

General Specs:

- All material and work shall be finished and completed in strict accordance with all provisions of the applicable adopted model building code, amendments, ordinances and all referenced standards.
- Under no conditions shall structural member be removed, cut, relocated, or otherwise damaged without engineer's written consent.
- Fire-stopping system shall be installed to resist the spread of fire, smoke, and gases according to all applicable codes.
- General Contractor to provide miscellaneous blocking and framing as required to support facing materials, fixtures, specialty items, and trim.
- Back filling of holes around column shall be done with the excavated soil and compacted continuously as the hole is being filled to minimize settling. It is normal and expected that settling will occur and addition materials will need to be added to level the holes. If gravel is to be used as back fill, it must be a well-graded, crushed, granular aggregate such as IN-53% or IL-CA-6.
- Interior finishes shall have flame spread and smoke developed indexes that are less than or equal to what the governing building code allows.
- Purchaser responsible for holding all trades accountable for maintaining / repairing any penetrations through insulation and/or barrier(s) to their original uncompromised state.

Wood Specs:

- Design and construction of all structural wood members shall be in accordance with the current or referenced issue of American Wood Council-NDG with supplement.
- Minimum grades of all wood members shall be as follows unless noted otherwise:
Girts - (2x4) MSR1650 SPF - (2x6) #2 SPF or better
Purlins, studs & bracing - (2x4) #2 SPF or better - (2x6) #2 SPF or better
Columns - (2x6) #1 SYP treated & non-treated
Columns - (2x8) #1 SYP treated & MSR2400 SYP non-treated
Truss webs, chords, headers, joist, rafters & all other framing material
#1 or #2 SYP - (2x4 & 2x6)
MSR 2400 SYP - (2x8, 2x10 & 2x12)
2.0E F_y = 3,100psi - (LVJ)
- All members in contact with soil or concrete shall be preservative-treated to min 0.8 #/c.f. retention CCA for columns/posts and UC4 Ground Contact for all others.
- Plywood and OSB, when shown on construction documents shall be APA rated.
- Deflections of wood members shall be limited to the model building code-specified minimums.

Fastener Specs:

- Nails shall be called out on drawings by penny weight. The following fasteners & specs have been used in design & shall be used in construction:
1 Od x 1 1/2" - .148" x 1 1/2"
- 1 Od - .120" x 2 3/4" threaded pneumatic
- 1 Gd - .162" x 3 1/2" common
- 1 Gd R.S. - .148" x 3 1/2" threaded hardened-steel
- Substitution of fasteners shall not be permitted without the written consent of the design engineer except as follows:
- 1 Od nails may be used to replace 1 Gd or 1 Gd R.S. nails where specified at a 2:1 ratio.
- 1 Gd or 1 Gd R.S. nails may be used to replace 1 Od nails where specified at a 2:3 ratio.
- Unless noted otherwise all nails shall be evenly distributed over the connection area, placed in an orderly straight pattern, and shall be driven into the center of the narrow face of 2x members when applicable. Edge distances, end distances and spacing for nails shall be sufficient to prevent splitting of the wood. Nails that do not make a solid connection shall be compensated for by adding extra nails that meet the required specs.
- Fasteners in pressure treated lumber must be hot-dipped galvanized, stainless steel or tested for that purpose.
- All light-gauge metal connectors shall be fastened per manufacturer's specs.
- Fasteners called out on the drawings shall be as follows:
- STRUCTURAL-XS - 1/4" x 1 1/2" GRK R55 or equal
- STRUCTURAL-S - 3/8" x 2 1/2" GRK R55 or equal
- STRUCTURAL-M - 3/8" x 4" GRK R55 or equal
- STRUCTURAL-L - 3/8" x 6" GRK R55 or equal
- PURLIN SCREW - 3/8" x 6" FASTENMASTER HEADLOK or equal
- I-BEAM SCREW - 1/2"-20 x 2 3/4" IMPAX WOOD TO METAL SELF-DRILLER or equal
- CONCRETE SCREW - 1/4" x 2 3/4" TAPCON or equal

Sheet Metal Specs:

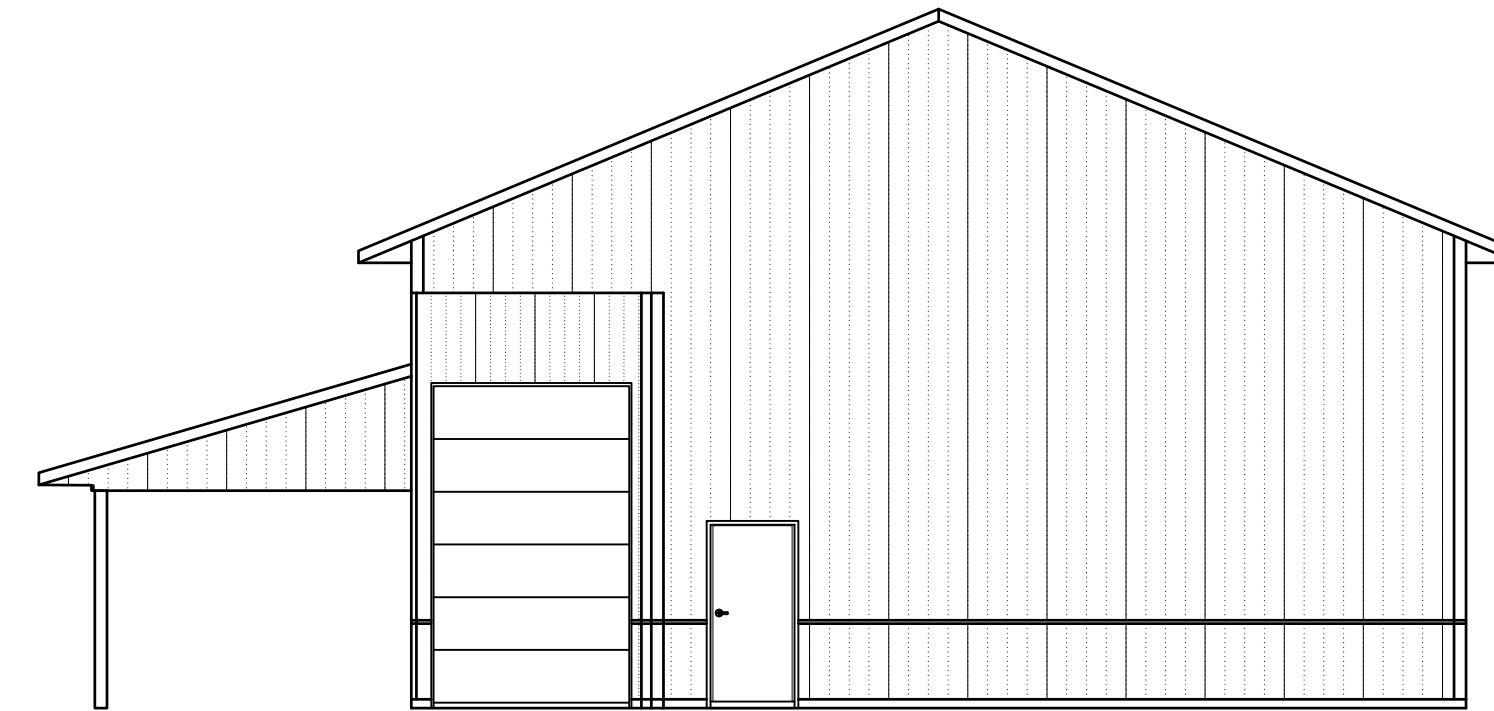
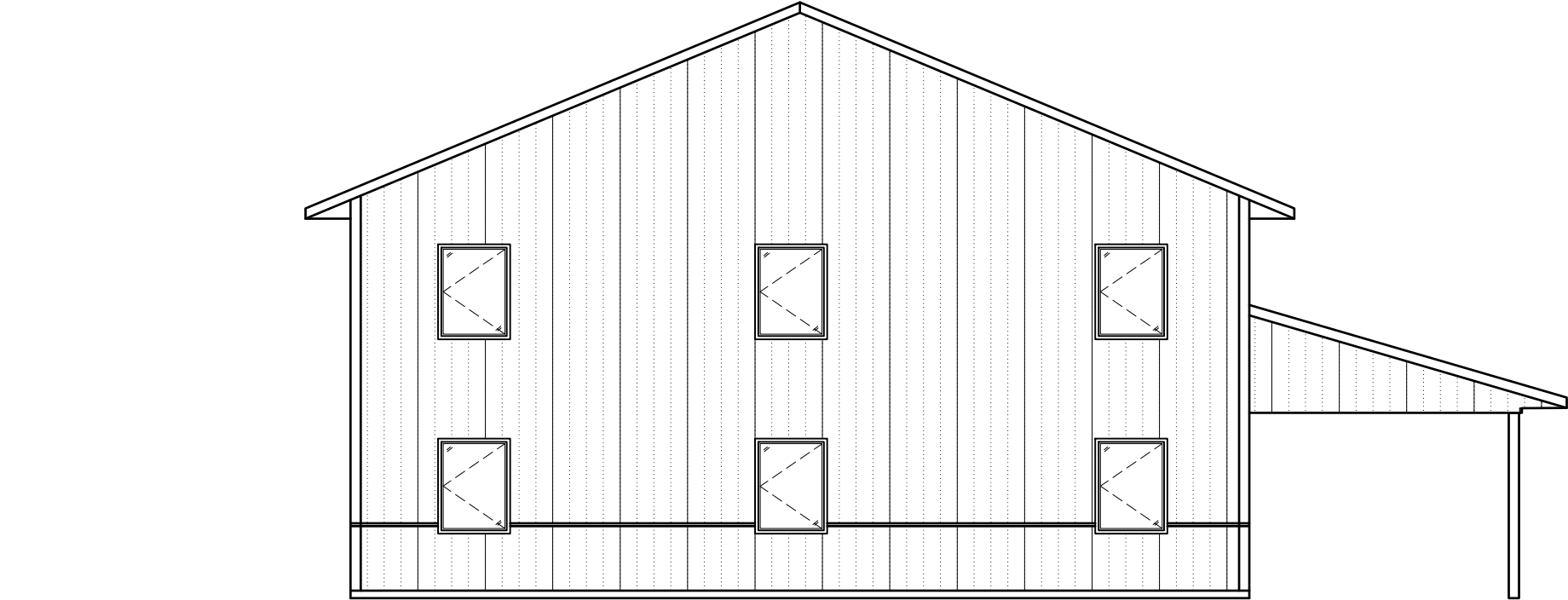
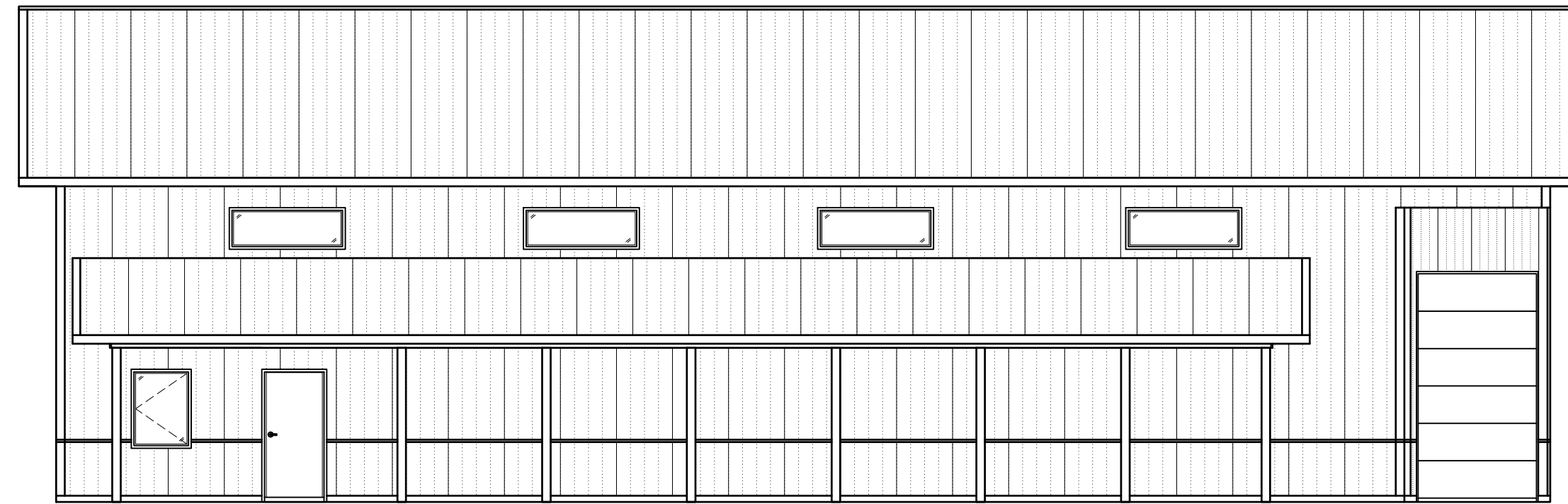
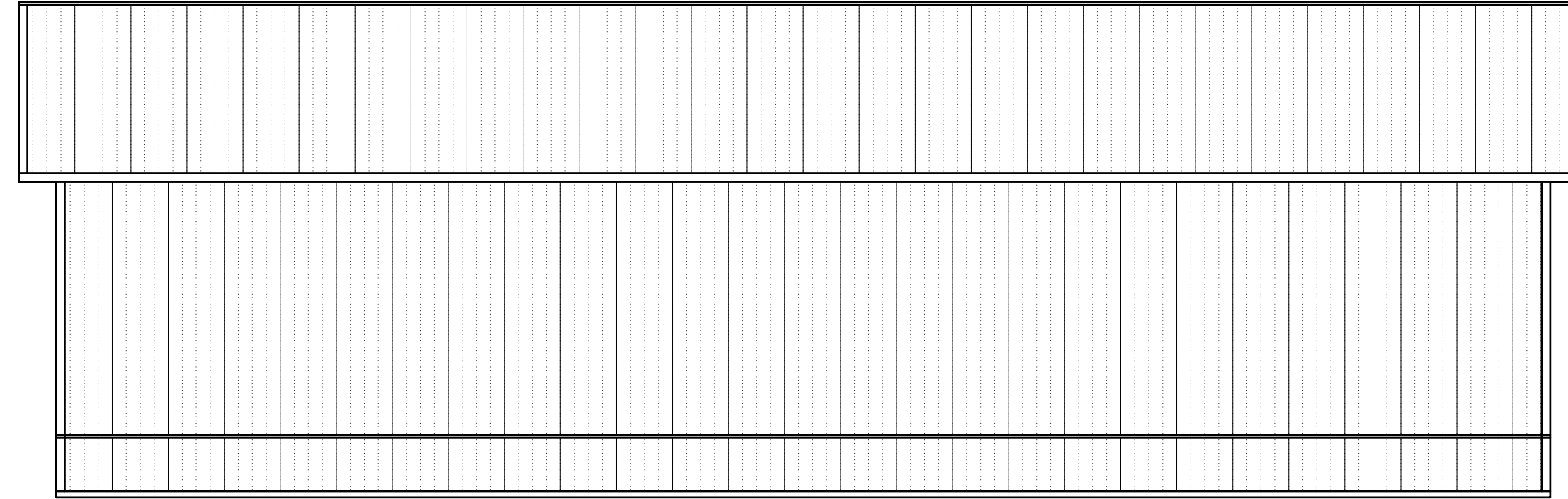
- Roof material: Pre-finished galvanized or galvalume panels, colors as selected by owner. Panels shall be min. 29 gauge.
- Fasteners: Stainless steel capped #9 carbon steel screw with an integral washer, EPDM seal & finish to match sheet metal color.
- Install fasteners in pattern shown in drawings.
- Gutters and down spouts shall be 29 gauge, pre-finished, color as selected by owner.
- Metal roofing & siding diaphragm strength shall be per FBI Buildings Inc. proprietary specs.

