# **KENZIE** H&H HOMES - GARAGE RIGHT

# PLAN REVISIONS

Ø1-10-19 COMPLETED CONSTRUCTION DOCUMENTS INCLUDING CLIENT REVIEW COMMENTS

Ø1-15-19 CLIENT BACK END COMMENTS

Ø1-24-19 MIRROR PLAN TO CREATE LEFT HAND VERSION

03-26-20 UPDATED ROOM NAMING PER HIH STANDARDS ADDED 2x6 WALL FLOOR PLANS + ELECTRICAL PLANS CHANGED ELEVATION 'A' 4 'C' TO 'A-I' 4 'C-I' ADDED ELEVATIONS 'A-2' 4 'C-2' CHANGED ELEVATION 'B' TO ELEV. 'B-2' AND ADDED NEW ELEV. 'B-1' BROKE OUT OPTIONS FROM THE FLOOR PLANS AND MADE A SEPARATE PAGE FOR

ELEVATION "	Aπ	
MAIN FLOOR	804	SF.
UPPER FLOOR	1154	SF.
TOTAL LIVING	1958	SF.
GARAGE	480	SF.
FRONT PORCH	82	SF.
PATIO	120	SF.
TOTAL SQ. FT.	2640	SF.
OPT. COV. PORCH	120	SF.
OPT. EXT. PORCH	160	SF.
OPT. I CAR GARAGE	240	SF.

ELEVATION "	В"	
MAIN FLOOR	804	SF.
MPPER FLOOR	1170	SF.
TOTAL LIVING	1974	SF.
GARAGE	480	SF.
FRONT PORCH	83	SF.
PATIO	120	SF.
TOTAL SQ. FT.	2657	SF.
OPT. COV. PORCH	120	SF.
OPT. EXT. PORCH	160	SF.
OPT. L CAR GARAGE	240	SE

ELEVATION "	C"	
MAIN FLOOR	804	SF
UPPER FLOOR	IITØ	SF
TOTAL LIVING	1974	SF.
GARAGE	480	SF.
FRONT PORCH	81	SF
PATIO	120	SF.
TOTAL SQ. FT.	2655	SF.
OPT. COV. PORCH	120	SF.
OPT, EXT. PORCH	160	SF.
OPT. I CAR GARAGE	240	SF.

KENZIE 1958

BO STATE STRUET EAST OLDMAR, HORDA SAR77 613 - 925 - 1900 TEL 813 - 925 - 1800 FAX WWW.DAVEREWIS.COM

TAMPA • DENVER

BET. 1994 VER

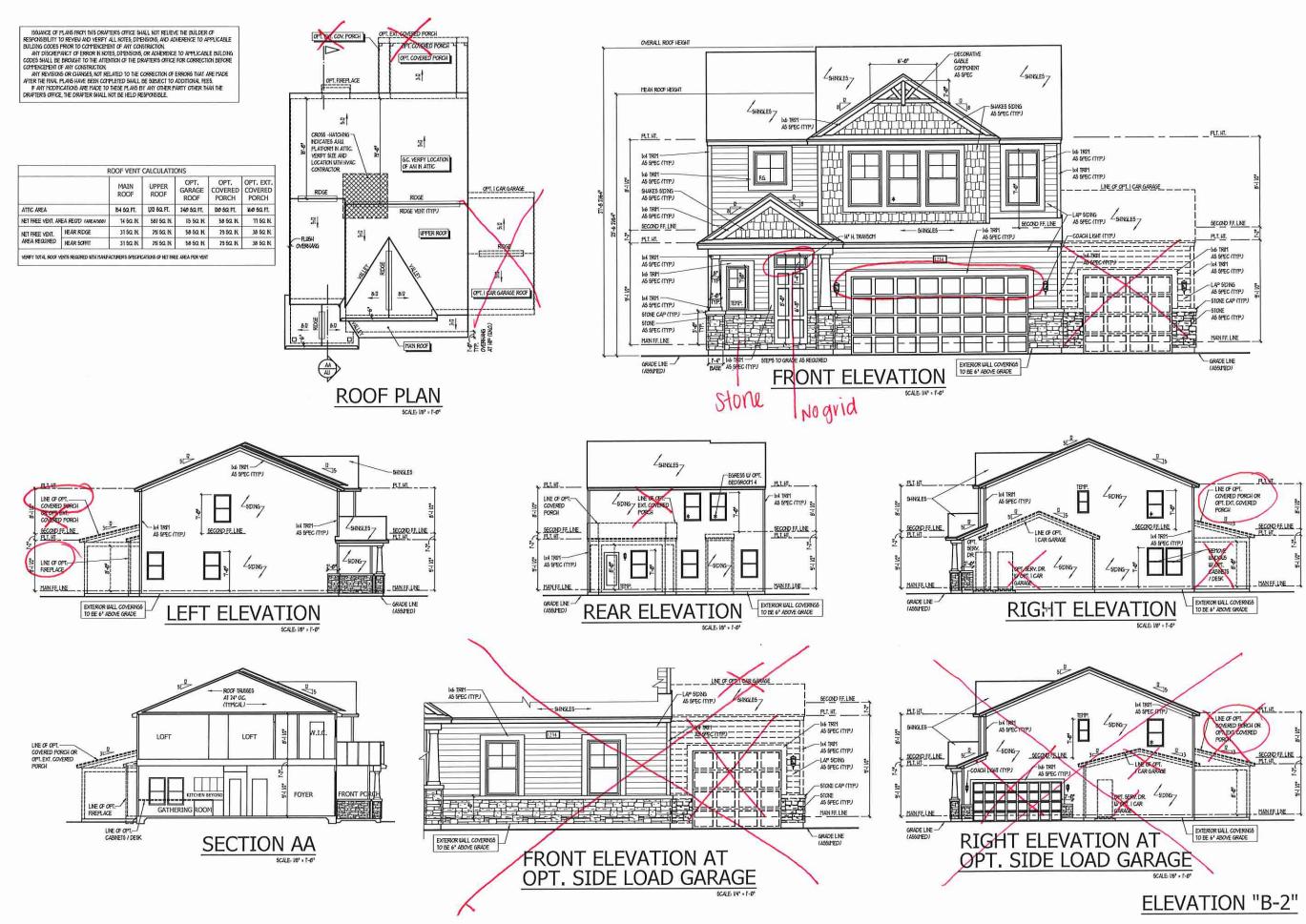
DRAWINGS ON II"XII"
SHEET ARE ONE HALF
THE SCALE NOTED

