



Approved

bsutton 09/09/2019

# DOGWOOD H&H HOMES - GARAGE RIGHT

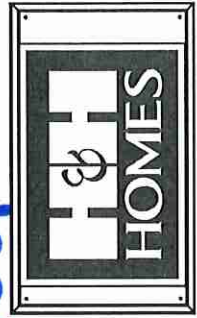
## PLAN REVISIONS

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 MC	+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

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ACA001120 Inventory Marked



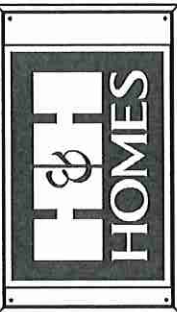
JOB NUMBER	27187.07
CAD FILE NAME	DOGWOOD-B
ISSUED	07-17-18
REVISED	03-18-19

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

DOGWOOD  
H&H HOMES

TITLE  
REVISION LOG

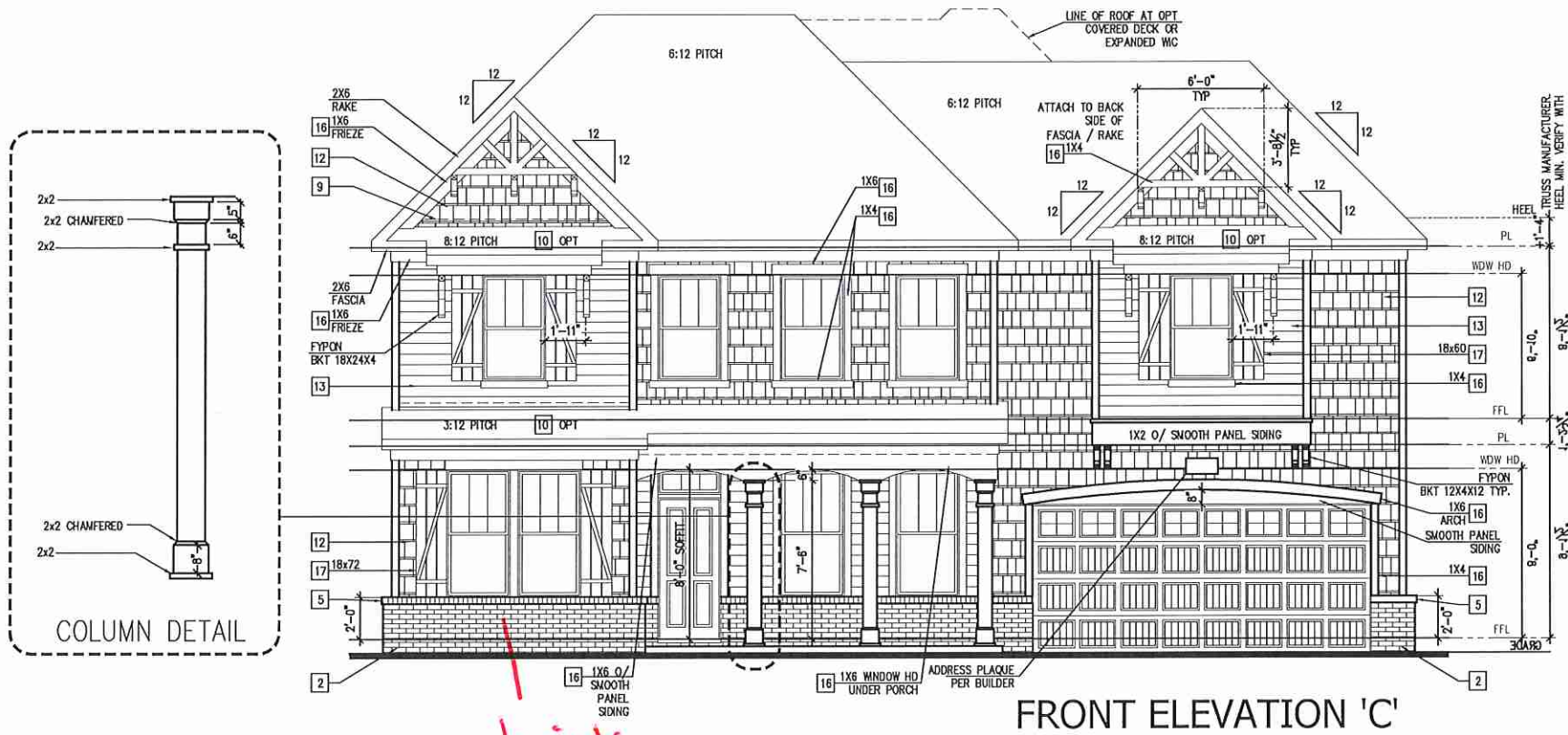
SHEET  
CS



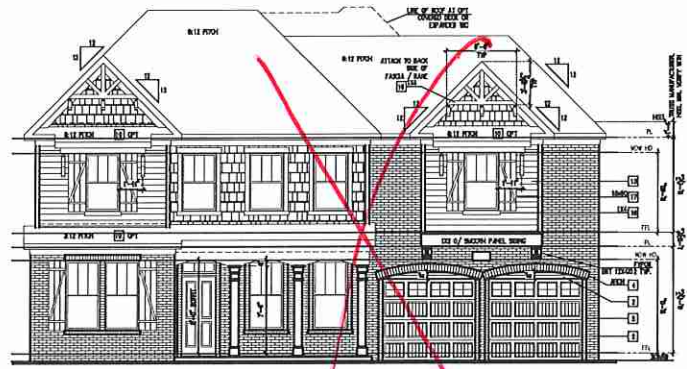
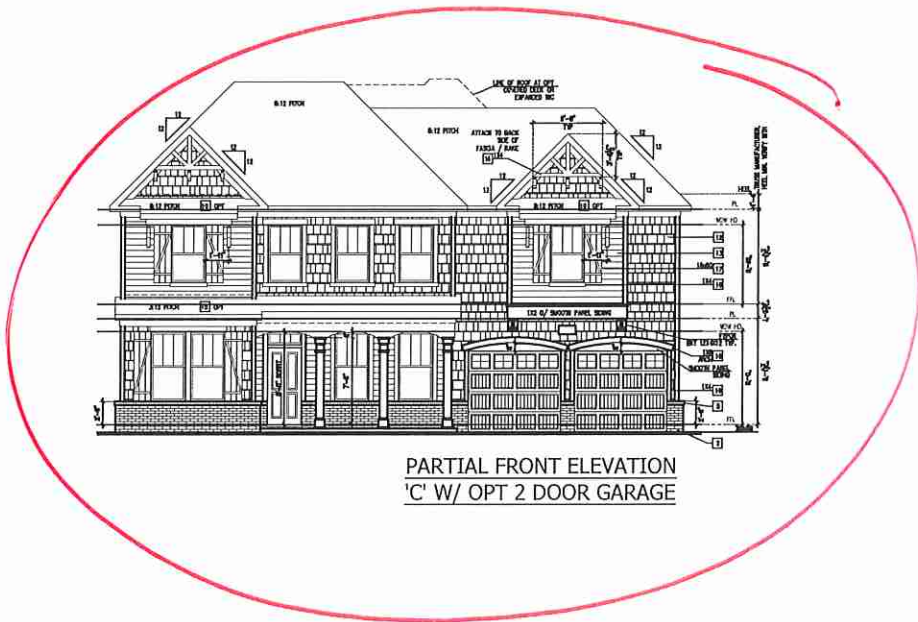
JOB NUMBER	27187.07
CAD FILE NAME	DOGWOOD-18
ISSUED	01-17-18
REVISED	03-18-18

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

- 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.L.O. ON ELEVATIONS.  
2ND FLOOR = 6'-10" U.L.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 OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CORNER.
  - ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - PROTECTION AGAINST DECAY: PER IRC R317.1 (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] 6" SOLIDER COURSE.
  - [5] RAINLOOK 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. (SIDE WALL-STEP FLASHING IS REQUIRED IN IRC R905.2.6.3)
  - [10] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [11] DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:**
- [12] VINYL / OPT. FIBER CEMENT SHAKE SIDING (PER COMMUNITY STANDARDS) w/ 5/16" CORNER TRIM BOARDS.
  - [13] VINYL / OPT. FIBER CEMENT LAP SIDING (PER COMMUNITY STANDARDS) w/ 5/16" CORNER TRIM BOARDS.
  - [14] VINYL / OPT. FIBER CEMENT WAVY SIDING (PER COMMUNITY STANDARDS) w/ 5/16" CORNER TRIM BOARDS.
  - [15] VINYL / OPT. FIBER CEMENT PANEL SIDING w/ 1X3 BATTS AT 12" O.C.
  - [16] 1X TRIM OR EQUAL, U.L.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 24" ABOVE THE OUTSIDE FINISH SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE 2012 IRC SECTION R310.2.3 AND R310.2.4.



brick



**ELEVATION "C"**

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

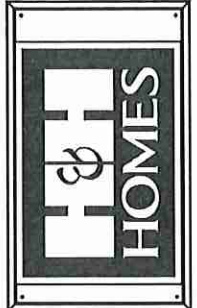
**GARAGE RIGHT**

**DOGWOOD  
H&H HOMES**

TITLE  
FRONT ELEVATION  
DETAILS

SHEET  
**A5.0**

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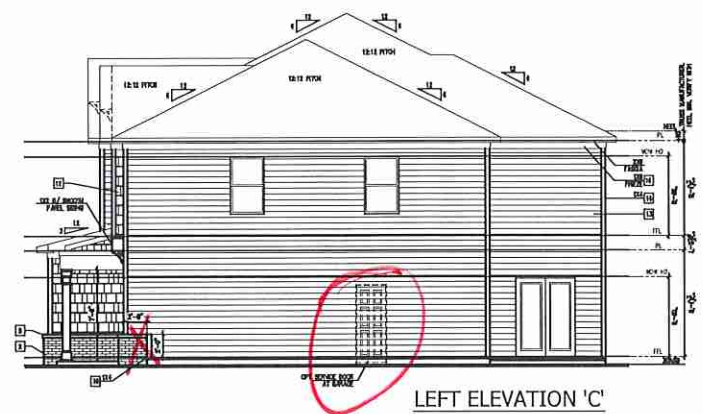
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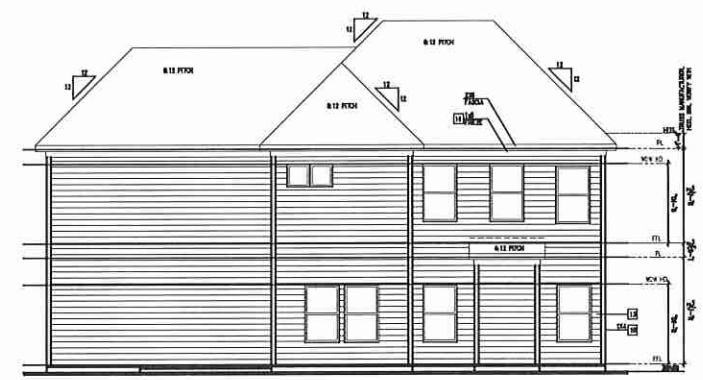
DOGWOOD  
H&H HOMES

TITLE  
SIDE AND REAR ELEVATIONS  
ROOF PLAN  
BUILDING SECTION

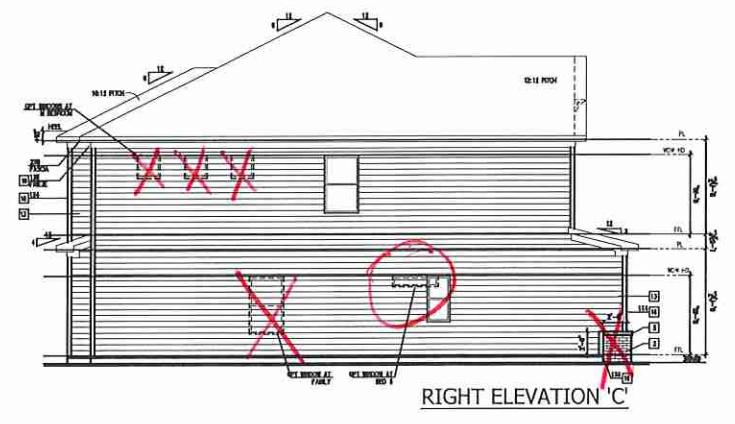
SHEET  
A5.1



LEFT ELEVATION 'C'

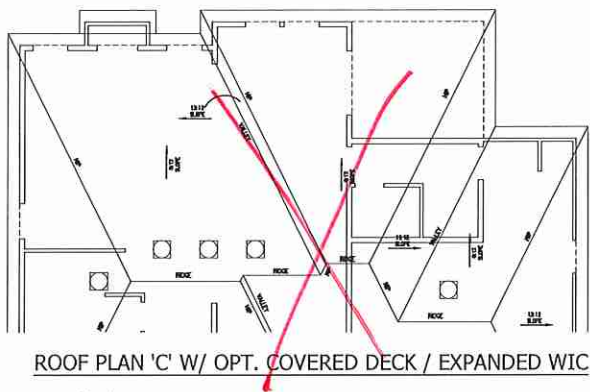


REAR ELEVATION 'C'

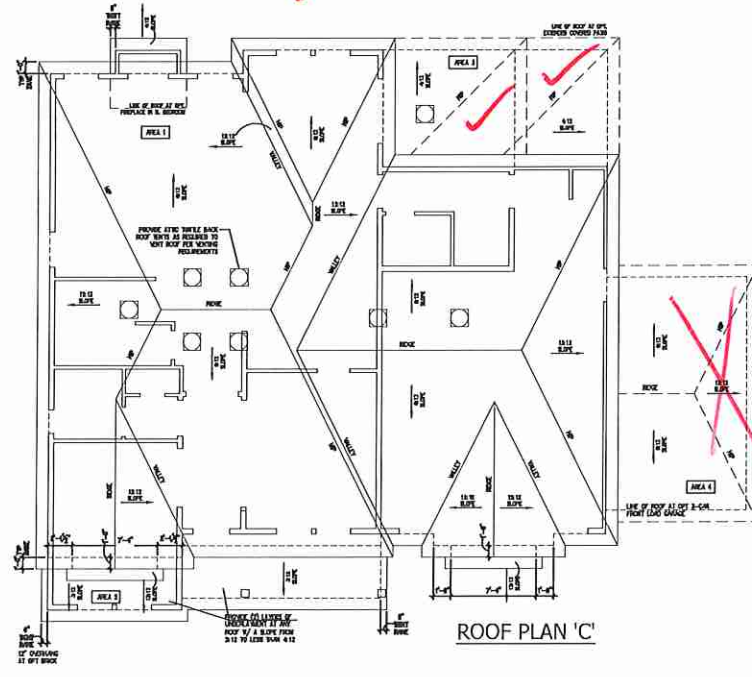


RIGHT ELEVATION 'C'

ELEVATION "C"  
NOTE:  
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SCALE IS 1/4" = 1'-0" IF PRINTED IN FULL SIZE  
GARAGE RIGHT



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



ROOF PLAN 'C'

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.L.O. ON ELEVATIONS.  
2ND FLOOR = 6'-10" U.L.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 OCCURS. TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY: PER IRC R317.1 (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, FROCKETS, 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. (SIDE WALL-STEP FLASHING IS REQUIRED IN IRC R505.2.6.3.)
- [10] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [11] DECORATIVE WROUGHT ROOF. SEE DETAILS.

SIDING:

- [12] WHYL / OPT. FIBER CEMENT SHAKE SIDING (PER COMMUNITY STANDARDS) w/ 5/16" CORNER TRIM BOARDS.
- [13] WHYL / OPT. FIBER CEMENT LAP SIDING (PER COMMUNITY STANDARDS) w/ 5/16" CORNER TRIM BOARDS.
- [14] WHYL / OPT. FIBER CEMENT WAVE SIDING (PER COMMUNITY STANDARDS) w/ 5/16" CORNER TRIM BOARDS.
- [15] WHYL / OPT. FIBER CEMENT PANEL SIDING w/ 1/2" BATTS AT 12" O.C.
- [16] 1X TRIM OR EQUAL, U.L.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 IRC SECTION R310.3 AND R310.4.

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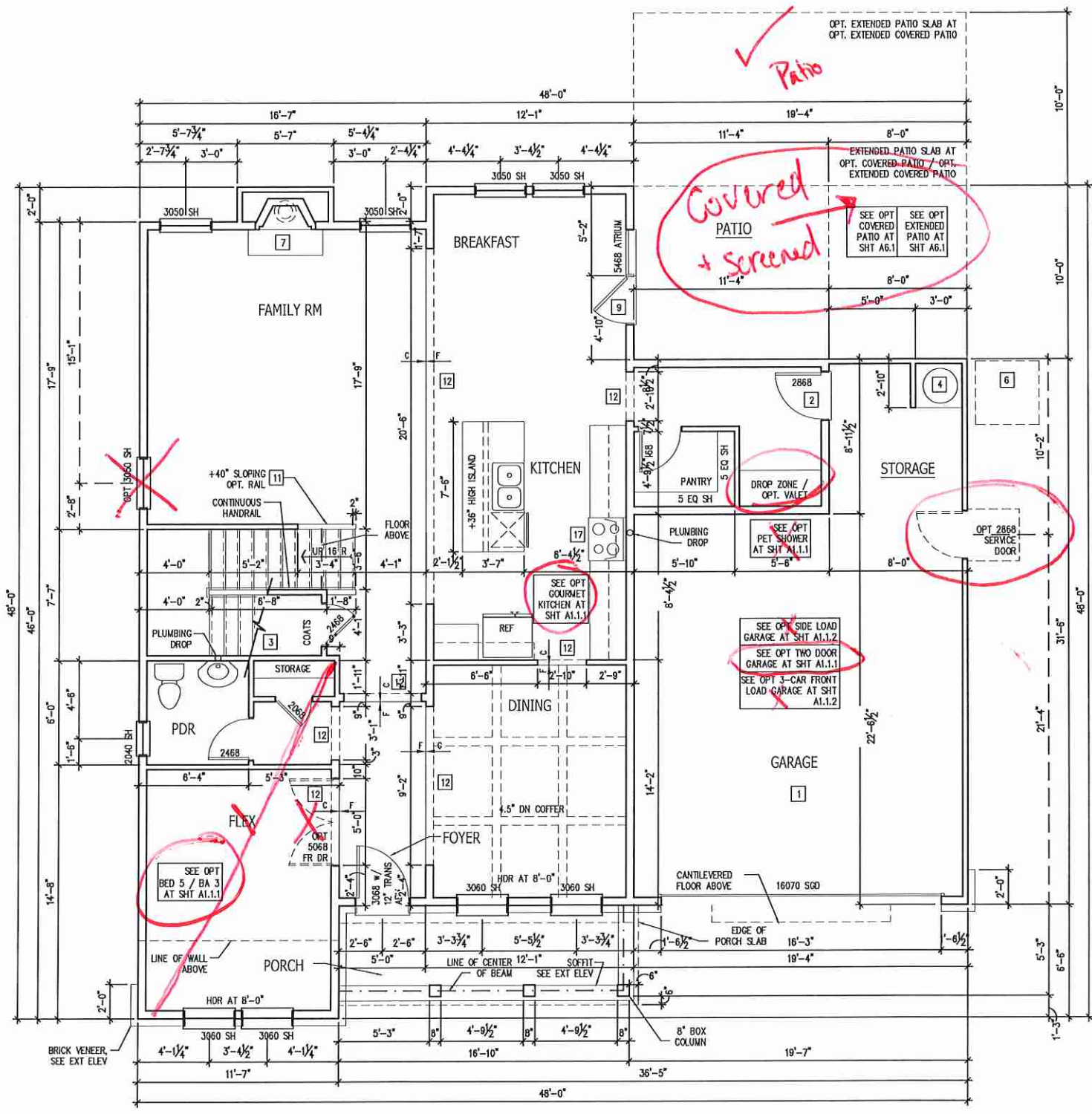
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

DOGWOOD  
H&H HOMES

TITLE  
MAIN FLOOR PLAN  
STAIR SECTION

SHEET  
A2.2

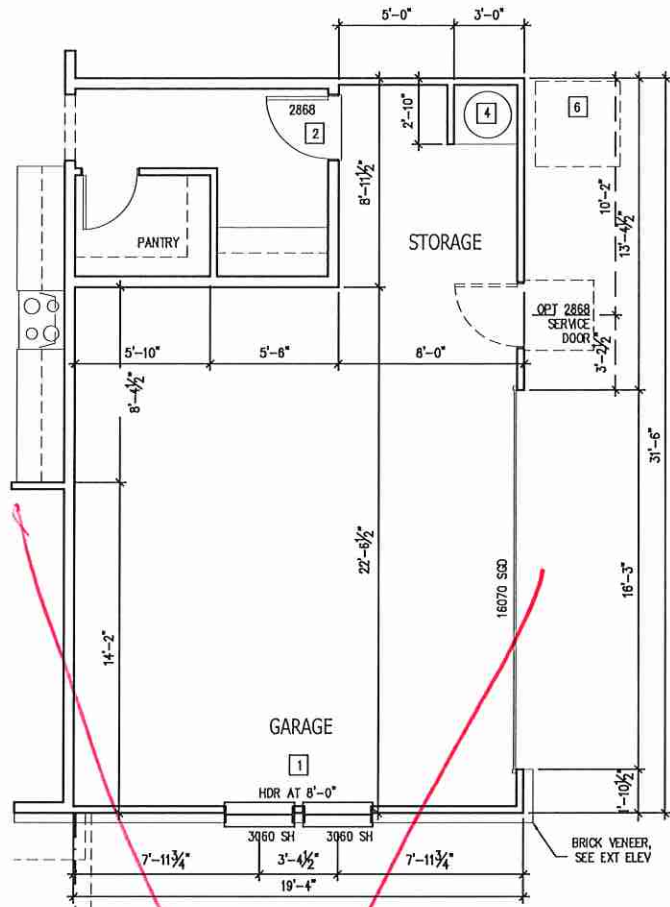
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.  
 WINDOW HEAD HEIGHTS:  
 1ST FLOOR = 6'-10" U.K.O. ON ELEVATIONS  
 2ND FLOOR = 6'-10" U.K.O. ON ELEVATIONS.  
 ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.
- KEY NOTES FOR NORTH CAROLINA:**
- FIRE PROTECTION:**
- HOUSE TO GARAGE FIRE SEPARATION, GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GIPSUM BOARD. (PER NRC TABLE R302.4.1)
  - GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE "X" GIPSUM BOARD. (PER NRC TABLE R302.4.3)
  - HOUSE TO GARAGE DOOR SEPARATION, PROVIDE 1-3/4" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER NRC SECTION R302.5.1)
  - BENEATH STAIRS AND LANDINGS, 1/2" GIPSUM 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
  - ELECT. / OPT. GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 MISC-PLUMBING)
  - 1/4" 1/2" PLATFORM HEIGHT WITH TRUSS MANUFACTURER. (6'-6" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2"x8" OVER 2"x4" BOTTOM CHORD. OF TRUSS, VERIFY W/ TRUSSES.)
  - A/C CONDENSER PAD. (VERIFY LOCATION)
  - PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ATRIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30" O.P. (PER RATED ACCESS AS NOTED. (PER NRC SECTION R607.1)
  - ATRIC ACCESS LADDER. VERIFY LOCATION AND SIZE WITH TRUSSES. (5' 1/2" x 5' 1/2" TYPICALS.)
  - TEMPERED SAFETY GLASS. (PER NRC SECTION 208.4)
  - PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.
  - HALF WALL, HEIGHT AS NOTED.
  - INTERIOR SOFFITS: FTL = 6'-1" U.K.O. SFL = 7'-6" U.K.O. BASIS.
  - SHOWER, TEMPERED GLASS ENCLOSURE.
  - TUB-SHOWER COMBO, TEMPERED GLASS ENCLOSURE.
  - CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.
  - ACRYLIC TUB W/ CERAMIC PLATFORM NICHES.
  - 30" SLEEK-IN ELECTRIC / OPT. GAS RANGE W/ HOOD AND MICRO AIRV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - 30" ELECTRIC / OPT. GAS COOKTOP w/ HOOD OR MICRO/HOOD COMBO AIRV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ELECTRIC OVEN w/ MICROWAVE OVEN OR ELECTRIC DOUBLE OVEN.



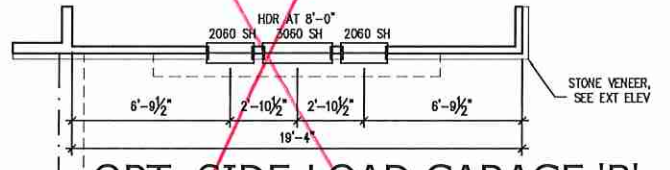
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MAIN FLOOR PLAN  
 GARAGE RIGHT  
 NOTE:  
 SCALE IS 1/8" = 1'-0" IF PRINTED IN HALF SIZE  
 SCALE IS 1/4" = 1'-0" IF PRINTED IN FULL SIZE

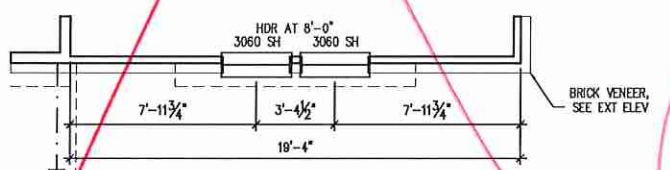
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.  
 - WINDOW HEAD HEIGHTS:  
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 2ND FLOOR = 6'-10" U.L.O. ON ELEVATIONS.
- ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.
- KEY NOTES FOR NORTH CAROLINA:**
- FIRE PROTECTION:**
- [1] 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, OVER NRC TABLE R302.6.)
  - [2] HOUSE TO GARAGE DOOR SEPARATION, PROVIDE 1-3/4" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER NRC SECTION R302.5.1.)
  - [3] BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NRC SECTION R302.7.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS PROVIDE FIRE-RATING PER R302.11.
  - [4] MEPS-
  - [5] ELECT. / OPT. GAS WATER HEATER ON 18" HIGH PLATFORM (PER CHAPTER 5 NRC-PLUMBING)
  - [6] FAN 60" PLATFOM. VERIFY WITH TRUSS MANUFACTURER. (6'-6" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2" OVER 2"x4" BOTTOM CHORD, OF TRUSS, VERIFY W/ TRUSSES)
  - [7] A/C CONDENSER PAD. (VERIFY LOCATION)
  - [8] PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [9] ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x60". FIRE RATED ACCESS AS NOTED. (PER NRC SECTION R807.) ATTIC ACCESS LARGER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" x 54" SIZE.)
  - [10] TYPICALS:
  - [11] TEMPERED SAFETY GLASS. (PER NRC SECTION 308.4)
  - [12] PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.
  - [13] HALF WALL HEIGHT AS NOTED.
  - [14] INTERIOR SOFFITS: FTL = 8'-1" U.L.O. SPL = 7'-6" U.L.O. BATHS:
  - [15] SHOWER: TEMPERED GLASS ENCLOSURE.
  - [16] TUB-SHOWER COMBO: TEMPERED GLASS ENCLOSURE.
  - [17] CERAMIC TILE SHOWER AND FLOOR: TEMPERED GLASS ENCLOSURE.
  - [18] ACRYLIC TUB W/ CERAMIC PLATFORM KITCHEN:
  - [19] 30" SLIDE-IN ELECTRIC / OPT. GAS RANGE W/ HOOD AND MICRO ABY. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [20] 30" ELECTRIC / OPT. GAS COOKTOP W/ HOOD OR MICRO/HOOD COMBO ABY. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [21] ELECTRIC OVEN W/ MICROWAVE OVEN OR ELECTRIC DOUBLE OVEN.



