

NOTICE TO CONTRACTOR
 All construction must comply with current NC Building Codes and is subject to field inspection and verification.

APPROVED
 Limited building only review
 Permit holder responsible for
 full compliance with the code

DOGWOOD H&H HOMES - GARAGE LEFT

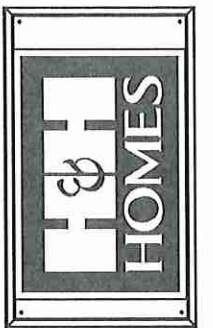
PLAN REVISIONS

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

DOGWOOD SQUARE FOOTAGES			
AREA	ELEV 'A'	ELEV 'B'	ELEV 'C'
1st FLOOR	1333 SF	1333 SF	1333 SF
2nd FLOOR	1667 SF	1675 SF	1686 SF
TOTAL LIVING	3000 SF	3008 SF	3019 SF
GARAGE	508 SF	508 SF	508 SF
PORCH	103 SF	123 SF	100 SF
OPT. COVERED PATIO	113 SF	113 SF	113 SF
OPT. EXT. COV. PATIO	193 SF	193 SF	193 SF
OPT. COVERED DECK	113 SF	113 SF	113 SF
OPT. EXPANDED W/C	+113 SF	+113 SF	+113 SF
OPT. BED 6 / BATH 4	+64 SF	+64 SF	+64 SF
OPT. 3-CAR GARAGE	240 SF	240 SF	240 SF

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

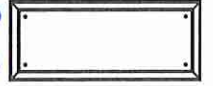
ACX000073 Inventory Marked



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

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

DOGWOOD
 H&H HOMES



TITLE	REVISION LOG
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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 REQUIRED: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY: PER NIRC R317.1 (ALL 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 BLOCK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- [4] 8" SOLID COURSE.
- [5] ROWLOCK COURSE.
- [6] DECORATIVE KEY. SEE DETAIL TYPICALS.

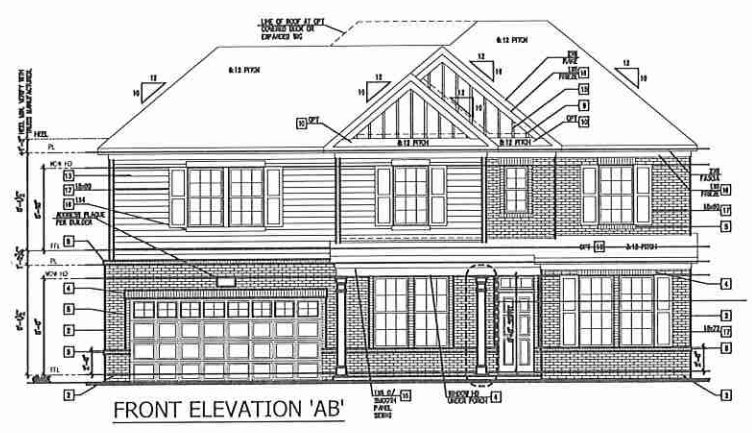
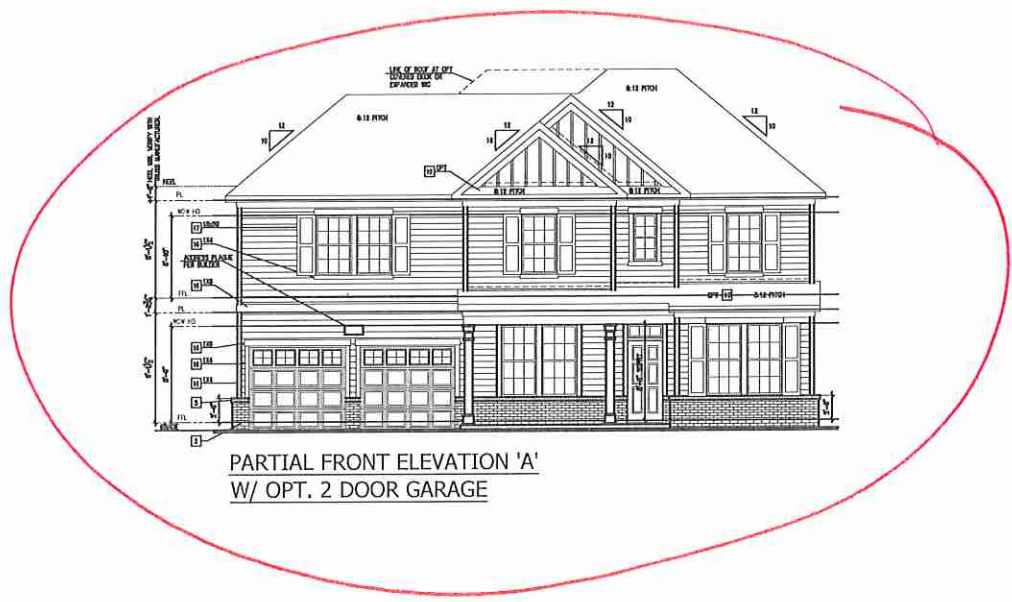
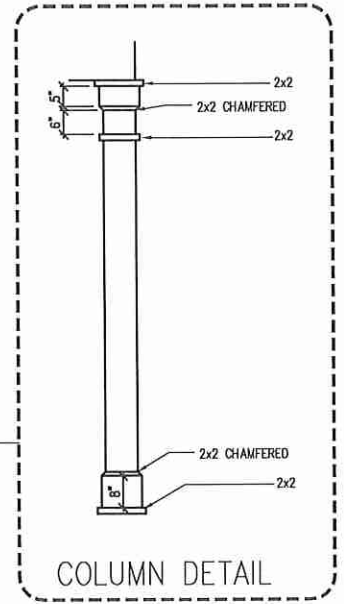
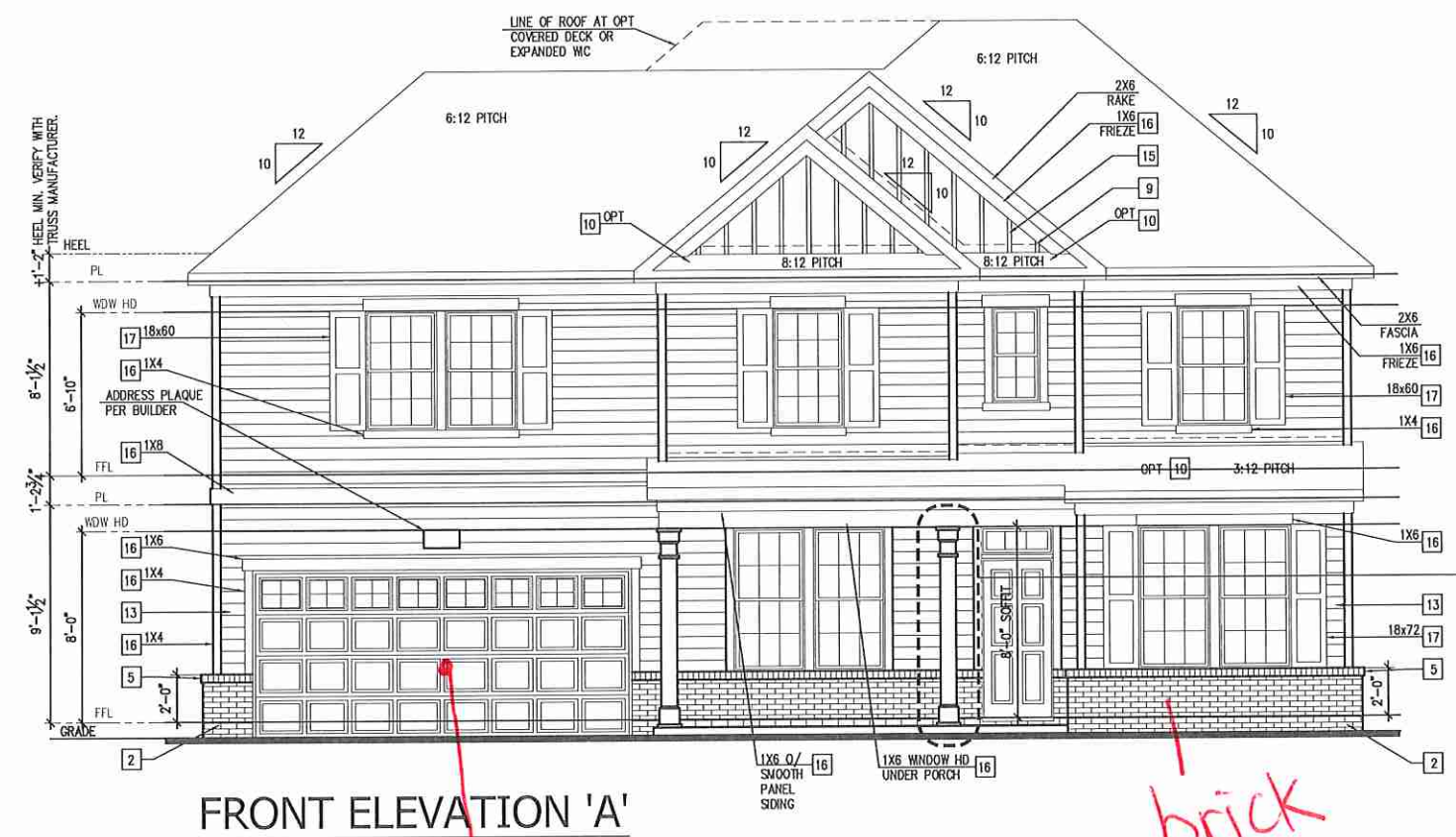
TYPICALS:

- [7] CORROSION RESISTANT SCREEN LOUVERED VENTS. SIZE AS NOTED.
- [8] CODE APPROVED TERMINATION CHIMNEY CAP.
- [9] CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS. (SEE WALL-STEP FLASHING IS REQUIRED IN NIRC R602.2.2.3.)
- [10] STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [11] DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

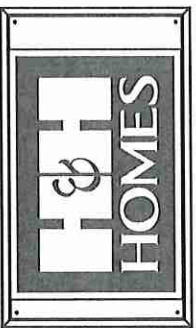
- [12] VINYL / OPT. FIBER CEMENT SHAKE SIDING (PER COMMUNITY STANDARDS) w/ 5/8"x4" CORNER TRIM BOARDS.
- [13] VINYL / OPT. FIBER CEMENT LAP SIDING (PER COMMUNITY STANDARDS) w/ 5/8"x4" CORNER TRIM BOARDS.
- [14] VINYL / OPT. FIBER CEMENT WAVY SIDING (PER COMMUNITY STANDARDS) w/ 5/8"x4" CORNER TRIM BOARDS.
- [15] VINYL / OPT. FIBER CEMENT PANEL SIDING w/ 1X3 BATTIS 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 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE 2012 NIRC SECTION R612.3 AND 612.4.



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

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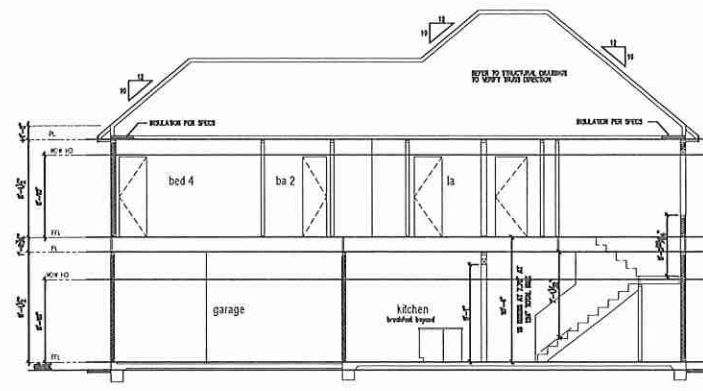
*JOB NUMBER 27187.07
 CAD FILE NAME DOGWOOD-L
 ISSUED 01/17/10
 REVISED 03/18/10

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

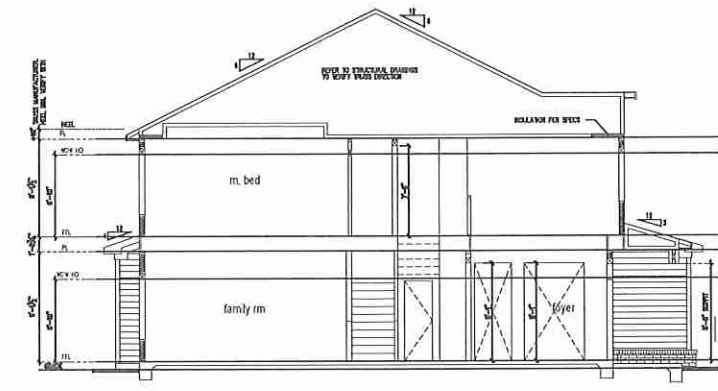
DOGWOOD
 H&H HOMES

TITLE
 SIDE AND REAR ELEVATIONS
 ROOF PLAN
 BUILDING SECTION

SHEET
A3.1



BUILDING SECTION 1



BUILDING SECTION 2



LEFT ELEVATION 'A'

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
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- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
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- 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.
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- 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] ANKERED 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" SOLDIER COURSE.
- [5] RAINLOCK COURSE.
- [6] DECORATIVE KEY, SEE DETAIL.

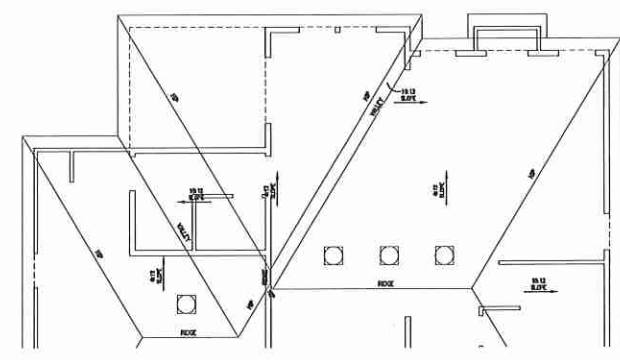
TYPICALS:

- [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 R905.2.8.3.)
- [10] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [11] DECORATIVE WROUGHT IRON, SEE DETAILS.

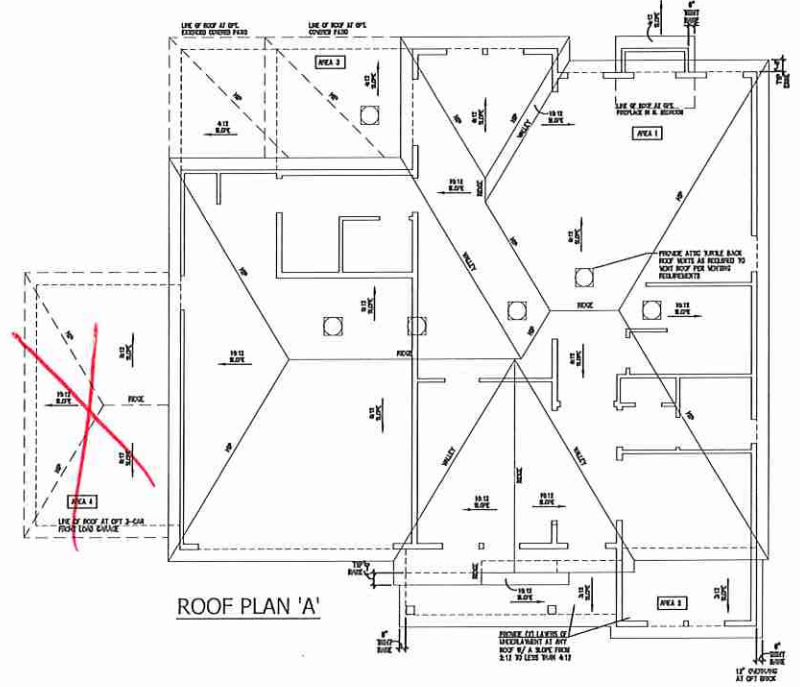
SIDING:

- [12] VINYL / OPT. FIBER CEMENT SHAVE 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 SHAVE 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.A.O. SIZE AS NOTED.
- [17] FALSE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.

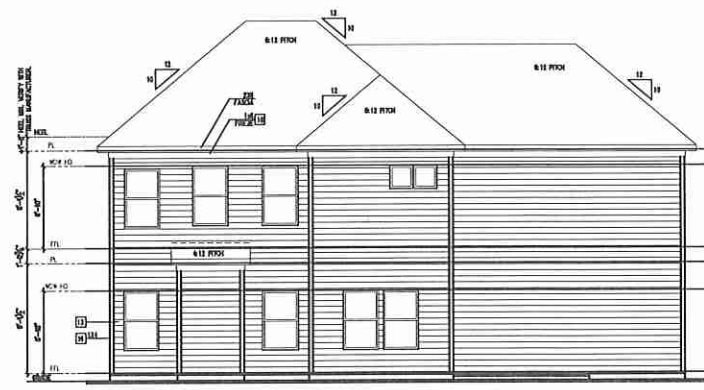
ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE 2012 IRC SECTION R310.3 AND R310.6.



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



ROOF PLAN 'A'



REAR ELEVATION 'A'



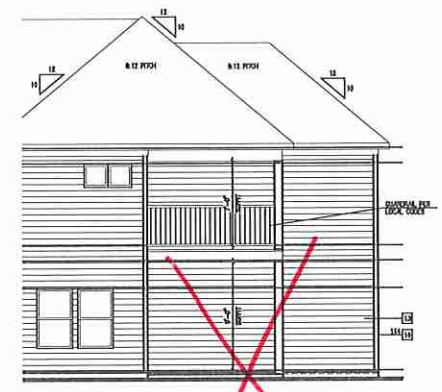
RIGHT ELEVATION 'A'

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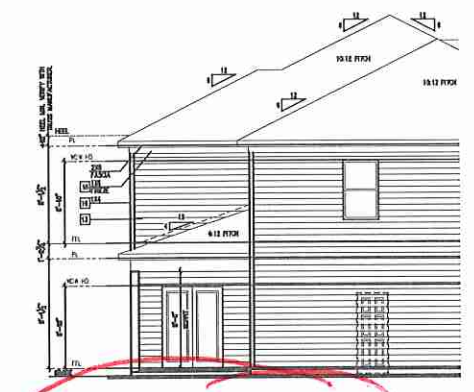
ELEVATION "A"
 NOTE:
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 SCALE IS 1/4" = 1'-0" IF PRINTED IN FULL SIZE
GARAGE LEFT



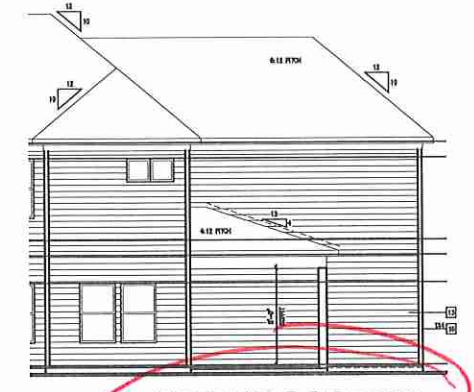
PARTIAL LEFT ELEVATION 'A' W/
 OPT. COVERED DECK OVER PATIO



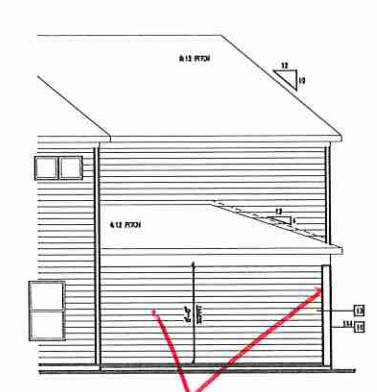
PARTIAL REAR ELEVATION 'A' W/
 OPT COVERED DECK OVER PATIO



PARTIAL LEFT ELEVATION
 W/ OPT COVERED PATIO



PARTIAL REAR ELEVATION
 W/ OPT COVERED PATIO



PARTIAL REAR ELEVATION W/
 OPT EXTENDED COV. PATIO

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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 ROUNDOCK COURSE.
- 6 DECORATIVE KEY. SEE DETAIL.

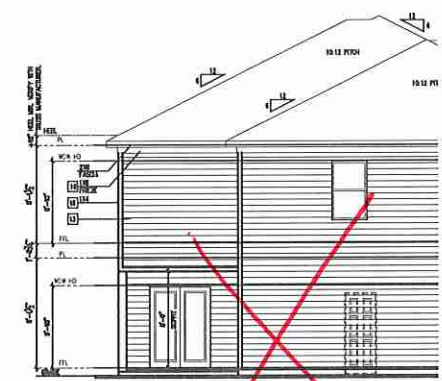
TYPICALS:

- 7 CORROSION RESISTANT SCREEN LOUVERED VENTS. SIZE AS NOTED.
- 8 CODE APPROVED TERMINATION CHIMNEY CAP.
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- 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 11 DECORATIVE WROUGHT IRON. SEE DETAILS.

