40' PLANS

design group

of georgia

ATLANTA, GEORGIA LOCATION, 1045 SATELLITE BLYD SUTE 850 DULITH, GA. 3009T PHONE: TIO-315-1351

NO: DATE: REVISION FIRST SUBMITAL SRO CAR GARAGE OPTIONS ADDRED <u>∕</u>5 II.2536 FRAME MALK

PROFESSIONAL SEAL:

40' Plans

PLAN CHANGES:

DESCRIPTION DATE 05.31.16 FIRST SUBMITTAL 10,04.16

11.2316

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

JESSAMINE -

CONSULTANTS:

BUILDER SET:

BUILDER HIH HOMES

PHONE: (910) 486-4864

CONTACT: JAMIE GODWIN EMAIL: JAMIEGODWINGHHHOMES.COM

GMD DESIGN GROUP 1845 SATELLITE BLVD. STE 850 DULUTH, GA. 30097 PHONE: (TTO) 315-1351

CONTACT: DONALD J. MCGRATH EMAIL: DONNIEGGMDDESIGNGROUP.COM

OPT. 3-CAR GARAGE

STRUCTURAL ENGINEER KSE ENGINEERING 1900 AM DR. STE 201 QUAKERTOWN, PA. 1895

PHONE: (215) 541-2271 CONTACT: KENNETH KEEN EMAIL: KENOKSE-ENG.COM

CLIENTS NAME: AREA CALCULATIONS:

GENERAL NOTES DESIGNER:

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COMED, DUFLICATED, ALTERED, MODIFIED OR REVISED IN ANY MAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.

CONTRACTOR SHALL YERFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCES SHALL BE BROAGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH WORK. ANY ERRORS OR OMISSIONS FOUND IN THESE DRAMBING SHALL BE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION INVESTIGATELY.

DO NOT SCALE DRAMINGS, INTITIEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

ALL DIMENSIONS ARE TO FACE OF STILD OR TO FACE OF FRAMING UNLESS

ALL TRUES DRAWNES TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERVIT. ALL OR BOULD SUBSTITUTIONS HIST BE SUBHITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.

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

ALL ELECTRICAL AND NECHANICAL EXAMPLEIT AND NETERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.

PROVIDE BLOCKING AND/OR BACKING AT ALL TOMBL BAR, TOMBL RING AND/OR TOLLET PAPER INCLEDE LOCATIONS, AS SHOWN PER PLAN TYPICAL AT ALL BATHROOMS AND POWDER ROOMS, VERIFY LOCATIONS AT FRAMING WALK.

ELASTONERIC SHEET MATERIPROOFING FURNISH AND INSTALL ALL MATERIPROOFING COMPLETE, A 40 ML, SELF-ADHERING MENGRANE OF RUBBERIZED CONTILLE A 40 MILL SELF-VARENCE FEBREARE OF ROBBENIZED
ASPIALT INTEGRALLY BONDED TO POLYETHYLENE SHEETING, OR EQUAL.
INSTALL PER HAMPACTIARES AND TRADE ASSOCIATION'S PRINTED
INSTALLATION INSTRUCTIONS. 6° MINIMUM LAP AT ALL ADJACENT WALL SURFACES.

TO THE BEST OF THE DESIGNER'S KNOWLENGE THESE DOCUMENTS ARE IN COMPORTANCE WITH THE REGULARMENTS OF THE BUILDING AUTHORITIES HAVING JANSSOCTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY,

SHOP DRAMME REVIEW AND DISTRIBUSTION, ALCASE WITH PRODUCT SUPPLIFIALS, REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, INLESS DIRECTED OTHERWISE INDER A SEPARATIE AGREPHENT.

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVISION OF THE DESIGNER AND THE OWNER PRIOR TO THE START OF HORK IN CLESTION, ANY DEVIATIONS FROM THESE DOCUMENTS INTUITY PRIOR REVIEW, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLIDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VISIDORS.

THE BULDER SHALL FURNESH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOILS REPORT), ON THE STUDY OF THE PROPOSED SITE, TO THE DESIGNER, STRICUTRAL ENGINEER, AND GENERAL CONTRACTOR, IN THE EYENT THE ORDIT OF DOING THE SOILS CONDITION SHALL BE ASSUMED TO BE A HINDHAM DESIGN SOIL PRESIGNE STATED BY THE STRICUTRAL DESIGN. GENERAL CONTRACTOR SHALL ASSURE THE SOIL CONDITIONS WEET OR EXCEED THE PROPOSE OF STRICUTRAL DESIGN.

ALL HORK PERFORMED BY THE GENERAL CONTRACTOR SHALL COMPLY AND COMPORED HITH LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS, ALONG HITH ALL CHER NUMBERTHES HAVING SURGESCHOOL THE GENERAL CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REGULRENENTS AND GOVERNING REGULATIONS.

MINDOM SUPPLIER TO VERIPY AT LEAST ONE MINDOM IN ALL BEDROOMS TO HAVE A CLEAR EGRESO OPENING OF 5.7 SQ FF WITH MIN, DIVENSION OF 24" IN HEIGHT AND 20" IN MOTH-SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR, (FOR LOCAL CODE) ALL HANDRAIL BALLISTERS TO BE SPACED SICH THAT A 4" SPHERE CANNOT PASS BETHER BALLISTERS, (PER LOCAL CODE) PROVIDE STAIR HANDRAILS AND GUARDRAILS PER

THE SCOPE OF THIS SET OF PLANS IS TO PROVIDE A "BALDERS SET"
OF CANSTRUCTION DOCUMENTS AND GENERAL NOTES HEREINAFTER REFERRED TO AS "PLANS".
HIS SET OF PLANS IS SHEPICIENT TO ORBINA IS BLUDING PERMIT HOREVER, ALL HATTRIALS
AND HETHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT
NECESSARY TO DESCRIBED THE PLANS DELINARITE AND DESCRIBE ONLY LOCATIONS,
DIFFERIONS, TYPES OF HATTRIALS, AND GENERAL PRODUCTS OR OTHER METHODS OF ASSISTANT
HEY ARE NOT INTERIOR TO SPECIFY PARTICULAR PRODUCTS OR OTHER METHODS OF ANY
SPECIFIC HATTRIALS, PRODUCT OR PETHOD THE HET DEBITATION OF THE PLANS REGULES A
LIBIT / COMPLACTOR THOSQUENTY KNOWLEDGE-BALE INTI THE APPLICABLE BILLIONS CODES
AND HETHODS OF CONSTRUCTION SPECIFIC TO THIS PRODUCT TYPE AND TYPE OF CONSTRUCTION

AND PETILLOS OF CONSIGNATION SPECIFIC IO THIS PROJUCE HORK OF THE SPECIFIC CALLITY, RECORDER OF THE SPECIFIC CALLITY, RECORDER OF THE SPECIFIC CALLITY, RESER CALLITY LEVEL IS NOT INSIGNATE, PROVIDE HORK OF THE SPECIFIC CALLITY, CASTOMARY IN SIMILAR TYPES OF HORK, HERE THE PLANS AND SPECIFICATIONS, CODES, LAVE, RECOLLATIONS, HAMPECTURERS RECOMMENDED OR INDUSTRY STANDARDS REQUIRE HORK OF HOHER CALLITY OR PROVIDENCIAN COMPLLING HOR STANDARDS REQUIRE HORK OF HOHER HOR HOR HOR CALLITY PROVISIONS OF THOSE REGUIREMENTS OCCUPILITY OF THE HORE REGUIREMENTS AND CALLITY HOR THE HORY STANDARD PROVIDENCIAN COMPLICATION OF THE MEASUREMENTS AND THE HORY STANDARD THE MEASUREMENTS AND THE HORY STANDARD THE MEASUREMENT OF THE HORY STANDARD THE MEASUREMENT OF THE

ELEV 'A' | ELEV B' | ELEV C' Ist FLOOR 1349 SF 1349 SF 1349 SF 2nd FLOOR 1503 SF 1503 SF 1509 SF TOTAL LIVING 2852 SF 2852 SF 2852 SF GARAGE 421 SF 42i 5F 421 SF 101 SF 107 SF 101 SF PORCH OPT. COVERED PATIO +120 SF 4120 SF +120 SF +108 SF OPT. HRAP-AROUND PORCH +108 SF +108 SF

240 SF

240 SF

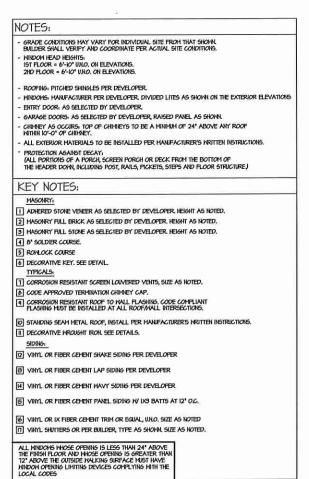
JESSAMINE SQUARE FOOTAGES

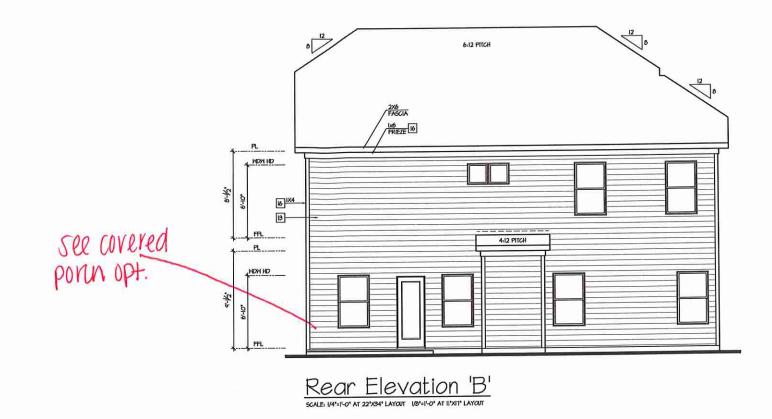
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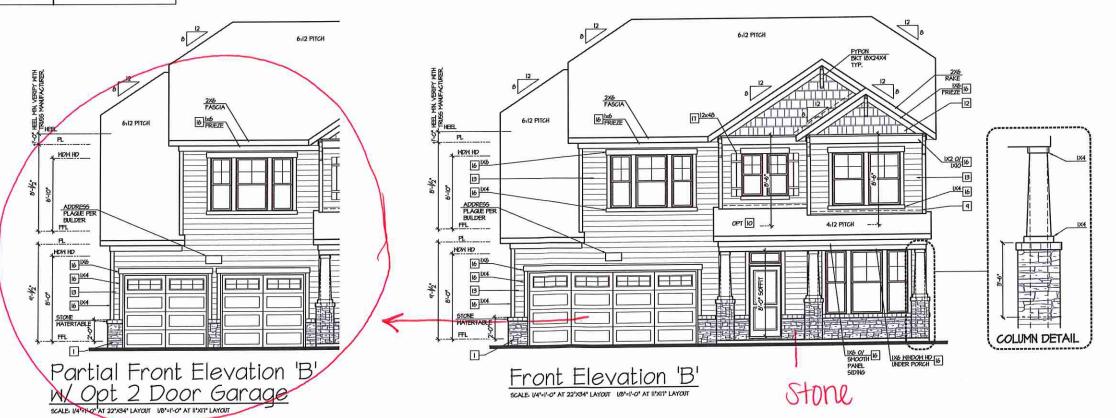
TITLE SHEET

Jan 1, 2019

T-1









of georgia

ATLANTA, GEORGIA LOCATIONA 1845 SATELLITE BLVD SUITE 850 DULITH, GA 3004T PHONE: TIO-375-1351

THESE PLAYS AND SPECIFICATIONS
ARE PROTECTED UNDER PEDERAL
COPPRISHT LAYS.

GAP OF SECRESA INC.

HARTAINS OTHERSHEY OF SICH
WITH JUNEAU PROME RAFE.

NO. DATE REVISION:

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BED CAR SARAGE
OFFICIALS ADDED

1.2316 FRAME MALK
GUNNESS

PROJECT TITLE:

40' Plans

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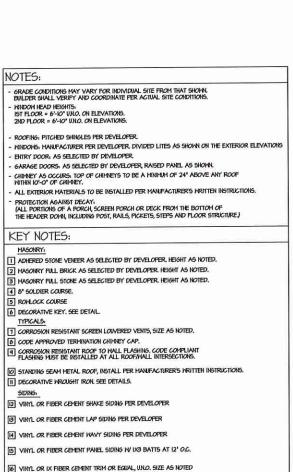


РЯОЛЕСТНО: GMD-GAI6014

JESSAMINE - LH
EXTERIOR
ELEVATIONS 'B'

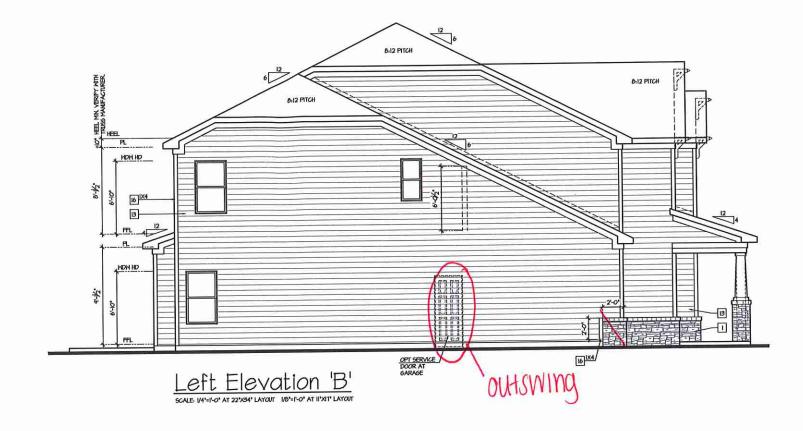
PRINT DATE: Jan 1, 2019

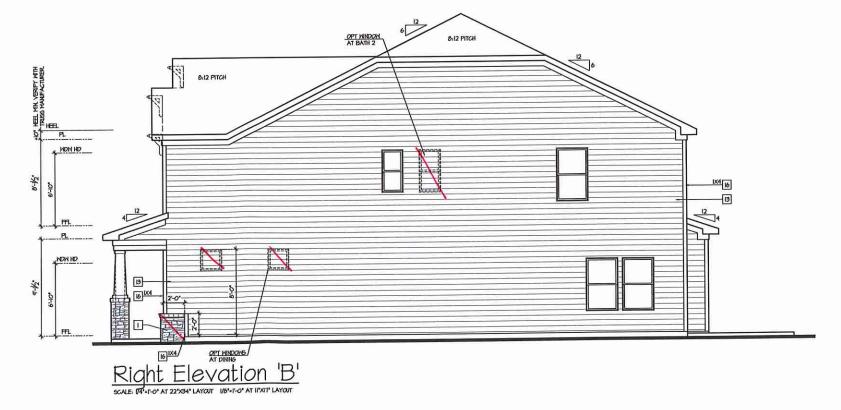
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TO VINYL SHUTTERS OR PER BUILDER, TYPE AS SHOWN, SIZE AS NOTED.

