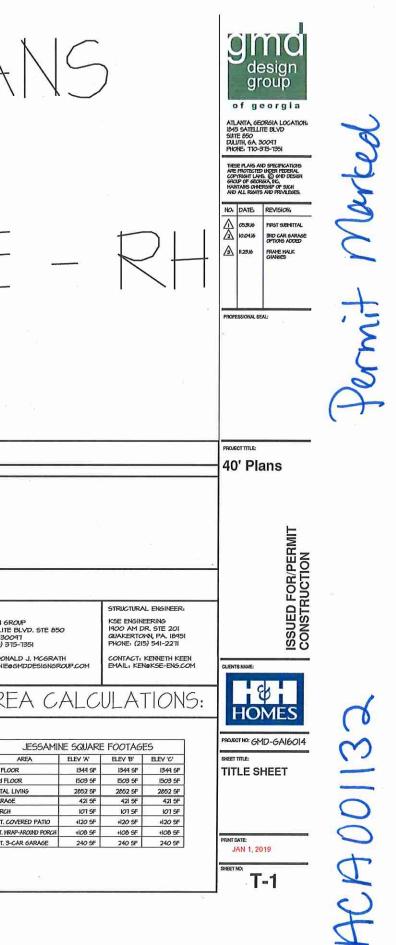
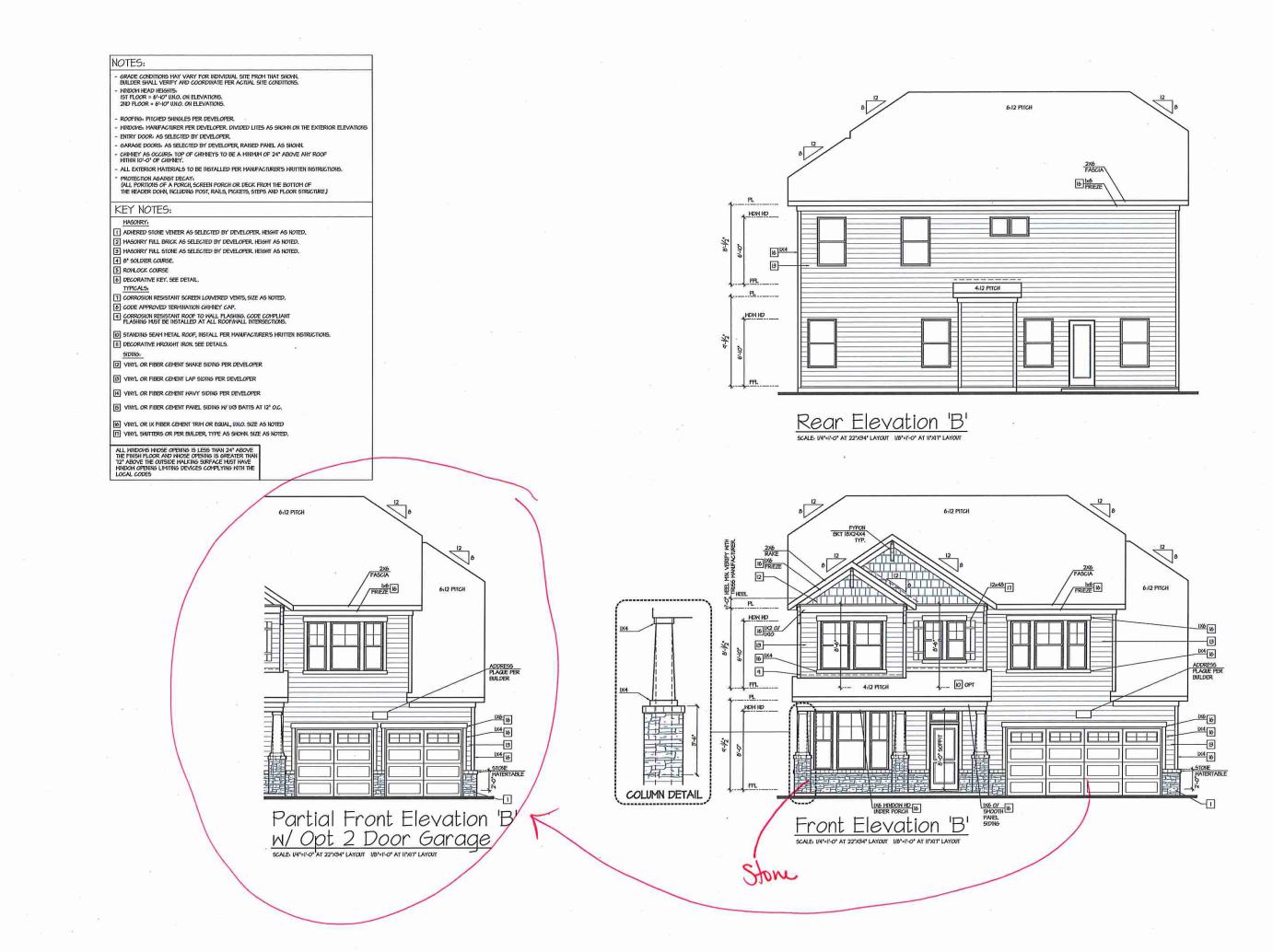
ABBREVIATIONS	INDEX			$1 \sim$		X X
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NOTICE TO CONTRACTOR All constructions runt acceptly with current ND Building Codes and e subject to field insignation advirtuation.	A-1.6.5 EXTERIOR ELEVATIONS OPTIONS 'BB' SD-4 A-1.6.6 EXTERIOR ELEVATIONS OPTIONS SD-4 A-1.6.7 EXTERIOR ELEVATIONS OPTIONS 'B' SD-4 A-1.6.8 EXTERIOR ELEVATIONS OPTIONS 'B' SD-4 A-1.6.8 EXTERIOR ELEVATIONS OPTIONS 'B' SD-5 A-1.7.1 EXTERIOR ELEVATIONS 'C' SD-5 A-1.7.1 EXTERIOR ELEVATIONS 'C' SD-5 A-1.7.2 ROOF PLAN 'C' SD-5	CONTINUOUS PORTAL FRAME		PLAN CHANGES: DATE DESCRIPTION 053116 FIRST SUBMITTAL	· · · · · · · · · · · · · · · · · · ·	
APPROVED Limited building only release Member member members full compliance with the code 07/30/2020 07/30/2020	A-I.7.3 EXTERIOR ELEVATIONS OPTIONS 'C' A-I.7.4 EXTERIOR ELEVATIONS OPTIONS 'CB' A-I.7.5 EXTERIOR ELEVATIONS OPTIONS 'CB' A-I.7.6 EXTERIOR ELEVATIONS OPTIONS 'C' A-I.7.7 EXTERIOR ELEVATIONS OPTIONS 'C' A-I.7.8 EXTERIOR ELEVATIONS OPTIONS 'C' A-I.7.9 EXTERIOR ELEVATIONS OPTIONS 'C' A-I.7.8 EXTERIOR ELEVATIONS OPTIONS 'CB'	- STRUCTURAL SHEETS - TOTAL SHEETS		100416 - 320 CAR GARGE OF - FRAMING WALK COME 11.2336 FRAME WALK CHANGES	ion added NTS FROM Hickory plan carried Through This P	1.an set
			Ð	CONSULTAN	TS:	i i i i i i i i i i i i i i i i i i i
• *	ALL CONSULTANT DRAWINGS ACCOMPANYING THESE ARCHITECTURAL DRAWI PREPARED BY OR UNDER THE DIRECTION OF GMD DESIGN GROUP, INC. GMD THEREFORE ASSURES NO LIABILITY FOR THE COMPLETENESS OR CORRECTN	DESIGN GROUP INC.			BUILDER: H&H HONES 29(4) EREEZENOOD AVE, STE 400 FAYETTEVILLE, NC. 28303 PHONE: (410) 486-4864 CONTACT: JAMIE GODWIN EMAIL: JAMIEGODWINgHHHOMES.COM	DESIGNER, GMD DESIGN GROUP 1845 SATELLITE BLVI DULITH, GA. 30041 PHONE, (TTO) 315-735 CONTACT, DONALD J EMAIL, DONNIE®GMDI
GENERAL NOTES DE	SIGNER:		R	BUILDER SE	T:	AREA
THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE CO DIFLICATED, ALTERED, MODIFIED OR REVISED IN ANY MAY MINKUT THE EXPRESS NATTEN APPROXIL OF THE DESIGNER. CONTRACTOR SHALL YERFY ALL CONSTRANS, AND DIFLEXIONS AT THE SITE AND ALL INCONSTRUCTS SHALL DE BOCKMENT TO THE ATTENDION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH MORE. ANY ERRORS OR OMESSIONS FOUND IN THESE DRAVINGS SHALL BE BOROWIT TO DEVELOPERS AND DESIGNERS ATTENDED IN THE SITE AND DIR SCALE DRAVINGS, INSTITUED DIMENSIONS FALLE PROJEKT TO DEVELOPERS AND DESIGNERS ATTENDED IN THE SITE AND DIR SCALE DRAVINGS, INSTITUED DIMENSIONS TAKE FRECEDISCIE OVER SCALE DIR SCALE. DRAVINGS, INSTITUED DIVENSIONS TAKE FRECEDISCE OVER SCALE DIR SCALE. DRAVINGS FOR DE REVIEWED AND APPROVED BY THE SITE/ALTRAL ENGINEER FROM TO ISSUALE OF BULDING FRENT. ALL DRAVINGS TO BE REVIEWED AND APPROVED BY THE SITE/ALTRAL ENGINEER RIGHT TO ISSUALE OF BULDING FRENT. ALL ANSLED DRAVINGS TO BE REVIEWED AND APPROVED BY CITY BULDING OFFICIAL PRIOR TO INSTALLATION. ALL ANSLED PRAVILIONS HORE SUBJECT TO AND APPROVED BY CITY BULDING OFFICIAL PRIOR TO INSTALLATION. ALL ANSLED PRAVILINGS, ARE 45 DEGREES WILLIESS ONED AND APPROVED BY CITY BULDING OFFICIAL PRIOR TO INSTALLATION. ALL ANSLED PRAVILINGS, ARE 45 DEGREES WILLINGS OFFICIAL PRIOR PROVIDE FREED, CORDITIONS, CONTRACTOR TO VERIFY.	BATHROOMS AND POYNER ROOMS, VERIFY LOCATIONS AT FRAMING WALK. BLASTOMERIC SHEET HATERPROOMS RURALS AND INSTALL ALL MATERPROOFING COMPLETE. A 40 ML SELF-ADJERING HERBRANE OF REBERING DE ASHALT INTEGRALLY BOJEDE TO POLYTEIMTLEE SHEETING, OR BOAL, INSTALLATION INSTRUCTIONS. 6' MINIMA LAP AT ALL ADJACENT WALL SURFACES, INSTALLATION INSTRUCTIONS. 6' MINIMA LAP AT ALL ADJACENT WALL SURFACES.	THE BULDER SHALL FIRNESH ANY AND ALL REPORTS RECEM GEDTECHNICAL, DISINEER (SOLS REPORT), OH THE STUDY OF TO THE DESIGNER, STRUCTURAL, DISINEER, AND GEBERAL, COR EVANT THE GEDTECHNICAL REPORTS DO NOT EXIST, THE SOLL BE ASSEMBLE TO BE A HOMINAN DESIGN SOLD PRESENTS STATE STRUCTURAL, DISINEER OF RECORD FOR THE REPORTS OF STRUCTURAL, DISINEER OF RECORD FOR THE REPORTS OF GEBERAL, CONTRACTOR SHALL ASSME THE SOLL CONDITIONS THE CRITERIA. ALL HORE FORTORED D'T THE GEBERAL CONTRACTOR SHAL CONFORM HATH LOCAL, AND STATE BILDING CONES, ORDINA REGULATIONS, LACIA SHIT ALL OTHER MUTCRITTES HAVING J. GEBERAL, CONTRACTOR IS REGOVERNEE TO BE AVARE OF TH AND GOVERNING OF S.T. SOLFT WITH MIX. DIRENSION OF 24'TH SULL HEIGHT NOT GREATER TIMM 14' ANDRE FLOOR, (FRE LOCAL ALL HAVERAL BALLISTERS TO VERIPY AT LEAST ORE HINDOM IN ALL E BETREDS DATING OF S.T. SOLFT WITH MIX. DIRENSION OF 24'TH SULL HEIGHT NOT GREATER TIMM 14'A ADDIFILION FLOOR, (FRE LOCAL ALL HAVERAL BALLISTERS TO BE SPACED SUCH THAT A 4'S BETWEND BALLISTERS TO RE SPACED SUCH THAT A 4'S BETWEND BALLISTERS, TOR RE PLOCAL CODE I	THE PROPOSED SITE, INTRACTOR, IN THE S CADDITION SHALL ED BY THE PROCINERAL DESIGN. IN MEET OR EXCEED LL COPPLY AND INESS AND JURISDICTION. THE HESE REGUIREMENTS BEDROOMS TO HAVE A CLEAR IN HEIGHT AND 20' IN MIDTH KAL COPE)	THIS SET OF PLANS IS SUFFICIENT TO OBTAIN NOD PETHODS OF CONSTRUCTION RECESSARI INCESSARILY DESCRIBED. THE PLANS DELINE DIPENSIONS, TYPES OF MATERIALS, AND GENE THEY ARE NOT INITIADED TO SPECIFY PARTIC SPECIFIC ANTERIALS, PROLICI OR VETHOD. CLIENT / CONTRACTOR THORAGULY NON- AND PETHODS OF CONSTRUCTION SPECIFIC TO CONSTRUCTION REGURE PETIS AND GALITY THESE GUILTY LOVEL INFO NON-ADD AND THESE OF NORK, NEERE THE FLANS AND SPE INVERTIGENS RECORD FEDALATION OR IND GUILTY OR FERSTORIALE, PROVIDE NERK, WEEKE THO OR MORE GUILTY PROVIDENTIONS	NOTES IERCEINAFTER REFERENCE TO AS 'PLABS'. A BULDANE EVENTI, HONDER ALL MATERIALS 'TO COMPLETE THE PROJECT ARE NOT ATE NO DESCRIPE ONLY LOCATIONS, STAL NETHODS OF ASSEPTEMENS OR FASTENIS, LUAR PROJECTS OR OTER PLAYS REGARES A ULAR PROJECTS OR OTER PLAYS REGARES A DESCRIPTING OF THE PLAYS REGARES A DESCRIPTING OF THE PLAYS REGARES A DESCRIPTING OF THE SPECIFIC GUALITY, STALE NOTE HORK OF THE SPECIFIC GUALITY, STALE HORK OF THE SPECIFIC GUALITY, STALE HORK OF GUALITY, CONSTRUCTIONS, STAT'S STANDADS REGAINE PORKS OF HIGHER COMPLITING HITH THOSE REGARED HIS AND GUALITY F THOSE REGARENENTS CORFILLTS' AND GUALITY F THOSE REGIRENENTS CORFILLTS' AND GUALITY	GARAGE PORCH C. OPT. COVEREL







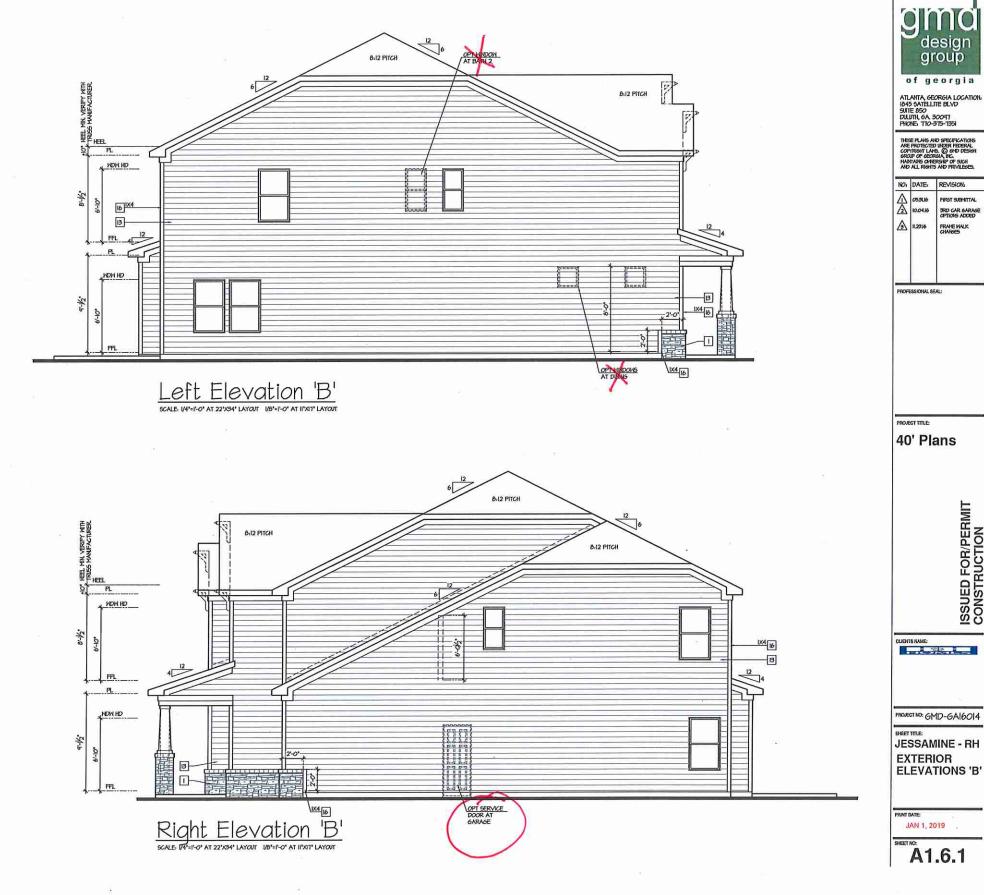
40' Plans

ROJECT TITLE:

NO:	DATE	REVISION.
\wedge	0531,6	FIRST SUBMITTAL
A	10.04.15	SRD GAR GARAGE
<u>A</u>	11.2336	FRAME WALK CHWIGES

of georgia Atlanta, georgia location; 1845 satellite BLVD Sute 850 Dulith, ga 30047 Phone: T10-375-7351





NOTES:

GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
 BUILDER SHALL VERIFY AND COORDINATE FER ACTUAL SITE CONDITIONS.
 INDOXH IEAD HEIGHTS;
 IST FLOOR = 6-107 UNLO; ON ELEVATIONS,
 2ND FLOOR = 6-107 UNLO; ON ELEVATIONS.

