

DOGWOOD

DOGWOOD
REVISION LIST - STRUCTURAL:

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

DOGWOOD
REVISION LIST - ARCHITECTURAL:

NOVEMBER 01, 2020

- | | | | |
|-----|--|-----|---|
| 1. | CREATED ELEVATIONS TO BE IN STANDARDS WITH OTHER PLANS (SEE SHEETS A-1 THROUGH A-3.5) | 33. | FOR DIMS.)
PLACED DASHED FANS WHERE APPLICABLE WITH NOTE 'STD. LIGHT, OPT. FAN/LT PREWIRE' |
| 2. | CHANGED COLUMNS ON ELEVATIONS TO STANDARD COLUMNS | 34. | UPDATED ELECTRICAL KEY |
| 3. | CHANGED GARAGE DOORS TO REPRESENT STANDARD GARAGE DOOR FOR EACH ELEVATION | 35. | REMOVED UNDER CABINET LIGHTINGS |
| 4. | FIXED COVERED PORCH TO KEEP COLUMNS FROM OVERLAPPING EDGE OF CONCRETE | 36. | VERIFIED CO2 DETECTOR LOCATIONS |
| 5. | REMOVED GRIDS FROM TRANSOMS ABOVE FRONT DOOR | 37. | SHOWED PENDANT LIGHTS AS OPTIONAL |
| 6. | ADDED NOTE FOR GARAGE DOOR "GARAGE DOOR PER SPECIFICATIONS AND GLASS INSERT (TOP PANEL ONLY)" | 38. | SHOWED CAN LIGHTS IN KITCHEN AND FAMILY ROOM AS "OPTIONAL CAN LIGHTS" |
| 7. | MOVED ROOF PLANS TO SHEETS S-4 | 39. | PLACED OPTIONAL FLOOD LIGHTS |
| 8. | ROOF ABOVE COVERED PATIO CHANGED TO SHED ROOF (SEE ON SIDE AND REAR ELEVATIONS) | 40. | PLACED OPTIONAL FLOOR OUTLET IN FAMILY ROOM |
| 9. | REMOVED OPTION FOR FIREPLACE IN OWNER'S BEDROOM | 41. | PLACED CALCULATIONS FOR SOFFIT AND RIDGE VENT REQUIREMENTS |
| 10. | CREATED SLAB INTERFACE PLAN (SEE SHEET A-4 THROUGH A-4.2) | 42. | CHANGED LAYOUT FOR BASE OWNER'S BATHROOM |
| 11. | MOVED ALL OPTIONS OFF BASE PLAN AND PLACED ON SEPARATE SHEET | 43. | ADDED OPTIONAL OWNER'S BATH 2 & OWNER'S BATH 3 |
| 12. | ADDED NOTE FOR FLUSH COUNTERTOP ON ISLAND AND 3/4 1/2" H. WALL UNDER | 44. | REMOVED "OPTIONAL COVERED DECK AT OWNER'S BATH" |
| 13. | CHANGED PATIO SIZE TO STANDARD 12X10' | | FEBRUARY 01, 2022 |
| 14. | ADDED OPTIONAL GAS LINE | 45. | ADDED OPTIONAL DOUBLE GARAGE DOOR FLOOR PLAN TO FIRST FLOOR OPTIONS SHEET (02-01-22) |
| 15. | CHANGED NAME OF "FLEX ROOM" TO "STUDY" | 46. | ADDED OPTIONAL BASEMENT TO PLANS (02-01-22) |
| 16. | CHANGED "BREAKFAST ROOM" TO "CASUAL DINING" | 47. | REMOVED TRANSOM WINDOW FROM OWNER'S BATH 1 (09-07-22) |
| 17. | ADDED 2ND HOSE BIB | 48. | CHANGED BASEMENT INTERIOR WALLS TO 2X6 (09-28-22) |
| 18. | CALLED OUT "45" WALL WITH CAP" AS STANDARD | 49. | CHANGED WALL BETWEEN FAMILY ROOM AND KITCHEN TO 2X6 (09-28-22) |
| 19. | CHANGED ALL EXTERIOR WALLS FROM 2X6 TO 2X4 EXCEPT WHERE SHADED | 50. | CHANGED OPENING FROM FOYER TO FAMILY ROOM FROM 4'-6" TO 4'-4" (09-28-22) |
| 20. | ADDED NOTE "OPT. REF." | 51. | RECENTERED WINDOWS AND FIREPLACE IN FAMILY ROOM (09-28-22) |
| 21. | ADDED NOTE "OPT. W/D" | 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) |
| 22. | ADDED NOTE "WASHER ALWAYS TO BE LOCATED TO THE LEFT OF DRYER" | 53. | CREATED EQUAL CHASE IN SHOWER LOCATION FOR PRIMARY OWNER'S BATH 2 (11-01-23) |
| 23. | ADDED PDS ATTIC ACCESS | 54. | WINDOW OF OWNER'S BATH 2 MOVED BY 7" (11-01-23) |
| 24. | VERIFIED VENTILATION AND LIGHT REQUIREMENTS AT OWNER'S BEDROOM MEETS CODE (11-01-20) | 55. | CHANGED OWNER'S BEDROOM TO PRIMARY BEDROOM (11-01-23) |
| 25. | SQUARE FOOTAGES ARE UPDATED AND CHANGED DUE TO MOVEMENT OF WALL DOWN CENTER OF HOUSE TO KEEP WALLS FROM MOVING BETWEEN ELEVATION CHOICES | 56. | CHANGED OWNER'S BATH TO PRIMARY BATH (11-01-23) |
| 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 ELEV. | | |

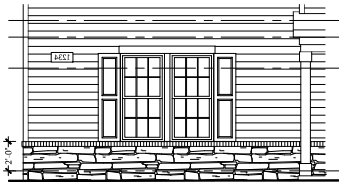


COVER SHEET

DREAM FINDERS HOMES
DOGWOOD

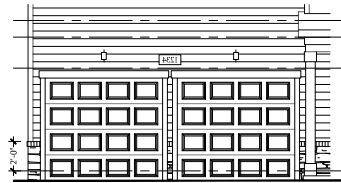
DATE: JANUARY 17, 2019
REV: FEBRUARY 01, 2022
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

CS



Front Elevation
W/ Opt 2-Car side load Garage

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



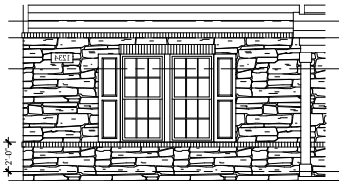
Front Elevation
W/ Opt Double Load Garage

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



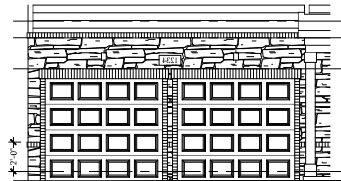
Front Elevation-A-2
w/ Stone

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
W/ Opt Double Load Garage

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



Front Elevation-A-3
w/ Stone

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

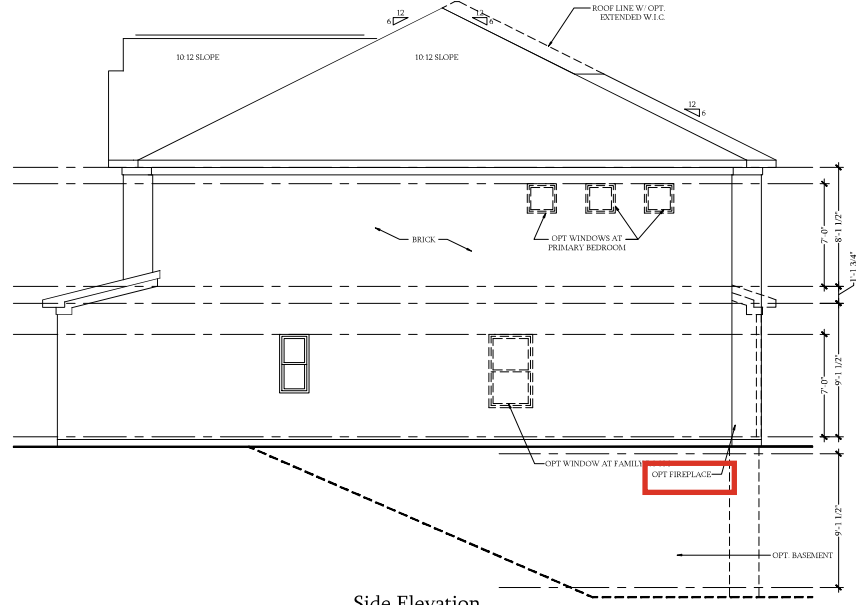
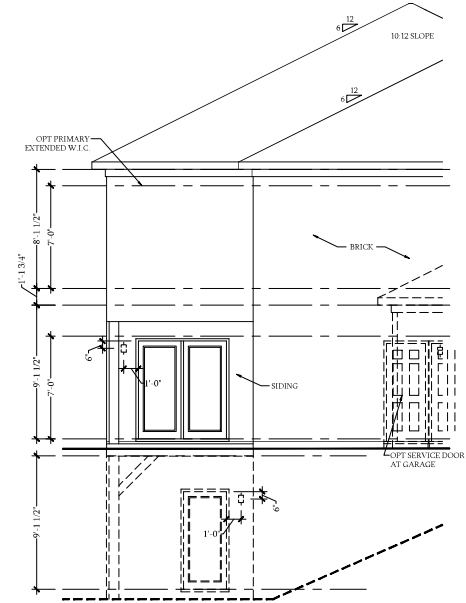
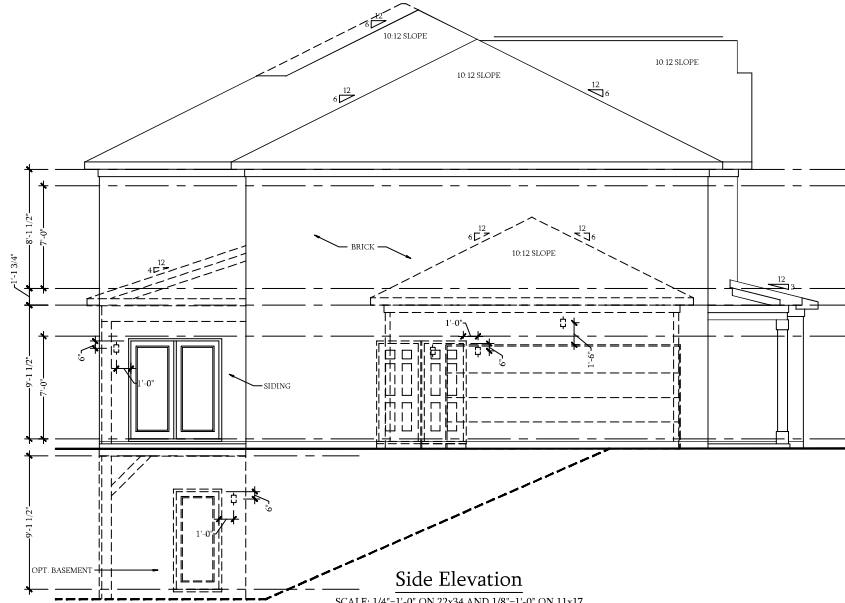


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SCALE: AS NOTED
DRAWN BY:
ENGINEERED BY:
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A-2 & A-3
ELEVATION (W/
STONE FRONT)

A-1.3



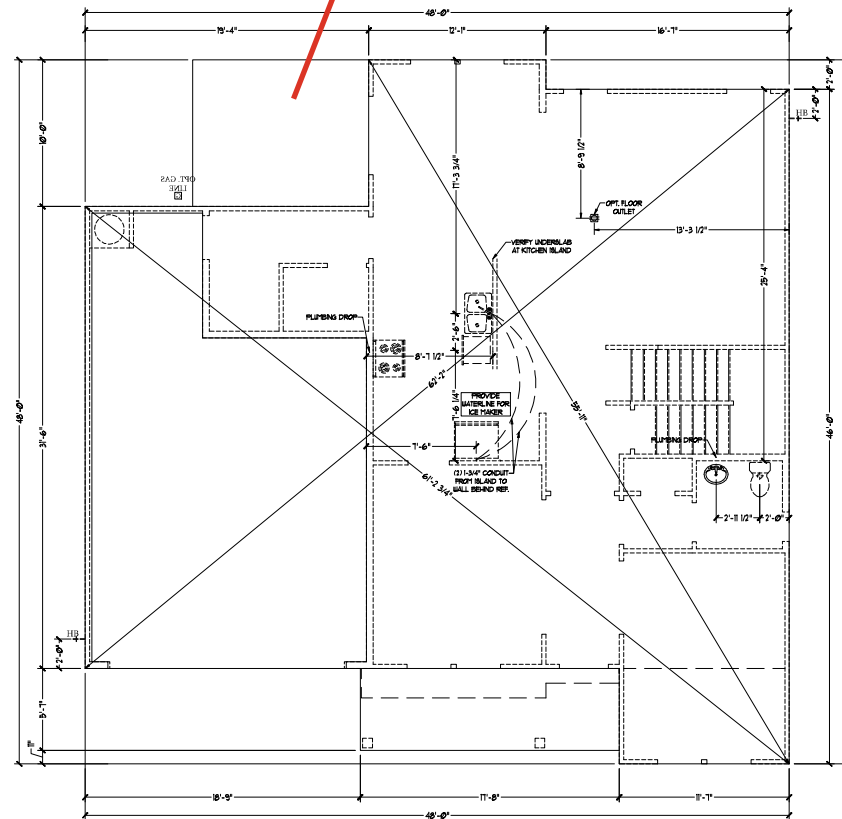
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DOGWOOD

DATE: JANUARY 17, 2019
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SCALE: AS NOTED
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ENGINEERED BY:
REVIEWED BY:

A-4 SIDE
ELEVATIONS
A-1.5

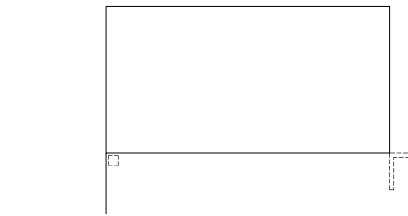


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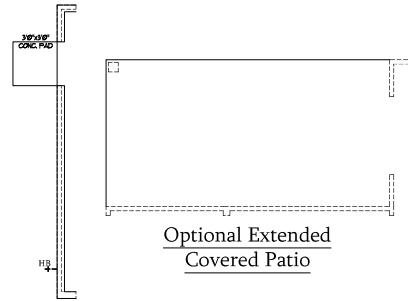
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REVIEWED BY:

SLAB INTERFACE
PLAN
A-4



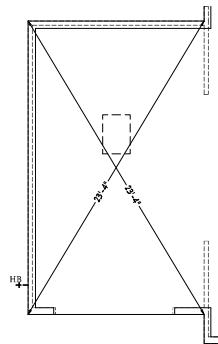
Optional Extended Patio w/
Extended Covered Patio



Optional Extended
Covered Patio

Optional Service Door
at 1-Car Carriage Garage

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



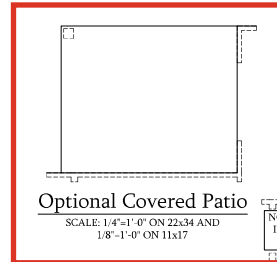
Optional 1-Car Carriage Garage

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



Optional Covered Patio

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

NO ADDITIONAL
INFORMATION
REQUIRED

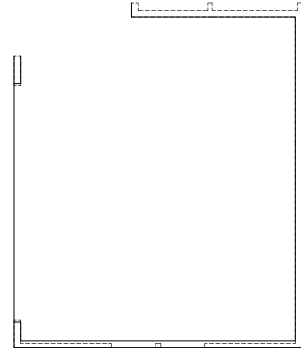
Optional Valet at
Garage Entry

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

NO ADDITIONAL
INFORMATION
REQUIRED

Optional Drop Zone
at Garage Entry

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



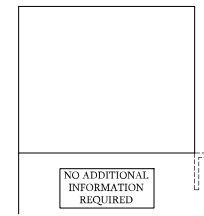
Optional 2-Car Side Load Garage

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

NO ADDITIONAL
INFORMATION
REQUIRED

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

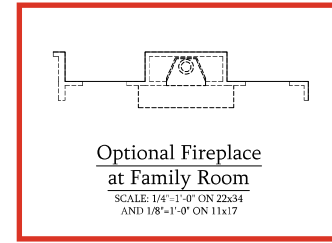
SCALE: 1/4"=1'-0" ON 22x34 AND
1/8"=1'-0" ON 11x17



