NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

APPROVED
Limited building only review
Permit holder responsible for full compliance with the code

06/07/2021

Harnett COUNTY NORTH CAROLINA

40' PLANS

JESSAMINE - RH

Permit Marked

ABBREVIATIONS

ABV	ABOVE	L	LENGTH
A/C	AIR CONDITIONING	LA	LAUNDRY
A.D.	AREA DRAIN	LAV	LAVATORY
ADJ	ADJUSTABLE	LVR	LOUVER
ALT	ALTERNATE	MAX	MAXIMUM
ALUM	ALUMINUM	MECH	MECHANICAL
ARCH.	ARCHITECTURAL	MFR	MANUFACTURER
BA	BATHROOM	MIN	MINIMUM
BD	BOARD	MISC	MISCELLANEOUS
BF	BI-FOLD (DOOR)		NUMBER
BLDG	BUILDING	N.T.S.	NOT TO SCALE
BLK	BLOCK (CMU)	O.H.D.	OVERHEAD GARAGE DOOR
BLW	BELOW	OH	OVERHEAD
BM	BEAM	OPT	OPTIONAL
BP	BI-PASS (DOOR)	PAR	PARALLEL
BOT	BOTTOM	P.B.	PUSH BUTTON
BTWN	BETWEEN	PDR	POWDER
CAB	CABINET	PED	PEDESTAL
CER	CERAMIC	PL	PLATE
C.J.	CONTROL JOINT OR CONSTRUCTION JOINT	PR	PAIR
CL	CLOSET OR CENTER LINE	P.T.	PRESSURE TREATED WOOD
CLG	CEILING	PVC	POLYVINYL CHLORIDE PIPE
CLR	CLEAR	PVMT	PAVEMENT
CMU	CONCRETE MASONRY UNIT	P.H.	PRE-HUNG
COL	COLUMN	PWD	PLYWOOD
CONC	CONCRETE	R	RISER
CPT	CARPET	RAG	RETURN AIR GRILL
CR	CORROSION RESISTANT	REF	REFERENCE
CSMT	CASEMENT	REFR	REFRIGERATOR
CT	CERAMIC TILE	REQ'D	REQUIRED
D	DRYER	S	SOFFIT
DBL	DOUBLE	SD	SMOKE DETECTOR
DH	DOUBLE HUNG	SF	SQUARE FEET
DIM	DIMENSION	SLD.	SLIDING GLASS DOOR
DISP	DISPOSAL	SH	SINGLE HUNG OR SHELF
DW	DISHWASHER	SIM	SIMILAR
DR	DOOR	SL	SLATE / SLIDING
DS	DOWNSPOUT	S&P	SHELF AND POLE
DN	DOWN WASHER	SPEC	SPECIFICATIONS
DWG	DRAWING	STD	STANDARD
E	EAST	STR	STRUCTURAL
EA	EACH	SQ	SQUARE
ELEV	ELEVATION	SYM	SYMMETRICAL
ELEC	ELECTRICAL	S45	SHOOTER FOR SIDES
ES	EGRESS	T	TREAD (AT STAIRS) OR TILE
EXT	EXTERIOR	T.B.	TOWEL BAR
FAU	FORCED AIR UNIT	TEMP.	TEMPERED GLASS)
F.C.	FLOOR CHANGE	T&G	TONGUE & GROOVE
F.D.	FLOOR DRAIN	T.O.C.	TOP OF CURB
FFL	FINISH FLOOR LINE	TV	TELEVISION
F.G.	FINISHED GRADE	TYP	TYPICAL
FLR	FLOORING	U.N.O.	UNLESS NOTED OTHERWISE
FL	FLUORESCENT (LIGHT)	V.B.	VAPOR BARRIER
FND	FOUNDATION	VERT	VERTICAL
F.O.S.	FACE OF STUD	V.T.R.	VENT THRU ROOF
FTG	FOOTING	W	WASHING MACHINE
FX	FIXED GLASS	HD	HOOD
GALV	GALVANIZED	WDW	WINDOW
GAR	GARAGE	WH	WATER HEATER
G.B.	GYPSUM BOARD	WR	WALKWAY RUN
GD	GRADE OR GRAVING	W/I WD	WITH OR WITHOUT
G.D.O.	GARAGE DOOR OPENER	WP	WATERPROOFING
GFI	GROUND FAULT INTERRUPTER	WWM	WELDED WIRE MESH
GL	GLASS OR GLAZING		
GYP BD	GYPSUM BOARD	#	PROPERTY LINE
HB	HOSE BIBB	Ø	ROUND / DIAMETER
HD	HEAD OR HARD	&	AND
HDR	HEADER	℄	CENTERLINE
HWT	HEIGHT	#	POUND / NUMBER
HVAC	HEATING/VENTILATING/AIR COND.		
HWD	HARDWOOD		
INT	INTERIOR		
JT	JOIST		
JT	JOINT		
KIT	KITCHEN		

INDEX

T-1 TITLE SHEET / COVER SHEET

JESSAMINE

A-1.0	MONOLITHIC SLAB PLAN 'A'	E-1.0	1ST FLOOR UTILITY PLAN
A-1.0.1	MONOLITHIC SLAB PLAN OPTIONS	E-1.1	1ST FLOOR UTILITY PLAN
A-1.0.2	MONOLITHIC SLAB PLAN OPTIONS	E-1.2	1ST FLOOR UTILITY PLAN
A-1.0.3	MONOLITHIC SLAB PLAN 'B'	E-2.0	2ND FLOOR UTILITY PLAN
A-1.0.4	MONOLITHIC SLAB PLAN 'C'		
A-1.1	1ST FLOOR PLAN 'A'	D-1	DETAILS
A-1.1.1	1ST FLOOR PLAN OPTIONS	48	ARCHITECTURAL SHEETS
A-1.1.2	1ST FLOOR PLAN OPTIONS		
A-1.1.3	1ST FLOOR PLAN 'B'	S-1	MONO SLAB PLANS
A-1.1.4	1ST FLOOR PLAN 'C'	S-1.1	MONO SLAB PLANS
A-1.2	2ND FLOOR PLAN 'A'	S-1.2	STEM WALL PLANS
A-1.2.2	2ND FLOOR PLAN 'B'	S-1.3	STEM WALL PLANS
A-1.2.3	2ND FLOOR PLAN 'C'	S-1.4	CRAWL SPACE PLANS
A-1.4	SECTIONS	S-1.5	CRAWL SPACE PLANS
A-1.5	EXTERIOR ELEVATIONS 'A'	S-2	SECOND FLOOR FRAMING
A-1.5.1	EXTERIOR ELEVATIONS 'A'	S-2.1	SECOND FLOOR FRAMING
A-1.5.2	ROOF PLAN 'A'	S-2.2	SECOND FLOOR FRAMING
A-1.5.3	EXTERIOR ELEVATIONS OPTIONS 'A'		
A-1.5.4	EXTERIOR ELEVATIONS OPTIONS 'AB'	S-3	ROOF FRAMING PLANS
A-1.5.5	EXTERIOR ELEVATIONS OPTIONS 'AB'	S-3.1	ROOF FRAMING PLANS
A-1.5.6	EXTERIOR ELEVATIONS OPTIONS	S-3.2	ROOF FRAMING PLANS
A-1.5.7	EXTERIOR ELEVATIONS OPTIONS		
A-1.5.8	EXTERIOR ELEVATIONS OPTIONS 'A'		
A-1.5.9	EXTERIOR ELEVATIONS OPTIONS 'AB'		
A-1.6	EXTERIOR ELEVATIONS 'B'		
A-1.6.1	EXTERIOR ELEVATIONS 'B'		
A-1.6.2	ROOF PLAN 'B'	S-1	GENERAL STRUCTURAL NOTES
A-1.6.3	EXTERIOR ELEVATIONS OPTIONS 'B'	S-2	BRACED WALL NOTES AND DETAILS
A-1.6.4	EXTERIOR ELEVATIONS OPTIONS 'BB'	S-3	PORTAL FRAME AND SHEAR WALL DETAILS
A-1.6.5	EXTERIOR ELEVATIONS OPTIONS 'BB'	S-4	METHOD CS-PF: CONTINUOUS PORTAL FRAME
A-1.6.6	EXTERIOR ELEVATIONS OPTIONS	S-5	METHOD PFH: PORTAL FRAME
A-1.6.7	EXTERIOR ELEVATIONS OPTIONS 'B'		
A-1.6.8	EXTERIOR ELEVATIONS OPTIONS 'BB'		
A-1.7	EXTERIOR ELEVATIONS 'C'		
A-1.7.1	EXTERIOR ELEVATIONS 'C'		
A-1.7.2	ROOF PLAN 'C'		
A-1.7.3	EXTERIOR ELEVATIONS OPTIONS 'C'		
A-1.7.4	EXTERIOR ELEVATIONS OPTIONS 'CB'	17	STRUCTURAL SHEETS
A-1.7.5	EXTERIOR ELEVATIONS OPTIONS 'CB'		
A-1.7.6	EXTERIOR ELEVATIONS OPTIONS	65	TOTAL SHEETS
A-1.7.7	EXTERIOR ELEVATIONS OPTIONS 'C'		
A-1.7.8	EXTERIOR ELEVATIONS OPTIONS 'CB'		

ALL CONSULTANT DRAWINGS ACCOMPANYING THESE ARCHITECTURAL DRAWINGS HAVE NOT BEEN PREPARED BY OR UNDER THE DIRECTION OF GMD DESIGN GROUP, INC. GMD DESIGN GROUP INC. THEREFORE ASSUMES NO LIABILITY FOR THE COMPLETENESS OR CORRECTNESS OF THESE DRAWINGS.

PLAN CHANGES:

DATE:	DESCRIPTION:
05.31.16	FIRST SUBMITTAL
10.04.16	- 3RD CAR GARAGE OPTION ADDED - FRAMING WALK COMMENTS FROM HICKORY PLAN CARRIED THROUGH THIS PLAN SET
11.23.16	FRAME WALK CHANGES

CONSULTANTS:

BUILDER:
H&H HOMES
2484 BREEZEWOOD AVE, STE 400
FAYETTEVILLE, NC. 28303
PHONE: (910) 486-4864

CONTACT: JAMIE GODWIN
EMAIL: JAMIEGODWIN@HHHOMES.COM

DESIGNER:
GMD DESIGN GROUP
1845 SATELLITE BLVD, STE 850
DULUTH, GA. 30097
PHONE: (770) 375-7351

CONTACT: DONALD J. MCGRATH
EMAIL: DONNIE@GMDDESIGNGROUP.COM

STRUCTURAL ENGINEER:
KSE ENGINEERING
1400 AM DR, STE 201
QUAKERTOWN, PA. 18951
PHONE: (215) 541-2271

CONTACT: KENNETH KEEN
EMAIL: KEN@KSE-ENG.COM

GENERAL NOTES DESIGNER:

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH WORK.

ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY.

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.

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

ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED 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 MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.

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

ELASTOMERIC SHEET WATERPROOFING: FURNISH AND INSTALL ALL WATERPROOFING COMPLETE. A 40 MIL, SELF-ADHERING MEMBRANE OF RUBBERIZED ASPHALT INTEGRALLY BONDED TO POLYETHYLENE SHEETING, OR EQUAL. INSTALL PER MANUFACTURE'S AND TRADE ASSOCIATION'S PRINTED INSTALLATION INSTRUCTIONS. 6" MINIMUM LAP AT ALL ADJACENT WALL SURFACES.

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

SHOP DRAWING REVIEW AND DISTRIBUTION, ALONG WITH PRODUCT SUBMITTALS, REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT.

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.

THE BUILDER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOILS REPORT), ON THE STUDY OF THE PROPOSED SITE, TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOILS CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. GENERAL CONTRACTOR SHALL ASSURE THE SOIL CONDITIONS MEET OR EXCEED THE CRITERIA.

ALL WORK PERFORMED BY THE GENERAL CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS, ALONG WITH ALL OTHER AUTHORITIES HAVING JURISDICTION. THE GENERAL CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.

WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ FT WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR. (PER LOCAL CODE)

ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER LOCAL CODE)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER PER LOCAL CODE

BUILDER SET:

THE SCOPE OF THIS SET OF PLANS IS TO PROVIDE A "BUILDER'S SET" OF CONSTRUCTION DOCUMENTS AND GENERAL NOTES HEREINAFTER REFERRED TO AS "PLANS". THIS SET OF PLANS IS SUFFICIENT TO OBTAIN A BUILDING PERMIT; HOWEVER, ALL MATERIALS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY DESCRIBED. THE PLANS DELINEATE AND DESCRIBE ONLY LOCATIONS, DIMENSIONS, TYPES OF MATERIALS, AND GENERAL METHODS OF ASSEMBLING OR FASTENING. THEY ARE NOT INTENDED TO SPECIFY PARTICULAR PRODUCTS OR OTHER METHODS OF ANY SPECIFIC MATERIALS, PRODUCT OR METHOD. THE IMPLEMENTATION OF THE PLANS REQUIRES A CLIENT / CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PRODUCT TYPE AND TYPE OF CONSTRUCTION.

CONSTRUCTION REQUIREMENTS AND QUALITY: PROVIDE WORK OF THE SPECIFIC QUALITY WHERE QUALITY LEVEL IS NOT INDICATED, PROVIDE WORK OF QUALITY CUSTOMARY IN SIMILAR TYPES OF WORK. WHERE THE PLANS AND SPECIFICATIONS, CODES, LAWS, REGULATIONS, MANUFACTURER'S RECOMMENDATIONS OR INDUSTRY STANDARDS REQUIRE WORK OF HIGHER QUALITY OR PERFORMANCE, PROVIDE WORK COMPLYING WITH THOSE REQUIREMENTS AND QUALITY. WHERE TWO OR MORE QUALITY PROVISIONS OF THOSE REQUIREMENTS CONFLICT WITH THE MOST STRINGENT REQUIREMENT. WHERE REQUIREMENTS ARE DIFFERENT BUT APPARENTLY EQUAL, AND WHERE IT IS UNCERTAIN WHICH REQUIREMENT IS MOST STRINGENT, OBTAIN CLARIFICATION FROM THE GMD DESIGN GROUP BEFORE PROCEEDING.