ROOFING: PITCHED SHINGLES PER DEVELOPER.

WINDOWS: MANUFACTURER PER DEVELOPER, DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

- ENTRY DOOR: AS SELECTED BY DEVELOPER.

- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN
- CHIMMEY AS OCCURS, TOP OF CHIMMEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-O' OF CHIMMEY.

- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

- ALL PORTICION AGAINST DECAY. (ALL PORTICIOS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE)

KEY NOTES:

MASONRY ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED. 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED. I HASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED, 4 & SOLDIER COURSE. 5 ROWLOCK COURSE 6 DECORATIVE KEY. SEE DETAIL. TYPICALS. TYPICALS. TOCORROSION RESISTANT SCREEN LOWERED VENTS, SIZE AS NOTED. B CODE APPROVED TERMINATION CHIMNEY CAP. CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS. D STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS. II DECORATIVE WROUGHT IRON. SEE DETAILS. SIDING: 12 VINL OR FIBER CEMENT SHAKE SIDING PER DEVELOPER B VINTL OR FIBER CEMENT LAP SIDING PER DEVELOPER H VINL OR FIBER CEMENT WAYY SIDING PER DEVELOPER IS VINYL OR FIBER CEMENT PANEL SIDING W IX3 BATTS AT 12' O.C. 16 VINTL OR IX FIBER CEMENT TRIM OR EQUAL, UN.O. SIZE AS NOTED I VINTL SHUTTERS OR PER BUILDER, TYPE AS SHOWN, SIZE AS NOTED.

ALL WINDOWS WHOSE OFFINING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OFFINING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE INDOWN OFFINIS LIMITING DEVICES COMPLYING NITH THE LOCAL CODES



Atlanta, georgia location. 1845 Satellite BLVD Sute 850 Dulith, ga. 3009t Phone: TTO-315-1351

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPTRISHT LANS. O GND DESIGN SRUP OF SECREDA INC. MAINTARE GAMERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.

NO	DATE	REVISION
Δ	05306	FIRST SUBMITTAL
◬	10.0435	SRD CAR GARAGE OPTIONS ADDED
⊿	11,23,16	FRAME WALK

ROFESSIONAL SEAL:

PROJECT TITLE: 40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

CLIDITS NAME:

PROJECT NO: GMD-GAIGOI4

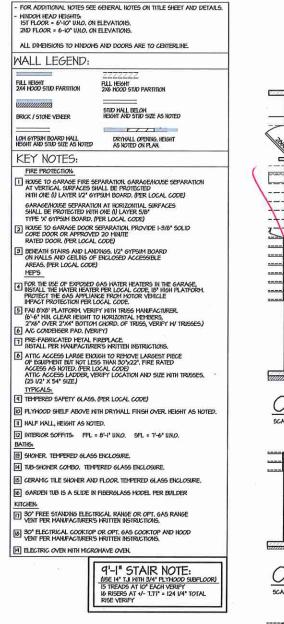
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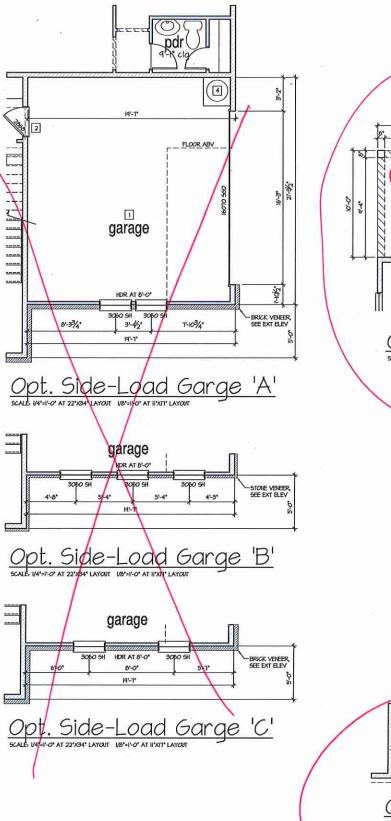
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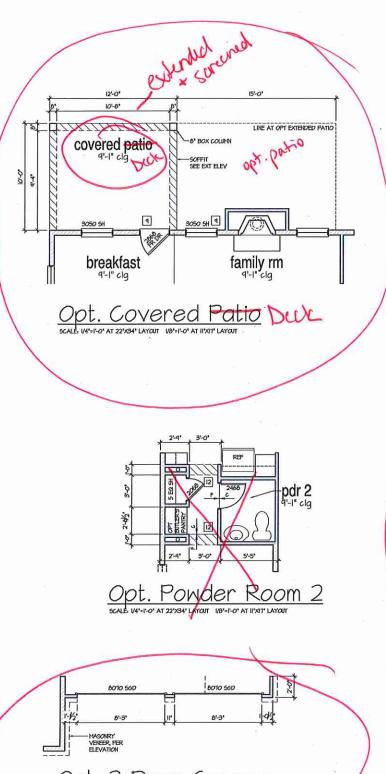
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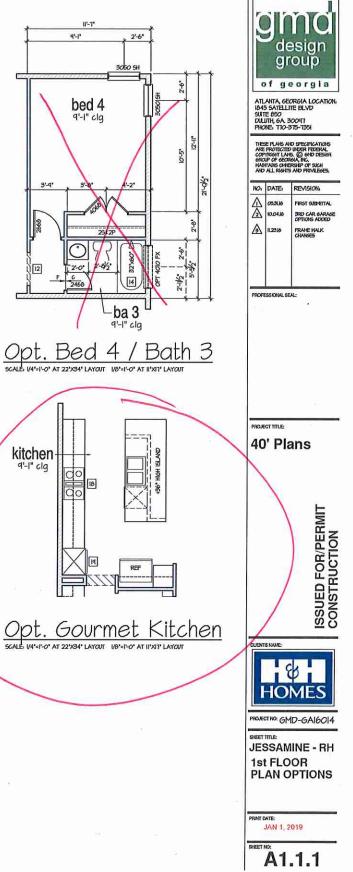
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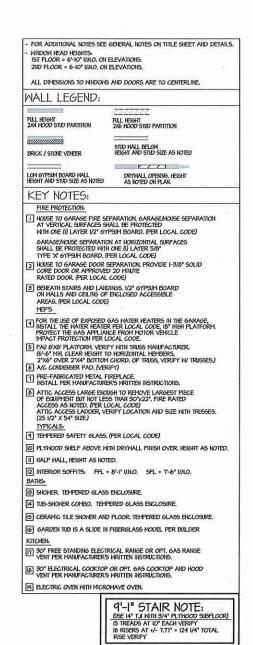


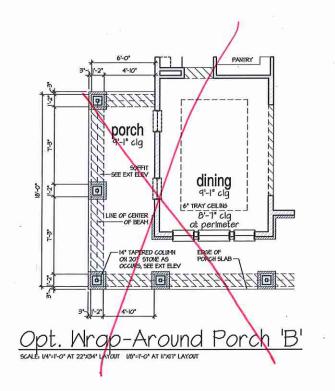


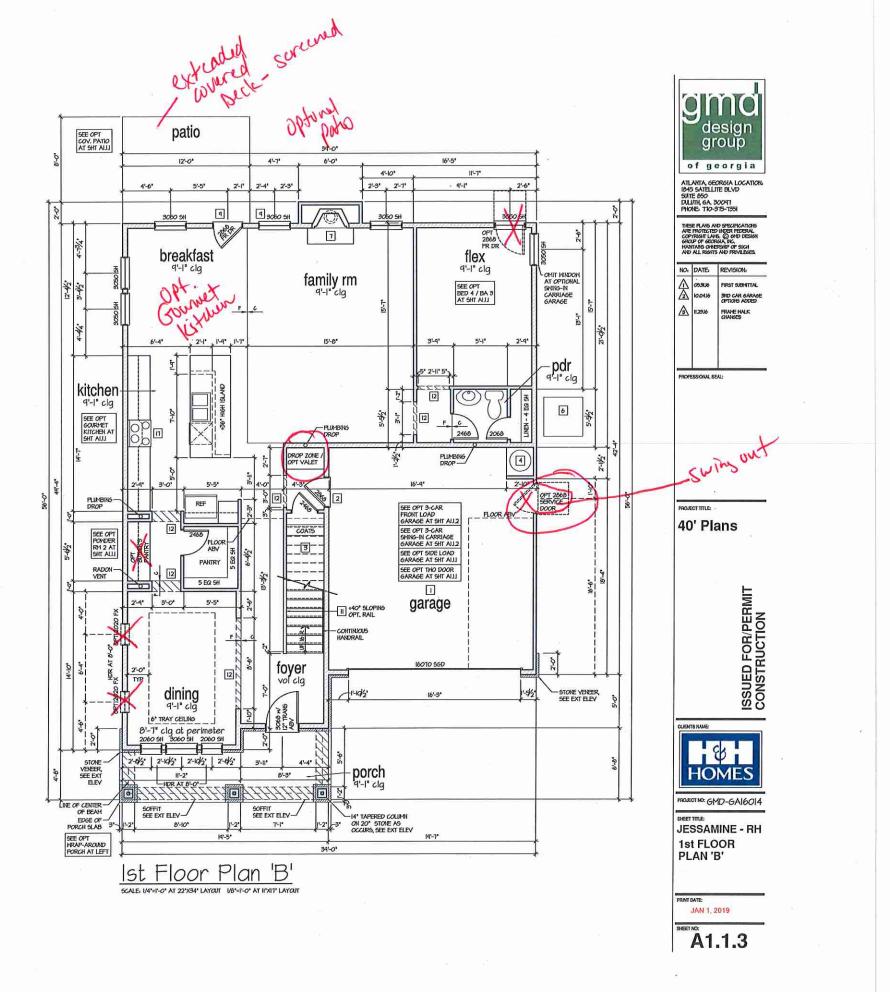


Opt. 2 Door Garage









4	 FOR ADDITIONAL NOTES SEE 6ENERAL NOTES ON TITLE SHEET AND DETAILS. WINDOW HEAD PEIGHTS. IST FLOOR - 6'-10' UNLO, ON ELEVATIONS. 200 FLOOR - 6'-0' UNLO, ON ELEVATIONS.] , ,			- •	
	ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.					
	WALL LEGEND:		ÿ.		Ξ.	
	ZZZZZZZ RLL HEIGHT RLL HEIGHT 2x4 WOOD STUD PARTITION 2x6 WOOD STUD PARTITION	-		н. Э	LINE OF PATIO BELON	-1
	STUD WALL BELOW BRICK / STOPE VENEER		ъ.	3		1
	LON 6/PSUN BOARD HALL HEIGHT AND STUD SUZE AS NOTED			×	4'-4' 6'-5'	34'-0' 3'-4' 5'-7'
	KEY NOTES:					VAL 2:42 2:42
	FIRE PROTECTION. HOUSE TO GARAGE FIRE SEPARATICAL GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE FROTECTED NITH ORE I) LATER LQ ² STPEM BOARD, IFER LOCAL CODE)			* * *		(2) 2020 FX
	GARAGE/ACUSE SEPARATION AT HORIZONTIAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/0" TYPE "X" GYESHI BOARD, IFEE LOCAL CODE)		* *	F.	2512P WIC WIC	
	2 HOUSE TO GARAGE DOOR SEPARATION, PROVIDE I-3/8" SOLID CORE DOOR (OR APPROVED 20 MINUTE RATED DOOR, (PER LOCAL CODE)	* 5		1	B'-I" clg	
ű.	B EBEATH STARS AND LANDINGS, 1/2' GYPSM BOARD ON HALLS AND CELINS OF ENCLOSED ACCESSIBLE AREAS, IPER LOCAL CODE) NEPS				R 98 (2466	د m. ba ^۲ -۱" دام ۲-۱" دام
	FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER FOR LOCAL CODE, IO' HIGH PLATFORM, PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION FOR LOCAL CODE.			3.5		
	[5] FAU 8/X0' PLATFORM, VERIFY WITH TRUSS MANUFACTURER. (6-6' MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2'X6' OVER 2'X4' BOTTOM (LORD. OF TRUSS, VERIFY M' TRUSSES.) [6] A/C CONDENSER PAD, (MERIFY)	,				
181	PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.			0		(P) P(15
	ATTIC ACCESS LARGE ENCUGH TO REHOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30'S22'. FIRE RATED ACCESS AS NOTED, (PER LOCAL CODE) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES.		,	6 20		wic
	(25 1/2" X 54" SIZE.) TYPICALS: (4) TEMPERED SAFETY GLASS, (PER LOCAL CODE)					2
	PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER HEIGHT AS NOTED.			·	/ *	2512P
	III HALF WALL, HEIGHT AS NOTED.	5		5		2
	12 INTERIOR SOFFITS: FFL = 841' UNO. SFL = 746' UNO. BATHS:		F C	31-14		3'-2'
	B SHOKER TEMPERED GLASS ENCLOSIRE.			4 0		E NICHE
	(H) TUB-SHOWER COMBO. TEMPERED GLASS BICLOSURE. (B) CERAMIC TILE SHOWER AND FLOOR TEMPERED GLASS BICLOSURE.	-		le j		in TOP / BOTT
	6 GARDEN TUB IS A SLIDE IN FIBERGLASS MODEL PER BUILDER			× 1	6-1/2 VAN	
	KITCHEL 30° FREE STANDING ELECTRICAL RANSE OR OPT. 6AS RANGE VENT FER MANUFACTURER'S WRITTEN INSTRUCTIONS.					
2	BO' ELECTRICAL COOKTOP OR OPT. 6AS COOKTOP AND HOOD VENT PER HANDFACTURER'S WRITTEN INSTRUCTIONS.		Opt. Pet Shower	r *	2512	P-1-
	H ELECTRIC OVEN WITH MICROWAVE OVEN		SCALE, 1/4"=1"-O" AT 22"X34" LAYOUT 1/8"=1"-O" AT 11"X17" L			
4	4'-1" STAIR NOTE: ME I'' TI I'I'' BYTHOOD SUBFLOOR! IS TREADS AT D' EACH VERIFY IS REEDS AT I'' EACH VERIFY IS REEDS AT I'' TO TAL RISE VERIFY				3660	10
		1			5'-1' 2'-0' 4'-1' 	

÷ • .

p-2-03/4 2-4/2 3-13/4" 3-5/2" 2-10/2" 2-10/2" 3-4/2" 3-103/4" 3-103/4" 11'-2' B-3" LINE OF PORCH BELOW 34'-0"

open to Foyer Below

.0 5H

3'-4"

VAN

 \odot

2468

5

TOP AT T-6" BOTTOM AT 3'-6"

- II +40" OPT. RAIL

- CONTINUOUS HANDRAIL

11-1 3'-4' 3'-6" +45" LOH WALL H/ -1x6 CAP

15'-7'

8'-7'

2868 6

loft 8'-1" clg

3-11/2"

HORK STATION

4-7

2050 54 3050 54 2050 54

13'-2"

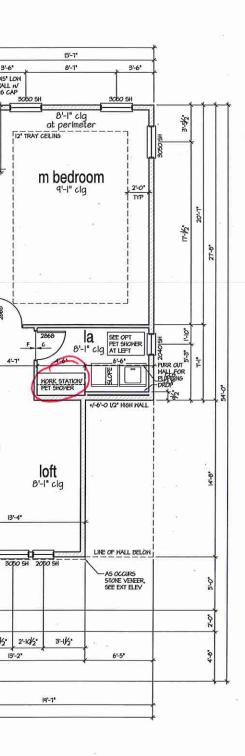
2nd Floor Plan 'B' SCALE: 1/4"=1"-0" AT 22"X34" LAYOUT 1/8"=1"-0" AT 11"X17" LAYOUT

vaulted clg

3050 9

3050 5

•3





Atlanta, georgia location. 1845 Satellite BLVD Suite 850 Dulith, ga. 3009t Phone, TTO-315-1351

THESE PLANS AND SPECIFICATIONS AND PROTECTED WOOR FEDERAL COPTISHIT LANS, O GHO DESIAN GROUP OF GEORGIA PC, HADTANG CHRESSING OF SUCH AND ALL RIGHTS AND PRIVILEGES.