Finishes (when applicable):

- Drywall installation must take into consideration the fact that there will be unavoidable truss deflections. Proper usage of deflection clips and fastener patterns must be utilized to reduce cracking potential.
- Interior finishes shall have flame spread and smoke developed indexes that are less than or equal to what the governing building code allows.

Insulation & Vapor Retarder (when applicable):

- Ceiling insulation shall meet or exceed R-values shown on drawings. All indicated spaces shall be completely filled to avoid any gaps or voids.
- Place visqueen vapor retarder on warm side of insulation and secure in place. Seal joints and holes around penetrations with tape.
- Below-grade insulation shall be rigid foam insulation and shall meet the requirements of the Energy Code Compliance Report, if applicable. See detail on sheet G50.
- Insulation materials must meet flame spread and smoke development ratings of the applicable codes.
- Insulation shall be compliant with all provisions of the applicable code and Energy Compliance Reports if applicable. Vapor retarders shall be placed on warm side of insulation and have all penetrations properly sealed.
- Building interiors shall be separated from foam plastic insulation with approved thermal barriers in accordance with the applicable codes.



SHEET INDEX

- 001 TITLE SHEET
- 200 FLOOR PLAN
- 300 ROOF PLAN & TRUSS DRAWING
- 350 TRUSS DRAWINGS
- 400 EXTERIOR ELEVATIONS
- 600 WALL SECTION DETAILS
- 601 PORCH DETAILS
- 650 MISC STANDARD DETAILS
- 651 Q-LYFT DETAILS

DRAWING SYMBOL INDEX

- ⊥ = CENTERLINE OF DIMENSION
- ⊗ = 4"x3" DOWNSPOUT LOCATION
- |||| = LAMINATED COLUMN ORIENTATION (NON-STANDARD)

