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 LANCASTER, PENNSYLVANIA 17601
 PH: (717) 464-9060 • FAX: (717) 464-9046
 www.keystonecustomhome.com



KEYSTONE CUSTOM HOMES, INC.



SECOND FLOOR - FLOORING
 SCALE: 1/4" = 1'-0"
 FLOOR COVERING AREA
 (NSF = NET SQUARE FOOTAGE)

FLOORING LEGEND	
	= CARPET
	= VINYL
	= VINYL PLANKS
	= CERAMIC TILE
	= WOOD

FLOORING TYPES ARE FOR REPRESENTATION ONLY.
 FLOORING PATTERN & DIRECTION MAY VARY PER HOME.



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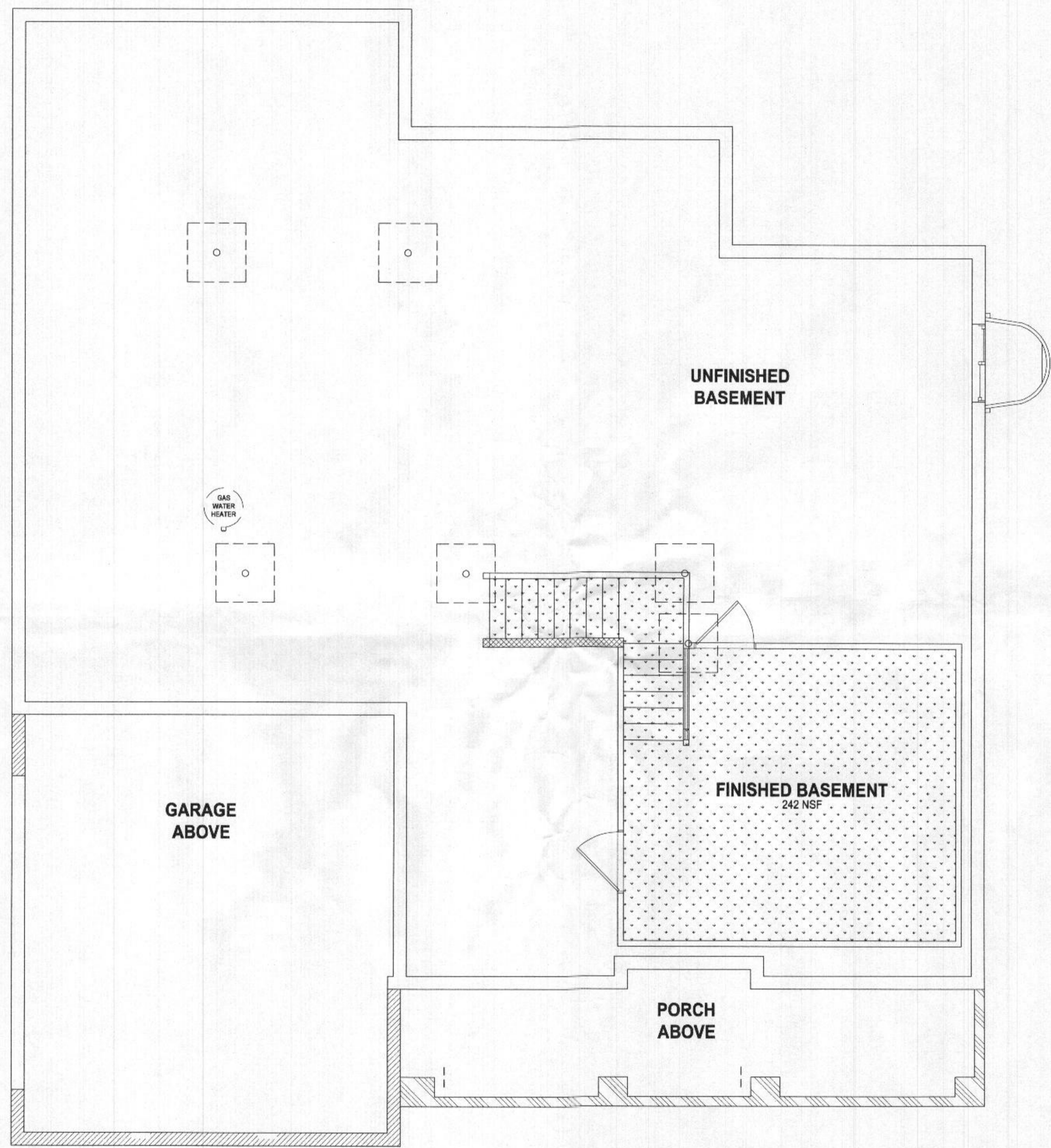
SHEET DESCRIPTION:	SECOND FLOOR FLOORING
DATE:	OCT 11 2021
SCALE:	AS NOTED
DRAWN BY:	T.BEMONT
CHECKED BY:	ZHOFR2 SCHUCK
SHEET NO.:	F1.1
PLANTED:	a h w 20

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FLOORING LEGEND	
[Pattern]	= CARPET
[Pattern]	= VINYL
[Pattern]	= VINYL PLANKS
[Pattern]	= CERAMIC TILE
[Pattern]	= WOOD

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BASEMENT FLOOR - FLOORING
 SCALE: 1/4" = 1'-0"
 FLOORCOVERING AREA
 (NSF = NET SQUARE FOOTAGE)



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SHEET DESCRIPTION	BASEMENT FLOOR FLOORING
MODEL	ZHOFR2 SCHUCK
UPDATED	OCT 11 2021
SCALE	AS NOTED
DRAWN BY	T.BEMONT
SHEET NO.	F1.2
PLAN ID	ahw 20

KITCHEN SYMBOL LEGEND:

ON THE CABINET LAYOUT, ITEMS SHOWN BELOW IN CIRCLES ARE INCLUDED WITH THE PACKAGE. ITEMS SHOWN BELOW IN SQUARES ARE THE DISCRETE LOCATIONS IF THE CLIENT CHOOSES THE OPTION SEPARATELY. AVAILABILITY AND INCLUSIONS VARY PER PLANNETECH PACKAGE.

DB	Drawer Bank
GL	Glass Doors
SS	Slide Out Shelf
WB	Waste Basket
MW	Microwave (Alt. location w/ wall mount hood)
UC LIGHT	Under Cab. Light

CHEFS PKG INCL:

Tahoe Maple Cabinet Style - May Upgrade Separately

Small / Angled Crown Molding

Door Trays

**Drawer Bank(s)

**Upper Glass Wall Cabinets w/ Lighting

**Garage Disposal (1/2 hp)

Installed Ice Maker Line

**Installed Recessed Light Package w/ White Trim Kits

Level 30 Kitchen Sink

Kitchen Faucet Upgrade

Appliance Upgrade (incl. 36" Gas Cooktop, Double Electric Wall Oven, Built-In Microwave, 36" Vented Range Hood, Dishwasher)

