General Notes & Specifications

3876 Parian Ridge Rd NW

Atlanta, GA 30327

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 SOLE 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.	(2) TOENAILS EA. END	(2) 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

* 2½"x0.113 IS AN ACCEPTABLE ALTERNATIVE TO A 3"x0.120", SAME SPACING OR NUMBER OF NAILS. (ONLY ACCEPTABLE WHERE * ARE SHOWN)

6" STONE VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 5'-0"	L5" x 5" x 5/16"	8" (MIN. @ EA. END)
UP TO 8'-0"	L6" x 6" x 1/2"	12" (MIN. @ EA. END)
OVER 8'-0"	SEE PLAN	

STEEL CONNECTION SPECIFICATIONS (TYP. U.N.O.)

CONNECTION TYPE	CONNECTION SPECIFICATION	
STEEL BEAM TO STL. COLUMN	CAP	(2) ½" DIAMETER BOLTS THRU THE BOTTOM FLANGE TO THE TOP PLATE OR CAP DESIGNED BY OTHERS WITH PROPRIETARY CAP CLIPS
	BASE	(2) ½" DIAMETER CONC. ANCHORS THRU STEEL BASE PLATE TO CONC. ANCHORS NOT REQUIRED IF BASE IN ENCASED IN CONCRETE.
STEEL BM ON WOOD FRAME	BOTTOM FLANGE OF STEEL BEAM FASTENED TO WOOD FRAMING W/ (2) ½" DIA. X 2 ½" LONG LAG SCREWS.	
WOOD BM ON STEEL COL.	(2) ½" DIA. X 2½" LONG LAG SCREWS THRU CAP PLATE INTO BOTTOM OF WOOD BEAM.	

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
▶ HD-1	SIMPSON HTT4 HOLD-DOWN *
▶ HD-2	SIMPSON CS16 STRAP

NOTES:

* FASTEN TO POST W/ (18) 16dx2 ½" NAILS. HOLD-DOWN SHALL BE ANCHORED TO CONCRETE FOUNDATION WALLS W/ SIMPSON SSTB16 ANCHOR PER MANUFACTURER'S SPECIFICATIONS AND DETAILS

VENEER LINTEL SCHEDULE

SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
3'-0"	20 FT. MAX	L3"x3"x¼"
6'-0"	3 FT. MAX	L3"x3"x¼"
	12 FT. MAX	L4"x3"x¼"
	20 FT. MAX	L5"x3½"x⅜"
8'-0"	3 FT. MAX	L4"x4"x¼" *
	12 FT. MAX	L5"x3½"x⅜"
	16 FT. MAX	L6"x3½"x⅜"
9'-6"	12 FT. MAX	L6"x3½"x⅜"
16'-0"	2 FT. MAX	L7"x4"x½" **
	3 FT. MAX	L8"x4"x½" **

ALL LINTELS:
- SHALL SUPPORT 2 ⅝" - 3 ⅛" 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/ ½" DIA. x 3 ½" 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" HIDE THE EXTERIOR TOE OF THE HORIZONTAL LEG MAY BE CUT IN THE FIELD TO BE 3 ¼" HIDE 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 GREEN VENEER USE L4x3½".
** FOR 3⅛" VENEER ONLY. SEE PLAN FOR VENEER SUPPORT IF VENEER < 3⅛" THICK.

MIK STND. - MAY 2016

BRICK VENEER TIES

• SDC A/B, C, D0, D1 & D2:
MINIMUM 9 GA. STRAND WIRE W/ HOOK EMBEDDED IN THE MORTAR JOINT OR MIN. 22 GA. CORRUGATED SHEET METAL ANCHOR. ANCHORS TO BE SPACED A MAXIMUM OF 18" o.c. HORIZONTALLY & VERTICALLY. IN SEISMC DESIGN CAT. D0, D1 & D2 ANCHORS TO HAVE A MAX. SPACING OF 16" o.c. HORIZ. & VERT.

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.

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

ROOF TRUSS, FLOOR TRUSS 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 MIK 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. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS:
   1/8" DEAD LOAD

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

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

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

90 MPH WIND IN 2012 IRC MAP
(115 MPH WIND SPEED IN ASCE 7-10 WIND MAP, PER IRC R301.2.1.1)
EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2018 IBC (SECTION 1609) & ASCE 7-10, AS PERMITTED BY R301.1.3 OF THE 2018 IRC, OR THE SIMPLIFIED PRESCRIPTIVE PROCEDURE IN ACCORDANCE WITH THE 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.

EXT. WALL SHEATHING SPECIFICATION

• 7/16" OSB OR 15/32" PLYWOOD:
FASTEN SHEATHING W/ 2 ⅜" x 0.113" NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN PANEL FIELD. (TYP, U.N.O.)
• HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL PANEL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED.
• ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
• ALT. STAPLE CONNECTION SPEC: 1 ¾" 16 GA STAPLES (⅞" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C IN FIELD.

BLOCKED PANEL EDGES

• AT DESIGNATED AREAS - FASTEN SHEATHING W/ 2 ⅜" x 0.113" NAILS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD OR 1 ¾" 16 GA STAPLES (⅞" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C IN FIELD. 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.

3" O.C. EDGE NAILING

• AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING W/ 2 ⅜" 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 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, BLOCKED PANEL EDGES, AND/OR 3" O.C. EDGE NAILING

▶ INDICATES HOLDOWN

MIK STND. - MAR 2016

GENERAL STRUCTURAL NOTES

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 MIK 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") .
• AT I-JOIST FLOORS, PROVIDE 1 1/8" 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 ½" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12"o.c. FIELD.
  - 2 ⅜" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. 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 ½" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12" O.C. FIELD.
  - W/ 2 ⅜" x 0.120" NAILS @ 4"o.c. @ PANEL EDGES & @ 8" O.C. FIELD.
• FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON H2.5T CLIP. PROVIDE (2) H2.5T CLIPS AT FLUSH BEAMS IN THE ROOF.

FOUNDATION

• DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE W/ STATE OF GEORGIA AMENDMENTS
• 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 @ 4'-0" O.C,1" MIN. EMBEDMENT
• 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.
• 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
  fy = 60,000 psi
• 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, 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.
• 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.
• 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 48 BAR DIAMETERS MIN. (24" FOR #4 BARS) & BEND BARS AND LAP AT CORNERS. PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT.

MIK STND. - MAY 2012

GENERAL STRUCTURAL NOTES

• DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE W/ STATE OF GEORGIA AMENDMENTS
• WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.
• DESIGN LOADS:
  ROOF LIVE = 20 PSF
  DEAD = 10 PSF
  LOAD DURATION FACTOR = 1.25
  FLOOR LIVE = 40 PSF (30 PSF @ SLEEPING AREAS)
  DEAD = 10 PSF (I-JOISTS & SOLID SAWN)
  - ADD'L 10 PSF @ CERAMIC TILE
  WIND SPEED: 90 MPH (2012 IRC)
  V_{ult} = 115 MPH (ASCE7-10)
  V_{asd} = 89 MPH (ASCE7-10)
  EXPOSURE: B
  RISK CATEGORY: II
  DESIGN WIND VELOCITY (PSF): 20.9
  INTERNAL PRESSURE COEFFICIENT: +/- 0.18
  SEISMIC Ss = 0.185
  S1 = 0.090
  Sms = 0.296
  Sm1 = 0.215
  Sds = 0.197
  Sd1 = 0.144
  SITE CLASS = D
  SEISMIC DESIGN CATEGORY = B
  (DETERMINED BY FIGURE R301.2(2) OF IRC)
  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(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. 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:
  • 'LSL' - Fb=2325 psi; Fv=310 psi; E=1.55x10^6 psi
  • 'LVL' - Fb=2600 psi; Fv=285 psi; E=2.0x10^6 psi
• ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
  • 'LVL' - Fb=2400 psi; Fc⊥=2500 psi; E=1.8x10^6 psi
• FOR 2 & 3 PLY BEAMS OF EQUAL 1¾" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O/C OR 2 ROWS ¼"x3½" SIMPSON SDS SCREWS (OR 3½" 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 ½" OR 5 ¼" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
• FOR 4 PLY BEAMS OF EQUAL 1¾" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF ¼"x6" SIMPSON SDS SCREWS (OR 6 ¾" 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 7" BEAM IS ACCEPTABLE.
• PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND./BEARING. BLOCKING TO MATCH POST ABOVE.
• FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS WITH P.A.F.'s ('HILTI' XU PINS OR EQUAL) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C. STAGGERED.

MIK STND. - MAR 2016

seal:

GEORGIA REGISTERED PROFESSIONAL ENGINEER SHANE KREIDLER

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
3625 Brookside Parkway, Suite 155 • Alpharetta, GA 30022
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Mulhern+Kulp project number: 01B-19040

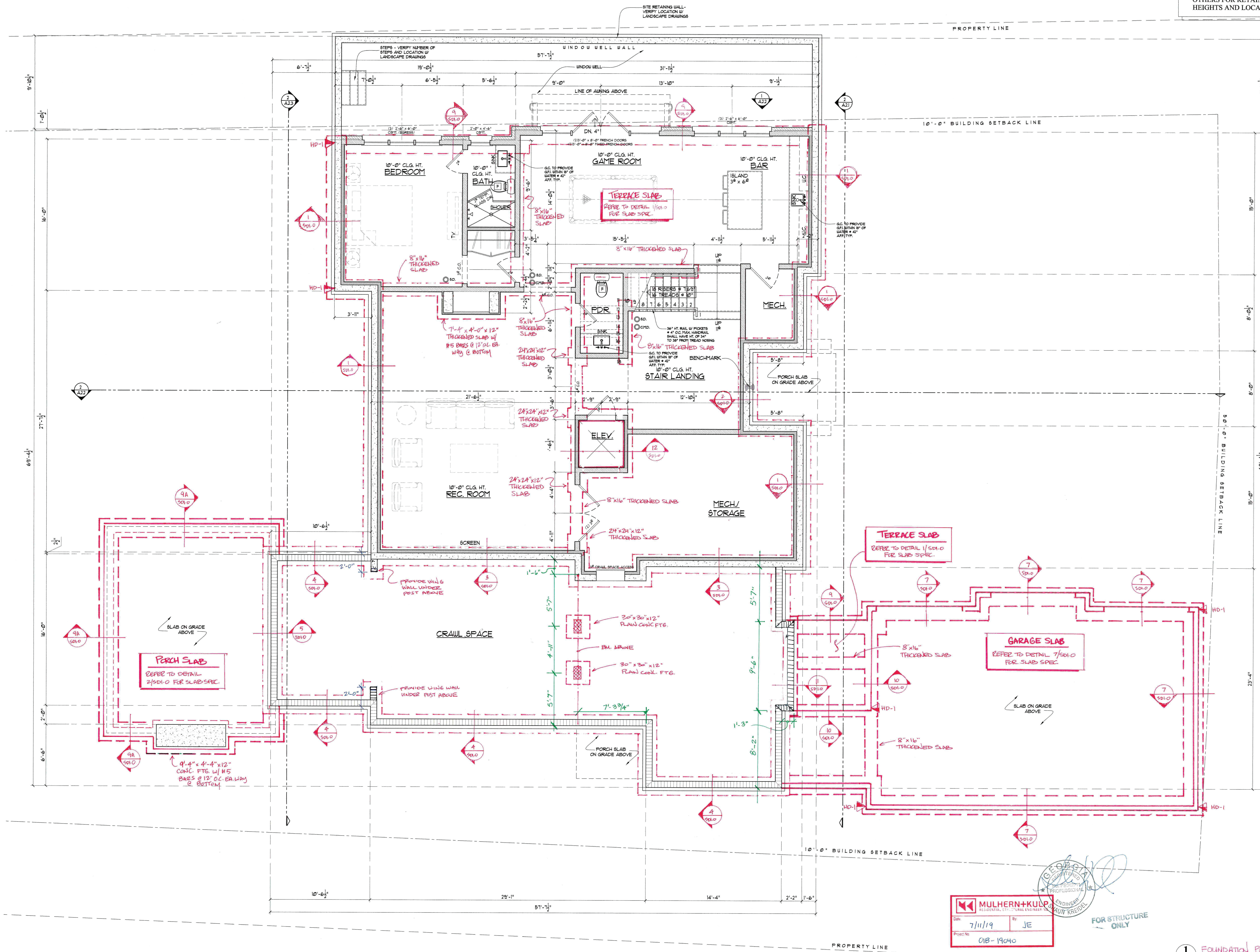
project mgr: SMK
drawn by: JE
issue date: 06-11-19

REVISIONS:
date: initial:

General Structural Notes
3876 Parian Ridge Rd NW
Atlanta, GA 30327

sheet: S0.0

SEE LANDSCAPE PLANS BY OTHERS FOR RETAINING WALL HEIGHTS AND LOCATIONS, TYPICAL.



