

# ABBREVIATIONS

ABV ABOVE	L LENGTH
A/C AIR CONDITIONING	LA LAUNDRY
ADJ AREA DRAIN	LAV LAVATORY
ADJ ADJUSTABLE	LVR LOUVER
ALT ALTERNATE	MAX MAXIMUM
ALUM ALUMINUM	MECH MECHANICAL
ARCH ARCHITECTURAL	MFR MANUFACTURER
BA BATHROOM	MIN MINIMUM
BD BOARD	MISC MISCELLANEOUS
BF BIFOLD (DOOR)	N NORTH
BLDG BUILDING	N.T.S. NOT TO SCALE
BLK BLOCK (CMU)	OS&D OVERHEAD GARAGE DOOR
BLM BELM	OH OVERHEAD
BM BEAM	OPT OPTIONAL
BP BI-PASS (DOOR)	PAR PARALLEL
BOT BOTTOM	P.B. PUSH BUTTON
BTWN BETWEEN	PDR POWDER
CAB CABINET	PEF PEDESTAL
CER CERAMIC	PL PLATE
CJ CONTROL JOINT OR CONSTRUCTION JOINT	FR PAIR
CL CLOSET OR CENTER LINE	P.T. PRESSURE TREATED WOOD
CLS CEILING	P.V.C. POLYVINYL CHLORIDE PIPE
CLR CLEAR	P.V.M.T. PAVEMENT
CMU CONCRETE MASONRY UNIT	P.W. PINE WIRE
COL COLUMN	PND PLYWOOD
CONC CONCRETE	R RISER
C CARPET	RAG RETURN AIR GRILL
CR CORROSION RESISTANT	REF REFERENCE
CSMT CASEMENT	REFR REFRIGERATOR
C.T. CERAMIC TILE	REQ REQUIRED
D DRYER	S SOUTH
DBL DOUBLE	SD SMOKE DETECTOR
DM DOUBLE HUNG	SF SQUARE FEET
DIM DIMENSION	S.G.D. SLIDING GLASS DOOR
DISP DISPOSAL	SH SINGLE HUNG OR SHELF
DN DOWN	SIMLAR
DR DOOR	SL SLOPE / SLIDING
DRP DOWNSPOUT	SHL SHELF AND POLE
DN DISH WASHER	SPEC SPECIFICATIONS
DWG DRAWING	STD STANDARD
E EAST	STR STRUCTURAL
EA EACH	SQ SQUARE
ELEV ELEVATION	SYM SYMBOL
ELEC ELECTRICAL	S45 SMOOTH FOUR SIDES
EQ EQUAL	T TREAD (AT STAIRS) OR TILE
EXT EXTERIOR	TEMP TEMPERED (GLASS)
FAU FORCED AIR UNIT	T46 TONGUE & GROOVE
F.C. FLOOR CHANGE	T.O.C. TOP OF CURB
F.D. FLOOR DRAIN	TV TELEVISION
FFL FINISH FLOOR LINE	TTY TYPICAL
F.G. FINISHED GRADE	UNO. UNLESS NOTED OTHERWISE
FLR FLOORING	V.B. VAPOR BARRIER
FL FLOURESCENT (LIGHT)	VERT VERTICAL
FND FOUNDATION	VTR VENT THRU ROOF
F.O.S. FACE OF STUD	W WASHING MACHINE
FTG FOOTING	WHD WOOD
FX FIXED GLASS	WNO WITH OR WITHOUT
GALV GALVANIZED	WTR WATERPROOFING
GAR GARAGE	WMM WELDED WIRE MESH
G.B. GYPSUM BOARD	Ø PROPERTY LINE
GD GRADE OR GRADING	Ø ROUND / DIAMETER
G.D.O. GARAGE DOOR OPENER	± AND CENTERLINE
GFI GROUND FAULT INTERRUPTER	± FOUND / NUMBER
GL GLASS OR GLAZING	
GYP BD GYPSUM BOARD	
HD HOSE BIBB	
HD HEAD OR HARD	
HDR HEADER	
HGT HEIGHT	
HVAC HEATING/VENTILATING/AIR COND.	
HKD HARDWOOD	
INT INTERIOR	
JST JOIST	
JK JOINT	
KIT KITCHEN	

# INDEX

T-1	TITLE SHEET / COVER SHEET		
DOGWOOD			
A-1.0	MONOLITHIC SLAB PLAN 'A'	E-1.0	1ST FLOOR UTILITY PLAN
A-1.0.1	MONOLITHIC SLAB PLAN OPTIONS	E-1.1	1ST FLOOR UTILITY PLAN
A-1.0.2	MONOLITHIC SLAB PLAN 'B'	E-2.0	2ND FLOOR UTILITY PLAN
A-1.0.3	MONOLITHIC SLAB PLAN 'C'	E-2.1	2ND FLOOR UTILITY PLAN
A-1.0.4	CRAWL SPACE PLAN 'A'		
A-1.0.5	CRAWL SPACE PLAN OPTIONS	D-1	DETAILS
A-1.0.6	CRAWL SPACE PLAN 'B'		
A-1.0.7	CRAWL SPACE PLAN 'C'	52	ARCHITECTURAL SHEETS
A-1.1	1ST FLOOR PLAN 'A'		
A-1.1.1	1ST FLOOR PLAN OPTIONS		
A-1.1.2	1ST FLOOR PLAN OPTIONS	S-1	MONO SLAB PLANS
A-1.1.3	1ST FLOOR PLAN 'B'	S-1.1	MONO SLAB PLANS
A-1.1.4	1ST FLOOR PLAN 'C'	S-1.2	STEM WALL PLANS
A-1.2	2ND FLOOR PLAN 'A'	S-1.3	STEM WALL PLANS
A-1.2.1	2ND FLOOR PLAN OPTIONS	S-1.4	CRAWL SPACE PLANS
A-1.2.2	2ND FLOOR PLAN 'B'	S-1.5	CRAWL SPACE PLANS
A-1.2.3	2ND FLOOR PLAN 'C'	S-2	SECOND FLOOR FRAMING
A-1.4	SECTIONS	S-2.1	SECOND FLOOR FRAMING
A-1.5	EXTERIOR ELEVATIONS 'A'	S-2.2	SECOND FLOOR FRAMING
A-1.5.1	EXTERIOR ELEVATIONS 'A'		
A-1.5.2	ROOF PLAN 'A'	S-3	ROOF FRAMING PLANS
A-1.5.3	EXTERIOR ELEVATIONS OPTIONS 'A'	S-3.1	ROOF FRAMING PLANS
A-1.5.4	EXTERIOR ELEVATIONS OPTIONS 'AB'	S-3.2	ROOF FRAMING PLANS
A-1.5.5	EXTERIOR ELEVATIONS OPTIONS 'AB'		
A-1.5.6	EXTERIOR ELEVATIONS OPTIONS 'A'		
A-1.5.7	EXTERIOR ELEVATIONS OPTIONS	SD-1	GENERAL STRUCTURAL NOTES
A-1.5.8	EXTERIOR ELEVATIONS OPTIONS 'A'	SD-2	BRACED WALL NOTES AND DETAILS
A-1.5.9	EXTERIOR ELEVATIONS OPTIONS 'AB'	SD-3	PORTAL FRAME AND SHEAR WALL DETAILS
A-1.6	EXTERIOR ELEVATIONS 'B'	SD-4	METHOD GS-PF: CONTINUOUS PORTAL FRAME
A-1.6.1	EXTERIOR ELEVATIONS 'B'		
A-1.6.2	ROOF PLAN 'B'	SD-5	METHOD PFH: PORTAL FRAME
A-1.6.3	EXTERIOR ELEVATIONS OPTIONS 'B'		
A-1.6.4	EXTERIOR ELEVATIONS OPTIONS 'BB'		
A-1.6.5	EXTERIOR ELEVATIONS OPTIONS 'BB'		
A-1.6.6	EXTERIOR ELEVATIONS OPTIONS 'B'		
A-1.6.7	EXTERIOR ELEVATIONS OPTIONS 'B'		
A-1.6.8	EXTERIOR ELEVATIONS OPTIONS 'BB'		
A-1.7	EXTERIOR ELEVATIONS 'C'	17	STRUCTURAL SHEETS
A-1.7.1	EXTERIOR ELEVATIONS 'C'		
A-1.7.2	ROOF PLAN 'C'	69	TOTAL SHEETS
A-1.7.3	EXTERIOR ELEVATIONS OPTIONS 'C'		
A-1.7.4	EXTERIOR ELEVATIONS OPTIONS 'CB'		
A-1.7.5	EXTERIOR ELEVATIONS OPTIONS 'CB'		
A-1.7.6	EXTERIOR ELEVATIONS OPTIONS 'C'		
A-1.7.7	EXTERIOR ELEVATIONS OPTIONS 'C'		
A-1.7.8	EXTERIOR ELEVATIONS OPTIONS 'CB'		

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

## BUILDING CODE COMPLIANCE / PROJECT INFORMATION 2012 NC

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH THE LOCAL JURISDICTION.

APPLICABLE CODES:  
FOLLOW ALL APPLICABLE STATE AND LOCAL CODES.  
2012 NORTH CAROLINA STATE SUPPLEMENTS AND AMENDMENTS

CONTRACTOR AND BUILDER SHALL REVIEW ENTIRE PLAN TO VERIFY CONFORMANCE WITH ALL CURRENT APPLICABLE CODES IN EFFECT AT TIME OF CONSTRUCTION. BY USING THESE DRAWINGS FOR CONSTRUCTION IT IS UNDERSTOOD THAT CONFORMANCE WITH ALL APPLICABLE CODES IS THE RESPONSIBILITY OF THE BUILDER AND CONTRACTOR.

REFER TO STRUCTURAL PLANS FOR INFO NOT CALLED OUT HERE.

PRODUCT: SINGLE FAMILY RESIDENCE  
OCCUPANCY CLASSIFICATION: RESIDENTIAL R-3  
CONSTRUCTION TYPE: TYPE VB

# 50' PLANS NORTH CAROLINA

# DOGWOOD - RH



PLAN CHANGES:	
DATE:	DESCRIPTION:
05.31.16	FIRST SUBMITTAL
10.04.16	- 3RD CAR GARAGE OPTION ADDED - FRAMING WALK COMMENTS FROM HICKORY PLAN CARRIED THROUGH THIS PLAN SET
01.26.17	FRAME WALK CHANGES
02.22.17	SOUTH CAROLINA AND NORTH CAROLINA SETS
04.14.17	ADDITIONAL BUILDER REVISIONS

CONSULTANTS:			
BUILDER:	DESIGNER:	STRUCTURAL ENGINEER:	
H&H HOMES 2419 BREEZEWOOD AVE, STE 400 FAYETTEVILLE, NC. 28303 PHONE: (910) 486-4864	GMD DESIGN GROUP 1845 SATELLITE BLVD. STE 850 DULUTH, GA. 30097 PHONE: (770) 375-7351	KSE ENGINEERING 1900 AM DR. STE 201 QUAKERTOWN, PA. 18451 PHONE: (215) 541-2271	
CONTACT: JAMIE GODWIN EMAIL: JAMIEGODWIN@HHHOMES.COM	CONTACT: DONALD J. McGRATH EMAIL: DONNIE@GMDDESIGNGROUP.COM	CONTACT: KENNETH KEEN EMAIL: KEN@KSE-ENG.COM	

## GENERAL NOTES DESIGNER:

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

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

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

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

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

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

ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.

ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

PROVIDE FIREBLOCKING. (PER LOCAL CODE)

ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.

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

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

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

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

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

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

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

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

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

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

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER PER LOCAL CODE

## BUILDER SET:

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

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

## AREA CALCULATIONS:

DOGWOOD SQUARE FOOTAGES			
AREA	ELEV 'A'	ELEV 'B'	ELEV 'C'
1st FLOOR	1333 SF	1333 SF	1333 SF
2nd FLOOR	1667 SF	1675 SF	1686 SF
TOTAL LIVING	3000 SF	3008 SF	3019 SF
GARAGE	508 SF	508 SF	508 SF
PORCH	103 SF	123 SF	100 SF
OPT. COVERED PATIO	113 SF	113 SF	113 SF
OPT. EXT. COV. PATIO	143 SF	143 SF	143 SF
OPT. COVERED DECK	113 SF	113 SF	113 SF
OPT. EXPANDED NIC	413 SF	413 SF	413 SF
OPT. BED 6 / BATH 4	+64 SF	+64 SF	+64 SF
OPT. 3-CAR GARAGE	240 SF	240 SF	240 SF



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

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. © GMD DESIGN GROUP OF GEORGIA, INC. MAINTAINS OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.

NO:	DATE:	REVISION:
△	05.31.16	FIRST SUBMITTAL
△	10.04.16	3RD CAR GARAGE OPTION ADDED
△	01.26.17	FRAME WALK CHANGES
△	02.22.17	SOUTH CAROLINA AND NORTH CAROLINA SETS
△	04.14.17	ADDITIONAL BUILDER REVISIONS

PROFESSIONAL SEAL:

PROJECT TITLE:  
**50' Plans**

ISSUED FOR/PERMIT CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD-GA16014

SHEET TITLE:  
**TITLE SHEET**

PRINT DATE:  
May 31, 2016

SHEET NO:  
**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:  
1ST FLOOR = 6'-10" UNO, ON ELEVATIONS.  
2ND FLOOR = 6'-10" UNO, ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:  
(ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE)

**KEY NOTES:**

**MASONRY:**

- ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 8" SOLDIER COURSE.
- ROWLOCK COURSE
- DECORATIVE KEY, SEE DETAIL.

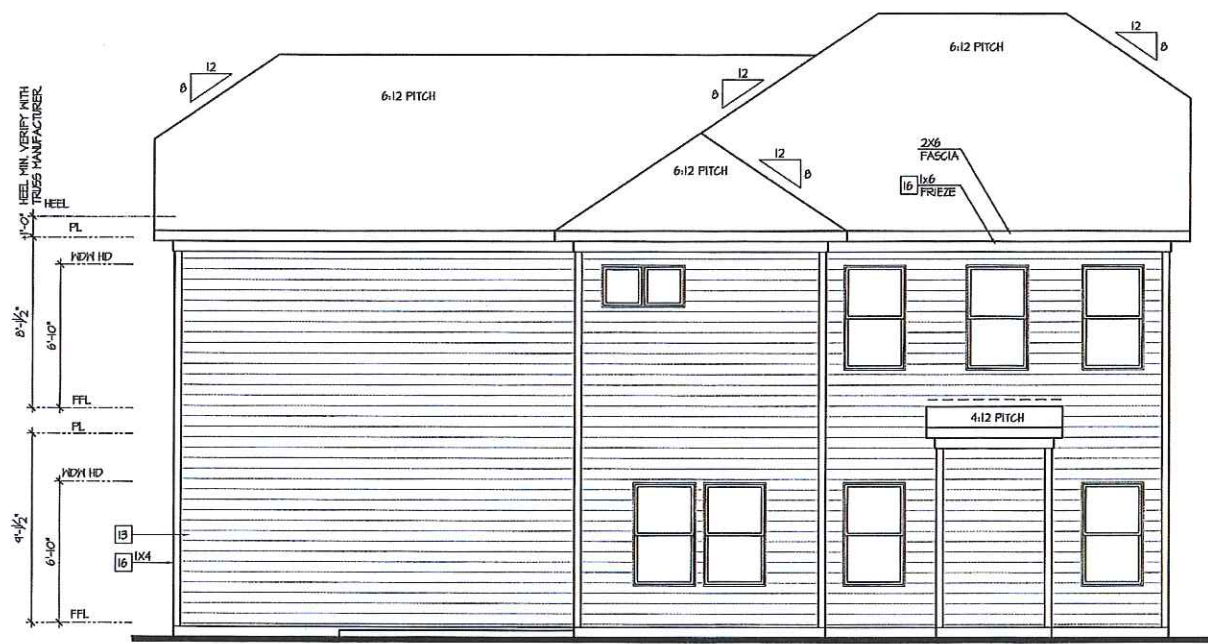
**TYPICALS:**

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

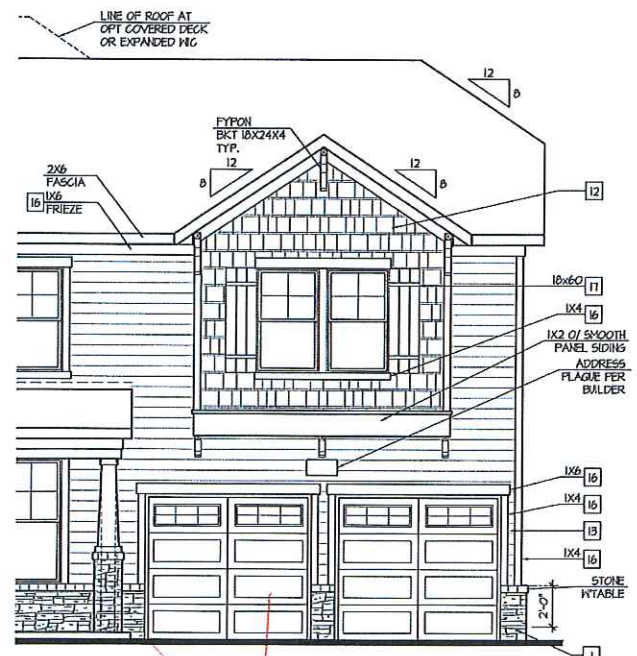
**SIDING:**

- VINYL OR FIBER CEMENT SHAKE SIDING PER DEVELOPER.
- VINYL OR FIBER CEMENT LAP SIDING PER DEVELOPER.
- VINYL OR FIBER CEMENT HAVY SIDING PER DEVELOPER.
- VINYL OR FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C.
- VINYL OR 1X FIBER CEMENT TRIM OR EQUAL, UNO, SIZE AS NOTED.
- VINYL SHUTTERS OR PER BUILDER, TYPE AS SHOWN, SIZE AS NOTED.

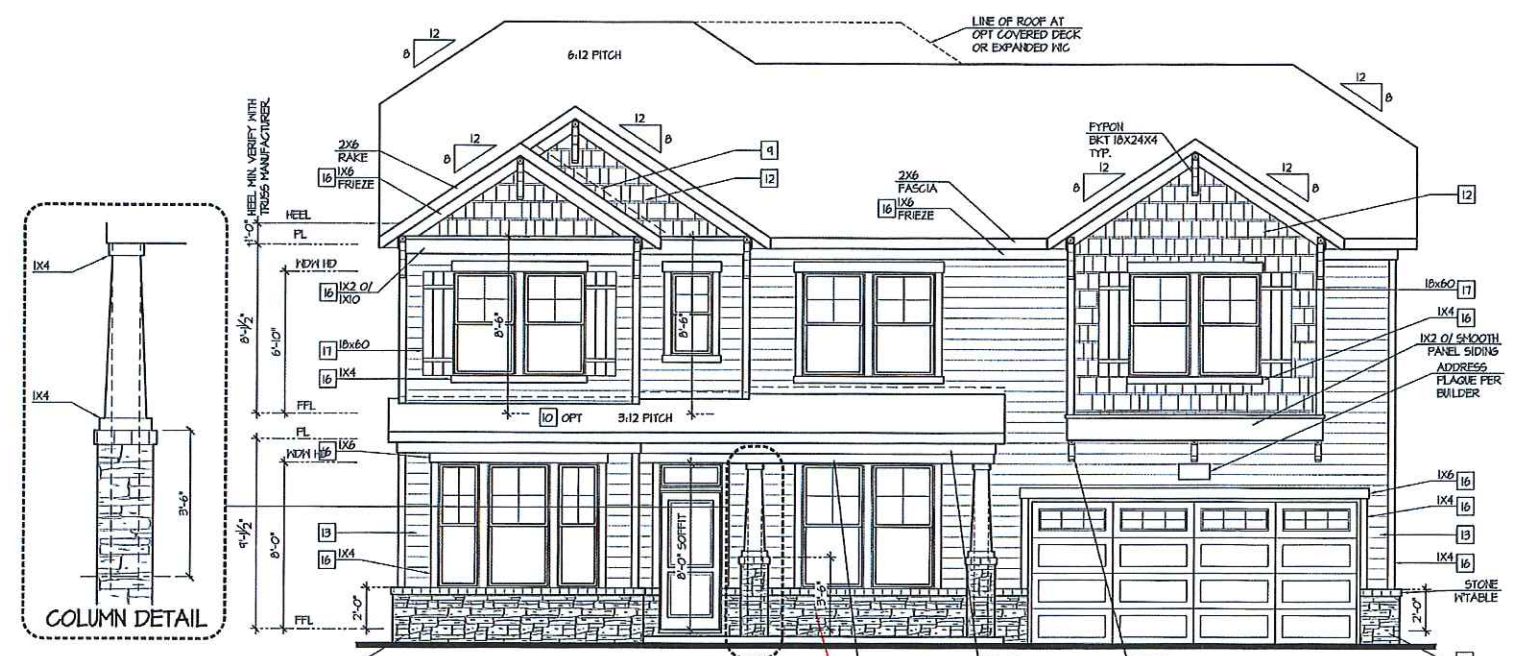
ALL WINDOWS WHOSE OPENING IS LESS THAN 34" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE LOCAL CODES



**Rear Elevation 'B'**  
SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT



**Partial Front Elevation 'B'**  
*w/ Opt 2 Door Garage*  
SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT



**Front Elevation 'B'**  
SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT

*Brick*



ATLANTA, GEORGIA LOCATION:  
1845 SATELLITE BLVD  
SUITE 850  
DULUTH, GA, 30041  
PHONE: 770-575-1354

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. © GMD DESIGN GROUP OF GEORGIA, INC. HASTENS OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.

