

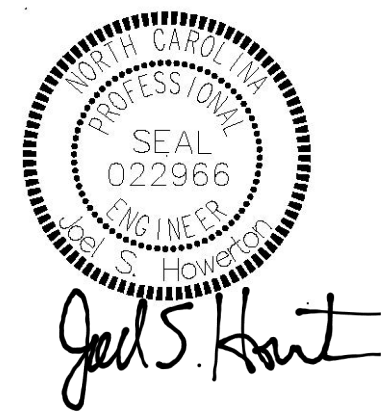
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REPRESENTATION ONLY



STRUCTURAL EVALUATION BY:  
**HOWERTON SERVICES, PLLC**  
 3513 CATHEDRAL BELL ROAD  
 RALEIGH, NC 27614  
 LICENSE P-1716

\* ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION REVIEW, MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS.  
 \* ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO IMMEDIATE ATTENTION OF THE ENGINEER. FAILURE TO DO SO WILL VOID ENGINEER'S LIABILITY.



09 14 2021

CONTRACTOR:

PROJECT: **DAWSON HOUSE**  
 NICOLE & TRAVIS DAWSON  
 FUGUAY VARINA, NC 27626  
 919-201-5841 - TRAVIS@DAWSONSELECTRIC.COM

SHEET TITLE: **LOWER FLOOR PLAN**

VERSION: **3.2**  
 DATE: **9/14/21**  
 DRAWN BY: **DRC**

SHEET # **A-1**

**GENERAL FRAMING NOTES:**

- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
- GLAZING AREAS SHOWN ON THESE DESIGN DRAWINGS DO NOT EXCEED 15% OF THE GROSS AREA OF THE EXTERIOR WALLS. THIS STRUCTURE MEETS THE REQUIREMENTS OF MINOR 2.1, RESIDENTIAL BUILDING, TYPE A-1.
- WALL CLADDING IS DESIGNED FOR A 2X11 #5F OR GREATER POSITIVE/NEGATIVE PRESSURE.
- ALL WALLS, FLOORS AND CEILINGS SHALL BE INSULATED IN ACCORDANCE WITH CODE SUMMARY.
- DESIGN CRITERIA:
 

DEAD	L1V1E
PRIMARY FLOOR	10 PSF
SECOND FLOOR	40 PSF
SLEEPING AREAS	30 PSF
ATTIC	10 PSF
ROOF	20 PSF
DEFLECTION LIMITS	20 PSF
- FLOOR: L360 (LIVE LOAD ONLY)  
 ROOF: L240
- ALL HEADERS IN LOAD BEARING WALLS SHALL BE DOUBLE 2X10 U.O.N.
- ALL WALLS ARE 2X4 @ 16" O.C. U.O.N.
- PROVIDE DOUBLE FLOOR JOISTS UNDER WALLS ABOVE.
- PROVIDE FOUNDATION VENT WITHIN 36" OF EACH CORNER.
- ALL JOISTS TO BE SPF.

**BRACED WALL NOTES:**

- BRACED WALLS ARE REQUIRED PER SECTION R602.10.1 2018 NCBC RESIDENTIAL CODE.
- THE EXTERIOR WALL STRUCTURE SHALL BE CONTINUOUSLY SHEATHED. FULL HEIGHT WITH MIN. THICKNESS 7/16" OSB. THESE WALLS SHALL BE CONSTRUCTED IN CONFORMANCE TO TYPE CS-WSP DETAILS. REFER TO PLAN FOR LOCATION OF REQUIRED BRACING LABELED "CS BRACING" AND LENGTH OF WALL BRACING LABELED IN LINEAR FEET.
- INTERIOR WALLS WHERE NOTED SHALL BE BRACED PER INDICATED METHOD IN REFERENCE TO NCBC-RESIDENTIAL CODE, TABLE R602.10.2.

**LB METHOD:**

INSTALL 1X4 WOOD OR CONTINUOUS METAL STRAPPING AT 45 DEGREES TO 60 DEGREES FROM TOP PLATE TO BOTTOM PLATE ACROSS STUDS WITH MAXIMUM STUD SPACING OF 16" ON CENTER. CONNECT AS INDICATED IN CODE SECTION.

**SB METHOD:**

MINIMUM 1/2" GYPSUM BOARD TURNED VERTICALLY AND CONTINUOUS FROM TOP PLATE TO BOTTOM PLATE. SCREW CONNECTION TO FRAMING USING SPACING CRITERIA AS INDICATED IN CODE TABLES.

- SPECIAL BRACING DETAILS ARE ILLUSTRATED IN THE CODE AND ALLOWED WHERE WALLS DO NOT MEET THE MINIMUM REQUIREMENTS FOR SUPPORT.
- SEE TABLE R602.7.5 FOR CORRECT NUMBER OF KING STUDS PER HEADER.

**Lateral Bracing:**  
 1) Unless otherwise noted, lateral bracing is found sufficient and compliant with minimum requirements set forth in NCRC 2018. Table R602.10.2 provided all exterior walls are sheathed at the exterior per CS-WSP. R602.10.3 which includes 2x4 (min) studs at 16" o.c. sheathed with 1/2" OSB or 1/2" OSB w/ 1x4 nail at 6" o.c. edge and 1x4 nail at 12" o.c. field.  
 2) All noted Portal Frame (P-F) shall be compliant with R602.10.1.  
 3) All locations noted with "HD" shall be 300 lbs min capacity. Options include 3/8" long C618 straps fully populated with 10d nails, centered at interface, Simpson MST64883Z or Simpson L57A21.  
 4) Minimum corner return in each direction shall be 24" of wood structural panel unless otherwise noted.  
 5) Walls noted as OSB shall be framed in accordance with R602.10.2.

