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40' PLANS

JESSAMINE -

design group

of georgia

ATLANTA, GEORGIA LOCATION, 1845 SATELLITE BLVD SATE 850 DULITH, GA. 3004T PHONE: TIO-315-1351

	DATE	REVISION
Δ	05306	FIRST SLEMITAL
◬	10.0436	SRD CAR GARAGE OPTIONS ADDED
⅓	11.2516	FRAME HALK CHANGES

ROJECT TITLE:

40' Plans

PLAN CHANGES:

05.31.16 10.04.16 FIRST SUBMITTAL

11.2316

- 3RD CAR GARAGE OPTION ADDED - FRAMING WALK COMMENTS FROM HICKORY PLAN CARRIED THROUGH THIS PLAN SET FRAME HALK CHANGES

CONSULTANTS:

BUILDER H&H HOMES 2919 BREEZEWOOD AVE, STE 400 FAYETTEVILLE, NC. 28303 PHONE: (910) 486-4864

CONTACT: JAMIE GODWIN
EMAIL: JAMIEGODWINGHHHOMES.COM

DESIGNER GMD DESIGN GROUP 1845 SATELLITE BLVD. STE 850

DULUTH, GA. 30097 PHONE: (170) 315-7351

CONTACT: DONALD J. MCGRATH EMAIL: DONNIEGGMDDESIGNGROUP.COM

STRUCTURAL ENGINEER KSE ENGINEERING 1900 AM DR, STE 201 QUAKERTOWN, PA. 18951 PHONE: (215) 541-2271

CONTACT: KENNETH KEEN EMAIL: KENøKSE-ENG.COM

ISSUED FOR/PERMIT CONSTRUCTION CUIENTS HAME:

AREA CALCULATIONS:

GENERAL NOTES DESIGNER:

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DURLICATED, ALTERED, MODIFIED OR REVISED IN ANY MAY WITHOUT THE EXPRESSED HINDER LOCATIONS, AS SHOWN FER PLAN. TYPICAL AT ALL RITTEN APPROVAL OF THE DESIGNER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCES SHALL BE BROKISHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH HORK. ANY ERRORS OR OMSSIONS FOUND IN THESE DRAWNING SHALL BE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION IMPEDIATELY.

DO NOT SCALE DRAMINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIFFERENCES ARE TO FACE OF STILD OR TO FACE OF FRANCIS UNLESS OTTERVISE NOTED.

ALL TRUS DRANNING TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.

ALL OR EQUAL SUBSTITUTIONS HAST BE SUBHITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.

ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED. PROVIDE PREELOCKING, (PER LOCAL CODE)

ALL BLECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.

ELASTOPERIC SIEET WATERPROOFING FURNISH AND INSTALL ALL MATERPROOFING CONFLIET. A 60 MILL SELF-ADERNISH MERGRANE OF RUBBERIZHS AND ASPALL RINGERALLY BODDED TO POLYTERING. FOR EGIAL, INSTALL PER MANEFACIENES AND TRADE ASSOCIATIONS PRINTED INSTALL SICK INSTALL SICKS. 6º MINIMAL LAP AT ALL AUGUSTI WALL SURFACES.

TO THE BEST OF THE DESIGNER'S KNOWLEDGE THESE DOCUMENTS ARE IN CONFORMANCE WITH THE REGULERHENTS OF THE BUILDING AUTHORITIES HAVINS JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.

SHOP DRAMMS REVIEW AND DISTRIBUTION, ALONS HITH PRODUCT SUPHTFALS, REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GREENAL CONTRACTOR, MALESS DIRECTED OTHERWISE MODER A SEPARATE ASSERBLY

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF HORK IN GLESTION, ANY DEVALATIONS FROM THESE DOCUMENTS INTHUST PRIOR REVIEW, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MORK AND MATERIAL'S REPRESENTED ON THESE DOCUMENTS INCLIDING THE WORK AND MATERIAL'S FURNISHED BY SUBCONTRACTORS AND VENDORS.

THE BUILDER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE THE DULLION SHALL HANDON ANT AND ALL POPTANTS RECEIVED FROM THE GEOTECHNICAL BEINERS (SOUS) REPORT), OIL THE SIDDY OF THE PROPOSED SHIT, TO THE DESIGNER, STRICKIRAL BESINERS, AND GENERAL COMPRACTOR, BIT THE EVENT THE GEOTECHNICAL REPORTS DO NOT EUSTI, THE SOLD COMDITION SHALL BE ASSIMED TO BE A HINNAM DESIGN SOIL PRESSURE STATED BY THE STRICKIRAL DESIGNERS OF REPORTS OF STRICKIRAL DESIGN. GENERAL COMPRACTOR SHALL ASSIRE THE SOIL COMPITIONS MEET OR EXCEED THE FOILED.

HINDOM SUPPLIER TO VERIFY AT LEAST ONE HINDOM IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.1 SQ FT WITH MIN, DIMENSION OF 24" IN HEIGHT AND 20" IN MIDTH-SILL HEIGHT NOT GREATER THAN 44" ASOVE FLOOR, FER LOCAL CODE) ALL HANDRAIL BALLISTERS TO BE SPACED SICH THAT A 4" SPHERE CANNOT PASS BETHEEN BALLISTERS, (PER LOCAL CODE)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER

BUILDER SET:

THE SCOPE OF THIS SET OF PLANS IS TO PROVIDE A "BILIDER'S SET"
OF CONSTRUCTION DOCUMENTS AND GENERAL NOTES HEREINAFTER REFERRED TO AS "PLANS".
THIS SET OF PLANS IS SHEPICIENT TO ORIGINAL BALDIUMS FERMIT, HOREVER, ALL HATERIALS
AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT
DECESSARILY DESCRIBED. THE PLANS DELINARITE AND DESCRIBE ONLY LOCATIONS,
DIMENSIONS, TYPES OF HATERIALS, AND GENERAL REPRODUCTS OR OTHER METHODS OF ASSEMBLING OR FASTISHING.
HEY ARE NOT INTENDED TO SPECIFF PARTICULAR PRODUCTS OR OTHER METHODS OF ANY
SPECIFIC MATERIALS, PRODUCT OR HETHOD. THE INFLIDENTATION OF THE PLANS REGURES A
LIBIT / CONTRACTOR THOROUGHLY KNOWLEDGE-PLAN FINIT THE APPLICABLE BILLIONS COMES
AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PRODUCT TYPE AND TYPE OF CONSTRUCTION

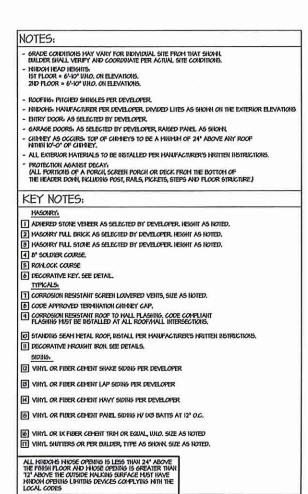
AND METHODS OF CORSTRUCTION SPECIFIC TO THIS MEDICAL TYPE AND THYE OF CORSTRUCTION. CONSTRUCTION REQUIREMENTS AND CIMALITY, PROVIDE MORK OF GUALITY CIPSTOMARY IN SIMILAR TYPES OF HORK, MEDIE THE PLANS AND SPECIFICATIONS, CODES, LANG, REGULATIONS, HAVE ACTIVESTS RECOMPEDIATIONS OR RODGETS STANDARDS REGULAR PLONGS OF HORSE GUALITY OR PERFORMANCE, PROVIDE MORK COMPLYING WITH THOSE REGULATIONS, AND GUALITY MEDIE THOSE OF HORSE GUALITY PROVISIONS OF THOSE REQUIREMENTS ARE DIFFERENT BUT APPARENTLY WITH THE MOST STRINGENT REQUIREMENT, MEDIE REGULAREMENTS ARE DIFFERENT BUT APPARENTLY EQUAL, AND MEDIE IT IS INCEPTAIN MICH REQUIREMENTS ARE DIFFERENT BUT APPARENTLY CLARIFICATION FROM THE 6MO DESIGN GROUP BEFORE PROJECTIONS.

JE55A	MINE SQUARE	FOOTAG	E5
AREA	ELEV 'A'	ELEV B'	BLEV 'C'
Ist FLOOR	1344 SF	1349 SF	1344 SF
2nd FL00R	1503 SE	1508 SF	1503 SF

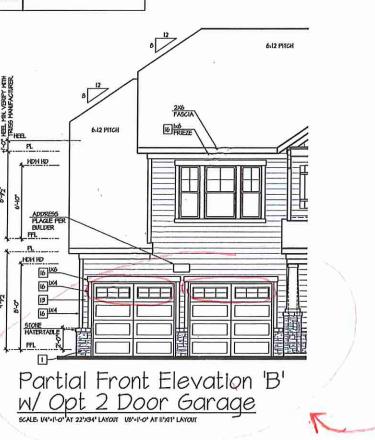
JLJJ/4 III	IL DOWN	LICOTAC	LJ
AREA	ELEV 'A'	ELEV B'	BLEV 'C'
Ist FLOOR	1344 SF	1344 SF	1344 SF
2nd FLOOR	1503 SF	1503 SF	1503 SF
TOTAL LIMING	2852 SF	2852 SF	2852 SF
6ARAGE	421 SF	421 SF	421 SF
PORCH	101 SF	101 SF	107 SF
OPT. COVERED PATIO	+120 SF	+120 SF	+120 SF
OPT, HRAP-AROUND PORCH	+108 SF	+108 SF	HOB SF
OPT. 3-CAR GARAGE	240 SF	240 SF	240 SF

ROJECT NO: GMD-GAIGOI4 TITLE SHEET

PRINT DATE: Jan 1, 2019











of georgia

Atlanta, georgia Locationi 1845 satellite Blvd 9ate 850 Duliti, ga 3009t Profes Tro-375-739i

HO	DATE	REVISION.
<u>A</u>	03.9U6 03.9U6	FIRST SUB-LITTAL SRD CAR GARAGE OPTIONS ADDED
	II.2536	HAVE HALK

40' Plans

HOMES

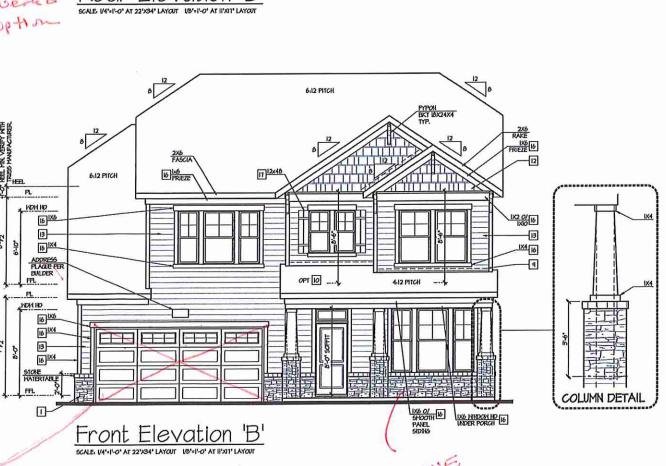
HOLEUTHO: GMD-GAI6014

JESSAMINE - LH EXTERIOR **ELEVATIONS 'B'**

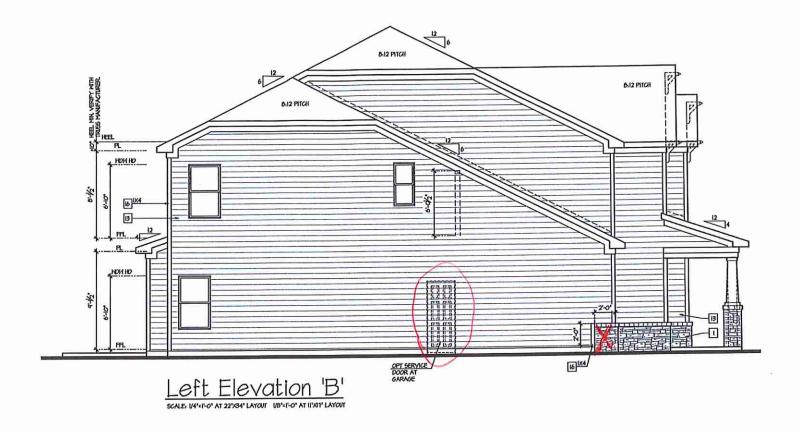
Jan 1, 2019

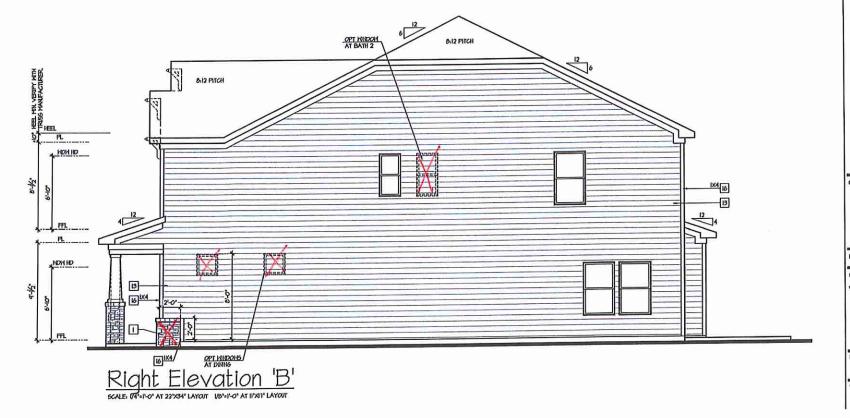
A1.6





NOTES: - Grade Conditions hay vary for individual site from that showl Bulder shall verify and coordinate per actual site conditions. - Roofing, Pitched Shingles fer develofer. - Windoys, Hanfacturer fer develofer, divided lites as shown on the exterior elevation ENTRY DOOR AS SELECTED BY DEVELOPER. GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PAVEL AS SHOWN CHRAET AS OCCURS. TOP OF CHRAETS TO BE A MINHAM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHRAEY. ALL EXTERIOR HATERIALS TO BE INSTALLED PER HAVEFACTURER'S MRITTEN INSTRUCTIONS. PROTECTION AGAINST DECAY! (ALL PORTIONS OF A PORCH, SCREEN FORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, DICLIDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.) KEY NOTES: HASONRY ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED. 2 HASORRY FILL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED. 3 HASOKRY FULL STOKE AS SELECTED BY DEVELOPER HEIGHT AS NOTED. 4 8' SOLDIER COURSE. 5 ROWLOCK COURSE 6 DECORATIVE KEY, SEE DETAIL TYPICALS. TO CORROSION RESISTANT SCREEN LOWERED VENTS, SIZE AS NOTED. D CODE APPROVED TERMINATION CHIMNEY CAP. TO CORROSION RESISTANT ROOF TO WALL FLASHIBS, CODE COMPLIANT FLASHIBS MIST BE RETALLED AT ALL ROOF/WALL INTERSECTIONS. 10 STANDING SEAN HETAL ROOF, INSTALL PER HAUFACTURER'S HRITTEN INSTRUCTIONS. III DECORATIVE WROUGHT IRON SEE DETAILS. 12 VIML OR FIBER CEPTENT SHAKE SIDING PER DEVELOPER 3 VIIM. OR FIDER CENTENT LAP SIDING PER DEVELOPER IN VIRYL OR FIBER CEMENT WAYY SIDING PER DEVELOPER IS VINTL OR FIBER CEPTENT PANEL SIDING IN DIS BATTS AT 12' O.C. IN VINTL OR IX FIBER CEMENT TRIM OR EQUAL, WILD, SIZE AS NOTED III VAN'L SHUTTERS OR PER BULDER, TYPE AS SHOWN SIZE AS NOTED. ALL HINDON'S MOSE OPENING IS LESS THAIL 24* ABOVE THE RINGH FLOOR AND WHOSE OPENING IS GREATER THAN 12* ABOVE THE CUTSIDE HALKING SURFACE HOST HAVE THOSE OF THE CUTSIDE HALKING SOME COMPLYING HITH THE LOCAL CODES







of goorgia

ATLANTA GEORGIA LOCATION 1845 SATELLITE BLVD SLITE 850 DULTIN, GA 3004T PROFE TIO-815-1359

THESE PLANS AND STEATHCATT AND PROTECTED UPON FEDERA COPPINGHT LANS. (C) AND DES GROUP OF GENERAL NO. HANTANS GENERAL OF RICH AND ALL ROMES AND PROVIDES

