COLLEX489INVENTORYMARKEDPLAN

DOGWOOD **REVISION LIST - STRUCTURAL:**

- 1.) ADDED I-JOIST SERIES/SPACING (11-16)
- 2) CHANGED FRAMING AND REMOVED ECOTINGS AND FOUNDATION SUPPORT FOR THE REMOVED VALUET IN REDROOM 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:**

- CREATED ELEVATIONS TO BE IN STANDARDS WITH OTHER PLANS (SEE SHEETS A-1 THROUGH
- CHANGED COLUMNS ON FLEVATIONS TO
- STANDARD COLUMNS
- CHANGED GARAGE DOORS TO REPRESENT STANDARD GARAGE DOOR FOR EACH ELEVATION
- FIXED COVERED PORCH TO KEEP COLUMNS FROM OVERLAPPING EDGE OF CONCRETE
- REMOVED GRIDS FROM TRANSOMS ABOVE FRONT DOOR
- ADDED NOTE FOR GARAGE DOOR "GARAGE DOOR PER SPECIFICATIONS AND GLASS INSERT (TOP PANEL ONLY)*
- MOVED ROOF PLANS TO SHEETS \$4
- ROOF ABOVE COVERED PATIO CHANGED TO
- SHED ROOF (SEE ON SIDE AND REAR ELEVATIONS). REMOVED OPTION FOR FIREPLACE IN OWNER'S
- CREATED SLAB INTERFACE PLAN (SEE SHEET A-4 THROUGH A-4.2)
- MOVED ALL OPTIONS OFF BASE PLAN AND PLACED ON SEPARATE SHEET
- ADDED NOTE FOR FLUSH COUNTERTOP ON
- ISLAND AND 34 1/2" H. WALL UNDER
- CHANGED PATIO SIZE TO STANDARD 12'X10'
- ADDED OPTIONAL GAS LINE 15. CHANGED NAME OF "FLEX ROOM" TO "STUDY"
 - CHANGED "BREAKFAST ROOM" TO "CASUAL
- ADDED 2ND HOSE BIB
- CALLED OUT '45' WALL WITH CAP' AS STANDARD
- CHANGED ALL EXTERIOR WALLS FROM 2X6 TO 2X4 EXCEPT WHERE SHADED
- ADDED NOTE "OPT. REF."
- ADDED NOTE 'OPT. W/D'
- ADDED NOTE "WASHER ALWAYS TO BE LOCATED TO THE LEFT OF DRYER
- ADDED PDS ATTIC ACCESS
- VERIFIED VENTILATION AND LIGHT
- REQUIREMENTS AT OWNER'S BEDROOM MEETS. CODE (11/01/20)
- SOUARE FOOTAGES ARE UPDATED AND CHANGED DUE TO MOVEMENT OF WALL DOWN
- CENTER OF HOUSE TO KEEP WALLS FROM MOVING BETWEEN ELEVATION CHOICES SOUARE FOOTAGE OF COVERED PORCH
- CHANGED DUE TO KEEPING COLUMNS FROM OVERLAPPING CONCRETE EDGE
- CREATED PARTIAL PLANS FOR B & C ELEVATIONS (FLOOR, SLAB, & ELECTRICAL)
- REMOVED ALL WALL OUTLETS
- REMOVED ALL PHONE OUTLETS
- REMOVED ALL TV OUTLETS
- PLACED STANDARD 3 BULB LIGHT IN KITCHEN
- VERIFIED COACH LIGHT LOCATIONS (SEE ELEVS

- PLACED DASHED FANS WHERE APPLICABLE WITH NOTE 'STD. LIGHT, OPT. FAN/LT PREWIRE'
- LIPDATED ELECTRICAL KEY
- REMOVED UNDER CABINET LIGHTINGS
- VERIFIED CO2 DETECTOR LOCATIONS SHOWED PENDANT LIGHTS AS OPTIONAL
- SHOWED CAN LIGHTS IN KITCHEN AND FAMILY
- ROOM AS "OPTIONAL CAN LIGHTS"
- PLACED OPTIONAL FLOOD LIGHTS
- PLACED OPTIONAL FLOOR OUTLET IN FAMILY ROOM
- PLACED CALCULATIONS FOR SOFFIT AND RIDGE
- VENT REQUIREMENTS
- CHANGED LAYOUT FOR BASE OWNER'S BATHROOM
- ADDED OPTIONAL OWNER'S BATH 2 & OWNER'S
- BATH 3 REMOVED *OPTIONAL COVERED DECK AT
- - FEBRUARY 01, 2022
 - ADDED OPTIONAL DOUBLE GARAGE DOOR
- FLOOR PLAN TO FIRST FLOOR OPTIONS SHEET (02-01-22
- ADDED OPTIONAL BASEMENT TO PLANS (02-01-22)
- REMOVED TRANSOM WINDOW FROM OWNER'S
- CHANGED BASEMENT INTERIOR WALLS TO 2X6
- (09-28-22)
- CHANGED WALL BETWEEN FAMILY ROOM AND
- KITCHEN TO 2X6 (09-28-22)
- CHANGED OPENING FROM FOYER TO FAMILY
- ROOM FROM 4'-6" TO 4'-4" (09-28-22)
- RECENTERED WINDOWS AND FIREPLACE IN
- EAMILY ROOM (09-28-22).
- CREATED CHASE ON TUB SIDE OF OWNER'S BATH 2 BY REMOVING SOME DEPTH FROM EXISTING
- CHASE ON SHOWER SIDE TO GET CLEARANCE FOR TUBS FAUCET (11-01-23)
- CREATED FOUAL CHASE IN SHOWER LOCATION
- FOR PRIMARY OWNER'S BATH 2 (11.01.23)
- WINDOW OF OWNER'S BATH 2 MOVED BY 7"
- CHANGED OWNER'S BEDROOM TO PRIMARY
- BEDROOM (11-01-23)
- CHANGED OWNER'S BATH TO PRIMARY BATH(11-01-23)

SEPTEMBER 23, 2024

WINDOW AT OPTIONAL PRIMARY BATH 3 CHANGED FROM 2040 TO 4010 TRANSOM AND

MOVED TO CENTER LINE OF SHOWER

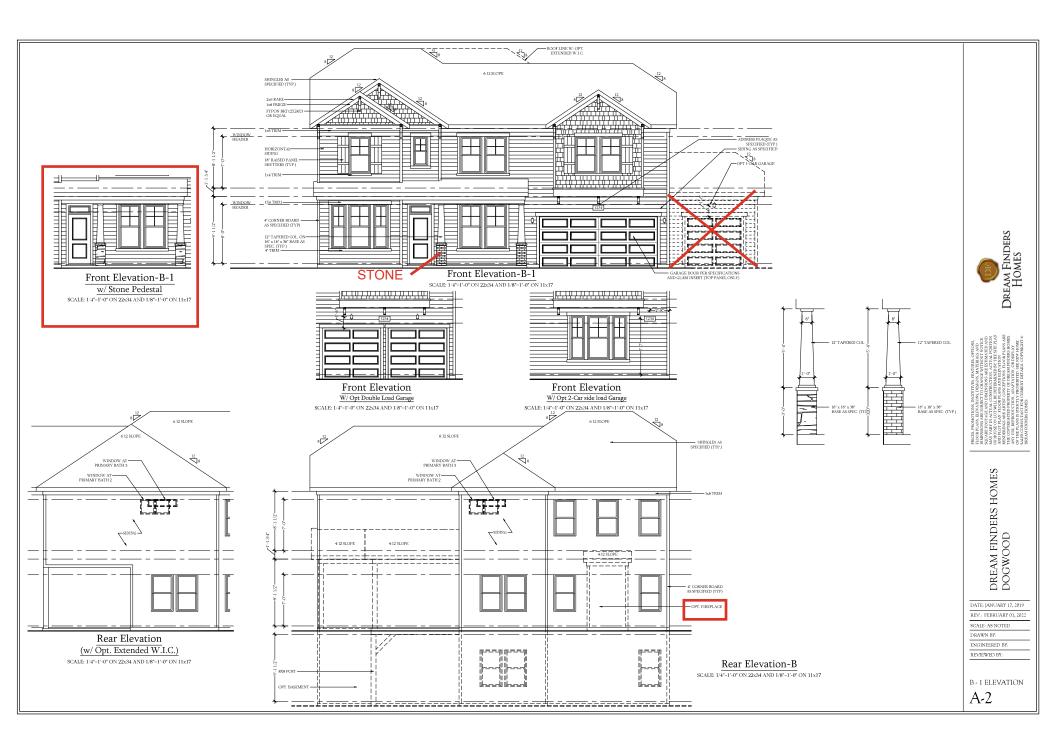
ATE-IANUARY 17, 201

DRAWN BY:

DREAM FINDERS HOMES

SHEET COVER

FINDERS HOMES REAM





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

DREAM FINDERS HOMES DOGWOOD

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

SCALE: 1/4"-1'0"

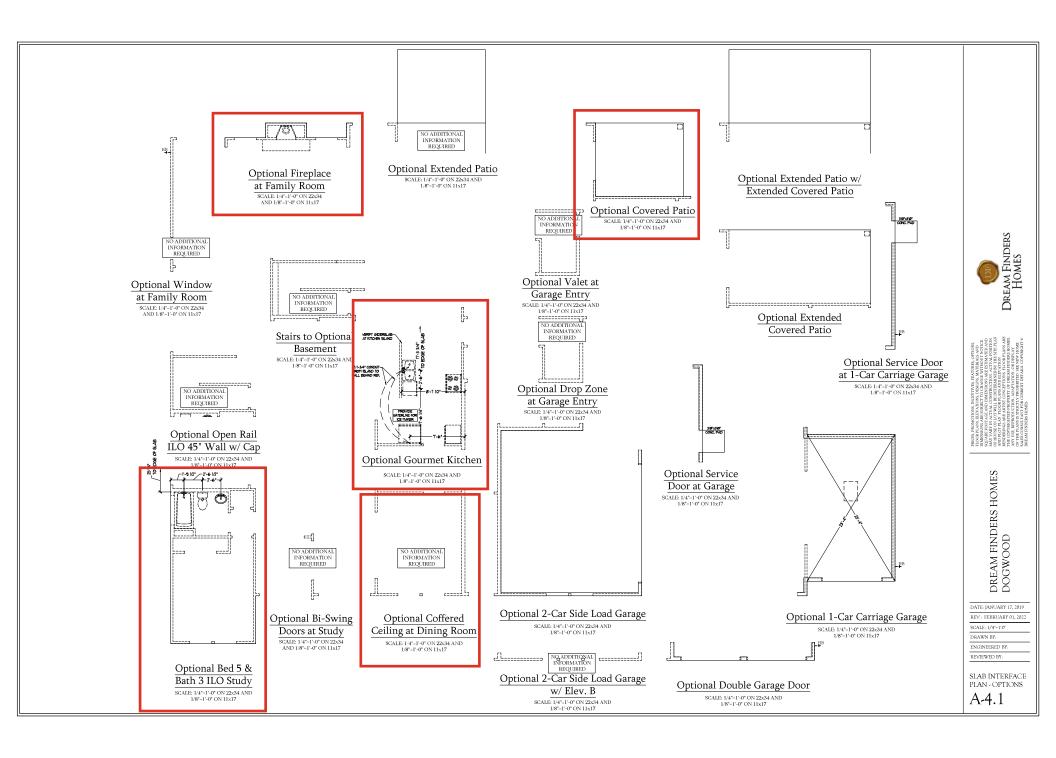
DRAWN BY:

ENGINEERED BY:

SLAB INTERFACE PLAN

A-4

COV PATIO





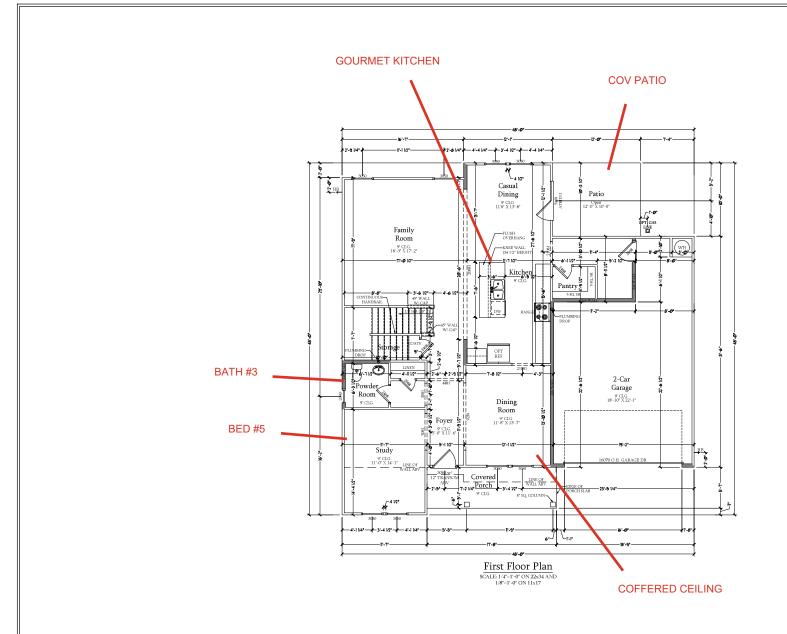
DREAM FINDERS HOMES DOGWOOD

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



| ELEVATION A SQUARSE FOOTAGE | 1331 6.2 Ft. 2016 10.00% | 1447 6.0 Ft. 2016 10.00% | 1447 6.0 Ft. 2016 10.00% | 1447 6.0 Ft. 2016 10.00% | 1449 6.0 Ft. 201

