COLLEX487 BUYER MARKED PLAN

DOGWOOD

DOGWOOD REVISION LIST - STRUCTURAL:

- 1.) ADDED I-JOIST SERIES/SPACING (11-16)
- 2.) CHANGED FRAMING AND REMOVED FOOTINGS AND FOUNDATION SUPPORT FOR THE REMOVED VAULT IN BEDROOM 3. (11-16)
- 3.) ADDED FRAMING FOR CHASE AT SECOND FLOOR (11-16)
- 4.) ADDED/REMOVED EXTRA JOISTS IN CRAWL (11-16)
- 5.) ADDED PLUMBING DIMENSIONS WITH OPTIONAL MASTER MATH ON MONO (11-16)
- 6.) CHANGED ALL GARAGE HEADERS TO (3) PLY (11-16)
- 7.) CHANGED DOUBLE STUD POCKETS TO TRIPLE STUD POCKETS (11-18)
- 8.) REMOVED BRICK FROM REAR PORCH (11-18)
- 9). REMOVED INTERIOR WALL BRACING PANELS (11-18)
- 10.) 2018 CODE UPDATE (6-19)
- 11.) CHANGE 2X6 EXTERIOR WALLS TO 2X4 EXTERIOR WALLS. (3-11-20)
- 12.) SQUARE FOOTAGES CHANGE ON SECOND FLOOR BETWEEN ALL ELEVATIONS DUE TO CLOSET BUMP OUT (B ELEVATIONS) AND BEDROOM 4 BUMP OUT (C ELEVATIONS) (08-13-20)
- 13.) SQUARE FOOTAGE OF FIRST FLOOR CHANGES WITH B ELEVATIONS DUE TO BUMP OUT IN FOYER (08-13-20)
- 14.) CHANGED ALL EXTERIOR WALLS FROM 2X6 TO 2X4 EXCEPT WHERE SHADED (11-01-20)
- 15.) REMOVED HEADER FROM STANDARD OWNER'S BATHROOM FOR TRANSOM WINDOW THAT WAS REMOVED (09-07-22)
- 16.) BASEMENT INTERIOR WALLS CHANGED FROM 2X4 TO 2X6 (09-28-22)
- 17.) CHANGED WALL BETWEEN FAMILY ROOM AND KITCHEN TO 2X6 (09-28-22)
- 18.) CHANGED OPENING FROM FOYER TO FAMILY ROOM FROM 41-6" TO 41-4" (09-28-22)

DOGWOOD REVISION LIST - ARCHITECTURAL:

NOVEMBER 01, 2020

- CREATED ELEVATIONS TO BE IN STANDARDS
 WITH OTHER PLANS (SEE SHEETS A.1 THROUGH
- CHANGED COLUMNS ON ELEVATIONS TO
- STANDARD COLUMNS
- CHANGED GARAGE DOORS TO REPRESENT
 STANDARD GARAGE DOOR FOR EACH ELEVATION
- FIXED COVERED PORCH TO KEEP COLUMNS FROM OVERLAPPING EDGE OF CONCRETE
- REMOVED GRIDS FROM TRANSOMS ABOVE FRONT DOOR
- ADDED NOTE FOR GARAGE DOOR "GARAGE
 DOOR PER SPECIFICATIONS AND GLASS INSERT
 (TOP PANEL ONLY)"
- 7. MOVED ROOF PLANS TO SHEETS \$4
- 8. ROOF ABOVE COVERED PATIO CHANGED TO
- SHED ROOF (SEE ON SIDE AND REAR ELEVATIONS)

 9. REMOVED OPTION FOR FIREPLACE IN OWNER'S
- 10. CREATED SLAB INTERFACE PLAN (SEE SHEET A-4
 THROUGH A-4.2)
- MOVED ALL OPTIONS OFF BASE PLAN AND
 PLACED ON SEPARATE SHEET.
- PLACED ON SEPARATE SHEET

 2. ADDED NOTE FOR FLUSH COUNTERTOP ON
- ISLAND AND 34 1/2" H. WALL UNDER

 13. CHANGED PATIO SIZE TO STANDARD 12'X10"
- 14. ADDED OPTIONAL GAS LINE
- 15. CHANGED NAME OF "FLEX ROOM" TO "STUDY"
- CHANGED "BREAKFAST ROOM" TO "CASUAL DINING"
- ADDED 2ND HOSE BIB
- 8. CALLED OUT '45' WALL WITH CAP' AS STANDARD
- CHANGED ALL EXTERIOR WALLS FROM 2X6 TO 2X4 EXCEPT WHERE SHADED
- . ADDED NOTE "OPT. REF."
- ADDED NOTE 'OPT. W/D'
- 2. ADDED NOTE 'WASHER ALWAYS TO BE LOCATED
 TO THE LEFT OF DRYER
- TO THE LEFT OF DRYER
- ADDED PDS ATTIC ACCESS
- VERIFIED VENTILATION AND LIGHT REQUIREMENTS AT OWNER'S BEDROOM MEETS CODE (114):20)
- 5. SQUARE FOOTAGES ARE UPDATED AND CHANGED DUE TO MOVEMENT OF WALL DOWN
- CENTER OF HOUSE TO KEEP WALLS FROM
 MOVING BETWEEN ELEVATION CHOICES
- SQUARE FOOTAGE OF COVERED PORCH
 CHANGED DUE TO KEEPING COLUMNS FROM
 OVERLAPPING CONCRETE EDGE
- CREATED PARTIAL PLANS FOR B & C ELEVATIONS
- (FLOOR, SLAB, & ELECTRICAL)
- 28. REMOVED ALL WALL OUTLETS
- 29. REMOVED ALL PHONE OUTLETS
- REMOVED ALL TV OUTLETS
- PLACED STANDARD 3 BULB LIGHT IN KITCHEN
 VERIFIED COACH LIGHT LOCATIONS (SEE ELEVS

- FOR DIMS.)
- PLACED DASHED FANS WHERE APPLICABLE WITH NOTE 'STD. LIGHT, OPT. FAN/LT PREWIRE'
- 34. UPDATED ELECTRICAL KEY
- REMOVED UNDER CABINET LIGHTINGS
- VERIFIED CO2 DETECTOR LOCATIONS
- 37. SHOWED PENDANT LIGHTS AS OPTIONAL
 38. SHOWED CAN LIGHTS IN KITCHEN AND FAMILY
- ROOM AS "OPTIONAL CAN LIGHTS"
- PLACED OPTIONAL FLOOD LIGHTS
- 40. PLACED OPTIONAL FLOOR OUTLET IN FAMILY
- 41. PLACED CALCULATIONS FOR SOFFIT AND RIDGE VENT REQUIREMENTS
 - CHANGED LAYOUT FOR BASE OWNER'S
- BATHROOM
- 43. ADDED OPTIONAL OWNER'S BATH 2 & OWNER'S BATH 3
- 44. REMOVED "OPTIONAL COVERED DECK AT
- OWNER'S BATH"
 - FEBRUARY 01, 2022 ADDED OPTIONAL DOUBLE GARAGE DOOR
- FLOOR PLAN TO FIRST FLOOR OPTIONS SHEET (02-01-22
- 46. ADDED OPTIONAL BASEMENT TO PLANS (02-01-22)
- 47. REMOVED TRANSOM WINDOW FROM OWNER'S
- CHANGED BASEMENT INTERIOR WALLS TO 2X6
- (00.28-22)
- 49. CHANGED WALL BETWEEN FAMILY ROOM AND
- KITCHEN TO 2X6 (09-28-22)
- CHANGED OPENING FROM FOYER TO FAMILY
- ROOM FROM 4'-6" TO 4'-4" (09-28-22)
- RECENTERED WINDOWS AND FIREPLACE IN
- FAMILY ROOM (09-28-22)
- CREATED CHASE ON TUB SIDE OF OWNER'S BATH
 2 BY REMOVING SOME DEPTH FROM EXISTING
 - CHASE ON SHOWER SIDE TO GET CLEARANCE FOR TUBS FAUCET (11-01-23)
- CREATED EQUAL CHASE IN SHOWER LOCATION
 FOR PRIMARY OWNER'S BATH 2 (110123)
- 54. WINDOW OF OWNER'S BATH 2 MOVED BY 7"
- (11.01.72)
- CHANGED OWNER'S BEDROOM TO PRIMARY BEDROOM (11-01-23)
- 6. CHANGED OWNER'S BATH TO PRIMARY
- BATH(11-01-23)



COVER SHEET

DREAM FINDERS HOMES

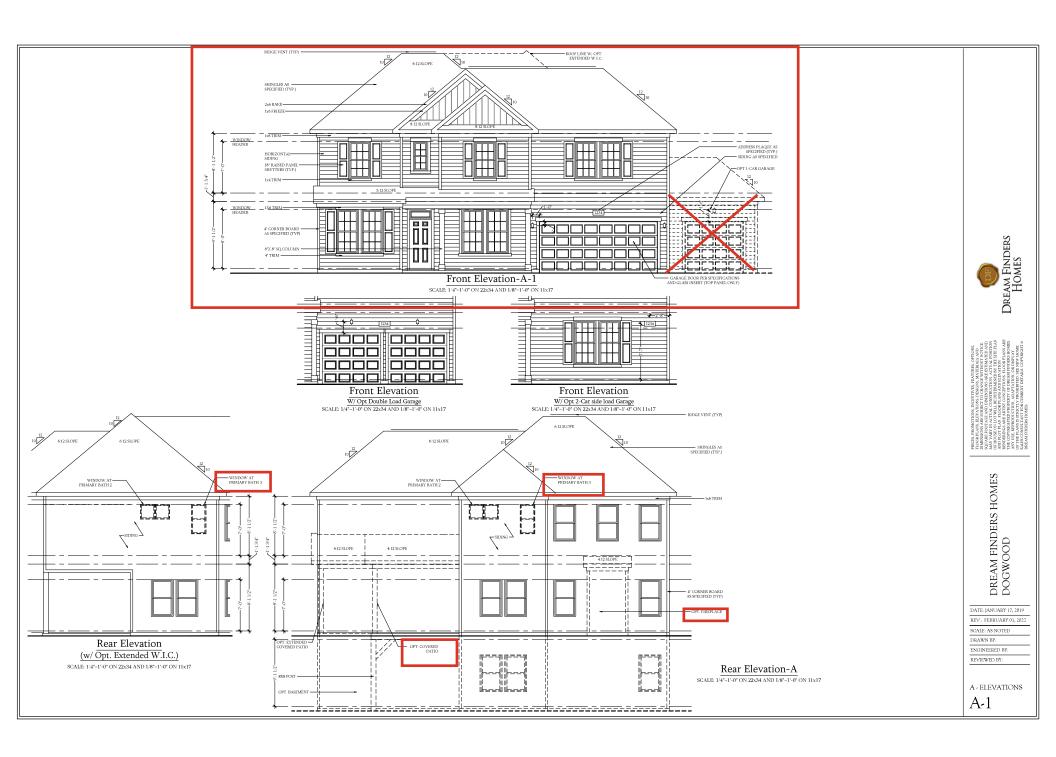
DOGWOOD

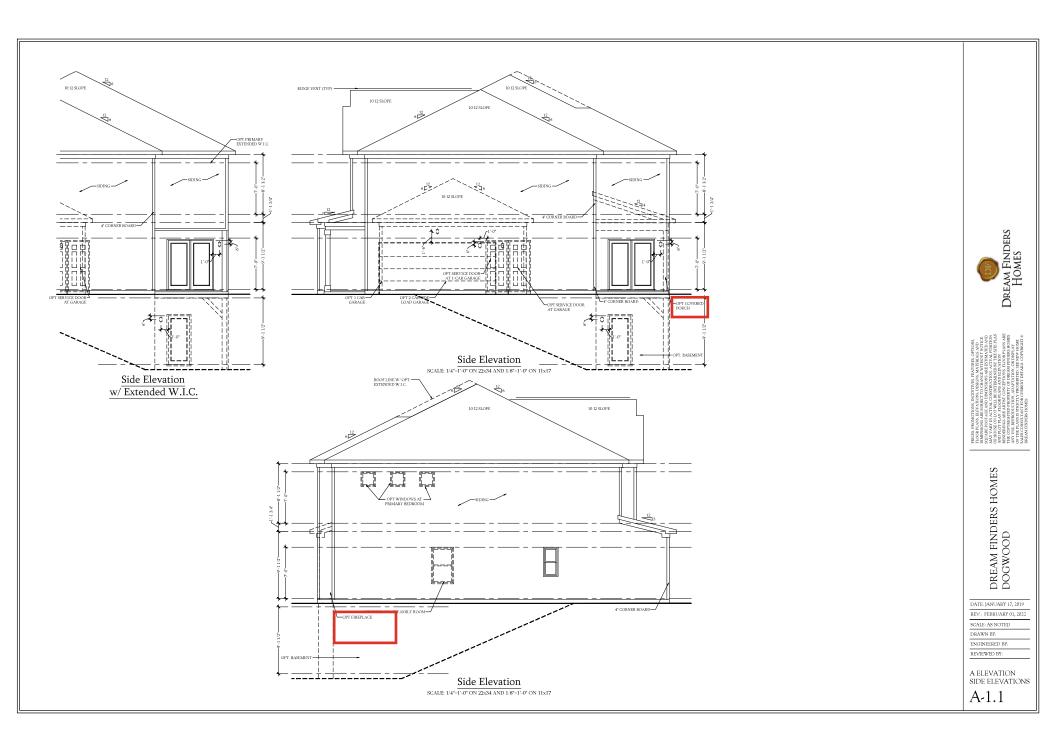
ATE: JANUARY 17, 2019

REV.: FEBRUARY 01, 202 DRAWN BY:

