DOGWOOD

LOT 471 COLONY @ LEXINGTON
BUYER MARKED PLAN

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 4'-6" TO 4'-4" (09-28-22)

DOGWOOD
REVISION LIST - ARCHITECTURAL:

NOVEMBER 01, 2020

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 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"
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. 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 FLOOD 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"

FEBRUARY 01, 2022

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)

DREAM FINDERS HOMES

COVER SHEET

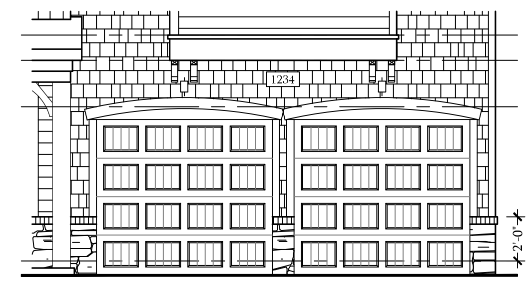
DREAM FINDERS HOMES
DOGWOOD

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

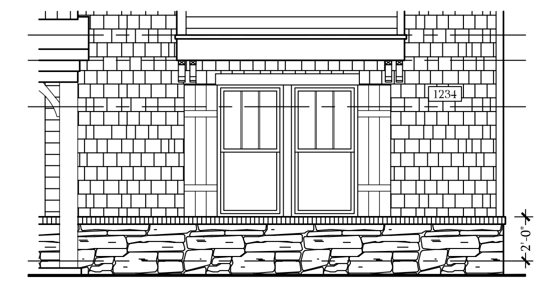
CS

LOT 471 COLONY AT LEXINGTON

Front Elevation-C-2
w/ Stone
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

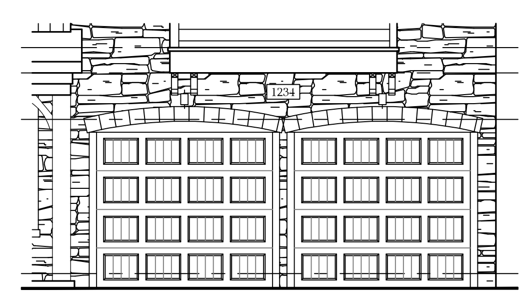


Front Elevation
W/ Opt Double Load Garage
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

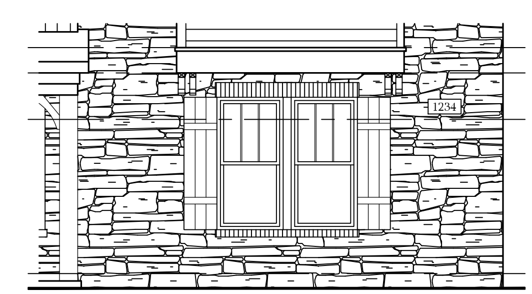


Front Elevation
W/ Opt 2-Car side load Garage
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

Front Elevation-C-3
w/ Stone
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



Front Elevation
W/ Opt Double Load Garage
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



Front Elevation
W/ Opt 2-Car side load Garage
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

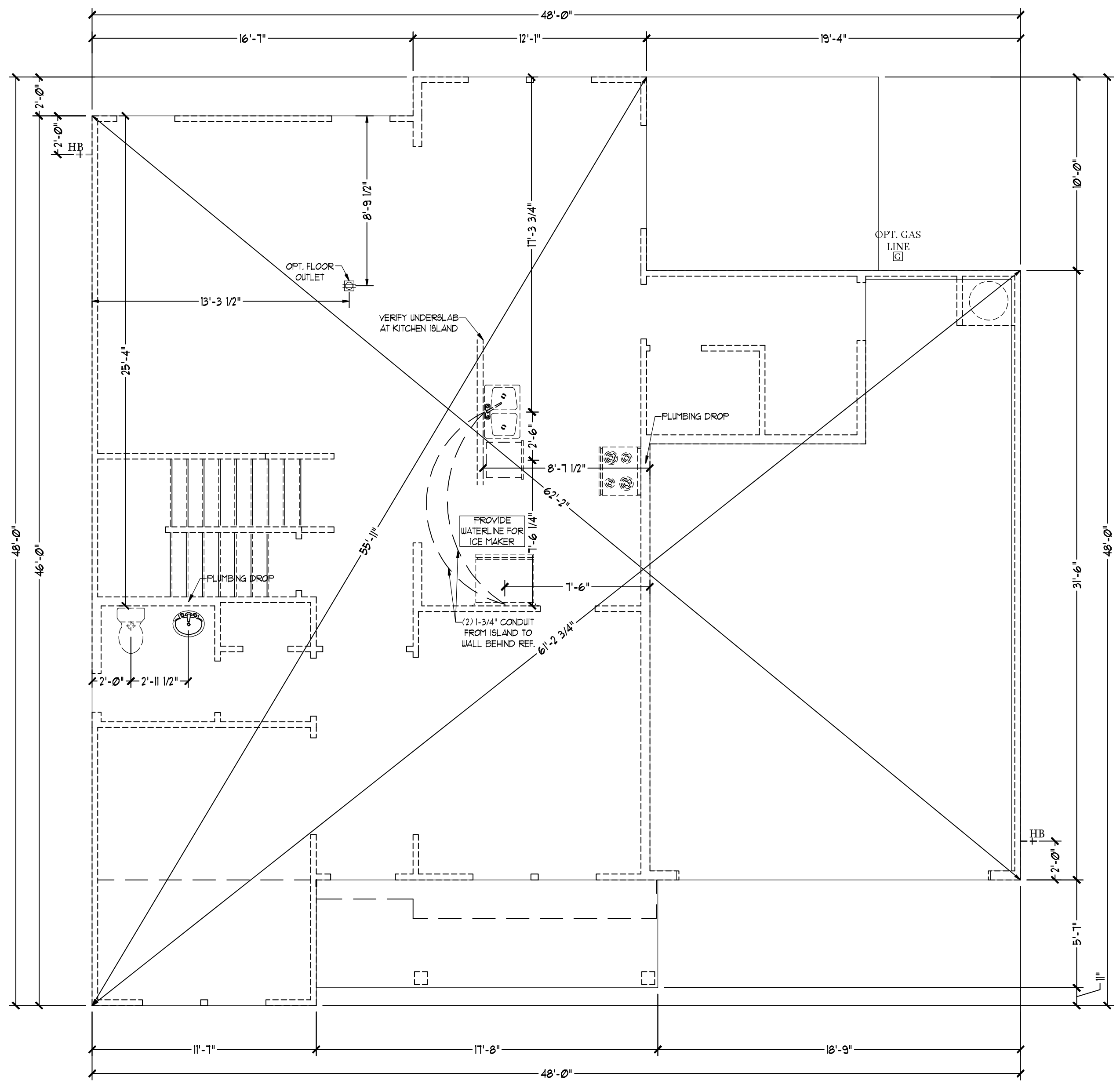
DREAM FINDERS HOMES

DREAM FINDERS HOMES
DOGWOOD

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

C-2 & C-3 ELEVATIONS W/ STONE FRONT)

A-3.3



Slab Interface Plan

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

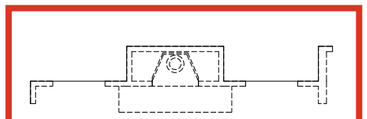
DREAM FINDERS HOMES

DREAM FINDERS HOMES
DOGWOOD

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

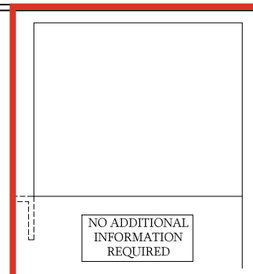
SLAB INTERFACE PLAN

A-4



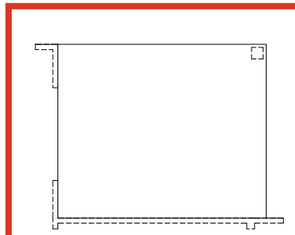
Optional Fireplace at Family Room

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



Optional Extended Patio

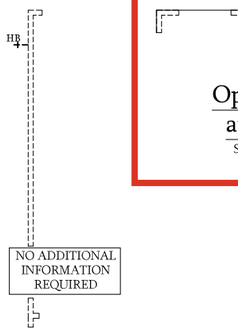
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



Optional Covered Patio

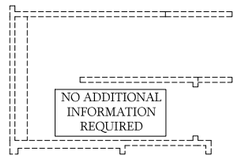
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

Optional Extended Patio w/ Extended Covered Patio



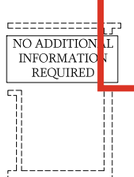
Optional Window at Family Room

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



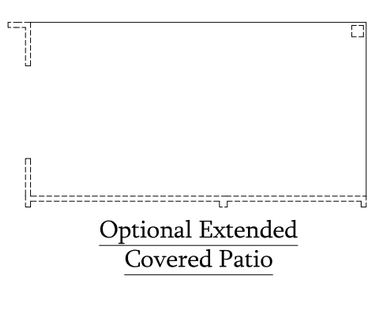
Stairs to Optional Basement

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



Optional Valet at Garage Entry

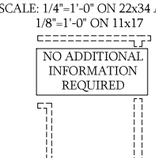
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



Optional Service Door at 1-Car Carriage Garage

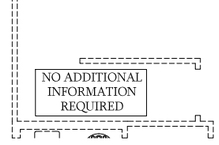
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

Optional Extended Covered Patio



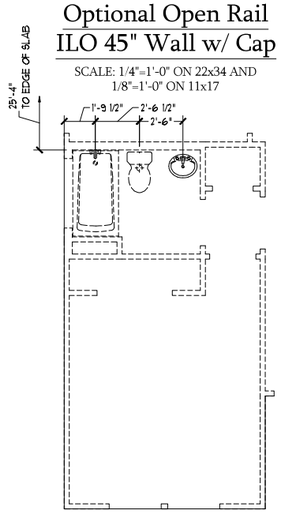
Optional Drop Zone at Garage Entry

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



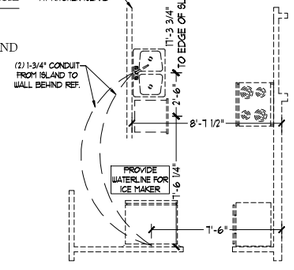
Optional Open Rail ILO 45" Wall w/ Cap

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



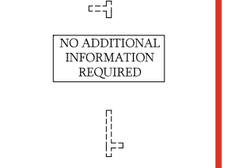
Optional Bed 5 & Bath 3 ILO Study

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



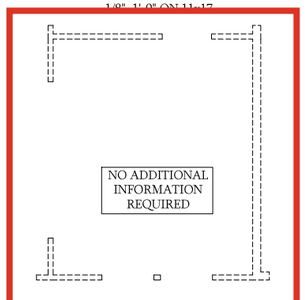
Optional Gourmet Kitchen

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



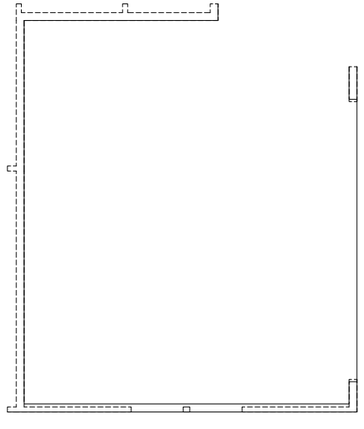
Optional Bi-Swing Doors at Study

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



Optional Coffered Ceiling at Dining Room

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

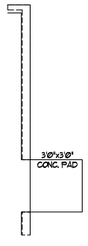


Optional 2-Car Side Load Garage

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

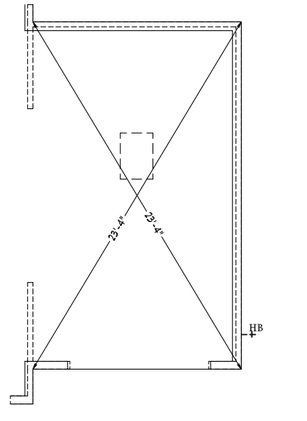
Optional 2-Car Side Load Garage w/ Elev. B

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



Optional Service Door at Garage

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



Optional 1-Car Carriage Garage

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

Optional Double Garage Door

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

DREAM FINDERS HOMES

DREAM FINDERS HOMES
DOGWOOD

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

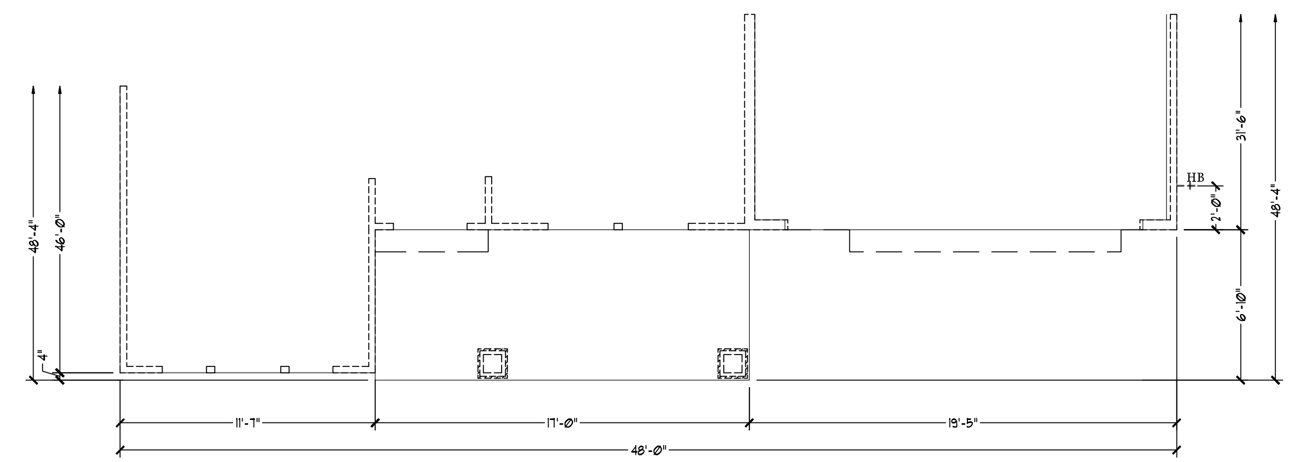
SLAB INTERFACE PLAN - OPTIONS

A-4.1

Slab Interface Plan

B Elevation

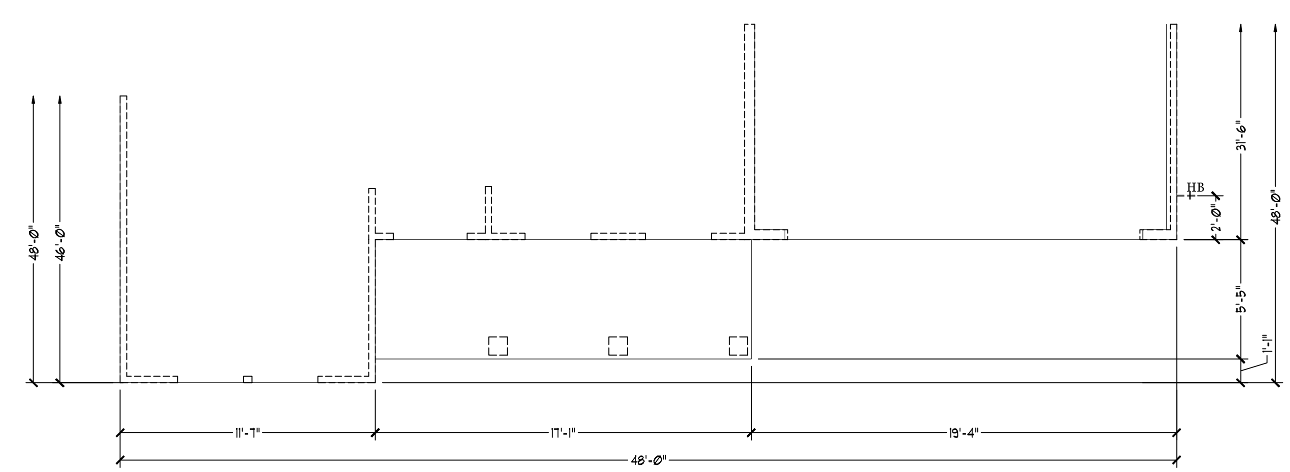
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



