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



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

H&H HOMES DOGWOOD

DOGWOOD H&H HOMES - GARAGE LEFT

PLAN REVISIONS

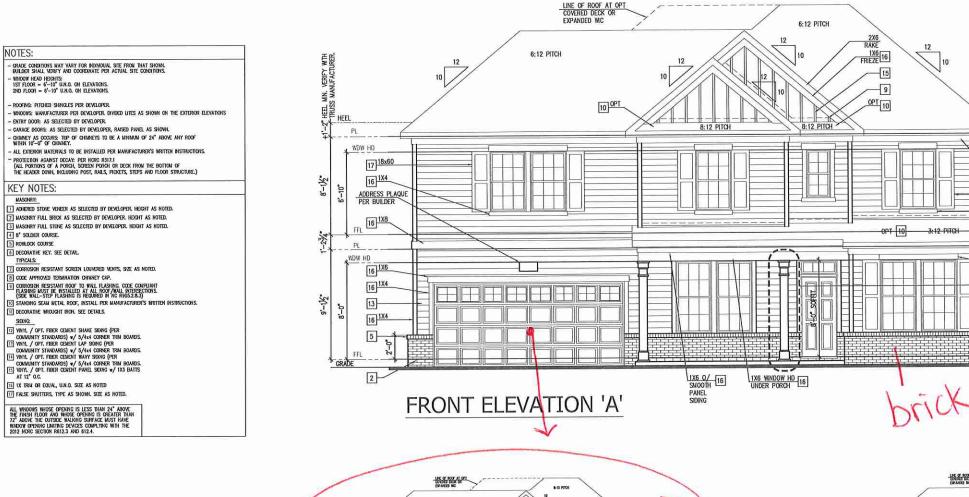
DOGWO	DD SQUARE	FOOTAGES	5	
AREA	ELEY 'A'	ELEV 'B'	ELEV 'C' 1333 SF	
1st FLOOR	1333 SF	1333 SF		
2nd FLOOR	1667 SF	1675 SF	1686 SF	
TOTAL LIVING	3000 SF	3008 SF	3019 SF	
GARAGE	508 SF	508 SF	508 SF	
PORCH	103 SF	123 SF	100 SF	
OPT. COVERED PATIO	113 SF	113 SF	113 SF	
OPT. EXT. COV. PATIO	193 SF	193 SF	193 SF	
OPT. COVERED DECK	113 SF	113 SF	113 SF	
OPT. EXPANDED WIC	+113 SF	+113 SF	+113 SF	
OPT. BED 6 / BATH 4	+64 SF	+64 SF	+64 SF	
OPT. 3-CAR GARAGE	240 SF	240 SF	240 SF	

ISSUINCE OF PLAYS FROM THIS DRAFTER'S OFFICE SHALL NOT RELEVE THE BUILDER OF RESPONSBULTY TO REVEW AND VEREY ALL NOTES, DMENSONS, AND JAMESPICE TO APPLICABLE BUILDING COLES PROFIT OF COMMENCEDIENT OF ANY CONSTRUCTION.

ANY TOSOREPANCY OF ERROR IN NOTES, DMENSONS, OR ADMERIACE TO APPLICABLE BUILDING COLES SHALL BE BROUGHT TO THE ATTENDION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCIATIN OF ANY CONSTRUCTION.

ANY REVISIONS OR CHANCES, NOT RELATED TO THE CORPECTION OF ERRORS THAT ARE MADE AFTER THE BINAL PLAYS HAVE EETH COMPLETED SHALL BE SUBJECT TO ADDITIONAL FIES.

IF ANY MORCHARIONS ARE MADE TO THESE PLAYS BY ANY OTHER PRATTY OTHER THAN THE DRAFTER'S OFFICE, THE CRAFTER SHALL NOT BE HELD RESPONSELE.



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

ISSUMCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELICVE THE BULDOR OF RESPONSIBILITY TO REVIEW AND MERRY ALL MOTES, DMENSORS, AND JARDERICE TO APPLICABLE BULDOR COORS FROM TO COMMISCIOLENT OF ANY CONSTRUCTION.
ANY COSCEPANCY OF BROKE IN MOTES, DOMENSORS, OR AMERICAGE OF APPLICABLE BULDON COORS SHALL BE BROUGHT TO THE ATTENTION OF THE PRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEDING OF ANY CONSTRUCTION.
ANY REMINISTER OF GUILANCES, NOT RELIATED TO THE CORRECTION OF BROKES THAT HE MUSE AFTER THE FINAL PLANS HAVE EXTRA COMPACTED SHALL BE SUBJECT TO ADMINISTRAL FIESS.
F. ANY MODIFICATIONS ARE MUSE TO THESE PLANS BY ANY OTHER PRAFTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

ELEVATION "A"

- 2x2

2x2 CHAMFERED

- 2x2 CHAMFERED

COLUMN DETAIL

FASCIA

FRIEZE 16

18x60 17

1X4 16

1X6 16

13

5

18x72 17

NOTE: SCALE IS $1/8^\circ = 1^\circ - 0^\circ$ if printed in half size scale is $1/4^\circ = 1^\circ - 0^\circ$ if printed in fall size **GARAGE LEFT**

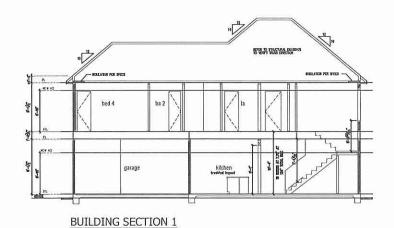




DRAWNGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

> HOMES GMOOD め、日 Ŏ I

FRONT ELEVATION DETAILS

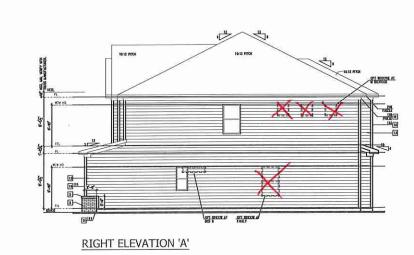








REAR ELEVATION 'A'



ELEVATION "A"

Note: Scale is 1/d' = 1'-0' if printed in half size scale is 1/d' = 1'-0' if printed in half size **GARAGE LEFT**

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

Ш

工

工

ර

SIDE AND REAR ELEVATION.
ROOF PLAN
BUILDING SECTION

0

GWO

0

NOTES:

- Grade conditions may vary for individual site from that shown. Builder shall verify and coordinate per actual site conditions.

- roofing: Pitched Shingles fer developer. windows: Wanufacturer fer developer. Divided lites as shown on the extergr elevations FIXTRY DOOR: AS SELECTED BY DEVELOPER.
- China Douge as accided of Developer, Raised Panel as Shoin,
 Charace Douges. As Selected by Developer, Raised Panel as Shoin,
 Characy as Occases. Top of Characys to be a minimal of 24° above any roof
 within 10°-0" of Characy.
 All extender materials to be installed per manufacturer's written ristructions.
- Protection against decay; per NCRC R317.1 (All Portions of a Porca, screen Porch or Deck From the Bottom of the Header Down, Nowdong Post, Rals, Pickets, Steps and Floor Structure.)

KEY NOTES:

- ANNERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED.

- I CORROSCAN RESISTANT SCREEN LOUVERED VENTS, SIZE AS MOTED.

- DECORATIVE WROUGHT FROM, SEE DETAILS.

SIDMOS

- SOURCE

 [2] WORL / OPT. FIEER CEMENT SHAKE SOUNG (FER COMAINITY STANDARDS) #/ 5/44 CORRER TION BOARDS.

 [3] WORL / OPT. FIEER CEMENT LIVE SOUNG (FER COMAINITY STANDARDS) #/ 5/44 CORRER TION BOARDS.

 [4] WORL / OPT. FIEER CEMENT WAY SOUNG (FER COMAINITY STANDARDS) #/ 5/44 CORRER TION BOARDS.

 [5] WORL / OPT. FIEER CEMENT PANEL SOUNG #/ IX3 BATTS

 AT 12* OC.

 [6] YE THEN OF COMENT, MAND STANDARD SOUNG #/ IX3 BATTS

 [6] YE THEN OF COMENT, MAND STANDARD SOUNG #/ IX3 BATTS

 [7] YE THEN OF COMENT, MAND STANDARD SOUNG #/ IX3 BATTS

 [8] YE THEN OF COMENT, MAND STANDARD SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND STANDARD SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND STANDARD SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND STANDARD SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND STANDARD SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND STANDARD SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND STANDARD SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND STANDARD SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND STANDARD SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND STANDARD SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND STANDARD SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND SOUNG #/ IX3 BATTS

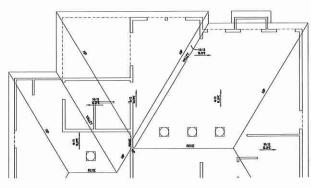
 [9] YE THEN OF COMENT, MAND SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND SOUNG #/ IX3 BATTS

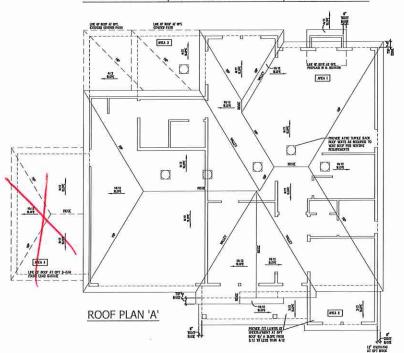
 [9] YE THEN OF COMENT, MAND SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, MAND SOUNG #/ IX3 BATTS

 [9] YE THEN OF COMENT, M
- IE IX TRIM OR EQUAL, U.N.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 SUPPLACE MUST HAVE WHOSIN OPENING LIMITING BENCES COMPLIYING WITH THE 2012 HORC SECTION R612.3 AND 612.4.



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

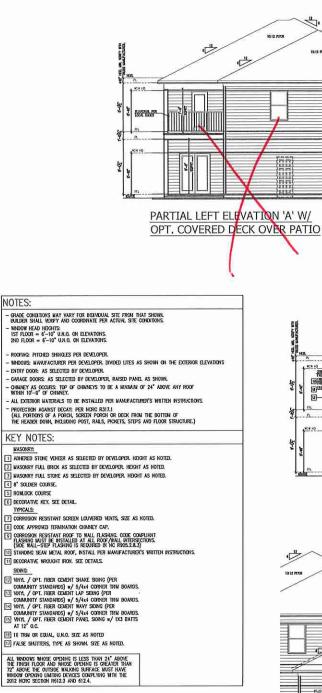




ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELEVE THE BULDER OF RESPONSEILITY TO RENEW AND VERRY ALL NOTES, DMENSONS, AND AMBRENCE TO APPLICABLE BULDING COCES PRICE OF COMMERCICIENT OF ANY COSSIDERATION OF THE OF INOTES, DRIVENOSS, OR AMBRENCE TO APPLICABLE BULDING COCES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMERCIANT OF ANY COMSTRUCTION.

ANY REVISIONS OR CHANCES, NOT RELATED TO THE CORPECTION OF ERRORS THAT ARE MADE AFTER THE FRAM, PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO AUDIONAL FEES.

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



ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BULDER OF RESPONSEBILITY TO REVIEW AND VERREY ALL NOTES, DIRENSONS, AND ACKERINGE TO APPLICABLE BULDING COOCES FROM TO COMBINICATION OF ANY CONSTRUCTION, ANY CONSERVANCY OF BROSS IN MOTES, DIRENSONS, OR DAFFESHOE TO APPLICABLE BULDING COOCES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE

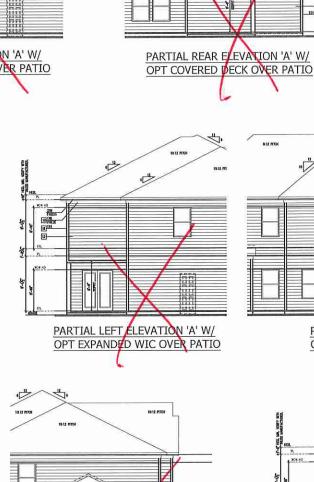
COOLS SPACE DE BROOKEN TO THE MICHIGHT OF THE LOCATIONS OF THE CARE CHARGEST HEAD AND COMBRIGHTED FOR THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE EVEN COMPARTED SHALL BE SUBJECT TO ADDITIONAL FEES.

