

# REDBUD H&H HOMES

## PLAN REVISIONS

11-21-19 1.) ADDED ROOF VENTING CALCULATIONS FOR ELEVATIONS A, B, AND C.  
 2.) ADDED ROOM DIMENSIONS TO ROOM LABELS FOR CLARITY.  
 3.) CHANGE MASTERS TO OWNERS THROUGHOUT PLANS/ELEVATIONS TO MEET H&H REQUIREMENTS.  
 4.) UPDATED BATHROOM NAMING IN ACCORDANCE TO H&H STANDARDS.  
 5.) REVISED AND VERIFIED SQUARE FOOTAGE.

1-16-2020 1.) CHANGED FIREPLACE TO OPTIONAL INSTEAD OF STANDARD PER H&H.  
 2.) UPDATED CUTSHEETS.

REDBUD SQUARE FOOTAGES	
AREA	ELEV 'A'
1st FLOOR	1502 SF
2nd FLOOR	1123 SF
TOTAL LIVING	3225 SF
GARAGE	464 SF
PORCH	121 SF
OPT. COVERED PATIO	100 SF
OPT. 3-CAR GARAGE	240 SF

REDBUD SQUARE FOOTAGES	
AREA	ELEV 'B'
1st FLOOR	1501 SF
2nd FLOOR	1132 SF
TOTAL LIVING	3233 SF
GARAGE	464 SF
PORCH	201 SF
OPT. COVERED PATIO	100 SF
OPT. 3-CAR GARAGE	240 SF

REDBUD SQUARE FOOTAGES	
AREA	ELEV 'C'
1st FLOOR	1502 SF
2nd FLOOR	1136 SF
TOTAL LIVING	3238 SF
GARAGE	464 SF
PORCH	126 SF
OPT. COVERED PATIO	100 SF
OPT. 3-CAR GARAGE	240 SF



JOB NUMBER 27167.07  
 CAD FILE NAME REDBUD-H  
 ISSUED 07-01-19  
 REVISED 11-27-19  
 REVISED 1-16-20

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

Inventory Marked

REDBUD - GARAGE RIGHT  
H&H HOMES

ACX000101

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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TITLE  
REVISION LOG

SHEET  
CS





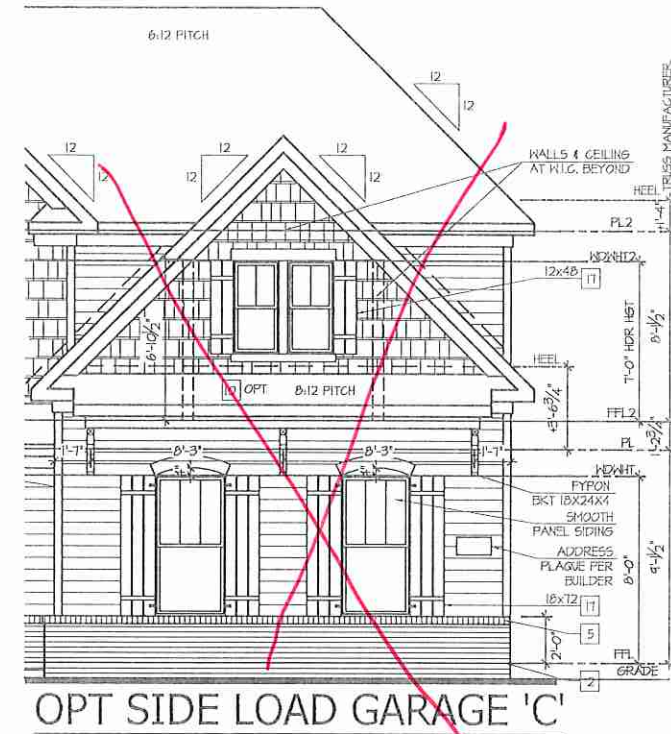
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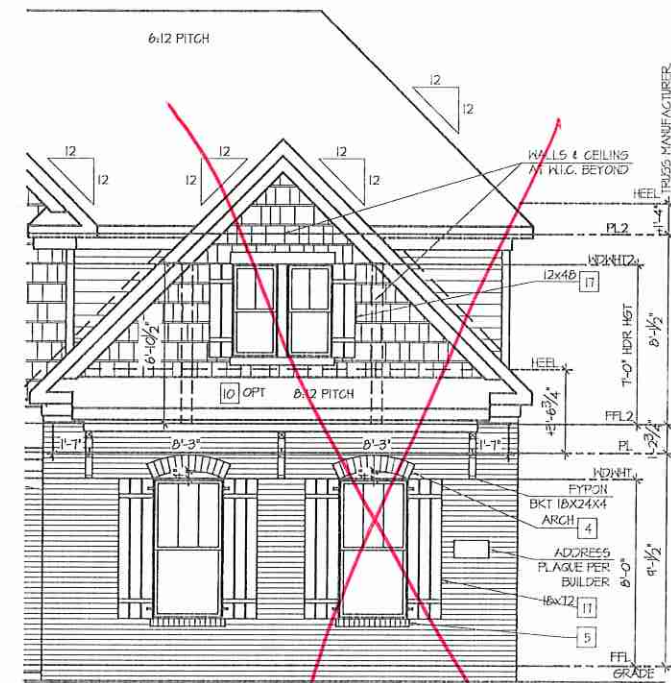
REDBUD - GARAGE RIGHT  
 H&H HOMES

TITLE  
 SIDE AND REAR ELEVATIONS  
 ROOF PLAN  
 BUILDING SECTION

SHEET  
 A6.6



OPT SIDE LOAD GARAGE 'C'

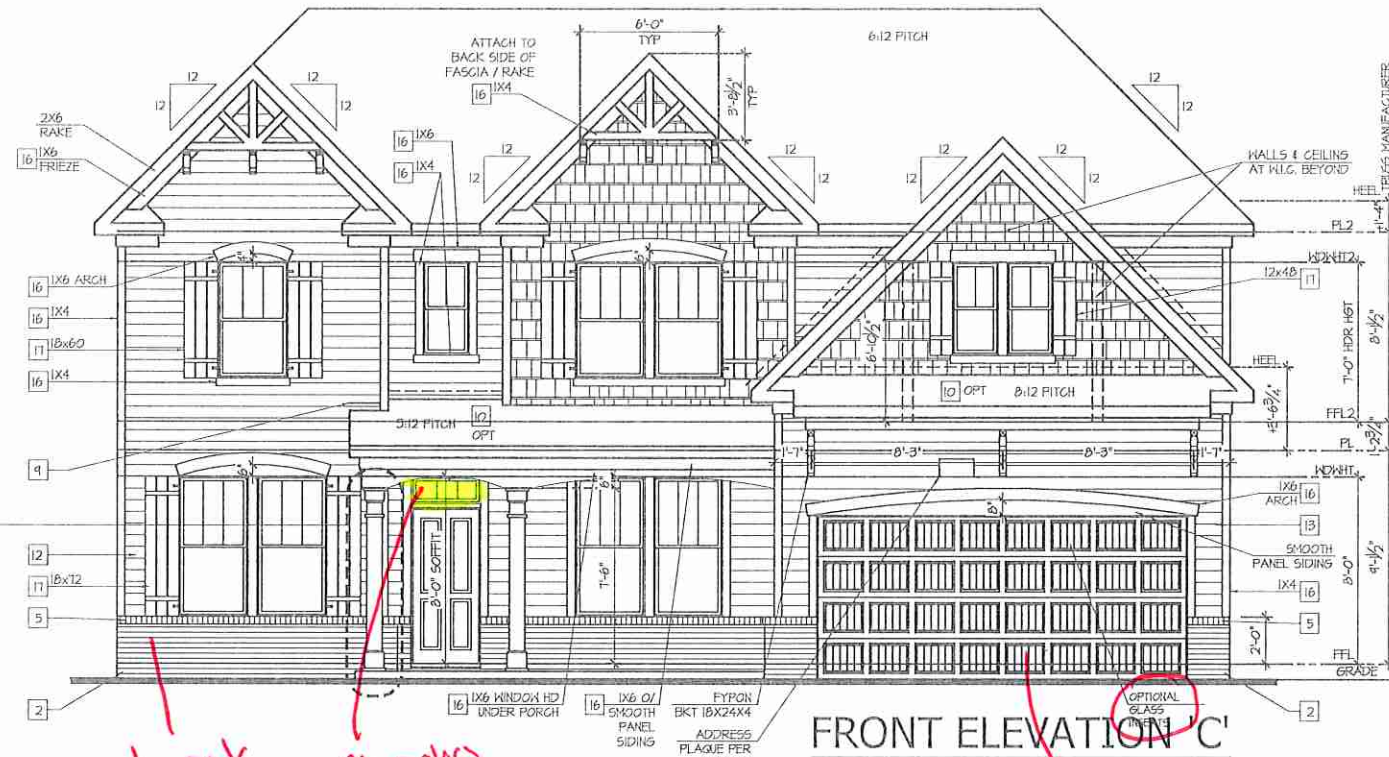


OPT SIDE LOAD GARAGE 'CB'

ELEVATION "C/CC"

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

GARAGE RIGHT



FRONT ELEVATION 'C'

brick  
 Clear glass  
 No smtd  
 2 8x7 doors



FRONT ELEVATION 'CB'

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" UNTO OR ELEVATIONS.  
 2ND FLOOR = 6'-10" UNTO OR ELEVATIONS.
- ROOFING: PITCHES SHOWN PER DEVELOPER.
- WINDOW MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR, AS SELECTED BY DEVELOPER.
- GARAGE DOORS, AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS. TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:  
 (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)

KEY NOTES:

- MASONRY:
- (1) ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
  - (2) MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
  - (3) MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
  - (4) 8" SOLIDER COURSE.
  - (5) ROCKLOCK COURSE.
  - (6) DECORATIVE KEY, SEE DETAIL.
- TYPICALS:
- (1) CORROSION RESISTANT SCREEN Louvered VENTS, SIZE AS NOTED.
  - (2) CODE APPROVED TERMINATION CHIMNEY CAP.
  - (3) CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
  - (4) STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - (5) DECORATIVE WROUGHT IRON, SEE DETAILS.
- SIDING:
- (1) VINYL / OPT. FIBER CEMENT SHINGLES PER COMMUNITY STANDARDS w/ 5/8" x 4 CORNER TRIM BOARDS.
  - (2) VINYL / OPT. FIBER CEMENT LAP SIDING PER COMMUNITY STANDARDS w/ 5/8" x 4 CORNER TRIM BOARDS.
  - (3) VINYL / OPT. FIBER CEMENT SHINGLES PER COMMUNITY STANDARDS w/ 5/8" x 4 CORNER TRIM BOARDS.
  - (4) VINYL / OPT. FIBER CEMENT PANEL SIDING w/ 3/8" BATTS AT 12" OC.
  - (5) 1X TRIM OR EQUAL UNDO. SIZE AS NOTED.
  - (6) FALSE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

ALL WINDOWS HAVE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WINDOW OPENING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LISTING DEVICES.

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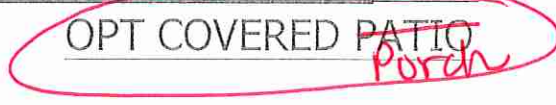
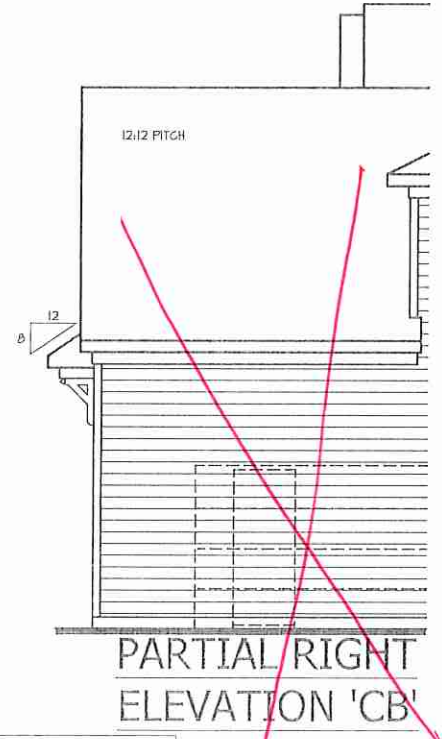
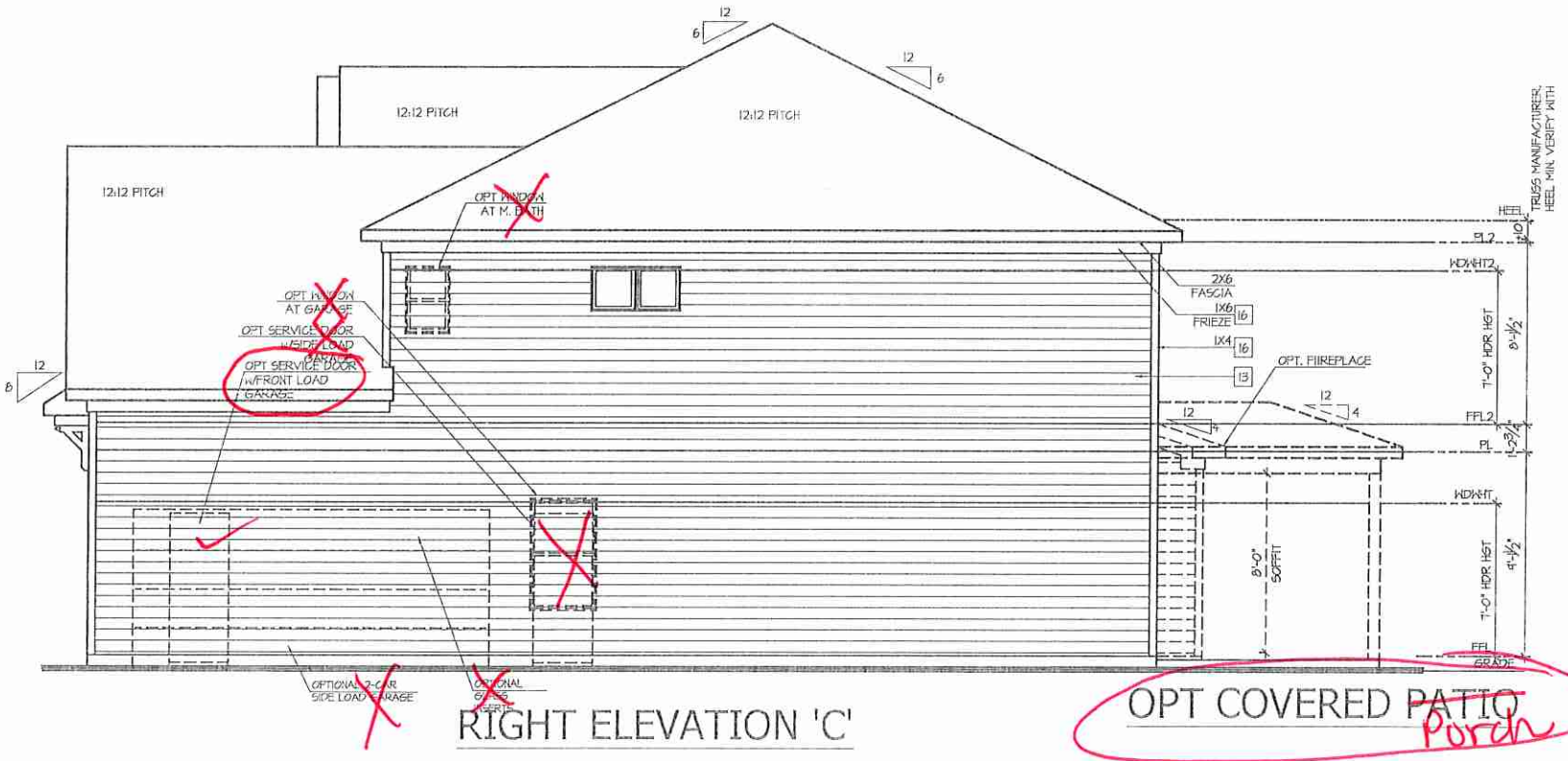
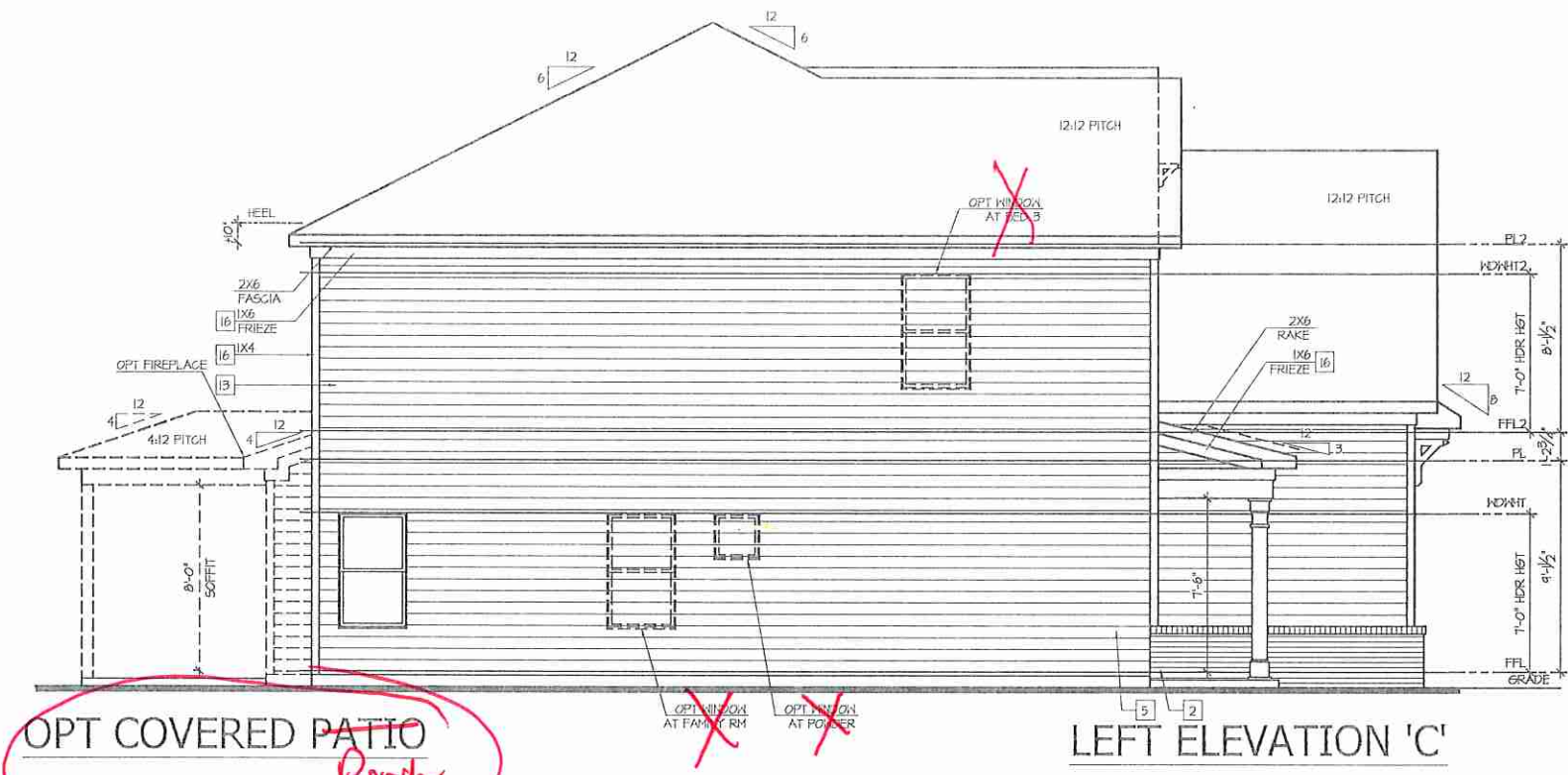
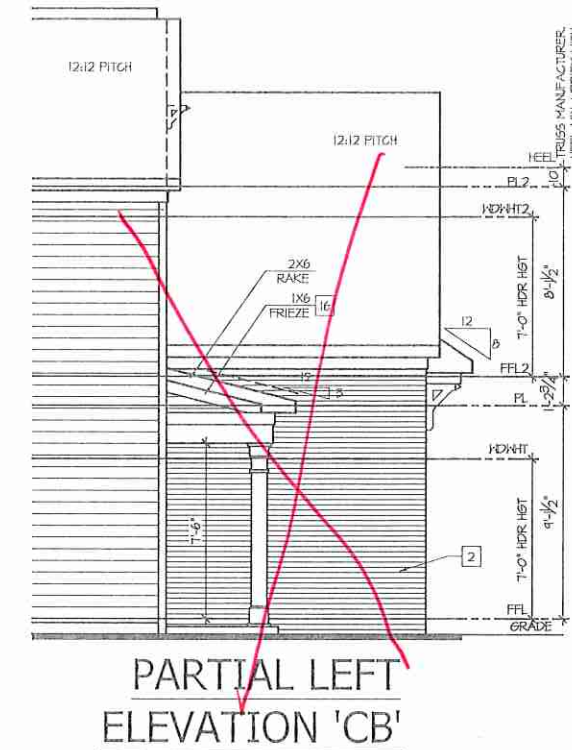
JOB NUMBER 27167.07  
 CAD FILE NAME REDBUD-R  
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DRAWINGS ON 11"x17"  
 SHEET ARE ONE HALF  
 THE SCALE NOTED