ALL WINDOWS PHOSE OPENING IS LESS THAN 24* ABOVE THE FINISH FLOOR AND PHOSE OPENING IS GREATER THAN 12* ABOVE THE CUTSIDE WALKING SURFACE HIST HAVE WINDOWS OPENING LIMITING DEVICES COMPLYING WITH THE LOCAL CODES







of georgia

Atlanta, Georgia Location. 1845 Satellite Blvd Sate 850 Dauth, Ga. 3004t Prone. Tro-375-7351

Ю	DATE	REVISION
À	05.59.16	FIRST SUMITIAL
◬	6,100	SRD CAR 6ARA6 OPTIONS ADDRED
⅓	11.2336	FRAME HALK GWIGES
PROC	ESSIONAL S	FAI -

PROJECT TITLE:

40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

CLIENTS NAME:

PROJECT NO: GMD-GAI6014

JESSAMINE - LH EXTERIOR ELEVATIONS 'B'

Jan 1, 2019

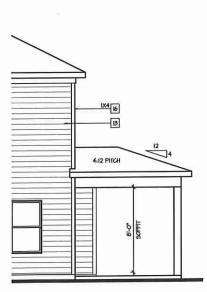
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NOTES:

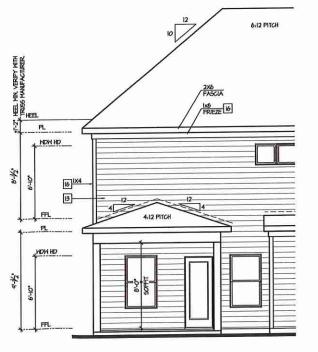
- GRADE CONDITIONS MAY WARY FOR INDIVIDUAL SITE FROM THAT SHOWN, BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- MNDOW HEAD HEIGHTS: 15T FLOOR = 6'-10" UNLO, ON ELEVATIONS. 2ND FLOOR = 6'-10" UNLO, ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- MINDONS: MANUFACTURER PER DEVELOPER, DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATION
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN. - CHIMEY AS OCCURS, TOP OF CHIMEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF MITHIN 10'-0" OF CHIMEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S MRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY;
 (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF
 THE HEADER DOWN, INCLIDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE)
- KEY NOTES:

MASONRY

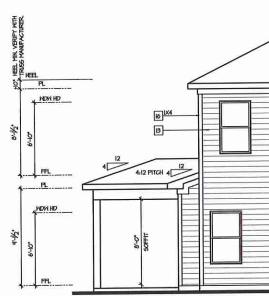
- ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
- 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
- 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.
- 4 8' SOLDIER COURSE.
- 5 ROWLOCK COURSE
- 6 DECORATIVE KEY, SEE DETAIL
- TO CORROSION RESISTANT SCREEN LOWERED VENTS, SIZE AS NOTED.
- 6 CODE APPROVED TERMINATION CHIMNEY CAP.
- TO CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- STANDING SEAM HETAL ROOF, INSTALL PER HANDFACTURER'S HRITTEN INSTRUCTIONS.
- III DECORATIVE WROUGHT IRON, SEE DETAILS.
- 12 VINTL OR FIDER CEMENT SHAKE SIDING PER DEVELOPER
- 13 VINTL OR FIBER CEMENT LAP SIDING PER DEVELOPER
- W VINTL OR FIBER CEMENT WAVY SIDING PER DEVELOPER
- [5] VINTL OR FIBER CEMENT PANEL SIDING W IX3 BATTS AT 12" O.C.
- III VIN'L OR IX FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED
- IT VINYL SHUTTERS OR PER BULDER, TYPE AS SHOWN, SIZE AS NOTED.
- ALL MNDONG MICSE OFENING IS LESS THAN 24' ABOVE THE FINISH FLOOR, AND MICSE OFENING IS GREATER THAN 12' ABOVE THE OUTSIDE MALKING SURFACE MIST HAVE MNDON OFENING LIMITING DEVICES COMPLYING WITH THE LOCAL CODES











Partial Left Elevation
W/Opt Covered Patio
SCALE, 147=1-0' AT 227934' LAYOUT 187=1-0' AT 11731' LAYOUT DAY (M)



of georgia

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

DATE	REVISION
0531.66	FIRST SJEHTTAL
10,0436	SRO CAR SARASI CIPTIONS ADDRED
11.2536	FRANE HALK CHWISES
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	10.0436

PROJECT TITLE:

40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

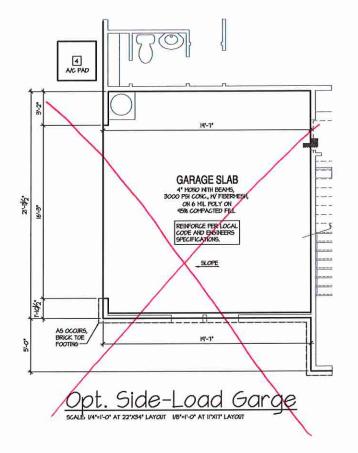


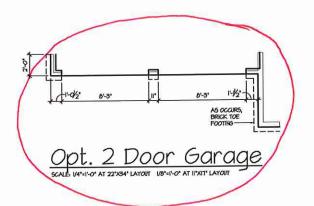
РНОЛЕСТ НО: GMD-GAI6014

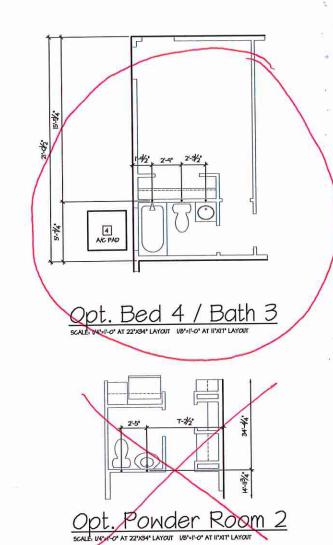
JESSAMINE - LH **EXTERIOR ELEVATIONS** OPTIONS

PRINT DATE: Jan 1, 2019

A1.5.7









of georgia

ATLANTA, GEORGIA LOCATION, 1849 SATELLITE BLVD SUITE 850 DULUTH, GA 3004T PHONE: T10-915-1351

NO:	DATE	REVISION:
Δ	05.50.6	FIRST SAMMITAL
Ā	10.0436	SFED CAR BARASE OPTIONS ADDED
҈	IL2336	FRAME HALK GIMBES

PROJECT TITLE:

40' Plans

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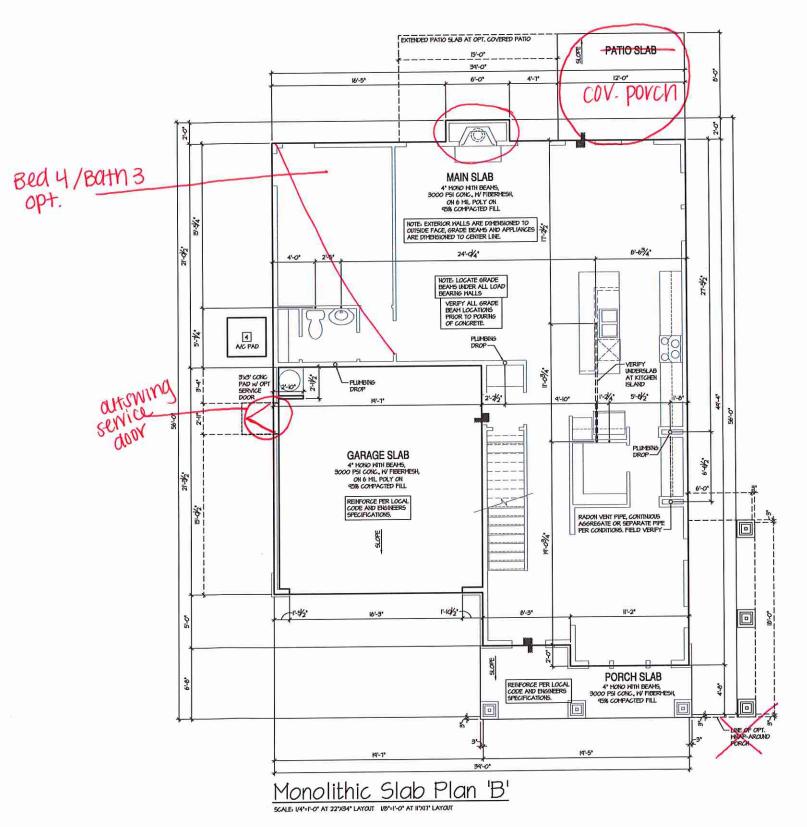


РРЮЛЕСТ НО: GMD-GAI6014

SHEET HITLE: JESSAMINE - LH MONOLITHIC SLAB PLAN OPTIONS

PRINT DATE: Jan 1, 2019

A1.0.1





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ATLAITA, GEORGIA LOCATION, 1845 SATELLITE BLVD SATE 850 DULTH, GA. 30047 PHONE: TIO-315-1351

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ARE PROTECTED UNDER PEDERAL
COPYRIGHT LAYE. @ 64D DESIGN
GROUP OF SECRETA, BY OF
HARITADE OMERSHIP OF SICH
AND ALL RIGHTS AND PRIVILEGES.

△	05.31.36	FIRST SCHITTAL
◬	10.0436	SRD CAR GARAGE OFTIONS ADDRED
⅓	11.2336	FRAME HALK CHANGES

PROJECT TITLE:

40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

CUENTS NWE:

РПОЛЕСТ NO: GMD-GA16014

SHEET TIME:
JESSAMINE - LH MONOLITHIC SLAB PLAN 'B'

PRINT DATE: Jan 1, 2019

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KEY NOTES:

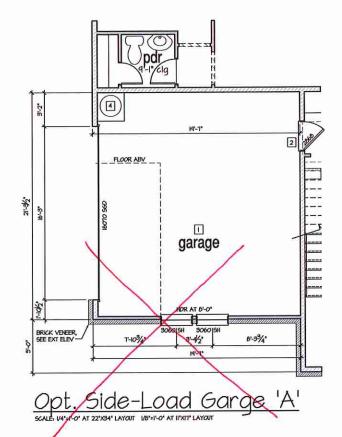
FIRE PROTECTION HOUSE TO GARAGE FIRE SEPARATION, GARAGEAKUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (I) LAYER V2" GYPSUM BOARD, (PER LOCAL CODE)

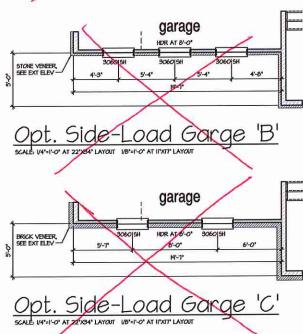
GARAGEHOUSE SEPARATION AT HORIZONTIAL SURFACES SHALL BE PROTECTED WITH ONE (I) LAYER 5/8*
TYPE 'X' GYPSIM BOARD, (PER LOCAL CODE)

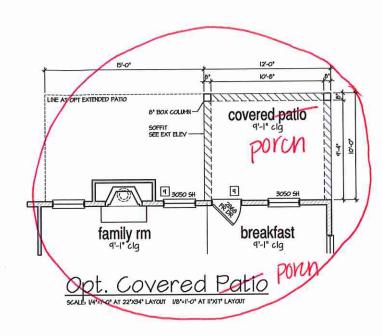
- | HOUSE TO GARAGE DOOR SEPARATION PROVIDE 1-3/6* SOLID CORE DOOR OR APPROVED 20 HINTE RATED DOOR (PER LOCAL CODE)
- BENEATH STAIRS AND LANDINGS, I/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS, (FER LOCAL CODE)
- FOR THE USE OF EXPOSED GAS HATER HEATERS IN THE GARAGE, INSTALL THE HATER HEATER PER LOCAL CODE, ID' HIGH PLATFORM, PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE INPACT PROTECTION PER LOCAL CODE.
- | S FAU DOO'R HATFORM VERIFY MITH TRUSS HANDFACTURER.
 | O'-6" MIN. CLEAR IEIGHT TO HORIZONTAL HEMBERS,
 | 2"MS" O'MR 2"MS BOTTON CHORD, OF TRUSS, VERIFY W TRUSSES)
 | O AC CONDENSER PAD., (VERIFY)
 |
- T PRE-FABRICATED METAL FIREPLACE.
 INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- D ATTIC ACCESS LARGE BIXUSH TO REPLOYE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30/322". FIRE RATED ACCESS AS NOTED. (FIRE LOCAL COOR) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES, (25 UZ Y SAY SUZE).
- TYPICALS:

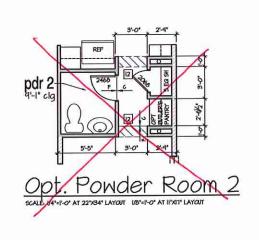
 I TEMPERED SAFETY GLASS, (PER LOCAL CODE)
- 10 PLYMOOD SHELF ABOVE WITH DRYWALL FINISH OVER, HEIGHT AS NOTED.
- III HALF WALL, HEIGHT AS NOTED.
- [2] INTERIOR SOFFITS: FFL = 8'4' UNO. SFL = T'-6' UNO. BATHS:
- B SHOWER TEMPERED GLASS ENCLOSURE
- III TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.
- IS CERAMIC TILE SHOWER AND FLOOR TEMPERED GLASS ENCLOSIRE.
- (6) GARDEN TUB IS A SLIDE IN FIBERGLASS MODEL PER BUILDER
- TO SO' FREE STANDING ELECTRICAL RANGE OR OPT. GAS RANGE VEHT PER MANUFACTURER'S MRITTEN INSTRUCTIONS.
- D 30' ELECTRICAL COOKTOP OR OPT. 6AS COOKTOP AND HOOD VEHT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- M ELECTRIC OVEN WITH MICROMAVE OVEN.

