



ELYSE MEADOWS LOT 9

PLAN 1910 LL SALES OFFICE

SHEET INDEX

SALES OFFICE

TS	TITLE SHEET
SO.1	CONSTRUCTION FLOOR PLAN & EXTERIOR ELEVATION
SO.2	OCCUPANCY/EGRESS, REFLECTIVE CEILING PLAN, AND FURNITURE FIXTURE EQUIPMENT
SO.3	INTERIOR ELEVATIONS, FLOOR FINISH PLAN AND FINISH SCHEDULE
ADI	ARCHITECTURAL DETAILS



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ISSUE DATE: 02.25.25
PROJECT No.:
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PLAN: 150.1910
SHEET: SO.1

SALES OFFICE

GENERAL CONSTRUCTION PLAN NOTES

- A) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- B) ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN IN CASE OF CONFLICT, NOTIFY THE ARCHITECT IMMEDIATELY PRIOR TO COMMENCEMENT OF FRAMING.
- C) DIMENSION NOTED AS "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING: CARPET, PAD, VINYL, ETC...
- D) DIMENSION NOTED AS "HOLD" ARE CRITICAL. IF LAYOUT IS OFF, CONTACT ARCHITECT PRIOR TO FRAMING.
- E) ALL DIMENSION ARE TO THE FACE OF STUD, U.N.O.
- F) REFER TO ENLARGED PLANS FOR ADDITIONAL NOTES AND INFO.
- G) ALL GYPSUM WALLBOARD SHALL BE 1/2" TYPE "X" U.N.O.
- H) G.C. TO NOTIFY ARCHITECT IMMEDIATELY AS TO SIZE AND LOCATION OF ANY EXISTING EXPANSION JOINT LOCATED IN DEMISING WALL, FLOOR, OR CEILING CONSTRUCTION.
- I) G.C. TO CONFIRM SUITABILITY OF ALL WALLS TO RECEIVE PAINT AND/OR WALL COVERING IN A FIRST CLASS MANNER. G.C. TO CONTACT ARCHITECT/OWNER IF WALL(S) ARE NOT ACCEPTABLE TO RECEIVE FINISHES SPECIFIED. POOR INSTALLATION OVER UNSUITABLE SURFACES ARE THE CONTRACTORS RESPONSIBILITY.

SYMBOL LEGEND

- # DENOTES PLAN / STOREFRONT NOTE
- # DENOTES WINDOW NUMBER - REFER TO WINDOW SCHEDULE
- # DENOTES DOOR NUMBER - REFER TO DOOR SCHEDULE
- ADJ DENOTES WALL TYPE IDENTIFICATION - REFER TO SHEET ADJ
- ### DENOTES ROOM NUMBER - REFER TO ROOM FINISH SCHEDULE
- NEW WALL/PARTITION - FULL HEIGHT
- DENOTES DROPPED CLG. / SOFFIT - SEE PLAN FOR HEIGHT

CONSTRUCTION PLAN NOTES

1. LINE OF DROPPED SOFFIT, REFER TO RCP FOR HEIGHT.
2. NEW STOREFRONT - SEE EXTERIOR ELEVATIONS.
3. PROVIDE 1" TYPE X GYP. BRD ON ALL WALL, BEAMS, FLOOR JOIST ETC. AS WELL AS CEILING TRUSSES ADJACENT TO HABITABLE SPACE PER I.R.C. SECTION R304.2
4. ALL WALLS SHALL HAVE SQUARE CORNERS.
5. FURR OUT THE EXTERIOR WALLS TO THE GARAGE CURB.
6. GYP. BD. CEILING; REFER TO RCP FOR HEIGHT

NOTES

THE HATCHED AREA IS PART OF THE MODEL HOME DISPLAY AND IS NOT SUBJECT TO ACCESSIBILITY REQUIREMENTS AND IS NOT TO BE USED AS A PLACE OF PUBLIC ACCOMMODATIONS OR EMPLOYMENT.

NOTE: REFER TO THE PRODUCTION FLOOR PLAN FOR INFORMATION NOT SHOWN HERE.

SALES OFFICE ELEVATION NOTES

1. SINGLE LITE FRENCH DOOR OF MAIN SALES AREA (SEE PLAN AND ELEVATIONS FOR SIZE).
2. TRIM - REFER TO ELEVATION FOR SIZE.
3. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
4. 12"x12" KB LOGO ETCHED FROM REVERSE SIDE
5. 3"x3" ETCHED SQUARES FROM REVERSE SIDE
6. SATIN FINISH HANDLE
7. RESERVED
8. EXTERIOR FINISH - REFER TO BASE PLAN FOR FINISH TYPE.

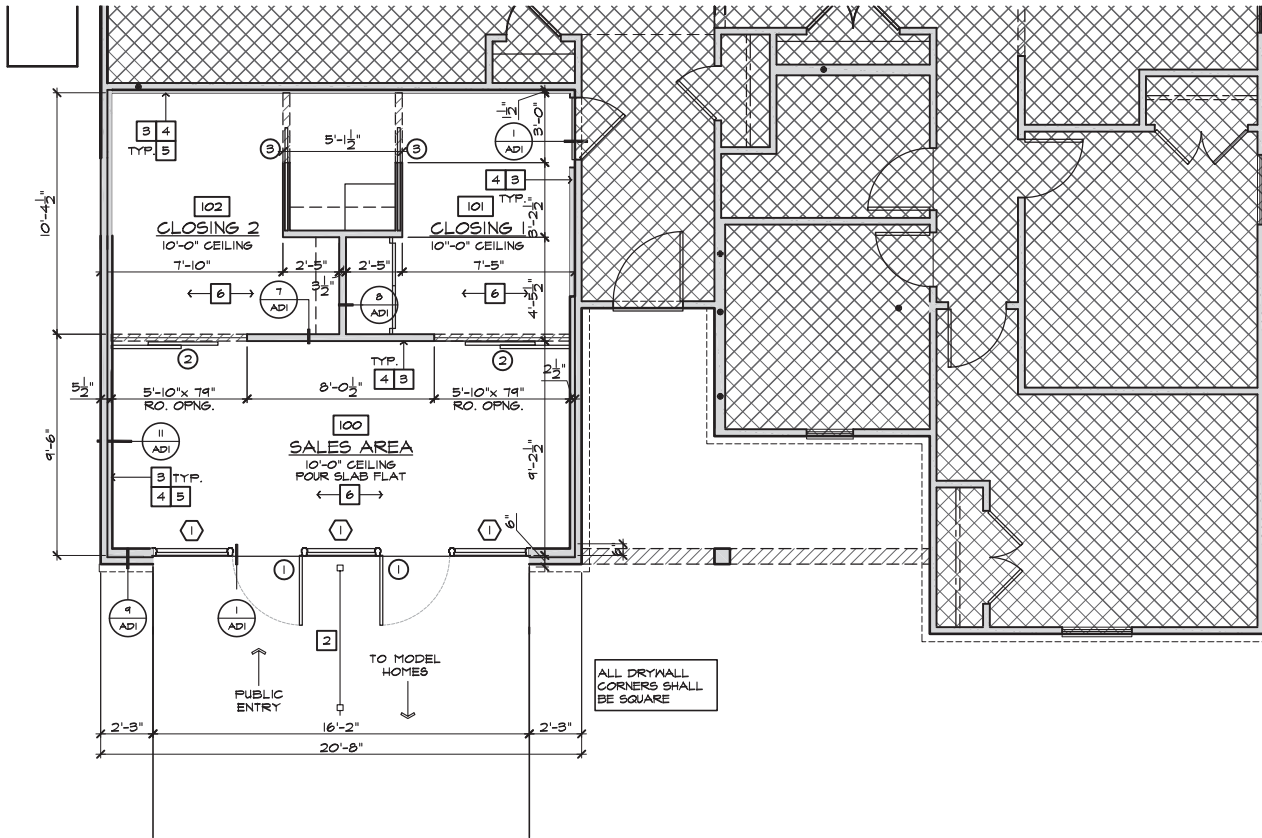
NOTE: REFER TO THE PRODUCTION ELEVATIONS FOR INFORMATION NOT SHOWN HERE.

STOREFRONT NOTES

- A. NEW STOREFRONT, ENTRY DOORS AND TEMP. GLASS WINDOW WITH WOOD HEAD, JAMB AND SILL.
- B. NEW MASONRY VENEER.
- C. NEW DOOR AND WINDOW, REFERENCE DETAIL 4/ADI



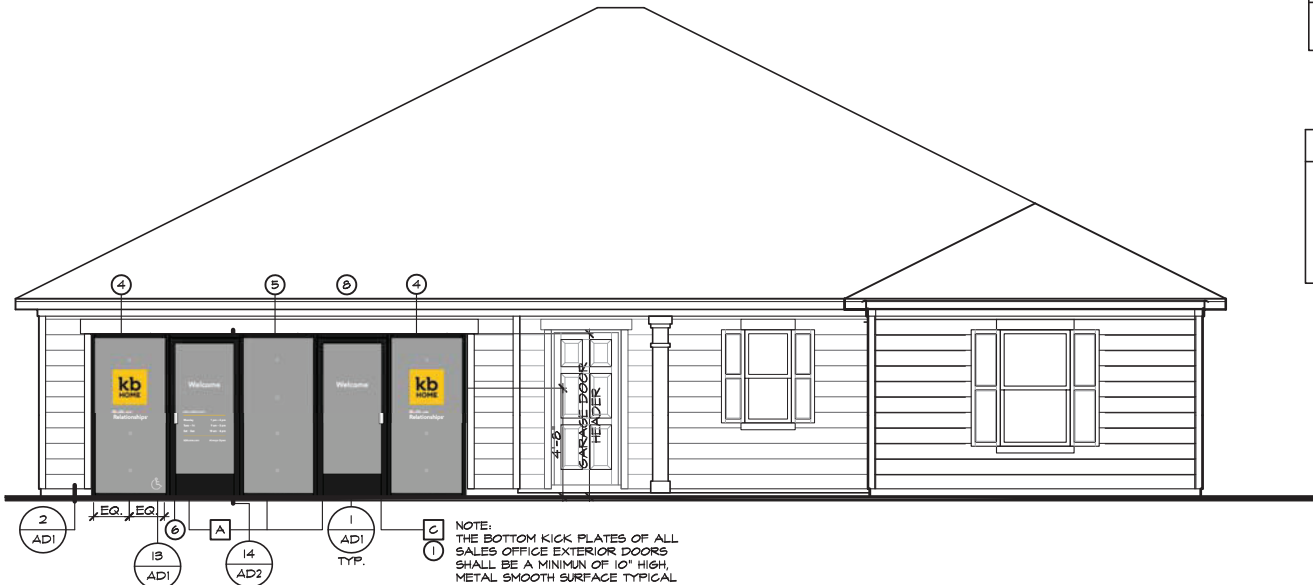
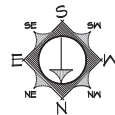
INTERIOR KEY



CONSTRUCTION PLAN

SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

SALES OFFICE



EXTERIOR ELEVATION 'L'

SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

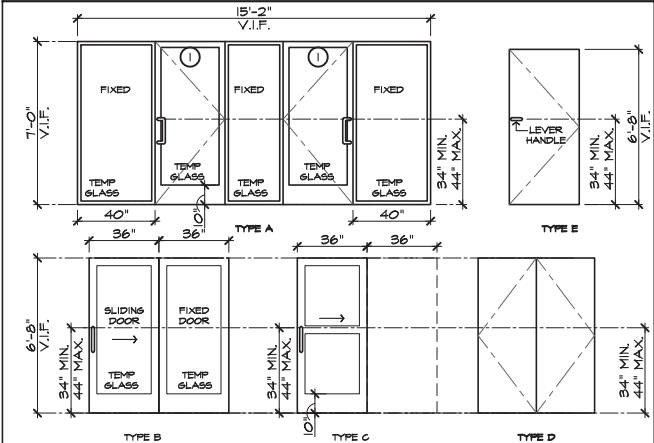
SALES OFFICE

DOOR SCHEDULE

DOOR NUMBER	ROOM	DOORS						FRAME		HARDWARE GROUP	FIRE RATING	REMARKS
		WIDTH	HEIGHT	THICK	TYPE	MATERIAL	FINISH	TYPE	FINISH			
1	SALES	3'-0"	7'-0"	1-3/4"	A	SL/MTL	PT-F	-	MTL	PT-F	1	STOREFRONT
2	CLOSING	3'-0"	6'-8"	1-3/8"	B	SL/ND	PT-B	-	N/A	N/A	2	BARN DOORS (TEMP GLASS)
3	COPY	3'-0"	6'-8"	1-3/8"	C	ND	PT-B	-	N/A	N/A	3	POCKET DOOR (MATCH INTERIOR DOORS) - FINISH CLEAR OPENING 32"
5	CLOSING	3'-0"	6'-8"	1-3/4"	SOLID CORE E	ND	PT-B	-	ND	PT-B	N/A	SWING DOOR WEATHERSTRIPPED SELF CLOSING
6	HG RESTRM	3'-0"	6'-8"	1-3/8"	E	ND	PT-B	-	ND	PT-B	AS NOTED	SWING DOOR

PT-F: FACTORY FINISH; PT: PAINT, REFER TO FINISH SCHEDULE

DOOR TYPES



DOOR/HARDWARE NOTES

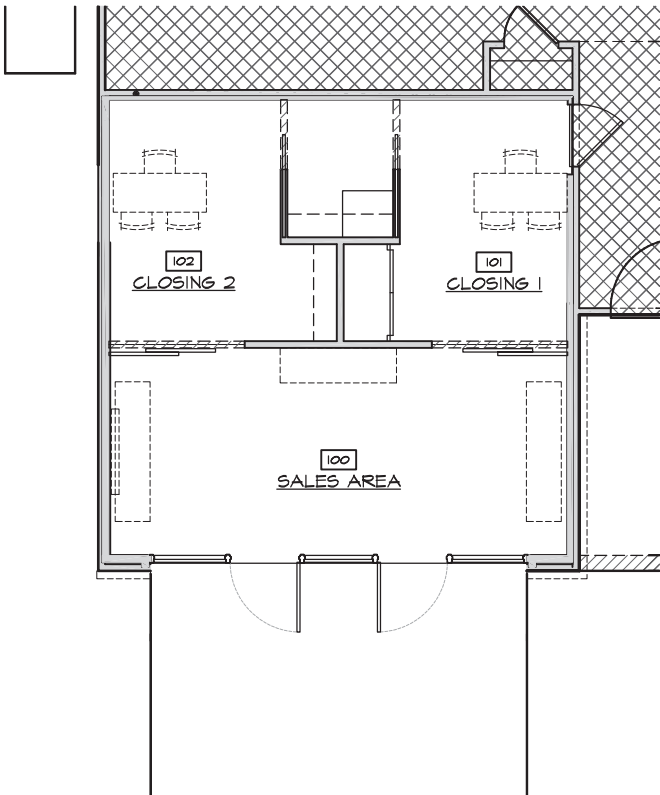
- ALL DOORS TO BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- ALL HANDLES AND PULLS TO BE INSTALLED BETWEEN 30" AND 44" ABOVE FINISHED FLOOR.
- FRONT AND REAR DOORS TO BE KEYED ALIKE. PROVIDE (3) SETS OF KEYS. MARK "DO NOT DUPLICATE" ON KEYS.
- INTERIOR DOORS TO BE UNDERGUT 1/2".
- ALL DOORS TO BE SINGLE ACTION.
- FOR ALL CYLINDERS AND GORES TO BE PROVIDED BY CONTRACTOR.
- ALL DOORS TO BE SOLID CORE HARDBOARD "PAINT GRADE", U.N.O.
- PROVIDE A SIGN OVER THE MAIN ENTRY DOOR WITH 1" HIGH LETTERS WITH A CONTRASTING BACKGROUND THAT READS "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".

GLAZING NOTES

- CLEAR GLASS: 1/2 INCH FLOAT GLASS, TYPE I; CLASS I; QUALITY Q3 (GLAZING SELECT QUALITY).
- TEMPERED GLASS: SAME AS SPECIFIED ABOVE FOR CLEAR GLASS, AND FULLY TEMPERED. USE AT ALL DOORS AND WINDOWS, AND WHERE SCHEDULED, IN COMPLIANCE WITH GOVERNING CODES.

