

REDBUD H&H HOMES

PLAN REVISIONS

R-21-B 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 NAMES IN ACCORDANCE TO H&H STANDARDS.
 5) REVISED AND VERIFIED SQUARE FOOTAGE.

H-6-3010 1) CHANGED FIREPLACE TO OPTIONAL INSTEAD OF STANDARD PER H&H.
 2) UPDATED CHS/EELS.

REDBUD SQUARE FOOTAGES	
AREA	ELEV 'A'
1st FLOOR	1502 SF
2nd FLOOR	1129 SF
TOTAL LIVING	3229 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

USAGE 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 DIMENSIONS, 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 DISCREPANCIES ARE FOUND TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

Bumper Marked - added slates

Inventory Marked

ACX000175



JOB NUMBER: 2710.007
 DATE THIS PLAN REVISION: 07-01-18
 REVISION: 11-27-18
 REVISION: 1-16-20

DRAWINGS ON 1/4"=1" SHEET ARE ONE HALF THE SCALE NOTED

REDBUD - GARAGE LEFT
H&H HOMES

TITLE
REVISION LOG

SHEET
CS

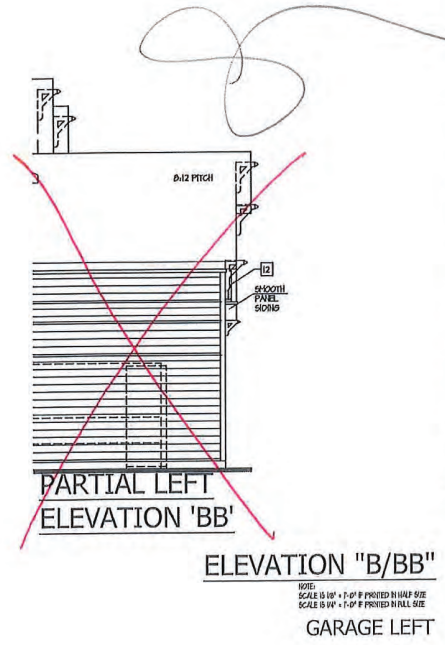
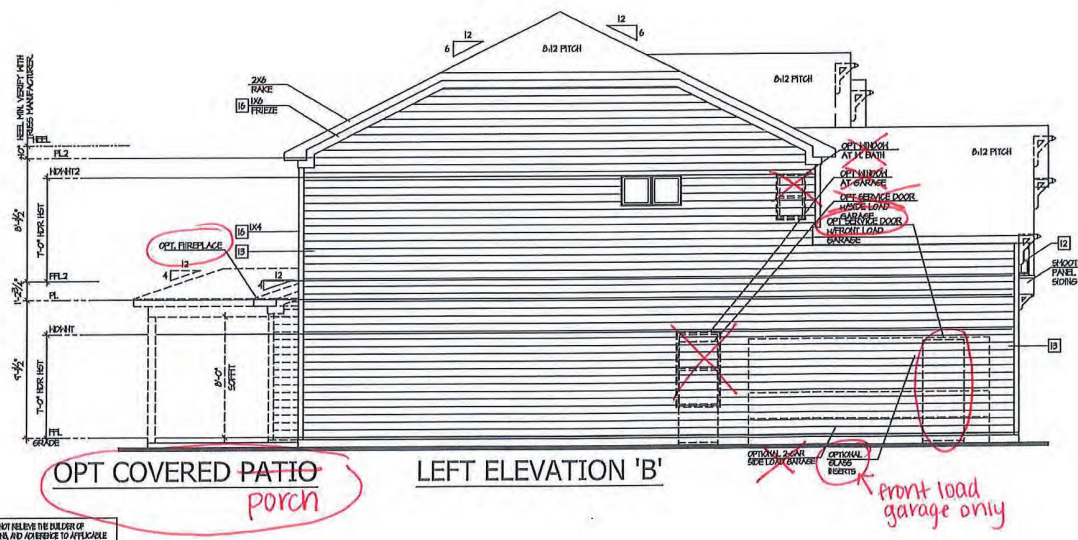
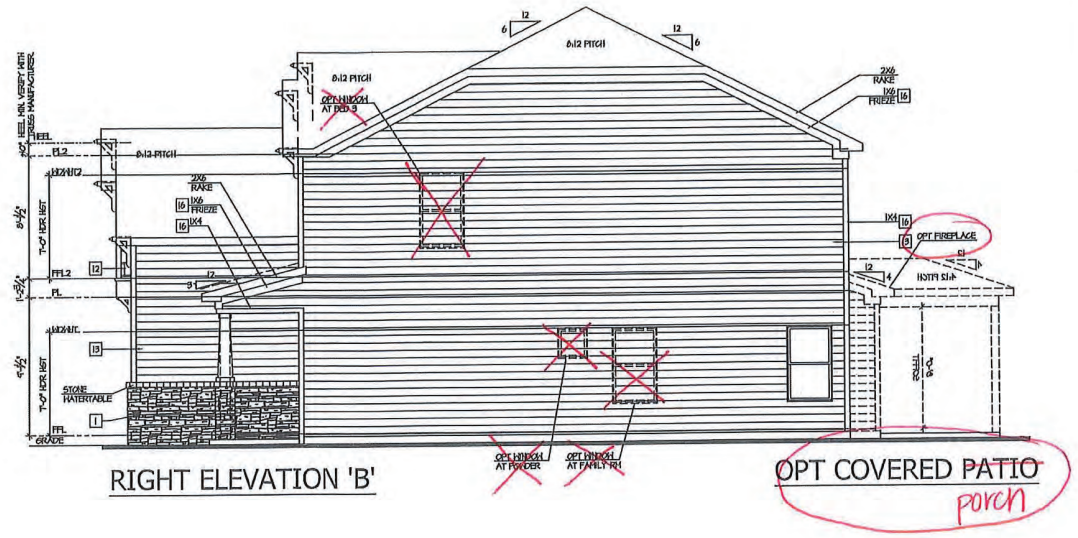
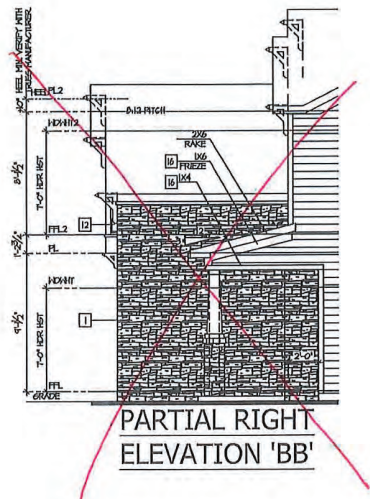


JOB NUMBER	2107.07
COPY FILE TITLE	REBUD-B
ISSUED	07-01-18
REVISED	11-27-18
REVISED	1-18-20

DRAWINGS ON 1/8" X 11" SHEET ARE ONE HALF THE SCALE NOTED

REBUD - GARAGE LEFT
H&H HOMES

TITLE	FRONT ELEVATION DETAILS
SHEET	A6.4



ISSUANCE OF PLAN FROM THIS DRAFTING OFFICE SHALL NOT RELIEVE THE DRAFTSMAN OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND AGREEMENT TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
ANY DISCREPANCY OF ERROR IN THESE DIMENSIONS, OR AGREEMENT TO APPLICABLE BUILDING CODES SHALL BE REPORTED TO THE ATTENTION OF THE DRAFTING OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
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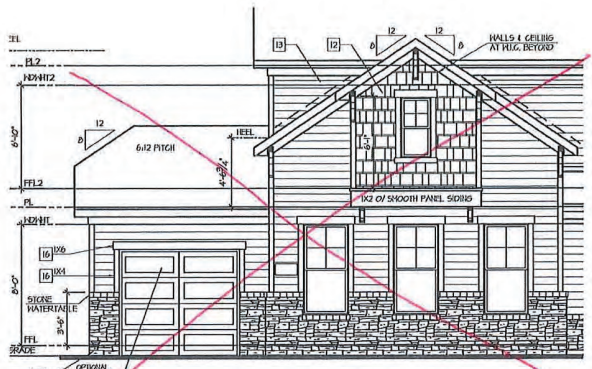
JOB NUMBER: 27102.07
 CDD FILE NAME: REDBUD - H
 DATE: 02-21-18
 REVISION: 11-25-18
 DESIGNED: 11-15-18

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

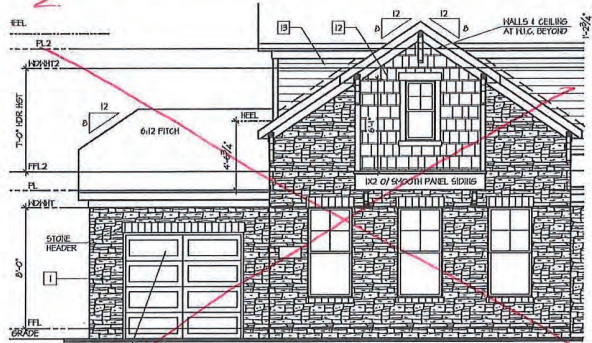
REDBUD - GARAGE LEFT
 H&H HOMES

TITLE
 SIDE AND REAR ELEVATIONS
 ROOF PLAN
 BUILDING SECTION

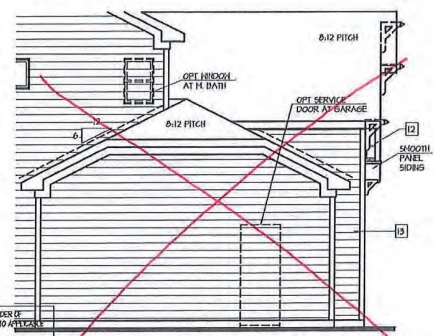
SHEET
 A6.5



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

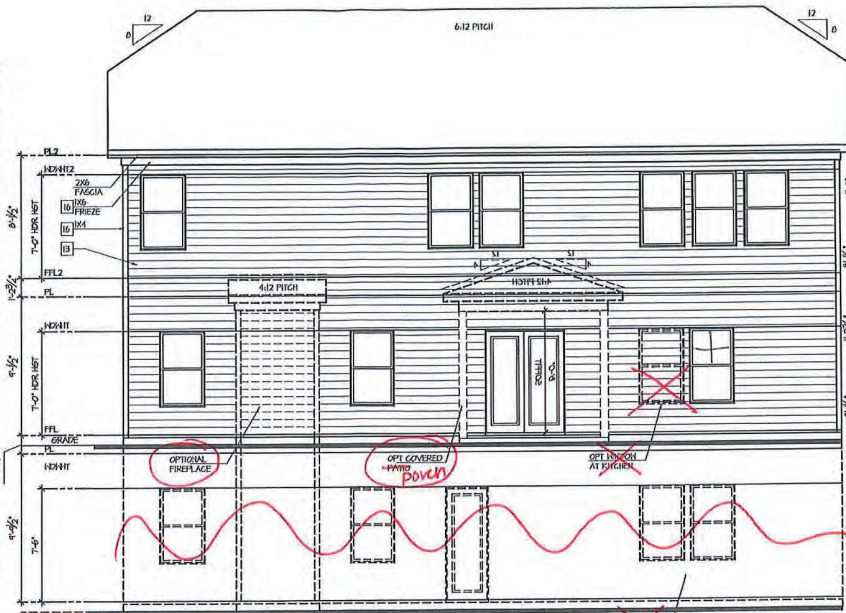


OPT 3-CAR SWING-IN CARRIAGE GARAGE 'BB'

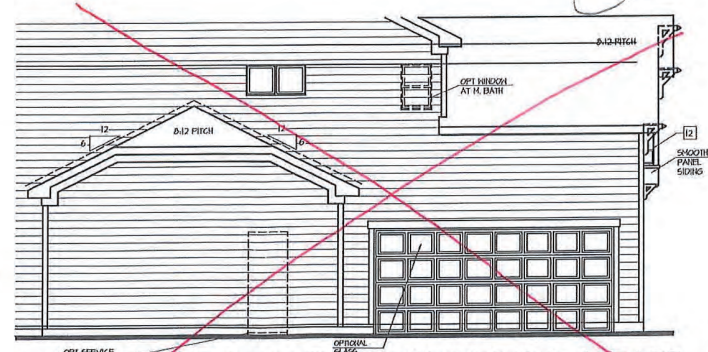


OPT 3-CAR FRONT LOAD GARAGE

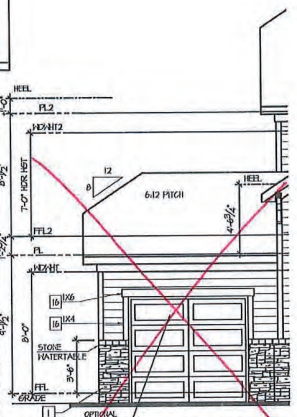
SOURCE OF PLANS FROM THIS DRAWING OFFICE SHALL NOT RELIEVE THE DRAFTER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO ALL APPLICABLE BUILDING CODES PRIOR TO CONSTRUCTION.
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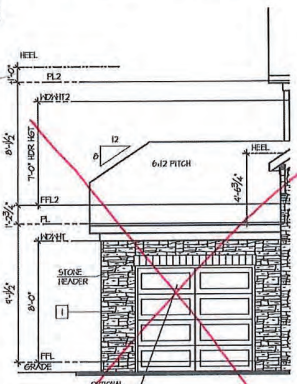
REAR ELEVATION 'B'



OPT 3-CAR SWING-IN CARRIAGE GARAGE



OPT 3-CAR FRONT LOAD GARAGE 'B'

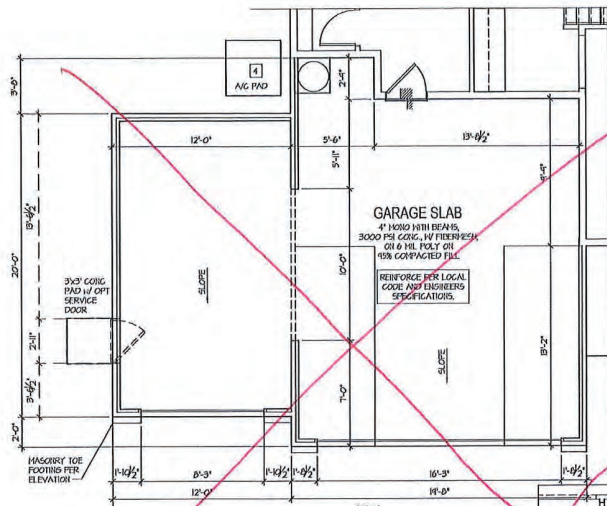


OPT 3-CAR FRONT LOAD GARAGE 'BB'