1011 Sec.	REVISION
616	FRST SUMITAL
4.16	SRD CAR GARAGE OPTIONS ADDED
116	FRAME WALK
	4,16

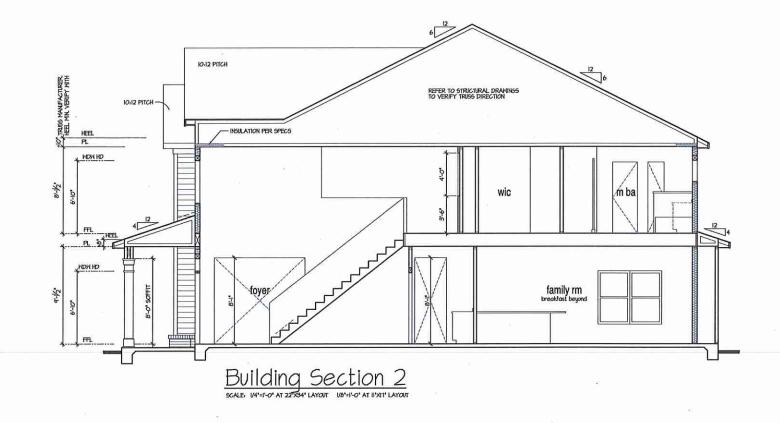
40' Plans

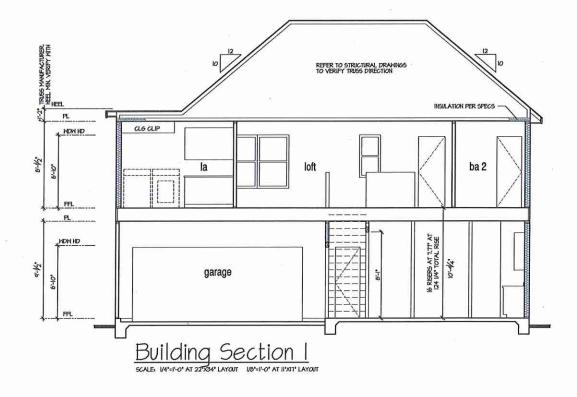
PROJECT TITLE:

ISSUED FOR/PERMIT CONSTRUCTION CLENTS NAME: PROJECT NO: GMD-GAIGOI4 SHEET TITLE: JESSAMINE - RH 2nd FLOOR PLAN 'B'

PRINT DATE: JAN 1, 2019

A1.2.1





	3	15 TREAD	STAIR NOTE: J WITH 3/4" PLYNOOD SUBPLOOR) 5 AT 10" EACH VERIFY AT 4/- 1.17" = 124 1/4" TOTAL IFY
NOTES:			
THESE BUILDING SECTIONS F CONDITIONS, REFER TO HAIN BUILDING SECTIONS SHOWN I DRAWINGS, TRUES DRAWINGS ROOFING, PITCHED SHINGLE HOOD FLOORS, FLOOR SHE REFER TO STRUCTURAL AND	ES FOR TYPICAL FIRE PROTECTION IN NY WARY AT ALTERNATE ELEVATION I LOOR FLAN AND ALTERNATE FLOC BEE DEPCY VOLINN SPACES INTIM S, STREITRAL DETAILS AND CALCUL ROOF, REFER TO ROOF, FLAN FOR TH THINS OVER FLOOR JOIST. TRINS DRANINGS BY OTHERS.	Styles and a R plans for the structure ations by oth Picals.	NT "PLAN OPTION" INFORMATION NOT SHOWN HERE, I. REPERT OS ITRICTIRAL ER FOR ALL STRUCTURAL INFO.
NITH LOCAL CODES.			
EXTERIOR WALLS ZONE 3,	R-13 BATTS MINIMUM, VERIFY R-15 BATTS MINIMUM, VERIFY		
CEILING WITH ATTIC ABOVE	R-38 BATTS MINIMUM, VERIFY INCOMPRESSED INSULATION (HEELS IN	TRUSSES);	PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BULDER
OLIENO MIN ATTO ADOVE	R-30 BATTS MINIHUM, VERIFY		



40' Plans



PROFESSIONAL SEAL:

 ofgeorgia

 ATLANTA, GEORGIA LOCATION, IBAS SATELLITE BLVD

 SATE JOS

 DULTH, GA BOOTT

 PHONE: TO-375-759

 THEER LANG AND SPECIFICATIONS ARE PROTECTIBL URBH REDEAL COMMONT UNAL OF DESCH SCHWARTAND SCHEDENF OF SUCH AND ALL RENTS NO PROLECES.

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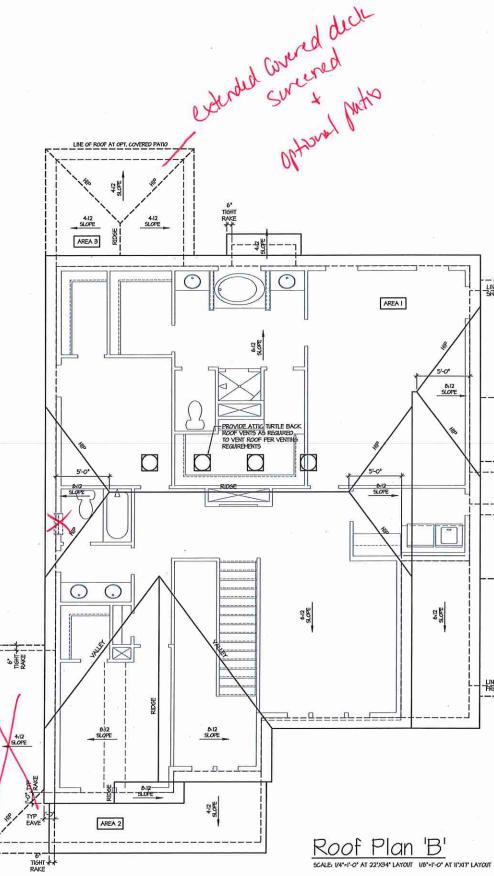
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gmd design group

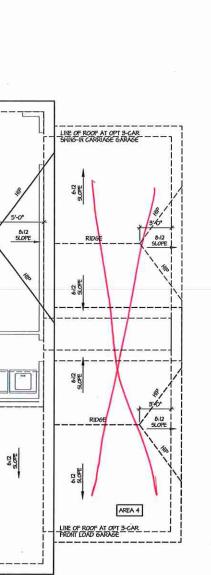
ATTIC VENT CALCULATION	FOR 'JESSAMINE': 1:150 RATIC
THE NET FREE VENTLATIKS AREA SHALL NOT BE LESS THAN USD OF THE AREA OF THE SPACE VENTLATED, GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTLATICKI OF THE VENT FROZUCT SELECTED BY OWER, VENTLATICKI OF REMAINANCE OF HIGH AND LON VENTS TO BE USED FOR HINNING ACLULATED VENTS REGURERD, THE REQUIRED VENTLATICKI SHALL BE HAINTAINED, FROVIDE INSULATICKI STREAM REVENTS AS REGURERD BY THE BULDANC OFFICIAL.	I SQUARE INCH VENT FOR EVERY ISO SQUARE INCHES OF CEILING 1144 50. IN. = 1 50. FT. BLDS. (SELING (SF) X 144 = BLDG (SO. IN) BLDS. (SO. IN) / ISO = 50. IN. OF VENT REGUIRED ROOF AREA 1. = ITTIO SF 1170 50. FT. X 144 = 254080 50. IN. 254080 50. IN / ISO = 1647.2 50. IN. OF VENT REGID ROOF AREA 2. = 1071 SF 107 50. FT. X 144 = 15408 50. IN. 15408 50. IN. / ISO = 162.72 50. IN. OF VENT REGID
ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENIKS BENEEN THE ADJUERT HATLES IN THE ROOF SHEATING (AS ALLOWED BY THE STRUCTURAL BISINEER) TO ALLOW PASSAGE AND ATTIC VENTLATICE SHALL BEFREEN THE THO OR ISOLATED ATTIC SPACES SHALL BE VATIED INDEPENDENT. YO GOR FEBALINEARIS.	ROOF AREA 3;= 120 SF 120 S0, FT, X14 = 11280 S0, IN 11280 S0, IN / ISO = 1152 S0, IN OF VENT READ ROOF AREA 4;= 240 SF
FER DEVELOPER AT ALL CANTLEVEED FLOOPS, CANTLEVER DACINGENAL POPONIS, AND ANY DOBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOTN ADOVE, PROVIDE A CONTINUOS, CORROSION ESISTANT SOFFIT VENT AT INDERSIDE OF FRAMED ELEMENT.	240 50, FT, X 144 = 34560 50, IN. 34560 50, IN. / 150 = 230,4 50, IN. <i>O</i> F vent read
NOTES:	
- All Roof Drankage shall be pped to street or approved drainage facility. - Dashed Ires Bockate Hall Belon - Locate Gutter and Donnspoits per Balder. - Pitched Roofs as Koted.	- TRUES HAULFACTRER SHALL SLEAR STRUCTURAL CALCS AND SHOP DRAWINGS TO THE DULDER'S GHERAL COMPACTOR AND BULDING DEPARTMENT FOR REVENT HOR TO FORGATATORS. - ALL PUMBING VISITS SHALL BE CORFIDED INTO A HIBMUM AMOUNT OF ROOF PREVENTIONS, ALL ROOF PREVENTIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE.
ATTIC VENT CALCULATION	I FOR 'JESSAMINE': 1:300 RATIO
AS AN ALTERNATE TO THE USO RATIO LISTED ABOVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO JADO SERVICE CONTRACTOR SHALL VENIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER, VENIFY MITH MAURACTURER OF HIGH AND LOUV VENTS TO BE USED FOR MINIM CALCULATED VENTS REGIRED, THE REGURED VENTILATION SHALL BE MAINTARED. DOES NOT OBSTRUCT FREE ANALL BE MAINTARED. ALL OWELLPS FRAME RAVE MAINTARED. ALL OWELLPS FRAME RAVE MAINTARED. ALL OWELLPS FRAME RAVE MAINTARED. ALL OWELLPS FRAME RAVE AND THE STACTBRANED BY THE BUILDING OFFICIAL. ALL OWELPS FRAME ROOTS AREAS SHALL INVE OFENING BENEED THE ADJACENT ATTICS IN THE ROOF SHEATING KA ALLOWED BY THE STRCTRAEL BESINER DI THE THO OR ISOLATED ATTIC SPACES SHALL BE VENED INDEPENDENTLY TO CAD REGAREDERS. FREE DEVICEMENT AND ANTIC VENTILATION BENEED THE THO OR ISOLATED ATTIC SPACES SHALL BE VENED INDEPENDENTLY TO CAD REGAREDERS. CANTILEVERED ARCHTECTURAL POPOLIS, AND ANY DOALE FRANGING RACECTIONS THAT ARE SERVINE FROM THE VENTING CALCULATIONS SHOWN ADOVE, FROM DE AL CONTINUOUS CORROSON SHOWN ADOVE, FROM DE A UNDERSIDE OF FRANCED BELIDENT.	I SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CELLING 144 50. IN. = I 50. FT. BLDS, CELLING (SF) X 144 = BLDG (50. IN) BLDS, (50. IN) 7300 = 50. IN. OF VENT REQUED 50. IN. OF VENT REQUED / 2 = 50% AT HIGH 4 50% AT LON. ROOF AREA I. = ITTO SF ITTO 50. FT. X 144 = 254880 50. IN. 254880 50. IN. / 20 = 4446 50. IN. OF VENT REQD 8446 50. IN. / 2 = 4446 50. IN. OF VENT REQD 8446 50. IN. / 2 = 4446 50. IN. OF VENT REQD 8476 50. IN. / 2 = 4466 50. IN. OF VENT REQD 15408 50. IN. / 2 = 4466 50. IN. 15408 50. IN. / 2 = 50% 50. IN. 15408 50. IN. / 2 = 50% 50. IN. 15408 50. IN. / 2 = 50% 50. IN. 2566 50. IN. OF VENT AT HIGH 4 426.05 30. IN. OF VENT AT LOW REQUE ROOF AREA 3 = 100 5F 100 50. FT. X 144 = 15400 50. IN. 2568 50. IN. OF VENT AT HIGH 4 2568 50. IN. OF VENT AT LOW REQUE ROOF AREA 3 = 100 5F 120 50. FT. X 144 = 15420 50. IN. 2569 50. IN. / 300 = 5135 50. IN. OF VENT REQD 266. S0. IN. / 300 = 516 50. IN. 260 50. R. / 300 = 516 50. IN. 260 50. R. / 300 = 516 50. IN. 260 50. IN. / 2 = 260 50. IN. 260 50. IN. / 300 = 516 50. IN. 260 50. IN. / 300 = 150. 50. IN. 270 50. FT. X 144 = 1540 50. IN. 270 50. FT. X 144 = 1540 50. IN. 270 50. IN. / 300 = 150. 50. IN. 270 50. FT. X 144 = 1540 50. IN. 270 50. FT. X 144 = 1540 50. IN. 270 50. IN. / 300 = 150. 50. IN. 270 50. FT. X 144 = 1540 50. IN. 270 50. FT. X 144 = 1540 50. IN. 270 50. IN. / 300 = 150. 50. IN. 270 50. FT. X 144 = 152. 50. IN. 270 50. FT. X 144 =
	34560 50, IN / 300 = 115,2 50, IN OF VENT REOD 115,2 50, IN / 2 = 51,6 50, IN



ATTIC VENT CALCULATION FOR 'JESSAMINE': 1:150 RATIO.

RATIO.

57.6 SQ. IN. OF VENT AT HIGH & 57.6 SQ. IN. OF VENT AT LOW REQUIRED.





FRAME HALK

Atlanta, Georgia Location, 1845 Satellite Blvd Suite 850 Duliti, GA 30097 Phone, T10-375-7351 THESE PLANS AND SPECIFICATIONS AND FROTECTED WHDER FEDERAL COPTISSHT LANS. (O) SHO DESIGN SHOUP OF SECTION INC. HANTANS CAMERSHP OF SUCH AND ALL RIGHTS AND FRIVILESES.