NO	DATE	REVISION
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/ <u>2</u> \	10,0436	OPTIONS ADDED
⅓	11,2536	HWE WK
_		1

PROJECT TITLE:

40' Plans

ISSUED FOR/PERMIT

CLEATENANCE

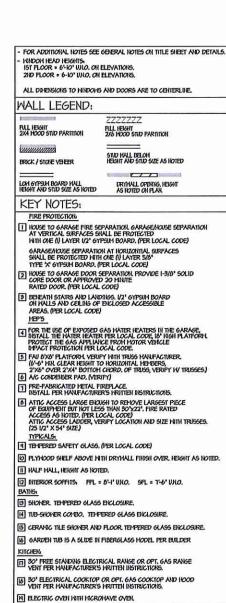
PROJECT HO: GMD-GAIGOI4

JESSAMINE - LH
EXTERIOR
ELEVATIONS 'B'

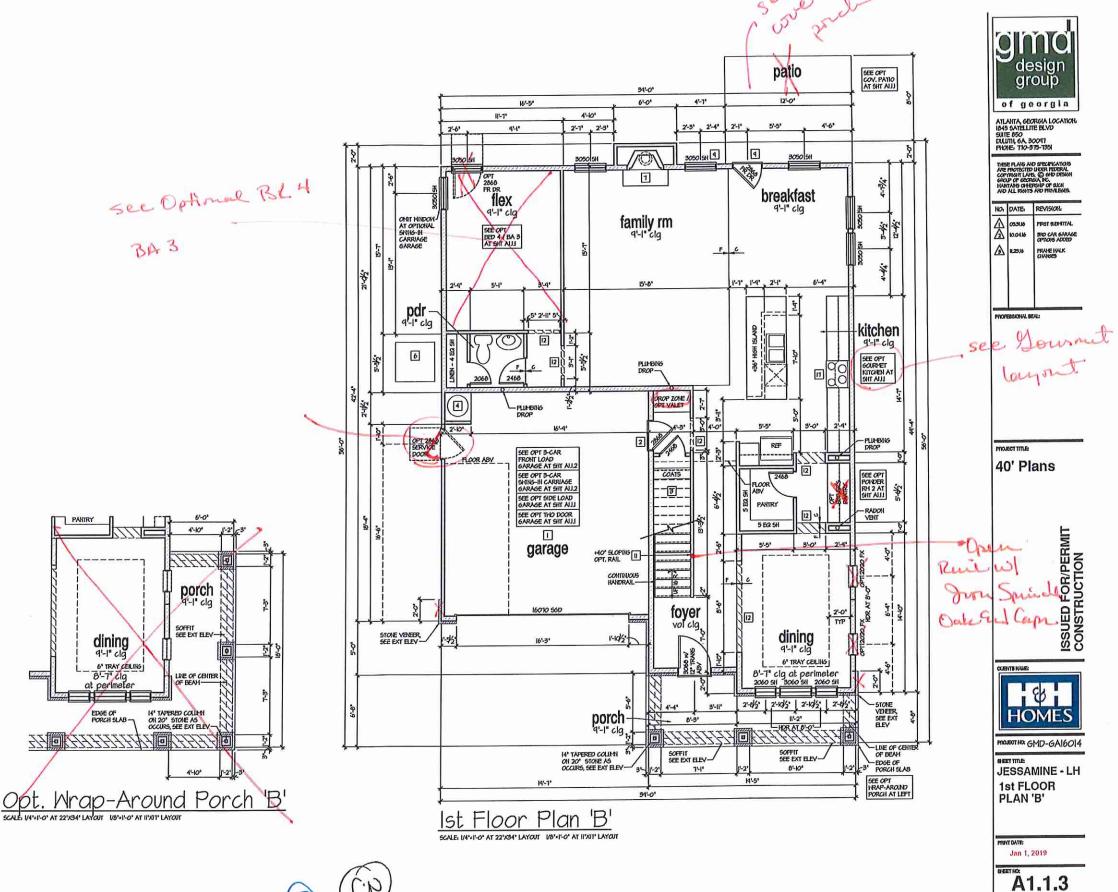
Jan 1, 2019

Ä1.6.1





9'-1" STAIR NOTE: NE IN 13 INTH BY PLYMOOD SUPLOOR) IS TREADS AT IO' EACH YEARY IR RISERS AT IN 1-1.TIT' = 124 I/4" TOTAL RISE YEARY







KEY NOTES:

FIRE PROTECTION

HOUSE TO GARAGE FIRE SEPARATION GARAGEARCUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH CIE (I) LAYER V2' GYPSIM BOARD, (PER LOCAL CODE)

ARAGENIZUES SEPARATION AT HERIZUTIAL SUFFACES
SHALL BE PROTECTED WITH ONE (I) LAYER 5,00°
THE 1'S OFTSH BOAND, (FER LOCAL CODE)
CORE DOOR OF APPROVED 20 HIVIE
RATED DOOR. (FER LOCAL CODE)

BEBEATH STAIRS AND LANDRISS, 1/21 SYPSIM BOARD ON WALLS AND CEILING OF BYLLOSED ACCESSIBLE AREAS, (FER LOCAL CODE)

FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE,
IN INSTALL THE MATER HEATER FOR LOCAL CODE, IN MIGH PLATFORM,
PROTECT THE GAS APPLIANCE FROM HOTOR VEHICLE
HEACT PROTECTION FOR LOCAL CODE.

IF FAU DO'N PATTORY VEHITY INITI TRUSH HAVEACTIRER,
(%-6" INIT CLEAR EIGHT TO HORIZOTIAL PEPEERS,
2"36" O'NE 2"34" BOTTON HORIZO, OF TRUSS, VERIFY W TRUSSES)

(1) AC CONDENER PAD, (YERIFY)

PRE-FABRICATED HETAL FIREPLACE,
INSTALL PER HAVEFACTURER'S HRITTEN INSTRUCTIONS.

D ATTIC ACCESS LARGE BIOLISH TO REMOVE LARGEST PIECE OF EGATIVEST BUT HOT LESS THAN BOYCZ?, FIRE RATED ACCESS AS HOTEL, FIRE LOCAL, COOP ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE NOTH TRUSSES. (25 IG? XST SYST) TYPICALS:

1 TEMPERED SAFETY GLASS, (PER LOCAL CODE)

PLYNOOD SHELF ABOVE NITH DRYNALL FINISH OVER HEIGHT AS HOTED.

III HALF HALL, HEIGHT AS NOTED.

INTERIOR SOFFITS: FFL = 6'-1' UNO. SFL = 7'-6' UNO. BATHS

[B] SHOWER, TEMPERED GLASS ENCLOSURE.

IN THE SHOWER COMBO. TEMPERED GLASS ENCLOSURE.

IS CERANIC TILE SHOWER AND FLOOR, TEMPERED GLASS BICLOSURE.

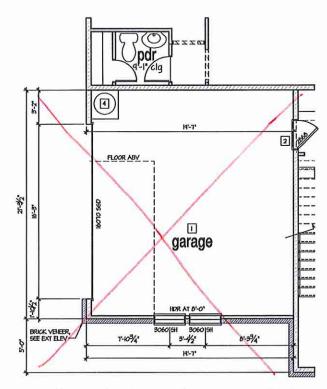
6 GARDEN TUB IS A SLIDE IN FIBERGLASS MODEL PER BULDER

THE STANDING ELECTRICAL RANGE OR OPT, GAS RANGE VEHT PER HANDFACTURERS INCITIEN INSTRUCTIONS,

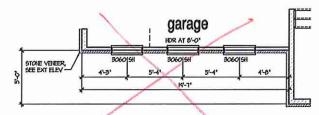
D 30' ELECTRICAL COOKTOP OR OPT. 6AS COOKTOP AND HOOD YEST PER HANGACTREES HRITTEN INSTRUCTIONS.

FI ELECTRIC OVEN WITH HICROHAVE OVEN

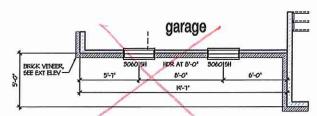
9'-1" STAIR NOTE: (NE IN TJ INTH BAY PLYMOOD SUPLOOR) IS TREADS AT IO' EACH YEARY IS RISERS AT 40'-1.TIT' = 124 VA' TOTAL RISE YERIFY



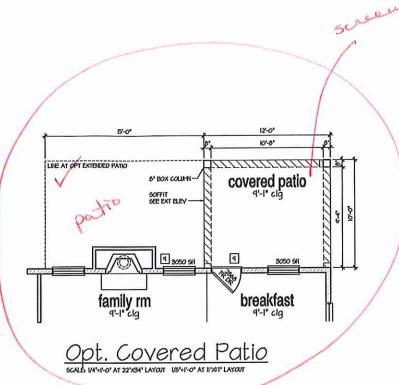
Opt. Side-Load Garge 'A'

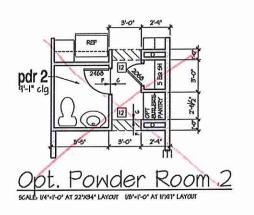


Opt. Side-Load Garge 'B'



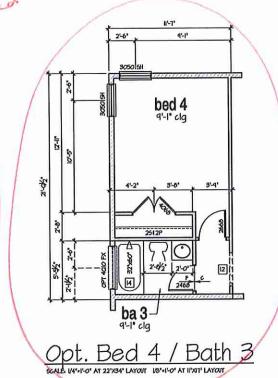
Opt. Side-Load Garge 'C

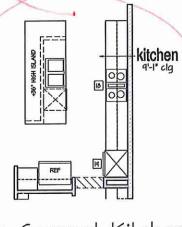
















ATLANTA, GEORGIA LOCATION 1845 SATELLITE BLYD SATE 850 DUUTH, GA 30041 PHONE: TIO-375-7551

THEE PLAS AND SPECIFICATIONS ARE PROTECTED WORK RESERVA. COPPRISANT LANS. (Q) OND DESIGN FOR HANTLAND OF HEATHER OF SICH AND ALL RIGHTS AND PROVIDES.

DATE	REVISION.
05.50.6	FEST SCHITTAL
шам	BRD CAR GARAGE OPTICHE ADDED
11.2536	FRAME HATK CHANGES
	l
	Mad

PROJECT TITLE: 40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

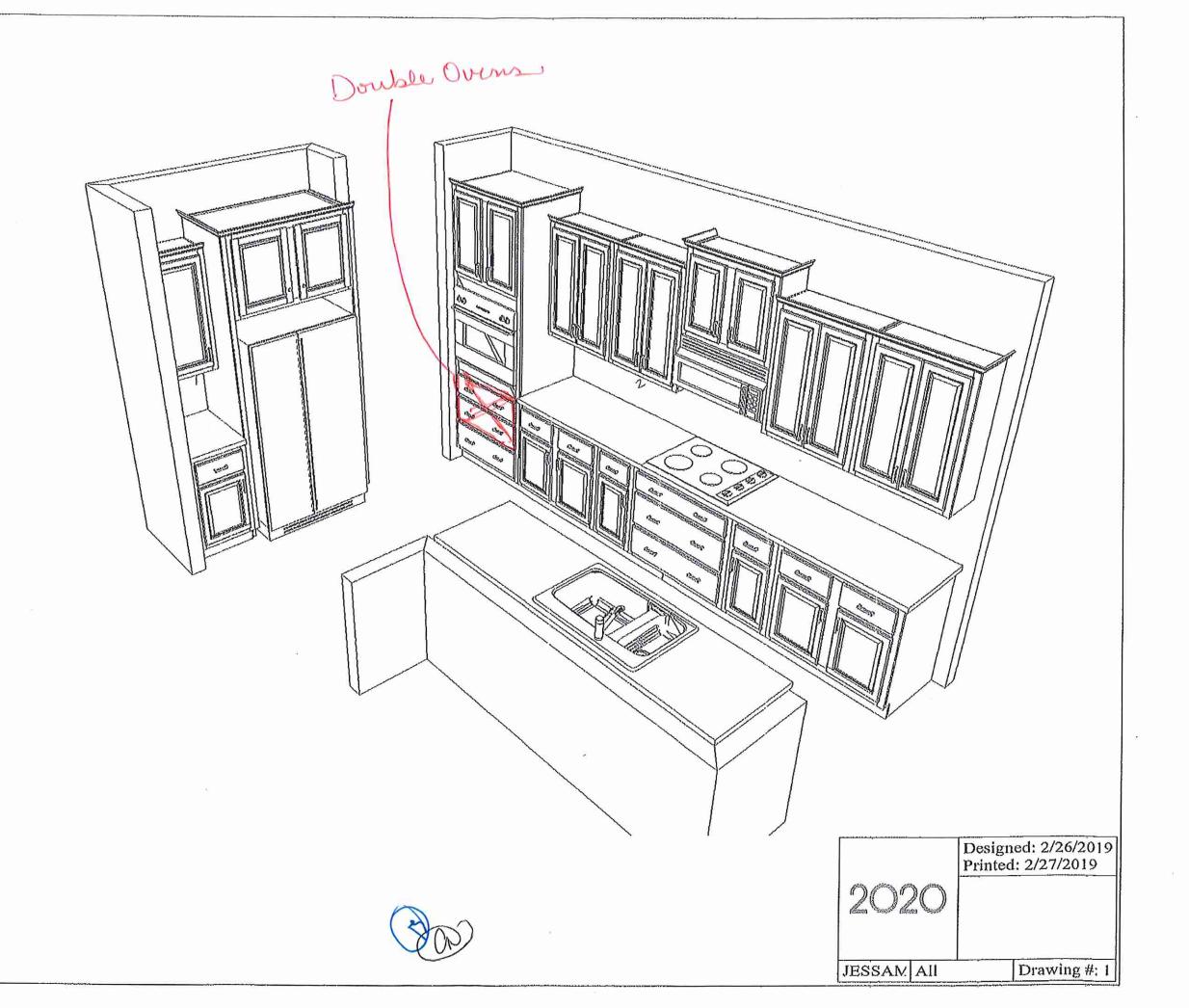


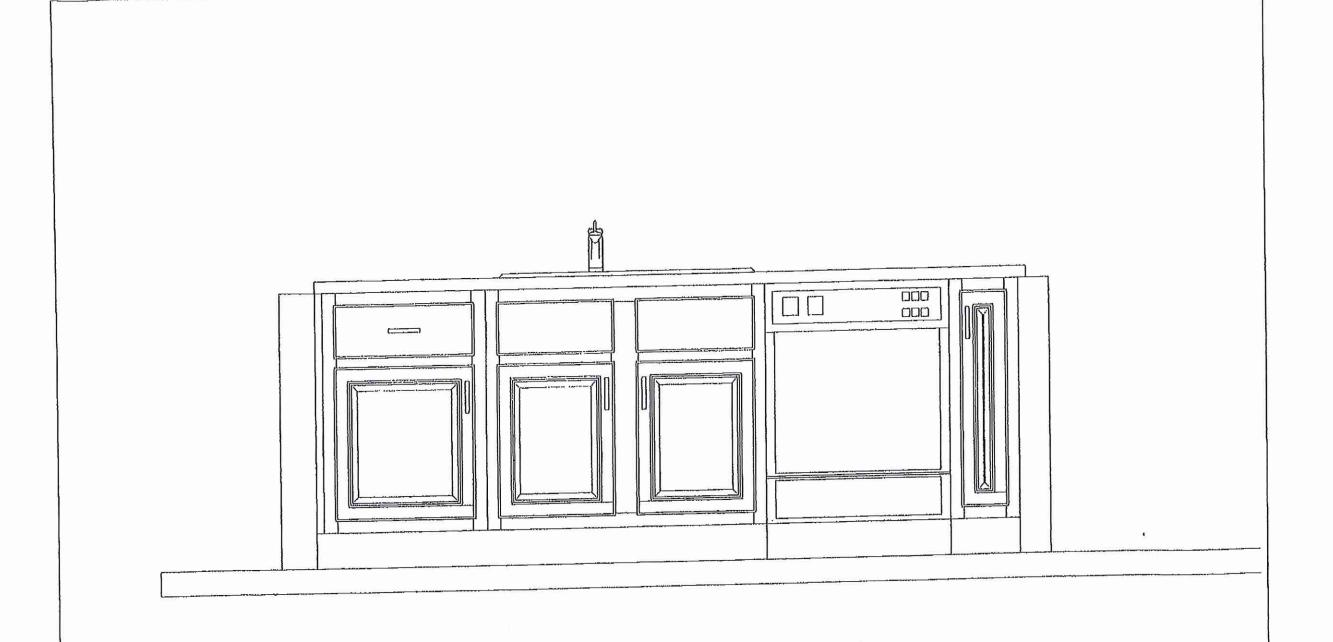
PROJECT HOS GMD-GAIGOI4

JESSAMINE - LH 1st FLOOR **PLAN OPTIONS**

PRATONTE: Jan 1, 2019

A1.1.1









	Designed: 3/23/2018 Printed: 9/7/2018
2020	
JESSAN AII	Drawing #: 1

- FOR ADDITIONAL HOTES SEE GENERAL HOTES ON TITLE SHEET AND DETAILS. HINDOM HEAD HEIGHTS.