NO.	DATE	BY	DESCRIPTION
2024-02-01	Jake P.		Approval Set (incl. COSSM) 1926

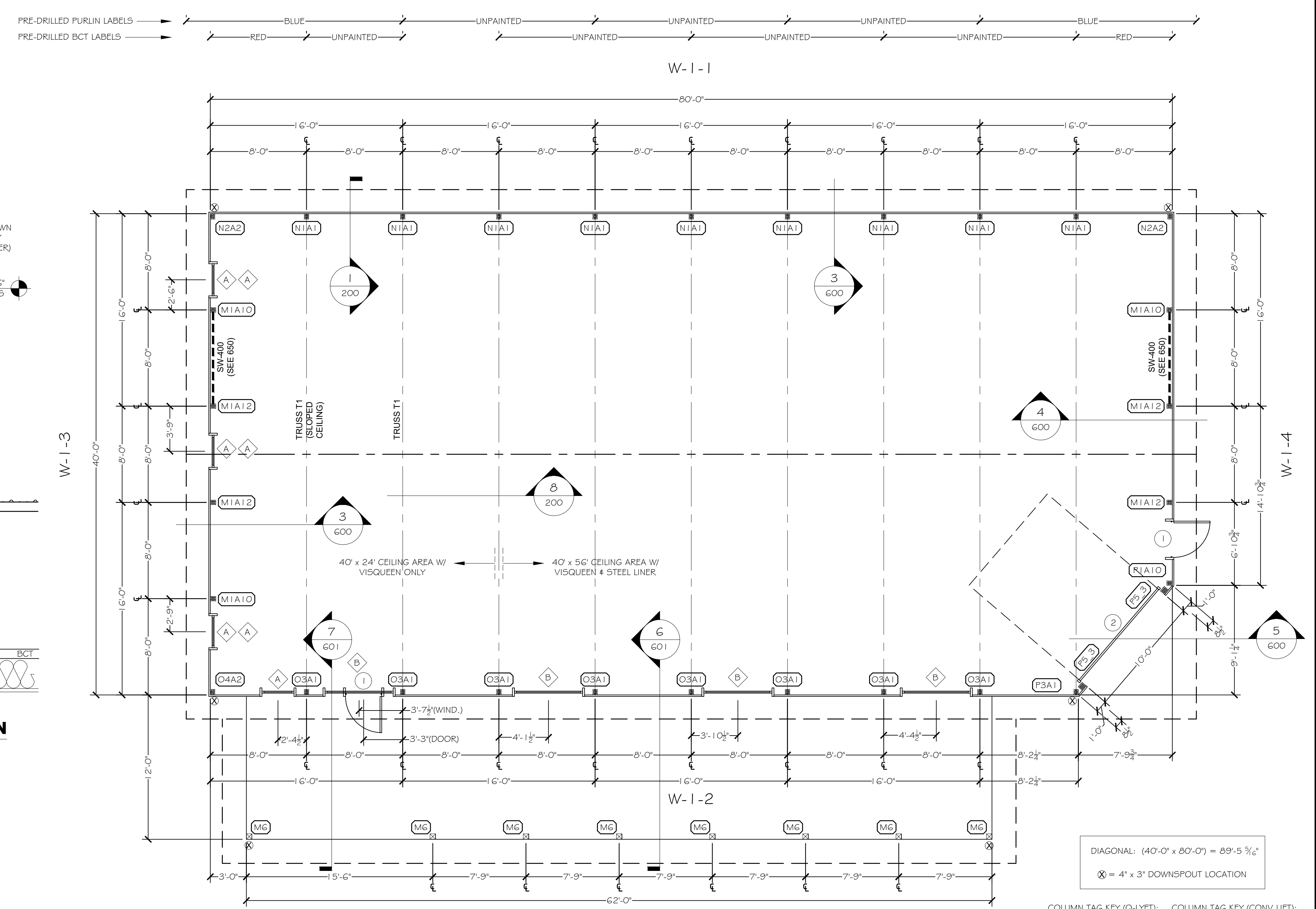
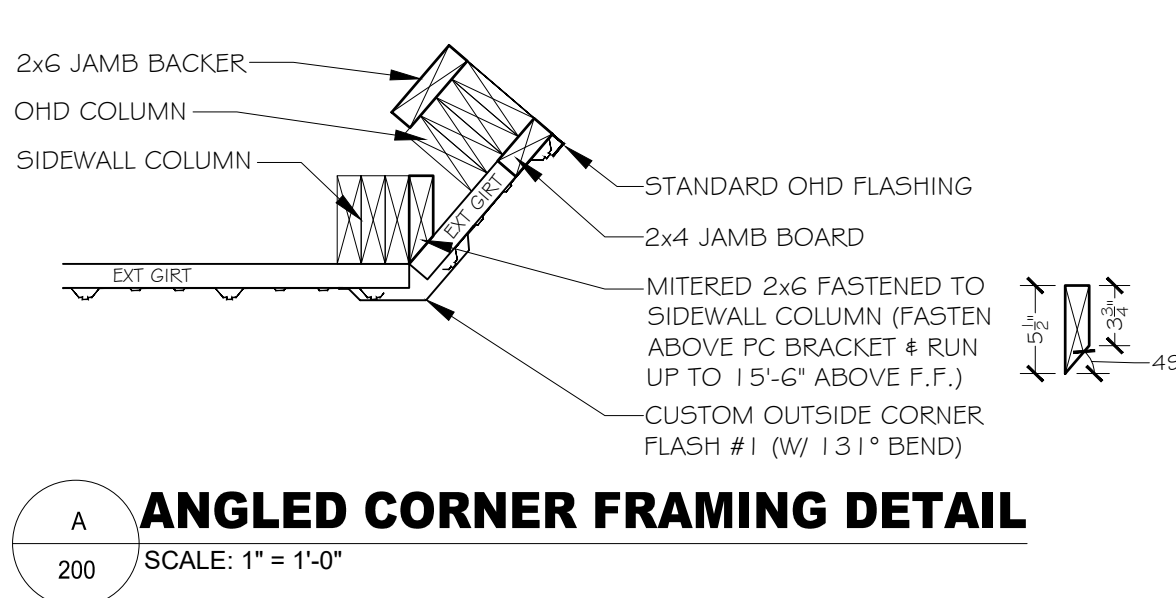
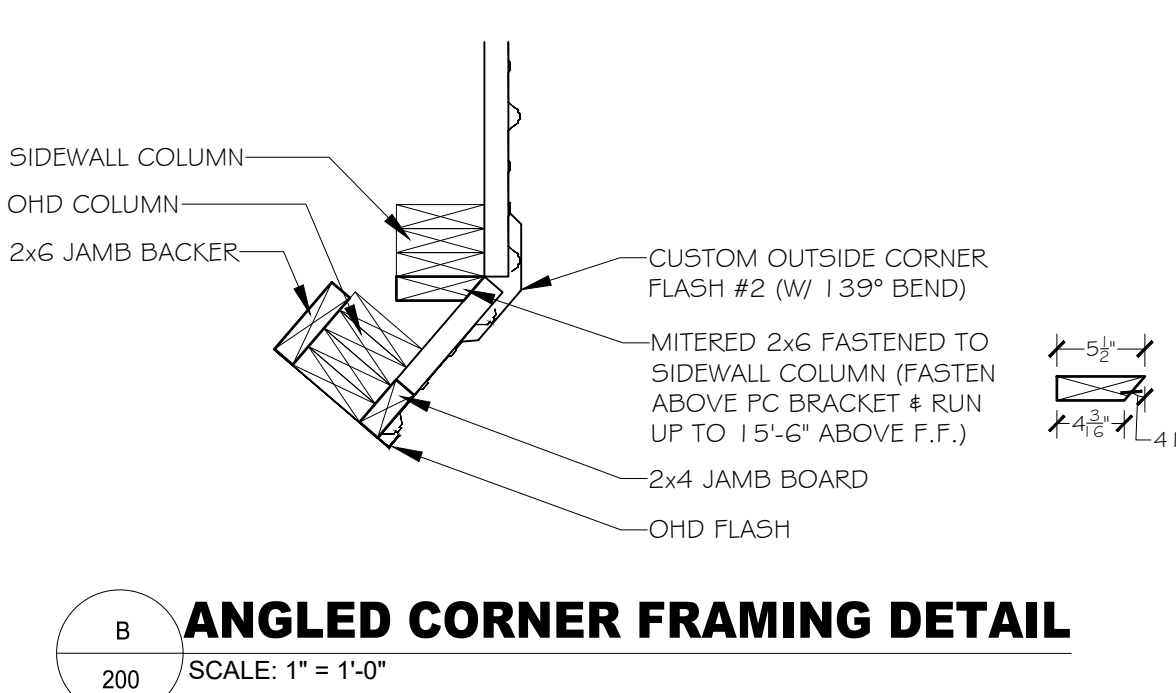
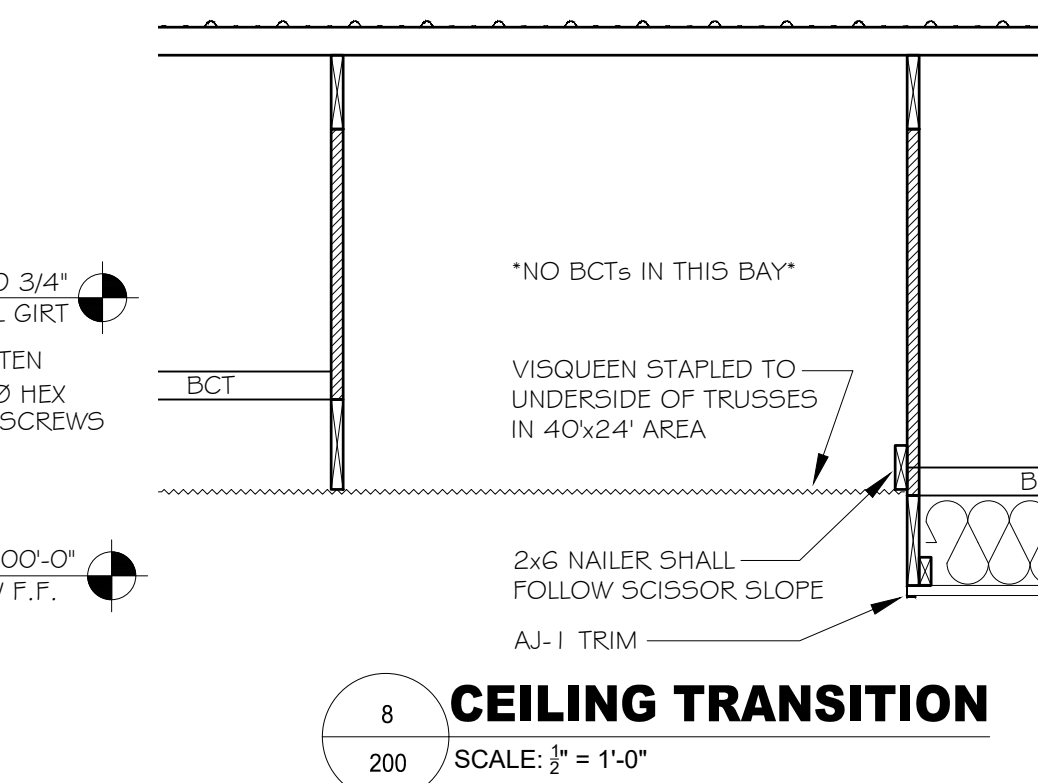
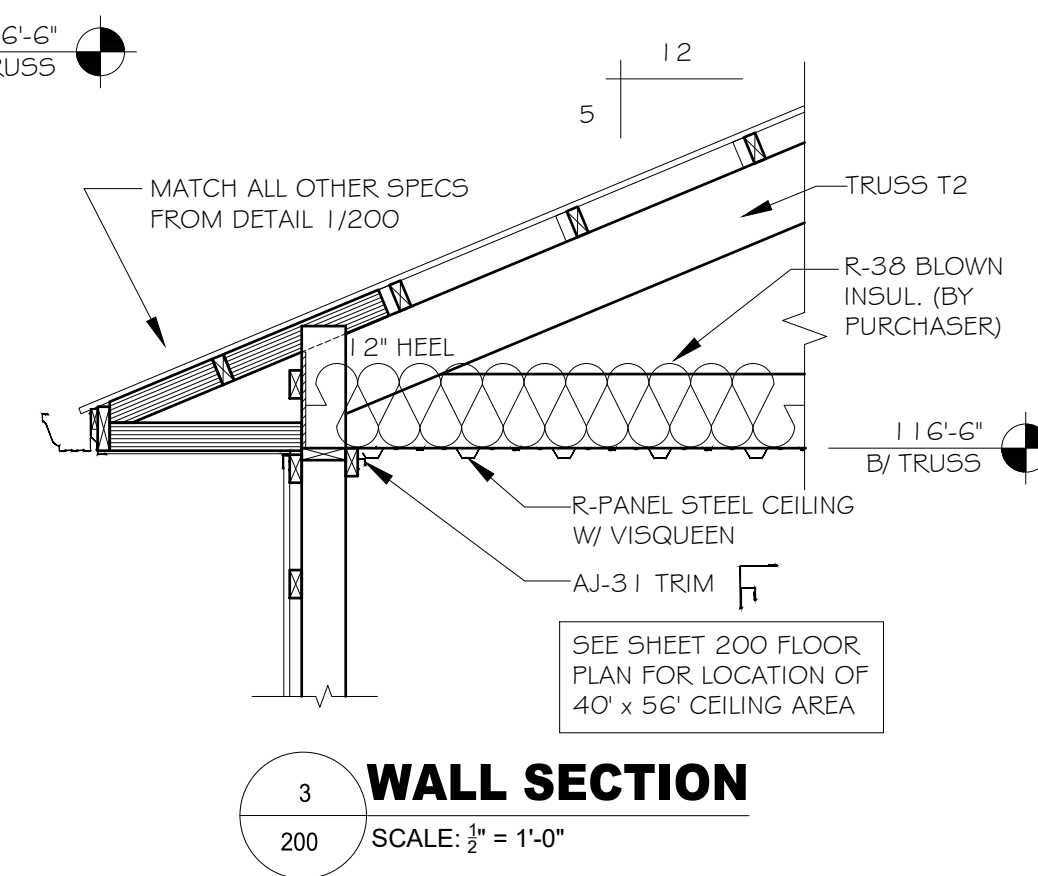
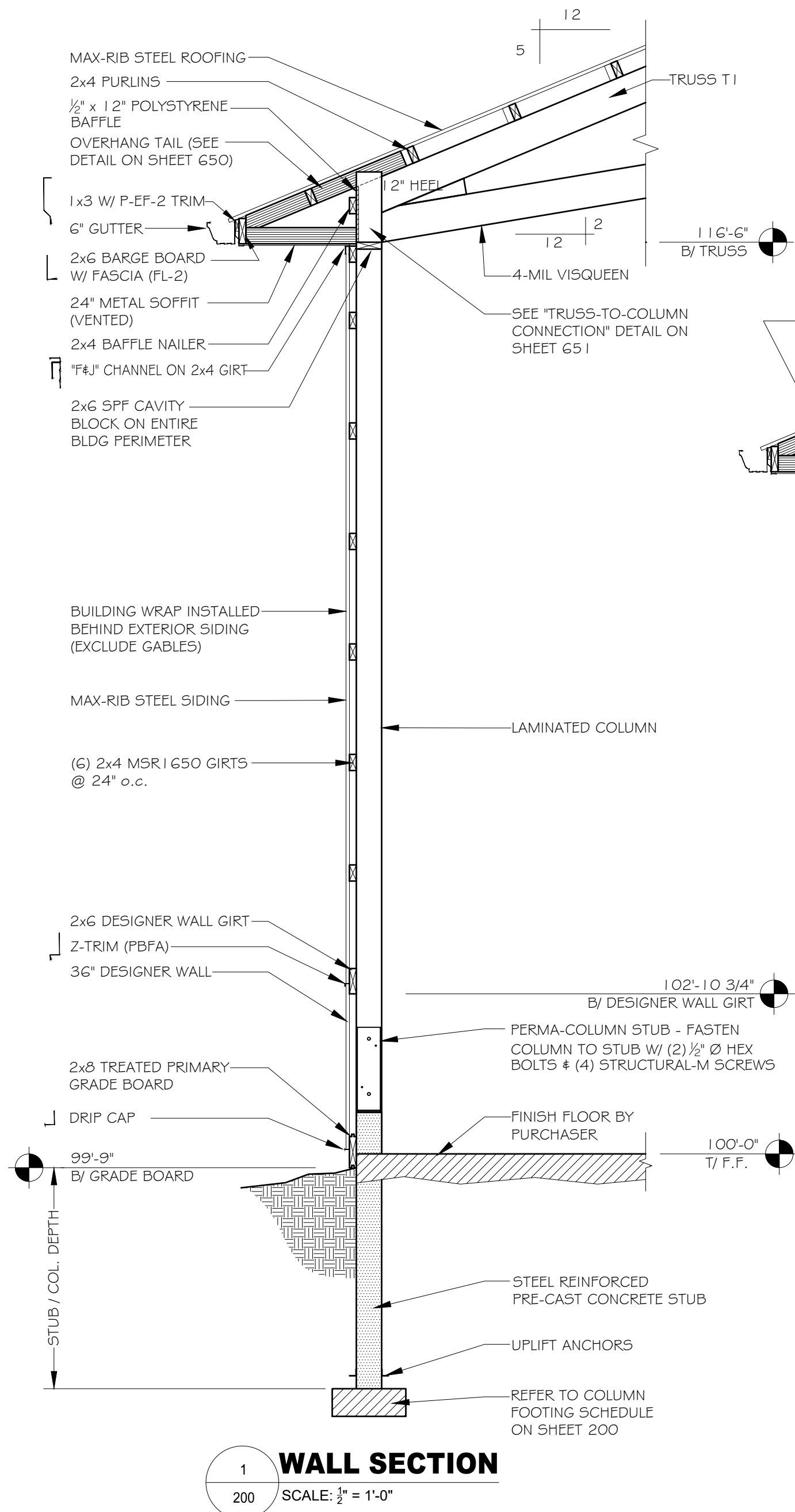
SEAL

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SHEET TITLE:
TITLE SHEET

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DRAWN (reviewed) BY:	Jake P. (Bill B.)
MTO BY:	XX
ENG. BY:	Joeh S.
PSC:	Scott C.
SHEET:	001
FBI PROJECT #:	25-0085-00



COLUMN FOOTING SCHEDULE

LABEL	PAD SIZE	TYPE	MISCELLANEOUS NOTES
M	14" Ø x 4"	PRE-CAST	N/A
N	17" Ø x 4"	PRE-CAST	N/A
O	20" Ø x 6"	PRE-CAST	N/A
P	24" Ø x 8"	PRE-CAST	PAD SHARED BY (2) COLUMNS