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

KEY NOTES:

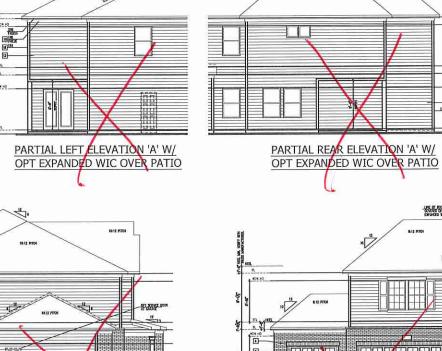
ROWLOCK COURSE

DECORATIVE KEY, SEE DETAIL

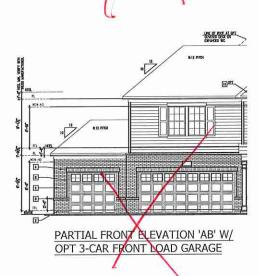


PARTIAL LEFT ELEVATION 'AB' W/

OPT 3-CAR FRONT LOAD GARAGE

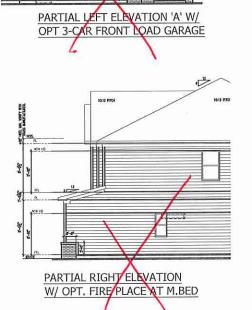


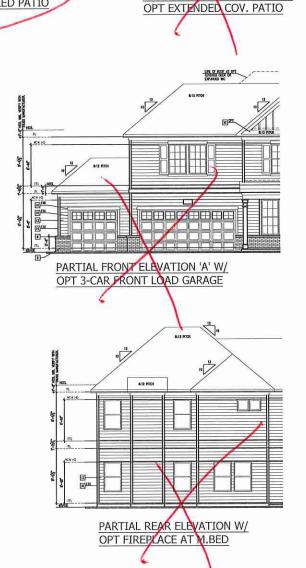
A 12 FOOT



PARTIAL LEFT ELEVATION

W/ OPT COVERED PATIO





PARTIAL REAR ELEVATION W/

PARTIAL REAR ELEVATION

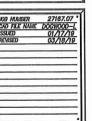
W/ OPT COVERED PATIO

ALL REAL DOS

ELEVATION "A"

Note: Scale is 1/6' = 1'-0' if printed in half size scale is 1/6' = 1'-0' if printed in full size GARAGE LEFT





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

ES MO \overline{O} GWO 工 め上

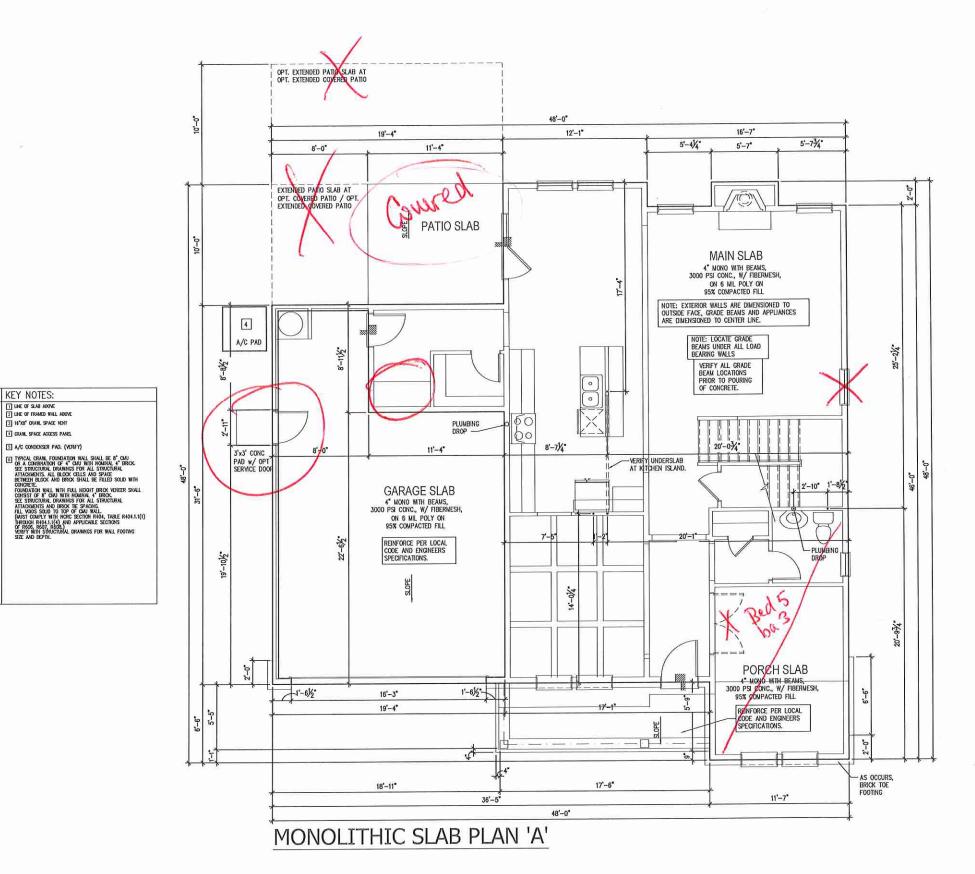
I

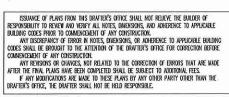
TITLE

SIDE AND REAR ELEVATIONS
ROOF PLAN
BUILDING SECTION

0

 $\tilde{\triangle}$





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 Freelocking. (PER LOCAL CODES.)

- PROVIDE FREELOCKING, (PER LOCAL COURS.)
- ALL ELECTRICA, NON INCHINACAL EXAMPLENT AND METERS ARE SUBJECT TO
RELOCATION DUE TO FEEL CONTINUES, CONTRACTOR TO VERFY,
- VERFY ALL DOOR THRESHOLD HEXHIS TO HARD SURFACES.
- 8 1/4 MAX AT INSTINCO DOORS. (PER HORD SECTION RISHLALL).

8 1/4" MAX AT BISHING DOORS, (PER HORS SECRICK MISL.);

GLORE ALL STORES WICH HARDSELF MAINTEN, AMERI FROM BUILDING — THYCAL.

- SLORE AMAZE FLOOR 1/4" FOR FOOT TO GRANGE DOOR OPENING.

- PERFY CHIES OUT BOOKOUT WITH CHARGE DOOR MANAGEMER.

- RETUR TO CIVIL DRAWINGS FOR FINAN SURFACE ELEVATIONS.

- THE STORE AT INSIME QUEUED DOORS. 30" DEEP BY THE MOTH OF THE DOOR SERVED,
MANAGEMENT HORS SECTION BILLIES, PROVIDE & SUFF-RESISTANT FINANCE.

PROVIDE VEHTS SPACED AROUND PERMETER TO PROMOTE CROSS VEHTILATION AT A RATE OF 1 ST VEHT FOR PORTY 1500 ST OF CRAIM, FLOOR AREA, ONE VEHT MUST BE LOCATED WHICH A "OF OF EACH CORNER OF THE BUILDING MO LOCATED TO ALLOW FOR CROSS VEHTILATION. (FOR MICH SECRICIA RIGIDAL) EXCEPTION.)

KEY NOTES:

TO LINE OF SLAB ABOVE 3 16"XS" CRANE SPACE WENT

GRANL SPACE ACCESS PANEL

3 A/C CONDENSER PAD. (WERLY)

FOUNDATION PLAN

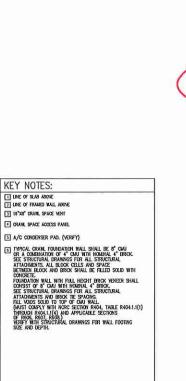
NOTE: SCALE IS 1/8" == 1'-0" IF PRINTED IN HALF SIZE SCALE IS 1/4" == 1'-0" IF PRINTED IN FALL SIZE **GARAGE LEFT**





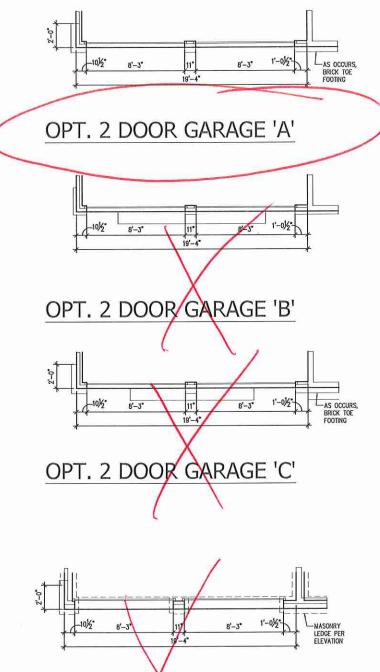
DRAWNGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

ES GW00I 工 め上 0 工

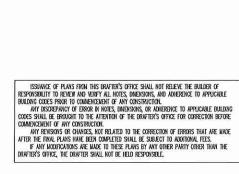


KEY NOTES:

THE OF SLAB ABOVE [3] 10,700, CLYMF 25-YOE ASHL GLYNF 25/405 YOGEZZ SAMET 3 A/C CONDENSER PAD. (VERIFY)



OPT. 2 DOOR GARAGE



CRAWL SPACE NOTES NORTH CAROLINA:

CITAMIL STANCE MOTES INVICTO MONTH MISSIAN.

FOR ADDITIONAL RUNNESS FOR NORMALING HOT SHOWN ON THIS FAM.

FOR ADDITIONAL HOTES SEE CENERAL NOTES ON THIS SEET AND DETAILS.

FROME FREEDONING, GYPE LOCAL CODESS.

ALL BLEETINGS, AND INCOLONCE COUNTRACTOR TO VERPY.

FORTIY ALL DOOR HERSENGE DETAILS TO HORSE TO VERPY.

FORTIY ALL DOOR HERSENGE DETAILS TO HORSE TO VERPY.

FORTIY ALL DOOR HERSENGE DETAILS TO HORSE AND SEASON.

8 1/4 MAR AT INSINION DOORS. WITH THE MAY FORM BULLING — TOPPOLA.

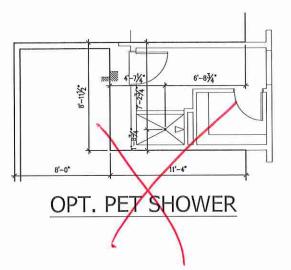
9.00°C CARRIES FLOOR 1/8" FOR FOOT TO GRANE COOR GENING.

- SEPTE CARRIES FLOOR 1/8" FOR FOOT TO GRANE COOR GENING.

- VERTY CARS OUT BLOCKSOT WITH GRANES DOOR MANAFACTURER.

FETET TO DIV. DEARNINGS FOR FINS! SEPACE ELEVATIONS.

- TYP STOOP AT INSWING/SLIDER DOORS: 35" DEEP BY THE WIDTH OF THE DOOR SERVED MINIMUM (PER HORC SECTION R311.3.) PROVIDE A SUP-RESISTANT FINISH.





FOUNDATION OPTION

Note: Scale is 1/8" = 1'-0" if printed in half size scale is 1/4" = 1'-0" if printed in fall size **GARAGE LEFT**

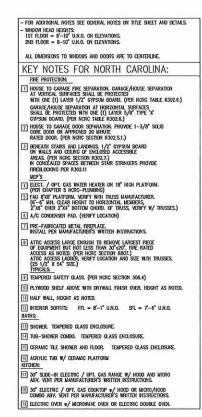




DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

ES OGWOOD HOM N T $\tilde{\triangle}$ Ĭ

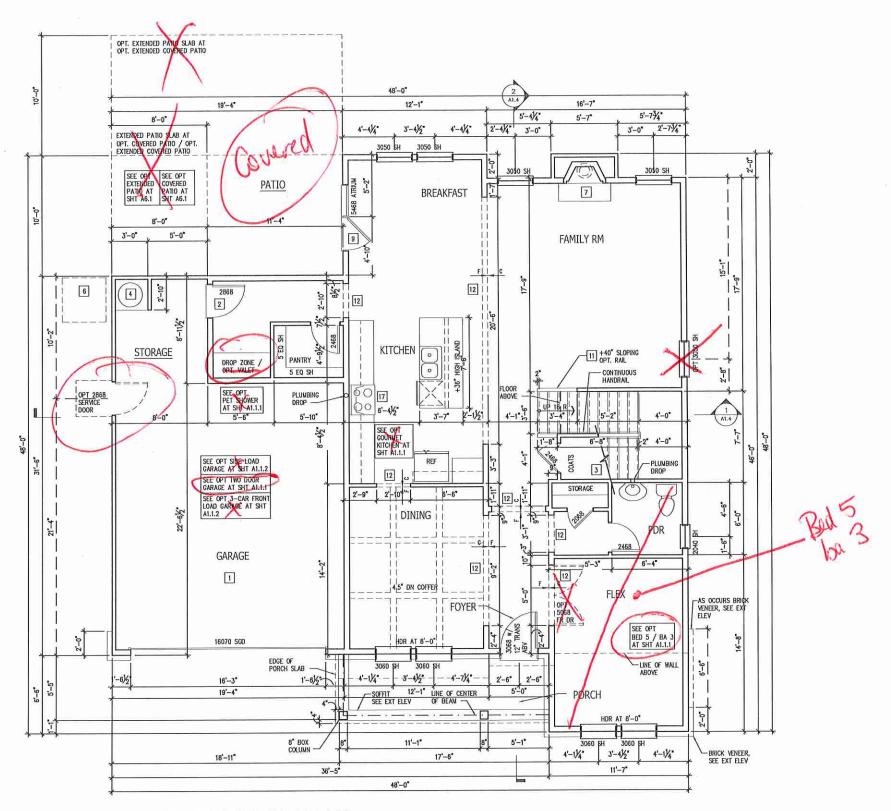
SLAB INTERFACE PLAN AT PLAN OPTIONS



ISSUANCE OF PLANS FROM THIS DRAFTER'S GFICE SHALL NOT RELIEVE THE BULDER OF RESPONSIBILITY TO REVIEW AND VERBY ALL HOTES, DIMENSIONS, AND ADMERSING TO APPLICABLE BULDING CODES PRICE TO COMBINICIDENT OF ANY CONSTRUCTION.

ANY DISCREPANCY OF ERROR IN MOTES, DIMENSIONS, OR ALMERSING TO APPLICABLE BULDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S GFICE FOR CORRECTION BEFORE CAMBRIDGHOLD OF ANY CONSTRUCTION.

Codes syll be brough to the attention of the drafters office for correction before compressions of changes, not related to the correction of ebrors that are made after the final plans have been completed symll be subject to additional fees. If any moderations are usure to these purish sym other parity other than the drafter's office, the drafter symll not be held responsible.



