

**FOUNDATION - ELECTRICAL**  
SCALE: 1/4" = 1'-0"



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



**KEYSTONE CUSTOM HOMES, INC.**

SHEET DESCRIPTION: FOUNDATION ELECTRICAL  
MODEL: ZHOFR3 AUGUSTIN  
UPDATES: DEC 15 2021  
SCALE: AS NOTED  
DRAWN BY: T.BEMONT

SHEET NO. **E1.3**  
PLAN ID: **anh 10**

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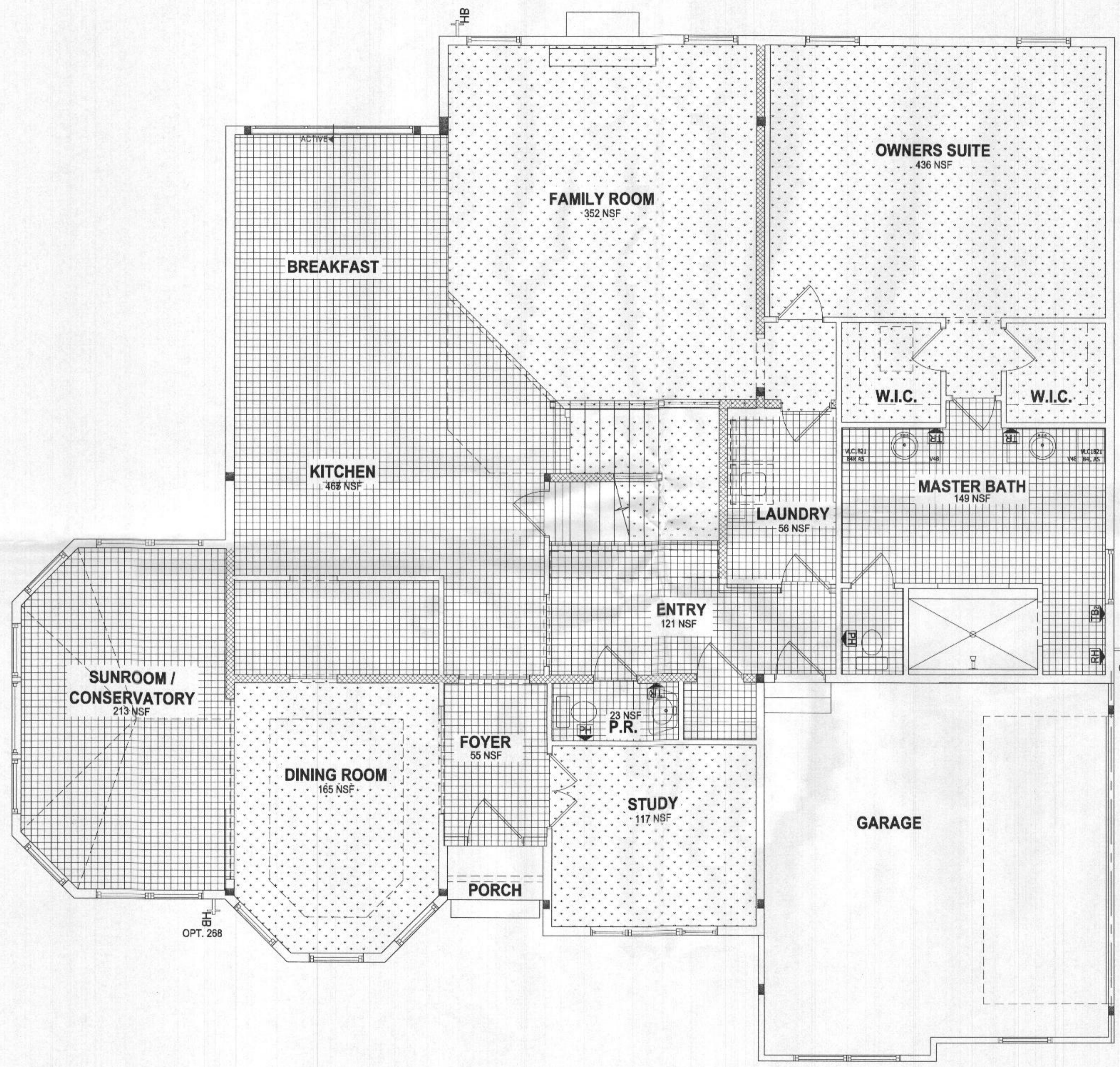


KEYSTONE CUSTOM HOMES, INC.

SHEET DESCRIPTION: FIRST FLOOR FLOORING  
 SHEET NO: ZHOPR3  
 AUGUSTIN

UPDATED: DEC 15 2021  
 SCALE: AS NOTED  
 DRAWN BY: T.BEMONT

PLANTED BY: an h 10



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

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

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



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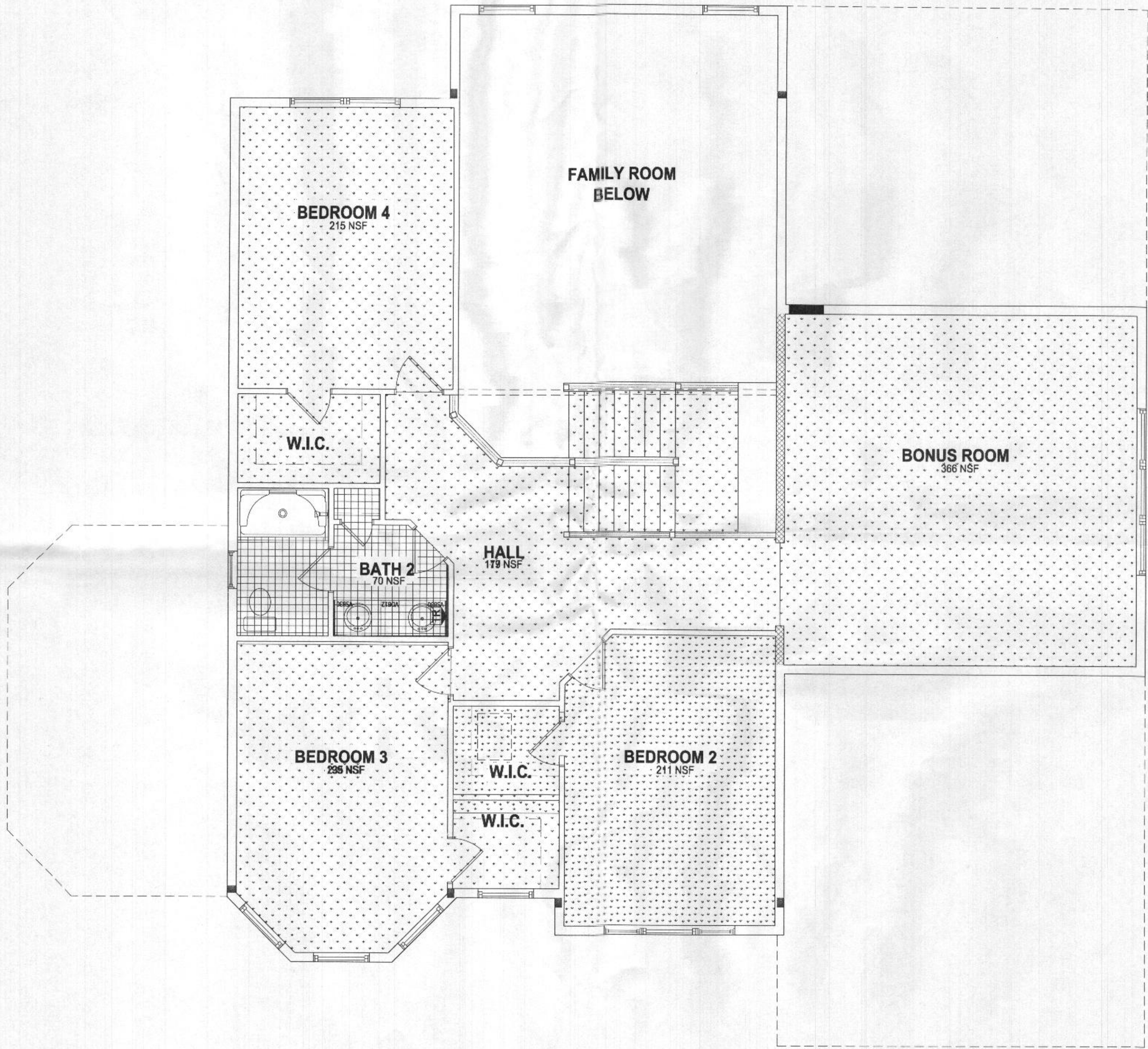