AREA CALCULATIONS:

JESSAMINE SQUARE FOOTAGES

AREA	ELEV 'A'	ELEV 'B'	ELEV 'C'
1st FLOOR	1344 SF	1344 SF	1344 SF
2nd FLOOR	1509 SF	1509 SF	1509 SF
TOTAL LIVING	2852 SF	2852 SF	2852 SF
GARAGE	421 SF	421 SF	421 SF
PORCH	101 SF	101 SF	101 SF
OPT. COVERED PATIO	+120 SF	+120 SF	+120 SF
OPT. WRAP-AROUND PORCH	+108 SF	+108 SF	+108 SF
OPT. 3-CAR GARAGE	240 SF	240 SF	240 SF

gmd design group of georgia

ATLANTA, GEORGIA LOCATION:
1845 SATELLITE BLVD
SUITE 850
DULUTH, GA. 30097
PHONE: 770-375-7351

NO.	DATE:	REVISION:
1	05.31.16	FIRST SUBMITTAL
2	10.04.16	3RD CAR GARAGE OPTIONS ADDED
3	11.23.16	FRAME WALK CHANGES

PROFESSIONAL SEAL:

PROJECT TITLE:
40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

CLIENTS NAME:
H&H HOMES

PROJECT NO: GMD-GA16014

SHEET TITLE:
TITLE SHEET

PRINT DATE:
JAN 1, 2019

SHEET NO:
T-1

ACX000180

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
  1ST FLOOR = 6'-10" U.N.O. ON ELEVATIONS.
  2ND FLOOR = 6'-10" U.N.O. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:
  (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)

KEY NOTES:

MASONRY:

1. 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.

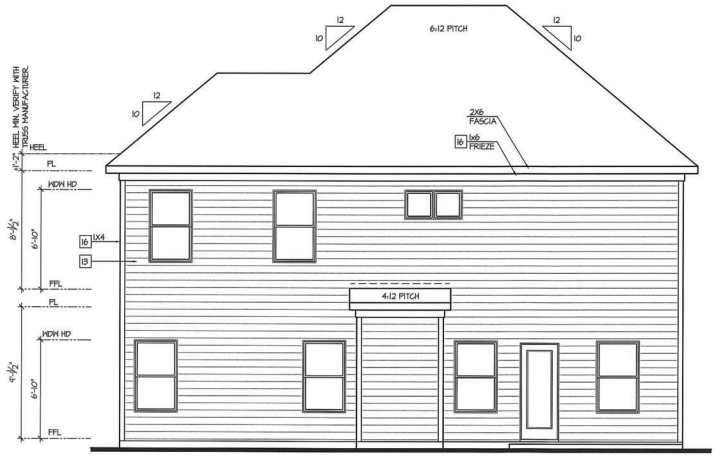
TYPICALS:

7. CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

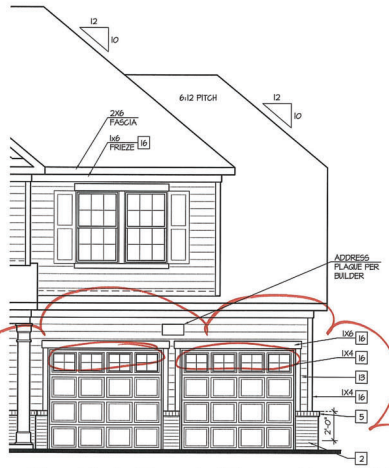
12. VINYL OR FIBER CEMENT SHAKE SIDING PER DEVELOPER
13. VINYL OR FIBER CEMENT LAP SIDING PER DEVELOPER
14. VINYL OR FIBER CEMENT WAVY SIDING PER DEVELOPER
15. VINYL OR FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C.
16. VINYL OR 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. VINYL SHUTTERS OR PER BUILDER, TYPE AS SHOWN. SIZE AS NOTED.

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE LOCAL CODES



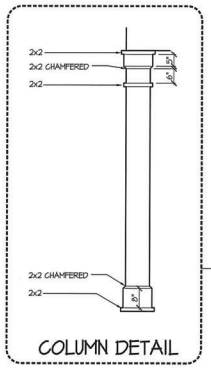
Rear Elevation 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

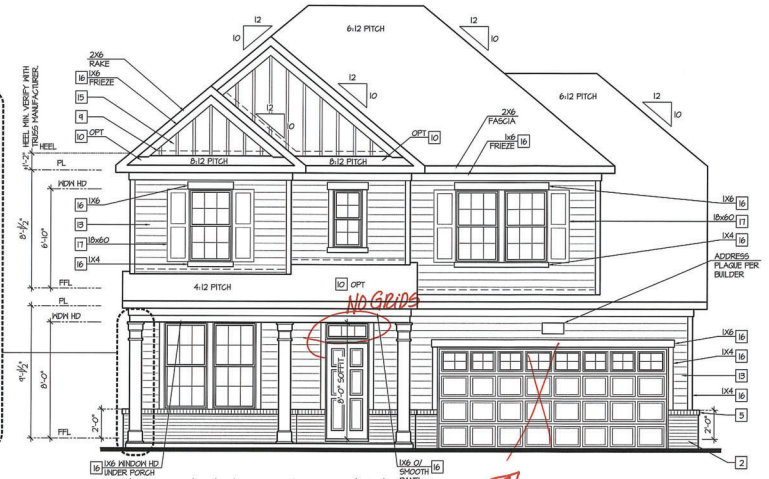


Partial Front Elevation 'A'
w/ Opt 2 Door Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



COLUMN DETAIL



Front Elevation 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

gmd design group of georgia

ATLANTA, GEORGIA LOCATION:
1545 SATELLITE BLVD
SUITE 550
DULUTH, GA. 30097
PHONE: 770-375-7351

NO:	DATE:	REVISION:
1	05.18.16	FIRST SUBMITTAL
2	10.04.16	3RD CAR GARAGE OPTIONS ADDED
3	11.29.16	FRAME WALK CHANGES

PROFESSIONAL SEAL:

PROJECT TITLE:
40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

CLIENTS NAME:

PROJECT NO: GMD-GA16014

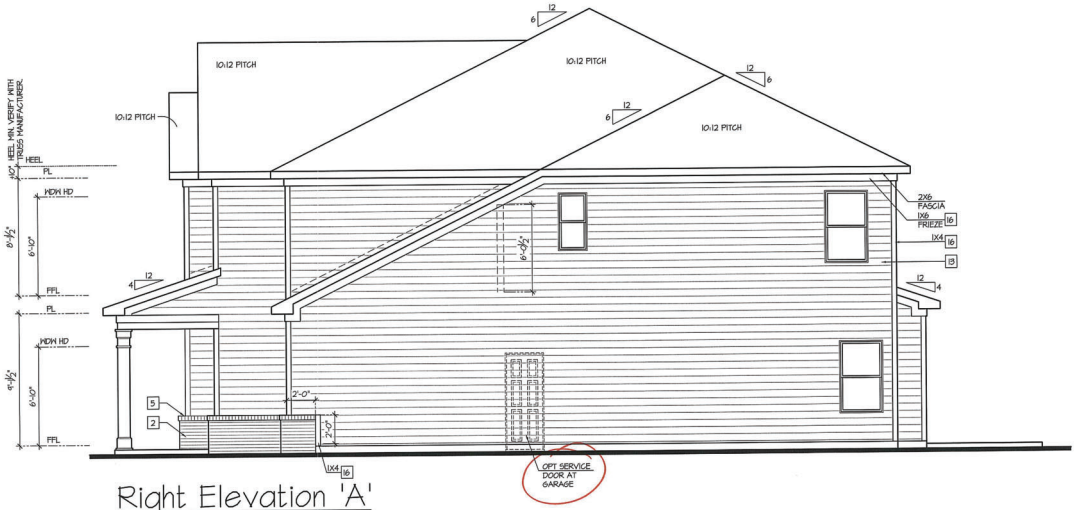
SHEET TITLE:
JESSAMINE - RH
EXTERIOR ELEVATIONS 'A'

PRINT DATE:
JAN 1, 2019

SHEET NO:
A1.5

Left Elevation 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Right Elevation 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS: 1ST FLOOR = 6'-10" U.N.O. ON ELEVATIONS. 2ND FLOOR = 6'-10" U.N.O. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY: (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)

KEY NOTES:

MASONRY:

1. 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.

TYPICALS:

7. CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12. VINYL OR FIBER CEMENT SHAKE SIDING PER DEVELOPER
13. VINYL OR FIBER CEMENT LAP SIDING PER DEVELOPER
14. VINYL OR FIBER CEMENT WAVY SIDING PER DEVELOPER
15. VINYL OR FIBER CEMENT PANEL SIDING W/ IX3 BATTS AT 12" O.C.
16. VINYL OR IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. VINYL SHUTTERS OR PER BUILDER, TYPE AS SHOWN. SIZE AS NOTED.

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE LOCAL CODES

gmd design group of georgia

ATLANTA, GEORGIA LOCATION:
1845 SATELLITE BLVD
SUITE 250
DULUTH, GA. 30097
PHONE: 770-375-7351

NO:	DATE:	REVISION:
1	05.31.16	FIRST SUBMITTAL
2	10.04.16	3RD CAR GARAGE OPTIONS ADDED
3	11.23.16	FRAME WALK CHANGES

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

CLIENTS NAME:

PROJECT NO: GMD-GA16014

SHEET TITLE:

JESSAMINE - RH

EXTERIOR ELEVATIONS 'A'

PRINT DATE:
JAN 1, 2019

SHEET NO:

A1.5.1

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
  1ST FLOOR = 8'-1O" U.N.O. ON ELEVATIONS.
  2ND FLOOR = 8'-1O" U.N.O. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:
  (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)

KEY NOTES:

MASONRY:

1 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.

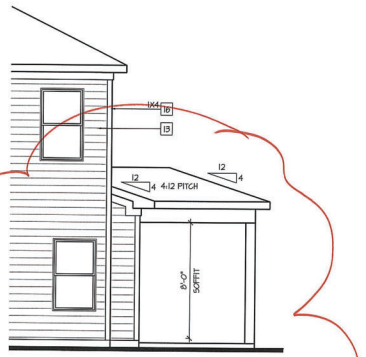
TYPICALS:

7 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12 VINYL OR FIBER CEMENT SHAKE SIDING PER DEVELOPER
13 VINYL OR FIBER CEMENT LAP SIDING PER DEVELOPER
14 VINYL OR FIBER CEMENT WAVY SIDING PER DEVELOPER
15 VINYL OR FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C.
16 VINYL OR IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 VINYL SHUTTERS OR PER BUILDER, TYPE AS SHOWN. SIZE AS NOTED.

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE LOCAL CODES

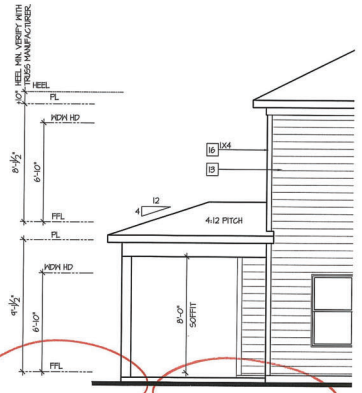


Partial Right Elevation
w/ Opt Covered ~~Patio~~ porch

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

Partial Rear Elevation
w/ Opt Covered ~~Patio~~ porch

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Partial Left Elevation
w/ Opt Covered ~~Patio~~ porch

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

gmd design group of georgia

ATLANTA, GEORGIA LOCATION:
1845 SATELLITE BLVD
SUITE 650
DULUTH, GA. 30097
PHONE: 770-375-1351

NO:	DATE:	REVISION:
1	05.31.16	FIRST SUBMITTAL
2	10.04.16	3RD CAR GARAGE OPTIONS ADDED
3	11.23.16	FRAME WALK CHANGES

PROFESSIONAL SEAL:

PROJECT TITLE:
40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

CLIENTS NAME:
H&H HOMES

PROJECT NO: GMD-GA16014

SHEET TITLE:
JESSAMINE - RH
EXTERIOR ELEVATIONS OPTIONS

PRINT DATE:
JAN 1, 2019

SHEET NO:
A1.5.7

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

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.

GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.

ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO CBC REQUIREMENTS.

PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.

1 SQUARE INCH VENT FOR EVERY 150 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (SF) X 144 = BLDG (SQ. IN.)
BLDG. (SQ. IN.) / 150 = SQ. IN. OF VENT REQUIRED

ROOF AREA 1 = 1710 SF

1710 SQ. FT. X 144 = 254880 SQ. IN.
254880 SQ. IN. / 150 = 1698.2 SQ. IN. OF VENT REQ'D

ROOF AREA 2 = 107 SF

107 SQ. FT. X 144 = 15408 SQ. IN.
15408 SQ. IN. / 150 = 102.72 SQ. IN. OF VENT REQ'D

ROOF AREA 3 = 120 SF

120 SQ. FT. X 144 = 17280 SQ. IN.
17280 SQ. IN. / 150 = 115.2 SQ. IN. OF VENT REQ'D

ROOF AREA 4 = 240 SF

240 SQ. FT. X 144 = 34560 SQ. IN.
34560 SQ. IN. / 150 = 230.4 SQ. IN. OF VENT REQ'D

NOTES:

- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.
- DASHED LINES INDICATE WALL BELOW.
- LOCATE GUTTER AND DOWNSPOUTS PER BUILDER.
- PITCHED ROOFS AS NOTED.
- TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALCS AND SHOP DRAWINGS TO THE BUILDER'S GENERAL CONTRACTOR AND BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATIONS.
- ALL PLUMBING 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 1/300

GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.

ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO CBC REQUIREMENTS.

PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.

1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (SF) X 144 = BLDG (SQ. IN.)
BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED
SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH & 50% AT LOW.

