

# 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           | 3234 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	128 SF
OPT. COVERED PATIO	100 SF
OPT. 3-CAR GARAGE	240 SF

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

Inventory Marked

ACA000128



JOB NUMBER 27187.07  
 CAD FILE NAME REDBUD-B  
 ISSUED 07-01-19  
 REVISED 11-27-19  
 REVISED 1-16-20

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

REDBUD - GARAGE LEFT  
 H&H HOMES

TITLE  
 REVISION LOG

SHEET  
 CS



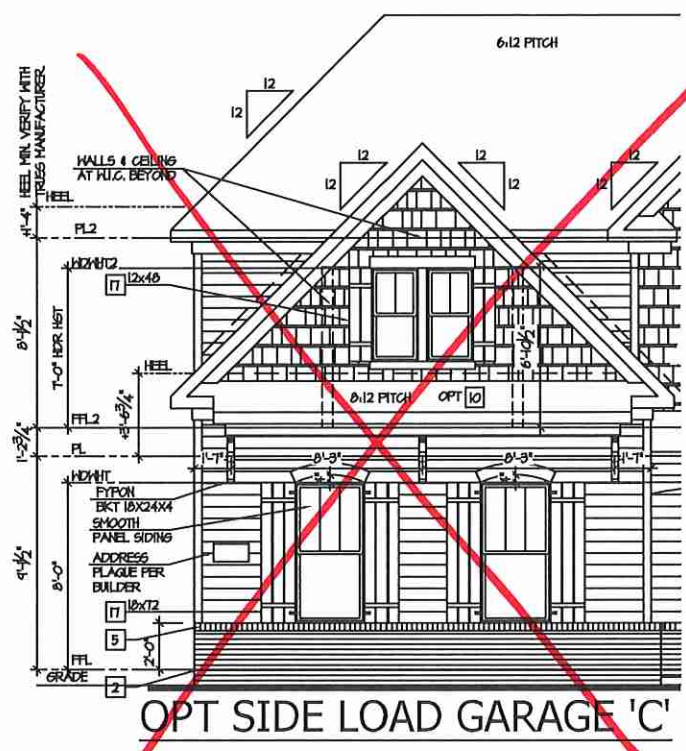
\*JOB NUMBER 27167.07\*  
 CAD FILE NAME REDBUD-R  
 ISSUED 07-01-18  
 REVISED 11-27-18  
 REVISED 1-16-20

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

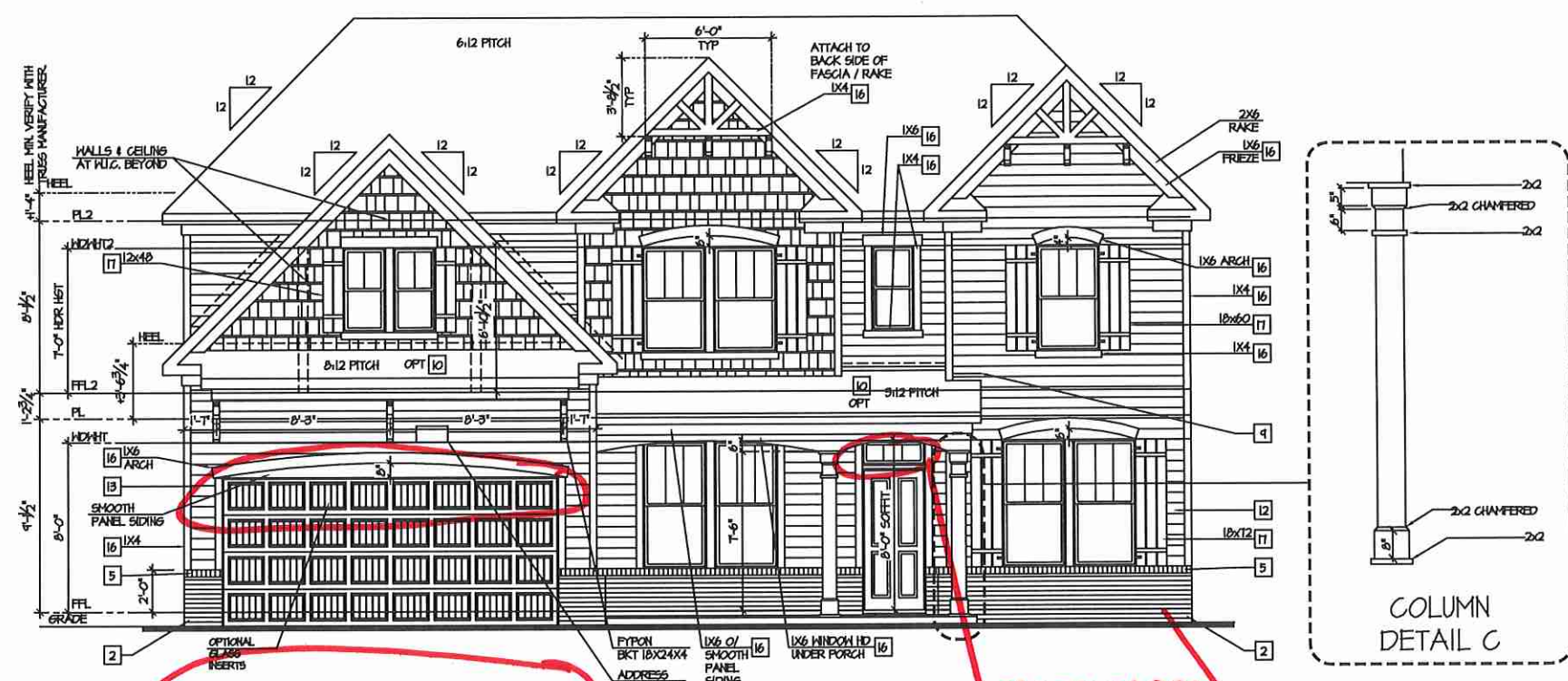
REDBUD - GARAGE LEFT  
 H&H HOMES

TITLE  
 SIDE AND REAR ELEVATIONS  
 ROOF PLAN  
 BUILDING SECTION

SHEET  
**A6.6**

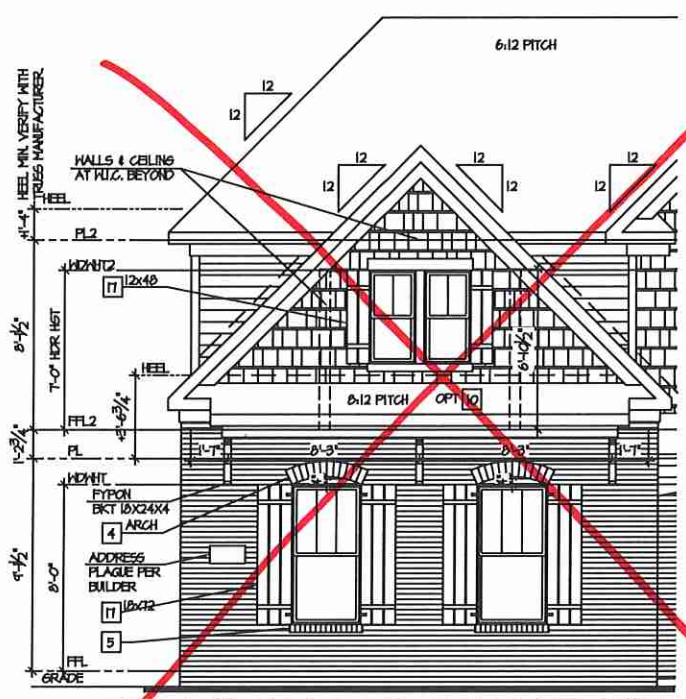


OPT SIDE LOAD GARAGE 'C'



FRONT ELEVATION 'C'

clear glass  
 no grids  
 Brick



OPT SIDE LOAD GARAGE 'CB'

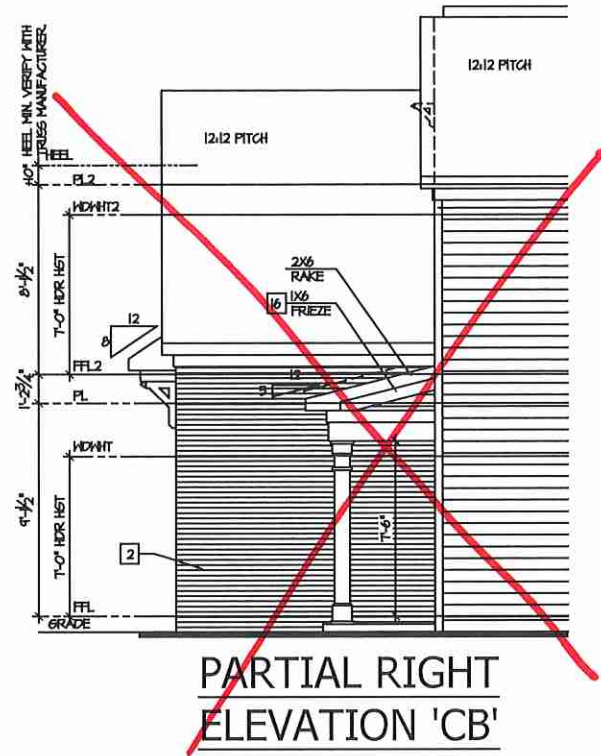


FRONT ELEVATION 'CB'

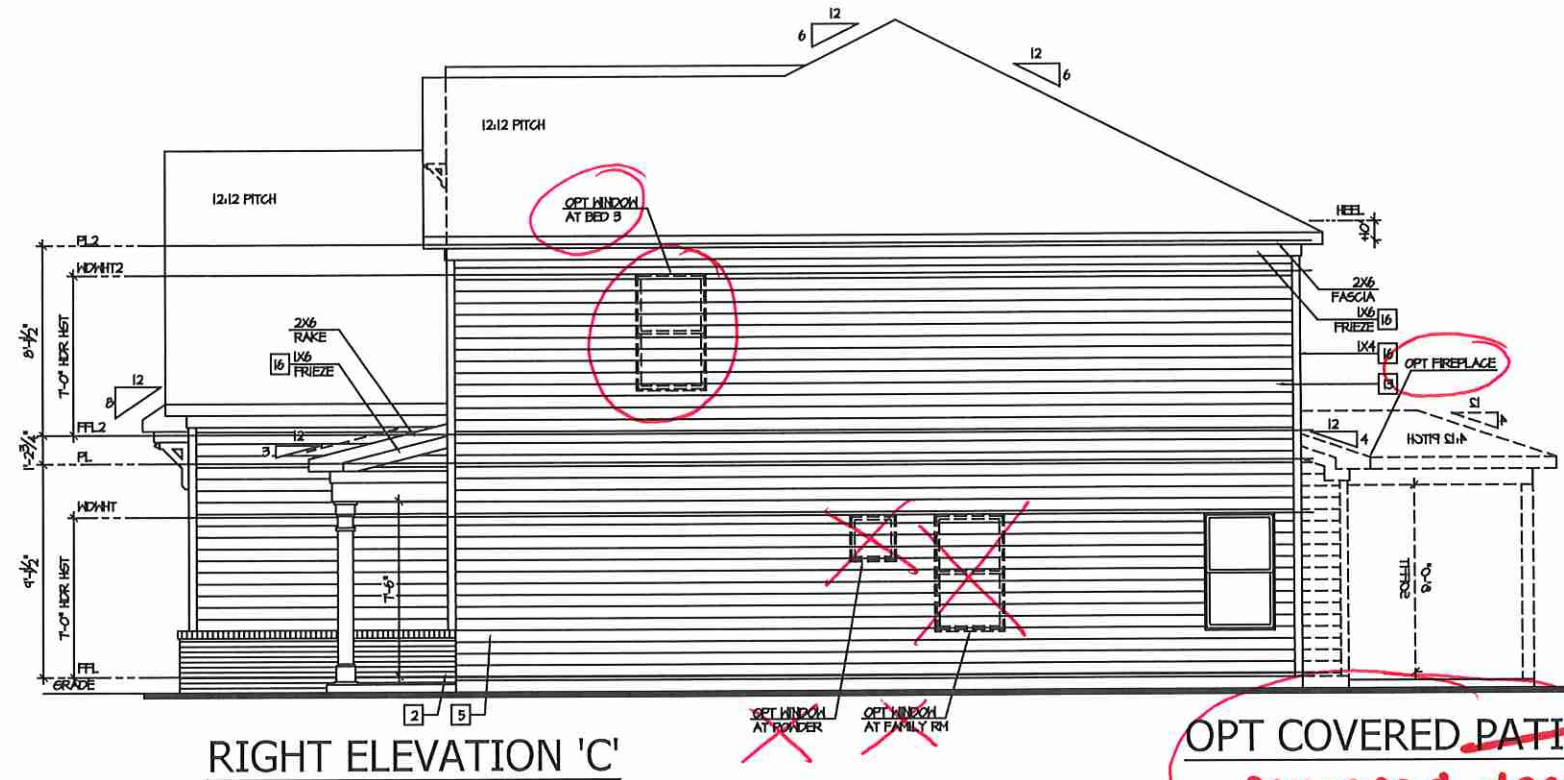
- NOTES:**
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
  - WINDOW HEAD HEIGHTS BY FLOOR = 8'-0" UNL. ON ELEVATIONS. 2ND FLOOR = 8'-0" UNL. ON ELEVATIONS.
  - ROOFING: PERIODIC SHINKLES PER DEVELOPER.
  - WINDOW MANUFACTURER 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.
  - GIBNEY AS OCCURS. TOP OF GIBNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF GIBNEY.
  - 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] ACERED 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] 8" SOLIDER COURSE.
  - [6] 8" SOLIDER COURSE.
  - [7] DECORATIVE KEY, SEE DETAIL TYPICALS.
  - [8] CORROSION RESISTANT SCREEN COVERED VENTS, SIZE AS NOTED.
  - [9] CODE APPROVED TERMINATION GIBNEY CAP.
  - [10] CORROSION RESISTANT ROOF TO HALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/HALL INTERSECTIONS.
  - [11] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - [12] DECORATIVE FRONT BRICK, SEE DETAILS.
- SIDING:**
- [13] VINYL / OPT. FIBER CEMENT SHAKE SIDING PER COMMUNITY STANDARDS w/ 3/4" CORNER TRIM BOARDS.
  - [14] VINYL / OPT. FIBER CEMENT LAP SIDING PER COMMUNITY STANDARDS w/ 3/4" CORNER TRIM BOARDS.
  - [15] VINYL / OPT. FIBER CEMENT HAVY SIDING PER COMMUNITY STANDARDS w/ 3/4" CORNER TRIM BOARDS.
  - [16] VINYL / OPT. FIBER CEMENT PANEL SIDING w/ 1/2" BATT AT 12" O.C.
  - [17] 1/2" TRIM OR EQUAL, UNL. SIZE AS NOTED.
  - [18] FALSE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
- ALL WINDOWS HAZARDOUS OPERING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND HAZARDOUS OPERING IS GREATER THAN 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES.

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

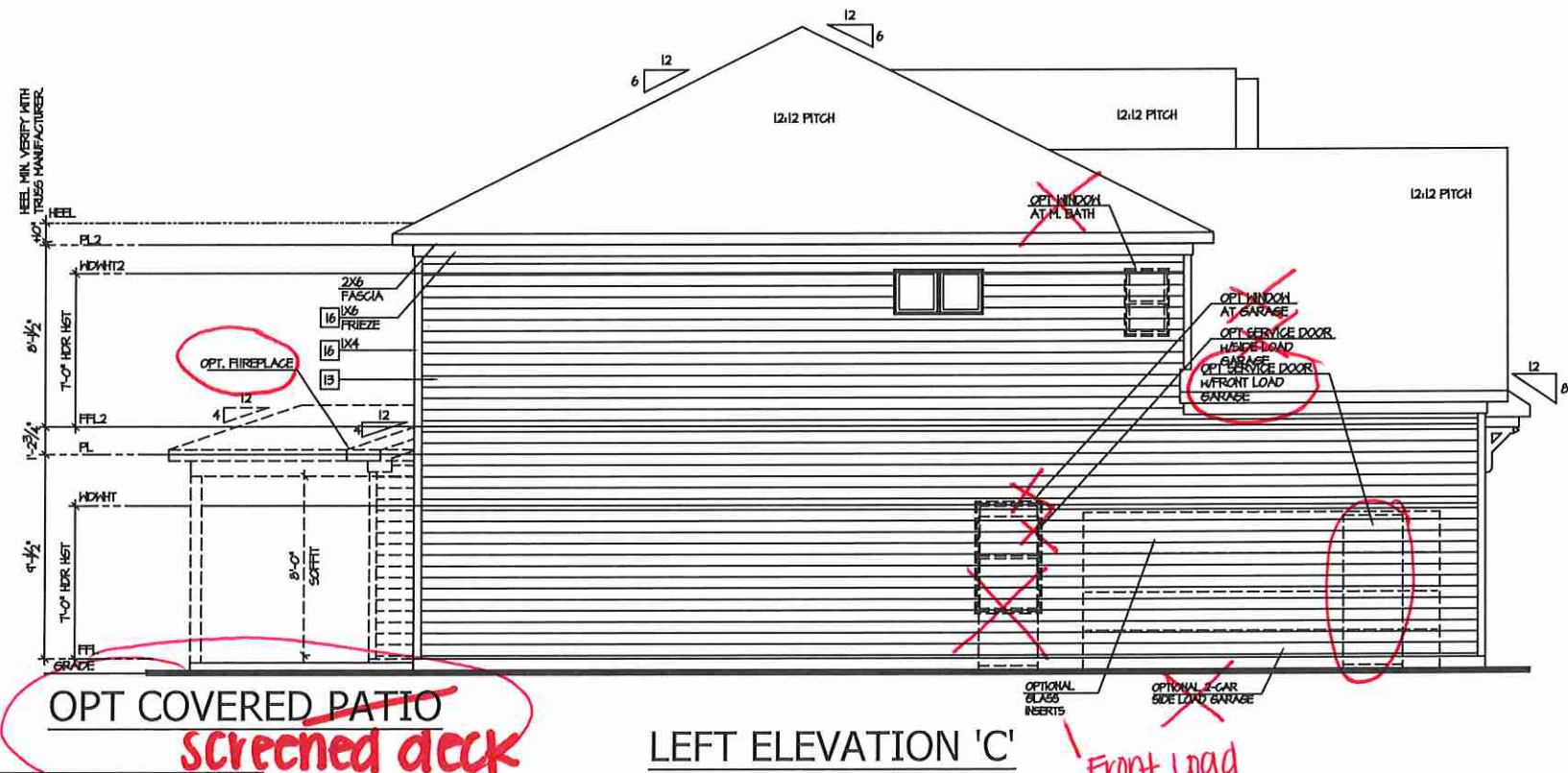
ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.  
 ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING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



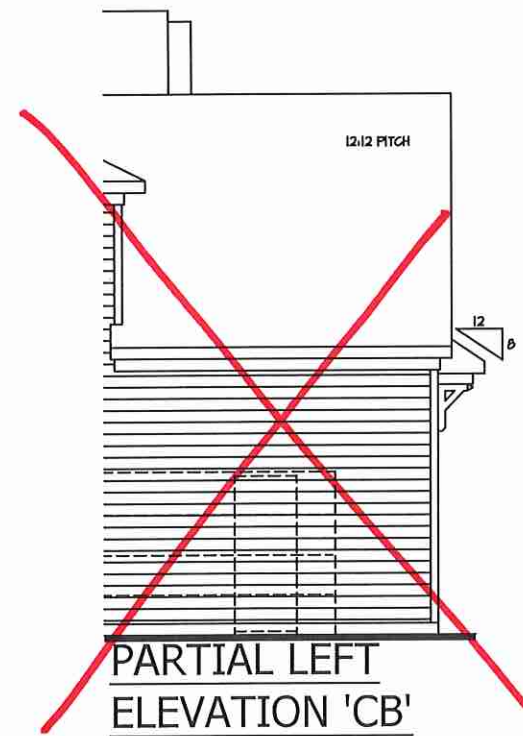
**PARTIAL RIGHT ELEVATION 'CB'**



**RIGHT ELEVATION 'C'**



**LEFT ELEVATION 'C'**



**PARTIAL LEFT ELEVATION 'CB'**

**ELEVATION "C/CC"**

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



JOB NUMBER	27187.07
CAD FILE NAME	REDBUD-R
ISSUED	07-01-18
REVISED	11-27-18
REVISED	1-18-20

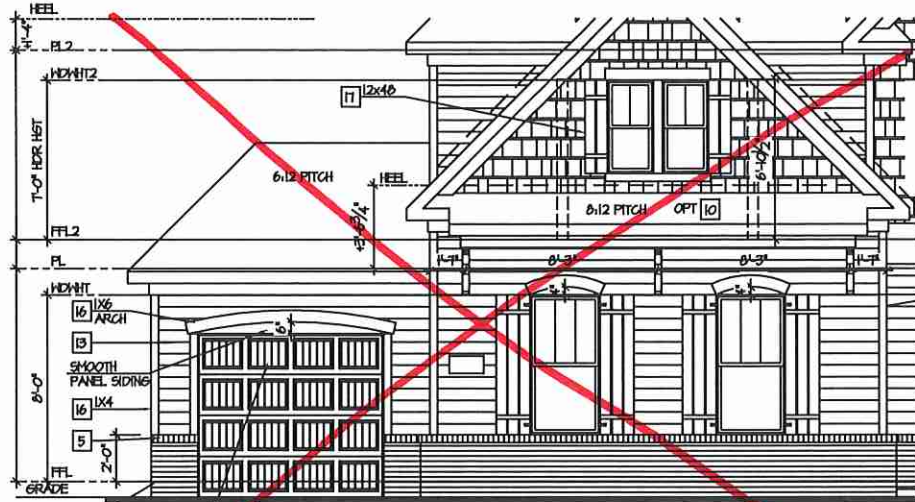
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

**REDBUD - GARAGE LEFT**  
**H&H HOMES**

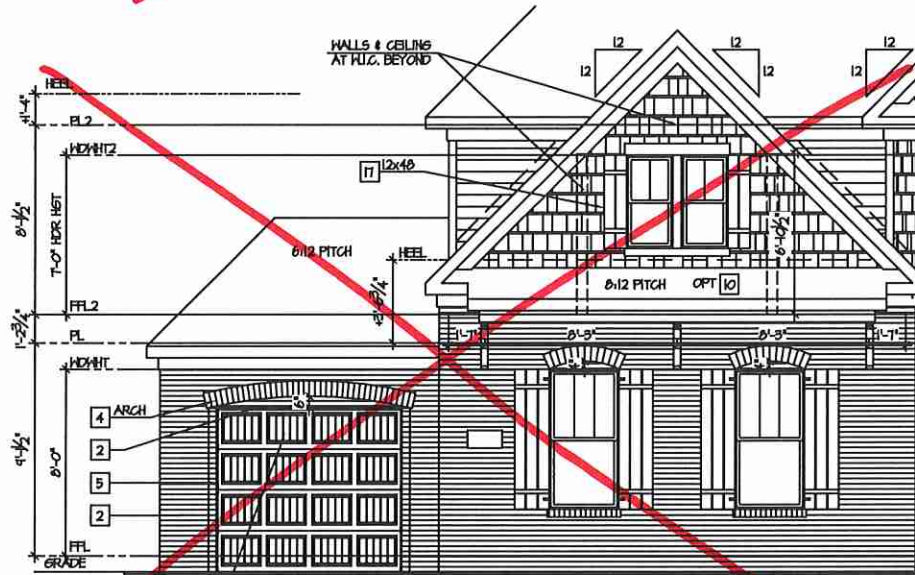
TITLE  
SIDE AND REAR ELEVATIONS  
ROOF PLAN  
BUILDING SECTION

SHEET  
**A6.7**

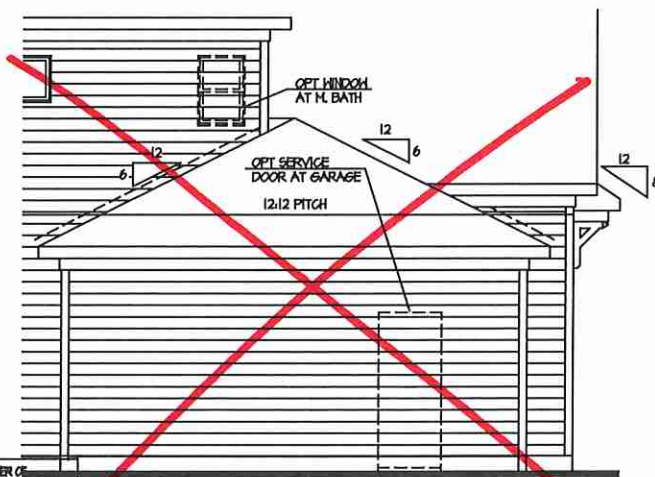
ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.  
ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING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



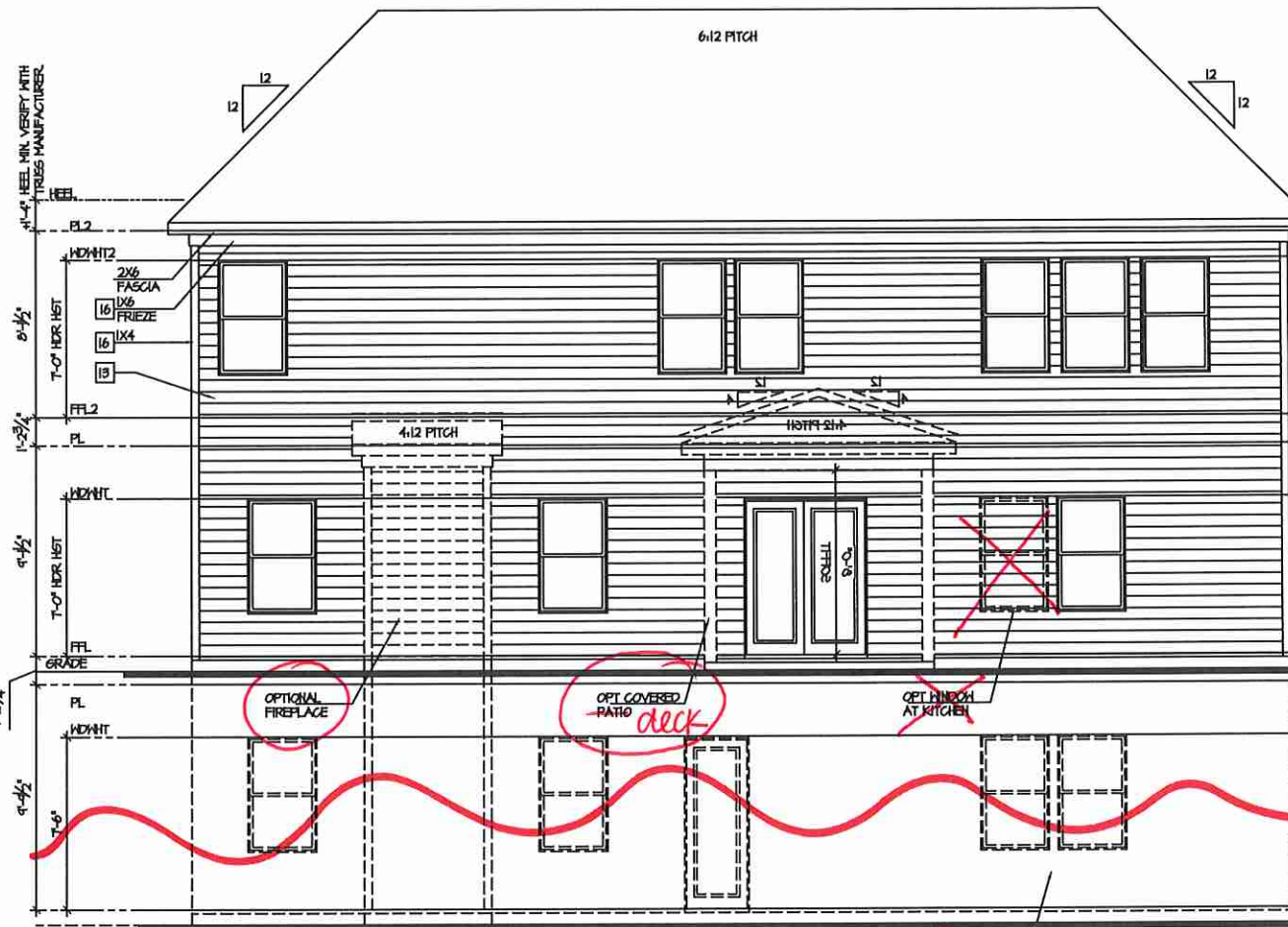
OPT 3-CAR SWING-IN CARRIAGE GARAGE 'C'