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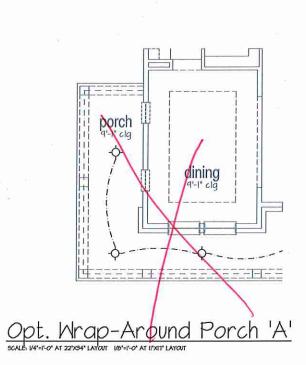
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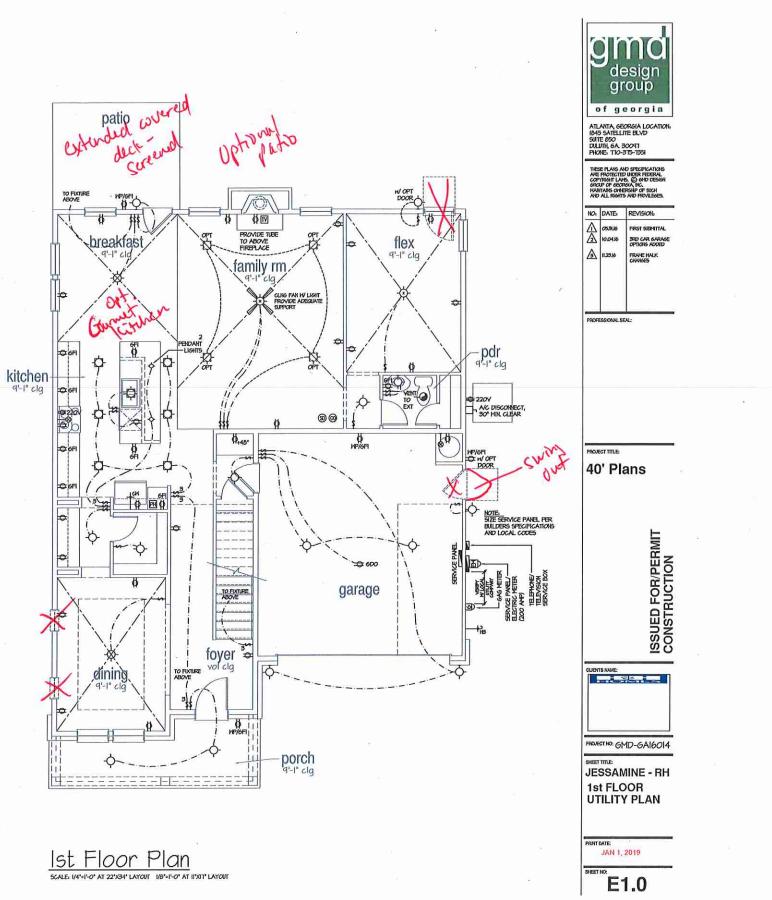
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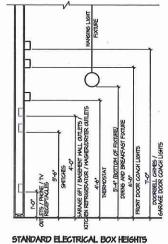
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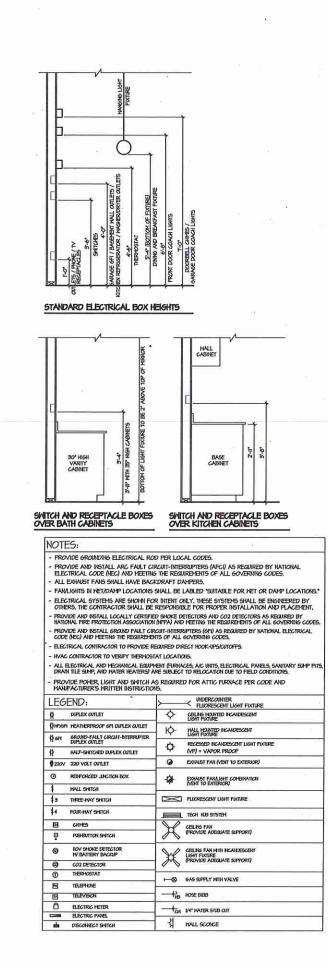
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- PROVIL	NEC) AND HEE	TING THE	REGURE	ENTS OF ALL	R.P.	ters (GFI) as regur Merning codes.	ED BI	NAT	IONAL ELECTRICAL
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- HVAG	CONTRACTOR	TO VERIE	Y THERMO	STAT LOCAT	ONE	L.			
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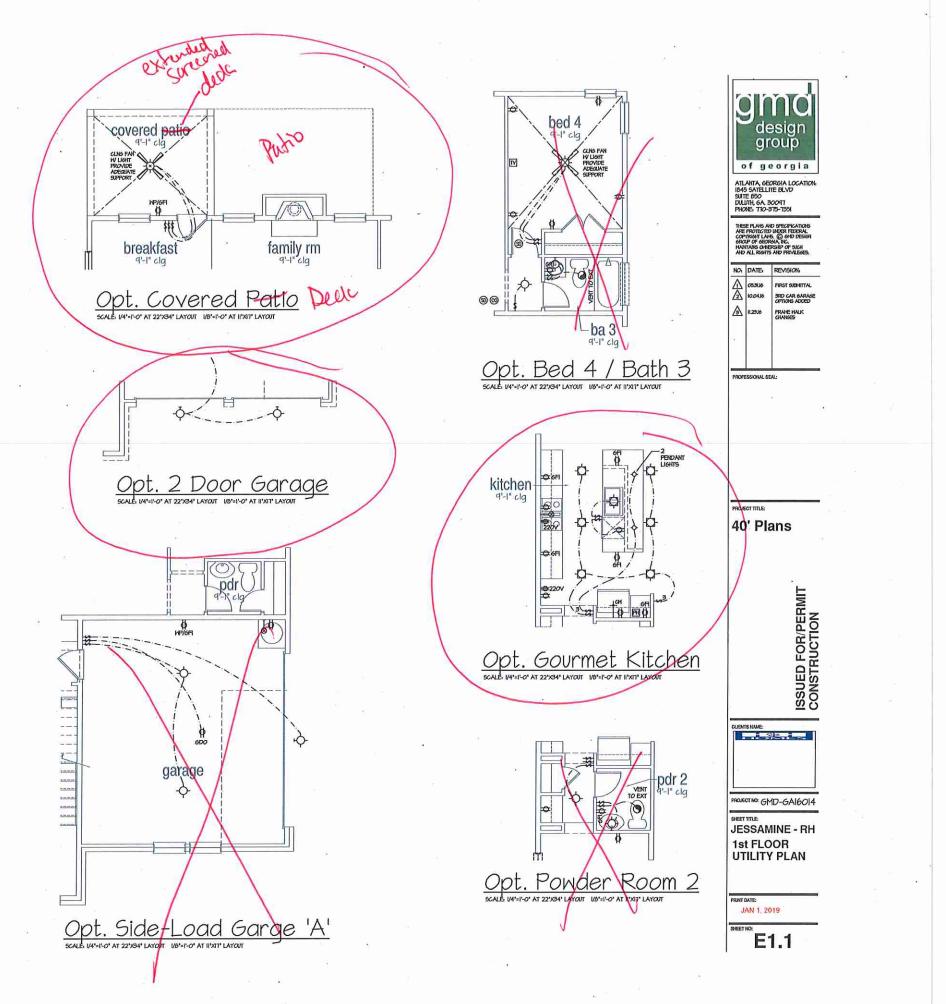
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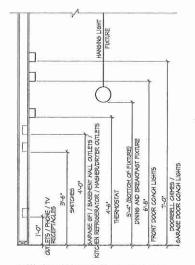




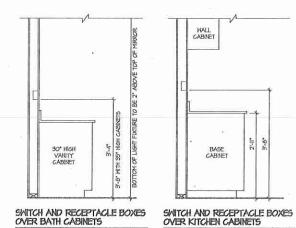








STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

NOTES:

PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.

PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRIPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNINS CODES.

 ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
 FANALIGHTS IN NET/DAMP LOCATIONS SHALL BE LABLED "SUITABLE FOR KET OR DAMP LOCATIONS." PAVILIENTS IN VELICATIONS FALL BE LARLED "SITTABLE FOR NET ON DAMP LOCATIONS."
 ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
 PROMDE AND INSTALL COLLY CERTIFIED SHORE DETECTORS AND CO2 DETECTORS AS REGAINED BY INATIONAL FIRE PROTECTION ASSOCIATION (NPM) AND MEETING THE REGAINEDENTS OF ALL GOVERNING CODES.
 PROVIDE AND INSTALL GROUP FALL CIRCUIT-INTERPRIFENS (GN) AS REGAINED BY INATIONAL ELECTRICAL CODE (NC) AND METING THE REGAINEDENTS OF ALL GOVERNING CODES.

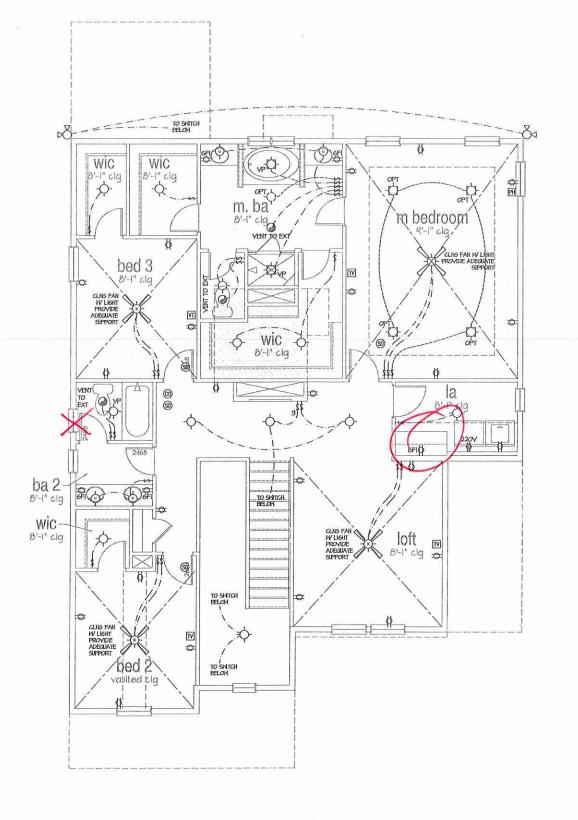
ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.

HVAG CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.

 ALL ELECTRICAL AND NECHANICAL EXAMPLENT (FURWACES, A/C UNITS, ELECTRICAL PAVELS, SANITARY SIMP PIT DRAIN TILE SUMP, AND WATER IEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND

LEG	END:	>	KIDERCOUNTER FLUORESCENT LIGHT FIXTURE
ġ	DAPLEX OVILET	\ \	CEILING MOUNTED INCANDESCENT
фиран	I VEATHERPROOF OF DUPLEX OUTLET	Ŕ	HALL MOUNTED INCANDESCENT
₿ 6ғ1	GROUND-FAILT CIRCUIT-INTERRUPTER		LIGHT FIXTURE
8	HALF-SHITCHED DUPLEX OUTLET	- ¢	RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
₽ 220V	220 VOLT OWNET	0	EXHAUST PAN (VENT TO EXTERIOR)
0	REINFORCED LINGTION BOX	-CA-	EXHAUST FAMILIGHT CONTENNATION
1	WALL SHITCH		(VENT TO EXTERIOR)
\$3	THREE-HAY SWITCH		FLUCRESCENT LIGHT FIXTURE
\$4	FOUR-WAY SHITCH		TECH ILIB SYSTEM
2	CHIMES	50	CELING FAN
9	PUSHEUTTON SWITCH	A	(PROVIDE ADEQUATE SUPPORT)
6	NOV SHOKE DETECTOR W BATTERY BACKUP	Sel	CEILING FAN HITH INGANDESCENT LIGHT FIXTURE
0	CO2 DETECTOR	100	(PROVIDE ADEQUATE SUPPORT)
đ	TIERHOSTAT	1-00	6AS SPPLY HITH VALVE
Ħ	TELEPHONE	1	NO MEET CONTROLS
团	TELEVISION	-+	HOSE BIBB
۵	ELECTRIC METER		1/4" WATER 5103 OUT
1	ELECTRIC PANEL	1000	
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1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951 (215) 804-4449 www.kse-eng.com

JESSAMINE

CAROLINA DIVISION

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH AND COORDINATED WITH THE ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. THIS COORDINATION IS NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD (SER). SHOULD ANY DISCREPANCIES BECOME APPARENT, THE CONTRACTOR SHALL NOTIFY KSE ENGINEERING, P.C. BEFORE CONSTRUCTION BEGINS. IT IS THE INTENT OF THE ENGINEER LISTED ON THESE DOCUMENTS THAT THESE DOCUMENTS BE ACCURATE, PROVIDING LICENSED PROFESSIONALS CLEAR INFORMATION. EVERY ATTEMPT HAS BEEN MADE TO PREVENT ERROR. THE BUILDER AND ALL SUBCONTRACTORS ARE REQUIRED TO REVIEW ALL OF THE INFORMATION CONTAINED IN THESE DOCUMENTS PRIOR TO THE COMMENCEMENT OF ANY WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ANY PLAN ERRORS, OMISSIONS, OR MISINTERPRETATIONS UNDETECTED AND NOT REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION. ALL CONSTRUCTION MUST BE IN ACCORDANCE TO THE INFORMATION FOUND IN THESE DOCUMENTS.

DESIGN SPECIFICATIONS: DESIGN BUILDING CODE (REFERRED TO HEREIN AS 'THE BUILDING CODE'): · 2018 NORTH CAROLINA RESIDENTIAL CODE. WALL BRACING PER INTERNATIONAL RESIDENTIAL CODE 2015 EDITION. DESIGN LIVE LOADS: • ROOF = 20 PSF (LOAD DURATION FACTOR=1.25)

· HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS = 30 PSF

- FLOOR = 40 PSF• FLOOR (SLEEPING AREAS) = 30 PSF
- DECK = 40 PSF BALCONY = 40 PSF
- STAIRS = 40 PSF

DESIGN DEAD LOADS:

• ROOF TRUSS = 17 PSF (TC=7, BC=10) * FLOOR TRUSS = 15 PSF (TC=10, BC=5) FLOOR JOIST = 10 PSF • QUEEN ANNE BRICK = 25 PSF

MATERIALS HEAVIER THAN THE ABOVE LOADING UNLESS SPECIFICALLY NOTED ON PLANS.*.

DESIGN WIND LOADS:

• ULTIMATE WIND SPEED = 120 MPH • EXPOSURE CATEGORY = B

ASSUMED SOIL BEARING CAPACITY = 2000 PSF

ASSUMED LATERAL SOIL PRESSURE = 45 PCF

FROST DEPTH = 12"

SEISMIC DESIGN CATEGORY = B

ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES: • TJI 210 SERIES (SERIES AND SPACING PER PLANS) $\begin{array}{l} \text{(SL: E=1,550,000 PSI, } F_{\text{B}}\text{=}2,325 \ \text{PSI, } F_{\text{V}}\text{=}310 \ \text{PSI, } F_{\text{D}}\text{=}900 \ \text{PSI} \\ \text{(VL: E=2,000,000 PSI, } F_{\text{B}}\text{=}2,600 \ \text{PSI, } F_{\text{V}}\text{=}285 \ \text{PSI, } F_{\text{C}}\text{=}750 \ \text{PSI} \end{array}$

• PSL: E=2,100,000 PSI, FB=2,900 PSI, FV=290 PSI, Fc=625 PSI

THIS PLAN HAS BEEN DESIGNED PER THE 2018 EDITION OF THE NC RESIDENTIAL CODE. WHERE FRAMING, FOUNDATION, OR OTHER STRUCTURAL ITEMS DO NOT COMPLY WITH THE PRESCRIPTIVE METHODS OF THE CODE, THOSE ITEMS HAVE. BEEN DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE PER NCRC R301.1.3.

• UNINHABITABLE ATTICS WITH LIMITED STORAGE = 20 PSF (WHERE SPECIFIED ON PLANS)

*NOTE: STRUCTURAL FRAMING HAS NOT BEEN DESIGNED FOR TILE, GRANITE, MARBLE OR OTHER





RH 1 Jessamine Model 120 M.P.H. Carolina Division Sheet Cover Project #: 105-16010 Designed By: KRK Checked By: Issue Date: 4/5/19 Re-Issue: Scole: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34 S-0



GENERAL STRUCTURAL NOTES:

- THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS ON THESE DRAWINGS IS THE STRUCTURAL ENGINEER OF RECORD (SER) FOR THIS PROJECT. THE SER BEARS THE RESPONSIBILITY OF THE STRUCTURAL ELEMENTS AND THE PERFORMANCE OF THIS STRUCTURE NO OTHER PARTY MAY REVISE, ALTER, OR DELETE ANY STRUCTURAL ASPECTS OF THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN CONSENT OF KSE ENGINEERING, P.C. OR THE SER. FOR THE PURPOSES OF THESE CONSTRUCTION DOCUMENTS, THE SER AND KSE ENGINEERING SHALL BE CONSIDERED THE SAME ENTITY
- 2 THE STRUCTURE IS ONLY STABLE IN ITS COMPLETED FORM. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY BRACING DURING CONSTRUCTION TO STABILIZE THE STRUCTURE
- 3 THE SER IS NOT RESPONSIBLE FOR CONSTRUCTION SEQUENCES. METHODS, OR TECHNIQUES IN CONNECTION WITH THE CONSTRUCTION OF THIS STRUCTURE. THE SER WILL NOT BE HELD RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CONFORM TO THE CONTRACT DOCUMENTS, SHOULD ANY NON-CONFORMITIES OCCUR.
- THE SER DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF GEOMETRY. THE SER ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. THE SER SHALL BE NOTIFIED PRIOR T CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS
- ANY STRUCTURAL ELEMENTS OR DETAILS NOT FULLY DEVELOPED ON 5. THE CONSTRUCTION DRAWINGS SHALL BE COMPLETED UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. THESE SHOP DRAWINGS SHALL BE SUBMITTED TO KSE ENGINEERING FOR REVIEW BEFORE ANY CONSTRUCTION BEGINS. THE SHOP DRAWINGS WILL BE REVIEWED FOR OVERALL COMPLIANCE AS IT RELATES TO THE STRUCTURAL DESIGN OF THIS PROJECT, VERIFICATION OF THE SHOP DRAWINGS FOR DIMENSIONS, OR FOR ACTUAL FIELD CONDITIONS, IS NOT THE RESPONSIBILITY OF THE SER OR KSE ENGINEERING, P.C.
- VERIFICATION OF ASSUMED FIELD CONDITIONS IS NOT THE 6. RESPONSIBILITY OF THE SER. THE CONTRACTOR SHALL VERIFY THE FIELD CONDITIONS FOR ACCURACY AND REPORT ANY DISCREPANCIES TO KSE ENGINEERING, P.C. BEFORE CONSTRUCTION BEGINS.
- 7. THE SER IS NOT RESPONSIBLE FOR ANY SECONDARY STRUCTURAL ELEMENTS OR NON-STRUCTURAL ELEMENTS, EXCEPT FOR THE ELEMENTS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS.
- THIS STRUCTURE AND ALL CONSTRUCTION SHALL CONFORM TO ALL 8. APPLICABLE SECTIONS OF THE BUILDING CODE AND ANY LOCAL CODES OR RESTRICTIONS.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED
- 10. PROVIDE MOISTURE PROTECTION AND FLASHING PER ARCHITECTURAL DETAILS.

