

# DOGWOOD H&H HOMES - GARAGE LEFT

## PLAN REVISIONS

REVISION DATE: 03-18-19  
 1) UPDATE ISSUE DATE  
 2) ALIGN FLOOR PLAN WITH FOUNDATION  
 3) UPDATE ELEVATION KEY NOTES

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	193 SF	193 SF	193 SF
OPT. COVERED DECK	113 SF	113 SF	113 SF
OPT. EXPANDED WIC	+113 SF	+113 SF	+113 SF
OPT. BED 6 / BATH 4	+64 SF	+64 SF	+64 SF
OPT. 3-CAR GARAGE	240 SF	240 SF	240 SF

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.  
 ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.  
 ANY REVISIONS OR CHANGES NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.  
 IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



JOB NUMBER	27167.07
CAD FILE NAME	DOGWOOD-L
ISSUED	01/17/19
REVISED	03/18/19

DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

*Inventory Marked*

DOGWOOD  
H&H HOMES

*NLP 000 654*



TITLE
REVISION LOG





JOB NUMBER 27187.07  
 CAD FILE NAME DOGWOOD-1  
 ISSUED 01/17/19  
 REVISED 03/18/19

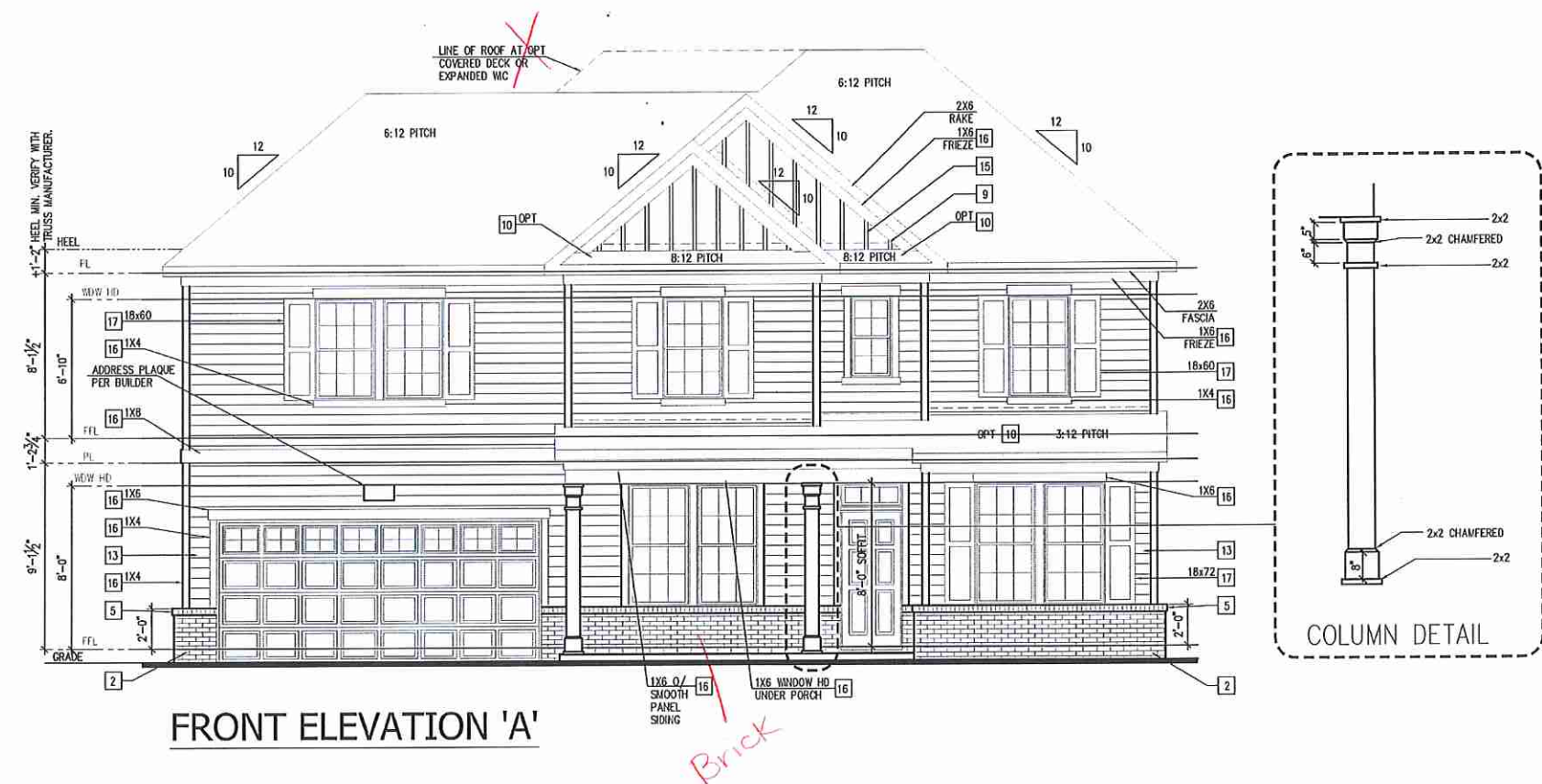
DRAWINGS ON 11"x17"  
 SHEET ARE ONE HALF  
 THE SCALE NOTED

DOGWOOD  
 H&H HOMES

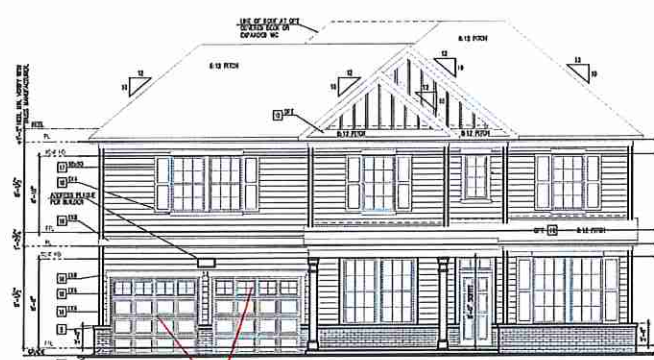
TITLE  
 FRONT ELEVATION  
 DETAILS

SHEET  
**A3.0**

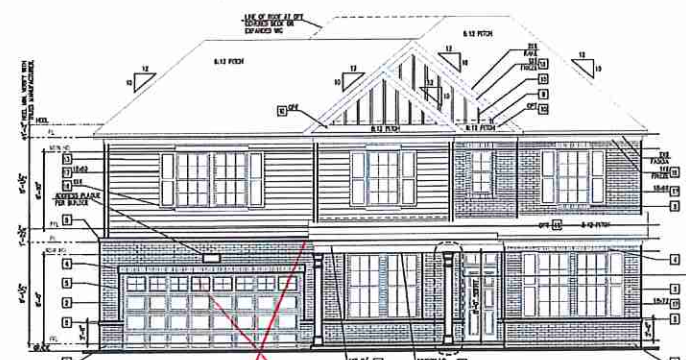
- NOTES:**
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
  - WINDOW HEAD HEIGHTS:  
 1ST FLOOR = 6'-10" U.A.O. ON ELEVATIONS.  
 2ND FLOOR = 6'-10" U.A.O. ON ELEVATIONS.
  - ROOFING: PITCHED SHAKLES PER DEVELOPER.
  - WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
  - ENTRY DOORS: 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 SQUARE.
  - ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - PROTECTION AGAINST DECAY: PER MIRC 321.1 (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" SOLIDER COURSE.
  - [5] ROWLOCK COURSE.
  - [6] DECORATIVE KEY. SEE DETAIL.
- TYPICALS:**
- [7] CORROSION RESISTANT SCREEN LOUVERED VENTS. SIZE AS NOTED.
  - [8] CODE APPROVED TERMINATION CHIMNEY CAP.
  - [9] CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS. (SEE WALL-SHEEP FLASHING IS REQUIRED IN I.C. 905.2.3.3)
  - [10] STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [11] DECORATIVE BROUGHT BRN. SEE DETAILS.
- SIDING:**
- [12] VINYL / OPT. FIBER CEMENT SHAKE SIDING (PER COMMUNITY STANDARDS) w/ 5/4x4 CORNER TRIM BOARDS.
  - [13] VINYL / OPT. FIBER CEMENT LAP SIDING (PER COMMUNITY STANDARDS) w/ 5/4x4 CORNER TRIM BOARDS.
  - [14] VINYL / OPT. FIBER CEMENT WANY SIDING (PER COMMUNITY STANDARDS) w/ 5/4x4 CORNER TRIM BOARDS.
  - [15] VINYL / OPT. FIBER CEMENT PANEL SIDING w/ 1/2 BATTIS AT 12" O.C.
  - [16] 1X TRIM OR EQUAL, U.A.O. SIZE AS NOTED.
  - [17] FALSE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
- ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE 2012 IBCO SECTION 703.3 AND 612.4.



**FRONT ELEVATION 'A'**



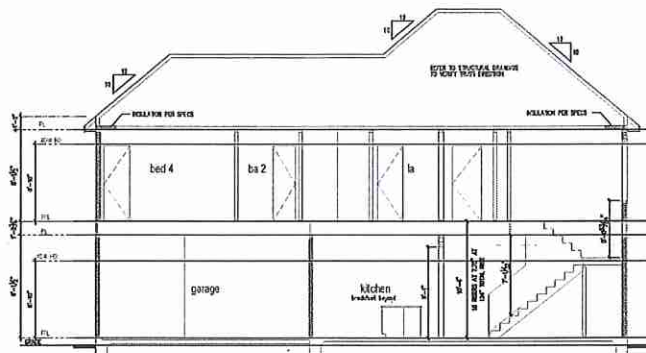
**PARTIAL FRONT ELEVATION 'A'  
 W/ OPT. 2 DOOR GARAGE**



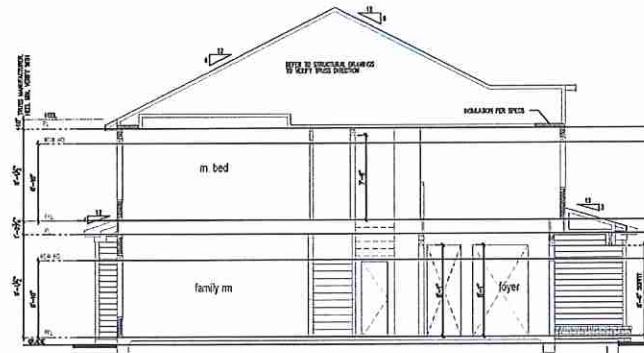
**FRONT ELEVATION 'AB'**

**ELEVATION "A"**  
 NOTE:  
 SCALE IS 1/8" = 1'-0" IF PRINTED IN HALF SIZE  
 SCALE IS 1/4" = 1'-0" IF PRINTED IN FULL SIZE  
**GARAGE LEFT**

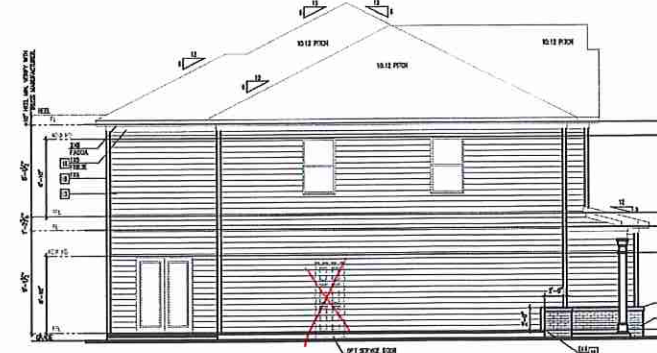
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BUILDING SECTION 1



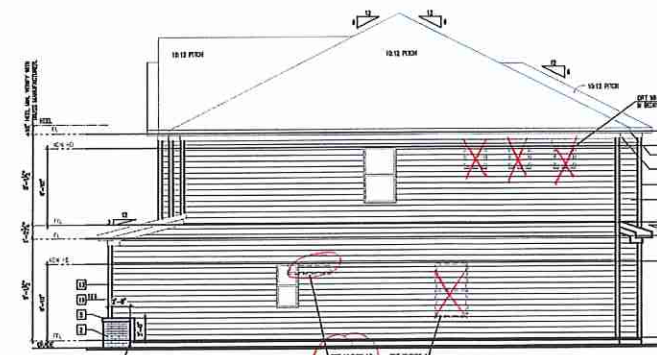
BUILDING SECTION 2



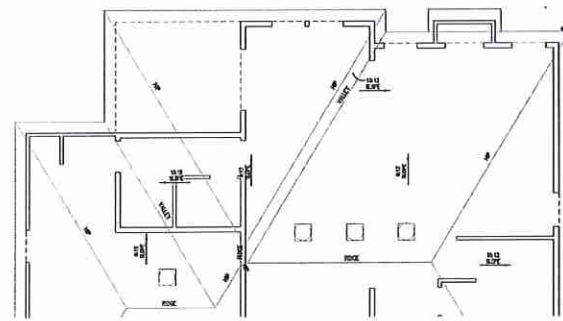
LEFT ELEVATION 'A'



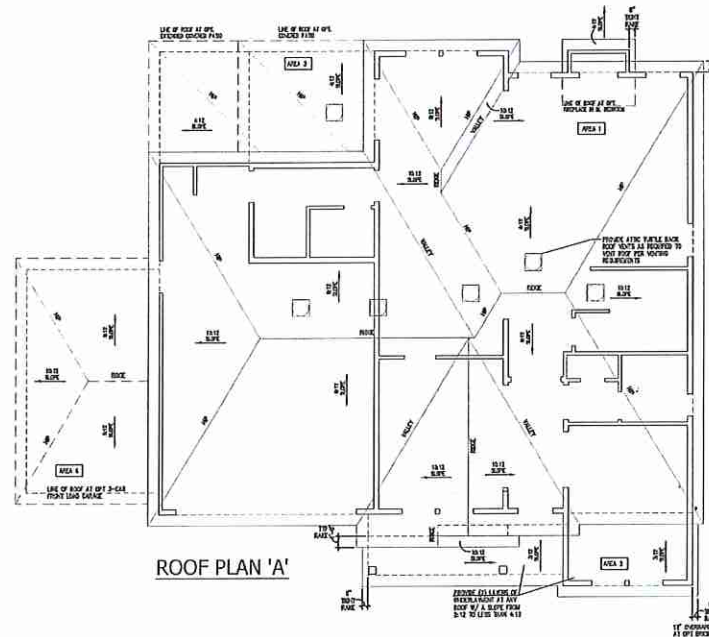
REAR ELEVATION 'A'



RIGHT ELEVATION 'A'



ROOF PLAN 'A' W/ OPT. COVERED DECK / EXPANDED WIC



ROOF PLAN 'A'

NOTES:

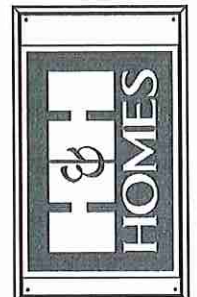
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE FOR ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:  
1ST FLOOR = 6'-10" U.A.O. ON ELEVATIONS.  
2ND FLOOR = 6'-10" U.A.O. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS COLOR: 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: PER NIRC R317.1 (ALL PORCHES 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.
  - [ ] 4" SOLID COURSE.
  - [ ] BROWLOCK COURSE.
  - [ ] DECORATIVE KEY. SEE DETAIL.
- TYPICALS:**
- [ ] CORROSION RESISTANT SCREEN LOWERED VENTS. SIZE AS NOTED.
  - [ ] CODE APPROVED TERMINATION CHIMNEY CAP.
  - [ ] CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS. (SEE WALL-STEP FLASHING IS REQUIRED IN THE CROSS-SECTION.)
  - [ ] STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [ ] DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:**
- [ ] VINYL / OPT. FIBER CEMENT SHAKE SIDING (PER COMMUNITY STANDARDS) w/ 5/8"x4" CORNER TRIM BOARDS.
  - [ ] VINYL / OPT. FIBER CEMENT LAP SIDING (PER COMMUNITY STANDARDS) w/ 5/8"x4" CORNER TRIM BOARDS.
  - [ ] VINYL / OPT. FIBER CEMENT WAVY SIDING (PER COMMUNITY STANDARDS) w/ 5/8"x4" CORNER TRIM BOARDS.
  - [ ] VINYL / OPT. FIBER CEMENT PANEL SIDING w/ 1x3 BATS AT 12" O.C.
  - [ ] 1x TRIM OR EQUAL. U.A.O. SIZE AS NOTED.
  - [ ] FALSE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE SDC 1803 SECTION 1803.3 AND 1803.4.

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DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

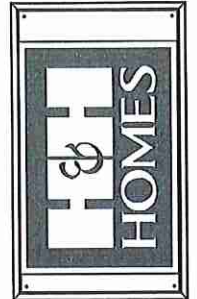
DOGWOOD  
H&H HOMES

TITLE  
SIDE AND REAR ELEVATIONS  
ROOF PLAN  
BUILDING SECTION

SHEET  
A3.1

ELEVATION "A"

NOTE:  
SCALE IS 1/8" = 1'-0" IF PRINTED IN HALF SIZE  
SCALE IS 1/4" = 1'-0" IF PRINTED IN FULL SIZE  
GARAGE LEFT



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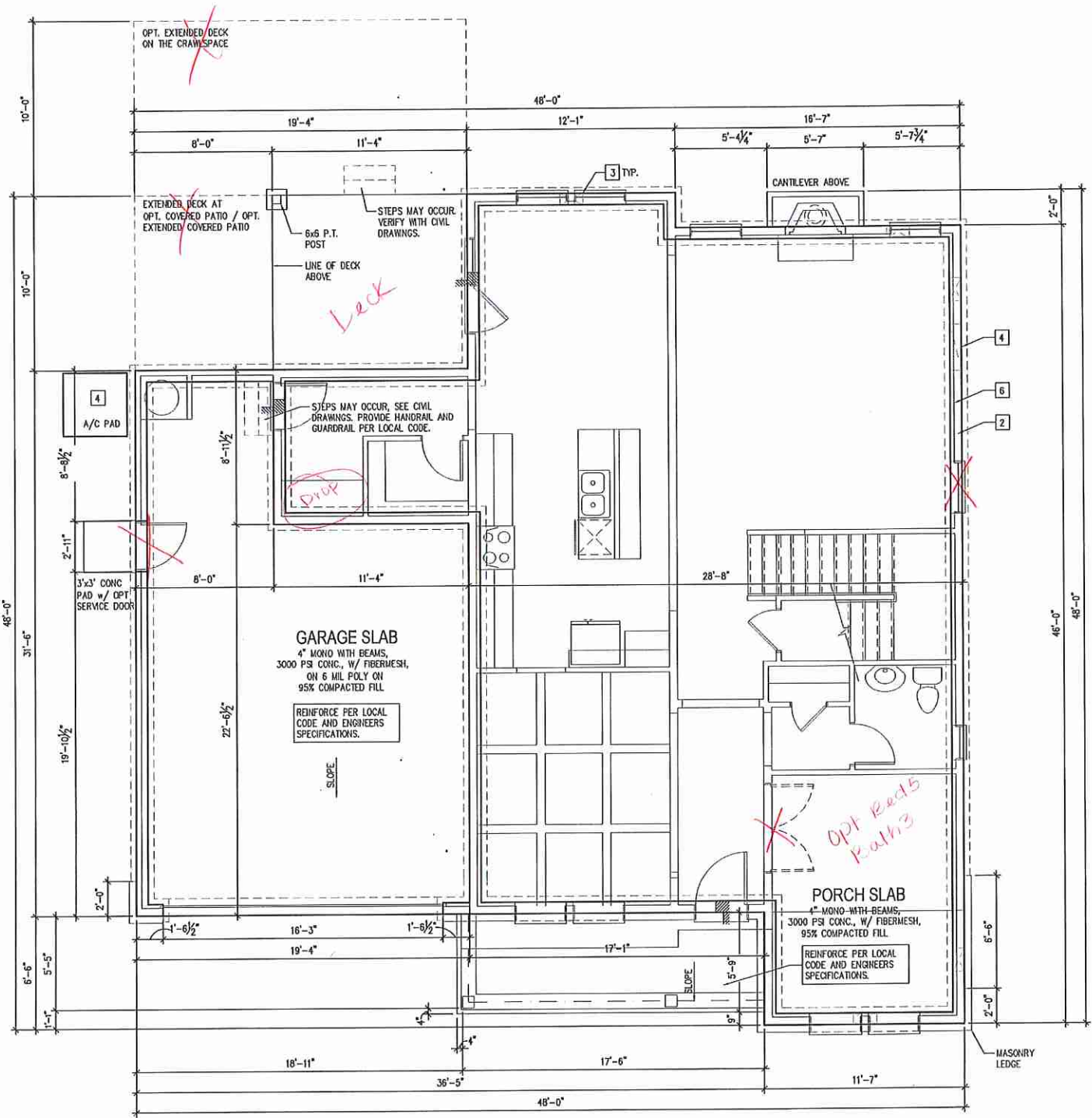
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

DOGWOOD  
H&H HOMES

TITLE  
SLAB INTERFACE PLAN  
AT FLAT OPTIONS

SHEET  
**A1.3**

CRAWL SPACE NOTES NORTH CAROLINA:	KEY NOTES:
<ul style="list-style-type: none"> <li>REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.</li> <li>FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.</li> <li>PROVIDE FIBERGLASSING (PER LOCAL CODES).</li> <li>ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.</li> <li>VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.</li> <li>8 1/4" MAX AT BEARING DOORS. (PER IBC SECTION R311.1.1)</li> <li>SLOPE ALL STAIRS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.</li> <li>SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.</li> <li>VERIFY CURB OUT BLOODOUT WITH GARAGE DOOR MANUFACTURER.</li> <li>REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.</li> <li>TYP STAIRS AT WINDING/SLIDER DOORS: 30" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM (PER IBC SECTION R311.1) PROVIDE A SLIP-RESISTANT FINISH.</li> <li>SOILS TREATMENT: BORACATE TREATMENT TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INFESTATION ACCORDING TO LOCAL CODES.</li> <li>AT VENTED CRAWL SPACE: APPLY AN APPROVED VAPOR BARRIER OR EQUIVALENT, 6 MIL POLY-ETHYLENE, GROUND COVER OVER FINISH GRADE OR CRAWL SPACE PER IBC SECTION 408.2.</li> <li>PROVIDE VENTS SPACED AROUND PERIMETER TO PROMOTE CROSS VENTILATION AT A RATE OF 1 SF NET FOR EVERY 150 SF OF CRAWL FLOOR AREA. ONE VENT MUST BE LOCATED WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AND LOCATED TO ALLOW FOR CROSS VENTILATION (PER IBC SECTION R403.1.1 EXCEPTION).</li> <li>PROVIDE AN ACCESS OPENING, MINIMUM SIZE OF 18"x24" FOR CRAWL ACCESS COORDINATE WITH MECHANICAL CONTRACTOR FOR LARGER SIZE REQUIREMENTS IF MECHANICAL EQUIPMENT IS LOCATED IN CRAWL. (PER IBC SECTION 408.8)</li> <li>WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESERVE TREATER OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SELLS IN MASTIC.</li> </ul>	<ul style="list-style-type: none"> <li>LINE OF SLAB ABOVE</li> <li>LINE OF FRAMED WALL ABOVE</li> <li>18"x8" CRIM. SPACE VENT</li> <li>CRAWL SPACE ACCESS PANEL</li> <li>A/C CONDENSER PAD. (VERIFY)</li> <li>TYPICAL CRAWL FOUNDATION WALL SHALL BE 8" CMU OR A COMBINATION OF 4" CMU WITH REINFORC. 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS. ALL BRICK CELLS AND SPACE BETWEEN BRICK AND BRICK SHALL BE FILLED SOLID WITH CONCRETE. FOUNDATION WALL WITH FULL HEIGHT BROCK VENEER SHALL CONSIST OF 8" CMU WITH REINFORC. 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS AND BRICK TIE SPACING. FILL Voids SOLID TO TOP OF CMU WALL. (MUST COMPLY WITH IBC SECTION R404.1.1) THROUGH R404.1.4) AND APPLICABLE SECTIONS OF IBCS, IBCS, IBCS. COORD. WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.</li> </ul>



CRAWL SPACE PLAN 'A'

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE OWNER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION. ANY REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

FOUNDATION PLAN

NOTE: SCALE IS 1/8" = 1'-0" IF PRINTED IN HALF SIZE  
SCALE IS 1/4" = 1'-0" IF PRINTED IN FULL SIZE  
GARAGE LEFT



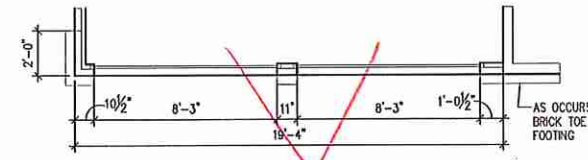
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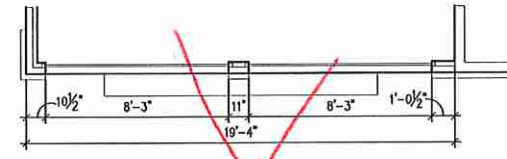
DOGWOOD  
H&H HOMES