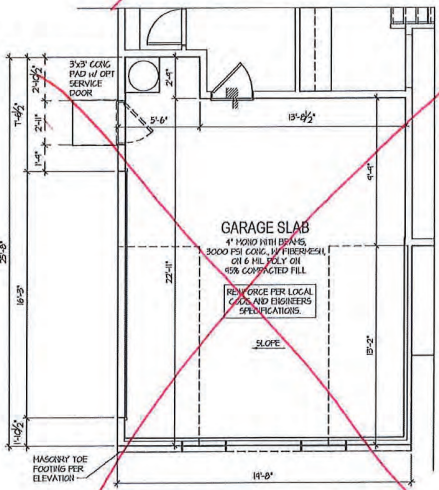
ELEVATION "B/BB"

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

GARAGE LEFT

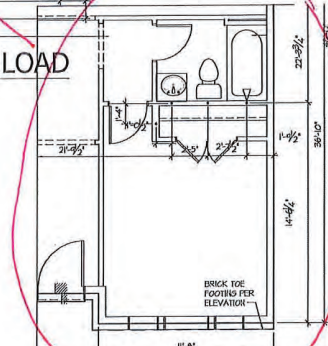


OPT. 3-CAR GARAGE - FRONT LOAD

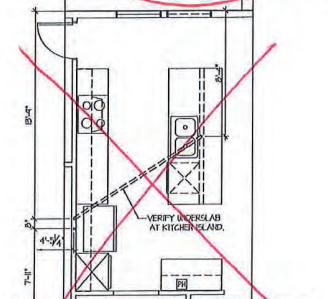


OPT. SIDE LOAD GARAGE

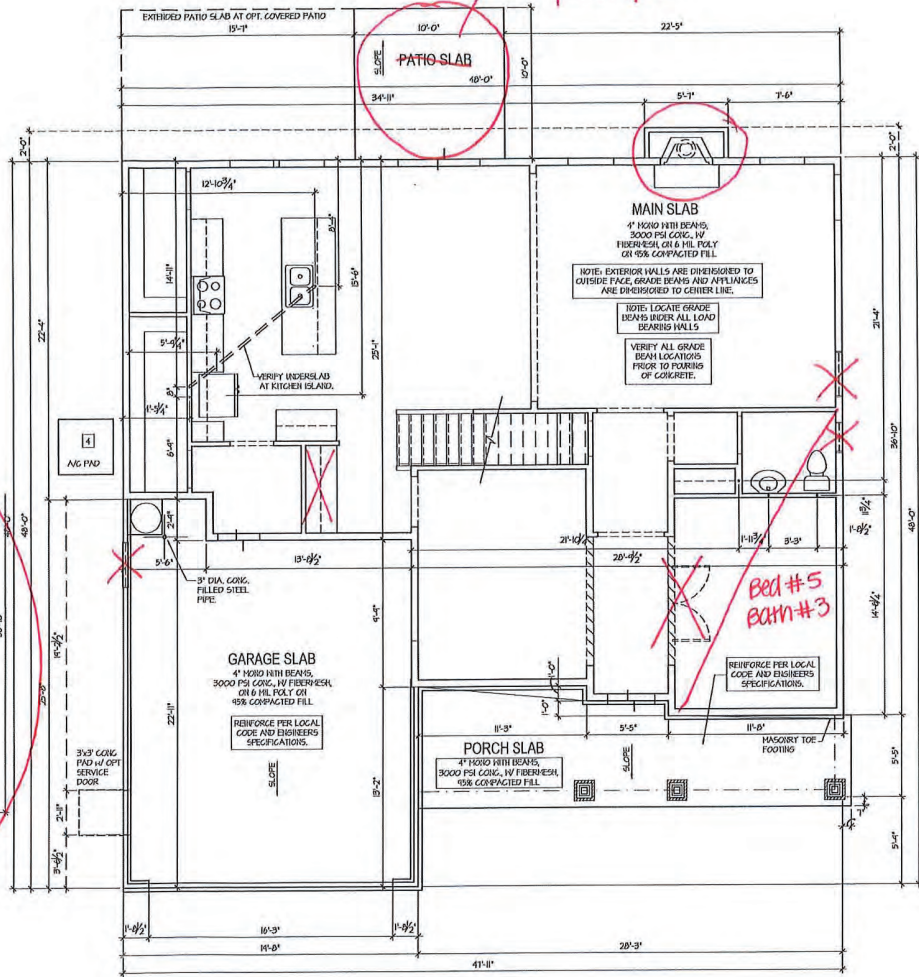
DISCLAIMER OF LIABILITY FROM THE DRAFTER'S OFFICE SHALL NOT RELIEVE THE USER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO CONSTRUCTION. ANY OCCURRENCE OF BREACHES, DEFICIENCIES, OR NON-CONFORMANCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE CONSTRUCTION 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 DISCREPANCIES ARE FOUND TO THESE PLANS BY AN OVERSIGHT OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



OPT. BED 5/ BATH 3



OPT. GOURMET KITCHEN



SLAB INTERFACE PLAN 'B'

SLAB INTERFACE PLAN 'B'

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



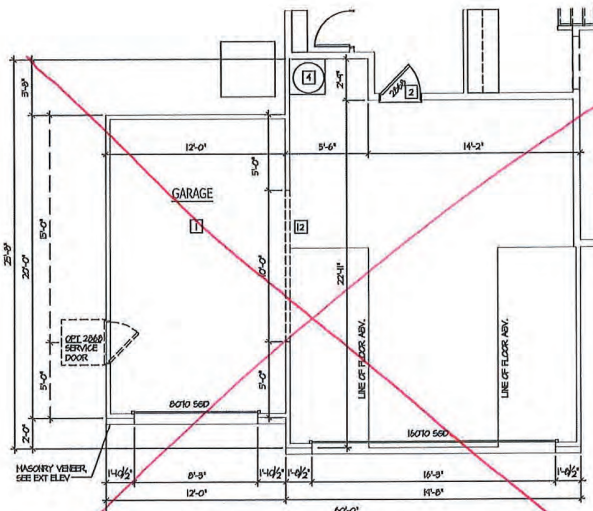
JOB NUMBER	27187.07
JOB PER NAME	REDDUB -
ISSUED	10-31-18
REVISION	11-27-18
PERIOD	1-12-20

DRAWINGS ON 1/4" X 1/4" SHEET ARE ONE HALF THE SCALE NOTED

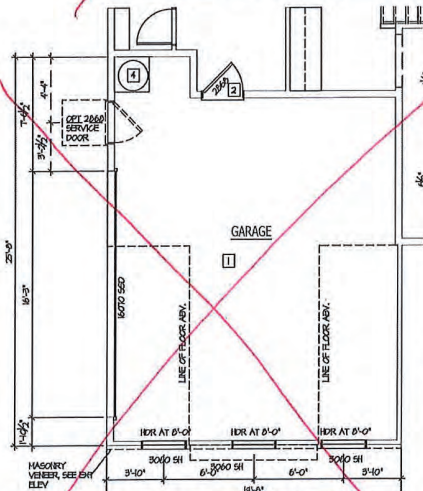
REDDUB - GARAGE LEFT
H&H HOMES

TITLE
SLAB INTERFACE PLAN
AT PLAN OPTIONS

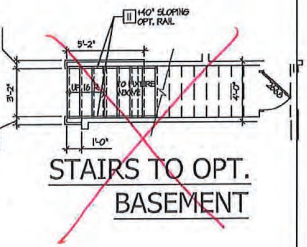
SHEET
A1.1



OPTIONAL 3-CAR GARAGE - FRONT LOAD 'B'

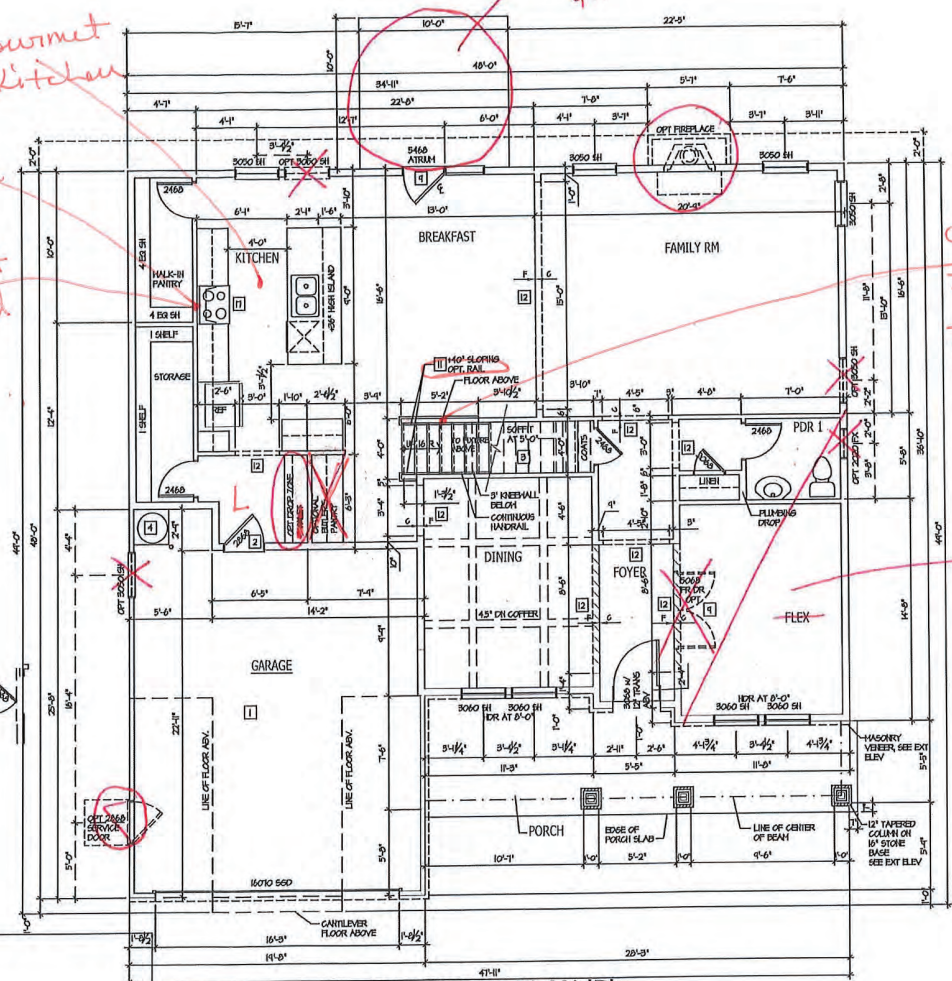


OPT. SIDE LOAD GARAGE 'B'



STAIRS TO OPT. BASEMENT

Gourmet Kitchen
gas line
vent hood



1ST FLOOR PLAN 'B'

curb wall
Iron Pica
oak tread

see Bed #5
BAM #3
opt.

<p>- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS</p> <p>- WINDOW HEAD HEIGHTS</p> <p>1ST FLOOR = 4'-0" FINISH ON ELEVATION</p> <p>2ND FLOOR = 6'-0" FINISH ON ELEVATION</p> <p>ALL OPENINGS TO WINDOWS AND DOORS ARE TO CENTERLINE.</p> <p>KEY NOTES:</p> <p>FINISH SPECIFICATIONS:</p> <p>1) FLOOR TO COVER FREE REPAIR/REPLACE AND/OR REPAIR/REPLACE AT THE TIME OF THE FINAL INSPECTION. FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>2) FLOOR TO COVER FREE REPAIR/REPLACE AND/OR REPAIR/REPLACE AT THE TIME OF THE FINAL INSPECTION. FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>3) FLOOR TO COVER FREE REPAIR/REPLACE AND/OR REPAIR/REPLACE AT THE TIME OF THE FINAL INSPECTION. FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>4) FLOOR TO COVER FREE REPAIR/REPLACE AND/OR REPAIR/REPLACE AT THE TIME OF THE FINAL INSPECTION. FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>5) FLOOR TO COVER FREE REPAIR/REPLACE AND/OR REPAIR/REPLACE AT THE TIME OF THE FINAL INSPECTION. FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>6) FLOOR TO COVER FREE REPAIR/REPLACE AND/OR REPAIR/REPLACE AT THE TIME OF THE FINAL INSPECTION. FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>7) FLOOR TO COVER FREE REPAIR/REPLACE AND/OR REPAIR/REPLACE AT THE TIME OF THE FINAL INSPECTION. FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>8) FLOOR TO COVER FREE REPAIR/REPLACE AND/OR REPAIR/REPLACE AT THE TIME OF THE FINAL INSPECTION. FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>9) FLOOR TO COVER FREE REPAIR/REPLACE AND/OR REPAIR/REPLACE AT THE TIME OF THE FINAL INSPECTION. FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>10) FLOOR TO COVER FREE REPAIR/REPLACE AND/OR REPAIR/REPLACE AT THE TIME OF THE FINAL INSPECTION. FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p>	<p>KEY NOTES:</p> <p>1) AUTO ACCESS LAMP SHALL BE INSTALLED TO ILLUMINATE THE AREA OF THE DOOR OR WINDOW OPENING. FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>2) FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>3) FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>4) FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>5) FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>6) FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>7) FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>8) FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>9) FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>10) FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>11) FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>12) FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>13) FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>14) FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>15) FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>16) FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>17) FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>18) FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>19) FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p> <p>20) FINISH SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.</p>
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ISSUANCE OF PLAN FROM THIS DRAFTING OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL LOCAL ORDINANCES AND REFER TO APPLICABLE BUILDING CODES PRIOR TO CONSTRUCTION OF ANY CONSTRUCTION.