**Design Loads:** (Exceeds minimum requirements set forth by code)

	Live Load (PSF)	Dead Load (PSF)	Deflection (DL/100)
All Floors	40	10	L560
Attic Platforms	20	10	L240
Ceiling	10	10	L560
Decks/Balconies	60	10	L240
Roof	20	15	L240
Wind Load	115 MPH (UNG)	115 MPH (WIND)	L240

**MINIMUM VALUES FOR ENERGY COMPLIANCE:**

ZONE 4  
 MAX. GLAZING U-FACTOR = 0.35  
 CEILING: R-38, WALLS: R-15, FLOORS: R-14, SLABS: R-10

**Screened In and Covered Porch Notes:**

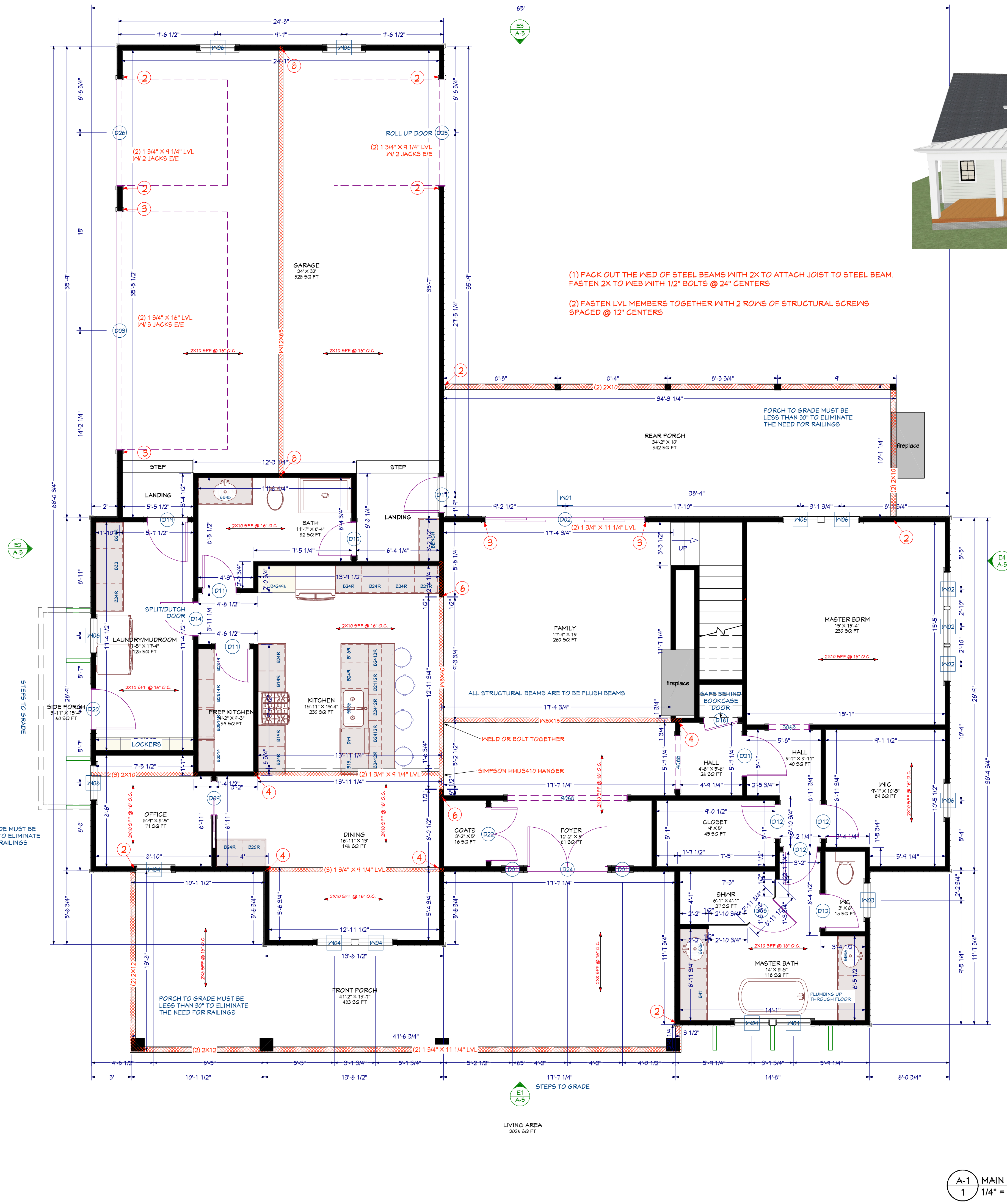
- All wood deck notes apply.
- Foats to be attached to footings using ABU44 or ABU46 post base (or applicable size).
- Foats to be attached to floor framing using two (2) Simpson SA2 zips fully populated with 3" long #8 screws.
- Foats to be attached to headers using Simpson LG24 or two (2) 2x4 tie clips.

**Wood Deck Notes:**

- All lumber to be pressure treated Spine Plus No. 2 or better.
- Band attachments to be installed per NCRC 2018, Appendix M (AM 104.11).
- Install lateral bracing AM104.11.
- Install handrails per AM111.1.
- Max Post Heights per AM 100.1.
- Stair Stringers per AM 107.1.