ENGINEERED BY: REVIEWED BY:







Cov Patio

Slab Interface Plan
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



DREAM FINDERS HOMES DOGWOOD

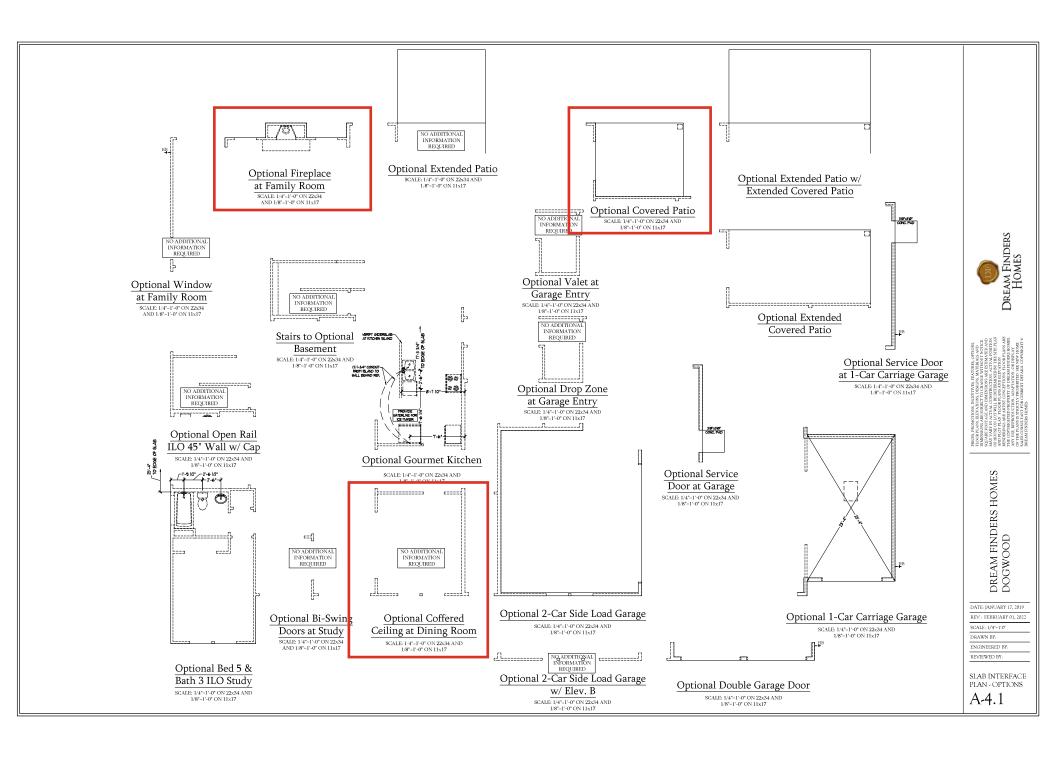
DATE: JANUARY 17, 2019 REV.: FEBRUARY 01, 2022

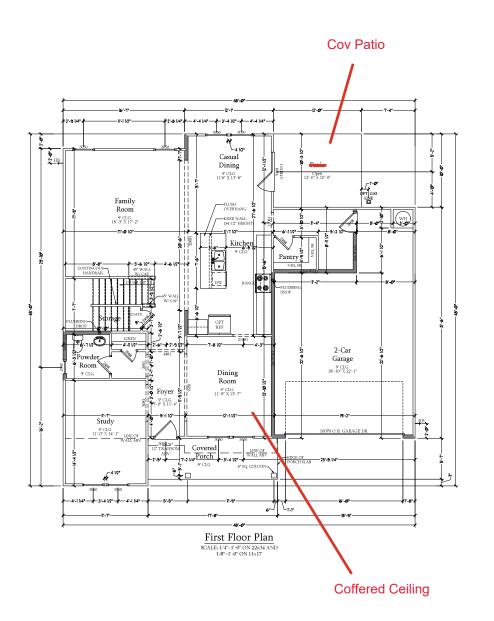
SCALE: 1/4"-1'0"

DRAWN BY: ENGINEERED BY: REVIEWED BY:

SLAB INTERFACE PLAN

A-4





W FULL BRICK VENEER			
In FLOOR	(319 8Q.FT.		
2nd FLOOR:	U126 5Q, FT.		
TOTAL	3,05 SQ. FT.		
GARAGE:	525 6Q, FT.		
FRONT PORCH:	98 5Q, FT,		
STD, REAR PATIO	00 8Q. FT.		
OPT. BASEMENT:	U65 50. PT.		
In FLOOR OPTIONS			
OPT. FIREPLACE:	B 52 FT.		
2nd FLOOR OPTIONS			
OPT, OWNER'S EXTENDED WICH	121 8Q.FT.		
UN-EATED OPTIONS			
OPT I-CAR GARAGE:	240 5Q, FT,		
OPT, REAR COVERED PORCH	DØ 80. FT.		
OPT, 11/18" EXTENDED PATICA	15 8Q.FT.		
OPT, EXTENDED PATIO:	193 SQ. FT.		
OPT, EXTENDED COVERED PORCH	193 SQ. FT.		
OPT, COVERED DECK-	120 6Q.FT.		



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DREAM FINDERS HOMES DOGWOOD

DATE: JANUARY 17, 2019 REV.: FEBRUARY 01, 2022

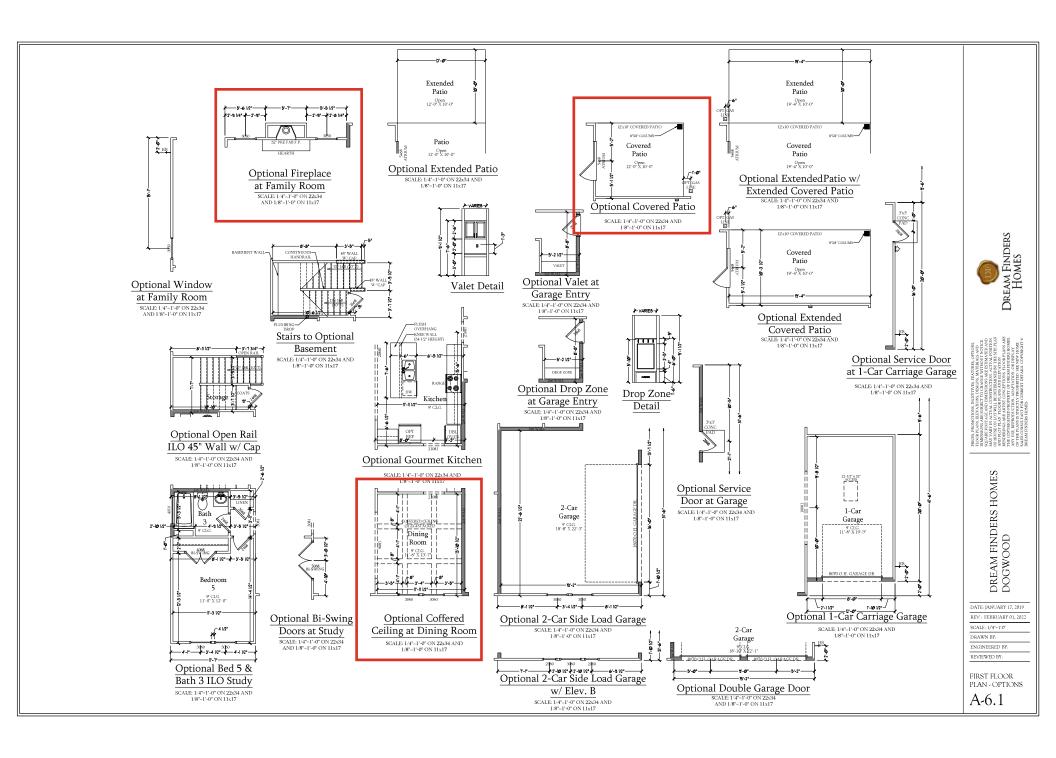
REV.: FEBRUARY 01, 20 SCALE: 1/4"-1'-0"

DRAWN BY: ENGINEERED BY:

ENGINEERED BY:

FIRST FLOOR PLAN

A-6





DREAM FINDERS HOMES DOGWOOD

DATE: JANUARY 17, 2019 REV:: FEBRUARY 01, 2022

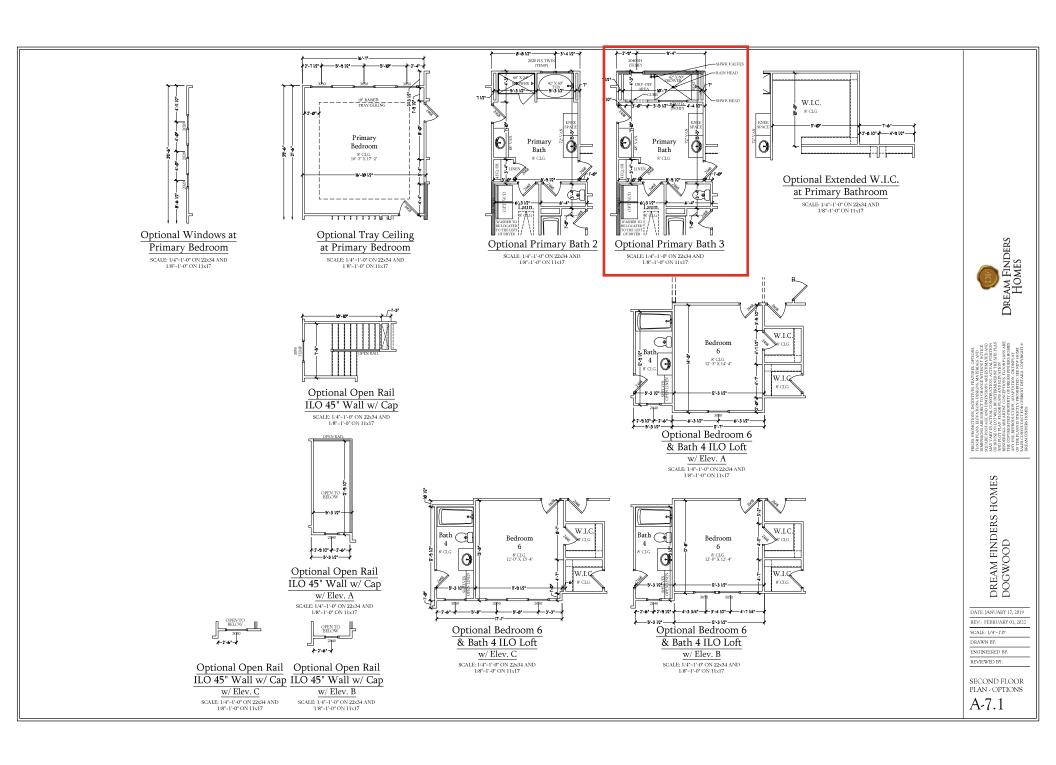
SCALE: 1/4"-1'-0"

