

COLLEX487 BUYER MARKED PLAN

DOGWOOD

DOGWOOD REVISION LIST - STRUCTURAL:

- 1.) ADDED 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 4'-6" TO 4'-4" (09-28-22)

DOGWOOD REVISION LIST - ARCHITECTURAL:

- NOVEMBER 01, 2020
- | | |
|---|---|
| <ol style="list-style-type: none"> 1. CREATED ELEVATIONS TO BE IN STANDARDS WITH OTHER PLANS (SEE SHEETS A-1 THROUGH A-3-5) 2. CHANGED COLUMNS ON ELEVATIONS TO STANDARD COLUMNS 3. CHANGED GARAGE DOORS TO REPRESENT STANDARD GARAGE DOOR FOR EACH ELEVATION 4. FIXED COVERED PORCH TO KEEP COLUMNS FROM OVERLAPPING EDGE OF CONCRETE 5. REMOVED GRIDS FROM TRANSOMS ABOVE FRONT DOOR 6. ADDED NOTE FOR GARAGE DOOR "GARAGE DOOR PER SPECIFICATIONS AND GLASS INSERT (TOP PANEL ONLY)" 7. MOVED ROOF PLANS TO SHEETS S-4 8. ROOF ABOVE COVERED PATIO CHANGED TO SHED ROOF (SEE ON SIDE AND REAR ELEVATIONS) 9. REMOVED OPTION FOR FIREPLACE IN OWNER'S BEDROOM 10. CREATED SLAB INTERFACE PLAN (SEE SHEET A-4 THROUGH A-4-2) 11. MOVED ALL OPTIONS OFF BASE PLAN AND PLACED ON SEPARATE SHEET 12. ADDED NOTE FOR FLUSH COUNTERTOP ON ISLAND AND 3/4" H. WALL UNDER 13. CHANGED PATIO SIZE TO STANDARD 12'X10' 14. ADDED OPTIONAL GAS LINE 15. CHANGED NAME OF "FLEX ROOM" TO "STUDY" 16. CHANGED "BREAKFAST ROOM" TO "CASUAL DINING" 17. ADDED 2ND HOSE BIB 18. CALLED OUT "45" WALL WITH CAP" AS STANDARD 19. CHANGED ALL EXTERIOR WALLS FROM 2X6 TO 2X4 EXCEPT WHERE SHADED 20. ADDED NOTE "OPT. REF." 21. ADDED NOTE "OPT. W/D" 22. ADDED NOTE "WASHER ALWAYS TO BE LOCATED TO THE LEFT OF DRYER" 23. ADDED PDS ATTIC ACCESS 24. VERIFIED VENTILATION AND LIGHT REQUIREMENTS AT OWNER'S BEDROOM MEETS CODE (11-01-20) 25. SQUARE FOOTAGES ARE UPDATED AND CHANGED DUE TO MOVEMENT OF WALL DOWN CENTER OF HOUSE TO KEEP WALLS FROM MOVING BETWEEN ELEVATION CHOICES 26. SQUARE FOOTAGE OF COVERED PORCH CHANGED DUE TO KEEPING COLUMNS FROM OVERLAPPING CONCRETE EDGE 27. CREATED PARTIAL PLANS FOR B & C ELEVATIONS (FLOOR, SLAB, & ELECTRICAL) 28. REMOVED ALL WALL OUTLETS 29. REMOVED ALL PHONE OUTLETS 30. REMOVED ALL TV OUTLETS 31. PLACED STANDARD 3 BULB LIGHT IN KITCHEN 32. VERIFIED COACH LIGHT LOCATIONS (SEE ELEVS | <ol style="list-style-type: none"> FOR DIMS) 33. PLACED DASHED FANS WHERE APPLICABLE WITH NOTE "STD. LIGHT, OPT. FAN/LT PREWIRE" 34. UPDATED ELECTRICAL KEY 35. REMOVED UNDER CABINET LIGHTINGS 36. VERIFIED CO2 DETECTOR LOCATIONS 37. SHOWED PENDANT LIGHTS AS OPTIONAL 38. SHOWED CAN LIGHTS IN KITCHEN AND FAMILY ROOM AS "OPTIONAL CAN LIGHTS" 39. PLACED OPTIONAL FLOOR LIGHTS 40. PLACED OPTIONAL FLOOR OUTLET IN FAMILY ROOM 41. PLACED CALCULATIONS FOR SOFFIT AND RIDGE VENT REQUIREMENTS 42. 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" <p>FEBRUARY 01, 2022</p> <ol style="list-style-type: none"> 45. 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 BATH 1 (09-07-22) 48. CHANGED BASEMENT INTERIOR WALLS TO 2X6 (09-28-22) 49. CHANGED WALL BETWEEN FAMILY ROOM AND KITCHEN TO 2X6 (09-28-22) 50. CHANGED OPENING FROM FOYER TO FAMILY ROOM FROM 4'-6" TO 4'-4" (09-28-22) 51. RECENTERED WINDOWS AND FIREPLACE IN FAMILY ROOM (09-28-22) 52. 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) 53. CREATED EQUAL CHASE IN SHOWER LOCATION FOR PRIMARY OWNER'S BATH 2 (11-01-23) 54. WINDOW OF OWNER'S BATH 2 MOVED BY 7" (11-01-23) 55. CHANGED OWNER'S BEDROOM TO PRIMARY BEDROOM (11-01-23) 56. CHANGED OWNER'S BATH TO PRIMARY BATH (11-01-23) |
|---|---|

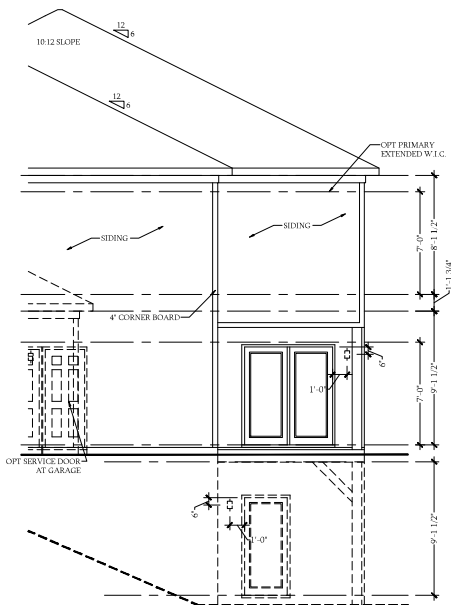


COVER SHEET

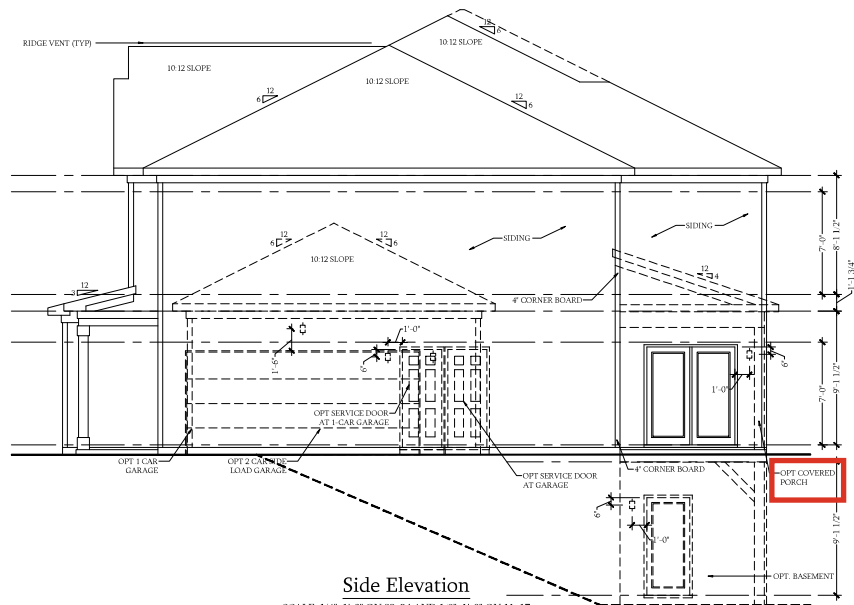
DREAM FINDERS HOMES
DOGWOOD

DATE: JANUARY 17, 2019
REV: FEBRUARY 01, 2022
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:



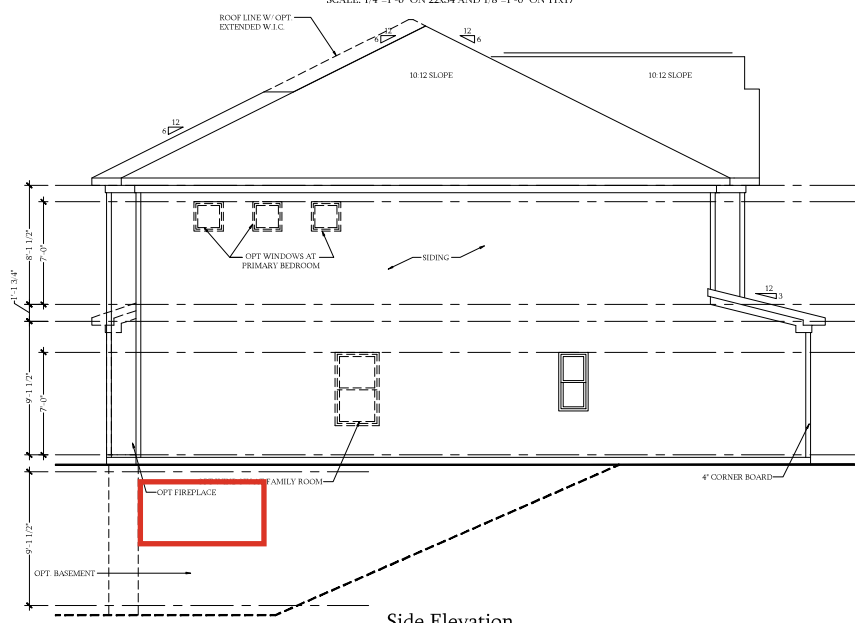


Side Elevation
w/ Extended W.I.C.



Side Elevation

SCALE: 1/4"=1'-0" ON 2x34 AND 1/8"=1'-0" ON 11x17



Side Elevation

SCALE: 1/4"=1'-0" ON 2x34 AND 1/8"=1'-0" ON 11x17



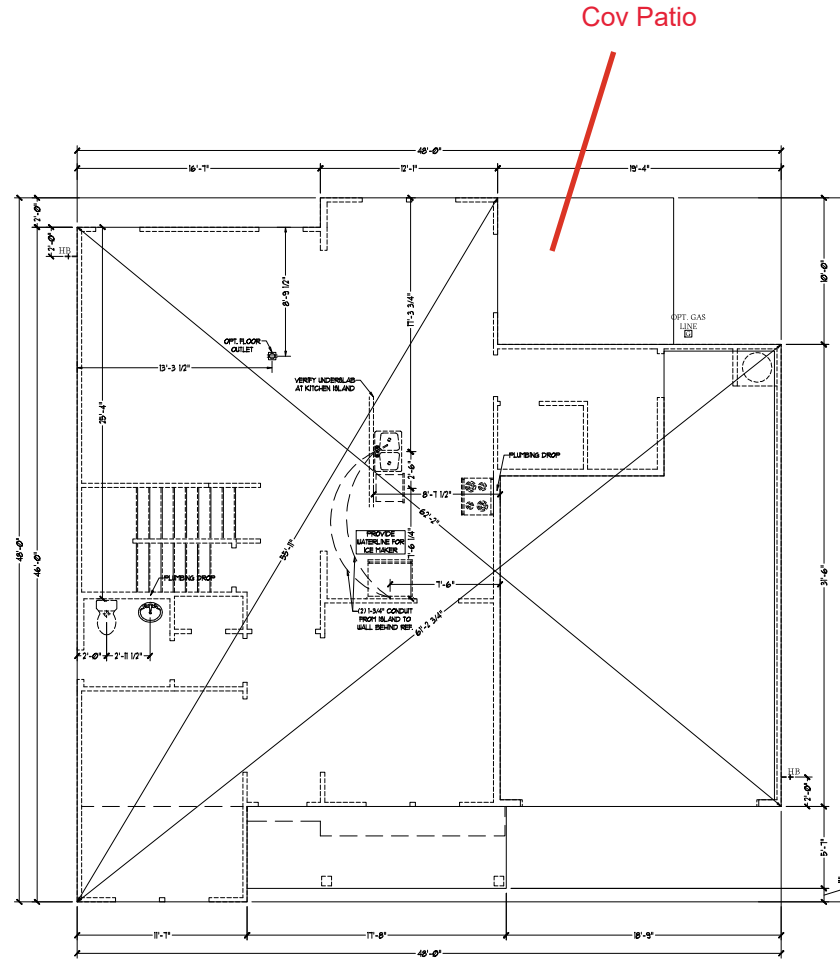
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DREAM FINDERS HOMES
DOGWOOD

DATE: JANUARY 17, 2019
REV: FEBRUARY 01, 2022
SCALE: AS NOTED
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

A ELEVATION
SIDE ELEVATIONS
A-1.1



Cov Patio

Slab Interface Plan

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



**DREAM FINDERS
HOMES**

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**DREAM FINDERS HOMES
DOGWOOD**

DATE: JANUARY 17, 2019

REV: FEBRUARY 01, 2022

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

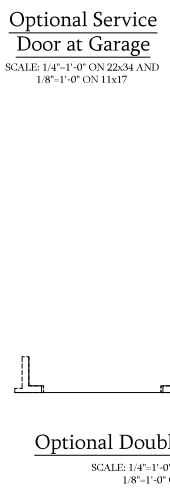
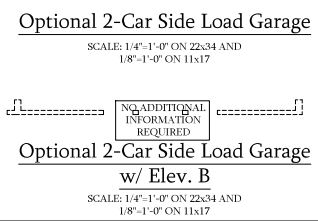
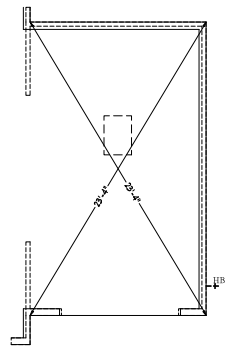
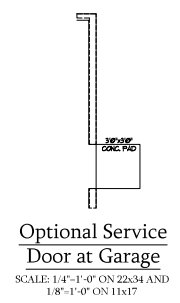
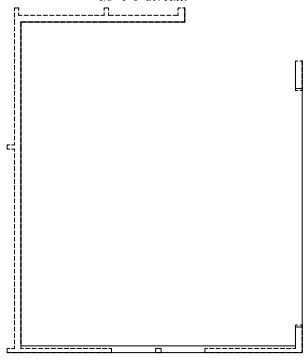
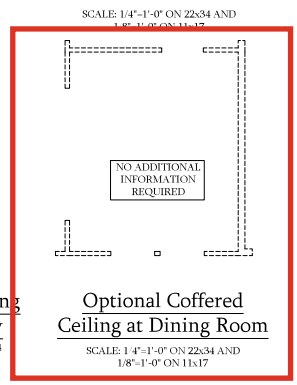
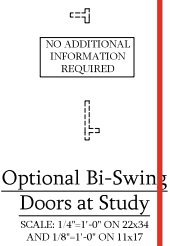
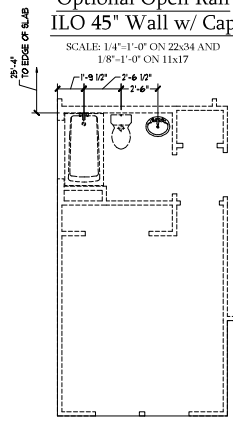
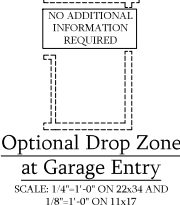
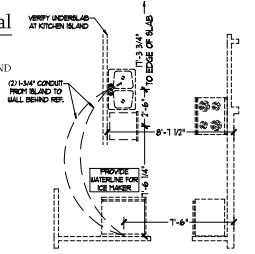
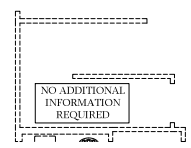
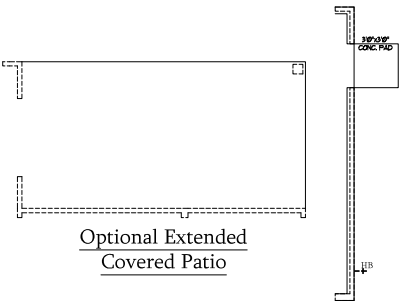
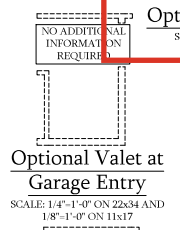
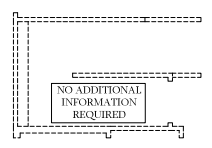
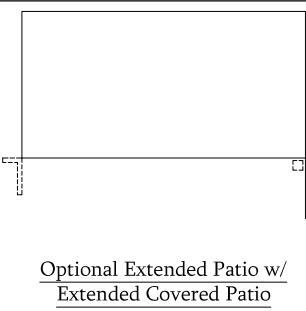
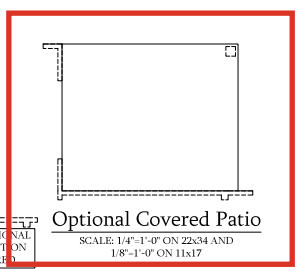
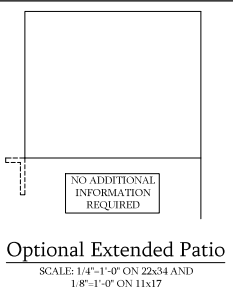
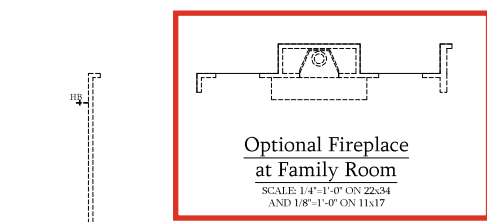
DRAWN BY:

ENGINEERED BY:

REVIEWED BY:

SLAB INTERFACE
PLAN

A-4



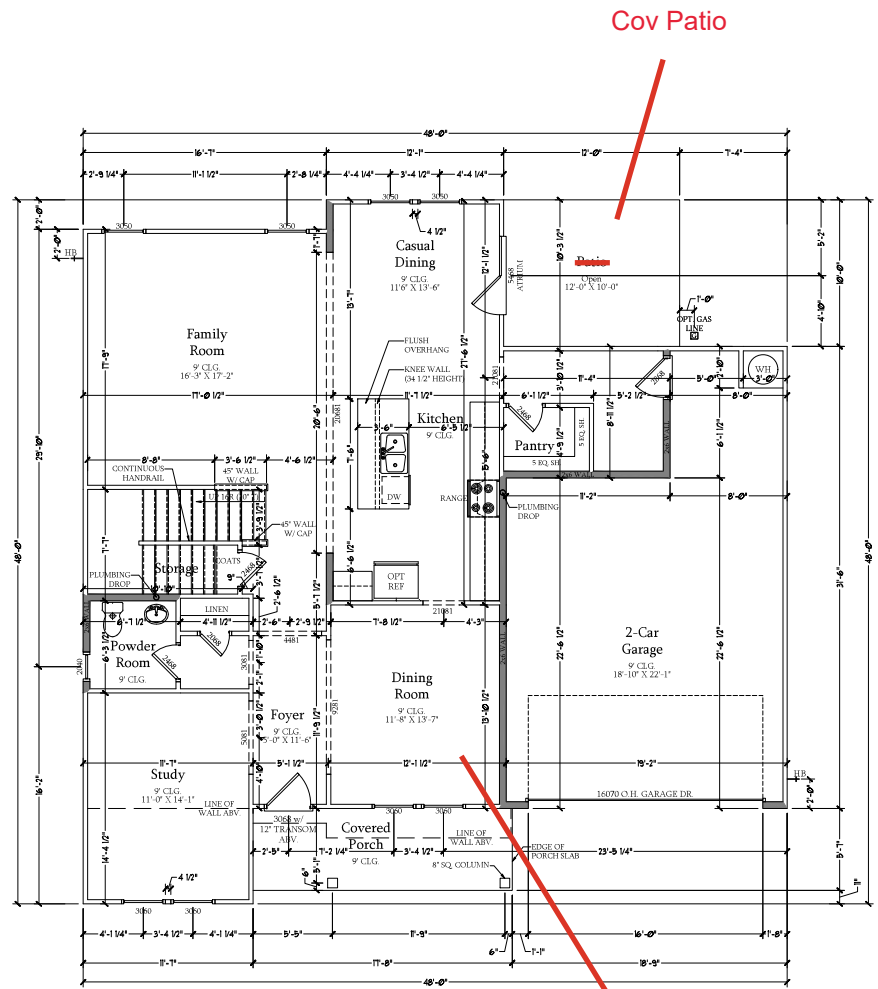

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HOMES**

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DREAM FINDERS HOMES
 DOWNSIDE

DATE: JANUARY 17, 2019
 REV: FEBRUARY 01, 2022
 SCALE: 1/4"=1'-0"
 DRAWN BY:
 ENGINEERED BY:
 REVIEWED BY:

SLAB INTERFACE
 PLAN - OPTIONS
A-4.1



First Floor Plan
 SCALE: 1/4"=1'-0" ON 2x3/4 AND
 1/8"=1'-0" ON 1x17

Cov Patio

Coffered Ceiling

ELEVATION & SQUARE FOOTAGE	
1st FLOOR	1371 SQ. FT.
2nd FLOOR	1641 SQ. FT.
TOTAL	3012 SQ. FT.
GARAGE	500 SQ. FT.
FRONT PORCH	89 SQ. FT.
STD. REAR PATIO	129 SQ. FT.
OPT. BASEMENT	1249 SQ. FT.
1st FLOOR OPTIONS	1.60 FT.
OPT. FIREPLACE	
2nd FLOOR OPTIONS	79 SQ. FT.
OPT. OWNERS EXTENDED H.C.	
UNHEATED OPTIONS	249 SQ. FT.
OPT. 1-CAR GARAGE	250 SQ. FT.
OPT. REAR COVERED PORCH	250 SQ. FT.
OPT. 2ND EXTENDED PATIO	83 SQ. FT.
OPT. EXTENDED PATIO	83 SQ. FT.
OPT. EXTENDED COVERED PORCH	83 SQ. FT.
OPT. COVERED DECK	250 SQ. FT.

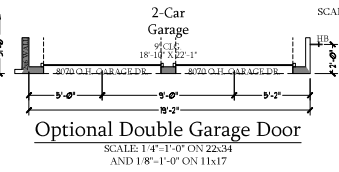
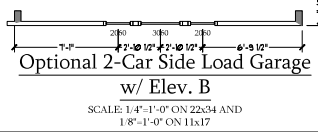
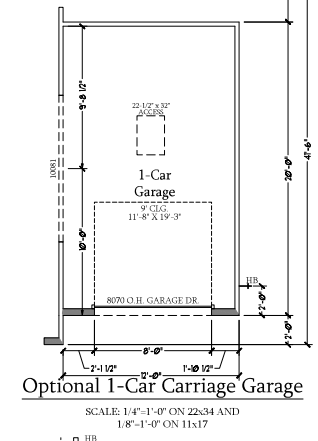
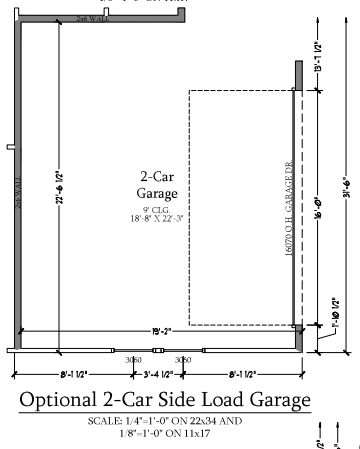
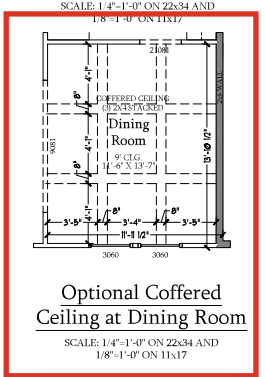
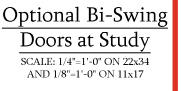
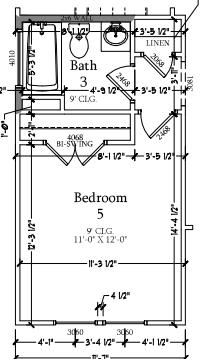
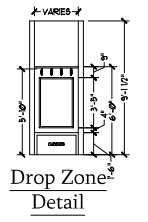
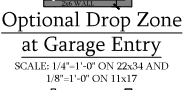
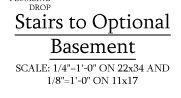
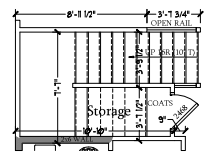
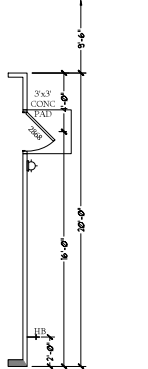
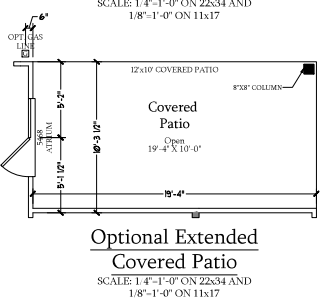
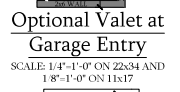
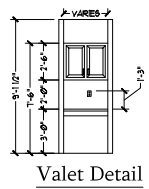
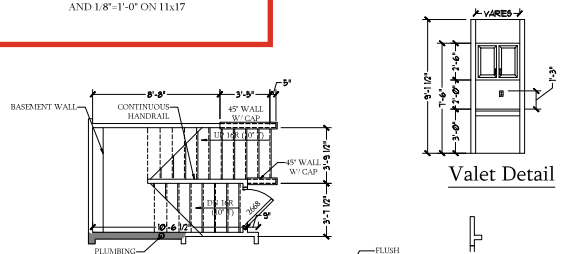
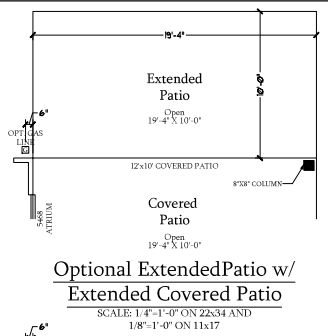
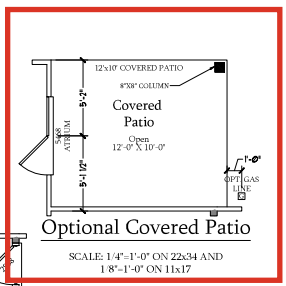
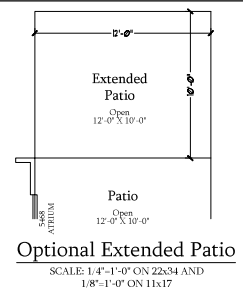
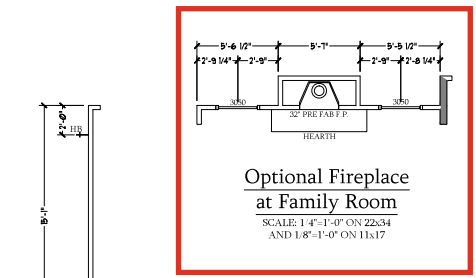
ELEVATION & SQUARE FOOTAGE	
W/ FULL BRICK VENEER	
1st FLOOR	1379 SQ. FT.
2nd FLOOR	1736 SQ. FT.
TOTAL	3115 SQ. FT.
GARAGE	500 SQ. FT.
FRONT PORCH	89 SQ. FT.
STD. REAR PATIO	129 SQ. FT.
OPT. BASEMENT	1249 SQ. FT.
1st FLOOR OPTIONS	9.60 FT.
OPT. FIREPLACE	
2nd FLOOR OPTIONS	77 SQ. FT.
OPT. OWNERS EXTENDED H.C.	
UNHEATED OPTIONS	249 SQ. FT.
OPT. 1-CAR GARAGE	250 SQ. FT.
OPT. REAR COVERED PORCH	250 SQ. FT.
OPT. 2ND EXTENDED PATIO	83 SQ. FT.
OPT. EXTENDED PATIO	83 SQ. FT.
OPT. EXTENDED COVERED PORCH	83 SQ. FT.
OPT. COVERED DECK	250 SQ. FT.

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DREAM FINDER'S HOMES
DOCWOOD

DATE: JANUARY 17, 2019
 REV: FEBRUARY 01, 2022
 SCALE: 1/4"=1'-0"
 DRAWN BY:
 ENGINEERED BY:
 REVIEWED BY:

FIRST FLOOR
 PLAN
A-6

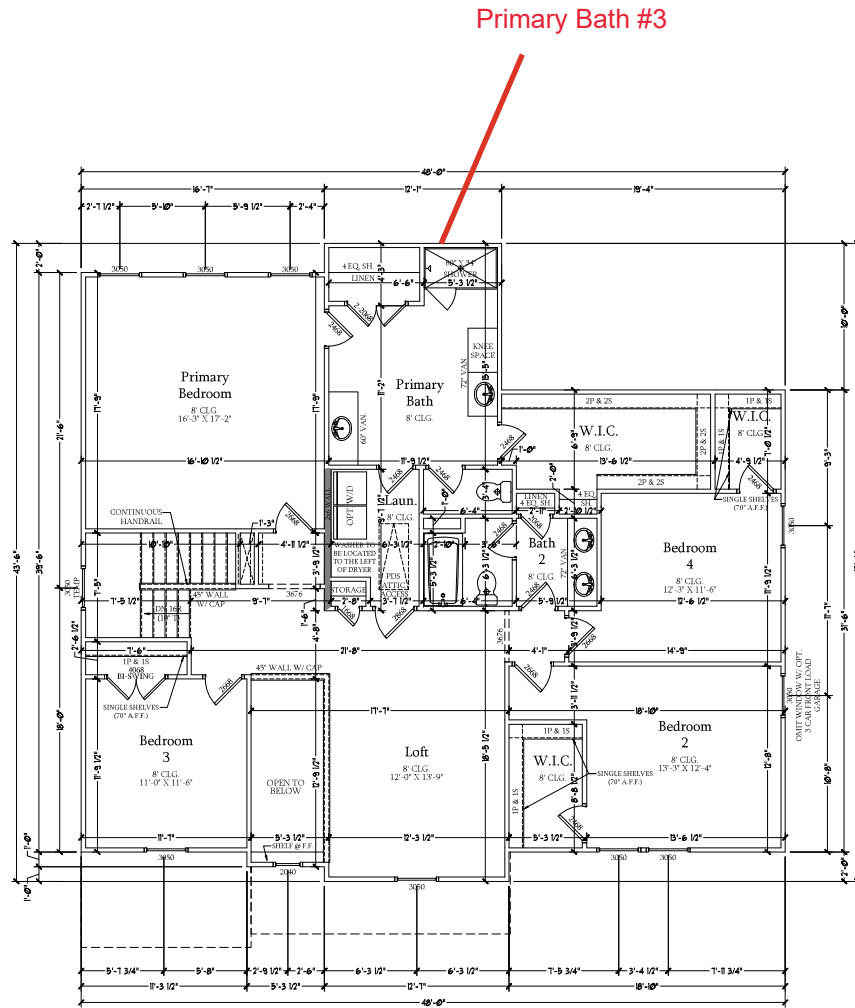


DREAM FINDERS HOMES
DOGWOOD

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DATE: JANUARY 17, 2019
REV: FEBRUARY 01, 2022
SCALE: 1/4"-1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

FIRST FLOOR PLAN - OPTIONS
A-6.1



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

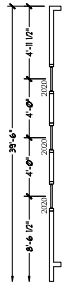


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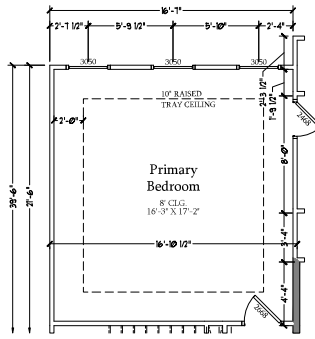
DREAM FINDERS HOMES
DOGWOOD

DATE: JANUARY 17, 2019
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 SCALE: 1/4"=1'-0"
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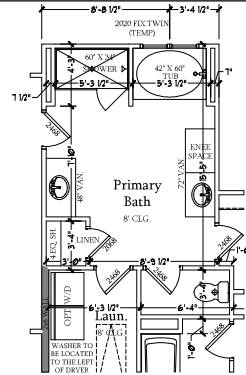
SECOND FLOOR
 PLAN
A-7



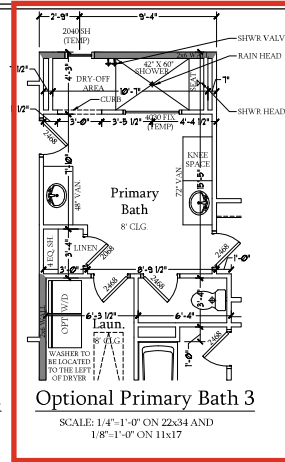
Optional Windows at Primary Bedroom
SCALE: 1/4"=1'-0" ON 22&34 AND 1/8"=1'-0" ON 11x17



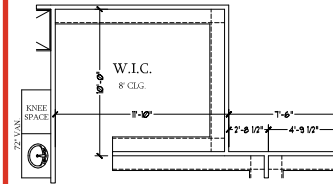
Optional Tray Ceiling at Primary Bedroom
SCALE: 1/4"=1'-0" ON 22&34 AND 1/8"=1'-0" ON 11x17