MULHERN+KULP

Date: 7/11/19 By: JE

Project No. 01B-19040

FOR STRUCTURE ONLY

1 A.1.0 FOUNDATION PLAN

SCALE: 1/4" = 1' - 0"

NOTES

1. ALL DIMENSIONS TO OUTSIDE FACE OF FRAMING
2. AND FOUNDATION WALLS UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS ARE 2 x 6 STUD WALLS UNLESS
4. OTHERWISE NOTED.
5. ALL INTERIOR WALLS ARE 2 x 4 STUD WALLS UNLESS
6. OTHERWISE NOTED.

SQUARE FOOTAGE CALCULATIONS

FIRST FLOOR HEATED SPACE:	3,219 SQ. FT.
SECOND FLOOR HEATED SPACE:	2,276 SQ. FT.
TERRACE LEVEL:	1,593 SQ. FT.
TOTAL HEATED:	7,088 SQ. FT.
PORCHES:	364 SQ.FT.
GARAGE:	849 SQ.FT.
BONUS ROOM:	604 SQ.FT.

WALL LEGEND

- 2 x 4 STUD WALL
- 2 x 6 STUD WALL
- BRICK VENEER
- STONE VENEER
- CONCRETE WALL
- SD SMOKE DETECTOR
- CMD CARBON MONOXIDE DETECTOR
- F EXHAUST FAN

T S ADAMS STUDIO
ARCHITECTS, INC.

2969 HARDMAN COURT, NE
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GA #RA011017
FL #AR92315
SC #7364
USVI #936A
NCARB #60134

GA #RA011854
FL #AR93983
NCARB #62920

3876 PARIAN RIDGE RD NW
ATLANTA, GA 30327

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS, DETAILS, ETC. AND REPORT ALL DISCREPANCIES TO TS ADAMS STUDIO PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ALL SHEETS RELEASED FOR CONSTRUCTION ARE PRINTED ON 30 x 42 PAPER.

IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL WORK IS BEING PERFORMED OFF OF THE MOST CURRENT DRAWINGS ISSUED. VERIFY DRAWINGS BEING USED ARE THE MOST CURRENT RELEASE BY COMPARING THE DATES LISTED ON THE INDEX OF DRAWINGS ON SHEET "T.1.0" WITH THE DATES LISTED IN THE TITLE BLOCK (BELOW) OF EACH INDIVIDUAL SHEET. IF THE DATES DO NOT MATCH THEN YOU ARE NOT WORKING ON THE MOST CURRENT ISSUED DRAWING. IF THERE IS ANY QUESTION AS TO WHICH SHEETS ARE THE MOST CURRENT CONTACT THE GENERAL CONTRACTOR IMMEDIATELY.

ALL SHEETS GIVEN OUT TO SUBCONTRACTORS AND OTHER CONSULTANTS THAT ARE NOT PART OF THE FULL SET SHOULD ALWAYS BE ACCOMPANIED BY SHEETS "T.1.0" INDEX OF DRAWINGS & "T.1.1" GENERAL NOTES. IF YOU RECEIVED DRAWING SHEETS WITHOUT THESE SHEETS INCLUDED, IMMEDIATELY CONTACT THE GENERAL CONTRACTOR FOR COPIES.

DRAWN BY: JLW, ACG

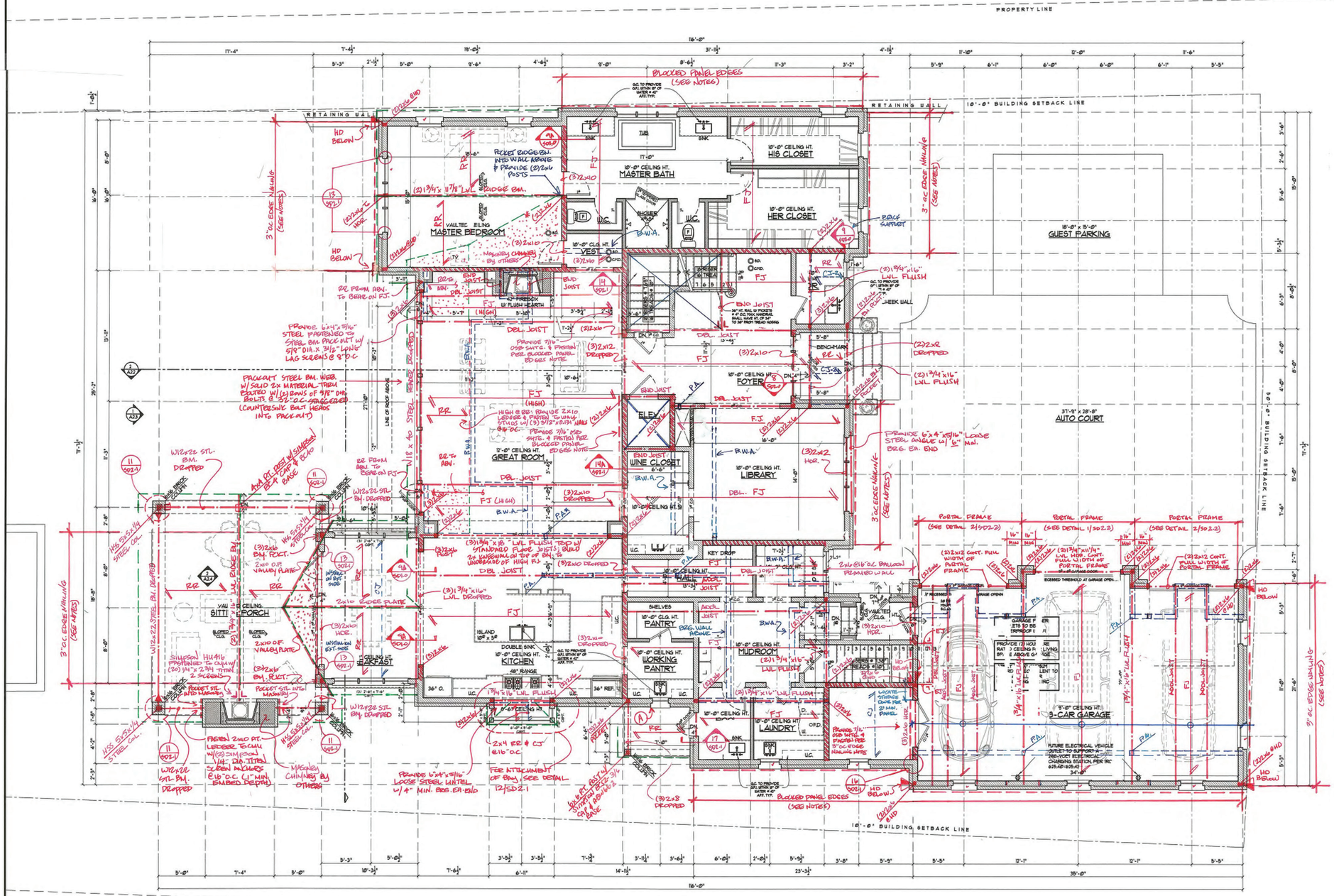
CHECKED: NCS

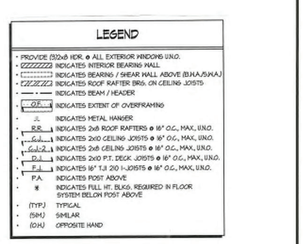
DATE: MAY 29, 2019

REVISION:

PROJECT NO: 2411

SHEET NO: A.1.0





1 A.1.1 FIRST FLOOR PLAN

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

2ND FLR. FRAMING PLAN

NOTES

1. ALL DIMENSIONS TO OUTSIDE FACE OF FRAMING AND FOUNDATION WALLS UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR WALLS ARE 2 x 6 STUD WALLS UNLESS OTHERWISE NOTED.
3. ALL INTERIOR WALLS ARE 2 x 4 STUD WALLS UNLESS OTHERWISE NOTED.

SQUARE FOOTAGE CALCULATIONS

FIRST FLOOR HEATED SPACE:	3,347 SQ. FT.
SECOND FLOOR HEATED SPACE:	2,286 SQ. FT.
TOTAL HEATED:	5,633 SQ. FT.
TERRACE LEVEL:	xxxx SQ. FT.
PORCHES:	336 SQ.FT.
GARAGES:	762 SQ.FT.
BONUS ROOM:	592 SQ.FT.

WALL LEGEND

- 2 x 4 STUD WALL
- 2 x 6 STUD WALL
- BRICK VENEER
- STONE VENEER
- CONCRETE WALL
- SD SMOKE DETECTOR
- CMD CARBON MONOXIDE DETECTOR
- F EXHAUST FAN

(A) FASTEN END RAFTER TO BRICK W/ 1/4" x 4" LONG TAPCON SCREWS @ 16" O.C.

FOR STRUCTURE ONLY

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
Date: 6/11/19 By: JE
Project No: 018-19040

GEORGIA REGISTERED PROFESSIONAL ENGINEER SEAN MULHERN

T S ADAMS STUDIO ARCHITECTS, INC.

5281 East County Highway 30-A
Santa Rosa Beach, FL 32459
TEL: 850.231.4631
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2969 HAMMAN COURT, NE
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GA #RA011017
FL #AR92315
SC #7364
USVI #936A
NCARB #60134