1ST FLOOR PLAN 'A'



Note: Scale is $1/8^{\circ} = 1^{\circ}-0^{\circ}$ if printed in half size scale is $1/4^{\circ} = 1^{\circ}-0^{\circ}$ if printed in full size **GARAGE LEFT**

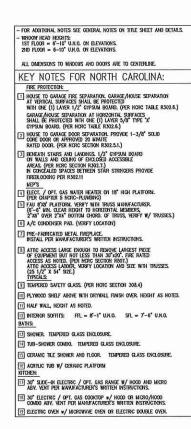




DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

ES Ō GWO 工 工 O ර $\tilde{\triangle}$

MAIN FLOOR PLAN STAIR SECTION



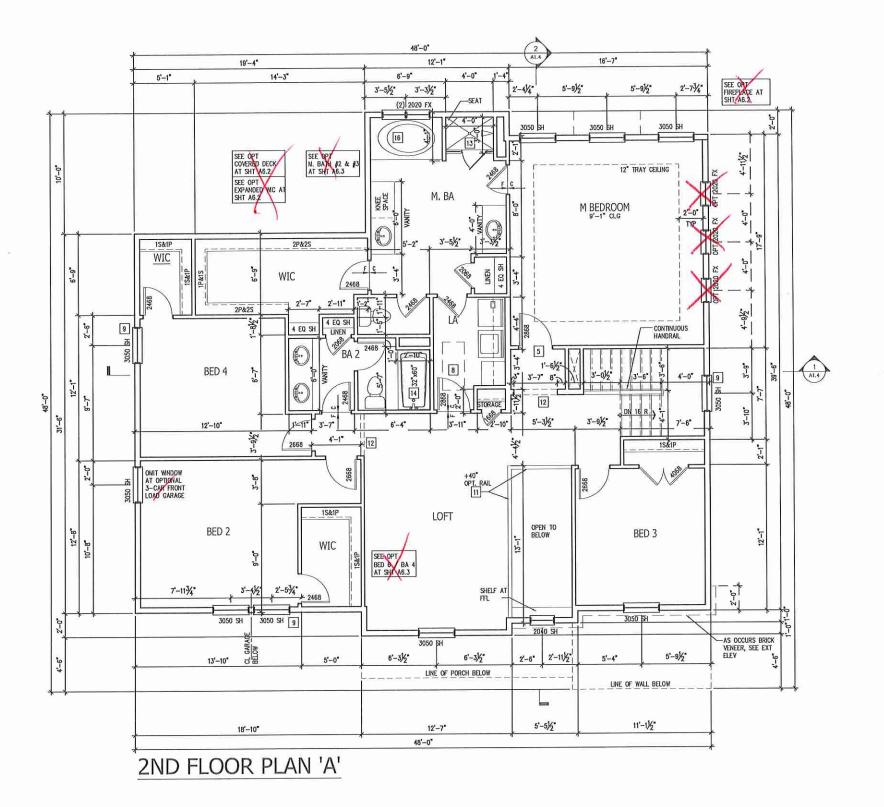
ISSUINCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVEW AND HERRY ALL ROTES, DRIBISSONS, AND JAMERSKICE TO APPLICALE BUILDING CODES PROR TO COMBRIGGEDENT OF ANY CONSTRUCTION.

ANY DOSEPRINCY OF BERK IN ROTES, DRIBINGING, OR AMERICAN OF APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORSECTION BEFORE COMMINICATION OF ANY CONSTRUCTION.

ANY REVISIONS OR CHANCES, NOT RELIED SHALL BE SUBJECT TO ACORDINAL FIELS.

F. ANY MODICALINES ARE BEEN COMPLETED SHALL BE SUBJECT TO ACORDINAL FIELS.

F. ANY MODICALINES 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 $1/0^\circ = 1^\circ - 0^\circ$ if provided in half size scale is $1/4^\circ = 1^\circ - 0^\circ$ if printed in full size **GARAGE LEFT**

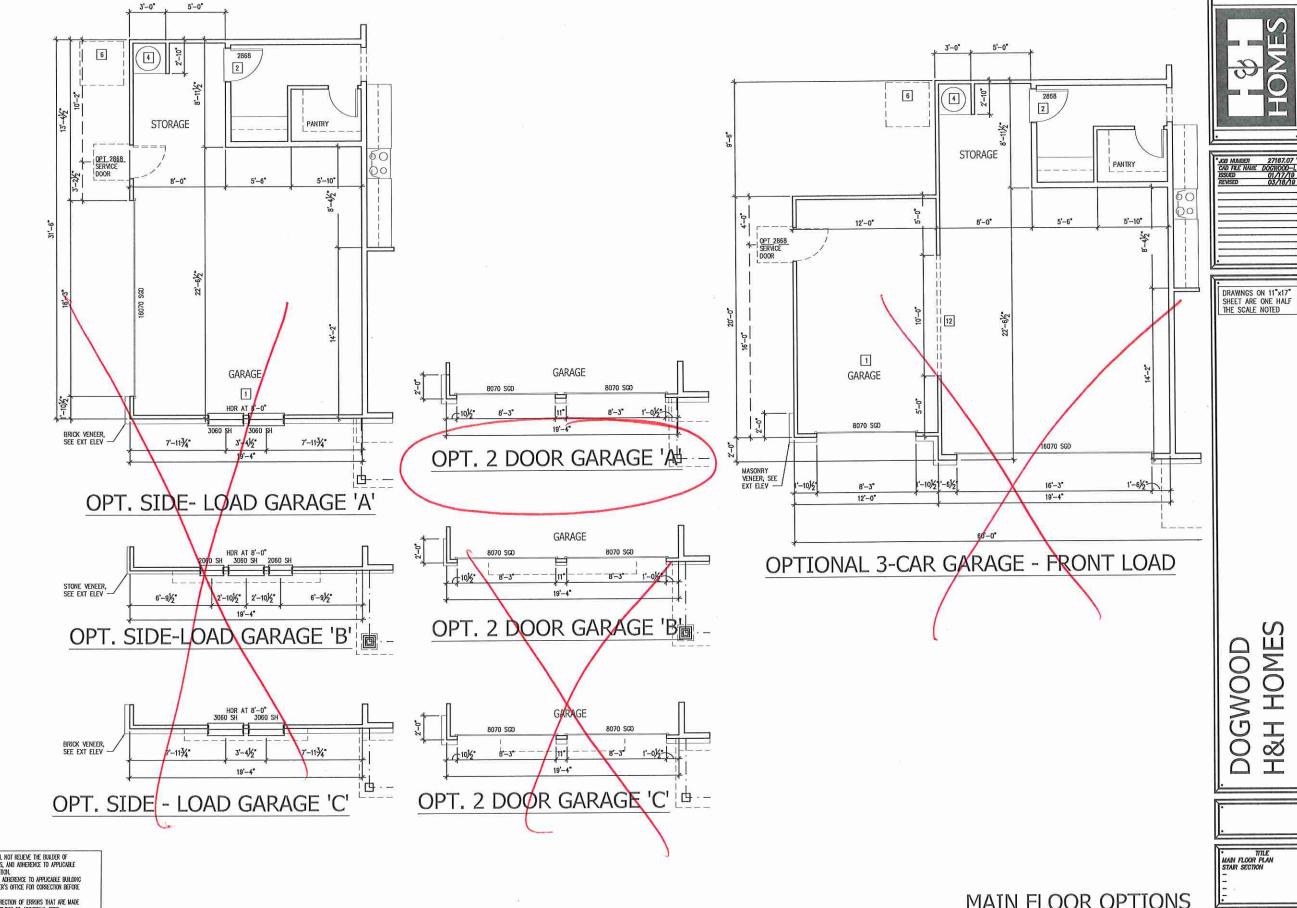




DRAWNGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

HOMES OGWOOD 公工 $\check{\triangle}$ I

MAIN FLOOR PLAN STAIR SECTION



ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF

— FOR ADDITIONAL NOTES SEE CENERAL NOTES ON TITLE SHEET AND DETAILS.

— WHOOM HEAD HEIGHTS.

IST ILOOR = 6"-10" U.H.O. ON ELEVATIONS.

200 TROOR = 6"-10" U.H.O. ON ELEVATIONS.

THOUSE TO GRADE FRE SEPARATION, CARACE/HOUSE SEPARATION AT WRITCH, SURFACES SHALL BE PROTECTED WITH GREEN (1) LEVER 1/2" OFFSMALL BOARD, (PER NORE TABLE EXOLE.) CARACE, ACQUES SEPARATION AT HORIZONTH, SURFACES SHALL BE PROTECTED WITH GREEN (LAVER S/OF TIPE" X GYPSJAN BOARD, (PER NORE TABLE RIZOLE.)

HOUSE TO CARAGE DOOR SEPARATION, PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR, (PER HORC SECTION R302.5.1.)

AREAS. (PER NORC SECTION R302.7.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS PROVIDE

HEP'S

ELECT. / OPT. GAS WATER HEATER ON 16" HIGH PLATFORM.

(PER CHAPTER 5 HCRC-PLUMENC) -- (PER CHAPTER 5 NORC-PLOMENC)
3 FAU 8'X8' PLATFORAL VEREY WITH TRUSS WANDFACTURER.
(6'-6' MM, CLEAR REGIST TO HORGONTAL MEMBERS,
2'X8' OVER 2'X4' BOTTOM CHORD. OF TRUSS, VEREY W/ TRUSSES.)

PRE-FABRICATED NETAL FREPLACE.

INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

ATTIC ACCESS LARGE ENGUAN TO REMOVE LARGEST RECO.
OF COMPART BUT LESS THAN 30'-220', FIRE RATED
ACCESS AS NOTED, (PER NOSE SCENICH ROTA).
ATTIC ACCESS LABOR PUTPY LOCATION AND SIZE WITH TRUSSES.
THYPICLES.

TRUFFERD SWETTY CLASS. (FER NORC SECTION 308.4)

10 PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER HEIGHT AS NOTED.

TO INTERIOR SOFTITS: FFL = 8'-1" U.H.O. SFL = 7'-6" U.H.O.

IE 30" ELECTRIC / OPT. GAS COOKTOP w/ HOOD OR MICRO/HOOD COMED ABY, WENT PER MANUFACTURER'S WATTEN INSTRUCTIONS.

13 ELECTRIC OVEN w/ MICROWAVE OVEN OR ELECTRIC DOUBLE OVEN

5] A/C CONDENSER PAD. (VERIFY LOCATION)

11 HALF WALL, HEIGHT AS NOTED.

3 SHOWER TEMPERED CLASS ENGLOSURE 14 TUB-SHOWER COMBO. TEMPERED GLASS ENGLOSURE

IE ACRYLIC TUB W/ CERAMIC PLATFORM

OH WALLS AND CERTING OF ENGLOSED ACCESSIBLE

ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE KEY NOTES FOR NORTH CAROLINA:

ISSUMICE OF PLANS FROM THIS CRAFTER'S GFICE SHALL NOT RELEVE THE BULDER OF RESPONSIBILITY DESIFER AND MERRY ALL HORSE, DARKHOSKICK, MAJ DARFORCE TO APPLICABLE BULDING COCES PROK TO COMBENCIENT OF ANY CONSTRUCTION.

ONCE SHALL BE BOUGHT TO THE ATTENTION OF THE GRAFTER'S GFIXE FOR CONSECUND REFUGE COMBENCION OF ANY CONSTRUCTION.

ANY REMOVES OR CHANGES, NOT PEALED TO THE CONFECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL PEES.

IF ANY MOORPHANDES AND MED TO THESE PLANS TO MY OTHER PARTY OTHER THAN THE DRAFTER'S GFIXE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

MAIN FLOOR OPTIONS

Note scale is $1/\delta' = 1'-0'$ if printed in half size scale is $1/\delta' = 1'-0'$ if printed in full size **GARAGE LEFT**

A6.0

- FOR ADDITIONAL HOTES SEE GENERAL HOTES ON TITLE SHEET AND DETAILS. - FLO ADDITIONAL MOTES SEE GENERAL MOTES - WINDOW HEAD HEIGHTS: 157 FLOOR = 6-10° U.H.Q. ON ELEVATIONS. 2ND FLOOR = 6-10° U.H.Q. ON ELEVATIONS.

ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

KEY NOTES FOR NORTH CAROLINA:

FIRE PROTECTION:

I) HOUSE TO CARACE FIRE SEPARATION. CARACE/HOUSE SEPARATION AT VERTICAL SAFFACES SHALL BE PROTECTED.
WITH ONE (1) LAYER 1/2" GYPSIAN BOARD, (PER HORC TABLE R392.6.) WITH ORE (1) LATER 1/2" GYPSIAN BOARD, (PER NORS MARE GRANGE/MOUSE SPIPARATION I THORROTHAN SUPERIORS SHALL BE PROTECTED WITH ORE (1) LAYER 5/8" TYPE "X GYPSIAN BOARD, (PER NORS EXPARATION, PROVICE 1–3/8" SOLIO CORE DOCOR QUE APPROVED 20 MIN PROVICE 1–3/8" SOLIO RATED DOCOR (PER NORS SECTION RAVES.5.1.)

3) BENEATH STARS AND LADDROS. 1/2" CIPPUM BOARD ON WALLS AND CEUTING OF ENCLOSED ACCESSEE.

AREAS, (PER NORO SECTION R302.7.)
IN CONCEAUD SPACES BETWEEN STAR STRINGERS PROVICE FREELOOGING PER R302.11

NEP'S
ELECT. / OPT. CAS WATER HEATER ON 18" HIGH PLATFORM.
(PER CHAPTER 5 NORC-PLUMENO)

FAU 8/38 PLAITORU. VERFY WITH TRUSS MANUFACTURER.

(6-6" NN. CLEAR HECHT TO HORZONTAL NEDBERS,
2"36" OVER 2"X4" BOTTON CHORD. OF TRUSS, VERFY W/ TRUSSES.)