Optional Extended Patio

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

NO ADDITIONAL
INFORMATION
REQUIRED



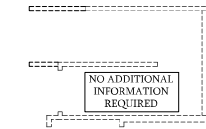
Optional Fireplace
at Family Room

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

NO ADDITIONAL
INFORMATION
REQUIRED

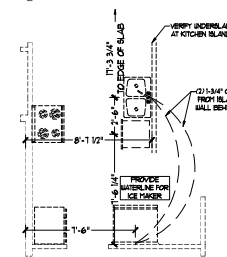
Optional Window
at Family Room

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



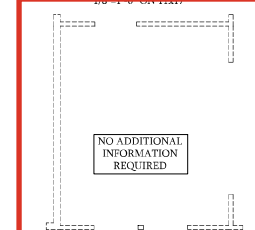
Stairs to Optional
Basement

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



Optional Gourmet Kitchen

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



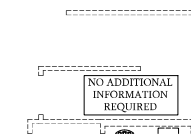
Optional Coffered
Ceiling at Dining Room

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

NO ADDITIONAL
INFORMATION
REQUIRED

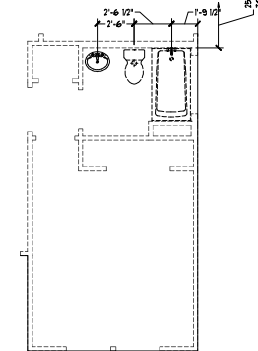
Optional Bi-Swing
Doors at Study

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



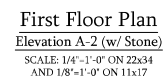
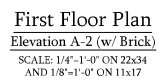
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DOGWOOD

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SCALE: 1/4"=1'-0"
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SLAB INTERFACE
PLAN - OPTIONS

A-4.1



ELEVATION A SQUARE FOOTAGE	
1st FLOOR	1337 SQ. FT.
2nd FLOOR	1647 SQ. FT.
101 GARAGE	2694 SQ. FT.
GARAGE:	3475 SQ. FT.
FRONT PORCH	18 SQ. FT.
STD. REAR PATIO	52 SQ. FT.
OPT. BASEMENT	1240 SQ. FT.
1st FLOOR OPTIONS	
OPT. FIREPLACE	1 SQ. FT.
2nd FLOOR OPTIONS	
OPT. OWNER'S EXTENDED BLDG.	78 SQ. FT.
UNEATED OPTIONS	
OPT. 1-CAR GARAGE:	240 SQ. FT.
OPT. REAR COVERED PORCH	120 SQ. FT.
OPT. 2-IMP. EXTENDED PATIO	120 SQ. FT.
OPT. EXTENDED PATIO	75 SQ. FT.
OPT. EXTENDED COVERED PORCH	75 SQ. FT.
OPT. COVERED DECK	120 SQ. FT.

ELEVATION A SQUARE FOOTAGE	
W/ FULL BRICK VENEER	
1 st FLOOR	1378 SQ. FT.
2 nd FLOOR	1378 SQ. FT.
TOTAL	2756 SQ. FT.
GARAGE	302 SQ. FT.
FRONT PORCH	98 SQ. FT.
BTG. REAR PATIO	50 SQ. FT.
OPT. BASEMENT	1245 SQ. FT.
1 st FLOOR OPTIONS	
OPT. FIREPLACE	8 SQ. FT.
2 nd FLOOR OPTIONS	
OPT. OWNERS EXTENDED HUG.	271 SQ. FT.
UNHEATED OPTIONS	
OPT. 1 CAR GARAGE	240 SQ. FT.
OPT. REAR COVERED PORCH	247 SQ. FT.
OPT. SWY. EXTENDED PATIO	18 SQ. FT.
OPT. EXTENDED PORCH	78 SQ. FT.
OPT. COVERED DECK	50 SQ. FT.

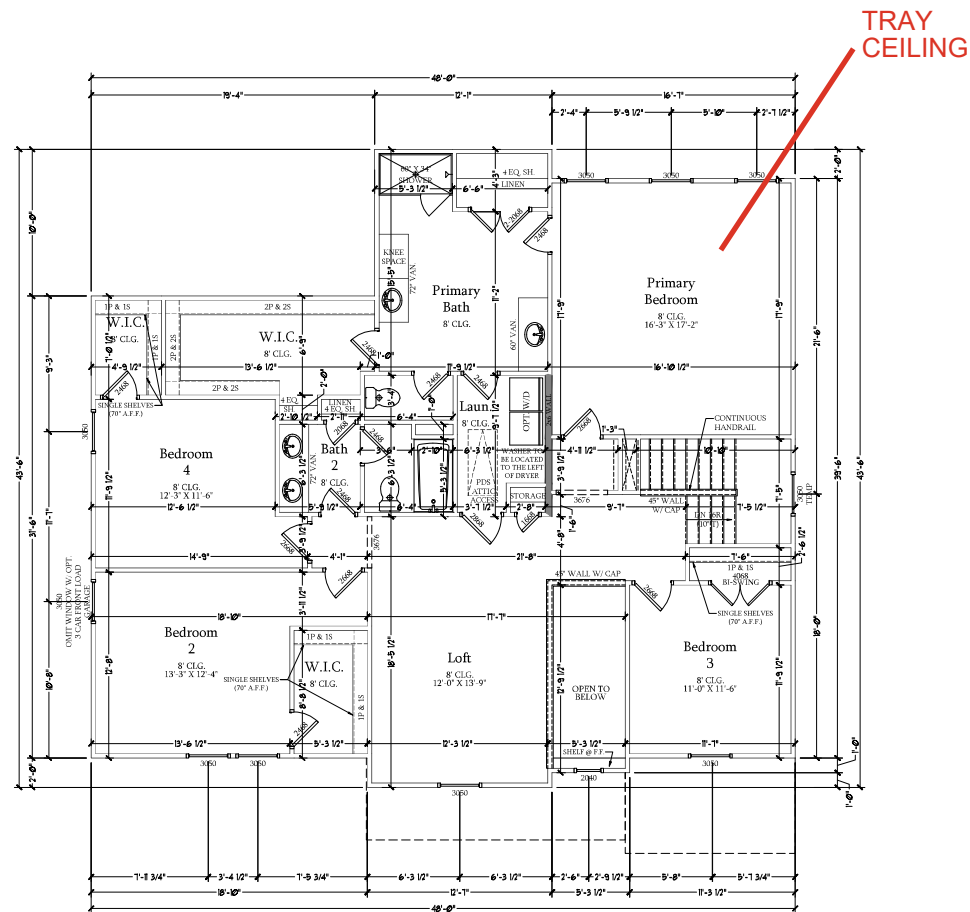
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DOGWOOD

DATE: JANUARY 17, 2019
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SCALE: 1/4"=1'-0"
DRAWN BY:
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A ELEVATION
FIRST FLOOR
PARTIAL PLANS

A-6.2

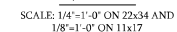
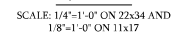
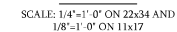
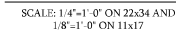
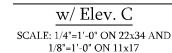
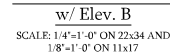
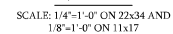
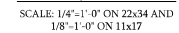
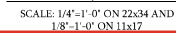
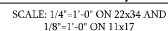
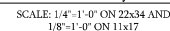
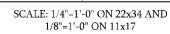


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DREAM FINDERS HOMES
 DOGWOOD

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

SECOND FLOOR
 PLAN
 A-7



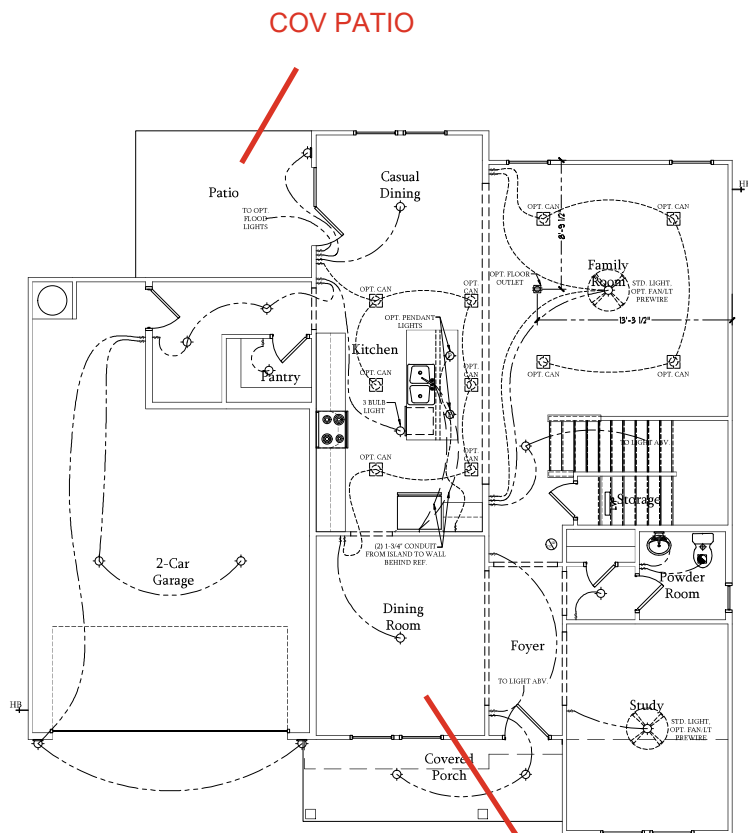
A-7.1

LOWER AREA VENTING				
SOFFIT VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
	-	.041 SF/LF	132'-0"	5.412
LOWER AREA VENTING PROVIDED:				-

UPPER AREA VENTING				
RIDGE VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:
	-	.125 SF/LF	38'-0"	4.75
UPPER AREA VENTING PROVIDED:				-

- 120V OUTLET
- 120V GFI OUTLET
- 120V SWITCHED OUTLET
- 120V BASEBOARD OUTLET
- 4 FEET
- FLOOR MOUNTED 120V
- FLOOR MOUNTED 120V GFI
- WEATHERPROOF
- 220V OUTLET
- 120V DEDICATED CIRCUIT
- 220V DEDICATED CIRCUIT
- SPECIAL PURPOSE (240 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- MINI CAN LIGHT
- EYEBALL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- TELEPHONE
- TV CONNECTION
- SPEAKER
- SPEAKER FOR COMPONENT WIRING
- CLOSET
- 110V SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- EQUIPMENT
- 10V VOLTAGE PANEL

3. PROVIDE AND INSTALL GROUND FAULT
CIRCUIT INTERRUPTERS (GFCI) AS INDICATED
ON THE ELECTRICAL SYSTEM 4 AND 5 BELOW
INDICATORS
2. UNLESS OTHERWISE INDICATED, INSTALL
SWITCHES AND RECEPTACLES AT THE
FOLLOWING HEIGHTS ABOVE FINISHED FLOOR
SURFACES: — 42"
OUTLETS 14" — 20"
COUNTERTOP 14" (UNLESS ABA
TELEVISION 14"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED
INTO A CENTRAL POWER SOURCE AND SHALL
BE EQUIPPED WITH A MONITORED BATTERY
BACKUP. ALL SMOKE DETECTORS SHALL BE
CERTIFIED SMOKE DETECTORS.
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING
ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING
ROOMS, LIBRARIES, STUDIES, SUNROOMS,
RECREATION ROOMS, CORRIDORS, HALLWAYS, AND
SIMILAR AREAS WILL REQUIRE A COMBINATION
TYPED "A" DEVICE AND "FAMILY PROTECT
15A AND 20A 120V RECEPTACLES LOCATED IN
THE GARAGE AND UTILITY ROOMS SHALL BE
GFCI PROTECTED.
5. IT IS THE RESPONSIBILITY OF THE LICENSED
ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL
WORK IS IN FULL COMPLIANCE WITH ALL
APPLICABLE LOCAL, STATE, AND FEDERAL
CODES AND ORDINANCES.
6. EVERY BUILDING HAVING A FOSSIL FUEL-BURNING
APPLIANCE SHALL HAVE A CARBON MONOXIDE
ATTACHED GARAGE-SHALL HAVE AN
OPERATIONAL CARBON MONOXIDE DETECTOR
INSTALLED IN EACH BED ROOM OF EACH ROOM
FOR SLEEPING PURPOSES.
7. ALARMS SHALL REDUCE THEIR PRIMARY POWER
FROM THE BUILDING WIRING WHEN SUCH
POWER IS NOT AVAILABLE FROM THE BUILDING
UTILITY. SUCH ALARMS SHALL HAVE BATTERY
BACKUP CAPABLE OF MAINTAINING THE
ALARMS FOR A MINIMUM OF 24 HOURS.
MONITORING ALARMS SHALL BE LISTED OR LABELED
BY A NATIONALLY RECOGNIZED TESTING



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

COFFERED CEILING

- 12V OUTLET
- 12V GFI OUTLET
- 12V SWITCHED OUTLET
- 12V WASHBOARD OUTLET
- 4 PILEX
- FLOOR MOUNTED 120V
- FLOOR MOUNTED 120V GFI
- WATERPROOF
- 200V OUTLET
- 120V DEDICATED CIRCUIT
- 200V DEDICATED CIRCUIT
- SPECIAL PURPOSE (RAMP, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- MINI CAN LIGHT
- EYEBALL LIGHT
- FLOORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- DIMMER SWITCH
- TELEPHONE
- TV CONNECTION
- CONSOLE FOR COMPONENT VIDEO SPEAKER
- CABLE CONNECTION
- CABLE REMOTE/SENSOR DETECTOR
- 100V ANKLE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL

ELECTRICAL NOTES:

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

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

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

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

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

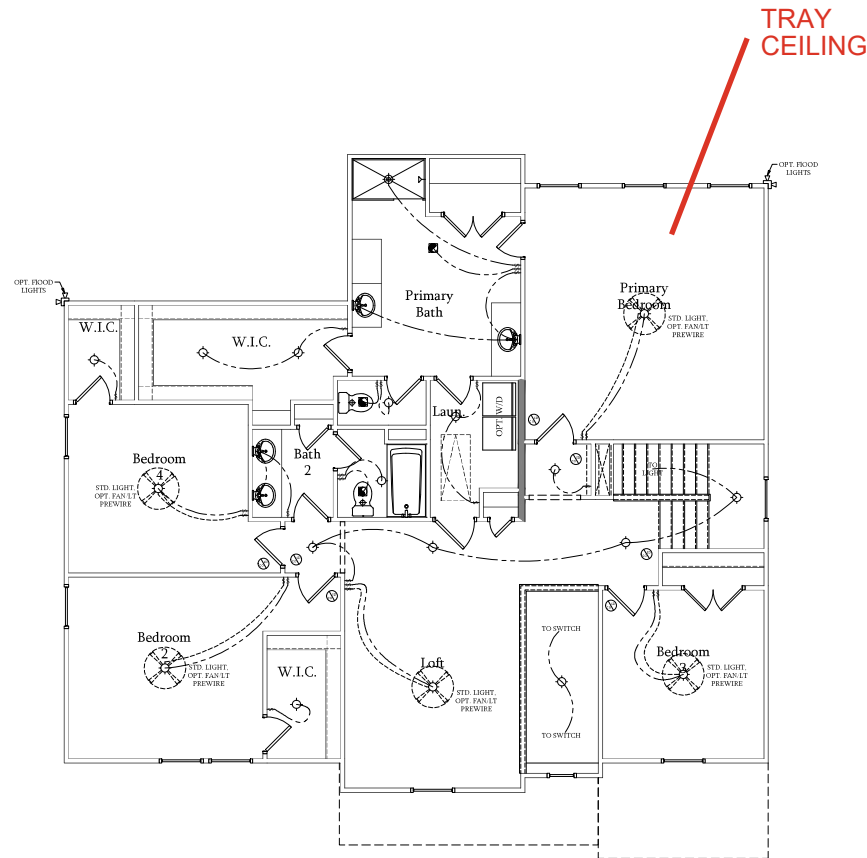
SCALE: 1/4"=1'-0" ON 22x34
AND 1/8"=1'-0" ON 11x17

DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
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 DREAM FINDERS LINES

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

- 120V OUTLET
- 120V GFI OUTLET
- 120V SWITCHED-OUTLET
- 120V' BASEBOARD-OUTLET
- 4-FLUX
- FLOOR MOUNTED 120V'
- FLOOR MOUNTED 120V' GFI
- WEATHERPROOF
- 220V OUTLET
- 120V DEDICATED CIRCUIT
- SPECIAL PURPOSE (40V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAS LIGHT
- MINI CAS LIGHT
- EYEBALL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- 1 SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- TELEPHONE
- TV CONNECTION
- SPEAKER FOR COMPONENT WIRING
- CLOSET
- SHED
- CATION MONITOR DETECTOR
- 110 V-SMOKE
- EXHAUST FAN
- LOW VOLTAGE PANEL

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTER (GFI) IN ALL BATHS, KITCHENS, AND OUTLETS IN BATHING, HANDS AND BATH INDICATES
2. UNLESS OTHERS WERE INDICATED, INSTALL SMOKE AND RECEIPT ALARMS IN THE FOLLOWING AREAS ABOVE FINISHED FLOOR: HALLWAYS, KITCHENS, BATHS, AND OUTLETS. 14" TELEPHONE. 14" UNLESS ABA COUNTDOWN TELEVISION. 14"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED TO A CENTRAL ALARM PANEL AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP AND SHALL BE ALL CALL (GFI) CERTIFIED SMOKE DETECTOR
4. ALL ISA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, LIBRARIES, KITCHENS, DINING ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SLEEPING PORCHES SHALL BE EQUIPPED WITH TYPE A GFI DEVICE AND TAMPER-PROOF RECEPTACLES
5. ALL ISA AND 20A RECEPTACLES LOCATED IN THE BATHS AND LIVING ROOMS SHALL BE GFI C. PROTECTED (GFI C)
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICAL CONTRACTOR TO VERIFY 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 OPERATIONAL CARBON MONOXIDE DETECTOR SHALL HAVE A CARBON MONOXIDE DETECTOR FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH IS AVAILABLE FROM THE ELECTRICAL SERVICE UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP FOR USE IN THE EVENT OF A POWER OUTAGE. MONOMONIC ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY

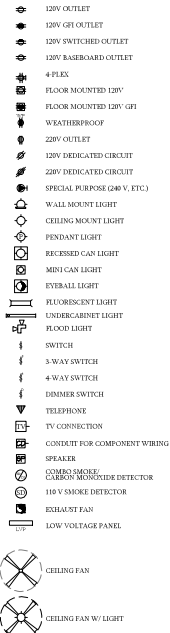


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DATE: JANUARY 17, 2019
DATE: FEBRUARY 01, 2022
SCALE: 1/4"=1'-0"
DRAWN BY:
ENGINEERED BY:
REVIEWED BY:

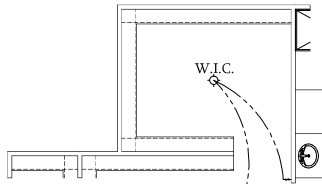
2

ELECTRICAL LEGEND



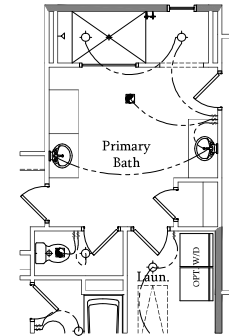
ELECTRICAL NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTER (GFI) AS INDICATED ON PLANS FOR ALL ITEMS NO. 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
SWITCHES . . . 4'-0"
OUTLETS . . . 1'-0"
TELEPHONE . . . 1'-0" (UNLESS ABV COUNTERTOP)
TELEVISION . . . 1'-0"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DEN, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE, A.C.I. DEVICE AND TAMPER PROOF RECEPTACLES.
5. ALL 15A AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFI C.I. PROTECTED (GFI).
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.



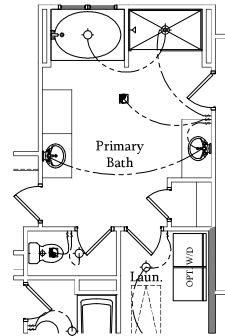
Optional Extended W.I.C.
at Primary Bathroom

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



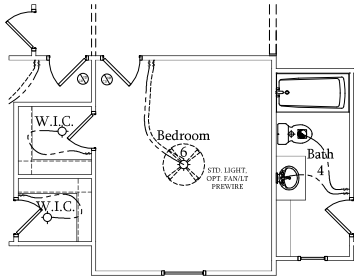
Optional Primary Bath 3

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



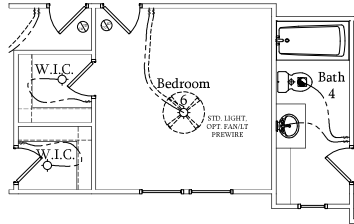
Optional Primary Bath 2

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



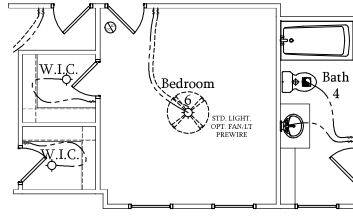
Optional Bedroom 6
& Bath 4 ILO Loft
w/ Elev. A

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



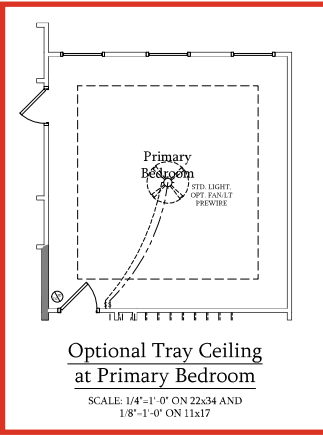
Optional Bedroom 6
& Bath 4 ILO Loft
w/ Elev. B

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



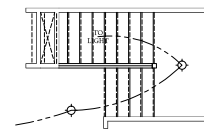
Optional Bedroom 6
& Bath 4 ILO Loft
w/ Elev. C

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



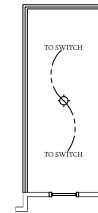
Optional Tray Ceiling
at Primary Bedroom

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



Optional Open Rail
ILO 45" Wall w/ Cap

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



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

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



Optional Open Rail
ILO 45" Wall w/ Cap
w/ Elev. 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 Windows at
Primary Bedroom

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



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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 LH

NORTH CAROLINA

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH AND COORDINATED WITH THE ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. THIS COORDINATION IS NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD (SER). SHOULD ANY DISCREPANCIES BECOME APPARENT, THE CONTRACTOR SHALL NOTIFY KSE ENGINEERING, P.C. BEFORE CONSTRUCTION BEGINS. IT IS THE INTENT OF THE ENGINEER LISTED ON THESE DOCUMENTS THAT THESE DOCUMENTS BE ACCURATE, PROVIDING LICENSED PROFESSIONALS CLEAR INFORMATION. EVERY ATTEMPT HAS BEEN MADE TO PREVENT ERROR. THE BUILDER AND ALL SUBCONTRACTORS ARE REQUIRED TO REVIEW ALL OF THE INFORMATION CONTAINED IN THESE DOCUMENTS PRIOR TO THE COMMENCEMENT OF ANY WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ANY PLAN ERRORS, OMISSIONS, OR MISINTERPRETATIONS UNDETECTED AND NOT REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION. ALL CONSTRUCTION MUST BE IN ACCORDANCE TO THE INFORMATION FOUND IN THESE DOCUMENTS.

DESIGN SPECIFICATIONS:

DESIGN BUILDING CODE (REFERRED TO HEREIN AS "THE BUILDING CODE"):
• 2018 NORTH CAROLINA RESIDENTIAL CODE. WALL BRACING PER INTERNATIONAL RESIDENTIAL CODE 2015 EDITION.

DESIGN LIVE LOADS:

- ROOF = 20 PSF (LOAD DURATION FACTOR=1.25)
- UNINHABITABLE ATTICS WITH LIMITED STORAGE = 20 PSF (WHERE SPECIFIED ON PLANS)
- HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS = 30 PSF
- FLOOR = 40 PSF
- FLOOR (SLEEPING AREAS) = 30 PSF
- DECK = 40 PSF
- BALCONY = 40 PSF
- STAIRS = 40 PSF

DESIGN DEAD LOADS:

- ROOF TRUSS = 17 PSF (TC=7, BC=10)
- FLOOR TRUSS = 15 PSF (TC=10, BC=5)
- FLOOR JOIST = 10 PSF
- QUEEN ANNE BRICK = 25 PSF

NOTE: STRUCTURAL FRAMING HAS NOT BEEN DESIGNED FOR TILE, GRANITE, MARBLE OR OTHER MATERIALS HEAVIER THAN THE ABOVE LOADING UNLESS SPECIFICALLY NOTED ON PLANS.

DESIGN WIND LOADS:

- ULTIMATE WIND SPEED = Up to 130 MPH
- EXPOSURE CATEGORY = B

ASSUMED SOIL BEARING CAPACITY = 2000 PSF

ASSUMED LATERAL SOIL PRESSURE = 45 PCF

FROST DEPTH = 12"

SEISMIC DESIGN CATEGORY = B

ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:

- TJI 210 SERIES (SERIES AND SPACING PER PLANS)
- LSL: E=1,550,000 PSI, F_b=2,325 PSI, F_v=310 PSI, F_c=900 PSI
- LVL: E=2,000,000 PSI, F_b=2,600 PSI, F_v=285 PSI, F_c=750 PSI
- PSL: E=2,100,000 PSI, F_b=2,900 PSI, F_v=290 PSI, F_c=625 PSI

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



Cover Sheet
Dogwood Model - LH
Up to 130 M.P.H.
Carolina Division

Project #: 105-16007
Designed By: KKK
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

3. THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS ON THESE DRAWINGS IS THE STRUCTURAL ENGINEER OF RECORD (SER) FOR THIS PROJECT. THE SER PREPARES THE RESPONSIBILITY OF THE PRIMARY DESIGN ELEMENTS AND THE DESIGN OF THE STRUCTURE. NO OTHER PARTY MAY REVERSE, 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 CONDITIONS, THE DESIGN OF THE SER AND KSE ENGINEERING SHALL BE CONSIDERED THE SAME ENTITY.
4. THE STRUCTURE IS ONLY STABLE IN ITS COMPLETED FORM. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY BRACING DURING CONSTRUCTION. THE SER DOES NOT GUARANTEE THAT 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 FOLLOW THE DESIGN OR ANY OF THE CONTRACT DOCUMENTS, SHOULD ANY NON-CONFORMITIES OCCUR.
5. 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 FOR CONSTRUCTION. ANY CHANGES OR ANY DEVIATION FROM THE PLANS, THE SER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS. ANY STRUCTURAL ELEMENTS OR DETAILS NOT FULLY DEVELOPED ON THE PLANS ARE THE RESPONSIBILITY OF THE SER. IT IS 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 BY OVERSEER CONSULTANTS, INC. FOR 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. THE SER DOES NOT ASSUME ANY LIABILITY FOR THE STRUCTURAL 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.
6. THE SER DOES NOT RESUME ANY LIABILITY FOR THE STRUCTURAL ELEMENTS OR NON-STRUCTURAL ELEMENTS, EXCEPT FOR THE ELEMENTS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS. THIS STRUCTURE AND ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE BUILDING CODE AND ANY LOCAL CODES OR RESTRICTIONS.
7. OVER SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
8. PROVIDE MOISTURE PROTECTION AND FLASHING PER ARCHITECTURAL DETAILS.

1. FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE BUILDING CODE.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SATISFACTORY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION. THE CONTRACTOR SHALL FURNISH 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 FILT AGAINST MASONRY WALLS TO BE AS SPECIFIED IN THE BUILDING CODE.
4. IF THE SER IS 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 EXCEED 12" FROM THE EXTERIOR FACE OF THE WALL.
6. WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 4

1. CONCRETE DESIGN BASED ON AC 318 AND AC 318.1: OR AC 302.3. CONCRETE SHALL HAVE A NORMAL WEIGHT AGGREGATE AND A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI (27.6 MPa) AND 28 DAYS PLAN COE (VARIES W/ WEATHERING), UNLESS OTHERWISE NOTED ON THE PLAN.
2. CONCRETE SHALL BE PROPORTIONED, MIXED, AND PLACED IN ACCORDANCE WITH THE LATEST EDITIONS OF AC 318: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 301: "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
3. AIR CONTENT OF 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 % FOR FOOTINGS AND EXTERIOR SLABS.
4. NO ADMIXTURES SHALL BE ADDED TO ANY STRUCTURAL CONCRETE DURING THE INITIAL PERIOD OF PLACEMENT. THE USE OF ADMIXTURE TO CONCRETE ON SITE SHALL NOT EXCEED THAT ALLOWED BY THE MIX DESIGN.
5. CONCRETE SLABS-ON-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH AC 302.15: "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. WOOD WIRE FARMING SHALL BE USED FOR ALL 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 SLAB W.W.F. AT 1.0 LB./YD² OF CONCRETE PER 1000 SQ. YD. 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. POLYMER CONCRETE REINFORCEMENT SHALL BE NON-FLAMMABLE, CONTAINING NO REFINISHED 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 CONCRETE PRACTICE FOR DETAILING CONCRETE STRUCTURES".
12. HORIZONTAL FOOTING AND WALL REINFORCEMENT SHALL BE COMBINED AND SHALL HAVE A MINIMUM OF 4 BARS WITHIN WITH THE SAME SIZE/SPACING AS THE HORIZONTAL REINFORCEMENT.
13. PROVIDE REINFORCEMENT LAP AS NOTED ABOVE, UNLESS NOTED OTHERWISE:

1. ALL MASONRY SHALL CONFORM TO ASTM C-90, F=1500 PSI, ALL BRICK SHALL CONFORM TO ASTM C-216, F=1500 PSI. ALL MORTAR SHALL BE TYPE "S" (TYPE "M" BELOW GRADE) AND CONFORM TO ASTM C-270. COURSE GROUT SHALL CONFORM TO ASTM C-476 WITH A MAXIMUM AGGREGATE SIZE OF $\frac{3}{8}$ " 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/MS 402 AND "SPECIFICATIONS FOR MASONRY STRUCTURES" ACI 530.1/ASCE 6/MS 402. THE MASONRY SHALL BE CONSTRUCTED SUCH THAT THE PIERERS 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.
3. EXPOSED SPACE SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING AND EACH OTHER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS. PLASTER TO BE BONDED TO PERIMETER FOUNDATION WALL.
4. TOP SURFACE OF MASONRY SHALL BE GROUTED SOLID.
5. HORIZONTAL JOINT WALL JOINT REINFORCEMENT SHALL BE STANDARD 9 GAGE GALVANIZED LADDER OR TRUSS TYPE SPACED AT 16" O.C., UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
6. SPOURED WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AND COMBED AT LEAST ONE CORNER OF EACH FACE OF EACH PIECE OF REINFORCEMENT WITHIN THE 6" LAP WITH STANDARD "T" AND "L" SHAPED PIECES AT INTERSECTIONS AND CORNERS.