KEYSTONE CUSTOM HOMES, INC.

SHEET DESCRIPTION: SECOND FLOOR FLOORING  
MODEL: ZHOFR3 AUGUSTIN

UPDATED: DEC 15 2021  
SCALE: AS NOTED  
DRAWN BY: T.BEMONT

SHEET NO. FL.1  
PLAN ID: anh 10



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

FLOORING LEGEND	
[Dotted pattern]	= CARPET
[Grid pattern]	= VINYL
[Horizontal lines]	= VINYL PLANKS
[Cross-hatch pattern]	= CERAMIC TILE
[Vertical lines]	= WOOD

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



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**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
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.

NOTE: COMPARED TO STANDARD KITCHEN, MANY INCLUSIONS REPLACE EXISTING CABINETS AND ARE NOT RETURNABLE.

**KITCHEN SYMBOL LEGEND:**

ON THE CABINET LAYOUT, ITEMS SHOWN BELOW IN CIRCLES ARE INCLUDED WITH THE PACKAGE. ITEMS SHOWN BELOW IN TRIANGLES ARE PRE-DESIGNED LOCATIONS IF THE CLIENT CHOOSES THE OPTION SEPARATELY. AVAILABILITY AND INCLUSIONS VARY PER PLANKITCHEN PACKAGE.

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

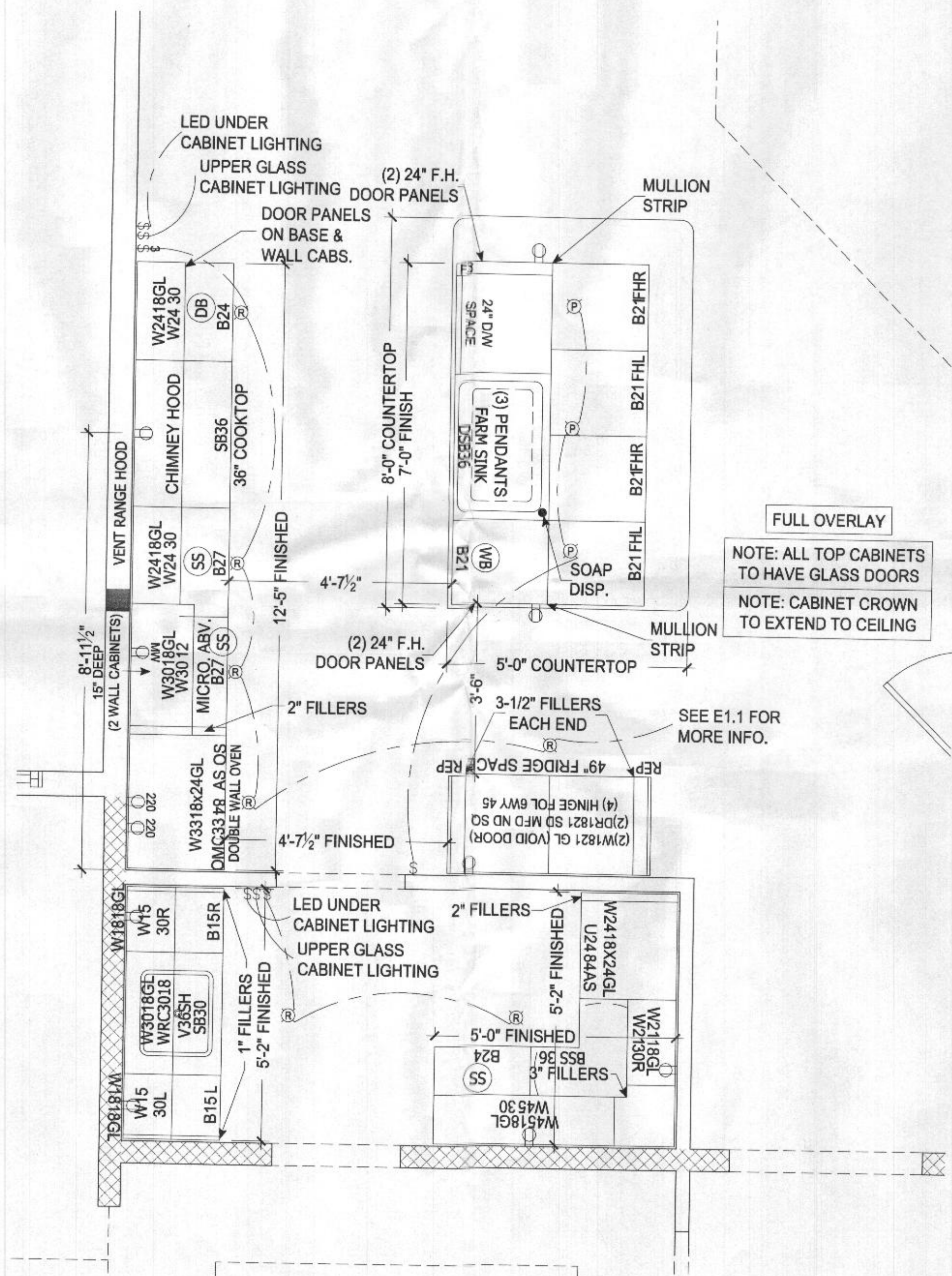
**GEN. KITCHEN NOTES:**

NON-VENTED HOOD: FRAMING DIMENSION FROM SUBFLOOR TO UNDERSIDE OF CABINET TO RANGE IS 5'-10" (30" / 14" H. CABINETS) 6'-0" (42" / 24" 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