TITLE  
SLAB INTERFACE PLAN  
AT PLAN OPTIONS

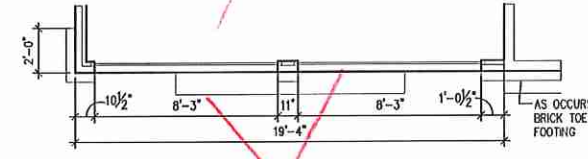
SHEET  
**A1.8**



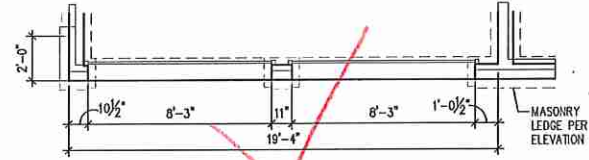
~~OPT. 2 DOOR GARAGE 'A'~~



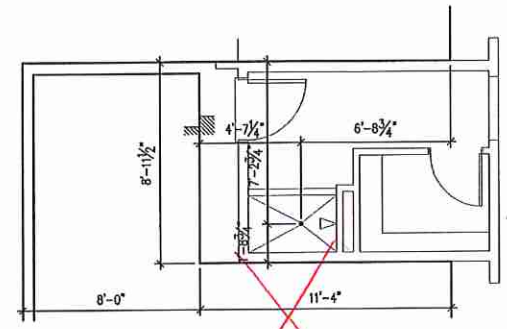
~~OPT. 2 DOOR GARAGE 'B'~~



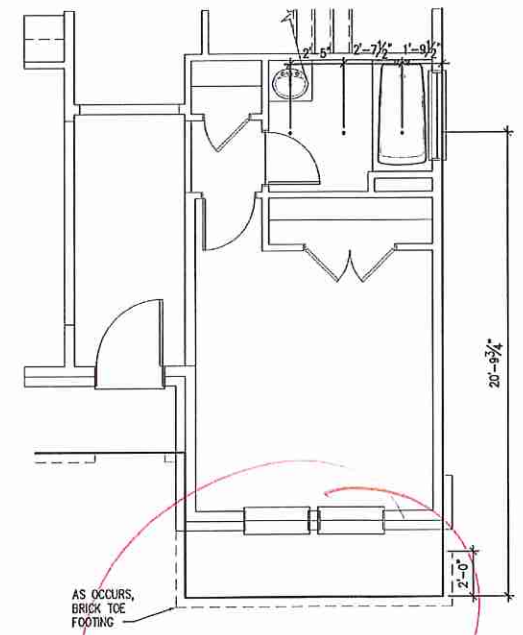
~~OPT. 2 DOOR GARAGE 'C'~~



~~OPT. 2 DOOR GARAGE~~



~~OPT. PET SHOWER~~



~~OPT. BED 5 / BATH 3~~

CRAWL SPACE NOTES NORTH CAROLINA:	KEY NOTES:
<ul style="list-style-type: none"> <li>- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.</li> <li>- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.</li> <li>- PROVIDE FRIERLEEDINGS (PER LOCAL CODES)</li> <li>- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.</li> <li>- VERIFY ALL DOOR THRESHOLD HEIGHTS TO FINISH SURFACES &amp; 1/4" MAX AT BOWING DOORS. (PER NCRC SECTION R311.3.1)</li> <li>- SLOPE ALL STOODS AND HARDSHARE MATERIAL AWAY FROM BUILDING - TYPICAL.</li> <li>- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.</li> <li>- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.</li> <li>- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.</li> <li>- TIP STUMP AT WINDING/SLIDOR DOORS: 34" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM (PER NCRC SECTION R311.3.1) PROVIDE A SLIP-RESISTANT FINISH.</li> <li>- SOILS TREATMENT: BORACATE TENDRE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITTE INFESTATION ACCORDING TO LOCAL CODES)</li> <li>- AT VENTED CRAWL SPACE: APPLY AN APPROVED VAPOR BARRIER OR EQUIVALENT 6 MIL POLY-ETHYLENE GROUND COVER OVER FINISH GRADE OR CRAWL SPACE PER NCRC SECTION 408.2.</li> <li>- PROVIDE VENTS SPACED AROUND PERIMETER TO PROMOTE CROSS VENTILATION AT A RATE OF 1 SF VENT FOR EVERY 1500 SF OF CRAWL FLOOR AREA. ONE VENT MUST BE LOCATED WITHIN 1'-0" OF EACH CORNER OF THE BUILDING AND LOCATED TO ALLOW FOR CROSS VENTILATION (PER NCRC SECTION R408.1.1 EXCEPTION)</li> <li>- PROVIDE AN ACCESS OPENING MINIMUM SIZE OF 18"x24" FOR CRAWL ACCESS. COORDINATE WITH MECHANICAL CONTRACTOR FOR LARGER SIZE REQUIREMENTS IF MECHANICAL EQUIPMENT IS LOCATED IN CRAWL. (PER NCRC SECTION 408.8)</li> <li>- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SELLS IN MASTIC.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> LINE OF SLAB ABOVE</li> <li><input type="checkbox"/> LINE OF FRAMED WALL ABOVE</li> <li><input type="checkbox"/> 1678" CRAWL SPACE VENT</li> <li><input type="checkbox"/> CRAWL SPACE ACCESS PANEL</li> <li><input type="checkbox"/> A/C CONDENSER PAD (VERIFY)</li> <li><input type="checkbox"/> TYPICAL CRAWL FOUNDATION WALL SHALL BE 8" CMU OR A COMBINATION OF 4" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS. ALL BRICK CELLS AND SPACES BETWEEN BLOCK AND BRICK SHALL BE FILLED SOLID WITH CONCRETE. FOUNDATION WALL WITH FULL HEIGHT BRICK VENEER SHALL CONSIST OF 8" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS AND BRICK TIE SPACING. FILL VENTS SOLID TO TOP OF CMU WALL. (MUST COMPLY WITH NCRC SECTION R404, TABLE R404.1(1) THROUGH R404.1(4), AND APPLICABLE SECTIONS OF BOCA, BOCA 1003) VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.</li> </ul>

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION. ANY REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

**FOUNDATION OPTION**

NOTE:  
SCALE IS 1/8" = 1'-0" IF PRINTED IN HALF SIZE  
SCALE IS 1/4" = 1'-0" IF PRINTED IN FULL SIZE  
**GARAGE LEFT**



JOB NUMBER	27187.07
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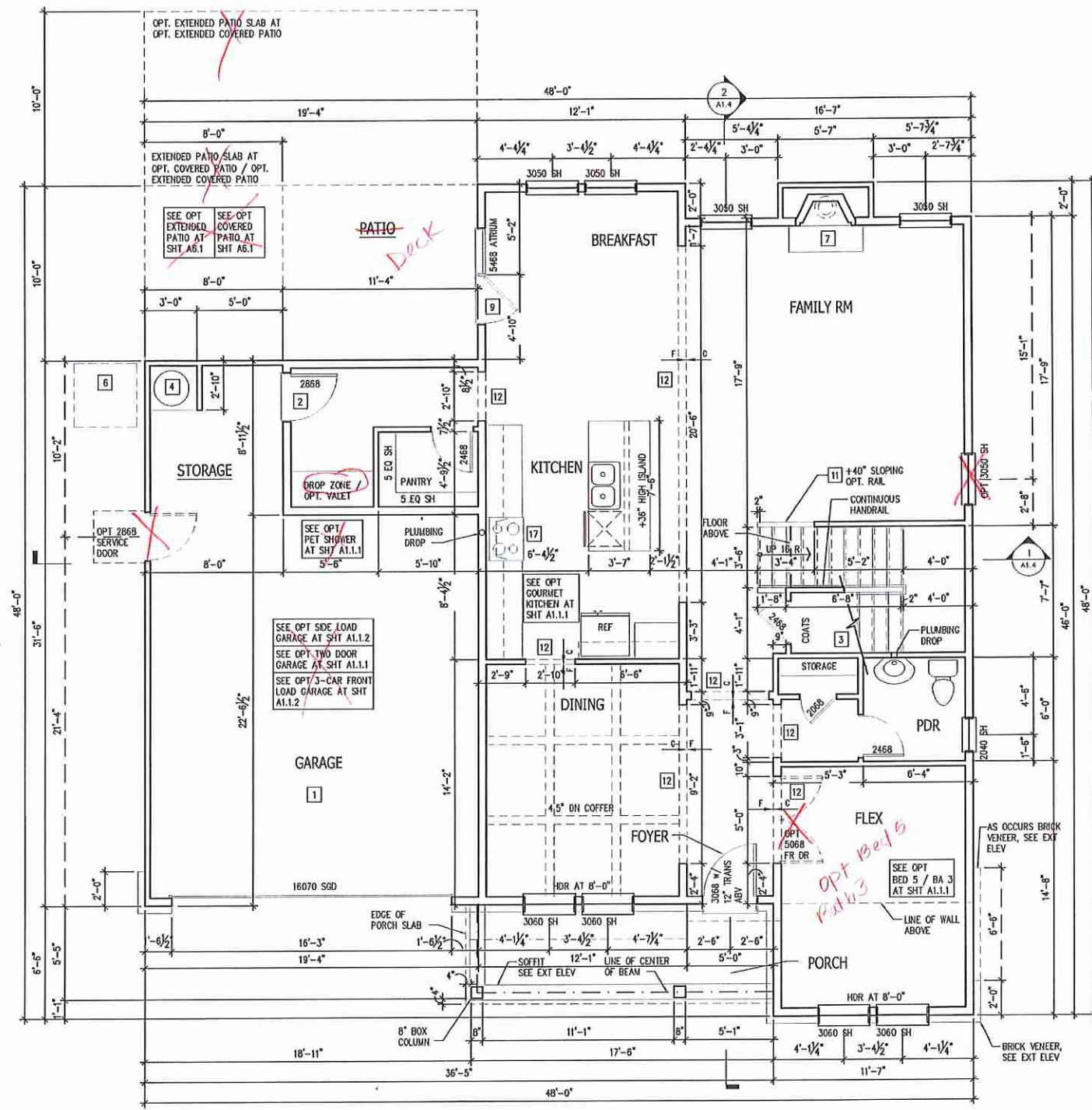
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

DOGWOOD  
H&H HOMES

TITLE  
MAIN FLOOR PLAN  
STAR SECTION

SHEET  
A2.0

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.  
- WINDOW HEAD HEIGHTS:  
1ST FLOOR = 6'-10" U.L.O. ON ELEVATIONS.  
2ND FLOOR = 6'-10" U.L.O. ON ELEVATIONS.
- ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.
- KEY NOTES FOR NORTH CAROLINA:**
- FIRE PROTECTION:**
1. WALLS TO GARAGE LINE SEPARATION, GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER IRC TABLE R302.6.) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE X GYPSUM BOARD. (PER IRC TABLE R302.6.)
  2. HOUSE TO GARAGE DOOR SEPARATION: PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER IRC SECTION R302.5.1.)
  3. BENEATH STAIRS AND LANDINGS: 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.3.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS PROVIDE FIREBLOCKING PER R302.11 NOTES.
  4. ELECT. / OPT. GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 IRC-PLUMBING)
  5. FAN ROOF PLATFORM: VERIFY WITH TRUSS MANUFACTURER. 6"-5" MIN CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2"x6" OVER 2"x4" BOTTOM CHORD OF TRUSS, VERIFY W/ TRUSSES)
  6. A/C CONDENSER PAD. (VERIFY LOCATION)
  7. PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  8. ATTIC ACCESS: LADDER ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30" O.D., (FIRE RATED ACCESS AS NOTED. (PER IRC SECTION R907.) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (2 1/2" X 54" SIZE) TYPICALS.
  9. TEMPERED SAFETY GLASS. (PER IRC SECTION 508.4)
  10. PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER HEIGHT AS NOTED.
  11. HALF WALL, HEIGHT AS NOTED.
  12. INTERIOR SOFFITS: FTL = 8'-1" U.L.O. SFL = 7'-6" U.L.O. BATHS:
  13. SHOWER: TEMPERED GLASS ENCLOSURE.
  14. TUB-SHOWER COMBO: TEMPERED GLASS ENCLOSURE.
  15. CERAMIC TILE SHOWER AND FLOOR: TEMPERED GLASS ENCLOSURE.
  16. ACRYLIC TUB W/ CERAMIC PLATFORM KITCHENS:
  17. 30" SLIDE-IN ELECTRIC / OPT. GAS RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  18. 30" ELECTRIC / OPT. GAS COOKTOP W/ HOOD OR MICRO/HOOD COMBO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  19. ELECTRIC OVEN W/ MICROWAVE OVEN OR ELECTRIC DOUBLE OVEN.



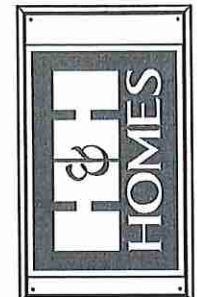
1ST FLOOR PLAN 'A'

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MAIN FLOOR PLAN

NOTE:  
SCALE IS 1/8" = 1'-0" IF PRINTED IN HALF SIZE  
SCALE IS 1/4" = 1'-0" IF PRINTED IN FULL SIZE

GARAGE LEFT



JOB NUMBER	27167.07
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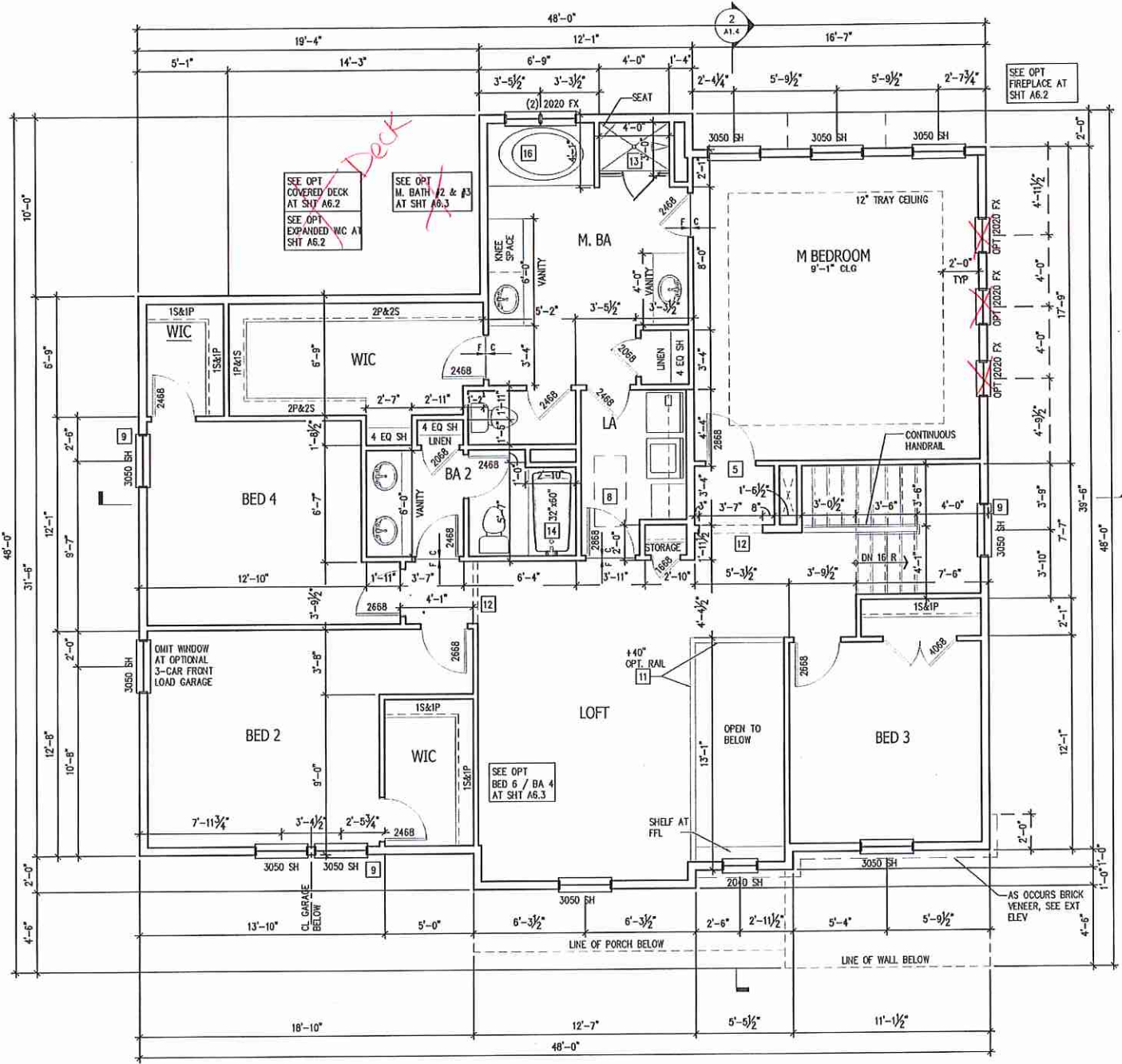
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

DOGWOOD  
H&H HOMES

TITLE  
MAIN FLOOR PLAN  
STAR SECTION

SHEET  
A2.3

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS  
- WINDOW HEAD HEIGHTS:  
1ST FLOOR = 6'-10" U.A.O. ON ELEVATIONS.  
2ND FLOOR = 6'-10" U.A.O. ON ELEVATIONS.
- ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.
- KEY NOTES FOR NORTH CAROLINA:**
- FIRE PROTECTION**
- HOUSE TO GARAGE FIRE SEPARATION, GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (FOR NRC TABLE R302.4.) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD. (FOR NRC TABLE R302.6.)
  - HOUSE TO GARAGE DOOR SEPARATION, PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (FOR NRC SECTION R302.1.1.)
  - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (FOR NRC SECTION R302.7.)
- MEPS:**
- ELECT. / OPT. GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 MICRO-PLUMBING)
  - FULL 8"x8" PLATFORM, VERIFY WITH TRUSS MANUFACTURER. (5'-0" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2"x8" OVER 2"x4" BOTTOM CHORD, IF TRUSS, VERIFY W/ TRUSSES.)
  - A/C CONDENSER PAD. (VERIFY LOCATION)
  - 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"x30". FIRE RATED ACCESS AS NOTED. (FOR NRC SECTION R802.)
  - ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (SEE 1/2" X 5/8" TYPICALS)
  - TEMPERED SAFETY GLASS. (FOR NRC SECTION 308.4)
  - PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.
  - HALF WALL, HEIGHT AS NOTED.
  - INTERIOR SOFFITS: RL = 8'-1" U.A.O. SL = 7'-8" U.A.O.
- BATHS:**
- SHOWER, TEMPERED GLASS ENCLOSURE.
  - TUB-SHOWER COMBO, TEMPERED GLASS ENCLOSURE.
  - CERAMIC TILE SHOWER AND FLOOR, TEMPERED GLASS ENCLOSURE.
  - ACRYLIC TUB W/ CERAMIC PLATFORM REINFOR.
- KITCHEN:**
- 30" SLAB-IN ELECTRIC / OPT. GAS RANGE W/ HOOD AND MICRO ASB. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - 30" ELECTRIC / OPT. GAS COOKTOP W/ HOOD OR MICRO/HOOD COMBO ASB. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ELECTRIC OVEN W/ MICROWAVE OVEN OR ELECTRIC DOUBLE OVEN.



2ND FLOOR PLAN 'A'

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.

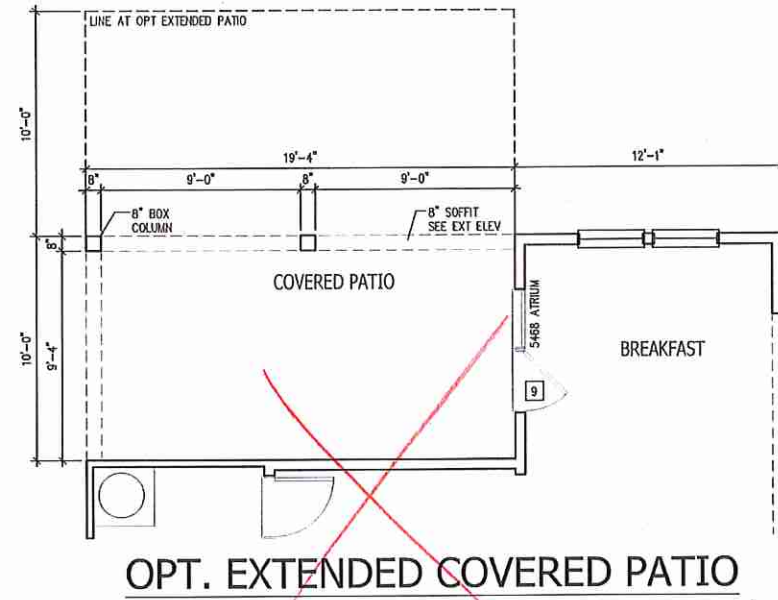
ANY REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.

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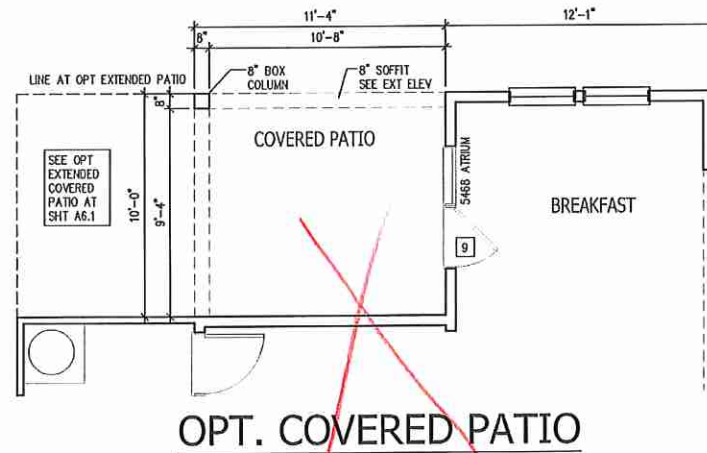
UPPER FLOOR PLAN  
GARAGE LEFT

NOTE:  
SCALE IS 1/8" = 1'-0" IF PRINTED IN HALF SIZE  
SCALE IS 1/4" = 1'-0" IF PRINTED IN FULL SIZE

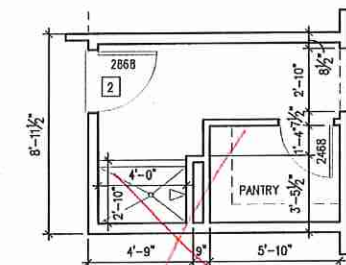
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.  
 WINDOW HEAD HEIGHTS:  
 1ST FLOOR = 6'-10" U.L.O. ON ELEVATIONS.  
 2ND FLOOR = 6'-10" U.L.O. ON ELEVATIONS.
- ALL DIMENSIONS TO NICOS AND DOORS ARE TO CENTERLINE.
- KEY NOTES FOR NORTH CAROLINA:**
- FIRE PROTECTION:**
- [1] HOUSE TO GARAGE FIRE SEPARATION, GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD, (PER NRC TABLE R302.6.) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD. (PER NRC TABLE R302.6.)
  - [2] HOUSE TO GARAGE DOOR SEPARATION: PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER NRC SECTION R302.5.1.)
  - [3] BENEATH STAIRS AND LAVENDIS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NRC SECTION R302.7.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS PROVIDE FIREBLOCKING PER R302.11.
- MEP'S:**
- [1] ELECT. / OPT. GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 NRC-FLOORING)
  - [2] FAN DUCT PLATFORM VERIFY WITH TRUSS MANUFACTURER. (6'-8" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2"x3" OVER 2"x4" BOTTOM CHORD. OF TRUSS, VERIFY W/ TRUSSES.)
  - [3] A/C CONDENSER PAD. (VERIFY LOCATION)
  - [4] PRE-FABRICATED METAL ROOFACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [5] ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST FREEZE OF EQUIPMENT BUT NOT LESS THAN 30"x30". FIRE RATED ACCESS AS NOTED. (PER NRC SECTION R302.7.) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" x 54" SIZE.) TYPICAL.
  - [6] TEMPERED SAFETY GLASS. (PER NRC SECTION 308.4)
  - [7] FLUWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.
  - [8] HALF WALL, HEIGHT AS NOTED.
  - [9] INTERIOR SOFFIT: ITL = 8'-1" U.L.O. SFL = 7'-8" U.L.O.
- BATHS:**
- [1] SHOWER: TEMPERED GLASS ENCLOSURE.
  - [2] TUB-SHOWER COMBO: TEMPERED GLASS ENCLOSURE.
  - [3] CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.
  - [4] ACRYLIC TUB W/ CERAMIC PLATFORM SECTIONS.
- [5] 30" SLIDE-IN ELECTRIC / OPT. GAS RANGE W/ HOOD AND MICRO AHT. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [6] 30" ELECTRIC / OPT. GAS COOKTOP W/ HOOD OR MICRO/HOOD COMBO AHT. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [7] ELECTRIC OVEN W/ MICROWAVE OVEN OR ELECTRIC DOUBLE OVEN.