Slab Interface Plan

C Elevation

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



DREAM FINDERS HOMES

DREAM FINDERS HOMES
DOGWOOD

DATE: JANUARY 17, 2019

REV.: FEBRUARY 01, 2022

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

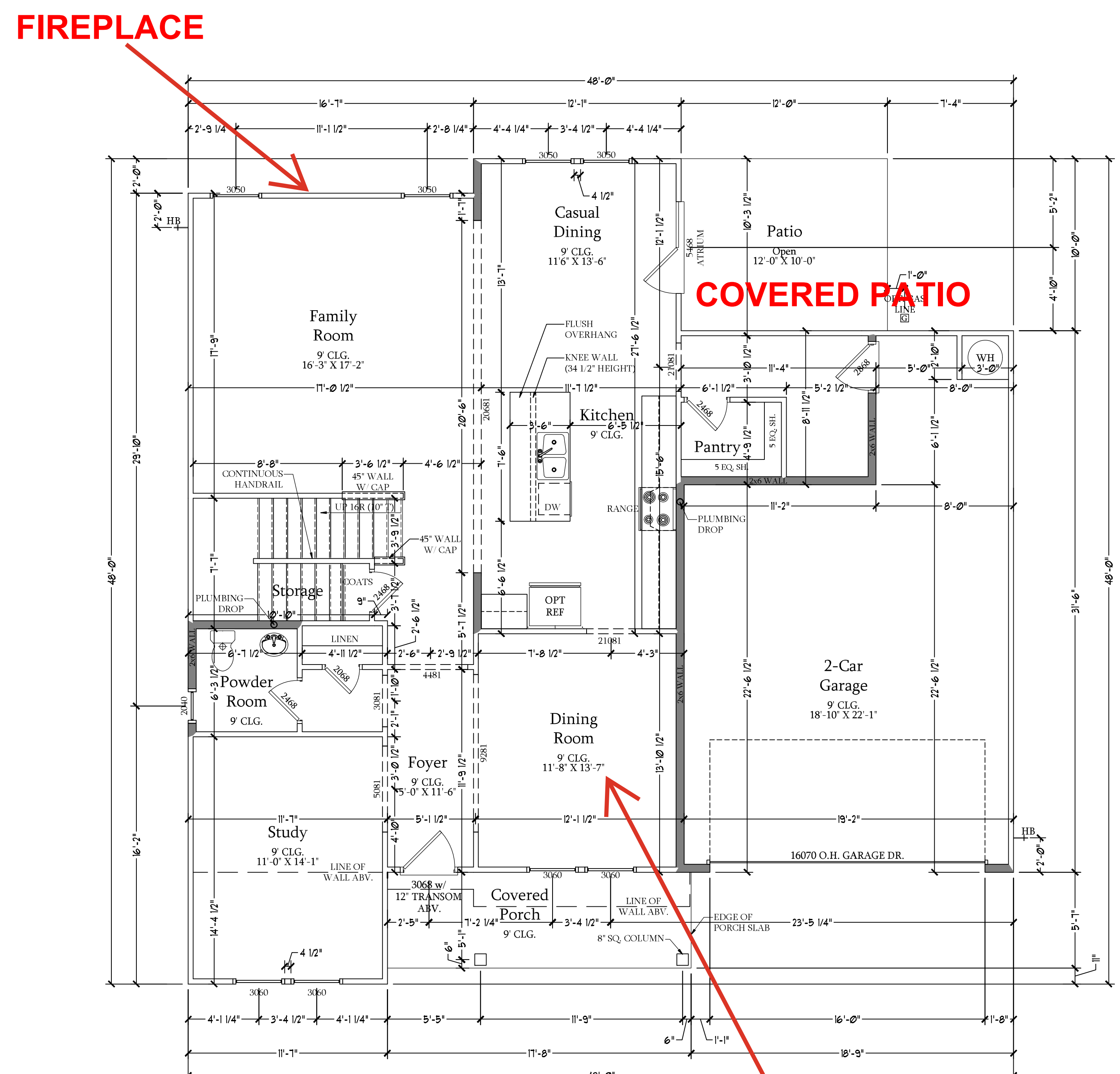
DRAWN BY:

ENGINEERED BY:

REVIEWED BY:

SLAB INTERFACE PARTIAL PLANS

A-4.2



First Floor Plan

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

ELEVATION A SQUARE FOOTAGE	
1st FLOOR:	1,337 SQ. FT.
2nd FLOOR:	1,667 SQ. FT.
TOTAL:	3,004 SQ. FT.
GARAGE:	503 SQ. FT.
FRONT PORCH:	98 SQ. FT.
STD. REAR PATIO:	120 SQ. FT.
OPT. BASEMENT:	1,265 SQ. FT.
1st FLOOR OPTIONS	
OPT. FIREPLACE:	11 SQ FT.
2nd FLOOR OPTIONS	
OPT. OWNER'S EXTENDED W.I.C.:	118 SQ. FT.
UNHEATED OPTIONS	
OPT 1-CAR GARAGE:	240 SQ. FT.
OPT. REAR COVERED PORCH:	120 SQ. FT.
OPT. 12'x10' EXTENDED PATIO:	120 SQ. FT.
OPT. EXTENDED PATIO:	193 SQ. FT.
OPT. EXTENDED COVERED PORCH:	193 SQ. FT.
OPT. COVERED DECK:	120 SQ. FT.

ELEVATION A SQUARE FOOTAGE W/ FULL BRICK VENEER	
1st FLOOR:	1,379 SQ. FT.
2nd FLOOR:	1,726 SQ. FT.
TOTAL:	3,105 SQ. FT.
GARAGE:	525 SQ. FT.
FRONT PORCH:	98 SQ. FT.
STD. REAR PATIO:	120 SQ. FT.
OPT. BASEMENT:	1,265 SQ. FT.
1st FLOOR OPTIONS	
OPT. FIREPLACE:	15 SQ FT.
2nd FLOOR OPTIONS	
OPT. OWNER'S EXTENDED W.I.C.:	127 SQ. FT.
UNHEATED OPTIONS	
OPT 1-CAR GARAGE:	240 SQ. FT.
OPT. REAR COVERED PORCH:	120 SQ. FT.
OPT. 12'x10' EXTENDED PATIO:	115 SQ. FT.
OPT. EXTENDED PATIO:	193 SQ. FT.
OPT. EXTENDED COVERED PORCH:	193 SQ. FT.
OPT. COVERED DECK:	120 SQ. FT.

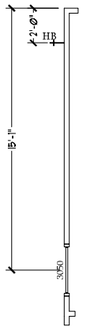
DREAM FINDERS HOMES

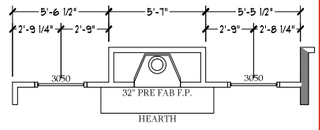
DREAM FINDERS HOMES
DOGWOOD

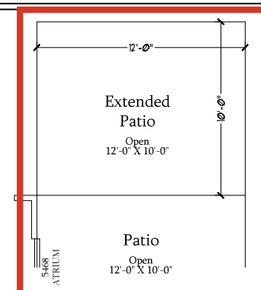
DATE: JANUARY 17, 2019
REV.: FEBRUARY 01, 2022
SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

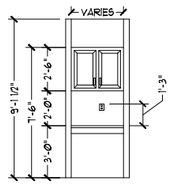
FIRST FLOOR PLAN

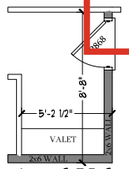
A-6

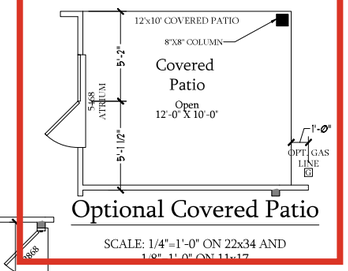


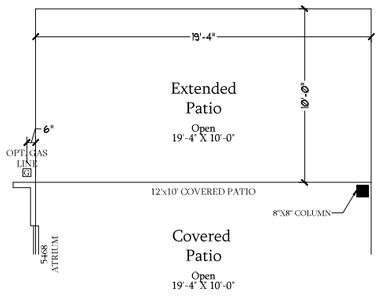


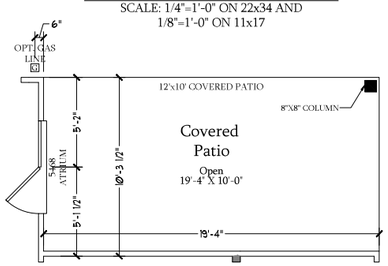


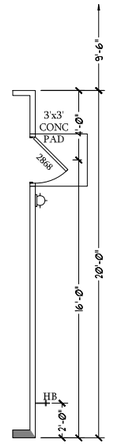


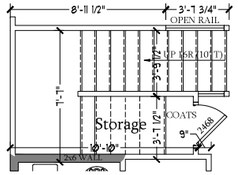












Optional Window at Family Room

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

Optional Fireplace at Family Room

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

Optional Extended Patio

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

Optional Covered Patio

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

Optional ExtendedPatio w/ Extended Covered Patio

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

Optional Extended Covered Patio

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

Optional Service Door at 1-Car Carriage Garage

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

Stairs to Optional Basement

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

Valet Detail

Optional Valet at Garage Entry

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 Gourmet Kitchen

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

Optional Drop Zone at Garage Entry

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

Drop Zone Detail

Optional Service Door at Garage

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

Optional Bed 5 & Bath 3 ILO Study

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

Optional Bi-Swing Doors at Study

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

Optional Coffered Ceiling at Dining Room

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

Optional 2-Car Side Load Garage

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

Optional 1-Car Carriage Garage

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

Optional 2-Car Side Load Garage w/ Elev. B

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

Optional Double Garage Door

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

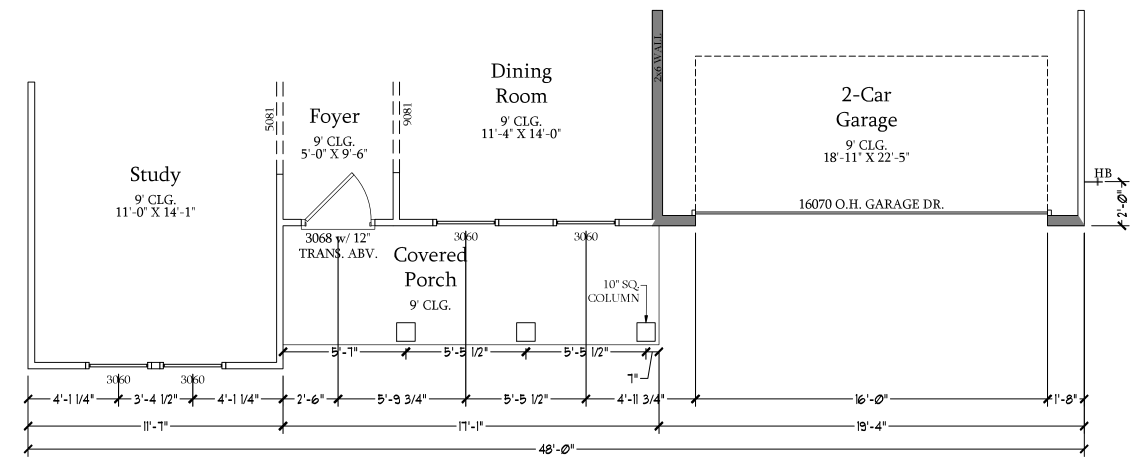
DREAM FINDERS HOMES

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
PLAN - OPTIONS

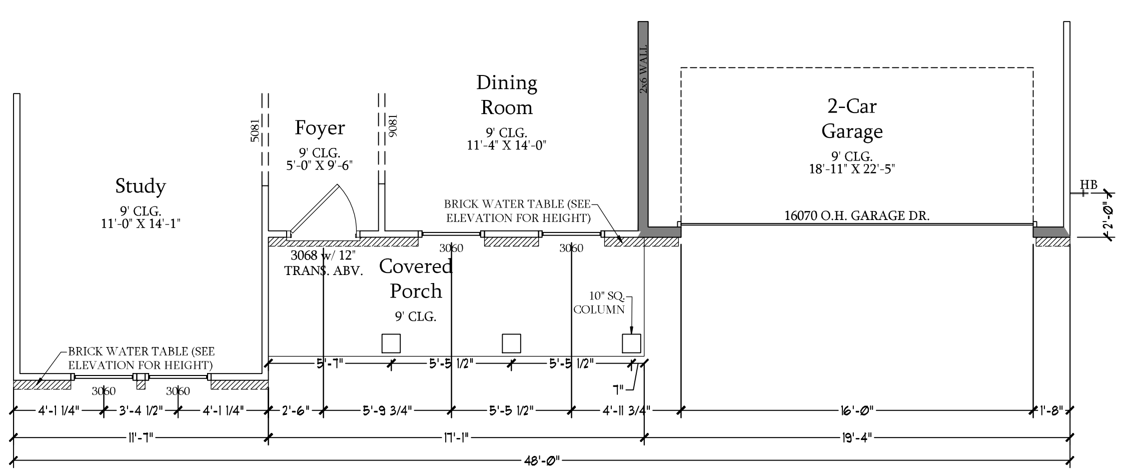
A-6.1



First Floor Plan

Elevation C-1

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



First Floor Plan

Elevation C-2 (w/ Brick)

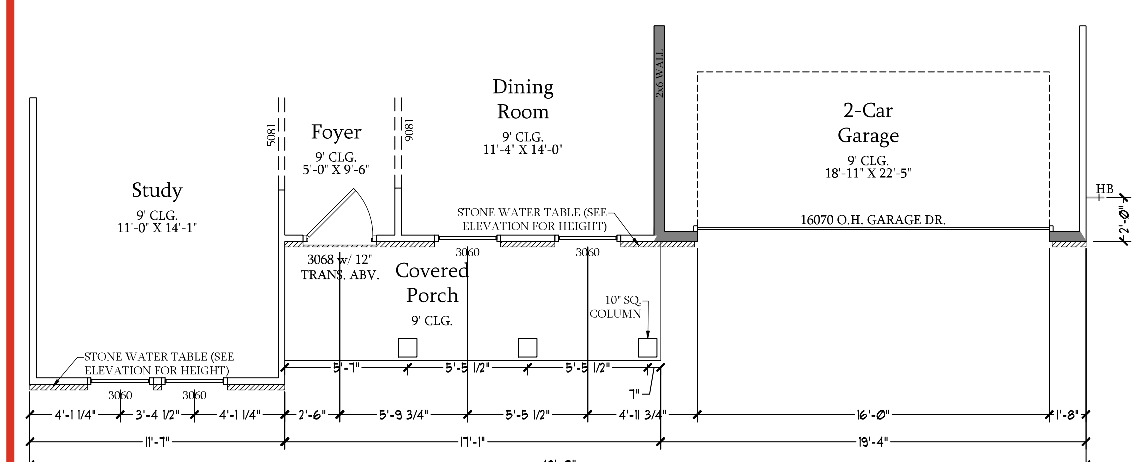
SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17

ELEVATION C SQUARE FOOTAGE

1st FLOOR:	1,337 SQ. FT.
2nd FLOOR:	1,688 SQ. FT.
TOTAL:	3,025 SQ. FT.
GARAGE:	503 SQ. FT.
FRONT PORCH:	92 SQ. FT.
STD. REAR PATIO:	120 SQ. FT.
OPT. BASEMENT:	1,265 SQ. FT.
1st FLOOR OPTIONS	
OPT. FIREPLACE:	11 SQ FT.
2nd FLOOR OPTIONS	
OPT. OWNER'S EXTENDED W.I.C.:	118 SQ. FT.
UNHEATED OPTIONS	
OPT 1-CAR GARAGE:	240 SQ. FT.
OPT. REAR COVERED PORCH:	120 SQ. FT.
OPT. 12'x10' EXTENDED PATIO:	120 SQ. FT.
OPT. EXTENDED PATIO:	193 SQ. FT.
OPT. EXTENDED COVERED PORCH:	193 SQ. FT.
OPT. COVERED DECK:	120 SQ. FT.

ELEVATION C SQUARE FOOTAGE W/ FULL BRICK VENEER

1st FLOOR:	1,379 SQ. FT.
2nd FLOOR:	1,732 SQ. FT.
TOTAL:	3,111 SQ. FT.
GARAGE:	525 SQ. FT.
FRONT PORCH:	92 SQ. FT.
STD. REAR PATIO:	120 SQ. FT.
OPT. BASEMENT:	1,265 SQ. FT.
1st FLOOR OPTIONS	
OPT. FIREPLACE:	15 SQ FT.
2nd FLOOR OPTIONS	
OPT. OWNER'S EXTENDED W.I.C.:	127 SQ. FT.
UNHEATED OPTIONS	
OPT 1-CAR GARAGE:	240 SQ. FT.
OPT. REAR COVERED PORCH:	120 SQ. FT.
OPT. 12'x10' EXTENDED PATIO:	115 SQ. FT.
OPT. EXTENDED PATIO:	193 SQ. FT.
OPT. EXTENDED COVERED PORCH:	193 SQ. FT.
OPT. COVERED DECK:	120 SQ. FT.