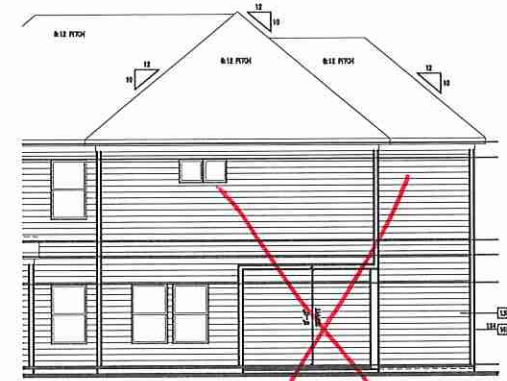
SIDING:

- 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 WAVE SIDING (PER COMMUNITY STANDARDS) w/ 5/16" CORNER TRIM BOARDS.
- 15 VINYL / OPT. FIBER CEMENT PANEL SIDING w/ 1X3 BAITS AT 12" O.C.
- 16 1X TRIM OR EQUAL, U.L.O. SIZE AS NOTED.
- 17 FALSE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

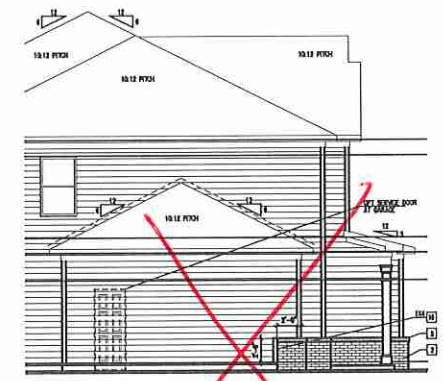
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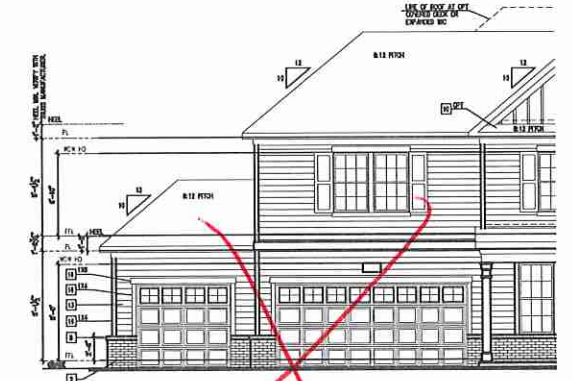
PARTIAL LEFT ELEVATION 'A' W/
 OPT EXPANDED WIC OVER PATIO



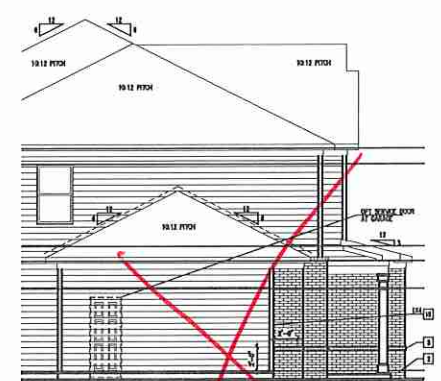
PARTIAL REAR ELEVATION 'A' W/
 OPT EXPANDED WIC OVER PATIO



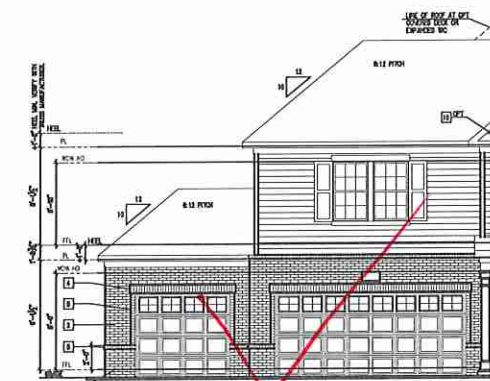
PARTIAL LEFT ELEVATION 'A' W/
 OPT 3-CAR FRONT LOAD GARAGE



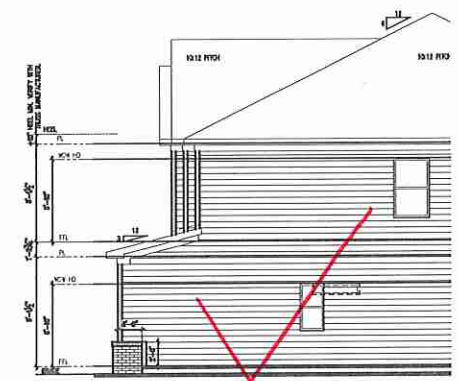
PARTIAL FRONT ELEVATION 'A' W/
 OPT 3-CAR FRONT LOAD GARAGE



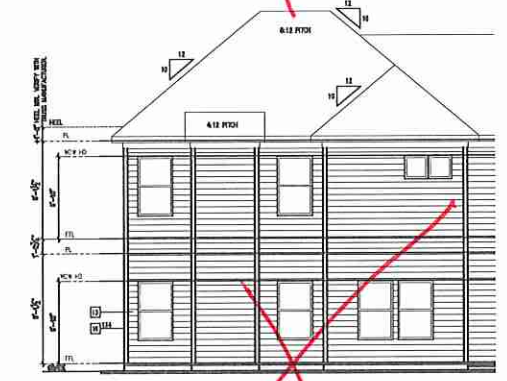
PARTIAL LEFT ELEVATION 'AB' W/
 OPT 3-CAR FRONT LOAD GARAGE



PARTIAL FRONT ELEVATION 'AB' W/
 OPT 3-CAR FRONT LOAD GARAGE



PARTIAL RIGHT ELEVATION
 W/ OPT. FIRE PLACE AT M.BED



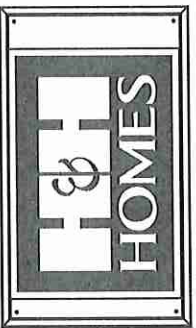
PARTIAL REAR ELEVATION W/
 OPT FIREPLACE AT M.BED

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ELEVATION "A"

NOTE:
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GARAGE LEFT



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

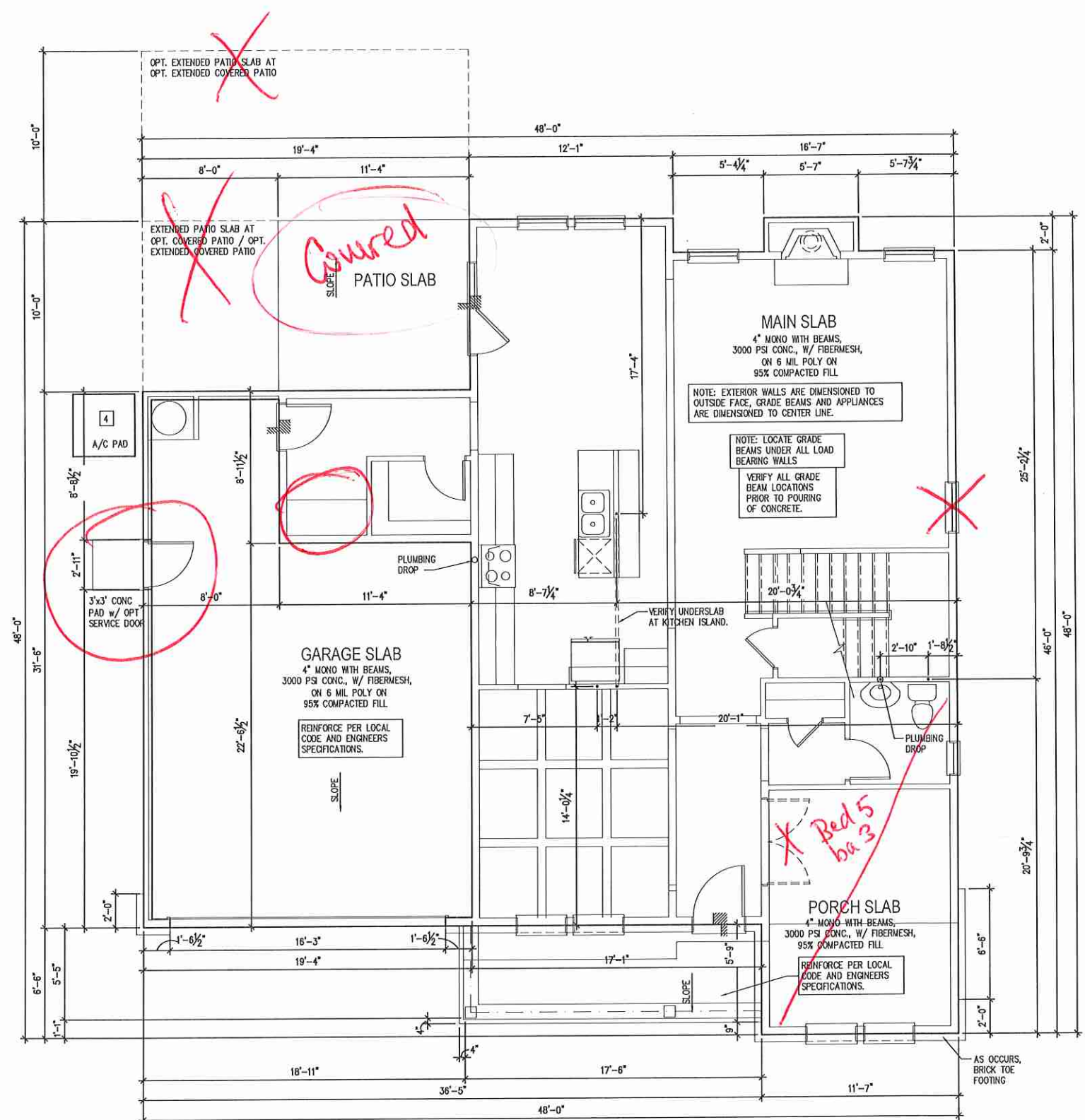
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

DOGWOOD
H&H HOMES

TITLE
SLAB INTERFACE PLAN

SHEET
A1.0

CRAWL SPACE NOTES NORTH CAROLINA:	KEY NOTES:
<ul style="list-style-type: none"> - REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN. - FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - PROVIDE FRESHLOGGING (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. - 8 1/4" MAX AT INSURING DOORS. (PER NRC SECTION R311.1.1) - SLOPE ALL STOODS AND HANDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL. - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING. - VERIFY CURB OUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER. - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS. - TOP STOOD AT RISING/SLIDER DOORS, 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM (PER NRC SECTION R311.1.3) PROVIDE A SLIP-RESISTANT FINISH. - SOILS TREATMENT: BORACAGE TERMITICIDE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITIC INFESTATION ACCORDING TO LOCAL CODES. - AT VENTED CRAWL SPACE: APPLY AN APPROVED VAPOR RETARDER OR EQUIVALENT, 6 MIL POLY-ETHYLENE GROUND COVER OVER FRESH GRADE OR CRAWL 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 R408.1.1 EXCEPTION.) - 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 NRC SECTION 408.4) - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED. SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SHALL IN MASTIC. 	<ul style="list-style-type: none"> □ 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 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 NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS AND BRICK TIE SPACING. FILL VOID SPACE TO TOP OF CMU WALL. (MUST COMPLY WITH NRC SECTION R404, TABLE R404.1.1(1) THROUGH R404.1.1(4) AND APPLICABLE SECTIONS OF RCES, RCES, RCES. VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DETAIL.

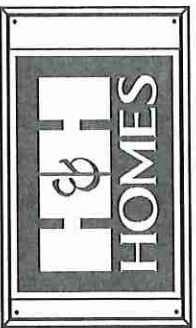


MONOLITHIC SLAB PLAN 'A'

FOUNDATION PLAN

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

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.



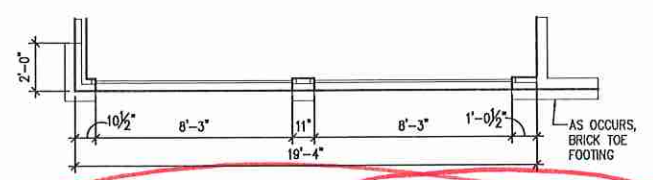
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CAD FILE NAME	DOGWOOD-1
ISSUED	01/17/10
REVISED	03/18/10

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

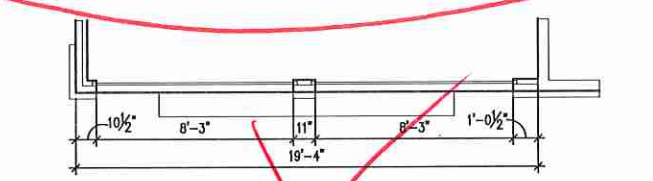
DOGWOOD
H&H HOMES

TITLE
SLAB INTERFACE PLAN
AT PLAN OPTIONS

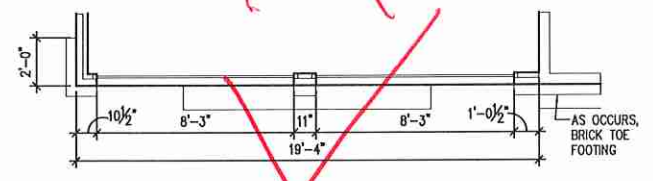
SHEET
A1.8



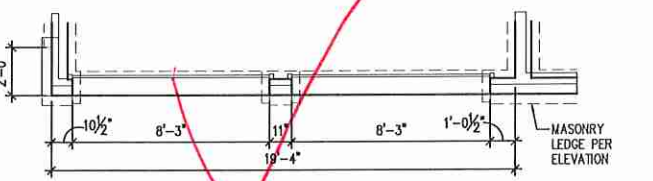
OPT. 2 DOOR GARAGE 'A'



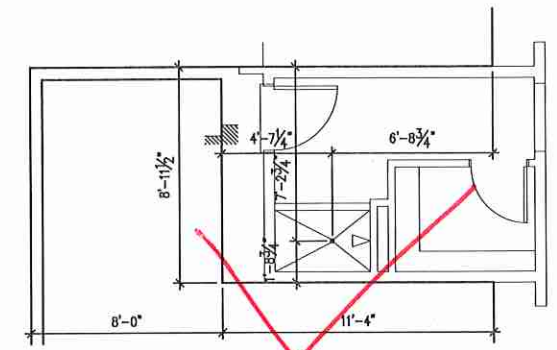
OPT. 2 DOOR GARAGE 'B'



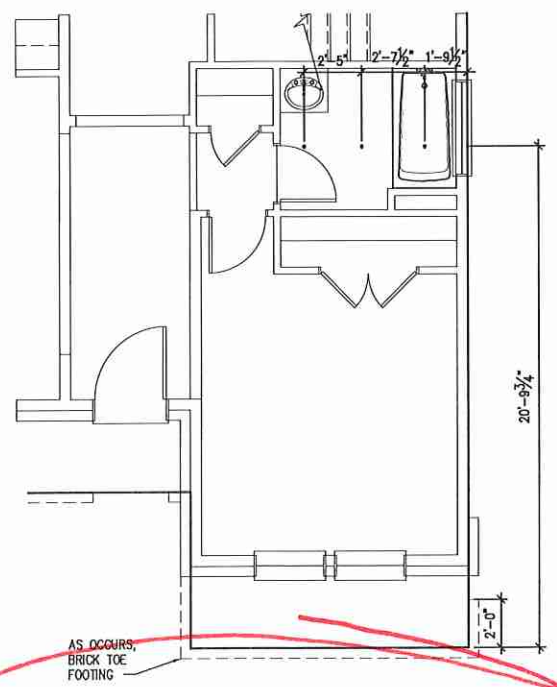
OPT. 2 DOOR GARAGE 'C'



OPT. 2 DOOR GARAGE



OPT. PET SHOWER



OPT. BED 5 / BATH 3

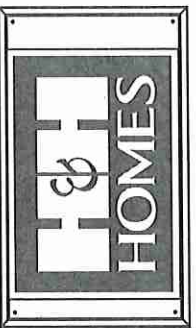
CRAWL SPACE NOTES NORTH CAROLINA:	KEY NOTES:
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.	[] LINE OF SLAB ABOVE
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.	[] LINE OF FRAMED WALL ABOVE
- PROVIDE FRESH AIR (PER LOCAL CODES).	[] 16"X8" CRAWL SPACE VENT
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.	[] CRAWL SPACE ACCESS PANEL
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.	[] A/C CONDENSER PAD. (VERIFY)
- 8 1/4" MAX AT INSURING DOORS. (PER NRC SECTION R311.3.1.1)	[] TYPICAL CRAWL FOUNDATION WALL SHALL BE 8" CMU OR A COMBINATION OF 4" CMU WITH NORMAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS. ALL BLOCK CELLS AND SPACE BETWEEN BLOCK AND BRICK SHALL BE FILLED SOLID WITH CONCRETE.
- SLOPE ALL STODPS AND HANDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.	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.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.	FULL VENTS SOLID TO TOP OF CMU WALL (MUST COMPLY WITH NRC SECTION R404, TABLE R404.1.1(1) THROUGH R404.1(4) AND APPLICABLE SECTIONS OF 2006, 2007, 2009).
- VERIFY CURB OUT BLOOKOUT WITH GARAGE DOOR MANUFACTURER.	VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.	
- TIP STODP AT INSURING/SLIDER DOORS. 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM (PER NRC SECTION R311.3.3) PROVIDE A SLIP-RESISTANT FINISH.	
- SOILS TREATMENT: BORACARE TERMITICIDE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITIC INFESTATION ACCORDING TO LOCAL CODES.)	
- AT VENTED CRAWL SPACE: APPLY AN APPROVED VAPOR BARRIER OR EQUIVALENT, 8 MIL POLY-VINYL, GROUND COVER OVER FINISH GRADE OR CRAWL 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 3'-0" OF EACH CORNER OF THE BUILDING AND LOCATED TO ALLOW FOR CROSS VENTILATION. (PER NRC SECTION R408.1.1 EXCEPTION)	
- PROVIDE AN ACCESS OPENING, MINIMUM SIZE OF 16"X24" FOR CRAWL ACCESS. COORDINATE WITH MECHANICAL CONTRACTOR FOR LARGER SIZE REQUIREMENTS IF MECHANICAL EQUIPMENT IS LOCATED IN CRAWL. (PER NRC SECTION 408.4)	
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL 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.
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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.

FOUNDATION OPTION

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

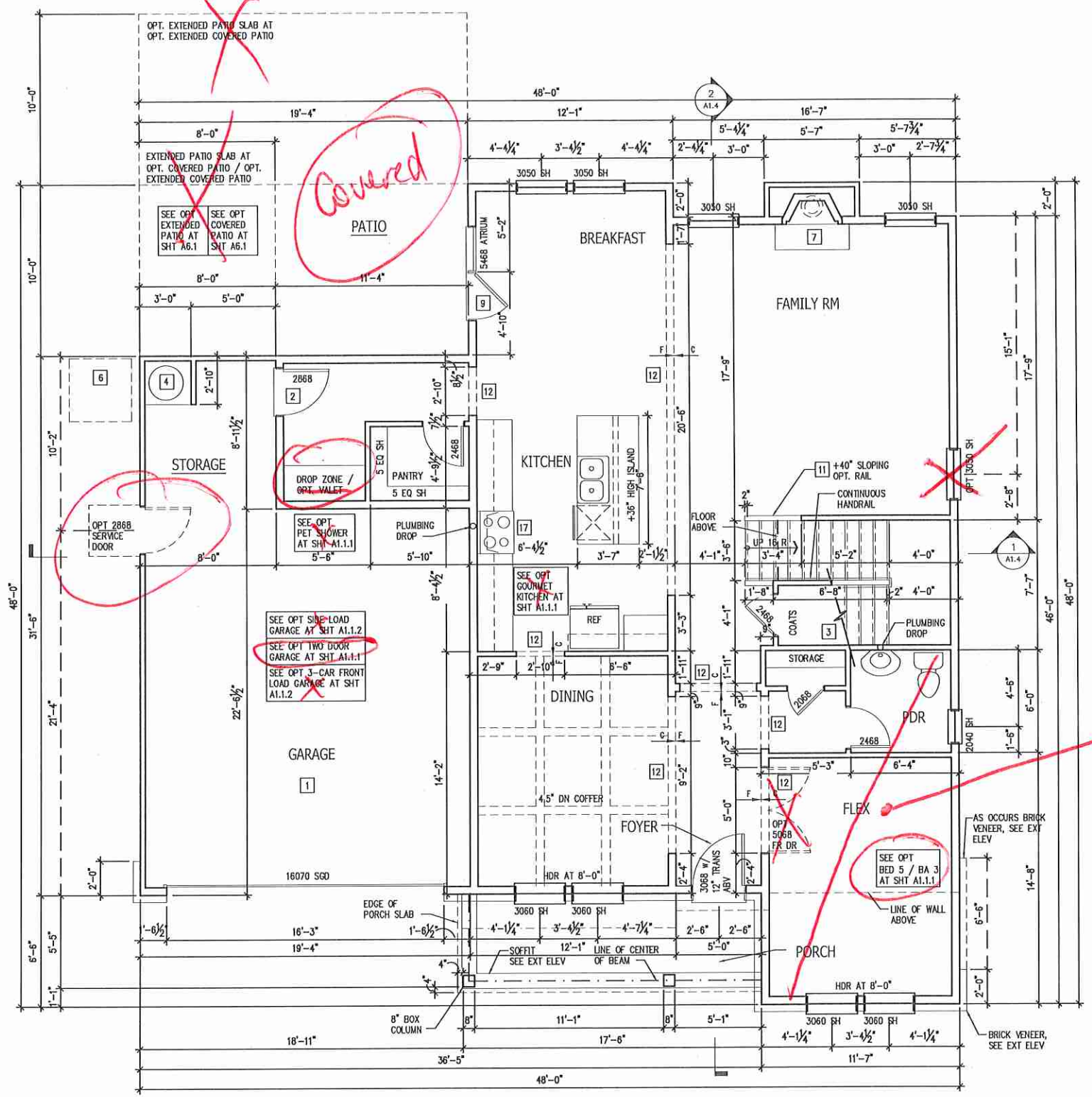
GARAGE LEFT



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

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

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
 WINDOW HEAD HEIGHTS:
 1ST FLOOR = 6'-10" U.L.O. ON ELEVATIONS.
 2ND FLOOR = 6'-10" U.L.O. ON ELEVATIONS.
- ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.
- KEY NOTES FOR NORTH CAROLINA:**
- FIRE PROTECTION:**
- 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 R302.4.)
 - 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 ON APPROX 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 FIRELOOKING PER R302.11.
 - ELECT. / OPT. GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 NIRC-PLUMBING)
 - FAU 8"x8" PLATFORM VERIFY WITH TRUSS MANUFACTURER. (6'-0" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2"x6" OVER 2"x4" BOTTOM CHORD. OF TRUSS, VERIFY W/ TRUSSES.)
 - A/C CONDENSER P.A.D. (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" DIA. FIRE RATED ACCESS AS NOTED. (PER NIRC SECTION R807.) ATRIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" 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 = 8'-1" U.L.O. SFL = 7'-5" U.L.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.