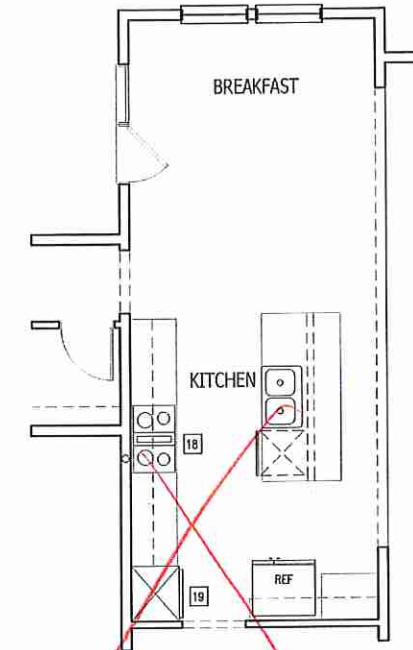
OPT. EXTENDED COVERED PATIO



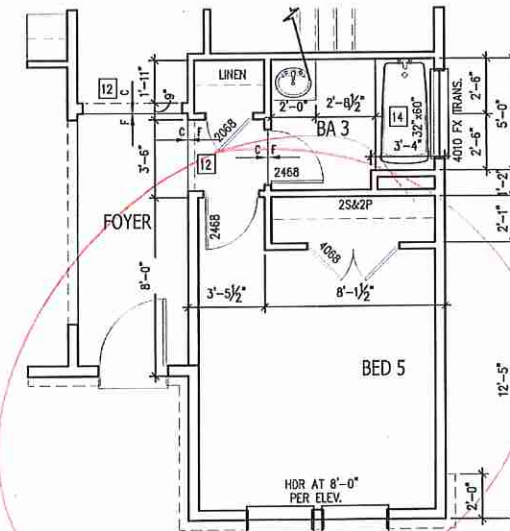
OPT. COVERED PATIO



OPT. PET SHOWER



OPT. GOURMET KITCHEN



OPT. BED 5 / BATH 3

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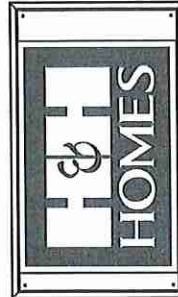
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MAIN FLOOR OPTIONS

NOTE: SCALE IS 1/8" = 1'-0" F PRINTED IN HALF SIZE  
 SCALE IS 1/4" = 1'-0" F PRINTED IN FULL SIZE  
 GARAGE LEFT



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DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

DOGWOOD  
H&H HOMES

TITLE  
MAIN FLOOR PLAN  
STAR SECTION

SHEET  
A6.1

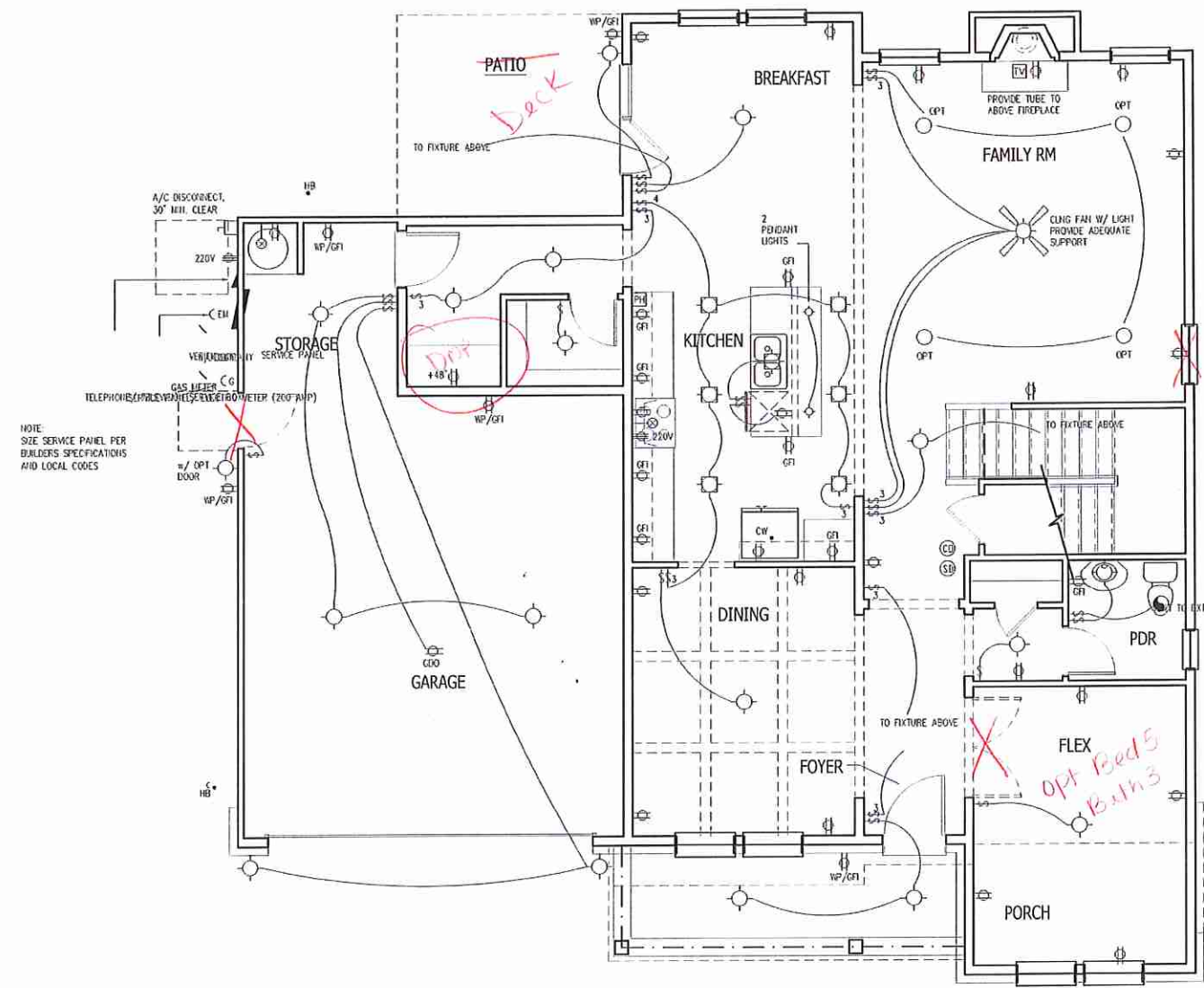


**ELECTRICAL KEY**

- ⊕ DUPLEX OUTLET
- ⊕ WP/GFI WEATHERPROOF GFI DUPLEX OUTLET
- ⊕ GFI GROUND-FAULT CIRCUIT-INTERUPTER DUPLEX OUTLET
- ⊕ HALF-SWITCHED DUPLEX OUTLET
- ⊕ 220V 220 VOLT OUTLET
- ⊙ REINFORCED JUNCTION BOX
- ⊕ WALL SWITCH
- ⊕ 3 THREE-WAY SWITCH
- ⊕ 4 FOUR-WAY SWITCH
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE (VF) - VARIOUS PROFILES
- ⊕ EXHAUST FAN (VENT TO EXTERIOR)
- ⊕ EXHAUST FAN/AIRIT COMBINATION (VENT TO EXTERIOR)
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ TECH HUB SYSTEM
- ⊕ GAMES
- ⊕ PUSH BUTTON SWITCH
- ⊕ 110V SMOKE DETECTOR W/ BATTERY BACKUP
- ⊕ CO2 DETECTOR
- ⊕ THERMOSTAT
- ⊕ TELEPHONE
- ⊕ TELEVISION
- ⊕ ELECTRICAL METER
- ⊕ ELECTRIC PANEL
- ⊕ DISCONNECT SWITCH
- ⊕ CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- ⊕ CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- ⊕ GAS SUPPLY WITH VALVE
- ⊕ HOSE BIB
- ⊕ 1/4" WATER SHUT OUT
- ⊕ WALL SOURCE

- NOTES:**
1. PROVIDE AND INSTALL GROUND-FAULT CIRCUIT-INTERUPTERS (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
  2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTABLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:  
 SWITCHES . . . 42"  
 OUTLETS . . . 14"  
 TELEPHONE . . . 14" (UNLESS ADA COMPLIANT)  
 TELEVISION . . . 14"
  3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
  4. ALL 15A AND 20A RECEPTABLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, STUDIOS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTABLES PER N.E.C. 2011 408.12 AND 408.13
  5. ALL 15A AND 20A 120V RECEPTABLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
  6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH N.E.P.A. 70, N.E.C. 2011, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
  7. EVERY BUILDING HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
  8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL FLOOR UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

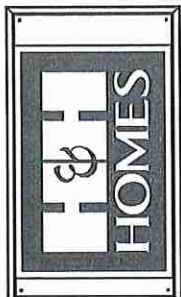
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**1ST FLOOR PLAN 'A'**

**MAIN FLOOR ELECTRICAL PLAN**

NOTE:  
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 SCALE IS 1/4" = 1'-0" IF PRINTED IN FULL SIZE  
**GARAGE LEFT**



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CAD FILE NAME	DOGWOOD-L
ISSUED	01/17/19
REVISED	03/18/19

DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

**DOGWOOD  
 H&H HOMES**

TITLE  
 MAIN FLOOR ELEC. PLAN

SHEET  
**E1**

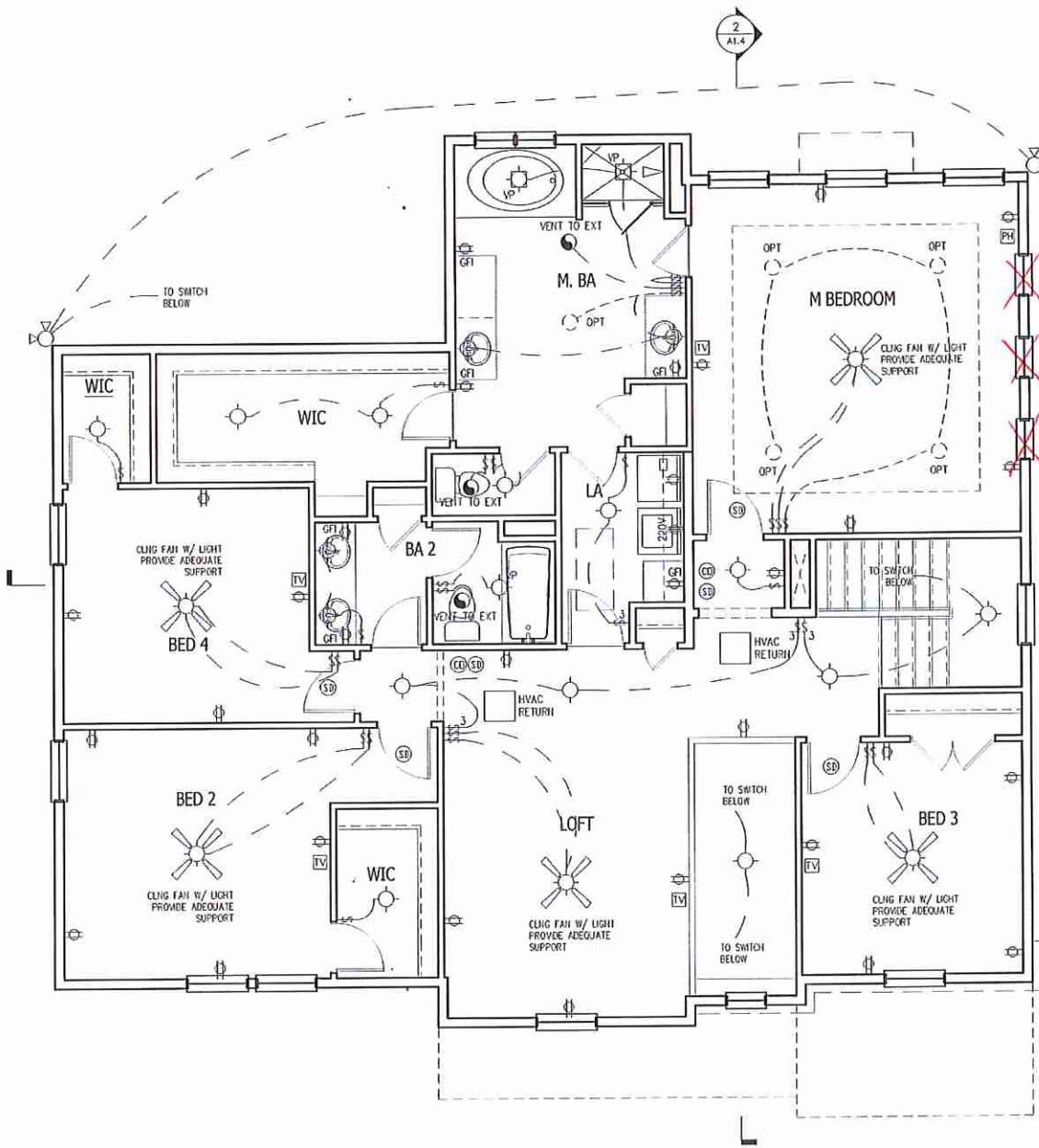
**ELECTRICAL KEY**

- ⊕ DUPLEX OUTLET
- ⊕/W/31 WEATHERPROOF GFI DUPLEX OUTLET
- ⊕/GFI GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- ⊕/HS HALF-SWITCHED DUPLEX OUTLET
- ⊕/220V 220 VOLT OUTLET
- ⊕ REINFORCED ANCHOR BOX
- ⊕ WALL SWITCH
- ⊕/3 THREE-WAY SWITCH
- ⊕/4 FOUR-WAY SWITCH
- ⊕/CEN/INC/FLUORESCENT CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕/W/INC/FLUORESCENT WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕/R/INC/FLUORESCENT RECESSED INCANDESCENT LIGHT FIXTURE (R) - VAPOR PROOF
- ⊕/EXH/FLUORESCENT EXHAUST FAN (VENT TO EXTERIOR)
- ⊕/EXH/FLUORESCENT EXHAUST FAN/FLUORESCENT EXHAUST FAN (VENT TO EXTERIOR)
- ⊕/FLUORESCENT FLUORESCENT LIGHT FIXTURE
- ⊕/TDS/TDS TDSI HAND SYSTEM
- ⊕/C/ONES ONES
- ⊕/PUSH/PUSH PUSH BUTTON SWITCH
- ⊕/SMOKE/SMOKE 120V SMOKE DETECTOR W/ BATTERY BACKUP
- ⊕/CO2/CO2 CO2 DETECTOR
- ⊕/THERM/THERM THERMISTAT
- ⊕/TEL/TEL TELEPHONE
- ⊕/TELE/TELE TELEVISION
- ⊕/METER/ELECTRIC ELECTRICAL METER
- ⊕/PANEL/ELECTRIC ELECTRICAL PANEL
- ⊕/DISCONNECT/DISCONNECT DISCONNECT SWITCH
- ⊕/CEILING/CEILING CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- ⊕/CEILING/CEILING CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- ⊕/GAS/GAS GAS SUPPLY WITH VALVE
- ⊕/HUB/HUB HUB
- ⊕/1/4" 1/4" WATER, SUB OUT
- ⊕/WALL/WALL WALL SCONCE

**NOTES:**

1. PROVIDE AND INSTALL GROUND-FAULT CIRCUIT-INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:  
 SWITCHES . . . 42"  
 OUTLETS . . . 14"  
 TELEPHONE . . . 14" (UNLESS ADV. OTHERWISE)  
 TELEVISION . . . 14"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MAINTAINED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DECKS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SHOWER AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER N.E.C. 2011 408.12 AND 408.13
5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH N.E.P.A. 70, N.E.C. 2011, AND ALL APPLICABLE LOCAL ORDINANCES, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A FUELS-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE USED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

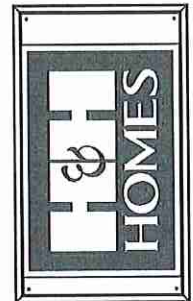
ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.  
 ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.  
 ANY REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.  
 IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



**2ND FLOOR PLAN 'A'**

**UPPER FLOOR ELECTRICAL PLAN**

NOTE:  
 SCALE IS 1/8" = 1'-0" IF PRINTED IN HALF SIZE  
 SCALE IS 1/4" = 1'-0" IF PRINTED IN FULL SIZE  
**GARAGE LEFT**



JOB NUMBER	27167.07
CAD FILE NAME	DOGWOOD-L
ISSUED	01/17/18
REVISED	03/18/18

DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

**DOGWOOD  
 H&H HOMES**

TITLE  
 UPPER FLOOR ELEC. PLAN

SHEET  
**E4**

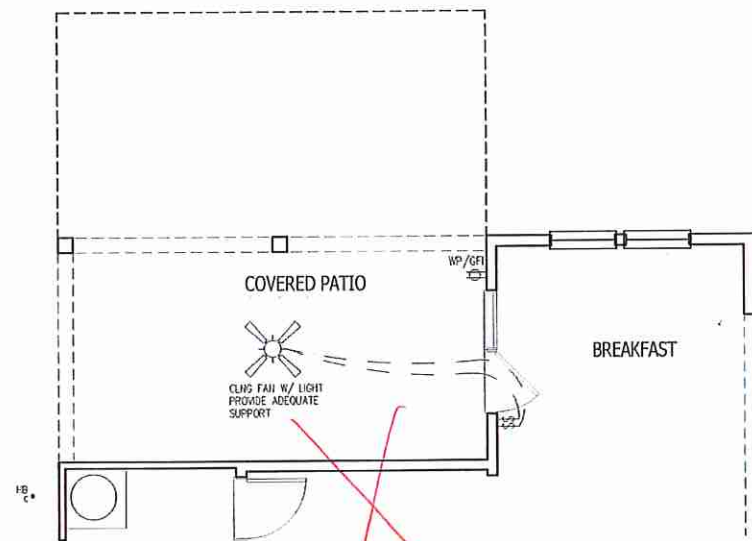
**ELECTRICAL KEY**

- DUPLEX OUTLET
- WEATHERPROOF GFI DUPLEX OUTLET
- GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- 220V OUTLET
- REINFORCED JUNCTION BOX
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE (N) - VAPOR PROOF
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
- FLUORESCENT LIGHT FIXTURE
- TECH INFO SYSTEM
- CHIMES
- PUSH BUTTON SWITCH
- 110V SMOKE DETECTOR W/ BATTERY BACKUP
- CO2 DETECTOR
- THERMOSTAT
- TELEPHONE
- TELEVISION
- ELECTRICAL METER
- ELECTRIC PANEL
- DISCONNECT SWITCH
- CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- GAS SUPPLY WITH VALVE
- HOSE BIB
- 
- WALL SCONCE

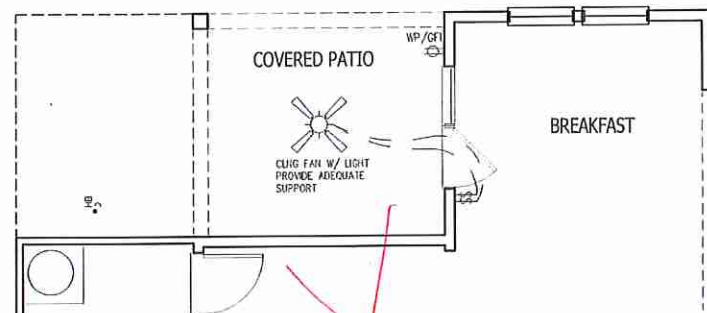
**NOTES:**

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2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:  
 SWITCHES: ... 42"  
 OUTLETS: ... 14"  
 TELEPHONE: ... 14" (UNLESS ADV. COUNTERTOP)  
 TELEVISION: ... 14"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, LIVING ROOMS, DINING ROOMS, BREAKFAST ROOMS, KITCHENS, OFFICES, STUDIOS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE A.F.C.I. DEVICE AND TAMPER-PROOF RECEPTACLES PER N.E.C. 2011 406.12 AND 406.13.
5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE G.F.C.I. PROTECTED (G.F.P.).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH N.E.P.A. 20, N.E.C. 2011, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
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8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SUPPLIED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

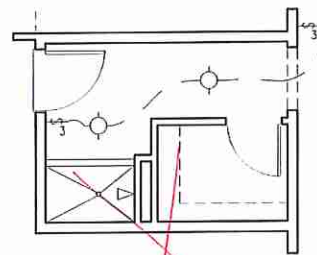
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 IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



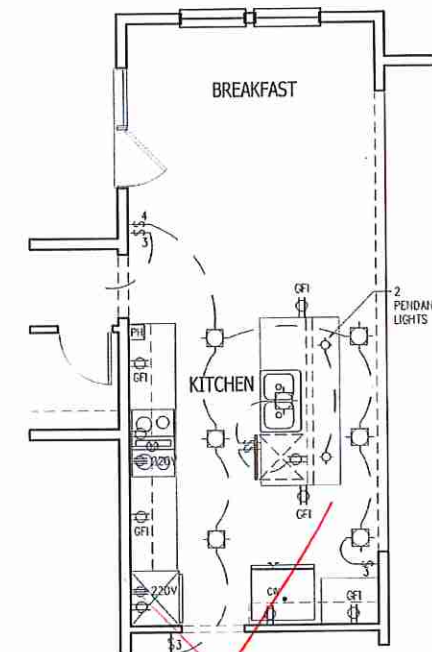
**OPT. EXTENDED COVERED PATIO**



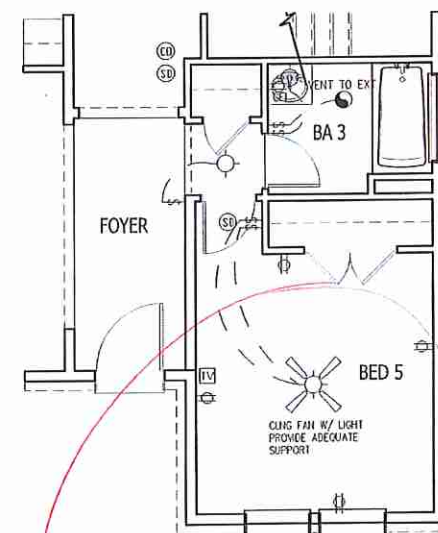
**OPT. COVERED PATIO**



**OPT. PET SHOWER**



**OPT. GOURMET KITCHEN**



**OPT. BED 5 / BATH 3**

**ELECTRICAL OPTION**

NOTE:  
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 SCALE IS 1/4" = 1'-0" IF PRINTED IN FULL SIZE  
**GARAGE LEFT**



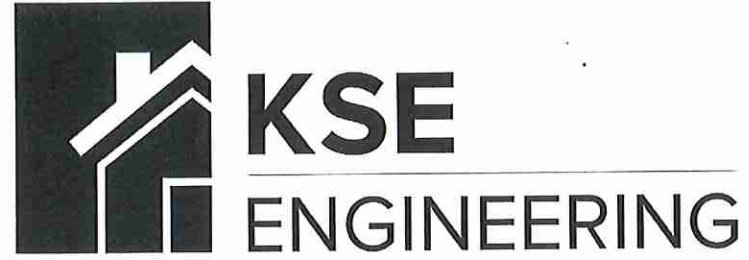
JOB NUMBER	27167.07
CAD FILE NAME	DOGWOOD-1
ISSUED	01/17/10
REVISED	03/18/10

DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

**DOGWOOD  
 H&H HOMES**

TITLE  
 ELECTRIC AT PLAN OPTIONS

SHEET  
**E8**



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

# DOGWOOD

## CAROLINA DIVISION

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

### DESIGN SPECIFICATIONS:

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

#### DESIGN LIVE LOADS:

- ROOF = 20 PSF (LOAD DURATION FACTOR=1.25)
- UNINHABITABLE ATTICS WITH LIMITED STORAGE = 20 PSF (WHERE SPECIFIED ON PLANS)
- HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS = 30 PSF
- FLOOR = 40 PSF
- FLOOR (SLEEPING AREAS) = 30 PSF
- DECK = 40 PSF
- BALCONY = 40 PSF
- STAIRS = 40 PSF