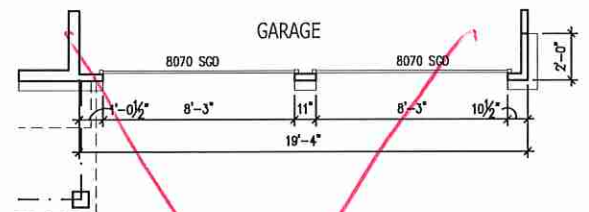
**OPT. SIDE-LOAD GARAGE 'A'**



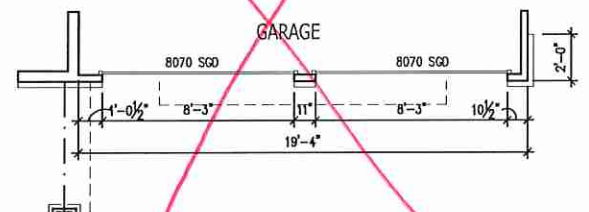
**OPT. SIDE-LOAD GARAGE 'B'**



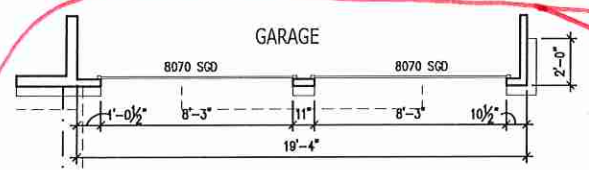
**OPT. SIDE - LOAD GARAGE 'C'**



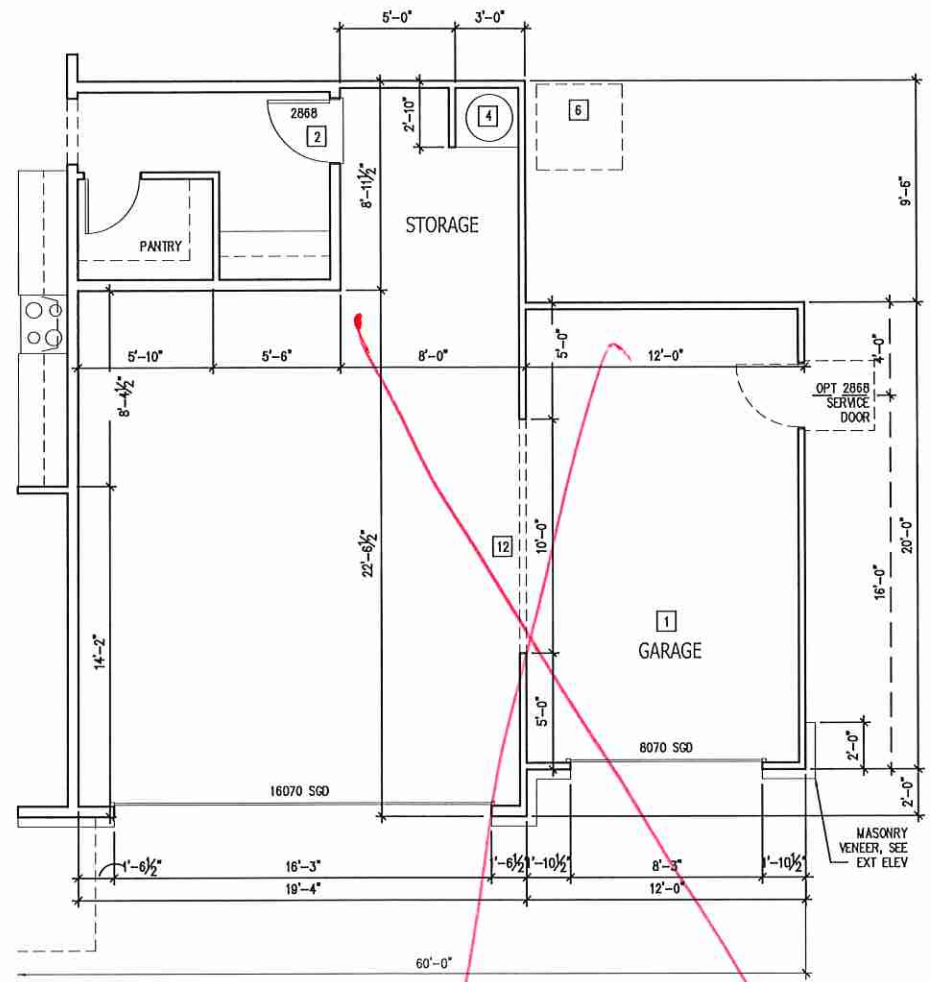
**OPT. 2 DOOR GARAGE 'A'**



**OPT. 2 DOOR GARAGE 'B'**



**OPT. 2 DOOR GARAGE 'C'**



**OPTIONAL 3-CAR GARAGE - FRONT LOAD**

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



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

**DOGWOOD  
H&H HOMES**

TITLE  
 MAIN FLOOR PLAN  
 STAIR SECTION

SHEET  
**A6.0**



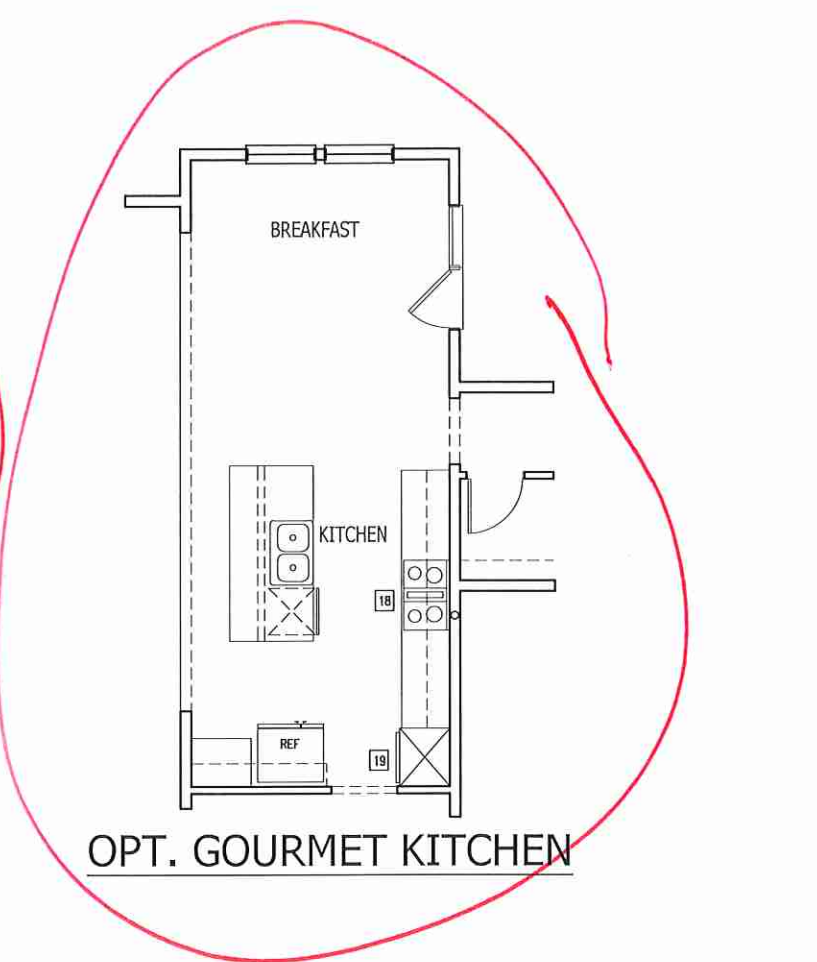
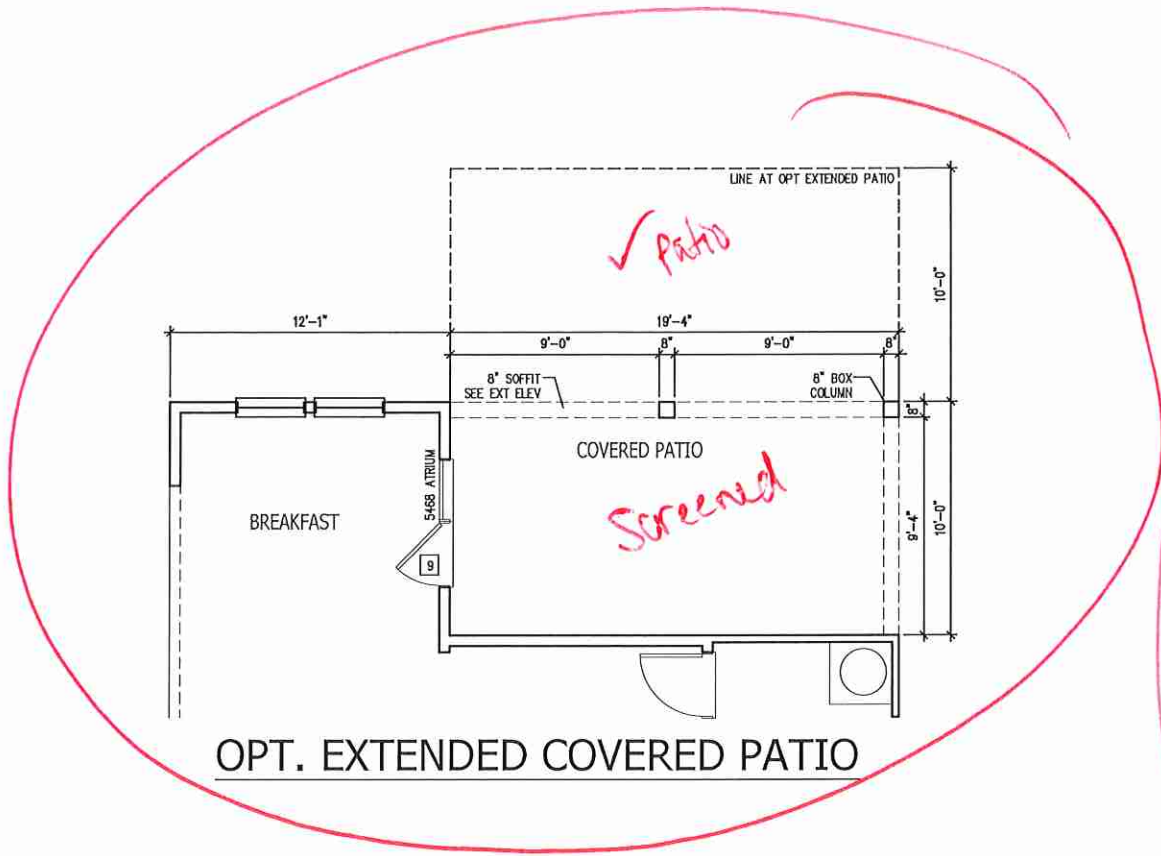
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 OLD FILE NAME DOGWOOD-R  
 ISSUED 01-17-10  
 REVISED 03-18-10

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

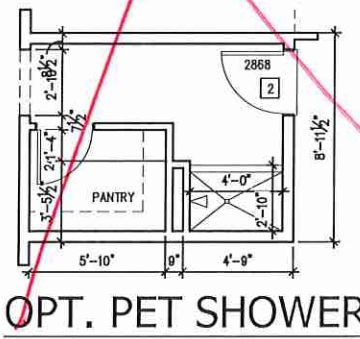
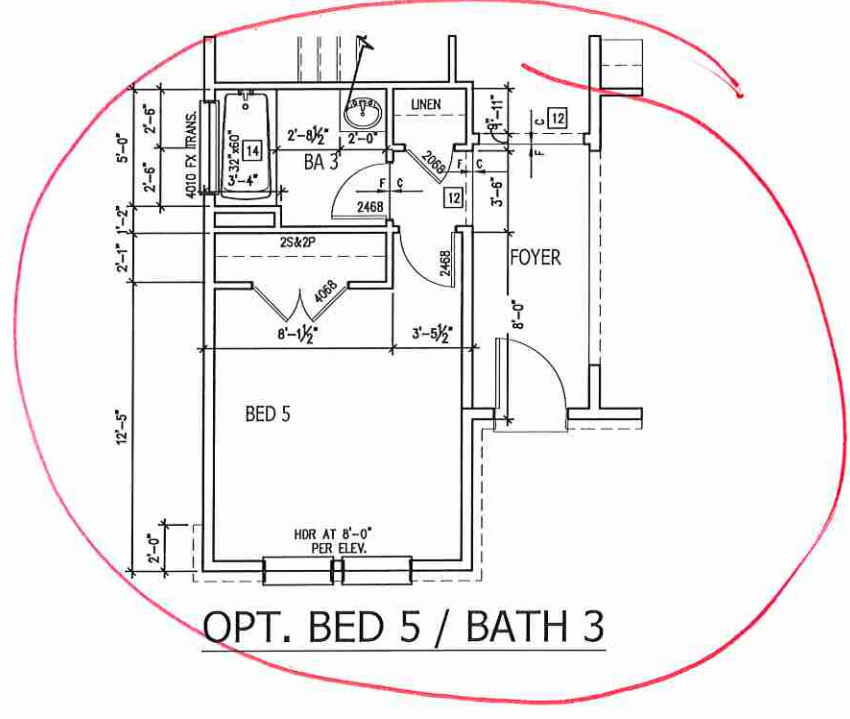
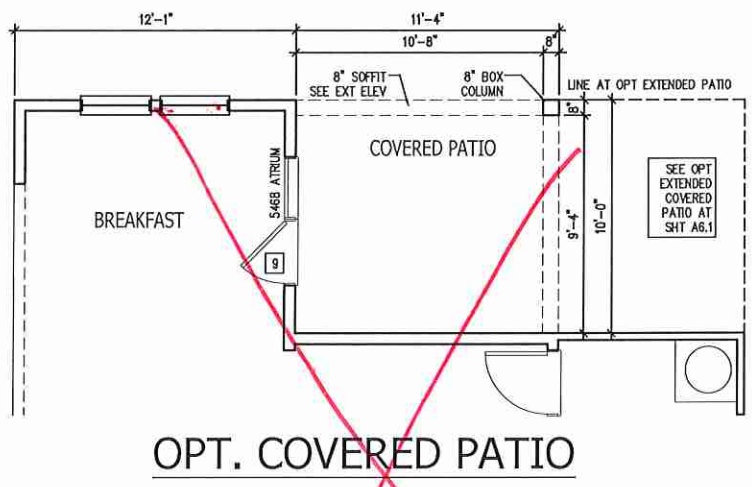
DOGWOOD  
 H&H HOMES

TITLE  
 MAIN FLOOR PLAN  
 STAIR SECTION

SHEET  
**A6.1**



- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.  
 WINDOW HEAD HEIGHTS  
 1ST FLOOR = 6'-10" U.K.O. ON ELEVATIONS  
 2ND FLOOR = 6'-10" U.K.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. (PER NIRC TABLE R302.6.) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE X GYPSUM BOARD. (PER NIRC TABLE R302.6.)
  - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER NIRC SECTION R302.5.1.)
  - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NIRC SECTION R302.7.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS PROVIDE FIREBLOCKING PER R302.11 WEPS.
  - ELECT. / OPT. GAS WATER HEATER ON 10" HIGH PLATFORM. (PER CHAPTER 5 NIRC-PLUMBING)
  - FAU 80X2" PLATFORM. VERIFY WITH TRUSS MANUFACTURER. (6" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2" MIN. OVER 2"x4" BOTTOM CHORDS OF 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"x20". FIRE RATED ACCESS AS NOTED. (PER NIRC SECTION R607.) ATTIC ACCESS LADDERS, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE.) TYPICALS:
  - TEMPERED SAFETY GLASS. (PER NIRC SECTION J08.4)
  - PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER HEIGHT AS NOTED.
  - HALF WALL, HEIGHT AS NOTED.
  - INTERIOR SOFFITS: FFL = 8'-1" U.K.O. SFL = 7'-6" U.K.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 KITCHENS:
  - 30" BUILT-IN ELECTRIC / OPT. GAS RANGE W/ HOOD AND MICRO ADV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - 30" ELECTRIC / OPT. GAS COOKTOP W/ HOOD OR MICRO/HOOD COMBO ADV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ELECTRIC OVEN W/ MICROWAVE OVEN OR ELECTRIC DOUBLE OVEN.



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.  
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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.

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



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

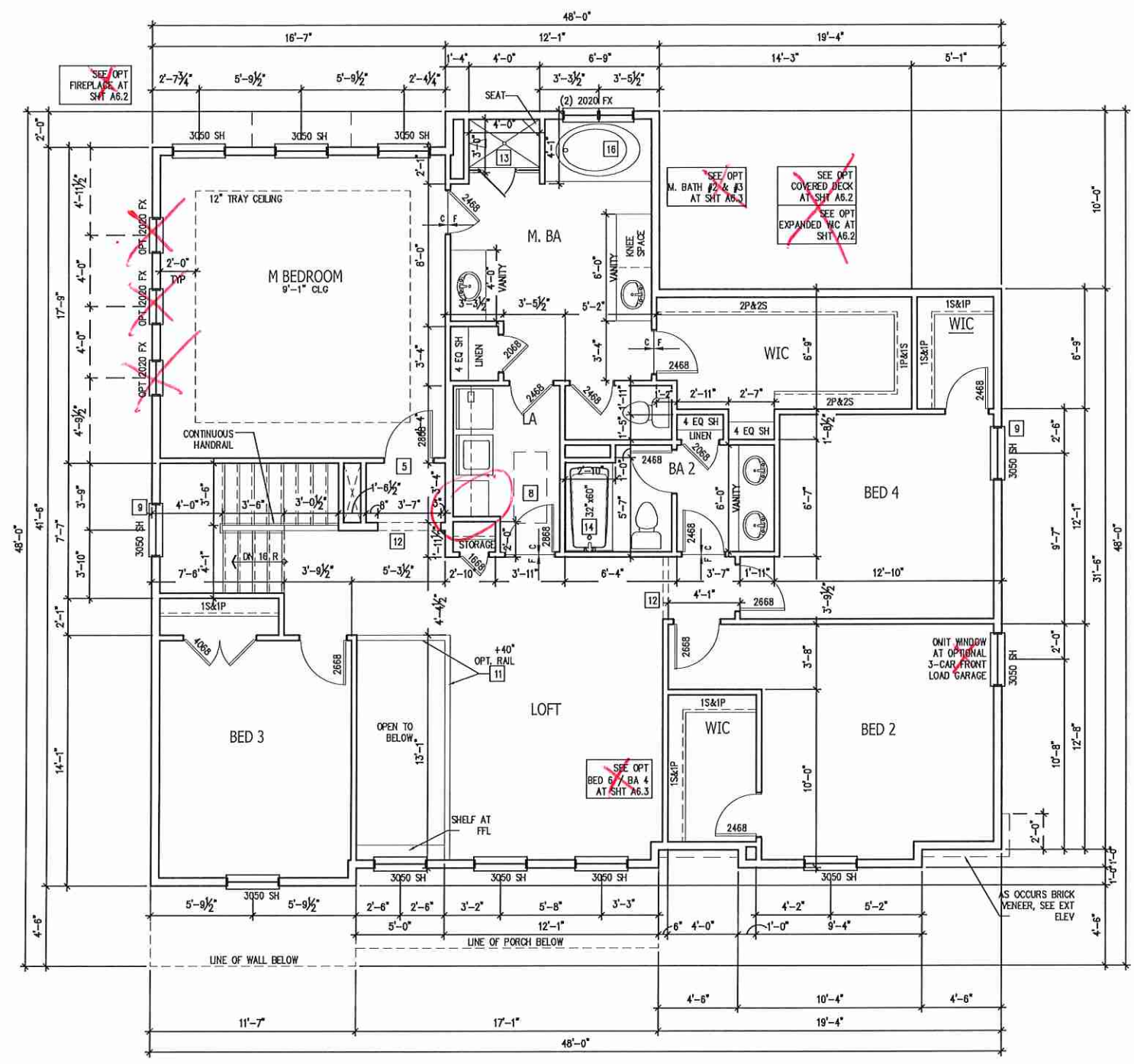
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

DOGWOOD  
H&H HOMES

TITLE  
UPPER FLOOR PLAN  
STAIR SECTION

SHEET  
A2.5

- 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" GIPSUM BOARD, (PER NIRC TABLE R302.6.) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE "X" GIPSUM BOARD. (PER NIRC TABLE R302.6.)
  - HOUSE TO GARAGE DOOR SEPARATION, PROVIDE 1-3/4" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER NIRC SECTION R302.5.1.)
  - BENCH STAIRS AND LANDING, 1/2" GIPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NIRC SECTION R302.7.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS PROVIDE FIREBLOCKING PER R302.11 MEP'S
  - ELECT. / OPT. GAS WATER HEATER ON 10" HIGH PLATFORM. (PER CHAPTER 5 NIRC-PLUMBING)
  - 7'x10" PLATFORM, VERIFY WITH TRUSS MANUFACTURER. (5'-8" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2"x6" OVER 2"x4" BOTTOM CHORD. OF TRUSS, VERIFY W/ TRUSSES.)
  - A/C CONDENSER PAD. (VERIFY LOCATION)
  - PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ATIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30" DIA. (PER RATED ACCESS AS NOTED. (PER NIRC SECTION R807.) ATIC ACCESS LARGER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25' X 54' SIZE) TYPICALS.
  - TEMPERED SAFETY GLASS. (PER NIRC SECTION 308.4)
  - PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER HEIGHT AS NOTED.
  - HALF WALL, HEIGHT AS NOTED.
  - INTERIOR SOFFITS: FTL = 5'-1" U.A.O. SFL = 7'-6" 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
  - KITCHEN:
  - 30" SLIDE-IN ELECTRIC / OPT. GAS RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - 30" ELECTRIC / OPT. GAS COOKTOP w/ HOOD OR MICRO/HOOD COMBO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ELECTRIC OVEN w/ MICROWAVE OVEN OR ELECTRIC DOUBLE OVEN.

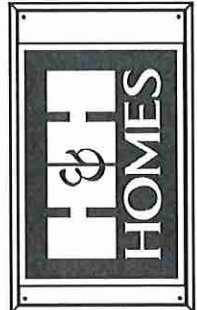


2ND FLOOR PLAN 'C'

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.  
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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.

UPPER 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 RIGHT



*JOB NUMBER	27187.07
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ISSUED	07-17-10
REVISED	03-18-10

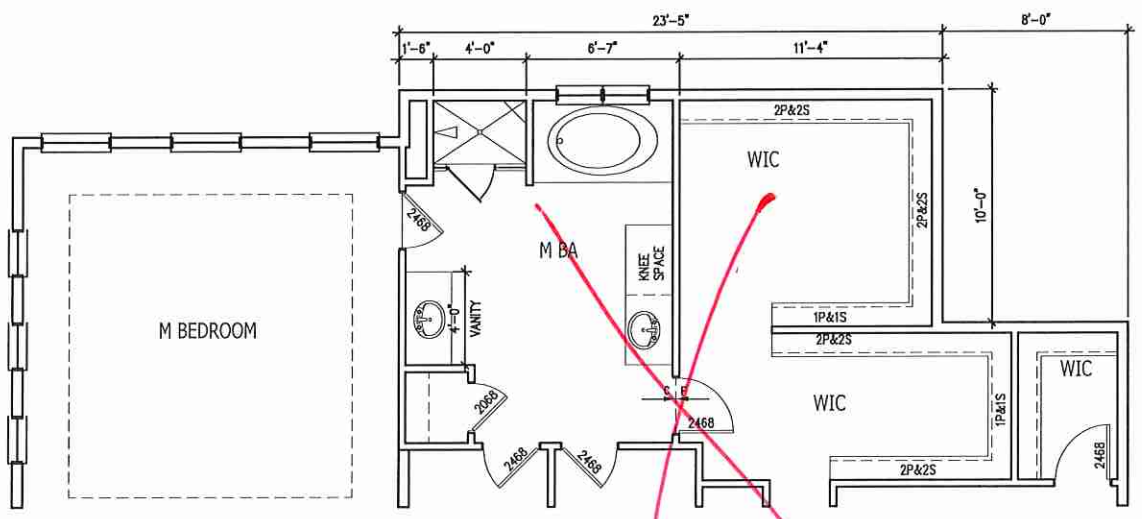
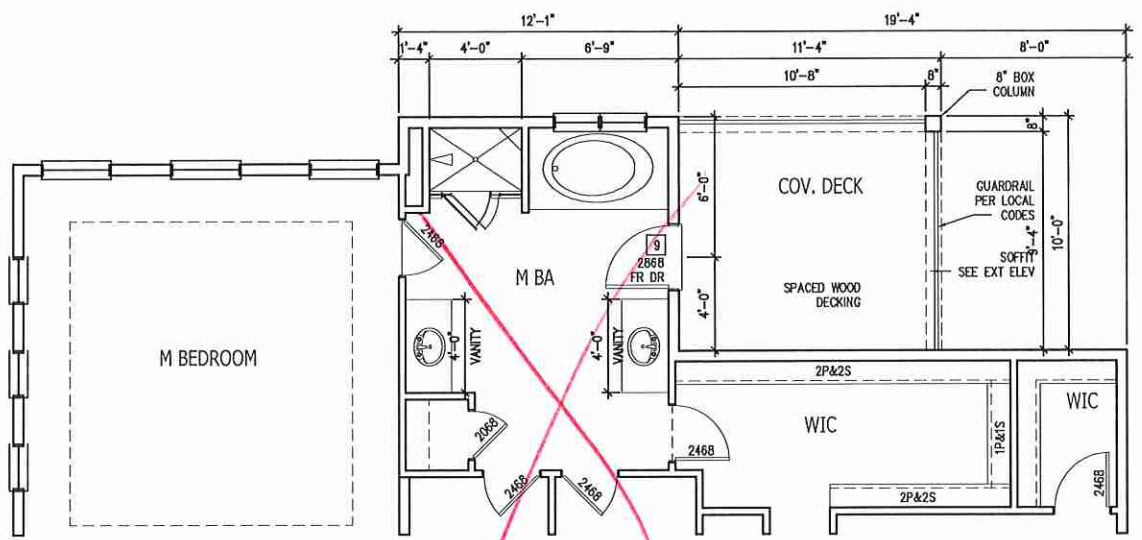
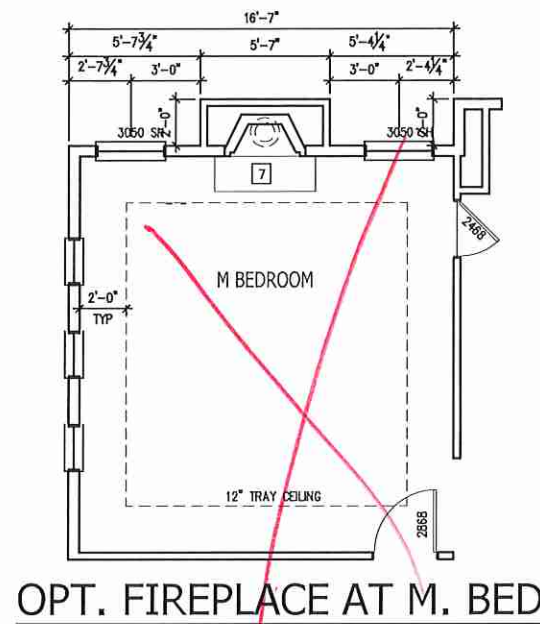
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

DOGWOOD  
H&H HOMES

TITLE  
MAIN FLOOR PLAN  
STAIR SECTION

SHEET  
**A6.2**

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.  
- WINDOW HEAD HEIGHTS:  
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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] 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] REINFORC STAIRS AND LANDING. 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
  - [4] MEP'S
  - [5] ELECT. / OPT. GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 8 NRC-PLUMBING)
  - [6] FAN OUT PLATFORM. VERIFY WITH TRUSS MANUFACTURER. (6'-8" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2"x6" OVER 2"x4" BOTTOM CHORDS OF TRUSS. VERIFY W/ TRUSSES.)
  - [7] A/C CONDENSER PAD. (VERIFY LOCATION)
  - [8] PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [9] ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x20". FIRE RATED ACCESS AS NOTED. (PER NRC SECTION R607.) ATTIC ACCESS LADDER. VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE.) TYPICALS.
  - [10] TEMPERED SAFETY GLASS. (PER NRC SECTION 308.4)
  - [11] PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.
  - [12] HALF WALL. HEIGHT AS NOTED.
  - [13] INTERIOR SOFFITS. FTL = 8'-1" U.L.O. SFL = 7'-8" U.L.O. BATHS.
  - [14] SHOWER. TEMPERED GLASS ENCLOSURE.
  - [15] TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.
  - [16] CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.
  - [17] ACRYLIC TUB W/ CERAMIC PLATFORM KITCHEN:
  - [18] 30" SLIDE-IN ELECTRIC / OPT. GAS RANGE W/ HOOD AND MICRO ASV. MNT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [19] 30" ELECTRIC / OPT. GAS COOKTOP W/ HOOD OR MICRO/HOOD COMBO ASV. MNT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [20] ELECTRIC OVEN w/ MICROWAVE OVEN OR ELECTRIC DOUBLE OVEN.