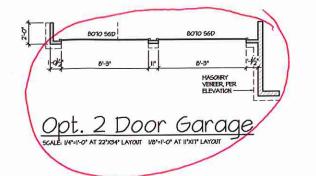
9'-I" STAIR NOTE: (ISE 14" T.J. WITH 3/4" PLYHOOD SUBFLOOR)
IS TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.77" = 124 1/4" TOTAL
RISE VERIFY

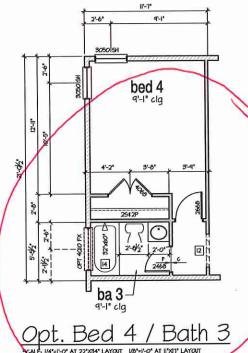


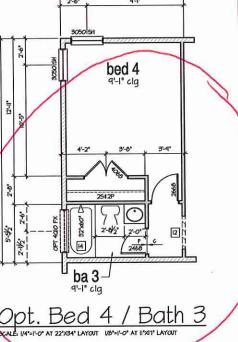


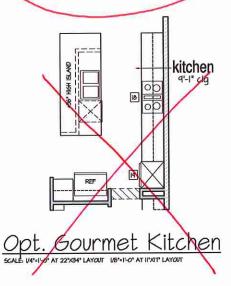














ATLANTA, GEORGIA LOCATION. 1845 SATELLITE BLVD SATE 850 DULITH, GA 3009T PHONE. TIO-375-7351

No.	DATE	REVISION:
	05.59.16 10.04.16	FIRST SUBMITAL SRD CAR SARASE CPTIONS ADDED
҈	11.2536	FRANE HALK CHANGES

PROJECT TITLE:

40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

क HOMES

POJECT NO: GMD-GAIGOI4

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

PRINT DATE: Jan 1, 2019

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FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. WINDOW HEAD HEIGHTS: IST FLOOR = 6'-10" UNIO. ON ELEVATIONS. ZND FLOOR = 6-10" UNO. ON ELEVATIONS

ALL DIMENSIONS TO HINDONS AND DOORS ARE TO CENTERLINE.

WALL LEGEND:

PULL HEIGHT 2X4 HOOD STUD PARTITION FULL HEIGHT 2X6 HOOD STUD PARTITION viiiiiiiiiii STUD HALL BELOW HEISHT AND STUD SUZE AS NOTED BRICK / STONE VENEER

8771 LOM GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED DRYHALL OPENING, HEIGHT AS NOTED ON PLAN.

KEY NOTES:

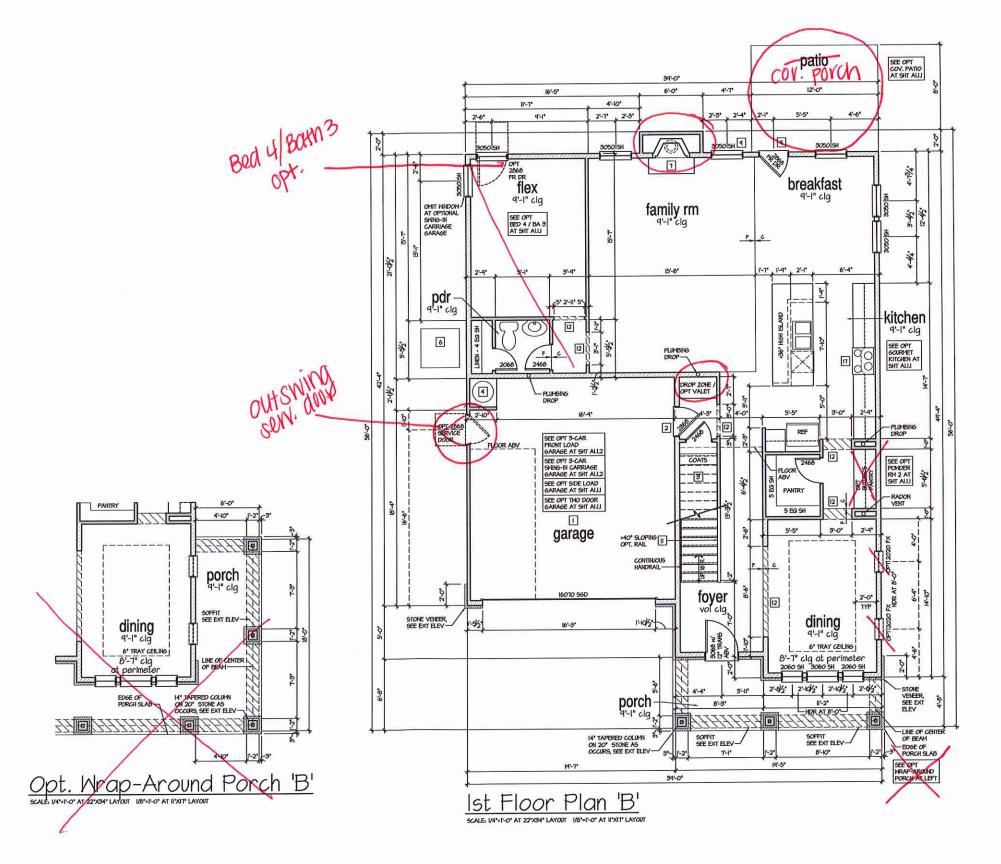
FIRE PROTECTION:

- HOUSE TO GARAGE FIRE SEPARATION, GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (I) LAYER 1/2" GYPSIM BOARD, (PER LOCAL CODE) GARAGENOUSE SEPARATION AT HORIZONTIAL SURFACES SHALL BE PROTECTED WITH ONE (I) LAYER 5/0" TYPE 'X' GYPSUM BOARD, (PER LOCAL, CODE)
- [2] HOUSE TO GARAGE DOOR SEPARATION PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 HINTE RATED DOOR (FER LOCAL CODE)
- BEHEATH STAIRS AND LANDINGS, I/2' GYPSIM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS, (FER LOCAL CODE) MEP'S
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, BOTALL THE MATER HEATER FOR LOCAL CODE, ID'S HIGH PLATFORM, PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE INPACT PROTECTION PER LOCAL CODE.

- THE FABRICATED METAL FIREPLACE.
 INSTALL PER HANDFACTURER'S WRITTEN INSTRUCTIONS.
- ATTIC ACCESS LARGE BIOLOGH TO REPOVE LARGEST PIECE OF EQUIPHENT BUT NOT LESS THAN 30 Y22". FIRE RATED ACCESS AS NOTED. (FIRE LOCAL CODE) ATTIC ACCESS LADDER, VERIET LOCATION AND SIZE HITH TRUSSES, (25 U2" X 54" SIZE).
- TYPICALS:

 1 TEMPERED SAFETY GLASS, (PER LOCAL CODE)
- [6] PLYWOOD SHELF ABOVE NITH DRYWALL FINISH OVER, HEIGHT AS NOTED.
- III HALF WALL, HEIGHT AS NOTED.
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- DO ELECTRICAL COOKTOP OR OPT. 6AS COOKTOP AND HOOD VEHT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- FI ELECTRIC OVEN WITH MICROHAVE OVEN

9'-1" STAIR NOTE: (ISE 14' TJ MITH 3/4' PLYNCOD SUBFLOOR) IS TREADS AT 10' EACH VERIFY IS RISERS AT 10' TJ. TJ. 11' = 124 1/4' TOTAL RISER VERIFY





ATLANTA, GEORGIA LOCATION. 1845 SATELLITE BLVD SUITE 850 DULITH, GA 3004T PHONE: TIO-975-1351

NO	DATE	REVISION:
Δ	C5.5U6	FIRST SUMITAL
◬	10.0436	SRD CAR GARAG OPTIONS ADDRED
◬	11.2336	FRAME HALK GWIGES

PROJECT TITLE:

40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

8 HOMES

ROJECT NO: GMD-GAIGOI4

JESSAMINE - LH 1st FLOOR PLAN 'B'

PRINT DATE Jan 1, 2019

A1.1.3

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. MINDOM HEAD HEIGHTS.
15T FLOOR = 6-10" UNO. ON ELEVATIONS.
2ND FLOOR = 6-10" UNO. ON ELEVATIONS.

ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

WALL LEGEND:

FULL HEIGHT 2X4 HOOD STUD PARTITION FULL HEIGHT 2X6 MOOD STUD PARTITION STUD HALL BELOW HEIGHT AND STUD SUZE AS NOTED BRICK / STONE VEHEER 1111 LOW GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED DRYNALL OPENING, HEIGHT AS NOTED ON PLAN

KEY NOTES:

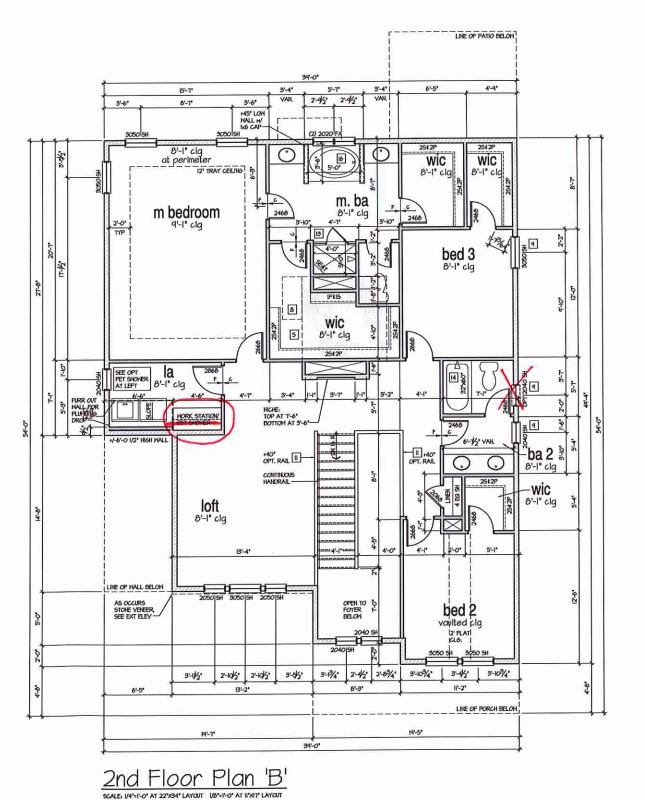
FIRE PROTECTION

- HOUSE TO GARAGE FIRE SEPARATION GARAGEAROUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER I/2" GYPSUM BOARD, (PER LOCAL, CODE) GARAGE/HOUSE SEPARATION AT HORIZONTIAL SURFACES SHALL BE PROTECTED WITH ONE (I) LAYER 5/6"
 TYPE 'X' GYPSIM BOARD, (PER LOCAL CODE)
- [2] HOUSE TO GARAGE DOOR SEPARATION, PROVIDE I-3/6" SOLID CORE DOOR OR APPROVED 20 MINITE RATED DOOR (PER LOCAL CODE)
- BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER LOCAL CODE)
- FOR THE USE OF EXPOSED GAS HATER HEATERS IN THE GARAGE,
 BISTALL THE MATER HEATER PER LOCAL CODE, ID HIGH PLATFORM,
 IPPOTED THE GAS APPLIANCE FROM MOTOR VEHICLE
 IMPACT PROTECTION FER LOCAL CODE.
- | SAU D'AO' PLATFORU VERIFY WITH TRUSS HANDACTIRER.
 | (6'-6' HIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS.)
 | 2''AB' O'NER 2''X'A' BOTTON (HORD. OF TRUSS, VERIFY WY TRUSSES.)
 | AKC CONDENSER PAD. (MERIFY)
- PRE-FABRICATED METAL FIREPLACE.

 INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- IN ATTIC ACCESS LARGE ENCUSH TO REPOYDE LARGEST PECCE
 OF EQUIPMENT BUT NOT LESS THAN 30°X22°, FIRE RATED
 ACCESS AN IOTED, (FRE LOCAL CODE)
 ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES.
 (25 102° X SY 4" SIZE) TYPICALS:
- [4] TEMPERED SAFETY GLASS, (PER LOCAL CODE)
- PLYMOOD SHELF ABOVE WITH DRYWALL FINISH OVER, HEIGHT AS NOTED.
- III HALF WALL HEIGHT AS NOTED.
- 12 INTERIOR SOFFITS: FFL = 8'-1" UNO. SFL = T'-6" UNO. BATHS:
- B SHOWER TEMPERED GLASS ENCLOSURE.
- IN TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.
- IS CERAMIC TILE SHOWER AND FLOOR, TEMPERED GLASS ENCLOSURE.
- 6 GARDEN TUB IS A SLIDE IN FIBERGLASS MODEL PER BUILDER KITCHEN
- III 30' FREE STANDING ELECTRICAL RANGE OR OPT. GAS RANGE VENT FOR MANUFACTURER'S MOTTEN INSTRUCTIONS.
- (ID) 30' ELECTRICAL COOKTOP OR OPT, 6AS COOKTOP AND HOOD YENT PER MANUFACTURERS INSTITUTED INSTRUCTIONS.
- H ELECTRIC OVEN WITH HICROHAVE OVEN

9'-1" STAIR NOTE: (SE IA'T I MITH 3/A' PLYMOOD SUBFLOX IS TREADS AT IO' BACH VERIFY IG RISERS AT I-1 '-1.TI' = 124 I/A' TOTAL RISE VERIFY





design group of georgia

ATLANTA, GEORGIA LOCATION, 1845 SATELLITE BLVD SUITE 850 DULUTH, 6A 30041 PHONE, TIO-315-1351

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OD416 SEC CAR SARASE
OFFICING ADDED <u>3</u> 11.2536 FRAME HALK

PROJECT TITLE:

40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

CLIENTS NAME

PROJECT NO: GMD-GAI6014

SHEET TITLE:

JESSAMINE - LH 2nd FLOOR PLAN 'B'

PRINT DATE: Jan 1, 2019

A1.2.1

9'-|" STAIR NOTE: (NE H' TJ MITH 3M' PLIMOOD SUPPLOOR) IS TREADS AT 10' EACH MERIPY IS RISERS AT 4-1.TIT' = 124 VM' TOTAL RISER VERUPY

NOTES:

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

THESE BULDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS, REFER TO HAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.