#### DESIGN DEAD LOADS:

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

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

#### DESIGN WIND LOADS:

- ULTIMATE WIND SPEED = 120 MPH
- EXPOSURE CATEGORY = B

ASSUMED SOIL BEARING CAPACITY = 2000 PSF

ASSUMED LATERAL SOIL PRESSURE = 45 PCF

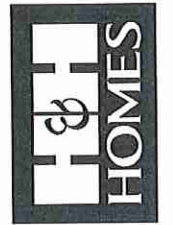
FROST DEPTH = 12"

SEISMIC DESIGN CATEGORY = B

ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:

- TJI 210 SERIES (SERIES AND SPACING PER PLANS)
- LSL: E=1,550,000 PSI, F<sub>b</sub>=2,325 PSI, F<sub>v</sub>=310 PSI, F<sub>c</sub>=900 PSI
- LVL: E=2,000,000 PSI, F<sub>b</sub>=2,600 PSI, F<sub>v</sub>=285 PSI, F<sub>c</sub>=750 PSI
- PSL: E=2,100,000 PSI, F<sub>b</sub>=2,900 PSI, F<sub>v</sub>=290 PSI, F<sub>c</sub>=625 PSI

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



Cover Sheet  
Dogwood Model - LH  
120 M.P.H.  
Carolina Division

Project #: 105-16007  
Designed By: KRK  
Checked By:  
Issue Date: 4/9/19  
Re-Issue:  
Scale: 1/8"=1'-0" @ 11x17  
1/4"=1'-0" @ 22x34



S-0

**GENERAL STRUCTURAL NOTES:**

- THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS ON THESE DRAWINGS IS THE STRUCTURAL ENGINEER OF RECORD (SER) FOR THIS PROJECT. THE SER BEARS THE RESPONSIBILITY OF THE PRIMARY STRUCTURAL ELEMENTS AND THE PERFORMANCE OF THIS STRUCTURE. NO OTHER PARTY MAY REVISE, ALTER, OR DELETE ANY STRUCTURAL ASPECTS OF THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN CONSENT OF KSE ENGINEERING, P.C. OR THE SER. FOR THE PURPOSES OF THESE CONSTRUCTION DOCUMENTS, THE SER AND KSE ENGINEERING SHALL BE CONSIDERED THE SAME ENTITY.
- THE STRUCTURE IS ONLY STABLE IN ITS COMPLETED FORM. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY BRACING DURING CONSTRUCTION TO STABILIZE THE STRUCTURE.
- THE SER IS NOT RESPONSIBLE FOR CONSTRUCTION SEQUENCES, METHODS, OR TECHNIQUES IN CONNECTION WITH THE CONSTRUCTION OF THIS STRUCTURE. THE SER WILL NOT BE HELD RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CONFORM TO THE CONTRACT DOCUMENTS, SHOULD ANY NON-CONFORMITIES OCCUR.
- THE SER DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF GEOMETRY. THE SER ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. THE SER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS. ANY STRUCTURAL ELEMENTS OR DETAILS NOT FULLY DEVELOPED ON THE CONSTRUCTION DRAWINGS SHALL BE COMPLETED UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. THESE SHOP DRAWINGS SHALL BE SUBMITTED TO KSE ENGINEERING FOR REVIEW BEFORE ANY CONSTRUCTION BEGINS. THE SHOP DRAWINGS WILL BE REVIEWED FOR OVERALL COMPLIANCE AS IT RELATES TO THE STRUCTURAL DESIGN OF THIS PROJECT. VERIFICATION OF THE SHOP DRAWINGS FOR DIMENSIONS, OR FOR ACTUAL FIELD CONDITIONS, IS NOT THE RESPONSIBILITY OF THE SER OR KSE ENGINEERING, P.C.
- VERIFICATION OF ASSUMED FIELD CONDITIONS IS NOT THE RESPONSIBILITY OF THE SER. THE CONTRACTOR SHALL VERIFY THE FIELD CONDITIONS FOR ACCURACY AND REPORT ANY DISCREPANCIES TO KSE ENGINEERING, P.C. BEFORE CONSTRUCTION BEGINS.
- THE SER IS NOT RESPONSIBLE FOR ANY SECONDARY STRUCTURAL ELEMENTS OR NON-STRUCTURAL ELEMENTS, EXCEPT FOR THE ELEMENTS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS.
- THIS STRUCTURE AND ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE BUILDING CODE AND ANY LOCAL CODES OR RESTRICTIONS.
- 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.
- PROVIDE MOISTURE PROTECTION AND FLASHING PER ARCHITECTURAL DETAILS.

**FOUNDATIONS:**

- FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE BUILDING CODE.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION. THE BUILDER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER ON THE STUDY OF THE PROPOSED SITE TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR.
- MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN THE BUILDING CODE.
- THE SER HAS NOT PERFORMED A SUBSURFACE INVESTIGATION. VERIFICATION OF THE ASSUMED VALUE IS THE RESPONSIBILITY OF THE OWNER OR THE CONTRACTOR. SHOULD ANY ADVERSE SOIL CONDITION BE ENCOUNTERED, THE SER MUST BE CONTACTED BEFORE PROCEEDING.
- THE BOTTOM OF ALL FOOTINGS SHALL EXTEND BELOW THE FROST LINE FOR THE REGION IN WHICH THE STRUCTURE IS TO BE CONSTRUCTED, BUT NOT LESS THAN A MINIMUM OF 12" BELOW GRADE. ALL FOOTINGS TO HAVE A MINIMUM PROJECTION OF 2" ON EACH SIDE OF FOUNDATION WALLS. MAXIMUM FOOTING PROJECTION SHALL NOT EXCEED THE THICKNESS OF THE FOOTING.
- WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT. SPACED A MAXIMUM OF 6'-0" O.C. INSTALL MINIMUM 2 ANCHOR BOLTS PER SECTION. 12" MAXIMUM FROM CORNERS. 1/2" DIAMETER x 8" LONG SIMPSON TITEN HD OR USP SCREW-BOLT+ SCREWS MAY BE SUBSTITUTED ON A 1 FOR 1 BASIS.
- ANY FILL SHALL BE PLACED UNDER THE DIRECTION OR RECOMMENDATION OF A LICENSED PROFESSIONAL ENGINEER. THE RESULTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY.
- EXCAVATIONS OF FOOTINGS SHALL BE LINED TEMPORARILY WITH A 6 MIL POLYETHYLENE MEMBRANE IF PLACEMENT OF CONCRETE DOES NOT OCCUR WITHIN 24 HOURS OF EXCAVATION.
- NO CONCRETE SHALL BE PLACED AGAINST ANY SUBGRADE CONTAINING WATER, ICE, FROST, OR LOOSE MATERIAL.
- PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS (SEE ARCHITECTURAL PLANS AND DETAILS).
- NONE OF THE FOUNDATION DESIGNS IN THESE DOCUMENTS ARE SUITABLE FOR INSTALLATION IN SHRINK/SWELL CONDITIONS. REFER TO GEOTECHNICAL ENGINEER FOR APPROPRIATE DESIGN.
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST TEN FEET.
- CRAWL SPACE TO BE GRADED LEVEL AND CLEAR OF ALL DEBRIS.
- PROVIDE MINIMUM 6 MIL APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MINIMUM 12" AND SEALED.

**CONCRETE & REINFORCING**

- CONCRETE DESIGN BASED ON ACI 318 AND ACI 318.1 OR ACI 332. CONCRETE SHALL HAVE A NORMAL WEIGHT AGGREGATE AND A MINIMUM COMPRESSIVE STRENGTH (f'<sub>c</sub>) = 3,000 PSI MINIMUM AT 28 DAYS PER CODE (VARIES W/ WEATHER). UNLESS OTHERWISE NOTED ON THE PLAN.
- CONCRETE SHALL BE PROPORTIONED, MIXED, AND PLACED IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI 318: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 301: "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
- AIR ENTRAINMENT CONCRETE MUST BE USED FOR ALL STRUCTURAL ELEMENTS EXPOSED TO FREEZE/THAW CYCLES AND DEICING CHEMICALS. AIR ENTRAINMENT AMOUNTS (IN PERCENT) SHALL BE WITHIN -1% TO +2% OF 5% FOR FOOTINGS AND EXTERIOR SLABS.
- NO ADMIXTURES SHALL BE ADDED TO ANY STRUCTURAL CONCRETE WITHOUT WRITTEN PERMISSION OF THE SER. WATER ADDED TO CONCRETE ON SITE SHALL NOT EXCEED THAT ALLOWED BY THE MIX DESIGN.
- CONCRETE SLABS-ON-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 302.1R: "GUIDE FOR CONCRETE SLAB AND SLAB CONSTRUCTION".
- CONTROL OR SAW CUT JOINTS (CUT OR TOOLED) SHALL BE SPACED IN INTERIOR SLABS-ON-GRADE AT A MAXIMUM OF 15'-0" O.C. AND IN EXTERIOR SLABS-ON-GRADE AT A MAXIMUM OF 10'-0" UNLESS OTHERWISE NOTED. CARE SHALL BE TAKEN TO AVOID RE-ENTRANT CORNERS.
- CONTROL OR SAW CUT JOINTS SHALL BE PRODUCED USING CONVENTIONAL CUT OR TOOLED PROCESSES WITHIN 4 TO 12 HOURS AFTER THE SLAB HAS BEEN FINISHED.
- ALL WELDED WIRE FABRIC (W.W.F.) FOR CONCRETE SLABS-ON-GRADE SHALL BE PLACED AT MID-DEPTH OF SLAB. THE W.W.F. SHALL BE FULLY SUPPORTED DURING THE CONCRETE POUR. FIBROUS CONCRETE REINFORCEMENT, OR POLYPROPYLENE FIBERS MAY BE USED IN LIEU OF W.W.F. APPLICATION OF POLYPROPYLENE FIBERS PER CUBIC YARD OF CONCRETE SHALL BE PER MANUFACTURER AND COMPLY WITH ASTM C1110, ANY LOCAL BUILDING CODE REQUIREMENTS AND SHALL MEET OR EXCEED CURRENT INDUSTRY STANDARD.
- POLYPROPYLENE REINFORING TO BE 100% VIRGIN, CONTAINING NO REPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED FOR USE AS CONCRETE SECONDARY REINFORCEMENT.
- STEEL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
- DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315: "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES".
- HORIZONTAL FOOTING AND WALL REINFORCEMENT SHALL BE CONTINUOUS AND SHALL HAVE 90° BENDS, OR CORNER BARS WITH THE SAME SIZE/SPACING AS THE HORIZONTAL REINFORCEMENT.
- PROVIDE REINFORCEMENT LAP AS NOTED BELOW, UNLESS NOTED OTHERWISE:  
#4 BARS - 30" LENGTH  
#5 BARS - 38" LENGTH  
#6 BARS - 45" LENGTH
- WHERE REINFORCING DOWELS ARE REQUIRED, THEY SHALL BE EQUIVALENT IN SIZE AND SPACING TO THE VERTICAL REINFORCEMENT. THE DOWEL SHALL EXTEND 48 BAR DIAMETERS VERTICALLY AND 20 BAR DIAMETERS INTO THE FOOTING. SEE KSE FOUNDATION DETAILS.
- WHERE FOOTING BOTTOMS ARE TO BE STEEPED AT SLOPING GRADE CONDITIONS, PROVIDE CONTINUOUS REINFORCING WITH 2 BARS (TO MATCH FOOTING REINFORCING) AS REQUIRED.
- BAR SUPPORT ACCESSORIES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, EXCEPT THAT REINFORCING SHALL BE CHAIRED ON THE BOTTOM AND/OR THE SIDES ON BOLSTERS SPACED NOT MORE THAN 4 FEET ON CENTER. NO ROCKS, CMU, CLAY TILE, OR BRICK SHALL BE USED TO SUPPORT REINFORCING.
- FOR GRADE SUPPORTED SLABS, SLAB REINFORCING SHALL BE HELD IN PLACE BY BAR SUPPORTS AND ACCESSORIES AS DESCRIBED IN THE CRSI MANUAL OF STANDARD PRACTICE. BAR SUPPORTS SHALL BE SPACED A MAXIMUM OF 4'-0" O.C. BOTH WAYS IN STRAIGHT LINES ON THE MESH GRID.

**MASONRY**

- ALL MASONRY SHALL CONFORM TO ASTM C-90, F<sub>m</sub> = 1500 PSI. ALL BRICK SHALL CONFORM TO ASTM C-216, F<sub>m</sub> = 1500 PSI. ALL MORTAR SHALL BE TYPE 'S' (TYPE 'M' BELOW GRADE) AND CONFORM TO ASTM C-270. COARSE GROUT SHALL CONFORM TO ASTM C-476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI.
- ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530/ASCE 5/TMS 402 AND "SPECIFICATIONS FOR MASONRY STRUCTURES" ACI 530.1/ASCE 6/TMS 602.
- THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.
- EACH CRAWL SPACE PIER SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING AND EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS. PILASTERS TO BE BONDED TO PERIMETER FOUNDATION WALL.
- TOP COURSE OF MASONRY SHALL BE GROUTED SOLID.
- HORIZONTAL WALL JOINT REINFORCEMENT SHALL BE STANDARD 9 GAGE GALVANIZED LADDER OR TRUSS TYPE SPACED AT 16" O.C., UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- SPliced WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT WITHIN THE 6" LAP WITH STANDARD 'T' AND 'L' SHAPED PIECES AT INTERSECTIONS AND CORNERS.

**WOOD FRAMING:**

- SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE SPECIFICATIONS LISTED IN THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION": (NDS). UNLESS OTHERWISE NOTED, ALL WOOD FRAMING MEMBERS ARE DESIGNED TO BE: SPCRE-PINE-FIR (SPF) WITH THE FOLLOWING MINIMUM DESIGN VALUES:  
E = 1,400,000 PSI, F<sub>b</sub> = 875 PSI, F<sub>v</sub> = 135 PSI  
1.1. FRAMING: SPF #2.  
1.2. PLATES: SPF #2.  
1.3. STUDS: SPF STUD GRADE.
- WALL STUD SPACING, (MAXIMUM 10' NOMINAL PLATE HEIGHT):  
1 & 2 STORY EXTERIOR AND INTERIOR BEARING:  
2x4 @ 16" O.C. OR 2x6 @ 24" O.C., U.I.O.  
BOTTOM OF 3 STORIES EXTERIOR AND INTERIOR BEARING:  
2x6 @ 16" O.C., U.I.O.  
INTERIOR NON-BEARING:  
2x @ 24" O.C., U.I.O.
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW PINE #2 OR BETTER.
- ANCHOR SILL PLATES IN ACCORDANCE W/ GENERAL STRUCTURAL NOTES.
- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY BE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
- NAILS SHALL BE COMMON WIRE NAILS UNLESS OTHERWISE NOTED.
- BOLT HOLES AND LEAD HOLES FOR LAG SCREWS SHALL BE IN ACCORDANCE WITH NDS SPECIFICATIONS.
- INDIVIDUAL STUDS FORMING A COLUMN SHALL BE ATTACHED WITH (2) ROWS 10d NAILS @ 6" O.C. STAGGERED. THE STUD COLUMN SHALL BE FULLY BLOCKED AT ALL FLOOR LEVELS TO ENSURE PROPER LOAD TRANSFER. WALL SHEATHING SHALL BE NAILED TO EDGE OF EACH STUD.
- FACE NAIL ALL MULTI-PLY BEAMS AND HEADERS WITH (2) ROWS 16d COMMON NAILS @ 16" O.C., STAGGERED, OR PER MANUFACTURER'S SPECIFICATIONS FOR ENGINEERED LUMBER. APPLY NAILING FROM BOTH FACES FOR (3) OR MORE PLYS.
- FASTEN 4-PLY BEAMS WITH (1) 1/2" DIAMETER THROUGH BOLT W/ NUTS AND WASHERS AT 12" O.C. STAGGERED TOP AND BOTTOM, 1/2" MINIMUM EDGE DISTANCE, (UNLESS OTHERWISE NOTED)
- ALL BEAMS AND HEADERS SHALL HAVE (1) 2x JACK STUD & (1) 2x KING STUD UNLESS OTHERWISE NOTED. THE NUMBER OF STUDS INDICATED ON PLANS ARE THE TOTAL NUMBER OF JACK STUDS REQUIRED, UNLESS OTHERWISE NOTED.
- PROVIDE KING STUDS AT EACH END OF HEADERS AS NOTED BELOW.  
(1) STUD UP TO 6' OPENING  
(2) STUDS UP TO 8' OPENING  
(3) STUDS UP TO 9' OPENING
- ALL BEAMS TO BE CONTINUOUSLY SUPPORTED LATERALLY AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED WITH A MINIMUM OF TWO STUDS, UNLESS OTHERWISE NOTED. ALL BEAM SPLICES SHALL OCCUR OVER SUPPORTS.
- SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
- ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY (MOISTURE CONTENT < 19%) UNLESS OTHERWISE NOTED.
- ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS.
- ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIAMETER SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIAMETER FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 OR USP S11 STUD SHOES, TYPICAL, UNLESS OTHERWISE NOTED.
- BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE WITH OSB OR GYPSUM BOARD. BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD IN LIEU OF SHEATHING.
- DIAGONAL BRACING SHALL BE INSTALLED AT EACH END OF BASEMENT BEARING WALLS AND NOT MORE THAN 20' ON CENTER.

**EXTERIOR WOOD FRAMED DECKS:**

- DECKS ARE TO BE FRAMED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND AS REFERENCED ON THE STRUCTURAL PLANS, EITHER THROUGH CODE REFERENCES OR CONSTRUCTION DETAILS.
- PRESERVATIVE TREATED WOOD FRAMING TO BE SOUTHERN YELLOW PINE #2 OR BETTER.
- GUARD RAILS REQUIRED AT DECKS. DESIGN BY OTHERS TO MEET MINIMUM CODE REQUIREMENTS.
- PROVIDE DECK LATERAL LOAD AND BRACING CONNECTIONS PER BUILDING CODE.

**RAFTER FRAMED ROOF CONSTRUCTION:**

- PROVIDE 2x4x4'-0" RAFTER TIES AT 48" O.C.
- RAFTERS SHALL BE SUPPORTED BY PURLINS AND PURLIN BRACES AS SHOWN ON THE PLAN. PURLIN BRACES SHALL NOT BEAR ON ANY CEILING JOIST, STRONGBACK OR HEADER UNLESS SPECIFICALLY SHOWN ON PLAN. RAFTERS MAY BE SPICED AT PURLIN LOCATIONS.
- CEILING JOISTS SHALL HAVE LATERAL SUPPORT W/ 1x4 FLAT BRACING ON TOP EDGE OF JOIST AT LOOSE JOIST ENDS (WHERE JOISTS NOT FASTENED TO RAFTERS) OR FULL DEPTH BLOCKING. FASTEN END OF BRACING TO RAFTER OR CABLE END FRAMING.
- FASTEN RAFTER AND CEILING JOIST WITH (6) 12d NAILS UNLESS OTHERWISE NOTED.
- PROVIDE VERTICAL 2x6 STRONGBACKS AT CEILING JOISTS @ 8'-0" O.C. TIE STRONGBACK ENDS TO GABLE STUDS OR RAFTERS WHERE POSSIBLE. PROVIDE BLOCKING BETWEEN TOP PLATES AND STRONGBACKS. PROVIDE 2x4 FLAT FASTENED TO EACH JOIST WITH (2) 12d NAILS. FASTEN STRONGBACK TO 2x4 FLAT WITH 12d NAILS @ 12" O.C. AND FASTENED TO EACH JOIST WITH (1) 12d TOENAIL.

**WOOD TRUSSES (FLOOR & ROOF):**

- THE WOOD TRUSS MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE WOOD TRUSSES. SUBMIT SEALED SHOP DRAWINGS AND SUPPORTING CALCULATIONS TO THE SER FOR REVIEW PRIOR TO FABRICATION. THE SER SHALL HAVE A MINIMUM OF (5) DAYS FOR REVIEW. THE REVIEW BY THE SER SHALL BE FOR OVERALL COMPLIANCE OF THE DESIGN DOCUMENTS. THE SER SHALL ASSUME NO RESPONSIBILITY FOR THE CORRECTNESS OF THE STRUCTURAL DESIGN FOR THE WOOD TRUSSES.
- THE WOOD TRUSSES SHALL BE DESIGNED FOR ALL REQUIRED LOADINGS AS SPECIFIED IN THE LOCAL BUILDING CODE, THE ASCE STANDARD "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" (ASCE 7), AND THE LOADING REQUIREMENTS SHOWN ON THESE SPECIFICATIONS. THE TRUSS DRAWINGS SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION DOCUMENTS AND PROVISIONS PROVIDED FOR LOADS SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED TO HVAC EQUIPMENT, PIPING, AND ARCHITECTURAL FIXTURES ATTACHED TO THE TRUSSES.
- THE TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AISI/ISI 1: "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION".
- THE TRUSS MANUFACTURER SHALL PROVIDE ADEQUATE BRACING INFORMATION IN ACCORDANCE WITH "BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" (BCSI). THIS BRACING, BOTH TEMPORARY AND PERMANENT, SHALL BE SHOWN ON THE SHOP DRAWINGS. ALSO, THE SHOP DRAWINGS SHALL SHOW THE REQUIRED ATTACHMENTS FOR THE TRUSSES.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING TEMPORARY BRACING AND SHORING FOR THE FLOOR AND ROOF TRUSSES AS REQUIRED DURING CONSTRUCTION. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE LATEST BCSI. THE CONTRACTOR SHALL KEEP A COPY OF THE BCSI SUMMARY SHEETS ON SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PERMANENT TRUSS BRACING SHOWN IN THE STRUCTURAL DRAWINGS AND IN THE TRUSS DESIGN. ALL CONTINUOUS LATERAL BRACING OF WEBS REQUIRES BRACES REFER TO BCSI SUMMARY SHEET B3 FOR TYPES OF DIAGONAL BRACES TO PROVIDE AT EACH CONTINUOUS LATERAL BRACE LINE. SUCH DIAGONAL BRACES SHALL NOT BE SPACED MORE THAN 20 FEET O.C. DIAGONAL BRACES SHALL BE FASTENED TO EACH TRUSS WEB WITH A MINIMUM OF TWO 10d FACE NAILS, WHERE CONTINUOUS LATERAL BRACING CANNOT BE INSTALLED, DUE TO A MINIMUM OF THREE ADJACENT TRUSSES NOT BEING IDENTICAL, THE CONTRACTOR SHALL COORDINATE WITH THE TRUSS SPECIALTY ENGINEER/MANUFACTURER TO DETERMINE WHAT TYPE OF ALTERNATE BRACE (I.E., T OR L BRACE, ETC.) IS REQUIRED.
- ANY CHORDS OR TRUSS WEBS SHOWN ON THESE DRAWINGS HAVE BEEN SHOWN AS A REFERENCE ONLY. THE FINAL DESIGN OF THE TRUSSES SHALL BE PER THE MANUFACTURER.
- TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN ON THE SEALED STRUCTURAL DRAWINGS. TRUSS PROFILES TO BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS TO BE COORDINATED WITH THE SEALED STRUCTURAL DRAWINGS.
- TRUSS MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTORS FOR ALL TRUSSES.
- PROVIDE SIMPSON H2.5A, USP R17 OR EQUIVALENT AT EACH TRUSS TO TOP PLATE CONNECTION, UNLESS OTHERWISE NOTED.

**WOOD STRUCTURAL PANELS:**

- FABRICATION AND PLACEMENT OF STRUCTURAL WOOD SHEATHING SHALL BE IN ACCORDANCE WITH THE APA DESIGN/CONSTRUCTION GUIDE "RESIDENTIAL AND COMMERCIAL" AND ALL OTHER APPLICABLE APA STANDARDS.
- ALL REQUIRED WOOD SHEATHING SHALL BEAR THE MARK OF THE APA.
- WOOD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED ON THESE DRAWINGS. REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION. EXTERIOR WALLS TO BE FULLY SHEATHED USING 3/8" OSB OR PLYWOOD MINIMUM. AT BRACED WALL PANELS, PROVIDE BLOCKING AT ALL SHEET EDGES NOT FALLING ON STUDS OR PLATES.
- ROOF SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ROOF SHEATHING SHALL BE CONTINUOUS OVER TWO SUPPORTS MINIMUM AND ATTACHED TO ITS SUPPORTING ROOF FRAMING WITH 8d NAILS AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED WITH THE LONG DIRECTION PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF PLYWOOD CLIPS OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING. ROOF SHEATHING TO BE 3/8" OSB MINIMUM.
- WOOD FLOOR SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ATTACH SHEATHING TO ITS SUPPORTING FRAMING WITH (1) 10d NAIL AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF 1x6 PLYWOOD OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING.
- SHEATHING SHALL HAVE A 1/8" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.