FOUNDATIONS:

- FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE BUILDING CODE
- 2. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION. THE BUILDER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER ON THE STUDY OF THE PROPOSED SITE TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR.
- MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO 3. BE AS SPECIFIED IN THE BUILDING CODE.
- THE SER HAS NOT PERFORMED A SUBSURFACE INVESTIGATION 4 VERIFICATION OF THE ASSUMED VALUE IS THE RESPONSIBILITY OF THE OWNER OR THE CONTRACTOR. SHOULD ANY ADVERSE SOIL CONDITION BE ENCOUNTERED. THE SER MUST BE CONTACTED BEFORE PROCEEDING
- 5. THE BOTTOM OF ALL FOOTINGS SHALL EXTEND BELOW THE FROST LINE FOR THE REGION IN WHICH THE STRUCTURE IS TO B CONSTRUCTED, BUT NOT LESS THAN A MINIMUM OF 12" BELOW GRADE, ALL FOOTINGS TO HAVE A MINIMUM PROJECTION OF 2" ON EACH SIDE OF FOUNDATION WALLS. MAXIMUM FOOTING PROJECTION SHALL NOT EXCEED THE THICKNESS OF THE FOOTING.
- WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" 6. ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" O.C. INSTALL MINIMUM 2 ANCHOR BOLTS PER SECTION, 12" MAXIMUM FROM CORNERS. 1/2" DIAMETER x 8" LONG SIMPSON TITEN HD 1. ALL MASONRY SHALL CONFORM TO ASTM C-90, F'm=1500 PSI. ALL BRICK OR USP SCREW-BOLT+ SCREWS MAY BE SUBSTITUTED ON A 1 FOR 1
- 7. ANY FILL SHALL BE PLACED UNDER THE DIRECTION OR RECOMMENDATION OF A LICENSED PROFESSIONAL ENGINEER. THE RESULTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY.
- 8 EXCAVATIONS OF FOOTINGS SHALL BE LINED TEMPORARILY WITH A 6 MIL POLYETHYLENE MEMBRANE IF PLACEMENT OF CONCRETE DOES NOT OCCUR WITHIN 24 HOURS OF EXCAVATION.
- 9. NO CONCRETE SHALL BE PLACED AGAINST ANY SUBGRADE CONTAINING WATER, ICE, FROST, OR LOOSE MATERIAL 10. PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE
- SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS (SEE ARCHITECTURAL PLANS AND DETAILS).
- 11. NONE OF THE FOUNDATION DESIGNS IN THESE DOCUMENTS ARE SUITABLE FOR INSTALLATION IN SHRINK/SWELL CONDITIONS, REFER TO GEOTECHNICAL ENGINEER FOR APPROPRIATE DESIGN.
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM 12. FOUNDATION WALLS, THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST TEN FEET.
- 13. CRAWL SPACE TO BE GRADED LEVEL AND CLEAR OF ALL DEBRIS 14. PROVIDE MINIMUM 6 MIL APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MINIMUM 12" AND SEALED.

CONCRETE & REINFORCING

- CONCRETE DESIGN BASED ON ACI 318 AND ACI 318.1 OR ACI 332. CONCRETE SHALL HAVE A NORMAL WEIGHT AGGREGATE AND A MINIMUM COMPRESSIVE STRENGTH (f'c) = 3,000 PSI MINIMUM AT 28 DAYS PER CODE (VARIES W/ WEATHER), UNLESS OTHERWISE NOTED ON THE PLAN.
- 2. CONCRETE SHALL HE PROPORTIONED MIXED AND PLACED IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI 318: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 301: "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
- 3 AIR ENTRAINED CONCRETE MUST BE USED FOR ALL STRUCTURAL ELEMENTS EXPOSED TO FREEZE/THAW CYCLES AND DEICING CHEMICALS. AIR ENTRAINMENT AMOUNTS (IN PERCENT) SHALL BE WITHIN -1% TO +2% OF 5% FOR FOOTINGS AND EXTERIOR SLABS.
- NO ADMIXTURES SHALL BE ADDED TO ANY STRUCTURAL CONCRETE WITHOUT WRITTEN PERMISSION OF THE SER. WATER ADDED TO CONCRETE ON SITE SHALL NOT EXCEED THAT ALLOWED BY THE MIX DESIGN.
- 5. CONCRETE SLABS-ON-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 302.1R: "GUIDE FOR CONCRETE SLAB AND SLAB CONSTRUCTION"
- CONTROL OR SAW CUT JOINTS (CUT OR TOOLED) SHALL BE SPACED IN INTERIOR SLABS-ON-GRADE AT A MAXIMUM OF 15'-O" O.C. AND IN EXTERIOR SLABS-ON-GRADE AT A MAXIMUM OF 10'-0" UNLESS. OTHERWISE NOTED. CARE SHALL BE TAKEN TO AVOID RE-ENTRANT CORNERS.
- CONTROL OR SAW CUT JOINTS SHALL HE PRODUCED USING CONVENTIONAL CUT OR TOOLED PROCESSES WITHIN 4 TO 12 HOURS AFTER THE SLAB HAS BEEN FINISHED.
- 8. ALL WELDED WIRE FABRIC (W.W.F.) FOR CONCRETE SLABS-ON-GRADE SHALL BE PLACED AT MID-DEPTH OF SLAB. THE W.W.F. SHALL BE SECURELY SUPPORTED DURING THE CONCRETE POUR. FIBROUS CONCRETE REINFORCEMENT, OR POLYPROPYLENE FIBERS MAY BE USED IN LIEU OF W.W.F. APPLICATION OF POLYPROPYLENE FIBERS PER CUBIC YARD OF CONCRETE SHALL BE PER MANUFACTURER AND COMPLY WITH ASTM C1116, ANY LOCAL BUILDING CODE REQUIREMENTS AND SHALL MEET OR EXCEED CURRENT INDUSTRY STANDARD
- POLYPROPYLENE REINFORCING TO BE 100% VIRGIN, CONTAINING NO REPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED FOR USE AS CONCRETE SECONDARY REINFORCEMENT
- 10. STEEL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
- 11. DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACL 315. "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES".
- 12. HORIZONTAL FOOTING AND WALL REINFORCEMENT SHALL BE CONTINUOUS AND SHALL HAVE 90" BENDS, OR CORNER BARS WITH
- THE SAME SIZE/SPACING AS THE HORIZONTAL REINFORCEMENT. 13. PROVIDE REINFORCEMENT LAP AS NOTED BELOW, UNLESS NOTED OTHERWISE:
- #4 BARS 30" LENGTH
- #5 BARS 38" LENGTH 6 BARS - 45" LENGTH
- WHERE REINFORCING DOWELS ARE REQUIRED, THEY SHALL BE 14. EQUIVALENT IN SIZE AND SPACING TO THE VERTICAL REINFORCEMENT THE DOWEL SHALL EXTEND 48 BAR DIAMETERS VERTICALLY AND 20 BAR DIAMETERS INTO THE FOOTING, SEE KSE FOUNDATION DETAILS.
- 15. WHERE FOOTING BOTTOMS ARE TO BE STEPPED AT SLOPING GRADE CONDITIONS, PROVIDE CONTINUOUS REINFORCING WITH Z BARS (TO MATCH FOOTING REINFORCING) AS REQUIRED.
- 16. BAR SUPPORT ACCESSORIES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES EXCEPT THAT REINFORCING SHALL BE CHAIRED ON THE BOTTOM AND/OR THE SIDES ON BOLSTERS SPACED NOT MORE THAN 4 FEET ON CENTER. NO ROCKS, CMU, CLAY TILE, OR BRICK SHALL BE USED TO SUPPORT REINFORCING.
- 17. FOR GRADE SUPPORTED SLABS, SLAB REINFORCING SHALL BE HELD IN PLACE BY BAR SUPPORTS AND ACCESSORIES AS DESCRIBED IN THE CRSI MANUAL OF STANDARD PRACTICE. BAR SUPPORTS SHALL BE SPACED A MAXIMUM OF 4'-0" O.C. BOTH WAYS IN STRAIGHT LINES ON THE MESH GRID.

MASONRY

- SHALL CONFORM TO ASTM C-216, Fm=1500 PSI. ALL MORTAR SHALL BE TYPE 'S' (TYPE 'M' BELOW GRADE) AND CONFORM TO ASTM C-270. COARSE GROUT SHALL CONFORM TO ASTM C-476 WITH A MAXIMUM AGGREGATE SIZE OF 3/4" AND A MINIMUM COMPRESSIVE STRENGTH OF 2,000
- ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530/ASCE 5/TMS 402 AND "SPECIFICATIONS FOR MASONRY STRUCTURES" ACL 530 1/ ASCE 6/TWS 602
- THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR
- TIMES THEIR LEAST DIMENSION. FACH CRAWL SPACE PIFR SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING AND EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS. PILASTERS TO BE BONDED TO PERIMETER
- FOUNDATION WALL TOP COURSE OF MASONRY SHALL BE GROUTED SOLID. HORIZONTAL WALL JOINT REINFORCEMENT SHALL BE STANDARD 9 GAGE
- GALVANIZED LADDER OR TRUSS TYPE SPACED AT 16" O.C., UNLESS SHOWN OTHERWISE ON THE DRAWINGS SPLICED WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AND
- CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT WITHIN THE 6". LAP WITH STANDARD 'T' AND 'L SHAPED PIECES AT INTERSECTIONS AND CORNERS.

WOOD FRAMING:

- SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE SPECIFICATIONS LISTED IN THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION": (NDS), UNLESS OTHERWISE NOTED, ALL WOOD FRAMING MEMBERS ARE DESIGNED TO
- SPRUCE-PINE-FIR (SPF) WITH THE FOLLOWING MINIMUM DESIGN VALUES:
- E=1,400,000 PSI, Fb=875 PSI, Fv=135 PSI
- 1.1. FRAMING: SPF #2.
- 1.2. PLATES: SPF #2
- 1.3. STUDS: SPF STUD GRADE. WALL STUD SPACING, (MAXIMUM 10' NOMINAL PLATE HEIGHT): 1 & 2 STORY EXTERIOR AND INTERIOR BEARING: 2x4 @ 16" O.C. OR 2x6 @ 24" O.C., U.N.O.
- BOTTOM OF 3 STORIES EXTERIOR AND INTERIOR BEARING. 2x6 @ 16" O.C., U.N.O. INTERIOR NON-BEARING:
 - 2x @ 24" O.C., U.N.O.
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW PINE #2 OR RETTER
- ANCHOR SILL PLATES IN ACCORDANCE W/ GENERAL STRUCTURAL NOTES. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY HE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
- NAILS SHALL BE COMMON WIRE NAILS UNLESS OTHERWISE NOTED. BOLT HOLES AND LEAD HOLES FOR LAG SCREWS SHALL BE IN
- ACCORDANCE WITH NDS SPECIFICATIONS.
- INDIVIDUAL STUDS FORMING A COLUMN SHALL BE ATTACHED WITH (2) ROWS 10d NAILS @ 6" O.C. STAGGERED. THE STUD COLUMN SHALL BE FULLY BLOCKED AT ALL FLOOR LEVELS TO ENSURE PROPER LOAD TRANSFER, WALL SHEATHING SHALL BE NAILED TO EDGE OF EACH STUD.
- FACE NAIL ALL MULTI-PLY BEAMS AND HEADERS WITH (2) ROWS 16d COMMON NAILS @ 16" O.C., STAGGERED, OR PER MANUFACTURER'S SPECIFICATIONS FOR ENGINEERED LUMBER. APPLY NAILING FROM BOTH FACES FOR (3) OR MORE PLIES.
- 10. FASTEN 4-PLY BEAMS WITH (1) 1/2" DIAMETER THROUGH BOLT W/ NUTS AND WASHERS AT 12" O.C. STAGGERED TOP AND BOTTOM, 11/2" MINIMUM EDGE DISTANCE. (UNLESS OTHERWISE NOTED)
- 11. ALL BEAMS AND HEADERS SHALL HAVE (1)2x JACK STUD & (1)2x KING STUD UNLESS OTHERWISE NOTED. THE NUMBER OF STUDS INDICATED ON PLANS ARE THE TOTAL NUMBER OF JACK STUDS REQUIRED, UNLESS
- OTHERWISE NOTED PROVIDE KING STUDS AT EACH END OF HEADERS AS NOTED BELOW. 12. (1) STUD UP TO 6' OPENING (2) STUDS UP TO 8' OPENING
- (3) STUDS UP TO 9' OPENING
- 13. ALL BEAMS TO BE CONTINUOUSLY SUPPORTED LATERALLY AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED WITH A MINIMUM OF TWO STUDS. UNLESS OTHERWISE NOTED, ALL BEAM SPLICES SHALL OCCUR OVER SUPPORTS
- 14. SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY 15
- (MOISTURE CONTENT <19%) UNLESS OTHERWISE NOTED. 16. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE TH
- RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS
- 17. ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIAMETER SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIAMETER FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 OR USP STS1 STUD SHOPS TYPICAL UNLESS OTHERWISE NOTED
- BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE WITH OSB OR GYPSUM BOARD, BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END THE STUD IN LIEU OF SHEATHING.
- 19. DIAGONAL BRACING SHALL BE INSTALLED AT EACH END OF BASEMENT BEARING WALLS AND NOT MORE THAN 20' ON CENTER.

EXTERIOR WOOD FRAMED DECKS:

- TO BE FRAMED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND AS REFERENCED ON THE STRUCTURAL PLANS. EITHER THROUGH CODE REFERENCES OR CONSTRUCTION DETAILS. 2 PRESERVATIVE TREATED WOOD FRAMING TO BE SOUTHERN YELLOW
- PINE #2 OR BETTER. GUARD RAILS REQUIRED AT DECKS. DESIGN BY OTHERS TO MEET
- MINIMUM CODE REQUIREMENTS. PROVIDE DECK LATERAL LOAD AND BRACING CONNECTIONS PER BUILDING CODE

RAFTER FRAMED ROOF CONSTRUCTION:

- PROVIDE 2x4x4'-0" RAFTER TIES AT 48" O.C. RAFTERS SHALL BE SUPPORTED BY PURLINS AND PURLIN BRACES AS SHOWN ON THE PLAN. PURLIN BRACES SHALL NOT BEAR ON ANY CEILING JOIST STRONGBACK OR HEADER UNLESS SPECIFICALLY SHOWN ON PLAN. RAFTERS MAY BE SPLICED AT PURLIN LOCATIONS. 3. CEILING JOISTS SHALL HAVE LATERAL SUPPORT W/ 1x4 FLAT BRACING ON TOP EDGE OF JOIST AT LOOSE JOIST ENDS (WHERE JOISTS NOT FASTENED TO RAFTERS) OR FULL DEPTH BLOCKING.
- FASTEN END OF BRACING TO RAFTER OR GABLE END FRAMING FASTEN RAFTER AND CEILING JOIST WITH (6) 12d NAILS UNLESS OTHERWISE NOTED
- PROVIDE VERTICAL 2x6 STRONGBACKS AT CEILING JOISTS @ 8'-0" 5 O.C. TIE STRONGBACK ENDS TO GABLE STUDS OR RAFTERS WHERE POSSIBLE PROVIDE BLOCKING BETWEEN TOP PLATES AND STRONGBACKS. PROVIDE 2x4 FLAT FASTENED TO EACH JOIST WITH (2) 12d NAILS. FASTEN STRONGBACK TO 2x4 FLAT WITH 12d NAILS @ 12" O.C. AND FASTENED TO EACH JOIST WITH (1) 12d TOENAIL.

WOOD TRUSSES (FLOOR & ROOF)

- THE WOOD TRUSS MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE WOOD TRUSSES. SUBMIT SEALED SHOP DRAWINGS AND SUPPORTING CALCULATIONS TO THE SER FOR REVIEW PRIOR TO FABRICATION. THE SER SHALL HAVE A MINIMUM OF (5) DAYS FOR REVIEW. THE REVIEW BY THE SER SHALL BE FOR OVERALL COMPLIANCE OF THE DESIGN DOCUMENTS. THE SER SHALL ASSUME NO RESPONSIBILITY FOR THE CORRECTNESS OF THE STRUCTURAL DESIGN FOR THE WOOD TRUSSES.
- THE WOOD TRUSSES SHALL BE DESIGNED FOR ALL REQUIRED LOADINGS AS SPECIFIED IN THE LOCAL BUILDING CODE, THE ASCE STANDARD MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES. (ASCE 7), AND THE LOADING REQUIREMENTS SHOWN ON THESE SPECIFICATIONS. THE TRUSS DRAWINGS SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION DOCUMENTS AND PROVISIONS PROVIDED FOR LOADS SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED TO HVAC EQUIPMENT, PIPING, AND ARCHITECTURAL FIXTURES ATTACHED TO TRUSSES.
- THE TRUSSES SHALL BE DESIGNED, FABRICATED, AND FRECTED IN 3 ACCORDANCE WITH THE LATEST EDITION OF THE ANSI/TPI 1: "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION"
- THE TRUSS MANUFACTURER SHALL PROVIDE ADEQUATE BRACING INFORMATION IN ACCORDANCE WITH "BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" (BCSI), THIS BRACING, BOTH TEMPORARY AND PERMANENT, SHALL BE SHOWN ON THE SHOP DRAWINGS. ALSO, THE SHOP DRAWINGS SHALL SHOW THE REQUIRED ATTACHMENTS FOR THE TRUSSES.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING TEMPORARY BRACING 5. AND SHORING FOR THE FLOOR AND ROOF TRUSSES AS REQUIRED DURING CONSTRUCTION. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE LATEST BCSI. THE CONTRACTOR SHALL KEEP A COPY OF THE BCSI SUMMARY SHEETS ON SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PERMANENT TRUSS BRACING SHOWN IN THE STRUCTURAL DRAWINGS AND IN THE TRUSS DESIGNS. ALL CONTINUOUS LATERAL BRACING OF WEBS REQUIRES BRACES REFER TO BOSI SUMMARY SHEET B3 FOR TYPES OF DIAGONAL BRACES TO PROVIDE AT EACH CONTINUOUS LATERAL BRACE LINE. SUCH DIAGONAL BRACES SHALL NOT BE SPACED MORE THAN 20 FEET O.C. DIAGONAL BRACES SHALL BE EASTENED TO EACH TRUSS WEB WITH A MINIMUM OF TWO 10d FACE NAILS. WHERE CONTINUOUS LATERAL BRACING CANNOT BE INSTALLED. DUE TO A MINIMUM OF THREE ADJACENT TRUSSES NOT BEING IDENTICAL, THE CONTRACTOR SHALL COORDINATE WITH THE TRUSS SPECIALTY ENGINEER/MANUFACTURER TO DETERMINE WHAT TYPE OF ALTERNATE BRACE (I.E., T OR L BRACE, ETC.) IS REQUIRED.
- ANY CHORDS OR TRUSS WEBS SHOWN ON THESE DRAWINGS HAVE BEEN SHOWN AS A REFERENCE ONLY. THE FINAL DESIGN OF THE TRUSSES SHALL BE PER THE MANUFACTURER.
- TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN ON THE SEALED STRUCTURAL DRAWINGS, TRUSS PROFILES TO BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS TO BE COORDINATED WITH THE SEALED STRUCTURAL DRAWINGS
- TRUSS MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTORS FOR 9. ALL TRUSSES.
- PROVIDE SIMPSON H2.5A, USP RT7 OR EQUIVALENT AT EACH TRUSS TO 10. TOP PLATE CONNECTION, UNLESS OTHERWISE NOTED

WOOD STRUCTURAL PANELS:

TO BE %" OSB MINIMUM.