First Floor Plan

Elevation C-2 (w/ Stone)

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

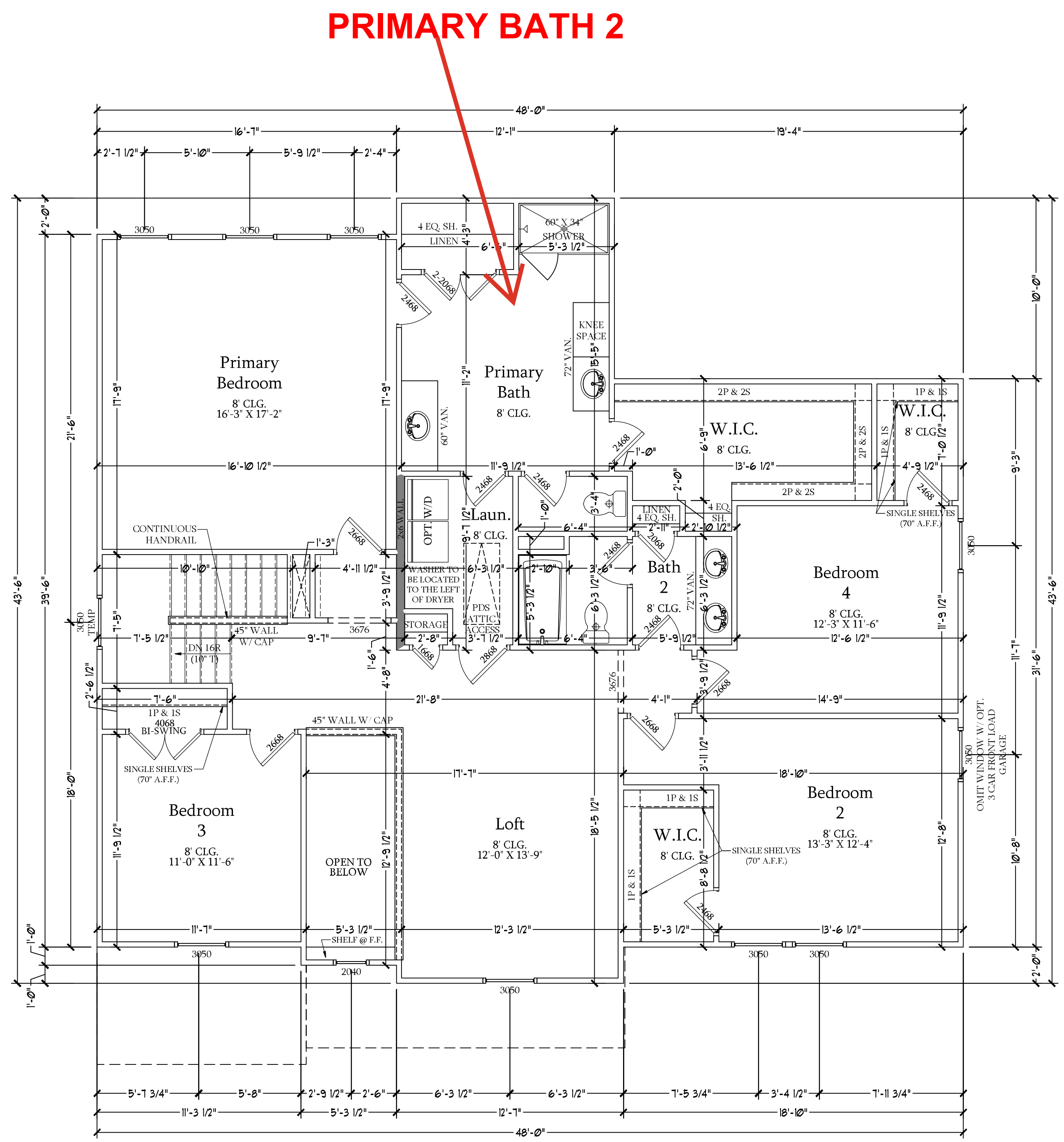
DREAM FINDERS HOMES

DREAM FINDERS HOMES
DOGWOOD

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

C ELEVATION
FIRST FLOOR
PARTIAL PLANS

A-6.6



Second Floor Plan

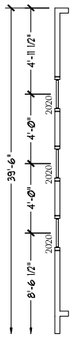
SCALE: 1/4"=1'-0" ON 22x34 AND
1/8"=1'-0" ON 11x17

DREAM FINDERS HOMES

DREAM FINDERS HOMES
DOGWOOD

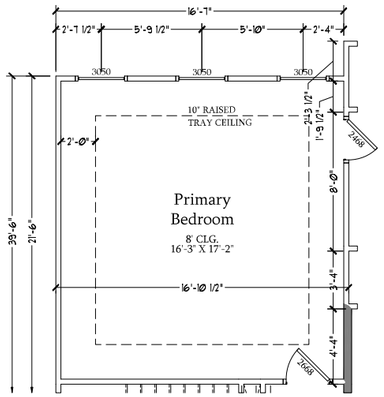
DATE: JANUARY 17, 2019
REV.: FEBRUARY 01, 2022
SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

SECOND FLOOR PLAN
A-7



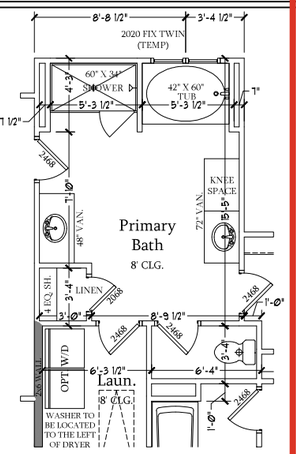
Optional Windows at Primary Bedroom

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



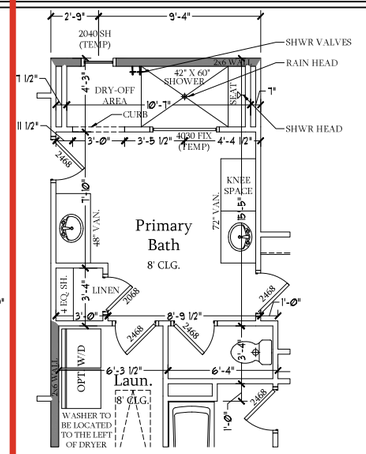
Optional Tray Ceiling at Primary Bedroom

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



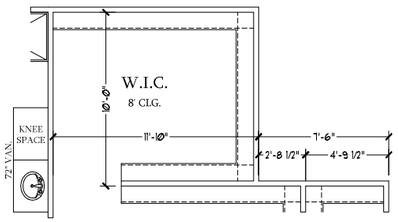
Optional Primary Bath 2

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



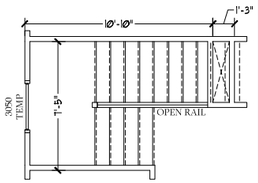
Optional Primary Bath 3

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



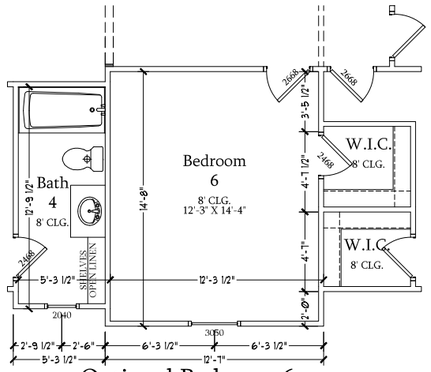
Optional Extended W.I.C. at Primary Bathroom

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



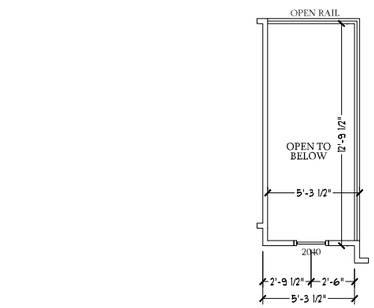
Optional Open Rail ILO 45" Wall w/ Cap

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



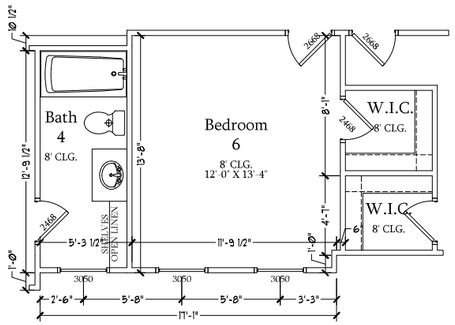
Optional Bedroom 6 & Bath 4 ILO Loft w/ Elev. A

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



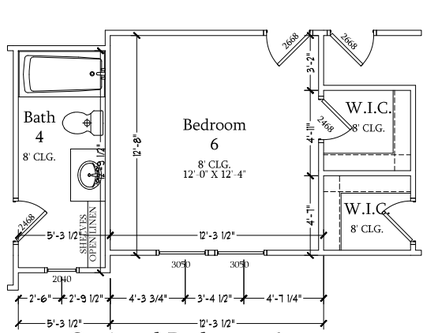
Optional Open Rail ILO 45" Wall w/ Cap w/ Elev. A

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



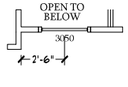
Optional Bedroom 6 & Bath 4 ILO Loft w/ Elev. C

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



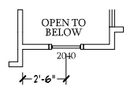
Optional Bedroom 6 & Bath 4 ILO Loft w/ Elev. B

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



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

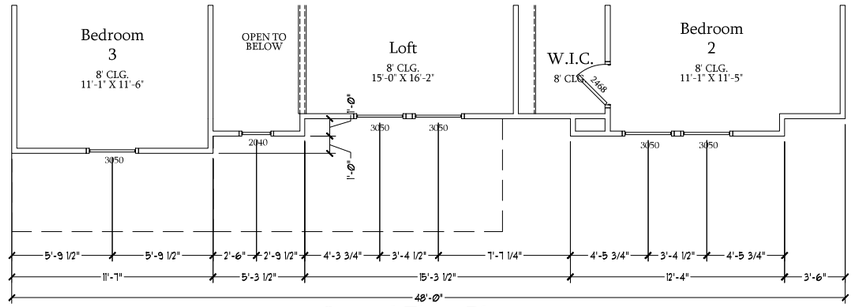
DREAM FINDERS HOMES

DREAM FINDERS HOMES
DOGWOOD

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

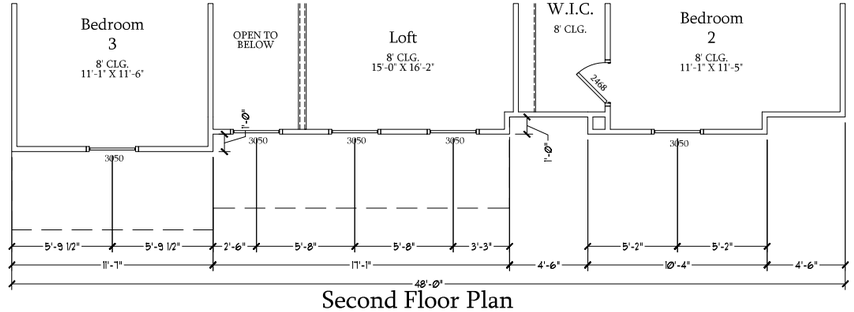
SECOND FLOOR
PLAN - OPTIONS

A-7.1



Second Floor Plan
Elevation B

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



Second Floor Plan
Elevation C

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

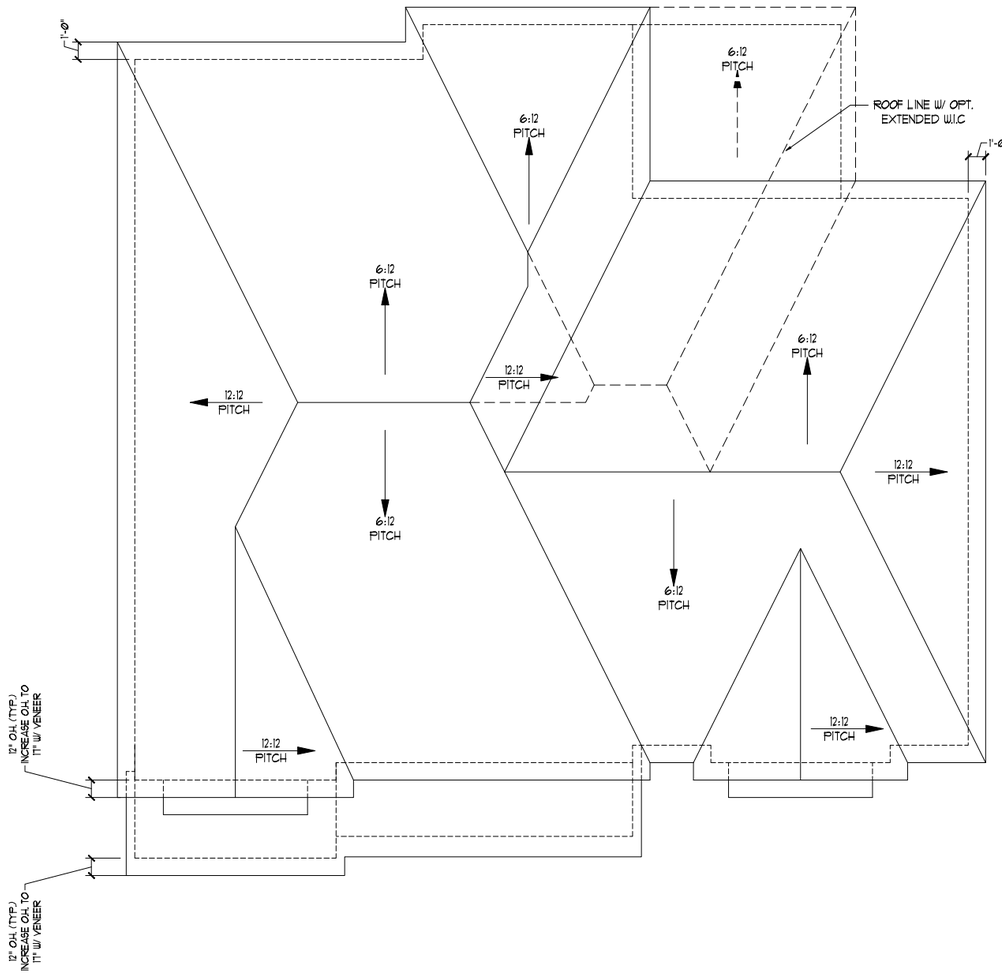
DREAM FINDERS HOMES

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
PARTIAL PLANS

A-7.2



Roof Plan
Elevation C

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

TOTAL UNDER ROOF AREA:		1868	SQ.FT.
VENTING AREA REQUIRED:	1868 SQ. FT. / 300 =	6.22	SQ.FT.
TOTAL REQUIREMENTS:	LOWER: 3.11 UPPER: 3.11		

LOWER AREA VENTING

SOFFIT VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
	-	.041 SF/LF	118'-0"	4.838
	LOWER AREA VENTING PROVIDED:			-

UPPER AREA VENTING

RIDGE VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
	-	.125 SF/LF	48'-0"	6
	UPPER AREA VENTING PROVIDED:			-

TOTAL AREA PROVIDED

SOFFIT AND RIDGE VENT	10.838

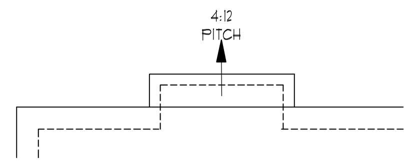
DREAM FINDERS HOMES

DREAM FINDERS HOMES
DOGWOOD

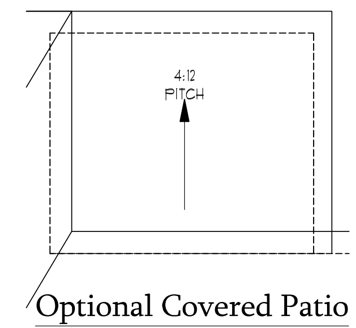
DATE: JANUARY 17, 2019
REV.: FEBRUARY 01, 2022
SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

C ELEVATIONS
ROOF PLAN

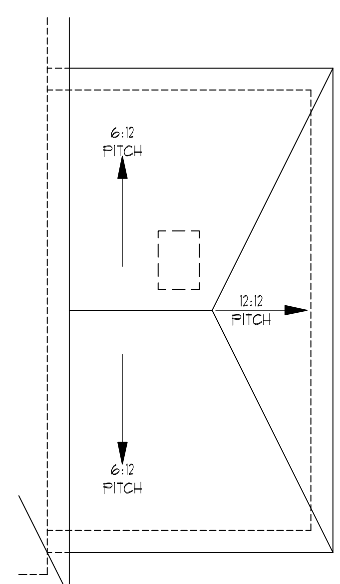
A-8.2



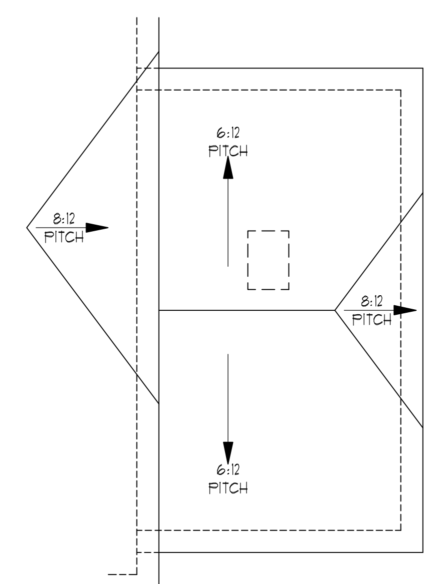
Optional Fireplace
at Family Room



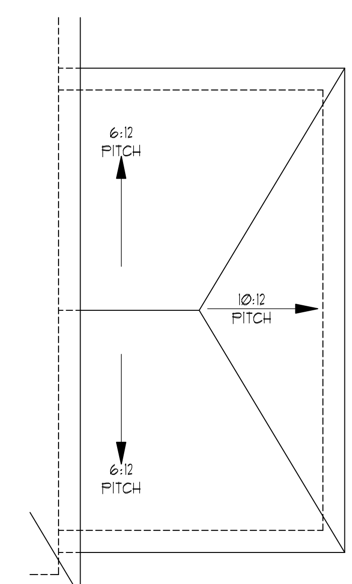
Optional Covered Patio



Optional 1-Car
Carriage Garage
Elevation C



Optional 1-Car
Carriage Garage
Elevation B



Optional 1-Car
Carriage Garage
Elevation A

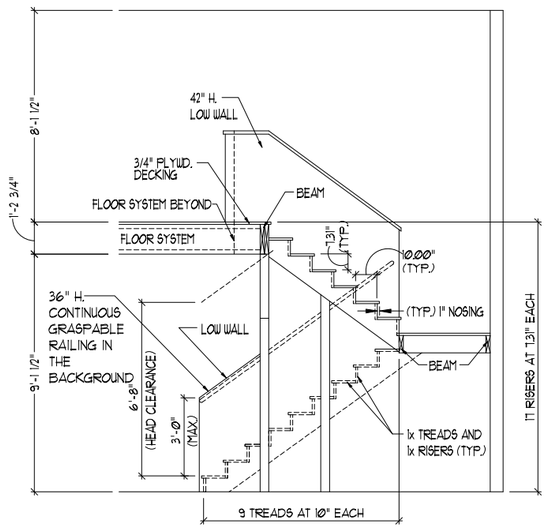
DREAM FINDERS
HOMES

DREAM FINDERS HOMES
DOGWOOD

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

ROOF PLAN
OPTIONS

A-8.3



TYPICAL STAIR DETAIL

(NTS)

STAIR NOTES:

RAILING

BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.