1ST FLOOR PLAN 'A'

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

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

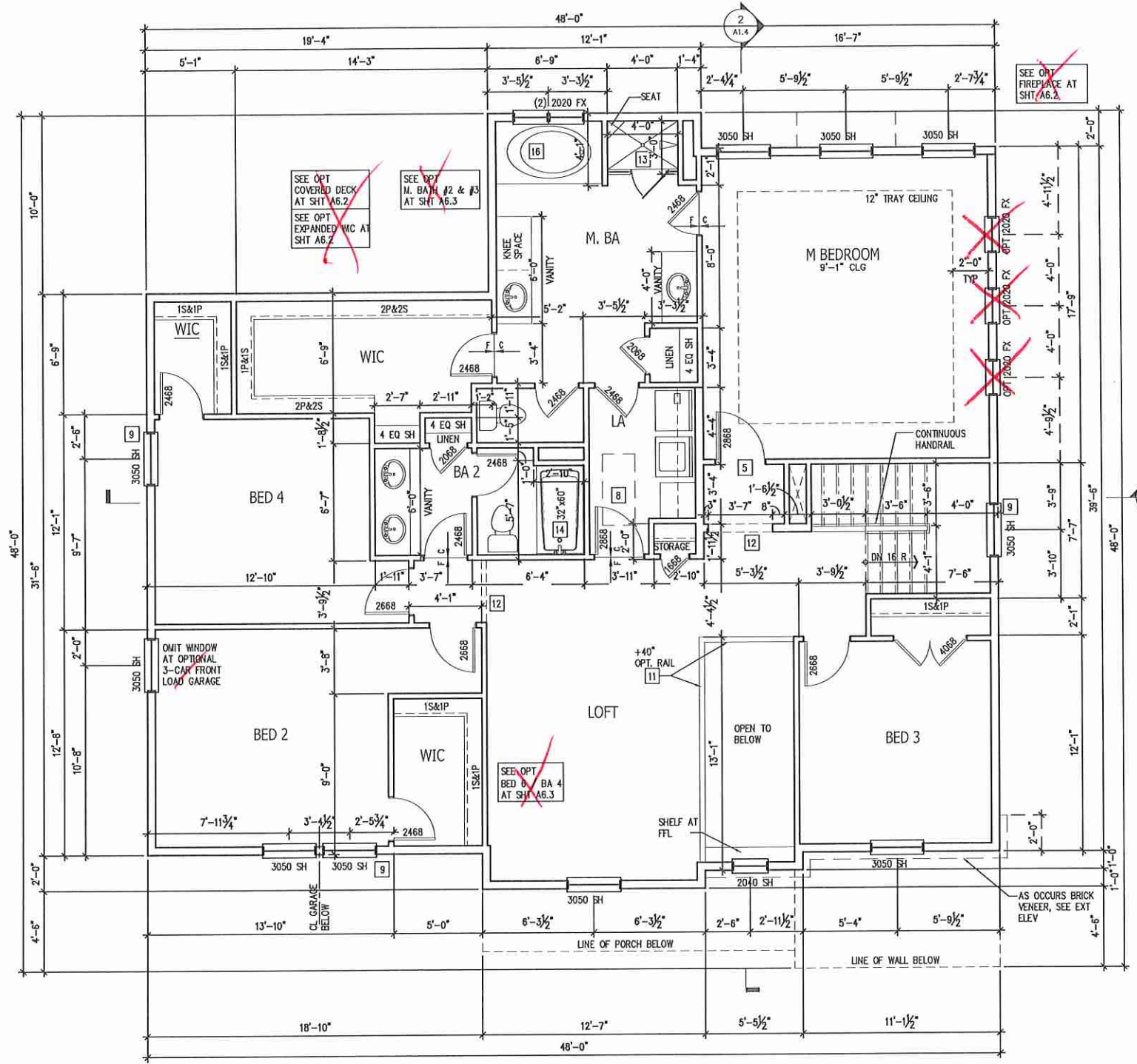
GARAGE LEFT

DOGWOOD
 H&H HOMES

TITLE
 MAIN FLOOR PLAN
 STAIR SECTION

SHEET
 A2.0

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
 WINDOW HEAD HEIGHTS:
 1ST FLOOR = 6'-10" U.L.O. ON ELEVATIONS.
 2ND FLOOR = 6'-10" U.L.O. ON ELEVATIONS.
- ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.
- KEY NOTES FOR NORTH CAROLINA:**
- FIRE PROTECTION:**
- 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 FIRELOOKING PER R302.11.
 - ELECT. / OPT. GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 NRC-PLUMBING)
 - FAN ROOM PLATFORM, VERIFY WITH TRUSS MANUFACTURER. (5'-6" 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.
 - ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"X20". FIRE RATED ACCESS AS NOTED. (PER NRC SECTION R702.) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE.) TYPICALS.
 - TEMPERED SAFETY GLASS. (PER NRC SECTION 308.4)
 - PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER HEIGHT AS NOTED.
 - HALF WALL, HEIGHT AS NOTED.
 - INTERIOR SOFFITS: FTL = 8'-1" U.L.O. SFL = 7'-6" U.L.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" SLEEV-IN ELECTRIC / OPT. GAS RANGE W/ HOOD AND MICRO ASB. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 30" ELECTRIC / OPT. GAS COOKTOP W/ HOOD OR MICRO/HOOD COMBO ASB. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ELECTRIC OVEN W/ MICROWAVE OVEN OR ELECTRIC DOUBLE OVEN.



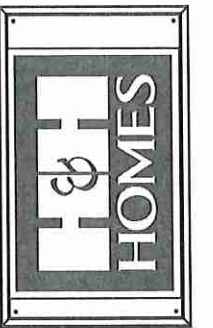
2ND FLOOR PLAN 'A'

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



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

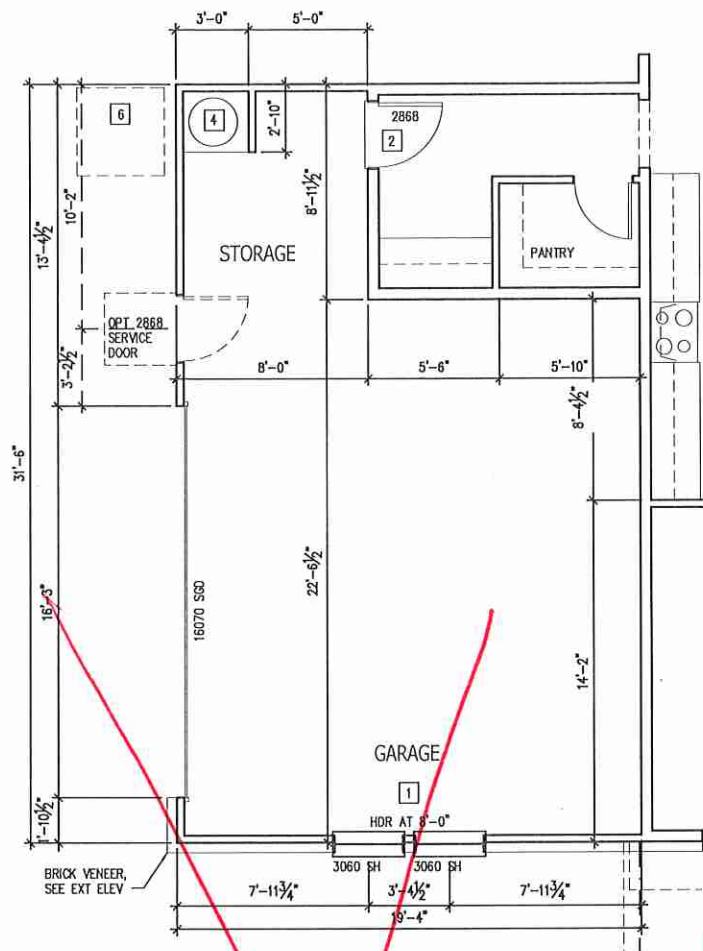
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

DOGWOOD
H&H HOMES

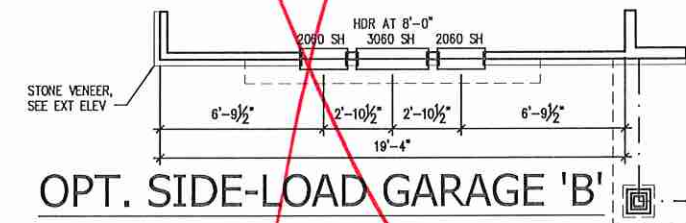
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 STAR SECTION

SHEET
A2.3

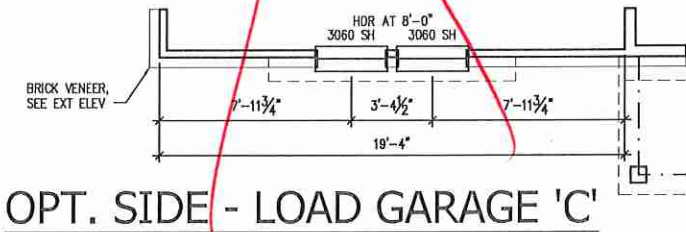
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 6'-10" U.A.O. ON ELEVATIONS.
2ND FLOOR = 6'-10" U.A.O. ON ELEVATIONS.
- ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.
- KEY NOTES FOR NORTH CAROLINA:**
- FIRE PROTECTION:**
- HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER NCRC TABLE R302.6.) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD. (PER NCRC TABLE R302.6.)
 - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER NCRC SECTION R302.5.1.)
 - BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NCRC SECTION R302.7.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS PROVIDE FIREBLOCKING PER R302.11 MEPS.
 - ELECT. / OPT. GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 MEPC-FLOORING)
 - FAU 8"x8" PLATFORM VERIFY WITH TRUSS MANUFACTURER. (6'-6" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2"x6" OVER 2"x4" BOTTOM CHORD. OF TRUSS, VERIFY W/ TRUSSES.)
 - A/C CONDENSER PAD. (VERIFY 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 NCRC SECTION R607.) ATTIC ACCESS LADDER. VERIFY LOCATION AND SIZE WITH TRUSSES. (2" 1/2" X 54" SIZE.) TYPICALS.
 - TEMPERED SAFETY GLASS. (PER NCRC SECTION 306.4)
 - PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.
 - HALF WALL, HEIGHT AS NOTED.
 - INTERIOR SOFFIT. FTL = 8'-1" U.A.O. STL = 7'-6" U.A.O. BARS.
 - 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 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.



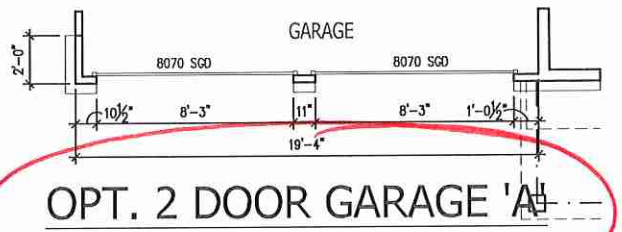
OPT. SIDE-LOAD GARAGE 'A'



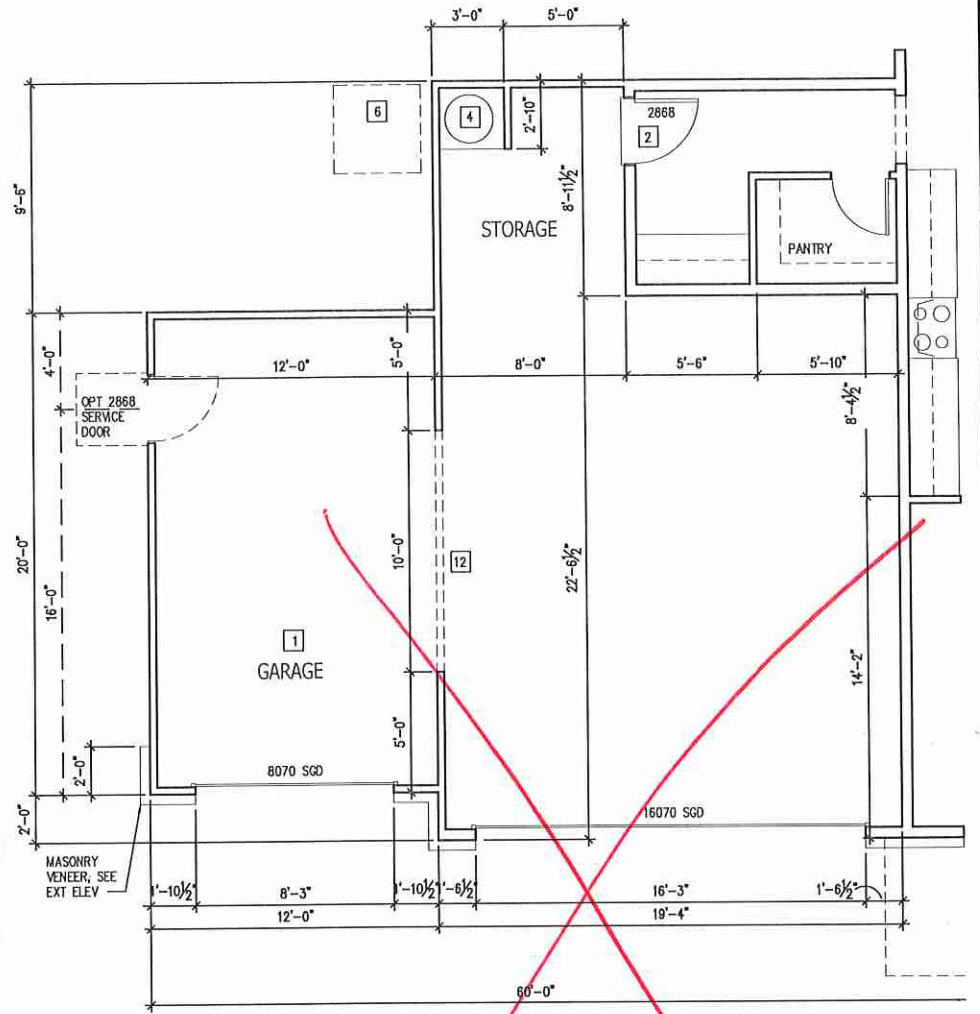
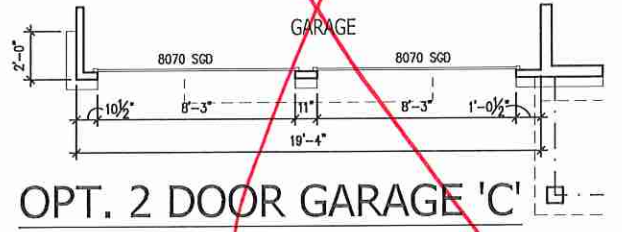
OPT. SIDE-LOAD GARAGE 'B'



OPT. SIDE-LOAD GARAGE 'C'



OPT. 2 DOOR GARAGE 'B'



OPTIONAL 3-CAR GARAGE - FRONT LOAD

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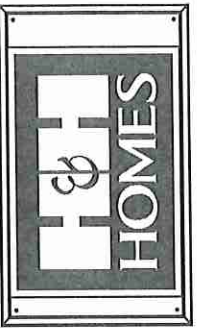
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MAIN FLOOR OPTIONS

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

GARAGE LEFT



JOB NUMBER	27167.07
CAD FILE NAME	DOGWOOD-1
ISSUED	01/17/19
REVISED	03/18/19

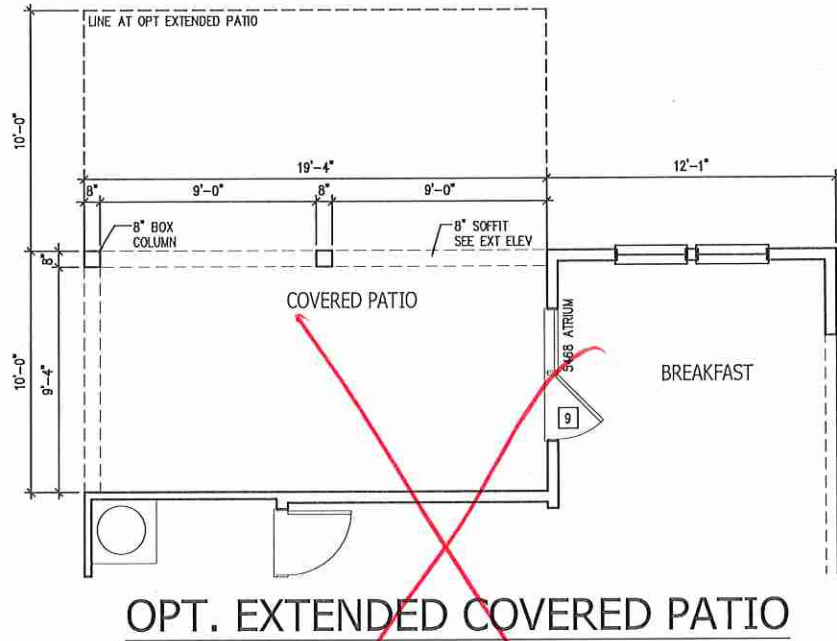
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

DOGWOOD
H&H HOMES

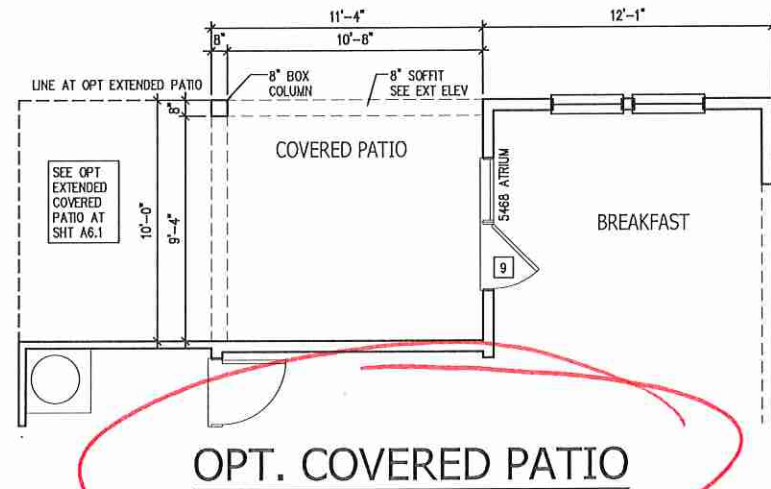
TITLE
MAIN FLOOR PLAN
STAR SECTION

SHEET
A6.0

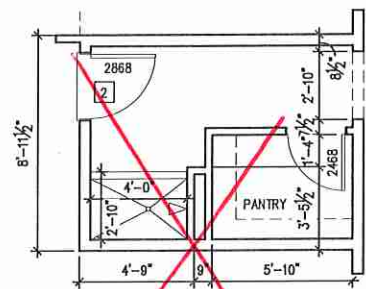
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
 - WINDOW HEAD HEIGHTS:
 1ST FLOOR = 6'-10" U.N.O. ON ELEVATIONS.
 2ND FLOOR = 6'-10" U.N.O. ON ELEVATIONS.
- ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.
- KEY NOTES FOR NORTH CAROLINA:**
- FIRE PROTECTION:**
- [1] HOUSE TO GARAGE FIRE SEPARATION: GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER NIRC TABLE R302.6.)
 - [2] GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER NIRC TABLE R302.6.)
 - [3] HOUSE TO GARAGE DOOR SEPARATION: PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER NIRC SECTION R302.5.1.)
 - [4] BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER NIRC SECTION R302.7.)
 - [5] IN CONCEALED SPACES BETWEEN STAIR STRINGERS PROVIDE FIREBLOCKING PER R302.11.
- MEP'S:**
- [6] ELECT. / OPT. GAS WATER HEATER ON 18" HIGH PLATFORM. (PER CHAPTER 5 MICRO-PLUMBING)
 - [7] FAN 4"X4" PLATFORM VERIFY WITH TRUSS MANUFACTURER. (6'-8" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2"x6" OVER 2"x4" BOTTOM CHORD. OF TRUSS, VERIFY W/ TRUSSES.)
 - [8] A/C CONDENSER PAD. (VERIFY LOCATION)
 - [9] PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - [10] ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30" DIA. FIRE RATED ACCESS AS NOTED. (PER NIRC SECTION R607.)
 - [11] ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (24" X 54" SIZE.)
 - [12] TYPICALS.
 - [13] TEMPERED SAFETY GLASS. (PER NIRC SECTION 308.4)
 - [14] PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.
 - [15] HALF WALL, HEIGHT AS NOTED.
 - [16] INTERIOR SOFFITS: FTL = 8'-1" U.N.O. SFL = 7'-8" U.N.O. BATHS.
 - [17] SHOWER: TEMPERED GLASS ENCLOSURE.
 - [18] TUB-SHOWER COMBO: TEMPERED GLASS ENCLOSURE.
 - [19] CERAMIC TILE SHOWER AND FLOOR: TEMPERED GLASS ENCLOSURE.
 - [20] ACRYLIC TUB W/ CERAMIC PLATFORM KITCHEN.
 - [21] 30" SLIDE-IN ELECTRIC / OPT. GAS RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - [22] 30" ELECTRIC / OPT. GAS COOKTOP w/ HOOD OR MICRO/HOOD COMBO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - [23] ELECTRIC OVEN w/ MICROWAVE OVEN OR ELECTRIC DOUBLE OVEN.