**Roll-Out Shelves

**Linen Range Base Cabinet for Under Cooktop

**Oven Cabinet for Double Wall Oven

**Waste Basket Rollout Cabinet

**Specially Kitchen Window

**Utility Cabinet with Fixed Shelf Kit

**24" Deep Refrigerator Wall Cabinet, May include Refrigerator End Panel(s) (REP)

**48" Wide Refrigerator Opening

** THESE INCLUSIONS VARY PER HOUSE DESIGN. PLEASE SEE PLAN FOR SPECIFIC INFORMATION REGARDING SIZE AND LOCATION.

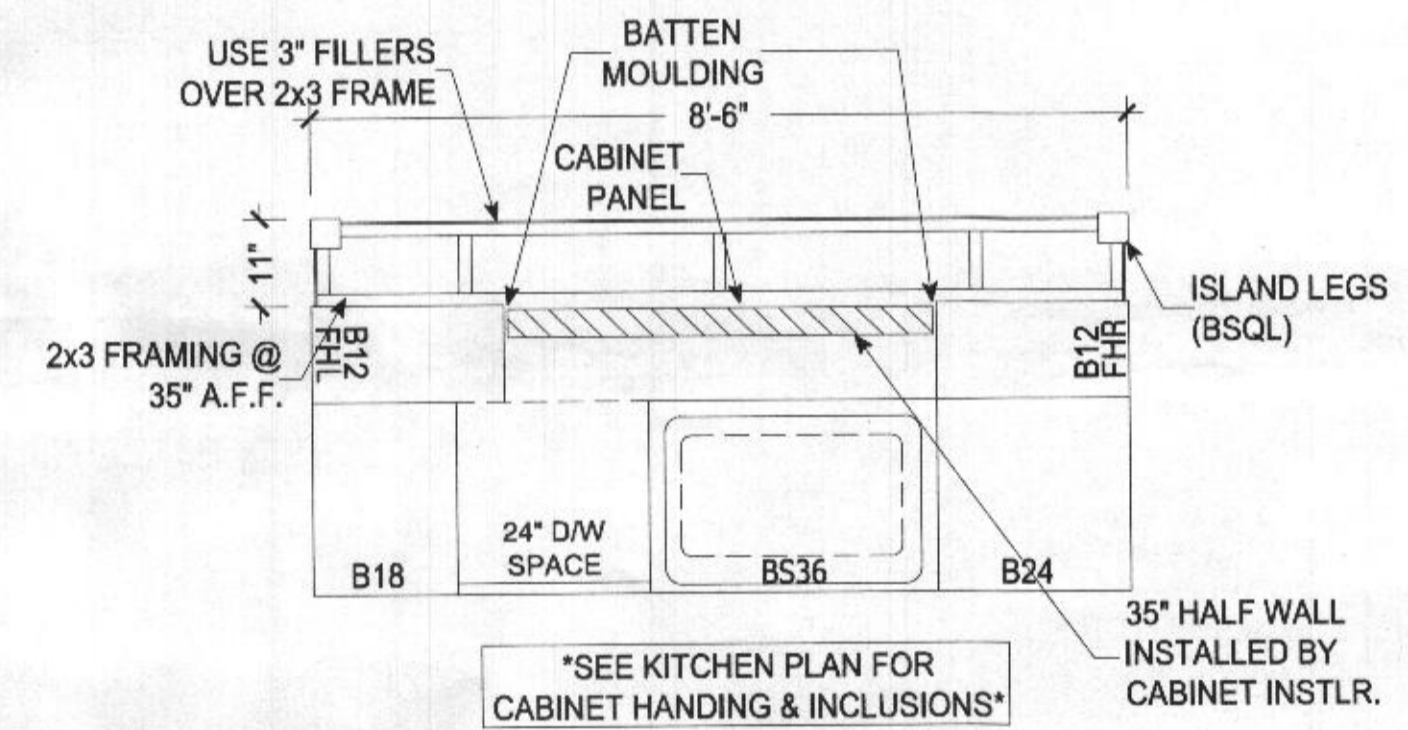
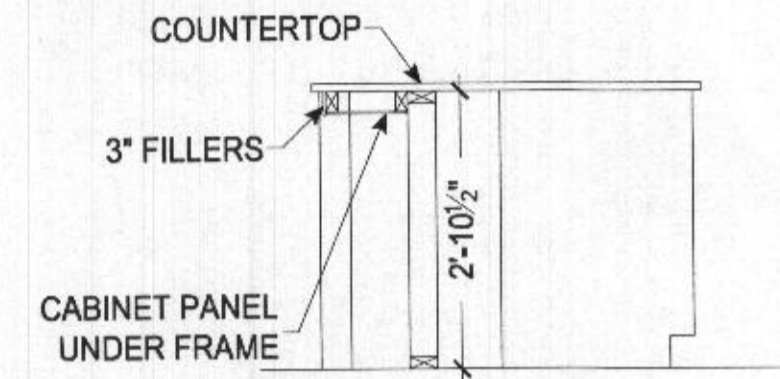
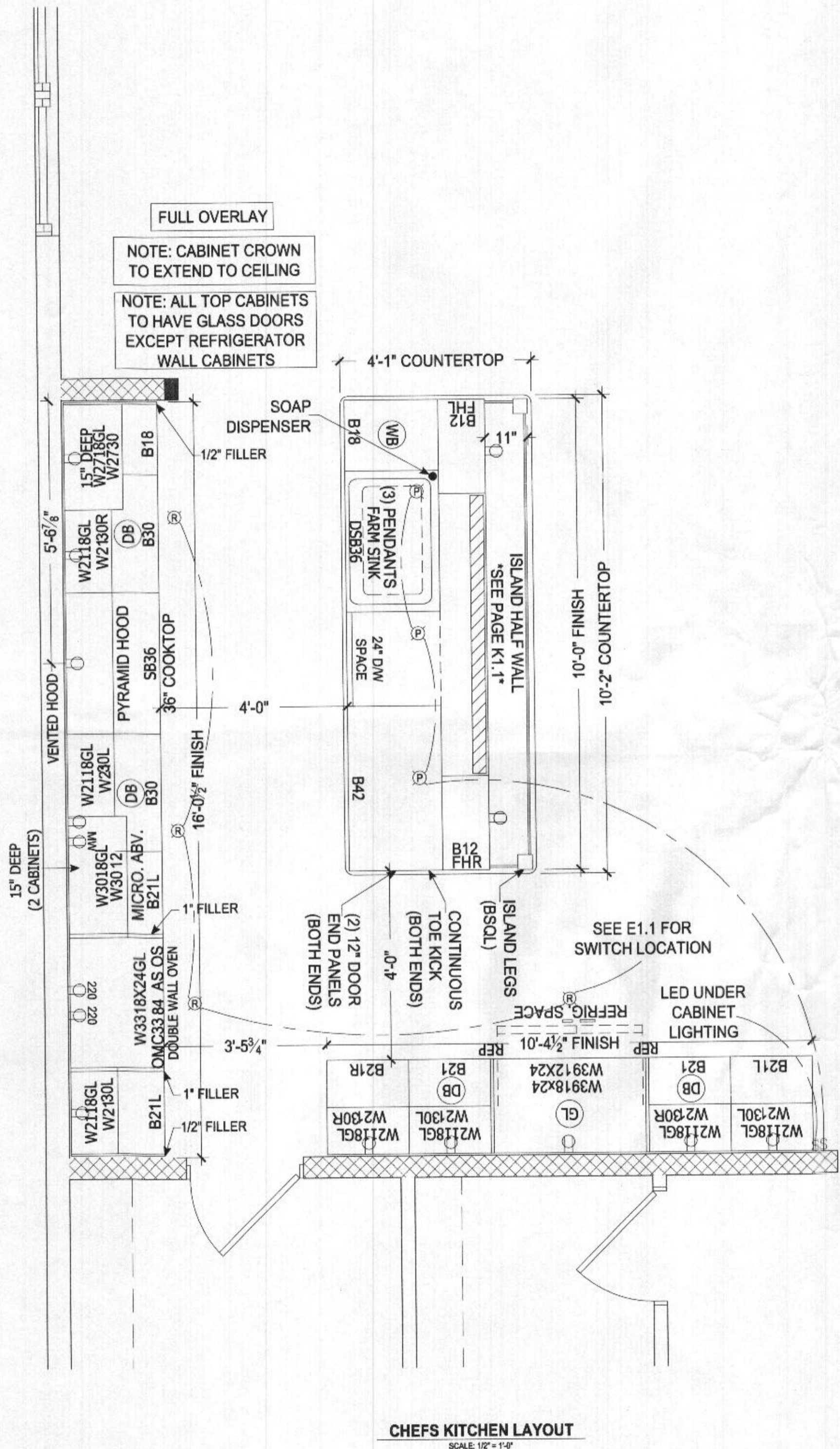
GEN. KITCHEN NOTES:

NON-VENTED HOOD: FRAMING DIMENSION FROM SUBFLOOR TO UNDERSIDE OF CABINET TO RANGE IS 5'-10" (30 7/16" H. CABINETS) 6'-0" (42 7/16" H. CABINETS)

FRAMING DIMENSIONS UNLESS OTHERWISE NOTED

ALL COUNTERTOP RECEPTACLES ARE GFI PROTECTED

TYPICAL WINDOW CASING REQUIRED, DO NOT USE WIDER TRIM OPTION ON WINDOW



KITCHEN ISLAND HALF WALL
SCALE: 1/2" = 1'-0"



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KEYSTONE CUSTOM HOMES, INC.