15T FLOOR = 6+10" UNLO, ON ELEVATIONS.

2ND FLOOR = 6+10" UNLO, ON ELEVATIONS. ALL DIMENSIONS TO HINDOWS AND DOORS ARE TO CHITERLINE.

WALL LEGEND:

RLL HEIGHT 2X4 HOOD STUD PARTITION PLLL HEIGHT 276 HOOD STUD PARTITION

munnm STUD HALL BELICH HEIGHT AND STUD SUZE AS HOTED BRICK / STONE VENEER

LOH 6179JH BOARD HALL HEIGHT AND STUD SIZE AS HOTED DRYNULL OPENING, HEIGHT AS NOTED ON PLAY

KEY NOTES:

FIRE PROTECTION

I HOUSE TO GARAGE FIRE SEPARATION GARAGE/KOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED HITH ONE (I) LAYER 1/2" GYPSM BOARD, (PER LOCAL CODE)

GARAGENCUSE SEPARATION AT HORIZONTIAL SURFACES SHALL BE PROTECTED WITH ONE (I) LAYER 5/8'
THE X GYPSUM BOARD, (PER LOCAL CODE) [2] HOUSE TO GARAGE DOOR SEPARATION PROVIDE I-3/6" SOLID CORE DOOR OR AFFROYED 20 HINTE RATED DOOR, (FER LOCAL CODE)

BENEATH STAIRS AND LANDRISS, 1/2* GYPSIM BOARD ON HALLS AND CELLING OF ENCLOSED ACCESSIBLE AREAS, (FER LOCAL CODE)

FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE HATER HEATER FOR LOCAL CODE, BY HIGH PLATFORNIA PROTECT THE GAS APPLIANCE FROM HOTOR VEHICLE HEACH PROTECTION FOR LOCAL CODE.

IF FAU POWER HAT CLOAD, COME.

IS FAU POW PLATFORY UPEN 1911 TRISS HANDFACTURER.

(6-6+ THIL CLEAR BEIGHT TO HORIZONTAL 199 BERS,
23'9" OVER 23'4" BOTTOM (HORIZO, OF TRISS, VERIFY MY TRISSES)

(6) AC CONDENSER PAD, (MERIFY)

PRE-FABRICATED HETAL FIREPLACE.

INSTALL PER HAMFACTIRER'S HRITTEN INSTRUCTIONS.

ATIN ACCES LAKE BICKH TO REMOVE LAKEST PECE
OF EQUIPMENT BUT NOT LESS THAN 30'522', FIRE RATED
ACCES AS NOTED, FIRE LOCAL CODE)
ATIN ACCES LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES.
(25 1/2' X 54' SIZE)

TOTAL CONTROL OF THE REMOVE LABORATION AND SIZE WITH TRUSSES.

TEMPERED SAFETY GLASS, (PER LOCAL CODE)

FLYNCOOD SHELF ABOVE NITH DRYNALL FINISH OVER HEIGHT AS HOTED.

[II] HALF HALL, HEIGHT AS NOTED.

[2] INTERIOR SOFFITS: FFL = 8'-1' VIAO. SFL = 1'-6" VIAO.

BATHE

3 SHOWER, TEMPERED GLASS ENCLOSURE.

III TUB-SHOWER COMEO. TEMPERED GLASS ENCLOSURE.

IS CERANIC TILE SHOWER WID FLOOR, TEMPERED GLASS BICLOSIRE.

6 GARDEN TUB IS A SLIDE IN FIBERGLASS MODEL PER BUILDER

TO SO FREE STANDING ELECTRICAL RAISE OR OPT. GAS RAISE VENT FOR HAMPACTURERS WITTEN INSTRICTIONS.

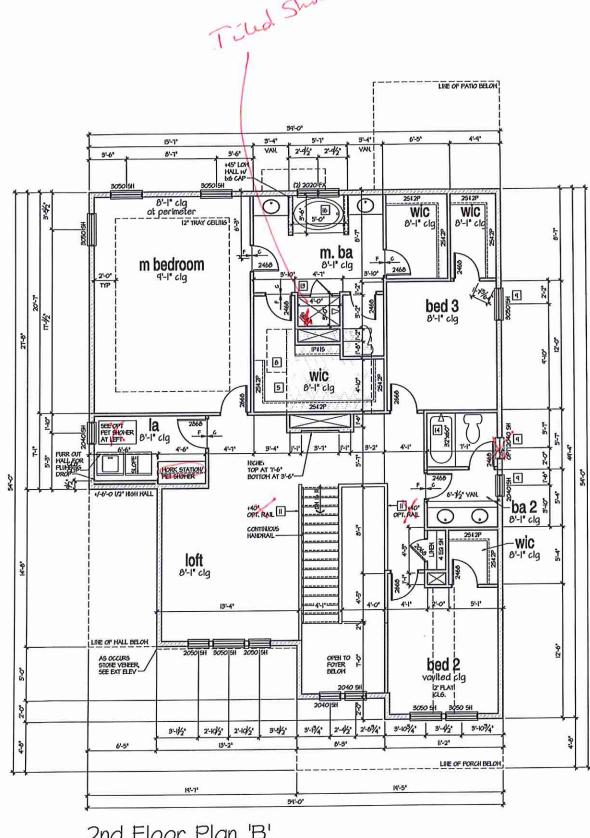
UB 50' ELECTRICAL COOKTOP OR OPT. 6AS COOKTOP AND HOOD YEST FER HANGACTURER'S INSTITLET INSTITUCTIONS.

H ELECTRIC OVEN WITH HICROHAVE OVEN

9'-1" STAIR NOTE: MSE IN TJ INTH BAY PLYHOOD SURFLOOR) IS TREADS AT IN EACH YERIFY IS RISERS AT IN T.T.T! = 124 VA' TOTAL RISE YERIFY











ATLAITA, GEORGIA LOCATION, 1845 SATELLITE BLVD SATE 850 DUUTH, GA, BOOGT PHORE, TIO-875-7351

THESE PLANS AND SPECIFICATIONS ARE PROTECTED WORST PEDERAL COPPRISED THE SECRETARY OF SECRETARY

HO	DATE	REVISION
Δ Δ	60,500 60,500	PRIST SUBHITAL
	11.29.16	TRUE HALK
		awwes
		1

PROFESSIONAL SEAL:

40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

1 32

PROJECT HOS GMD-GAIGOI4

JESSAMINE - LH 2nd FLOOR PLAN 'B'

Jan 1, 2019

A1.2.1

9'-1" STAIR NOTE:
(55E IA' T.J. HITH 31A' PLYMOOD SUBFLOOR)
15 TREADS AT IA' T.T.T' = 124 UA' TOTAL
RISE VERHEY

NOTES:

REPER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.

THESE BALDING SECTIONS MAY WARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS, REPER TO MAIN FLOOR PLAN MEDIA LITERAL FLOOR PLANS FOR REPORMATION HOT SHOWN HERE.

BALDING SECTIONS SHOWN HERE DEPICT VOLUME SPACES INTIRE THE STRUCTURE, REPER TO STRUCTURAL PRANNING, TRUST PRANNING, STRUCTURAL LEPTALS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.

ROOFING, PITCHED SHINKLE ROOF, REPER TO ROOF PLAN FOR TYPICALS.

- ROCHIGH MICRES MINISTER ROCK, NETHER TO ROCK PLANTFOR THYCALS.

HOOD PROORS, PLOCK BEATHING OWER ROCK JUSTS.

REFER TO STRICTIRAL AND TRUSS DRAWNINS BY OTHERS.

- VERIFY STAIRS HAININ AND HAVINAN REGUREN-BITS FOR CONSTRUCTION CLEARANCES MINISTER AND AND HAVINAN REGUREN-BITS FOR CONSTRUCTION CLEARANCES.

- REALATION.

- RETERIOR HALLS ZORE 5.

- RETERIOR HALLS ZORE 4.

- RESIDENTS HINIMAN VERIFY

- EXTERIOR HALLS ZORE 4.

- RESIDENTS HINIMAN VERIFY

CELINS WITH ATTIC ABOVE COMPRESSED INSULATION

R-80 BATTS HINNAL VERIFY

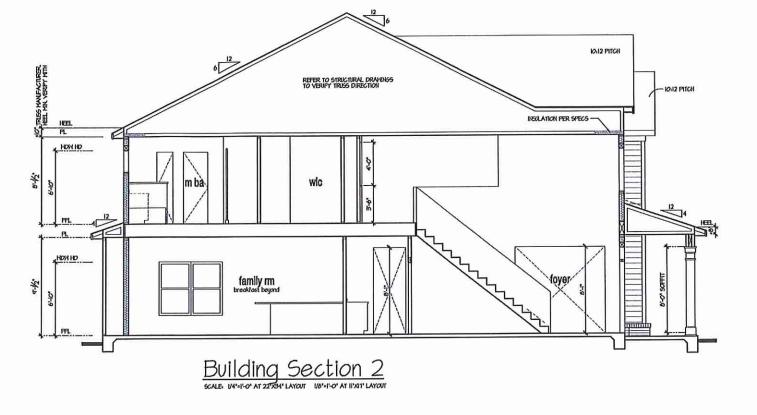
CELING WITH ATTIC ABOVE UKOMPRESSED INSULATION (RELIS IN TRUSSES).

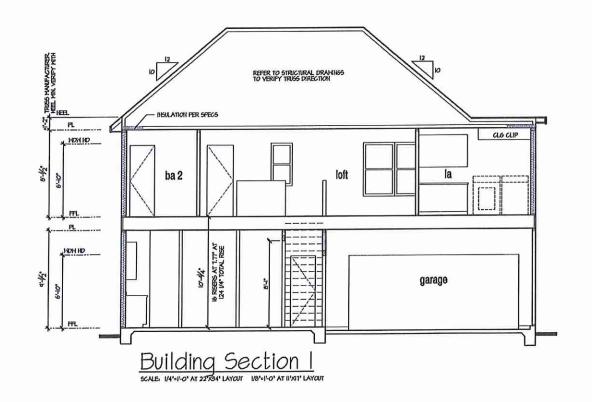
R-90 BATTS HINNAL VERIFY

R-90 BATTS HINNAL VERIFY

FLOOR OVER GARAGE:
ATTIC KIDEDHALL
CRAML SPACE FLOORDIS:
R-19 BATTS HINDHAN, VERIFY
R-19 BATTS HINDHAN, VERIFY

HIDOH GLAZING 'U' FACTOR 035







of georgia

Atlanta, Georgia Location 1845 Satellite Blyd Suite 850 Dulith, Ga. 3004t Prime: Tio-373-7351

HO	DATE	REVISION
A	03,51,65	FRUT BURNTAL SED CAR GARAGE
◬	1,25,14	OPTIONS ADDED TRAVE HALK GIAHOUS
PROF	EERONOWAL O	FM:

PROJECT TITLE: 40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

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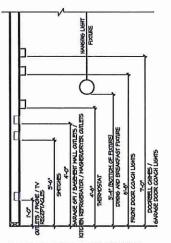
PROJECT HO: GMD-GAIGOI4

JESSAMINE - LH BUILDING SECTIONS

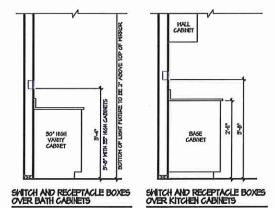
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Jan 1, 2019

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STANDARD ELECTRICAL BOX HEIGHTS

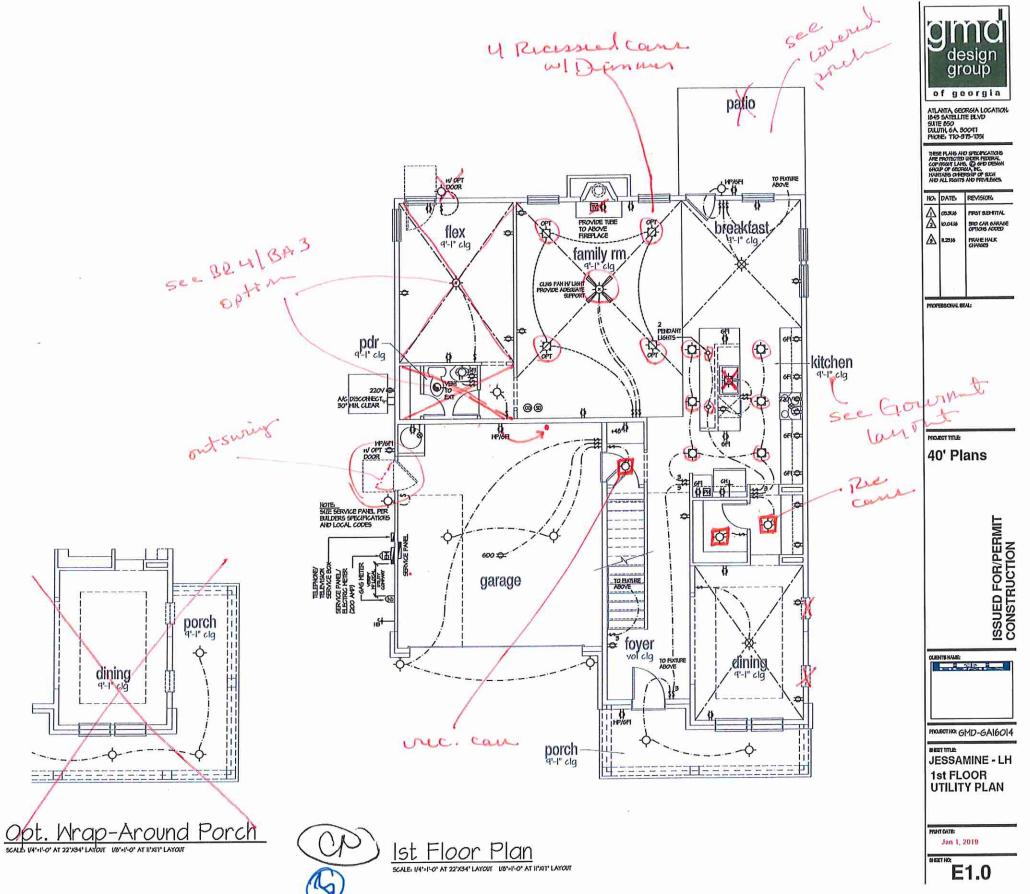


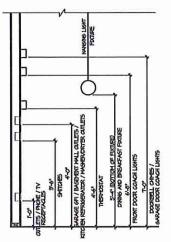
NOTES:

- PROVIDE GROWDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRIPTERS (AFCI) AS REGURED BY NATIONAL ELECTRICAL CODE (NEC) AND HEETING THE REGURED BY ALL GOVERNING CODES. ALL EXPANST FANS SHALL HAVE BACKDRAFT DAMPERS.
- FAVILIGHTS IN NETADAMP LOCATIONS SHALL BE LABLED "SATABLE FOR HET OR 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.
- PROVIDE AND RETALL GROUD FALLT CROUT-INTERRAPTERS (GPL AS REQUIRED BY NATIONAL ELECTRICAL CODE (BC) AND NETRICS TIE REQUIREMENTS OF ALL GOVERNING CODES.