HARDWARE SCHEDULE

HARDWARE GROUP #1 (ENTRY DOORS)	
STOREFRONT SYSTEM	MFR. - KAMNEER TRIFAB 400 FRAMING SYSTEM OR EQUAL; CENTER PLANE GLASS (ALL GLASS TO BE TEMPERED); 4" X 1-3/4" FRAME; COLOR - #24 (BLACK ANODIZED)
DOOR	MFR. - KAMNEER STANDARD ENTRANCE DOOR; 350 MEDIUM STYLE; SINGLE ACTION; BOTT. RAIL 10" MIN; IV OVERHEAD CLOSURE (INTERIOR SIDE); IV BOTTOM RAIL WEATHERING OR EQUAL; COLOR - #24 (BLACK ANODIZED)
HINGES	MFR. - KAMNEER TOP AND BOTTOM 4-1/2" X 4" BALL BEARING BUTT HINGE WITH NON-REMOVABLE PIN (NRP) OR EQUAL; COLOR - #24 (BLACK ANODIZED)
LOCK	MFR. - ADAMS-RITE MS 1850A DEADLOCK WITH (2) 1-5/8" DIA. 5-PIN CYLINDERS OR EQUAL; COLOR - MATCH FRAMING COLOR
CLOSURE	MFR. - NORTON 1601 ADJUSTABLE OR EQUAL; COLOR - MATCH FRAMING COLOR
PUSH/PULLS	ARCHITECTS CLASSIC HARDWARE; STYLE - CO-12/CO-12; LENGTH - 12" OR EQUAL; COLOR - #24 (BLACK ANODIZED); ADA COMPLIANT
THRESHOLD	1/2" X 4" ALUMINUM MILL THRESHOLD; ADA COMPLIANT OR EQUAL; COLOR - #24 (BLACK ANODIZED)
WEATHERSTRIP	WEATHERING SYSTEM IN DOOR AND FRAME BY KAMNEER
HARDWARE GROUP #2 (CLOSING OFFICE) SLIDING BARN DOORS	
TRACK AND HARDWARE KIT	HOMACER - 7 FT. / 84 IN. BLACK RUSTIC SINGLE TRACK BYPASS SLIDING BARN DOOR HARDWARE KIT; STRAIGHT DESIGN ROLLER FOR DOUBLE DOORS
LOCKSET	NONE
PUSH/PULLS	MFR. - TRIMCO; API21 SERIES ARCHITECTURAL STRAIGHT PULLS; 12" CENTER-TO-CENTER; COLOR - MATTE BLACK; ADA COMPLIANT
DOOR STOP	LINNEA LIN-81740; WHEN INSTALLED
SILENCER	IVES - SR66 (5) PER JAMB
HARDWARE GROUP #3 (COPY)	
POCKET ASSEMBLY	MFR. - JOHNSON HARDWARE; 153069 POCKET DOOR FRAME IV #125 BALL BEARING HANGERS/CARRIAGE ASSEMBLY; IV SOFT CLOSE
DOOR	36" X 80" X 1-3/8" 3-PANEL WOOD DOOR, PRIME AND PAINT
PUSH/PULLS	MFR. - TRIMCO; API21 SERIES ARCHITECTURAL STRAIGHT PULLS; 12" CENTER-TO-CENTER; COLOR - MATTE BLACK; ADA COMPLIANT
HARDWARE GROUP #4 (MECHANICAL) SWING	



FURNITURE, FIXTURE & EQUIPMENT

SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

SALES OFFICE

GENERAL FURNISHINGS, FIXTURES NOTES:	
THE MINIMUM CLEAR AISLE WIDTH SHALL NOT BE LESS THAN 36"	
THE MINIMUM CLEAR WIDTH FOR AN AISLE ACCESSWAY NOT REQUIRED TO BE ACCESSIBLE SHALL NOT BE LESS THAN 30"	
FURNISHINGS, FIXTURES & EQUIPMENT NOTES	
1	LOOSE FURNITURE - SIDEBOARD
2	NOT USED
3	LOOSE FURNITURE - CHAIRS
4	BASE CABINET
5	UPPER CABINET AND SHELVES (REFER TO INTERIOR ELEVATIONS)
6	LOOSE FURNITURE - 48"x20" DESK (HEIGHT TO BE 28" MIN. / 34" MAX. IN ACCORDANCE WITH CBC SEC. 11B-402.3)
7	BUILT-IN STORAGE CABINET
8	WALL GRAPHICS BY OTHERS SEE ALSO INTERIOR ELEVATIONS FOR LOCATIONS OF GRAPHICS AND FIELD GUIDE SUPPLIED SEPARATELY.
9	VIDEO MONITOR
10	LOOSE FURNITURE - BONDI BENCH
11	UPPER CABINET
12	RESERVED

CLOSING 1	
AREA	87
LOAD FACTOR	100
OCCUPANCY	1
REQ'D EXITS	1
PROVIDED EXITS	1

CLOSING 2	
AREA	85
LOAD FACTOR	100
OCCUPANCY	1
REQ'D EXITS	1
PROVIDED EXITS	1

CLOSING 2	
AREA	176
LOAD FACTOR	100
OCCUPANCY	2
REQ'D EXITS	1
PROVIDED EXITS	1

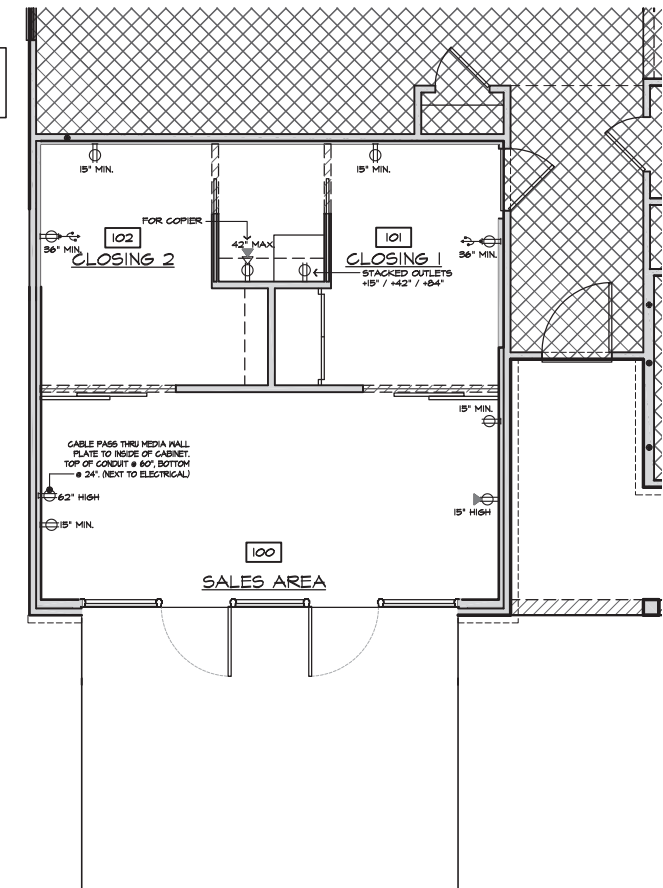
TOTAL OCCUPANT LOAD = 4

PER SECTION 1015/TABLE 1015.1
1 EXIT IS REQUIRED

OCCUPANCY AND EGRESS PLAN

SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

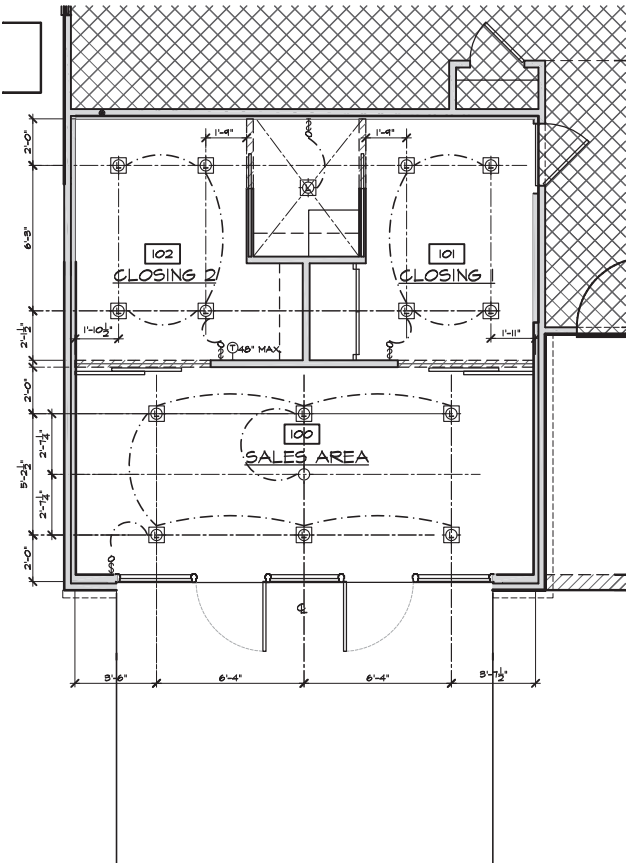
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UTILITY PLAN

SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

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REFLECTIVE CEILING PLAN

SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

SALES OFFICE

S.C. RESPONSIBLE FOR PURCHASE AND
INSTALLATION OF ALL LOW VOLTAGE WIRING,
CAT-5E, SPEAKER WIRES, ETC.

NOTE: ELECTRICALS TO VERIFY IN FIELD

GENERAL REFLECTED CEILING PLAN NOTES

- ALL CEILING HEIGHTS INDICATED ON PLANS ARE FROM TOP OF FINISH FLOOR TO UNDERSIDE OF FINISH CEILING U.N.O. (MIN. CEILING HEIGHT 7'-6")
- PROVIDE ADEQUATE CLEARANCES FOR DUCTS AND RELATED APPURTENANT ITEMS NECESSARY TO MAINTAIN THE SPECIFIED CEILING HEIGHT ABOVE THE FINISH FLOOR FOR LIGHT FIXTURES.
- SEE ELECTRICAL DRAWINGS FOR FIXTURE MODEL NUMBER AND QUANTITIES.
- PROVIDE HANGER AND SAFETY WIRE FOR LIGHT FIXTURES, SPEAKERS AND AIR SUPPLY/RETURN DIFFUSERS (AS REQUIRED)
- SEE MECHANICAL DRAWINGS FOR DIFFUSER LOCATIONS. ARCHITECTURAL DRAWINGS DETERMINE LUMINARIE LOCATION AND OTHER ARCHITECTURAL ITEMS AND SUPERCEDE ALL OTHER CEILING APPURTENANCES.
- PREP AND PAINT ENTIRE SALES FLOOR EXPOSED CEILING, DECK, DUCTS, PIPING, ETC., (PER MANUFACTURES SPECIFICATIONS)
- IT IS THE CONTRACTORS RESPONSIBILITY TO AIM SPOT LIGHTS PER OWNERS DIRECTION. (APPROXIMATE HEIGHT FOR HOT SPOT AT T2')
- ALL ELEMENTS SUSPENDED FROM THE DECK THAT OVERHANGS A PEDESTRIANS WAY SHALL BE A MINIMUM OF 80" ABOVE THE WALKING SURFACE AS MEASURED FROM THE BOTTOM OF THE OBSTRUCTION PER 2007 C.B.C. SECTION 11B9B.02.

SYM.	REFLECTED CEILING NOTES	NO. FXT.	FXT. WATT' 6
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	RETURN AIR REGISTER. MOUNT IN GYPBD. CEILING	1	-
	SUPPLY AIR REGISTER. MOUNT IN GYPBD. CEILING	4	-
	SEAGULL LIGHTING MODEL 146095-15 TRAVERSE 6-IN. LED DOWNLIGHT WARM WHITE 2700 K 700 LUMENS 105 & BEAM SPREAD 14.5 IN RATED FOR 50,000 HOURS 5 YEAR WARRANTY.	10	14.5
	SEAGULL LIGHTING HANGING LIGHT PER SALES OFFICE SPEC. GUIDE	2	12
	LED UNDERCABINET LIGHTING	1	15
	ALL FINISHED RECEPT., SWITCHES & PLATES TO BE WHITE U.N.O.	-	-

SYMBOL LEGEND

- DENOTES PLAN NOTE
- DENOTES ROOM NUMBER - REFER TO ROOM FINISH SCHEDULE
- DENOTES DIRECTION OF TRAVEL

ACCESSIBLE ROUTE NOTES

- 44" WIDE CLEAR EGRESS PATH TO BE MAINTAINED THROUGHOUT THE SALES FLOOR
- ACCESSIBLE FIXED WRITING TABLE NOT TO EXCEED 2'-10" MAX. HEIGHT

ACCESSIBILITY CONSTRUCTION PLAN NOTES

DOOR HARDWARE: HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE MOUNTED 2'-10" A.F.F. AND BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE.

DOOR EFFORT: MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS.

SMOOTH DOOR BOTTOM: THE BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

REQUIRED DOOR OPENING: ALL REQUIRED EXIT DOORWAYS SHALL HAVE A MINIMUM 32" CLEAR OPENING WITH THE DOOR AT 90 DEGREES TO THE CLOSED POSITION. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3'-0" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT.

THRESHOLD HEIGHT: MAXIMUM HEIGHT OF THRESHOLD SHALL BE 1/2" WITH VERTICAL CHANGE AT EDGE OF 1/2" WITH A MAXIMUM LEVEL OF 45 DEGREES CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

FAUCET LEVERS: ALL FAUCET CONTROLS FOR SINKS (EXISTING AND/OR NEW) ARE TO BE OPERABLE WITH LEVER TYPE CONTROLS.

PLUMBING PROTECTION: ALL EXPOSED PLUMBING IS TO BE WRAPPED WITH INSULATION.

DOOR OPERABILITY: LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

CHANGES IN LEVEL: ABRUPT CHANGES IN LEVEL ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 1/2" IN HEIGHT. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE OF NO GREATER THAN 1:12, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.

DOOR LANDING AREAS: THE FLOOR OR LANDING ON EACH SIDE OF AND ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR IN THE LENGTH ON THE DIRECTION OF THE DOOR SWING AT LEAST 60", AND THE LENGTH ON THE OPPOSITE SIDE OF THE DOOR SWING AT 44" AS MEASURED PERPENDICULAR TO THE PLAN OF THE DOOR IN ITS CLOSED POSITION.

AVAILABLE SIDE ACCESS TO DOORS: THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.

TOILET CONTROLS: TOILET FLUSH CONTROLS PROVIDED AND INSTALLED AS PART OF THE WORK SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROL FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREA, NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.

OTHER FLUSH CONTROLS: OTHER FLUSH CONTROLS PROVIDED AND INSTALLED AS PART OF THE WORK SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. CONTROL FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREA, NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GRATER THAN 5 POUNDS.

ACCEPTABLE DEVICE/FIXTURE CONTROLS: FAUCET CONTROLS OR OTHER OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NOT GREATER THAN 5 POUNDS. ELECTRONICALLY OPERATED, PUSH TYPE ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

ELECTRICAL & MECHANICAL CONTROLS: CONTROLS AND SWITCHES INTENDED TO BE USED BY OCCUPANT OF A ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR HEATING & VENTILATING EQUIPMENT SHALL SHALL COMPLY WITH SECTION 11B-308 EXCEPT THE LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND THE HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX. CBC-308.1.1

ELECTRICAL OUTLETS, SWITCHES, THERMOSTATS FIRE ALARMS & SIMILAR DEVICES SHALL BE LOCATED A MIN. OF 15" ABOVE THE FINISHED FLOOR, MEASURED AT THE BOTTOM OF THE BOX, & A MAX. OF 48" MEASURED TO THE TOP OF THE TOP OF THE BOX.

FLOOR FINISHES: FLOOR SHALL BE SLIP RESISTANT.

ENTRY SIGNAGE: ALL DISABLE ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.



