

Tobacco Road Lot 65

CRAWFORD



INCLUDED OPTIONS:

- 1st FLOOR**
SUNROOM
COVERED PORCH
DECK
GOURMET KITCHEN
FIREPLACE W/ BUILT-INS
BOX OAK STAIRS
OPEN RAIL
FRENCH DOORS @ STUDY
FIXED WINDOWS @ STUDY
TRAY CEILING @ DINING
SH WINDOW @ GUEST
GUEST SHOWER ILO TUB
BENCH @ MUD ROOM
METAL ROOF @ FRONT PORCH

- 2nd FLOOR**
TRAY CEILING @ OWNERS
FIXED WINDOWS @ OWNERS
OWNERS DELUXE BATH
2ND SINK @ BATH 2
LAUNDRY SINK
DOOR TO LAUNDRY ROOM
POCKET OFFICE w/ DESK
OPEN RAIL

CRAWL VENTING CALCULATIONS
1767 SQFT OF FOUNDATION TO BE VENTED
150 SQFT / 1 = 11.78 SQFT VENTILATION
VENTS: 40 SQ IN. = (0.278 SQFT)
CRAWL VENTS
11.78 SQFT / 0.278 SQFT = 42.37 VENTS REQUIRED
ACTUAL CRAWL VENTS PROVIDED : 43
NOTE: WHERE AN APPROVED VAPOR BARRIER IS INSTALLED OVER GROUND SURFACE THE REQUIRED VENTILATION MAY BE REDUCED BY 50%

GENERAL NOTES

- NATIONAL, STATE AND LOCAL CODES AND REGULATIONS SHALL BE APPLIED TO ALL WORK BEING PERFORMED
- BUILDER TO VERIFY ALL SITE CONDITIONS, STRUCTURAL OPTIONS AND DIMENSIONS BEFORE START OF CONSTRUCTION DISCREPANCIES SHALL BE REPORTED TO PLAN DESIGNER FOR CORRECTION OR CLARIFICATION BEFORE CONTINUING WORK
- DIMENSIONS ONLY BE READ OR CALCULATED, NOT SCALED

GOVERNING CODES & STANDARDS

- 2018 RESIDENTIAL BUILDING CODE WITH GEORGIA 2020 AMENDMENTS
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH GEORGIA 2020 AMENDMENTS
- 2018 INTERNATIONAL FIRE CODE WITH NO AMENDMENTS
- 2018 INTERNATIONAL FUEL GAS CODE WITH GEORGIA 2020 AMENDMENTS
- 2018 INTERNATIONAL MECHANICAL CODE WITH GEORGIA 2020 AMENDMENTS
- 2018 INTERNATIONAL PLUMBING CODE WITH GEORGIA 2020 AMENDMENTS
- 2020 NATIONAL ELECTRICAL CODE WITH NO GEORGIA AMENDMENTS

DESIGN CRITERIA

ROOF LIVE LOAD: 20PSF.
 FLOOR LIVE LOAD: 40PSF. (INCLUDES DECKS, PATIOS AND PORCHES)
 BASIC WIND VELOCITY: 90MPH
 SEISMIC DESIGN CATEGORY: B

SQUARE FOOTAGE

FIRST FLOOR	1661 SQ. FT.
SECOND FLOOR	1767 SQ. FT.
TOTAL CONDITIONED	3428 SQ. FT.
FRONT PORCH	102 SQ. FT.
GARAGE	453 SQ. FT.
OPTIONS	
SUNROOM	192 SQ. FT.
COVERED PORCH	120 SQ. FT.
ADDITIONAL DECK (uncovered)	80 SQ. FT.

THE FINISHED SQUARE FOOTAGE OF A PLAN IS TO BE REPORTED TO THE NEAREST WHOLE FOOT. THE FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS PLAN WERE MADE BASED ON PLAN DIMENSIONS OR DIGITAL DRAWINGS FILES ONLY, AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE PLAN AS BUILT.



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PLAN NAME: CRAWFORD A-D
 SUBDIVISION: ---
 LOT#: ---

REVISION NO. 10
 BY ZACHARY.MYRICK
 REVISION DATE 2024-05-23

COVER SHEET

SHEET NO. A-CS

NOTE: PROPANE TANK TO BE SET 5' FROM VENTS 10' FROM IGNITION

PROPANE TANK

SEE PAGE A-1.1C FOR OPTIONS: SUNROOM COVERED PORCH & DECK

OPT. FIREPLACE

FG SHOWER PAN W/CEILING HEIGHT WALL TILE ilo TUB/SHOWER

OPT. GOURMET KITCHEN

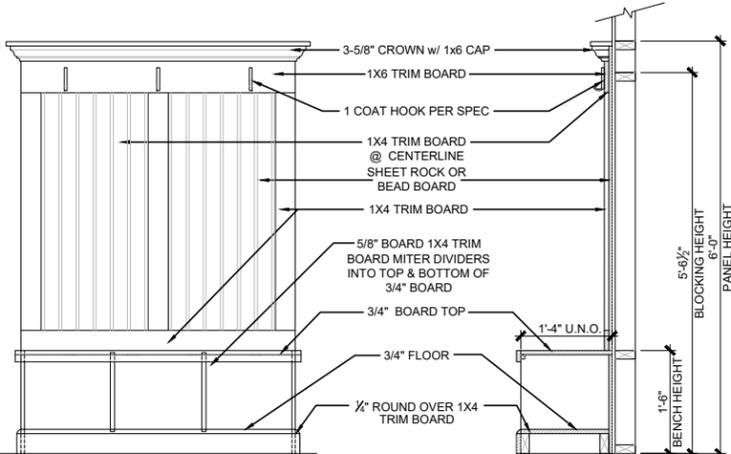
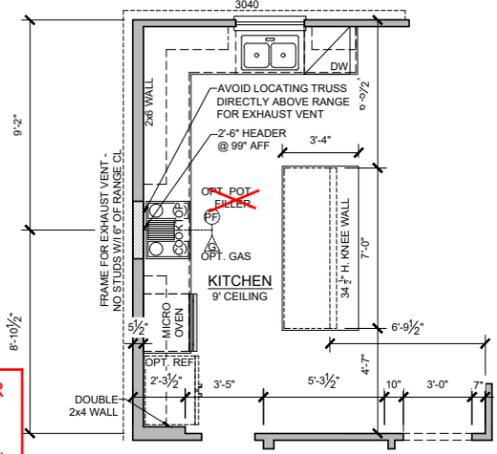
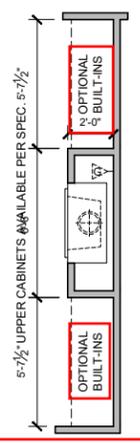
FIRST FLOOR PLAN C
SCALE: 1/8" = 1'-0"

Tobacco Road Lot 65

OPTIONAL MUD BENCH
SCALE: 3/8" = 1'-0"

GENERAL FRAMING NOTES

- TYPICAL EXTERIOR HEADER HEIGHT SHALL BE 8'-3" AFF AT FIRST FLOOR AND 6'-11" AFF AT SECOND FLOOR UNLESS OTHERWISE NOTED
- DOOR FRAMES NEAR CORNERS SHALL BE A MINIMUM 4 1/2" FROM CORNER. WHEN TWO DOORS ARE AT SAME CORNER, MINIMUM OF 6" FROM CORNER. DOORS AT CLOSETS SHALL BE CENTERED ON CLOSET.
- REFER TO DOOR AND WINDOW MANUFACTURER SPECIFICATIONS FOR ROUGH OPENING SIZES.
- ATTIC ACCESS SHALL BE PROVIDED AT ALL ATTIC AREAS WITH A HEIGHT GREATER THAN 30" MINIMUM. CLEAR ATTIC ACCESS SHALL BE 20"x30". PULL DOWN STAIRS AND ACCESS DOORS IN KNEE WALLS MEETING MINIMUM CRITERIA ARE ALSO ACCEPTABLE.
- GARAGE WALLS, AT A MINIMUM SHALL BE SEPARATED FROM THE LIVING SPACE BY INSTALLING 1/2" GYPSUM BOARD ON THE GARAGE SIDE OF THE WALL. WITH HABITABLE SPACE ABOVE, THE INSIDE OF ALL GARAGE WALLS REQUIRE 1/2" GWB SUPPORTING 5/8" TYPE X GWB ON CEILING.
- INTERIOR HANDRAILS SHALL NOT BE LESS THAN 34", AND NOT MORE THAN 38", AND COMPLY WITH IRC SECTION R311.7.8
- EXTERIOR GUARD RAILS SHALL BE NOT LESS THAN 36", AND COMPLY WITH IRC SECTION R312.1
- DIMENSIONS ARE ONLY TO BE READ OR CALCULATED, NOT SCALED



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PLAN NAME: **CRAWFORD A-D**

REVISION NO. 10
BY ZACHARY MYRICK

REVISION DATE: 2024-05-23

FIRST FLOOR PLAN C

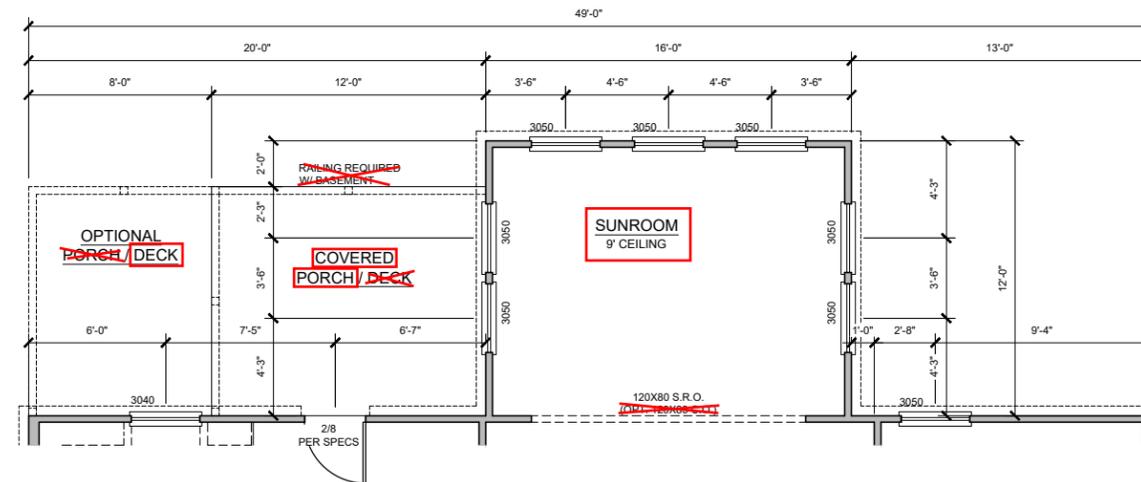
SHEET NO.

A-1.0C

Tobacco Road Lot 65

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OPTIONAL SUNROOM W/ COVERED PORCH
SCALE: 1/8" = 1'-0"



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SUBDIVISION: ---
LOT#: ---

REVISION NO. 10
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REVISION DATE 2024-05-23

FIRST FLOOR
PLAN C

SHEET NO.
A-1.1C

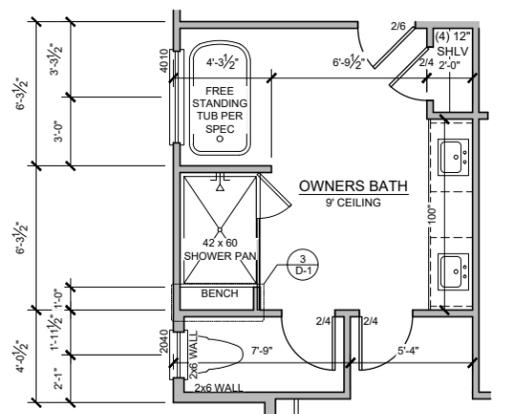
Tobacco Road Lot 65

GENERAL FRAMING NOTES

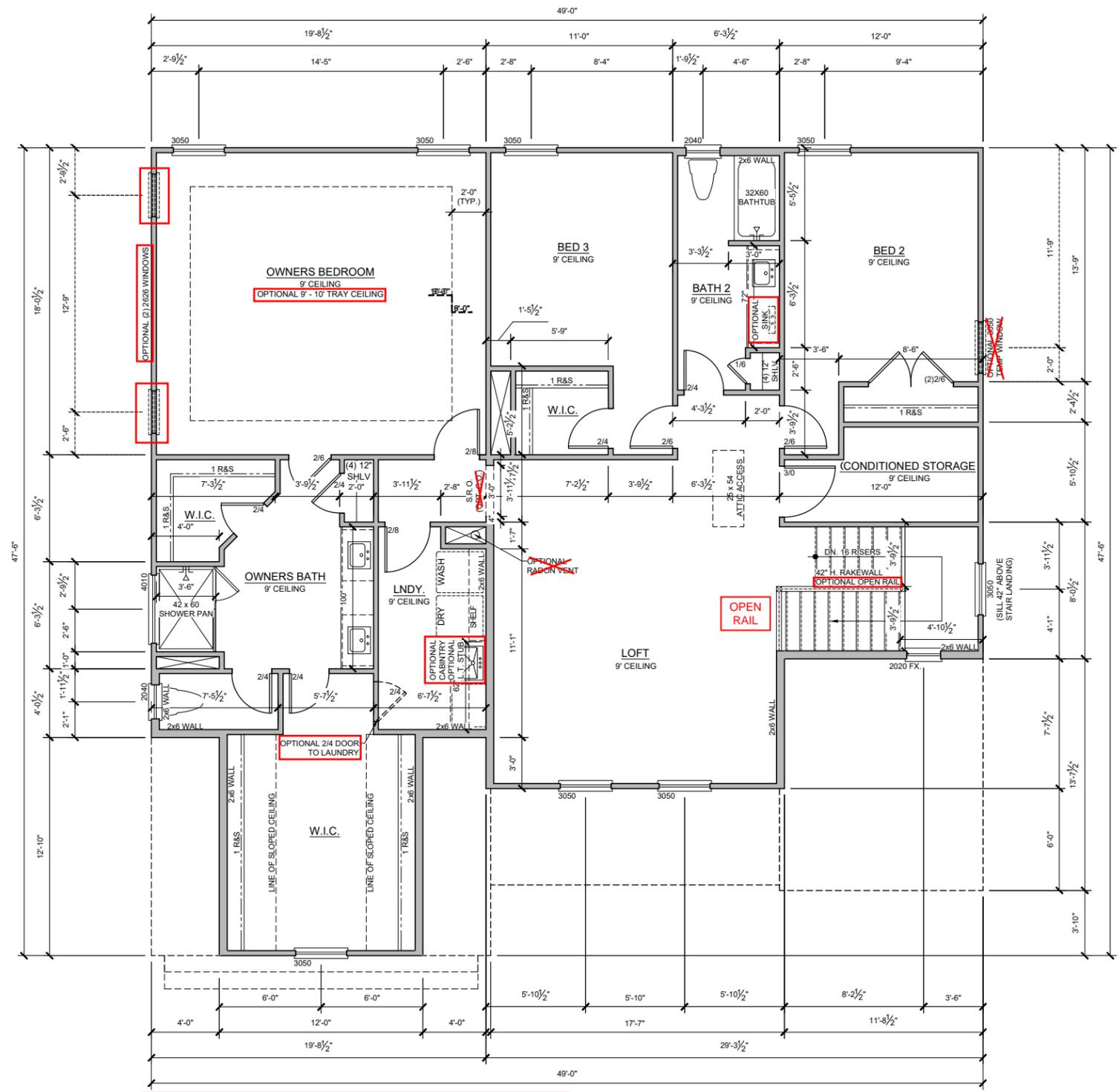
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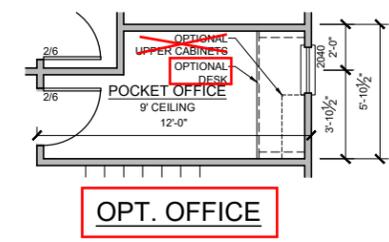
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OPT. OWNERS DELUXE BATH