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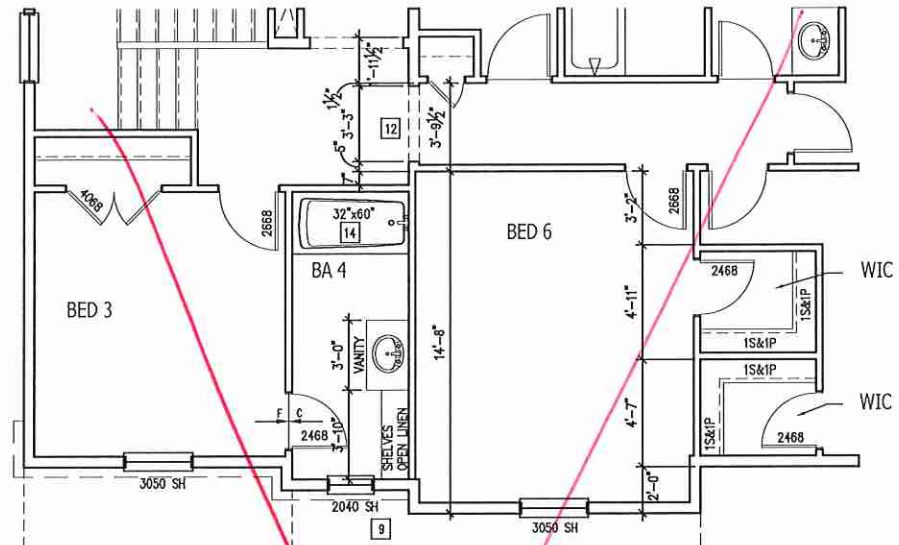
**UPPER FLOOR OPTIONS**

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

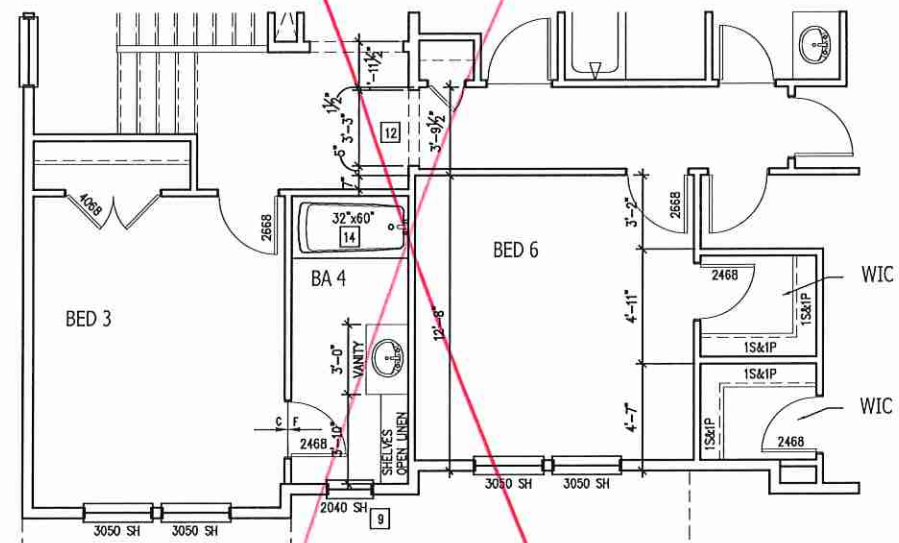


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- FIRE PROTECTION:**
- HOUSE TO GARAGE FIRE SEPARATION, GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER NRC TABLE R302.6.) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD. (PER NRC TABLE R302.6.)
  - HOUSE TO GARAGE DOOR SEPARATION, PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER NRC SECTION R302.5.1.)
  - BENEATH STAIRS AND LANDINGS, 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.
  - ELECT. / OPT. GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 NRC-PLUMBING)
  - FAU 8"x8" PLATFORM. VERIFY WITH TRUSS MANUFACTURER. (6'-1" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2"x6" OVER 2"x4" BOTTOM CHORD, OF TRUSS, VERIFY W/ TRUSSES.)
  - A/C CONDENSER PAD. (VERIFY LOCATION)
  - PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ATRIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x20". FIRE RATED ACCESS AS NOTED. (PER NRC SECTION R607.) ATRIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (21 1/2" X 54" SIZE.) TYPICALS.
  - TEMPERED SAFETY GLASS. (PER NRC SECTION J08.4)
  - PLYWOOD SHELF ABOVE W/RY DRYWALL FINISH OVER HEIGHT AS NOTED.
  - HALF WALL, HEIGHT AS NOTED.
  - INTERIOR SCOFFITS: FTL = 6'-1" U.K.O. SPL = 7'-4" U.K.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 KITCHENS:
  - 30" SLIDE-IN ELECTRIC / OPT. GAS RANGE W/ HOOD AND MICRO ADV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - 30" ELECTRIC / OPT. GAS COOKTOP w/ HOOD OR MICRO/HOOD COMBO ADV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ELECTRIC OVEN w/ MICROWAVE OVER OR ELECTRIC DOUBLE OVEN.

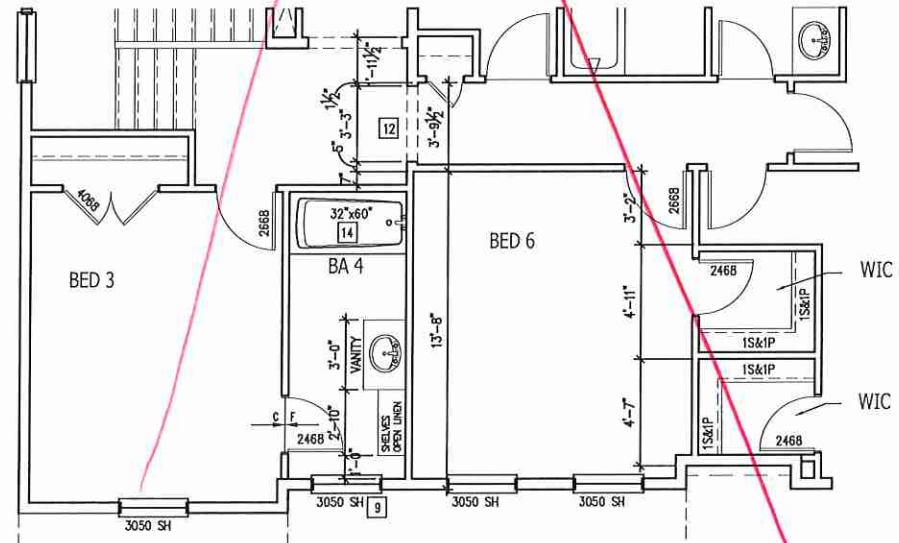
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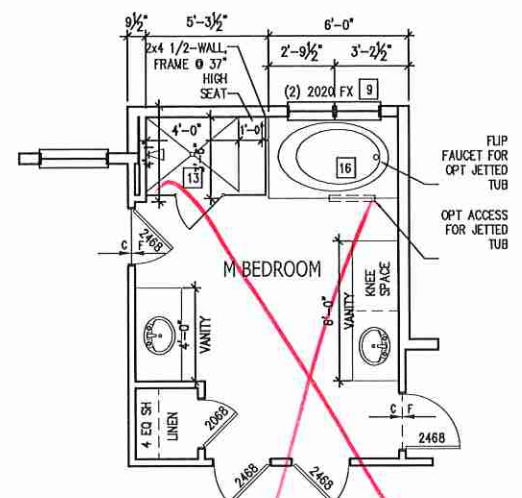
OPT. BED 6/ BA 4 ILO LOFT 'A'



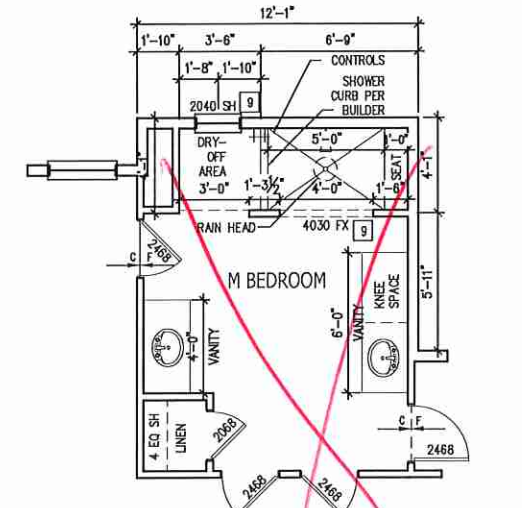
OPT. BED 6 / BA 4 ILO LOFT 'B'



OPT. BED 6 / BA 4 ILO LOFT 'C'



OPT. MASTER BATH #2



OPT. MASTER BATH #3

UPPER FLOOR OPTIONS  
 GARAGE RIGHT

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



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

DOGWOOD  
 H&H HOMES

TITLE  
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 STAIR SECTION

SHEET  
 A6.3

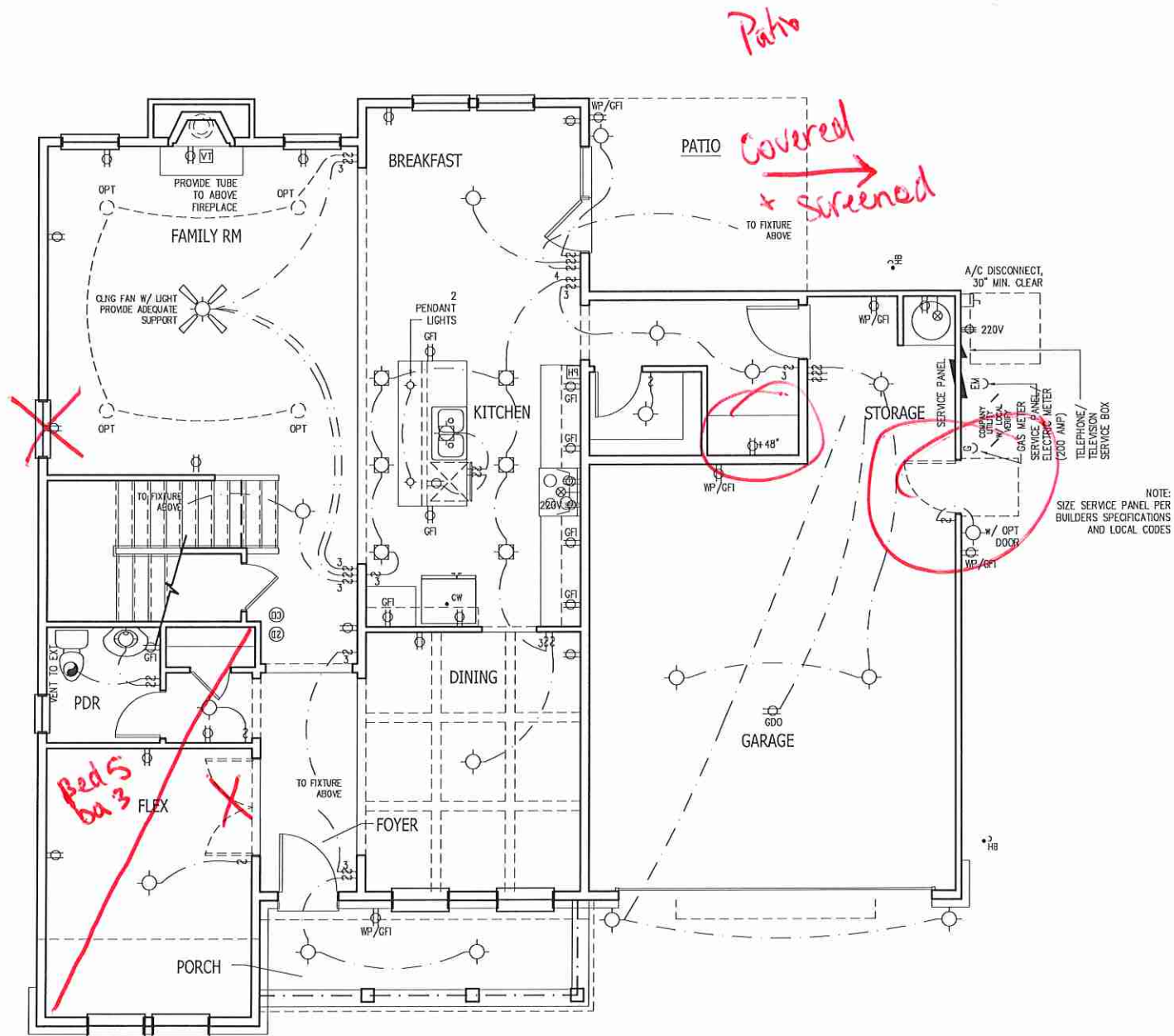
**ELECTRICAL KEY**

- 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 (WP) - VAPOR PROOF
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
- FLUORESCENT LIGHT FIXTURE
- TECH HUB 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 BIBB
- 

**NOTES:**

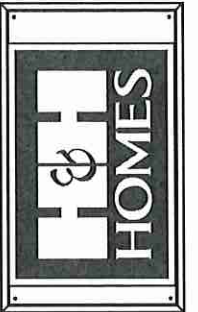
1. PROVIDE AND INSTALL GROUND-FAULT CIRCUIT-INTERRUPTERS (G.F.I.) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:  
 SWITCHES . . . 42"  
 OUTLETS . . . 14"  
 TELEPHONE . . . 14" (UNLESS ABV COUNTERTOP)  
 TELEVISION . . . 34"
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, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENs, SUNROOMS, 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 408.12 AND 408.13
5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE G.F.C.I. PROTECTED (G.F.I.).
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.
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 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.



**Main**  
**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 RIGHT**



JOB NUMBER	27187.07
CAD FILE NAME	DOGWOOD-3
ISSUED	07-17-10
REVISED	03-18-10

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

**DOGWOOD  
 H&H HOMES**

TITLE  
 UPPER FLOOR ELEC. PLAN

SHEET  
**E3**

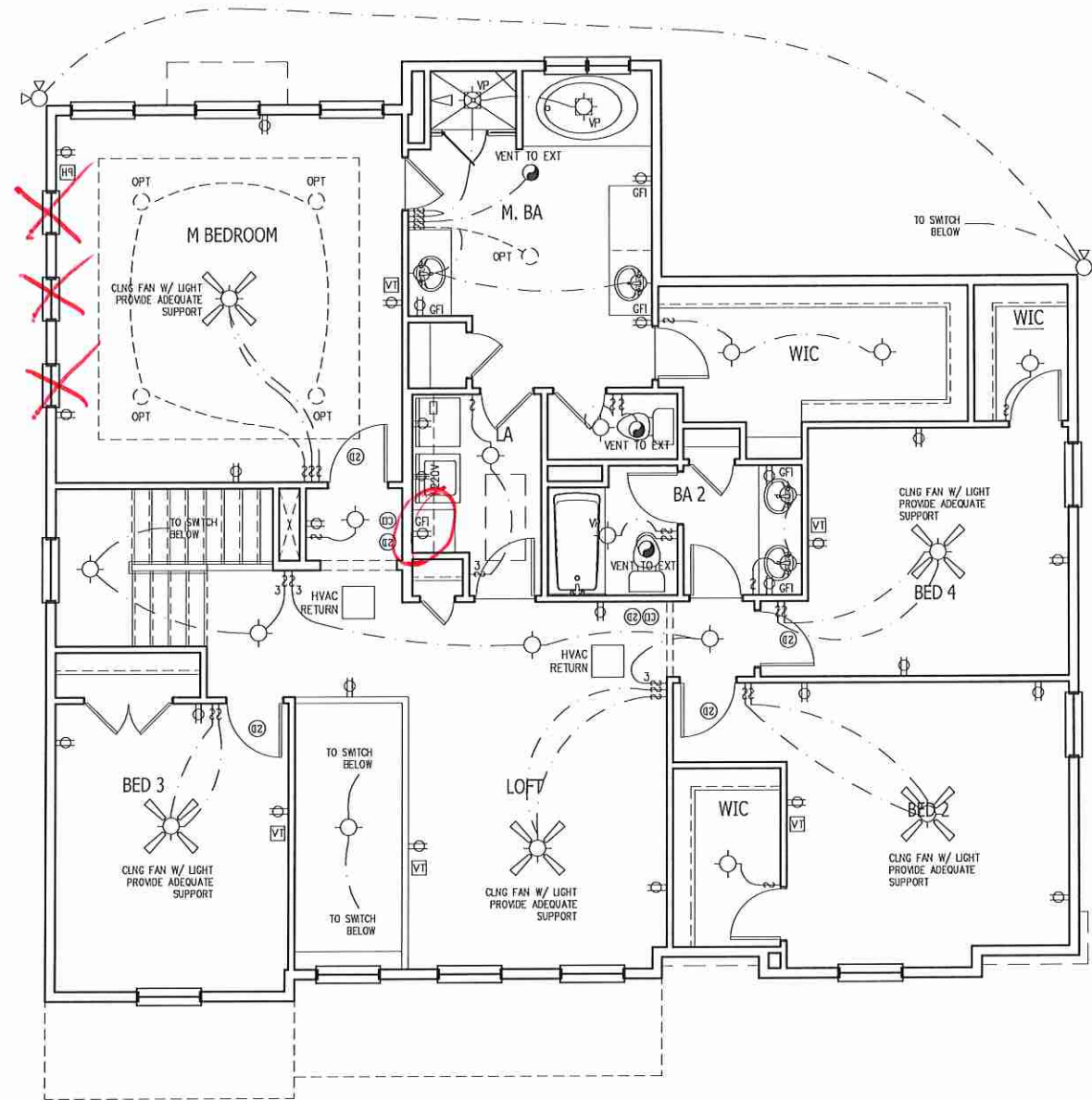
**ELECTRICAL KEY**

- DUPLEX OUTLET
- WEATHERPROOF (WF) DUPLEX OUTLET
- GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- 220V 220 VOLT 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 (VP) - VAPOR PROOF
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
- FLUORESCENT LIGHT FIXTURE
- TECH HUB SYSTEM
- CRIMPS
- 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 BIBB
- 

**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 ABV COUNTERTOP)  
 TELEVISION . . . 14"
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**2ND FLOOR PLAN 'C'**

**UPPER FLOOR ELECTRICAL PLAN**

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



JOB NUMBER	27187.07
CAD FILE NAME	DOGWOOD-11
ISSUED	01-17-10
REVISED	03-18-10

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

**DOGWOOD  
 H&H HOMES**

TITLE  
 UPPER FLOOR ELEC. PLAN

SHEET  
**E6**

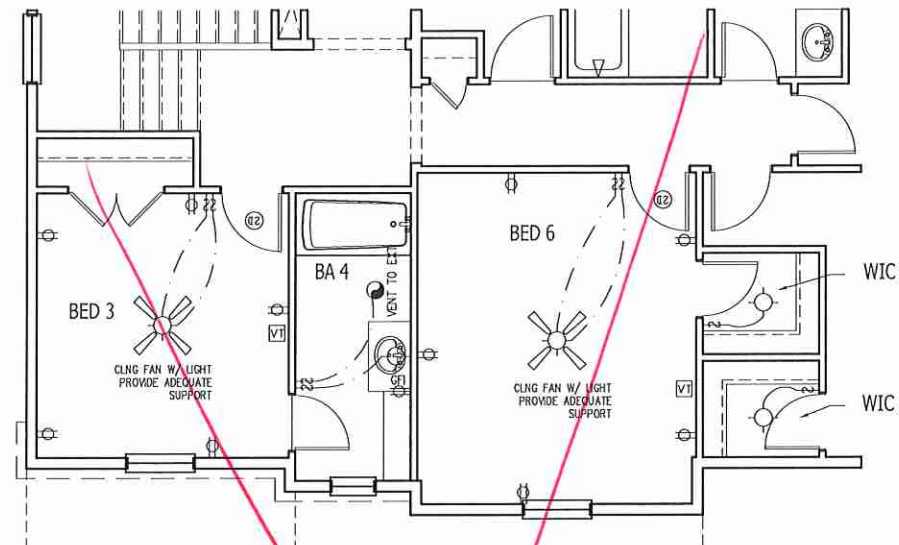
**ELECTRICAL KEY**

- 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 (VP) - VAPOR PROOF
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
- FLUORESCENT LIGHT FIXTURE
- TECH HUB 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 BIBB
- 
- WALL SCOURGE

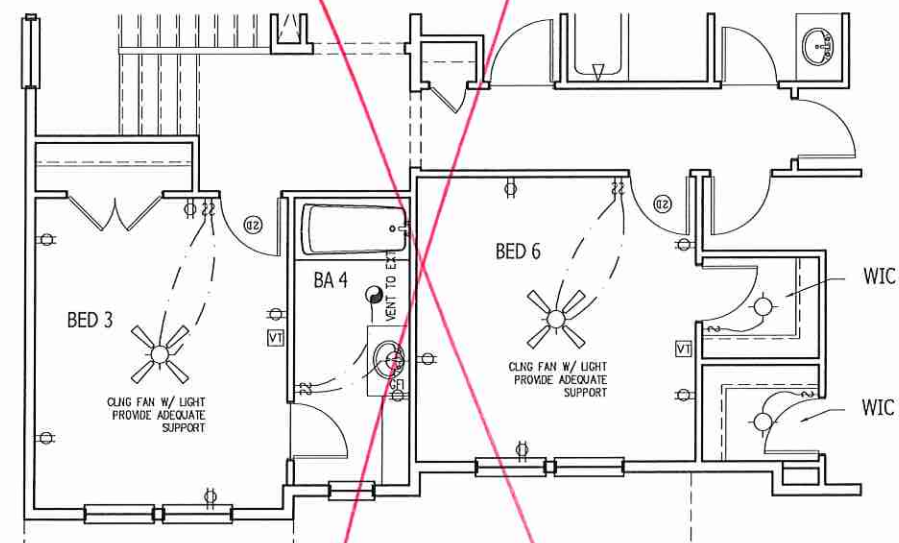
**NOTES:**

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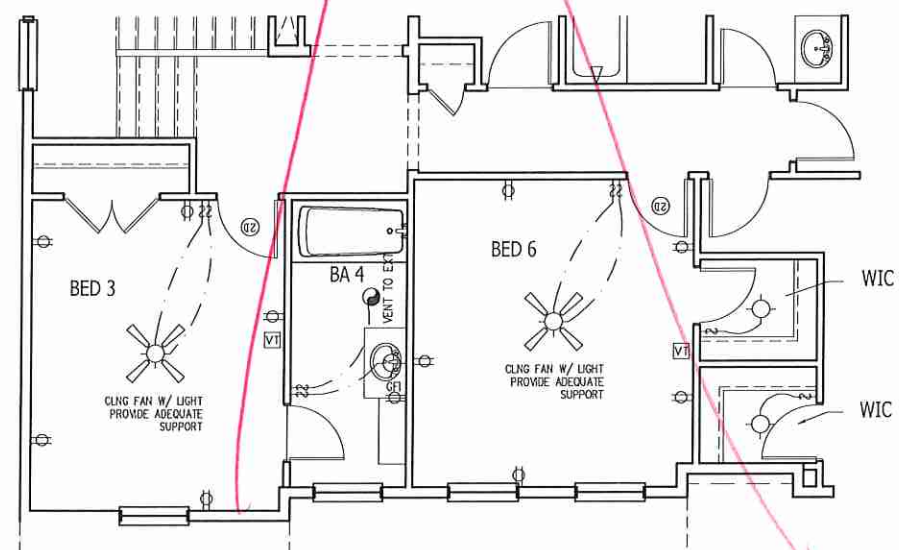
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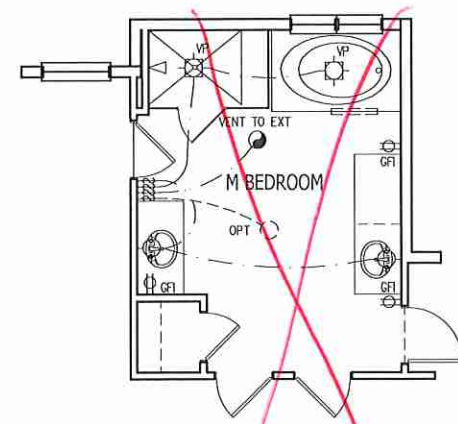
OPT. BED 6/ BA 4 ILO LOFT 'A'