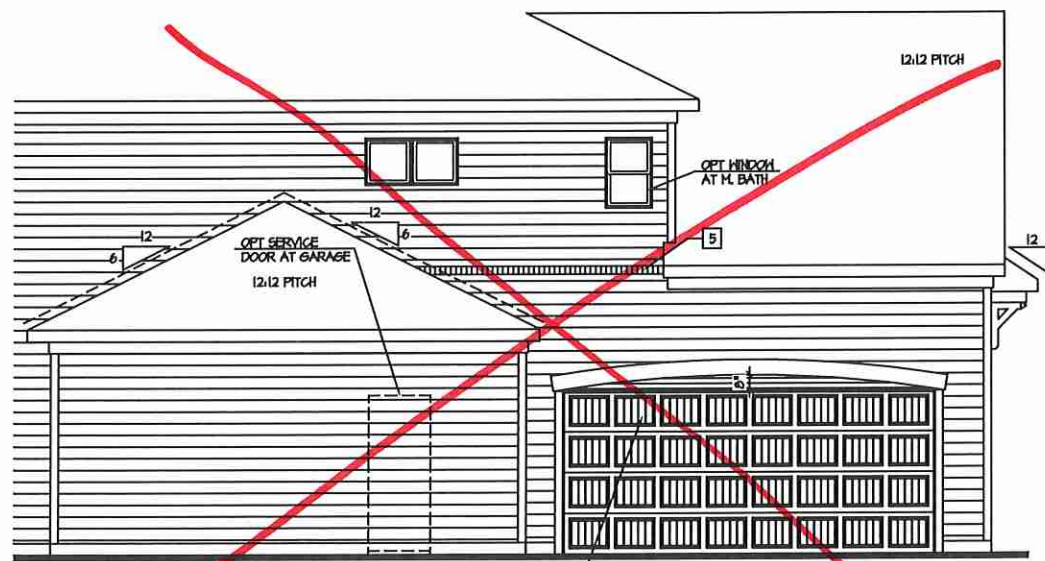
OPT 3-CAR SWING-IN CARRIAGE GARAGE 'CB'



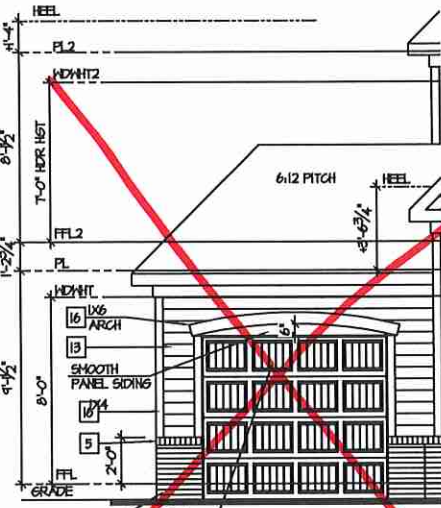
OPT 3-CAR FRONT LOAD GARAGE



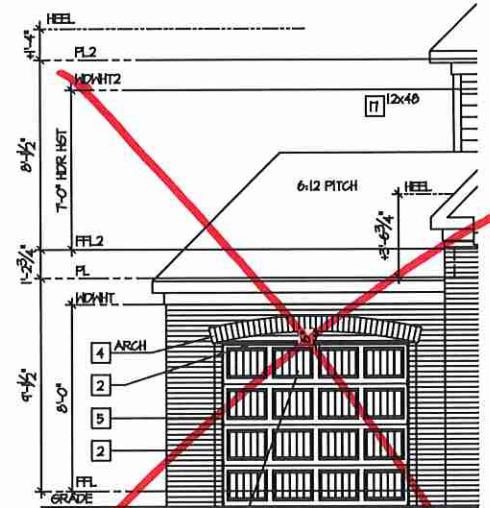
REAR ELEVATION 'C'



OPT 3-CAR SWING-IN CARRIAGE GARAGE



OPT 3-CAR FRONT LOAD GARAGE 'C'



OPT 3-CAR FRONT LOAD GARAGE 'CB'



*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

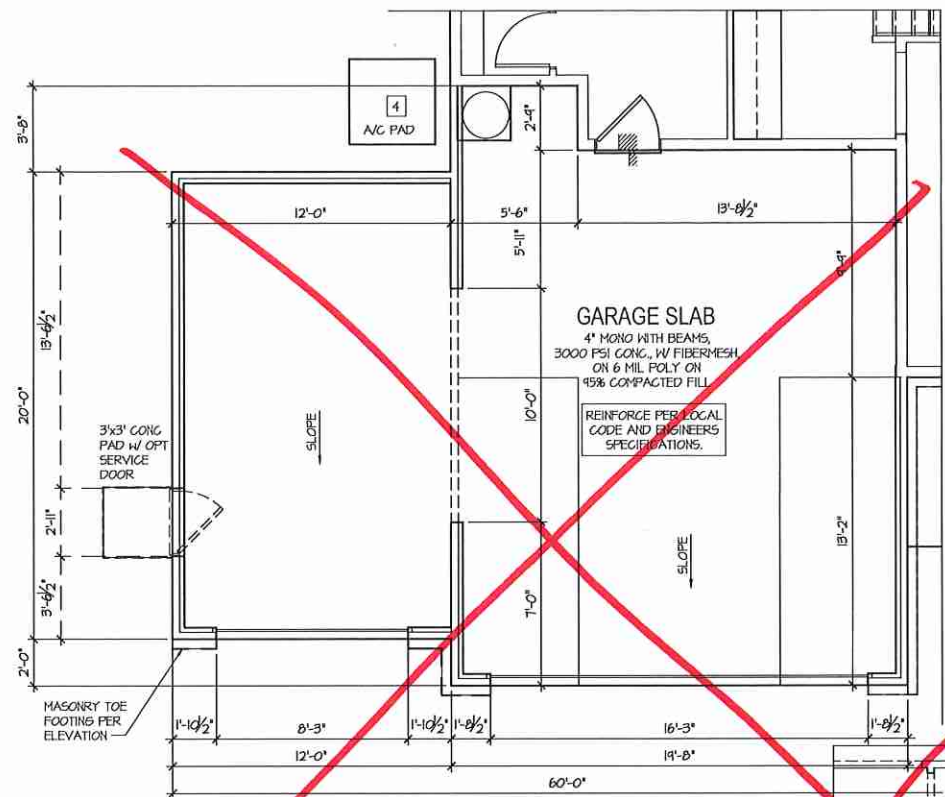
REDBUD - GARAGE LEFT  
H&H HOMES

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

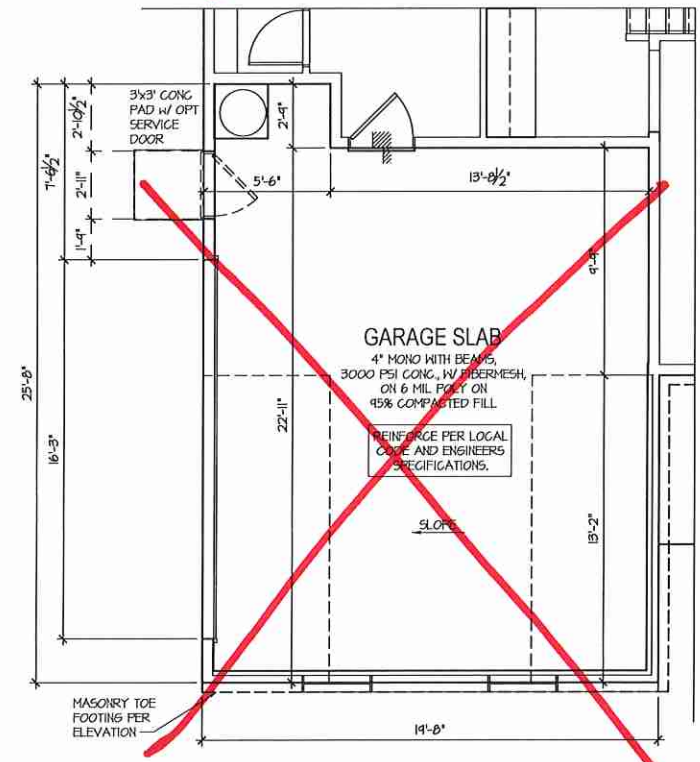
ELEVATION "C/CC"  
NOTE:  
SCALE 1/8" = 1'-0" IF PRINTED IN HALF SIZE  
SCALE 1/4" = 1'-0" IF PRINTED IN FULL SIZE  
GARAGE LEFT

TITLE  
FRONT ELEVATION  
DETAILS

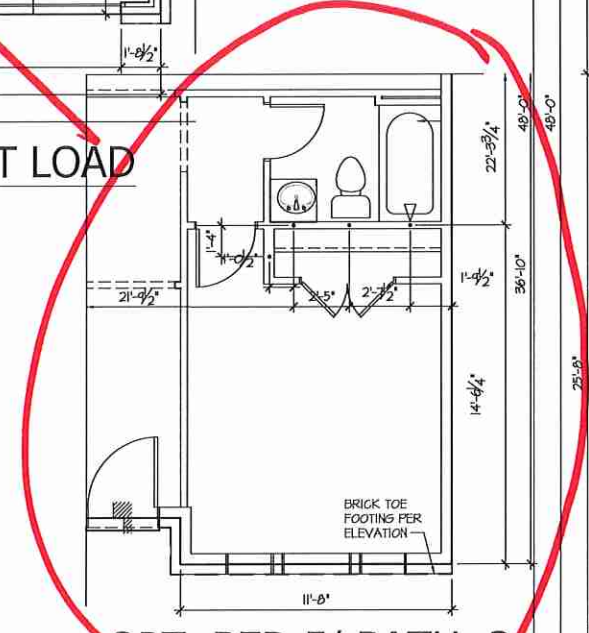
SHEET  
A6.8



OPT. 3-CAR GARAGE - FRONT LOAD



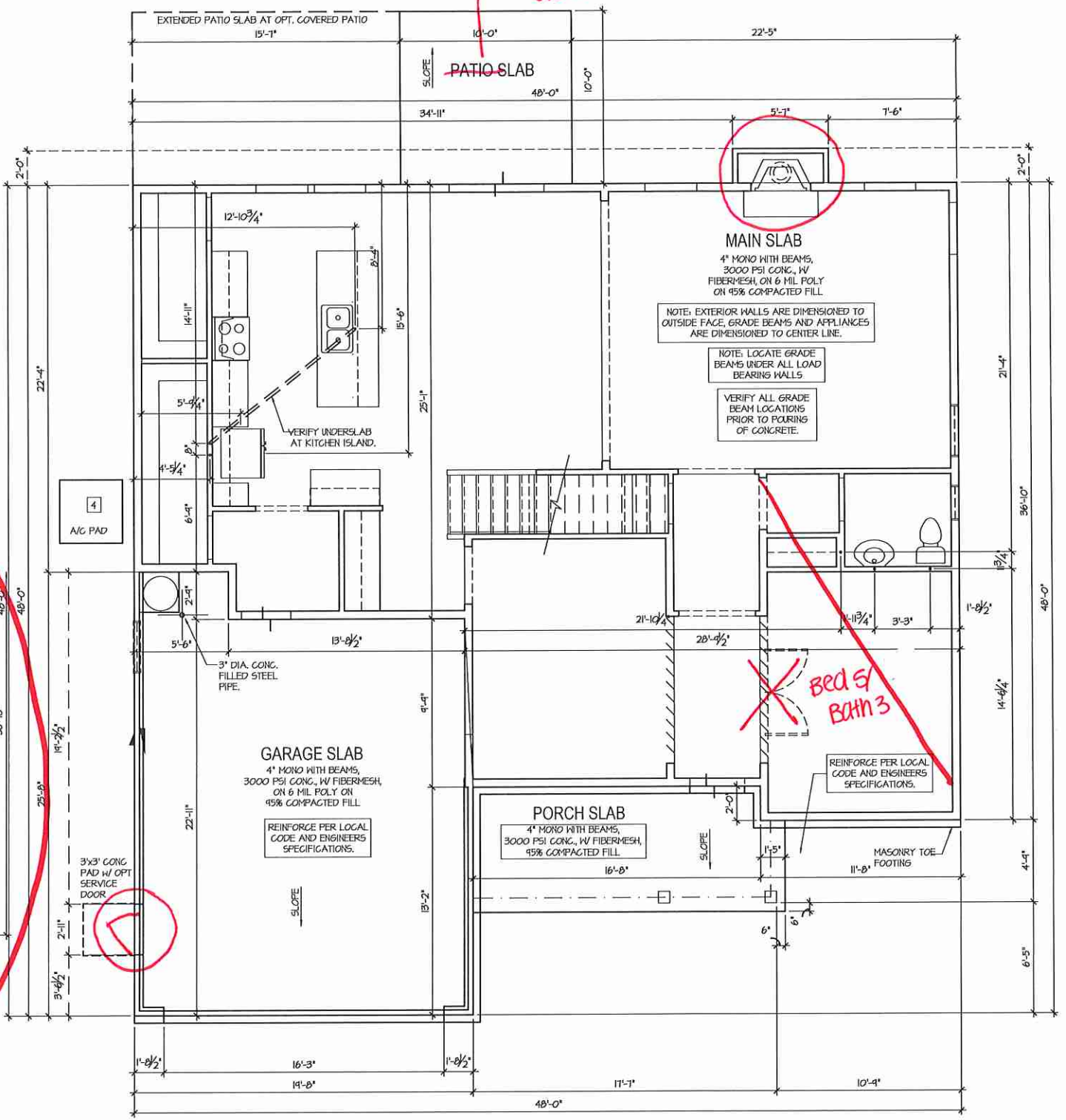
OPT. SIDE LOAD GARAGE



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 1/4" = 1'-0" IF PRINTED IN FULL SIZE.

GARAGE LEFT



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

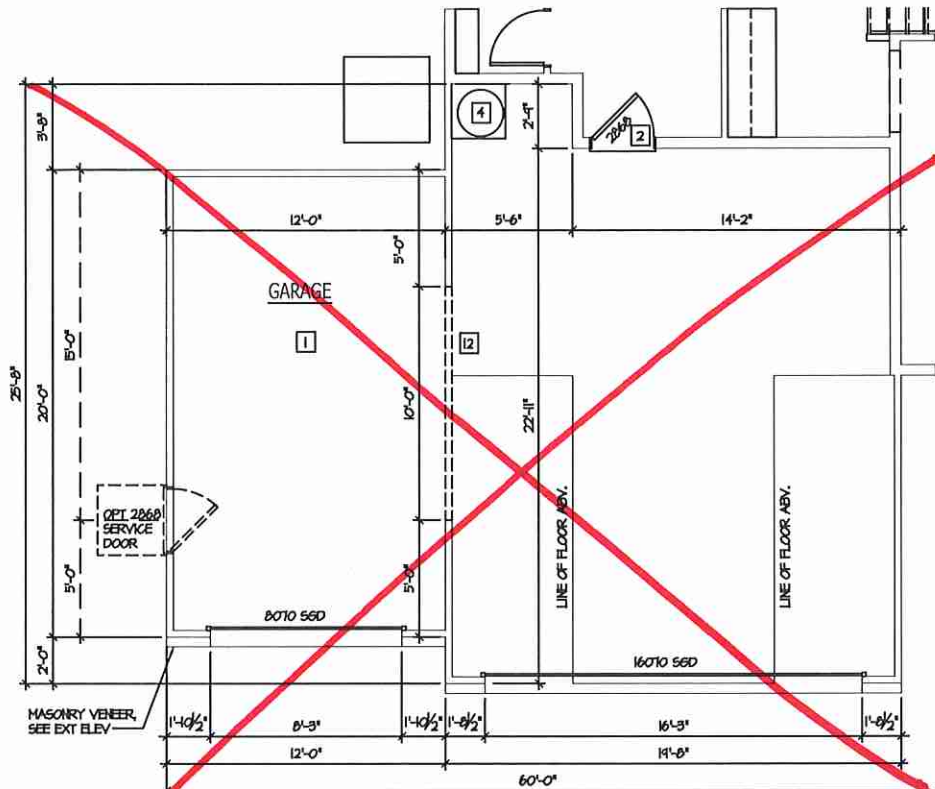
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

REDBUD - GARAGE LEFT  
 H&H HOMES

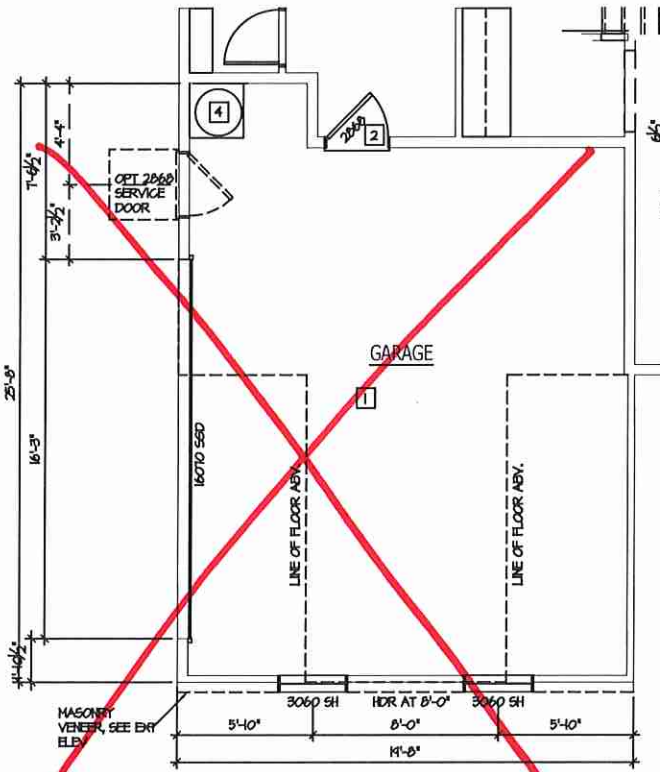
TITLE  
 SLAB INTERFACE PLAN  
 AT PLAN OPTIONS

SHEET  
**A1.3**

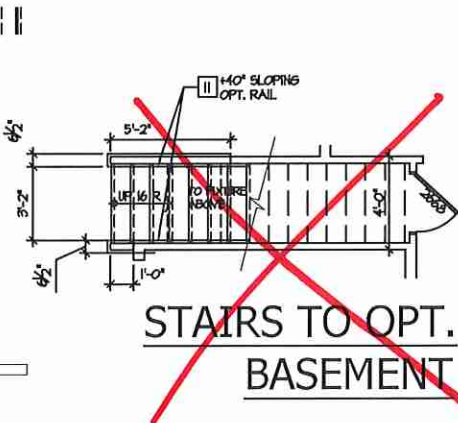
ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.  
 ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING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



OPTIONAL 3-CAR GARAGE - FRONT LOAD 'C'



OPT. SIDE LOAD GARAGE 'C'

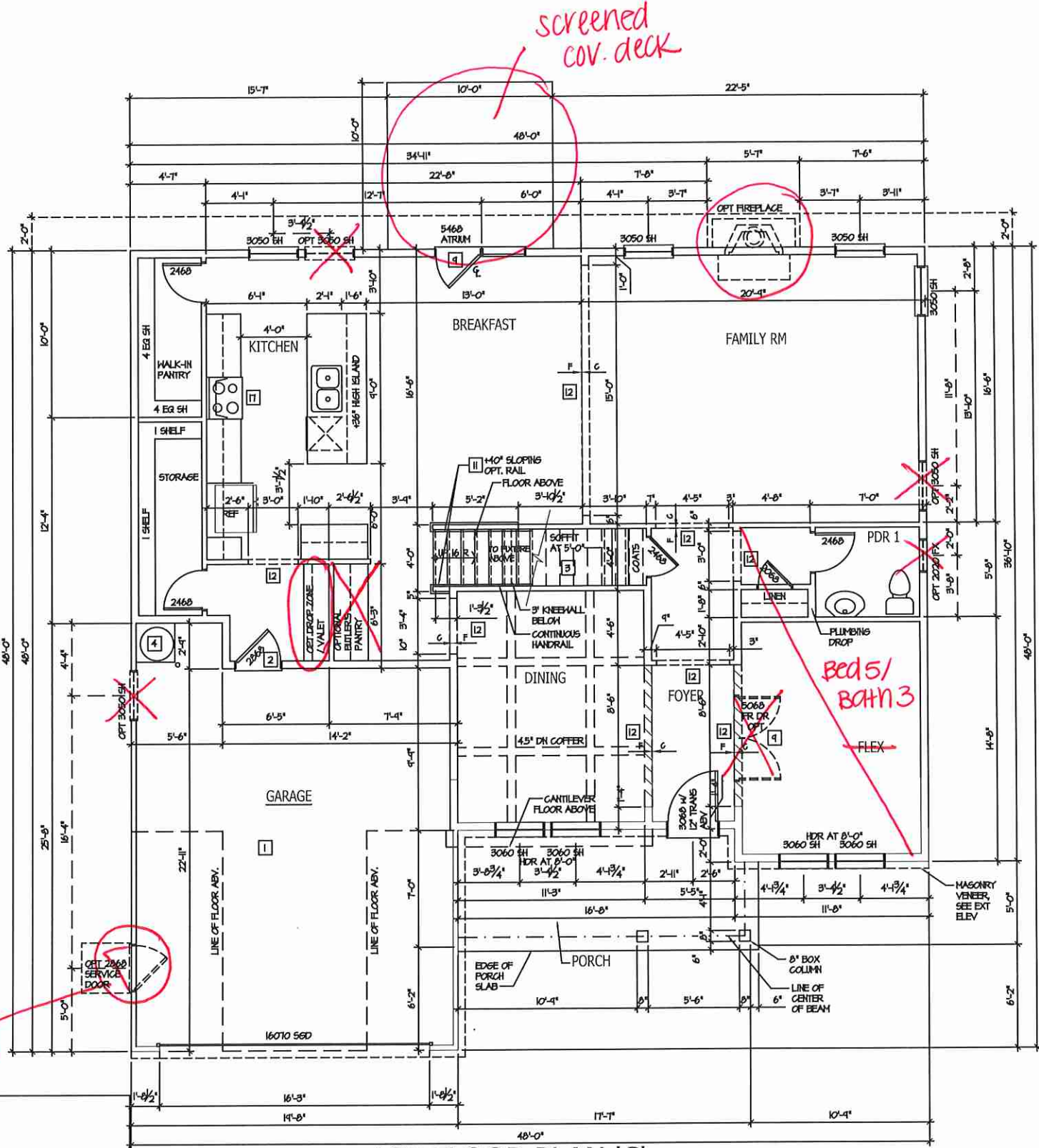


STAIRS TO OPT. BASEMENT

outswing

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.  
 - WINDOW HEAD HEIGHTS:  
 1ST FLOOR - 6'-8" UNCL. ON ELEVATIONS  
 2ND FLOOR - 6'-8" UNCL. ON ELEVATIONS  
 ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

KEY NOTES:	KEY NOTES:
1) FINE PROTECTION:	1) ATTIC ACCESS LADDER BRUSH TO REMOVE LARGEST PIECE OF DEBRIS BUT NOT LESS THAN 600 GA. FINE BATED ACCESS AS NOTED PER LOCAL CODES.
2) ROOF TO GARAGE FIRE SEPARATION: GARAGEHOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYP BOARD PER LOCAL CODES.	2) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSER. (25 1/2" X 54" BOLD).
3) GARAGEHOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYP BOARD PER LOCAL CODES.	3) TYPED SAFETY GLASS PER LOCAL CODES.
4) ROOF TO GARAGE DOOR SEPARATION: PROVIDE 1-1/2" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR PER LOCAL CODES.	4) FLYWOOD SHELF ABOVE WITH DRYWALL FRESH OVER HEIGHT AS NOTED.
5) BREATHER STAINS AND LEAKAGE: 1/2" GYP BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS PER LOCAL CODES.	5) HALF WALL HEIGHT AS NOTED.
6) FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER LOCAL CODES W/ HIGH PLATFORM. PROVIDE THE GAS AIRWAY FROM MOTOR VEHICLE. (SEE INSTRUCTION FOR LOCAL CODES).	6) INTERIOR SOFFITS: PFL - 8" X 8" UNCL. RFL - 7" X 4" UNCL. UNCL.
7) GAS 200# PLATFORM VERIFY WITH TRUSS MANUFACTURER. 8" X 4" UNCL. HEIGHT TO HORIZONTAL MEMBERS. 2" X 6" OVER 2" X 4" BOTTOM CHORD OF TRUSS VERIFY W/ TRUSSER.)	7) BROWER, TYPED GLASS ENCLOSURE.
8) NO CORNERBOLT PWD. (MFR'S I)	8) TRO-CHOKER CORNER, TYPED GLASS ENCLOSURE.
9) PRE-FABRICATED METAL FLOOR ASB. INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.	9) CERAMIC TILE BROWER AND FLOOR, TYPED GLASS ENCLOSURE.
10) PRE-FABRICATED METAL FLOOR ASB. INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.	10) GARDEN TUB IS A BLEND IN FIBERGLASS HOLES. PER BUILDER NOTES.
11) ELECTRIC OVER WITH MICROWAVE OVER.	11) 2" X 4" FREE STANDING ELECTRICAL RANGE OR OPT. GAS RANGE VIEW PER MANUFACTURERS WRITTEN INSTRUCTIONS.
	12) 2" X 4" ELECTRICAL COOKTOP OR OPT. GAS COOKTOP AND HOOD VIEW PER MANUFACTURERS WRITTEN INSTRUCTIONS.