SECOND FLOOR PLAN C
 SCALE: 1/8" = 1'-0"



OPT. OFFICE

PLAN NAME: CRAWFORD A-D

SUBDIVISION: ---

LOT#: ---

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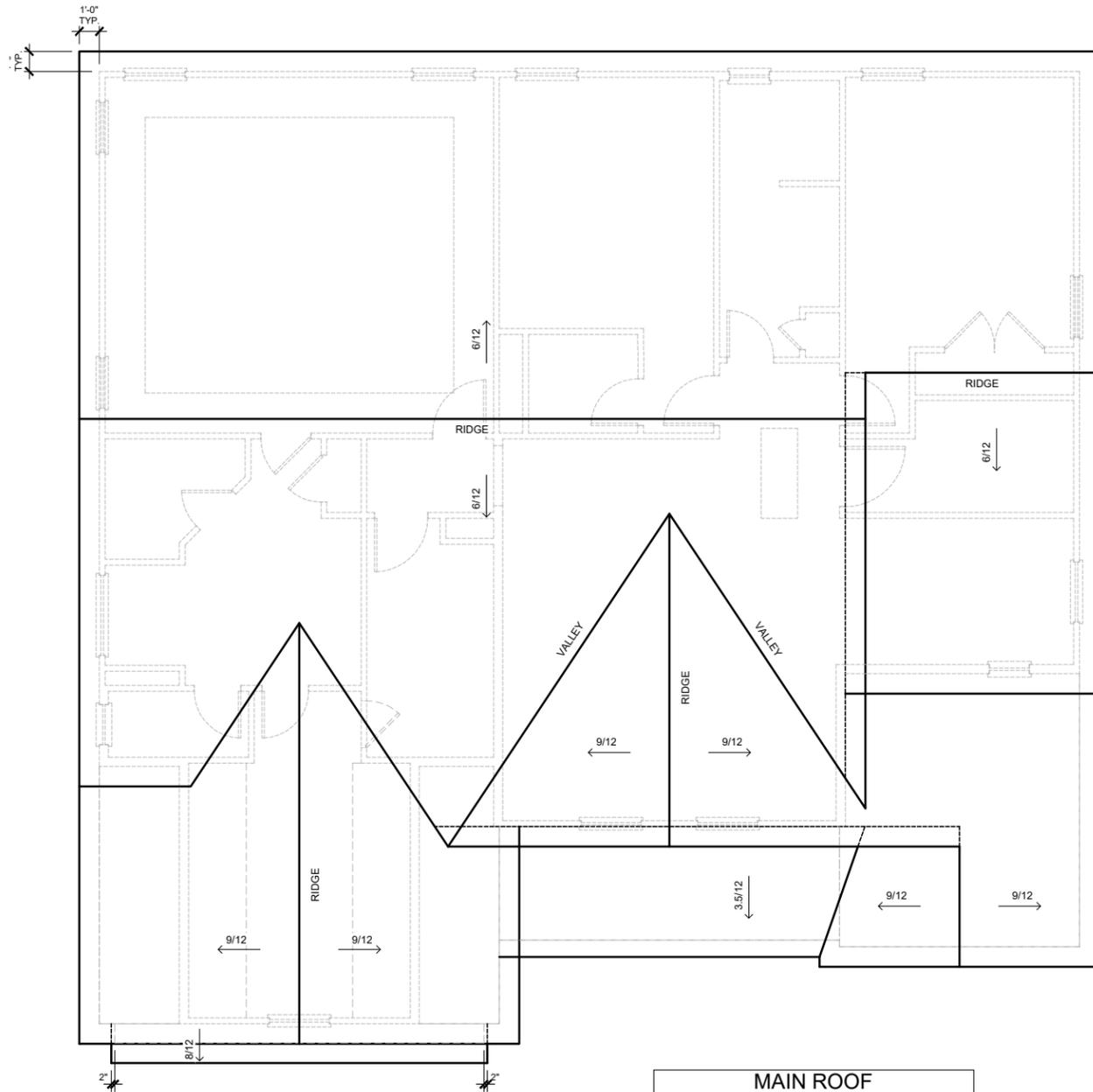
OPTIONAL SECOND FLOOR PLAN 9' PLT HT

SHEET NO. A-2.1C

Tobacco Road Lot 65



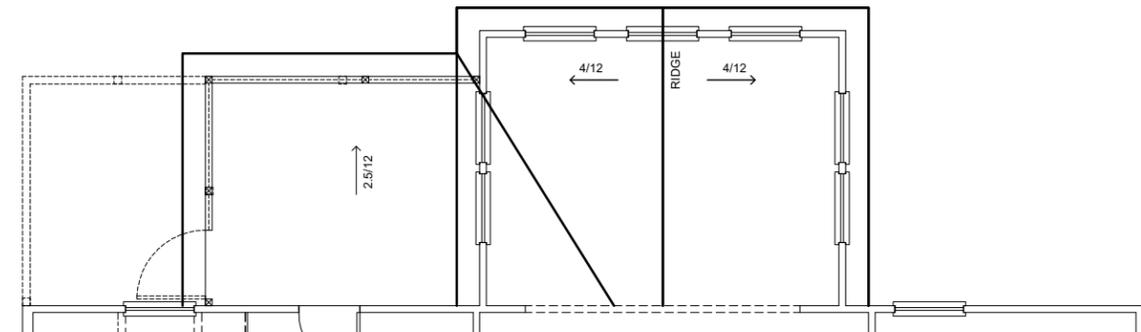
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ROOF PLAN C

SCALE: 1/8" = 1'-0"

MAIN ROOF	
2415 SQ FT UNDER ROOF ATTIC	
300 SQ FT / 1 SQ FT = 8.05 SQ FT VENTILATION	
RIDGE VENTS 18 SQ IN = (.125 SQ FT)	
VENTED SOFFIT 9 SQ IN = (.0625 SQ FT)	
BOX VENTS 50 SQ IN = (.347 SQ FT)	
INTAKE VENTS 36 SQ IN = (.25 SQ FT)	
8.05 SQ FT x 50%	4.025 SQ FT OF RIDGE
8.05 SQ FT x 50%	4.025 SQ FT OF SOFFIT
RIDGE VENT	
4.025 SQ FT	= 32.2 FEET OF RIDGE VENT
0.125 SQ FT	
SOFFIT VENT	
4.025 SQ FT	= 64.4 FEET OF VENTED SOFFIT
0.0625 SQ FT	
RIDGE VENT PROVIDED	60 FEET
VENTED SOFFIT PROVIDED	64 FEET
# BOX VENTS @ RIDGE	-9.6 COUNT
# INTAKE VENTS @ SOFFIT	0.1 COUNT (NEGATIVE = 0)



OPTIONAL SUNROOM W/ COVERED PORCH ROOF

SCALE: 1/8" = 1'-0"

SUNROOM w/ COVERED PORCH ROOF	
366 SQ FT UNDER ROOF ATTIC	
300 SQ FT / 1 SQ FT = 1.22 SQ FT VENTILATION	
RIDGE VENTS 18 SQ IN = (.125 SQ FT)	
VENTED SOFFIT 9 SQ IN = (.0625 SQ FT)	
BOX VENTS 50 SQ IN = (.347 SQ FT)	
INTAKE VENTS 36 SQ IN = (.25 SQ FT)	
1.22 SQ FT x 50%	0.610 SQ FT OF RIDGE
1.22 SQ FT x 50%	0.610 SQ FT OF SOFFIT
RIDGE VENT	
0.610 SQ FT	= 4.9 FEET OF RIDGE VENT
0.125 SQ FT	
SOFFIT VENT	
0.610 SQ FT	= 9.8 FEET OF VENTED SOFFIT
0.0625 SQ FT	
RIDGE VENT PROVIDED	60 FEET
VENTED SOFFIT PROVIDED	64 FEET
# BOX VENTS @ RIDGE	-9.6 COUNT
# INTAKE VENTS @ SOFFIT	-13.6 COUNT (NEGATIVE = 0)

PLAN NAME: CRAWFORD A-D

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LOT#: ---

REVISION NO. 10
 BY ZACHARY.MYRICK
 REVISION DATE 2024-05-23

ROOF PLAN C

SHEET NO.

A-4.0C

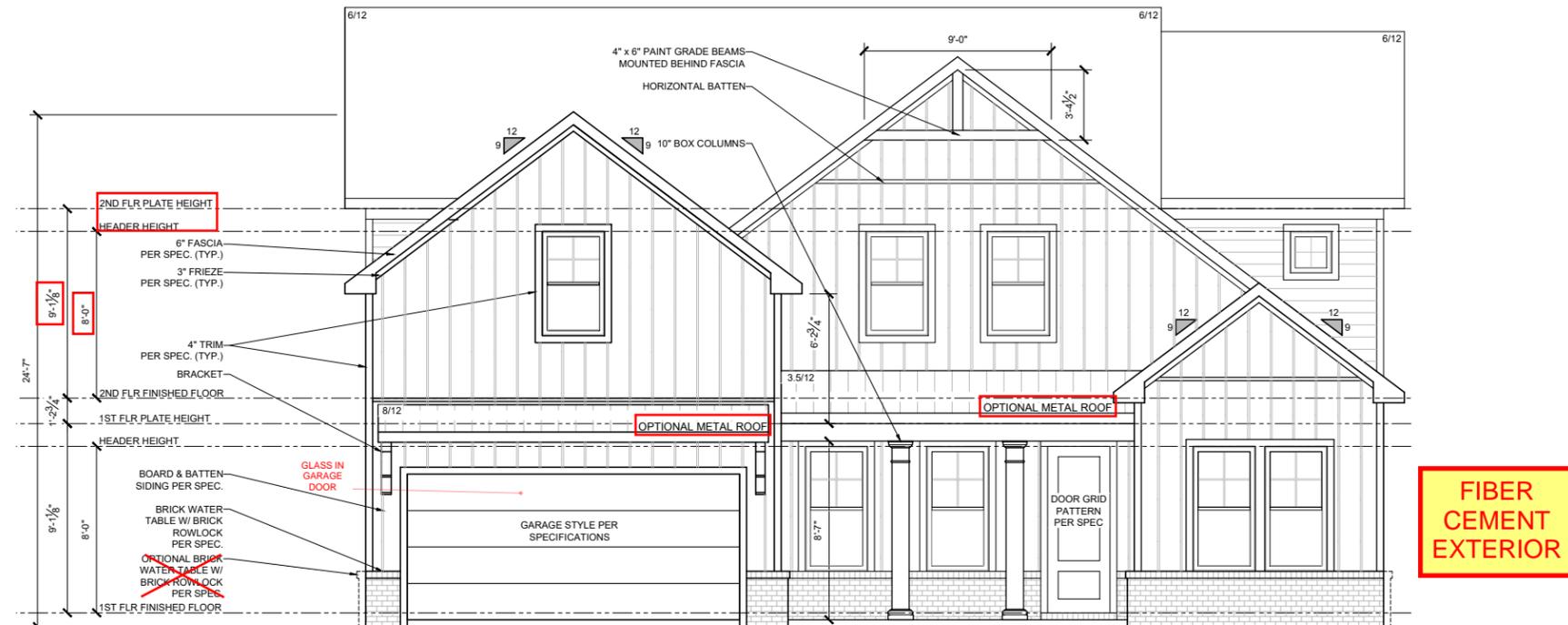
GENERAL ELEVATION NOTES

- FASCIA, FRIEZE, RAKE, AND SKIRT BOARDS TO BE 1X UNLESS OTHERWISE NOTED
- ALL OTHER TRIM TO BE 5/4 UNLESS OTHERWISE NOTED
- LAP SIDING REVEALS PER SPEC., UNLESS OTHERWISE NOTED
- ROOF COVERING TO BE SHINGLES PER SPEC., UNLESS OTHERWISE NOTED

Tobacco Road Lot 65



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FIBER CEMENT EXTERIOR

FRONT DOOR STYLE PER PURCHASE ORDER

FRONT ELEVATION C

SCALE: 1/8" = 1'-0"