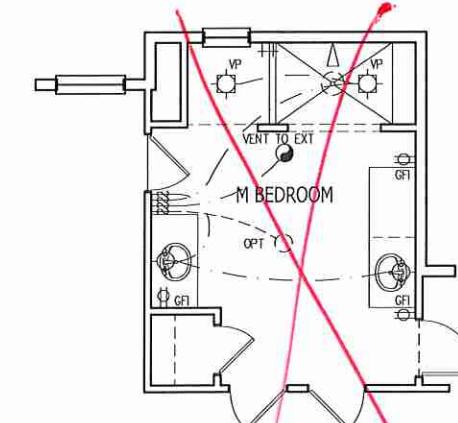
OPT. BED 6 / BA 4 ILO LOFT 'B'



OPT. BED 6 / BA 4 ILO LOFT 'C'



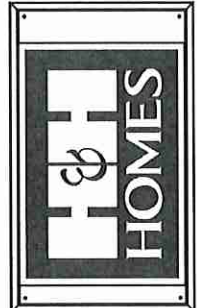
OPT. MASTER BATH #2



OPT. MASTER BATH #3

**ELECTRICAL 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 RIGHT



JOB NUMBER	27187.07
OLD FILE NAME	DOGWOOD-10
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  
**E10**

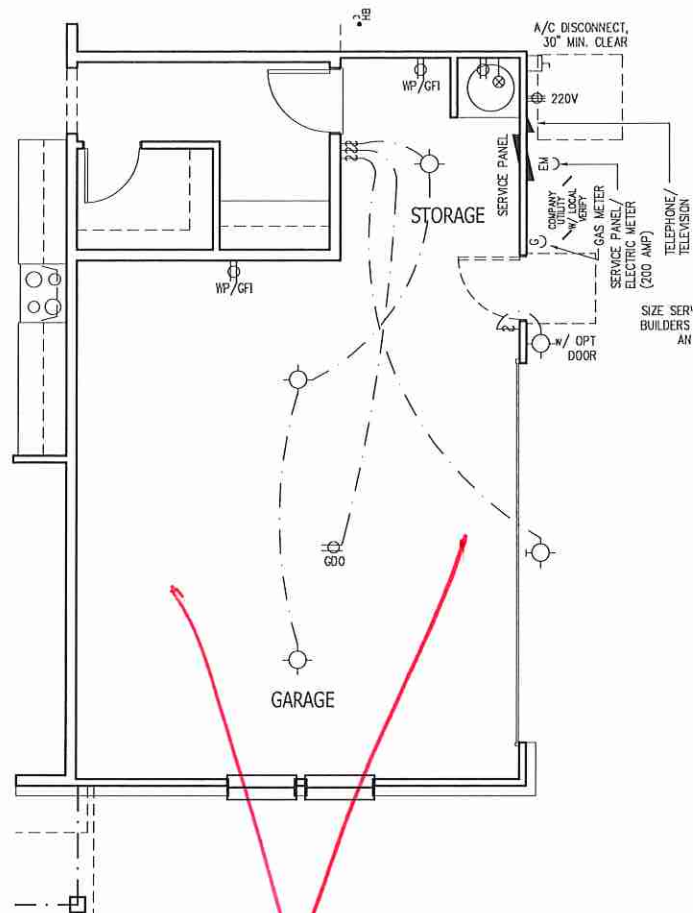
**ELECTRICAL KEY**

- ⊕ DUPLEX OUTLET
- ⊕ WP/GFI WEATHERPROOF GFI DUPLEX OUTLET
- ⊕ GFI GROUND-FAULT CIRCUIT-INTERRUPTER 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 (VP) - VAPOR PROOF
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- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ TECH HUB 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 BIBB
- ⊕ 1/4" WATER STUB OUT
- ⊕ WALL SCONCE

**NOTES:**

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 TELEVISION . . . 14"
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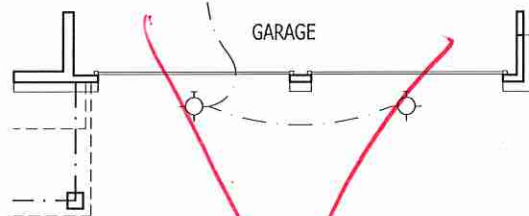
**OPT. SIDE-LOAD GARAGE 'A'**



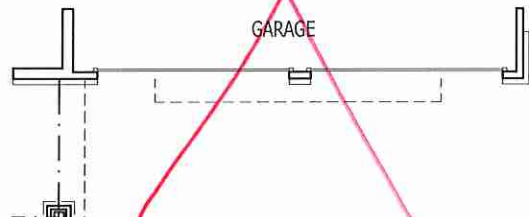
**OPT. SIDE-LOAD GARAGE 'B'**



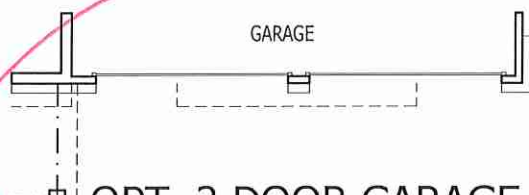
**OPT. SIDE-LOAD GARAGE 'C'**



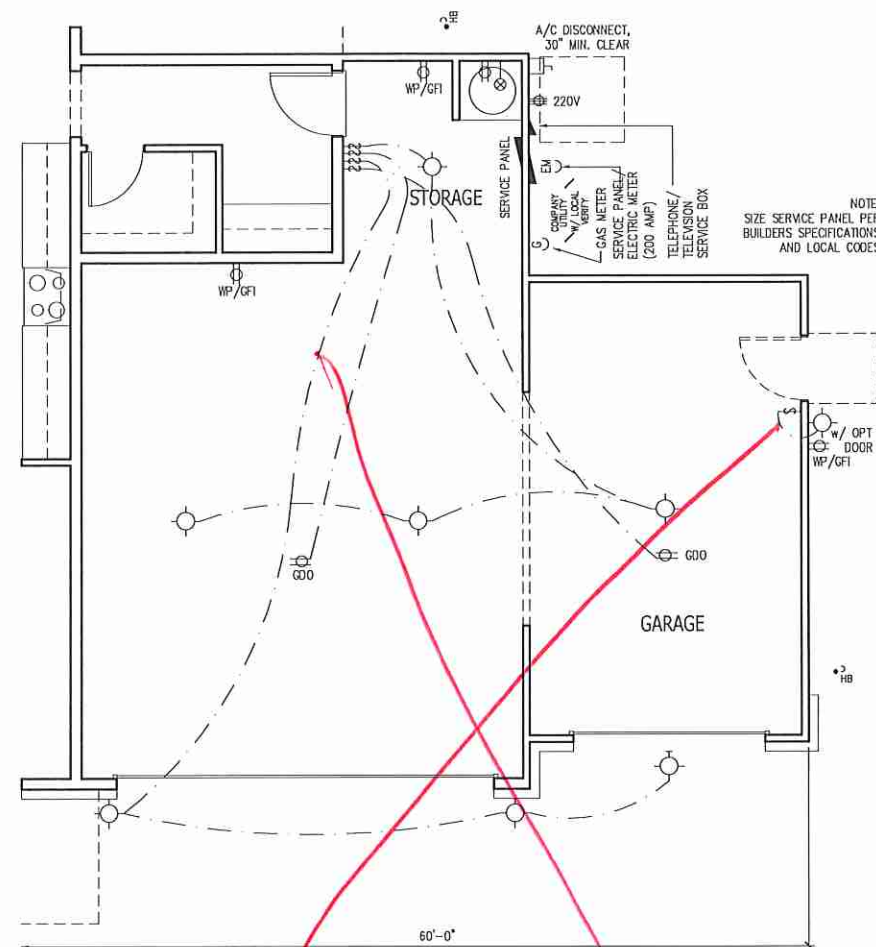
**OPT. 2 DOOR GARAGE 'A'**



**OPT. 2 DOOR GARAGE 'B'**



**OPT. 2 DOOR GARAGE 'C'**



**OPTIONAL 3-CAR GARAGE - FRONT LOAD**

NOTE:  
 SIZE SERVICE PANEL PER BUILDERS SPECIFICATIONS AND LOCAL CODES



JOB NUMBER	27107.07
OLD FILE NAME	DOGWOOD-1
ISSUED	01-17-10
REVISED	05-10-10

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

**DOGWOOD  
 H&H HOMES**

**ELECTRICAL OPTION**

TITLE  
 ELECTRIC AT PLAN OPTIONS

SHEET  
**E7**

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

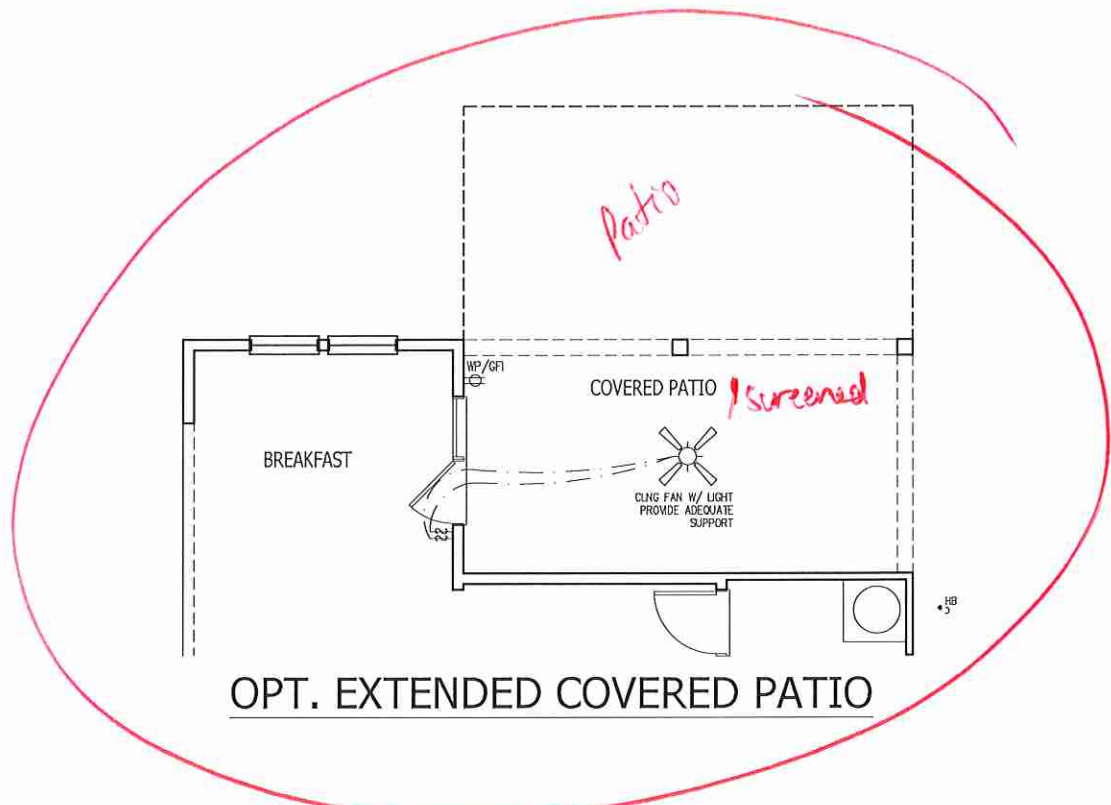
**ELECTRICAL KEY**

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- 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
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- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE (VP) - VAPOR PROOF
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- 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 BIBB
- 1/4" WATER STUB OUT
- WALL SOURCE

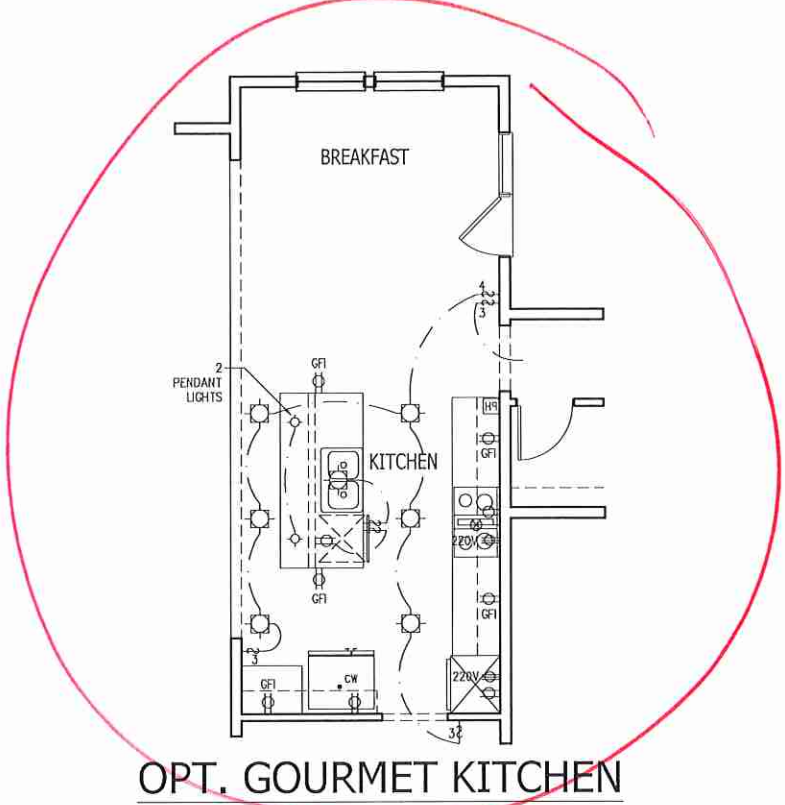
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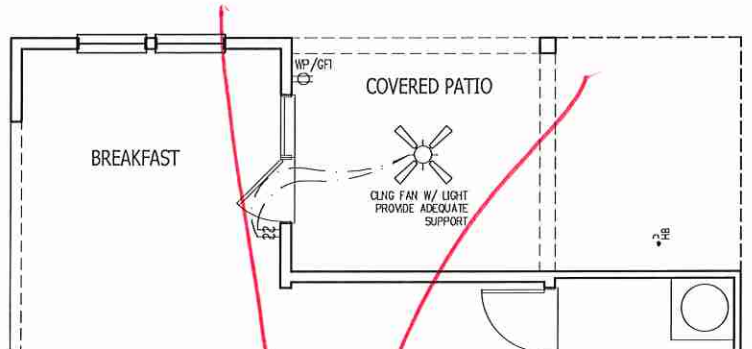
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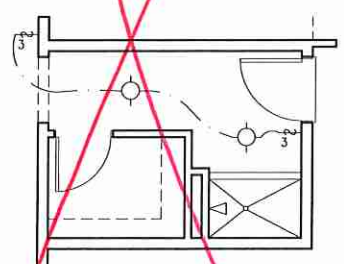
**OPT. EXTENDED COVERED PATIO**



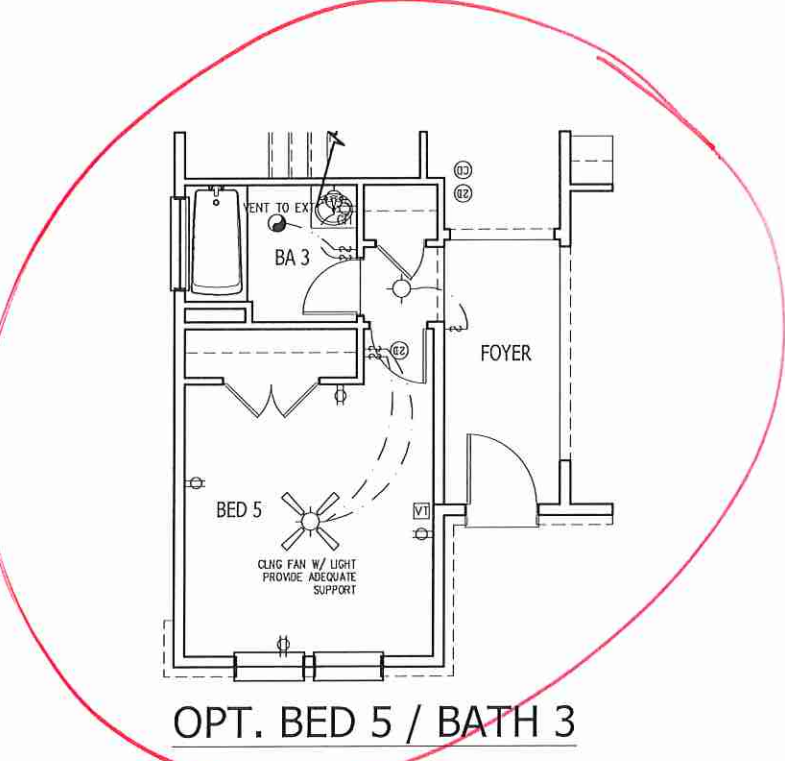
**OPT. GOURMET KITCHEN**



**OPT. COVERED PATIO**



**OPT. PET SHOWER**



**OPT. BED 5 / BATH 3**

**ELECTRICAL 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 RIGHT**



*JOB NUMBER	27187.07
CAD FILE NAME	DOGWOOD-R
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**



JOB NUMBER	27107.07
CAD FILE NAME	DOGWOOD-11
ISSUED	07-17-10
REVISED	03-18-10

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

DOGWOOD  
H&H HOMES

TITLE  
SLAB INTERFACE PLAN

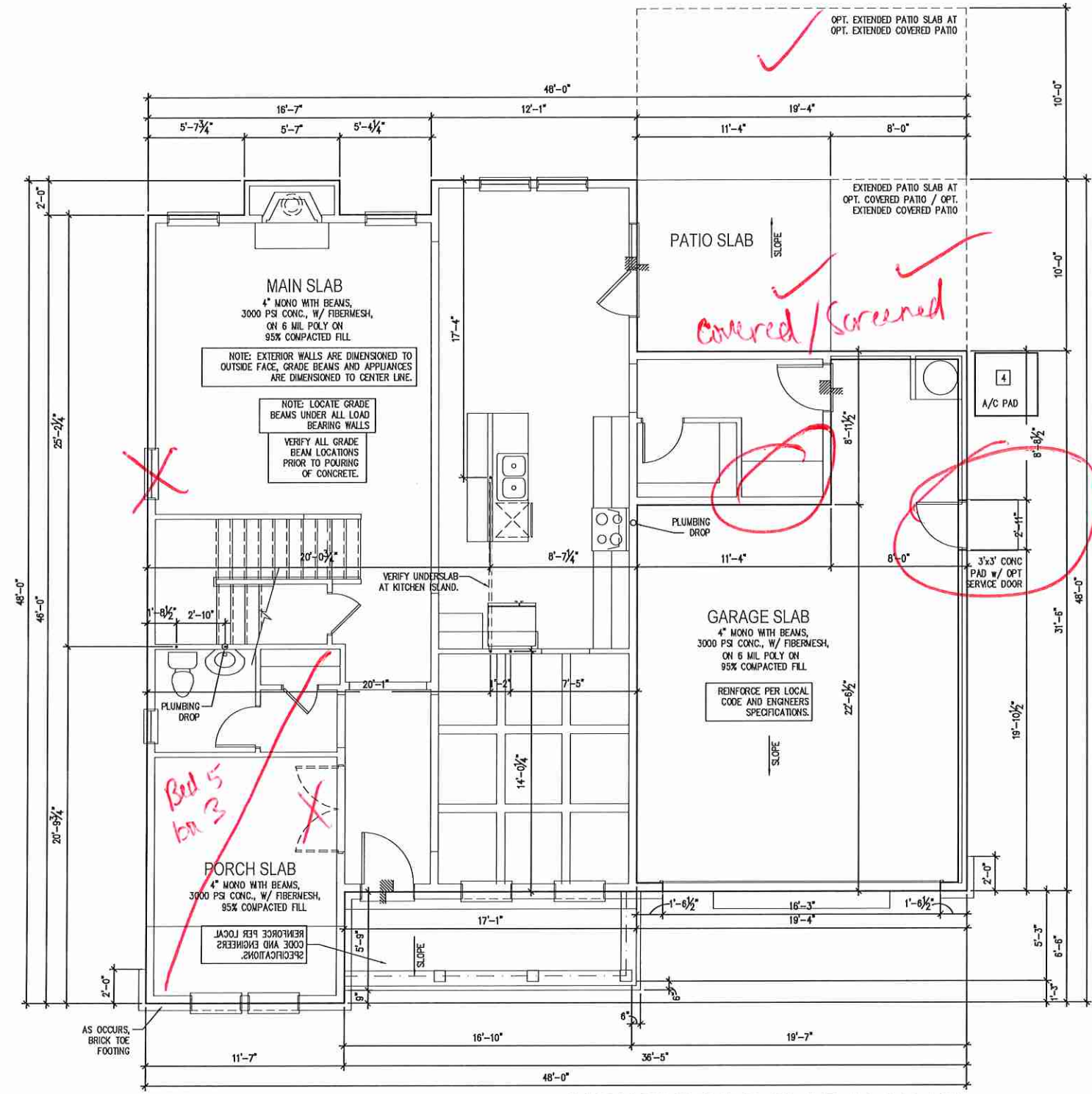
SHEET  
A1.2

**CRAWL SPACE NOTES NORTH CAROLINA:**

- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- PROVIDE FIREBLOCKING (PER LOCAL CODES).
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES & 1/4" MAX AT INSURING DOORS. (PER IRC SECTION R311.3.1.)
- SLOPE ALL SToops AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB OUT BLOWOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP. STOOD AT INSURING/SLIDER DOORS, 36" DEEP BY THE MOUTH OF THE DOOR SERVED, MINIMUM (PER IRC SECTION R311.3.) PROVIDE A SLIP-RESISTANT FINISH.
- SOLS TREATMENT: RESOLVE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITES INFESTATION ACCORDING TO LOCAL CODES.)
- AT VENTED CRAWL SPACE: APPLY AN APPROVED VAPOR BARRIER OR EQUIVALENT, 6 MIL POLY-ETHYLENE, GROUND COVER OVER FINISH GRADE OR CRAWL SPACE PER IRC SECTION 408.2.
- PROVIDE VENTS SPACED AROUND PERIMETER TO PROMOTE CROSS VENTILATION AT A RATE OF 1 SF VENT FOR EVERY 1000 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 IRC SECTION R408.1.1 DESCRIPTION).
- 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 IRC SECTION 408.4)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

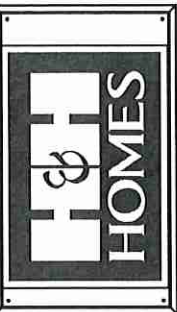
**KEY NOTES:**

- LINE OF SLAB ABOVE
- LINE OF FRAMED WALL ABOVE
- 14"x20" CRAWL SPACE VENT
- CRAWL SPACE ACCESS PANEL
- A/C CONDENSER PAD. (VERIFY)
- 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 SPACE BETWEEN BRICK 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 VOIDS SOLID TO TOP OF CMU WALL. (MUST COMPLY WITH MIRC SECTION R404, TABLE R404.1.1(1) OF IRC (2007, 2009).) VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.



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



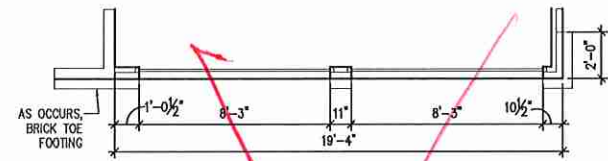
JOB NUMBER	27187.07
CAD FILE NAME	DOGWOOD-18
ISSUED	01-12-18
REVISED	03-18-19

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

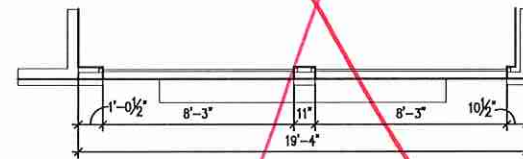
DOGWOOD  
H&H HOMES

TITLE  
SLAB INTERFACE PLAN  
AT PLAN OPTIONS

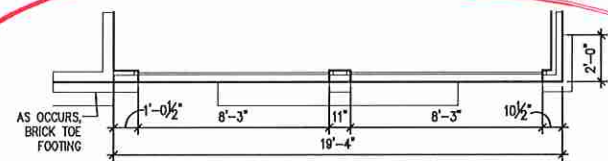
SHEET  
**A1.8**



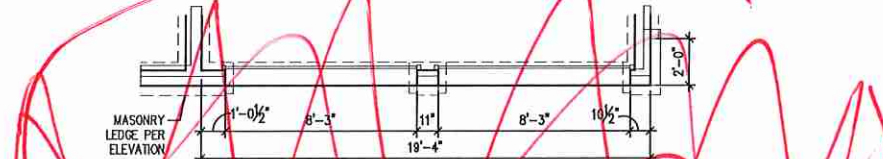
OPT. 2 DOOR GARAGE 'A'



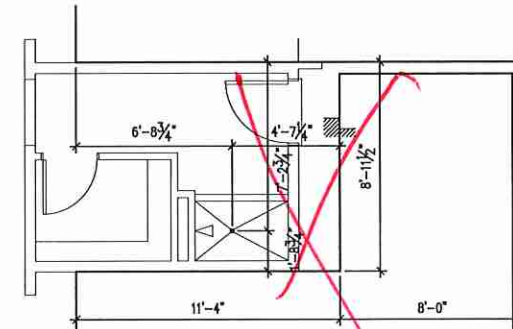
OPT. 2 DOOR GARAGE 'B'



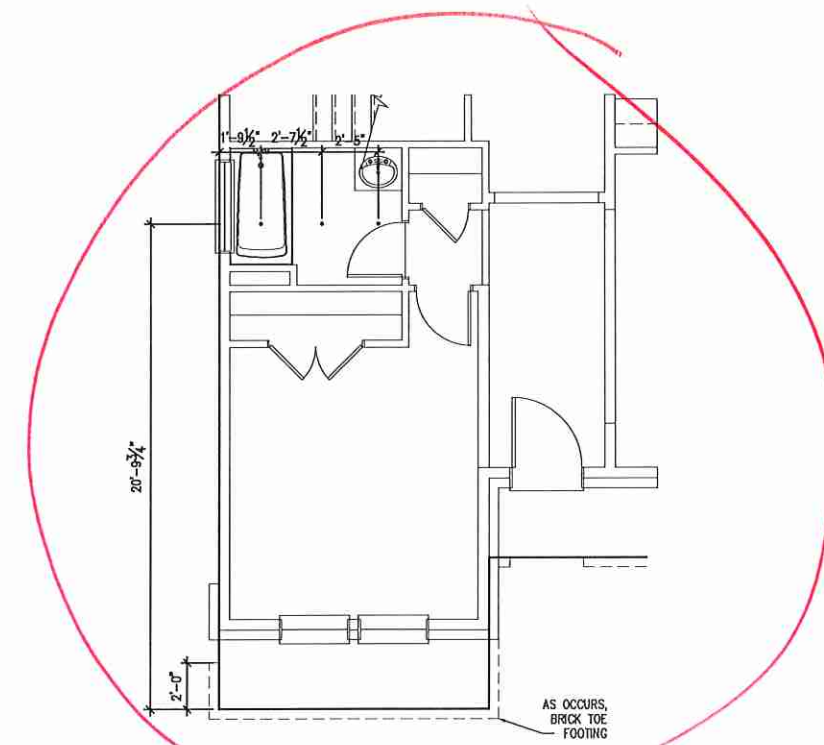
OPT. 2 DOOR GARAGE 'C'



OPT. 2 DOOR GARAGE



OPT. PET SHOWER



OPT. BED 5 / BATH 3

CRAWL SPACE NOTES NORTH CAROLINA:	KEY NOTES:
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.	1 LINE OF SLAB ABOVE
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.	2 LINE OF FRAMED WALL ABOVE
- PROVIDE FREEBLOCKING. (PER LOCAL CODES.)	3 16"x20" DRAIN SPACE VENT
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.	4 DRAIN SPACE ACCESS PANEL
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.	5 A/C CONDENSER PAD. (VERIFY)
- 5 1/4" MAX AT INSURING DOORS. (PER NRC SECTION 403.1.1.1)	6 TYPICAL CRAWL FOUNDATION WALL SHALL BE 8" CMU OR A COMBINATION OF 4" CMU WITH MINIMUM 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS. ALL BLOCK CELLS AND SPACE BETWEEN BLOCK AND BRICK SHALL BE FILLED SOLID WITH CONCRETE. FOUNDATION WALL WITH FULL HEIGHT BRICK VENEER SHALL CONSIST OF 8" CMU WITH MINIMUM 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS AND BRICK TIE SPACING. FULL VOIDS SOLID TO TOP OF CMU WALL. (MUST COMPLY WITH NRC SECTION 804.0, TABLE R404.1.1(1) THROUGH R404.1.1(4) AND APPLICABLE SECTIONS OF 805.0, 806.0, 807.0, 808.0.) VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.
- SLOPE ALL STAIRS AND HANDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.	
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.	
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.	
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.	
- TIP STOOP AT INSURING/GLIDER DOORS 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM (PER NRC SECTION 403.1.3) PROVIDE A SLIP-RESISTANT FINISH.	
- SOILS TREATMENT: TERMITICIDE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITES INFESTATION ACCORDING TO LOCAL CODES.)	
- AT VENTED CRAWL SPACE: APPLY AN APPROVED VAPOR BARRIER OR EQUIVALENT, 6 MIL POLY-ETHYLENE, GROUND COVER OVER FINISH GRADE OR DRAIN SPACE PER NRC SECTION 408.2.	
- 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 5'-0" OF EACH CORNER OF THE BUILDING AND LOCATED TO ALLOW FOR CROSS VENTILATION. (PER NRC SECTION 804.1.1.1 EXCEPTED)	
- PROVIDE AN ACCESS OPENING, MINIMUM SIZE OF 10"x24" FOR DRAIN ACCESS. COORDINATE WITH MECHANICAL CONTRACTOR FOR LARGER SIZE REQUIREMENTS IF MECHANICAL EQUIPMENT IS LOCATED IN CRAWL. (PER NRC SECTION 408.8)	
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.	