**STRUCTURAL FIBERBOARD PANELS:**

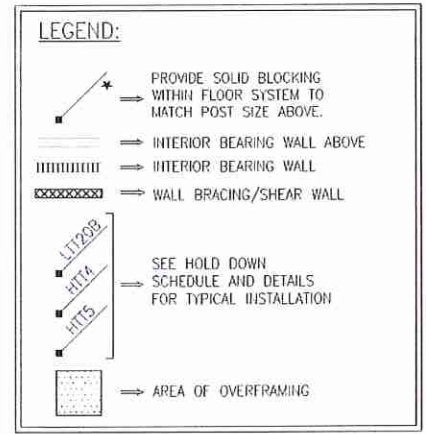
- STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE SPECIFICALLY NOTED ON THE STRUCTURAL PLANS.
- FABRICATION AND PLACEMENT OF STRUCTURAL FIBERBOARD SHEATHING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AFA STANDARDS.
- FIBERBOARD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED ON THESE DRAWINGS. REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION.
- SHEATHING SHALL HAVE A 1/8" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE AFA.

**STRUCTURAL STEEL:**

- STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND OF THE MANUAL OF STEEL CONSTRUCTION "LOAD RESISTANCE FACTOR DESIGN" LATEST EDITIONS.
- ALL STEEL SHALL HAVE A MINIMUM YIELD STRESS (F<sub>y</sub>) OF 50 KSI UNLESS OTHERWISE NOTED.
- WELDING SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S STRUCTURAL WELDING CODE AWS D1.1. ELECTRODES FOR SHOP AND FIELDING WELDING SHALL BE CLASS E70XX. ALL WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER PER THE ABOVE STANDARDS.
- ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3d AND FULL FLANGE WIDTH UNLESS OTHERWISE NOTED. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR (2) 1/2" x 4" LAG SCREWS UNLESS OTHERWISE NOTED.
- INSTALL 2x WOOD PLATE ON TOP OF STEEL BEAMS, RIPPED TO MATCH BEAM WIDTH. FASTEN PLATE TO BEAM W/ HILTI X-DIN 52 PB PINS AT 12" O.C. STAGGERED OR 1/2" DIAMETER BOLTS AT 24" O.C.

**MECHANICAL FASTENERS:**

- ALL METAL HARDWARE AND FASTENERS TO BE SIMPSON STRONG-TIE OR APPROVED EQUIVALENT.
- ALL HARDWARE AND FASTENERS IN CONTACT WITH PRESERVATIVE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A 153, G-185.
- MANY OF THE NEW PRESURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND SELECT APPROPRIATE CONNECTORS THAT WILL RESIST THE APPLICABLE CORROSIVE CHEMICALS.



**BRICK VENEER LINTEL SCHEDULE**

SPAN	LINTEL SIZE	END BEARING
UP TO 3'-0"	3 1/2" x 3 1/2" x 1/4"	4"
UP TO 6'-3"	5" x 3 1/2" x 3/16" L.L.V.	8"
UP TO 9'-6"	6" x 3 1/2" x 3/16" 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.



General Structural Notes

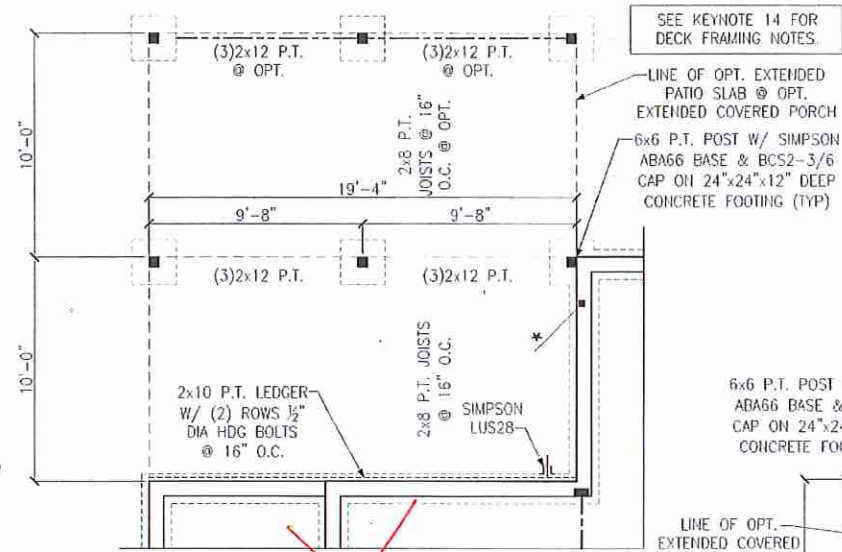
120 M.P.H.  
Carolina Division

Project #: 105-19000  
 Designed By: KRK  
 Checked By:  
 Issue Date: 1/1/19  
 Re-Issue:  
 Scale: 1/8" = 1'-0" @ 11x17  
 1/4" = 1'-0" @ 22x34

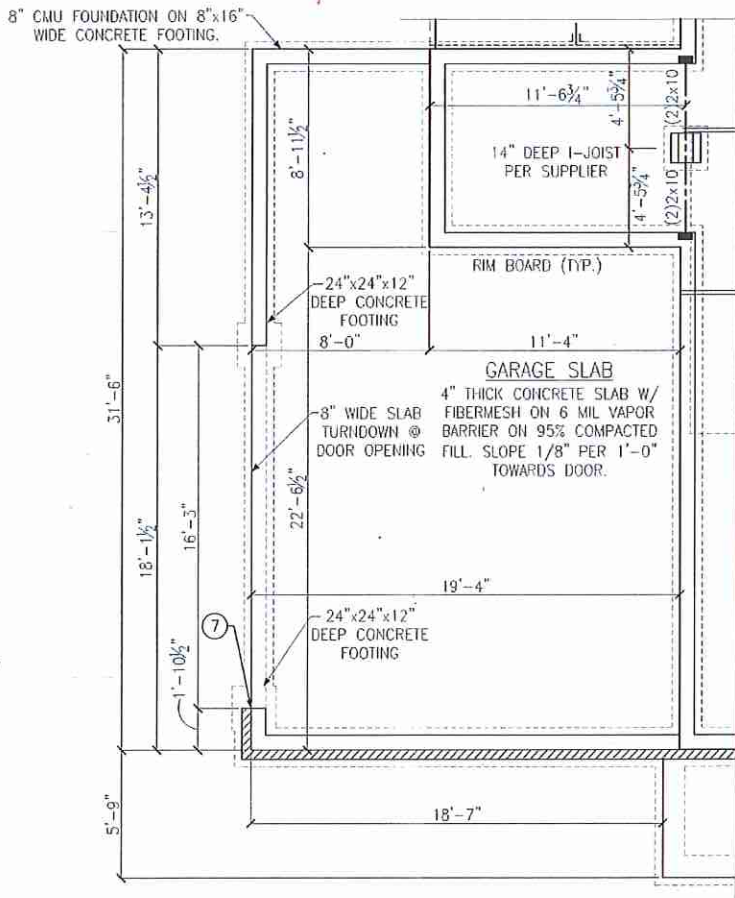
S-0.1

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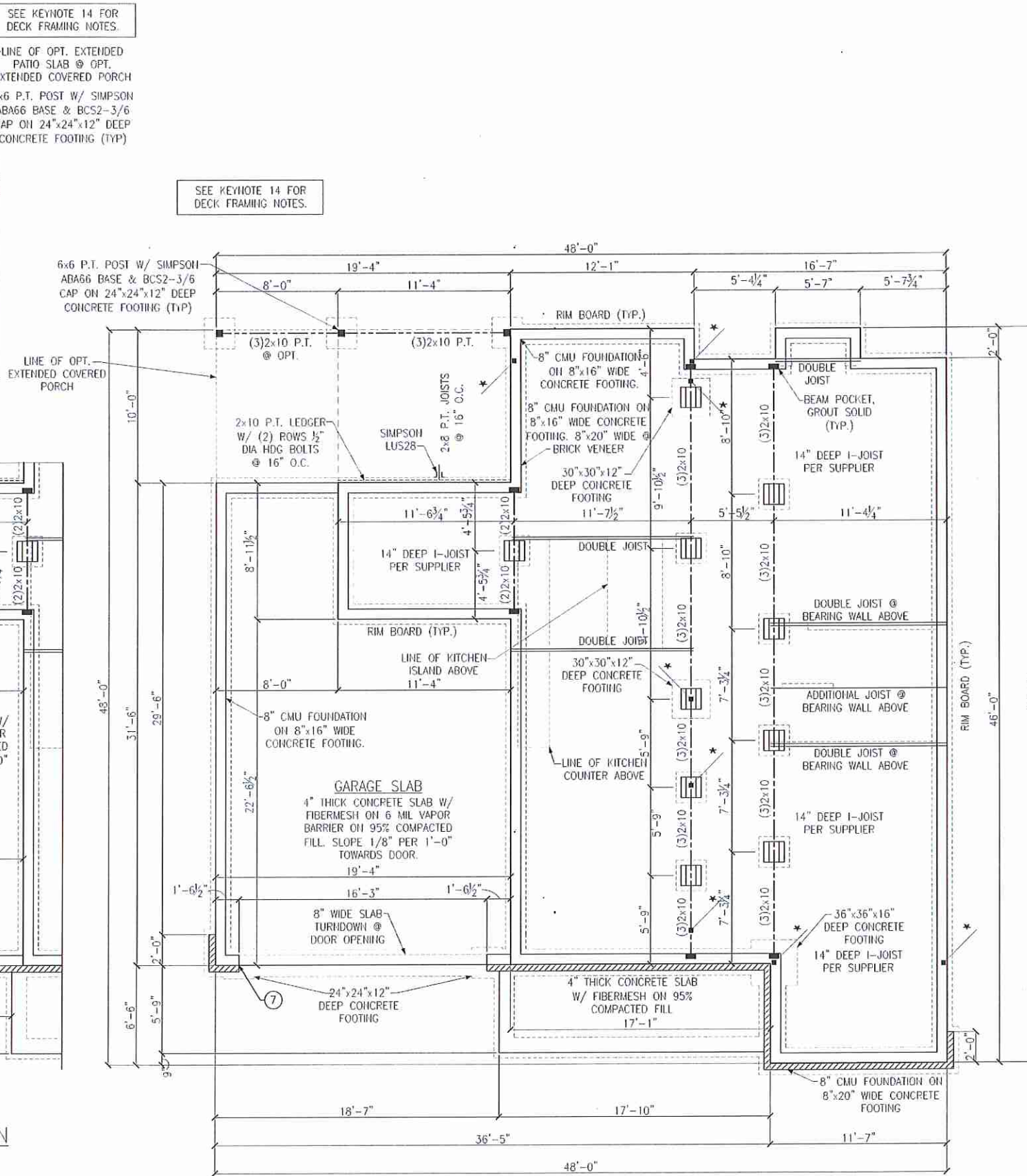




~~PARTIAL FOUNDATION PLAN  
OPT. EXTENDED COVERED PATIO~~



~~PARTIAL FOUNDATION PLAN  
OPT. SIDE LOAD GARAGE  
ELEVATION A~~



CRAWL SPACE FOUNDATION PLAN  
ELEVATION A

**LEGEND**

- PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- BRACED WALL PANEL (SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

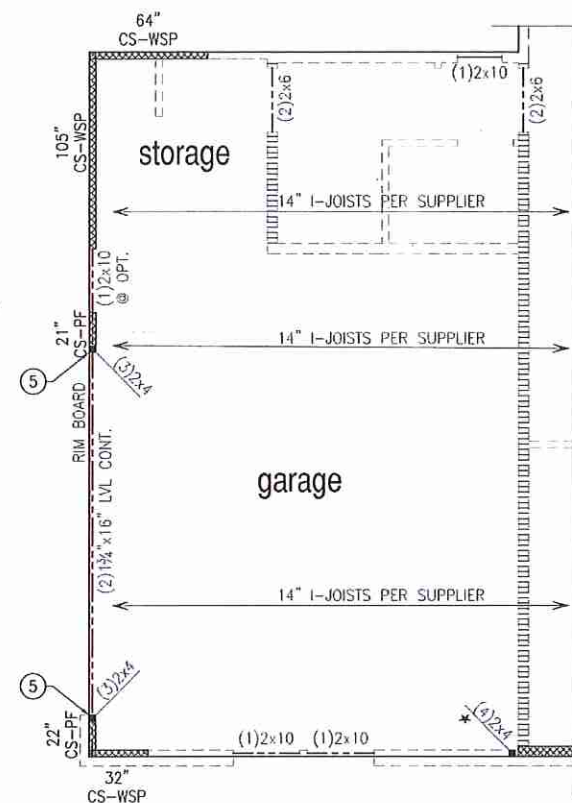
REFER TO KSE STRUCTURAL DETAILS SHEETS FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

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

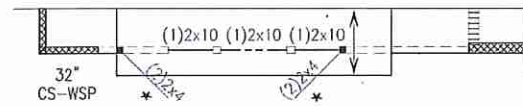
**KEYNOTES:**

- ⑦ REINFORCE 8" CMU WALL AND FOOTING UNDER PORTAL FRAME PER DETAIL B/SD-4.
- ⑭ DECK FRAMING NOTES:  
-DECK CONSTRUCTION PER NCRC, APPENDIX M, U.I.L.O.  
-GUARD RAIL REQUIRED, DESIGN BY OTHERS (TYP.)  
-PROVIDE LATERAL BRACING PER NCRC, APPENDIX M.

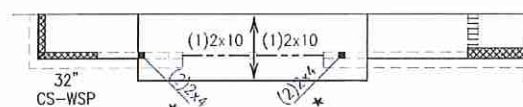




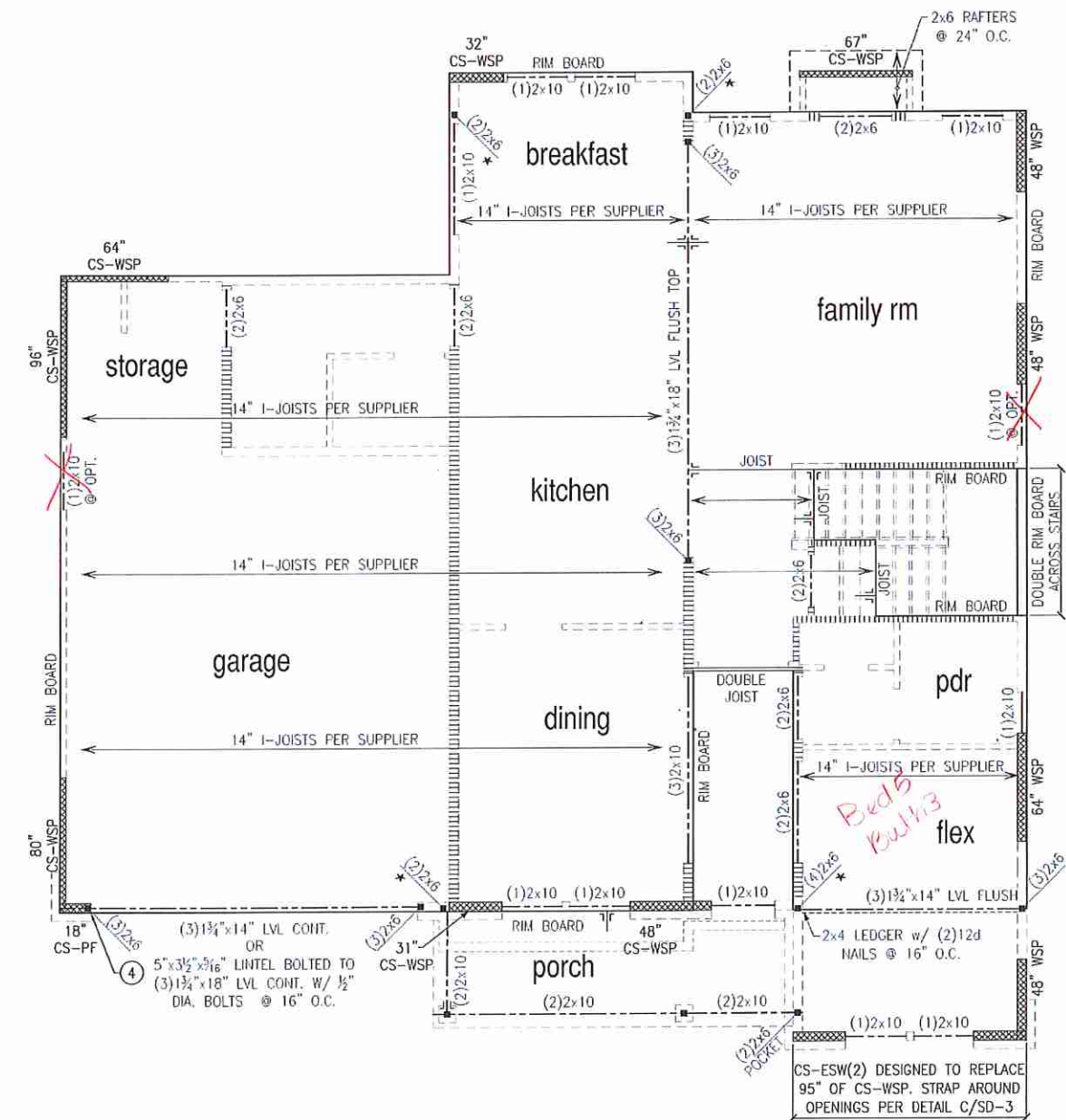
~~PARTIAL FRAMING PLAN  
 OPT. SIDE LOAD GARAGE  
 ELEVATION A~~



~~PARTIAL FRAMING PLAN  
 OPT. SIDE LOAD GARAGE  
 ELEVATION B~~



~~PARTIAL FRAMING PLAN  
 OPT. SIDE LOAD GARAGE  
 ELEVATION C~~



SECOND FLOOR FRAMING PLAN  
 ELEVATION A

**LEGEND**

- PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- BRACED WALL PANEL (SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

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

PLAN DESIGNED WITH 9' WALL PLATES

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

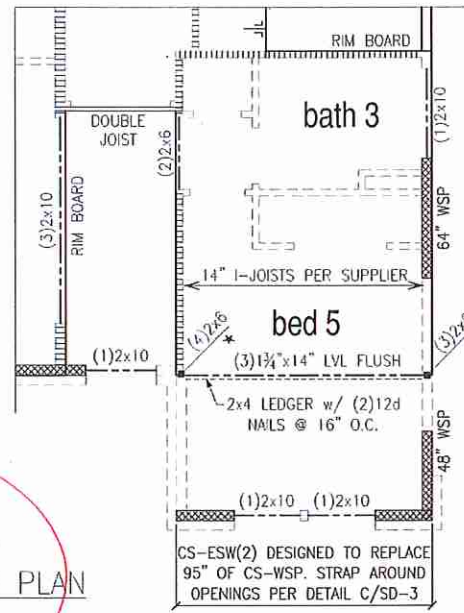
**KEYNOTES:**

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

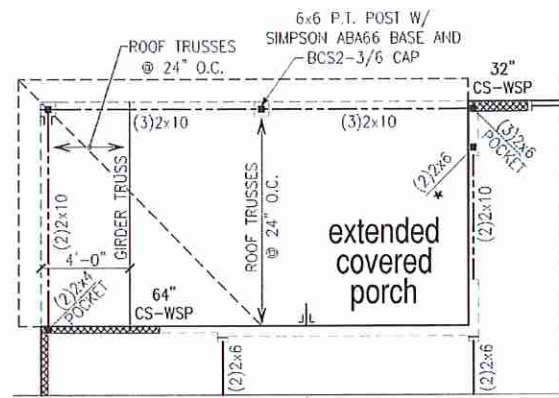


Second Floor Framing Plans  
 Elevation A  
 Dogwood Model - LH  
 120 M.P.H.  
 Carolina Division

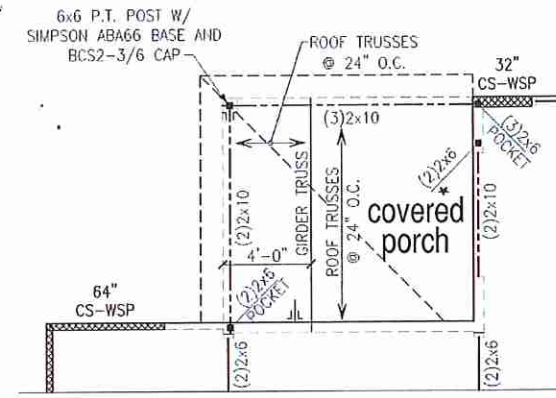
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 Designed By: KRK  
 Checked By:  
 Issue Date: 4/9/19  
 Re-Issue:  
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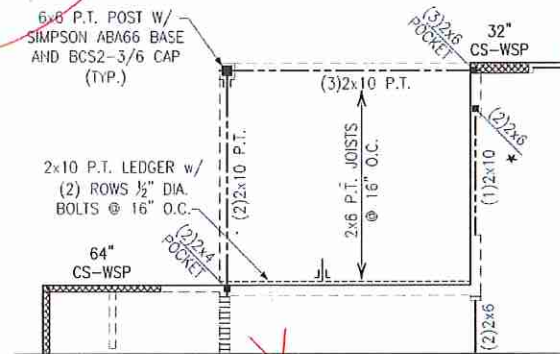
**PARTIAL FRAMING PLAN**  
OPT. BED 5/BATH3



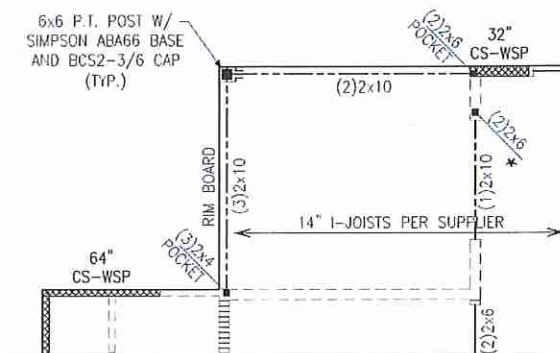
~~**PARTIAL FRAMING PLAN**~~  
OPT. EXTENDED COVERED PATIO



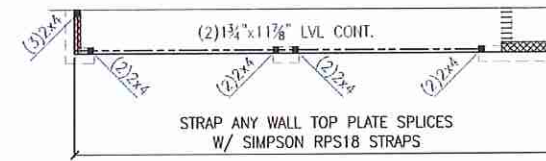
~~**PARTIAL FRAMING PLAN**~~  
OPT. COVERED PATIO



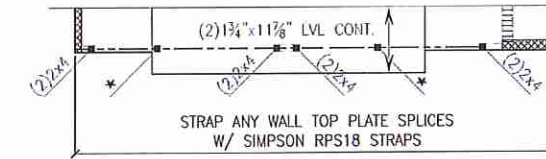
~~**PARTIAL FRAMING PLAN**~~  
OPT. COVERED DECK OVER PATIO



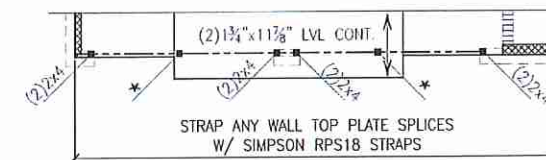
~~**PARTIAL FRAMING PLAN**~~  
OPT. EXPANDED WIC OVER PATIO



~~**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

**LEGEND**

- ★ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- ===== BEARING WALL ABOVE
- ||||||| INTERIOR BEARING WALL
- ▨ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
- 48" WSP

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

PLAN DESIGNED WITH 9" WALL PLATES

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

**KEYNOTES:**

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

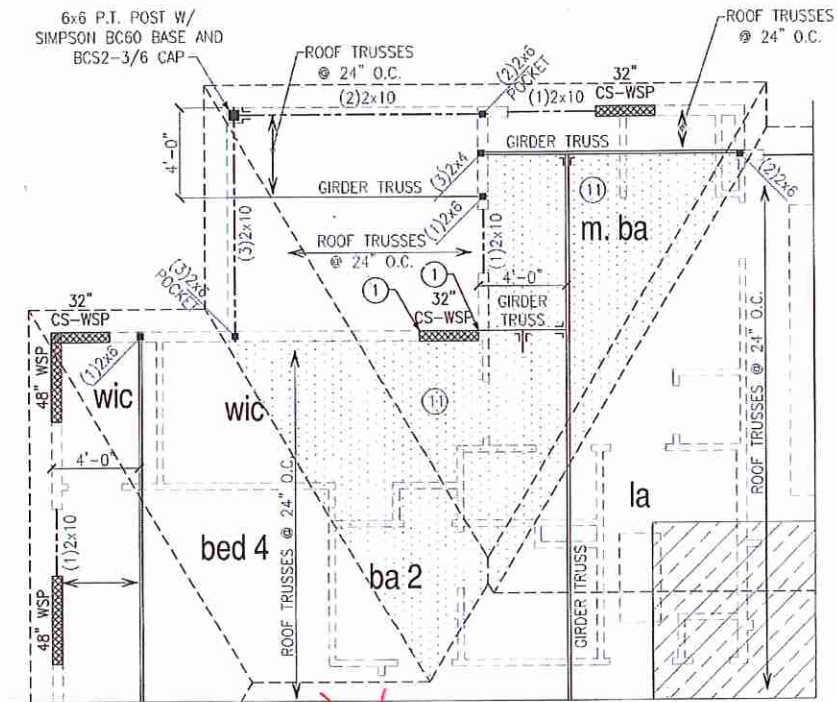


Second Floor Framing Plans  
Options  
Dogwood Model - LH  
120 M.P.H.  
Carolina Division