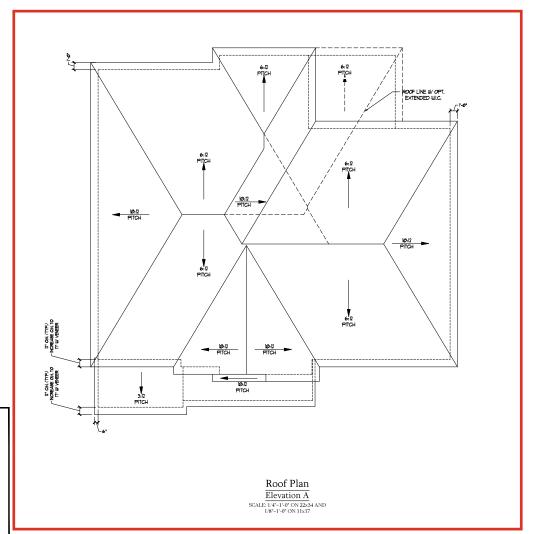
DRAWN BY: ENGINEERED BY:

REVIEWED BY:

SECOND FLOOR PLAN

A-7





Dream Finders Homes

MORE, PROMORO RICENTINE, STETTING, OFFORK HORNENDE, SERIOR TO CARRON ANTERLAL AND MINISTORIO SERIOR TO CARRON ANTERLAL AND MINISTORIO SERIOR TO CARRON ANTERLAL AND WAY NO WELL OF CORRESPONDED WITH THE PLAY MAN TO PLAY TO CARRON TO THE PLAY MAN TO SERIOR TO THE PLAY TO THE PLAY MAN TO SERIOR TO THE PLAY TO THE PLAY MAN THE APPROPRIEST OF THE PLAY TO THE PLAY MAN THE APPROPRIEST OF THE PLAY TO THE PLAY MAN THE APPROPRIEST OF THE PLAY TO THE PLAY MAN THE APPROPRIEST OF THE PLAY TO THE PLAY TO THE PLAY MAN THE APPROPRIEST OF THE PLAY TO THE PLAY THE PLAY TO THE PLAY TO THE PLAY THE PLA

DREAM FINDERS HOMES DOGWOOD

DATE: JANUARY 17, 2019 REV:: FEBRUARY 01, 2022

REV.: FEBRUARY 01, SCALE: 1/4"-1'0"

DRAWN BY: ENGINEERED BY:

REVIEWED BY:

ELEVATIONS A-1 & A-2 ROOF PLAN

A-8

TOTAL UNDER ROOF AREA: VENTING AREA REQUIRED: TOTAL REQUIREMENTS:

 $\frac{1870 \text{ SQ, FT.} / 300 = }{\text{LOWER: } \frac{3.11}{3.11}} \frac{1870 \text{ SQ, FT.}}{\text{UPPER: } \frac{3.11}{3.11}}$

OWER AREA VENTING

LOWER AREA VENTIN	G					
SOFFIT VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:		
	-	.041 SF/LF	132'-0"	5.412		
	LOWER ARE	A VENTING P	ROVIDED:	-		
UPPER AREA VENTING						
DIDGE VENT	CITE.	DED HAIT.	# HATTE.	I DDOVIDED.		

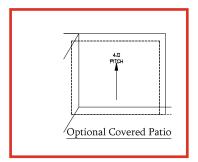
- .125 SF/LF 38'-0"

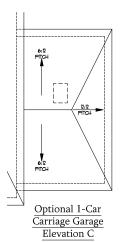
UPPER AREA VENTING PROVIDED:

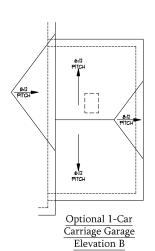
TOTAL AREA PROVIDED
SOFFIT AND RIDGE VENT

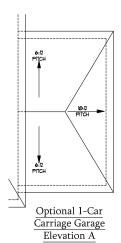
OFFIT AND RIDGE VENT 10.162













DREAM FINDERS HOMES DOGWOOD

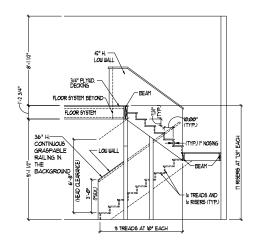
DATE: JANUARY 17, 2019 REV:: FEBRUARY 01, 2022

SCALE: 1/4"-1'0" DRAWN BY:

ENGINEERED BY:

ROOF PLAN OPTIONS

A-8.3



TYPICAL STAIR DETAIL (NTS)

STAIR NOTES:

RALINS
BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE O

THE TRIANSILLAR OPENNSS FORMED BY THE RISSER, TREAD AND BOTTOM RAIL OF A GUIARD AT THE OPEN SIDE OF A STAIRMAY ARE PERMITTED TO BE A SUCH A SIZE THAT A SPHERE OF 8 INCHES CANNOT PASS THROUGH

OPENINGS FOR REQUIRED GLIARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOU A SPHERE 4 3/8 INCHES TO PASS THROUGH

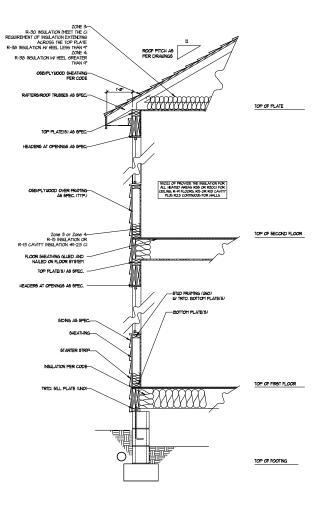
HANDRAILS

HADRALS FOR STANSAYS SHALL BE CONTINUAS FOR THE RLL LEWISH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RESER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOUBST ROSER, HADRALL ENDS SHALL BE RETURNED A SHALL TEMPRISE IN FLIGHT, FOR SEA SHATT TEMPRISLS. HADRALS ADJACENT TO A WALL SHALL HAVE A SPACE OF MOT LESS TAIN LIT YOUR DETERMENT THE WALL AS ON HADDRALS.

CONTINUOUS GRASPABLE HANDRALL MIST MEET TYPE ONE OR TYPE TUD CRITERIA

ZONE 3R-30 INSULATION (MEET THE CI
REGUIREMENT OF INSULATION EXTENDING
ACROSS THE TOP PLATE
R-30 INSULATION MY HEEL LESS THAN 9'
ZONE 4.
R-30 INSULATION MY HEEL ACATER
THAN 9' ROOF PITCH AS PER DRAWINGS 06B/PLYWOOD SHEATHING-PER CODE RAFTERS/ROOF TRUSSES AS SPEC. TOP OF PLATE TOP PLATE(5) AS SPEC Zone 3 or Zone 4-R-15 INSULATION OR R-13 CAVITY INSULATION +R-2.5 CI TOP OF SECOND FLOOR FLOOR SHEATHING GLUED AND-NAILED ON FLOOR SYSTEM TOP PLATE(6) AS SPEC. HEADERS AT OPENINGS AS SPEC: -STUD FRAMING (UNO) UV TRTD. BOTTOM PLATE(S) BOTTOM PLATE(6) TRTD. SILL PLATE (UNO -MONOLITHIC SLAB AS SPEC.

WALL SECTION W/ SLAB W/ STD. SIDING SHOWN (NTS)



WALL SECTION W/ CRAWL SPACE W/ STD. SIDING SHOWN (NTS)

DREAM FINDERS HOMES

THICK IN SECULOR SECULOR ENTITIES OFFORE THOSE ACTIONS TO THOSE ACTION TO THOSE ACTION TO THOSE ACTION ACTION TO THOSE ACTION AC

DREAM FINDERS HOMES DOGWOOD

DATE: JANUARY 17, 2019 REV.: FEBRUARY 01, 2022

SCALE: 1/4"-1'-0"

DRAWN BY: ENGINEERED BY: REVIEWED BY:

WALL SECTIONS AND STAIR DETAIL

AD-1

120V GFI OUTLET

120V BASEBOARD OUTLET

4-PLEX

FLOOR MOUNTED 120V

FLOOR MOUNTED 120V GFI

220V OUTLET

220V DEDICATED CIRCUIT

SPECIAL PURPOSE (240 V, ETC.)

WALL MOUNT LIGHT

CEILING MOUNT LIGHT

PENDANT LIGHT

Ø EVERALL LIGHT

FLUORESCENT LIGHT

UNDERCABINET LIGHT
FLOOD LIGHT

SWITCH

3-WAY SWITCH

4-WAY SWITCH

DIMMER SWITCH

TV CONNECTION

SPEAKER

COMBO SMOKE/ CARBON MONOXIDE DETECTOR

110 V SMOKE DETECTOR

EXHAUST FAN



ELECTRICAL NOTES:

PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (G.F.L.) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.

UNLESS OTHERWISE INDICATED, INSTALL
SWITCHES AND RECEPTACLES AT THE
FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
SWITCHES ... 42*
OUTLETS ... 14*
COUNTY LIEEPHONE ... 14* (UNLESS ABV

COUNTERTOP)
TELEVISION...14° ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP PROVIDE AND INTALL LOCALLY CERTIFIED SMOKE DETECTORS.

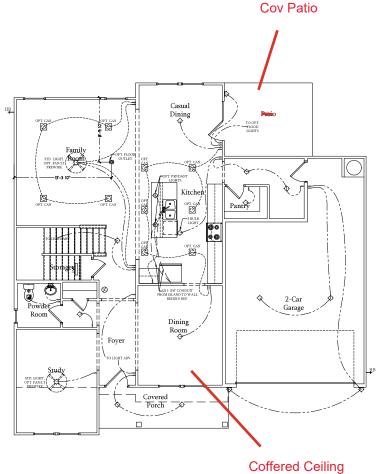
ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, PAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DINING ROOMS, LIVING ROOMS, LIVING ROOMS, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AF GL DEVICE AND TAMPER-PROOF RECEPTACLES.

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

IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPILANCE WITH ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

EVERY BUILDING HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED CARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 16 FEET OF EACH ROOM USED FOR SLEEPING TURPOSES.

ALARAS SHALL RECEIVE THER PRIMARY POWER FROM THE BELLONG WIRING WHEN SUCH FROM THE BELLONG WIRING WHEN SUCH SHALL BELLONG WIRING WHEN SUCH SHALL BELLONG WIRING WHEN SUCH SHALL BELLONG WIRING WIRING



First Floor Plan

SCALE: 1/4"-1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

THE AMERICAN CONTROL STETLING CHOCK TO CONTROL STETLING CHOCK TO CONTROL STETLING CHOCK WITHOUT STETLING WITHOUT STETLING CHOCK WITHOUT S

DREAM FINDERS HOMES DOGWOOD

DATE: JANUARY 17, 2019 REV.: FEBRUARY 01, 2022

SCALE: 1/4"-1'-0"

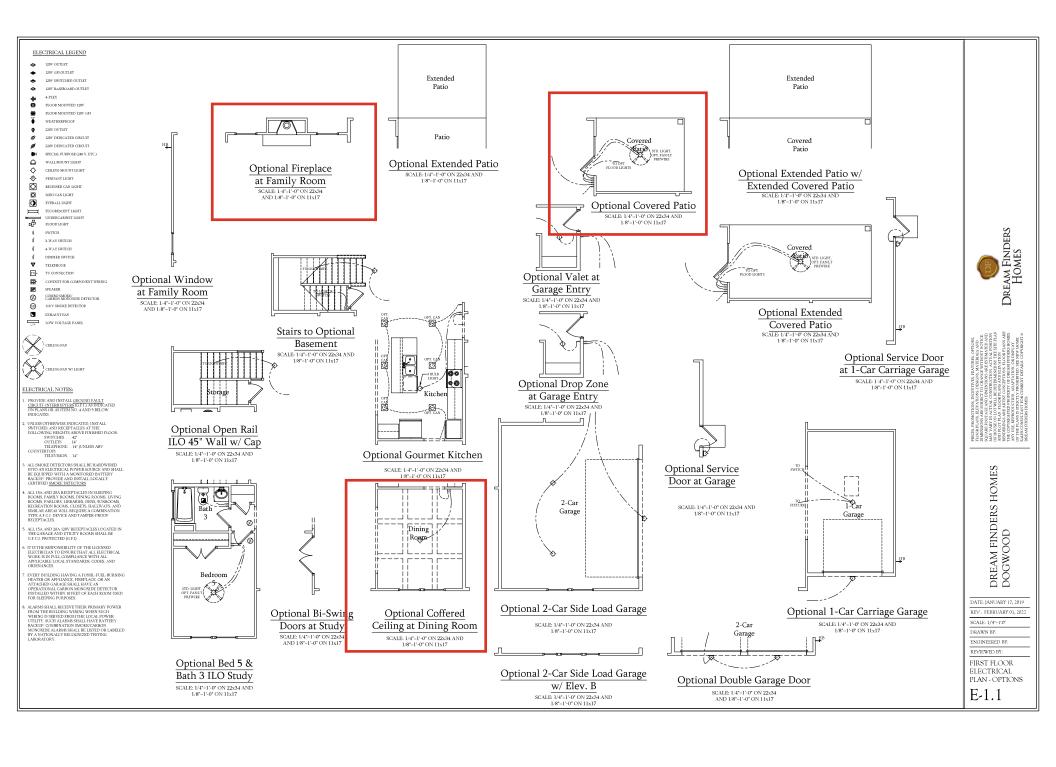
DRAWN BY:

ENGINEERED BY-

REVIEWED BY: FIRST FLOOR

ELECTRICAL PLAN

E-1



120V GFI OUTLET

4-PLEX

FLOOR MOUNTED 120

FLOOR MOUNTED 120V GFI

WALL MOUNT LIGHT

CEILING MOUNT LIGHT

PENDANT LIGHT

Ø **⊙**

EVERALL LIGHT

FLUORESCENT LIGHT \equiv UNDERCABINET LIGHT

最 FLOOD LIGHT

SWITCH 3-WAY SWITCH

4-WAY SWITCH

DIMMER SWITCH

TV CONNECTION

CONDUIT FOR COMPONENT WIRING

SPEAKER

COMBO SMOKE/ CARBON MONOXIDE DETECTOR

Ø

110 V SMOKE DETECTOR



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UNLESS OTHERWISE INDICATED, INSTALL
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FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
SWITCHES ... 42*
OUTLETS ... 14*
COLUMN LIEEPHONE ... 14* (UNLESS ABV

COUNTERTOP)
TELEVISION...14°

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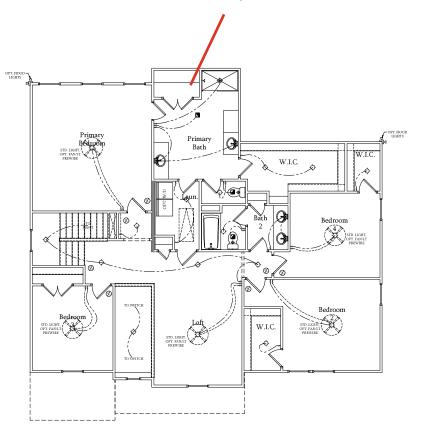
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ALARAS SHALL RECEIVE THER PRIMARY FOWER
FROM THE BULLDING WIRING WHEN SUCH
FROM THE BULLDING WIRING WHEN SUCH
LONG WIRING WHEN SUCH
LONG WIRING WIRING WHEN SUCH
LONG WIRING WIRING WIRING
MINING WIRING WIRING
MONOMER ALARAS SHALL HAVE BATTERY
BACKED COMBRATION SMOKECABRON
MONOMER ALARAS SHALL BE LISTED OR LABELED
BY A NATIONALLY RECOGNIZED TESTING
LABORATORY.

Primary Bath #3



Second Floor Plan SCALE: 1/4"=1"-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



THE SECRETARY OF STREET OF THE OPTIONS AND THE

DREAM FINDERS HOMES DOGWOOD

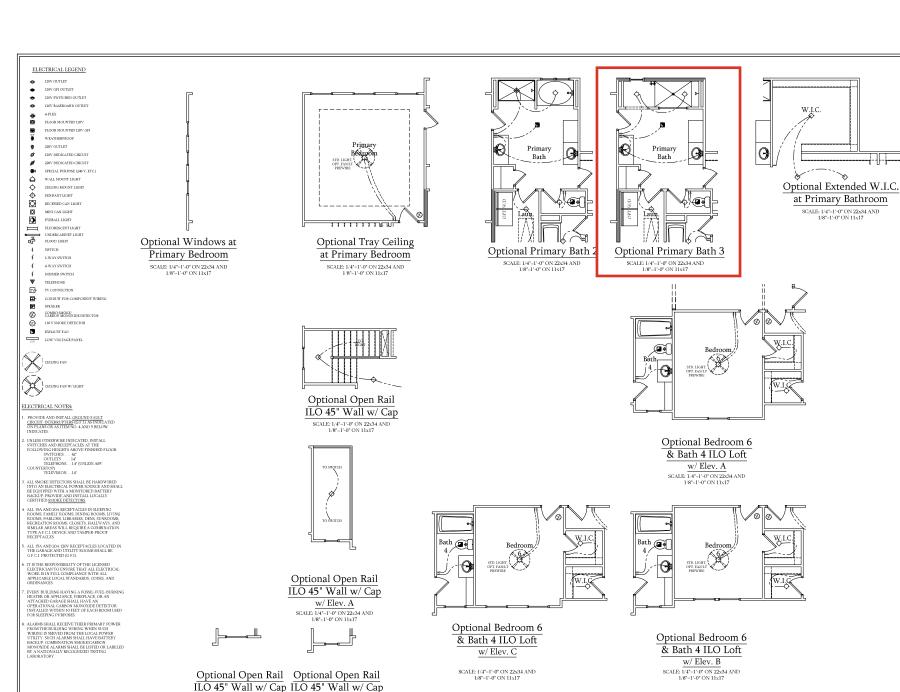
DATE: JANUARY 17, 2019 REV.: FEBRUARY 01, 2022

SCALE: 1/4"-1'-0" DRAWN BY:

ENGINEERED BY: REVIEWED BY:

SECOND FLOOR ELECTRICAL PLAN

E-2



w/ Elev. B

SCALE: 1/4"-1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

w/ Elev. C SCALE: 1/4*=1'-0* ON 22x34 AND 1/8*=1'-0* ON 11x17 DREAM FINDE HOMES

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DREAM FINDERS HOMES DOGWOOD

DATE: JANUARY 17, 2019 REV.: FEBRUARY 01, 2022

SCALE: 1/4"-1"0"

DRAWN BY: ENGINEERED BY:

ENGINEERED BY: REVIEWED BY:

SECOND FLOOR ELECTRICAL PLAN - OPTIONS

E-2.1



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

DOGWOOD RH

NORTH CAROLINA

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH AND COORDINATED WITH THE ARCHITECTURAL, CMIL, MECHANICAL, RECEITRICAL, AND PLUMBING DRAWINGS. THIS COORDINATION IS NOT THE RESPONSIBILITY OF THE STRUCTURAL RONICER OF RECORD (SER). SHOULD ANY DISCEPANCIES BECOME APPARENT, THE CONTRACTOR SHALL NOTIFY KSE ENGINEERING, P.C. BEFORE CONSTRUCTION BEGINS. IT IS THE INTENT OF THE ENGINEER LISTED ON THESE THAT THESE DOCUMENTS BE ACCURATE, PROMING 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 OF THE SOULMENTS PRIOR TO THE COMMENCEMENT OF ANY WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ANY PLAN ERRORS, OMISSIONS, OR MISINTEPRETATIONS UNDERSECTED 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)

- NON-1-20 PER CONTROL WITH LIMITED STORAGE = 20 PSF (WHERE SPECIFIED ON PLANS)

 HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS = 30 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 = Up to 130 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:

- TIJ 210 SERIES (SERIES AND SPACING PER PLANS)

 LSL: E=1,550,000 PSI, F₈=2,325 PSI, F₈=310 PSI, F₆=900 PSI

 LVL: E=2,000,000 PSI, F₈=2,600 PSI, F₈=285 PSI, F₇=750 PSI

 PSI: E=2,100,000 PSI, F₈=2,900 PSI, F₈=290 PSI, F₆=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.





130 M.P.H. Dogwood Model

Sheet

Cover Пр Project #: 105-16007 Designed By:KRK

Checked By: Issue Date: 4/9/19 Re-Issue: 10/10/22 Scale: 1/8*=1'-0" @

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

- GENERAL STRUCTURAL NOTES:

 1. THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS ON THESE DRAWINGS IS THE STRUCTURAL ENGINEER OF RECORD (SER) FOR DAMINGS IS THE SER BEARS THE RESPONSIBILITY OF THE PRIMARY STRUCTURAL ELEMENTS AND THE PERFORMANCE OF THIS STRUCTURAL NO OTHER PARTY MAY REVISE, ALTER, OR DELETE ANY STRUCTURAL ASPECTS OF THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN ASPECIS OF THESE CONSTRUCTION DOCUMENTS WITHOUT WRITHER FOR CONSENT OF KEE ENDINEERING, 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 PROVINCE ALL REQUIRED LEMPORARY BRACKING
- DURING CONSTRUCTION TO STABILIZE THE STRUCTURE
- DURING CURSINGUION 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
- THE CONTRACTOR'S FAILURE TO CONFON TO THE CONTRACT DOCUMENTS, SHOULD ANY NON-COMPONITIES OCCUR. THE SER DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF GEOMETRY. THE SER ASSUMES NO LUBBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVANTON FROM THE PLANS. THE SER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTIFIED ON THE PLANS. ANY STRUCTURAL ELEMENTS OR DETAILS NOT FULLY DEVELOPED ON THE CONSTRUCTION DEPANISMS SHALL BE COMPLETED UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. THESE SHOP DRAWINGS HALL BE SUBMITTED TO KEY FERMINERING FOR PRUFEW
- 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
- FLEMENTS 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.
- 9. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS ALL DIMENSIONS ARE TO EACE OF STUD OR TO FACE OF FRAMING LINESS OTHERWISE NOTED
- 10. PROVIDE MOISTURE PROTECTION AND FLASHING PER ARCHITECTURAL

FOUNDATIONS:

- FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE BUILDING CODE.

 CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY
- 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 SACH SIDE OF FOUNDATION WALLS, MAXIMUM FOOTING PROJECTION SHALL NOT EXCEED THE THICKNESS OF THE FOOTING.
- 6. WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT SPACED A MAYIMUM OF 6'-0" O.C. INSTALL MINIMUM 2 ANCHOR BOLTS PER SECTION, 12" MAYIMUM FROM CORNERS &" DIAMETER v 8" LONG SIMPSON TITEN HD OR USP SCREW-BOLT+ SCREWS MAY BE SUBSTITUTED ON A 1 FOR 1 ANY FILL SHALL BE PLACED UNDER THE DIRECTION OR
- RECOMMENDATION OF A LICENSED PROFESSIONAL ENGINEER, THE RESULTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY.
- MAXIMOM 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
- NOT OCCUR WITHIN 24 HOURS OF EXCAVATION.

 NO CONCRETE SHALL BE PLACED AGAINST ANY SUBGRADE CONTAINING WATER, ICE, FROST, OR LOOSE MATERIAL.

 10. PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE
- SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS (SEE ARCHITECTURAL PLANS AND DETAILS).

 11. NONE OF THE FOUNDATION DESIGNS IN THESE DOCUMENTS ARE SUITABLE.
- FOR INSTALLATION IN SHRINK/SWELL CONDITIONS. REFER TO GEOTECHNICAL ENGINEER FOR APPROPRIATE DESIGN. 12. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM
- FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES
- WITHIN THE FIRST TEN FEET.

 CRAWL SPACE TO BE GRADED LEVEL AND CLEAR OF ALL DEBRIS.

 PROVIDE MINIMUM 6 MIL APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MINIMUM 12" AND SEALED.

CONCRETE & REINFORCING

- CONCRETE DESIGN BASED ON ACI 318 AND ACI 318.1 OR ACI 332.
 CONCRETE SHALL HAVE A NORMAL WEIGHT AGGREGATE AND A MINIMUM
 COMPRESSIVE STRENGTH (f'c) = 3,000 PSI MINIMUM AT 28 DAYS PER CODE (VARIES W/ WEATHER), UNLESS OTHERWISE NOTED ON THE PLAN. CONCRETE SHALL BE PROPORTIONED, MIXED, AND PLACED IN
- ACCORDANCE WITH THE LATEST EDITIONS OF ACI 318: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
- AIR ENTRAINED CONCRETE MUST BE USED FOR ALL STRUCTURAL ELEMENTS EXPOSED TO FREEZE/THAW CYCLES AND DEICING CHEMICALS. ARE ENTRAINMENT AMOUNTS (IN PERCENT) SHALL BE WITHIN -1% TO +2% OF 5% FOR FOOTINGS AND EXTERIOR SLABS.