**CHEFS KITCHEN LAYOUT**

SCALE: 1/2" = 1'-0"



12/15/2021

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**KEYSTONE CUSTOM HOMES, INC.**

SHEET DESCRIPTION: KITCHEN LAYOUT  
MODEL: ZHOFR3 AUGUSTIN

UPDATED: DEC 15 2021  
SCALE: AS NOTED  
DRAWN BY: T.BEMONT

SHEET NO. **KT1.0**  
PLAN 13  
an h 10

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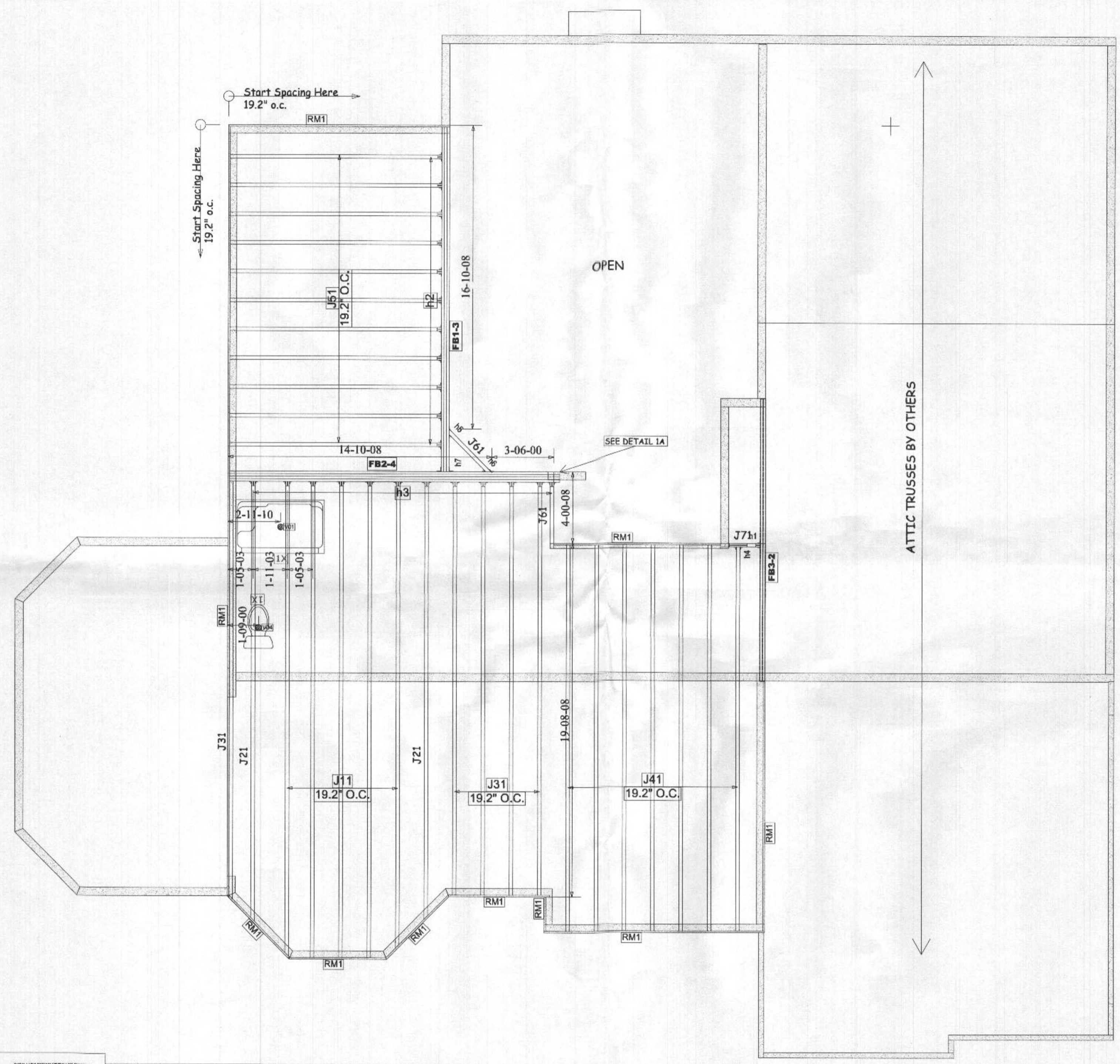
\*39" x 71" REFRIGERATOR SPACE



KEYSTONE CUSTOM HOMES  
ZhoFR3  
SECOND FLOOR FRAMING

REVISIONS

PROJECT NUMBER  
**21090100**  
SHEET NUMBER  
**J1.1**

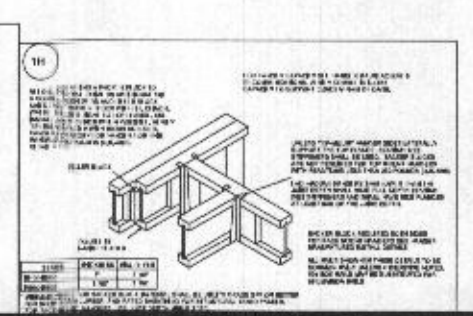
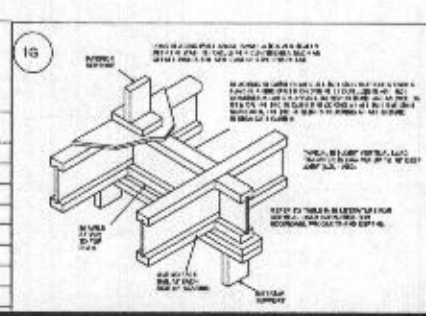
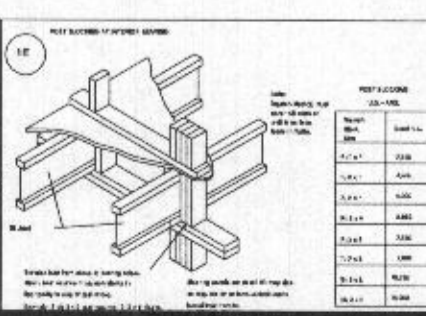
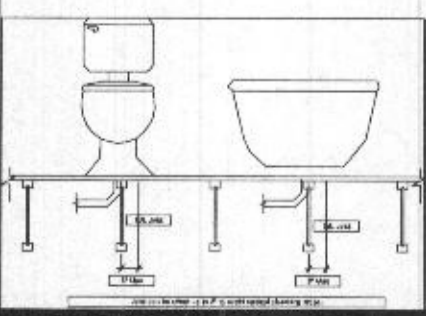
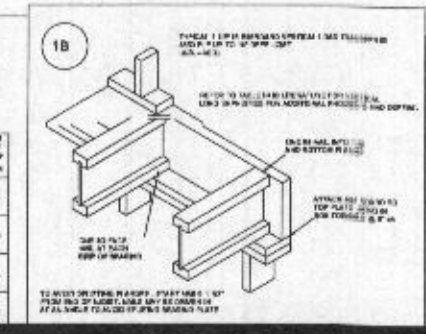
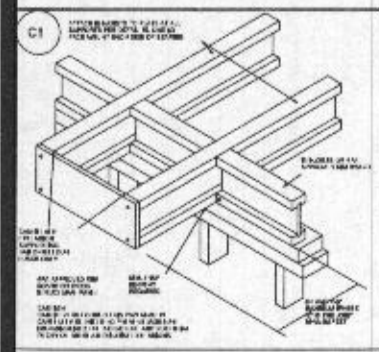
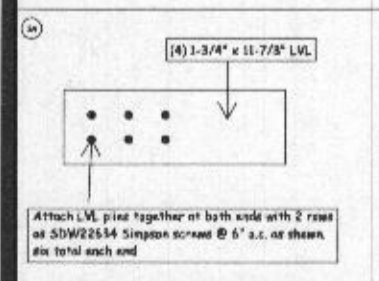