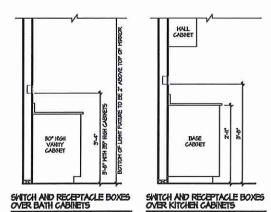
 ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOCK-UPS/UNIOFFS.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL BECTRICAL AND FECHANICAL EQUPPERT (ARRIACES, AIC WITE, BECTRICAL PARES, SANTARY SUPPERANT BLESS AND MATER FEATERS) ARE SENECT TO RELOCATION DE TO FELD COLOMICIES.
- PROVIDE POWER, LIGHT AND SHITCH AS REGURED FOR ATTIC FURNACE PER CODE AND

LEGI	END:	HUDRESCHIT LIGHT FIXTURE
()	DUPLEX OWNET	- CBLIS HOMED INCADESCENT
() неже	HEATHERFROOF OF DAPLEX CUTLET	I∳- Har Howard newpercent
(Port	GROUD-FALT CROUT-MIERRPTER DURLEX OUTLET	- ponirona
()	INVERSALIZACIO DISPLEX CONTELL	(VP) = VAPOR PROOF
\$ 230/	230 YOUT OWNER	ENAUST FAN (YEHT TO EXTERIOR)
0	REPLANCED THE LICH DOX	PERMIT FANLISH COMMANDA
1	HAT BILLIN	(VEN) TO EXIDADA
10	THREE-HAY SIATON	FLICATE CONT LIGHT FLATTRE
14	FOR HAY SHIGH	TECH NU SYSTEM
回	alles	COUNT FAN
P	PLEIBUTTON SHITCH	(PROVIDE ADEQUATE SUPPORT)
8	NOV SHOKE DETECTOR NV BATTERY BACKLE	CELLIS FAN HITH READESCONT LIGHT FLANTE
0	CO2 DETECTOR	PROVIDE ADEQUATE SUPPORT)
0	THEROHOSTAT	► 6/5 BEFLY HTH VALVE
23	TILLIFICAE	- C VISITITITIES
团	THIEVERI	- +iB Hose BED
ð	BECTRIC HETER	-tas vernamens and our
	ELECTRIC PAPEL	
nia	DECORECT SHICH	-, HUL SCOKE





STANDARD ELECTRICAL BOX HEIGHTS

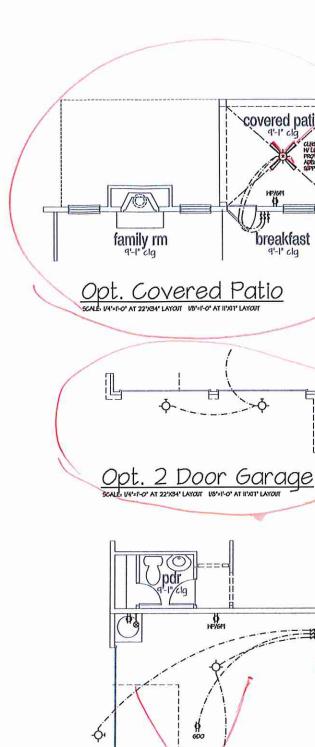


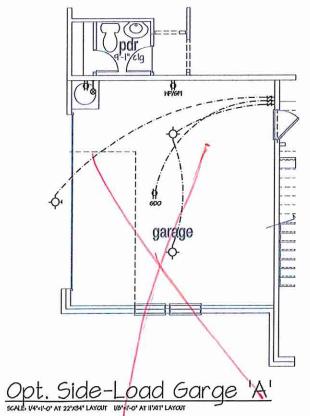
NOTES:

- Provide Groading Electrical Rod Fer Local Codes.
 Provide And Install Arc Fallt Circuit-interripters (AFCI) as regared by National Electrical Code (NEC) and Meeting the Regurerating of all Governing Codes.
- ALL EXPLOST FAIS SHULL HAVE BACKDRAFT DAMPERS.
 FAIVA ISHIS IN METADAMP LOCATIONS SHULL BE LABLED "SATABLE FOR HET OR DAMP LOCATIONS.
- ELECTRICAL SYSTEMS ARE SHOWN FOR INTERFORMENT, THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
- PROVIDE AND INSTALL LOCALLY CERTIFIED SHOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (INFINAL AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODI
- PROVIDE AND INSTALL GROUND PAILT CROUNT-INTERRIPTERS (GFT) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND HEETING THE REQUIREMENTS OF IALL GOVERNING CODES.
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-LPS/CUTOFFS

- PROVIDE POWER LIGHT AND SMITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND

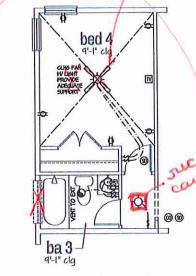
LEGEND:	> (MDERCOUNTER
DEPLEX COTLET	CHILLIE HOURTD NEAFDESCORT
PIPASH HEATHERPROOF OH DATLEX CATLET	
HER GROUPFALT CIRCUT-RITERAPTE	C. Den Lynce
() HUF-SITGED DIFLEX COTLET	(AP) • VAPOR PROOF
\$ 2307 220 VOLT O/TLET	ENWIST FAIL (MENT TO ENTEROR)
RENFORCED LINCTICH BOX	PANIET FANLISH CONDUNTOR
HATT SHILCH	1 (WBH) 10 EXTENDING
D THREE-HAY SHITCH	FLIORESCONT LIGHT FLYTING
4 FORHAY SHIGH	TECH HID SYSTEM
D 005 .	CELLAG FAN
Ф выплания	OFFICIAL ADEQUATE SUFFORT)
NOV SHOKE DETECTOR NO BATTERY BACKLEP	COLING FAN HITH INCANDESCONT USERT FACINGE
	OPROVIDE ADEQUATE SUPPORT)
(I) THERESESTAT	I—⊗ 6AS SUPPLY HITH VALVE
п паное	- WOWITH ISSUITABLE
(i) TELEVISION	— Pig 109E BEB
☐ BLECTRIC HETER	
ELECTRIC PAREL	
- DECORECT SETCH	-) HUL SCOKE



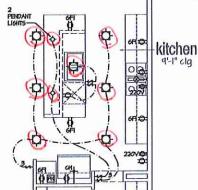


covered patio

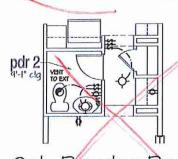
breakfast







Opt. Gournet Kitchen
SCALE V4'21'-0' AT 22'294' LAYOUT V8'-1'-0' AT II'XTI' LAYOUT



Opt. Powder Room 2



0136 0136	FIRST SUB-STITAL
ALLA	Complete the Settlement of
0.00	SRD CAR GARAGE OPTIONS ADDED
2536	FRAME HYLK CHANGES
	25,16

HOLECT TITLE: 40' Plans

ISSUED FOR/PERMIT CONSTRUCTION



NOJECTHIC GMD-GAIGOI4

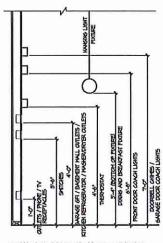
JESSAMINE - LH 1st FLOOR **UTILITY PLAN**

Jan 1, 2019

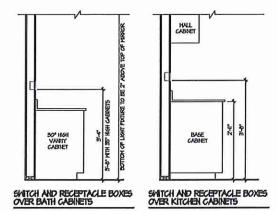
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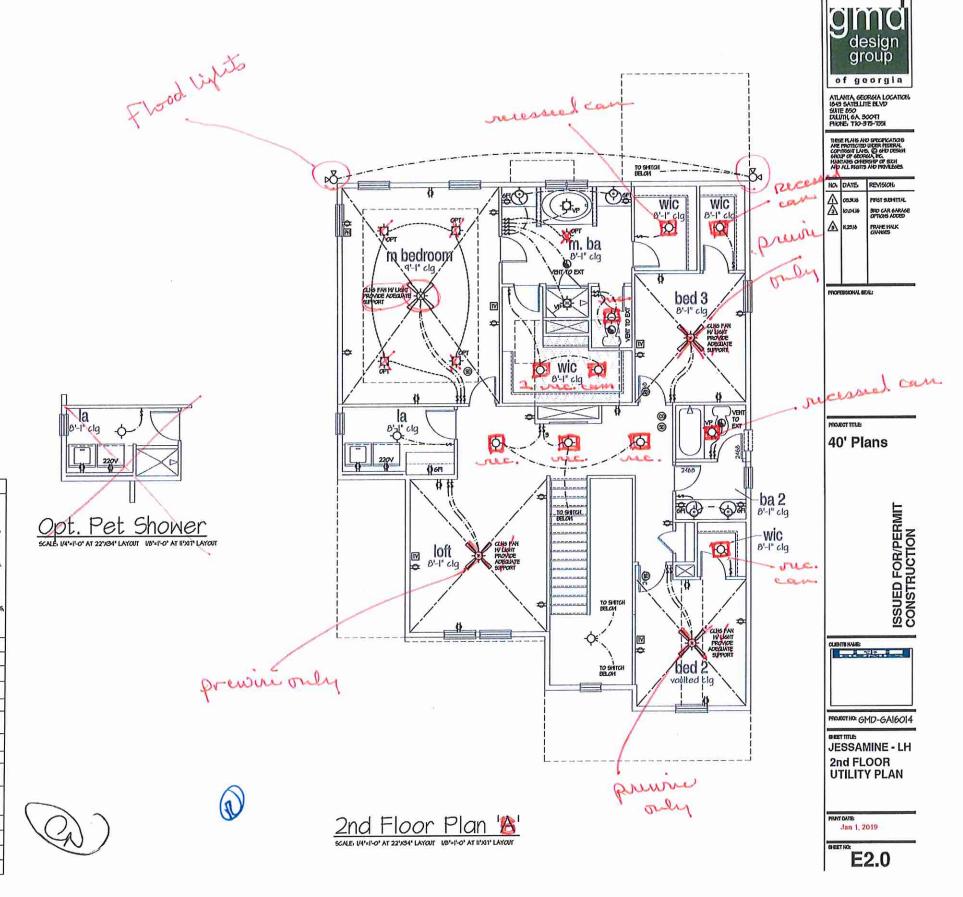
STANDARD ELECTRICAL BOX HEIGHTS



NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRIPTERS (AFCI) AS REGURED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REGUREN-BITS OF ALL GOVERNING CODES.
- FAVILIGHTS IN HET/DAMP LOCATIONS SHALL BE LABLED "SUTABLE FOR HET OR DAMP LOCATIONS." - BEGITRICAL SYSTEMS ARE SHOWN FOR DITIENT ONLY, THESE SYSTEMS SHALL BE ENSWETRED BY
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- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
- HVAC CONTRACTOR TO VERIFY THERHOSTAT LOCATIONS.
- ALL BECTRICAL AND FECHANICAL EQUIPMENT (RIPLACES, AIC UNIS, BECTRICAL PARES, SANTARY SUP PT
- PROVIDE POVER, LIGHT AND SHITCH AS REQUEED FOR ATTIC FURNACE PER CODE AND

LEGEND:	> UNDERCONTER FLUORESCENT LIGHT FIXTURE
DPLEX OUTLET	- CELING HOLHED INCAMPESCENT
HPART HEATHERFROOF OF DIFLEX OF	mer .
GROUP-FALT CROST-MERS	SPIER - LEAN FAMILE
() INLESTED DELEXAMEN	
\$2301 220 YOUT OUTLET	EXWIST FAR (MENT TO EXTERIOR)
RENFORCED LINCTION DOX	DOWNST FAMILIANT CONTINUATION
MAT BALCH	T (YENT TO EXTERORY)
5 THEE-HAY SHICK	FLUORESCENT LIGHT FUNDE
4 FORHAY SHIGH	TECH NUB SYSTEM
D CONES	CEILING FAN
Ф възвитоначисн	(PROVIDE ADEQUATE SUPPORT)
NOV SHOKE DETECTOR W BATTERY BACASP	SEL CERTINE FAN HITH INCANDESCENT
	PROVIDE ADEQUATE SUPPORT)
(I) THEOLOSTAT	I—⊗ 6AS SUTTLY HITH YALVE
TELEPIZE	- WO SUTE THE VACE
TELEVISION	—Pin Hose pass
☐ BLECTRIC HETER	-ton V4' HATER STID OUT
ELECTRIC PAREL	
in Discovery Series	-) HALL SCOKE



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

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN USO OF THE AREA OF THE SPACE VENTILATED.

GERAL COMPACTOR SHALL VERIFY THE 1ET FREE
VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER,
VERIFY INTH HAMPACTURER OF HISH AND LON VENTS
TO BE WEED FOR HISHING LAULALITED VENTS REGURED.
THE REGIMED VENTILATION SHALL BE HANTIANED.
THE REGIMED VENTILATION SHALL BE HANTIANED.
THE REJUNED STEPPER AND HOVEFEIT AS REGURED
BY THE BULDONS OFFICIAL.
ALL OWERLAP FRAMED ROOF AVEAS SHALL HAVE
OPENING DEPICED BY THE STRUCTURAL BISINEED;
TO ALLOW PASSASE AND ANTIC VENTILATION.
BETHEM THE THO OR ISOLATED ANTIC SHALL
BETHEM THE THO OR ISOLATED ANTIC SHALL
BE VENTICE IN THE TOTAL BUSINESS.

DE VERHEIN NOB-PENENTLY TO COC NEGAREPERINS
PER DEVELOPER, AT ALL CAMILLEARED PLOOPS,
CANTILLEARED ARCHITECTURAL POP-CUTS, AND ANY DOLDLE
PRAMISH FOR ESTIONS THAT ARE SEPARATED PROVIDE A
CAMITUCUS 2' CORROSION RESISTANT SOFFIT VERT AT
INDESSIDE OF FRANCE BEFEIT.

SQUARE INCH VEHT FOR EVERY ISO SQUARE INCHES OF CEILING

144 50, IN. = 1 50, FT.

PLDS, CELLING (SF) X 144 = BLDG (SQ, IN)

BLDG, (SQ, IN) / 150 = 50, IN, OF VENT REGUIRED

ROOF AREA I: = 1110 SF

1710 SQ. FT. X 144 = 254880 SQ. IIL 254880 SQ. IIL / 150 = 1644.2 SQ. IIL OF VEHT REQD ROOF AREA 2:= 101 SF

107 50, FT, X 144 = 15408 50, IN, 15408 50, IN, / 150 = 102.72 50, IN, OF VEHT READ

ROOF AREA B. = 120 SE

120 50, FT. X 144 = 11280 50, IIL 11280 50, IIL / 150 = 115.2 50, IN. OF VENT READ

ROOF AREA 41 = 240 SF

240 SQ. FT. X 144 = 34560 SQ. IN. 34560 SQ. IN. / 150 = 230,4 SQ. IN. OF VENT REQID

NOTES:

- ALL ROOF DRANASE SIMIL BE PIPED TO STREET OR APPROVED DRANASE FACILITY.

- DASHED LINES NOXCATE HALL BELON.

-LOCATE GUTTER AND DONNEROUTS PER BUILDER

- PITCHED ROOFS AS NOTED.

- Truss Haufactrer Skal Subti Structural Calcs and Shop Dramies to the Bulder's General Contractor and Bulding Department for Review Prior to Farrications.

ATTIC VENT CALCULATION FOR 'JESSAMINE': 1:300 RATIO

AS AN ALTERNATE TO THE USO RATIO LISTED ABOVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO USOO PER 2012 IRC SECTION REOS.2

GENERAL COMPRACTOR SUALL VERIFY THE HET FREE VIBITILATION OF THE VIBIT PRODUCT SELECTED BY OWER. VERIFY WITH INVUIRACTURER OF HIGH AND LOT VERIFS TO BE USED FOR HOWING ACCULATED VERIFS REQUIRED. THE REQUIRED VERIFILATION SUALL BE HANTANIED. PROVIDE INSULATION STOP SUAT THAT INSULATION DOES HOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BULDING OFFICIAL.

BY THE BULDING OFFICIAL.

ALL OWERLY RAMED ROOF, AREAS SHALL HAVE
OPENING BETHERI THE ADJUNCTIF ATTICS BY THE ROOF
SHEATING (AS ALLOYED BY THE STRUCTURAL BIGHERY)
TO ALLOY PASSAGE AND ATTIC VEHICLATION
BETHERI THE THO OR BOAKED ATTIC SPACES SHALL
BE VEHICH INDEPTIBIBILITY TO ARE REGARDEDHIS.