ISSUACE OF PLANS FROM THIS DRAFFERS OFFICE SHALL NOT RELIEVE THE BULDER OF RESPONSIBILITY TO REVIEU AND VERRET ALL NOTES, DYENSIONS, AND ADHERRICE TO APPLICABLE BULDING CODES FROOR TO COTTENCERON OF ANY CONSTRUCTION.

ANY DISCREPANCY OF ERROR IN INTERS, DYENSIONS, OR ADHERRICE TO APPLICABLE BULDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFFERS OFFICE FOR CORRECTION BEFORE COTTENCERON OF ANY CONSTRUCTION.

ANY REMANDS OR CHANGES, NOT TELLATED TO THE CORRECTION OF ERRORS THAT ARE MADE ATTEN THE TRALL FLANS HAVE BEEN COTTELED SHALL BE SUBJECT TO ADDITIONAL FIES.

FAIT TROPHICATIONS ARE MADE THOSE TO THESE FLANS BY ANY OTHER PRATY OTHER THAN THE DRAFFERS OFFICE, THE DRAFFER SHALL NOT BE HELD RESPONSIBLE.





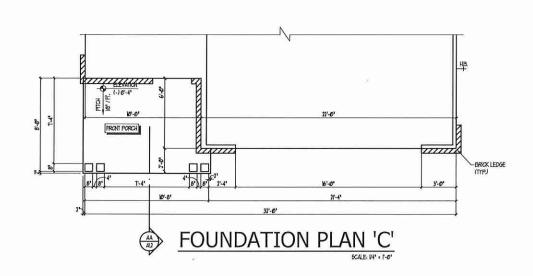


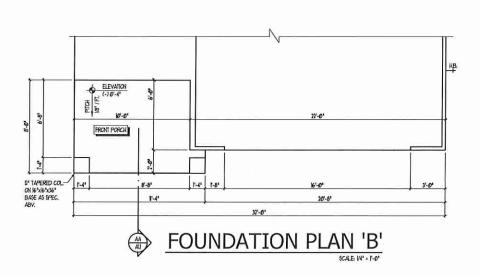


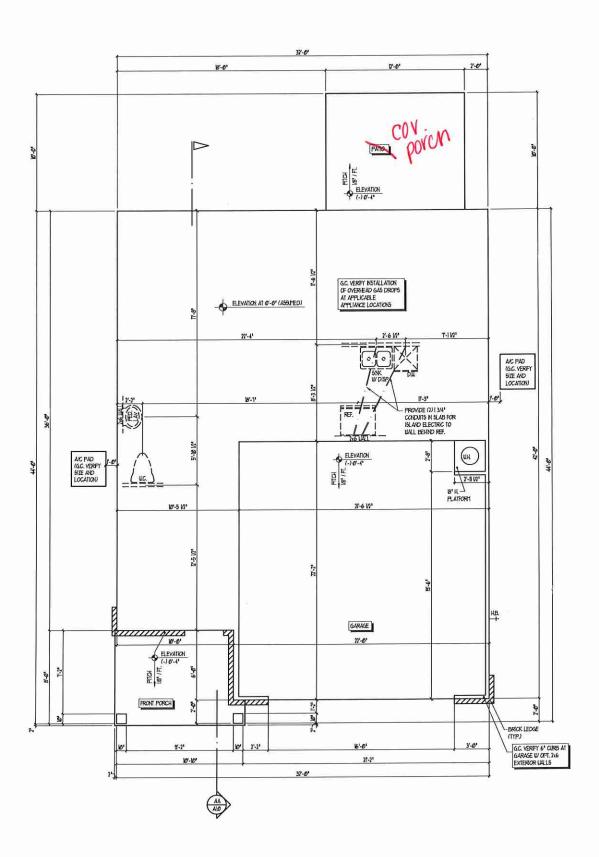
1958

TITLE
ELEVATIONS
ROOF FLAN
BUILDING SECTION
DETAILS
-

A1.1











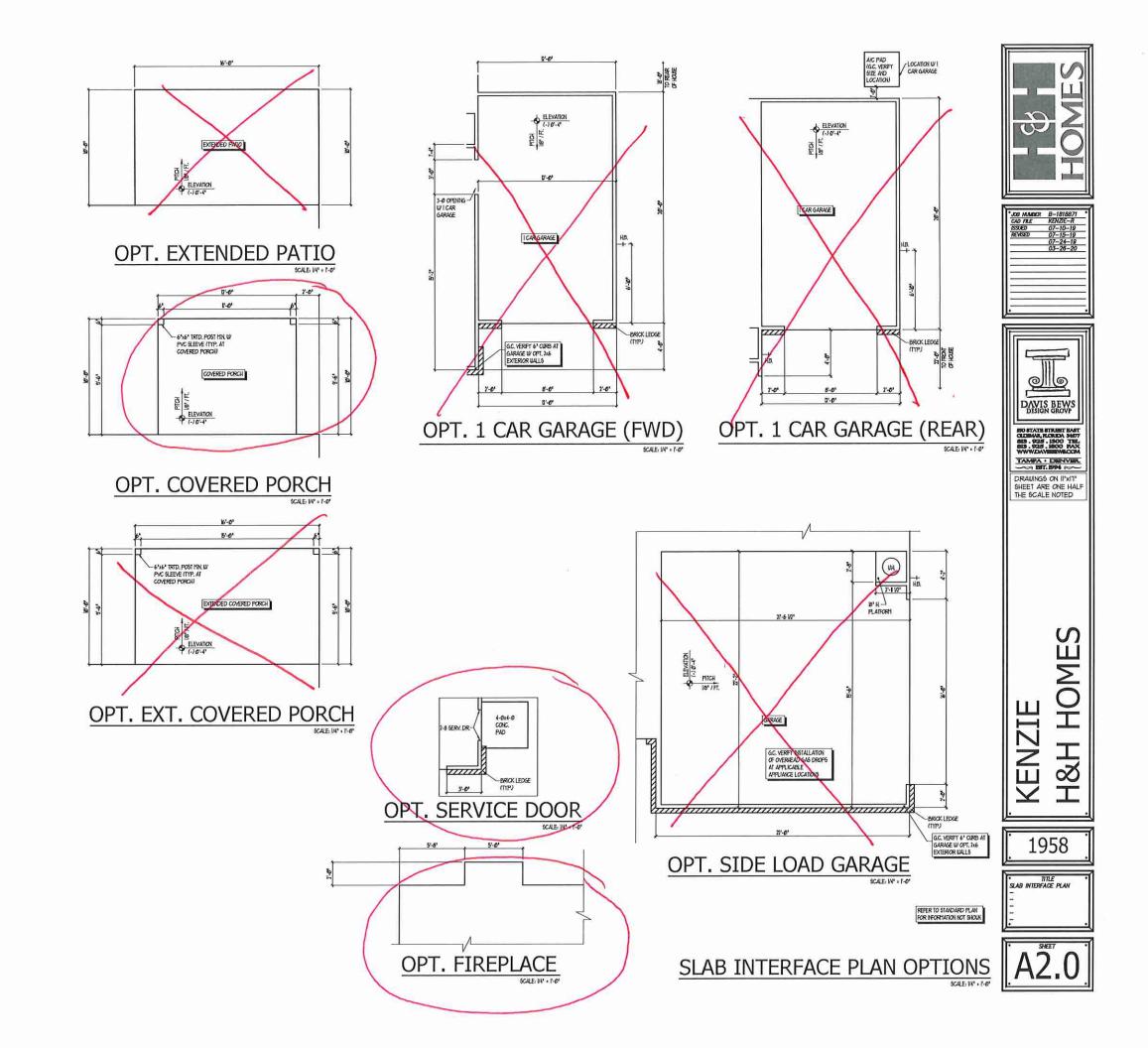