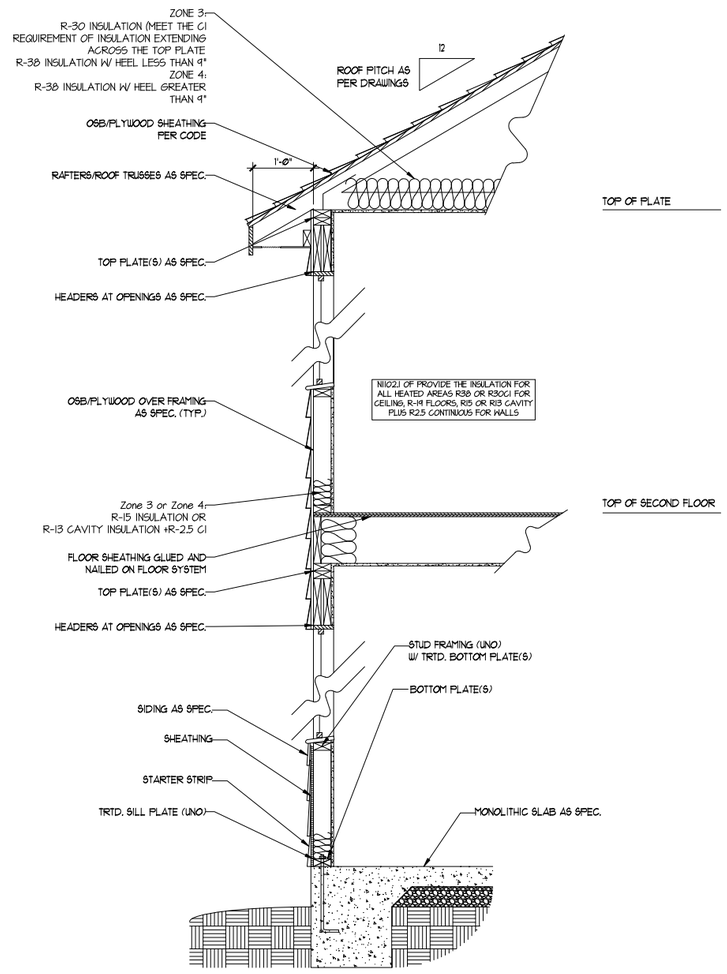
THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE A SUCH A SIZE THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH

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

HANDRAILS:

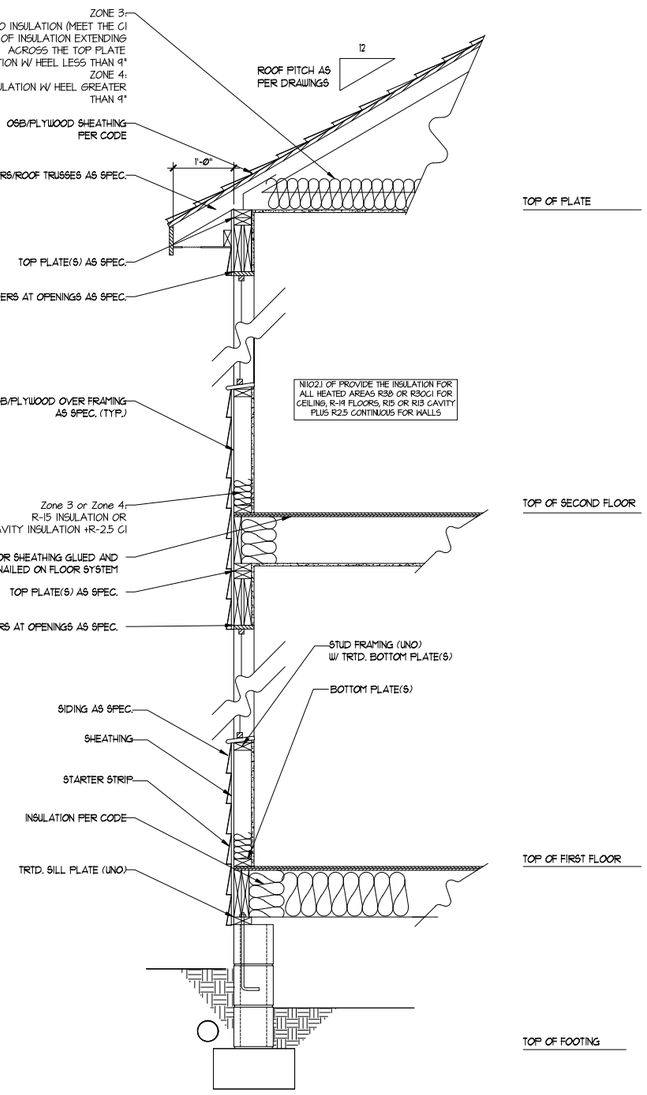
HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND HANDRAILS.

CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA



WALL SECTION W/ SLAB

W/ STD. SIDING SHOWN (NTS)



WALL SECTION W/ CRAWL SPACE

W/ STD. SIDING SHOWN (NTS)

DREAM FINDERS HOMES

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

ELECTRICAL LEGEND

- 120V OUTLET
- 120V GFI OUTLET
- 120V SWITCHED OUTLET
- 120V BASEBOARD OUTLET
- 4-PLEX
- FLOOR MOUNTED 120V
- FLOOR MOUNTED 120V GFI
- WP — WEATHERPROOF
- 220V OUTLET
- 120V DEDICATED CIRCUIT
- 220V DEDICATED CIRCUIT
- SPECIAL PURPOSE (240 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- P — 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 — TV CONNECTION
- CONDUIT FOR COMPONENT WIRING
- SPEAKER
- COMPO SMOKE/ CARBON MONOXIDE DETECTOR
- SD — 110 V SMOKE DETECTOR
- EXHAUST FAN
- LVP — LOW VOLTAGE PANEL

- CEILING FAN
- CEILING FAN W/ LIGHT

ELECTRICAL NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (G.F.I.) 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 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.

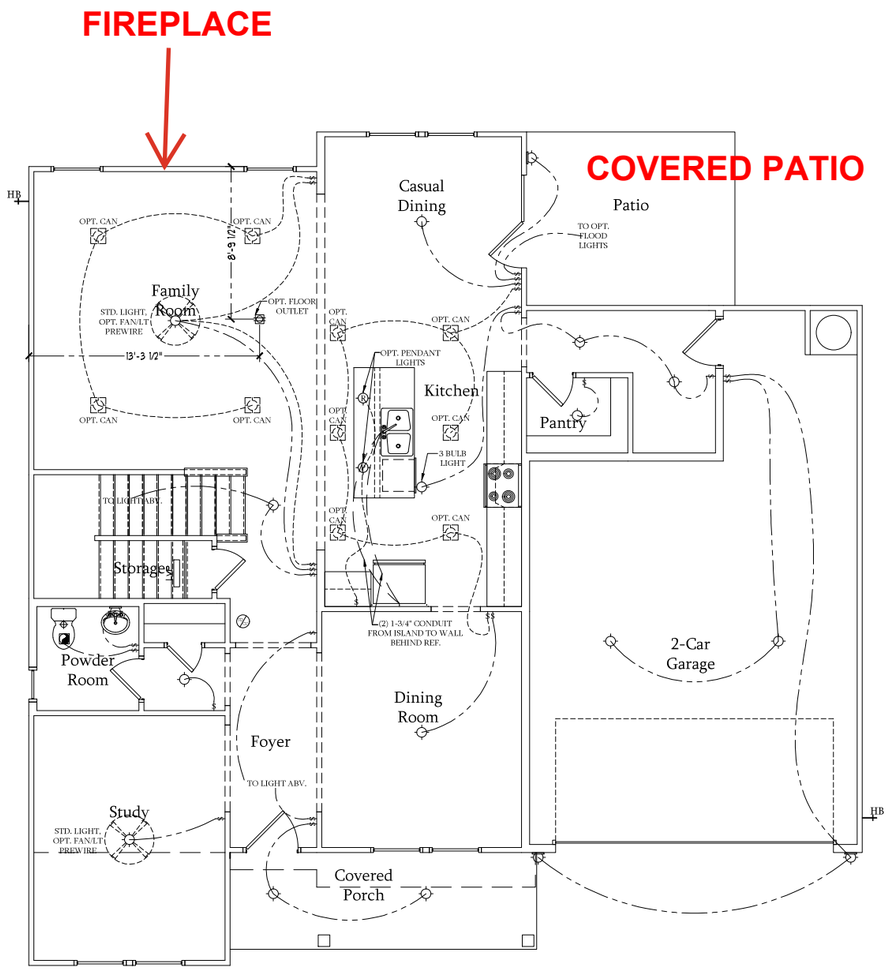
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE A.F.C.I. DEVICE AND TAMPER-PROOF RECEPTACLES.

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

DREAM FINDERS HOMES

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

ELECTRICAL LEGEND

- 120V OUTLET
- 120V GFI OUTLET
- 120V SWITCHED OUTLET
- 120V BASEBOARD OUTLET
- 4-PLEX
- FLOOR MOUNTED 120V
- FLOOR MOUNTED 120V GFI
- WP WEATHERPROOF
- 220V OUTLET
- 120V DEDICATED CIRCUIT
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- FLOOD LIGHT
- S SWITCH
- 3 3-WAY SWITCH
- 4 4-WAY SWITCH
- D DIMMER SWITCH
- TELEPHONE
- TV TV CONNECTION
- CD CONDUIT FOR COMPONENT WIRING
- SP SPEAKER
- CO/SM COMBO SMOKE/ CARBON MONOXIDE DETECTOR
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ELECTRICAL NOTES:

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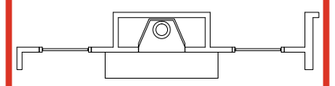
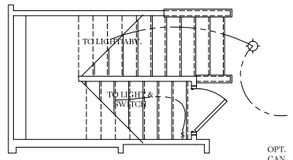
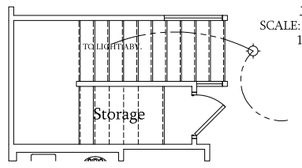
Optional Window at Family Room
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



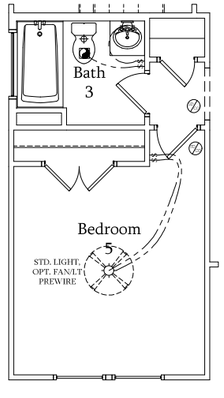
Optional Fireplace at Family Room
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



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

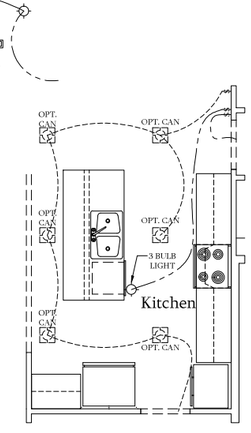


Optional Open Rail ILO 45" Wall w/ Cap
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

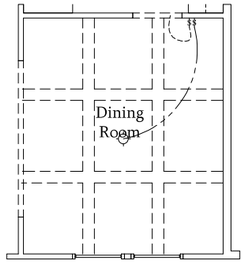


Optional Bed 5 & Bath 3 ILO Study
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

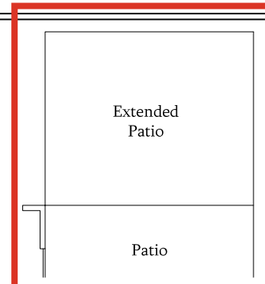
Optional Bi-Swing Doors at Study
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



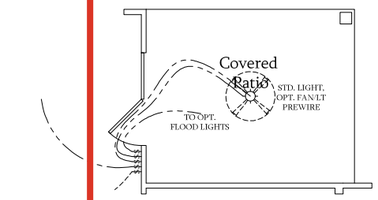
Optional Gourmet Kitchen
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



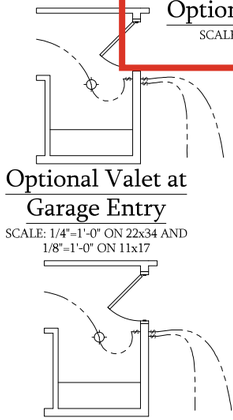
Optional Coffered Ceiling at Dining Room
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



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

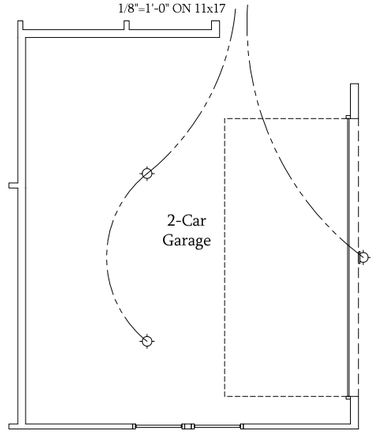


Optional Covered Patio
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



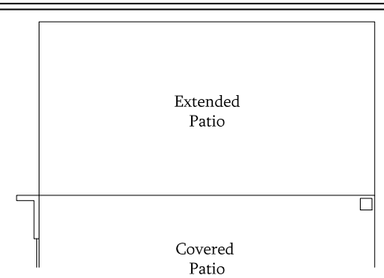
Optional Valet at Garage Entry
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

Optional Drop Zone at Garage Entry
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

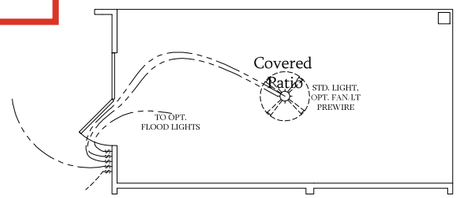


Optional 2-Car Side Load Garage
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

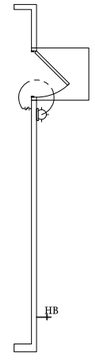
Optional 2-Car Side Load Garage w/ Elev. B
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



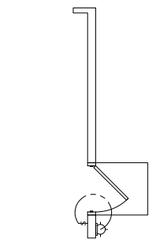
Optional Extended Patio w/ Extended Covered Patio
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



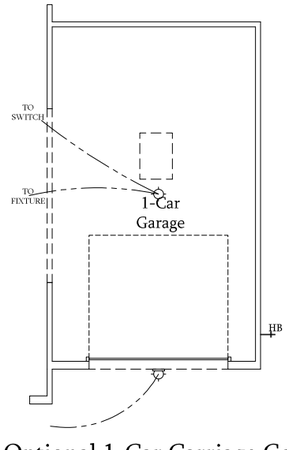
Optional Extended Covered Patio
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



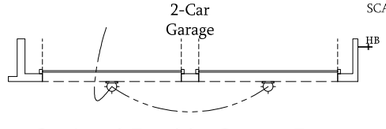
Optional Service Door at 1-Car Carriage Garage
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



Optional Service Door at Garage
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



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



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

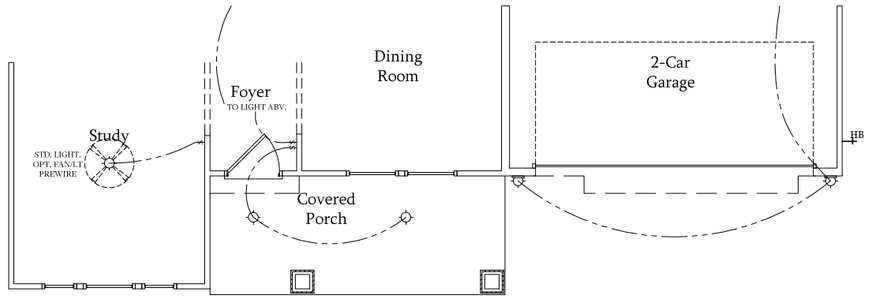
DREAM FINDERS HOMES

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 - OPTIONS

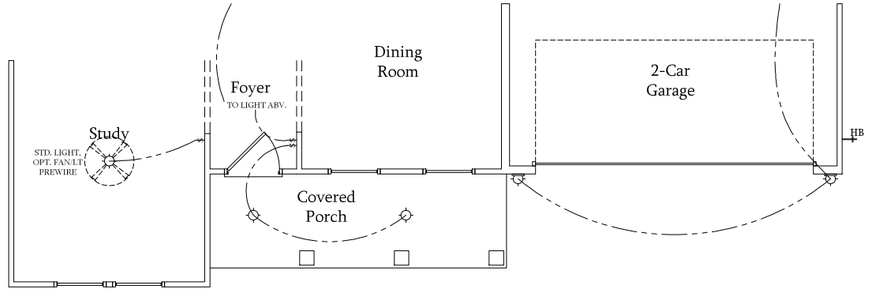
E-1.1



First Floor Plan

Elevation B-1

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



First Floor Plan

Elevation C-1

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

DREAM FINDERS HOMES

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
PARTIAL PLANS

E-1.2

ELECTRICAL LEGEND

- 120V OUTLET
- 120V GFI OUTLET
- 120V SWITCHED OUTLET
- 120V BASEBOARD OUTLET
- 4-PLEX
- FLOOR MOUNTED 120V
- FLOOR MOUNTED 120V GFI
- WP — WEATHERPROOF
- 220V OUTLET
- 120V DEDICATED CIRCUIT
- 220V DEDICATED CIRCUIT
- SPECIAL PURPOSE (240 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- P — PENDANT LIGHT
- RECESSED CAN LIGHT
- MINI CAN LIGHT
- EYEBALL LIGHT
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- FLOOD LIGHT
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- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- TELEPHONE
- TV — TV CONNECTION
- CONDUIT FOR COMPONENT WIRING
- SPEAKER
- CO/CO — COMPO SMOKE/ CARBON MONOXIDE DETECTOR
- SD — 110 V SMOKE DETECTOR
- EXHAUST FAN
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- CEILING FAN
- CEILING FAN W/ LIGHT

