IN FIELD.	
• PROVIDE 1 1/4" RIM BOARD @ ALL DECK LEDGER LOCATIONS. SEE PLANS OR DETAILS FOR LEDGER CONNECTION.	
ROOF FRAMING	
• ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS - w/ 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES @ 6" O.C. FIELD. - w/ 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES @ 6" O.C. FIELD. - w/ 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES @ 6" O.C. FIELD.	
• WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPs FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.	
• FASTEN EACH ROOF TRUSS TO TOP PLATE w/ SIMPSON H2.5A HURRICANE CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. CLIPS MUST BE INSTALLED ON EXTERIOR FACE OF EXTERIOR WALLS OR THE SAME SIDE AS THE SHEAR WALL SHEATHING.	
• ALL ROOF GIRDER TRUSSES AND FLUSH BEAMS WITHIN THE ROOF SYSTEM SHALL BE FASTENED TO THE DOUBLE TOP PLATES AND POST SUPPORT w/ (2) SIMPSON H2.5A CLIPS OR APPR. EQUAL (TYP. U.N.O. ON PLANS)	
• TRUSS ALL VALLEY SETS. FASTEN TO TRUSS BELOW w/ SIMPSON H2.5A TIES AT EACH END AND AT EACH TRUSS BETWEEN.	
• METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O.	
• ERECT AND INSTALL ROOF TRUSSES PER ITCA & TPI'S BCSI 1 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."	
• SUPPORT SHORT SPAN ROOF TRUSSES w/ 2x4 LEDGER FASTENED TO FRAMING w/ (2) 3" x 0.120" NAILS @ 16" O.C. (UP TO T' SPAN).	
MKG - MAY 2017	
ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER	
ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN.	
TRUSSES/JOISTS SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES/JOISTS OR GIRDER TRUSSES/FLUSH BEAMS DO NOT EXCEED THE FOLLOWING:	
A. ROOF TRUSSES: 1/4" DEAD LOAD	
B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS: 1/8" DEAD LOAD	
C. FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS: LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)	
LIST OF ABBREVIATIONS	
• B.F. BALLOON-FRAMED	• HDR. HEADER
• BM. BEAM	• INT. INTERIOR
• BOT. BOTTOM	• J. JACK STUD
• BRG. BEARING	• J.T. JACK TRUSS
• B.M.A. BEARING WALL ABOVE	• K. KING STUD
• CANT'D. CANTILEVERED	• MANUF. MANUFACTURER
• CONC. CONCRETE	• MAX. MAXIMUM
• CONT. CONTINUOUS	• MIN. MINIMUM
• DBL. DOUBLE	• N.T.S. NOT TO SCALE
• DIM. DIMENSION	• OPT. OPTIONAL
• D.J. DECK JOISTS	• P.A. POST ABOVE
• EA. EACH	• P.T. PRESSURE TREATED
• EQ. EQUAL	• PKT. POCKET
• EXT. EXTERIOR	• REQ'D. REQUIRED
• E.W. EACH WAY	• R.T. ROOF TRUSS
• F.T. FLOOR TRUSS	• SCHED. SCHEDULE
• FND. FOUNDATION	• SIM. SIMILAR
• FTG. FOOTING	• STRUCT. STRUCTURAL
• G.T. GIRDER TRUSS	• T.O.F. TOP OF FOOTING
• HD. HOLDOWN	• TYP. TYPICAL

GENERAL STRUCTURAL NOTES	
• DESIGN IS BASED ON 2018 NORTH CAROLINA STATE RESIDENTIAL CODE.	
• WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.	
• MODEL IS CONSIDERED AS "FULLY ENCLOSED". OPENING PROTECTION PER BUILDER (MINIMUM STRUCTURAL PANELS PER CODE)	
• DESIGN LOADS: ROOF FLOOR WIND SEISMIC	
LIVE = 20 PSF, DEAD = 17 PSF ATTIC = 20 PSF AT HT. > 42" LOAD DURATION FACTOR = 1.25 LIVE = 40 PSF (30 PSF AT SLEEPING AREAS) DEAD = 15 PSF (10 PSF T.C., 5 PSF B.C.) (TRUSSES) = 10 PSF (1-JOISTS/5'ANN) (ADD'L 10 PSF AT TILE) ≤115 MPH, EXPOSURE B DESIGN CATEGORY A/B	
GENERAL FRAMING	
• ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD CONNECTIONS TABLE (IRC TABLE R602.3(1)) OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.	
• EXT. & INT. BRG./SHEAR WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SPP/SP STUD GRADE LUMBER, OR BETTER, U.N.O.. WALLS OVER 12' TALL SHALL BE PER PLAN.	
• ALL INTERIOR BEARING WALLS ARE ASSUMED TO BE SHEATHED w/ GYP WALL BOARD (ONE SIDE MIN) OR PROVIDE MID HT. BLOCKING.	
• ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE SPRUCE-PINE-FIR #2 (SPP) OR SOUTHERN PINE #2 (SP) LUMBER, OR BETTER. SUPPORT ALL HEADERS/ BEAMS w/ (1)2x JACK STUD & (1)2x KING STUD, MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..	
• ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x STUD GRADE MEMBERS SPACED @ 24" O.C. (MAX. U.N.O.) SEE "NON-BEARING HEADER SCHEDULE" HEADER SIZES IN NON-LOAD BEARING WALLS	
• ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).	
• ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING: LVL' - Fb=2600 psi; Fv=285 psi; E=2.0x10⁶ psi	
• ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING: LVL' - Fb=2400 psi; Fc1=2500 psi; E=1.8x10⁶ psi	
• FOR 2 & 3 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O/C OR 2 ROWS 1/4"x3/8" SIMPSON SDS SCREWS (OR 3/8" TRUSSLOK SCREWS) @ 16" O/C. ALT. FASTENING SPEC FOR 3 PLY BEAMS ONLY: FASTEN PLIES TOGETHER WITH 2 ROWS OF 1/2" DIA. THRU BOLTS @ 16" O.C. USE A MINIMUM OF 4 ROWS (NAILS/SCREWS) OR 3 ROWS (BOLTS) FOR BEAM DEPTHS OF 14" OR GREATER. APPLY NAIL/SCREW FASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM FASTENERS 2" FROM EDGE. SOLID 3 1/2" OR 5 1/4" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.	
• FOR 4 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 1/4"x6" SIMPSON SDS SCREWS (OR 6 3/4" TRUSSLOK SCREWS) @ 16" O/C OR 2 ROWS OF 1/2" DIA. THRU BOLTS @ 16" O.C. USE A MINIMUM OF 4 ROWS (SCREWS) OR 3 ROWS (BOLTS) FOR BEAM DEPTHS OF 14" OR GREATER. APPLY SCREW FASTENING AT BOTH FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP AND BOTTOM FASTENERS 2" FROM EDGE. A SOLID 7" BEAM IS ACCEPTABLE.	
• REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. U.N.O.	
• FASTEN ALL METAL CONNECTORS (I.E. HANGERS, CLIPS, ETC) PER MANUFACTURER'S SPECIFICATIONS FOR MAXIMUM TABLE LOAD VALUE U.N.O.	
• PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND/BEARING. BLOCKING TO MATCH POST ABOVE.	
• CORROSION NOTES: BUILDER RESPONSIBLE TO DETERMINE CORROSION-RESISTANCE REQUIREMENTS AND COMPATIBILITY OF HARDWARE, FASTENERS AND CONNECTORS FOR ENVIRONMENTAL EXPOSURE AND IN CONTACT w/ PRESERVATIVE-TREATED WOOD OF ACTUAL FINAL CONDITIONS AND SOURCED MATERIALS. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.	
• BASEMENT INTERIOR BEARING WALLS & EXTERIOR WALK-OUT BASEMENT WALLS SHALL BE 2x6 @ 16" O.C. SPP OR 5TP, "STUD" GRADE OR BETTER.	
• MKK SHALL NOT BE RESPONSIBLE FOR ANY ISSUES RESULTING FROM OR RELATED TO ANY DELEGATED ENGINEERED COMPONENTS IF THE OWNER DOES NOT SUBMIT THE COMPONENT SHOP DRAWINGS TO MKK FOR A CONFORMANCE REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.	
MKG - MAY 2017	



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NC License # C-3825



M&K project number:
192-17017

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

REVISIONS:
date: initial:

ARCH: v.01.01.00.00



GENERAL STRUCTURAL NOTES
TELFAR
WIND SPEED < 115 MPH NORTH CAROLINA

sheet:
S0.0



MULHERN+KULP

RESIDENTIAL STRUCTURAL ENGINEERING

3655 Brookside Parkway, Suite 250 ▶ Alpharetta, GA 30022
p 770-777-0074 ▶ mulhernkulp.com

June 19, 2025

Benito Carreon

MUNGO HOMES

2521 Schieffelin Rd #116
Apex NC 27502

CAMBRIDGE, LANGDON, LEANDER LEE AND OLIVET COMMUNITIES

Russell Model (192-19039), Telfair Model (192-17017), McDowell Model (192-17012),
Meriwether (192-17013), Rutherford Model (192-17016), & Turner Model (192-19040)

PORTAL FRAME EVALUATION (120 MPH MAX WIND SPEED)

M+K Project #: 192-25000

References

Structural drawings, provided by Mulhern + Kulp

Benito:

Pursuant to your request, we have prepared this letter to address concerns with regard to portal frame requirements for the above referenced models being built in the above mentioned communities. The structural plans specify that portal frames are to be constructed where indicated on plan with a 2'-3" maximum pony wall height atop the portal frame header. In addition (2) Simpson CS16 strap ties are to be fastened from the portal frame jack studs to the pony wall studs above. It has been reported in the field that a few portal frames have been constructed with pony walls exceeding the plan specified maximum height. Each portal frame exceeding the 2'-3" maximum pony wall height requires additional reinforcement.

To provide additional reinforcement at 2x4 stud framed portal frames, (1) additional Simpson CS16 strap shall be installed adjacent to each pair of existing/plan specified straps at the inside face of wall for a total of (3) straps on each side of the opening. The additional strap shall have the same length and fastening requirements as the straps specified in the portal frame detail. Where not already present, studs above and below the header shall be added and fastened to the existing stud packs for strap installation. For 2x6 stud framed portal frames, no additional strapping is required. Please note, this applies to portal frames with a maximum wall height from top of foundation to top of double top plate less than or equal to 12'-0".

Please feel free to call if you have any questions.

Respectfully,

MULHERN & KULP STRUCTURAL ENGINEERING, INC.

Matthew Fowler,

Project Engineer I

Shaun Kreidel, P.E.

Associate Owner & Atlanta Office Director



Signature + Seal 06/19/2025



MULHERN+KULP

RESIDENTIAL STRUCTURAL ENGINEERING

3655 Brookside Parkway, Suite 250 ▶ Alpharetta, GA 30022
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June 6, 2025

Damon Banfield

MUNGO HOMES

447 Western Lane
Irmo, SC 29063

NON-BEARING INTERIOR WALL STUD SPACING REQUIREMENTS

M+K Project #: 192-25000

Reference

Structural Plans, prepared by Mulhern & Kulp

Damon,

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

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

Please feel free to call if you have any questions.