BULDING SECTIONS SHOWN HERE DEPICT VOLUMS SPACES WHITIN THE STRUCTURE, REPER TO STRUCTURAL DRAWINS, TRUSS GRAVINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO, ROOFING, PITCHED SHINGLE ROOF, REFER TO ROOF PLAN FOR TYPICALS.

WOOD FLOORS, FLOOR SEATHING OVER FLOOR JOIST.

REFER TO STRUCTURAL AND TRUSS DRAWINS BY OTHERS.

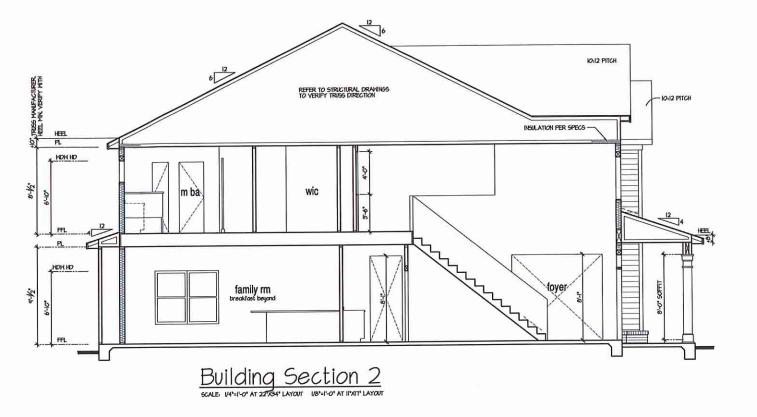
VERIEY STAIRS MINIMA AND MAXIMM REQUIREMENTS FOR CONSTRICTION CLEARANCES
NITH LOCAL CODES.

INCLIATION
EXTERIOR MALLS ZONE 3.
EXTERIOR MALLS ZONE 4.
R-15 BATTS MINIMA VERIEY

EXTERIOR MALLS ZONE 4.
R-15 BATTS MINIMA VERIEY

EXTERIOR WALLS ZORE 4: R-15 BATTS HIRRINAL VERIFY
CEILING WITH ATTIC ABOVE COUPRESSED BRILLATION
R-30 BATTS HIRRINAL VERIFY
CEILING WITH ATTIC ABOVE INCOMPRESSED BRILLATION (REELS IN TRUSSES).
R-30 BATTS HIRRINAL VERIFY
FLOOR OVER GARAGE: R-16 BATTS HIRRINAL VERIFY
CRANL SPACE FLOORING: R-16 BATTS HIRRINAL VERIFY

HINDOM GLAZING "V" FACTOR: 0.35







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ATLANTA, GEORGIA LOCATION, 1045 SATELLITE BLVD SATE 850 DULITH, GA. 3009T PHONE, TIO-375-7351

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FRAME HALK CHANGES
CHANGES

PROJECT TITLE:

40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

CLIENTS HAVE:

РВОЛЕСТНО: GMD-GA16014

JESSAMINE - LH BUILDING SECTIONS

Jan 1, 2019

A1.4

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

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

GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VERTILATION OF THE VERT PRODUCT SELECTED BY OWNER. VERIFY WITH HAUFACTURER OF HIGH AND LON VERIFS. THE LEEP OF HANNIN ACCULATED VERT SEGMED. THE LEEP OF HANNIN ACCULATED VERT SEGMED THE LEEP OF HIGH THAT PROJUCE PEULATION 15 OP SICK THAT HELLATION DOES NOT GESTRICH FREE ARE MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL. ALL OYPELAY FRAMED ROOF AVERAS SHALL HAVE OPENINGS DESTREEN THE ADJACRIT ATTICS IN THE ROOF SHATHING ALLOYED ACCULATED ATTICS ON THE STROTH SHATHING ALLOYED ACCULATED ATTICS OF SHALL BEY VERT THO OR IS CALLED ATTIC STROTH SHATHING THE THOO OR IS CALLED ATTIC STROTH SHATHING THE PROPERTY OF ALLOY PROVIDED ATTIC OF SHALL BE VERTIED INDEPENDENTLY TO GEOGREPHENTS.

PER DEVELOPER AT ALL CAVILLEVERED FLOXES, CAVILLEVERED ARCAITECTURA. POP-COURS, AND ANY DOUBLE FRAMING PRO-EDITIONS THAT ARE SEPARATED FROM THE VEHTING CALCULATIONS SHOWN ARE SEPARATED FROM THE VEHTING CALCULATIONS SHOWN ARE SEPARATED FROM THE VEHTING CALCULATIONS SHOWN ARE SEPARATED FROM THE VEHT AT MODERSIDE OF FRAMED ELEMENT.

I SQUARE INCH VENT FOR EVERY ISO SQUARE INCHES OF CEILING

ROOF AREA I: = 1710 SF

ITTO SQ. FT. X 144 = 254880 SQ. IN. 254880 SQ. IN. / 150 = 1649.2 SQ. IN. OF VENT REQ'D

ROOF AREA 2: = 101 SE

107 50, FT. X 144 = 15408 50, IN. 15408 50, IN. / 150 = 102.72 50, IN. OF VENT REQID

ROOF AREA 3, = 120 SF

120 SQ, FT, X 144 = 17280 SQ, IN, 17280 SQ, IN, / 150 = 115.2 SQ, IN, OF VENT REQYD

ROOF AREA 41 = 240 SF

240 50, FT, X 144 = 34560 50, IN. 34560 50, IN. / 150 = 230.4 50, IN. OF VENT REQID

NOTES:

- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.
- DASHED LINES INDICATE WALL BELOW
- LOGATE GUTTER AND DOWNSPOUTS PER BUILDER. PITCHED ROOFS AS NOTED.
- Tries Harfactirer Shall Sight Structural Calcs and Shop Dranings to the Bulder's General Contractor and Bulding Department for Review Prior to Fabrications.
- ALL PLINGNEY VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS, ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE.

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

AS AN ALTERNATE TO THE 1/150 RATIO LISTED ABOVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/500 PER 2012 IRC SECTION R806.2

GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VEHITLATION OF THE VEHI PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LON VEHIS TO BE USED FOR HINNEM CALCULATED VEHIS REQUIRED. THE REQUIRED VEHITLATION SHALL BE HANTANDED. PROVIDE INSELATION STOP SUCH THAT INSULATION DOES NOT GOSTRICH FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.

ALL OVERLAP FRANCE ROOF AREAS SHALL HAVE OFENNES BETNEEN THE ADJACENT ATTICS IN THE ROOF SHEATHER OF THE STRUCTURAL HIS INSERT TO ALLON PASSAGE AND ATTIC VENTILATION BETNEEN THE THE ONE SOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO COR REGIMENTATIOS.

PER DEVLOPER AT ALL CANTILEVERED FLOORS, CANTILEVERED ACAHTECTIRAL POP-CUTS, AND ANY DOBLE FRANCIS PO-ECTIONS THAT ARE SEPARATION FROM THE VEHTILIS CALCULATIONS SHOWN ABOVE, PROVIDE A CANTINUOUS 2' CARCOSION RESIDENTIAL SOFTIT VENT AT WASPESTICE FRANCED ELEMENT.

I SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING 9144 SQ. IN. = 1 SQ. FT. BLDG. CEILING (SF) X 144 = BLDG (SQ. IN)

BUDG. (SQ. IN.) / 300 = 5Q. IN. OF VEHT REQUIRED SQ. IN. OF VEHT REQUIRED / 2 = 50% AT HIGH 4 50% AT LOYL

ROOF AREA I. = 1710 SF

ITTO 50, FT. X 144 = 254880 50, IN. 254880 50, IN. / 300 = 849,6 50, IN. OF VENT REQID 849,6 50, IN. / 2 = 424,8 50, IN

424.8 SQ. IN. OF VENT AT HIGH 4 424.8 SQ. IN. OF VENT AT LOW REQUIRED

ROOF AREA 2: 101 SF

107 SQ. FT. X 144 = 15408 SQ. IN. 15408 SQ. IN. / 300 = 51,36 SQ. IN. OF VENT REQ'D 51,36 SQ. IN. / 2 = 25,68 SQ. IN

25.68 SQ, IN, OF VENT AT HIGH 4 25.68 SQ, IN, OF VENT AT LOW REQUIRED. ROOF AREA 31 = 120 SF

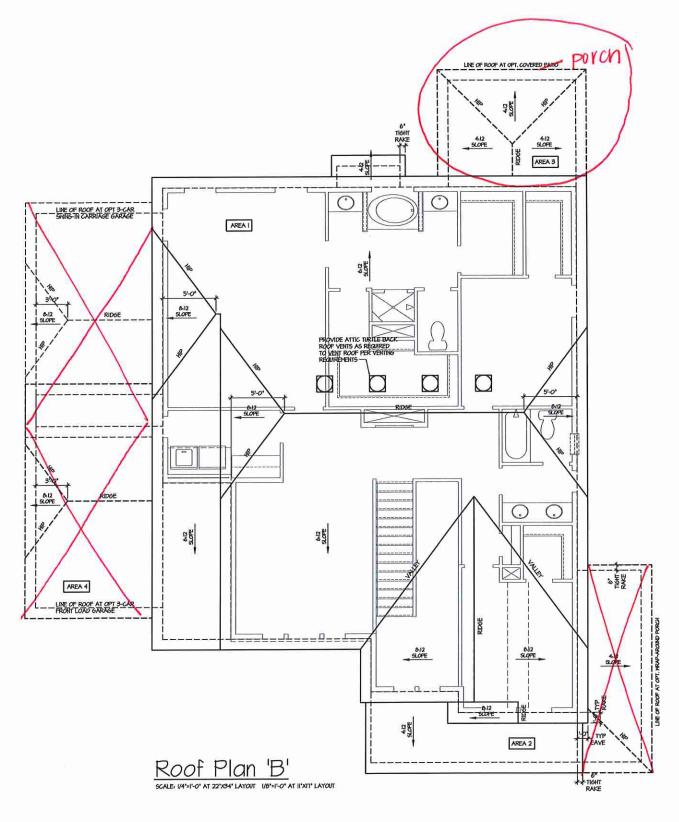
120 SQ, FT, X 144 = 17280 SQ, IN, 17280 SQ, IN, / 300 = 57.6 SQ, IN, OF VENT REQ'D 57.6 SQ, IN, / 2 = 28.8 SQ, IN

28.8 SQ. IN OF VENT AT HIGH 4 28.8 SQ. IN OF VENT AT LOW REQUIRED.

ROOF AREA 4 = 240 SF

240 50, Ft, x |44 = 34560 50, IN, 34560 50, IN, / 300 = 1152 50, IN, OF VENT REA'D 1152 50, IN, / 2 = 51,6 50, IN

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





of georgia

ATLANTA GEORGIA LOCATION. 1045 SATELLITE BLVD SATE 650 DULUTH, GA BOOAT PHONE. TIO-315-1351

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SRD CAR 6 OPTIONS AD
FRAME HALL CHANGES
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PROJECT TITLE:

40' Plans

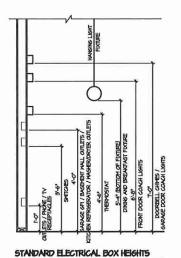
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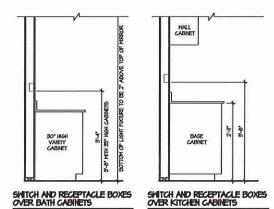
PROJECT NO: GMD-GAIGOI4

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

PRINT DATE: Jan 1, 2019

A1.6.2





NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARE FALLT CIRCUIT-INTERRAPTERS (AFCI) AS REGURED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REGURED-HOTS OF ALL GOVERNING CODES.

 ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
- FAVLIGHTS IN NET/DAMP LOCATIONS SHALL BE LABLED "SUITABLE 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 INSTALL LOCALLY CERTIFIED SHOKE DETECTORS AND CO2 DETECTORS AS REGURED BY NATIONAL FIRE PROTECTION ASSOCIATION (NEPA) AND MEETING THE REGURED BY SO FALL GOVERNING COX
- NATIONAL FIRE PROTECTION RESOCUTION THEY A NO PEETING THE REGULARMENTS OF ALL GOVERNMEN COME.

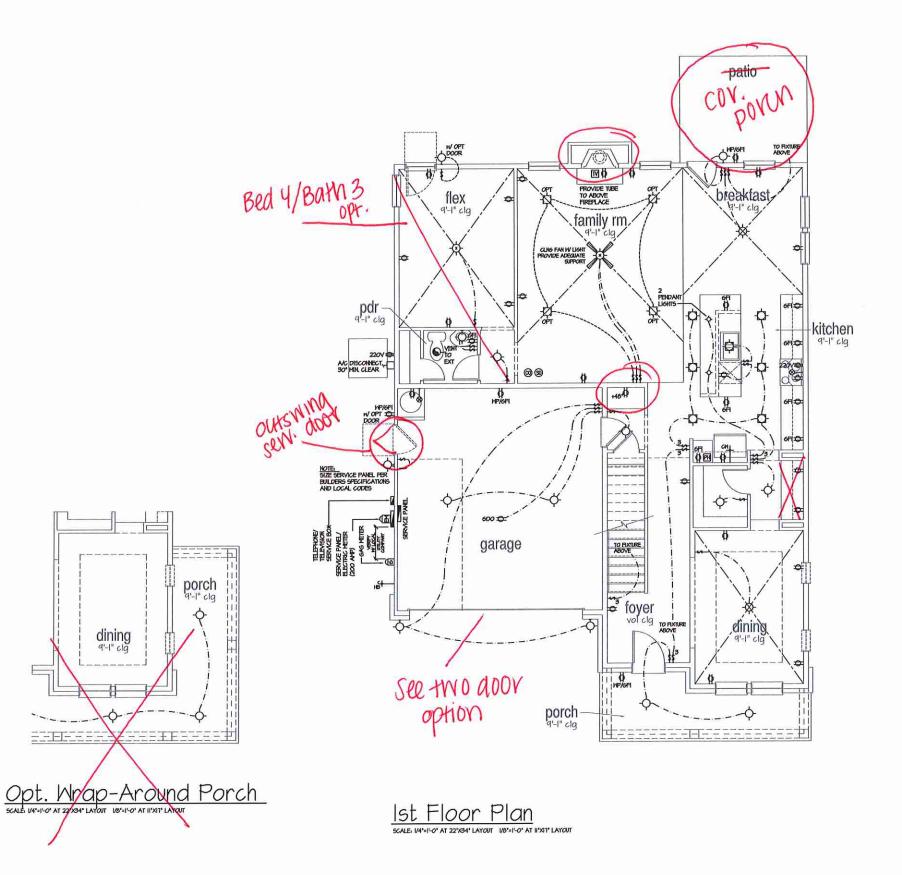
 PROVIDE AND INSTALL GROAD FALL CREAT-INTERREPTERS (GFT) AS REQUIRED BY NATIONAL ELECTRICAL

 CODE (REC) AND MEETING THE REGULARMENTS OF ALL GOVERNMEN CODES.