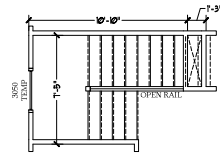
Optional Primary Bath 2
SCALE: 1/4"=1'-0" ON 22&34 AND 1/8"=1'-0" ON 11x17



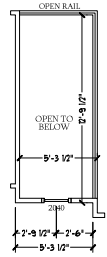
Optional Primary Bath 3
SCALE: 1/4"=1'-0" ON 22&34 AND 1/8"=1'-0" ON 11x17



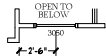
Optional Extended W.I.C. at Primary Bathroom
SCALE: 1/4"=1'-0" ON 22&34 AND 1/8"=1'-0" ON 11x17



Optional Open Rail ILO 45" Wall w/ Cap
SCALE: 1/4"=1'-0" ON 22&34 AND 1/8"=1'-0" ON 11x17



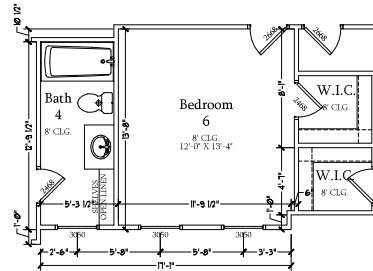
Optional Open Rail ILO 45" Wall w/ Cap w/ Elev. A
SCALE: 1/4"=1'-0" ON 22&34 AND 1/8"=1'-0" ON 11x17



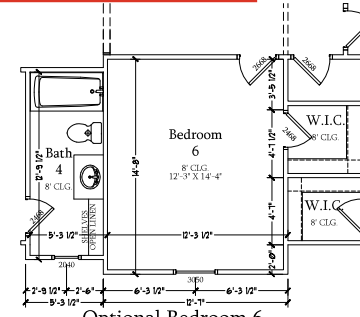
Optional Open Rail ILO 45" Wall w/ Cap w/ Elev. C
SCALE: 1/4"=1'-0" ON 22&34 AND 1/8"=1'-0" ON 11x17



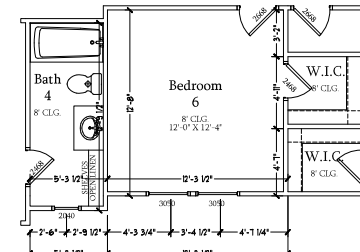
Optional Open Rail ILO 45" Wall w/ Cap w/ Elev. B
SCALE: 1/4"=1'-0" ON 22&34 AND 1/8"=1'-0" ON 11x17



Optional Bedroom 6 & Bath 4 ILO Loft w/ Elev. C
SCALE: 1/4"=1'-0" ON 22&34 AND 1/8"=1'-0" ON 11x17



Optional Bedroom 6 & Bath 4 ILO Loft w/ Elev. A
SCALE: 1/4"=1'-0" ON 22&34 AND 1/8"=1'-0" ON 11x17



Optional Bedroom 6 & Bath 4 ILO Loft w/ Elev. B
SCALE: 1/4"=1'-0" ON 22&34 AND 1/8"=1'-0" ON 11x17

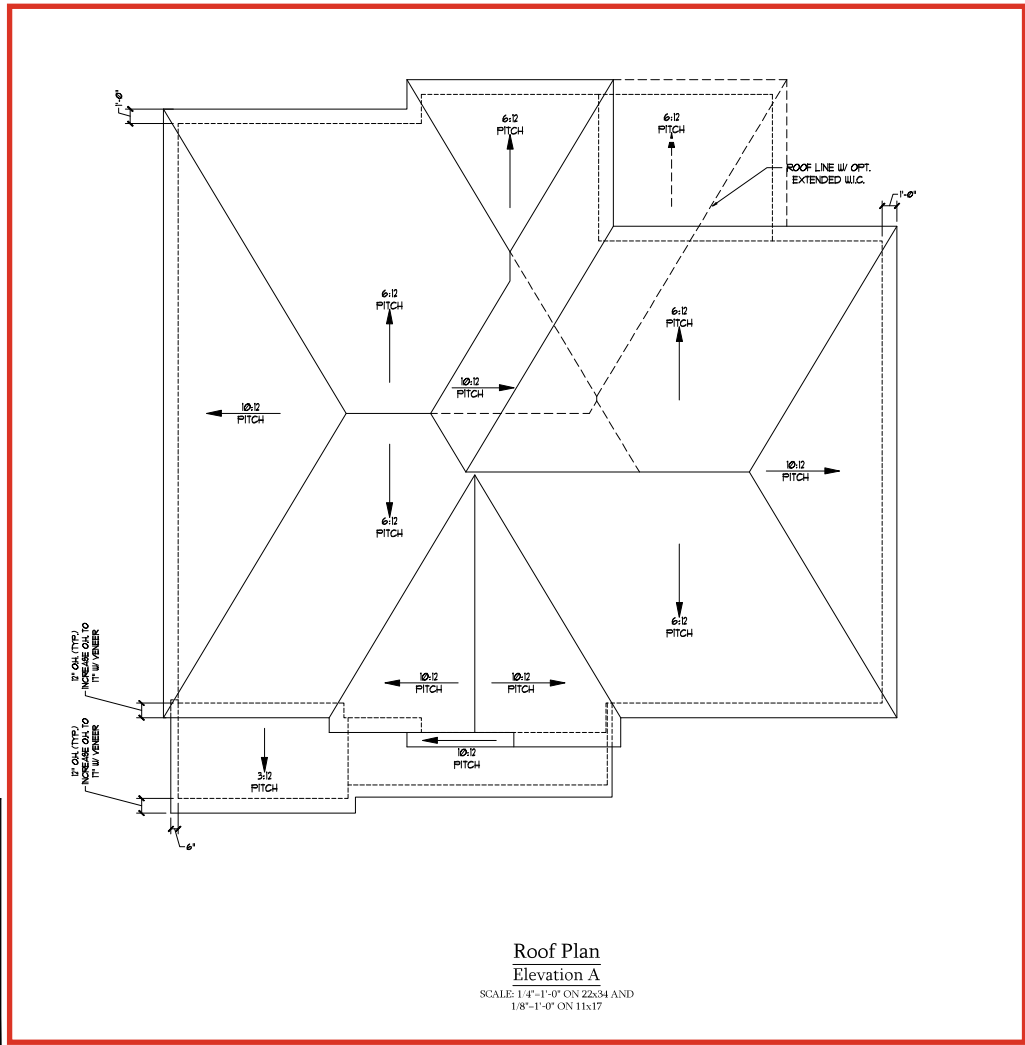


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DREAM FINDER'S HOMES
DOGWOOD

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REV: FEBRUARY 01, 2022
SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

SECOND FLOOR PLAN - OPTIONS
A-7.1



**Roof Plan
Elevation A**
SCALE: 1/4"=1'-0" ON Z&N4 AND
1/8"=1'-0" ON 11x17

TOTAL UNDER ROOF AREA:		1870	SQ. FT.
VENTING AREA REQUIRED:	1870 SQ. FT. / 300 =	6.23	SQ. FT.
TOTAL REQUIREMENTS:	LOWER: 3.11	UPPER: 3.11	
LOWER AREA VENTING			
SOFFIT VENT	SIZE:	PER UNIT:	# UNITS: PROVIDED:
	-	.041 SF/LF	132'-0" 5.412
LOWER AREA VENTING PROVIDED:			-
UPPER AREA VENTING			
RIDGE VENT	SIZE:	PER UNIT:	# UNITS: PROVIDED:
	-	.125 SF/LF	38'-0" 4.75
UPPER AREA VENTING PROVIDED:			-
TOTAL AREA PROVIDED SOFFIT AND RIDGE VENT			10.162



**DREAM FINDERS
HOMES**

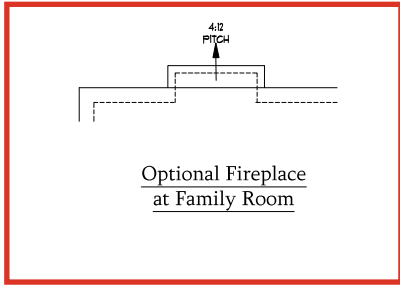
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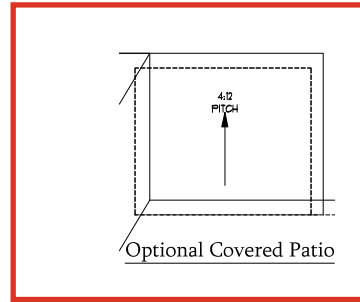
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ENGINEERED BY:
REVIEWED BY:

ELEVATIONS A-1
& A-2 ROOF PLAN

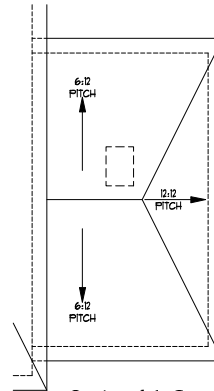
A-8



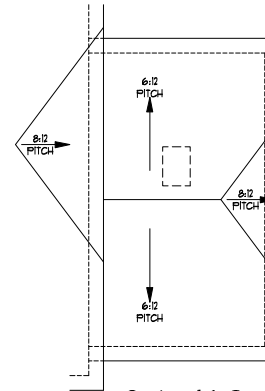
Optional Fireplace
at Family Room



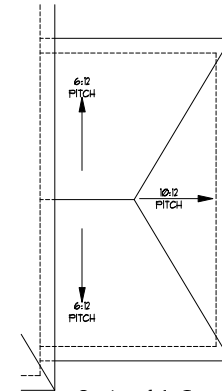
Optional Covered Patio



Optional 1-Car
Carriage Garage
Elevation C



Optional 1-Car
Carriage Garage
Elevation B



Optional 1-Car
Carriage Garage
Elevation A



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DOGWOOD

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REVIEWED BY:

ROOF PLAN
OPTIONS
A-8.3

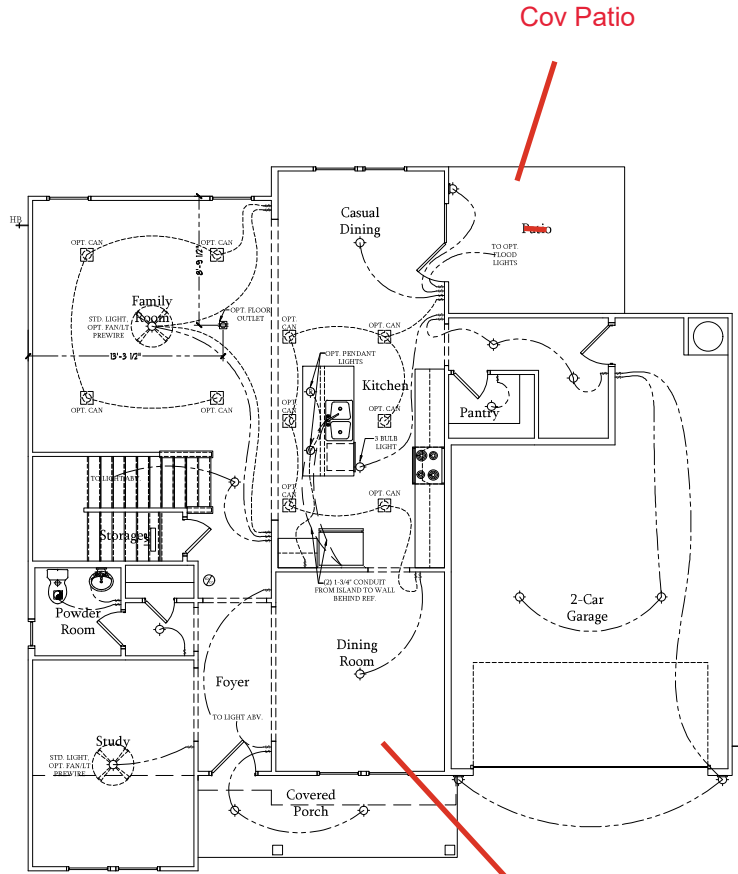
ELECTRICAL LEGEND

- 120V OUTLET
- 120V GFI OUTLET
- 120V SWITCHED OUTLET
- 120V BASEBOARD OUTLET
- 4 PLEX
- FLOOR MOUNTED 120V
- FLOOR MOUNTED 120V GFI
- WEATHERPROOF
- 220V OUTLET
- 120V DEDICATED CIRCUIT
- 220V DEDICATED CIRCUIT
- SPECIAL PURPOSE (240 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- MINI CAN LIGHT
- INVESTAL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOR LIGHT
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- TELEPHONE
- TV CONNECTION
- CONDUIT FOR COMPONENT WIRING
- SPEAKER
- COMBINATION CARBON MONOXIDE DETECTOR
- 110 V SMOKE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL

- CEILING FAN
- CEILING FAN W/ LIGHT

ELECTRICAL NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR: SWITCHES . . . 42" OUTLETS . . . 14" TELEPHONE . . . 14" (UNLESS ASV COUNTERTOP) TELEVISION . . . 14"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARELORS, LIBRARIES, DEN, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER PROOF RECEPTACLES.
5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE G.F.C.I. PROTECTED (G.F.I.).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A FOSSIL FUEL BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY, SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.



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



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DREAM FINDERS HOMES
DOGWOOD

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FIRST FLOOR ELECTRICAL PLAN

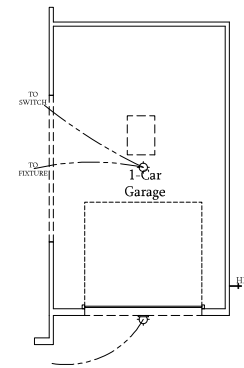
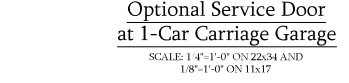
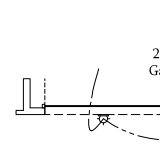
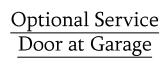
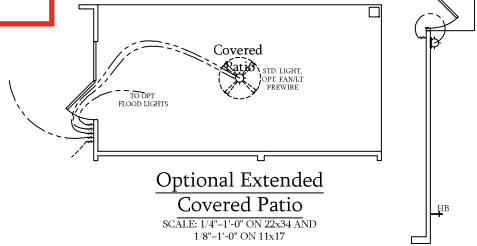
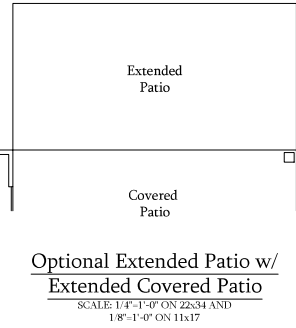
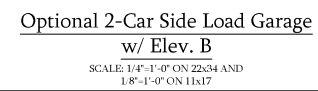
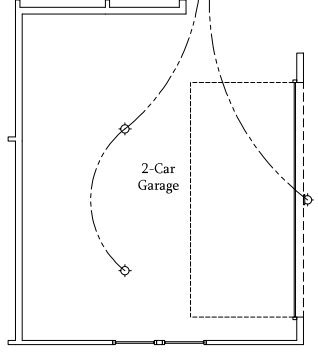
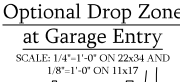
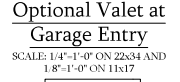
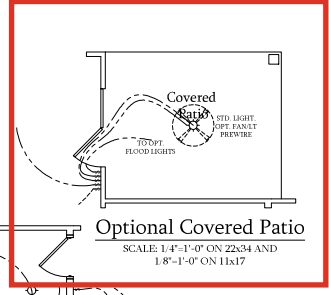
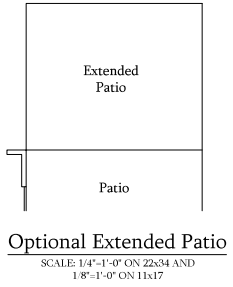
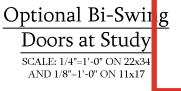
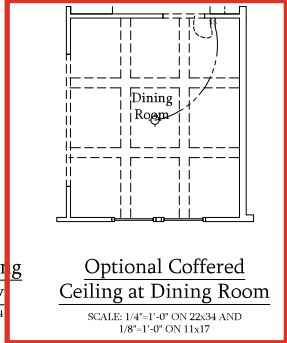
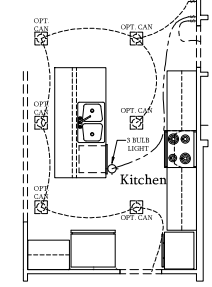
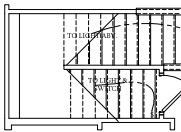
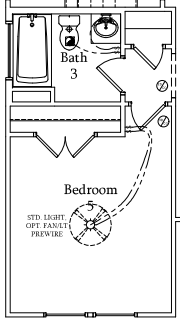
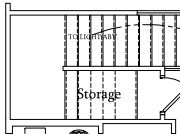
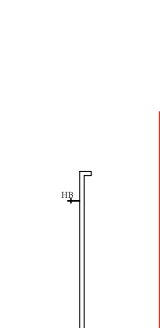
ELECTRICAL LEGEND