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:
F_b=1400.00 PSI, F_v=875 PSI, E=1.3E5 PSI
- 1.1. FRAMING: SPF #2
- 1.2. PLATING: 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:
2x4 @ 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. WALLS BE COMBINATION OF 16" O.C. WALLS 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 OF STUDS @ 12" 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 @ 16" O.C. STAGGERED, OR PER MANUFACTURER'S SPECIFICATIONS FOR ENGINEERED LUMBER. APPLY NAILING FROM BOTH FACES FOR (3) OR MORE PLYS.
10. FASTEN 4-PLY BEAMS WITH (1) 3/4" DIAMETER THROUGH BOLT W/ NUTS AND WASHERS AT 12" O.C. STAGGERED TOP AND BOTTOM, 1/2" MINIMUM END OVERLAP, 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 8' OPENING
(2) STUDS UP TO 8' OPENING
(3) STUDS UP TO 9' OPENING
13. ALL BEAMS TO BE COMBINATION OF STUDS 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 SPACES SHALL OCCUR OVER SUPPORTS.
14. KING STUDS SHALL BE COMBINATION OF STUDS AT ALL POINT LOADS FROM LOADS 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 WOODWORKING AND FINISHING SHALL BE DONE BY THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAIL BY OTHERS.
17. ANY WALL FRAME, WINDOW BEARING WALL STUDS THAT HAVE HOLES IN THE PROTECTION OF THE STUD UP TO 1" DIAMETER SHALL HAVE STUD CENTERED, HOLES OVER 1" IN DIAMETER FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 OR STUD ONE STUD SIZES, TYPICAL, UNLESS OTHERWISE NOTED.
18. BEARING WALLS SHALL BE SHORING OR BRIDGING WITH TOP 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. DAMP BRACING SHALL BE INSTALLED AT EACH END OF BASEMENT BEARING WALLS AND NOT MORE THAN 20' ON CENTER.

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.

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 AN ANGULAR JOIST, STRAINER OR HEAVY DUTY SPECIFICALLY SHOWN ON THE PLAN. RAFTERS MAY BE NEEDED TO PREVENT COLLAPSE.
3. CEILING JOISTS SHALL HAVE LATERAL SUPPORT W/ 1/4" FLAT BRACING ON TOP EDGE OF JOIST AT LOOSE JOIST ENDS (WHERE JOISTS NOT FASTENED TO RAFTERS) OR FULL DEPTH BRACING. FASTEN END OF BRACING TO RAFTER OR GABLE END FRAMING.
4. FASTEN ENDER AND CEILING JOIST WITH (6) 12d NAILS UNLESS OTHERWISE NOTED.
5. PROVIDE VERTICAL 2x6 STRINGBRACES AT CEILING JOISTS @ 8'-0" O.C. THE STRINGBRACE ENDS TO GABLE STUDS OR RAFTERS WHERE POSSIBLE. PROVIDE BLOCKING BETWEEN TOP PLATES AND STRINGBRACE. PROVIDE BLOCKING BETWEEN EACH STRING WITH (2) 12d NAILS. FASTEN STRINGBRACE TO 2x4 WITH (2) 12d NAILS @ 12" O.C. AND FASTENED TO EACH JOIST WITH (1) 12d TORNAL.

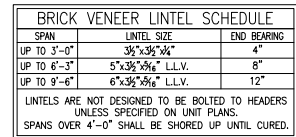
1. THE WOOD TRUSS MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE WOOD TRUSSES. SUBMIT SEALED SHOP DRAWINGS AND SUPPORTING CALCULATIONS TO THE SER FOR REVIEW PRIOR TO FABRICATION. THE SER SHALL HAVE A MINIMUM OF 10 DAYS FOR REVIEW OF THE SUBMISSIONS. THE SER SHALL HAVE OVERALL COMPLIANCE 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 THE STRUCTURAL DRAWING 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 ANS/PTP 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 AND DESIGN GUIDE TO CODE REQUIREMENTS FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" (BCS), 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 TRUSS MANUFACTURER IS RESPONSIBLE FOR PROVIDING BRACING AND SHORING FOR THE FLOOR AND ROOF TRUSSES AS REQUIRED DURING CONSTRUCTION. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE LATEST BCS. THE CONTRACTOR SHALL KEEP A COPY OF THE BCS SUBMITTAL SHEETS ON SITE.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PERMANENT TRUSS BRACING SHOWN IN THE STRUCTURAL DRAWINGS AND IN THE TRUSS DESIGNS. ALL CONTINUOUS LATERAL BRACING OF WEBS REQUIRED BY BRACES, REFER TO BCS SUBMITTAL SHEET B3 FOR TYPES OF DIAGONAL BRACING. PROVIDE ONE INCH LATERAL BRACING TO EACH TRUSS AT EACH DIAGONAL BRACE. SHALL NOT BE SPACED MORE THAN 20 FEET O.C. DIAGONAL BRACES SHALL BE FASTENED TO EACH TRUSS WEB WITH A MINIMUM OF TWO 104 PACE NAILS. WHERE CONTINUOUS LATERAL BRACING IS NOT AVAILABLE, PROVIDE AT LEAST ONE OF THREE ALTERNATE TRUSSES NOT BE 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. ALL BRACES OR TRUSS WEB 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 SHALL BE IDENTICAL TO THE 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 H25A, UPLIFT R77 OR EQUIVALENT AT EACH TRUSS TO TOP PLATE CONNECTION, UNLESS OTHERWISE NOTED.

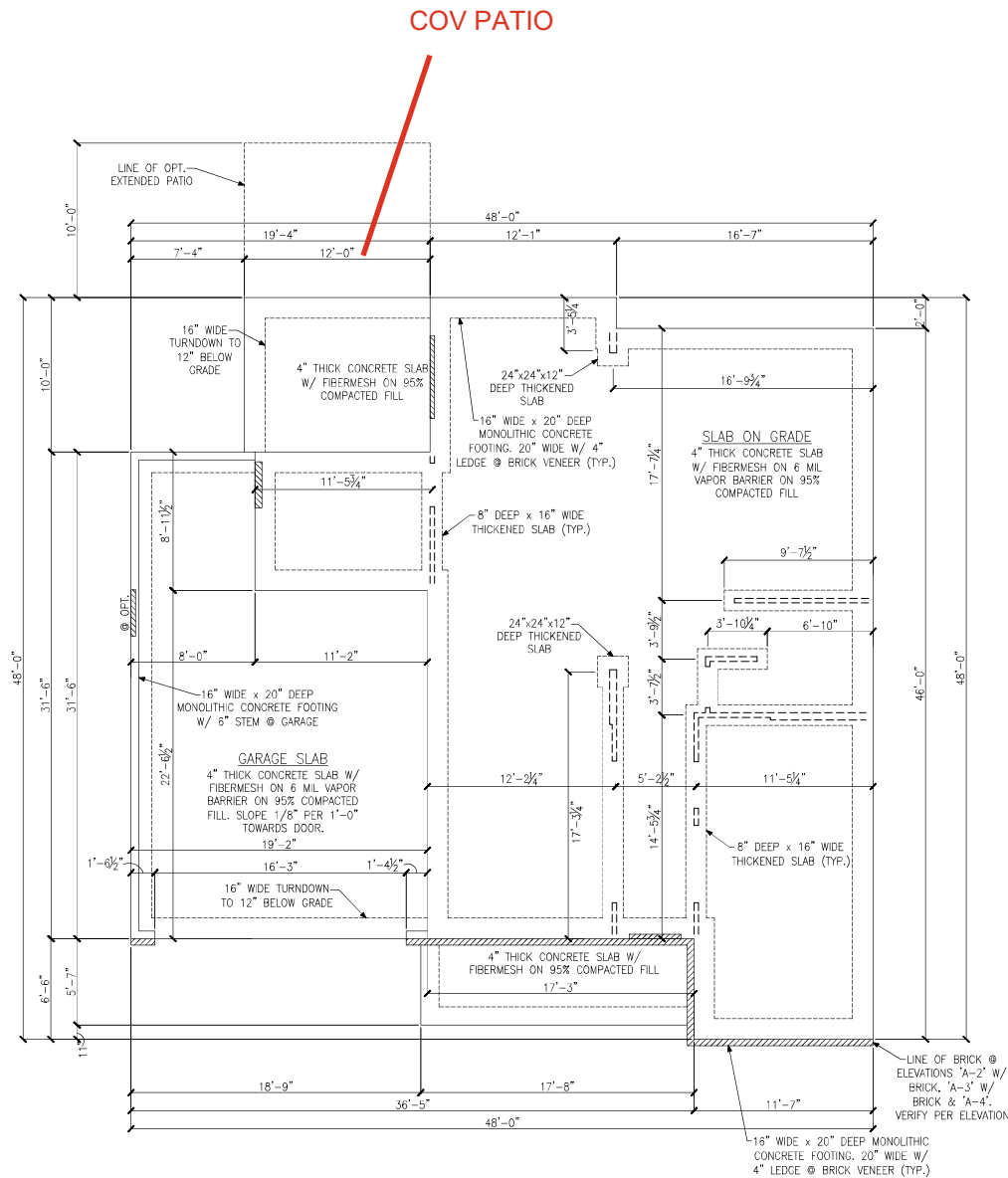
1. FABRICATION AND PLACEMENT OF STRUCTURAL WOOD SHEATHING SHALL BE IN ACCORDANCE WITH THE APA DESIGN/CONSTRUCTION GUIDE "RESIDENTIAL AND COMMERCIAL," AND ALL OTHER APPLICABLE APA STANDARDS.
2. ALL REQUIRED WOOD SHEATHING SHALL BEAR THE MARK OF THE APA.
3. WOOD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED BY THE DRAWING. REFRIGERATION CURTAIN WALLS SHALL BE SET OUT FOR MORE INFORMATION. EXTERIOR WALLS TO BE FULLY SHEATHED USING $\frac{3}{4}$ " 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 FASTENED WITH THE SAME TYPE AND SIZE OF NAIL 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 JOINTS SHALL OCCUR OVER FRAMING. ROOF SHEATHING TO BE $\frac{3}{4}$ " 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 FASTENED PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF TAG PLYWOOD OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL JOINTS SHALL OCCUR OVER FRAMING.
6. SHEATHING SHALL HAVE A $\frac{3}{4}$ " GAP AT PANEL EDGES AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.

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

1. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND OF THE MANUAL OF STEEL CONSTRUCTION "LOAD RESISTANCE FACTOR DESIGN" LATEST EDITIONS.
- ALL STEEL SHALL HAVE A MINIMUM YIELD STRESS (F_y) 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 TO THE ABOVE STANDARDS.
- ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3" AND FULL FLANGE WIDTH UNLESS OTHERWISE NOTED. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 166 NAILS OR (2) $\frac{1}{2}$ " x 4" LAG SCREWS UNLESS OTHERWISE NOTED.
- INSTALL ON TOP OF STEEL BEAMS, RIPPED TO MATCH BEAM WIDTH. FASTEN PLATE TO BEAM W/ 4" H/1" X 1/2" P.P. PINS AT 12" O.C. STAGGERED OR 1/2" DIAMETER BOLTS AT 24" O.C.

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 PRESURE 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.

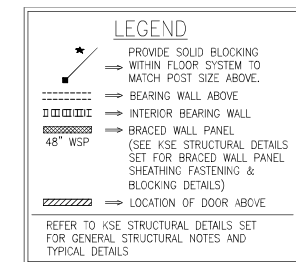
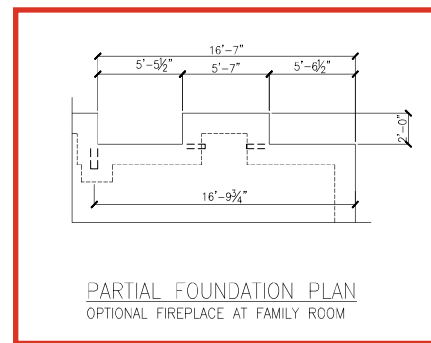
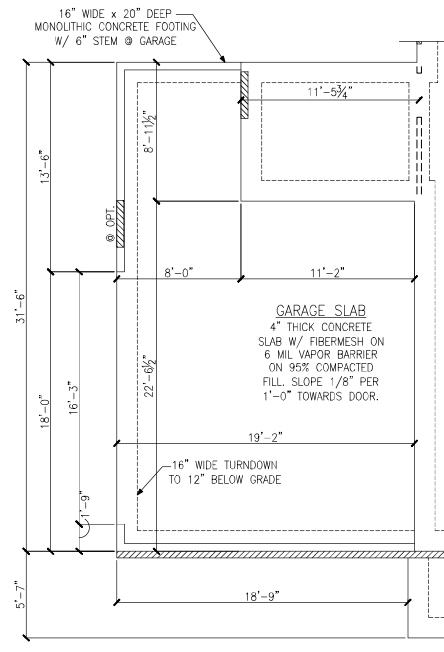
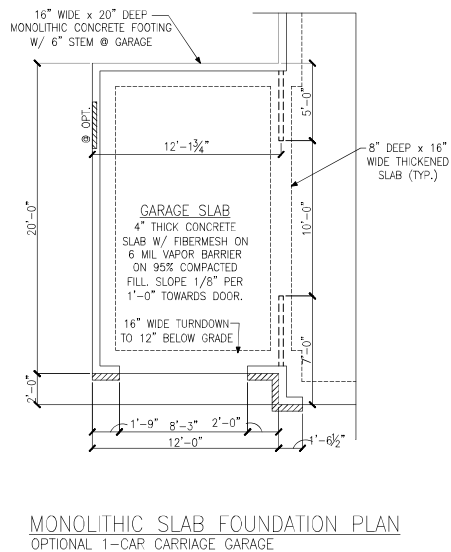
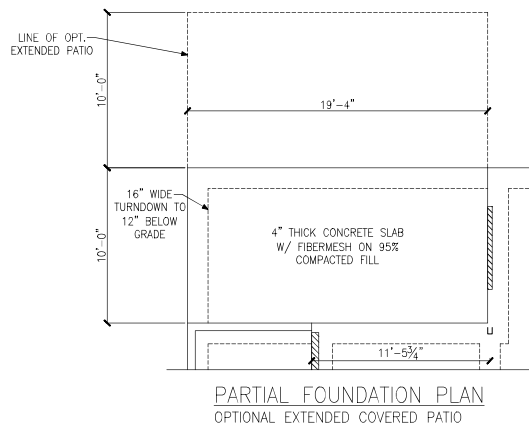


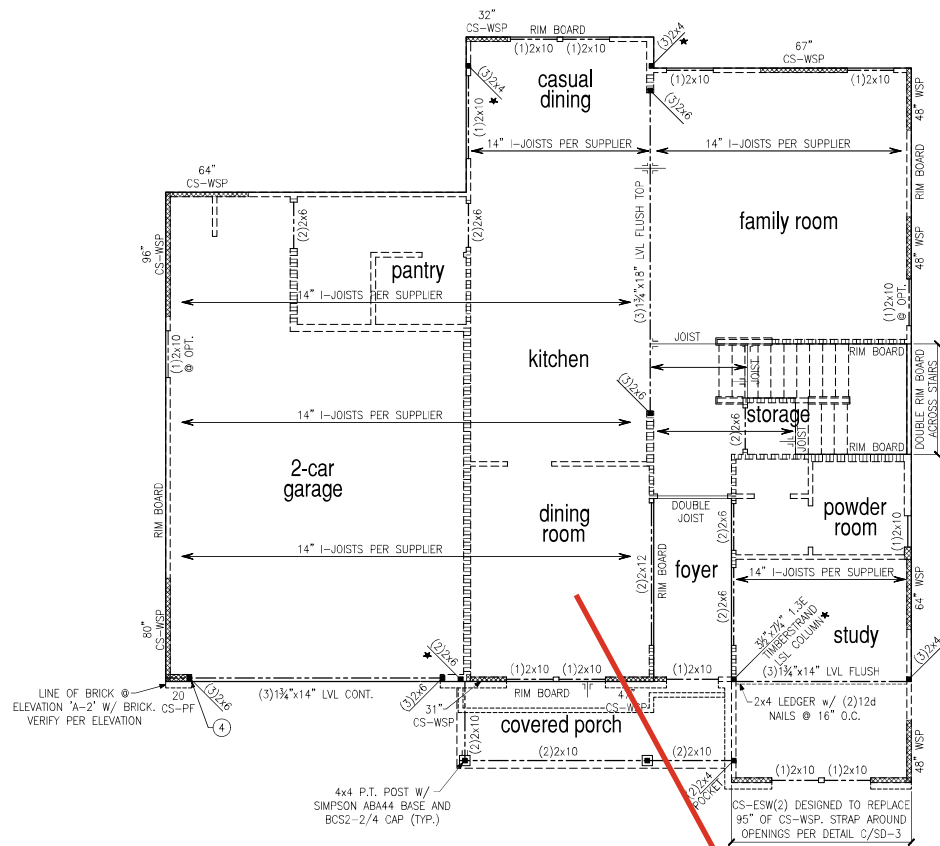


MONOLITHIC SLAB FOUNDATION PLAN
ELEVATIONS 'A-1', 'A-2', 'A-3' & 'A-4'

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





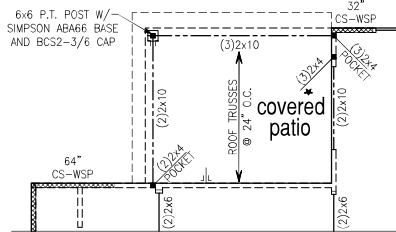


SECOND FLOOR FRAMING PLAN
ELEVATIONS 'A-1', 'A-2' & 'A-3' W/ STONE

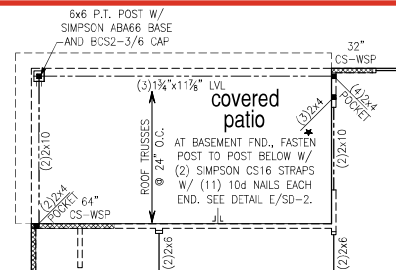
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CEILING

LEGEND	
	PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
	BEARING WALL ABOVE.
	INTERIOR BEARING WALL.
	BRACED WALL PANEL. (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.	
PLAN DESIGNED WITH 9" WALL PLATES	
FLOOR FRAMING TO BE 14" DEEP TJI 110 SERIES OR EQUAL, SPACING PER MANUFACTURER.	
KEYNOTES:	
④	INSTALL ONE PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.
⑤	INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.