 ELECTRICAL CONTRACTOR TO PROVIDE REGULARD DIRECT HOOK-UPS/CUTOFFS.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.

- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FIRMACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP DRAIN TILE SUMP, AND HATTER MEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- PROVIDE POWER, LIGHT AND SHITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND

LEGEND:	> UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
DIPLEX OVILET	CELING HOWITED INCANDESCENT LIGHT FOXILITE
PHYSIA HEATHERPROOF SIT DUPLEX CUTLET	↓ MALL HOUNTED INCANDESCENT
68 GROND-FAULT CIRCUIT-INTERSUPTER DUPLEX CUTLET	DOING COMME
WLF-SHTGED DUFLEX GUILET	(VP) = VAPOR PROOF
220V 220 YOLT OVILET	EXHAUST FAN (VEHT TO EXTERIOR)
② RENFORCED LINCTION BOX	- EXWAST FAVUSHIT COMMINION NOTIT TO EXTERIOR)
HALL SHITCH	Train to Entered
3 THREE-HAY SHITCH	FLUORESCENT LIGHT FIXTURE
\$4 POUR-HAY SHITCH	TECH HIB SYSTEM
DE CAMES	CELING FAN
р вышинания	(PROVIDE ADEQUATE SUPPORT)
NOV SHOKE DETECTOR W BATTERY BACKLP	CELLING FAN WITH INCANDESCENT LIGHT FARTIRE
	PROVIDE ADEQUATE SUPPORT)
① THERMOSTAT	1—⊗ 6AS SUPPLY NITH VALVE
TELEPHONE	- CO OCCUPITION FACAL
TELEVISION	—+3 HOSE BBB
☐ BLECTRIC HETER	-ton 14' HATER STUB OUT
BLECTRIC PAPEL	4
■ DISCONECT SHITCH	- ⅓ HALL SCONCE





ATLANTA, SEORGIA LOCATIONA 1845 SATELLITE BLVD SATE 850 DULITH, GA. 3009T PHONE. TIO-375-7351

	0535136	FIRST SLENITAL
		TROT SOMETIME
◬	10.0436	OPTIONS ADDED
◬	11.2536	FRAME HALK CHANGES

PROJECT TITLE: 40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

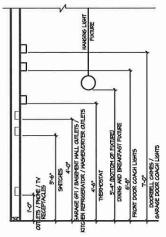


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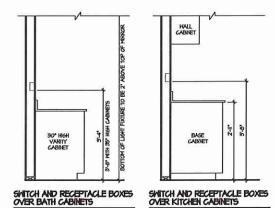
SHEET TITUE:
JESSAMINE - LH 1st FLOOR **UTILITY PLAN**

PRINT DATE: Jan 1, 2019

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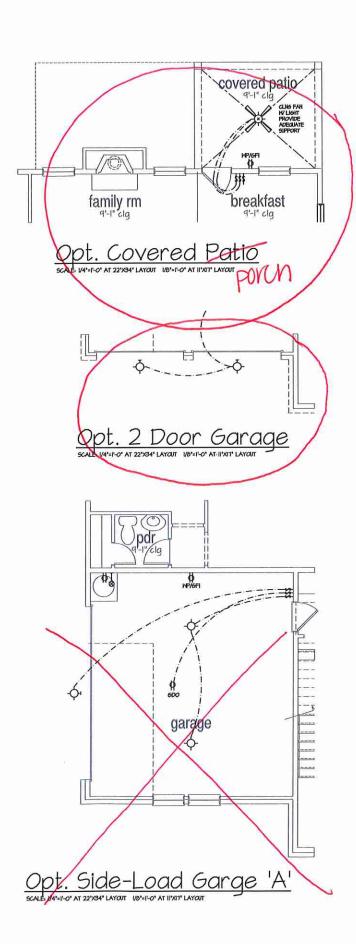
STANDARD ELECTRICAL BOX HEIGHTS

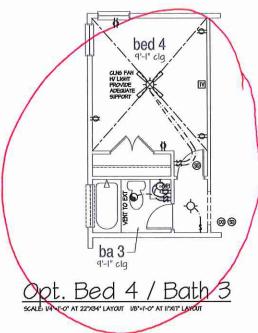


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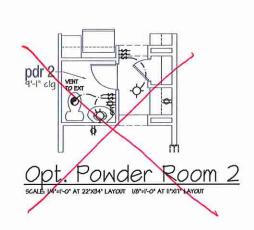
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ALL EXPANST FANS SHALL HAYE BACKDRAFT DAMPERS. FANVLIGHTS IN MET/DAMP LOCATIONS SHALL BE LABLED "SUITABLE FOR MET 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 INSTALL LOCALLY CERTIFIED SHOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NPPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODE
- PROVIDE AND INSTALL GROUND FAILT CIRCUIT-INTERRIPTERS (GF) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND HEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (PURNACES, AIC UNITS, ELECTRICAL PAVELS, SANITARY SLAP PITS DRAIN TILE SLAP, AND NATER MEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND

LEG	END:	>	UNDERCONTER FLUORESCENT LIGHT FIXTURE
Ħ	DUPLEX OUTLET	· O	CELING HOLHED INCANDESCENT
фирия	HEATHERFROOF OF DUPLEX CUTLET	10	HALL HONTED INCANDESCENT
() en	GROUND-FAULT CROUT-INTERRUPTER DUPLEX OUTLET	-	LIGHT FIXTURE RECESSED INCANDESCENT LIGHT FIXTURE
ø	HALF-SATICHED DUPLEX OUTLET	ф	(VP) = VAPOR PROOF
₽220V	220 YOUT OUTLET	9	EXHAUST FAN (VEHT TO EXTERIOR)
Ø	REINFORCED LINCTION BOX	4	EXPLIENT FANLISHIT COMBINATION (VENT TO EXTERIOR)
\$	HATT BALLCH		(4EM 10 EXIDADA)
\$ 5	THREE-HAY SMITCH		FLUORESCENT LIGHT FIXTURE
\$4	FOUR-HAY SHITCH		TECH HUB SYSTEM
터	CHIPES	1	CEILING FAN
P	PLEHEUTION SHITCH	1	(PROVIDE ADEQUATE SUPPORT)
9	NOV SHOKE DETECTOR NV BATTERY BACKLP	\$4	CELLING FAN HITH INCANDESCENT LIGHT FIXTURE
0	CO2 DETECTOR		(PROVIDE ADEQUATE SUPPORT)
0	THERMOSTAT	⊢ ∞	6AS SEPTLY WITH VALVE
M	TELEPHONE		orowitz inii ireta
M	TELEVISION	-1	HOSE BEB
a	ELECTRIC METER	-+	V4" HATER STUB OUT
	ELECTRIC PANEL	- 11	41 IFILE DISCONT
min.	DISCONECT SHITCH	1 - 3	HALL SCONCE











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φ	05.5(1)6	FRST SENTIAL
⅓	6610.01	SRD CAR GARAGE OPTIONS ADDRED
⅓	11.2536	FRAME HALK CHANGES

40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

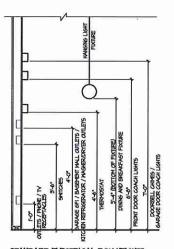


РЯОЛЕСТНО: GMD-GAI6014

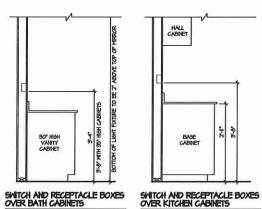
SKEET TITLE JESSAMINE - LH 1st FLOOR UTILITY PLAN

Jan 1, 2019

E1.1



STANDARD ELECTRICAL BOX HEIGHTS



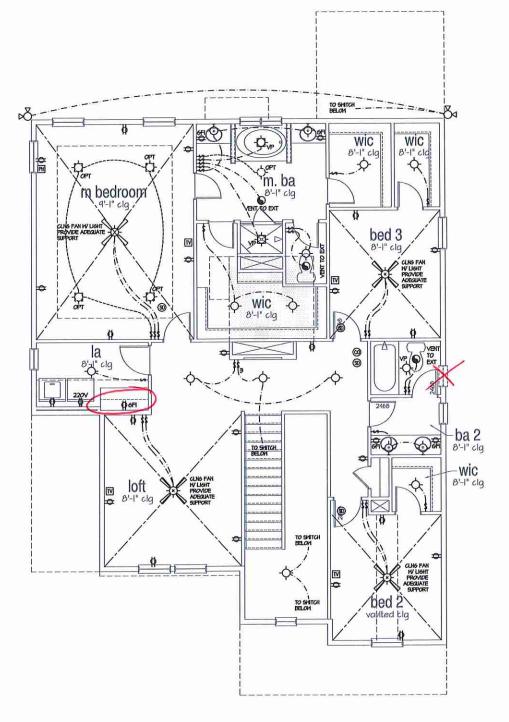
NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FALLT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.

 ALL EXHAIST FANS SHALL HAVE BACKDRAFT DAMPERS.
- FAVALIGHTS IN WET/DAMP LOCATIONS SHALL BE LABLED "SUITABLE FOR WET OR DAMP LOCATIONS
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- PROVIDE AND INSTALL LOCALLY CERTIFIED SHOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (MPPA) AND HERTING THE REQUIREMENTS OF ALL GOVERNING CODES PROVIDE AND INSTALL GROUND FALLT CIRCUIT-INTERRUPTERS (GFT) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ELECTRICAL CONTRACTOR TO PROVIDE REGURED DIRECT HOOK-UPS/CUTOFFS.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
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LEG	END:	>	✓ INDERCONTER FLIORESCENT LIGHT FIXTURE	
ø	DUPLEX CUILET	4	CELING HOLHTED INCANDESCENT LIGHT FIXTURE	
() HP/GF	HEATHERFROOF OF DUPLEX OUTLET	ゆ	HALL HOLKTED INCANDESCENT	
P of	GROUND-FAULT CIRCUIT-INTERRIPTER DUPLEX CUTLET	100	RECESSED INCANDESCENT LIGHT FIXTURE	_
Ø.	HALF-SHTORD DUPLEX COTLET	Φ	(VP) = VAPOR PROOF	
₽ 220V	220 YOLT OUTLET	9	EXHAUST FAN (MENT TO EXTERIOR)	
0	REINFORCED LINCTION BOX	- (4)	EXHAUST FAVALISHT COMBINATION (VBHT TO EXTERIOR)	
\$	NAT ZALCH	THE PART TO EXTENSIVE		
\$3	THREE-HAY SMITCH		FLIORESCENT LIGHT FIXTURE	
\$4	FOUR-HAY SHITCH		TECH HUB SYSTEM	
13	CHMES	1	CELING FAN	
Ф	PUSHEUTTON SHITCH	(PROVIDE ADEQUATE SUPPORT)		
89	NOV SHOKE DETECTOR NV BATTERY BACKUP	34	CEILING FAN HITH INCANDESCENT LIGHT FIXTURE	
0	CO2 DETECTOR	1	(PROVIDE ADEQUATE SUPPORT)	
0	THEROLOGIAT		6AG SEFFLY HTH VALVE	
Ð	TELEPHONE	1	Wiscom Feet From Traction	
T	TELEVISION	-+P	HOSE BEB	
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ATLANTA, GEORGIA LOCATION. 1845 SATELLITE BLVD SATE 850 DULTH, GA 3009T PHONE: TIO-815-1351

REVISION
FIRST SLEHTTAL
SPED CAR GARAGE OPTIONS ADDRED
FRAME HALK CHANGES

PROJECT TITLE:

40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

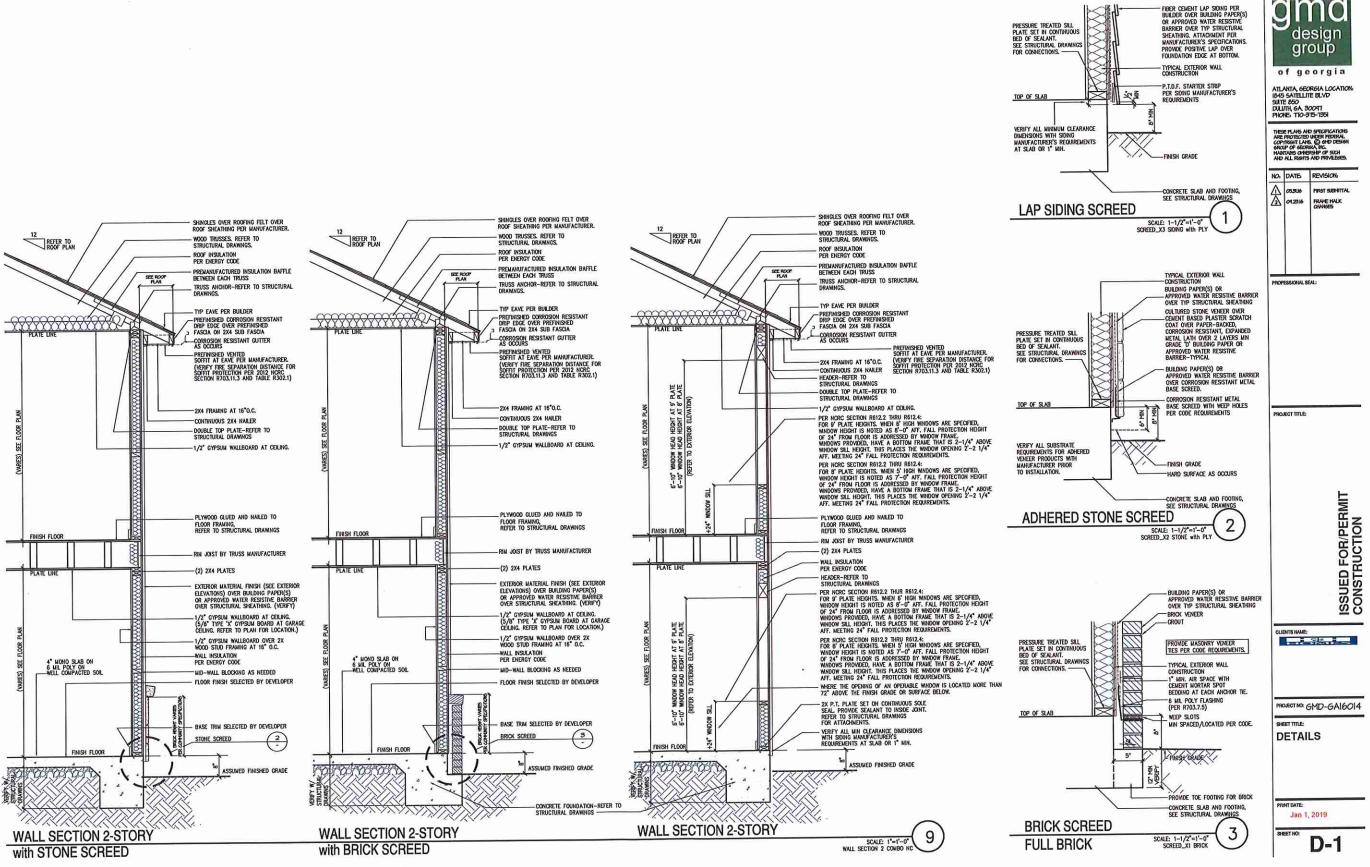


РЯОЛЕСТ НО: GMD-GAI6014

SHEET TITLE:
JESSAMINE - LH 2nd FLOOR **UTILITY PLAN**

PRINT DATE: Jan 1, 2019

E2.0







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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 (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..