W RLL BRICK VENEER		
Int FLOORs	(379 SQ. FT.	
and FLOOR:	1726 5Q.FT,	
TOTAL	3,05 SQ. FT.	
GARAGE:	525 6Q.FT.	
PRONT PORCH:	98 5Q.FT.	
STD, REAR PATIO	120 SQ. FT.	
OPT. BASEMENT:	(365 5Q. FT.	
In FLOOR OPTIONS		
OPT. FIREPLACE:	B SQ FT.	
2nd FLOOR OPTIONS		
OPT, OWNER'S EXTENDED WILC.	171 SQ. FT.	
UN-EATED OPTIONS		
OPT I-CAR GARAGE:	240 5Q, FT,	
OPT, REAR COVERED PORCH:	00 SQ. FT.	
OPT, 12X8 EXTENDED PATICA	15 SQ.FT.	
OPT, EXTENDED PATIO:	193 SQ. FT.	
OPT. EXTENDED COVERED PORCH	193 SQ. FT.	
OPT, COVERED DECK:	129 SQ. FT.	



HORE; DRANCHON, ROCKINE, REPURED ACTION, ILCOREADAS ILLY/UNDER, REPUREDAS AND ILCOREADAS ILLY/UNDER, REPUREDAS AND ILCOREADAS INTERCEDAS AND ILCOREADAS INTERCEDAS AND ILCOREADAS INTERCEDAS AND ILCOREADAS INTERCEDAS AND INTERCEDAS AND INTERCEDAS AND INTERCEDAS AND INTERCEDAS AND INTERCEDAS AND INTERCEDAS INT

DREAM FINDERS HOMES DOGWOOD

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

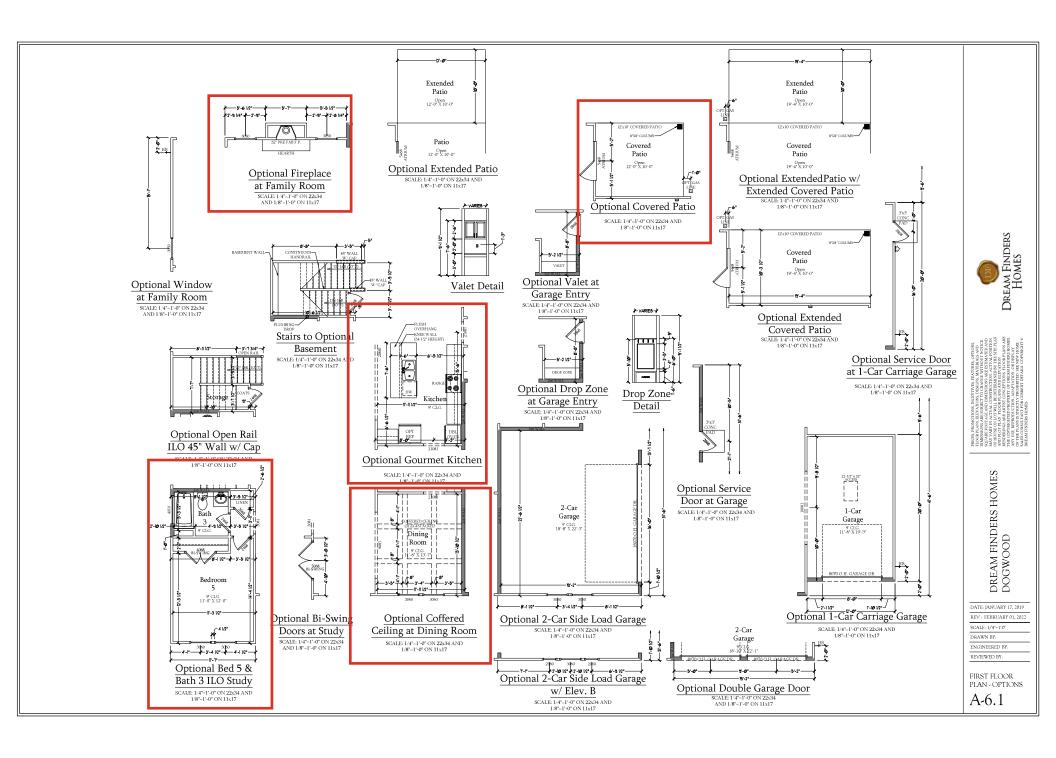
SCALE: 1/4"-1'-0"

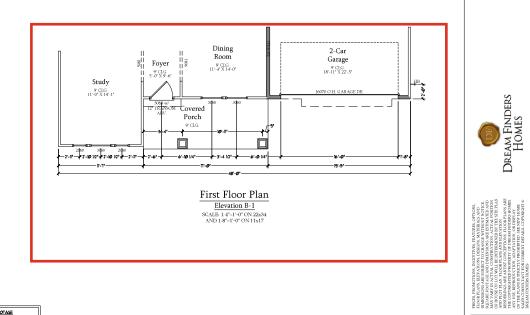
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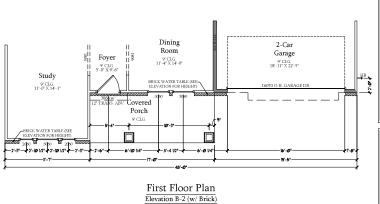
REVIEWED BY:

FIRST FLOOR PLAN

A-6



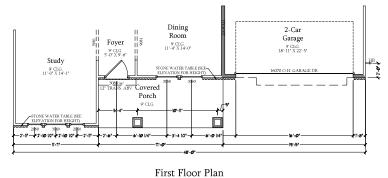




SCALE: 1/4"=1"-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



ELEVATION B SQUARE FOOTAG W FULL BRICK VENEER	
t FLOOR	(319 5Q FT.
nd FLOOR	(169 6Q.FT.
OTAL:	3,001 5Q, FT,
ARAGE	525 SQ FT.
RONT PORCH	16 SQ.FT.
TD. REAR PATIO:	100 SQ. FT.
PT. BASEMENT:	1265 SQ FT.
t FLOOR OPTIONS	
PT. FIREPLACE:	15 5Q FT.
nd FLOOR OPTIONS	
PT, OWNER'S EXTENDED MILC:	01 5Q FT.
N-EATED OPTIONS	
PT I-CAR GARAGE	249 8Q FT.
PT. REAR COVERED PORCH	100 5Q FT.
PT. D'AND EXTENDED PATIO:	19 8Q FT.
PT. EXTENDED PATIO	193 SQ. FT.
PT. EXTENDED COVERED PORCH:	193 5Q, FT.
PT, COVERED DECK	130 SQ FT.



Elevation B-2 (w/ Stone)

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

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

DRAWN BY: ENGINEERED BY: REVIEWED BY:

B ELEVATION FIRST FLOOR PARTIAL PLANS

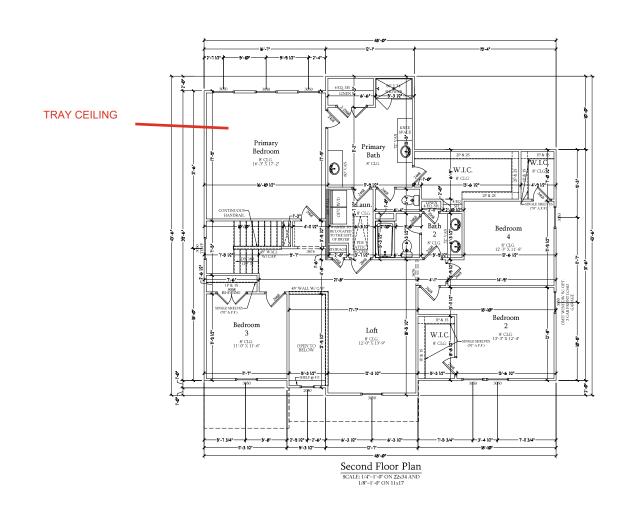
DREAM FINDERS HOMES DOGWOOD

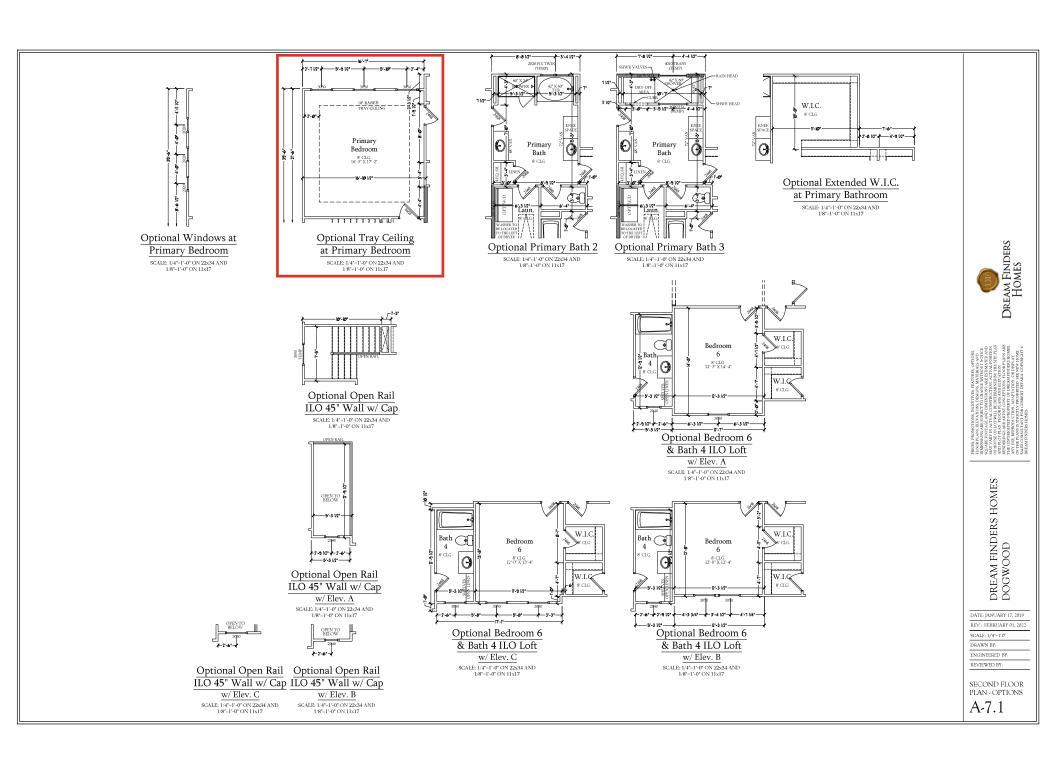
A-6.4

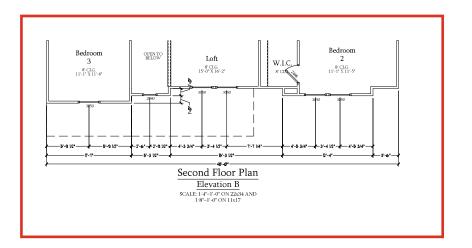
REVIEWED BY:

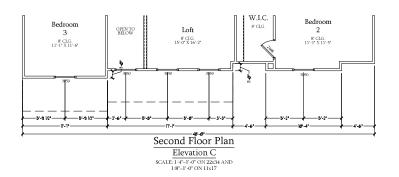
SECOND FLOOR PLAN

A-7











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



PRICES, PROMOTIONS, INC.
HONS PRICES, PROMOTIONS, INC.
HONS PRICES, PROFINES, RADIO
SUQUAR PROFINES, RADIO
PROPERTY PROFINES, RADIO
AND HOLT PLANS ESTRUCT,
PRICES, REPRODUCTION
AND HOLT PLANS ESTRUCT,
SUGUERATION,
SUGUERA DREAM FINDERS HOMES DOGWOOD