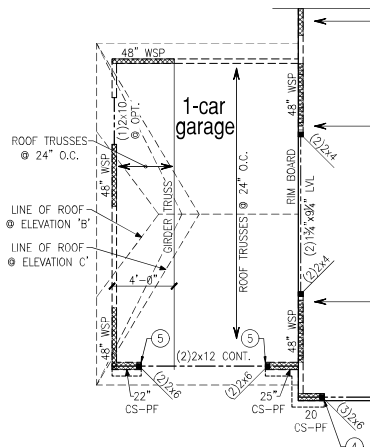




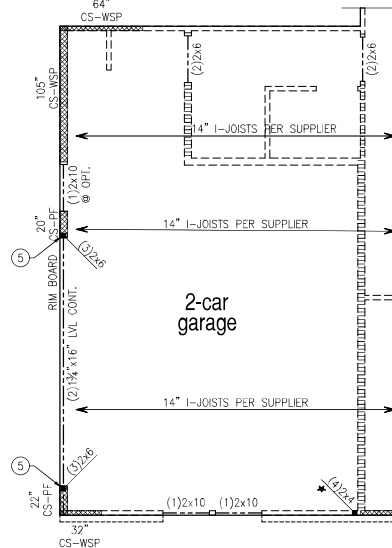
PARTIAL FRAMING PLAN
OPTIONAL COVERED PATIO



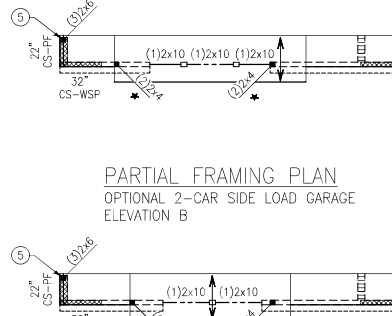
PARTIAL FRAMING PLAN
OPTIONAL EXTENDED COVERED PATIO



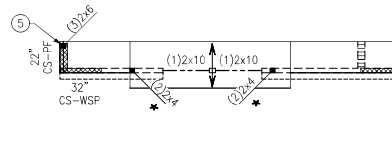
PARTIAL FRAMING PLAN
OPTIONAL 1-CAR CARRIAGE GARAGE



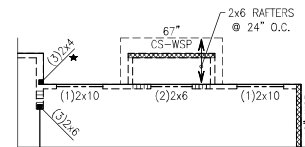
PARTIAL FRAMING PLAN
OPTIONAL 2-CAR SIDE LOAD GARAGE
ELEVATION A



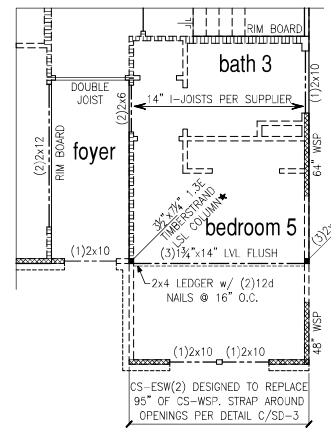
PARTIAL FRAMING PLAN
OPTIONAL 2-CAR SIDE LOAD GARAGE
ELEVATION B



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



OPTIONAL FIREPLACE AT FAMILY ROOM



PARTIAL FRAMING PLAN
OPTIONAL BED 5 & BATH 3 ILO STUDY

LEGEND

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

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

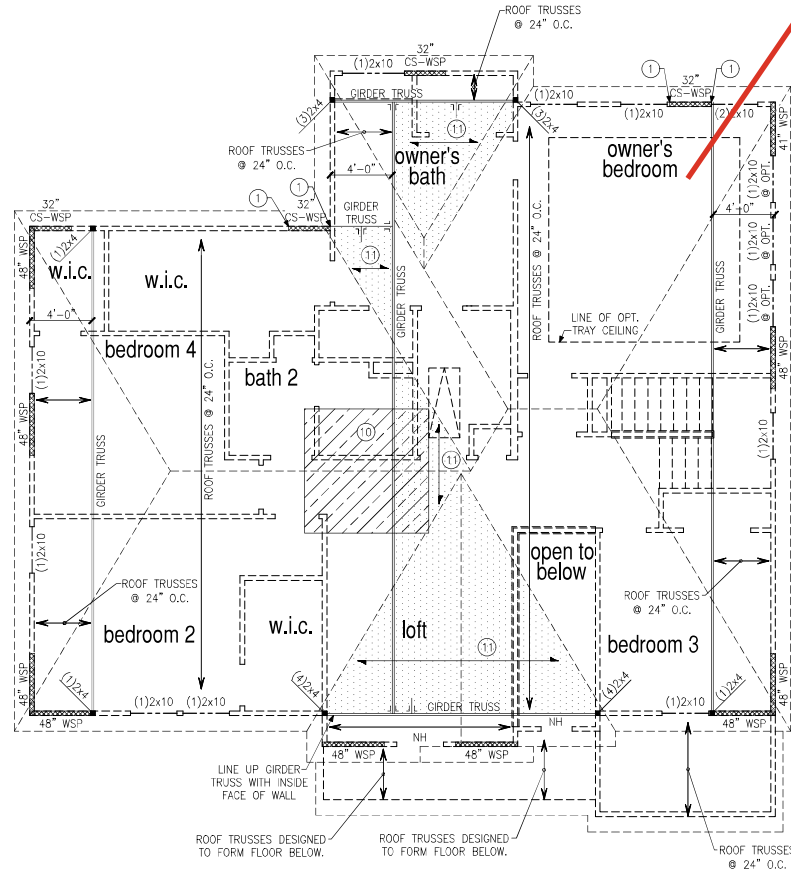
PLAN DESIGNED WITH 9" WALL PLATES

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

KEYNOTES:

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





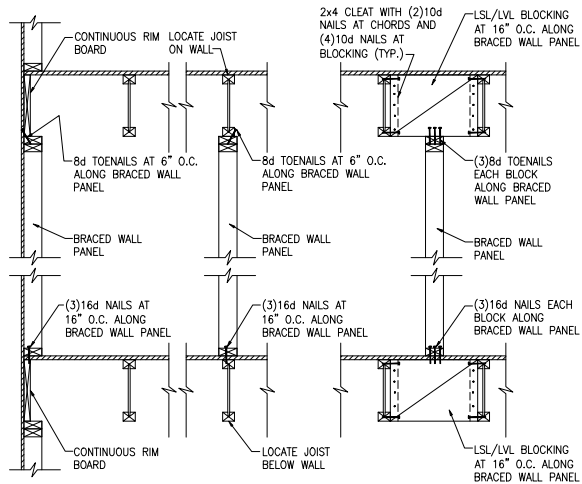
ROOF FRAMING PLAN
ELEVATIONS 'A-1', 'A-2' & 'A-3' W/ STONE

LEGEND	
	PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
	BEARING WALL ABOVE
	INTERIOR BEARING WALL
	BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS	
PLAN DESIGNED WITH 8" WALL PLATES	
KEYNOTES:	
①	CONNECT STUD AT END OF BRACED WALL PANEL TO FRAMING BELOW WITH A 30" LONG SIMPSON CS22 COIL STRAP WITH MIN 8-104 NAILS EACH END.
⑩	8"x8" HVAC PLATFORM TRUSSES DESIGNED TO SUPPORT HVAC UNITS.
⑪	2x6 OVERFRAMING W/ 2x8 RIDGE AND VALLEY PLATES OR VALLEY SET TRUSSES @ 24" O.C. (TYP.)

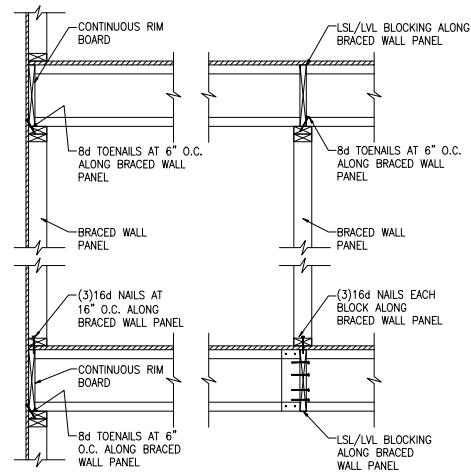
Roof Framing Plan
Elevations 'A-1', 'A-2', 'A-3' w/ Stone
Dogwood Model - LH
Up to 130 M.P.H.
Carolina Division



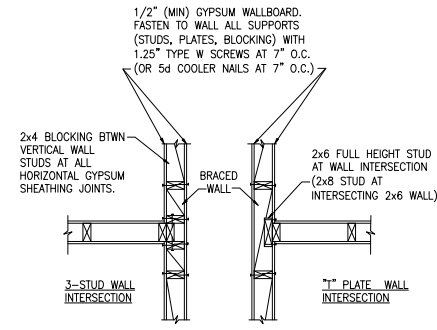
Project #:	105-16007
Designed By:	KRK
Checked By:	
Issue Date:	4/9/19
Re-Issue:	10/10/22
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34



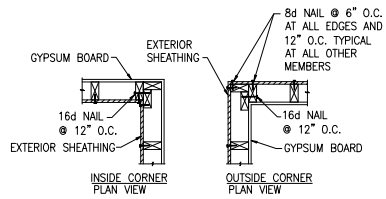
(A) TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PARALLEL TO I-JOISTS



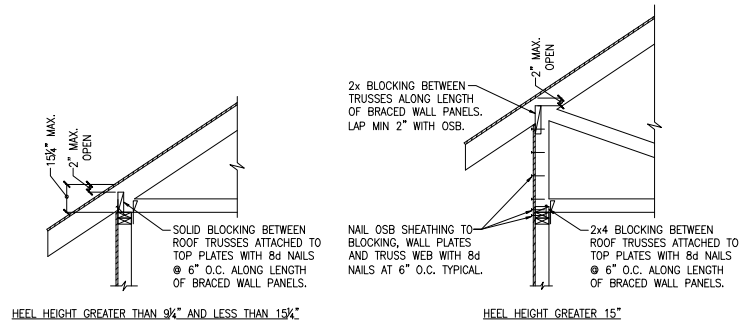
(B) TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PERPENDICULAR TO I-JOISTS



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

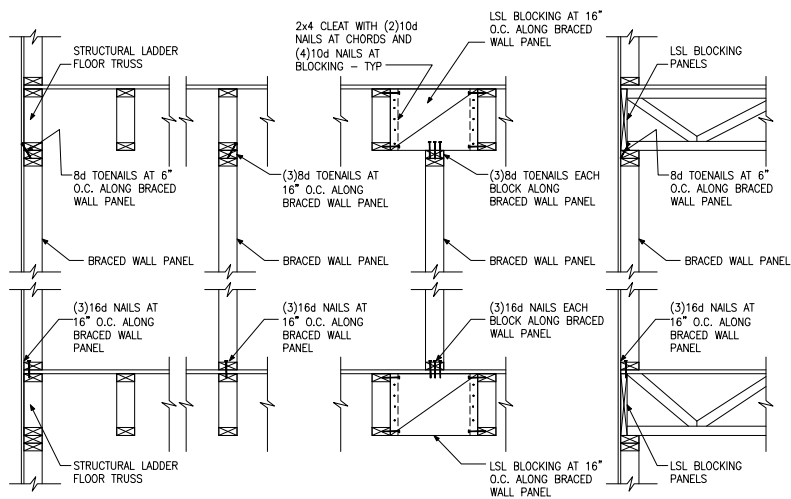


(D) TYPICAL EXTERIOR CORNER WALL FRAMING

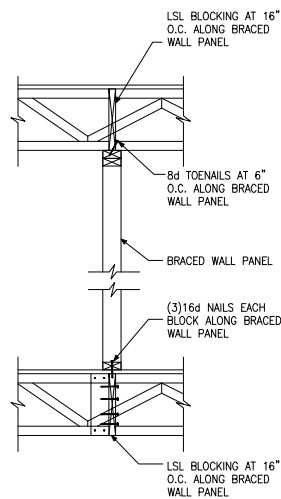


(E) ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS
ONLY REQUIRED AT BRACED WALL PANELS

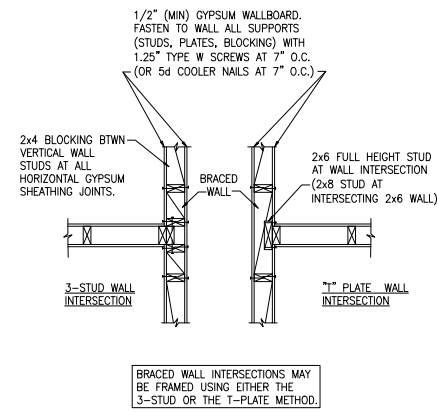




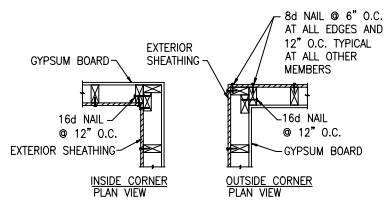
(A) TYPICAL BRACED WALL PANEL TO FLOOR / CEILING CONNECTION
BRACED WALL PANELS PARALLEL TO TRUSSES



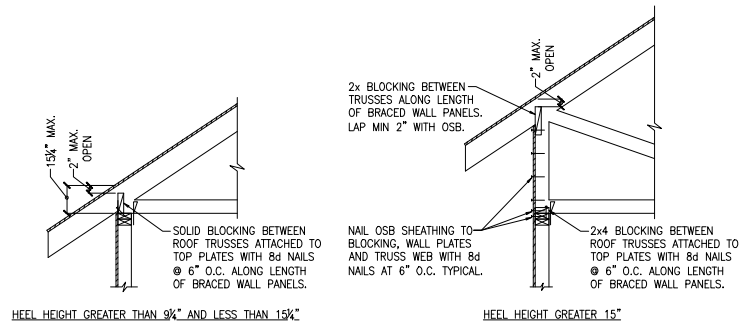
(B) TYPICAL BRACED WALL PANEL TO FLOOR / CEILING CONNECTION
BRACED WALL PANELS PERPENDICULAR TO TRUSSES