**General Construction Notes:**

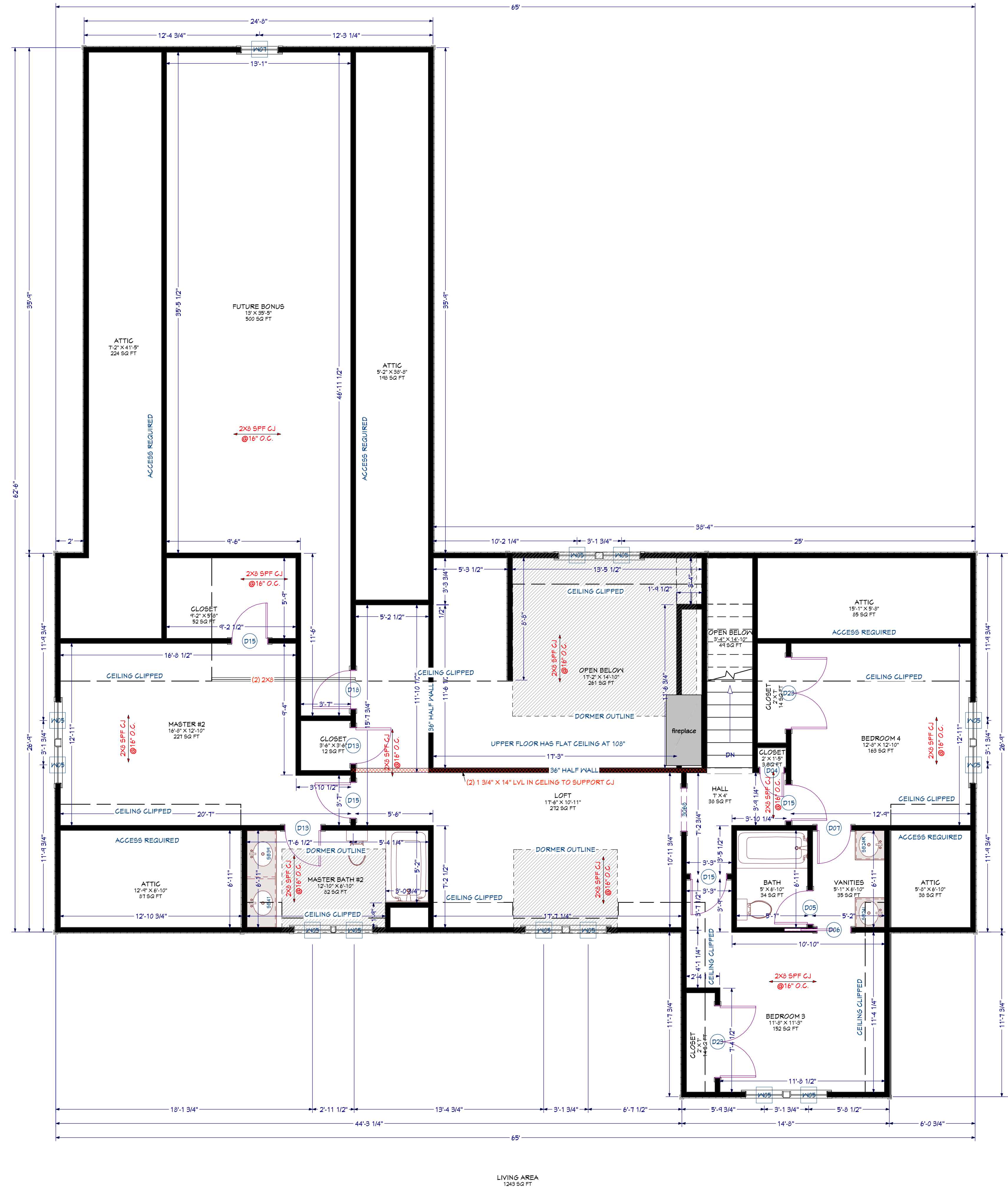
- All temporary shoring, means and methods are the responsibility of the contractor.
- All dimensions to be verified by the contractor in the field.
- All Line Dimensions are to framing and room dimensions are to wall surface, unless noted otherwise.
- Dimensions supersede scale, code supersede dimensions.
- Designers/Engineers assume no responsibility for safety of product delivery.
- Any questions pertaining to structural components should be immediately brought to the attention of the Engineer.
- Limitations: Services provided are in accordance with the standard of practice for structural engineering and within the limits imposed by scope, schedule and budget. The determinations contained in this report are based on conditions observed at the time of the evaluation. No guarantee or warranty, expressed or implied, under this Agreement or otherwise, shall be construed in connection with services provided. Sequencing, shoring, means and methods of construction are considered beyond the scope of this design.
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- PACK OUT THE WEB OF STEEL BEAMS WITH 2X TO ATTACH JOIST TO STEEL BEAM. FASTEN 2X TO WEB WITH 1/2" BOLTS @ 24" CENTERS
- FASTEN LVL MEMBERS TOGETHER WITH 2 ROWS OF STRUCTURAL SCREWS SPACED @ 12" CENTERS

A-1 MAIN FLOOR PLAN  
 1/4" = 1'





*J. S. Kunt*

09 14 2021

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  - 2) All dimensions to be verified by the contractor in the field.
  - 3) All Line Dimensions are to framing and room dimensions are to wall surface, unless noted otherwise.
  - 4) Dimensions supersede scale, code supersede dimensions.
  - 5) Designers/Engineers assumes no responsibility for safety of project delivery.
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A-2 UPPER PLAN VIEW  
1 1/4" = 1'

**Remodeling Solutions**  
REMODELING-SOLUTIONS-LLC.COM

DRAWINGS PROVIDED BY:  
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OWNER/DESIGNER  
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CONTRACTOR:

PROJECT: **DAWSON HOUSE**  
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SHEET TITLE: **UPPER FLOOR PLAN**

VERSION: **3.2**  
DATE: **9/14/21**  
DRAWN BY: **DRC**

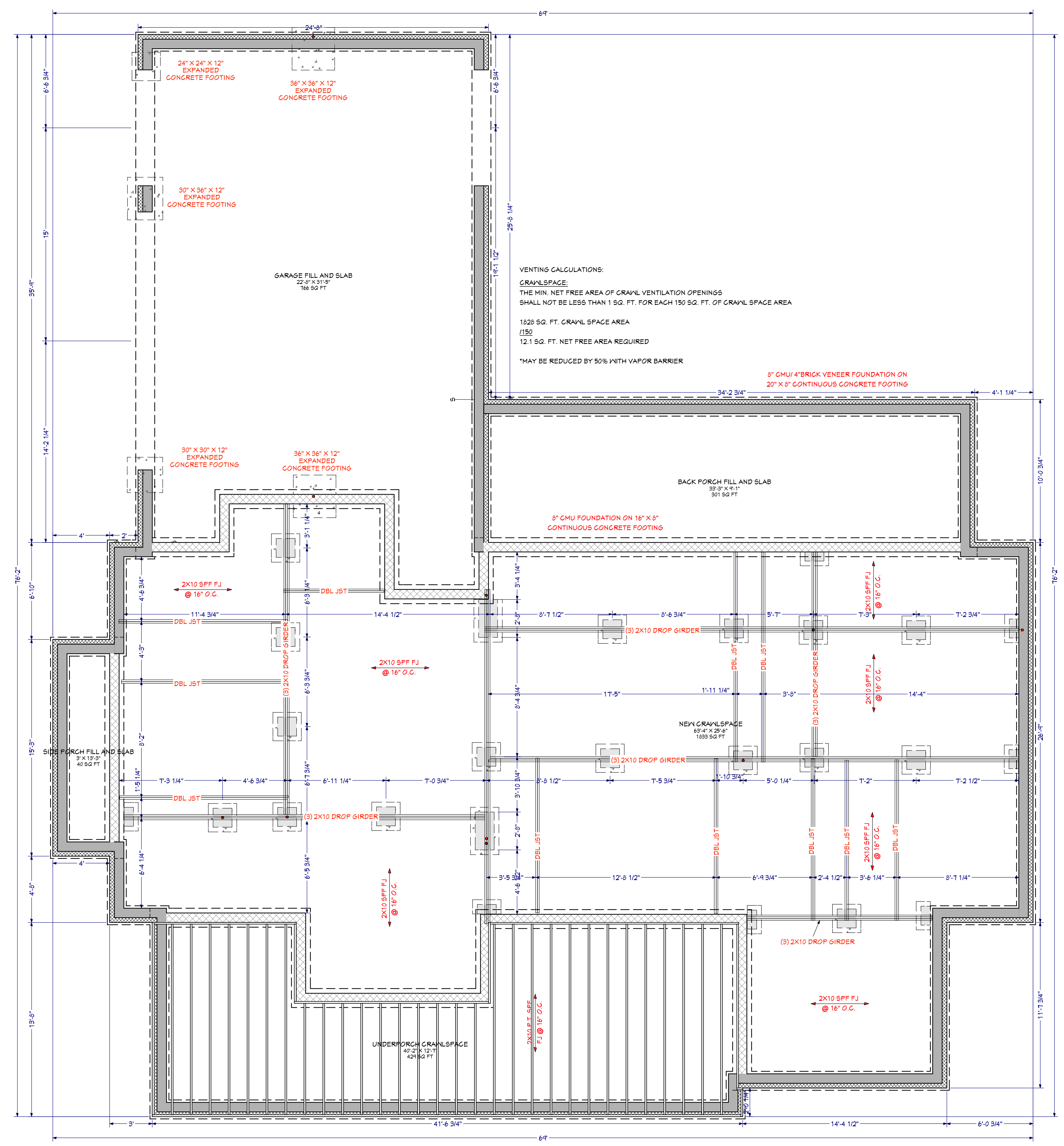
SHEET # **A-2**



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**GENERAL FOUNDATION NOTES:**

- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
- EXTERIOR WALL FOOTING TO BE 20" X 8" 3000 PSI STRUCTURAL CONCRETE WITH 2-#4 BARS UNLESS OTHERWISE NOTED. CONCRETE TO BE PREPARED AND PLACED IN ACCORDANCE WITH ACI 318. FOR FOUNDATION WALL HEIGHT, THICKNESS AND BACKFILL REQUIREMENTS, REFER TO STATE AND LOCAL BUILDING CODES. NOTE: ASSUMED SOIL BEARING CAPACITY=2000 PSF. CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOIL ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.
- FOOTINGS TO BEAR ON UNDISTURBED EARTH A MIN. OF 12" BELOW ADJACENT FINISH GRADE OR AS OTHERWISE DIRECTED BY LOCAL INSPECTOR.
- FOUNDATION DRAINAGE SHALL BE IN ACCORDANCE WITH SECTION R405 OF THE CODE "FOUNDATION DRAINAGE".
- THE FOUNDATION SHALL BE TREATED IN ACCORDANCE WITH SECTION R408 OF THE CODE "FOUNDATION WATERPROOFING AND DAMPPROOFING".
- THIS FOUNDATION DESIGN IS VALID FOR 120 MPH WIND ZONES.
- FOUNDATION WALLS SHALL BE 12" IN WIDTH WHERE SUPPORTING FRAMING WITH BRICK VENEER.
- PORCH POST FOOTINGS SHALL BE 24"X24"X10" WITH 2-#4 BARS EACH WAY.



