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- EXACT SIZE AND REINFORCEMENT OF ALL CONCRETE FOOTINGS MUST BE DETERMINED BY LOCAL SOIL CONDITIONS AND ACCEPTABLE PRACTICES OF CONSTRUCTION. VERIFY DEPTH WITH LOCAL ENGINEER.
- VERIFY ALL STRUCTURAL ELEMENTS FOR DESIGN AND SIZE WITH LOCAL ENGINEER AND BUILDING OFFICIALS.
- BOTTOM OF ALL FOOTINGS SHALL EXTEND BELOW FROST-LINE VERIFY DEPTH.

**PLAN AND FRAMING NOTES:**  
IMPORTANT: PLEASE SEE ALL PLAN AND FRAMING NOTES ON SHEET A-10 FOR ADDITIONAL CODE COMPLIANCE INFORMATION NOT SHOWN ON THIS SHEET. THE NOTES ON SHEET A-10 ARE APPLICABLE TO THIS SHEET IN CONJUNCTION WITH THESE DRAWINGS TO ENSURE CODE COMPLIANCE.

**FRAMING NOTES:**  
1. USE 12" X 4" JACK STUDS BESIDE ALL OUTSIDE DOOR & WINDOW OPENINGS UNLESS OTHERWISE NOTED.  
2. PROTECTIVE CONTINUE ALL PORTS TO FOUNDATION WALL OR BEARING WALLS BELOW AND USE SOLID SLABGING AT FLOOR SYSTEM BETWEEN PORTS.  
3. ALL METAL HANGERS SHALL BE DESIGNED AND SPECIFIED BY FLOOR JOIST MANUFACTURERS.  
4. ALL MULTIPLE 2x STUD JOISTS SHALL BE NAILLED.  
5. JOIST MANUFACTURER SIGNED & SEALED FLOOR FRAMING PLANS SHALL BE PROVIDED TO INSPECTOR AT FIELD INSPECTION.

**FLOOR JOIST MANUFACTURER NOTES:**  
1. FLOOR FRAMING SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY CSE DESIGNS, INC. PRIOR TO FABRICATION, PANELIZATION AND ANY CONSTRUCTION.  
2. ALL GINDER JOISTS SHALL BE DESIGNED AND ENGINEERED BY THE FLOOR JOIST MANUFACTURERS.  
3. JOIST MANUFACTURER SIGNED & SEALED FLOOR FRAMING PLANS SHALL BE PROVIDED TO INSPECTOR AT FIELD INSPECTION.

**MANUFACTURED ROOF TRUSS NOTES:**  
1. ROOF FRAMING SHOP DRAWINGS ARE TO BE SUBMITTED TO AND APPROVED BY CSE DESIGNS, INC. PRIOR TO FABRICATION, PANELIZATION AND ANY CONSTRUCTION.  
2. ALL GINDER TRUSSES SHALL BE DESIGNED AND ENGINEERED BY THE ROOF TRUSS MANUFACTURERS.  
3. TRUSS MANUFACTURERS SIGNED & SEALED ROOF FRAMING PLANS SHALL BE PROVIDED TO INSPECTOR AT THE TIME OF FIELD INSPECTION.

(P) 3/4" x 1/4" STEEL PIPE COLUMN (SCHEDULE 40) MAX. 8,000# LOAD - WELD BOLT BEAM TO POST - ANCHOR POST BASE TO CONC. W/ (2) 1/2" CONC. EXP. BOLTS.