SHEET DESCRIPTION: KITCHEN LAYOUT
MODEL: ZHOPR2 SCHUCK

UPDATES: OCT 11 2021
SCALE: AS NOTED
DRAWN BY: T.BEMONT

SHEET NO. **KT1.0**
PART NO. **ahw20**

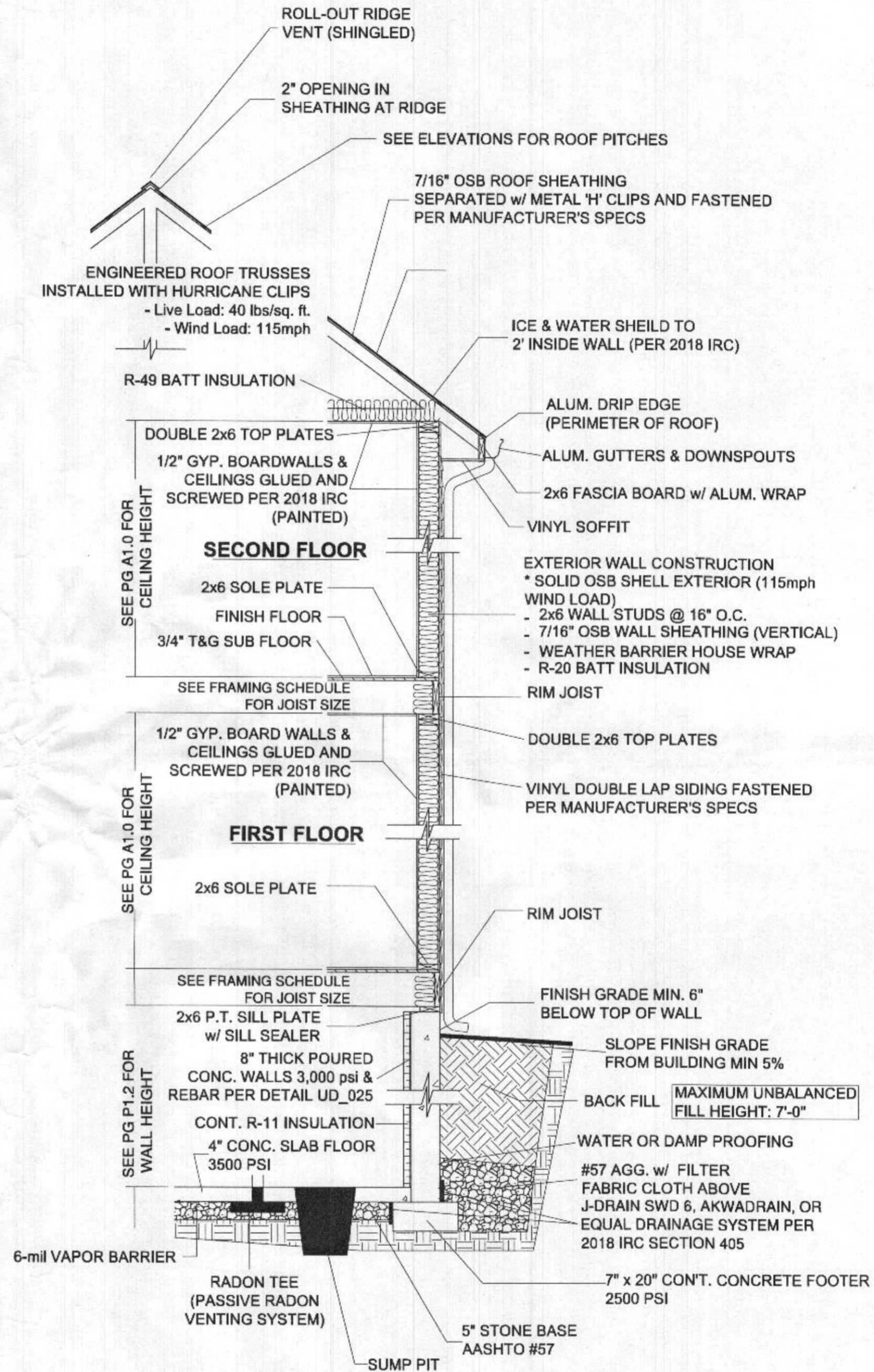
*39" x 71" REFRIGERATOR SPACE

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

- GROUND SNOW LOAD...40 (MARYLAND)
- 3 SECOND WIND SPEED.....115 mph
- SEISMIC DESIGN CATEGORY.....B
- WEATHERING.....SEVERE
- FROST LINE DEPTH.....32"
- TERMITE.....MODERATE TO HEAVY
- DECAY.....SLIGHT TO MODERATE
- WINTER DESIGN TEMP.....13°F
- THE SOIL BEARING CAPACITY IS VALUED AT 2,000 PSF

GENERAL SPECIFICATIONS:

- EXTERIOR LOAD BEARING HOUSE WALLS TO BE 2x6 w/ DOUBLE 2x6 SPF#2 GRADE TOP PLATE AND SINGLE 2x6 SPF#2 SOLE PLATE w/ 2x6 SPF STUDS SPACED 16" O.C.
- EXTERIOR LOAD BEARING GARAGE WALLS TO BE 2x4 w/ DOUBLE 2x4 SPF #2 GRADE TOP PLATES AND SINGLE 2x4 SPF#2 GRADE SOLE PLATE ON A P.T. MIXED SOUTHERN PINE SILL PLATE. STUDS TO BE 2x4 SPF SPACED 16" O.C.
- INTERIOR LOAD BEARING WALLS TO BE 2x4/2x6 SPF w/ DOUBLE 2x4/2x6 SPF#2 GRADE TOP PLATES AND SINGLE 2x4/2x6 SPF#2 GRADE SOLE PLATES w/ 2x4/2x6 SPF STUDS SPACED 16" O.C.
- INTERIOR NON-LOAD BEARING WALLS TO BE 2x4/2x6 SPF w/ SINGLE 2x4/2x6 SPF#2 GRADE TOP PLATE AND SINGLE 2x4/2x6 SPF#2 GRADE SOLE PLATE w/ 2x4/2x6 SPF STUDS SPACED 16" O.C.
- FLOOR JOISTS TO BE 9-1/2" OR 11-7/8" I-JOISTS (UNLESS NOTED OTHERWISE ON JOIST LAYOUT)
- EXTERIOR AND INTERIOR HEADERS TO BE MINIMUM DOUBLE 2x10 HF#2 OR SPF#2. EXTERIOR HEADERS TO BE PLACED TOWARD EXTERIOR OF BUILDING.
- SINGLE SPF JACK STUDS AT ALL OPENINGS. DOUBLE SPF JACK STUDS AT ALL OPENINGS WIDER THAN 5'-0".
- ALL EXTERIOR WALLS AND HOUSE/GARAGE WALL TO BE MINIMUM R-20 VALUE BATT INSULATION.
- ALL ATTIC SPACES TO BE MINIMUM R-49 BATT INSULATION.
- ALL CRAWL SPACE WALLS TO BE MINIMUM R-11 CONT. BATT INSULATION
- CONCRETE TO BE AIR ENTRAINED 5% / 7%
- GARAGE FLOOR TO BE 3500 PSI CONCRETE
- FOUNDATION ANCHOR SIZE AND SPACING TO MEET OR EXCEED IRC 2018
- ALL APPLIANCE AND MECHANICAL SYSTEMS INSTALLED PER MANUFACTURER'S SPECS TO MEET OR EXCEED IRC 2018
- DRYER AND RANGE EXHAUST TO MEET MANUFACTURER'S SPECS
- ALL PLUMBING, HVAC, AND ELECTRICAL TO MEET ALL APPLICABLE CODES
- RAILINGS, GUARDS, AND HANDRAILS TO MEET OR EXCEED 2018 IRC
- FIRE BLOCKING PER 2018 IRC
- ROOF DRAINS DISCHARGE A MINIMUM 5' FROM BUILDING
- HANGERS TO BE SIMPSON STRONG-TIE OR EQUAL
- TYPICAL WINDOW HEADER FRAMED AT 6'-11 3/8" UNLESS NOTED OTHERWISE ON PLAN
- ALL WINDOW SILLS PER IRC SECTION R312.2



16" O.C. WALL FRAMING



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KEYSTONE CUSTOM HOMES, INC.