Start Spacing Here  
19.2" o.c.

OPEN

ATTIC TRUSSES BY OTHERS

SEE DETAIL 1A



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

## FIRST FLOOR FRAMING

Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
J10	36-00-00	11 7/8" PJI-40	1	18	FF
J20	31-00-00	11 7/8" PJI-40	1	7	FF
J30	25-00-00	11 7/8" PJI-40	1	1	FF
J40	22-00-00	11 7/8" PJI-40	1	2	FF
J50	21-00-00	11 7/8" PJI-40	1	5	FF
J60	19-00-00	11 7/8" PJI-40	1	1	FF
J70	17-00-00	11 7/8" PJI-40	1	5	FF
J80	16-00-00	11 7/8" PJI-40	1	5	FF
J90	15-00-00	11 7/8" PJI-40	1	7	FF
J100	14-00-00	11 7/8" PJI-40	1	2	FF
J110	13-00-00	11 7/8" PJI-40	1	4	FF
J120	8-00-00	11 7/8" PJI-40	1	6	FF
J130	6-00-00	11 7/8" PJI-40	1	1	FF
J140	20-00-00	11 7/8" PJI-80	1	5	FF
J15-20	20-00-00	11 7/8" PJI-80	2	2	FF
J160	18-00-00	11 7/8" PJI-80	1	1	FF
J170	15-00-00	11 7/8" PJI-80	1	1	FF
DB1-4	32-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	4	4	FF
DB2-3	26-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	3	6	FF
FB1-2	22-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	2	2	FF
RM1	16-00-00	1-1/8X11-7/8 LP-OSB Plus	1	16	FF
Bk1	65-00-00	11 7/8" PJI-40	1	1	FF

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	9/14/2021
File Name:	21090100.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	27-00-00	11 7/8" PJI-40	1	5	FF
J21	25-00-00	11 7/8" PJI-40	1	2	FF
J31	24-00-00	11 7/8" PJI-40	1	5	FF
J41	22-00-00	11 7/8" PJI-40	1	7	FF
J51	12-00-00	11 7/8" PJI-40	1	11	FF
J61	4-00-00	11 7/8" PJI-40	1	2	FF
J71	3-00-00	11 7/8" PJI-40	1	1	FF
FB1-3	20-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	3	3	FF
FB2-4	20-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	4	4	FF
FB3-2	16-00-00	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	2	2	FF
RM1	16-00-00	1-1/8X11-7/8 LP-OSB Plus	1	8	FF

Connector Summary						
PlotID	Qty	Manuf	Product	Backer Blocks	Skew	Slope
h1	1	MiTek	IHFL25112	No	-	-
h2	11	MiTek	IHFL25112	No	-	-
h3	12	MiTek	IHFL25112	No	-	-
h4	1	MiTek	TFL25118	2	-	-
h5	1	Simpson	SKH2524L	No	45° (L)	-
h6	1	Simpson	SKH2524R	No	45° (R)	-
h7	1	Simpson	THDH610	No	-	-

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	9/14/2021
File Name:	21090100.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



KEYSTONE CUSTOM HOMES

ZhoFR3

MATERIAL LIST

REVISIONS

PROJECT NUMBER  
**21090100**

SHEET NUMBER  
**J1.3**

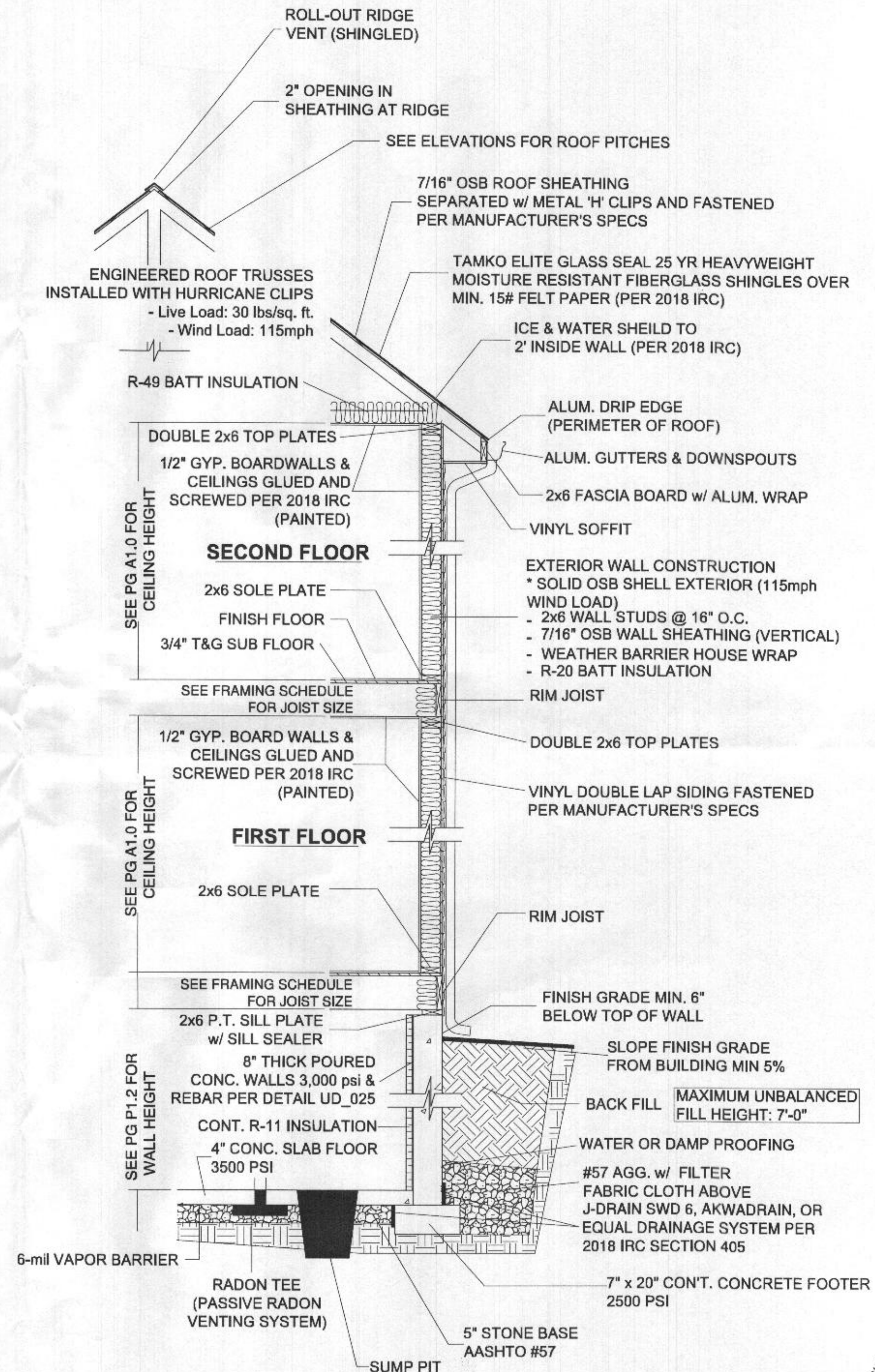
I, James F Collins P.E., have reviewed these documents and they are in general conformance with the design of this dwelling unit.

# CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

- GROUND SNOW LOAD...30 (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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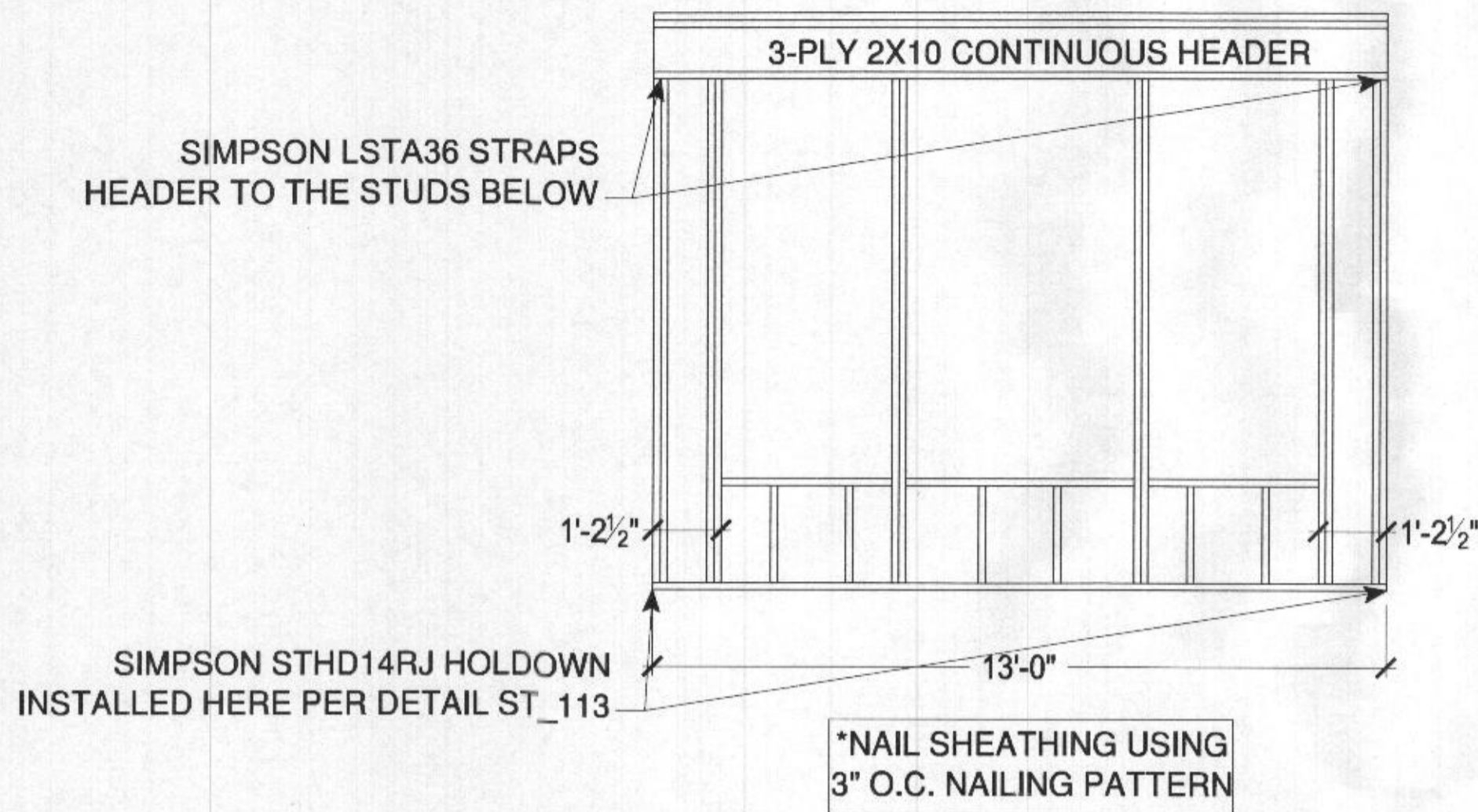
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SHEET DESCRIPTION: SECTIONS - PLAN SPECIFIC  
MODEL: ZHOFR3 AUGUSTIN