ANY DISCREPANCY OF ERROR IN THIS DOCUMENT, OR REFERENCE TO APPLICABLE BUILDING CODES SHALL BE DELEGATED TO THE ATTENTION OF THE DRAFTING OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.

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MAIN FLOOR PLAN
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



PROJ NUMBER	27167-07
2020 FILE NAME	REDBUD -
DATE	11-21-19
DESIGNED	11-22-19
REVISED	11-22-19

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

REDBUD - GARAGE LEFT
H&H HOMES

TITLE
MAIN FLOOR PLAN
STAIR SECTION

SHEET
A2.1

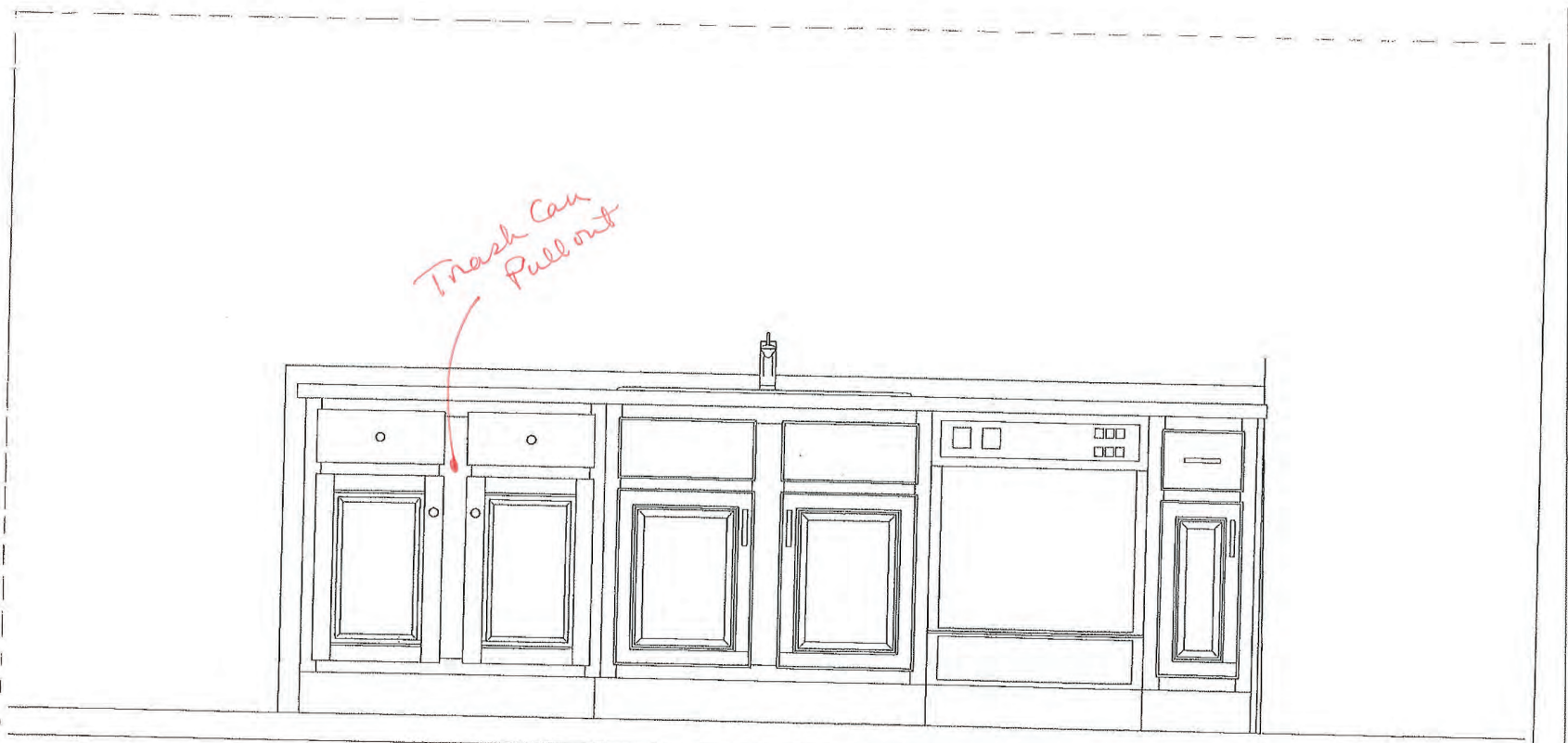


Single oven
microwave combo

vented
Hood

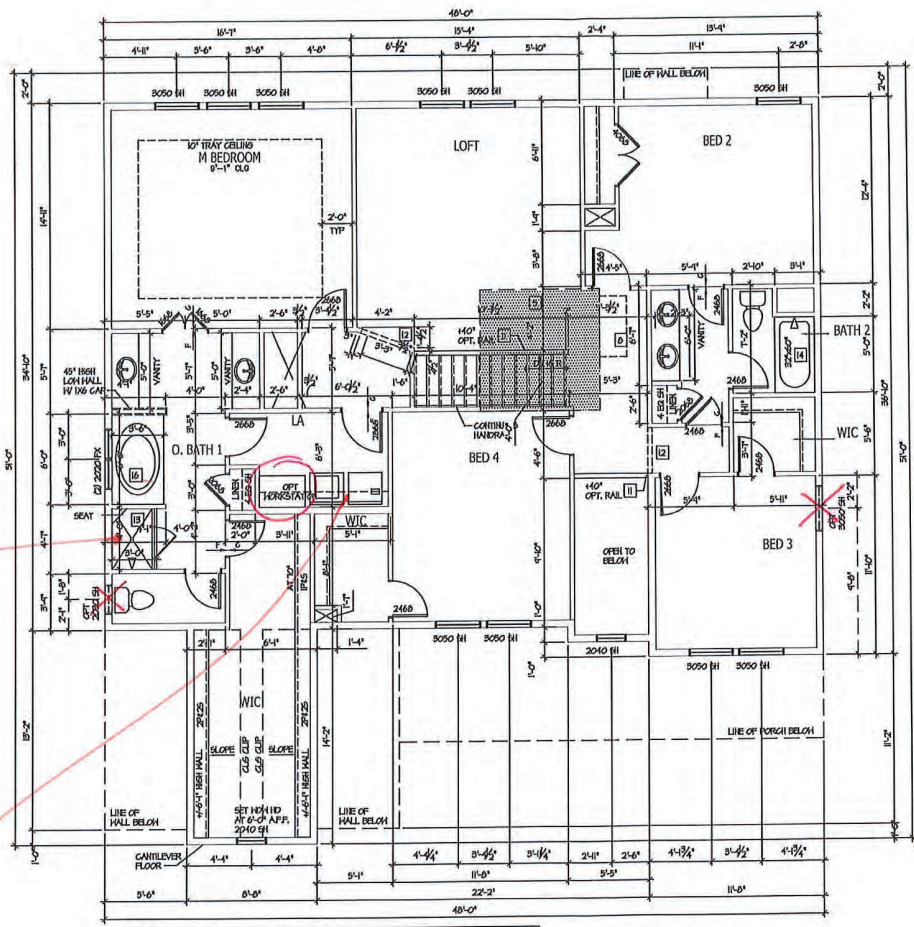
Roll Out
Shelves

2020	Designed: 2/26/2019 Printed: 2/27/2019
REDBU All	Drawing #: 1



*Trash Can
Pull out*

2020	Designed: 4/26/2018
	Printed: 7/16/2018
REDBU All	Drawing #: 1



*Tile Owners
showers*

*Laundry
Cabinets*

• FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS
 • INDICATED HEIGHTS:
 1ST FLOOR - 4'-0" UIC ON ELEVATION
 2ND FLOOR - 4'-0" UIC ON ELEVATION

ALL OPENINGS TO HEDDOD AND DOORS ARE TO CENTERLINE.

KEY NOTES:	KEY NOTES:
1) FINISH FLOORING TO BE DETERMINED BY OWNER. PROVIDE FINISH FLOORING TO ALL ROOMS UNLESS OTHERWISE NOTED.	1) FINISH FLOORING TO BE DETERMINED BY OWNER. PROVIDE FINISH FLOORING TO ALL ROOMS UNLESS OTHERWISE NOTED.
2) FINISH FLOORING TO BE DETERMINED BY OWNER. PROVIDE FINISH FLOORING TO ALL ROOMS UNLESS OTHERWISE NOTED.	2) FINISH FLOORING TO BE DETERMINED BY OWNER. PROVIDE FINISH FLOORING TO ALL ROOMS UNLESS OTHERWISE NOTED.
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7) FINISH FLOORING TO BE DETERMINED BY OWNER. PROVIDE FINISH FLOORING TO ALL ROOMS UNLESS OTHERWISE NOTED.	7) FINISH FLOORING TO BE DETERMINED BY OWNER. PROVIDE FINISH FLOORING TO ALL ROOMS UNLESS OTHERWISE NOTED.
8) FINISH FLOORING TO BE DETERMINED BY OWNER. PROVIDE FINISH FLOORING TO ALL ROOMS UNLESS OTHERWISE NOTED.	8) FINISH FLOORING TO BE DETERMINED BY OWNER. PROVIDE FINISH FLOORING TO ALL ROOMS UNLESS OTHERWISE NOTED.
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2ND FLOOR PLAN 'B'

ISSUANCE OF PLANS THAT THIS DRAWING OFFICE SHALL NOT HOLD THE ENDORSEMENT OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO CONSTRUCTION. ANY CONSTRUCTION OF THESE PLANS OR OTHERWISE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAWING OFFICE FOR CORRECTION BEFORE CONSTRUCTION OF ANY CONSTRUCTION. ANY DIMENSIONS 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 DRAWING OFFICE, THE DRAWING OFFICE SHALL NOT BE HELD RESPONSIBLE.

UPPER FLOOR PLAN
 SCALE IS 1/4" = 1'-0" IF PRINTED IN HALF SIZE
 SCALE IS 1/8" = 1'-0" IF PRINTED IN FULL SIZE
 GARAGE LEFT



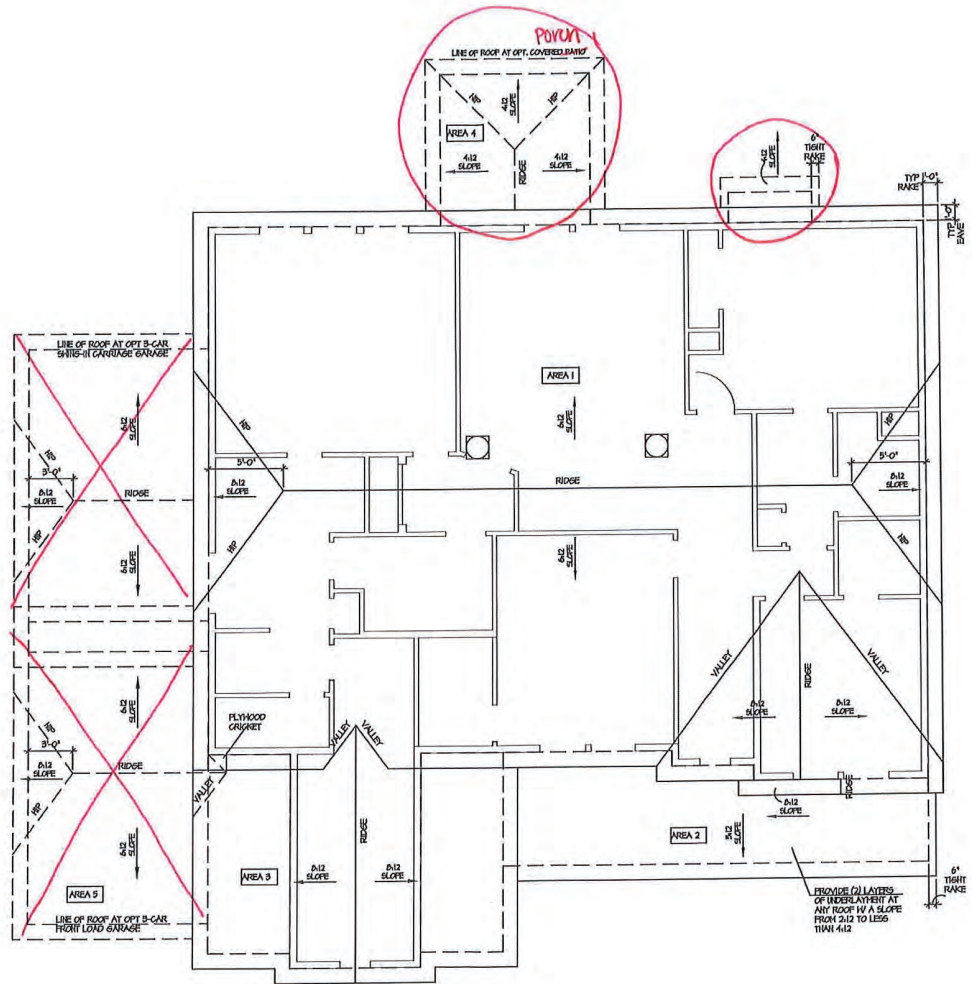
JOB NUMBER	27107.07
ISSUE DATE	07-01-18
ISSUED BY	11-27-18
REVISION	1-12-20

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

REDBUD - GARAGE LEFT
 H&H HOMES

TITLE
 MAIN FLOOR PLAN
 STAIR SECTION

SHEET
 A3.1



ROOF PLAN 'B'

ISSUANCE OF PLANS FROM THIS DRAWING OFFICE SHALL NOT RELIEVE THE OWNER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS AND REFERENCES TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
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ROOF PLAN "B"