BE VEHILD REPORTED THE OF SECONDATIONS.

PER DEVELOPER AT ALL CANTILLEMEND FLOORS,
CAVITILEMEND ASCALIBICATION. FOR CANTS, AND ANY DOORSE
FRAVING PROJECTIONS THAT ARE SEPARATED FROM THE
VEHILLS CALALATIONS SHOWN ABOVE, PROVIDE A
CANTINUOS 2" CORROSON RESISTANT SOFTIT VEHIT AT
URDENSION OF FRAVED BEBYING.

I SQUARE INCH YEHT FOR EVERY 300 SQUARE INCHES OF CEILING

144 50. Rt. 150, FT.

BLDG, (JELINIS (SF) X 144 = BLDG (SQ. IN.)

BLDG, (SQ. IN.) / BOO = SQ. IN. OF VEIT REGURED

SQ. IN. OF VEIT REGURED / 2 = SOS AT 186H 4 SOS AT LOYL.

1710 5Q. FT. X 144 = 254880 5Q. RL 254880 5Q. IIL / 300 = 8448 5Q. IIL OF VENT REQID 8448 5Q. IIL / 2 = 4248 5Q. IN

424.0 SQ, IIL OF VEHT AT HIGH & 424.0 SQ, IIL OF VEHT AT LOW REQUIRED

ROOF AREA 21 = 101 SF

107 5a. ft, x 144 = 15408 5a. IR. 15408 5a. IR. / 300 = 5136 5a. IR. of yent read 5136 5a. IR. / 2 = 2568 5a. IR. 2560 SQ. IIL OF YENT AT HIGH 4 2560 SQ. IIL OF VENT AT LOW REQUIRED.

ROOF AREA 5 = 120 SF

120 50, FT, X 144 = 11200 50, IN. 11200 50, IN. / 300 = 516 50, IN. OF VENT READ 516 50, IN. / 2 = 288 50, IN.

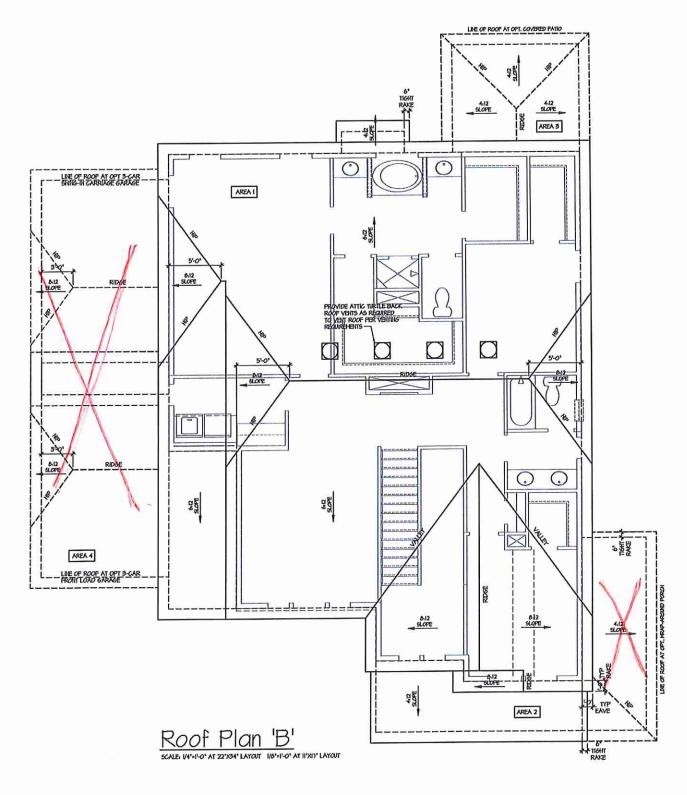
28.8 SQ. IIL OF VEHT AT HIGH & 28.8 SQ. IIL OF VEHT AT LOW REGURED.

ROOF AREA 4 = 240 SF

ROOF AREA I. = ITTO SE

240 5Q, FT, X 144 = 84560 5Q, IIL 84560 5Q, IIL / 300 = 1152 5Q, IIL OF VENT REA'D 1152 5Q, IIL / 2 = 57.6 5Q, IN

516 SQ. IN OF VENT AT HIGH 1 516 SQ. IN OF VENT AT LOW REQUIRED.





of goorgia

ATLANTA, GEORGIA LOCATION TPOOE AN HILLIO

REVISION
FRST SUB-ETTA
OPTIONS ADDRESS
FRWE HUK CHWES

NOJECT TITLE

40' Plans

OLDING HALE

полетно GMD-GAI6014

JESSAMINE - LH **ROOF PLAN 'B'**

Jan 1, 2019

A1.6.2

PORCH SLAB A MAN PIERRESH SPECIFICATIONS. THE CAPACITED FILL T	1	161-51	EXTENDED PATIO SLAB AT OPT, COVERED PATIO 15'-0' 34'-0' 4'-1'	PATIO SLAB COV - MYCH	,0,0
ACTION OF THE PROPERTY OF THE	2	V			0,7
REINFORCE PER LOCAL CODE AND ENGNEETS SPECIFICATIONS. PORCH SLAB 4* Mono Month Bearles, 3000 PPI CONC., W FIDERWESH, 45% COMPACTED FILL LINEOF REAL	AC PAD BY COK PAD WOOT SCRINGE DOOR	GARAGE SL 4" MOND WITH EEA 3000 PSI COKE, W PSI 9% GAMPACED REINFORCE PSR LO COCE AND ENGINE SPECIFICATIONS.	A' MANO MITH BEAMS, 3000 PSI COKE, WI PIERWESH, ON 6 MIL POLY ON CES COMPACIED HILL NOTE, EXTEROR WALLS AND APPLIANCES ARE DIMENSIONED TO CRITICAL LINE. 24-04* NOTE, LOCATE GRADE BEAMS INDER ALL LOAD BEARING WALLS VERIFY ALL GRADE BEAM LOCATIONS PRIOR TO PORING OF CONCRETE. PLIMBING DROP AB ES BEMESH, MILL CAL RS	PLIMPING PROPERTY AND PROPERTY	56.0"
REINFORCE FER LOCAL CODE AND DEIGNEERS SPECIFICATIONS. PORCH SLAB 4* MOND NITH SEANS, 3000 PSI CONC, W FIDERHESH, 9% COMPACTED FILL LINE OF REAL		11-5/2' 16-3'	1-10/2'	II-21	<
3- POSCH			REINFORCE PER CODE AND BIG SPECIFICATIONS	PORCH SLAB 4" MONO WITH BEAMS, 5. SOOD PSI CONE, W FIDERNIESH, 4"96 CON	
34-0,	*	ldr-1*		idr-2.	F3' PORCH



of georgia

ATLANTA GEORGIA LOCATION.
1945 SATELLITE BLVD
SUITE 850
DUUTII, 6A. BOOST
HICKE TIO-3TS-TISS

THERE FLASS AND SFELIFICATIONS
AND FROM THE BLOOM DESIGN
CONTROLL USE. (I) 640 DESIGN
WANTAME RESIGNED THE SPELIFICATIONS
AND ALL ROSHITS AND PRIVALEGES.

NO	DATE	REVISION:
Δ	05.31.36	FIRST SUMITAL
҈∆	10,0436	OPTIONS ADDRESS
⅓	11.2336	FRAME HALK CHANGES

PROJECT TITLE:

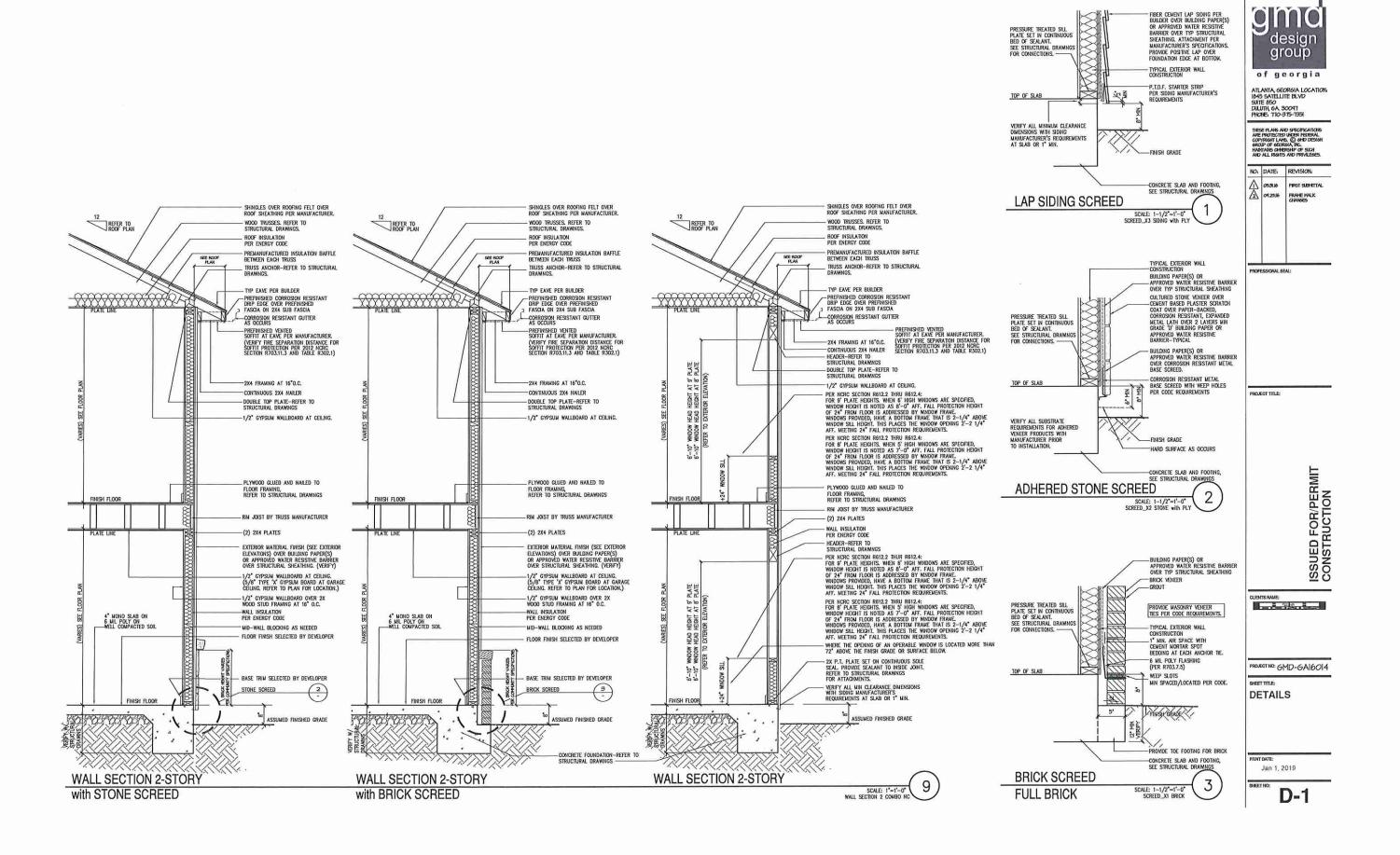
40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

PROJECTINO: GMD-GAI6014
SMEET TITLE:
JESSAMINE - LH MONOLITHIC SLAB PLAN 'B'

PRINT DATE: Jan 1, 2019

A1.0.3





1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951 www.kse-eng.com (215) 804 - 4449

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

DESIGN LIVE LOADS:

- ROOF = 20 PSF (LOAD DURATION FACTOR=1.25)
 UNINHABITABLE ATTICS WITH LIMITED STORAGE = 20 PSF (WHERE SPECIFIED ON PLANS)
 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

NOTE: STRUCTURAL FRAMING HAS NOT BEEN DESIGNED FOR TILE, GRANITE, MARBLE OR OTHER 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)
- * LSL: E=1,550,000 PSI, $F_0=2,325$ PSI, $F_V=310$ PSI, $F_0=900$ PSI LVL: E=2,000,000 PSI, $F_0=2,600$ PSI, $F_0=285$ PSI, $F_0=750$ PSI
- PSL: E=2,100,000 PSI, F₈=2,900 PSI, F_V=290 PSI, F_C=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.





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Jessamine Model 120 M.P.H. Carolina Division

Cover 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

Sheet

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 PRIMARY 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.
- 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.
- 4. THE SER DOES NOT CERTIFY DIMENSIONAL ACCURACY OR 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 TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.
- 5. ANY STRUCTURAL ELEMENTS OR DETAILS NOT FULLY DEVELOPED ON 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 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.

 8. THIS STRUCTURE AND ALL CONSTRUCTION SHALL CONFORM TO ALL
- HIS STRUCTURE AND ALL CONSTRUCTION SHALL CONFORM TO ALL 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.
- PROVIDE MOISTURE PROTECTION AND FLASHING PER ARCHITECTURAL DETAILS.

FOUNDATIONS:

- FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE BUILDING CODE.
- 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 BE AS SPECIFIED IN THE BUILDING CODE.
- 4. THE SER HAS NOT PERFORMED A SUBSURFACE INVESTIGATION, 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 BE 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.
- 6. WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH ½"
 ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF
 6'-O" O.C. INSTALL MINIMUM 2 ANCHOR BOLTS PER SECTION, 12"

 MAXIMUM FROM CORNERS. ½" DIAMETER x 8" LONG SIMPSON TITEN HD
 OR USP SCREW-BOLT+ SCREWS MAY BE SUBSTITUTED ON A 1 FOR 1
 BASIS.
- 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.
- 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.
- NO CONCRETE SHALL BE PLACED AGAINST ANY SUBGRADE CONTAINING WATER, ICE, FROST, OR LOOSE MATERIAL.
 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.

 12. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST TEN FEET.
- CRAWL SPACE TO BE GRADED LEVEL AND CLEAR OF ALL DEBRIS.
 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 (t'c) = 3,000 PSI MINIMUM AT 28 DAYS PER
 CODE (VARIES W/ WEATHER), UNLESS OTHERWISE NOTED ON THE PLAN.
- CONCRÈTE SHALL BE PROPÓRTIONED, 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".
- 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.
- CONCRETE SLABS—ON—GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 302.1R: "GUIDE FOR CONCRETE SLAB AND SLAB CONSTRUCTION"
- 6. 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"—O" UNLESS OTHERWISE NOTED. CARE SHALL BE TAKEN TO AVOID RE—ENTRANT CORNERS.
- CONTROL OR SAW CUT JOINTS SHALL BE 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.

 9. POLYPROPYLENE REINFORCING TO BE 1002 WIRGIN. CONTAINING NO
- REPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED
 FOR USE AS CONCRETE SECONDARY REINFORCEMENT.
- STEEL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
- DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315: "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES".
- 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
- #5 BARS 38" LENGTH #6 BARS - 45" LENGTH
- 14. WHERE REINFORCING DOWELS ARE REQUIRED, THEY SHALL BE 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.
- 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 BOSTERS 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.

ASONR'

- L. ALL MASONRY SHALL CONFORM TO ASTM C-90, F'm=1500 PSI. ALL BRICK SHALL CONFORM TO ASTM C-216, F'm=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 '%" AND A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI.
- 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" ACI 530.1/ ASCE 6/TMS 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.
- EACH CRAWL SPACE PIER 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 SUMMAN COLLEGIBLES ON THE DEMONSTER.
- SHOWN OTHERWISE ON THE DRAWINGS.

 7. 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 BE:
- SPRUCE-PINE-FIR (SPF) WITH THE FOLLOWING MINIMUM DESIGN VALUES:
- E=1,400,000 PSI, F_b=875 PSI, F_v=135 PSI 1.1 FRAMING: SPF #2
- 1.2. PLATES: SPF #2.
- 1.3. STUDS: SPF STUD GRADE.

 2. 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:
 - INTERIOR NON-BEARING: 2x @ 24" O.C., U.N.O.