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

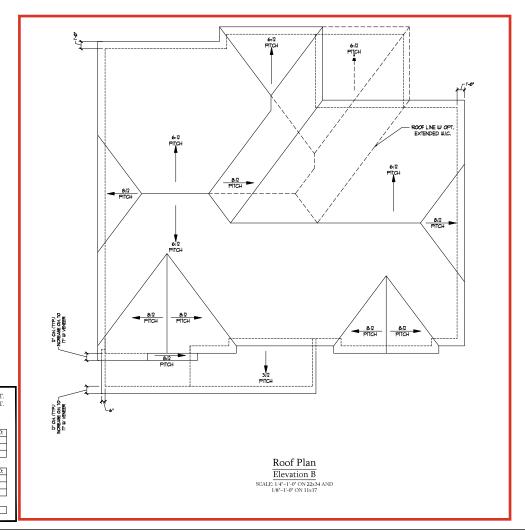
SCALE: 1/4"-1'0"

DRAWN BY:

ENGINEERED BY: REVIEWED BY:

B ELEVATIONS ROOF PLAN

A-8.1



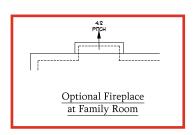
 $\frac{1858 \text{ SQ, FT.} / 300 = }{\text{LOWER: } \underline{3.09} \text{ UPPER: } } \frac{1858}{\underline{6.193}} \text{ SQ FT.}$ VENTING AREA REQUIRED: TOTAL REQUIREMENTS: LOWER AREA VENTING SOFFIT VENT

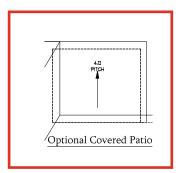
LOWER AREA VENTING PROVIDED: UPPER AREA VENTING RIDGE VENT PER UNIT: # UNITS: PROVIDED: .125 SF/LF 44'-0" 5.5

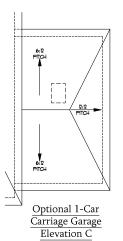
UPPER AREA VENTING PROVIDED:

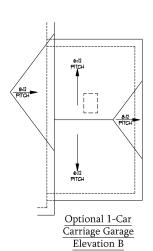
TOTAL UNDER ROOF AREA:

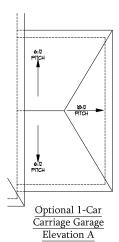
TOTAL AREA PROVIDED
SOFFIT AND RIDGE VENT 8.698













THE ADMINISTRATION IS STATISTED FOR THE STATISTS OF THE STATIS

DREAM FINDERS HOMES DOGWOOD

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

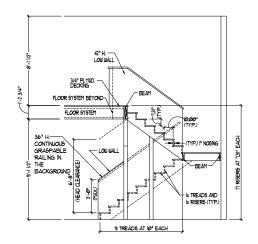
SCALE: 1/4"-1'0"

DRAWN BY: ENGINEERED BY:

REVIEWED BY:

ROOF PLAN OPTIONS

A-8.3



TYPICAL STAIR DETAIL (NTS)

STAIR NOTES:

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

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

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

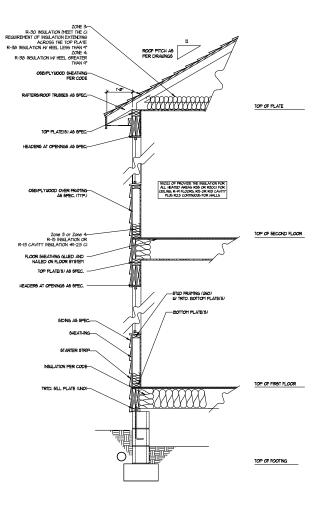
HANDRAILS

HADRALS FOR STANSAYS SHALL BE CONTINUAS FOR THE RLL LEWISH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RESER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOUEST ROSER, HADRALL ENDS SHALL BE RETURNED A SHALL TEMPORTE IN FLIGHT, FOR SEA SHATT TEMPORALS, HADRALS ADJACENT TO A WALL SHALL HAVE A SPACE OF MOT LESS TANK IN THE MICH PART THE WALL AS ON HADRALS.

CONTINUOUS GRASPABLE HANDRALL MIST MEET TYPE ONE OR TYPE TUD CRITERIA

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

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



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

DREAM FINDERS HOMES

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

DREAM FINDERS HOMES DOGWOOD

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

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

DRAWN BY: ENGINEERED BY: REVIEWED BY:

WALL SECTIONS AND STAIR DETAIL

AD-1

120V GFI OUTLET

120V BASEBOARD OUTLET

4-PLEX

FLOOR MOUNTED 120V

FLOOR MOUNTED 120V GFI

220V OUTLET

220V DEDICATED CIRCUIT

SPECIAL PURPOSE (240 V, ETC.)

WALL MOUNT LIGHT

CEILING MOUNT LIGHT

PENDANT LIGHT

Ø **⊙**

EVERALL LIGHT

FLUORESCENT LIGHT

UNDERCABINET LIGHT
FLOOD LIGHT

SWITCH

3-WAY SWITCH

4-WAY SWITCH

DIMMER SWITCH

TV CONNECTION

SPEAKER

Ø COMBO SMOKE/ CARBON MONOXIDE DETECTOR

110 V SMOKE DETECTOR

EXHAUST FAN



ELECTRICAL NOTES:

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

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

COUNTERTOP)
TELEVISION...14°

ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE DEJUPPED WITH A MONITORED BATTERY BACKUP PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.

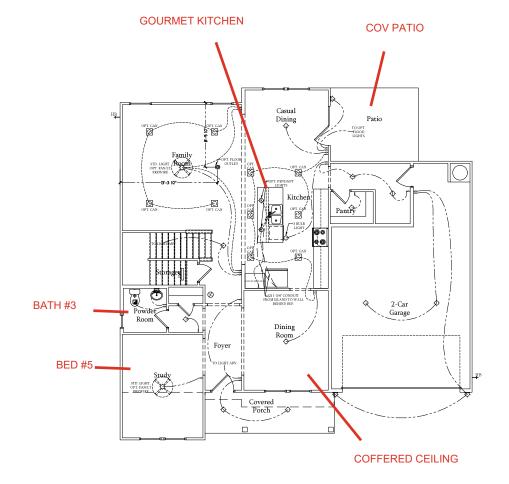
ALL 15A AND 20A RECEPTACLES IN SLEPPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DINING ROOMS, LIVING ROOMS, LIVING SECOMS, PARICES, LIBRARIES, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A GOMBINATION TYPE AF CL. DEVICE AND TAMPER-PROOF RECEPTACLES.

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

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

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

ALARMS SHALL RECEIVE THEIR PRIMARY FOWER FROM THE BULDING WRING WHEN SUCH WIRN'S SERVED FROM THE LOCAL FOWER FROM THE LOCAL FROM



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

DREAM FINDERS HOMES DOGWOOD

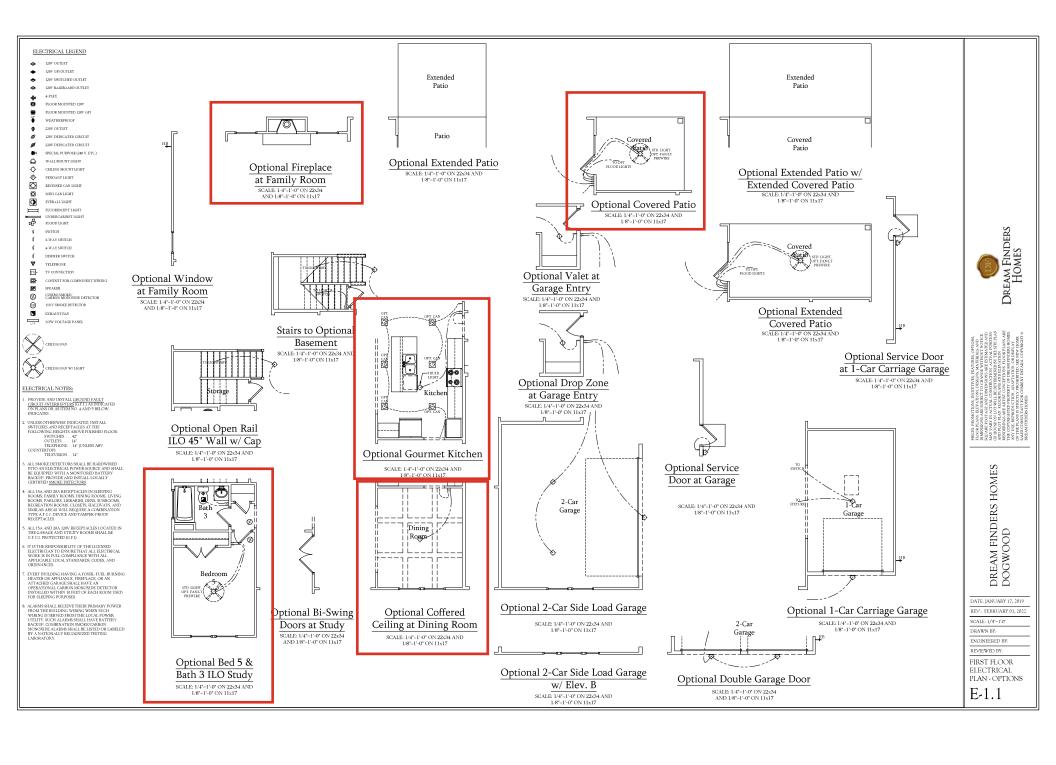
DATE: JANUARY 17, 2019 REV.: FEBRUARY 01, 2022

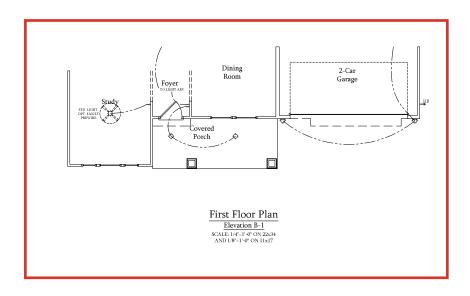
SCALE: 1/4"-1'-0" DRAWN BY:

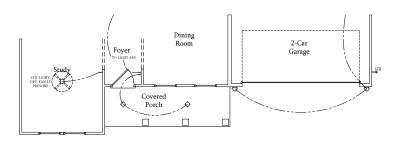
ENGINEERED BY-REVIEWED BY:

FIRST FLOOR ELECTRICAL PLAN

E-1







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

Dream Finders Homes

MINE, PRACTING VICTOR, CONTING VICTOR, CONTING

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

120V GFI OUTLET

4-PLEX

FLOOR MOUNTED 120V

FLOOR MOUNTED 120V GFI

120V DEDICATED CIRCUIT

SPECIAL PURPOSE (240 V, ETC.)

WALL MOUNT LIGHT

CEILING MOUNT LIGHT

PENDANT LIGHT

Ø **⊙** MINI CAN LIGHT

EVERALL LIGHT

FLUORESCENT LIGHT \equiv

UNDERCABINET LIGHT
FLOOD LIGHT

SWITCH

3-WAY SWITCH

4-WAY SWITCH

DIMMER SWITCH

TV CONNECTION

₩-CONDUIT FOR COMPONENT WIRING SPEAKER

Ø

COMBO SMOKE/ CARBON MONOXIDE DETECTOR 110 V SMOKE DETECTOR



ELECTRICAL NOTES:

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

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

COUNTERTOP)
TELEVISION...14°

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

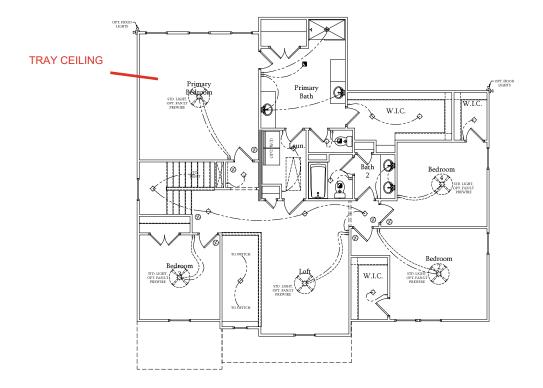
ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, PAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DINING ROOMS, LIVING ROOMS, LIVING ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AF GL DEVICE AND TAMPER-PROOF RECEPTACLES.