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 RIGHT





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 – RH  
 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



**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'c) = 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 ENTRAINED 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 SECURELY 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 C1116. ANY LOCAL BUILDING CODE REQUIREMENTS AND SHALL MEET OR EXCEED CURRENT INDUSTRY STANDARD.
- POLYPROPYLENE REINFORCING 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 STEPPED 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, Fm=1500 PSI. ALL BRICK SHALL CONFORM TO ASTM C-216, Fm=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 'I' 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:  
SPRUCE-PINE-FIR (SPF) WITH THE FOLLOWING MINIMUM DESIGN VALUES:  
E=1,400,000 PSI, Fv=875 PSI, Fb=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.N.O.  
BOTTOM OF 3 STORIES EXTERIOR AND INTERIOR BEARING:  
2x6 @ 16" O.C., U.N.O.  
INTERIOR NON-BEARING:  
2x @ 24" O.C., U.N.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 STS1 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 GABLE 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 ANSI/TPI 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 DESIGNS. 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 RT7 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 5/8" 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 5/8" 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 T&G 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:**

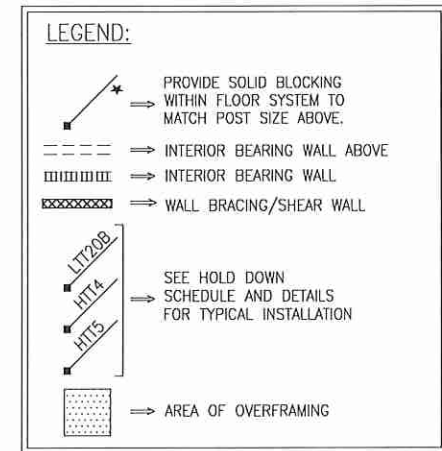
- STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE SPECIFICALLY NOTED ON THE STRUCTURAL PLANS.
- FABRICATION AND PLACEMENT OF STRUCTURAL FIBERBOARD SHEATHING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AFA STANDARDS.
- FIBERBOARD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING 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 (Fy) OF 50 KSI UNLESS OTHERWISE NOTED.
- WELDING SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S STRUCTURAL WELDING CODE AWA D1.1. ELECTRODES FOR SHOP AND FIELD 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 3 1/2" 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-DNI 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 PRESSURE 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 1/8" L.L.V.	8"
UP TO 9'-6"	6" x 3 1/2" x 1/8" 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.

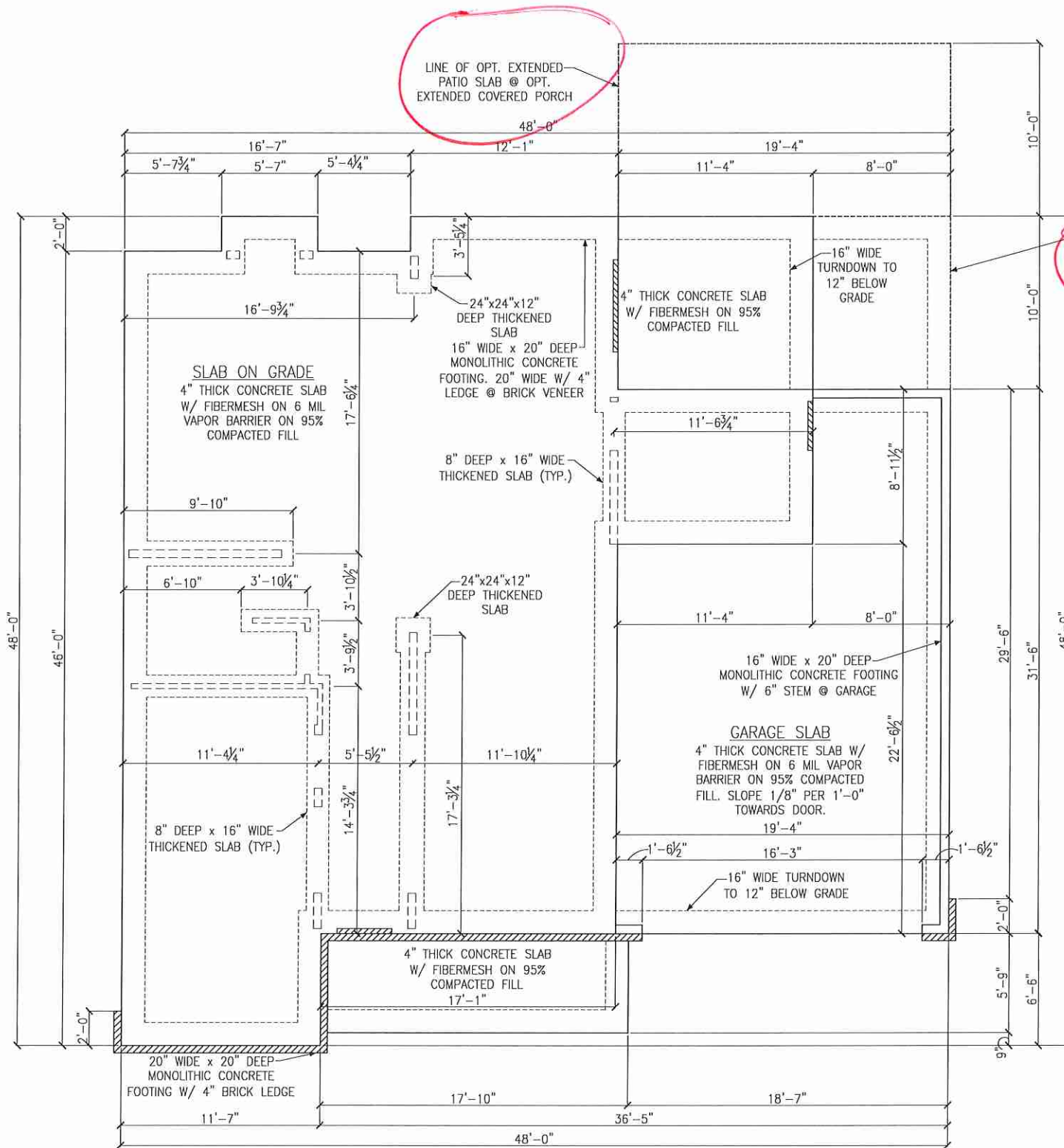


General Structural Notes

120 M.P.H.  
Carolina Division

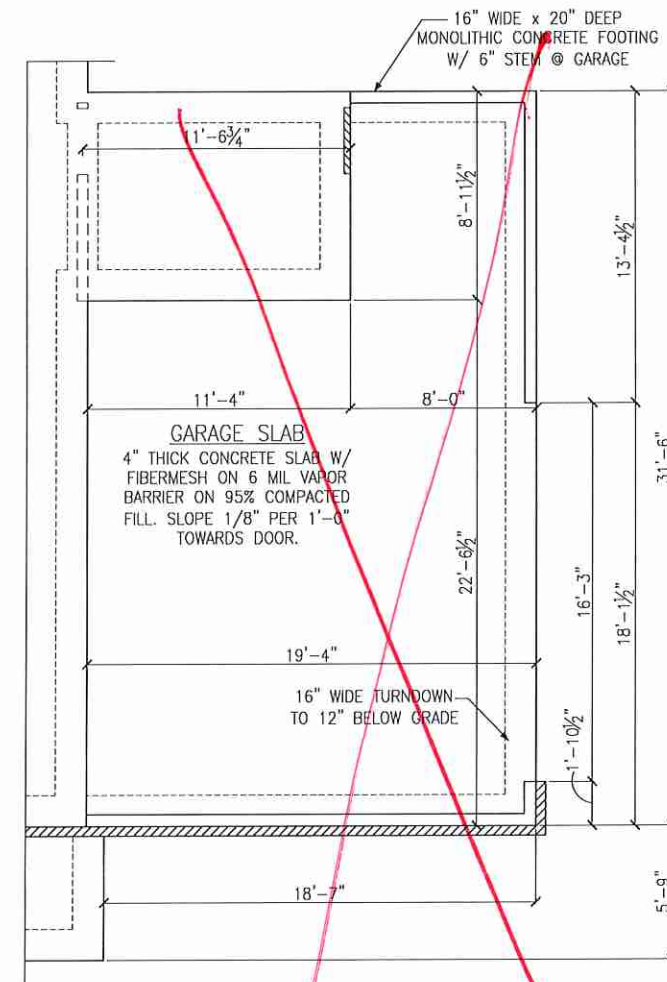
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Designed By: KRK  
Checked By:  
Issue Date: 1/1/19  
Re-Issue:  
Scale: 1/8"=1'-0" @ 11x17  
1/4"=1'-0" @ 22x34

S-0.1



MONOLITHIC SLAB FOUNDATION PLAN  
 ELEVATION A

See elevation C



PARTIAL FOUNDATION PLAN  
 OPT. SIDE LOAD GARAGE  
 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)
	LOCATION OF DOOR ABOVE

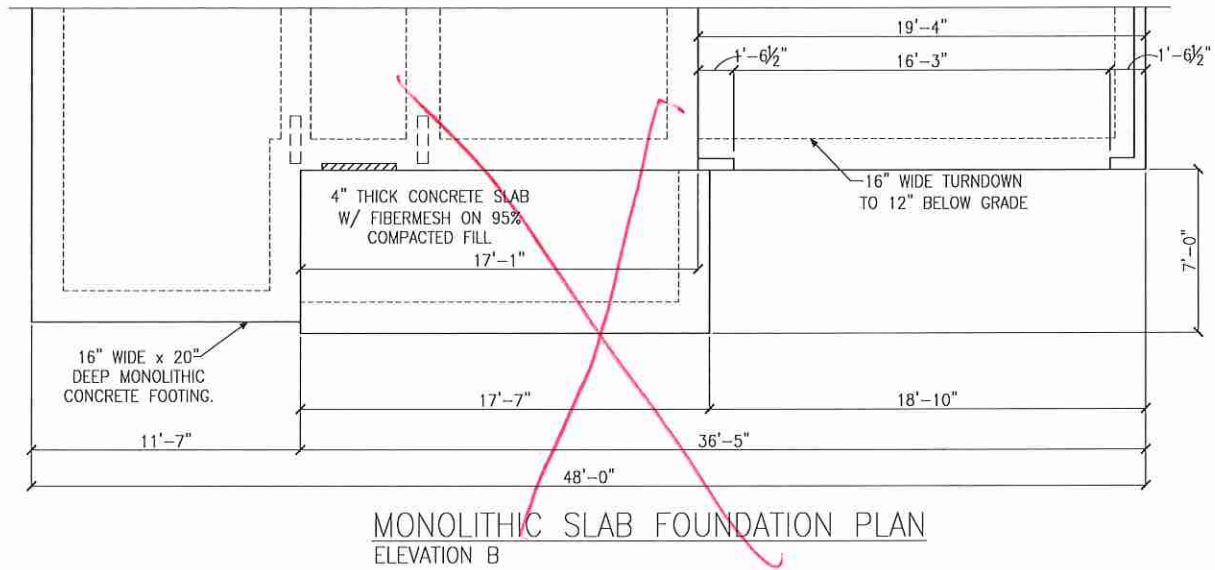
REFER TO KSE STRUCTURAL DETAILS SHEETS FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS



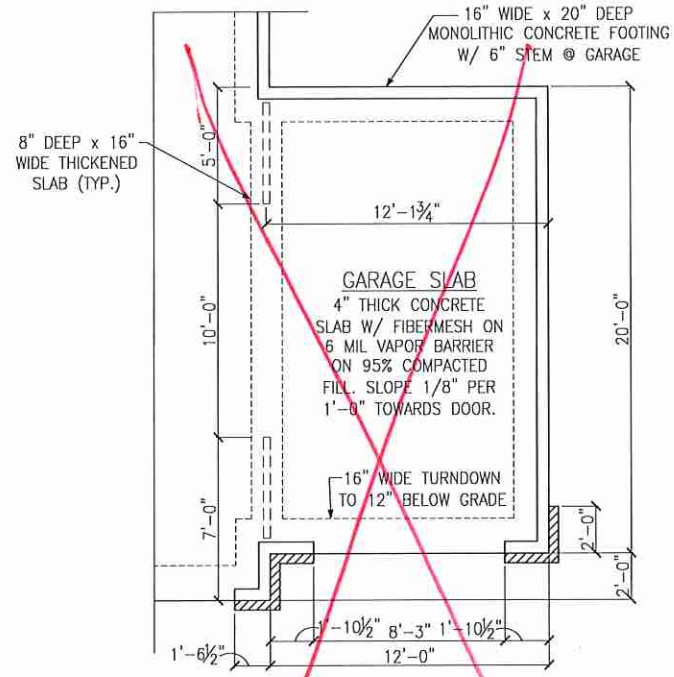
Monolithic Slab Foundation Plans

Elevation A & Option  
 Dogwood Model - RH  
 120 M.P.H.  
 Carolina Division

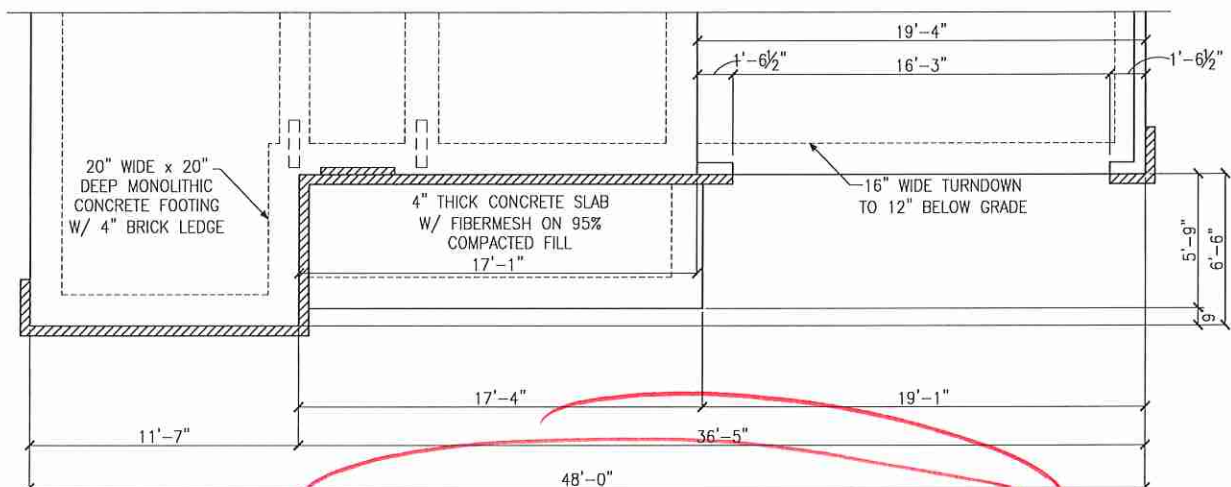
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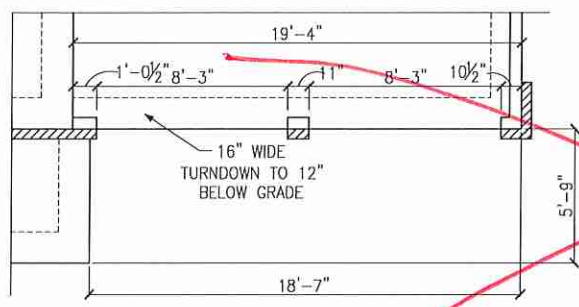
MONOLITHIC SLAB FOUNDATION PLAN  
ELEVATION B



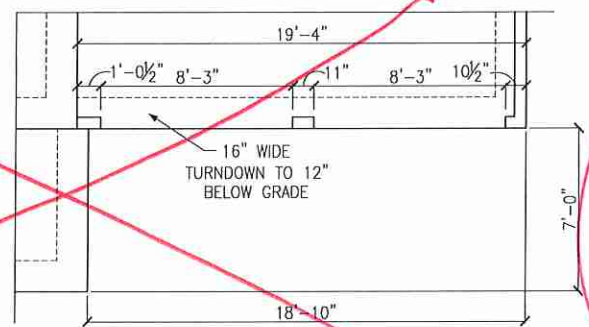
MONOLITHIC SLAB FOUNDATION PLAN  
OPT. 3-CAR GARAGE FRONT LOAD



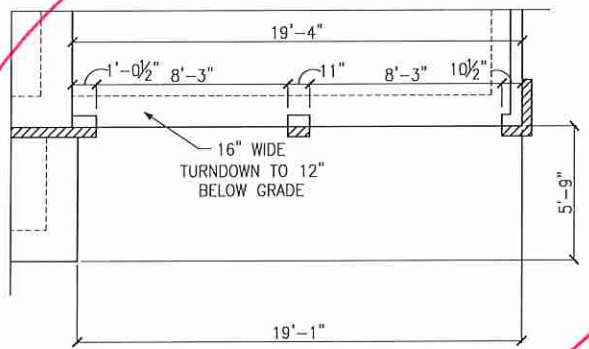
MONOLITHIC SLAB FOUNDATION PLAN  
ELEVATION C



PARTIAL FOUNDATION PLAN  
OPT. 2 DOOR GARAGE  
ELEVATION A



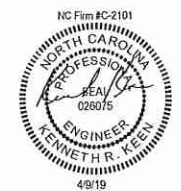
PARTIAL FOUNDATION PLAN  
OPT. 2 DOOR GARAGE  
ELEVATION B

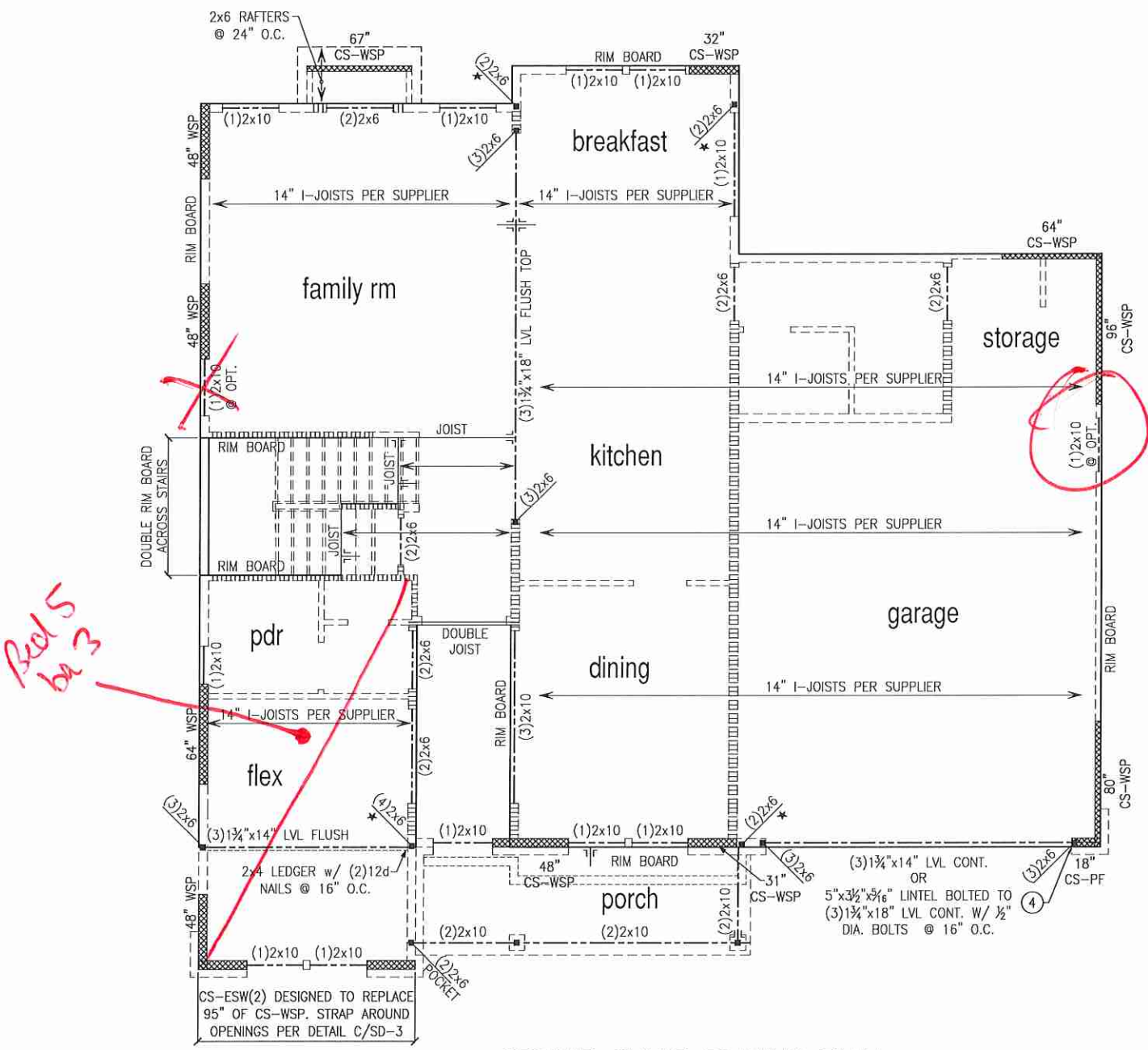


PARTIAL FOUNDATION PLAN  
OPT. 2 DOOR GARAGE  
ELEVATION C

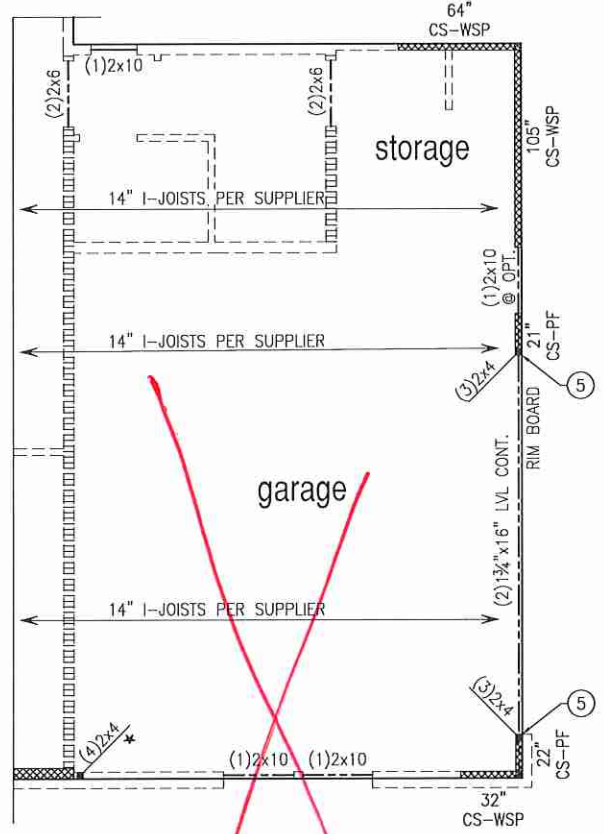
LEGEND	
	PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
	BEARING WALL ABOVE
	INTERIOR BEARING WALL
	BRACED WALL PANEL
	48" WSP (SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
	LOCATION OF DOOR ABOVE

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

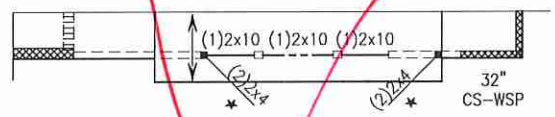




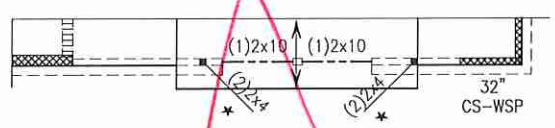
SECOND FLOOR FRAMING PLAN  
 ELEVATION A



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

**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\"/>
 SERIES OR EQUAL, SPACING PER MANUFACTURER.

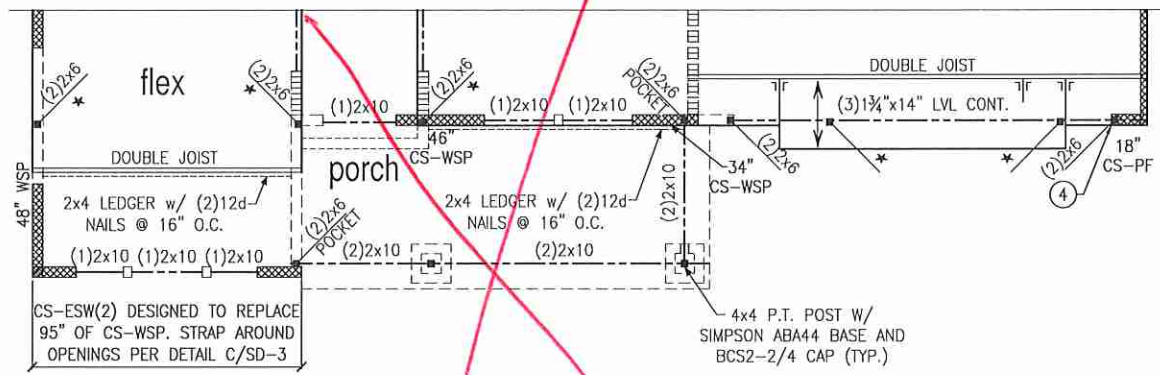
**KEYNOTES:**

- 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.