2x6 @ 16" OC UNO

- 3. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW PINE #2 OR BETTER
- ANCHOR SILL PLATES IN ACCORDANCE W/ GENERAL STRUCTURAL NOTES.
 ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY, LARGER MEMBERS MAY BE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
- 6. NAILS SHALL BE COMMON WIRE NAILS UNLESS OTHERWISE NOTED.
 7. BOLT HOLES AND LEAD HOLES FOR LAG SCREWS SHALL BE IN
- ACCORDANCE WITH NDS SPECIFICATIONS.

 8. 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 MAIL 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) ½" DIAMETER THROUGH BOLT W/ NUTS AND WASHERS AT 12" O.C. STAGGERED TOP AND BOTTOM, 1½" MINIMUM EDGE DISTANCE. (UNLESS OTHERWISE NOTED)
- 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.
 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 WIOTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED WITH A MINIMUM OF TWO STUDS, UNLESS OTHERWISE NOTED. ALL BEAM SPICES 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 (MOISTURE CONTENT <19%) UNLESS OTHERWISE NOTED.
- ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE 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 SHELDS. ALL HOLES OVER 1" IN DIAMETER FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 OR USP STS1 STUD SHOES, TYPICAL, UNLESS OTHERWISE NOTED.

 18. BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE
- 18. 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 OF THE STUD IN LIEU OF SHEATHING.
- DIAGONAL BRACING SHALL BE INSTALLED AT EACH END OF BASEMENT BEARING WALLS AND NOT MORE THAN 20' ON CENTER.

EXTERIOR WOOD FRAMED DECKS:

- DECKS ARE TO BE FRAMED IN ACCORDANCE WITH APPLICABLE
 BUILDING CODES AND AS REFERENCED ON THE STRUCTURAL PLANS,
 EITHER THROUGH CODE REFERENCES OR CONSTRUCTION DETAILS.
 PRESERVATIVE TREATED WOOD FRAMING TO BE SOUTHERN YELLOW
- PINE #2 OR BETTER.

 3. GUARD RAILS REQUIRED AT DECKS. DESIGN BY OTHERS TO MEET
- GUARD RAILS REQUIRED AT DECKS. DESIGN BY OTHERS TO MEET
 MINIMUM CODE REQUIREMENTS.

 MINIMUM CODE REQUIREMENTS.
- MINIMUM CODE RECORREMENTS.
 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
- 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. CELING 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 CFILING JOIST WITH (6) 12d NAILS UNLESS
- 5. PROVIDE VERTICAL 2x6 STRONGBACKS AT CEILING JOISTS ® 8'-0"

 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):

- 1. 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.
- 2. 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
 THE TRUSSES.
- THE TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI/TPI 1: "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION"
- 4. 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 PERHANENT, SHALL BE SHOWN ON THE SHOP DRAWINGS. ALSO, THE SHOP DRAWINGS SHALL SHOW THE REQUIRED ATTACHMENTS FOR THE TRUSSES.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING TEMPORARY BRACING 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.
- 6. 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 BCSI 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 FASTENED TO EACH TRUSS WEB WITH A MININUM OF TWO 104 FACE NAILS. WHERE CONTINUOUS LATERAL BRACING CANNOT BE INSTALLED, DUE TO A MININUM 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.
- 8. 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 ALL TRUSSES.
- PROVIDE SIMPSON H2.5A, USP RT7 OR EQUIVALENT AT EACH TRUSS TO TOP PLATE CONNECTION, UNLESS OTHERWISE NOTED.

WOOD STRUCTURAL PANELS:

- 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.
- 2. ALL REQUIRED WOOD SHEATHING SHALL BEAR THE MARK OF THE
- 3. 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 %6" OSB OR PLYWOOD MINIMUM. AT BRACED WALL PANELS, PROVIDE BLOCKING AT ALL SHEET EDGES NOT FALLING ON STUDS OR PLATES.
- 4. ROOF SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ROOF 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 FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF PLYWOOD CLIPS OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING. ROOF SHEATHING TO BE 76." OSB MINIMUM.
- 5. WOOD FLOOR SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ATTACH SHEATHING TO ITS SUPPORTING FRAMING WITH (1) 104 NAIL 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 PERPENDICULAR TO FRAMING SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF T&G PLYWOOD OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL GOCUR OVER FRAMING.
- SHEATHING SHALL HAVE A &" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.

STRUCTURAL FIBERBOARD PANELS:

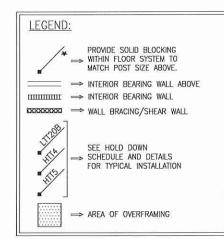
- STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE SPECIFICALLY NOTED ON THE STRUCTURAL PLANS.
- FABRICATION AND PLACEMENT OF STRUCTURAL FIBERBOARD SHEATHING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AFA STANDARDS.
- FIBERBOARD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED ON THESE DRAWINGS. REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION.
- SHEATHING SHALL HAVE A %" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE AFA.

STRUCTURAL STEELS

- 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 (F_y) OF 50 KSI UNLESS OTHERWISE NOTED.
- 3. 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.
- 4. ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3½" AND FULL FLANCE WIDTH UNLESS OTHERWISE NOTED. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR (2) ½" 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 ½" DIAMETER BOLTS AT 24" O.C.

MECHANICAL FASTENERS:

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



SPAN	LINTEL SIZE	END BEARING
UP TO 3'-0"	3½"x3½"x¼"	4"
UP TO 6'-3"	5"x3½"x¾6" L.L.V.	8"
UP TO 9'-6"	6"x3½"x5/6" L.L.V.	12"



HOMES

IEERING KERTOWN, PA 18951 (215) 804-4449

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20 M.P.H.

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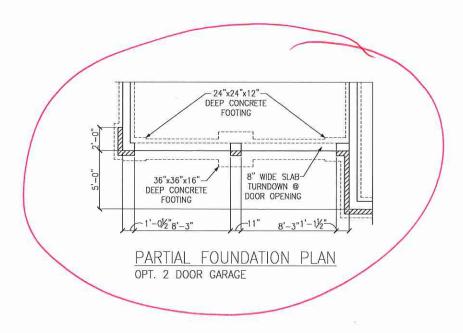
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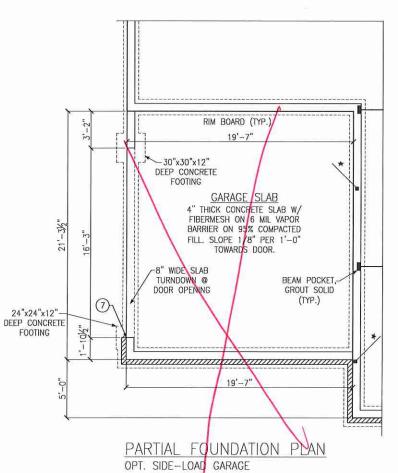
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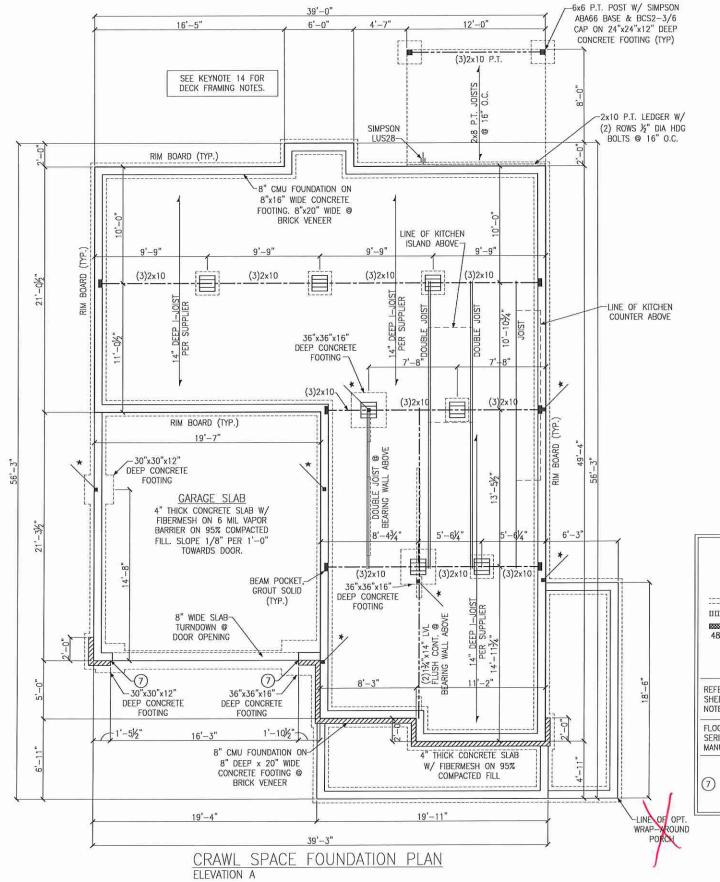
Project #: 105-19000
Designed By: KRK
Checked By:
Issue Date: 1/1/19

Re-Issue: Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

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Plans

Framing

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LEGEND PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.

⇒ BEARING WALL ABOVE ПШШІШІ ⇒ INTERIOR BEARING WALL

BRACED WALL PANEL (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

FLOOR FRAMING TO BE 14" DEEP TJI 110 SERIES OR EQUAL, SPACING PER MANUFACTURER.

KEYNOTES:

7) REINFORCE 8" CMU WALL AND FOOTING UNDER PORTAL FRAME PER DETAIL

Foundation & Options Jessamine Model 120 M.P.H. Carolina Division ઝ Space evation A Crawl Elevati Project #: 105-16010 Re-Issue:

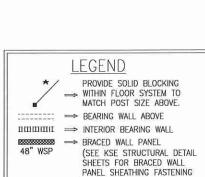
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Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34









& BLOCKING DETAILS)

REFER TO KSE STRUCTURAL DETAILS SHEETS FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

FLOOR FRAMING TO BE 14" DEEP TJI 110 SERIES OR EQUAL, SPACING PER MANUFACTURER.

CRAWL SPACE FOUNDATION PLAN

OPT. 3-CAR GARAGE FRONT LOAD

7 REINFORCE 8" CMU WALL AND FOOTING UNDER PORTAL FRAME PER DETAIL B/SD-4.



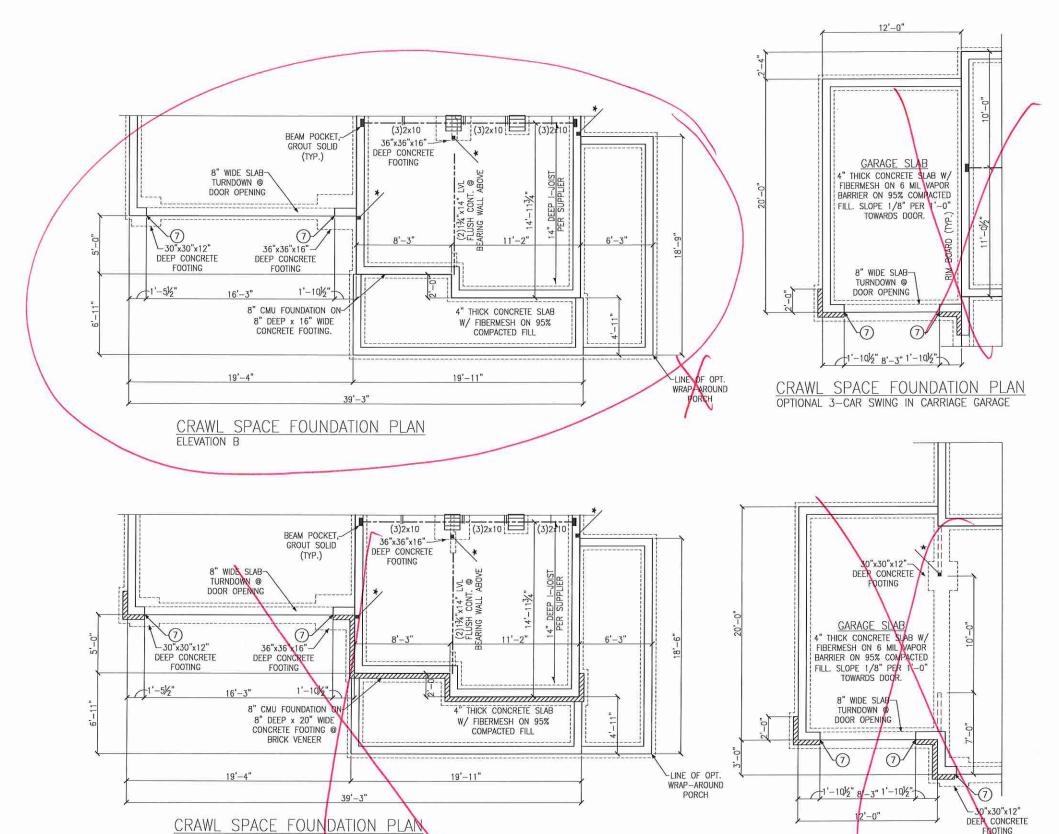


Jessamine Model 120 M.P.H. Carolina Division

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



ELEVATION C





LEGEND PROVIDE SOLID BLOCKING

→ WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE. \implies BEARING WALL ABOVE ⇒ INTERIOR BEARING WALL ⇒ BRACED WALL PANEL (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

PLAN DESIGNED WITH 9' WALL PLATES

FLOOR FRAMING TO BE 14" DEEP TJI 110 SERIES OR EQUAL, SPACING PER MANUFACTURER.

KEYNOTES:

- (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 FLOOR FRAMING PLAN ELEVATION A Sec Belev.

-2x6 RATERS

JOIST

foyer

(1)2x10

(2)2×10

2x6 @ 12" O.C.

BALLOON FRAMED WALL

(1)2x10

CS-WSP

(1)2x10

breakfast

kitchen

(2)2x6 [--

dining

1)2×10 (1)2×10

-2x4 LEDGER w/ (2)12d NAILS @ 16" O.C.

CS-ESW(1) DESIGNED TO REPLACE 127" OF CS-WSP.

STRAP AROUND WINDOWS PER DETAIL C/SD-3

(2)2x10

~4x4 P.T. POST W/

SIMPSON ABA44 BASE AND

BCS2-2/4 CAP (TYP.)

(3)1¾"x14" LVL FLUSH

CS-WSP 7 @ 24" O.C.

48"

(2)2×10

family rm

CS-WSP RIM BOARD

pdr

19"

CS-PF

(5)

256" GB(2)

(3) 1¾"x16" LVL CONT. 5 24"/ OR 5"x3½"x¾6" LINTEL BOLTED CS-PF

TO (3)1¾"x22" LVL W/½" DIA. BOLTS @ 16" O.C.

@ BRICK VENEER

garage

(3)134"x18" LVL FLUSH TOP

PARTIAL FRAMING PLAN

OPT. BED 4/BATH 3

dining @ 24" O.C. porch (1)2×10 (1)2x10 _[2] - (2)2×10 FRAMING PLAN PARTIAL

24 -CS-PF 5

48" WSP

24"\. CS-PF\.5

PARTIAL FRAMING PLAN

OPTIONAL 3-CAR SWING IN CARRIAGE GARAGE

ROOF TRUSSES-

@ 24" O.C.