- 120V OUTLET
- 120V GFI OUTLET
- 120V SWITCHED OUTLET
- 120V BASEBOARD OUTLET
- 4 PLEX
- FLOOR MOUNTED 120V
- FLOOR MOUNTED 120V GFI
- WEATHERPROOF
- 220V OUTLET
- 120V DEDICATED CIRCUIT
- 220V DEDICATED CIRCUIT
- SPECIAL PURPOSE (240 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- MINI CAN LIGHT
- EYEBALL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- TELEPHONE
- TV CONNECTION
- CONDUIT FOR COMPONENT WIRING
- SPEAKER
- COMBO SMOKE CARBON MONOXIDE DETECTOR
- 110 V SMOKE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL

- CEILING FAN
- CEILING FAN W/ LIGHT

ELECTRICAL NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) INDICATED ON PLANS OR AS NOTED IN 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR: SWITCHES - 42" OUTLETS - 14" TELEPHONE - 14" (UNLESS A/B/V COUNTERTOP) TELEVISION - 14"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOGICALLY CERTIFIED SMOKE DETECTORS.
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DEN, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER PROOF RECEPTACLES.
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DREAM FINDERS HOMES
DOGWOOD

DATE: JANUARY 17, 2019
REV: FEBRUARY 01, 2022
SCALE: 1/4"-1'-0"

DRAWN BY: _____
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REVIEWED BY: _____
FIRST FLOOR ELECTRICAL PLAN - OPTIONS

ELECTRICAL LEGEND

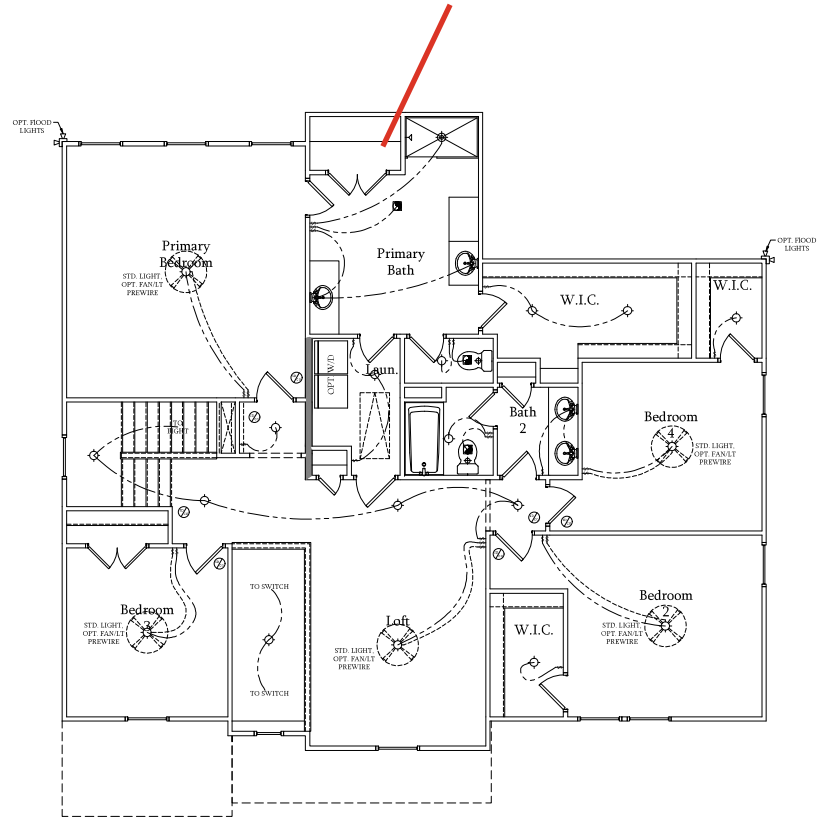
- 120V OUTLET
- 120V GFI OUTLET
- 120V SWITCHED OUTLET
- 120V BASEBOARD OUTLET
- 4 PLEX
- FLOOR MOUNTED 120V
- FLOOR MOUNTED 120V GFI
- WEATHERPROOF
- 220V OUTLET
- 120V DEDICATED CIRCUIT
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- SPECIAL PURPOSE (240 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- MINI CAN LIGHT
- INVESTAL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- DIMMER SWITCH
- TELEPHONE
- TV CONNECTION
- CONDUIT FOR COMPONENT WIRING
- SPEAKER
- COMBINATION CARBON MONOXIDE DETECTOR
- 110 V SMOKE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL

- CEILING FAN
- CEILING FAN W/ LIGHT

ELECTRICAL NOTES:

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2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR: SWITCHES - 42" OUTLETS - 14" TELEPHONE - 14" (UNLESS ASV COUNTERTOP) TELEVISION - 14"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARELORS, LIBRARIES, DEN, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER PROOF RECEPTACLES.
5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE G.F.C.I. PROTECTED (G.F.I.).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A FOSSIL FUEL BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY, SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

Primary Bath #3



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



PRICE, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FINANCING AND TERMS ARE SUBJECT TO CHANGE WITHOUT NOTICE. PERMITS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, NATIONAL FIRE ALARM CODE, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 96, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 103, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 105, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 107, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 108, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 110, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 112, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 113, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 114, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 115, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 117, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 118, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 119, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 120, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 121, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 122, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 123, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 124, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 125, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 126, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 127, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 128, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 129, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 130, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 131, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 132, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 133, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 134, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 135, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 136, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 137, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 138, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 139, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 140, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 141, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 142, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 143, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 144, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 145, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 146, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 147, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 148, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 149, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 150, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 151, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 152, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 153, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 154, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 155, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 156, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 157, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 158, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 159, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 160, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 161, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 162, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 163, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 164, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 165, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 166, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 167, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 168, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 169, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 170, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 171, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 172, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 173, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 174, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 175, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 176, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 177, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 178, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 179, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 180, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 181, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 182, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 183, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 184, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 185, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 186, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 187, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 188, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 189, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 190, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 191, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 192, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 193, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 194, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 195, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 196, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 197, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 198, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 199, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 200.

DREAM FINDERS HOMES
DOWNSIDE

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

ELECTRICAL LEGEND

- 120V OUTLET
- 120V GFI OUTLET
- 120V SWITCHED OUTLET
- 120V BASEBOARD OUTLET
- 4 PLEX
- FLOOR MOUNTED 120V
- FLOOR MOUNTED 120V GFI
- WEATHERPROOF
- 220V OUTLET
- 220V DEDICATED CIRCUIT
- 220V DEDICATED CIRCUIT GFI
- SPECIAL PURPOSE (240 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- MINI CAN LIGHT
- TUBBALL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- DIMMER SWITCH
- TELEPHONE
- TV CONNECTION
- CONNECT FOR COMPONENT WIRING
- SPEAKER
- COMM-SMOKE-CARBON MONITOR DETECTOR
- 110 V SMOKE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL

Optional Windows at Primary Bedroom

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

Optional Tray Ceiling at Primary Bedroom

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

Optional Primary Bath 2

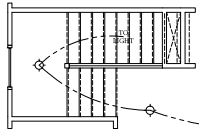
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

Optional Primary Bath 3

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

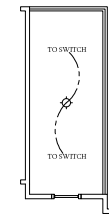
Optional Extended W.I.C. at Primary Bathroom

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



Optional Open Rail ILO 45" Wall w/ Cap

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



Optional Open Rail ILO 45" Wall w/ Cap w/ Elev. A

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



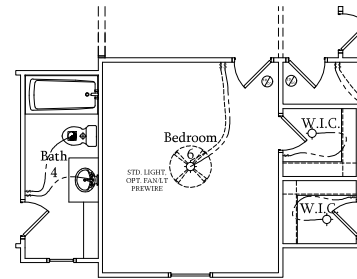
Optional Open Rail ILO 45" Wall w/ Cap w/ Elev. C

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



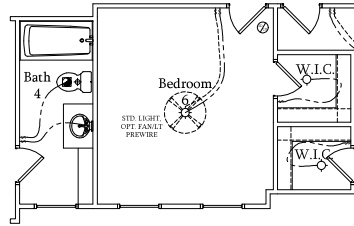
Optional Open Rail ILO 45" Wall w/ Cap w/ Elev. B

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



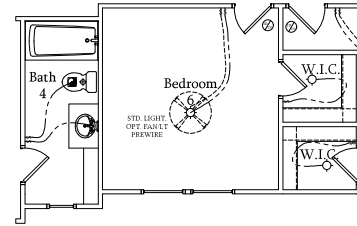
Optional Bedroom 6 & Bath 4 ILO Loft w/ Elev. A

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



Optional Bedroom 6 & Bath 4 ILO Loft w/ Elev. C

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



Optional Bedroom 6 & Bath 4 ILO Loft w/ Elev. B

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

ELECTRICAL NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTER (GFI) SENSITIZED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR: SWITCHES: 42" OUTLETS: 14" TELEPHONE: 14" (UNLESS ABV COUNTERTOP) TELEVISION: 14"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DEN, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER PROOF RECEPTACLES.
5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE G.F.C.I. PROTECTED (G.F.I.).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A FOSSIL FUEL BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY, SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE-CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.



DREAM FINDERS HOMES
DOWNSIDE

PRICE, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FINANCING, AND SCHEDULES OF WORK ARE SUBJECT TO CHANGE WITHOUT NOTICE. DIMENSIONS ARE SUBJECT TO CONSTRUCTION VARIATIONS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION OF HOUSE OR LOT WILL BE ENTERED BY THE DATE PLAN IS ISSUED. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES. ANY USE, REPRODUCTION, ADAPTATION, OR DISPLAY OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF DREAM FINDERS HOMES IS STRICTLY PROHIBITED. © 2019 DREAM FINDERS HOMES.

DATE: JANUARY 17, 2019
REV: FEBRUARY 01, 2022
SCALE: 1/4"=1'-0"
DRAWN BY: _____
ENGINEERED BY: _____
REVIEWED BY: _____
SECOND FLOOR ELECTRICAL PLAN - OPTIONS



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, 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 = 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:

- 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

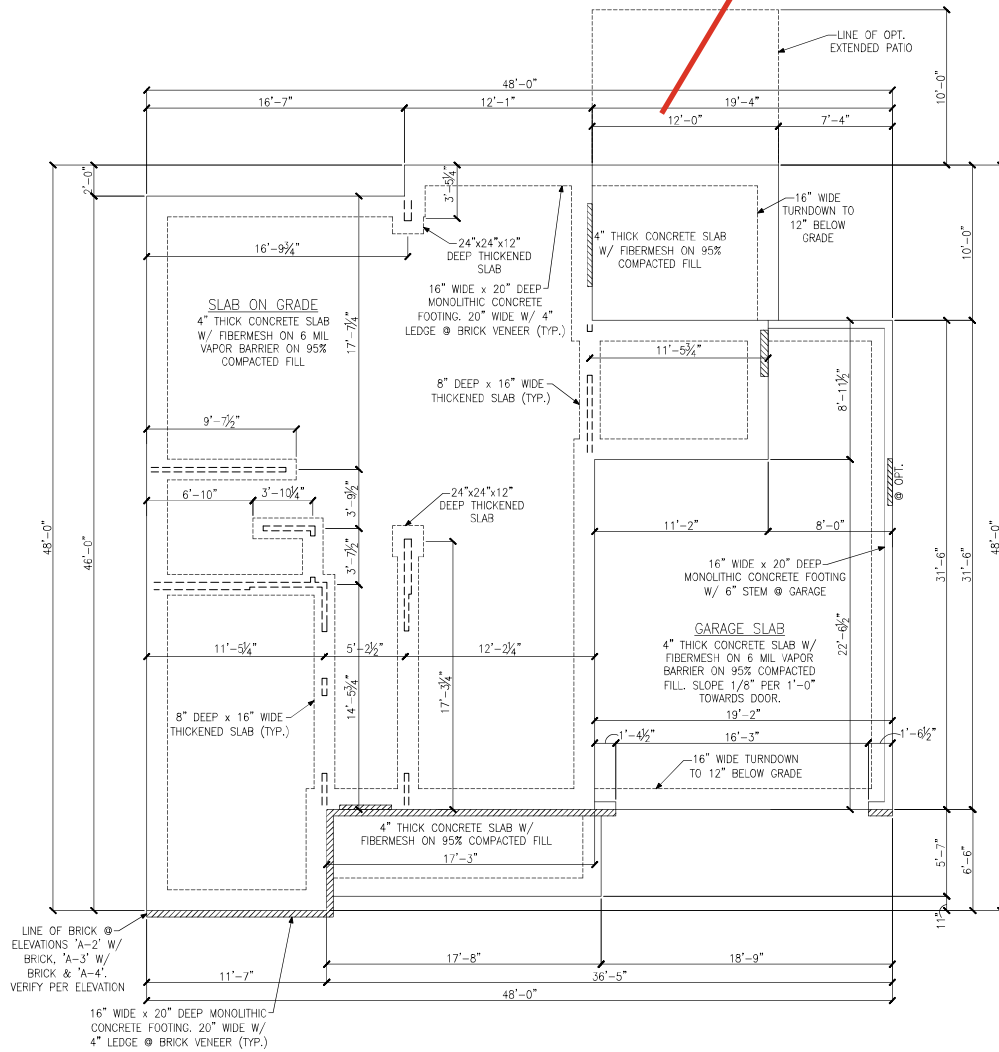
Dogwood Model - RH
 Up to 130 M.P.H.
 Carolina Division

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



S-0

Cov Patio



MONOLITHIC SLAB FOUNDATION PLAN
ELEVATIONS 'A-1', 'A-2', 'A-3' & 'A-4'

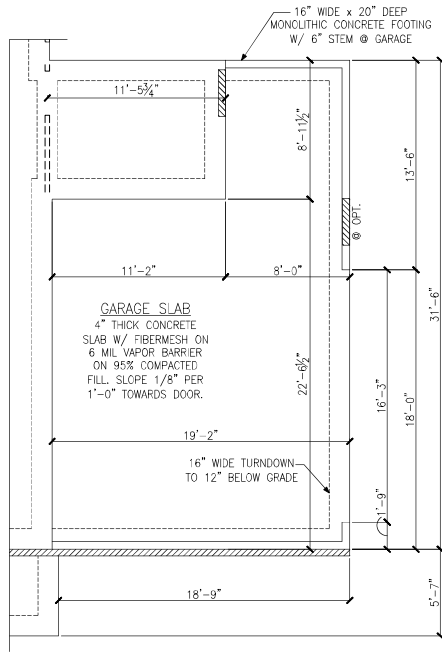
LEGEND	
	PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
	BEARING WALL ABOVE
	INTERIOR BEARING WALL
	BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
	LOCATION OF DOOR ABOVE
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS	



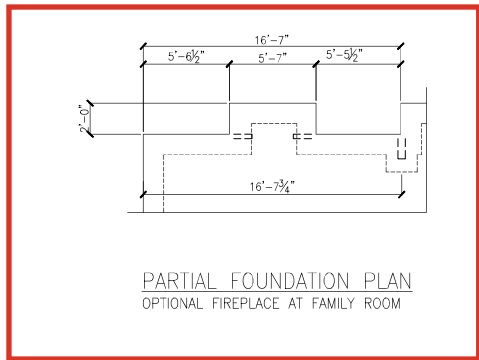
Monolithic Slab Foundation Plan
Elevations 'A-1', 'A-2', 'A-3' & 'A-4'
Dogwood Model - RH
Up to 130 M.P.H.
Carolina Division



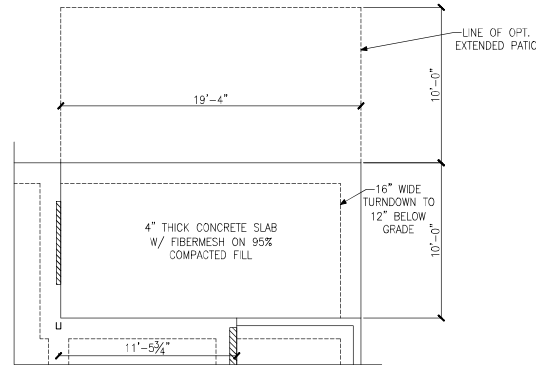
Project #:	105-16007
Designed By:	KRK
Checked By:	
Issue Date:	4/9/19
Re-issue:	10/10/22
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34