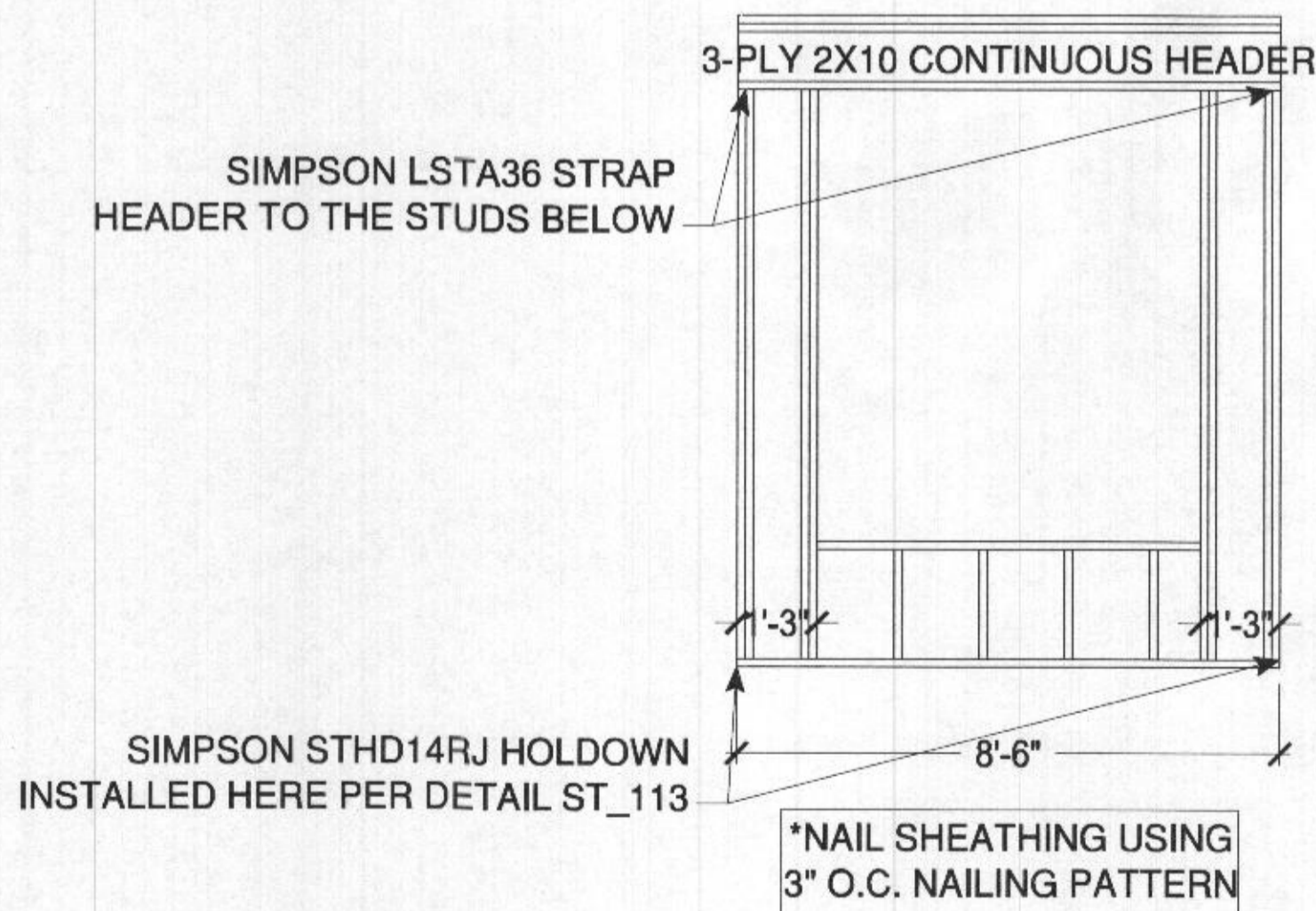
UPDATED: DEC 15 2021  
SCALE: AS NOTED  
DRAWN BY: T.BEMONT

SHEET NO. S1.0  
PLAN ID. anh10

**BRACED WALL DESIGN LIVING SIDE SUNROOM  
FOLLOW DETAIL ST\_113 NARROW WALL BRACING**



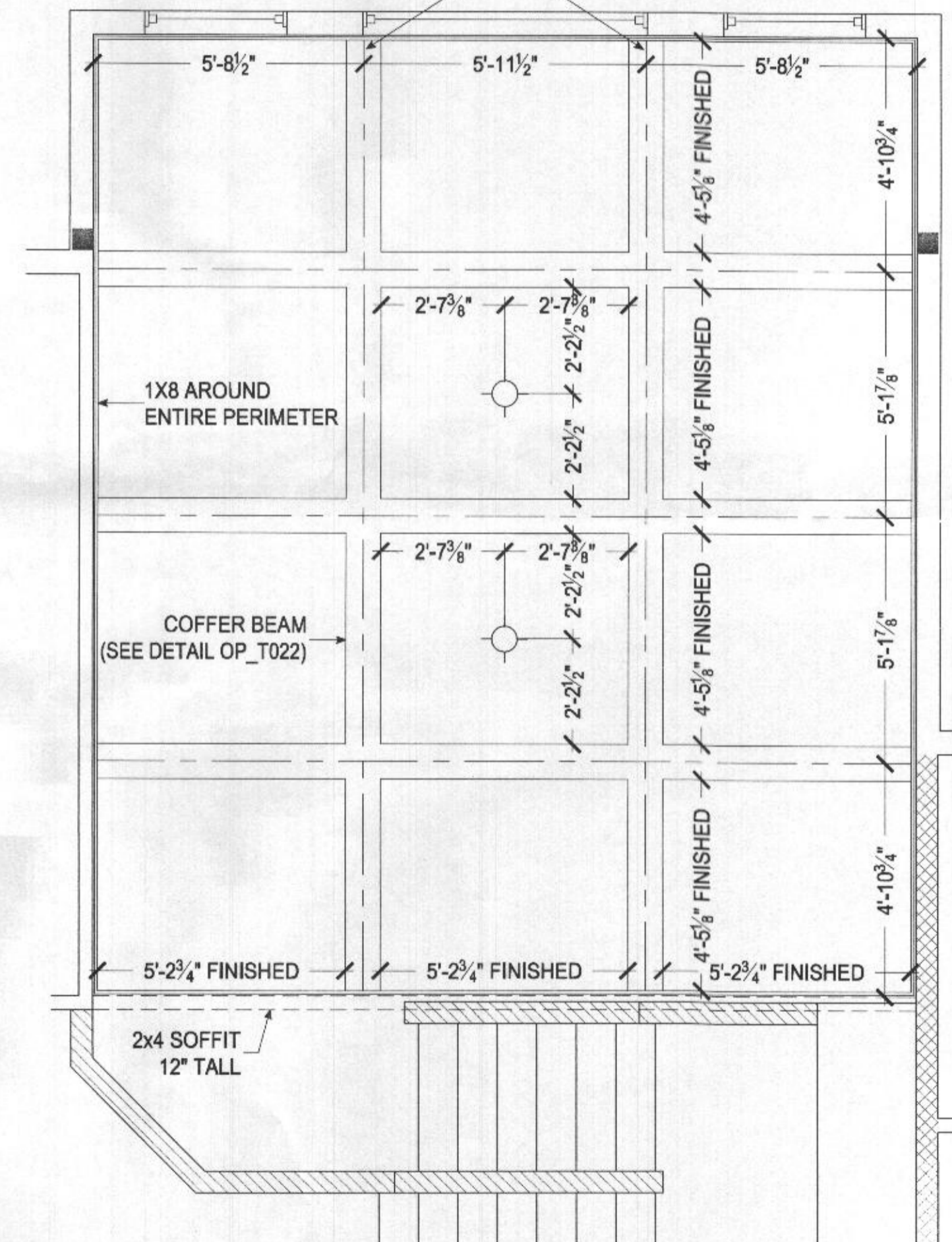
**BRACED WALL DESIGN FRONT & REAR SUNROOM  
FOLLOW DETAIL ST\_113 NARROW WALL BRACING**