REDBUD - GARAGE RIGHT  
 H&H HOMES

TITLE  
 SIDE AND REAR ELEVATIONS  
 ROOF PLAN  
 BUILDING SECTION

SHEET  
 A6.7



ELEVATION "C/CC"  
 GARAGE RIGHT

NOTE  
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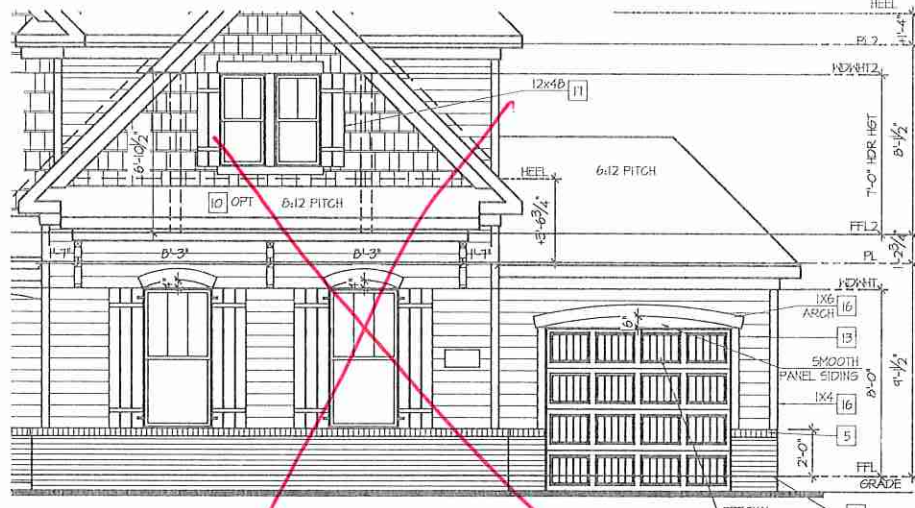
REDBUD - GARAGE RIGHT  
 H&H HOMES

TITLE  
 FRONT ELEVATION  
 DETAILS

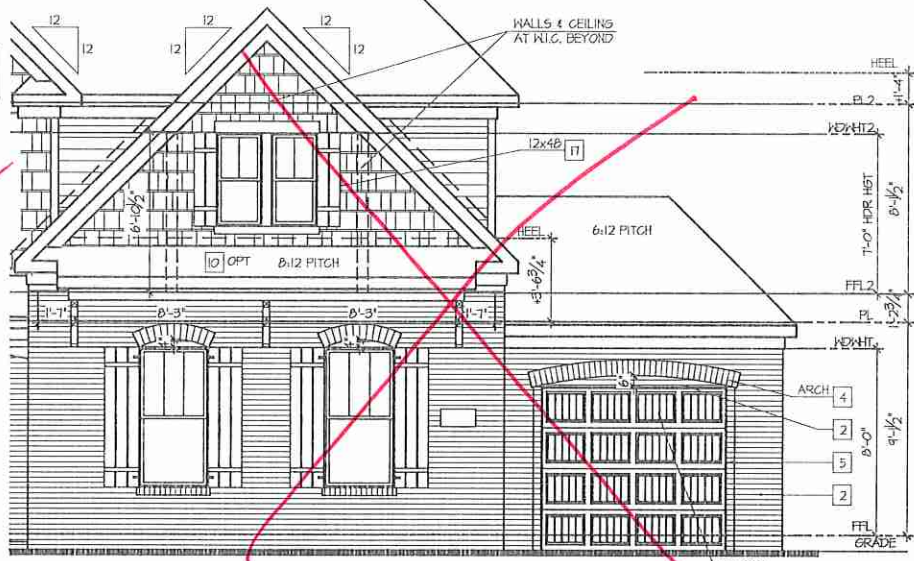
SHEET  
 A6.8



REAR ELEVATION 'C'

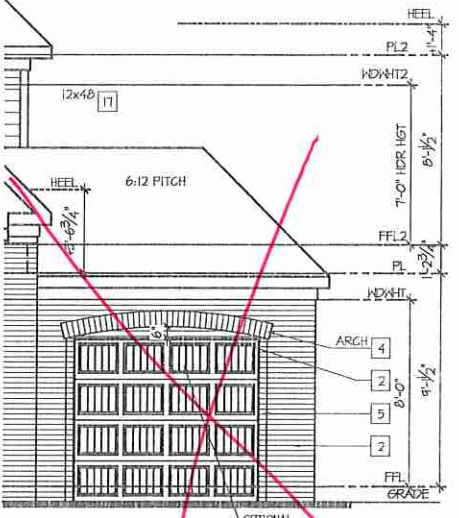


OPT 3-CAR SWING-IN CARRIAGE GARAGE 'C'

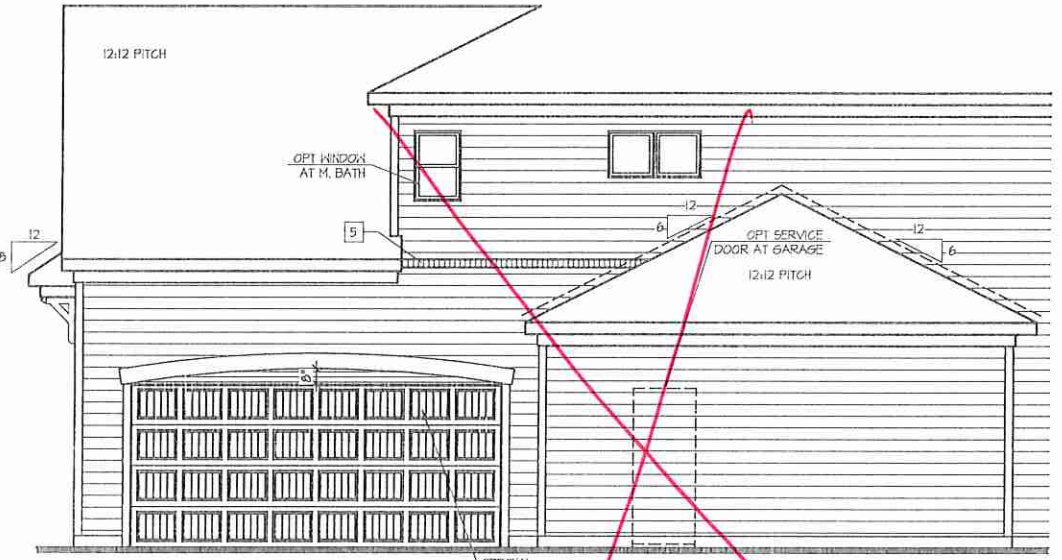


OPT 3-CAR SWING-IN CARRIAGE GARAGE 'CB'

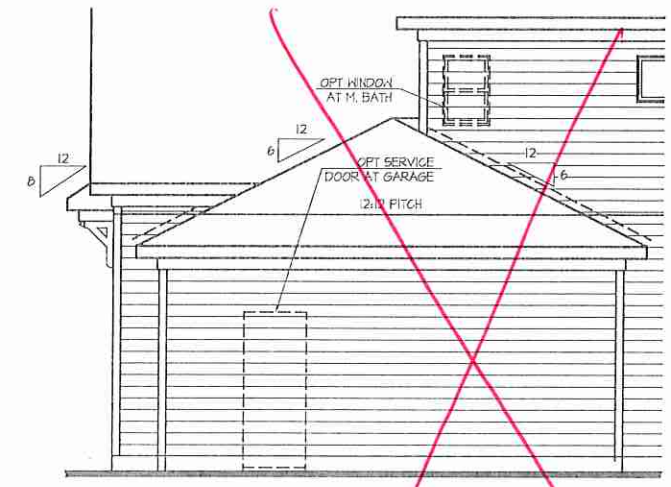
OPT 3-CAR FRONT LOAD GARAGE 'C'



OPT 3-CAR FRONT LOAD GARAGE 'CB'



OPT 3-CAR SWING-IN CARRIAGE GARAGE



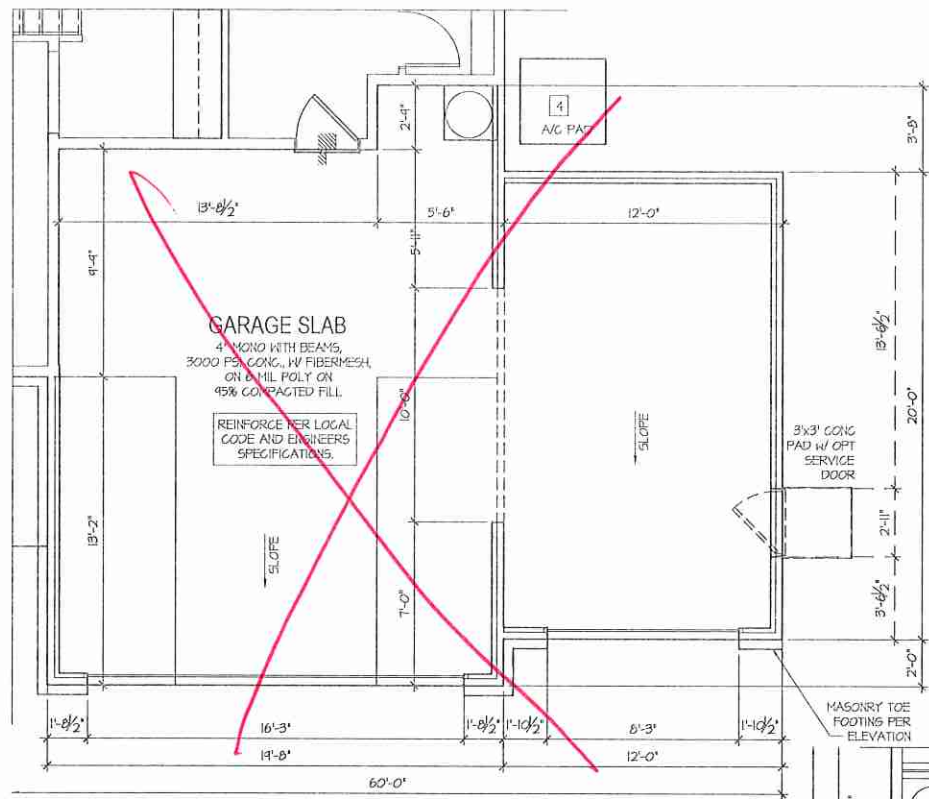
OPT 3-CAR FRONT LOAD GARAGE

ELEVATION "C/CC"  
 GARAGE RIGHT

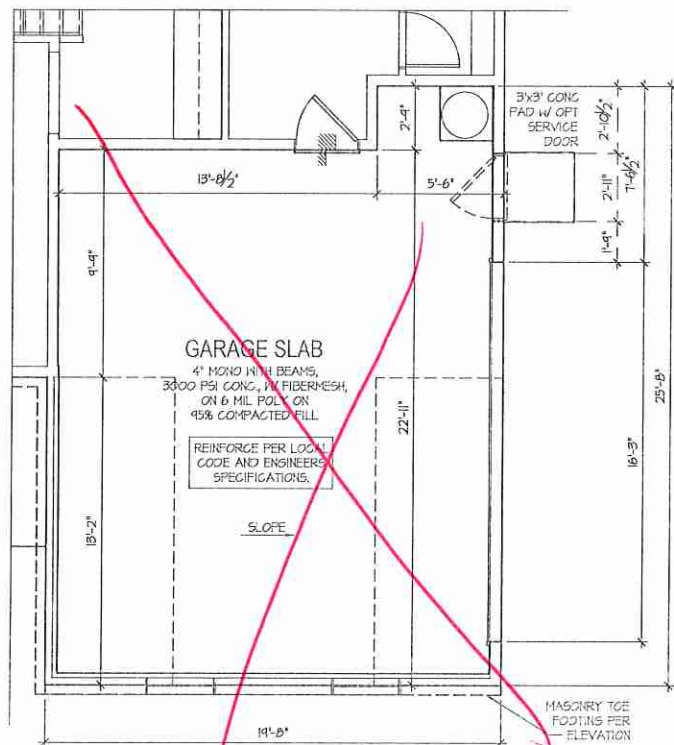
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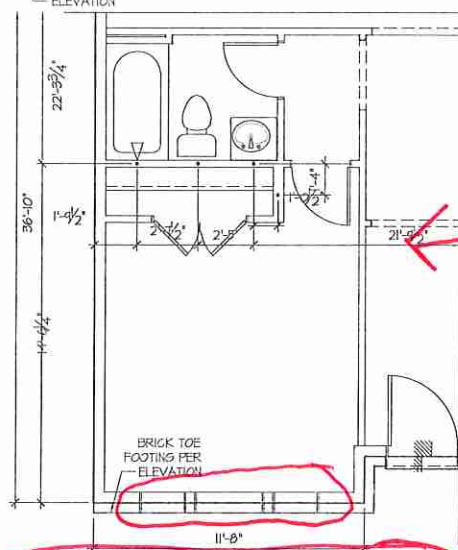


OPT. 3-CAR GARAGE - FRONT LOAD

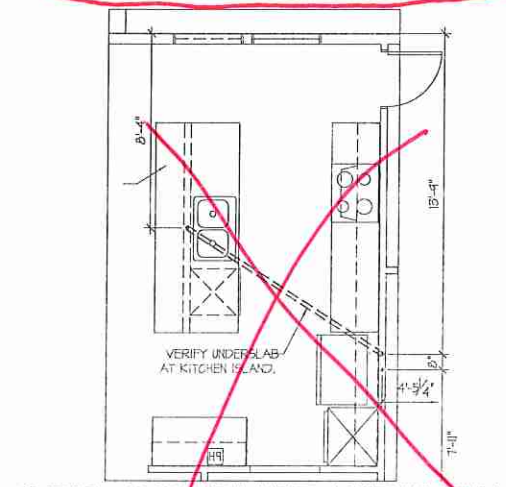


OPT. SIDE LOAD GARAGE

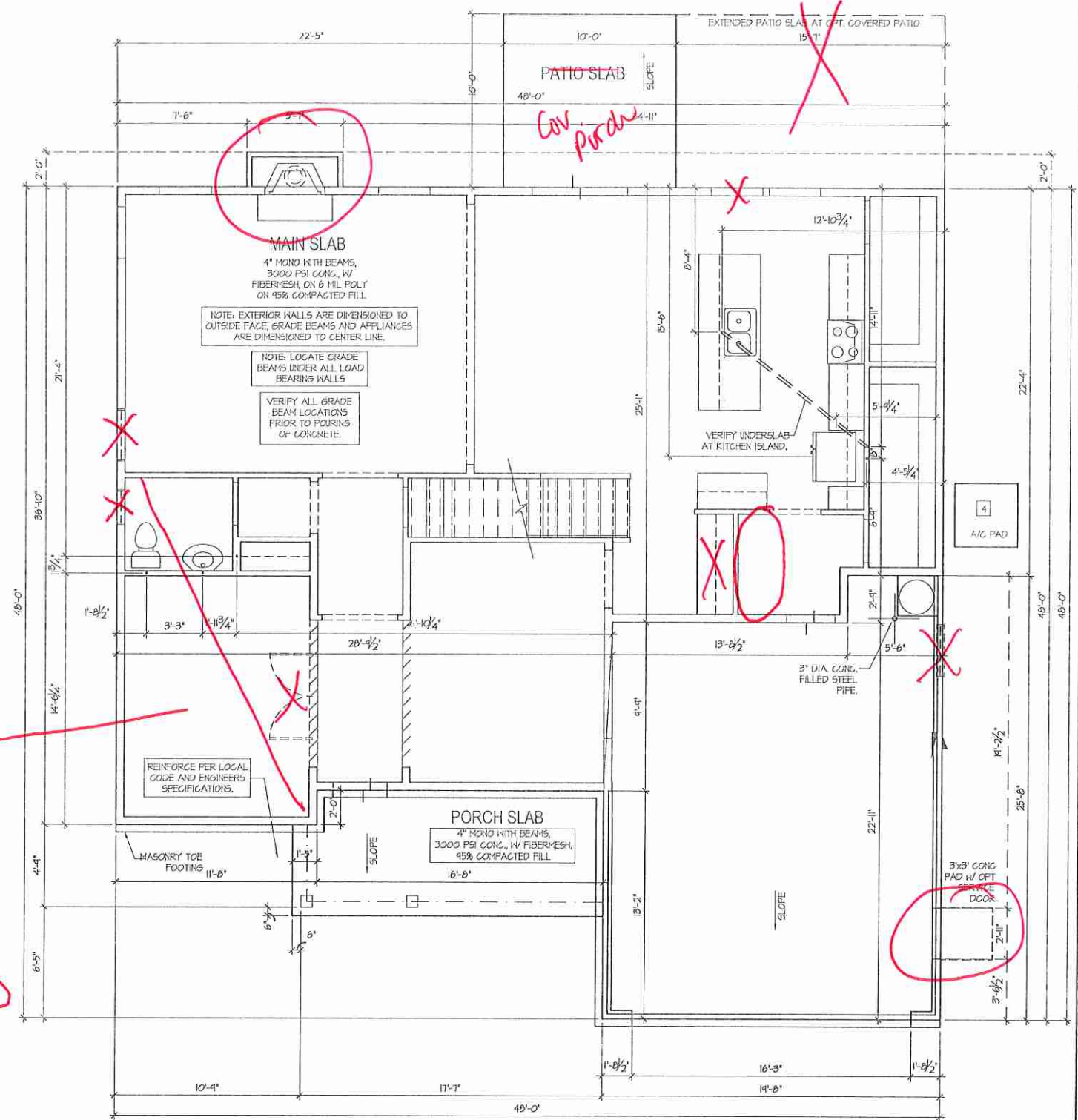
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OPT. BED 5/ BATH 3



OPT. GOURMET KITCHEN



SLAB INTERFACE PLAN 'C'

SLAB INTERFACE PLAN 'C'

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

GARAGE RIGHT



LOG NUMBER	27167.07
LOG FILE NAME	REDBUD-R
ISSUED	07-01-10
REVISED	11-27-10
REVISED	1-16-20

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REDBUD - GARAGE RIGHT  
H&H HOMES