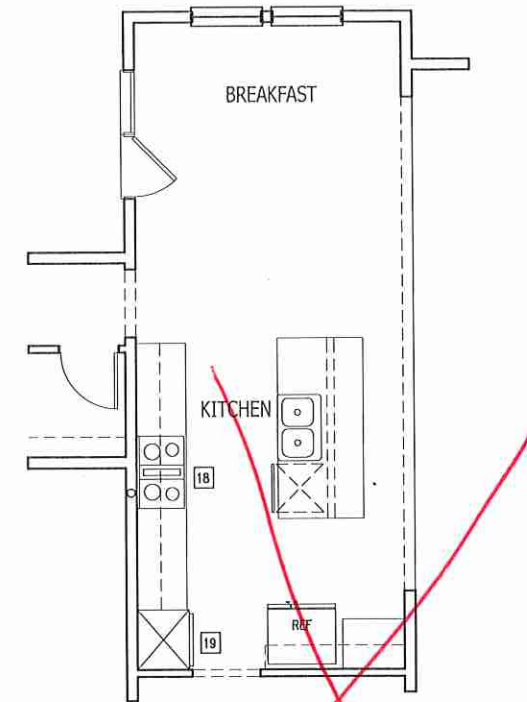
OPT. EXTENDED COVERED PATIO



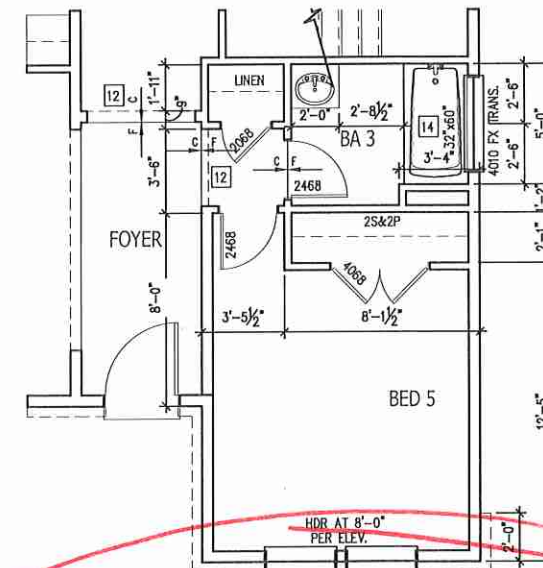
OPT. COVERED PATIO



OPT. PET SHOWER



OPT. GOURMET KITCHEN

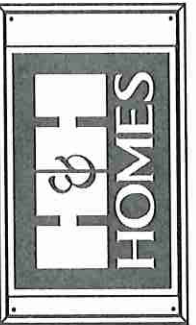


OPT. BED 5 / BATH 3

MAIN FLOOR OPTIONS

NOTE:
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GARAGE LEFT

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REVISED	03/18/10

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

**DOGWOOD
 H&H HOMES**

TITLE
**MAIN FLOOR PLAN
 STAR SECTION**

SHEET
A6.1

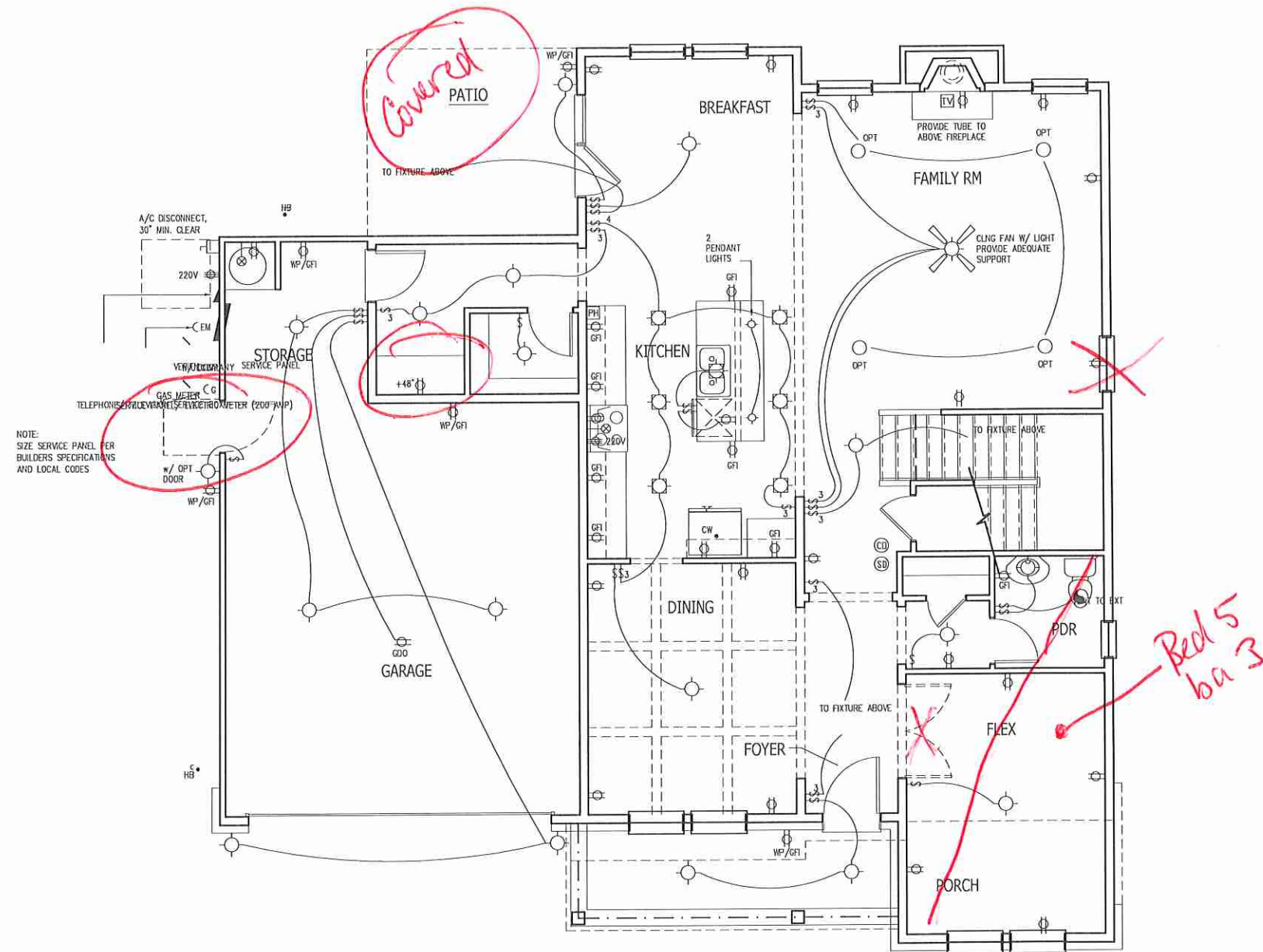
ELECTRICAL KEY

- ⏏ DUPLEX OUTLET
- ⏏ WP/GFI WEATHERPROOF GFI DUPLEX OUTLET
- ⏏ GFI GROUND-FAULT CIRCUIT-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 (WP) - VAPOR PROOF
- ⊙ EXHAUST FAN (VENT TO EXTERIOR)
- ⊙ EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
- ⊙ FLUORESCENT LIGHT FIXTURE
- ⊙ TECH HUB SYSTEM
- ⊙ CHIVES
- ⊙ PUSH BUTTON SWITCH
- ⊙ 110V SMOKE DETECTOR W/ BATTERY BACKUP
- ⊙ CO2 DETECTOR
- ⊙ THERMOSTAT
- ⊙ TELEPHONE
- ⊙ TELEVISION
- ⊙ ELECTRICAL METER
- ⊙ ELECTRICAL 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:

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"
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 406.12 AND 406.13
5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE G.F.C.I. PROTECTED (G.F.I.).
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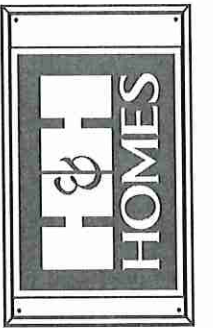
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1ST FLOOR PLAN 'A'

MAIN FLOOR ELECTRICAL PLAN

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



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ISSUED	01/17/18
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DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

**DOGWOOD
 H&H HOMES**

TITLE
 MAIN FLOOR ELEC. PLAN

SHEET
E1

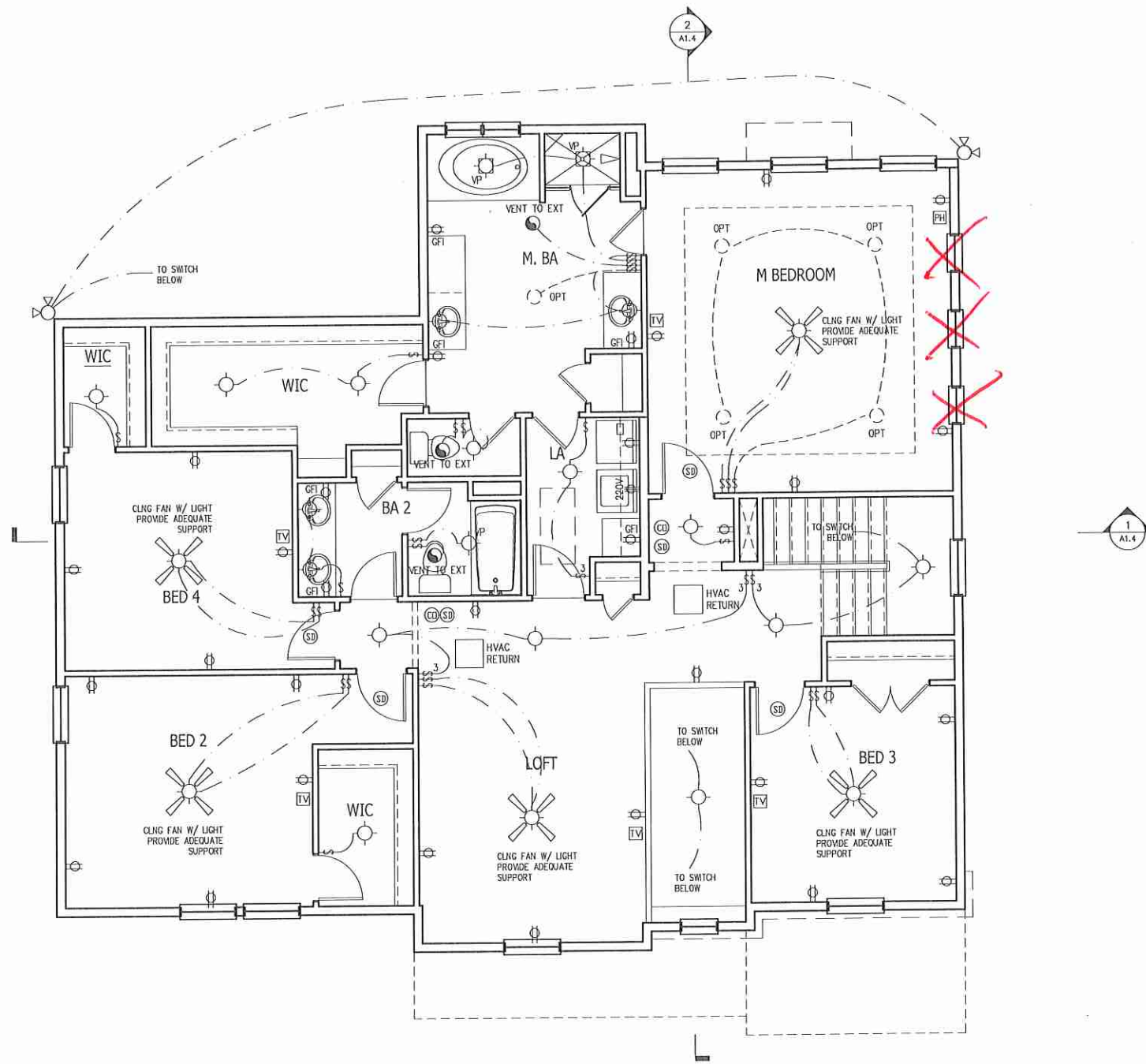
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- ⊕/GFI WEATHERPROOF GFI DUPLEX OUTLET
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- ⊕ CO2 DETECTOR
- ⊕ THERMOSTAT
- ⊕ TELEPHONE
- ⊕ TELEVISION
- ⊕ ELECTRICAL METER
- ⊕ ELECTRIC PANEL
- ⊕ DISCONNECT SWITCH
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- ⊕ CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- ⊕ GAS SUPPLY WITH VALVE
- ⊕ HOSE BIBB
- ⊕ 1/4" WATER STUB OUT
- ⊕ WALL SCORCE

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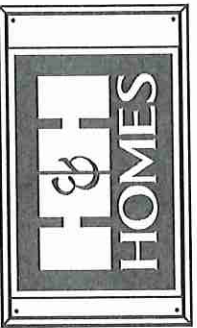


2ND FLOOR PLAN 'A'

UPPER FLOOR ELECTRICAL PLAN

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

GARAGE LEFT



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REVISED	03/18/10

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

**DOGWOOD
 H&H HOMES**

TITLE
 UPPER FLOOR ELEC. PLAN

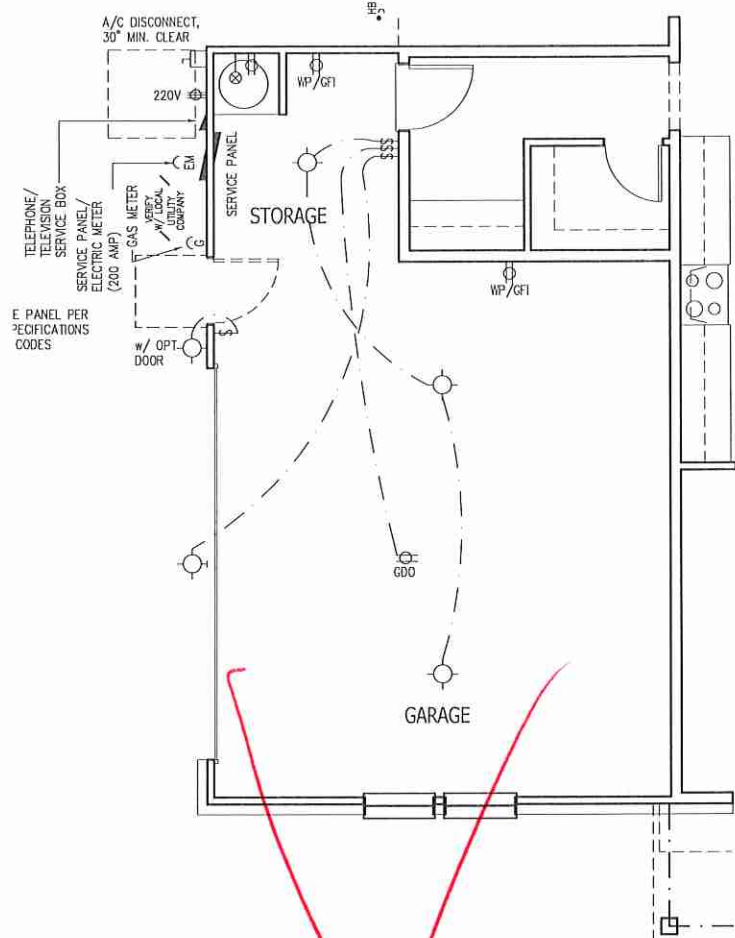
SHEET
E4

ELECTRICAL KEY

- DUPLEX OUTLET
- WEATHERPROOF GFI DUPLEX OUTLET
- GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- 220V OUTLET
- REINFORCED JUNCTION BOX
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE (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
-
- WALL SCONCE

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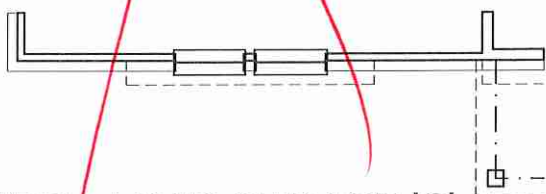
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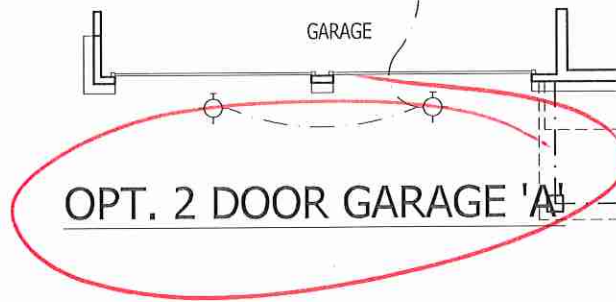
OPT. SIDE-LOAD GARAGE 'A'



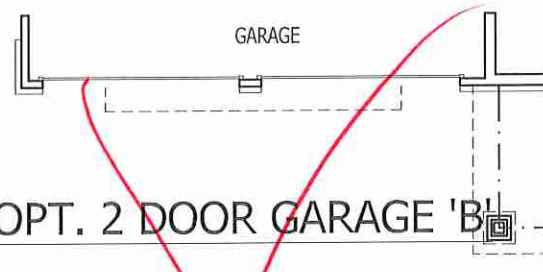
OPT. SIDE-LOAD GARAGE 'B'



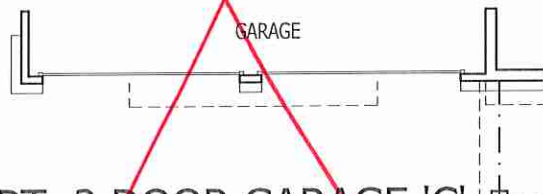
OPT. SIDE-LOAD GARAGE 'C'



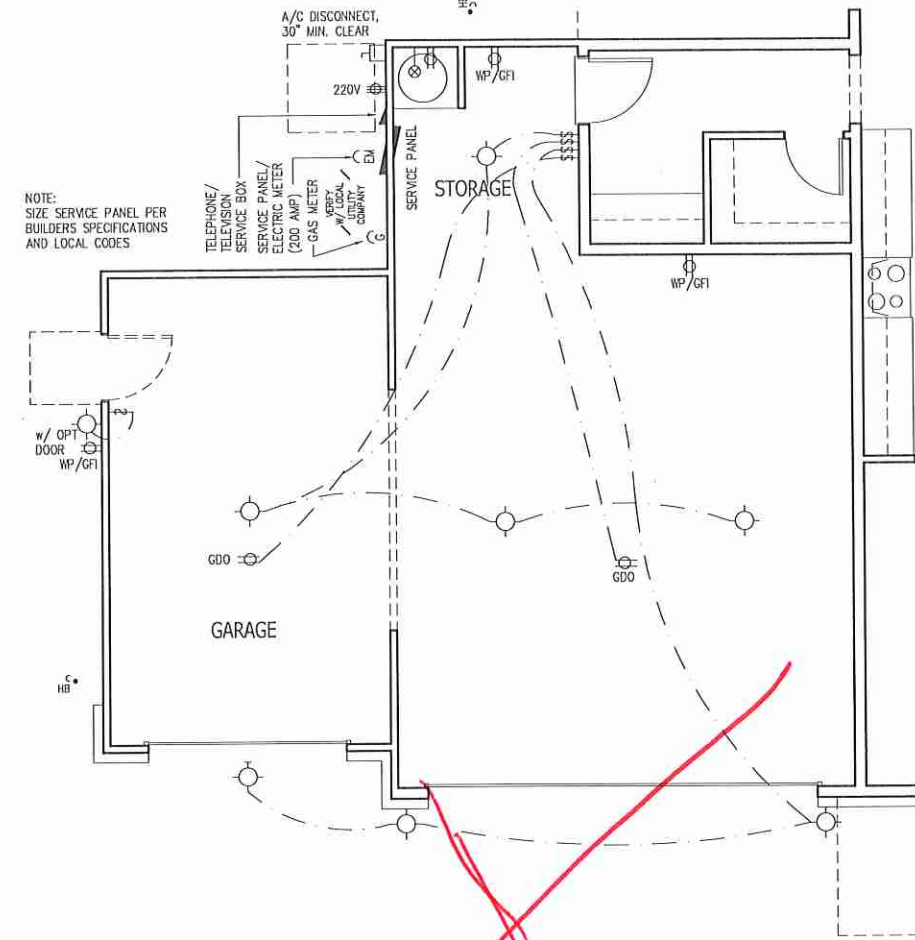
OPT. 2 DOOR GARAGE 'A'



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



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

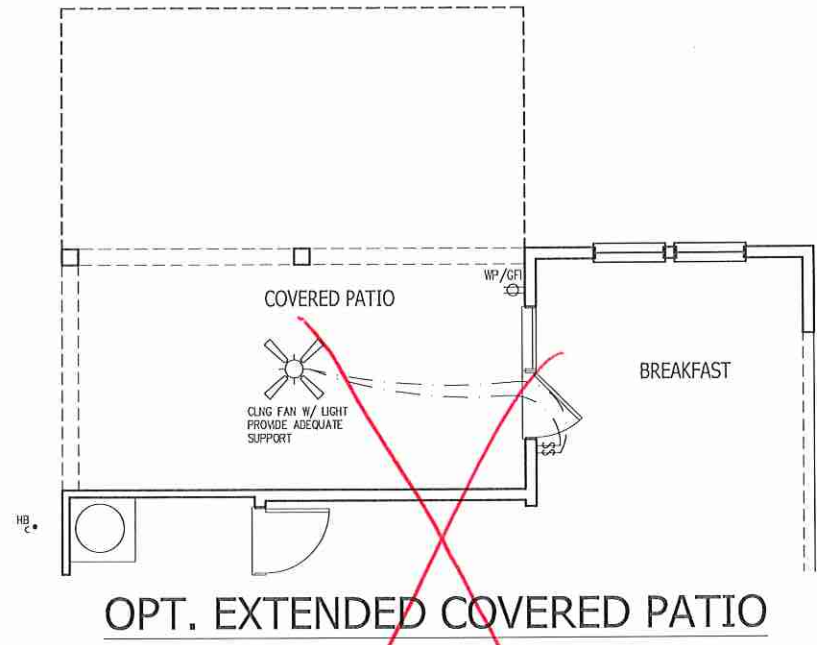
ELECTRICAL KEY

- DUPLEX OUTLET
- WEATHERPROOF GFI DUPLEX OUTLET
- GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- 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
- 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

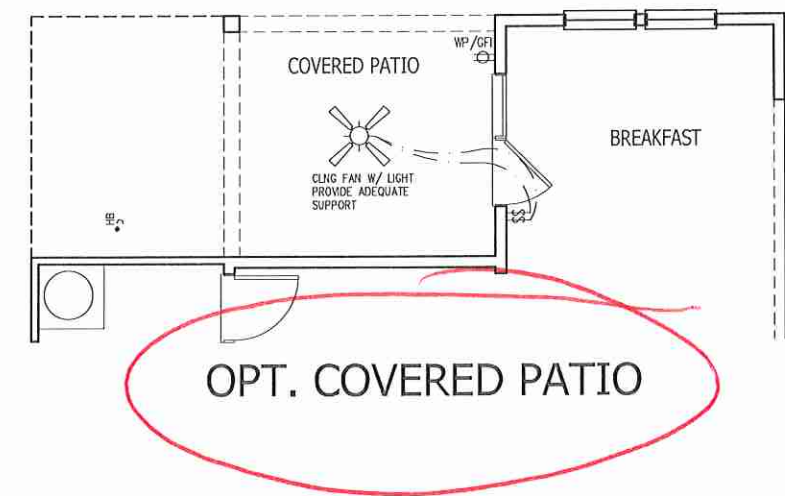
NOTES:

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"
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, DEKS, 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.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

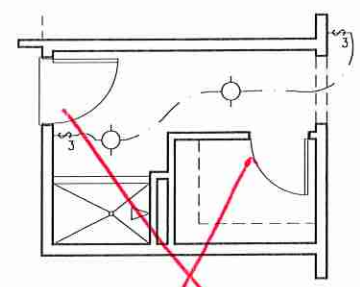
ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
 ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING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