COLUMN STUB SCHEDULE

LABEL	STUB / COL. SIZE	LENGTH	UPLIFT ANCHORS	UPLIFT ANCHOR FASTENERS	COMMENTS	BRACKET TYPE	STUB / COL. DEPTH
1	3-PLY 2x6	5'-0"	(2) 2" x 2" x Ø 1/2"	(1) 1/2"Ø CARRIAGE BOLT	CONCRETE STUB	REG.	4'-0"
2	3-PLY 2x6	5'-0"	(2) 2" x 2" x Ø 1/2"	(1) 1/2"Ø CARRIAGE BOLT	CONCRETE STUB	CORNER	4'-0"
3	3-PLY 2x6	5'-0"	(2) 2" x 2" x 12"	(1) 1/2"Ø CARRIAGE BOLT	CONCRETE STUB	REG.	4'-0"
4	3-PLY 2x6	5'-0"	(2) 2" x 2" x 12"	(1) 1/2"Ø CARRIAGE BOLT	CONCRETE STUB	CORNER	4'-0"
5	4-PLY 2x6	5'-0"	(2) 2" x 2" x Ø 1/2"	(1) 1/2"Ø CARRIAGE BOLT	CONCRETE STUB	OFFSET	4'-0"
6	6x6	14'-0"	(2) 1 1/2" TR. BLOCKS	(1) 10d NAILS PER BLOCK	FULL TREATED COLUMN	N/A	4'-0"

COLUMN MIDDLE SCHEDULE

LABEL	COLUMN SIZE	COMMENTS
A	3-PLY 2x6	NON-TREATED MIDDLE

COLUMN TOP SCHEDULE

LABEL	TOP SIZE	COMMENTS
1	3-PLY 2x6	Q-LYFT SIDE TOP
2	3-PLY 2x6	Q-LYFT CORNER TOP
3	3-PLY 2x6	CONV CORNER TOP
10	3-PLY 2x6	Q-LYFT END TOP
11	3-PLY 2x6	Q-LYFT END TOP
12	3-PLY 2x6	Q-LYFT END TOP

OPENINGS SCHEDULE

LABEL	TYPE	MFTR/MODEL	SIZE	ROUGHOUT	ACCESSORIES	DETAIL LOCATION / COMMENTS
1	WALKDOOR	AJ #7100 SERIES	3068	40 5/16" x 81"	SOLID PANEL & LEVER LOCKSET	FBI TO FRAME OUT & INSTALL, SEE FRAME OUT DETAIL ON SHEET G50
2	OVERHEAD	BY FBI SUB	10' x 12'	10'-0" x 12'-0"		FBI TO FRAME OUT, PURCHASER TO SUPPLY & INSTALL, SEE DETAIL 5/600
A	CASEMENT WINDOW	SIMONTON	3040	36" x 48"	SCREEN & LEFT OUT-SWING	UPPER: TOP OF ROUGH OPENING 15'-6" ABOVE F.F. LOWER: ALIGN W/ TOP OF 3068 WALKDOOR
B	FIXED WINDOW	SIMONTON	6020	72" x 24"		TOP OF ROUGH OPENING 15'-6" ABOVE F.F.

MISCELLANEOUS PRE-CUT SCHEDULE

LENGTH	COLOR	COMMENTS
+	RED	+
+	GREEN	+
+	YELLOW	+
+	ORANGE	+

PRE-CUT GIRTS SCHEDULE

LENGTH (±1/16")	COLOR
16'-0"	RED
14'-10 3/4"	GREEN
8'-2 1/4"	YELLOW
8'-0"	ORANGE
0'-8 1/2"	PURPLE

NO.	DATE	BY	DESCRIPTION
2024-02-01	Jake P.		Approval Set (incl. COSSO) 1920

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SHEET TITLE:
FLOOR PLAN

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DRAWN (reviewed) BY: Jake P. (BIB)

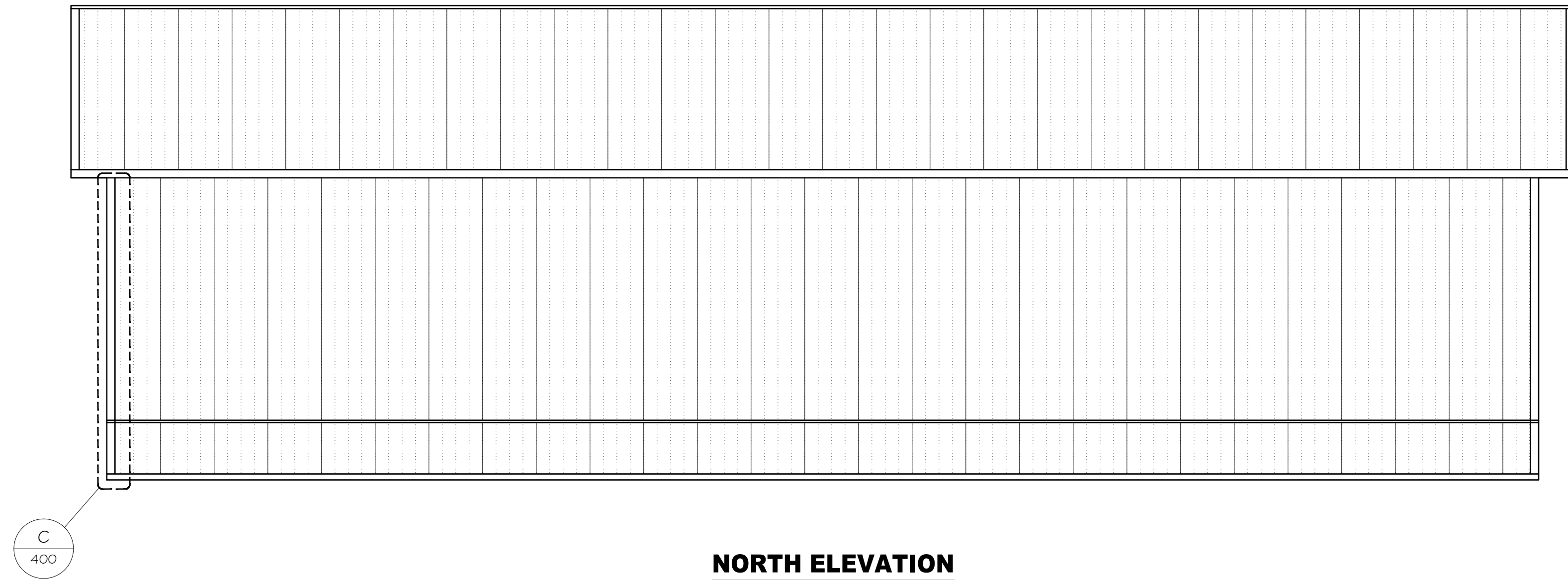
MTO BY: XX

ENG BY: John S.

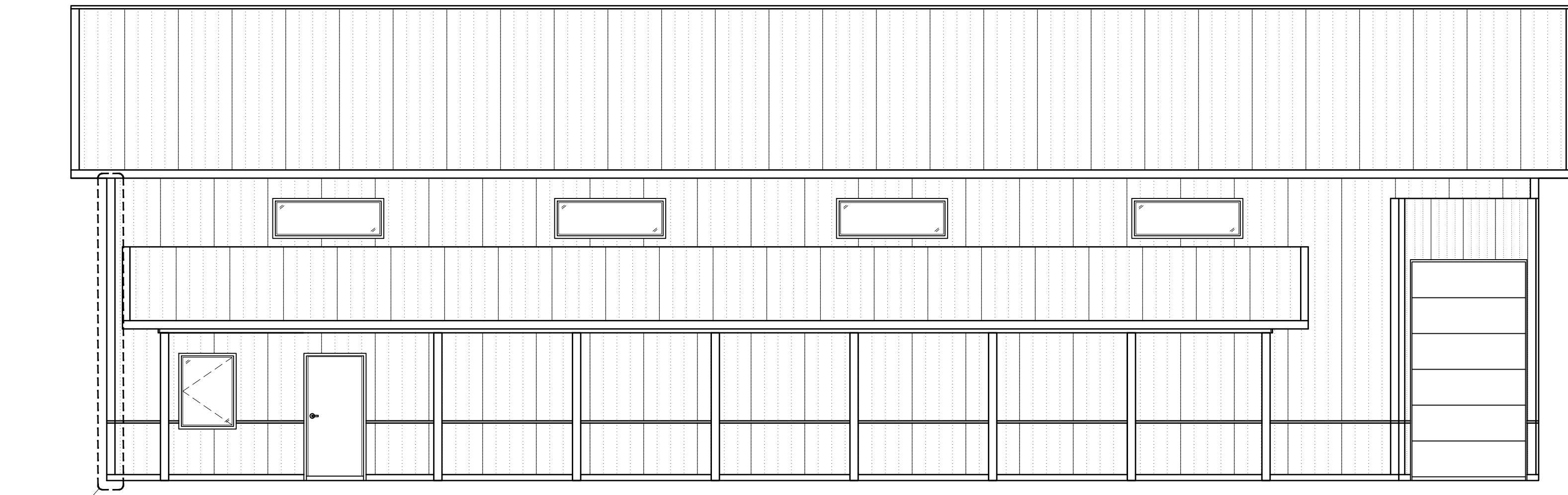
PSC: Scott C.