**VENTING CALCULATIONS:**  
**CRAWLSPACE:**  
 THE MIN. NET FREE AREA OF CRAWL VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA.  
 1628 SQ. FT. CRAWL SPACE AREA  
 /150  
 12.1 SQ. FT. NET FREE AREA REQUIRED  
 \*MAY BE REDUCED BY 50% WITH VAPOR BARRIER



*Joel S. Hunt*  
 09 14 2021

Design Loads: (Exceeds minimum requirements set forth by code)

	Live Load (PSF)	Dead Load (PSF)	Deflection (D/L)
All Floors	40	10	L/360
ABC Platforms	25	10	L/360
Roofs	20	10	L/360
Decks/Balconies	40	10	L/240
Roof	20	15	L/240
Wind Load	17.5 MPH(U2)	17.5 MPH(U2)	L/240

**VENTING CALCULATIONS IF NOT A SEALED CRAWL:**  
 THE MIN. NET FREE AREA OF CRAWL VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA.  
 2310 SQ. FT. CRAWL SPACE AREA  
 /150  
 15.4 SQ. FT. NET FREE AREA REQUIRED  
 \*MAY BE REDUCED BY 50% WITH VAPOR BARRIER

- Foundation Notes:**
- Assumed soil load bearing capacity = 2000 PSF
  - Minimum 28 day f<sub>c</sub> of concrete = 3000 PSI
  - Foundations to be built in accordance with N.C.R.C. 2018, Chapter 4
  - "Tie-In" (if applicable) shall be (2) 16" long #4 epoxy bonded dowels half embedded mid-depth into existing footings.
  - Anchor Bolts per RA201.1b

- General Construction Notes:**
- All temporary shoring, means and methods are the responsibility of the contractor.
  - All dimensions to be verified by the contractor in the field.
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  - Dimensions supercede scale, code supercede dimensions.
  - Designers/Engineers assumes no responsibility for safety of project delivery.
  - Any questions pertaining to structural components should be immediately brought to the attention of the Engineer.
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CONTRACTOR:

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SHEET TITLE: **FOUNDATION PLAN**

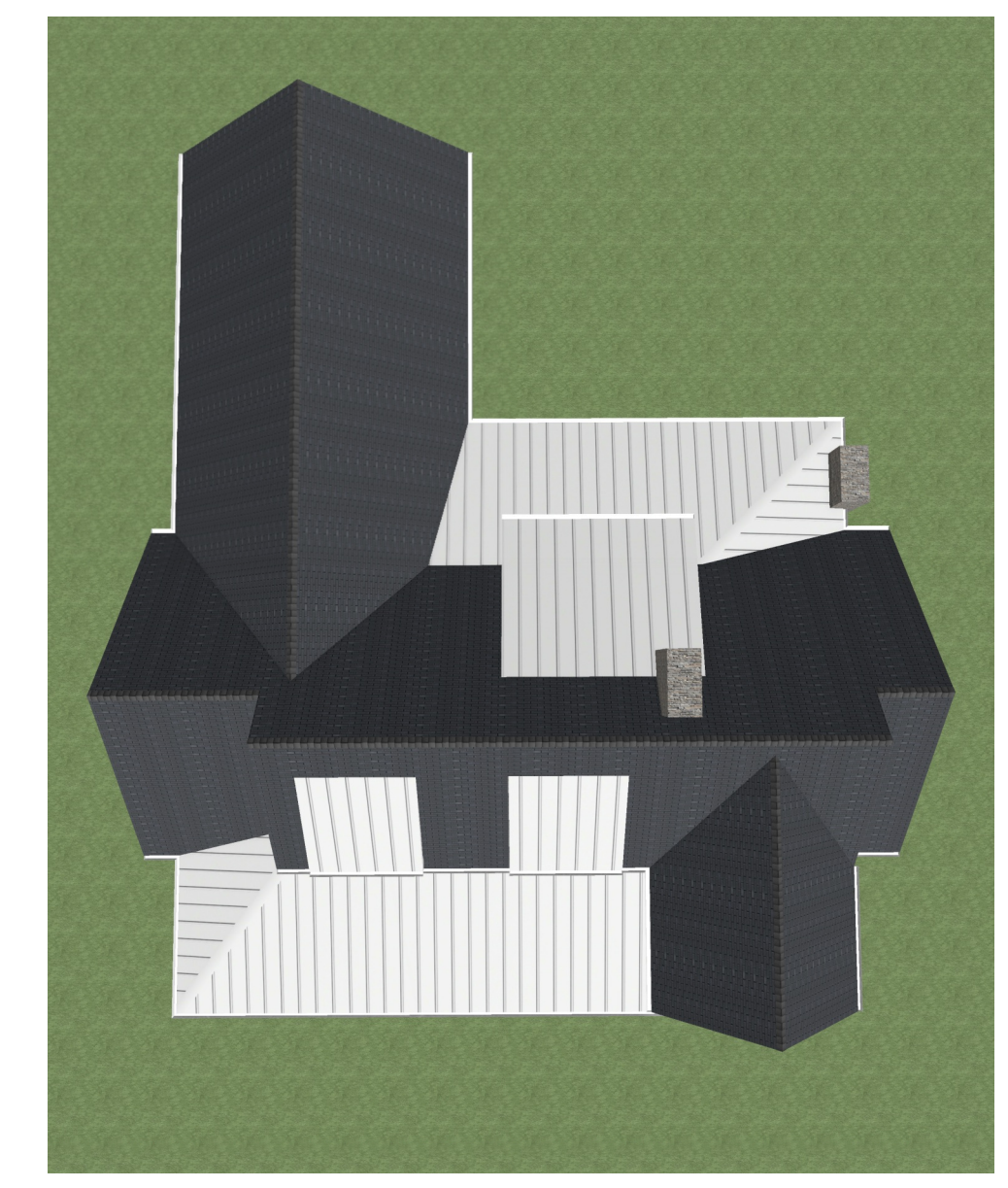
VERSION: **3.2**  
 DATE: **9/14/21**  
 DRAWN BY: **DRC**

A-3 FOUNDATION PLAN  
 1 1/4" = 1'

