ABBREVIATIONS	INDEX		
ADV ADV. ACC ARCOPTIONNO BENEFIT ACC ARCOPTIONNO BENEFIT ACC ARCOPTIONNO BENEFIT ACC ARCOPTIONNO BENEFIT ACC ARCOPTIONNO CAL COMMENT ACC ARCOPTIONNO CA	T-I TITLE SHEET / COVER SHEET JESSAMINE A-I.O. MONOLITHIC SLAB PLAN 'A' A-I.O.I MONOLITHIC SLAB PLAN OPTIONS A-I.O.2 MONOLITHIC SLAB PLAN OPTIONS A-I.O.3 MONOLITHIC SLAB PLAN 'B' A-I.O.4 MONOLITHIC SLAB PLAN 'B' A-I.J. IST FLOOR PLAN OPTIONS A-I.J. IST FLOOR PLAN OPTIONS A-I.J. IST FLOOR PLAN 'B' A-I.J. IST FLOOR PLAN 'C' A-I.2 2ND FLOOR PLAN 'C' A-I.3 EXTERIOR ELEVATIONS 'A' A-I.5.1 EXTERIOR ELEVATIONS OPTIONS 'A' A-I.5.4 EXTERIOR ELEVATIONS OPTIONS 'AB' A-I.5.5 EXTERIOR ELEVATIONS OPTIONS 'AB'	E-I.O E-I.I E-I.2 E-2.O D-I 48 5-I.S 5-I.3 5-I.4 5-I.5 5-2 5-2.1 5-2.2	IST FLOOR UTILITY PLAN IST FLOOR UTILITY PLAN IST FLOOR UTILITY PLAN IST FLOOR UTILITY PLAN 2ND FLOOR UTILITY PLAN DETAILS ARCHITECTURAL SHEETS MONO SLAB PLANS MONO SLAB PLANS STEM WALL PLANS STEM WALL PLANS CRANL SPACE PLANS CRANL SPACE PLANS CRANL SPACE PLANS SECOND FLOOR FRAMING SECOND FLOOR FRAMING SECOND FLOOR FRAMING SECOND FLOOR FRAMING
FAIL FORCED AIR BUT TEPF*: TEPFEED (6LAS) FAC. FLORE CHANGE THE CHANGE F.D. FLORE CHANGE F.D. FLORE CHANGE F.D. FLORE CHANGE T.T.	A-I.5.2 ROOF PLAN 'A' A-I.5.3 EXTERIOR ELEVATIONS OPTIONS 'A' A-I.5.4 EXTERIOR ELEVATIONS OPTIONS 'AB'	5-2.l 5-2.2	SECOND FLOOR FRAMING SECOND FLOOR FRAMING
	ALL CONSULTANT DRAWINGS ACCOMPANYING THESE ARCHITECTUR PREPARED BY OR UNDER THE DIRECTION OF 6MD DESIGN GROUP, THEREFORE ASSIMES NO LIABILITY FOR THE COMPLETENESS OR (INC. GMD DE	SIGN GROUP INC.

40' PI ANS

JESSAMINE - LI

design group

of georgia

ATLANTA, GEORGIA LOCATION: 1845 SATELLITE BLVD SUITE 850 DULUTH, GA. 3004T PHONE: †10-315-1351

THEE PLANS AND SPECFICATIONS
ARE PROTECTED INVEST PEDERAL
COPTRONT LANS. (© 640 DESIAN
SCALP OF SCANSIA NC.
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AND ALL RIGHTS AND PRIVILEGES.

VISION
ST SUBHITTAL
O CAR GARAGE TIONS ADDED
AME HALK NIGES

PROFESSIONAL SEAL:

40' Plans

PLAN CHANGES

DESCRIPTION: DATE: 0531.16 10.04.16

11.2336

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

CONSULTANTS:

H&H HOMES 2414 BREEZEWOOD AVE, STE 400 FAYETTEVILLE, NC. 28303 PHONE: (410) 486-4864

CONTACT: JAMIE GODWIN EMAIL: JAMIEGODWINGHIHOMES.COM

GMD DESIGN GROUP 1845 SATELLITE BLVD STE 850 DULUTH, GA 30047 PHONE: (TTO) 375-7351

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CONTACT: KENNETH KEEN EMAIL: KENOKSE-ENG.COM

ISSUED FOR/PERMIT CONSTRUCTION

CLIENTS NAME:

GENERAL NOTES DESIGNER:

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMEDISIONS 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 DRAININGS SHALL SE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY,

DO NOT SCALE DRAMINGS. HRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED

ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.

ALL TRUES DRAMBING TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT. ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND AFTROVED 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.

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPED.

DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY MAY MITHOUT THE EXPRESSED

TOLLET PAPER MOLDER LOCATIONS, AS SHOWN PER PLAN. TYPICAL AT ALL

BATHROOMS AND POWDER ROOMS, VERIFY LOCATIONS AT FRAMING MALK.

ELASTOMERIC SHEET MATER-ROOFING. FURNISH AND INSTALL ALL MATER-ROOFING 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 DRAMMS REVIEW AND DISTREDISTION, ALONG WITH PRODUCT SUPPITIALS, REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE WIDER A SEPARATE AGREDIENT.

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIDED 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 HORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLIDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.

THE BULDER SHALL RIRKISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOILS REPORT), ON THE STUDY OF THE PROPOSED SITE, TO THE DESIGNER, STRICTURAL ENGINEER, AND GENERAL CONTRACTOR. IN THE ENSIT THE GOLD CONDITION SHALL BE ASSIMED TO BE A MINIMAN DESIGN SOIL PRESSURE STATED BY THE STRICTURAL DESIGNED FOR THE REPOSE OF STRICTURAL DESIGNED FOR THE REPOSE OF STRICTURAL DESIGN. GENERAL CONTRACTOR SHALL ASSIRE THE SOIL CONDITIONS MEET OR EXCEED

ALL MORE PERFORMED BY THE GENERAL CONTRACTOR SHALL COPPLY AND CONFORM INTITLOCAL AND STATE BUILDING COPES, ORDINANCES AND REGULATIONS, ALONG INITH ALL OTHER AUTHORITIES HAVING AUTHORITIES HAVE AUTHORITIES HAVING AUTHORITIES HAVE AUTHORITIES HAVE AUTHORITIES HAVE AUTHORITIES HAVING AUTHORITIES HAVE AUTHORITIES H

HADOM SUPPLIER TO VERIFY AT LEAST ONE HADOM IN ALL BEDROOMS TO HAVE A CLEAR EGREES OPENING OF 5.75 GET FINTH MIN. DIEMSION OF 24' IN TEIGHT AND 20' IN MIDTH: SILL HEIGHT OF GREATER THAN 44' ABOYE FLOOR, ICOPE LOCAL (CODE)

ALL HANDRAL BALLISTERS TO BE SPACED SICH THAT A 4" SPIESE CANNOT PASS SETWEN BALLISTERS, IPER LOCAL CODE!

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER

BUILDER SET:

THE SCOPE OF THIS SET OF PLANS IS TO PROVIDE A "BUILDER'S SET"
OF CARSTRUCTION DOCUMENTS AND GENERAL NOTES FEREINAFTER REFERRED TO AS "PLANS".
HIS SET OF PLANS IS SHIFTIGHEN TO OBTAIN A BUILDING PROMIT, HOWEVER, ALL MATERIALS
AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT
NECESSARILY DESCRIBED. THE PLANS DELINEARE AND DESCRIBE ONLY LOCATIONS,
DIMENSIONS, TYPES OF MATERIALS, AND GENERAL METHODS OF ASSEMBLING OR FASTENING.
THEY ARE NOT INTENDED TO SPECIFF PARTICULAR PRODUCTS OR OTHER METHODS OF ANY
SPECIFIC MATERIALS, PRODUCT OR METHOD. THE INST. DESCRIBES AND METHODS OF ANY
OF SPECIFIC MATERIALS, PRODUCT OR METHOD.

AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PRODUCT TYPE AND TYPE OF CONSTRUCTION, CONSTRUCTION REQUIREMENTS AND QUALITY; PROVIDE WORK OF THE SPECIFIC QUALITY; HERE QUALITY LEVEL IS NOT INDICATED PROVIDE WORK OF QUALITY CUSTOMARY IN SHILLAR TYPES OF WORK, MERRE IT BE PLANS AND SPECIFICATIONS, CODES, LANS, REQULATIONS, OF MARKET RECOMMENDATIONS OR INDICATE STANDARDS REQUIREMENTS AND GUALITY CONTINUES REQUIREMENTS AND QUALITY, HERE THE OR MORE OF HIGHER WORK OF HIGHER CONTINUES AND QUALITY, HERE THE OR MORE OF HIGHER REQUIREMENTS AND QUALITY, HERE THE OR MORE OF HIGHER REQUIREMENTS AND CHILD'S TRINGENT REQUIREMENT, WHERE REQUIREMENTS AND DIFFERENT BUT APPARENTLY GUALA, AND MERGE IT IS UNCERTAIN MICH REQUIREMENT OF WOST STRINGENT, OPTAIN CLARIFICATION FROM THE GHOD DESIGN GROUP DEFORE PROCEEDING.

JESSAMIN	IE SQUARE	FOOTAG	E5
AREA	ELEV 'A'	ELEV 'B'	ELEV 'C'
Ist FLOOR	1349 SF	1344 SF	1344 SF
2nd FLOOR	1503 SF	1503 SF	1503 SF
TOTAL LIVING	2852 SF	2852 SF	2852 SF
GARAGE	42I SF	421 SF	42i SF
PORCH	101 SF	107 SF	107 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 5F 240 5F 240 5F

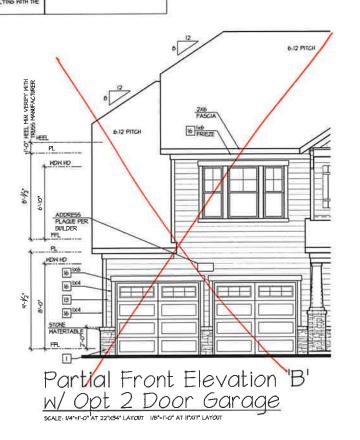
AREA CALCULATIONS:

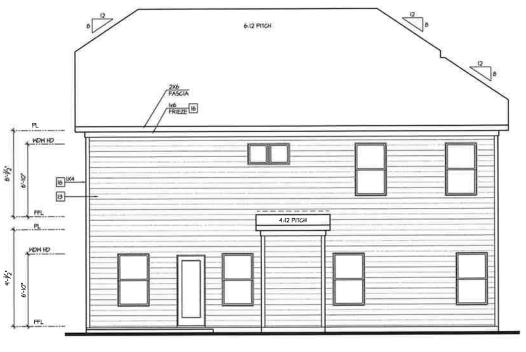
PROJECT NO: GMD-GA16014 MET TITLE: TITLE SHEET

Jan 1, 2019

T-1

NOTES: - GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN, BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS, WINDOW HEAD HEIGHTS: IST FLOOR = 6'-IO" IJNO. ON ELEVATIONS 2ND FLOOR = 6'-10" UN.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 - CHINNEY AS OCCURS. TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF MITHIN 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: 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: T CORROSION RESISTANT SCREEN LOWERED VENTS, SIZE AS NOTED B CODE APPROVED TERMINATION CHIMNEY CAP. 4 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF, WALL INTERSECTIONS. O STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS, DECORATIVE WROUGHT IRON, SEE DETAILS SIDING: 12 VINYL OR FIBER CEMENT SHAKE SIDING PER DEVELOPER 3 VINTL OR FIBER CEMENT LAP SIDING PER DEVELOPER 4 VINYL OR FIBER CEMENT WAVY SIDING PER DEVELOPER 5 VINYL OR FIBER CEMENT PANEL SIDING W/ IX3 BATTS AT 12" O.C. IF VINYL OR IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED VINYL SHUTTERS OR PER BUILDER, TYPE AS SHOWN SIZE AS NOTED. ALL WINDONS WHOSE OPENINS IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE MALKING SKRACE MIST HAVE WINDOWN OPENING LIMITING DEVICES COMPLYING WITH THE LOCAL CODES.











of georgia

ATLANTA, GEORGIA LOCATION: 1845 SATELLITE BLVD SUITE 850 DULUTH, GA. 3004TI PHONE: T10-315-1351

/	742.1402	
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A	10:04.16	BRD CAR GARAGE OPTIONS ADDED
3	11,2936	FRAME HALK

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Plans

ISSUED FOR/PERMIT CONSTRUCTION



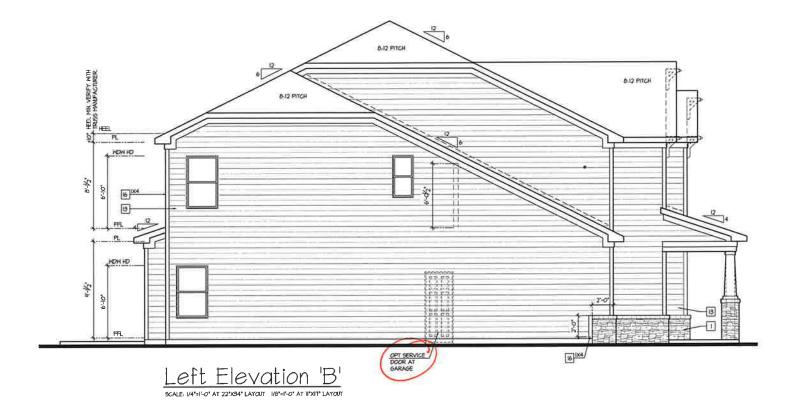
ROJECT NO: GMD-GAI6014

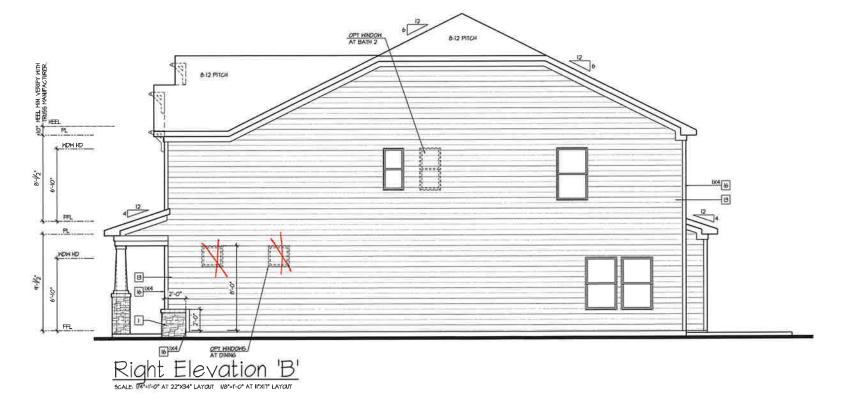
JESSAMINE - LH **EXTERIOR ELEVATIONS 'B'**

Jan 1, 2019

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NOTES: - GRADE CONDITIONS MAY YARY FOR INDIVIDUAL SITE FROM THAT SHOWN, BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS, - MINDOW HEAD HEIGHTS: IST FLOOR = 6'-10" UNIO ON ELEVATIONS 2ND FLOOR = 6'-10" UNIO ON ELEVATIONS - ROOFING: PITCHED SHINGLES PER DEVELOPER. MINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS - BHTRY DOOR: AS SELECTED BY DEVELOPER. - GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN. - CHIMET AS OCCURS. TOP OF CHIMETS TO BE A MINIMUM OF 24" ABOVE ANY ROOF MITHIN 10"-0" OF CHIMET. - 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: 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: T CORROSION RESISTANT SCREEN LOWERED VENTS, SIZE AS NOTED. B CODE APPROVED TERMINATION CHIMNEY CAP. 4 CORROSION RESISTANT ROOF TO WALL FLASHING CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/MALL INTERSECTIONS. IO STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS III DECORATIVE WROUGHT IRON, SEE DETAILS SIDING: 2 VINYL OR FIBER CEMENT SHAKE SIDING PER DEVELOPER 3 VINYL OR FIBER CEMENT LAP SIDING PER DEVELOPER 4 VINYL OR FIBER CEMENT WAVY SIDING PER DEVELOPER IB VINYL OR FIBER CEMENT PANEL SIDING W IX3 BATTS AT 12" O.C. 6 VINYL OR IX FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED VINYL SHUTTERS OR PER BUILDER, TYPE AS SHOWN SIZE AS NOTED. ALL WINDOWS PROSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE NALKING SUPPLICE MIST HAVE WINDOW OPENING LINTING DEVICES COMPLYING WITH THE LOCAL CODES







of georgia

ATLANTA, GEORGIA LOCATION: 1845 SATELLITE BLVD SUITE 850 DULUTH, GA. 30047 PHONE: TTO-315-1351

THESE PLANS AND SPECIFICATIONS
ARE PROTECTED LIKEUR FEDERAL
CONTRIGHT LANS. (6) 6HD DESIGNATION OF SECRETARY OF SECRETARY
HANTANS OF OFFICER AND PRINTERS
AND ALL RESISTS AND PRINTERS.

NO:	DATE:	REVISION:
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⅓	10.041P	SRID CAR GARA OPTIONS ADDED
3	11.29.16	FRAME HALK CHANGES
	Oranne Steed	

PROJECT TITLE:

40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

CUENTS NAME.

PROJECT NO: GMD-GA16014

JESSAMINE - LH
EXTERIOR
ELEVATIONS 'B'

Jan 1, 2019

A1.6.1

FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS MINDOW HEAD HEIGHTS: IST FLOOR = 6-10" UNO, ON ELEVATIONS, 2ND FLOOR = 6-10" UNO, ON ELEVATIONS

ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE

WALL LEGEND:

FULL HEIGHT 2X4 WOOD STUD PARTITION FULL HEIGHT 2X6 WOOD STUD PARTITION

STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED BRICK / STONE VENEER

DRYWALL OPENING HEIGHT AS NOTED ON PLAN. LOW 6YPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED

KEY NOTES:

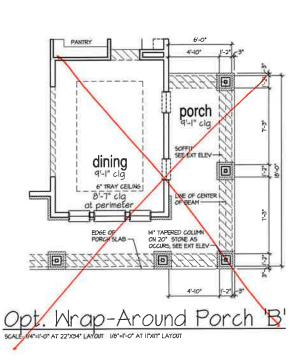
FIRE PROTECTION:

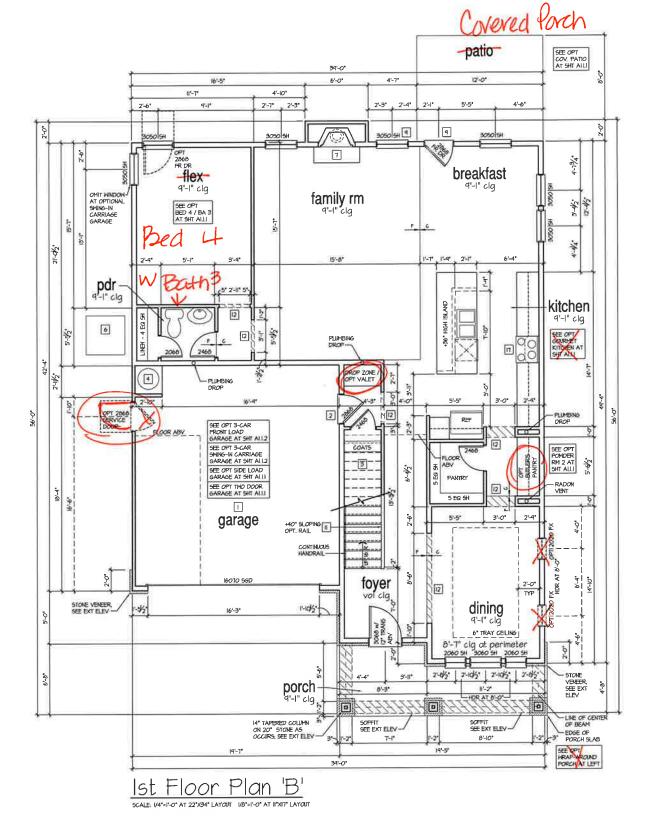
- 1 HOUSE TO GARACE FIRE SEPARATION GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (I) LAYER I/2" GYPSIM BOARD (PER LOCAL CODE) MITINGE (I) CHEMICA THE METHOD THE LOCAL COOL GRANDER/MOSE SEPARATION AT HORIZOTHAL SURFACES SHALL BE PROTECTED WITH ONE (I) LAYER 5/9". THE 1% GPSM BOARD, (FRE LOCAL COST) COOR OR APPRAVED 20 HINTE RATED DOOR, (PER LOCAL CODE)
- 3 BENEATH STAIRS AND LANDINGS 1/2" GYPSIM BOARD ON HALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS (PER LOCAL CODE) MEP'S
- FOR THE USE OF EUPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER FER LOCAL CODE, IS HIGH PLATFORM, PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION FER LOCAL CODE.
- 5 FAU 8'X8' PLAIFORM VERIFY WITH TRUSS MANUFACTURER (6'-6' NIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2'X8' OWR 2'X4' BOTTON CHORD, OF TRUSS, VERIFY W TRUSSES) 6 A/C CONDENSER PAD. (VERIFY)

- | PIES FABRICATED HERY PAIL (MENTH)
 | PIES FABRICATED HERY SHOTTEN INSTRUCTIONS.
 | ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BIT NOT LESS THAN 30-522", FIRE RATED ACCESS AS NOTED (FER LOCAL CODE)
 ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRISSES.