[6] A/C CONDENSER PAD. (VERFY LOCATION)

PRE-FABRICATED METAL FIREPLACE.
INSTALL PER MANAFACTURER'S WRITTEN INSTRUCTIONS.

TEMPERED SAFETY GLASS. (PER NORC SECTION 308.4)

10 PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER, HEIGHT AS HOTED. 11 HALF WALL, HEIGHT AS NOTED.

[12] INTERIOR SOFFITS: FFL = 8'-1" U.H.O. SFL = 7'-6" U.H.O.

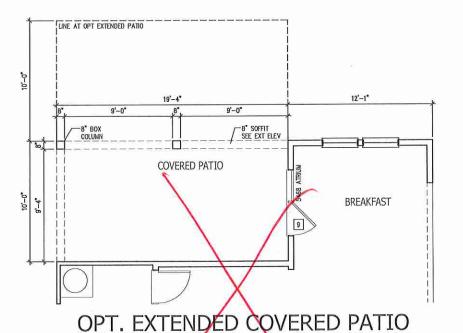
[14] TUB-SHOWER COMBO. TEMPERED CLASS ENCLOSURE.

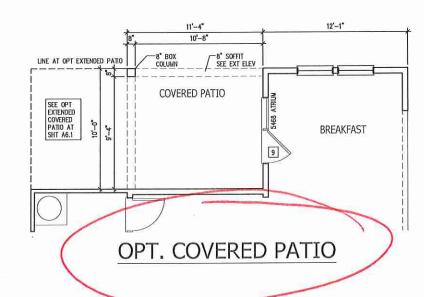
33 CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENGLOSURE.

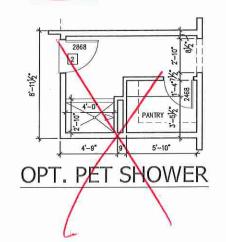
IS ACRYLIC TUB W/ CERANIC PLATFORM KITCHER:

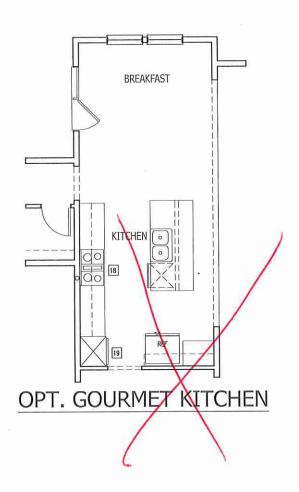
17 30" SLEE-IN ELECTRIC / OPT. GAS RANGE W/ HOOD AND MICRO ABY, VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

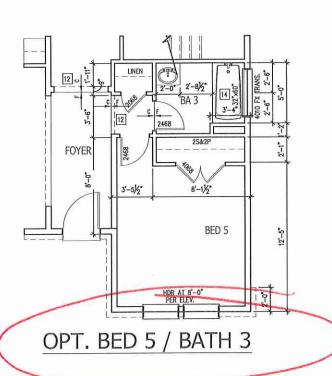
30" ELECTRIC / OPT. GAS COOKTOP #/ HOOD OR MICRO/HOOD COMBO ABY, WENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS











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**





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

HOMES DOGWOOD る工 Ī



A6.1

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELEVE THE DULDER OF RESPONSIBILITY TO REVIEW AND VERTY ALL NOTES, DIREISONS, AND ADMEDISCE TO APPLICABLE BUILDING COCES PROOR TO COMMENCEMENT OF ANY CONSTRUCTION.

ANY DOSSIPANCY OF ERROR IN NOTES, DIRECTORS, OR ADMEDISCE TO APPLICABLE BUILDING COCES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORSECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.

ANY REMSOR'S OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FRAM, PLANS HAVE ERROR CORPETED SHALL BE SUBJECT TO ADMINISTRATION. FEELS FANY LODGRACHMORS ARE MADE TO THESE PLANS BY MY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSELE.

ELECTRICAL KEY DUPLEX OUTLET PRP/GFT WEATHERPROOF GFT DUPLEX OUTLET CROUND-FAULT CROUIT-INTERRUPTER DUPLEX OUTLET (A) CET HALF-SWITCHED DUPLEX OUTLET (1) REINFORCED JUNCTION BOX WALL SWITCH THREE-WAY SWITCH FOUR-WAY SWITCH φ. WALL NOUNTED INCANDESCENT LIGHT FIXTURE 4 (VP) - VAPOR PROOF

EXHAUST FAN AUGHT COMBINATION

FLUORESCENT LIGHT FIXTURE

CH CHIVES PUSH BUTTON SWITCH

W/ BATTERY BACKUP

PH TELEPHONE

TY TELEWSON

ELECTRICAL WETER ELECTRIC PANEL DISCONNECT SWITCH

(PROVIDE ADEQUATE SUPPORT)

CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVICE ADEQUATE SUPPORT)

 $-\otimes$ GAS SUPPLY WITH VALVE BBB 320H BBB

CW 1/4" WATER STUB OUT

NOTES:

1 - PROVIDE AND INSTALL <u>GROUND FAULT CIRCUIT-INTERRUPTERS</u> (G.F.L.) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INXCATES.

2. UNLESS OTHERWISE INIXCATED, INSTALL SMITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR: SWITCHES. . . . 42* OUTLETS. . . . 14*

TELEPHONE.14* (UNLESS ABY COUNTERTOP)
TELEVISION.14*

3. ALL SMOKE DETECTORS SHALL BE HARDWRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONTGRED BATTERY BACKUP, PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.

4. ALL 15A JND 20A RECEPTIALES IN SEEPING ROOMS, FAVLY ROOMS, DING ROOMS, LINKIN ROOMS, PARCIES, LERANES, DENS, SURROOMS, RECEPATION ROOMS, CLOSETS, HALLWAYS, AND SMULRE AREAS WILL REQUIRE A COMBINATION TYPE A F.C.L. DEVICE AND TAMPER-PROOF RECEPTIALES FOR INCE. 2011 (AGIZ AND 46A13

5. ALL 15A AND 20A 120Y RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE G.F.C.I. PROTECTED (G.F.J).

6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTROAN TO ENSURE THAT ALL ELECTROAL WORK IS IN FULL COMPLIANCE WITH KFFA. 70, REC. 2011, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

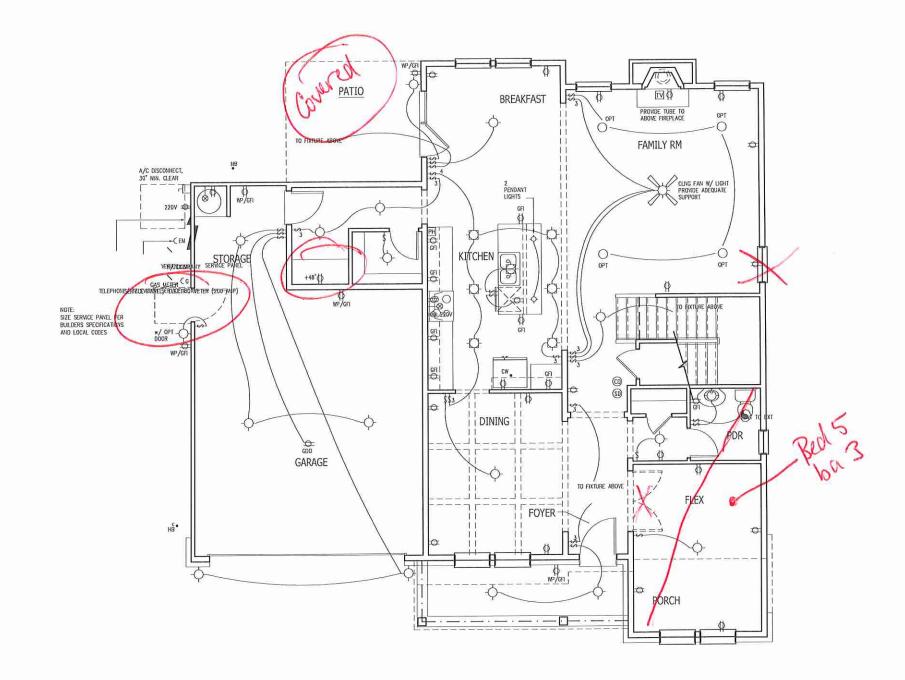
EVERY BULDNIG HAVNO A FOSSL-TUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR DISTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES:

8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WRING WIEN SUCH WRING IS SERVED FROM THE LOCAL POWER UTILITY, SUCH ALARMS SHALL HAVE BATTERY BACKUP, COMBINATION SHOKE/CARBON MOROXDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

ISSUMICE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELEVE THE BUILDER OF RESPONSEBILITY TO RENEW MIN VERBY ALL NOTES, DIREISSONS, MIN MARESPICE TO MPHICABLE BUILDING CODES PRIOR TO COMBINISHENT OF MY CONSTRUCTION.

AND DSSEPMING OF BROWN MOTES, DRIFFICING, OR AMERIPHICE TO MPHICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENDION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMBINISHENT OF ANY CONSIDERATION.

MAY RENSOUS OR CHAMES, NOT RELAKED TO THE CORRECTION OF BROOS THAT MRE MADE AFTER THE HALL FLANS HAVE EXEMPLE TO SHALL BE SUBJECT TO ACCIONANCE FOR MINORATIONS ARE MADE TO THESE THAT ORBIT PARTY OTHER THAN THE PLANS OFFICE, THE DRAFTER SHALL HOT BE HELD RESPONSIBLE.



1ST FLOOR PLAN 'A'



Note: Scale is $1/8^\circ = 1^\circ - 0^\circ$ if printed in half size scale is $1/4^\circ = 1^\circ - 0^\circ$ if printed in full size **GARAGE LEFT**





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

HOME DOGWOOD HXX HXX HX



ELECTRICAL KEY DUPLEX OUTLET OWP/GFT WEATHERPROOF GFT DUPLEX OUTLET GROUND-FAULT ORCUIT-INTERRUPTER DUPLEX OUTLET 🕈 दश HALF-SWICHED DUPLEX DUTLET

220 VOLT OUTLET 0 REINFORCED JUNCTION BOX WALL SWICH

THREE-WAY SWITCH

Ø 220V

FOUR-WAY SWITCH ф-

WALL MOUNTED INCANDESCENT LIGHT FIXTURE Ю-

ф-(VP) - VAPOR PROOF

EXHAUST FAN (VENT TO EXTEROR)

EXHAUST FAN A IGHT COMBINATION

FLUORESCENT LICHT FIXTURE

TECH HUB SYSTEM

CH CHINES PUSH BUTTON SWITCH

W/ BATIERY BACKUP

(0) T

PH TELEPHONE TV ID EVISON

0 ELECTRICAL METER

ELECTRIC PANEL DISCONNECT SWITCH

(PROVIDE ADEQUATE SUPPORT)

CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT) $-\otimes$ GAS SUPPLY WITH VALVE HOSE BIBB

CW 1/4" WATER STUB OUT WALL SCONCE

NOTES:

1. PROVDE AND INSTALL <u>GROUND FAULT ORGUIT-INTERRUPTERS</u> (G.F.), 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:

3. ALL SHOKE DETECTORS SHALL BE HARDWRED WITD AN ELECTRICAL POWER SOURCE AND SHALL BE COUPPED WITH A MONTORED BATTERY BACKUP, PROMDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.

4. ALL 15A AND 20A RECEPTACLES IN SEEPING ROOMS, FAMLY ROOMS, DINNG ROOMS, LINNG ROOMS, PIRCORS, DIRNARES, DENS, SARGOUNS, RECREATION ROOMS, CLOSETS, HALIMAYS, AND SULAR REASE ALL REQUER A COMBINATION THE A.E.C.L. DEVICE AND TAMPER-PROOF RECEPTACLES PER N.E.C. 2011 40612 AND 406.13

5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GF.CJ. PROTECTED (GF.I).

6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NEP.A. 70, N.E.C. 2011, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

7. EVERY BUILDING HAWNG A FOSSIL-FUEL-BURNNG HEATER OR APPULANCE, PREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN TO FEET OF EACH ROON USED FOR SLEEPING PURPOSES.

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

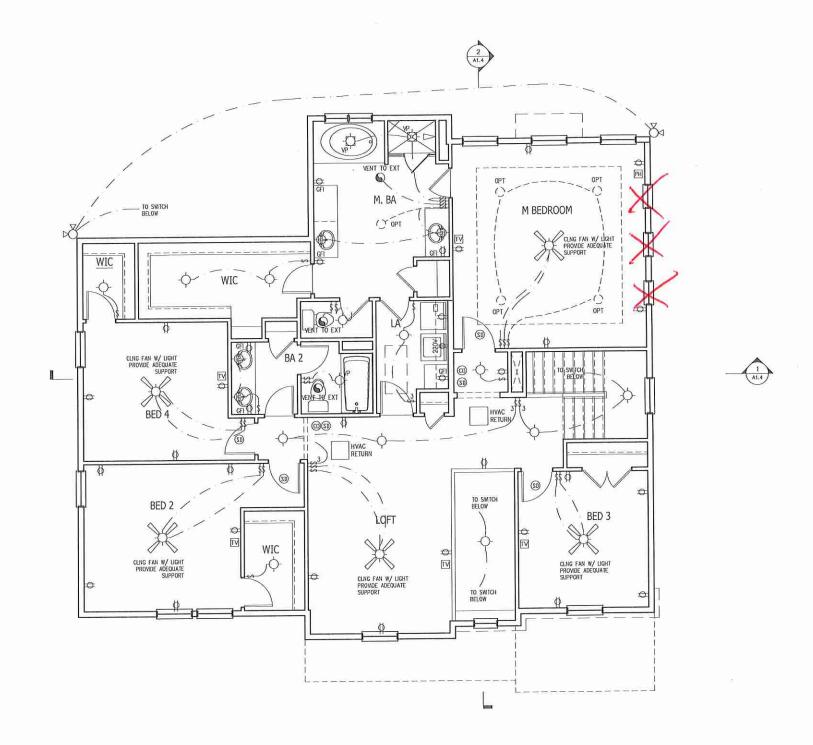
ISSUMICE OF PLANS FROM THIS CONTEXTS OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW MAD VERBEY ALL NOTES, DIBERSIONS, AND AMBERISHE TO APPLICABLE BUILDING COCCES FROM TO COMBINIZABILITY OF ANY CONSTRUCTION.