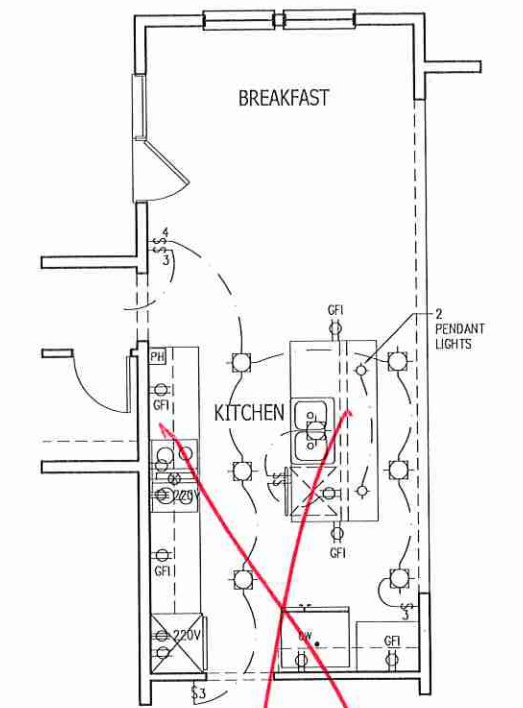
OPT. EXTENDED COVERED PATIO



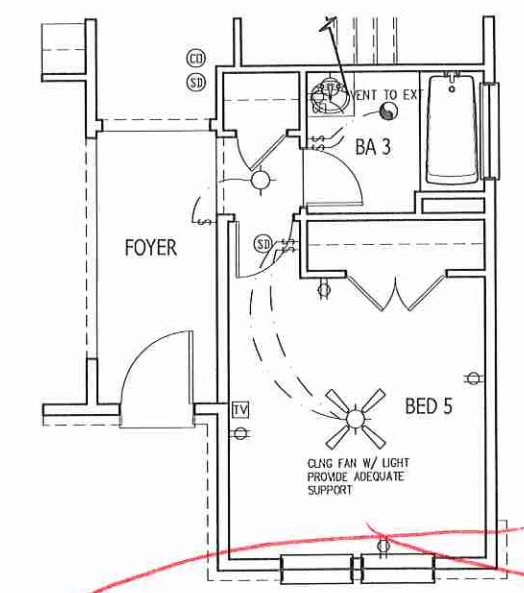
OPT. COVERED PATIO



OPT. PET SHOWER



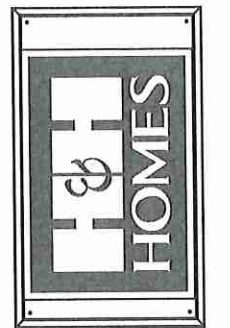
OPT. GOURMET KITCHEN



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 LEFT



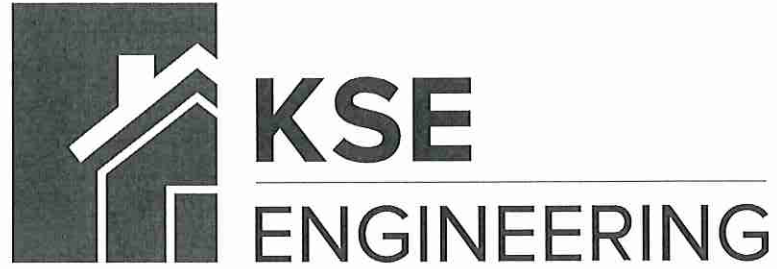
*JOB NUMBER	27167.07
CAD FILE NAME	DOGWOOD-L
ISSUED	01/17/18
REVISED	03/18/18

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

**DOGWOOD
 H&H HOMES**

TITLE
 ELECTRIC AT PLAN OPTIONS

SHEET
E8



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

DOGWOOD

CAROLINA DIVISION

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

DESIGN SPECIFICATIONS:

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

DESIGN LIVE LOADS:

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

DESIGN DEAD LOADS:

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

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

DESIGN WIND LOADS:

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

ASSUMED SOIL BEARING CAPACITY = 2000 PSF

ASSUMED LATERAL SOIL PRESSURE = 45 PCF

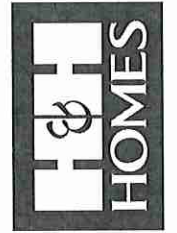
FROST DEPTH = 12"

SEISMIC DESIGN CATEGORY = B

ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:

- TJI 210 SERIES (SERIES AND SPACING PER PLANS)
- LSL: E=1,550,000 PSI, F_b=2,325 PSI, F_v=310 PSI, F_c=900 PSI
- LVL: E=2,000,000 PSI, F_b=2,600 PSI, F_v=285 PSI, F_c=750 PSI
- PSL: E=2,100,000 PSI, F_b=2,900 PSI, F_v=290 PSI, F_c=625 PSI

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



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

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

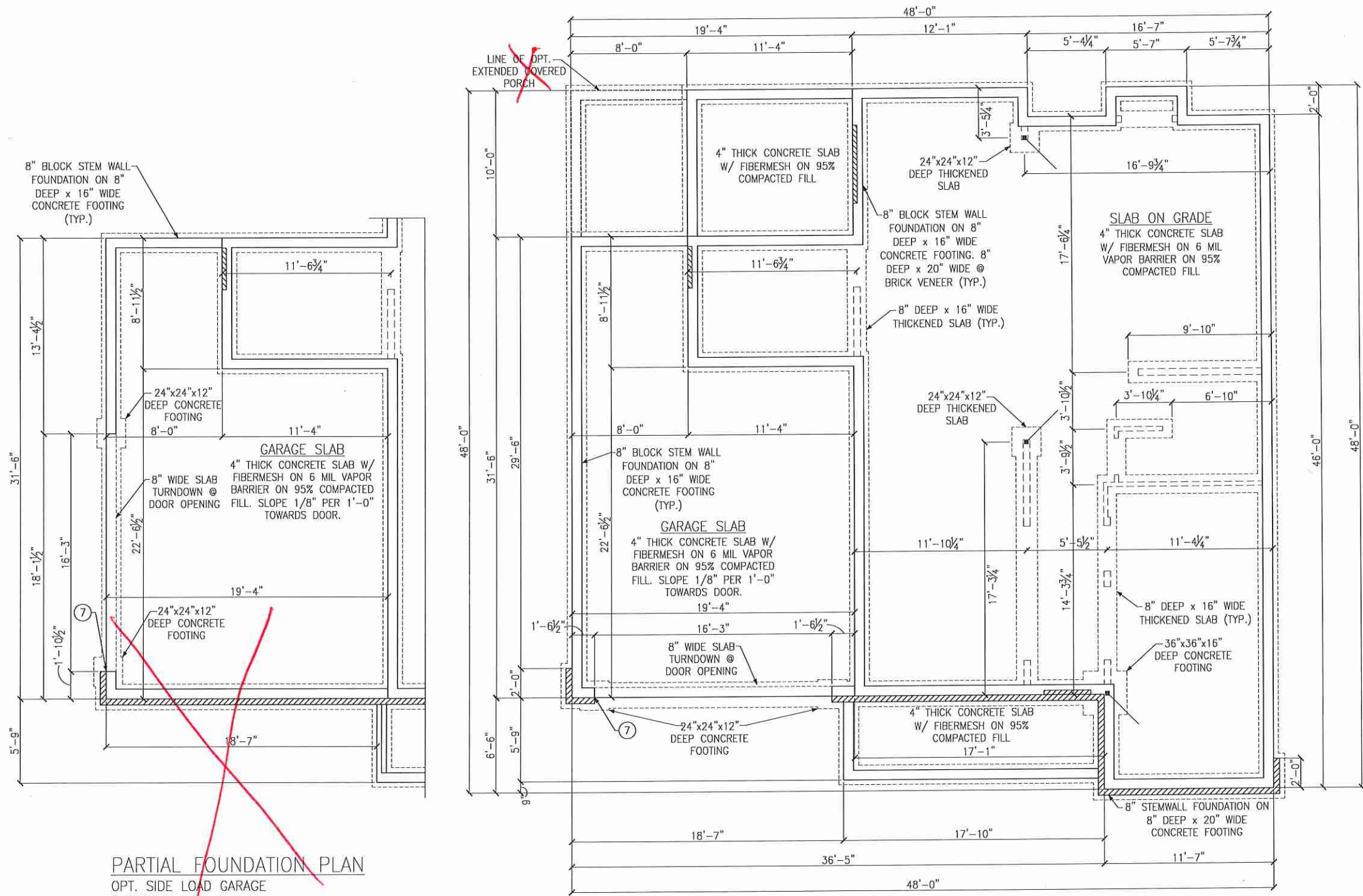


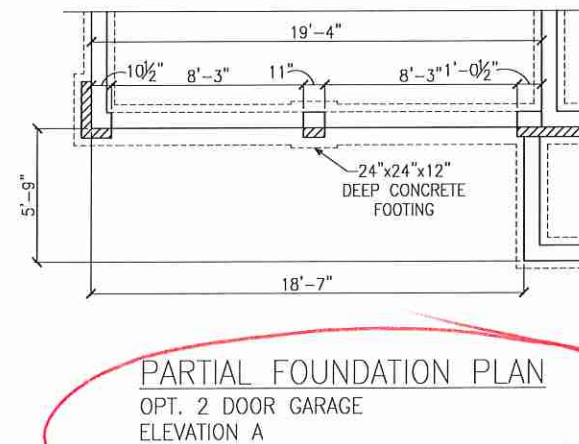
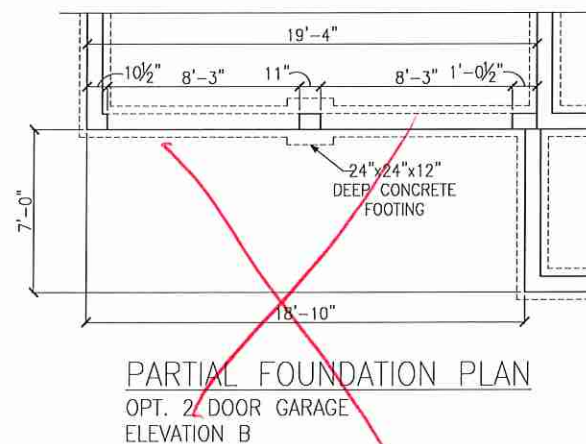
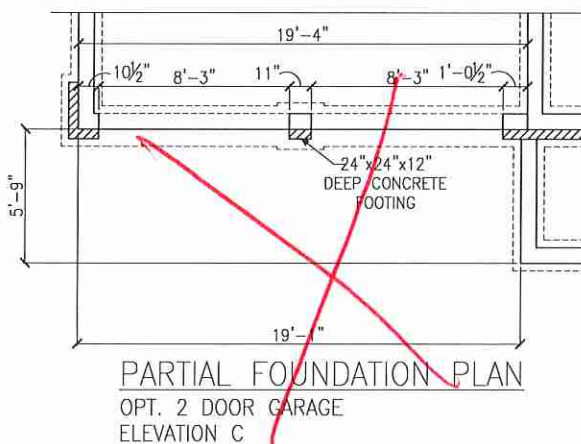
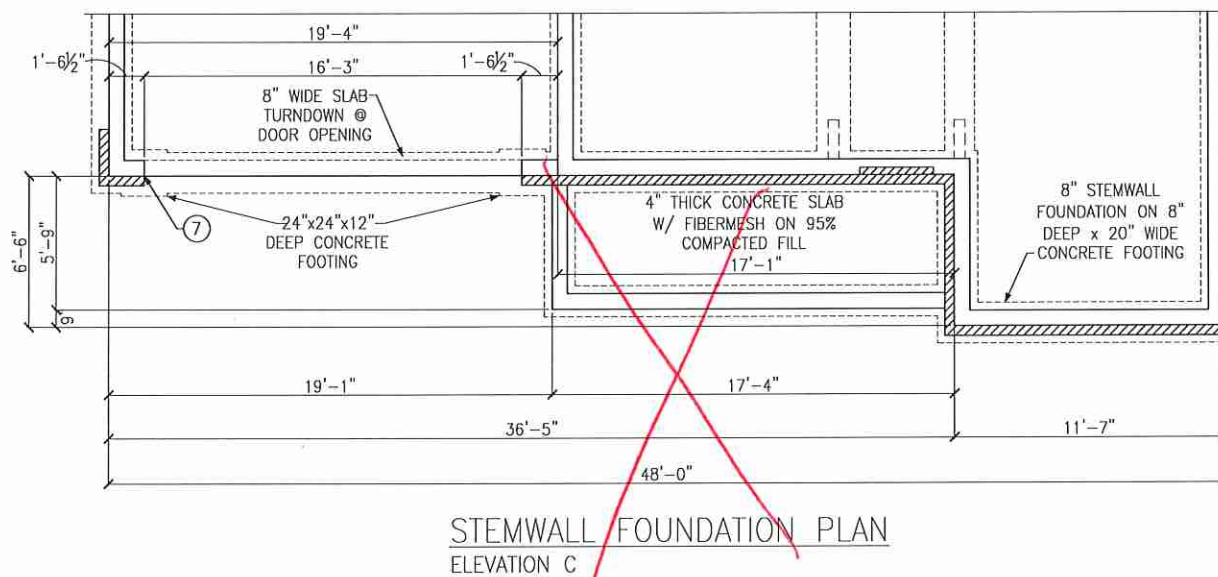
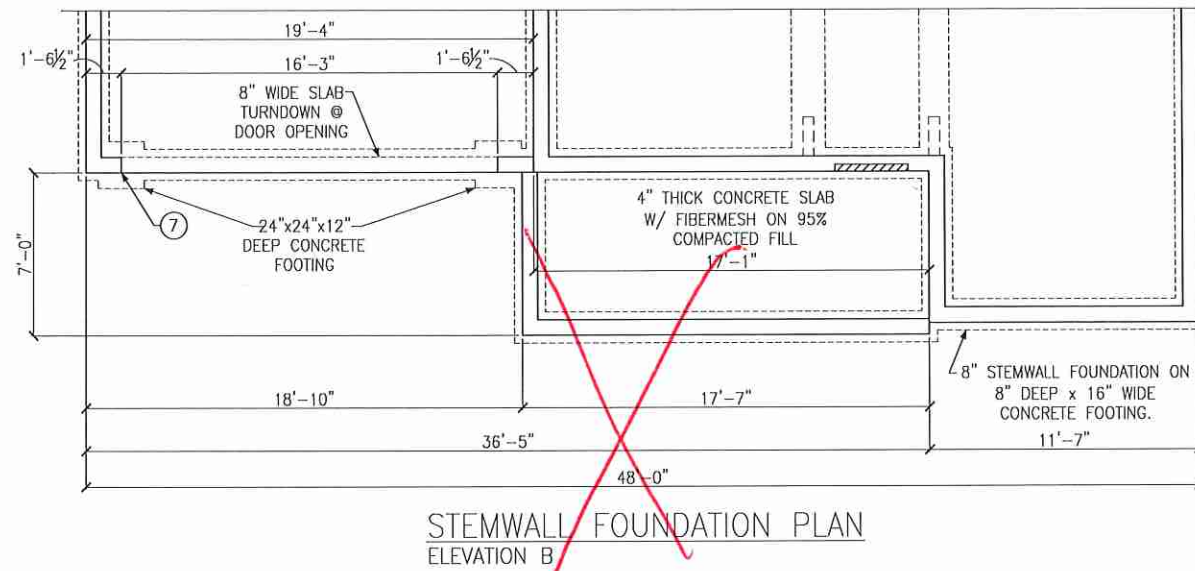
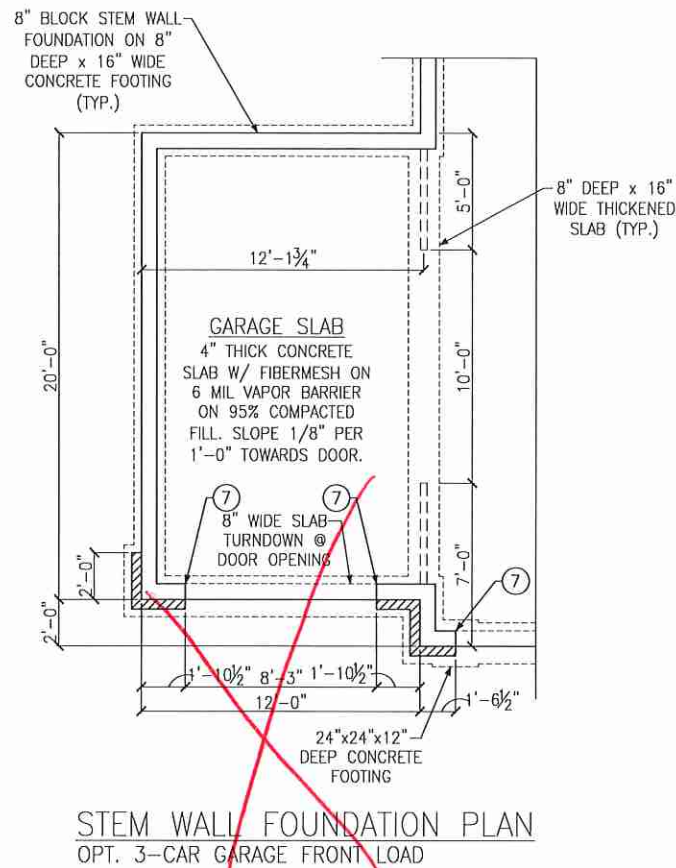
S-0

Stem Wall Foundation Plans
Elevation A & Option
Dogwood Model - LH
120 M.P.H.
Carolina Division

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

S-1.2





LEGEND

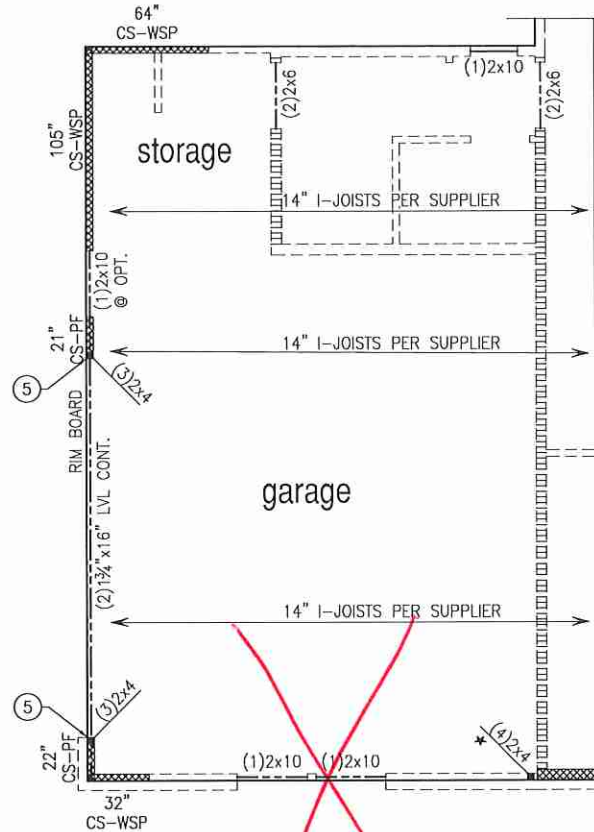
- PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- BRACED WALL PANEL (SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
- LOCATION OF DOOR ABOVE

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

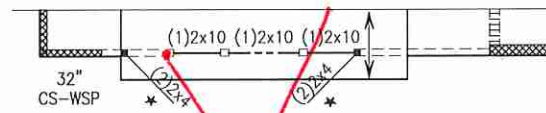
KEYNOTES:

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

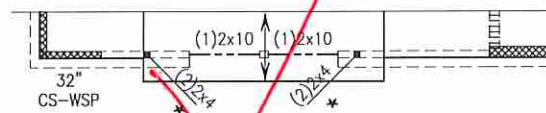




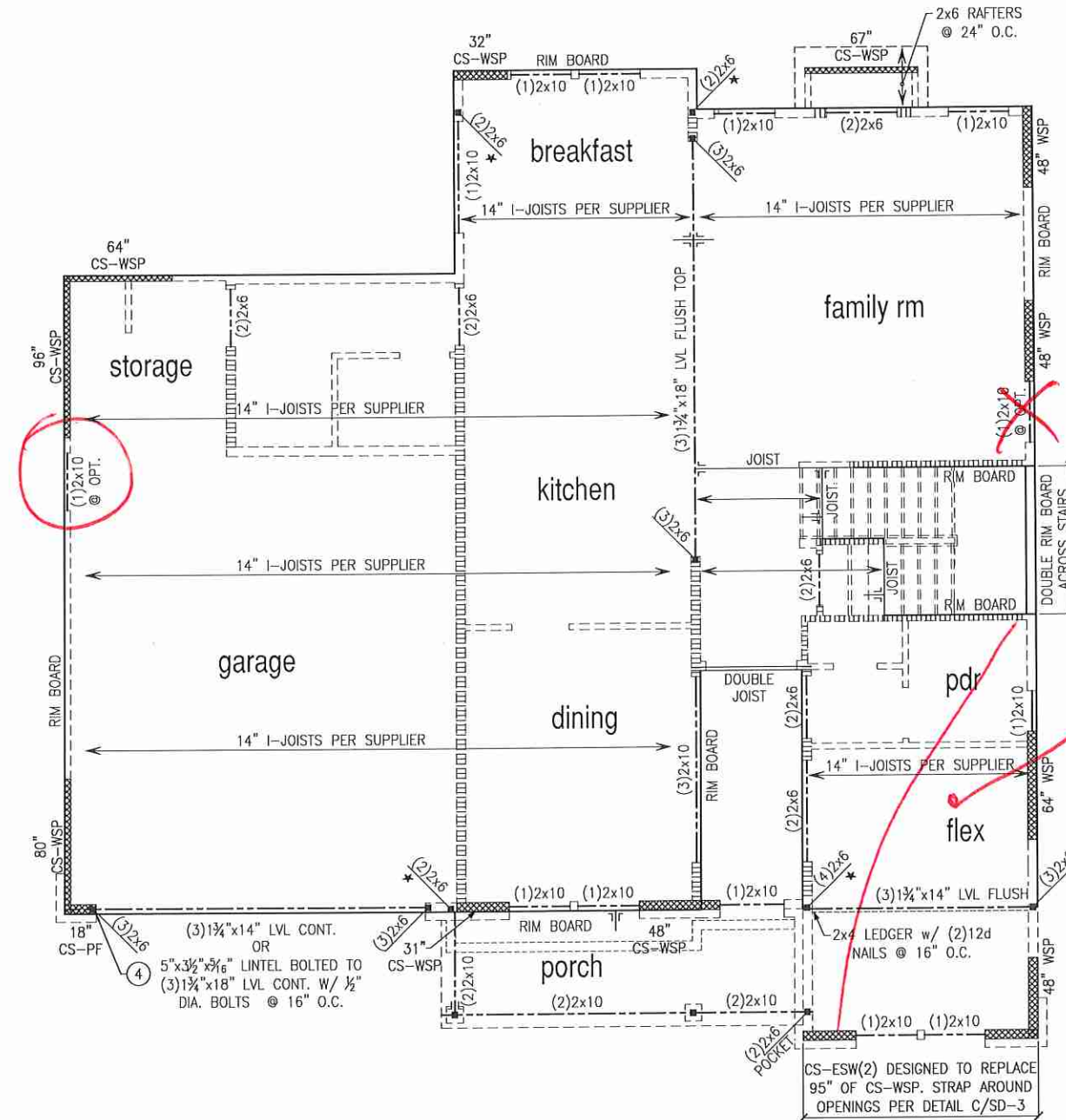
PARTIAL FRAMING PLAN
 OPT. SIDE LOAD GARAGE
 ELEVATION A



PARTIAL FRAMING PLAN
 OPT. SIDE LOAD GARAGE
 ELEVATION B



PARTIAL FRAMING PLAN
 OPT. SIDE LOAD GARAGE
 ELEVATION C



SECOND FLOOR FRAMING PLAN
 ELEVATION A

LEGEND

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

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

PLAN DESIGNED WITH 9" WALL PLATES

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

KEYNOTES:

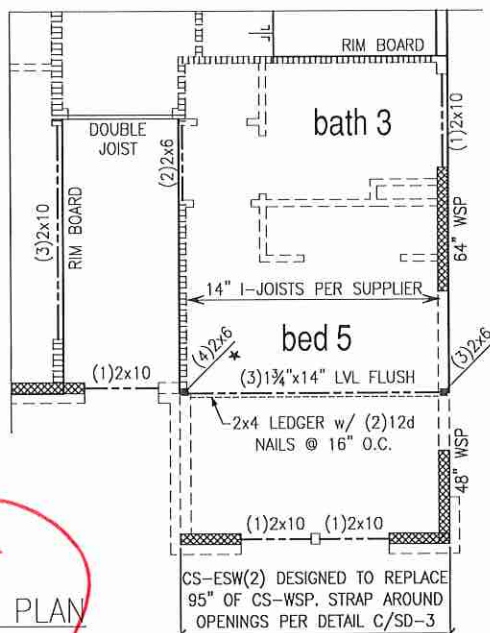
- ④ INSTALL ONE PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.
- ⑤ INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.