SHEET: **200**

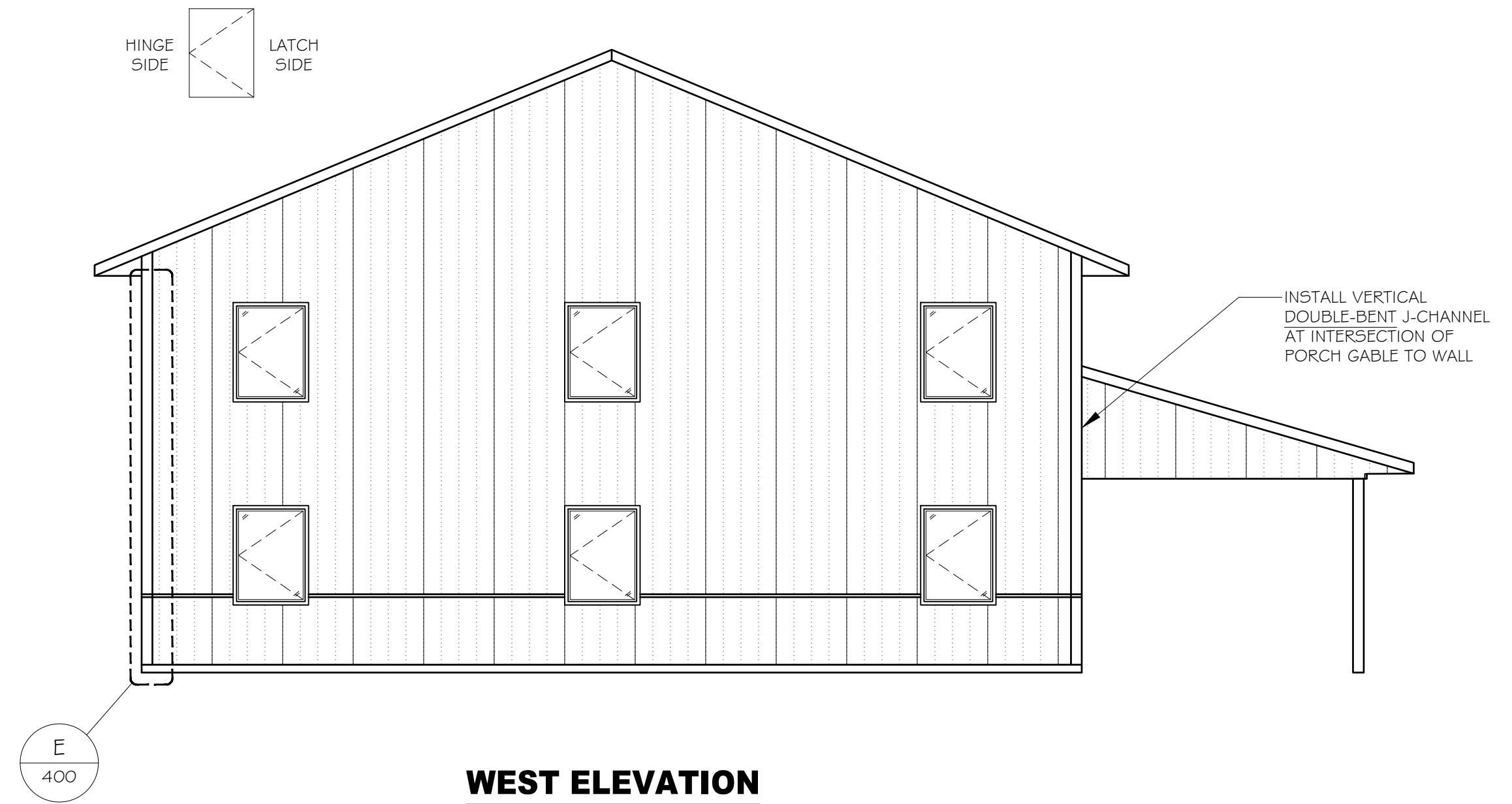
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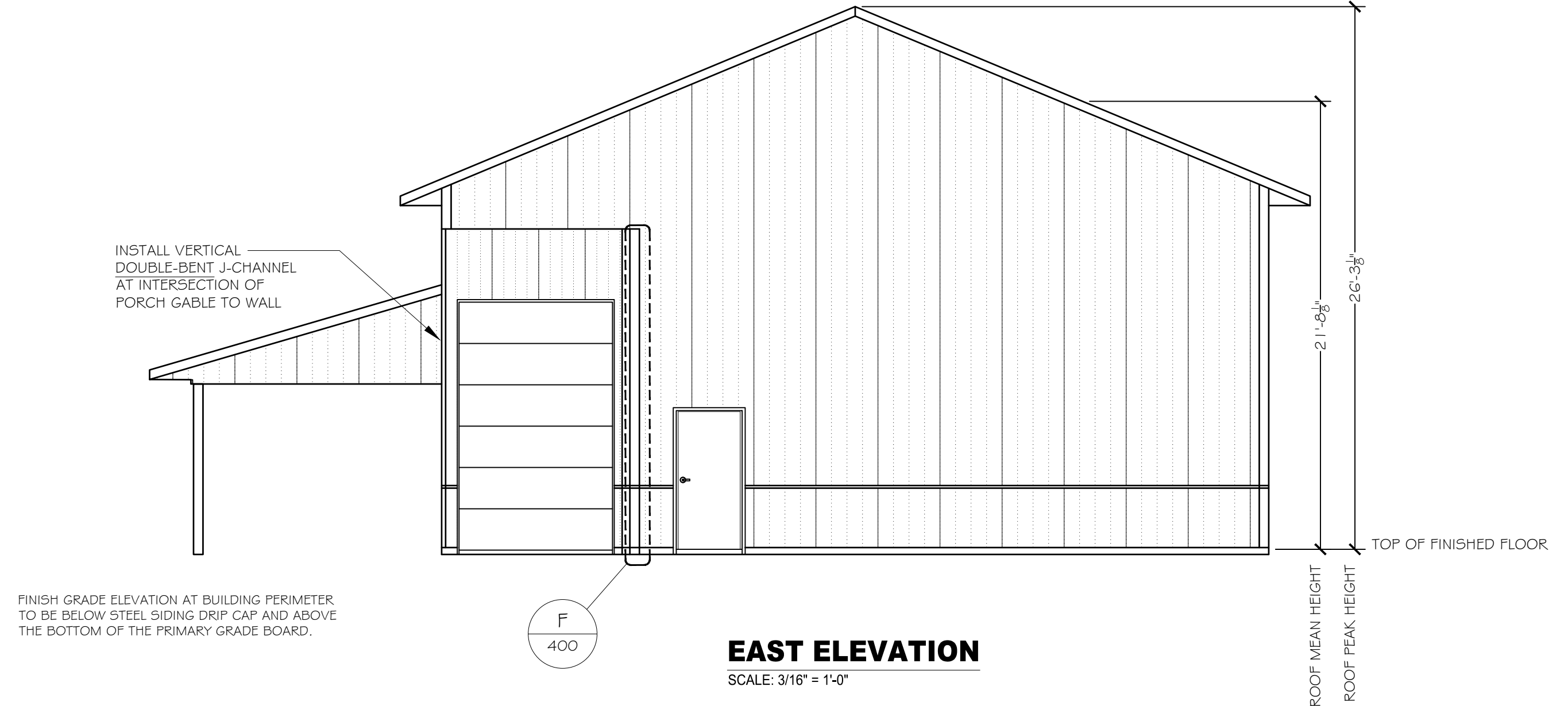
NORTH ELEVATION
SCALE: 3/16" = 1'-0"



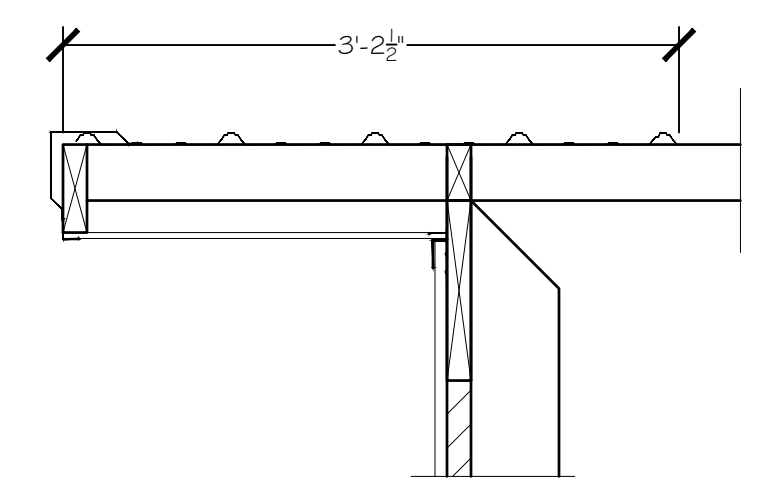
SOUTH ELEVATION
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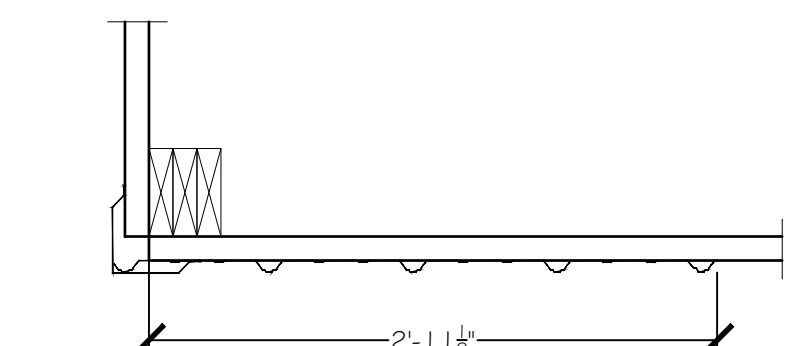
WEST ELEVATION
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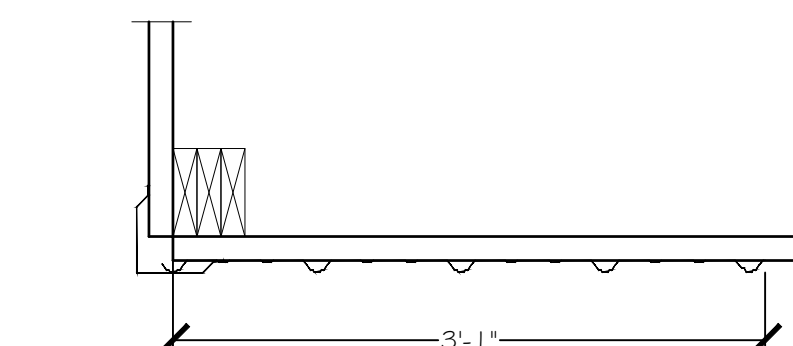
EAST ELEVATION
SCALE: 3/16" = 1'-0"



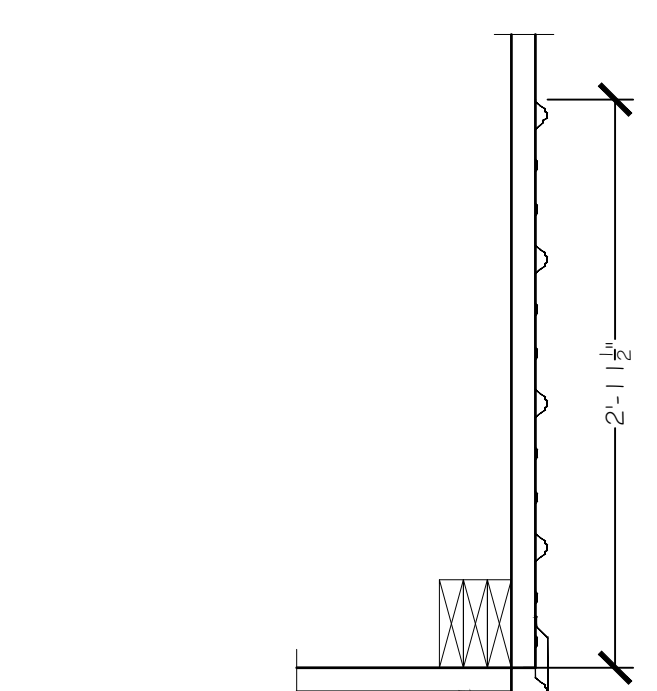
ROOF STARTER PANEL
SCALE: 1" = 1'-0"



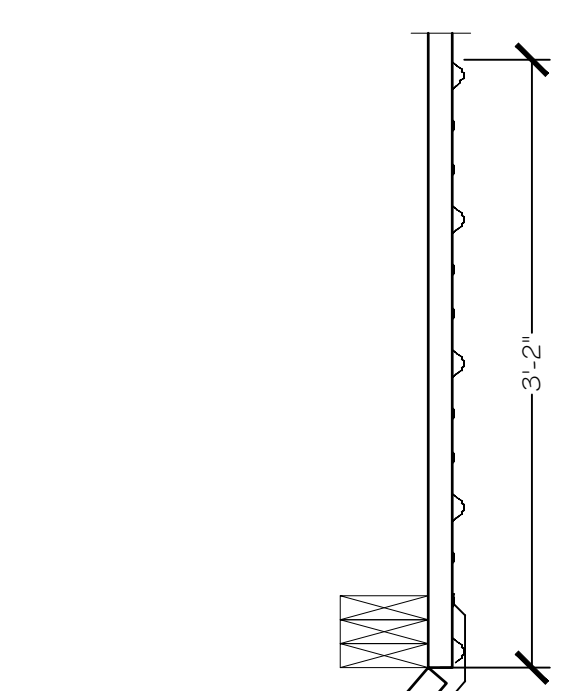
SIDEWALL STARTER PANEL
SCALE: 1" = 1'-0"



SIDEWALL STARTER PANEL
SCALE: 1" = 1'-0"



ENDWALL STARTER PANEL
SCALE: 1" = 1'-0"



ENDWALL STARTER PANEL
SCALE: 1" = 1'-0"