1ST FLOOR PLAN 'C'

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

MAIN FLOOR PLAN  
 GARAGE LEFT

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



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 LEFT  
 H&H HOMES

TITLE  
 MAIN FLOOR PLAN  
 STAIR SECTION

SHEET  
 A2.2



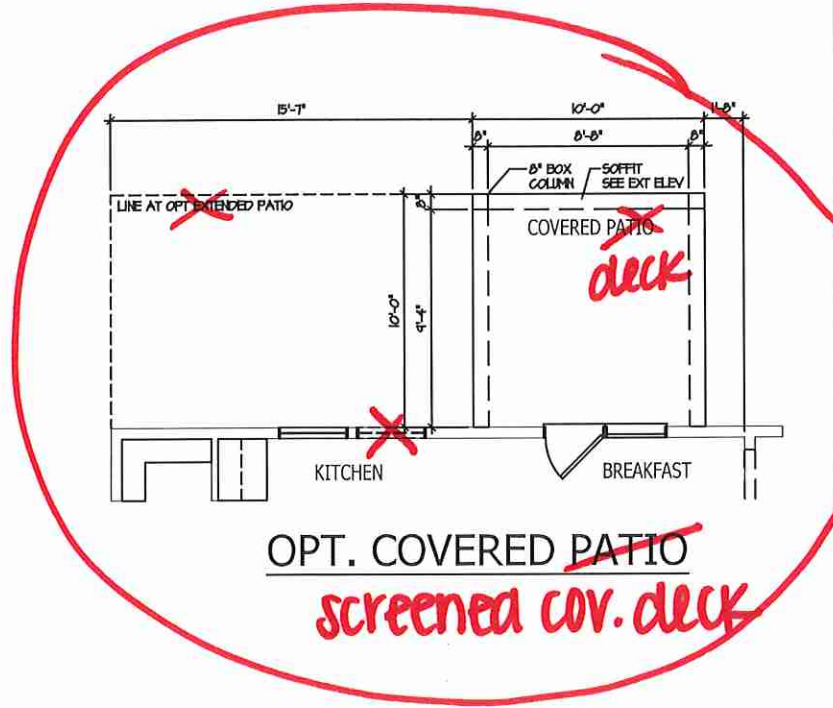
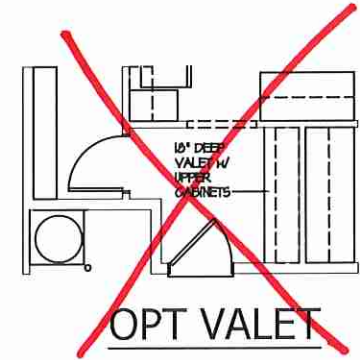
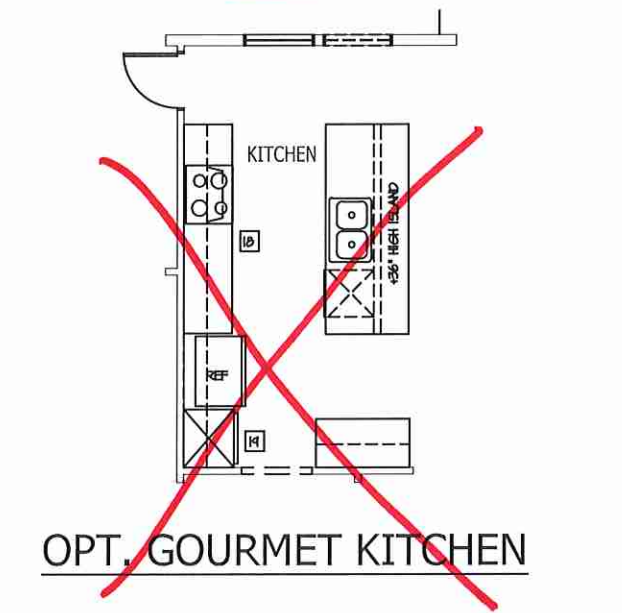
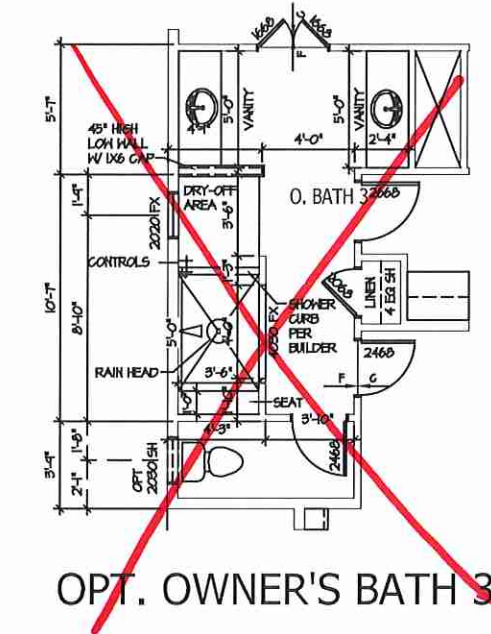
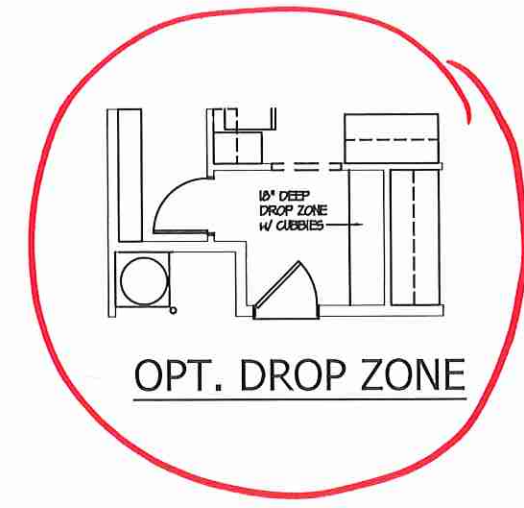
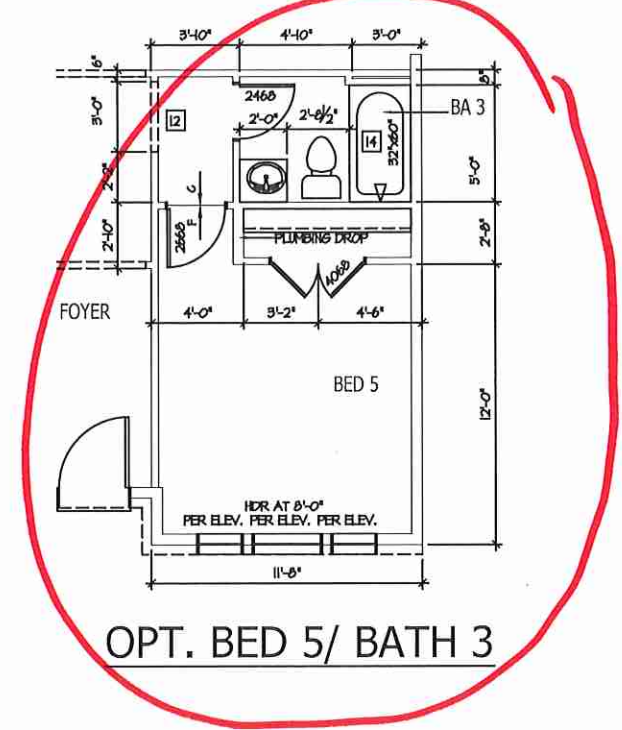
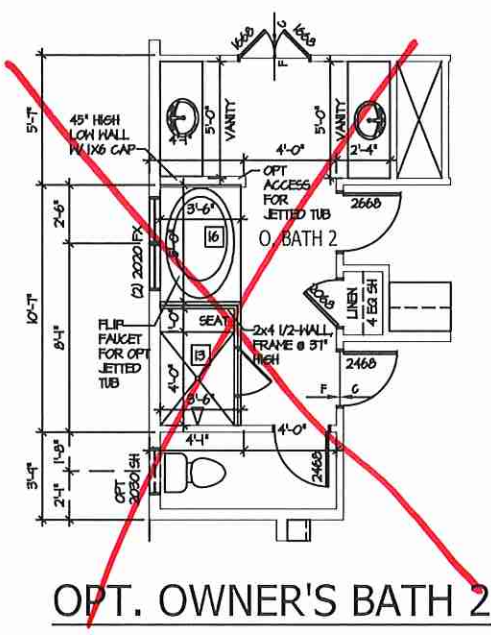
JOB NUMBER	27167.07
CAD FILE NAME	REDBUD-R
ISSUED	07-01-18
REVISED	11-27-18
REVISED	1-18-20

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

REDBUD - GARAGE LEFT  
H&H HOMES

TITLE  
MAIN FLOOR PLAN  
STAR SECTION

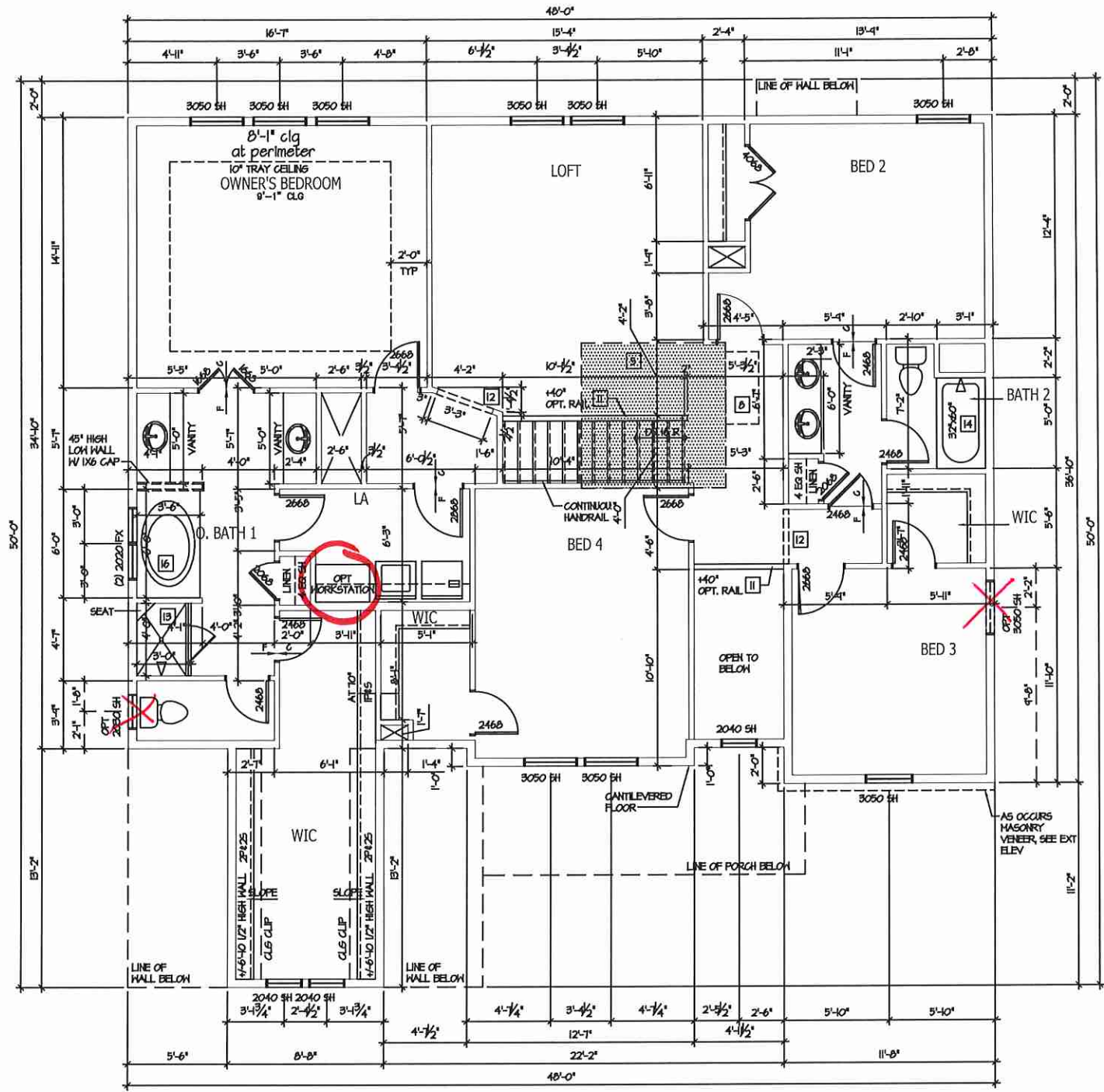
SHEET  
**A2.4**



- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS	
- WINDOW HEAD HEIGHTS 1ST FLOOR = 6'-4" W/O, ON ELEVATIONS 2ND FLOOR = 6'-4" W/O, ON ELEVATIONS	
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE	
<b>KEY NOTES:</b>	<b>KEY NOTES:</b>
<b>FIRE PROTECTION:</b> [1] HOUSE TO MAINTAIN FIRE SEPARATION, GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYP BOARD, PER LOCAL CODES GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE X GYP BOARD, PER LOCAL CODES [2] HOUSE TO MAINTAIN DOOR SEPARATION, PROVIDE 1-1/2" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR, PER LOCAL CODES [3] BREAKDOWN PARTS AND LAMINATE 1/2" GYP BOARD OR PANEL AND COLOR OF EXPOSED ACCESSIBLE AREAS, PER LOCAL CODES [4] FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER LOCAL CODE, 3" HIGH PLATFORM, PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER LOCAL CODES [5] PAN 3/8" PLATFORM, VERIFY WITH TRUSS MANUFACTURER, 3/4" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2" MIN. OVER 2" MIN. BOTTOM CHORD OF TRUSS VERIFY W/ TRUSSORS) [6] A/C CONDENSER PWD. (N.E.S.17) [7] PRE-PAVED METAL FLOOR, SEE INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	[8] ANTIC ACCESS LAMINATE BROWN TO REMOVE LARGEST PIECE OF BROWN PAPER BUT NOT LESS THAN 1/2" SPACE, FIRE RATED ACCESS AS NOTED, PER LOCAL CODES ANTIC ACCESS LAMINATE, VERIFY LOCATION AND SIZE WITH TRUSSORS, (2) 1/2" X 3/4" (SIZE) <b>TITLES:</b> [9] TYPED SAFETY GLASS, PER LOCAL CODES [10] FLYWOOD SHELF ABOVE WITH DRYWALL FRESH OVER HEIGHT AS NOTED [11] 1/2" HALL, HEIGHT AS NOTED. [12] INTERIOR SOFFIT, PFL = 2'-4" W/O, RFL = 7'-4" W/O, BASE. [13] INTERIOR, TYPED GLASS ENCLOSURE [14] TUB-ENCLOSURE, TYPED GLASS ENCLOSURE [15] GRANITE TILE SHEET AND FLOOR, TYPED GLASS ENCLOSURE [16] GARDEN TUB IS A SLAB IN FEDERALAS MODEL, PER DILBERT NOTES. [17] 20" FREE BRANDED ELECTRICAL, RANGE OR OPT. GAS RANGE VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS. [18] 20" ELECTRICAL COCKCOP OR OPT. GAS COCKCOP AND HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS. [19] ELECTRIC OVER WITH MICROWAVE 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 1/8" = 1'-0" IF PRINTED IN HALF SIZE  
 SCALE 1/4" = 1'-0" IF PRINTED IN FULL SIZE  
 GARAGE LEFT



2ND FLOOR PLAN 'C'

<p>• FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.</p> <p>• WINDOW HEAD HEIGHTS:</p> <p>1ST FLOOR = 6'-8" W/O, ON ELEVATIONS.</p> <p>2ND FLOOR = 6'-8" W/O, ON ELEVATIONS.</p> <p>ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.</p>	
<p><b>KEY NOTES:</b></p> <p><b>FIRE PROTECTION:</b></p> <p>1) HOUSE TO MAINTAIN FIRE RESISTANCE. GARAGEHOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD, PER LOCAL CODES.</p> <p>2) GARAGEHOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE X GYPSUM BOARD, PER LOCAL CODES.</p> <p>3) HOUSE TO MAINTAIN DOOR SEPARATION. PROVIDE 1-1/2" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR, PER LOCAL CODES.</p> <p>4) REINFORCE BRIMS AND LADDERS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF BELIEVED ACCESSIBLE AREA, PER LOCAL CODES.</p> <p>5) FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER LOCAL CODE, ON A NON-PLATFORM. PROVIDE THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER LOCAL CODE.</p> <p>6) RUN 2" DIA PLATFORM VERIFY WITH TRUSS MANUFACTURER. 8'-0" HIG GLEAS HESIT TO HORIZONTAL MEMBERS. 2" DIA OVER 2" DIA BOTTOM CHORD OF TRUSS VERIFY WITH TRUSSERS.</p> <p>7) A/C CONDENSER PAN, (MFR#7)</p> <p>8) FIBER-REINFORCED METAL FIBERGLASS.</p> <p>9) INSTALL PER MANUFACTURER'S INSTRUCTIONS.</p>	<p><b>KEY NOTES:</b></p> <p>1) ATTIC ACCESS LADDER PROVIDED TO REMOVE LAMINATE PIECE OF SUBFLOOR BUT NOT LESS THAN 8'-0". FIRE RATED ACCESS AS NOTED PER LOCAL CODES.</p> <p>2) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSER. DO 1/2" X 5/8" BOLT.</p> <p>3) TYPICAL:</p> <p>4) TYPED SAFETY GLASS, PER LOCAL CODES.</p> <p>5) FIBERGLASS SHELF ABOVE WITH DRYWALL OVER. HEIGHT AS NOTED.</p> <p>6) HALF WALL, HEIGHT AS NOTED.</p> <p>7) INTERIOR SCOTCH: PVL = 8'-0" W/O. SFL = 7'-0" W/O. SATEL.</p> <p>8) 1/2" SHOWER CODES, TYPED GLASS ENCLOSURE.</p> <p>9) 1/2" SHOWER CODES, TYPED GLASS ENCLOSURE.</p> <p>10) CERAMIC TILE SHOWER AND FLOOR, TYPED GLASS ENCLOSURE.</p> <p>11) GARAGE TRUSS IS A SLIDE IN FEDERAL/ASB MODEL. PER BUILDER KITCHENS.</p> <p>12) 50' FREE STANDING ELECTRICAL RANGE OR OPT. GAS RANGE. VERIFY PER MANUFACTURER'S INSTRUCTIONS.</p> <p>13) 50' ELECTRICAL COOKTOP OR OPT. GAS COOKTOP AND HOOD. VERIFY PER MANUFACTURER'S INSTRUCTIONS.</p> <p>14) ELECTRIC OVEN WITH HIGHWAY OVER.</p>

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 FEE.

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 LEFT

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	07-01-19
REVISED	11-27-19
REVISED	1-16-20

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

REDBUD - GARAGE LEFT  
H&H HOMES

TITLE  
MAIN FLOOR PLAN  
STAR SECTION

SHEET  
A3.2





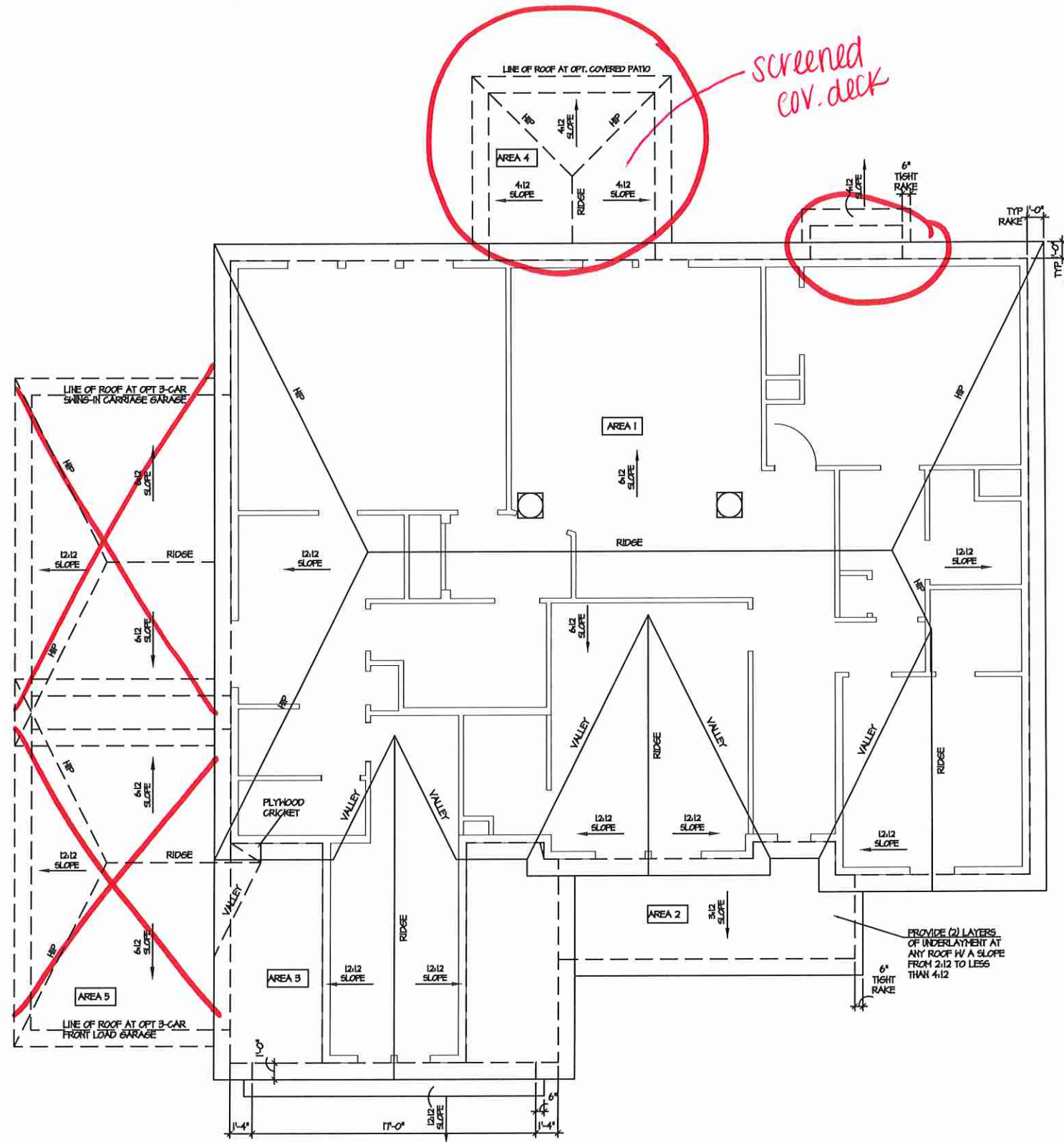
\*JOB NUMBER 27167.07  
 CAD FILE NAME REDBUD-R  
 ISSUED 07-01-19  
 REVISED 11-27-19  
 REVISED 1-16-20

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

REDBUD - GARAGE LEFT  
 H&H HOMES

TITLE  
 FRONT ELEVATION  
 DETAILS

SHEET  
**A4.2**



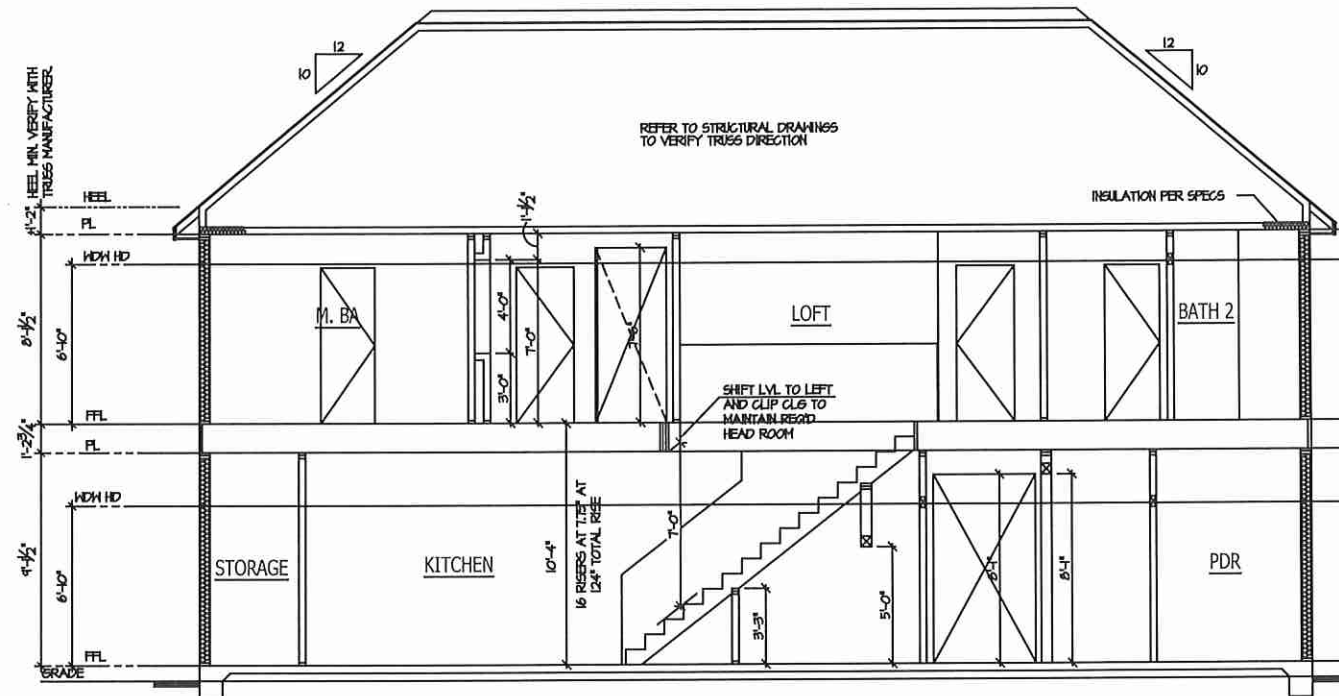
ROOF PLAN 'C'

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.