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



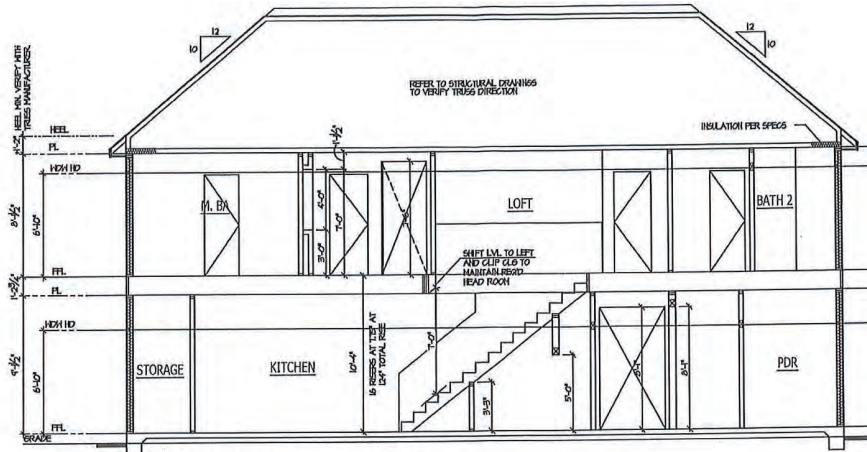
NO. DRAWING	27/07/07
ISSUE DATE	03/04/07
ISSUED	02-01-07
REVISED	11-27-07
REVISED	1-18-20

DRAWINGS ON 1/4" X 1/2" SHEET ARE ONE HALF THE SCALE NOTED

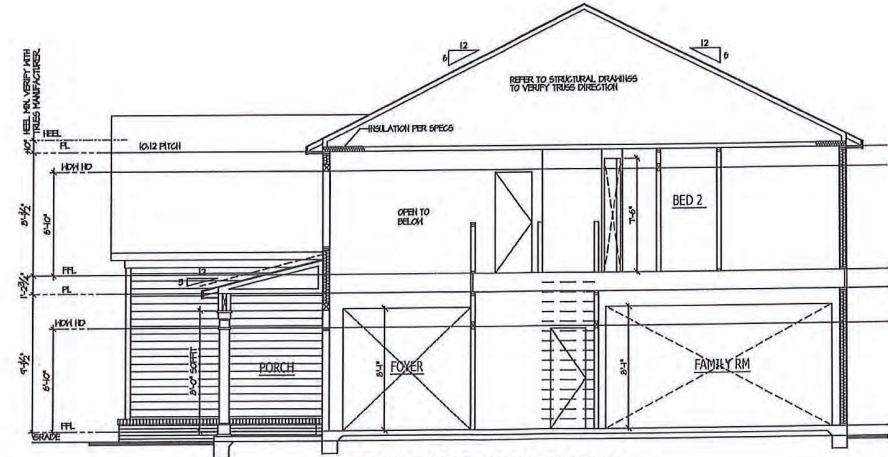
REDBUD - GARAGE LEFT
 H&H HOMES

TITLE	
FRONT ELEVATION	
SCALE	

SHEET
 A4.1



BUILDING SECTION 1



BUILDING SECTION 2

ISSUANCE OF PLANS FROM THIS OFFICE SHALL NOT RELIEVE THE OWNER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO CONSTRUCTION OF ANY CONSTRUCTION.
 ANY DISCREPANCY OF DIMENSIONS, NOTES, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAWING OFFICE FOR CORRECTION PRIOR TO 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 REVISIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAWING OFFICE, THE DRAWING OFFICE SHALL NOT BE HELD RESPONSIBLE.



PRO NUMBER	27187-07
30% FILE NAME	REDDUB-11
ISSUED	07-01-18
REVISED	11-27-18
REVISED	1-14-20

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

REDDUB - GARAGE LEFT
H&H HOMES

TITLE
FRONT ELEVATION
DETAILS

BUILDING SECTIONS

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

SHEET
A5.0



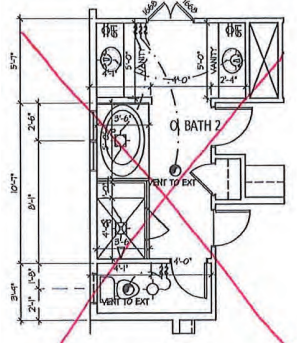
JOB NUMBER	27102.07
DATE FILED	10-21-18
PERIOD	11-22-18
REVISION	1-16-20

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

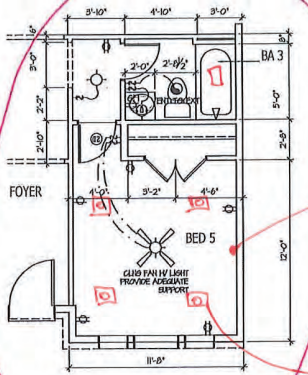
REDBUD - GARAGE LEFT
H&H HOMES

FILE
ELECTRIC AT PLAN OPTION

SHEET
E11



OPT. OWNER'S BATH 2

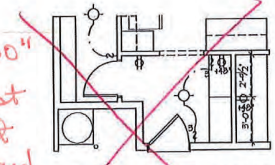


OPT. BED 5/ BATH 3

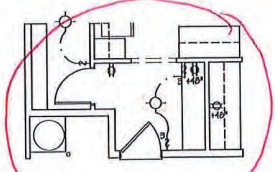
*1-Ø @ 60"
1-Ø just below at baseboard*

Accessed come w/ Downer

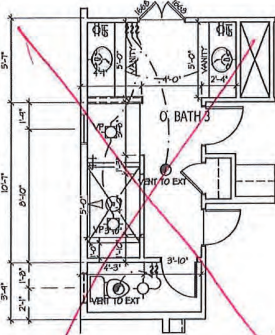
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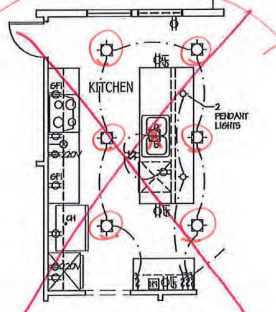
OPT. WORKSTATION AND DROP ZONE



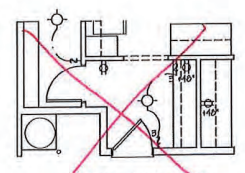
OPT. DROP ZONE



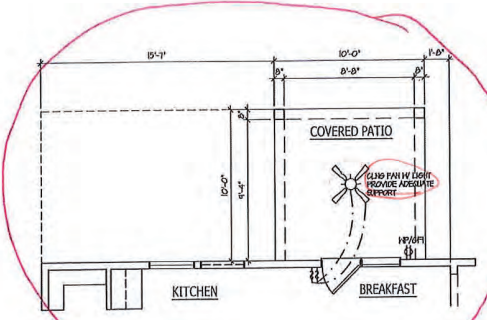
OPT. OWNER'S BATH 3



OPT. GOURMET KITCHEN



OPT VALET



OPT. COVERED PATIO

porch

NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS INDICATED ON PLANS OR AS NOTED AND 1 BELOW INDICATED.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
 - SWITCHES ... 4'-0"
 - OUTLETS ... 1'-0"
 - TELEPHONE, JY WALKS AND CONTROLS? TELEPHONE, JY
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A NON-RECHARGEABLE BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CREDITED SMOKE DETECTORS.
4. ALL BA AND SDA RECEPTACLES IN KITCHENS, BREAK ROOMS, ENTRY ROOMS, DINING ROOMS, LIVING ROOMS, PANTRY, LABORATORY, DRUG DISPENSARY, RECEPTION ROOMS, CLOSETS, HALLWAYS, AND OTHER AREAS SHALL FEATURE A CORRESPONDING TYPE A2C1, P2000 AND VENT-FRONT RECEPTACLES.

NOTES:

5. ALL BA AND SDA SVA RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO VERIFY THAT ALL ELECTRICAL WORK IS INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, FEDERAL, AND FEDERAL CODES AND ORDINANCES.
7. EVERY BUILDING HAVING A FURNACE, FUEL-BURNING HEATER OR APPLIANCE, HEATER, 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 USING WHEN BACKUP POWER IS PROVIDED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COORDINATION WITH A PROFESSIONAL ALARM INSTALLER SHALL BE LIMITED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

ELECTRICAL KEY

- ⊕ DUPLEX OUTLET
- ⊕ RECEPTACLE
- ⊕ RECEPTACLE WITH DUPLEX OUTLET
- ⊕ GFI
- ⊕ GFI WITH DUPLEX OUTLET
- ⊕ SVA 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
- ⊕ VENT - VAPOR PROOF
- ⊕ EXHAUST FAN VENT TO EXTERIOR
- ⊕ EXHAUST FAN LIGHT COMBINATION VENT TO EXTERIOR
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ TECH 100 SYSTEM

ELECTRICAL KEY

- ⊕ CHIMNEY
- ⊕ FURN BURNOUT OUTLET
- ⊕ SMOKE DETECTOR
- ⊕ BATTERY BACKUP
- ⊕ CO2 DETECTOR
- ⊕ THERMISTAT
- ⊕ TELEPHONE
- ⊕ TELEVISION
- ⊕ ELECTRICAL FETTER
- ⊕ ELECTRICAL PANEL
- ⊕ PRECONNECT OUTLET

ELECTRICAL KEY

- ⊕ CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- ⊕ CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- ⊕ GAS SUPPLY LINE VALVE
- ⊕ HAZE BEAMS
- ⊕ 1/2" WATER END OUT
- ⊕ WALL COCKE

NOTICE OF PLAN FROM THIS DRAWING OR OTHERWISE SHALL NOT RELIEVE THE DRAFTER 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 SUBJECT TO THE ATTENTION OF THE CONTRACTOR 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 REVISIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

ELECTRICAL OPTION

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

GARAGE LEFT

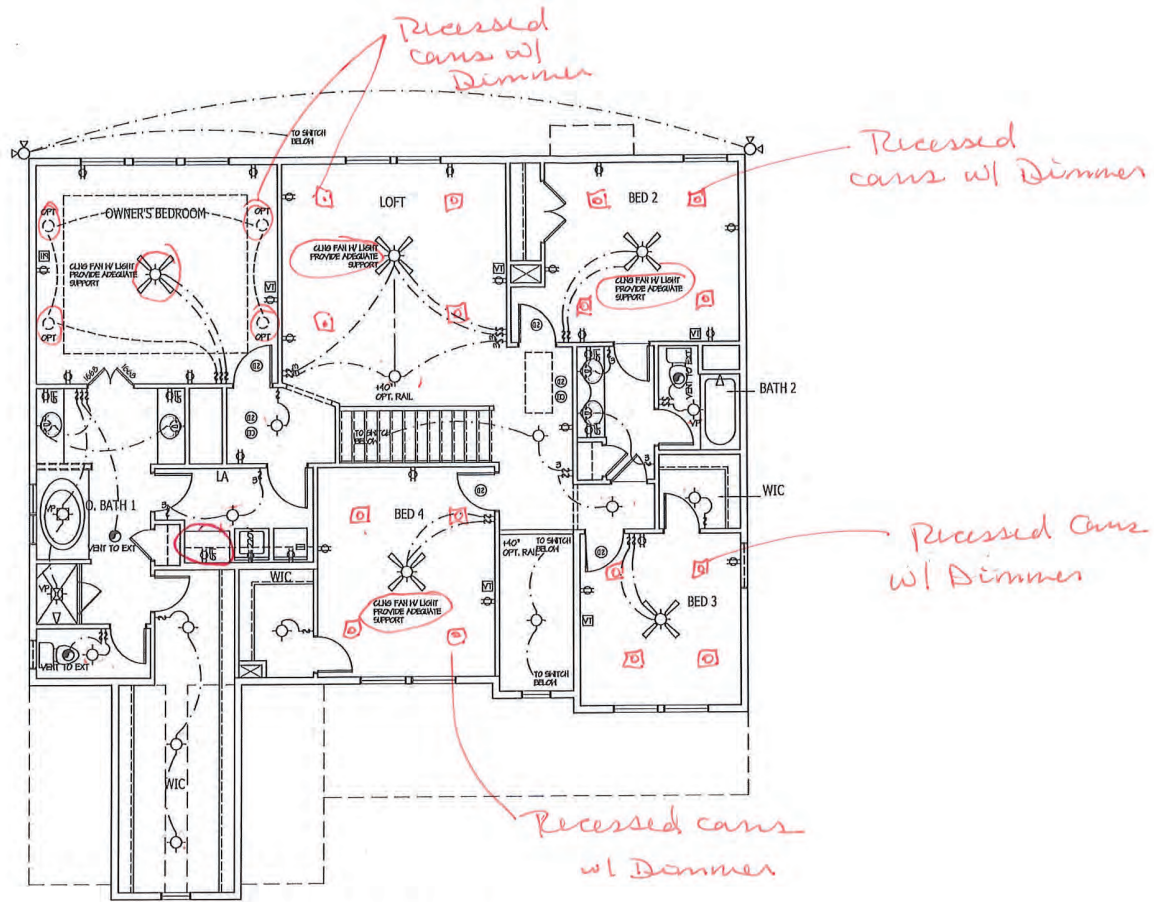


JOB NUMBER	2102.07
DATE FOR ISSUE	10/24/11
ISSUED	11-22-11
REVISED	11-22-11
REVISION	11-22-11

DRAWINGS ON THIS SHEET ARE ONE HALF THE SCALE NOTED

REDBUD - GARAGE LEFT
H&H HOMES

THE UPPER FLOOR ELEC. PLAN
SHEET E8



2ND FLOOR PLAN 'B'

- NOTES:**
1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS INDICATED ON PLANS OR AS PER NEC 4 AND 5 BELOW INDICATED.
 2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS UNLESS FROM THE FLOOR:
 - SWITCHES... 4'
 - OUTLETS... 18"
 - TELEPHONE... 48"
 - TELEVISION... UNLESS ADV. CONTRACTOR/TELEVISION... 48"
 3. ALL SMOKE DETECTORS SHALL BE HANGING INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A BATTERIED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED BATTERY BACKUP.
 4. ALL BA AND SAN RECEPTACLES IN KITCHEN, BATH, FAMILY ROOM, DINING ROOM, BREAK ROOM, PANTRY, BREAK ROOM, OFFICE, RECREATION ROOM, CLOSET, HALLWAY, AND OTHER AREAS SHALL REQUIRE A CORROSION TYPE APPL. DEVICE AND WATER-PROOF RECEPTACLES.