NO.	DATE	REVISION
1	03.30.16	FIRST SUBMITTAL
2	10.04.16	2ND CAR GARAGE OPTION ADDED
3	01.26.17	FRAME HALL WINDOWS
4	02.22.17	SOUTH CAROLINA NORTH CAROLINA SETS
5	04.14.17	ADDITIONAL BUILDER REVISIONS

PROFESSIONAL SEAL:

PROJECT TITLE:  
**50' Plans**

ISSUED FOR/PERMIT CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD-GA16014

SHEET TITLE:  
**DOGWOOD - RH EXTERIOR ELEVATIONS 'B'**

PRINT DATE:  
May 31, 2016

SHEET NO:  
**A1.6**

*CPC000099*

*Inv. Marked*

NO.	DATE	REVISION
▲	08.28.16	FIRST SUBMITTAL
▲	10.04.16	3RD GAR GARAGE OPTION ADDED
▲	01.26.17	FRAME HALL CHANGES
▲	02.22.17	SOUTH CAROLINA NORTH CAROLINA SETS
▲	04.14.17	ADDITIONAL BUILDER REVISIONS

PROFESSIONAL SEAL:

PROJECT TITLE:

**50' Plans**

**ISSUED FOR/PERMIT CONSTRUCTION**

CLIENTS NAME:

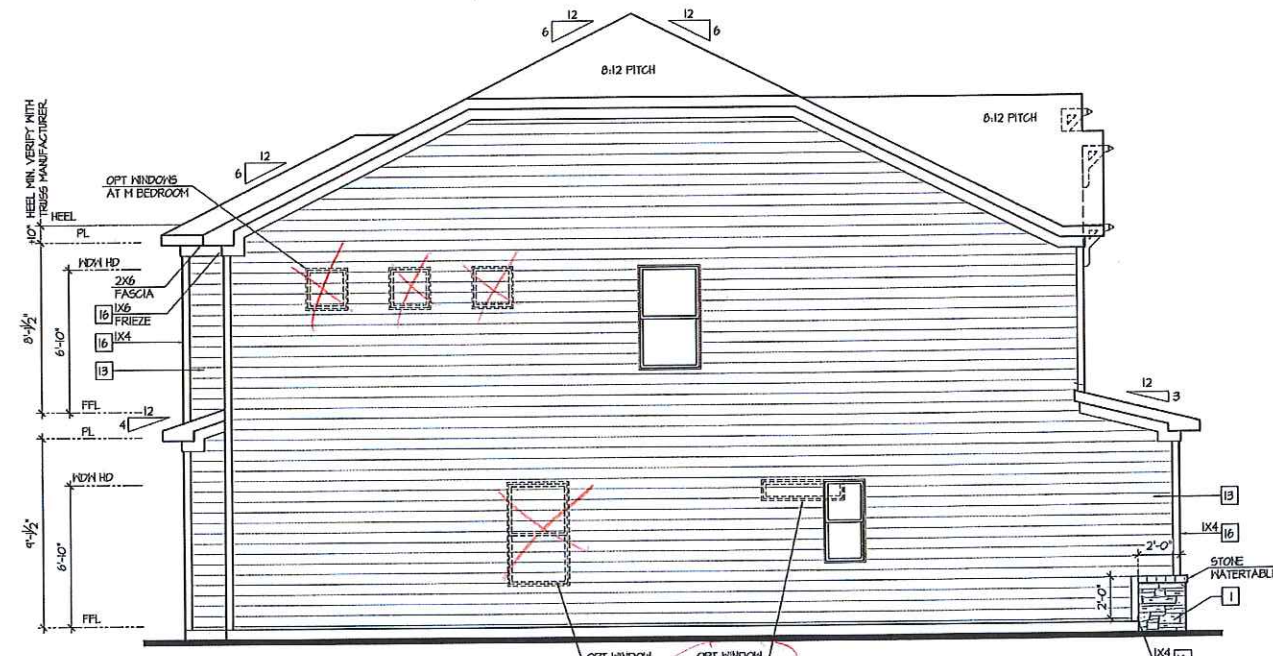


PROJECT NO: GMD-GAI6014

SHEET TITLE:  
**DOGWOOD - RH  
EXTERIOR  
ELEVATIONS 'B'**

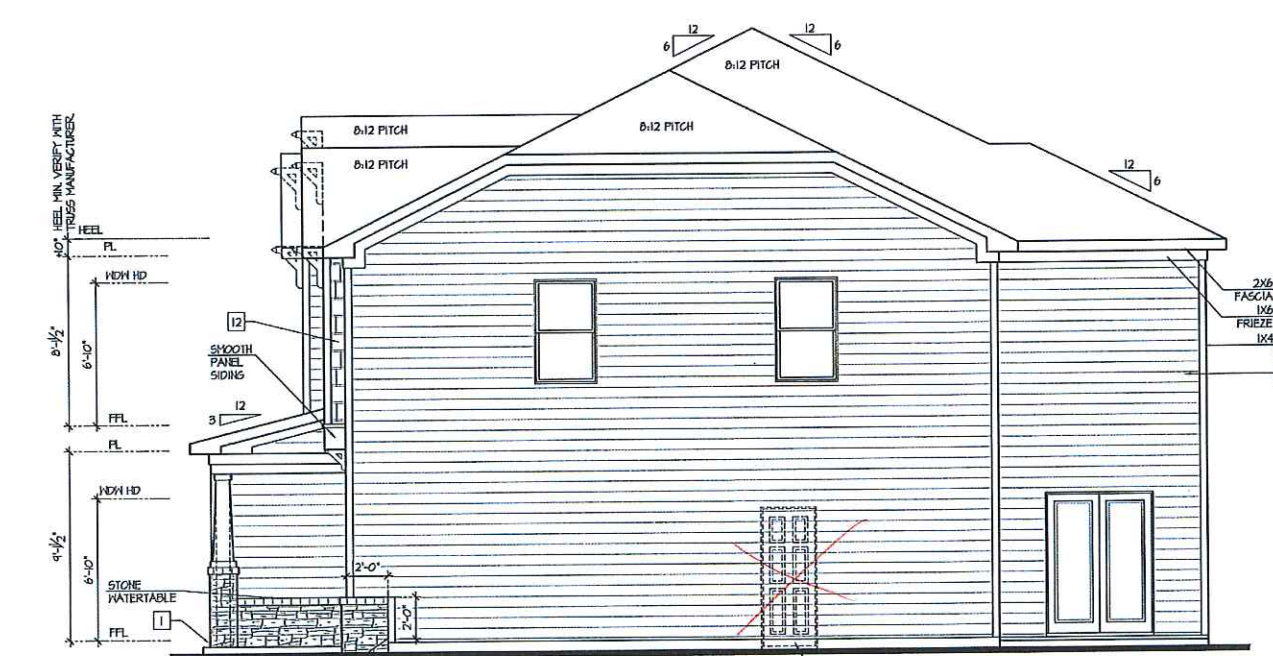
PRINT DATE:  
May 31, 2016

SHEET NO:  
**A1.6.1**



**Left Elevation 'B'**

SCALE: 1/4"=1'-0" AT 22'x34' LAYOUT 1/8"=1'-0" AT 11'x11' LAYOUT



**Right Elevation 'B'**

SCALE: 1/4"=1'-0" AT 22'x34' LAYOUT 1/8"=1'-0" AT 11'x11' LAYOUT

**NOTES:**

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

**KEY NOTES:**

**MASONRY:**

- 1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 3] MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 4] 8" SOLDIER COURSE.
- 5] ROWLOCK COURSE
- 6] DECORATIVE KEY. SEE DETAIL.

**TYPICALS:**

- 1] CORROSION RESISTANT SCREEN COVERED VENTS, SIZE AS NOTED.
- 2] CODE APPROVED TERMINATION CHIMNEY CAP.
- 3] CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- 4] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 5] DECORATIVE THROUGH IRON SEE DETAILS.

**SIDING:**

- 12] VINYL OR FIBER CEMENT SHAKE SIDING PER DEVELOPER
- 13] VINYL OR FIBER CEMENT LAP SIDING PER DEVELOPER
- 14] VINYL OR FIBER CEMENT WAVY SIDING PER DEVELOPER
- 15] VINYL OR FIBER CEMENT PANEL SIDING 1/4" X3 BATTIS AT 12" O.C.
- 16] VINYL OR 1X FIBER CEMENT TRIM OR EQUAL, UNO, SIZE AS NOTED
- 17] VINYL SHUTTERS OR PER BUILDER, TYPE AS SHOWN SIZE AS NOTED.

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE LOCAL CODES

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.  
 - WINDOW HEAD HEIGHTS:  
 1ST FLOOR = 6'-4" UNO. ON ELEVATIONS.  
 2ND FLOOR = 6'-10" UNO. ON ELEVATIONS.  
 ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

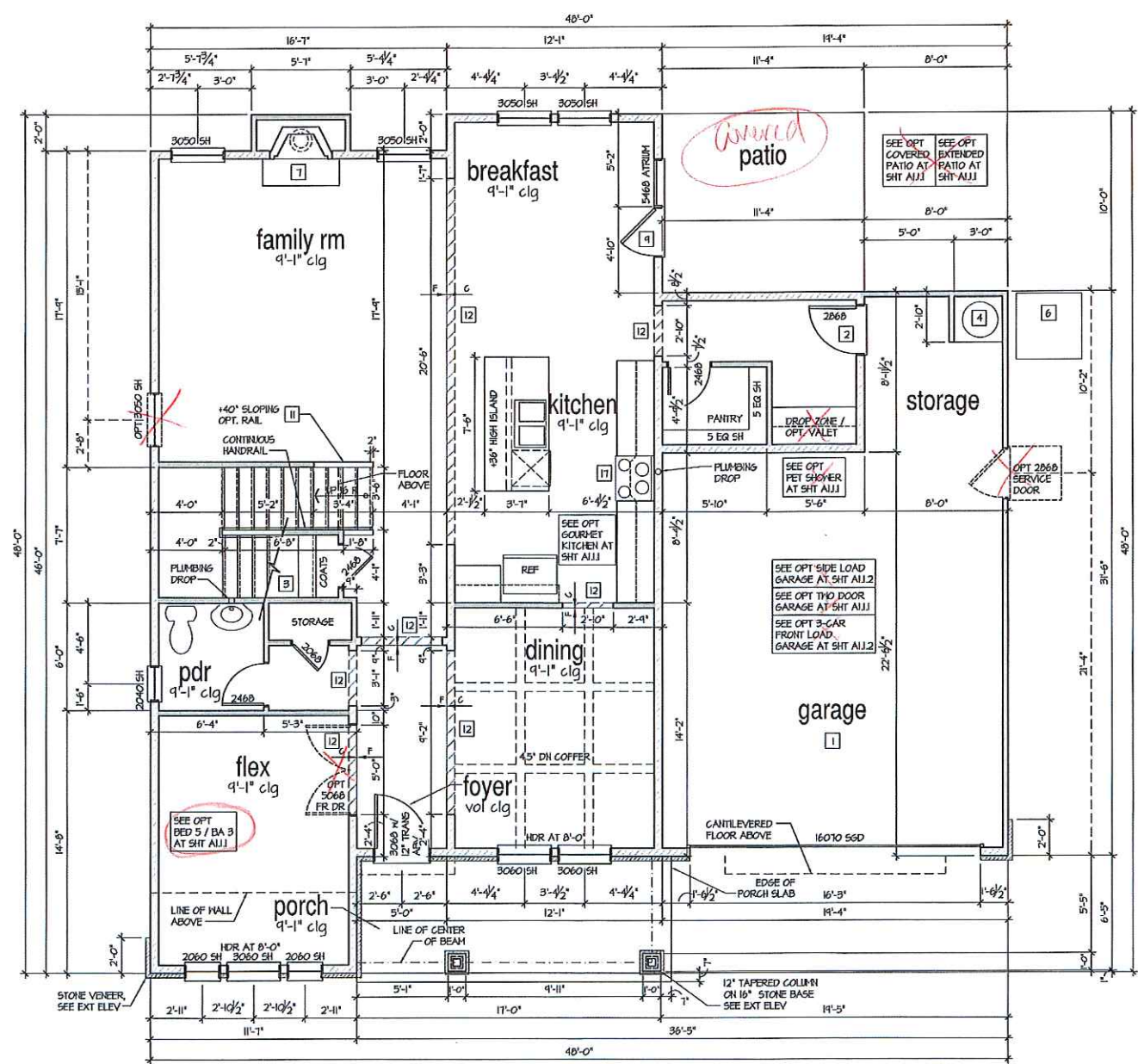
**WALL LEGEND:**

	FULL HEIGHT 2x4 WOOD STUD PARTITION		FULL HEIGHT 2x6 WOOD STUD PARTITION
	BRICK / STONE VENEER		STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED
	LON 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 WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER LOCAL CODE)
  - GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER LOCAL CODE)
  - HOUSE TO GARAGE DOOR SEPARATION PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER LOCAL CODE)
  - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER LOCAL CODE)
  - FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER LOCAL CODE, 18" HIGH PLATFORM. PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER LOCAL CODE.
  - PAU 8x28' PLATFORM. VERIFY WITH TRUSS MANUFACTURER. (8'-8" MIN CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2"x6" OVER 2"x4" BOTTOM CHORD, OF TRUSS, VERIFY W/ TRUSSES.)
  - A/C CONDENSER PAD. (VERIFY)
  - PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x22". FIRE RATED ACCESS AS NOTED. (PER LOCAL CODE)
  - ATTIC ACCESS LADDER. VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)
- TYPICALS:**
- TEMPERED SAFETY GLASS. (PER LOCAL CODE)
  - PLYWOOD SHELF ABOVE WITH DRYHALL FINISH OVER. HEIGHT AS NOTED.
  - HALF HALL. HEIGHT AS NOTED.
  - INTERIOR SOFFITS: FFL = 0'-1" UNO. SFL = 7'-6" UNO. BATHS:
  - SHOWER. TEMPERED GLASS ENCLOSURE.
  - TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.
  - CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.
  - GARDEN TUB IS A SLIDE IN FIBERGLASS MODEL. PER BUILDER
- KITCHEN:**
- 30" FREE STANDING ELECTRICAL RANGE OR OPT. GAS RANGE VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - 30" ELECTRICAL COOKTOP OR OPT. GAS COOKTOP AND HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ELECTRIC OVEN WITH MICROWAVE OVEN.

**9'-1" STAIR NOTE:**  
 (USE 14" T.I. WITH 3/4" PLYWOOD SUBFLOOR).  
 15 TREADS AT 10" EACH VERIFY  
 16 RISERS AT 11" 1.15" = 124" TOTAL  
 RISE VERIFY



**1st Floor Plan 'B'**  
 SCALE: 1/4"=1'-0" AT 22'x34' LAYOUT 1/8"=1'-0" AT 11'x11' LAYOUT



ATLANTA, GEORGIA LOCATION:  
 1045 SATELLITE BLVD  
 SUITE 650  
 DUBLIN, GA 30097  
 PHONE: 770-375-7551

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. GMD DESIGN GROUP OF GEORGIA, INC. HAS THE SOLE RIGHT OF REPRODUCTION AND ALL RIGHTS AND PRIVILEGES.

NO.	DATE	REVISION
1	05.31.16	FIRST SUBMITTAL
2	10.04.16	2ND CAR GARAGE OPTION ADDED
3	01.26.17	FRAME WALK CHANGES
4	02.22.17	SOUTH CAROLINA NORTH CAROLINA SETS
5	04.14.17	ADDITIONAL BUILDER REVISIONS

PROFESSIONAL SEAL:

PROJECT TITLE:  
**50' Plans**

ISSUED FOR PERMIT CONSTRUCTION



PROJECT NO: GMD-GAI6014

SHEET TITLE:  
**DOGWOOD - RH  
 1st FLOOR  
 PLAN 'B'**

PRINT DATE:  
 May 31, 2016

SHEET NO:  
**A1.1.3**

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

ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

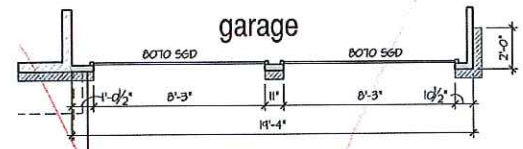
**WALL LEGEND:**

FULL HEIGHT 2x4 WOOD STUD PARTITION	FULL HEIGHT 2x6 WOOD STUD PARTITION
BRICK / STONE VENEER	STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED
LOW GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED	DRYWALL OPENING HEIGHT AS NOTED ON PLAN

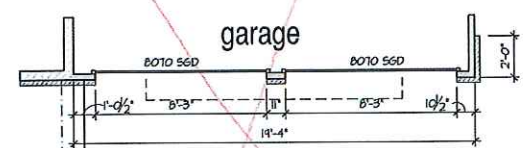
**KEY NOTES:**

- FIRE PROTECTION**
- HOUSE TO GARAGE FIRE SEPARATION: GARAGEHOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD, (PER LOCAL CODE). GARAGEHOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD, (PER LOCAL CODE).
  - HOUSE TO GARAGE DOOR SEPARATION: PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR, (PER LOCAL CODE).
  - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILINGS OF ENCLOSED ACCESSIBLE AREAS, (PER LOCAL CODE).
  - FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER LOCAL CODE, 18" HIGH PLATFORM. PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER LOCAL CODE.
  - FAU 8"x8" PLATFORM VERIFY WITH TRUSS MANUFACTURER. 16'-6" MIN CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2"x8" OVER 2"x4" BOTTOM CHORD, OF TRUSS, VERIFY WITH TRUSSES.) A/C CONDENSER PAD, (VERIFY)
  - PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x22". FIRE RATED ACCESS AS NOTED, (PER LOCAL CODE). ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES, (25 1/2" X 54" SIZE) TYPICALS.
  - TEMPERED SAFETY GLASS, (PER LOCAL CODE)
  - PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER, HEIGHT AS NOTED.
  - HALF HALL, HEIGHT AS NOTED.
  - INTERIOR SOFFITS: FFL = 8'-1" UNO. SPL = 7'-6" UNO.
- BATHS:**
- SHOWER, TEMPERED GLASS ENCLOSURE.
  - TUB-SHOWER COMBO, TEMPERED GLASS ENCLOSURE.
  - CERAMIC TILE SHOWER AND FLOOR, TEMPERED GLASS ENCLOSURE.
  - GARDEN TUB IS A SLIDE IN FIBERGLASS MODEL PER BUILDER.
- KITCHEN:**
- 30" FREE STANDING ELECTRICAL RANGE OR OPT. GAS RANGE VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - 30" ELECTRICAL COOKTOP OR OPT. GAS COOKTOP AND HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ELECTRIC OVEN WITH MICROWAVE OVER.

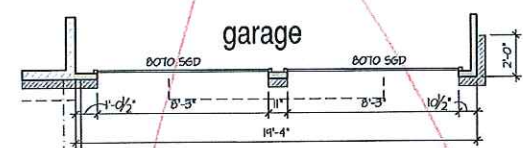
**9'-1" STAIR NOTE:**  
 USE 1 1/2" x 11" WITH 3/4" PLYWOOD SUBFLOOR.  
 15 TREADS AT 10" EACH VERIFY  
 16 RISERS AT 4'- 1.75" = 124" TOTAL  
 RISE VERIFY



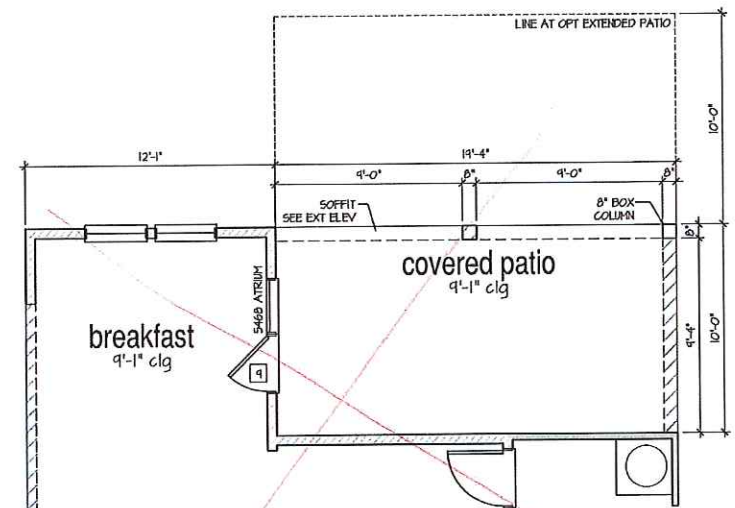
**Opt. 2 Door Garage 'A'**  
 SCALE: 1/4"=1'-0" AT 22'x34' LAYOUT 1/8"=1'-0" AT 11'x11' LAYOUT



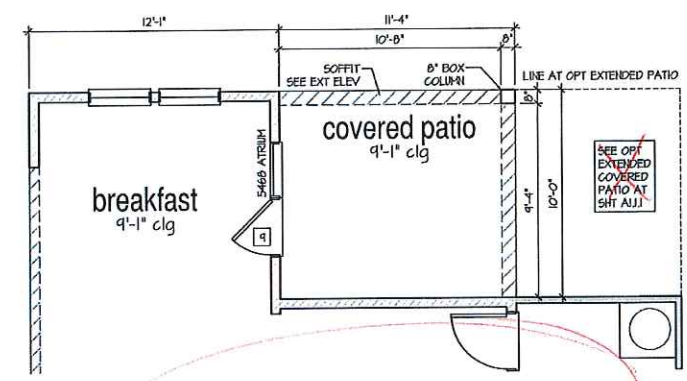
**Opt. 2 Door Garage 'B'**  
 SCALE: 1/4"=1'-0" AT 22'x34' LAYOUT 1/8"=1'-0" AT 11'x11' LAYOUT



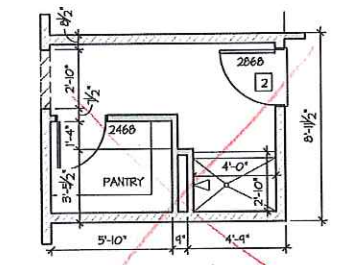
**Opt. 2 Door Garage 'C'**  
 SCALE: 1/4"=1'-0" AT 22'x34' LAYOUT 1/8"=1'-0" AT 11'x11' LAYOUT



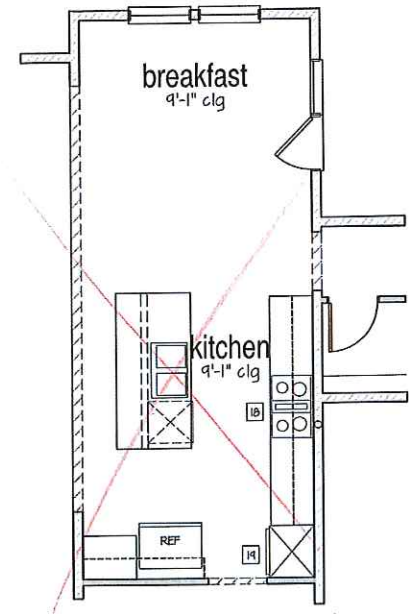
**Opt. Extended Covered Patio**  
 SCALE: 1/4"=1'-0" AT 22'x34' LAYOUT 1/8"=1'-0" AT 11'x11' LAYOUT



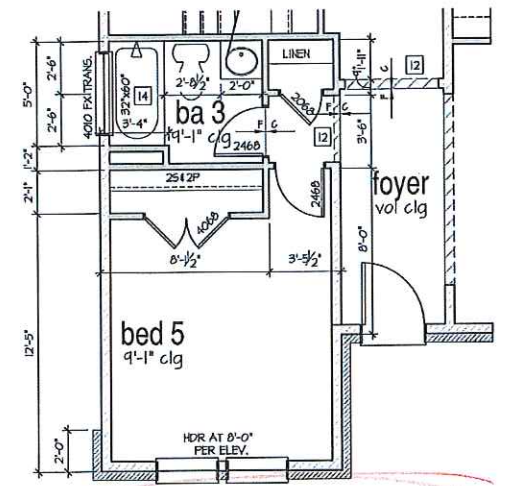
**Opt. Covered Patio**  
 SCALE: 1/4"=1'-0" AT 22'x34' LAYOUT 1/8"=1'-0" AT 11'x11' LAYOUT



**Opt. Pet Shower**  
 SCALE: 1/4"=1'-0" AT 22'x34' LAYOUT 1/8"=1'-0" AT 11'x11' LAYOUT



**Opt. Gourmet Kitchen**  
 SCALE: 1/4"=1'-0" AT 22'x34' LAYOUT 1/8"=1'-0" AT 11'x11' LAYOUT



**Opt. Bed 5 / Bath 3**  
 SCALE: 1/4"=1'-0" AT 22'x34' LAYOUT 1/8"=1'-0" AT 11'x11' LAYOUT



ATLANTA, GEORGIA LOCATION:  
 1845 SATELLITE BLVD  
 SUITE 850  
 DUBLIN, GA. 30091  
 PHONE: 770-375-1351

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. © GMD DESIGN GROUP OF GEORGIA, INC. MAINTAINS OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.