LINE OF ROOF @ ELEVATION 'B' 48" WSP

-ROOF TRUSSES

OPT. WRAP-AROUND PORCH ELEVATION A

Project #: 105-16010

Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

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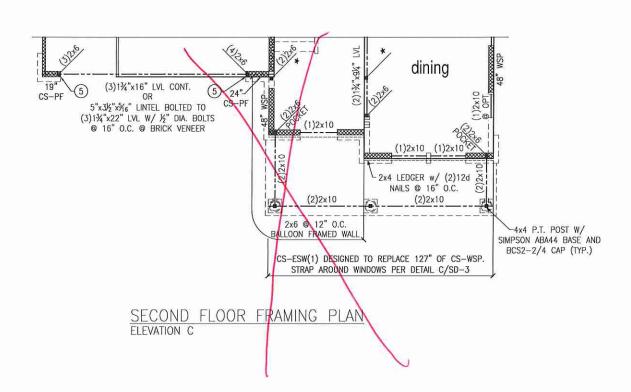
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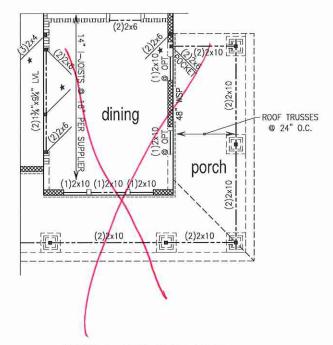
Framing Options

Floor

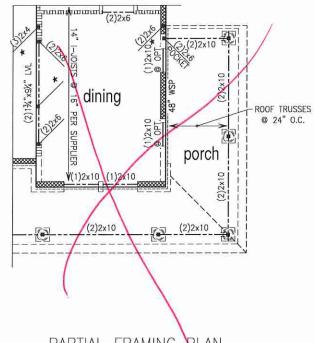
Second Floo Elevation A

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PARTIAL FRAMING PLAN OPT. WRAP-AROUND PORCH ELEVATION B



PARTIAL FRAMING PLAN OPT. WRAP-AROUND PORCH ELEVATION C



SHEETS FOR BRACED WALL

& BLOCKING DETAILS)

PANEL SHEATHING FASTENING

REFER TO KSE STRUCTURAL DETAILS SHEETS FOR GENERAL STRUCTURAL NOTES AND

PLAN DESIGNED WITH 9' WALL PLATES

FLOOR FRAMING TO BE 14" DEEP TJI 110 SERIES OR EQUAL, SPACING PER MANUFACTURER.

FRAME PER DETAIL A OR B/SD-4.







PROVIDE SOLID BLOCKING

WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE. ⇒ BEARING WALL ABOVE IDIDIDIC ⇒ INTERIOR BEARING WALL ⇒ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAIL

TYPICAL DETAILS

KEYNOTES:

(4) INSTALL ONE PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.

5 INSTALL TWO PANEL CS-PF PORTAL

Jessamine Model 120 M.P.H. Carolina Division Second Flo Elevations Project #: 105-16010 Designed By: KRK

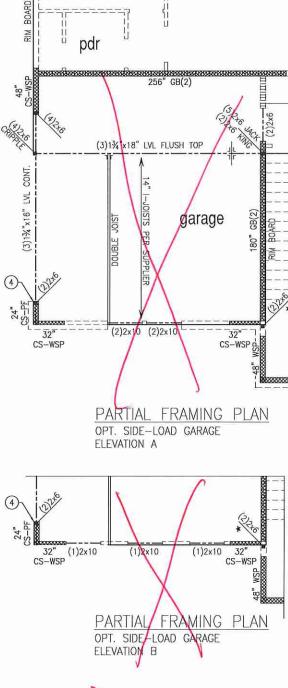
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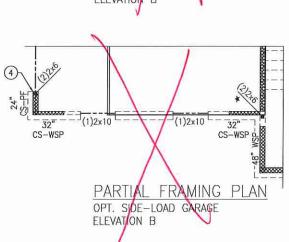
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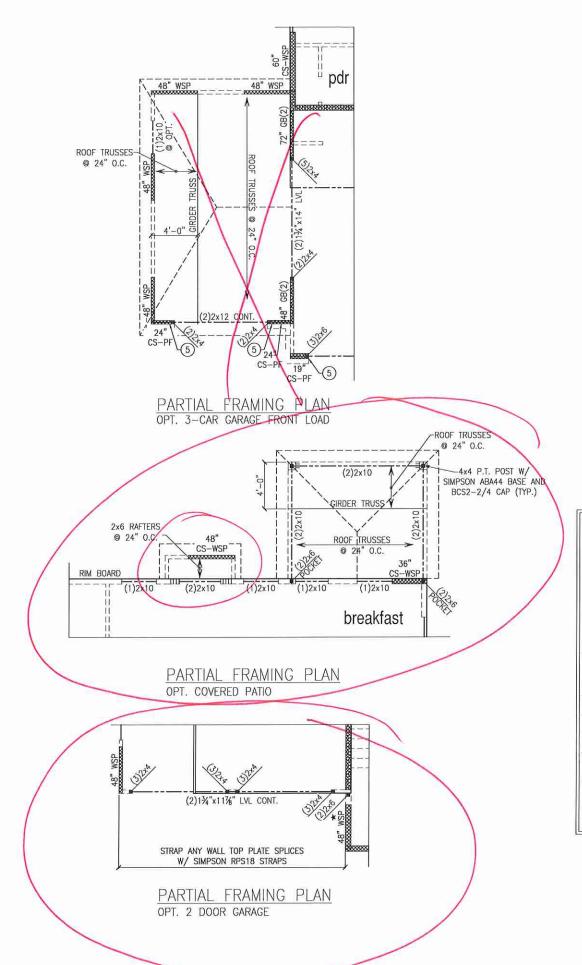
Framing Plans C & Options

Floor ns B,

Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34











LEGEND

PROVIDE SOLID BLOCKING \Rightarrow WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.

⇒ BEARING WALL ABOVE

IDIDIDIC ⇒ INTERIOR BEARING WALL ⇒ BRACED WALL PANEL (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

PLAN DESIGNED WITH 9' WALL PLATES

FLOOR FRAMING TO BE 14" DEEP TJI 110 SERIES OR EQUAL, SPACING PER MANUFACTURER.

KEYNOTES:

(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.



Jessamine Model 120 M.P.H. Carolina Division Second Options Project #: 105-16010 Designed By: KRK Checked By: Issue Date: 4/5/19 Re-Issue:

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Plans

Framing

Floor

Scole: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

ROOF FRAMING PLAN ELEVATION B

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CS-WSP

2x6 @ 12" O.C. 2x6 RAKED WALL TO UNDERSIDE OF VAULTED GABLE TRUSS

28" CS-WSP

- ROOF TRUSSES

@ 24" O.C.









PROVIDE SOLID BLOCKING

WITHIN FLOOR SYSTEM TO
MATCH POST SIZE ABOVE.

⇒ BEARING WALL ABOVE

ПШШШІІ ⇒ INTERIOR BEARING WALL

48" WSP

BRACED WALL PANEL

(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

PLAN DESIGNED WITH 8' WALL PLATES KEYNOTES:

- ONNECT 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.
- (10) 8'x16' HVAC PLATFORM TRUSSES DESIGNED TO SUPPORT HVAC UNITS.
- 11) 2x6 OVERFRAMING W/ 2x8 RIDGE AND VALLEY PLATES OR VALLEY SET TRUSSES @ 24" O.C. (TYP.)



Jessamine Model 120 M.P.H. Carolina Division $_{\Omega}$ Roof Fran Elevation Project #: 105-16010

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Plan

Framing

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Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

A TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION BRACED WALL PANELS PARALLEL TO I—JOISTS

- 8d NAIL @ 6" O.C.

AT ALL EDGES AND 12" O.C. TYPICAL

AT ALL OTHER

MEMBERS

16d NAIL

OUTSIDE CORNER PLAN VIEW

@ 12" O.C.

-GYPSUM BOARD

BRACED WALL PANEL

HEEL HEIGHT GREATER THAN 91/4" AND LESS THAN 151/4"

-CONTINUOUS RIM -LSL/LVL BLOCKING ALONG BOARD BRÁCED WALL PANEL Marini Ma anamanakanana -8d TOENAILS AT 6" O.C. -8d TOENAILS AT 6" O.C. ALONG BRACED WALL ALONG BRACED WALL -BRACED WALL -BRACED WALL PANEL — PANEL -(3)16d NAILS AT -(3)16d NAILS EACH 16" O.C. ALONG BLOCK ALONG BRACED WALL PANEL BRACED WALL PANEL manning the same -CONTINUOUS RIM BOARD -8d TOENAILS AT 6 -LSL/LVL BLOCKING O.C. ALONG BRACED ALONG BRACED WALL PANEL WALL PANEL

BTYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PERPENDICULAR TO I-JOISTS

2x BLOCKING BETWEEN-TRUSSES ALONG LENGTH OF BRACED WALL PANELS. LAP MIN 2" WITH OSB. NAIL OSB SHEATHING TO-BLOCKING, WALL PLATES -2x4 BLOCKING BETWEEN ROOF TRUSSES ATTACHED TO -SOLID BLOCKING BETWEEN ROOF TRUSSES ATTACHED TO TOP PLATES WITH 8d NAILS AND TRUSS WEB WITH 8d TOP PLATES WITH 8d NAILS @ 6" O.C. ALONG LENGTH NAILS AT 6" O.C. TYPICAL. @ 6" O.C. ALONG LENGTH OF BRACED WALL PANELS. OF BRACED WALL PANELS.

(D) TYPICAL EXTERIOR CORNER WALL FRAMING

EXTERIOR

SHEATHING -

GYPSUM BOARD-

EXTERIOR SHEATHING-

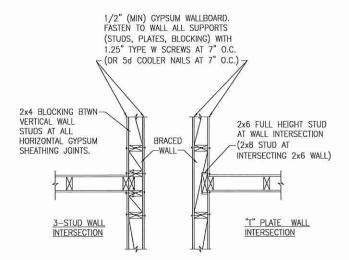
16d NAIL

@ 12" O.C.

INSIDE CORNER PLAN VIEW

ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS ONLY REQUIRED AT BRACED WALL PANELS

HEEL HEIGHT GREATER 15"



BRACED WALL INTERSECTIONS MAY BE FRAMED USING EITHER THE 3-STUD OR THE T-PLATE METHOD.

(C) METHOD GB(1) AND GB(2) INTERSECTION DETAILS



ENGINEERING
E, SUITE 201, QUAKERTOWN, PA 18951

Detail Wall raced

Division

M.P.H.

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SHEAR WALL, SEE SCHEDULE AND PLANS FOR LOCATION HOLD DOWN INSTALLED PER -HOLD DOWN SCHEDULE THIS 2x FULL HEIGHT (2) 2x FULL HEIGHT SHEAR WALL, SEE STUD W/ 16d STUD W/ 10d NAILS SHEET, SEE PLANS FOR TYPE SCHEDULE AND NAILS @ 6" O.C.-@ 6" O.C. EACH PLY PLANS FOR LOCATION AND LOCATION. -2x FULL HEIGHT STUDS HOLD DOWN INSTALLED PER HOLD (2)2x FULL HEIGHT -DOWN SCHEDULE THIS SHEET, SEE PLANS FOR TYPE AND LOCATION. W/ 16d NAILS @ 6" O.C. STUD W/ 10d NAILS @ 6" O.C. EACH PLY

(A) TYPICAL HOLD DOWN DETAIL

-HOLD DOWN INSTALLED PER HOLD DOWN SCHEDULE THIS SHEET, SEE

-A36 ALL THREAD ROD DRILLED AND

(D)HOLD DOWN AT MONOLITHIC SLAB FOUNDATION

EPOXIED 6" INTO FOOTING USING SIMPSON "SET"/"ET" OR USP CIA-GEL ADHESIVE.

(B) TYPICAL HOLD DOWN DETAIL

-HOLD DOWN INSTALLED PER HOLD DOWN SCHEDULE THIS SHEET, SEE PLANS FOR TYPE AND LOCATION. A36 ALL THREAD ROD-SIMPSON CNW1/2 -OR USP CNW12-ZP COUPLER NUT GROUT CMU SOLID AT ALL THREAD ROD--A36 ALL THREAD ROD DRILLED AND EPOXIED 6" INTO FOOTING USING SIMPSON "SET"/"ET" OR USP CIA-GEL ADHESIVE.

F HOLD DOWN AT CRAWL SPACE FOUNDATION

STRAP, SEE PLANS-FOR TYPE AND -FLOOR SYSTEM, LOCATION. SEE PLANS HOLD DOWN INSTALLED PER HOLD -2x6 EXTERIOR WALL DOWN SCHEDULE THIS SHEET, SEE PLANS FOR TYPE AND LOCATION. -A36 ALL THREAD ROD DRILLED AND EPOXIED 6" INTO FOOTING USING SIMPSON "SET"/"ET" OR USP CIA-GEL ADHESIVE.

(C)HOLD DOWN AT STEMWALL SLAB FOUNDATION

-HOLD DOWN INSTALLED PER HOLD DOWN SCHEDULE THIS SHEET, SEE

PLANS FOR TYPE AND LOCATION.

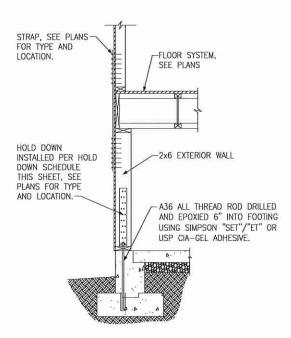
-A36 ALL THREAD ROD DRILLED AND

EPOXIED 6" INTO FOOTING USING SIMPSON

"SET"/"ET" OR USP CIA-GEL ADHESIVE.

HOLD DOWN AT BASEMENT FOUNDATION

-SIMPSON HOLD DOWN INSTALLED PER HOLD DOWN SCHEDULE THIS SHEET - A36 ALL THREAD ROD DRILLED AND EPOXIED 6" INTO FOOTING USING SIMPSON "SET" OR "ET" ADHESIVE. (C)HOLD DOWN AT STEMWALL SLAB



G HOLD DOWN AT BASEMENT FOUNDATION

	HOLI	D DOWN SCHE	EDULE
HOLD	DOWN	ALL THREAD ROD	FASTENERS
SIMPSON	USP	ALL THREAD ROD	PASIENCAS
LTT20B	LTS20B	½" DIA.	(10)10d NAILS
HTT4	HTT16	%" DIA.	(18)16dx2½" LONG NAILS
HTT5	HTT45	%" DIA.	(26)16dx2½" LONG NAILS



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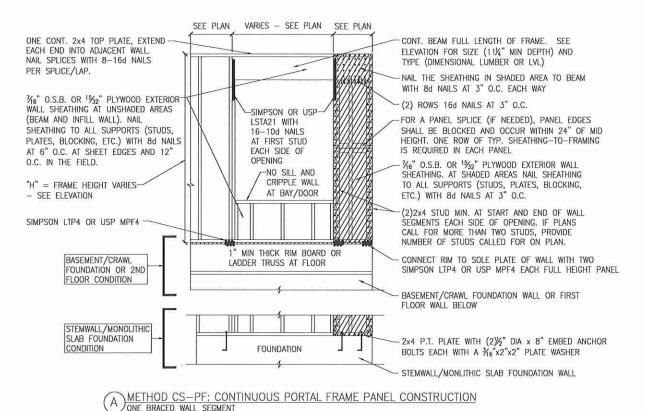
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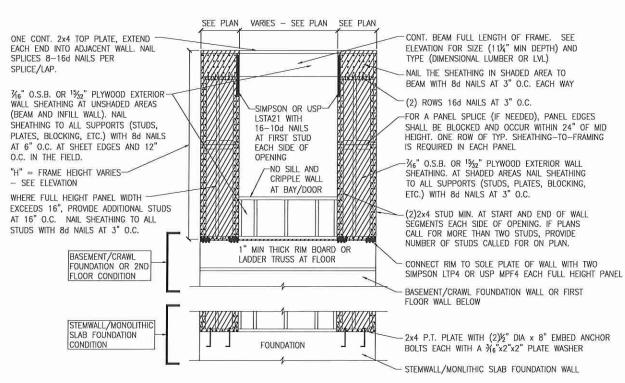
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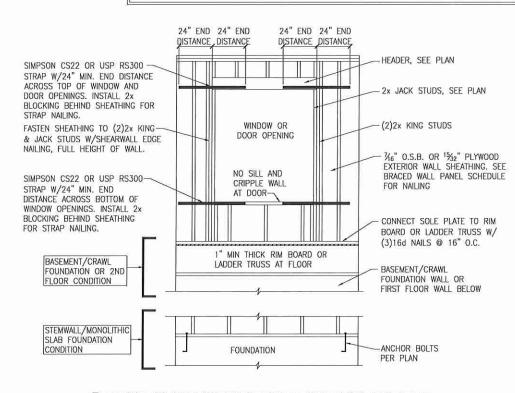


B) METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION TWO BRACED WALL SEGMENTS

	BRACED WALL	PANEL AN	ND ENGINEERED SHEAR WALL SCHEDULE
PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS
WSP	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS, <u>ENGINEERED ALTERNATIVE</u> : 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPOR
GB(1)	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE N DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS
GB(1)-4	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE INTERMEDIATE SUPPORTS
GB(2)	INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS
CS-WSP	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. <u>ENGINEERED ALTERNATIVE</u> : 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPOR
CS-PF	CONTINUOUS SHEATHED PORTAL FRAME	7/16" OSB	NAILING PER DETAIL
PFH	PORTAL FRAME WITH HOLD DOWNS	7/16" OSB	NAILING PER DETAIL
CS-ESW(1)	ENGINEERED SHEAR WALL, TYPE 1	7/16" OSB	8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENING
CS-ESW(2)	ENGINEERED SHEAR WALL, TYPE 2	7/16" OSB	8D COMMON NAILS AT 4" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENING
CS-ESW(3)	ENGINEERED SHEAR WALL, TYPE 3	7/16" OSB	BD COMMON NAILS AT 3" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENING

BRACED WALL PANEL NOTES:

- 1. ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- 2. PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
- 3. SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH 7/6" O.S.B., OR 15/32" PLYWOOD, FASTENED PER IRC. AT EXTERIOR CORNERS, SHEATHING SHALL BE FASTENED PER KSE BRACED WALL DETAILS. AT INTERIOR WALL INTERSECTIONS, FASTEN STUDS & WALL BRACING PER KSE BRACED WALL DETAILS.
- 4. BRACED WALL PANELS AND ENGINEERED SHEAR WALLS ARE PROVIDED PER IRC. PANEL LENGTHS SHOWN ON PLANS ARE THE MINIMUM LENGTH REQUIRED.