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

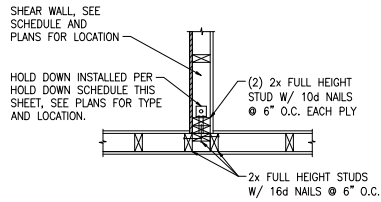


(D) TYPICAL EXTERIOR CORNER WALL FRAMING

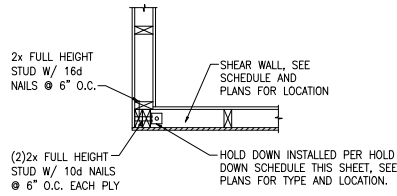


(E) ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS
ONLY REQUIRED AT BRACED WALL PANELS

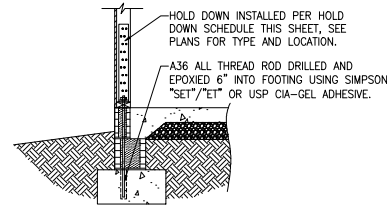




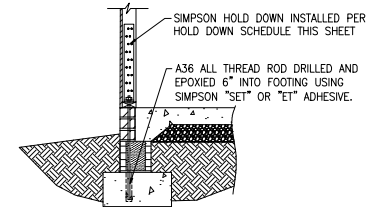
(A) TYPICAL HOLD DOWN DETAIL



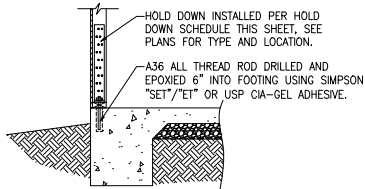
(B) TYPICAL HOLD DOWN DETAIL



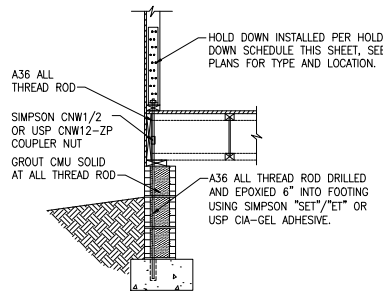
(C) HOLD DOWN AT STEMWALL SLAB FOUNDATION



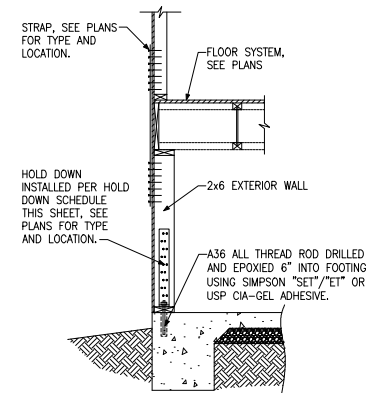
(C) HOLD DOWN AT STEMWALL SLAB



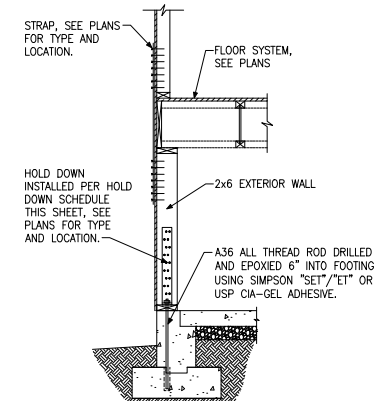
(D) HOLD DOWN AT MONOLITHIC SLAB FOUNDATION



(E) HOLD DOWN AT CRAWL SPACE FOUNDATION



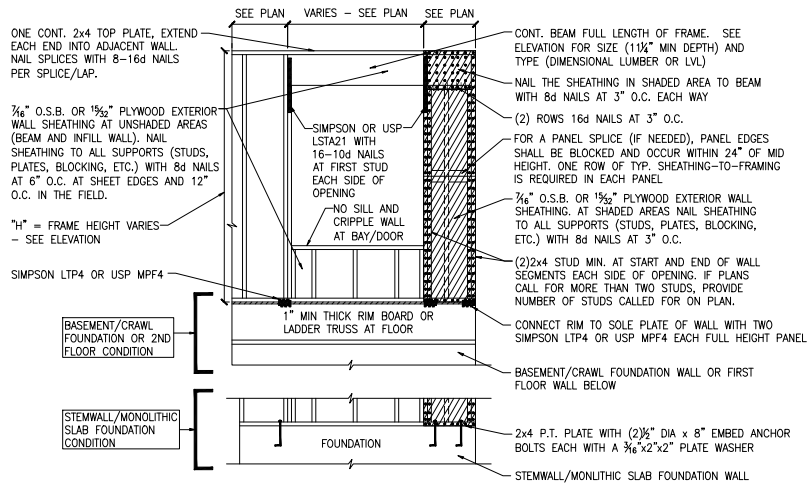
(F) HOLD DOWN AT BASEMENT FOUNDATION MONOLITHIC TURN-DOWN



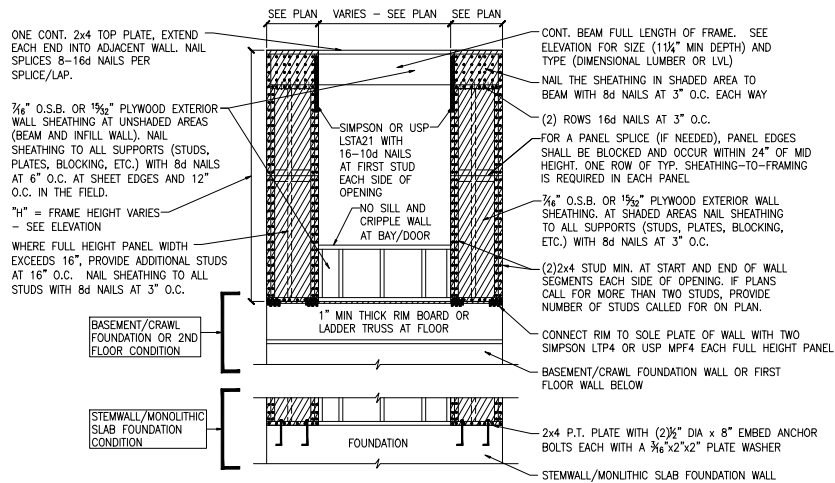
(G) HOLD DOWN AT BASEMENT FOUNDATION STEM WALL

HOLD DOWN SCHEDULE			
HOLD DOWN		ALL THREAD ROD	FASTENERS
SIMPSON	USP		
LTP2	N.A.	1/2" DIA.	(12)0.148"x2 1/2" LONG NAILS
HTT4	HTT16	3/8" DIA.	(18)0.148"x2 1/2" LONG NAILS
HTT5	HTT45	3/8" DIA.	(26)0.148"x2 1/2" LONG NAILS

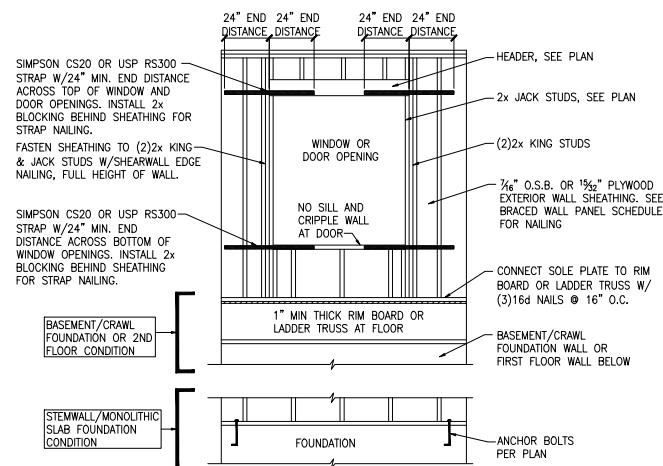




A METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
ONE BRACED WALL SEGMENT



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



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

BRACED WALL PANEL AND ENGINEERED SHEAR WALL SCHEDULE			
PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS
WSP	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
GB(1)	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
GB(1)-4	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 4" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
GB(2)	INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
CS-WSP	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
CS-PF	CONTINUOUS SHEATHED PORTAL FRAME	7/16" OSB	NAILING PER DETAIL
PFH	PORTAL FRAME WITH HOLD DOWNS	7/16" OSB	NAILING PER DETAIL
CS-ESW(1)	ENGINEERED SHEAR WALL, TYPE 1	7/16" OSB	8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS
CS-ESW(2)	ENGINEERED SHEAR WALL, TYPE 2	7/16" OSB	8D COMMON NAILS AT 4" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS
CS-ESW(3)	ENGINEERED SHEAR WALL, TYPE 3	7/16" OSB	8D COMMON NAILS AT 3" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS

BRACED WALL PANEL NOTES:

- ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
- SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH 3/4" O.S.B., OR 1/2" PLYWOOD, FASTENED PER IRC. AT EXTERIOR CORNERS, SHEATHING SHALL BE FASTENED PER KSE BRACED WALL DETAILS. AT INTERIOR WALL INTERSECTIONS, FASTEN STUDS & WALL BRACING PER KSE BRACED WALL DETAILS.
- BRACED WALL PANELS AND ENGINEERED SHEAR WALLS ARE PROVIDED PER IRC. PANEL LENGTHS SHOWN ON PLANS ARE THE MINIMUM LENGTH REQUIRED.



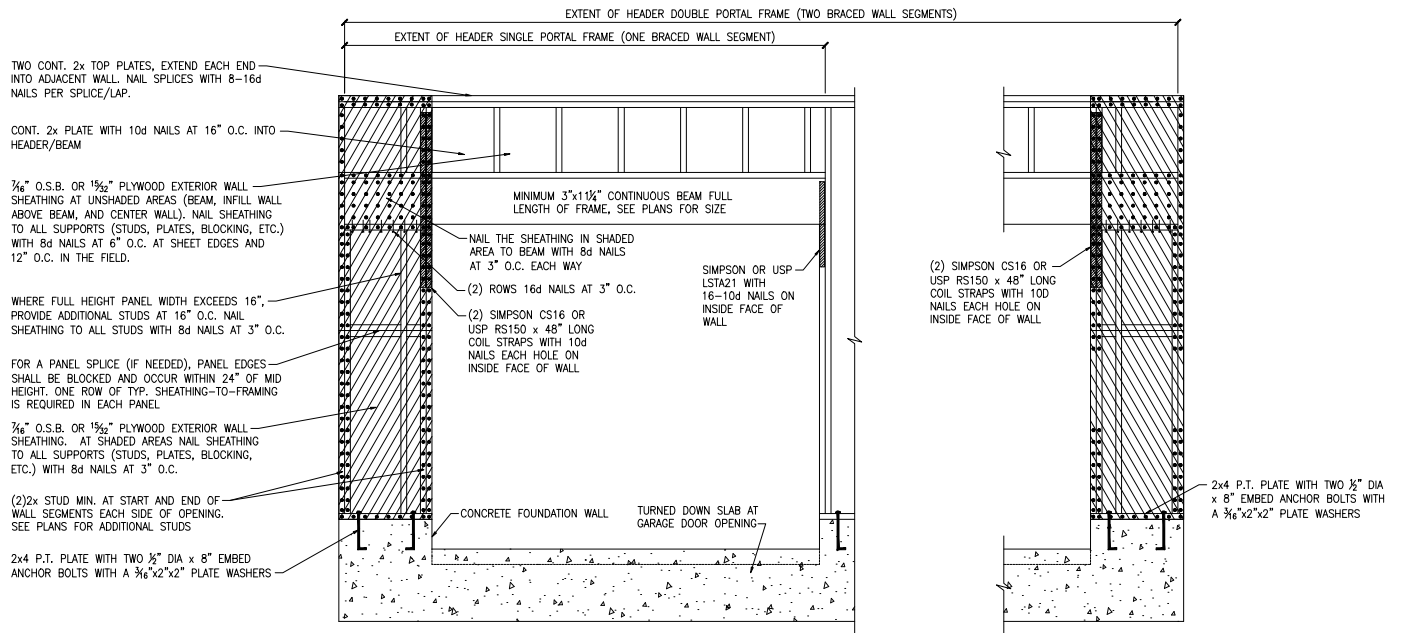
Braced Wall Notes & Details

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

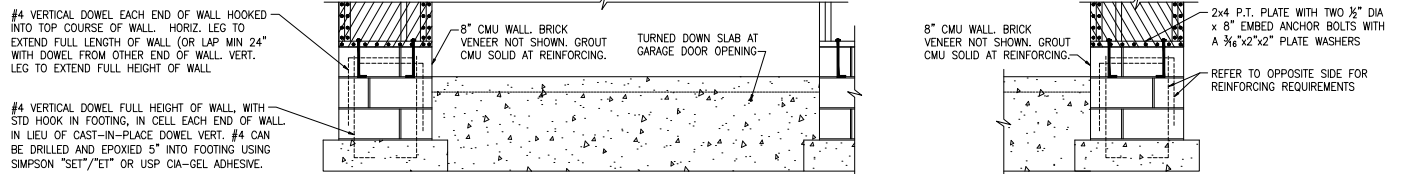


Up to 130 M.P.H.
North Carolina

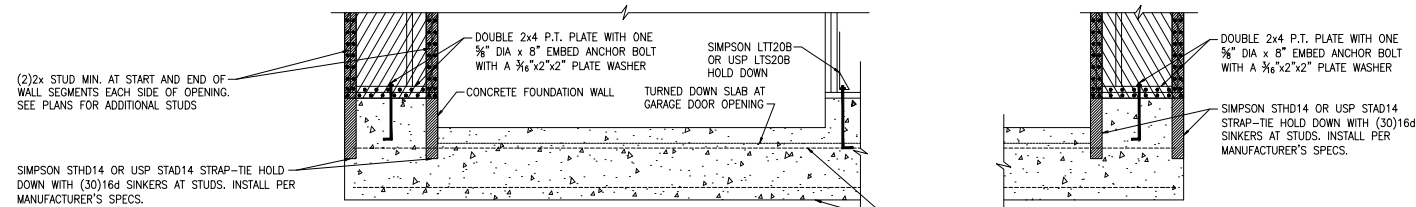
SD-3



A METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
MONOLITHIC SLAB OR BASEMENT FOUNDATION

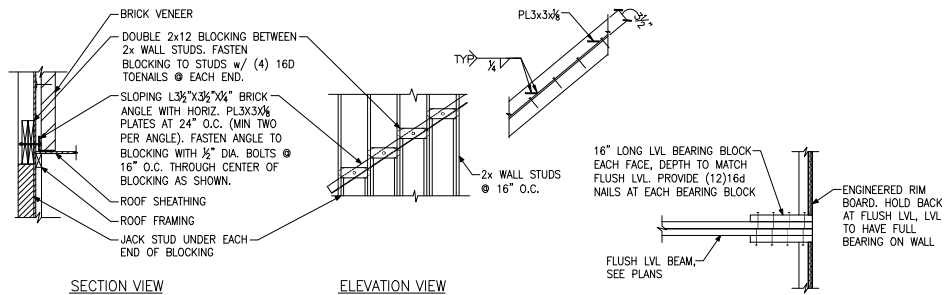


B METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
STEMWALL SLAB OR CRAWL SPACE FOUNDATION



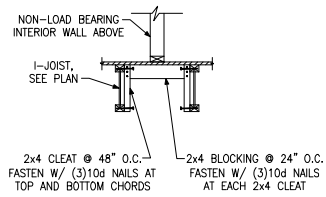
C METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS
MONOLITHIC SLAB OR BASEMENT FOUNDATION