PLAN NAME: CRAWFORD A-D

SUBDIVISION: ---

LOT#: ---

REVISION NO. 10
 BY ZACHARY.MYRICK
 REVISION DATE 2024-05-23

FRONT ELEVATION C
 OPT. 9' 2ND FLOOR

SHEET NO. A-5.4C

GENERAL ELEVATION NOTES

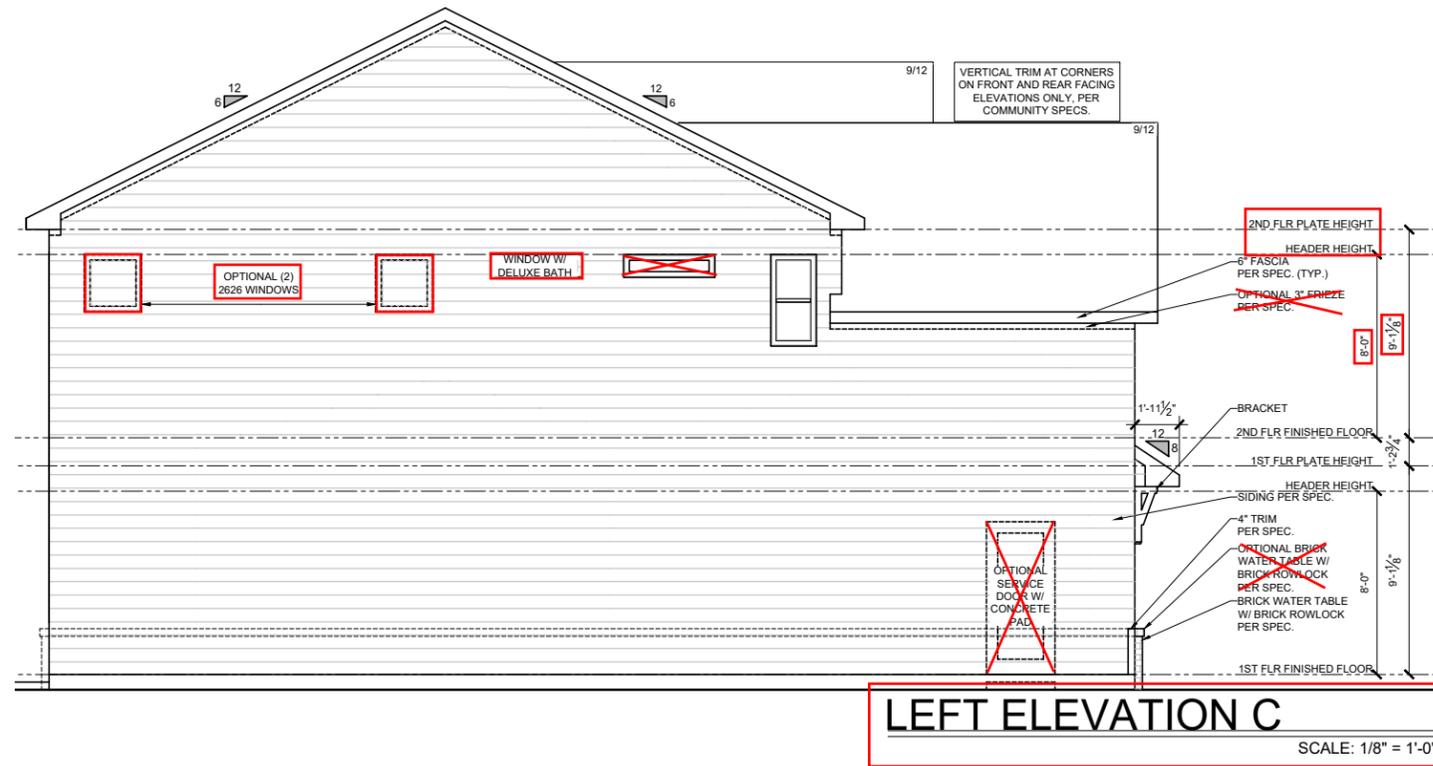
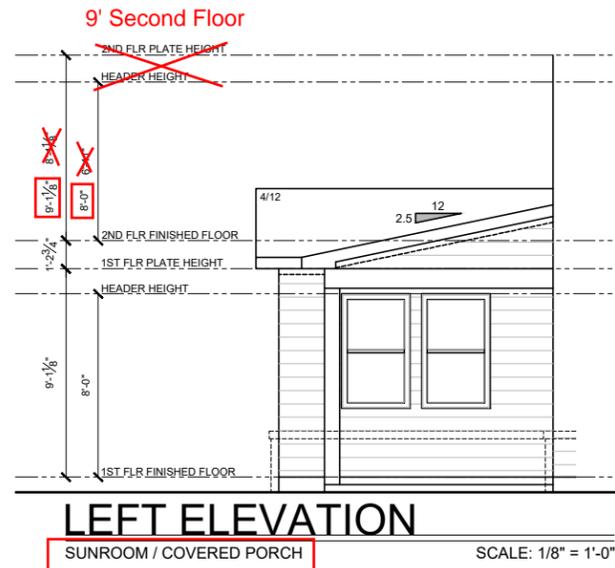
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FIBER CEMENT EXTERIOR



PLAN NAME: CRAWFORD A-D

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LEFT ELEVATION C
 OPT. 9' 2ND FLOOR

SHEET NO. A-5.5C

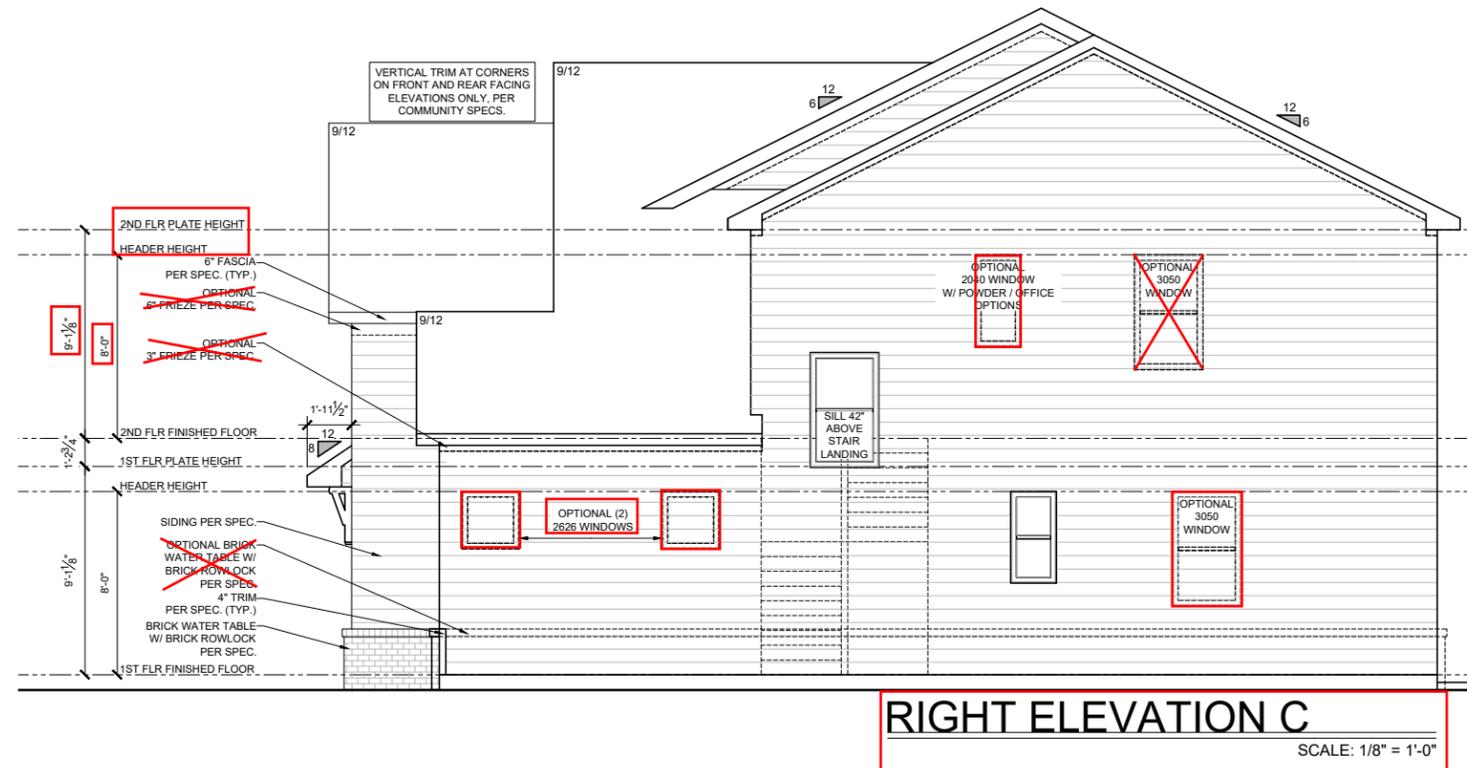
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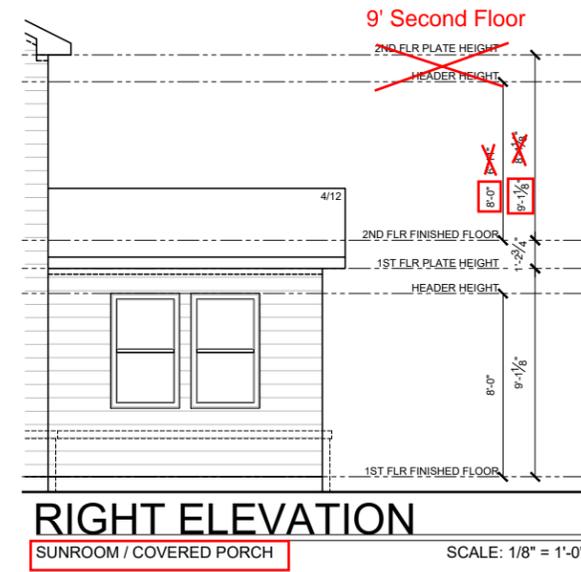
Tobacco Road Lot 65



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RIGHT ELEVATION C
 SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
 SUNROOM / COVERED PORCH
 SCALE: 1/8" = 1'-0"

FIBER CEMENT EXTERIOR

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LOT#: ---

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RIGHT ELEVATION C
 OPT. 9' 2ND FLOOR

SHEET NO. A-5.6C

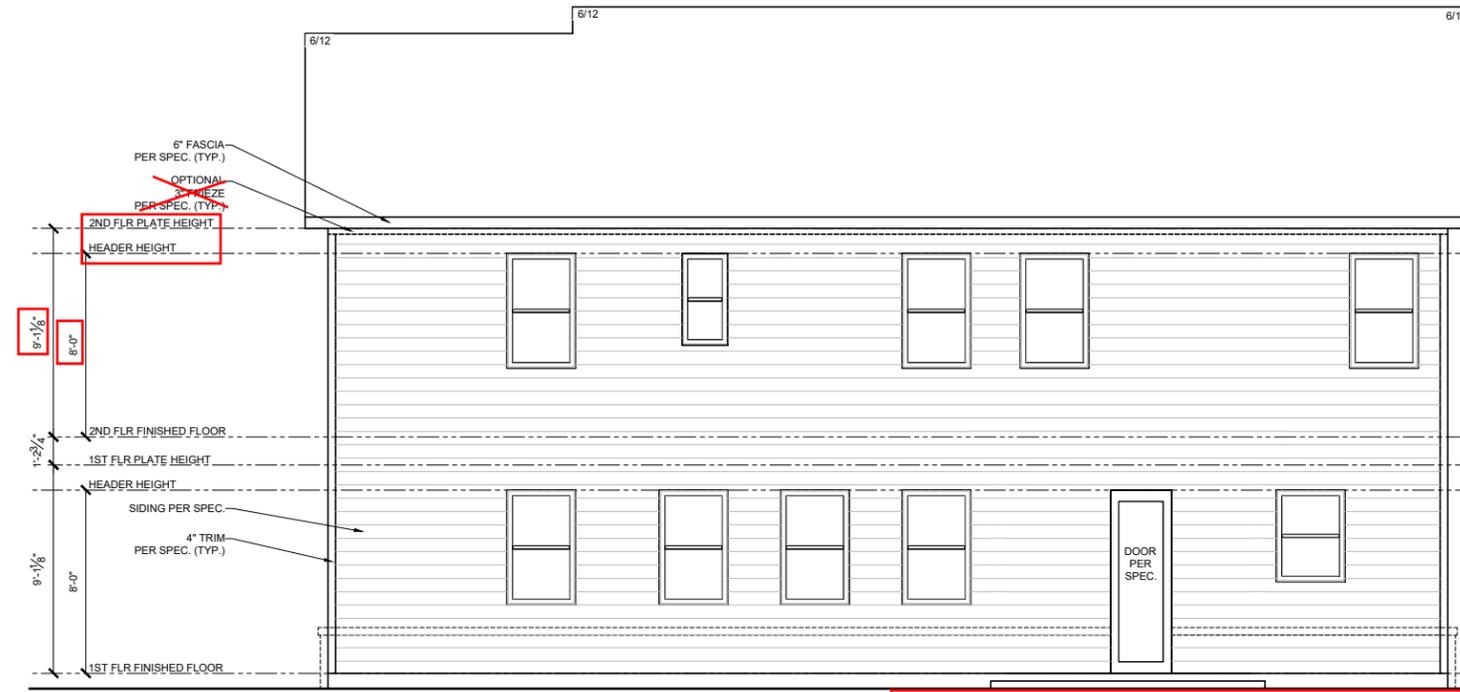
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Tobacco Road Lot 65

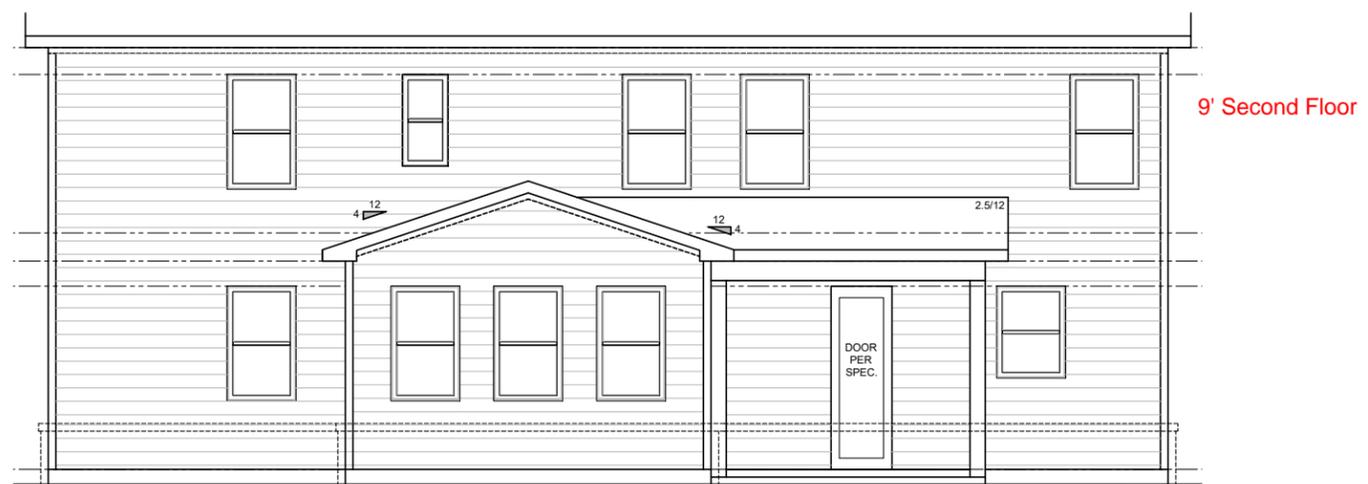


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REAR ELEVATION C
 SCALE: 1/8" = 1'-0"

FIBER CEMENT EXTERIOR



REAR ELEVATION
 SUNROOM / COVERED PORCH
 SCALE: 1/8" = 1'-0"

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REAR ELEVATION C
 OPT. 9' 2ND FLOOR