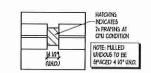
1958



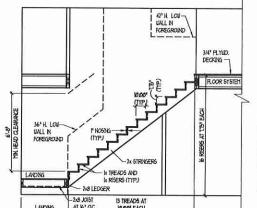
ACE PLAN ACE PLAN ACE PLAN SARET

SLAB INTERFACE PLAN





# TYP. MULL DETAIL



STAIR NOTES: RALING BALUSTERS SHALL BE SPACED SO THAT A 4" SPIERE CANNOT PASS THROUGH

THE TRIANGULAR OPENINGS FORMED BY THE RISER TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRLIAY ARE PERMITTED TO BE A SUCH A SIZE THAT A SPHERE OF 6 NOISES CANNOT PASS THROUGH

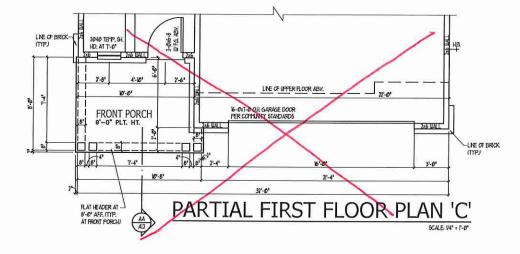
OFENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOU A SPHERE 4 378 NOIES TO PASS THROUGH

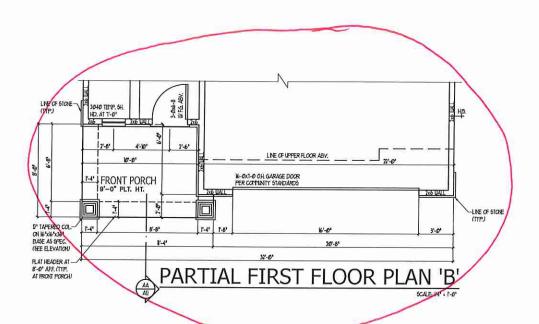
HADRALS HADRALS FOR STAIRLAYS SHALL BE COTINDOUS FOR THE RLL
LENGTH OF THE FLIGHT, RIGHT A POINT DIRECTLY ABOVE THE TOP RIGHT OF THE
RIGHT TO A POINT DIRECTLY, ABOVE THE LOGIST RISKE, HADRALD AND
SHALL BE RETURNED OR SHALL TERMINED IN THE POSTS OR SAFETY
TERMINALS, HADRALTS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT
LESS THAN I-MY NICH BETWEEN THE WALL AND HADRALS.