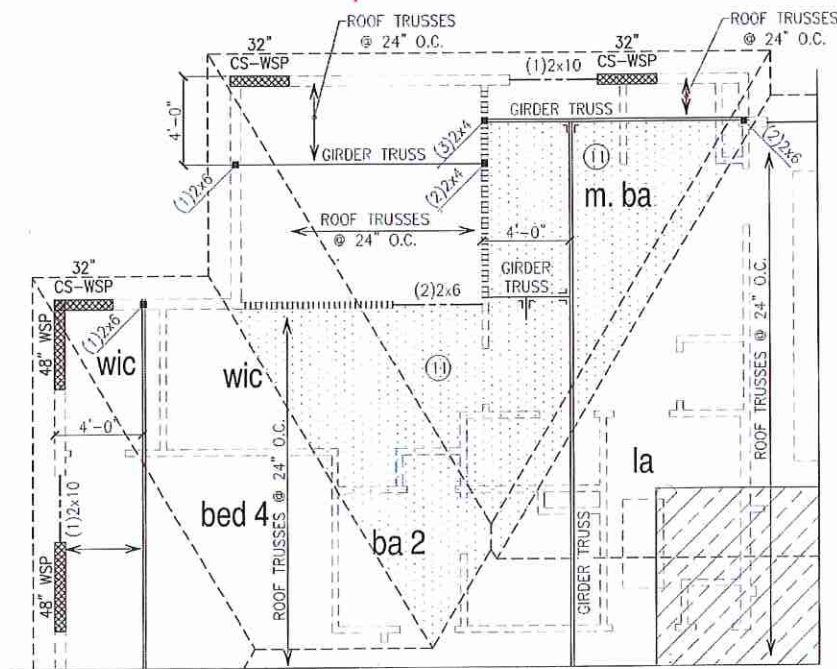
Project #: 105-16007  
Designed By: KRK  
Checked By:  
Issue Date: 4/9/19  
Re-Issue:  
Scale: 1/8"=1'-0" @ 11x17  
1/4"=1'-0" @ 22x34



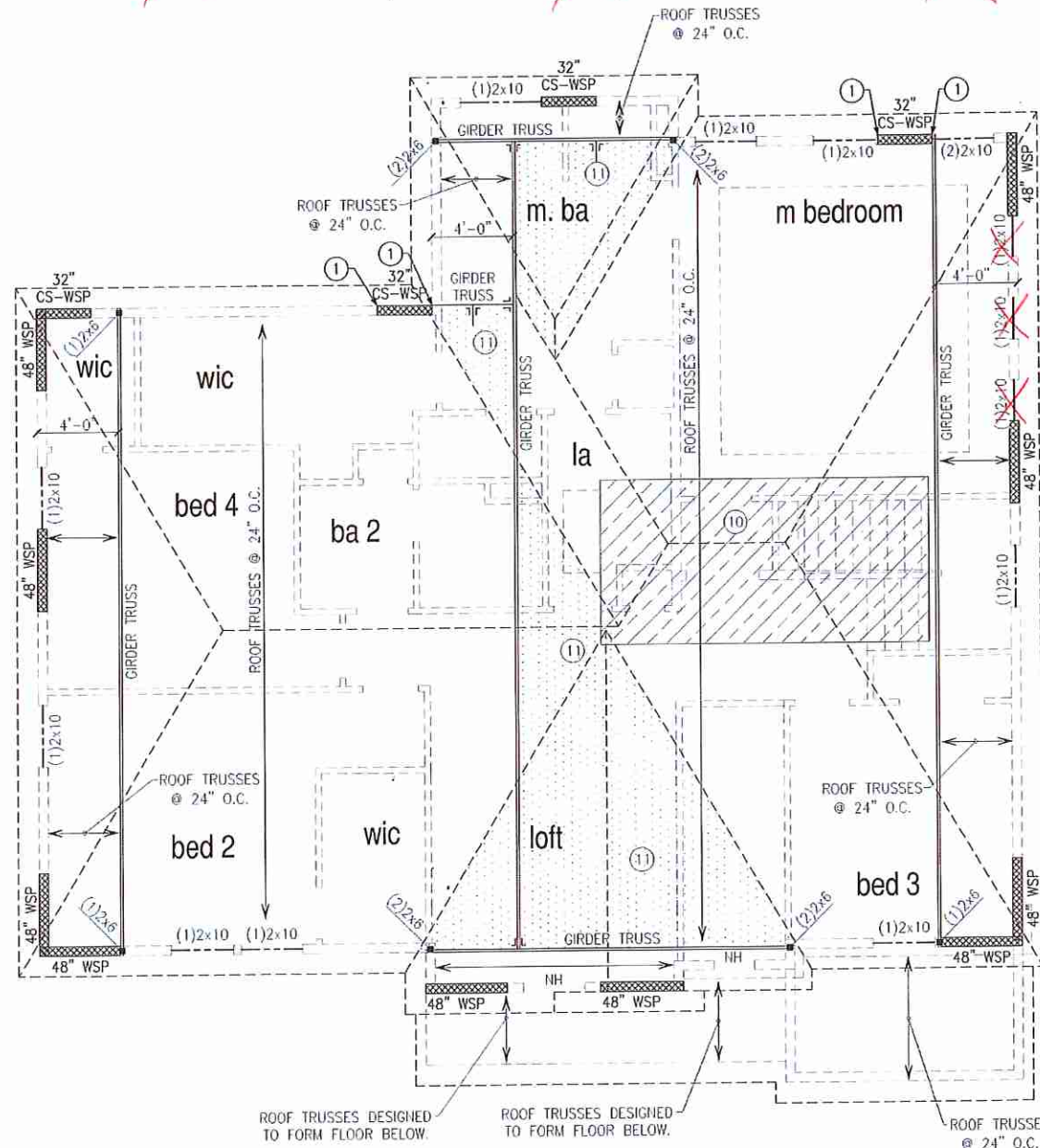
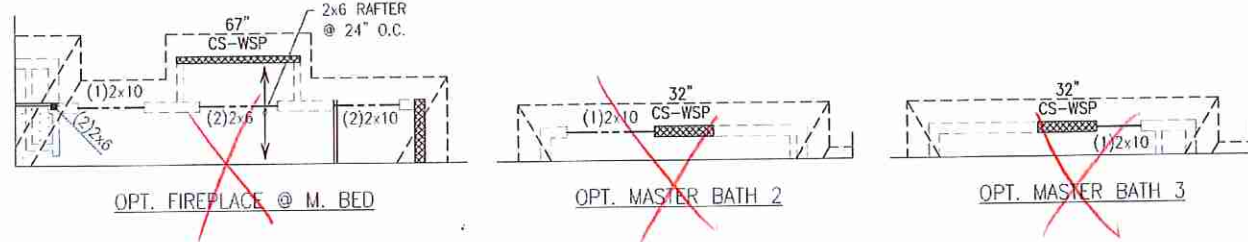




~~ROOF FRAMING PLAN  
OPT. COVERED DECK~~



~~ROOF FRAMING PLAN  
OPT. EXPANDED WIC~~



ROOF FRAMING PLAN  
ELEVATION A

**LEGEND**

- PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- BRACED WALL PANEL (SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

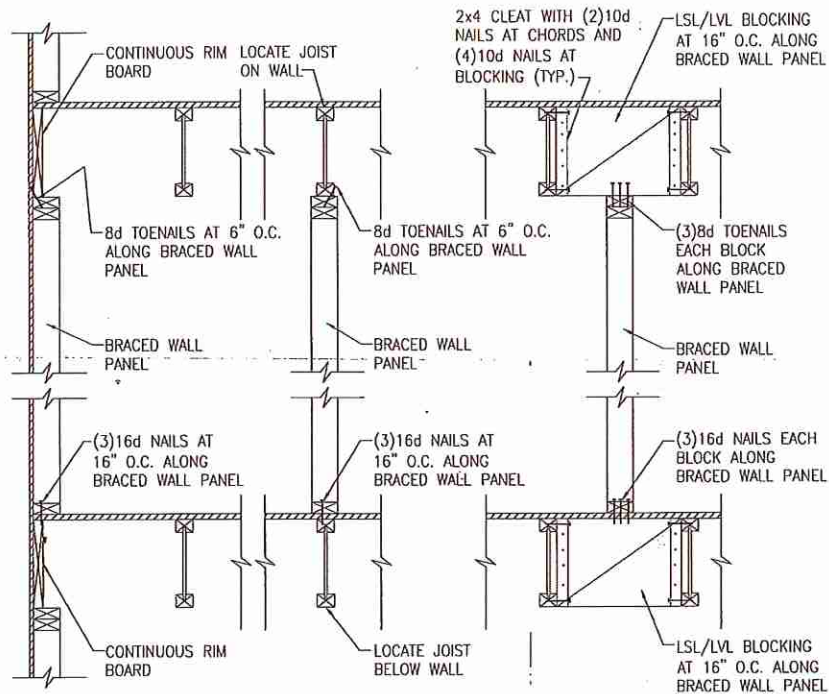
REFER TO KSE STRUCTURAL DETAIL SHEETS FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

PLAN DESIGNED WITH 9' WALL PLATES

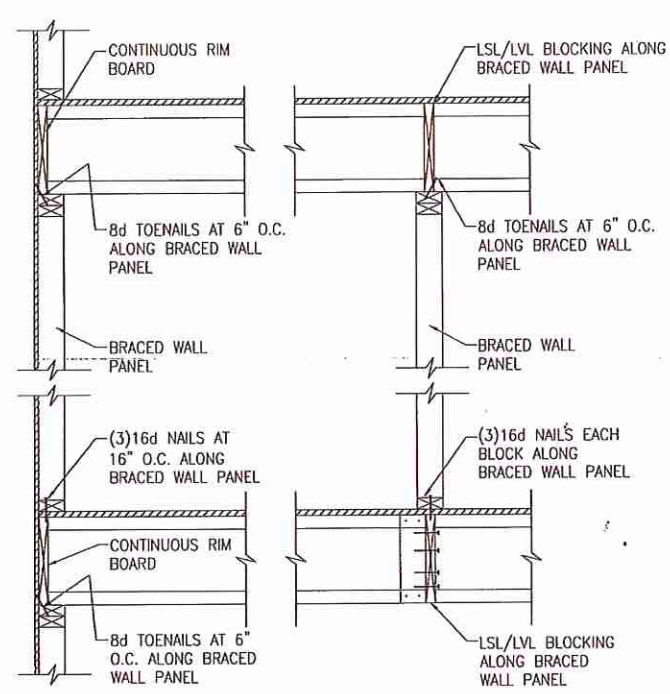
**KEYNOTES:**

- 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.
- ⑩ 8"x16" HVAC PLATFORM TRUSSES DESIGNED TO SUPPORT HVAC UNITS.
- ⑪ 2x6 OVERFRAMING W/ 2x8 RIDGE AND VALLEY PLATES OR VALLEY SET TRUSSES @ 24" O.C. (TYP.)

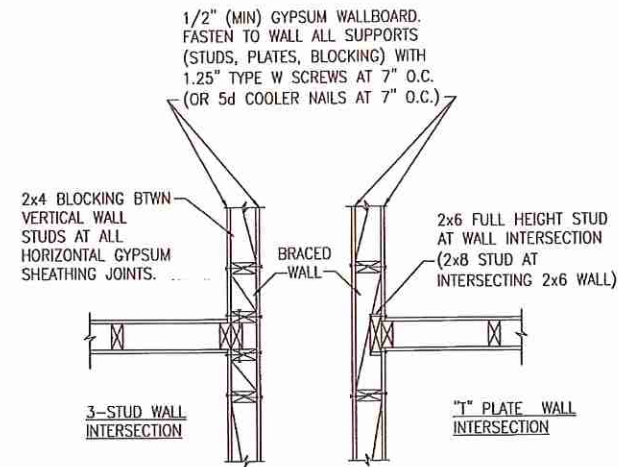




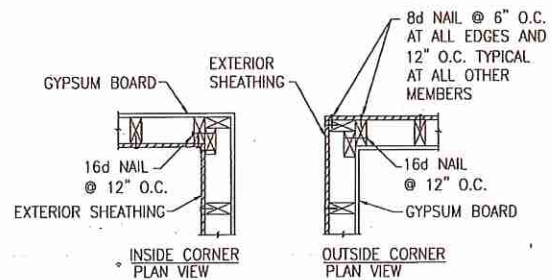
**A** TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION  
BRACED WALL PANELS PARALLEL TO I-JOISTS



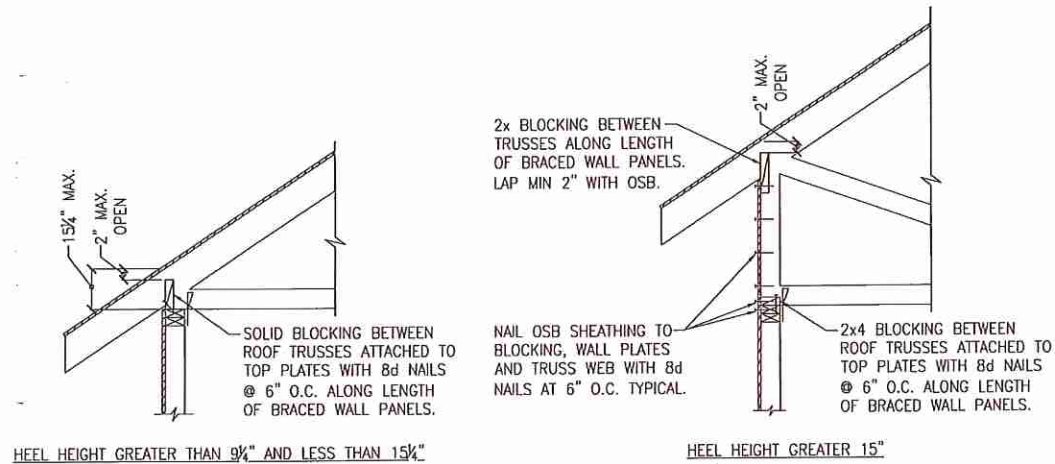
**B** TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION  
BRACED WALL PANELS PERPENDICULAR TO I-JOISTS



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



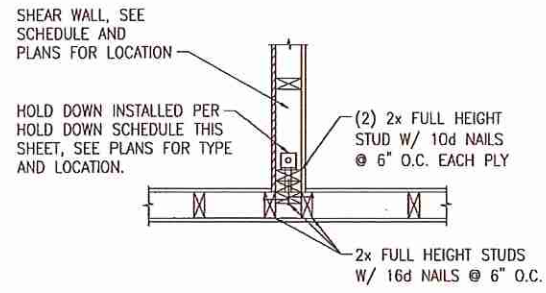
**D** TYPICAL EXTERIOR CORNER WALL FRAMING



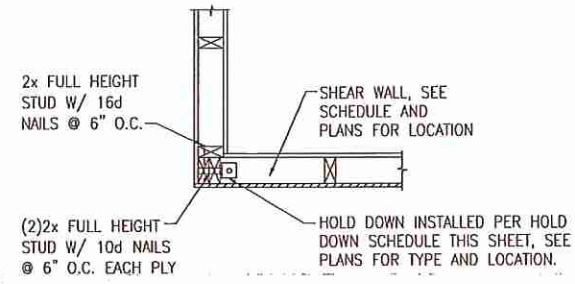
**E** ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS  
ONLY REQUIRED AT BRACED WALL PANELS

Project #:	105-19000
Designed By:	KRK
Checked By:	
Issue Date:	1/1/19
Re-issue:	
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

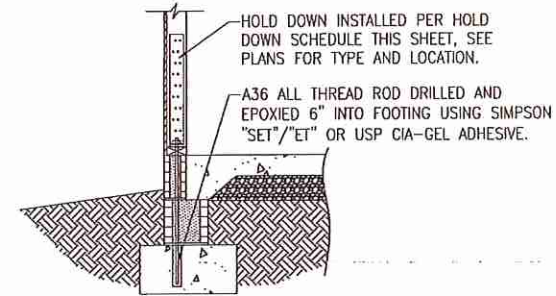




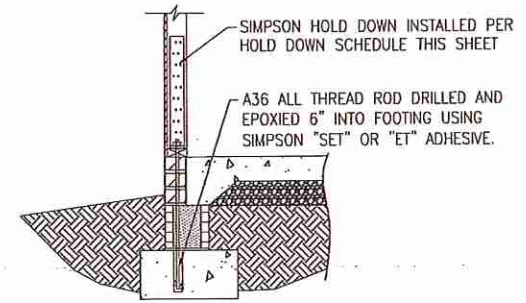
(A) TYPICAL HOLD DOWN DETAIL



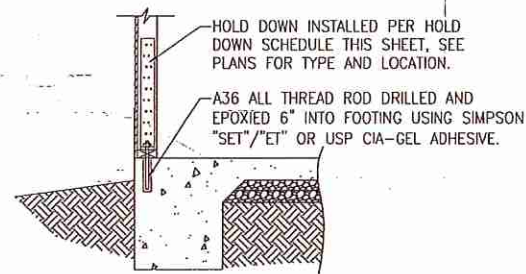
(B) TYPICAL HOLD DOWN DETAIL



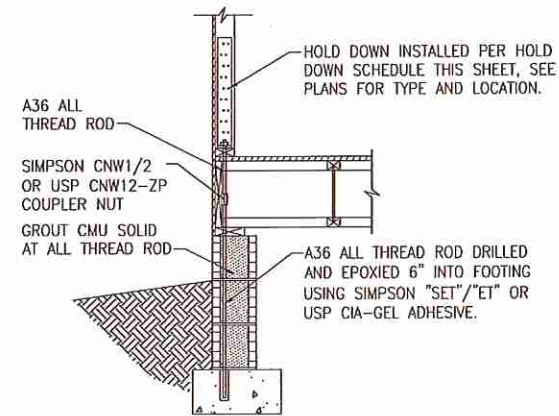
(C) HOLD DOWN AT STEMWALL SLAB FOUNDATION



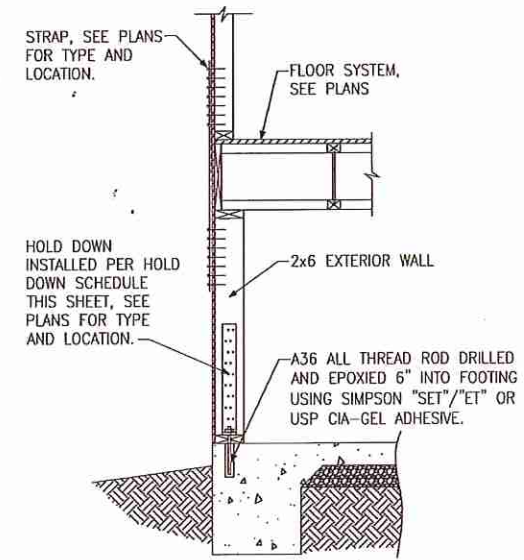
(C) HOLD DOWN AT STEMWALL SLAB



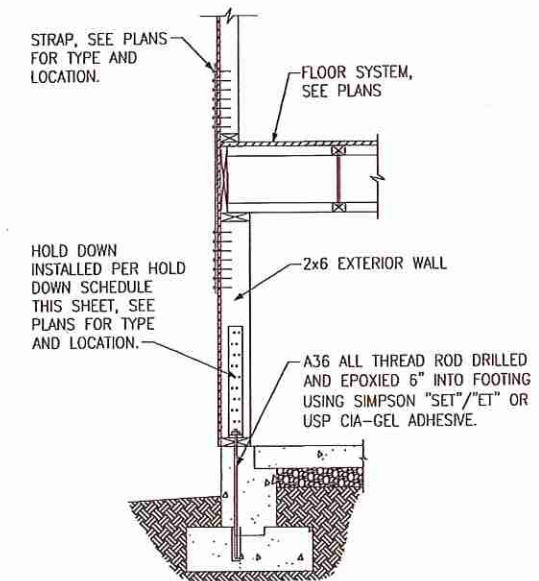
(D) HOLD DOWN AT MONOLITHIC SLAB FOUNDATION



(E) HOLD DOWN AT CRAWL SPACE FOUNDATION



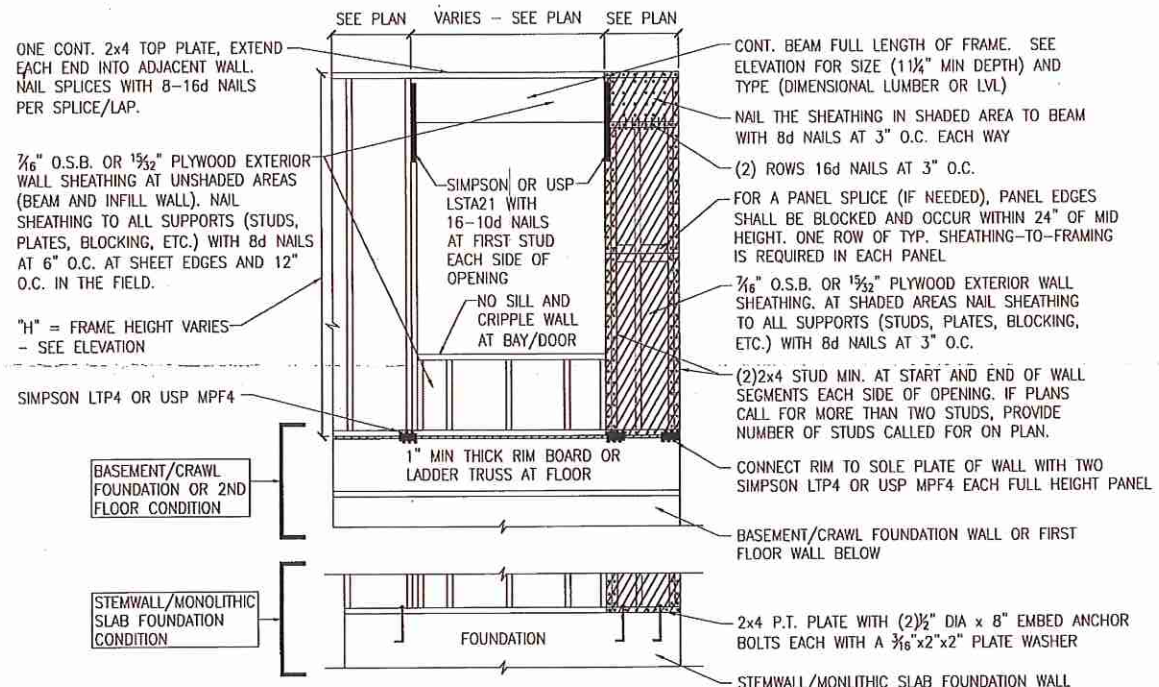
(F) HOLD DOWN AT BASEMENT FOUNDATION MONOLITHIC TURN-DOWN



(G) HOLD DOWN AT BASEMENT FOUNDATION STEM WALL

HOLD DOWN SCHEDULE			
HOLD DOWN		ALL THREAD ROD	FASTENERS
SIMPSON	USP		
LTT20B	LTS20B	1/2" DIA.	(10)10d NAILS
HTT4	HTT16	5/8" DIA.	(18)16dx2 1/2" LONG NAILS
HTT5	HTT45	5/8" DIA.	(26)16dx2 1/2" LONG NAILS