NO.	DATE	BY	DESCRIPTION
2024-02-01	Jake P.		Approval Set (incl. COSSM) 1926

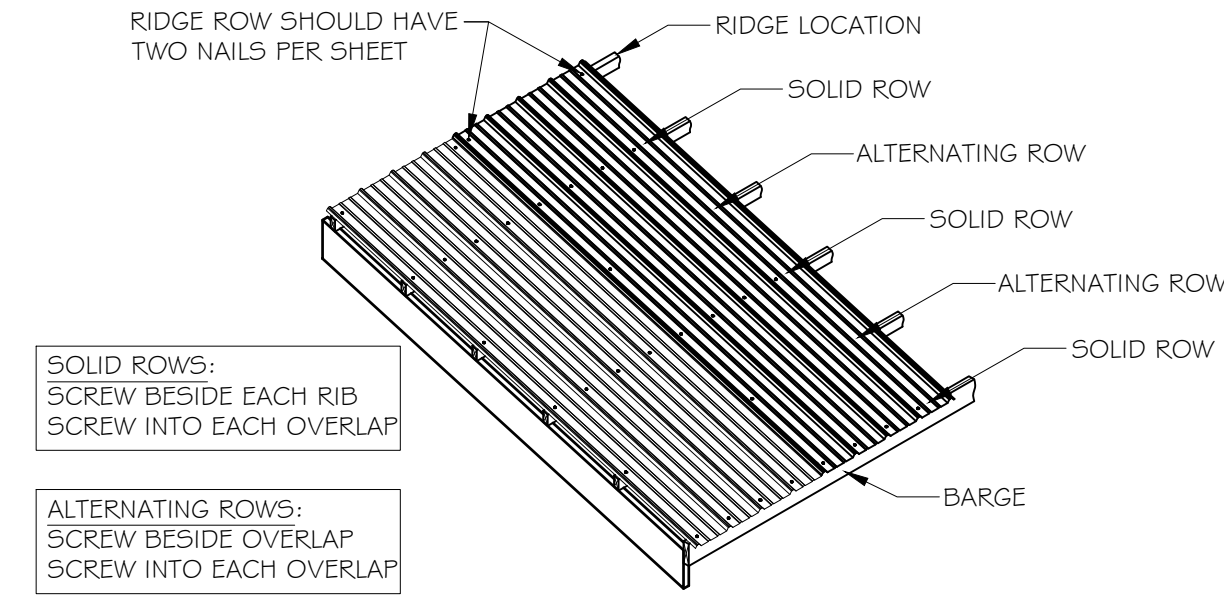
SEAL

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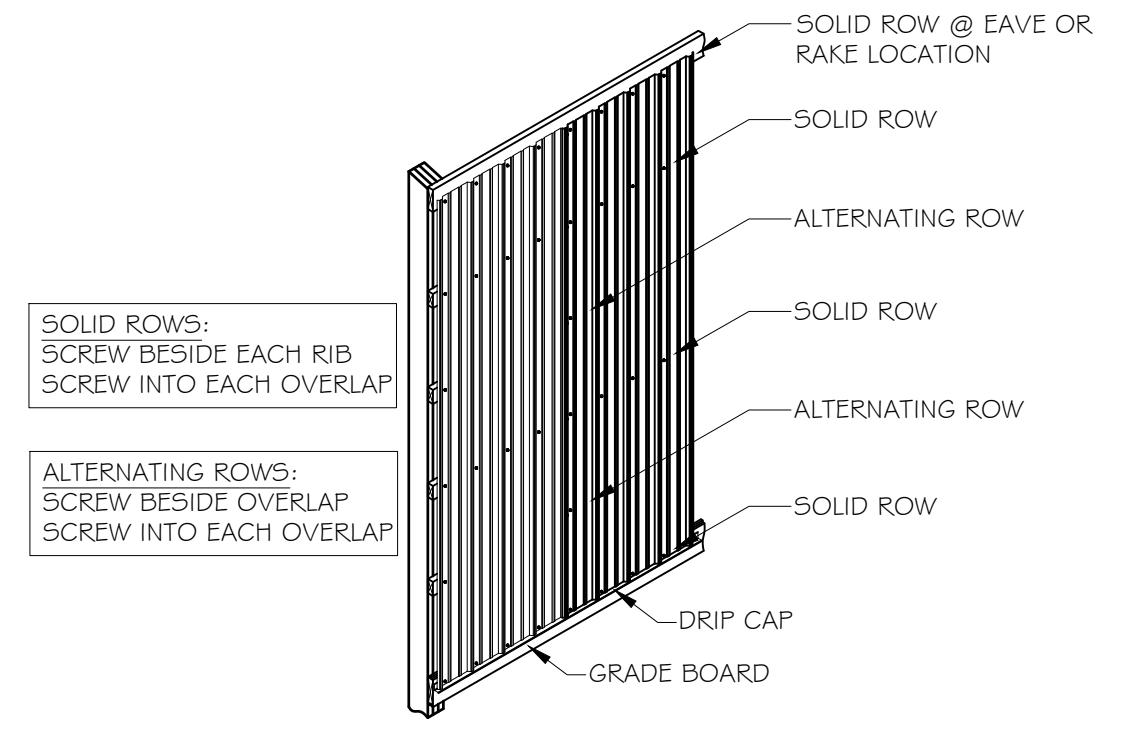
SHEET TITLE:
BUILDING ELEVATIONS

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DRAWN (reviewed) BY: Jake P. (Bill B.)
MTO BY: XX
ENG. BY: Josh S.
PSC: Scott C.
SHEET:
400
FBI PROJECT #: 25-0085-00

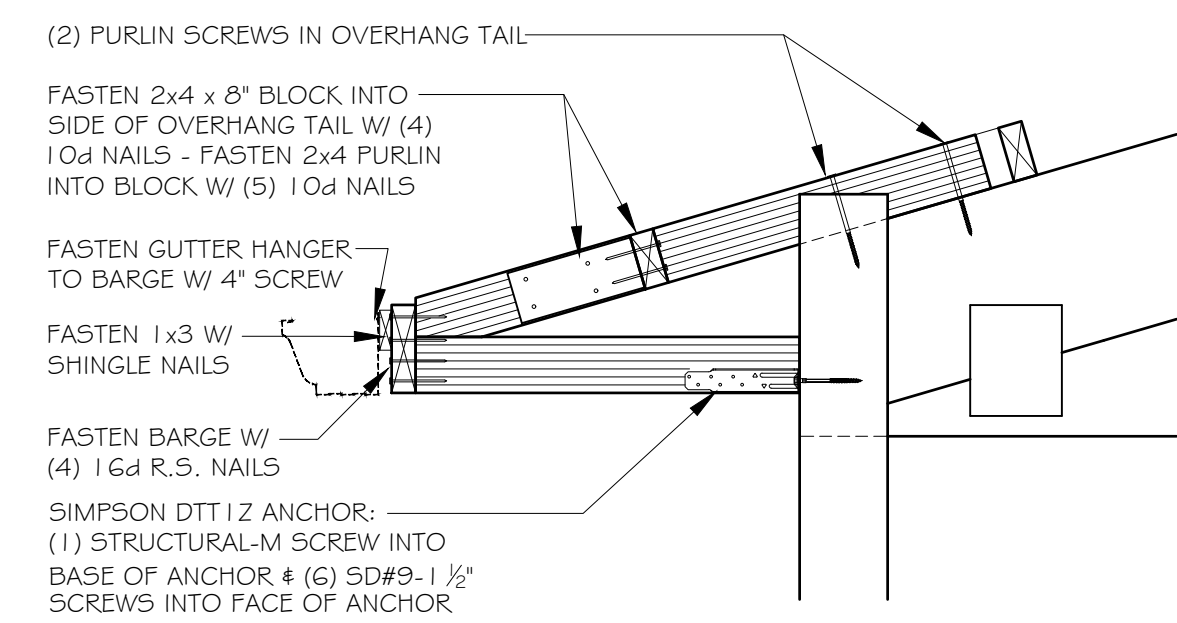


ALTERNATING SCREW PATTERN (ROOF)
SCALE: 1/4" = 1'-0"

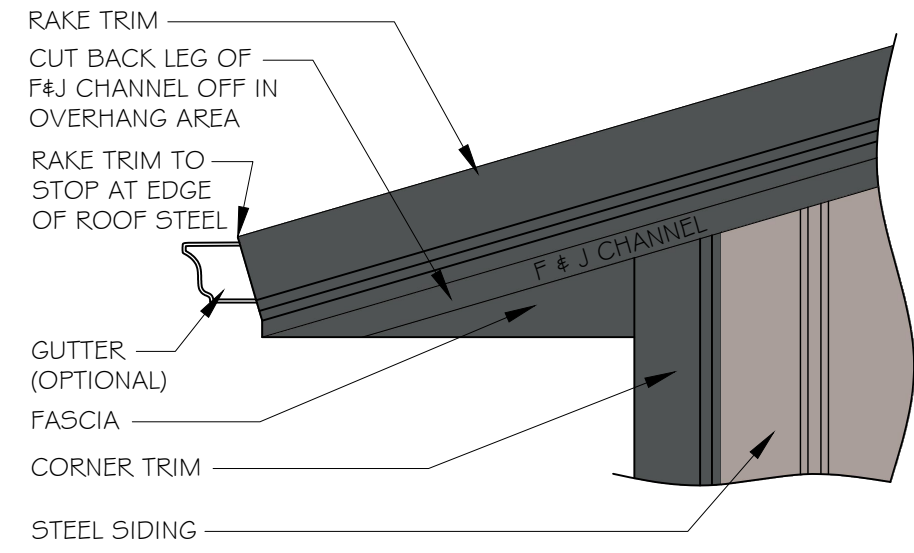


ALTERNATING SCREW PATTERN (WALL)
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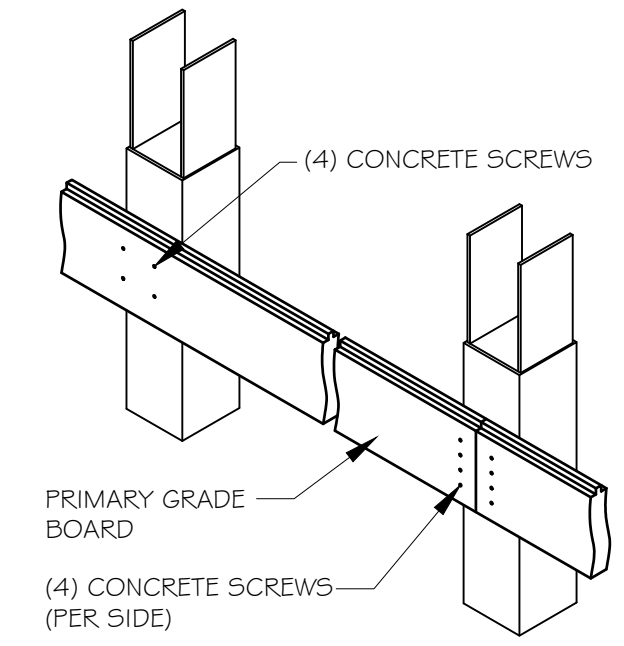
THIS IS A GENERIC DETAIL TO SHOW OVERHANG FASTENERS. ACTUAL OVERHANG CONSTRUCTION MAY VARY FROM THIS DETAIL.



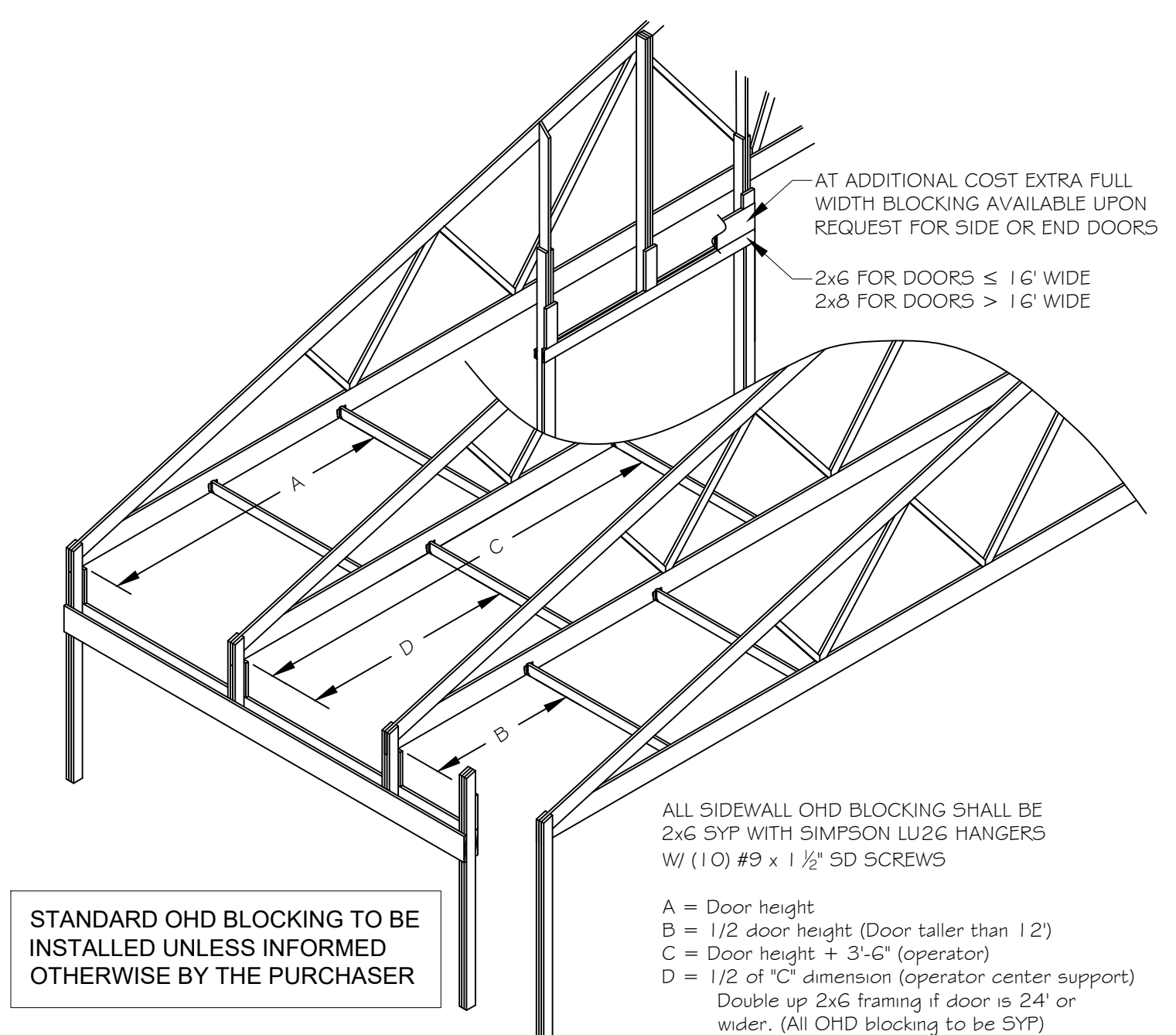
24" OVERHANG CONNECTION
SCALE: 1" = 1'-0"