GA #RA011854
FL #AR93983
NCARB #62920

3876 PARIAN RIDGE RD NW

ATLANTA, GA 30327

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DRAWN BY: JLW, ACG

CHECKED: NCS

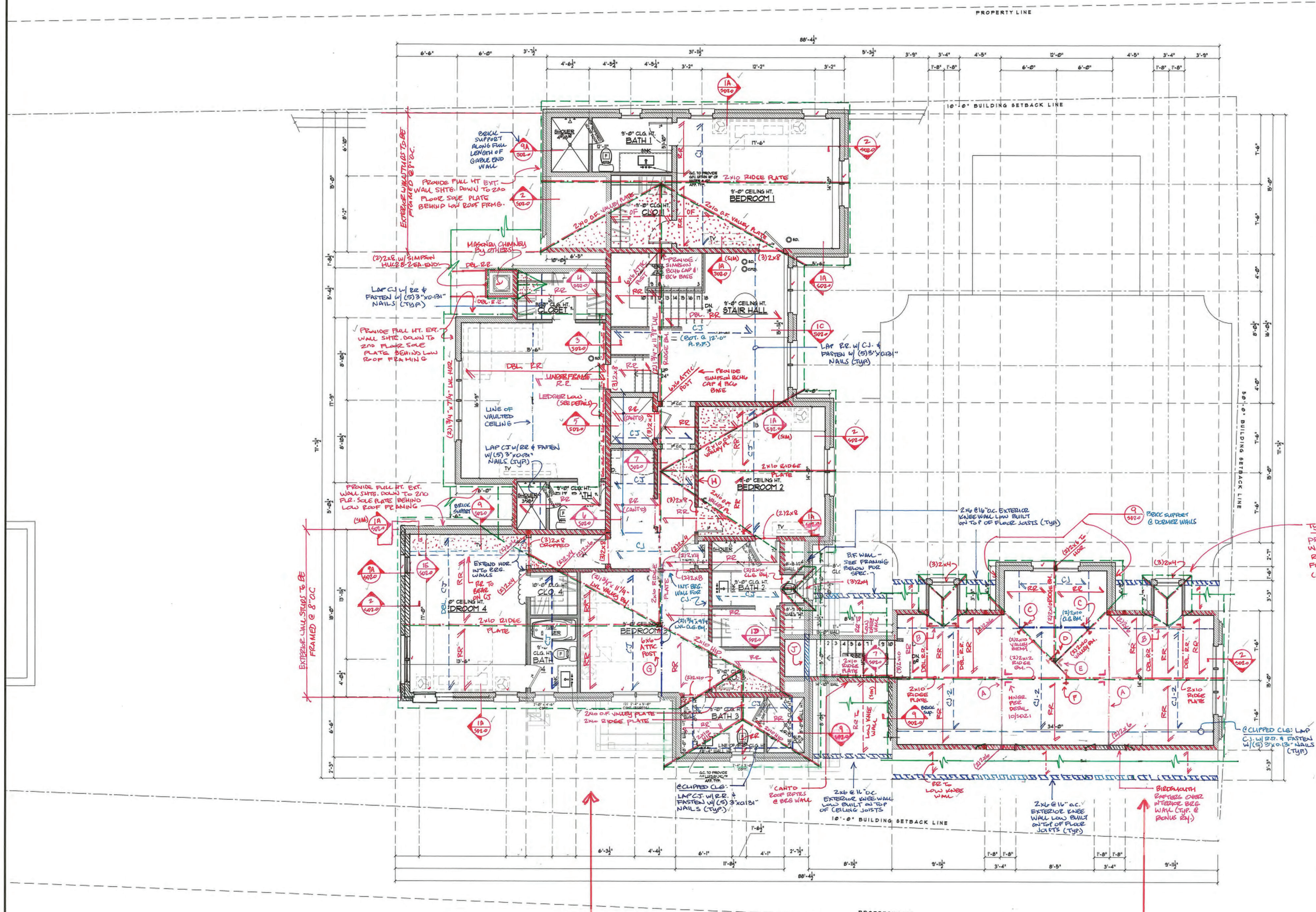
DATE: MAY 14, 2019
PROGRESS SET

REVISION:

PROJECT NO: 2411

SHEET NO:

A.1.1



FOR STRUCTURE ONLY

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING

Date: 6/11/19 By: JE
Project No: 018-19040

LEGEND

- PROVIDE (3)2x10 HDR. @ ALL EXTERIOR DOORS/WINDOWS U.N.O.
- INDICATES INTERIOR BEARING WALL
- INDICATES BEARING / SHEAR WALL ABOVE (B.W.A./S.W.A.)
- INDICATES ROOF RAFTER BRG. ON CEILING JOISTS
- INDICATES BEAM / HEADER
- O.F. INDICATES EXTENT OF OVERFRAMING
- INDICATES METAL HANGER
- R.R. INDICATES 2x8 ROOF RAFTERS @ 16" O.C., MAX., U.N.O.
- C.J. INDICATES 2x10 CEILING JOISTS @ 16" O.C., MAX., U.N.O.
- C.J.-2 INDICATES 2x8 CEILING JOISTS @ 16" O.C., MAX., U.N.O.
- D.J. INDICATES 2x10 P.T. DECK JOISTS @ 16" O.C., MAX., U.N.O.
- F.J. INDICATES 16" T.J.I 210 I-JOISTS @ 16" O.C., MAX., U.N.O.
- P.A. INDICATES POST ABOVE
- * INDICATES FULL HT. BLKG. REQUIRED IN FLOOR SYSTEM BELOW POST ABOVE
- (TYP.) TYPICAL
- (SIM.) SIMILAR
- (O.H.) OPPOSITE HAND

TYP. @ EACH GARAGE DORMER:
PROVIDE 2x4 @ 16" O.C. DORMER WALLS; PROVIDE 2x8 HIPS & RIDGE BM. AND 2x6 RR @ 16" O.C.; FASTEN RIDGE BM. TO CLG BM. W/ (6) 3"x0.131" TOENAILS

ROOF FRAMING/CEILING FRAMING PLAN

1 A.1.2 SECOND FLOOR PLAN

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

NOTES

1. ALL DIMENSIONS TO OUTSIDE FACE OF FRAMING AND FOUNDATION WALLS UNLESS OTHERWISE NOTED.
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3. ALL INTERIOR WALLS ARE 2 x 4 STUD WALLS UNLESS OTHERWISE NOTED.

SQUARE FOOTAGE CALCULATIONS

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TOTAL HEATED:	5,633 SQ. FT.
TERRACE LEVEL:	xxxx SQ. FT.
PORCHES:	336 SQ.FT.
GARAGES:	762 SQ.FT.
BONUS ROOM:	592 SQ.FT.

WALL LEGEND

2 x 4 STUD WALL	SD SMOKE DETECTOR
2 x 6 STUD WALL	CMD CARBON MONOXIDE DETECTOR
BRICK VENEER	F EXHAUST FAN
STONE VENEER	
CONCRETE WALL	

ADD'L MAIN HOME NOTES

- (G) FASTEN VALLEY BM. TO ATTIC POST W/ (2) SIMPSON TS20 TWIST STRAPS; PROVIDE BC46 BASE
- (H) BUILD 2x4 @ 16" O.C. ATTIC BRG. WALL ON TOP OF CEILING JOISTS TIGHT TO UNDERSIDE OF ROOF RAFTERS
- (J) BUILD 2x6 @ 16" O.C. EXTERIOR KNEEWALL ON TOP OF FLOOR SYSTEM BELOW

ADD'L FUTURE BONUS RM. NOTES

- (A) COLLAR TIE GIRDER TRUSS (SEE DETAIL 10/SD2.1)
- (B) (2)2x8 CLG. BM. W/ SIMPSON HUC282 EA. END
- (C) FASTEN CLG. BM. TO VALLEY BM. W/ (2) 1/2" DIA. THRU BOLTS
- (D) FASTEN RIDGE BM. TO VALLEY BM W/ (2) 1/2" DIA. THRU BOLTS
- (E) FASTEN VALLEY BM. TO VALLEY BM. W/ (2) SIMPSON A35 CLIPS
- (F) FASTEN VALLEY BM. TO RIDGE BM. W/ (2) 1/2" DIA. THRU BOLTS

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DRAWN BY: JLW, ACG

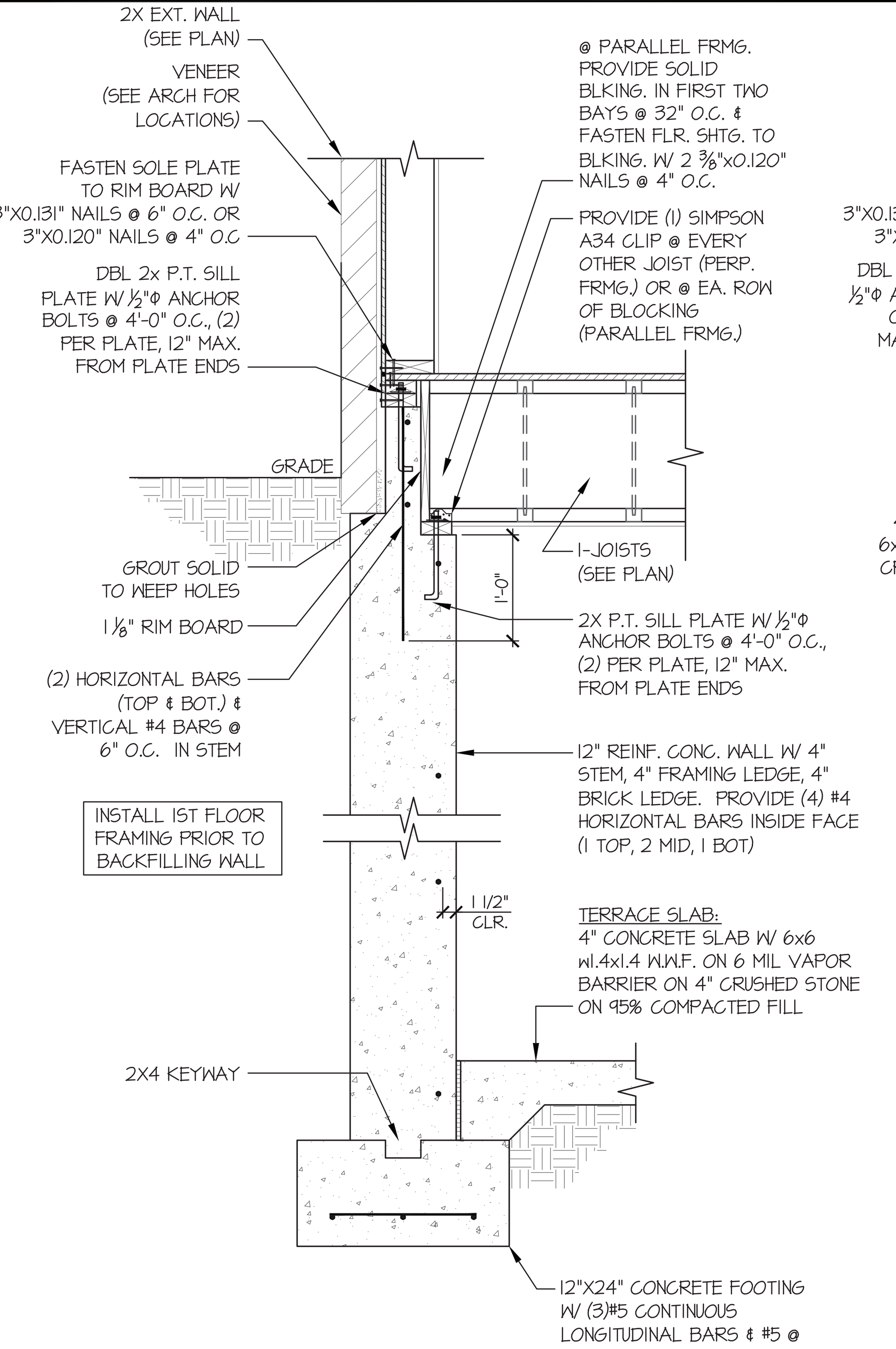
CHECKED: NCS

DATE: MAY 20, 2019
PROGRESS SET

REVISION:

PROJECT NO: 2411

SHEET NO: A.1.2



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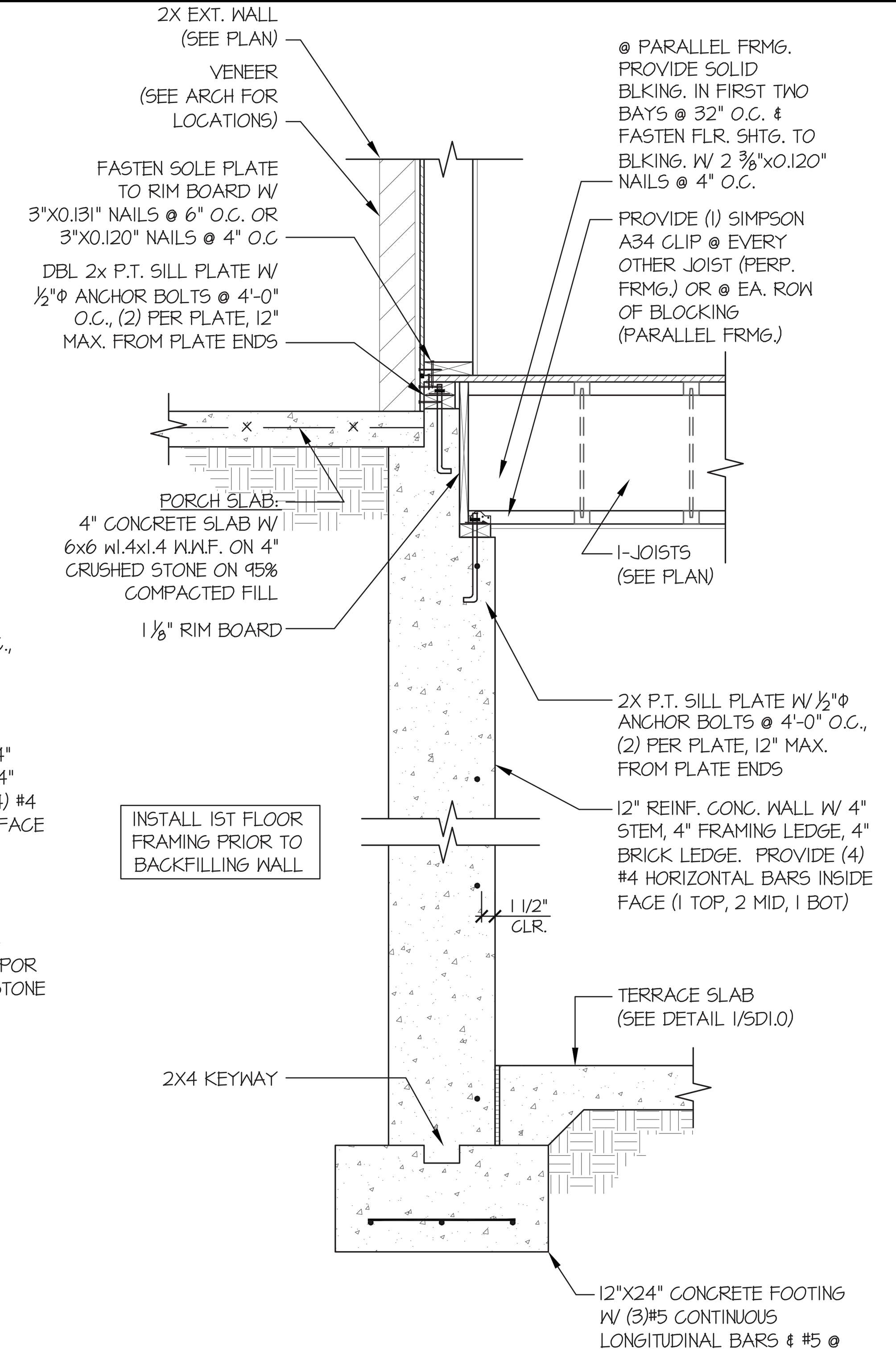

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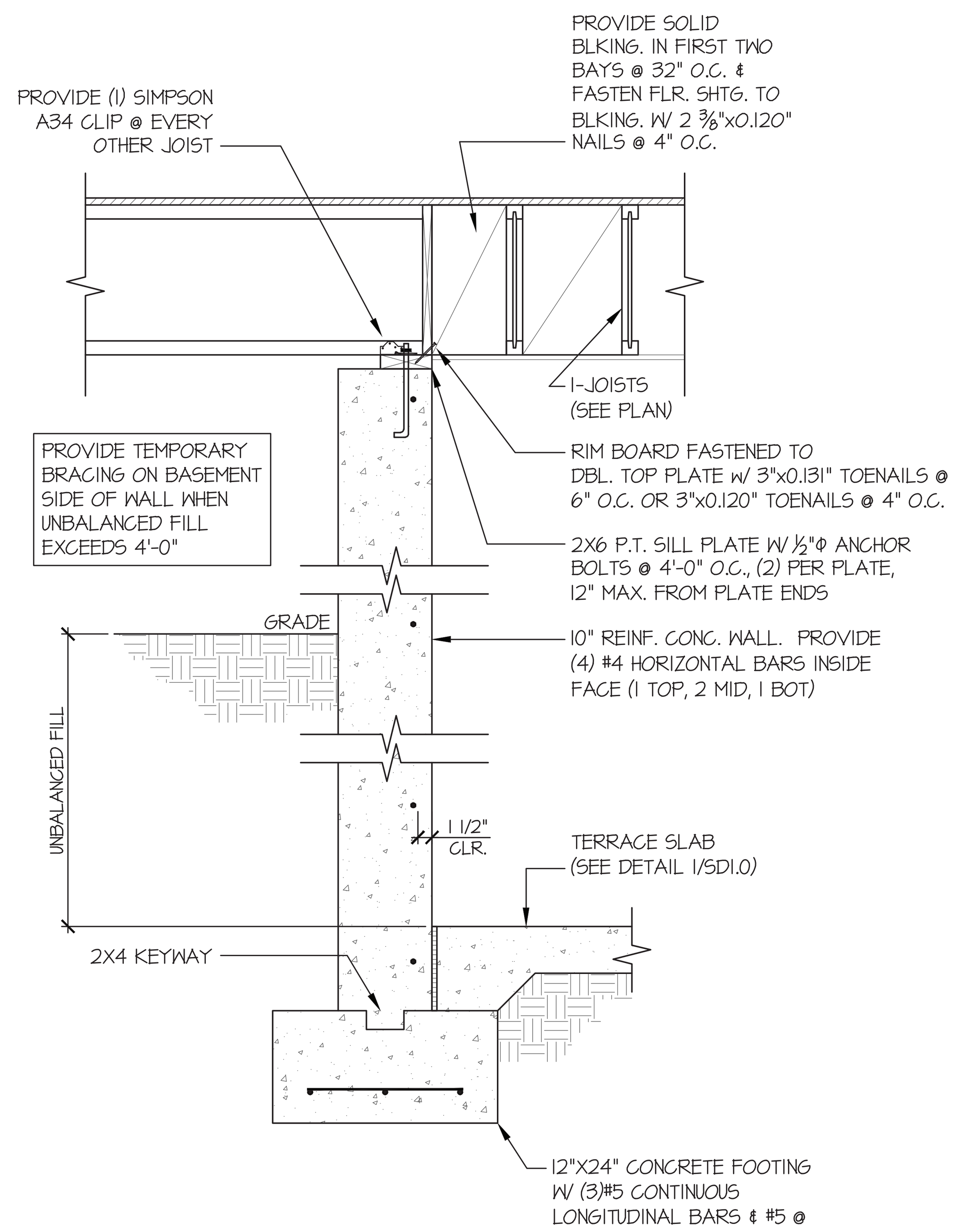

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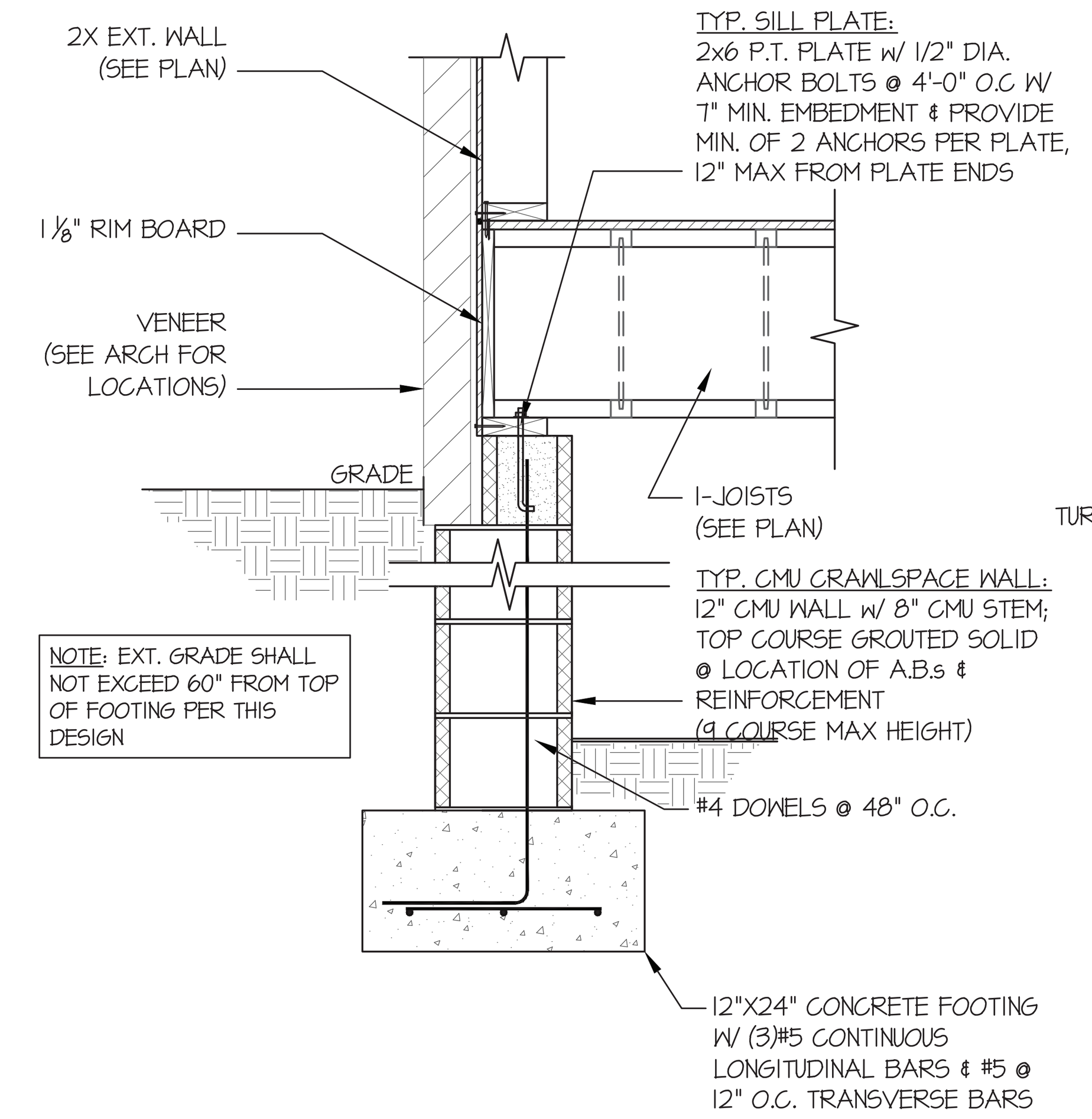

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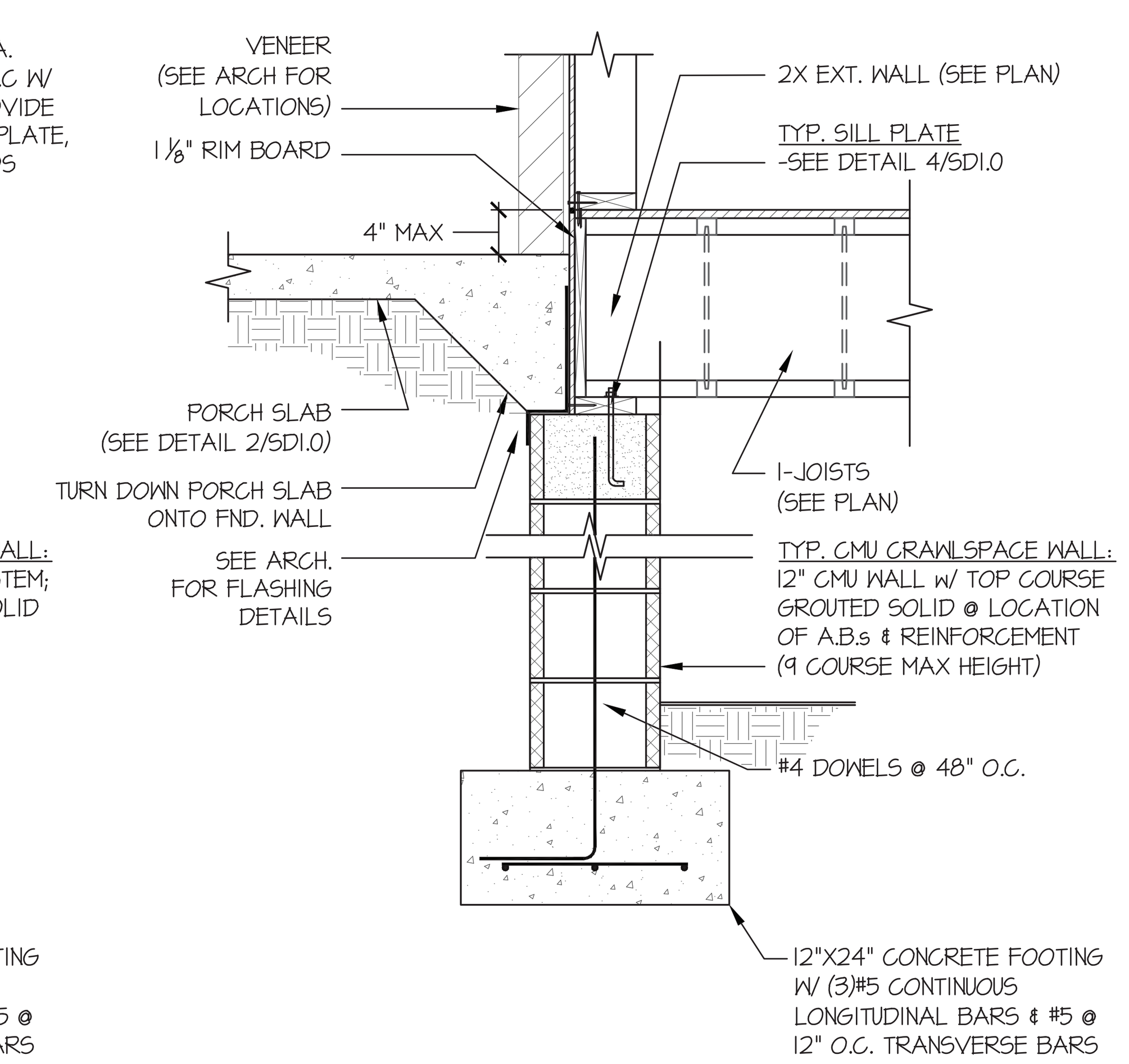