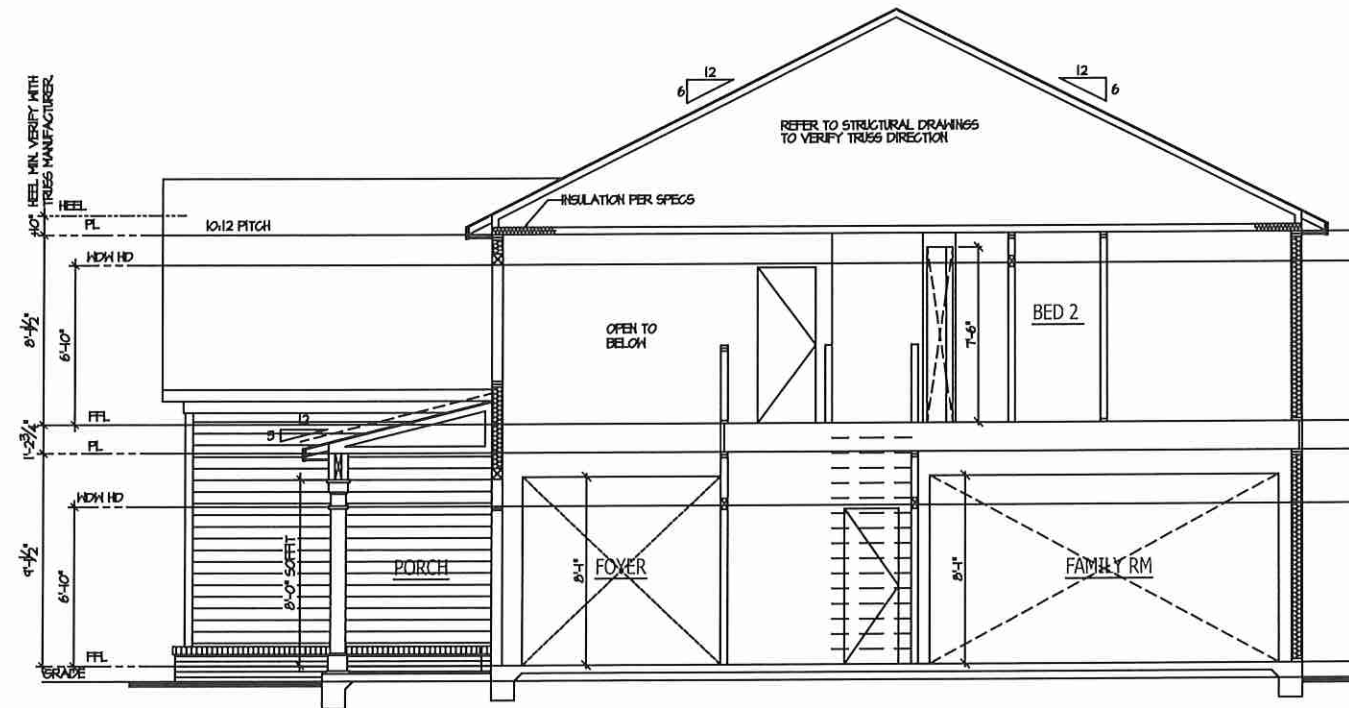
ROOF PLAN "C"

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

GARAGE LEFT



**BUILDING SECTION 1**



**BUILDING SECTION 2**

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



JOB NUMBER	27187.07
CAD FILE NAME	REDBUD-R
ISSUED	07-01-19
REVISED	11-27-19
REVISED	1-16-20

DRAWINGS ON 11x17 SHEET ARE ONE HALF THE SCALE NOTED

**REDBUD - GARAGE LEFT**  
**H&H HOMES**

TITLE  
 FRONT ELEVATION  
 DETAILS

**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 LEFT**

SHEET  
**A5.0**



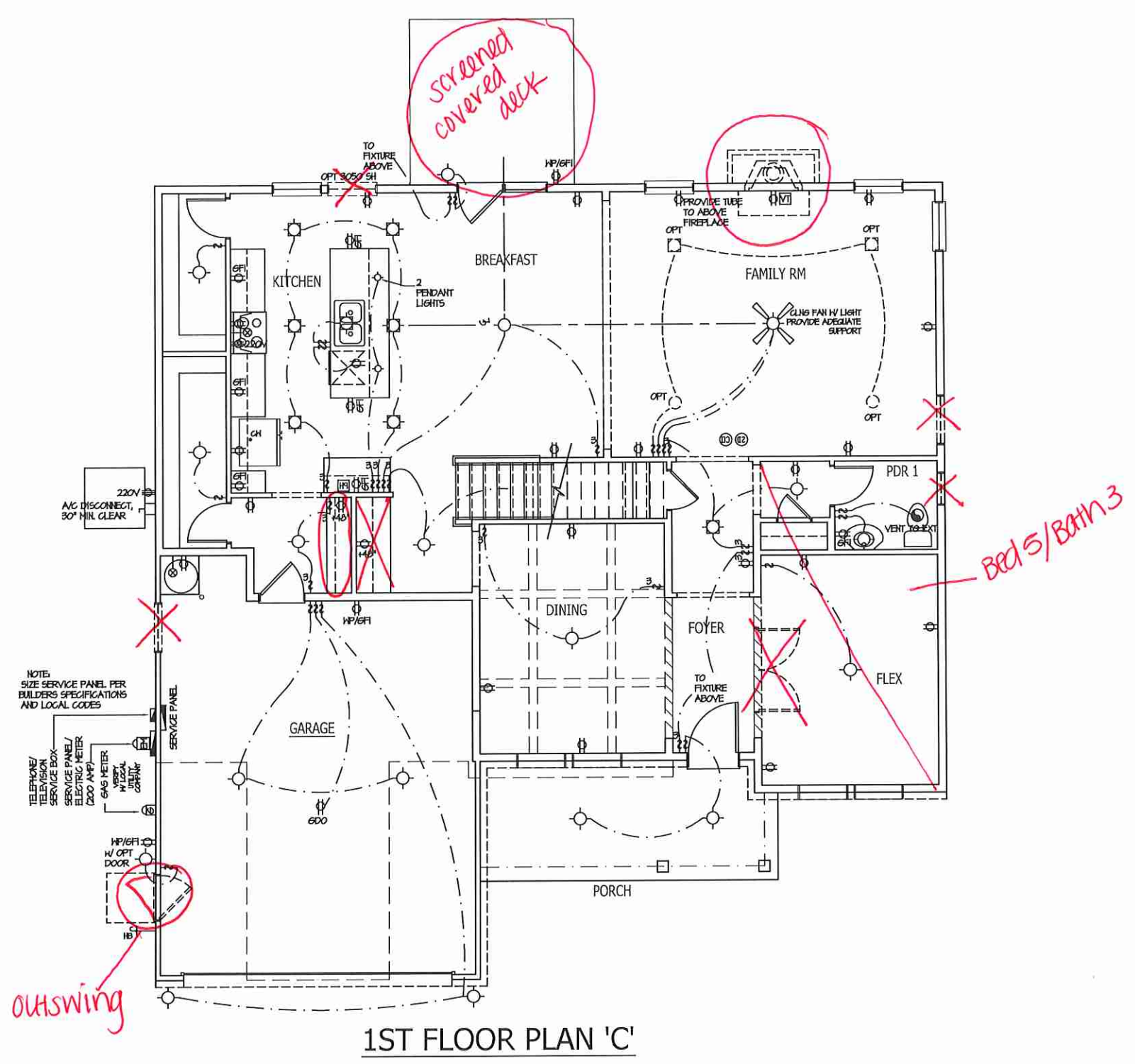
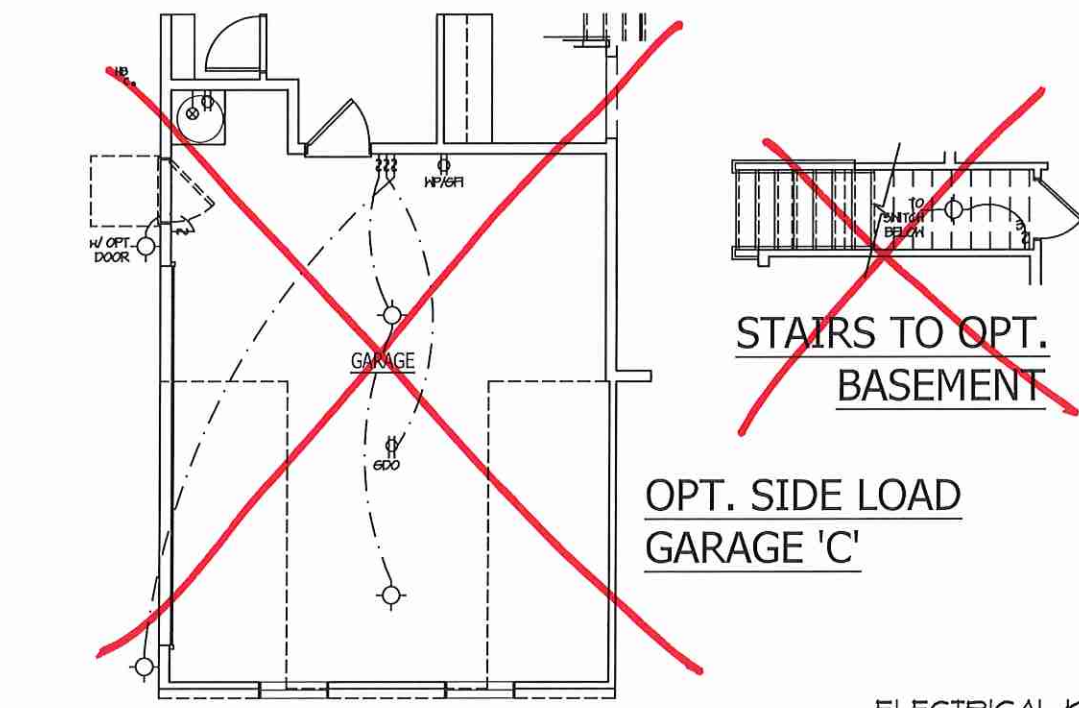
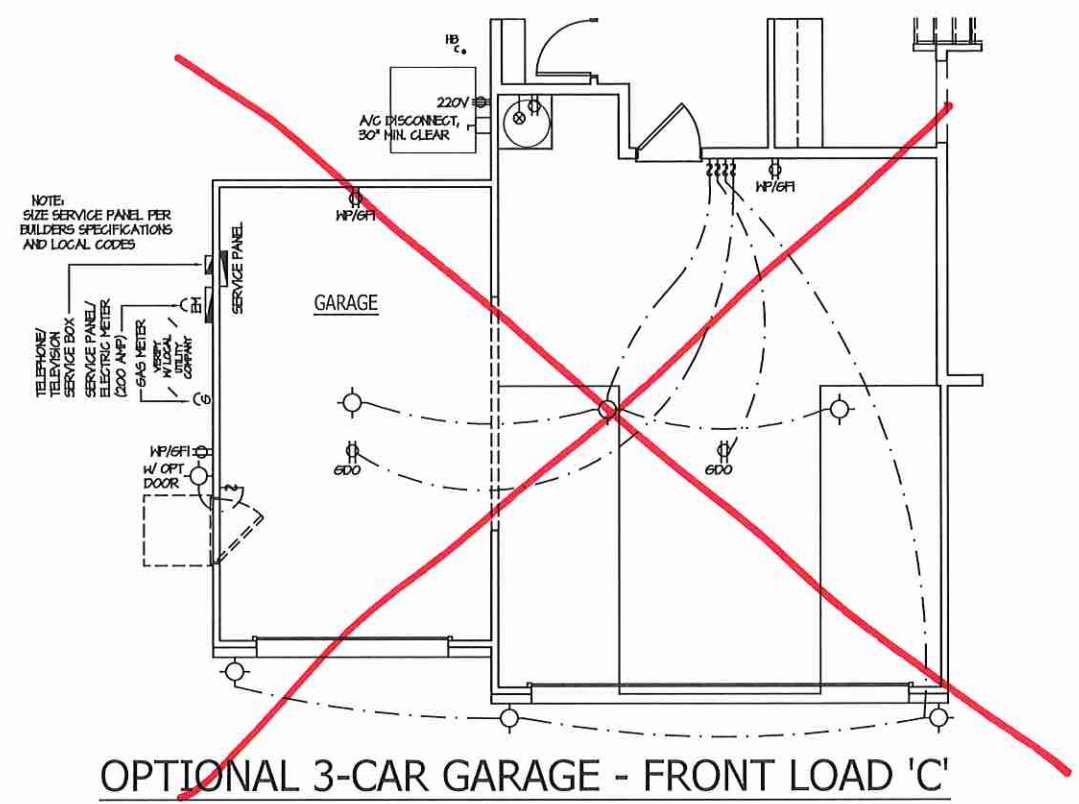
JOB NUMBER	27167.07
CAD FILE NAME	REDBUD-R
ISSUED	07-01-18
REVISED	11-27-18
REVISED	1-16-20

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

REDBUD - GARAGE LEFT  
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 INDICATES.
  2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:  
OUTLETS ..... 18"  
TELEPHONE ..... 48" (UNLESS ASY CENTERTOP)  
TELEVISION ..... 48"
  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 20A RECEPTACLES 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 TAPPER-PROOF RECEPTACLES.

- NOTES:
5. ALL BA 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 STANDARDS, CODES, AND ORDINANCES.
  7. EVERY BUILDING HAVING A FOSSIL FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
  8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

ELECTRICAL KEY

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

ELECTRICAL KEY

⊕	GFI'S
⊕	PUSH BUTTON SWITCH
⊕	MOV 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 BIBB
⊕	W/ WATER SHUT OUT
⊕	WALL COONCE

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 ELECTRICAL PLAN 'C'  
GARAGE LEFT

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



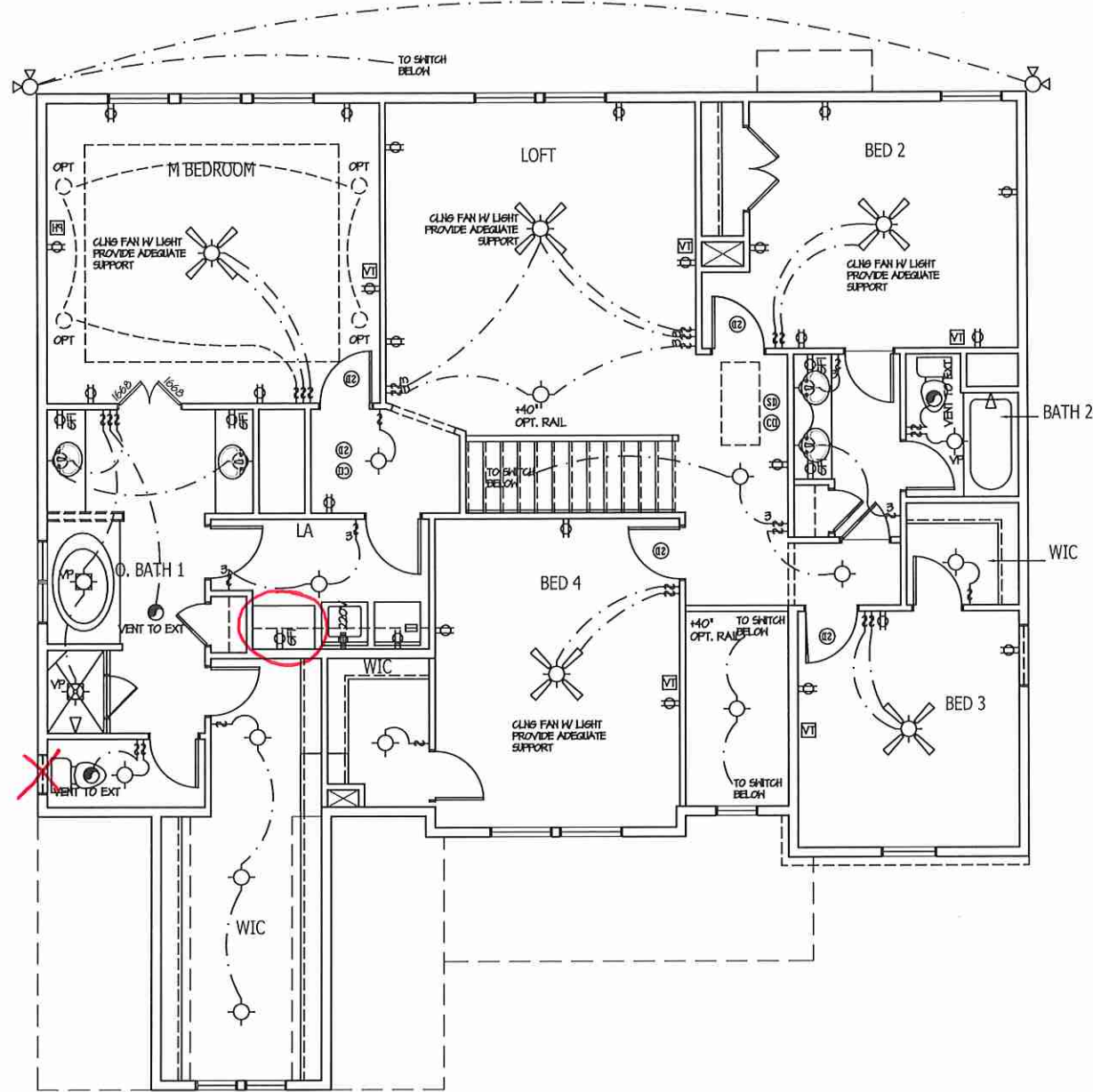
JOB NUMBER 27167.07  
 CAD FILE NAME REDBUD-R  
 ISSUED 07-01-19  
 REVISED 11-27-19  
 REVISED 1-16-20

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

REDBUD - GARAGE LEFT  
 H&H HOMES

TITLE  
 UPPER FLOOR ELEC. PLAN

SHEET  
 E9



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 INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:  
 SWITCHES ..... 4"  
 OUTLETS ..... 18"  
 TELEPHONE ..... 36" (UNLESS ADV. COUNTERTOP)  
 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 120V AND 240V RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BUREAUX, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TRAFFIC-PROOF RECEPTACLES.

NOTES:

3. ALL 120V AND 240V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
4. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND ORDINANCES.
1. 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.
2. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

ELECTRICAL KEY

- ⊕ DUPLEX OUTLET
- ⊕ GFI LEATHERPROOF GFI DUPLEX OUTLET
- ⊕ GFI GROUND-FULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- ⊕ HALF-SWITCHED DUPLEX OUTLET
- ⊕ 220V 220V 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
- ⊕ (VP) - VAPOR PROOF EXHAUST FAN (VENT TO EXTERIOR)
- ⊕ EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ TECH HUB SYSTEM

ELECTRICAL KEY

- ⊕ GFI'S
- ⊕ FUSH BUTTON SWITCH
- ⊕ 120V 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 DRESS
- ⊕ 1/2" WATER STUD OUT
- ⊕ WALL BOONCE

ISSUANCE OF PLANS FROM THIS DRAFTING 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 DRAFTERS 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 DRAFTERS OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

UPPER FLOOR ELECTRICAL PLAN 'C'

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

GARAGE LEFT



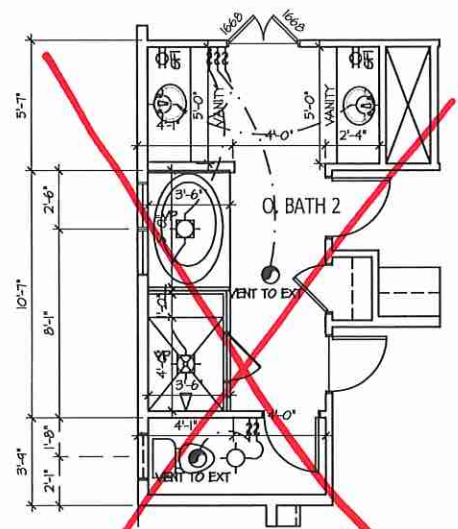
JOB NUMBER	27167.07
CAD FILE NAME	REDBUD-R
ISSUED	07-01-18
REVISED	11-27-18
REVISED	1-18-20

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

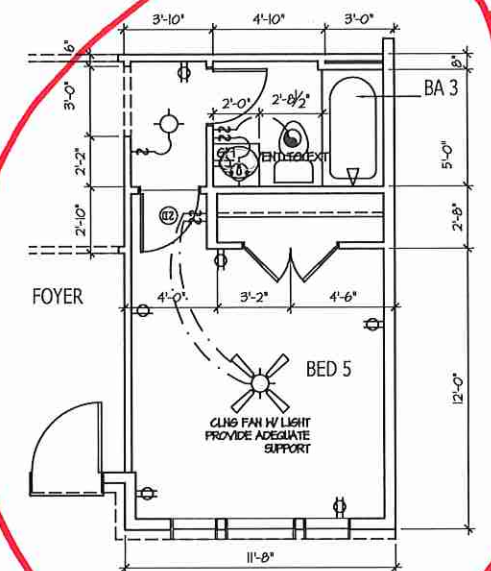
REDBUD - GARAGE LEFT  
H&H HOMES

TITLE  
ELECTRIC AT PLAN OPTIONS

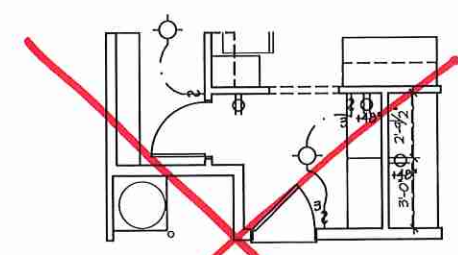
SHEET  
**E11**



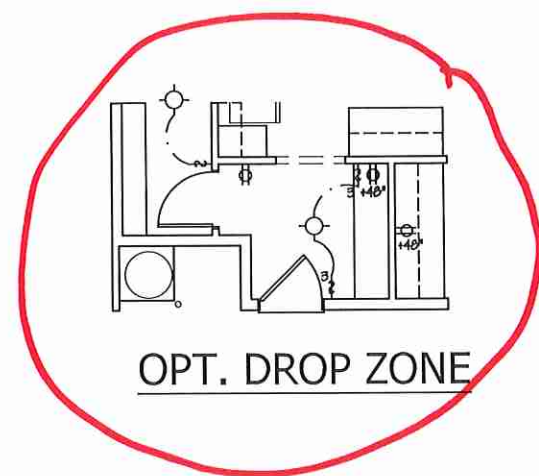
OPT. OWNER'S BATH 2



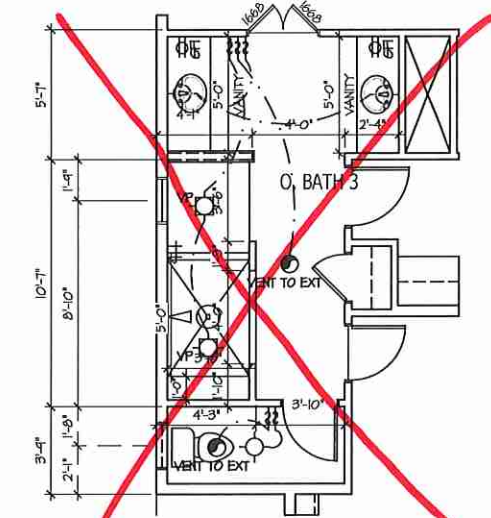
OPT. BED 5/ BATH 3



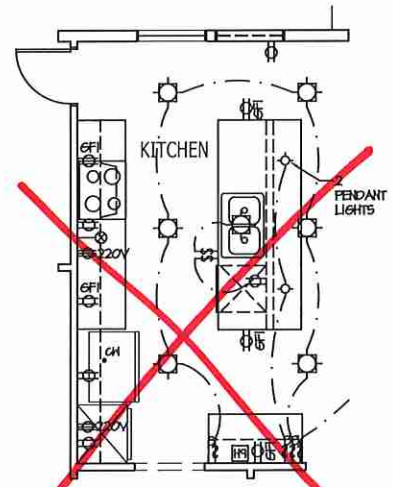
OPT. WORKSTATION AND DROP ZONE



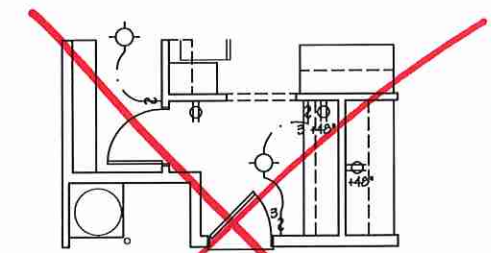
OPT. DROP ZONE



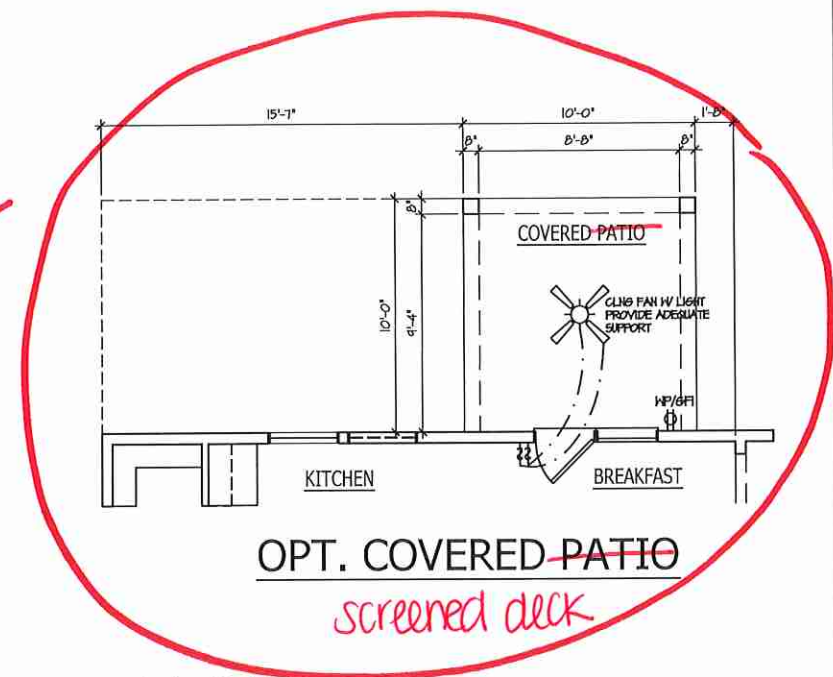
OPT. OWNER'S BATH 3



OPT. GOURMET KITCHEN



OPT VALET



OPT. COVERED PATIO

*screened deck*

- NOTES:**
1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATE.
  2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:  
SWITCHES..... 4"  
OUTLETS..... 18"  
TELEPHONE..... 18"  
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 LEAKAGE DETECTORS.
  4. ALL BA AND 2BA RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TRIPPER-PROOF RECEPTACLES.