NO.	DATE	REVISION
1	05.18.16	FIRST SUBMITTAL
2	10.04.16	3RD CAR GARAGE OPTION ADDED
3	01.26.17	FRAME HALL CHANGES
4	02.22.17	SOUTH CAROLINA NORTH CAROLINA SETS
5	04.14.17	ADDITIONAL BUILDER REVISIONS

PROFESSIONAL SEAL:

PROJECT TITLE:  
**50' Plans**



CLIENTS NAME:  
**H&H HOMES**

PROJECT NO: GMD-6A16014

SHEET TITLE:  
**DOGWOOD - RH 1st FLOOR PLAN OPTIONS**

PRINT DATE:  
 May 31, 2016

SHEET NO:  
**A1.1.1**

ISSUED FOR PERMIT CONSTRUCTION

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.  
 - WINDOW HEAD HEIGHTS:  
 1ST FLOOR = 8'-0" UNO, ON ELEVATIONS.  
 2ND FLOOR = 6'-10" UNO, ON ELEVATIONS.

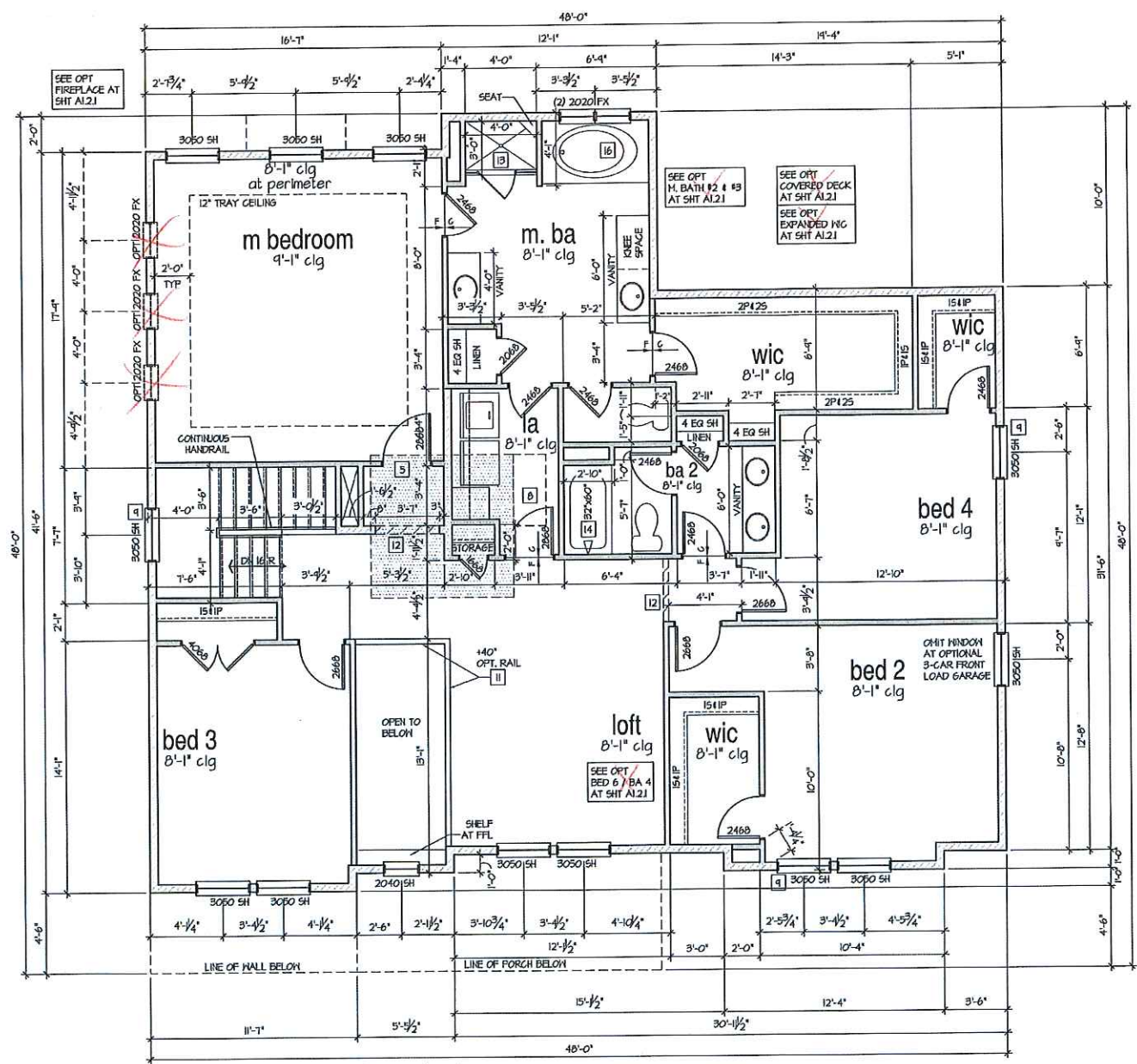
**WALL LEGEND:**

FULL HEIGHT 2x4 WOOD STUD PARTITION	FULL HEIGHT 2x6 WOOD STUD PARTITION
BRICK / STONE VENEER	STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED
LOW GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED	DRYWALL OPENING HEIGHT AS NOTED ON PLAN

**KEY NOTES:**

- FIRE PROTECTION:**
- HOUSE TO GARAGE FIRE SEPARATION, GARAGEHOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD, (PER LOCAL CODE). GARAGEHOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD, (PER LOCAL CODE).
  - HOUSE TO GARAGE DOOR SEPARATION PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR, (PER LOCAL CODE).
  - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON HALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS, (PER LOCAL CODE). MEPS.
  - FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER LOCAL CODE, 18" HIGH PLATFORM, PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER LOCAL CODE.
  - PAU 8X8' PLATFORM, VERIFY WITH TRUSS MANUFACTURER, (6'-6" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2"x6" OVER 2"x4" BOTTOM CHORD, OF TRUSS, VERIFY W/ TRUSSES).
  - A/C CONDENSER PAD, (VERIFY).
  - PRE-FABRICATED METAL FIREPLACE, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x22", FIRE RATED ACCESS AS NOTED, (PER LOCAL CODE). ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES, (25'12" X 54" SIZE) TYPICALS.
  - TEMPERED SAFETY GLASS, (PER LOCAL CODE).
  - PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER, HEIGHT AS NOTED.
  - HALF HALL, HEIGHT AS NOTED.
  - INTERIOR SOFFITS: FFL = 8'-1" UNO, SFL = 7'-6" UNO.
- BATHS:**
- SHOWER, TEMPERED GLASS ENCLOSURE.
  - TUB-SHOWER COMBO, TEMPERED GLASS ENCLOSURE.
  - CERAMIC TILE SHOWER AND FLOOR, TEMPERED GLASS ENCLOSURE.
  - GARDEN TUB IS A SLIDE IN FIBERGLASS MODEL PER BUILDER.
- KITCHEN:**
- 30" FREE STANDING ELECTRICAL RANGE OR OPT. GAS RANGE VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - 30" ELECTRICAL COOKTOP OR OPT. GAS COOKTOP AND HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ELECTRIC OVEN WITH MICROWAVE OVER.

**9'-1" STAIR NOTE:**  
 (USE 1" T.I. WITH 3/4" PLYWOOD SUBFLOOR)  
 15 TREADS AT 10" EACH VERIFY  
 16 RISERS AT 1/2" 7.75" = 124" TOTAL  
 RISE VERIFY



**2nd Floor Plan 'B'**  
 SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT



ATLANTA, GEORGIA LOCATION:  
 1845 SATELLITE BLVD  
 SUITE 650  
 DUBLIN, GA, 30017  
 PHONE: 770-375-1351

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. © GMD DESIGN GROUP OF GEORGIA, INC. MAINTAINS OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.

NO.	DATE	REVISIONS
05.31.16		FIRST SUBMITTAL
10.04.16		3RD GAR GARAGE OPTION ADDED
03.28.17		FRAME HALL CHANGES
02.22.17		SOUTH CAROLINA NORTH CAROLINA SETS
04.14.17		ADDITIONAL BUILDER REVISIONS

PROFESSIONAL SEAL:

PROJECT TITLE:  
**50' Plans**

ISSUED FOR/PERMIT CONSTRUCTION



PROJECT NO: GMD-GA16014

SHEET TITLE:  
**DOGWOOD - RH  
 2nd FLOOR  
 PLAN 'B'**

PRINT DATE:  
 May 31, 2016

SHEET NO:  
**A1.2.2**



of georgia

ATLANTA, GEORGIA LOCATION  
18-15 SATELLITE BLVD  
SUITE 050  
DULUTH, GA, 30017  
PHONE: 770-375-7934

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. © GMD DESIGN GROUP OF GEORGIA, INC. HANDS OFFENSE IF SUCH AND ALL RIGHTS AND PRIVILEGES.

NO.	DATE	REVISION
1	05.06.16	FIRST SUBMITTAL
2	10.04.16	3RD GAR GARAGE OPTION ADDED
3	01.26.17	FRAME HALL CHANGES
4	02.22.17	SOUTH CAROLINA NORTH CAROLINA SETS
5	04.11.17	ADDITIONAL BUILDER REVISIONS

PROFESSIONAL SEAL:

PROJECT TITLE:

50' Plans

ISSUED FOR/PERMIT CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD-GAI6014

SHEET TITLE:

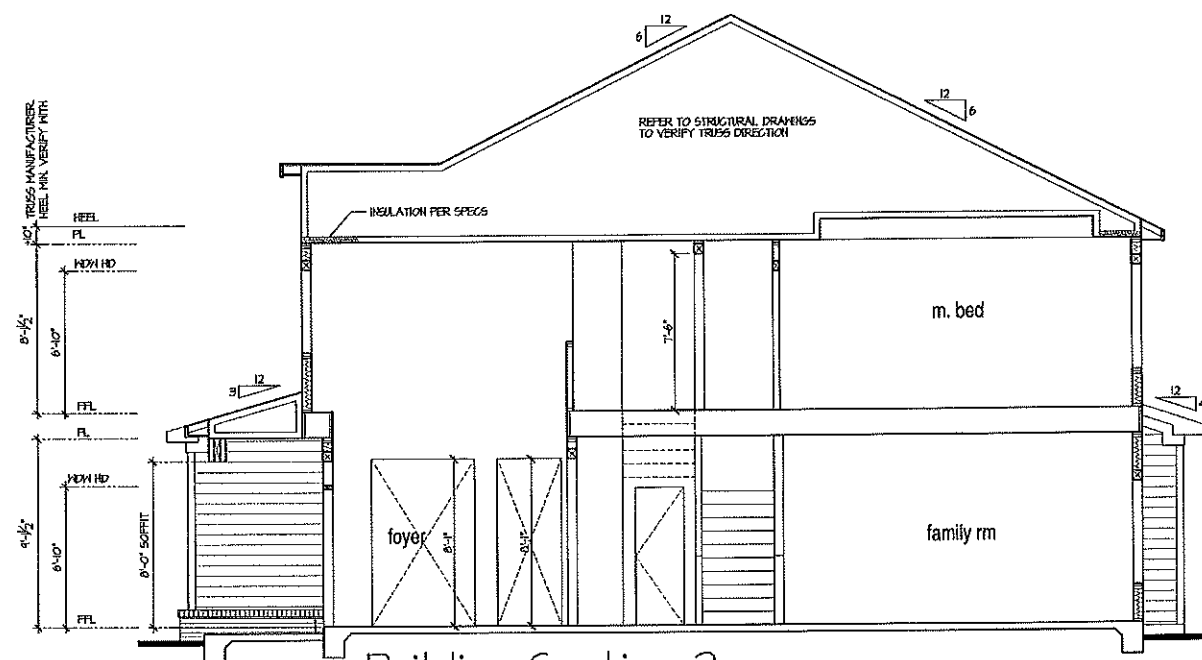
DOGWOOD - RH  
BUILDING SECTIONS

PRINT DATE:

May 31, 2016

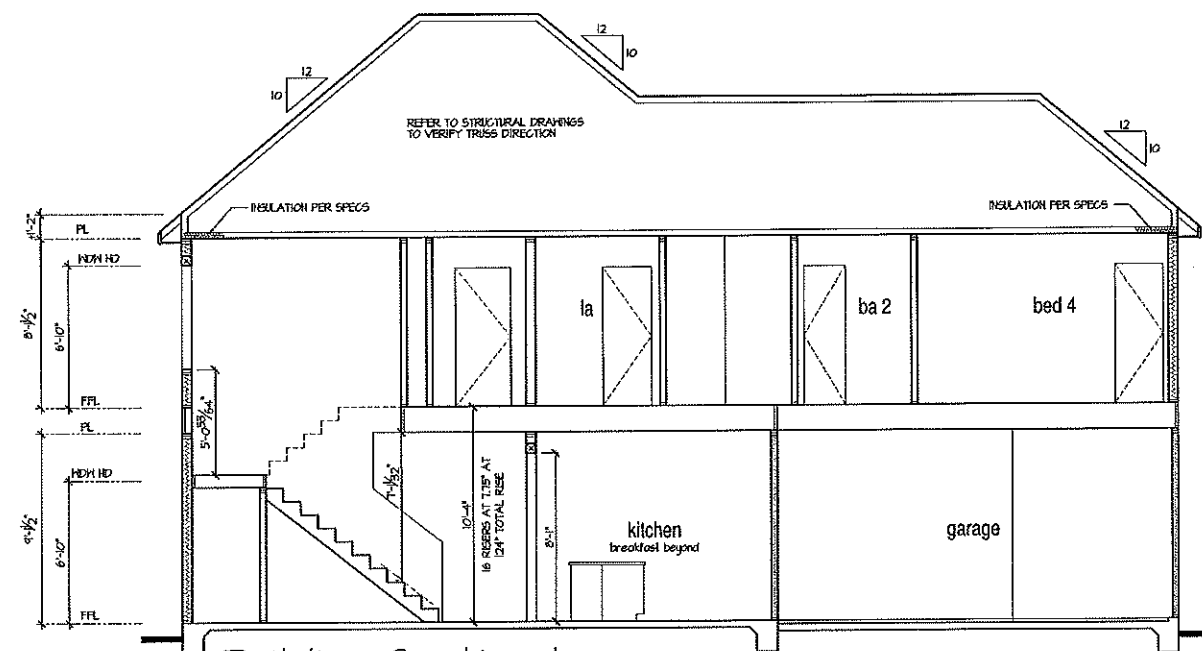
SHEET NO:

A1.4



Building Section 2

SCALE: 1/4"=1'-0" AT 22'x34' LAYOUT 1/8"=1'-0" AT 11'x17' LAYOUT



Building Section 1

SCALE: 1/4"=1'-0" AT 22'x34' LAYOUT 1/8"=1'-0" AT 11'x17' LAYOUT

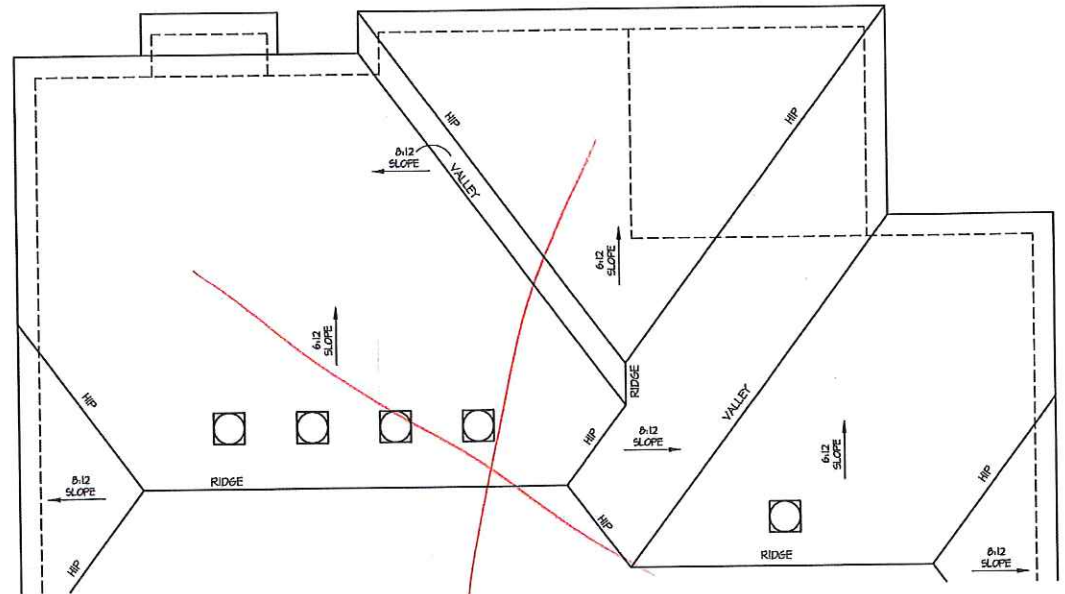
**9'-1" STAIR NOTE:**  
ROSE 1/2" x 1 1/2" WITH 3/4" PLYWOOD SUBFLOOR  
15 TREADS AT 10" EACH VERIFY  
16 RISERS AT 7 1/2" = 124" TOTAL RISE VERIFY

**NOTES:**

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
- BUILDING SECTIONS SHOWN HERE DEPICT VOLUMES SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.
- ROOFING: PITCHED SINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
- HOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:  
EXTERIOR WALLS ZONE 3: R-13 BATTIS MINIMUM. VERIFY  
EXTERIOR WALLS ZONE 4: R-15 BATTIS MINIMUM. VERIFY  
CEILING WITH ATTIC ABOVE COMPRESSED INSULATION: R-30 BATTIS MINIMUM. VERIFY  
CEILING WITH ATTIC ABOVE UNCOMPRESSED INSULATION (BEELS IN TRUSSES): R-30 BATTIS MINIMUM. VERIFY  
FLOOR OVER GARAGE: R-11 BATTIS MINIMUM. VERIFY  
ATTIC KNEEWALL: R-11 BATTIS MINIMUM. VERIFY  
CRAWL SPACE FLOORINGS: R-11 BATTIS MINIMUM. VERIFY

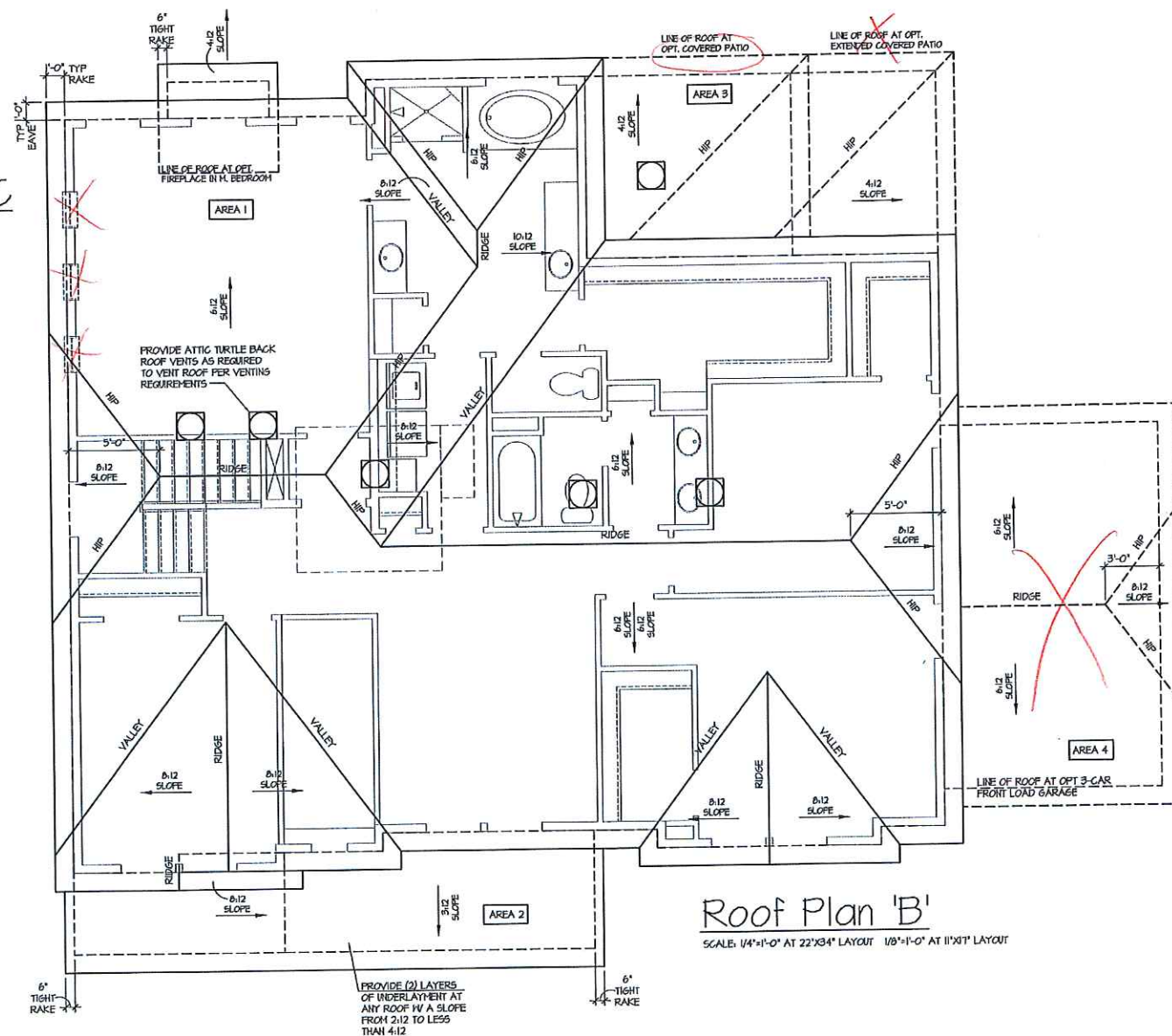
PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BUILDER.