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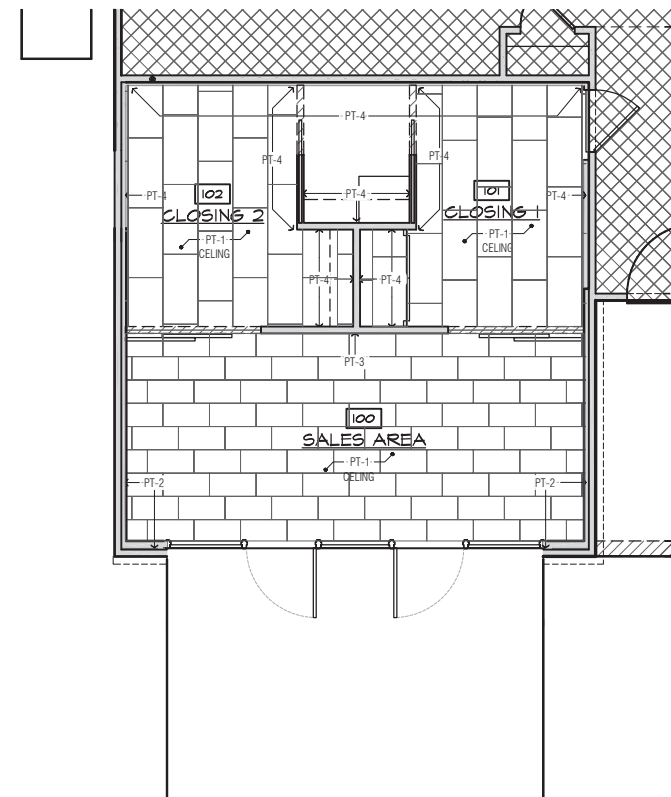
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PLAN:
150.1910

SHEET:
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SALES OFFICE

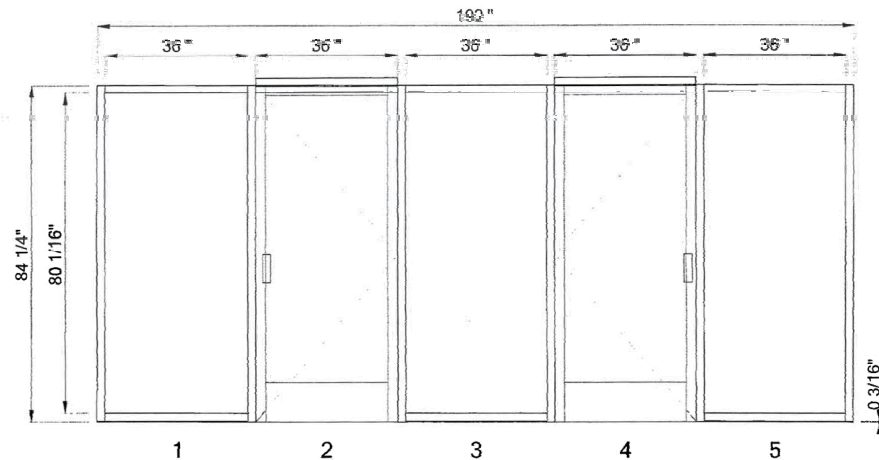


FLOOR FINISH PLAN

SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

SALES OFFICE

FINISH SCHEDULE				
KEY	MATERIAL	MANUFACTURER	DESCRIPTION	GENERAL LOCATION
FLOOR FINISHES				
F-1	LVP	SHAW CONTRACT GROUP www.shawcontractgroup.com	Shaw Style LVP: VE488 Protector Color: 2025 Hygge Width: 7'x 48" Install: horizontal; left to right	SALES AREA
F-2	CARPET TILE	SHAW CONTRACT GROUP www.shawcontractgroup.com	Philadelphia Commercial Modernist 54445 Color: 00505 sophisticated File Weight: 21 Size: 18"x36" Install: front to back, glue down direct to concrete or use SHAW - 6mil Poly Film Underlayment	CLOSING OFFICES & COPY
BASE FINISHES				
B-1	WOOD BASE	N/A	1X3 FINGER JOINT PINE; PRIME AND PAINT; USE PT-3	ALL
PAINT FINISHES				
PT-1	PAINT	SHERWIN WILLIAMS	SW 7005 Pure White Finish: Flat Location: Ceilings and Trim Throughout	ALL CEILINGS
PT-2	PAINT	SHERWIN WILLIAMS	SW 6070 Heron Plume Finish: Eggshell Location: All Lobby Walls	AS NOTED ON PLAN
PT-3	PAINT	SHERWIN WILLIAMS	SW 9554 Going Gray Finish: Eggshell Location: Sales Floor Center Wall (wall to wall)	AS NOTED ON PLAN
PT-4	PAINT	SHERWIN WILLIAMS	SW 1015 Skyline Steel Finish: Eggshell Location: Closing Office and Copier/Niche Area	AS NOTED ON PLAN



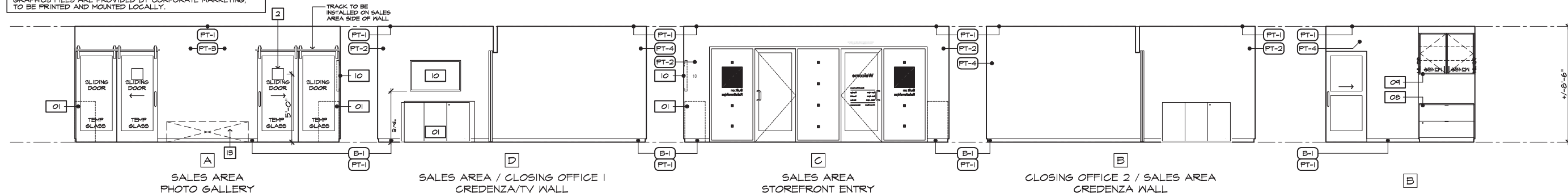
KB Home - 001 - Sales Office.dwg (1 Thus)
Frame: (BRONZE) ASL451 2 x 4 1/2 Screw In CG

STOREFRONT DETAIL

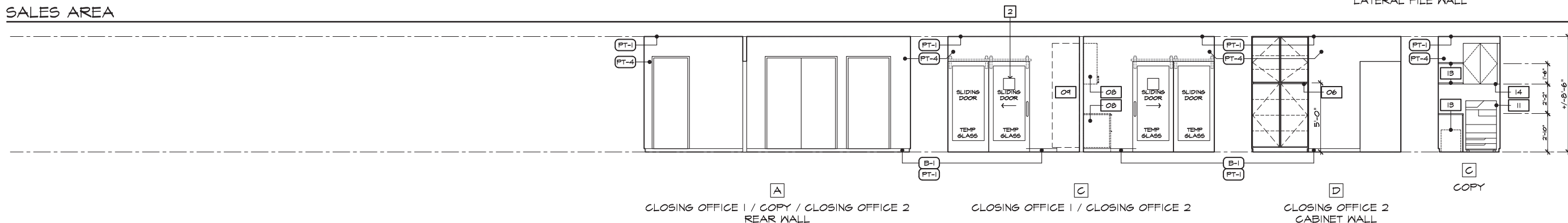
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

SALES OFFICE

GRAPHICS PACKAGE NOTES
NOTE:
GRAPHICS FILES ARE PROVIDED BY CORPORATE MARKETING,
TO BE PRINTED AND MOUNTED LOCALLY.



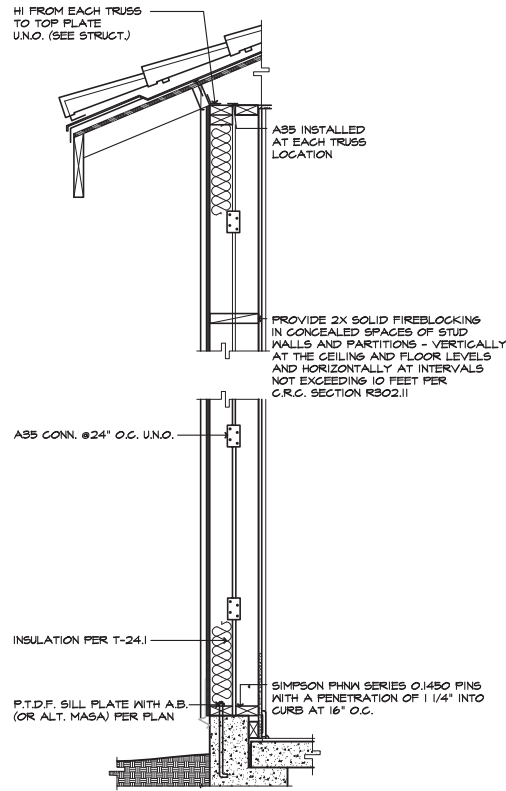
SALES AREA



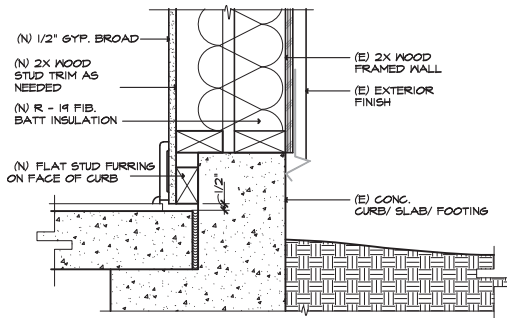
CLOSING AREA

GARAGE / SALES OFFICE

SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



TYPICAL EXTERIOR WALL
SCALE 1"=1'-0"
SALES OFFICE 11

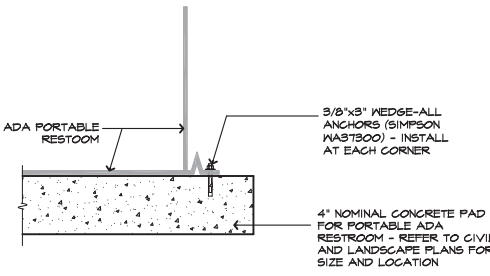


FURRED WALL AT CURB
SCALE 2"=1'-0"
SALES OFFICE 9

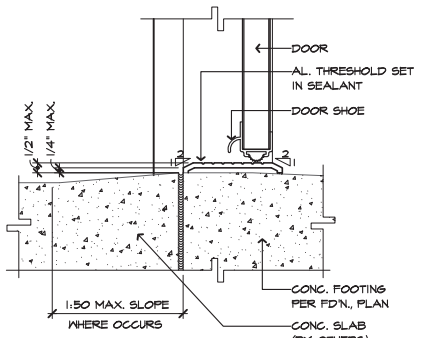


FIGURE 11B-703.7.2.1
INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA)

The International Symbol of Accessibility shall comply with Figure 11B-703.7.2.1. The symbol shall consist of a white figure on a blue background. The blue shall be FS 15090 in Federal Standard 595C



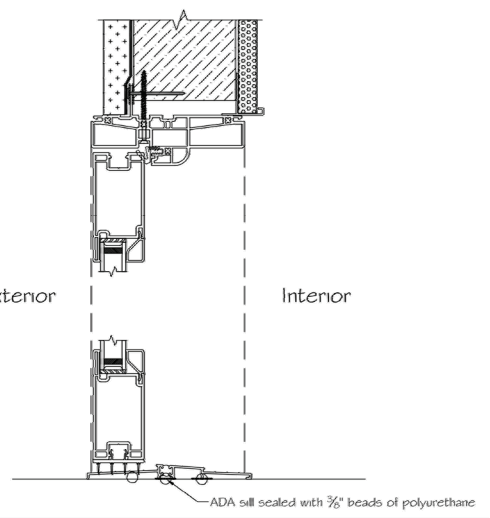
ADA RESTROOM ANCHORS
SCALE: NONE
SALES OFFICE 12



SEE FLOOR PLAN FOR MINIMUM MANEUVERING DIMENSIONS
SEE CIVIL/LANDSCAPE PLANS, BY OTHERS, FOR ACCESSIBLE PATH OF TRAVEL.

THRESHOLD
SCALE 3/4"=1'-0"
SALES OFFICE 1

1. SHIM WINDOW AS NECESSARY TO INSURE A SQUARE, LEVEL & PLUMB INSTALLATION.
2. SECURE THE HEAD & JAMBS THE MINIMUM EQUIVALENT OF 6d CORROSION RESISTANT FASTENERS ON A MINIMUM OF 16 INCH CENTERS.
3. SECURE THE SILL WITH 1/2" X 2 1/2" TARGON CONCRETE ANCHORS ON A MAXIMUM OF 16 INCH CENTERS.
4. IN EACH DIRECTION FROM ALL CORNERS THERE SHALL BE FASTENERS WITHIN 10 INCHES, BUT NO CLOSER THAN 5 INCHES TO PREVENT FRAME DISTORTION OR FRACTURE OF JOINTS.

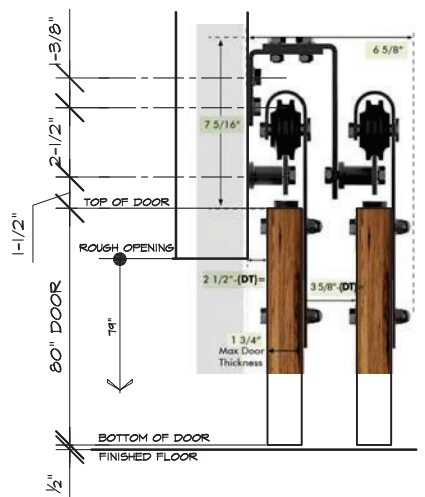
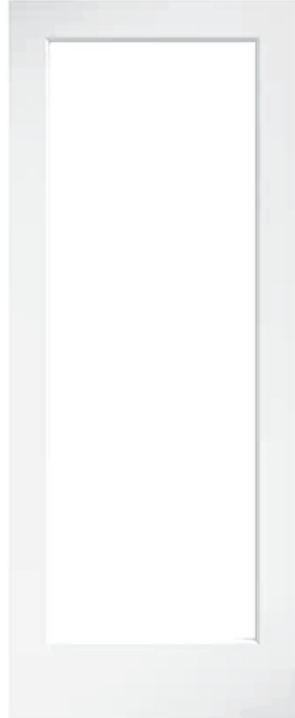
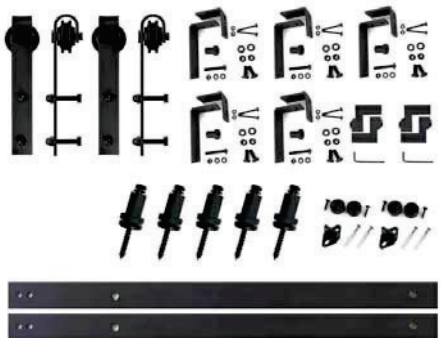


STORE FRONT WINDOW
SCALE N.T.S.
SALES OFFICE 14

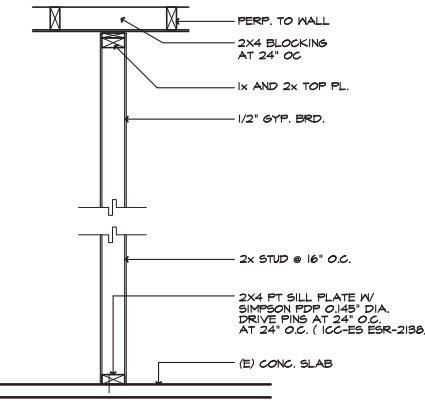
Barn Doors and Hardware

TRACK AND HARDWARE
HOMACER - 6.6 FT./79 IN.
BLACK RUSTIC DOUBLE
TRACK BYPASS U-SHAPE
SLIDING BARN DOOR
HARDWARE KIT - CLASSIC
DESIGN ROLLER - MODEL #
YT4TGHO79C

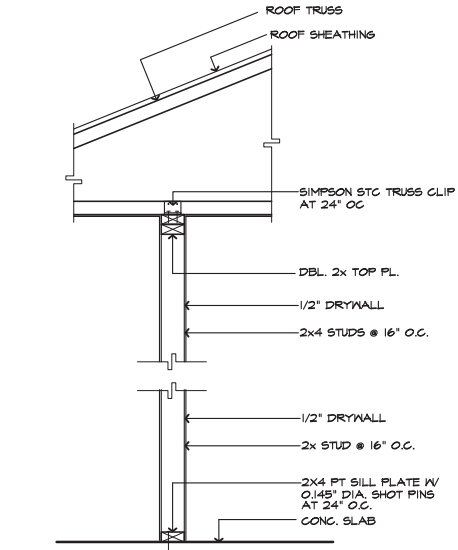
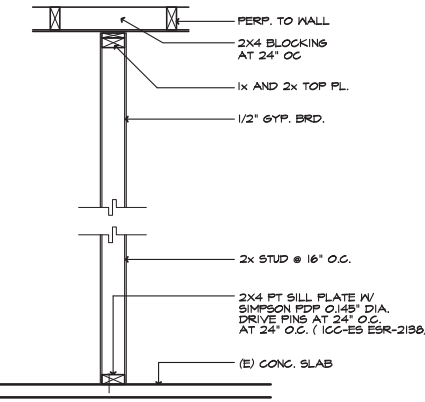
Interior Barn Door
Quantity: 2 per closing office
Manufacturer: EightDoors
Size: 36" x 80" x 1-3/8"
Glass: Clear Glass 1-Lite
Color: Black
[LINK](#)



NON-BRG. INT. WALL "A"
SCALE 1 1/4"=1'-0"
SALES OFFICE 7



NON-BRG. INT. WALL "B"
SCALE 1 1/4"=1'-0"
SALES OFFICE 8



NON-BRG. INT. WALL
SCALE 1"=1'-0"
SALES OFFICE 4

BARN DOORS & HARDWARE - SALES AREA TO CLOSING OFFICES
SCALE: NONE
SALES OFFICE 16



ELYSE MEADOWS

KB HOME
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TEL: (919) 424-1600
FAX: (919) 424-4960

ISSUE DATE: 02.25.25
PROJECT No.:
DIVISION MGR.:
REVISIONS:

REVIEWED BY:

1.	
2.	
3.	
4.	
5.	
6.	