SHEET DESCRIPTION: SECTIONS - PLAN SPECIFIC
MODEL: ZHOFR2 SCHLUCK

UPDATED: OCT 11 2021
SCALE: AS NOTED
DRAWN BY: T.BEMONT

SHEET NO. S1.0
PLAN ID. ah w 20

FIRST FLOOR FRAMING

Products						
PlotID	Length	Product	Plies	Net Qty	Fab Type	
J10	36-00-00	11 7/8" PJI-40	1	13	MFD	
J20	25-00-00	11 7/8" PJI-40	1	3	MFD	
J30	23-00-00	11 7/8" PJI-40	1	7	MFD	
J40	22-00-00	11 7/8" PJI-40	1	11	MFD	
J50	21-00-00	11 7/8" PJI-40	1	2	MFD	
J60	18-00-00	11 7/8" PJI-40	1	4	MFD	
J70	17-00-00	11 7/8" PJI-40	1	11	MFD	
J80	14-00-00	11 7/8" PJI-40	1	2	MFD	
J90	8-00-00	11 7/8" PJI-40	1	1	MFD	
DB1-4	38-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	4	4	FF	
DB2-3	28-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	3	3	FF	
DB3-3	24-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	3	3	FF	
FB1	22-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	1	2	FF	
FB2	18-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	1	1	FF	
DB4-4	16-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	4	4	FF	
FB3	8-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	1	1	FF	
FB4-3	8-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	3	3	FF	
FB5	4-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	1	1	FF	
RM1	16-00-00	1-1/8X11-7/8 LP-OSB Plus	1	14	FF	
Bk1	46-00-00	11 7/8" PJI-40	1	1	FF	

Connector Summary

PlotID	Qty	Manuf	Product	Backer Blocks	Skew	Slope
h1	3	MiTek	HUS179	No	-	-
h2	6	MiTek	IHFL25112	No	-	-

LEVEL AND FLOOR CONTAINER NOTES

Current Date:	10/11/2021
File Name:	21080597.mmdl
Level Name:	BSMT
Building Code - Design Methodology:	IRC2015
Floor Container:	FC2
Floor Area Loading is:	40 Live Load & 10 Dead Load
Maximum Allowed Deflection	L/480 Live Load & L/360 Total Load

SECOND FLOOR FRAMING

Products						
PlotID	Length	Product	Plies	Net Qty	Fab Type	
J11	35-00-00	11 7/8" PJI-40	1	12	MFD	
J21	24-00-00	11 7/8" PJI-40	1	1	MFD	
J31	18-00-00	11 7/8" PJI-40	1	4	MFD	
J41	17-00-00	11 7/8" PJI-40	1	8	MFD	
J51	14-00-00	11 7/8" PJI-40	1	2	MFD	
J61	12-00-00	11 7/8" PJI-40	1	2	MFD	
J71	5-00-00	11 7/8" PJI-40	1	10	MFD	
J81	22-00-00	11 7/8" PJI-80	1	6	MFD	
J91	21-00-00	11 7/8" PJI-80	1	4	MFD	
J101	20-00-00	11 7/8" PJI-80	1	3	MFD	
FB1	22-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	1	1	FF	
FB2	20-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	1	1	FF	
FB3	18-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	1	2	FF	
FB4-2	18-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	2	4	FF	
FB5-2	12-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	2	2	FF	
FB6-2	10-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	2	2	FF	
FB7-2	8-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	2	2	FF	
FB8	4-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	1	2	FF	
FB9-3	16-00-00	1-3/4X14 LP-LVL 2900Fb-2.0E	3	3	FF	
DB1-3	22-00-00	1-3/4X18 LP-LVL 2900Fb-2.0E	3	3	FF	
RM1	16-00-00	1-1/8X11-7/8 LP-OSB Plus	1	10	FF	
Bk1	3-00-00	11 7/8" PJI-40	1	1	FF	

Connector Summary

PlotID	Qty	Manuf	Product	Backer Blocks	Skew	Slope
h1	1	MiTek	HD410IF	No	-	-
h2	3	MiTek	HUS179	No	-	-
h3	4	MiTek	HUS179	No	-	-
h4	14	MiTek	IHFL25112	No	-	-
h5	15	MiTek	IHFL25112	No	-	-
h6	10	MiTek	IHFL25112	No	-	-
h7	11	MiTek	IHFL35112	No	-	-
h8	2	MiTek	THDH410	No	-	-

LEVEL AND FLOOR CONTAINER NOTES

Current Date:	10/11/2021
File Name:	21080597.mmdl
Level Name:	1st Floor
Building Code - Design Methodology:	IRC2015
Floor Container:	FC1
Floor Area Loading is:	40 Live Load & 10 Dead Load
Maximum Allowed Deflection	L/480 Live Load & L/360 Total Load