- 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_B=2,325 PSI, F_V=310 PSI, F_C=900 PSI
- LVL: E=2,000,000 PSI, F_B =2,600 PSI, F_V =285 PSI, F_C =750 PSI PSL: E=2,100,000 PSI, F_B =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.





Sheet

Cover

Jessamine Model 120 M.P.H. rolina 120 Carol

Division

Project #: 105-16010 Designed By: KRK

Checked By:

Issue Date: 4/5/19 Scale: 1/8"=1'-0" @ 11x17

1/4"=1'-0" @ 22x34

GENERAL STRUCTURAL NOTES:

- 1. 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.
- 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.
- 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 COMPILANCE 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.

 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 APPLICABLE SECTIONS OF THE BUILDING CODE AND ANY LOCAL
- CODES OR RESTRICTIONS.

 9. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, ALL DIMENSIONS ARE TO FACE OF STUD OP TO FACE OF FRAMING UNITED STUDENTIAL TO FACE OF STUDENTIAL TO FACE OF FRAMING UNITED STUDENTIAL TO FACE OF STUDENTIAL TO FACE OF
- 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.
- 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.
- . 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 POUJECTION 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 6-0" 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.

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 OR DEPO
- PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS (SEE ARCHITECTURAL PLANS AND DETAILS).
- 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 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 (I'c) = 3,000 PSI MINIMUM AT 28 DAYS PER CODE (VARIES W/ WEATHER), UNLESS OTHERWISE NOTED ON THE PLAN.
- CONCRETE SHALL BE 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".
- 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.
- POLYPROPYLENE REINFORCING TO BE 100% VIRGIN, 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 #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.
- 15. WHERE FOOTING BOTTOMS ARE TO BE STEPPED AT SLOPING GRADE CONDITIONS, PROVIDE CONTINUOUS REINFORCING WITH Z BARS (TO MATCH FOOTING REINFORCING) AS REQUIRED.
- MAIGH FUDING REINFURCING) 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'-O" O.C. BOTH WAYS IN STRAIGHT LINES ON THE MESH GRID.

MASONRY

- 1. 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 'K'' 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" 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
- 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 'I' 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.
- 1.1. FRAMING: SPF #2.
- 1.3. STUDS: SPF STUD GRADE.
- WALL STUD SPACING, (MAXIMUM 10' NOMINAL PLATE HEIGHT):
 & 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
- 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
- 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)

 BONG 104 MAIL SE E" OC STACKERED THE STUD COLUMN SHALL BE
- 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.

 9. FACE NAIL ALL MULTI-PLY BEAMS AND HEADERS WITH (2) ROWS 16d
- 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) ½" DIAMETER THROUGH BOLT W/ NUTS AND WASHERS AT 12" O.C. STAGGERED TOP AND BOTTOM, 1½" 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.
- 12. PROVIDE KING STUDS AT EACH END OF HEADERS AS NOTED BELOW.

 (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.
- LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.

 15. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY (MOISTLIFE CONTENT < 19%) UNITSS 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 SHIELDS. ALL HOLES OVER 1" IN DIAMETER FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 OR USP STS1 STUD SHOFS. TYPICAL UNIFESS OTHERWISE NOTED.
- 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.
- 19. 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
- 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.
- 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"
 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 FACH JOIST WITH (1) 12d TOENAIL.

WOOD TRUSSES (FLOOR & ROOF):

- 1. THE WOOD TRUSS MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE WOOD TRUSSES. SUBBIT 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 PROVISEON 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 PERMANENT, 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 CODY OF THE RCSI SHIMARY SHEETS ON SITE.
- 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 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 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.
- 7. ANY CHORDS OR TRUSS WEBS SHOWN ON THESE DRAWINGS HAVE BEEN SHOWN AS A REFERENCE ONLY. THE FINAL DESIGN OF THE TRUSSES SHALL BE SEEN LANDIES FOR THE MANUFACTURE 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.
- 9. TRUSS MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTORS FOR
- 10. 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 B6 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 72." OSB MINIMUM.
- 5. WOOD FLOOR SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ATTACH SHEATHING TO ITS SUPPORTING FRAMING WITH (1) 10d 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 OCCUR OVER FRAMING.
- SHEATHING SHALL HAVE A 1/6" 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 STEEL:

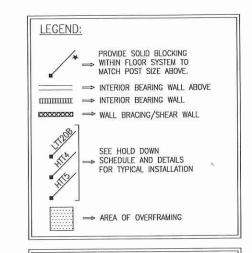
- STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND OF THE MANUAL OF STEEL CONSTRUCTION. "LADD PRISTANCE FACTOR DESIGN." LATEST
- CONSTRUCTION "LOAD RESISTANCE FACTOR DESIGN" LATEST EDITIONS.

 2. 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 EYOXX. 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 FLANGE WIDTH UNLESS OTHERWISE NOTED. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 164 NAILS OR (2) ½" x 4" LAG SCREWS UNLESS OTHERWISE NOTED.
- 5. 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.
- 2. ALL HARDWARE AND FASTENERS IN CONTACT WITH PRESERVATIVE PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A 153, G-185.
- ACCORDANCE WITH ASTM A 193, G-103.

 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
JP TO 3'-0"	3½"x3½"x¼"	4"
JP TO 6'-3"	5"x3½"x5/6" L.L.V.	8"
JP TO 9'-6"	6"x3½"x¾6" L.L.V.	12"
	6"x3½"x¾6" L.L.V. NOT DESIGNED TO BE BOL	1.2



KSE ENGINEERING

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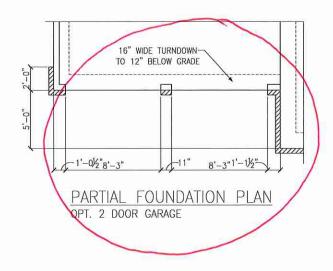
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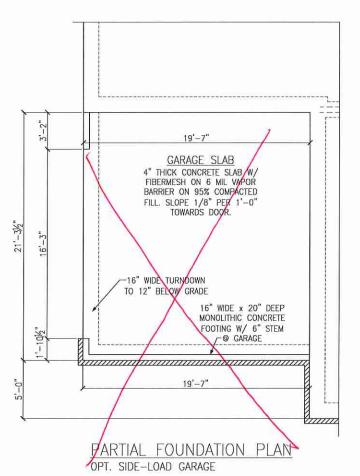
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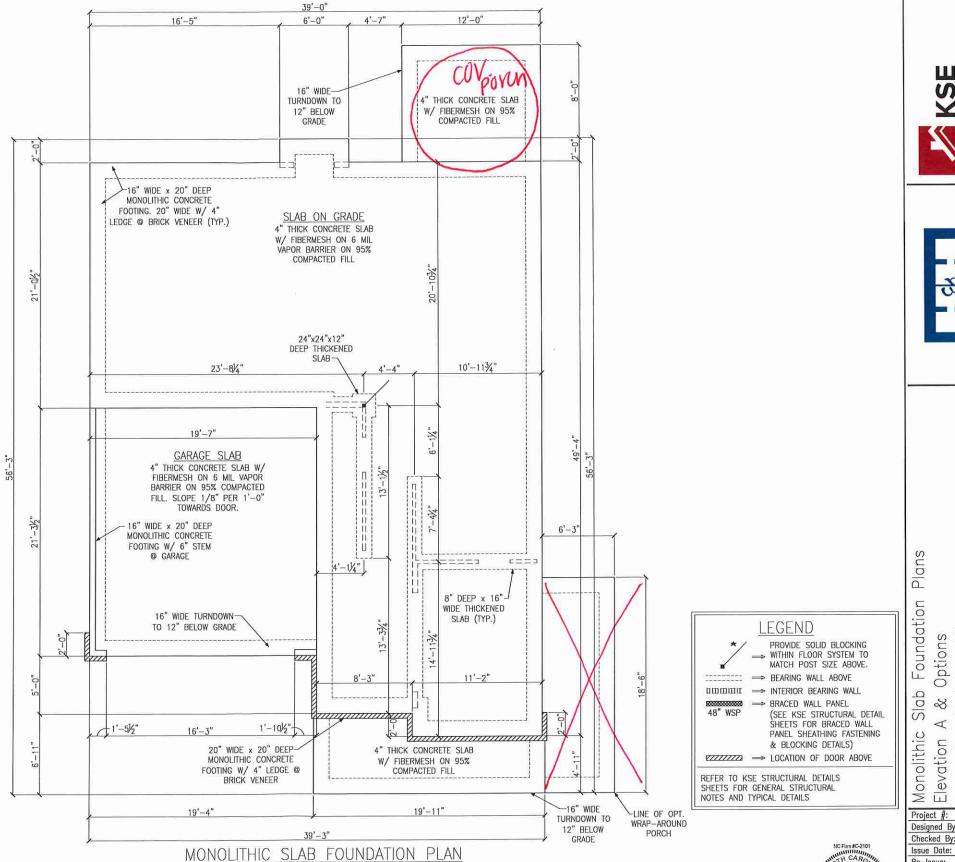
Project #: 105–19000
Designed By: KRK
Checked By:
Issue Dote: 1/1/19
Re–Issue:

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

S - 0.7







ELEVATION A

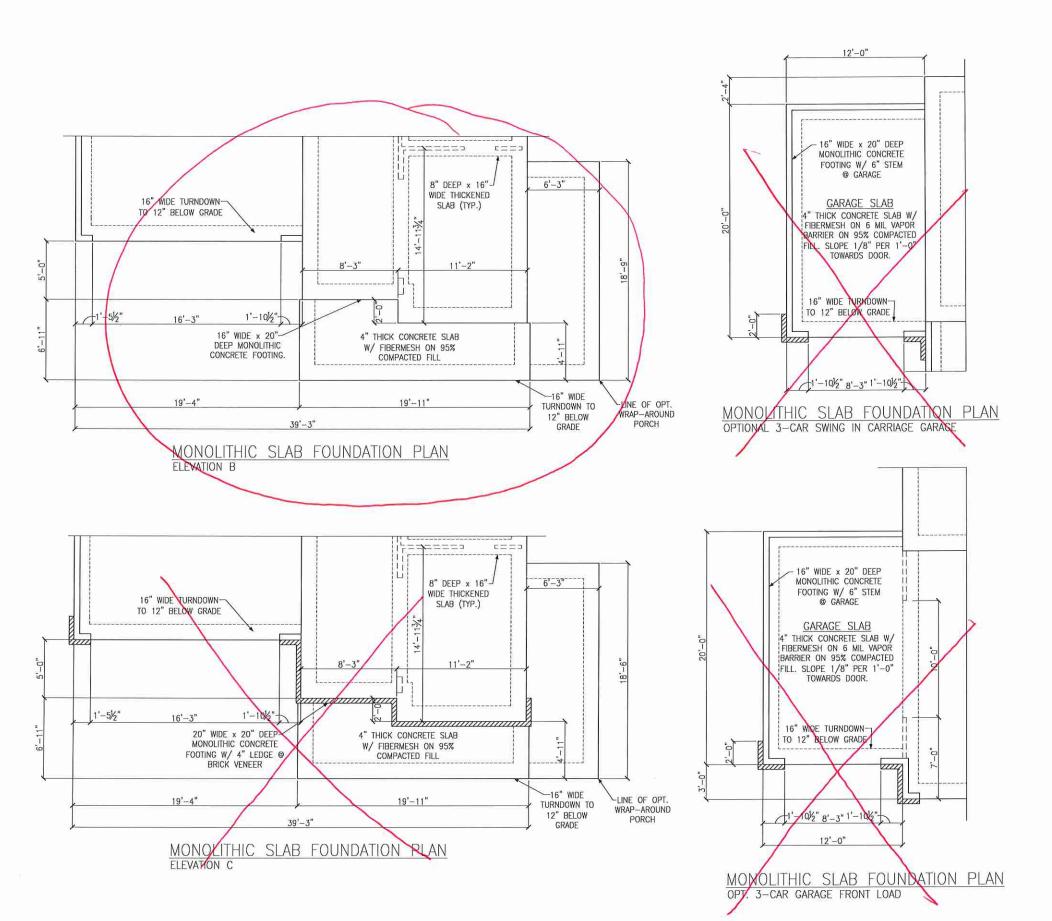




Monolithic Slab Foundation F Elevation A & Options Jessamine Model — LH 120 M.P.H. Project #: 105-16010 Designed By: KRK

Checked By: Issue Date: 4/5/19

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







LEGEND PROVIDE SOLID BLOCKING ⇒ WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE. ⇒ BEARING WALL ABOVE ПШШШІ ⇒ INTERIOR BEARING WALL ⇒ BRACED WALL PANEL 48" WSP (SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS) ₩ LOCATION OF DOOR ABOVE

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



Slab Fa B, C & Model Monolithic Slab Fa Elevations B, C & Jessamine Model 120 M.P.H. Carolina Division Project #: 105-16010 Designed By: KRK Checked By:

Plans

Foundation & Options

Issue Date: 4/5/19

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



48" WSP 48" WSP ROOF TRUSSES-@ 24" O.C. LINE OF ROOF @ ELEVATION 'B' 24" CS-PF PARTIAL FRAMING PLAN
OPTIONAL 3-CAR SWING IN CARRIAGE GARAGE

> dining ROOF TRUSSES @ 24" O.C. porch (1)2x10_(1)2x10 (2)2×10 PARTIAL FRAMING PLAN

OPT. WRAP-AROUND PORCH

ELEVATION A

LEGEND

PROVIDE SOLID BLOCKING → WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE. → BEARING WALL ABOVE

IDIDIDIDI → 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.