SHEET # **A-3**



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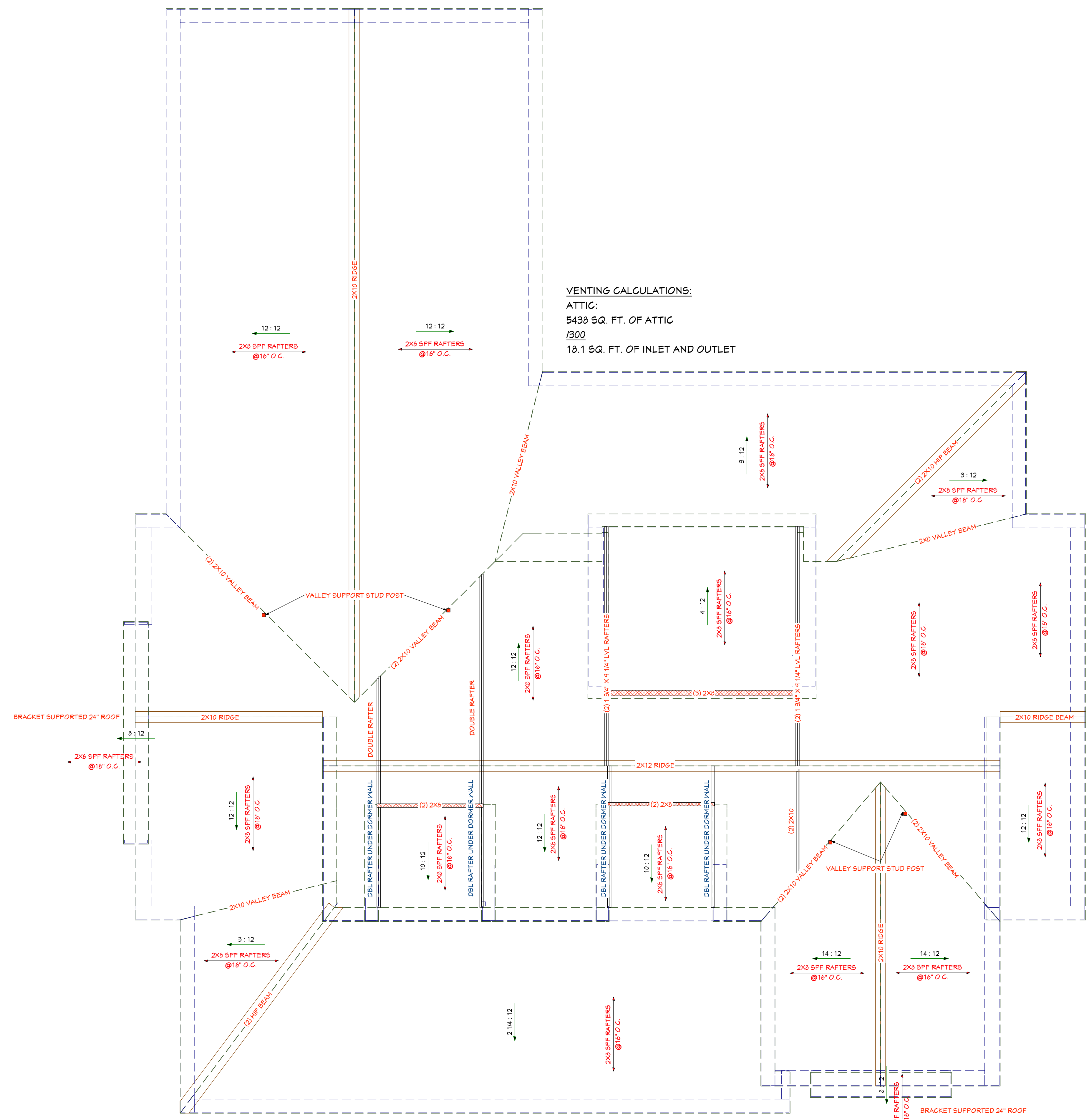
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**GENERAL ROOF NOTES:**

- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
- ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:  
4:5 #/SF FOR ROOF PITCHES FROM 0/12 TO 2/25/12  
3:4 #/SF FOR ROOF PITCHES FROM 2/25/12 TO 7/12 TO 21 #/SF FOR ROOF PITCHES FROM 7/12 TO 12
- ALL ROOFING ELEMENTS SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE CODE.
- ALL LUMBER SHALL BE #2 SPF OR BETTER. RAFTERS MAY BE FINGER JOINTED PER NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, AND MUST HAVE THE STRUCTURAL CERTIFICATION STAMPED ON THE MEMBER.
- RAFTER SIZES, SPANS AND SPACING SHALL NOT EXCEED THE FOLLOWING: SIZE 2X6 2X8 2X10  
SPACING 12' O.C. 16'-3" 21'-0" 25'-8"  
SPACING 18' O.C. 14'-4" 18'-2" 22'-3"
- ALL RAFTERS TO BE 2X8 @ 16" O.C. #2 SPF UNLESS NOTED OTHERWISE.
- 2-2X10 HIP BEAMS TO BE SPICED WITH A MIN. 6'-0" OVERLAP.
- PROVIDE DOUBLE RAFTER EACH SIDE OF DORMERS WITH DOUBLE HEADER.
- ATTACH VAULTED RAFTERS WITH HURRICANE CLIP SIMPSON 145 OR EQUIVALENT. PROVIDE DOUBLE OPPOSING RAFTERS WHERE NOTED.
- 2X8 RAFTERS ON CATHEDRAL OR VAULTED CEILINGS TO BE FURRED DOWN 2" OR USE 2X10 RAFTERS FOR INSULATION PER CODE.
- PROVIDE 2X4 COLLAR TIES EVERY SECOND RAFTER (TYPICAL)
- PROVIDE 2X4 RAFTER TIES @ 32' O.C. (TYPICAL)
- FRAME RAFTERS ON 2X4 PLATE ON TOP OF CEILING JOISTS UNLESS NOTED OTHERWISE
- SHINGLES ASSUMED TO BE 240 L.B. FIBERGLASS, OR EQUAL MINIMUM ROOF PITCH TO BE AS INDICATED ON ARCHITECTURAL PLAN SHEETS
- PROVIDE DOUBLE LAYER OF ROOF FELT WHERE ROOF PITCH IS LESS THAN 4/12
- THESE DESIGN DRAWINGS WERE PRODUCED BY HOWERTON SERVICES, PLLC AND ASSUMES NO LIABILITY FOR THE CORRECTNESS OF ARCHITECTURAL FEATURES, DIMENSIONS OR FIXTURES
- ALL HIP RIDGES AND VALLEYS SHALL BE DOUBLE 2X10 UNLESS NOTED OTHERWISE.
- CONTRACTOR IS RESPONSIBLE FOR REVIEWING DRAWINGS FOR CONSTRUCTION PRIOR TO BEGINNING CONSTRUCTION.
- VALLEY RAFTERS WITH SPANS LONGER THAN 18' SHALL BE LVL'S SUPPORTED AS NOTED. PROVIDE TEMPORARY STIFF KNEE SUPPORT UNTIL ALL SHEATHING AND RAFTER TIES/COLLARS ARE INSTALLED.
- DO NOT SCALE THESE DRAWINGS. IF DISCREPANCIES ARE NOTED, CONTACT THE ENGINEER.
- DESIGN BASIS PROVIDED BY ARCHITECT AND ARCHITECT IS RESPONSIBLE FOR ALL ARCHITECTURAL FEATURES, DIMENSIONS, COMPLIANCE WITH ALL ACCESS/EGRESS REQUIREMENTS, FIRE CODE AND LIFE SAFETY DESIGN ISSUES.