- NOTES:**
5. ALL BA AND 2BA BAY 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 FOSSEL-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 BATTERY BACKUP IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

**ELECTRICAL KEY**

	DUPLEX OUTLET
	WEATHER-PROOF GFI DUPLEX OUTLET
	GROUND-FAULT CIRCUIT INTERRUPTER
	HALF-SWITCHED DUPLEX OUTLET
	220V OUTLET
	REINFORCED JUNCTION BOX
	WALL SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH

**ELECTRICAL KEY**

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

**ELECTRICAL KEY**

	CHIMES
	PUSH BUTTON SWITCH w/ BATTERY BACKUP
	CO2 DETECTOR
	THERMOSTAT
	TELEPHONE
	ELECTRICAL METER
	ELECTRIC PANEL
	DISCONNECT SWITCH

**ELECTRICAL KEY**

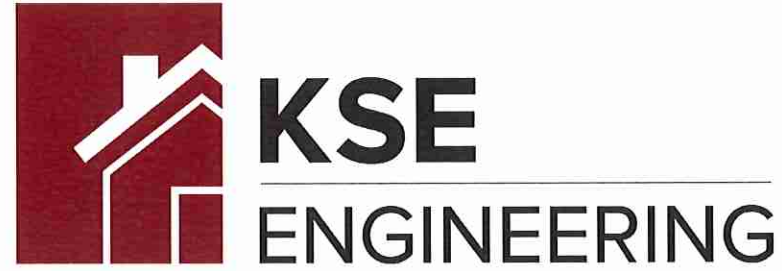
	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	GAS SUPPLY WITH VALVE
	HOSE BIBB
	1/2" WATER STUB OUT
	WALL SCOOSZ

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 LEFT**



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

# 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.



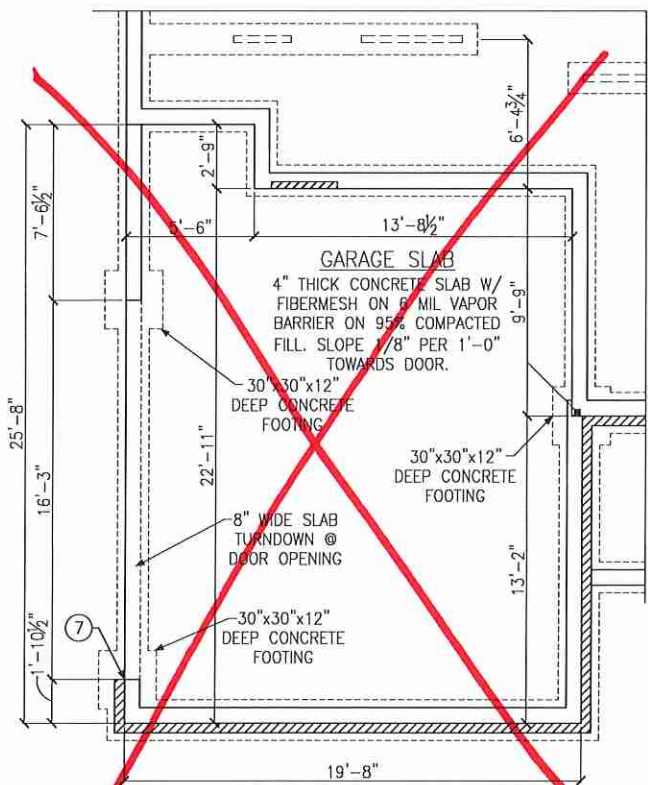
Cover Sheet  
Redbud Model - RH  
120 M.P.H.  
Carolina Division

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

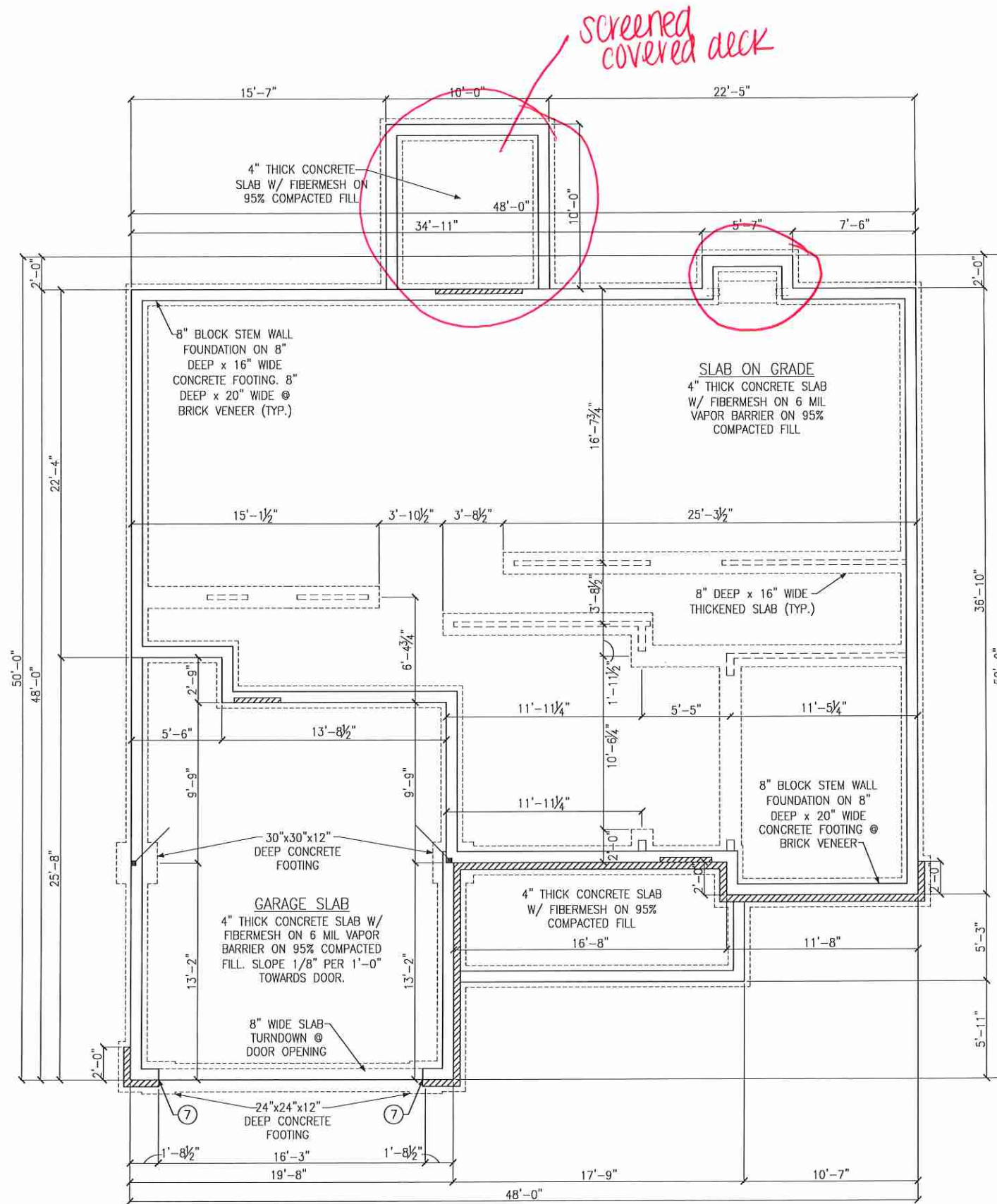


S-0





STEMWALL SLAB FOUNDATION PLAN  
OPT. SIDE LOAD GARAGE



STEMWALL SLAB FOUNDATION PLAN  
ELEVATION A

*see 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)
- LOCATION OF DOOR ABOVE

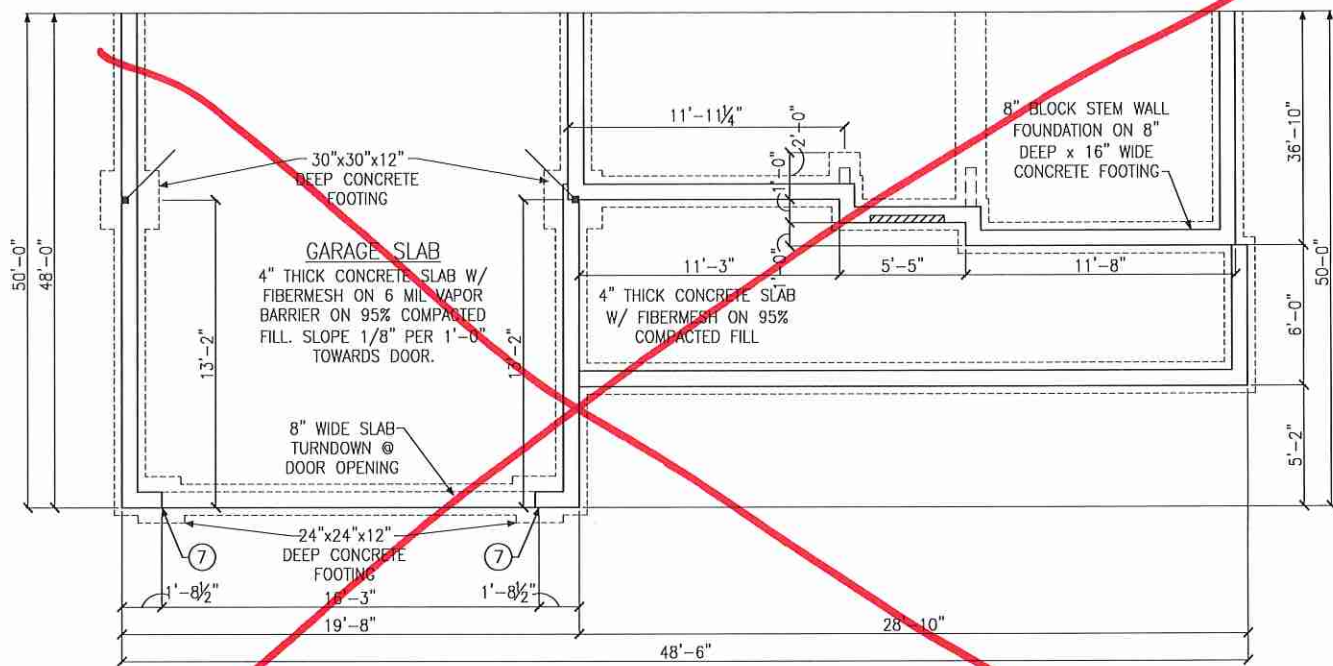
REFER TO KSE STRUCTURAL DETAILS SHEETS FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

**KEYNOTES:**

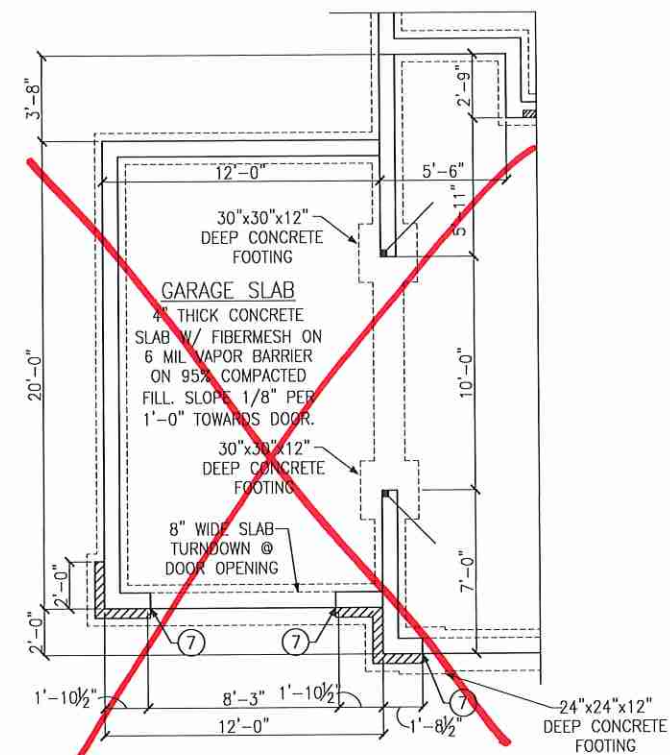
⑦ REINFORCE 8" CMU WALL AND FOOTING UNDER PORTAL FRAME PER DETAIL A OR B/SD-4.



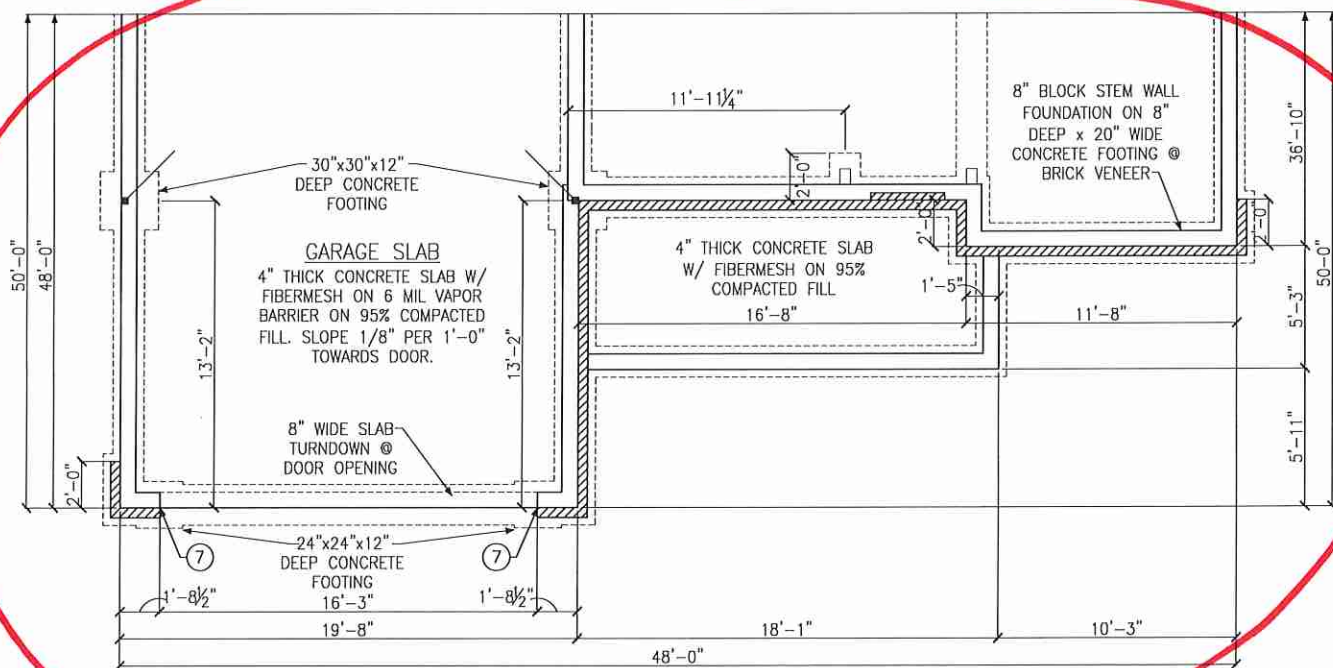




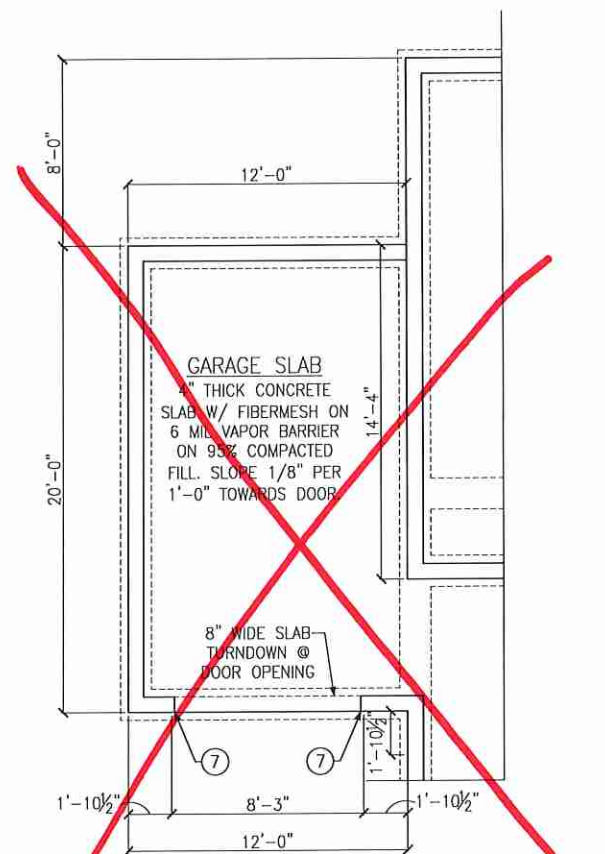
STEMWALL SLAB FOUNDATION PLAN  
ELEVATION B



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



STEMWALL SLAB FOUNDATION PLAN  
ELEVATION C



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

**LEGEND**

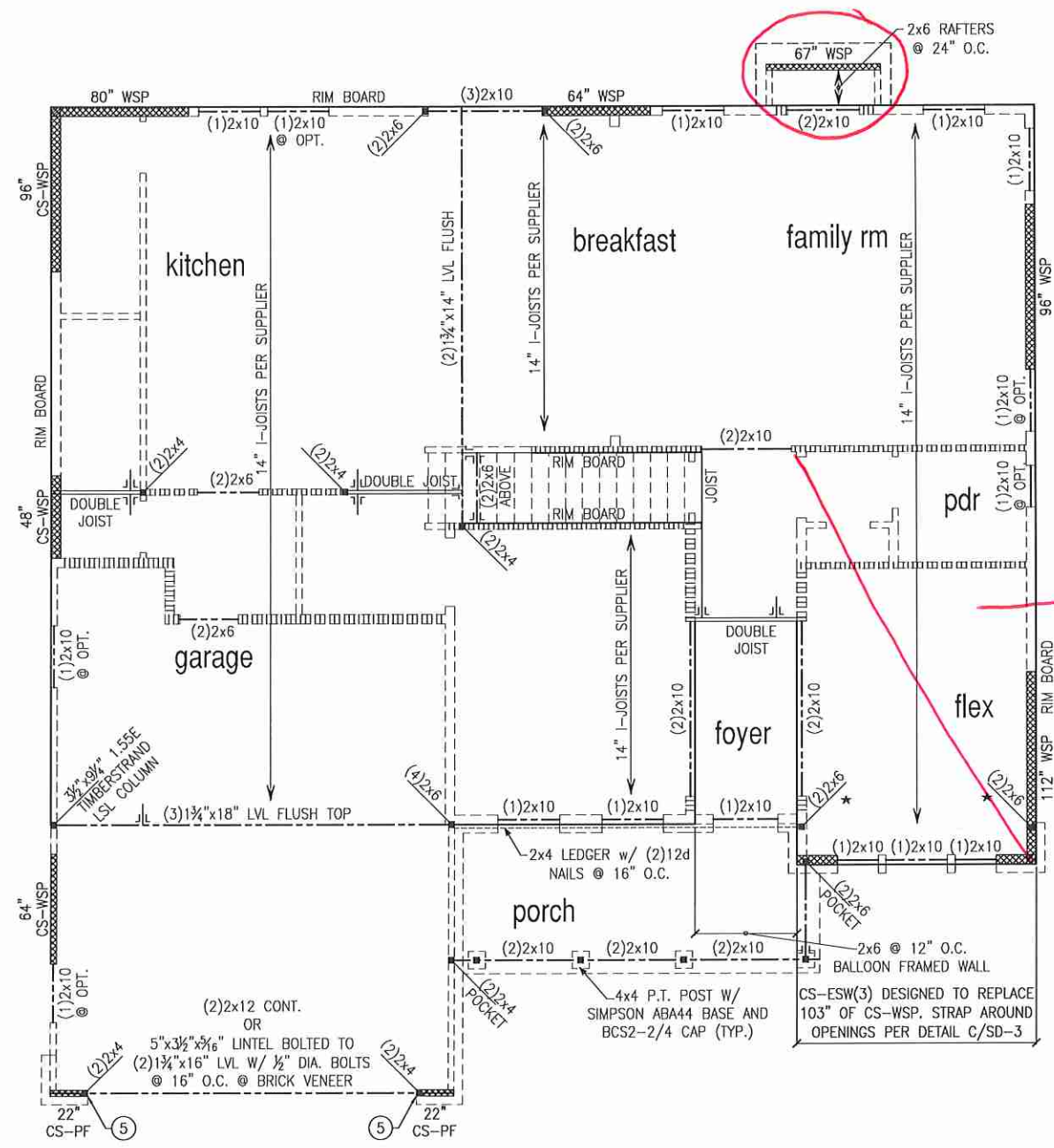
- PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- BRACED WALL PANEL (SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
- LOCATION OF DOOR ABOVE

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.





Bed 5/Bath 3

SECOND FLOOR FRAMING PLAN  
ELEVATION A

see elevation C

**LEGEND**

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

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

PLAN DESIGNED WITH 9' WALL PLATES

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

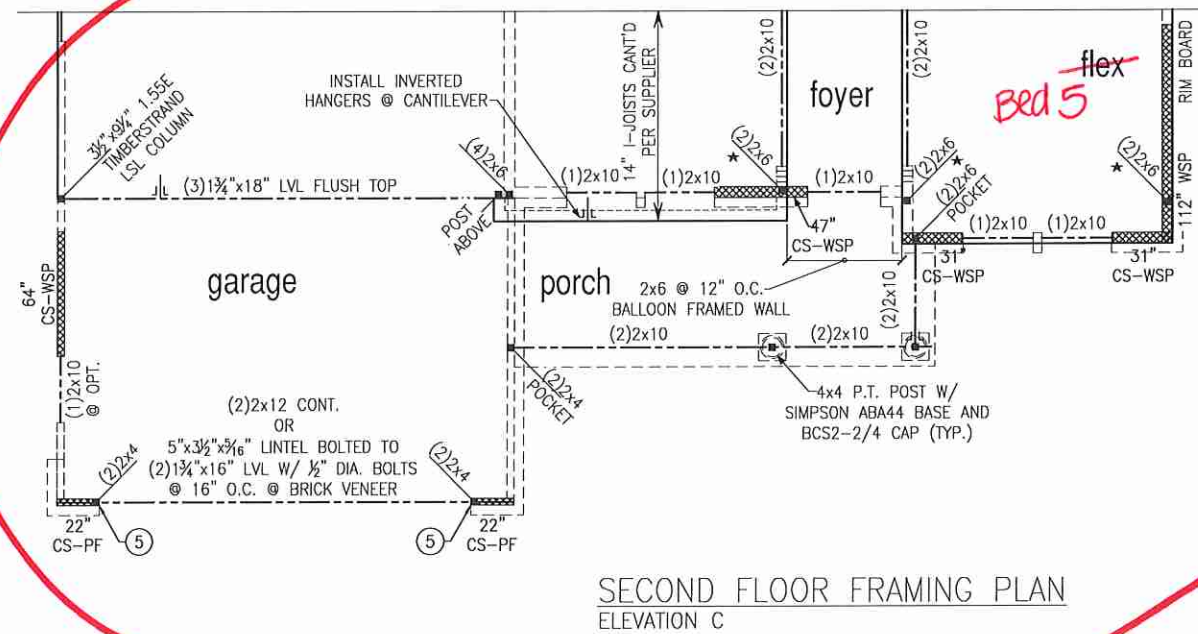
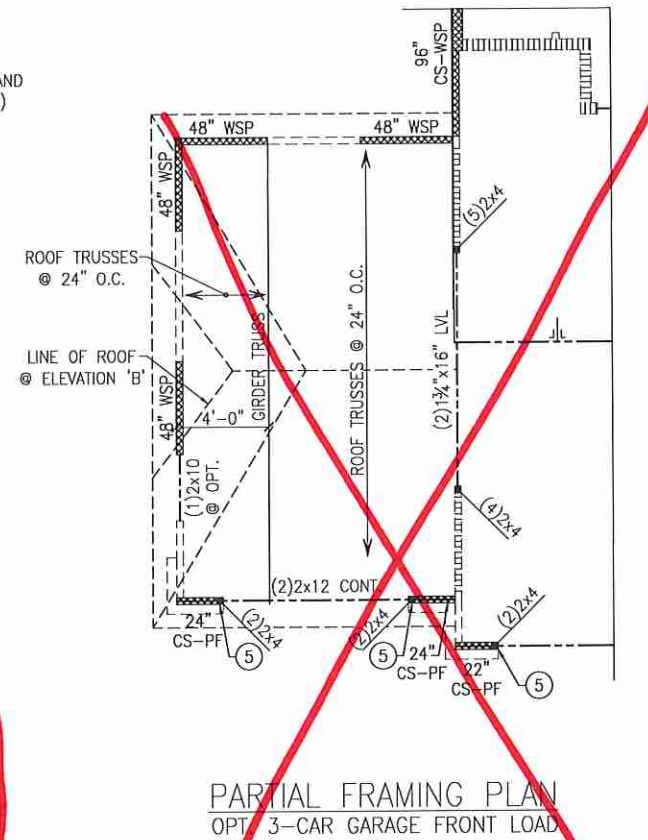
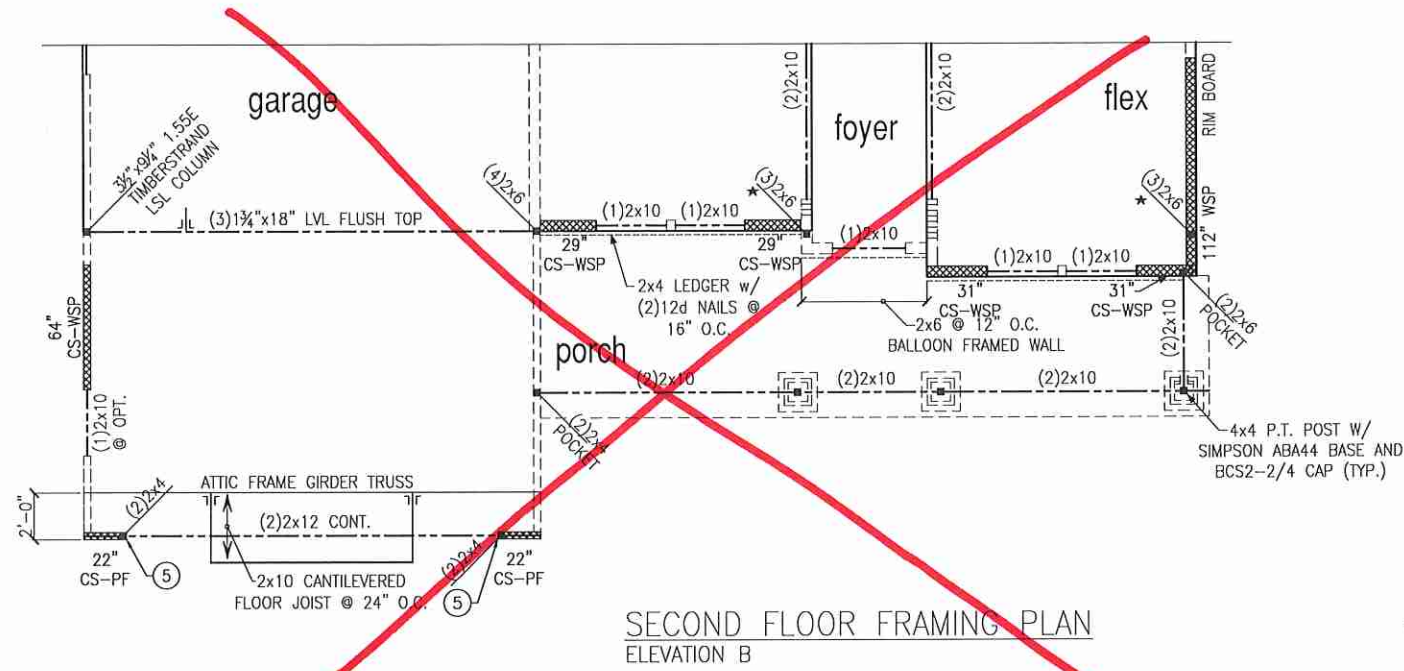
**KEYNOTES:**

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



Second Floor Framing Plans  
Elevation A  
Redbud Model - LH  
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.