PLAN: 150.1910
SHEET: AD1

SALES OFFICE

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STRUCTURAL PLANS FOR:



150.1910 - LH GARAGE

PLAN RELEASE / REVISIONS

[illegible]

NOTES

1. ENGINEER'S SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT, INCLUDING ROOF GEOMETRY. JDS CONSULTING, PLLC ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. ENGINEER TO BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.
2. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.
3. PLANS MUST HAVE SIGNED SEAL TO BE VALID AND ARE LIMITED TO THE FOLLOWING USES:
 - A. IF THESE PLANS ARE ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR 18 MONTHS FROM THE DATE ON THE SEAL, UNLESS ANY CODE-REQUIRED UPDATES ARE PLACED IN EFFECT BY THE MUNICIPALITY.
 - B. IF THESE PLANS ARE NOT ISSUED AS A MASTER-PLAN SET, THE SET IS VALID FOR A CONDITIONAL, ONE-TIME USE FOR THE LOT OR ADDRESS SPECIFIED ON THE TITLE BLOCK.

CODE

**ALL CONSTRUCTION, WORKMANSHIP,
AND MATERIAL QUALITY AND
SELECTION SHALL BE PER:**

**2018
NORTH CAROLINA
STATE BUILDING CODE:
RESIDENTIAL CODE**

ENGINEER OF RECORD

JDS Consulting, PLLC
ENGINEERING · DESIGN · ENERGY
543 PYLON DR.
RALEIGH, NC 27606
FIRM LIC. NO: P-0961
PROJECT REFERENCE: 25900390



KB HOME
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P-0961

JDS Consulting, PLLC HAS STRUCTURALLY DESIGNED AND APPROVED THESE PLANS. THE STRUCTURAL COMPONENTS COMPLY WITH THE 2018 NORTH CAROLINA RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS FOR NC PLAN REVIEW. DEVIATION OF ANY STRUCTURAL REQUIREMENTS OF THESE PLANS WITHOUT THE APPROVAL OF THE EOR IS PROHIBITED.



PROJECT NO.: 25900390
DATE: 03/10/2025

PLAN:
150.1910

TITLE SHEET

T

NOTE: ALL CHAPTERS, SECTIONS, TABLES, AND FIGURES CITED WITHOUT A PUBLICATION TITLE ARE FROM THE APPLICABLE RESIDENTIAL CODE (SEE TITLE SHEET).

GENERAL

1.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. FURTHERMORE, CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND SAFETY ON SITE. NOTIFY JDS Consulting, PLLC IMMEDIATELY IF DISCREPANCIES ON PLAN EXIST.
2.

BRACED-WALL DESIGN IS BASED ON SECTION R602.10 - WALL BRACING. PRIMARY PRESCRIPTIVE METHOD TO BE CS-WSP. SEE WALL BRACING PLANS AND DETAILS FOR ADDITIONAL INFORMATION.
- ALL NON-PRESCRIPTIVE SOLUTIONS ARE BASED ON GUIDELINES ESTABLISHED IN THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION ASCE 7 AND THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC.
3.

SEISMIC DESIGN SHALL BE PER SECTION R301.2.2 - SEISMIC PROVISIONS, INCLUDING ASSOCIATED TABLES AND FIGURES, BASED ON LOCAL SEISMIC DESIGN CATEGORY.

DESIGN LOADS

ASSUMED SOIL BEARING-CAPACITY	2,000 PSF
	LIVE LOAD
ULTIMATE DESIGN WIND SPEED	120 MPH, EXPOSURE B
GROUND SNOW	15 PSF
ROOF	20 PSF
RESIDENTIAL CODE TABLE R301.5	LIVE LOAD (PSF)
DWELLING UNITS	40
SLEEPING ROOMS	30
ATTICS WITH STORAGE	20
ATTICS WITHOUT STORAGE	10
STAIRS	40
DECKS	40
EXTERIOR BALCONIES	60
PASSENGER VEHICLE GARAGES	50
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200 (pounds, concentrated)

COMPONENT AND CLADDING LOADS, INCLUDING THOSE FOR DOORS AND WINDOWS, SHALL BE DERIVED FROM TABLES R301.2(2) AND R301.2(3) FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 35 FEET, LOCATED IN EXPOSURE B.

ABBREVIATIONS

ABV	ABOVE	KS	KING STUD COLUMN
AFF	ABOVE FINISHED FLOOR	LVL	LAMINATED VENEER LUMBER
ALT	ALTERNATE	MAX	MAXIMUM
BRG	BEARING	MECH	MECHANICAL
BSMT	BASEMENT	MFTR	MANUFACTURER
CANT	CANTILEVER	MIN	MINIMUM
CJ	CEILING JOIST	NTS	NOT TO SCALE
CLG	CEILING	OA	OVERALL
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CO	CASED OPENING	PT	PRESSURE TREATED
COL	COLUMN	R	RISER
CONC	CONCRETE	REF	REFRIGERATOR
CONT	CONTINUOUS	RFG	ROOFING
D	CLOTHES DRYER	RO	ROUGH OPENING
DBL	DOUBLE	RS	ROOF SUPPORT
DIAM	DIAMETER	SC	STUD COLUMN
DJ	DOUBLE JOIST	SF	SQUARE FOOT (FEET)
DN	DOWN	SH	SHELF / SHELVES
DP	DEEP	SHTG	SHEATHING
DR	DOUBLE RAFTER	SHW	SHOWER
DSP	DOUBLE STUD POCKET	SIM	SIMILAR
EA	EACH	SJ	SINGLE JOIST
EE	EACH END	SP	STUD POCKET
EQ	EQUAL	SPEC'D	SPECIFIED
EX	EXTERIOR	SQ	SQUARE
FAU	FORCED-AIR UNIT	T	TREAD
FDN	FOUNDATION	TEMP	TEMPERED GLASS
FF	FINISHED FLOOR	THK	THICK(NESS)
FLR	FLOOR(ING)	TJ	TRIPLE JOIST
FP	FIREPLACE	TOC	TOP OF CURB / CONCRETE
FTG	FOOTING	TR	TRIPLE RAFTER
HB	HOSE BIBB	TYP	TYPICAL
HDR	HEADER	UNO	UNLESS NOTED OTHERWISE
HGR	HANGER	W	CLOTHES WASHER
JS	JACK STUD COLUMN	WH	WATER HEATER
		WWF	WELDED WIRE FABRIC
		XJ	EXTRA JOIST

MATERIALS

1.

INTERIOR / TRIMMED FRAMING LUMBER SHALL BE #2 SPRUCE PINE FIR (SPF) WITH THE FOLLOWING DESIGN PROPERTIES (#2 SOUTHERN YELLOW PINE MAY BE SUBSTITUTED):
- Fb = 875 PSI

Fv = 70 PSI

E = 1.4E6 PSI
2.

FRAMING LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, CONCRETE, OR MASONRY SHALL BE PRESSURE TREATED #2 SOUTHERN YELLOW PINE (SYP) WITH THE FOLLOWING DESIGN PROPERTIES:
- Fb = 975 PSI

Fv = 95 PSI

E = 1.6E6 PSI
3.

LVL STRUCTURAL MEMBERS TO BE LAMINATED VENEER LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:
- Fb = 2600 PSI

Fv = 285 PSI

E = 1.9E6 PSI
4.

PSL STRUCTURAL MEMBERS TO BE PARALLEL STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:
- Fb = 2900 PSI

Fv = 290 PSI

E = 2.0E6 PSI
5.

LSL STRUCTURAL MEMBERS TO BE LAMINATED STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:
- Fb = 2250 PSI

Fv = 400 PSI

E = 1.55E6 PSI
6.

STRUCTURAL STEEL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A992. Fy = 50 KSI
7.

REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615, GRADE 60.
8.

POURED CONCRETE COMPRESSIVE STRENGTH TO BE A MINIMUM 3,000 PSI AT 28 DAYS. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN AMERICAN CONCRETE INSTITUTE STANDARD ACI 318 OR ASTM C1157.
9.

CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING PROBABILITY PER TABLE R301.2(1) SHALL BE AIR-ENTRAINED WHEN REQUIRED BY TABLE R402.2.
10.

CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.
11.

MORTAR SHALL COMPLY WITH ASTM INTERNATIONAL STANDARD C270.
12.

INDICATED MODEL NUMBERS FOR ALL METAL HANGERS, STRAPS, FRAMING CONNECTORS, AND HOLD-DOWNS ARE SIMPSON STRONG-TIE BRAND. EQUIVALENT USP BRAND PRODUCTS ARE ACCEPTABLE.
13.

REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES.

FOUNDATION

1.

MINIMUM ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED TO BE 2,000 PSF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL BEARING CAPACITY IF UNSATISFACTORY CONDITIONS EXIST.
2.

CONCRETE FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 OR AMERICAN CONCRETE INSTITUTE STANDARD ACI 318.
3.

MASONRY FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 AND/OR AMERICAN CONCRETE INSTITUTE PUBLICATION 530: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMPANION COMMENTARIES AND/OR THE MASONRY SOCIETY PUBLICATION TMS 402/602: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.
4.

CONCRETE WALL HORIZONTAL REINFORCEMENT TO BE PER TABLE R404.1.2(1) OR AS NOTED OR DETAILED. CONCRETE WALL VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.2(3 AND 4) OR AS NOTED OR DETAILED. ALL CONCRETE WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.
- A.

TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
- B.

FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405.
5.

PLAIN-MASONRY WALL DESIGN TO BE PER TABLE R404.1.1(1) OR AS NOTED OR DETAILED. MASONRY WALLS WITH VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.1 (2 THROUGH 4) OR AS NOTED OR DETAILED. ALL MASONRY WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.
- A.

TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.
- B.

WALL REINFORCING SHALL BE PLACED ACCORDING TO FOOTNOTE (c) OF THE TABLES (REINFORCING IS NOT CENTERED IN WALL).
- C.

FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405.
6.

WOOD SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" OC AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION. INSTALL MINIMUM (2) ANCHOR BOLTS PER SECTION. SEE SECTION R403.1.6 FOR SPECIFIC CONDITIONS.
7.

THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED, HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.
8.

CENTERS OF PIERS TO BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDERS SHALL CENTER IN THE MIDDLE THIRD OF THE PIERS.
9.

ALL FOOTINGS TO HAVE MINIMUM 2" PROJECTION ON EACH SIDE OF FOUNDATION WALLS (SEE DETAILS).
10.

ALL REBAR NOTED IN CONCRETE TO HAVE AT LEAST 2" COVER FROM EDGE OF CONCRETE TO EDGE OF REBAR.
11.

FRAMING TO BE FLUSH WITH FOUNDATION WALLS.
12.

WITH GROUP I SOILS (GW GP SW SP GM SM) FROM THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS), THE CRUSHED STONE BASE UNDER THE SLAB MAY BE OMITTED.

FRAMING

1.

ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED W/ MIN (1) JACK STUD AND (1) KING STUD EACH END, UNO.
2.

ALL NON-BEARING HEADERS TO BE (2) 2x4, UNO.
3.

NON-BEARING INTERIOR WALLS NOT MORE THAN 10' NOMINAL HEIGHT AND NOT SHOWN AS BRACED WALLS MAY BE FRAMED WITH 2x4 STUDS @ 24" OC.
4.

SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
5.

ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
6.

ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
7.

PORCH / PATIO COLUMNS TO BE 4x4 MINIMUM PRESSURE-TREATED LUMBER.
- A.

ATTACH PORCH COLUMNS TO SLAB / FDN WALL USING ABA, ABU, ABW, OR CPT SIMPSON POST BASES TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
- B.

ATTACH PORCH COLUMNS TO PORCH BEAMS USING AC OR BC SIMPSON POST CAPS TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.
- C.

TRIM OUT COLUMN(S) AND BEAM(S) PER BUILDER AND DETAILS.
8.

ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SHALL BE INSTALLED WITH CONNECTIONS PER MANUFACTURER SPECIFICATIONS.
9.

ENGINEERED WOOD FLOOR SYSTEMS AND ROOF TRUSS SYSTEMS:
- A.

SHOP DRAWINGS FOR THE SYSTEMS SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW AND COORDINATION BEFORE CONSTRUCTION.
- B.

TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER.
- C.

INSTALLATION OF THE SYSTEMS SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
- D.

TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN IN THESE DRAWINGS.
10.

ALL BEAMS TO BE CONTINUOUSLY SUPPORTED Laterally AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED, WITH A MINIMUM OF THREE STUDS, UNO.
11.

ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MIN BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR TWO 1/2" x 4" LAG SCREWS, UNO.
12.

STEEL FLITCH BEAMS TO BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM 307) WITH WASHERS PLACED UNDER THE THREADED END OF THE BOLT. BOLTS TO BE SPACED AT 24" OC (MAX) AND STAGGERED TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH TWO BOLTS TO BE LOCATED AT 6" FROM EACH END OF FLITCH BEAM.
13.

WHEN A 4-PLY LVL BEAM IS USED, ATTACH WITH (1) 1/2" DIAMETER BOLT, 12" OC, STAGGERED TOP AND BOTTOM, 1 1/2" MIN FROM ENDS. ALTERNATE EQUIVALENT ATTACHMENT METHOD MAY BE USED, SUCH AS SDS, SDW, OR TRUSSLOK SCREWS (SEE MANUFACTURER SPECIFICATIONS).
14.

FOR STUD COLUMNS OF 4-OR-MORE STUDS, INSTALL SIMPSON STRONG-TIE CS16 STRAPS ACROSS STUDS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).
15.

FLOOR JOISTS ADJACENT AND PARALLEL TO THE EXTERIOR FOUNDATION WALL SHALL BE PROVIDED WITH FULL-DEPTH SOLID BLOCKING, NOT LESS THAN TWO (2) INCHES NOMINAL IN THICKNESS, PLACED PERPENDICULAR TO THE JOIST AT SPACING NOT MORE THAN FOUR (4) FEET. THE BLOCKING SHALL BE NAILED TO THE FLOOR SHEATHING, THE SILL PLATE, THE JOIST, AND THE EXTERIOR RIM JOIST / BOARD (REQUIRED WHEN YOU HAVE A BASEMENT OR TALL CRAWL SPACE).
16.

BRACED WALL PANELS SHALL BE FASTENED TO MEET THE UPLIFT-RESISTANCE REQUIREMENTS IN CHAPTERS 6 AND 8 OF THE APPLICABLE CODE (SEE TITLE SHEET). REQUIREMENTS OF THE STRUCTURAL DRAWINGS THAT EXCEED THE CODE MINIMUM SHALL BE MET.



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P-0961

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INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

PROJECT NO.: 25900390

DATE: 03/10/2025

PLAN:

150.1910

GENERAL NOTES

GN1.0

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FASTENER SCHEDULE		
CONNECTION	3" x 0.131" NAIL	3" x 0.120" NAIL
JOIST TO SILL PLATE	(4) TOE NAILS	(4) TOE NAILS
SOLE PLATE TO JOIST / BLOCKING	NAILS @ 8" OC (typical) (4) PER 16" SPACE (at braced panels)	NAILS @ 8" OC (typical) (4) PER 16" SPACE (at braced panels)
STUD TO SOLE PLATE	(4) TOE NAILS	(4) TOE NAILS
TOP OR SOLE PLATE TO STUD	(3) FACE NAILS	(4) FACE NAILS
RIM JOIST OR BAND JOIST TO TOP PLATE OR SILL PLATE	TOE NAILS @ 6" OC	TOE NAILS @ 4" OC
BLOCKING BETWEEN JOISTS TO TOP PLATE OR SILL PLATE	(4) TOE NAILS	(4) TOE NAILS
DOUBLE STUD	NAILS @ 8" OC	NAILS @ 8" OC
DOUBLE TOP PLATES	NAILS @ 12" OC	NAILS @ 12" OC
DOUBLE TOP PLATES LAP (24" MIN LAP LENGTH)	(12) NAILS IN LAPPED AREA, EA SIDE OF JOINT	(12) NAILS IN LAPPED AREA, EA SIDE OF JOINT
TOP PLATE LAP AT CORNERS AND INTERSECTING WALLS	(3) FACE NAILS	(3) FACE NAILS
OPEN-WEB TRUSS BOTTOM CHORD TO TOP PLATES OR SILL PLATE (PARALLEL TO WALL)	NAILS @ 6" OC	NAILS @ 4" OC
BOTTOM CHORD OF TRUSS TO TOP PLATES OR SILL PLATE (PERPENDICULAR TO WALL)	(3) TOE NAILS	(3) TOE NAILS

SEE TABLE R602.3(1) FOR ADDITIONAL STRUCTURAL-MEMBER FASTENING REQUIREMENTS.