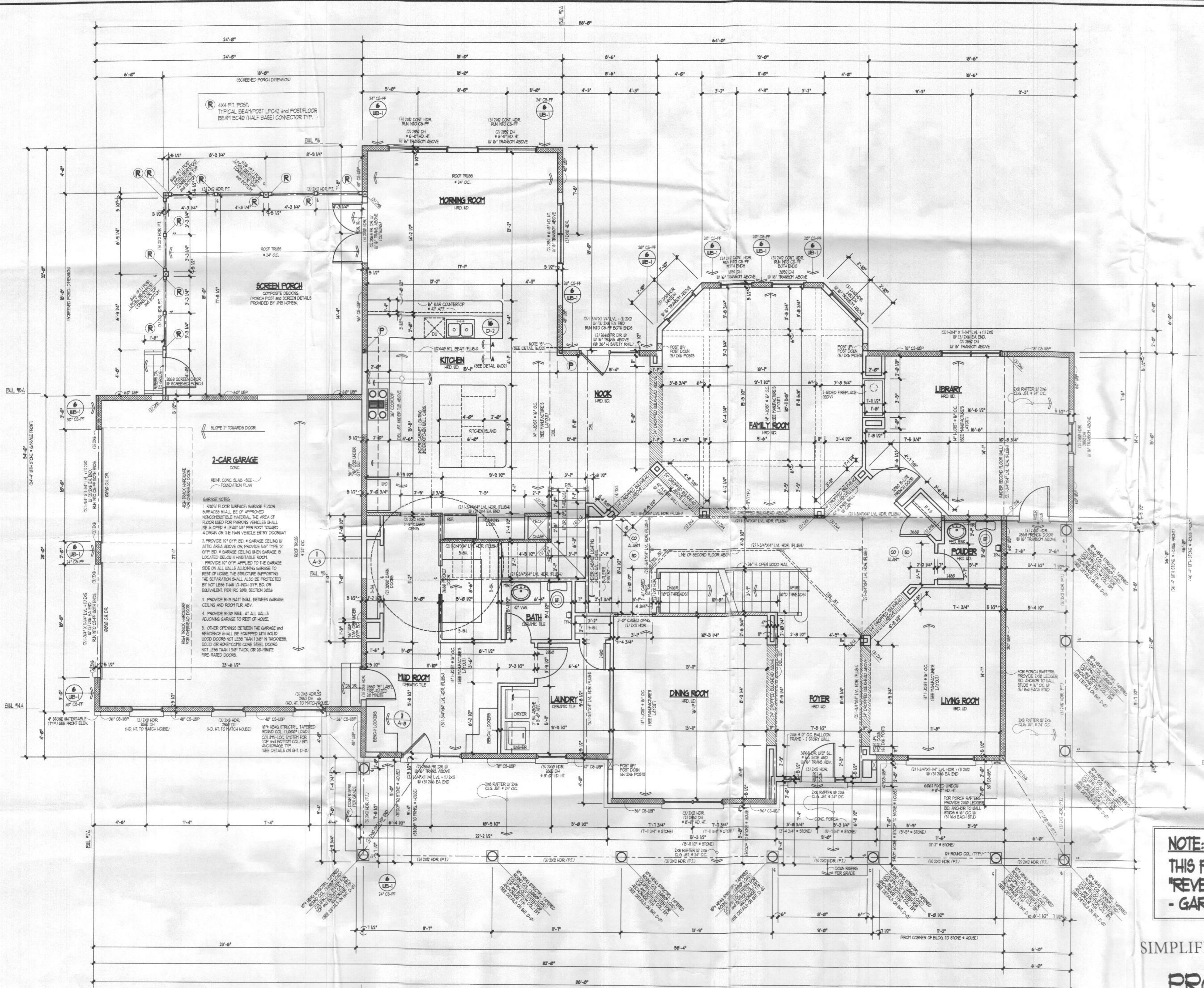
SEE ATTACHED MANUFACTURER'S FLOOR AND ROOF FRAMING LAYOUT FOR MORE INFORMATION.

**NOTE:**  
THIS PLAN WILL BE BUILT AS "REVERSE PLAN" CONDITION - GARAGE RIGHT.

SIMPLIFIED FLOOR PLANS

**PROGRESS SET**

(NOT FOR CONSTRUCTION)



**FIRST FLOOR PLAN**  
2675 SQ. FT. (Garage 672 SQ. FT.) SCALE: 1/4" = 1'-0"

Revisions


Product Name  
**JMB Homes**  
**The Gillette Residence**

Sheet Title  
**Second Floor Plan**

CSE Designs, Inc.  
7371 Atlas Walk Way,  
Suite 110,  
Galitersville, Virginia 20155  
Ph: 703-969-2878  
Fax: 703-754-9317