**CONSERVATORY PORTAL FRAME DETAILS**  
SCALE: 3/8" = 1'-0"

DIMENSIONS ARE FROM FRAMING  
TO CENTERLINE OF COFFER

FRAMER TO INSTALL BLOCKING  
@ 24" O.C. BETWEEN JOISTS  
IN 2 BAYS FOR COFFERED CEILING



**FAMILY ROOM COFFER**  
SCALE: 3/8" = 1'-0"



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MODEL: ZHOFR3 AUGUSTIN

UPDATED: DEC 15 2021  
SCALE: AS NOTED  
DRAWN BY: T.BEMONT

SHEET NO. **D1.0**  
PLAN ID: **anh10**

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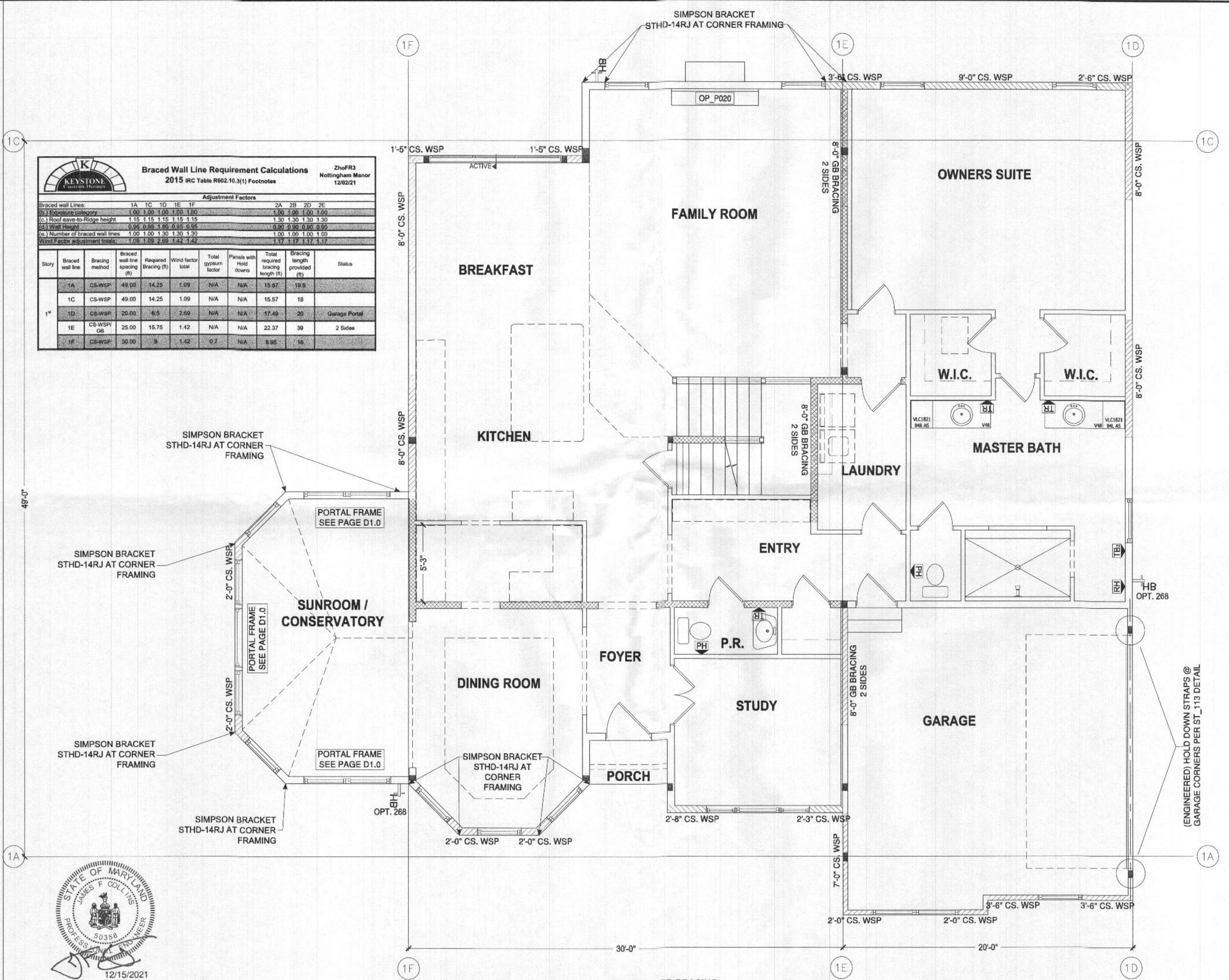
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SHEET DESCRIPTION: FIRST FLOOR BRACING  
MODEL: ZHOFR3 AUGUSTIN  
UPDATED: DEC 15 2021  
SCALE: AS NOTED  
DRAWN BY: T.BEMONT  
SHEET NO. B1.0  
PLAN ID: anh10

Braced Wall Line Requirement Calculations										
2015 IRC Table R602.10.3(1) Footnotes										
Adjustment Factors										
Braced wall Lines:		1A	1C	1D	1E	1F	2A	2B	2D	2E
(b) Exposure category		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
(c) Roof eave-to-Ridge height		1.15	1.15	1.15	1.15	1.15	1.30	1.30	1.30	1.30
(d) Wall Height		0.95	0.95	1.00	0.95	0.95	0.90	0.90	0.90	0.90
(e) Number of braced wall lines		1.00	1.00	1.30	1.30	1.30	1.00	1.00	1.00	1.00
Wind Factor adjustment totals		1.09	1.09	2.69	1.42	1.42	1.17	1.17	1.17	1.17

Story	Braced wall line	Bracing method	Braced wall line spacing (ft)	Required Bracing (ft)	Wind factor total	Total gypsum factor	Panel with Hold downs	Total required bracing length (ft)	Bracing lengths provided (ft)	Status
1 <sup>st</sup>	1A	CS-WSP	49.00	14.25	1.09	N/A	N/A	15.97	19.9	
	1C	CS-WSP	49.00	14.25	1.09	N/A	N/A	15.57	18	
	1D	CS-WSP	20.00	6.5	2.69	N/A	N/A	17.49	20	Garage Portal
	1E	CS-WSP/GS	25.00	15.75	1.42	N/A	N/A	22.37	39	2 Sides
	1F	CS-WSP	30.00	9	1.42	0.7	N/A	8.95	16	



49'-0"

1A

1F

1E

1D

1'-5" CS. WSP

8'-0" CS. WSP

8'-0" CS. WSP

2'-0" CS. WSP

2'-0" CS. WSP

2'-0" CS. WSP

2'-0" CS. WSP

2'-0" CS. WSP

2'-8" CS. WSP

2'-3" CS. WSP

8'-0" GB BRACING

2 SIDES

7'-0" CS. WSP

2'-0" CS. WSP

1E

9'-0" CS. WSP

2'-0" CS. WSP

2'-0" CS. WSP

1E

2'-6" CS. WSP

8'-0" CS. WSP

8'-0" CS. WSP

3'-6" CS. WSP

1D

1C

8'-0" CS. WSP

8'-0" CS. WSP

1A

1F

30'-0"