TITLE  
SLAB INTERFACE PLAN  
AT PLAN OPTIONS

SHEET  
A1.3





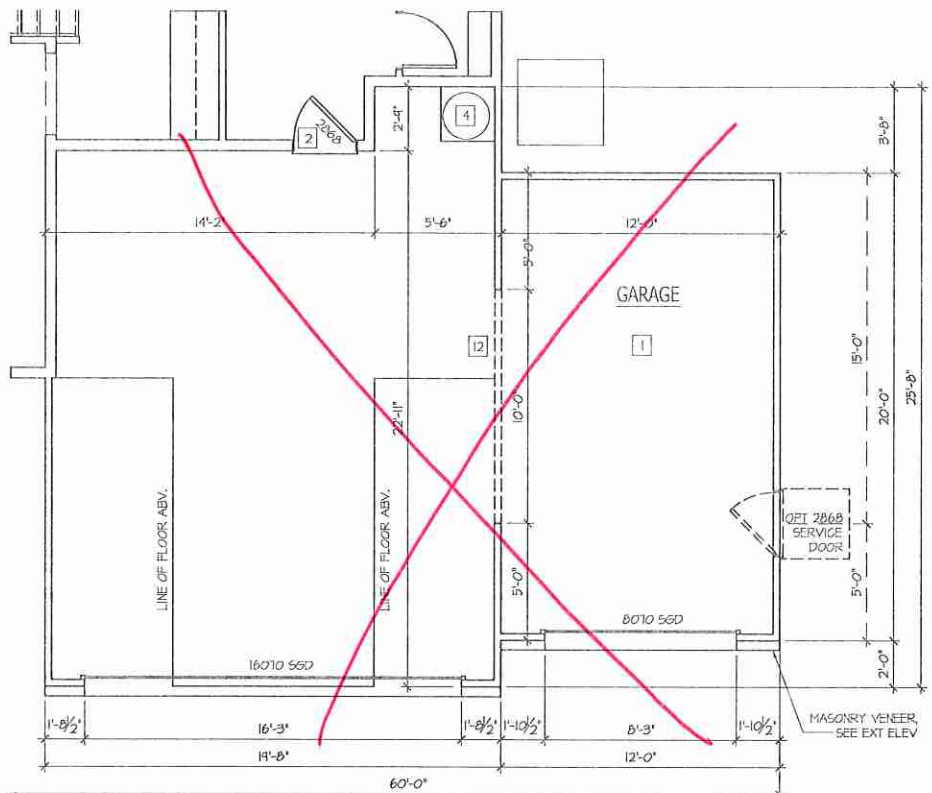
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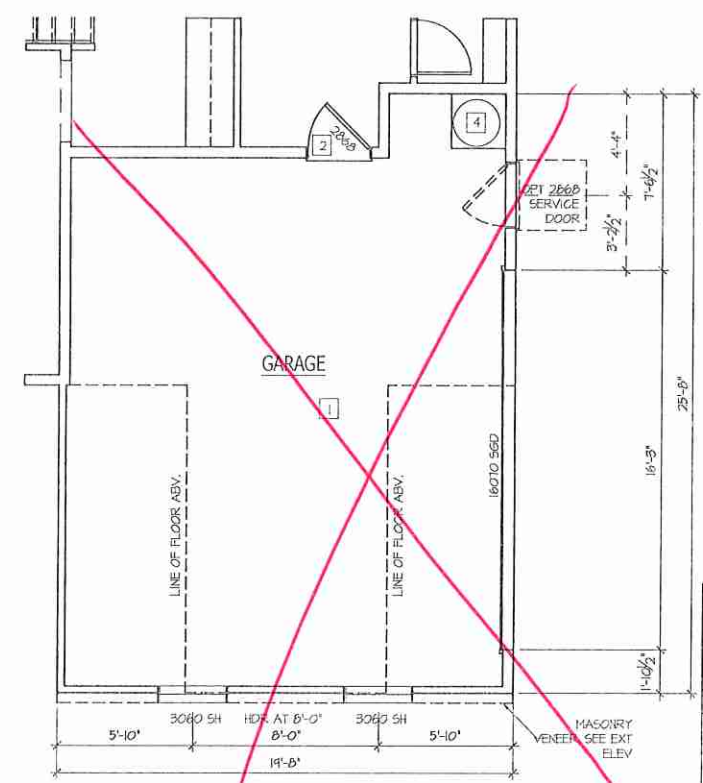
REDBUD - GARAGE RIGHT  
H&H HOMES

TITLE  
MAIN FLOOR PLAN  
START SECTION

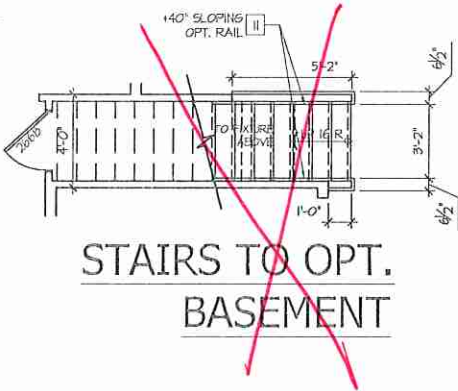
SHEET  
A2.2



OPTIONAL 3-CAR GARAGE - FRONT LOAD 'C'



OPT. SIDE LOAD GARAGE 'C'

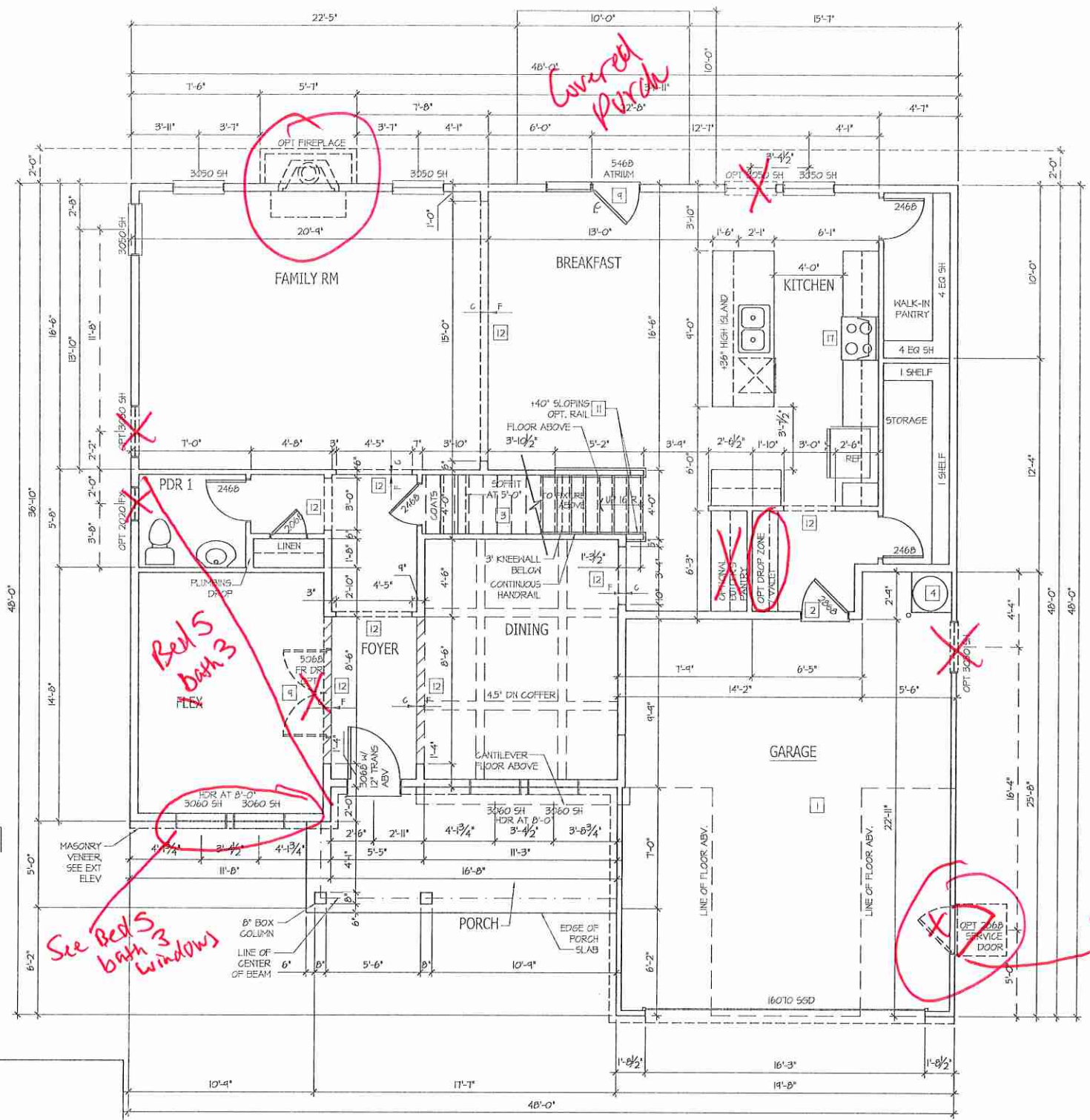


FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.

WINDOW HEAD HEIGHTS:  
1ST FLOOR - 6'-0" UNO, ON ELEVATIONS  
2ND FLOOR - 6'-0" UNO, ON ELEVATIONS

ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

KEY NOTES:	KEY NOTES:
1. FIRE PROTECTION: [ ] WARE TO GARAGE FIRE SEPARATION, GARAGEHOPE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" Gypsum BOARD, PER LOCAL CODES [ ] GARAGEHOPE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD, PER LOCAL CODES [ ] WARE TO GARAGE DOOR SEPARATION, PROVIDE 1 GIP SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR, PER LOCAL CODES [ ] EMBLEM STAIRS AND LADDERS 1/2" GYPSUM BOARD OR WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS, PER LOCAL CODES [ ] FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER LOCAL CODES IN HIGH PLATFORM, PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER LOCAL CODES [ ] FLOOR PLATEFORM, VERIFY WITH MANUFACTURER'S 2"X6" OVER 2"X4" BOTTOM CHORD OR TRUSS STRUTS (W/ TRUCKS) [ ] A/C CONDENSER PANS, NON-FIT [ ] REFRIGERATED HEAT EXCHANGER, EQUAL FOR MANUFACTURER'S INSTRUCTIONS.	1. AUTO ACCESS LARGE BEAM TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 50%222, FIRE RATED ACCESS AS NOTED OVER LOCAL CODES [ ] AUTO ACCESS LACKER, VERIFY LOCATION AND SIZE WITH TRUCKS (20 1/2" X 34" 5022) [ ] TYPICALS [ ] TYPED SAFETY GLASS, PER LOCAL CODES [ ] FLYWOOD SHELF ABOVE WITH ENTIRE WALL PANEL OVER HEIGHT AS NOTED [ ] HALF WALL, HEIGHT AS NOTED [ ] INSIDE DOORSETS: 1 1/4" X 6" UNO, 5/8" X 7 1/4" UNO, 1 1/2" [ ] GLASSER, TO-FRONT GLASS ENCLOSED [ ] TYPED SAFETY GLASS ENCLOSED [ ] CERAMIC TILE BEHIND AND FLOOR, TYPED GLASS ENCLOSED [ ] GYPSUM BOARD IS A SLIDE IN PRESSGLASS MODEL, PER BUILDER [ ] 20" FREE STANDING ELECTRICAL RANGE OR OPT. GAS RANGE, VERIFY PER MANUFACTURER'S INSTRUCTIONS. [ ] 20" ELECTRICAL COOKTOP OR OPT. GAS COOKTOP AND HOOD, VERIFY PER MANUFACTURER'S INSTRUCTIONS. [ ] ELECTING OVER WITH MORTAR AND LEVEL.



1ST FLOOR PLAN 'C'

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MAIN FLOOR PLAN

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

GARAGE RIGHT





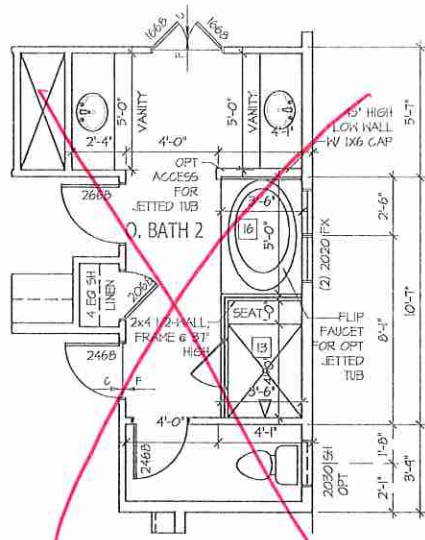
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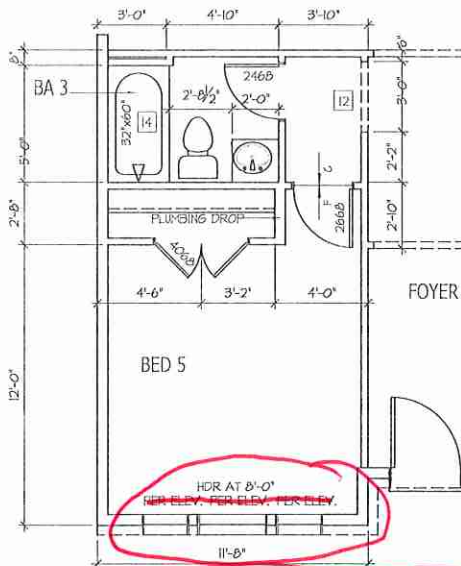
REDBUD - GARAGE RIGHT  
 H&H HOMES

TITLE  
 MAIN FLOOR PLAN  
 STAIR SECTION

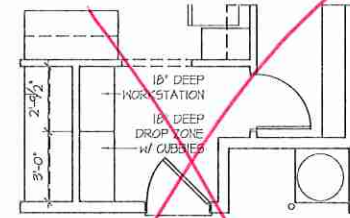
SHEET  
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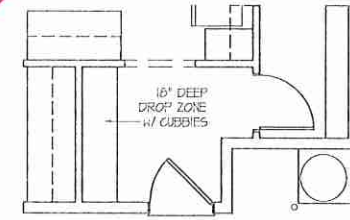
OPT. OWNER'S BATH 2



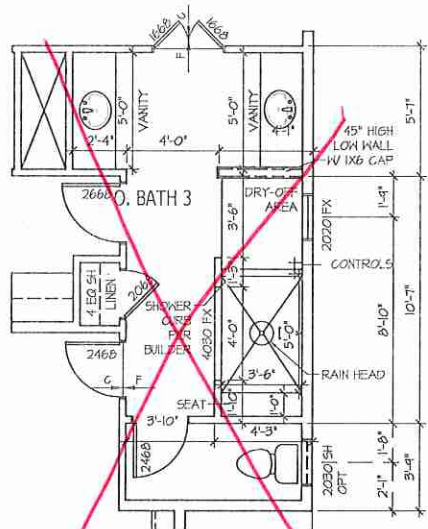
OPT. BED 5/ BATH 3



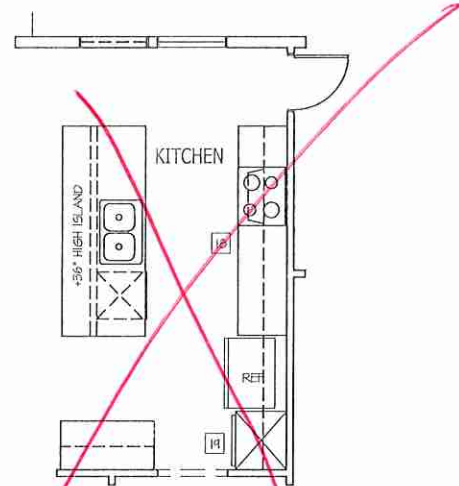
OPT. WORKSTATION  
 AND DROP ZONE



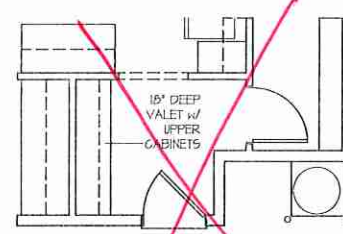
OPT. DROP ZONE



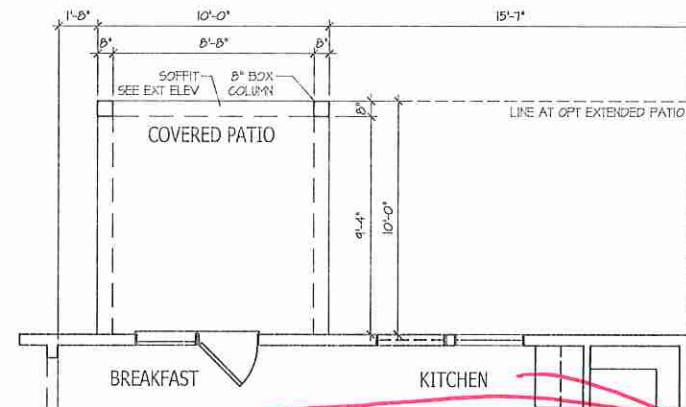
OPT. OWNER'S BATH 3



OPT. GOURMET KITCHEN



OPT VALET



OPT. COVERED PATIO

*Porch*

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 6'-4" UNCL. ON ELEVATIONS. 2ND FLOOR = 6'-3" UNCL. ON ELEVATIONS. ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.	
<b>KEY NOTES:</b> <b>FRSE RESTRICTIONS:</b> (1) HOUSE TO GARAGE FIRE SEPARATION, GARAGE/STAIR SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER OF GYPSUM BOARD, PER LOCAL CODES. GARAGE/STAIR SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD, PER LOCAL CODES. (2) HOUSE TO GARAGE DOOR SEPARATION PROVIDE 1-1/2" SOLID CORE DOOR OR APPROVED 20 MINUTE PATTERN DOOR, PER LOCAL CODES. (3) FRESH AIRS AND LAUNDRY 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS, PER LOCAL CODES. (4) FOR THE USE OF EMPLOYED 646 WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER LOCAL CODE, BY NON PLATFORM, PROTECT THE GAS PIPE LINE FROM MOTOR VEHICLE IMPACT PROTECTION PER LOCAL CODE. (5) PAW FISH PLANTERS VERIFY WITH TRUSS MANUFACTURER 6"X4" CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2"X2" OVER 2X4" BOTTOM CHORDS OR TRUSS W/STAYS (W/ TRUSSES) (6) AIR CONDITIONER FWD, HANG-UP (7) PRE-INDICATED METAL FENCE/LAZER, INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.	<b>KEY NOTES:</b> (8) AUTO ACCESS LARGE ENOUGH TO RECEIVE LARGEST SIZE OF EQUIPMENT BUT NOT LESS THAN 50% OF THE RATED ACCESS AS NOTED PER LOCAL CODES. AUTO ACCESS LARGER VERIFY LOCATION AND SIZE WITH TRUSSES, DO NOT X 5" (6" MIN) <b>TRUSSES:</b> (9) 10' FRESH AIRWAY GLASS, PER LOCAL CODES (10) PLYWOOD SHELF ABOVE WITH DRYWALL FRESH OVER HEIGHT AS NOTED. (11) W/UP HALL, RESIST AS NOTED. (12) INTERIOR SOFFIT FIN = 6'-4" UNCL. FIN = 7'-0" UNCL. BARS. (13) BARRIER TO PATTERN GLASS ENCLOSURE. (14) 10'-0" SHOR CORDS, TO PATTERN GLASS ENCLOSURE. (15) CROWN TILE BARRIER AND FLOOR TO PATTERN GLASS ENCLOSURE. (16) GARAGE TILE IS A SLIDE IN PATTERN GLASS MODEL PER BLESER METHODS. (17) 2" FRESH AIRWAY ELECTRICAL BARRIER OR OPT. 6"X6" BARRIER WITH PER MANUFACTURERS WRITTEN INSTRUCTIONS. (18) 6"X6" ELECTRICAL CORDS OR OPT. 6"X6" CORDS AND BARRIER WITH PER MANUFACTURERS WRITTEN INSTRUCTIONS. (19) ELEVATORS OVER WITH HORIZONTAL OVER