ROOF AREA 1 = 1710 SF

1710 SQ. FT. X 144 = 254880 SQ. IN.
254880 SQ. IN. / 300 = 849.6 SQ. IN. OF VENT REQ'D
849.6 SQ. IN. / 2 = 424.8 SQ. IN

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

ROOF AREA 2 = 107 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 & 25.68 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 3 = 120 SF

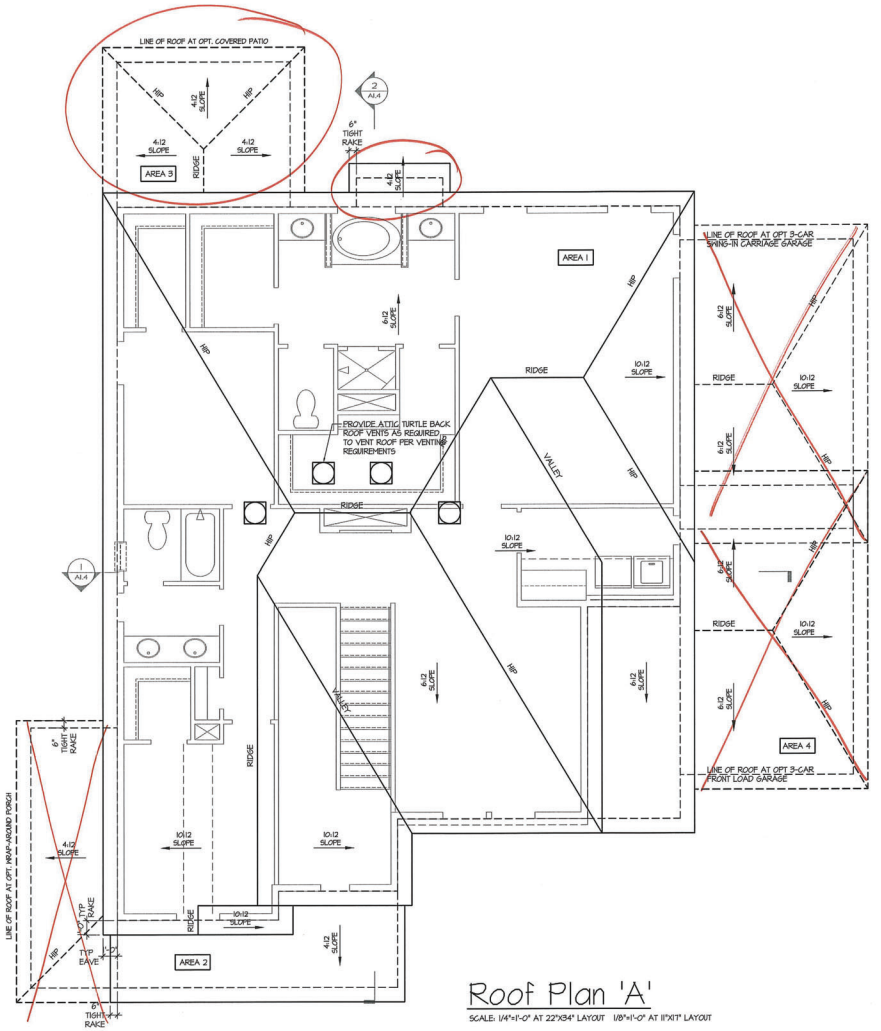
120 SQ. FT. X 144 = 17280 SQ. IN.
17280 SQ. IN. / 300 = 57.6 SQ. IN. OF VENT REQ'D
57.6 SQ. IN. / 2 = 28.8 SQ. IN

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

ROOF AREA 4 = 240 SF

240 SQ. FT. X 144 = 34560 SQ. IN.
34560 SQ. IN. / 300 = 115.2 SQ. IN. OF VENT REQ'D
115.2 SQ. IN. / 2 = 57.6 SQ. IN

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



Roof Plan 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

gmd design group of georgia

ATLANTA, GEORGIA LOCATION:
1845 SATELLITE BLVD
SUITE 550
DULUTH, GA. 30097
PHONE: 770-375-1351

NO:	DATE:	REVISION:
1	05.31.16	FIRST SUBMITTAL
2	10.04.16	3RD CAR GARAGE OPTIONS ADDED
3	11.23.16	FRAME WALK GABLES

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

CLIENTS NAME:

PROJECT NO: GMD-GA16014

SHEET TITLE:

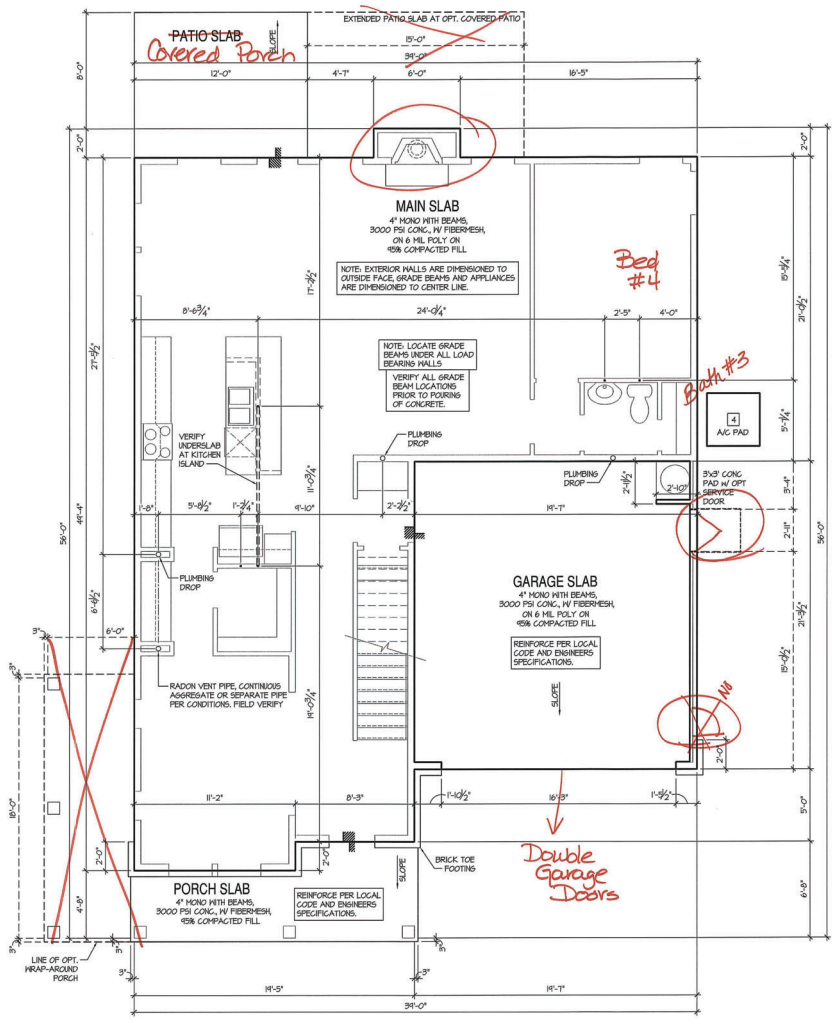
JESSAMINE - RH ROOF PLAN 'A'

PRINT DATE:

JAN 1, 2019

SHEET NO:

A1.5.2



Monolithic Slab Plan 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NOTES:

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 7 3/4" MAX AT INSWING DOORS. (PER LOCAL CODE)
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER LOCAL CODE) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER LOCAL CODE PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER LOCAL CODE.
- SOILS TREATMENT: SENTRIGON BAIT STATIONS OR BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

gmd design group of georgia

ATLANTA GEORGIA LOCATION:
1845 SATELLITE BLVD
SUITE 850
DULUTH, GA. 30097
PHONE: 770-375-7351

NO.	DATE:	REVISION:
1	05.31.16	FIRST SUBMITTAL
2	10.04.16	3RD CAR GARAGE OPTIONS ADDED
3	11.28.16	FRAME WALK CHANGES

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

CLIENTS NAME:

H&H HOMES

PROJECT NO: GMD-GA16014

SHEET TITLE:

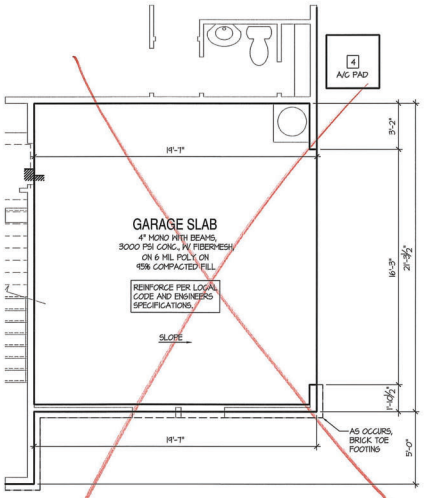
JESSAMINE - RH
MONOLITHIC SLAB PLAN 'A'

PRINT DATE:

JAN 1, 2019

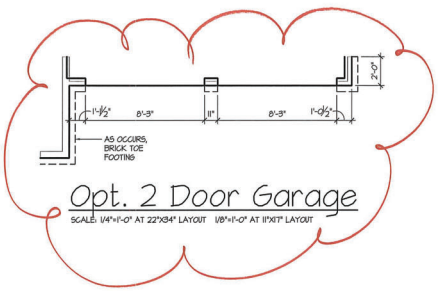
SHEET NO:

A1.0



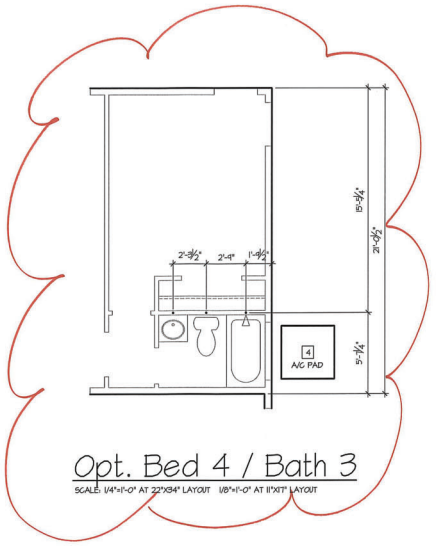
Opt. Side-Load Garge

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



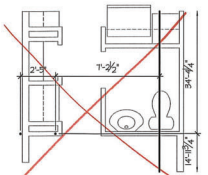
Opt. 2 Door Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Opt. Bed 4 / Bath 3

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Opt. Powder Room 2

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NOTES:

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 7 3/4" MAX AT INSWING DOORS. (PER LOCAL CODE)
- TYP STOOP AT INSWING/SLIDER DOORS. 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER LOCAL CODE) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER LOCAL CODE PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER LOCAL CODE.
- SOILS TREATMENT: SENTRICON BAIT STATIONS OR BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

gmd design group of georgia

ATLANTA, GEORGIA LOCATION:
1845 SATELLITE BLVD
SUITE 850
DULUTH, GA. 30097
PHONE: 770-813-1351

NO:	DATE:	REVISION:
1	05.31.16	FIRST SUBMITTAL
2	10.04.16	3RD CAR GARAGE OPTIONS ADDED
3	11.23.16	FRAME WALK CHANGES

PROFESSIONAL SEAL:

PROJECT TITLE:
40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

CLIENTS NAME:
H&H HOMES

PROJECT NO: GMD-GA16014

SHEET TITLE:
JESSAMINE - RH
MONOLITHIC SLAB PLAN OPTIONS

PRINT DATE:
JAN 1, 2019

SHEET NO:
A1.0.1

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
  1ST FLOOR = 6'-10" U.N.O. ON ELEVATIONS.
  2ND FLOOR = 6'-10" U.N.O. ON ELEVATIONS.

ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

WALL LEGEND:

- FULL HEIGHT 2X4 WOOD STUD PARTITION
- FULL HEIGHT 2X6 WOOD STUD PARTITION
- BRICK / STONE VENEER
- STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED
- LOH GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED
- DRYWALL OPENING HEIGHT AS NOTED ON PLAN.

KEY NOTES:

FIRE PROTECTION.

1. HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER LOCAL CODE)
   GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER LOCAL CODE)
2. HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER LOCAL CODE)
3. BREATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER LOCAL CODE)

MEP'S

4. FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER LOCAL CODE, 18" HIGH PLATFORM. PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER LOCAL CODE.
5. FAU 8'X8' PLATFORM. VERIFY WITH TRUSS MANUFACTURER. (6'-6" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2'X6" OVER 2'X4" BOTTOM CHORD. OF TRUSS, VERIFY W/ TRUSSES.)
6. A/C CONDENSER PAD. (VERIFY)
7. PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
8. ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"X22". FIRE RATED ACCESS AS NOTED. (PER LOCAL CODE)
   ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE.)

TYPICALS.

9. TEMPERED SAFETY GLASS. (PER LOCAL CODE)
10. PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.
11. HALF WALL, HEIGHT AS NOTED.
12. INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.

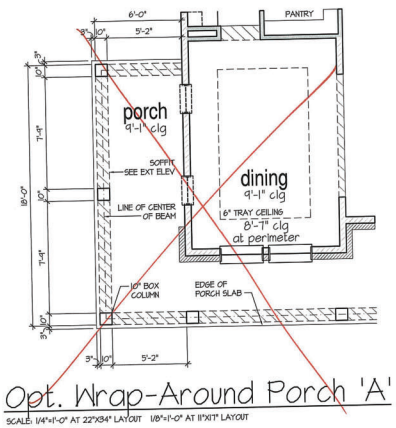
BATHS:

13. SHOWER. TEMPERED GLASS ENCLOSURE.
14. TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.
15. CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.
16. GARDEN TUB IS A SLIDE IN FIBERGLASS MODEL PER BUILDER

KITCHEN.