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

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

ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING SERVICE FROM THE LOCAL POWER WIRING SERVICE FROM THE LOCAL POWER OF THE LOCAL POWER SERVICE FROM THE LOCAL PROPERTY OF THE POWER SERVICE FROM THE LOCAL PROPERTY OF THE POWER SERVICE FROM THE LOCAL POWER SERVICE FROM THE LOCAL PROPERTY OF THE LOCAL POWER SERVICE FROM THE LOCAL PROPERTY OF THE LOCAL POWER SERVICE FROM THE LOCAL PROPERTY OF THE LOCAL PROPERTY OF THE LOCAL POWER SERVICE FROM THE LOCAL PROPERTY OF THE LOCAL POWER SERVICE FROM THE LOCAL PROPERTY OF THE LOCAL POWER SERVICE FROM THE LOCAL POWER SERV



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

THE SECRETARY OF STREET OF THE OPTIONS AND THE

DREAM FINDERS HOMES DOGWOOD

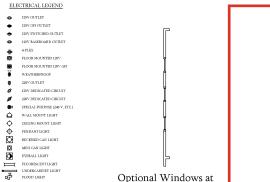
DATE: JANUARY 17, 2019 REV.: FEBRUARY 01, 2022

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

ENGINEERED BY-REVIEWED BY:

SECOND FLOOR ELECTRICAL PLAN

E-2



Primary Bedroom

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

1/8"-1'-0" ON 11x17

SWITCH

₽-

3 EXHAUST FAN

ELECTRICAL NOTES:

COUNTERTOP) TELEVISION...14"

3-WAY SWITCH

4-WAY SWITCH

DIMMER SWITCH

CONDUIT FOR COMP SPEAKER Ø

COMBO SMOKE/ CARBON MONOXIDE DETECTOR 110 V SMOKE DETECTOR

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

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

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.

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

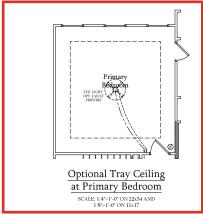
ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE G.F.C.I. PROTECTED (G.F.I).

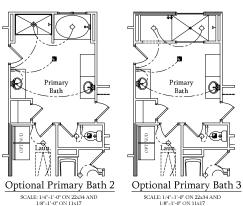
IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

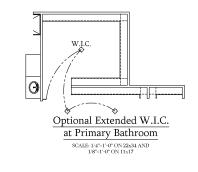
EVERY BUILDING HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED CARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING TURPOSES.

ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WHEN SUCH WIRING IS SEVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOCKEGABON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOENTIZED TESTING

LABORATORY



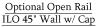




Optional Open Rail ILO 45" Wall w/ Cap

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





w/ Elev. A

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





Optional Open Rail Optional Open Rail ILO 45" Wall w/ Cap ILO 45" Wall w/ Cap

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

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

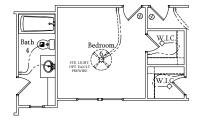


Optional Bedroom 6 & Bath 4 ILO Loft

w/ Elev. C

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

PRICES PROMOTIONS, I TIOON PLANS, ELEVATI IMPRISSIONS ARE SUBS SQUARE FROM ACE AND AND YOUR PLAN THOU PROUGE ON LOT WILL PROOP THE ACE ACE AND PLOT PLAN THOO RENDERINGS ARE ARTIFED AND THE COPYMENTED PRO-SALES CONSULTANT PO SALES CONSULTANT PO PREAM FROMES HOMES

DREAM FINDERS HOMES DOGWOOD

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

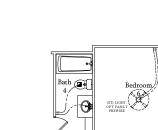
SCALE: 1/4"-1'-0"

DRAWN BY: ENGINEERED BY-

REVIEWED BY:

SECOND FLOOR ELECTRICAL PLAN - OPTIONS

E-2.1



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



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 MECHANICAL, ELECTRICAL, AND PLUMBIND DRAMINIS. 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 THAT THESE DOCUMENTS BE ACCURATE, PROVINGING 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 CHANTAIN IN THESE DOCUMENTS PRIOR TO THE COMMENCEMENT OF ANY WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ANY PLAN ERRORS, OMISSIONS, OR MISINITEPPRETATIONS 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

- DESIGN LIVE LOADS:

 ROOF = 20 PSF (LOAD DURATION FACTOR=1.25)

 LUNINHABITABLE 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:

- FLOOR 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"

SFISMIC DESIGN CATEGORY = B

ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:

- TJJ 210 SERIES (SERIES AND SPACING PER PLANS)

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

 LM: E=2,000,000 PSI, F₈=2,600 PSI, F₉=285 PSI, F₇=750 PSI

 PSL: E=2,100,000 PSI, F₈=2,900 PSI, F₇=290 PSI, F₆=625 PSI

THIS PLAN HAS BEEN DESIGNED PER THE 2018 EDITION OF THE NC RESIDENTIAL CODE.
WHERE FRAMING, FOUNDATION, OR OTHER
STRUCTURAL ITEMS DO NOT COMPLY WITH THE PRESCRIPTIVE METHODS OF THE CODE, THOSE ITEMS HAVE BEEN DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE PER NCRC R301.1.3.





30 M.P.H. Dogwood Model

Cover Project #: 105-16007 Designed By: KRK

Sheet

Checked By: Issue Date: 4/9/19

Re-Issue: 10/3/24 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

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. AND OTHER PARTY MAY REVISE, ALTER, OR DELETE ANY STRUCTURAL ASPECTS OF THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN CONSENT OF KSE ENGINEERING, P.C. OR THE SER, FOR THE PURPOSES OF THESE CONSTRUCTION DOCUMENTS, THE SER AND KSE ENGINEERING SHALL BE CONSIDERED THE SAME ENTITY. THE STRUCTURE IS ONLY STARLE IN ITS COMPLETED FORM. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY BRACING DURING CONSTRUCTION STOLEMENT. THE SER IS NOT RESPONSIBLE FOR CONSTRUCTION SCOLEMENCE, METHODS, OR TECHNIQUES IN CONNECTION WITH THE CONSTRUCTION OF THIS STRUCTURE. THE SER WILL NOT BE HELD RESPONSIBLE FOR THE CONTRACT OF STALLER PROVISE AND THE STRUCTURE. THIS PROJECT, THE SER BEARS THE RESPONSIBILITY OF THE PRIMARY

THE CONTRACTOR'S FAILURE TO CONFORM TO THE CONTRACT

THE CONTRACION'S FAILURE TO COMPORANT OF THE CONTRACI
DOCUMENTS, SHOULD ANY NON-CONFORMITIES OCCUR.
THE SER DOES NOT CERTIFY DIMENSIONAL ACCURACY OR
ARCHITECTURAL LAYOUT INCLUMIOR GOOF GEOMETRY. THE SER
ASSUMES NO LUBILITY FOR CHANGES MADE TO THESE PLANS BY
OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVANION

OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVAIDION FROM THE PLANS. THE SER SHALL BE NOTHINE PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS. ANY STRUCTURAL ELEMENTS OR DETAILS NOT ILLUY 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. VERTICATION OF THE SHOP DRAWINGS FOR DIMENSIONS, OR FOR ACTUAL, FIELD CONDITIONS, IS NOT THE RESPONSIBILITY OF THE SER OF THE SER/OWNED FROM THE PROPERSION OF ASSUMED PIELD CONDITIONS IS NOT THE RESPONSIBILITY OF THE SER OF THE CONTRACTOR SHALL BEREYOTHER.

RESPONSIBILITY OF THE SER. THE CONTRACTOR SHALL VERIFY THE FIFLD CONDITIONS FOR ACCURACY AND REPORT ANY DISCREPANCIES TO KSE ENGINEERING, P.C. BEFORE CONSTRUCTION BEGINS.
THE SER IS NOT RESPONSIBLE FOR ANY SECONDARY STRUCTURAL
ELEMENTS OR NON-STRUCTURAL ELEMENTS, EXCEPT FOR THE

- FLEMENTS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS ELEMENTS SPECIFICALLY NOTICE ON THE STOCKHORAL DRAWINGS.
 THIS STRUCTURE AND ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE BUILDING CODE AND ANY LOCAL CODES OR RESTRICTIONS. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE
- OVER SCALED DIMENSIONS ALL DIMENSIONS ARE TO FACE OF STUD OR TO EACE OF FRAMING LINLESS OTHERWISE NOTED 10. PROVIDE MOISTURE PROTECTION AND FLASHING PER ARCHITECTURAL

FOUNDATIONS:

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

 CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION. THE BUILDER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER ON THE STUDY OF THE PROPOSED SITE TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR
- MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN THE BUILDING CODE. THE SER HAS NOT PERFORMED A SUBSURFACE INVESTIGATION. VERIFICATION OF THE ASSUMED VALUE IS THE RESPONSIBILITY OF THE OWNER OR THE CONTRACTOR. SHOULD ANY ADVERSE SOIL CONDITION BE ENCOUNTERED, THE SER MUST BE CONTACTED BEFORE
- THE BOTTOM OF ALL FOOTINGS SHALL EXTEND BELOW THE FROST LINE FOR THE REGION IN WHICH THE STRUCTURE IS TO BE CONSTRUCTED, BUT NOT LESS THAN A MINIMUM OF 12" BELOW GRADE, ALL FOOTINGS TO HAVE A MINIMUM PROJECTION OF 2" ON EACH SIDE OF FOUNDATION WALLS, MAXIMUM FOOTING PROJECTION SHALL NOT EXCEED THE THICKNESS OF THE FOOTING.
- WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 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 14" DIAMETER v 8" LONG SIMPSON TITEN HD OR USP SCREW-BOLT+ SCREWS MAY BE SUBSTITUTED ON A 1 FOR 1 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. EXCAVATIONS OF FOOTINGS SHALL BE LINED TEMPORARILY WITH A 6
- MIL POLYETHYLENE MEMBRANE IF PLACEMENT OF CONCRETE DOES NOT OCCUR WITHIN 24 HOURS OF EXCAVATION
- NOT OCCUR WITHIN 24 HOURS OF EXCAVATION.

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

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

 11. NONE OF THE FOUNDATION DESIGNS IN THESE DOCUMENTS ARE SUITABLE
- FOR INSTALLATION IN SHRINK/SWELL CONDITIONS REFER TO GEOTECHNICAL ENGINEER FOR APPROPRIATE DESIGN.

 12. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM
- FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST TEN FEET
- WITHIN THE FIRST IEM FEET.

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

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

CONCRETE & REINFORCING

CONCRETE DESIGN BASED ON ACI 318 AND ACI 318.1 OR ACI 332.
CONCRETE SHALL HAVE A NORMAL WEIGHT AGGREGATE AND A MINIMUM
COMPRESSIVE STRENGTH (f'c) = 3,000 PSI MINIMUM AT 28 DAYS PER CODE (VARIES W/ WEATHER), UNLESS OTHERWISE NOTED ON THE PLAN. CONCRETE SHALL BE PROPORTIONED, MIXED, AND PLACED IN

ACCORDANCE WITH THE LATEST EDITIONS OF ACL 318: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"

AIR ENTRAINED CONCRETE MUST BE USED FOR ALL STRUCTURAL ELEMENTS EXPOSED TO FREEZE/THAW CYCLES AND DEICING CHEMICALS. AIR ENTRAINMENT AMOUNTS (IN PERCENT) SHALL BE WITHIN -1% TO

+2% OF 5% FOR FOOTINGS AND EXTERIOR SLABS.

NO ADMIXTURES SHALL BE ADDED TO ANY STRUCTURAL CONCRETE
WITHOUT WRITTEN PERMISSION OF THE SER. WATER ADDED TO CONCRETE ON SITE SHALL NOT EXCEED THAT ALLOWED BY THE MIX

CONCRETE SLABS-ON-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 302.1R: "GUIDE FOR CONCRETE SLAB AND SLAB CONSTRUCTION" CONTROL OR SAW CUT JOINTS (CUT OR TOOLED) SHALL BE SPACED IN

INTERIOR SLABS-ON-GRADE AT A MAXIMUM OF 15'-0 O.C. AND IN EXTERIOR SLABS-ON-GRADE AT A MAXIMUM OF 10'-0" UNLESS OTHERWISE NOTED, CARE SHALL BE TAKEN TO AVOID RE-ENTRANT

CORNERS.
CONTROL OR SAW CUT JOINTS SHALL BE PRODUCED USING CONVENTIONAL CUT OR TOOLED PROCESSES WITHIN 4 TO 12 HOURS AFTER THE SLAB HAS BEEN FINISHED.

ALL WELDED WIRE FABRIC (W.W.F.) FOR CONCRETE SLABS-ON-GRADE SHALL BE PLACED AT MID-DEPTH OF SLAB. THE W.W.F. SHALL BE SECURELY SUPPORTED DURING THE CONCRETE POUR. FIBROUS CONCRETE REINFORCEMENT, OR POLYPROPYLENE FIBERS MAY BE USED IN LIFTL OF WWF APPLICATION OF POLYPROPYLENE FIRERS PER CLIRIC 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.
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 BI

CONTINUOUS AND SHALL HAVE 90° BENDS, OR CORNER BARS WITH THE SAME SIZE/SPACING AS THE HORIZONTAL REINFORCEMENT 13. PROVIDE REINFÓRCEMENT LAP AS NOTED BELOW, UNLESS NOTED

OTHERWISE: #4 BARS - 30" LENGTH #5 BARS - 38" | FNGTH BARS - 45" LENGTH

WHERE REINFORCING DOWELS ARE REQUIRED, THEY SHALL BE EQUIVALENT IN SIZE AND SPACING TO THE VERTICAL REINFORCEMENT. EQUIVALENT IN SIZE AND SPACING TO THE VERTICAL REINDROCEMENT.