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NOT USED

6 SECTION
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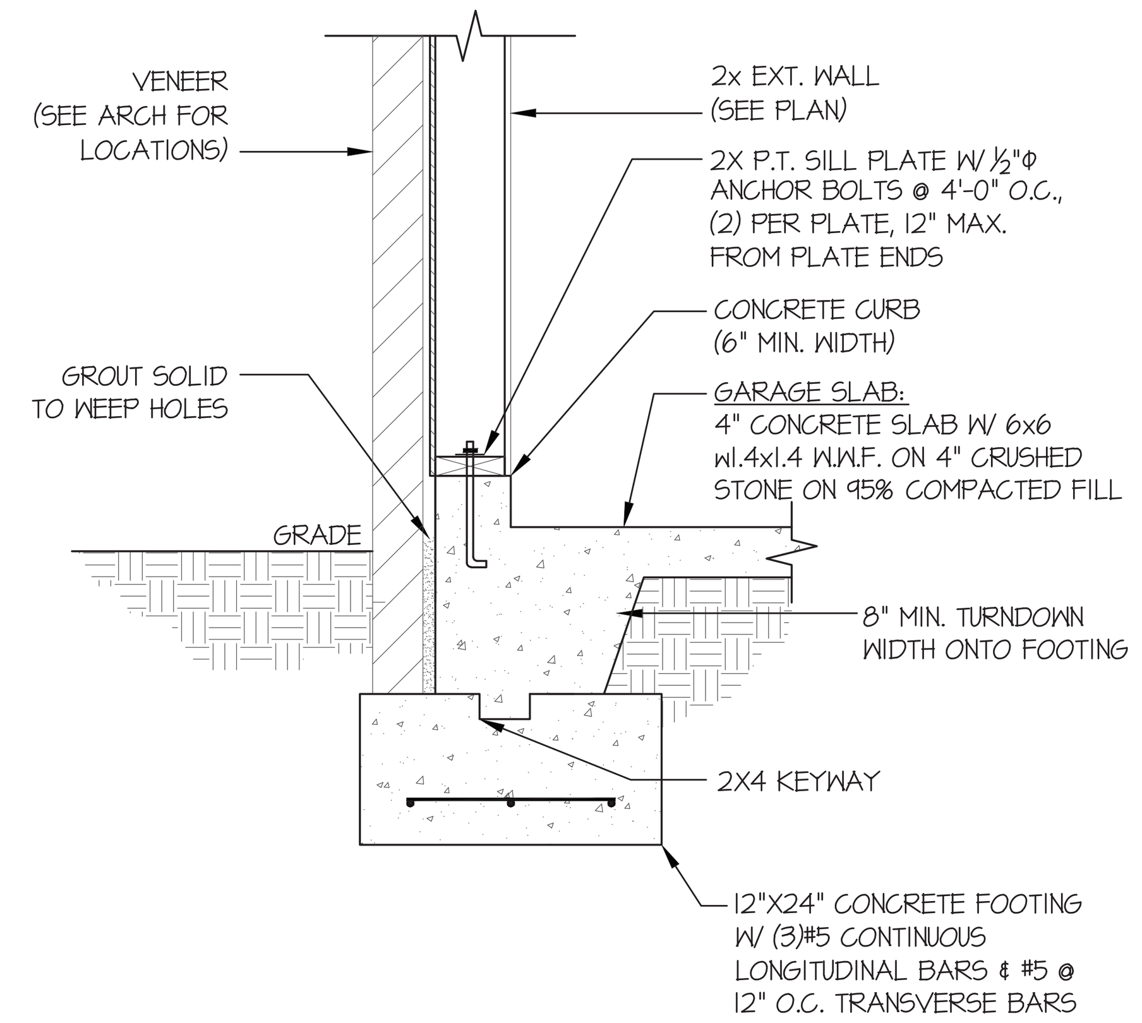

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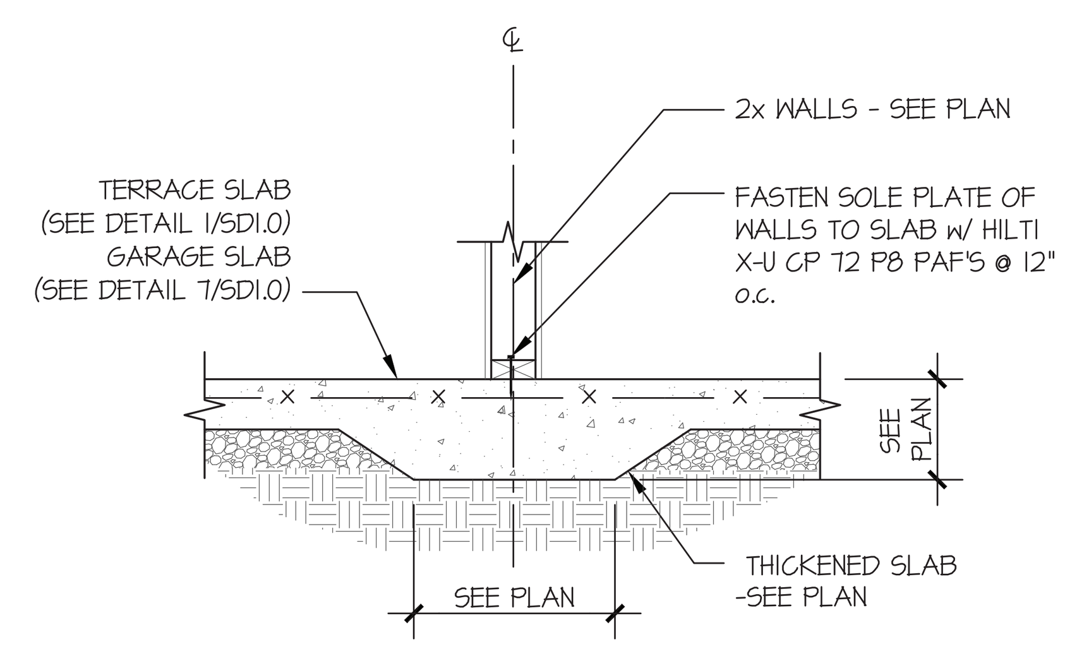

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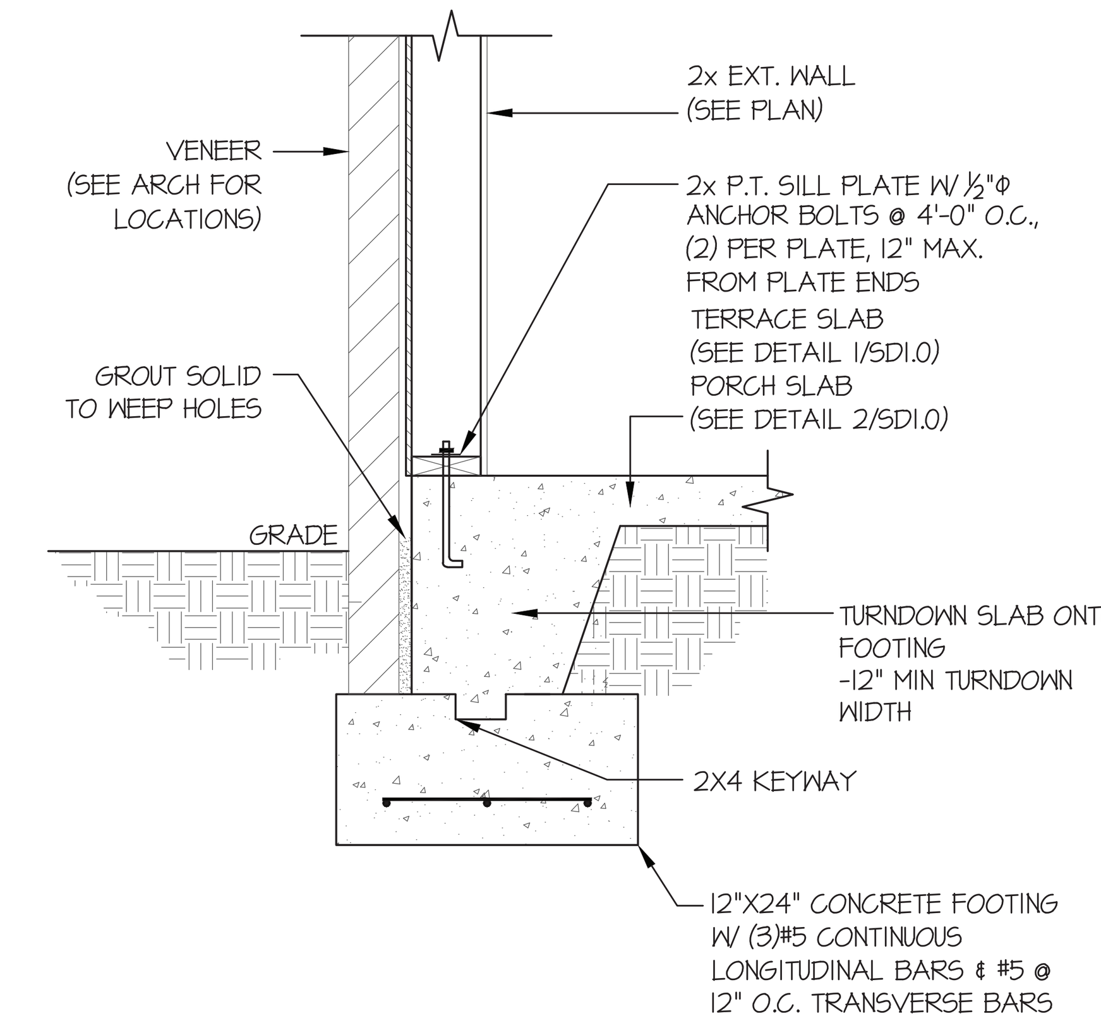