 (25 IZ" X 54" SIZE.) TYPICALS:
- TEMPERED SAFETY GLASS (PER LOCAL CODE)
- FLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER HEIGHT AS NOTED.
- HALF WALL, HEIGHT AS NOTED.
- IZ INTERIOR SOFFITS: FFL = 8'-I" UN.O., SFL = 7'-6" UN.O.
- BATH5:
- [13] SHOWER, TEMPERED GLASS ENCLOSURE.
- [4] TUB-SHOWER COMBO TEMPERED GLASS ENCLOSURE
- IS CERAMIC TILE SHOWER AND FLOOR, TEMPERED GLASS ENCLOSURE
- 6 GARDEN TUB IS A SLIDE IN FIBERGLASS MODEL PER BUILDER
- TO SO' FREE STANDING ELECTRICAL RANGE OR OPT. GAS RANGE VENT PER MANUFACTURER'S HRUTTEN INSTRUCTIONS
- B 30" ELECTRICAL COOKTOP OR OPT. GAS COOKTOP AND HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- IT ELECTRIC OVEN WITH MICROWAVE OVEN.

9'-1" STAIR NOTE: ME IN' 13 NITH 314" PLYMOOD SUPLOOR) 15 TREADS AT I/O" EACH VERIFY 16 RISERS AT I/O T.1.1" = 124 I/4" TOTAL RISE VERIFY







ATLANTA, GEORGIA LOCATION: 1845 SATELLITE BLVD SUITE 850 DULUTH, GA. 30047 PHONE: TIO-375-1351

NO:	DATE:	REVISION:
$\overline{\Delta}$	<i>0</i> 5.31.16	FIRST SUBHITTAL
2	10.0436	SRO CAR GARAGE OPTIONS ADDED
⅓	11.29.16	FRAME HALK CHANGES

40' Plans

ISSUED FOR/PERMIT CONSTRUCTION



PROJECT NO: GMD-GA16014

JESSAMINE - LH 1st FLOOR PLAN 'B'

PRINT DATE: Jan 1, 2019

A1.1.3

FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS MINDOM HEAD HEIGHTS: IST FLOOR = 6-10" UNIO, ON ELEVATIONS 2ND FLOOR = 6-10" UNIO, ON ELEVATIONS

ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE

WALL LEGEND:

FULL HEIGHT 2X4 WOOD STUD PARTITION FULL HEIGHT 2X6 NOOD STUD PARTITION

mmmmm

STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED BRICK / STONE VENEER

LOW GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED DRYWALL OPENING HEIGHT AS NOTED ON PLAN.

KEY NOTES:

FIRE PROTECTION:

- HOUSE TO GARAGE FIRE SEPARATION GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED HITH ONE (I) LAYER 1/2" GYPSUM BOARD, (PER LOCAL CODE) GARAGENOUS SERARATION AT HORIZONTIAL SIRFACES
 SHALL BE PROTECTED WITH ONE (I) LAYER 5/8"
 THE X' OFFRIM BOARD, IFER LOCAL CODE)

 [2] HOISE TO GARAGE DOOR SEPARATION PROVIDE I-3/8" SOLID
 COSE DOOR OR APPROVED 20 MAINTE
 RATED DOOR. (FER LOCAL CODE)
- 3 BENEATH STARS AND LANDINGS 1/7" GYPSIM BOARD ON MALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS (PER LOCAL CODE)
- FOR THE USE OF EXPOSED GAS MATER HEATERS IN THE GARAGE,
 INSTALL THE MATER HEATER PER LOCAL CODE, IN HIGH PLATFORM,
 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE
 IMPACT PROTECTION FIRE LOCAL CODE.

 SHAW SON, PLATFORM VEHICLY WITH TRUES MANFACTURER
 (6-9" MIN, CLEAR HEIGHT TO HORIZONTAL MEMBERS,
 2"X6" OVER 2"X4" BOTTOM CHORD, OF TRUES, VERIFY W/ TRUESES)

 ACC CONDINIER PAD, (VERIFY)

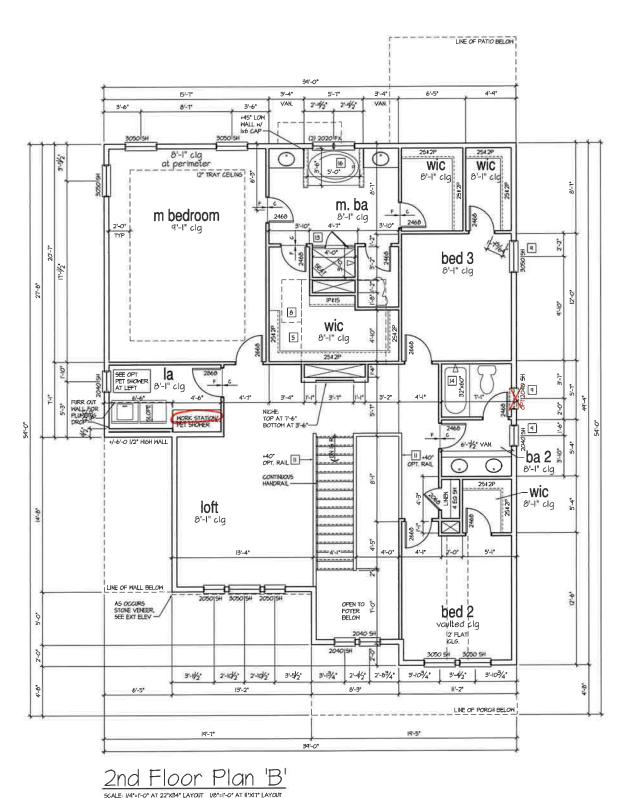
- PRE-FABRICATED METAL FIREPLACE.
 INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 19 ATTIC ACCESS LARGE FOUNDENT OR REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30°X-22", FIRE RATED ACCESS AS NOTED, (FEE LOCAL, CODE) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES, (2S 1/2" x 54" SIZE). TYPICALS:

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- III HALF WALL, HEIGHT AS NOTED.
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- 14 TUB-SHOWER COMBO TEMPERED GLASS ENCLOSURE
- (5) CERAMIC TILE SHOWER AND FLOOR, TEMPERED GLASS ENCLOSURE
- 6 GARDEN TUB IS A SLIDE IN FIBERGLASS MODEL PER BUILDER
- 30" FREE STANDING ELECTRICAL RANGE OR OPT. 645 RANGE VENT PER MANUFACTURER'S HRITTEN INSTRUCTIONS
- 10 30' ELECTRICAL COOKTOP OR OPT. GAS COOKTOP AND HOOD VENT PER MANIFACTURER'S WRITTEN INSTRUCTIONS.
- III BLECTRIC OVEN WITH MICROWAVE OVEN

9'-1" STAIR NOTE: (USE IN' T.JI WITH 314" PLYMOOD SUBFLOOR) 15 TREADS AT IO' EACH VERIFY IS RISERS AT I-Y - T.T.T" = 124 1/4" YOTAL RISE VERIFY







ATLANTA, GEORGIA LOCATION: 1845 SATELLITE BLVD SUITE 850 DULUTH, GA. 3009T PHONE: T10-375-1351

THESE PLANS AND SPECIFICATIONS ARE PROTECTED MORE REDBAL.
COMPOSIT LANG. OF AND DESIGN COUNTY OF COMPOSITION OF SUCH AND ALL RIGHTS AND PRIVILEGES.

NO:	DATE:	REVISION.
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A	10.0416	3RD CAR GARAGE OPTIONS ADDED
3	11.253.16	FRAME HALF CHANGES

ROFESSIONAL SEAL:

PROJECT TITLE:

40' Plans

ISSUED FOR/PERMIT CONSTRUCTION



PROJECT NO: GMD-GAI6014

JESSAMINE - LH 2nd FLOOR PLAN 'B'

PRINT DATE: Jan 1, 2019

A1.2.1

9'-1" STAIR NOTE:

(ASE 14" TJ HITH 314" PLYMOOD SUFFLOOR)

IS TREADS AT 10" EACH VERIFY

(IS RISES AT 1-1.TIT' = 124 1/4" TOTAL
RISE VERIFY

NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.

- * NOTICE TO FLOOK PLAN NOTES FOR TITLICAL FIRE PROTECTION NOTES AND LOCATIONS.

 ** THESE BILLIONS SECTIONS HAY YARKY AT LITENATE ELEVATION STILLS AND AT "PLAN OPTION"

 CONDITIONS, REFER TO HAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.

 BILLIONS SECTIONS SHOWN HERE DEPICT VOLUMN SPACES HIMINITHE STRUCTURE REFER TO STRUCTURAL

 PRANIMES, TRUES DRAININGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.

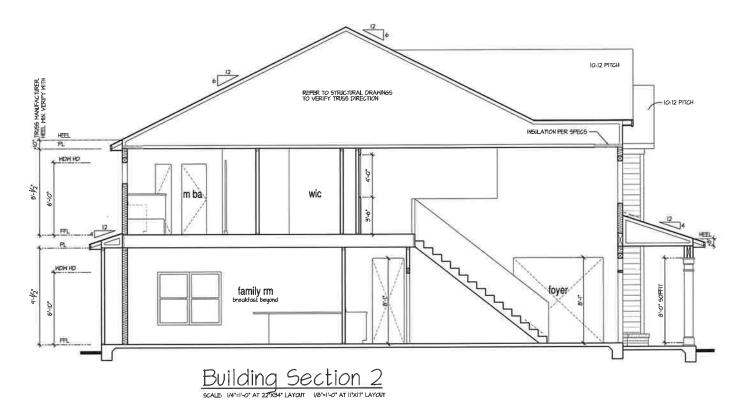
 ROOFING, PITCHED SHINGLE ROOF, REFER TO ROOF PLAN FOR TYPICALS.

 MOOD PLOORS, FLOOR SHATHING OVER FLOOR, JOIST

 REFER TO STRUCTURAL AND TRUES PRANIMES BY OTHERS.

REFER TO STRICTURAL AND TRUSE DRAININGS BY OTHERS.
VERIFY STAIRS MINIMA AND MAXIMIM REQUIREMENTS FOR CONSTRUCTION CLEARANCES
INSTALATION.
ENTERIOR WALLS ZONE 3.
ENTERIOR WALLS ZONE 4:
R-19 BATTS MINIMAL VERIFY
CEILING NITH ATTIC ABOVE UNCOMPRESSED INSULATION (NEELS IN TRUSSES).
R-20 BATTS MINIMAL VERIFY
CEILING NITH ATTIC ABOVE UNCOMPRESSED INSULATION (NEELS IN TRUSSES).
R-30 BATTS MINIMAL VERIFY
LOOR OVER GARAGE:
R-40 BATTS MINIMAL VERIFY
CRAML SPACE FLOORING:
R-40 BATTS MINIMAL VERIFY
R-41 BATTS MINIMAL VERIFY
R-41 BATTS MINIMAL VERIFY
R-42 BATTS MINIMAL VERIFY
R-43 BATTS MINIMAL VERIFY
R-43 BATTS MINIMAL VERIFY
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R-45 BATTS MINIMAL VERIFY
R-46 BATTS MINIMAL VERIFY
R-47 BATTS MINIMAL VERIFY

MINDOM GLAZING "U" FACTOR: 0.35







of georgia

ATLANTA, GEORGIA LOCATION: 1845 SATELLITE BLVD SUITE 850 DULUTH, GA. 30091 PHONE: TIO-315-1351

THESE PLANS AND SPECIFICATIONS
ARE PROTECTED INDER PEDERAL
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PROJECT TITLE:

40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

CLIENTS NAME:

PROJECT NO: GMD-GAI6014

SHEET TITLE:

JESSAMINE - LH BUILDING **SECTIONS**

Jan 1, 2019

A1.4

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

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

GENERAL CONTRACTOR SHALL VERIET THE NET FREE VEHILLATION OF THE VEHI PRODUCT SELECTED BY OWNER. VEHICLATION OF THE VEHI PRODUCT SELECTED BY OWNER. VEHICLATION OF THE VEHI PRODUCT SECURING. TO BE USED FOR HINIMAM CALCILLATED VEHIS FECURINED THE PECAINED VEHITLATION SHALL BE HANTANED. PROVICE INSULATION STOP SIZCH THAT INSULATION DOES NOT OBSTRUCT FREE ARM POVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.

ALL COMERA PRAMED ROOF AREAS SHALL HAVE OPENINGS BETTEEN THE ADJACENT ATTICS IN THE ROOF SHATHING AS ALLOWED BY THE STRUCTURAL DISCHMENT, TO ALLOW PLASSAGE AND ATTIC VEHITLATION.

BETWEEN THE THO OR BIOLATION ATTIC SPACES SHALL BE VEHICLED TO SECRETARY OF THE OPENING THE ATTICS OF SPACES SHALL BE VEHICLED TO SERVICE STATES AND ATTIC VEHITLATION.

BE VENTED INDEPENDENTLY TO CAS REQUIREMENTS.

PER DEVELOPER AT ALL CANTELLEDED LOOKS,
CANTELLEDED ASCARTECTERAL POP-CUTS, AND ANY DOUBLE
FRAMING PROJECTIONS THAT ARE SEPRANTED FROM THE
VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A
COMMINIOUS 2' COROCION RESISTANT SOFFIT VENT AT
UNDERSIDE OF FRANCED LEIFEMY.

I SQUARE INCH VENT FOR EVERY ISO SQUARE INCHES OF CEILING

*144 \$0. IN. = 1 50. FT.
BLDG CEILING (SF) X 144 = BLDG (SQ. IN.)
BLDG (SQ. IN.) / 150 = 5Q. IN. OF VENT REQUIRED

ROOF AREA I. : ITTO SF

1770 SQ FT, X 144 = 254880 SQ IN. 254880 SQ IN. / 150 = 1644.2 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 REGID PAGE ADEA 3. = 120 GE

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

ROOF AREA 41 = 240 SF

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

NOTES:

- ALL ROOF 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 SUBHIT STRUCTURAL CALCS AND SHOP DRANINGS TO THE BUILDER'S GENERAL COMPRACTOR AND BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATIONS.

ALL PILIPATIONS ALL ROOF PRETRATIONS SHALL OCCUR
TO THE REAR OF THE HAIN 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 PER 2012 IRC SECTION R806.2

GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VEHITLATION OF THE VEHT PRODUCT SELECTED BY OWNER VEHIFY HITH HAMPACTURER OF HIGH AND LON VEHTS TO BE USED FOR MINIMAN CALCULATED VEHTS REGULIRED. THE REGULIRED VEHTLATION AND LONG VEHT REGULIRED FOR MINIMAN CALCULATED VEHTS REGULIRED FOR SHALL BE HAMPACHATHAND. THE REGULIRED FOR THE SELECTION OF THE BY THE BUILDING OFFICIAL

DIT HE BUILLING UPTICIAL.

ALL CAPERLAS PRAMED ROOF AREAS SHALL HAVE
OPENINGS DETMENT THE ADJACENT ATTICS IN THE ROOF
SHEATHING KOS ALLOWED BY THE STRUCTURAL BISINEER).
TO ALLOM PASSAGE AND ATTIC VENTILATICAL
BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL
BE VENTED INDEPENDENTLY TO CBC REGUIREMENTS.

BE VENTED INDEPENDENTLY TO COC REGULECTERS.

CANTILEVERED ARCHITECTURAL ROP-CUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTILS CALCULATIONS SHOWN ABOVE, PROVIDE A COMMINIOUS 2: CORROSION RESISTANT SOFTIT VENT AT UNDERSIDE OF FRAMED LEMBY.

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

BLDG (5Q, IN) / 300 = 5Q, IN OF VENT REQUIRED 5Q, IN, OF VENT REQUIRED / 2 = 50% AT HIGH & 50% AT LOW

ROOF AREA IL = 1710 SE

ITTO 5Q. FT. X 144 = 254000 5Q. IN. 254000 5Q. IN. / 300 = 849,6 5Q. IN. OF VENT REGID 849,6 5Q. IN. / 2 = 424,0 5Q. IN.

424.8 SQ. IN, OF VENT AT HIGH I 424.8 SQ. IN, OF VENT AT LOW REQUIRED

ROOF AREA 21 = 1071 SF

107 5Q, FT, X 144 = 15408 5Q, IN. 15408 5Q, IN. / 300 = 5136 5Q, IN. OF VENT REQ'D 5136 5Q, IN. / 2 = 25,68 5Q, IN

25.68 SQ. IN. OF VENT AT HIGH & 25.68 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 3: = 120 SF

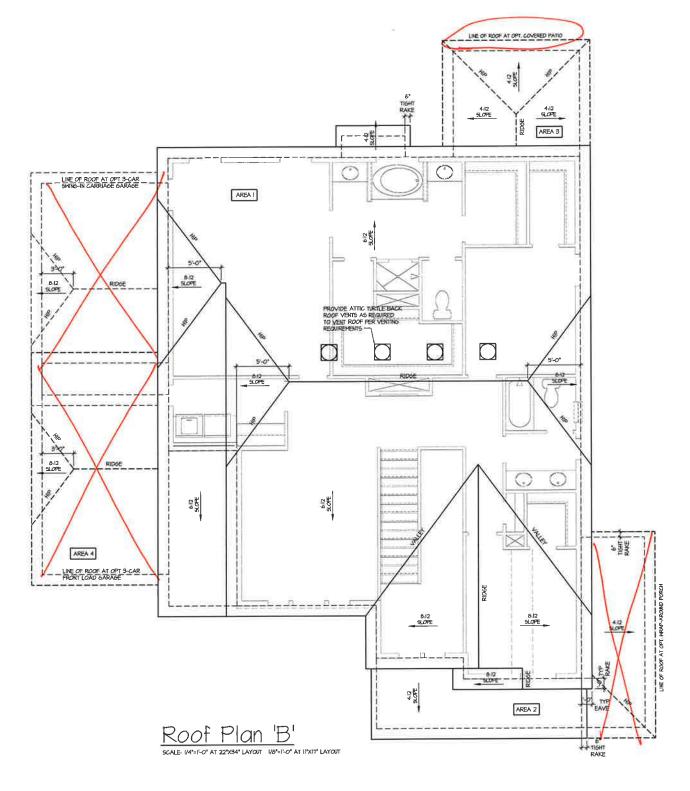
120 SQ. FT, X 144 = 17280 SQ. IN. 17280 SQ. IN. / 300 = 57.6 SQ. IN. OF VENT REQ'D 57.6 SQ. IN. / 2 = 28.8 SQ. IN.