- (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.



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

Options Framing

 \approx

Floor \triangleleft

Second FI Elevation

Jessamine Model 120 M.P.H. Carolina Division



2x6 RAFTERS @ 24" O.C.

(1)2x10

foyer

(1)2×10

(2)2x10

2x6 @ 12" O.C. BALLOON FRAMED WALL

- (1)2×10

(1)2x10

. breakfast

kitchen

(2)2x6 [__

dining

(1)2x10 (1)2x10

~4x4 P.T. POST W/

SIMPSON ABA44 BASE AND

BCS2-2/4 CAP (TYP.)

-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

(3)1¾"x14" LVL FLUSH

CS-WSP

(2)2x10

family rm

(1)2x10

256" GB(2)

garage

(3)1¾"x16" LVL CONT. (5) 24"-OR CS-PF

5"x3½"x¾6" LINTEL BOLTED

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

@ BRICK VENEER

(3)134"x18" LVL FLUSH TOP

32" CS-WSP RIM BOARD

flex

pdr

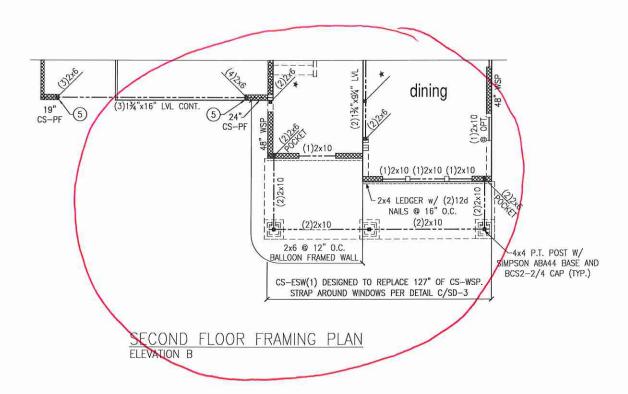
19"

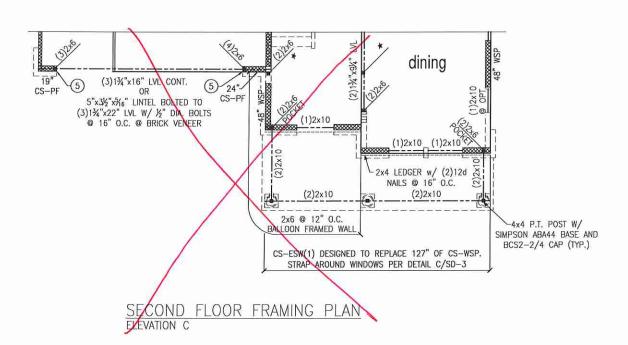
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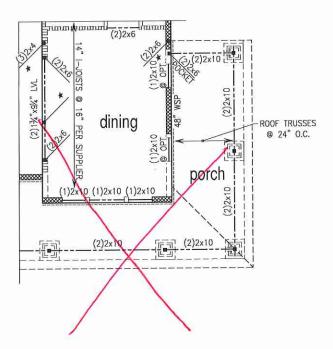
PARTIAL FRAMING PLAN

OPT. BED 4/BATH 3

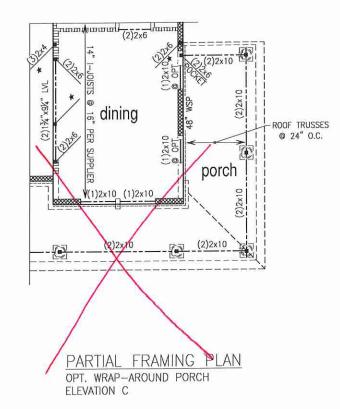


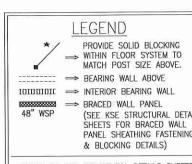






PARTIAL FRAMING PLAN OPT. WRAP-AROUND PORCH ELEVATION B





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.

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







(SEE KSE STRUCTURAL DETAIL PANEL SHEATHING FASTENING

PLAN DESIGNED WITH 9' WALL PLATES

- 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

Model

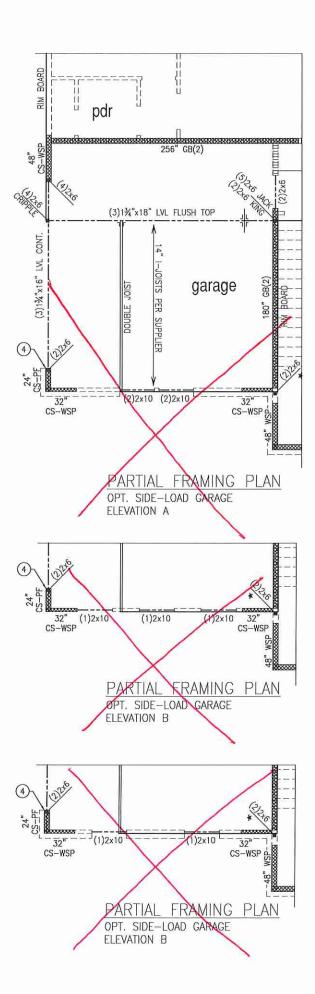
Plans

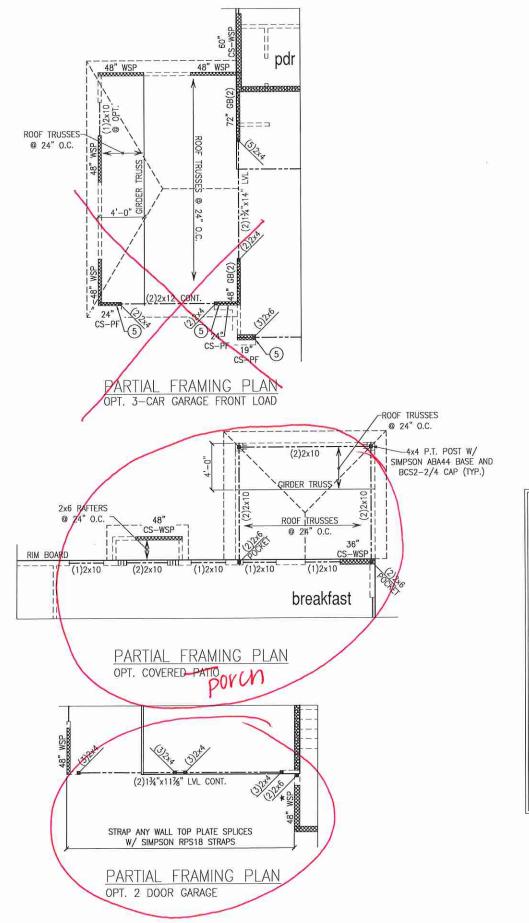
Framing Plans C & Options

Floor ns B,

Checked By: Issue Date: 4/5/19 Re-Issue:

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











PROVIDE SOLID BLOCKING

WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.

≕ ⇒ BEARING WALL ABOVE IDIDIDIE ⇒ 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.



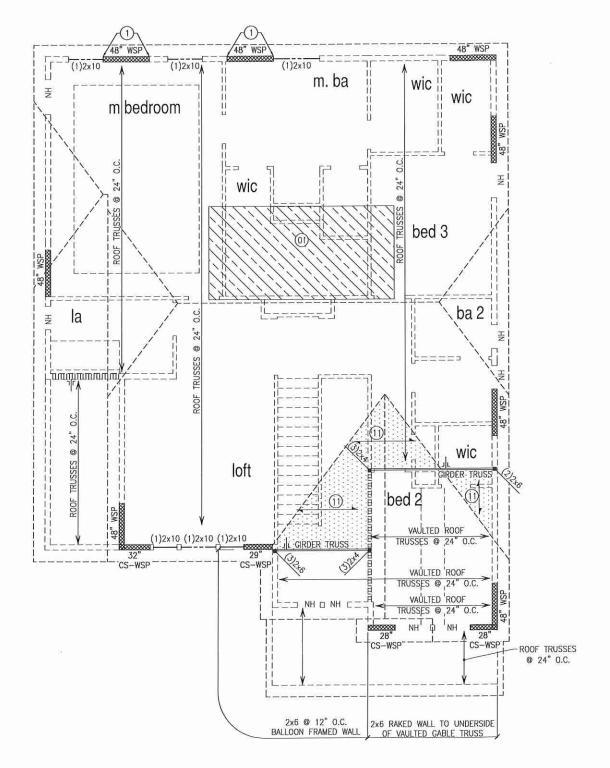
Jessamine Model 120 M.P.H. Carolina Division Second Options Project #: 105-16010 Designed By: KRK Checked By: Issue Date: 4/5/19

 \Box

Framing

Floor

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



ROOF FRAMING PLAN ELEVATION B







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

⇒ BEARING WALL ABOVE $\Pi \Pi \Pi \Pi \Pi \Pi \implies \text{INTERIOR BEARING WALL}.$

⇒ 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 8' WALL PLATES

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



Plan Jessamine Model 120 M.P.H. Carolina Division Framing Roof Fran Elevation 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

- 8d NAIL @ 6" O.C. AT ALL EDGES AND 12" O.C. TYPICAL

AT ALL OTHER

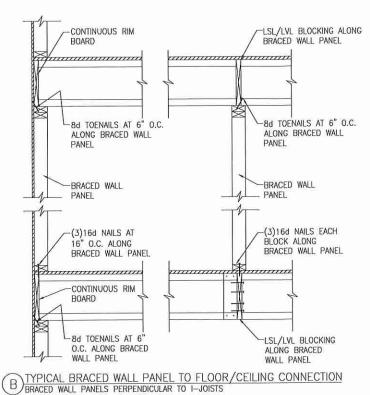
MEMBERS

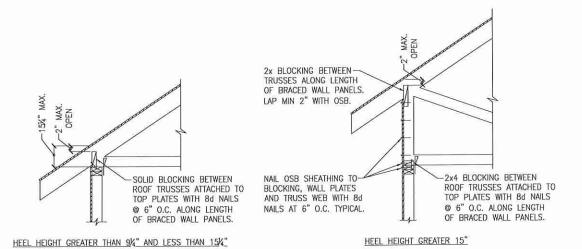
~16d NAIL

OUTSIDE CORNER PLAN VIEW

@ 12" O.C.

-GYPSUM BOARD





(D) TYPICAL EXTERIOR CORNER WALL FRAMING

EXTERIOR

SHEATHING

GYPSUM BOARD-

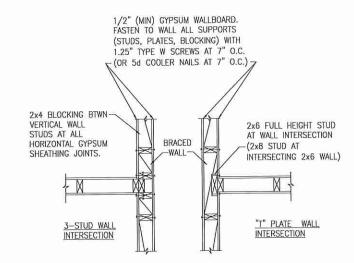
EXTERIOR SHEATHING-

16d NAIL -

@ 12" O.C.

INSIDE CORNER PLAN VIEW

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



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



Braced Wall Details 120 M.P.H. Carolina Division

Project #: 105-19000
Designed By: KRK
Checked By:

Issue Date: 1/1/19

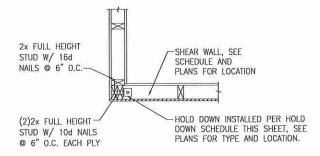
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1/4"=1'-0" @ 22x34

SD-1



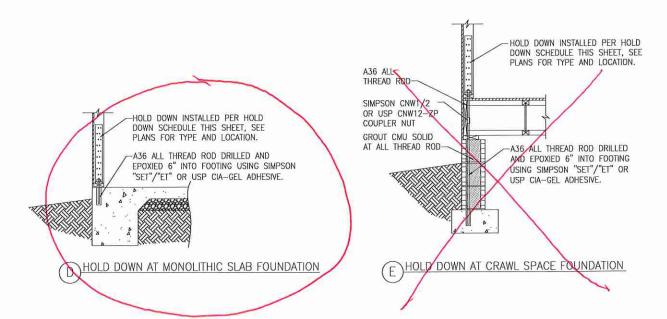


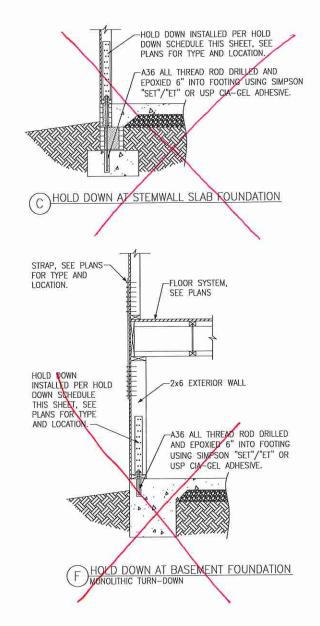
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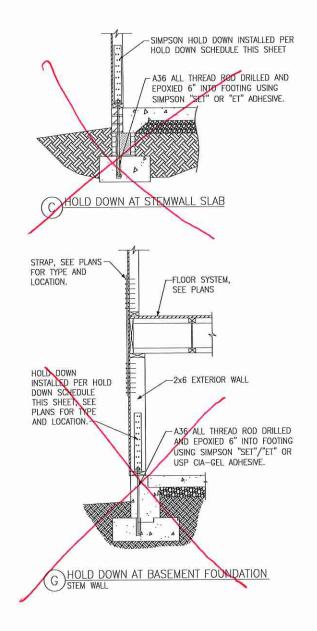