 NO ADMIXTURES SHALL BE ADDED TO ANY STRUCTURAL CONCRETE
- WITHOUT WRITTEN PERMISSION OF THE SER, WATER ADDED TO CONCRETE ON SITE SHALL NOT EXCEED THAT ALLOWED BY THE MIX
- CONCRETE SLABS-ON-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 302.1R: "GUIDE FOR CONCRETE SLAB AND SLAB CONSTRUCTION"
- CONTROL OR SAW CUT JOINTS (CUT OR TOOLED) SHALL BE SPACED IN INTERIOR SLABS-ON-GRADE AT A MAXIMUM OF 15'-0" O.C. AND IN EXTERIOR SLABS-ON-GRADE AT A MAXIMUM OF 10'-0" UNLESS OTHERWISE NOTED. CARE SHALL BE TAKEN TO AVOID RE-ENTRANT CORNERS
- CONTROL OR SAW CUT JOINTS SHALL BE PRODUCED USING CONVENTIONAL CUT OR TOOLED PROCESSES WITHIN 4 TO 12 HOURS AFTER THE SLAB HAS BEEN FINISHED.
- ALL WELDED WIRE FABRIC (W.W.F.) FOR CONCRETE SLABS-ON-GRADE SHALL BE PLACED AT MID-DEPTH OF SLAB. THE W.W.F. SHALL BE SECURELY SUPPORTED DURING THE CONCRETE POUR. FIBROUS CONCRETE REINFORCEMENT, OR POLYPROPYLENE FIBERS MAY BE USED IN LIEU OF W.W.F. APPLICATION OF POLYPROPYLENE FIBERS PER CUBIC YARD OF CONCRETE SHALL BE PER MANUFACTURER AND COMPLY WIT ASTM C1116, ANY LOCAL BUILDING CODE REQUIREMENTS AND SHALL MEET OR EXCEED CURRENT INDUSTRY STANDARD.
- POLYPROPYLENE REINFORCING TO BE 100% VIRGIN, CONTAINING NO REPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED FOR USE AS CONCRETE SECONDARY REINFORCEMENT.

 10. STEEL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING
- TO ASTM A615, GRADE 60.
- TO ASIM ABITS, GRADE 60.

 11. DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315: "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES".
- 12. HORIZONTAL FOOTING AND WALL REINFORCEMENT SHALL BE CONTINUOUS AND SHALL HAVE 90° BENDS, OR CORNER BARS WITH
- THE SAME SIZE/SPACING AS THE HORIZONTAL REINFORCEMENT 13. PROVIDE REINFORCEMENT LAP AS NOTED BELOW, UNLESS NOTED
 - OTHERWISE: #4 BARS 30" LENGTH #5 BARS - 38" LENGTH
- #8 BARS 45" LENGTH
 WHERE REINFORCING DOWELS ARE REQUIRED, THEY SHALL BE
 EQUIVALENT IN SIZE AND SPACING TO THE VERTICAL REINFORCEMENT. EQUIVALENT IN SIZE AND SPACING TO THE VERTICAL KINFORCEMENT.

 THE DOWLE SHALL EXTEND 48 BAR DIAMETERS VERTICALLY AND 20 BAR DIAMETERS INTO THE FOOTING. SEE KSE FOUNDATION DETAILS.

 15. WHERE FOOTING BOTTOMS ARE TO BE STEPPED AT SLOPING GRADE
- CONDITIONS, PROVIDE CONTINUOUS REINFORCING WITH Z BARS (TO
- MATCH FOOTING REINFORCING) AS REQUIRED.

 BAR SUPPORT ACCESSORIES SHALL BE PROVIDED IN ACCORDANCE WITH
 THE LATEST ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, EXCEPT THAT REINFORCING SHALL BE CHAIRED ON THE BOTTOM AND/OR THE SIDES ON BOLSTERS SPACED NOT MORE THAN 4 FEET ON CENTER, NO ROCKS, CMU, CLAY THE OR BRICK SHALL BE LISED TO SUPPORT REINFORCING.
- TILE, OR BRICK SHALL BE USED TO SUPPORT REINFORCING.

 17. FOR GRADE SUPPORTED SLABS, SLAB REINFORCING SHALL BE HELD IN PLACE BY BAR SUPPORTS AND ACCESSORIES AS DESCRIBED IN THE CRSI MANUAL OF STANDARD PRACTICE. BAR SUPPORTS SHALL BE SPACED A MAXIMUM OF 4'-0" O.C. BOTH WAYS IN STRAIGHT LINES ON THE MESH GRID.

MASONRY

- ALL MASONRY SHALL CONFORM TO ASTM C-90, F = 1500 PSI, ALL BRICK SHALL CONFORM TO ASTM C-216, F'm=1500 PSI. ALL MORTAR SHALL BE TYPE 'S' (TYPE 'M' BELOW GRADE) AND CONFORM TO ASTM C-270. COARSE GROUT SHALL CONFORM TO ASTM C-476 WITH A MAXIMUM AGGREGATE SIZE OF 34" AND A MINIMUM COMPRESSIVE STRENGTH OF 2,000
- ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530/ASCE 5/TMS 402 AND "SPECIFICATIONS FOR MASONRY STRUCTURES" ACI 530.1 / ASCE 6/TMS 602.
- THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION
- IMES THEIR LEAST DIMENSION.

 EACH CRAWL SPACE PIER SHALL BEAR IN THE MIDDLE THIRD OF ITS
 RESPECTIVE FOOTING AND EACH GIRDER SHALL BEAR IN THE MIDDLE
 THIRD OF THE PIERS. PILASTERS TO BE BONDED TO PERIMETER FOUNDATION WALL. TOP COURSE OF MASONRY SHALL BE GROUTED SOLID
- HORIZONTAL WALL JOINT REINFORCEMENT SHALL BE STANDARD 9 GAGE GALVANIZED LADDER OR TRUSS TYPE SPACED AT 16" O.C., UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- SPICED WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT WITHIN THE 6". LAP WITH STANDARD "I" AND "L" SHAPED PIECES AT INTERSECTIONS AND CORNERS.

WOOD FRAMING:

- SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE SPECIFICATIONS LISTED IN THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION** (NDS) LINESS OTHERWISE NOTED, ALL WOOD FRAMING MEMBERS ARE DESIGNED TO
- SPRUCE-PINE-FIR (SPF) WITH THE FOLLOWING MINIMUM DESIGN
- VALUES: E=1,400,000 PSI, F_b=875 PSI, F_v=135 PSI
- 1.1. FRAMING: SPF #2.
- 1.2. PLATES: SPF #2. 1.3. STUDS: SPF STUD GRADE.
- WALL STUD SPACING, (MAXIMUM 10' NOMINAL PLATE HEIGHT): 1 & 2 STORY EXTERIOR AND INTERIOR BEARING: 2x4 @ 16" O.C. OR 2x6 @ 24" O.C., U.N.O BOTTOM OF 3 STORIES EXTERIOR AND INTERIOR BEARING: 2x6 @ 16" O.C., U.N.O. INTERIOR NON-BEARING:
- 2x @ 24" O.C., U.N.O.
 ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW PINE #2 OR RETTER
- BELIER.

 ANCHOR SILL PLATES IN ACCORDANCE W/ GENERAL STRUCTURAL NOTES.

 ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY, LARGER MEMBERS MAY
 BE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
- BE SUBSTITUTED AS RECEIPT FOR PASE OF CONSTRUCTION.
 NAILS SHALL BE COMMON WIRE MAILS UNLESS OTHERWISE NOTED.
 BOLT HOLES AND LEAD HOLES FOR LAG SCREWS SHALL BE IN
 ACCORDANCE WITH NDS SPECIFICATIONS.
- INDIVIDUAL STUDS FORMING A COLUMN SHALL BE ATTACHED WITH (2) 10d NAILS @ 6" O.C. STAGGERED. THE STUD COLUMN SHALL BE FULLY BLOCKED AT ALL FLOOR LEVELS TO ENSURE PROPER LOAD
- TRANSFER, WALL SHEATHING SHALL BE NAILED TO EDGE OF FACH STUD. FACE NAIL ALL MULTI-PLY BEAMS AND HEADERS WITH (2) ROWS 16d COMMON NAILS @ 16" O.C., STAGGERED, OR PER MANUFACTURER'S SPECIFICATIONS FOR ENGINEERED LUMBER. APPLY NAILING FROM BOTH
- 10 FASTEN 4-PLY REAMS WITH (1) K" DIAMETER THROUGH BOLT W/ NUTS AND WASHERS AT 12" O.C. STAGGERED TOP AND BOTTOM, 1/2" MINIMUM EDGE DISTANCE, (UNLESS OTHERWISE NOTED)
- ALL BEAMS AND HEADERS SHALL HAVE (1)2x JACK STUD & (1)2x KING STUD UNLESS OTHERWISE NOTED. THE NUMBER OF STUDS INDICATED ON PLANS ARE THE TOTAL NUMBER OF JACK STUDS REQUIRED, UNLESS OTHERWISE NOTED
- (1) STUD UP TO 6' OPENING

 (2) PROVIDE KING STUDS AT EACH END OF HEADERS AS NOTED BELOW.

 (3) STUD UP TO 6' OPENING
- (2) STUDS UP TO 8' OPENING
- 13. ALL BEAMS TO BE CONTINUOUSLY SUPPORTED LATERALLY AND SHALL REAR FULL WINTH ON THE SUPPORTING WALLS OR COLLIMNS INDICATED BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED WITH A MINIMUM OF TWO STUDS, UNLESS OTHERWISE NOTED. ALL BEAM SPLICES SHALL OCCUR OVER SUPPORTS.

 SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR
- LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY MOISTURE CONTENT <19%) UNLESS OTHERWISE NOTED
- ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS
- ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIAMETER SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIAMETER FOR PLUMBING
- PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIMACTER FOR PLUMBING LINES, ETC. SHILL BE REPRIZED WITH SIMPS ON INSEC OR USP STS1 STUD SHOES, PYPICAL, UNLESS OTHERWISE NOTED.

 18. BEARRING WALLS SHALL BE SHAPHED ON NOT LESS THAN ONE SIDE WITH OSB OR CYPSUM BOARD. BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERFULLLY FROM EITHER END OT PRE-STUD IN LEU OF SHEATHINK.

 19. DIACONAL, 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

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

WOOD TRUSSES (FLOOR & ROOF):

- THE WOOD TRUSS MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE WOOD TRUSSES. SUBMIT SEALED SHOP DRAWINGS AND SUPPORTING CALCULATIONS TO THE SER FOR REVIEW PRIOR TO FABRICATION. THE SER SHALL HAVE A MINIMUM OF (5) DAYS FOR PRIME THE SET STRUCE THE SET SHALL BE FOR OVERALL COMPLIANCE
 OF THE DESIGN DOCUMENTS. THE SET SHALL ASSUME NO
 RESPONSIBILITY FOR THE CORRECTNESS OF THE STRUCTURAL DESIGN
 FOR THE FORD TRUCES. 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 FOLIPMENT PIPING AND ARCHITECTURAL FIXTURES ATTACHED TO THE TRUSSES
- THE TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI/TPI 1: "NATI 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' (RCSI) THIS REACING BOTH TEMPORARY AND PERMANENT SHALL RE SHOWN ON THE SHOP DRAWINGS. ALSO, THE SHOP DRAWINGS SHALL SHOW THE REQUIRED ATTACHMENTS FOR THE TRUSSES.
- STUM INC. RESUMED ALMANMENTS TUM THE INCOSES.

 THE CONTRACTOR IS RESPONSIBLE FOR INSTALLAND TEMPORARY BRACING AND SHORMS FOR THE FLOOK AND ROOF TRUSSES AS REQUIRED DIRING CONSTRUCTION. AT A MINMAM, CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE LATEST BOSS. THE CONTRACTOR SHALL KEEP A COPY OF THE BOSS JUMBARY SHEETS ON SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PERMANENT THE CONTROLOR'S RESPONDED FOR INSTITUTION ALL PERMANENT TRUSS BRACING SHOWN IN THE STRUCTURAL DRAWINGS AND IN THE TRUSS DESIGNS. ALL CONTINUOUS LATERAL BRACING OF WEBS REQUIRES BRACES, REFET TO BCSI SUMMARY SHEET BS 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 LATERA BRACING CANNOT BE INSTALLED, DUE TO A MINIMUM OF THREE ADJACENT TRUSSES NOT BEING IDENTICAL. THE CONTRACTOR SHALL COORDINATE WITH THE TRUSS SPECIALTY ENGINEER/MANUFACTURER TO DETERMINE WHAT TYPE OF ALTERNATE BRACE (I.E., T OR L BRACE, ETC.) IS REQUIRED
- ANY CHORDS OR TRUSS WERS SHOWN ON THESE DRAWINGS HAVE REEN SHOWN AS A REFERENCE ONLY. THE FINAL DESIGN OF THE TRUSSES SHALL BE PER THE MANUFACTURER.
- TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN ON THE SEALED STRUCTURAL DRAWINGS. TRUSS PROFILES TO BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS TO BE COORDINATED WITH THE SEALED
- TRUSS MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTORS FOR ALL TRUSSES
- PROVIDE SIMPSON H2.5A, USP RT7 OR EQUIVALENT AT EACH TRUSS TO TOP PLATE CONNECTION, UNLESS OTHERWISE NOTED.