28.8 SQ. IN OF VENT AT HIGH 4 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 = 1152 SQ, IN, OF VENT REQ'D 1152 SQ, IN / 2 = 51.6 SQ, IN

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





of georgia

ATLANTA, GEORGIA LOCATION: 1845 SATELLITE BLVD SUITE 850 DULUTH, GA 3004T PHONE: 1710-375-735)

THESE PLANS AND SPECIFICATIONS
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PROJECT TITLE:

40' Plans

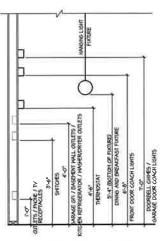
ISSUED FOR/PERMIT CONSTRUCTION

PROJECT NO: GMD-GAI6014

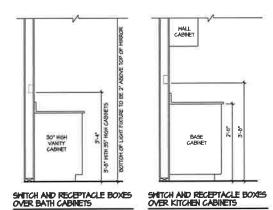
JESSAMINE - LH **ROOF PLAN 'B'**

PRINT DATE: Jan 1, 2019

A1.6.2



STANDARD ELECTRICAL BOX HEIGHTS

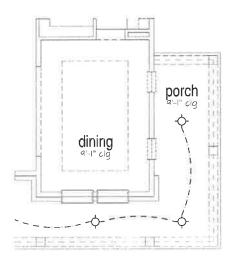


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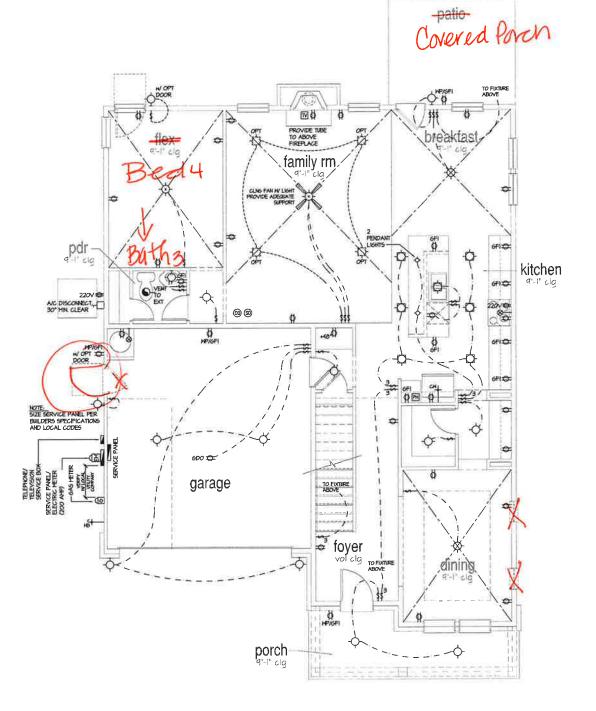
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES
- PROVIDE AND INSTALL ARE FAULT CIRCUIT-INTERREPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
- FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABLED "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 SHOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
- PROVIDE AND INSTALL GROUND FAILT CIRCUIT-INTERDIPTIES (FIFT AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND HEETING THE REGUIREMENTS OF ALL GOVERNING CODES:

 BECTRICAL CONTRACTOR TO PROVIDE REGUIRED DIRECT HOOK-IPS/CUTOFFS.
- HVAC CONTRACTOR TO VERIFY THERHOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANTARY SUMP PI 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:	> UNDERCONTER PLICRESCENT LIGHT FIXTURE
DUPLEX CUTLET	- CELLING MOUNTED INCANDESCENT LIGHT FIXTURE
MP/6FI HEATHERPROOF 6FI DUPLEX OUTLET	HO- HALL HOLNTED INCANDESCENT
6FOUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	DONI FIXING
HALF-SHITCHED DUPLEX CUTLET	O- RECESSED INCANDESCENT LIGHT FIXTURE
ZZOV ZZO VOLT OUTLET	EXHAUST FAN (VENT TO EXTERIOR)
(1) REINFORCED JUNCTION BOX	- EXHAUST FAINLIGHT COMBINATION (VENT TO EXTERIOR)
\$ HALL SHITCH	, (VERT TO EXTENSIVE
3 THREE-HAY SHITCH	FLUORESCONT LIGHT HXTURE
4 FOUR-HAY SHITCH	JIIIIL TECH HIB SYSTEM
el canes	CEILING FAN
РИЗНВИТОМ SHITCH	(PROVIDE ADEQUATE SUPPORT)
IIOV SHOKE DETECTOR W BATTERY BACKUP	CELING FAN HITH INCANDESCENT LIGHT FIXTURE INSOLUTE ADEQUATE SUPPORT)
	The second second
① THERPHOSTAT	⊢⊗ 6A5 SUPPLY NITH VALVE
M TELEPHONE	- 0
E IEENSON	HB HOSE BISB
BLECTRIC HETER	CH 1/4" WATER STUB OUT
ELECTRIC PANEL	- CM at letter 2100 oor
DISCONNECT SHITCH	WALL SCONCE



Opt. Wrap-Around Porch
SCALE. 144-11-01 AT 222344 LAYOUT 188-11-01 AT 11/4/11 LAYOUT







ATLANTA, GEORGIA LOCATION: 1845 SATELLITE BLVD SUITE 850 DULUTH, GA 3004T PHONE: T10-315-1351

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PROJECT TITLE:

40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

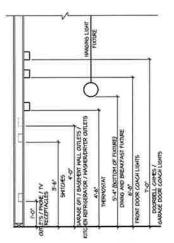


ROJECT NO: GMD-GAI6014

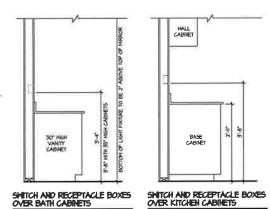
JESSAMINE - LH 1st FLOOR **UTILITY PLAN**

PRINT DATE: Jan 1, 2019

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STANDARD ELECTRICAL BOX HEIGHTS



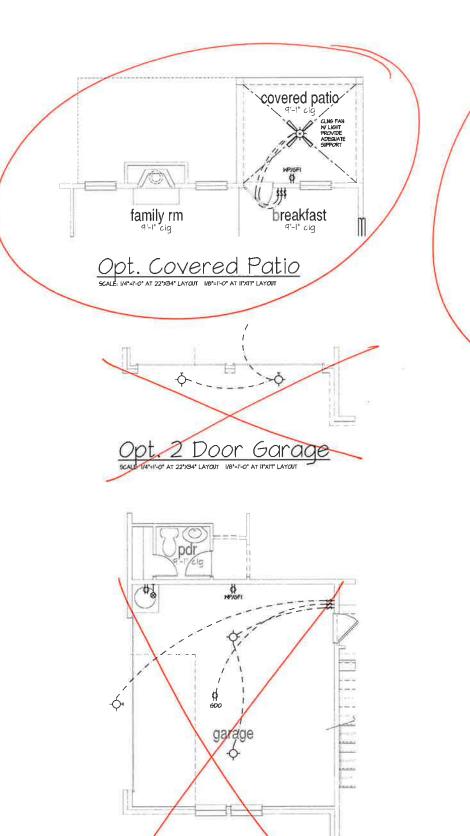
NOTES:

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

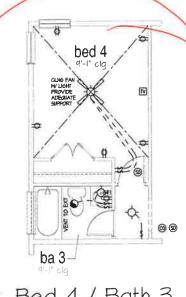
 ALL EXHAUST FANG SHALL HAVE BACKDRAFT DAMPERS.
- FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABLED 'SUITABLE FOR WET OR DAMP LOCATIONS
- ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY, THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION INFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES PROJUE AND NETALL GROUND FAILT CIRCUIT-INTERGRIPERS (FI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.

 - ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-IPS/CITOFFS
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (PURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SIMP PITE DRAIN TILE SIMP, AND NATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- PROVIDE POWER, LIGHT AND SHITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND

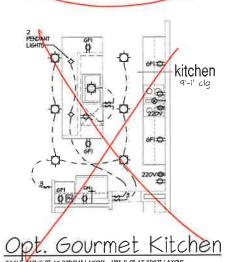
LEGI	END:	>	- UNDERCOUNTER - FLUORESCENT LIGHT FIXTURE
ø	DUPLEX CUTLET	4	CELING MOUNTED INCANDESCENT
Р неже	HEATHERPROOF OF DUPLEX OUTLET	ф	HALL MOUNTED BYCANDESCENT
фен	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX QUILLET	1	LIGHT FIXTURE RECESSED INCANDESCENT LIGHT FIXTURE
ø	HALF-SHITCHED DUPLEX OUTLET	- O	(VP) = VAPOR PROOF
-	220 VOLT OUTLET	•	EXHAUST FAN (VENT TO EXTERIOR)
0	REINFORCED LINCTION BOX	4	EXHAUST FAMILISHT COMBINATION VIBIT TO EXTERIORU
\$	HALL SHITCH		IVEN TO EXTENSION
\$ 9	THREE-HAY SHITCH		FLUORESCENT LIGHT FIXTURE
\$4	FOUR-HAY SHITCH	James .	TECH NUB SYSTEM
D	CHINES	V	CELLING FAN
9	PLEHBUTTON SMITCH		(PROVIDE ADEGUATE SUPPORT)
9	NOV SHORE DETECTOR NV BATTERY BACKUP	Sep.	CELING FAN HTM NCANDESCENT LIGHT FOOTINE SPOONER ADEQUATE SUPPORT)
0	GO2 DETECTOR		SHEARINE ACTIONS SETTONS
Ð	THERMOSTAT		6AS SUPPLY HITH VALVE
M	TELEPHONE	-	
10	TELEVISION		HOSE BIBB
ā	BLECTRIC HETER	1-1-04	V4" HATER STUB OUT
	ELECTRIC PANEL	1	
4	DISCONECT SHITCH	∀ ₹	WALL SCONCE

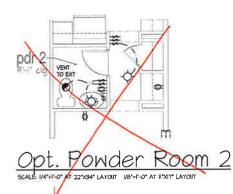


Opt Side-Load Garge 'A' SCALE VAT OF AT 122'X34' LAYOUT NO AT 122'X34' LAYOUT NO AT 11'X1T' LAYOUT











ATLANTA GEORGIA LOCATION: 1845 SATELLITE BLVD SUITE 050 DULUTH, GA. 30047 PHONE: TIO-315-1351

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PROJECT TITLE: 40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

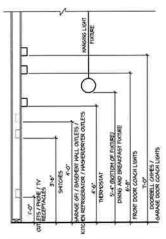


PROJECT NO: GMD-GAI6014

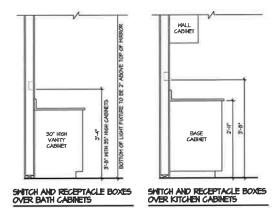
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JESSAMINE - LH 1st FLOOR **UTILITY PLAN**

PRINT DATE: Jan 1, 2019

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STANDARD ELECTRICAL BOX HEIGHTS

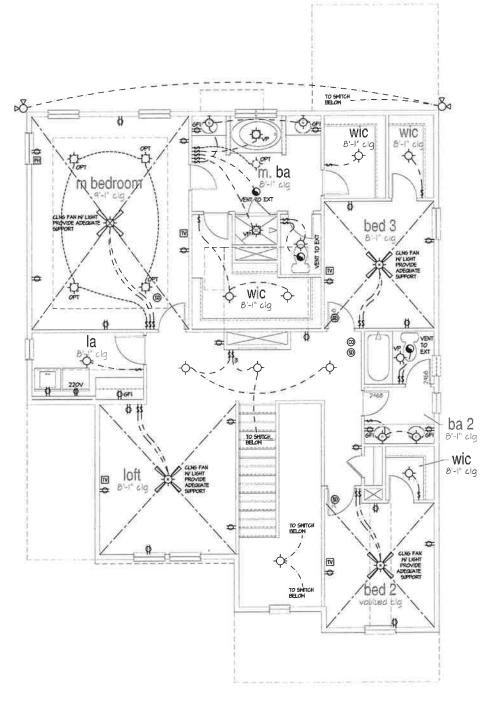


NOTES:

- PROVIDE GROINDING ELECTRICAL ROD PER LOCAL CODES; PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRIPTERS (APCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
- ALL EXHAUST FANS SHALL HAVE BACKURAFT DAMPERS. FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABLED "SUITABLE FOR MET OR DAMP LOCATIONS.
- ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY, THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
- PROVIDE AND INSTALL LOCALLY CERTIFIED SHOKE DETECTORS AND CO2 DETECTORS AS REGURED 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 (FIRMACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SIMP DRAIN TILE SIMP, AND MATTER NEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND

LEGE	END:	>	- UNDERCOUNTER - FLUORESCENT LIGHT FIXTURE
Ø.	DUPLEX CUTLET		CELLING MOUNTED INCANDESCENT LIGHT FIXTURE
фи рия	HEATHERPROOF 6FI DUPLEX OUTLET	Ю	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
∯ 6FI	GROUND-FAULT GIRCUIT-INTERRUPTER DUPLEX CUTLET		RECESSED INCANDESCENT LIGHT FIXTURE
ø	HALF-SHITCHED DUPLEX CUTLET	ф.	(VP) = VAPOR PROOF
₽220V	220 YOLT CUTLET	•	DOWNST FAN (VENT TO EXTERIOR)
0	REPAYORGED THIS LICEN BOX	4	EXHALET FAMILIGHT COMBINATION (VENT TO EXTERIOR)
\$	WALL SHITCH		(1DI) IO DIDENT
\$ 3	THREE-HAY SHITCH		FLUORESCENT LIGHT FIXTURE
\$4	FOUR-HAY SHITCH		TECH HUB SYSTEM
데	CHINES	V	CEILING FAN
9	PUSHBUTTON SMITCH	00	(PROVIDE ADEQUATE SUPPORT)
9	IIOV SHOKE DETECTOR W BATTERY BACKUP	34	CELING FAN HITH INCANDESCENT LIGHT FUCTURE IPROVIDE ADEQUATE SUPPORT)
(a)	CO2 DETECTOR		PROVIDE ADDANIE SOFTONI
•	THERHOSTAT	1	GAS SUPPLY HITH VALVE
PH	TELEPHONE	-	STEELS STATE WAS STATE
Ð	TELEVISION		HOSE BIBB
ð	BLECTRIC HETER	1	I/4" WATER STUB OUT
-	ELECTRIC PANEL	-	01 7F1125 3125 001
4	DISCONNECT SHITCH	1 - 7	HALL SCONCE





2nd Floor Plan 'A'



ATLANTA, GEORGIA LOCATION: 1845 SATELLITE BLVD SUITE 850 DULUTH, GA, 3009T PHONE: TTO-315-1351

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PROFESSIONAL SEAL:

PROJECT TITLE: 40' Plans

ISSUED FOR/PERMIT CONSTRUCTION

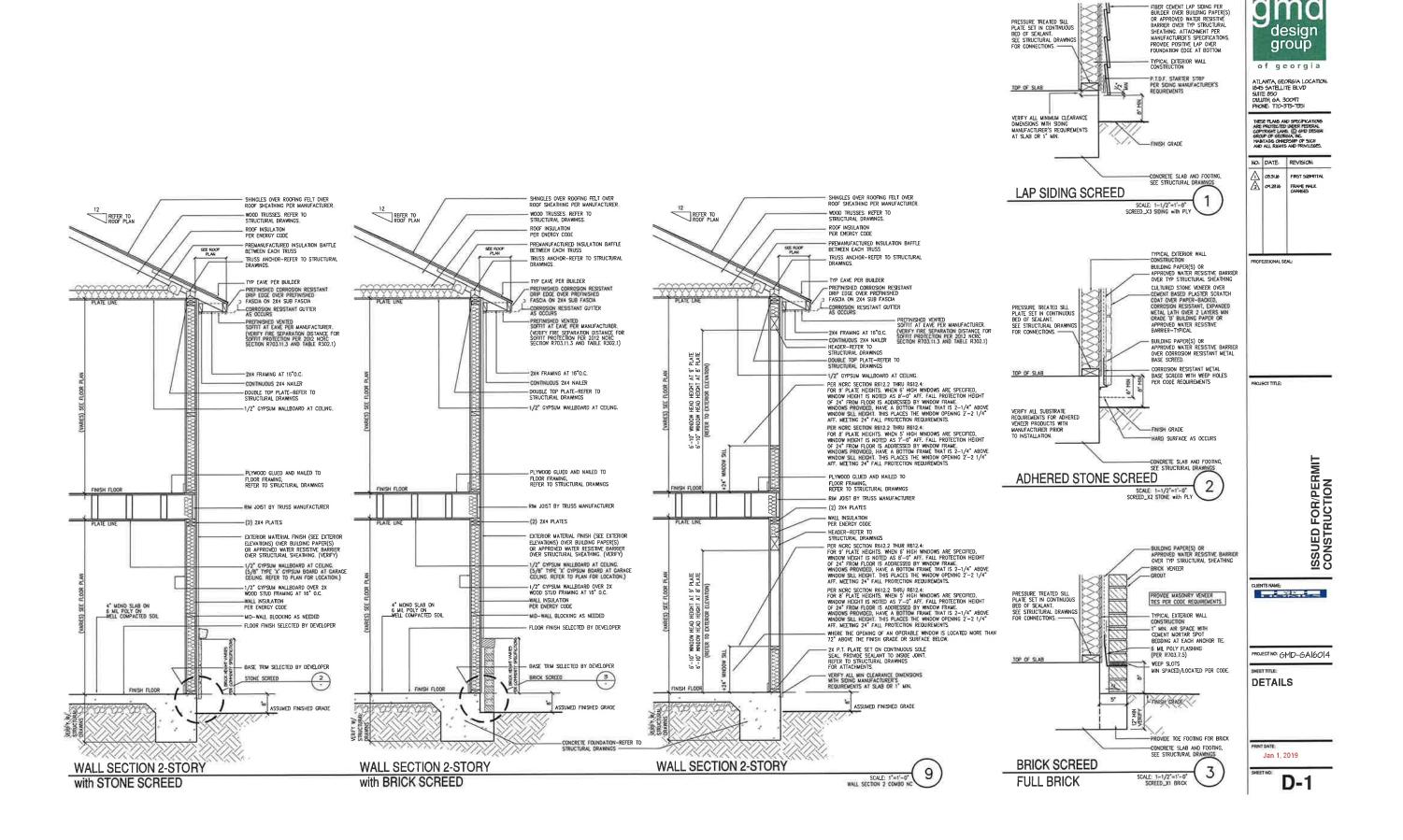


PROJECT NO: GMD-GAI6014

JESSAMINE - LH 2nd FLOOR UTILITY PLAN

Jan 1, 2019

E2.0





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

JESSAMINE LH

NORTH CAROLINA

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

DESIGN SPECIFICATIONS:

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

- DESIGN LIVE LOADS:

 ROOF = 20 PSF (LOAD DURATION FACTOR=1.25)
 - UNINHABITABLE ATTICS WITH LIMITED STORAGE = 20 PSF (WHERE SPECIFIED ON PLANS)
 - . HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS = 30 PSF

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

DESIGN DEAD LOADS:

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

NOTE: STRUCTURAL FRAMING HAS NOT BEEN DESIGNED FOR TILE, GRANITE, MARBLE OR OTHER MATERIALS HEAVIER THAN THE ABOVE LOADING UNLESS SPECIFICALLY NOTED ON PLANS.