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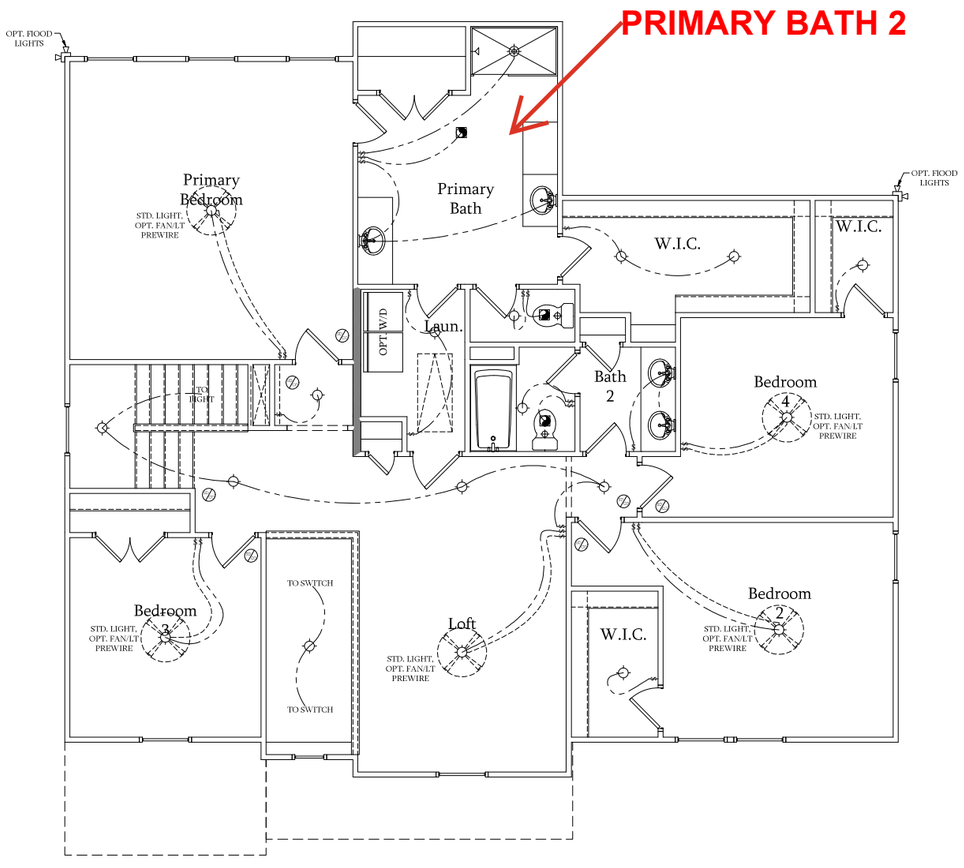

Second Floor Plan

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

DREAM FINDERS HOMES

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

ELECTRICAL LEGEND

- 120V OUTLET
- 120V GFI OUTLET
- 120V SWITCHED OUTLET
- 120V BASEBOARD OUTLET
- 4-PLEX
- FLOOR MOUNTED 120V
- FLOOR MOUNTED 120V GFI
- WP 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
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- 4-WAY SWITCH
- DIMMER SWITCH
- TELEPHONE
- TV CONNECTION
- CONDUIT FOR COMPONENT WIRING
- SPEAKER
- COMBO SMOKE/ CARBON MONOXIDE DETECTOR
- 110 V SMOKE DETECTOR
- EXHAUST FAN
- LVP LOW VOLTAGE PANEL
- CEILING FAN
- CEILING FAN W/ LIGHT

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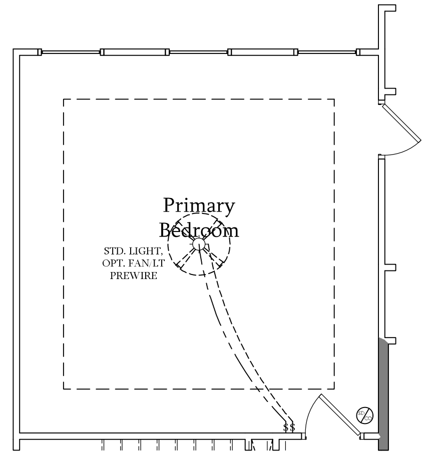
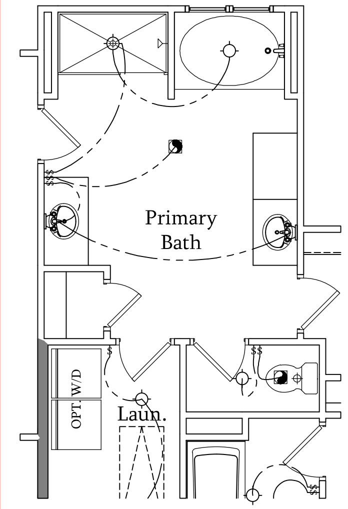
Optional Windows at Primary Bedroom

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



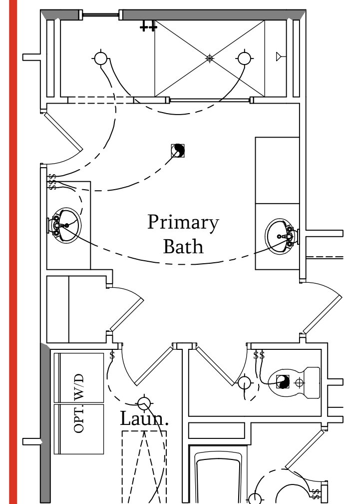
Optional Tray Ceiling at Primary Bedroom

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



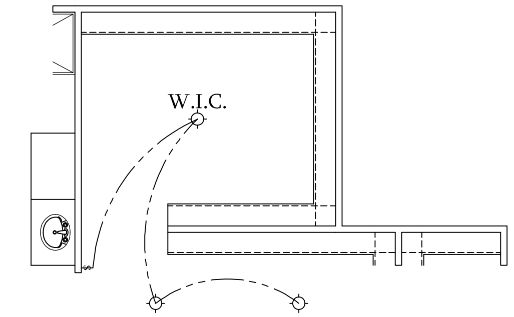
Optional Primary Bath 2

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



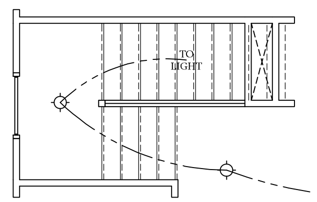
Optional Primary Bath 3

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



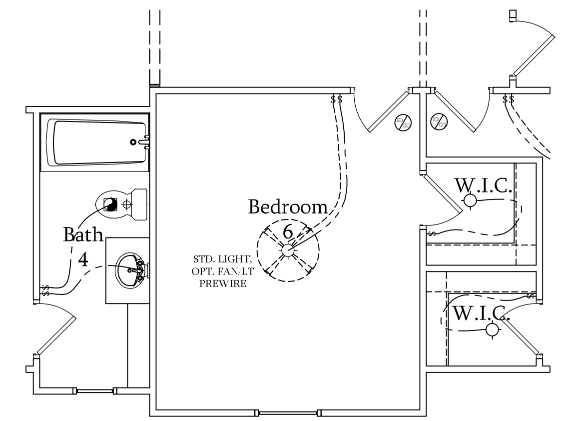
Optional Extended W.I.C. at Primary Bathroom

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



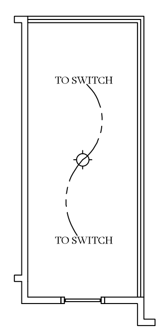
Optional Open Rail ILO 45" Wall w/ Cap

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



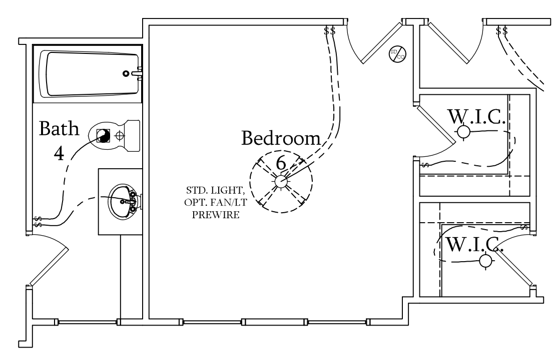
Optional Bedroom 6 & Bath 4 ILO Loft w/ Elev. A

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



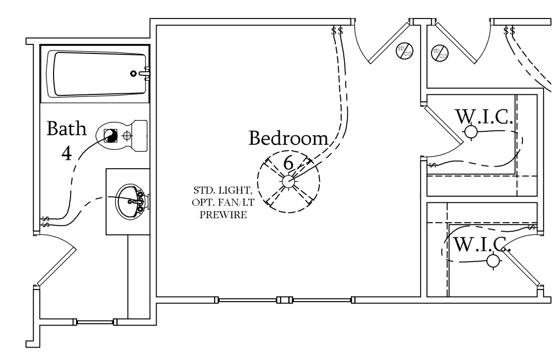
Optional Open Rail ILO 45" Wall w/ Cap w/ Elev. A

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



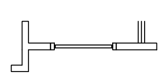
Optional Bedroom 6 & Bath 4 ILO Loft w/ Elev. C

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



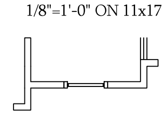
Optional Bedroom 6 & Bath 4 ILO Loft w/ Elev. B

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



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

DREAM FINDERS HOMES

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 - OPTIONS

E-2.1

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

DOGWOOD

RH

NORTH CAROLINA

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 NCRC R301.1.3.

NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 046096 ENGINEER ANDREW A. MOORE
ANDREW A. MOORE
10/10/22

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

D&H HOMES

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

GENERAL STRUCTURAL NOTES:

1. THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS ON THESE DRAWINGS IS THE STRUCTURAL ENGINEER OF RECORD (SER) FOR THIS PROJECT. THE SER BEARS THE RESPONSIBILITY OF THE PRIMARY STRUCTURAL ELEMENTS AND THE PERFORMANCE OF THIS STRUCTURE. NO OTHER PARTY MAY REVISE, ALTER, OR DELETE ANY STRUCTURAL ASPECTS OF THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN CONSENT OF KSE ENGINEERING, P.C. OR THE SER. FOR THE PURPOSES OF THESE CONSTRUCTION DOCUMENTS, THE SER AND KSE ENGINEERING SHALL BE CONSIDERED THE SAME ENTITY.
2. THE STRUCTURE IS ONLY STABLE IN ITS COMPLETED FORM. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY BRACING DURING CONSTRUCTION TO STABILIZE THE STRUCTURE.
3. THE SER IS NOT RESPONSIBLE FOR CONSTRUCTION SEQUENCES, METHODS, OR TECHNIQUES IN CONNECTION WITH THE CONSTRUCTION OF THIS STRUCTURE. THE SER WILL NOT BE HELD RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CONFORM TO THE CONTRACT DOCUMENTS, SHOULD ANY NON-CONFORMITIES OCCUR.
4. THE SER DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF GEOMETRY. THE SER ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. THE SER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.
5. ANY STRUCTURAL ELEMENTS OR DETAILS NOT FULLY DEVELOPED ON THE CONSTRUCTION DRAWINGS SHALL BE COMPLETED UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. THESE SHOP DRAWINGS SHALL BE SUBMITTED TO KSE ENGINEERING FOR REVIEW BEFORE ANY CONSTRUCTION BEGINS. THE SHOP DRAWINGS WILL BE REVIEWED FOR OVERALL COMPLIANCE AS IT RELATES TO THE STRUCTURAL DESIGN OF THIS PROJECT. VERIFICATION OF THE SHOP DRAWINGS FOR DIMENSIONS, OR FOR ACTUAL FIELD CONDITIONS, IS NOT THE RESPONSIBILITY OF THE SER OR KSE ENGINEERING, P.C.
6. 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.
7. THE SER IS NOT RESPONSIBLE FOR ANY SECONDARY STRUCTURAL ELEMENTS OR NON-STRUCTURAL ELEMENTS, EXCEPT FOR THE ELEMENTS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS.
8. 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 FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
10. PROVIDE MOISTURE PROTECTION AND FLASHING PER ARCHITECTURAL DETAILS.

FOUNDATIONS:

1. FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE BUILDING CODE.
2. 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.
3. MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN THE BUILDING CODE.
4. 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.
5. THE BOTTOM OF ALL FOOTINGS SHALL EXTEND BELOW THE FROST LINE FOR THE REGION IN WHICH THE STRUCTURE IS TO BE CONSTRUCTED, BUT NOT LESS THAN A MINIMUM OF 12" BELOW GRADE. ALL FOOTINGS TO HAVE A MINIMUM PROJECTION OF 2" ON EACH SIDE OF FOUNDATION WALLS. MAXIMUM FOOTING PROJECTION SHALL NOT EXCEED THE THICKNESS OF THE FOOTING.
6. WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH ½" ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" O.C. INSTALL MINIMUM 2 ANCHOR BOLTS PER SECTION, 12" MAXIMUM FROM CORNERS. ½" DIAMETER x 8" LONG SIMPSON TITEN HD OR USP SCREW-BOLT+ SCREWS MAY BE SUBSTITUTED ON A 1 FOR 1 BASIS.
7. 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.
8. 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.
9. 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.
13. CRAWL SPACE TO BE GRADED LEVEL AND CLEAR OF ALL DEBRIS.
14. PROVIDE MINIMUM 6 MIL APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MINIMUM 12" AND SEALED.

CONCRETE & REINFORCING

1. 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.
2. 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".
3. AIR ENTRAINED CONCRETE MUST BE USED FOR ALL STRUCTURAL ELEMENTS EXPOSED TO FREEZE/THAW CYCLES AND DEICING CHEMICALS. AIR ENTRAINMENT AMOUNTS (IN PERCENT) SHALL BE WITHIN −1% TO +2% OF 5% FOR FOOTINGS AND EXTERIOR SLABS.
4. NO ADMIXTURES SHALL BE ADDED TO ANY STRUCTURAL CONCRETE WITHOUT WRITTEN PERMISSION OF THE SER. WATER ADDED TO CONCRETE ON SITE SHALL NOT EXCEED THAT ALLOWED BY THE MIX DESIGN.
5. CONCRETE SLABS-ON-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 302.1R: "GUIDE FOR CONCRETE SLAB AND SLAB CONSTRUCTION".
6. 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.
7. 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.
8. 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 WITH ASTM C1116, ANY LOCAL BUILDING CODE REQUIREMENTS AND SHALL MEET OR EXCEED CURRENT INDUSTRY STANDARD.
9. 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.
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
    #6 BARS – 45" LENGTH
14. WHERE REINFORCING DOWELS ARE REQUIRED, THEY SHALL BE EQUIVALENT IN SIZE AND SPACING TO THE VERTICAL REINFORCEMENT. THE DOWEL SHALL EXTEND 48 BAR DIAMETERS VERTICALLY AND 20 BAR DIAMETERS INTO THE FOOTING. SEE KSE FOUNDATION DETAILS.
15. WHERE FOOTING BOTTOMS ARE TO BE STEPPED AT SLOPING GRADE CONDITIONS, PROVIDE CONTINUOUS REINFORCING WITH Z BARS (TO MATCH FOOTING REINFORCING) AS REQUIRED.
16. 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 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

1. ALL MASONRY SHALL CONFORM TO ASTM C-90, F'_m=1500 PSI. ALL BRICK SHALL CONFORM TO ASTM C-216, F'_m=1500 PSI. ALL MORTAR SHALL BE TYPE 'S' (TYPE 'M' BELOW GRADE) AND CONFORM TO ASTM C-270. COARSE GROUT SHALL CONFORM TO ASTM C-476 WITH A MAXIMUM AGGREGATE SIZE OF ⅜" AND A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI.
2. 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.
3. 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.
4. 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.
5. TOP COURSE OF MASONRY SHALL BE GROUTED SOLID.
6. 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.
7. SPLICED WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT WITHIN THE 6". LAP WITH STANDARD 'T' AND 'L' SHAPED PIECES AT INTERSECTIONS AND CORNERS.