*Red 5
 br 3*

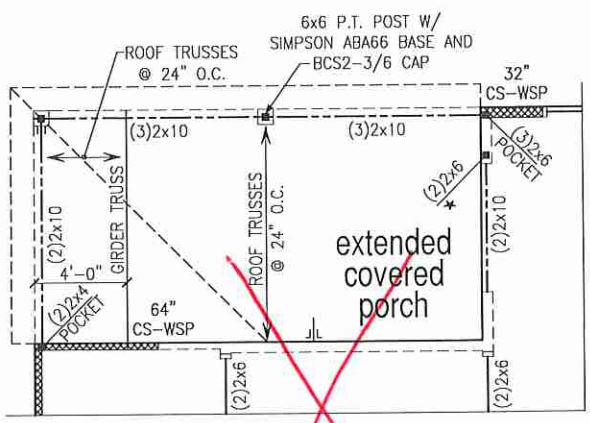


Second Floor Framing Plans
 Elevation A
 Dogwood Model - LH
 120 M.P.H.
 Carolina Division

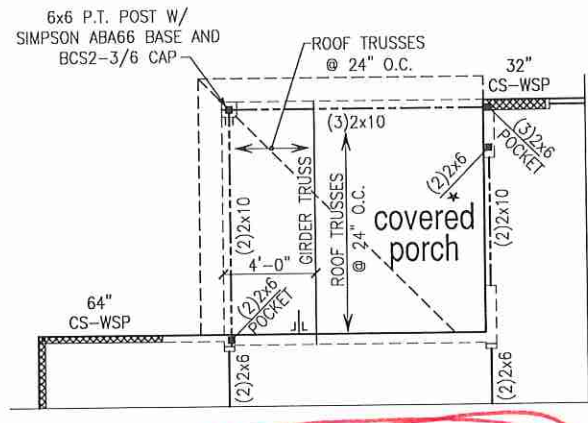
Project #: 105-16007
 Designed By: KRK
 Checked By:
 Issue Date: 4/9/19
 Re-issue:
 Scale: 1/8"=1'-0" @ 11x17
 1/4"=1'-0" @ 22x34



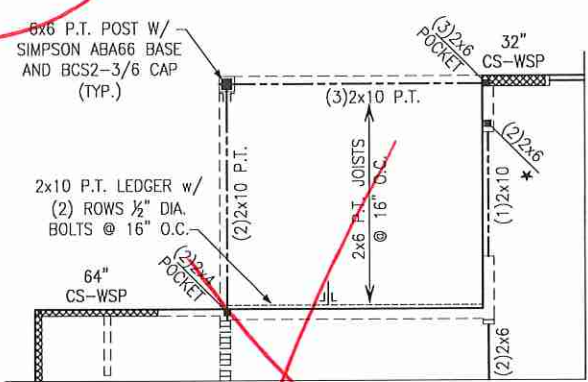
PARTIAL FRAMING PLAN
OPT. BED 5/BATH3



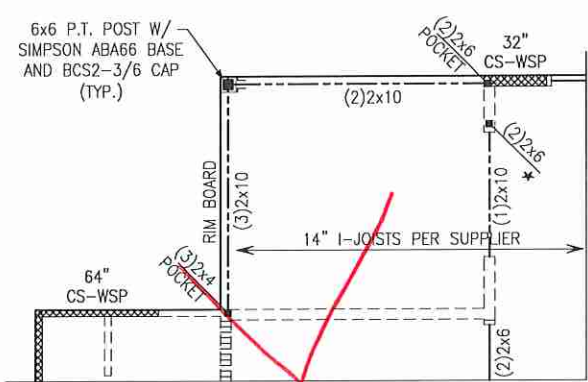
PARTIAL FRAMING PLAN
OPT. EXTENDED COVERED PATIO



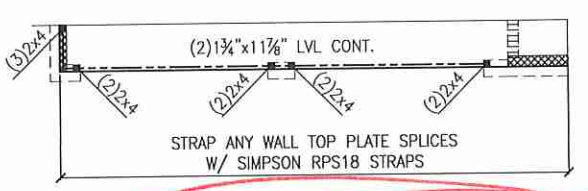
PARTIAL FRAMING PLAN
OPT. COVERED PATIO



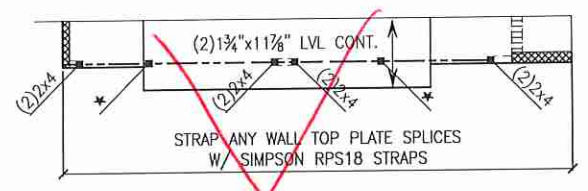
PARTIAL FRAMING PLAN
OPT. COVERED DECK OVER PATIO



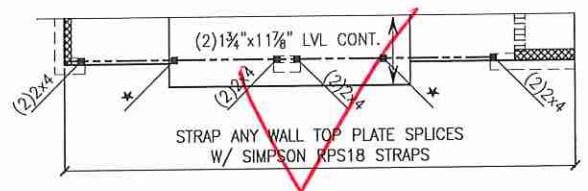
PARTIAL FRAMING PLAN
OPT. EXPANDED WIC OVER PATIO



PARTIAL FRAMING PLAN
OPT. 2 DOOR GARAGE
ELEVATION A



PARTIAL FRAMING PLAN
OPT. 2 DOOR GARAGE
ELEVATION B



PARTIAL FRAMING PLAN
OPT. 2 DOOR GARAGE
ELEVATION C

LEGEND

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

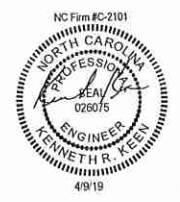
REFER TO KSE STRUCTURAL DETAILS SHEETS FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

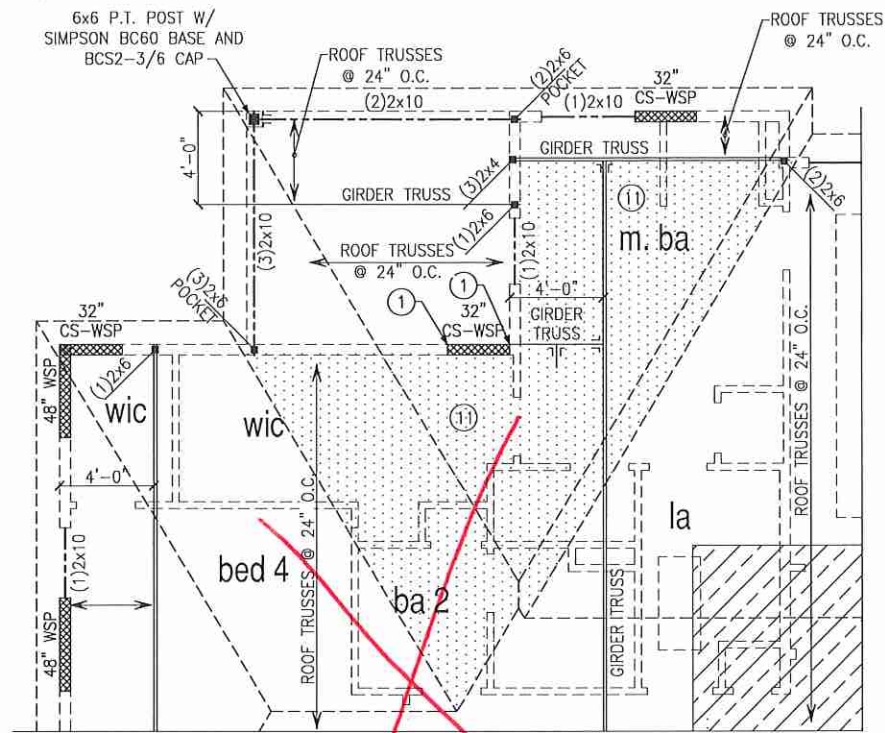
PLAN DESIGNED WITH 9" WALL PLATES

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

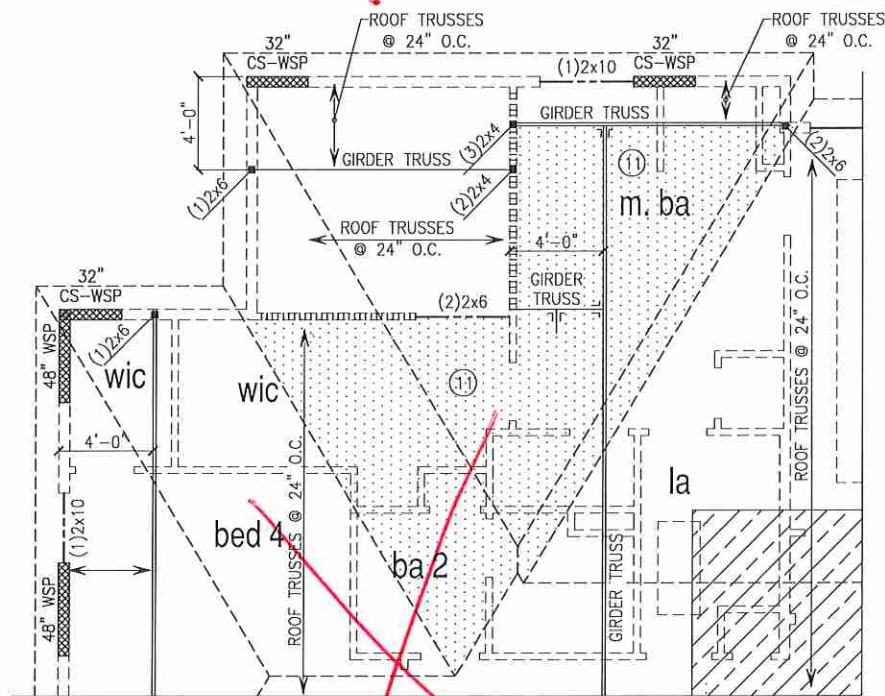
KEYNOTES:

- 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.

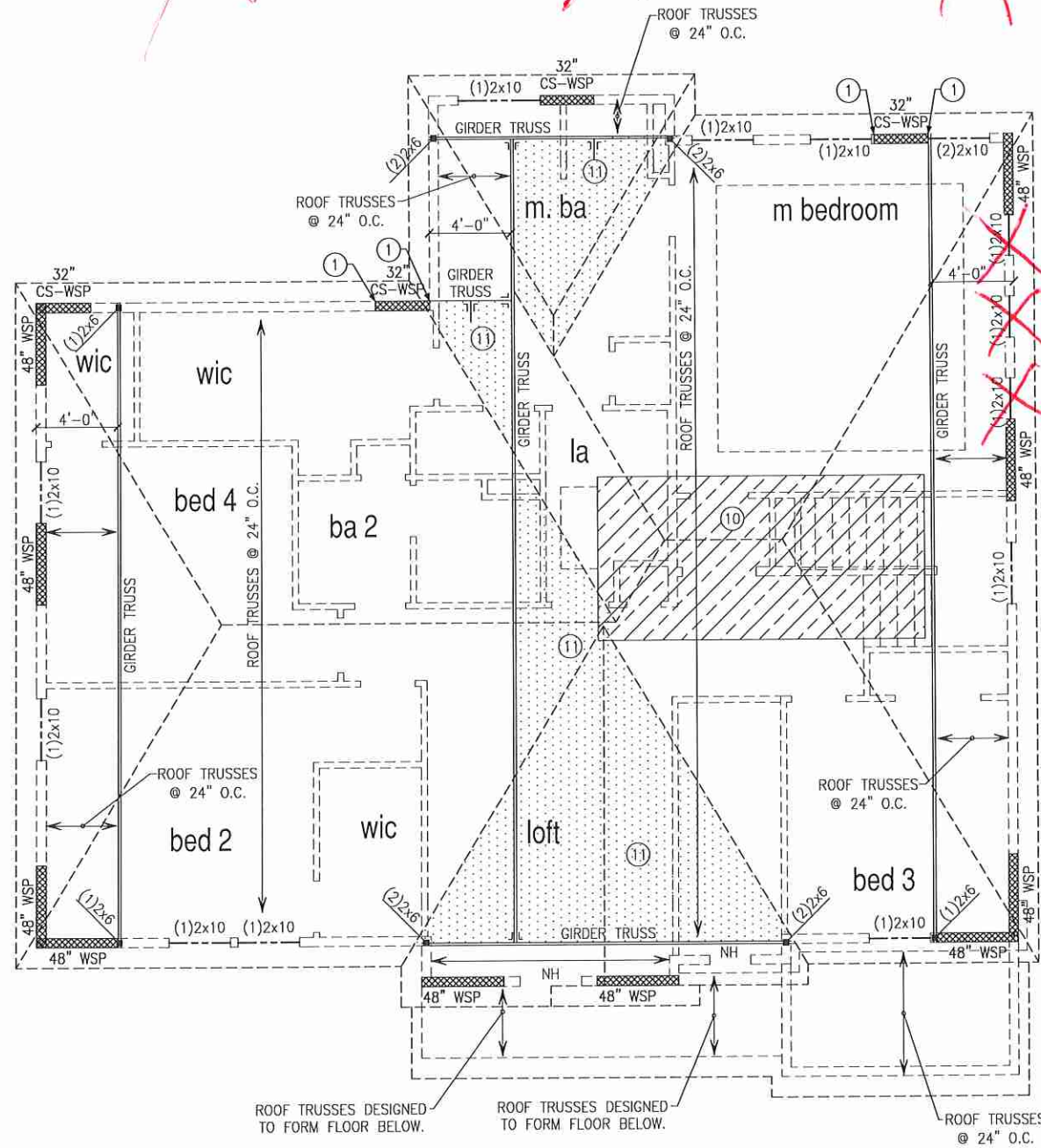
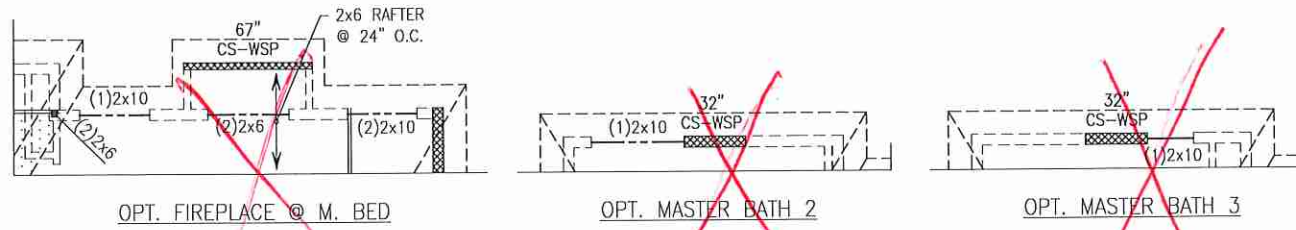




ROOF FRAMING PLAN
OPT. COVERED DECK



ROOF FRAMING PLAN
OPT. EXPANDED WIC



ROOF FRAMING PLAN
ELEVATION A

LEGEND

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

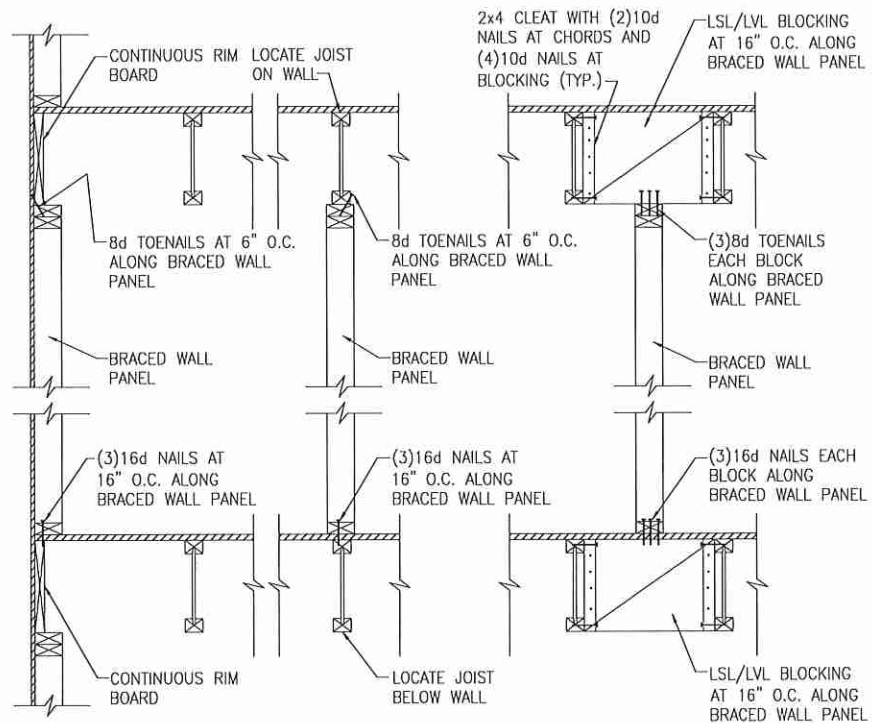
REFER TO KSE STRUCTURAL DETAILS SHEETS FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

PLAN DESIGNED WITH 9' WALL PLATES

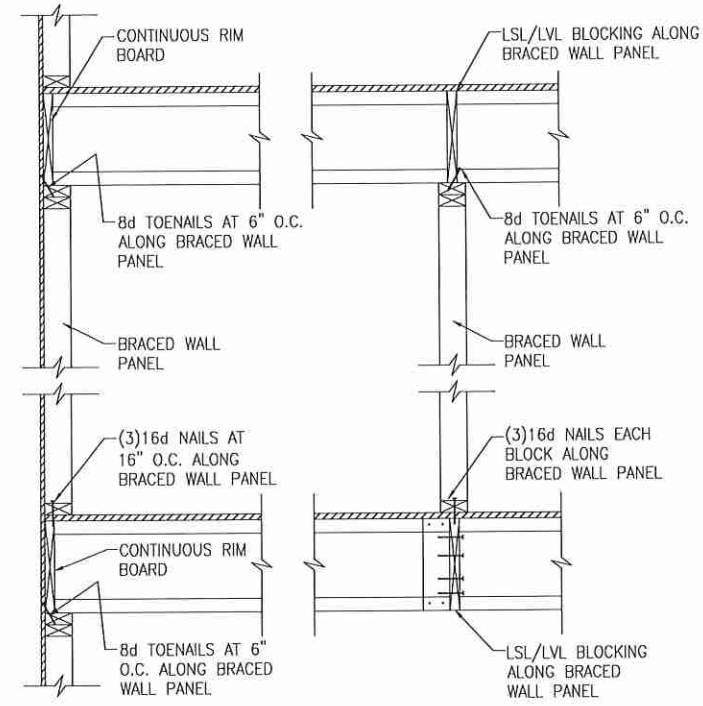
KEYNOTES:

- 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.)