- ULTIMATE WIND SPEED = Up to 130 MPH
- EXPOSURE CATEGORY = B

ASSUMED SOIL BEARING CAPACITY = 2000 PSF

ASSUMED LATERAL SOIL PRESSURE = 45 PCF

FROST DEPTH = 12"

SEISMIC DESIGN CATEGORY = B

ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:

- TJI 210 SERIES (SERIES AND SPACING PER PLANS)
- LSL: E=1,550,000 PSI, F_B =2,325 PSI, F_V =310 PSI, F_C =900 PSI
 LVL: E=2,000,000 PSI, F_B =2,600 PSI, F_V =285 PSI, F_C =750 PSI
- PSL: E=2,100,000 PSI, F_B=2,900 PSI, F_V=290 PSI, F_C=625 PSI

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







Sheet Cover

Jessamine Model 130 Up to 13 Carolina

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M.P.H.

Division

Project #: 105-16010 Designed By: KRK Checked By: Issue Date: 4/5/19

Re-Issue: 9/10/21 Scale: 1/8"=1"-0" @ 11x17 1/4"=1'-0" @ 22x34

GENERAL STRUCTURAL NOTES:

- THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS ON THESE DRAWINGS IS THE STRUCTURAL ENGINEER OF RECORD (SER) FOR THIS PROJECT: THE SER BEARS THE RESPONSIBILITY OF THE PRIMARY STRUCTURAL ELEMENTS AND THE PERFORMANCE OF THIS STRUCTURE STRUCTURAL ELEMENTS AND THE PERFORMANCE OF THIS STRUCTURE, NO OTHER PARTY MAY REVISE, ALTER, OR DELETE ANY STRUCTURAL ASPECTS OF THESS CONSTRUCTION DOCUMENTS WITHOUT WRITTEN COMSENT OF KSE ENGINEERING, F.C. OR THE SER FOR THE PURPOSES OF THESS CONSTRUCTION DOCUMENTS, THE SER AND KSE
- ENGINEERING SHALL BE CONSIDERED THE SAME ENTITY
 THE STRUCTURE IS DNLY STABLE IN I'S COMPLETED FORM THE
 CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY BRACING
 DURING CONSTRUCTION TO STABILIZE THE STRUCTURE.
- HE 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-CONFORM TIES OCCUR.
- DOCUMENS, SHOULD ANY NON-CONDOMINES OLDER
 THE SER DOES NOT CERTIFY DIMENSIONAL ACCURACY OR
 ARCHITECTURAL LAYOUT INCLUDING ROOF GEOMETRY. THE SER
 ASSUMES NO LABILTY FOR CHANGES MADE TO THESE PLANS BY
 OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVATION
 FROM THE PLANS THE SER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.

 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 DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, THESE SHOP DRAWINGS SHALL BE SUBMITED TO KSE ENGINEERING FOR REVIEW BEFORE ANY CONSTRUCTION BEGINS THE SHOP DRAWINGS WILL BE REVIEWED FOR OVERALL COMPLIANCE AS I RELATES TO THE STRUCTURAL DESIGN OF THIS PROJECT, VERIFICATION OF THE SHOP DRAWINGS FOR DIMENSIONS, OR FOR ACTUAL FIELD CONDITIONS, NOT THE RESPONSIBILITY OF THE SER OR KSE ENGINEERING, P.C. VERIFICATION OF ASSUMED FIELD CONDITIONS IS NOT THE RESPONSIBILITY OF THE SER THE CONTRACTOR SHALL VERIFY THE FIELD CONDITIONS FOR ACCURACY AND PEPORT ANY DISCREPANCES TO KSE REGISTERING RESPONSIBILITY OF THE SER THE CONTRACTOR SHALL VERIFY THE FIELD CONDITIONS FOR ACCURACY AND PEPORT ANY DISCREPANCES TO KSE REGISTERING RESPONSIBILITY OF THE SER THE CONTRACTOR SHALL VERIFY THE
- TO KSE ENGINEERING, P.C. EFFORE CONSTRUCTION BEGINS.
 THE SER IS NOT RESPONSIBLE FOR ANY SECONDARY STRUCTURAL
 ELEMENTS OR NON-STRUCTURAL ELEMENTS, EXCEPT FOR THE ELEMENTS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS. THIS STRUCTURE AND ALL CONSTRUCTION SHALL CONFORM TO ALL
- APPLICABLE SECTIONS OF THE BUILDING CODE AND ANY LOCAL
- 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

FOUNDATIONS:

- FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE BUILDING CODE
- CHAPTER 4 OF THE BUILDING CODE
 CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY
 OF THE SITE SOLE 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
- MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN THE BUILDING CODE
- THE SER HAS NOT PERFORMED A SUBSURFACE INVESTIGATION.

 VERIFICATION OF THE ASSUMED VALUE IS THE RESPONSIBILITY OF THE OWNER OR THE CONTRACTOR SHOULD ANY ADVERSE SOIL CONDITION. BE ENCOUNTERED. THE SER MUST BE CONTACTED BEFORE
- 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 NOT EXCEED THE THICKNESS OF THE FOOTING
- 6. WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" O.C. INSTALL MINIMUM 2 ANCHOR BOLTS PER SECTION, 12" MAXIMUM FROM CORNERS 1/2" DIAMETER x 8" LONG SIMPSON TITEN HD OR USP SCREW-BOLT+ SCREWS MAY BE SUBSTITUTED ON A 1 FOR 1
- 7 ANY FULL SHALL BE PLACED UNDER THE DIRECTION OR RECOMMENDATION OF A LICENSED PROFESSIONAL ENGINEER THE RESULTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY
- EXCAVATIONS OF FOOTINGS SHALL BE LINED TEMPORARILY WITH A 6 MIL POLYETHYLENE MEMBRANE IF PLACEMENT OF CONCRETE DOES NOT OCCUR WITHIN 24 HOURS OF EXCAVATION
 9 NO CONCRETE SHALL BE PLACED ACAINST 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 EDUNDATION 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. PROVIDE MINIMUM 6 MIL APPROVED VAPOR BARRIER ALL JOINTS TO BE LAPPED MINIMUM 12" AND SEALED

- CONCRETE & REINFORCING
 1. CONCRETE DESIGN BASED ON ACC DESIGN BASED ON ACT 318 AND ACT 318 1 OR ACT 332 CONCRETE SHALL HAVE A NORMAL WEIGHT AGGREGATE AND A MINIMUM COMPRESSIVE STRENGTH (I'c) = 3,000 PSI MINIMUM AT 28 DAYS PER CODE (VARIES W/ WEATHER), UNLESS OTHERWISE NOTED ON THE PLAN
- CONCRETE SHALL BE PROPORTIONED, MIXED, AND PLACED IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI 318: "BUILDING CODE SEQUIREMENTS FOR REINFORCED CONCRETE" AND ACT 301: "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
- AIR ENTRAINED CONCRETE MUST BE USED FOR ALL STRUCTURAL ELEMENTS EXPOSED TO FREEZE/THAW CYCLES AND DEIGING CHEMICALS. AR ENTRAINMENT AMOUNTS (IN PERCENT) SHALL BE WITHIN - 1% TO
- -2% OF 5% FOR FOOTINGS AND EXTERIOR SLABS
 NO ADM TUPES SHALL BE ADDED TO ANY STRUCTURAL CONCRETE
 WITHOUT WRITTEN PERMISSION OF THE SER, WATER ADDED TO CONCRETE ON SITE S ALL NOT EXCEED THAT ALLOWED BY THE MIX.
- CONCRETE S ABS-ON-GRADE SHAW BE CONSTRUCTED IN ACCORDANCE WITH ACT 302 IF "GUIDE FOR CONCRETE SLAB AND STAB CONSTRUCTION
- CONTROL OR SAW OUT JOINTS (OUT 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
- CONTROL OR SAW CUT JOINTS SHALL BE PRODUCED USING CONVENTIONAL CUT OR TOOLED PROCESSES WITHIN 4 TO 12 HOURS AFTER "HE SLAB HAS BEEN FINISHED.
- 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 SECURELY SUPPORTED DURING THE CONCRETE FOUNT THROUS
 CONCRETE REINFORCEMENT, OR POLYPROPYLENE FIBERS MAY BE USED IN LIEU OF W.W.F. APPLICATION OF POLYPROPYLENE FIBERS PER CUBIC MARC OF CONCRETE SHALL BE PER MANUFACTURER AND COMPLY WITH ASTM CITIF, ANY LOCAL BUILDING CODE REQUIREMENTS AND SHALL MEET OR EXCEED CURRENT INDUSTRY STANDARD.
- POLYPROFYLENE 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 O ASTM A615, GRADE 60.
- 11 DETAILING FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 3:5: "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES",
- HORIZONTAL FOOTING AND WALL REINFORCEMENT SHALL BE CONTINUOUS AND SHALL HAVE 90' BENDS, OR CORNER BARS WITH THE SAME SIZE/SPACING AS THE HORIZONTAL REINFORCEMENT.
- 13 PROVIDE REINFORCEMENT LAP AS NOTED BELOW, UNLESS NOTED
- #4 BARS 30" LENGTH #5 BARS - 38" LENGTH
- #6 BARS 45" : ENGTH
- WHERE REINFORCING DOWELS ARE REQUIRED. THEY SHALL BE EQUIVALENT IN SIZE AND SPACING TO THE VERTICAL REINFORCEMENT THE DOWEL SHALL EXTEND 48 BAR DIAMETERS VERTICALLY AND 20 BAR DIAMETERS INTO THE FOOTING SEE KSE FOUNDATION DETAILS WHERE FOOTING BOTTOMS ARE TO BE STEPPED AT SLOPING GRADE
- CONDITIONS, PROVIDE CONTINUOUS REINFORCING WITH Z BARS (TO MATCH FOOTING REINFORCING) AS REQUIRED.
- MATCH FOUND REINFORCING) AS REQUIRED.

 BAR SUPPORT ACCESSORIES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, EXCEPT THAT REINFORCING SHALL BE CHAIRED ON THE BOTTOM AND/OR THE SIDES ON BOLSTERS SPACED NOT MORE THAN 4 FEET ON CENTER, NO ROCKS, CMU, CLAY TILE, OR BRICK SHALL BE USED TO SUPPORT REINFORCING. FOR GRADE SUPPORTED SLABS, SLAB RE NFORCING 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.

- 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 '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 W AND A MINIMUM COMPRESSIVE STRENGTH OF 2.000
- ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530/ASCE 5/TMS 402 AND "SPECIFICATIONS FOR MASONRY STRUCTURES" ACT 530 1/ ASCE 6/TMS 602.
- THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION UNFILLED HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR
- TIMES THEIR LEAST DIMENSION
 EACH CRAWL SPACE PIER SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING AND EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS PILASTERS TO BE BONDED TO PERIMETER
- FOUNDATION WALL TOP COURSE OF MASONRY SHALL BE GROUTED SOLID HORIZONTAL WALL JOINT REINFORCEMENT SHALL BE STANDARD 9 GAGE GALVANIZED LADDER OR TRUSS TYPE SPACED AT 16" O.C., UNLESS SHOWN OTHERWISE ON THE DRAWINGS
- SPLICED WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 5" AND CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT WITHIN THE 6" LAP WITH STANDARD 'T' AND 'L' SHAFED PIECES AT INTERSECTIONS AND CORNERS.

- SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE SPECIFICATIONS LISTED IN THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION": (NDS) UNLESS OTHERWISE NOTED, ALL WOOD FRAMING MEMBERS ARE DESIGNED TO
- SPRUCE-PINE-FIR (SPF) WITH THE FOLLOWING MINIMUM DESIGN
- E=1,400,000 PSi, F,=875 PSi, Fv=135 PSI

2x6 @ 16" CC. UNC

- FRAMING SPF #2
- 1.2 PLATES SPF #2.
 1.3 STUDS: SPF STUD GRADE.
- WALL STUD SPACING, (MAXIMUM 10' NOMINAL PLATE HEGIT): 1 & 2 STORY EXTERIOR AND INTERIOR BEARING: 2x4 @ 16" C.C. OR 2x6 @ 24" O.C. U.N.O. BOTTOM OF 3 STORIES EXTERIOR AND INTERIOR BEARING:
 - NTER OR NON-BEARING:
- 2. @ 24" 0 C., U.N.O. ALE LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED SOUT ERK YELLOW PINE #2 OF
- ANCHOR SILL PLATES IN ACCORDANCE W/ GENERAL STRUCTURAL NOTES
- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY, LARGER MEMBERS MAY BE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
- NAILS SHALL BE COMMON WIRE NAILS UNLESS OTHERWISE NOTED. BOLT HOLES AND LEAD HOLES FOR LAG SCREWS SHALL BE IN ACCORDANCE WITH NDS SPECIFICATIONS
- INDIVIDUAL STUDS FORMING A COLUMN SHALL BE ATTACHED WITH (2) ROWS DO NAILS & 6" O.C. STAGGERED TE STUD COLUMN SHALL BE FULLY BLOCKED AT AL. FLOOR LEVELS TO ENSURE PROPER LOAD TRANSFER, WALL SHEATHING SHALL BE NAILED TO EDGE OF EACH STUD.
- FACE NAIL ALL MULTI-PLY BEAMS AND HEADERS WITH (2) ROWS 16d COMMON NAILS @ 16" O.C., STAGGERED, OR PER MANUFACTURER'S SPECIFICATIONS FOR ENGINEERED LUMBER, APPLY NAILING FROM BOTH FACES FOR (3) OR MORE PLIES
- 10. FASTEN 4-PLY BEAMS WITH (1) 1/2" DIAMETER THROUGH BOLT W/ NUTS AND WASHERS AT 12" O.C. STAGGERED TOP AND BOTTOM, 1/2" MINIMUM EDGE D'STANCE (UNLESS OTHERWISE NOTED)
- ALL BEAMS AND HEADERS SHALL HAVE (1)24 JACK STUD & (1)24 KING STUD UNLESS OTHERWISE NOTED. THE NUMBER OF STUDS INDICATED ON PLANS ARE THE TOTAL NUMBER OF JACK STUDS REQUIRED, UNLESS
- 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 LICES SHALL OCCUR OVER SUPPORTS
- SPECIES SHALL DUCKER OVER SUPPORTS.

 14. SOLD BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY
- (MO'STURE CONTENT < 19%) UNLESS OTHERWISE NOTED. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBLITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND
- 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 " IN DIAMETER FOR PLUMBING LINES, FRC. SHALL BE REPARED 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, ETHER THROUGH CODE REFERENCES OR CONSTRUCTION DETAILS. PRESERVATIVE TREATED WOOD FRAMING TO BE SOUTHERN YELLOW
- GUARD RAILS REQUIRED AT DECKS DESIGN BY OTHERS TO MEET
- MINIMUM CODE REQUIREMENTS PROVIDE DECK LATERAL LOAD AND BRACING CONNECTIONS PER BUILDING
- RAFTER FRAMED ROOF CONSTRUCTION:
 1. PROVIDE 2.4x4'-0" RAFTER TIES AT 48" O.C.
- RAFTERS SHALL BE SUPPORTED BY PURLINS AND PURLIN BRACES AS SHOWN ON THE PLAN PURLIN BRACES SHALL NOT BEAR ON ANY CEILING JOIST, STRONGBACK OR HEADER UNLESS SPECIFICALLY SHOWN ON PLAN RAFTERS MAY BE SPLICED AT PURLIN LOCATIONS
- CEILING JOISTS SHALL HAVE LATERAL SUPPORT W/ 1x4 FLAT BRACING ON TOP EDGE OF JOIST AT LOOSE JOIST ENDS (WHERE JOISTS NOT FASTENED TO RAFTERS) OR FULL DEPTH BLOCKING FASTEN END OF BRACING TO RAFTER OR GABLE END FRAMING.
- FASTEN RAFTER AND CEILING JOIST WITH (6) 128 NAILS UNLESS OTHERWISE NOTED PROVIDE VERTICAL 2x6 STRONGBACKS AT CEILING JOISTS @ 8'-0"
- OIC 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 TOENAILS

WOOD TRUSSES (FLOOR & ROOF):

- THE WOOD TRUSS MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE WOOD TRUSSES, SUBMIT SEALED SHOP DRAWINGS AND SUPPORTING CALCULATIONS TO THE SER FOR ECVIEW PRIOR TO FABRICATION, THE SER SHALL HAVE A MINIMUM OF (5) DAYS FOR REVIEW THE REVIEW BY THE SER'S ALL BE FOR OVERAL COMPLIANCE OF THE DESIGN DOCUMENTS THE SER SHALL ASSUME NO RESPONSIBILITY FOR THE CORRECTNESS OF THE STRUCTURAL DESIGN FOR THE WOOD TRUSSES.
- THE WOOD TRUSSES SHALL BE DESIGNED FOR ALL REQUIFED LOADINGS AS SPECIFIED IN THE LOCAL BUILDING CODE, THE ASCE STANDARD "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" (ASCE 7), AND THE LOADING REQUIREVENTS 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. VAC EQUIPMENT, PIPING, AND ARCHITECTURAL FIXTURES ATTACHED TO
- THE TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI/TPI : "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS.
- THE TRUSS MANUFACTURER SHALL PROVIDE ADEQUATE BRACING INFORMATION IN ACCORDANCE WITH "BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" (BCSI) THIS BRACING, BOTH TEMPORARY AND PERMANENT, SHALL BE SHOWN ON THE SHOP DRAWINGS ALSO, THE SHOP DRAWINGS SHALL SHOW THE REQUIRED ATTACHMENTS FOR THE TRUSSES.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING TEMPORARY BRACING AND SHORING FOR THE FLOOR AND ROOF TRUSSES AS REQUIRED DURING CONSTRUCTION, AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE LATEST BOSI THE CONTRACTOR SHALL KEEP A
- COPY OF THE BCS SUMMARY SHEETS ON SITE.
 THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PERMANEN' TRUSS ETACTIC SHOWN IN THE STRUCTURAL DRAWINGS AND IN THE TRUSS DESIGNS, ALL CONTINUOUS LATERAL BRACING OF WEBS REQUIRES BRACES, REFER TO BOSI SUMMARY SHEET B3 FOR TYPES OF DIAGONAL BRACES TO PROVIDE AT EACH CONTINUOUS LATERAL BRACE LINE, SUCH DIAGONAL BRACES SHALL NOT BE SPACED MORE THAN 20 FEET O.C. DIAGONAL BRACES SHALL BE FASTENED TO EACH TRUSS WEB WITH A MINIMUM OF TWO TOO 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 ("EN I OR L BRACE, ETC.")
- ANY CHORDS OR TRUSS WEBS SHOWN ON THESE DRAWINGS HAVE BEEN SHOWN AS A REFERENCE ONLY THE FINAL DESIGN OF THE TRUSSES SHALL BE PER THE MANUFACTURER.
- TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO CONCIDE 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
- TRUSS MANUFACTURER TO PROVIDE REQUIRED UPLET CONNECTORS FOR
- 10 PROVIDE SIMPSON H2 5A USP RT7 OR EQUIVALENT AT EACH TRUSS TO TOP PLATE CONNECTION, UNLESS OTHERWISE NOTED.