WOOD FRAMING:

1. SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE SPECIFICATIONS LISTED IN THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION": (NDS). UNLESS OTHERWISE NOTED, ALL WOOD FRAMING MEMBERS ARE DESIGNED TO BE:
   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.
2. 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.
3. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW PINE #2 OR BETTER.
4. ANCHOR SILL PLATES IN ACCORDANCE W/ GENERAL STRUCTURAL NOTES.
5. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY BE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
6. NAILS SHALL BE COMMON WIRE NAILS UNLESS OTHERWISE NOTED.
7. BOLT HOLES AND LEAD HOLES FOR LAG SCREWS SHALL BE IN ACCORDANCE WITH NDS SPECIFICATIONS.
8. INDIVIDUAL STUDS FORMING A COLUMN SHALL BE ATTACHED WITH (2) ROWS 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 EACH STUD.
9. FACE NAIL ALL MULTI-PLY BEAMS AND HEADERS WITH (2) ROWS 16d COMMON NAILS @ 16" O.C., STAGGERED, OR PER MANUFACTURER'S SPECIFICATIONS FOR ENGINEERED LUMBER. APPLY NAILING FROM BOTH FACES FOR (3) OR MORE PLIES.
10. FASTEN 4-PLY BEAMS WITH (1) ½" DIAMETER THROUGH BOLT W/ NUTS AND WASHERS AT 12" O.C. STAGGERED TOP AND BOTTOM, 1½" MINIMUM EDGE DISTANCE. (UNLESS OTHERWISE NOTED)
11. ALL BEAMS AND HEADERS SHALL HAVE (1)2x JACK STUD & (1)2x KING STUD UNLESS OTHERWISE NOTED. THE NUMBER OF STUDS INDICATED ON PLANS ARE THE TOTAL NUMBER OF JACK STUDS REQUIRED, UNLESS OTHERWISE NOTED.
12. PROVIDE KING STUDS AT EACH END OF HEADERS AS NOTED BELOW.
    (1) STUD UP TO 6' OPENING
    (2) STUDS UP TO 8' OPENING
    (3) STUDS UP TO 9' OPENING
13. ALL BEAMS TO BE CONTINUOUSLY SUPPORTED LATERALLY AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED WITH A MINIMUM OF TWO STUDS, UNLESS OTHERWISE NOTED. ALL BEAM SPLICES SHALL OCCUR OVER SUPPORTS.
14. SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
15. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY (MOISTURE CONTENT <19%) UNLESS OTHERWISE NOTED.
16. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS.
17. ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIAMETER SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIAMETER FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 OR USP STS1 STUD SHOES, TYPICAL, UNLESS OTHERWISE NOTED.
18. BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE WITH OSB OR GYPSUM BOARD. BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD IN LIEU OF SHEATHING.
19. DIAGONAL BRACING SHALL BE INSTALLED AT EACH END OF BASEMENT BEARING WALLS AND NOT MORE THAN 20' ON CENTER.

EXTERIOR WOOD FRAMED DECKS:

1. 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.
2. PRESERVATIVE TREATED WOOD FRAMING TO BE SOUTHERN YELLOW PINE #2 OR BETTER.
3. GUARD RAILS REQUIRED AT DECKS. DESIGN BY OTHERS TO MEET MINIMUM CODE REQUIREMENTS.
4. PROVIDE DECK LATERAL LOAD AND BRACING CONNECTIONS PER BUILDING CODE.

RAFTER FRAMED ROOF CONSTRUCTION:

1. PROVIDE 2x4x4'-0" RAFTER TIES AT 48" O.C.
2. RAFTERS SHALL BE SUPPORTED BY PURLINS AND PURLIN BRACES AS SHOWN ON THE PLAN. PURLIN BRACES SHALL NOT BEAR ON ANY CEILING JOIST, STRONGBACK OR HEADER UNLESS SPECIFICALLY SHOWN ON PLAN. RAFTERS MAY BE SPLICED AT PURLIN LOCATIONS.
3. CEILING JOISTS SHALL HAVE LATERAL SUPPORT W/ 1x4 FLAT BRACING ON TOP EDGE OF JOIST AT LOOSE JOIST ENDS (WHERE JOISTS NOT FASTENED TO RAFTERS) OR FULL DEPTH BLOCKING. FASTEN END OF BRACING TO RAFTER OR GABLE END FRAMING.
4. FASTEN RAFTER AND CEILING JOIST WITH (6) 12d NAILS UNLESS OTHERWISE NOTED.
5. PROVIDE VERTICAL 2x6 STRONGBACKS AT CEILING 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):

1. 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 REVIEW. THE REVIEW BY THE SER SHALL BE FOR OVERALL COMPLIANCE OF THE DESIGN DOCUMENTS. THE SER SHALL ASSUME NO RESPONSIBILITY FOR THE CORRECTNESS OF THE STRUCTURAL DESIGN FOR THE WOOD TRUSSES.
2. THE WOOD TRUSSES SHALL BE DESIGNED FOR ALL REQUIRED LOADINGS AS SPECIFIED IN THE LOCAL BUILDING CODE, THE ASCE STANDARD "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES." (ASCE 7), AND THE LOADING REQUIREMENTS SHOWN ON THESE SPECIFICATIONS. THE TRUSS DRAWINGS SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION DOCUMENTS AND PROVISIONS PROVIDED FOR LOADS SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED TO HVAC EQUIPMENT, PIPING, AND ARCHITECTURAL FIXTURES ATTACHED TO THE TRUSSES.
3. THE TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI/TPI 1: "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION".
4. 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" (BCSI). THIS BRACING, BOTH TEMPORARY AND PERMANENT, SHALL BE SHOWN ON THE SHOP DRAWINGS. ALSO, THE SHOP DRAWINGS SHALL SHOW THE REQUIRED ATTACHMENTS FOR THE TRUSSES.
5. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING TEMPORARY BRACING AND SHORING FOR THE FLOOR AND ROOF TRUSSES AS REQUIRED DURING CONSTRUCTION. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE LATEST BCSI. THE CONTRACTOR SHALL KEEP A COPY OF THE BCSI SUMMARY SHEETS ON SITE.
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PERMANENT TRUSS BRACING SHOWN IN THE STRUCTURAL DRAWINGS AND IN THE TRUSS DESIGNS. ALL CONTINUOUS LATERAL BRACING OF WEBS REQUIRES BRACES. REFER TO BCSI SUMMARY SHEET B3 FOR TYPES OF DIAGONAL BRACES TO PROVIDE AT EACH CONTINUOUS LATERAL BRACE LINE. SUCH DIAGONAL BRACES SHALL NOT BE SPACED MORE THAN 20 FEET O.C. DIAGONAL BRACES SHALL BE FASTENED TO EACH TRUSS WEB WITH A MINIMUM OF TWO 10d FACE NAILS. WHERE CONTINUOUS LATERAL BRACING CANNOT BE INSTALLED, DUE TO A MINIMUM OF THREE ADJACENT TRUSSES NOT BEING IDENTICAL, THE CONTRACTOR SHALL COORDINATE WITH THE TRUSS SPECIALTY ENGINEER/MANUFACTURER TO DETERMINE WHAT TYPE OF ALTERNATE BRACE (I.E., T OR L BRACE, ETC.) IS REQUIRED.
7. ANY CHORDS OR TRUSS WEBS SHOWN ON THESE DRAWINGS HAVE BEEN SHOWN AS A REFERENCE ONLY. THE FINAL DESIGN OF THE TRUSSES SHALL BE PER THE MANUFACTURER.
8. 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 STRUCTURAL DRAWINGS.
9. TRUSS MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTORS FOR ALL TRUSSES.
10. 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 APA STANDARDS.
2. ALL REQUIRED WOOD SHEATHING SHALL BEAR THE MARK OF THE APA.
3. WOOD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED ON THESE DRAWINGS. REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION. EXTERIOR WALLS TO BE FULLY SHEATHED USING 7/16" OSB OR PLYWOOD MINIMUM. AT BRACED WALL PANELS, PROVIDE BLOCKING AT ALL SHEET EDGES NOT FALLING ON STUDS OR PLATES.
4. ROOF SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ROOF SHEATHING SHALL BE CONTINUOUS OVER TWO SUPPORTS MINIMUM AND ATTACHED TO ITS SUPPORTING ROOF FRAMING WITH 8d NAILS AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED WITH THE LONG DIRECTION PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF PLYWOOD CLIPS OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING. ROOF SHEATHING TO BE 7/16" OSB MINIMUM.
5. WOOD FLOOR SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ATTACH SHEATHING TO ITS SUPPORTING FRAMING WITH (1) 10d NAIL AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF T&G PLYWOOD OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING.
6. SHEATHING SHALL HAVE A ⅛" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.

STRUCTURAL FIBERBOARD PANELS:

1. STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE SPECIFICALLY NOTED ON THE STRUCTURAL PLANS.
2. FABRICATION AND PLACEMENT OF STRUCTURAL FIBERBOARD SHEATHING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AFA STANDARDS.
3. 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.
4. SHEATHING SHALL HAVE A ⅛" 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.
2. ALL STEEL SHALL HAVE A MINIMUM YIELD STRESS (F_y) OF 50 KSI UNLESS OTHERWISE NOTED.
3. WELDING SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S STRUCTURAL WELDING CODE AWA D1.1. ELECTRODES FOR SHOP AND FIELDING WELDING SHALL BE CLASS E70XX. ALL WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER PER THE ABOVE STANDARDS.
4. 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) ½" x 4" LAG SCREWS UNLESS OTHERWISE NOTED.
5. 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 ½" DIAMETER BOLTS AT 24" O.C.

MECHANICAL FASTENERS:

1. ALL METAL HARDWARE AND FASTENERS TO BE SIMPSON STRONG-TIE OR APPROVED EQUIVALENT.
2. ALL HARDWARE AND FASTENERS IN CONTACT WITH PRESERVATIVE PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A 153, G-185.
3. MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND SELECT APPROPRIATE CONNECTORS THAT WILL RESIST THE APPLICABLE CORROSIVE CHEMICALS.

LEGEND:

- ⇒ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- ⇒ INTERIOR BEARING WALL ABOVE
- ⇒ INTERIOR BEARING WALL
- ⇒ WALL BRACING/SHEAR WALL
- LTT20B, HIT4, HIT5 ⇒ SEE HOLD DOWN SCHEDULE AND DETAILS FOR TYPICAL INSTALLATION
- ⇒ AREA OF OVERFRAMING

BRICK VENEER LINTEL SCHEDULE

SPAN	LINTEL SIZE	END BEARING
UP TO 3'-0"	3½"x3½"x¼"	4"
UP TO 6'-3"	5"x3½"x5/16" L.L.V.	8"
UP TO 9'-6"	6"x3½"x5/16" L.L.V.	12"

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

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10/10/22

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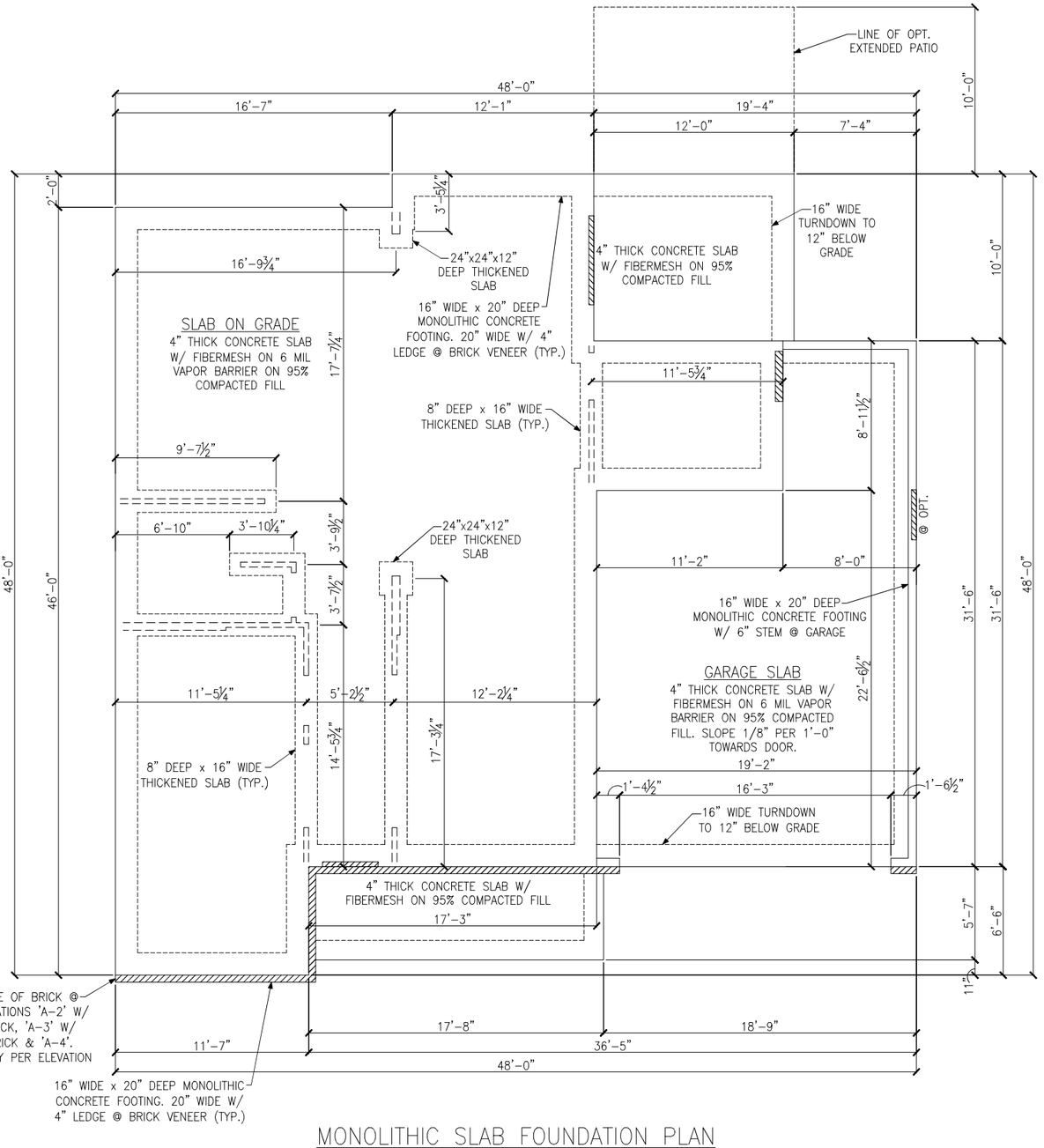
H&H HOMES

General Structural Notes

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

S-0.1



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
- 48" WSP ⟹ 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

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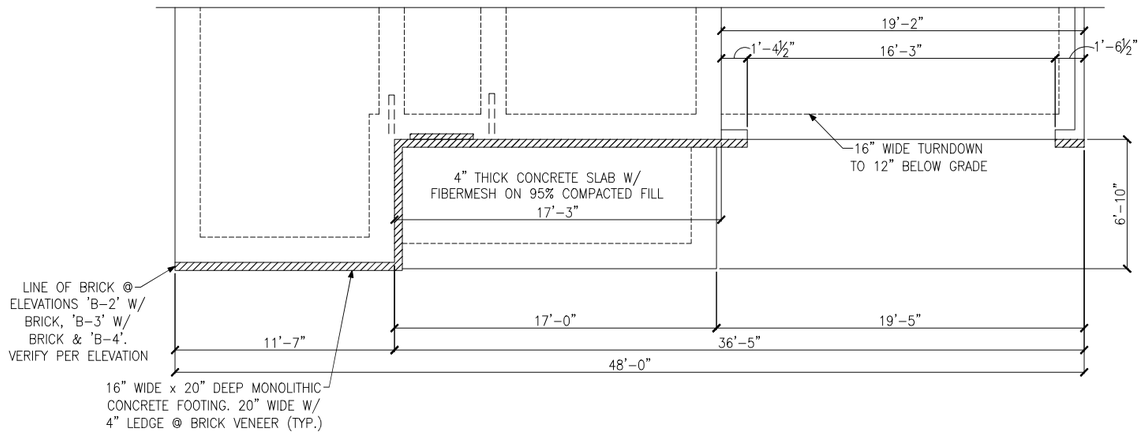
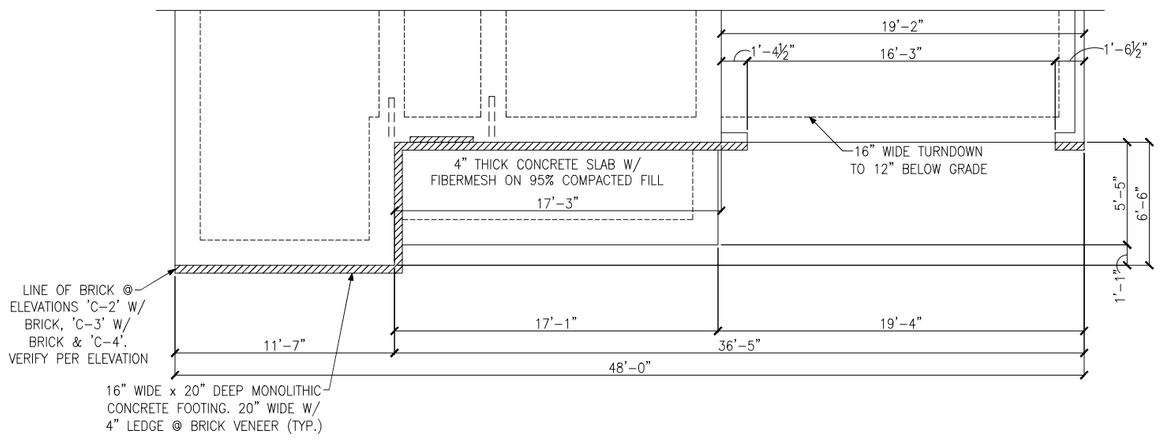
Monolithic Slab Foundation Plan
Elevations 'A-1', 'A-2', 'A-3' & 'A-4'
Dogwood Model - RH
Up to 130 M.P.H.
Carolina Division

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

S-1



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



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

LEGEND

- ★ ⇒ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- ⇒ BEARING WALL ABOVE
- ⇒ INTERIOR BEARING WALL
- 48" WSP ⇒ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
- ⇒ LOCATION OF DOOR ABOVE