20'-0"

FIRST FLOOR BRACING

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

(ENGINEER) HOLD DOWN STRAPS @ GARAGE CORNERS PER ST\_113 DETAIL

HB OPT. 268

TB

RH

VLC1821 8HL AS

VLC1821 8HL AS

OP\_P020

ACTIVE

1C

1D

1C

8'-0" CS. WSP

8'-0" CS. WSP

1A

1D

1C

8'-0" CS. WSP

8'-0" CS. WSP

1A

1D

1C

8'-0" CS. WSP

8'-0" CS. WSP

1A

1D

1C

8'-0" CS. WSP

8'-0" CS. WSP

1A

1D

1C

8'-0" CS. WSP

8'-0" CS. WSP

1A

1D

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8'-0" CS. WSP

8'-0" CS. WSP

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1D

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8'-0" CS. WSP

8'-0" CS. WSP

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8'-0" CS. WSP

8'-0" CS. WSP

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8'-0" CS. WSP

8'-0" CS. WSP

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8'-0" CS. WSP

8'-0" CS. WSP

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8'-0" CS. WSP

8'-0" CS. WSP

1A

1D

1C

8'-0" CS. WSP

8'-0" CS. WSP

1A

1D

1C

8'-0" CS.

Braced Wall Line Requirement Calculations									
2015 IRC Table R602.10.3(1) Footnotes									
Adjustment Factors									
Braced wall Lines:	1A	1C	1D	1E	1F	2A	2B	2D	2E
(b.) Exposure category	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
(c.) Roof eave-to-Ridge height	1.15	1.15	1.15	1.15	1.15	1.30	1.30	1.30	1.30
(d.) Wall Height	0.95	0.95	1.80	0.95	0.95	0.90	0.90	0.90	0.90
(e.) Number of braced wall lines	1.00	1.00	1.30	1.30	1.30	1.00	1.00	1.00	1.00
Wind Factor adjustment totals:	1.09	1.09	2.69	1.42	1.42	1.17	1.17	1.17	1.17

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
2 <sup>nd</sup>	2A	CS-WSP	46.00	6.9	1.17	N/A	N/A	8.07	8.3	
	2B	CS-WSP	46.00	6.9	1.17	1	N/A	8.07	9	
	2D	GB/CS-WSP	30.00	9.5	1.17	1	N/A	11.12	24	2-SIDED
	2E	CS-WSP	30.00	5.00	1.17	N/A	N/A	5.85	24	

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227 GRANITE RUN DRIVE, SUITE 100  
 LANCASTER, PENNSYLVANIA 17601  
 PH: (717) 464-9060 • FAX: (717) 464-9046  
 www.keystonecustomhome.com



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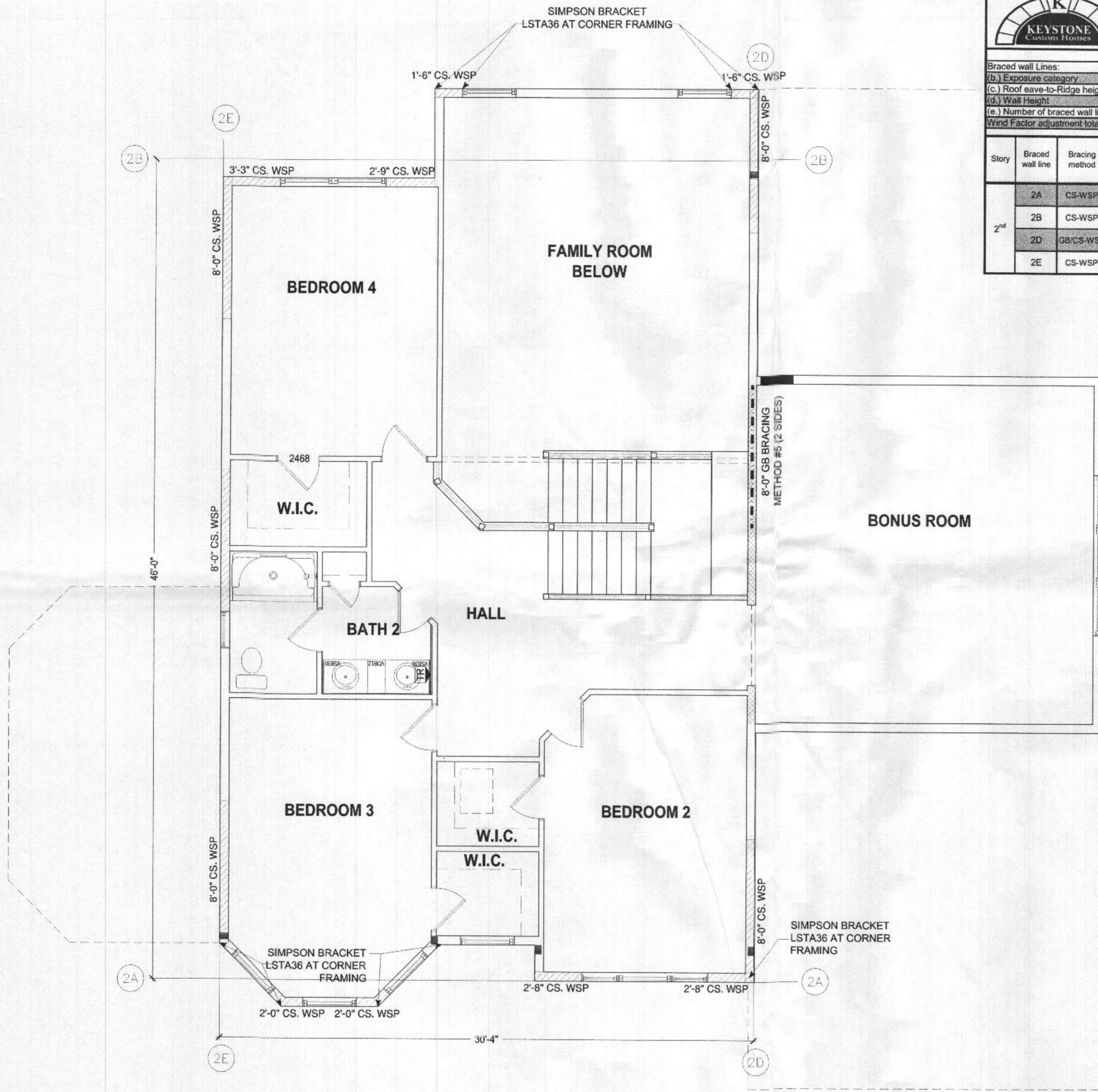
SHEET DESCRIPTION: DETAILS - PLAN SPECIFIC  
 MODEL: ZHOFR3 AUGUSTIN

UPDATED: DEC 15 2021  
 SCALE: AS NOTED  
 DRAWN BY: T.BEMONT

SHEET NO. B1.1  
 PLANT: anh 10



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