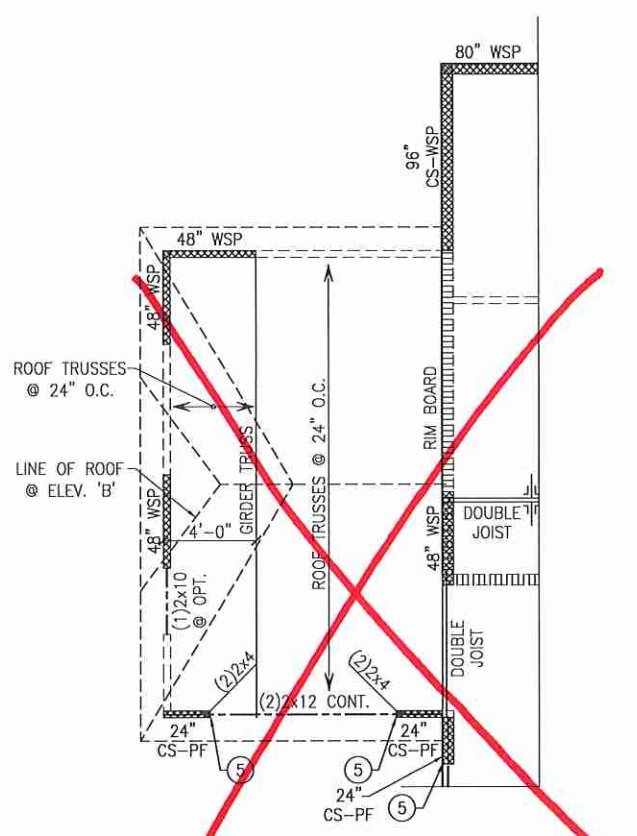
**KEYNOTES:**

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

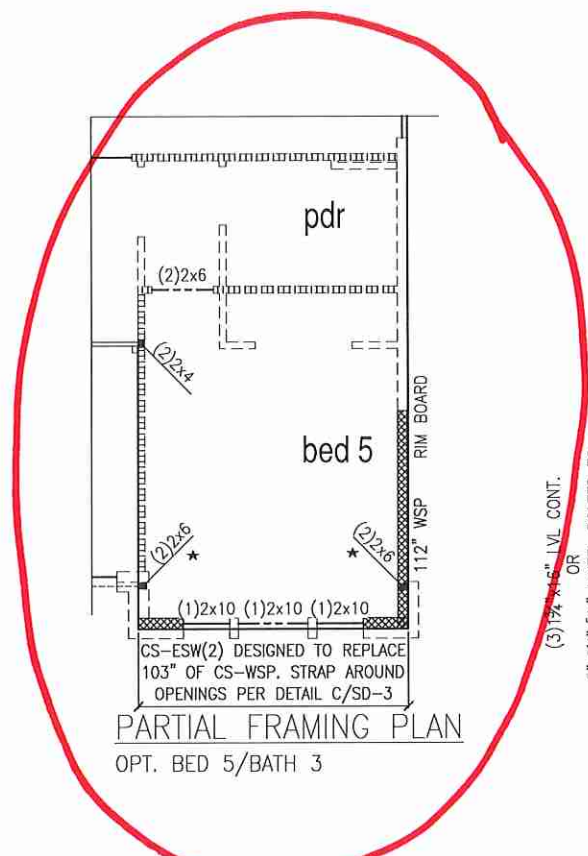


Second Floor Framing Plans  
 Elevations B, C & Option  
 Redbud Model - LH  
 120 M.P.H.  
 Carolina Division

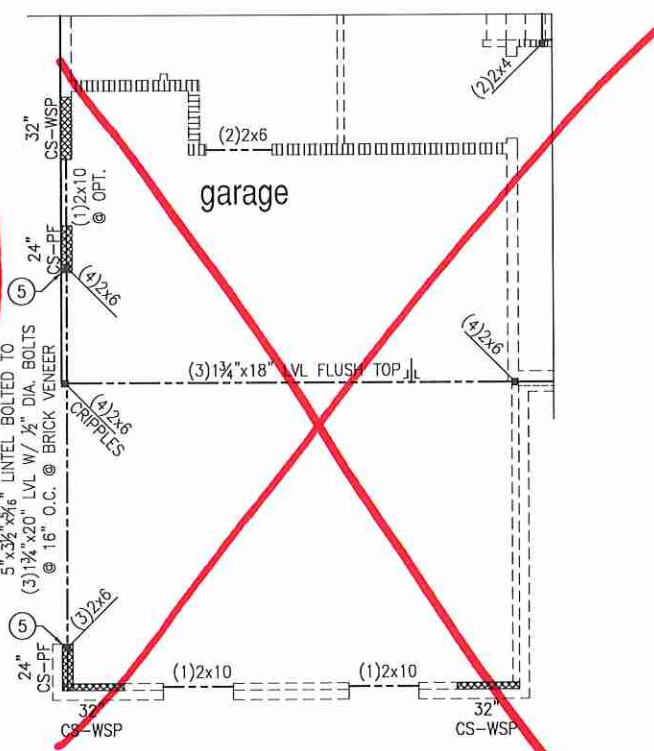
Project #: 105-16009  
 Designed By: KRK  
 Checked By:  
 Issue Date: 4/1/19  
 Re-Issue:  
 Scale: 1/8"=1'-0" @ 11x17  
 1/4"=1'-0" @ 22x34



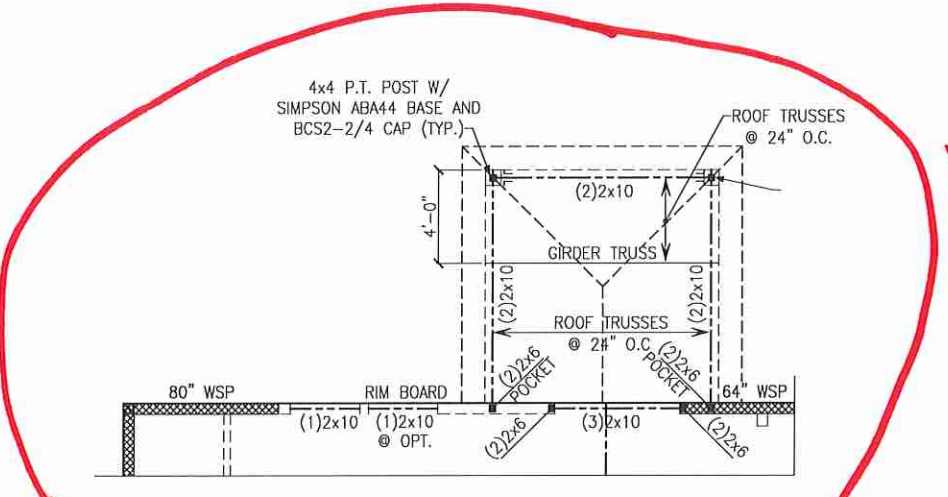
PARTIAL FRAMING PLAN  
 OPTIONAL 3-CAR SWING IN CARRIAGE GARAGE



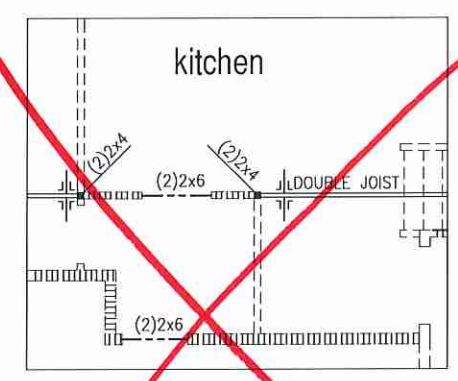
PARTIAL FRAMING PLAN  
 OPT. BED 5/BATH 3



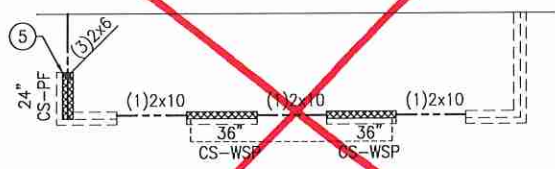
PARTIAL FRAMING PLAN  
 OPT. SIDE LOAD GARAGE  
 ELEVATIONS A & C



PARTIAL FRAMING PLAN  
 OPT. COVERED PATIO  
*screened deck*



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.

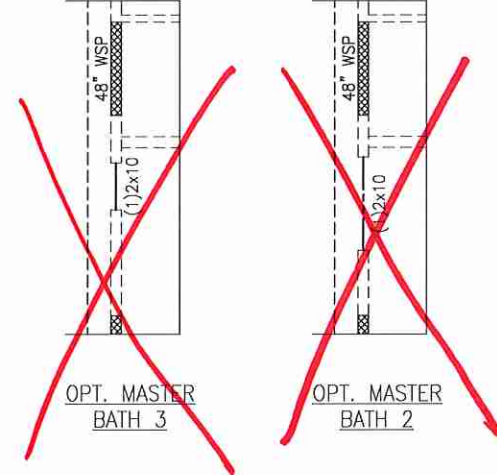
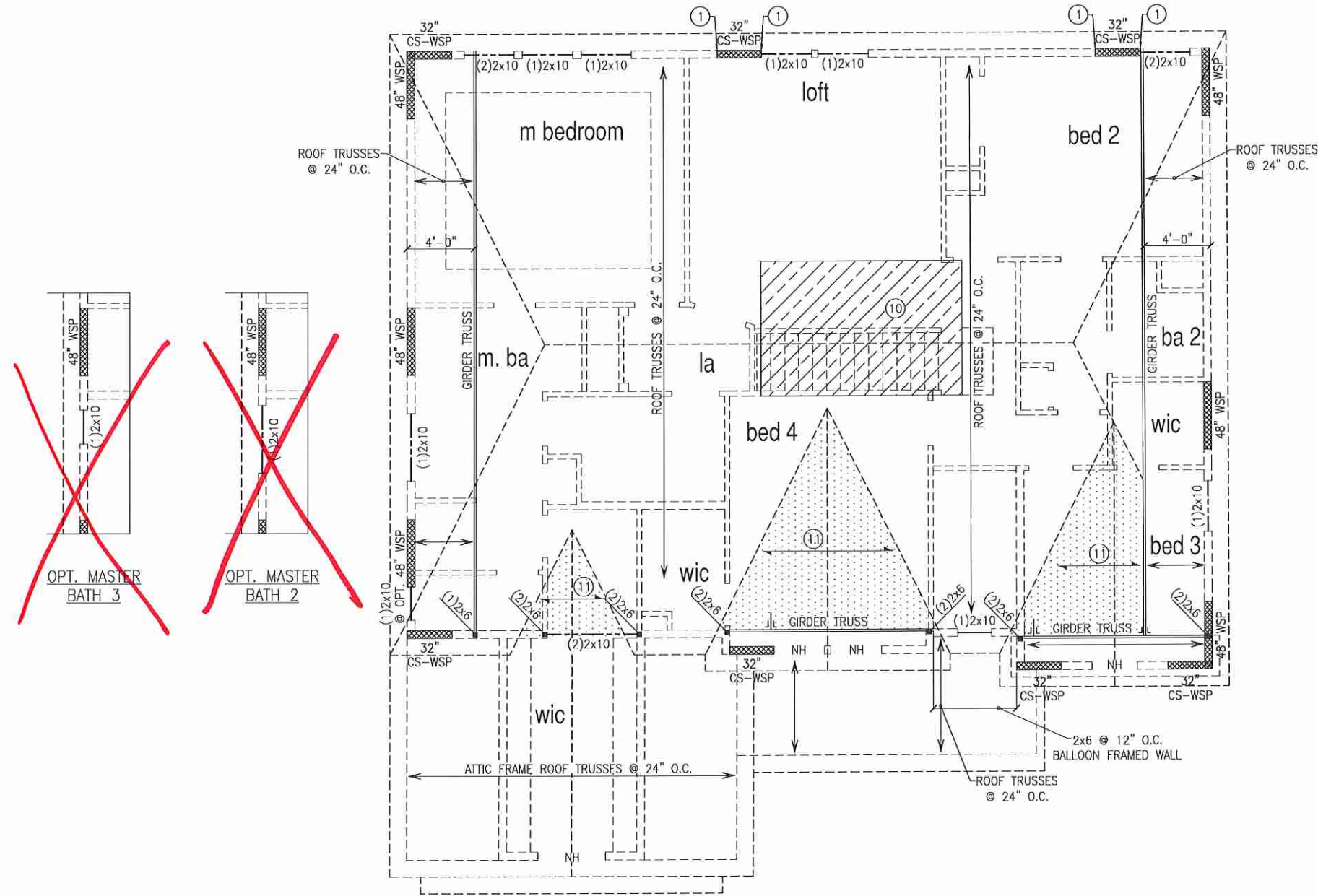
**KEYNOTES:**

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



Second Floor Framing Plans  
 Options  
 Redbud Model - LH  
 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



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

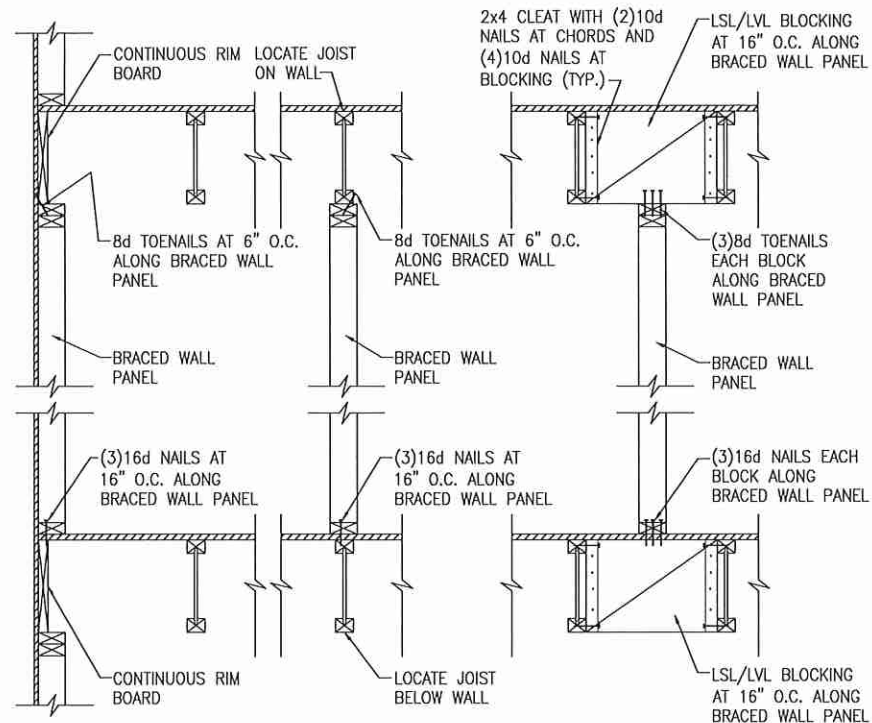
**KEYNOTES:**

- 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.)

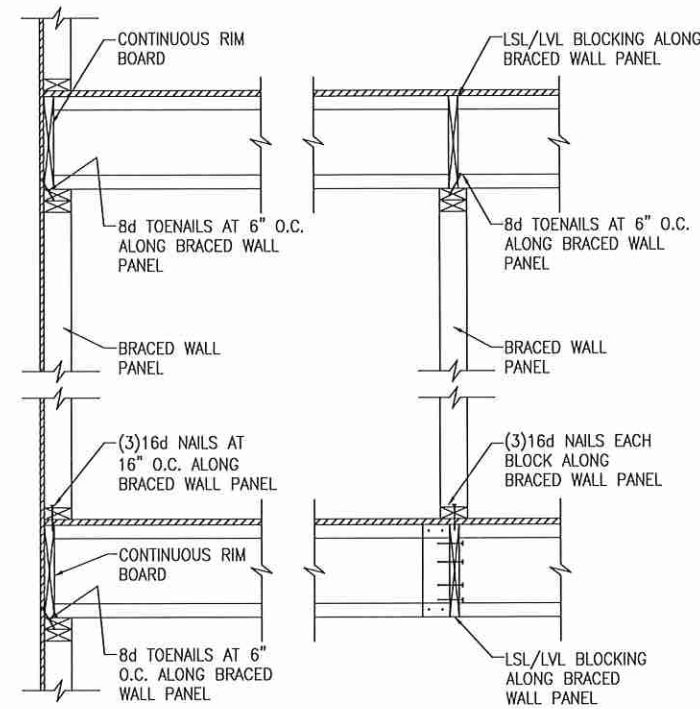


Roof Framing Plan  
 Elevation C  
 Redbud Model - LH  
 120 M.P.H.  
 Carolina Division

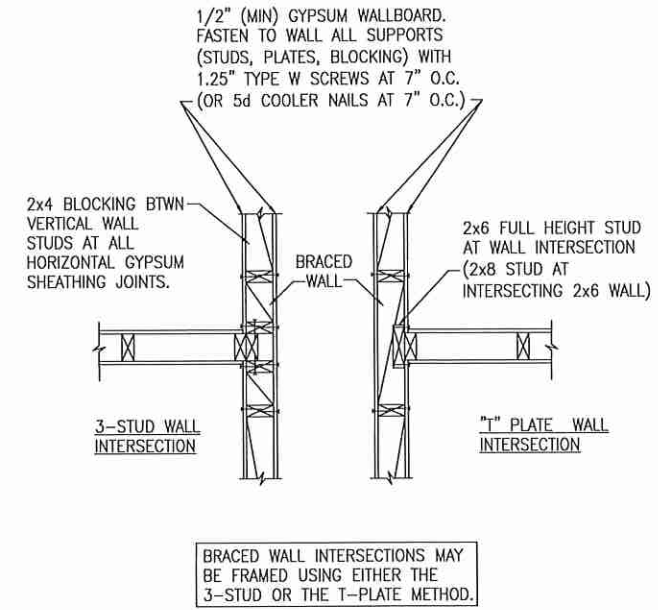
Project #: 105-16009  
 Designed By: KRK  
 Checked By:  
 Issue Date: 4/1/19  
 Re-Issue:  
 Scale: 1/8"=1'-0" @ 11x17  
 1/4"=1'-0" @ 22x34



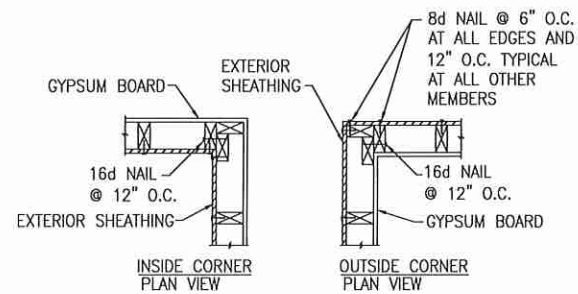
**(A) TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION**  
BRACED WALL PANELS PARALLEL TO I-JOISTS



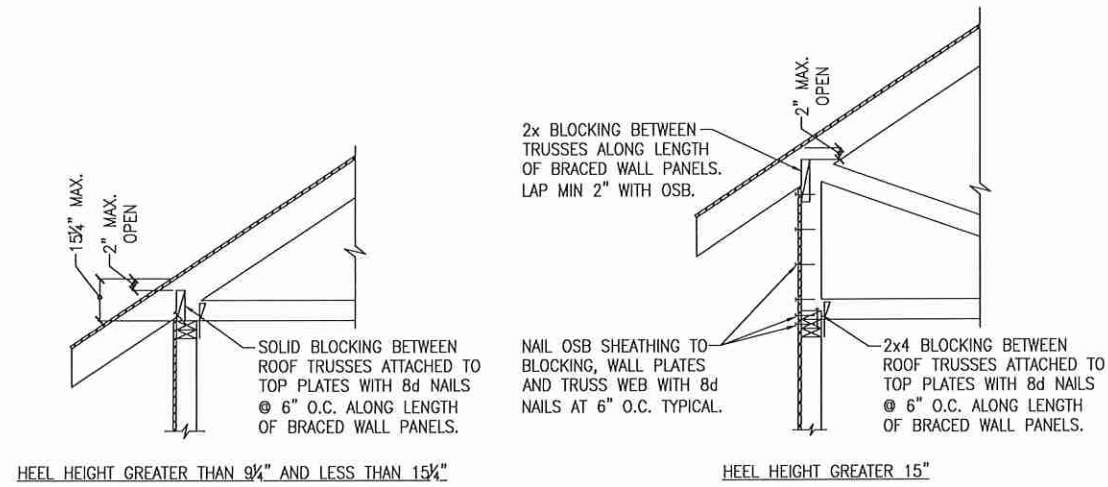
**(B) TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION**  
BRACED WALL PANELS PERPENDICULAR TO I-JOISTS



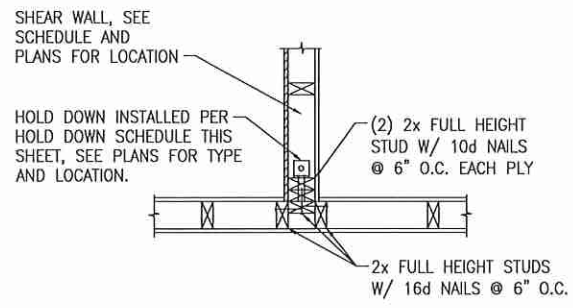
**(C) METHOD GB(1) AND GB(2) INTERSECTION DETAILS**



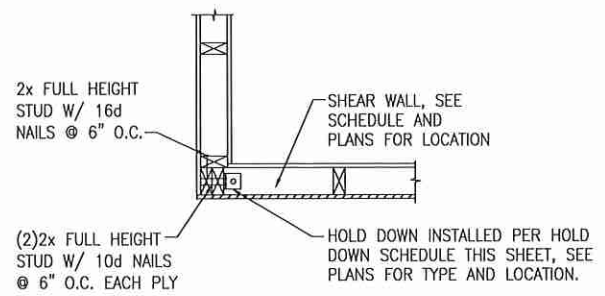
**(D) TYPICAL EXTERIOR CORNER WALL FRAMING**



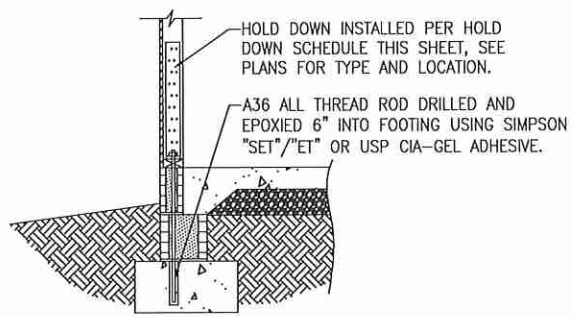
**(E) ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS**  
ONLY REQUIRED AT BRACED WALL PANELS



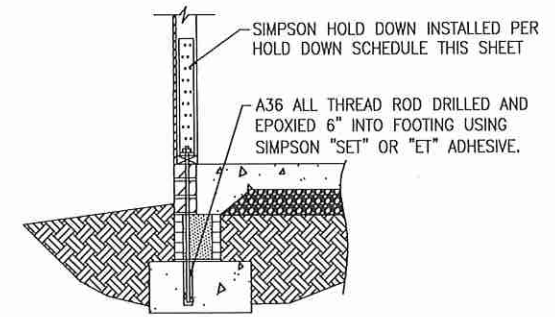
(A) TYPICAL HOLD DOWN DETAIL



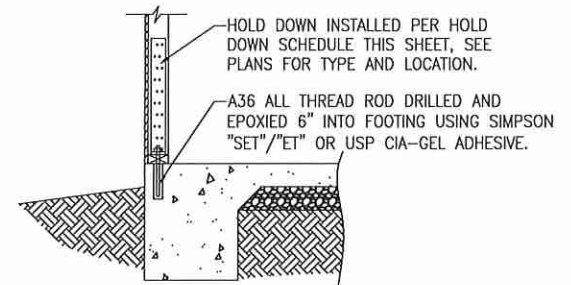
(B) TYPICAL HOLD DOWN DETAIL



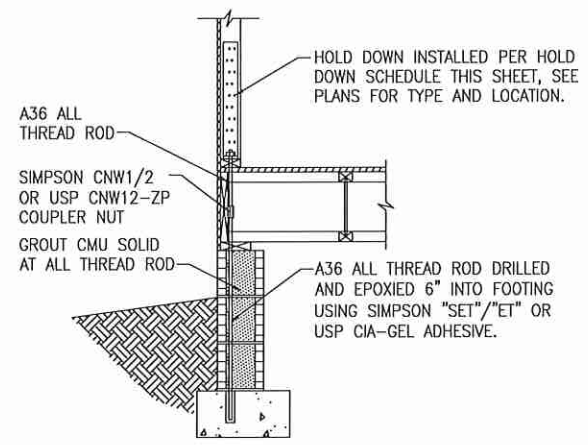
(C) HOLD DOWN AT STEMWALL SLAB FOUNDATION



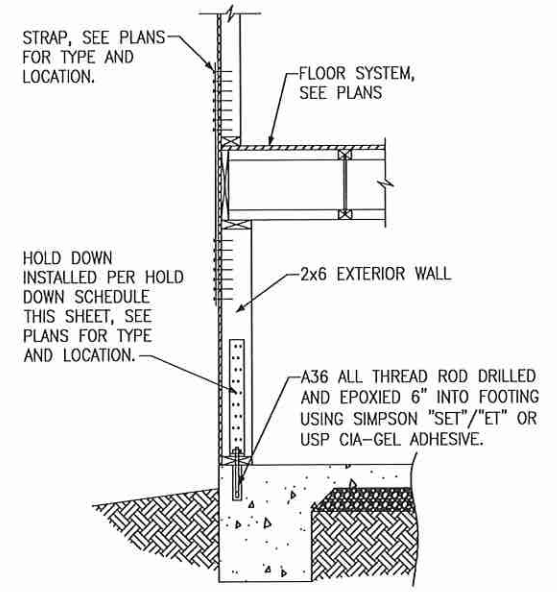
(C) HOLD DOWN AT STEMWALL SLAB



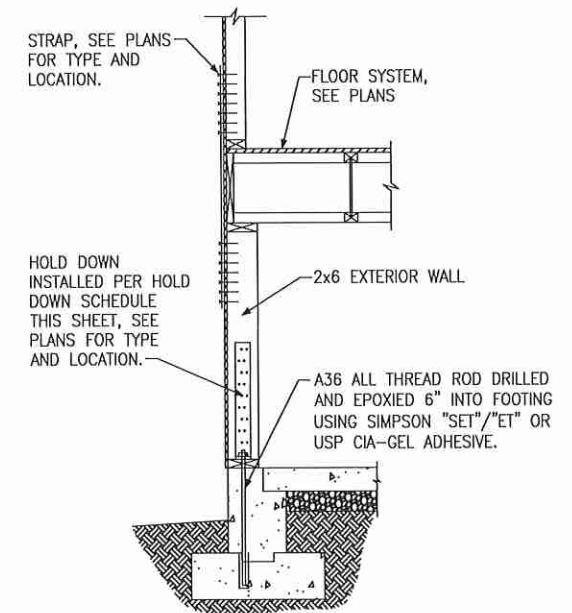
(D) HOLD DOWN AT MONOLITHIC SLAB FOUNDATION



(E) HOLD DOWN AT CRAWL SPACE FOUNDATION



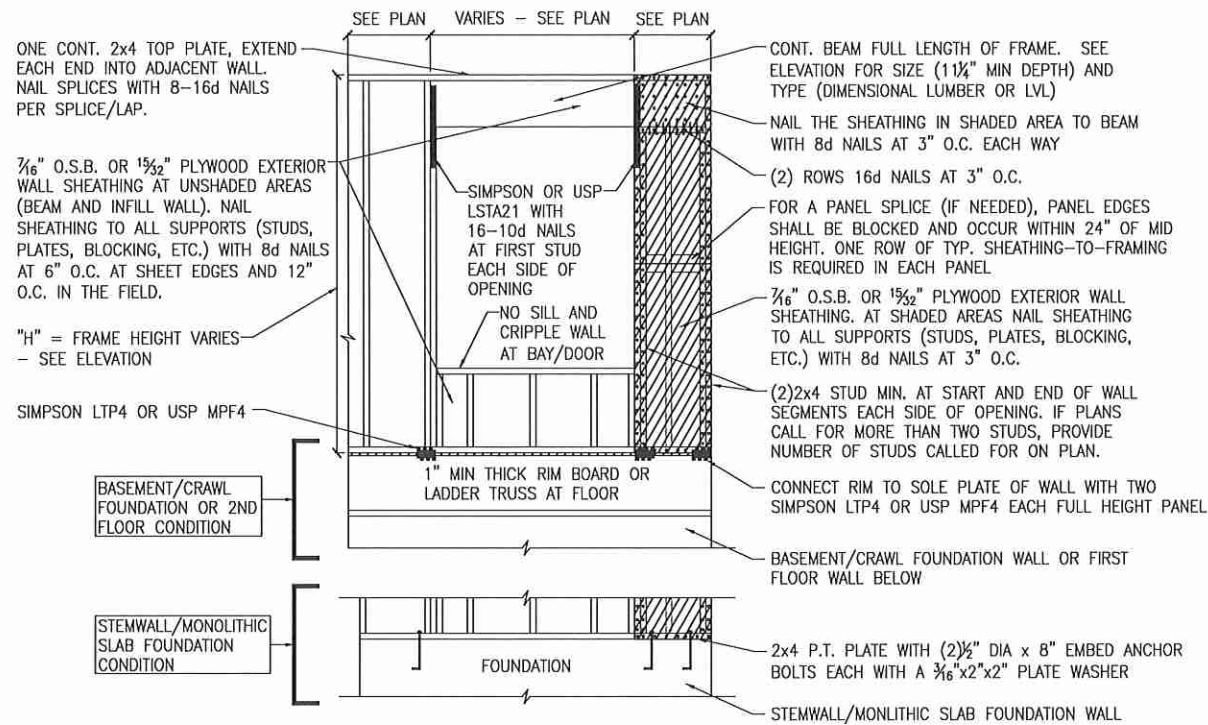
(F) HOLD DOWN AT BASEMENT FOUNDATION MONOLITHIC TURN-DOWN



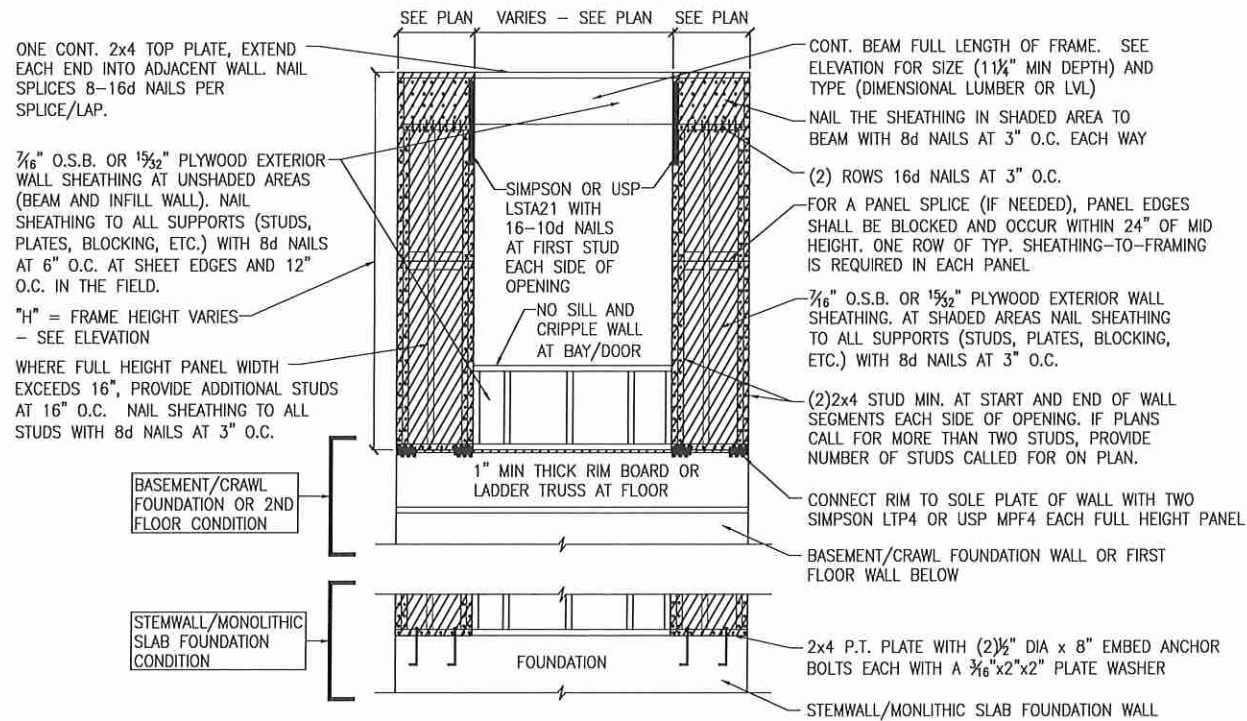
(G) HOLD DOWN AT BASEMENT FOUNDATION STEM WALL