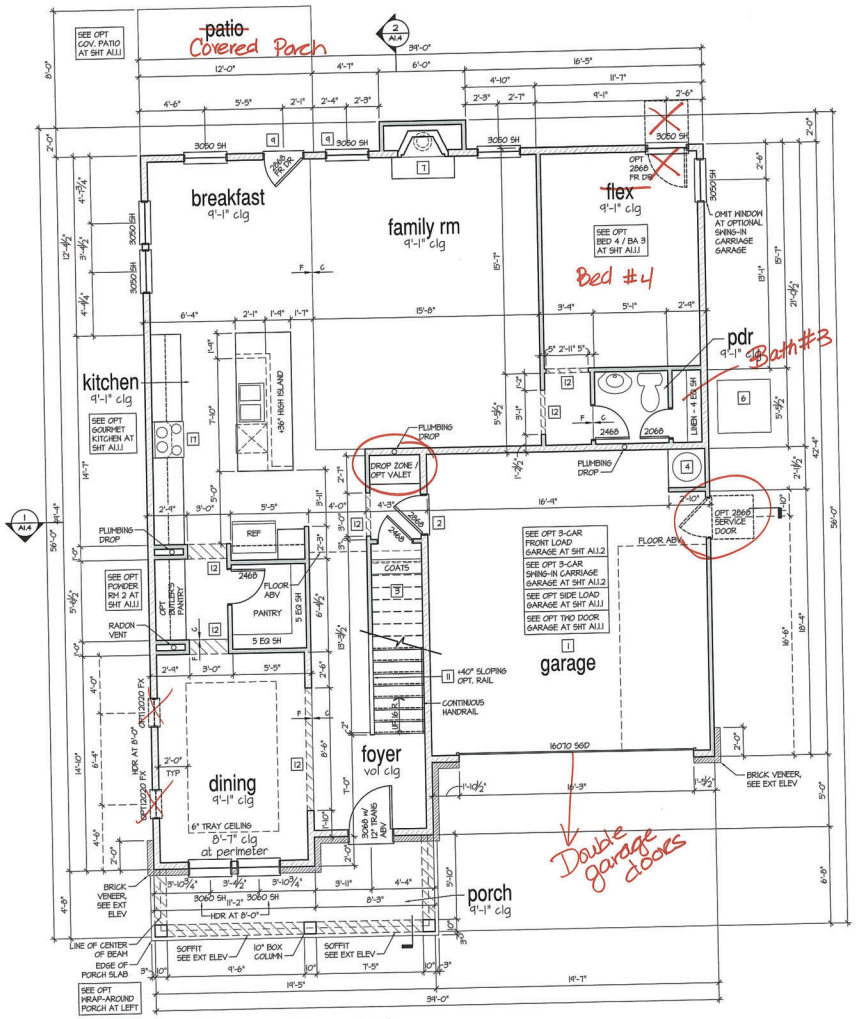
17. 30" FREE STANDING ELECTRICAL RANGE OR OPT. GAS RANGE VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
18. 30" ELECTRICAL COOKTOP OR OPT. GAS COOKTOP AND HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
19. ELECTRIC OVEN WITH MICROWAVE OVEN.

9'-1" STAIR NOTE:
(USE 14" T.J.I WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.71" = 124 1/4" TOTAL RISE VERIFY



Opt. Wrap-Around Porch 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



1st Floor Plan 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

gmd design group of georgia

ATLANTA, GEORGIA LOCATION:
1845 SATELLITE BLVD
SUITE 850
DULUTH, GA. 30097
PHONE: 770-375-1351

NO:	DATE:	REVISION:
1	05.31.16	FIRST SUBMITTAL
2	10.04.16	3RD CAR GARAGE OPTIONS ADDED
3	11.23.16	FRAME WALK CHANGES

PROFESSIONAL SEAL:

PROJECT TITLE:
40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

CLIENTS NAME:
H&H HOMES

PROJECT NO: GMD-GA16014

SHEET TITLE:
JESSAMINE - RH
1st FLOOR PLAN 'A'

PRINT DATE:
JAN 1, 2019

SHEET NO:
A1.1

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
  1ST FLOOR = 6'-10" U.N.O. ON ELEVATIONS.
  2ND FLOOR = 6'-10" U.N.O. ON ELEVATIONS.

ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

WALL LEGEND:

- FULL HEIGHT 2X4 WOOD STUD PARTITION
- FULL HEIGHT 2X6 WOOD STUD PARTITION
- BRICK / STONE VENEER
- STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED
- 1/2IN GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED
- DRYWALL OPENING. HEIGHT AS NOTED ON PLAN

KEY NOTES:

FIRE PROTECTION:

1. HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER LOCAL CODE)
   GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER LOCAL CODE)
2. HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER LOCAL CODE)
3. BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER LOCAL CODE)

MEP'S

4. FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER LOCAL CODE, 18" HIGH PLATFORM. PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER LOCAL CODE.
5. PAN 8'X8' PLATFORM. VERIFY WITH TRUSS MANUFACTURER. (6'-6" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2"X6" OVER 2"X4" BOTTOM CHORD. OF TRUSS, VERIFY W/ TRUSSES.)
6. A/C CONDENSER PAD. (VERIFY)
7. PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
8. ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x22". FIRE RATED ACCESS AS NOTED. (PER LOCAL CODE)
   ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE.)

TYPICALS:

9. TEMPERED SAFETY GLASS. (PER LOCAL CODE)
10. PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.
11. HALF WALL, HEIGHT AS NOTED.
12. INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.

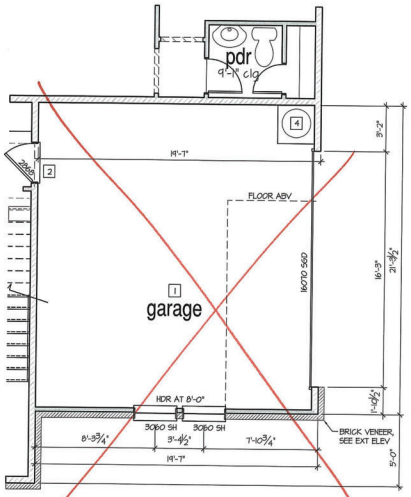
BATHS:

13. SHOWER. TEMPERED GLASS ENCLOSURE.
14. TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.
15. CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.
16. GARDEN TUB IS A SLIDE IN FIBERGLASS MODEL. PER BUILDER

KITCHEN:

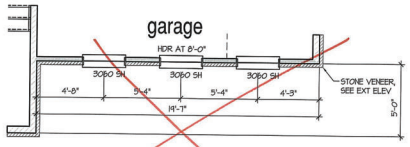
17. 30" FREE STANDING ELECTRICAL RANGE OR OPT. GAS RANGE VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
18. 30" ELECTRICAL COOKTOP OR OPT. GAS COOKTOP AND HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
19. ELECTRIC OVEN WITH MICROWAVE OVEN.

9'-1" STAIR NOTE:
(USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.17" = 124 1/4" TOTAL RISE VERIFY



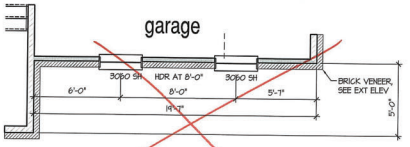
Opt. Side-Load Garge 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



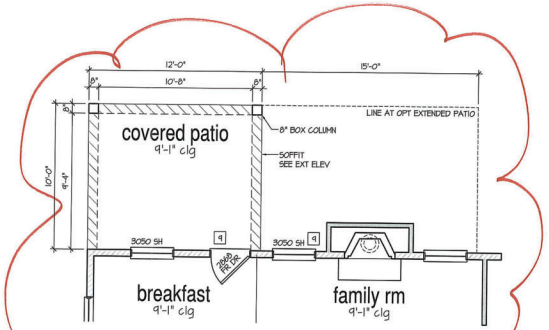
Opt. Side-Load Garge 'B'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



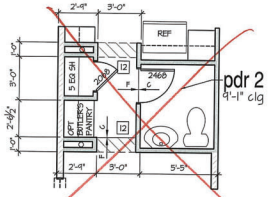
Opt. Side-Load Garge 'C'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



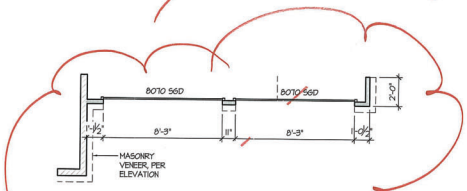
Opt. Covered Patio

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



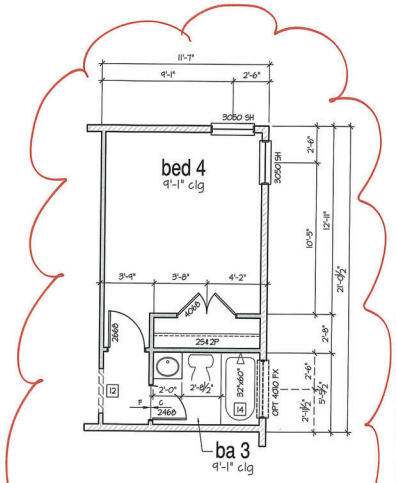
Opt. Powder Room 2

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



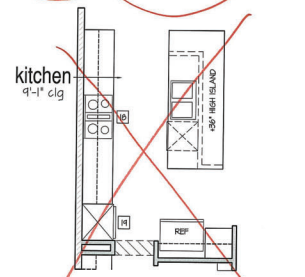
Opt. 2 Door Garage

SCALE: 1/4"=1'-0" 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Opt. Bed 4 / Bath 3

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Opt. Gourmet Kitchen

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

gmd design group of georgia

ATLANTA, GEORGIA LOCATION:
1845 SATELLITE BLVD
SUITE 250
DULUTH, GA. 30097
PHONE: 770-375-7251

NO.	DATE:	REVISION:
1	05.31.16	FIRST SUBMITTAL
2	10.04.16	3RD CAR GARAGE OPTIONS ADDED
3	11.23.16	FRAME WALK CANVAS

PROFESSIONAL SEAL:

PROJECT TITLE:
40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

CLIENTS NAME:
H&H HOMES

PROJECT NO: GMD-GA16014

SHEET TITLE:
JESSAMINE - RH
1st FLOOR PLAN OPTIONS

PRINT DATE:
JAN 1, 2019

SHEET NO:
A1.1.1

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
  1ST FLOOR = 6'-10" U.N.O. ON ELEVATIONS.
  2ND FLOOR = 6-10" U.N.O. ON ELEVATIONS.

ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

WALL LEGEND:

FULL HEIGHT 2X4 WOOD STUD PARTITION

FULL HEIGHT 2X6 WOOD STUD PARTITION

BRICK / STONE VENEER

STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED

LOW GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED

DRYWALL OPENING. HEIGHT AS NOTED ON PLAN.

KEY NOTES:

FIRE PROTECTION:

1. HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER LOCAL CODE)
   GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER LOCAL CODE)
2. HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER LOCAL CODE)
3. BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER LOCAL CODE)
   HEPTS
4. FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER LOCAL CODE, 18" HIGH PLATFORM. PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER LOCAL CODE.
5. FAU 8'X8' PLATFORM. VERIFY WITH TRUSS MANUFACTURER. (6'-6" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS. 2"X6" OVER 2"X4" BOTTOM CHORD. OF TRUSS, VERIFY W/ TRUSSES.)
6. A/C CONDENSER PAD. (VERIFY)
7. PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
8. ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x22". FIRE RATED ACCESS AS NOTED. (PER LOCAL CODE)
   ATTIC ACCESS LADDER. VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE.)
   TYPICALS:
9. TEMPERED SAFETY GLASS. (PER LOCAL CODE)
10. PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.
11. HALF WALL, HEIGHT AS NOTED.
12. INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.

BATHS:

13. SHOWER. TEMPERED GLASS ENCLOSURE.
14. TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.
15. CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.
16. GARDEN TUB IS A SLIDE IN FIBERGLASS MODEL PER BUILDER

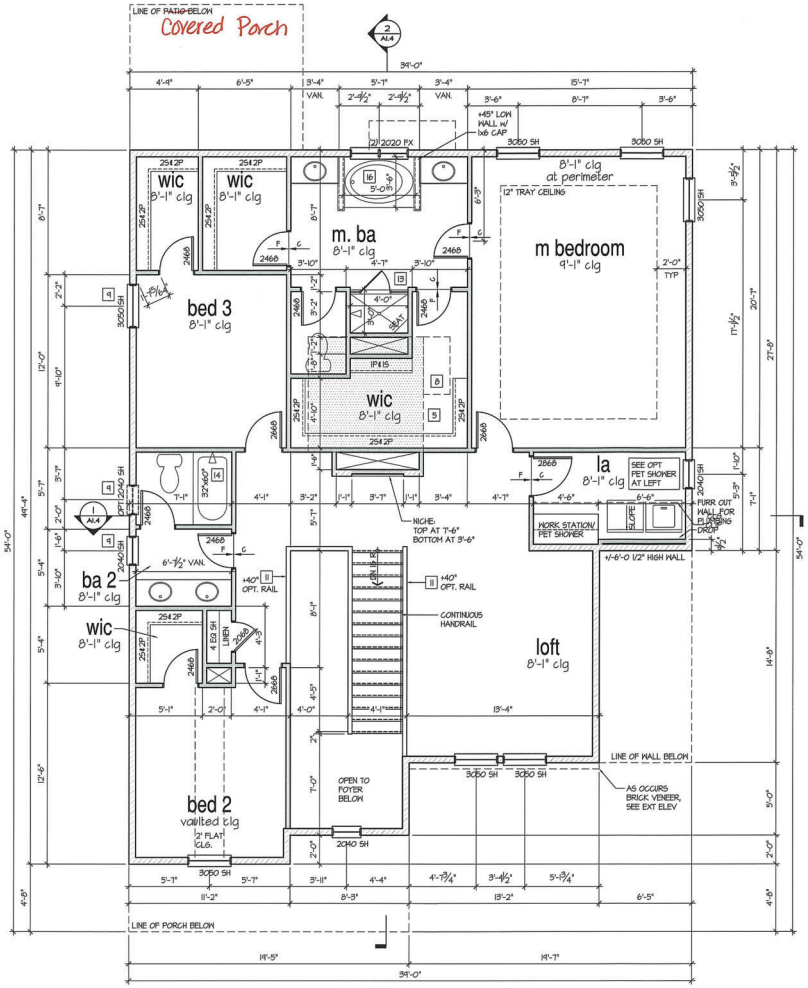
KITCHEN:

17. 30" FREE STANDING ELECTRICAL RANGE OR OPT. GAS RANGE VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
18. 30" ELECTRICAL COOKTOP OR OPT. GAS COOKTOP AND HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
19. ELECTRIC OVEN WITH MICROWAVE OVEN.