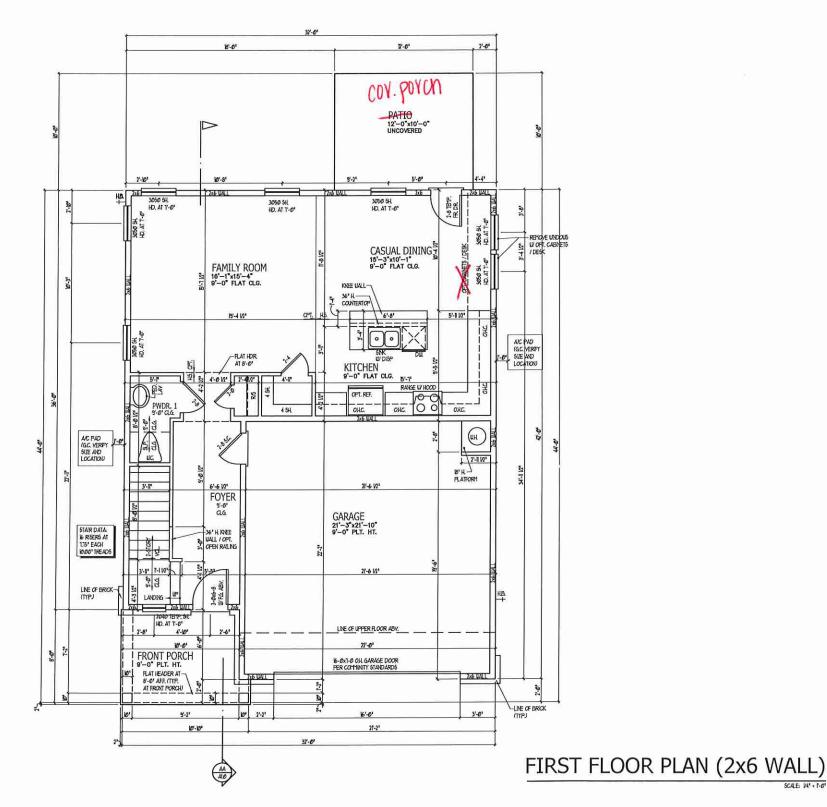
CONTINUOUS GRASPABLE HANDRAL HIST MEET TYPE ONE OR TYPE TWO CRITERIA

\* \* \* \* \* \* \* \* \* \*

# STAIR SECTION SCALE WY . P. O.









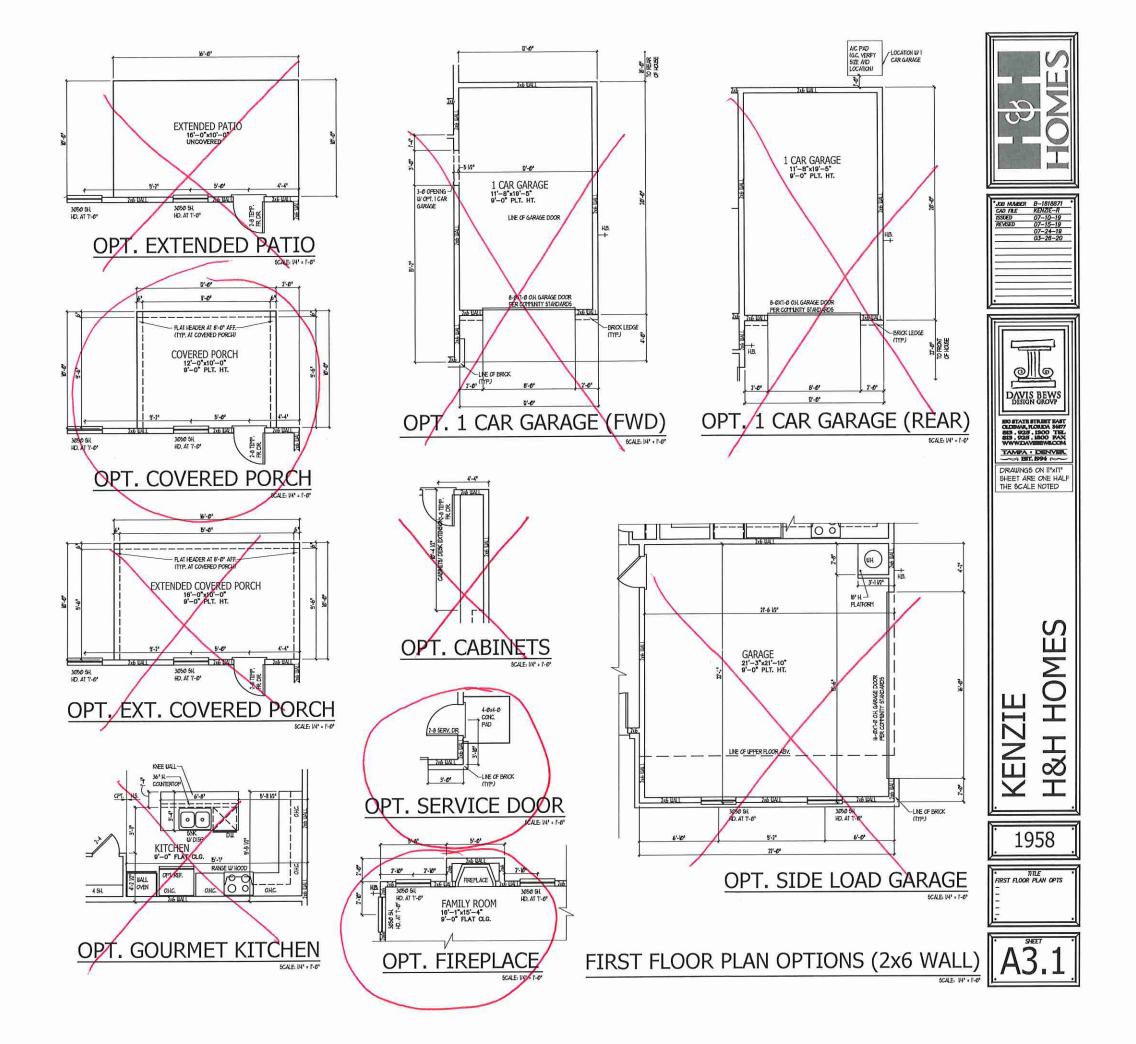


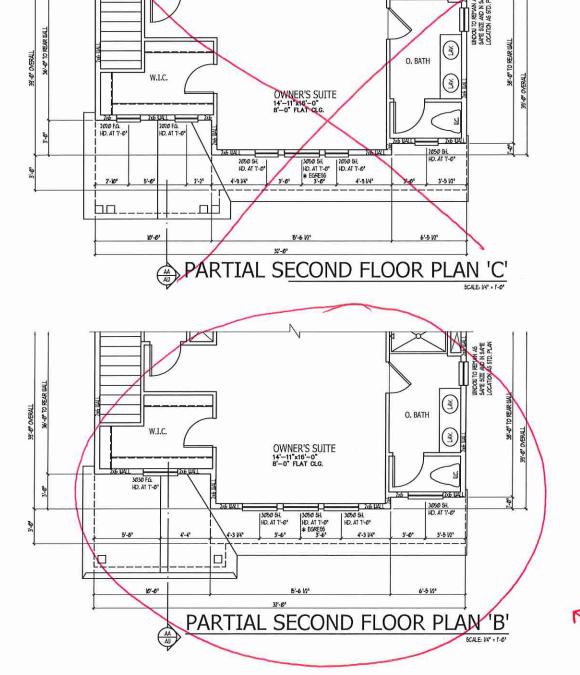


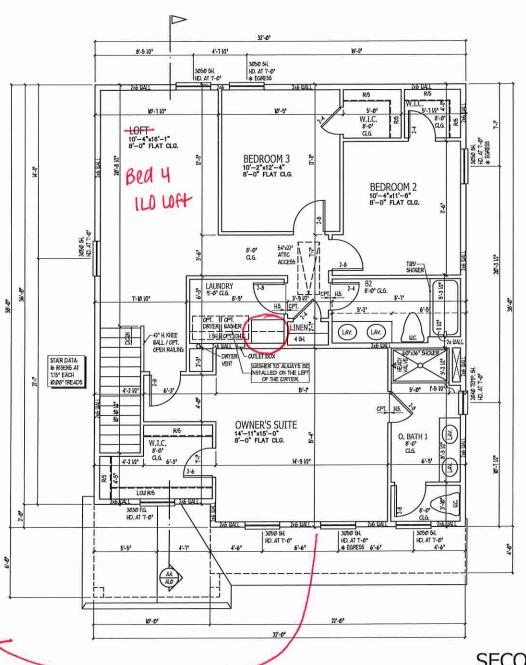
H&H HOMES KENZIE

1958















1958

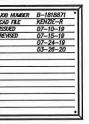


A3.2

SECOND FLOOR PLAN (2x6 WALL)

\$4.5 \( \tilde{D}^2 \) \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
10-11/1
BEDROOM 4  10'-4"-110"-0"  8'-0" FLAT CLG.
1-11/2° 3'-6'
(1)2-0
OPT. BEDROOM 4 I.L.O. LOF
SCAE VA.
BATH 2 SHAER SHOER
9.7
TAX DUC. TO ENLL
OPT. WALL IN BATH 2
ELAUNDRY 7-8
TAUNDRY TO CLG 8-9 TO THE PRICE   LOFT.
A PART OULT BOX
OPT, LAUNDRY TUB
SCALE IV. • 1-00





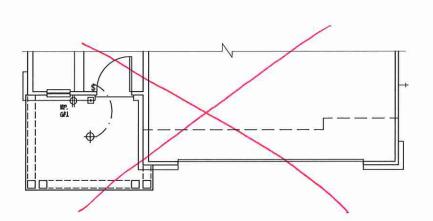


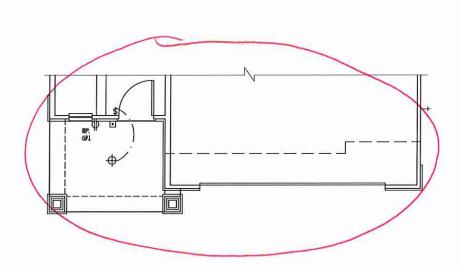
1958

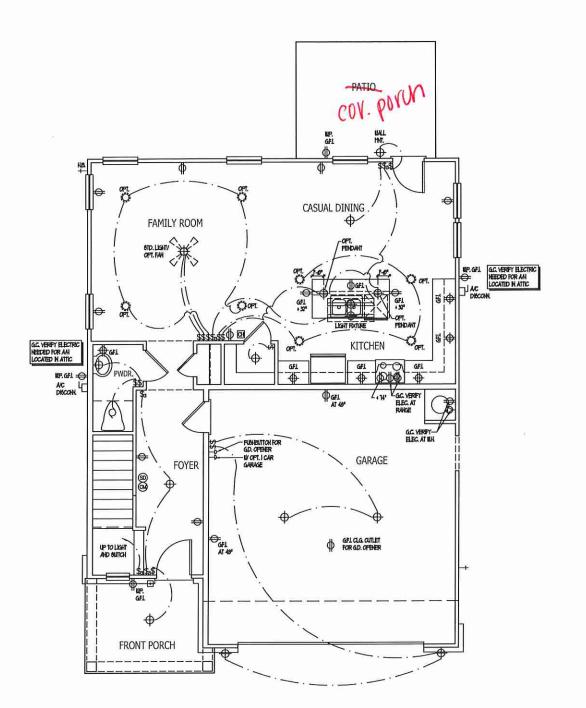
TITLE
SECOND FLOOR PLAN OPTS
-

A3.3

SECOND FLOOR PLAN OPTIONS (2x6 WALL)







## ELECTRICAL KEY

I⊕ DUPLEX COMPNIBICE CUTLET