- NOTES:**
5. ALL BA AND SAN 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 AND FEDERAL CODES AND ORDINANCES.
 7. EVERY BUILDING HAS A FORMAL ALC. AIRING SYSTEM OR APPLIANCE. INTERLOCK 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 WITH BATTERY BACKUP. COORDINATION WITH REGIONAL TELEPHONE ALARMS SHALL BE LIMITED OR LABELED BY ANTIWALL RECESSED SWITCH LABELING.

ELECTRICAL KEY

⊖	DUPLEX OUTLET
⊖	LEAK-PROOF GFI DUPLEX OUTLET
⊖	GROUND-FULLY CIRCUIT-INTERCEPTER DUPLEX OUTLET
⊖	WALL-MOUNTED DUPLEX OUTLET
⊖	250 VOLT OUTLET
⊖	REINFORCED JUNCTION BOX
⊖	WALL SWITCH
⊖	THREE-WAY SWITCH
⊖	FOUR-WAY SWITCH

ELECTRICAL KEY

⊖	CELLING MOUNTED RECESSED LIGHT FIXTURE
⊖	WALL MOUNTED RECESSED LIGHT FIXTURE
⊖	RECESSED RECESSED LIGHT FIXTURE
⊖	WIP-VAPOR PROOF EXHAUST FAN (WENT TO OUTDOOR)
⊖	DOWNBOLT PANEL/UNIT CONNECTION (WENT TO OUTDOOR)
⊖	RECESSED LIGHT FIXTURE
⊖	TECH. HUB SYMBOL

ELECTRICAL KEY

⊖	COPIES
⊖	FAN/EXHAUST SWITCH
⊖	NOV. SMOKE DETECTOR
⊖	W. BATTERY BACKUP
⊖	COV. DETECTOR
⊖	TELEPHONE
⊖	TELEVISION
⊖	ELECTRICAL METER
⊖	ELECTRIC PANEL
⊖	DISCONNECT SWITCH

ELECTRICAL KEY

⊖	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
⊖	CEILING FAN WITH RECESSED LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
⊖	GAS SUPPLY WITH VALVE
⊖	HOSE DRAIN
⊖	1/4" WATER HUB OUT
⊖	WALL SOCKET

ISSUANCE OF PLANS FROM THIS DRAFTING OFFICE SHALL NOT RELIEVE THE DRAFTER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY SURRENDER OF DRAWINGS, ORIGINALS OR REVISIONS TO APPLICABLE BUILDING CODES SHALL BE DEPOSITED TO THE ATTENTION OF THE DRAFTING 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 DRAFTING OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

UPPER FLOOR ELECTRICAL PLAN 'B'

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 PCF

ASSUMED LATERAL SOIL PRESSURE = 45 PCF

FROST DEPTH = 12"

SEISMIC DESIGN CATEGORY = B

ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:

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

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

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 TO VERIFY PROFILES 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 3/4" 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. 3/4" DIAMETER X 8" LONG SIMPSON ITEM HD OR USP SCREW-BOLTS+ 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 318.1R OR ACI 332. CONCRETE SHALL BE ORDERED WITH A MINIMUM COMPRESSIVE STRENGTH (f'_c) = 3,000 PSI MINIMUM AT 28 DAYS PER CODE (VARIES W/ WEATHER), UNLESS OTHERWISE NOTED ON THE PLAN.
- CONCRETE SHALL BE PROPORTIONED, MIXED, AND PLACED IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 301: "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
- AIR ENTRAINED CONCRETE MUST BE USED FOR ALL STRUCTURAL ELEMENTS EXPOSED TO FREEZE/THAW CYCLES AND DEICING CHEMICALS. AIR ENTRAINMENT FACTOR 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 WELDED WIRE FABRIC (W.W.F.) FOR ACTUAL FIELD CONDITIONS. POLYPROPYLENE REINFORCING TO BE 100% VIRGIN, CONTAINING NO REPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED FOR USE AS CONCRETE SECONDARY REINFORCEMENT.
- STEEL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
- DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315: "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES".
- HORIZONTAL FOOTING AND WALL REINFORCEMENT SHALL BE CONTINUOUS AND SHALL HAVE 90° BENDS, OR CORNER BARS WITH THE SAME SIZE/SPACING AS THE HORIZONTAL REINFORCEMENT.
- PROVIDE REINFORCEMENT LAP AS NOTED BELOW, UNLESS NOTED OTHERWISE:
 - #4 BARS - 30" LENGTH
 - #5 BARS - 38" LENGTH
 - #6 BARS - 45" LENGTH
- WHERE REINFORCING DOWELS ARE REQUIRED, THEY SHALL BE EQUIVALENT IN SIZE AND SPACING TO THE VERTICAL REINFORCEMENT. THE DOWEL SHALL EXTEND 48 BAR DIAMETERS VERTICALLY AND 20 BAR DIAMETERS INTO THE FOOTING. SEE KSE FOUNDATION DETAILS.
- WHERE FOOTING BOTTOMS ARE TO BE STEPPED AT SLOPING GRADE CONDITIONS, PROVIDE CONTINUOUS REINFORCING WITH 2 BARS (TO MATCH FOOTING REINFORCING) AS REQUIRED.
- BAR SUPPORT ACCESSORIES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST AIA MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, EXCEPT THAT REINFORCING SHALL BE CHAINED ON THE BOTTOM AND/OR THE SIDES ON BOLSTERS SPACED NOT MORE THAN 4 FEET ON CENTER, NO ROCKS, CLAY, CEMENT 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, $f'_m=1500$ PSI. ALL BRICK SHALL CONFORM TO ASTM C-216, $f'_m=1500$ PSI. ALL MORTAR SHALL BE TYPE "S" (TYPE "M" BELOW GRADE) AND CONFORM TO ASTM C-270.
- CONCRETE 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 5/TMS 502.
- 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 CROSSLER 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 LAPPED RODS 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 "Y" 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:
 - SURFACE—PINE—FIR (SPF) WITH THE FOLLOWING MINIMUM DESIGN VALUES:
 - $E=1,400,000$ PSI, $F_t=875$ PSI, $F_c=135$ PSI
 - 1.1. FRAMING: SPF #2
 - 1.2. PLATES: SPF #2
 - 1.3. STUDS: SPF STUD GRADE
 - 2. WALL STUD SPACING, (MAXIMUM 10" NOMINAL PLATE HEIGHT):
 - 1 & 2 STORY EXTERIOR AND INTERIOR BEARING: 24x16" O.C. OR 24x12" O.C., U.N.O.
 - 3. STUDS: 16" O.C., U.N.O.
 - 24x16" O.C., U.N.O.
 - INTERIOR NON-BEARING: 24x24" O.C., U.N.O.
 - 3. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW PINE #2 OR BETTER.
 - 4. ANCHOR SILL PLATES IN ACCORDANCE W/ GENERAL STRUCTURAL NOTES.
 - 5. ALL BEAMS SPECIFIED ARE MINIMUM SIZES UNLESS LARGER MEMBERS MAY BE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
 - 6. NAILS SHALL BE COMMON WIRE NAILS UNLESS OTHERWISE NOTED.
 - 7. BOLT HOLES AND LEAD HOLES FOR LAG SCREWS SHALL BE IN ACCORDANCE WITH NDS SPECIFICATIONS.
 - 8. INDIVIDUAL STUDS FORMING A COLUMN SHALL BE ATTACHED WITH (2) ROWS 10x 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.
 - 9. 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.
 - 10. FASTEN 4-PLY BEAMS WITH (1) 3/4" DIAMETER THROUGH BOLT W/ NUTS AND WASHERS 12" O.C. STAGGERED TOP AND BOTTOM, 1/2" MINIMUM EDGE DISTANCE, (UNLESS OTHERWISE NOTED).
 - 11. ALL BEAMS AND HEADERS SHALL HAVE (1)2x JACK STUD & (1)2x KING STUD UNLESS OTHERWISE NOTED. THE NUMBER OF STUDS INDICATED ON PLANS ARE THE TOTAL NUMBER OF JACK STUDS REQUIRED, UNLESS OTHERWISE NOTED.
 - 12. PROVIDE KING STUDS AT EACH END OF HEADERS AS NOTED BELOW.
 - (1) STUD UP TO 8' OPENING
 - (2) STUDS UP TO 8' OPENING
 - (3) STUDS UP TO 9' OPENING
 - 13. 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 SPIRES SHALL OCCUR OVER SUPPORTS.
 - 14. SLOD BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
 - 15. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY. (MOISTURE CONTENT <19%) UNLESS OTHERWISE NOTED.
 - 16. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAIL BY OTHERS.
 - 17. ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIAMETER SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIAMETER FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 OR USP ST1 STUD SIZES, TYPICAL, UNLESS OTHERWISE NOTED.
 - 18. BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE WITH OSB OR GYPSUM BOARD. BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD IN lieu OF SHEATHING.
 - 19. DIAGONAL BRACING SHALL BE INSTALLED AT EACH END OF BASEMENT BEARING WALLS AND NOT MORE THAN 20' ON CENTER.

EXTERIOR WOOD FRAMED DECKS:

- DECKS ARE TO BE FRAMED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND AS REFERENCED ON THE STRUCTURAL PLANS, 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 SPLICED AT PURLIN LOCATIONS. CEILING JOISTS SHALL HAVE LATERAL SUPPORT W/ 1/4" 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 GIRD 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 AND FABRICATION OF THE TRUSS. THE SER SHALL REVIEW 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 AND 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 ERRECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI/PTI 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" (BCS). 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 BCSS. THE CONTRACTOR SHALL KEEP A COPY OF THE BCSS 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 REQUIRED BY REFERENCES TO BCSS SUMMARY SHEET #3 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 CHOROS 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 CONCORD 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 H2S2, USP RT1 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 7/8" OSB MINIMUM.
- WOOD FLOOR SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ATTACHMENT TO 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 1x6 PLYWOOD OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING.
- SHEATHING SHALL HAVE A 1/2" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.

STRUCTURAL FIBERBOARD PANELS:

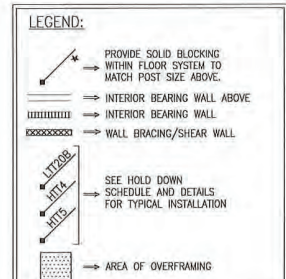
- STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE SPECIFICALLY NOTED ON THE STRUCTURAL PLANS.
- FABRICATION AND PLACEMENT OF STRUCTURAL FIBERBOARD SHEATHING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AFA STANDARDS.
- FIBERBOARD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING 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 1/2" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE AFA.

STRUCTURAL STEEL:

- STRUCTURAL STEEL SHALL BE FABRICATED AND ERRECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND THE MANUAL OF STEEL CONSTRUCTION "LOAD RESISTANCE FACTOR DESIGN" LATEST EDITIONS.
- ALL STEEL SHALL HAVE A MINIMUM YIELD STRESS (F_y) OF 50 KSI UNLESS OTHERWISE NOTED.
- WELDING SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S STRUCTURAL WELDING CODE AWS 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 3x4" AND FULL FLANGE WIDTH UNLESS OTHERWISE NOTED. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR (2) 3/4" 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/ HULTI X-50I 5D PB PINS AT 12" O.C. STAGGERED OR 3/4" 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 PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A 153, G-185.
- MANY OF THE NEW PRESURVE 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.



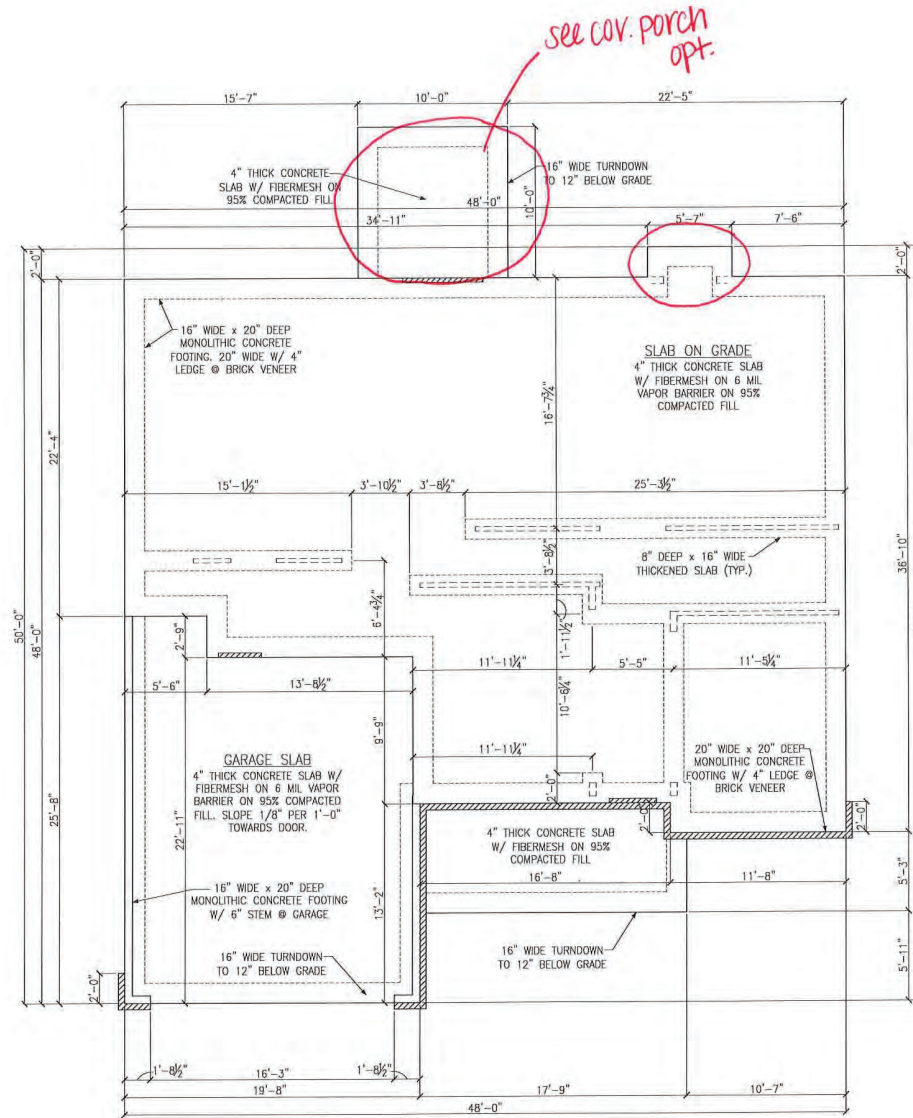
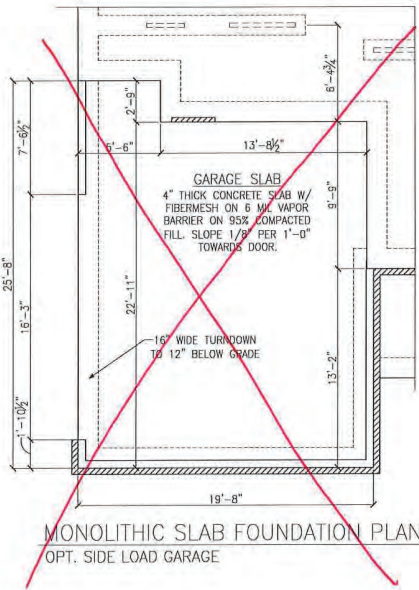
BRICK VENEER LINTEL SCHEDULE