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 OPTIONS

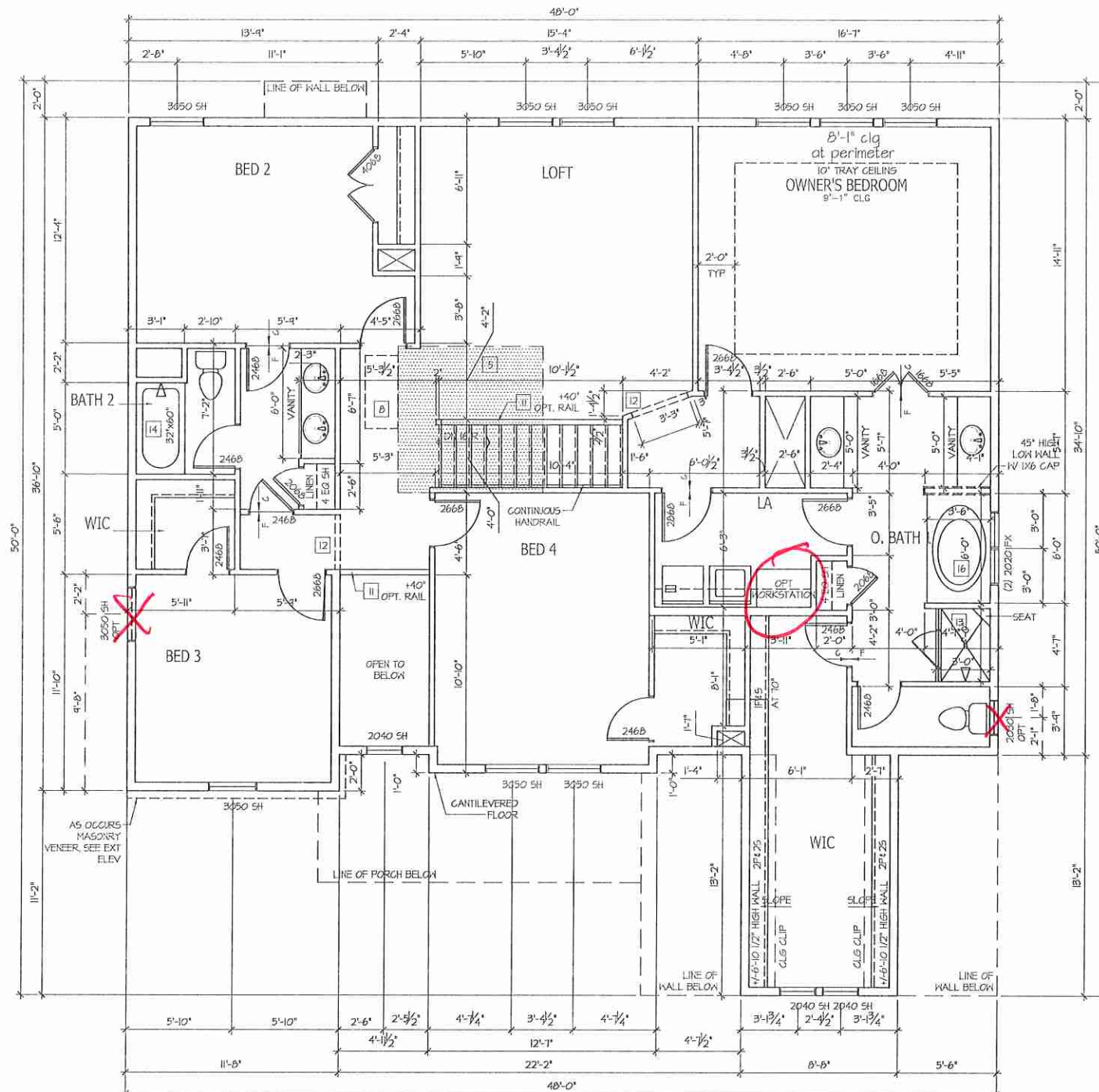
NOTE:  
 SCALE IS 1/4" = 1'-0" IF PRINTED IN HALF SIZE  
 SCALE IS 1/4" = 1'-0" IF PRINTED IN FULL SIZE  
 GARAGE RIGHT





JOB NUMBER 27167.07  
 CAD FILE NAME REDBUD-R  
 ISSUED 07-01-19  
 REVISED 11-27-19  
 REVISED 1-16-20

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" UNO. ON ELEVATION.  
 2ND FLOOR = 6'-10" UNO. ON ELEVATION.

ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

KEY NOTES:	KEY NOTES:
<p><b>FINISH SCHEDULE:</b></p> <p>1) WARE TO GARAGE FLOOR SEPARATION GARAGEHOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER OF 5/8" OSB. (PER LOCAL CODE)</p> <p>2) GARAGEHOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER OF 5/8" OSB OR APPROVED 20 MILUTE RATED BOARD. (PER LOCAL CODE)</p> <p>3) BATH STAIRS AND LADDERS 1/2" OSB OR BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER LOCAL CODE) SEE.</p> <p>4) FOR THE USE OF EQUIPPED AND VISUALLY IMPAIRED INSTALL THE PATTERN HEATER PER LOCAL CODE. BY HIGH PLATFORM TO PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER LOCAL CODE.</p> <p>5) FIBER OPTIC PLANTING VERIFY WITH TRUSS MANUFACTURER 18" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS 20" MIN. OVER 20" BOTTOM CHORD OF TRUSS VERIFY WITH TRUSSERS)</p> <p>6) GAS COOKTOP (V.O. 144-2)</p> <p>7) PRE-FABRICATED METAL FIREPLACE            INSTALL PER MANUFACTURERS' PRINTED INSTRUCTIONS.</p>	<p>8) ATTIC ACCESS LARGE ENOUGH TO RECEIVE LARGEST FREE OF OBSTRUCTION BUT NOT LESS THAN 50"x22". FIRE RATED ACCESS AS NOTED. (PER LOCAL CODE)            ATTIC ACCESS LADDERS VERIFY LOCATION AND USE WITH TRUSSERS. (20" X 24" SIZE) TRUSSES.</p> <p>9) TINTED SAFETY GLASS. (PER LOCAL CODE)</p> <p>10) FLYWOOD SHELF ABOVE WITH DOWNWALL FLASH OVER HEIGHT AS NOTED.</p> <p>11) HALF WALL, HEIGHT AS NOTED.</p> <p>12) INTERIOR SCAFFOLD 1 1/2" x 2 1/2" UNO. 5/8" x 7-0" UNO. BASIS.</p> <p>13) TINTED SAFETY GLASS ENCLOSURE.</p> <p>14) TINTED SAFETY GLASS ENCLOSURE.</p> <p>15) CERAMIC TILE STEPS AND FLOOR TINTED SAFETY GLASS ENCLOSURE.</p> <p>16) 6-1/2" MIN. IS A SLIDE IN FEELER GLASS MODEL FOR BELLER.</p> <p><b>REVISIONS:</b></p> <p>17) 100' FREE STANDING ELECTRICAL RANGE OR OPT. GAS RANGE VENT PER MANUFACTURERS' PRINTED INSTRUCTIONS.</p> <p>18) 100' ELECTRICAL COOKTOP OR OPT. GAS COOKTOP AND HOOD VENT PER MANUFACTURERS' PRINTED INSTRUCTIONS.</p> <p>19) ELECTRIC OVER WITH HEAT SINK OVER.</p>

2ND FLOOR PLAN 'C'

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

UPPER FLOOR PLAN  
 GARAGE RIGHT

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

REDBUD - GARAGE RIGHT  
 H&H HOMES

TITLE  
 MAIN FLOOR PLAN  
 STAIR SECTION

SHEET  
 A3.2





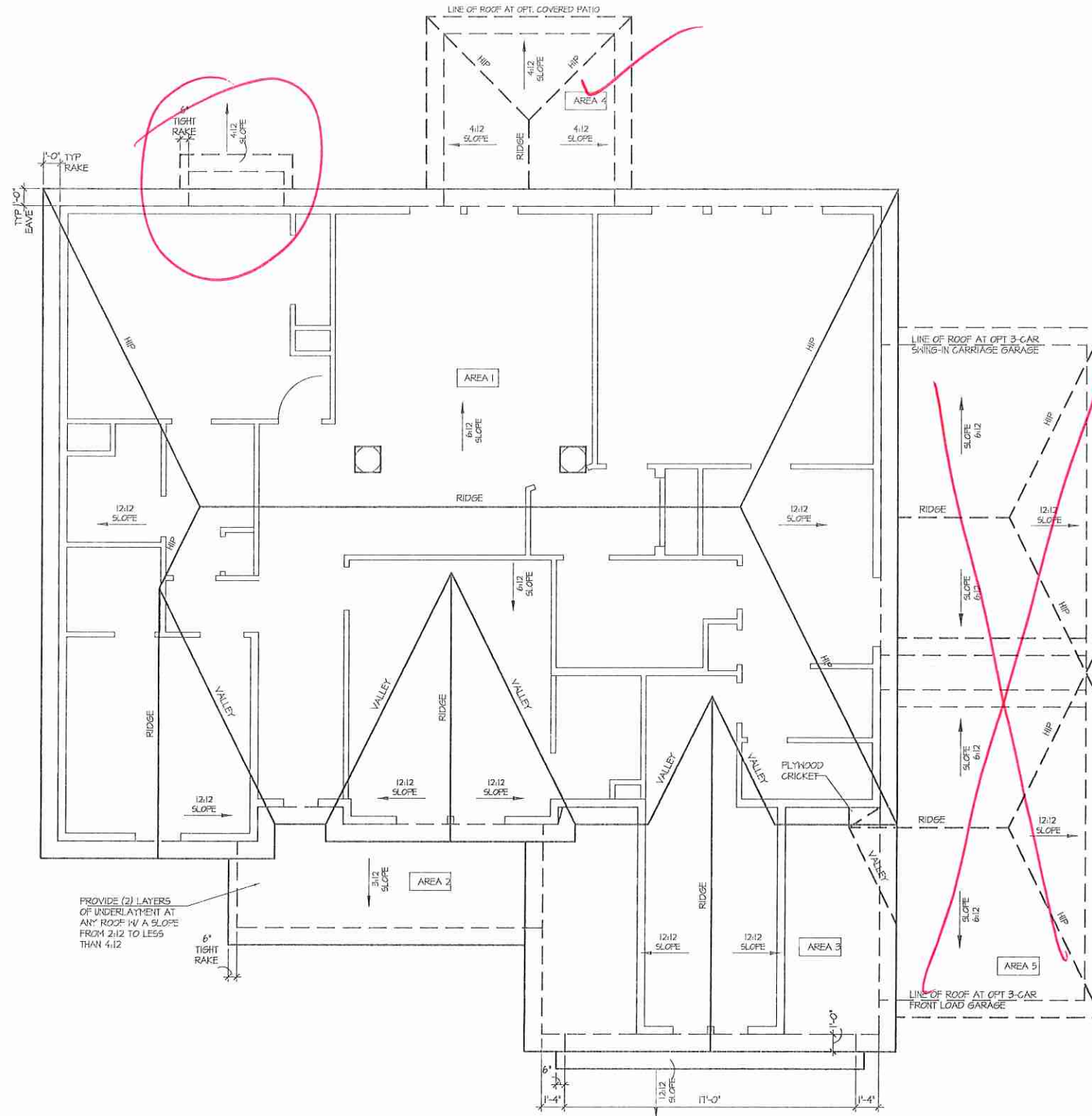
JOB NUMBER 27167.07  
 CAD FILE NAME REDBUD-R  
 ISSUED 07-07-19  
 REVISED 11-27-19  
 REVISED 1-16-20

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

REDBUD - GARAGE RIGHT  
 H&H HOMES

TITLE  
 FRONT ELEVATION  
 DETAILS

SHEET  
 A4.2



ROOF PLAN 'C'

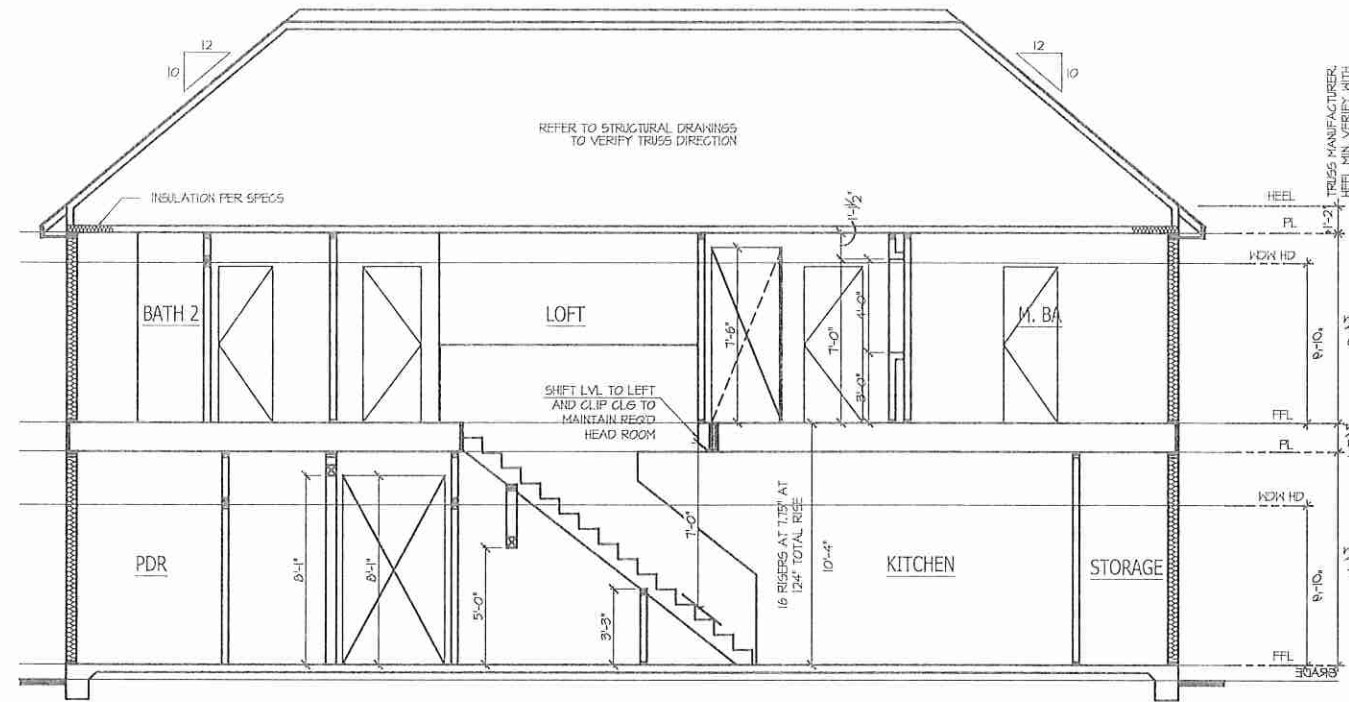
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ROOF PLAN "C"

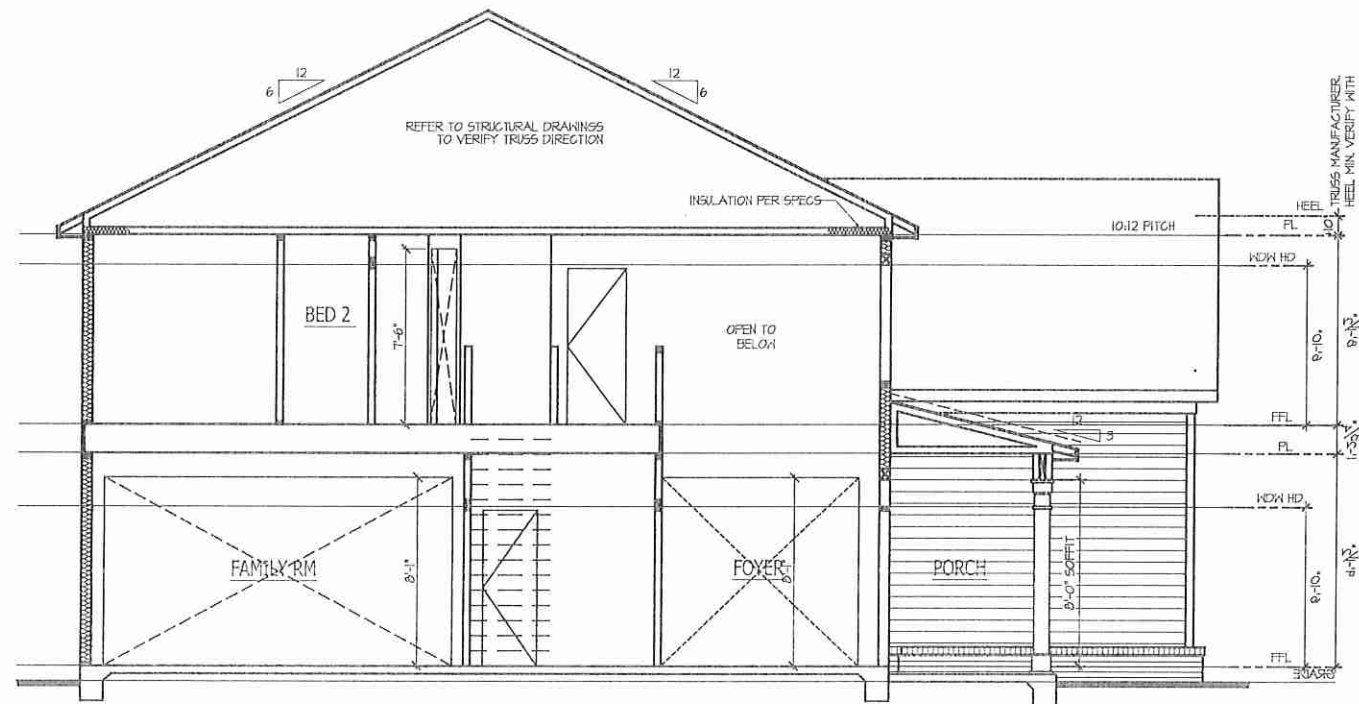
NOTES  
 SCALE IS 1/8" = 1'-0" IF PRINTED IN HALF SIZE  
 SCALE IS 1/4" = 1'-0" IF PRINTED IN FULL SIZE