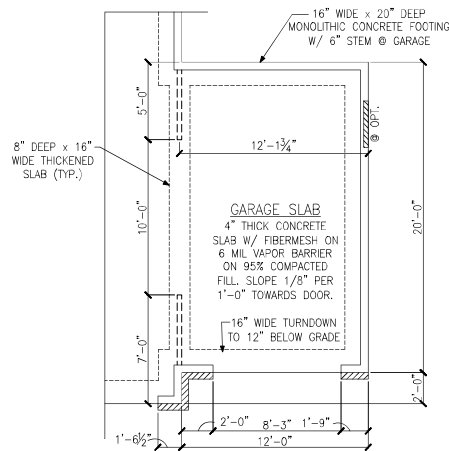
PARTIAL FOUNDATION PLAN
OPTIONAL 2-CAR SIDE LOAD GARAGE
ELEVATION A



PARTIAL FOUNDATION PLAN
OPTIONAL FIREPLACE AT FAMILY ROOM



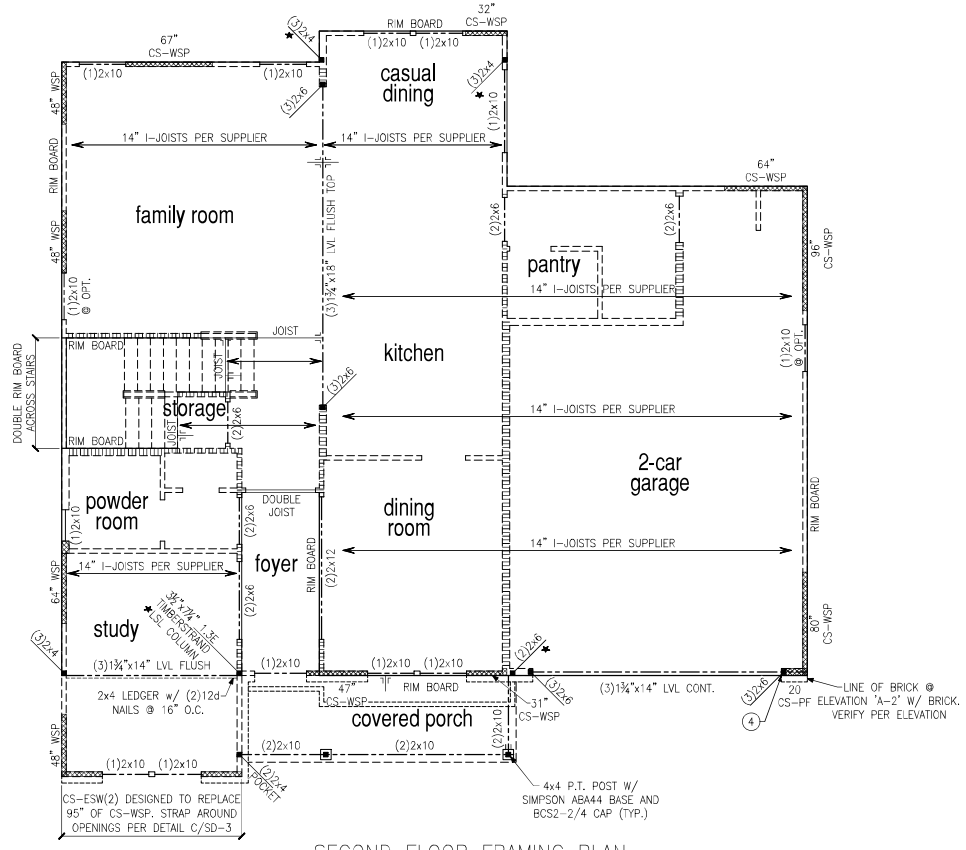
PARTIAL FOUNDATION PLAN
OPTIONAL EXTENDED COVERED PATIO



MONOLITHIC SLAB FOUNDATION PLAN
OPTIONAL 1-CAR CARRIAGE GARAGE

LEGEND	
	PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
	BEARING WALL ABOVE
	INTERIOR BEARING WALL
	BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
	LOCATION OF DOOR ABOVE
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS	





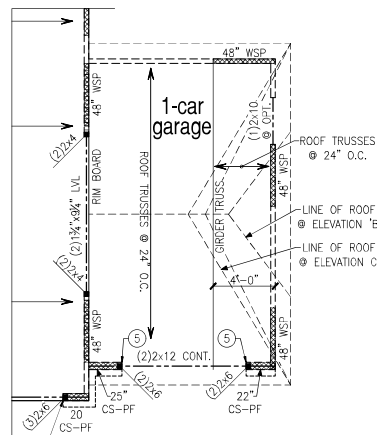
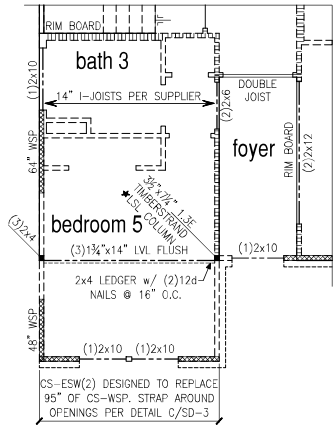
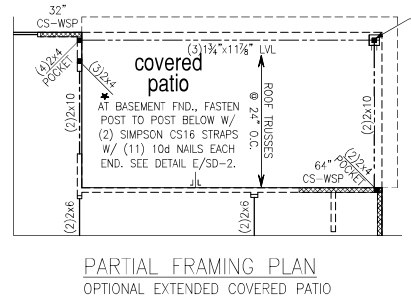
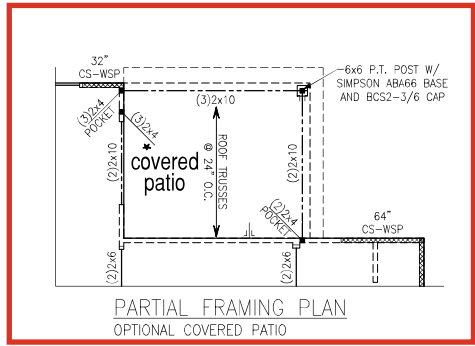
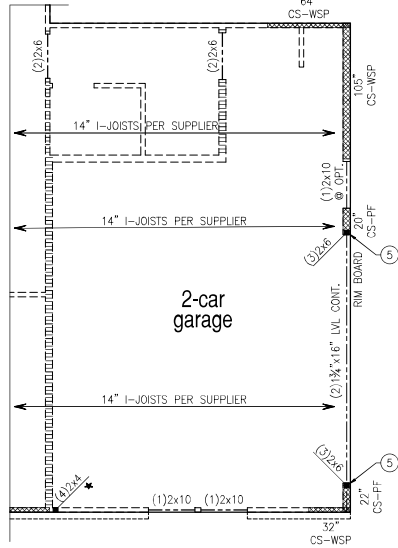
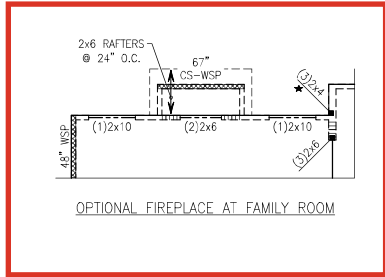
SECOND FLOOR FRAMING PLAN
ELEVATIONS 'A-1', 'A-2' & 'A-3' W/ STONE

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

Second Floor Framing Plan
Elevations 'A-1', 'A-2' & 'A-3' w/ Stone
Dogwood Model - RH
Up to 130 M.P.H.
Carolina Division

Project #:	105-16007
Designed By:	KRK
Checked By:	KRK
Issue Date:	4/9/19
Re-issue:	10/10/22
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 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

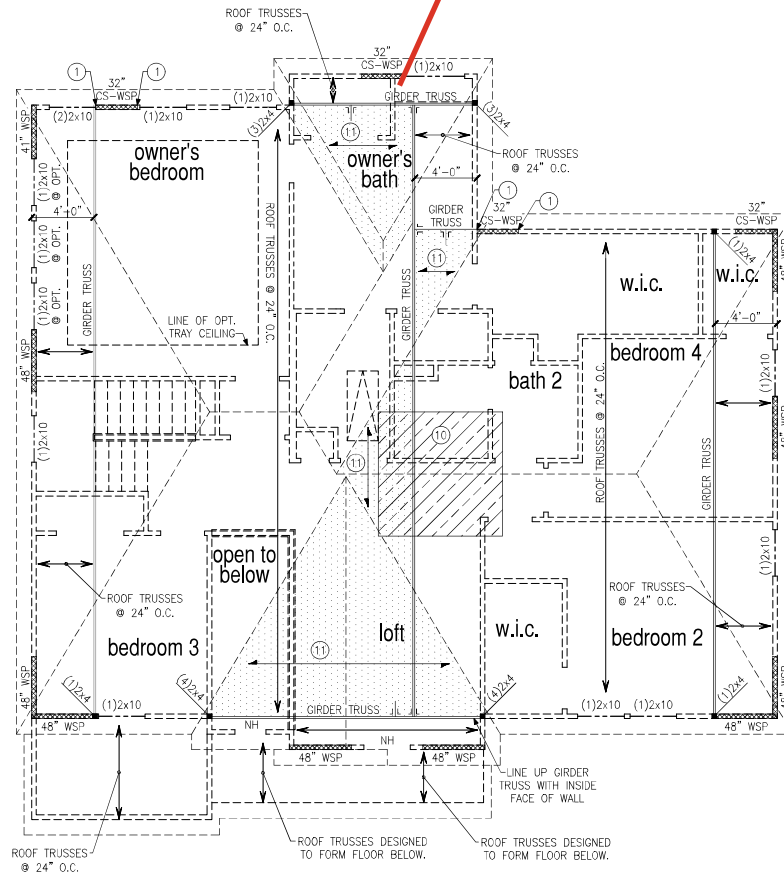
FLOOR FRAMING TO BE 14" DEEP TJI 110 SERIES OR EQUAL, SPACING PER MANUFACTURER.

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.



Primary Bath #3



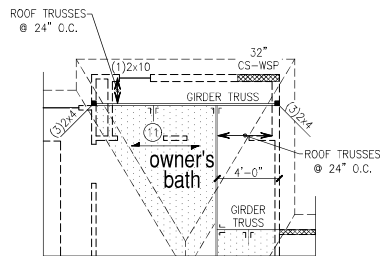
ROOF FRAMING PLAN
ELEVATIONS 'A-1', 'A-2' & 'A-3' w/ STONE

LEGEND	
	PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
	BEARING WALL ABOVE
	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 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 8-104 NAILS EACH END.
⑩	8"x8" 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.)

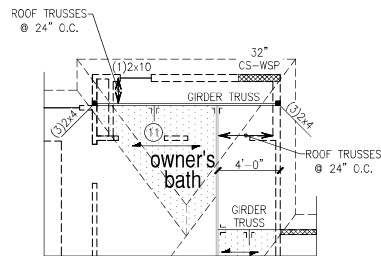
Roof Framing Plan
Elevations 'A-1', 'A-2', 'A-3' w/ Stone
Dogwood Model - RH
Up to 130 M.P.H.
Carolina Division

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

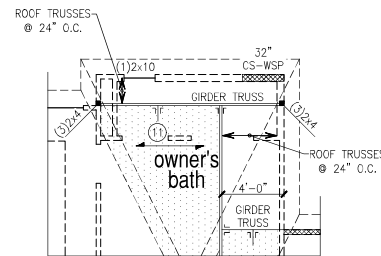




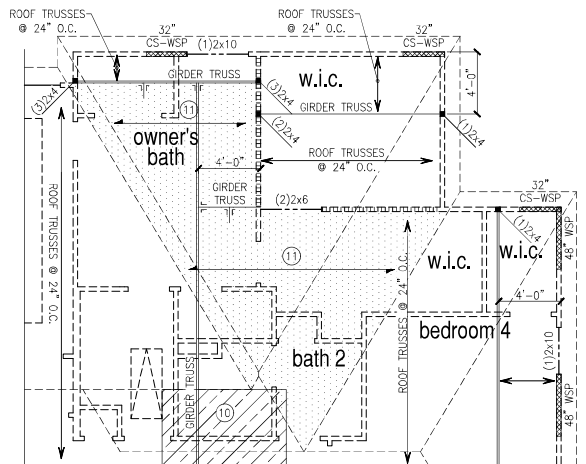
ROOF FRAMING PLAN
OPTIONAL OWNER'S BATH 3
ELEVATION A



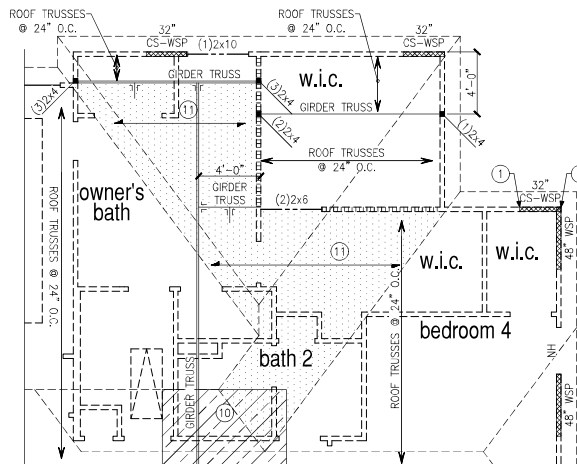
ROOF FRAMING PLAN
OPTIONAL OWNER'S BATH 3
ELEVATION B



ROOF FRAMING PLAN
OPTIONAL OWNER'S BATH 3
ELEVATION C



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

LEGEND

- ★ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- 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 8" WALL PLATES

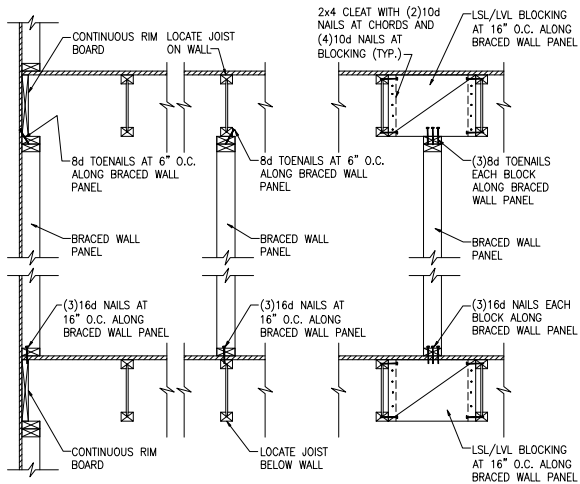
KEYNOTES:

- 1 CONNECT STUD AT END OF BRACED WALL PANEL TO FRAMING BELOW WITH A 36" LONG SIMPSON CS22 COIL STRAP WITH MIN 8-10d NAILS EACH END.
- 10 8"x8" 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.)

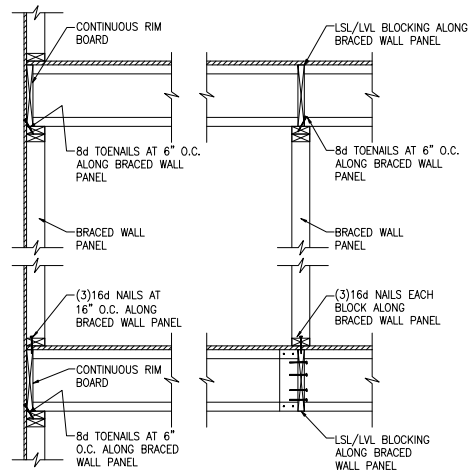


Roof Framing Plans
Options
Dogwood Model - RH
Up to 130 M.P.H.
Carolina Division

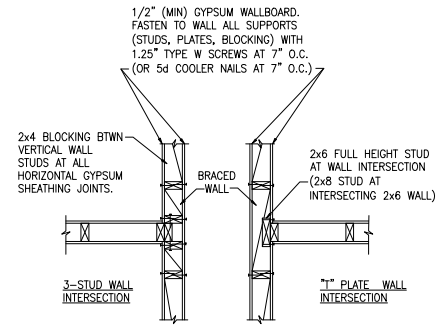
Project #: 105-16007
Designed By: KRK
Checked By:
Issue Date: 4/9/19
Re-issue: 10/10/22
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34



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

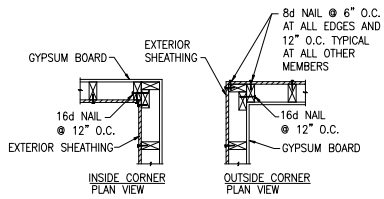


(B) TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PERPENDICULAR TO I-JOISTS

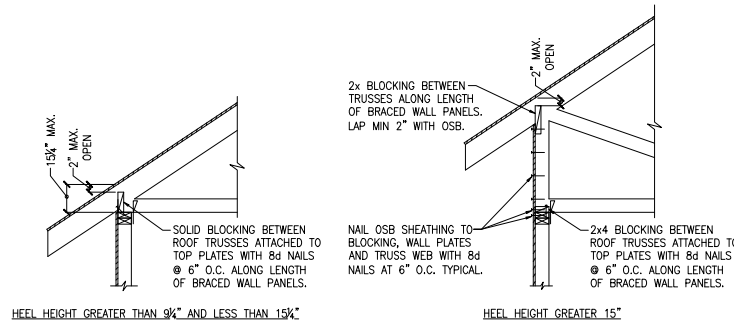


BRACED WALL INTERSECTIONS MAY BE FRAMED USING EITHER THE 3-STUD OR THE T-PLATE METHOD.