CARTER
Components

KEYSTONE CUSTOM HOMES

ZhoFR2

MATERIAL LIST

REVISIONS

PROJECT NUMBER

21080597

SHEET NUMBER

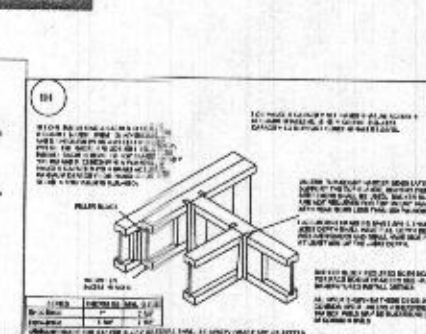
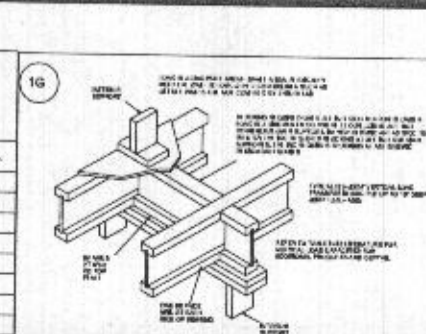
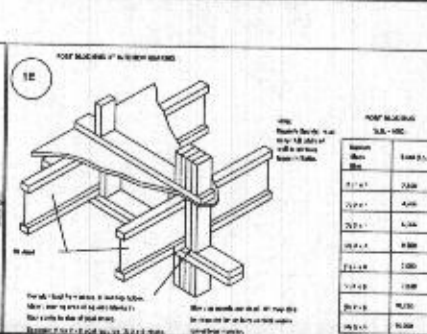
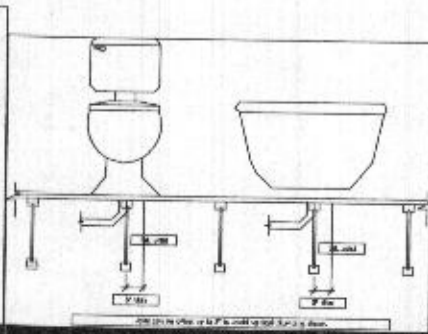
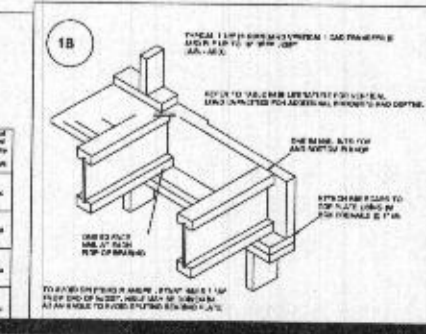
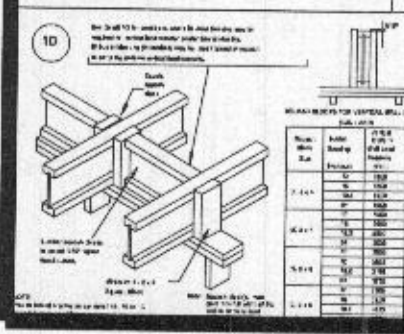
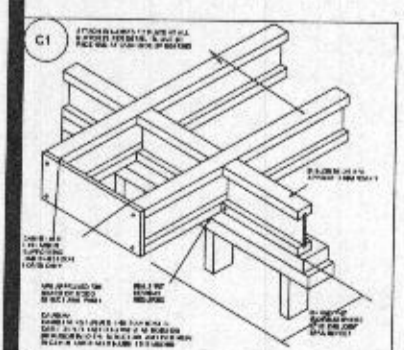
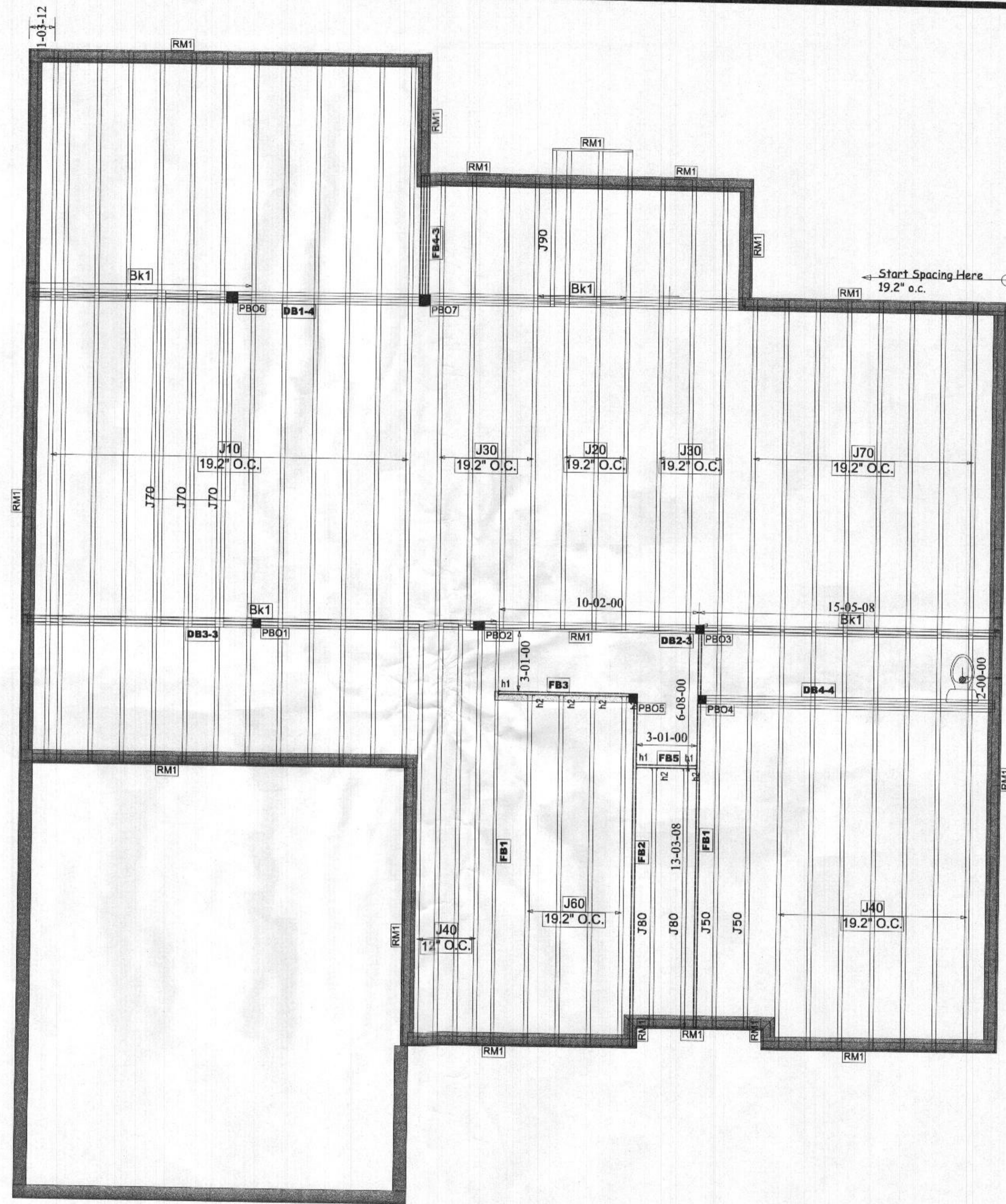
J1.3

I, James F Collins P.E., have reviewed these documents and they are in general conformance with the design of this dwelling unit.

KEYSTONE CUSTOM HOMES

ZhoFR2

FIRST FLOOR FRAMING



I, James F Collins P.E., have reviewed these documents and they are in general conformance with the design of this dwelling unit.