Respectfully,

MULHERN & KULP STRUCTURAL ENGINEERING, INC.

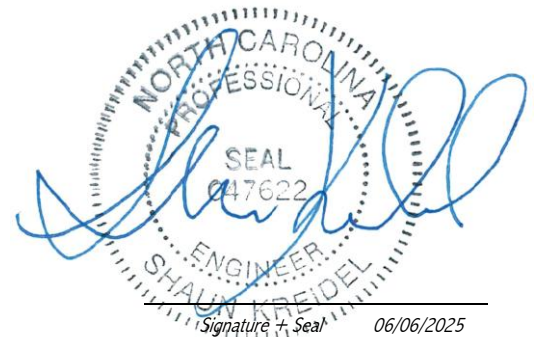
NC Firm License #: C-3825

Matthew Fowler

Project Engineer

Shaun Kreidel, P.E.

Associate Owner + Atlanta Office Director



06/06/2025

QTY	PRODUCT
25	SIMPSON STRONG BOLT 2 ANCHORS



ELEV. B

S1.1

WIND SPEED < 115 MPH NORTH CAROLINA



मा:

1

CON

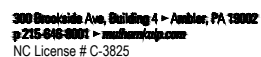
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PF

Mik

11

17



1

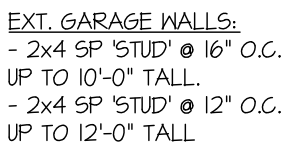
3/27/25



2ND FLOOR HARDWARE SCHEDULE ELEVATION B	
QTY	PRODUCT
4	SIMPSON CS16 STRAP (26"/5STRAP)
1	SIMPSON L40 CLIP
24	SIMPSON H2.5A CLIP
3	SIMPSON HD3B HOLDOWN
3	SIMPSON CMST14 STRAP

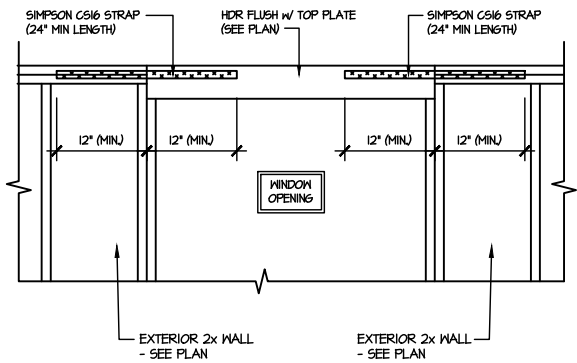
HARDWARE NOTES:

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



ELEV. B

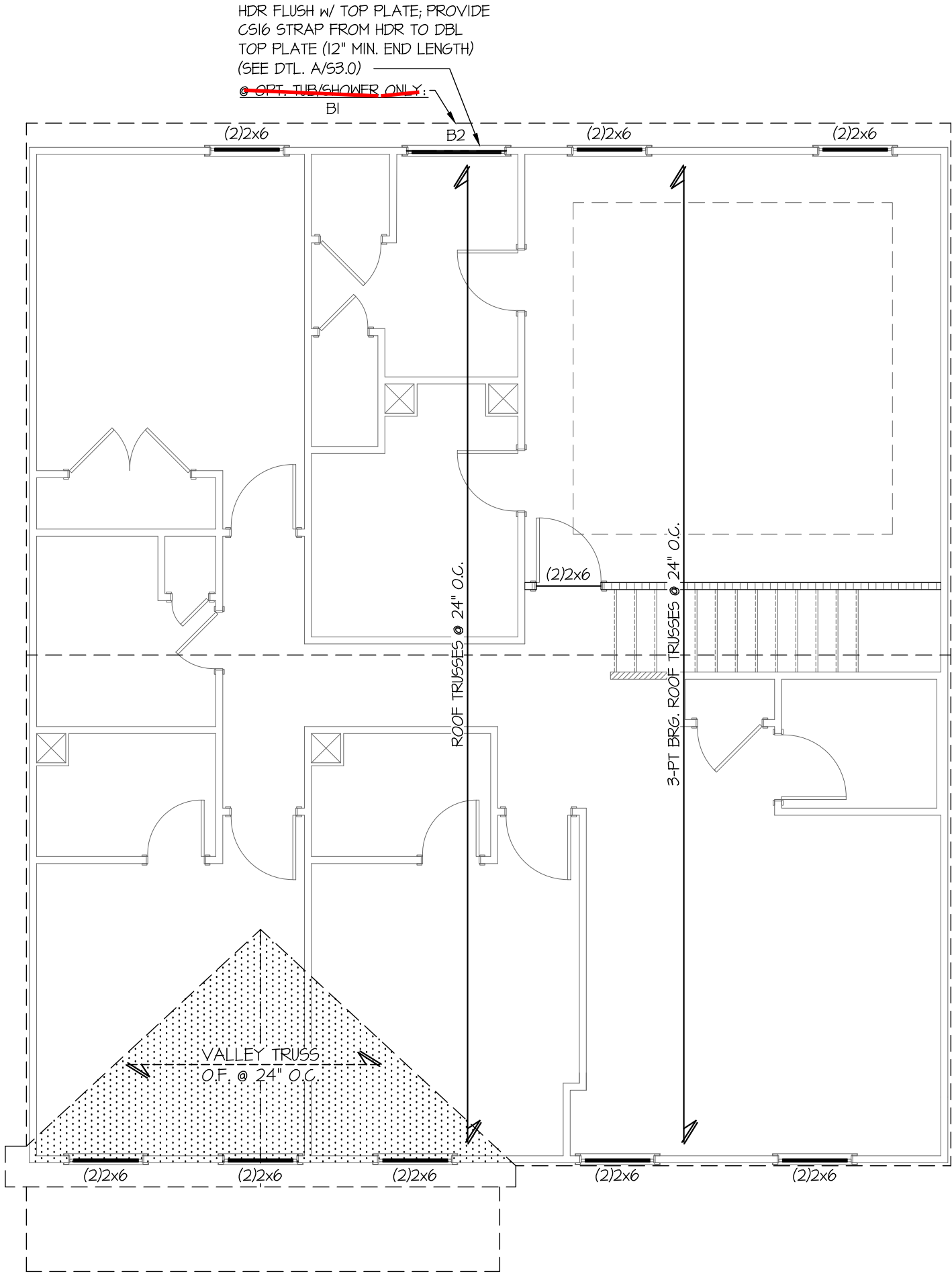
3/21/25



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

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

ROOF HARDWARE SCHEDULE ELEVATION B	
QTY	PRODUCT
67	SIMPSON H2.5A CLIP
2	SIMPSON CS16 STRAP (24"/STRAP)
HARDWARE NOTES: - ALL NAIL HOLES FILLED - ALL COUNTS ESTIMATED - HARDWARE COUNT DOES NOT INCLUDE TRUSS TO TRUSS CONNECTIONS	



PLAN DESIGNED FOR
8' PLATE HEIGHT

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



ROOF FRAMING PLAN

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

ELEV. B

S3.1

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



ARCH: 01.01.00.00

REVISIONS:

date: init:

issue date: 09-04-20

drawn by: JPP

project mgr: SMK

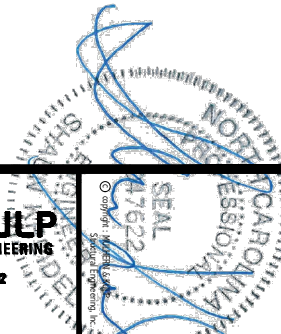
Mk project number: 192-17017



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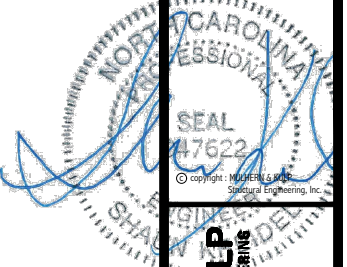
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scale:

3/27/25

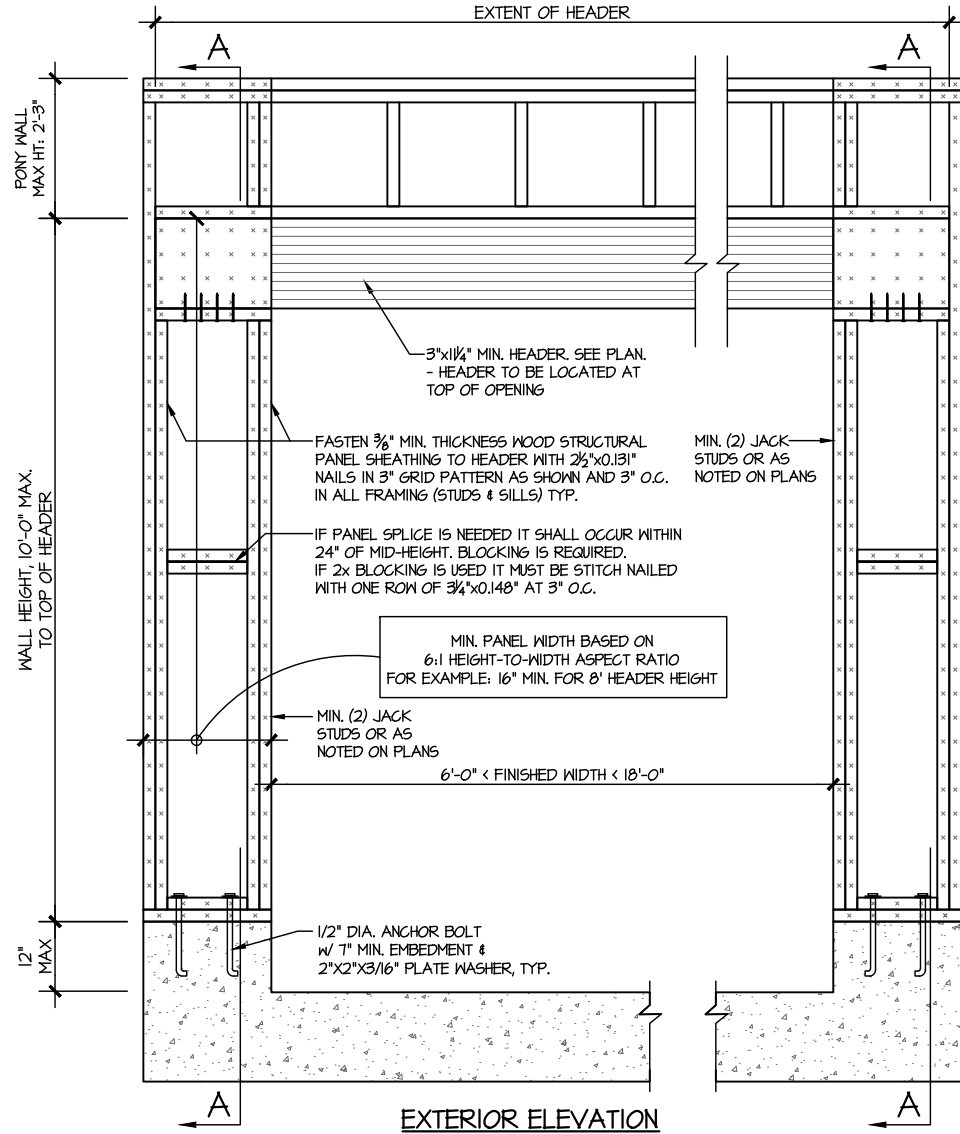


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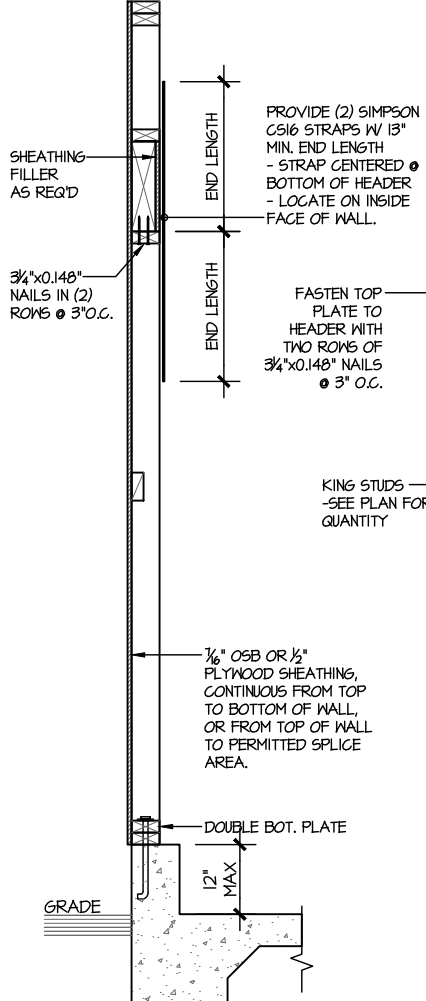
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192-17017
project mgr: SMK
drawn by: JPP
issue date: 09-04-20
REVISIONS:
date: initial:
ARCH: v.01.00.00



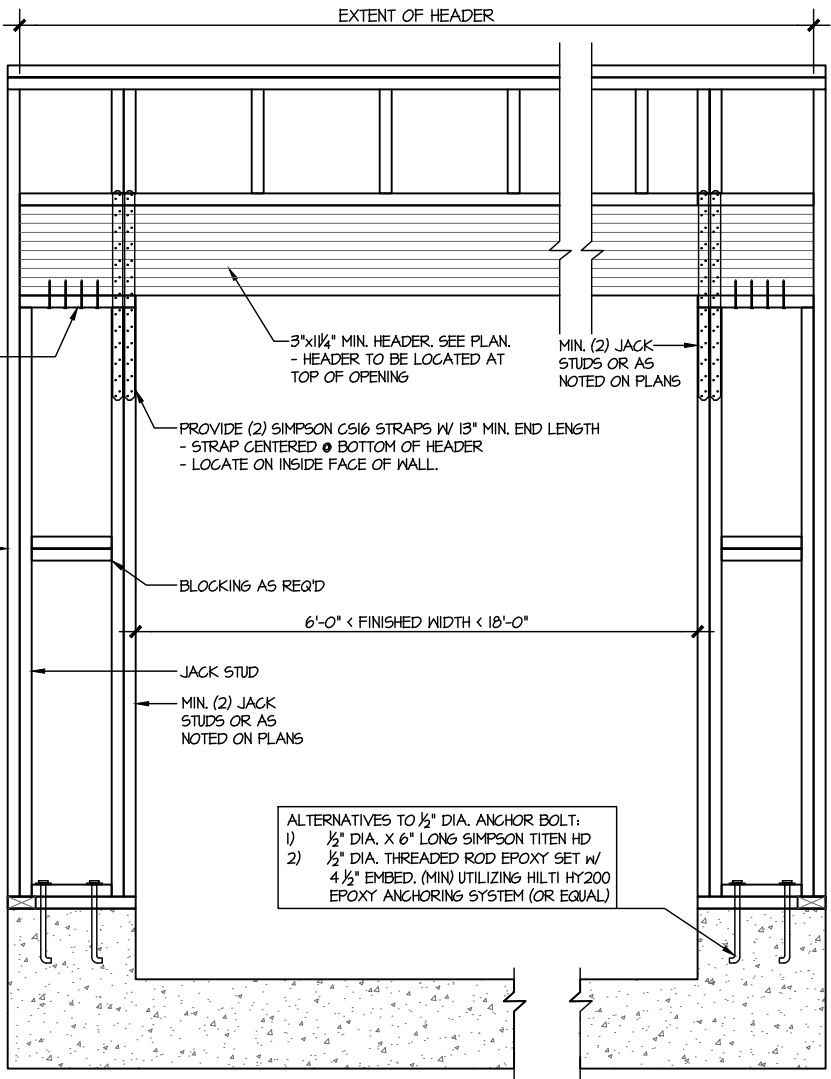
STRUCTURAL DETAILS
TELFAIR
WIND SPEED < 115 MPH NORTH CAROLINA



EXTERIOR ELEVATION

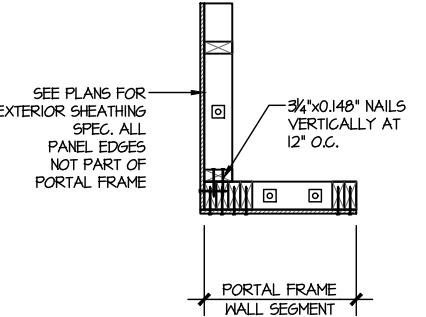


SECTION A-A THROUGH PIER
MONOSLAB FOUNDATION

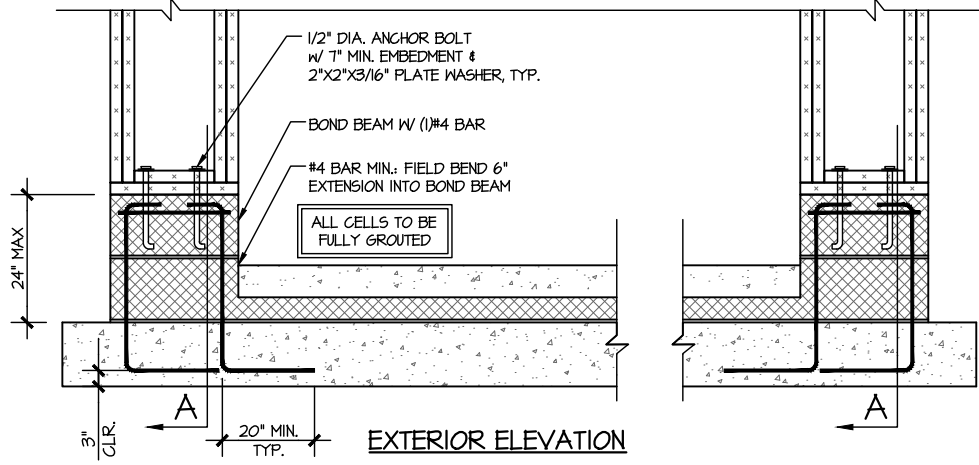


INTERIOR ELEVATION

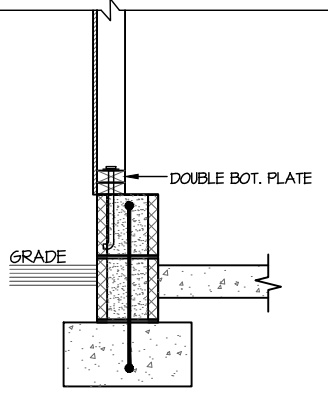
WALL FRAMING SPECIFICATION:
• 2x4 WALL: USE SP/SPF #2 GRADE STUDS (OR BETTER)
• 2x6 WALL: USE SP/SPF #2 GRADE STUDS (OR BETTER)



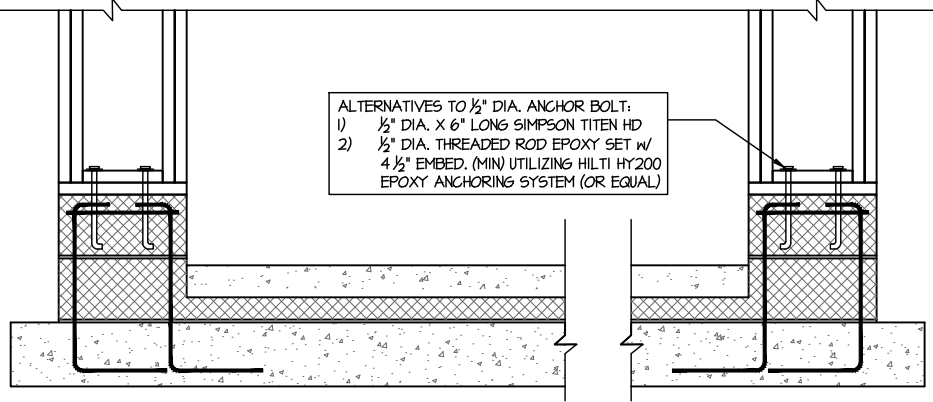
PLAN VIEW OF CORNER DETAIL



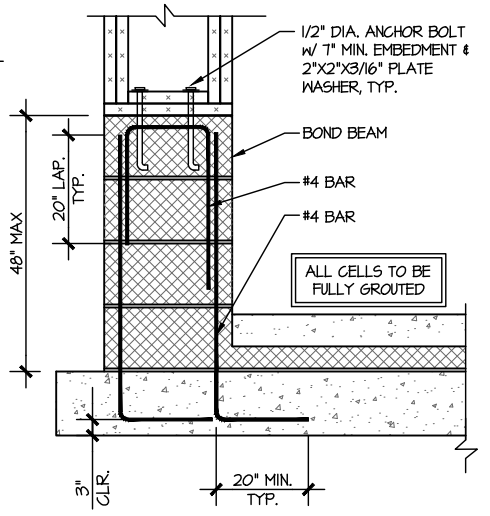
EXTERIOR ELEVATION



SECTION A-A THROUGH PIER



INTERIOR ELEVATION



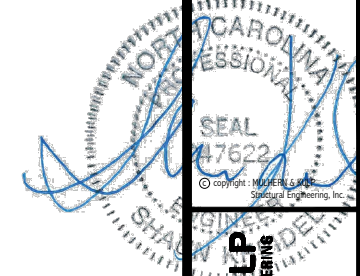
STEM ≤ 48" TALL

PORTAL FRAME DETAIL
SCALE: N.T.S.