DETAILS AND NOTES ON DRAWINGS GOVERN.

BALLOON WALL FRAMING SCHEDULE (USE THESE STANDARDS UNLESS NOTED OTHERWISE ON THE FRAMING PLAN SHEETS)		
FRAMING MEMBER SIZE	MAX HEIGHT (PLATE TO PLATE) 120 MPH ULTIMATE DESIGN WIND SPEED	
2x4 @ 16" OC	10'-0"	
2x4 @ 12" OC	12'-0"	
2x6 @ 16" OC	15'-0"	
2x6 @ 12" OC	17'-9"	
2x8 @ 16" OC	19'-0"	
2x8 @ 12" OC	22'-0"	
(2) 2x4 @ 16" OC	14'-6"	
(2) 2x4 @ 12" OC	17'-0"	
(2) 2x6 @ 16" OC	21'-6"	
(2) 2x6 @ 12" OC	25'-0"	
(2) 2x8 @ 16" OC	27'-0"	
(2) 2x8 @ 12" OC	31'-0"	


- a. ALL HEIGHTS ARE MEASURED SUBFLOOR TO TOP OF WALL PLATE.
- b. WHEN SPLIT-FRAMED WALLS ARE USED FOR HEIGHTS OVER 12', THE CONTRACTOR SHALL ADD 6' MINIMUM OF CS16 COIL STRAPPING (FULLY NAILED), CENTERED OVER THE WALL BREAK.
- c. FINGER-JOINTED MEMBERS MAY BE USED FOR CONTINUOUS HEIGHTS WHERE TRADITIONALLY MILLED LUMBER LENGTHS ARE LIMITED.
- d. FOR GREATER WIND SPEED, SEE ENGINEERED SOLUTION FOR CONDITION IN DRAWINGS.

ROOF SYSTEMS

TRUSSED ROOF - STRUCTURAL NOTES

- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
-  DENOTES OVER-FRAMED AREA
- MINIMUM 7/16" OSB ROOF SHEATHING
- TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS TO BE COORDINATED WITH THE SEALED STRUCTURAL DRAWINGS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTION.
- PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH TRUSS-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
- UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

STICK-FRAMED ROOF - STRUCTURAL NOTES

- PROVIDE 2x4 COLLAR TIES AT 48" OC AT UPPER THIRD OF RAFTERS, UNLESS NOTED OTHERWISE.
- FUR RIDGES FOR FULL RAFTER CONTACT.
- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
-  DENOTES OVER-FRAMED AREA
- MINIMUM 7/16" OSB ROOF SHEATHING
- PROVIDE 2x4 RAFTER TIES AT 16" OC AT 45° BETWEEN RAFTERS AND CEILING JOISTS. USE (4) 16d NAILS AT EACH CONNECTION. RAFTER TIES MAY BE SPACED AT 48" OC AT LOCATIONS WHERE NO KNEE WALLS ARE INSTALLED.
- PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH RAFTER-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
- UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

BRICK VENEER LINTEL SCHEDULE		
SPAN	STEEL ANGLE SIZE	END BEARING LENGTH
UP TO 42"	L3-1/2"x3-1/2"x1/4"	8" (MIN. @ EACH END)
UP TO 72"	L6"x4"x5/16"* (LLV)	8" (MIN. @ EACH END)
OVER 72"	L6"x4"x5/16"* (LLV) ATTACH LINTEL w/ 1/2" THRU BOLT @ 12" OC, 3" FROM EACH END	

* FOR QUEEN BRICK: LINTELS AT THIS CONDITION MAY BE 5"x3-1/2"x5/16"

NOTE: BRICK LINTELS AT SLOPED AREAS TO BE 4"x3-1/2"x1/4" STEEL ANGLE WITH 16D NAILS IN 3/16" HOLES IN 4" ANGLE LEG AT 12" OC TO TRIPLE RAFTER. WHEN THE SLOPE EXCEEDS 4:12 A MINIMUM OF 3"x3"x1/4" PLATES SHALL BE WELDED AT 24" OC ALONG THE STEEL ANGLE.

USE OF WELDED WIRE FABRIC (WWF) IN TURNED DOWN OR STEM WALL SLABS.

ALTHOUGH THE USE OF WWF IN STRUCTURAL SLABS IS NOT REQUIRED BY THE BUILDING CODE IT IS RECOMMENDED TO REDUCE CRACKING AND TO REDUCE FLEXURE FROM SETTLEMENT OF SHIFTING SOIL BELOW THE SLAB. ACI 318 STATES A MINIMUM REQUIREMENT OF 0.0018 Ag REINFORCING FOR GRADE 60 REINFORCING. JDS RECOMMENDS THAT ALL SLABS HAVE A MINIMUM W2.9 x W2.9. WWF INSTALLED IN THE MIDDLE THIRD OF THE SLAB UNLESS GREATER IS NOTED. FOR SLABS IN SEISMIC DESIGN CATEGORY D OR IN HIGH WINDS ZONES OF 130 OR GREATER, JDS RECOMMENDS THE INSTALLATION OF W4.0 xW4.0 WWF. HOWEVER, THE BUILDER MAY OMIT WWF WITH THE UNDERSTANDING THAT THERE IS A GREATER RISK OF CRACKING AND DIFFERENTIAL SETTLEMENT THAT WILL BE THE RESPONSIBILITY OF THE BUILDER.

USE OF SYNTHETIC FIBER MIX IN CONCRETE SLABS:

FIBER MESH IS NOT A SUBSTITUTION FOR WWF IN STRUCTURAL CONCRETE SLABS, BUT IT MAY BE USED IN ADDITION TO WWF IN STRUCTURAL SLABS OR WITHOUT WWF IN NON-STRUCTURAL SLABS. FIBER MESH IS ONE METHOD FOR SHRINKAGE AND CRACKING CONTROL IN THE SLAB DURING THE CURING PHASE. ON THESE DRAWINGS NON STRUCTURAL SLABS ARE EXTERIOR PATIOS AND PORCH SLABS. ALL OTHER SLABS ARE CONSIDERED STRUCTURAL IF ANY CONDITIONS LISTED BELOW APPLIES. IF NONE OF THE CONDITIONS LISTED BELOW APPLY, THE BUILDER MAY USE FIBER MESH IN LIEU OF WWF. FIBER MIX VOLUMES MUST BE FOLLOWED PER THE MANUFACTURERS SPECIFICATION AND MIXED AT THE PLANT, NOT ON SITE. SEE EOR AND PLANS FOR ADDITIONAL REQUIREMENTS AS NECESSARY.

- IN SLABS INSTALLED ON RAISED METAL DECKING
- IN SLABS WITH GRADE BEAMS UNLESS A REBAR MAT IS INSTALLED
- BASEMENT SLABS
- HIGH WINDS ZONES (ABOVE 130 MPH Vult)
- SEISMIC DESIGN CATEGORY OF D OR GREATER
- IF ANY SOILS HAVE BEEN FOUND TO BE EXPANSIVE SOILS ON SITE
- FOR SLAB POURED DIRECTLY ON GRADE; A 4" BASE MATERIAL OF CRUSHED STONE OR WELL DRAINING CLEAN SAND IS REQUIRED FOR USE
- FOR ANY SITES WITH A DCP BLOW COUNT OF 10 OR LESS.

FULL HEIGHT KING STUD @ EXTERIOR WALLS 2024 NCRBC TABLE R602.7.5	
HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KING)
UP TO 3'	1
>3' TO 6'	2
>6' TO 9'	3
>9' TO 12'	4
>12' TO 15'	5

NOTE: SEE PLAN FOR ANY ADDITIONAL KING STUD REQUIREMENTS AT EACH EXTERIOR OPENING IF APPLICABLE



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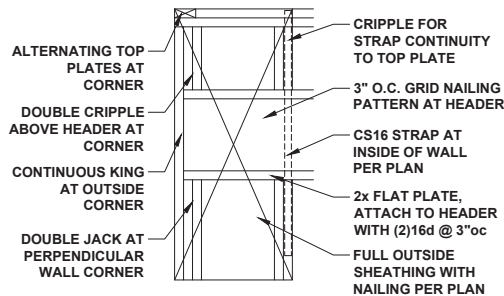
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150.1910

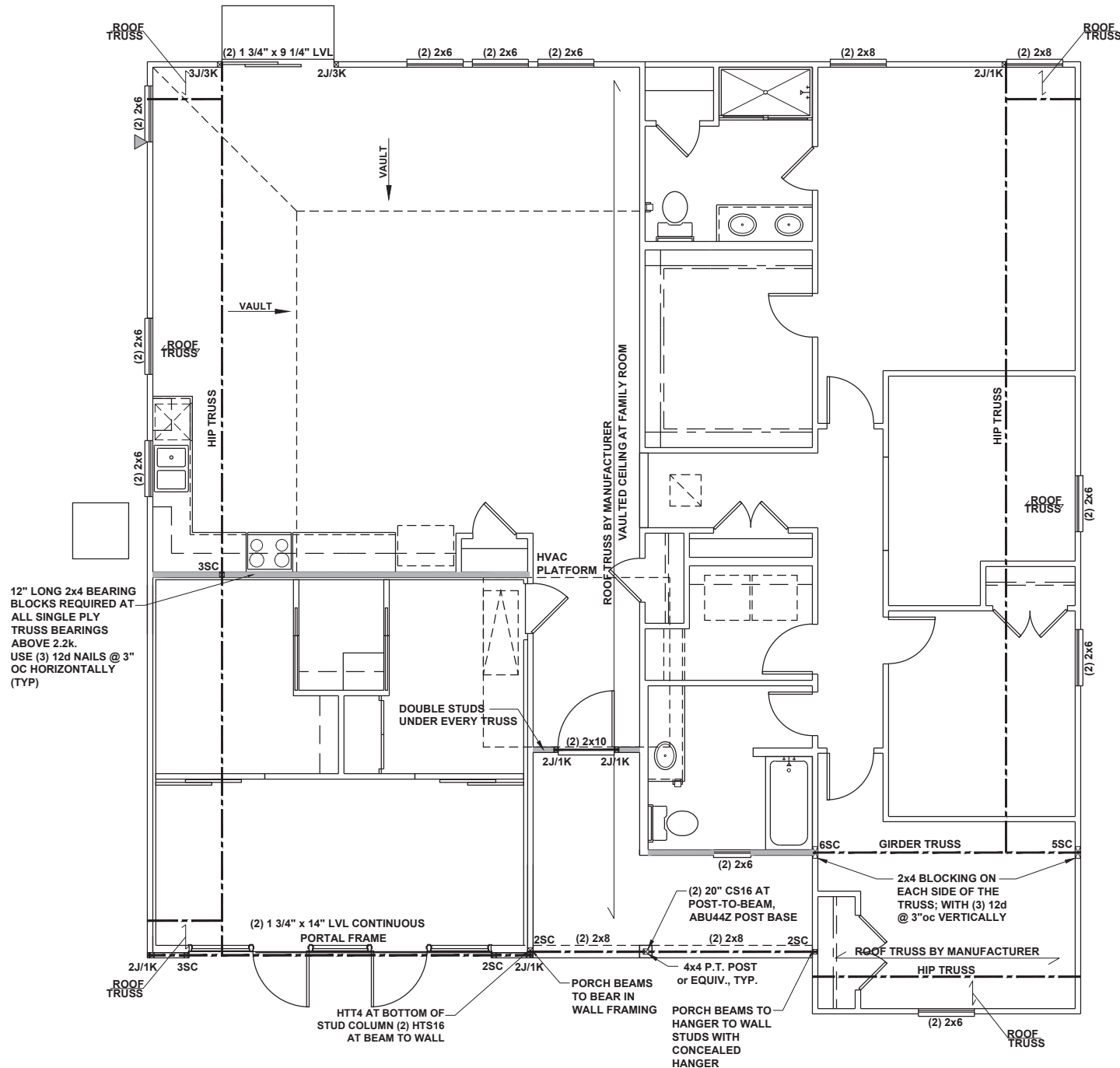
GENERAL NOTES

GN1.1



PORTAL FRAMED OR
ENGINEERED OPENING
OUTSIDE CORNER DETAIL

NTS



FIRST FLOOR CEILING FRAMING PLAN - 'L'

SCALE: 1/8"=1'-0"

BEAM & POINT LOAD LEGEND

- INTERIOR LOAD BEARING WALL
- ROOF RAFTER / TRUSS SUPPORT
- DOUBLE RAFTER / DOUBLE JOIST
- STRUCTURAL BEAM / GIRDER
- WINDOW / DOOR HEADER
- POINT LOAD TRANSFER
- POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

STRUCTURAL FRAMING NOTES - (SEE GENERAL NOTES SHEET FOR ADDITIONAL REQUIREMENTS.)

- ALL FRAMING TO BE #2 SPF MINIMUM.
- ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED w/ MIN (1) JACK AND (1) KING EACH END, UNO.
- EXTERIOR WALL OPENINGS TO HAVE KING STUDS AS PER TABLE R602.7.5 OR AS NOTED ON PLAN.
- ALL NON-BEARING HEADERS TO BE (2) 2x4 (1) J / (1) K, UNO.
- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
- ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY BE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION. MINIMUM BEAM SUPPORT IS (1) 2x4 STUD.
- ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
- FRONT PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED AT TOP AND BOTTOM USING SIMPSON (OR EQUIV) COLUMN BASE OR SST A24 BRACKETS. TRIM OUT PER BUILDER.
- PORCH COLUMNS TO BE MIN 4x4 PT ATTACHED AT BOTTOM USING SIMPSON (OR EQUIVALENT) ABA44 AND AT TOP USING CS 16 STRAPPING (12" MIN) TO PORCH HEADER / BAND.
- WHEN A 4-PLY LVL IS USED, ATTACH WITH (1) 1/2" Ø BOLT 12" oc STAGGERED, TOP AND BOTTOM, 1-1/2" MIN FROM ENDS. ALTERNATE ATTACHMENT EQUIVALENT METHOD MAY BE USED, SUCH AS SDW OR TRUSSLOK SCREWS (SEE MANUFACTURER'S SPECIFICATIONS).
- FOR STUD COLUMNS OF 4 OR MORE, INSTALL SST CS16 STRAPS @ 30" oc, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).

ALL FLUSH BEAMS AND GIRDER TRUSSES TO BE DIRECTLY SUPPORTED BY (2) 2X STUDS UNLESS OTHERWISE NOTED. STUD COLUMNS TO BE SUPPORTED BY SOLID BLOCKING TO FOUNDATION OR TO BEARING COMPONENT BELOW.

SC STUD REFERENCES AT INTERIOR WALL OPENINGS REPRESENT THE NUMBER OF JACK STUDS REQUIRED AT EACH SIDE OF THE INTERIOR WALL OPENING

- CS16 STRAP FROM STUD, CROSS HEADER, TO WALL TOP PLATE, 36" LONG MINIMUM
- SIMPSON HTT4 HOLD DOWN FOR ATTACHMENT TO CONCRETE OR MSTA18 STRAP FOR WOOD CONNECTIONS.