REVISIONS

PROJECT NUMBER

21080597

SHEET NUMBER

J1.0

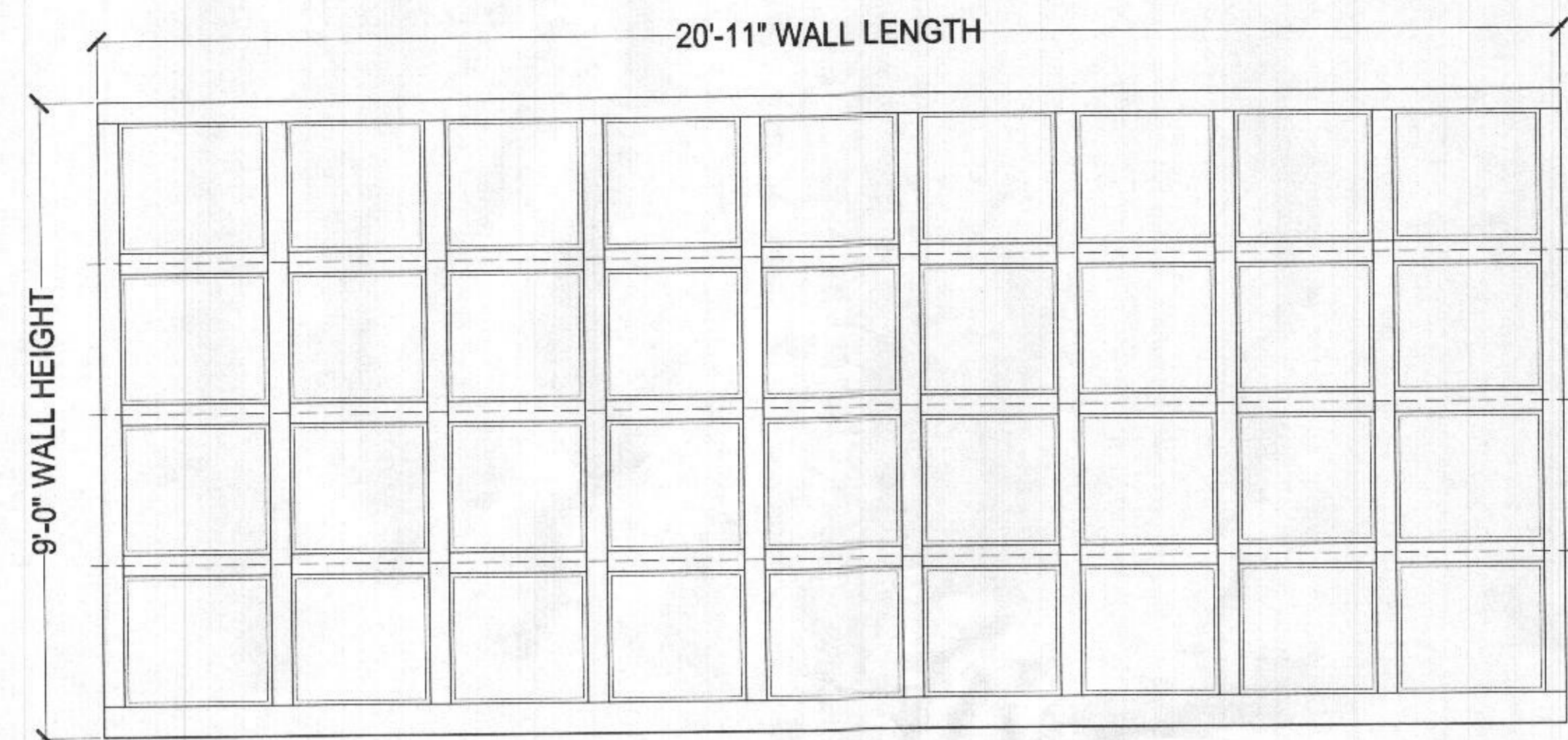
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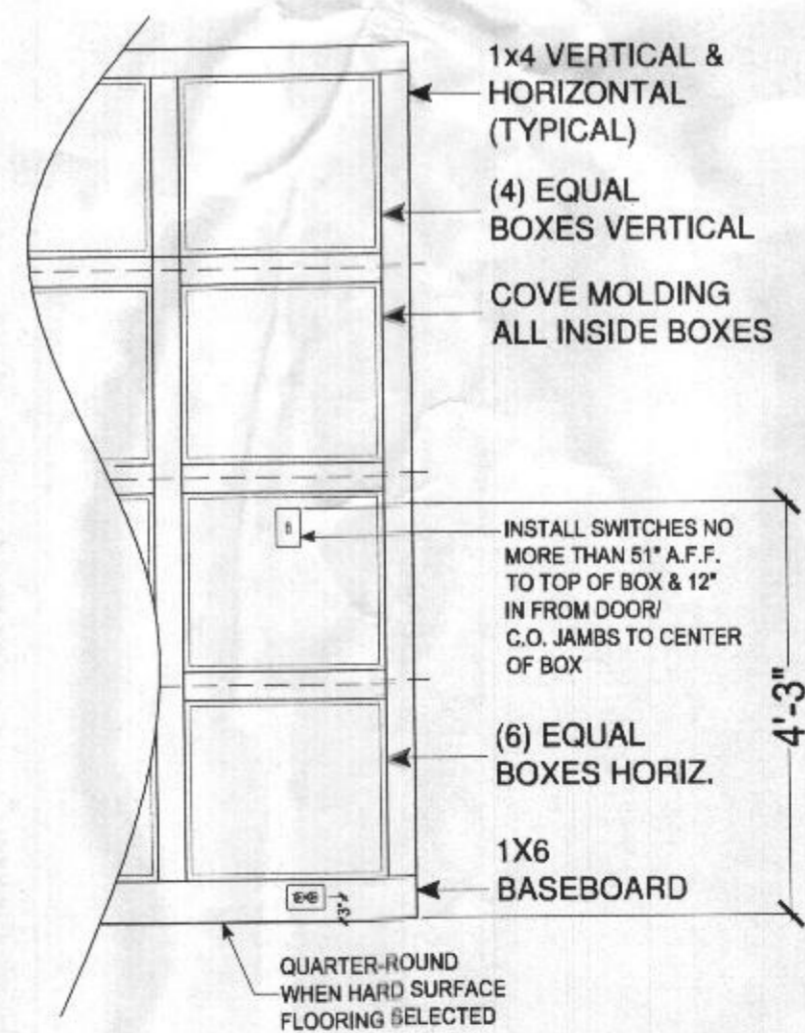


KEYSTONE CUSTOM HOMES, INC.

SHEET DESCRIPTION: DETAILS - PLAN SPECIFIC
 MODEL: ZHOFR2 SCHLUCK
 UPDATED: OCT 11 2021
 SCALE: AS NOTED
 DRAWN BY: T.BEMONT
 SHEET NO. D1.0
 PLAN ID. ahw 20



BOX TRIM ELEVATION
 SCALE: 1/2" = 1'-0"



BOX TRIM DETAIL
 SCALE: 1/2" = 1'-0"