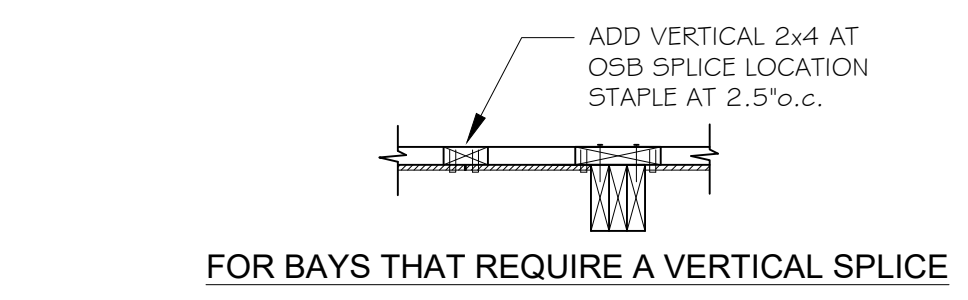
RAKE FINISH DETAIL
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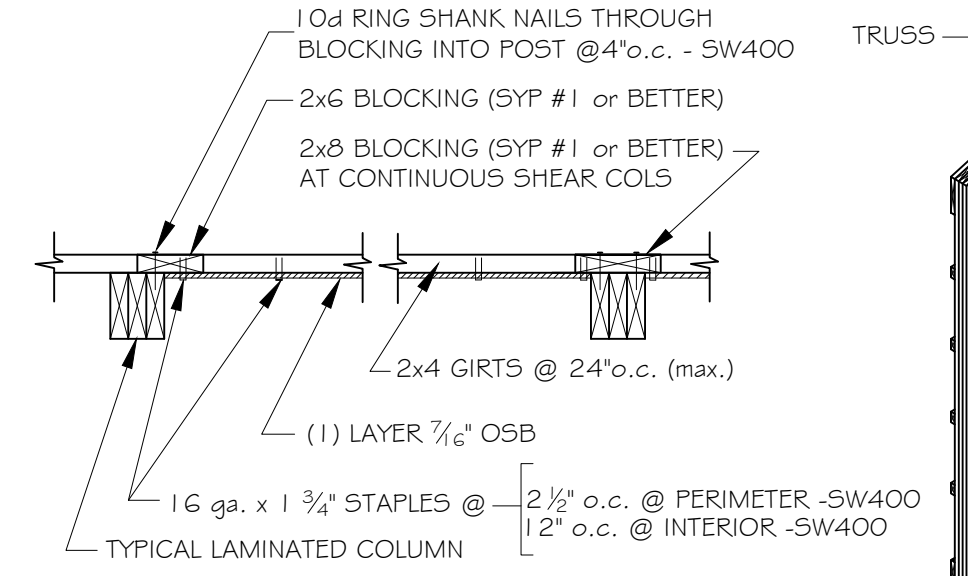
PRIMARY GRADE BOARD CONNECTION
SCALE: 3/4" = 1'-0"



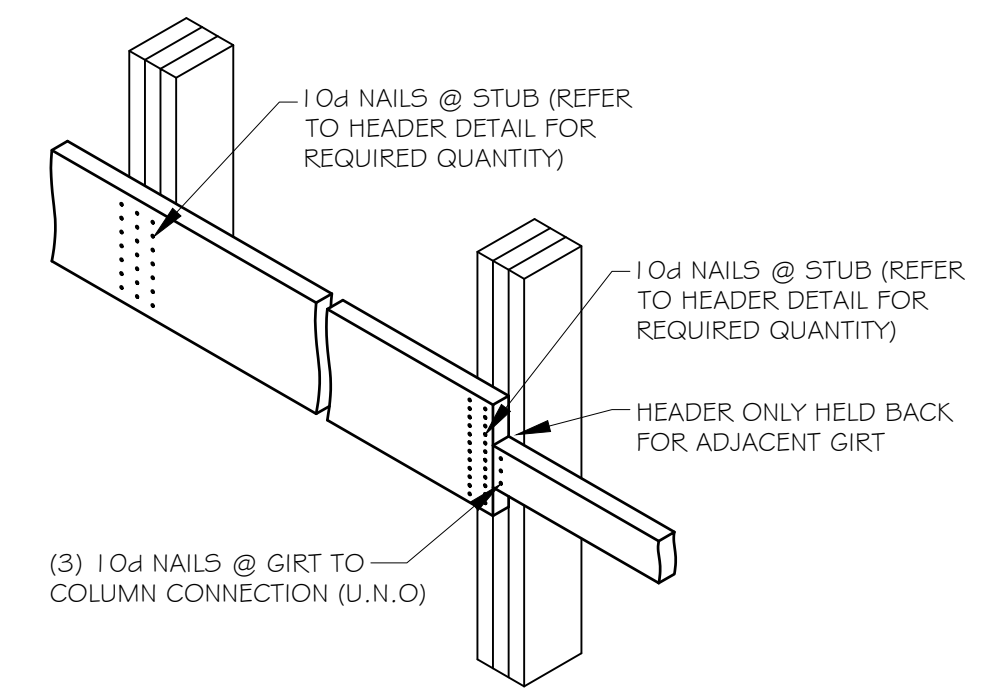
TYPICAL OHD BLOCKING DETAIL (TYPICAL 24" HEADROOM TRACK ONLY)
SCALE: NTS



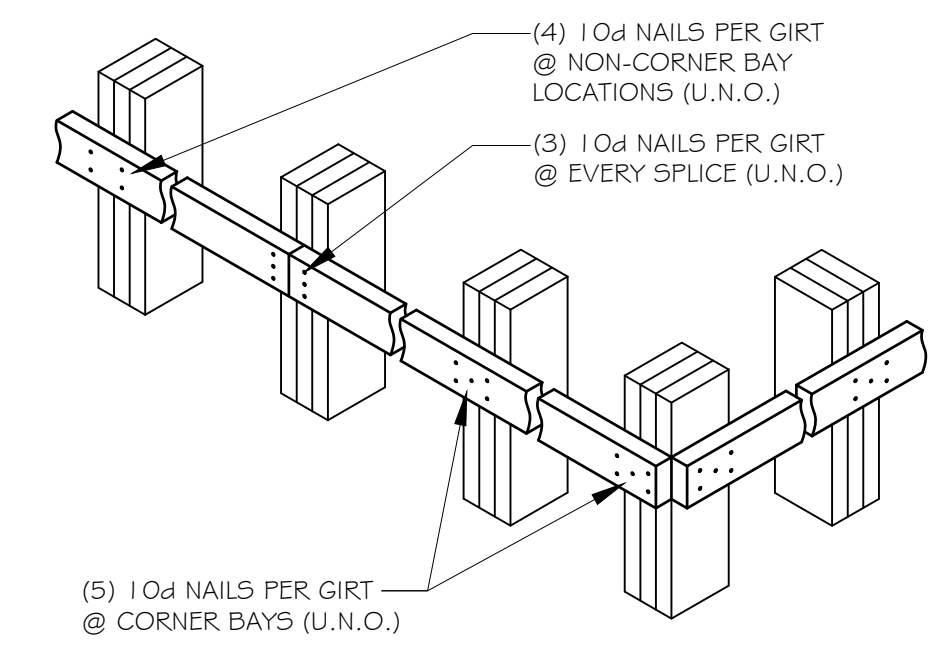
FOR BAYS THAT REQUIRE A VERTICAL SPLICE



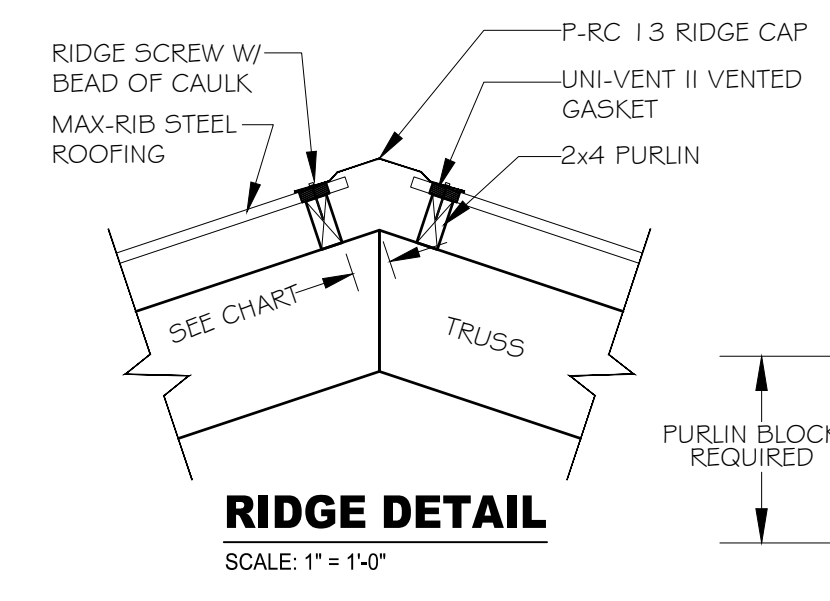
SHEARWALL SW-400 DETAIL
SCALE: NTS



WOOD HEADER FASTENER PATTERN
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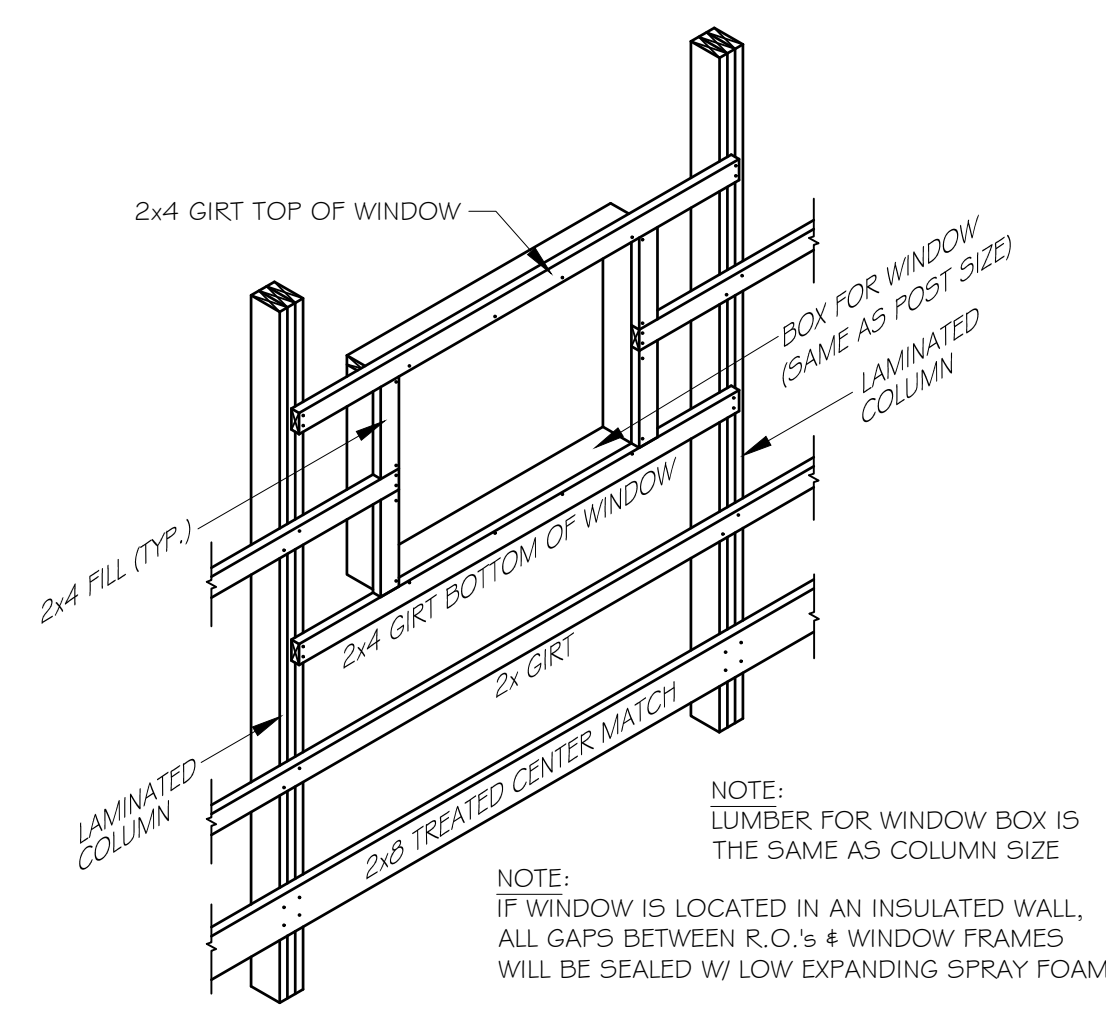