- WOOD STRUCTURAL PANELS:

 1. FABRICATION AND PLACEMENT OF STRUCTURAL WOOD SHEATHING SHALL BE IN ACCORDANCE WITH THE APA DESIGN/CONSTRUCTION GUIDE "RESIDENTIAL AND COMMERCIAL," AND ALL OTHER APPLICABLE
- 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 LISING 76" 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 MINIMUM AND ATTACHED IT IS SOFTWIND ROOF FRAMING WITH 88 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 BE APPLIED WITH THE LONG DIRECTION PERPENDICULAR TO FRAMIN'S 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 $\frac{7}{6}$ OSB MINIMUM. WOOD FLOOR SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ATTACH SHEATHING TO ITS SUPPORTING FRAMING WITH (1) 104 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 SHEATHING SHALL HAVE A SHAN KATING CONSISTENT WITH THE FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF T&G PLYWOOD OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING.
- SHEATHING SHALL HAVE A 1/4" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.

STRUCTURAL FIBERBOARD PANELS

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

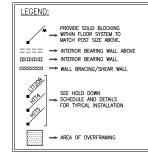
- STRUCTURAL STEEL:

 1. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND OF THE MANUAL OF STEEL CONSTRUCTION "LOAD RESISTANCE FACTOR DESIGN" LATEST EDITIONS.
- ALL STEEL SHALL HAVE A MINIMUM YIELD STRESS (F,) OF 50 KSI UNLESS OTHERWISE NOTED.
 WELDING SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S STRUCTURAL WELDING CODE AWA DII.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 3½" AND FULL FLANGE WIDTH UNLESS OTHERWISE NOTED. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR (2) 1/2" x 4" LAG SCREWS
- UNLESS OTHERWISE NOTED.

 INSTALL 2x WOOD PLATE ON TOP OF STEEL BEAMS, RIPPED TO MATCH BEAM WIDTH, FASTEN PLATE TO BEAM W/ HILTI X-DNI 52 P8 PINS AT 12" O.C. STAGGERED OR 1/2" DIAMETER BOLTS AT 24"

MECHANICAL FASTENERS:

- ALL MEAL 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 PRESSURE TREATED WOODS USE CHEMICALS
 THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIEY THE TYPE OF WOOD TREATMENT AND SELECT APPROPRIATE CONNECTORS THAT WILL RESIST THE APPLICABLE CORROSIVE CHEMICALS.



BRICK	VENEER LINTEL SC	HEDULE		
SPAN	LINTEL SIZE END BEARING			
UP TO 3'-0"	3½"×3½"×¼"	4"		
UP TO 6'-3"	5"x3½"x5/6" L.L.V.	8"		
UP TO 9'-6"	6"x3½"x5/6" L.L.V. 12"			
LINTELS ARE NOT DESIGNED TO BE BOLTED TO HEADERS UNLESS SPECIFIED ON UNIT PLANS.				
SPANS OVER 4'-0" SHALL BE SHORED UP LINTH CURED !				



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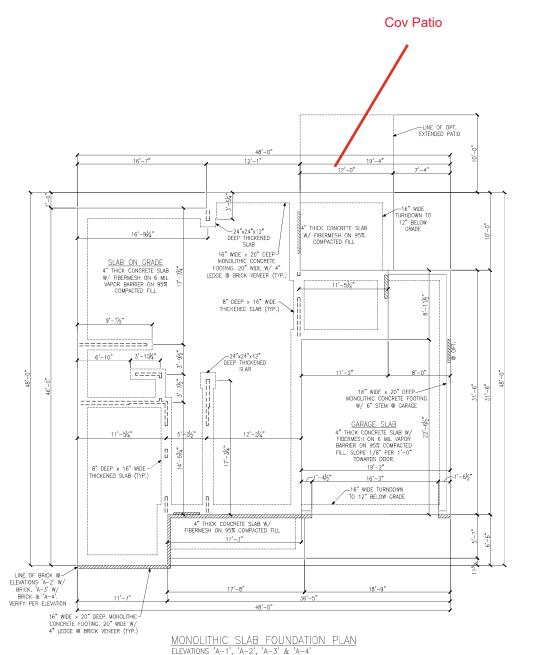
Carolina

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Structural

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

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







LEGEND

PROVIDE SOLID BLOCKING

WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.

======= ⇒ BEARING WALL ABOVE $\hbox{${\rm IIIIIIIII}$} \implies \hbox{${\rm INTERIOR}$} \hbox{${\rm BEARING}$} \hbox{${\rm WALL}$}$

BRACED WALL PANEL
48" WSP (SEE KSE STRUCTURAL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

ZZZZZZZZ ⇒ LOCATION OF DOOR ABOVE

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



Monolithic Slab Fou Elevations 'A-1', 'A Dogwood Model — I Up to 130 M.P.H. Carolina Division Project #: 105-16007 Designed By: KRK

Checked By: Issue Date: 4/9/19

 \approx Plan -3, &

Foundation F ', 'A-2', 'A-- RH

Re-Issue: 10/10/22 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

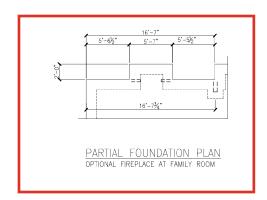


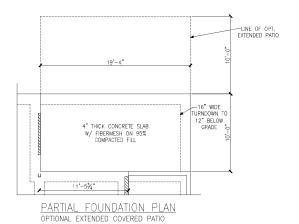


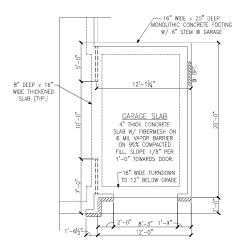


_____16" WIDE x 20" DEEP MONOLITHIC CONCRETE FOOTING W/ 6" STEM @ GARAGE GARAGE SLAB 4" THICK CONCRETE SLAB W/ FIBERMESH ON 6 MIL VAPOR BARRIER 22'-6½" ON 95% COMPACTED FILL. SLOPE 1/8" PER 1'-0" TOWARDS DOOR. 16" WIDE TURNDOWN— TO 12" BELOW GRADE

PARTIAL FOUNDATION PLAN OPTIONAL 2-CAR SIDE LOAD GARAGE ELEVATION A







MONOLITHIC SLAB FOUNDATION PLAN OPTIONAL 1-CAR CARRIAGE GARAGE

LEGEND PROVIDE SOLID BLOCKING

WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE. ======= ⇒ BEARING WALL ABOVE

 $\hbox{${\tt IIIIIIIII}$} \implies \hbox{${\tt INTERIOR}$} \hbox{${\tt BEARING}$} \hbox{${\tt WALL}$}$ BRACED WALL PANEL
48" WSP (SEE KSE STRUCTURAL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

ZZZZZZZZ ⇒ LOCATION OF DOOR ABOVE

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



Options Dogwood Model — I Up to 130 M.P.H. Carolina Division Monolithic Project #: 105-16007 Designed By: KRK Checked By:

Plans

Foundation

Slab

Issue Date: 4/9/19 Re-Issue: 10/10/22

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

ELEVATIONS 'A-1', 'A-2' & 'A-3' W/ STONE





Stone

≩

Plan & ',

Framing -1'. 'A-2'

LEGEND

PROVIDE SOLID BLOCKING

WITHIN FLOOR SYSTEM TO
MATCH POST SIZE ABOVE. ⇒ BEARING WALL ABOVE

IIIIIIII ⇒ INTERIOR BEARING WALL

⇒ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING &

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

PLAN DESIGNED WITH 9' WALL PLATES

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

KEYNOTES:

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

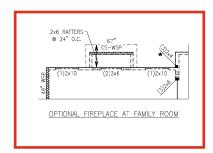
5) INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.

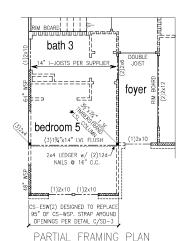


Elevations Dogwood Model Carolina Division Project #: 105-16007 Designed By: KRK Checked By: Issue Date: 4/9/19

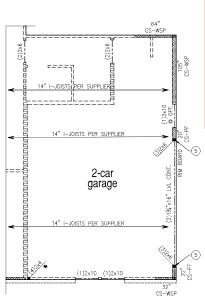
130 M.P.H.

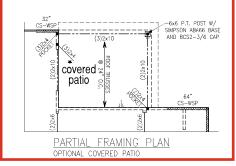
Re-Issue: 10/10/22 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

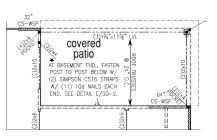




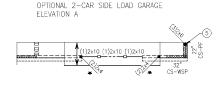
OPTIONAL BED 5 & BATH 3 ILO STUDY





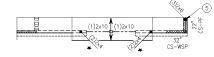


PARTIAL FRAMING PLAN OPTIONAL EXTENDED COVERED PATIO

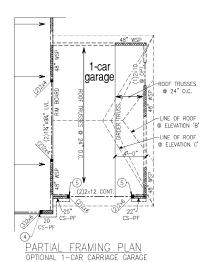


PARTIAL FRAMING PLAN

PARTIAL FRAMING PLAN OPTIONAL 2-CAR SIDE LOAD GARAGE ELEVATION B



PARTIAL FRAMING PLAN OPTIONAL 2-CAR SIDE LOAD GARAGE ELEVATION C





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

======= ⇒ BEARING WALL ABOVE

IIIIIIII ⇒ INTERIOR BEARING WALL

⇒ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

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

PLAN DESIGNED WITH 9' WALL PLATES

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

KEYNOTES:

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

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







Plans Framing od Model – 130 M.P.H. Floor Dogwood Options

Up to Project #: 105-16007 Designed By: KRK Checked By:

Carolina Division

Issue Date: 4/9/19 Re-Issue: 10/10/22 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34







Primary Bath #3

-ROOF TRUSSES 9 24" 0.C.

bath 2

w.i.c.

LINE UP GIRDER TRUSS WITH INSIDE FACE OF WALL

ROOF TRUSSES DESIGNED

TO FORM FLOOR BELOW.

w.i.ç.

w.i.c.

bedroom 4

ROOF TRUSSES-

bedroom 2

ROOF TRUSSES-@ 24" O.C.

owner's

bedroom

وعائعت

ROOF TRUSSES

bedroom 3

ROOF TRUSSES-

@ 24" O.C.

LINE OF OPT.

55-----

liopen to

below

32" CS-WSP

owner's

bath

loft

ROOF TRUSSES DESIGNED TO FORM FLOOR BELOW.

ROOF FRAMING PLAN

ELEVATIONS 'A-1', 'A-2' & 'A-3' W/ STONE

11)

GIRDER TRUSS 0

> REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

PLAN DESIGNED WITH 8' WALL PLATES KEYNOTES:

- 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 x8' HVAC PLATFORM TRUSSES DESIGNED TO SUPPORT HVAC UNITS.
- (1) 2x6 OVERFRAMING W/ 2x8 RIDGE AND VALLEY PLATES OR VALLEY SET TRUSSES @ 24" O.C. (TYP.)