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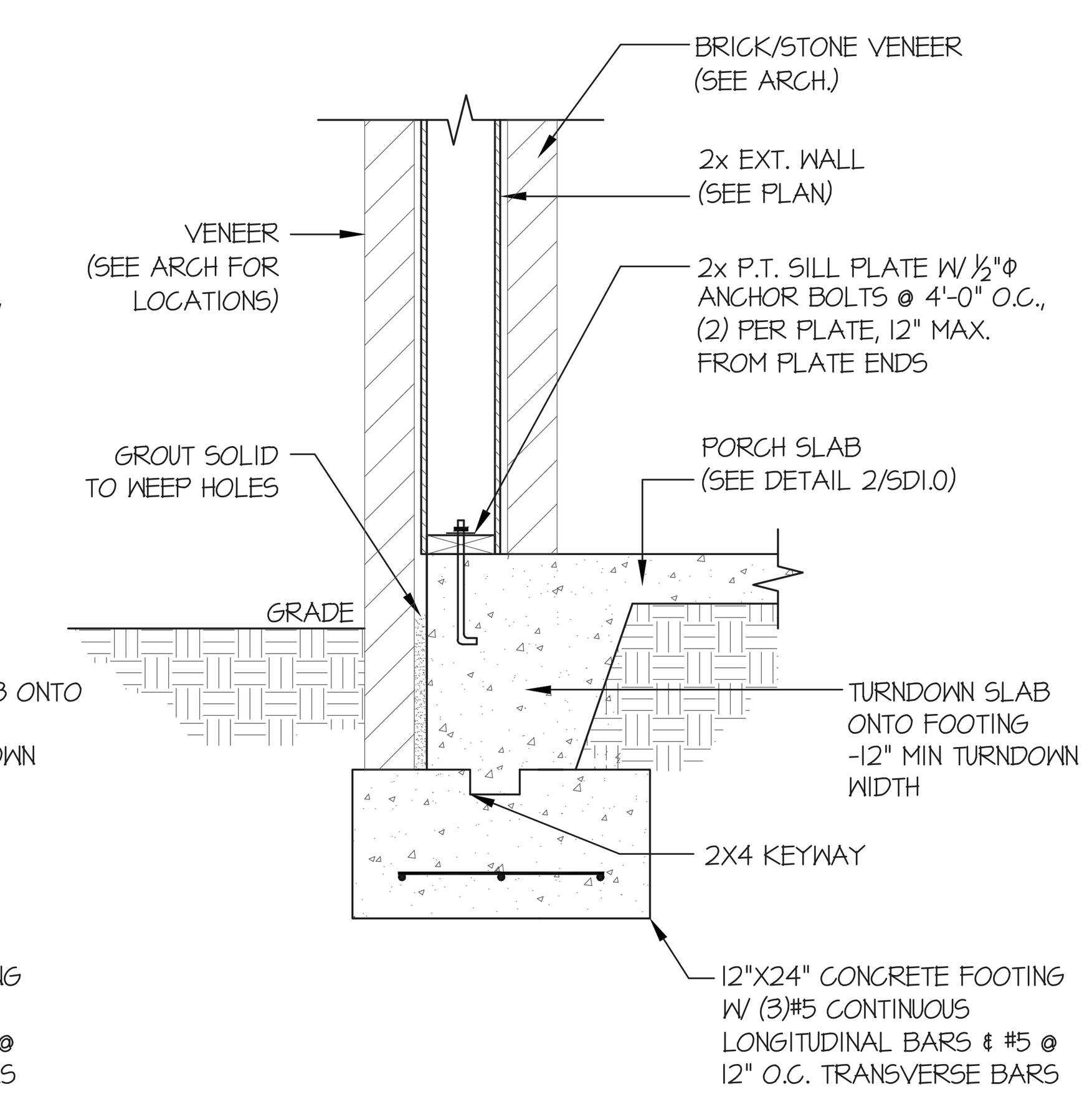

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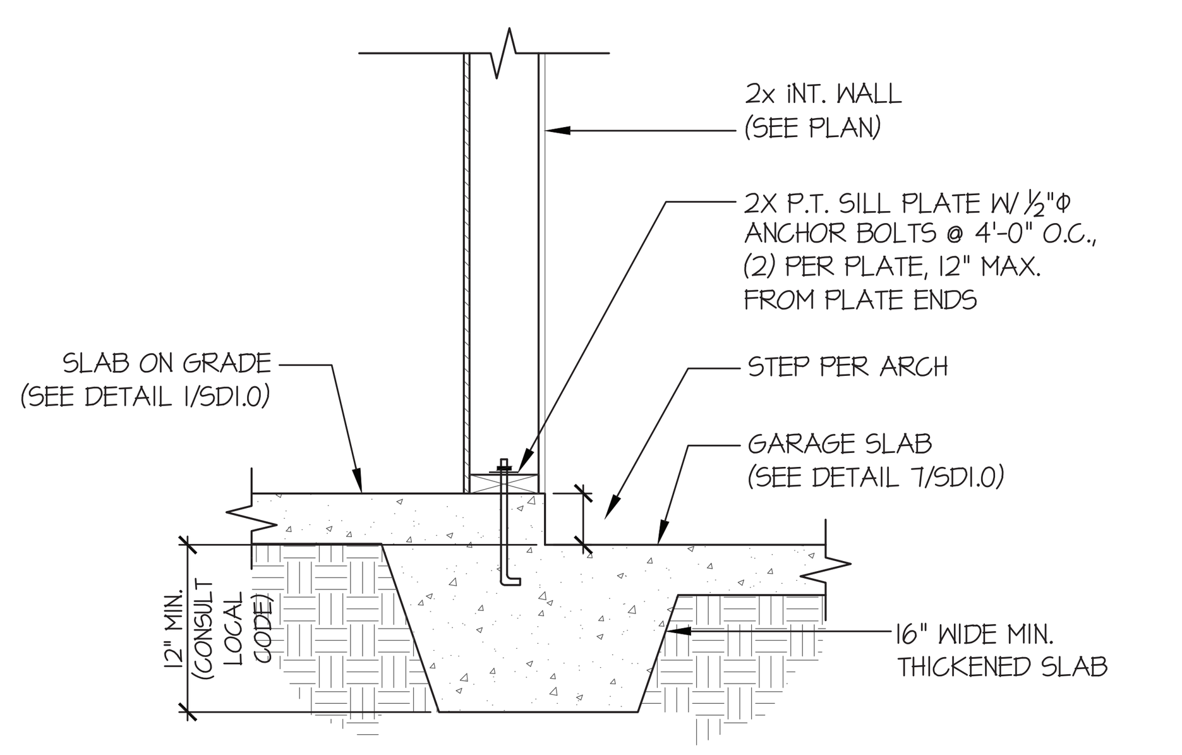

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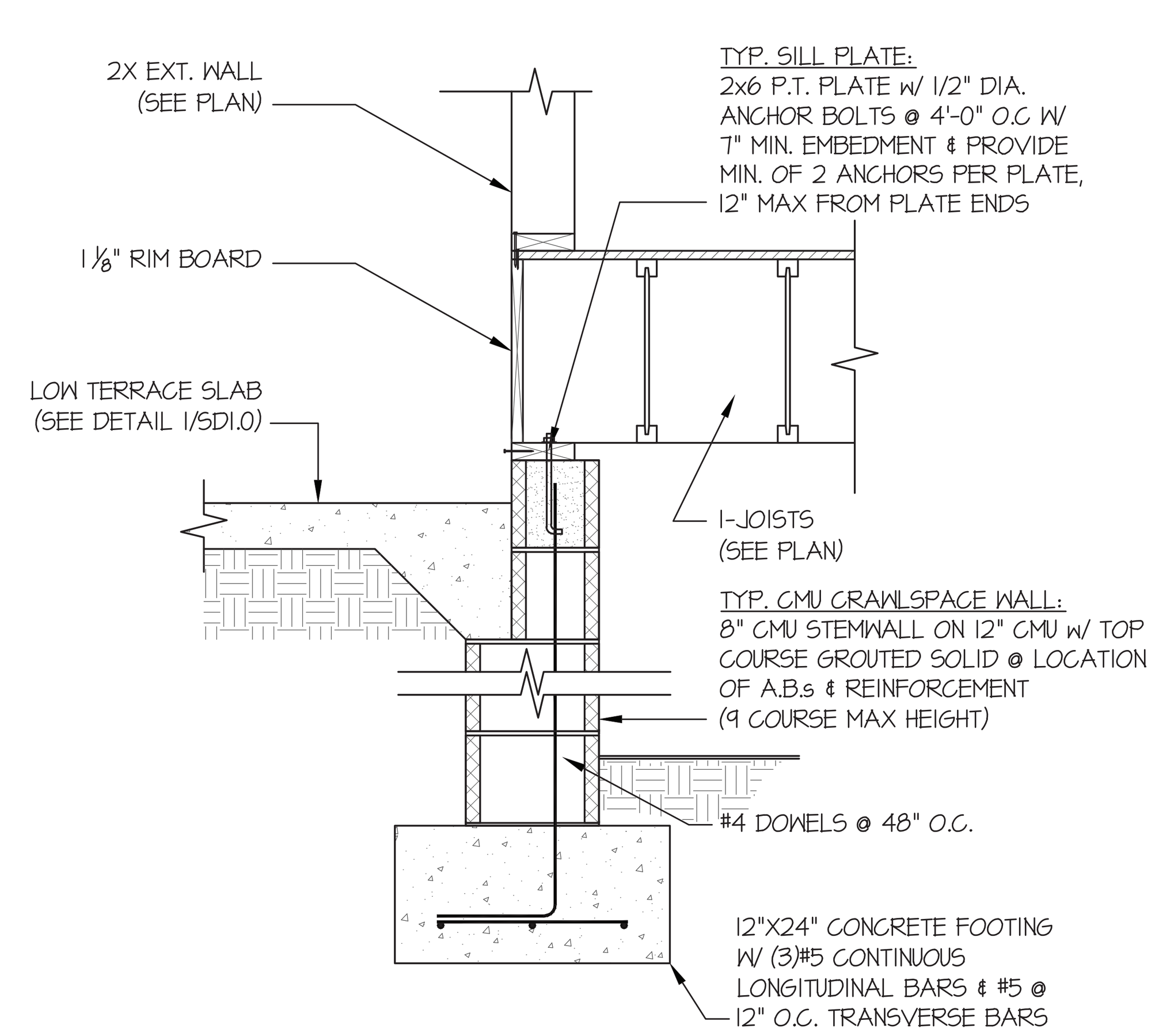