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

WHERE FOOTING BOTTOMS ARE TO BE STEPPED AT SLOPING GRADE

CONDITIONS, PROVIDE CONTINUOUS REINFORCING WITH Z BARS (TO

MATCH FOOTING REINFORCING) AS REQUIRED.

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

17. FOR GRADE SUPPORTED SLABS, SLAB REINFORCINGS, 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

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 CROUT SHALL CONFORM TO ASTM C-476 WITH A MAXIMUM AGGREGATE SIZE OF 36" AND A MINIMUM COMPRESSIVE STRENGTH OF 2,000

ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530/ASCE 5/TMS 402 AND "SPECIFICATIONS FOR MASONRY STRUCTURES" ACI 530.1 / ASCE 6/TMS 602.

THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION

IMES THEIR CEAST DIMENSION.

EACH CRAWL SPACE PIER SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING AND EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS. PILASTERS TO BE BONDED TO PERIMETER FOUNDATION WALL.

TOP COURSE OF MASONRY SHALL BE GROUTED SOLID HORIZONTAL WALL JOINT REINFORCEMENT SHALL BE STANDARD 9 GAGE GALVANIZED LADDER OR TRUSS TYPE SPACED AT 16" O.C., UNLESS

SHOWN OTHERWISE ON THE DRAWINGS. 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 "I" AND "L" SHAPED PIECES AT INTERSECTIONS AND CORNERS.

WOOD FRAMING:

SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE SPECIFICATIONS LISTED IN THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION": (NDS). LINESSS THERWISE NOTED. ALL WOOD FRAMING MEMBERS ARE DESIGNED TO

SPRUCE-PINE-FIR (SPE) WITH THE FOLLOWING MINIMUM DESIGN

VALUES: E=1,400,000 PSI, F_b=875 PSI, F_v=135 PSI

1.1. FRAMING: SPF #2. 1.2. PLATES: SPF #2. 1.3. STUDS: SPF STUD GRADE.

WALL STUD SPACING (MAXIMUM 10' NOMINAL PLATE HEIGHT): 1 & 2 STORY EXTERIOR AND INTERIOR BEARING: 2x4 @ 16" O.C. OR 2x6 @ 24" O.C., U.N.O. BOTTOM OF 3 STORIES EXTERIOR AND INTERIOR BEARING:

2x6 @ 16" O.C., U.N.O. INTERIOR NON-BEARING: 2x @ 24" O.C. UNO

ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW PINE #2 OR RETTER

Beliek.

Anchor sill plates in accordance W/ General Structural Notes.

All beams specified are minimum sizes only, larger members may be substituted as needed for ease of construction.

BE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
NAILS SHALL BE COMMON WIRE NAILS UNLESS OTHERWISE NOTED.
BOLT HOLES AND LEAD HOLES FOR LAG SCREWS SHALL BE IN
ACCORDANCE WITH NDS SPECIFICATIONS.

INDIVIDUAL STUDS FORMING A COLUMN SHALL BE ATTACHED WITH (2) 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.

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) %" DIAMETER THROUGH BOLT W/ NUTS AND WASHERS AT 12" O.C. STAGGERED TOP AND BOTTOM, 1½" MINIMUM EDGE DISTANCE, (UNLESS OTHERWISE NOTED)

ALL BEAMS AND HEADERS SHALL HAVE (1)2x JACK STUD & (1)2x KING STUD UNLESS OTHERWISE NOTED. THE NUMBER OF STUDS INDICATED ON PLANS ARE THE TOTAL NUMBER OF JACK STUDS REQUIRED, UNLESS OTHERWISE NOTED

12. PROVIDE KING STUDS AT EACH END OF HEADERS AS NOTED BELOW.

(2) STUDS LIP TO R' OPENING

13. ALL BEAMS TO BE CONTINUOUSLY SUPPORTED LATERALLY AND SHALL REAR FULL WINTH ON THE SUPPORTING WALLS OR COLLIMNS INDICATED BEAR FULL WITH ON THE SUPPORTING WALLS OR COLUMNS INDICATED WITH A MINIMUM OF TWO STUDE, UNLESS OTHERWISE NOTED. ALL BEAM SPLICES SHALL OCCUR OVER SUPPORTS.
SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.

15. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY

MOISTURE CONTENT <19%) UNLESS OTHERWISE NOTED ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS

ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIAMETER SHALL HAVE STUD PROTECTION SHIELDS, ALL HOLES OVER 1" IN DIAMETER FOR PLUMBING

PROTECTION SHIELDS, ALL HOLES OVER 1" IN DIMAETER FOR PLUMBING LINES, ETC. SHALL BE REPARED WITH SIMPSON INSEC OR USP STS1 STUD SHOES, TYPICAL, UNLESS O'THERWISE NOTED.

18. BEARING WALLS SHALL BE SHARIBED ON NOT LESS THAN ONE SIDE WITH OSB OR COPESUM BOARD. BRIDGING SHALL BE INSTALLED NOT ORFAIRT THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD ON LED OF SHEATHING.

19. DIACONAL BRACING. SHALL BE INSTALLED, AT EACH END OF BASEMENT

BEARING WALLS AND NOT MORE THAN 20' ON CENTER

EXTERIOR WOOD FRAMED DECKS:

DECKS ARE TO BE FRAMED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND AS REFERENCED ON THE STRUCTURAL PLANS, EITHER THROUGH CODE REFERENCES OR CONSTRUCTION DETAILS. PRESERVATIVE TREATED WOOD FRAMING TO BE SOUTHERN YELLOW

PINE #2 OR BETTER. GUARD RAILS REQUIRED AT DECKS, DESIGN BY OTHERS TO MEET

MINIMUM CODE REQUIREMENTS PROVIDE DECK LATERAL LOAD AND BRACING CONNECTIONS PER BUILDING

RAFTER FRAMED ROOF CONSTRUCTION:

LEK FRAMEL FUOL CONSTRUCTION:
PROVIDE 2x44-0" RAFTER ITES AT 48" O.C.
RAFTERS SHALL BE SUPPORTED BY PURINIS AND PURINI BRACES
AS SHOWN ON INTE PLAN. PURINI BRACES SHALL NOT BEAR ON
ANY CELING. JOSTS. STRONGBACK OR HEADER UNLESS SPECIFICALLY
SHOWN OR PIAN. BRATTESS MAY EE SPLICED AT PURINI LOCATIONS.
CELING. 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.

FASTEN RAFTER AND CEILING JOIST WITH (6) 12d NAILS UNLESS

PROVIDE VERTICAL 2x6 STRONGBACKS AT CEILING JOISTS @ 8'-0" PROVIDE VERTICAL 2X6 STRONGBACK AN CELLING JUSTS & 8-0
O.C. TIE STRONGBACK ENDS TO CABLE 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 O.C. AND FASTENED TO EACH JOIST WITH (1) 12d TOENAIL

WOOD TRUSSES (FLOOR & ROOF):

THE WOOD TRUSS MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE WOOD TRUSSES. SUBMIT SEALED SHOP DRAWINGS AND SUPPORTING CALCULATIONS TO THE SER FOR REVIEW PRIOR TO FABRICATION. THE SER SHALL HAVE A MINIMUM OF (5) DAYS FOR REVIEW. THE REVIEW BY THE SER SHALL BE FOR OVERALL COMPLIANCE OF THE THE REVIEW BY THE SEN SHALL BE FOR OVERALL COMPLIANCE OF THE DESIGN DOCUMENTS. THE SER SHALL ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE STRUCTURAL DESIGN FOR THE WOOD TRUSSES. THE WOOD TRUSSES SHALL BE DESIGNED FOR ALL REQUIRED LOADINGS

AS SPECIFIED IN THE LOCAL BUILDING CODE, THE ASCE STANDARD "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES." (ASCE 7), AND THE LOADING REQUIREMENTS SHOWN ON THESE SPECIFICATIONS. THE TRUSS DRAWINGS SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION DOCUMENTS AND PROVISIONS PROVIDED FOR LOADS SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED TO HVAC EQUIPMENT, PIPING, AND ARCHITECTURAL FIXTURES ATTACHED TO THE TRUSSES

THE TRUSSES SHALL BE DESIGNED, FABRICATED, AND FRECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI/TPI 1: "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION"

THE TRUSS MANUFACTURER SHALL PROVIDE ADEQUATE BRACING INFORMATION IN ACCORDANCE WITH "BUILDING COMPONENT SAFETY INFORMATION CHIDE 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 DRAWNOS SHALL SHOW THE REQUIRED ATTACHMENTS FOR THE TRUSSES. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING TEMPORARY BRACING AND SHORING FOR THE FLOOR AND ROOF TRUSSES AS REQUIRED DURING

CONSTRUCTION, AT A MINIMUM, CONTRACTOR SHALL FOLLOW TH

Construction, at minimum, continentary about Polician Requirements of the Latest Bosi. The Contractor Shall Keep a Copy of the Bosi Summary Sheets on Site.

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PERMANENT TRUSS BRACING SHOWN IN THE STRUCTURAL DRAWINGS AND IN THE INUSS BHOCKING SHOWN IN THE STRUCTURED, LEWANING AND IN THE TRUSS DESIGNS, ALL CONTINUOUS LETERAL BRACING OF WEBS RECOURES BRACES, REFER TO BCSI SUMMARY SHEET BUS FOR TYPES OF DIAGONAL BRACES SHOWNED AT EACH CONTINUOUS LATERAL BRACE LINE. SUCH DIAGONAL BRACES SHALL BY EASTERNED TO EACH TRUSS WEB WITH A DIAGONAL BRACES SHALL BE FASTERED TO EACH TRUSS WEB WITH A MINIMUM OF TWO 10d FACE NAILS. WHERE CONTINUOUS LATERAL BRACING CANNOT BE INSTALLED, DUE TO A MINIMUM OF THREE ADJACENT TRUSSES NOT BEING IDENTICAL, THE CONTRACTOR SHALL COORDINATE WITH THE TRUSS SPECIALTY ENGINEER/MANUFACTURER TO DETERMINE WHAT TYPE OF ALTERNATE BRACE (I.E., T OR L BRACE, ETC.) IS REQUIRED.

ANY 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.

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.

TRUSS MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTORS FOR PROVIDE SIMPSON H2.5A, USP RT7 OR EQUIVALENT AT EACH TRUSS TO

TOP PLATE CONNECTION, UNLESS OTHERWISE NOTED.

WOOD I-JOIST FLOOR FRAMING:

THE I-JOIST MANUFACTURER IS RESPONSIBLE FOR THE DESIGN OF THE FLOOR I-JOISTS. SUBMIT I-JOIST LAYOUTS TO THE SER FOR REVIEW PRIOR TO INSTALLATION. THE SER SHALL HAVE A MINIMUM OF (5) DAYS PRIOR TO INSTALLATION. HE SER SHALL HAVE A MINIMUM OF (3) DATS FOR REVIEW THE REVIEW BY THE SER SHALL BE FOR OVERALL COMPLIANCE OF THE DESIGN DOCUMENTS. THE SER SHALL ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE STRUCTURAL DESIGN OF THE

I-JOISTS 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. I—JOIST DESIGNS SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION DOCUMENTS AND PROVISIONS PROVIDED FOR LOADS SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED TO HVAC FOLIPMENT, PIPING, AND ARCHITECTURAL FIXTURES ATTACHED TO THE 1-JOISTS.

I-JOISTS SHALL BE DESIGNED FOR L/480 MAXIMUM LIVE LOAD

DEFLECTION.

I-JOISTS ARE TO BE SPACED PER TILE COUNCIL OF NORTH AMERICA

(TCNA, INC) SPECIFICATIONS WHERE SUPPORTING TILE FLOORING.
THE I-JOIST SPACING SHOWN ON THE SEALED STRUCTURAL DRAWINGS IS
TO BE THE MAXIMUM SPACING OF THE FLOOR I-JOISTS. THE 1-JOIST MANUFACTURER IS RESPONSIBLE TO PROVIDE ADDITIONAL

THE 1-JUST MANUFACTURER IS RESPONSIBLE TO PROVIDE ADDITIONAL 1-JUSTS BENEATH DOOR JAMBS, PARALLEL WALLS, KITCHEN COUNTERS AND KITCHEN ISLANDS AS REQUIRED.
1-JUST LAYOUT AND PLACEMENT BY MANUFACTURER IS TO BE COORDINATED WITH THE SUPPORT LOCATIONS SHOWN ON THE SEALED

STRUCTURAL DRAWINGS THE I-JOIST MANUFACTURER IS TO SPECIFY ALL REQUIRED CONNECTORS

FOR ALL I-JOIST CONNECTIONS, U.N.O.