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

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

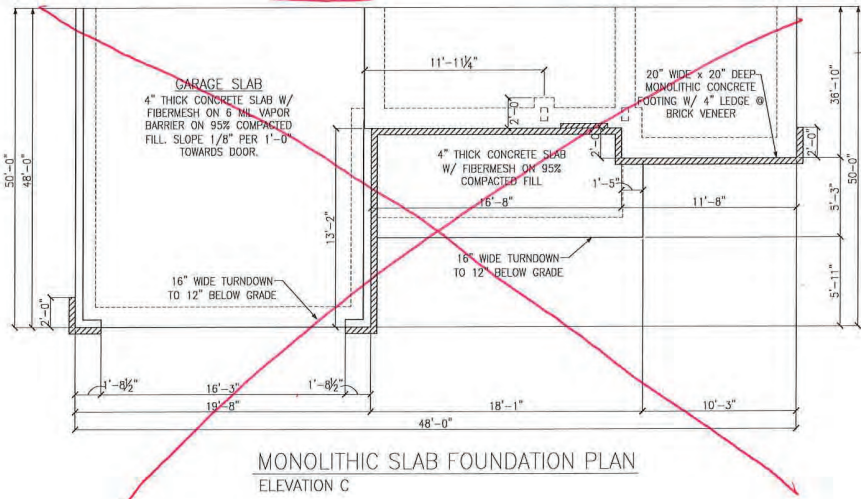
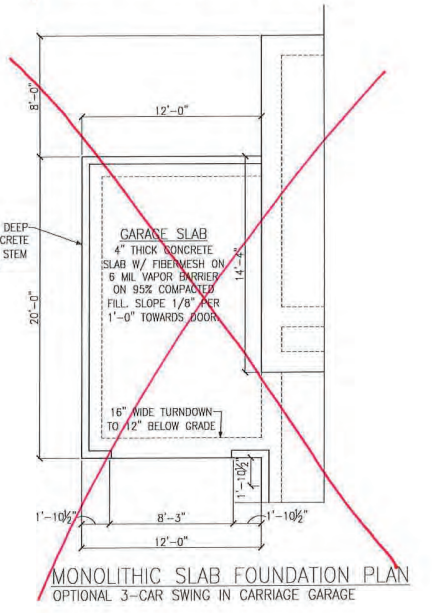
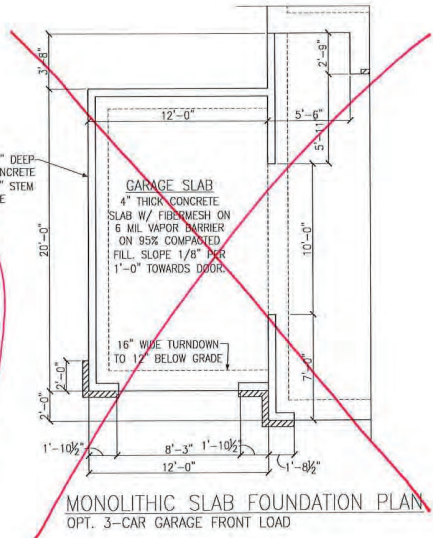
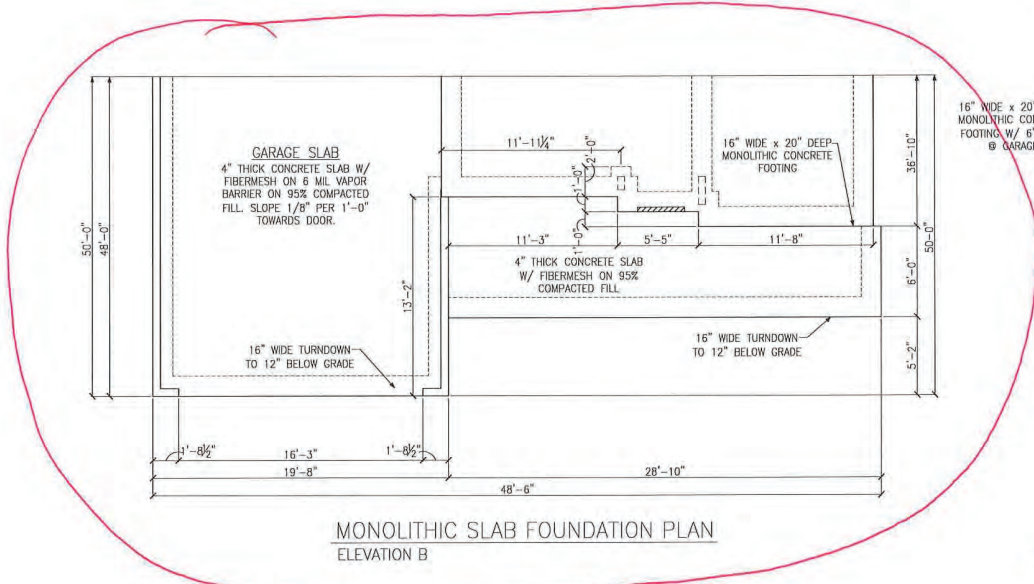


General Structural Notes
 120 M.P.H.
 Carolina Division
 Project #: 105-19000
 Designed By: KRK
 Checked By:
 Issue Date: 1/1/19
 Re-issue:
 Scale: 1/8"=1'-0" @ 11x17
 1/4"=1'-0" @ 22x34



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.



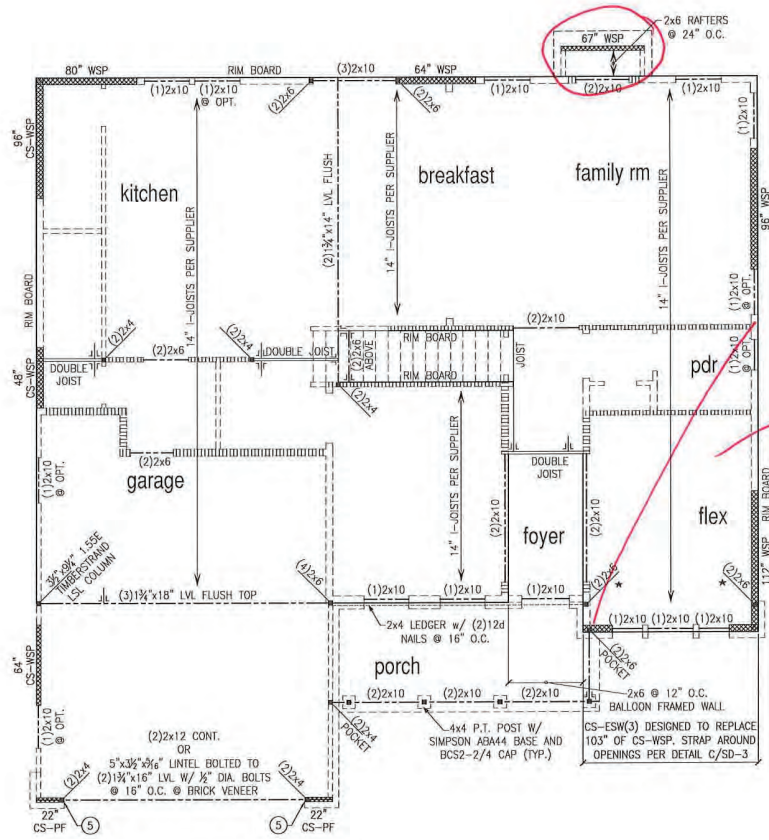


LEGEND	
	PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
	BEARING WALL ABOVE
	INTERIOR BEARING WALL
	BRACED WALL PANEL (SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
	LOCATION OF DOOR ABOVE
REFER TO KSE STRUCTURAL DETAILS SHEETS FOR 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
 Elevations B, C & Options
 Redbud Model - LH
 120 M.P.H.
 Carolina Division

Project #: 105-18009
 Designed By: KKK
 Checked By: KKK
 Issue Date: 4/1/19
 Re-issue:
 Scale: 1/8"=1'-0" @ 11x17
 1/4"=1'-0" @ 22x34



*Bed # 5 / Bath # 3
opt.*

SECOND FLOOR FRAMING PLAN
ELEVATION A

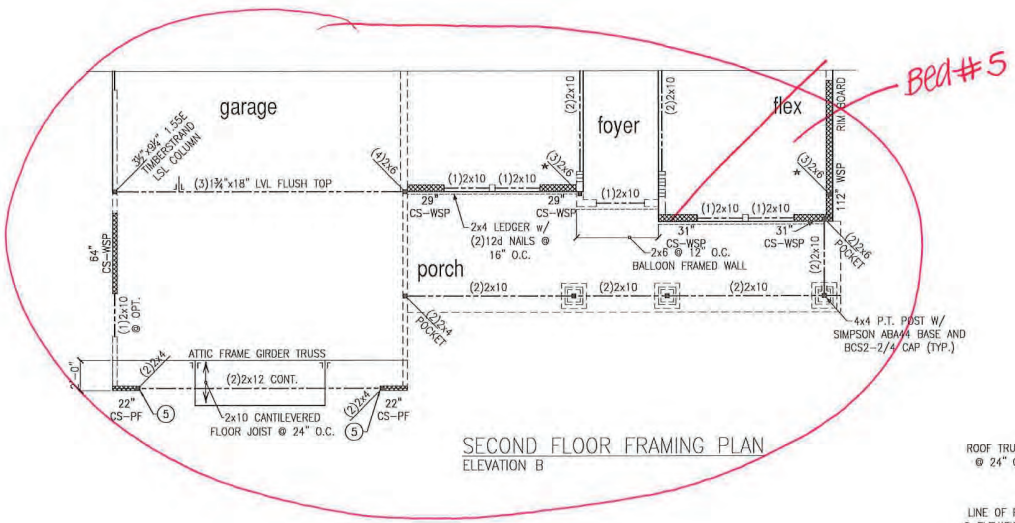
see elev. B

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)
	48" WSP
REFER TO KSE STRUCTURAL DETAILS SHEETS FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS	
PLAN DESIGNED WITH 9' WALL PLATES	
FLOOR FRAMING TO BE 14" DEEP TJI 110 SERIES OR EQUAL, SPACING PER MANUFACTURER.	
KEYNOTES:	
(5)	INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.

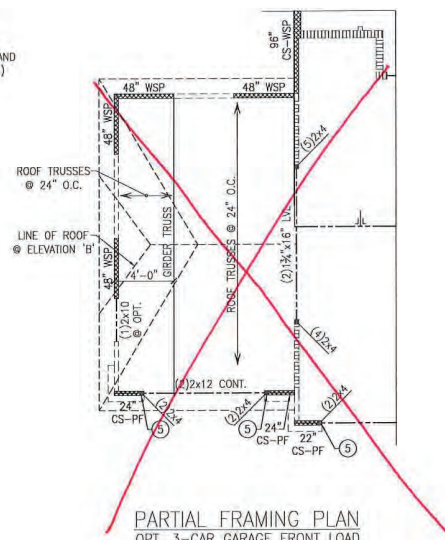


Second Floor Framing Plans
Elevation A
Redbud Model - LH
120 M.P.H.
Carolina Division

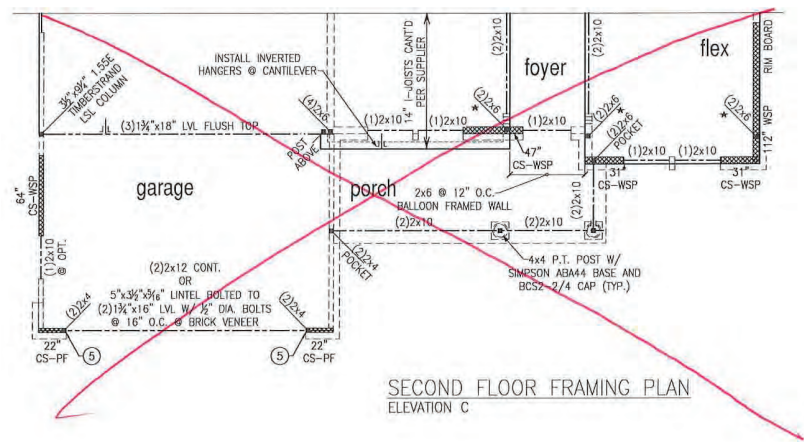
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Designed By: KRK
Checked By:
Issue Date: 4/1/19
Re-issued:
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34



SECOND FLOOR FRAMING PLAN
ELEVATION B



PARTIAL FRAMING PLAN
OPT. 3-CAR GARAGE FRONT LOAD



SECOND FLOOR FRAMING PLAN
ELEVATION C

LEGEND

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

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.