BOTH SIDES OF GARAGE DOOR
1 KING STUD & RETURN WALLS

3/27/25

seal:



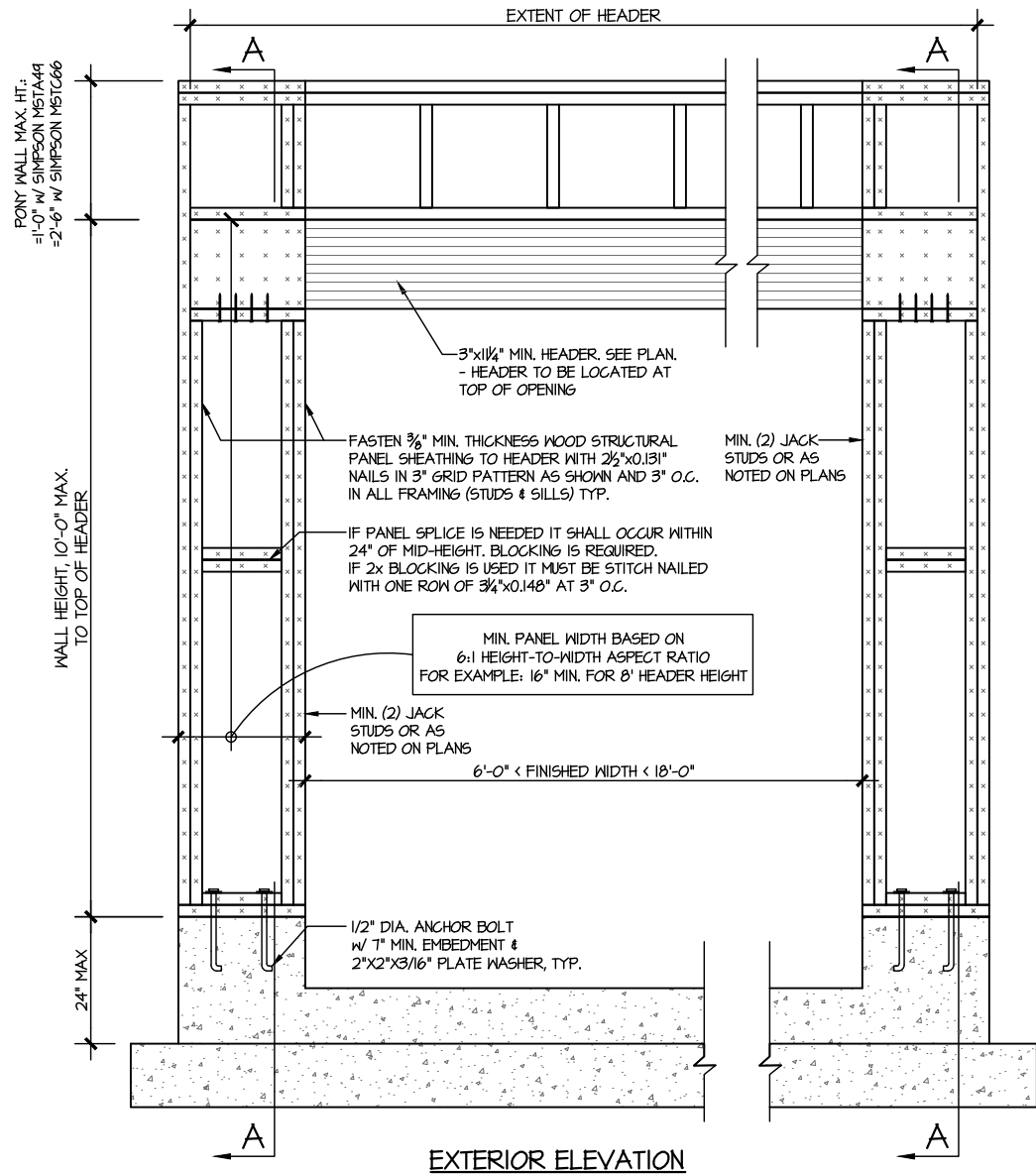
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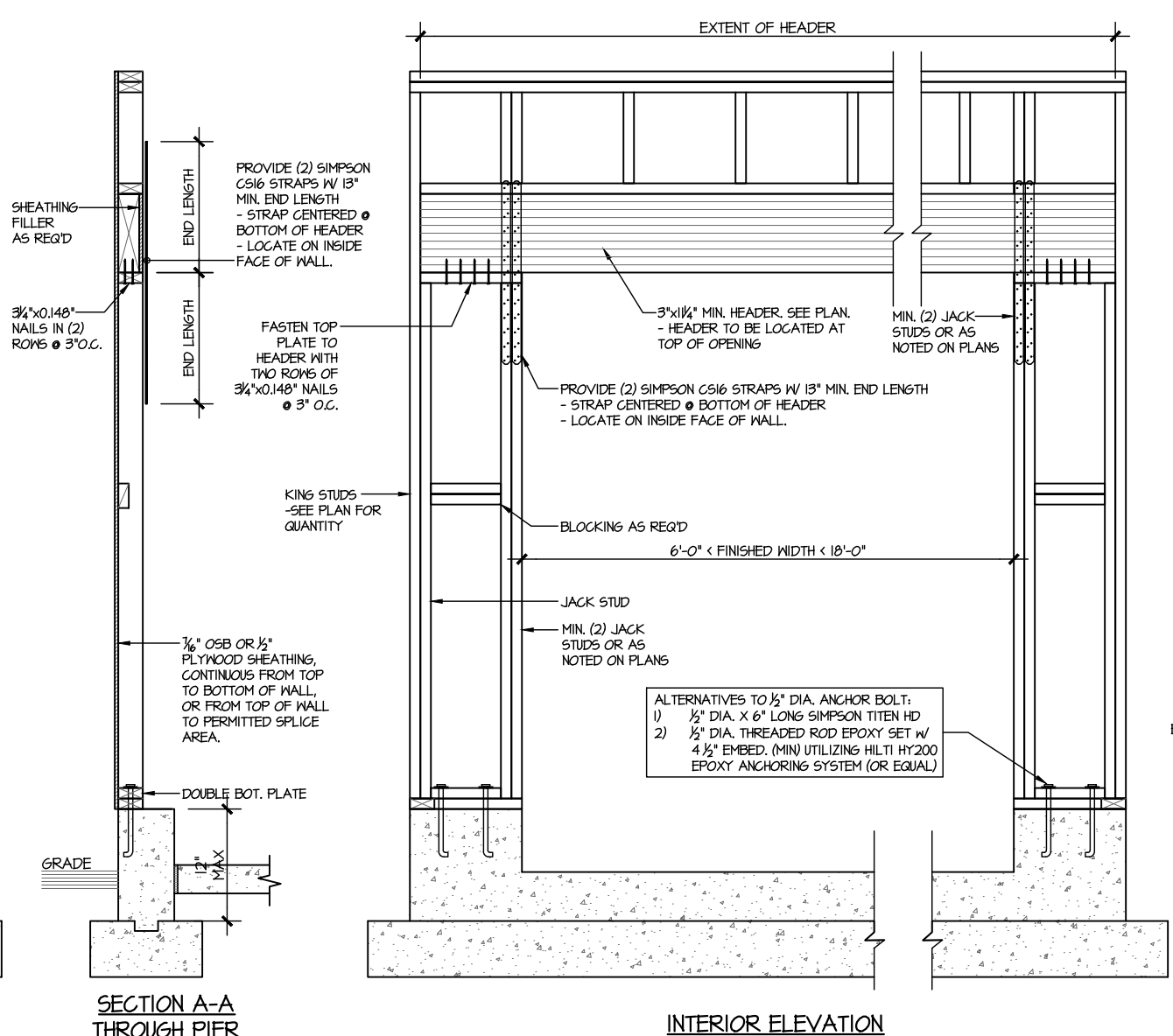


STRUCTURAL DETAILS
TELFAIR
WIND SPEED < 115 MPH NORTH CAROLINA

sheet:
SW-3



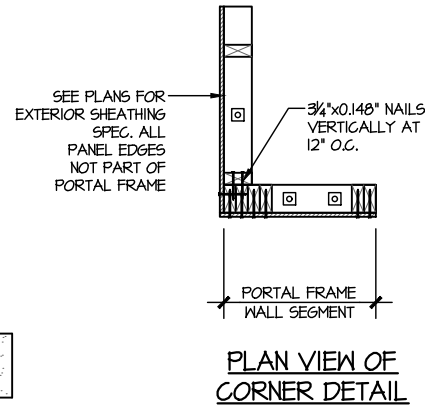
EXTERIOR ELEVATION



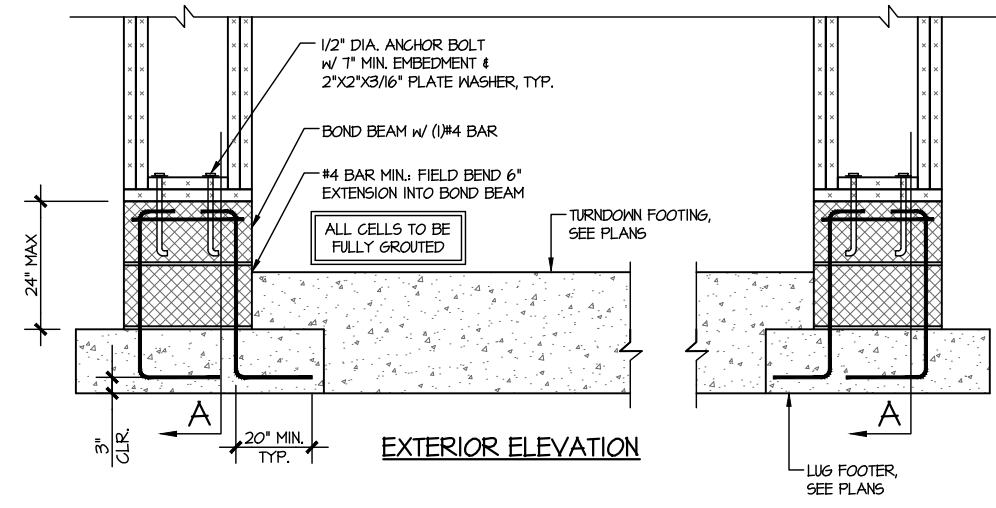
SECTION A-A THROUGH PIER
BASEMENT FOUNDATION

INTERIOR ELEVATION

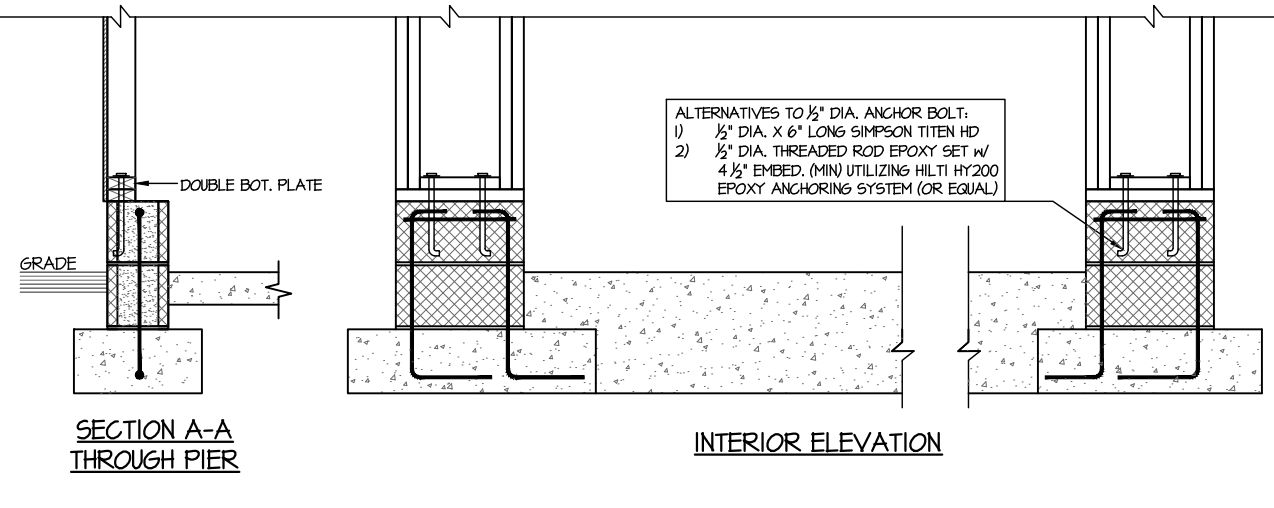
WALL FRAMING SPECIFICATION:
• 2x4 WALL: USE SP/SPF #2 GRADE STUDS (OR BETTER)
• 2x6 WALL: USE SP/SPF #2 GRADE STUDS (OR BETTER)