GARAGE RIGHT





BUILDING SECTION 1



BUILDING SECTION 2

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

REDBUD - GARAGE RIGHT  
 H&H HOMES

TITLE  
 FRONT ELEVATION  
 DETAILS

SHEET  
 A5.0

BUILDING SECTIONS

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





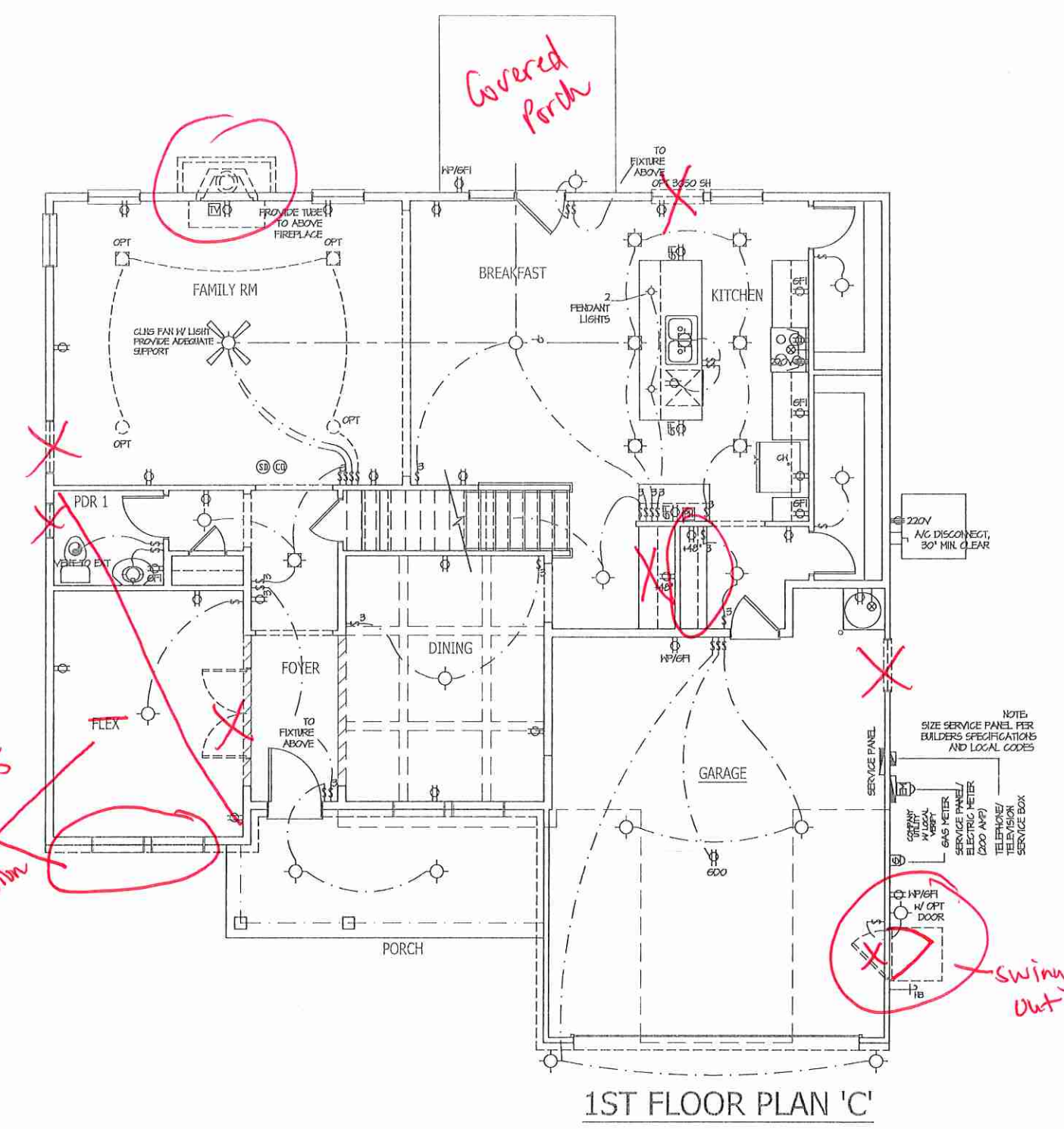
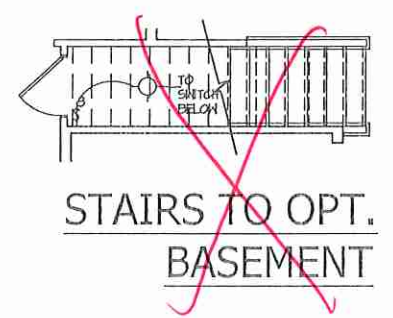
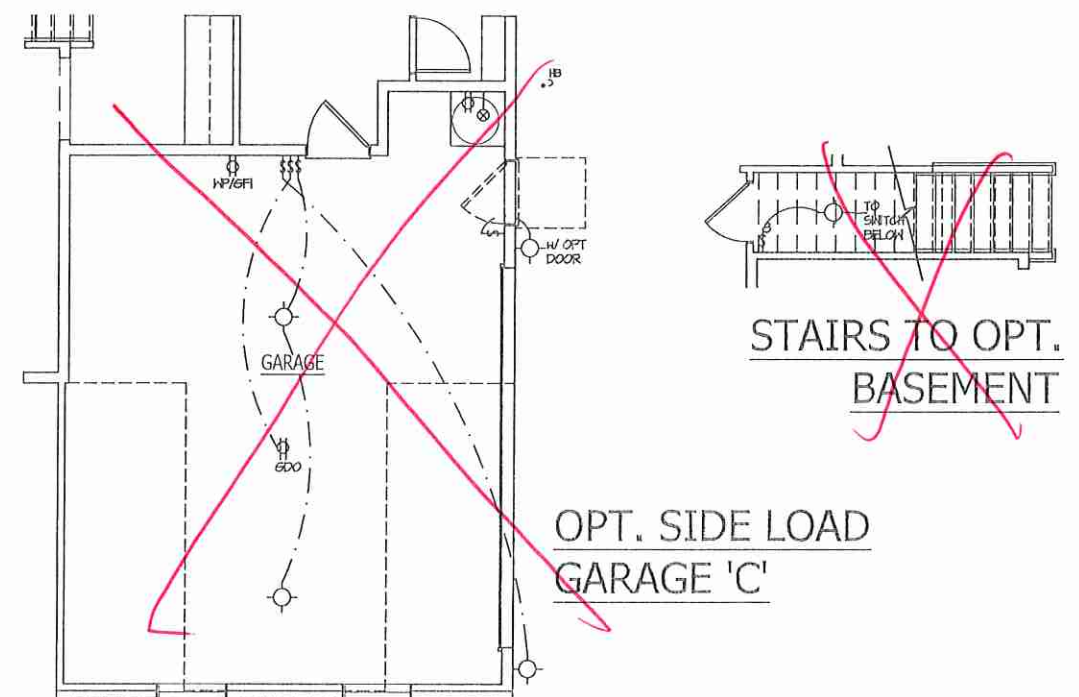
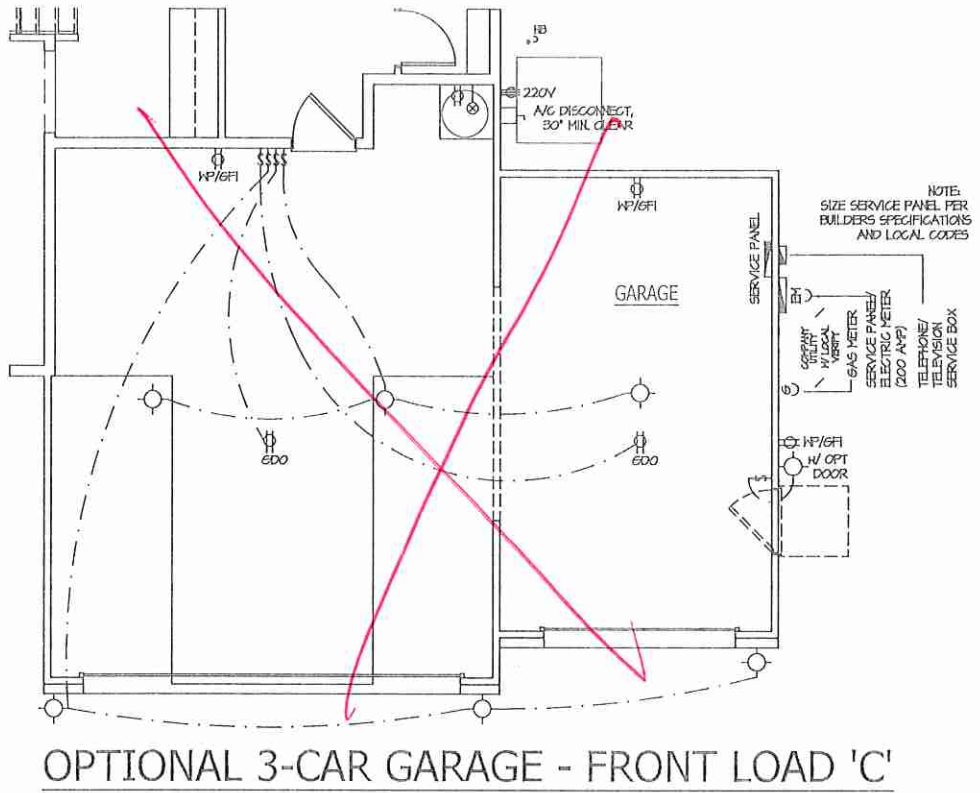
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 C/D FILE NAME REDBUD-T  
 ISSUED 07-01-18  
 REVISED 11-27-19  
 REVISED 1-10-20

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

REDBUD - GARAGE RIGHT  
 H&H HOMES

TITLE  
 MAIN FLOOR ELEC. PLAN

SHEET  
 E6



NOTES:  
 1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATED.  
 2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTABLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOORS:  
 SWITCHES... 4"  
 OUTLETS... 18"  
 TELEPHONE... 18" (UNLESS ASY CONNECTION)  
 TELEVISION... 18"  
 3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A HOURED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.  
 4. ALL 120V AND 240V RECEPTABLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BATHROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAPE-PROOF RECEPTABLES.

NOTES:  
 5. ALL 120V AND 240V RECEPTABLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).  
 6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH 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 UTILITY WHEN SUCH UTILITY IS DERIVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. CO2 EXHAUSTION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

ELECTRICAL KEY

⊕	DUPLEX OUTLET
⊕/GFI	LEATHERPROOF GFI DUPLEX OUTLET
GFI	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
⊕/2	HALF-SWITCHED DUPLEX OUTLET
⊕/240V	240 VOLT OUTLET
⊕	REINFORCED JUNCTION BOX
⊕	WALL SWITCH
3	THREE-WAY SWITCH
4	FOUR-WAY SWITCH

ELECTRICAL KEY

⊕	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⊕	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
⊕	RECESSED INCANDESCENT LIGHT FIXTURE
⊕	OVIP - VAPOR PROOF EXHAUST FAN (VENT TO EXTERIOR)
⊕	EXHAUST FAN (LIGHT COMBINATION VENT TO EXTERIOR)
⊕	FLUORESCENT LIGHT FIXTURE
⊕	TECH HUB SYSTEM

ELECTRICAL KEY

⊕	GAS
⊕	PUSH BUTTON SWITCH
⊕	MOV SMOKE DETECTOR BY BATTERY BACKUP
⊕	CO2 DETECTOR
⊕	THERMOSTAT
⊕	TELEPHONE
⊕	TELEVISION
⊕	ELECTRICAL METER
⊕	ELECTRIC PANEL
⊕	DISCONNECT SWITCH

ELECTRICAL KEY

⊕	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
⊕	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
⊕	GAS SUPPLY WITH VALVE
⊕	HOSE BIB
⊕	1/4" WATER SHUT OFF
⊕	WALL SCOICE

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

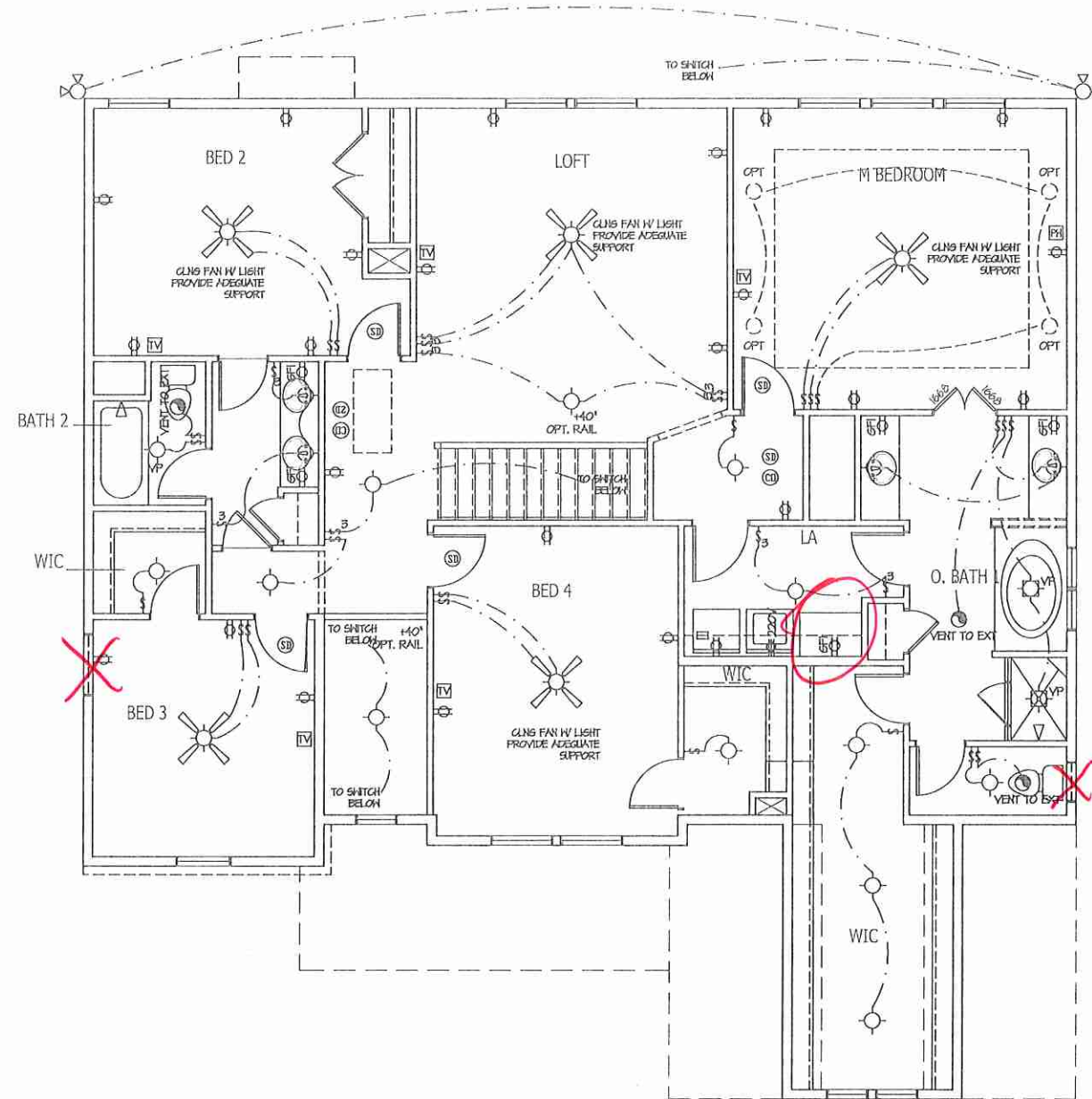




JOB NUMBER 27167.07  
 CAD FILE NAME REDBUD-R  
 ISSUED 07-01-18  
 REVISED 11-27-18  
 REVISED 1-16-20

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

REDBUD - GARAGE RIGHT  
 H&H HOMES



2ND FLOOR PLAN 'C'

NOTES:

1. PROVIDE AND INSTALL GROUND-FULT CIRCUIT INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATED.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:  
 SWITCHES... 4"  
 OUTLETS... 18"  
 TELEPHONE... 14" (UNLESS /BY 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 60A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LEVERIES, DEN, BATHROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND OTHER AREAS SHALL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TRIPPER-FREE RECEPTACLE.

NOTES:

5. ALL 60A AND 20A RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE/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 DERIVED 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.

ELECTRICAL KEY

- ⊕ DUPLEX OUTLET
- ⊕ W/ GFI WEATHER-PROOF GFI DUPLEX OUTLET
- ⊕ GFI GROUND-FULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- ⊕ HALF-SWITCHED DUPLEX OUTLET
- ⊕ 220V 220 VOLT OUTLET
- ⊕ REINFORCED JUNCTION BOX
- ⊕ WALL SWITCH
- ⊕ 3-WAY SWITCH
- ⊕ 4-FOUR-WAY SWITCH

ELECTRICAL KEY

- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ VAPOR-PROOF EXHAUST FAN (VENT TO EXTERIOR)
- ⊕ EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ TECH HUB SYSTEM

ELECTRICAL KEY

- ⊕ CHRES
- ⊕ PUSH BUTTON SWITCH
- ⊕ NOY SMOKE DETECTOR BY BATTERY BACKUP
- ⊕ CO2 DETECTOR
- ⊕ THERMOSTAT
- ⊕ TELEPHONE
- ⊕ TELEVISION
- ⊕ ELECTRICAL METER
- ⊕ DISCONNECT SWITCH

ELECTRICAL KEY

- ⊕ CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- ⊕ CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- ⊕ GAS SUPPLY WITH VALVE
- ⊕ HOSE BIBS
- ⊕ W/ WATER GMB OUT
- ⊕ WALL ECOOLZE

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UPPER FLOOR ELECTRICAL PLAN 'C'

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

GARAGE RIGHT

TITLE  
 UPPER FLOOR ELEC. PLAN

SHEET  
 E9





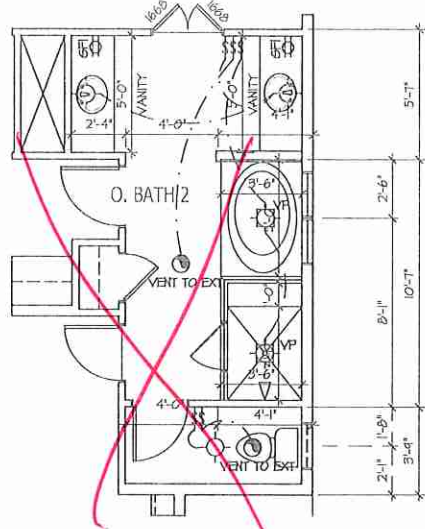
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DRAWINGS ON 11"x17"  
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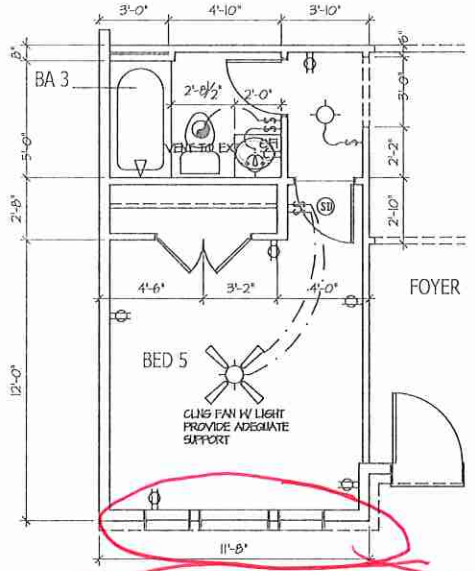
REDBUD - GARAGE RIGHT  
 H&H HOMES

TITLE  
 ELECTRIC AT PLAN OPTIONS

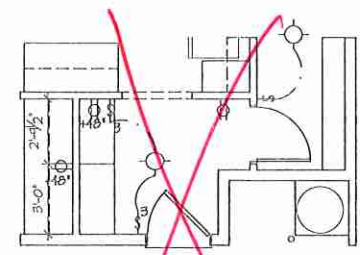
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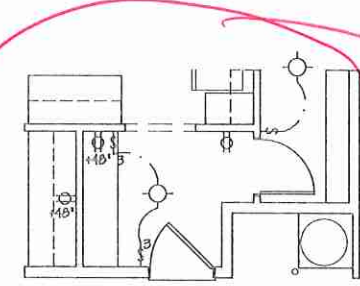
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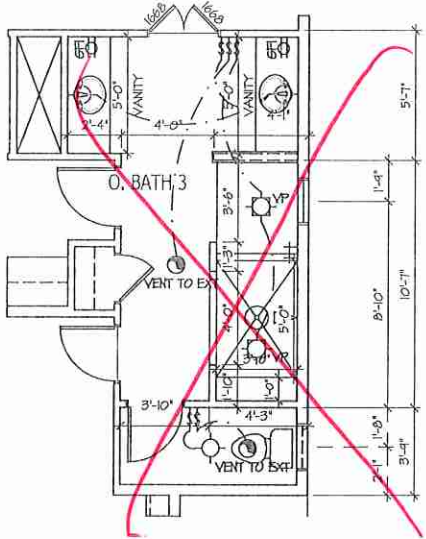
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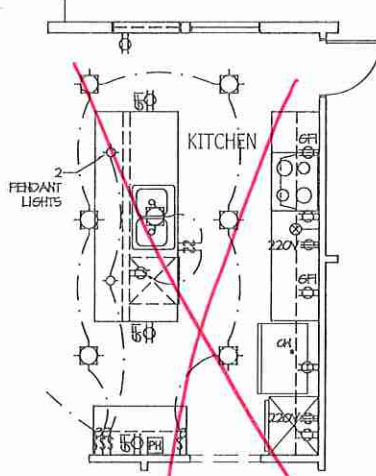
OPT. WORKSTATION  
 AND DROP ZONE



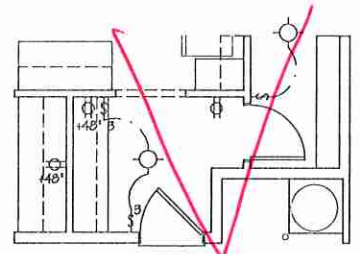
OPT. DROP ZONE



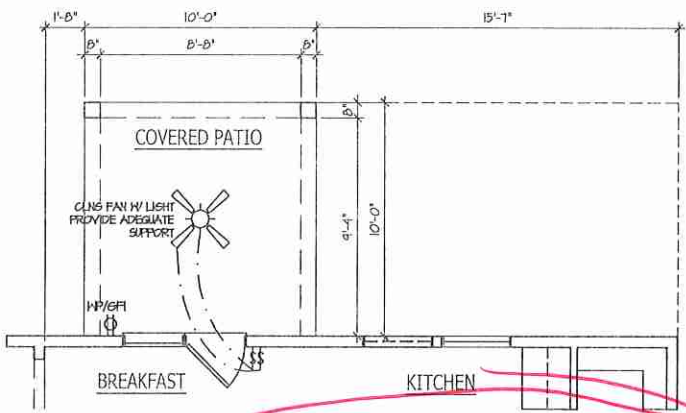
OPT. OWNER'S BATH 3



OPT. GOURMET KITCHEN



OPT VALET



OPT. COVERED PATIO

NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS NOTED IN 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:  
 SWITCHES... 48"  
 OUTLETS... 18"  
 TELEPHONE... 36" (UNLESS ADV. CONTRARI)  
 TELEVISION... 36"
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 BA AND 2AM RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, TERRACES, DECKS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND OTHER AREAS WILL REQUIRE A COMBINATION TYPE AFDL DEVICE AND TAMPER-PROOF RECEPTACLES.