DUPLEX CUTLET ABOVE CONTER

HEATHERPROOF DUPLEX OUTLET

HOLE GROUND FALLT MIERRUPIER DUPLEX CATLET

HULF-BUTGED DUFLEX CUTLET

HO SPECIAL PURPOSE CUILET

DIFLEX CUTLET N HLOOR

200 YOUT CUTLET EALL SETTCH

FOUR-MAY SUTTCH DITHER BUTCH

CELLING HOLNTED INCANDESCENT LIGHT FRATURE MALL HOLNTED INCANDESCENT LIGHT FIXTURE

RECEISED INCANDESCENT LIGHT FIXTURE LIGHT FIXTURE WITH FILL CHAIN

TRACK LIGHT

FLIGRENCENT LIGHT FIXTURE EXHAUST FAN

S EXHAUST FAVOLISHT COMENATION

III ELECTRIC DOOR OPERATOR (OPTIONAL)

CHINES (OPTIONAL)

FUSHBUTTON BUTTON (OPTIONAL) CARBON HONOXIDE DETECTOR

60 thake detector (SO) SHOKE / CARBON HOND, COMBO DETECTOR

TELEVISION (OPTIONAL)

THERMOSTAT ELECTRIC HETER

ELECTRIC PAREL

- DECONECT BUTCH

⊗ SPEAKER (OPTIONAL)

TY ROUGH IN FOR OPT, CELLING FAIN

CELING HOLNTED INCANDENCENT LIGHT FORTINE BY ROUGHIN FOR OPT. CELING FAN

#### NOTES:

I. FROYDE AND INSTALL <u>GROUND FALLT CIRCUIT-NITERUPTERS</u> (GEL) AS INDICATE CH FLANS CR AS ITEN NO. 4 AND 8 BELOW INDICATES.