**VENTING CALCULATIONS:**

ATTIC:  
5438 SQ. FT. OF ATTIC  
/300  
18.1 SQ. FT. OF INLET AND OUTLET



Design Loads: (Exceeds minimum requirements set forth by code)

	Live Load (PSF)	Dead Load (PSF)	Deflection(D/L)
All Floors	40	10	L/960
Attic Platforms	20	10	L/960
Ceiling	10	10	L/360
Decks/Balconies	60	10	L/240
Roof	20	10	L/240
Wind Load	115 MPH(UWG)	115 MPH(UWG)	L/240

- Roof Framing Notes:**
- All roof framing shall be in accordance with NRC 2018 Chapter 8.
  - All lumber to be Spruce Pine Fir No. 2 or better.
  - All tie valleys for over-framed roofs shall be attached using (3) 3" long #11 screws at each main rafter.
  - King studs shall be in accordance with schedule shown or R602.3(5) subnote D.
  - All collar ties to be installed no higher than 1/2nd height eave to ridge up from eave nailed with (5) 10d nails at each end, unless otherwise noted.
  - Roof trusses per others; installation per supplier guidelines.

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NICOLE & TRAVIS DAWSON  
FUGUAY VARINA, NC 27526  
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SHEET TITLE: **ROOF PLAN**

VERSION: **3.2**  
DATE: **9/14/21**  
DRAWN BY: **DRC**

SHEET #: **A-4**



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A-5 LEFT ELEVATION  
 E2 1/8" = 1'



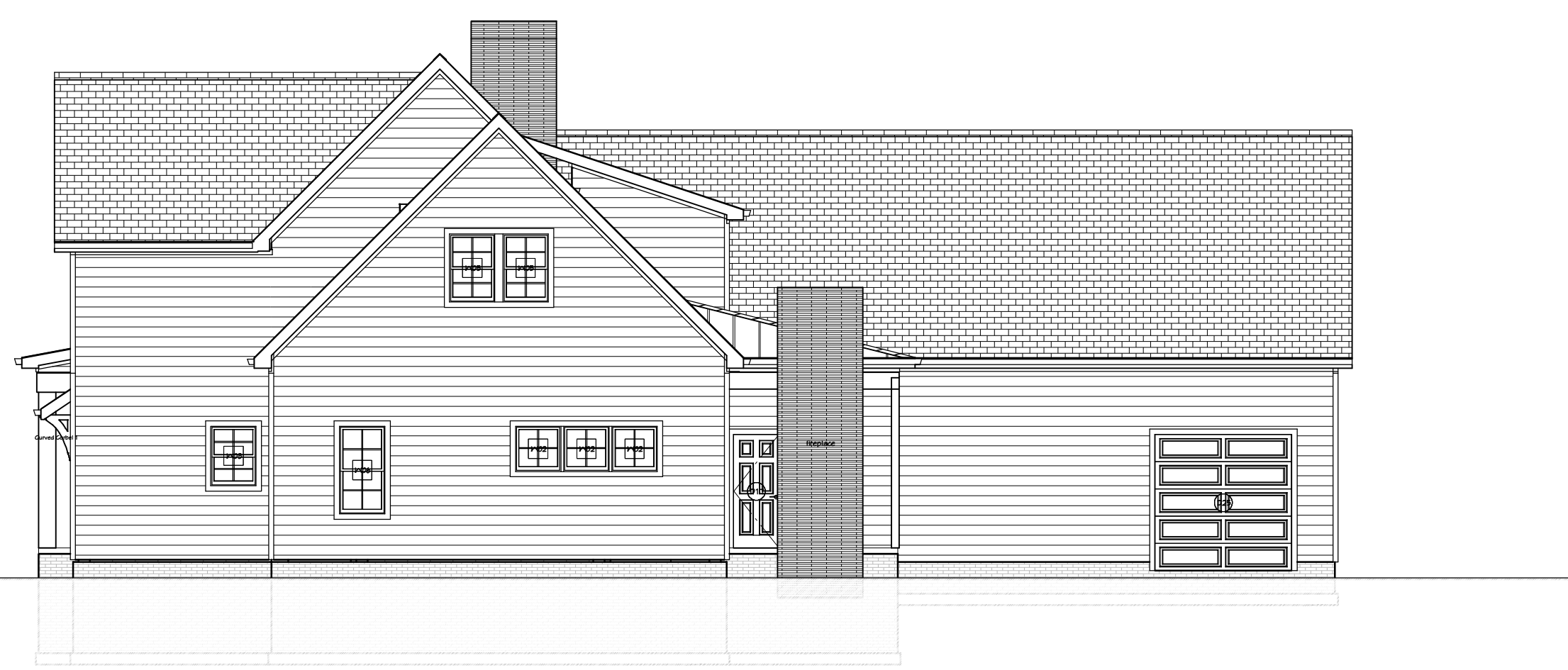
A-5 FRONT ELEVATION  
 E1 1/8" = 1'