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



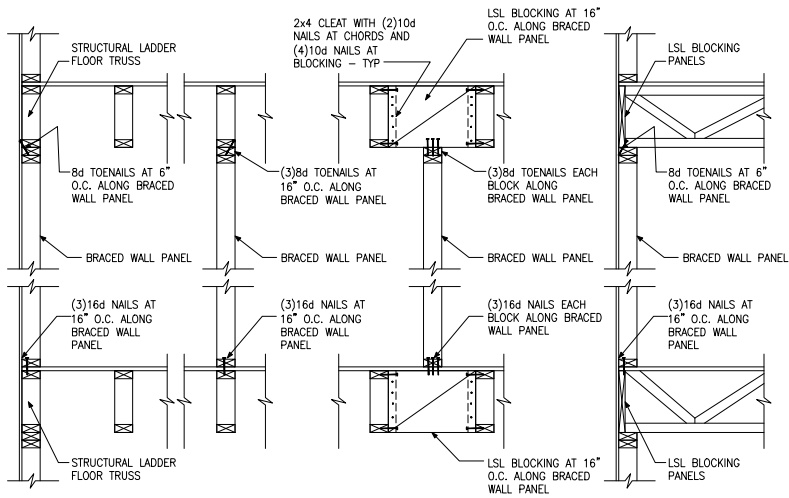
(D) TYPICAL EXTERIOR CORNER WALL FRAMING



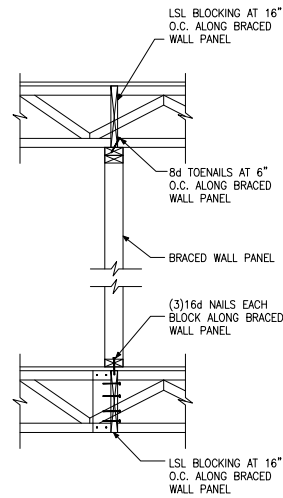
(E) ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS
ONLY REQUIRED AT BRACED WALL PANELS



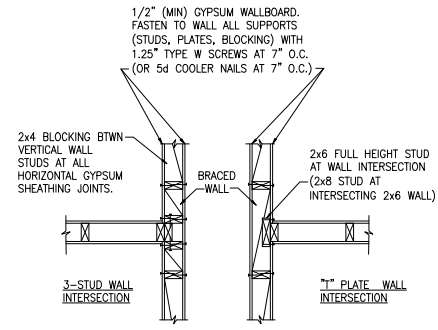
Project #:	105-19000
Designed By:	KRK
Checked By:	
Issue Date:	1/1/19
Re-Issue:	
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22,34



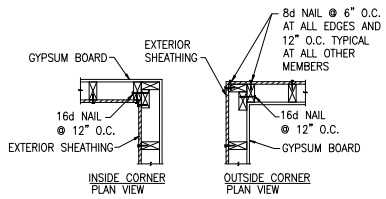
A TYPICAL BRACED WALL PANEL TO FLOOR / CEILING CONNECTION
BRACED WALL PANELS PARALLEL TO TRUSSES



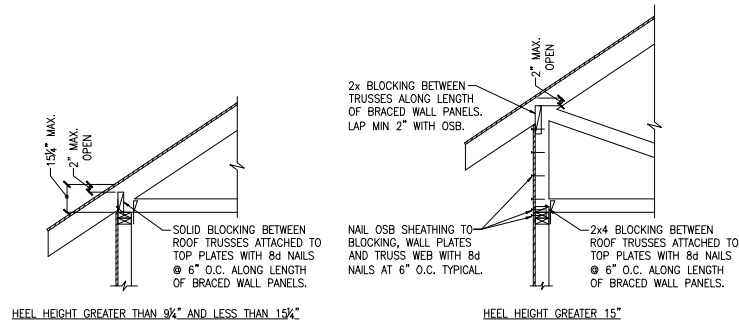
B TYPICAL BRACED WALL PANEL TO FLOOR / CEILING CONNECTION
BRACED WALL PANELS PERPENDICULAR TO TRUSSES



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



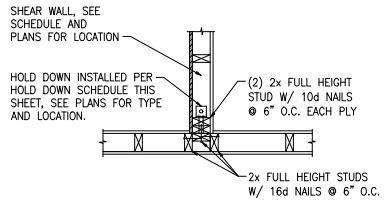
D TYPICAL EXTERIOR CORNER WALL FRAMING



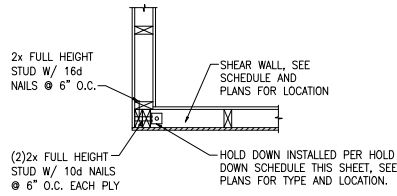
E ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS
ONLY REQUIRED AT BRACED WALL PANELS



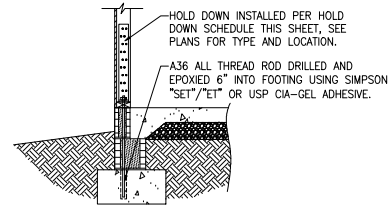
Project #:	105-19000
Designed By:	KRK
Checked By:	
Issue Date:	1/1/19
Re-Issue:	
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34



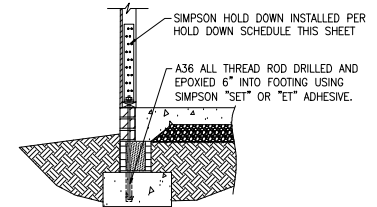
(A) TYPICAL HOLD DOWN DETAIL



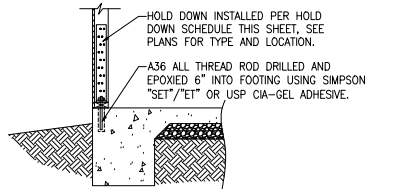
(B) TYPICAL HOLD DOWN DETAIL



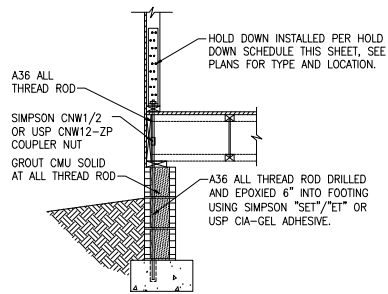
(C) HOLD DOWN AT STEMWALL SLAB FOUNDATION



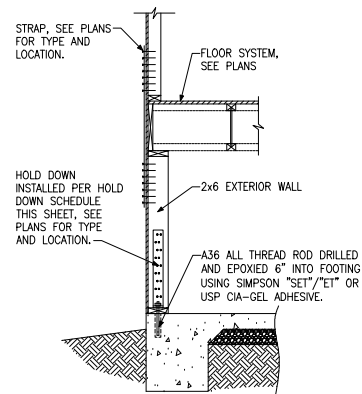
(C) HOLD DOWN AT STEMWALL SLAB



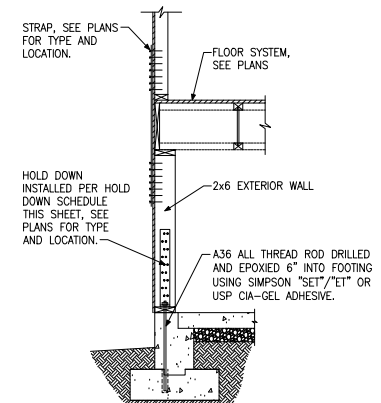
(D) HOLD DOWN AT MONOLITHIC SLAB FOUNDATION



(E) HOLD DOWN AT CRAWL SPACE FOUNDATION



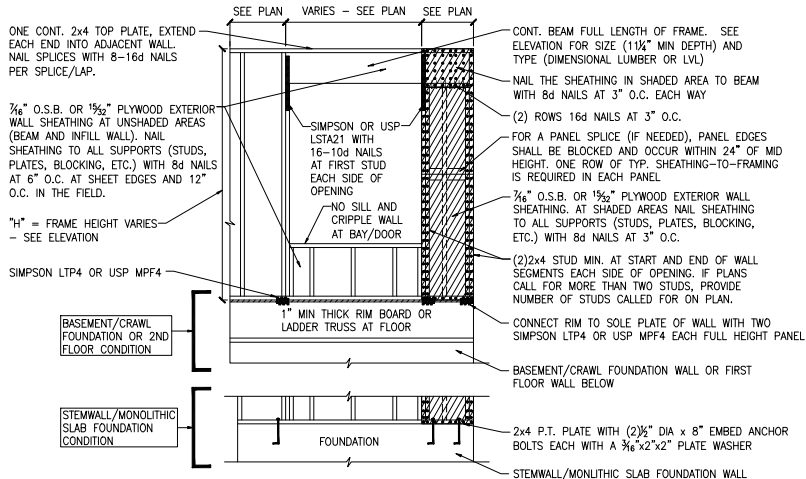
(F) HOLD DOWN AT BASEMENT FOUNDATION MONOLITHIC TURN-DOWN



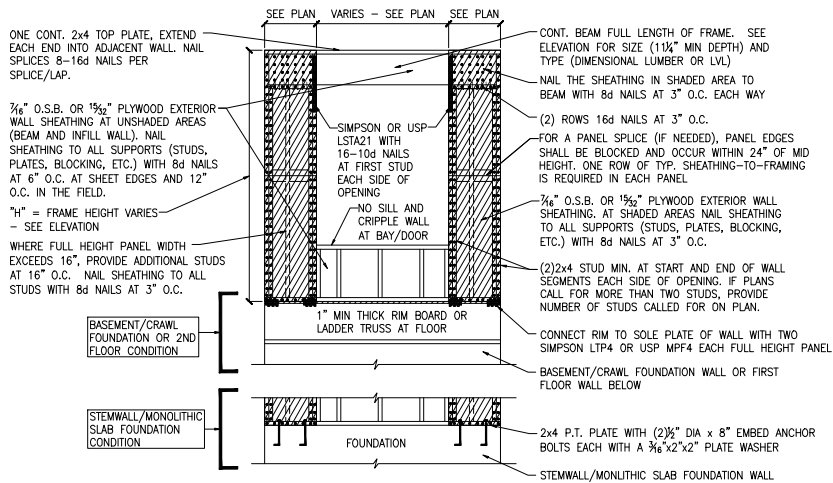
(G) HOLD DOWN AT BASEMENT FOUNDATION STEM WALL

HOLD DOWN SCHEDULE			
HOLD DOWN		ALL THREAD ROD	FASTENERS
SIMPSON	USP		
LTP2	N.A.	½" DIA.	(12)0.148"x2½" LONG NAILS
HTT4	HTT16	¾" DIA.	(18)0.148"x2½" LONG NAILS
HTT5	HTT45	¾" DIA.	(26)0.148"x2½" LONG NAILS

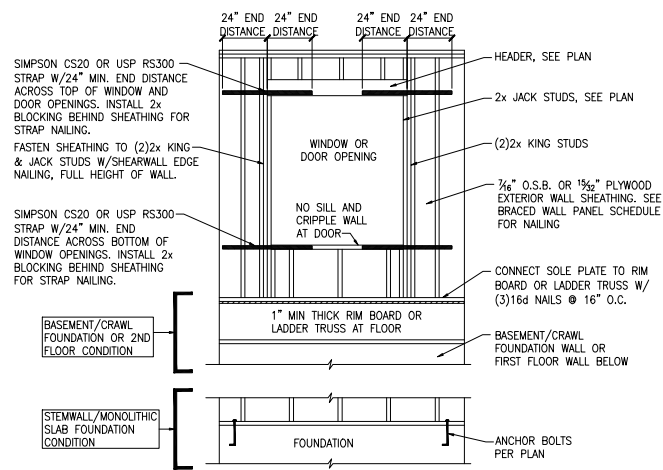




A METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
ONE BRACED WALL SEGMENT



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

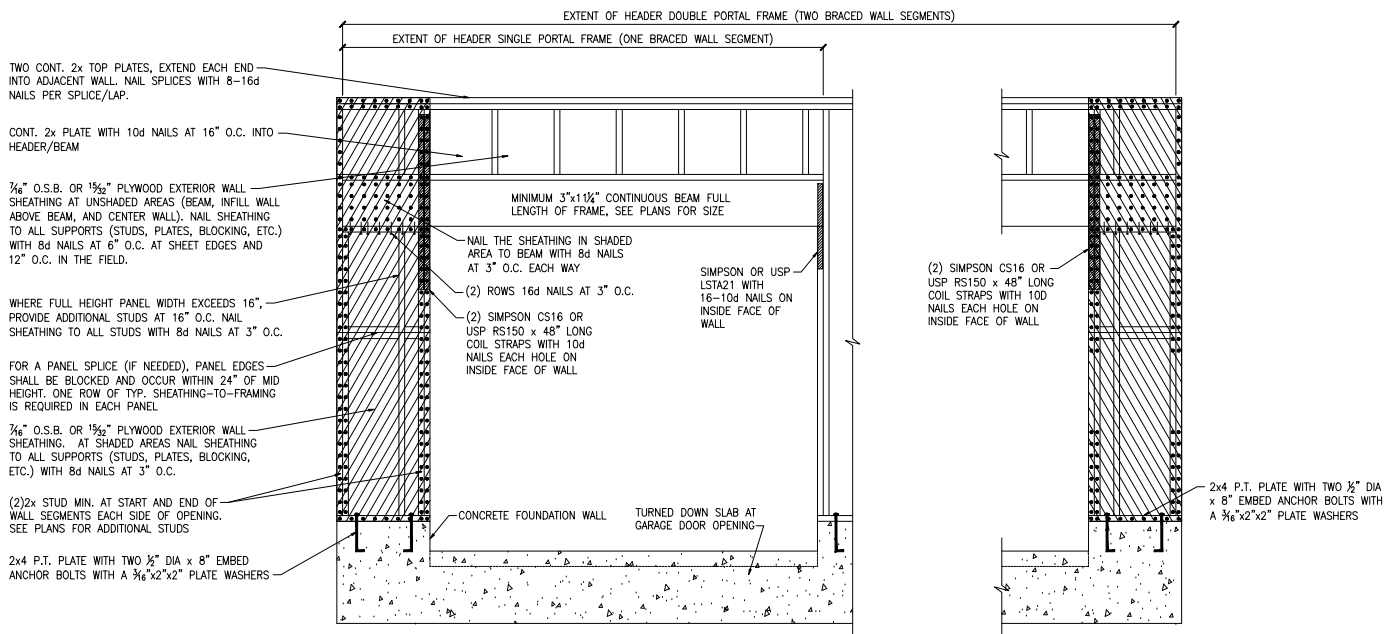


C WINDOW OR DOOR REINFORCEMENT IN ENGINEERED SHEAR WALL
ONLY REQUIRED WHERE SPECIFIED ON PLANS

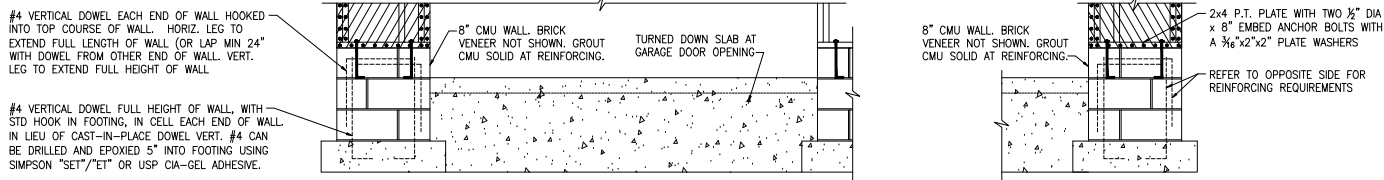
BRACED WALL PANEL AND ENGINEERED SHEAR WALL SCHEDULE			
PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS
WSP	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT 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:

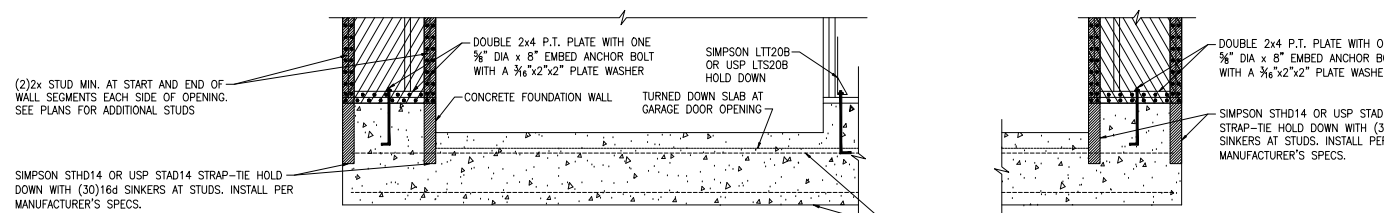
- ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
- SMOOTH ALL EXTERIOR WALLS OF THE HOUSE WITH 3/8" O.S.B., OR 1/2" PLYWOOD, FASTENED 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.