APA

OR PLATES

3.

FABRICATION AND PLACEMENT OF STRUCTURAL WOOD SHEATHING SHALL BE IN ACCORDANCE WITH THE APA DESIGN/CONSTRUCTION GUIDE "RESIDENTIAL AND COMMERCIAL," AND ALL OTHER APPLICABLE APA STANDARDS. ALL REQUIRED WOOD SHEATHING SHALL BEAR THE MARK OF THE

WOOD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF

LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED

ON THESE DRAWINGS. REFER TO WALL BRACING NOTES IN PLAN SET

FOR MORE INFORMATION, EXTERIOR WALLS TO BE FULLY SHEATHED

USING %=" OSB OR PLYWOOD MINIMUM AT BRACED WALL PANELS. PROVIDE BLOCKING AT ALL SHEET EDGES NOT FALLING ON STUDS

4. ROOF SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR

2. RODF SHEATHING SHALL BE CONTINUOUS OVER TWO SUPPORTS MINIMUM AND ATTACHED TO ITS SUPPORTING ROOF FRAMING WITH

8d NAILS AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN PANEL

FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL

BE APPLIED WITH THE LONG DIRECTION PERPENDICULAR TO FRAMING

SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE

WOOD FLOOR SHEATHING SHALL BE APA RATED SHEATHING

EXPOSURE 1 OR 2. ATTACH SHEATHING TO ITS SUPPORTING

12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE

SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE

PANEL END JOINTS SHALL OCCUR OVER FRAMING.

RECOMMENDED IN ACCORDANCE WITH THE APA.

FRAMING SPACING PROVIDE SUITABLE EDGE SUPPORT BY USE OF

PLYWOOD CLIPS OR LUMBER BLOCKING UNLESS OTHERWISE NOTED

FRAMING WITH (1) 10d NAIL AT 6" O.C. AT PANEL EDGES AND AT

PLANS. SHEATHING SHALL BE APPLIED PERPENDICULAR TO FRAMING.

FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF

T&G PLYWOOD OR LUMBER BLOCKING UNLESS OTHERWISE NOTED.

SHEATHING SHALL HAVE A 1/8" GAP AT PANEL ENDS AND EDGES AS

PANEL END JOINTS SHALL OCCUR OVER FRAMING. ROOF SHEATHING

STRUCTURAL FIBERBOARD PANELS: STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE SPECIFICALLY NOTED ON THE STRUCTURAL PLANS. FABRICATION AND PLACEMENT OF STRUCTURAL FIBERBOARD SHEATHING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AFA STANDARDS FIBERBOARD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED ON THESE DRAWINGS. REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION. S SHEATHING SHALL HAVE A 1/2" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE AFA STRUCTURAL STEEL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND OF THE MANUAL OF STEEL CONSTRUCTION "LOAD RESISTANCE FACTOR DESIGN" LATEST EDITIONS ALL STEEL SHALL HAVE A MINIMUM YIELD STRESS (Fy) OF 50 KSI UNLESS OTHERWISE NOTED. WELDING SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S STRUCTURAL WELDING CODE AWA D1.1. ELECTRODES FOR SHOP AND FIELDING WELDING SHALL BE CLASS E70XX. ALL WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER PER THE ABOVE STANDARDS. ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3½" AND FULL FLANGE WIDTH UNLESS OTHERWISE NOTED, BEAMS MUST BE ATTACHED AT EACH END WITH

A MINIMUM OF FOUR 16d NAILS OR (2) 1/2" x 4" LAG SCREWS UNLESS OTHERWISE NOTED. INSTALL 2x WOOD PLATE ON TOP OF STEEL BEAMS, RIPPED TO MATCH BEAM WIDTH. FASTEN PLATE TO BEAM W/ HILTI X-DNI 52

P8 PINS AT 12" O.C. STAGGERED OR 发" DIAMETER BOLTS AT 24"

MECHANICAL FASTENERS:

3

ALL METAL HARDWARE AND FASTENERS TO BE SIMPSON STRONG-TIE OR APPROVED EQUIVALENT.

ALL HARDWARE AND EASTENERS IN CONTACT WITH PRESERVATIVE PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A 153, G-185. MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS

THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND SELECT APPROPRIATE CONNECTORS THAT WILL RESIST THE APPLICABLE CORROSIVE CHEMICALS.

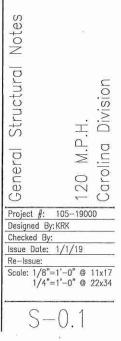
LEGENE	<u>):</u>
/*	⇒ WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
	\implies interior bearing wall above \implies interior bearing wall
*****	\implies wall bracing/shear wall
H108	SEE HOLD DOWN SCHEDULE AND DETAILS FOR TYPICAL INSTALLATION
и	\Rightarrow area of overframing

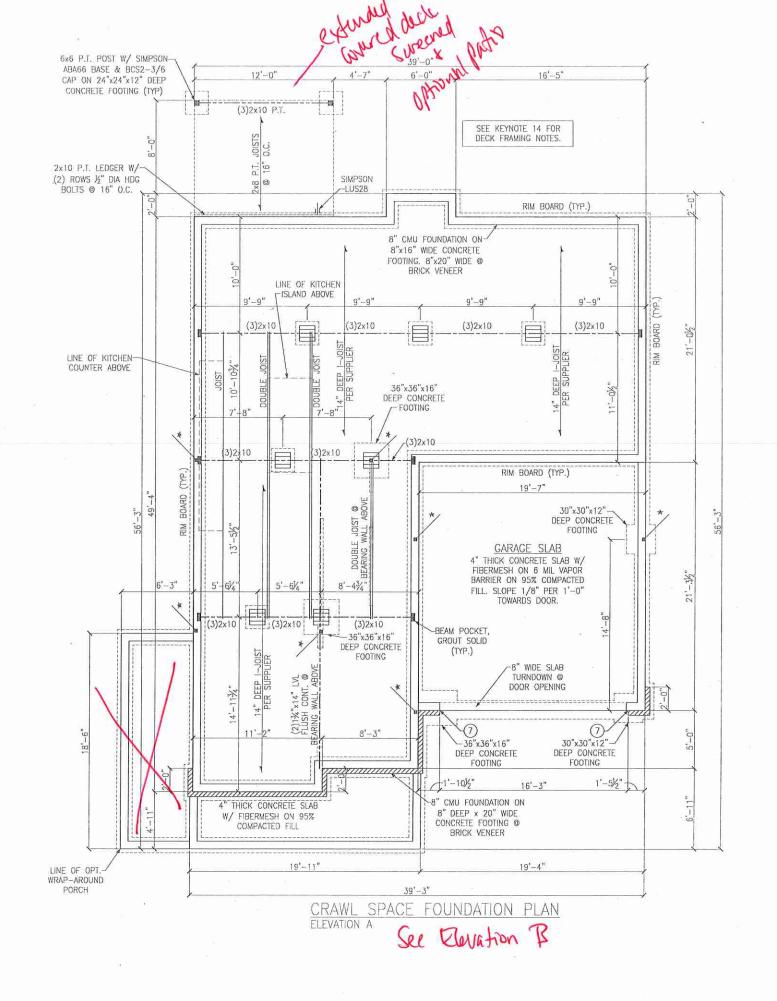
BRICK	VENEER LINTEL S	SCHEDULE
SPAN	LINTEL SIZE	END BEARING
UP TO 3'-0"	3½"x3½"x¼"	4"
UP TO 6'-3"	5"x3½"x516" L.L.V.	8"
UP TO 9'-6"	6"x3½"x516" L.L.V.	12"
LINTELS ARE	NOT DESIGNED TO BE BOUNLESS SPECIFIED ON UNIT	PLANS.

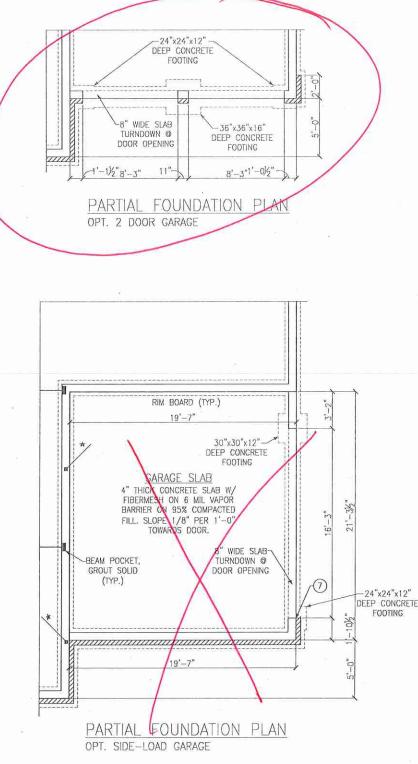








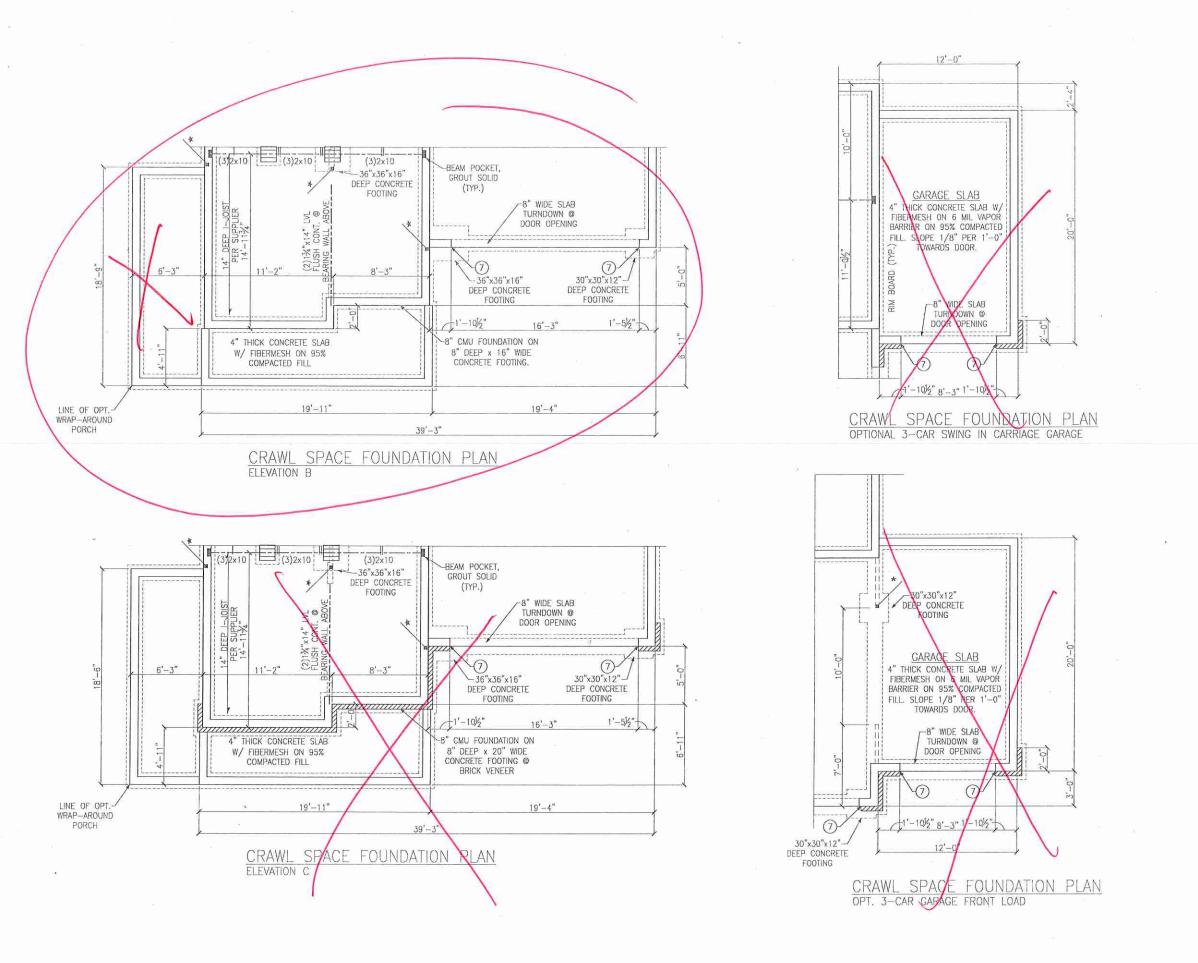


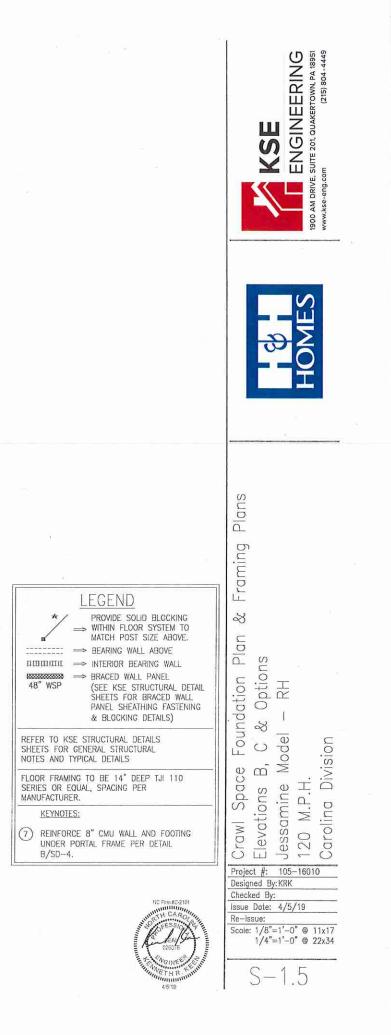


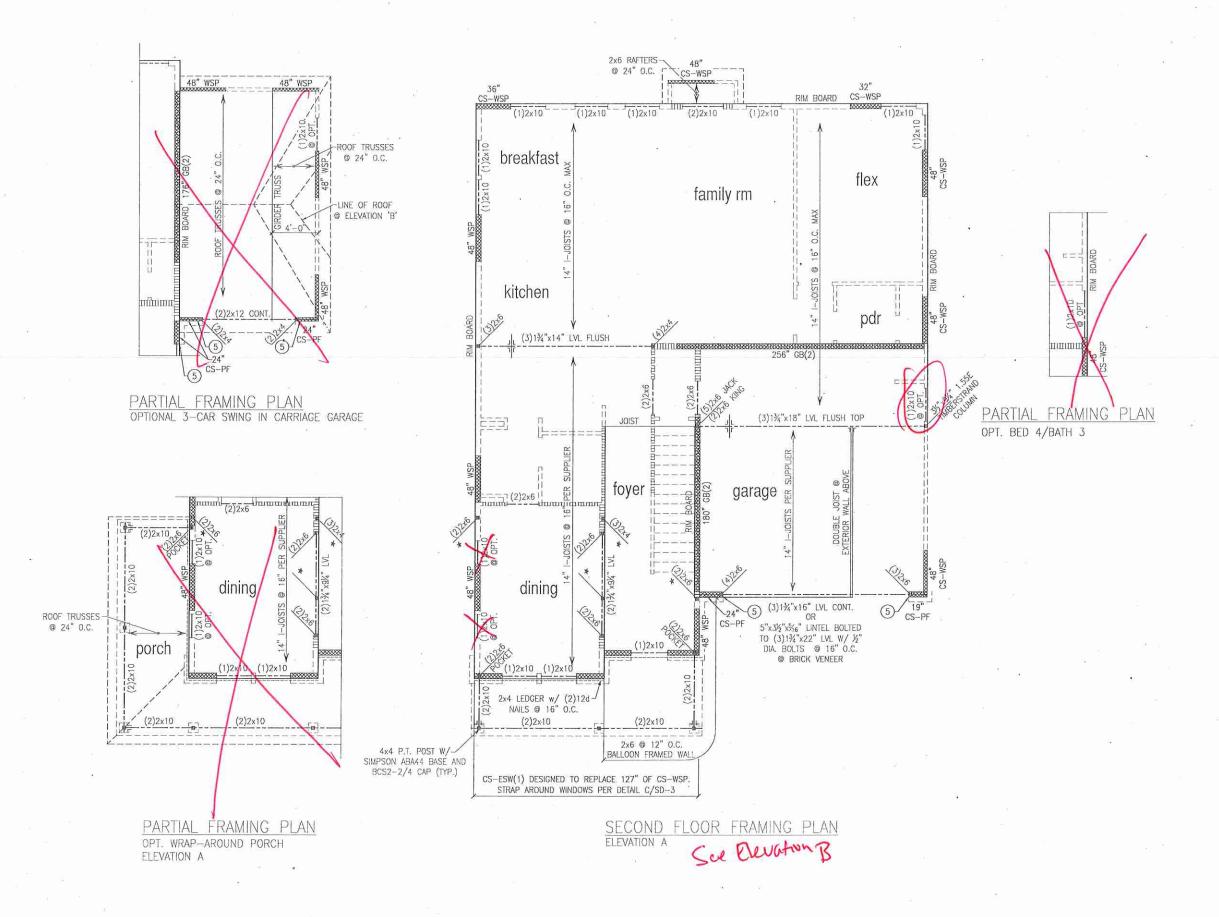




Plans Framing LEGEND PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO X MATCH POST SIZE ABOVE. Б \implies bearing wall above n_ Foundation & Options odel – RH \implies BRACED WALL PANEL 48" WSP (SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS) Jessamine Model 120 M.P.H. Carolina Division Model REFER TO KSE STRUCTURAL DETAILS SHEETS FOR GENERAL STRUCTURAL X NOTES AND TYPICAL DETAILS Space FLOOR FRAMING TO BE 14" DEEP TJI 110 \triangleleft SERIES OR EQUAL, SPACING PER evation MANUFACTURER. KEYNOTES: Crawl Elevat (7) REINFORCE 8" CMU WALL AND FOOTING UNDER PORTAL FRAME PER DETAIL B/SD-4. Project #: 105-16010 Designed By: KRK Checked By: ssue Date: 4/5/19 Re-Issue: Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34 S-1.4