ANY INSUPPRIVATO OF BERON IN INVEST, DIBERSIONS, OR JAMPBIENCE TO APPLICABLE BUILDING COCCES SHALL BE BROUGHT TO THE ATTRIPTION OF THE DIAFREYS OFFICE FOR CONFECTION REPORTE COMBINEDIES. OF ANY CONSTRUCTION.

ANY REVISIONS OR CHANGES, NOT RELIED TO THE CONFECTION OF PERSONS THAT ARE MADE.

FARTH THE FIRML FLANS HAVE EXEMINATED SHALL BE SUBJECT TO AMOTRONIC FESS.

FART HOUGHFANDING ARE MADE TO TRESS FLANS BY ANY OTHER PARTY OTHER THAN THE DEVALUES.



2ND FLOOR PLAN 'A'



NOTE: SCALE IS $1/6^\circ = 1'-0'$ if printed in half size scale is $1/4^\circ = 1'-0'$ if printed in half size **GARAGE LEFT**



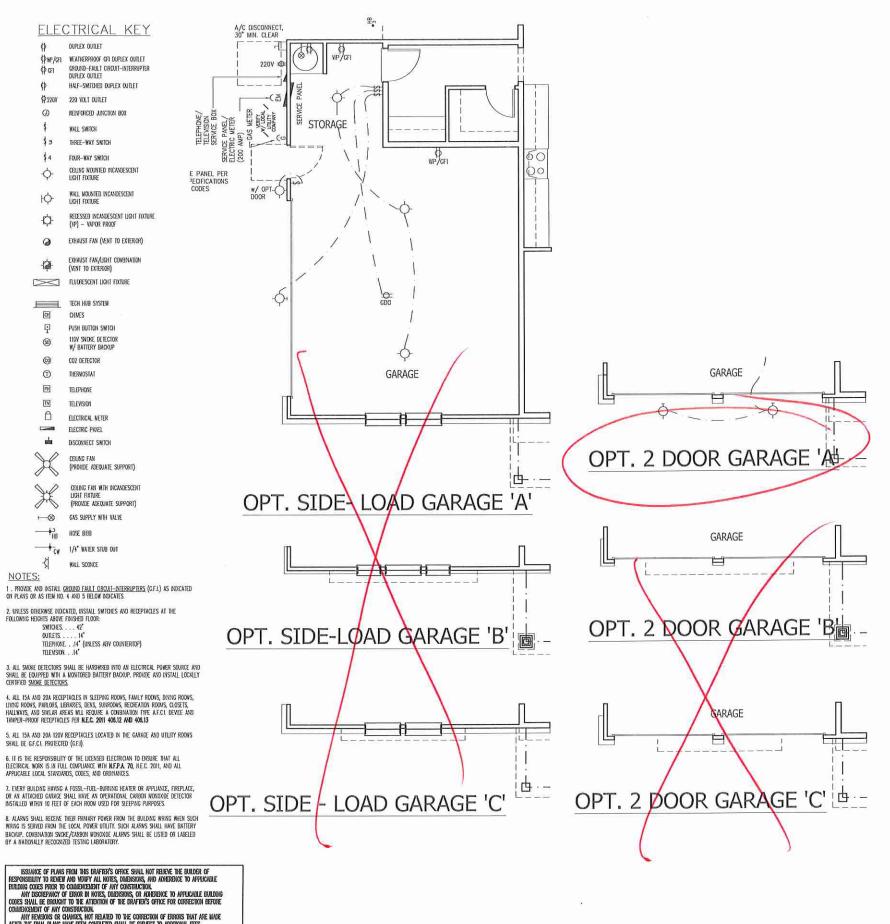


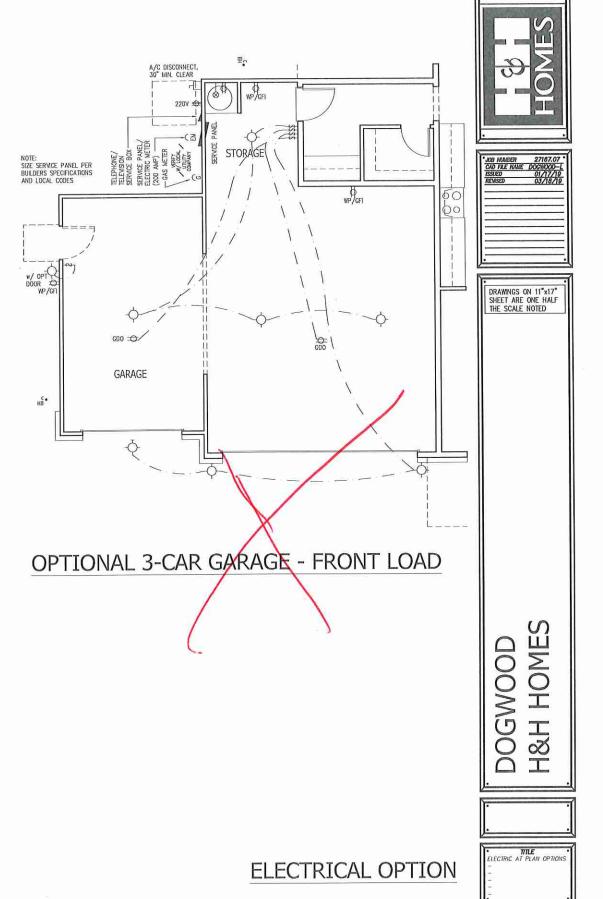
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED











Nor: Scale is $1/8^\circ = 1^*-0^\circ$ if frinted in half size scale is $1/4^\circ = 1^*-0^\circ$ if frinted in full size **GARAGE LEFT**

COURS SYNCE DE BORDEN TO THE ATTENDED OF THE LOVER'S STREET FOR CONSISTANT BEFORE
ANY REMISSION OR CHAMPES, NOT READED TO THE CORRECTION OF EDROISS THAT ARE MADE
AFTER THE FINAL PLANS HAVE BEEN COMPLETED SYNLE BY SUBJECT TO MODIFICATION, HE BEEN COMPLETED SYNLE BY ANY OTHER PARTY OTHER THAN THE
DRAFTER'S OFFICE, THE DRAFTER SYNLE NOT BEEN PEIDD RESPONSIBLE.

ELECTRICAL KEY

DUPLEX OUTLET

WP/CFI WEATHERPROOF OF DUPLEX OUTLET

GROUND-FAULT CROUIT-INTERRUPTER DUPLEX OUTLET Ø GFI HALF-SWITCHED DUPLEX OUTLET

REINFORCED JUNCTION BOX

\$220V 220 VOLT OUTLET

(3)

WALL SWITCH

THREE-WAY SWITCH

FOUR-WAY SWITCH CEILING NOUNTED INCANDESCENT

WALL NOUNTED INCANDESCENT LIGHT FIXTURE

Ю-

RECESSED INCANDESCENT LIGHT FIXTURE Ф

EXHAUST FAN (VENT TO EXTERIOR)

(VENT TO EXTERIOR)

FLUORESCENT LIGHT RXTVRE

TECH HUB SYSTEM

Oi CHINES

PUSH BUTTON SWITCH 110V SWOKE DETECTOR

(0) CO2 DETECTOR 1 THERMOSTAT

PH

TY TELEVISION

ELECTRICAL WETER ELECTRIC PANEL

CEILING FAN

CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT) ├─────── GAS SUPPLY WITH VALVE

HOSE BIBB

- + CW 1/4" WATER STUB OUT

-WALL SCONCE

1 . PROVIDE AND INSTALL <u>Ground fault orgult-interrupters</u> (GFL) as riscated on plans or as ITEN 110. 4 and 5 below indicates.

2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:

SMIDES ... 42" OUTLETS. .

1. ALL SKKKE DETECTORS SHALL BE HARDWRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A NONTIGRED BATTERY BACKUP, PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.

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.J. PROTECTED (G.F.I).

6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH **MFP.A. 70**, NEC. 2011, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

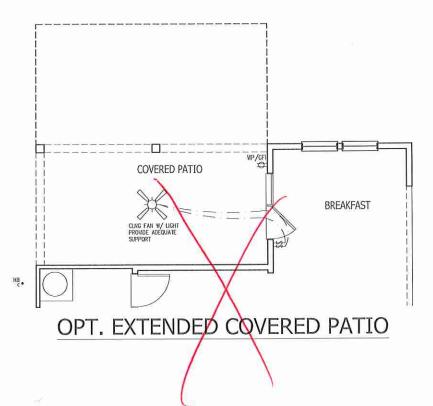
7. EVERY BUILDING HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON NONOXDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

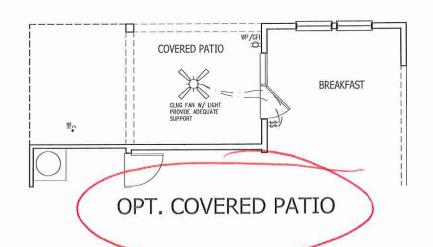
8. ALARUS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WRING WHEN SUCH WRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARUS SHALL HAVE BATTERY BACKUPE, COMBARION SLOKE, CARRON WINDIONE ARANG SHALL BE LUSTED OR LABELED BY A NARONALLY RECOGNIZED TESTING LABORATORY.

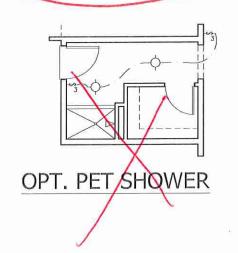
ISSUMCE OF PLANS FROM THIS DOUTER'S CIFICE SHALL NOT RELEVE THE BUILDIN OF RESPONSELITY TO REVIEW AND VOREY ALL NOTES, DIBERSONS, AND ARREPRICE TO APPLICABLE BUILDING COCES PRIOR TO COMBINICATION IN FORCE AND CONSTRUCTION.

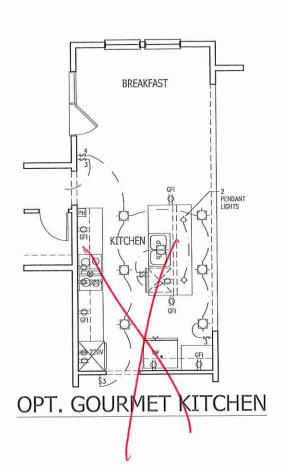
AND RESERVANCY OF ERROR IN MOTES, DIBERSONS, OR ARVERINGE TO APPLICABLE BUILDING COMES SHALL BE BROUGHT TO THE ATTORNOU OF THE TRAFFICK'S OFFICE FOR CORRECTION BEFORE COMBINICATION OF ANY CONSTRUCTION.

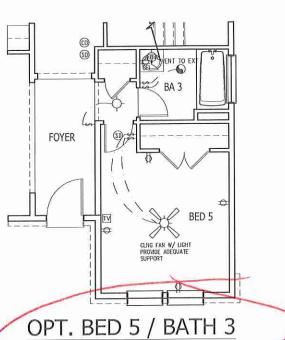
ANY REVISIOS OR GUIMMES, NOT RELATED TO THE CORPECTION OF ERRORS THAT ARE MADE AFTER THE FRAIL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADMINISH. HESS, IF ANY MODIFICATIONS ARE MADE TO RECEIP FLANS BY ANY OTHER PARTY OTHER THAN THE DEVELOPMENT OF HERE SUBJECT TO ADMINISH THAN THE LOW-FIRST SCHICE, THE DRAFFER SHALL HOT BE HELD RESPONSIBLE.











ELECTRICAL OPTION

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





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





E8



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

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:

- NOOF = 20 PSF (LOAD DURATION FACTOR=1.25)

 NUNINHABITABLE 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
- 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..

- 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.







Dogwood Model 120 M.P.H. Carolina

玉

Cover Project #: 105-16007

Designed By: KRK Checked By:

Issue Date: 4/9/19

Sheet

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 FLEMENTS 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 FIFLD CONDITIONS IS NOT THE
- RESPONSIBILITY OF THE SER. THE CONTRACTOR SHALL VERIFY THE FIFLD 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.
- 10. PROVIDE MOISTURE PROTECTION AND FLASHING PER ARCHITECTURAL

FOUNDATIONS:

- FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE BUILDING CODE
- CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY 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
- MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO 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 B 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 & ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" O.C. INSTALL MINIMUM 2 ANCHOR BOLTS PER SECTION, 12" OR USP SCREW-BOLT+ SCREWS MAY BE SUBSTITUTED ON A 1 FOR 1
- 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.
- 10. PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS (SEE ARCHITECTURAL PLANS AND DETAILS).
- 11. NONE OF THE FOUNDATION DESIGNS IN THESE DOCUMENTS ARE SUITABLE FOR INSTALLATION IN SHRINK/SWELL CONDITIONS. REFER TO GEOTECHNICAL ENGINEER FOR APPROPRIATE DESIGN.
- 12. 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.
- 13. CRAWL SPACE TO BE GRADED LEVEL AND CLEAR OF ALL DEBRIS.
- 14. PROVIDE MINIMUM 6 MIL APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MINIMUM 12" AND SEALED.