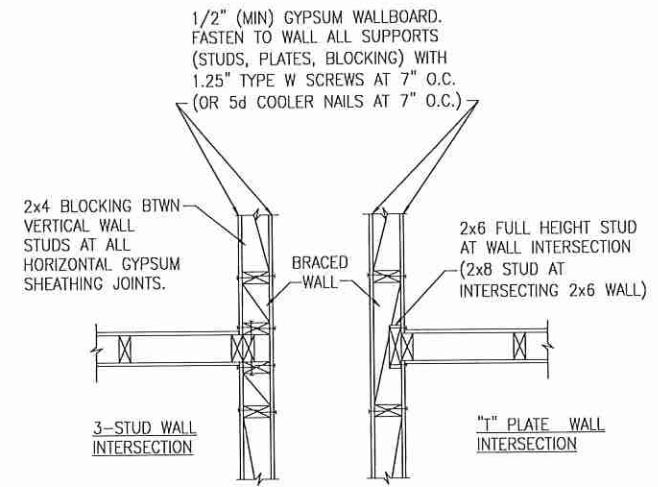




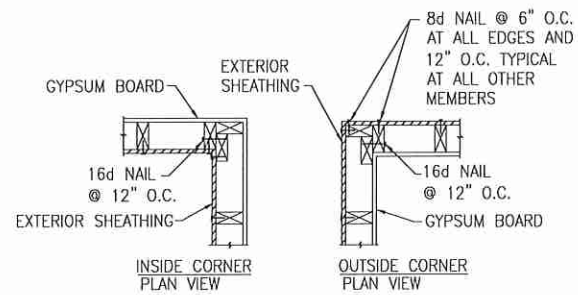
A TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PARALLEL TO I-JOISTS



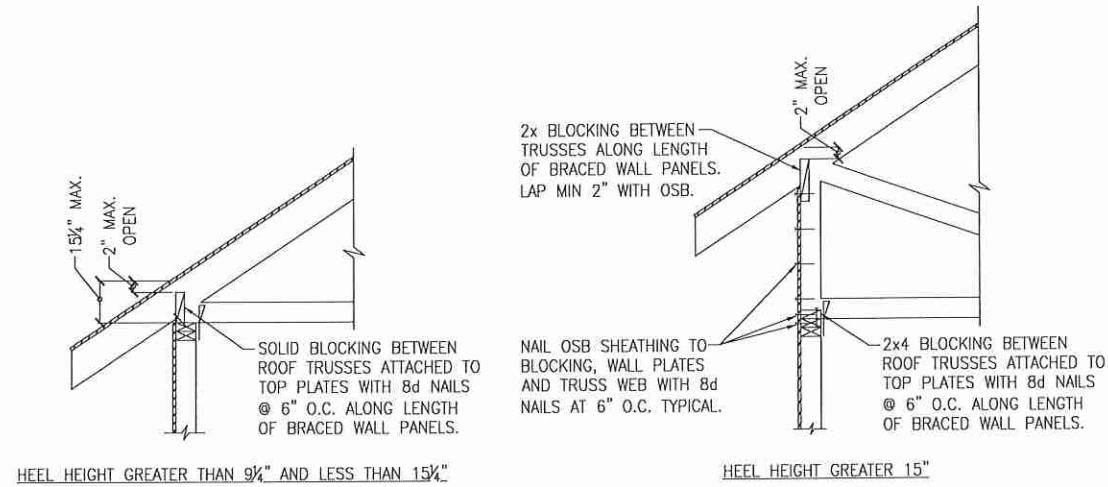
B TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PERPENDICULAR TO I-JOISTS



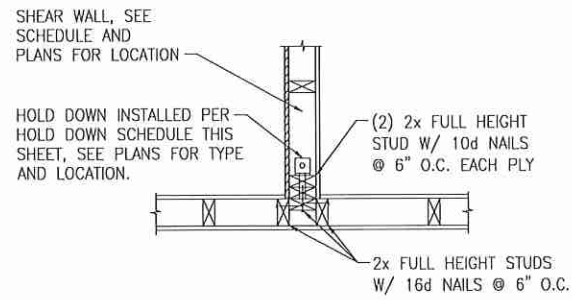
C METHOD GB(1) AND GB(2) INTERSECTION DETAILS



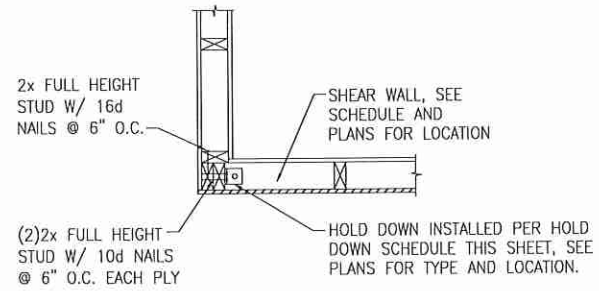
D TYPICAL EXTERIOR CORNER WALL FRAMING



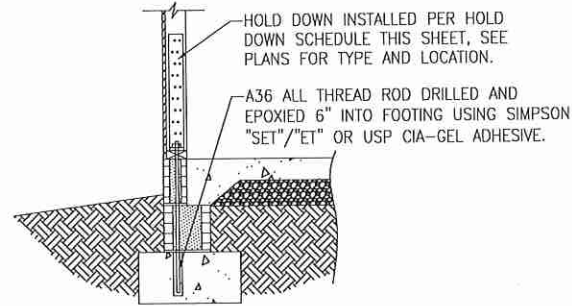
E ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS
ONLY REQUIRED AT BRACED WALL PANELS



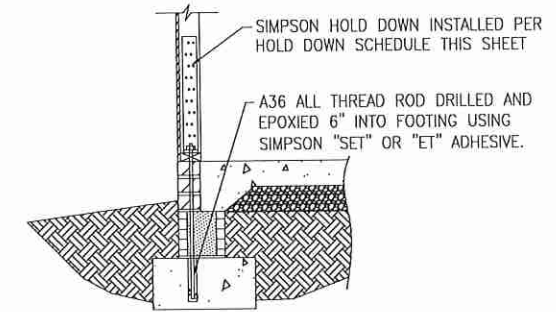
(A) TYPICAL HOLD DOWN DETAIL



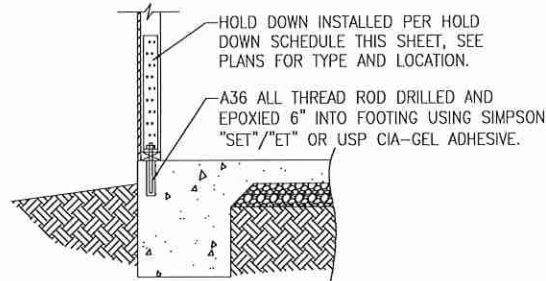
(B) TYPICAL HOLD DOWN DETAIL



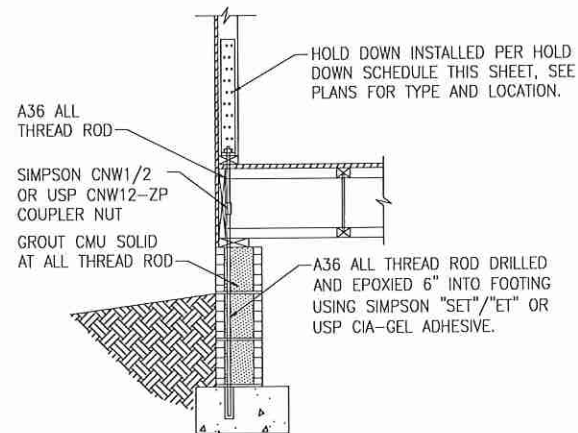
(C) HOLD DOWN AT STEMWALL SLAB FOUNDATION



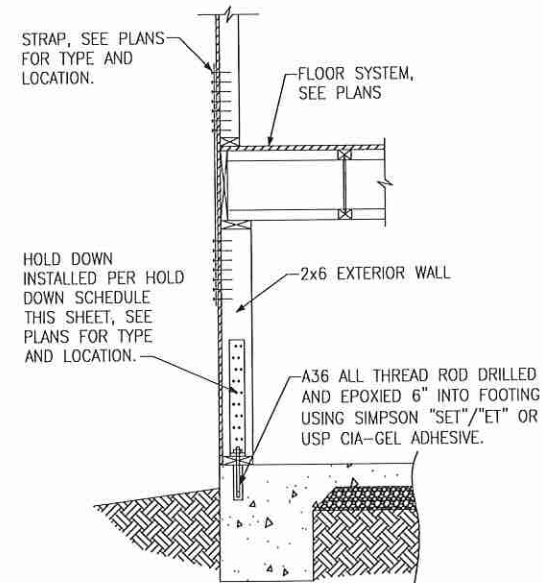
(C) HOLD DOWN AT STEMWALL SLAB



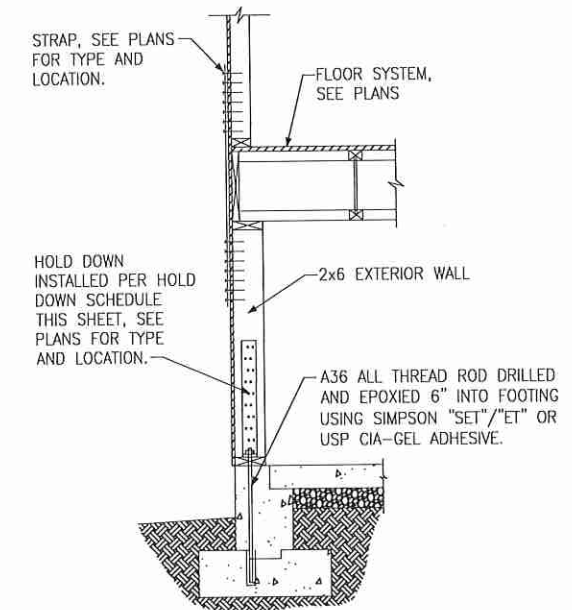
(D) HOLD DOWN AT MONOLITHIC SLAB FOUNDATION



(E) HOLD DOWN AT CRAWL SPACE FOUNDATION



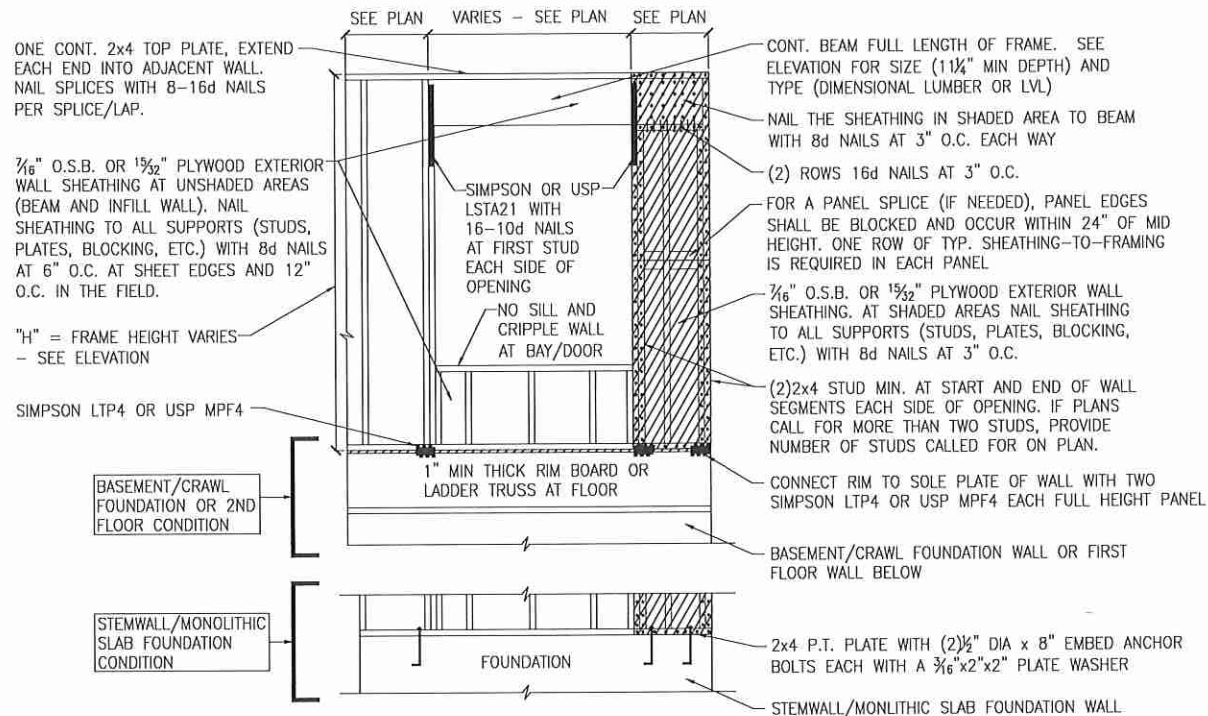
(F) HOLD DOWN AT BASEMENT FOUNDATION MONOLITHIC TURN-DOWN



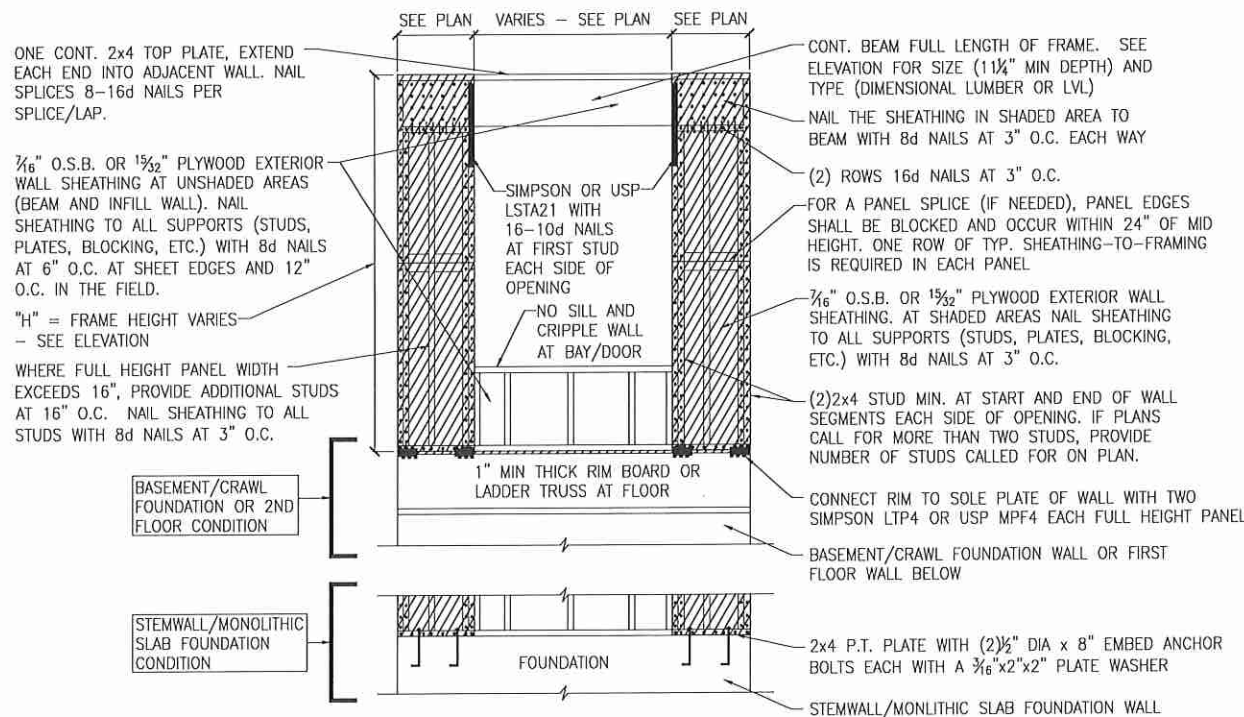
(G) HOLD DOWN AT BASEMENT FOUNDATION STEM WALL

HOLD DOWN SCHEDULE			
HOLD DOWN		ALL THREAD ROD	FASTENERS
SIMPSON	USP		
LTT20B	LTS20B	½" DIA.	(10)10d NAILS
HTT4	HTT16	⅝" DIA.	(18)16d x 2½" LONG NAILS
HTT5	HTT45	⅝" DIA.	(26)16d x 2½" LONG NAILS

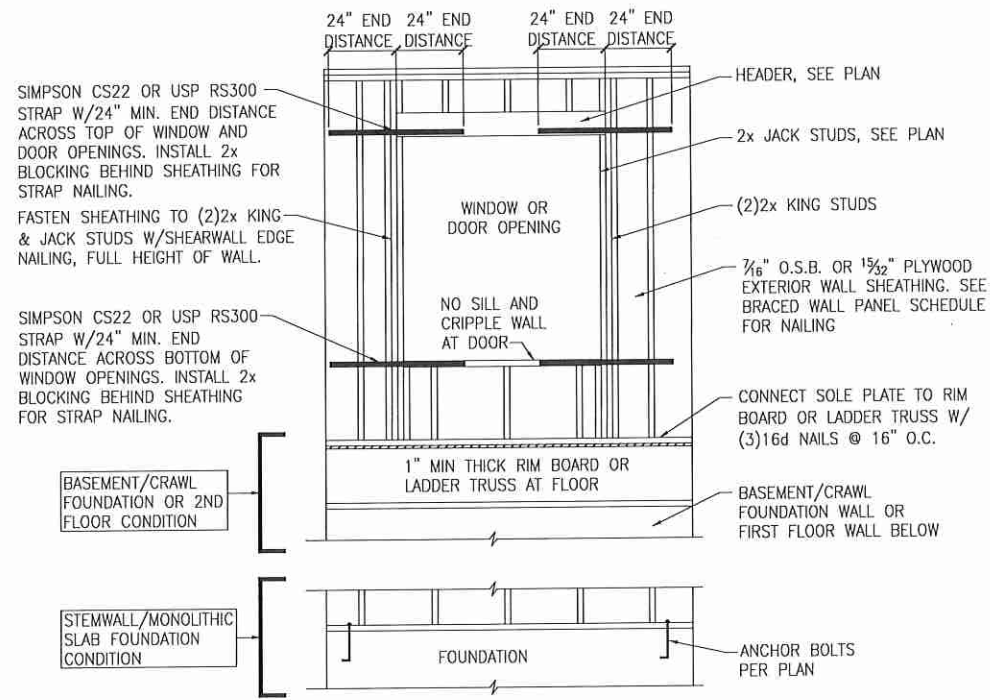




A METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
ONE BRACED WALL SEGMENT



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

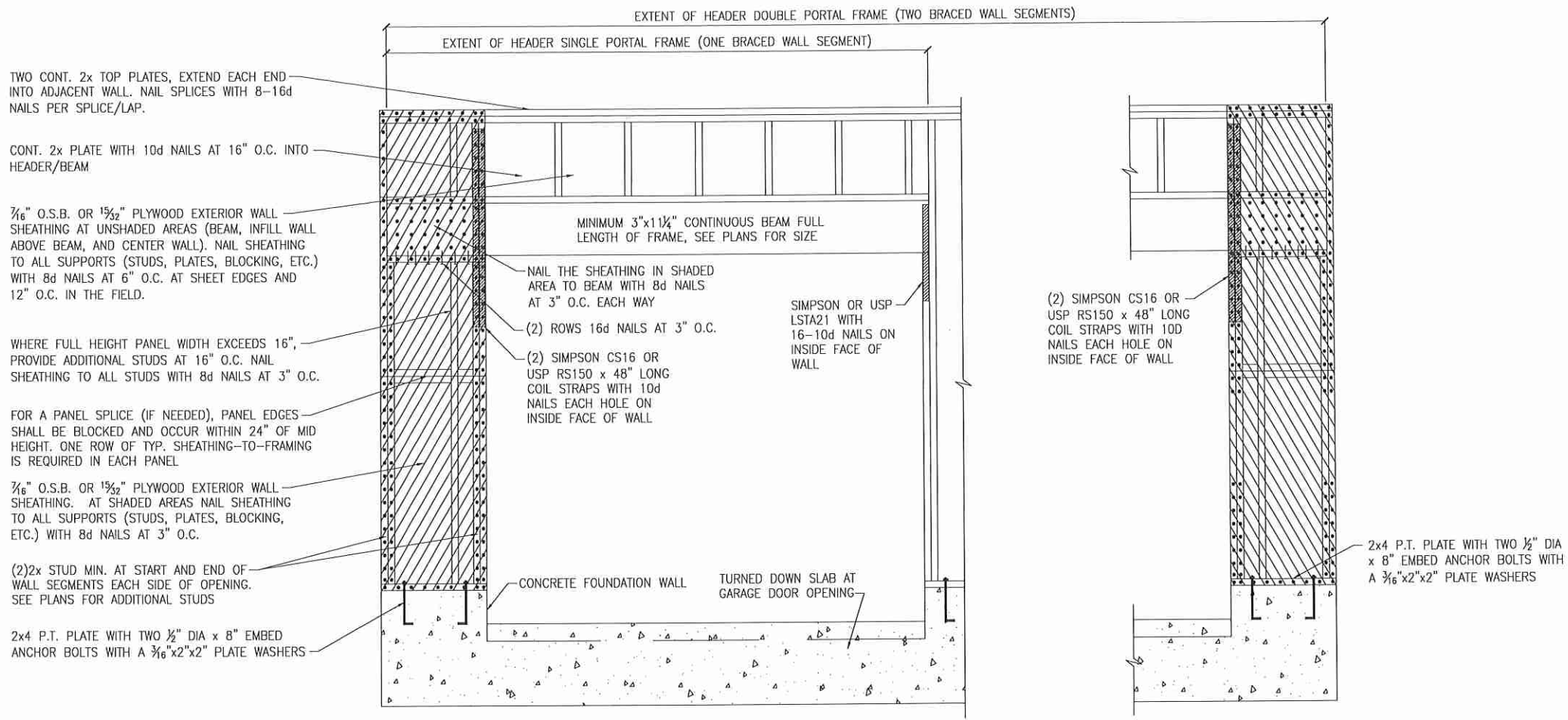


C WINDOW OR DOOR REINFORCEMENT IN ENGINEERED SHEAR WALL
ONLY REQUIRED WHERE SPECIFIED ON PLANS

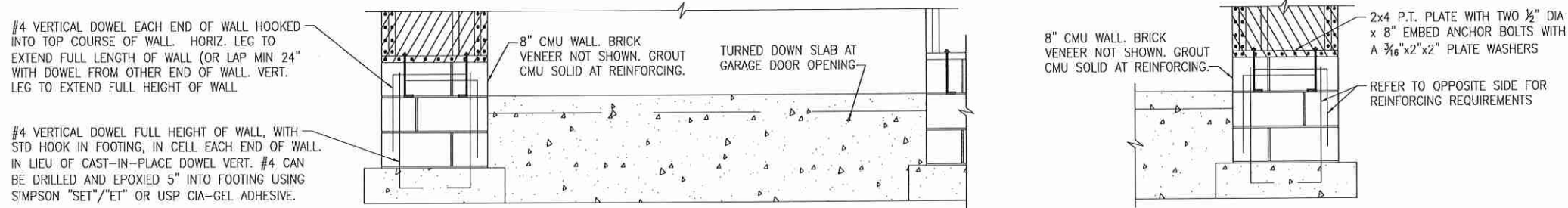
BRACED WALL PANEL AND ENGINEERED SHEAR WALL SCHEDULE			
PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS
WSP	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT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

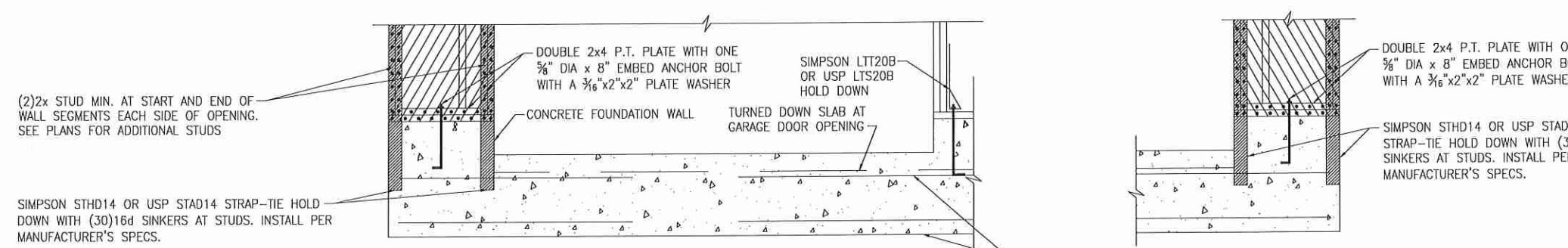
- ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
- SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH 7/16" O.S.B., OR 1/2" PLYWOOD, FASTENED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