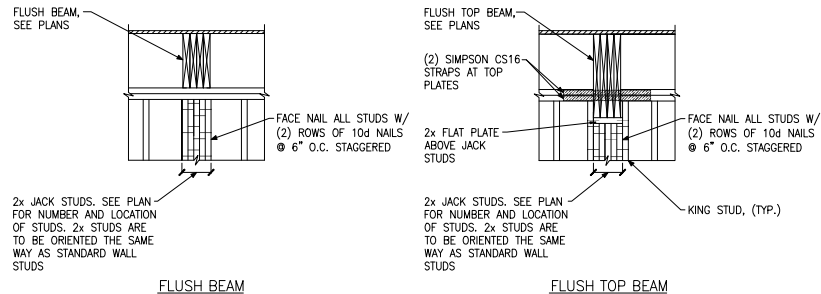


(A) BRICK LEDGER CONNECTION DETAIL

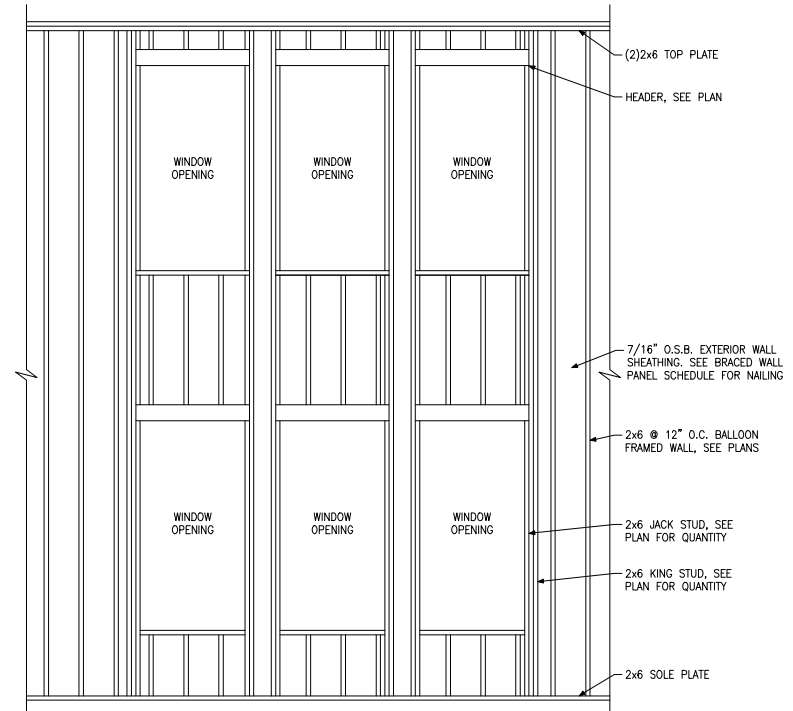
(B) BEARING ENHANCER FLUSH LVL



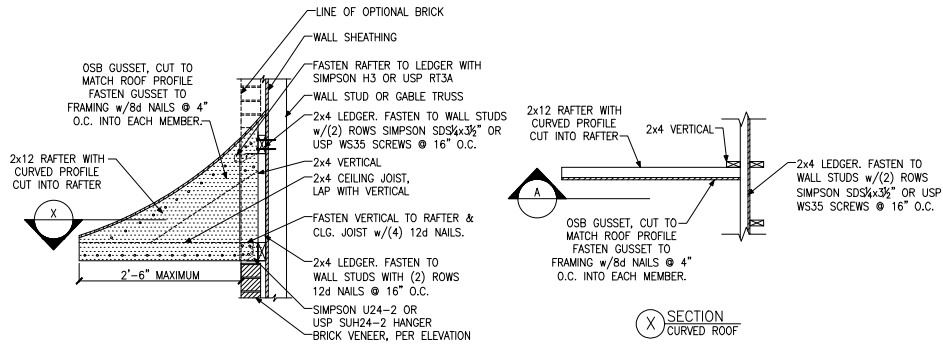
(C) I-JOIST LADDER BLOCKING AS REQUIRED @ PARALLEL WALLS



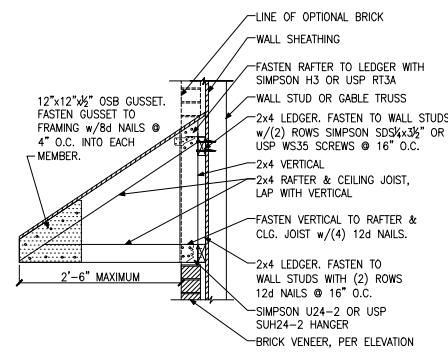
(E) BUILT-UP STUD DETAIL SUPPORTING BEAM



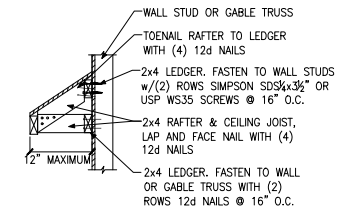
(D) BALLOON FRAMED WALL DETAIL N.T.S.



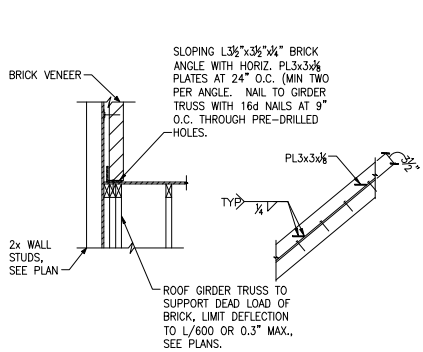
A PENT ROOF DETAIL
CURVED ROOF



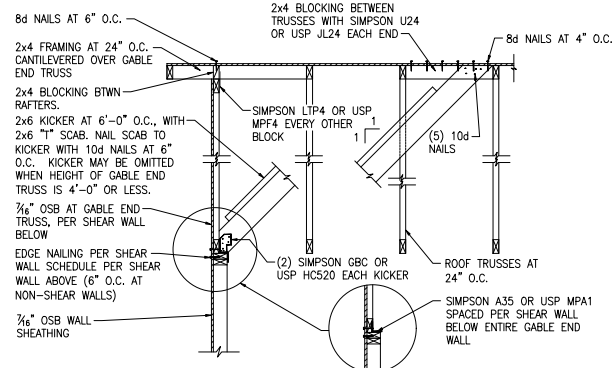
B PENT ROOF DETAIL
STRAIGHT ROOF



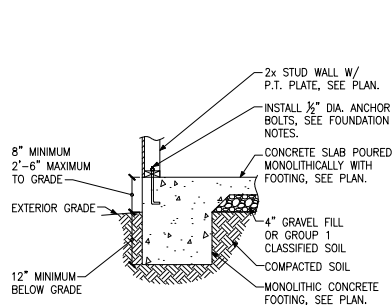
C EYEBROW ROOF DETAIL
STRAIGHT ROOF



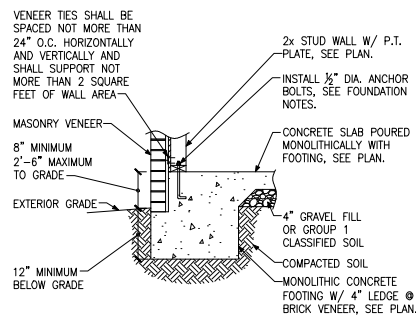
D TRUSS DETAIL



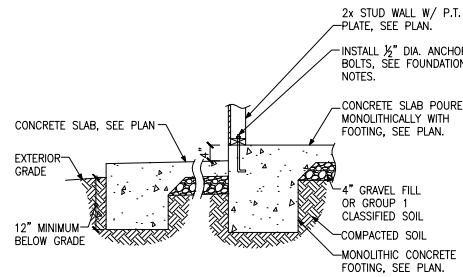
E GABLE END WALL DETAIL



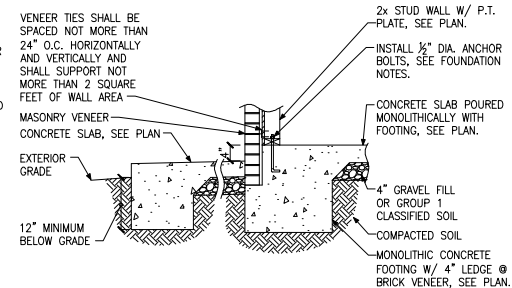
A FOUNDATION SECTION
EXTERIOR WALL



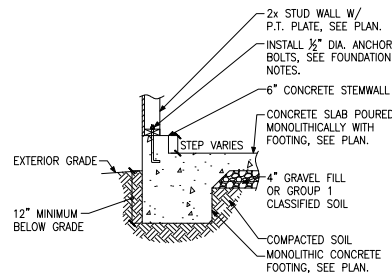
B FOUNDATION SECTION
EXTERIOR WALL @ MASONRY
VENEER



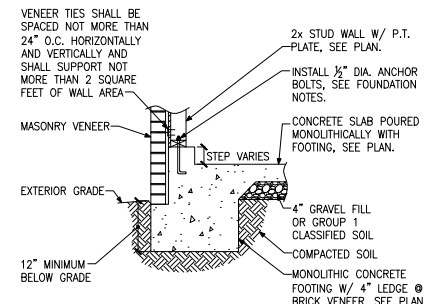
C FOUNDATION SECTION
EXTERIOR WALL AT PORCH



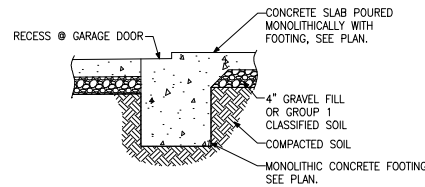
D FOUNDATION SECTION
EXTERIOR WALL AT PORCH W/ MASONRY
VENEER



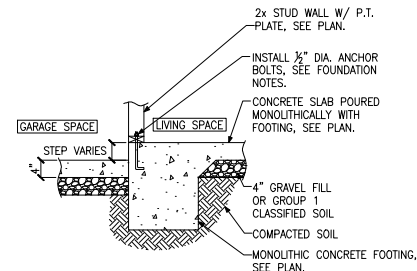
E FOUNDATION SECTION
EXTERIOR GARAGE WALL



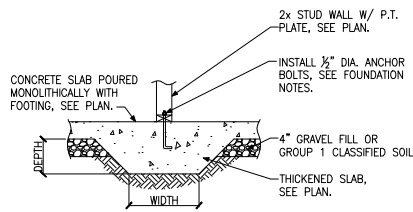
F FOUNDATION SECTION
EXTERIOR GARAGE WALL @ MASONRY
VENEER



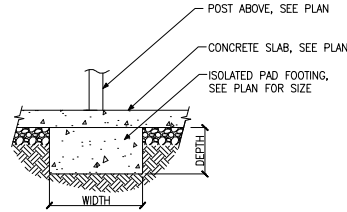
G FOUNDATION SECTION
GARAGE DOOR



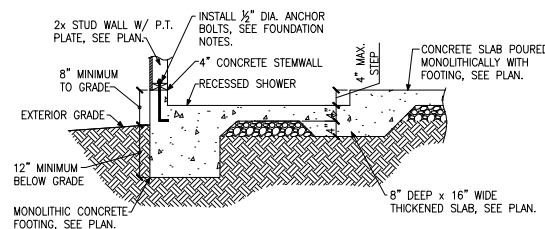
H FOUNDATION SECTION
INTERIOR GARAGE WALL



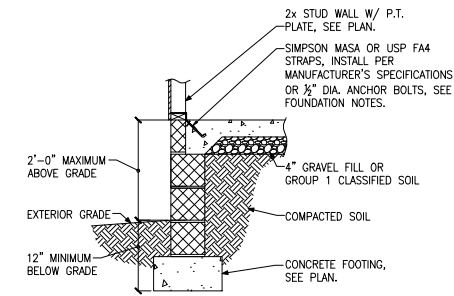
J FOUNDATION SECTION
THICKENED SLAB



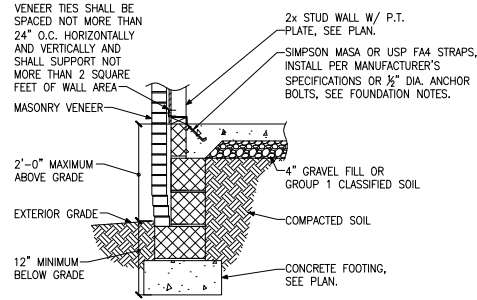
K FOUNDATION SECTION
ISOLATED PAD FOOTING



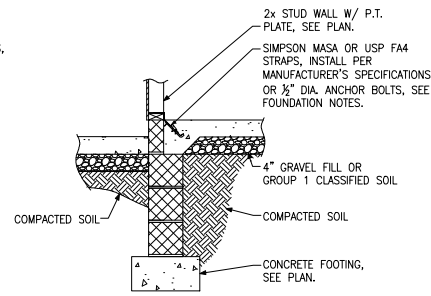
L FOUNDATION SECTION
THICKENED SLAB @ RECESSED SHOWER



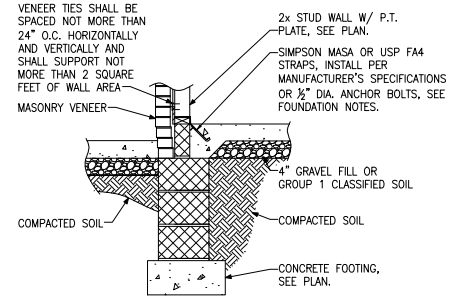
A FOUNDATION SECTION
EXTERIOR WALL



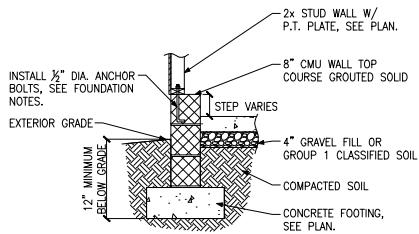
B FOUNDATION SECTION
EXTERIOR WALL @ MASONRY
VENEER



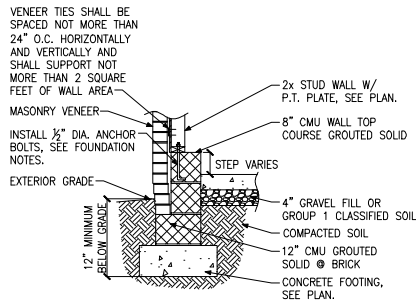
C FOUNDATION SECTION
EXTERIOR WALL AT PORCH



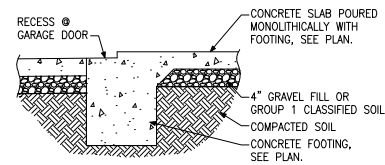
D FOUNDATION SECTION
EXTERIOR WALL AT PORCH W/ MASONRY
VENEER



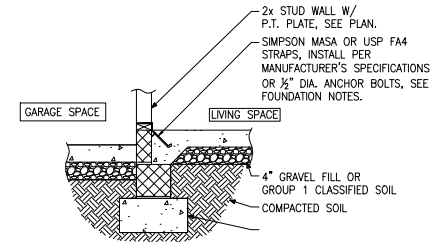
E FOUNDATION SECTION
EXTERIOR GARAGE WALL



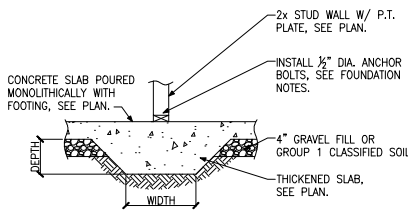
F FOUNDATION SECTION
EXTERIOR GARAGE WALL @ MASONRY
VENEER



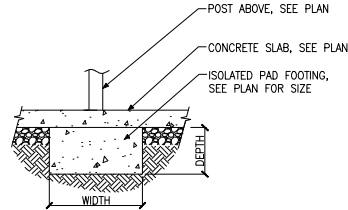
G FOUNDATION SECTION
GARAGE DOOR



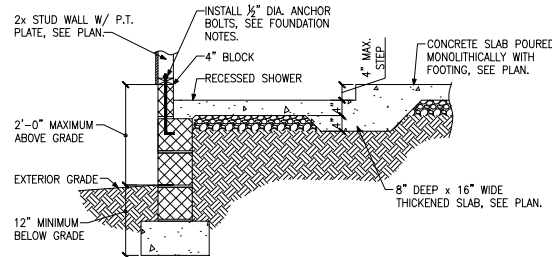
H FOUNDATION SECTION
INTERIOR GARAGE WALL