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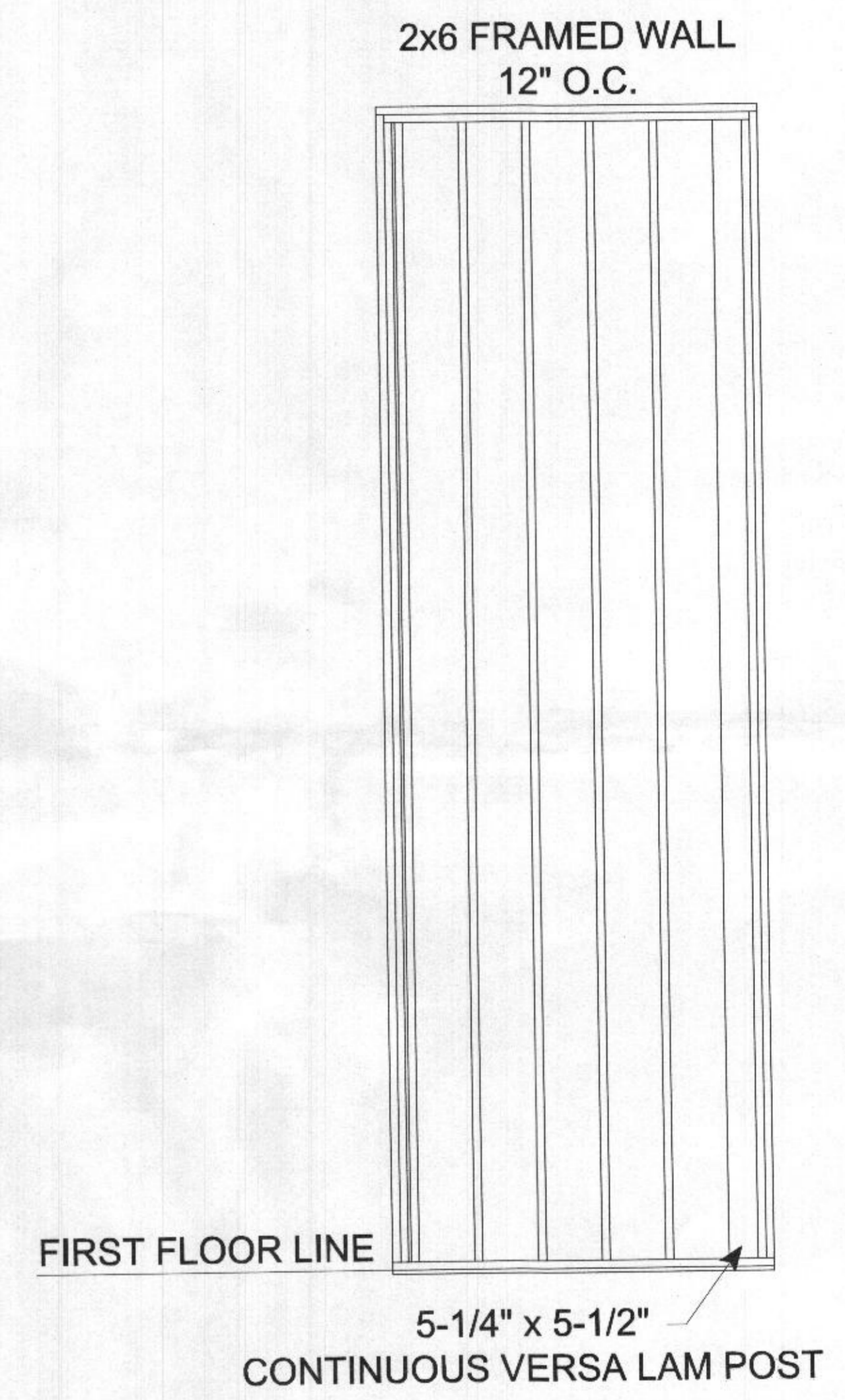
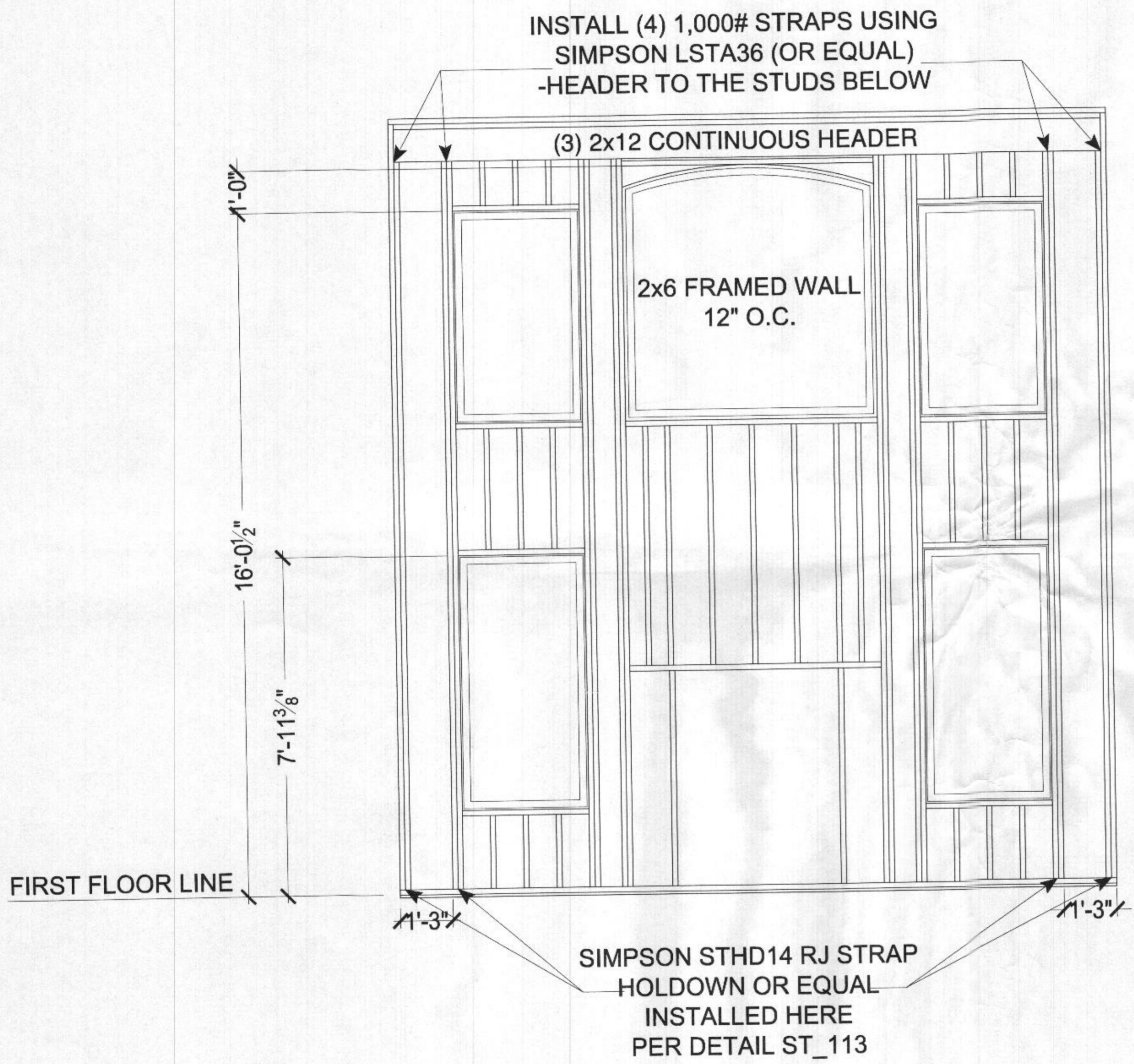
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KEYSTONE CUSTOM HOMES, INC.

SHEET DESCRIPTION	DETAILS - PLAN SPECIFIC
MODEL	ZHOFR2 SCHUCK
UPDATED	OCT 11 2021
SCALE	AS NOTED
DRAWN BY	T. BEMONT
SHEET NO.	DL1
PLAN ID	ahw 20



BALLOON FRAME DETAILS
 SCALE: 1/2" = 1'-0"
 INTERIOR VIEW



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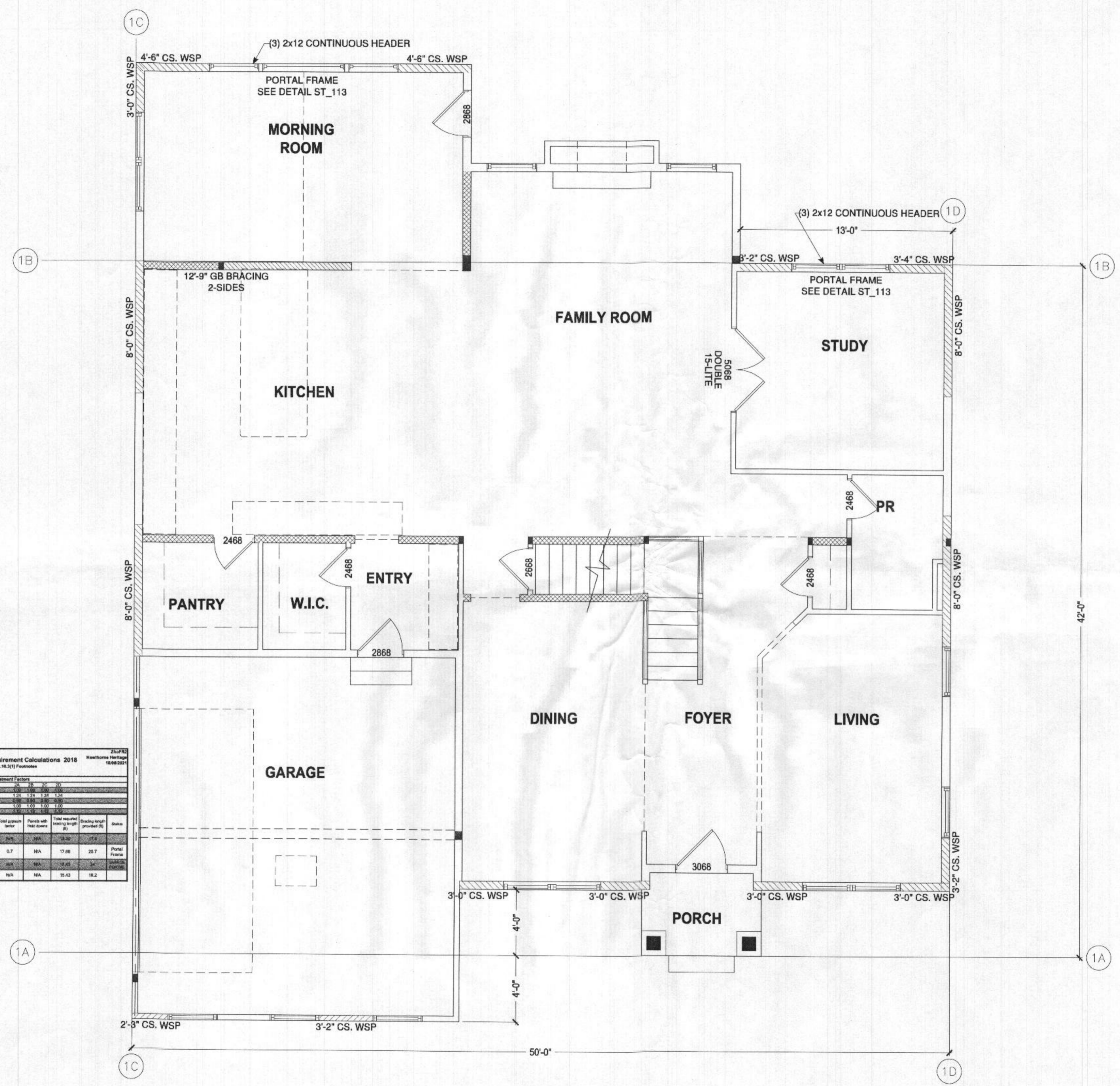
SHEET DESCRIPTION:
FIRST FLOOR BRACING
MODEL:
ZHOFR2
SCHLUCK