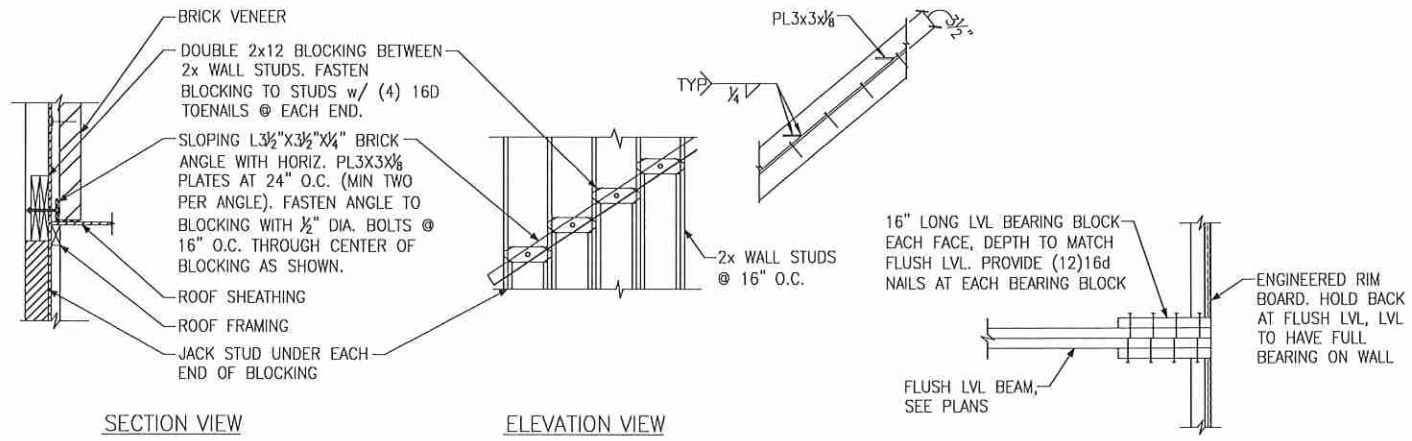
B METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
STEMWALL SLAB OR CRAWL SPACE FOUNDATION



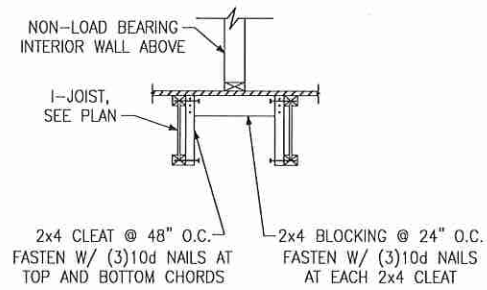
C METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS
MONOLITHIC SLAB OR BASEMENT FOUNDATION

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

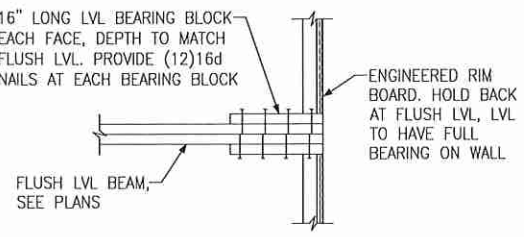




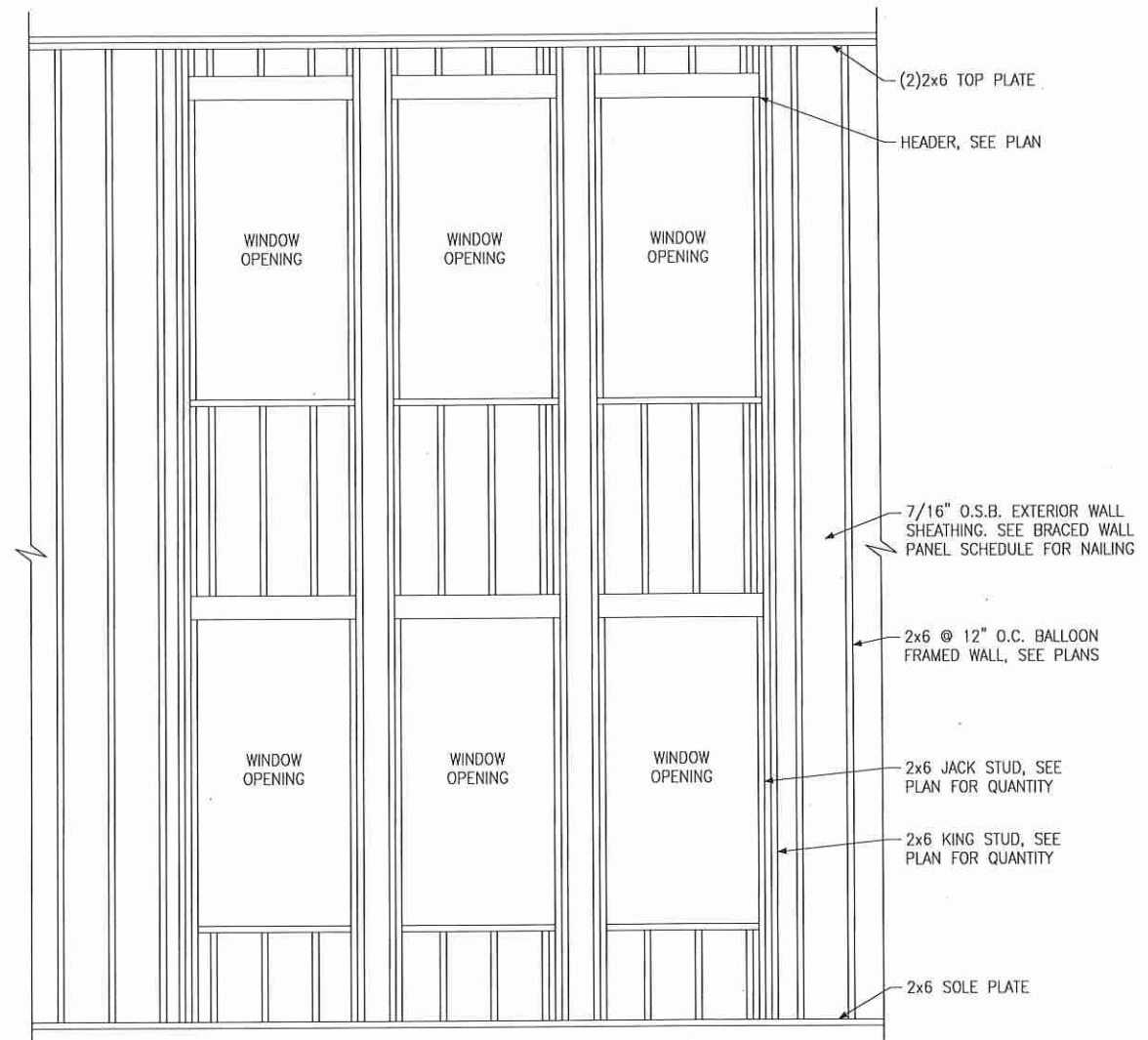
(A) BRICK LEDGER CONNECTION DETAIL



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



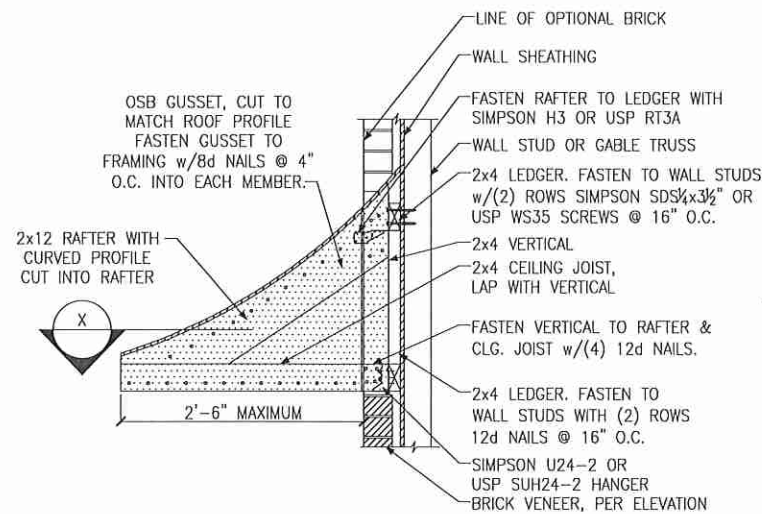
(B) BEARING ENHANCER FLUSH LVL



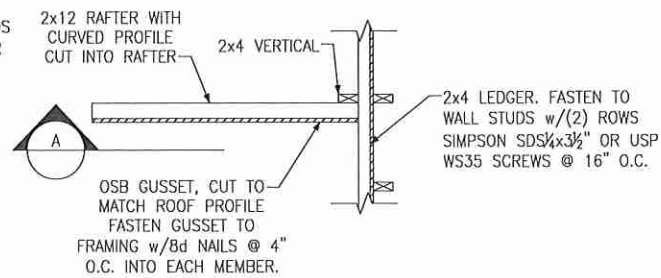
(D) BALLOON FRAMED WALL DETAIL N.T.S.

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

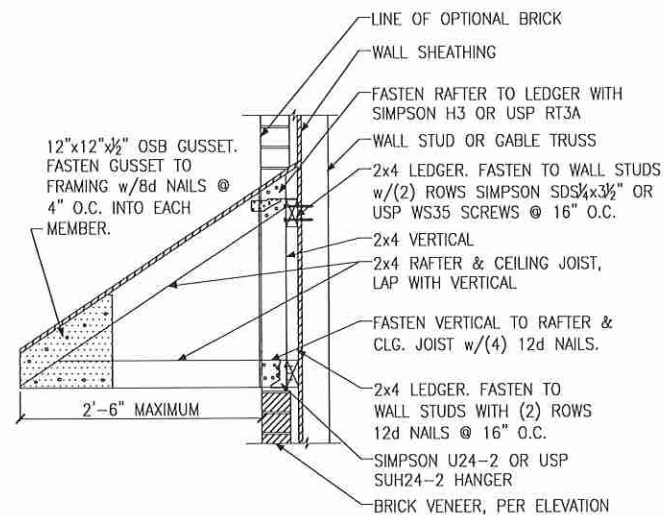




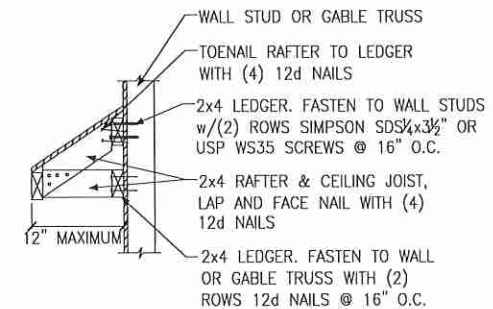
A PENT ROOF DETAIL
CURVED ROOF



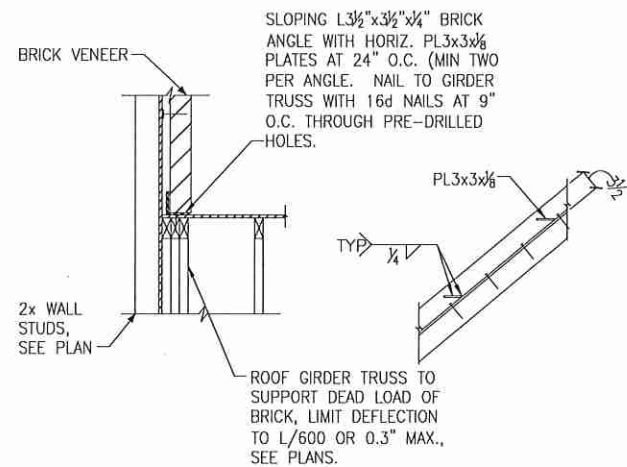
X SECTION
CURVED ROOF



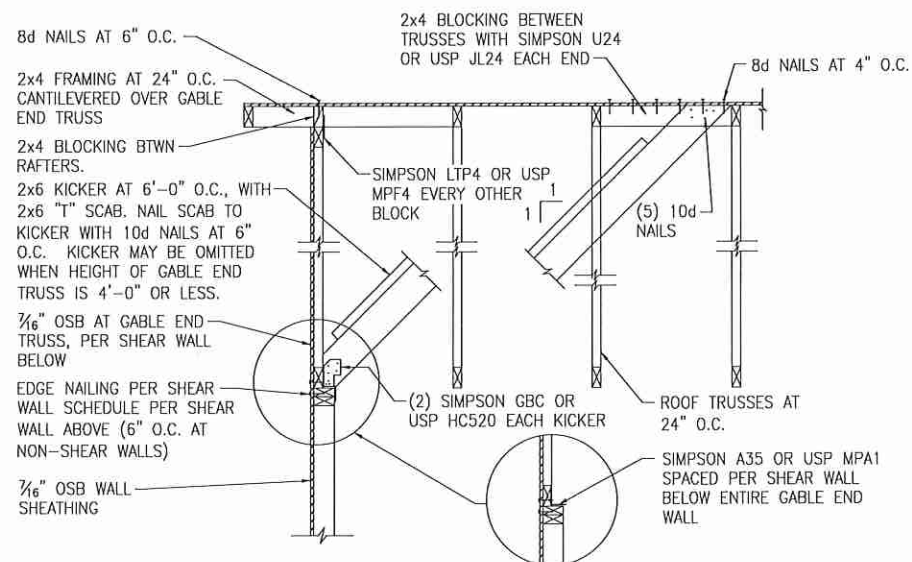
B PENT ROOF DETAIL
STRAIGHT ROOF



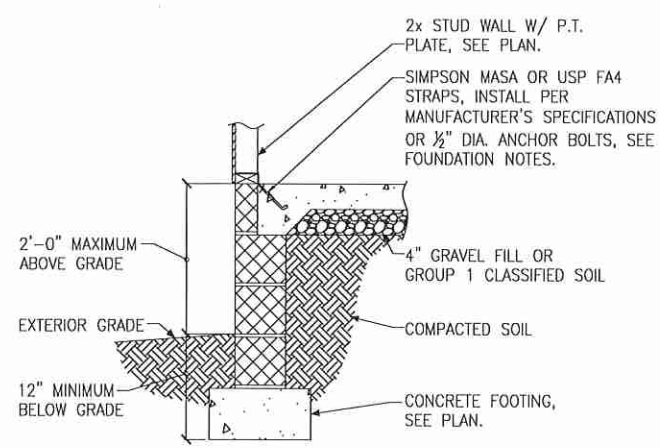
C EYEBROW ROOF DETAIL
STRAIGHT ROOF



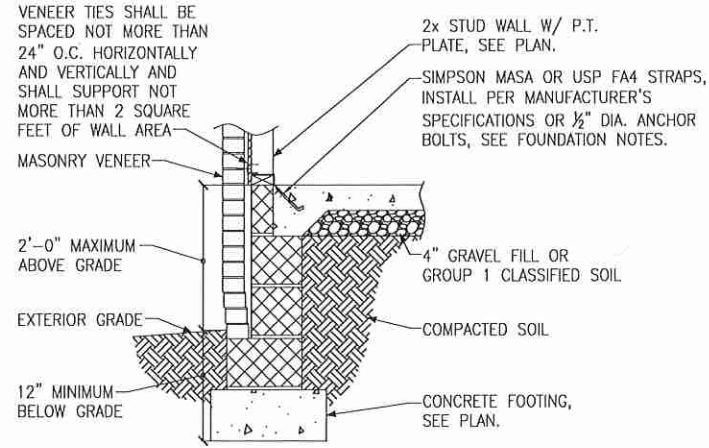
D TRUSS DETAIL



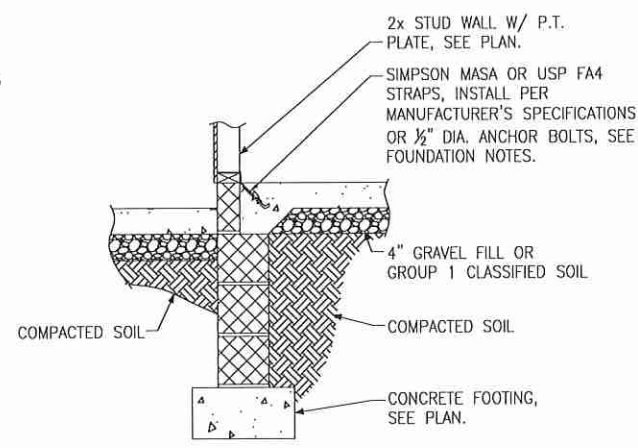
E GABLE END WALL DETAIL



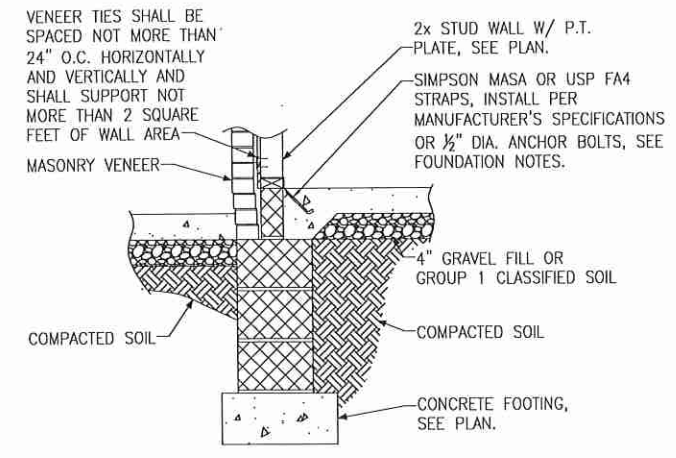
A FOUNDATION SECTION
EXTERIOR WALL



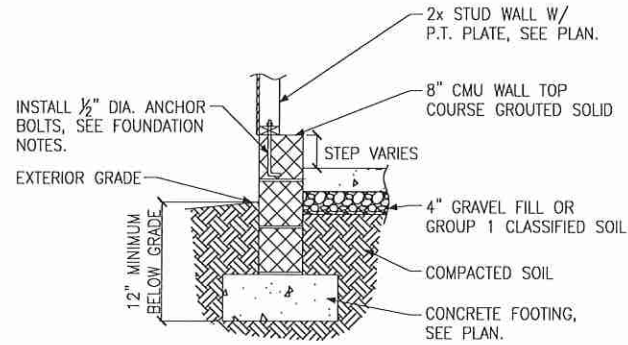
B FOUNDATION SECTION
EXTERIOR WALL @ MASONRY
VENEER



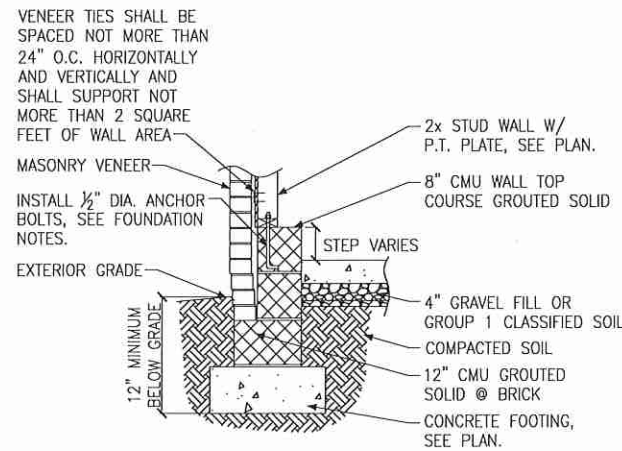
C FOUNDATION SECTION
EXTERIOR WALL AT PORCH



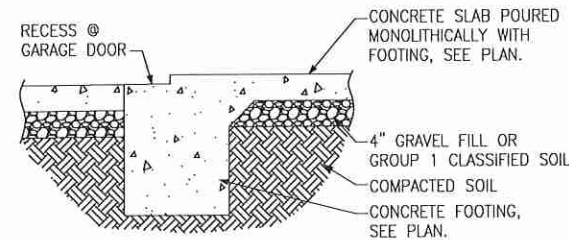
D FOUNDATION SECTION
EXTERIOR WALL AT PORCH W/ MASONRY
VENEER



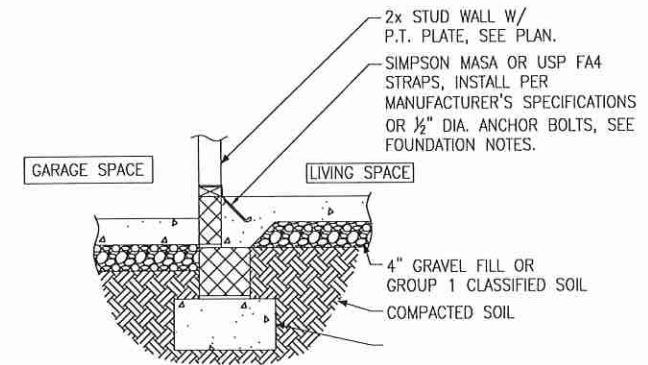
E FOUNDATION SECTION
EXTERIOR GARAGE WALL



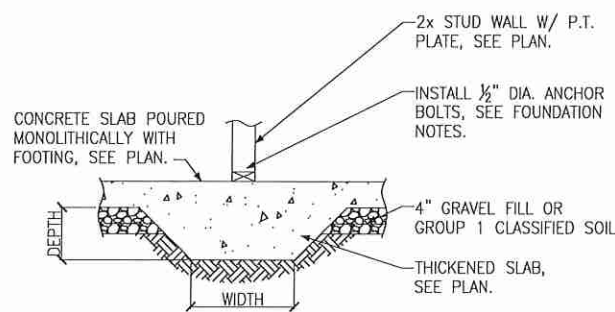
F FOUNDATION SECTION
EXTERIOR GARAGE WALL @ MASONRY
VENEER



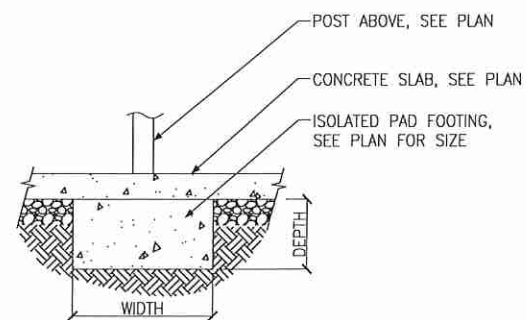
G FOUNDATION SECTION
GARAGE DOOR



H FOUNDATION SECTION
INTERIOR GARAGE WALL



J FOUNDATION SECTION
THICKENED SLAB



K FOUNDATION SECTION
ISOLATED PAD FOOTING