WINDOW OR DOOR REINFORCEMENT IN ENGINEERED SHEAR WALL ONLY REQUIRED WHERE SPECIFED ON PLANS







aced Wall Notes & Detai

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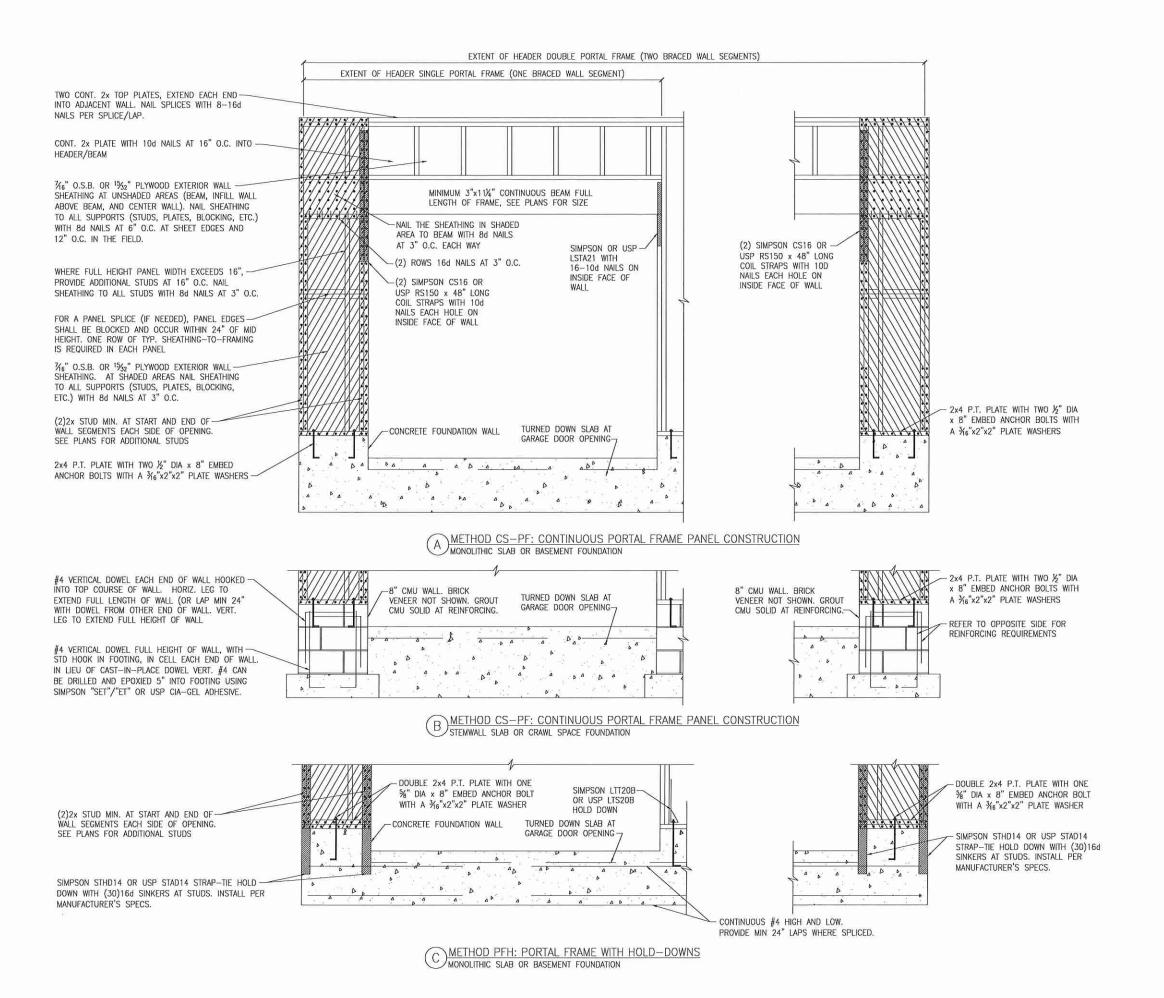
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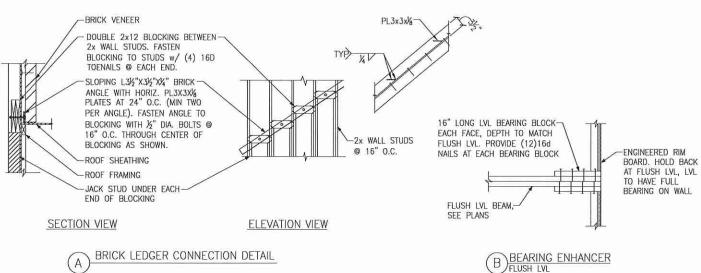
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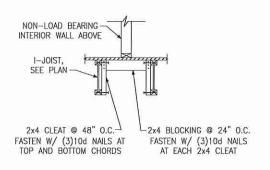
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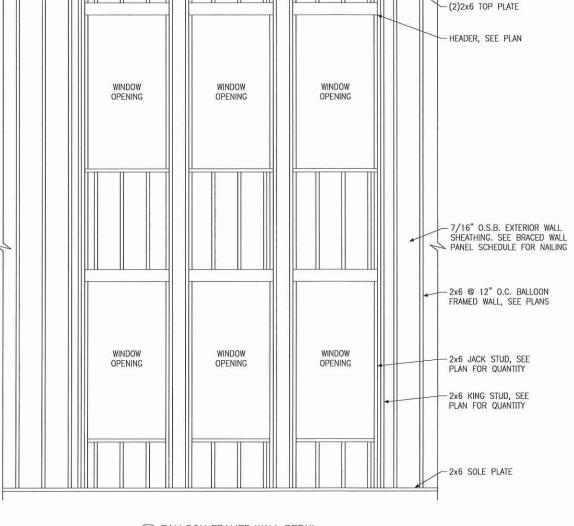
Carolina

M.P.H.





C I-JOIST LADDER BLOCKING
AS REQUIRED @ PARALLEL WALLS



DBALLOON FRAMED WALL DETAIL N.T.S.

Details Framing Miscellaneous

120 M.P.H. Carolina Division Project #: 105-19000

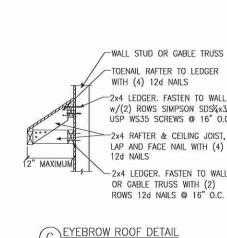
KSE ENGINEERING

Designed By: KRK Checked By: Issue Date: 1/1/19 Re-Issue:

Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34







LINE OF OPTIONAL BRICK

FASTEN RAFTER TO LEDGER WITH

2x4 LEDGER. FASTEN TO WALL STUDS

USP WS35 SCREWS @ 16" O.C.

FASTEN VERTICAL TO RAFTER &

CLG. JOIST w/(4) 12d NAILS.

WALL STUDS WITH (2) ROWS

BRICK VENEER, PER ELEVATION

-2x4 LEDGER. FASTEN TO

12d NAILS @ 16" O.C.

SUH24-2 HANGER

SIMPSON U24-2 OR USP

2x4 RAFTER & CEILING JOIST,

w/(2) ROWS SIMPSON SDS4x31/2" OR

SIMPSON H3 OR USP RT3A

-WALL STUD OR GABLE TRUSS

-WALL SHEATHING

-2x4 VERTICAL

LAP WITH VERTICAL

12"x12"x½" OSB GUSSET. FASTEN GUSSET TO

FRAMING w/8d NAILS @

2'-6" MAXIMUM

4" O.C. INTO EACH

- MEMBER.

2x4 LEDGER, FASTEN TO

WALL STUDS w/(2) ROWS

SIMPSON SDS1/4×31/2" OR USP

WS35 SCREWS @ 16" O.C.

2x4 LEDGER. FASTEN TO WALL STUDS w/(2) ROWS SIMPSON SDS4x3½" OR USP WS35 SCREWS @ 16" O.C. -2x4 RAFTER & CEILING JOIST, -2x4 LEDGER, FASTEN TO WALL

C EYEBROW ROOF DETAIL STRAIGHT ROOF

IEERING
KERTOWN, PA 18951
(215) 804-4449

KSE ENGINE

Detail Framing scellaneous

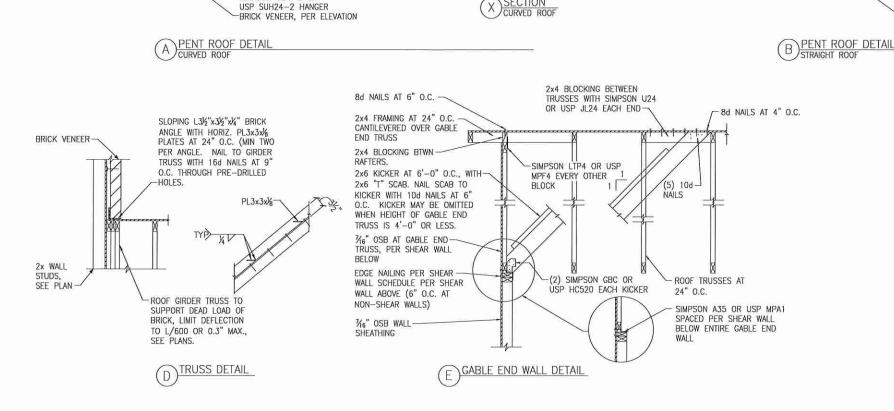
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Division Μ. Б. 120

arolina

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



2x12 RAFTER WITH

CURVED PROFILE

CUT INTO RAFTER-

OSB GUSSET, CUT TO-

MATCH ROOF PROFILE

FASTEN GUSSET TO

FRAMING w/8d NAILS @ 4"

O.C. INTO EACH MEMBER.

2x4 VERTICAL-

LINE OF OPTIONAL BRICK

FASTEN RAFTER TO LEDGER WITH SIMPSON H3 OR USP RT3A

2x4 LEDGER. FASTEN TO WALL STUDS

w/(2) ROWS SIMPSON SDS4x3½" OR USP WS35 SCREWS @ 16" O.C.

FASTEN VERTICAL TO RAFTER &

CLG. JOIST w/(4) 12d NAILS.

WALL STUDS WITH (2) ROWS

-2x4 LEDGER. FASTEN TO

12d NAILS @ 16" O.C.

-SIMPSON U24-2 OR

-WALL STUD OR GABLE TRUSS

-WALL SHEATHING

-2x4 VERTICAL

-2x4 CEILING JOIST,

LAP WITH VERTICAL

OSB GUSSET, CUT TO

MATCH ROOF PROFILE

FASTEN GUSSET TO

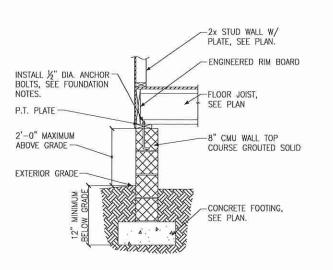
FRAMING w/8d NAILS @ 4"

O.C. INTO EACH MEMBER.

2'-6" MAXIMUM

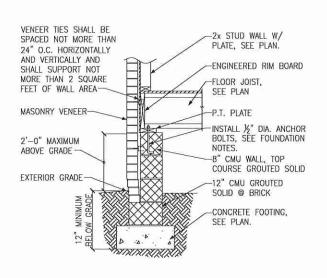
2x12 RAFTER WITH — CURVED PROFILE

CUT INTO RAFTER

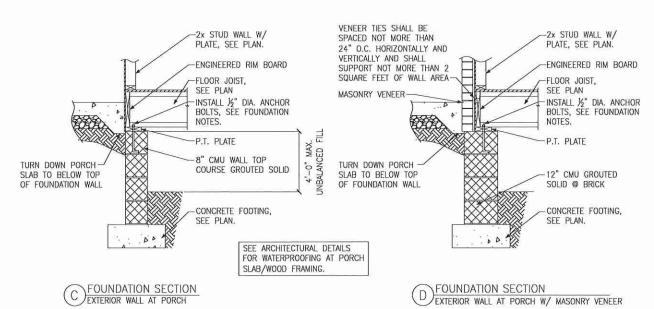


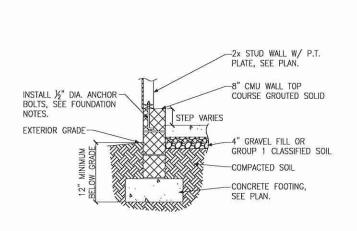
FOUNDATION SECTION

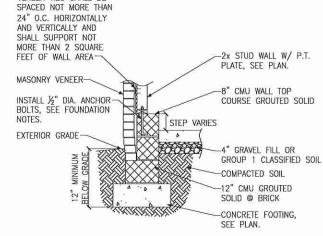
(A) EXTERIOR WALL

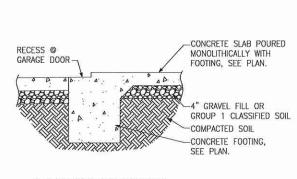


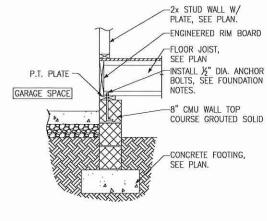
B FOUNDATION SECTION
EXTERIOR WALL @ MASONRY VENEER











LIVING SPACE

	FOUND	ATION	SECT	10	N	
F	EXTERIOR	GARAGE	WALL	0	N MASONRY	VENEER

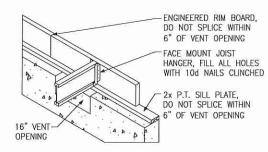
VENEER TIES SHALL BE

GARAGE	DOOR	SECTION
GARAGE	DOOK	

	FOLINDA	TION	SECTION
H.	PUNDA	HON	SECTION
راای	INTERIOR C	ARAGE	WALL

	шинишиниши	
	FLOOR JOIST, SEE PLAN	
GIRDER PER— PLAN	2x8 PT BEARING BLOCK, FULL LENGTH OF PIER	
CMU PIER GRO SOLID, SEE SO FOR SIZE AND	HEDULE HEDULE	
LIMITS	CONCRETE FOOTING, SEE PLAN.	

FOUNDATION SECTION EXTERIOR GARAGE WALL



PIER HEIGHT			PIER SIZE			MIN. FOOTING SIZE 24" x 24" x 12" U.N.O.					
UP T	0	2'-8"	8"	х	16"	24"	X	24"	x	12"	U.N.O
UP T	0	5'-4"	16"	X	16"	24"	X	24"	X	12"	U.N.O
UP T	0	8'-0"	16"	х	16"	30"	х	30"	x	12"	U.N.O
MASC	N	RY OR	COV	YU	KEIL	OR	10	IP C	UU	KSE	FILLED

DIED HID FOOTING COLLEDING



(K) CRAWL SPACE VENT DETAIL



ENGINEERING
UITE 201, QUAKERTOWN, PA 18951
(215) 804-4449 Ш

Detail

Foundation

Space

raw|

Project #: 105-19000

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M.P.H.

Carolina

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