NOTES:

5. ALL BA AND 2AM RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH 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 15 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS DERIVED 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.

ELECTRICAL KEY

- ⊕ DUPLEX OUTLET
- ⊕ W/ 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

ELECTRICAL KEY

- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ VPP - VAPOR PROOF EXHAUST FAN (VENT TO EXTERIOR)
- ⊕ EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ TECH HUB SYSTEM

ELECTRICAL KEY

- ⊕ CABLES
- ⊕ FUSE BURNER SWITCH
- ⊕ RAY SMOKE DETECTOR W/ BATTERY BACKUP
- ⊕ CO2 DETECTOR
- ⊕ THERMOSTAT
- ⊕ TELEPHONE
- ⊕ TELEVISION
- ⊕ ELECTRICAL METER
- ⊕ ELECTRIC PANEL
- ⊕ DISCONNECT SWITCH

ELECTRICAL KEY

- ⊕ CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- ⊕ CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- ⊕ GAS SUPPLY WITH VALVE
- ⊕ HOSE BIBS
- ⊕ 1/2" WATER SHUT OFF
- ⊕ WALL SOCKS

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.

ELECTRICAL OPTION

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





**KSE**  
**ENGINEERING**

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REDBUD

CAROLINA DIVISION

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

DESIGN SPECIFICATIONS:

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

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

DESIGN DEAD LOADS:  
• ROOF TRUSS = 17 PSF (TC=7, BC=10)  
• FLOOR TRUSS = 15 PSF (TC=10, BC=5)  
• FLOOR JOIST = 10 PSF  
• QUEEN ANNE BRICK = 25 PSF

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

DESIGN WIND LOADS:  
• ULTIMATE WIND SPEED = 120 MPH  
• EXPOSURE CATEGORY = B

ASSUMED SOIL BEARING CAPACITY = 2000 PSF

ASSUMED LATERAL SOIL PRESSURE = 45 PCF

FROST DEPTH = 12"

SEISMIC DESIGN CATEGORY = B

ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:

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

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



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Cover Sheet  
Redbud Model - RH  
120 M.P.H.  
Carolina Division

Project #: 105-16009  
Designed By: KRK  
Checked By:  
Issue Date: 4/1/19  
Re-Issue:  
Scale: 1/8"=1'-0" @ 11x17  
1/4"=1'-0" @ 22x34



S-0



**GENERAL STRUCTURAL NOTES:**

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

**FOUNDATIONS:**

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

**CONCRETE & REINFORCING**

- CONCRETE DESIGN BASED ON ACI 318 AND ACI 318.1 OR ACI 332. CONCRETE SHALL HAVE A NORMAL WEIGHT AGGREGATE AND A MINIMUM COMPRESSIVE STRENGTH (f'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 ENTRAINMENT CONCRETE MUST BE USED FOR ALL STRUCTURAL ELEMENTS EXPOSED TO FREEZE/THAW CYCLES AND DEICING CHEMICALS. AIR ENTRAINMENT AMOUNTS (IN PERCENT) SHALL BE WITHIN -1% TO +2% OF 5% FOR FOOTINGS AND EXTERIOR SLABS.
- NO ADMIXTURES SHALL BE ADDED TO ANY STRUCTURAL CONCRETE WITHOUT WRITTEN PERMISSION OF THE SER. WATER ADDED TO CONCRETE ON SITE SHALL NOT EXCEED THAT ALLOWED BY THE MIX DESIGN.
- CONCRETE SLABS-ON-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 302.1R: "GUIDE FOR CONCRETE SLAB AND SLAB CONSTRUCTION".
- CONTROL OR SAW CUT JOINTS (CUT OR TOOLED) SHALL BE SPACED IN INTERIOR SLABS-ON-GRADE AT A MAXIMUM OF 15'-0" O.C. AND IN EXTERIOR SLABS-ON-GRADE AT A MAXIMUM OF 10'-0" UNLESS OTHERWISE NOTED. CARE SHALL BE TAKEN TO AVOID RE-ENTRANT CORNERS.
- CONTROL OR SAW CUT JOINTS SHALL BE PRODUCED USING CONVENTIONAL CUT OR TOOLED PROCESSES WITHIN 4 TO 12 HOURS AFTER THE SLAB HAS BEEN FINISHED.
- ALL WELDED WIRE FABRIC (W.W.F.) FOR CONCRETE SLABS-ON-GRADE SHALL BE PLACED AT MID-DEPTH OF SLAB. THE W.W.F. SHALL BE SECURELY SUPPORTED DURING THE CONCRETE POUR. FIBROUS CONCRETE REINFORCEMENT, OR POLYPROPYLENE FIBERS MAY BE USED IN LIEU OF W.W.F. APPLICATION OF POLYPROPYLENE FIBERS PER CUBIC YARD OF CONCRETE SHALL BE PER MANUFACTURER AND COMPLY WITH ASTM C1116. ANY LOCAL BUILDING CODE REQUIREMENTS AND SHALL MEET OR EXCEED CURRENT INDUSTRY STANDARD.
- POLYPROPYLENE REINFORCING TO BE 100% VIRGIN, CONTAINING NO REPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED FOR USE AS CONCRETE SECONDARY REINFORCEMENT.
- STEEL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
- DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315: "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES".
- HORIZONTAL FOOTING AND WALL REINFORCEMENT SHALL BE CONTINUOUS AND SHALL HAVE 90° BENDS, OR CORNER BARS WITH THE SAME SIZE/SPACING AS THE HORIZONTAL REINFORCEMENT.
- PROVIDE REINFORCEMENT LAP AS NOTED BELOW, UNLESS NOTED OTHERWISE:  
#4 BARS - 30" LENGTH  
#5 BARS - 38" LENGTH  
#6 BARS - 45" LENGTH
- WHERE REINFORCING DOWELS ARE REQUIRED, THEY SHALL BE EQUIVALENT IN SIZE AND SPACING TO THE VERTICAL REINFORCEMENT. THE DOWEL SHALL EXTEND 48 BAR DIAMETERS VERTICALLY AND 20 BAR DIAMETERS INTO THE FOOTING. SEE KSE FOUNDATION DETAILS.
- WHERE FOOTING BOTTOMS ARE TO BE STEPPED AT SLOPING GRADE CONDITIONS, PROVIDE CONTINUOUS REINFORCING WITH Z BARS (TO MATCH FOOTING REINFORCING) AS REQUIRED.
- BAR SUPPORT ACCESSORIES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, EXCEPT THAT REINFORCING SHALL BE CHAIRED ON THE BOTTOM AND/OR THE SIDES ON BOLSTERS SPACED NOT MORE THAN 4 FEET ON CENTER. NO ROCKS, CMU, CLAY TILE, OR BRICK SHALL BE USED TO SUPPORT REINFORCING.
- FOR GRADE SUPPORTED SLABS, SLAB REINFORCING SHALL BE HELD IN PLACE BY BAR SUPPORTS AND ACCESSORIES AS DESCRIBED IN THE CRSI MANUAL OF STANDARD PRACTICE. BAR SUPPORTS SHALL BE SPACED A MAXIMUM OF 4'-0" O.C. BOTH WAYS IN STRAIGHT LINES ON THE MESH GRID.

**MASONRY**

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

**WOOD FRAMING:**

- SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE SPECIFICATIONS LISTED IN THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION": (NDS). UNLESS OTHERWISE NOTED, ALL WOOD FRAMING MEMBERS ARE DESIGNED TO BE: SPRUCE-PINE-FIR (SPF) WITH THE FOLLOWING MINIMUM DESIGN VALUES:  
E=1,400,000 PSI, F<sub>v</sub>=875 PSI, F<sub>y</sub>=135 PSI  
1.1. FRAMING: SPF #2.  
1.2. PLATES: SPF #2.  
1.3. STUDS: SPF STUD GRADE.
- WALL STUD SPACING, (MAXIMUM 10' NOMINAL PLATE HEIGHT):  
1 & 2 STORY EXTERIOR AND INTERIOR BEARING:  
2x4 @ 16" O.C. OR 2x6 @ 24" O.C., U.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.
- AILS SHALL BE COMMON WIRE NAILS UNLESS OTHERWISE NOTED.
- BOLT HOLES AND LEAD HOLES FOR LAG SCREWS SHALL BE IN ACCORDANCE WITH NDS SPECIFICATIONS.
- INDIVIDUAL STUDS FORMING A COLUMN SHALL BE ATTACHED WITH (2) ROWS 10d NAILS @ 6" O.C. STAGGERED. THE STUD COLUMN SHALL BE FULLY BLOCKED AT ALL FLOOR LEVELS TO ENSURE PROPER LOAD TRANSFER. WALL SHEATHING SHALL BE NAILED TO EDGE OF EACH STUD.
- FACE NAIL ALL MULTI-PLY BEAMS AND HEADERS WITH (2) ROWS 16d COMMON NAILS @ 16" O.C., STAGGERED, OR PER MANUFACTURER'S SPECIFICATIONS FOR ENGINEERED LUMBER. APPLY NAILING FROM BOTH FACES FOR (3) OR MORE PLYS.
- FASTEN 4-PLY BEAMS WITH (1) 1/2" DIAMETER THROUGH BOLT W/ NUTS AND WASHERS AT 12" O.C. STAGGERED TOP AND BOTTOM, 1 1/2" MINIMUM EDGE DISTANCE. (UNLESS OTHERWISE NOTED)
- ALL BEAMS AND HEADERS SHALL HAVE (1)2x JACK STUD & (1)2x KING STUD UNLESS OTHERWISE NOTED. THE NUMBER OF STUDS INDICATED ON PLANS ARE THE TOTAL NUMBER OF JACK STUDS REQUIRED, UNLESS OTHERWISE NOTED.
- PROVIDE KING STUDS AT EACH END OF HEADERS AS NOTED BELOW.  
(1) STUD UP TO 6' OPENING  
(2) STUDS UP TO 8' OPENING  
(3) STUDS UP TO 9' OPENING
- ALL BEAMS TO BE CONTINUOUSLY SUPPORTED LATERALLY AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED WITH A MINIMUM OF TWO STUDS, UNLESS OTHERWISE NOTED. ALL BEAM SPLICES SHALL OCCUR OVER STUDS.
- SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
- ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY (MOISTURE CONTENT <19%) UNLESS OTHERWISE NOTED.
- ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS.
- ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIAMETER SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIAMETER FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 OR USP S1S1 STUD SHOES, TYPICAL, UNLESS OTHERWISE NOTED.
- BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE WITH OSB OR GYPSUM BOARD. BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD IN LIEU OF SHEATHING.
- DIAGONAL BRACING SHALL BE INSTALLED AT EACH END OF BASEMENT BEARING WALLS AND NOT MORE THAN 20' ON CENTER.

**EXTERIOR WOOD FRAMED DECKS:**

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

**RAFTER FRAMED ROOF CONSTRUCTION:**

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

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

- THE WOOD TRUSS MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE WOOD TRUSSES. SUBMIT SEALED SHOP DRAWINGS AND SUPPORTING CALCULATIONS TO THE SER FOR REVIEW PRIOR TO FABRICATION. THE SER SHALL HAVE A MINIMUM OF (5) DAYS FOR REVIEW. THE REVIEW BY THE SER SHALL BE FOR OVERALL COMPLIANCE OF THE DESIGN DOCUMENTS. THE SER SHALL ASSUME NO RESPONSIBILITY FOR THE CORRECTNESS OF THE STRUCTURAL DESIGN FOR THE WOOD TRUSSES.
- THE WOOD TRUSSES SHALL BE DESIGNED FOR ALL REQUIRED LOADINGS AS SPECIFIED IN THE LOCAL BUILDING CODE, THE ASCE STANDARD "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES." (ASCE 7), AND THE LOADING REQUIREMENTS SHOWN ON THESE SPECIFICATIONS. THE TRUSS DRAWINGS SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION DOCUMENTS AND PROVISIONS PROVIDED FOR LOADS SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED TO HVAC EQUIPMENT, PIPING, AND ARCHITECTURAL FIXTURES ATTACHED TO THE TRUSSES.
- THE TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI/TPI 1: "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION".
- THE TRUSS MANUFACTURER SHALL PROVIDE ADEQUATE BRACING INFORMATION IN ACCORDANCE WITH "BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" (BCSI). THIS BRACING, BOTH TEMPORARY AND PERMANENT, SHALL BE SHOWN ON THE SHOP DRAWINGS. ALSO, THE SHOP DRAWINGS SHALL SHOW THE REQUIRED ATTACHMENTS FOR THE TRUSSES.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING TEMPORARY BRACING AND SHORING FOR THE FLOOR AND ROOF TRUSSES AS REQUIRED DURING CONSTRUCTION. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE LATEST BCSI. THE CONTRACTOR SHALL KEEP A COPY OF THE BCSI SUMMARY SHEETS ON SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PERMANENT TRUSS BRACING SHOWN IN THE STRUCTURAL DRAWINGS AND IN THE TRUSS DESIGNS. ALL CONTINUOUS LATERAL BRACING OF WEBS REQUIRES BRACES. REFER TO BCSI SUMMARY SHEET B3 FOR TYPES OF DIAGONAL BRACES TO PROVIDE AT EACH CONTINUOUS LATERAL BRACE LINE. SUCH DIAGONAL BRACES SHALL NOT BE SPACED MORE THAN 20 FEET O.C. DIAGONAL BRACES SHALL BE FASTENED TO EACH TRUSS WEB WITH A MINIMUM OF TWO 10d FACE NAILS. WHERE CONTINUOUS LATERAL BRACING CANNOT BE INSTALLED, DUE TO A MINIMUM OF THREE ADJACENT TRUSSES NOT BEING IDENTICAL, THE CONTRACTOR SHALL COORDINATE WITH THE TRUSS SPECIALTY ENGINEER/MANUFACTURER TO DETERMINE WHAT TYPE OF ALTERNATE BRACE (I.E., T OR L BRACE, ETC.) IS REQUIRED.
- ANY CHORDS OR TRUSS WEBS SHOWN ON THESE DRAWINGS HAVE BEEN SHOWN AS A REFERENCE ONLY. THE FINAL DESIGN OF THE TRUSSES SHALL BE PER THE MANUFACTURER.
- TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN ON THE SEALED STRUCTURAL DRAWINGS. TRUSS PROFILES TO BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS TO BE COORDINATED WITH THE SEALED STRUCTURAL DRAWINGS.
- TRUSS MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTORS FOR ALL TRUSSES.
- PROVIDE SIMPSON H2.5A, USP RT7 OR EQUIVALENT AT EACH TRUSS TO TOP PLATE CONNECTION, UNLESS OTHERWISE NOTED.

**WOOD STRUCTURAL PANELS:**

- FABRICATION AND PLACEMENT OF STRUCTURAL WOOD SHEATHING SHALL BE IN ACCORDANCE WITH THE APA DESIGN/CONSTRUCTION GUIDE "RESIDENTIAL AND COMMERCIAL," AND ALL OTHER APPLICABLE APA STANDARDS.
- ALL REQUIRED WOOD SHEATHING SHALL BEAR THE MARK OF THE APA.
- WOOD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED ON THESE DRAWINGS. REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION. EXTERIOR WALLS TO BE FULLY SHEATHED USING 5/8" OSB OR PLYWOOD MINIMUM. AT BRACED WALL PANELS, PROVIDE BLOCKING AT ALL SHEET EDGES NOT FALLING ON STUDS OR PLATES.
- ROOF SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ROOF SHEATHING SHALL BE CONTINUOUS OVER TWO SUPPORTS MINIMUM AND ATTACHED TO ITS SUPPORTING ROOF FRAMING WITH 8d NAILS AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED WITH THE LONG DIRECTION PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF PLYWOOD CLIPS OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING. ROOF SHEATHING TO BE 5/8" OSB MINIMUM.
- WOOD FLOOR SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ATTACH SHEATHING TO ITS SUPPORTING FRAMING WITH (1) 10d NAIL AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF T&G PLYWOOD OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING.
- SHEATHING SHALL HAVE A 1/8" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.