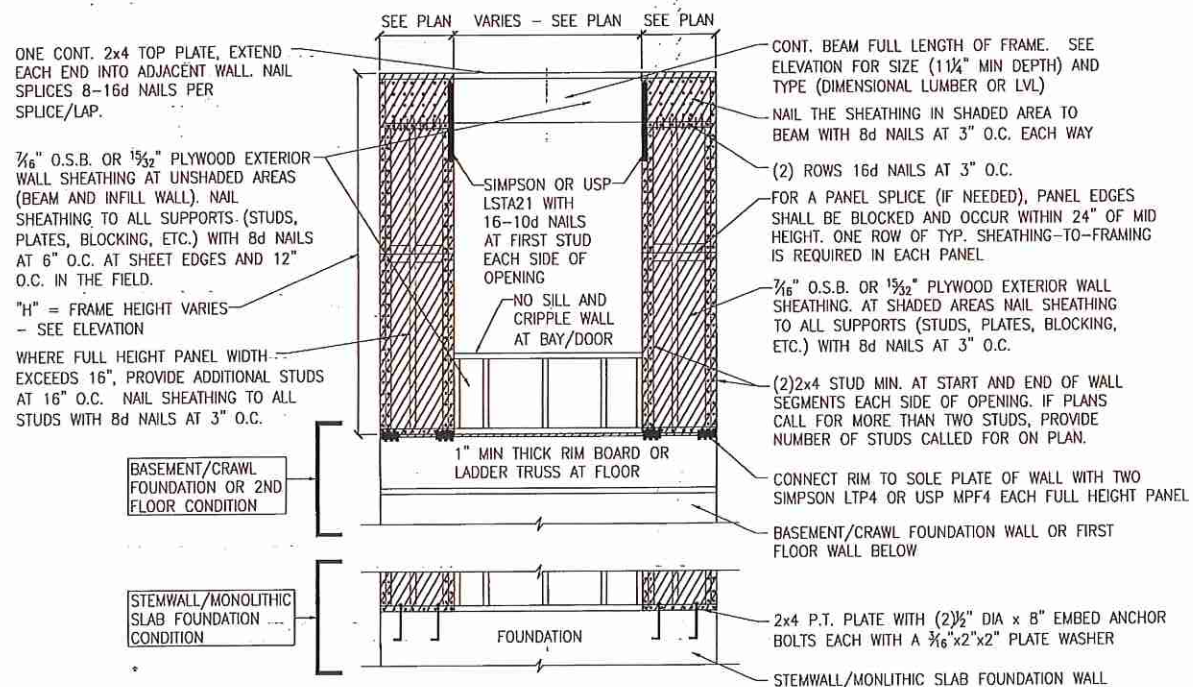


**A** METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION  
ONE BRACED WALL SEGMENT

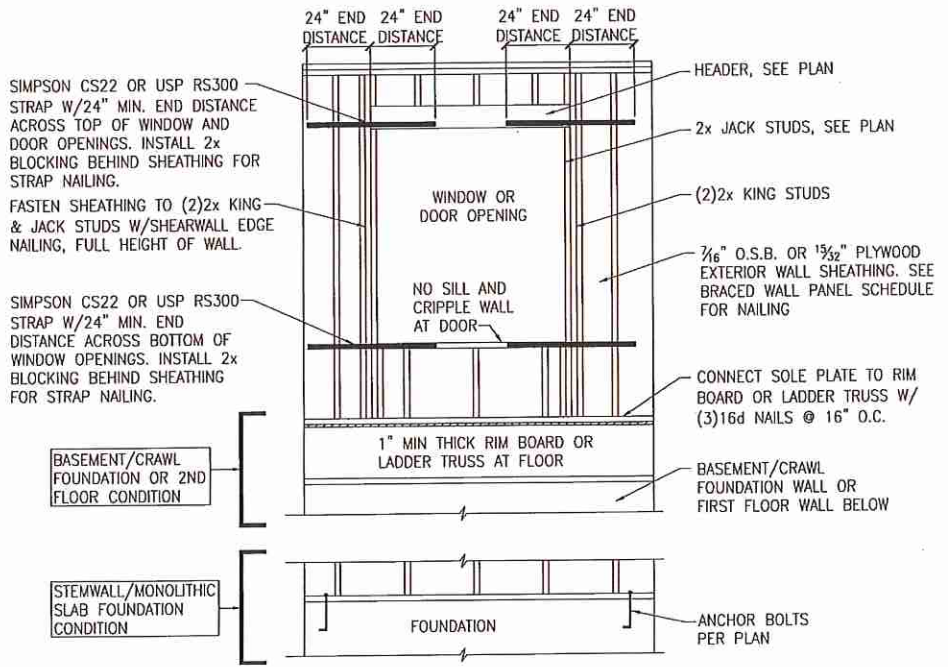
BRACED WALL PANEL AND ENGINEERED SHEAR WALL SCHEDULE			
PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS
WSP	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT 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(1)-4	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 4" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
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:**

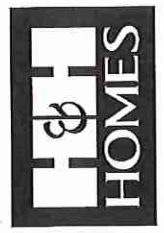
- ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
- SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH 7/16" O.S.B., OR 1/2" PLYWOOD, FASTENED PER IRC. AT EXTERIOR CORNERS, SHEATHING SHALL BE FASTENED PER KSE BRACED WALL DETAILS. AT INTERIOR WALL INTERSECTIONS, FASTEN STUDS & WALL BRACING PER KSE BRACED WALL DETAILS.
- BRACED WALL PANELS AND ENGINEERED SHEAR WALLS ARE PROVIDED PER IRC. PANEL LENGTHS SHOWN ON PLANS ARE THE MINIMUM LENGTH REQUIRED.



**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

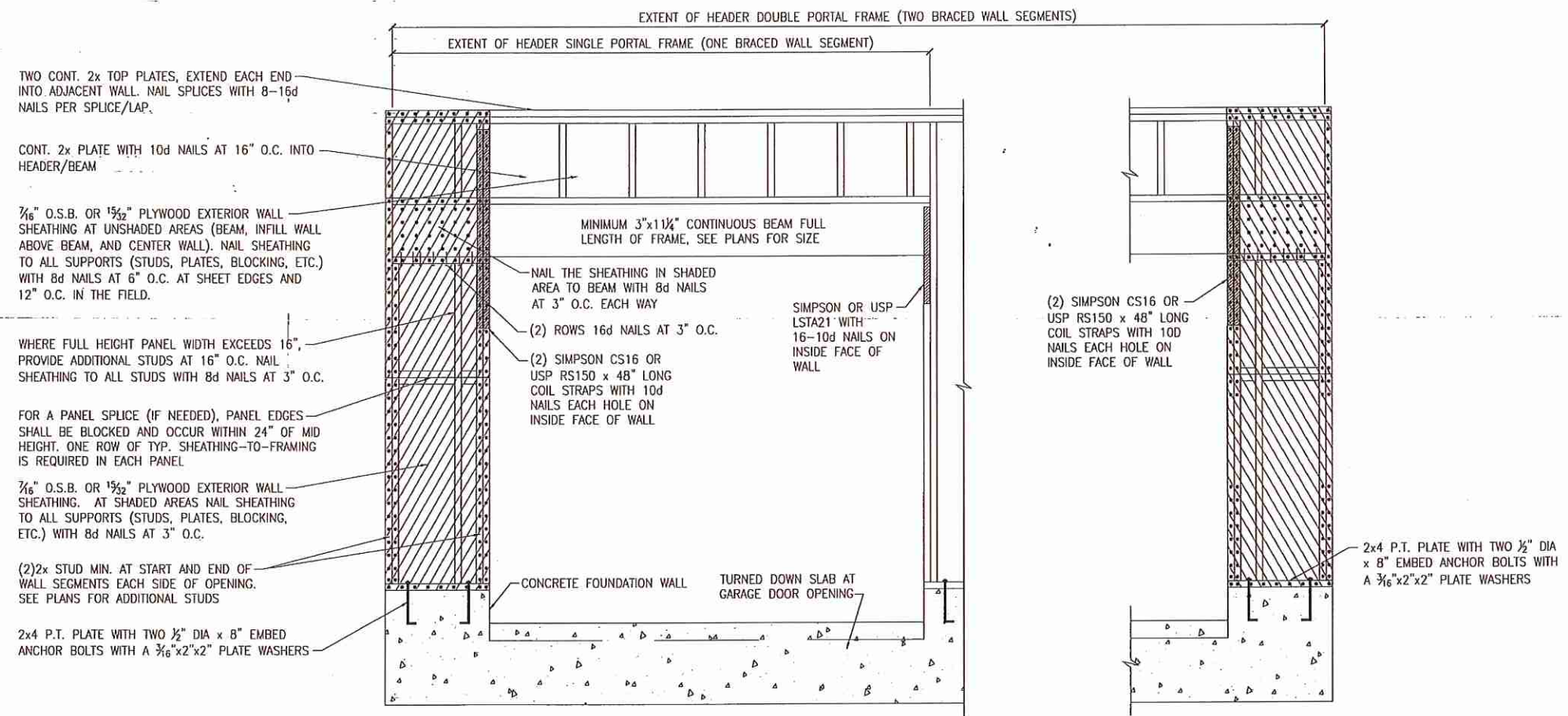


Braced Wall Notes & Details

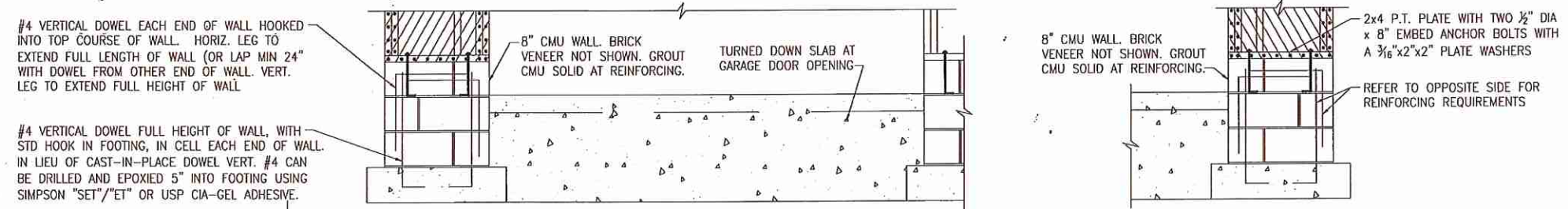
120 M.P.H.  
Carolina Division

Project #: 105-19000  
Designed By: KRK  
Checked By:  
Issue Date: 1/1/19  
Re-Issue:  
Scale: 1/8" = 1'-0" @ 11x17  
1/4" = 1'-0" @ 22x34

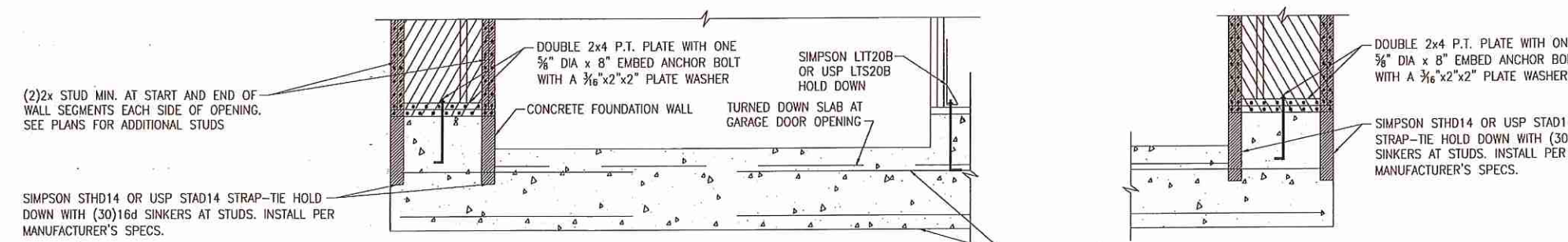




**A** METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION  
 MONOLITHIC SLAB OR BASEMENT FOUNDATION



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



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

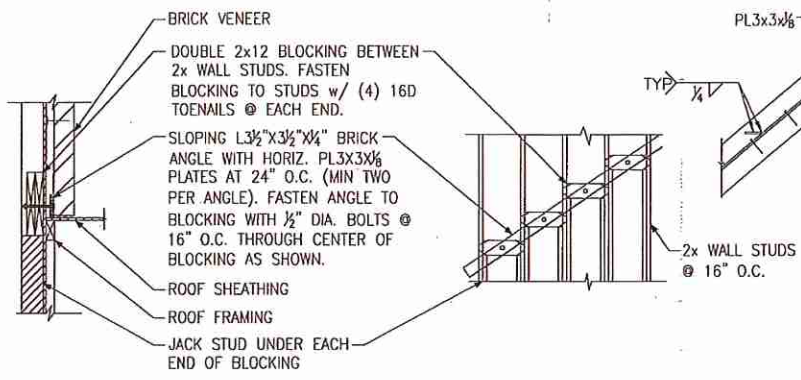
CONTINUOUS #4 HIGH AND LOW. PROVIDE MIN 24" LAPS WHERE SPLICED.



Portal Frame Details

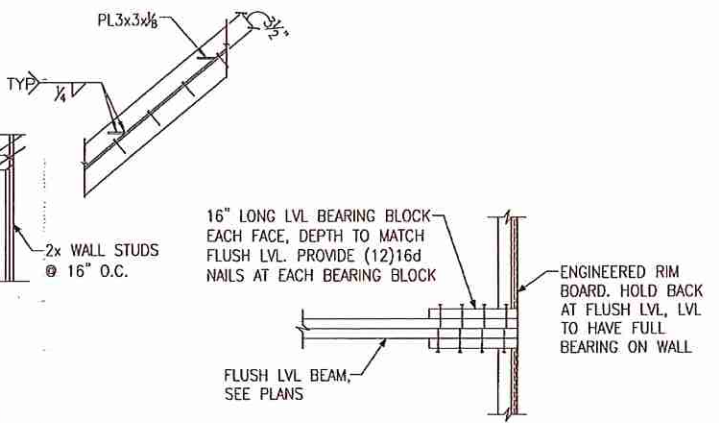
120 M.P.H.  
 Carolina Division

Project #:	105-19000
Designed By:	KRK
Checked By:	
Issue Date:	1/1/19
Re-Issue:	
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

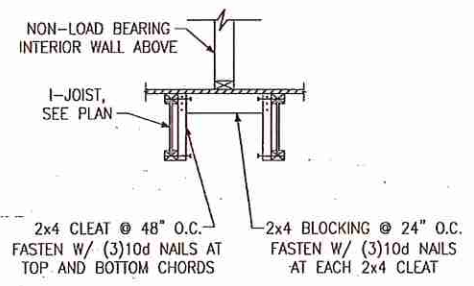


SECTION VIEW ELEVATION VIEW

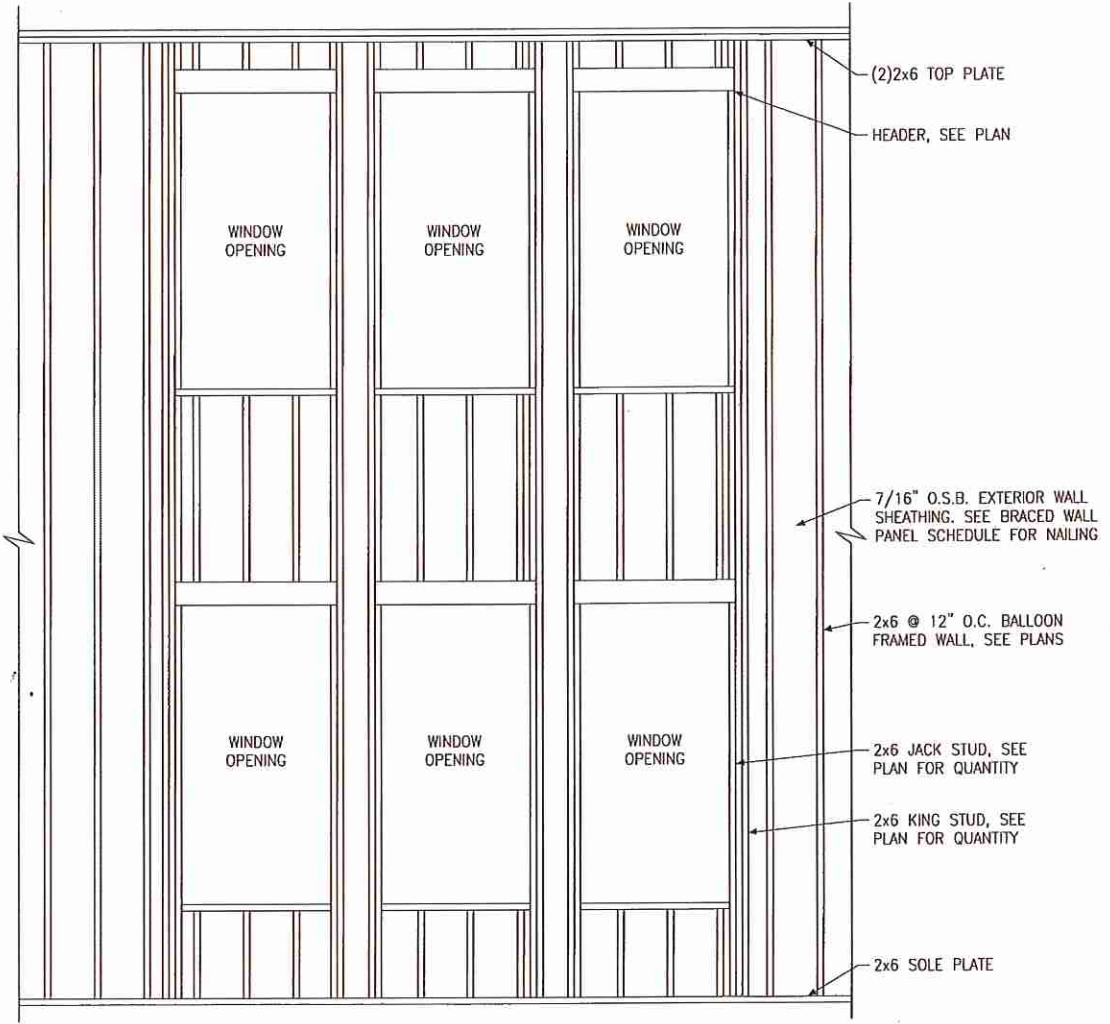
A BRICK LEDGER CONNECTION DETAIL



B BEARING ENHANCER FLUSH LVL



C I-JOIST LADDER BLOCKING AS REQUIRED @ PARALLEL WALLS



D BALLOON FRAMED WALL DETAIL N.T.S.



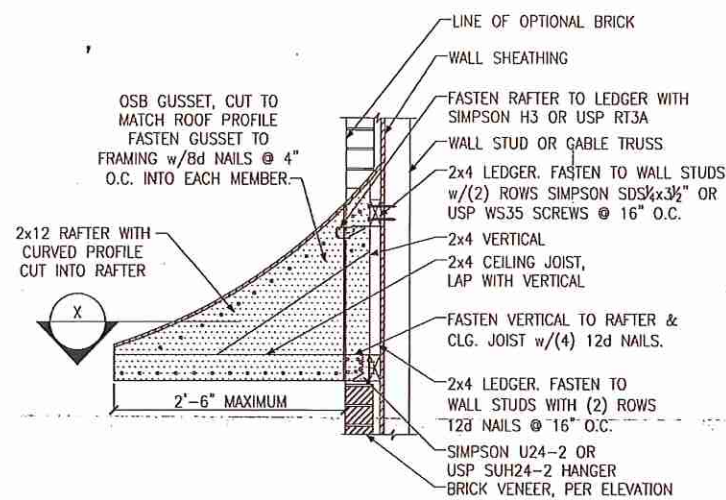
Miscellaneous Framing Details

120 M.P.H.  
Carolina Division

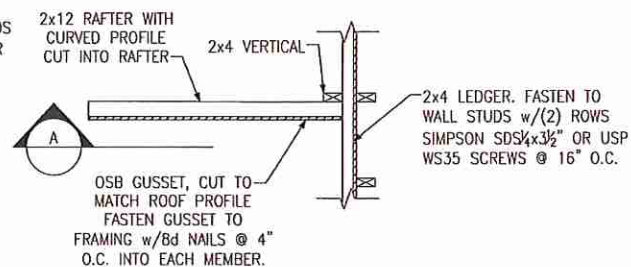
Project #: 105-19000  
Designed By: KRK  
Checked By:  
Issue Date: 1/1/19  
Re-issue:  
Scale: 1/8"=1'-0" @ 11x17  
1/4"=1'-0" @ 22x34



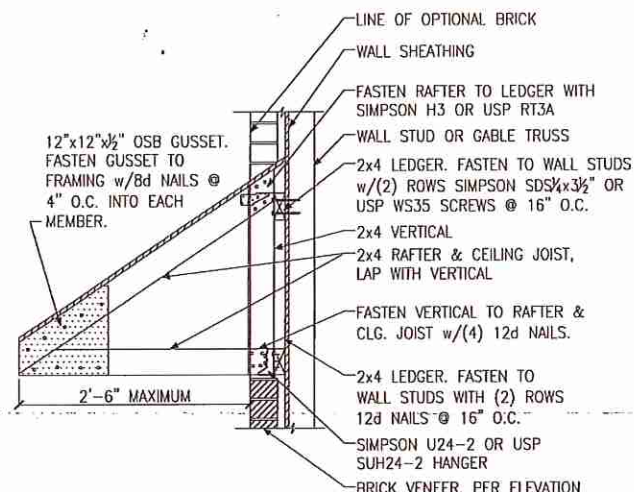
SD-5



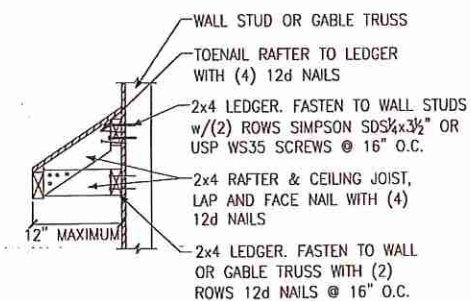
**A** PENT ROOF DETAIL  
CURVED ROOF



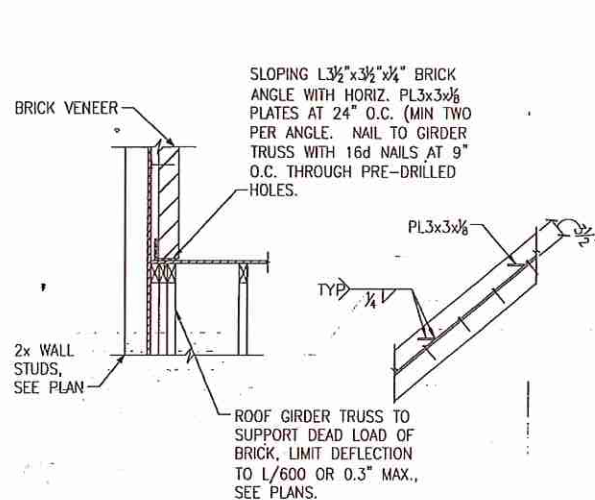
**X** SECTION  
CURVED ROOF



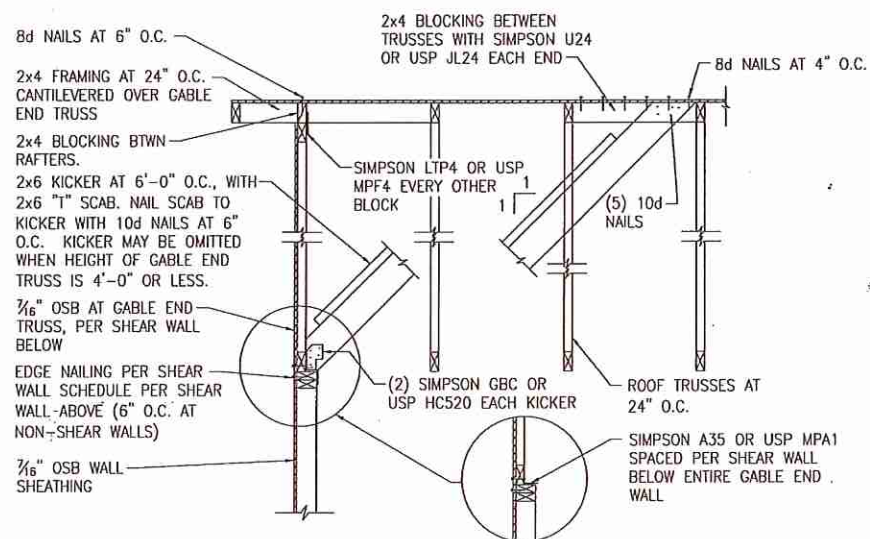
**B** PENT ROOF DETAIL  
STRAIGHT ROOF



**C** EYEBROW ROOF DETAIL  
STRAIGHT ROOF



**D** TRUSS DETAIL



**E** GABLE END WALL DETAIL



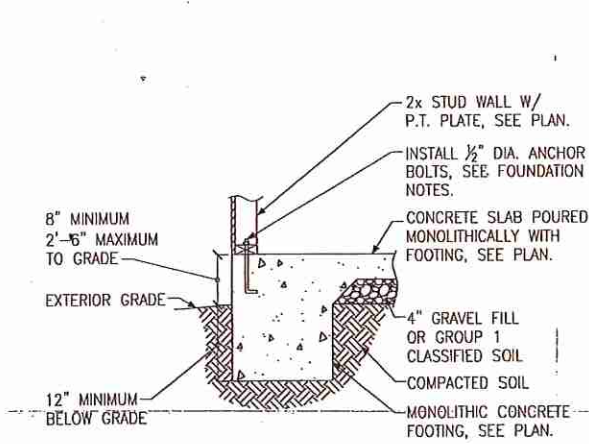
Miscellaneous Framing Details

120 M.P.H.  
Carolina Division

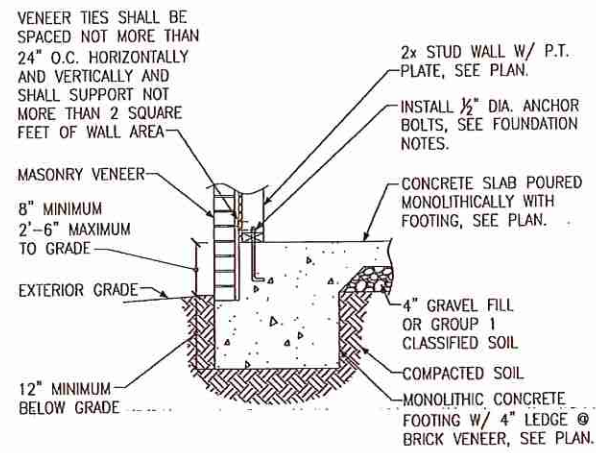
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Designed By:	KRK
Checked By:	
Issue Date:	1/1/19
Re-issue:	
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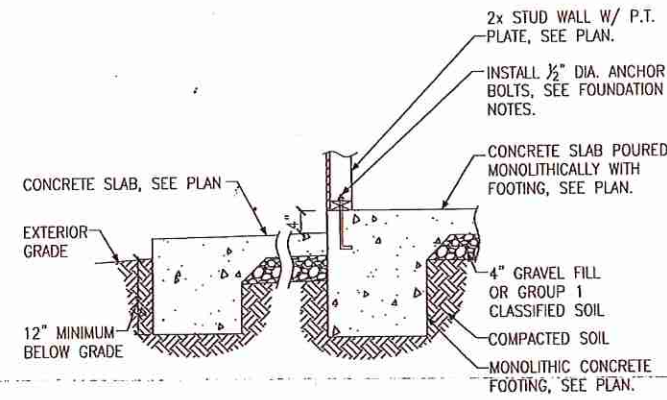
SD-6