Seal

Drawing No.  
**A-3**

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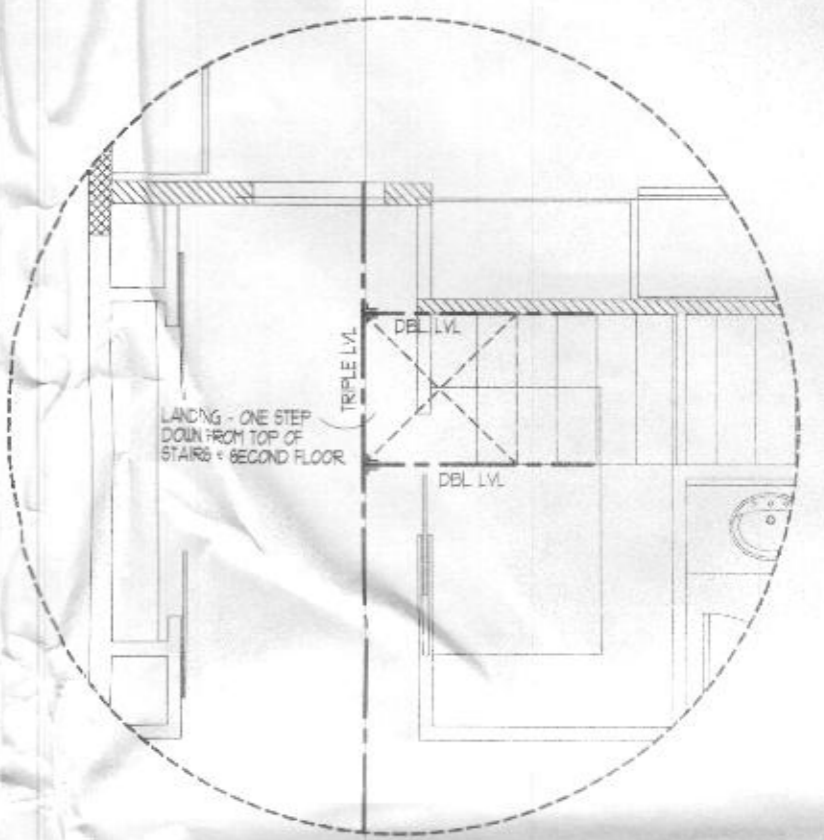
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- VERIFY ALL STRUCTURAL ELEMENTS FOR DESIGN AND SIZE WITH LOCAL ENGINEER AND BUILDING OFFICIALS.
- BOTTOM OF ALL FOOTINGS SHALL EXTEND BELOW FROST-LINE. VERIFY DEPTH.
- ALL CONSTRUCTION IS TO COMPLY WITH THE LATEST EDITIONS OF THE APPLICABLE BUILDING CODES AND ALL OTHER APPLICABLE REGULATIONS, FEDERAL, STATE AND LOCAL.

**PLAN AND FRAMING NOTES:**  
IMPORTANT: PLEASE SEE ALL PLAN AND FRAMING NOTES ON SHEET A-0 FOR ADDITIONAL CODE COMPLIANCE INFORMATION NOT SHOWN ON THIS SHEET. THE NOTES ON SHEET A-0 ARE APPLICABLE TO THIS SHEET IN CONJUNCTION WITH THESE DRAWINGS TO ENSURE CODE COMPLIANCE.

SEE ATTACHED MANUFACTURER'S FLOOR AND ROOF FRAMING LAYOUT FOR MORE INFORMATION.