THE I-JOIST MANUFACTURER IS TO PROVIDE ALL STANDARD I-JOIST INSTALLATION SPECIFICATIONS AND DETAILS REQUIRED.

MECHANICAL FASTENERS:

1. ALL METAL HARDWARE AND FASTENERS TO BE SIMPSON STRONG-TIE OR APPROVED EQUIVALENT.

ALL HARDWARE AND FASTENERS IN CONTACT WITH PRESERVATIVE

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

WOOD STRUCTURAL PANELS:

- FABRICATION AND PLACEMENT OF STRUCTURAL WOOD SHEATHING SHALL BE IN ACCORDANCE WITH THE APA DESIGN/CONSTRUCTION GUIDE "RESIDENTIAL AND COMMERCIAL," AND ALL OTHER APPLICABLE
- APA STANDARDS.
 ALL REQUIRED WOOD SHEATHING SHALL BEAR THE MARK OF THE
- WOOD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF WOUD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED ON THESE DRAWINGS. REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION. EXTERIOR WALLS TO BE FULLY SHEATHED LISING %" OSB OR PLYWOOD MINIMUM AT BRACED WALL PANELS PROVIDE BLOCKING AT ALL SHEET EDGES NOT FALLING ON STUDS
- OR PLATES.
 ROOF SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ROOF SHEATHING SHALL BE CONTINUOUS OVER TWO SUPPORTS MINIMUM AND ATTACHED TO ITS SUPPORTING ROOF FRAMING WITH 8D NAILS AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN PANE FIFLD LINLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING STRALL 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 PLYMOOD CUPS OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING RODE SHEATHING

PANEL END JOINIS SHALL OCCUR OVER FRAMING, ROUP SHE TO BE 1/6" OSB MINIMUM. 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 PLANS, SHEATHING SHALL BAYE A SPAN RATING CONSISTENT WITH THE 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.

SHEATHING SHALL HAVE A 1/8" 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.

FARRICATION AND PLACEMENT OF STRUCTURAL FIRERROARD SHEATHING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AFA

FIBERBOARD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED ON THESE DRAWINGS. REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION.

SHEATHING SHALL HAVE A 1/8" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE AFA.

STRUCTURAL STEEL

STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND OF THE MANUAL OF STEEL CONSTRUCTION "LOAD RESISTANCE FACTOR DESIGN" LATEST EDITIONS ALL STEEL SHALL HAVE A MINIMUM YIELD STRESS (Fy) OF 50 KSI

UNLESS OTHERWISE NOTED.
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.

ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A
MINIMUM BEARING LENGTH OF 34," AND FULL FLANGE WIDTH UNLESS
OTHERWISE NOTED. BEAMS MUST BE ATTACHED AT EACH END WITH MINIMUM OF FOUR 16d NAILS OR (2) 1/2" x 4" LAG SCREWS

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

BRICK VENEER LINTEL SCHEDULE					
SPAN	LINTEL SIZE	END BEARING			
UP TO 3'-0"	3½"×3½"×¼"	4"			
UP TO 6'-3"	5"x3½"x516" L.L.V.	8"			
UP TO 9'-6"	TO 9'-6" 6"x3½"x516" L.L.V.				
LINTELS ARE NOT DESIGNED TO BE BOLTED TO HEADERS UNLESS SPECIFIED ON UNIT PLANS.					
CONNE UNED N,"U. CHALL DE CHUDEU IN HALL CINEU					









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Structur eneral

Checked By:

유호 Project #: 105-19000 Designed By: KRK

a.

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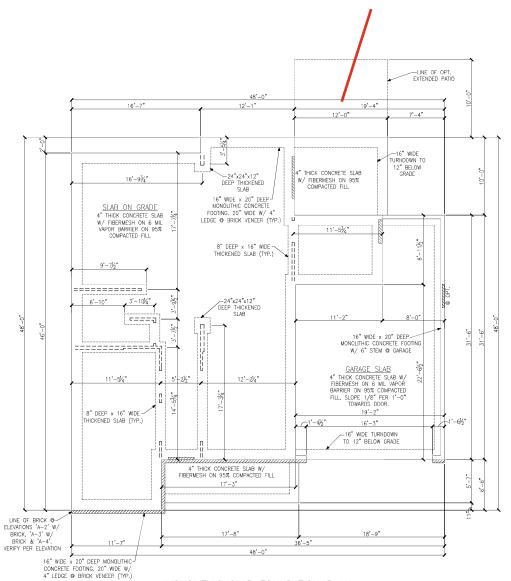
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Carolina

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

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 48" WSP ⇒ BRACED WALL PANEL

Slab Four. (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

ZZZZZZZZ

LOCATION OF DOOR ABOVE

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

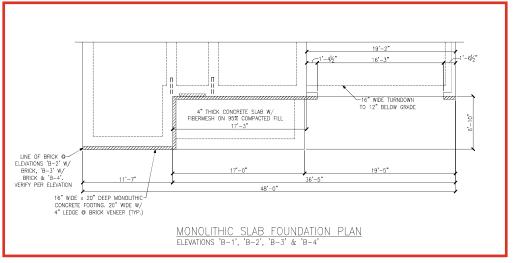


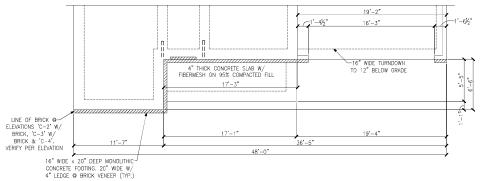
Up to 130 M.P.H Carolina Division Elevations A. Dogwood Model Monolithic Project #: 105-16007 Designed By: KRK Checked By: ssue Date: 4/9/19 Re-Issue: 10/3/24 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

×

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

Plan -3'&





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





'C-4'

'C-3' &

LEGEND

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

⇒ BEARING WALL ABOVE

BRACED WALL PANEL
 SET FOR BRACED WALL PANEL
 SET FOR BRACED WALL PANEL
 SHEATHING FASTENING &
 BLOCKING DETAILS)

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



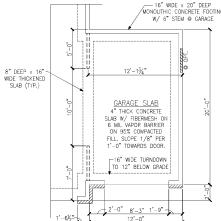
., C-2, ..., 19-10

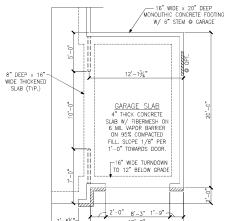
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-LINE OF OPT. EXTENDED PATIO 19'-4" -16" WIDE FURNDOWN TO 12* BELOW CRADE to 4" THICK CONCRETE SLAB W/ FIBERMESH ON 95% COMPACTED FILL

PARTIAL FOUNDATION PLAN OPTIONAL EXTENDED COVERED PATIO





MONOLITHIC CONCRETE FOOTING
W/ 6" STEM @ GARAGE

11'-5¾

GARAGE SLAB
4" THICK CONCRETE
SLAB W/ FIBERMESH ON
6 MIL VAPOR BARRIER
ON 95% COMPACTED

FILL. SLOPE 1/8" PER 1'-0" TOWARDS DOOR.

16" WIDE TURNDOWN-TO 12" BELOW GRADE

18'-9"

PARTIAL FOUNDATION PLAN

OPTIONAL 2-CAR SIDE LOAD GARAGE

16'-7"

5'-7"

16'-7¾

PARTIAL FOUNDATION PLAN

OPTIONAL FIREPLACE AT FAMILY ROOM

5'-5½"

ELEVATION A

5'-6½"

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

ZZZZZZZZ

LOCATION OF DOOR ABOVE

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



Dogwood Model — Up to 130 M.P.H. Carolina Division Monolithic Options Project #: 105-16007 Designed By: KRK Checked By: ssue Date: 4/9/19 Re-Issue: 10/3/24 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

Plans

Foundation

Slab

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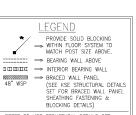
Stone

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Framing P -1', 'A-2', el - RH

Model

Plan æ



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.

32" CS-WSP

pantry

14" I-JOISTS PER SUPPLIER

14" I-JOISTS PER SUPPLIER

- 4x4 P.T. POST W/ SIMPSON ABA44 BASE AND BCS2-2/4 CAP (TYP.)

CS-WSP

2-car

garage

(3)1¾"x14" LVL CONT.

COFFERED CEILING

GOURMET KITCHEN

64" CS-WSP

(1)2x10

20 LINE OF BRICK © CS-PF ELEVATION 'A-2' W/ BRICK. VERIFY PER ELEVATION

RIM BOARD

(1)2x10 (1)2x10

casual

dining

kitchen

dining

room

(1)2x10 (1)2x10

T RIM BOARD

covered porch

SECOND FLOOR FRAMING PLAN

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

67" CS-WSP

14" I-JOISTS PER SUPPLIER

family room

storage

powder

room

study

2x4 LEDGER w/ (2)12d-NAILS @ 16" O.C.

CS-ESW(2) DESIGNED TO REPLACE 95" OF CS-WSP. STRAP AROUND OPENINGS PER DETAIL C/SD-3

DOUBLE RIM BOARD ACROSS STAIRS

BATH #3

BED #5

(1)2x10

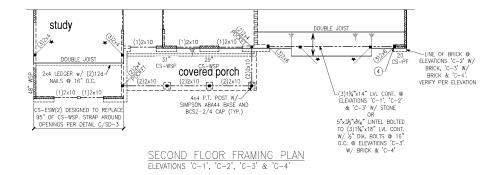
DOUBLE JOIST

foyer

- (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.



evations Dogwood Project #: 105-16007 ssue Date: 4/9/19 Re-Issue: 10/3/24 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34







,C-4, \approx ,c-3, ,c-2,

,C-1,

Framing Plc '8–2', '8–3', 'E del — RH

Floor 'B-1', "

Plans ', 'B-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.

(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.

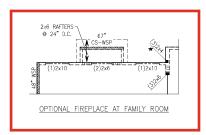


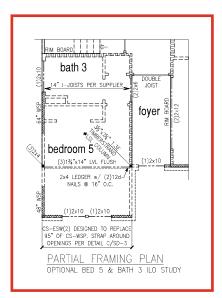
Dogwood Carolina Elevations Second η Project #: 105-16007 Checked By: ssue Date: 4/9/19 Re-Issue: 10/3/24 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

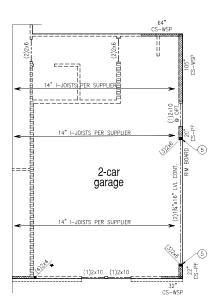
Model

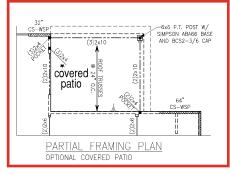
Division

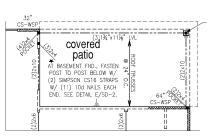
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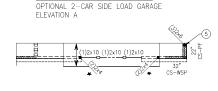






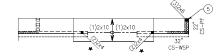


PARTIAL FRAMING PLAN OPTIONAL EXTENDED COVERED PATIO

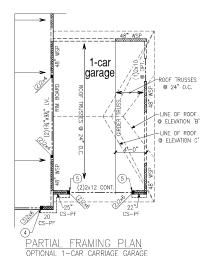


PARTIAL FRAMING PLAN

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



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





PROVIDE SOLID BLOCKING

WITHIN FLOOR SYSTEM TO
MATCH POST SIZE ABOVE.

⇒ 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.

KEYNOTE

48" WSP

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 Plans Options Dogwood Model — RH Up to 130 M.P.H.