PLAN VIEW OF CORNER DETAIL

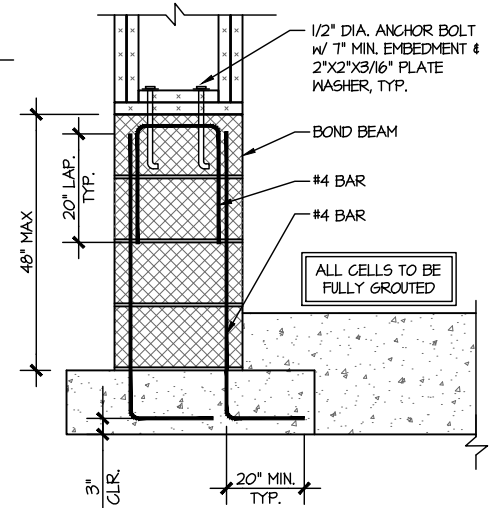


EXTERIOR ELEVATION



SECTION A-A THROUGH PIER

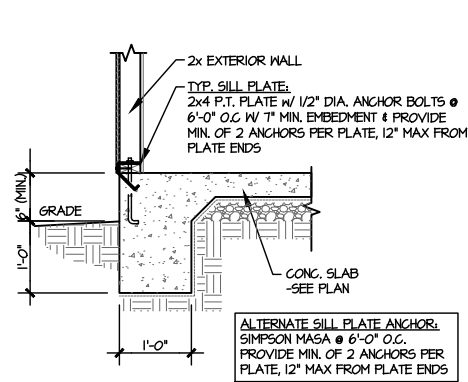
INTERIOR ELEVATION



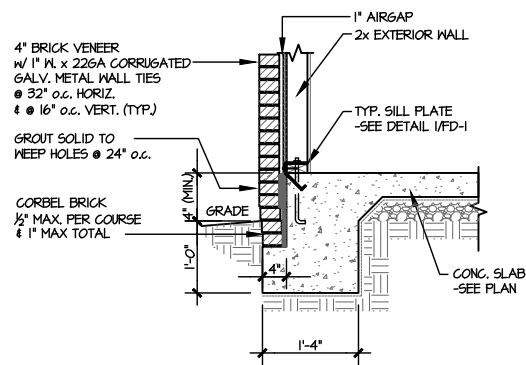
STEM HEIGHT > 24" & ≤ 48" TALL

PORTAL FRAME DETAIL
SCALE: N.T.S.

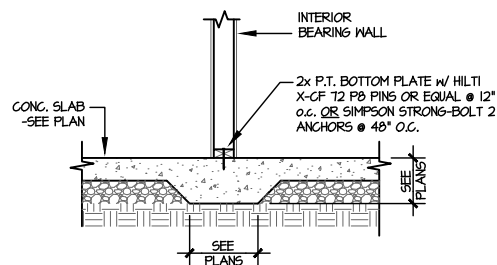
BOTH SIDES OF GARAGE DOOR
1 KING STUD & RETURN WALLS



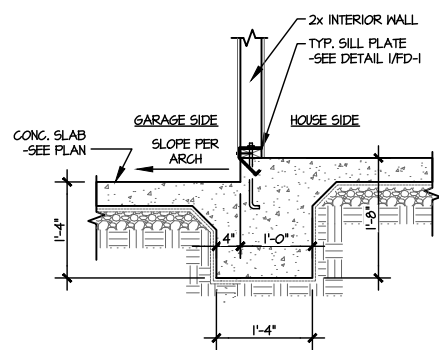
1 TYPICAL TURNDOWN @ EXT. WALL
SCALE: 3/8"=1'-0"



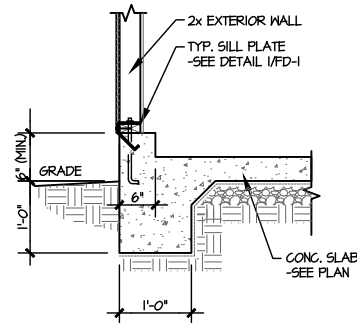
2 TYPICAL TURNDOWN @ EXT. WALL (BRICK)
SCALE: 3/8"=1'-0"



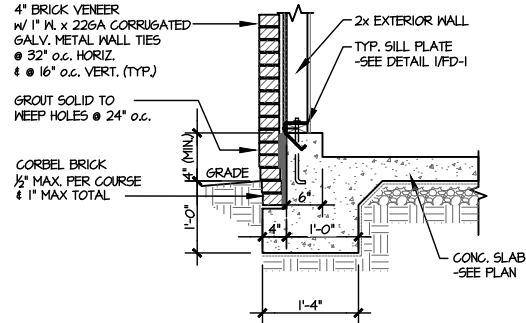
3 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL
SCALE: 3/8"=1'-0"



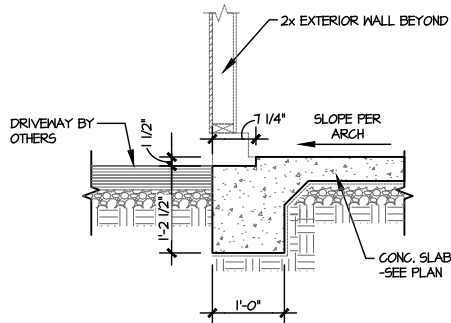
4 TYPICAL INT. FOOTING BETWEEN HOUSE & GARAGE
SCALE: 3/8"=1'-0"



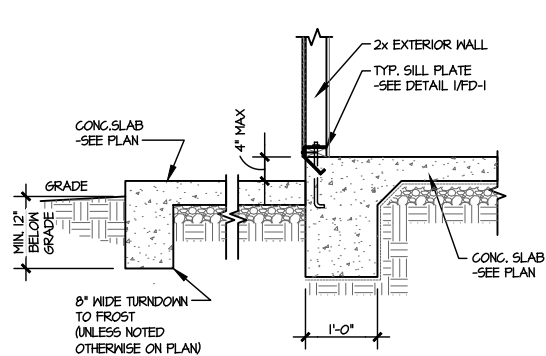
5 TYPICAL TURNDOWN @ EXT. GARAGE WALL
SCALE: 3/8"=1'-0"



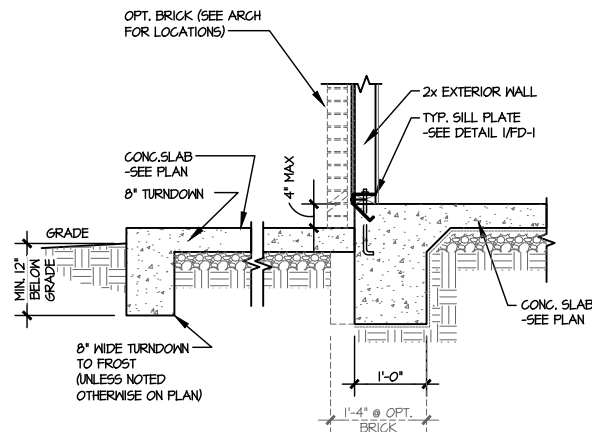
6 TYPICAL TURNDOWN @ EXT. GARAGE WALL (BRICK)
SCALE: 3/8"=1'-0"



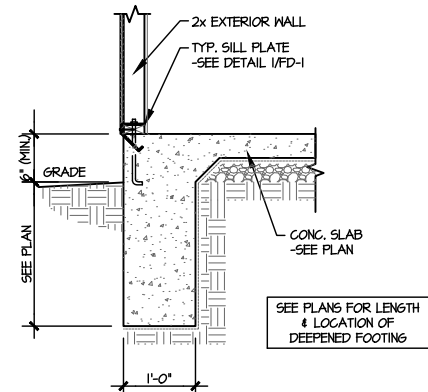
7 GARAGE OPENING
SCALE: 3/8"=1'-0"



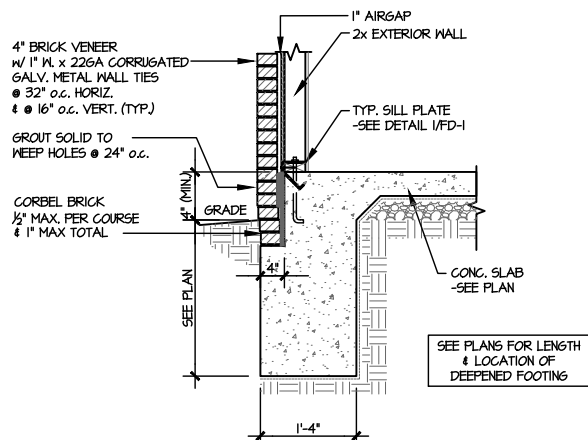
8 TYPICAL TURNDOWN @ PATIO/PORCH
SCALE: 3/8"=1'-0"



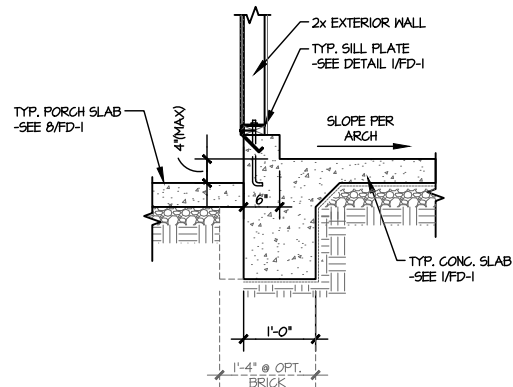
9 TYPICAL TURNDOWN @ PATIO/PORCH (BRICK)
SCALE: 3/8"=1'-0"



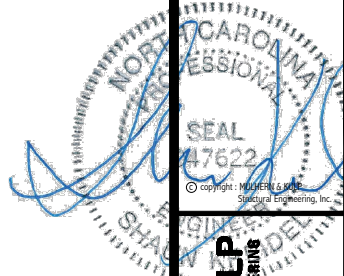
10 TYPICAL TURNDOWN w/ DEEPEENED FTG. @ EXT. WALL
SCALE: 3/8"=1'-0"



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



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



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M&K project number:
192-17017

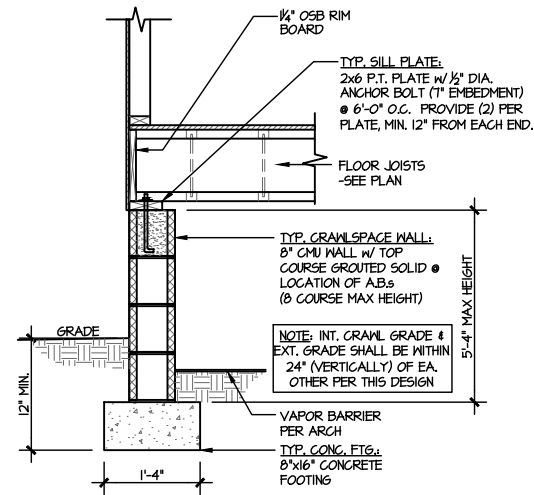
project mgr: SMK
drawn by: JPP
issue date: 09-04-20