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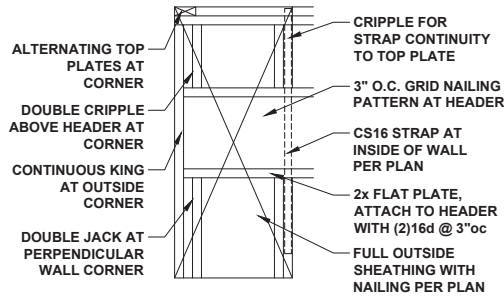
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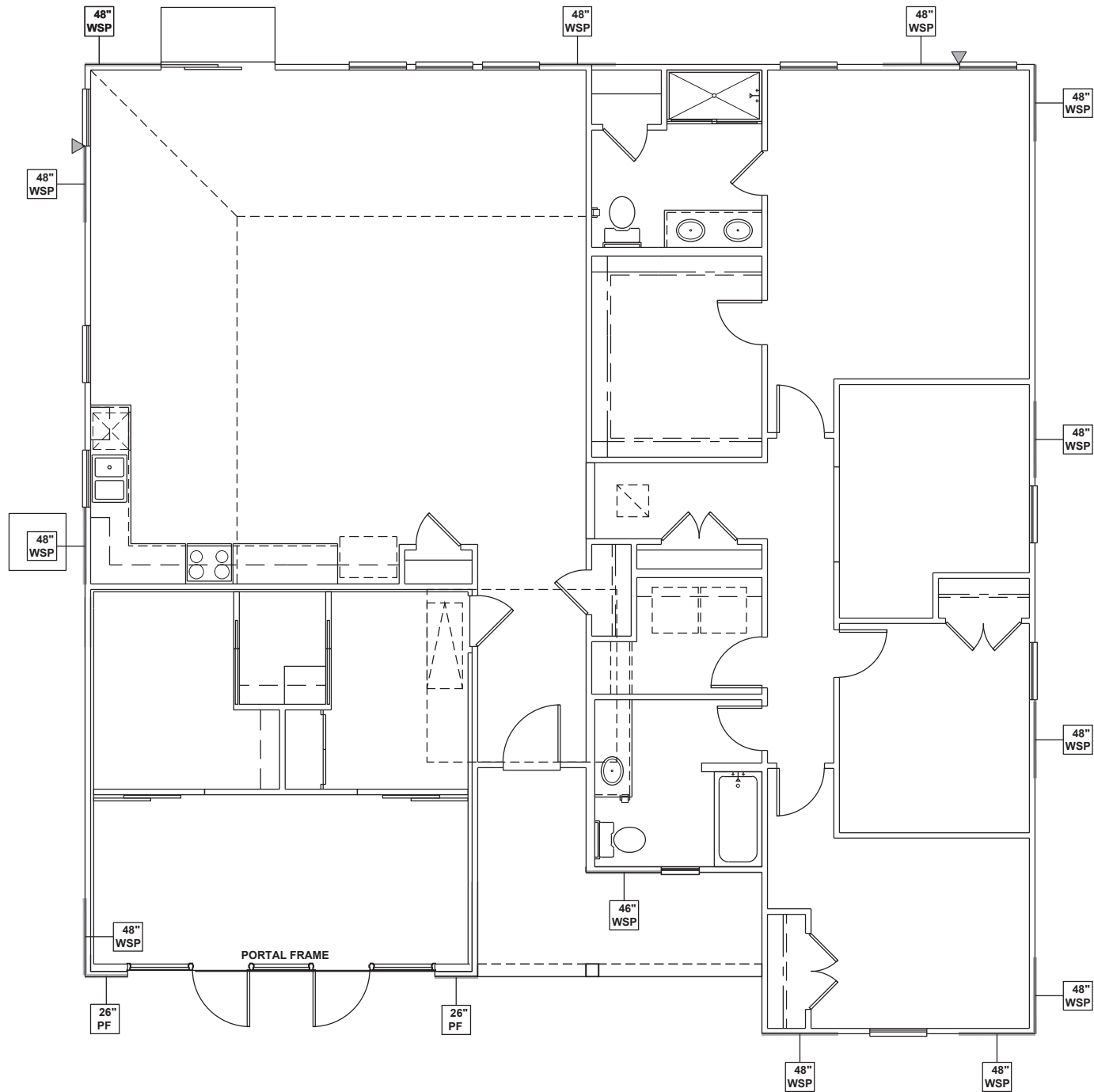
FIRST FLOOR
CEILING FRAMING PLAN

S1.0L



PORTAL FRAMED OR
ENGINEERED OPENING
OUTSIDE CORNER DETAIL

NTS

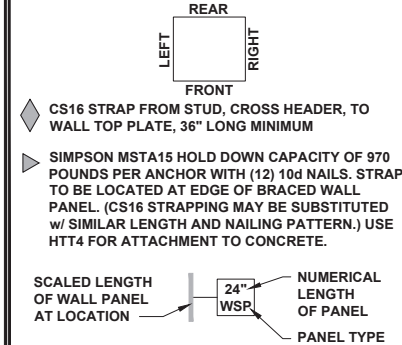


FIRST FLOOR WALL BRACING PLAN - 'L'

SCALE: 1/8"=1'-0"

WALL BRACING REQUIREMENTS

- MINIMUM PANEL WIDTH IS 24"
- FIGURES BASED ON THE CONTINUOUS SHEATHING METHOD USING THE RECTANGLE CIRCUMSCRIBED AROUND THE FLOOR PLAN OR PORTION OF THE FLOOR PLAN. IF NO RECTANGLE IS NOTED, THE STRUCTURE HAS BEEN FIGURED ALL WITHIN ONE RECTANGLE.
- ALL WSP NOTED ON PLAN ARE TO BE CONSIDERED CS-WSP
- PANELS MAY SHIFT UP TO 36" EITHER DIRECTION FOR EASE OF CONSTRUCTION (NAILING & BLOCK REQUIREMENTS STILL APPLY).
- FOR ADDITIONAL WALL BRACING INFORMATION, REFER TO WALL BRACING DETAIL SHEET(S).
- SCHEMATIC BELOW INDICATES HOW SIDES OF RECTANGLE ARE TO BE INTERPRETED IN BRACING CHART WHEN APPLIED TO STRUCTURE:



WALL BRACING NOTE:

WALLS WITH PROVIDED LENGTH LISTED AS "N/A" DO NOT MEET THE REQUIREMENTS OF PRESCRIPTIVE WALL BRACING FOUND IN THE NCRC. THESE WALLS ARE ENGINEERED DESIGN BASED ON DESIGN GUIDELINES ESTABLISHED IN ASCE-07 AND THE NDS: WIND & SEISMIC PROVISIONS SUPPLEMENT.

WALL BRACING: RECTANGLE 1

SIDE	REQUIRED LENGTH	PROVIDED LENGTH
FRONT	6.5 FT.	18.3 FT.
RIGHT	6.5 FT.	16.0 FT.
REAR	6.5 FT.	12.0 FT.
LEFT	6.5 FT.	12.0 FT.



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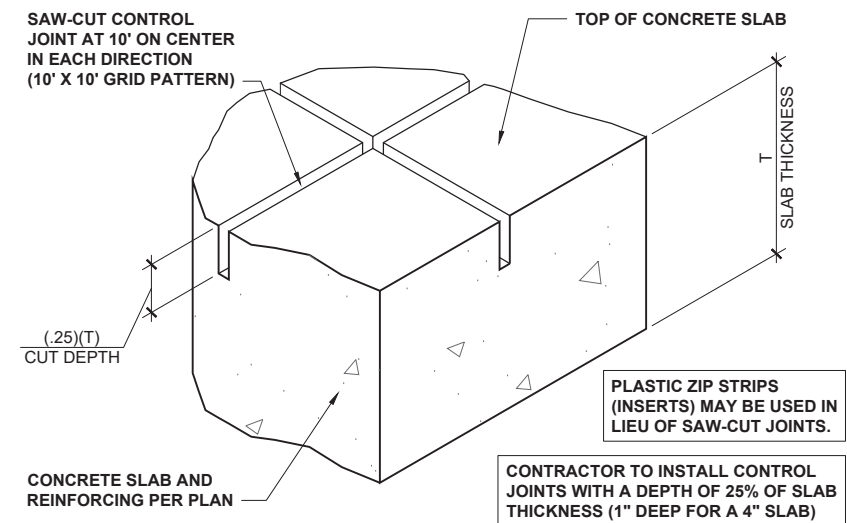
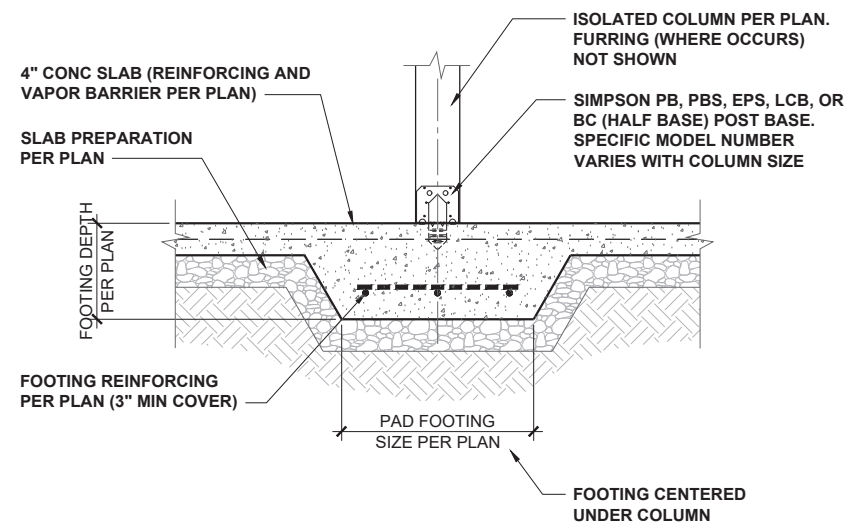
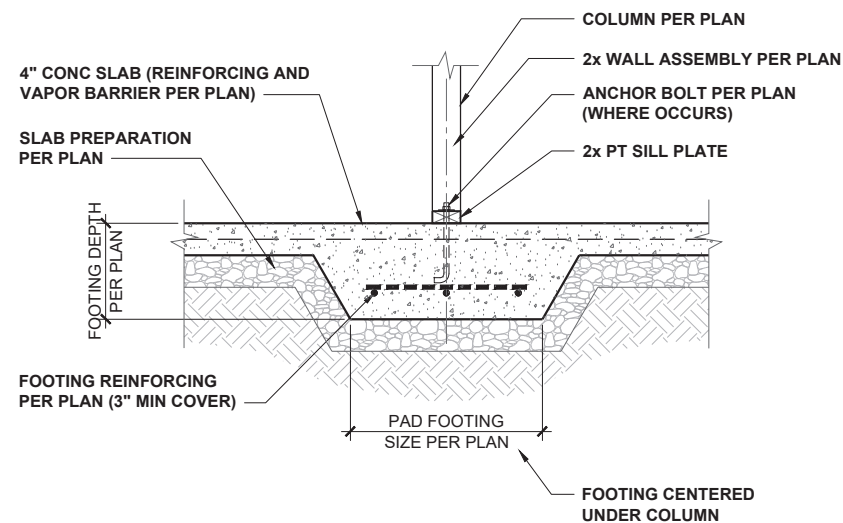
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FIRST FLOOR
WALL BRACING PLAN

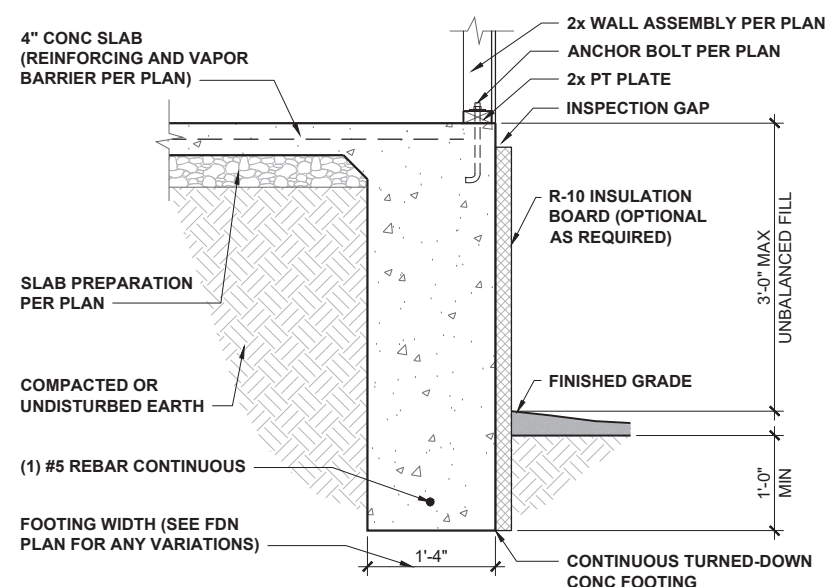
S4.0L

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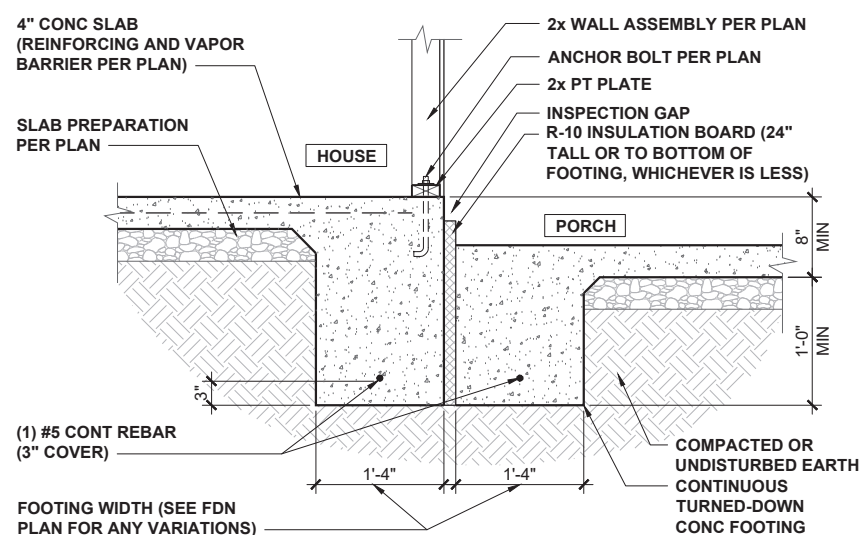




INT POINT-LOAD FOOTING SECTION 1/2" = 1'-0" **1**

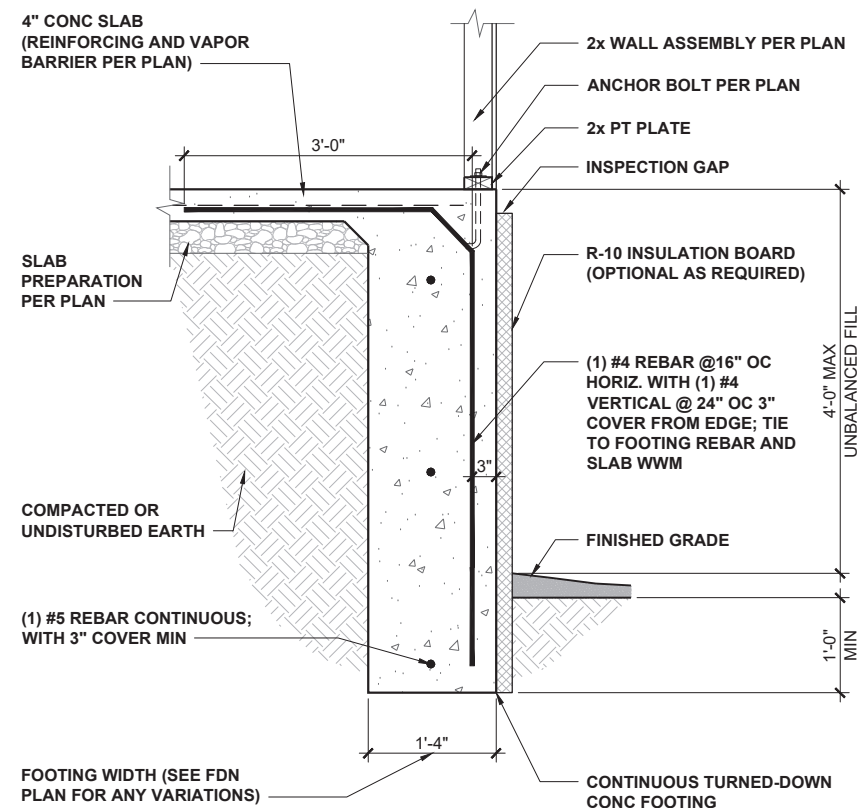


3' EXTENDED TURNED DOWN FOOTING	1/2" = 1'-0"	4
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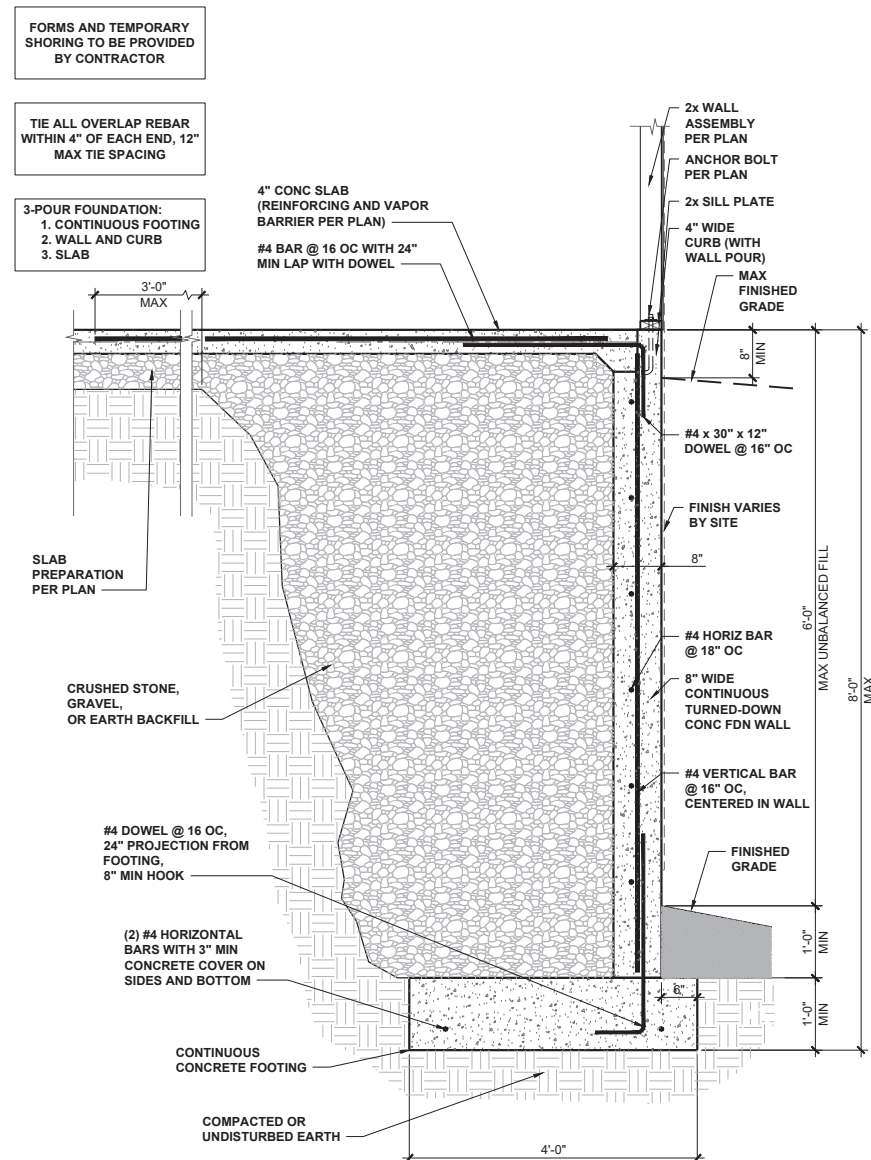