Division

Carolina

LEERING

KERTOWN, PA 18951
(215) 804-4449

Project #: 105–16007
Designed By: KRK
Checked By:
Issue Date: 4/9/19
Re-Issue: 10/3/24
Scale: 1/8"=1"-0" @ 11x17
1/4"=1"-0" @ 22x34

S - 2.3





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'n ṁ

'B-2', RH

Model

Division

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 & 48" WSP BLOCKING DETAILS)

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

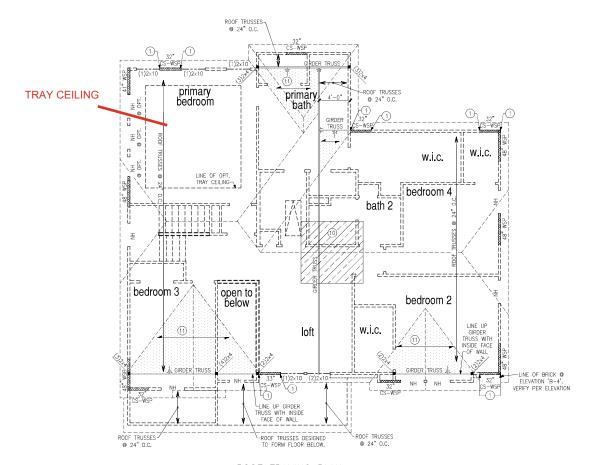
PLAN DESIGNED WITH 8' WALL PLATES

- CONNECT STUD AT END OF BRACED WALL PANEL TO FRAMING BELOW WITH A 30" LONG SIMPSON CS22 COIL STRAP WITH MIN 8-10d NAILS EACH END.
- (10) 8'x8' HVAC PLATFORM TRUSSES DESIGNED TO SUPPORT HVAC UNITS.
- (1) 2x6 OVERFRAMING W/ 2x8 RIDGE AND VALLEY PLATES OR VALLEY SET TRUSSES @ 24" O.C. (TYP.)



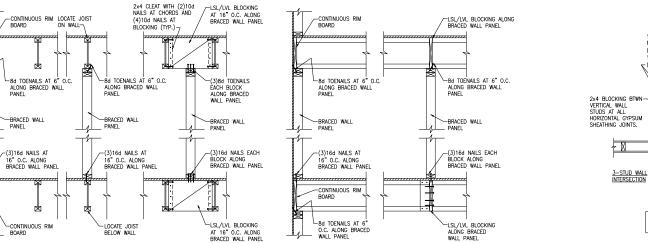
evations Dogwood Project #: 105-16007 Checked By: ssue Date: 4/9/19 Re-Issue: 10/3/24 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

Framing tions 'B—



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





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

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

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

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

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

BRACED

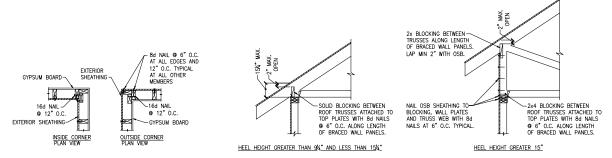
BRACED WALL INTERSECTIONS MAY

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

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

INTERSECTING 2x6 WALL)

"T" PLATE WALL INTERSECTION



DTYPICAL EXTERIOR CORNER WALL FRAMING

(A) TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION BRACED WALL PANELS PARALLEL TO 1-JOISTS

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



Details Wall Braced

Project #: 105-19000 Designed By: KRK

130 M.P.H.

Carolina

Checked By: Issue Date: 1/1/19

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









130 M.P.H. 9 Up to North

Carolina

Floor

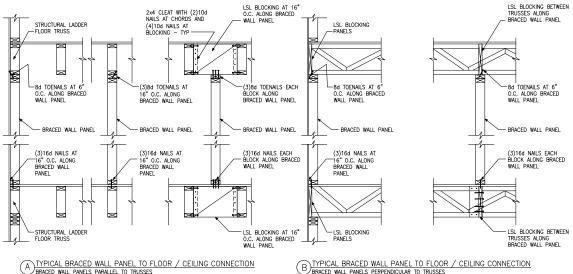
Details

Wall

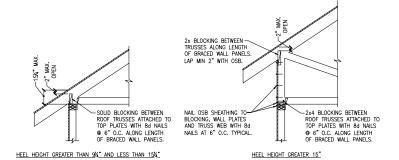
Braced Project #: 105-19000 Designed By: KRK

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



DTYPICAL EXTERIOR CORNER WALL FRAMING

EXTERIOR SHEATHING

GYPSUM BOARD-

16d NAIL

@ 12" 0.0 EXTERIOR SHEATHING

INSIDE CORNER PLAN VIEW

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

12" O.C. TYPICAL AT ALL OTHER

MEMBERS

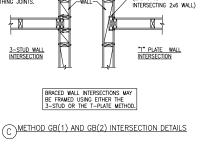
16d NAII

OUTSIDE CORNER PLAN VIEW

@ 12" O.C.

-GYPSUM BOARD

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



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

1/2" (MIN) GYPSUM WALLBOARD. FASTEN TO WALL ALL SUPPORTS

(STUDS, PLATES, BLOCKING) WITH 1.25" TYPE W SCREWS AT 7" O.C.

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

BRACED

2x4 BLOCKING BTWN VERTICAL WALL STUDS AT ALL HORIZONTAL GYPSUM

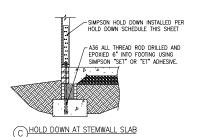
SHEATHING JOINTS











-FLOOR SYSTEM.

-2x6 EXTERIOR WALL

670.00

A36 ALL THREAD ROD DRILLED

AND EPOXIED 6" INTO FOOTING USING SIMPSON "SET"/"ET" OR USP CIA-GEL ADHESIVE.

SEE PLANS

STRAP, SEE PLANS-FOR TYPE AND

HOLD DOWN INSTALLED PER HOLD DOWN SCHEDULE THIS SHEET, SEE PLANS FOR TYPE

AND LOCATION.

LOCATION.

B TYPICAL HOLD DOWN DETAIL

-HOLD DOWN INSTALLED PER HOLD DOWN SCHEDULE THIS SHEET, SEE

PLANS FOR TYPE AND LOCATION.

-A36 ALL THREAD ROD DRILLED AND EPOXIED 6" INTO FOOTING USING SIMPSON "SET"/"ET" OR

USP CIA-GEL ADHESIVE.

(E)HOLD DOWN AT CRAWL SPACE FOUNDATION

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

-SHEAR WALL, SEE

SCHEDULE AND PLANS FOR LOCATION

2x FULL HEIGHT

NAILS @ 6" O.C.-

(2)2x FULL HEIGHT-

STUD W/ 10d NAILS @ 6" O.C. EACH PLY

A36 ALL THREAD ROD-

SIMPSON CNW1/2

OR USP CNW12-ZP COUPLER NUT

GROUT CMU SOLID AT ALL THREAD ROD-

STUD W/ 16d

(2) 2x FULL HEIGHT

STUD W/ 10d NAILS

@ 6" O.C. EACH PLY

- 2x FULL HEIGHT STUDS

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

(D)HOLD DOWN AT MONOLITHIC SLAB FOUNDATION

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

A TYPICAL HOLD DOWN DETAIL

W/ 16d NAILS @ 6" O.C.

SHEAR WALL, SEE SCHEDULE AND PLANS FOR LOCATION

AND LOCATION.

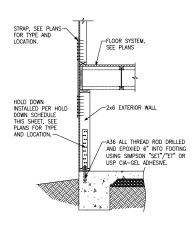
HOLD DOWN INSTALLED PER— HOLD DOWN SCHEDULE THIS SHEET, SEE PLANS FOR TYPE

(C)HOLD DOWN AT STEMWALL SLAB FOUNDATION

-HOLD DOWN INSTALLED PER HOLD

DOWN SCHEDULE THIS SHEET, SEE PLANS FOR TYPE AND LOCATION.

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



G HOLD DOWN AT BASEMENT FOUNDATION

HOLD DOWN SCHEDULE					
HOLD SIMPSON	DOWN USP	ALL THREAD ROD	FASTENERS		
LTTP2	N.A.	½" DIA.	(12)0.148"x2½" LONG NAILS		
HTT4	HTT16	%" DIA.	(18)0.148"x2½" LONG NAILS		
HTT5	HTT45	%" DIA.	(26)0.148"x2½" LONG NAILS		

	HOLD	DOWN	ΑT	BASEMENT	FOUNDATION	
U	MONOLIT	THIC TUR	N-D	OWN		

HOLD DOWN SCHEDULE				
HOLD DOWN SIMPSON USP		ALL THREAD ROD	FASTENERS	
LTTP2	N.A.	½" DIA.	(12)0.148"x21/2" LONG NAILS	
HTT4	HTT16	%" DIA.	(18)0.148"x2½" LONG NAILS	
HTT5	HTT45	%" DIA.	(26)0.148"x2½" LONG NAILS	



Details

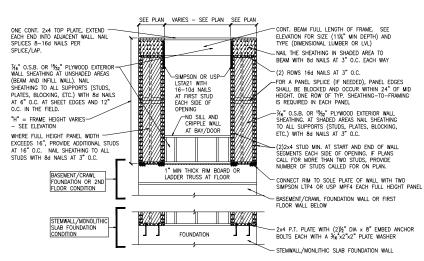
Down

PIOH

130 M.P.H. Carolina

9 Up to North

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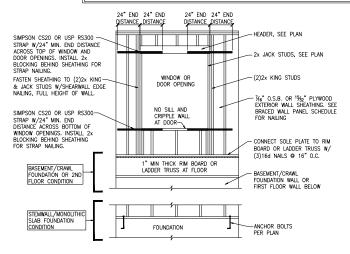


(B) METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION TWO BRACED WALL SEGMENTS

BRACED WALL PANEL AND ENGINEERED SHEAR WALL SCHEDULE			
PANEL TYPES PANEL TYPE		MATERIAL	FASTENERS
WSP	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	60 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	60 or 80 common nails at 6" o.c. at sheet edges and 12" o.c. at intermediate supports. <u>Engineered Alternative</u> : 16 <u>Gage by 1.75" Long</u> Staples at 3" o.c. at sheet edges and 6" o.c. at intermediate supports
CS-PF	CONTINUOUS SHEATHED PORTAL FRAME	7/16" OSB	NAILING PER DETAIL
PFH	PORTAL FRAME WITH HOLD DOWNS	7/16" OSB	NAILING PER DETAIL
CS-ESW(1)	ENGINEERED SHEAR WALL, TYPE 1	7/16" OSB	8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS
CS-ESW(2)	ENGINEERED SHEAR WALL, TYPE 2	7/16" OSB	8D COMMON NAILS AT 4" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS
CS-ESW(3)	ENGINEERED SHEAR WALL, TYPE 3	7/16" OSB	8D COMMON NAILS AT 3" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS

BRACED WALL PANEL NOTES:

- 1. ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- . PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS
- SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH %6" O.S.B., OR 15/2" PLYWOOD, FASTENED PER IRC. AT EXTERIOR CORNERS, SHEATHING SHALL BE FASTENED PER KSE BRACED WALL DETAILS. AT INTERIOR WALL INTERSECTIONS, FASTEN STUDS & WALL BRACING PER KSE BRACED WALL DETAILS.
- BRACED WALL PANELS AND ENGINEERED SHEAR WALLS ARE PROVIDED PER IRC. PANEL LENGTHS SHOWN ON PLANS ARE THE MINIMUM LENGTH REQUIRED.



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





Braced Wall Notes & Details

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

SD-3

METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS

MONOLITHIC SLAB OR BASEMENT FOUNDATION





Portal Frame Details

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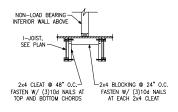
Project #: 105-19000
Designed By: KRK
Checked By:

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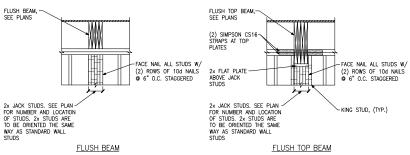
Re-Issue: Scale: 1/8"=1'-0" @ 11x17

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

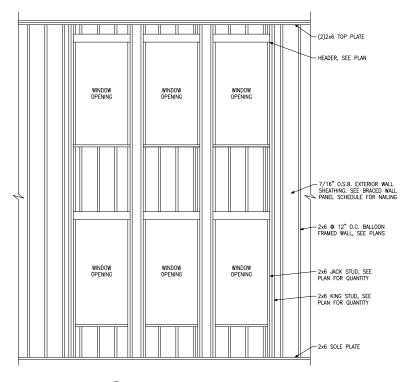
SD-4



C I-JOIST LADDER BLOCKING AS REQUIRED @ PARALLEL WALLS



(E) BUILT-UP STUD DETAIL SUPPORTING BEAM



DBALLOON FRAMED WALL DETAIL N.T.S.