3. ALL OYME DETECTORS WALL BE HARDWIRED INTO AN ELECTRICAL POWER COUNCE AND WALL BE EGUPTED WITH A HONTORED BATTERY BACKUP, PROVIDE AND NOTALL LOCALLY CERTIFED <u>MYCKE DETECTORS</u>.

4. ALL BA NO JAA RECEPTACLES IN BLEFFINS ROCHS, FAVILLY ROCHS, DANS ROCHS, LIMBS ROCHS, PARLORS, LIBEARES, DENS, ANDOCHS, RECREATION ROCHS CLORETS, MALIJAYS, AND SHLAR AREAS BLL, REQUEE A COMBANION THE AFCI DEVICE AND TAMPER-PROCP RECEPTACLES FERVICE JOI 4661 JAY 1466 S

5, ALL BA AND 26A DBY RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCL PROTECTED (GFL):

6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENQUIE THAT ALL ELECTRICAL WORK IS NIFILL CONFILIANCE WITH NEPA TO, NEC 2011, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

1. EMERY BULDING HAVING A ROMAL-RUEL-BURNING HEATER OR AFFLIANCE, FREFLACE, OR AN ATTACKED GARAGE WALL HAVE AN OFERATIONAL CARBON HOMODOE DETECTOR INSTALLED LITHIN WI FIET OF EACH ROOM USED FOR QUEEPING

A. ALAPIS SHALL RECEIVE THEIR FREMATI FORER FROM THE DULLDING WIRN'S IN EAST BUCH WIRN'S IS SERVED ROOM THE LOCAL POWER WILLTY, BUCH ALAPIS SHALL HAVE BATHETY BACAPIC, CONSINATION BY ROOMSCAPED AND SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATIONS.



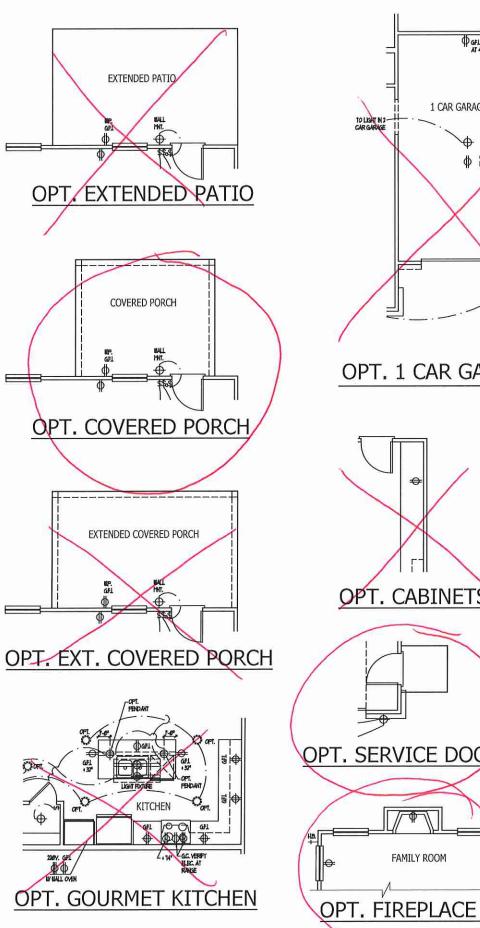


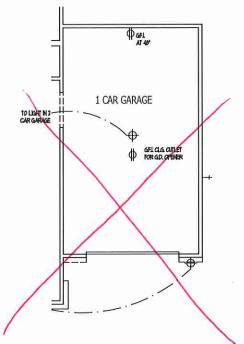
ĬЙ HOM KENZIE 8 H I

1958

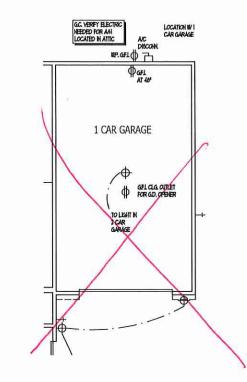
• TITLE FIRST FL. ELECT. PLAN

FIRST FLOOR ELECTRICAL PLAN

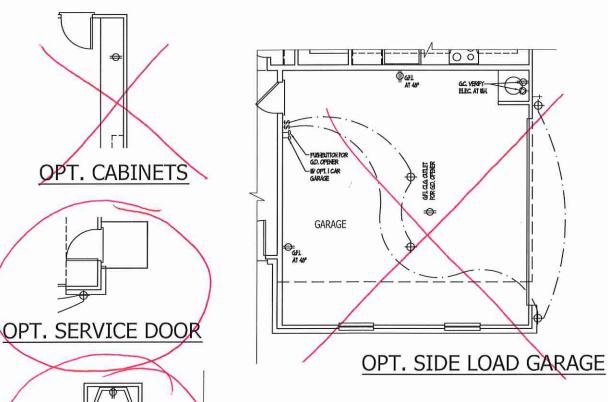








OPT. 1 CAR GARAGE (REAR)