HIDDEN GLAZING U-FACTOR: 0.35



Roof Plan 'B' w/ Opt. Covered Deck / Expanded WIC

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT



Roof Plan 'B'

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT

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

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE SPACE VENTILATED.

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

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

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

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

ROOF AREA 1 = 1796 SF  
 1796 SQ. FT. X 144 = 256624 SQ. IN.  
 256624 SQ. IN. / 150 = 17108 SQ. IN. OF VENT REQ'D

ROOF AREA 2 = 142 SF  
 142 SQ. FT. X 144 = 20448 SQ. IN.  
 20448 SQ. IN. / 150 = 13632 SQ. IN. OF VENT REQ'D

ROOF AREA 3 = 113 SF  
 113 SQ. FT. X 144 = 16272 SQ. IN.  
 16272 SQ. IN. / 150 = 10848 SQ. IN. OF VENT REQ'D

ROOF AREA 4 = 240 SF  
 240 SQ. FT. X 144 = 34560 SQ. IN.  
 34560 SQ. IN. / 150 = 23040 SQ. IN. OF VENT REQ'D

NOTES:  
 - ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.  
 - DASHED LINES INDICATE HALL BELOW.  
 - LOCATE GUTTER AND DOWNSPOUTS PER BUILDER.  
 - PRICED ROOFS AS NOTED.

ATTIC VENT CALCULATION FOR 'DOGWOOD': 1:300 RATIO.

AS AN ALTERNATE TO THE 1/50 RATIO LISTED ABOVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 PER LOCAL CODES.

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

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

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

(PER PER LOCAL CODES)  
 1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING  
 \*144 SQ. IN. = 1 SQ. FT.  
 BLDG. CEILING (SF) X 144 = BLDG (SQ. IN.)  
 BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED

ROOF AREA 1 = 1796 SF  
 1796 SQ. FT. X 144 = 256624 SQ. IN.  
 256624 SQ. IN. / 300 = 85541 SQ. IN. OF VENT REQ'D

ROOF AREA 2 = 142 SF  
 142 SQ. FT. X 144 = 20448 SQ. IN.  
 20448 SQ. IN. / 300 = 6816 SQ. IN. OF VENT REQ'D

ROOF AREA 3 = 113 SF  
 113 SQ. FT. X 144 = 16272 SQ. IN.  
 16272 SQ. IN. / 300 = 5424 SQ. IN. OF VENT REQ'D

ROOF AREA 4 = 240 SF  
 240 SQ. FT. X 144 = 34560 SQ. IN.  
 34560 SQ. IN. / 300 = 11520 SQ. IN. OF VENT REQ'D

NOTES:  
 - ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.  
 - DASHED LINES INDICATE HALL BELOW.  
 - LOCATE GUTTER AND DOWNSPOUTS PER BUILDER.  
 - PRICED ROOFS AS NOTED.



of georgia

ATLANTA, GEORGIA LOCATION:  
 1845 SATELLITE BLVD  
 SUITE 850  
 DUBLIN, GA, 30097  
 PHONE: 770-375-1951

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. © GMD DESIGN GROUP OF GEORGIA, INC. MAINTAINING OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.

NO.	DATE	REVISION
△	05/31/16	FIRST SUBMITTAL
△	10/04/16	3RD CAR GARAGE OPTION ADDED
△	01/26/17	FRAME WALK CHANGES
△	02/22/17	SOUTH CAROLINA NORTH CAROLINA SETS
△	04/14/17	ADDITIONAL BUILDER REVISIONS

PROFESSIONAL SEAL:

PROJECT TITLE:  
**50' Plans**

ISSUED FOR/PERMIT CONSTRUCTION



CLIENTS NAME:  
 PROJECT NO: GMD-GA16014

SHEET TITLE:  
**DOGWOOD - RH ROOF PLAN 'B'**

PRINT DATE:  
 May 31, 2016

SHEET NO:  
**A1.6.2**





ATLANTA, GEORGIA LOCATION:  
1045 SATELLITE BLVD  
SUITE 250  
DUBLIN, GA. 30017  
PHONE: 770-375-7534

THESE PLANS AND SPECIFICATIONS ARE PROVIDED UNDER FEDERAL COPYRIGHT LAWS. © GMD DESIGN GROUP OF GEORGIA, INC. MAINTAINS OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.

NO.	DATE	REVISION
1	09.31.16	FIRST SUBMITTAL
2	10.04.16	BIRD CAR GARAGE OPTION ADDED
3	01.26.17	FRAME HALL GRANGES
4	02.22.17	SOUTH CAROLINA NORTH CAROLINA SETS
5	04.11.17	ADDITIONAL BUILDER REVISIONS

PROFESSIONAL SEAL:

PROJECT TITLE:  
**50' Plans**

ISSUED FOR/PERMIT CONSTRUCTION

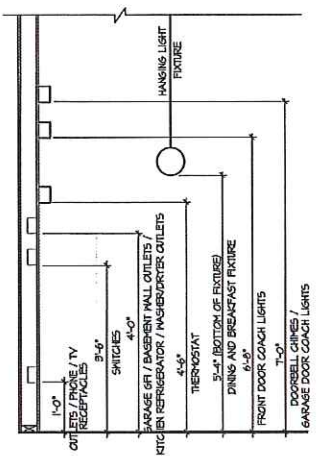


PROJECT NO: GMD-GA16014

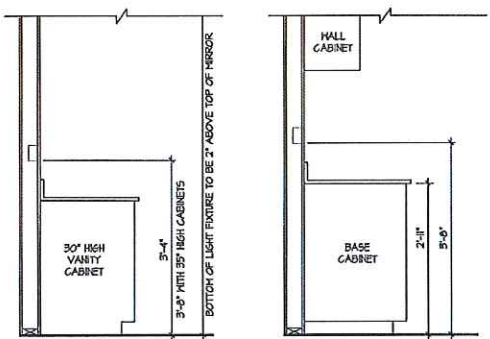
SHEET TITLE:  
**DOGWOOD - RH  
1st FLOOR  
UTILITY PLAN**

PRINT DATE:  
May 31, 2016

SHEET NO:  
**E1.0**



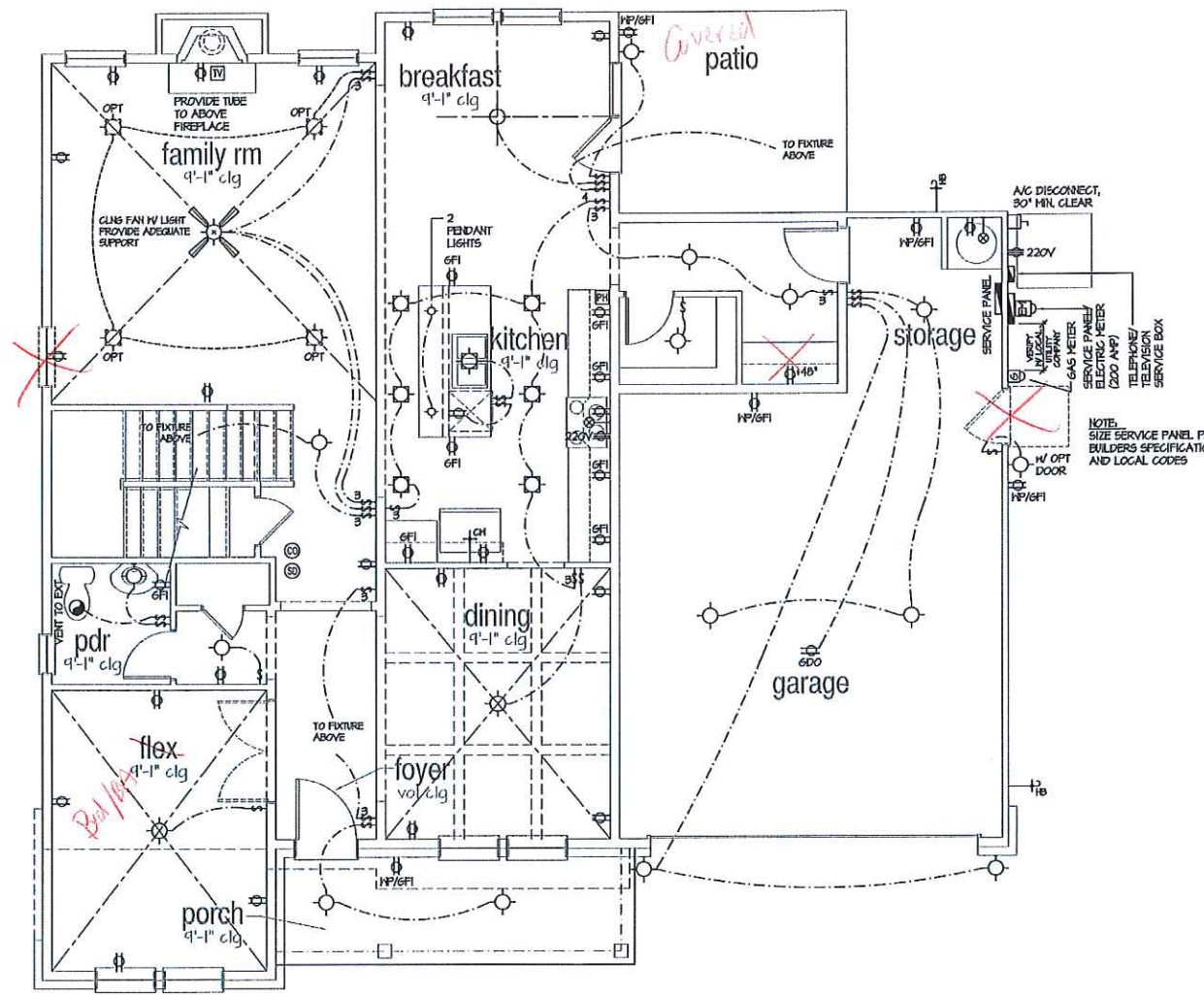
STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS  
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

- NOTES:**
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
  - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
  - ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
  - FANLIGHTS IN NET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR NET OR DAMP LOCATIONS."
  - ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
  - PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
  - PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
  - ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/OFFSETS.
  - HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
  - ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY PUMP PITS, DRAIN TILE PUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
  - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:			
□	DUPLEX OUTLET	—	UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
□	HEATHERPROOF GFI DUPLEX OUTLET	○	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
□	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	○	HALL MOUNTED INCANDESCENT LIGHT FIXTURE
□	HALF-SWITCHED DUPLEX OUTLET	○	RECESSED INCANDESCENT LIGHT FIXTURE (VP) - VAPOR PROOF
□	220V 220 VOLT OUTLET	○	EXHAUST FAN (VENT TO EXTERIOR)
□	REINFORCED JUNCTION BOX	○	EXHAUST FANLIGHT COMBINATION (VENT TO EXTERIOR)
□	HALL SWITCH	○	FLUORESCENT LIGHT FIXTURE
□	THREE-WAY SWITCH	○	TECH. I/B SYSTEM
□	FOUR-WAY SWITCH	○	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
□	CHIMES	○	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
□	RESETTION SWITCH	○	GAS SUPPLY WITH VALVE
○	BOV SMOKE DETECTOR W/ BATTERY BACKUP	○	HOSE BIBB
○	CO2 DETECTOR	○	1/4" WATER SHUT OFF
○	THERMOSTAT	○	WALL SCONCE
○	TELEPHONE		
○	TELEVISION		
○	ELECTRIC METER		
○	ELECTRIC PANEL		
○	DISCONNECT SWITCH		



1st Floor Plan 'A'  
SCALE: 1/4"=1'-0" AT 22'x34' LAYOUT 1/8"=1'-0" AT 11'x17' LAYOUT



ATLANTA, GEORGIA LOCATION:  
1945 SATELLITE BLVD  
SUITE 850  
DULUTH, GA. 30081  
PHONE: 770-375-1351

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. © 2016 DESIGN GROUP OF GEORGIA, INC. HAZARDOUS OFFENSES OF SUCH AND ALL RIGHTS AND PRIVILEGES.

NO.	DATE	REVISION
▲	05.26.16	FIRST SUBMITTAL
▲	10.24.16	3RD CAR GARAGE OPTION ADDED
▲	01.26.17	FRAME WALK GRANITE
▲	02.22.17	SOUTH CAROLINA NORTH CAROLINA SETS
▲	04.14.17	ADDITIONAL BUILDER REVISIONS

PROFESSIONAL SEAL:

PROJECT TITLE:  
**50' Plans**

ISSUED FOR PERMIT CONSTRUCTION

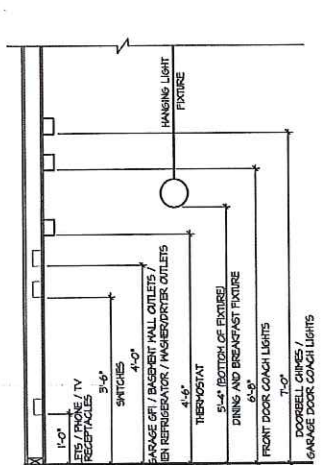


PROJECT NO: GMD-6A16014

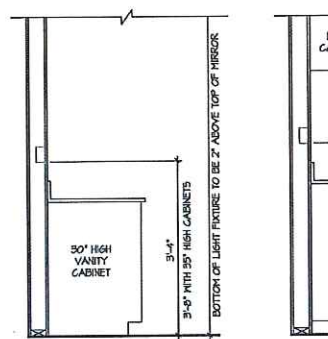
SHEET TITLE:  
**DOGWOOD - RH  
1st FLOOR  
UTILITY PLAN**

PRINT DATE:  
May 31, 2016

SHEET NO:  
**E1.1**



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

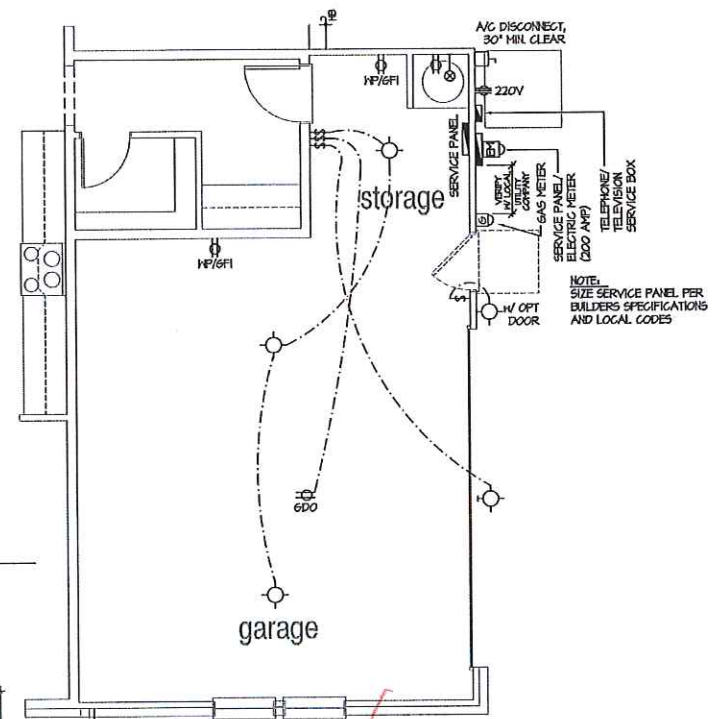
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

**NOTES:**

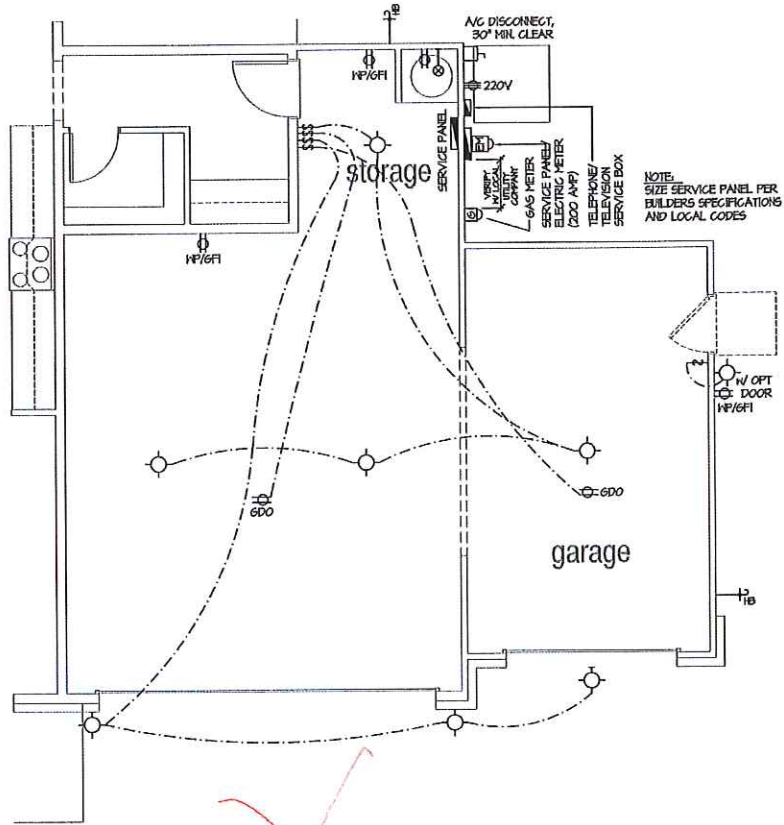
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
- FANLIGHTS IN NET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR NET OR DAMP LOCATIONS."
- ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
- AVG CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (RANGES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

**LEGEND:**

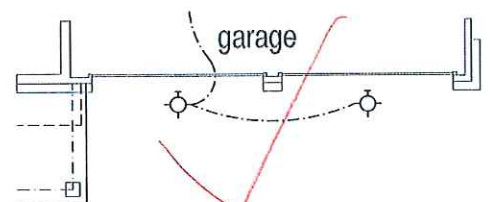
⊠	UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
⊡	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⊡	HALL MOUNTED INCANDESCENT LIGHT FIXTURE
⊡	RECESSED INCANDESCENT LIGHT FIXTURE (NP) = VAPOR TROOP
⊡	EXHAUST FAN (VENT TO EXTERIOR)
⊡	EXHAUST FAN/LINE COMBINATION (VENT TO EXTERIOR)
⊡	FLUORESCENT LIGHT FIXTURE
⊡	TECH. HUB SYSTEM
⊡	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
⊡	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
⊡	CEILING FAN WITH FLUORESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
⊡	GAS SUPPLY WITH VALVE
⊡	HOSE BIB
⊡	1/4" WATER STUB OUT
⊡	HALL SCENE



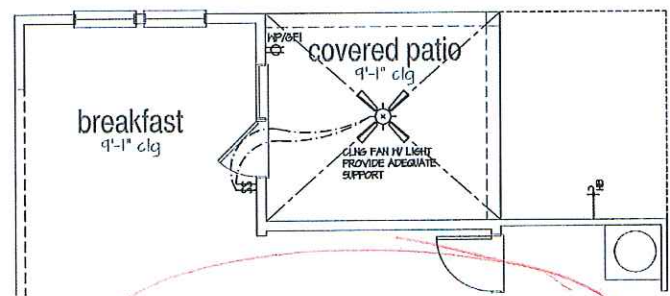
**Opt. Side-Load Garage 'A'**  
SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT



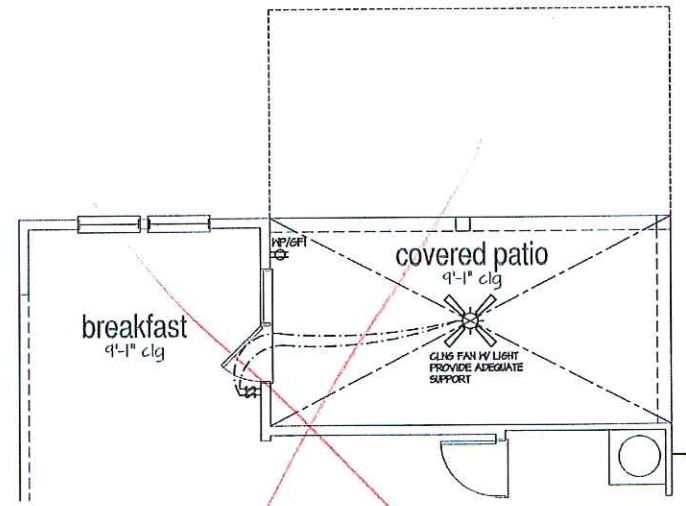
**Optional 3-Car Garage - Front Load**  
SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT



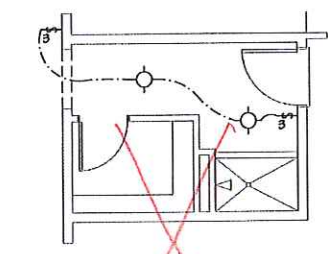
**Opt. 2 Door Garage 'A'**  
SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT



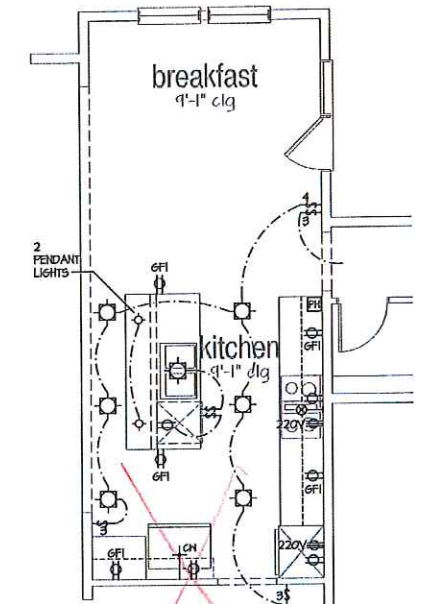
**Opt. Covered Patio**  
SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT



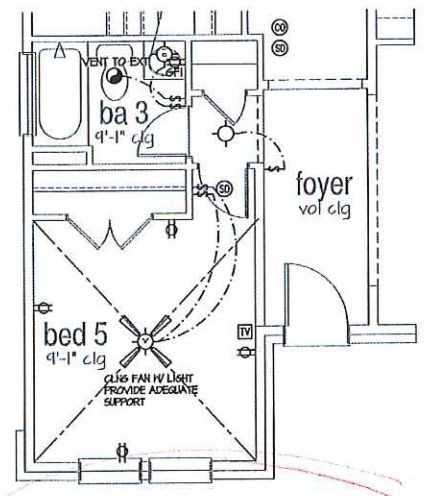
**Opt. Extended Covered Patio**  
SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT



**Opt. Pet Shower**  
SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT



**Opt. Gourmet Kitchen**  
SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT



**Opt. Bed 5 / Bath 3**  
SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X11' LAYOUT



ATLANTA, GEORGIA LOCATION:  
1845 SATELLITE BLVD  
SUITE 500  
DULUTH, GA. 30091  
PHONE: 770-975-1251

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. © 2016 DESIGN GROUP OF GEORGIA, INC. MAINTAINS OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.