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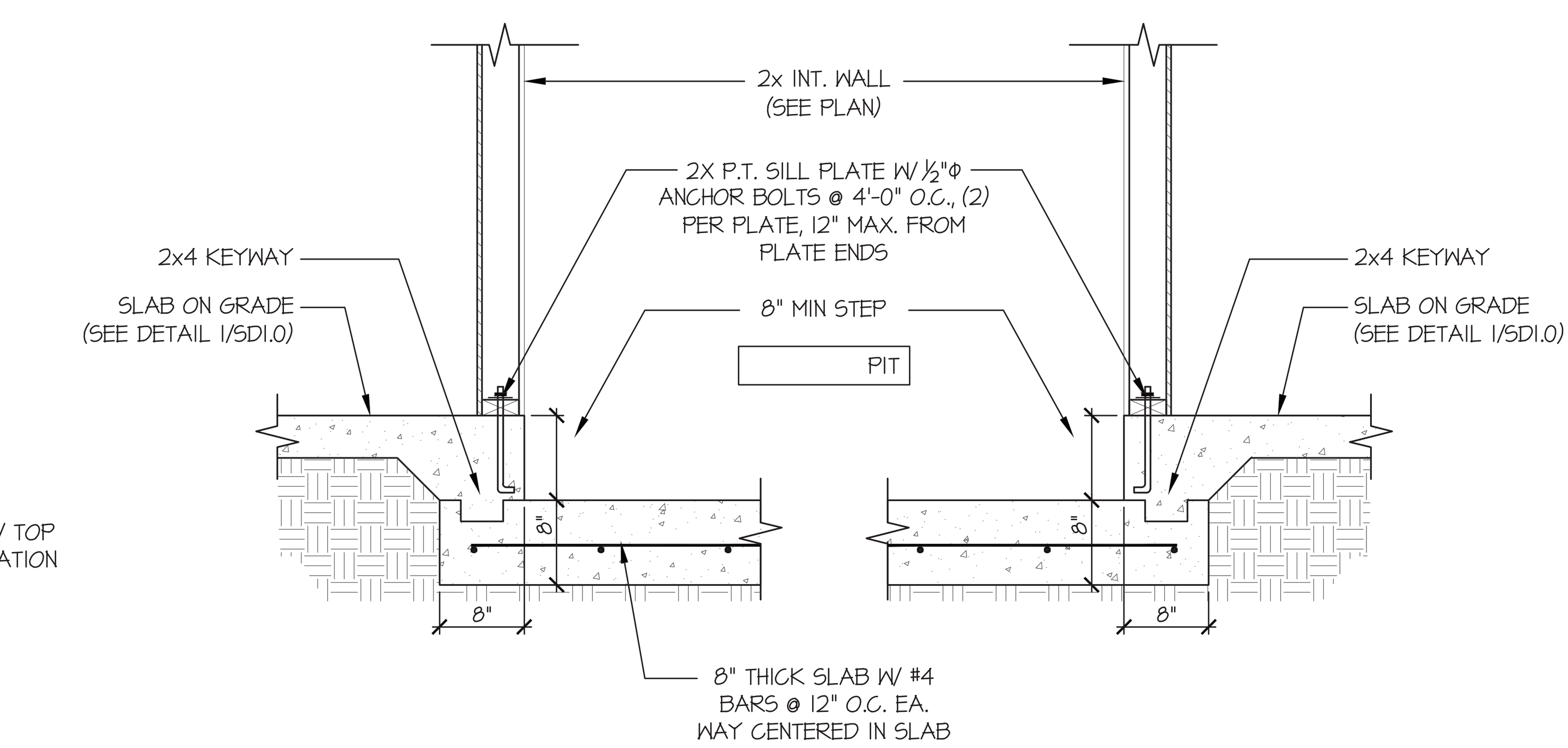
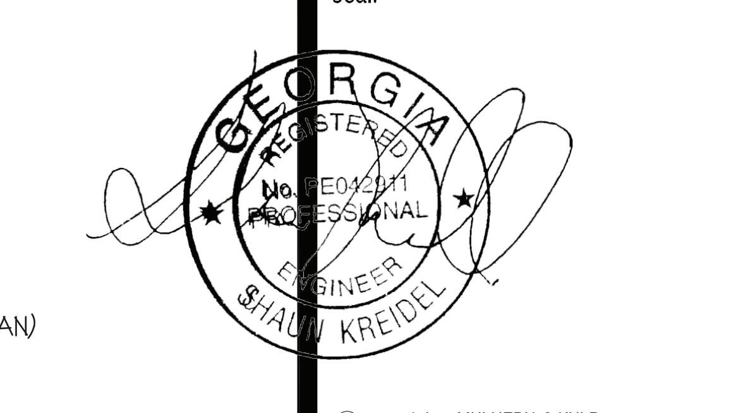


12 SECTION
SCALE: 3/4"=1'-0"

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.

seal:



MULHERN+KULP
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3625 Brookside Parkway, Suite 165 • Alpharetta, GA 30022
p 770-777-0074 • mulhernkulp.com

Mulhern+Kulp project number: 01B-19040

project mgr: SMK
drawn by: JE
issue date: 06-11-19

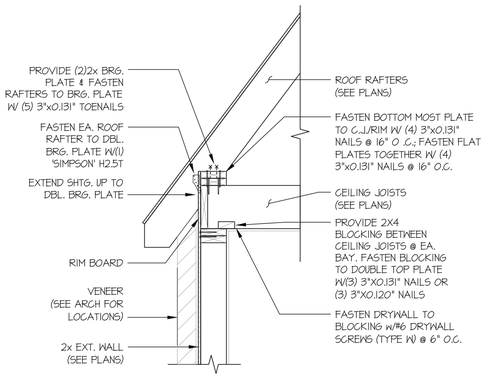
REVISIONS:

date:		initial:
07/11/19	ADDED ELEVATOR PIT DETAIL	JE

STRUCTURAL DETAILS

3876 PARIAN RIDGE RD NW
ATLANTA, GA 30327

sheet:
SD1.0



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NOT USED

1B SECTION
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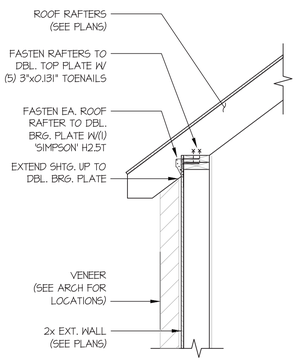

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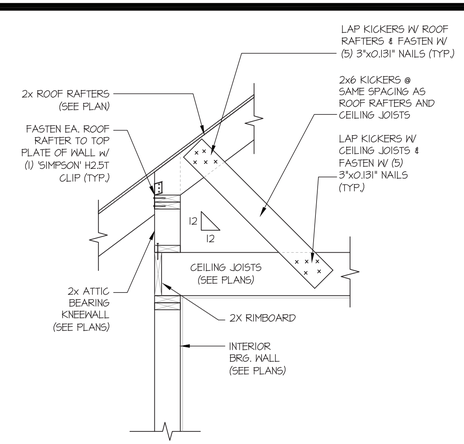

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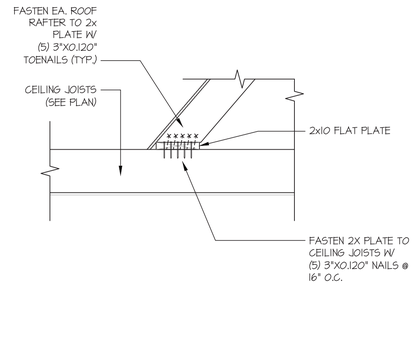

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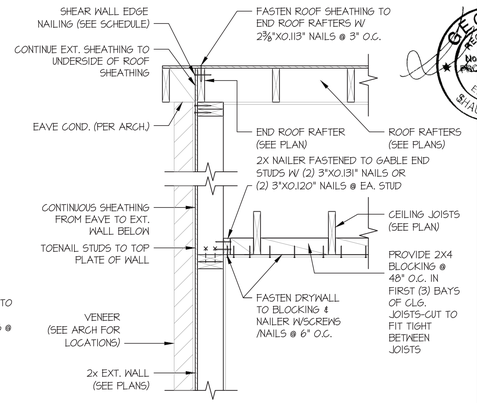

2 SECTION
SCALE: 3/4"=1'-0"

3 SECTION
SCALE: 3/4"=1'-0"

4 SECTION
SCALE: 3/4"=1'-0"

5 SECTION
SCALE: 3/4"=1'-0"

6 SECTION
SCALE: 3/4"=1'-0"

7 SECTION
SCALE: 3/4"=1'-0"

8 SECTION
SCALE: 3/4"=1'-0"

9 BRICK SUPPORT ON STEEL ANGLE
SCALE: 3/4"=1'-0"

X-X PLAN VIEW
SCALE: 3/4"=1'-0"

9A BRICK SUPPORT ON STEEL ANGLE
SCALE: 3/4"=1'-0"

X-X PLAN VIEW
SCALE: 3/4"=1'-0"

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seal:

GEORGIA REGISTERED PROFESSIONAL ENGINEER SHAWN KREIDLER

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
3625 Brookside Parkway, Suite 165 ▸ Alpharetta, GA 30022
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Mulhern+Kulp project number:
01B-19040

project mgr:	SMK
drawn by:	JE
issue date:	06-11-19

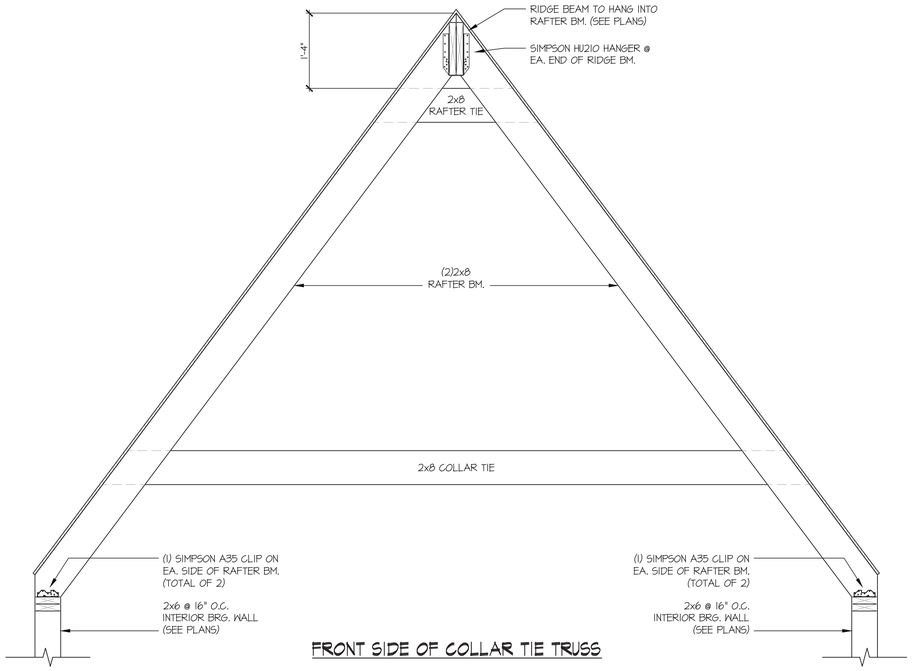
REVISIONS:

date:	initial:

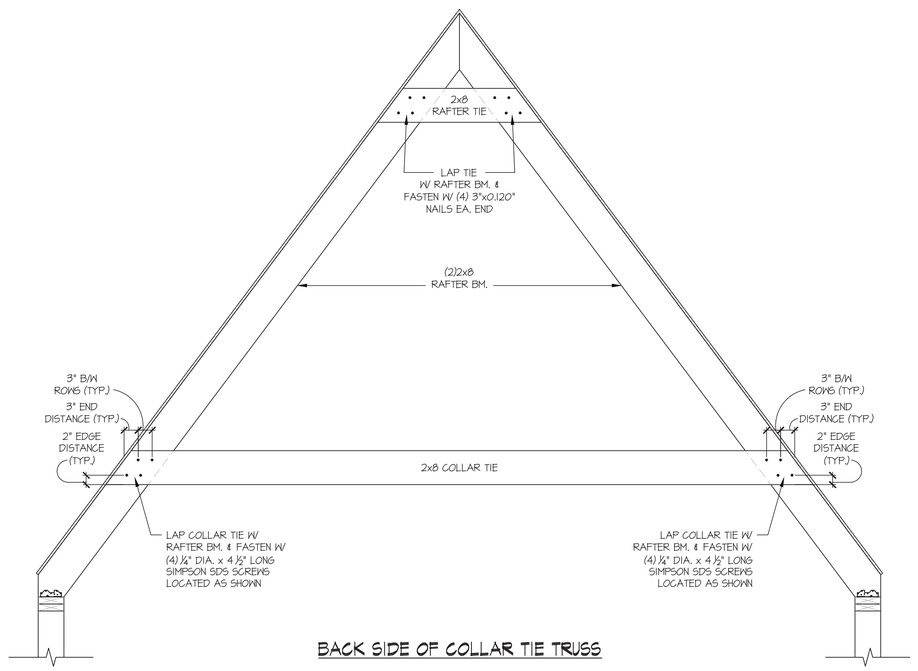
STRUCTURAL DETAILS

3876 PARIAN RIDGE RD NW
ATLANTA, GA 30327

sheet:
SD2.0

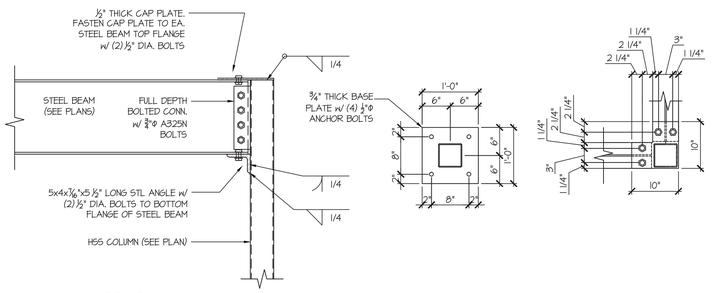


FRONT SIDE OF COLLAR TIE TRUSS



BACK SIDE OF COLLAR TIE TRUSS

10 SECTION
SCALE: 3/4"=1'-0"



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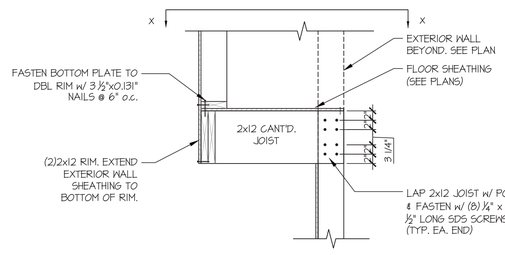
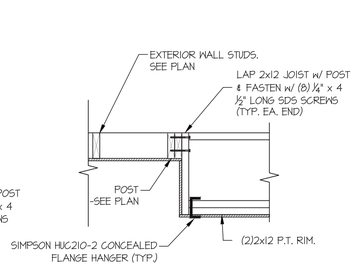
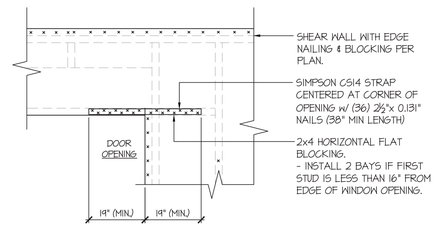