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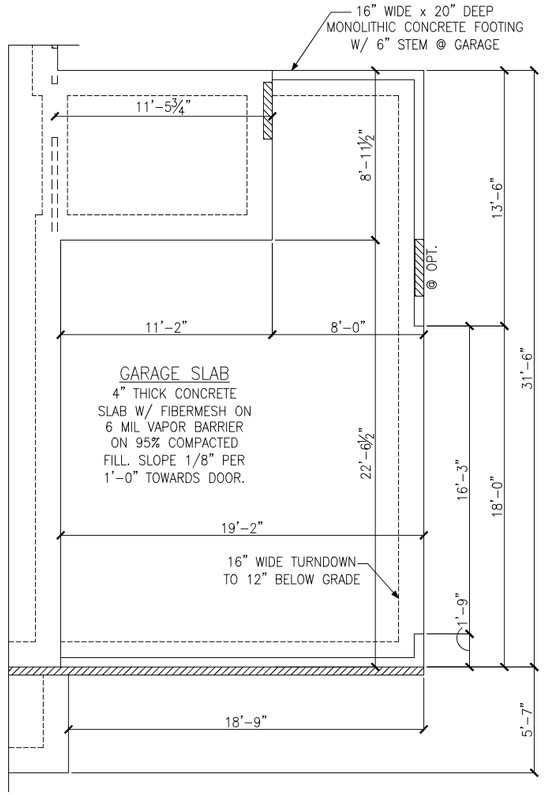
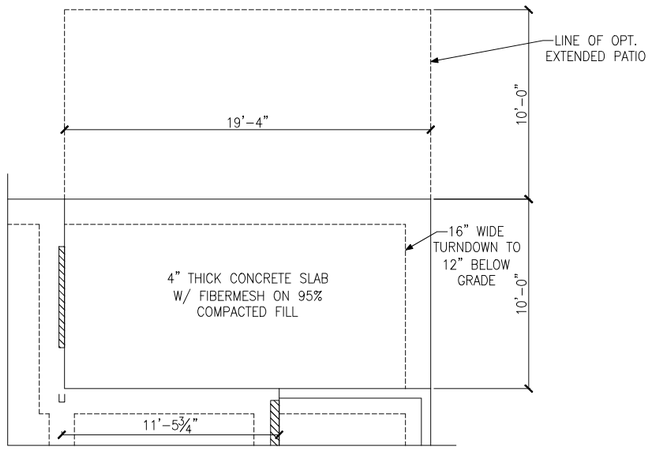
Monolithic Slab Foundation Plans
Elevations 'B-1', 'B-2', 'B-3', 'B-4', 'C-1', 'C-2', 'C-3' & 'C-4'
Dogwood Model – RH
Up to 130 M.P.H.
Carolina Division

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

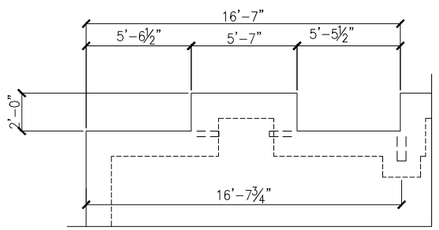
S-1.1



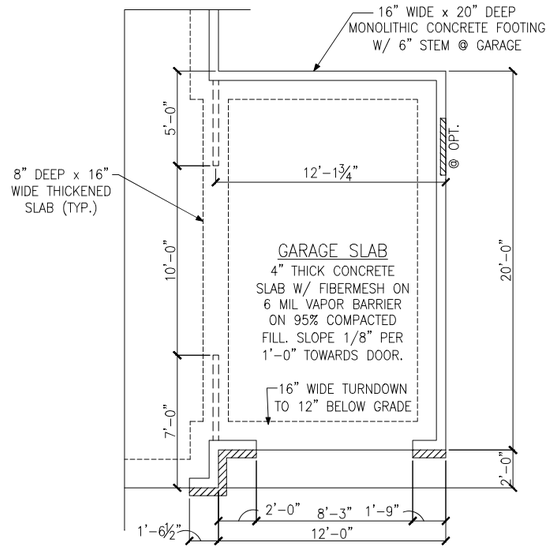
PARTIAL FOUNDATION PLAN
OPTIONAL 2-CAR SIDE LOAD GARAGE
ELEVATION A



PARTIAL FOUNDATION PLAN
OPTIONAL EXTENDED COVERED PATIO



PARTIAL FOUNDATION PLAN
OPTIONAL FIREPLACE AT FAMILY ROOM



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
- 48" WSP ⇒ 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

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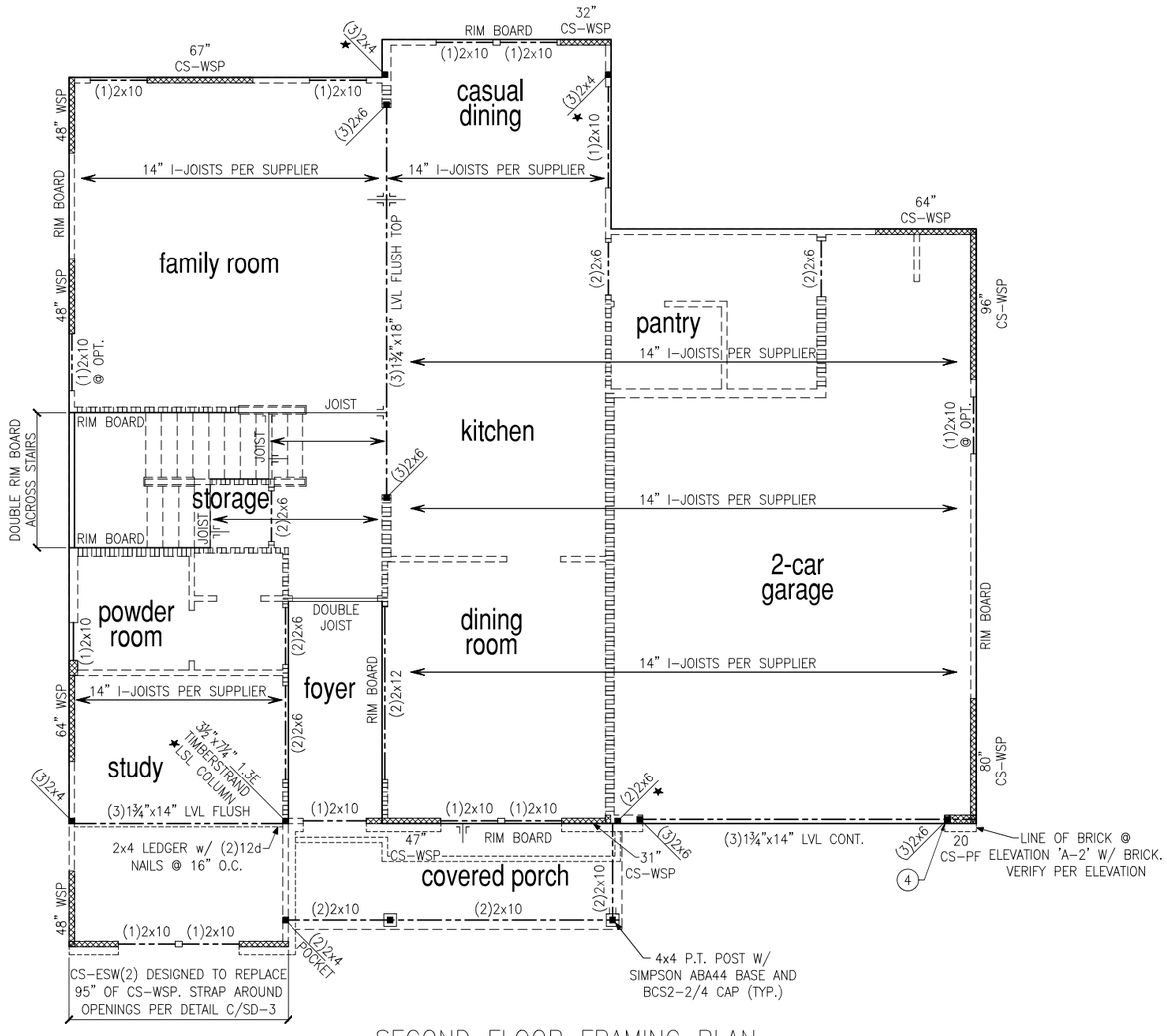
D&H HOMES

Monolithic Slab Foundation 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

S-1.2



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
- 48" WSP ⇒ 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.

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

NC Firm #C-2101
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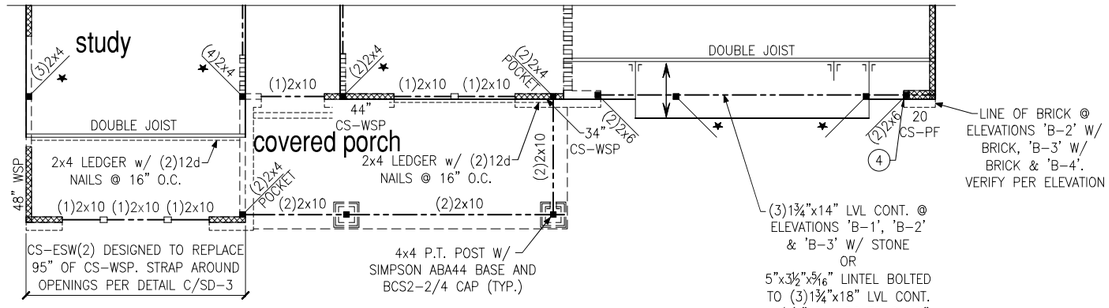
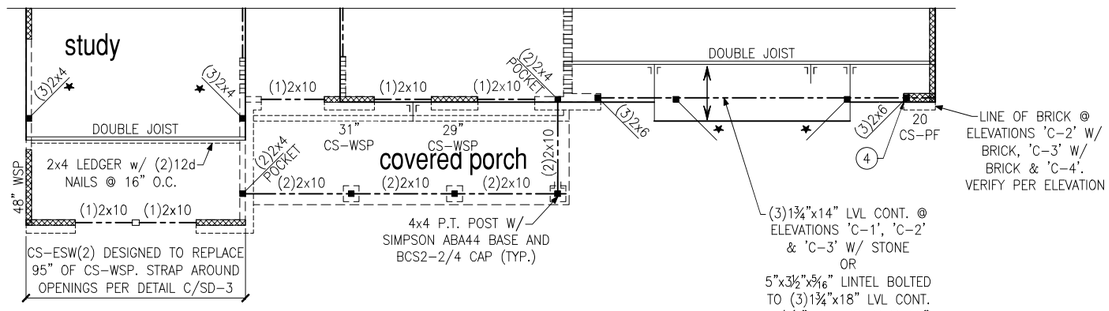
10/10/22

S-2



SECOND FLOOR FRAMING PLAN
ELEVATIONS 'B-1', 'B-2', 'B-3' & 'B-4'



SECOND FLOOR FRAMING PLAN
ELEVATIONS 'C-1', 'C-2', 'C-3' & 'C-4'

LEGEND

- PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- 48" WSP — 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.

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10/10/22

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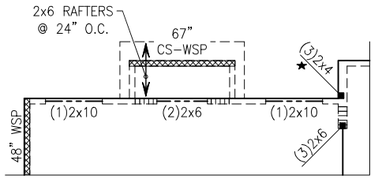
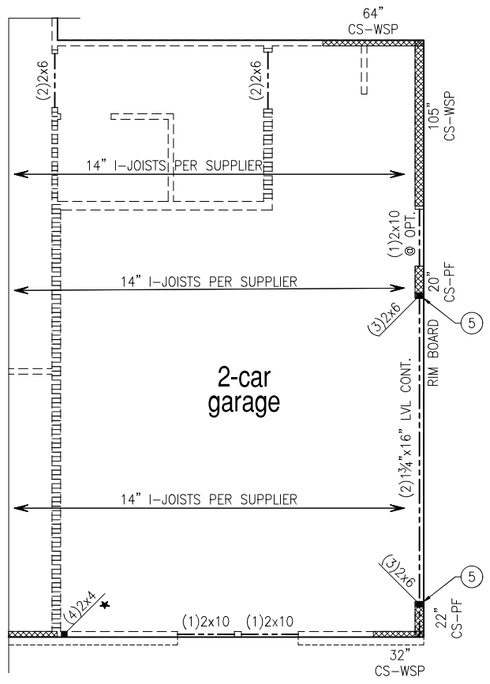
Second Floor Framing Plans
Elevations 'B-1', 'B-2', 'B-3', 'B-4', 'C-1', 'C-2', 'C-3' & 'C-4'
Dogwood Model – RH
Up to 130 M.P.H.
Carolina Division

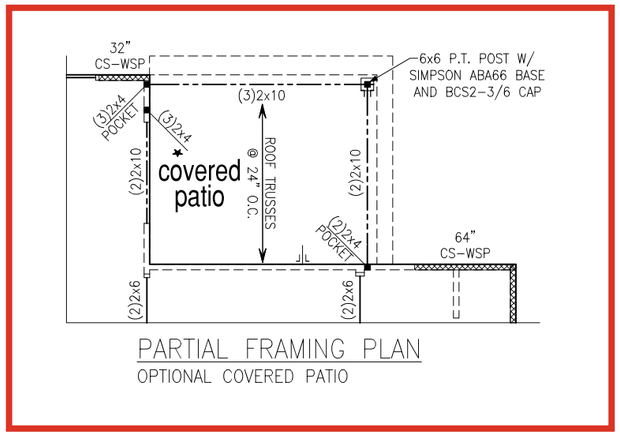
Project #:	105-16007
Designed By:	KRK
Checked By:	
Issue Date:	4/9/19
Re-Issue:	10/10/22
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

S-2.2

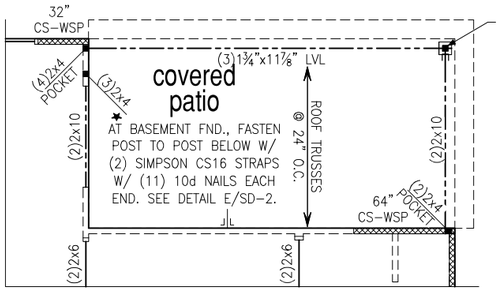


OPTIONAL FIREPLACE AT FAMILY ROOM

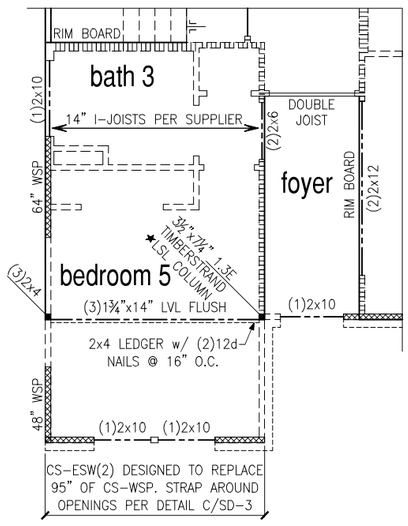




PARTIAL FRAMING PLAN
OPTIONAL COVERED PATIO

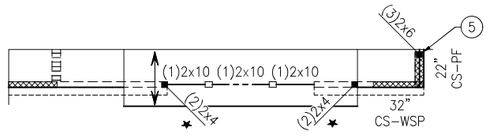


PARTIAL FRAMING PLAN
OPTIONAL EXTENDED COVERED PATIO

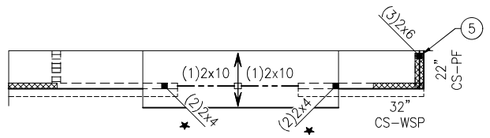


PARTIAL FRAMING PLAN
OPTIONAL BED 5 & BATH 3 ILO STUDY

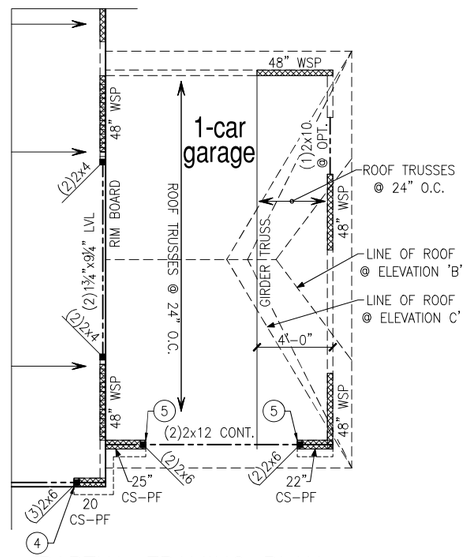
PARTIAL FRAMING PLAN
OPTIONAL 2-CAR SIDE LOAD GARAGE
ELEVATION A



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



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



PARTIAL FRAMING PLAN
OPTIONAL 1-CAR CARRIAGE GARAGE

LEGEND

- ★ ⇒ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- ⇒ BEARING WALL ABOVE
- ⇒ INTERIOR BEARING WALL
- 48" WSP ⇒ 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:

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

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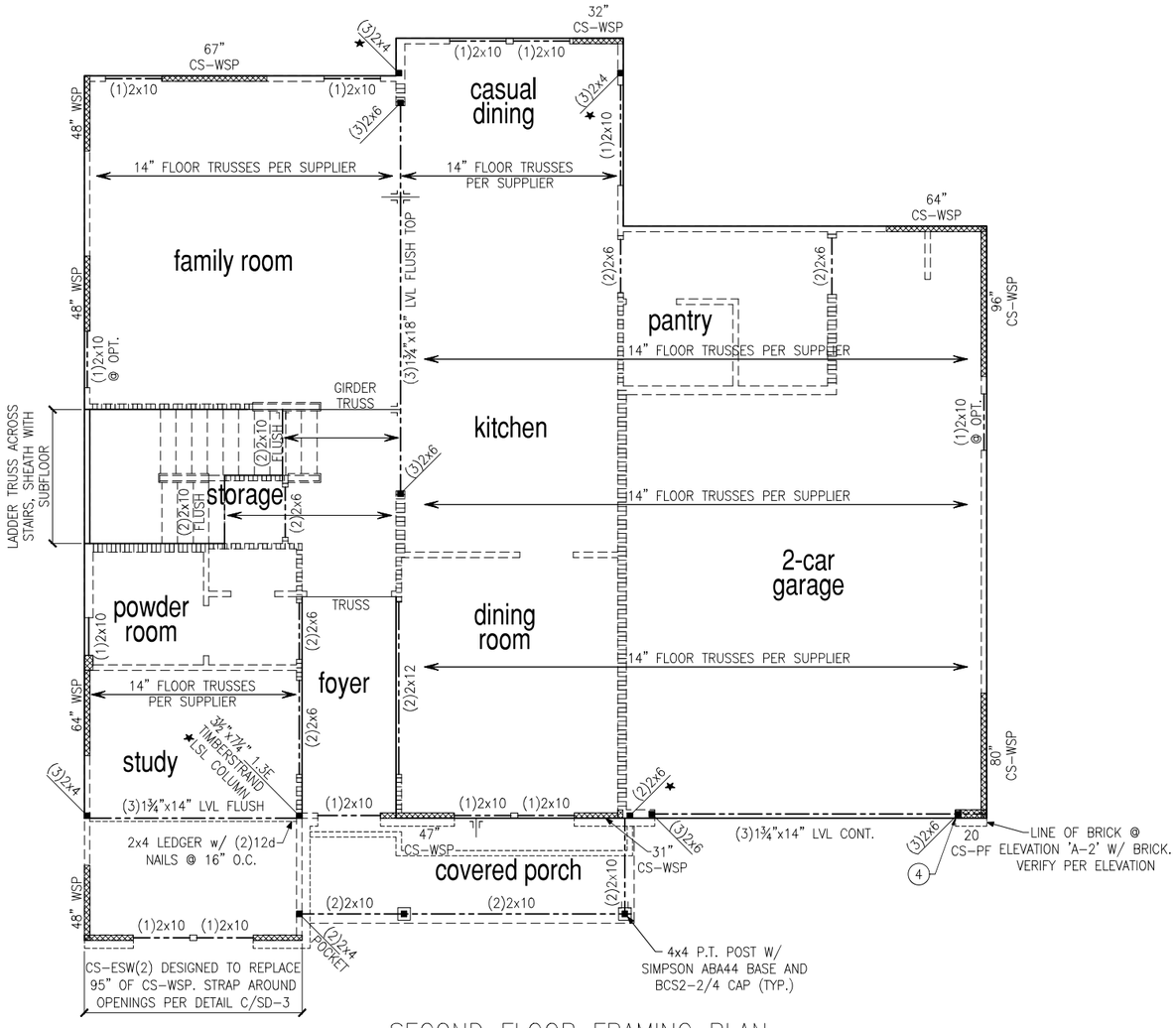
H&H HOMES

Second Floor 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

NC Firm #C-2101
NORTH CAROLINA PROFESSIONAL SEAL 046096 ENGINEER ANDREW A. MOORE
10/10/22

S-2.3



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

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PLAN DESIGNED WITH 9' WALL PLATES

FLOOR FRAMING TO BE 14" DEEP OPEN WEB TRUSSES, SPACING PER MANUFACTURER.

KEYNOTES:

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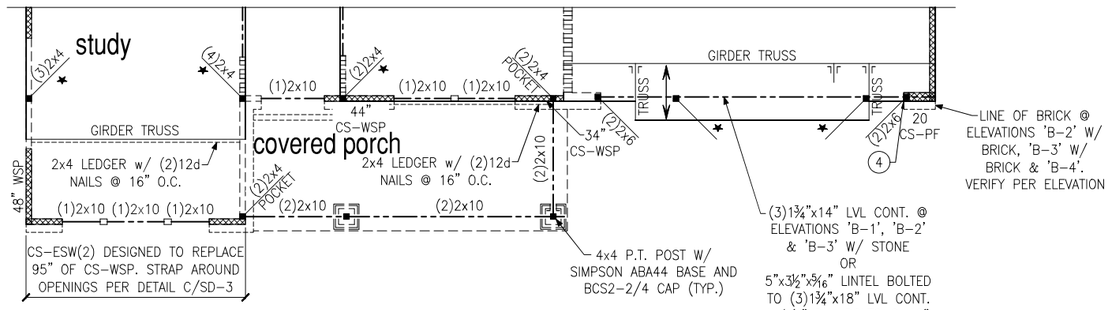
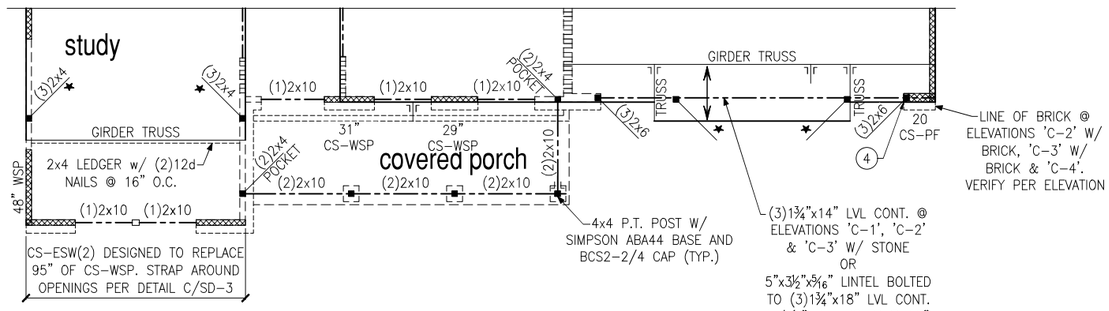
Second Floor Framing Plan
Elevations 'A-1', 'A-2' & 'A-3' w/ Stone
Dogwood Model - RH
Up to 130 M.P.H.
Carolina Division

Project #:	105-16007
Designed By:	KRK
Checked By:	
Issue Date:	9/6/21
Re-Issue:	10/10/22
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

S-2.5



SECOND FLOOR FRAMING PLAN
ELEVATIONS 'B-1', 'B-2', 'B-3' & 'B-4'



SECOND FLOOR FRAMING PLAN
ELEVATIONS 'C-1', 'C-2', 'C-3' & 'C-4'

LEGEND

- PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- 48" WSP — BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

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PLAN DESIGNED WITH 9' WALL PLATES

FLOOR FRAMING TO BE 14" DEEP OPEN WEB TRUSSES, SPACING PER MANUFACTURER.

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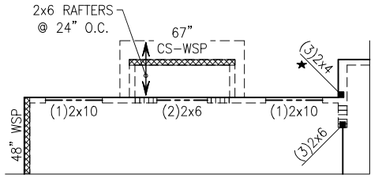
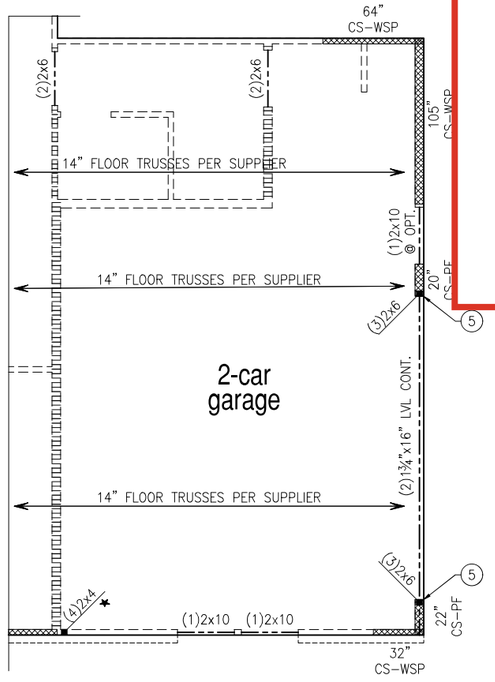
Second Floor Framing Plans
Elevations 'B-1', 'B-2', 'B-3', 'B-4', 'C-1', 'C-2', 'C-3' & 'C-4'
Dogwood Model – RH
Up to 130 M.P.H.
Carolina Division

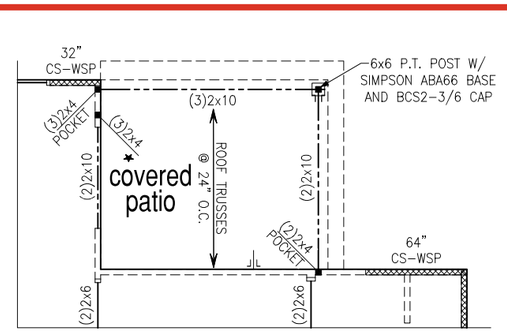
Project #:	105-16007
Designed By:	KRK
Checked By:	
Issue Date:	9/6/21
Re-Issue:	10/10/22
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

S-2.7

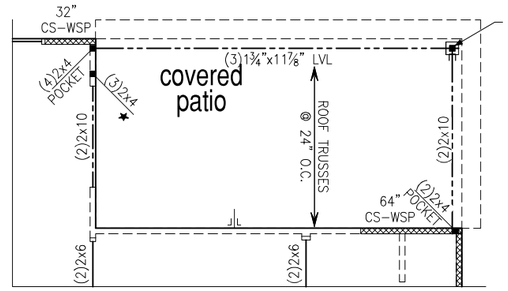


OPTIONAL FIREPLACE AT FAMILY ROOM

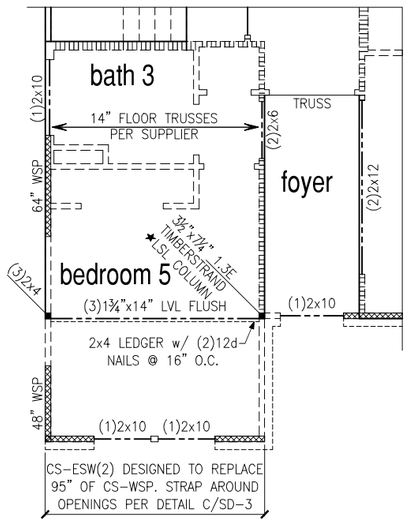




PARTIAL FRAMING PLAN
OPTIONAL COVERED PATIO

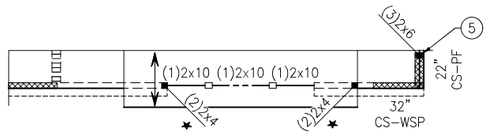


PARTIAL FRAMING PLAN
OPTIONAL EXTENDED COVERED PATIO

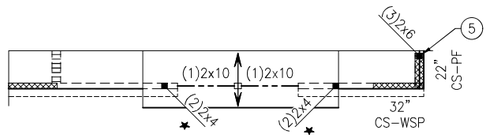


PARTIAL FRAMING PLAN
OPTIONAL BED 5 & BATH 3 ILO STUDY

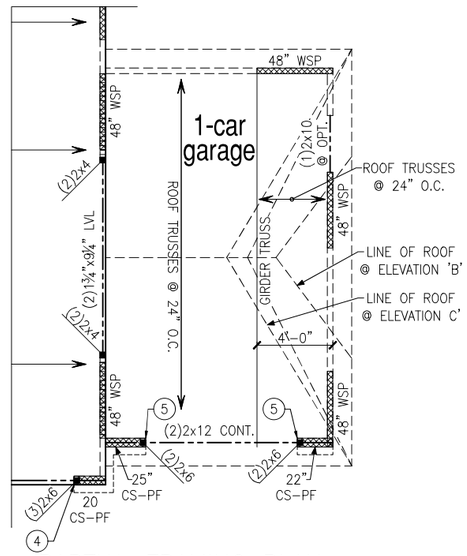
PARTIAL FRAMING PLAN
OPTIONAL 2-CAR SIDE LOAD GARAGE
ELEVATION A



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



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



PARTIAL FRAMING PLAN
OPTIONAL 1-CAR CARRIAGE GARAGE

LEGEND

- ★ ⟹ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- ⟹ BEARING WALL ABOVE
- ⟹ INTERIOR BEARING WALL
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Andrew A. Moore
10/10/22

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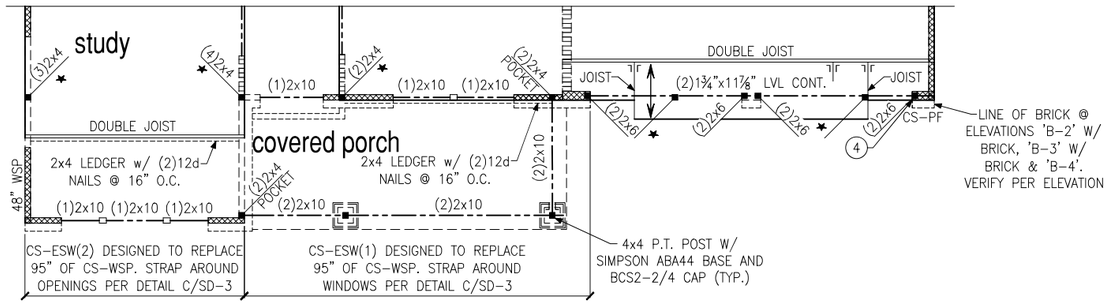
D&H HOMES

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

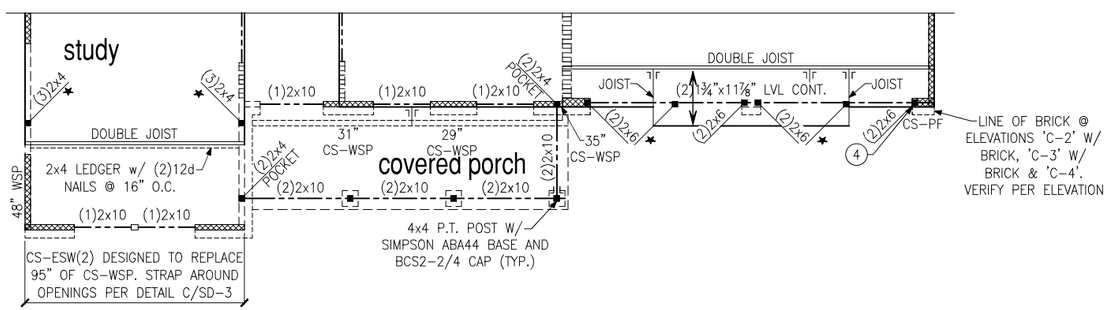
Project #:	105-16007
Designed By:	KRK
Checked By:	
Issue Date:	9/6/21
Re-Issue:	10/10/22
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

S-2.8



SECOND FLOOR FRAMING PLAN

OPT. DOUBLE GARAGE DOOR
ELEVATIONS 'B-1', 'B-2', 'B-3' & 'B-4'



SECOND FLOOR FRAMING PLAN

OPT. DOUBLE GARAGE DOOR
ELEVATIONS 'C-1', 'C-2', 'C-3' & 'C-4'

LEGEND

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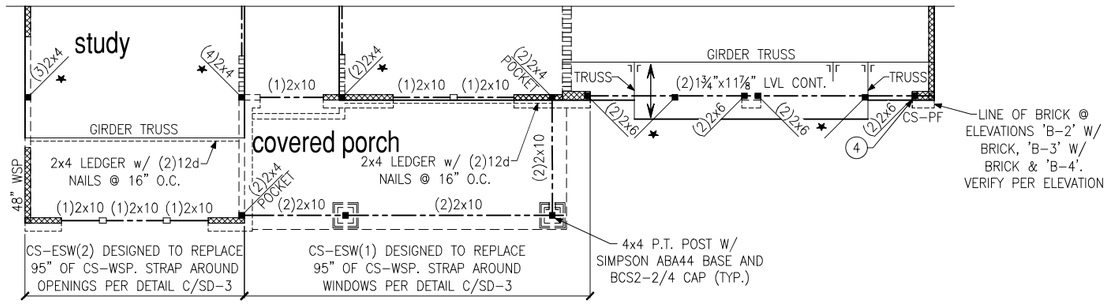
Carolina Division

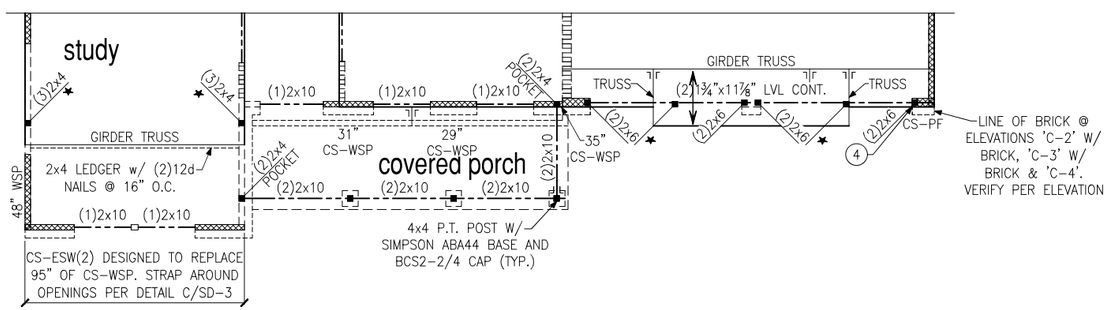
Project #:	105-16007
Designed By:	KRK
Checked By:	
Issue Date:	3/2/22
Re-Issue:	10/10/22
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

S-2.11



SECOND FLOOR FRAMING PLAN

OPT. DOUBLE GARAGE DOOR
ELEVATIONS 'B-1', 'B-2', 'B-3' & 'B-4'



SECOND FLOOR FRAMING PLAN

OPT. DOUBLE GARAGE DOOR
ELEVATIONS 'C-1', 'C-2', 'C-3' & 'C-4'

LEGEND

- ★ ⟹ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
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S-2.13