9'-1" STAIR NOTE:
(USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.17" = 124 1/4" TOTAL RISE VERIFY

Opt. Pet Shower

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



2nd Floor Plan 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

gmd design group of georgia

ATLANTA, GEORGIA LOCATION:
1845 SATELLITE BLVD
SUITE 850
DULUTH, GA. 30097
PHONE: 770-375-7351

NO:	DATE:	REVISION:
1	05.31.16	FIRST SUBMITTAL
2	10.04.16	3RD CAR GARAGE OPTIONS ADDED
3	11.23.16	FRAME WALK CHANGES

PROFESSIONAL SEAL:

PROJECT TITLE:
40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

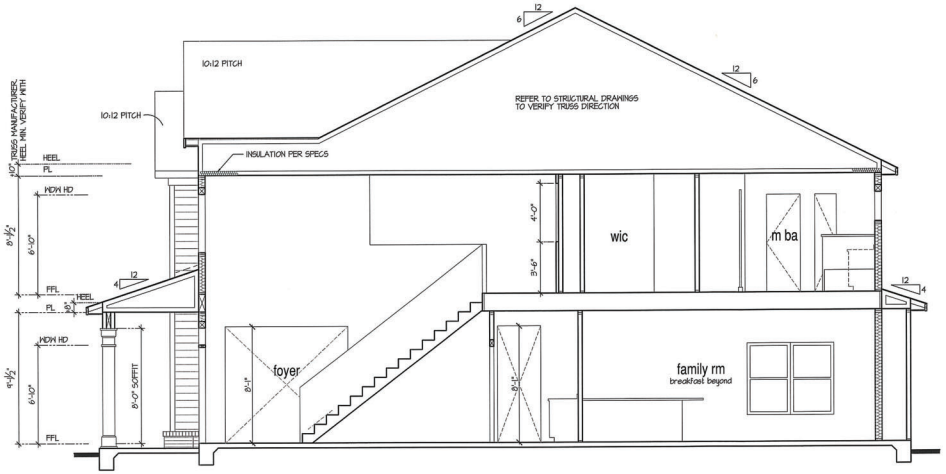
CLIENTS NAME:

PROJECT NO: GMD-GA16014

SHEET TITLE:
JESSAMINE - RH
2nd FLOOR PLAN 'A'

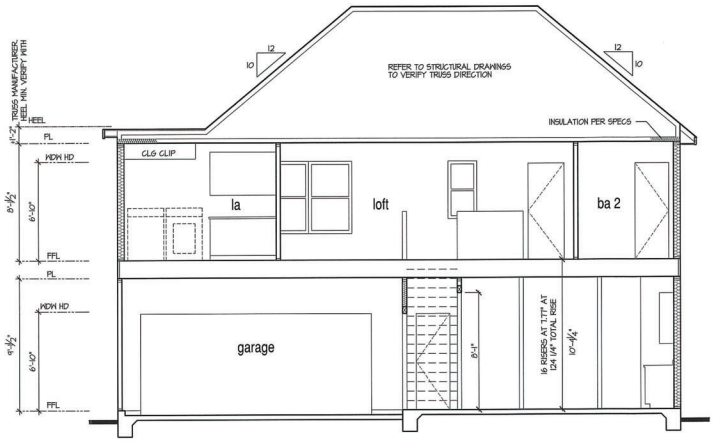
PRINT DATE:
JAN 1, 2019

SHEET NO:
A1.2



Building Section 2

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Building Section 1

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

9'-1" STAIR NOTE:
(USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.17" = 124 1/4" TOTAL RISE VERIFY

NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
- BUILDING SECTIONS SHOWN HERE DEPICT VOLUMN SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.
- ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
- WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:

EXTERIOR WALLS ZONE 3:	R-13 BATTS MINIMUM, VERIFY
EXTERIOR WALLS ZONE 4:	R-15 BATTS MINIMUM, VERIFY
CEILING WITH ATTIC ABOVE COMPRESSED INSULATION:	R-38 BATTS MINIMUM, VERIFY
CEILING WITH ATTIC ABOVE UNCOMPRESSED INSULATION (HEELS IN TRUSSES):	R-30 BATTS MINIMUM, VERIFY
FLOOR OVER GARAGE:	R-19 BATTS MINIMUM, VERIFY
ATTIC KNEEWALL:	R-19 BATTS MINIMUM, VERIFY
CRAWL SPACE FLOORING:	R-19 BATTS MINIMUM, VERIFY

PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BUILDER.

WINDOW GLAZING "U" FACTOR: 0.35

gmd design group of georgia

ATLANTA, GEORGIA LOCATION:
1845 SATELLITE BLVD
SUITE 250
DULUTH, GA. 30097
PHONE: 770-813-1351

NO:	DATE:	REVISION:
1	05.31.16	FIRST SUBMITTAL
2	10.04.16	3RD CAR GARAGE OPTIONS ADDED
3	11.23.16	FRAME WALK CANOPIES

PROFESSIONAL SEAL:

PROJECT TITLE:
40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

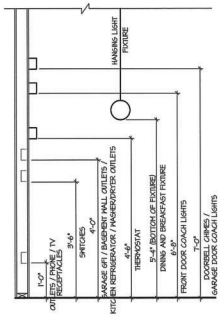
CLIENTS NAME:

PROJECT NO: GMD-GA16014

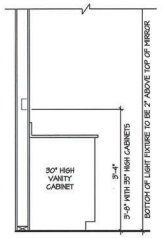
SHEET TITLE:
JESSAMINE - RH
BUILDING SECTIONS

PRINT DATE:
JAN 1, 2019

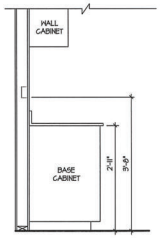
SHEET NO:
A1.4



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



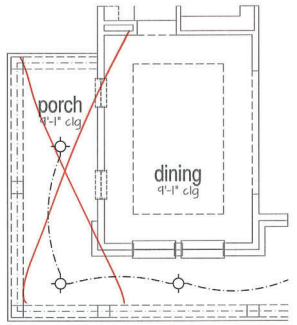
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:

- 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 EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
- FAN/LIGHTS IN WET/DAMP LOCATIONS SHALL BE LABLED "SUITABLE FOR WET 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 SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING 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 (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

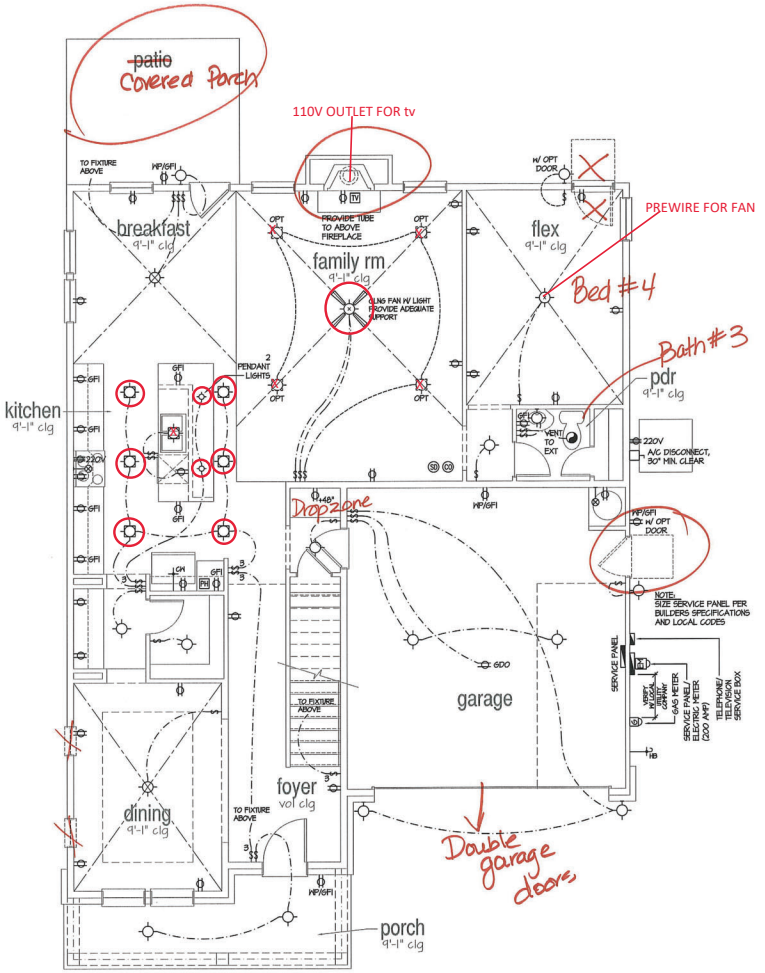
LEGEND:

	DUPLEX OUTLET		UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
WP/GFI	HEATHERPROOF GFI DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
GFI	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	HALF-SWITCHED DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
220V	220 VOLT OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
	WALL SWITCH		FLUORESCENT LIGHT FIXTURE
3	THREE-WAY SWITCH		TECH HUB SYSTEM
4	FOUR-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	CHIMES		
	PUSHBUTTON SWITCH		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	110V SMOKE DETECTOR W/ BATTERY BACKUP		
	CO2 DETECTOR		GAS SUPPLY WITH VALVE
	THERMOSTAT	HB	HOSE BIBB
	TELEPHONE	CH	1/4" WATER STUB OUT
	TELEVISION		HALL SCONCE
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



~~Opt. Wrap-Around Porch 'A'~~

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



1st Floor Plan

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

gmd design group of georgia

ATLANTA, GEORGIA LOCATION:
1845 SATELLITE BLVD
SUITE 850
DULUTH, GA. 30097
PHONE: 770-375-7351

NO:	DATE:	REVISION:
1	05.31.16	FIRST SUBMITTAL
2	10.04.16	3RD CAR GARAGE OPTIONS ADDED
3	11.23.16	FRAME WALK CHANGES

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

CLIENTS NAME:

PROJECT NO: GMD-GA16014

SHEET TITLE:

JESSAMINE - RH

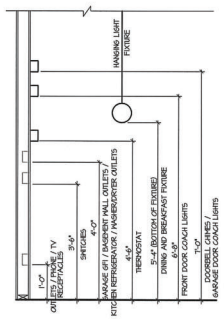
1st FLOOR UTILITY PLAN

PRINT DATE:

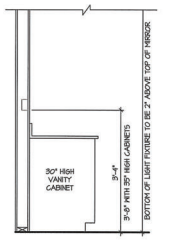
JAN 1, 2019

SHEET NO:

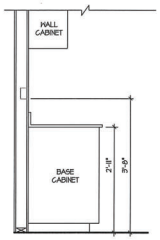
E1.0



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

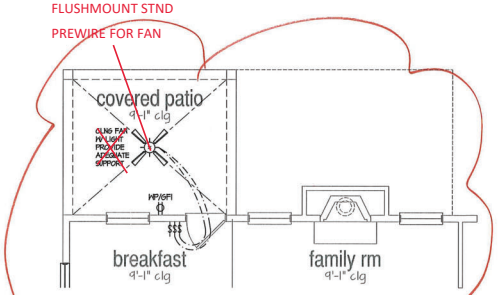
NOTES:

- 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 EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
- FAN/LIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET 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 SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING 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 (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:

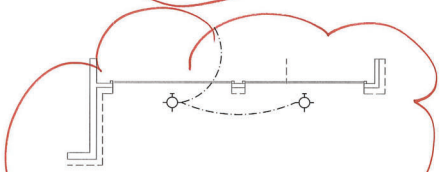
DUPLEX OUTLET	UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
WP/GFI WEATHERPROOF GFI DUPLEX OUTLET	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
GFI GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
HALF-SWITCHED DUPLEX OUTLET	RECESSED INCANDESCENT LIGHT FIXTURE (WP) = VAPOR PROOF
220V 220 VOLT OUTLET	EXHAUST FAN (VENT TO EXTERIOR)
REINFORCED JUNCTION BOX	EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
WALL SWITCH	FLUORESCENT LIGHT FIXTURE
3 THREE-WAY SWITCH	TECH HUB SYSTEM
4 FOUR-WAY SWITCH	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
CHIMES	
PUSHBUTTON SWITCH	
SD 110V SMOKE DETECTOR W/ BATTERY BACKUP	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
CO2 CO2 DETECTOR	
T THERMOSTAT	GAS SUPPLY WITH VALVE
TEL TELEPHONE	HB HOSE BIBB
TV TELEVISION	CH 1/4" WATER STUB OUT
ELECTRIC METER	WALL SCONCE
ELECTRIC PANEL	
DISCONNECT SWITCH	

FLUSHMOUNT STND
PREWIRE FOR FAN



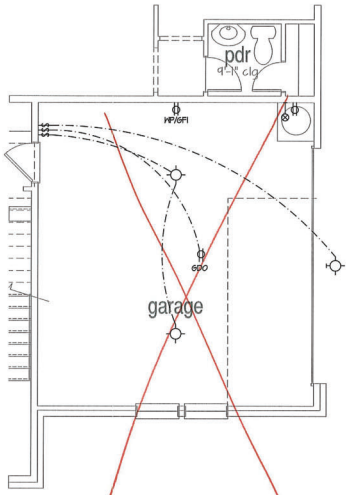
Opt. Covered Patio

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Opt. 2 Door Garage

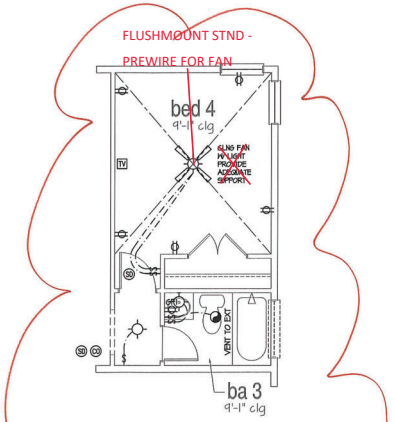
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Opt. Side-Load Garge 'A'