FOOTING AT HOUSE/PORCH	1/2" = 1'-0"	5
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ISOLATED COLUMN FOOTING	1/2" = 1'-0"	2
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4' EXTENDED RETAINED FOOTING	$1/2" = 1'-0"$	6
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6' EXTENDED REINFORCED FOOTING	$1/2'' = 1'-0''$	7
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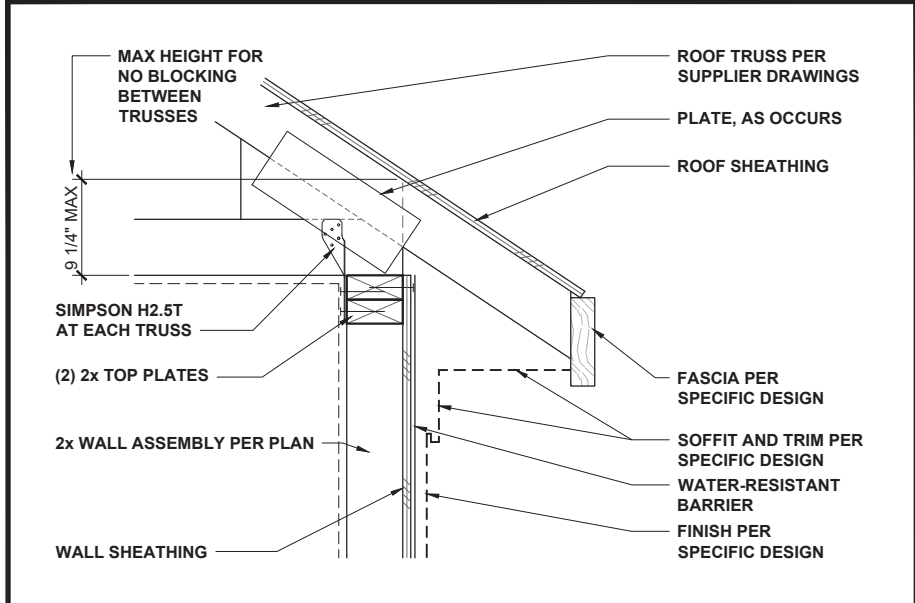


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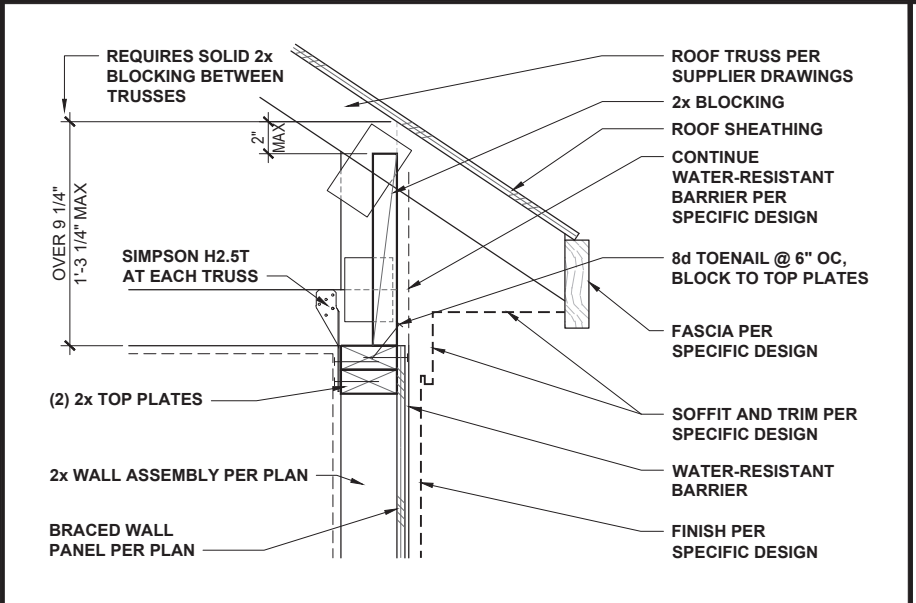
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TURNED-DOWN SLAB
FOUNDATION DETAILS

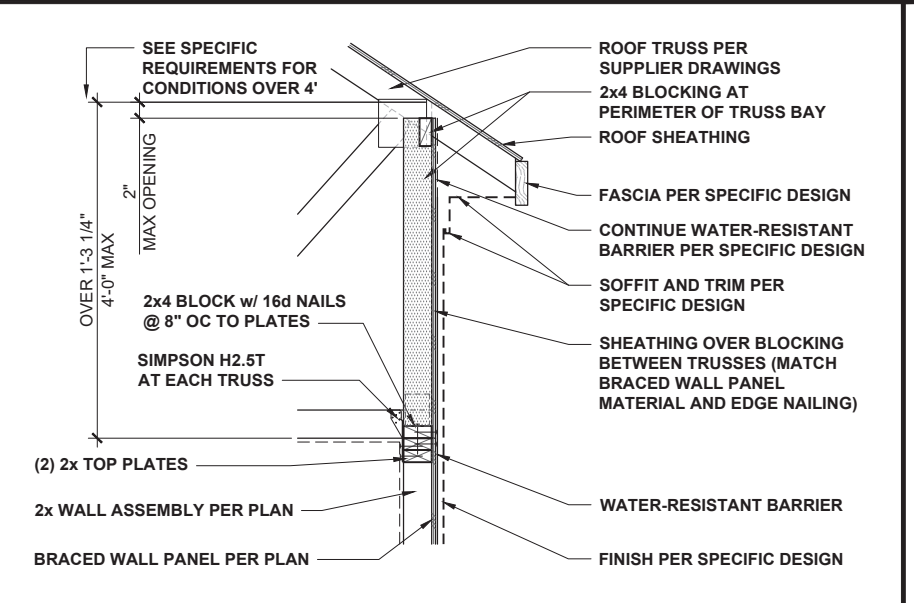
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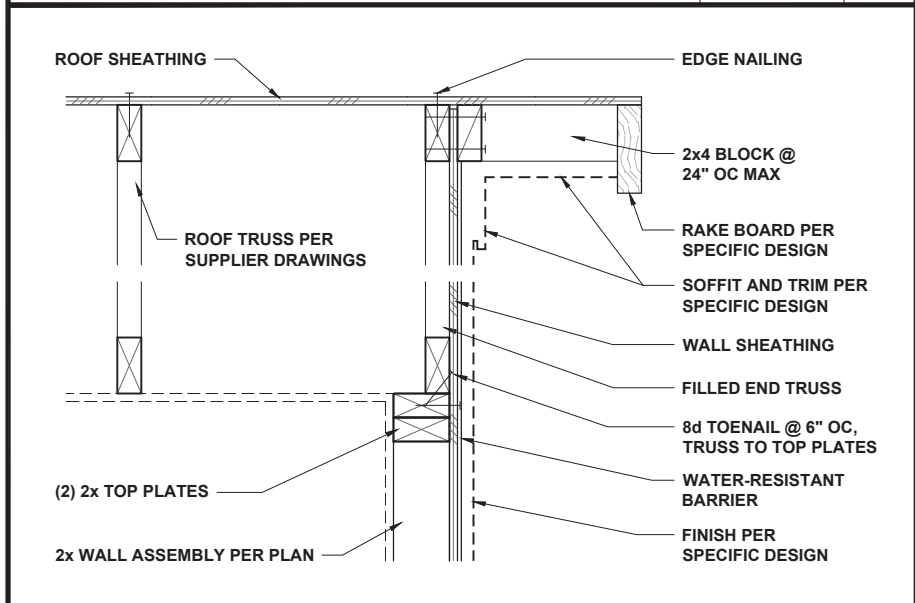
LOW-HEEL TRUSS AT WALL 1" = 1'-0" 1



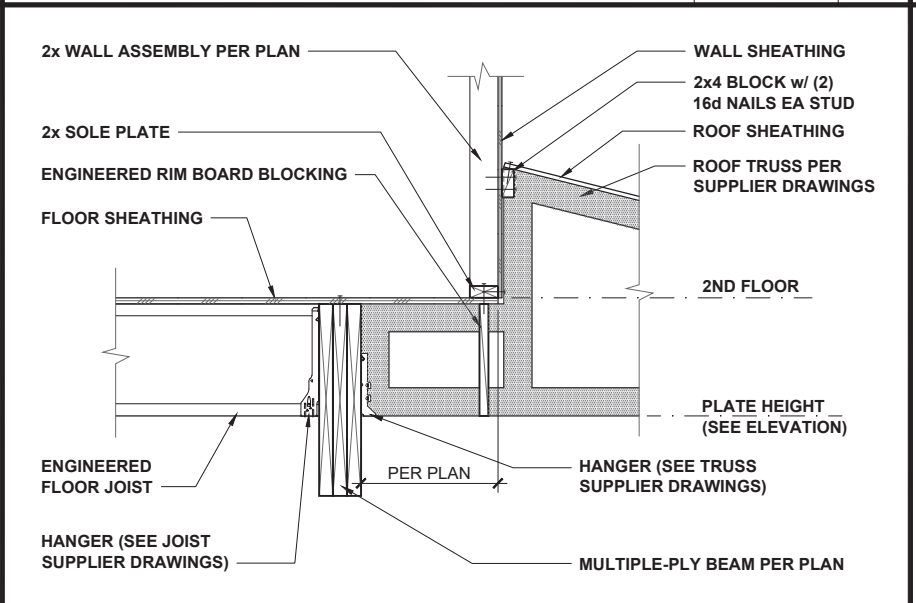
TYPICAL TRUSS AT BRACED WALL 1" = 1'-0" 2



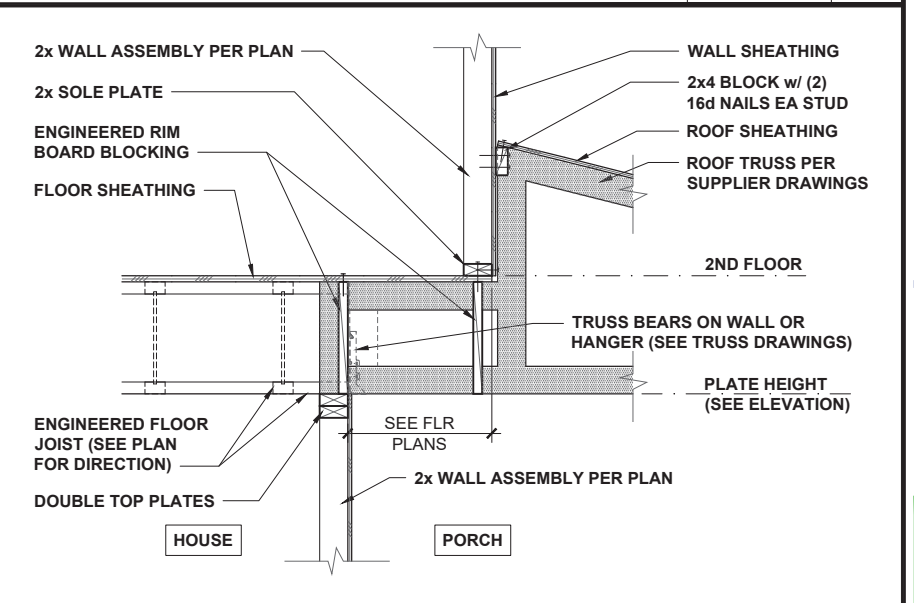
HIGH-HEEL TRUSS AT BRACED WALL 1/2" = 1'-0" 3