UPDATED:
OCT 11 2021
SCALE:
AS NOTED
DRAWN BY:
T.BEMONT

SHEET NO.
B1.0
PLAT
ahw 20



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Braced Wall Line Requirement Calculations 2018 2nd/FB Hawthorne Heritage 10/08/2021

IRC Table R602.10.3(1) Footnotes

		Adjustment Factors									
		1A	1B	1C	1D	2A	2B	2C	2D	2E	2F
Braced wall line		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Roof slope		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Roof height		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Roof slope		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Roof height		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Roof slope		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Roof height		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Roof slope		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Roof height		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Roof slope		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Roof height		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

Story	Braced wall line	Braced method	Braced wall line length (ft)	Required bracing (lb)	Wind factor (K _w)	Total design force	Plastic hinge length (ft)	Total required bracing length (ft)	Bracing length provided (ft)	Status
1 st	1A	GB	42.00	42.00	1.00	N/A	N/A	42.00	11.4	Portal Frame
	1B	CS-WSP	42.00	24	1.00	0.7	N/A	17.88	25.7	Portal Frame
	1C	CS-WSP	50.96	14.5	1.00	N/A	N/A	14.43	34	Garage
	1D	CS-WSP	60.00	14.5	1.00	N/A	N/A	14.43	19.2	Garage

FIRST FLOOR BRACING
SCALE: 1/4" = 1'-0"

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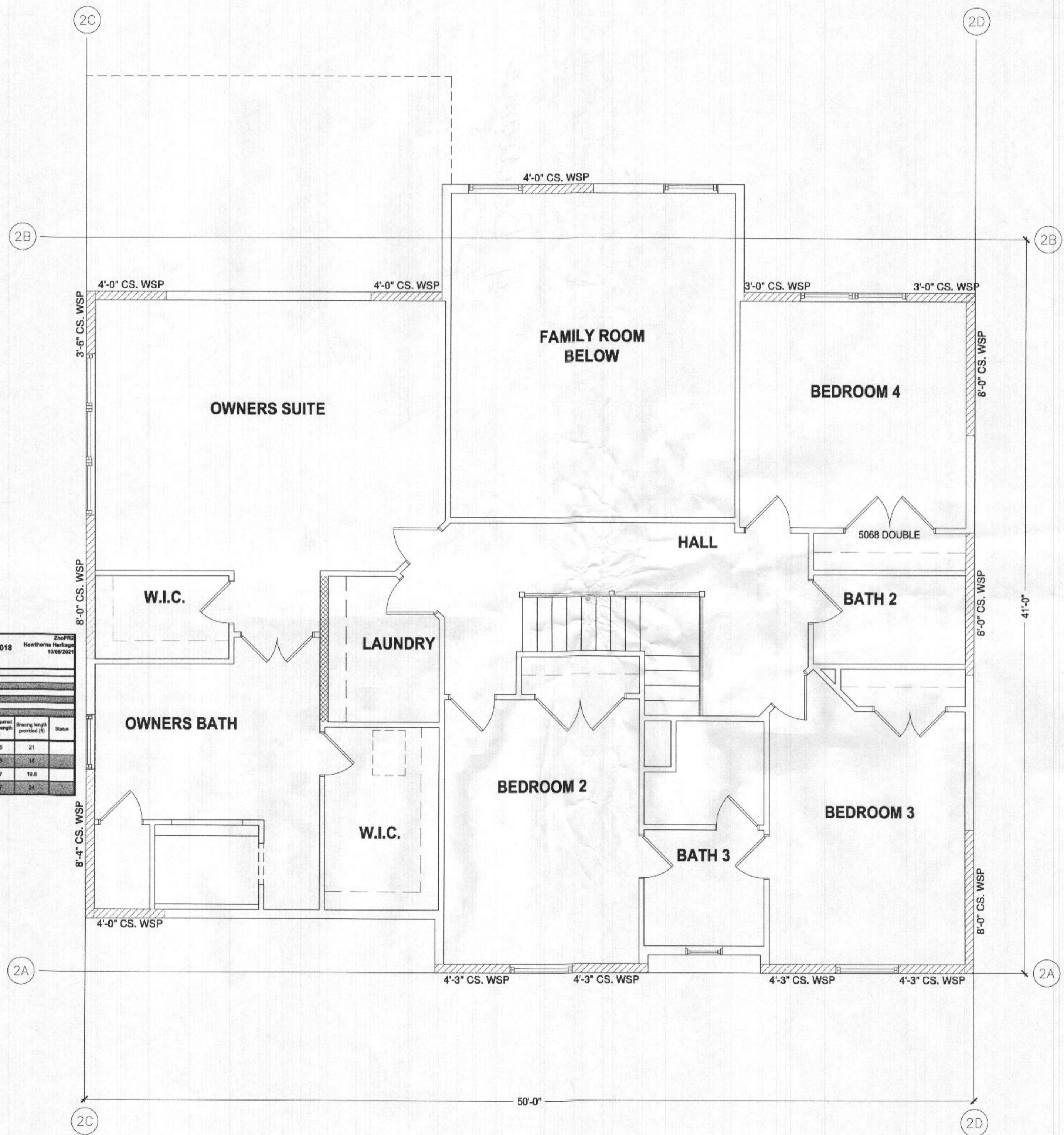
KEYSTONE CUSTOM HOMES, INC.

Braced Wall Line Requirement Calculations 2018 ZhoFR2
Hawthorne Heritage
10/08/2021

IRC Table R602.10.3(1) Footnotes

Braced wall lines	Adjustment Factors							
	1A	1B	1C	1D	2A	2B	2C	2D
(a) Exposure category	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
(b) Roof eave-to-ridge height	1.12	1.12	1.12	1.12	1.24	1.24	1.24	1.24
(c) Wall height	1.00	0.95	0.95	0.95	1.00	1.00	1.00	1.00
(d) Number of braced wall lines	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Wind factor adjustment from:	1.00	1.00	1.00	1.00	1.12	1.12	1.12	1.12

Story	Braced wall line	Bracing method	Braced wall line spacing (ft)	Required Bracing (ft)	Wind factor total	Total gypsum factor	Panels with hold downs	Total required bracing length (ft)	Bracing length provided (ft)	Status
2nd	2A	CS-WSP	41	6.15	1.12	N/A	N/A	6.86	21	
	2B	CS-WSP	41	6.15	1.12	N/A	N/A	6.86	18	
	2C	CS-WSP	80	7.5	1.12	N/A	N/A	8.37	19.8	
	2D	CS-WSP	50	7.5	1.12	N/A	N/A	8.37	24	



SECOND FLOOR BRACING
SCALE: 1/4" = 1'-0"



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 50358, Expiration Date: 12-12-2022

SHEET NO. **B1.1**
PLAN ID: **ahw 20**

DETAILS - PLAN SPECIFIC
MODEL: **ZHOFR2 SCHUCK**

UPDATED: **OCT 11 2021**
SCALE: **AS NOTED**
DRAWN BY: **T.BEMONT**