(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

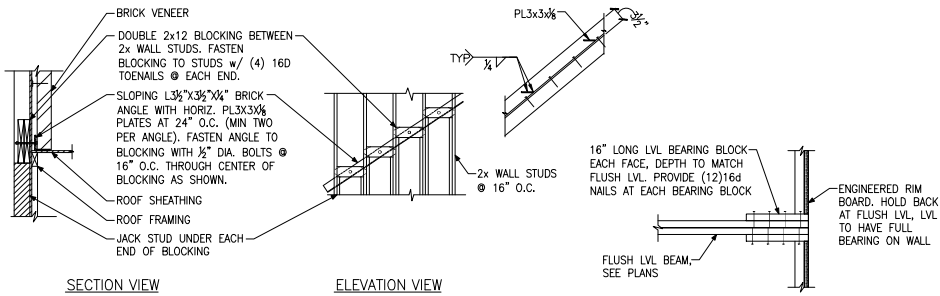
CONTINUOUS #4 HIGH AND LOW. PROVIDE MIN 24" LAPS WHERE SPICED.



Portal Frame Details

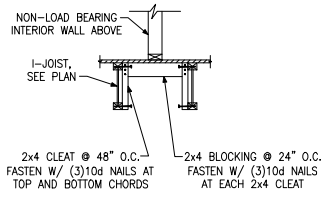
Up to 130 M.P.H.
 North Carolina

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

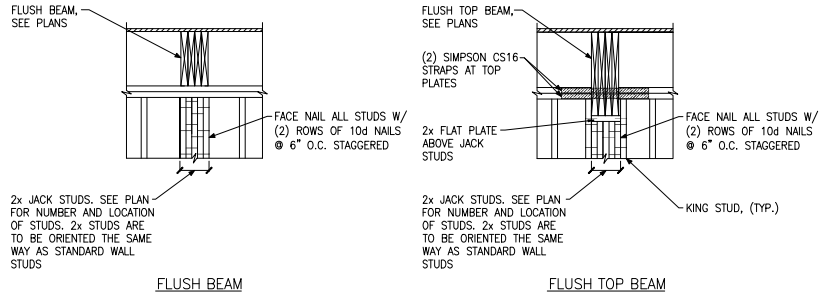


(A) BRICK LEDGER CONNECTION DETAIL

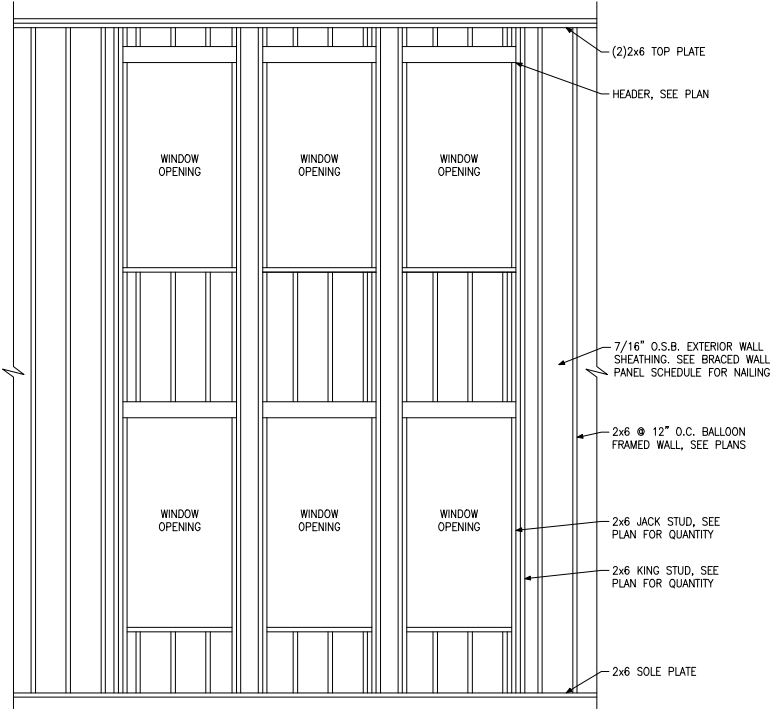
(B) BEARING ENHANCER FLUSH LVL



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

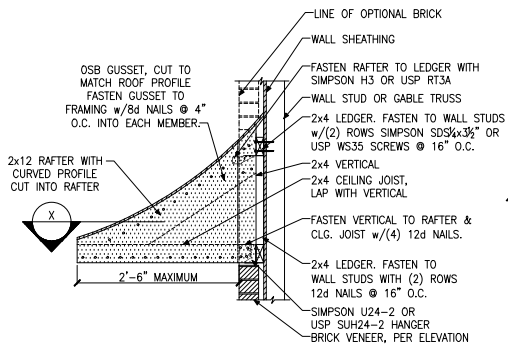


(E) BUILT-UP STUD DETAIL SUPPORTING BEAM

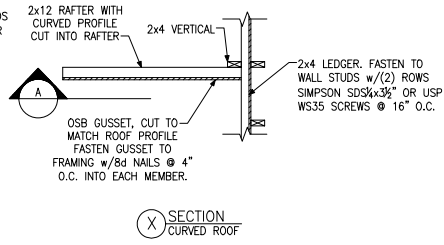


(D) BALLOON FRAMED WALL DETAIL N.T.S.

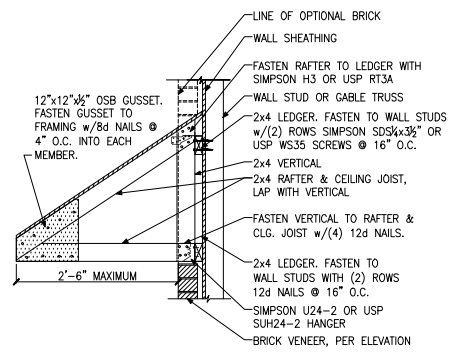




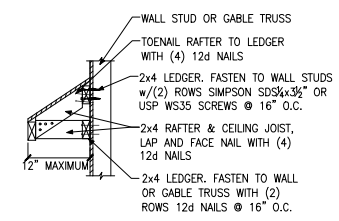
(A) PENT ROOF DETAIL
CURVED ROOF



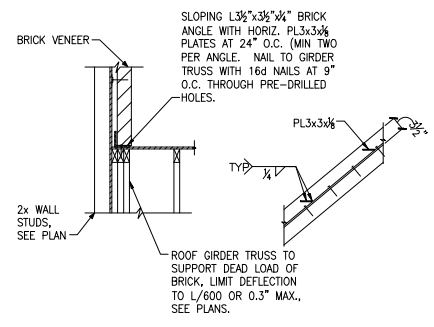
(X) SECTION
CURVED ROOF



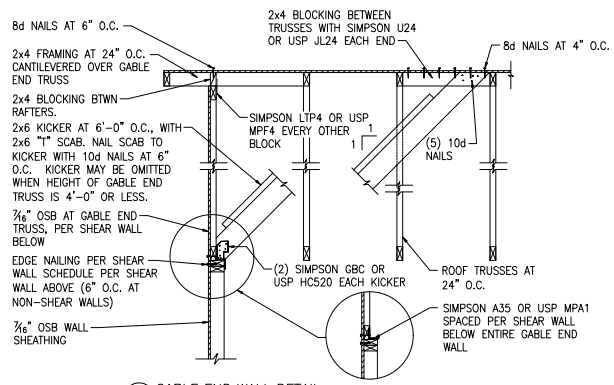
(B) PENT ROOF DETAIL
STRAIGHT ROOF



(C) EYEBROW ROOF DETAIL
STRAIGHT ROOF

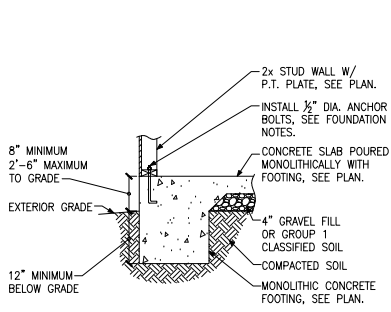


(D) TRUSS DETAIL

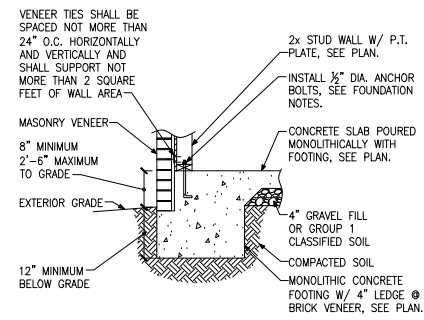


(E) GABLE END WALL DETAIL

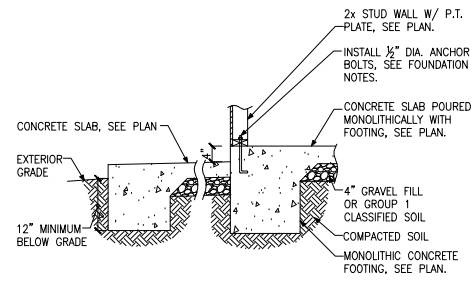




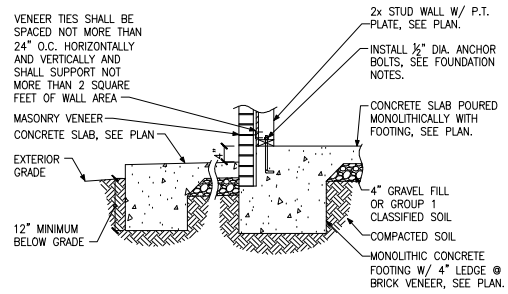
A FOUNDATION SECTION
EXTERIOR WALL



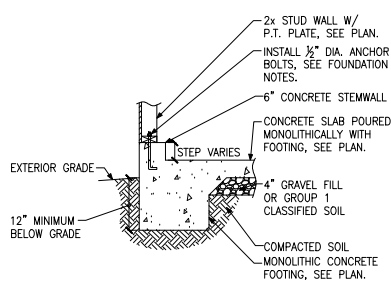
B FOUNDATION SECTION
EXTERIOR WALL @ MASONRY
VENEER



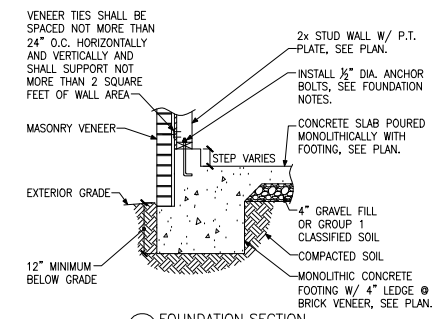
C FOUNDATION SECTION
EXTERIOR WALL AT PORCH



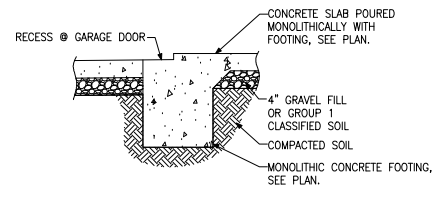
D FOUNDATION SECTION
EXTERIOR WALL AT PORCH W/ MASONRY
VENEER



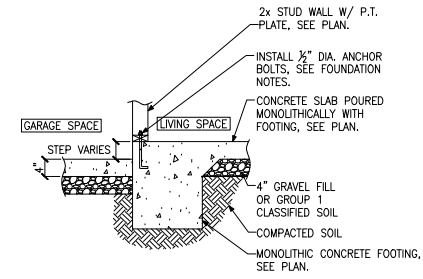
E FOUNDATION SECTION
EXTERIOR GARAGE WALL



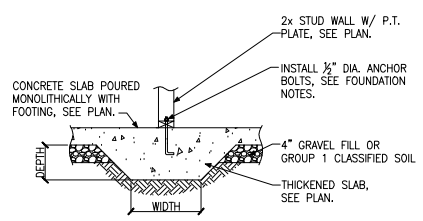
F FOUNDATION SECTION
EXTERIOR GARAGE WALL @ MASONRY
VENEER



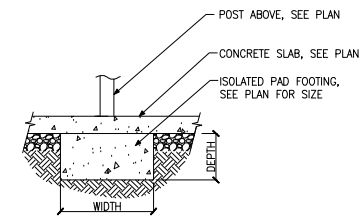
G FOUNDATION SECTION
GARAGE DOOR



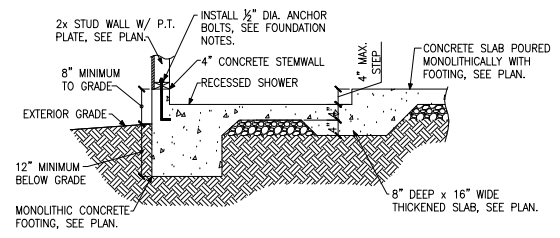
H FOUNDATION SECTION
INTERIOR GARAGE WALL



J FOUNDATION SECTION
THICKENED SLAB



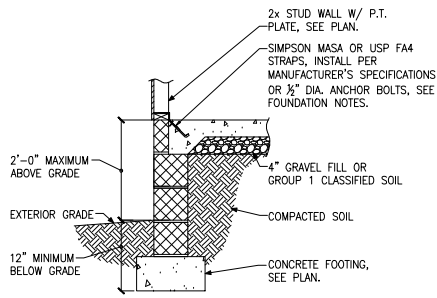
K FOUNDATION SECTION
ISOLATED PAD FOOTING



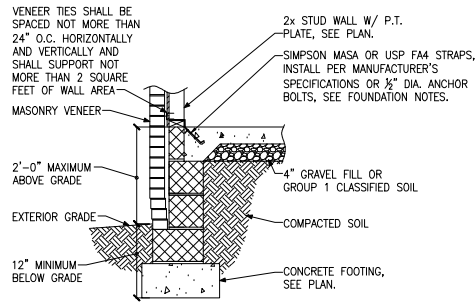
L FOUNDATION SECTION
THICKENED SLAB @ RECESSED SHOWER

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

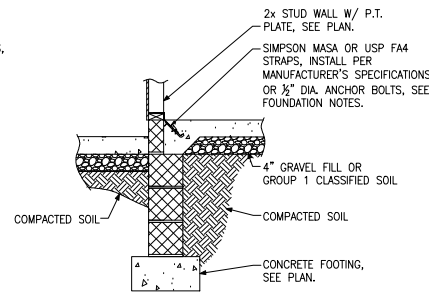




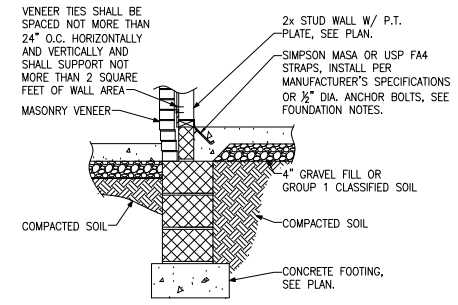
A FOUNDATION SECTION
EXTERIOR WALL



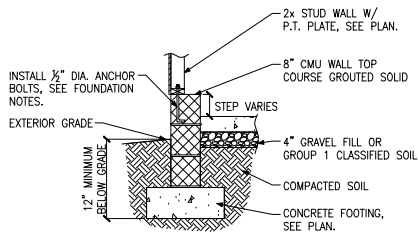
B FOUNDATION SECTION
EXTERIOR WALL @ MASONRY
VENEER



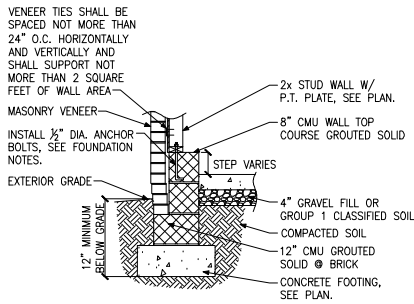
C FOUNDATION SECTION
EXTERIOR WALL AT PORCH



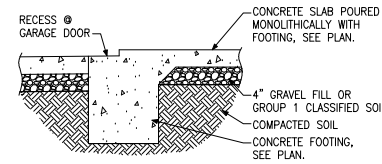
D FOUNDATION SECTION
EXTERIOR WALL AT PORCH W/ MASONRY
VENEER



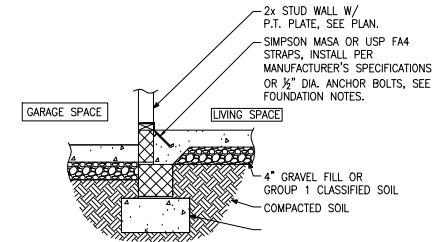
E FOUNDATION SECTION
EXTERIOR GARAGE WALL