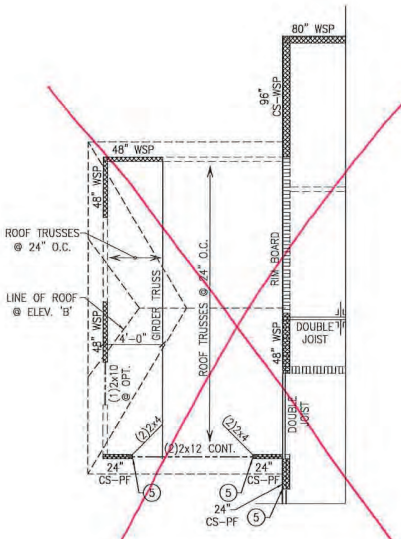
KEYNOTES:

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

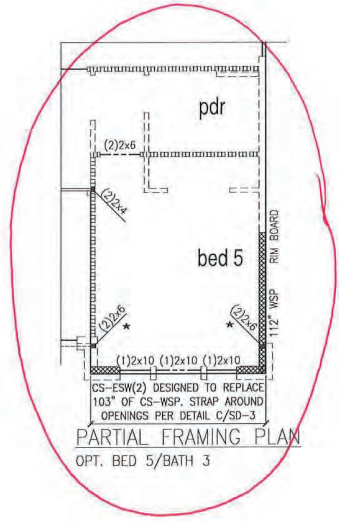


Second Floor Framing Plans
Elevations B, C & Option
Rebuild Model - LH
120 M.P.H.
Carolina Division

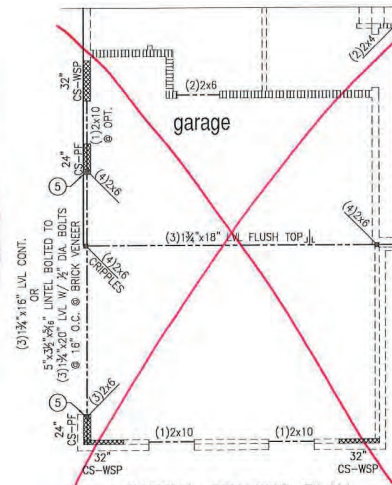
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Designed By: KRK
Checked By:
Issue Date: 4/1/19
Re-Issue:
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34



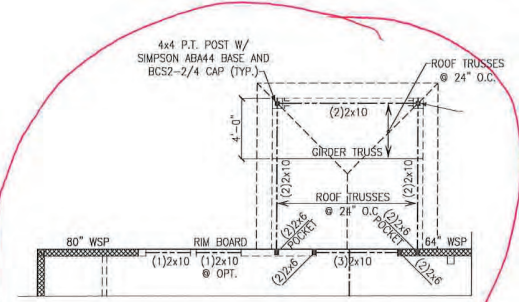
PARTIAL FRAMING PLAN
OPTIONAL 3-CAR SWING IN CARRIAGE GARAGE



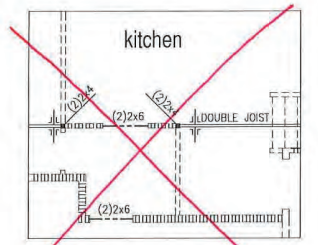
PARTIAL FRAMING PLAN
OPT. BED 5/BATH 3



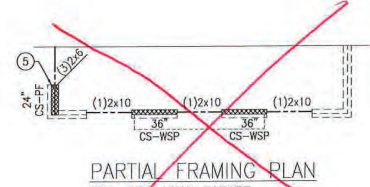
PARTIAL FRAMING PLAN
OPT. SIDE LOAD GARAGE
ELEVATIONS A & C



PARTIAL FRAMING PLAN
OPT. COVERED PATIO
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

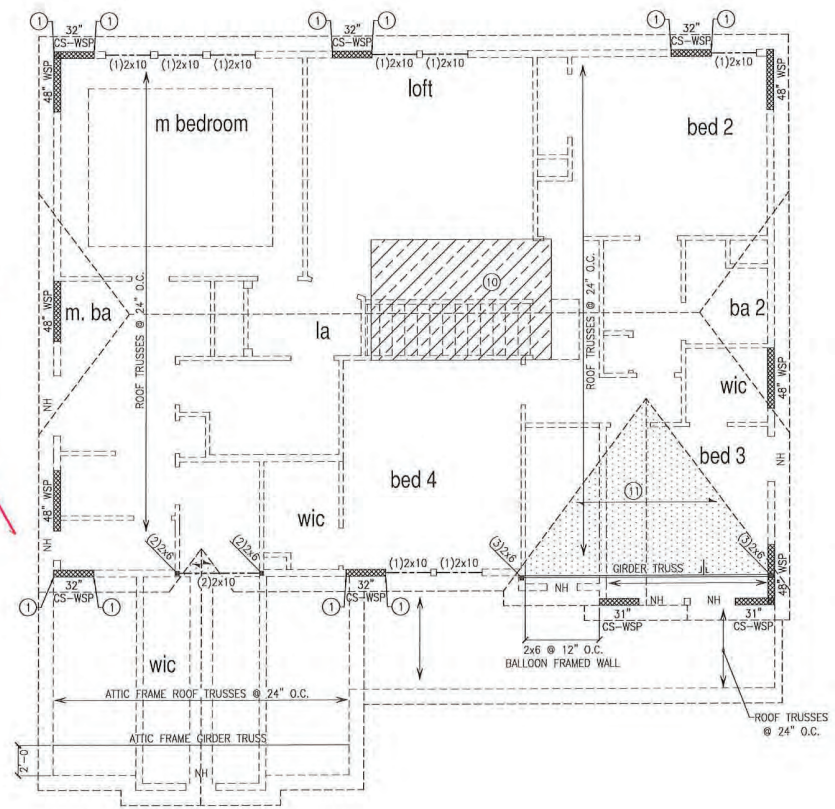
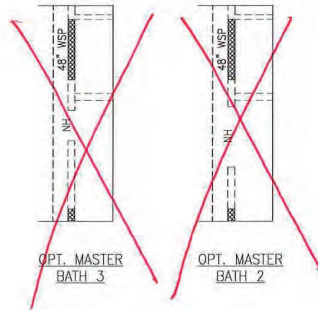
PLAN DESIGNED WITH 9" WALL PLATES

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 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

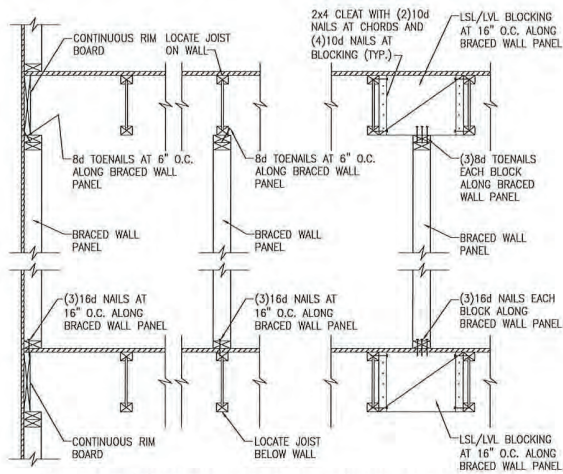
KEYNOTES:

- 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.)

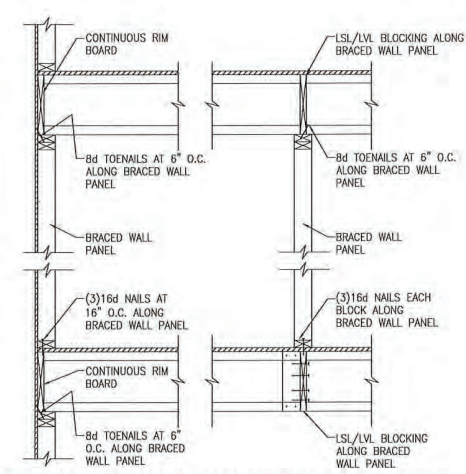


Roof Framing Plan
Elevation B
Redbud Model - LH
120 M.P.H.
Carolina Division

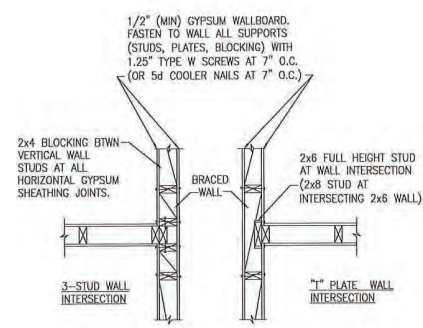
Project #: 105-16009
Designed By: KKK
Checked By:
Issue Date: 4/1/19
Re-Issue:
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34



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

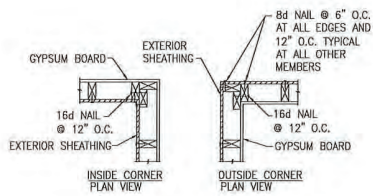


B TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PERPENDICULAR TO I-JOISTS

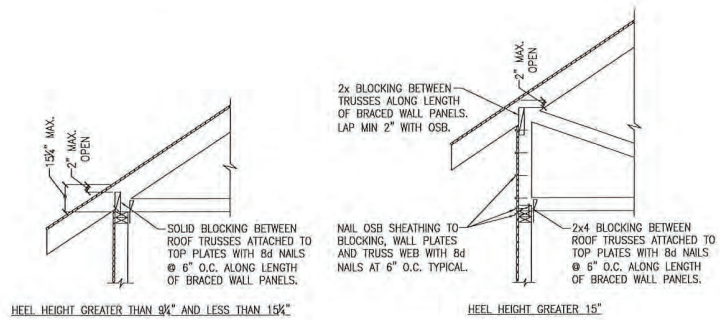


BRACED WALL INTERSECTIONS MAY BE FRAMED USING EITHER THE 3-STUD OR THE T-PLATE METHOD.

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



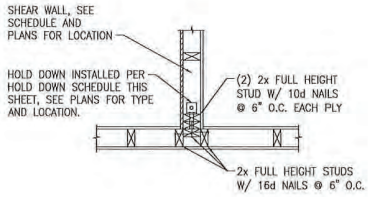
D TYPICAL EXTERIOR CORNER WALL FRAMING



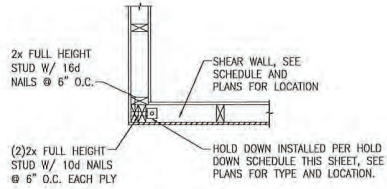
E ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS
ONLY REQUIRED AT BRACED WALL PANELS



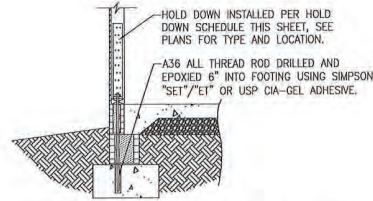
Project #:	105-19000
Designed By:	KRK
Checked By:	
Issue Date:	1/1/19
Re-issue:	
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34



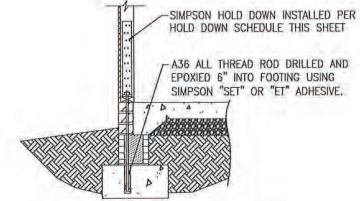
(A) TYPICAL HOLD DOWN DETAIL



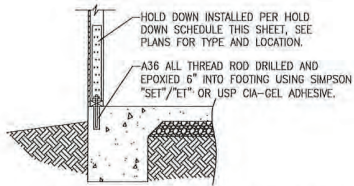
(B) TYPICAL HOLD DOWN DETAIL



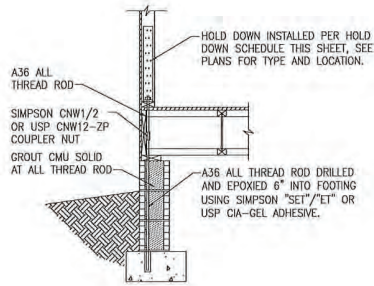
(C) HOLD DOWN AT STEMWALL SLAB FOUNDATION



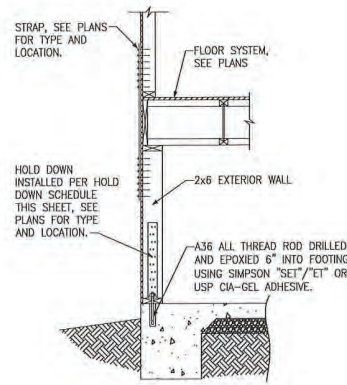
(C) HOLD DOWN AT STEMWALL SLAB



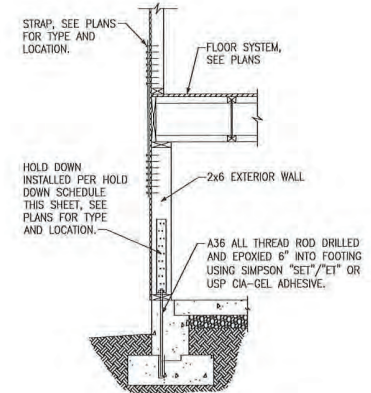
(D) HOLD DOWN AT MONOLITHIC SLAB FOUNDATION



(E) HOLD DOWN AT CRAWL SPACE FOUNDATION



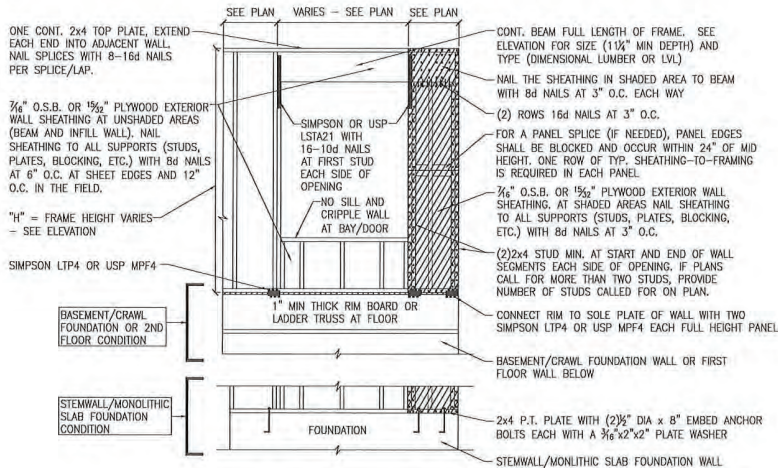
(F) HOLD DOWN AT BASEMENT FOUNDATION MONOLITHIC TURN-DOWN



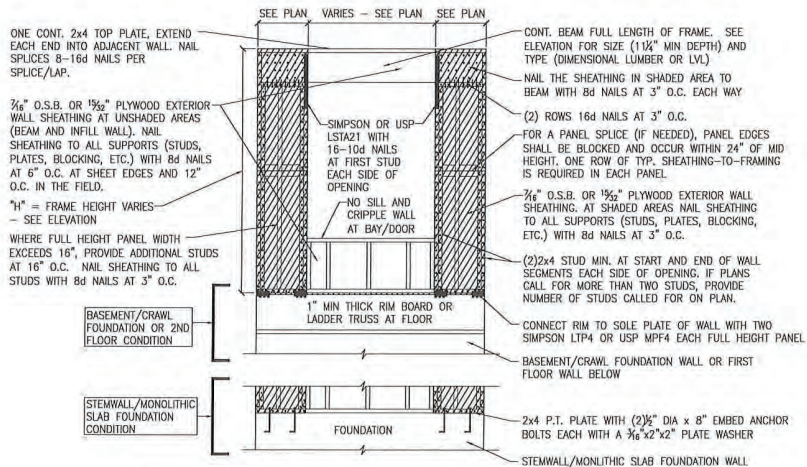
(G) HOLD DOWN AT BASEMENT FOUNDATION STEM WALL