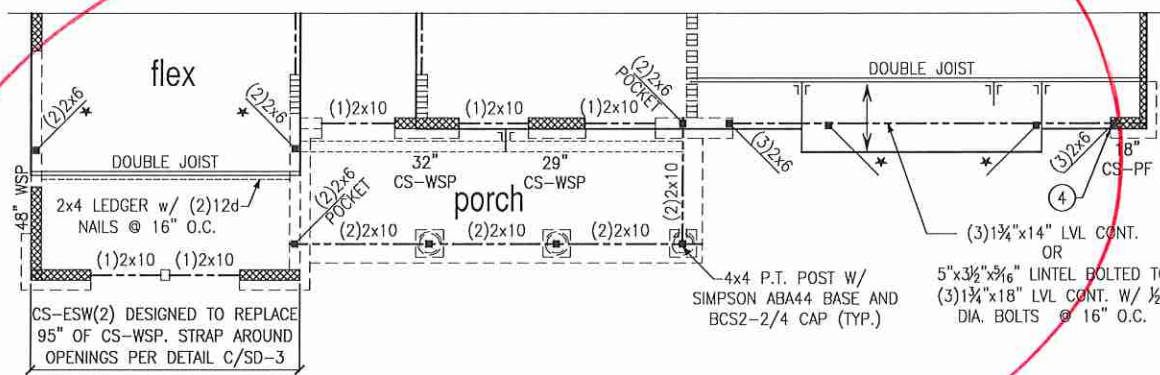


Second Floor Framing Plans  
 Elevation A  
 Dogwood Model - RH  
 120 M.P.H.  
 Carolina Division

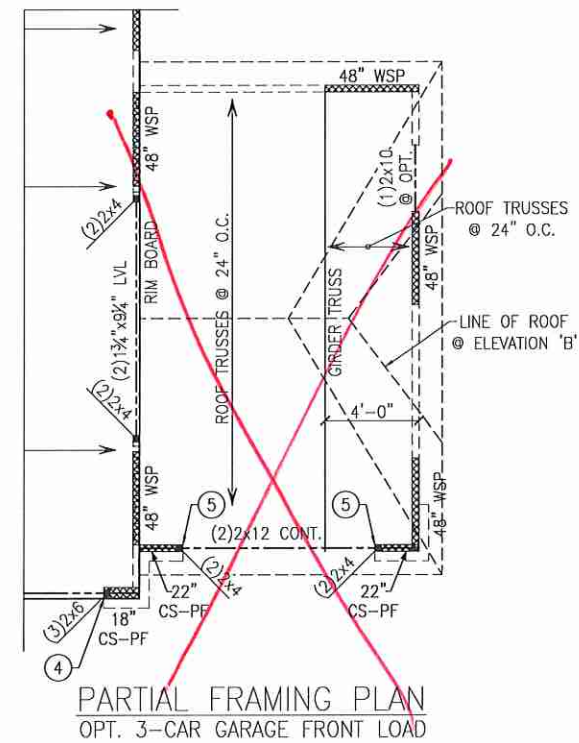
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 Designed By: KRK  
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 Issue Date: 4/9/19  
 Re-Issue:  
 Scale: 1/8\"/>
 1/4\"/>



SECOND FLOOR FRAMING PLAN  
ELEVATION B



SECOND FLOOR FRAMING PLAN  
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.

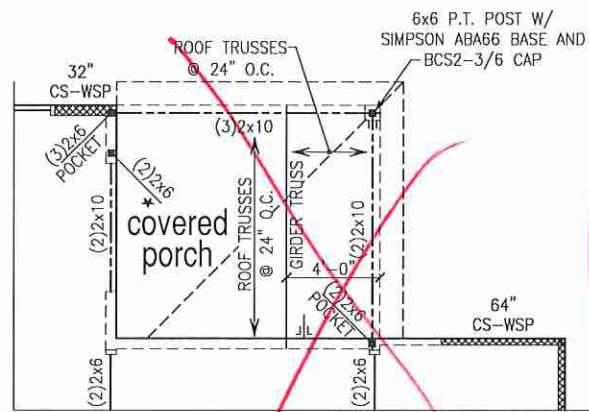
**KEYNOTES:**

- 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.

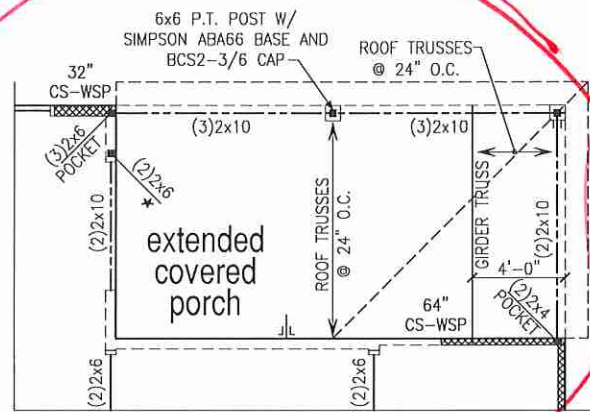
Second Floor Framing Plans  
Elevations B & C  
Dogwood Model - RH  
120 M.P.H.  
Carolina Division

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

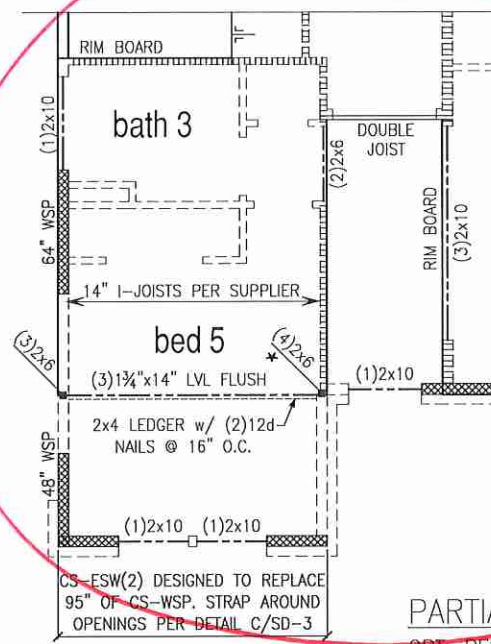




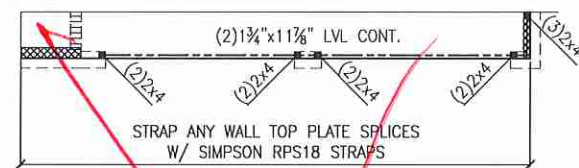
PARTIAL FRAMING PLAN  
OPT. COVERED PATIO



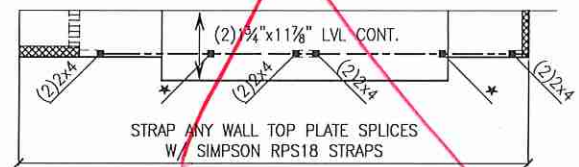
PARTIAL FRAMING PLAN  
OPT. EXTENDED COVERED PATIO



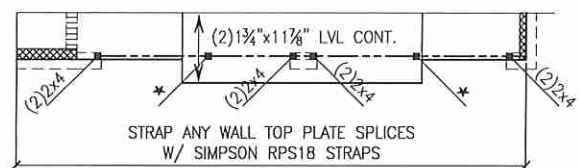
PARTIAL FRAMING PLAN  
OPT. BED 5/BATH3



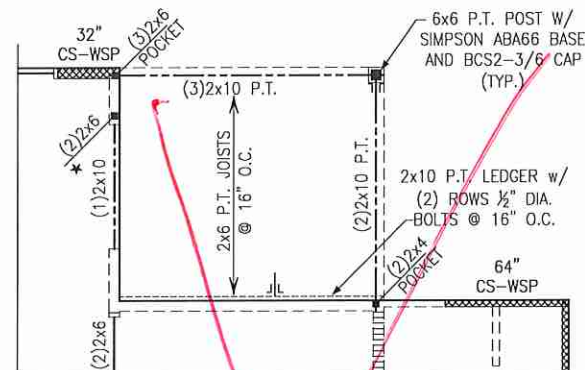
PARTIAL FRAMING PLAN  
OPT. 2 DOOR GARAGE  
ELEVATION A



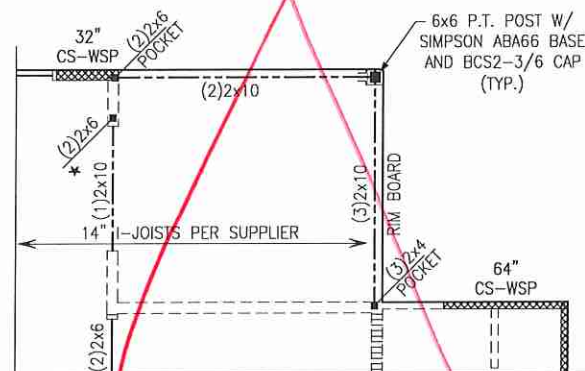
PARTIAL FRAMING PLAN  
OPT. 2 DOOR GARAGE  
ELEVATION B



PARTIAL FRAMING PLAN  
OPT. 2 DOOR GARAGE  
ELEVATION C



PARTIAL FRAMING PLAN  
OPT. COVERED DECK OVER PATIO



PARTIAL FRAMING PLAN  
OPT. EXPANDED WIC OVER PATIO

**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

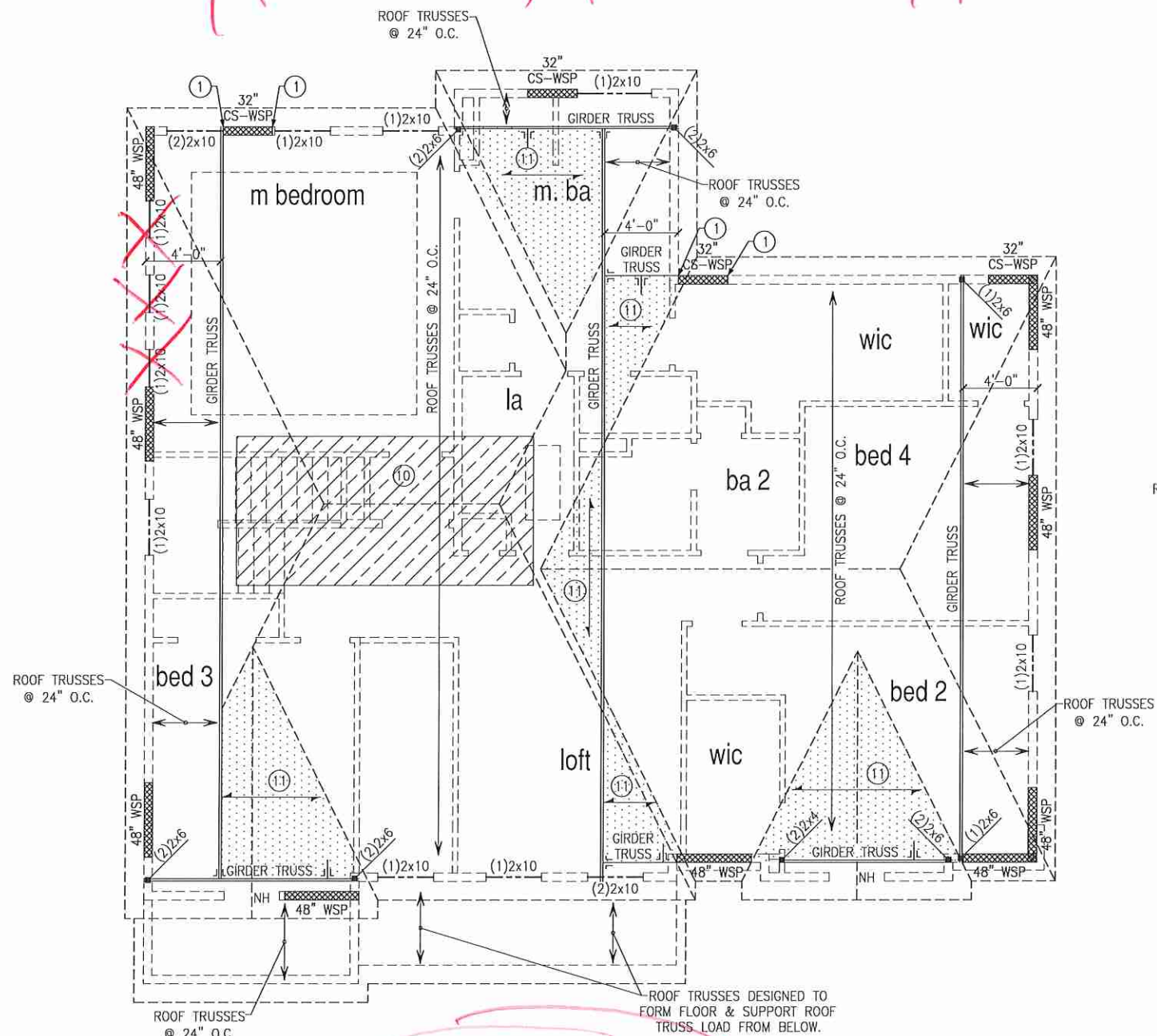
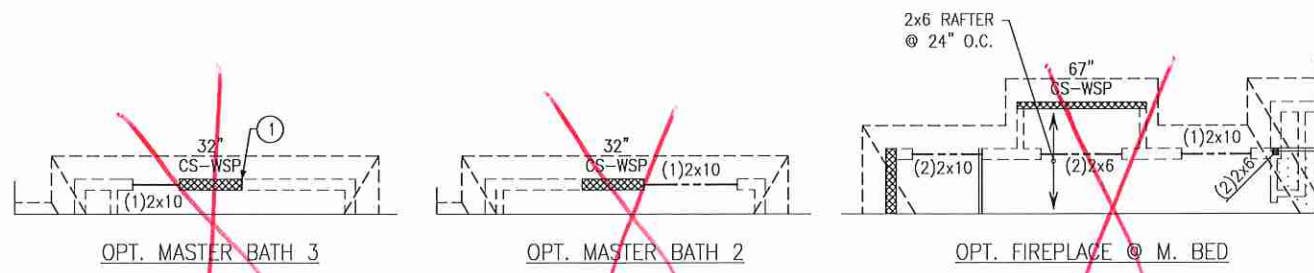
PLAN DESIGNED WITH 9' WALL PLATES

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

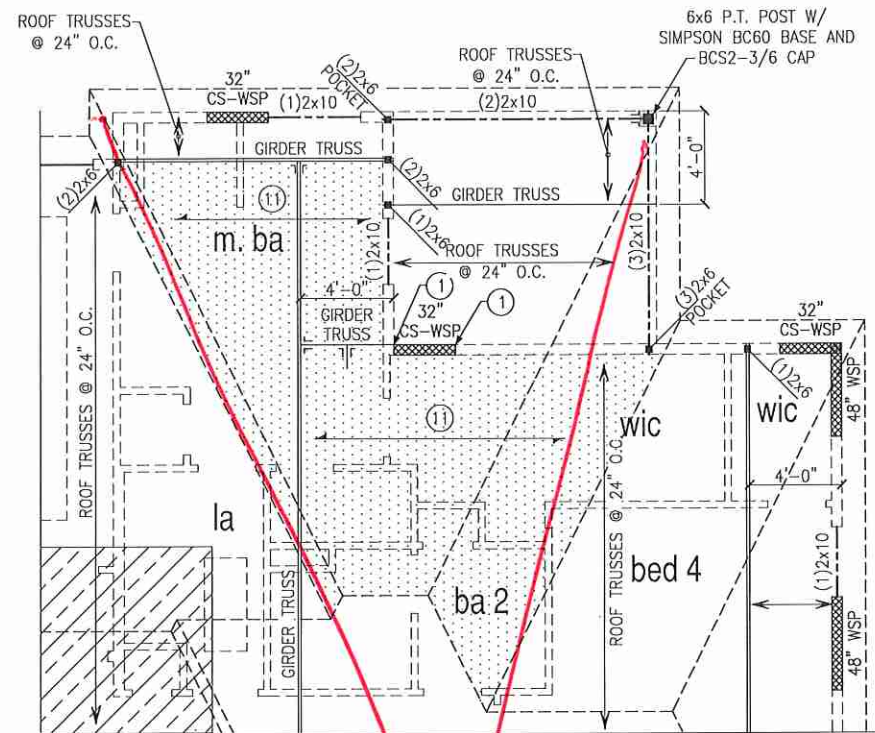
**KEYNOTES:**

- 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.

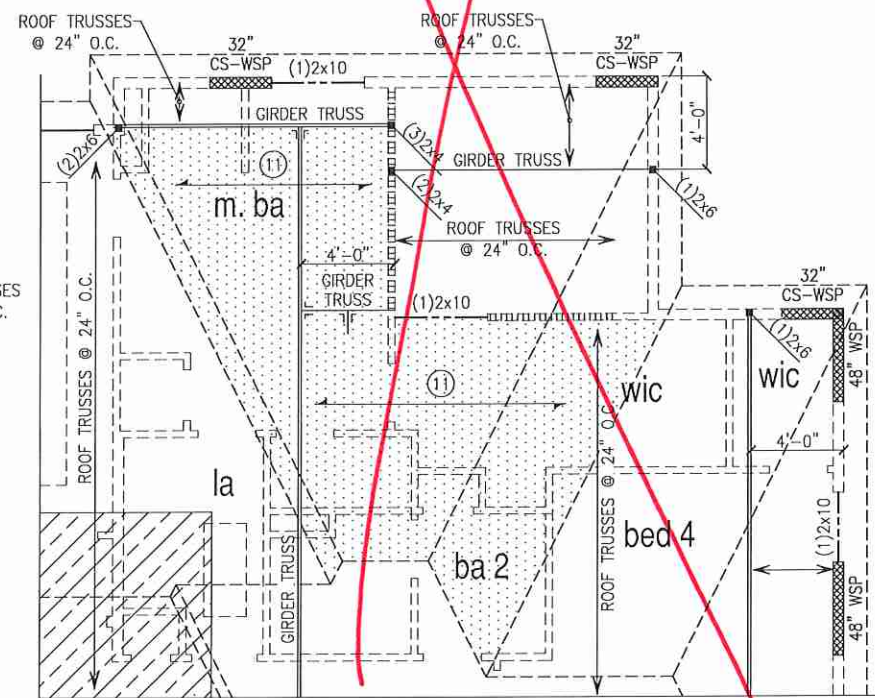




ROOF FRAMING PLAN  
ELEVATION C



ROOF FRAMING PLAN  
OPT. COVERED DECK



ROOF FRAMING PLAN  
OPT. EXPANDED WIC

**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

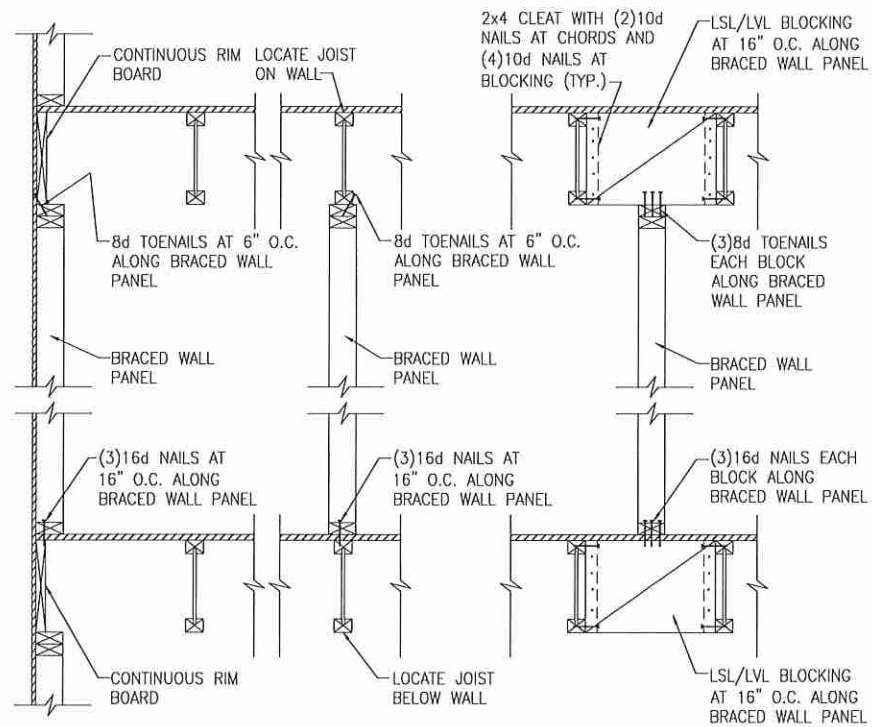
PLAN DESIGNED WITH 9' WALL PLATES

**KEYNOTES:**

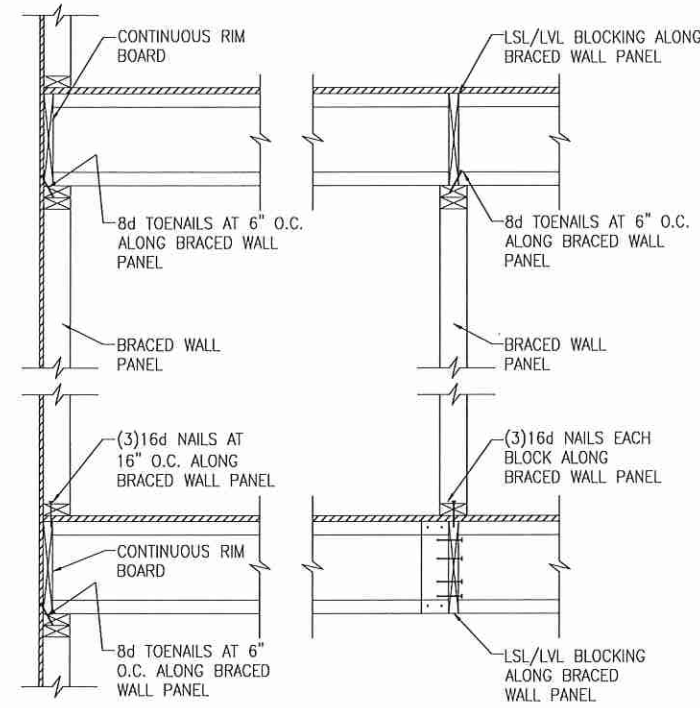
- ① CONNECT STUD AT END OF BRACED WALL PANEL TO FRAMING BELOW WITH A 30" LONG SIMPSON CS22 COIL STRAP WITH MIN 8-10d NAILS EACH END.
- ⑩ 8'x16' HVAC PLATFORM TRUSSES DESIGNED TO SUPPORT HVAC UNITS.
- ⑪ 2x6 OVERFRAMING W/ 2x8 RIDGE AND VALLEY PLATES OR VALLEY SET TRUSSES @ 24" O.C. (TYP.)