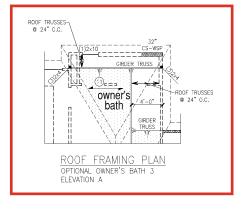
Elevations Dogwood levations Project #: 105-16007 Designed By: KRK Checked By: Issue Date: 4/9/19 Re-Issue: 10/10/22 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

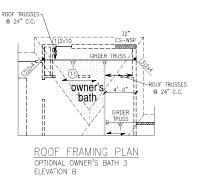
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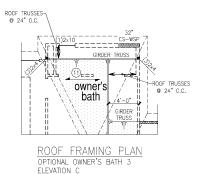
Model

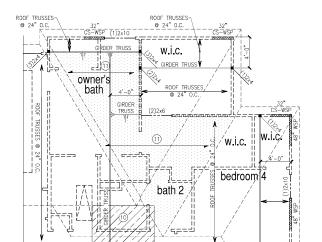




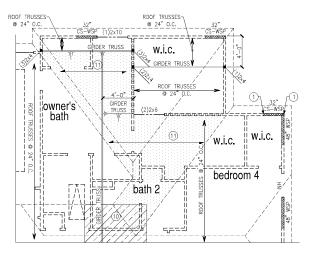








ROOF FRAMING PLAN
OPTIONAL EXTENDED W.I.C. AT OWNER'S BATHROOM
ELEVATION A



ROOF FRAMING PLAN
OPTIONAL EXTENDED W.I.C. AT OWNER'S BATHROOM
ELEVATION B



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

PLAN DESIGNED WITH 8' 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'x8' HVAC PLATFORM TRUSSES DESIGNED TO SUPPORT HVAC UNITS.

(1) 2x6 OVERFRAMING W/ 2x8 RIDGE AND VALLEY PLATES OR VALLEY SET TRUSSES @ 24" O.C. (TYP.)



od Model – 130 M.P.H.

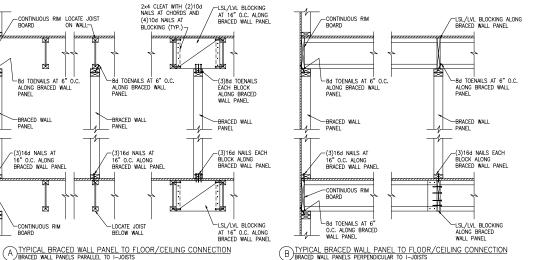
Division

Plans

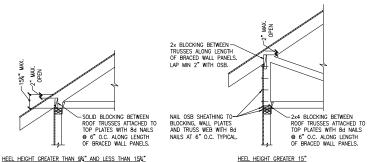
Framing

Re-Issue: 10/10/22 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34





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



(D) TYPICAL EXTERIOR CORNER WALL FRAMING

EXTERIOR SHEATHING

GYPSUM BOARD

16d NAIL

@ 12"00 EXTERIOR SHEATHING-

INSIDE CORNER PLAN VIEW

- 8d NAIL @ 6" O.C. AT ALL EDGES AND 12" O.C. TYPICAL AT ALL OTHER

MEMBERS

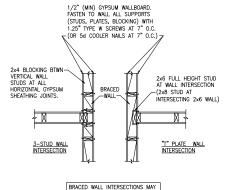
∼16d NAIL

OUTSIDE CORNER PLAN VIEW

@ 12" O.C.

-GYPSUM BOARD

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



BE FRAMED USING EITHER THE 3-STUD OR THE T-PLATE METHOD. (C)METHOD GB(1) AND GB(2) INTERSECTION DETAILS

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

Details

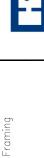
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130 M.P.H.

9 Up to North 105-19000

Carolina





Truss

Floor

Details

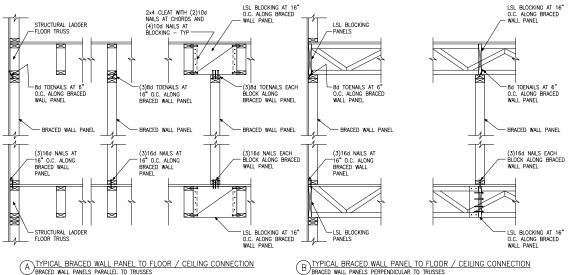
Wall

Braced

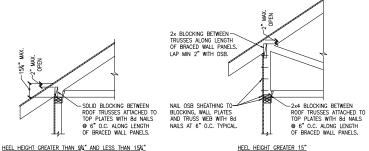


Designed By:KRK Checked By: Issue Date: 1/1/19

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



B TYPICAL BRACED WALL PANEL TO FLOOR / CEILING CONNECTION BRACED WALL PANELS PERPENDICULAR TO TRUSSES



(D) TYPICAL EXTERIOR CORNER WALL FRAMING

EXTERIOR SHEATHING

GYPSUM BOARD-

16d NAIL

@ 12" 0.0 EXTERIOR SHEATHING

INSIDE CORNER PLAN VIEW

- 8d NAIL @ 6" O.C. AT ALL EDGES AND 12" O.C. TYPICAL AT ALL OTHER

MEMBERS

∼16d NAIL

OUTSIDE CORNER PLAN VIEW

@ 12" O.C.

-GYPSUM BOARD

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



2x4 BLOCKING BTWN VERTICAL WALL STUDS AT ALL HORIZONTAL GYPSUM

SHEATHING JOINTS.

3-STUD WALL INTERSECTION

1/2" (MIN) GYPSUM WALLBOARD. FASTEN TO WALL ALL SUPPORTS (STUDS, PLATES, BLOCKING) WITH

1.25" TYPE W SCREWS AT 7" O.C.

(OR 5d COOLER NAILS AT 7" O.C.)

BRACED

BRACED WALL INTERSECTIONS MAY

BE FRAMED USING EITHER THE 3-STUD OR THE T-PLATE METHOD.

2x6 FULL HEIGHT STUD AT WALL INTERSECTION -(2x8 STUD AT

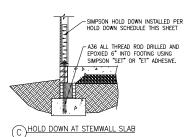
INTERSECTING 2x6 WALL)

"T" PLATE WALL INTERSECTION











-HOLD DOWN INSTALLED PER HOLD DOWN SCHEDULE THIS SHEET, SEE PLANS FOR TYPE AND LOCATION.

-A36 ALL THREAD ROD DRILLED AND EPOXIED 6" INTO FOOTING USING SIMPSON

"SET"/"ET" OR USP CIA-GEL ADHESIVE.

SHEAR WALL, SEE SCHEDULE AND PLANS FOR LOCATION

HOLD DOWN INSTALLED PER— HOLD DOWN SCHEDULE THIS SHEET, SEE PLANS FOR TYPE AND LOCATION.

2x FULL HEIGHT

STUD W/ 16d

NAILS @ 6" O.C

(2)2x FULL HEIGHT-STUD W/ 10d NAILS @ 6" O.C. EACH PLY

A36 ALL THREAD ROD-

SIMPSON CNW1/2 -OR USP CNW12-ZP COUPLER NUT

GROUT CMU SOLID AT ALL THREAD ROD-

-SHEAR WALL, SEE SCHEDULE AND PLANS FOR LOCATION

B TYPICAL HOLD DOWN DETAIL

-HOLD DOWN INSTALLED PER HOLD DOWN SCHEDULE THIS SHEET, SEE PLANS FOR TYPE AND LOCATION.

-HOLD DOWN INSTALLED PER HOLD DOWN SCHEDULE THIS SHEET, SEE PLANS FOR TYPE AND LOCATION.

-A36 ALL THREAD ROD DRILLED AND EPOXIED 6" INTO FOOTING

USING SIMPSON "SET"/"ET" OR USP CIA-GEL ADHESIVE.

(E)HOLD DOWN AT CRAWL SPACE FOUNDATION

(2) 2x FULL HEIGHT

STUD W/ 10d NAILS

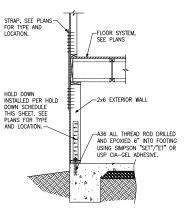
-2x FULL HEIGHT STUDS W/ 16d NAILS @ 6" O.C.

-HOLD DOWN INSTALLED PER HOLD DOWN SCHEDULE THIS SHEET, SEE PLANS FOR TYPE AND LOCATION.

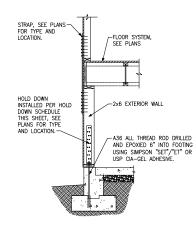
(D)HOLD DOWN AT MONOLITHIC SLAB FOUNDATION

-A36 ALL THREAD ROD DRILLED AND EPOXIED 6" INTO FOOTING USING SIMPSON "SET"/"ET" OR USP CIA-GEL ADHESIVE.

A TYPICAL HOLD DOWN DETAIL



F HOLD DOWN AT BASEMENT FOUNDATION



(HOL	D	DOWN	ΑT	BASEMENT	FOUNDATION
\cup	STEM	W.	ALL			

HOLD DOWN SCHEDULE					
HOLD DOWN SIMPSON USP		ALL THREAD ROD	FASTENERS		
LTTP2	N.A.	1/5" DIA.	(12)0.148"x2½" LONG NAILS		
HTT4	HTT16		(18)0.148"x2½" LONG NAILS		
HTT5	HTT45		(26)0.148"x2½" LONG NAILS		



HOLD DOWN SCHEDULE					
HOLD DOWN		ALL THREAD ROD	FASTENERS		
SIMPSON	USP	ALL THREAD ROD	TASTERERS		
LTTP2	N.A.	½" DIA.	(12)0.148"x2½" LONG NAILS		
HTT4	HTT16	%" DIA.	(18)0.148"x2½" LONG NAILS		
нтт5	HTT45	%" DIA.	(26)0.148"x2½" LONG NAILS		

130 M.P.H.

ę Up to North

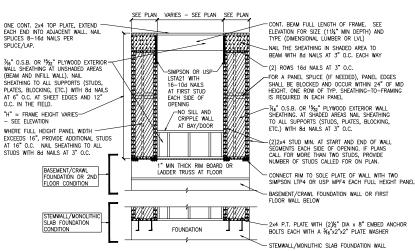
105-190<u>00</u>

Details

Down

PIOH

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

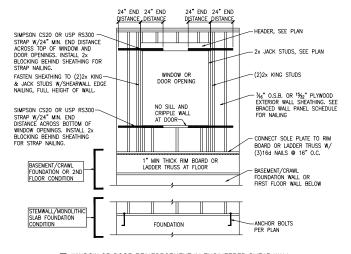


(B) METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION TWO BRACED WALL SEGMENTS

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. <u>Engineered Alternative</u> : 16 <u>Gage By 1.75" Long</u> <u>STAPLES AT 3" o.c. at sheet edges and 6" o.c. at intermediate supports</u>	
GB(1)	INTERMITTENT GYPSUM BOARD (SHEATHING ONE 1/2" GYF FACE OF WALL)		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 1/2" GYPSUM FACE OF WALL)		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 1/2" GYPSUM FACES OF WALL)		1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.	
CS-WSP	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS	
CS-PF	CONTINUOUS SHEATHED PORTAL FRAME	7/16" OSB	NAILING PER DETAIL	
PFH	PORTAL FRAME WITH HOLD DOWNS	7/16" OSB	NAILING PER DETAIL	
CS-ESW(1)	ENGINEERED SHEAR WALL, TYPE 1	7/16" OSB	8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS	
CS-ESW(2)	ENGINEERED SHEAR WALL, TYPE 2	7/16" OSB	8D COMMON NAILS AT 4" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS	
CS-ESW(3)	ENGINEERED SHEAR WALL, TYPE 3	7/16" OSB	8D COMMON NAILS AT 3" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS	

BRACED WALL PANEL NOTES:

- 1. ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- 2. PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
- SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH %6" O.S.B., OR 15/2" 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.



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





Braced Wall Notes & Detail

North Carolina

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

Checked By: Issue Date: 1/1/19 Re-Issue:

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

SD-3

METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS

MONOLITHIC SLAB OR BASEMENT FOUNDATION





Portal Frame Details

North Carolina

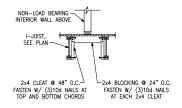
Project #: 105-1900 Designed By:KRK Checked By: Issue Date: 1/1/19

e-Issue: cale: 1/8"=1'-0" @ 11x

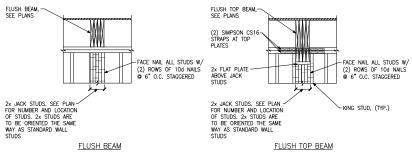
Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

SD-4

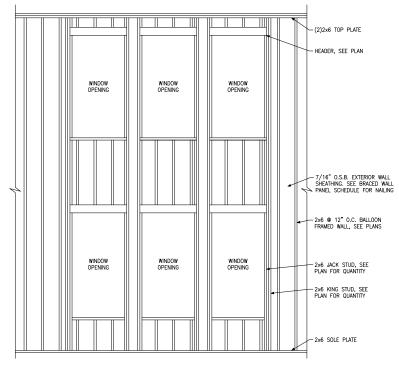
NC Firm NC 200 TI CA 80 SEAL 046996



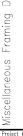
C I-JOIST LADDER BLOCKING AS REQUIRED @ PARALLEL WALLS



E BUILT-UP STUD DETAIL SUPPORTING BEAM



DBALLOON FRAMED WALL DETAIL N.T.S.