NO.	DATE	REVISION
1	08.16.16	FIRST SUBMITTAL
2	10.04.16	3RD CAR GARAGE OPTION ADDED
3	01.26.17	FRAME HALL CHANGES
4	02.22.17	SOUTH CAROLINA NORTH CAROLINA SETS
5	04.14.17	ADDITIONAL BUILDER REVISIONS

PROFESSIONAL SEAL:

PROJECT TITLE:

50' Plans

ISSUED FOR PERMIT  
CONSTRUCTION

CLIENT'S NAME:



PROJECT NO: GMD-6A16014

SHEET TITLE:

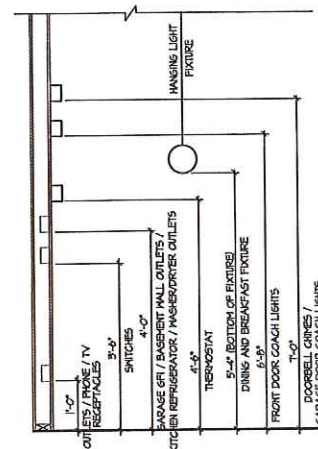
DOGWOOD - RH  
2nd FLOOR  
UTILITY PLAN

PRINT DATE:

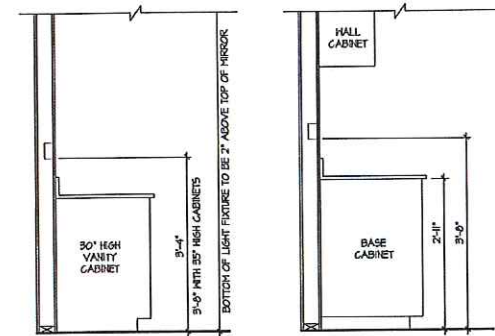
May 31, 2016

SHEET NO:

E2.0



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

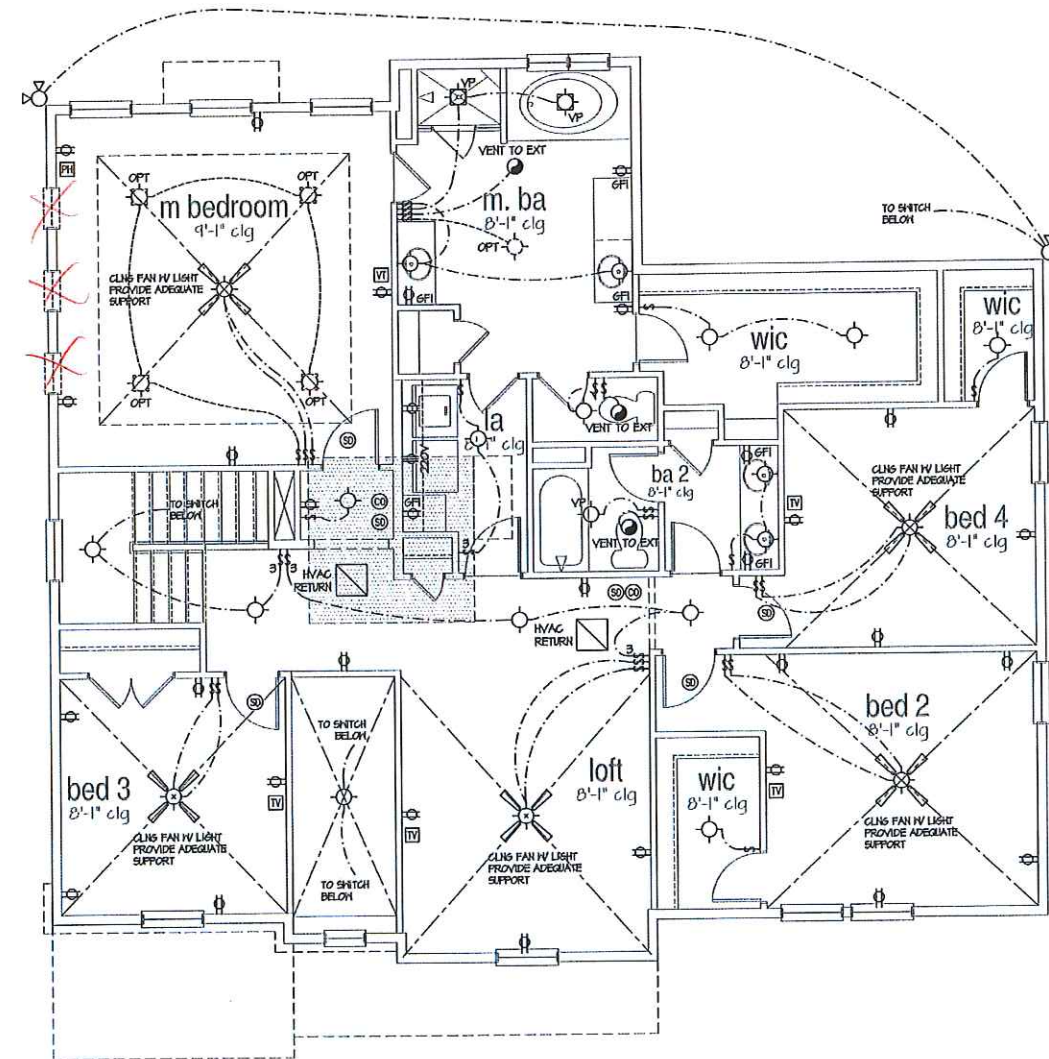
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
- FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
- ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (RANGES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:

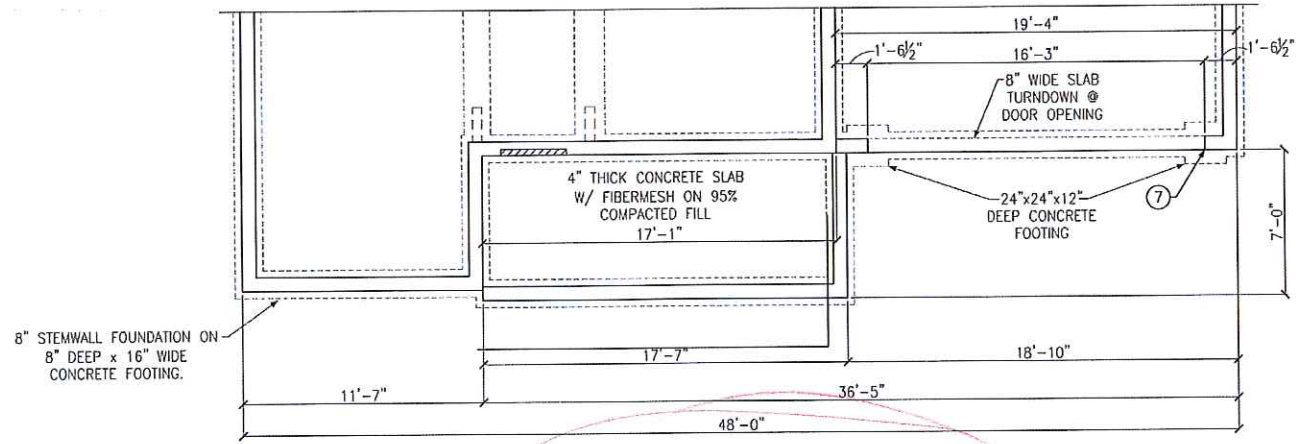
⊕	UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
⊕	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⊕	HALL MOUNTED INCANDESCENT LIGHT FIXTURE
⊕	RECESSED INCANDESCENT LIGHT FIXTURE
⊕	(VP) = VAPOR PROOF
⊕	EXHAUST FAN (VENT TO EXTERIOR)
⊕	REINFORCED JUNCTION BOX
⊕	HALL SWITCH
⊕	THREE-WAY SWITCH
⊕	FOUR-WAY SWITCH
⊕	GFI'S
⊕	PUSHBUTTON SWITCH
⊕	10V SMOKE DETECTOR W/ BATTERY BACKUP
⊕	CO2 DETECTOR
⊕	THERMOSTAT
⊕	TELEPHONE
⊕	TELEVISION
⊕	ELECTRIC METER
⊕	ELECTRIC PANEL
⊕	DISCONNECT SWITCH
⊕	UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
⊕	HALL MOUNTED INCANDESCENT LIGHT FIXTURE
⊕	RECESSED INCANDESCENT LIGHT FIXTURE
⊕	(VP) = VAPOR PROOF
⊕	EXHAUST FAN (VENT TO EXTERIOR)
⊕	REINFORCED JUNCTION BOX
⊕	HALL SWITCH
⊕	THREE-WAY SWITCH
⊕	FOUR-WAY SWITCH
⊕	GFI'S
⊕	PUSHBUTTON SWITCH
⊕	10V SMOKE DETECTOR W/ BATTERY BACKUP
⊕	CO2 DETECTOR
⊕	THERMOSTAT
⊕	TELEPHONE
⊕	TELEVISION
⊕	ELECTRIC METER
⊕	ELECTRIC PANEL
⊕	DISCONNECT SWITCH
⊕	TECH. HUB SYSTEM
⊕	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
⊕	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
⊕	GAS SUPPLY WITH VALVE
⊕	HOSE BIBB
⊕	1/4" WATER STOP OUT
⊕	HALL SOURCE



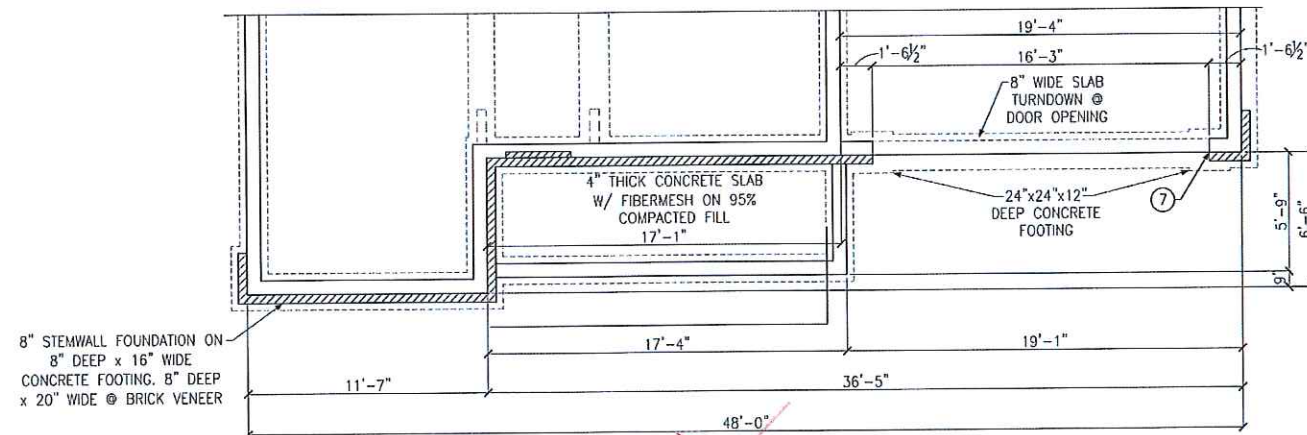
2nd Floor Plan 'A'

SCALE: 1/4"=1'-0" AT 22'x34" LAYOUT 1/8"=1'-0" AT 11'x11" LAYOUT

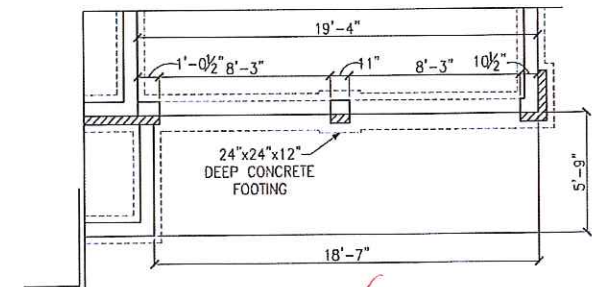
KEYNOTES:  
 ⑦ REINFORCE 8" CMU WALL AND FOOTING UNDER PORTAL FRAME PER DETAIL A OR B/SD-4.



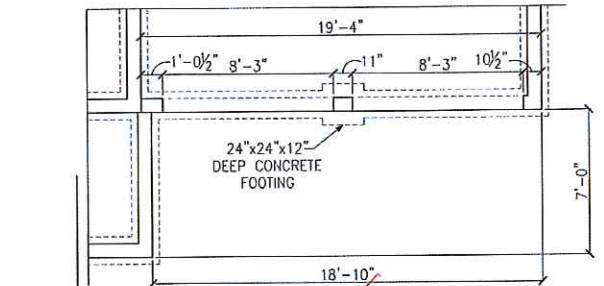
STEMWALL FOUNDATION PLAN  
ELEVATION B



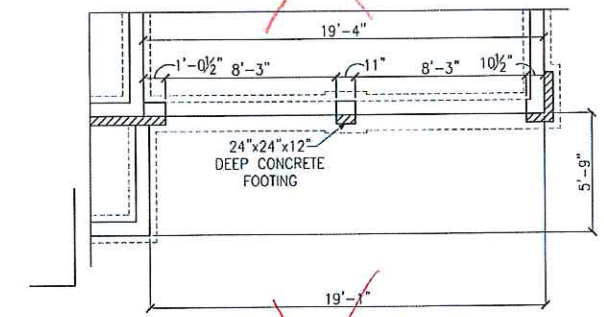
STEMWALL FOUNDATION PLAN  
ELEVATION C



PARTIAL FOUNDATION PLAN  
OPT. 2 DOOR GARAGE  
ELEVATION A



PARTIAL FOUNDATION PLAN  
OPT. 2 DOOR GARAGE  
ELEVATION B



PARTIAL FOUNDATION PLAN  
OPT. 2 DOOR GARAGE  
ELEVATION C



REFER TO SHEET SD-1 FOR GENERAL STRUCTURAL NOTES AND DETAILS

LEGEND  
 [Hatched Area] → LOCATION OF DOOR ABOVE

**KSE ENGINEERING**  
 1900 AM Dr., Suite 201, Quakertown PA 18951  
 Phone: (215) 804-4449 FAX: (215) 804-4459  
 www.kse-eng.com

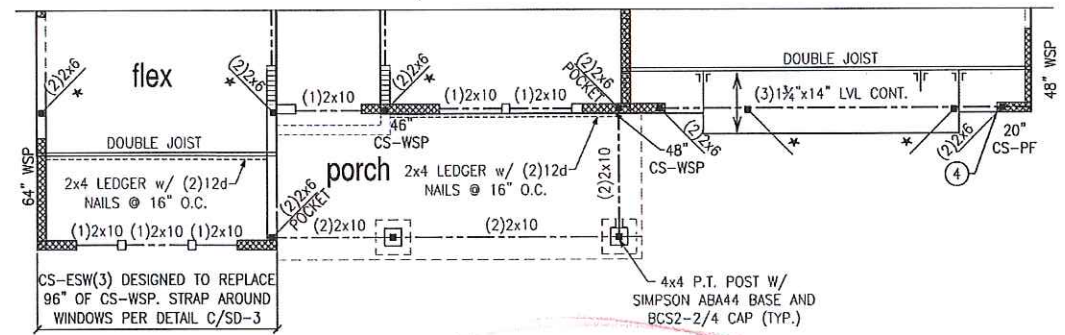
REVISION HISTORY



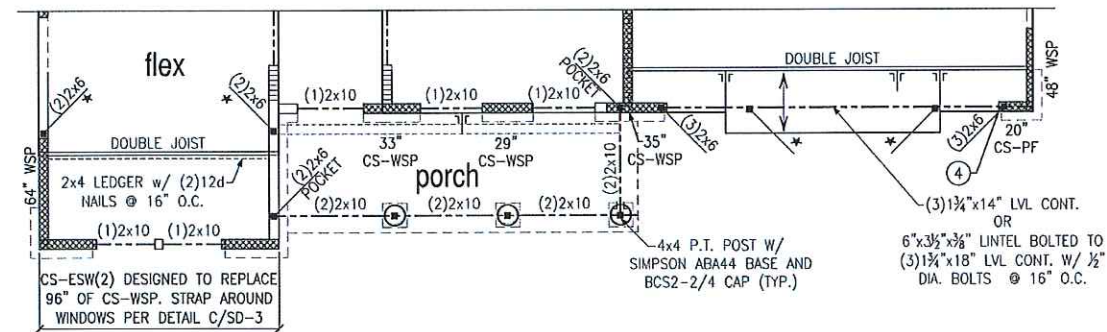
Stem Wall Foundation Plans  
 Elevations B & C  
 Dogwood Model  
 100 M.P.H.  
 Fayetteville, NC

Project #: 105-16007  
 Designed By: KRK  
 Checked By:  
 Issue Date: 1/16/17  
 Re-Issue:  
 Scale: 1/4"=1'-0"

S-1.3



SECOND FLOOR FRAMING PLAN  
ELEVATION B



SECOND FLOOR FRAMING PLAN  
ELEVATION C

**BRACED WALL PANELS:**  
 28" INDICATES BRACED WALL PANEL LENGTH AND TYPE  
 CS-WSP

**INTERMITTENT SHEATHED BRACED WALL PANEL TYPES:**  
 WSP WOOD STRUCTURAL PANEL  
 GB(1) GYPSUM BOARD (ONE SIDE ONLY)  
 GB(2) GYPSUM BOARD (TWO SIDES)

**CONTINUOUS SHEATHED BRACED WALL PANEL TYPES:**  
 CS-WSP WOOD STRUCTURAL PANEL  
 CS-PF CONTINUOUS PORTAL FRAME  
 CS-ESW ENGINEERED SHEAR WALL

SEE SHEET SD-1 THRU SD-5 FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS

- WALL BRACING 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.



THIS PLAN DESIGNED FOR 9" NOMINAL WALL PLATE HEIGHT.

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

REFER TO SHEET SD-1 FOR GENERAL STRUCTURAL NOTES AND DETAILS

**NOTE:**  
 FACE NAIL ALL MULTI-PLY BEAMS AND HEADERS WITH (2) ROWS 16d COMMON NAILS @ 16" O.C., STAGGERED, OR PER MANUFACTURERS' SPECIFICATIONS FOR ENGINEERED LUMBER. APPLY NAILING FROM BOTH FACES FOR (3) OR MORE PLIES. SEE TRUSS MANUFACTURERS SHOP DRAWINGS FOR PERMANENT LATERAL BRACING REQUIREMENTS.