S-2

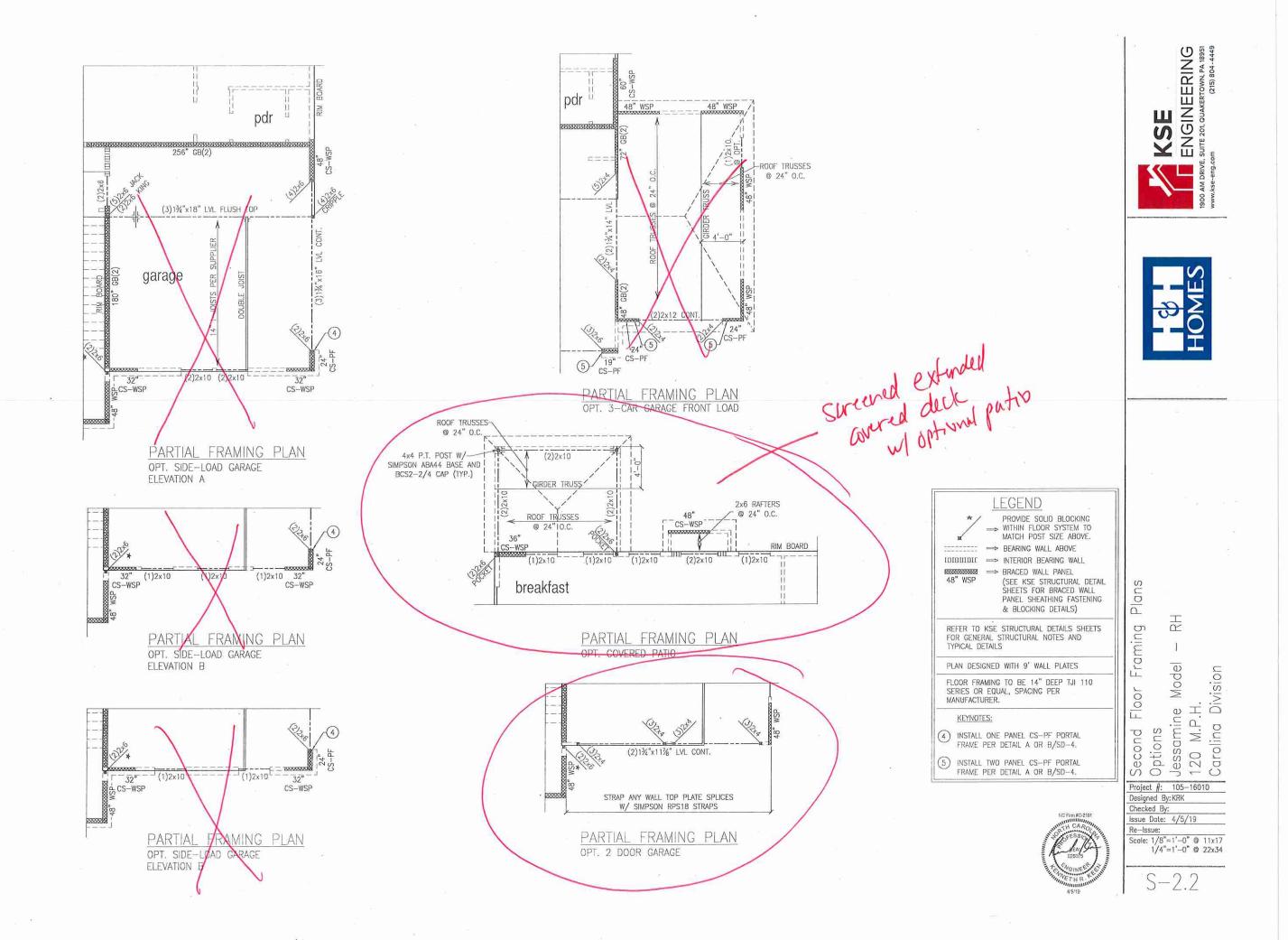
	1
LEGEND PROVIDE SOLID BLOCKING → WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE. → BEARING WALL ABOVE IUTIDIDIT → INTERIOR BEARING WALL 48" WSP → BRACED WALL PANEL (SEE KSE STRUCTURAL DETAIL SHEATS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)	Plans
REFER TO KSE STRUCTURAL DETAILS SHEETS FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS PLAN DESIGNED WITH 9' WALL PLATES FLOOR FRAMING TO BE 14" DEEP TJI 110 SERIES OR EQUAL, SPACING PER MANUFACTURER.	or Framing & Options Model – RH vision
KEYNOTES: (4) INSTALL ONE PANEL CS-PF PORTAL FRAME PER DETAIL & OR B/SD-4. (5) INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL & OR B/SD-4.	Second Flo Elevation A Jessamine 120 M.P.H. Carolina Di
NC Fim (C210)	Project #: 105-16010 Designed By:KRK Checked By: Issue Date: 4/5/19 Re-Issue: Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

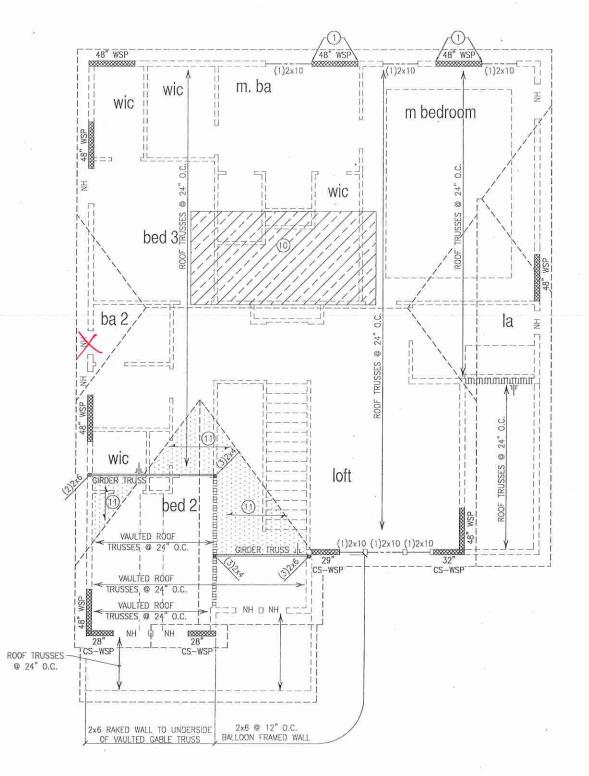




LEGEND PROVIDE SOLID BLOCKING PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE. → BEARING WALL ABOVE IDIDIDIDIT → INTERIOR BEARING WALL BEARENG WALL PANEL (SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS) REFER TO KSE STRUCTURAL DETAILS SHEETS FOR GENERAL STRUCTURAL DETAILS SHEETS FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS PLAN DESIGNED WITH 9' WALL PLATES FLOOR FRAMING TO BE 14" DEEP TJI 110 SERIES OR EQUAL, SPACING PER MANUFACTURER.	Floor Framing Plans s B, C & Options ie Model – RH .H. Division
 (4) INSTALL ONE PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4. (5) INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4. 	Second FI Elevations Jessamine 120 M.P.H Carolina D
NC Frim (C-2101 MC Frim (C-2101 MC Frim (C-210) MC Fri	Project #: 105-16010 Designed By:KRK Checked By: Issue Date: 4/5/19 Re-Issue: Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34





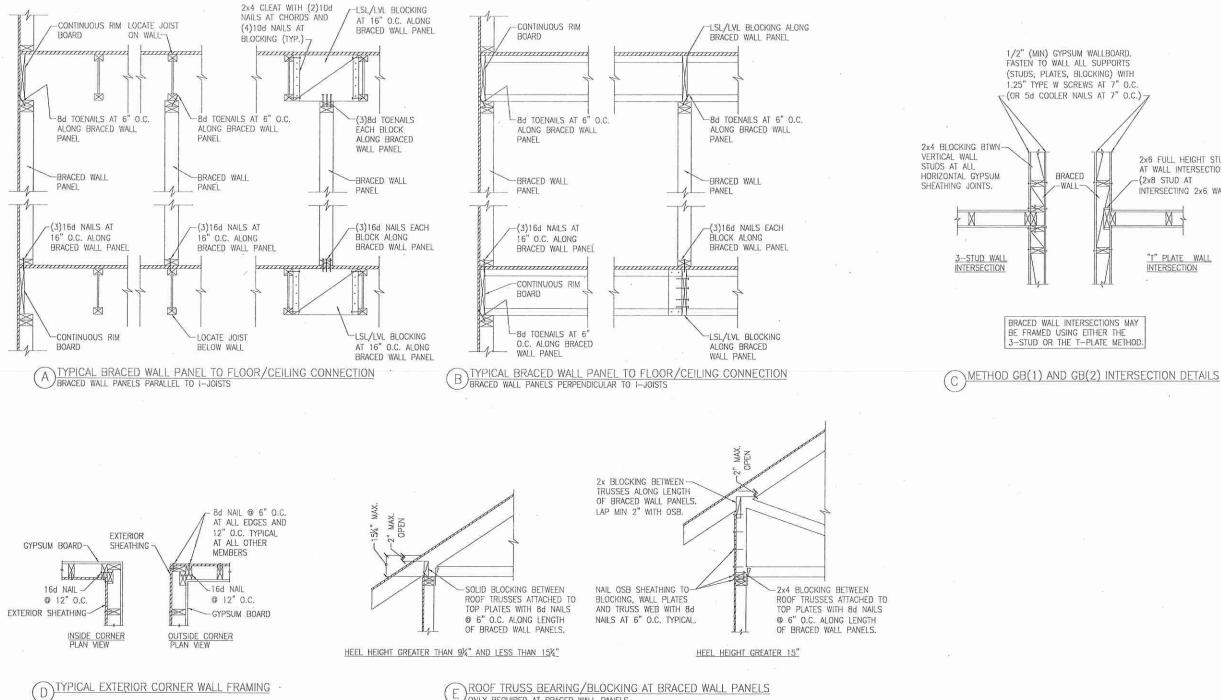
ROOF FRAMING PLAN ELEVATION B





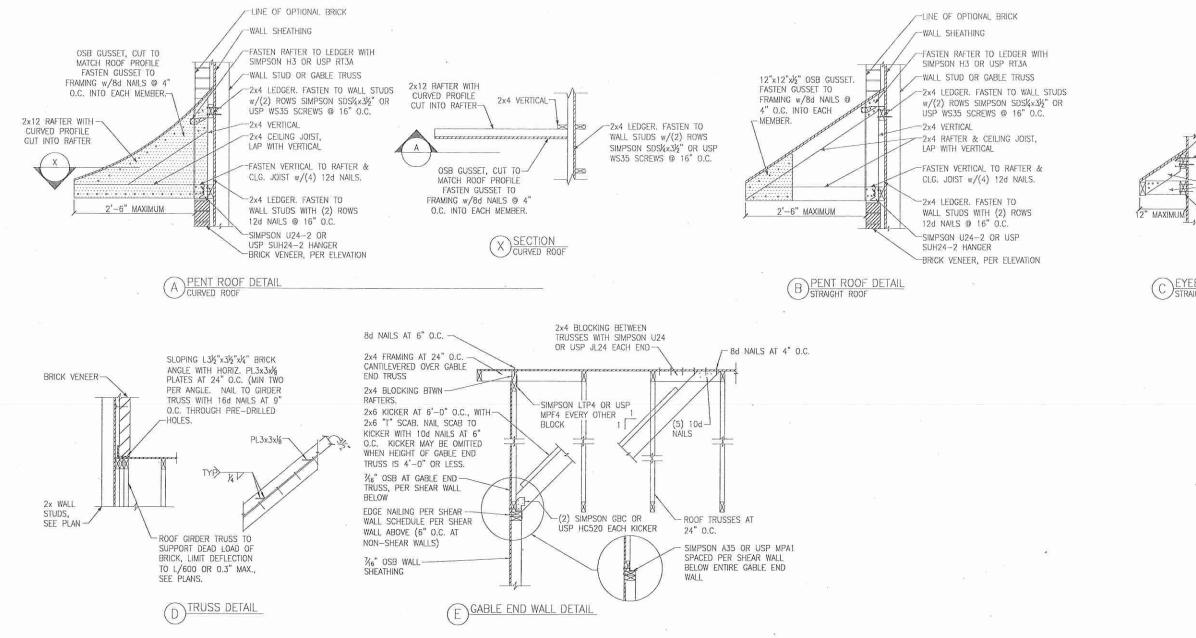
LEGEND ★ PROVIDE SOLID BLOCKING → WITHIN FLOOR SYSTEM TO	
■ MATCH POST SIZE ABOVE. ■ BEARING WALL ABOVE ■ INTERIOR BEARING WALL ■ BRACED WALL PANEL 48" WSP (SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)	
REFER TO KSE STRUCTURAL DETAILS SHEETS FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS	RH
PLAN DESIGNED WITH 8' WALL PLATES	c I
KEYNOTES: CONNECT STUD AT END OF BRACED WALL PANEL TO FRAMING BELOW WITH A 30" LONG SIMPSON CS22 COIL STRAP WITH MIN 8-10d NAILS EACH END.	Roof Framing Plan Elevation B Jessamine Model - 120 M.P.H. Carolina Division
(10) 8'x16' HVAC PLATFORM TRUSSES DESIGNED TO SUPPORT HVAC UNITS. (11) 2x6 OVERFRAMING W/ 2x8 RIDGE AND VALLEY PLATES OR VALLEY SET TRUSSES (0) 24" 0.C. (TYP.)	Roof Frami Elevation B Jessamine 120 M.P.H. Carolina Div
NC Fem PC2101	Project #: 105-16010 Designed By:KRK Checked By: Issue Date: 4/5/19 Re-Issue: Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34 S-3, 1

S-3.1



ONLY REQUIRED AT BRACED WALL PANELS

KSE ENGINEERING = SUITE 201, OUAKERTOWN, PA 18951 (215) 504-4449 2x6 FULL HEIGHT STUD AT WALL INTERSECTION -(2x8 STUD AT INTERSECTING 2x6 WALL) "T" PLATE WALL INTERSECTION S Detai Division Wall M.P.H. Carolina aced 20 m · · · · Project #: 105-19000 Designed By: KRK Checked By: Issue Date: 1/1/19 Re-Issue: Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34 SD-



WALL STUD OR GABLE TRUSS TOENAIL RAFTER TO LEDGER WITH (4) 12d NAILS 2x4 LEDGER. FASTEN TO WALL STUDS w/(2) ROWS SIMPSON SDS¼x3½" OR USP WS35 SCREWS @ 16" O.C. 2x4 RAFTER & CEILING JOIST, LAP AND FACE NAIL WITH (4) 12d NAILS 2x4 LEDGER. FASTEN TO WALL OR GABLE TRUSS WITH (2) ROWS 12d NAILS @ 16" O.C.