WOOD STRUCTURAL PANELS:

- FABRICATION AND PLACEMENT OF STRUCTURAL WOOD SHEATHING SHALL BE IN ACCORDANCE WITH THE APA DESIGN/CONSTRUCTION GUIDE "RESIDENTIAL AND COMMERCIAL," AND ALL OTHER APPLICABLE
- ALL REQUIRED WOOD SHEATHING SHALL BEAR THE MARK OF THE
- APPA
 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 1/46" OSB OR PLYWOOD MINIMUM EAT BRACED WALL PANELS. PROVIDE BLOCKING AT ALL SHEET EDGES NOT FALLING ON STUDS OR PLATES.
- 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" D.C. AT PANEL EDGES AND AT 12" O.C. N. 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 1/4" OSB MINIMUM WOOD FLOOR SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2 ATTACH SHEATHING TO ITS SUPPORTING FRAMING WITH (1) 10c NAH 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 OF ERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING
- SHEATHING SHALL HAVE A 18" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.

STRUCTURAL FIBERBOARD PANELS:

- STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE SPECIFICALLY NOTED ON THE STRUCTURAL PLANS. FABRICATION AND PLACEMENT OF STRUCTURAL FIBERBOARD.
- SHEAT ING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AFA
- FIBERBOARD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED ON THESE DRAWINGS, REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION.
- SHEATHING SHALL HAVE A 1/2" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE AFA

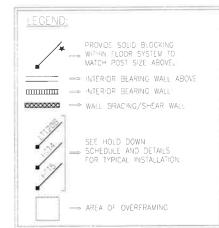
- STRUCTURAL STEEL:

 STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL. CONSTRUCTION "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND OF THE MANUAL OF STEEL CONSTRUCTION "LOAD RESISTANCE FACTOR DESIGN" LATEST EDITIONS. ALL STEEL STALL HAVE A MINIMUM YELD STRESS (F_{ν}) OF 50 KSI
- UNLESS OTHERWISE NOTED, WELDING SHALL CONFORM TO THE LATEST EDITION OF IN WEIDING SHALE CONTORM TO THE EARLS' EDITION OF THE AMERICAN WILDING SOCIETY'S STRUCTURAL WELDING CODE AWA DITLELECTRODES FOR SHOP AND FIELDING WELDING SHALL BE CLASS ETOXX ALL WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER PER SEADONE STANDARDS. ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A
- MINIMUM BEARING LENGTH OF 3½" AND FULL FLANGE WIDTH UNLESS OTHERWISE NOTED, BEAVS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 160 NAILS OR (2) 1/8" x 4" LAG SCREWS UNLESS OTHERWISE NOTED,
- INSTALL 2x WOOD PLATE ON TOP OF STEEL BEAMS, RIPPED TO MATCH BEAM WIDTH FASTEN PLATE TO BEAM WITH HILTEX DNI 52 P8 PINS AT 12" O.C. STAGGERED OR %" DIAMETER BOLTS AT 24"

MECHANICAL FASTENERS:

- ALL METAL HARDWARE AND FASTENERS TO BE SIMPSON STRONG-TE OR APPROVED EQUIVALENT
- ALL HARDWARE AND FASTENERS IN CONTACT WITH PRESERVATIVE PRESSURE TREATED LUMBER SHALE BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A 153, C-185.

 MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS
- THAT ARE CORROSIVE TO STEEL IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND SELECT APPROPRIATE CONNECTORS THAT WILL RESIST THE APPLICABLE CORROSIVE CHEMICALS



SPAN	LINTEL SIZE	END ELARAG
UP TO 3'-0"	31 × 31 V2	A.
UP TO 6'-3"	5"> 3½"x5/6" L.L V	8
UP TO 9'-6"!	6"x 3½",5%6" L.L.V	(4)5-



Notes

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Structur

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ERING RTOWN, PA 18' (215) 804-44

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Carolina

Gener 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







Plans & Option

Framing F 'A-4' &

Plan 'A-3'

Foundation -1, 'A-2',

Space ions 'A-

|Craw| Spac |Elevations

-, , H

Model

Jessamine

Project #: 105-16010

Designed By: KRK Checked By:

Issue Date: 4/5/19 Re-Issue: 9/10/21 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

to 130 M.P.H

Up to 13 Carolina

Division

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

☐☐☐☐☐☐ ⇒ INTERIOR BEARING WALL ⇒ BRACED WALL PANEL

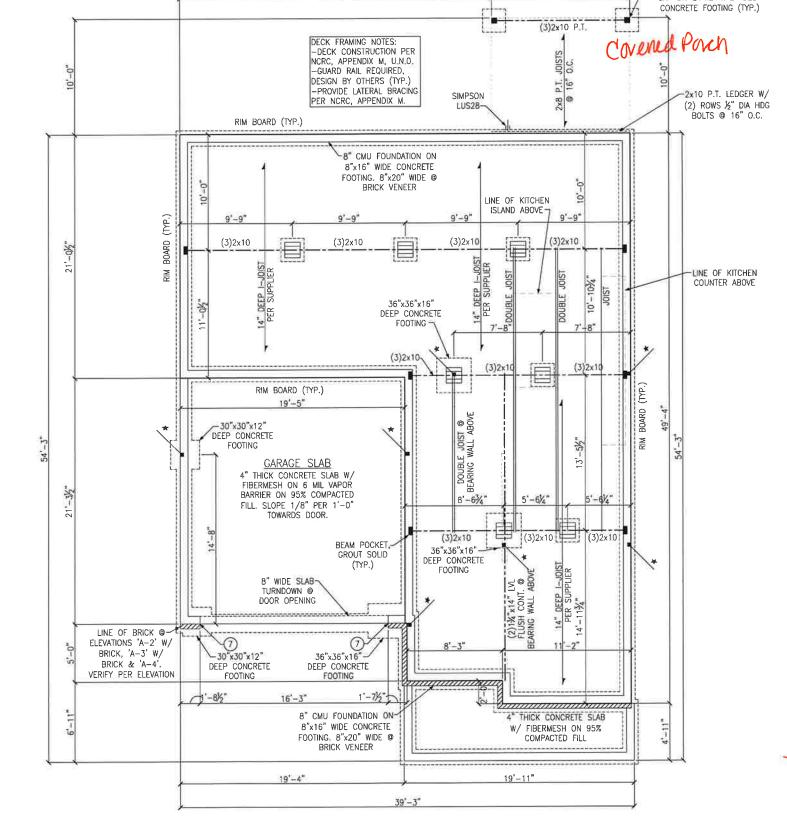
(SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

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

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

KEYNOTES:

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



27'-0"

-6x6 P.T. POST W/ SIMPSON ABA66 BASE & BCS2-3/6

CAP ON 24"x24"x12" DEEP

12'-0"

CRAWL SPACE FOUNDATION PLAN ELEVATIONS 'A-1', 'A-2', 'A-3' & 'A-4'

PARTIAL FOUNDATION PLAN OPT. WRAP AROUND PORCH

4" THICK CONCRETE SLAB

W/ FIBERMESH ON 95%

COMPACTED FILL

(3)2×10

DEEP CONCRETE

FOOTING

36"x36"x16"

ELEVATIONS 'A-1', 'A-2', 'A-3' & 'A-4'





4- $\tilde{\Gamma}$

Plans 'C-3' &

Framing F-1', 'C-2', 'C

& Frc 'C-1',

Plan '8-4',

Foundation '8-2', '8-3', ' odel — LH

Space Is 'B-1',

Crawl

Elevations

Jessamine Model Up to 130 M.P.H.

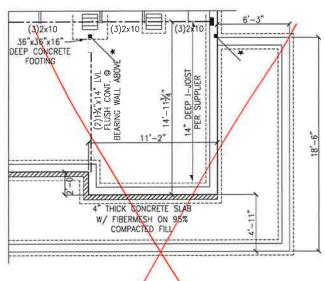
Division

Carolina

(3)2×10 (v)2x10 36"x36"x16" DEEP CONCRETE FOOTING 14" DEEP 1-JOIST PER SUPPLIER 4" THICK CONCRETE SLAB W/ FIBERMESH ON 95% COMPACTED FILL

PARTIAL FOUNDATION PLAN

OPT. WRAP AROUND PORCH ELEVATIONS 'B-1', 'B-2', 'B-3' & 'B-4'



PARTIAL FOUNDATION PLAN

ELEVATIONS 'C-1', 'C-2', 'C-3' & 'C-4'

OPT. WRAP AROUND PORCH

LEGEND

48" WSP

TYPICAL DETAILS

KEYNOTES:

B/SD-4

PROVIDE SOLID BLOCKING

MATCH POST SIZE ABOVE.

(SEE KSE STRUCTURAL DETAILS

SET FOR BRACED WALL PANEL SHEATHING FASTENING &

⇒ WITHIN FLOOR SYSTEM TO

→ BEARING WALL ABOVE

⇒ INTERIOR BEARING WALL

BLOCKING DETAILS)

⇒ BRACED WALL PANEL

REFER TO KSE STRUCTURAL DETAILS SET

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

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

FOR GENERAL STRUCTURAL NOTES AND

Checked By: Issue Date: 4/5/19 Re-Issue: 9/10/21 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

Project #: 105-16010 Designed By: KRK

(3)2x10 BEAM POCKET, 36"x36"x16" GROUT SOLID (TYP.) 8" WIDE SLAB-TURNDOWN @ DOOR OPENING 36"x36"x16"

DEEP CONCRETE
FOOTING LINE OF BRICK @--30"x30"x12" DEEP CONCRETE ELEVATIONS 'C-2' W/ BRICK, 'C-3' W/ BRICK & 'C-4'. VERIFY PER ELEVATION FOOTING 8" CMU FOUNDATION ON 4" THICK CONCRETE SLAB 8"x16" WIDE CONCRETE FOOTING, 8"x20" WIDE @ BRICK VENEER W/ FIBERMESH ON 95% COMPACTED FILL 19'-11" 19'-4" 39'-3"

> SPACE FOUNDATION PLAN ELEVATIONS 'C-1', 'C-2', 'C-3' & 'C-4'

(3)2×10

DEEP CONCRETE

FOOTING

36"x36"x16"-

14" DEEP 1-JOIS PER SUPPLIER

4" THICK CONCRETE SLAB

W/ FIBERMESH ON 95%

COMPACTED FILL

BEAM POCKET,

GROUT SOLID (TYP.)

1'-7%"

CRAWL SPACE FOUNDATION PLAN

ELEVATIONS 'B-1', 'B-2', 'B-3' & 'B-4'

36"x36"x16"—/ DEEP CONCRETE

FOOTING

8" CMU FOUNDATION ON-

8"x16" WIDE CONCRETE

FOOTING. 8"x20" WIDE @

BRICK VENEER

8" WIDE SLAB-

TURNDOWN @ DOOR OPENING

-30"x30"x12" DEEP CONCRETE

FOOTING

LINE OF BRICK @-ELEVATIONS 'B-2' W/ BRICK, 'B-3' W/

BRICK & 'B-4'. VERIFY PER ELEVATION





Plans

Framing

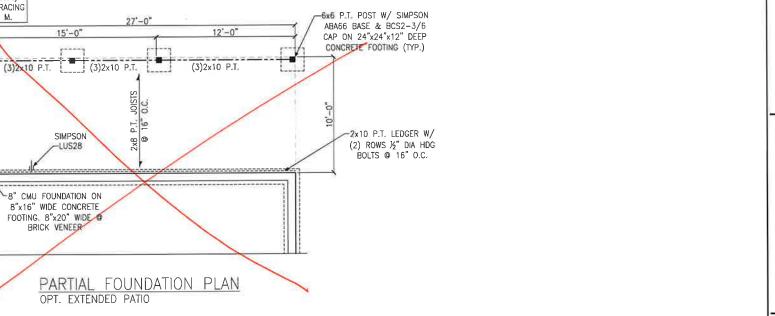
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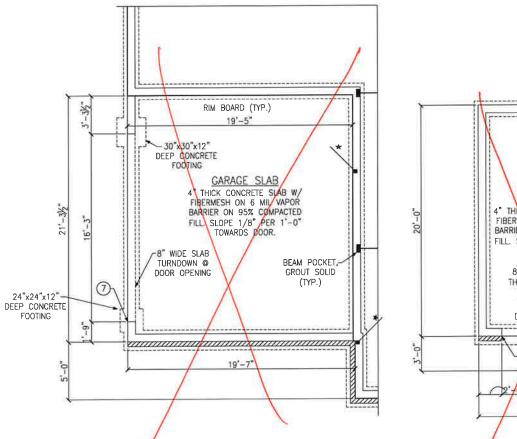
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Foundation

Space





PARTIAL FOUNDATION PLAN

OPTIONAL SIDE LOAD GARAGE

16'-91/2"

OPTIONAL FIREPLACE AT FAMILY ROOM

24"x24"x12" — DEEP CONCRETE

FOOTING

36"x36"x16"

DEEP CONCRETE

FOOTING

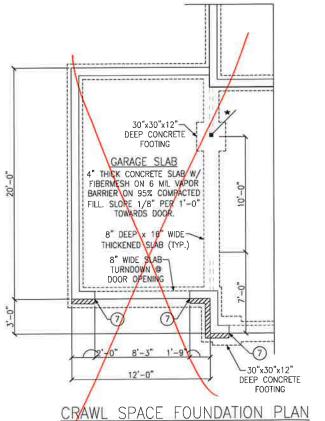
8" WIDE SLAB

TURNDOWN @

DOOR OPENING

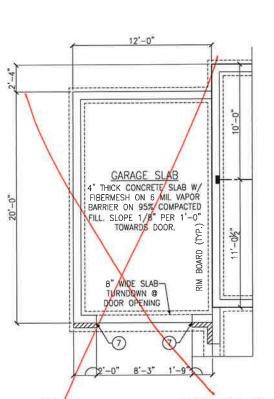
PARTIAL FOUNDATION PLAN OPTIONAL DOUBLE GARAGE DOOR

5'-7"



OPTIONAL 1-CAR CARRIAGE GARAGE

DECK FRAMING NOTES:
-DECK CONSTRUCTION PER NCRC, APPENDIX M, U.N.O. -GUARD RAIL REQUIRED, DESIGN BY OTHERS (TYP.) -PROVIDE LATERAL BRACING PER NCRC, APPENDIX M.



CRAWL SPACE FOUNDATION PLAN OPTIONAL 1-CAR CARRIAGE GARAGE W/ OPT. SIDE LOAD GARAGE



BLOCKING DETAILS) REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

SET FOR BRACED WALL PANEL

SHEATHING FASTENING &

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

KEYNOTES:

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



Jessamine Model Up to 130 M.P.H. Carolina Options Crawl Project #: 105-16010 Designed By: KRK Checked By:

Issue Date: 4/5/19 Re-Issue: 9/10/21 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34





Plans : Option

Framing 'A-4' &

188

Plan 'A-3'

Foundation 1 -1', 'A-2', ' odel — LH

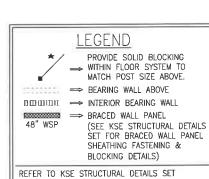
Space ions 'A-

Crawl Space Found Elevations 'A-1', ' Jessamine Model Up to 130 M.P.H. Carolina Division

Project #: 105-16010 Designed By: KRK Checked By: Issue Date: 9/6/21 Re-Issue: 9/10/21

130 M.P.H.

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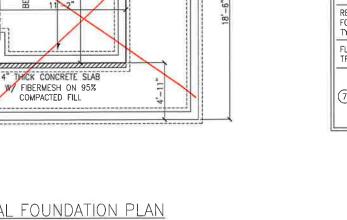
FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

FLOOR FRAMING TO BE 14" DEEP OPEN WEB TRUSSES, SPACING PER MANUFACTURER:

KEYNOTES:

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





<u>CRAWL SPACE FOUNDATION PLAN</u> ELEVATIONS 'A-1', 'A-2', 'A-3' & 'A-4'

39'-0"

1¾"x14" LVL

RIMBOARD @

DECK -

SIMPSON LUS28-

(3)2x10

LINE OF KITCHEN ISLAND ABOVE

(3)2x10

8'-63/4"

36"x36"x16"

(3)2x10

DEEP CONCRETE

FOOTING

5'-61/4"

(3)2×10

4" THICK CONCRETE SLAB

W/ FIBERMESH ON 95%

COMPACTED FILL

27'-0"

(3)2x10

JEEP CONCRETE FOOTING

-30"x30"x12"

DEEP CONCRETE

FOOTING

LINE OF BRICK @~

ELEVATIONS 'A-2' W/ BRICK, 'A-3' W/

BRICK & 'A-4'.

VERIFY PER ELEVATION

19'-5"

GARAGE SLAB 4" THICK CONCRETE SLAB W/ FIBERMESH ON 6 MIL VAPOR BARRIER ON 95% COMPACTED

FILL. SLOPE 1/8" PER 1'-0"

8" WIDE SLAB-

TURNDOWN @

DOOR OPENING

16'-3"

DECK FRAMING NOTES:
-DECK CONSTRUCTION PER

NCRC, APPENDIX M, U.N.O.

-GUARD RAIL REQUIRED,

DESIGN BY OTHERS (TYP.)

(3)2x10

BEAM POCKET.

GROUT SOLID

(TYP.)

1'-7%"

36"x36"x16"

DEEP CONCRETE

FOOTING

8" CMU FOUNDATION ON-

8"x16" WIDE CONCRETE

FOOTING. 8"x20" WIDE @

-PROVIDE LATERAL BRACING PER NCRC, APPENDIX M.

8" CMU FOUNDATION ON 8"x16" WIDE CONCRETE FOOTING, 8"x20" WIDE @

> 36"x36"x16" DEEP CONCRETE FOOTING

> > (3)2x10x

PARTIAL FOUNDATION PLAN OPT. WRAP AROUND PORCH ELEVATIONS 'A-1', 'A-2', 'A-3' & 'A-4'

(3)2×10

DEEP CONCRETE

36"x36"x16"---

-6x6 P.T. POST W/ SIMPSON

12'-0"

(3)2x10 P.T.

JOISTS 0.C.

2x8 P.T. @ 16"

(3)2x10

10,-10%

(3)2x10

ABA66 BASE & BCS2-3/6

CAP ON 24"x24"x12" DEEP CONCRETE FOOTING (TYP.)

-2x10 P.T. LEDGER W/

(2) ROWS 1/2" DIA HDG BOLTS @ 16" O.C.