Details Framing Miscellaneous

Up to North Project #: 105-19000 Designed By: KRK

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KSE

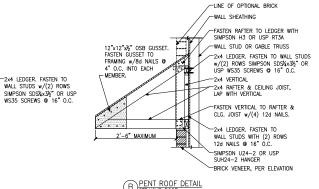
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Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34



B PENT ROOF DETAIL

2x4 BLOCKING BETWEEN TRUSSES WITH SIMPSON U24 OR USP JL24 EACH END 8d NAILS AT 6" O.C. --8d NAILS AT 4" O.C. 2v4 FRAMING AT 24" O.C. CANTILEVERED OVER GABLE END TRUSS 2x4 BLOCKING BTWN RAFTERS. -SIMPSON LTP4 OR USP 2x6 KICKER AT 6'-0" O.C., WITH-MPF4 EVERY OTHER BLOCK | 2x6 "T" SCAB. NAIL SCAB TO KICKER WITH 104 NAILS AT 6" O.C. KICKER MAY BE OMITTED WHEN HEIGHT OF GABLE END . (5) 10d-TRUSS IS 4'-0" OR LESS. 7/6" OSB AT GABLE END— TRUSS, PER SHEAR WALL BELOW EDGE NAILING PER SHEAR -(2) SIMPSON GBC OR USP HC520 EACH KICKER WALL SCHEDULE PER SHEAR ROOF TRUSSES AT WALL ABOVE (6" O.C. AT NON-SHEAR WALLS) SIMPSON A35 OR USP MPA1 SPACED PER SHEAR WALL BELOW ENTIRE GABLE END %6" OSB WALL SHEATHING

(E) GABLE END WALL DETAIL

-LINE OF OPTIONAL BRICK

FASTEN RAFTER TO LEDGER WITH SIMPSON H3 OR USP RT3A

2x4 LEDGER. FASTEN TO WALL STUDS

w/(2) ROWS SIMPSON SDS¼x3½" OR USP WS35 SCREWS @ 16" O.C.

FASTEN VERTICAL TO RAFTER &

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

WALL STUDS WITH (2) ROWS

-SIMPSON U24-2 OR USP SUH24-2 HANGER -BRICK VENEER, PER ELEVATION

-2x4 LEDGER. FASTEN TO

12d NAILS @ 16" O.C.

A PENT ROOF DETAIL CURVED ROOF

SLOPING L3½"x3½"x¾" BRICK

ANGLE WITH HORIZ. PL3x3x/6 PLATES AT 24" O.C. (MIN TWO

PER ANGLE. NAIL TO GIRDER TRUSS WITH 16d NAILS AT 9"

O.C. THROUGH PRE-DRILLED -HOLES.

ROOF GIRDER TRUSS TO

SUPPORT DEAD LOAD OF

TO L/600 OR 0.3" MAX., SEE PLANS. (D)TRUSS DETAIL 2x12 RAFTER WITH

CURVED PROFILE

OSB GUSSET, CUT TO-MATCH ROOF PROFILE

FASTEN GUSSET TO

FRAMING w/8d NAILS @ 4"

O.C. INTO EACH MEMBER.

2x4 VERTICAL

2x4 LEDGER, FASTEN TO

/WALL STUD OR GABLE TRUSS

-WALL SHEATHING

-2x4 VERTICAL

-2x4 CEILING JOIST, LAP WITH VERTICAL

OSB GUSSET, CUT TO MATCH ROOF PROFILE FASTEN GUSSET TO

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

2'-6" MAXIMUM

2x12 RAFTER WITH

CURVED PROFILE

CUT INTO RAFTER

BRICK VENEER-

2x WALL STUDS, SEE PLAN



-WALL STUD OR GABLE TRUSS TOENAIL RAFTER TO LEDGER WITH (4) 12d NAILS -2x4 LEDGER. FASTEN TO WALL STUDS w/(2) ROWS SIMPSON SDS½x3½" OR USP WS35 SCREWS @ 16" O.C. -2x4 RAFTER & CEILING JOIST, LAP AND FACE NAIL WITH (4)

-2x4 LEDGER. FASTEN TO WALL OR GABLE TRUSS WITH (2) ROWS 12d NAILS @ 16" O.C.

C EYEBROW ROOF DETAIL
STRAIGHT ROOF



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S

CONCRETE SLAB, SEE PLAN

-ISOLATED PAD FOOTING, SEE PLAN FOR SIZE

FOUNDATION SECTION K) ISOLATED PAD FOOTING

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

GROUP 1 CLASSIFIED SOIL

-4" GRAVFI FILL OR

-THICKENED SLAB, SEE PLAN.

CONCRETE SLAB POURED

WIDTH

FOUNDATION SECTION
THICKENED SLAB

MONOLITHICALLY WITH FOOTING, SEE PLAN. -

~4" CONCRETE STEMWALL

RECESSED SHOWER

FOUNDATION SECTION
THICKENED SLAB @ RECESSED SHOWER

FOOTING, SEE PLAN.

-8" DEEP x 16" WIDE THICKENED SLAB, SEE PLAN.

8" MINIMUM

EXTERIOR GRADE -

MONOLITHIC CONCRETE-FOOTING, SEE PLAN.

12" MINIMUM

BELOW GRADE



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-PLATE, SEE PLAN.

-INSTALL ½" DIA. ANCHOR BOLTS, SEE FOUNDATION

CONCRETE SLAB POURED

MONOLITHICALLY WITH FOOTING, SEE PLAN.

4" GRAVEL FILL

CLASSIFIED SOIL

COMPACTED SOIL

-MONOLITHIC CONCRETE

FOOTING W/ 4" LEDGE @ BRICK VENEER, SEE PLAN.

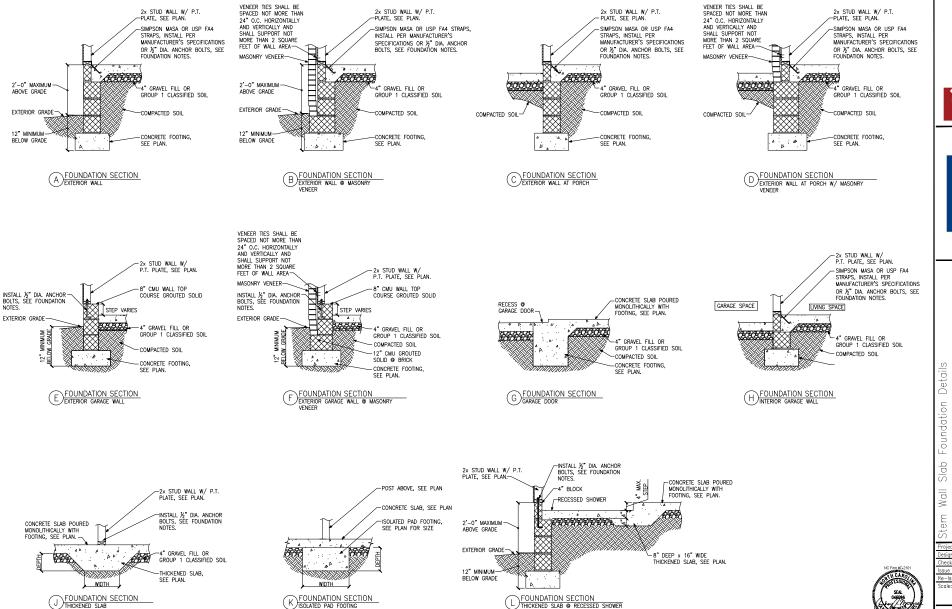
OR GROUP 1

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

Monolithic





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









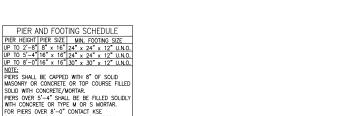
Checked By: Issue Date: 1/1/19 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

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P.T. PLATE

FOUNDATION SECTION (H) HUUNDATION SELECTION (H) INTERIOR GARAGE WALL

GARAGE SPACE

VENEER TIES SHALL BE SPACED NOT MORE THAN

MASONRY VENEER

TURN DOWN PORCH

SLAB TO BELOW TOP

OF FOUNDATION WALL

-0" MAX

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

CONCRETE SLAB POURED

MONOLITHICALLY WITH

FOOTING, SEE PLAN.

4" GRAVEL FILL OR

-CONCRETE FOOTING,

-COMPACTED SOIL

SEE PLAN.

GROUP 1 CLASSIFIED SOIL

24" O.C. HORIZONTALLY AND

VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2 SQUARE FEET OF WALL AREA—

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

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

12" CMU GROUTED

CONCRETE FOOTING,

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

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

-8" CMU WALL TOP COURSE GROUTED SOLID

-CONCRETE FOOTING,

SEE PLAN.

FLOOR JOIST,

SOLID @ BRICK

FLOOR JOIST,

-P.T. PLATE

SEE PLAN.

FOUNDATION SECTION

EXTERIOR WALL AT PORCH W/ MASONRY VENEER

LIVING SPACE

SEE PLAN

-ENGINEERED RIM BOARD

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

FLOOR JOIST,

SFF PLAN

NOTES.

TURN DOWN PORCH-SLAB TO BELOW TOP

OF FOUNDATION WALL

RECESS @

GARAGE DOOR-

C FOUNDATION SECTION
EXTERIOR WALL AT PORCH

G FOUNDATION SECTION
GARAGE DOOR

-P.T. PLATE

SEE PLAN.

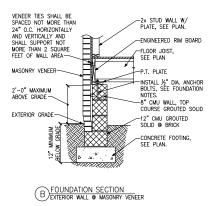
-ENGINEERED RIM BOARD

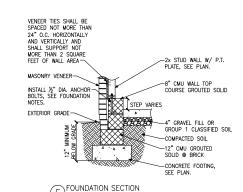
INSTALL ½" DIA. ANCHOR BOLTS, SEE FOUNDATION

8" CMU WALL TOP

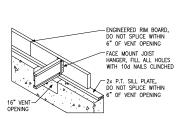
-CONCRETE FOOTING,

COURSE GROUTED SOLID

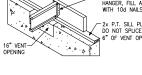




EXTERIOR GARAGE WALL @ MASONRY VENEER









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

FLOOR JOIST,

SEE PLAN

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

P.T. PLATE

2'-0" MAXIMUM

FXTERIOR GRADE-

INSTALL ½" DIA. ANCHOR BOLTS, SEE FOUNDATION

EXTERIOR GRADE

GIRDER PER

CMU PIER GROUTED -SOLID, SEE SCHEDULE

FOR SIZE AND HEIGHT

PLAN

NOTES

ABOVE GRADE -

ENGINEERED RIM BOARD

-8" CMU WALL TOP COURSE GROUTED SOLID

-CONCRETE FOOTING, SEE PLAN.

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

-8" CMU WALL TOP COURSE GROUTED SOLID

-4" GRAVEL FILL OR

CONCRETE FOOTING,

COMPACTED SOIL

SEE PLAN.

CONCRETE FOOTING,

SEE PLAN.

GROUP 1 CLASSIFIED SOIL

A FOUNDATION SECTION EXTERIOR WALL

STEP VARIES

E FOUNDATION SECTION

FLOOR JOIST, SEE PLAN

(K) CRAWL SPACE VENT DETAIL

S

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Basement Designed By: KRK

Detail

Foundation

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

-FLOOR JOIST, SEE PLAN

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

-CONCRETE BASEMENT WALL

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

WITH 4" BRICK LEDGE, SEE PLANS.

P.T. SILL PLATE

CONCRETE SLAB, SEE PLANS.

-4" GRAVEL FILL

FOUNDATION SECTION
STEPPED SIDEWALL @ MASONRY

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

NOT IN STEPPED WALL

GRADE

UNBALANCED FILL |

B FOUNDATION SECTION STEPPED SIDEWALL

2,-0

CONCRETE FOOTING .-

SEE PLAN. COMPACTED SOIL FLOOR JOIST, SEE PLAN

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

P.T. SILL PLATE

-4" GRAVEL FILL

CONCRETE BASEMENT

-CONCRETE SLAB, SEE PLANS.

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

WALL, SEE PLANS.

THESE DETAILS ONLY APPLY TO

WALKOUT BASEMENT SIDE-WALLS WITH SLOPING GRADE AS SHOWN.

MAX. HEIGHT

16" STEM

GRADE -

UNBALANCED FI 4'-0" MX.

5'-0" MAX. ₫,

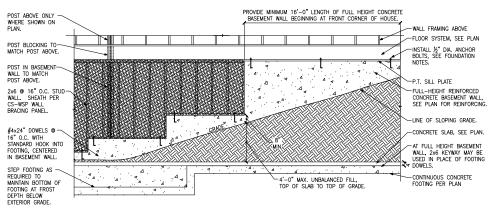
CONCRETE FOOTING,-SEE PLAN.

COMPACTED SOIL

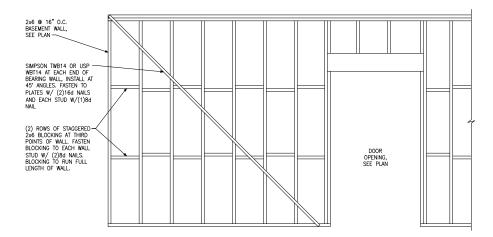








A FOUNDATION ELEVATION STEPPED SIDEWALL



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

(D) BASEMENT BEARING WALL BRACING DETAIL

∭o∭ Foundation Basement

Details

Up to North Designed By: KRK Checked By: Issue Date: 1/1/19

130 M.P.H. Carolina

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