CONCRETE & REINFORCING

- CONCRETE DESIGN BASED ON ACL 318 AND ACL 318 LOR ACL 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
- 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
- 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 N 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 OFFIN MATERIALS AND SPECIFICALLY MANUFACTURED FOR USE AS CONCRETE SECONDARY REINFORCEMENT.
- 10. 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".
- 12. 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
- 13. 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.
- 15. WHERE FOOTING BOTTOMS ARE TO BE STEPPED AT SLOPING GRADE CONDITIONS. PROVIDE CONTINUOUS REINFORCING WITH Z BARS (TO MATCH FOOTING REINFORCING) AS REQUIRED.
- 16. 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 THE OR BRICK SHALL BE USED TO SUPPORT REINFORCING.
- 17. 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

- MAXIMUM FROM CORNERS. 1/2" DIAMETER x 8" LONG SIMPSON TITEN HD 1. ALL MASONRY SHALL CONFORM TO ASTM C-90, F'm=1500 PSI. ALL BRICK SHALL CONFORM TO ASTM C-216, F'm=1500 PSI. ALL MORTAR SHALL BE TYPE 'S' (TYPE 'M' BELOW GRADE) AND CONFORM TO ASTM C-270. COARSE GROUT SHALL CONFORM TO ASTM C-476 WITH A MAXIMUM AGGREGATE SIZE OF 3/4" AND A MINIMUM COMPRESSIVE STRENGTH OF 2,000
 - ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530/ASCE 5/TMS 402 AND "SPECIFICATIONS FOR MASONRY STRUCTURES" ACI 530.1 / ASCE 6/TMS 602.
 - THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.
 - EACH CRAWL SPACE PIER SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING AND EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS. PILASTERS TO BE BONDED TO PERIMETER FOUNDATION WALL
 - TOP COURSE OF MASONRY SHALL BE GROUTED SOLID.
 HORIZONTAL WALL JOINT REINFORCEMENT SHALL BE STANDARD 9 GAGE GALVANIZED LADDER OR TRUSS TYPE SPACED AT 16" O.C., UNLESS
 - SHOWN OTHERWISE ON THE DRAWINGS. SPLICED WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT WITHIN THE 6". LAP WITH STANDARD 'T' AND 'L' SHAPED PIECES AT INTERSECTIONS AND CORNERS.

- 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
- SPRUCE-PINE-FIR (SPF) WITH THE FOLLOWING MINIMUM DESIGN VALUES:
- E=1,400,000 PSI, Fb=875 PSI, Fv=135 PSI
- 1.1. FRAMING: SPF #2. 1.2 PLATES: SPE #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)
- BOWS 104 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 PLIES.
- 10. FASTEN 4-PLY BEAMS WITH (1) 1/2" DIAMETER THROUGH BOLT W/ NUTS AND WASHERS AT 12" O.C. STAGGERED TOP AND BOTTOM, 11/2" MINIMUM EDGE DISTANCE. (UNLESS OTHERWISE NOTED)
- 11. 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.
- 12. 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. 14. SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
- 15. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY (MOISTURE CONTENT <19%) UNLESS OTHERWISE NOTED.
- 16. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS.
- 17. 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 FTC SHALL BE REPAIRED WITH SIMPSON HSS2 OR USP STS1 STUD SHOES, TYPICAL, UNLESS OTHERWISE NOTED.
- 18. 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 LIFU OF SHEATHING.
- 19. 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, FITHER THROUGH CODE REFERENCES OR CONSTRUCTION DETAILS.
- PRESERVATIVE TREATED WOOD FRAMING TO BE SOUTHERN YELLOW
- GUARD RAILS REQUIRED AT DECKS. DESIGN BY OTHERS TO MEET MINIMUM CODE REQUIREMENTS.
- PROVIDE DECK LATERAL LOAD AND BRACING CONNECTIONS PER BUILDING

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 SPLICED 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. EASTEN 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
- 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 %6" OSB OR PLYWOOD MINIMUM. AT BRACED WALL PANELS. PROVIDE BLOCKING AT ALL SHEET EDGES NOT FALLING ON STUDS
- 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 1/6" 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:

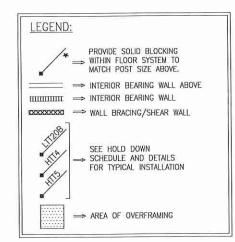
- STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE SPECIFICALLY NOTED ON THE STRUCTURAL PLANS.
- FABRICATION AND PLACEMENT OF STRUCTURAL FIBERBOARD SHEATHING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AFA STANDARDS.
- FIBERBOARD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING 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:

 1. 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 FIELDING WELDING SHALL BE CLASS F70XX, 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 31/2" 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 P8 PINS AT 12" O.C. STAGGERED OR 1/2" DIAMETER BOLTS AT 24"

MECHANICAL FASTENERS:

- ALL METAL HARDWARE AND FASTENERS TO BE SIMPSON STRONG-TIE OR APPROVED FOLIVALENT.
- ALL HARDWARE AND FASTENERS IN CONTACT WITH PRESERVATIVE PRESSURE 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.



SPAN	LINTEL SIZE	END BEARING
UP TO 3'-0"	3½"x3½"x¼"	4"
UP TO 6'-3"	5"x3½"x5/6" L.L.V.	8"
UP TO 9'-6"	6"x3½"x5/6" L.L.V.	12"



RING WN, PA 18951 15) 804-4449 GINEE S ш



.H. Division П ż 20

arolina

Not

O

Structur

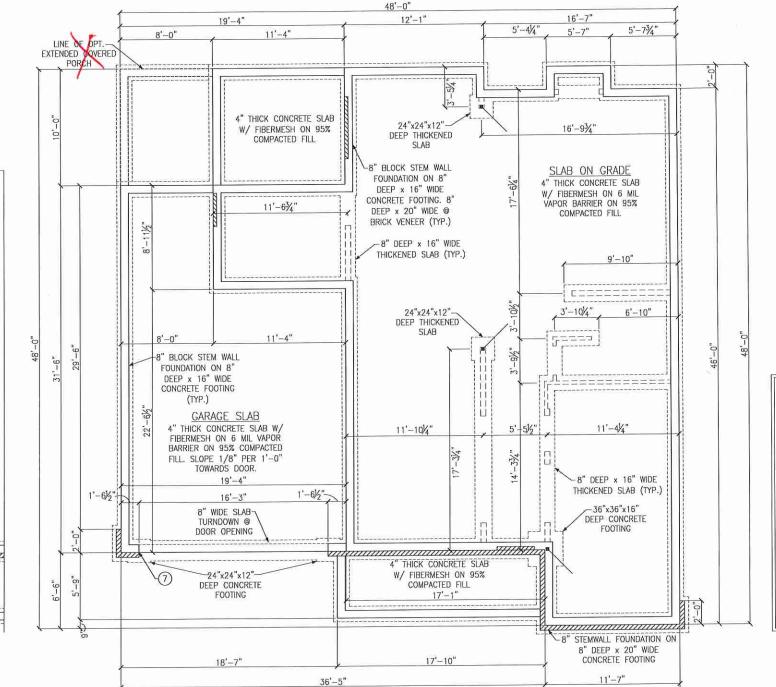
0

Project #: 105-19000 Designed By: KRK Checked By:

ssue Date: 1/1/19 Re-Issue Scale: 1/8"=1'-0" @ 11x17

1/4"=1'-0" @ 22x34





48'-0"

ELEVATION A

STEMWALL FOUNDATION PLAN

8" BLOCK STEM WALL-

FOUNDATION ON 8"

DEEP x 16" WIDE CONCRETE FOOTING

(TYP.)

18'-1/2"

24"x24"x12"

DEEP CONCRETE

FOOTING

DEEP CONCRETE

OPT. SIDE LOAD GARAGE

ELEVATION A

11'-63/4'

GARAGE SLAB

4" THICK CONCRETE SLAB W/

TOWARDS DOOR.

8" WIDE SLAB FIBERMESH ON 6 MIL VAPOR

DOOR OPENING FILL. SLOPE 1/8" PER 1'-0"

19'-4"

PARTIAL FOUNDATION PLAN

TURNDOWN @ BARRIER ON 95% COMPACTED

LEGEND

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

→ BEARING WALL ABOVE IDIDIDIC ⇒ INTERIOR BEARING WALL ⇒ BRACED WALL PANEL

(SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

ZZZZZZZZ

LOCATION OF DOOR ABOVE

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

KEYNOTES:

48" WSP

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

Stem Wall Founda Elevation A & Op Dogwood Model – 120 M.P.H. Carolina Division Project #: 105-16007

Designed By: KRK Checked By:

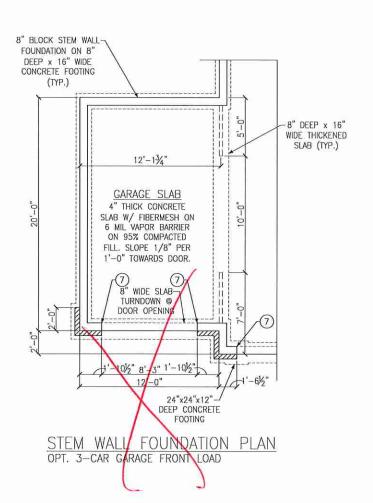
Option el – LH 3

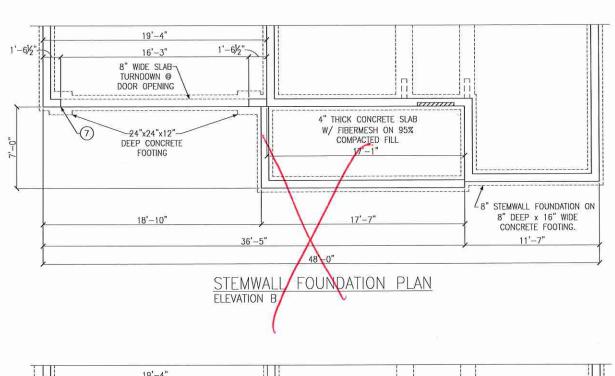
dns

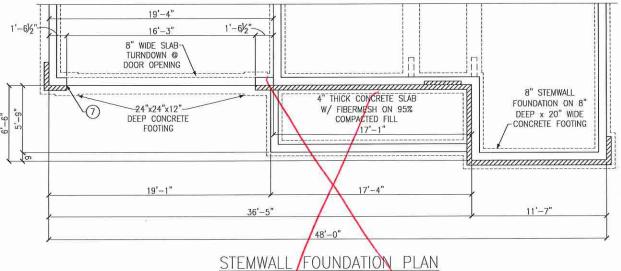
屲

Foundation

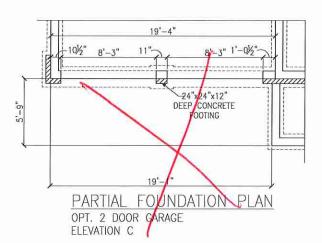
Issue Date: 4/9/19

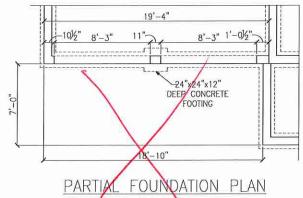




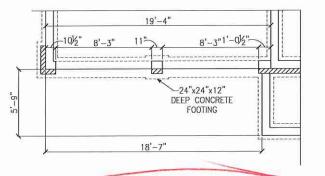


ELEVATION C









PARTIAL FOUNDATION PLAN OPT. 2 DOOR GARAGE ELEVATION A



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

→ BEARING WALL ABOVE

IDIDIDIC ⇒ INTERIOR BEARING WALL 48" WSP

BRACED WALL PANEL

(SEE KSE STRUCTURAL DETAIL

SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING

& BLOCKING DETAILS) ZZZZZZZZ

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.







Stem Wall Foundation Ferrations B & C
Dogwood Model — LH
120 M.P.H.
Carolina Division

Project #: 105-16007 Designed By: KRK

Checked By: Issue Date: 4/9/19 Re-Issue:





ans

 $\overline{\Box}$

Framing

三

Second Floor Fra Elevation A Dogwood Model -120 M.P.H. Carolina Division

Project #: 105-16007

Designed By: KRK

Issue Date: 4/9/19

Checked By:

Re-Issue:



LEGEND PROVIDE SOLID BLOCKING ⇒ WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE. ⇒ BEARING WALL ABOVE ${\tt IDIDIDIDIU} \implies {\tt INTERIOR} \ {\tt BEARING} \ {\tt WALL}$ ⇒ BRACED WALL PANEL 48" WSP (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

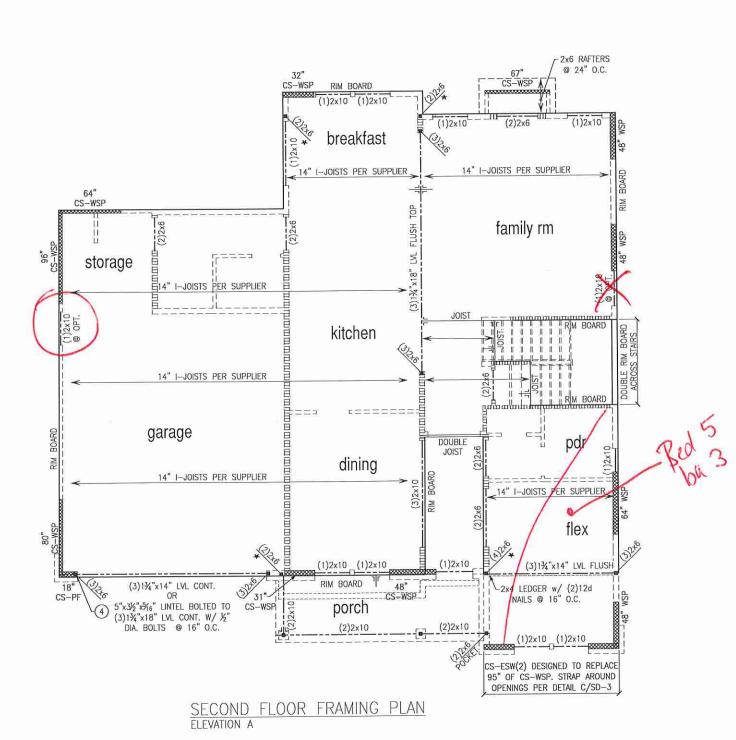
FLOOR FRAMING TO BE 14" DEEP TJI 110 SERIES OR EQUAL, SPACING PER MANUFACTURER.