12 KITCHEN RANGE BAY DETAIL
SCALE: 3/4"=1'-0"

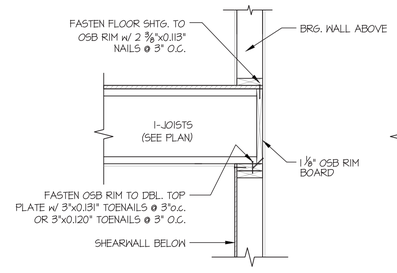


PLAN X-X
SCALE: 3/4"=1'-0"

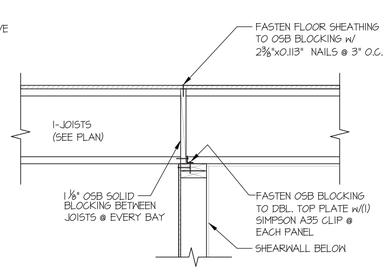


- REQUIRED ONLY @ OPENINGS AS SPECIFIED ON PLAN.
- STRAPS TO BE INSTALLED ON EXTERIOR FACE OF SHTG. & MAY BE MOVED ½" FROM EDGE TO ALLOW FOR DOOR NAILING

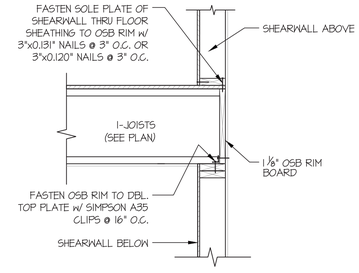
TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION
13 SCALE: NTS



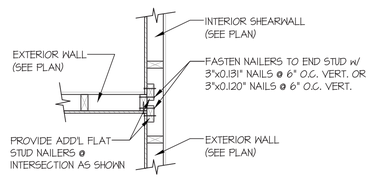
14 SECTION
SCALE: 3/4"=1'-0" EDGE OF FRAMING



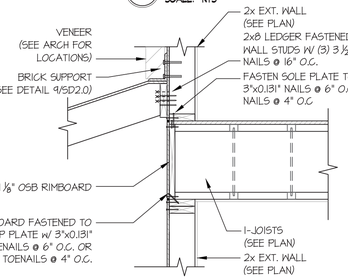
4A SECTION
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



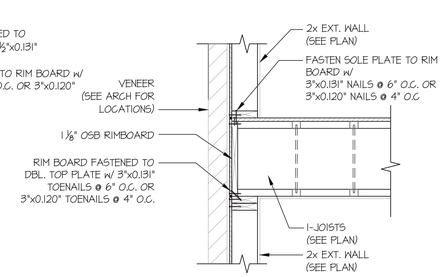
15 SECTION
SCALE: 3/4"=1'-0" EDGE OF FRAMING



SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
16 SCALE: 3/4"=1'-0" SHTG. ON SAME FACE



TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
17 SCALE: 3/4"=1'-0"



TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
A SCALE: 3/4"=1'-0"

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.

seal:

GEORGIA — REGISTERED — No. — PROFESSIONAL — ENGINEER — SHAUN KREIDLER

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
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Mulhern+Kulp project number: 01B-19040

project mgr:	SMK
drawn by:	JE
issue date:	06-11-19

REVISIONS:

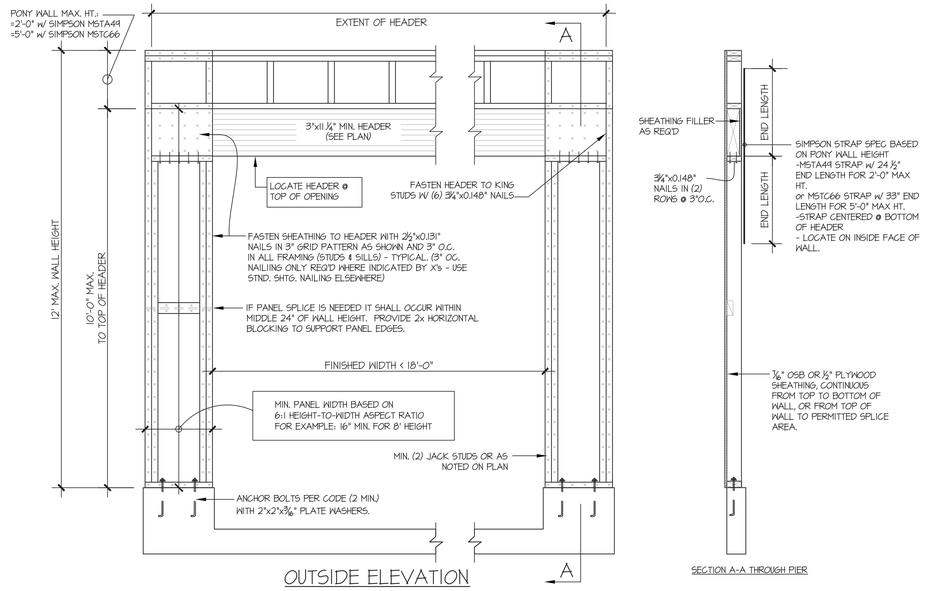
date:	initial:

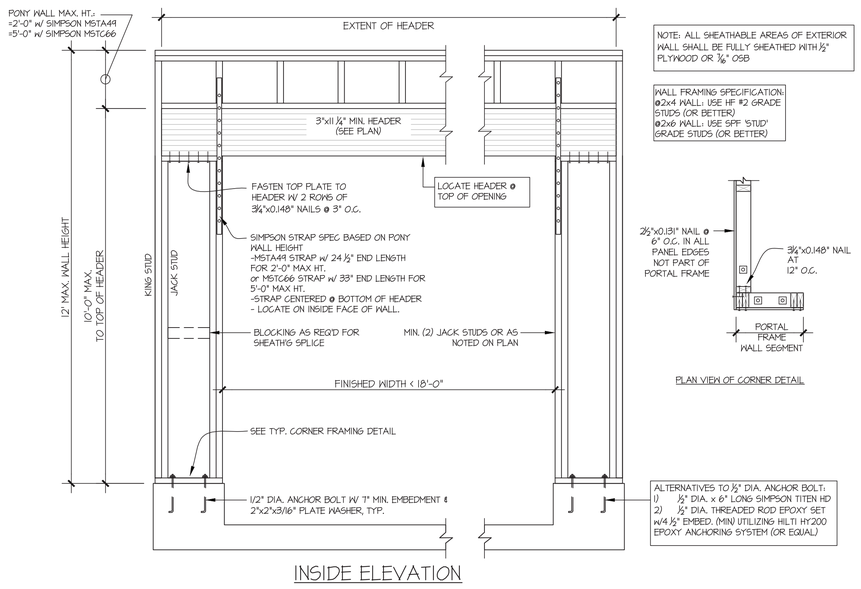
STRUCTURAL DETAILS

3876 PARIAN RIDGE RD NW
ATLANTA, GA 30327

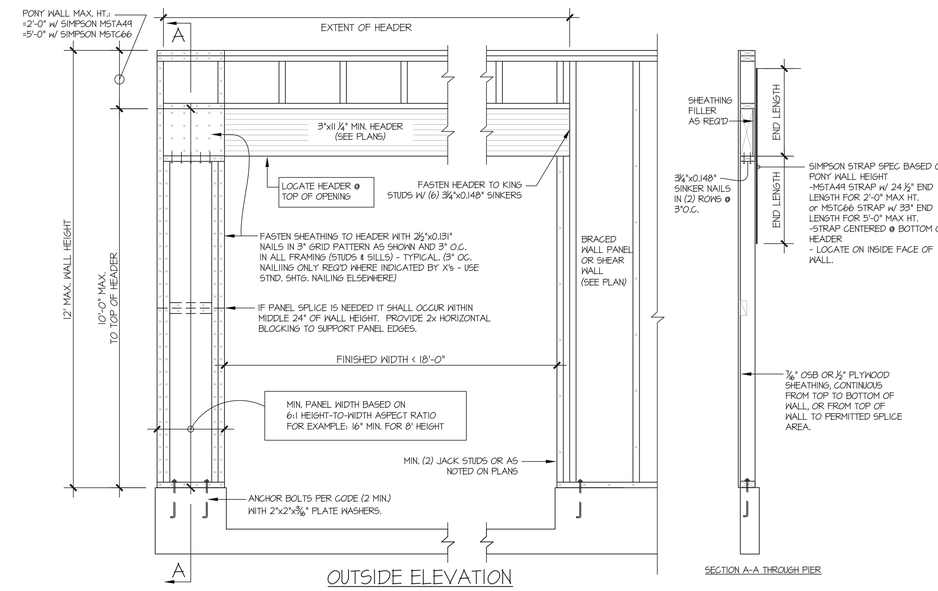
sheet:

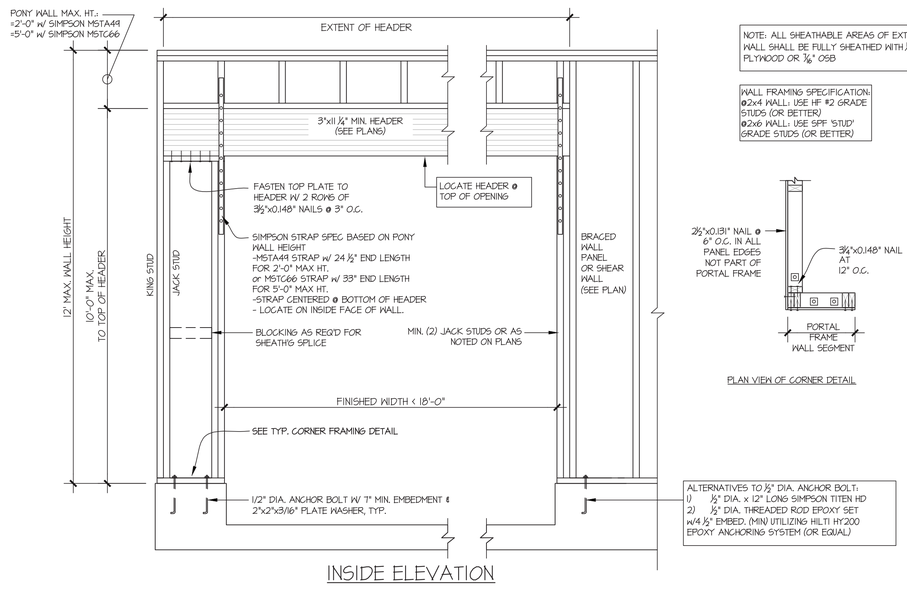
SD2.1





1 GARAGE PORTAL FRAME BRACING ELEVATION
SCALE: 3/4"=1'-0" BOTH SIDES OF GARAGE DOOR





2 GARAGE PORTAL FRAME BRACING ELEVATION
SCALE: 3/4"=1'-0" ONE SIDE OF GARAGE DOOR

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seal:

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sheet: SD2.2