1958

TITLE FIRST FL. ELECT. PLAN OPTS

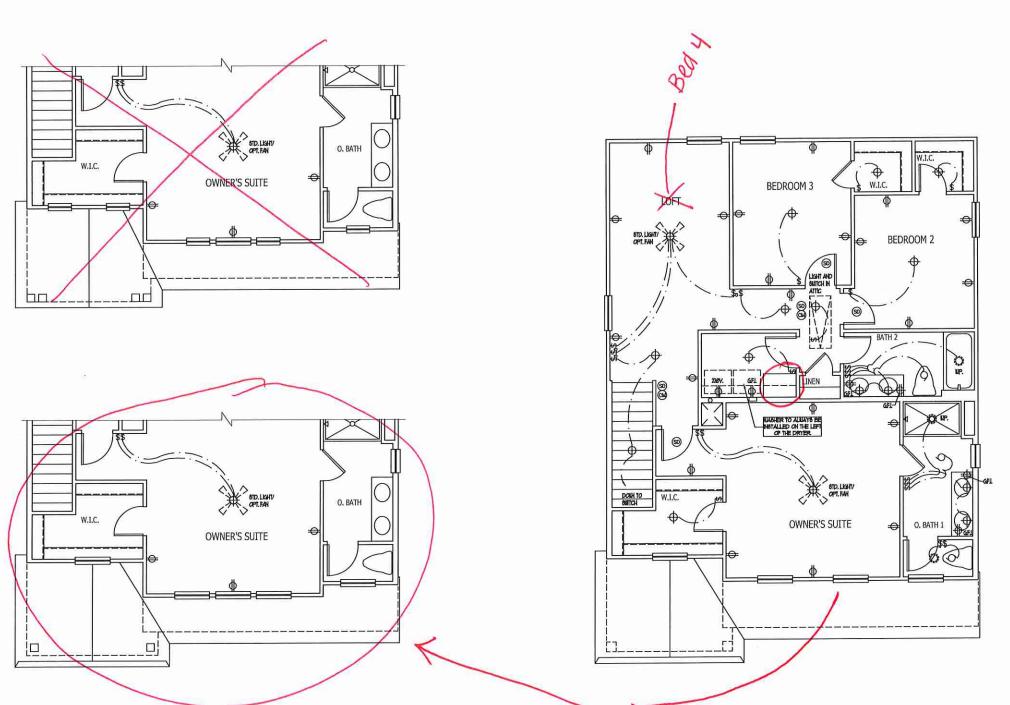
FIRST FLOOR ELECTRICAL PLAN OPTIONS







H&H HOMES KENZIE



### ELECTRICAL KEY

- HE: DUPLEX COMMINIBACE CATLET
- THE DUPLEX CUTLET ABOVE COUNTER
- HEATHERPROOF DUPLEX CUTLET
- HOIL GROUND FALLT INTERRUPTER DUPLEX CUTLET
- HE HULF-BUTGED DUPLEX CUTLET
- HO SPECIAL PURPOSE CUTLET
- E DIFLEX CUILET NI FLOOR
- 220 YOLT OVILET
- WALL SHITCH THREE-MAY BUTCH
- FOUR-MAY SUTTON
- DIMER BUTCH CELLIG HOLNTED INCANDESCENT LIGHT FOTUPE
- WALL HOLNTED INCANDESCENT LIGHT FIXTURE
- LIGHT FIXTURE WITH FULL CHAIN

- FLUORESCENT LIGHT FIXTURE
- EXHAUST FAVOLISHT COMBINATION
- TITL H. ECTRIC DOOR OFERATOR (OPTIONAL)
- ERI CHIEN (OPTIONAL)
- CARBON HONOXIDE DETECTOR 6 SHOKE DETECTOR
- SOOD BHOKE / CARBON HOND, COMBO DETECTOR
- H TELEPHONE (OPTIONAL)
- TELEVISION (OPTIONAL) THERMOSTAT
- THE ELECTRIC HETER
- ELECTRIC PAREL
- \_ DISCONECT SUTCH
- ⊗ SPEAKER (OPTIONAL)
- POLISH IN FOR OPT, CELLING FAN
- CELING HOLNTED INCANDERCENT LIGHT FIXTURE W

#### NOTES:

I. PROYDE AND INSTALL GROUND FALLT CIRCUIT-INTERRUPTERS (GFL) AS INDICATE ON FILANS OR AS ITEM NO. 4 AND IS BELOW INDICATED.

3. ALL BYOKE DETECTORS SHALL BE HARDWEED INTO AN ELECTRICAL POWER COUNCE AND SHALL BE EQUIPPED WITH A HONTORED BATTERY BACKUP, FROYIDE AND INSTALL LOCALLY CERTIFED BYOKE DETECTORS.

4. ALL DA AND 26A FECEPTACLES IN BLEEPING ROCHS, FAFILY ROCHS, DNBG ROCHS, LIMPE ROCHS, PARLORA, LERNARES, DEB, BUNGOCHS, ECCRETAIN ROCHS, CLOSETS, MULLINY, AND HAULAR, PAREA MULL REGULER A COTEMNITOR THEY AFFAL DEVICE AND TAPER-PROCE RECEPTACLES FER NEC. 201 466 IJ AND 466 IS

5, ALL BA AND 20A BOY RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GECL PROTECTED (GEL).

6. IT NO THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL MORK NO NIRLL COMPLIANCE WITH MEPA TIS, NECL SEA, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

I. EMERY BULDN'S HAVINS A FOOML-REL-BURNING HEATER OR APPLIANCE, FREFILACE, OR AM ATTACED GARAGE MULL HAVE AM OFERATIONAL CARBON HONOXOD DETECTOR INSTALLED LITING WHET OF EACH ROOM WED FOR BLEEPING PURPONED.

A JUAN'S WILL RECEIVE THEIR PROTOKY FOURT FROM THE BUILDING WRING MEN BUCH WINNS IS BERYED FROM THE LOCAL POWER WILLTY, BUCH JUAN'S WILL HAVE BUTTERY BUCKEN, COLOMINION BY KICKER-CARD HAVENOONE JUAN'S WILL HAVE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.