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

130 M.P.H. Carolina

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







Up to North 105-19000 Designed By: KRK

130 M.P.H. Carolina

Checked By: Issue Date: 1/1/19

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

Miscellaneous

Framing





-WALL STUD OR GABLE TRUSS

-2x4 LEDGER. FASTEN TO WALL STUDS w/(2) ROWS SIMPSON SDS¼x3½" OR USP WS35 SCREWS @ 16" O.C.

TOENAIL RAFTER TO LEDGER

-2x4 RAFTER & CEILING JOIST,

LAP AND FACE NAIL WITH (4)

-2x4 LEDGER. FASTEN TO WALL

OR GABLE TRUSS WITH (2) ROWS 12d NAILS @ 16" O.C.

WITH (4) 12d NAILS

12d NAILS

C EYEBROW ROOF DETAIL STRAIGHT ROOF

LINE OF OPTIONAL BRICK

-FASTEN RAFTER TO LEDGER WITH SIMPSON H3 OR USP RT3A

2x4 LEDGER. FASTEN TO WALL STUDS w/(2) ROWS SIMPSON SDS¼x3½" OR USP WS35 SCREWS ⊚ 16" O.C.

∕WALL STUD OR GABLE TRUSS

-2x4 RAFTER & CEILING JOIST, LAP WITH VERTICAL

FASTEN VERTICAL TO RAFTER &

CLG. JOIST w/(4) 12d NAILS.

WALL STUDS WITH (2) ROWS

SIMPSON U24-2 OR USP

-BRICK VENEER, PER ELEVATION

-2x4 LEDGER, FASTEN TO

12d NAILS @ 16" Ò.Ć.

SUH24-2 HANGER

-WALL SHEATHING

-2x4 VERTICAL

12"x12"x½" OSB GUSSET. FASTEN GUSSET TO

FRAMING w/8d NAILS @

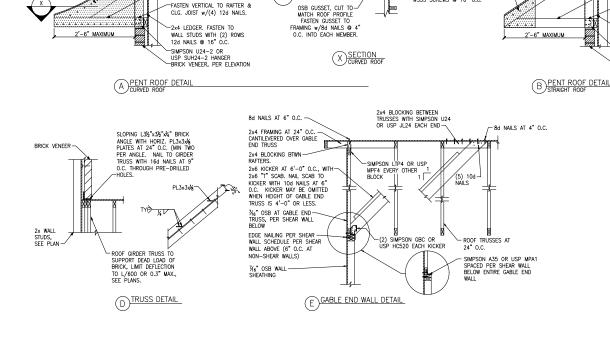
4" O.C. INTO EACH

MEMBER.

2x4 LEDGER. FASTEN TO

WALL STUDS w/(2) ROWS SIMPSON SDS/4x3/2" OR USP

WS35 SCREWS @ 16" O.C.



2x12 RAFTER WITH

CURVED PROFILE CUT INTO RAFTER-

2x4 VERTICAL

-LINE OF OPTIONAL BRICK

FASTEN RAFTER TO LEDGER WITH SIMPSON H3 OR USP RT3A

-2x4 LEDGER. FASTEN TO WALL STUDS

w/(2) ROWS SIMPSON SDS1/4x31/2" OR USP WS35 SCREWS @ 16" O.C.

/-WALL STUD OR GABLE TRUSS

-WALL SHEATHING

-2x4 VERTICAL

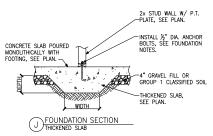
-2x4 CEILING JOIST, LAP WITH VERTICAL

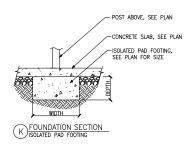
OSB GUSSET, CUT TO MATCH ROOF PROFILE FASTEN GUSSET TO

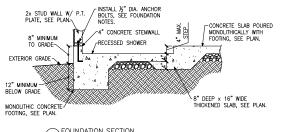
FRAMING w/8d NAILS @ 4" O.C. INTO EACH MEMBER.

2x12 RAFTER WITH

CURVED PROFILE CUT INTO RAFTER







FOUNDATION SECTION
THICKENED SLAB @ RECESSED SHOWER







Monolithic Slab Foundation Details

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

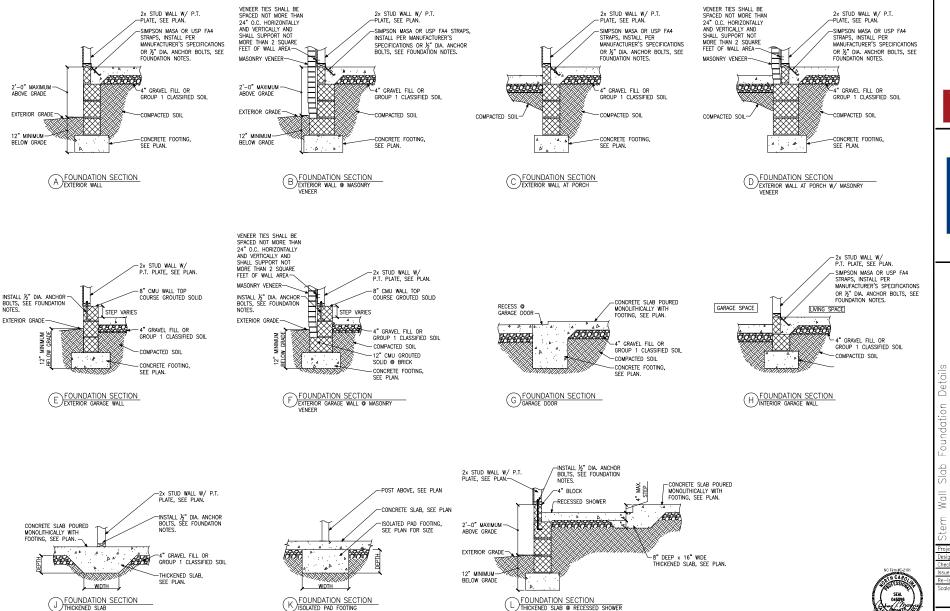
130 M.P.H.

9

Carolina

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

SD-7



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ENGINEERING
E. SUITE 201, QUAKERTOWN, PA 18951
com (215) 804-4449

130 M.P.H. 105-19000

Carolina

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

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





9 9

Issue Date: 1/1/19

Designed By: KRK Checked By:

105-19000

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



Foundation

130 M.P.H.

Carolina



LIVING SPACE

P.T. PLATE

FOUNDATION SECTION

GARAGE SPACE

-2x STUD WALL W/ PLATE, SEE PLAN.

FLOOR JOIST,

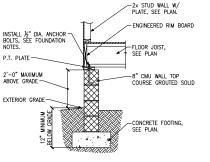
-ENGINEERED RIM BOARD

INSTALL ½" DIA. ANCHOR BOLTS, SEE FOUNDATION NOTES.

-8" CMU WALL TOP COURSE GROUTED SOLID

-CONCRETE FOOTING,

SEE PLAN.





STEP VARIES

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E FOUNDATION SECTION EXTERIOR GARAGE WALL

FLOOR JOIST, SEE PLAN

FOUNDATION SECTION INTERIOR PIER

INSTALL ½" DIA. ANCHOR BOLTS. SEE FOUNDATION

GRAD

NOTES

EXTERIOR GRADE

GIRDER PER

CMU PIER GROUTED — SOLID, SEE SCHEDULE FOR SIZE AND HEIGHT

PLAN

2x STUD WALL W/ P.T.

COURSE GROUTED SOLID

GROUP 1 CLASSIFIED SOIL

PLATE, SEE PLAN.

8" CMU WALL TOP

-4" GRAVEL FILL OR

COMPACTED SOIL

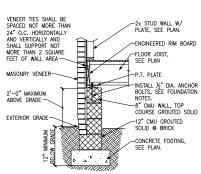
2x8 PT BEARING BLOCK, FULL LENGTH OF PIER

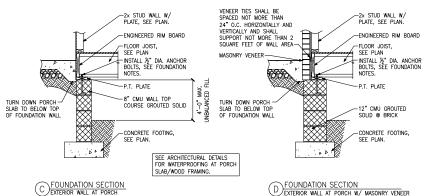
CONCRETE FOOTING,

SEE PLAN.

SEE PLAN.

CONCRETE FOOTING,





-CONCRETE SLAB POURED MONOLITHICALLY WITH

FOOTING, SEE PLAN.

4" GRAVEL FILL OR

CONCRETE FOOTING,

-COMPACTED SOIL

SEE PLAN

GROUP 1 CLASSIFIED SOIL



RECESS @

GARAGE DOOR

G FOUNDATION SECTION
GARAGE DOOR

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.

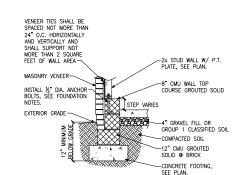
PIERS SHALL BE CAPPED WITH 8" OF SOLID MASONRY OR CONCRETE OR TOP COURSE FILLED

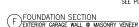
PIERS OVER 5'-4" SHALL BE BE FILLED SOLIDLY

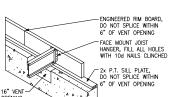
WITH CONCRETE OR TYPE M OR S MORTAR. FOR PIERS OVER 8'-0" CONTACT KSE

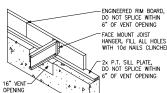
ENGINEERING FOR PIER AND FOOTING DESIGN.

SOLID WITH CONCRETE/MORTAR









K CRAWL SPACE VENT DETAIL



S



Details Foundation Basement

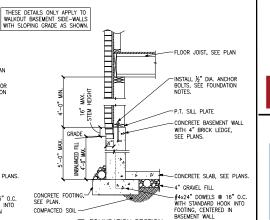
105-19000 Designed By:KRK Checked By: Issue Date: 1/1/19

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Carolina

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





C FOUNDATION SECTION STEPPED SIDEWALL @ MASONRY

VENEER

NOTE: BASEMENT WALL VERTICAL REINFORCING STEEL ONLY REQUIRED IN FULL-HEIGTH BASEMENT WALL,

NOT IN STEPPED WALL.

-FLOOR JOIST, SEE PLAN

INSTALL ½" DIA. ANCHOR BOLTS, SEE FOUNDATION NOTES.

P.T. SILL PLATE

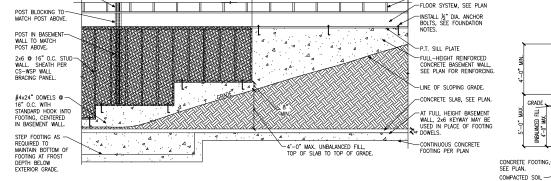
-4" GRAVEL FILL

-CONCRETE BASEMENT

-CONCRETE SLAB, SEE PLANS.

-#4x24" DOWELS ® 16" O.C. WITH STANDARD HOOK INTO FOOTING, CENTERED IN BASEMENT WALL

WALL, SEE PLANS.



PROVIDE MINIMUM 16'-0" LENGTH OF FULL HEIGHT CONCRETE BASEMENT WALL BEGINNING AT FRONT CORNER OF HOUSE.

WALL FRAMING ABOVE

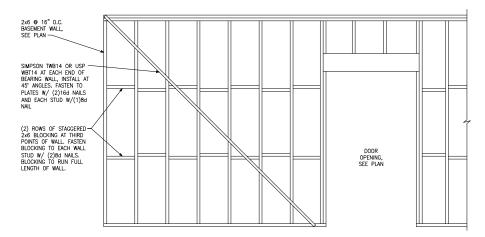
GRADE

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JUBALANCED F

B FOUNDATION SECTION STEPPED SIDEWALL

A FOUNDATION ELEVATION STEPPED SIDEWALL



NOTE: BLOCKING AND SIMPSON STRAPS ARE NOT REQUIRED IF WALL IS SHEATHED ON ONE FACE WITH GYPSUM WALL BOARD

POST ABOVE ONLY

WHERE SHOWN ON PLAN.

(D) BASEMENT BEARING WALL BRACING DETAIL

Wall Foundation Basement

Details

Up to North 105-19000 Designed By:KRK Checked By:

130 M.P.H. Carolina

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Issue Date: 1/1/19

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