LINE OF KITCHEN

COUNTER ABOVE

Covered Povos

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





'C-4'

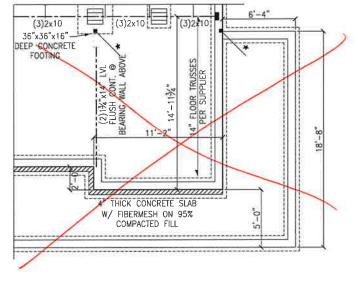
Framing Plans -1', 'C-2', 'C-3' &

& Fro

Plan 'B-4',

Foundation '8-2', '8-3', ' odel — LH

Space Fins 'B-1',



CRAWL SPACE FOUNDATION PLAN ELEVATIONS 'B-1', 'B-2', 'B-3' & 'B-4"

BEAM POCKET,

GROUT SOLID (TYP.)

1'-7%"+

36"x36"x16"— DEEP CONCRETE

FOOTING

8" CMU FOUNDATION ON-

8"x16" WIDE CONCRETE

FOOTING. 8"x20" WIDE @

BRICK VENEER

8" WIDE SLAB-TURNDOWN @

DOOR OPENING

DEEP CONCRETE

FOOTING

LINE OF BRICK @-ELEVATIONS 'B-2' W/ BRICK, 'B-3' W/

BRICK & 'B-4'. VERIFY PER ELEVATION 36"x36"x16"

14" FLOOR TRUSSES PER SUPPLIER

14*-11%*

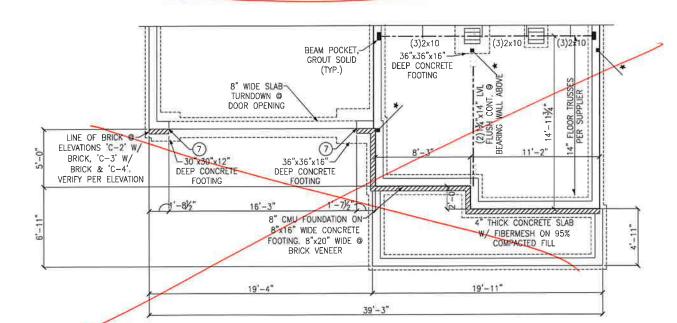
4" THICK CONCRETE SLAB

W/ FIBERMESH ON 95%

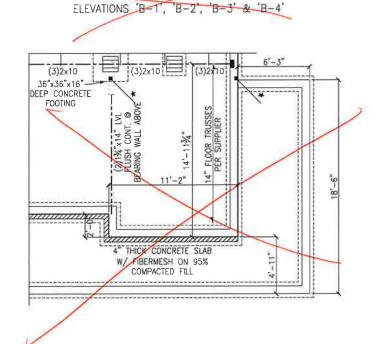
COMPACTED FILL

DEEP CONCRETE

FOOTING



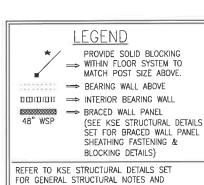
CRAWL SPACE FOUNDATION PLAN ELEVATIONS 'C-1', 'C-2', 'C-3' & 'C-4'



PARTIAL FOUNDATION PLAN

OPT. WRAP AROUND PORCH

PARTIAL FOUNDATION PLAN OPT. WRAP AROUND PORCH ELEVATIONS 'C-1', 'C-2', 'C-3' & 'C-4'



TYPICAL DETAILS

FLOOR FRAMING TO BE 14" DEEP OPEN WEB TRUSSES, SPACING PER MANUFACTURER.

KEYNOTES:

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



Jessamine Model – Up to 130 M.P.H. Carolina Division Elevations Crawl Project #: 105-16010 Designed By: KRK Checked By: Issue Date: 9/6/21 Re-Issue: 9/10/21 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34











Plans

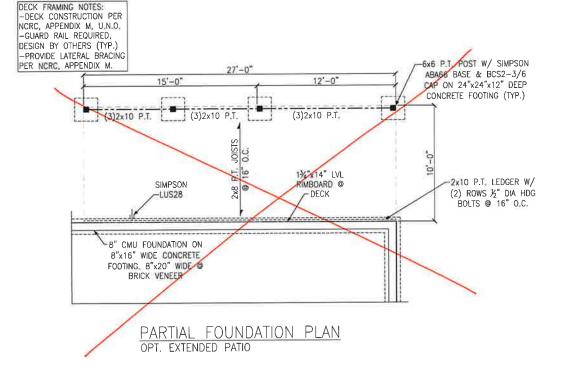
Framing

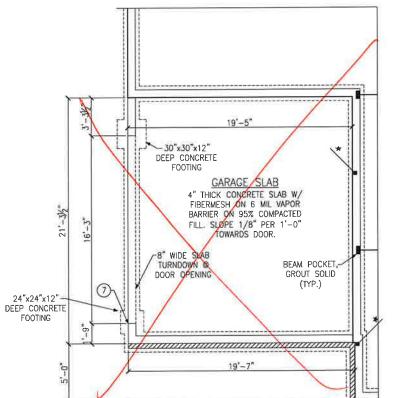
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Plan

Foundation

Space





16'-9/2"

OPTIONAL FIREPLACE AT FAMILY ROOM

-24"x24"x12"-

DEEP CONCRETE

FOOTING

36"x36"x16" —

DEEP CONCRETE

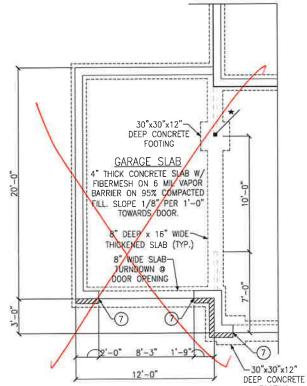
8" WIDE SLAB-

TURNDOWN @

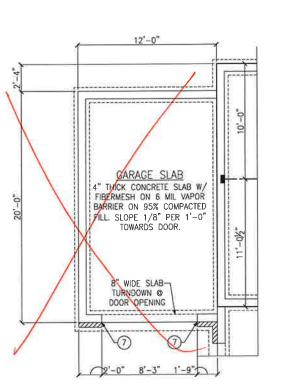
DOOR OPENING

PARTIAL FOUNDATION PLAN OPTIONAL DOUBLE GARAGE DOOR

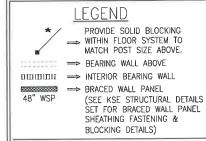




CRAWL SPACE FOUNDATION PLAN OPTIONAL 1-CAR CARRIAGE GARAGE



CRAWL SPACE FOUNDATION PLAN OPTIONAL 1-CAR CARRIAGE GARAGE W/ OPT. SIDE LOAD GARAGE



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

FLOOR FRAMING TO BE 14" DEEP OPEN WEB TRUSSES, SPACING PER MANUFACTURER.

KEYNOTES:

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



Jessamine Model --Up to 130 M.P.H. Carolina Division Options Crawl Project #: 105-16010 Designed By: KRK Checked By: Issue Date: 9/6/21 Re-Issue: 9/10/21 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34





Option

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Floor Framing Pons 'A-1', 'A-2', hine Model - LH

Second Flo Elevations

Checked By:

to 130 M.P.H. Up to 130 M.r... Carolina Division

Jessamine

Project #: 105-16010 Designed By: KRK

Issue Dote: 4/5/19

Re-Issue: 9/10/21

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

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

Plans

<u>LEGEND</u> PROVIDE SOLID BLOCKING → WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE. ⇒ BEARING WALL ABOVE ⇒ INTERIOR BEARING WALL ⇒ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL

BLOCKING DETAILS) REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

SHEATHING FASTENING &

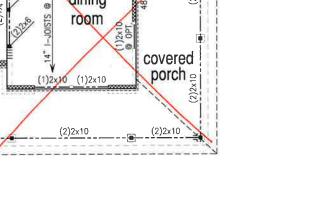
PLAN DESIGNED WITH 9' WALL PLATES

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

KEYNOTES:

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





SECOND FLOOR FRAMING PLAN ELEVATIONS 'A-1', 'A-2', 'A-3' & 'A-4'

48"

CS-WSP

(1)2x10

(1)2x10

CS-WSP

(1)2x10

breakfast

kitchen

(2)2x6

dining

room

(1)2x10 (1)2x10

(2)2x10

4x4 P.T. POST W/ SIMPSON ABA44 BASE AND

BCS2-2/4 CAP (TYP.)

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

CS-ESW(1) DESIGNED TO REPLACE 127" OF CS-WSP. STRAP AROUND WINDOWS PER DETAIL C/SD-3

(3)1¾"x14" LVL FLUSH

pantry

foyer

(1)2×10

covered

porch

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

CS-WSP RIM BOARD

study

pwdr. rm

OPTIONAL BEDROOM 4 ILO STUDY

LINE OF BRICK © CS-PF ELEVATIONS 'A-2' W/

BRICK, 'A-3' W/

BRICK & 'A-4'

VERIFY PER ELEVATION

(1)2x10

256" GB(2)

2-car

garage

(3)1¾"x18" LVL FLUSH TOP

(3)13/"x16" LVL CONT. @ SELEVATIONS 'A-1', 'A-2' & 'A-3' OR

OR 5"x3½" x¾6" LINTEL BOLTED TO CS-PF (3)1¾"x22" LVL CONT. W/½" DIA. BOLTS @ 16" O.C. @ ELEVATION 'A-4'

family room

PARTIAL FRAMING PLAN OPTIONAL WRAP-AROUND PORCH ELEVATIONS 'A-1', 'A-2', 'A-3' & 'A-4'

ROOF TRUSSES @ 24" O.C. dining







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,C-3

,C-2,

,C-1,

Plans ', 'B-4',

Framing 'B-2', 'B-3

'B-1',

Second Elevations

Floor

'B-3', - LH

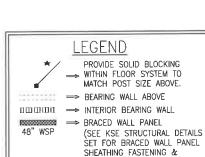
nine Model -130 M.P.H.

Jessamine

Project #: 105-16010 Designed By: KRK Checked By:

Issue Date: 4/5/19

Up to 13 Carolina



dining

room

(1)2x10 (1)2x10 (1)2x10

(2)2x10

≅ dining

room

(1)2x10

(1)Ex10

ROOF TRUSSES

@ 24" O.C.

ROOF TRUSSES

@ 24" O.C.

covered

(2)2×10

covered

porch 2

porch _≥

BLOCKING DETAILS) REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND

PLAN DESIGNED WITH 9' WALL PLATES

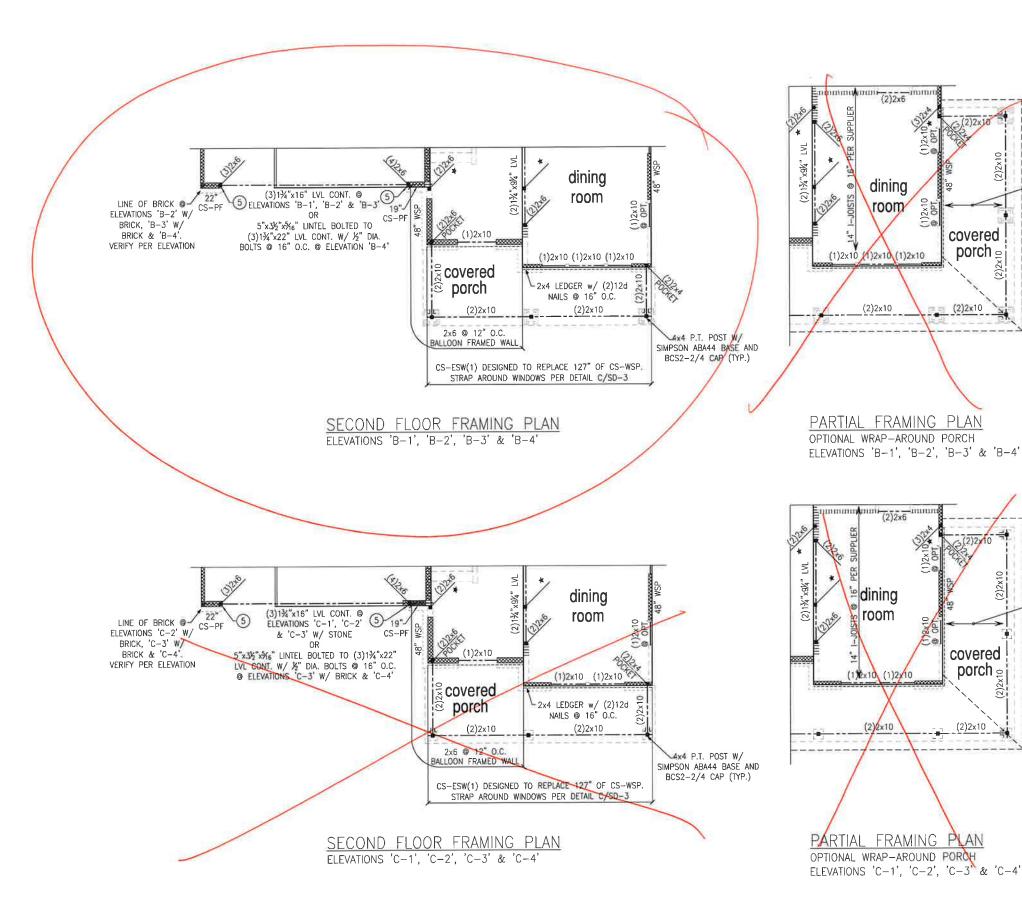
FLOOR FRAMING TO BE 14" DEEP TJI 110 SERIES OR EQUAL, SPACING PER MANUFACTURER.

KEYNOTES:

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







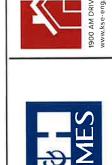
TYPICAL DETAILS

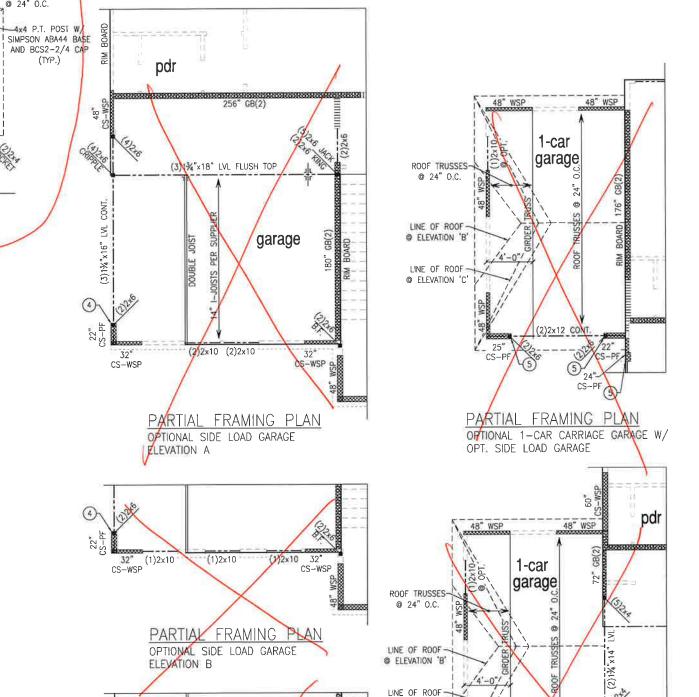
(4) INSTALL ONE PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.

> Re-Issue: 9/10/21 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34









@ ELEVATION 'C'

25" CS-PF

22" CS-PF

FRAMING PLAN

OPTIONAL 1-CAR CARRIAGE GARAGE

(5)

-ROOF TRUSSES @ 24" O.C.

(TYP.)

4

32"

CS-WSP

(1)2x10

ELEVATION C

(1)2×10 --- 32"

FRAMING PLAN

OPTIONAL SIDE LOAD GARAGE

CS-WSP P

(2)2×10

ROOF TRUSSES @ 24" O.C. 36"

(1)2x10

breakfast

CS-WSP

(1)2x10

CS-WSP

2x6 RAFTERS © 24" O.C.

(1)2x10

(1)2x10

PARTIAL FRAMING PLAN

OPTIONAL COVERED PATIO

(1)2x10

(2)1¾"x11%" LYL CONT.

STRAP ANY WALL TOP PLATE SPLICES

W/ SIMPSON RPS18 STRAPS

PARTIAL FRAMING PLAN

OPTIONAL DOUBLE GARAGE DOOR

OPTIONAL FIREPLACE AT FAMILY ROOM

(1)2x10

RIM BOARD

(1)2x10

covered 9 patio 👸

CS-WSP.

LEGEND 48" WSP

PROVIDE SOLID BLOCKING

WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.

⇒ BEARING WALL ABOVE

□□□□□□□ → INTERIOR BEARING WALL ⇒ BRACED WALL PANEL

(SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

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

PLAN DESIGNED WITH 9' WALL PLATES

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

KEYNOTES:

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

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



Jessamine Model Up to 130 M.P.H. Up to 13 Carolina Second Options Project #: 105-16010 Designed By: KRK Checked By: Issue Date: 4/5/19 Re-Issue: 9/10/21 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

lans

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Framing

Floor





Option

 \approx

,4

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-3,

Plans ', 'A-3

Floor

Second Flo Elevotions

LEGEND PROVIDE SOLID BLOCKING

WITHIN FLOOR SYSTEM TO

⇒ BEARING WALL ABOVE □□□□□□□ ⇒ INTERIOR BEARING WALL ⇒ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS

Framing P., 'A-2', ' SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS) REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND

PLAN DESIGNED WITH 9' WALL PLATES

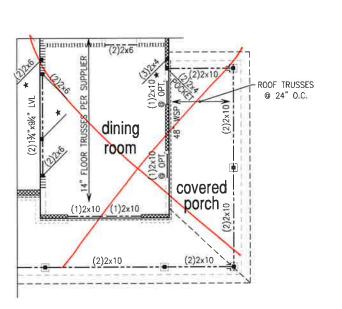
FLOOR FRAMING TO BE 14" DEEP OPEN WEB TRUSSES, SPACING PER MANUFACTURER.

KEYNOTES:

TYPICAL DETAILS

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





SECOND FLOOR FRAMING PLAN ELEVATIONS 'A-1', 'A-2', 'A-3' & 'A-4'

48" CS-WSP

(1)2x10

GIRDER TRUSS

foyer

(1)2x10

≅ covered

porch

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

(1)2×10

(1)2×10

256" GB(2)

2-car

garage

(3)134"x18" LVL FLUSH TOP

(3)1¾"x16" LVL CONT. @ SELEVATIONS 'A-1', 'A-2' & 'A-3' OR (5

OR 5"x3½"x¾6" LINTEL BOLTED TO CS-PF (3)1¾"x22" LVL CONT. W/½" DIA.

BOLTS @ 16" O.C. @ ELEVATION 'A-4'

family room

CS-WSP

(1)2x10

breakfast

kitchen

(2)2x6

dining

room

(1)2x10 (1)2x10

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

(2)2x10

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

STRAP AROUND WINDOWS PER DETAIL C/SD-3

-4x4 P.T. POST W/ SIMPSON ABA44 BASE AND BCS2-2/4 CAP (TYP.)

(3)1¾"x14" LVL FLUSH

pantry

CS-WSP

study

g pwdr.