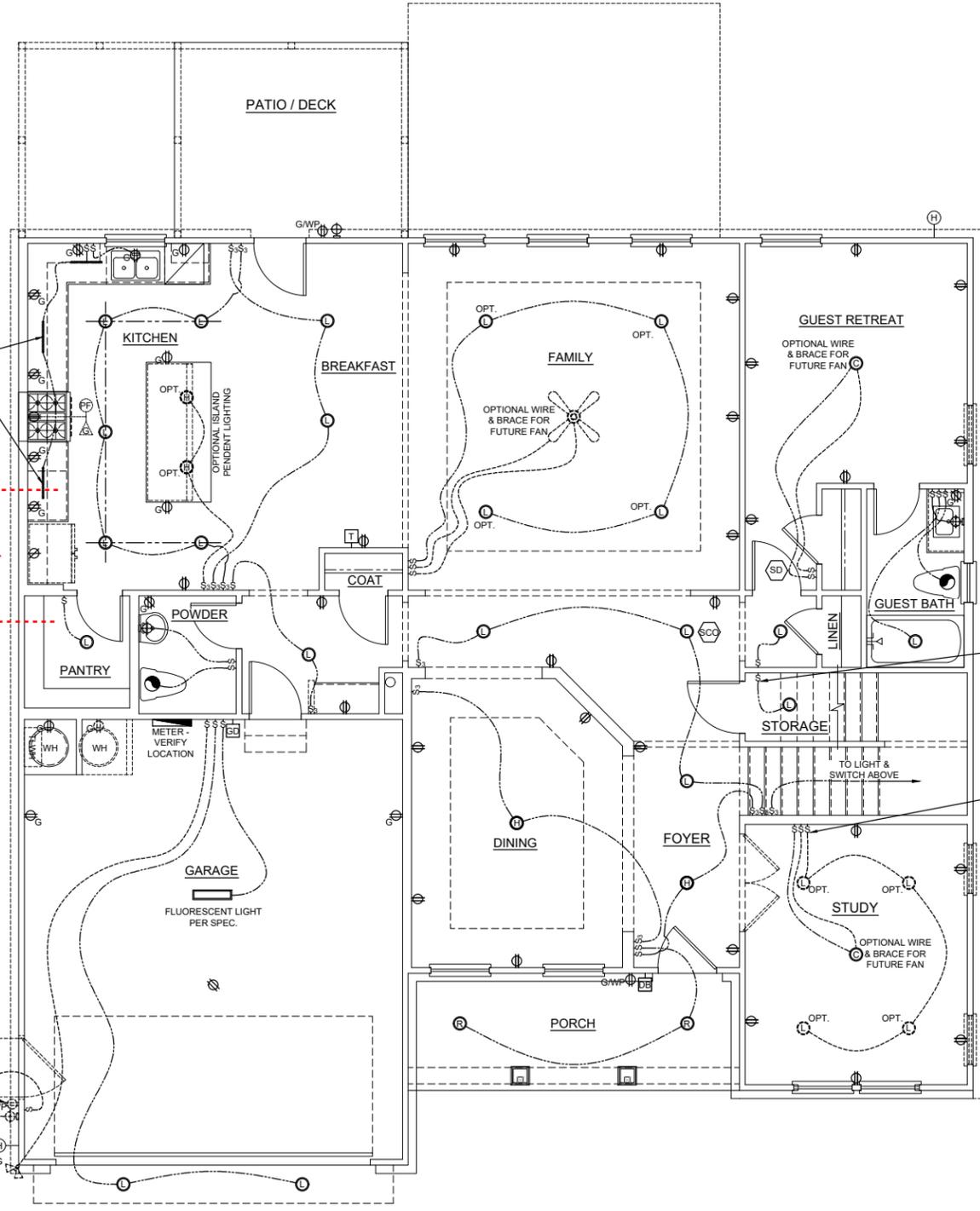
SHEET NO. A-5.7C

Tobacco Road Lot 65

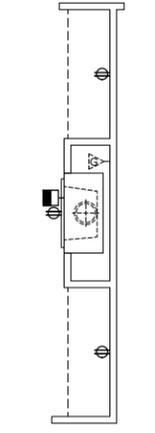
ELECTRICAL SCHEDULE			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
SWITCHES			
⊕	SWITCH - 4 WAY	⊕	SWITCH - 3 WAY
⊕	SWITCH - 4 WAY		
OUTLETS			
⊕	DEDICATED	⊕	COUNTER
⊕	COUNTER USB	⊕	COUNTER U / GF
⊕	COUNTER GFI	⊕	220 V
⊕	110 V	⊕	110 V USB
⊕	110 V GFI	⊕	110 V GFI / WP
⊕	CEILING	⊕	FLOOR
LIGHTING			
⊕	LED	⊕	CEILING MOUNT
⊕	HANGING	⊕	RECESSED CAN
⊕	FLOOD LIGHT	⊕	OPT. FLOOD LIGHT
⊕	WALL MOUNT		
⊕	FLUORESCENT	⊕	OPT. FLUORESCENT
⊕	CEILING FAN W/ LIGHT	⊕	UNDER CABINET
⊕		⊕	OPT. UNDER CABINET
UTILITIES			
⊕	GARAGE DOOR OPENER	⊕	DOOR BELL
⊕	THERMOSTAT	⊕	MEDIA
⊕	DOOR BELL CHIME	⊕	OPTIONAL MEDIA
⊕	LOW VOLTAGE PANEL	⊕	EXHAUST FAN
⊕	SMOKE DETECTOR	⊕	SECURITY PANEL
⊕	SMOKE & CO2 DETECTOR	⊕	CEILING SPEAKER
⊕	STANDARD WATER HEATER	⊕	OPTIONAL STANDARD WATER HEATER
⊕	TANKLESS WATER HEATER	⊕	OPT. TANKLESS WATER HEATER
⊕	SUMP PUMP	⊕	OPTIONAL SUMP PUMP
⊕	POT FILLER	⊕	OPTIONAL POT FILLER
⊕	EXTERIOR HOSE BIBB	⊕	OPTIONAL GAS STUB
⊕	GAS STUB	⊕	OPTIONAL GAS STUB
METERS & PANELS			
⊕	ELECTRICAL METER	⊕	ELECTRICAL PANEL
NOTES & ABBREVIATIONS			
WP	WATER PROOF		
GFI	GROUND FAULT INTERCEPTOR		
FRB	FAN RATED BOX		

NOTE: PROPANE TANK TO BE SET 5' FROM VENTS 10' FROM IGNITION

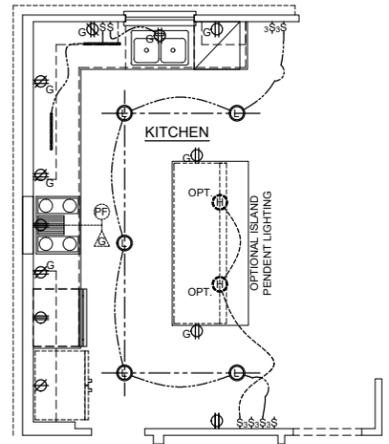
PROPANE TANK



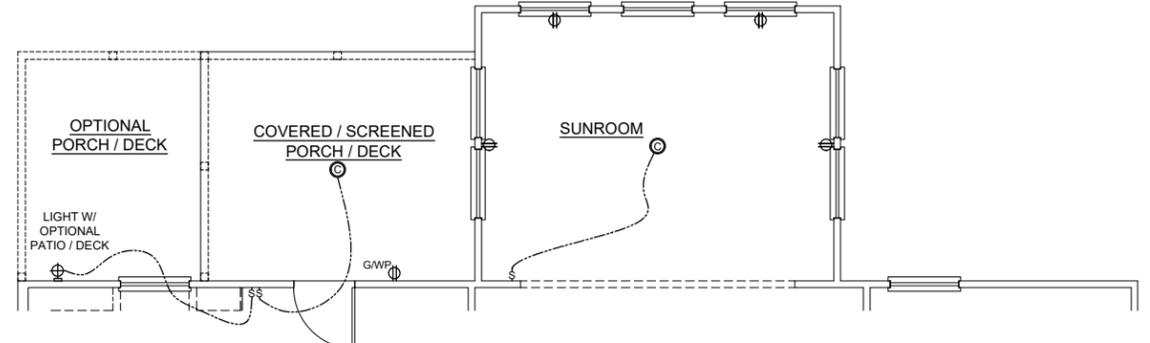
1ST FLR. ELEC. PLAN C
 SCALE: 1/8" = 1'-0"



OPT. FIREPLACE



OPT. GOURMET KITCHEN



OPTIONAL SUNROOM W/ COVERED PORCH ELEC

SCALE: 1/8" = 1'-0"

PLAN NAME: CRAWFORD A-D

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FIRST FLOOR
 ELECTRICAL PLAN C

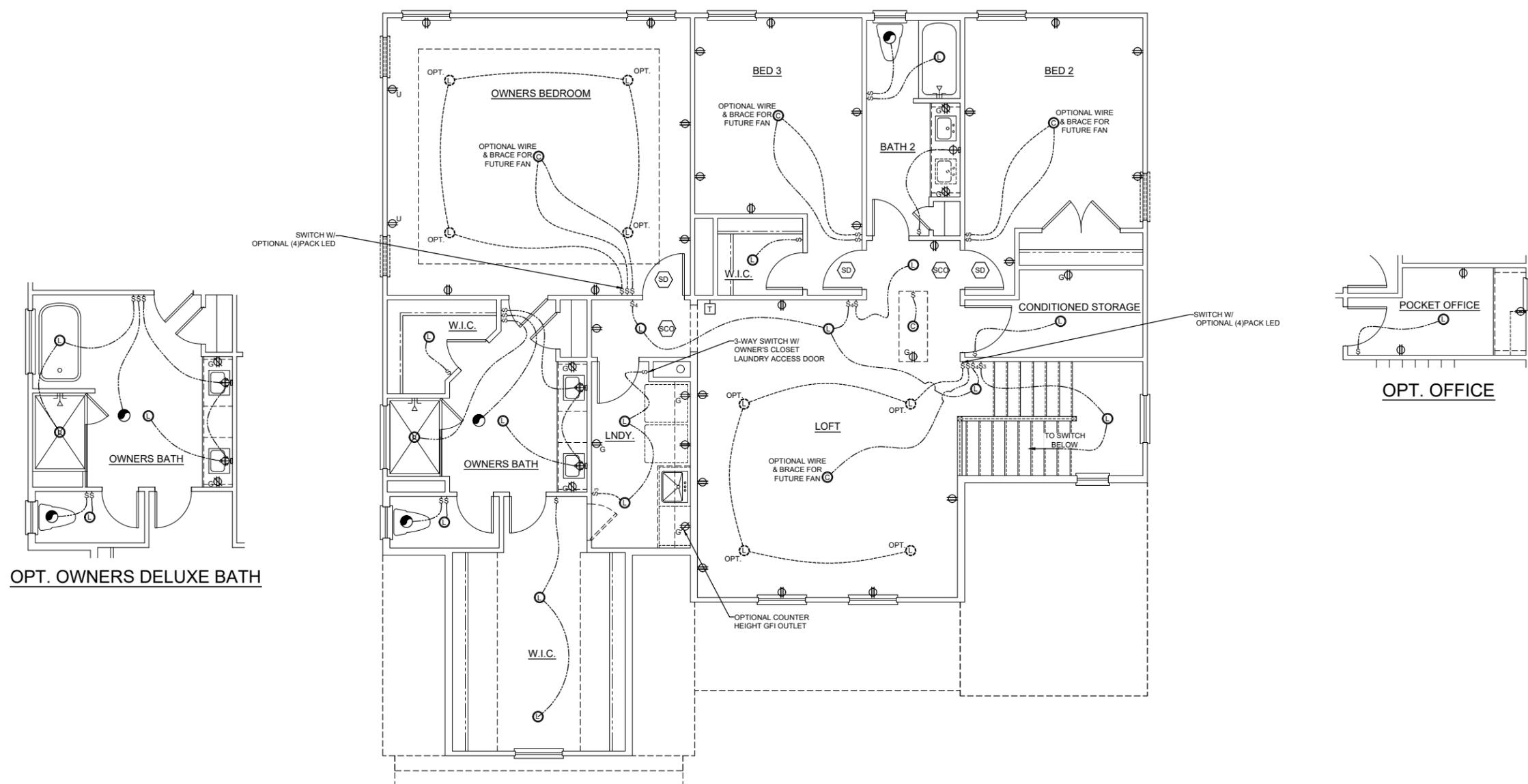
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ELECTRICAL SCHEDULE			
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⊕	SWITCH - 4 WAY		
OUTLETS			
⊕	DEDICATED	⊕	COUNTER
⊕ _U	COUNTER USB	⊕ _{UG}	COUNTER U / GF
⊕ _G	COUNTER GFI	⊕	220 V
⊕	110 V	⊕ _U	110 V USB
⊕	110 V GFI	⊕ _{WP}	110 V GFI / WP
⊕	CEILING	⊕	FLOOR
LIGHTING			
⊕	LED	⊕	CEILING MOUNT
⊕	HANGING	⊕	RECESSED CAN
⊕	FLOOD LIGHT	⊕	OPT. FLOOD LIGHT
⊕	WALL MOUNT		
⊕	FLUORESCENT	⊕	OPT. FLUORESCENT
⊕	CEILING FAN W/ LIGHT	⊕	UNDER CABINET
		⊕	OPT. UNDER CABINET
UTILITIES			
⊕	GARAGE DOOR OPENER	⊕	DOOR BELL
⊕	THERMOSTAT	⊕	MEDIA
⊕	DOOR BELL CHIME	⊕	OPTIONAL MEDIA
⊕ _{LV}	LOW VOLTAGE PANEL	⊕	EXHAUST FAN
⊕ _{SD}	SMOKE DETECTOR	⊕ _{SP}	SECURITY PANEL
⊕ _{CCD}	SMOKE & CO2 DETECTOR	⊕ _{CS}	CEILING SPEAKER
⊕ _{WH}	STANDARD WATER HEATER	⊕ _{WH}	OPTIONAL STANDARD WATER HEATER
⊕ _{TLWH}	TANKLESS WATER HEATER	⊕ _{TLWH}	OPT. TANKLESS WATER HEATER
⊕ _{SP}	SUMP PUMP	⊕ _{SP}	OPTIONAL SUMP PUMP
⊕ _P	POT FILLER	⊕ _P	OPTIONAL POT FILLER
⊕ _E	EXTERIOR HOSE BIBB	⊕ _E	OPTIONAL POT FILLER
⊕ _G	GAS STUB	⊕ _G	OPTIONAL GAS STUB
METERS & PANELS			
⊕	ELECTRICAL METER	⊕	ELECTRICAL PANEL
NOTES & ABBREVIATIONS			
WP	WATER PROOF		
GFI	GROUND FAULT INTERCEPTOR		
FRB	FAN RATED BOX		



2ND FLR. ELEC. PLAN C
 SCALE: 1/8" = 1'-0"

PLAN NAME: CRAWFORD A-D

SUBDIVISION: ---
 LOT#: ---

REVISION NO. 10
 BY ZACHARY.MYRICK
 REVISION DATE 2024-05-23

SECOND FLOOR
 ELECTRICAL PLAN

SHEET NO.
E-2.0C

CONNECTION SPECIFICATIONS (TYP. U.N.O.)		
DESCRIPTION OF BLDG. ELEMENT	3"x0.131" NAILS	3"x0.120" NAILS
JOIST TO SOLE PLATE SOLE PL. TO JOIST/RIM OR BLKG STUD TO PLATE	(3) TOENAILS NAILS @ 4" O.C. (4) TOENAILS/ (3) END NAILS	(3) TOENAILS* NAILS @ 4" O.C. (4) TOENAILS/ (4) END NAILS*
RIM TO TOP PLATE BLKG. BTWN. JOISTS TO TOP PL.	TOENAILS @ 6" O.C. (3) TOENAILS EA. END	TOENAILS @ 4" O.C.* (3) TOENAILS EA. END*
DOUBLE STUD DOUBLE TOP PLATE DOUBLE TOP PLATE LAP SPLICE (24" MIN.)	NAILS @ 16" O.C. NAILS @ 12" O.C. (12) NAILS IN LAPPED AREA (24" MIN.)	NAILS @ 16" O.C. NAILS @ 8" O.C. (15) NAILS IN LAPPED AREA (24" MIN.)
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS SOLE PLATE TO LADDER TRUSS OR CONT. RIBBON LADDER TRUSS BOTTOM CHORD TO TOP PLATE OR SILL PLATE (PARALLEL)	(3) NAILS NAILS @ 6" O.C. NAILS @ 6" O.C.	(3) NAILS NAILS @ 4" O.C. NAILS @ 4" O.C.
BOTTOM CHORD OF EA. TRUSS TO TOP PLATE OR SILL PLATE (PERPENDICULAR)	(3) TOENAILS	(3) TOENAILS*
RAFTER/TRUSS TO TOP PLATE	(3) TOENAILS + (1) SIMPSON H2.5T TOENAILS @ 8" O.C.	(3) TOENAILS + (1) SIMPSON H2.5T TOENAILS @ 6" O.C.
GAB. END TRUSS TO DBL. TOP PL. R.T. w/ HEEL HT. 9 1/4" TO 12"	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" O.C.	2x10 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. 12" TO 16"	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 6" O.C.	2x12 BLK EVERY 3RD BAY FASTENED TO DBL. TOP PLATE w/ TOENAILS @ 4" O.C.
R.T. w/ HEEL HT. UP TO 24"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C.	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C.*
R.T. w/ HEEL HT. 24" TO 48"	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL	LAP WALL SHTG. w/ DBL. TOP PL. & INSTALL ON TRUSS VERT. - FASTEN w/ NAILS @ 6" O.C. PROVIDE 2x BLK @ EA. BAY AT TOP OF HEEL*
WALL TO FOUNDATION	WALL SHTG. LAP w/ SILL PL. & FASTENED PER SHEAR WALL FASTENING SPEC.	