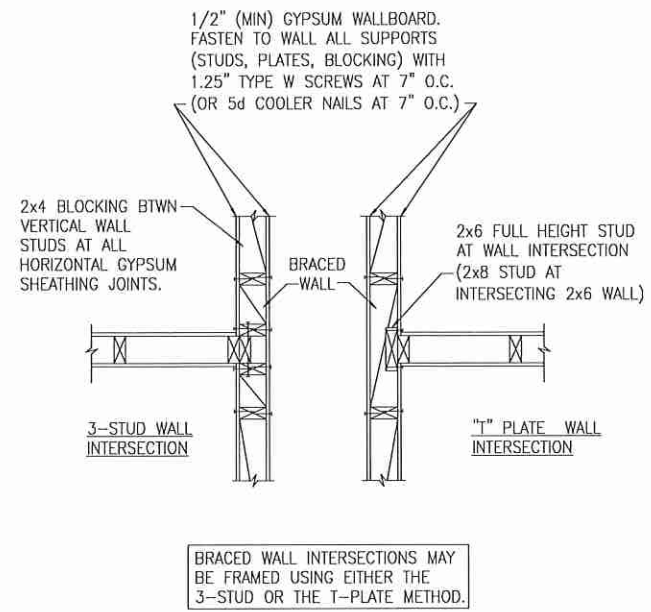




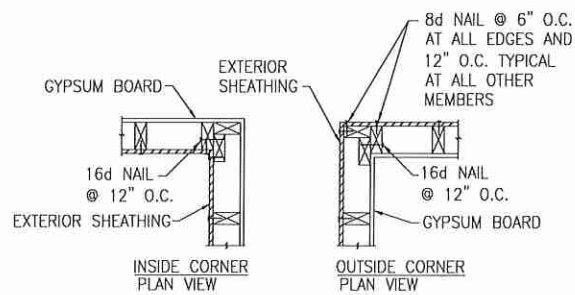
**A** TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION  
BRACED WALL PANELS PARALLEL TO I-JOISTS



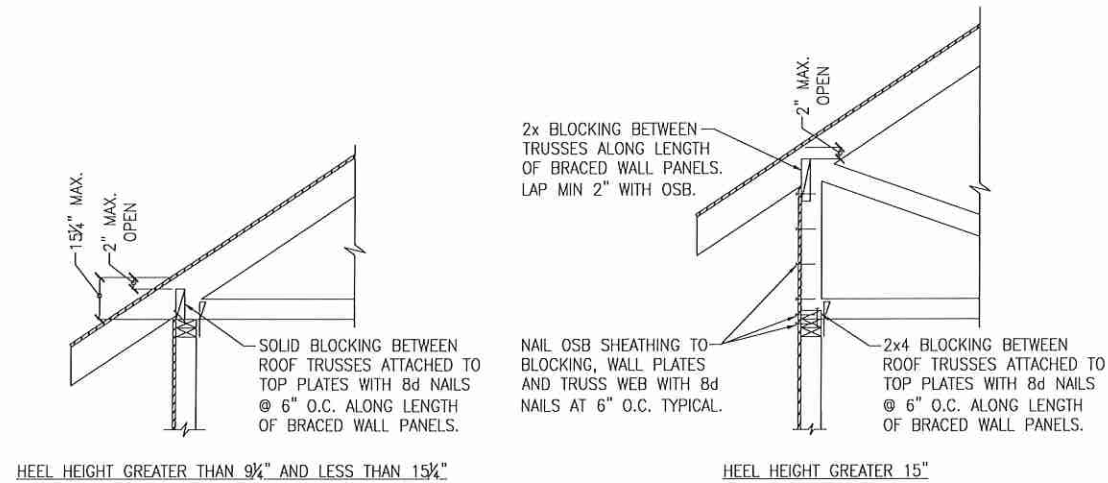
**B** TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION  
BRACED WALL PANELS PERPENDICULAR TO I-JOISTS



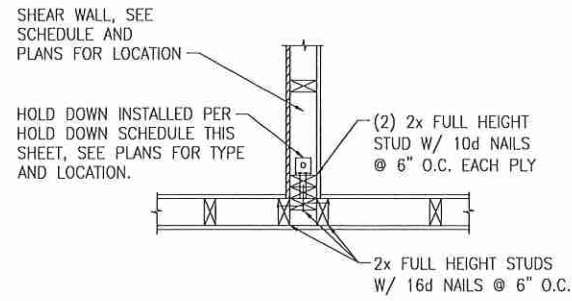
**C** METHOD GB(1) AND GB(2) INTERSECTION DETAILS



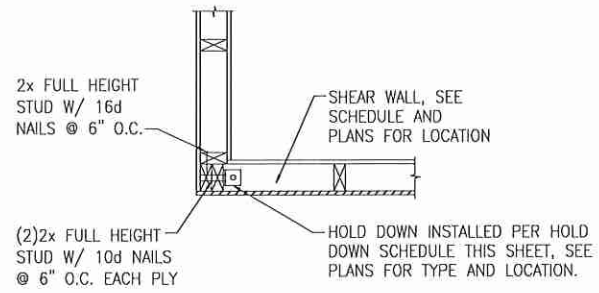
**D** TYPICAL EXTERIOR CORNER WALL FRAMING



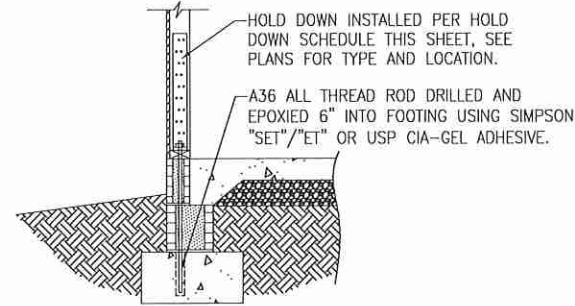
**E** ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS  
ONLY REQUIRED AT BRACED WALL PANELS



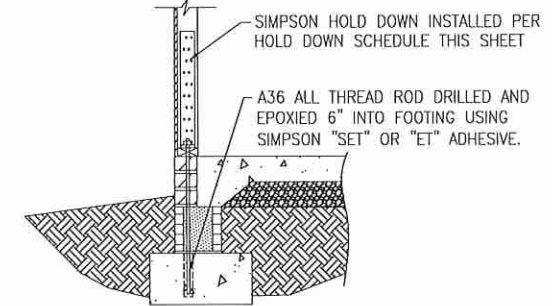
(A) TYPICAL HOLD DOWN DETAIL



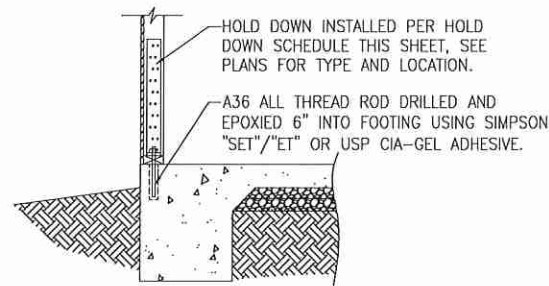
(B) TYPICAL HOLD DOWN DETAIL



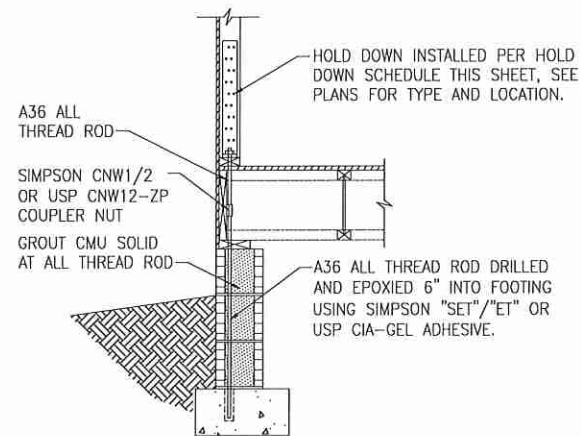
(C) HOLD DOWN AT STEMWALL SLAB FOUNDATION



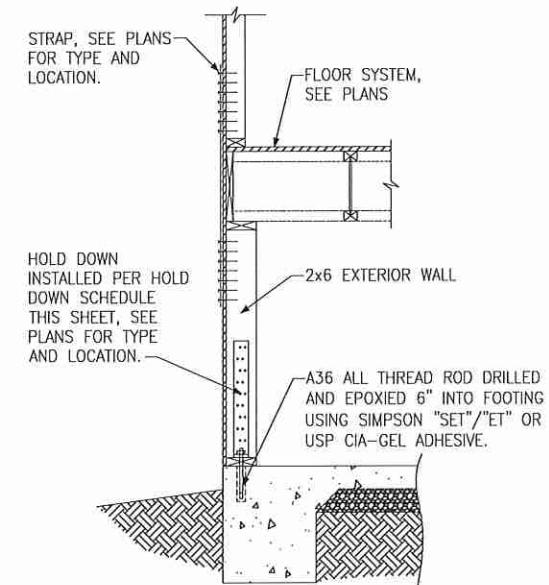
(C) HOLD DOWN AT STEMWALL SLAB



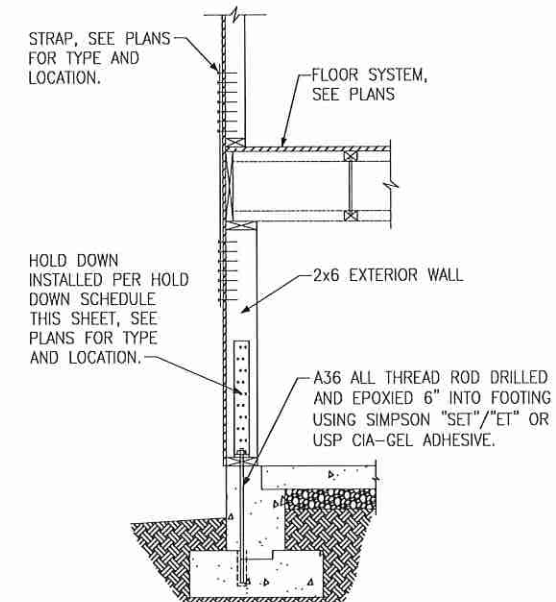
(D) HOLD DOWN AT MONOLITHIC SLAB FOUNDATION



(E) HOLD DOWN AT CRAWL SPACE FOUNDATION

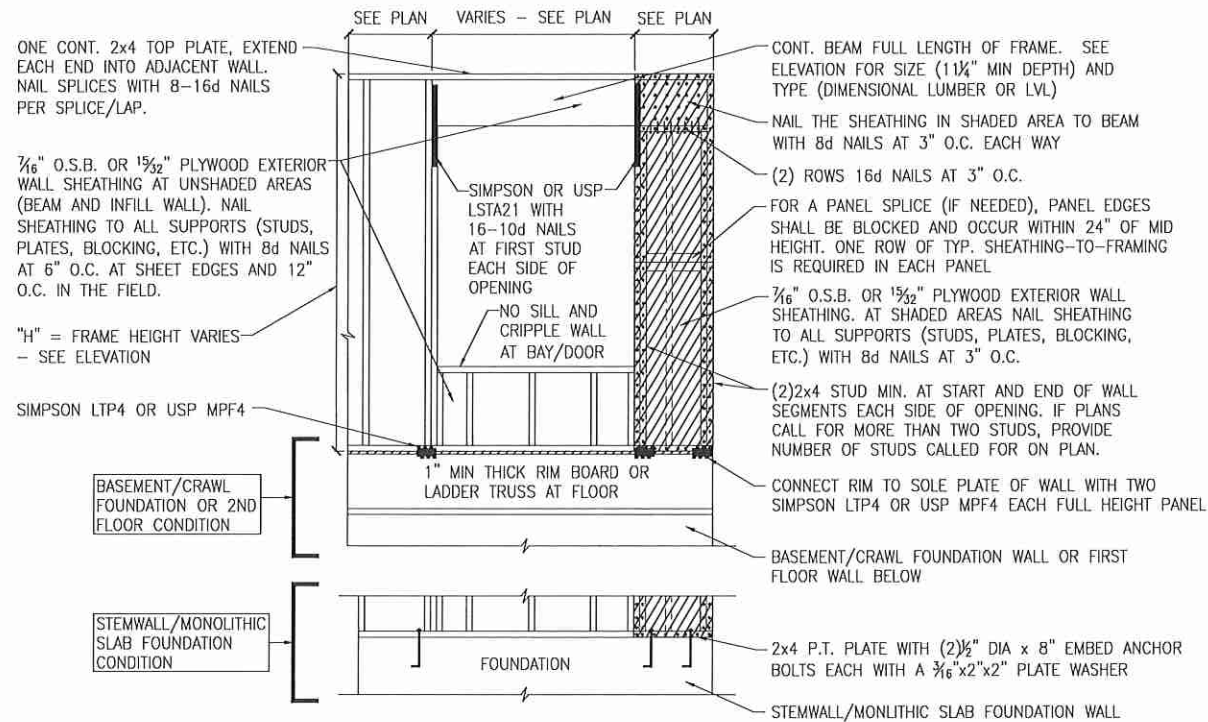


(F) HOLD DOWN AT BASEMENT FOUNDATION MONOLITHIC TURN-DOWN

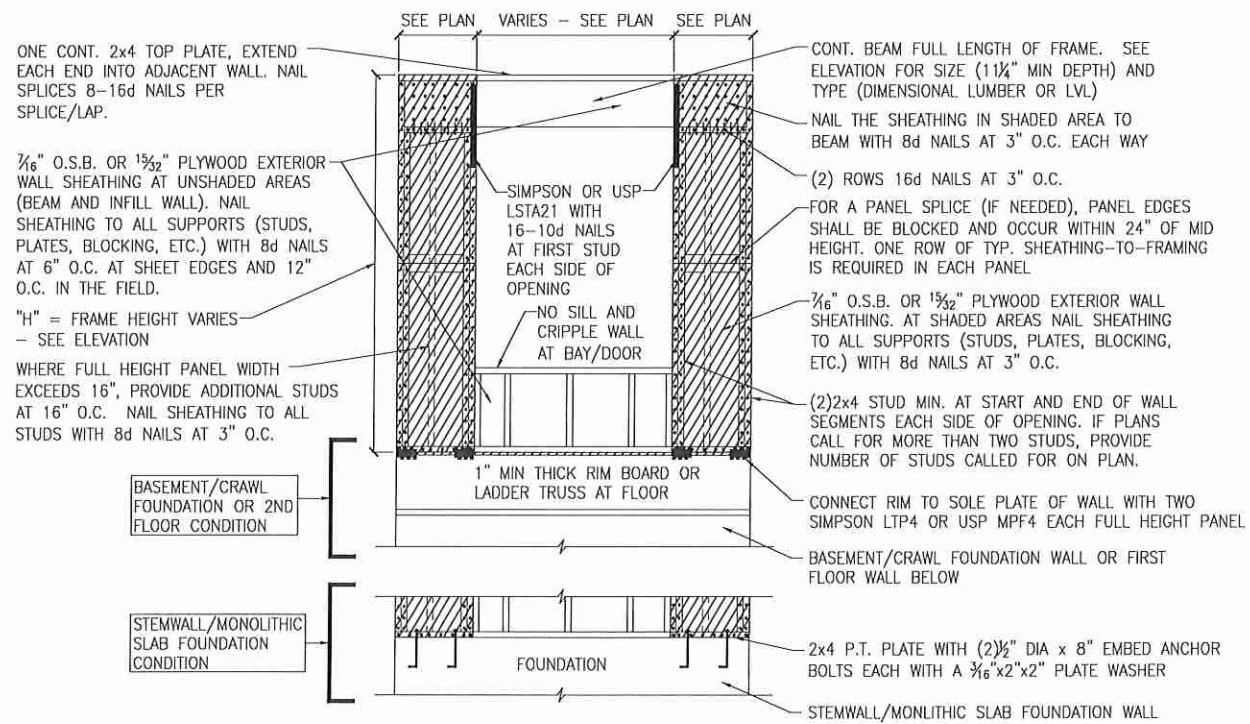


(G) HOLD DOWN AT BASEMENT FOUNDATION STEM WALL

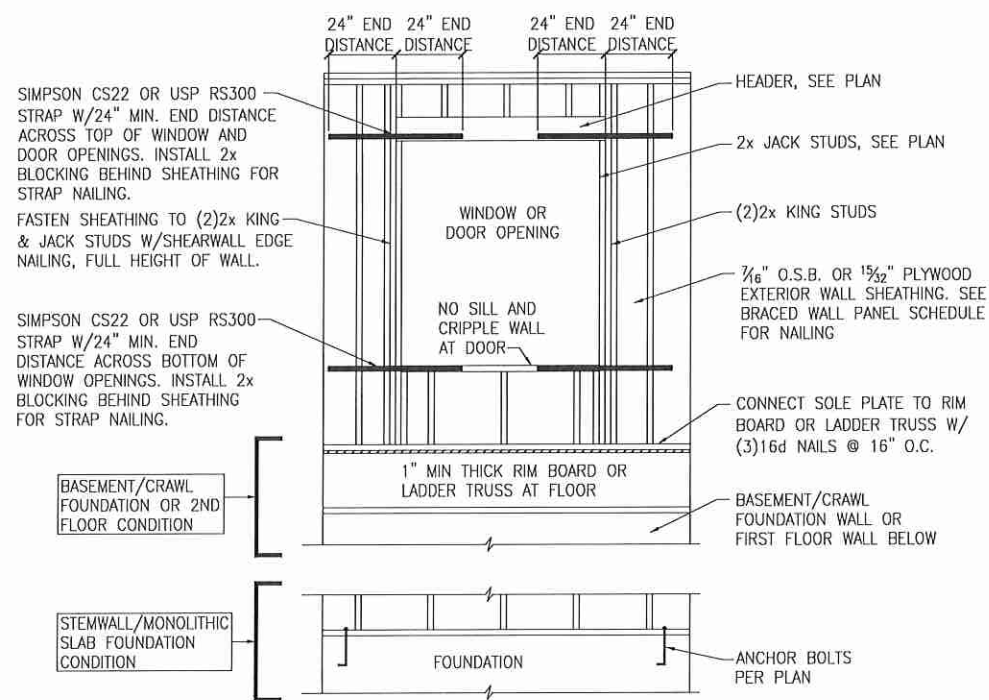
HOLD DOWN SCHEDULE			
HOLD DOWN		ALL THREAD ROD	FASTENERS
SIMPSON	USP		
LTT20B	LTS20B	1/2" DIA.	(10)10d NAILS
HTT4	HTT16	3/8" DIA.	(18)16dx2 1/2" LONG NAILS
HTT5	HTT45	3/8" DIA.	(26)16dx2 1/2" LONG NAILS



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



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

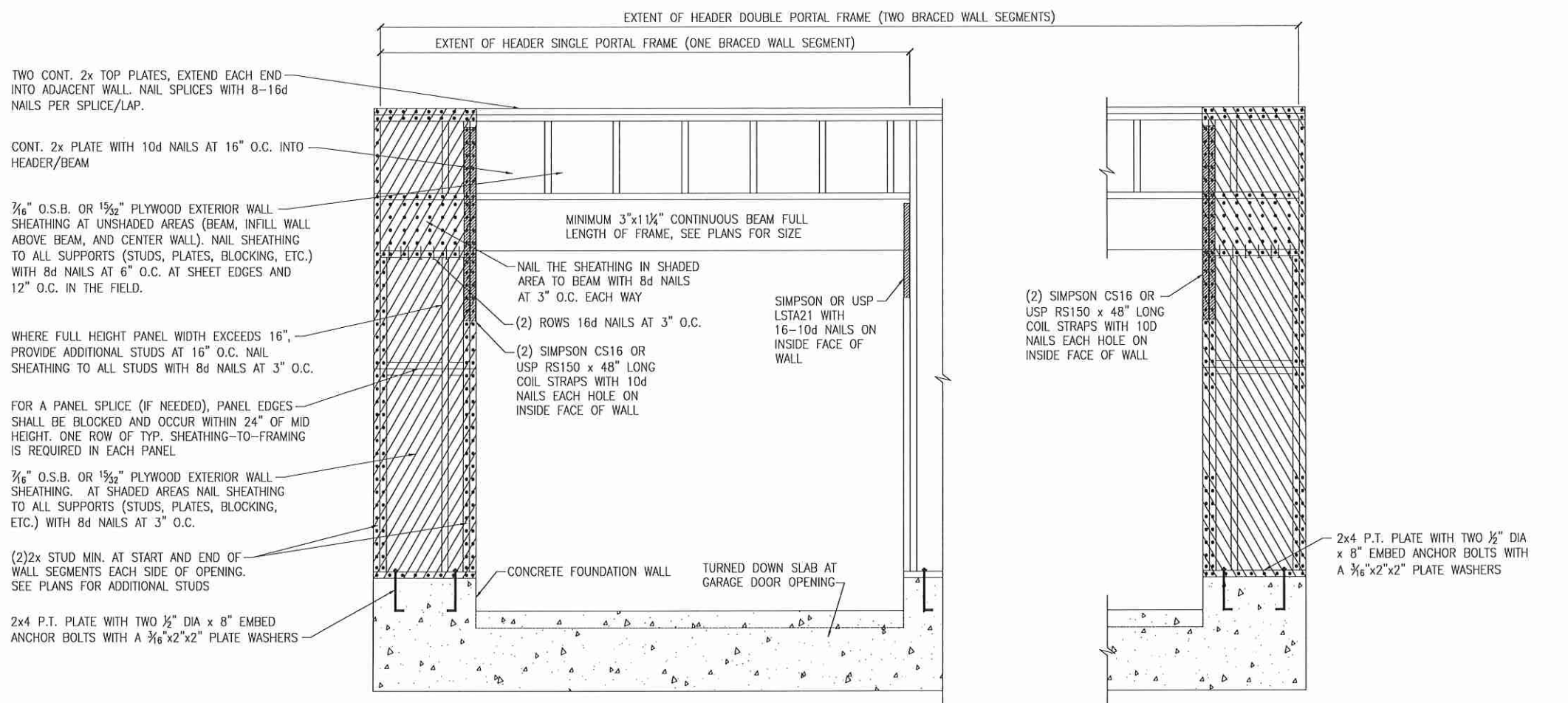


**C** WINDOW OR DOOR REINFORCEMENT IN ENGINEERED SHEAR WALL  
ONLY REQUIRED WHERE SPECIFIED ON PLANS

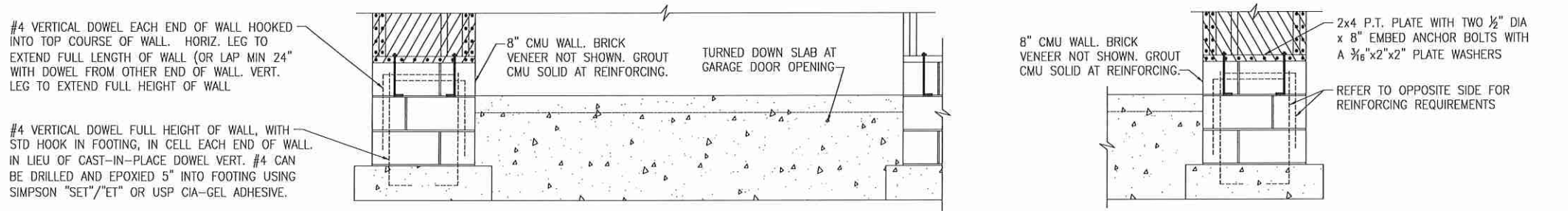
BRACED WALL PANEL AND ENGINEERED SHEAR WALL SCHEDULE			
PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS
WSP	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT 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:**

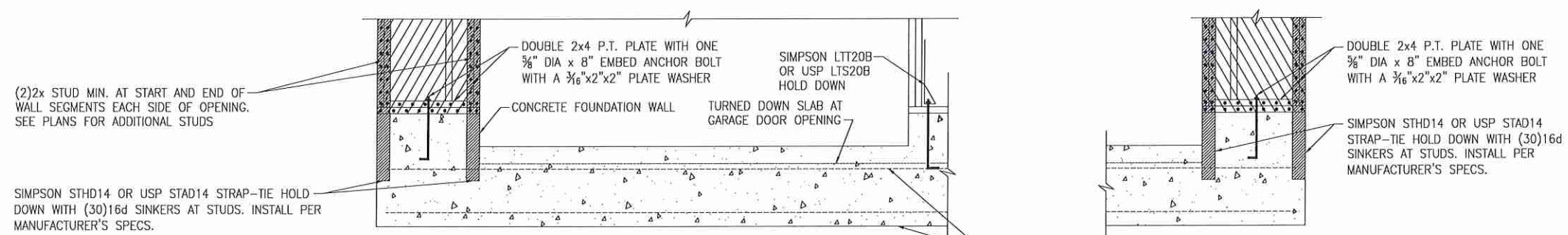
- ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
- SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH 7/16" O.S.B., OR 1/2" PLYWOOD, FASTENED 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.



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

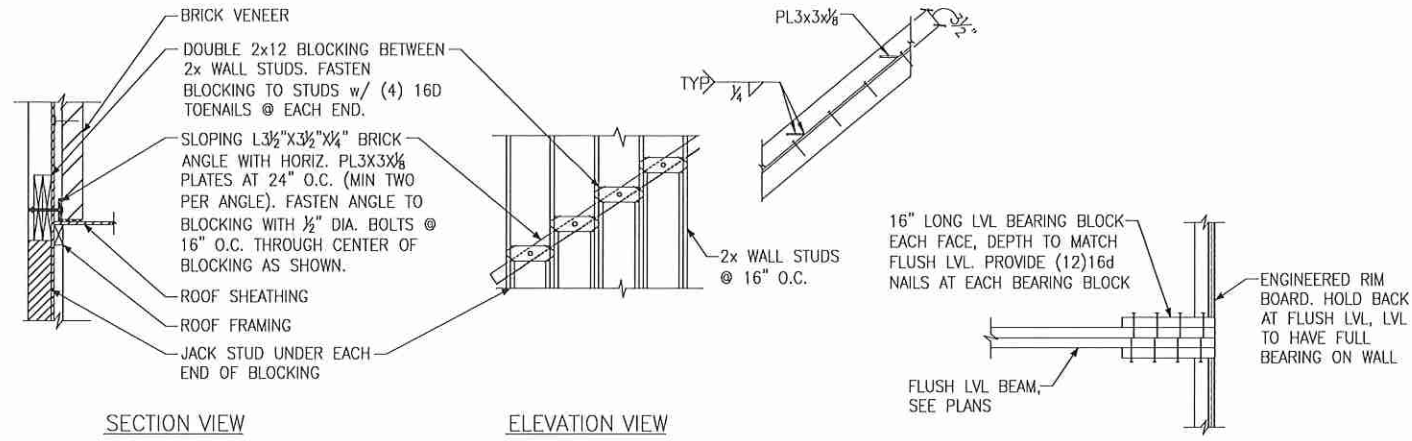


**(B) METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION**  
 STEMWALL SLAB OR CRAWL SPACE FOUNDATION

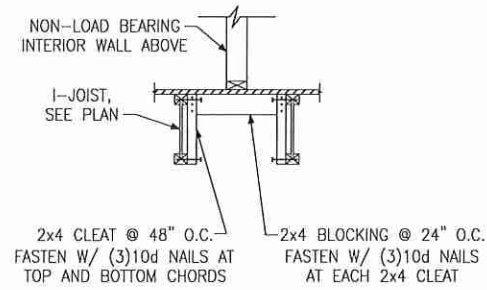


**(C) METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS**  
 MONOLITHIC SLAB OR BASEMENT FOUNDATION

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

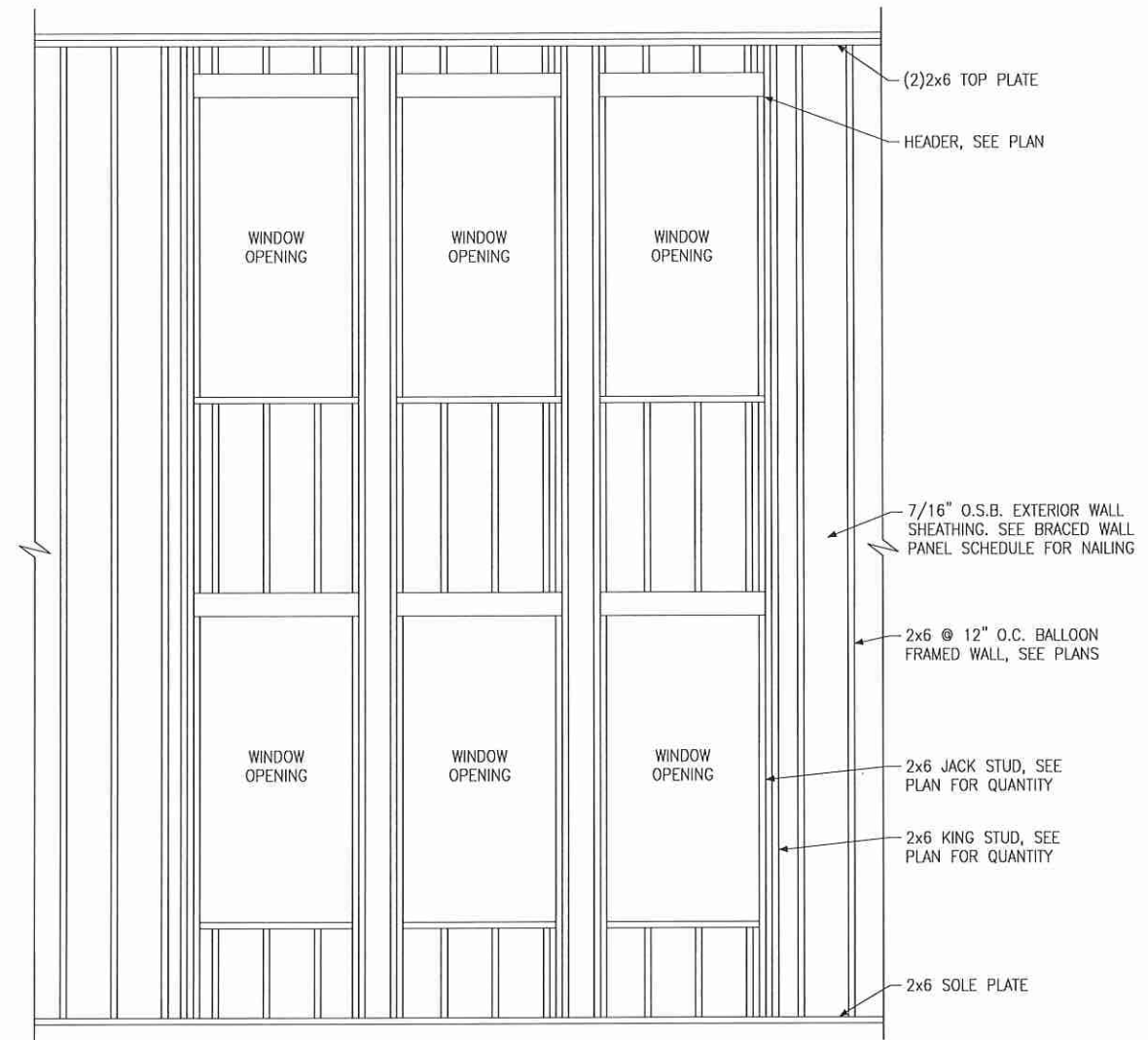


(A) BRICK LEDGER CONNECTION DETAIL

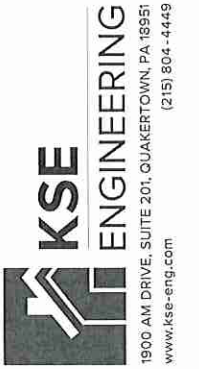


(C) I-JOIST LADDER BLOCKING AS REQUIRED @ PARALLEL WALLS

(B) BEARING ENHANCER FLUSH LVL



(D) BALLOON FRAMED WALL DETAIL N.T.S.