(A) TYPICAL HOLD DOWN DETAIL

(B) TYPICAL HOLD DOWN DETAIL







	HOLI	DOWN SCHE	DULE
HOLD DOWN		ALL THREAD ROD	FASTENERS
SIMPSON	USP	ALL THREAD ROD	IASILITA
LTT20B	LTS20B	⅓" DIA.	(10)10d NAILS (18)16dx2½" LONG NAIL
HTT4	HTT16	%" DIA.	
HTT5	HTT45	%" DIA.	(26)16dx2½" LONG NAILS



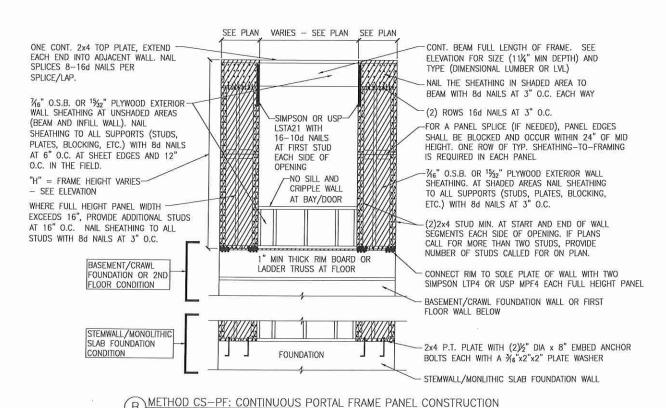




Detail Down Hold

120 M.P.H. Carolina Division 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

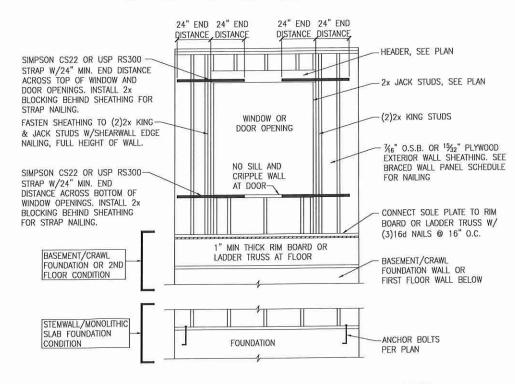


TWO BRACED WALL SEGMENTS

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

BRACED WALL PANEL NOTES:

- ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
- SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH $\frac{7}{16}$ " O.S.B., OR $\frac{15}{22}$ " 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 KSF BRACED WALL DETAILS.
- BRACED WALL PANELS AND ENGINEERED SHEAR WALLS ARE PROVIDED PER IRC. PANEL LENGTHS SHOWN ON PLANS ARE THE MINIMUM LENGTH REQUIRED



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



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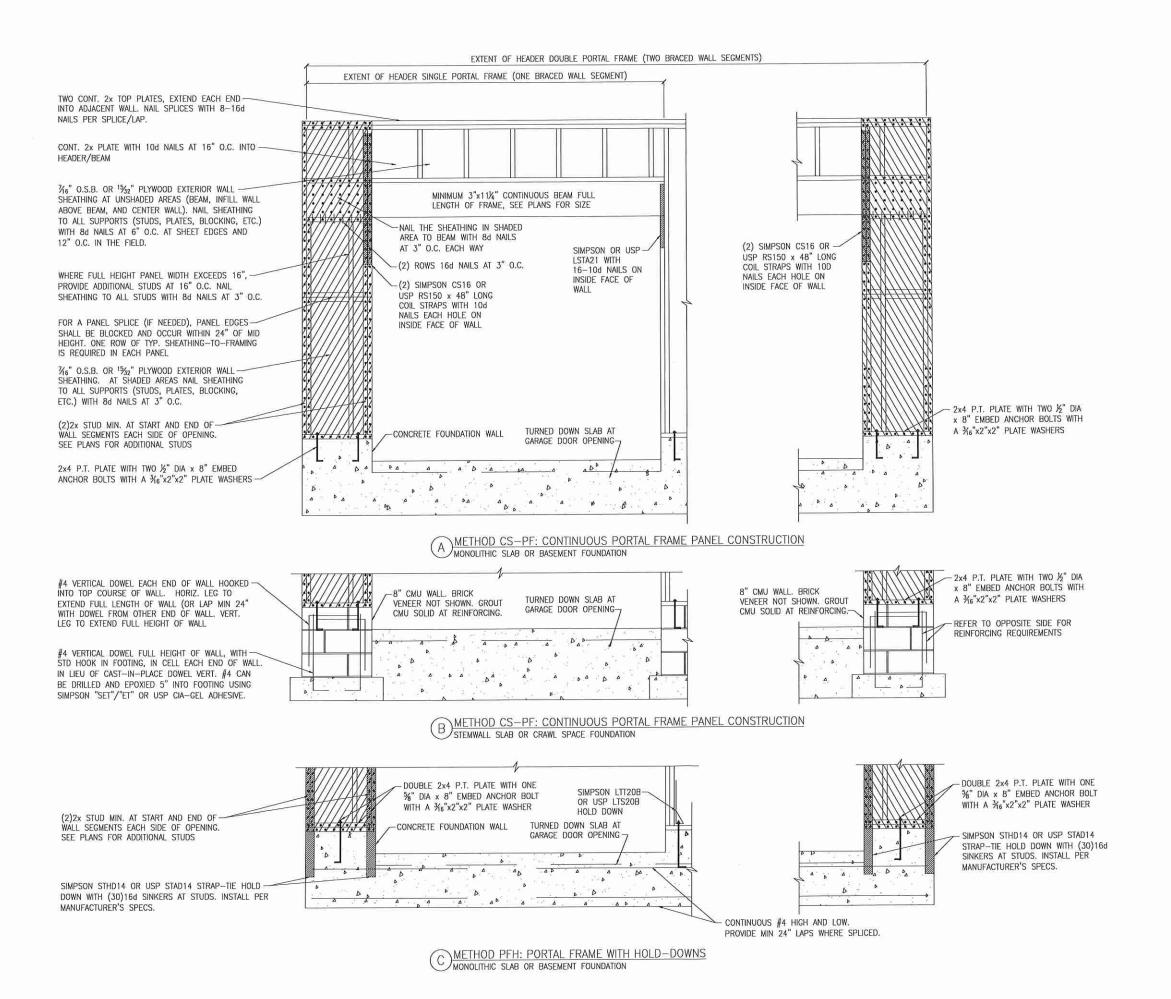
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Scale: 1/8"=1'-0" @ 11x17

1/4"=1'-0" @ 22x34







Portal Frame Details

Portal Frame Dotal

Division

Carolin

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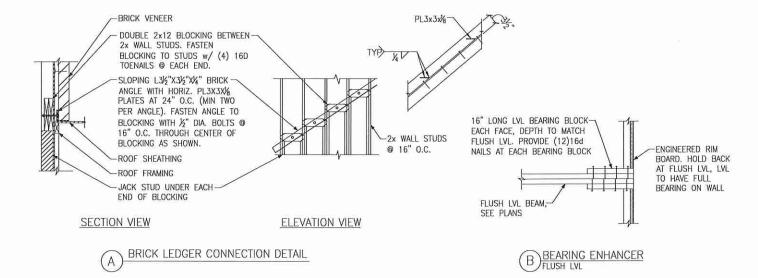
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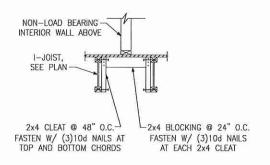
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Project #: 105-19000
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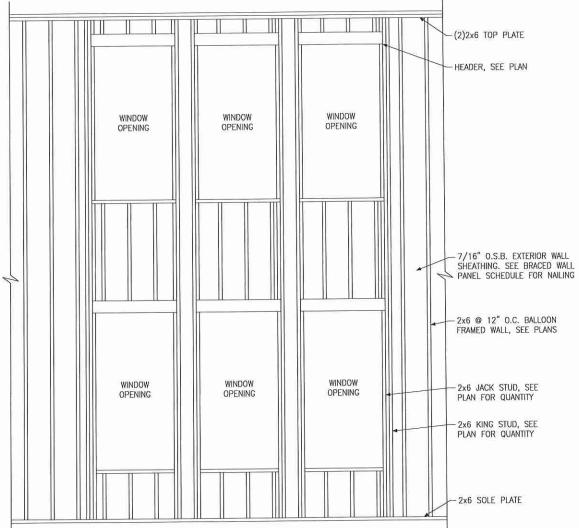
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SD-4





C AS REQUIRED @ PARALLEL WALLS



DBALLOON FRAMED WALL DETAIL N.T.S.



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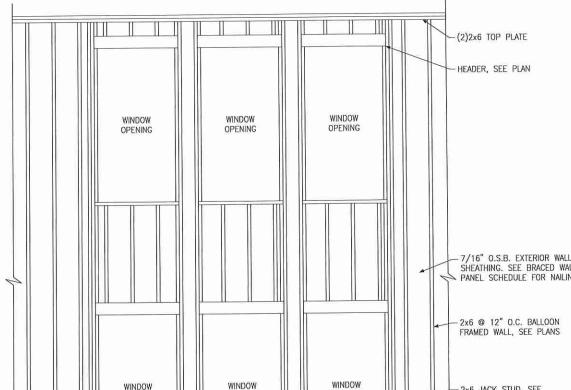
Designed By: KRK Checked By: Issue Date: 1/1/19

Re-Issue:

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

120 M.P.H. Carolina Division





-WALL STUD OR GABLE TRUSS TOENAIL RAFTER TO LEDGER WITH (4) 12d NAILS -2x4 LEDGER. FASTEN TO WALL STUDS w/(2) ROWS SIMPSON SDS4x31/2" OR USP WS35 SCREWS @ 16" O.C. -2x4 RAFTER & CEILING JOIST, LAP AND FACE NAIL WITH (4) 12d NAILS MAXIMUM -2x4 LEDGER, FASTEN TO WALL OR GABLE TRUSS WITH (2) ROWS 12d NAILS @ 16" O.C.

EYEBROW ROOF DETAIL STRAIGHT ROOF

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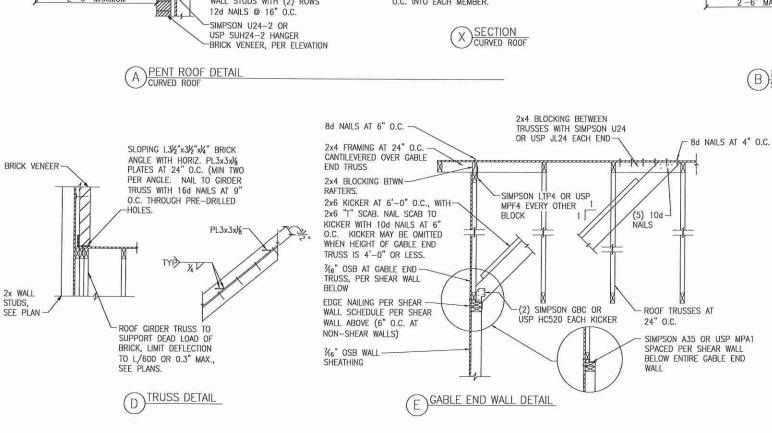
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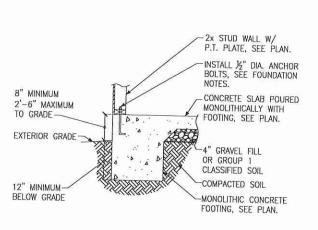
Division M.P.H. Carolina 20

Project #: 105-19000 Designed By: KRK

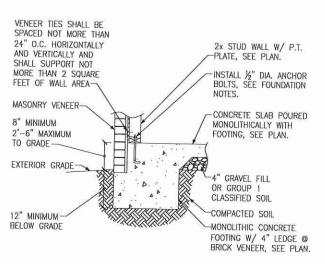
Checked By: Issue Date: 1/1/19

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

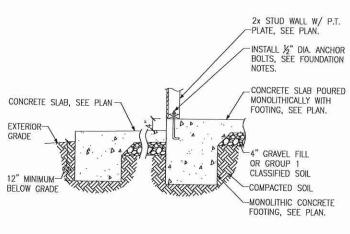




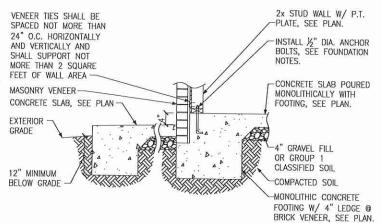




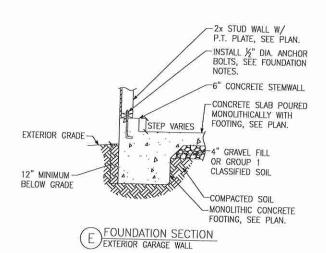
FOUNDATION SECTION B) EXTERIOR WALL @ MASONRY

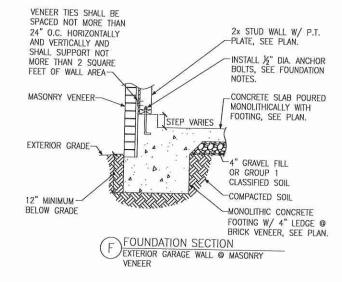


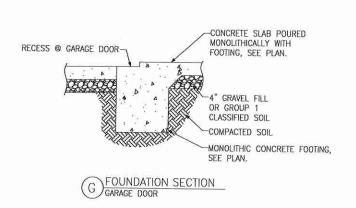
FOUNDATION SECTION
EXTERIOR WALL AT PORCH

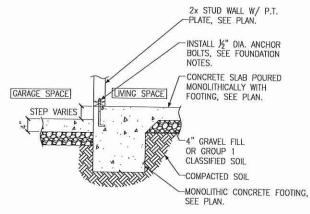


FOUNDATION SECTION EXTERIOR WALL AT PORCH W/ MASONRY

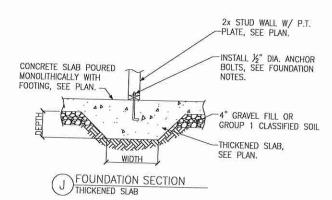


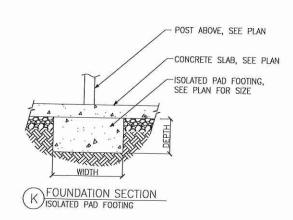






FOUNDATION SECTION INTERIOR GARAGE WALL







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

Division

Carolina

M.P.H.

0 2

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

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