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.







64" CS-WSP

(5)

CS-WSP

32"

CS-WSP

32"

CS-WSP

storage

E14" I-JOISTS PER SUPPLIER

14" I-JOISTS PER SUPPLIER

14" I-JOISTS PER SUPPLIER

FRAMING PLAN

FRAMING PLAN

TRAMING PLAN

garage

(1)2×10

OPT. SIDE LOAD GARAGE

(1)2x10 (1)2x10 (1)2x10

OPT. SIDE LOAD CARAGE ELEVATION B

(1)2×10 (1)2×10

OPT. SIDE LOAD GARAGE

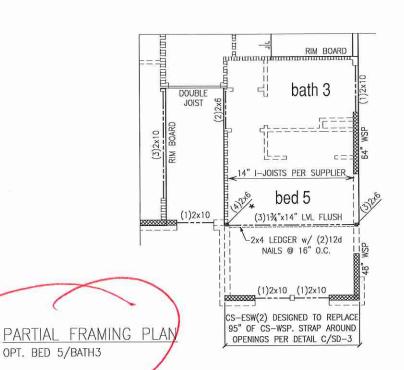
PARTIAL

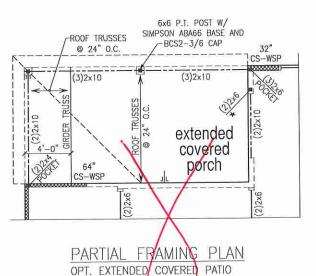
ELEVATION A

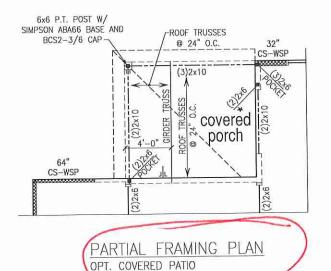
PARTIAL

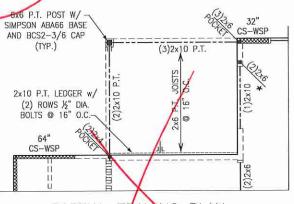
PARTIA

ELEVATION C







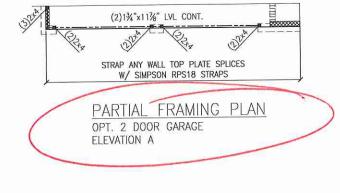


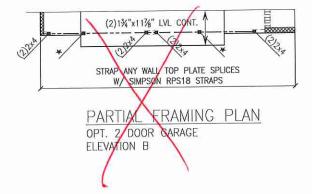
OPT. BED 5/BATH3

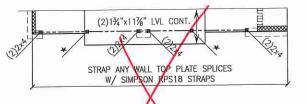




OPT. EXPANDED WIC OVER PATIO







PARTIAL FRAMING PLAN OPT. 2 DOOR GARAGE ELEVATION C





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

== ⇒ BEARING WALL ABOVE IDIDIDIE ⇒ INTERIOR BEARING WALL

48" WSP

BRACED WALL PANEL
(SEE KSE STRUCTURA (SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

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

PLAN DESIGNED WITH 9' WALL PLATES

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

KEYNOTES:

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



Second Floor Fra Options Dogwood Model – 120 M.P.H. Carolina Division

五

Plans

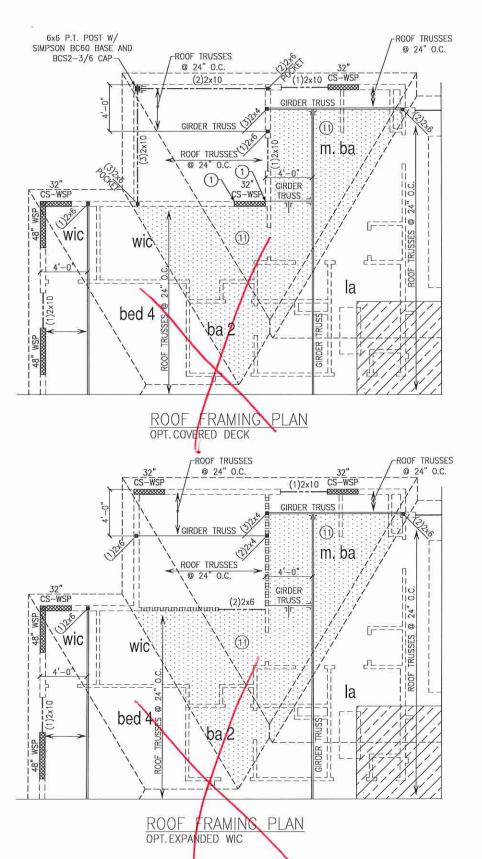
Framing

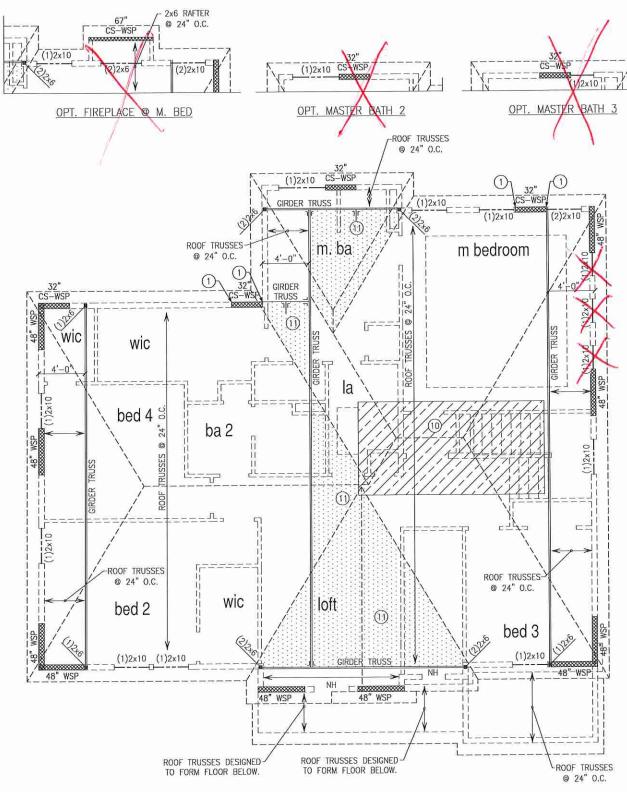
ENGINEERING
E, SUITE 201, QUAKERTOWN, PA 18951

KS

Project #: 105-16007 Designed By: KRK

Checked By: Issue Date: 4/9/19 Re-Issue:





ROOF FRAMING PLAN ELEVATION A



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

⇒ BEARING WALL ABOVE

48" WSP

IDIDDIDIE --> 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.)



Roof Fran Elevation Dogwood 120 M.P.H Project #: 105-16007 Designed By: KRK Checked By: Issue Date: 4/9/19 Re-Issue:

A & O Model

.H. Division

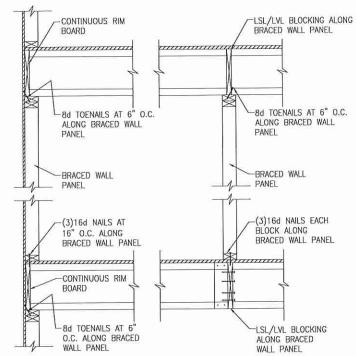
Carolina

Plan Options

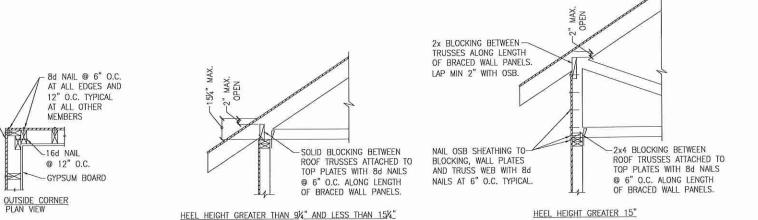
Framing tion A &







TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION BRACED WALL PANELS PERPENDICULAR TO 1-JOISTS



DTYPICAL EXTERIOR CORNER WALL FRAMING

EXTERIOR

SHEATHING

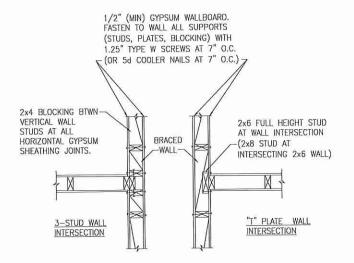
GYPSUM BOARD-

16d NAIL -

EXTERIOR SHEATHING-

@ 12" O.C.

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



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

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







raced Wall Details

Project #: 105–19000

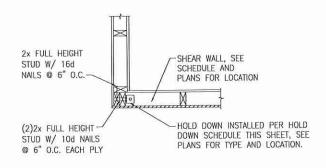
M.P.H. Jina Division

Designed By: KRK
Checked By:
Issue Date: 1/1/19

Issue Date: 1/1/19
Re-Issue:
Scale: 1/8"=1'-0" @ 11x17

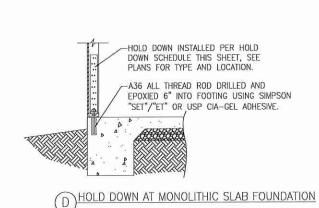
1/4"=1'-0" @ 22x34

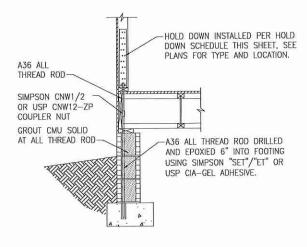
SD-1



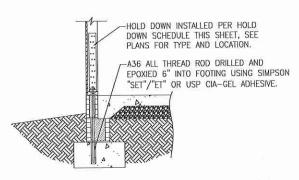
A TYPICAL HOLD DOWN DETAIL

B TYPICAL HOLD DOWN DETAIL

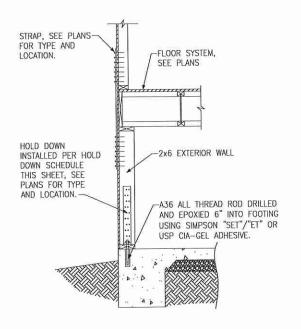




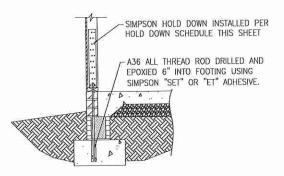
E)HOLD DOWN AT CRAWL SPACE FOUNDATION



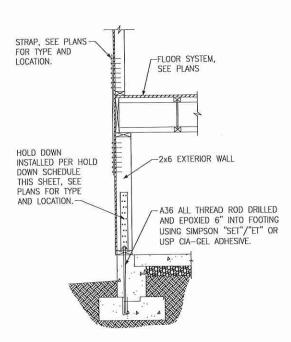
(C)HOLD DOWN AT STEMWALL SLAB FOUNDATION



F HOLD DOWN AT BASEMENT FOUNDATION MONOLITHIC TURN-DOWN



(C)HOLD DOWN AT STEMWALL SLAB



G HOLD DOWN AT BASEMENT FOUNDATION STEM WALL

	HOLI	DOWN SCH	EDULE	
HOLD	DOWN	ALL THREAD ROD	FASTENERS	
SIMPSON	USP	ALL THREAD ROD	TASTENENS	
LTT20B	LTS20B	光" DIA.	(10)10d NAILS	
HTT4	HTT16	%" DIA.	(18)16dx2½" LONG NAILS	
HTT5	HTT45	%" DIA.	(26)16dx2½" LONG NAILS	



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

HOMES

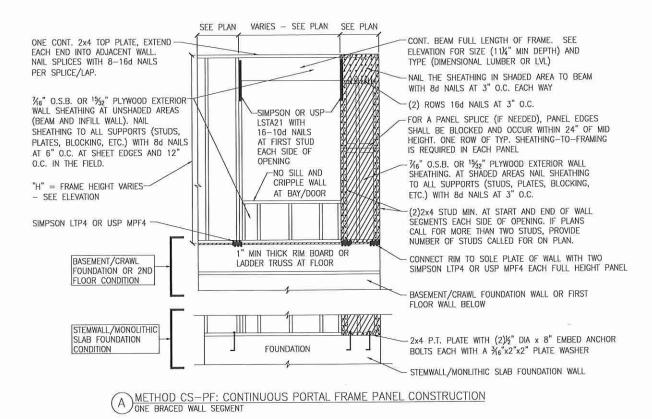
Hold Down Details

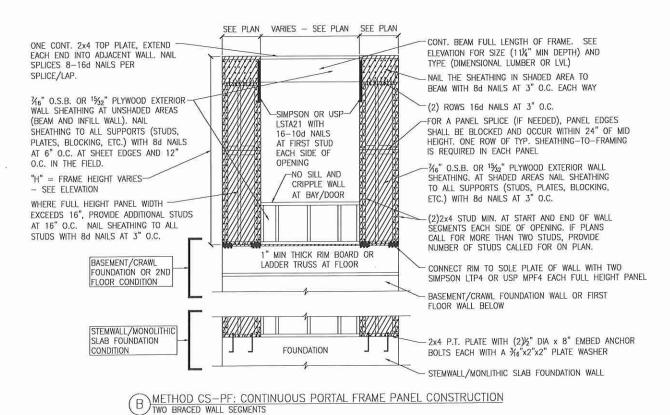
Project #: 105-19000
Designed By: KRK
Checked By:
Issue Date: 1/1/19

M.P.H. blina Division

Scole: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

SD-2

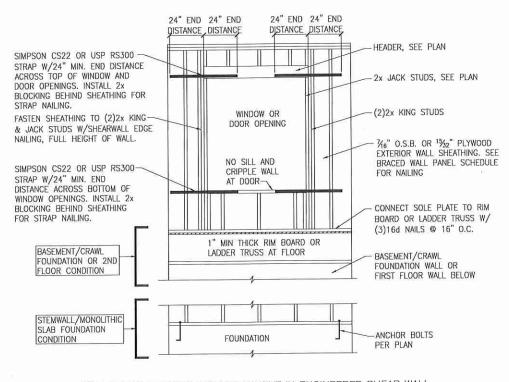




BRACED WALL PANEL AND ENGINEERED SHEAR WALL SCHEDULE				
PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS	
WSP	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C.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

- 1. ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- 2. PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
- 3. SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH 1/16" O.S.B., OR 15/32" 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.