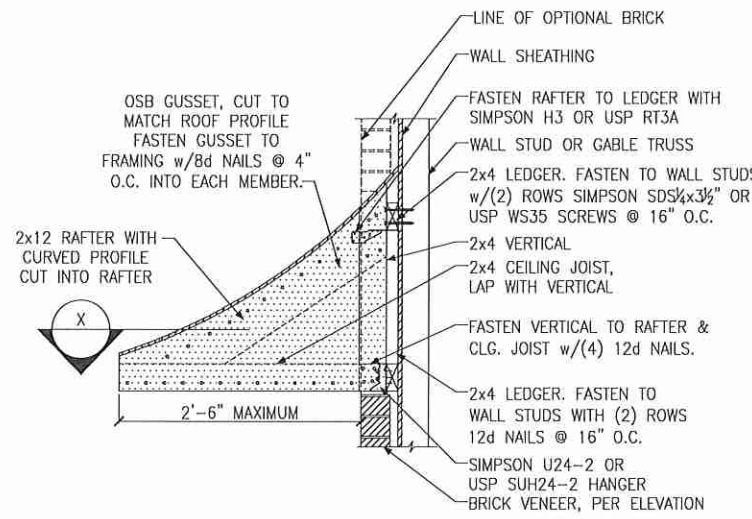


Miscellaneous Framing Details

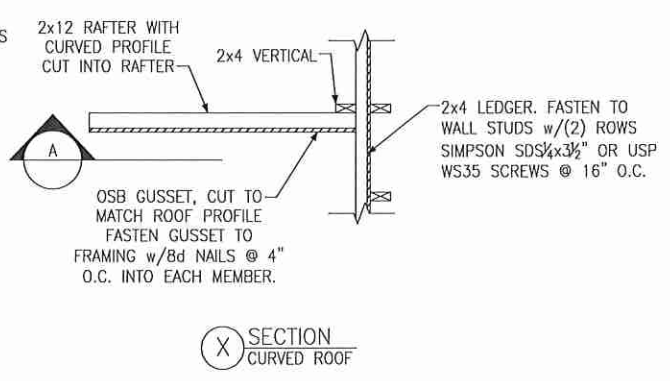
120 M.P.H.  
Carolina Division

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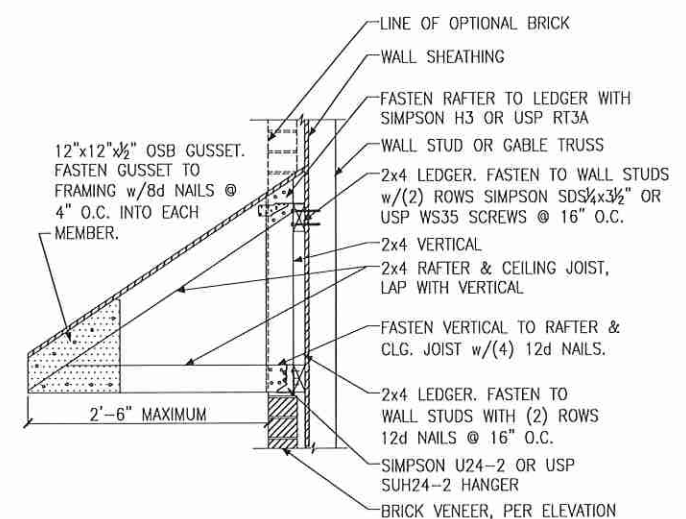




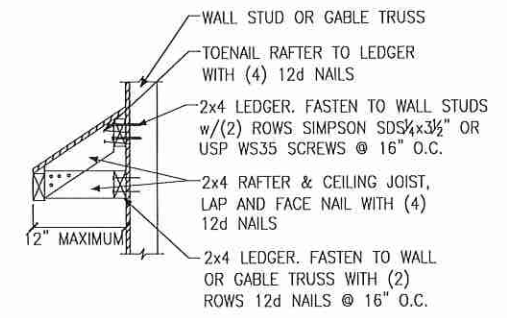
**A** PENT ROOF DETAIL  
CURVED ROOF



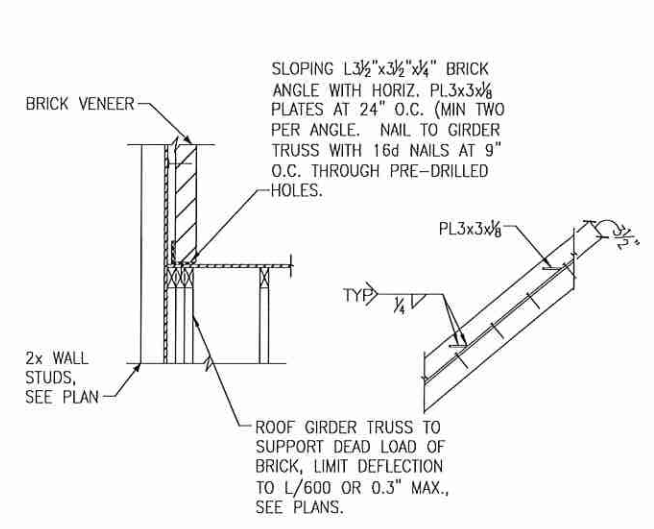
**X** SECTION  
CURVED ROOF



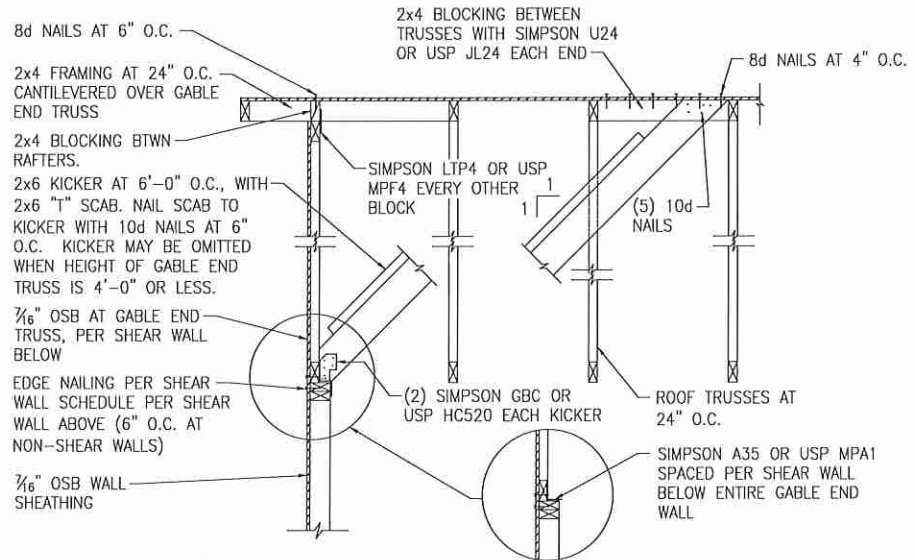
**B** PENT ROOF DETAIL  
STRAIGHT ROOF



**C** EYEBROW ROOF DETAIL  
STRAIGHT ROOF

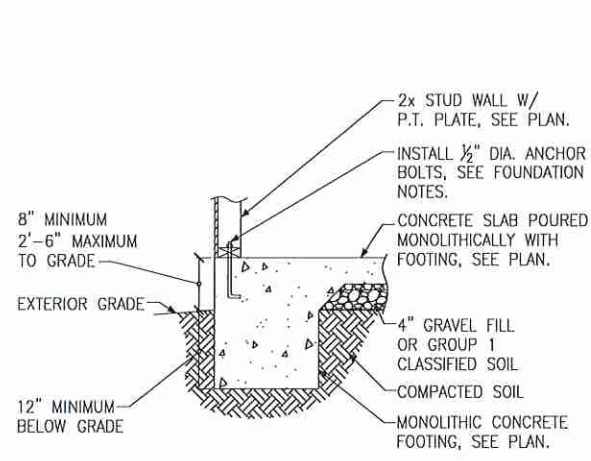


**D** TRUSS DETAIL

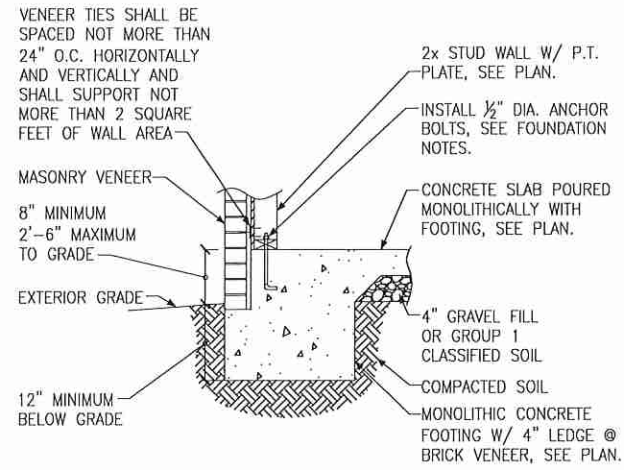


**E** GABLE END WALL DETAIL

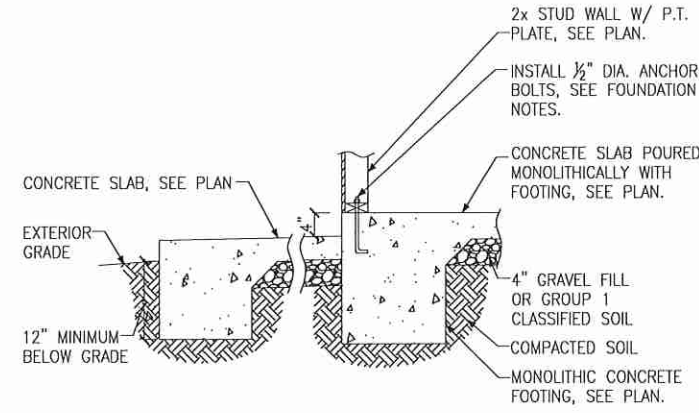




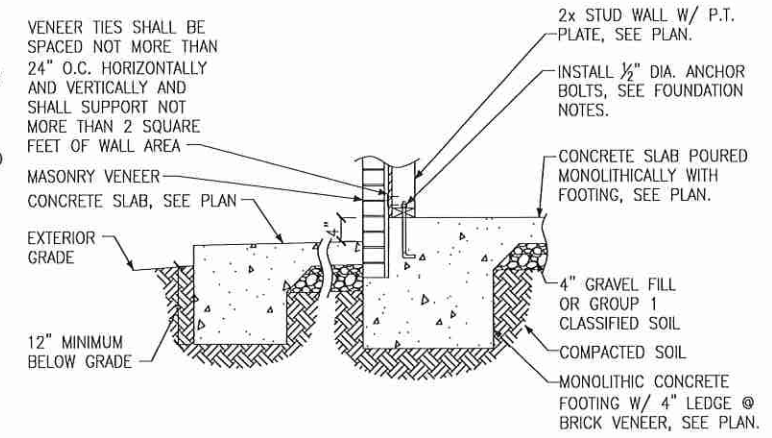
**A** FOUNDATION SECTION  
EXTERIOR WALL



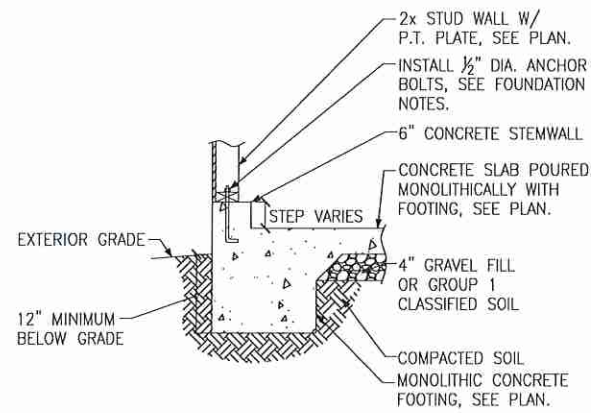
**B** FOUNDATION SECTION  
EXTERIOR WALL @ MASONRY  
VENEER



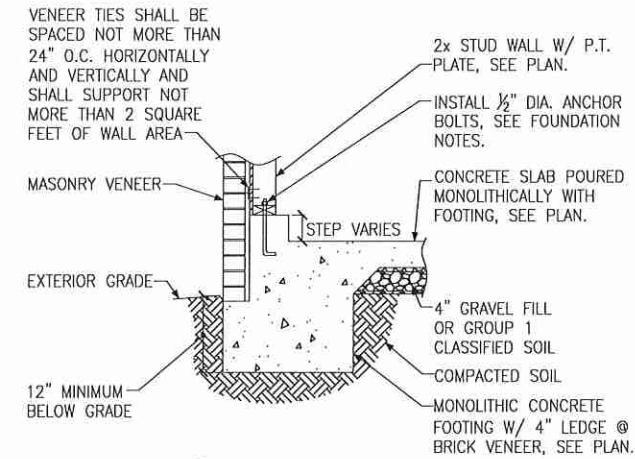
**C** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH



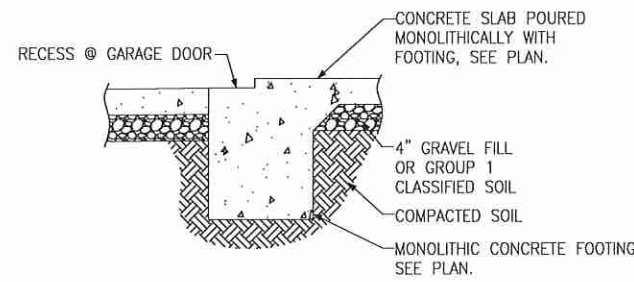
**D** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH W/  
MASONRY  
VENEER



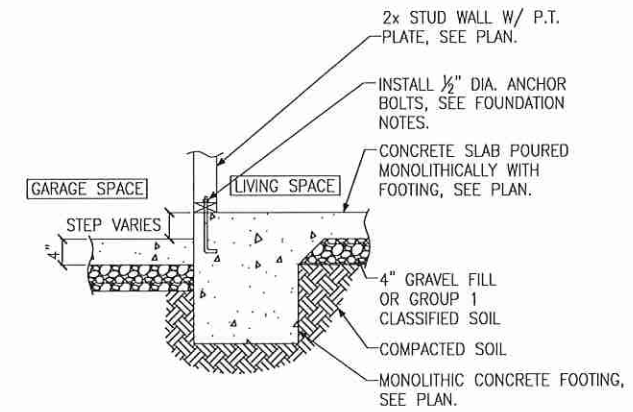
**E** FOUNDATION SECTION  
EXTERIOR GARAGE WALL



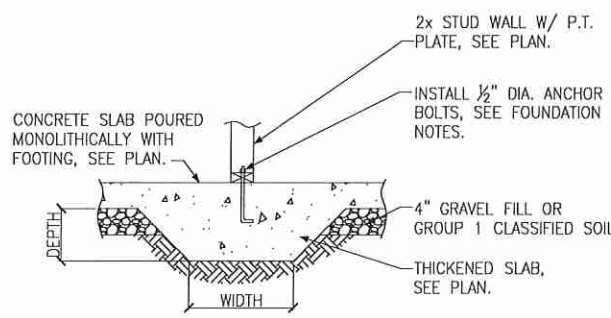
**F** FOUNDATION SECTION  
EXTERIOR GARAGE WALL @ MASONRY  
VENEER



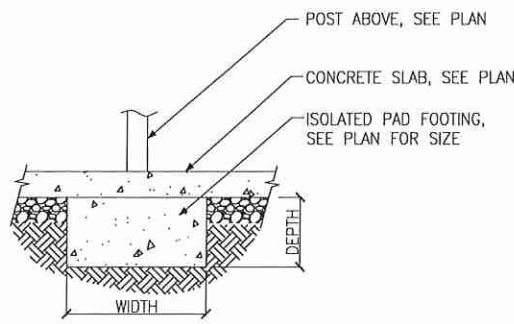
**G** FOUNDATION SECTION  
GARAGE DOOR



**H** FOUNDATION SECTION  
INTERIOR GARAGE WALL



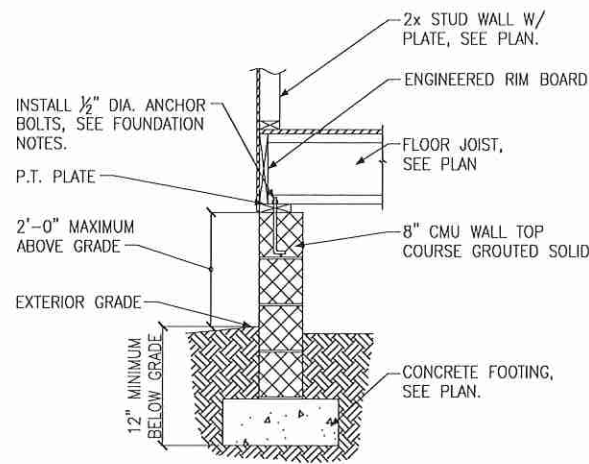
**J** FOUNDATION SECTION  
THICKENED SLAB



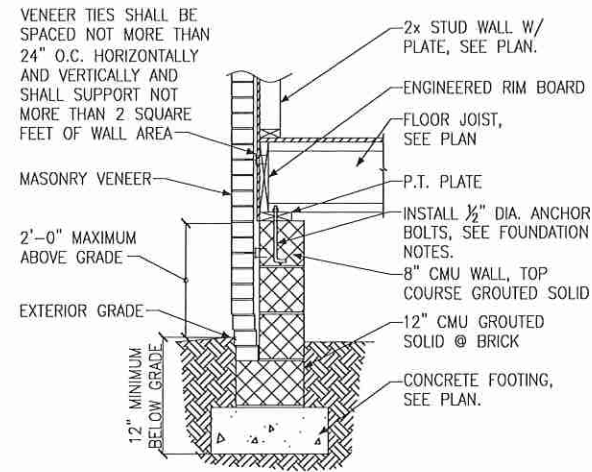
**K** FOUNDATION SECTION  
ISOLATED PAD FOOTING



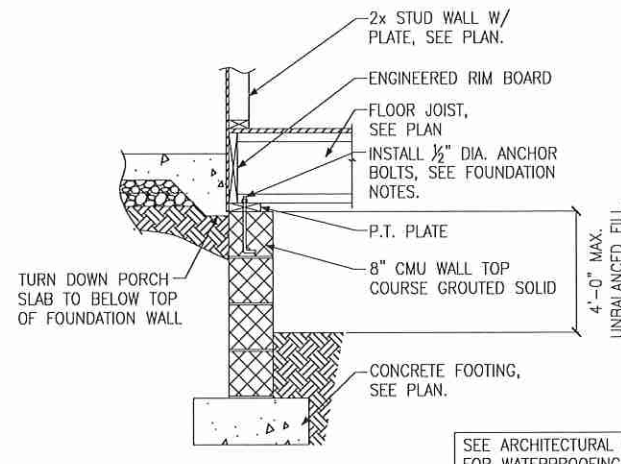
Project #:	105-19000
Designed By:	KRK
Checked By:	
Issue Date:	1/1/19
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Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34



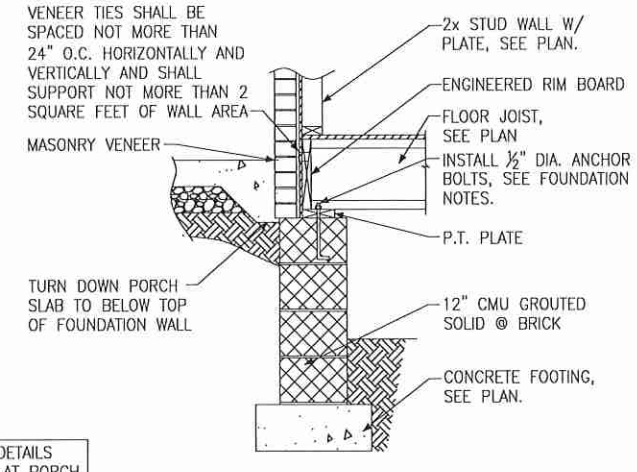
**A** FOUNDATION SECTION  
EXTERIOR WALL



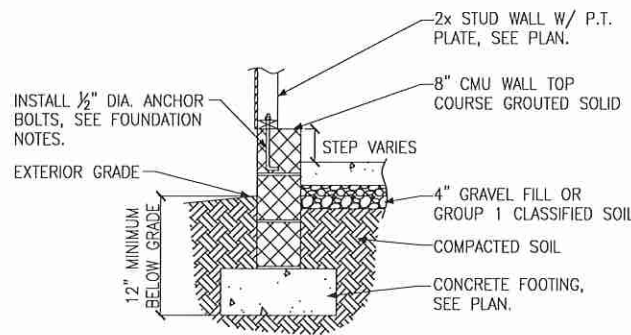
**B** FOUNDATION SECTION  
EXTERIOR WALL @ MASONRY VENEER



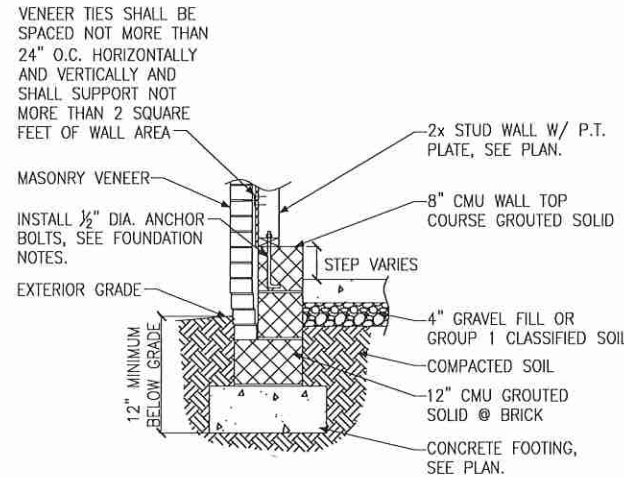
**C** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH



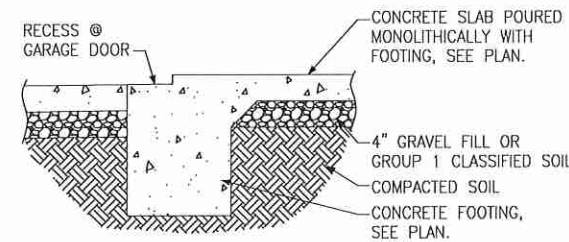
**D** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH W/ MASONRY VENEER



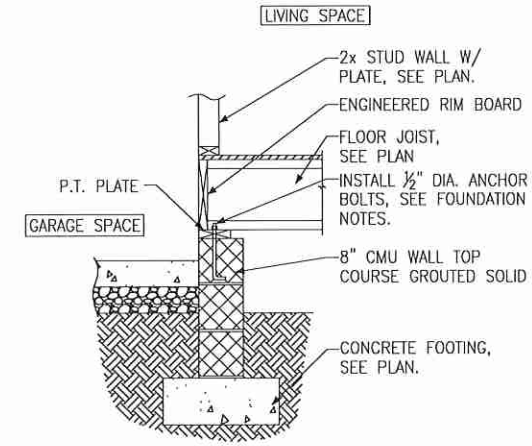
**E** FOUNDATION SECTION  
EXTERIOR GARAGE WALL



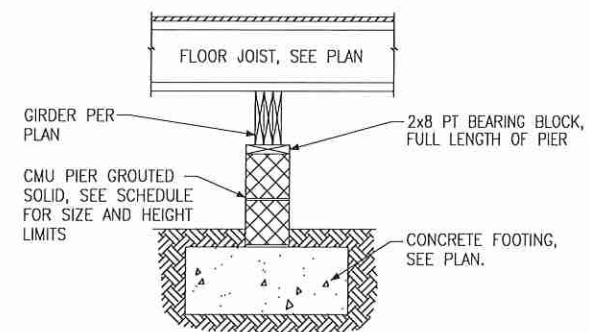
**F** FOUNDATION SECTION  
EXTERIOR GARAGE WALL @ MASONRY VENEER



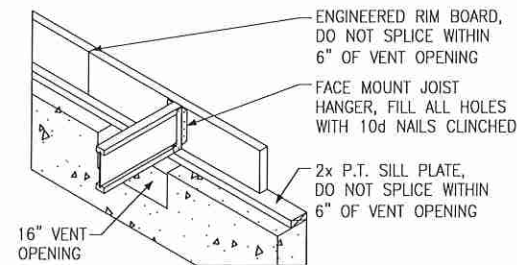
**G** FOUNDATION SECTION  
GARAGE DOOR



**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.