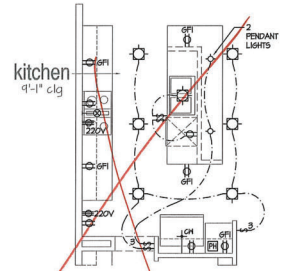
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

FLUSHMOUNT STND -
PREWIRE FOR FAN



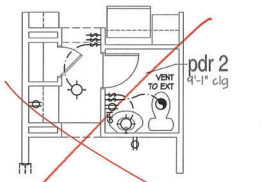
Opt. Bed 4 / Bath 3

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Opt. Gourmet Kitchen

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Opt. Powder Room 2

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

gmd design group of georgia
ATLANTA, GEORGIA LOCATION:
1845 SATELLITE BLVD
SUITE 650
DULUTH, GA. 30097
PHONE: 770-375-7351

NO:	DATE:	REVISION:
1	05.31.16	FIRST SUBMITTAL
2	10.04.16	3RD CAR GARAGE OPTIONS ADDED
3	11.28.16	FRAME WALK CHANGES

PROFESSIONAL SEAL:

PROJECT TITLE:
40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

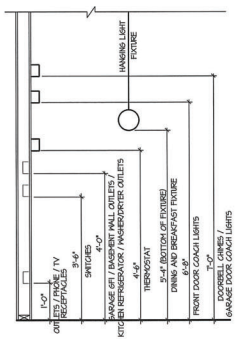
CLIENTS NAME:

PROJECT NO: GMD-GA16014

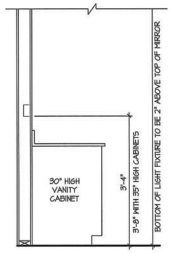
SHEET TITLE:
JESSAMINE - RH
1st FLOOR UTILITY PLAN

PRINT DATE:
JAN 1, 2019

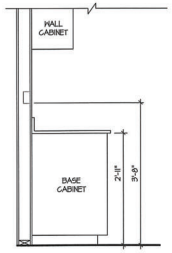
SHEET NO:
E1.1



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



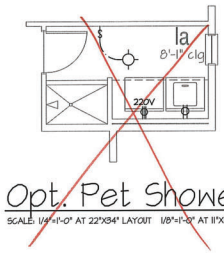
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:

- 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 EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
- FAN/LIGHTS IN WET/DAMP LOCATIONS SHALL BE LABLED "SUITABLE FOR WET 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 SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING 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 (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:

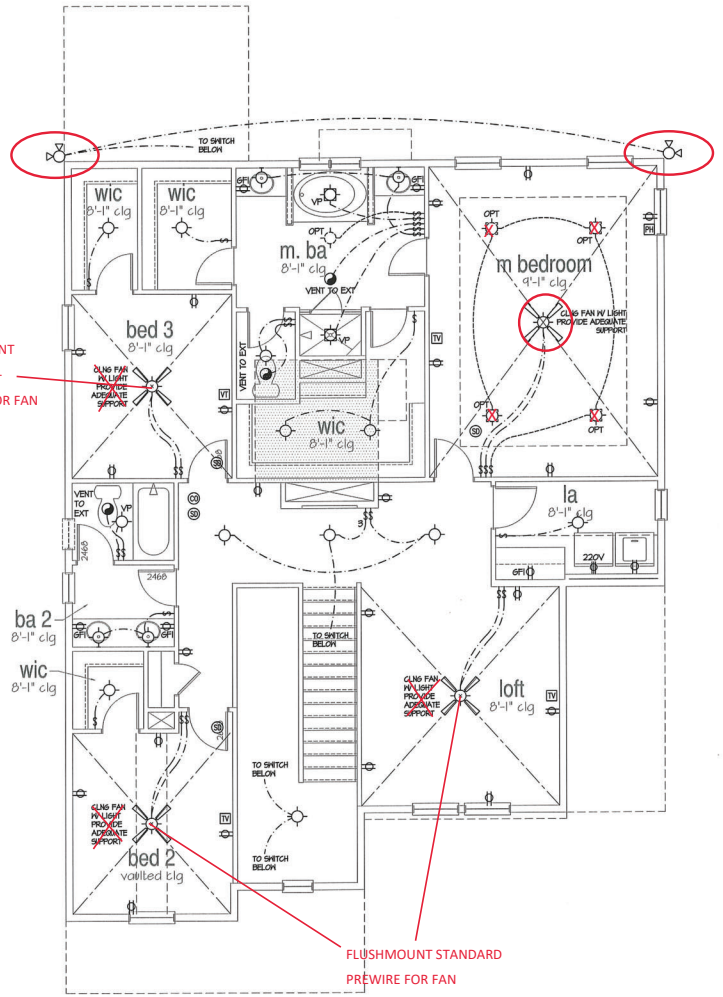
DUPLEX OUTLET	UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
WP/GFI HEATHERPROOF GFI DUPLEX OUTLET	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
GFI GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
HALF-SWITCHED DUPLEX OUTLET	RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
220V 220 VOLT OUTLET	EXHAUST FAN (VENT TO EXTERIOR)
REINFORCED JUNCTION BOX	EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
WALL SWITCH	FLUORESCENT LIGHT FIXTURE
3 THREE-WAY SWITCH	TECH HUB SYSTEM
4 FOUR-WAY SWITCH	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
CHIMES	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
PUSHBUTTON SWITCH	GAS SUPPLY WITH VALVE
110V SMOKE DETECTOR W/ BATTERY BACKUP	HOSE BIBB
CO2 DETECTOR	1/4" WATER STUB OUT
THERMOSTAT	WALL SCONCE
TELEPHONE	
TELEVISION	
ELECTRIC METER	
ELECTRIC PANEL	
DISCONNECT SWITCH	



Opt. Pet Shower

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

FLUSHMOUNT STANDARD - PREWIRE FOR FAN



FLUSHMOUNT STANDARD PREWIRE FOR FAN

2nd Floor Plan 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

gmd design group of georgia

ATLANTA, GEORGIA LOCATION:
1545 SATELLITE BLVD
SUITE 250
DULUTH, GA. 30097
PHONE: 770-375-7351

NO:	DATE:	REVISION:
1	05.31.16	FIRST SUBMITTAL
2	10.04.16	3RD CAR GARAGE OPTIONS ADDED
3	11.23.16	FRAME WALK CHANGES

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

CLIENTS NAME:

PROJECT NO: GMD-GA16014

SHEET TITLE:

JESSAMINE - RH
2nd FLOOR UTILITY PLAN

PRINT DATE:
May 31, 2016

SHEET NO:
E2.0

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

JESSAMINE

CAROLINA DIVISION

DESIGN SPECIFICATIONS:

DESIGN BUILDING CODE (REFERRED TO HEREIN AS 'THE BUILDING CODE'):
- 2018 NORTH CAROLINA RESIDENTIAL CODE. WALL BRACING PER INTERNATIONAL RESIDENTIAL CODE 2015 EDITION.

DESIGN LIVE LOADS:
- ROOF = 20 PSF (LOAD DURATION FACTOR=1.25)
- 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_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.

NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 028075 KENNETH R. KSEN
4/5/19

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

K&H HOMES

Cover Sheet
Jessamine Model - RH
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

S-0

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 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.
6. 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 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 OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
10. PROVIDE MOISTURE PROTECTION AND FLASHING PER ARCHITECTURAL DETAILS.

FOUNDATIONS:

1. FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE BUILDING CODE.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION. THE BUILDER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER ON THE STUDY OF THE PROPOSED SITE TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR.
3. 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'-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.
7. ANY FILL SHALL BE PLACED UNDER THE DIRECTION OR RECOMMENDATION OF A LICENSED PROFESSIONAL ENGINEER. THE RESULTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY.
8. EXCAVATIONS OF FOOTINGS SHALL BE LINED TEMPORARILY WITH A 6 MIL POLYETHYLENE MEMBRANE IF PLACEMENT OF CONCRETE DOES NOT OCCUR WITHIN 24 HOURS OF EXCAVATION.
9. NO CONCRETE SHALL BE PLACED AGAINST ANY SUBGRADE CONTAINING WATER, ICE, FROST, OR LOOSE MATERIAL.
10. PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS (SEE ARCHITECTURAL PLANS AND DETAILS).
11. NONE OF THE FOUNDATION DESIGNS IN THESE DOCUMENTS ARE SUITABLE FOR INSTALLATION IN SHRINK/SWELL CONDITIONS. REFER TO GEOTECHNICAL ENGINEER FOR APPROPRIATE DESIGN.
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.
13. CRAWL SPACE TO BE GRADED LEVEL AND CLEAR OF ALL DEBRIS.
14. PROVIDE MINIMUM 6 MIL APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MINIMUM 12" AND SEALED.

CONCRETE & REINFORCING

1. CONCRETE DESIGN BASED ON ACI 318 AND ACI 318.1 OR ACI 332. CONCRETE SHALL HAVE A NORMAL WEIGHT AGGREGATE AND A MINIMUM COMPRESSIVE STRENGTH ($f'c$) = 3,000 PSI MINIMUM AT 28 DAYS PER CODE (VARIES W/ WEATHER), UNLESS OTHERWISE NOTED ON THE PLAN.
2. CONCRETE SHALL 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".
3. AIR ENTRAINED CONCRETE MUST BE USED FOR ALL STRUCTURAL ELEMENTS EXPOSED TO FREEZE/THAW CYCLES AND DEICING CHEMICALS. AIR ENTRAINMENT AMOUNTS (IN PERCENT) SHALL BE WITHIN -1% TO +2% OF 5% FOR FOOTINGS AND EXTERIOR SLABS.
4. NO ADMIXTURES SHALL BE ADDED TO ANY STRUCTURAL CONCRETE WITHOUT WRITTEN PERMISSION OF THE SER. WATER ADDED TO CONCRETE ON SITE SHALL NOT EXCEED THAT ALLOWED BY THE MIX DESIGN.
5. CONCRETE SLABS-ON-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 302.1R: "GUIDE FOR CONCRETE SLAB AND SLAB CONSTRUCTION".
6. CONTROL OR SAW CUT JOINTS (CUT OR TOOLED) SHALL BE SPACED IN INTERIOR SLABS-ON-GRADE AT A MAXIMUM OF 15'-0" O.C. AND IN EXTERIOR SLABS-ON-GRADE AT A MAXIMUM OF 10'-0" UNLESS OTHERWISE NOTED. CARE SHALL BE TAKEN TO AVOID RE-ENTRANT CORNERS.
7. 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 100% VIRGIN, CONTAINING NO REPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED FOR USE AS CONCRETE SECONDARY REINFORCEMENT.
10. STEEL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
11. DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315: "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES".
12. HORIZONTAL FOOTING AND WALL REINFORCEMENT SHALL BE CONTINUOUS AND SHALL HAVE 90° BENDS, OR CORNER BARS WITH THE SAME SIZE/SPACING AS THE HORIZONTAL REINFORCEMENT.
13. PROVIDE REINFORCEMENT LAP AS NOTED BELOW, UNLESS NOTED OTHERWISE:
    #4 BARS – 30" LENGTH
    #5 BARS – 38" LENGTH
    #6 BARS – 45" LENGTH
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.
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 CURRED ON THE BOTTOM AND/OR THE SIDES ON BOLSTERS SPACED NOT MORE THAN 4 FEET ON CENTER. NO ROCKS, CMU, CLAY TILE, OR BRICK SHALL BE USED TO SUPPORT REINFORCING.
17. FOR GRADE SUPPORTED SLABS, SLAB REINFORCING SHALL BE HELD IN PLACE BY BAR SUPPORTS AND ACCESSORIES AS DESCRIBED IN THE CRSI MANUAL OF STANDARD PRACTICE. BAR SUPPORTS SHALL BE SPACED A MAXIMUM OF 4'-0" O.C. BOTH WAYS IN STRAIGHT LINES ON THE MESH GRID.

MASONRY

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 ⅜" AND A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI.
2. 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.
3. 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.
4. 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.
5. TOP COURSE OF MASONRY SHALL BE GROUTED SOLID.
6. 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 'T' AND 'L' SHAPED PIECES AT INTERSECTIONS AND CORNERS.

WOOD FRAMING:

1. 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:
   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.
4. ANCHOR SILL PLATES IN ACCORDANCE W/ GENERAL STRUCTURAL NOTES.
5. 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.
9. 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.
15. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY (MOISTURE CONTENT <19%) UNLESS OTHERWISE NOTED.
16. 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 SHOES, TYPICAL, UNLESS 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:

1. 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.
2. 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.
4. PROVIDE DECK LATERAL LOAD AND BRACING CONNECTIONS PER BUILDING CODE.

RAFTER FRAMED ROOF CONSTRUCTION:

1. PROVIDE 2x4x4'-0" RAFTER TIES AT 48" O.C.
2. RAFTERS SHALL BE SUPPORTED BY PURLINS AND PURLIN BRACES AS SHOWN ON THE PLAN. PURLIN BRACES SHALL NOT BEAR ON ANY CEILING JOIST, STRONGBACK OR HEADER UNLESS SPECIFICALLY SHOWN ON PLAN. RAFTERS MAY BE SPLICED AT PURLIN LOCATIONS.
3. CEILING JOISTS SHALL HAVE LATERAL SUPPORT W/ 1x4 FLAT BRACING ON TOP EDGE OF JOIST AT LOOSE JOIST ENDS (WHERE JOISTS NOT FASTENED TO RAFTERS) OR FULL DEPTH BLOCKING. FASTEN END OF BRACING TO RAFTER OR GABLE END FRAMING.
4. FASTEN RAFTER AND CEILING JOIST WITH (6) 12d NAILS UNLESS OTHERWISE NOTED.
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.
3. 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 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 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 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 ALL TRUSSES.
10. PROVIDE SIMPSON H2.5A, USP RT7 OR EQUIVALENT AT EACH TRUSS TO TOP PLATE CONNECTION, UNLESS OTHERWISE NOTED.