**STRUCTURAL FIBERBOARD PANELS:**

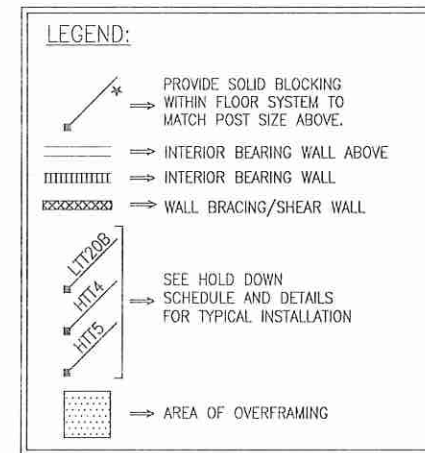
- STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE SPECIFICALLY NOTED ON THE STRUCTURAL PLANS.
- FABRICATION AND PLACEMENT OF STRUCTURAL FIBERBOARD SHEATHING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AFA STANDARDS.
- FIBERBOARD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING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

**STRUCTURAL STEEL:**

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

**MECHANICAL FASTENERS:**

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



BRICK VENEER LINTEL SCHEDULE		
SPAN	LINTEL SIZE	END BEARING
UP TO 3'-0"	3 1/2" x 3 1/2" x 8"	4"
UP TO 6'-3"	5" x 3 1/2" x 8" L.L.V.	8"
UP TO 9'-6"	6" x 3 1/2" x 8" L.L.V.	12"

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



General Structural Notes

**KSE ENGINEERING**  
1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951  
www.kse-eng.com

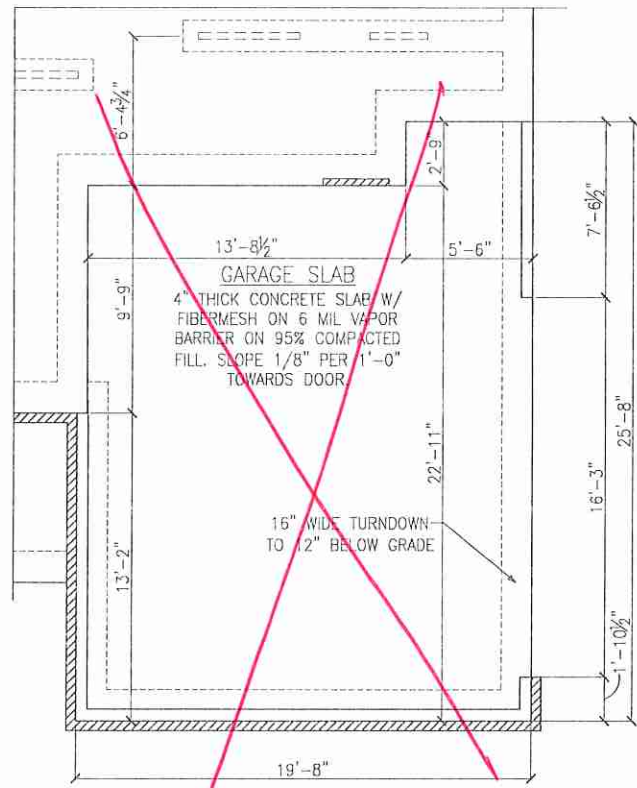
**H&H HOMES**

120 M.P.H.  
Carolina Division

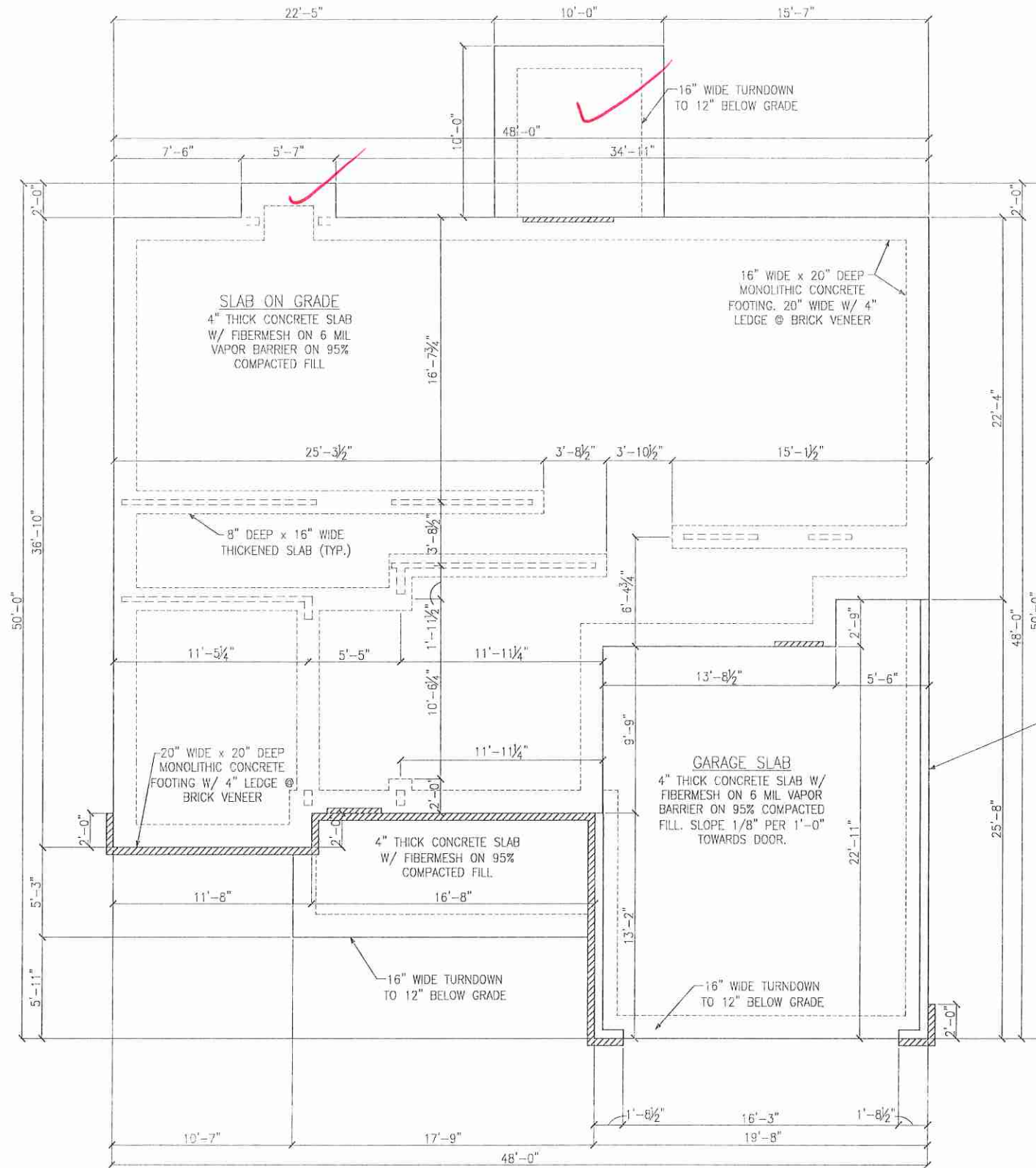
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Designed By: KRK  
Checked By:  
Issue Date: 4/1/19  
Re-Issue:  
Scale: 1/8"=1'-0" @ 11x17  
1/4"=1'-0" @ 22x34

S-0.1





MONOLITHIC SLAB FOUNDATION PLAN  
 OPT, SIDE LOAD GARAGE



MONOLITHIC SLAB FOUNDATION PLAN  
 ELEVATION A

**LEGEND**

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

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

**KEYNOTES:**

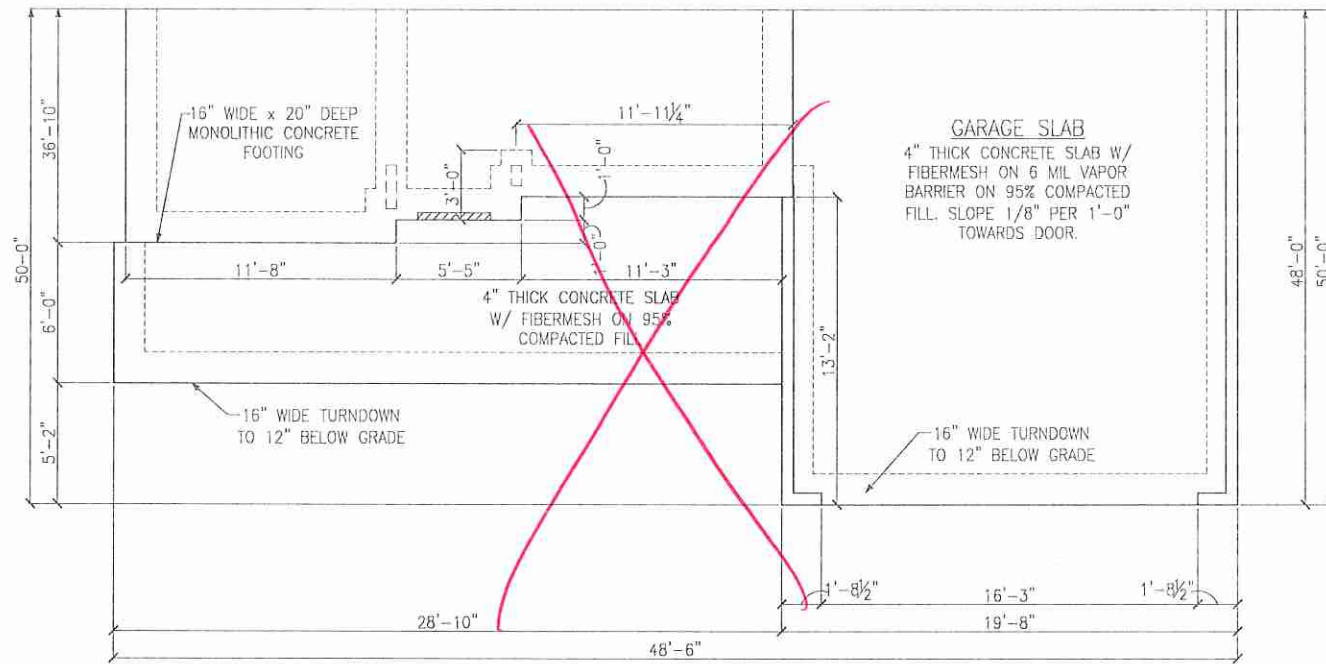
⑦ REINFORCE 8" CMU WALL AND FOOTING UNDER PORTAL FRAME PER DETAIL A OR B/SD-4.

Monolithic Slab Foundation Plans  
 Elevation A & Option  
 Redbud Model - RH  
 120 M.P.H.  
 Carolina Division

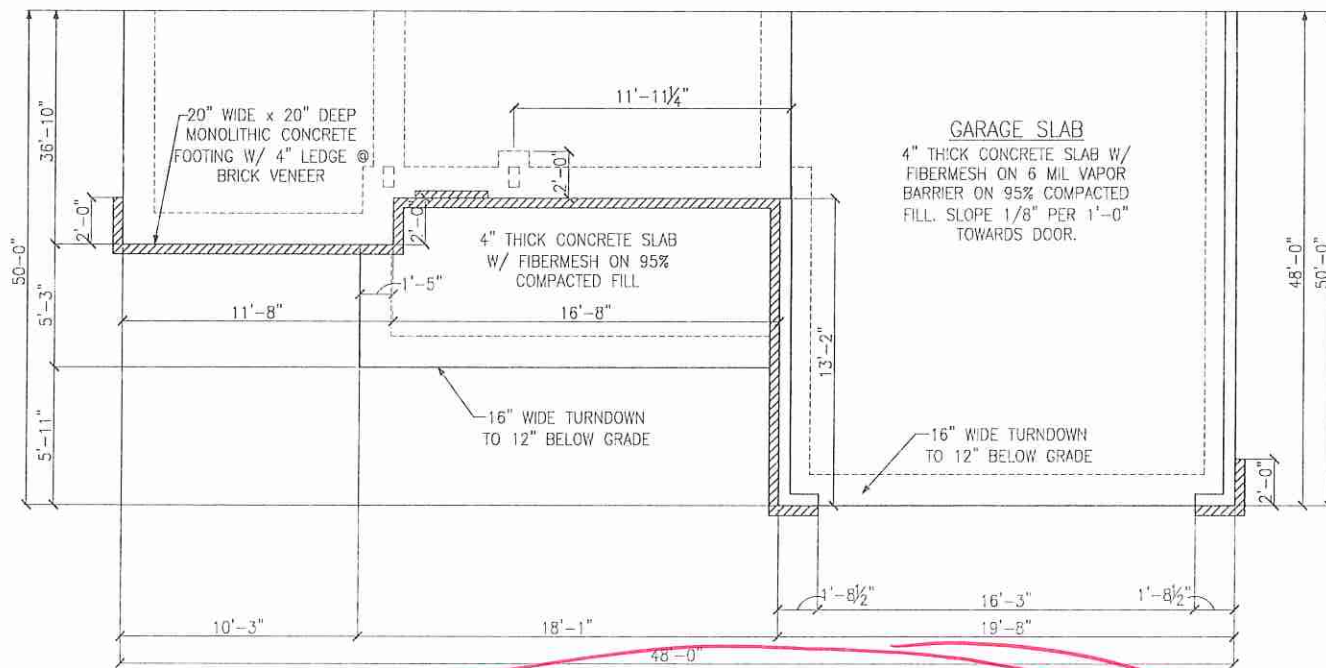
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 Designed By: KRK  
 Checked By:  
 Issue Date: 4/1/19  
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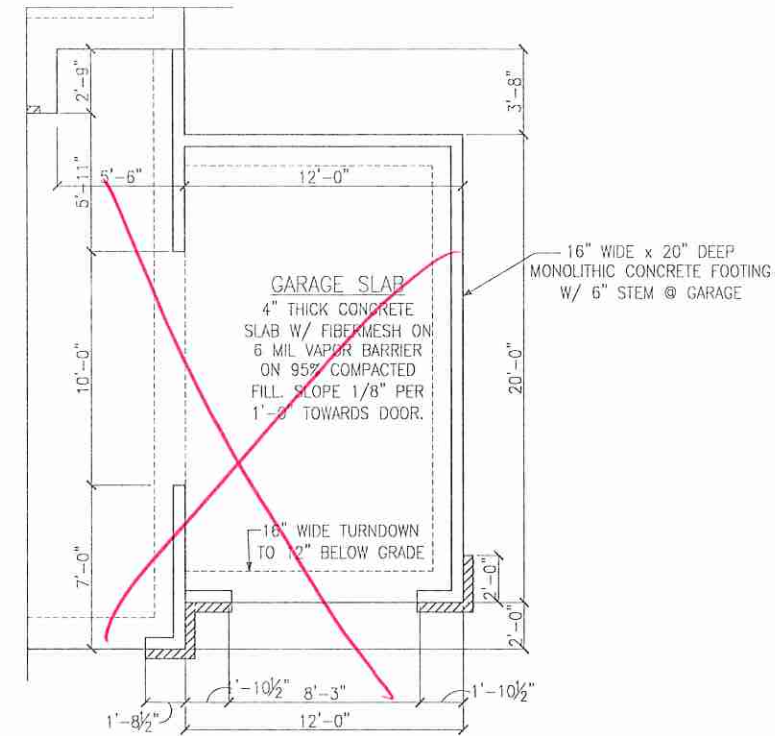




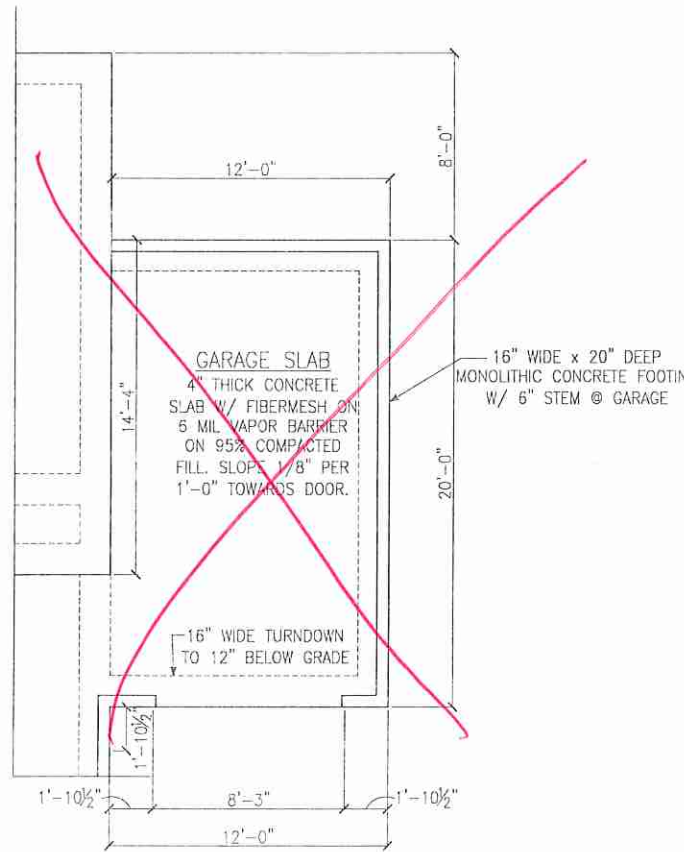
MONOLITHIC SLAB FOUNDATION PLAN  
ELEVATION B



MONOLITHIC SLAB FOUNDATION PLAN  
ELEVATION C



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



MONOLITHIC SLAB FOUNDATION PLAN  
OPTIONAL 3-CAR SWING IN CARRIAGE GARAGE

**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

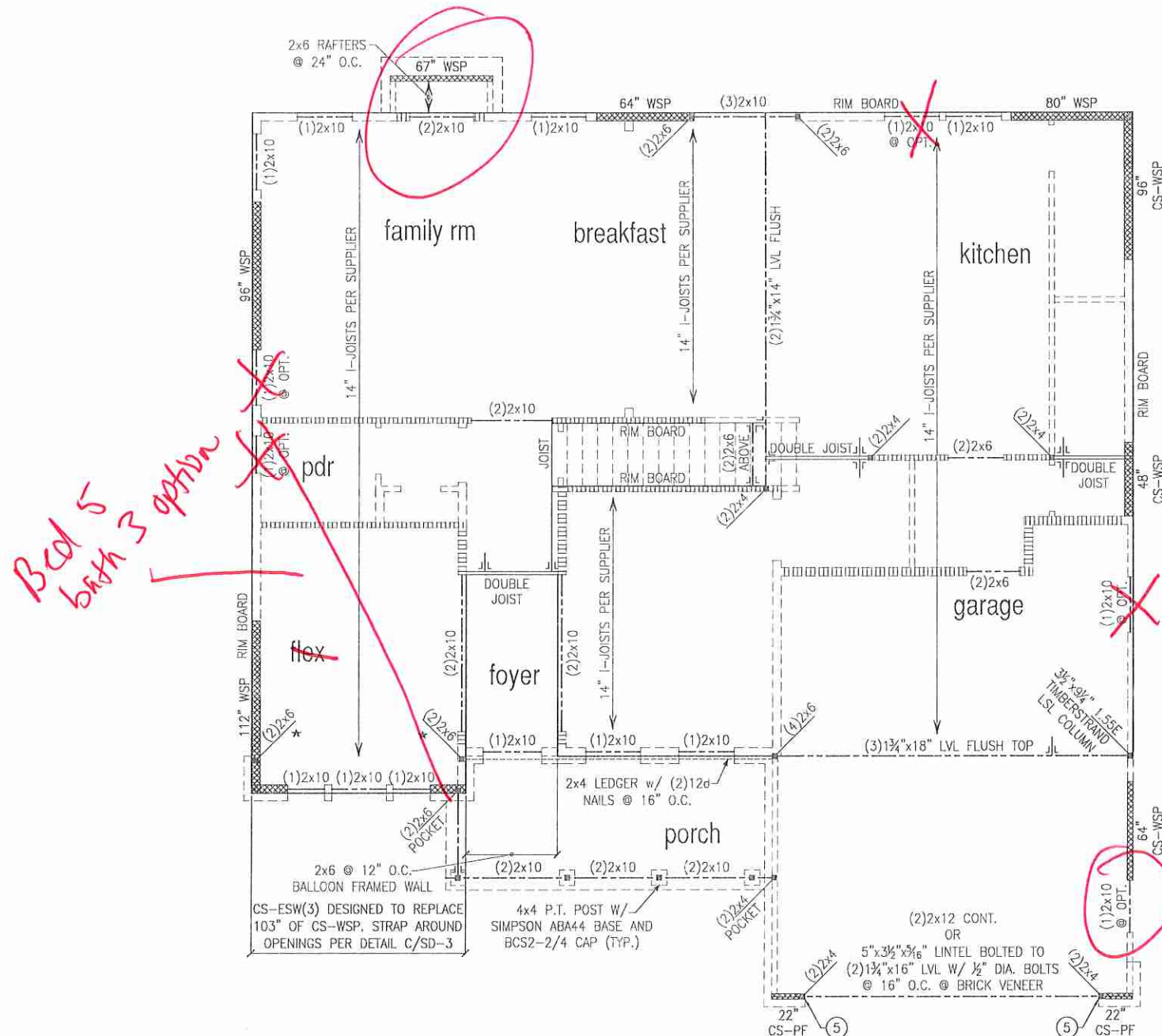
REFER TO KSE STRUCTURAL DETAILS SHEETS FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