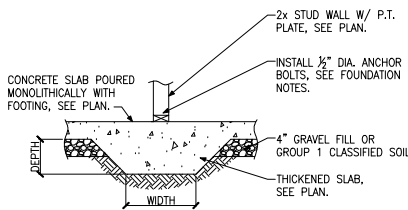
F FOUNDATION SECTION
EXTERIOR GARAGE WALL @ MASONRY
VENEER



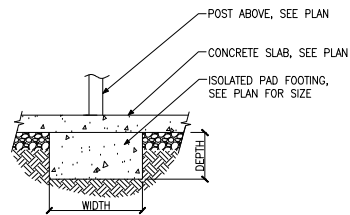
G FOUNDATION SECTION
GARAGE DOOR



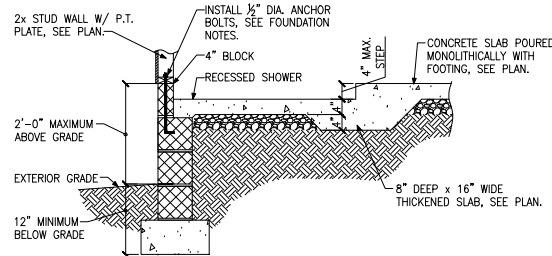
H FOUNDATION SECTION
INTERIOR GARAGE WALL



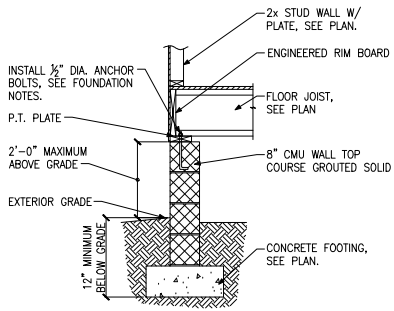
J FOUNDATION SECTION
THICKENED SLAB



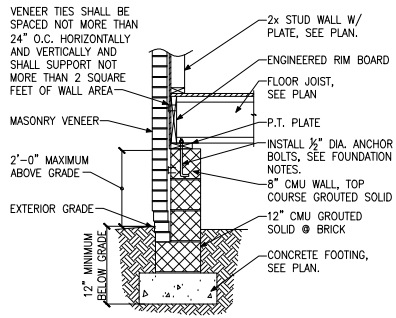
K FOUNDATION SECTION
ISOLATED PAD FOOTING



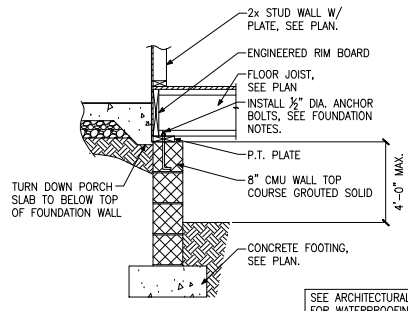
L FOUNDATION SECTION
THICKENED SLAB @ RECESSED SHOWER



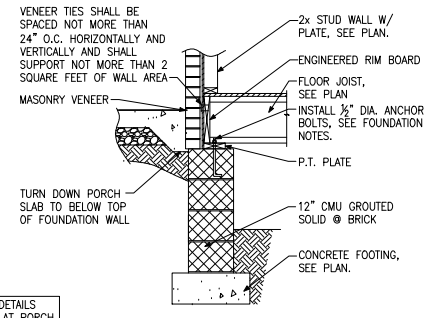
A FOUNDATION SECTION
EXTERIOR WALL



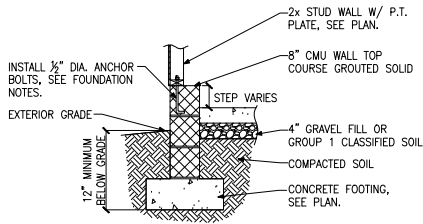
B FOUNDATION SECTION
EXTERIOR WALL @ MASONRY VENEER



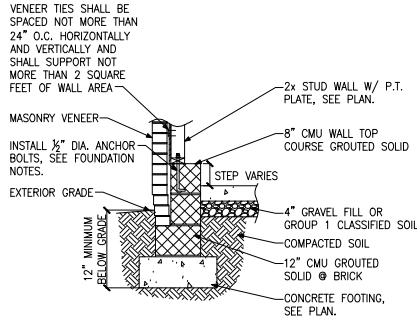
C FOUNDATION SECTION
EXTERIOR WALL AT PORCH



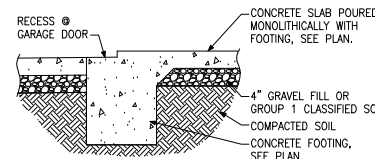
D FOUNDATION SECTION
EXTERIOR WALL AT PORCH W/ MASONRY VENEER



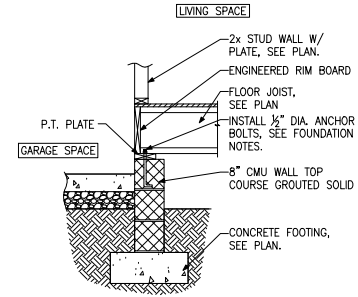
E FOUNDATION SECTION
EXTERIOR GARAGE WALL



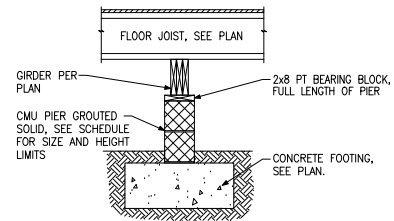
F FOUNDATION SECTION
EXTERIOR GARAGE WALL @ MASONRY VENEER



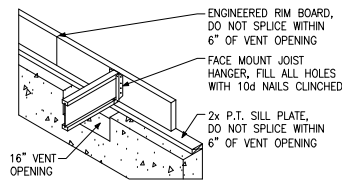
G FOUNDATION SECTION
GARAGE DOOR



H FOUNDATION SECTION
INTERIOR GARAGE WALL



J FOUNDATION SECTION
INTERIOR PIER

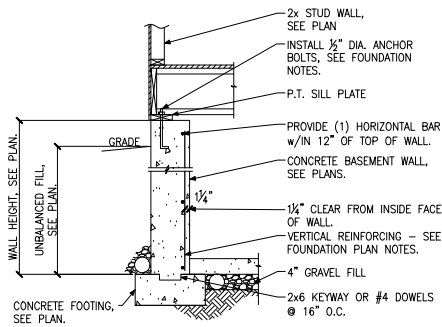


K CRAWL SPACE VENT DETAIL

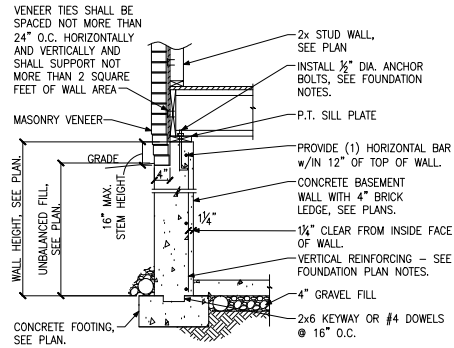
PIER AND FOOTING SCHEDULE		
PIER HEIGHT	PIER SIZE	MIN. FOOTING SIZE
UP TO 2'-8"	8" x 16"	24" x 24" x 12" U.N.O.
UP TO 5'-4"	16" x 16"	24" x 24" x 12" U.N.O.
UP TO 8'-0"	16" x 16"	30" x 30" x 12" U.N.O.

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

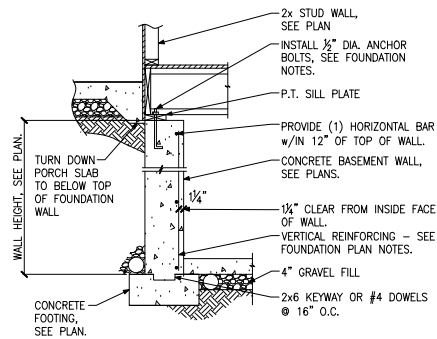




(A) FOUNDATION SECTION
EXTERIOR WALL

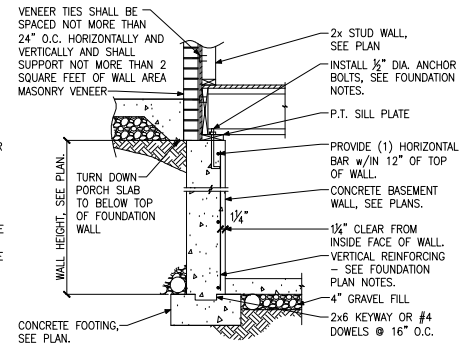


(B) FOUNDATION SECTION
EXTERIOR WALL @ MASONRY VENEER

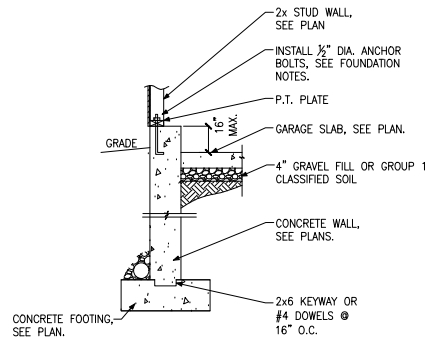


(C) FOUNDATION SECTION
EXTERIOR WALL AT PORCH

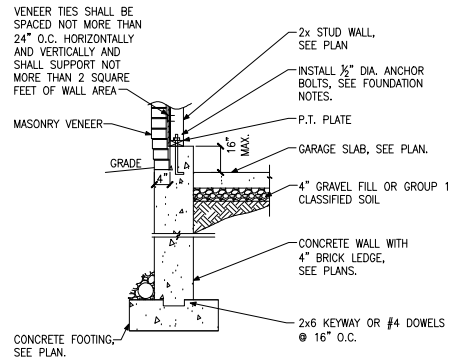
SEE ARCHITECTURAL DETAILS FOR WATERPROOFING AT PORCH SLAB/WOOD FRAMING.



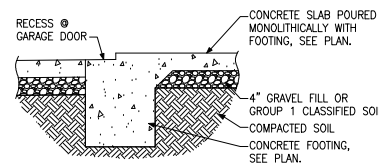
(D) FOUNDATION SECTION
EXTERIOR WALL AT PORCH W/ MASONRY VENEER



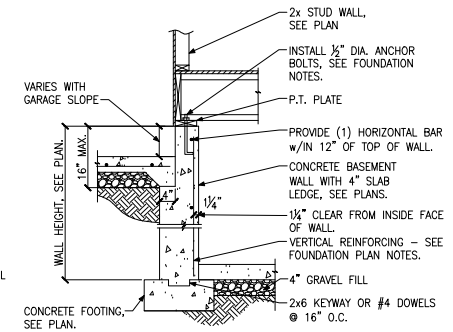
(E) FOUNDATION SECTION
EXTERIOR GARAGE WALL



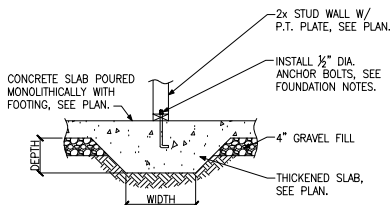
(F) FOUNDATION SECTION
EXTERIOR GARAGE WALL @ MASONRY VENEER



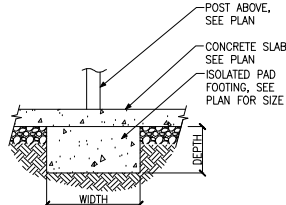
(G) FOUNDATION SECTION
GARAGE DOOR



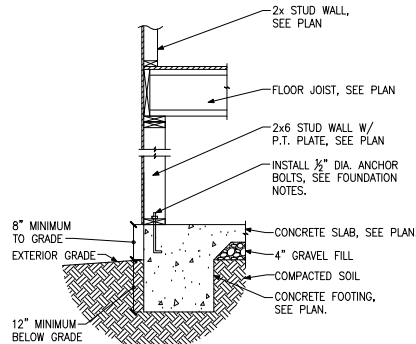
(H) FOUNDATION SECTION
INTERIOR GARAGE WALL



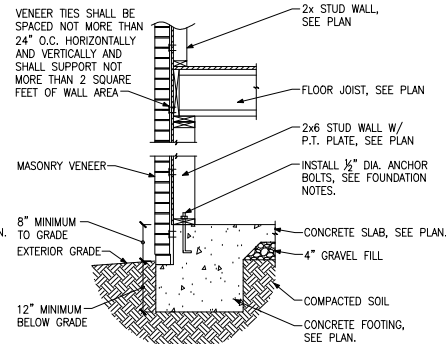
(J) FOUNDATION SECTION
THICKENED SLAB



(K) FOUNDATION SECTION
ISOLATED PAD FOOTING



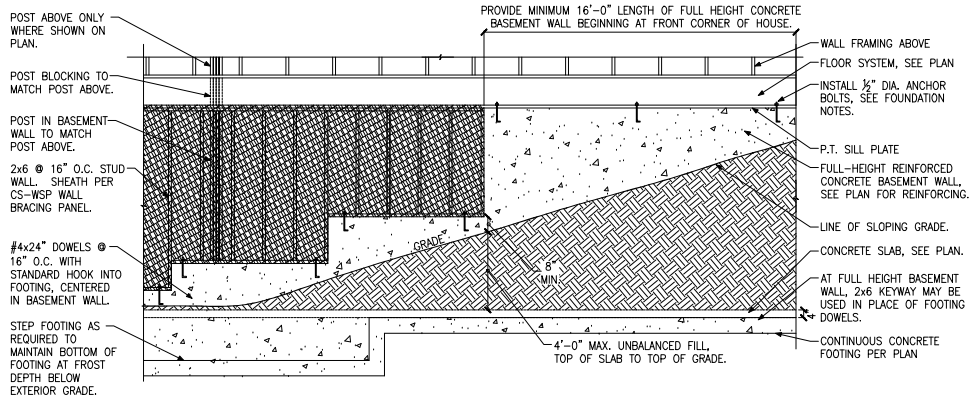
(L) FOUNDATION SECTION
WALKOUT BASEMENT



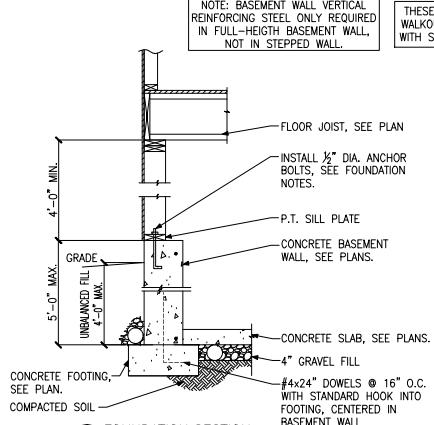
(M) FOUNDATION SECTION
WALKOUT BASEMENT



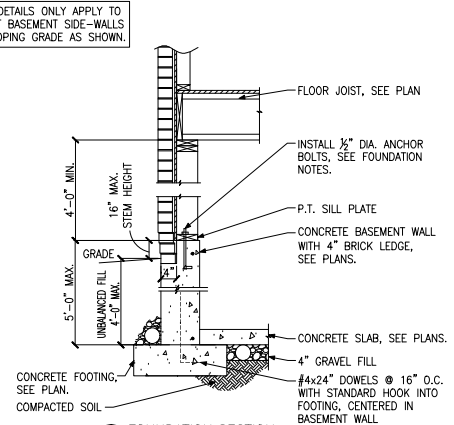
Project #:	105-19000
Designed By:	KRK
Checked By:	
Issue Date:	1/1/19
Re-Issue:	
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34



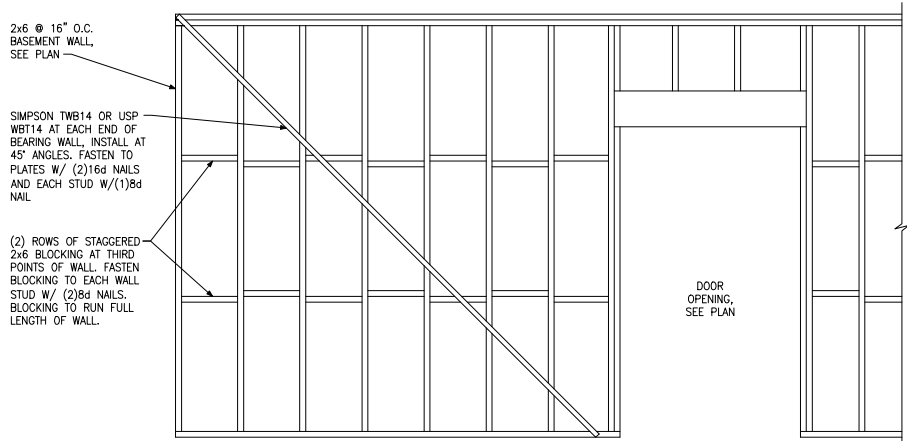
**(A) FOUNDATION ELEVATION
STEPPED SIDEWALL**



**(B) FOUNDATION SECTION
STEPPED SIDEWALL**



**(C) FOUNDATION SECTION
STEPPED SIDEWALL • MASONRY
VENEER**



(D) BASEMENT BEARING WALL BRACING DETAIL

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

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