* 2 1/2"x0.113 IS AN ACCEPTABLE ALTERNATIVE TO A 3"x0.120", SAME SPACING OR NUMBER OF NAILS.
(ONLY ACCEPTABLE WHERE * ARE SHOWN)

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN. MULHERN & KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO MK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

TRUSSES/JOISTS SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES/JOISTS OR GIRDER TRUSSES/FLUSH BEAMS DO NOT EXCEED THE FOLLOWING:

A. ROOF TRUSSES:
1/4" DEAD LOAD

B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS:
1/8" DEAD LOAD

ABSOLUTE DEAD LOAD DEFLECTION OF FLOOR TRUSSES/ATTIC TRUSSES WHEN ADJACENT TO FLOOR FRAMING BY OTHERS SHALL BE LIMITED TO 3/16". (NOT DIFFERENTIAL DEFLECTION)

VENEER LINTEL SCHEDULE		
SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
3'-0"	20 FT. MAX	L3"x3"x1/4"
	3 FT. MAX	L3"x3"x1/4"
6'-0"	12 FT. MAX	L4"x3"x1/4"
	20 FT. MAX	L5"x3 1/2"x3/8"
8'-0"	3 FT. MAX	L4"x4"x1/4" *
	12 FT. MAX	L5"x3 1/2"x3/8" *
	16 FT. MAX	L6"x3 1/2"x3/8" *
9'-6"	12 FT. MAX	L6"x3 1/2"x3/8" *
	2 FT. MAX	L7"x4"x1/2" **
16'-0"	3 FT. MAX	L8"x4"x1/2" **

ALL LINTELS:
 < 8" SHALL HAVE 2 3/4" - 3 1/2" VENEER w/ 40 psi MAXIMUM HEIGHT.
 < 8" SHALL HAVE 4" MIN. BEARING
 > 8" SHALL HAVE 8" MIN. BEARING
 > 16" SHALL NOT BE FASTENED BACK TO HEADER.
 > 16" SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @ 48" O.C. w/ 1/2" DIA. x 3 1/2" LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES.
 * MAX. VENEER HT. APPLIES TO ANY PORTION OF BRICK OVER THE OPENING.
 ** ALL LINTELS SHALL BE LONG-LEG VERTICAL.
 - WHEN SUPPORTING VENEER < 3" WIDE THE EXTERIOR TOE OF THE HORIZONTAL LEG MAY BE CUT IN THE FIELD TO BE 3/4" WIDE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLOW FOR MORTAR JOINT FINISHING.
 - SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS.
 * FOR GREEN VENEER USE L4x3x1/4"
 ** FOR 3/2" VENEER ONLY. SEE PLAN FOR VENEER SUPPORT IF VENEER < 3/2" THICK.

MK STD. - MAY 2006

LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:
120 MPH WIND IN 2018 NC5BC
 (120 MPH WIND SPEED IN ASCE 7 WIND MAP, PER IRC R301.2.1.1) EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2015 IBC (SECTION 1609) & ASCE 7, AS PERMITTED BY R301.1.3 OF THE 2018 NC5BC.RC. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

DESIGN WIND UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NC5BC.RC SECTION R802.11.1.1. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.5 & R802.11.

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 15/32" PLYWOOD:
FASTEN SHEATHING w/ 2 3/8" x 0.113" NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN PANEL FIELD. (TYP. U.N.O.)
- HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL PANEL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC: 1 3/4" 16 GA STAPLES (1/8" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

BLOCKED PANEL EDGES

- AT DESIGNATED AREAS - FASTEN SHEATHING w/ 2 3/8" x 0.113" NAILS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD OR 1 3/4" 16 GA STAPLES (1/8" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.

3" O.C. EDGE NAILING

- AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/ 2 3/8" x 0.113" NAILS @ 3" O.C. AND 12" O.C. IN THE PANEL FIELD. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUD) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

NOTES

- SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN.
- DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, U.N.O.
- ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING.
- PRE-MANUFACTURED PANELIZED WALLS: FASTEN TOGETHER END STUDS OF WALL PANELS SHEATHED w/ OSB OR PLYWOOD w/ 3" x 0.120" NAILS @ 4" O.C. (THRU ONE SIDE ONLY)

--- INDICATES EXTENT OF INT. OSB SHEARWALL, BLOCKED PANEL EDGES, AND/OR 3" O.C. EDGE NAILING

▷ INDICATES HOLDOWN

MK STD. - MAR 2006

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NC5BC-RESIDENTIAL CODE
- FOOTING DESIGN - 2,000 PSF NET ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.
- FASTEN 2x4/6 SILL PLATES TO CONC. FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING:
 - 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C. T1 MIN. EMBEDMENT
 - 1/2" DIA. x 6" LONG SIMPSON TITEN HD @ 6'-0" O.C.
 - SIMPSON MASA ANCHOR STRAPS @ 6'-0" O.C.
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT w/ PERIMETER FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT w/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
- FOUNDATION WALLS & FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O.
- CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
 - Fc = 4000 psi: FOUNDATION WALLS
 - 3000 psi: FOOTINGS & INTERIOR SLABS ON GRADE
 - 3500 psi: GARAGE & EXTERIOR SLABS ON GRADE
 - fy = 60000 psi
- BASEMENT FOUNDATION WALL DESIGN BASED ON:
 - 8' OR 9' HEIGHT (AS NOTED ON PLANS)
 - TALLER WALLS MUST BE ENGINEERED.
 - DESIGNS ARE BASED ON ACTUAL WALL WIDTHS. NOMINAL WIDTH (7 1/2" FOR 8" WALL, 4 1/2" FOR 10" WALL) MAY NOT BE USED.
- BASEMENT WALL DESIGN IS BASED ON 30 OR 45 PCF BACKFILL SOIL TYPE CLASSIFICATIONS:
 - 30 PCF TYPE (GN, GP, SN, SP)
 - 45 PCF TYPE (GM, GC, SM, SM-SC, ML)
 - IMPORTANT - IF 60 PCF SOIL TYPE (SC, ML-CL, OR CL) IS UTILIZED FOR BACKFILL, CONTACT MULHERN & KULP FOR FURTHER EVALUATION OF FOUNDATION DESIGN.
- BASEMENT WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY ADEQUATE TEMPORARY BRACING OR INSTALL 1st FLOOR DECK.
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE (TYP.) OR 12" MIN IN REGIONS WHERE CODE FROST DEPTH IS NOT APPLICABLE. CONSULT SOILS REPORT OR BUILDING DEPT. FOR MINIMUM DEPTH BELOW GRADE.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP.
 - JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM)
 - JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1:1.5 RATIO
 - CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL SLABS
- TYPICAL REINFORCEMENT DETAILS: PROVIDE 3" MIN. CLEAR COVER WHERE CAST AGAINST EARTH, 1 1/2" MIN. CLEAR COVER AGAINST FORMS. LAP ALL REBAR 48 BAR DIAMETERS MIN. (24" FOR #4 BARS) & BEND BARS AND LAP AT CORNERS. PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT.
- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.

MK STD. - MAR 2016

MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO: FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.

FLOOR FRAMING

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT MK FOR EXCLUDED FLOOR DESIGNS)
- PER THE GUIDELINES OF THE TILE COUNCIL OF NORTH AMERICA (TCNA HANDBOOK), IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO VERIFY THAT THE FINISHES TO BE INSTALLED MATCH THE DESIGN CRITERIA NOTED ABOVE (UNDER "DESIGN LOADS").
- FLOOR SYSTEMS & SHEATHING HAVE BEEN DESIGNED TO SUPPORT ADDITIONAL DEAD LOAD FROM CERAMIC TILE (EXCLUDING MARBLE OR STONE). HOWEVER, IT SHALL BE THE FLOOR FINISH INSTALLER'S RESPONSIBILITY TO PROVIDE PROPER UNDERLAYMENT, UNCOUPLING MEMBRANE AND MORTAR/GROUT PER THE ASSEMBLY DESIGNATIONS IN THE TCNA HANDBOOK (TILE COUNCIL OF NORTH AMERICA).
- 2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/360 LIVE LOAD DEFLECTION CRITERIA.
- AT I-JOIST FLOORS, PROVIDE 1 1/8" MIN. OSB RIM BOARD.
- METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O.
- I-JOIST/TRUSS SHOP DWGS. SHALL BE SUBMITTED TO ARCH. & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS w/ GLUE AND:
 - 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD.
 - 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD.
 - 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES & @ 6" O.C. FIELD.
- WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPs FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- FASTEN EACH ROOF TRUSS TO TOP PLATE w/ SIMPSON H2.5T CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) H2.5T CLIPS AT 2-PLY GIRDER TRUSSES, (3) H2.5T CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.
- METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O.
- ROOF TRUSS SHOP DWGS. SHALL BE SUBMITTED TO ARCH. & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- ERECT AND INSTALL ROOF TRUSSES PER ITCGA & TP15 BCSI 1 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- SUPPORT SHORT SPAN ROOF TRUSSES w/ 2x4 LEDGER FASTENED TO FRAMING w/ (2) 3" x 0.120" NAILS @ 16" O.C. (UP TO 7' SPAN).

MK STD. - MAR 2016

LEGEND

- R.T. INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF MANUF. (TYP. U.N.O.)
- OF. INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. U.N.O.)
- F.J. INDICATES 14" DEEP FLOOR I-JOISTS (14.2" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER
- F.T. INDICATES 16" DEEP FLOOR TRUSSES (24" O.C. MAX SPACING).
- F.S. INDICATES 14" DEEP FLOOR JOISTS (14.2" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER -OR- 14" DEEP FLOOR TRUSSES (24" O.C. MAX SPACING).
- D.J. INDICATES 2x8 P.T. DECK JOISTS @ 16" O.C. (MAX)
- INDICATES LOCATIONS OF POTENTIAL TILE FLOOR. JOIST MANUFACTURER SHALL DESIGN FLOOR SYSTEM FOR ADDL. 10 PSF DEAD LOAD AT THESE LOCATIONS.
- INTERIOR BEARING WALL
- BEARING WALL ABOVE (B.W.A.)
- BEAM/HEADER
- JL METAL HANGER
- INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

GENERAL STRUCTURAL NOTES

- DESIGN IS BASED ON 2018 NC5BC-RESIDENTIAL CODE
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.
- DESIGN LOADS:
 - ROOF: LIVE = 20 PSF
DEAD = 7 PSF T.C., 10 PSF B.C.
LOAD DURATION FACTOR = 1.25
 - FLOOR: LIVE = 40 PSF (30 PSF @ SLEEPING AREAS)
DEAD = 10 PSF (I-JOISTS & SOLID SAWN)
10 PSF T.C., 5 PSF B.C. (TRUSSES)
ADDL. 10 PSF @ CERAMIC TILE IN BATHS AND LAUNDRY
 - SOIL: 2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)

GENERAL FRAMING

- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD CONNECTIONS TABLE (IRC TABLE R602.3.1) OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- EXT. & INT. BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SPP/SP "STUD" GRADE LUMBER, OR BETTER, U.N.O.
 - WALLS OVER 12' TALL SHALL BE PER PLAN.
- ALL INTERIOR BEARING WALLS ARE ASSUMED TO BE SHEATHED w/ GYP WALL BOARD (ONE SIDE MIN) OR PROVIDE MID TH. BLOCKING.
- ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE SPRUCE-PINE-FIR #2 (SPF) OR SOUTHERN PINE #2 (SP) LUMBER, OR BETTER. SUPPORT ALL HEADERS/ BEAMS w/ (1)2x JACK STUD & (1)2x KING STUD, MINIMUM.
 - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O.
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 24" O.C. (MAX., U.N.O.)
 - HEADERS IN NON-LOAD BEARING WALLS SHALL BE: (1)2x4/6 FLAT @ OPENINGS UP TO 4'; (2)2x4/6 FLAT UP TO 8'.
- ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).
- ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING:
 - LVL - Fb=1700 psi; Fv=425 psi; E=1.8x10⁶ psi
 - LVL - Fb=2600 psi; Fv=285 psi; E=2.0x10⁶ psi
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
 - LVL - Fb=2400 psi; Fc=1250 psi; E=1.8x10⁶ psi
- FOR 2 & 3 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O.C. OR 2 ROWS 1/4"x3/8" SIMPSON SDS SCREWS (OR 3/8" TRUSSLOK SCREWS) @ 16" O.C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 3 1/2" OR 5 1/4" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- FOR 4 PLY BEAMS OF EQUAL 1 3/4" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 1/2"x6" SIMPSON SDS SCREWS (OR 6 3/4" TRUSSLOK SCREWS) @ 16" O.C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP AND BOTTOM SCREWS 2" FROM EDGE. A SOLID 7" BEAM IS ACCEPTABLE.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND/BEARING. BLOCKING TO MATCH POST ABOVE.
- ALL EXTERIOR 4x4 WOOD POSTS SHALL HAVE SIMPSON BC52-2/4 CAP & ABW44 BASE, U.N.O.
- SIMPSON CONNECTORS SPECIFIED ON PLAN MAY BE SUBSTITUTED WITH EQUIVALENT UNITED STEEL PRODUCTS (USP), PROVIDED THE INSTALLED PRODUCT MATCHES THE MINIMUM REQUIREMENTS/CAPACITIES OF SPECIFIED SIMPSON HARDWARE.
- CORROSION NOTES:
 - BUILDER RESPONSIBLE TO DETERMINE CORROSION-RESISTANCE REQUIREMENTS AND COMPATIBILITY OF HARDWARE, FASTENERS AND CONNECTORS FOR ENVIRONMENTAL EXPOSURE AND IN CONTACT w/ PRESERVATIVE-TREATED WOOD OF ACTUAL FINAL CONDITIONS AND SOURCED MATERIALS. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
 - ALL FASTENERS AND CONNECTORS EXPOSED TO SALT WATER (WITHIN 300' OF SALT WATER SHORELINE, INCLUDING VENTED SPACES) SHALL BE STAINLESS STEEL.