J FOUNDATION SECTION
THICKENED SLAB

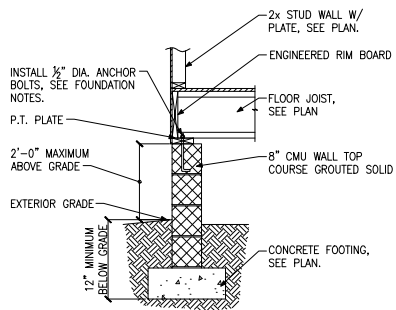


K FOUNDATION SECTION
ISOLATED PAD FOOTING

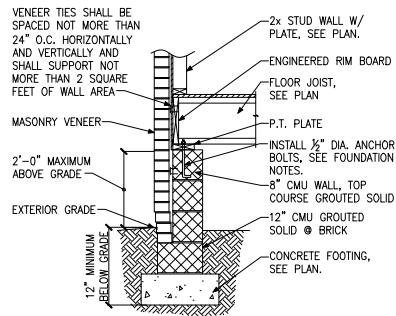


L FOUNDATION SECTION
THICKENED SLAB @ RECESSED SHOWER

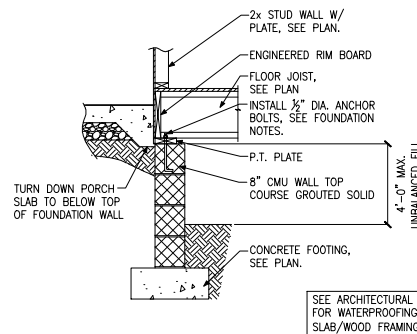




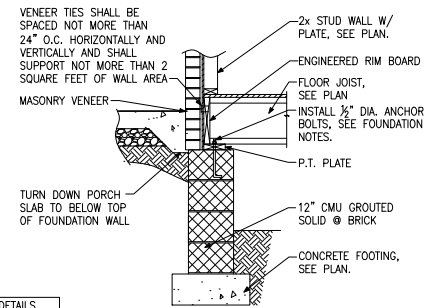
A FOUNDATION SECTION
EXTERIOR WALL



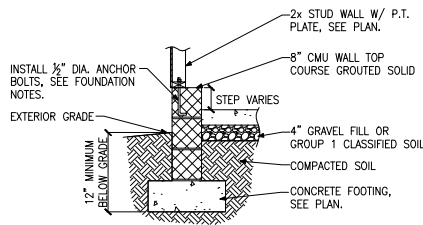
B FOUNDATION SECTION
EXTERIOR WALL @ MASONRY VENEER



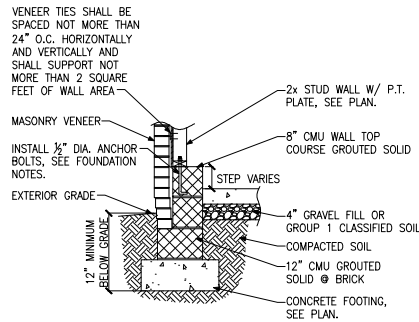
C FOUNDATION SECTION
EXTERIOR WALL AT PORCH



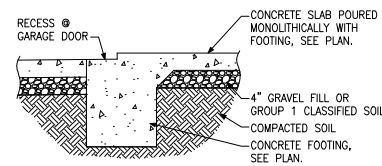
D FOUNDATION SECTION
EXTERIOR WALL AT PORCH W/ MASONRY VENEER



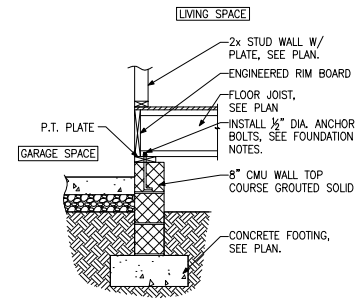
E FOUNDATION SECTION
EXTERIOR GARAGE WALL



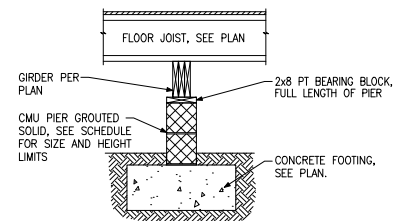
F FOUNDATION SECTION
EXTERIOR GARAGE WALL @ MASONRY VENEER



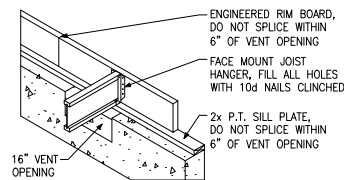
G FOUNDATION SECTION
GARAGE DOOR



H FOUNDATION SECTION
INTERIOR GARAGE WALL



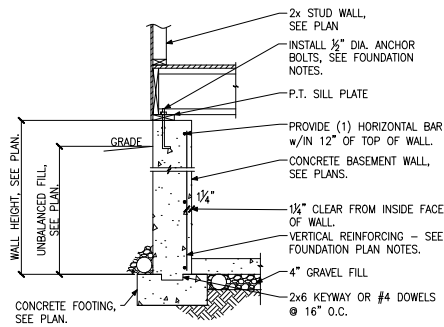
J FOUNDATION SECTION
INTERIOR PIER



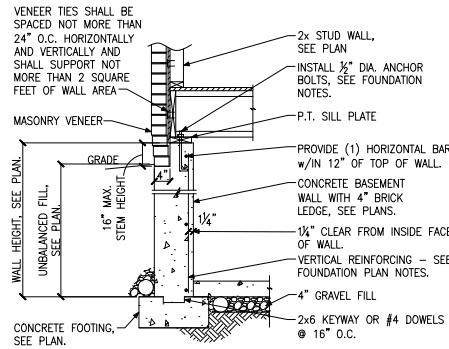
K CRAWL SPACE VENT DETAIL

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

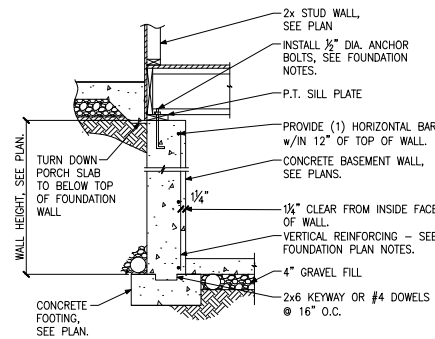
NOTE:
PIERS SHALL BE CAPPED WITH 8" OF SOLID MASONRY OR CONCRETE OR TOP COURSE FILLED SOLID WITH CONCRETE/MORTAR.
PIERS OVER 5'-4" SHALL BE FILLED SOLIDLY WITH CONCRETE OR TYPE M OR S MORTAR.
FOR PIERS OVER 8'-0" CONTACT KSE ENGINEERING FOR PIER AND FOOTING DESIGN.



(A) FOUNDATION SECTION
EXTERIOR WALL

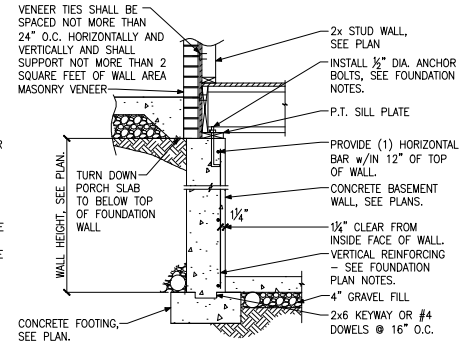


(B) FOUNDATION SECTION
EXTERIOR WALL @ MASONRY VENEER

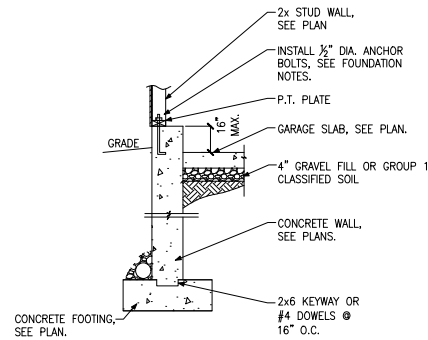


(C) FOUNDATION SECTION
EXTERIOR WALL AT PORCH

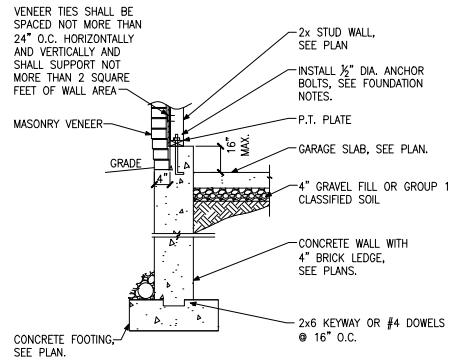
SEE ARCHITECTURAL DETAILS
FOR WATERPROOFING AT PORCH
SLAB/WOOD FRAMING.



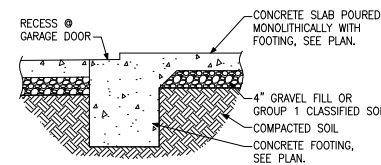
(D) FOUNDATION SECTION
EXTERIOR WALL AT PORCH W/ MASONRY VENEER



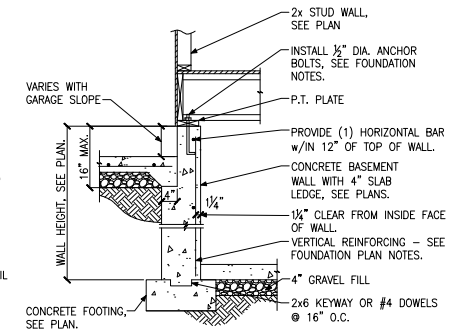
(E) FOUNDATION SECTION
EXTERIOR GARAGE WALL



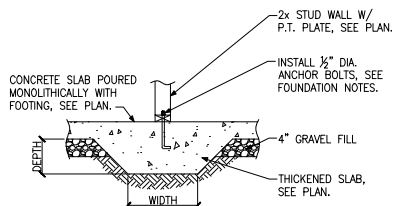
(F) FOUNDATION SECTION
EXTERIOR GARAGE WALL @ MASONRY VENEER



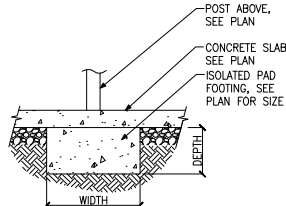
(G) FOUNDATION SECTION
GARAGE DOOR



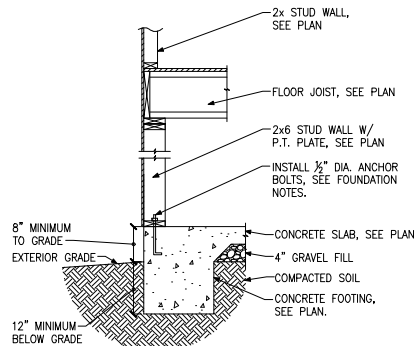
(H) FOUNDATION SECTION
INTERIOR GARAGE WALL



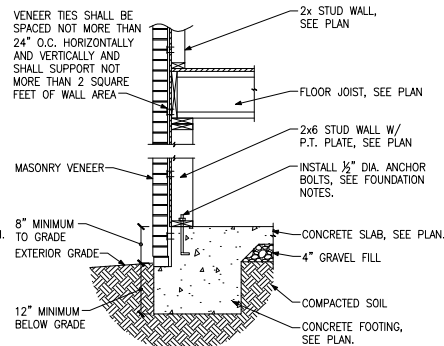
(J) FOUNDATION SECTION
THICKENED SLAB



(K) FOUNDATION SECTION
ISOLATED PAD FOOTING

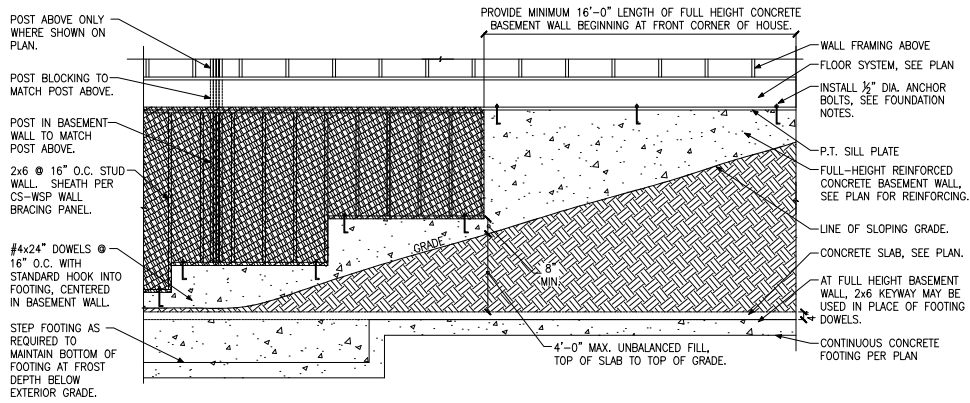


(L) FOUNDATION SECTION
WALKOUT BASEMENT

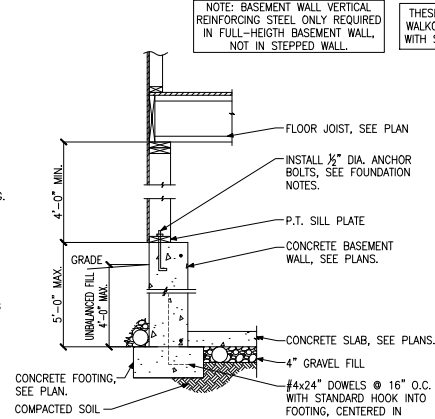


(M) FOUNDATION SECTION
WALKOUT BASEMENT

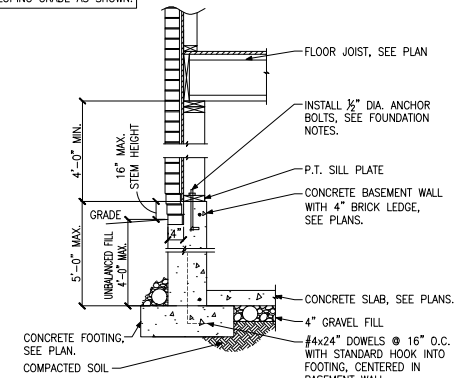




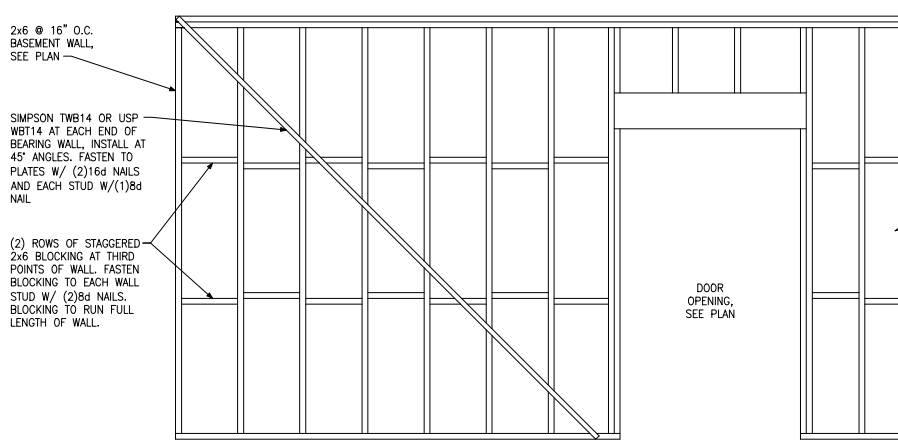
(A) FOUNDATION ELEVATION
STEPPED SIDEWALL



(B) FOUNDATION SECTION
STEPPED SIDEWALL



(C) FOUNDATION SECTION
STEPPED SIDEWALL @ MASONRY VENEER



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