WINDOW SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED	DESCRIPTION
W01	1206S	1	1	1206S L/R EX	144"	80"	148"x83"	YES		EXT. GLAZED SLIDER-GLASS PANEL
W02	2022FK	3	1	2022FK	32"	33"	34"x34"			FIXED GLASS
W03	2836DH	1	1	2836DH	32"	42"	34"x34"			DOUBLE HUNG
W04	2840DH	5	1	2840DH	32"	48"	34"x50"			DOUBLE HUNG
W05	2840DH	2	2	2840DH	32"	48"	34"x50"			DOUBLE HUNG
W06	2852DH	7	1	2852DH	32"	62"	34"x64"			DOUBLE HUNG
W07	2852DH	1	2	2852DH	32"	62"	34"x64"			DOUBLE HUNG

Door Schedule

Number	Label	Qty	Floor	Size	Width	Height	R/O	Description	Tempered	Comments
D01	1080	2	1	1080 EX	12"	96"	14"x94"	ext. Fixed-Glass Panel		
D02	1206S	1	1	1206S L/R EX	144"	80"	148"x83"	ext. Glazed Slider-Glass Panel		
D03	10000	1	1	10000	216"	96"	210"x96"	Garage-Garage Door F02		
D04	1888	1	2	1888 L IN	20"	80"	22"x82 1/2"	Hinged-Door F04		
D05	2468	1	2	2468 L IN	28"	80"	30"x82 1/2"	Hinged-Door F04		
D06	2468	1	2	2468 R	28"	80"	30"x82 1/2"	Pocket-Door F04		
D07	2468	1	2	2468 R IN	28"	80"	30"x82 1/2"	Hinged-Door F04		
D08	2668	1	1	2668 L	30"	80"	30"x80"	Shower-Glass Slab	Yes	
D09	2668	1	1	2668 L	30"	80"	62"x82 1/2"	Pocket-Door F04		
D10	2668	1	1	2668 L EX	30"	80"	30"x80"	ext. Hinged-Door F04		
D11	2668	2	1	2668 L IN	30"	80"	32"x82 1/2"	Hinged-Door F04		
D12	2668	4	1	2668 R IN	30"	80"	32"x82 1/2"	Hinged-Door F04		
D13	2668	2	2	2668 L IN	30"	80"	32"x82 1/2"	Hinged-Door F04		
D14	2668	1	1	2668 R IN	30"	80"	32"x82 1/2"	Hinged-Door F04		
D15	2668	4	2	2668 R IN	30"	80"	32"x82 1/2"	Hinged-Door F04		
D16	HIDDEN	1	1	2668 L IN	30"	80"	32"x82 1/2"	Hinged-Bookcase Outslung Door		
D17	2868	1	1	2868 L EX	32"	80"	34"x83"	ext. Hinged-Door F04		
D18	2868	1	2	2868 L EX	52 1/8"	80"	34 1/8"x83"	ext. Hinged-Door F04		
D19	3068	1	1	3068 L EX	36"	80"	38"x83"	ext. Hinged-Door F04		
D20	3068	1	1	3068 R EX	36"	80"	38"x83"	ext. Hinged-Door E06		
D21	3068	1	1	3068 R IN	36"	80"	38"x83 1/2"	Hinged-Door F01		
D22	4068	1	1	4068 L/R IN	48"	80"	50"x82 1/2"	Double Hinged-Door F04		
D23	5068	2	2	5068 L/R IN	60 3/8"	80"	62 3/8"x82 1/2"	Double Hinged-Door F04		
D24	8080	1	1	8080 L/R EX	72"	96"	74"x94"	ext. Double Hinged-Door E14		
D25	8080	1	1	8080	46"	96"	48"x94"	Garage-Garage Door F01		
D26	8080	1	1	8080	46"	96"	48"x94"	Garage-Garage Door F02		



A-5 REAR ELEVATION  
 E3 1/8" = 1'



A-5 RIGHT ELEVATION  
 E4 1/8" = 1'

General Construction Notes:  
 1) All temporary shoring, means and methods are the responsibility of the contractor.  
 2) All dimensions to be verified by the contractor in the field.  
 3) All Line Dimensions are to framing and room dimensions are to wall surface, unless noted otherwise.  
 4) Dimensions supercede scale, code supercede dimensions.  
 5) Designers/Engineers assumes no responsibility for safety of project delivery.  
 6) Any questions pertaining to structural components should be immediately brought to the attention of the Engineer.  
 7) Limitations: Services provided are in accordance with the standard of practice for structural engineering and within the limits imposed by scope, schedule and budget. The determinations contained in this report are based on conditions observed at the time of the evaluation. No warranties or warranties, expressed or implied, under this Agreement or otherwise, shall be construed in connection with services provided. Sequencing, shoring, means and methods of construction are considered beyond the scope of this design.  
 8) Removal of watermark and copyright constitutes written consent to reproduce.

CONTRACTOR:

PROJECT: **DAWSON HOUSE**  
 NICOLE & TRAVIS DAWSON  
 FUGUAY VARINA, NC 27526  
 919-201-3841 - TRAVIS@DAWSONSELECTRIC.COM

ELEVATIONS & SCHEDULES

VERSION: 3.2  
 DATE: 9/14/21  
 DRAWN BY: DRC

SHEET #  
**A-5**