(1)2x10

48,

LINE OF BRICK CS-PF ELEVATIONS 'A-2' W/ BRICK, 'A-3' W/

BRICK & 'A-4'. VERIFY PER ELEVATION

⊠nim min

OPTIONAL BEDROOM

4 ILO STUDY

PARTIAL FRAMING PLAN OPTIONAL WRAP-AROUND PORCH ELEVATIONS 'A-1', 'A-2', 'A-3' & 'A-4'

Re-Issue: 9/10/21 Scale: 1/8"=1"-0" @ 11x17 1/4"=1"-0" @ 22x34

to 130 M.P.H

Jessamine Model

Project #: 105-16010

Designed By: KRK Checked By:

Issue Date: 9/6/21





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,C-3

 $^{1}C-2$

C-1,

3–3', LH

Plans ', 'B-4',

Framing 'B-2', 'B-3'

Floor

,B-1,

dining (3)1½"x16" LVL CONT. @ 5 ELEVATIONS 'B-1', 'B-2' & 'B-3' room LINE OF BRICK @ CS-PF ELEVATIONS 'B-2' W/ OR 200 (1)2×10 BRICK, 'B-3' W/ 5"x31/2"x5/16" LINTEL BOLTED TO (3)1¾"x22" LVL CONT. W/½" DIA. BOLTS @ 16" O.C. @ ELEVATION 'B-4' BRICK & 'B-4'. VERIFY PER ELEVATION (1)2x10 (1)2x10 (1)2x10 covered porch -2x4 LEDGER w/ (2)12d NAILS @ 16" O.C. 2x6 @ 12" O.C. 4x4 P.T. POST W/ BALLOON FRAMED WALL SIMPSON ABA44 BASE AND BCS2-2/4 CAP (TYP.) CS-ESW(1) DESIGNED TO REPLACE 127" OF CS-WSP. STRAP AROUND WINDOWS PER DETAIL C/SD-3 SECOND FLOOR FRAMING PLAN

ELEVATIONS 'B-1', 'B-2', 'B-3' & 'B-4'

19"/ CS-PF

(1)2x10

eovered

2x6 @ 12" O.C.

BALLOON FRAMED WALL

porch

SECOND FLOOR FRAMING PLAN

ELEVATIONS 'C-1', 'C-2', 'C-3' & 'C-4'

(3)1¾"x16" LVL CONT. @ ELEVATIONS 'C-1', 'C-2'

& 'C-3' W/ STONE

5 x34 x56" LINTEL BOLTED TO (3)134"x22"

LVL CONT. W/ ½" DIA. BOLTS @ 16" O.C. @ ELEVATIONS '6-3' W/ BRICK & 'C-4'

-(5)

LINE OF BRICK OF LEVATIONS 'C-2 W/

BRICK, 'C-3' W/

BRICK & 'C-4'

VERIFY PER ELEVATION

dining

room

(1)2x10 (1)2x10

-2x4 LEDGER w/ (2)12d

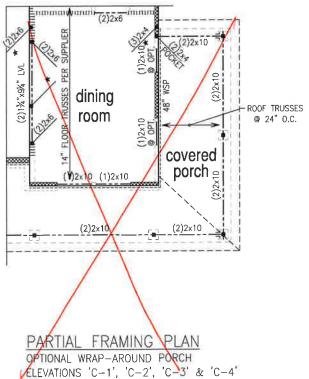
CS-ESW(1) DESIGNED TO REPLACE 127" OF CS-WSP. STRAP AROUND WINDOWS PER DETAIL C/SD-3

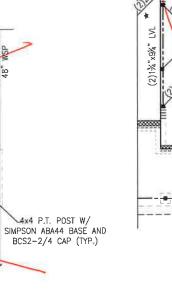
NAILS @ 16" O.C.

(2)2x10

dining ROOF TRUSSES @ 24" O.C. room covered porch (1)2x10 (1)2x10 (1)2x10

PARTIAL FRAMING PLAN OPTIONAL WRAP-AROUND PORCH ELEVATIONS 'B-1', 'B-2', 'B-3' & 'B-4'





LEGEND PROVIDE SOLID BLOCKING ⇒ WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE. ПШІШІПІ ⇒ INTERIOR BEARING WALL ⇒ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS) REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

PLAN DESIGNED WITH 9' WALL PLATES

FLOOR FRAMING TO BE 14" DEEP OPEN WEB TRUSSES, SPACING PER MANUFACTURER.

KEYNOTES

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

5 INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.

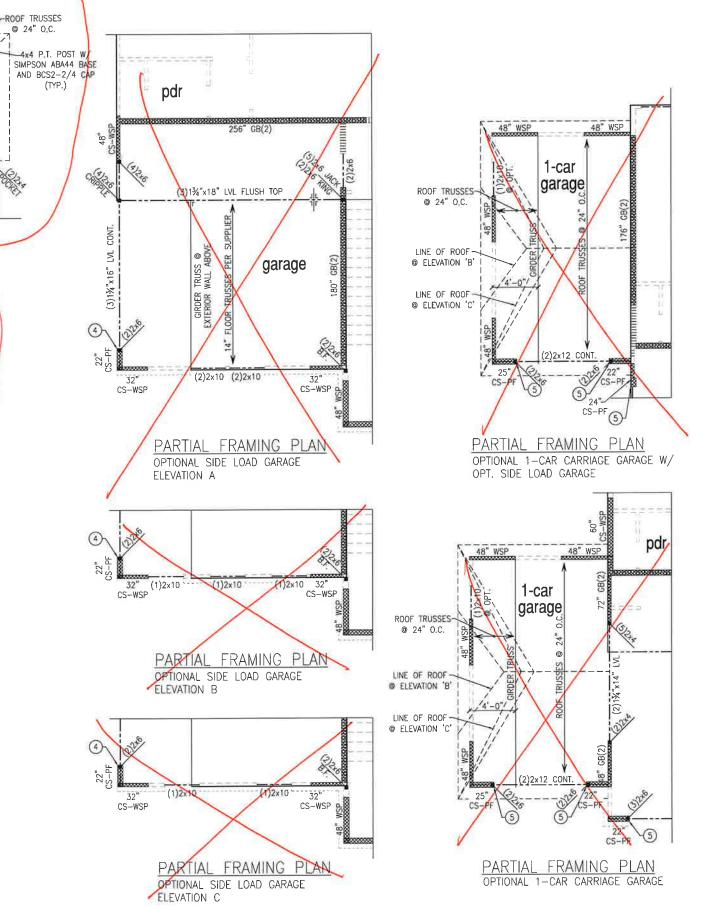


Jessamine Model — Up to 130 M.P.H. Carolina Division Second Project #: 105-16010 Designed By: KRK Checked By: Issue Date: 9/6/21 Re-Issue: 9/10/21 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34









@ 24" O.C.

(2)2x10

CS-WSP

- 48" 2x6 RAFTERS @ 24" O.C.

(1)2x10

PARTIAL

(1)2x10

PARTIAL FRAMING PLAN

OPTIONAL COVERED PATIO

(1)2x10

(2)1%"x11%" LVL CONT

STRAP ANY WALL TOP PLATE SPLICES
W/ SIMPSON RPS18 STRAPS

OPTIONAL DOUBLE GARAGE DOOR

FRAMING PLAN

OPTIONAL FIREPLACE AT FAMILY ROOM

(1)2x10

covered expansion covered expa

CS-WSP.

@ 24" O.C. 36"

(1)2x10

breakfast

CS-WSP

(1)2x10

PROVIDE SOLID BLOCKING

⇒ WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE. ⇒ BEARING WALL ABOVE

LEGEND

ΠΠΙΠΙΠΙΤ ⇒ INTERIOR BEARING WALL ⇒ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

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

PLAN DESIGNED WITH 9' WALL PLATES

FLOOR FRAMING TO BE 14" DEEP OPEN WEB TRUSSES, SPACING PER MANUFACTURER.

KEYNOTES:

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



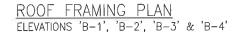
Jessamine Model – Up to 130 M.P.H. Carolina Division Second Options Project #: 105-16010 Designed By: KRK Checked By: Issue Date: 9/6/21 Re-Issue: 9/10/21 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

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Plans

Framing

Floor









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

☐☐☐☐☐☐ ⇒ INTERIOR BEARING WALL ⇒ BRACED WALL PANEL

(SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

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

PLAN DESIGNED WITH 8' WALL PLATES

KEYNOTES:

- CONNECT STUD AT END OF BRACED WALL PANEL TO FRAMING BELOW WITH A 30" LONG SIMPSON CS22 COIL STRAP WITH MIN 8-10d NAILS EACH END.
- (10) 8'x8' HVAC PLATFORM TRUSSES DESIGNED TO SUPPORT HVAC UNITS.
- (1) 2x6 OVERFRAMING W/ 2x8 RIDGE AND VALLEY PLATES OR VALLEY SET TRUSSES @ 24" O.C. (TYP.)



g Plan 3-1', 'B-Model Framing Jessamine Up to 130 Carolina Div Roof Fram Elevations Project #: 105-16010 Designed By: KRK Checked By:

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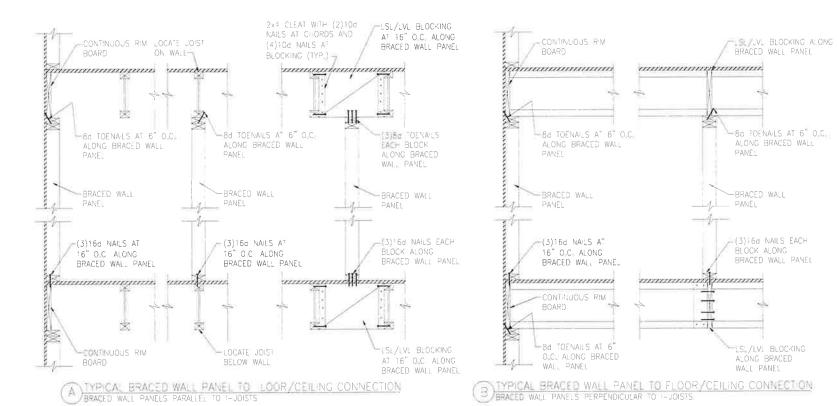
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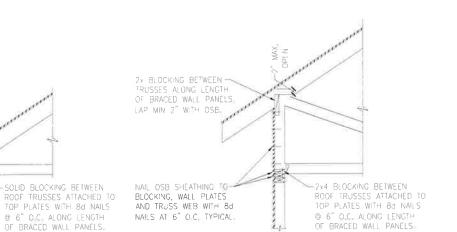
-2', LH

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to 130 M.P.H.







HEEL HEIGHT GREATER 15"

(D) TYPICAL EXTERIOR CORNER WALL FRAMING

EXTERIOR

SHEATHING -

GYPSUM BOARD

16d NAIL 🗹

@ 12" 0.C EXTERIOR SHEAT HING

INSIDE CORNER
PLAN VIEW

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

MEMBERS

16d NAII

OUTSIDE CORNER
PLAN VIEW

@ 12" O.C.

-GYPSUM BOARD

ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS

HEEL HEIGHT GREATER THAN 9%" AND LESS "HAN 15%"

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

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

2x6 FULL HEIGHT STUD AT WALL INTERSECTION

INTERSECTING 2.6 WALL)

"T" PLATE WALL

2x8 STUD AT

1/2" (MIN) GYPSUM WALLBOARD FASTEN TO WALL ALL SUPPORTS

(STUDS, PLATES, BLOCKING) WITH 1.25" TYPE W SCREWS AT 7" O.C (OR 5d COOLER NAILS AT 7" O.C.)

BRACED

-WALL

2×4 BLOCKING BTWN-VERTICAL WALL STUDS AT ALL

Projet Design Check Check Projet Proj

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

Detail

130 M.P.H.

Up to North

Carolina

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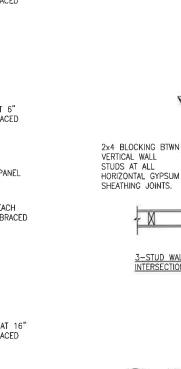












© METHOD GB(1) AND GB(2) INTERSECTION DETAILS

BRACED WALL INTERSECTIONS MAY

3-STUD OR THE T-PLATE METHOD.

BE FRAMED USING EITHER THE

1/2" (MIN) GYPSUM WALLBOARD. FASTEN TO WALL ALL SUPPORTS

(STUDS, PLATES, BLOCKING) WITH 1.25" TYPE W SCREWS AT 7" O.C.

(OR 5d COOLER NAILS AT 7" O.C.)

BRACED

-WALL-

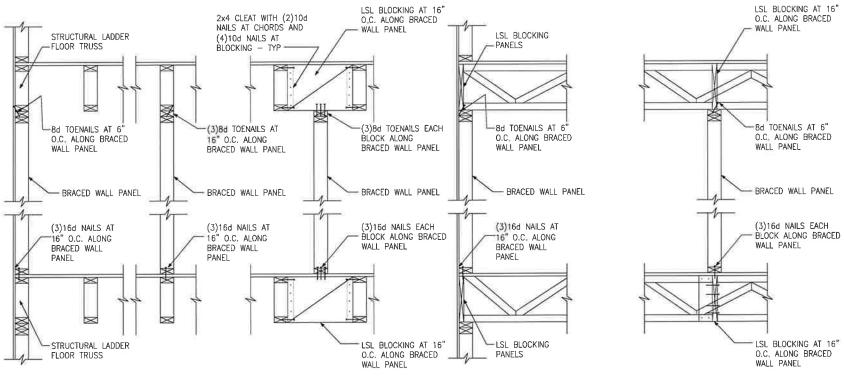
2x6 FULL HEIGHT STUD

AT WALL INTERSECTION

INTERSECTING 2x6 WALL)

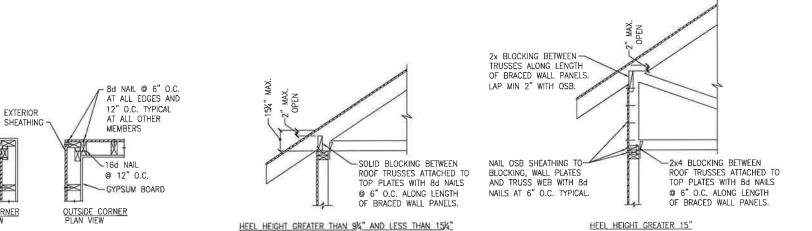
"T" PLATE WALL INTERSECTION

-(2x8 STUD AT



TYPICAL BRACED WALL PANEL TO FLOOR / CEILING CONNECTION BRACED WALL PANELS PARALLEL TO TRUSSES

B TYPICAL BRACED WALL PANEL TO FLOOR / CEILING CONNECTION BRACED WALL PANELS PERPENDICULAR TO TRUSSES



(D) TYPICAL EXTERIOR CORNER WALL FRAMING

EXTERIOR

GYPSUM BOARD

16d NAIL -

@ 12" O.C.

INSIDE CORNER PLAN VIEW

EXTERIOR SHEATHING-

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

Truss Floor

Framing

Details Wall Braced

Up to North Project #: 105-19000 Designed By: KRK

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

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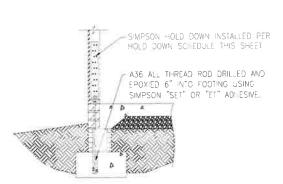
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Carolina

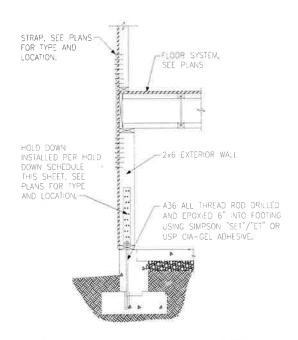








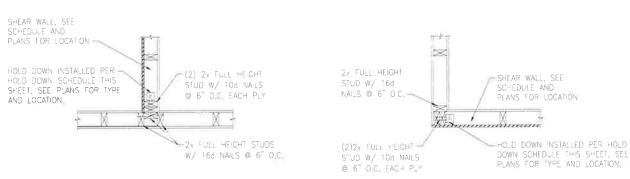
OLD DOWN AT STEMWALL SUAB (C) HOLD DOWN AT STEMWALL SLAB FOUNDATION



G HOLD DOWN AT BASEMENT FOUNDATION

	HOLD DOWN SCHEDULE							
HOLD SIMPSON	DOWN USP	ALL THREAD ROD	FASTENERS					
LTT20B	LTS20B	½" DIA,	(10)10d NAILS					
HTT4	HT16	5⁄8" DIA.	(18)16d.2½" LONG NAILS					
HTT5	HTT45	%" DIA	(26)16dx2½" LONG NAILS					





A TYPICAL HOLD DOWN DETAIL

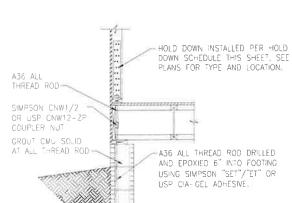
HOLD DOWN INSTALLED PER HOLD DOWN SCHEDULE THIS SHEET, SEE

PLANS FOR TYPE AND LOCATION.

D HOLD DOWN AT MONOLITHIC SLAB FOUNDA 10N

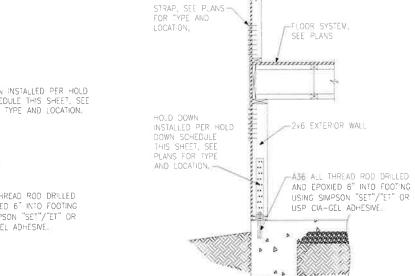
A36 ALL THREAD ROD DRILLED AND EPOXIED 6" INTO FOOTING USING SIMPSON

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



B)TYPICAL HOLD DOWN DETAIL

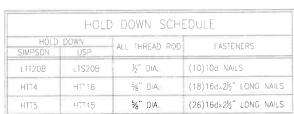
(E) HOLD DOWN AT CRAWL SPACE FOUNDATION



HOLD DOWN AT BASEMENT FOUNDATION
MONOLITHIC TURN-DOWN

HOLD DOWN INSTALLED PER HOLD DOWN SCHEDULE THIS SHEET, SEE PLANS FOR TYPE AND LOCATION

A36 ALL THREAD ROD DRILLED AND EPOX'ED 6" INTO FOOTING USING SMPSON "SET"/"ET" OR USP CA-CEL ADHESIVE.



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

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Details

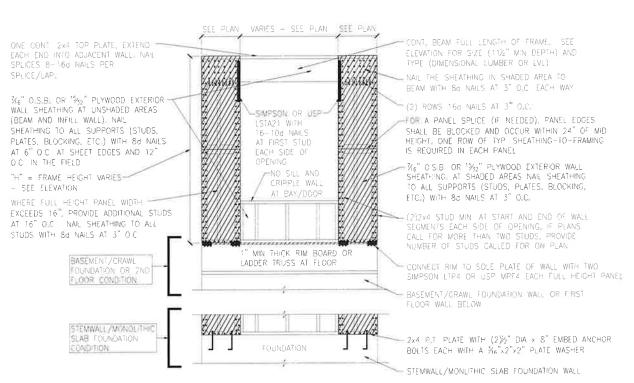
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M.P.H.