HOLD DOWN SCHEDULE			
HOLD DOWN	USP	ALL THREAD ROD	FASTENERS
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

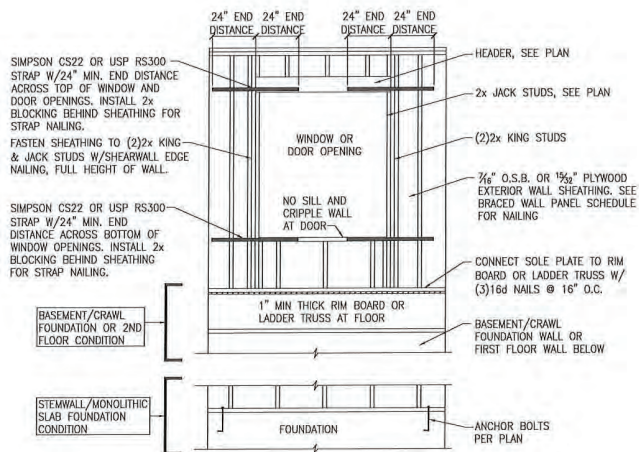




A METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
ONE BRACED WALL SEGMENT



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



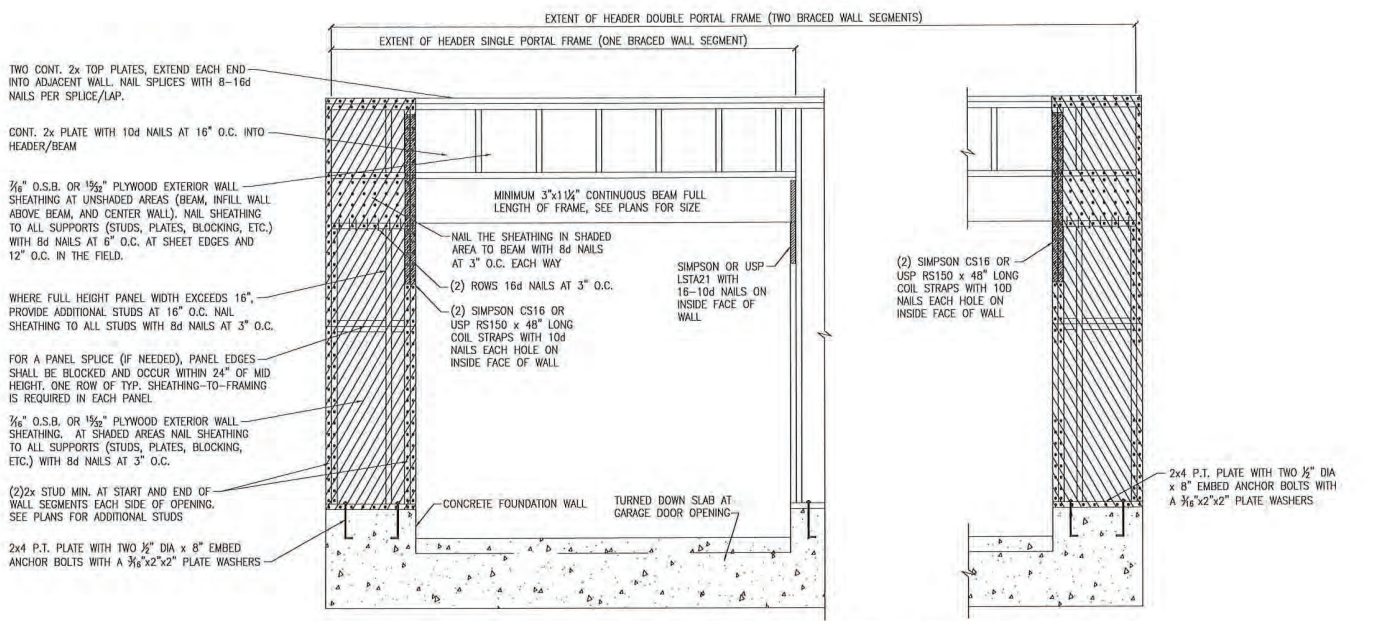
C WINDOW OR DOOR REINFORCEMENT IN ENGINEERED SHEAR WALL
ONLY REQUIRED WHERE SPECIFIED ON PLANS

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

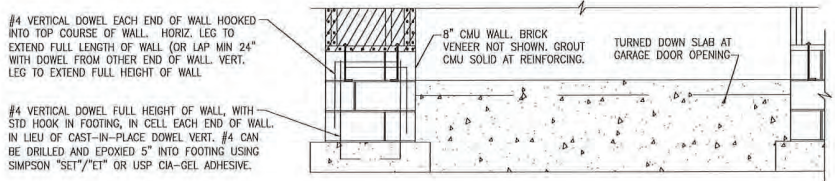
BRACED WALL PANEL NOTES:

- 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.

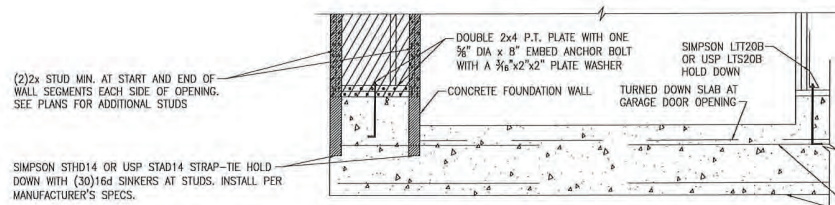
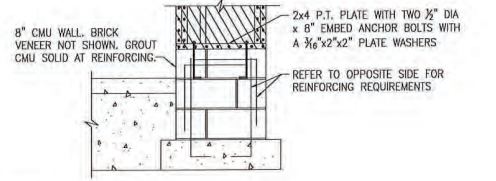
Project #:	105-19000
Designed By:	KRK
Checked By:	
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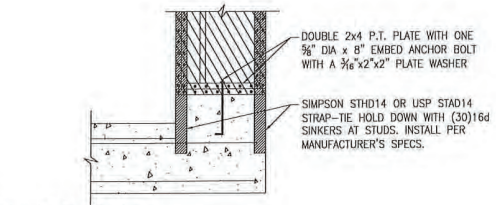
A METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
MONOLITHIC SLAB OR BASEMENT FOUNDATION



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

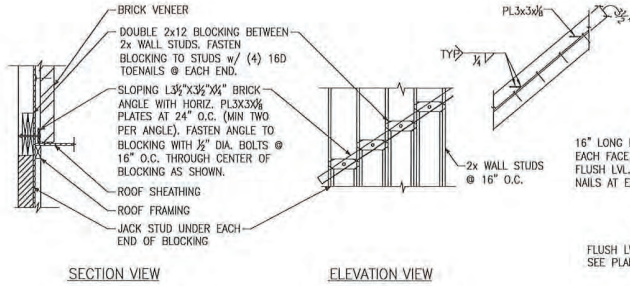


C METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS
MONOLITHIC SLAB OR BASEMENT FOUNDATION



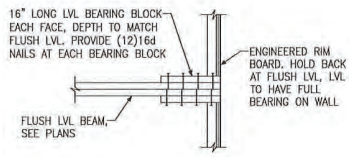
CONTINUOUS #4 HIGH AND LOW. PROVIDE MIN 24" LAPS WHERE SPLICED.



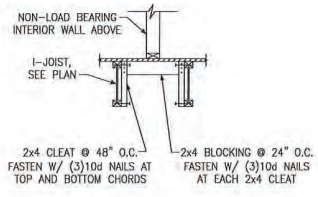


SECTION VIEW ELEVATION VIEW

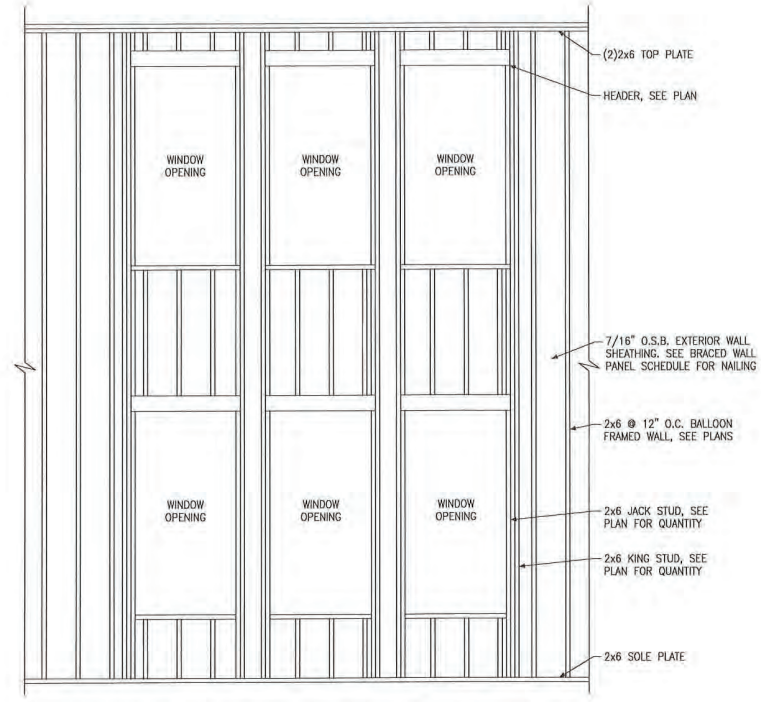
(A) BRICK LEDGER CONNECTION DETAIL



(B) BEARING ENHANCER FLUSH LVL



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



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



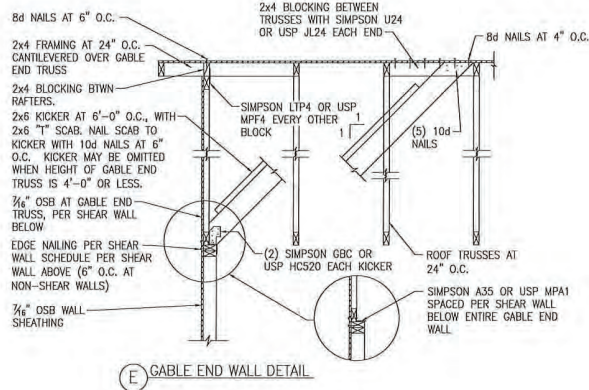
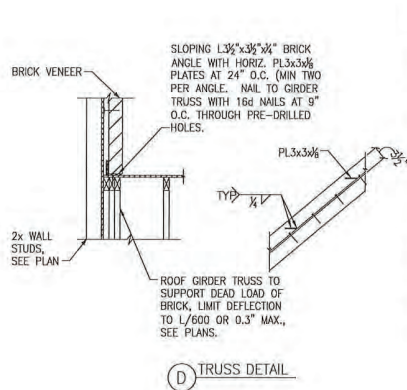
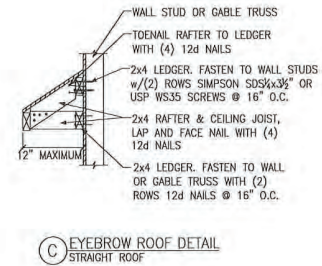
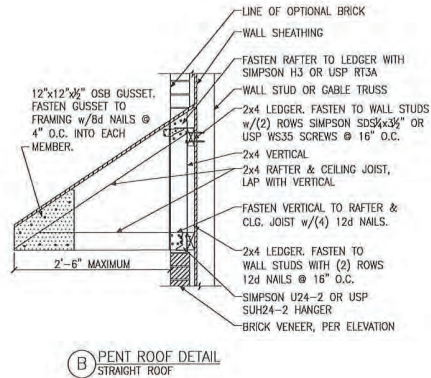
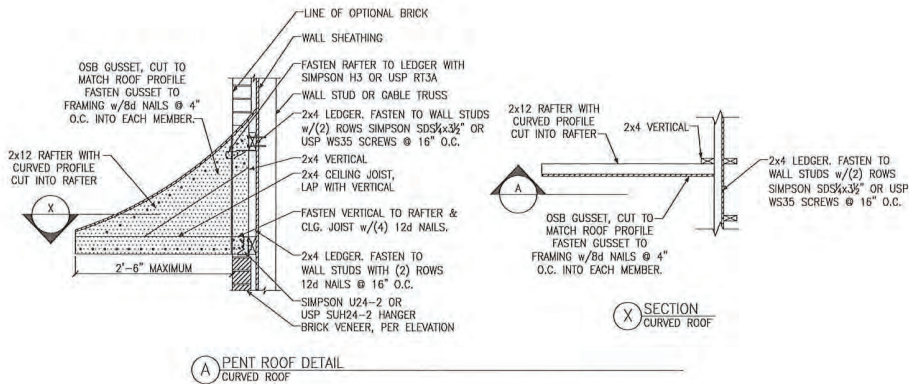
Miscellaneous Framing Details

120 M.P.H. Carolina Division



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

SD-5



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