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

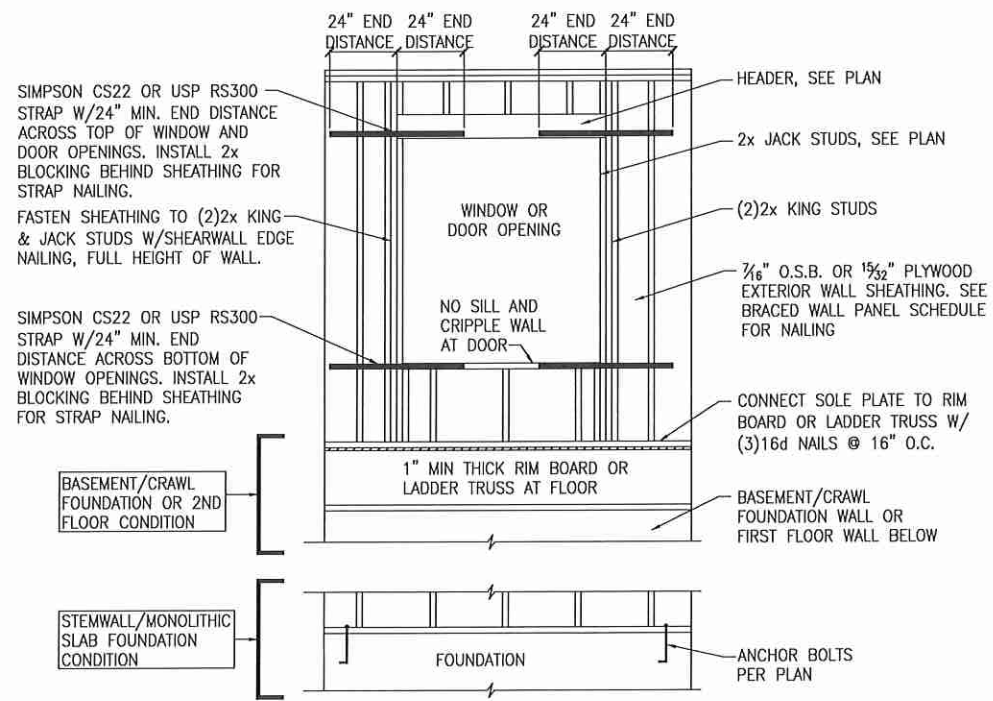




**A** METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION  
ONE BRACED WALL SEGMENT



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



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

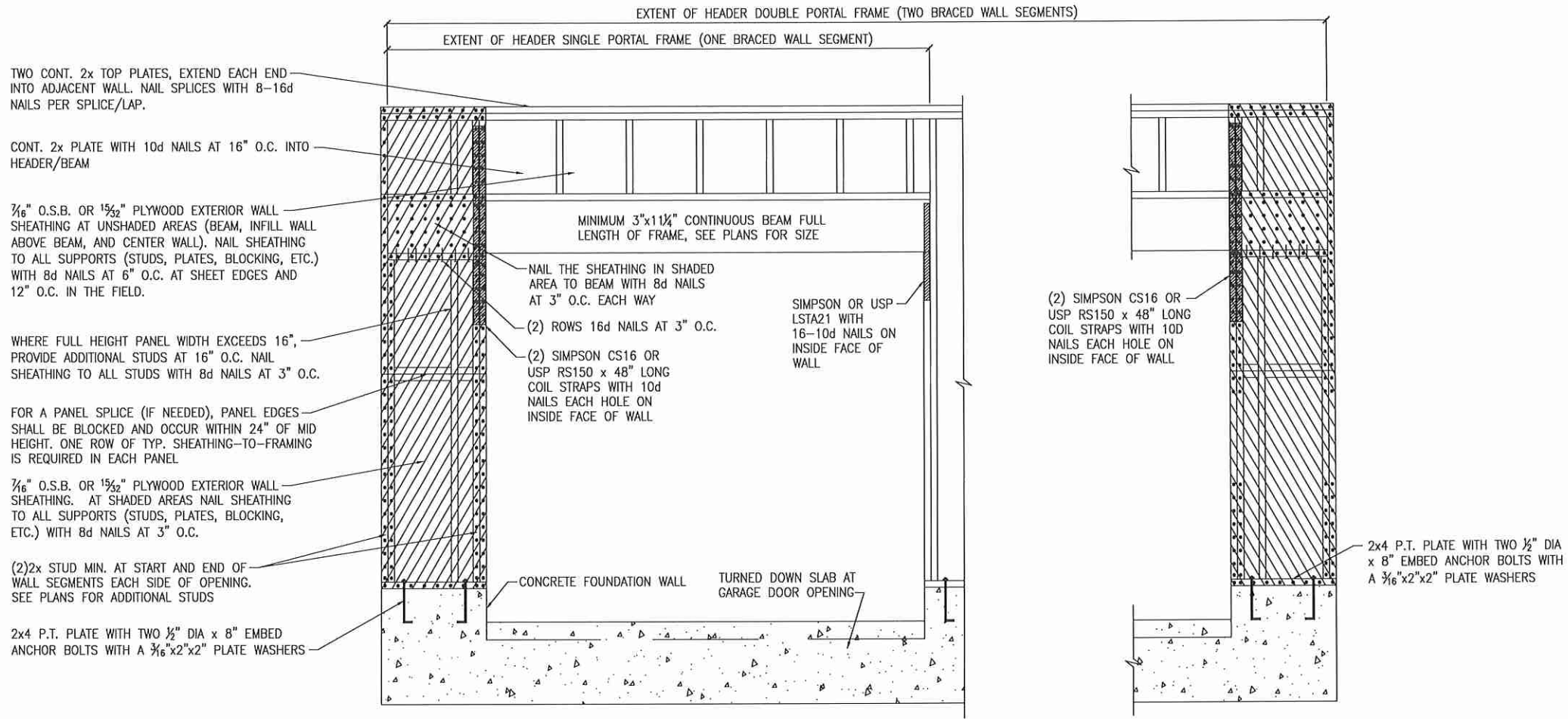
BRACED WALL PANEL AND ENGINEERED SHEAR WALL SCHEDULE			
PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS
WSP	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
GB(1)	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
GB(1)-4	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 4" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
GB(2)	INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
CS-WSP	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
CS-PF	CONTINUOUS SHEATHED PORTAL FRAME	7/16" OSB	NAILING PER DETAIL
PFH	PORTAL FRAME WITH HOLD DOWNS	7/16" OSB	NAILING PER DETAIL
CS-ESW(1)	ENGINEERED SHEAR WALL, TYPE 1	7/16" OSB	8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS
CS-ESW(2)	ENGINEERED SHEAR WALL, TYPE 2	7/16" OSB	8D COMMON NAILS AT 4" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS
CS-ESW(3)	ENGINEERED SHEAR WALL, TYPE 3	7/16" OSB	8D COMMON NAILS AT 3" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS

**BRACED WALL PANEL NOTES:**

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







TWO CONT. 2x TOP PLATES, EXTEND EACH END INTO ADJACENT WALL. NAIL SPLICES WITH 8-16d NAILS PER SPLICE/LAP.

CONT. 2x PLATE WITH 10d NAILS AT 16" O.C. INTO HEADER/BEAM

3/16" O.S.B. OR 1/2" PLYWOOD EXTERIOR WALL SHEATHING AT UNSHADED AREAS (BEAM, INFILL WALL ABOVE BEAM, AND CENTER WALL). NAIL SHEATHING TO ALL SUPPORTS (STUDS, PLATES, BLOCKING, ETC.) WITH 8d NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. IN THE FIELD.

WHERE FULL HEIGHT PANEL WIDTH EXCEEDS 16", PROVIDE ADDITIONAL STUDS AT 16" O.C. NAIL SHEATHING TO ALL STUDS WITH 8d NAILS AT 3" O.C.

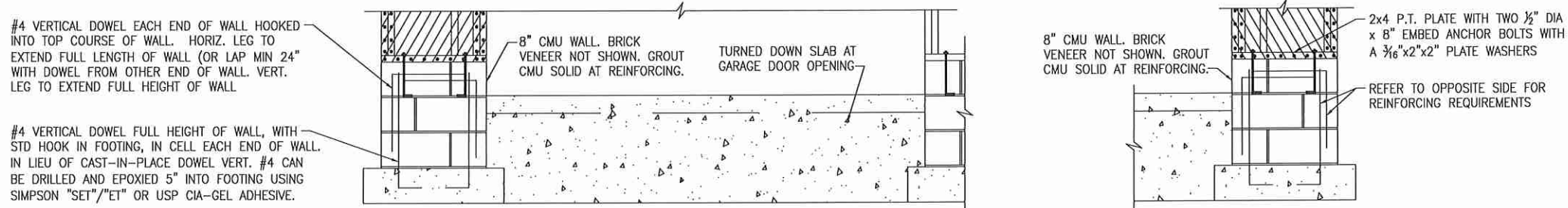
FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES SHALL BE BLOCKED AND OCCUR WITHIN 24" OF MID HEIGHT. ONE ROW OF TYP. SHEATHING-TO-FRAMING IS REQUIRED IN EACH PANEL.

3/16" O.S.B. OR 1/2" PLYWOOD EXTERIOR WALL SHEATHING. AT SHADED AREAS NAIL SHEATHING TO ALL SUPPORTS (STUDS, PLATES, BLOCKING, ETC.) WITH 8d NAILS AT 3" O.C.

(2)2x STUD MIN. AT START AND END OF WALL SEGMENTS EACH SIDE OF OPENING. SEE PLANS FOR ADDITIONAL STUDS

2x4 P.T. PLATE WITH TWO 1/2" DIA x 8" EMBED ANCHOR BOLTS WITH A 3/16"x2"x2" PLATE WASHERS

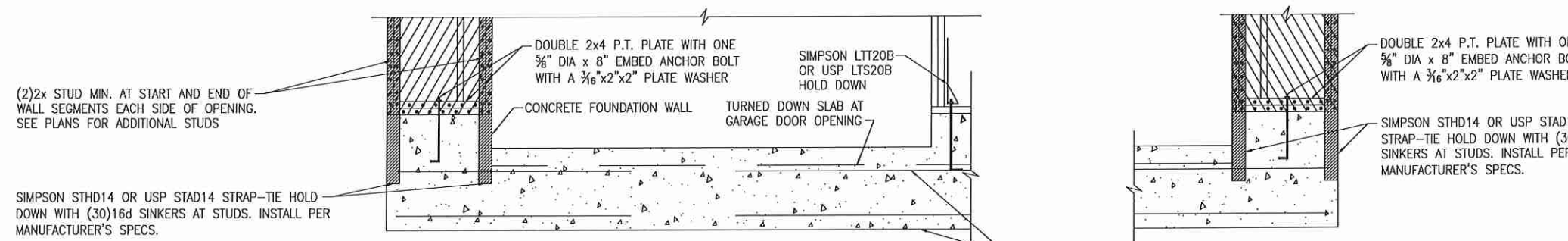
**A** METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION  
 MONOLITHIC SLAB OR BASEMENT FOUNDATION



#4 VERTICAL DOWEL EACH END OF WALL HOOKED INTO TOP COURSE OF WALL. HORIZ. LEG TO EXTEND FULL LENGTH OF WALL (OR LAP MIN 24" WITH DOWEL FROM OTHER END OF WALL. VERT. LEG TO EXTEND FULL HEIGHT OF WALL.

#4 VERTICAL DOWEL FULL HEIGHT OF WALL, WITH STD HOOK IN FOOTING, IN CELL EACH END OF WALL. IN LIEU OF CAST-IN-PLACE DOWEL VERT. #4 CAN BE DRILLED AND EPOXIED 5" INTO FOOTING USING SIMPSON "SET"/"ET" OR USP CIA-GEL ADHESIVE.

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



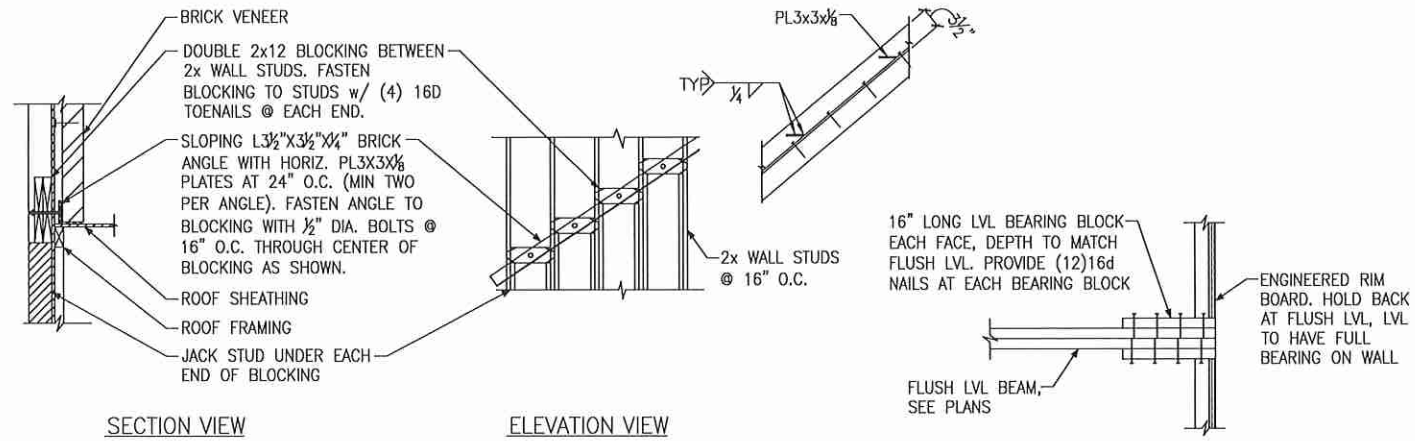
(2)2x STUD MIN. AT START AND END OF WALL SEGMENTS EACH SIDE OF OPENING. SEE PLANS FOR ADDITIONAL STUDS

SIMPSON STHD14 OR USP STAD14 STRAP-TIE HOLD DOWN WITH (30)16d SINKERS AT STUDS. INSTALL PER MANUFACTURER'S SPECS.

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

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

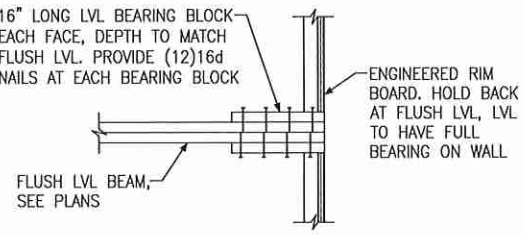




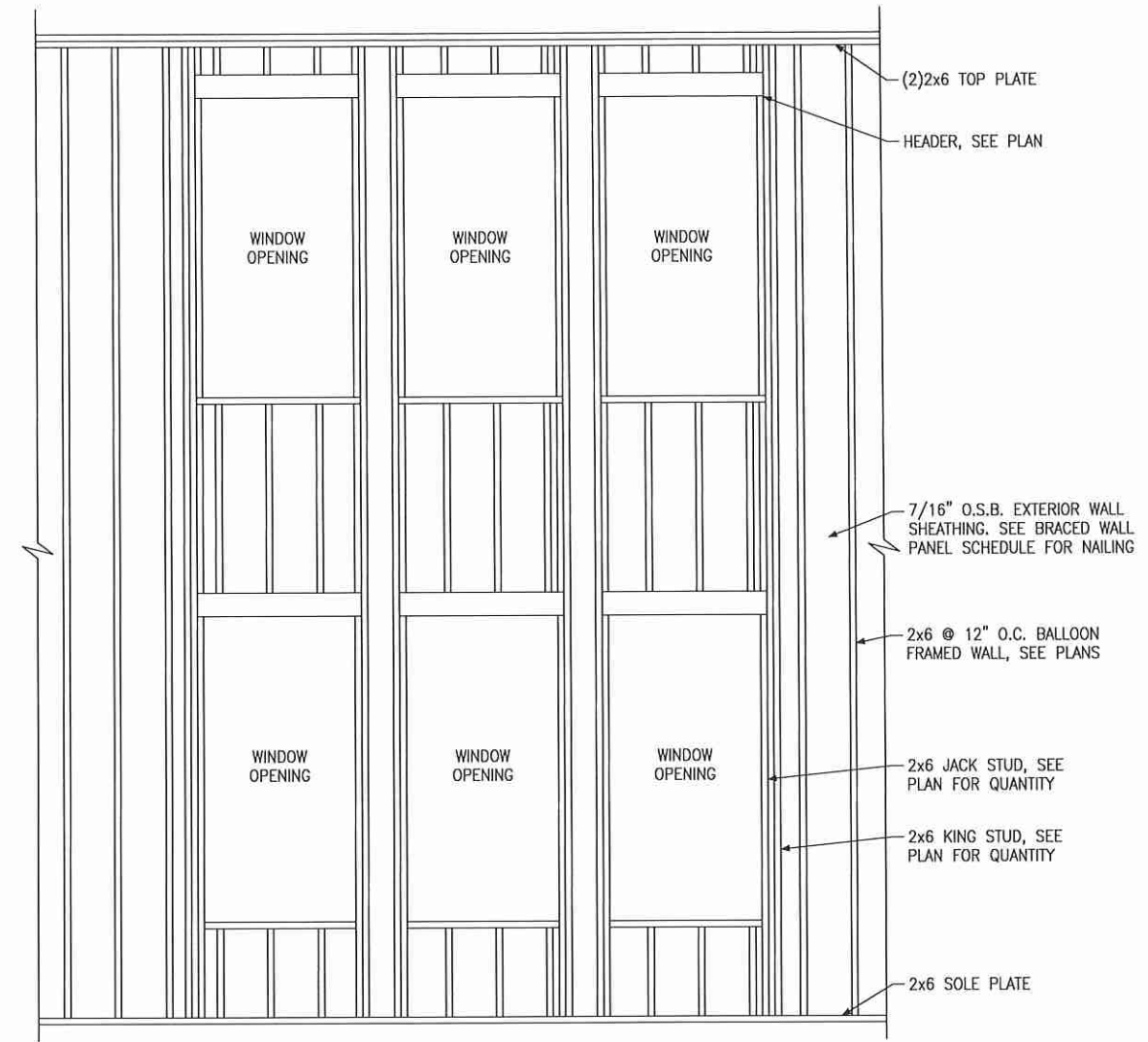
SECTION VIEW

ELEVATION VIEW

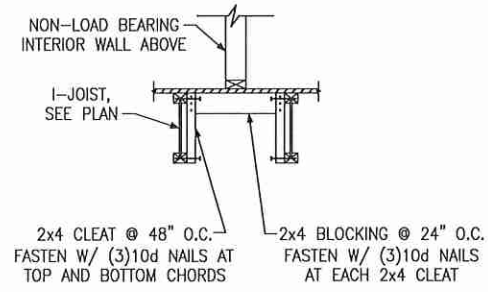
(A) BRICK LEDGER CONNECTION DETAIL



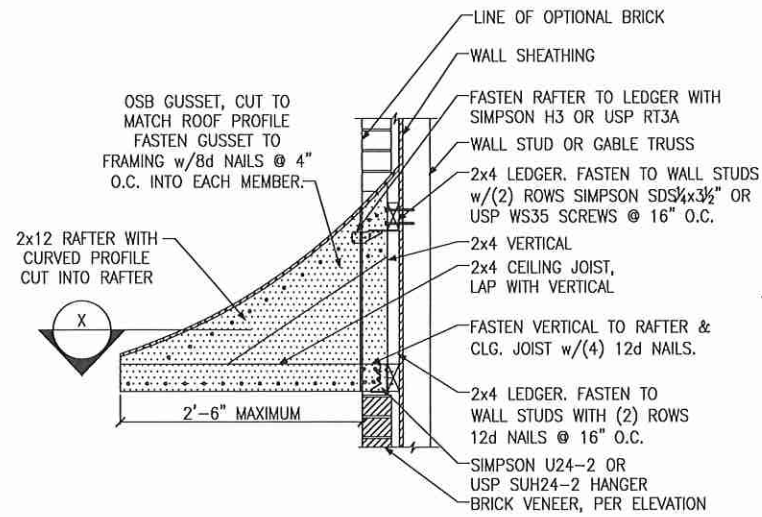
(B) BEARING ENHANCER FLUSH LVL



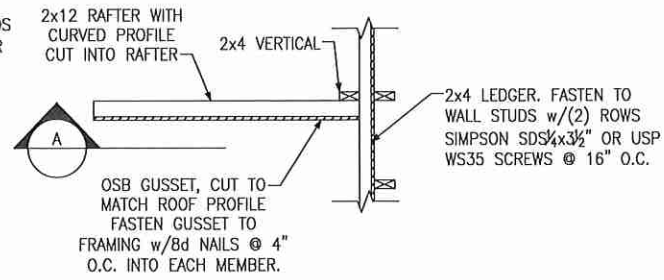
(D) BALLOON FRAMED WALL DETAIL N.T.S.



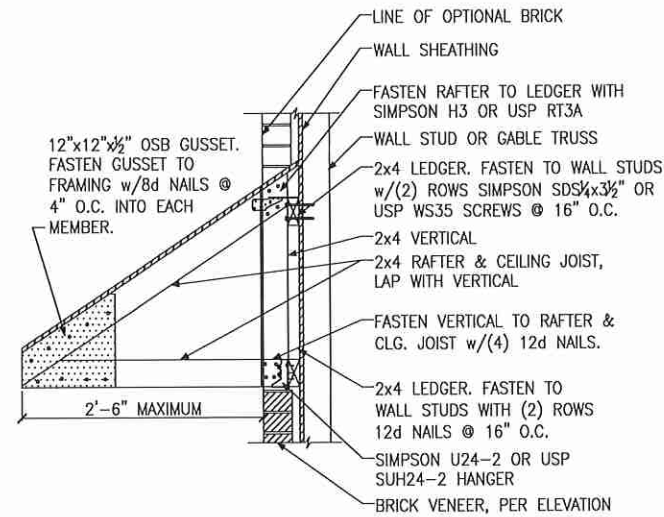
(C) I-JOIST LADDER BLOCKING AS REQUIRED @ PARALLEL WALLS



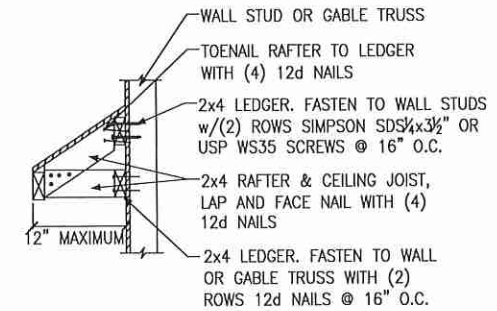
**A** PENT ROOF DETAIL  
CURVED ROOF



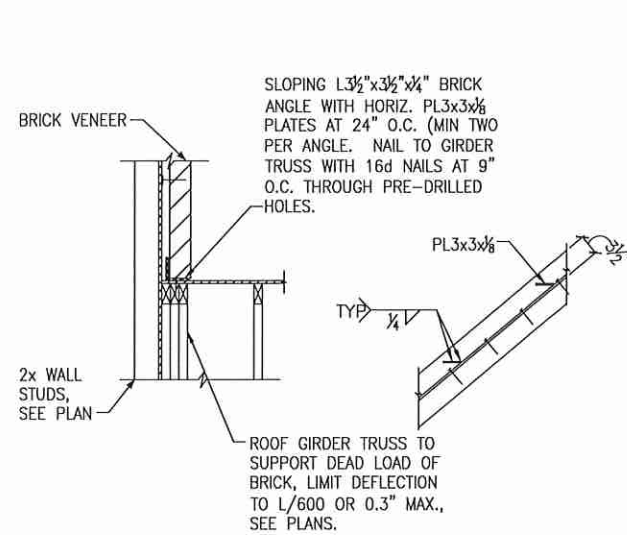
**X** SECTION  
CURVED ROOF



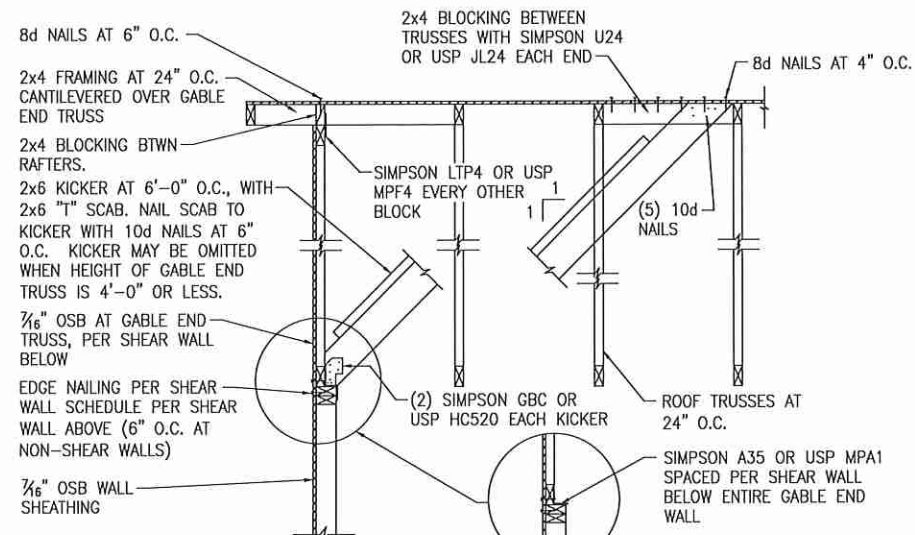
**B** PENT ROOF DETAIL  
STRAIGHT ROOF



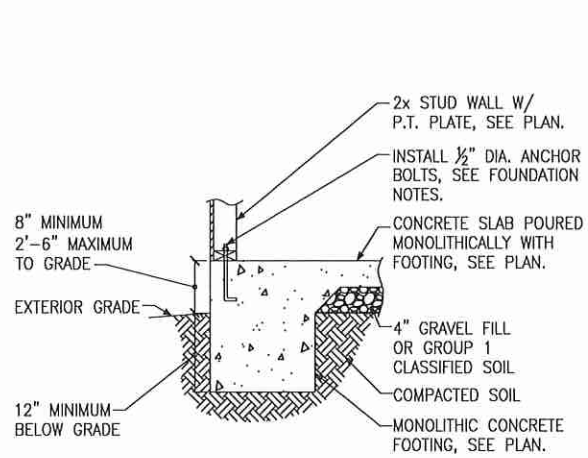
**C** EYEBROW ROOF DETAIL  
STRAIGHT ROOF