REVISIONS:
date: initial:

ARCH: v.01.01.00.00

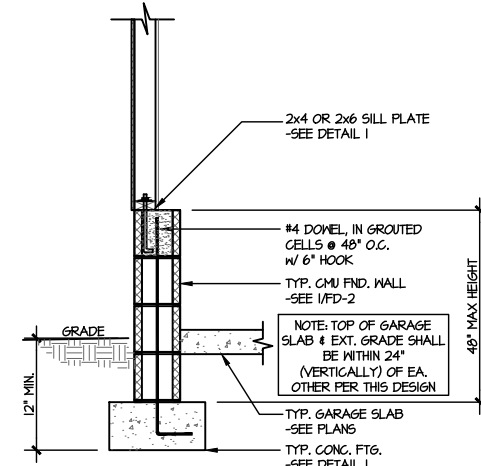


FOUNDATION DETAILS
TELFAR
WIND SPEED < 115 MPH NORTH CAROLINA

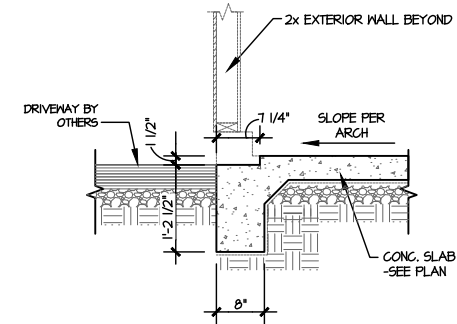


1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0"

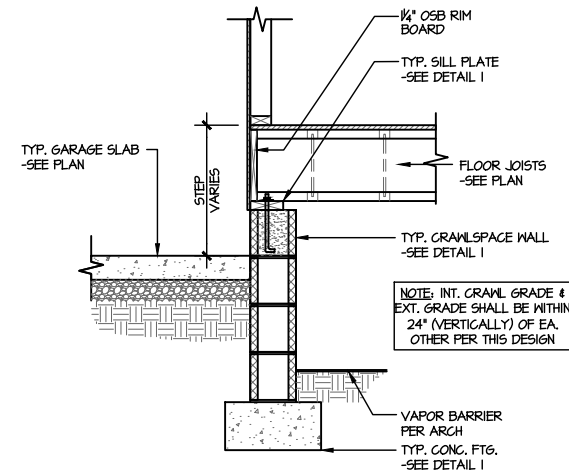
2 NOT USED
SCALE: 3/8"=1'-0"



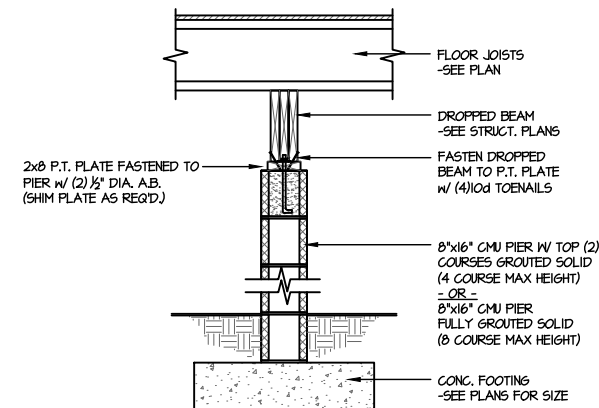
3 TYPICAL PERIMETER FOOTING @ EXTERIOR GARAGE WALL
SCALE: 3/8"=1'-0"



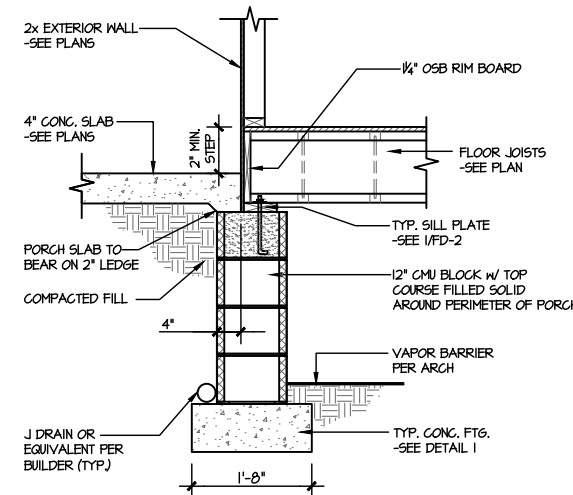
4 TYPICAL TURNDOWN FOOTING AT EXTERIOR GARAGE APRON
SCALE: 3/8"=1'-0"



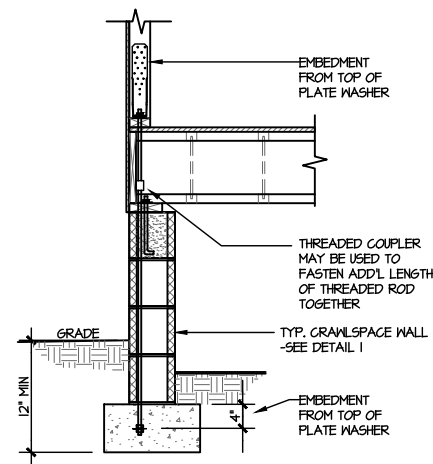
5 TYPICAL CRAWLSPACE FOUNDATION @ INTERIOR GARAGE WALL
SCALE: 3/8"=1'-0"



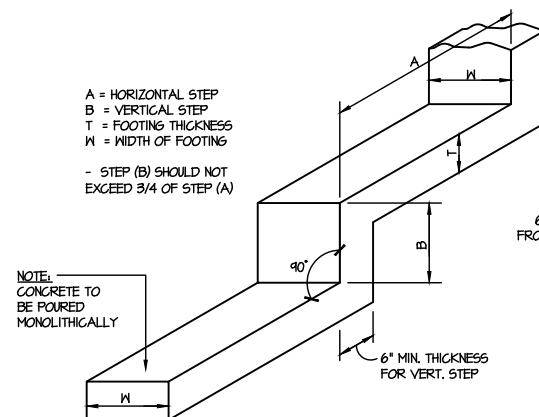
6 TYPICAL CRAWLSPACE FOUNDATION @ INTERIOR PIER
SCALE: 3/8"=1'-0"



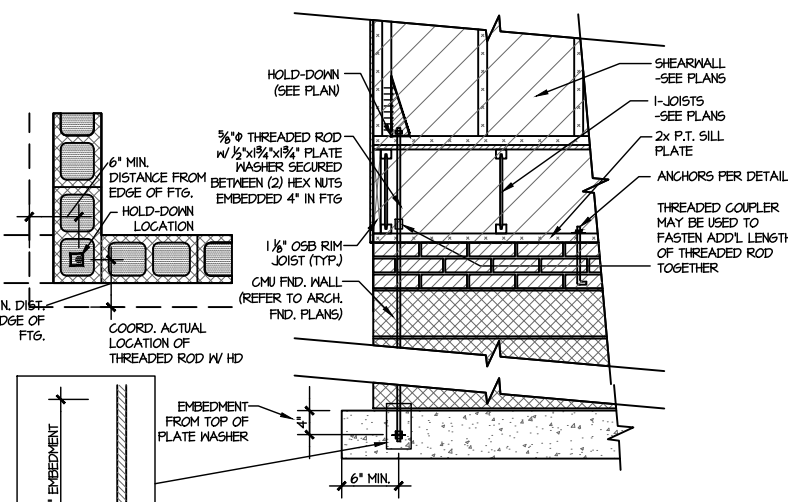
7 TYPICAL CRAWLSPACE FOUNDATION @ PORCH SLAB
SCALE: 3/8"=1'-0"



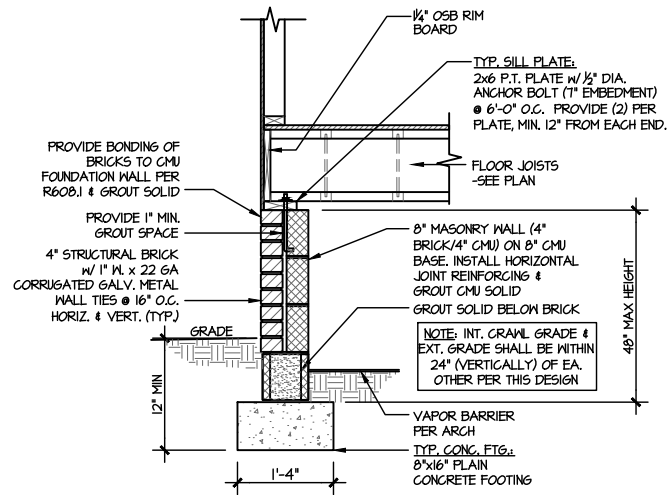
A TYPICAL CRAWLSPACE FOUNDATION HOLD-DOWN INSTALLATION
SCALE: 3/8"=1'-0"



B TYPICAL STEPPED FOOTING DETAIL
SCALE: NTS

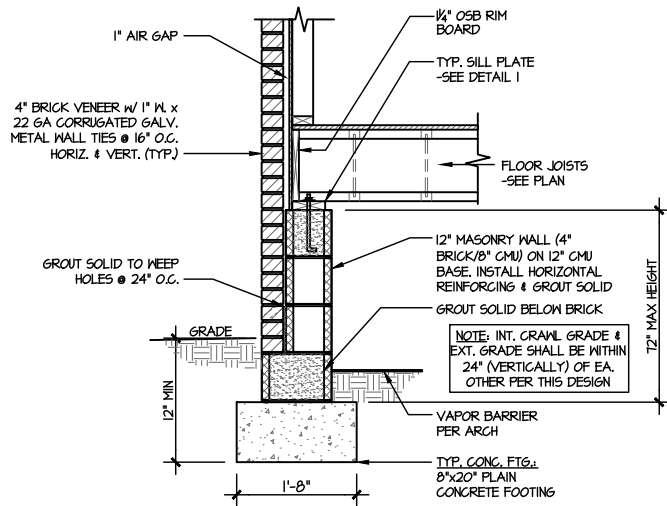


C TYPICAL CMU FOUNDATION HOLD-DOWN INSTALLATION
SCALE: 3/8"=1'-0"



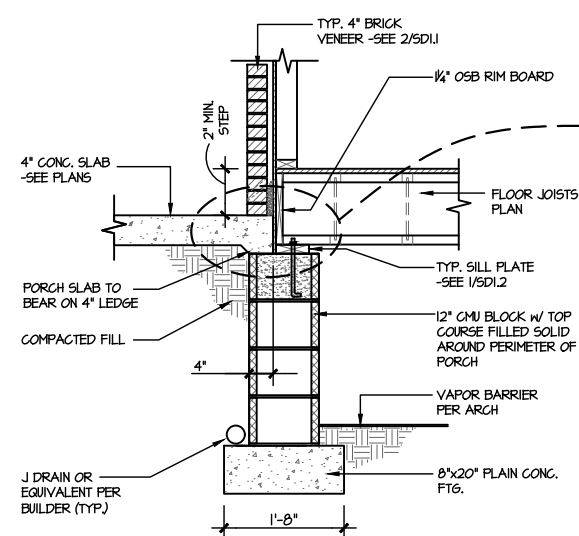
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0"
W/ BRICK WATERTABLE