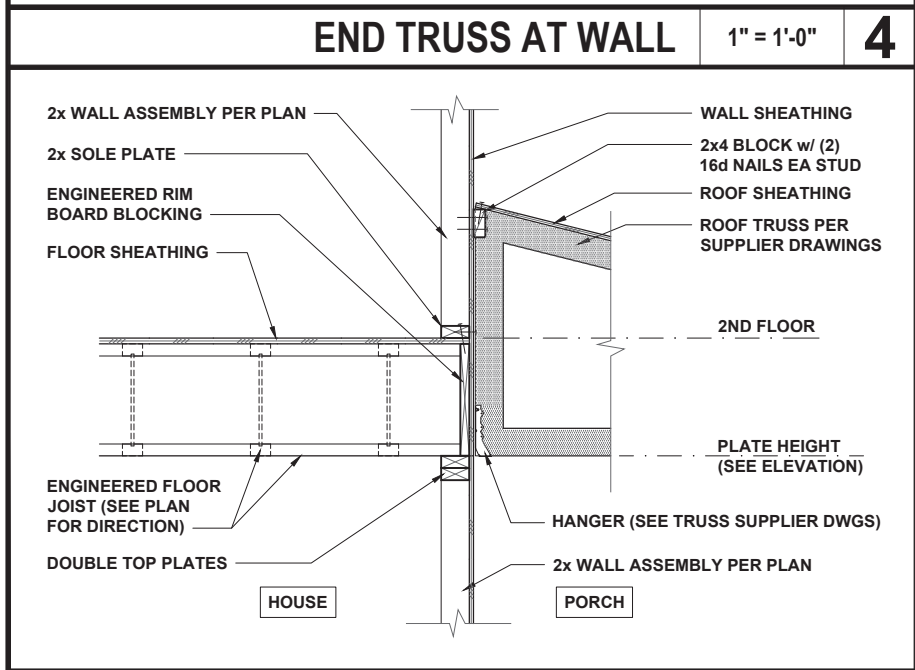
END TRUSS AT WALL 1" = 1'-0" 4



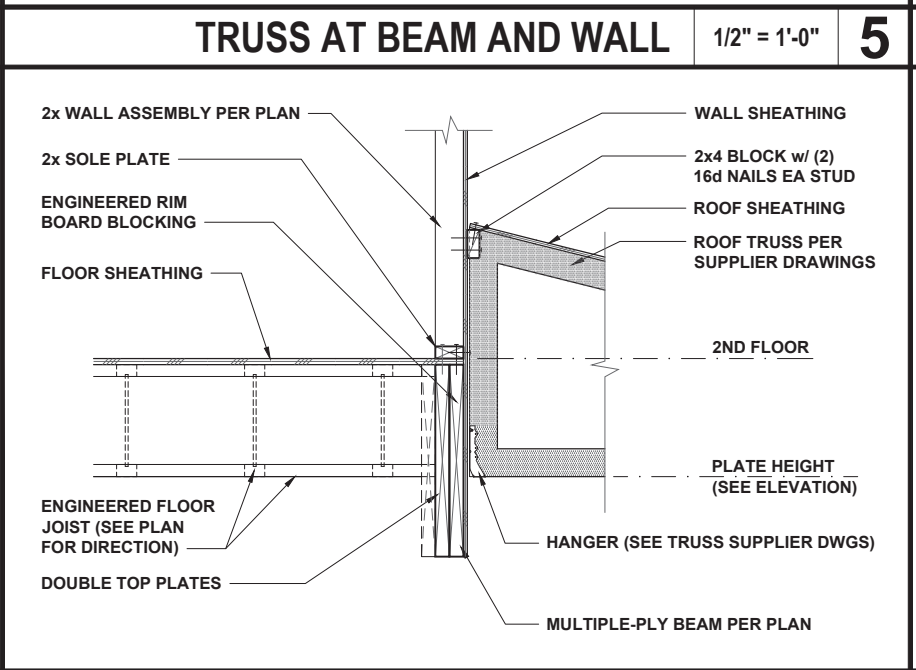
TRUSS AT BEAM AND WALL 1/2" = 1'-0" 5



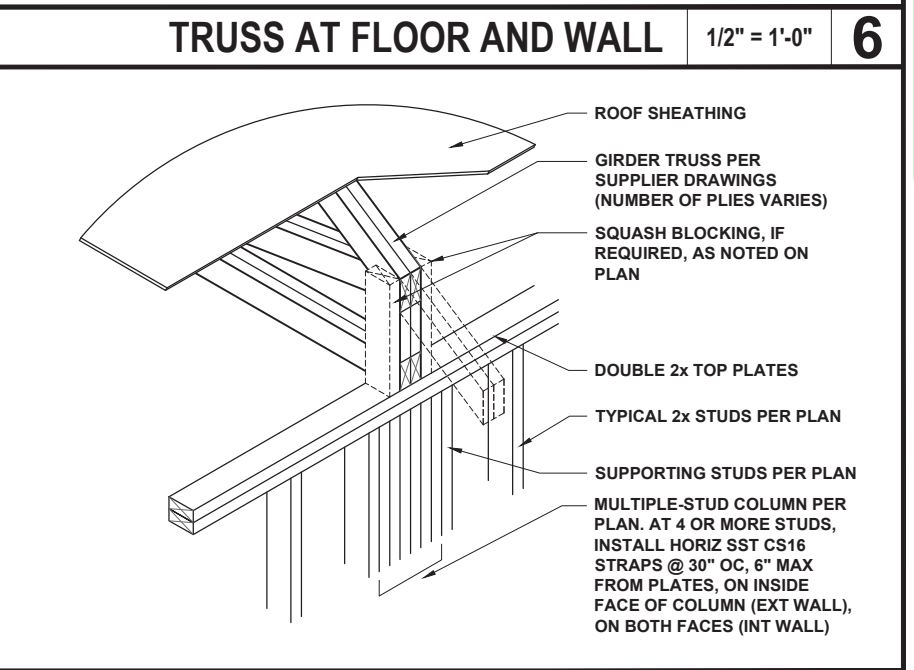
TRUSS AT FLOOR AND WALL 1/2" = 1'-0" 6



TRUSS AT FLOOR AND WALL 1/2" = 1'-0" 7



TRUSS AT BEAM AND WALL 1/2" = 1'-0" 8



GIRDER TRUSS AT WALL 1/2" = 1'-0" 9

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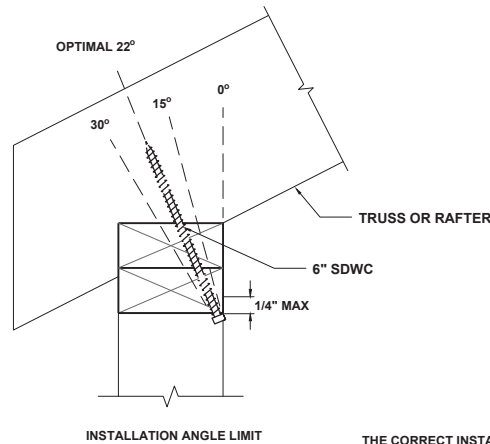
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ROOF TRUSS
FRAMING DETAILS
D3.0

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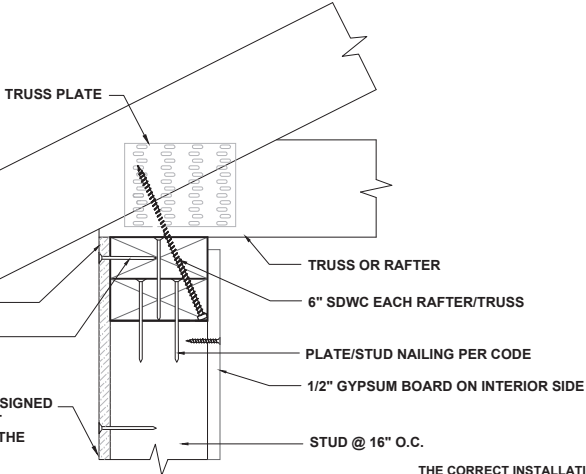


THE CORRECT INSTALLATION OF THESE SCREWS AS NOTED HERE ARE A SUBSTITUTE FOR THE HURRICANE TIES H2.5A OR EQUIVALENT TIES.

WOOD STRUCTURAL PANEL (WSP) SHEATHING MUST EXTEND TO TOP OF DOUBLE TOP PLATES PER AWC 2021 OR 2015 SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SDPWS)

WSP NAILING PATTERN PER DESIGNER IN ACCORDANCE WITH 2021 OR 2015 SDPWS

WSP SHEATHING, 7/16" MIN. DESIGNED AND CONSTRUCTED TO RESIST UPLIFT IN ACCORDANCE WITH THE AWC 2021 OR 2015 SDPWS



THE CORRECT INSTALLATION OF THESE SCREWS AS NOTED HERE ARE A SUBSTITUTE FOR THE HURRICANE TIES H2.5A OR EQUIVALENT TIES.

SDWC SCREW INSTALLATION ANGLE

3/4" = 1'-0"

1

SDWC SCREW WALL ASSEMBLY

3/4" = 1'-0"

2



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ROOF TRUSS
FRAMING DETAILS

D4.0

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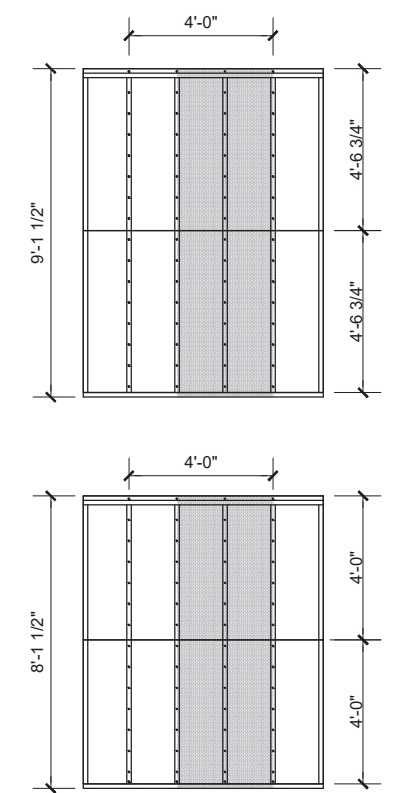
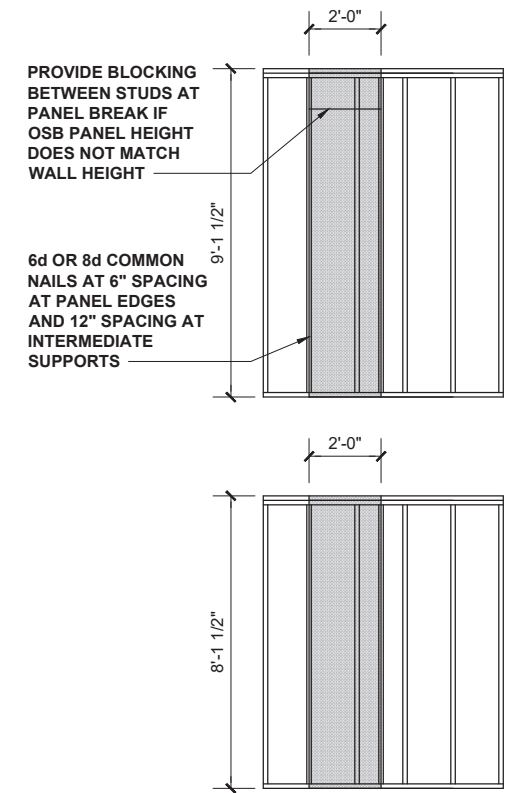
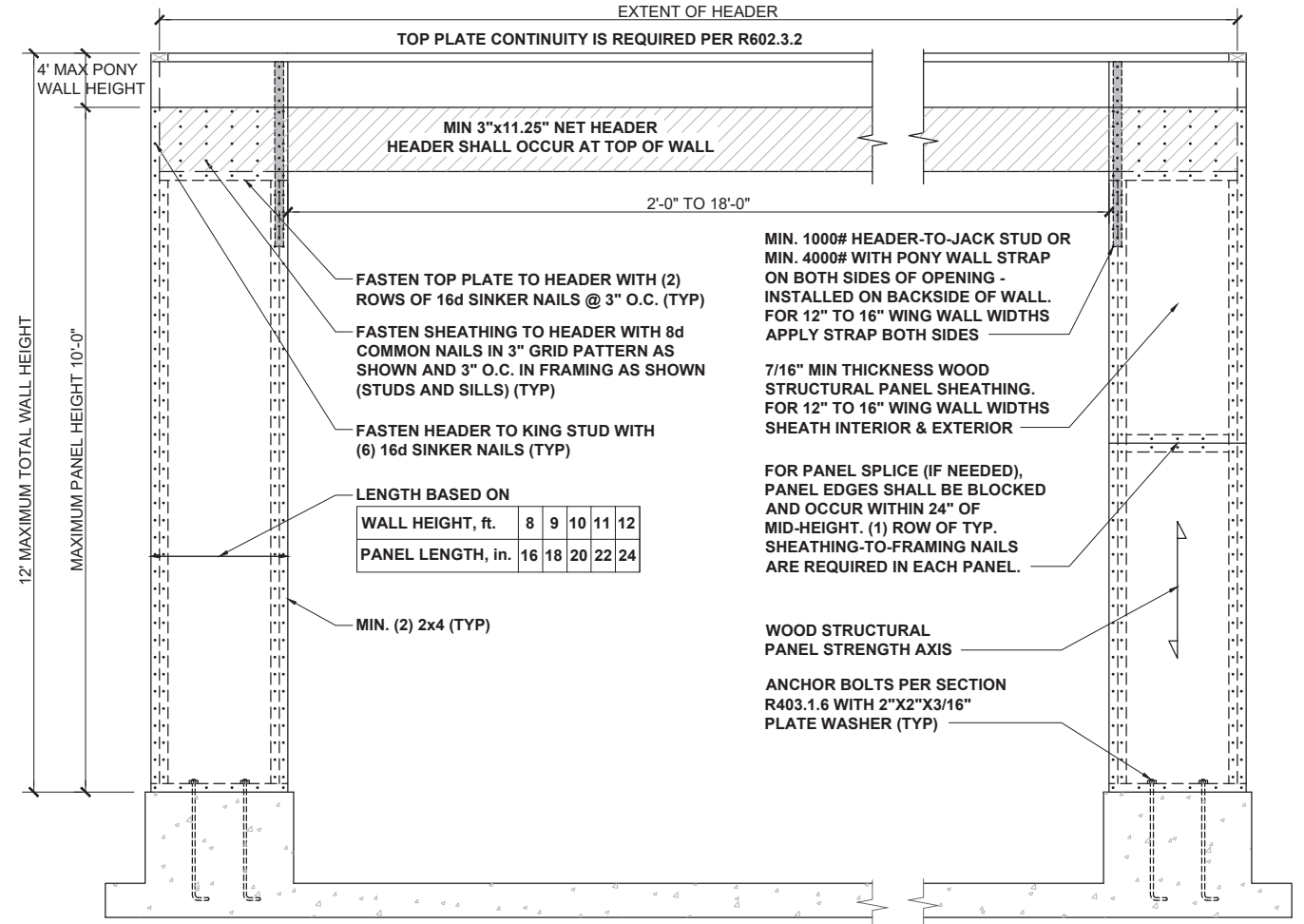
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WALL BRACING DETAILS

D5.0

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CS-WSP - WOOD STRUCTURAL PANEL (CONTINUOUSLY SHEATHED)

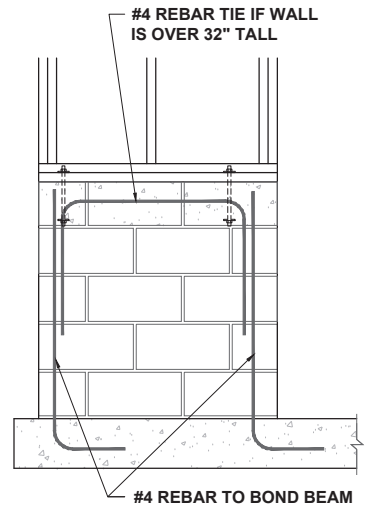
BRACED WALL PANEL 7/16" MIN. OSB SHEATHING ON ONE SIDE OF WALL. MINIMUM PANEL LENGTH 24".

GB - GYPSUM BOARD

BRACED WALL PANEL 1/2" GYPSUM BOARD NAILED TO STUDS AT 7" O.C. USING 5d COOLER NAILS OR #6 SCREWS. MINIMUM PANEL LENGTH 48" WHEN APPLIED TO BOTH SIDES OF WALL AND 96" WHEN APPLIED TO ONE SIDE OF WALL.

HIGH-SPEED WIND ZONES

FOR LOCATIONS OF 130 MPH OR MORE ULTIMATE DESIGN WIND SPEED (110 MPH OR MORE BASIC WIND SPEED IN VIRGINIA AND GEORGIA), WALLS SHALL BE BRACED PER THE LATEST ADOPTED EDITION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION ASCE 7 OR STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH-WIND REGIONS (ICC 600).



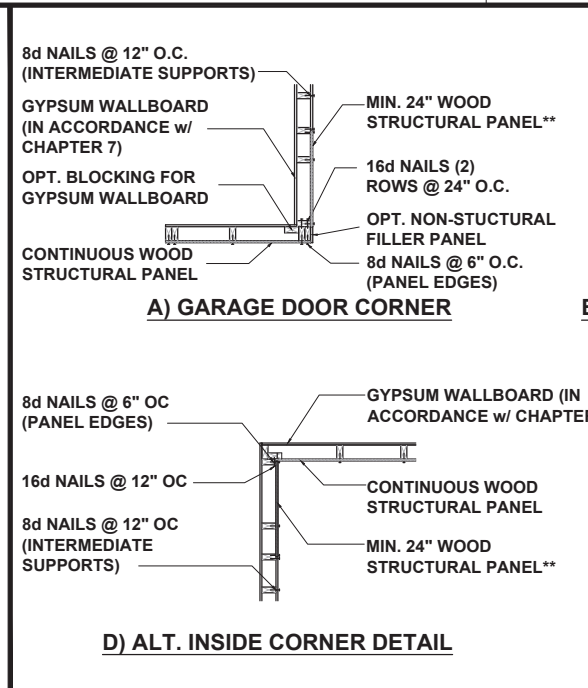
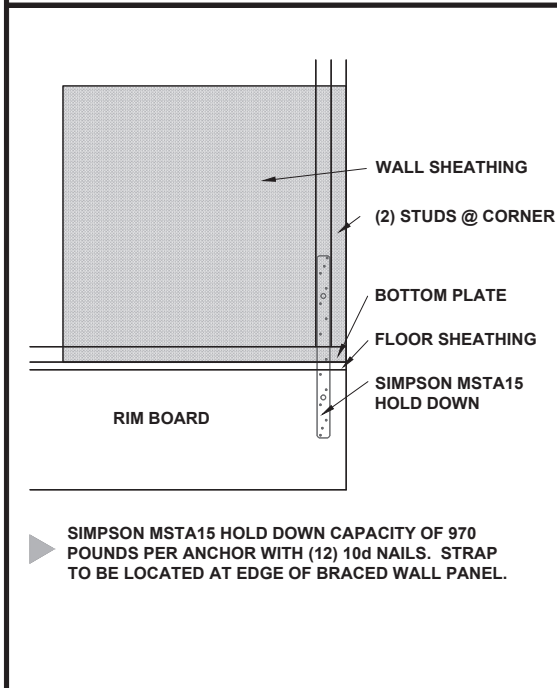
GARAGE WING WALL AT CRAWL

SEE R602.10 - MASONRY STEM WALL SUPPORTING BRACED WALL PANELS FIGURES

METHOD PF: PORTAL FRAME PANEL CONSTRUCTION

3/8" = 1'-0"

1



BRACED WALL HOLD-DOWN

NTS

3

BRACING METHODS

3/16" = 1'-0"

2

CORNER FRAMING FOR CONTINUOUS SHEATHING

1/4" = 1'-0"

4

** IN LIEU OF THE CORNER RETURN, A HOLD-DOWN DEVICE WITH A MINIMUM UPLIFT DESIGN VALUE OF 800# SHALL BE FASTENED TO THE CORNER STUD AND TO THE FOUNDATION OR FRAMING BELOW.