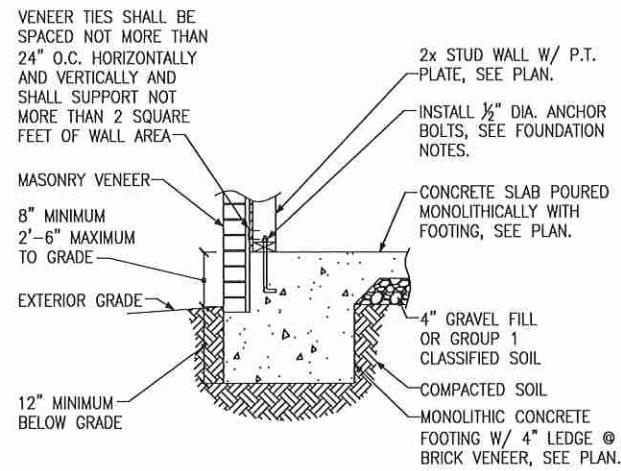
**D** TRUSS DETAIL



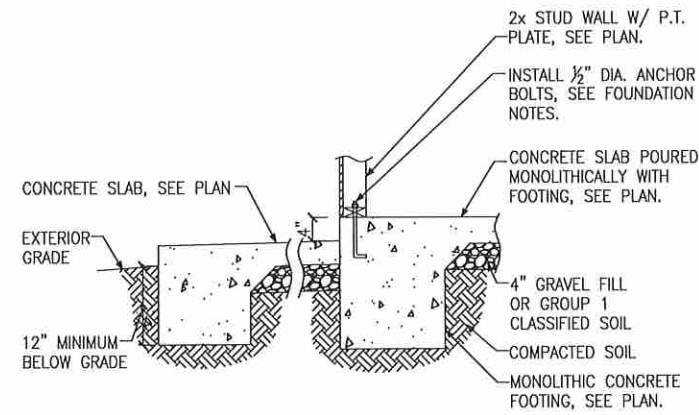
**E** GABLE END WALL DETAIL



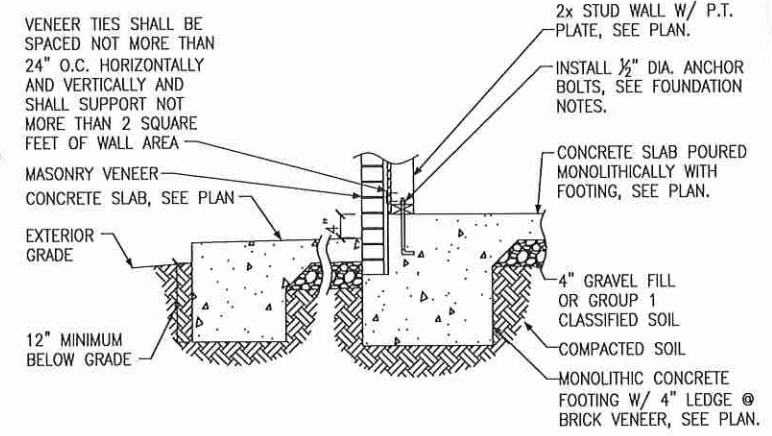
**A** FOUNDATION SECTION  
EXTERIOR WALL



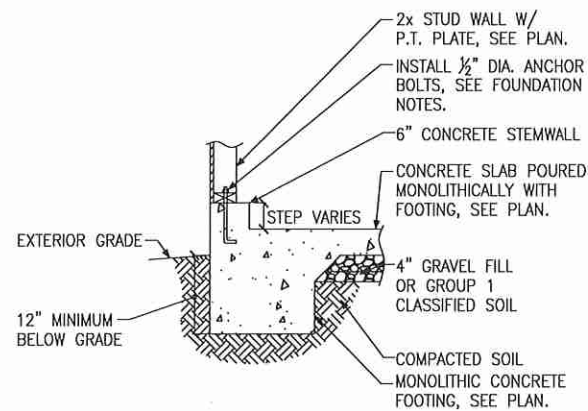
**B** FOUNDATION SECTION  
EXTERIOR WALL @ MASONRY  
VENEER



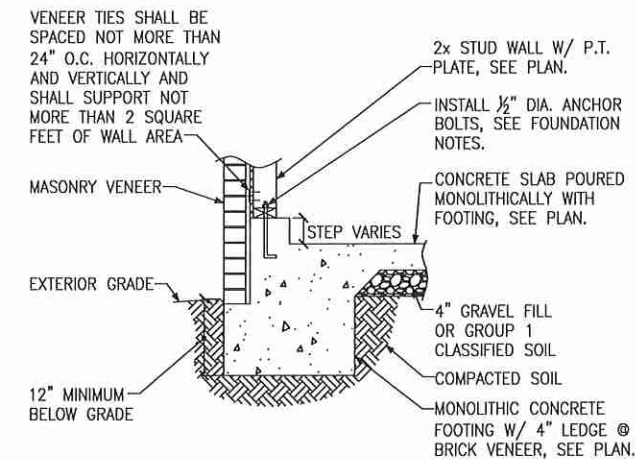
**C** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH



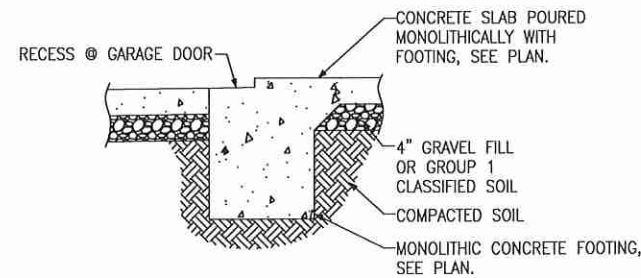
**D** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH W/ MASONRY  
VENEER



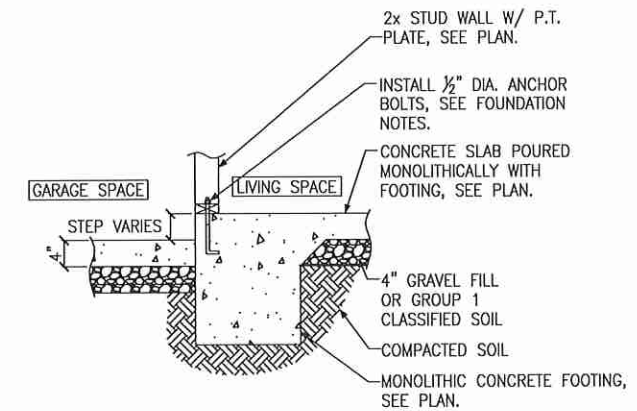
**E** FOUNDATION SECTION  
EXTERIOR GARAGE WALL



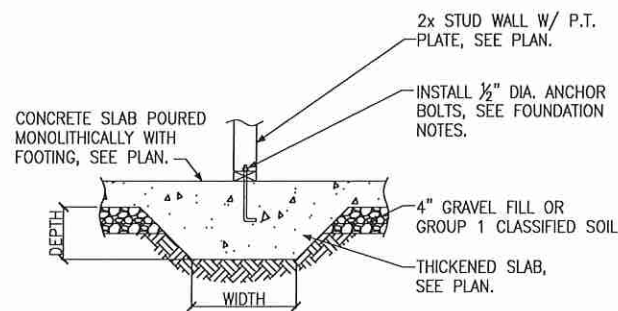
**F** FOUNDATION SECTION  
EXTERIOR GARAGE WALL @ MASONRY  
VENEER



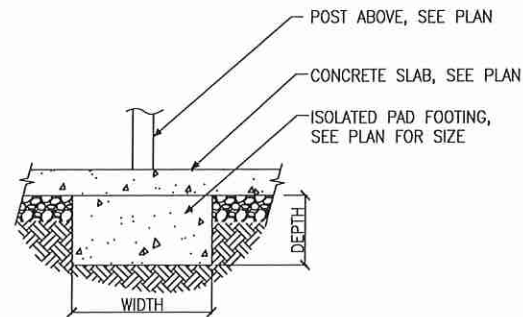
**G** FOUNDATION SECTION  
GARAGE DOOR



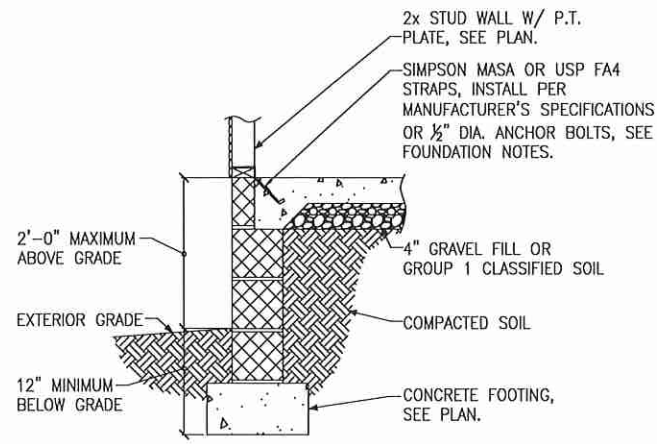
**H** FOUNDATION SECTION  
INTERIOR GARAGE WALL



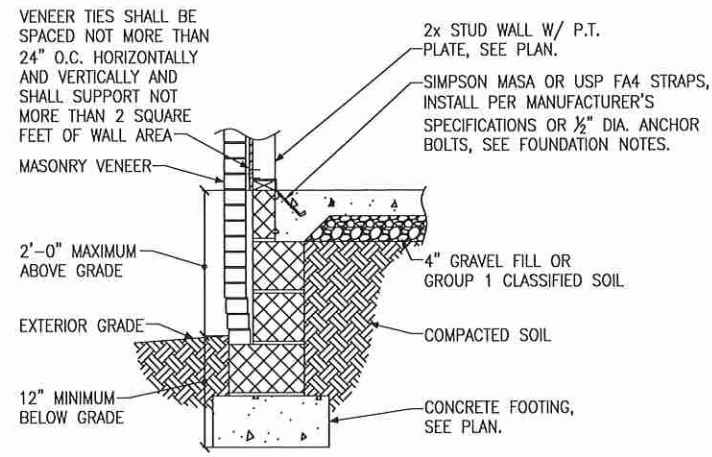
**J** FOUNDATION SECTION  
THICKENED SLAB



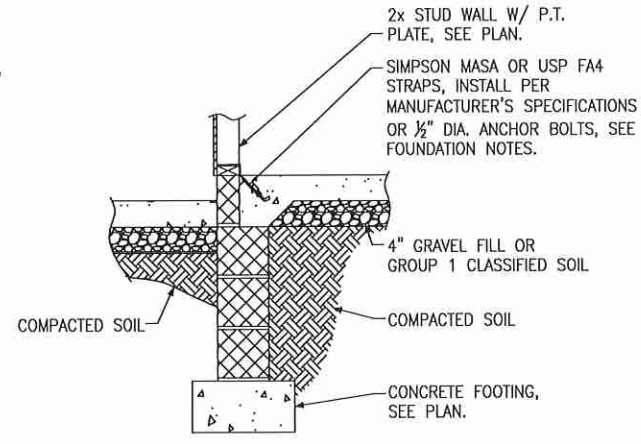
**K** FOUNDATION SECTION  
ISOLATED PAD FOOTING



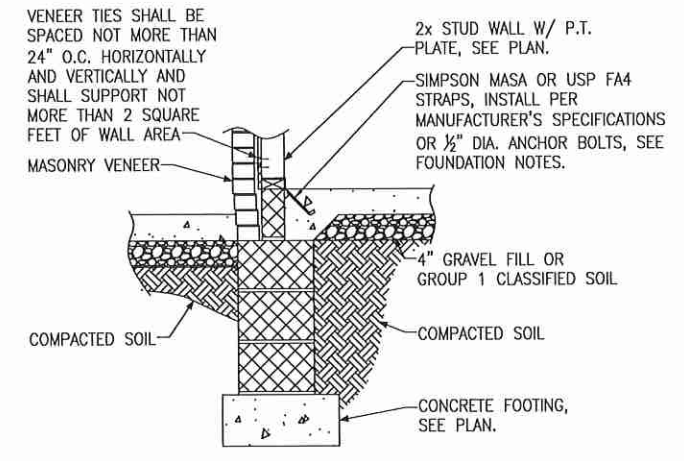
**A** FOUNDATION SECTION  
EXTERIOR WALL



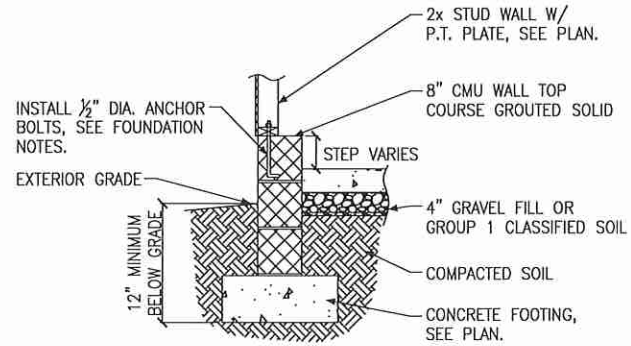
**B** FOUNDATION SECTION  
EXTERIOR WALL @ MASONRY  
VENEER



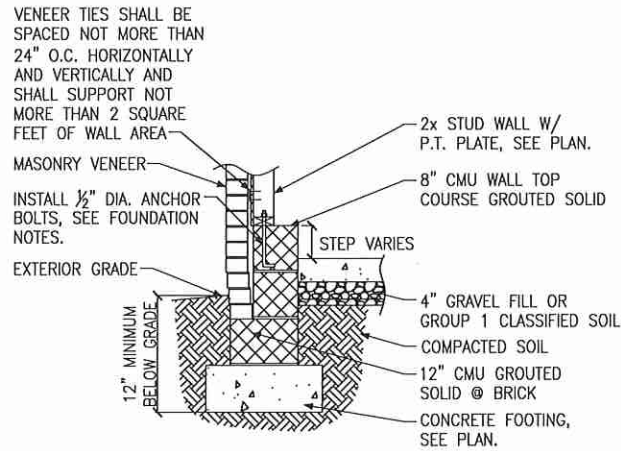
**C** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH



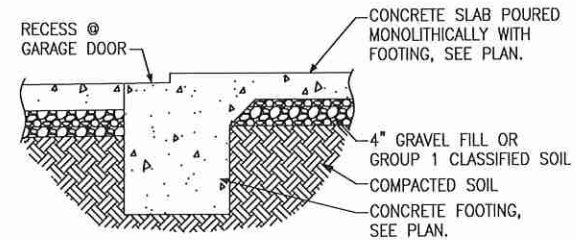
**D** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH W/  
MASONRY  
VENEER



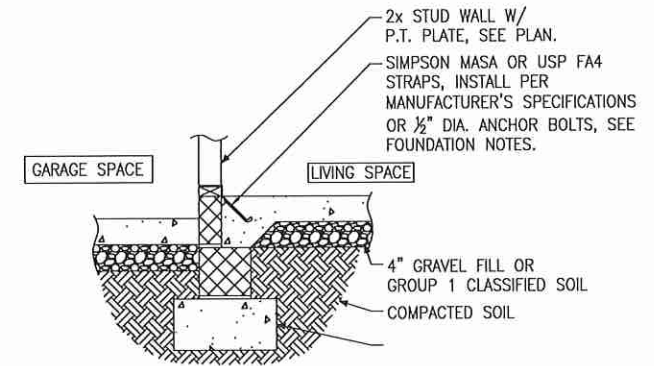
**E** FOUNDATION SECTION  
EXTERIOR GARAGE WALL



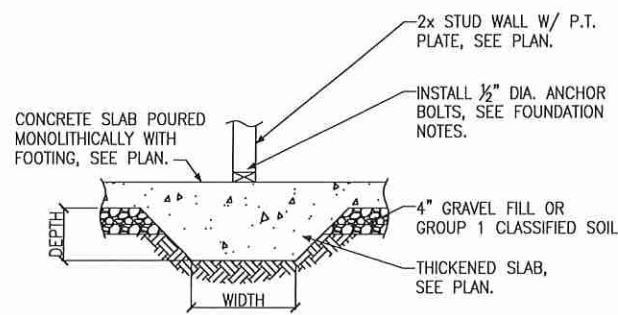
**F** FOUNDATION SECTION  
EXTERIOR GARAGE WALL @ MASONRY  
VENEER



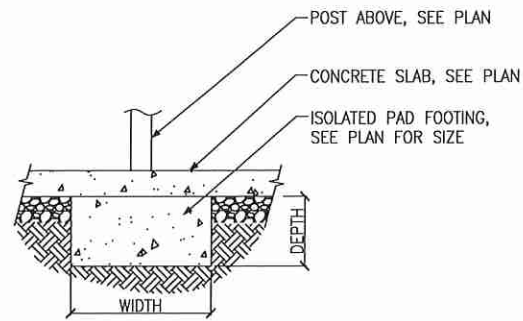
**G** FOUNDATION SECTION  
GARAGE DOOR



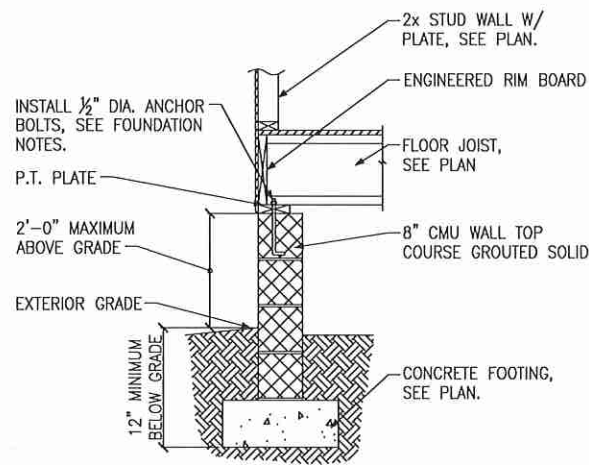
**H** FOUNDATION SECTION  
INTERIOR GARAGE WALL



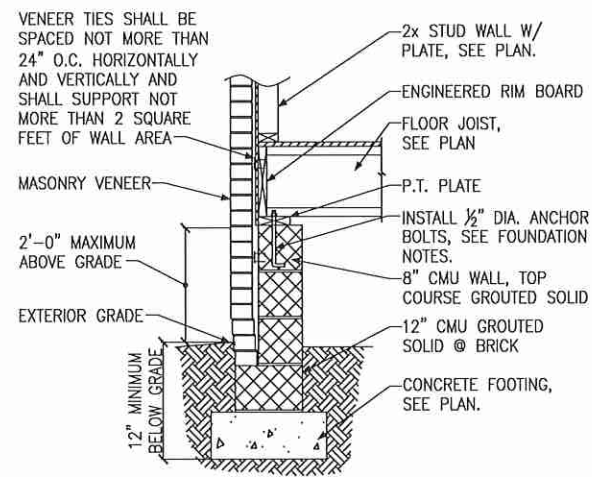
**J** FOUNDATION SECTION  
THICKENED SLAB



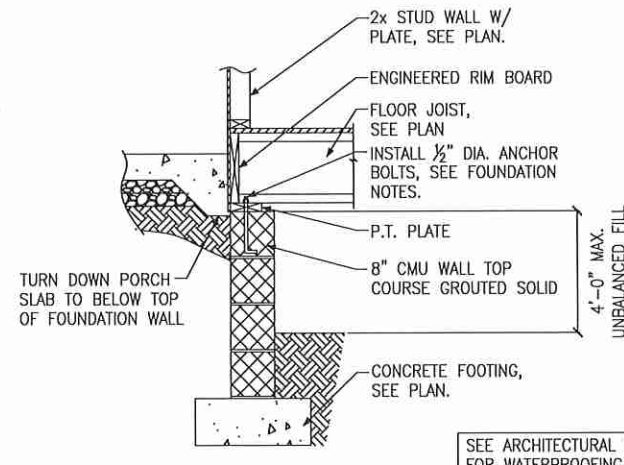
**K** FOUNDATION SECTION  
ISOLATED PAD FOOTING



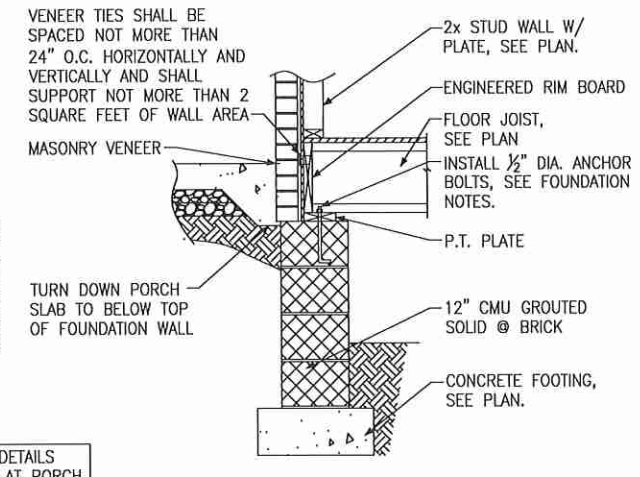
**A** FOUNDATION SECTION  
EXTERIOR WALL



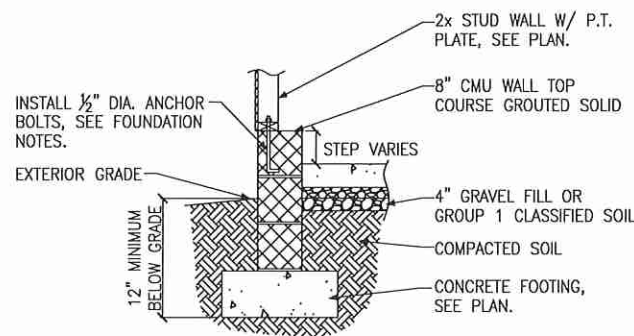
**B** FOUNDATION SECTION  
EXTERIOR WALL @ MASONRY VENEER



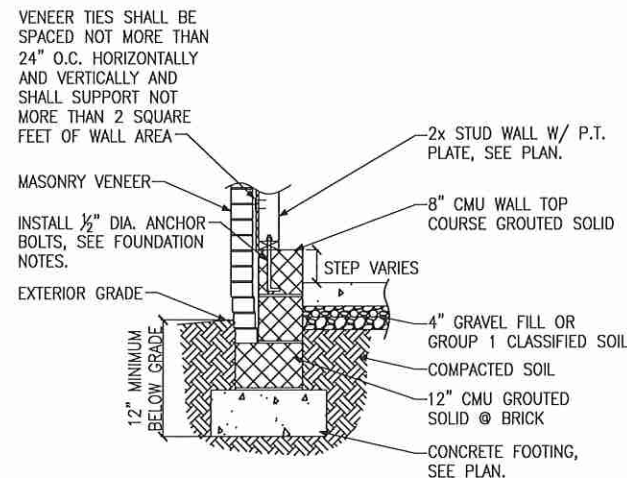
**C** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH



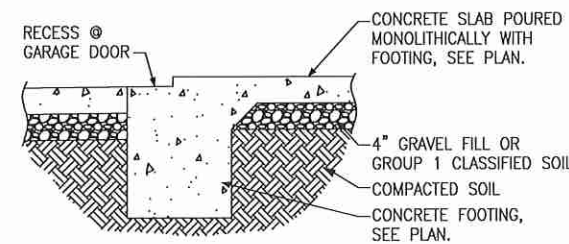
**D** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH W/ MASONRY VENEER



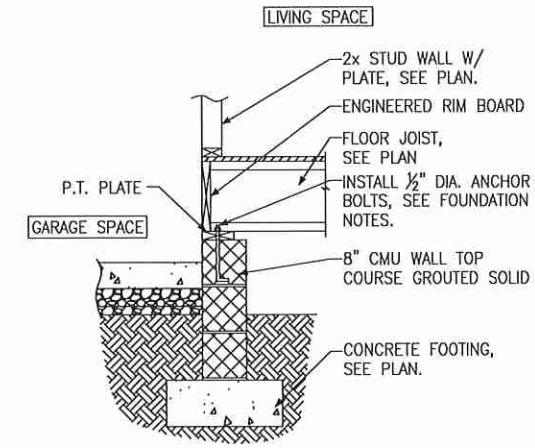
**E** FOUNDATION SECTION  
EXTERIOR GARAGE WALL



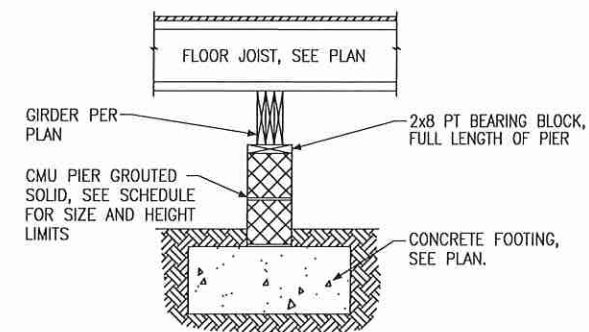
**F** FOUNDATION SECTION  
EXTERIOR GARAGE WALL @ MASONRY VENEER



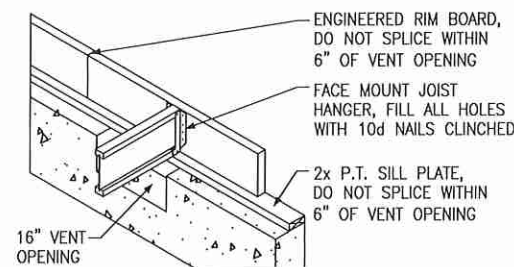
**G** FOUNDATION SECTION  
GARAGE DOOR



**H** FOUNDATION SECTION  
INTERIOR GARAGE WALL



**J** FOUNDATION SECTION  
INTERIOR PIER



**K** CRAWL SPACE VENT DETAIL

PIER AND FOOTING SCHEDULE		
PIER HEIGHT	PIER SIZE	MIN. FOOTING SIZE
UP TO 2'-8"	8" x 16"	24" x 24" x 12" U.N.O.
UP TO 5'-4"	16" x 16"	24" x 24" x 12" U.N.O.
UP TO 8'-0"	16" x 16"	30" x 30" x 12" U.N.O.

**NOTE:**  
PIERS SHALL BE CAPPED WITH 8" OF SOLID MASONRY OR CONCRETE OR TOP COURSE FILLED SOLID WITH CONCRETE/MORTAR.  
PIERS OVER 5'-4" SHALL BE FILLED SOLIDLY WITH CONCRETE OR TYPE M OR S MORTAR.  
FOR PIERS OVER 8'-0" CONTACT KSE ENGINEERING FOR PIER AND FOOTING DESIGN.