GIRT CONNECTIONS
SCALE: 3/4" = 1'-0"

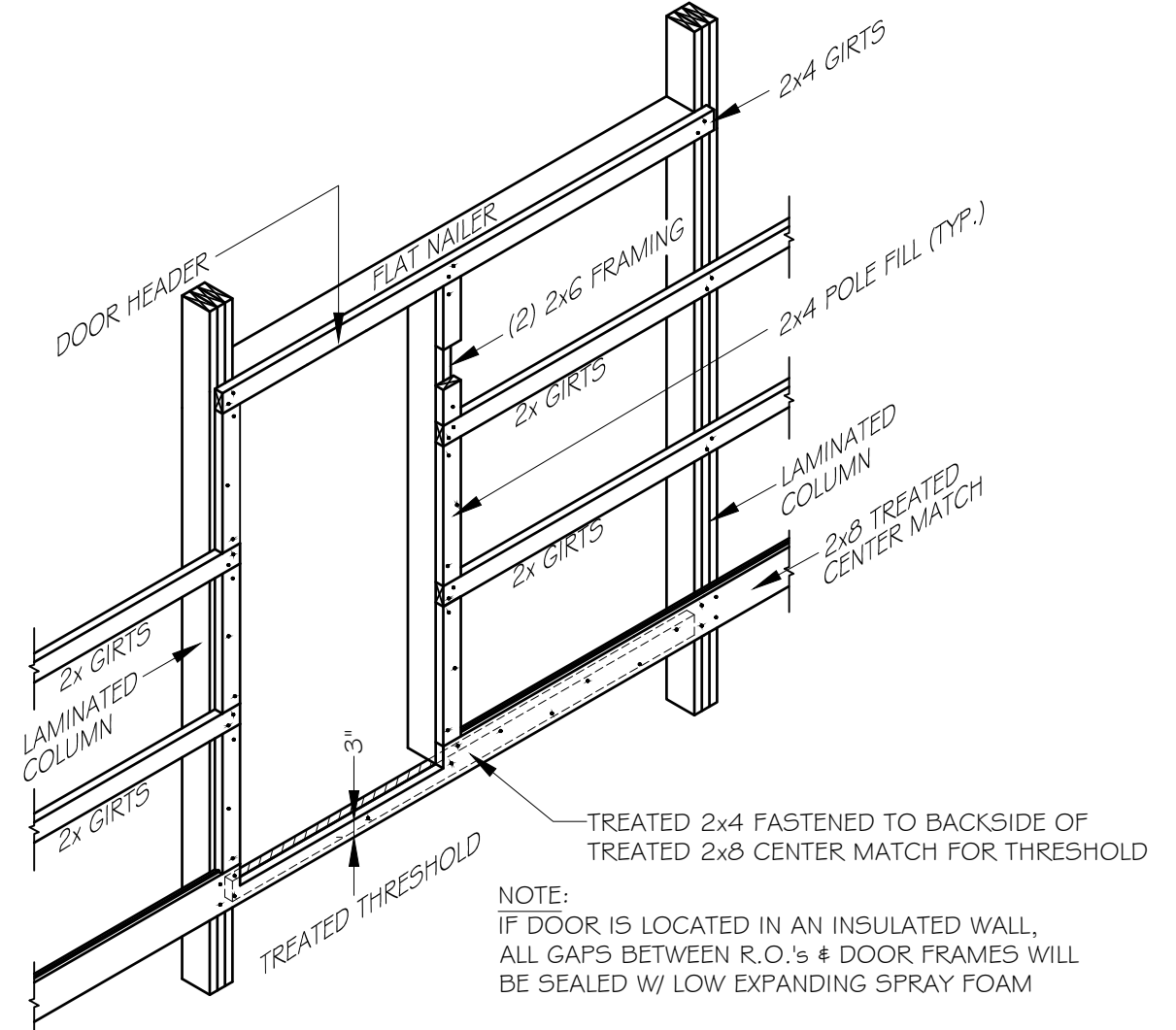


RIDGE DETAIL
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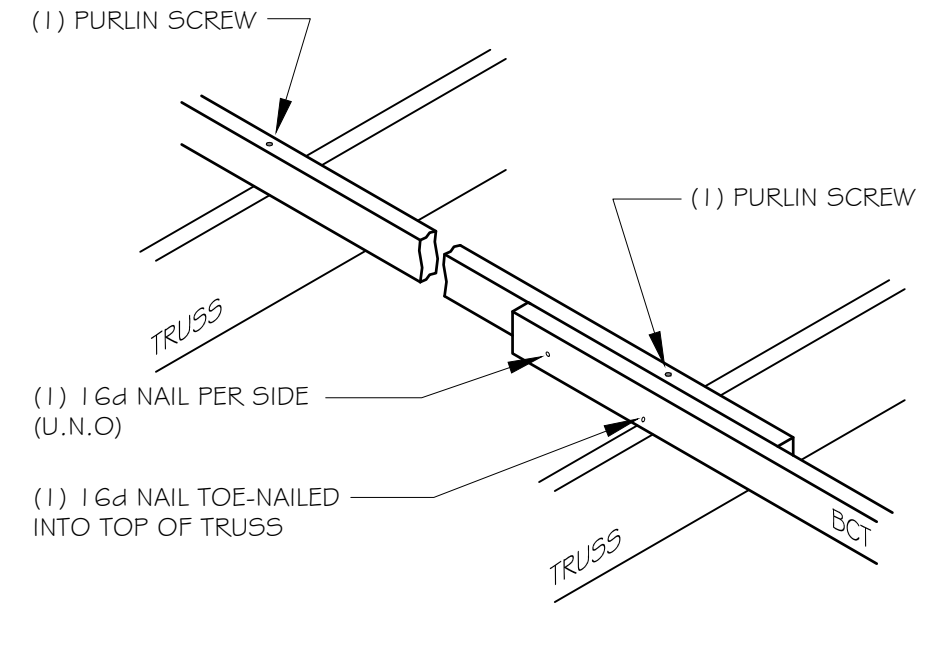
REFERENCE CHART	
ROOF PITCH	DISTANCE TO FIRST PURLIN
2/12	3"
2.5/12	2 3/4"
3/12	2 1/2"
3.25/12	2 1/2"
3.5/12	2 1/4"
4/12	2 1/4"
4.5/12	2"
5/12	1 3/4"
5.5/12	1 3/4"
6/12	1 1/2"
6.5/12	1 1/2"
7/12	1 1/4"
7.5/12	1"



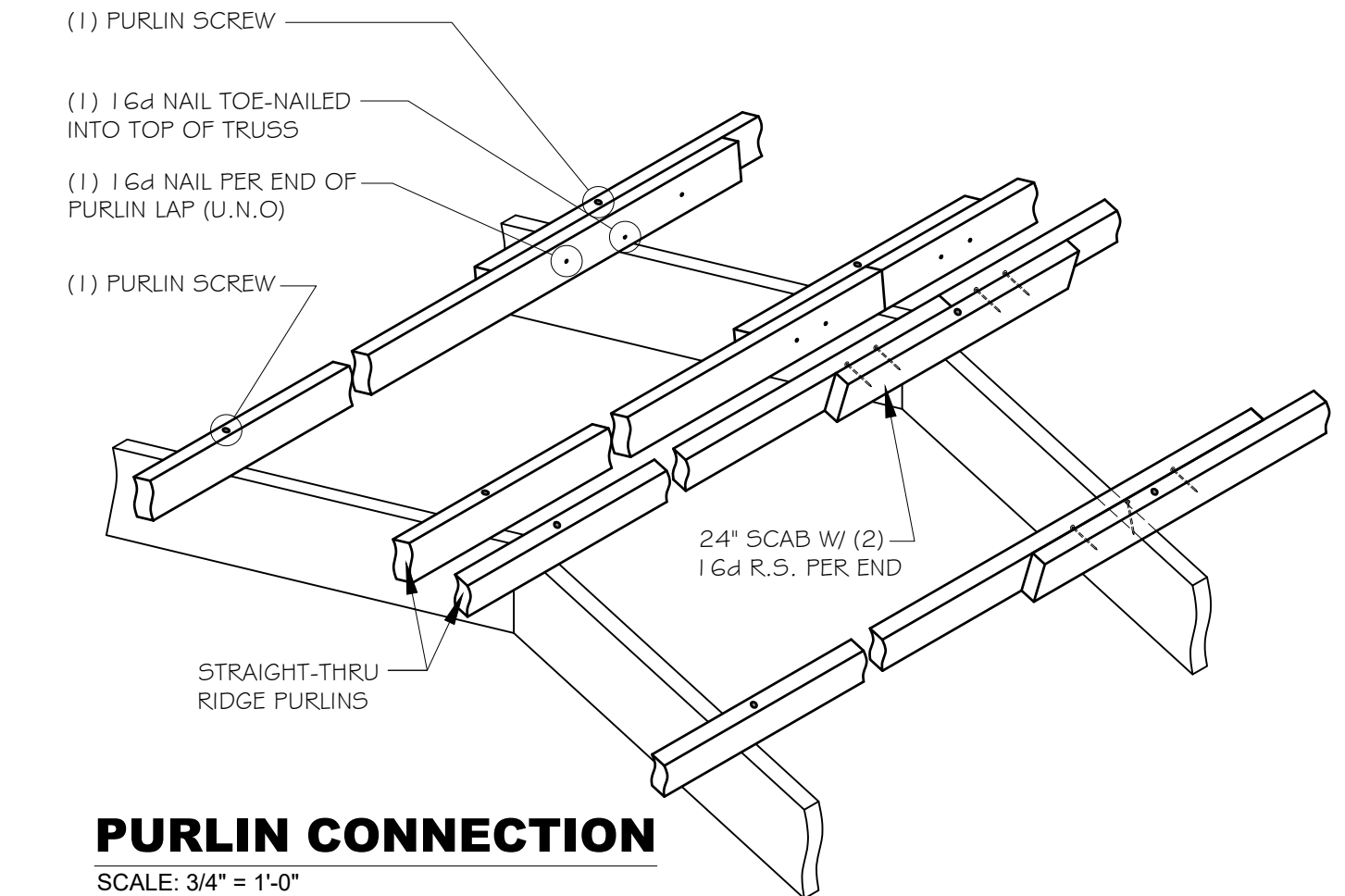
WINDOW FRAME OUT DETAIL
SCALE: 3/8" = 1'-0"



WALK DOOR FRAME OUT DETAIL
SCALE: 3/8" = 1'-0"



BCT CONNECTION
SCALE: 3/4" = 1'-0"



PURLIN CONNECTION
SCALE: 3/4" = 1'-0"

NO.	DATE	BY	DESCRIPTION

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SHEET TITLE: MISC DETAIL
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DRAWN (revised) BY: Jake P. (Bill B.)
MTO BY: XX
ENG. BY: John S.
PSC: Scott C.
SHEET: **650**
FBI PROJECT #: 25-0085-00