**KEYNOTES:**

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







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:**

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

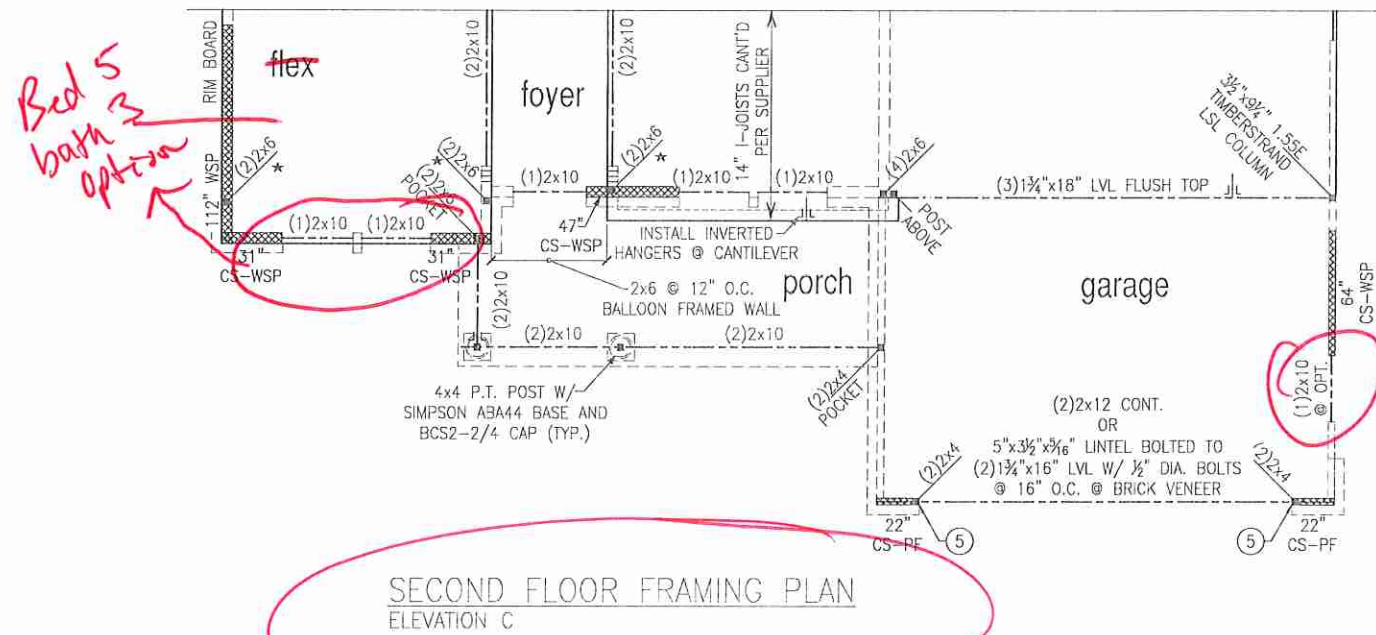
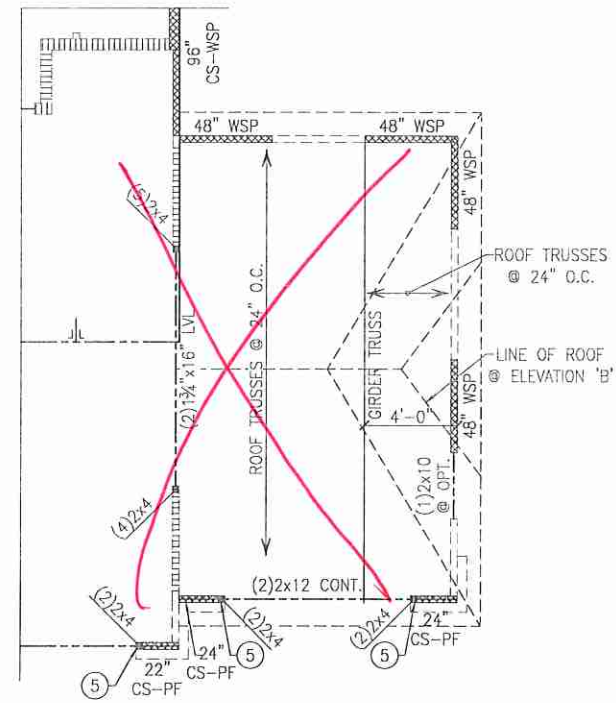
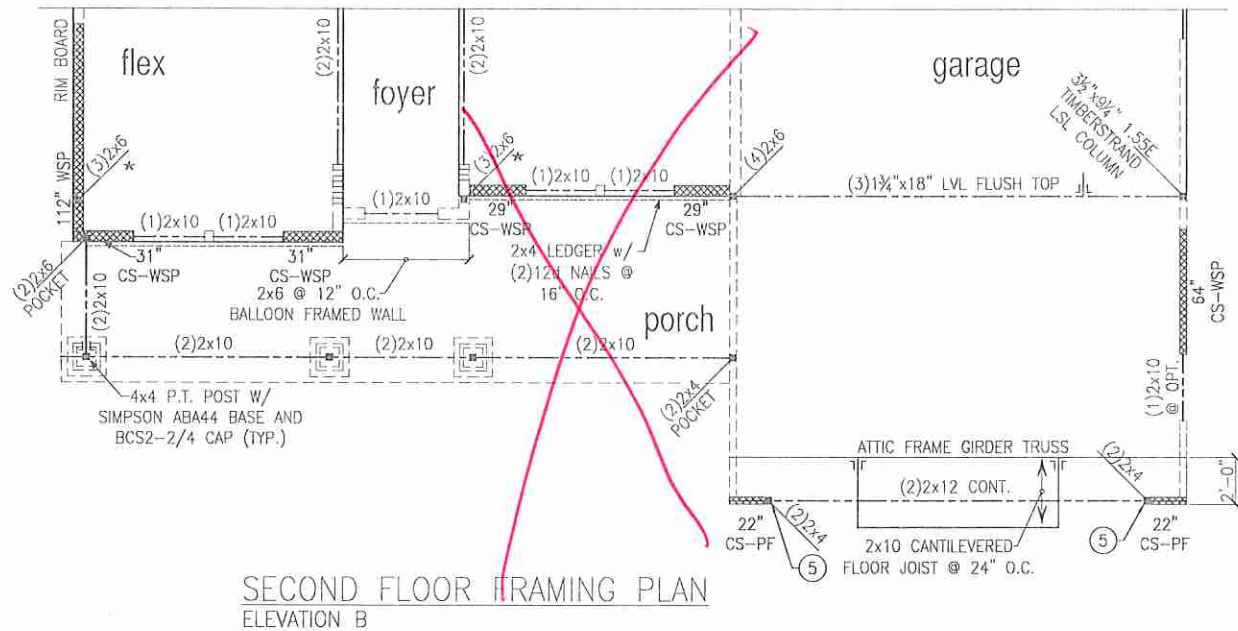


Second Floor Framing Plans  
Elevation A  
Redbud Model - RH  
120 M.P.H.  
Carolina Division

Project #: 105-16009  
Designed By: KRK  
Checked By:  
Issue Date: 4/1/19  
Re-Issue:  
Scale: 1/8"=1'-0" @ 11x17  
1/4"=1'-0" @ 22x34







**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:**

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

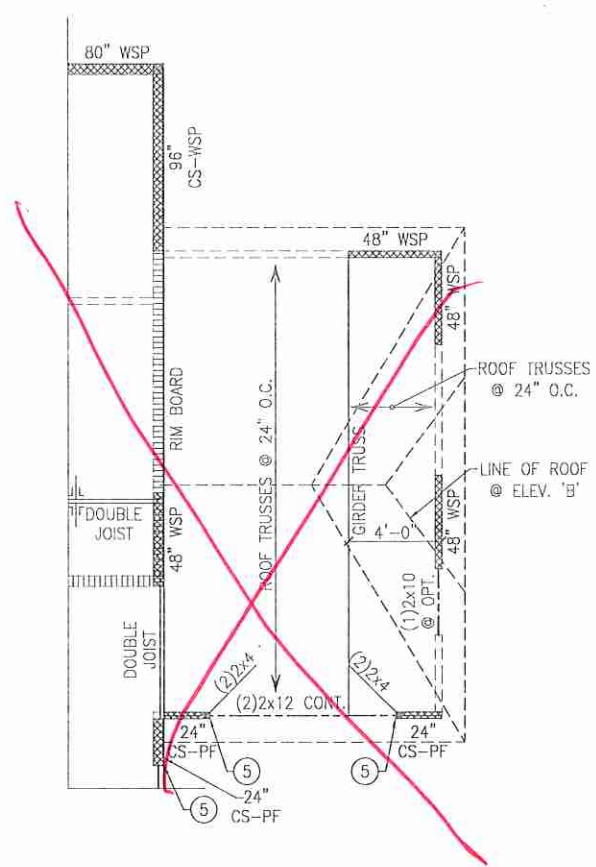


Second Floor Framing Plans  
 Elevations B, C & Option  
 Redbud Model - RH  
 120 M.P.H.  
 Carolina Division

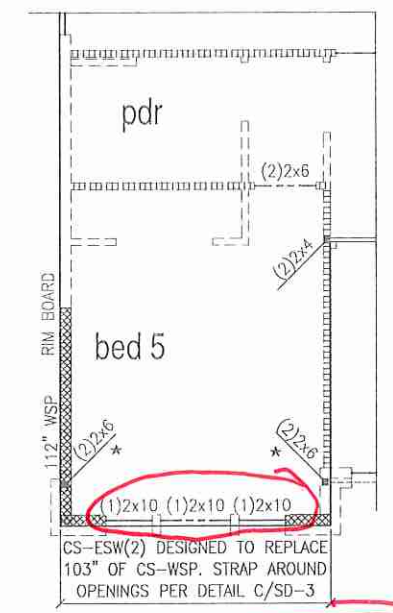
Project #: 105-16009  
 Designed By: KRK  
 Checked By:  
 Issue Date: 4/1/19  
 Re-issue:  
 Scale: 1/8"=1'-0" @ 11x17  
 1/4"=1'-0" @ 22x34



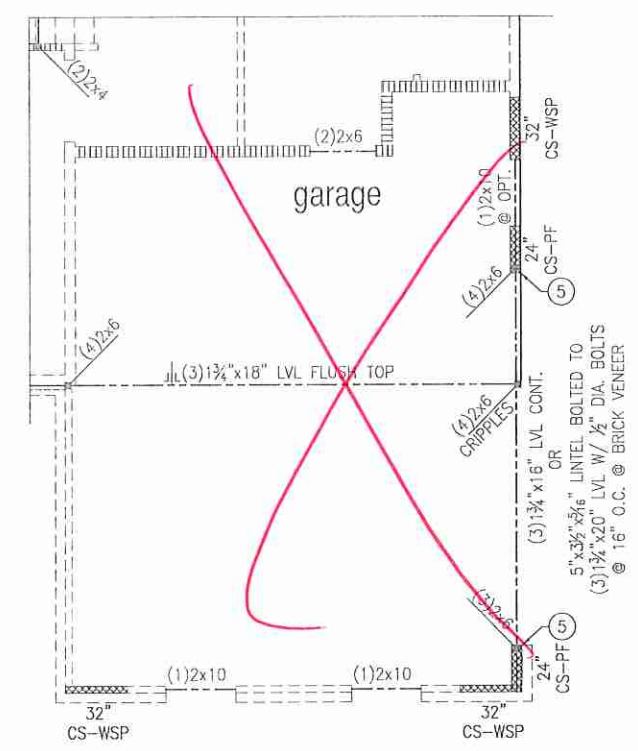




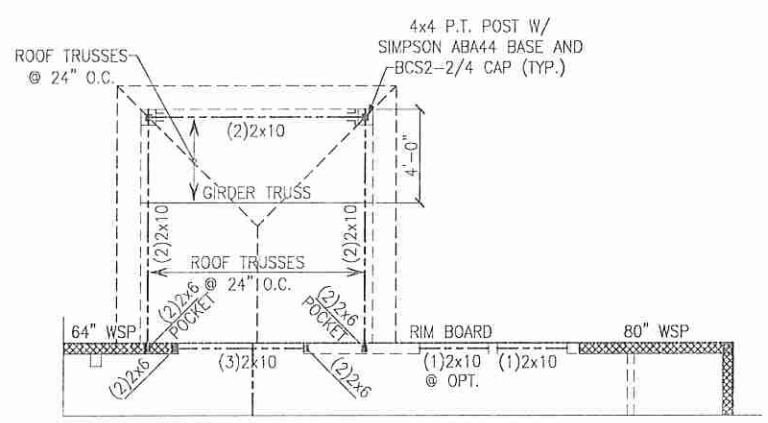
PARTIAL FRAMING PLAN  
 OPTIONAL 3-CAR SWING IN CARRIAGE GARAGE



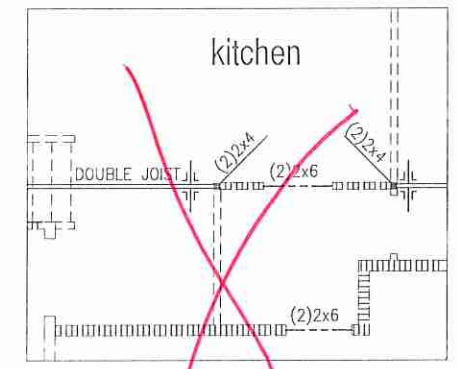
PARTIAL FRAMING PLAN  
 OPT. BED 5/BATH 3



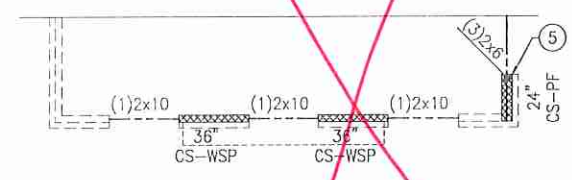
PARTIAL FRAMING PLAN  
 OPT. SIDE LOAD GARAGE  
 ELEVATIONS A & C



PARTIAL FRAMING PLAN  
 OPT. COVERED PATIO



PARTIAL FRAMING PLAN  
 OPT. BUTLER PANTRY CABINET WRAP



PARTIAL FRAMING PLAN  
 OPT. SIDE LOAD GARAGE  
 ELEVATION B

**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

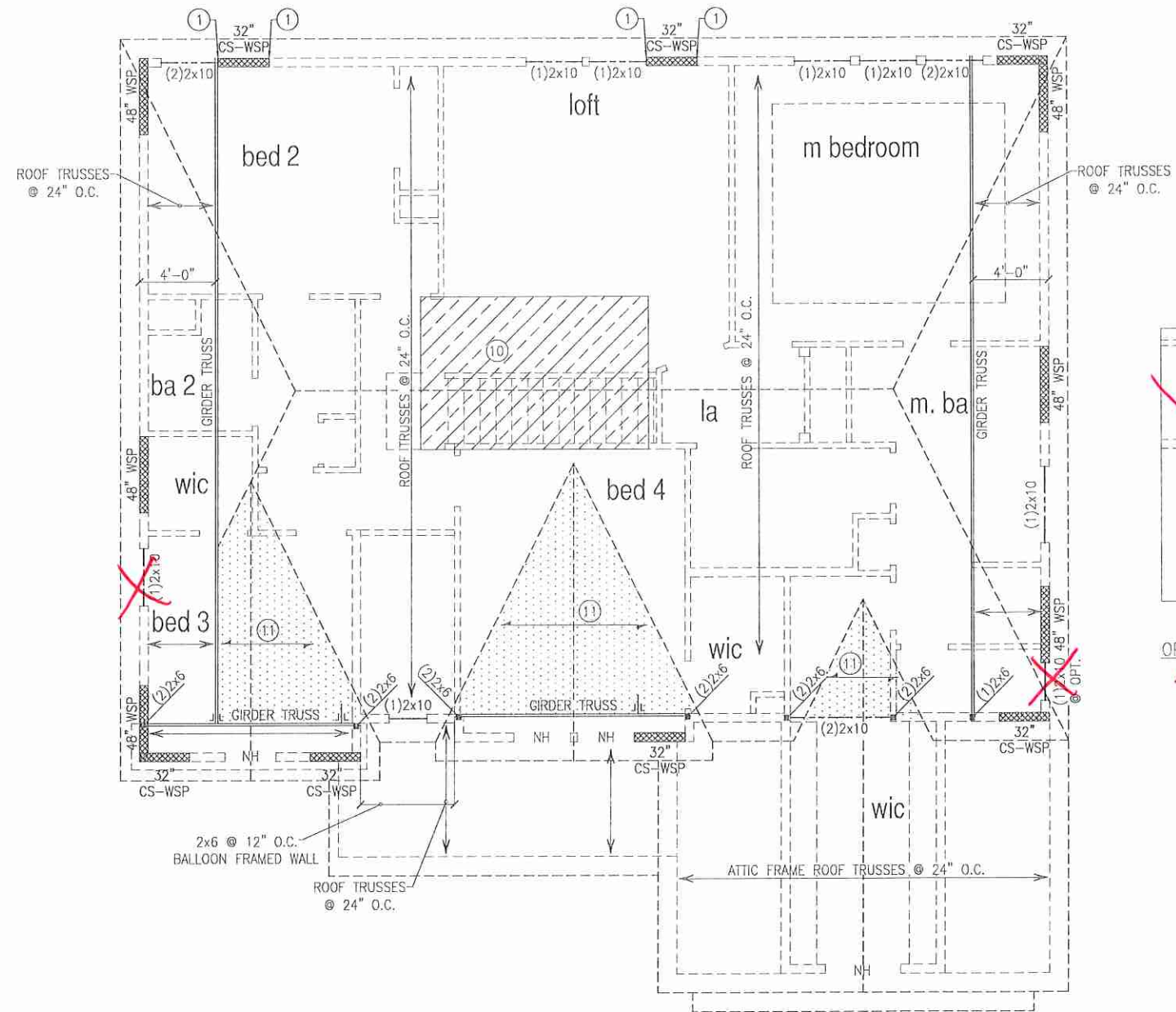
FLOOR FRAMING TO BE 14" DEEP TJI 110 SERIES OR EQUAL, SPACING PER MANUFACTURER.

**KEYNOTES:**

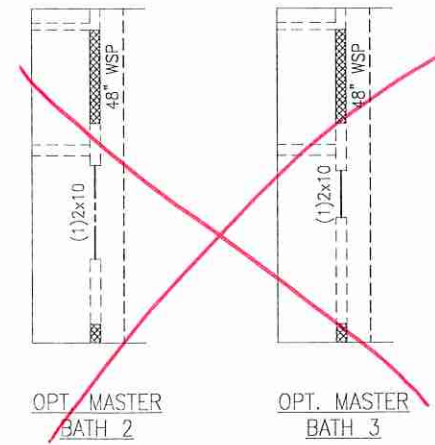
- 5 INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.







ROOF FRAMING PLAN  
ELEVATION C



**LEGEND**

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

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'x12' 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 Framing Plan  
Elevation C  
Redbud Model - RH  
120 M.P.H.  
Carolina Division

Project #: 105-18009  
Designed By: KRK  
Checked By:  
Issue Date: 4/1/19  
Re-Issue:  
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1/4"=1'-0" @ 22x34