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 Residential Structural Engineering
 3625 Brookside Parkway, Suite 165 - Alpharetta, GA 30022
 P 770-777-0074 - mulhern@mkp.com

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Mulhern+Kulp project number:
260-22002

project mgr: **SMK**
 drawn by: **RKS**
 issue date: **05.17.2024**

REVISIONS:

date: _____ initial: _____

DAVIDSON HOMES

GENERAL NOTES

CRAWFORD MODEL

RALEIGH, NC

sheet:



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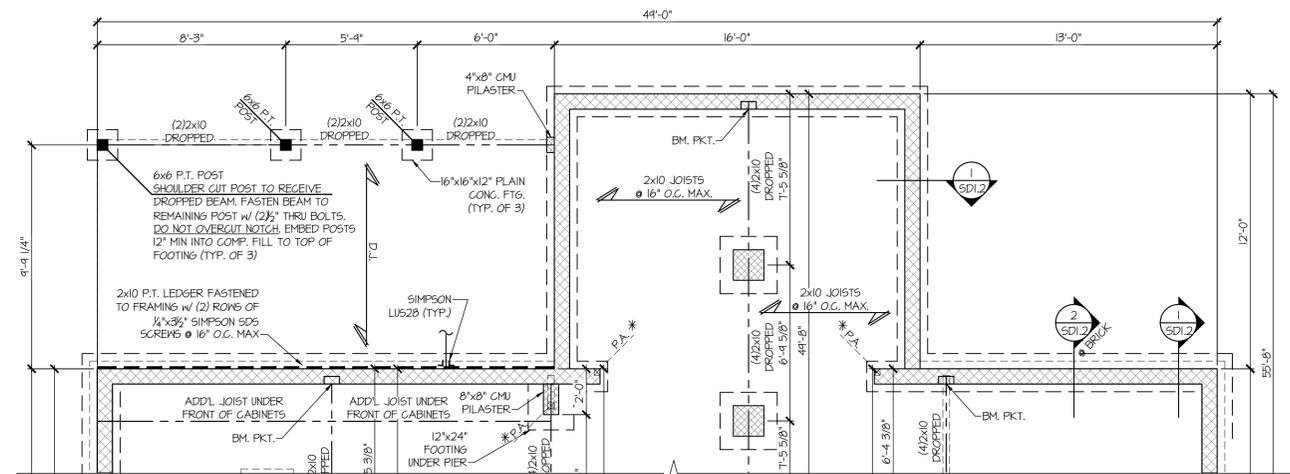
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STRUCTURAL OPTIONS
CRAWFORD MODEL

RALEIGH, NC

sheet:
S4.4.1M



6 PARTIAL 1ST FLOOR FRAMING & CRAWLSPACE FOUNDATION PLAN w/ 2x JOISTS
SCALE: 1/4"=1'-0" ON 22x34
1/8"=1'-0" ON 11x17
OPT. SUNROOM +
OPT. DECK
ALL ELEV. SIM.



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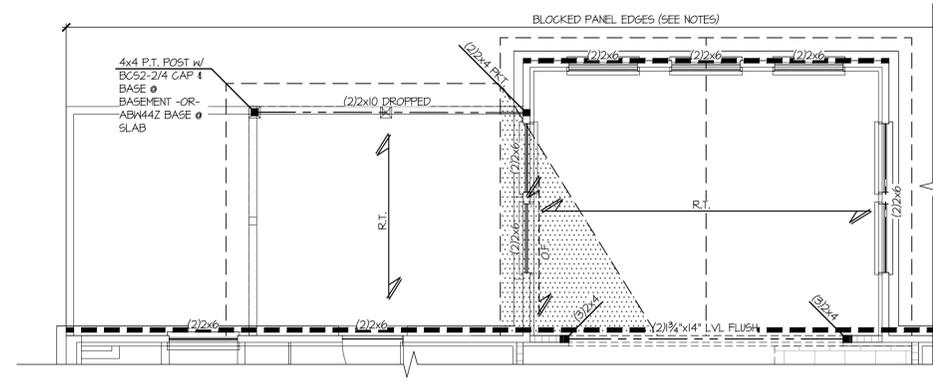
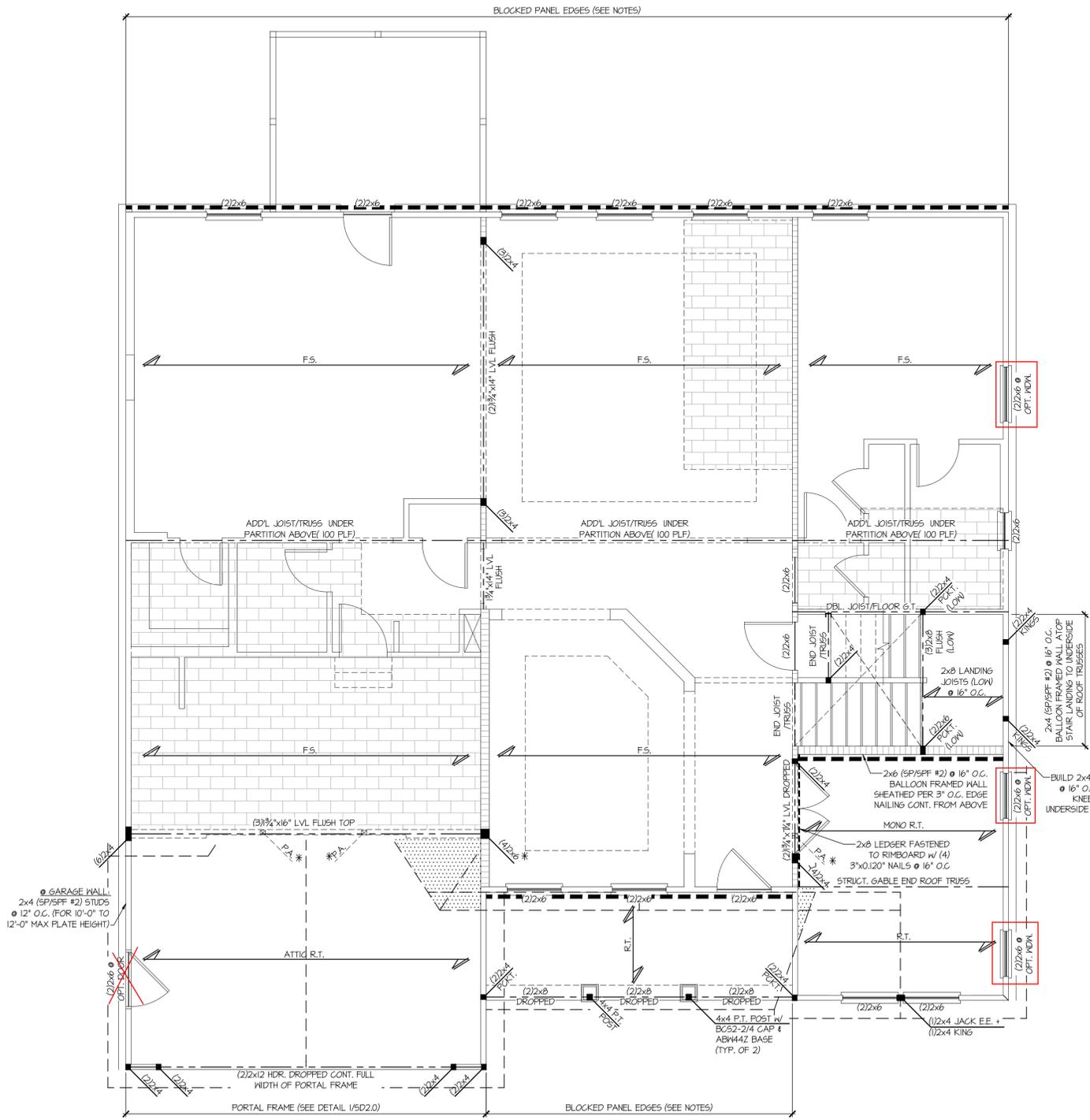
Mulhern+Kulp project number:
260-22002
project mgr: **SMK**
drawn by: **RKS**
issue date: **05.17.2024**

REVISIONS:
date: initial:

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2ND FLR FRAMING PLAN
CRAWFORD MODEL
RALEIGH, NC

sheet:
S2.2M



1 PARTIAL 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ON 22x34
1/8"=1'-0" ON 11x17
OPT. SUNROOM +
OPTIONAL COVERED PATIO
ALL ELEV. SIM.

REFER TO S.O. FOR TYPICAL
STRUCTURAL NOTES & SCHEDULES
THIS LEVEL HAS BEEN DESIGNED
FOR 9'-1" PLATE HEIGHT

LEGEND	
	INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. UNO.)
	INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. UNO.)
	INDICATES 14" DEEP FLOOR I-JOISTS (19.2" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER
	INDICATES 16" DEEP FLOOR TRUSSES (24" O.C. MAX SPACING).
	INDICATES 14" DEEP FLOOR JOISTS (19.2" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER -OR- 14" DEEP FLOOR TRUSSES (24" O.C. MAX SPACING).
	INDICATES 2x8 P.T. DECK JOISTS @ 16" O.C. (MAX)
	INDICATES LOCATIONS OF POTENTIAL TILE FLOOR. JOIST MANUFACTURER SHALL DESIGN FLOOR SYSTEM FOR ADD'L 10 PSF DEAD LOAD AT THESE LOCATIONS.
	INTERIOR BEARING WALL
	BEARING WALL ABOVE (B.W.A.)
	BEAM/HEADER
	METAL HANGER
	INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

1 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ON 22x34
1/8"=1'-0" ON 11x17
ELEV. C



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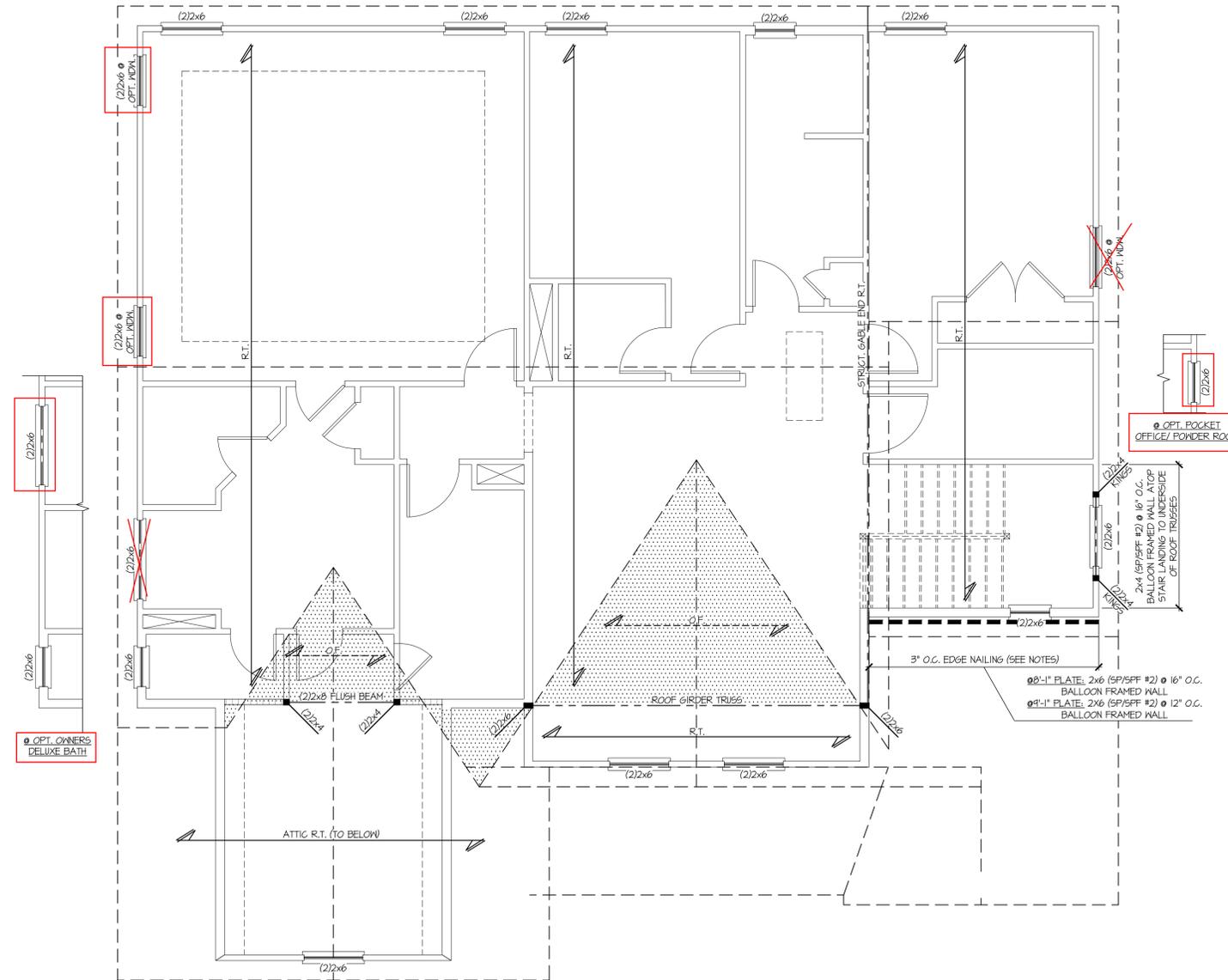
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ROOF FRAMING PLAN

CRAWFORD MODEL

RALEIGH, NC

sheet:
S3.2M



REFER TO S.O. FOR TYPICAL
STRUCTURAL NOTES & SCHEDULES

THIS LEVEL HAS BEEN DESIGNED
FOR 8'-1" AND 9'-1" PLATE HEIGHT

LEGEND

- INDICATES ROOF TRUSSES @ 24" O.C. PER ROOF. MANUF. (TYP. UNO.)
- INDICATES TRUSS OVERFRAMING @ 24" O.C. (TYP. UNO.)
- INDICATES 14" DEEP FLOOR I-JOISTS (19.2" O.C. MAX SPACING). JOIST SERIES AND SPACING SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER
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- INDICATES 2x8 P.T. DECK JOISTS @ 16" O.C. (MAX)
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- INTERIOR BEARING WALL
- BEARING WALL ABOVE (B.W.A.)
- BEAM/HEADER
- JL METAL HANGER
- * INDICATES POST ABOVE (P.A.) PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

1 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ON 22x34
1/8"=1'-0" ON 11x17
ELEV. C