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







Iraced Wall Notes & Details

120 M.P.H. Carolina Division

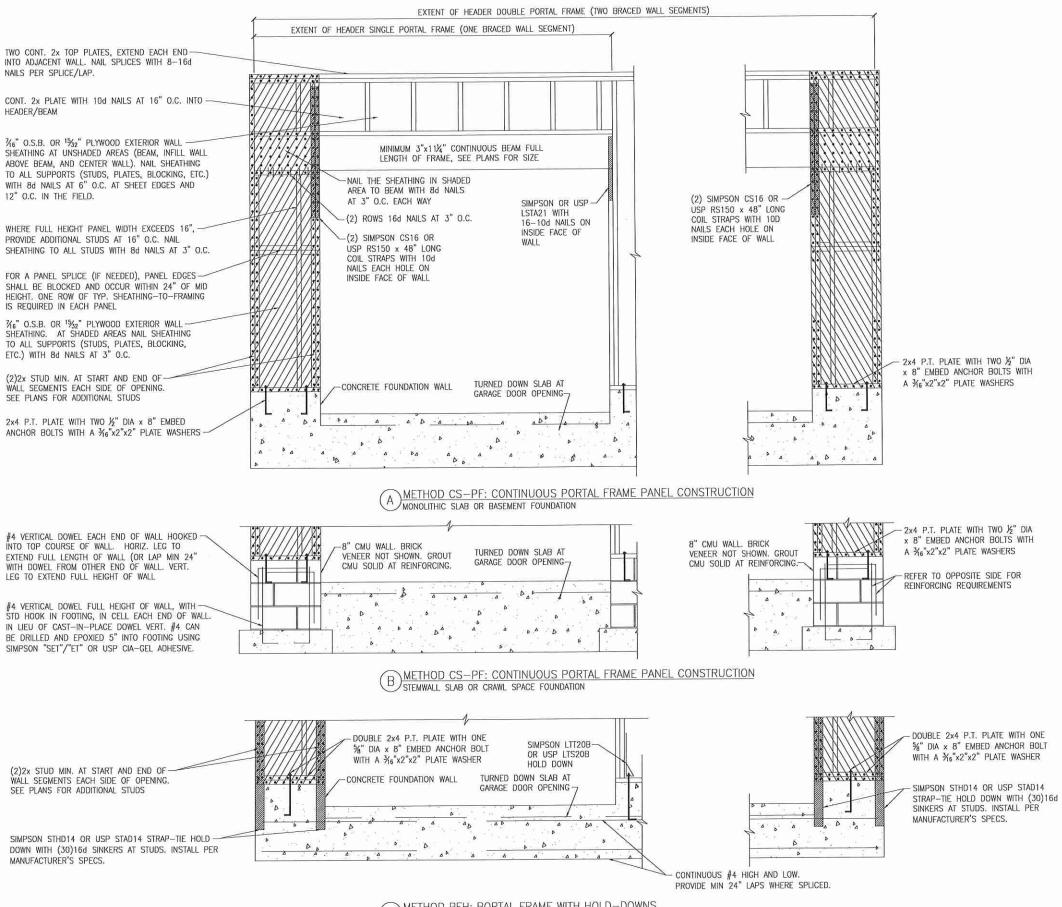
Project #: 105-19000 Designed By: KRK

Checked By: Issue Date: 1/1/19

Re-Issue: Scale: 1/8"=1'-0" @ 11x17

1/4"=1'-0" @ 22x34

SD-3



NGINEERING



Det Frame T D

M.P.H. Ilina Division

20

arolina

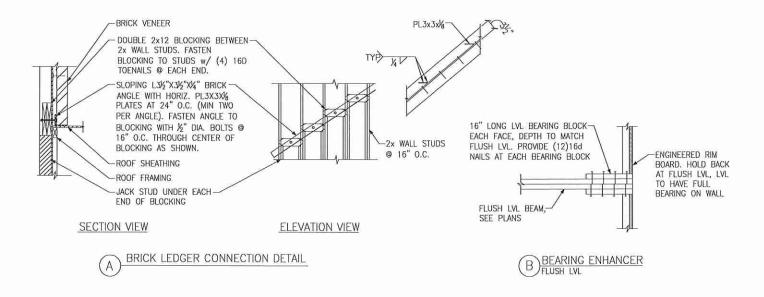
Project #: 105-19000 Designed By: KRK

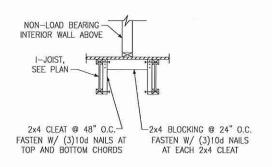
Checked By:

ssue Date: 1/1/19

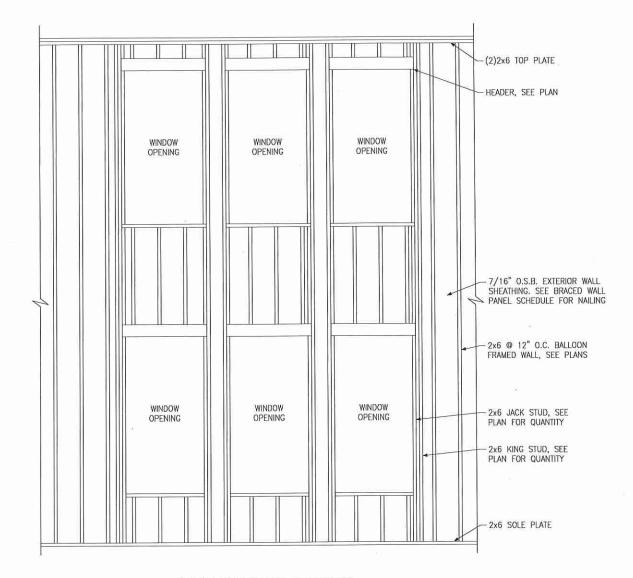
Re-Issue Scole: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

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





C AS REQUIRED @ PARALLEL WALLS -JOIST LADDER BLOCKING



DBALLOON FRAMED WALL DETAIL N.T.S.



KSE ENGINEERING
SUITE 201, QUAKERTOWN, PA 18951
(215) 804-4449



Details Framing Miscellaneous

120 M.P.H. Carolina Division Project #: 105-19000 Designed By: KRK

Checked By: Issue Date: 1/1/19

LINE OF OPTIONAL BRICK -WALL SHEATHING FASTEN RAFTER TO LEDGER WITH SIMPSON H3 OR USP RT3A -WALL STUD OR GABLE TRUSS 12"x12"x½" OSB GUSSET. FASTEN GUSSET TO -2x4 LEDGER. FASTEN TO WALL STUDS FRAMING w/8d NAILS @ w/(2) ROWS SIMPSON SDS1/4×31/2" OR 4" O.C. INTO EACH USP WS35 SCREWS @ 16" O.C. - MEMBER. -2x4 VERTICAL 2x4 RAFTER & CEILING JOIST, LAP WITH VERTICAL FASTEN VERTICAL TO RAFTER & CLG. JOIST w/(4) 12d NAILS. -2x4 LEDGER, FASTEN TO 2'-6" MAXIMUM WALL STUDS WITH (2) ROWS 12d NAILS @ 16" O.C. -SIMPSON U24-2 OR USP SUH24-2 HANGER BRICK VENEER, PER ELEVATION

B PENT ROOF DETAIL
STRAIGHT ROOF

-WALL STUD OR GABLE TRUSS TOENAIL RAFTER TO LEDGER WITH (4) 12d NAILS 2x4 LEDGER. FASTEN TO WALL STUDS w/(2) ROWS SIMPSON SDS4x31/2" OR USP WS35 SCREWS @ 16" O.C. 2x4 RAFTER & CEILING JOIST, LAP AND FACE NAIL WITH (4) 12d NAILS MAXIMUM -2x4 LEDGER, FASTEN TO WALL OR GABLE TRUSS WITH (2) ROWS 12d NAILS @ 16" O.C.

EYEBROW ROOF DETAIL



S

ENGINEERING
UITE 201, QUAKERTOWN, PA 18951

Ш

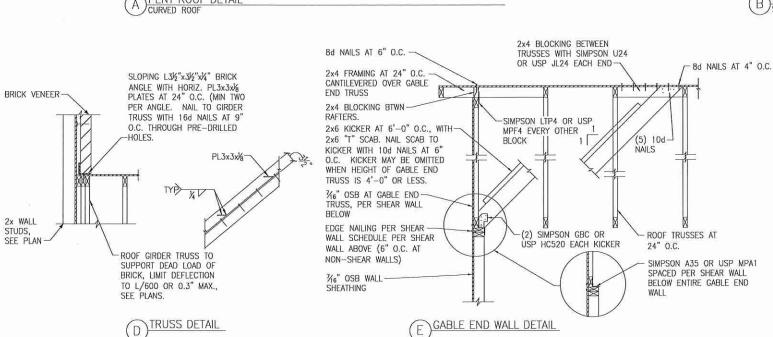
ing scellaneous

.H. Division Μ. 120 M.P. Carolina 20

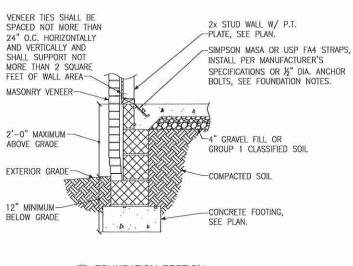
Project #: 105-19000 Designed By: KRK Checked By:

Issue Date: 1/1/19 Re-Issue: Scale: 1/8"=1'-0" @ 11x17

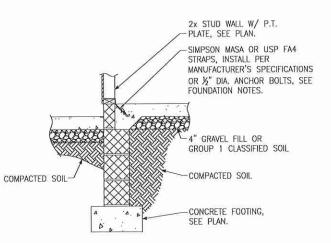
1/4"=1'-0" @ 22x34



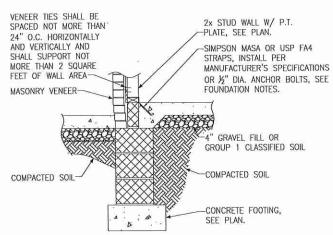




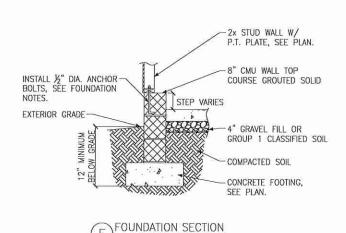
FOUNDATION SECTION B) EXTERIOR WALL @ MASONRY VENEER



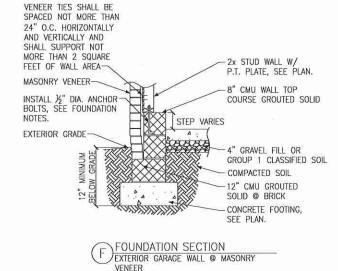
FOUNDATION SECTION EXTERIOR WALL AT PORCH

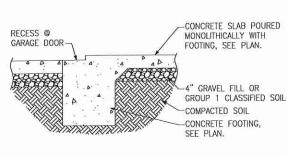


FOUNDATION SECTION EXTERIOR WALL AT PORCH W/ MASONRY

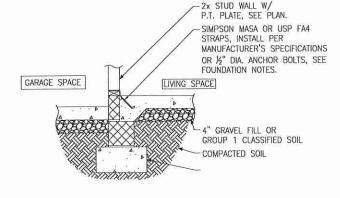


EXTERIOR GARAGE WALL

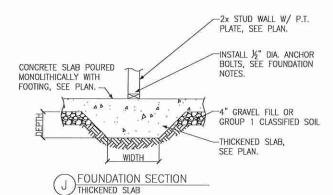


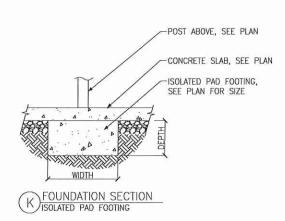






FOUNDATION SECTION INTERIOR GARAGE WALL





Foundation .H. Divisior ap S Wall σ. \leq 120 Caroli Project #: 105-19000 Designed By: KRK

O

Detai

Scale: 1/8"=1'-0" @ 11x17

1/4"=1'-0" @ 22x34

Checked By: Issue Date: 1/1/19

Re-Issue:

ENGIN

S

LEERING
KERTOWN, PA 18951
(215) 804-4449