Carolina 130

Up to North 9

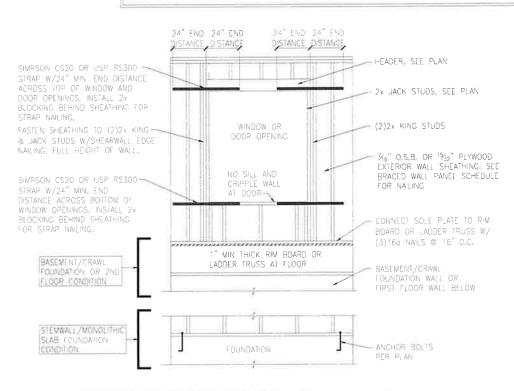


B) METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION TWO BRASED WALL SEGMENTS

	BRACED WALL	PANEL AN	D ENGINEERED SHEAR WALL SCHEDULE
PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS
WSC	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS, ENGINEERED ALTERNATIVE: "6 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
GB(1)	"NTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GALV ROOFING MAILS, 6d COMMON NAILS, OR 1,25" LONG TYPE W DRYWALL SCREWS AT 7" C.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS,
GB(1)-4	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM!	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W Drywall screws at 4" O.C. at smeet edges and intermediate supports.
GB(2)	INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL)	1/2 GYPSUM	1.5" LONG GALV, ROOFING NAILS, 60 COMMON NAILS, OR 1,25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. A" SHEET EDGES AND INTERMEDIATE SUPPORTS.
CS-WSP	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL	7/16" OSB	60 OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS, ENGINEERED ALTERNATIVE: "6 GACE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
CS-PF	CONTINUOUS SHEATHED PORTAL FRAME	7/16 OSB	NAILING PER DETAIL
DFH	PORTAL FRAME WITH HOLD DOWNS	7/16 OSB	NAILING FER DETAIL
CS-ESW(1)	ENGINEERED SHEAR WALL, TYPE 1	7/:6" OSB	8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS, CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS
CS-ESW(2)	ENGINEERED SHEAR WALL, TYPE 2	7/16" OSB	8D COMMON NAILS AT 4" C.C. AT SHEET EDGES AND 12" C.C. AT INTERMEDIATE SUPPORTS CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS
CS-ESW(3)	ENGINEERED SHEAR WALL, TYPE 3	7/16 OSB	8D COMMON NAILS AT 3" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS, CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS

BRACED WALL PANEL NOTES

- ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2). SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
- 3. SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH $1/40^{\circ}$ O.S.B., OR $1/3/20^{\circ}$ PLYWOOD, FASTENED PER IRC, AT EXTERIOR CORNERS, SHEATHING SHALL BE FASTENED PER KSE BRACED WALL DETAILS. AT INTERIOR WALL INTERSECTIONS, FASTEN STUDS & WALL BRACING PER KSE BRACED WALL DETAILS.
- BRACED WALL PANELS AND ENGINEERED SHEAR WALLS ARE PROVIDED PER IRC. PANEL LENGTHS SHOWN ON PLANS ARE THE MINIMUM. LENGTH REQUIRED.



WINDOW OF DOOR REINTORCEMENT IN ENGINEERED SHEAR WALL
ONLY REQUIRED WHERE SPECIFED ON PLANS







Detai \approx Notes Wall Braced

Carolina Up to North t 0

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M. P.

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

Issue Date: 1/1/19 Re-Issue: Scale: 1/8"=1"-0" @ 11x17 1/4"=1"-0" @ 22x34



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Portal Project #: 105-19000

Designed By: KRK

Checked By: Issue Date: 1/1/19

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

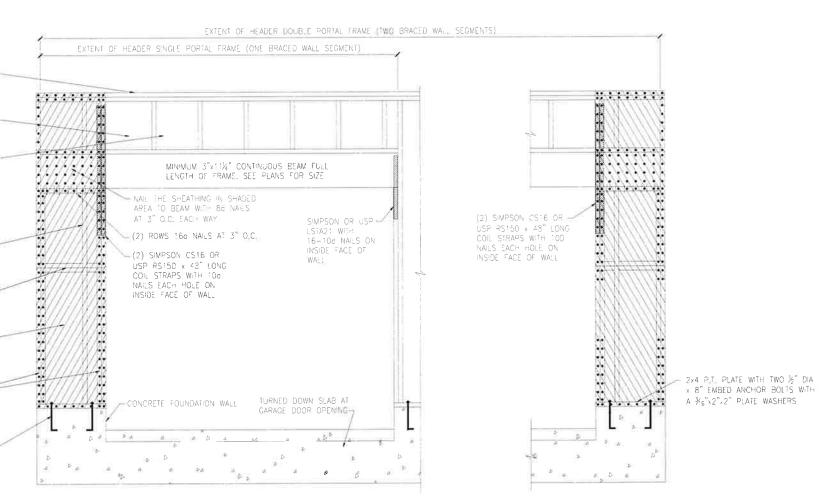
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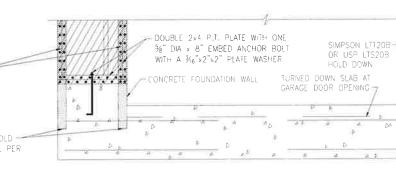


A METHOD CS - PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION MONOLITHIC SLAB OR BASEMENT FOUNDATION

#4 VERTICAL DOWEL EACH END OF WALL HOOKED INTO TOP COURSE OF WALL HORIZILLEG TO EXTEND FULL LENGTH OF WALL (OR LAP MIN 24" WITH DOWEL FROM OTHER END OF WALL, VERT, LEG TO EXTEND FULL HEIGHT OF WALL #4 VERTICAL DOWEL FULL HEIGHT OF WALL, WITH STD HOOK IN FOOTING, IN CELL EACH END OF WALL. IN LIEU OF CAST-IN-PLACE DOWEL VERT, #4 CAN

8" CMU WALL BRICK 8" CMU WALL BRICK VENEER NOT SHOWN, GROUT TURNED DOWN SLAB AT VENEER NOT SHOWN GROUT GARAGE DOOR OPENING CMU SOLID AT REINFORCING

> (B) METHOD CS - PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION STEMWALL SLAB OR CRAWL SPACE FOUNDATION



DOUBLE 2x4 P.T. PLATE WITH ONE %" DIA x 8" EMBED ANCHOR BOLT WITH A 3/16"x2"x2" PLATE WASHER SIMPSON STHD14 OR USP STAD14 STRAP-TIE HOLD DOWN WITH (30)16a SINKERS AT STUDS INSTALL PER MANUFACTURER'S SPECS

CONTINUOUS #4 HIGH AND LOW

C METHOD PEH: PORTAL FRAME WITH HOLD-DOWNS MONOLITHIC SLAB OR BASEMENT FOUNDATION

(2)2k STUD MIN AT START AND END OF WALL SEGMENTS EACH SIDE OF OPENING, SEE PLANS FOR ADDITIONAL STUDS

BE DRILLED AND EPOXIED 5" INTO FOOTING USING SIMPSON "SET"/"ET" OR USP CIA-GEL ADHESIVE,

SIMPSON STHOUGH OR USP STADIA STRAP-TIE HOLD DOWN WITH (30)16d SINKERS AT STUDS INSTALL PER MANUFACTURER'S SPECS

INTO ADJACENT WALL, NAIL SPLICES WITH 8-16d NAILS PER SPLICE/LAP. CONT. 2x PLATE WITH 10d NAILS AT 16" O.C. INTO

12" O.C. IN THE FIELD.

TWO CONT, 2x TOP PLATES, EXTEND EACH END

1/6" O.S.B. OR 1/32" PLYWOOD EXTERIOR WALL SHEATHING AT UNSHADED AREAS (BEAM, INFILL WALL ABOVE BEAM, AND CENTER WALL) NAIL SHEATHING TO ALL SUPPORTS (STUDS, PLATES, BLOCKING, ETC.) WITH 8d NAILS AT 6" O.C. AT SHEET EDGES AND

WHERE FULL HEIGHT PANEL WIDTH EXCEEDS 16 .-PROVIDE ADDITIONAL STUDS AT 16" O.C., NAIL SHEATHING TO ALL STUDS WITH 8d NAILS AT 3" O.C.

FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES -SHALL BE BLOCKED AND OCCUR WITHIN 24" OF MID PEIGHT, ONE ROW OF TYP SHEATHING-TO-FRAMING

 $\%6^{\circ}$ O.S.B. OR $^{1}\%2^{\circ}$ PLYWOOD EXTERIOR WALL SHEATHING AT SHADED AREAS NAIL SHEATHING TO ALL SUPPORTS (STUDS, PLATES, BLOCKING, ETC.) WITH 8d NAILS AT 3" O.C.

(2)2x STUD MIN, AT START AND END OF WALL SEGMENTS EACH SIDE OF OPENING. SEE PLANS FOR ADDITIONAL STUDS

2x4 PT PLATE WITH TWO 1/2" DIA x 8" EMBED ANCHOR BOLTS WITH A 1/8"x2"x2" PLATE WASHERS -

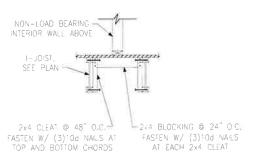
2x4 PT PLATE WITH TWO 1/2" DIA

A 3/6"x2"x2" PLATE WASHERS

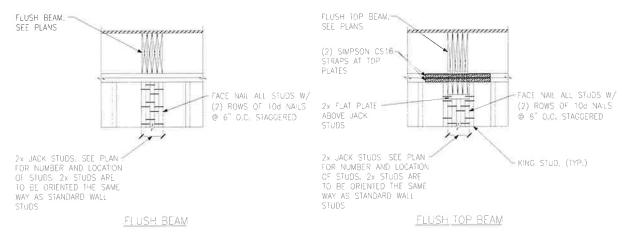
REFER TO OPPOSITE SIDE FOR REINFORCING REQUIREMENTS

* 8" EMBED ANCHOR BOLTS WITH

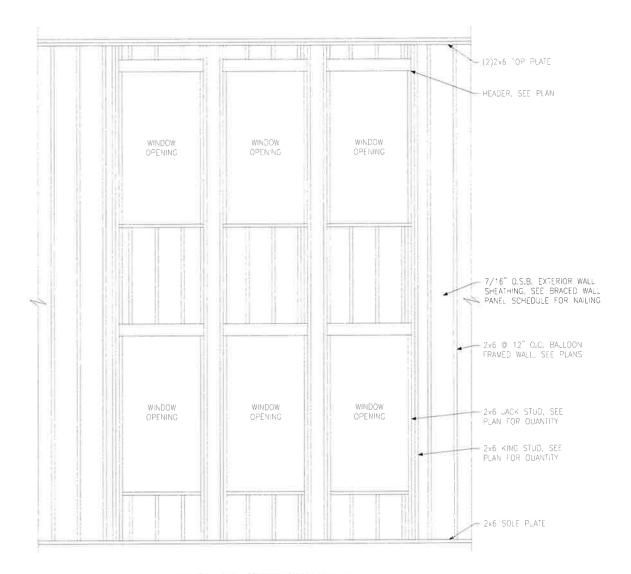
PROVIDE MIN 24" LAPS WHERE SPLICED



AS REQUIRED @ PARALLEL WALLS



E BUILT-UP STUD DETAIL SUPPORTING BEAM



DBALLOON FRAMED WALL DETAIL N.T.S.



Detail Framing Miscellaneous

Re-Issue:

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

M.P.H.

130

to

Carolina

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



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com (215) 804-4449

SE

- WALL STUD OR GABLE TRUSS - TOENAIL RAFTER TO JEDCER 2x4 LEDGER: FASTEN TO WALL STUDS w/(2) ROWS SIMPSON SDS½x3½" OR USP WS35 SCREWS @ 16" O.C. 2x4 RAFTER & CEILING JOIST LAP AND FACE NAIL WITH (4) - 2x4 LEDGER, FASTEN TO WALL OR GABLE TRUSS WITH (2) ROWS 12d NAILS @ 16" 0,C

EYEBROW ROOF DETAIL

ME OF OPTIONAL BRICK -WALL SHEATHING FASTEN RAFTER TO LEDGER WITH SIMPSON H3 OR USP RT3A 12"x12"√2" OSB GUSSET. FASTEN GUSSET TO WALL STUD OR GABLE TRUSS 2x4 LEDGER FASTEN TO WALL STUDS FRAMING w/8d NAILS @ w/(2) ROWS SIMPSON SDS1/431/2" OR 4" O.C. INTO EACH USP WS35 SCREWS @ 16" O.C. MEMBER. 2x4 VERTICAL WITH (4) 12d NAILS =2x4 RAFTER & CEILING JOIST. CAP WITH VERTICAL SASTEN VERTICAL TO RAFTER & CLG JOIST w/(4) 12d NAILS 2×4 LEDGER FASTEN TO 12a NA'LS MAX MUV 2'-6" MAX-MUM WALL STUDS WTH (2) ROWS 12d VAILS @ 16" O.C. -SIMPSON U24-2 OR USP SUH24-2 HANGER BACK VENEER, PER ELEVATION

B PENT ROOF DETAIL

2×4 BLOCKING BETWEEN TRUSSES WITH SIMPSON U24 8d NAILS AT 6" O.C. OR USP JL24 EACH END F 8d NAILS AT 4" O.C. 2x4 FRAMING AT 24" O.C. SLOPING L31/2"x31/2"x1/2" BRICK CANTILEVERED OVER GABLE END TRUSS ANGLE WITH HORIZ PL3x3x1/8 BRICK VENEER PLATES AT 24" O.C. (MIN TWO PER ANGLE NAIL TO GIRDER TRUSS WITH 16d NAILS AT 9" - SIMPSON LTP4 OR USP 2.6 KICKER AT 6'-0" O.C. WITH O.C. THROUGH PRE-DRILLED MPF4 EVERY OTHER HOLES 2x6 "T" SCAB NAIL SCAB TO BLOCK KICKER WITH 10d NAILS AT 6" O.C. KICKER MAY BE OMITTED NAILS PL3x3x1/8 WHEN HEIGHT OF GABLE END TRUSS IS 4'-0" OR LESS %6" OSB AT GABLE END -TRUSS, PER SHEAR WALL BELOW 2× WALL STUDS, SEE PLAN EDGE NAILING PER SHEAR -(2) SIMPSON GBC OR = ROOF TRUSSES AT WALL SCHEDULE PER SHEAR WALL ABOVE (6" O.C. AT USP HC520 EACH KICKER 24" O.C. ROOF GIRDER TRUSS TO NON-SHEAR WALLS) SIMPSON A35 OR USP MPA1 SUPPORT DEAD LOAD OF BRICK, LIMIT DEFLECTION SPACED PER SHEAR WALL %6" OSB WALL — SHEATHING BELOW ENTIRE GABLE END TO L/600 OR 0.3" MAX., SEE PLANS (E) GABLE END WALL DETAIL (D) TRUSS DETAIL

2x12 RAFTER WITH

CURVED PROFILE

CUT INTO RAFTER

OSB GUSSET, CUT TO MATCH ROOF PROFILE

FASTEN GUSSET TO

FRAMING w/8d NAILS @ 4

O.C. INTO EACH MEMBER,

2.4 VERTICAL

- 2 4 LEDCER FASTEN TO

WALL STUDS w/(2) ROWS

SIMPSON SDS½ (3½" OR JSP

WS35 SCREWS @ 16" O.C.

LINE OF OPTIONAL BRICK

MASTEN RAFTER TO LEDGER WITH

USP WS35 SCREWS @ 16" O.C.

FASTEN VERTICAL TO RAFTER &

CLG JOIST W/(4) 12d NAILS

2x4 LEDGER, FASTEN TO

120 NAILS @ 16" O.C.

SIMPSON U24-2 OR

WALL STUDS WITH (2) ROWS

USP SUH24-2 HANGER
BRICK VENEER, PER ELEVATION

-2x4 LEDGER, FASTEN TO WALL STUDS

w/(2) ROWS SIMPSON SDS4x3½" OR

SIMPSON H3 OR USP RT3A

-WALL STUD OR GABLE TRUSS

-WALL SHEATHING

2×4 VERTICAL

-2.4 CEILING JOIST

LAP WITH VERTICAL

OSB GUSSET, CUT 70 MATCH ROOF PROFILE

FASTEN GUSSET TO

FRAMING w/8d NAILS @ 4"

O.C. INTO EACH MEMBER

2'-6" MAXIMUM

2.12 RAFTER WITH = CURVED PROFILE

CUT INTO RAFTER

1

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

Detail

Framing

scellaneous

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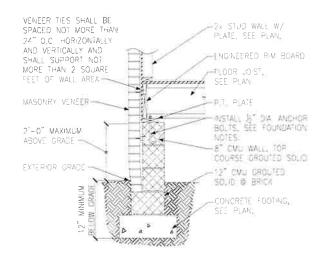
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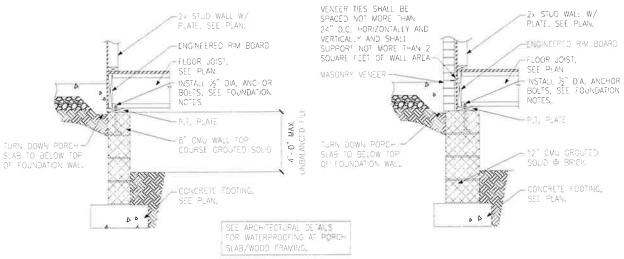
Up to North t

Carolina





FOUNDATION SECTION B EXTEROR WALL & MASONRY VENEER



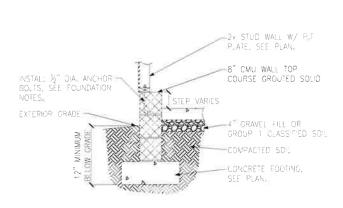
FOUNDATION SECTION EXTERIOR WALL AT PORCH

FOUNDATION SECTION

EXTERIOR WALL AT PORCH W/ MASONRY VENEER

LIVING SPACE

2 STUD WALL W/





FLOOR JOIST, SEE PLAN

- 2x8 PT BEARING BLOCK. FULL LENGTH OF PIER

CONCRETE FOOTING.

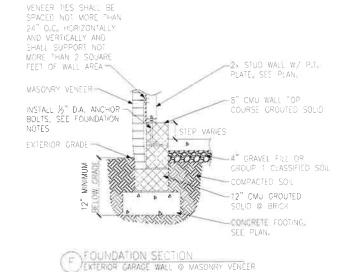
SEE PLAN

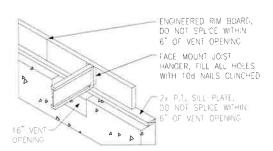
GIRDER PER=

CMU PIER GROUTED = SOLID, SEE SCHEDULE

FOR SIZE AND HEIGHT

PLAN





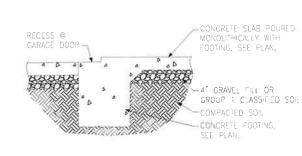




	PLATE SEE PLAN
TI.	ENGINEERED RIM BOARD
Tennsmus	TLOOR JOIST.
P. I. PLATE [GARAGE SPACE]	INSTALL ½ DIA ANCHOR BOLTS, SEE FOUNDATION NOTES
) . * * * * * * * * * * * * * * * * * * *	8" CMU WALL TOP COURSE GROUTED SOLID
	-CONCRETE FOOTING. SEE PLAN
Anna Rota M	

H FOUNDATION SECTION

LILIV A	IND 1	00	1140	7 .		L !	<i>)</i> U L	L
PIER HEIGHT	PIER 1	SIZE	M	IN.	FO(ΝĪ	NG S	SIZE
UP TO 2"-8"	8" x	16.	24"	X	24"	X	12"	U.N.O.
UP TO 5'-4"	16" x	16"	24"	×	24"	Х	12"	U.N.O.
UP TO 8'-0"	16" x	16	30"	х	30"	х	12"	U_N_O
NOTE:								
PIERS SHALL								
MASONRY OR CONCRETE OR TOP COURSE FILLED								
SOLID WITH CONCRETE/MORTAR								
PIERS OVER 5'-4" SHALL BE BE FILLED SOLIDLY								
WITH CONCRE	TE OR	IAb	ΕM	()	R S	MC)RTAF	7
FOR PIERS O	VER 8	-0"	CON	1Α	ÇT K	SE		

ENGINEERING FOR PIER AND FOOTING DESIGN



FOUNDATION SECTION

(K) CRAWL SPACE VENT DETAIL

Foundation Space Crawl

Detail

M.P.H. Carolina 130 Up to North $^{\circ}$

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SD-9