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



1900 AM Dr., Suite 201, Quakertown PA 18951  
 Phone: (215) 804-4449 FAX: (215) 804-4459  
 www.kse-eng.com

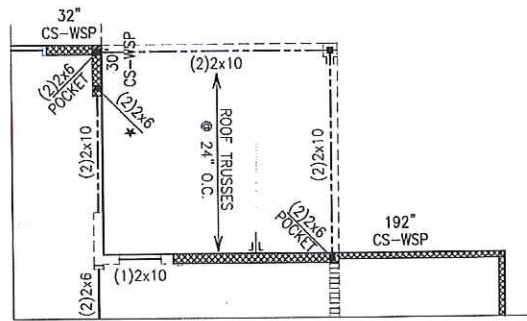
REVISION HISTORY



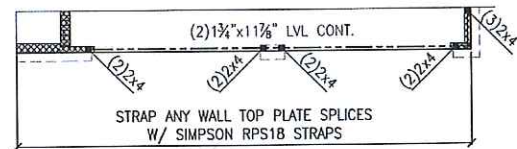
Second Floor Framing Plans  
 Elevations B & C  
 Dogwood Model  
 100 M.P.H.  
 Fayetteville, NC

Project #: 105-16007  
 Designed By: KRK  
 Checked By:  
 Issue Date: 1/16/17  
 Re-Issue:  
 Scale: 1/4"=1'-0"

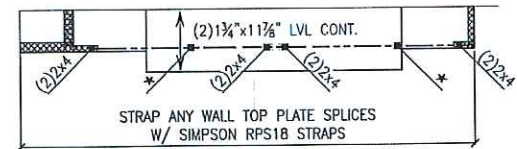
S-2.1



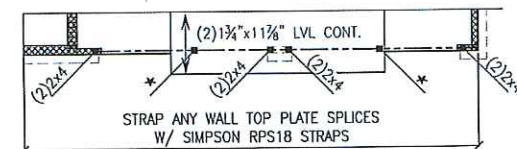
PARTIAL FRAMING PLAN  
OPT. COVERED PATIO



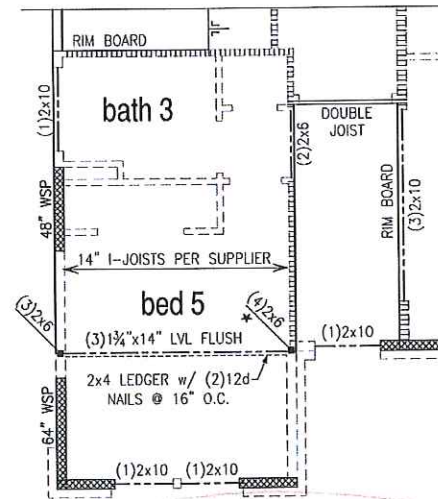
PARTIAL FRAMING PLAN  
OPT. 2 DOOR GARAGE  
ELEVATION A



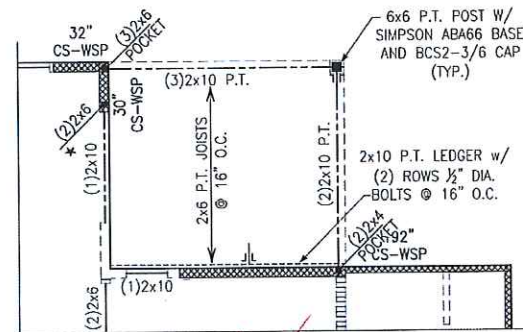
PARTIAL FRAMING PLAN  
OPT. 2 DOOR GARAGE  
ELEVATION B



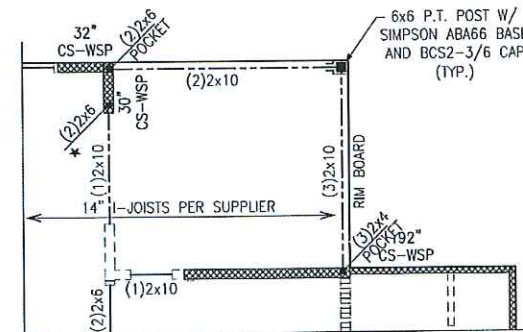
PARTIAL FRAMING PLAN  
OPT. 2 DOOR GARAGE  
ELEVATION C



PARTIAL FRAMING PLAN  
OPT. BED 5/BATH3



PARTIAL FRAMING PLAN  
OPT. COVERED DECK OVER PATIO



PARTIAL FRAMING PLAN  
OPT. EXPANDED WIG OVER PATIO

**BRACED WALL PANELS:**  
 28" INDICATES BRACED WALL PANEL LENGTH AND TYPE  
 CS-WSP

**INTERMITTENT SHEATHED BRACED WALL PANEL TYPES:**  
 WSP WOOD STRUCTURAL PANEL  
 GB(1) GYPSUM BOARD (ONE SIDE ONLY)  
 GB(2) GYPSUM BOARD (TWO SIDES)

**CONTINUOUS SHEATHED BRACED WALL PANEL TYPES:**  
 CS-WSP WOOD STRUCTURAL PANEL  
 CS-PF CONTINUOUS PORTAL FRAME  
 CS-ESW ENGINEERED SHEAR WALL

SEE SHEET SD-1 THRU SD-5 FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS

**WALL BRACING 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.



THIS PLAN DESIGNED FOR 9" NOMINAL WALL PLATE HEIGHT.

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

REFER TO SHEET SD-1 FOR GENERAL STRUCTURAL NOTES AND DETAILS

**NOTE:**  
 FACE NAIL ALL MULTI-PLY BEAMS AND HEADERS WITH (2) ROWS 16d COMMON NAILS @ 16" O.C., STAGGERED, OR PER MANUFACTURERS' SPECIFICATIONS FOR ENGINEERED LUMBER. APPLY NAILING FROM BOTH FACES FOR (3) OR MORE PLYS. SEE TRUSS MANUFACTURERS SHOP DRAWINGS FOR PERMANENT LATERAL BRACING REQUIREMENTS.

\* → PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.



1900 AM Dr., Suite 201, Quakertown PA 18951  
 Phone: (215) 804-4449 FAX: (215) 804-4459  
 www.kse-eng.com

REVISION HISTORY

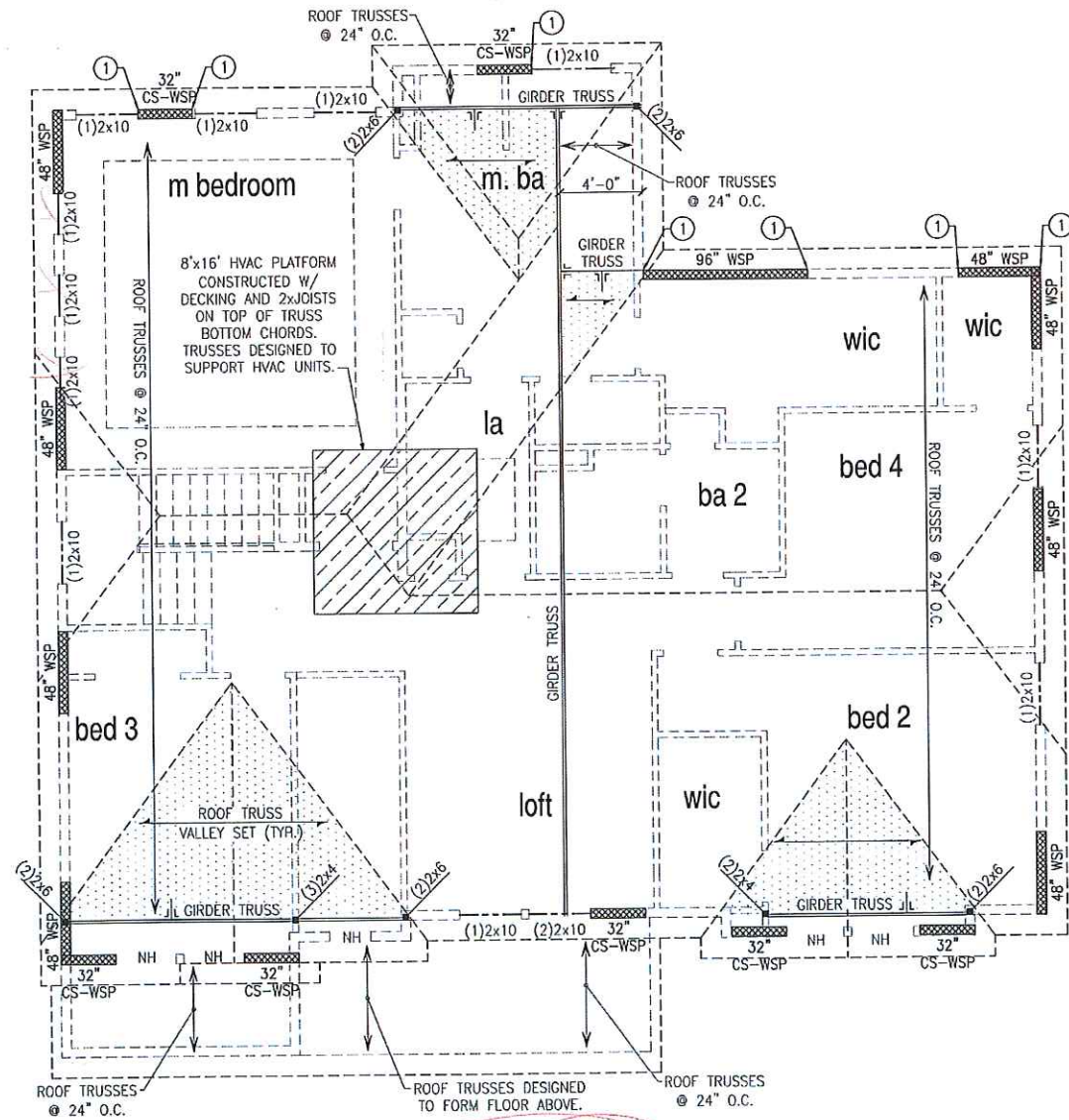
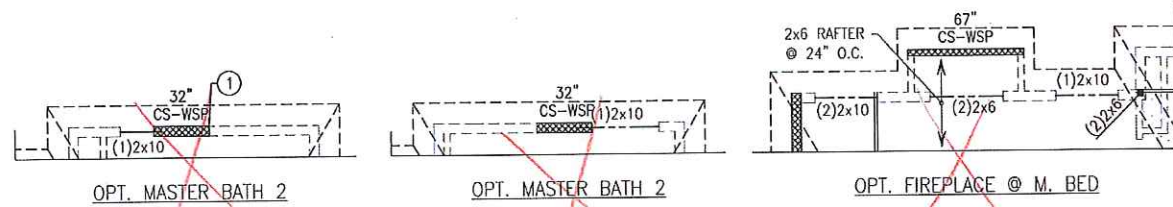


Second Floor Framing Plans  
 Options

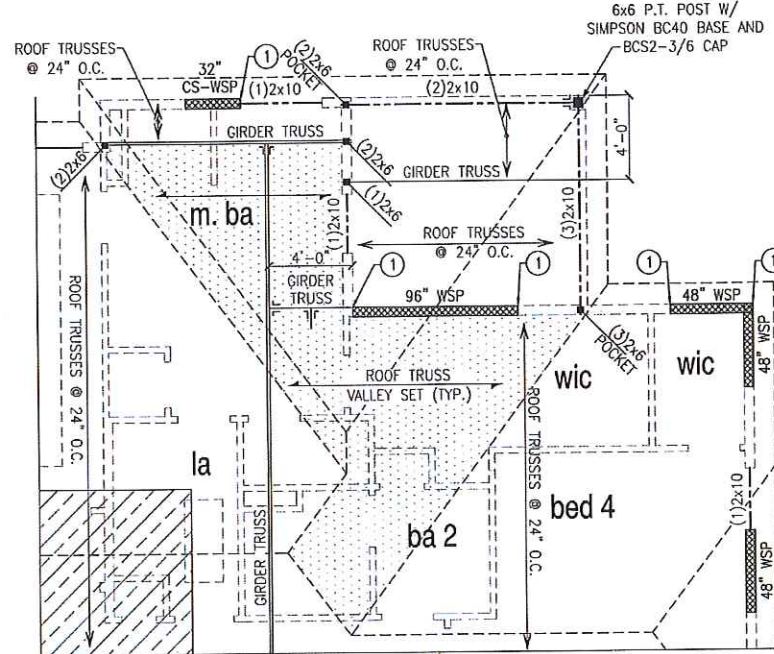
Dogwood Model  
 100 M.P.H.  
 Fayetteville, NC

Project #: 105-16007  
 Designed By: KRK  
 Checked By:  
 Issue Date: 1/16/17  
 Re-Issue:  
 Scale: 1/4"=1'-0"

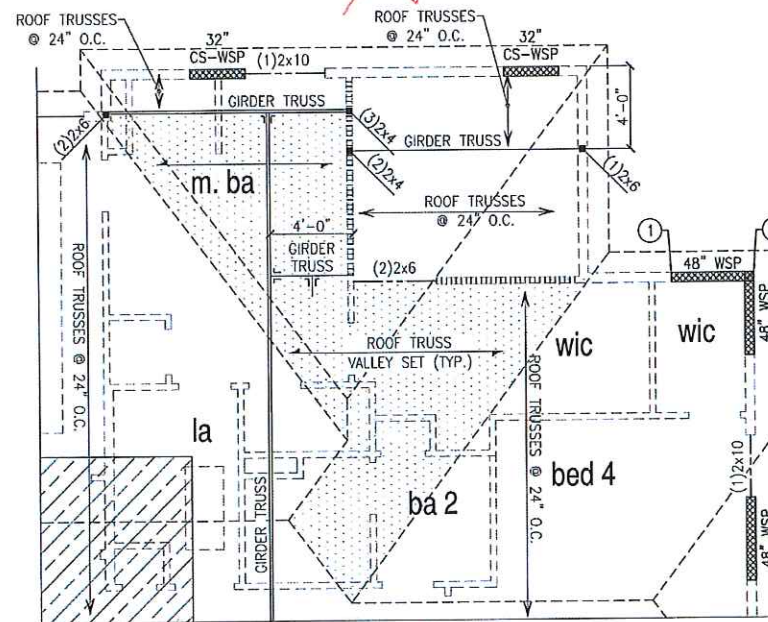
S-2.2



ROOF FRAMING PLAN  
ELEVATION B



ROOF FRAMING PLAN  
OPT. COVERED DECK



ROOF FRAMING PLAN  
OPT. EXPANDED WIC

**BRACED WALL PANELS:**  
 28" INDICATES BRACED WALL PANEL  
 CS-WSP LENGTH AND TYPE

**INTERMITTENT SHEATHED BRACED WALL PANEL TYPES:**  
 WSP WOOD STRUCTURAL PANEL  
 GB(1) GYPSUM BOARD (ONE SIDE ONLY)  
 GB(2) GYPSUM BOARD (TWO SIDES)

**CONTINUOUS SHEATHED BRACED WALL PANEL TYPES:**  
 CS-WSP WOOD STRUCTURAL PANEL  
 CS-PF CONTINUOUS PORTAL FRAME  
 CS-ESW ENGINEERED SHEAR WALL

SEE SHEET SD-1 THRU SD-5 FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS

**WALL BRACING KEYNOTES:**  
 ① CONNECT STUD AT END OF BRACED WALL PANEL TO FRAMING BELOW WITH A 30" LONG SIMPSON CS22 COIL STRAP WITH MIN 8-10d NAILS EACH END.



THIS PLAN DESIGNED FOR 9" NOMINAL WALL PLATE HEIGHT.

REFER TO TRUSS MANUFACTURER'S SHOP DRAWINGS FOR ROOF TRUSS PROFILES

REFER TO SHEET SD-1 FOR GENERAL STRUCTURAL NOTES AND DETAILS

**NOTE:**  
 FACE NAIL ALL MULTI-PLY BEAMS AND HEADERS WITH (2) ROWS 16d COMMON NAILS @ 16" O.C., STAGGERED, OR PER MANUFACTURERS' SPECIFICATIONS FOR ENGINEERED LUMBER. APPLY NAILING FROM BOTH FACES FOR (3) OR MORE PLYS. SEE TRUSS MANUFACTURERS SHOP DRAWINGS FOR PERMANENT LATERAL BRACING REQUIREMENTS.

\* / = PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.



1900 AM Dr., Suite 201, Quakertown PA 18951  
 Phone: (215) 804-4449 FAX: (215) 804-4459  
 www.kse-eng.com

REVISION HISTORY



Roof Framing Plans  
 Elevation B & Options  
 Dogwood Model  
 100 M.P.H.  
 Fayetteville, NC

Project #: 105-16007  
 Designed By: KRK  
 Checked By:  
 Issue Date: 1/16/17  
 Re-Issue:  
 Scale: 1/4"=1'-0"

S-3.1



ATLANTA, GEORGIA LOCATION:  
1845 SATELLITE BLVD  
SUITE 500  
DUBLIN, GA. 30097  
PHONE: 770-375-1951

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. © GMD DESIGN GROUP OF GEORGIA, INC. MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF GMD DESIGN GROUP OF GEORGIA, INC.

NO.	DATE	REVISION
1	09/16/16	FIRST SUBMITTAL
2	01/23/16	FRAME PAUK CHANGES
3	02/22/17	SOUTH CAROLINA SOUTH CAROLINA SETS

PROFESSIONAL SEAL:

PROJECT TITLE:

ISSUED FOR PERMIT CONSTRUCTION

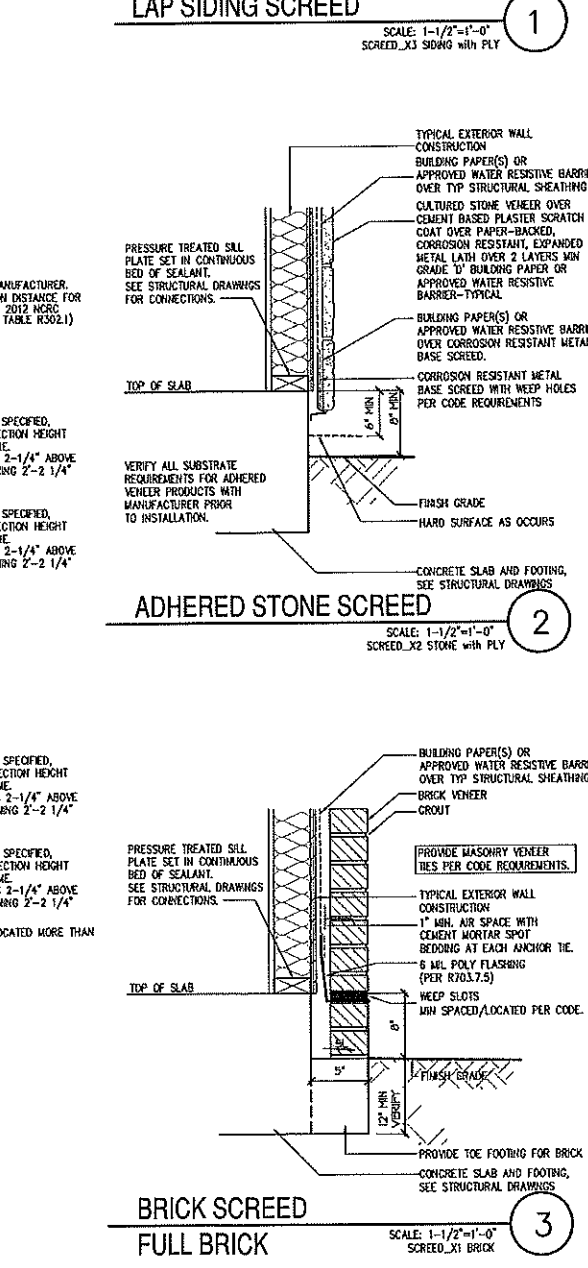
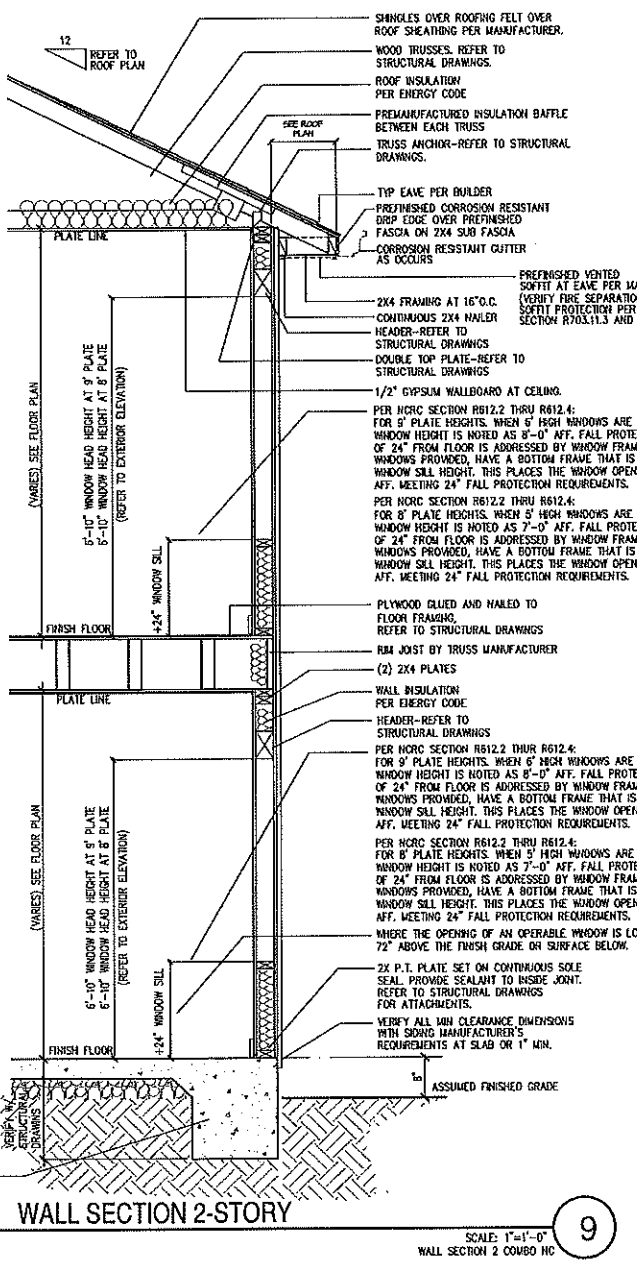
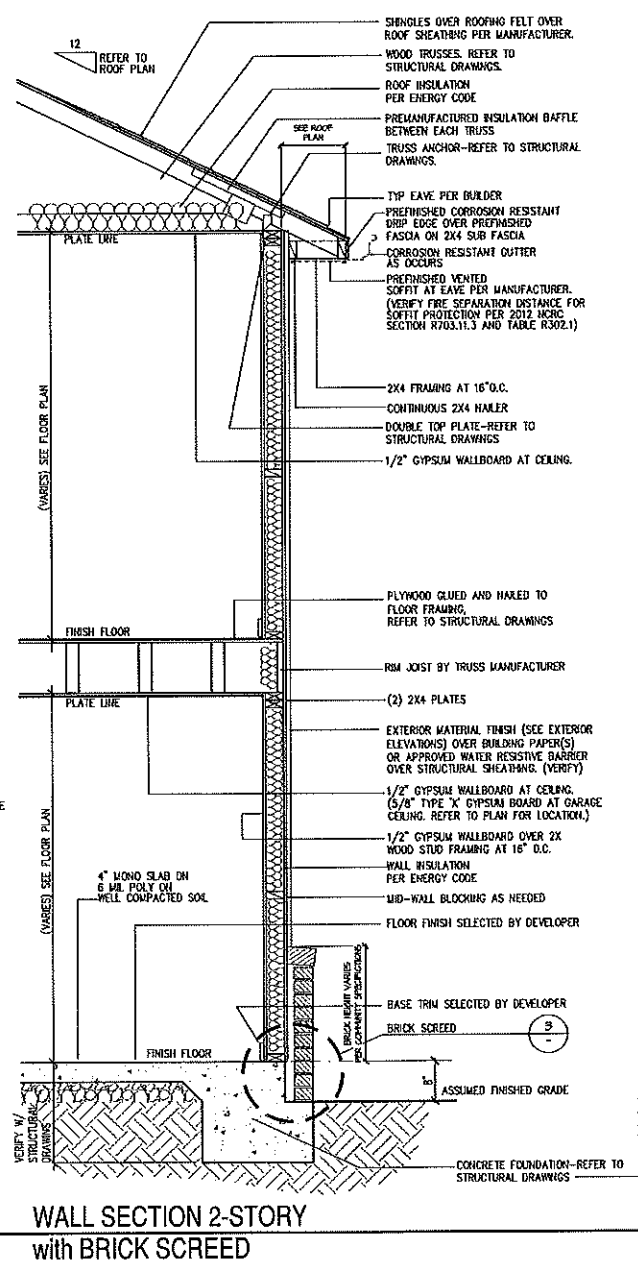
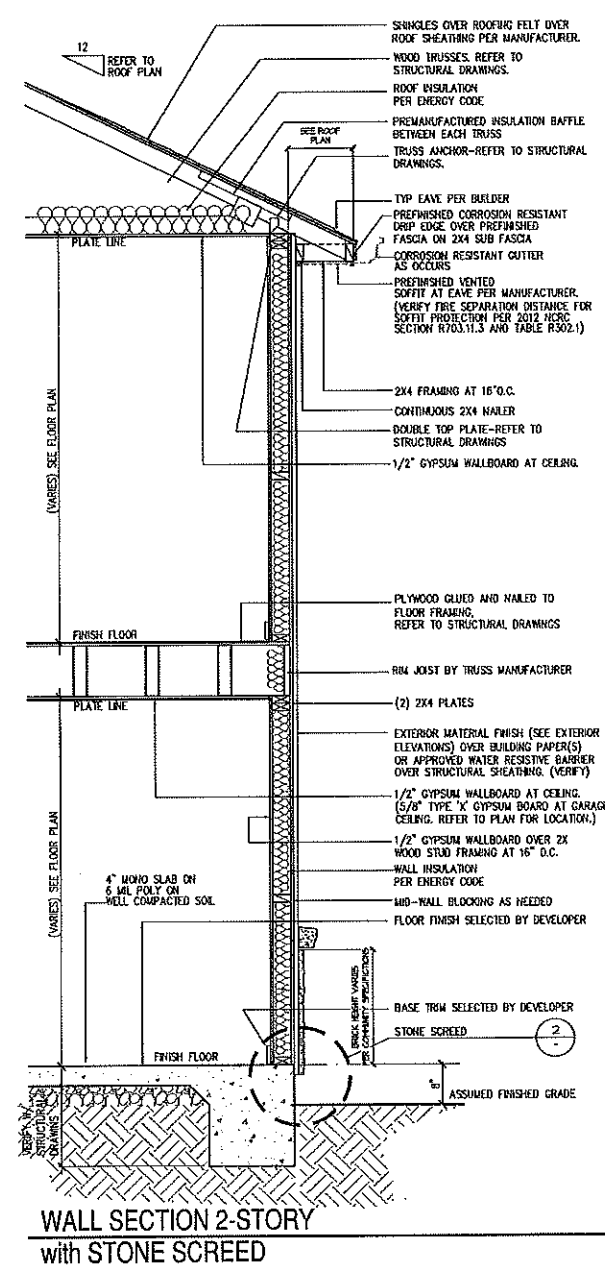
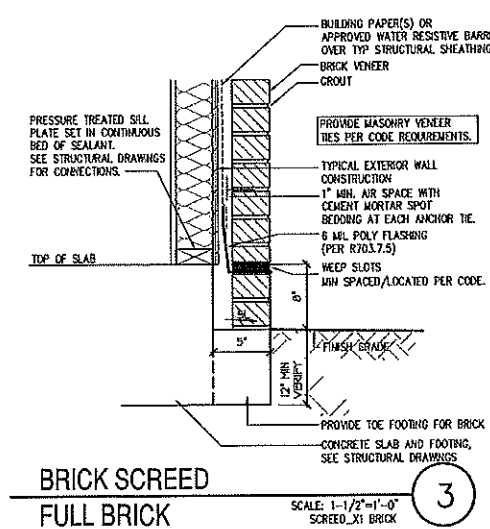
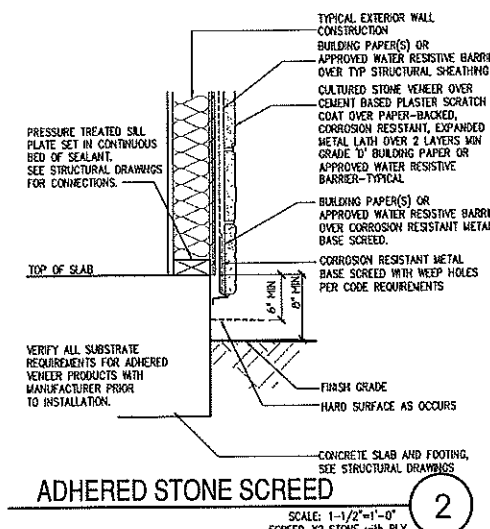
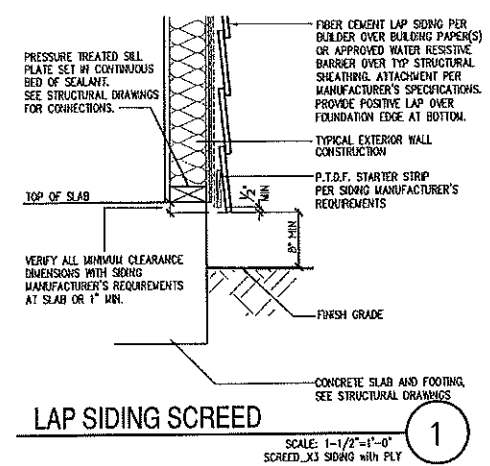