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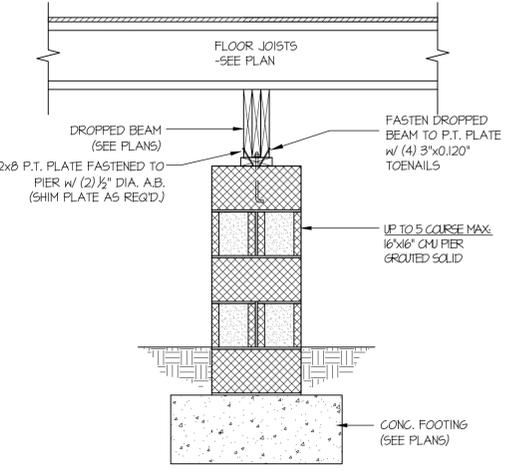
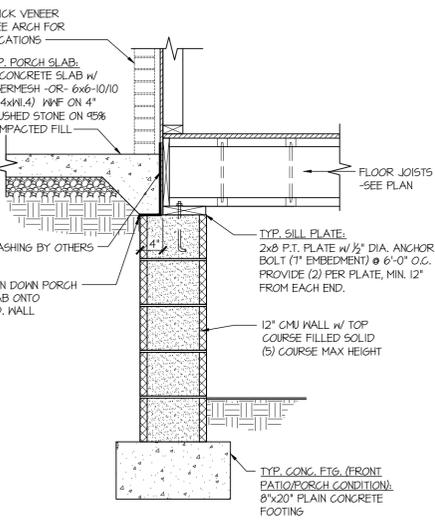
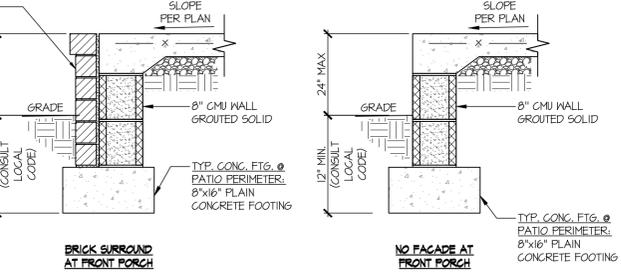
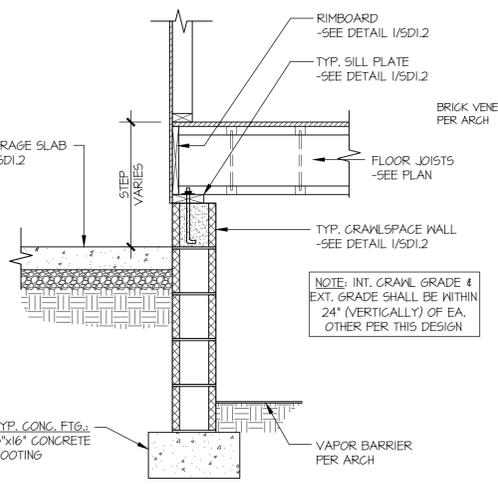
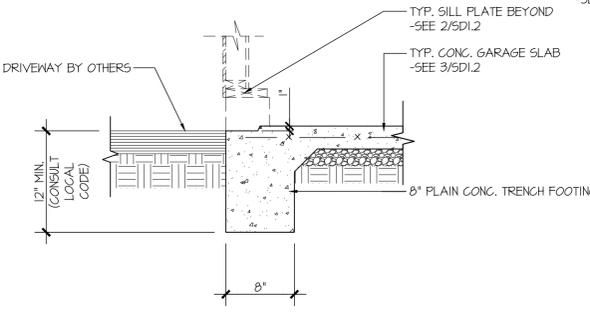
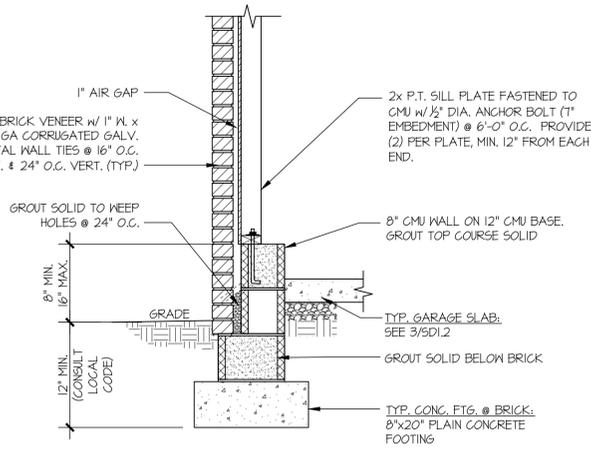
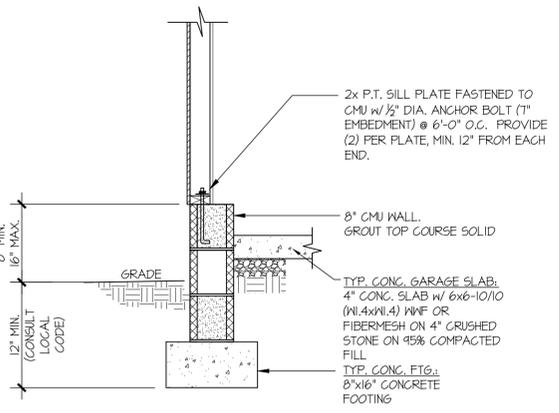
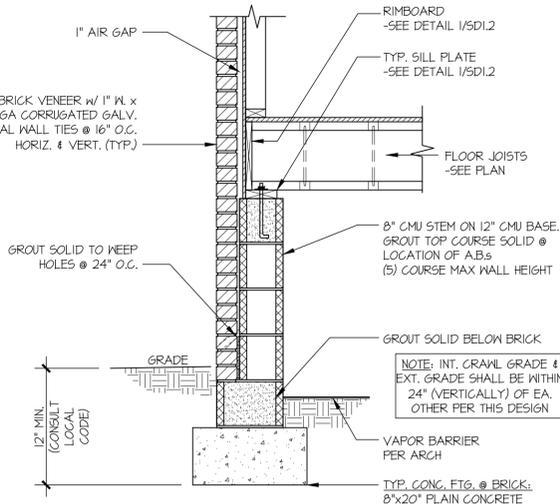
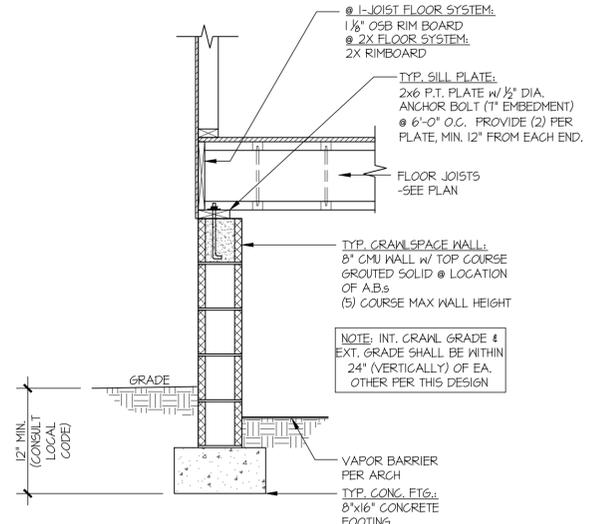
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FOUNDATION DETAILS

CRAWFORD MODEL

RALEIGH, NC

sheet:
SD1.2





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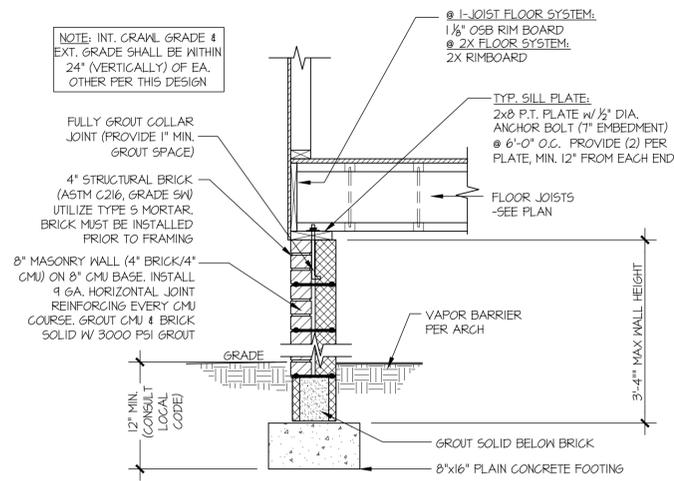
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FOUNDATION DETAILS

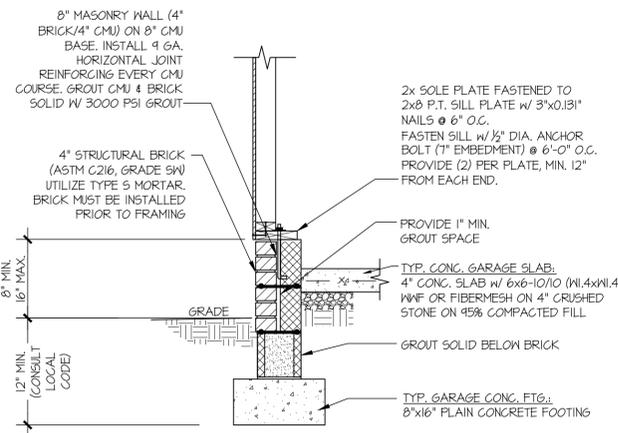
CRAWFORD MODEL

RALEIGH, NC

sheet:
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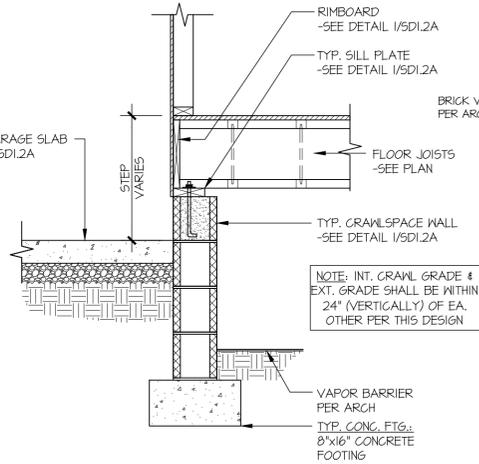


1 TYPICAL CRAWLSPACE FOUNDATION
w/ BRICK WATERTABLE

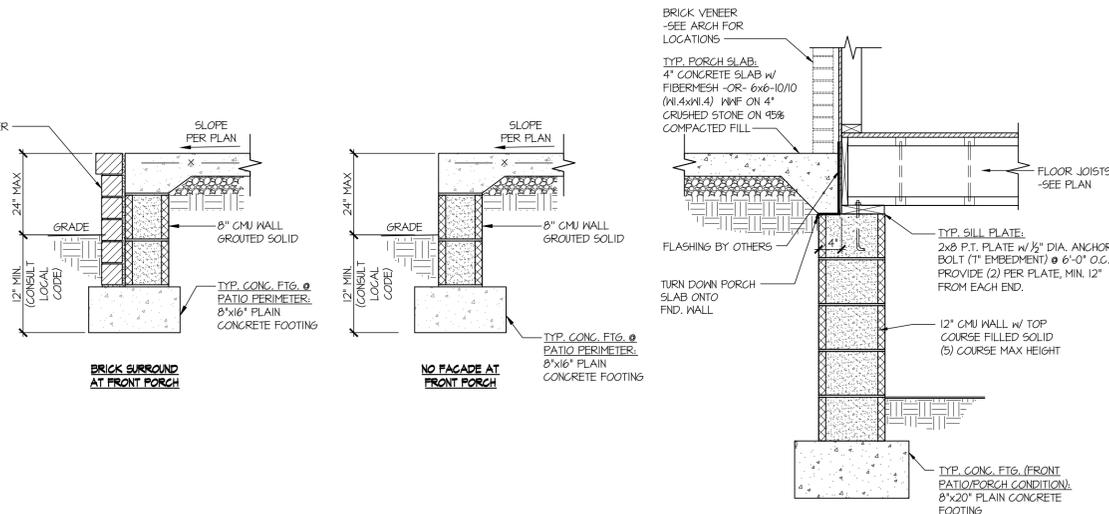


3 TYPICAL CRAWLSPACE FOUNDATION @ EXTERIOR GARAGE WALL
w/ BRICK WATERTABLE

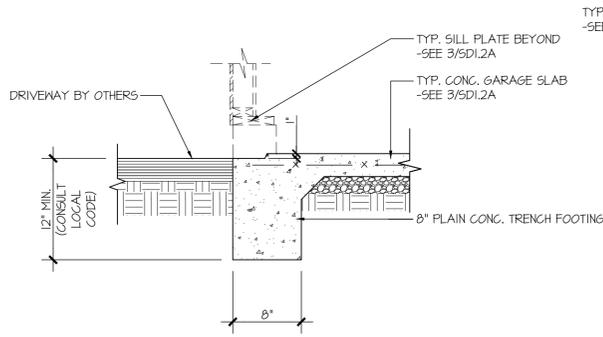
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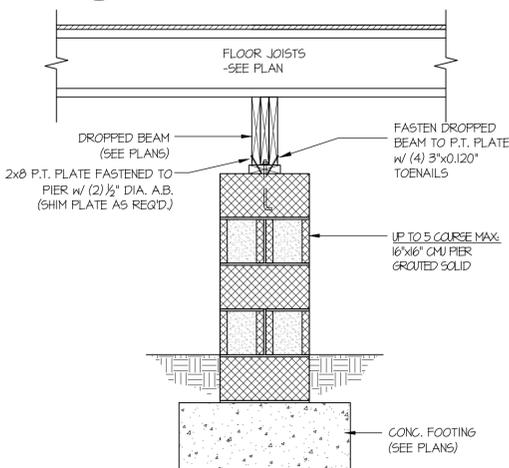
6 TYPICAL CRAWLSPACE FOUNDATION @ INTERIOR GARAGE WALL



7 TYPICAL CRAWLSPACE FOUNDATION @ FRONT PATIO/COVERED PORCH



5 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING



5 TYPICAL CRAWLSPACE FOUNDATION @ INTERIOR PIER

NOT USED



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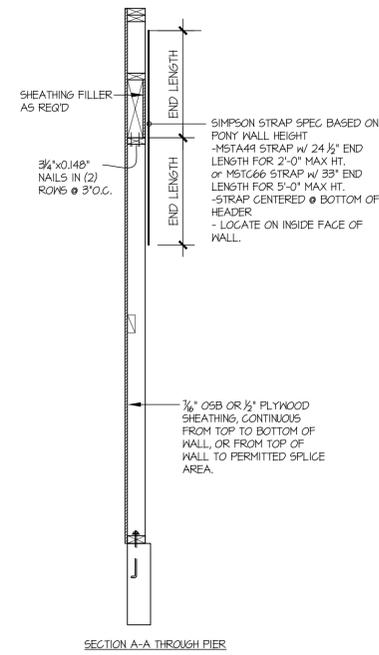
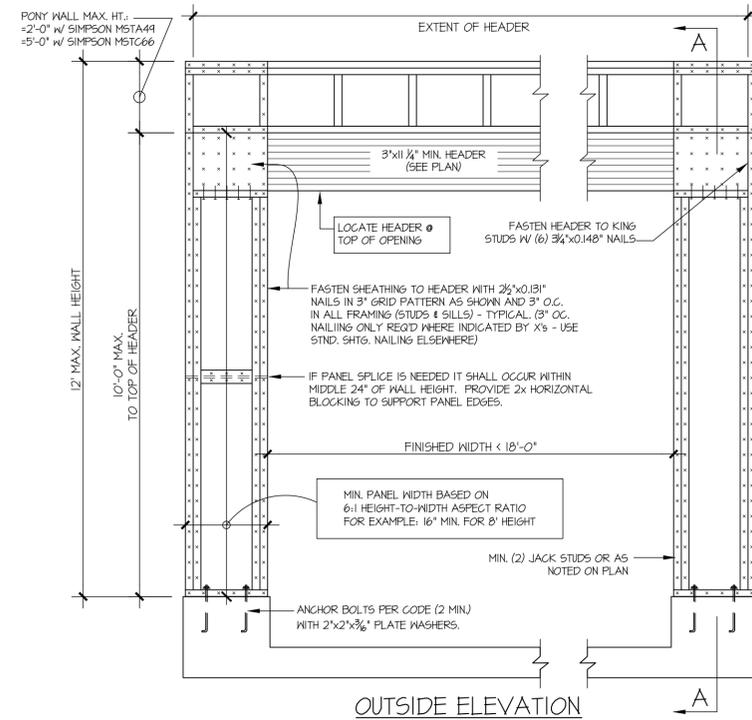
REVISIONS:
date: initial:

DAVIDSON HOMES

FOUNDATION DETAILS
CRAWFORD MODEL

RALEIGH, NC

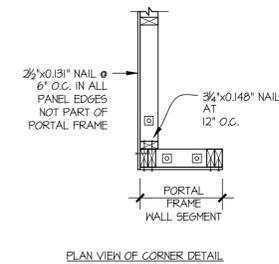
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SD2.0



SECTION A-A THROUGH PIER

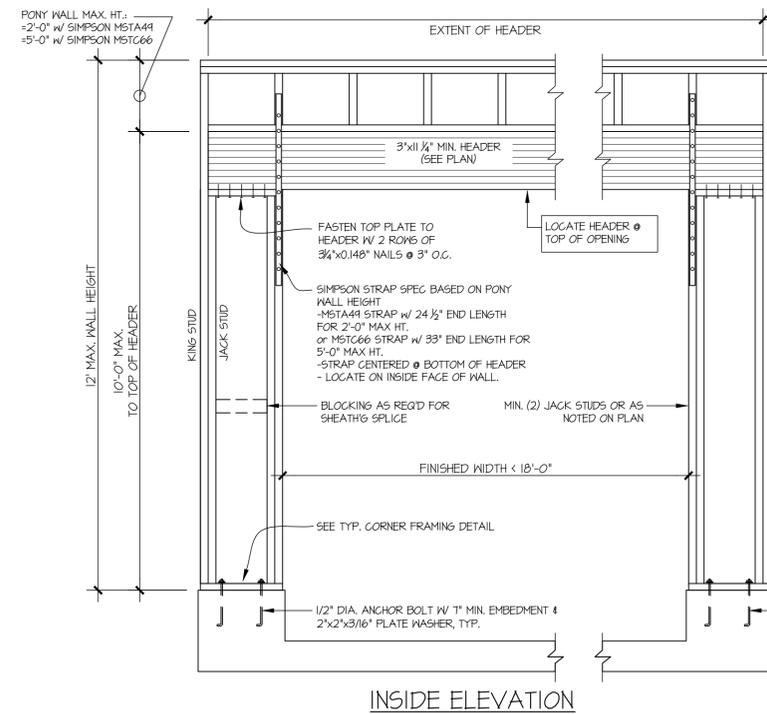
NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALL SHALL BE FULLY SHEATHED WITH 1/2" PLYWOOD OR 1/2" OSB

WALL FRAMING SPECIFICATION:
#2x4 WALL: USE #2 GRADE STUDS (OR BETTER)
#2x6 WALL: USE SFF 'STUD' GRADE STUDS (OR BETTER)



PLAN VIEW OF CORNER DETAIL

ALTERNATIVES TO 1/2" DIA. ANCHOR BOLT:
1) 1/2" DIA. x 6" LONG SIMPSON TITEN HD
2) 1/2" DIA. THREADED ROD EPOXY SET w/ 1/4" x 1/2" EMBED. (MIN UTILIZING HILTI HY200 EPOXY ANCHORING SYSTEM (OR EQUAL))



INSIDE ELEVATION



GARAGE PORTAL FRAME BRACING ELEVATION

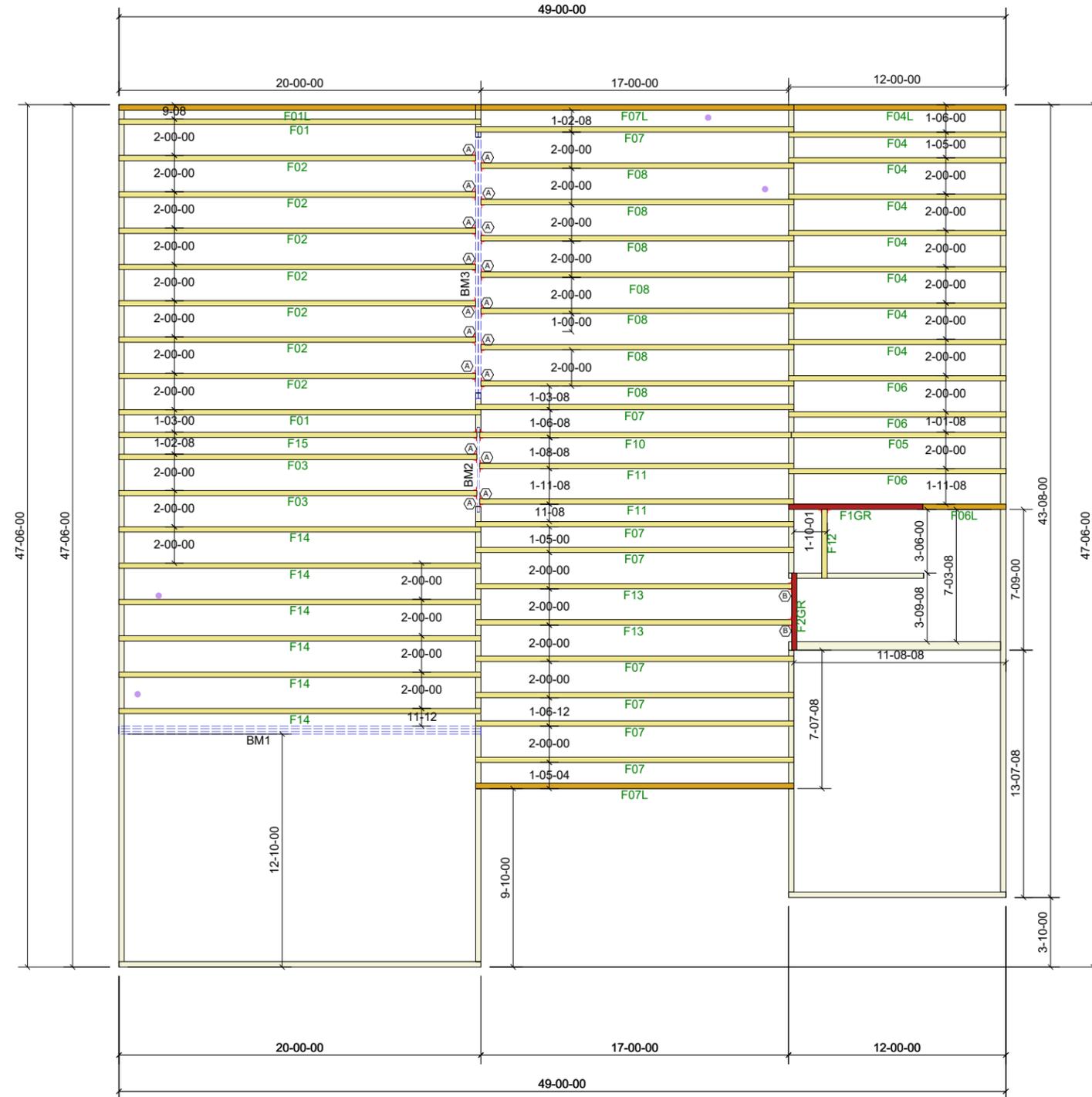
SCALE: N.T.S.

BOTH SIDES OF GARAGE DOOR
115 MPH WIND SPEED (ULT)

THIS LAYOUT IS INTENDED FOR THE PURPOSE OF TRUSS LOCATION AND PLACEMENT ONLY. REFER TO THE BUILDING PLANS FOR ACTUAL BUILDING CONSTRUCTION.



DEDICATED TO QUALITY AND EXCELLENCE
200 EMMETT ROAD
DUNN, NORTH CAROLINA 28334
PHONE: 910-892-8400



Products				
PlotID	Length	Product	Plies	Net Qty
BM3	16-00-00	1-3/4" x 14" VERSA-LAM® LVL 2.1E 3100 SP	2	2
BM2	6-00-00	1-3/4" x 14" VERSA-LAM® LVL 2.1E 3100 SP	1	1
BM1	20-00-00	1-3/4" x 16" VERSA-LAM® LVL 2.1E 3100 SP	3	3

HANGER LIST		
A	LUS410	29
B	THA422	2
C	-	-

PROJECT: 65 TOBACCO ROAD

CUSTOMER: Davidson Homes

MODEL: CRAWFORD C - FLOOR

ORDER # P02720-1405
DRAWN BY: BES
PRINT DATE: 7/15/2024
SCALE: N.T.S.

TOP LIVE LOAD:
TOP DEAD LOAD:
BOTTOM LIVE LOAD:
BOTTOM DEAD LOAD:

GENERAL NOTES:
- DO NOT CUT OR MODIFY TRUSSES
- TRUSSES ARE SPACED 19.2" ON CENTER UNLESS OTHERWISE NOTED
- REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS FOR THE LOCATION OF LATERAL BRACING AND MULTI-PLY CONNECTION REQUIREMENTS.
- PER ANSI TPI 1-2002 THE TRUSS ENGINEER IS RESPONSIBLE FOR TRUSS TO TRUSS CONNECTIONS AND TRUSS PLY TO PLY CONNECTIONS. THIS TRUSS PLACEMENT PLAN RECOMMENDS TRUSS TO BEARING CONNECTIONS AND TRUSS TO BEAM CONNECTIONS WHICH SHALL BE REVIEWED BY THE BUILDING DESIGNER. IT IS THE RESPONSIBILITY OF THE BUILDING DESIGNER TO RESOLVE ALL ROOF FORCES ADEQUATELY TO THE FOUNDATION.

Crawl Level Floor Area	1st Level Floor Area	2nd Level Floor Area
0	2114.33	0

Tobacco Road Lot 65

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200 EMMETT ROAD
DUNN, NORTH CAROLINA 28334
PHONE: 910-892-8400

PROJECT: 65 TOBACCO ROAD

CUSTOMER: Davidson Homes

MODEL: CRAWFORD Elev - C - ROOF

QUOTE # P02720-1405
5
PRINT DATE: 7/15/2024
DRAWN BY: BES
SCALE:

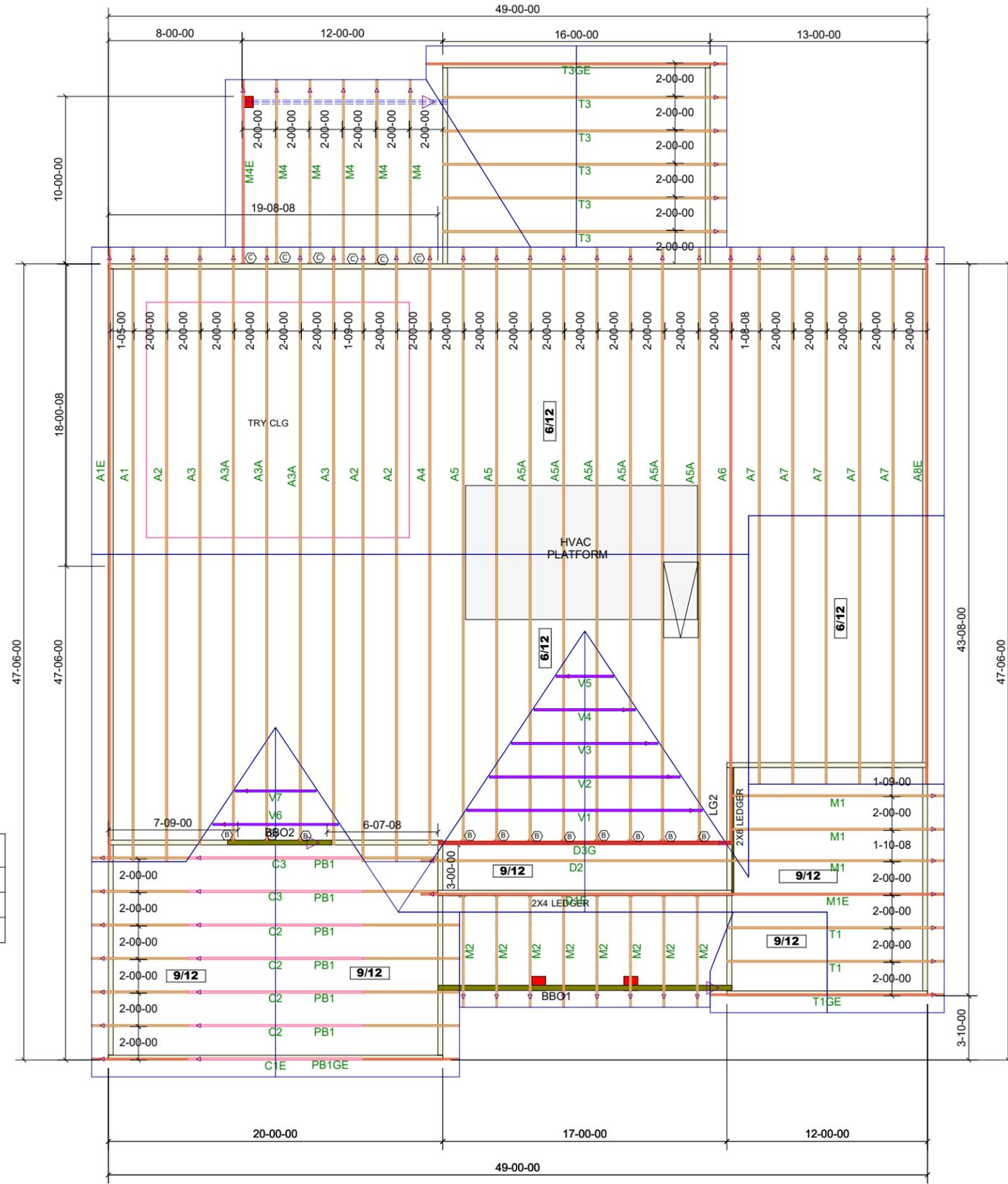
TOP LIVE LOAD:

TOP DEAD LOAD:

BOTTOM LIVE LOAD:

BOTTOM DEAD LOAD:

HANGER LIST		
A	LUS26	6
B	HUS26	11
C	-	-



GENERAL NOTES:
- DO NOT CUT OR MODIFY TRUSSES
- TRUSSES ARE SPACED 24" ON CENTER UNLESS OTHERWISE NOTED
- REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS FOR THE LOCATION OF LATERAL BRACING AND MULTI-PLY CONNECTION REQUIREMENTS.
- PER ANS I TP1 1-2002 THE TRUSS ENGINEER IS RESPONSIBLE FOR TRUSS TO TRUSS CONNECTIONS AND TRUSS PLY TO PLY CONNECTIONS. THIS TRUSS PLAN RECOMMENDS TRUSS TO BEARING CONNECTIONS AND TRUSS TO BEAM CONNECTIONS WHICH SHALL BE REVIEWED BY THE BUILDING DESIGNER. IT IS THE RESPONSIBILITY OF THE BUILDING DESIGNER TO RESOLVE ALL ROOF FORCES ADEQUATELY TO THE FOUNDATION.

Tobacco Road Lot 65