WOOD STRUCTURAL PANELS:

1. 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 APA.
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 ⅞" 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 7/16" 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.
6. SHEATHING SHALL HAVE A ⅛" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.

STRUCTURAL FIBERBOARD PANELS:

1. STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE SPECIFICALLY NOTED ON THE STRUCTURAL PLANS.
2. FABRICATION AND PLACEMENT OF STRUCTURAL FIBERBOARD SHEATHING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AFA STANDARDS.
3. 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.
4. SHEATHING SHALL HAVE A ⅛" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE AFA.

STRUCTURAL STEEL:

1. 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.
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 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 FLANGE 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.
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:

1. 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, C=185.
3. 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.

LEGEND:

BRICK VENEER LINTEL SCHEDULE

SPAN	LINTEL SIZE	END BEARING
UP TO 3'-0"	3½"x3½"x¼"	4"
UP TO 6'-3"	5"x3½"x5/16" L.L.V.	8"
UP TO 9'-6"	6"x3½"x5/16" L.L.V.	12"

LINTELS ARE NOT DESIGNED TO BE BOLTED TO HEADERS UNLESS SPECIFIED ON UNIT PLANS.
SPANS OVER 4'-0" SHALL BE SHORED UP UNTIL CURED.

NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 026075 ENGINEER KENNETH R. KSEN
4/5/19

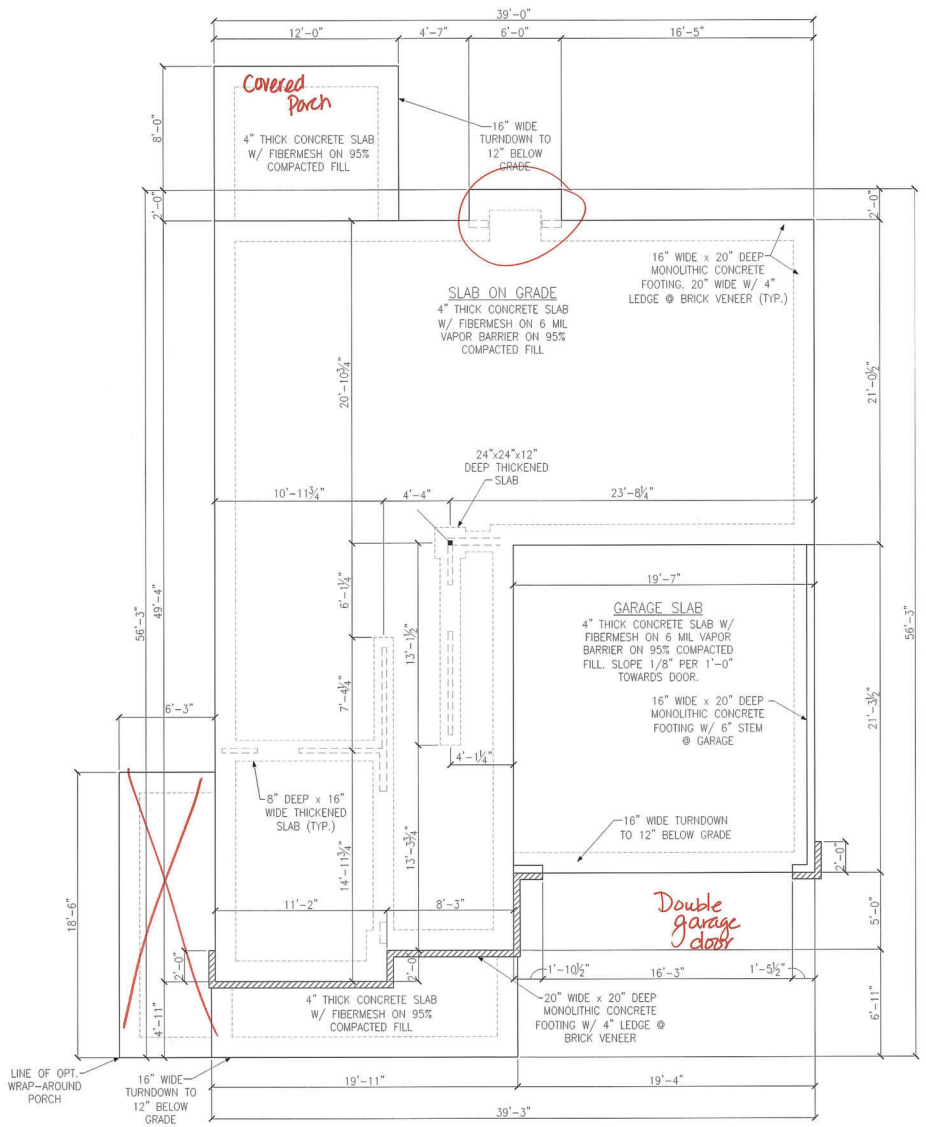
KSE ENGINEERING
1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951
(215) 804-4449
www.kse-eng.com

P&H HOMES

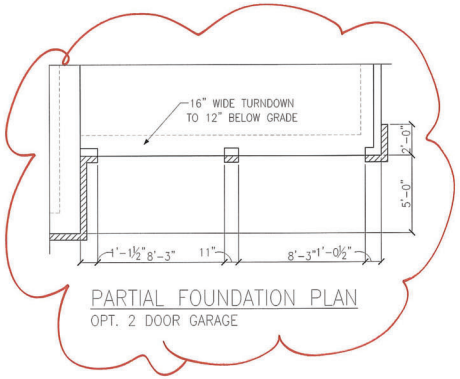
General Structural Notes
120 M.P.H.
Carolina Division

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

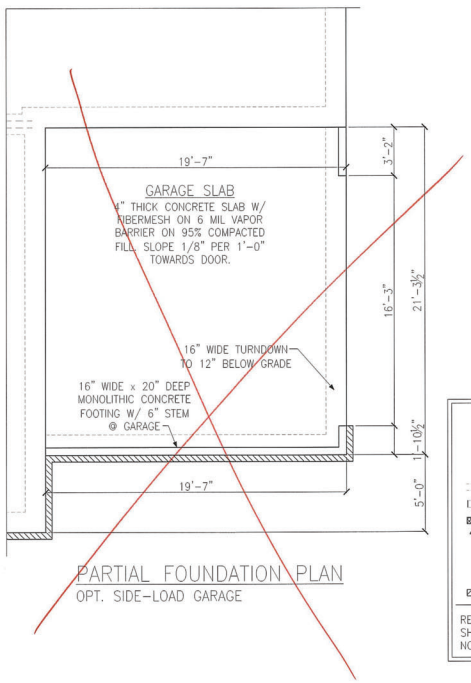
S-0.1



MONOLITHIC SLAB FOUNDATION PLAN
ELEVATION A



PARTIAL FOUNDATION PLAN
OPT. 2 DOOR GARAGE



PARTIAL FOUNDATION PLAN
OPT. SIDE-LOAD GARAGE

LEGEND

- ★ ⇒ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- ⇒ BEARING WALL ABOVE
- ⇒ INTERIOR BEARING WALL
- 48" WSP ⇒ BRACED WALL PANEL (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

NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 020675 ENGINEER KENNETH R. KEEN 4/5/19

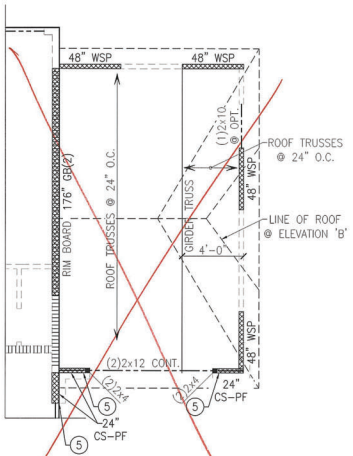
KSE ENGINEERING
1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951
(215) 804-4449
www.kse-eng.com

C&H HOMES

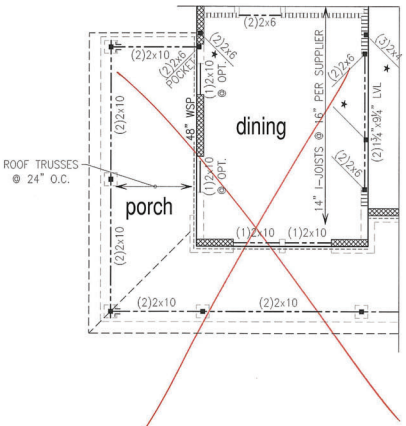
Monolithic Slab Foundation Plans
Elevation A & Options
Jessamine Model - RH
120 M.P.H.
Carolina Division

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

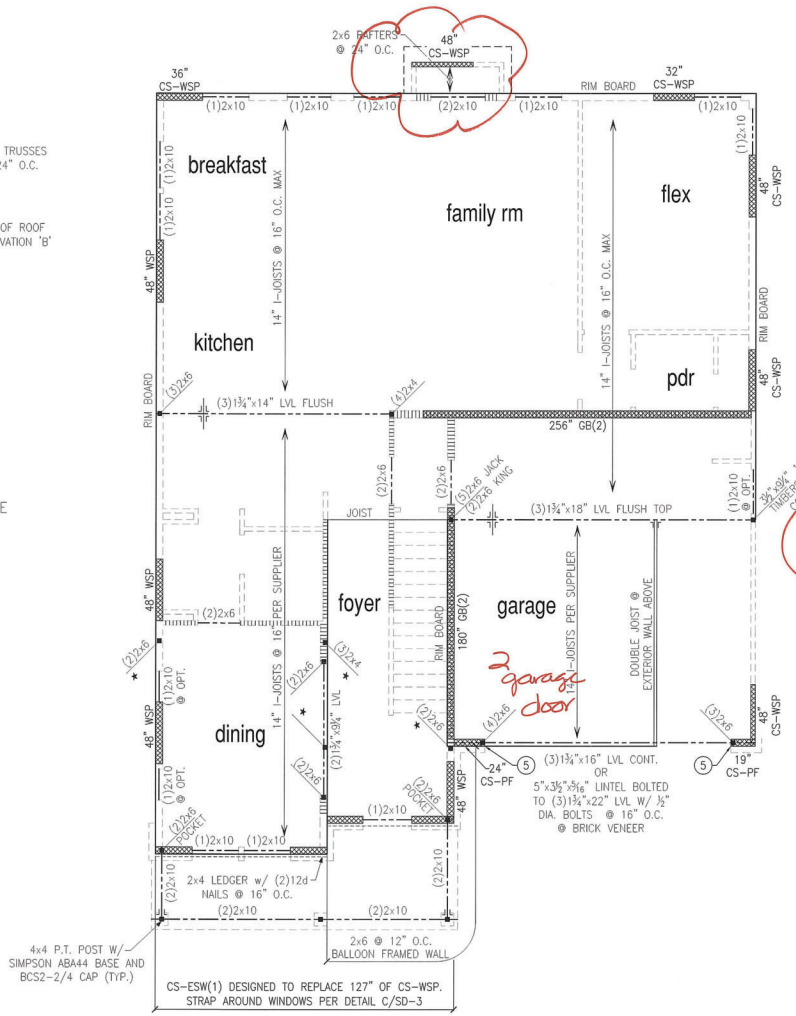
S-1



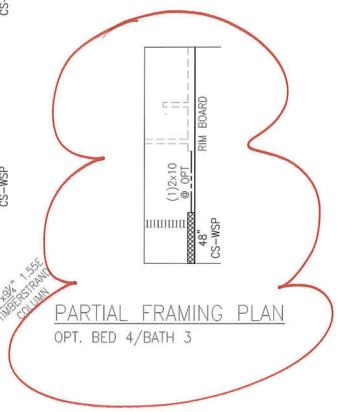
PARTIAL FRAMING PLAN
OPTIONAL 3-CAR SWING IN CARRIAGE GARAGE



PARTIAL FRAMING PLAN
OPT. WRAP-AROUND PORCH
ELEVATION A



SECOND FLOOR FRAMING PLAN
ELEVATION A



PARTIAL FRAMING PLAN
OPT. BED 4/BATH 3

LEGEND

- ★ ⟹ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- ⟹ BEARING WALL ABOVE
- ⟹ 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 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.

NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 028075 ENGINEER KENNETH R. KSEN
4/5/19

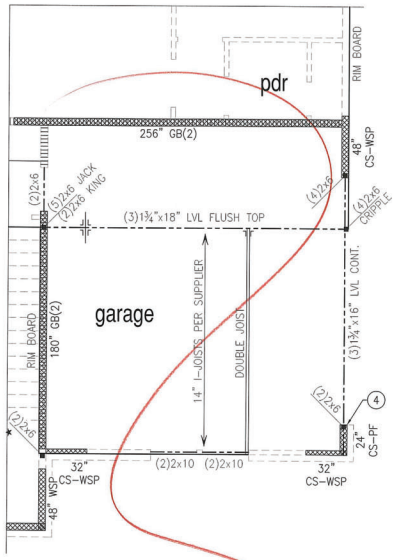
KSE ENGINEERING
1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951
(215) 804-4449
www.kse-eng.com

K&H HOMES

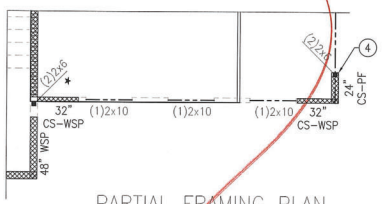
Second Floor Framing Plans
Elevation A & Options
Jessamine Model - RH
120 M.P.H.
Carolina Division

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

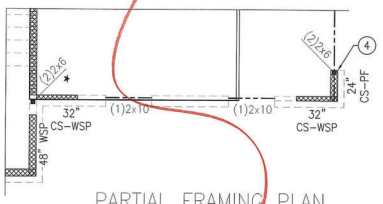
S-2



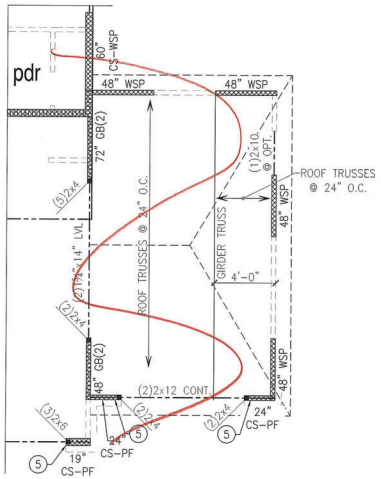
PARTIAL FRAMING PLAN
OPT. SIDE-LOAD GARAGE
ELEVATION A



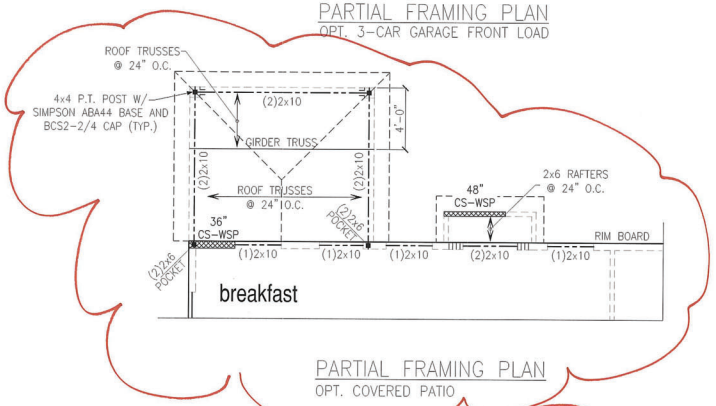
PARTIAL FRAMING PLAN
OPT. SIDE-LOAD GARAGE
ELEVATION B



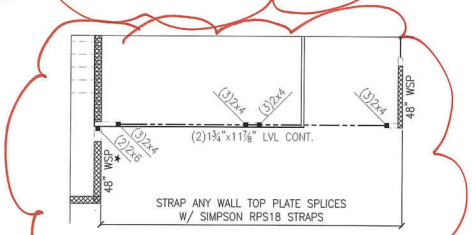
PARTIAL FRAMING PLAN
OPT. SIDE-LOAD GARAGE
ELEVATION B



PARTIAL FRAMING PLAN
OPT. 3-CAR GARAGE FRONT LOAD



PARTIAL FRAMING PLAN
OPT. COVERED PATIO



PARTIAL FRAMING PLAN
OPT. 2 DOOR GARAGE

LEGEND

- ★ — PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- ⟹ BEARING WALL ABOVE
- ⟹ 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 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.

NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 026075 ENGINEER KENNETH R. KLEIN
4/5/19

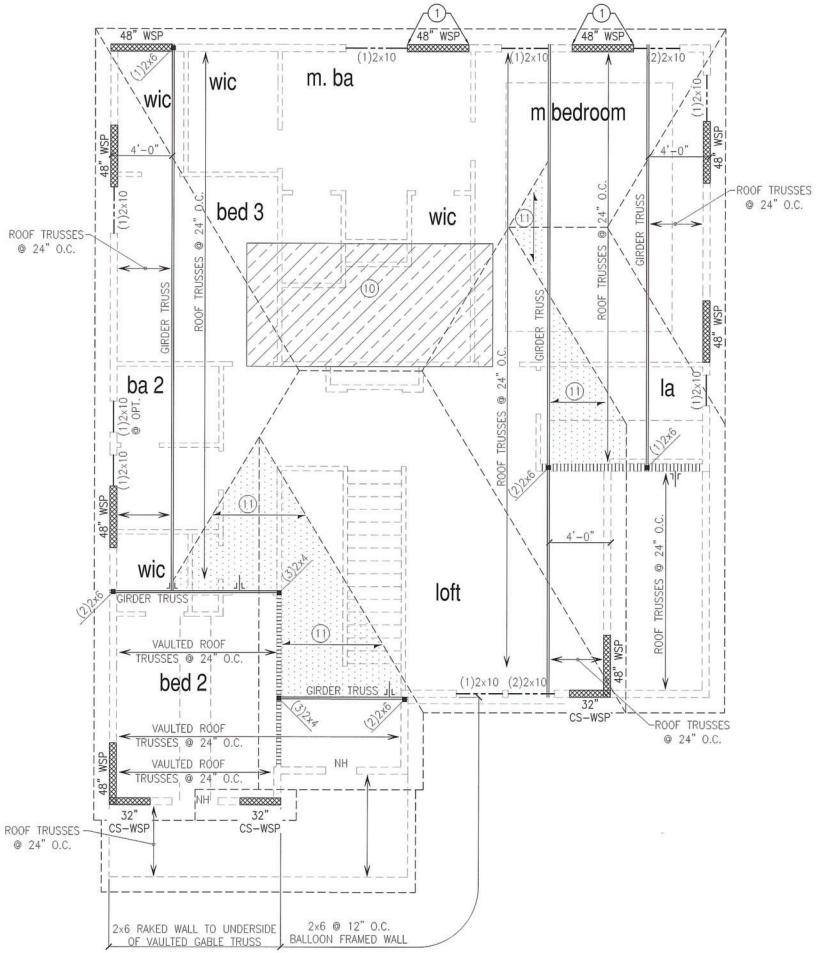
KSE ENGINEERING
1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951
(215) 804-4449
www.kse-eng.com

D&H HOMES

Second Floor Framing Plans
Options
Jessamine Model - RH
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

S-2.2



ROOF FRAMING PLAN
ELEVATION A

LEGEND

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

(1) 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.

(11) 2x6 OVERFRAMING W/ 2x8 RIDGE AND VALLEY PLATES OR VALLEY SET TRUSSES @ 24" O.C. (TYP.)

NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 026075 ENGINEER KENNETH R. KSE
4/5/19

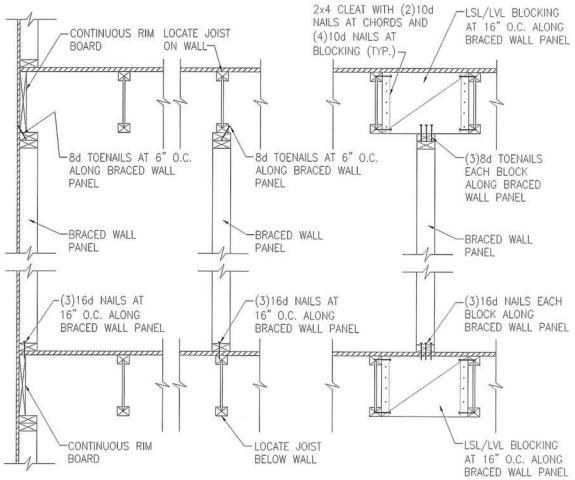
KSE ENGINEERING
1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951
(215) 804-4449
www.kse-eng.com

C&H HOMES

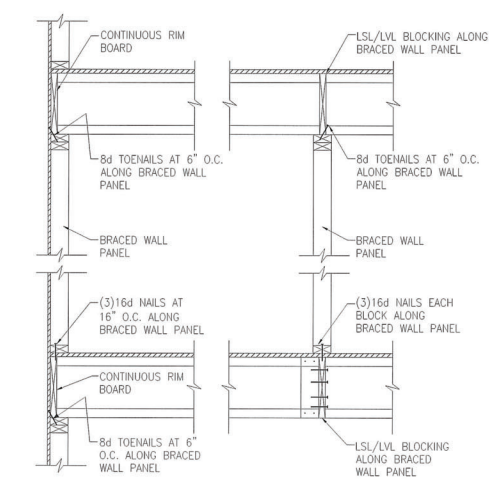
Roof Framing Plan
Elevation A
Jessamine Model - RH
120 M.P.H.
Carolina Division

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

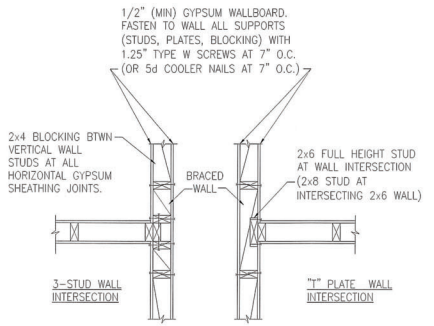
S-3



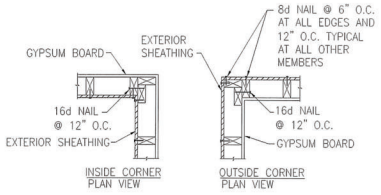
A TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PARALLEL TO I-JOISTS



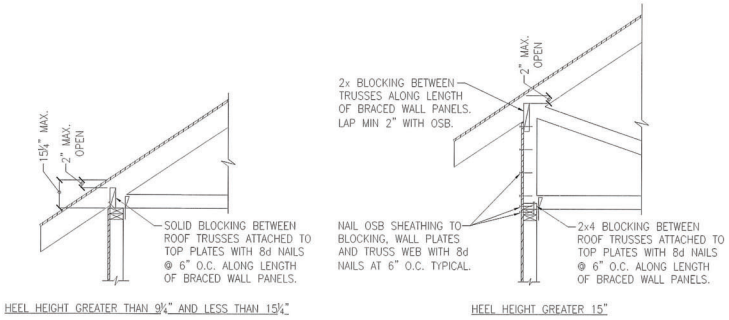
B TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PERPENDICULAR TO I-JOISTS



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



D TYPICAL EXTERIOR CORNER WALL FRAMING



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

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

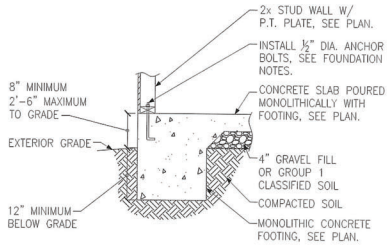
H&H HOMES

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

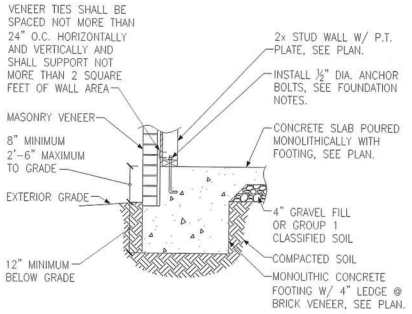
Project #:	105-19000
Designed By:	KRK
Checked By:	
Issue Date:	1/1/19
Re-Issue:	
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

SD-1

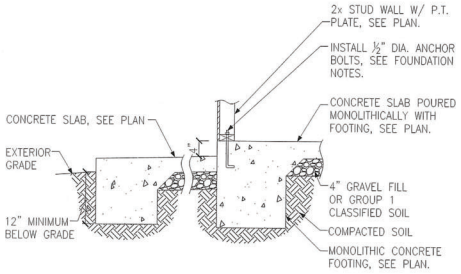
NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 026075 ENGINEER KENNETH R. KLEIN
4/5/19



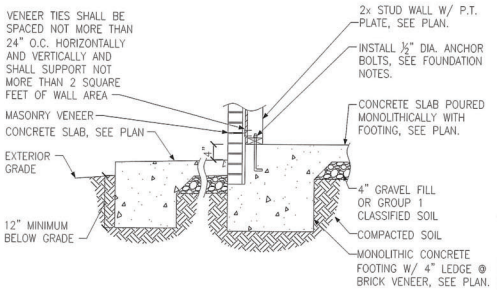
A FOUNDATION SECTION
EXTERIOR WALL



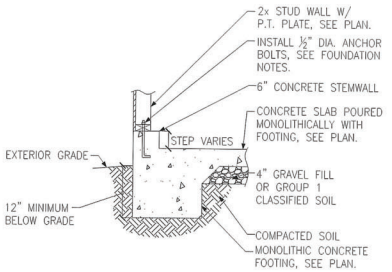
B FOUNDATION SECTION
EXTERIOR WALL @ MASONRY VENEER



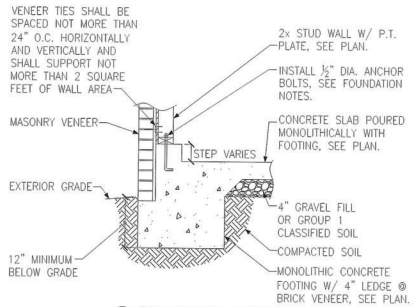
C FOUNDATION SECTION
EXTERIOR WALL AT PORCH



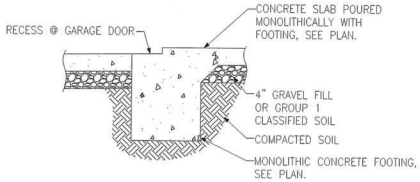
D FOUNDATION SECTION
EXTERIOR WALL AT PORCH W/ MASONRY VENEER



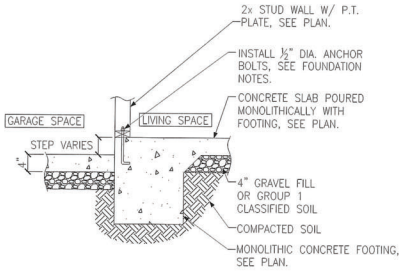
E FOUNDATION SECTION
EXTERIOR GARAGE WALL



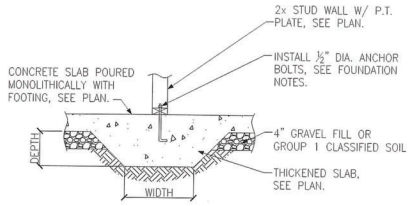
F FOUNDATION SECTION
EXTERIOR GARAGE WALL @ MASONRY VENEER



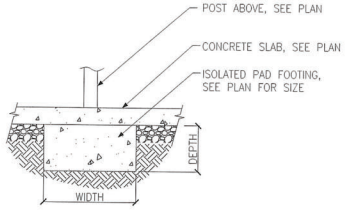
G FOUNDATION SECTION
GARAGE DOOR



H FOUNDATION SECTION
INTERIOR GARAGE WALL



J FOUNDATION SECTION
THICKENED SLAB



K FOUNDATION SECTION
ISOLATED PAD FOOTING

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

C&H HOMES

Monolithic Slab Foundation Details

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

NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 026075 ENGINEER KENNETH R. KEEN
4/5/19

SD-7