PROJECT NO: GMD-6A16014

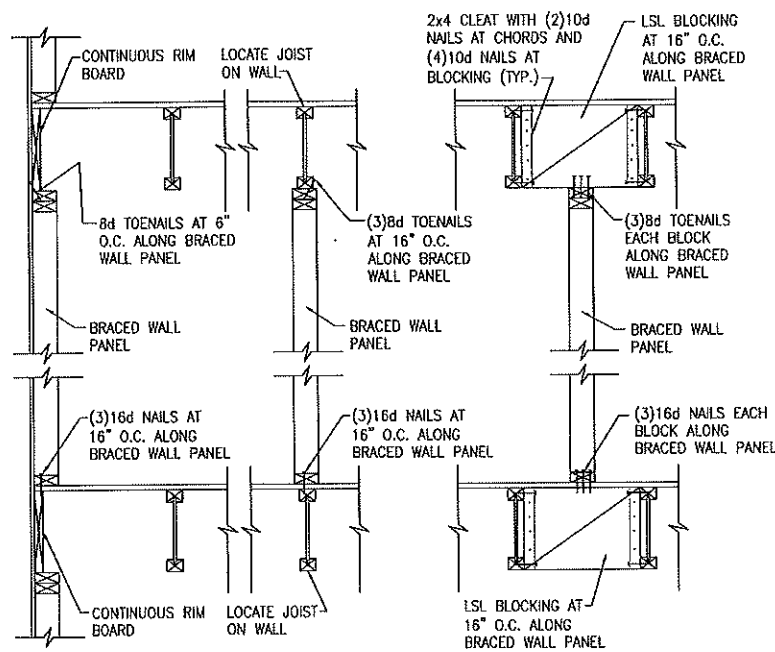
SHEET TITLE: DETAILS

PRINT DATE: May 31, 2016

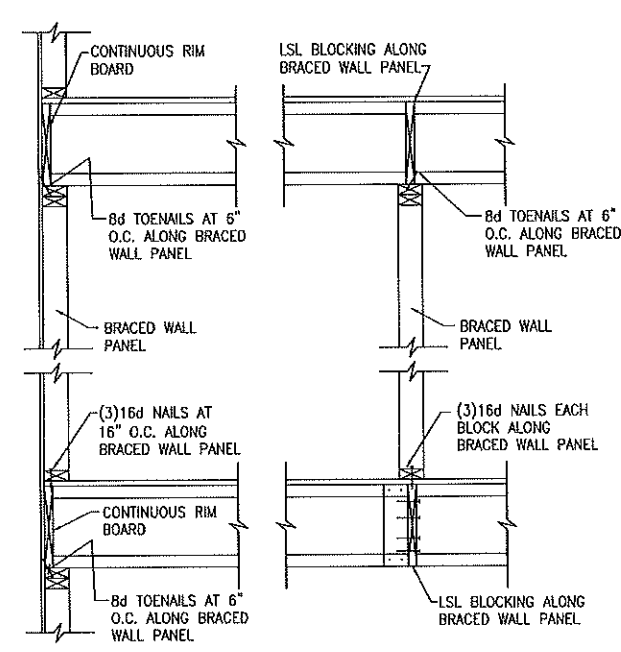
SHEET NO: D-1



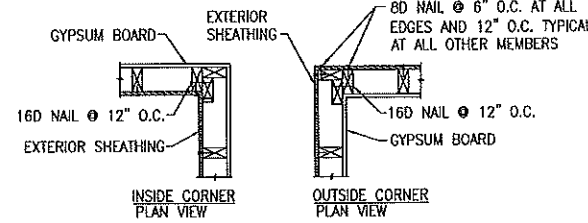




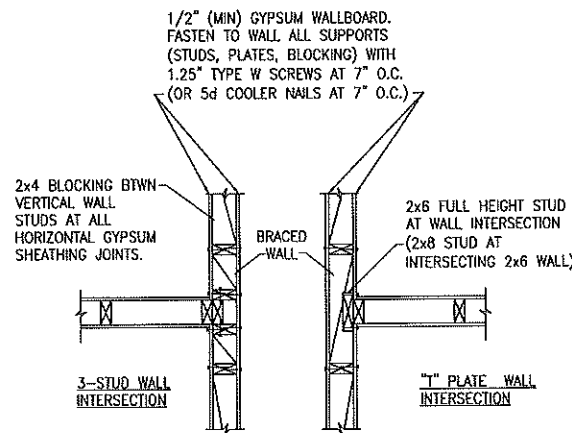
**A** TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION  
BRACED WALL PANELS PARALLEL TO I-JOISTS



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

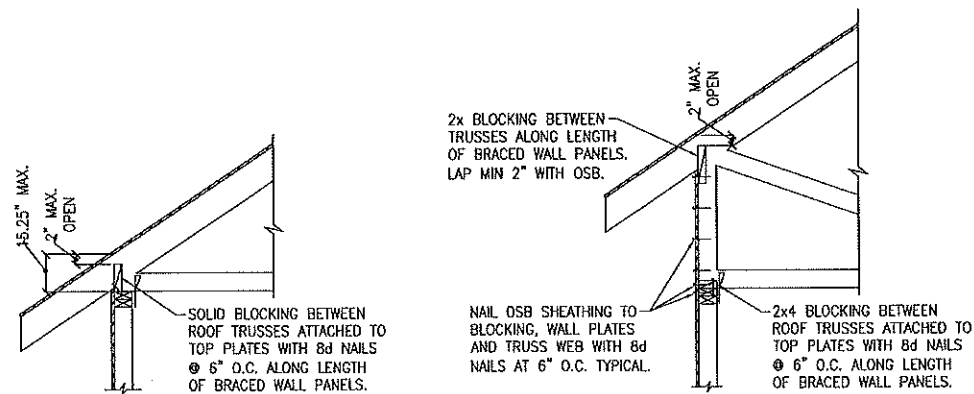


**C** TYPICAL EXTERIOR CORNER WALL FRAMING



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

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



HEEL HEIGHT GREATER THAN 9.25" AND LESS THAN 15.25"

HEEL HEIGHT GREATER THAN 15.25" AND LESS THAN 48"

**E** ROOF TRUSS AT BRACED WALL PANELS  
ONLY REQUIRED AT BRACED WALL PANELS

**GENERAL NOTES**

- DESIGN IS BASED ON NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE, 2012 EDITION. WALL BRACING PER INTERNATIONAL RESIDENTIAL CODE 2012 EDITION.
- WOOD DESIGN BASED ON NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
- ALL BEAMS AND HEADERS SHALL HAVE (1) 2x JACK STUD & (1) 2x KING STUD U.N.O. THE NUMBER OF STUDS INDICATED ON PLANS ARE THE TOTAL NUMBER OF JACK STUDS REQUIRED, U.N.O. FACE NAIL MULTIPLE STUDS W/(2) ROWS 10d NAILS @ 6" O.C., STAGGERED.
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS TO BE ANCHORED W/ 1/2" DIA. ANCHOR BOLTS & WASHERS @ 6'-0" O.C. @ 2-STORY HOME OR 4'-0" O.C. @ 3-STORY HOME, NOT MORE THAN 12" FROM CORNERS & PLATE ENDS. BOLTS TO EXTEND 7" MIN. INTO CONCRETE. EQUIVALENT ANCHOR STRAPS ARE AN ACCEPTABLE SUBSTITUTE.
- SEATH ALL EXTERIOR WALLS WITH 3/16" APA RATED WOOD STRUCTURAL PANEL SHEATHING. ATTACH SHEATHING PER NORTH CAROLINA RESIDENTIAL CODE TABLE R602.3 AND IRC SECTION R602.10.
- CONCRETE DESIGN BASED ON ACI 318 AND ACI 318.1.  $f_c = 3,000$  PSI @ 28 DAYS. AIR-ENTRAINED PER TABLE R402.2
- ALL MASONRY SHALL CONFORM TO ASTM C-90,  $f_m = 1500$  PSI. ALL BRICK SHALL CONFORM TO ASTM C-216,  $f_m = 1500$  PSI. ALL MORTAR SHALL BE TYPE 'S' (TYPE 'M' BELOW GRADE) AND CONFORM TO ASTM C-270.
- DESIGN LIVE LOADS  
ROOF = 20 PSF (LOAD DUR. FACTOR = 1.15)  
ATTIC = 20 PSF (WHERE SPECIFIED ON PLANS)  
FLOOR = 40 PSF  
FLOOR (SLEEPING AREAS) = 30 PSF  
GROUND SNOW LOAD = 20 PSF  
ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF  
BASIC WIND SPEED = 100 MPH
- DESIGN DEAD LOADS  
ROOF TRUSS = 17 PSF (TC = 7, BC = 10)  
FLOOR TRUSS = 15 PSF (TC = 10, BC = 5)  
FLOOR JOIST = 10 PSF  
\*NOTE: STRUCTURAL FRAMING HAS NOT BEEN DESIGNED FOR TILE OR OTHER MATERIALS HEAVIER THAN THE ABOVE LOADING UNLESS SPECIFICALLY NOTED ON PLANS.\*
- LUMBER SPECIFICATIONS  
FRAMING: SPF #2  
PLATES: SPF #2  
STUDS: SPF STUD GRADE, EXTERIOR AND BEARING WALL SPACING PER CODE, NON-BEARING INTERIOR SPACING @ 24" O.C.  
LVL BEAMS: 1.9E,  $F_b = 2,600$  PSI
- FLOOR AND ROOF TRUSSES TO BE DESIGNED AND ENGINEERED BY MANUFACTURER. REFER TO SHOP DRAWINGS FOR BRACING REQUIREMENTS.
- ALL ROOF TRUSSES SHALL BE CONNECTED AT BEARING POINTS WITH SIMPSON H2.5A OR APPROVED EQUAL

**PIER AND FOOTING SCHEDULE**

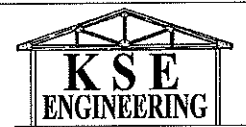
PIER HEIGHT	PIER SIZE	MIN. FOOTING SIZE
UP TO 2'-8"	8" x 16"	24" x 24" x 12" U.N.O.
UP TO 5'-4"	16" x 16"	24" x 24" x 12" U.N.O.
UP TO 13'-4"	16" x 16"	30" x 30" x 12" U.N.O.

**NOTE:**  
PIERS SHALL BE CAPPED WITH 8" OF SOLID MASONRY OR CONCRETE OR TOP COURSE FILLED SOLID WITH CONCRETE/MORTAR.  
PIERS OVER 5'-4" SHALL BE FILLED SOLIDLY WITH CONCRETE OR TYPE M OR S MORTAR.

**BRICK VENEER LINTEL SCHEDULE**

SPAN	LINTEL SIZE	END BEARING
UP TO 3'-1"	3 1/2" x 3 1/2" x 1/4"	4"
UP TO 6'-3"	5" x 3 1/2" x 5/16" L.L.V.	8"
UP TO 9'-3"	6" x 4" x 5/16" L.L.V.	12"

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



1900 AM Dr., Suite 201, Quakertown PA 18951  
Phone: (215) 804-4449 FAX: (215) 804-4459  
www.kse-eng.com

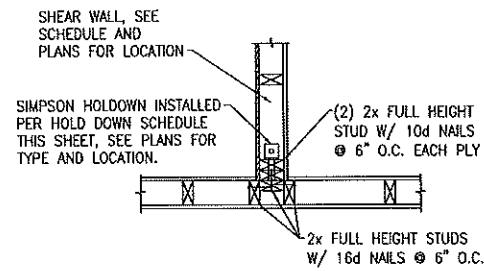
REVISION HISTORY



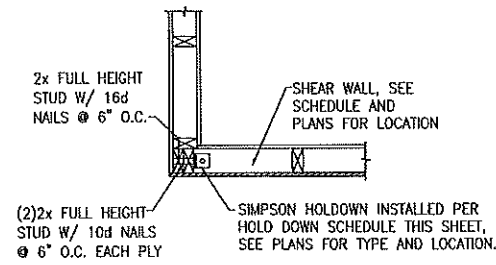
General Structural Notes  
2012 North Carolina Residential Code  
Single Family Homes  
100 M.P.H.  
Fayetteville, NC

Project #: 105-16000  
Designed By: KRK  
Checked By:  
Issue Date: 1/16/17  
Re-Issue:  
Scale: N.T.S.

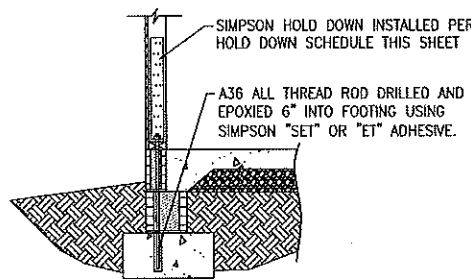
SD-1



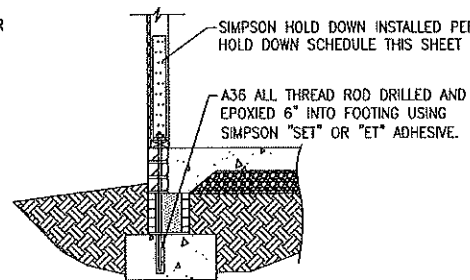
(A) TYPICAL HOLDDOWN DETAIL



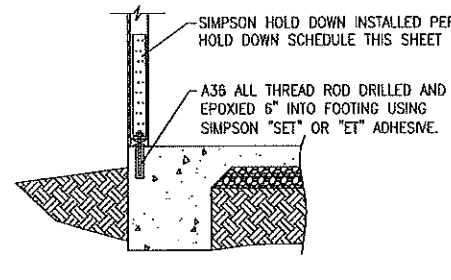
(B) TYPICAL HOLDDOWN DETAIL



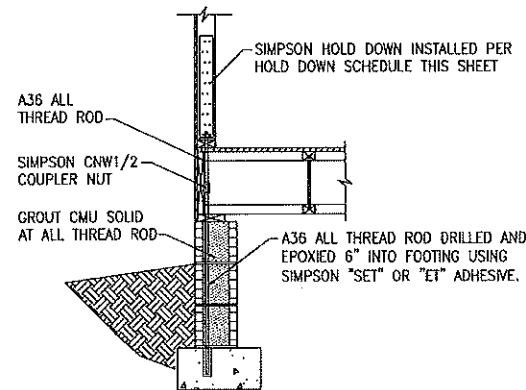
(C) HOLD DOWN AT STEMWALL SLAB



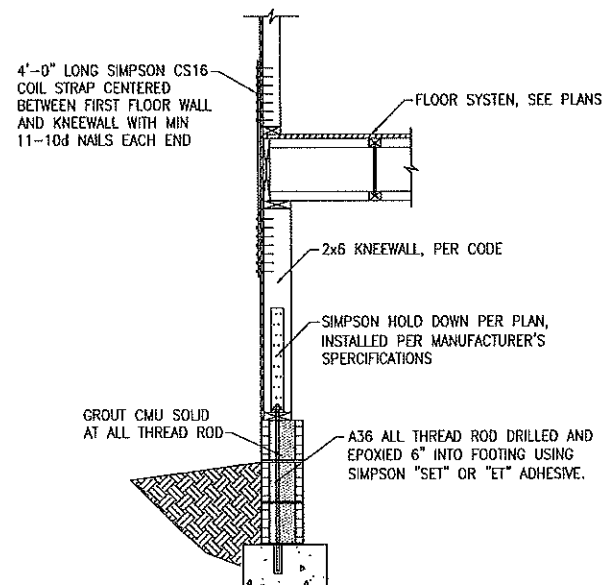
(D) HOLD DOWN AT STEMWALL SLAB



(E) HOLD DOWN AT MONOLITHIC SLAB



(F) HOLD DOWN AT CRAWL FOUNDATION  
8" CMU FOUNDATION WALL



(G) SHEARWALL HOLD DOWN DETAIL  
CRAWL SPACE KNEEWALL OR BASEMENT

HOLD DOWN SCHEDULE		
HOLD DOWN	ALL TREAD ROD	FASTENERS
LIT20B	1/2" DIA.	(10)10d NAILS
HTT4	5/8" DIA.	(18)16dx2.5" LONG NAILS
HTT5	5/8" DIA.	(26)16dx2.5" LONG NAILS

BRACED WALL PANEL AND ENGINEERED SHEAR WALL SCHEDULE			
PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS
WSP	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: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS.
GB(1)	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 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
GB(1B)	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 SHEET EDGES AND INTERMEDIATE SUPPORTS. PROVIDE 2X BLOCKING AT ALL HORIZONTAL SHEET EDGES.
GB(2)	INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
CS-WSP	CONTINUOUS SHEATHED 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: 16 GAGE 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
PFH	PORTAL FRAME WITH HOLD DOWNS	7/16" OSB	NAILING PER DETAIL
CS-ESW(1)	ENGINEERED SHEAR WALL, TYPE 1	7/16" 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" O.C. AT SHEET EDGES AND 12" O.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 DETAILS A & B/SD-1 OR C & D/SD-1.
- ALL EXTERIOR WALLS OF THE HOUSE ARE SHEATHED WITH 7/16" O.S.B., OR 15/32" PLYWOOD, FASTENED PER NC TABLE R602.3(1). AT EXTERIOR CORNERS SHEATHING SHALL BE FASTENED AS SHOWN IN DETAIL E/SD1.
- BRACED WALL PANELS AND ENGINEERED SHEAR WALLS ARE PROVIDED PER IRC 2012 SECTIONS R602.10. PANEL LENGTHS SHOWN ON PLANS ARE THE MINIMUM LENGTH REQUIRED.