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



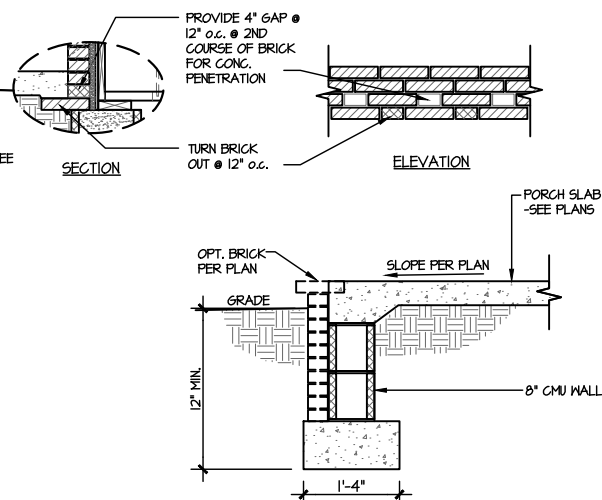
5 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0"
W/ FULL BRICK VENEER

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

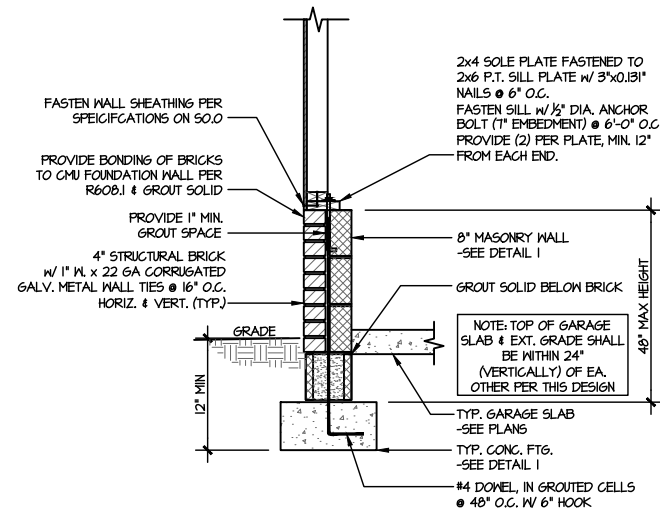


9 TYPICAL CRAWLSPACE FOUNDATION @ PORCH/PATIO SLAB
SCALE: 3/8"=1'-0"
W/ BRICK VENEER

ALT. DETAIL IF BRICK IS INSTALLED PRIOR TO PORCH SLAB

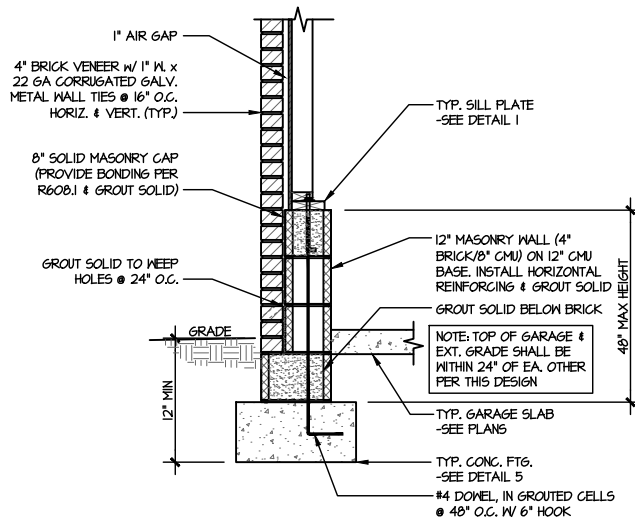


10 TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/8"=1'-0"



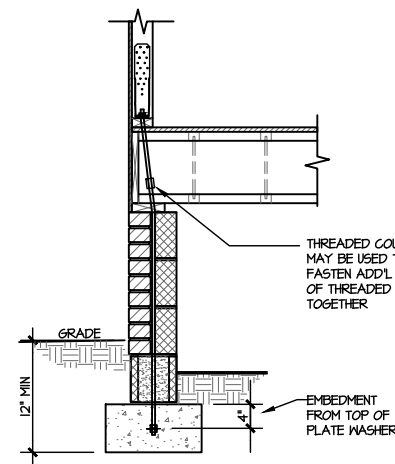
3 TYPICAL CRAWLSPACE FOUNDATION @ EXTERIOR GARAGE WALL
SCALE: 3/8"=1'-0"
W/ BRICK WATERTABLE

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

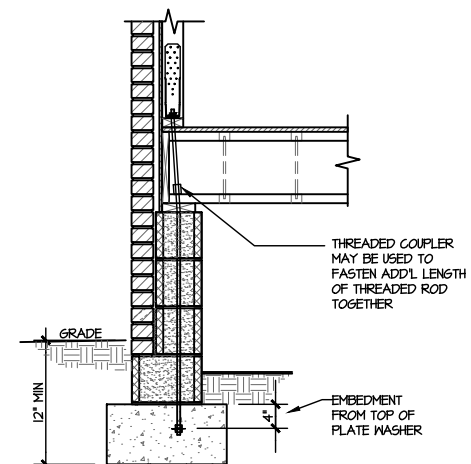


7 TYPICAL CRAWLSPACE FOUNDATION @ EXTERIOR GARAGE WALL
SCALE: 3/8"=1'-0"
W/ FULL BRICK VENEER

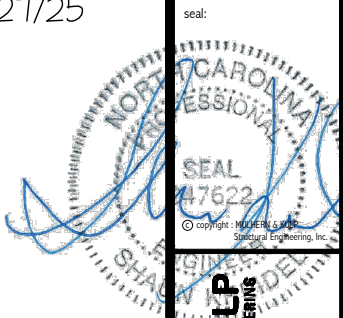
8 NOT USED
SCALE: 3/8"=1'-0"



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



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



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M&K project number:
192-17017
project mgr: SMK
drawn by: JPP
issue date: 09-04-20

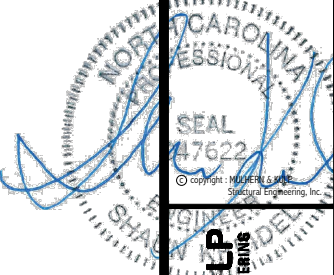
REVISIONS:
date: initial:

ARCH: v.01.01.00.00



FOUNDATION DETAILS
TELFAIR
WIND SPEED < 115 MPH NORTH CAROLINA

sheet:
FD-3



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M&K project number:
192-17017

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issue date: 09-04-20

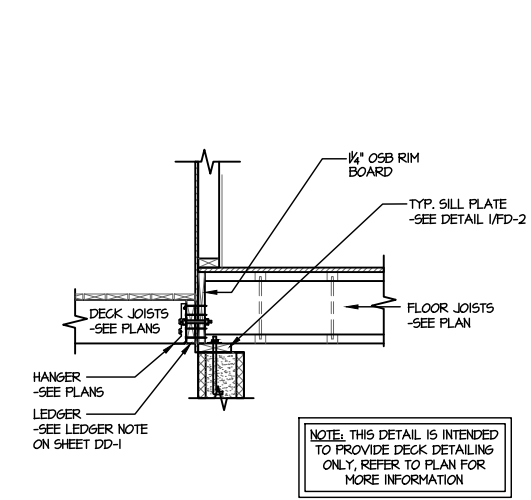
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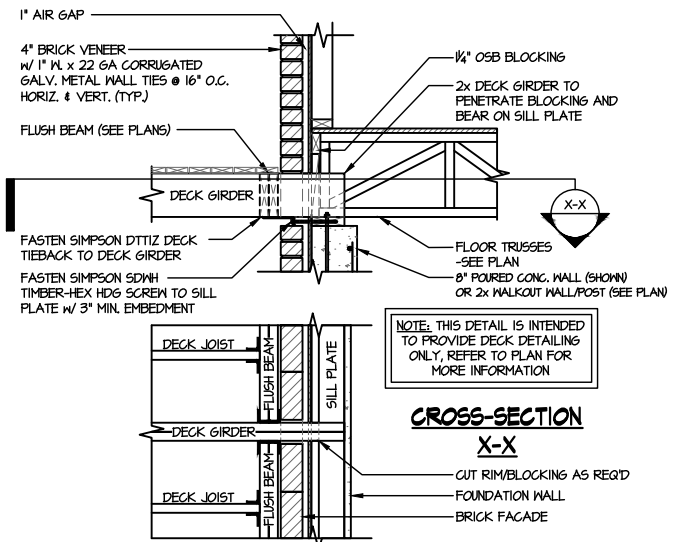


FOUNDATION DETAILS
TELFAR
WIND SPEED < 115 MPH NORTH CAROLINA

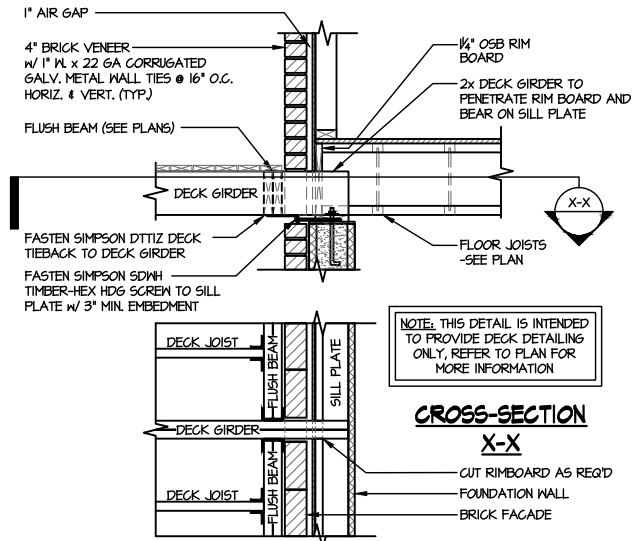
- LEDGER NOTE**
- **LEDGER TO END TRUSS:**
-FASTEN 2x LEDGER (MATCH D.J.) TO END TRUSS VERTICALS w/ (1) 1/2" DIA. THRU BOLT + (4) 2 1/2"x0.135" NAILS @ 16" O.C. PACK OUT END TRUSS AS REQ'D FOR LEDGER FASTENING.
 - **LEDGER TO RIMBOARD/BLOCKING:**
-FASTEN 2x LEDGER (MATCH D.J.) TO RIMBOARD/BLOCKING w/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