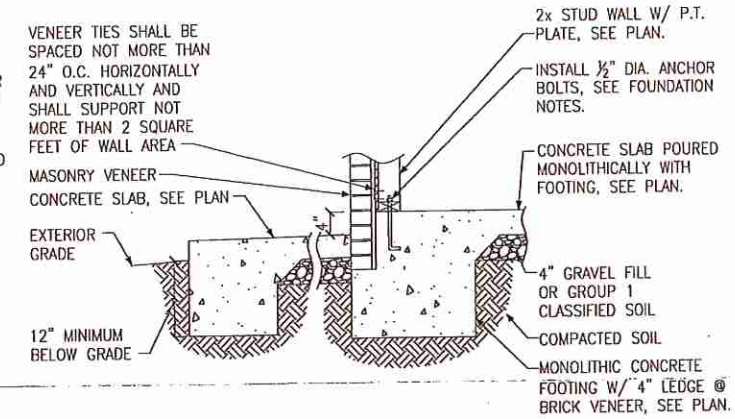
**A** FOUNDATION SECTION  
EXTERIOR WALL



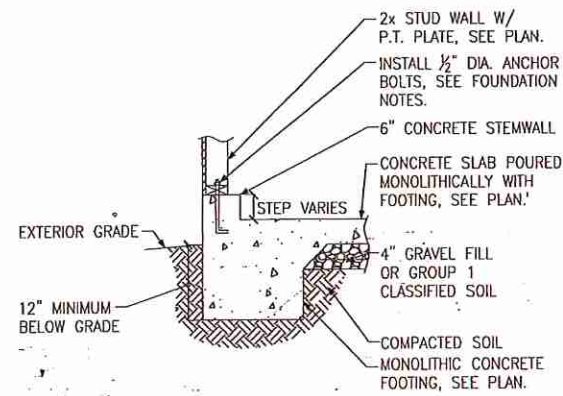
**B** FOUNDATION SECTION  
EXTERIOR WALL @ MASONRY  
VENEER



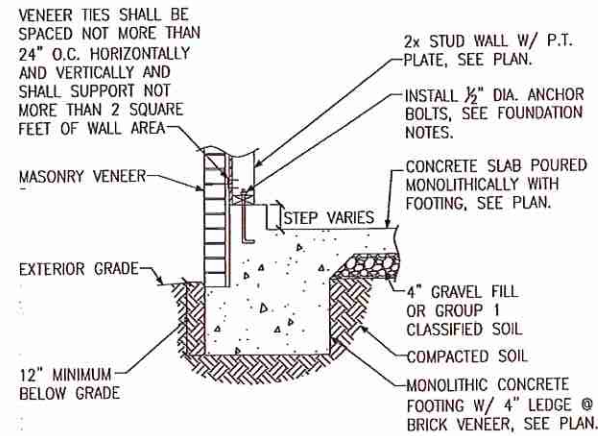
**C** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH



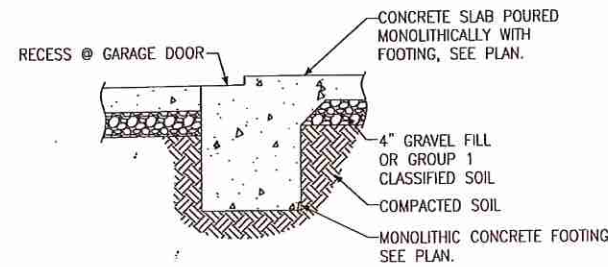
**D** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH W/ MASONRY  
VENEER



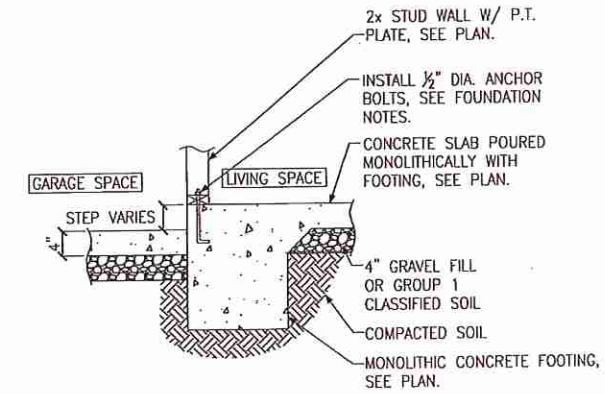
**E** FOUNDATION SECTION  
EXTERIOR GARAGE WALL



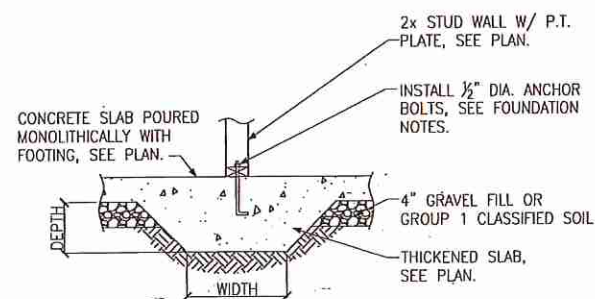
**F** FOUNDATION SECTION  
EXTERIOR GARAGE WALL @ MASONRY  
VENEER



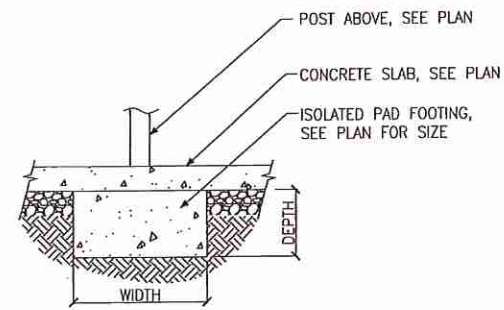
**G** FOUNDATION SECTION  
GARAGE DOOR



**H** FOUNDATION SECTION  
INTERIOR GARAGE WALL

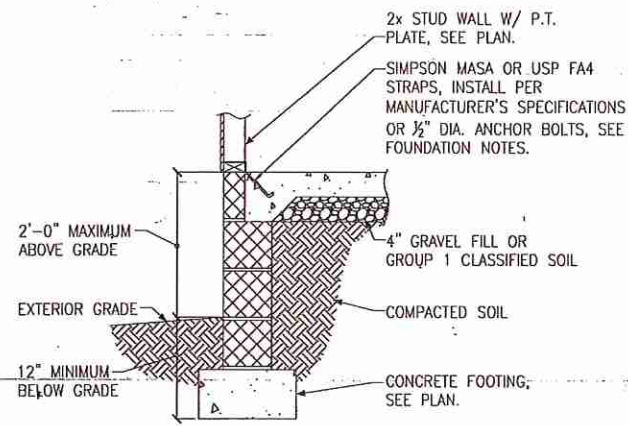


**J** FOUNDATION SECTION  
THICKENED SLAB

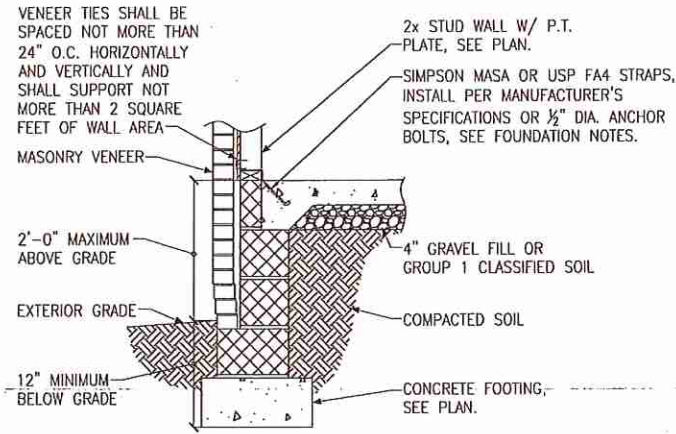


**K** FOUNDATION SECTION  
ISOLATED PAD FOOTING

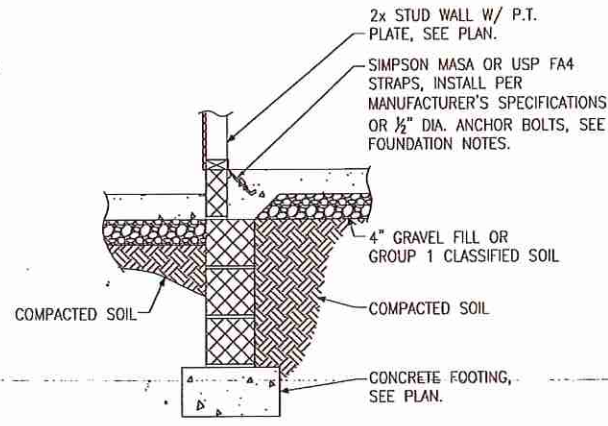




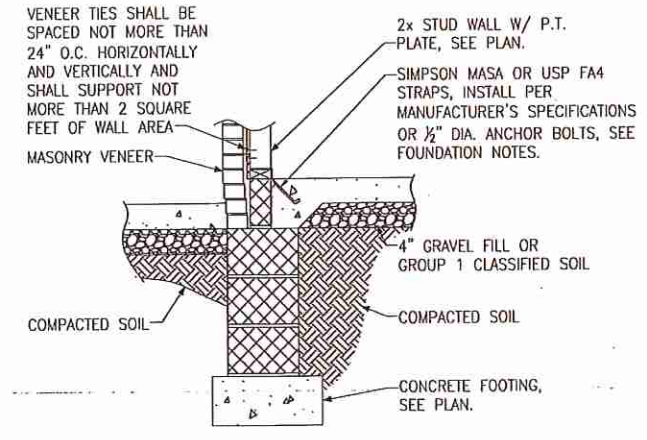
**A** FOUNDATION SECTION  
EXTERIOR WALL



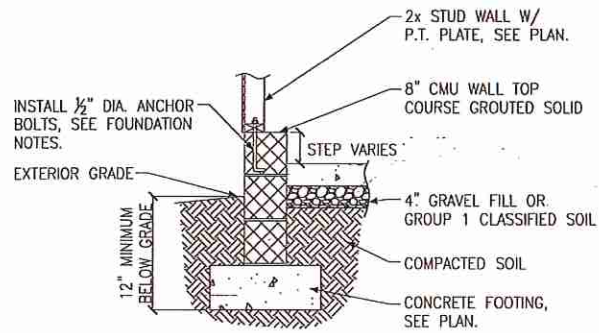
**B** FOUNDATION SECTION  
EXTERIOR WALL @ MASONRY  
VENEER



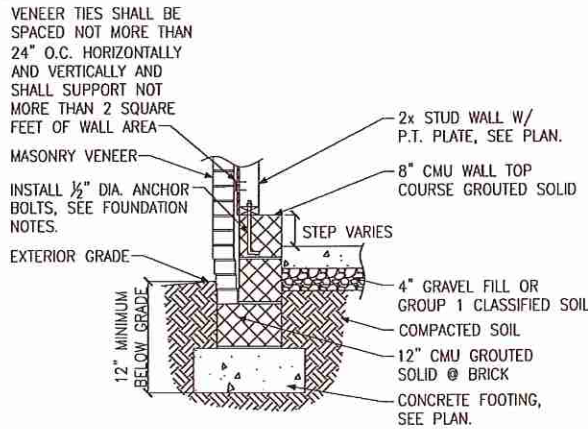
**C** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH



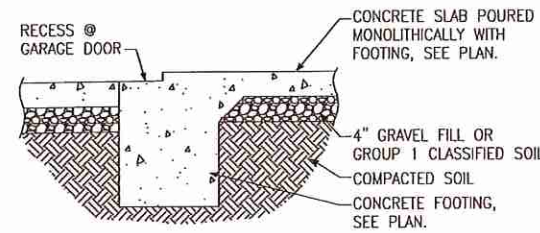
**D** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH W/  
MASONRY  
VENEER



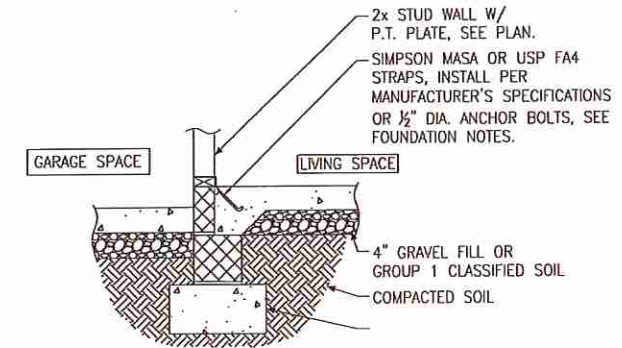
**E** FOUNDATION SECTION  
EXTERIOR GARAGE WALL



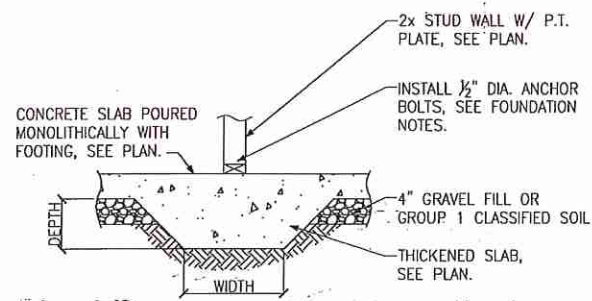
**F** FOUNDATION SECTION  
EXTERIOR GARAGE WALL @ MASONRY  
VENEER



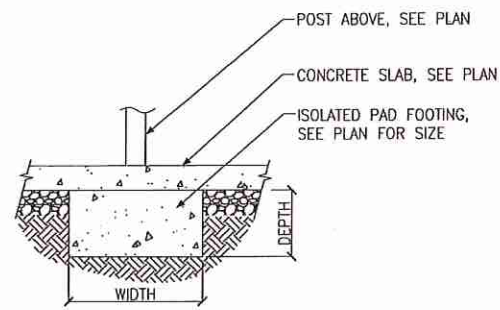
**G** FOUNDATION SECTION  
GARAGE DOOR



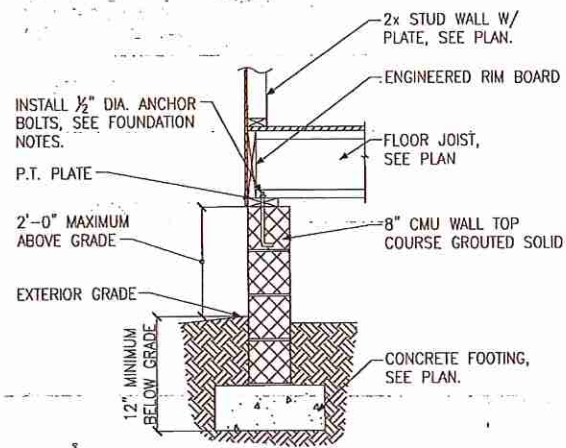
**H** FOUNDATION SECTION  
INTERIOR GARAGE WALL



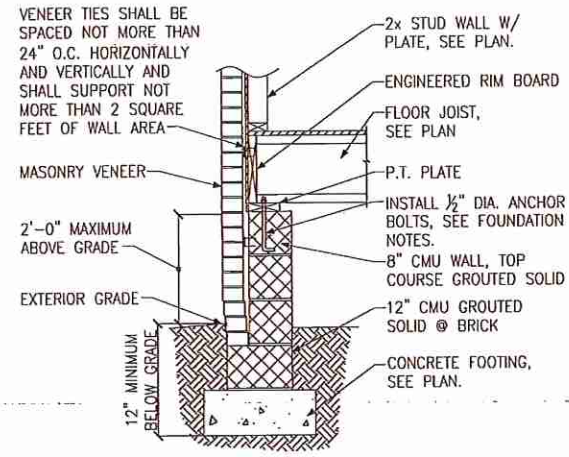
**J** FOUNDATION SECTION  
THICKENED SLAB



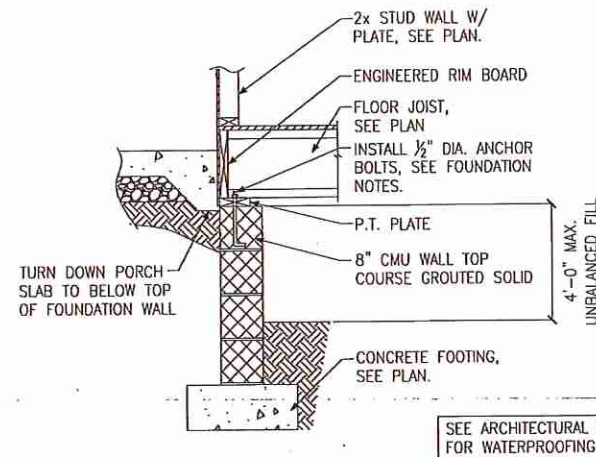
**K** FOUNDATION SECTION  
ISOLATED PAD FOOTING



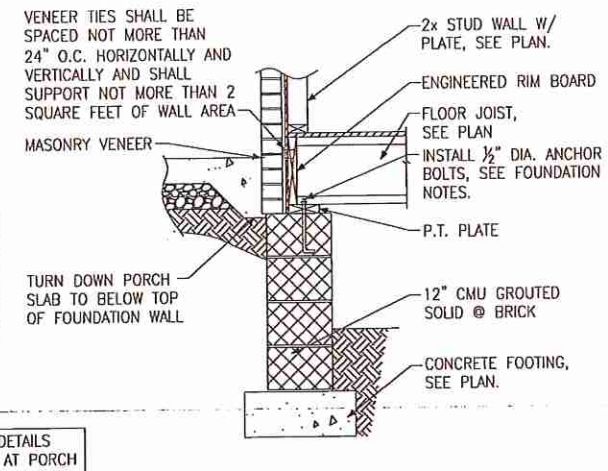
**A** FOUNDATION SECTION  
EXTERIOR WALL



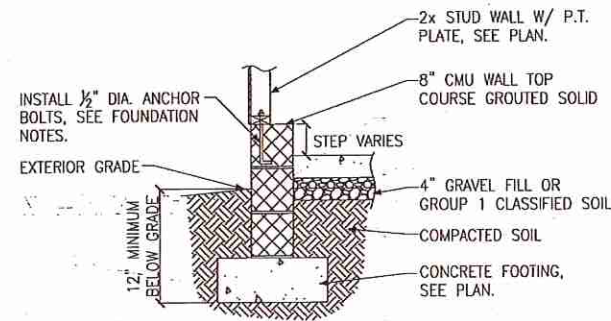
**B** FOUNDATION SECTION  
EXTERIOR WALL @ MASONRY VENEER



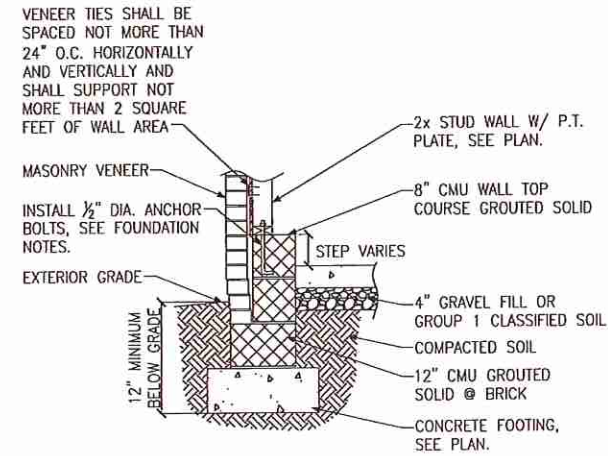
**C** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH



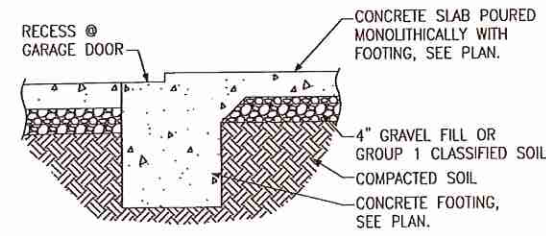
**D** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH W/ MASONRY VENEER



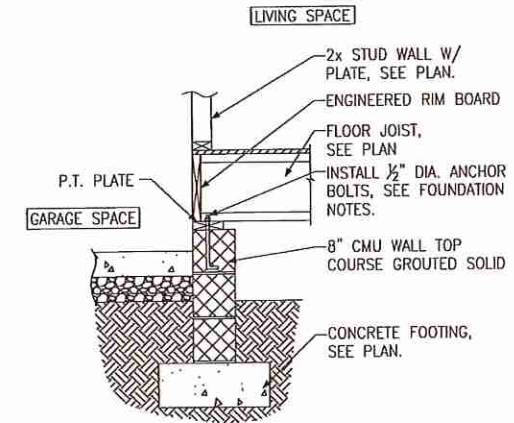
**E** FOUNDATION SECTION  
EXTERIOR GARAGE WALL



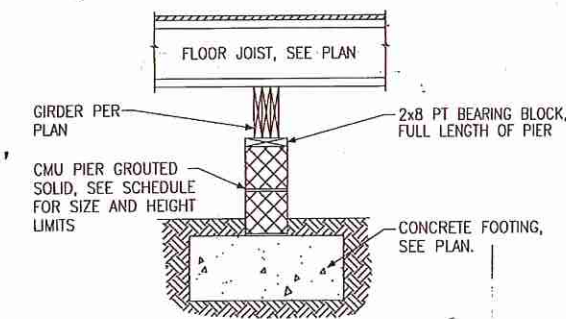
**F** FOUNDATION SECTION  
EXTERIOR GARAGE WALL @ MASONRY VENEER



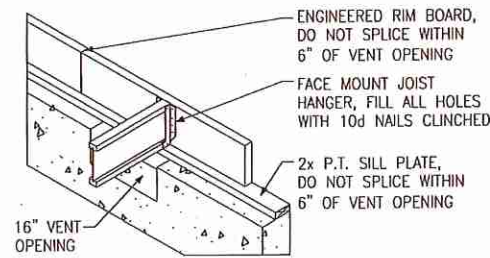
**G** FOUNDATION SECTION  
GARAGE DOOR



**H** FOUNDATION SECTION  
INTERIOR GARAGE WALL



**J** FOUNDATION SECTION  
INTERIOR PIER



**K** CRAWL SPACE VENT DETAIL

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 8'-0"	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.  
FOR PIERS OVER 8'-0" CONTACT KSE ENGINEERING FOR PIER AND FOOTING DESIGN.