**KSE ENGINEERING**  
 1900 AM Dr., Suite 201, Quakertown PA 18951  
 Phone: (215) 804-4449 FAX: (215) 804-4459  
 www.kse-eng.com

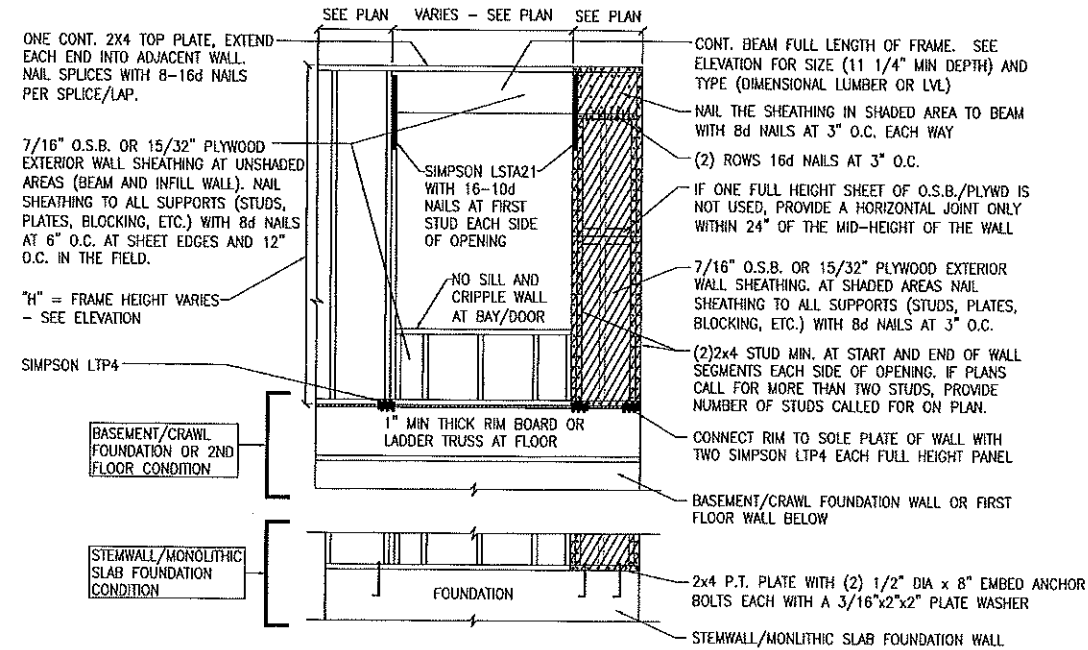
REVISION HISTORY



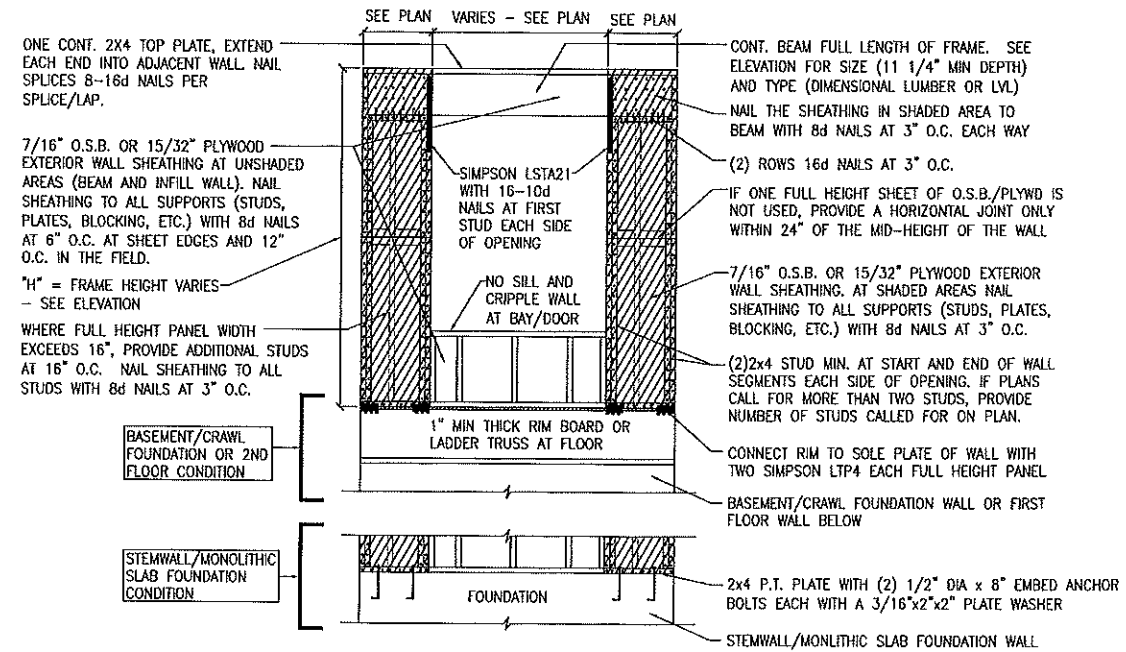
Braced Wall Notes and Details  
 2012 North Carolina Residential Code  
 Single Family Homes  
 100 M.P.H.  
 Fayetteville, NC

Project #: 105-16000  
 Designed By: KRK  
 Checked By:  
 Issue Date: 1/16/17  
 Re-issue:  
 Scale: N.T.S.

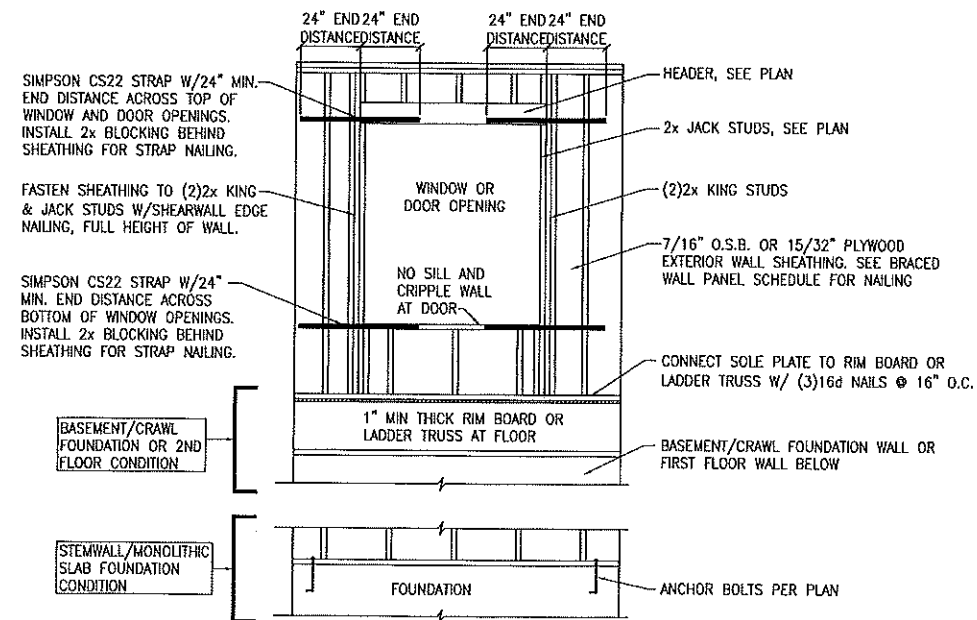
SD-2



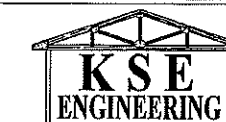
**A** METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION  
ONE BRACED WALL SEGMENT



**B** METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION  
TWO BRACED WALL SEGMENTS



**C** WINDOW OR DOOR REINFORCEMENT IN ENGINEERED SHEAR WALL  
ONLY REQUIRED WHERE SPECIFIED ON PLANS



1900 AM Dr., Suite 201, Quakertown PA 18951  
Phone: (215) 804-4449 FAX: (215) 804-4459  
www.kse-eng.com

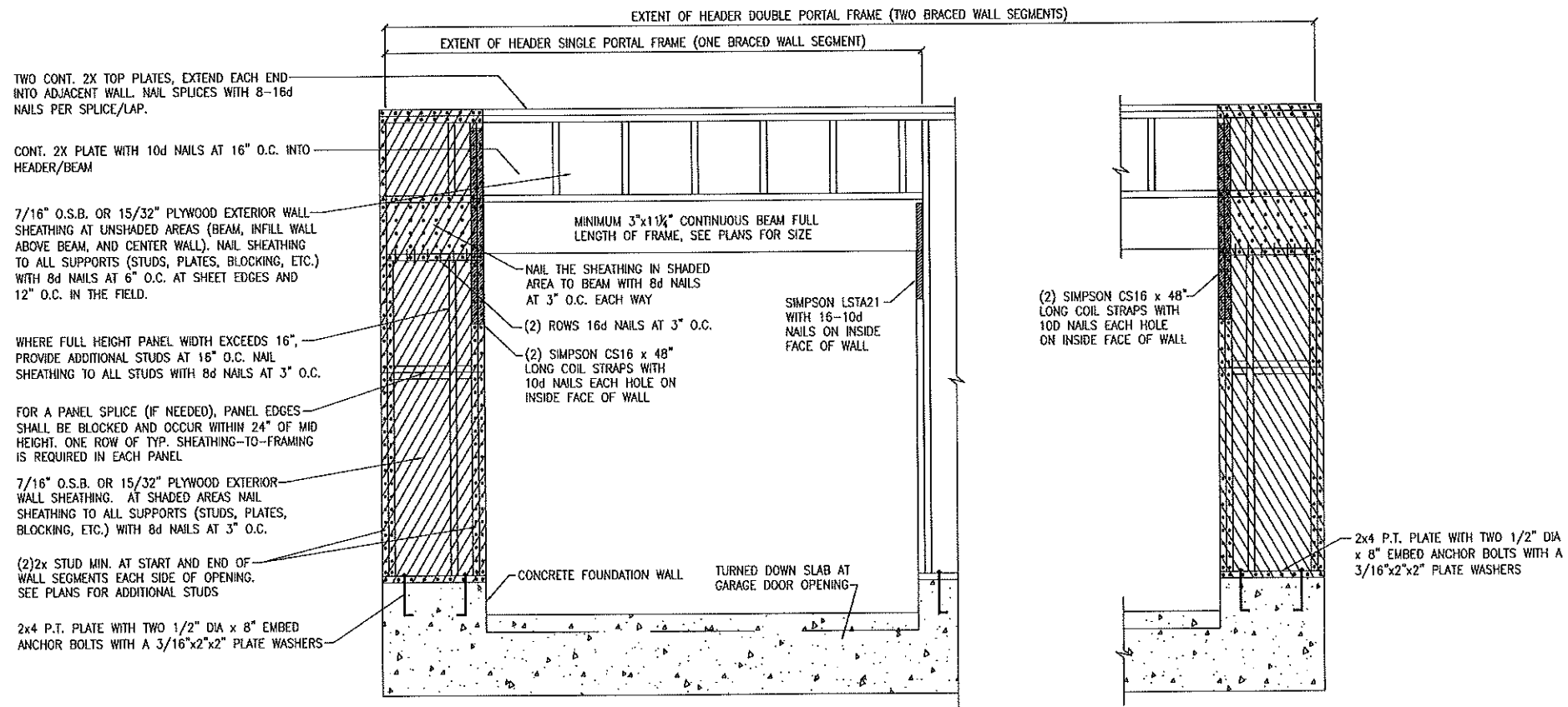
REVISION HISTORY



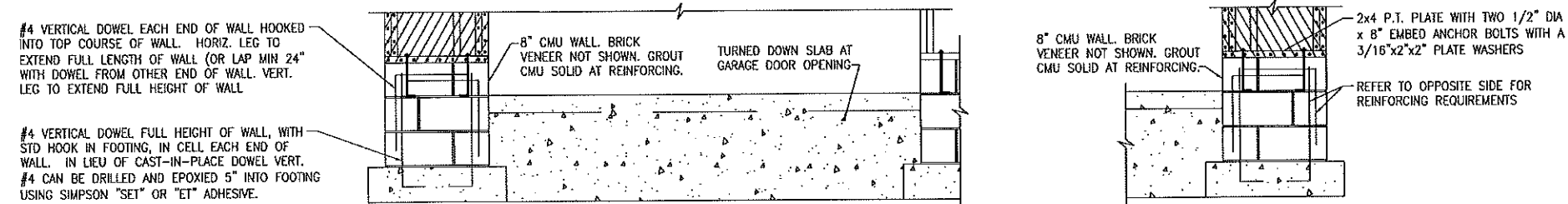
Portal Frame and Shear Wall Details  
2012 North Carolina Residential Code  
Single Family Homes  
100 M.P.H.  
Fayetteville, NC

Project #: 105-16000  
Designed By: KRK  
Checked By:  
Issue Date: 1/16/17  
Re-Issue:  
Scale: N.T.S.

SD-3



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



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



**KSE ENGINEERING**  
 1900 AM Dr., Suite 201, Quakertown PA 18951  
 Phone: (215) 804-4449 FAX: (215) 804-4459  
 www.kse-eng.com

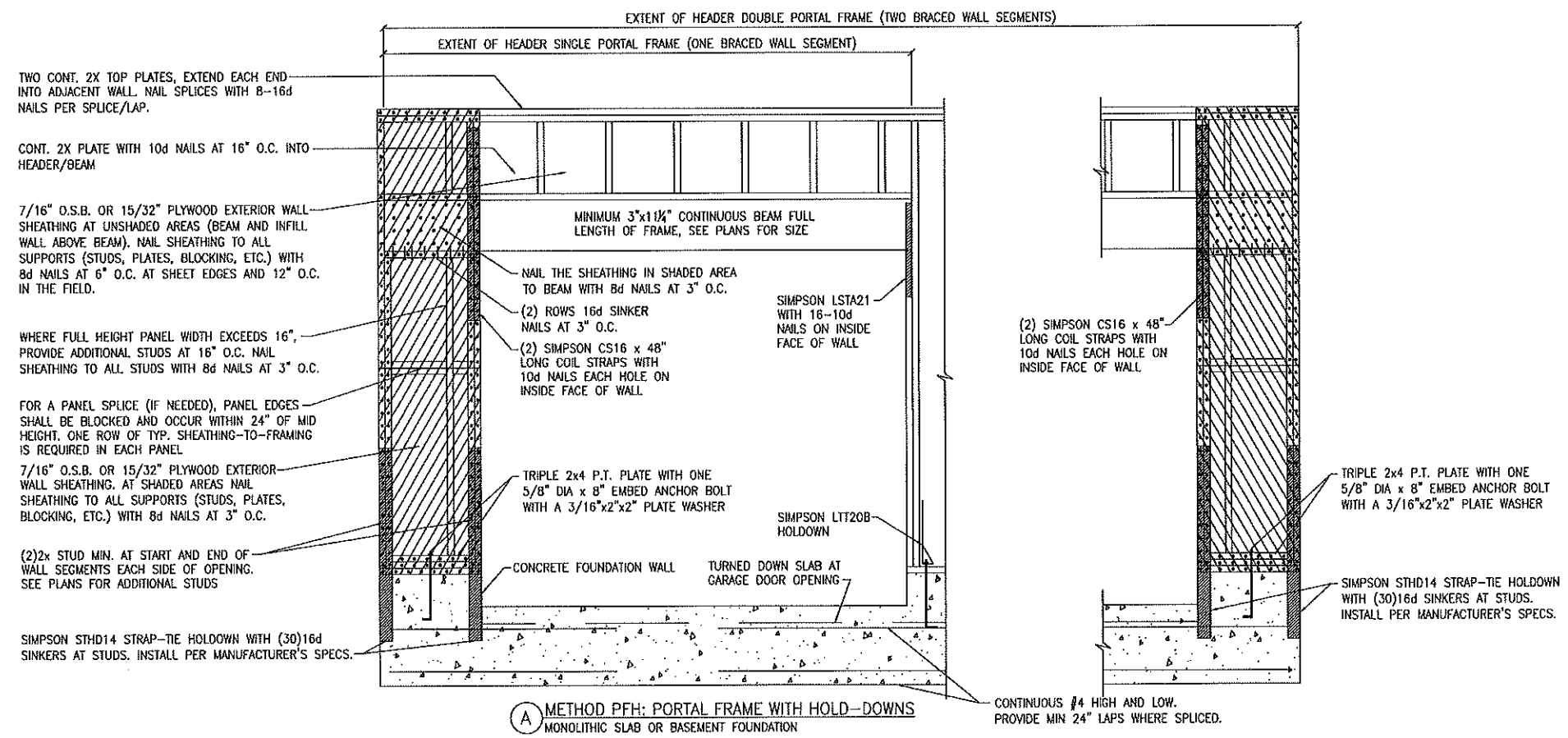
REVISION HISTORY				



Method CS-PF: Portal Frame Details  
 2012 North Carolina Residential Code  
 Single Family Homes  
 100 M.P.H.  
 Fayetteville, NC

Project #:	105-16000
Designed By:	KRK
Checked By:	
Issue Date:	1/16/17
Re-issue:	
Scale:	N.T.S.

SD-4



TWO CONT. 2X TOP PLATES, EXTEND EACH END INTO ADJACENT WALL. NAIL SPLICES WITH 8-16d NAILS PER SPLICE/LAP.

CONT. 2X PLATE WITH 10d NAILS AT 16" O.C. INTO HEADER/BEAM

7/16" O.S.B. OR 15/32" PLYWOOD EXTERIOR WALL SHEATHING AT UNSHADED AREAS (BEAM AND INFILL WALL ABOVE BEAM). NAIL SHEATHING TO ALL SUPPORTS (STUDS, PLATES, BLOCKING, ETC.) WITH 8d NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. IN THE FIELD.

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.

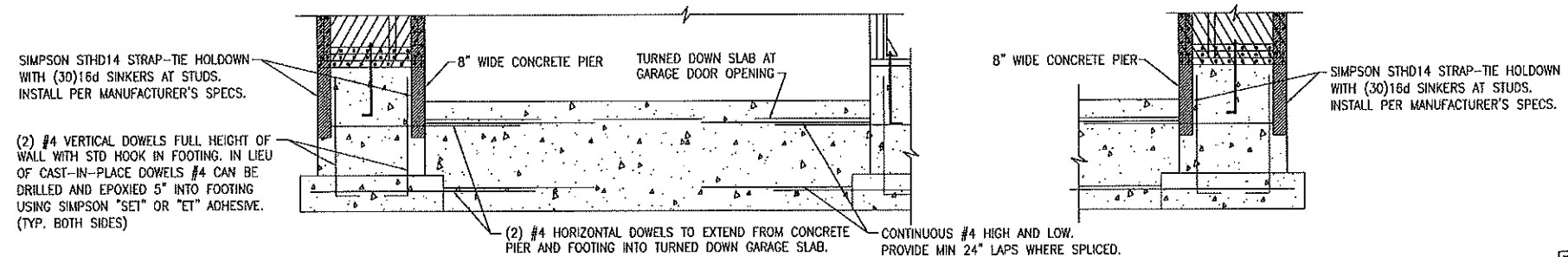
FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES SHALL BE BLOCKED AND OCCUR WITHIN 24" OF MID HEIGHT. ONE ROW OF TYP. SHEATHING-TO-FRAMING IS REQUIRED IN EACH PANEL.

7/16" O.S.B. OR 15/32" 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

SIMPSON STHD14 STRAP-TIE HOLDOWN WITH (30)16d SINKERS AT STUDS. INSTALL PER MANUFACTURER'S SPECS.

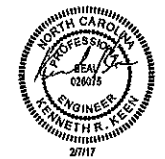
**A** METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS  
MONOLITHIC SLAB OR BASEMENT FOUNDATION



SIMPSON STHD14 STRAP-TIE HOLDOWN WITH (30)16d SINKERS AT STUDS. INSTALL PER MANUFACTURER'S SPECS.

(2) #4 VERTICAL DOWELS FULL HEIGHT OF WALL WITH STD HOOK IN FOOTING. IN LIEU OF CAST-IN-PLACE DOWELS #4 CAN BE DRILLED AND EPOXIED 5" INTO FOOTING USING SIMPSON "SET" OR "ET" ADHESIVE. (TYP. BOTH SIDES)

**B** METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS  
STEINWALL SLAB OR CRAWL SPACE FOUNDATION



**KSE ENGINEERING**  
 1900 AM Dr., Suite 201, Quakertown PA 18951  
 Phone: (215) 804-4449 FAX: (215) 804-4459  
 www.kse-eng.com

NO.	DATE	DESCRIPTION



Method PFH: Portal Frame Details  
 2012 North Carolina Residential Code  
 Single Family Homes  
 100 M.P.H.  
 Fayetteville, NC

Project #:	105-16000
Designed By:	KRK
Checked By:	
Issue Date:	1/16/17
Re-issue:	
Scale:	N.T.S.

SD-5