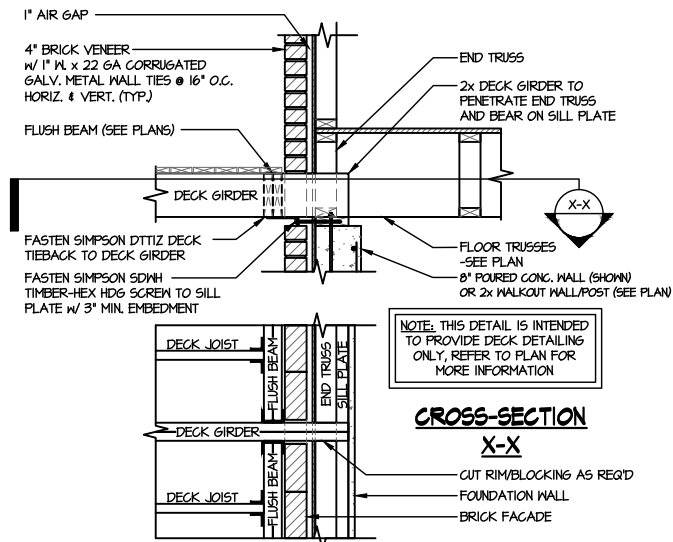
1 TYPICAL DECK CONNECTION
@ CRAWLSPACE
SCALE: 3/8"=1'-0"



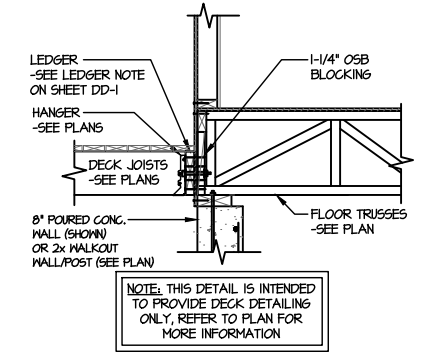
2 TYPICAL DECK CONNECTION
@ CRAWLSPACE w/ BRICK
SCALE: 3/8"=1'-0"



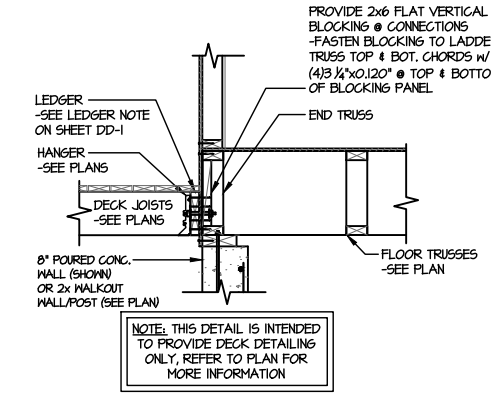
3 TYPICAL DECK CONNECTION
@ BASEMENT
SCALE: 3/8"=1'-0"



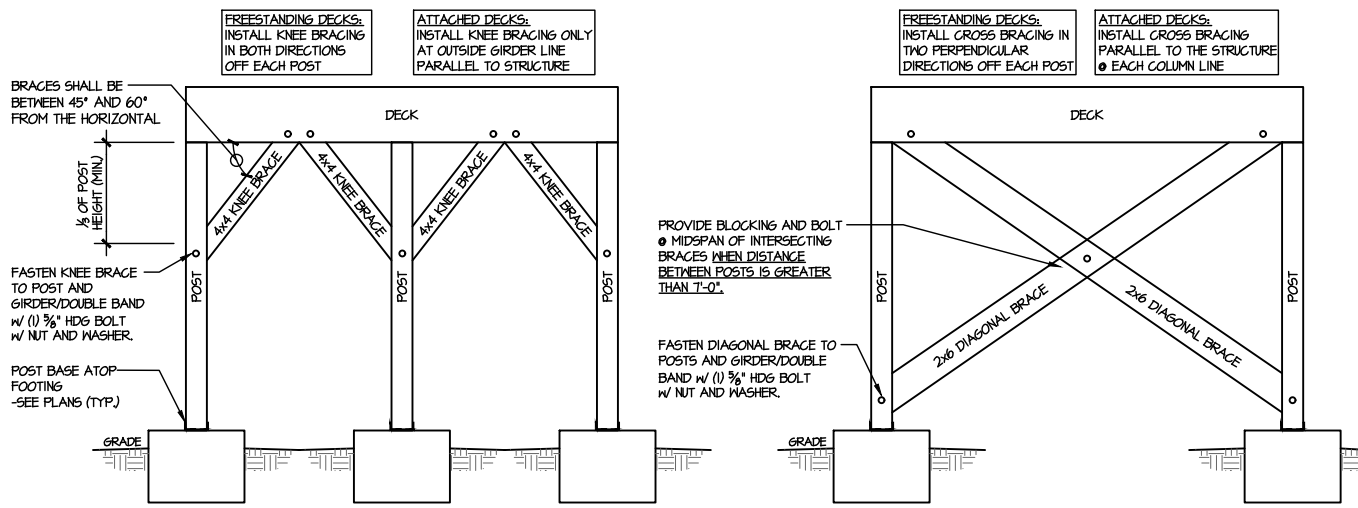
4 TYPICAL DECK CONNECTION
@ BASEMENT w/ BRICK
SCALE: 3/8"=1'-0"



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



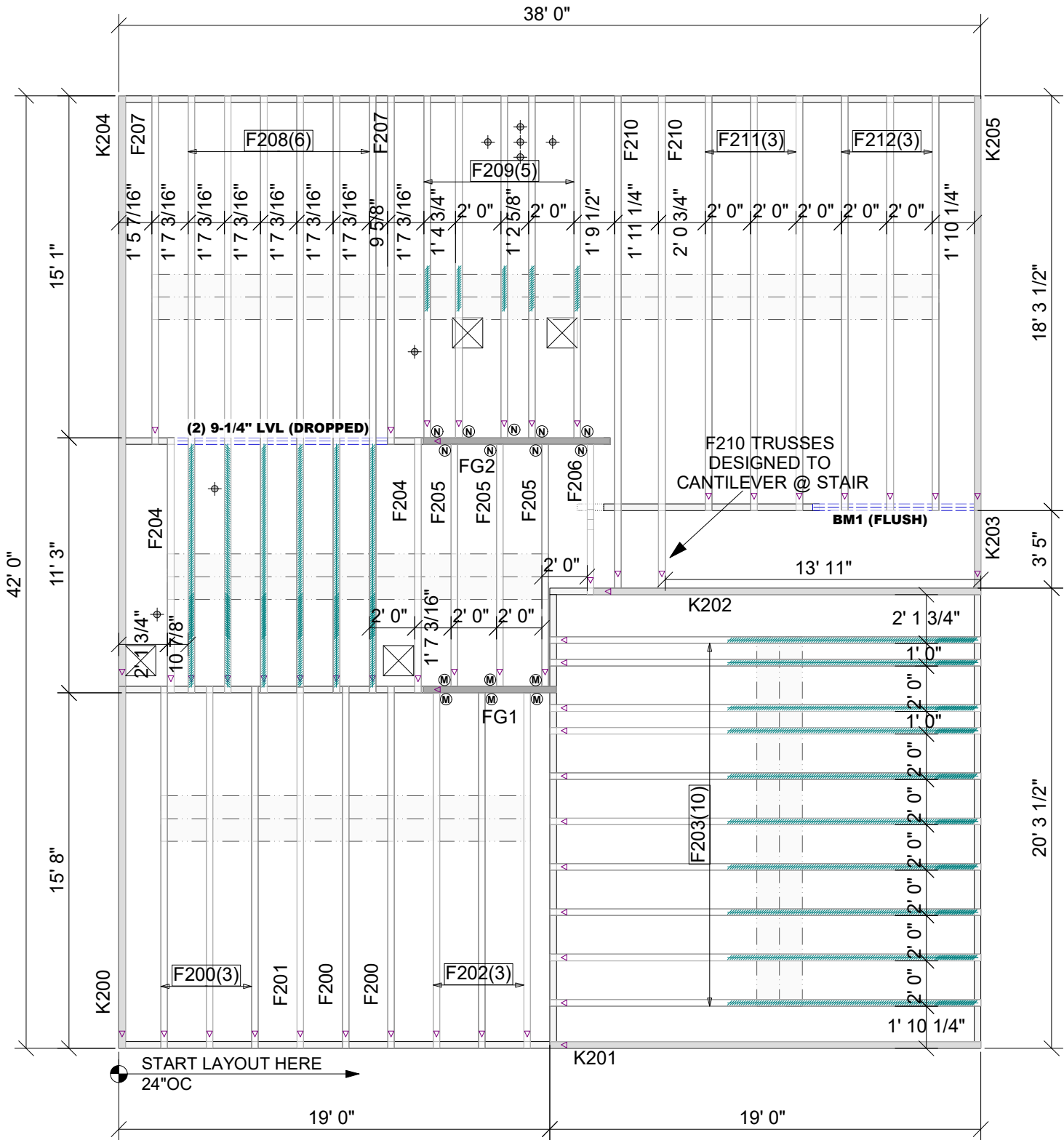
6 TYPICAL DECK CONNECTION
@ BASEMENT
SCALE: 3/8"=1'-0"



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

THIS IS A TRUSS PLACEMENT DIAGRAM (TPD) ONLY; NOT AN ENGINEERED DOCUMENT. Trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual truss design drawings (TDDs) 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 permanent restraining/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.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 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 for all fit 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 application. UFP accepts no responsibility for the specific application or suitability of any connector that is not truss-to-truss as they apply to this specific structure.

2ND FLOOR PLACEMENT PLAN



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

Floor Hanger List		
MARK	TYPE	QTY
(M)	THA422	6
(N)	THAC422	9

[illegible]

DESIGNER LJP
LAYOUT DATE 04/30/2025
ARCH DATE -
STRUC DATE -

MUNGO HOMES

TELFAIR A & B 2ND FLR

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UFP CONSTRUCTION



TrussTrax.ufp.com

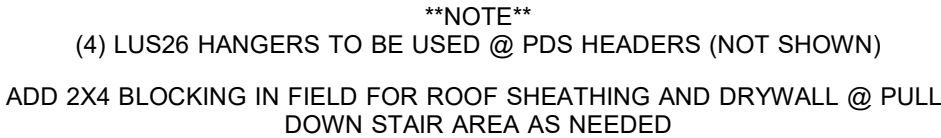
UFP SITE BUILT
A UFP INDUSTRIES COMPANY

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

Customer Service (800) 476-9356

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

ROOF PLACEMENT PLAN



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

ROOF AREA:	1913.65 ft ² sqft	RIDGE LINE:	48.56 ft	VALLEY LINES:	29.67 ft	HIP LINES:	0 ft	THESE VALUES ARE APPROXIMATE ONLY
TELFAIR B RF TRUSSTRAX UFP CONSTRUCTION  UFP SITE BUILT A UFP INDUSTRIES COMPANY Burlington, NC Locust, NC Chesapeake, VA Liberty, NC Clinton, SC Ooltewah, TN Conway, SC Pearisburg, VA Jefferson, GA Stanfield, NC Customer Service (800) 476-9356 musttrax.com								
REVISIONS DATE DESCRIPTION DSN - - - - - - - - - - - - - - - - - - - - - - - - - - - - DESIGNER LJP LAYOUT DATE 01/06/2025 ARCH DATE - STRUC DATE - JOB #: 25010166 This drawing is property of UFP Site Built, LLC. Any unauthorized use of this document without written permission is prohibited. UFP relinquishes ownership of delivered product upon delivery. Owner of product must obtain UFP's authorization prior to any alteration or modification of product; UFP will not be held responsible for any unauthorized modifications done or costs incurred without prior written authorization from UFP.								