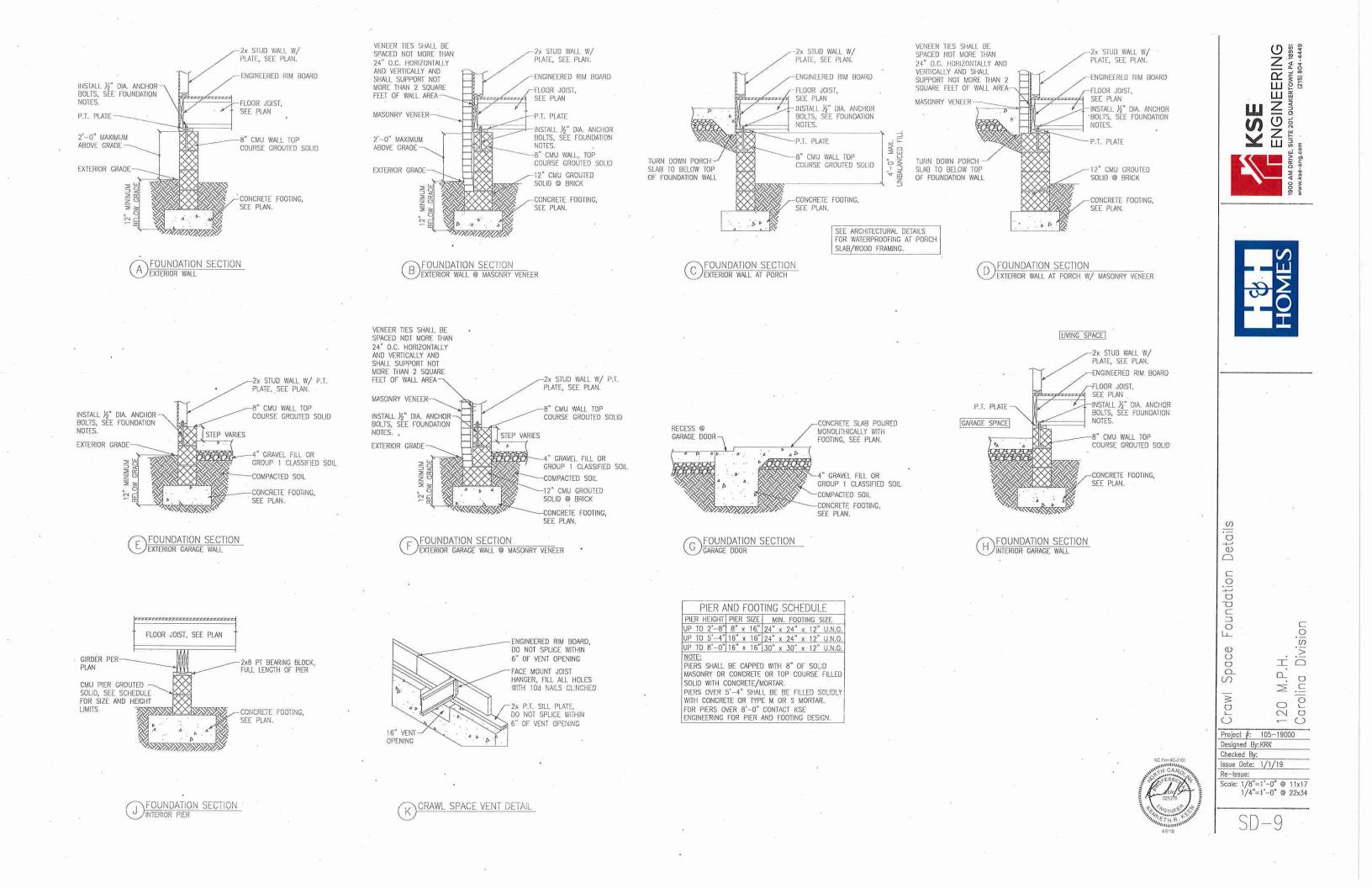
C EYEBROW ROOF DETAIL STRAIGHT ROOF

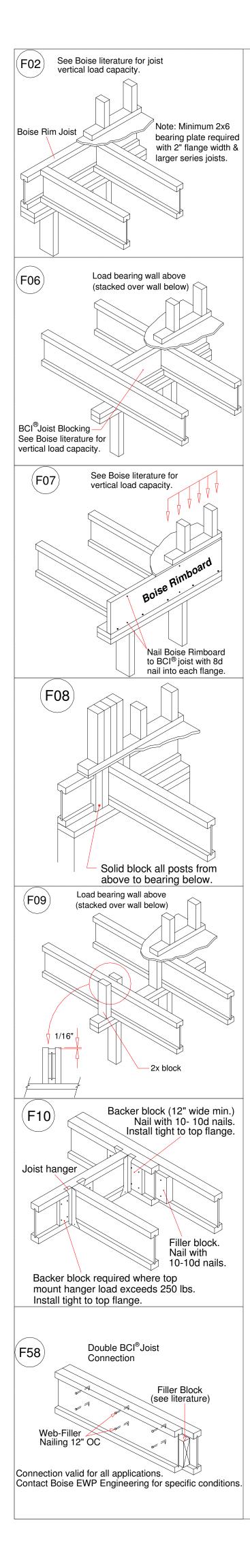


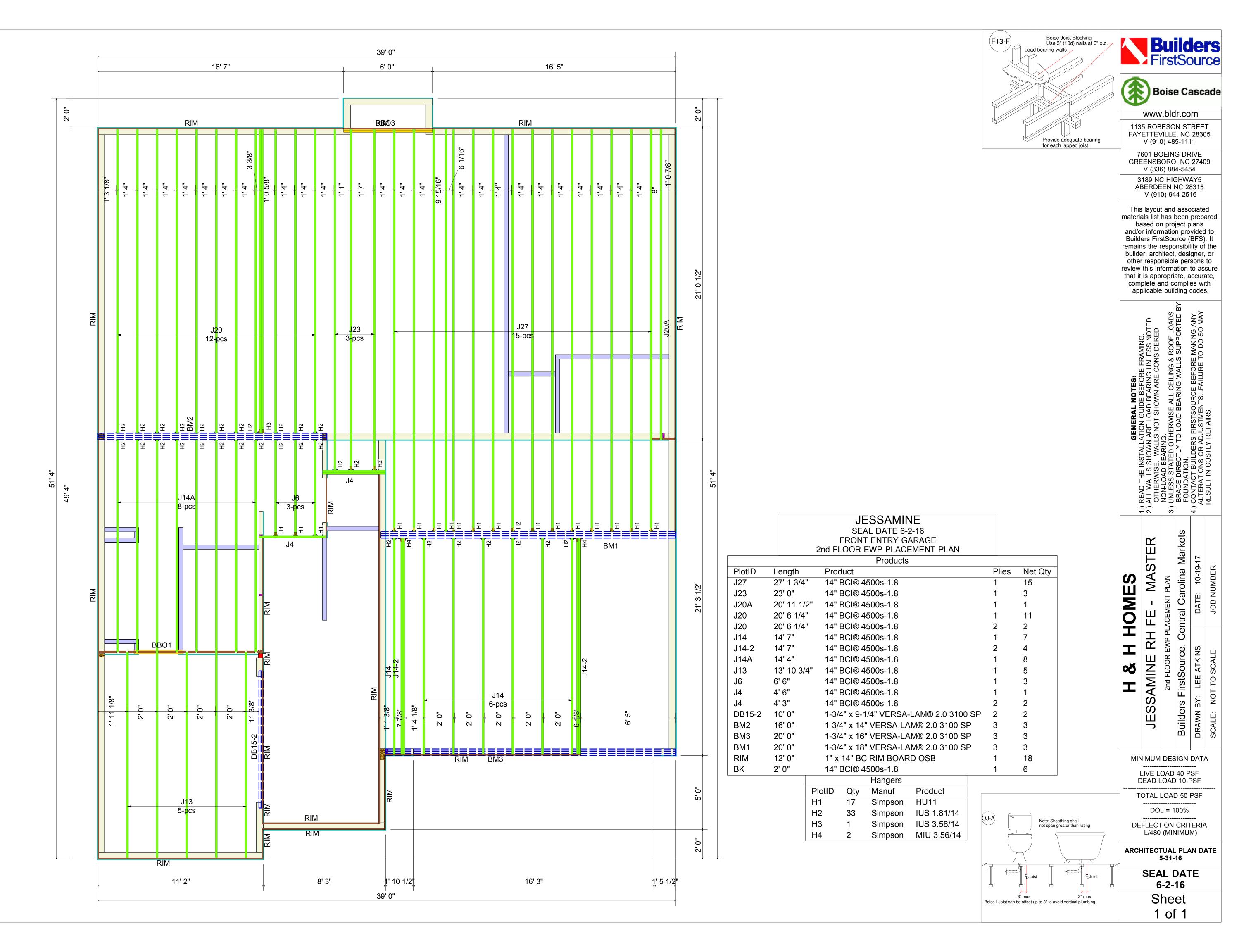
Detai	
Framing	ЦО
Miscellaneous	120 M.P.H. Carolina Divisia
Project #: Designed B Checked By Issue Date: Re-Issue: Scale: 1/8' 1/4'	<i>r.</i> 1/1/19
SE)-6

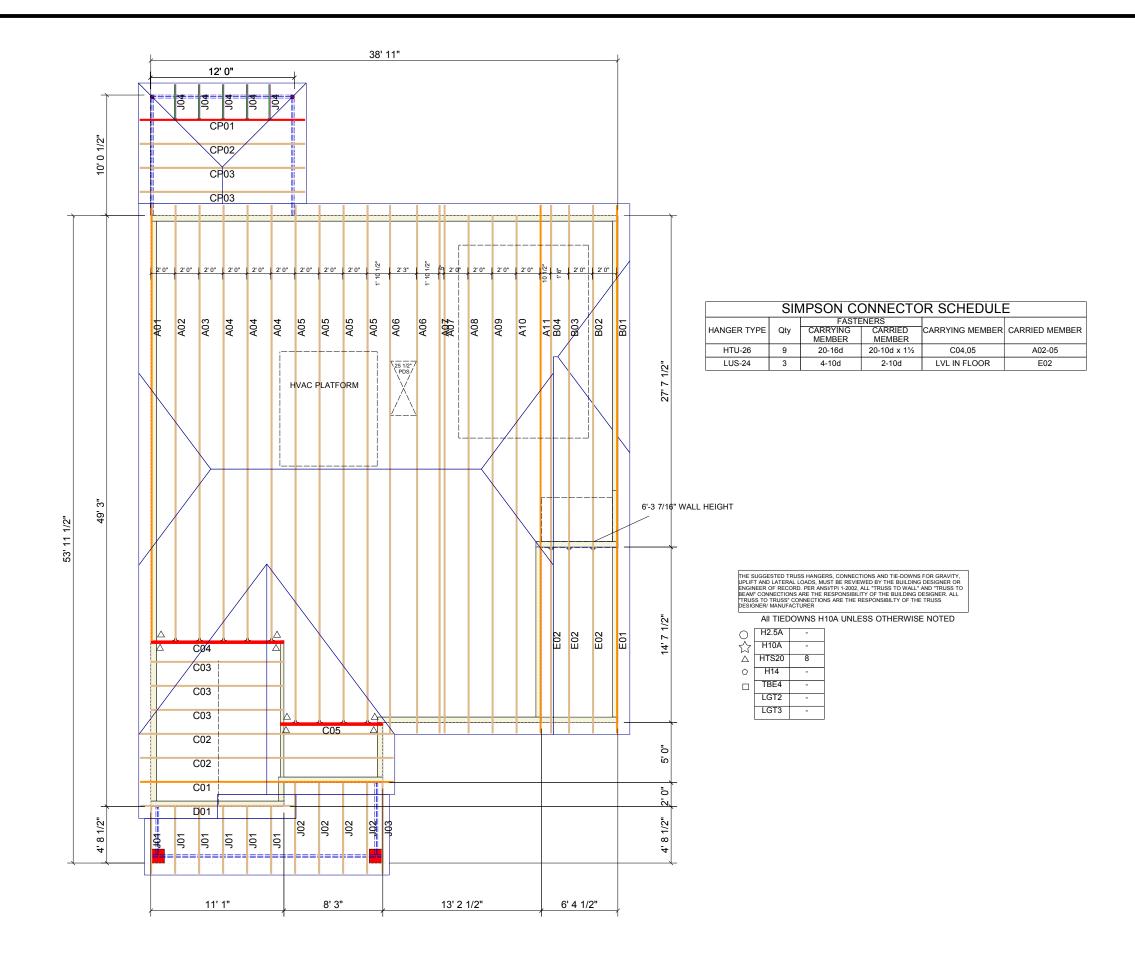
S











ROOF TRUSS NOTES:

DO NOT CUT, DRILL, NOTCH, OR OTHERWISE DAMAGE TRUSSES. Contact your BFS Representation for assistance PRIOR TO modifying any truss. Espano (NO CORTE, PERFORE, HAGA MUESCAS O DANE DE CUALQUIER OTRA MANERA LAS TRUSSES (CERCHAS DE MADERA). Contacte a su representante de BFS para asistencia ANTES de realizar cualquier modification.)

1. This Truss Placement Diagram is intended to serve as a guide for truss installation. This Diagram has been prepared by a Truss Technician and is not an engineered drawing. 2. The responsibilities of the Owner, Building Designer,

Contractor, Truss Designer, and Truss Manufacturer shall be as defined by the TPI 1 National Standard. 3. The wood components shown on this diagram are to be used in dry service (moisture content<19%) and nontoxic environmental applications. The metal plates and hangers are galvanized to the G60 Standard unless noted otherwise.

 A. Refer to the Truss Design Drawings for specific information about each individual truss design.
 The Truss Technician shall provide Truss-to-Truss Connection Requirements. Any special or other onnection shall be the responsibility of the Building esigner)

6. The Truss Placement Diagram and Truss Design Drawings are the property of Builders FirstSource and may not be reused or reproduced in part or in total under any circumstances without prior written authorization

7. In some cases, field framing may be required to achieve the final appearance shown on the Constructio Documents.

8. Field framing, including valley rafters, installed over roof trusses shall have a knee brace from the rafter to the truss top chord at intervals of 48" on center (O.C.) o less. Stagger knee braces from adjacent rafters such that the load is distributed uniformly over multiple truss locations and not concentrated at one location or along one truss.

9. Truss Top Chords shall be fully sheathed or have lateral bracing (purlins) spaced at 24" O.C. or less. Truss Bottom Chord Bracing shall not exceed the maximum shown on the Truss Design Drawing. Field framed bottom chord floor or ceiling attachments shall be spaced at 24" O.C. or less. Proper Bracing prevents buckling of individual truss members due to design loads.

10. This Placement Diagram is based upon the supporting structure being structurally adequate, dimensionally correct, square, plumb, and level to adequately support the trusses. The foundation design structural member sizing, load transfer, bearing conditions, and the structure's compliance with the applicable building code are the responsibility of the Owner, Building Designer, and Contractor. 11. If Piggyback Trusses are included in this project. refer to the Mitek Piggyback Connection Detail applicable for the project details and wind load category

12. The Contractor shall follow the SBCA TTB Partition Separation Prevention and Solutions for truss attachment to non-load bearing walls and carefully complete these details to avoid gypsum wall board related issues.

WARNING:

TRUSSES MUST BE BRACED DURING INSTALLATION. FAILURE TO DO SO MAY RESULT IN INJURY OR DEATH. Espanol - (TRUSSES (CERCHAS) DEBERAN TENER UN SOPORTE DURANTE LA INSTALACION. NO HACERLO PODRIA RESULTAR EN LESIONES O MUERTE.)

1. Trusses shall be installed in a safe manner meeting all code, local, OSHA, TPI, and BCSI Specifications. Failure to follow these specifications may result in injury or death.

2. Buildings under construction are vulnerable to high winds and present a possible safety hazard. The Contractor is responsible for recognizing adverse weather conditions and shall take appropriate action to prevent injury or death. 3. BCSI INSTRUCTIONS SHALL BE FOLLOWED:

- BCSI-B1 = Safe Truss Handling and Installation BCSI-B2 = Installation and Temporary Restraint
- BCSI-B3 = Permanent Restraint
- BCSI-B4 = Safe Construction Loading
- BCSI-B5 = Truss Damage and Modification Guidelines BCSI-B7 = Floor Truss Installation
- BCSI-B8 = Toe-Nailed Connections
- BCSI-B9 = Multi-Ply Girders
- BCSI-B10 = Post Frame Truss Installation BCSI-B11 = Fall Protection
- 4. Follow TPI Requirements for Long Span Trusses (>60').

1	REVISIONS					
2		2	x			
1 2 3 4		2	X			
4		X X X X X				
H&H	Jessamine B	Base + COP	Lot - Sub	Roof Truss		
SUMTER TRUSS PLANT	P.O. BOX 1546	SUMTER, SC 29151	PHONE: (803) 778-1921	FAX: (803) 773-4731		
DRAWN BY JR						
DATE 7/11/16 JOB NUMBER XXXXXX						
SI	SHEET NUMBER					