**ROOF TRUSS TIE-DOWN STRAP SCHEDULE**

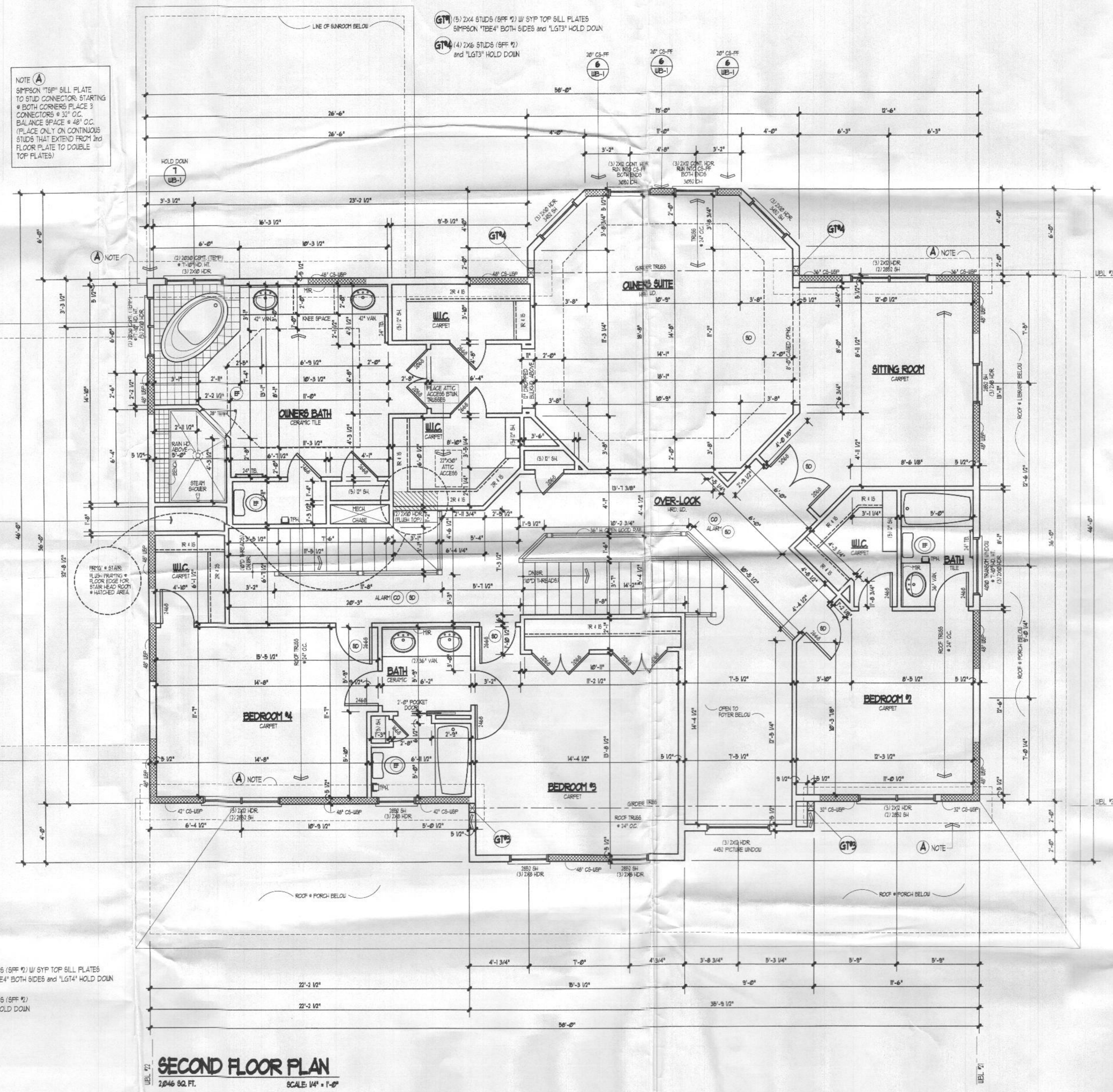
UPLIFT LOAD (NOT TO EXCEED)	FASTENER (SIMPSON OR EQUAL)		
	ITEM #	TO RAFTERS/ TRUSSES	TO PLATES/ STUDS
100 LBS.		2 - 16d TOE NAILS - PER CODE	
340 LBS.	H2.5	5 - 8d	5 - 8d
690 LBS.	(2) H2.5	10 - 8d	10 - 8d
860 LBS.	MT502	1 - 10d	1 - 10d
1360 LBS.	(2) L1502	2 - 10d	2 - 10d
1684 LBS.	(2) H10	16 - 8d X 1-1/2 TO WALL FRAMING	TO TRUSSES
1400 LBS.	(2) MT502	14 - 10d	14 - 10d
<b>GREYER TRUSS</b>			
385 LBS.	LG72 (2-PLY)	16 - 16d	14 - 16d
395 LBS.	LG73 (3-PLY)	2 - SDS 1/2X3/4	26 - 16d
1365 LBS.	LG14 (4-PLY)	2 - SDS 1/2X3/4	30 - 16d
USE 16d SINKERS			
* LOADS MODIFIED FOR SPRUCE PINE FRAMING MATERIAL			



**NOTE:**  
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**PROGRESS SET**  
(NOT FOR CONSTRUCTION)

SIMPLIFIED FLOOR PLANS



**NOTE (A)**  
SIMPSON "TSP" SILL PLATE TO STUD CONNECTOR. STARTING @ BOTH CORNERS PLACE 3 CONNECTORS @ 3" O.C. BALANCE SPACE @ 48" O.C. (PLACE ONLY ON CONTINUOUS STUDS THAT EXTEND FROM 2nd FLOOR PLATE TO DOUBLE TOP PLATES)

**GT1** (6) 2X4 STUDS (8FF #2) W/ SYP TOP SILL PLATES SIMPSON "TBE4" BOTH SIDES and "LGT4" HOLD DOWN  
**GT2** (5) 2X6 STUDS (8FF #2) and "LGT3" HOLD DOWN

INGR STEAR GENERATOR KIT LOCATION. CONNET THAT ROOM FRAMING BOTH PROVIDED COMPLES WITH MIN. REQUIRED WIDTH PER MANUFACTURER SPEC.

FRM'G. STAIRS. 15.5" FRAMING @ FLOOR EDGE FOR STAIR HEAD ROOM @ MATCHED AREA.

LINE OF GARAGE BELOW

LINE OF PORCH BELOW