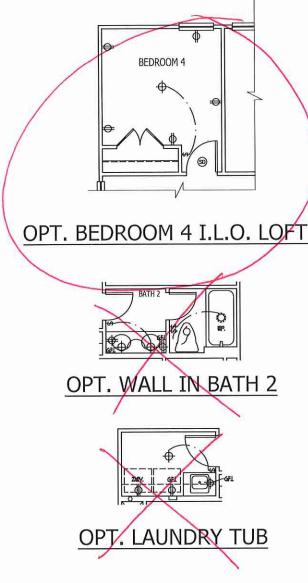
TAMPA · DENVER DRAWINGS ON II"xi1" SHEET ARE ONE HALF THE SCALE NOTED

HOME KENZIE 8 王

1958

• TITLE SECOND FLELECT. PLAN

SECOND FLOOR ELECTRICAL PLAN







1958



E2.1

SECOND FLOOR ELECTRICAL PLAN OPTIONS



1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951 (215) 804 - 4449 www.kse-eng.com

# **KENZIE**

# 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

#### DESIGN LIVE LOADS:

- ROOF = 20 PSF (LOAD DURATION FACTOR=1.25)
   NONINHABITABLE ATTICS WITH LIMITED STORAGE = 20 PSF (WHERE SPECIFIED ON PLANS)
   HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS = 30 PSF
- $\bullet$  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<sub>8</sub>=2,325 PSI, F<sub>6</sub>=310 PSI, F<sub>6</sub>=900 PSI

   LVL: E=2,000,000 PSI, F<sub>8</sub>=2,600 PSI, F<sub>7</sub>=285 PSI, F<sub>6</sub>=750 PSI

   PSL: E=2,100,000 PSI, F<sub>8</sub>=2,900 PSI, F<sub>7</sub>=290 PSI, F<sub>6</sub>=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.





K el – R. M. P. H. Model 30 Kenzie Up to

Sheet

Cover Project #: 105-19004 Designed By: KRK Checked By: Issue Date: 8/29/19 Re-Issue: 4/30/20 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34



#### GENERAL STRUCTURAL NOTES:

- THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS ON THESE DRAWINGS IS THE STRUCTURAL ENGINEER OF RECORD (SER) FOR THIS PROJECT. THE SER BEARS THE RESPONSIBILITY OF THE PRIMARY STRUCTURAL ELEMENTS AND THE PERFORMANCE OF THIS STRUCTURE NO OTHER PARTY MAY REVISE, ALTER, OR DELETE ANY STRUCTURAL ASPECTS OF THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN CONSENT OF KSE ENGINEERING, P.C. OR THE SER. FOR THE PURPOSES OF THESE CONSTRUCTION DOCUMENTS. THE SER AND KSE ENGINEERING SHALL BE CONSIDERED THE SAME ENTITY.
- THE STRUCTURE IS ONLY STABLE IN ITS COMPLETED FORM. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY BRACING DURING CONSTRUCTION TO STABILIZE THE STRUCTURE
- 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 CONFORM TO THE CONTRACT DOCUMENTS, SHOULD ANY NON-CONFORMITIES OCCUR.
- 4. 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, OR FOR CONSTRUCTION METHODS, OR FOR 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 CONSTRUCTION DRAWINGS SHALL BE COMPLETED UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. THESE SHOW DRAWINGS SHALL BE SUBMITTED TO KSE ENGINEERING FOR REVIEW BEFORE ANY CONSTRUCTION BEGINS. THE SHOP DRAWINGS WILL BE REVIEWED FOR OVERALL COMPLIANCE AS IT RELATES TO THE STRUCTURAL DESIGN OF THIS PROJECT, VERIFICATION OF THE SHOP DRAWINGS FOR DIMENSIONS, OR FOR ACTUAL FIELD CONDITIONS, IS NOT THE RESPONSIBILITY OF THE SER OR KSF ENGINEERING, P.C.
- VERIFICATION OF ASSUMED FIELD CONDITIONS IS NOT THE 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.
  THE SER IS NOT RESPONSIBLE FOR ANY SECONDARY STRUCTURAL
- ELEMENTS OR NON-STRUCTURAL ELEMENTS, EXCEPT FOR THE FLEMENTS 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. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE
- OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.

  10. PROVIDE MOISTURE PROTECTION AND FLASHING PER ARCHITECTURAL

#### FOUNDATIONS:

- 1. FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE BUILDING CODE.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION, THE BUILDER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER ON THE STUDY OF THE PROPOSED SITE TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR
- MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN THE BUILDING CODE.
- THE SER HAS NOT PERFORMED A SUBSURFACE INVESTIGATION. VERIFICATION OF THE ASSUMED VALUE IS THE RESPONSIBILITY OF THE OWNER OR THE CONTRACTOR. SHOULD ANY ADVERSE SOIL CONDITION BE ENCOUNTERED, THE SER MUST BE CONTACTED BEFORE PROCEEDING.
- THE BOTTOM OF ALL FOOTINGS SHALL EXTEND BELOW THE FROST LINE FOR THE REGION IN WHICH THE STRUCTURE IS TO BE CONSTRUCTED, BUT NOT LESS THAN A MINIMUM OF 12" BELOW GRADE, ALL FOOTINGS TO HAVE A MINIMUM PROJECTION OF 2" ON EACH SIDE OF FOUNDATION WALLS. MAXIMUM FOOTING PROJECTION SHALL NOT EXCEED THE THICKNESS OF THE FOOTING.
- WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" O.C. INSTALL MINIMUM 2 ANCHOR BOLTS PER SECTION, 12" MAXIMUM FROM CORNERS, &" DIAMETER x 8" LONG SIMPSON TITEN HD OR USP SCREW-BOLT+ SCREWS MAY BE SUBSTITUTED ON A 1 FOR 1
- ANY FILL SHALL BE PLACED UNDER THE DIRECTION OR RECOMMENDATION OF A LICENSED PROFESSIONAL ENGINEER. THE RESULTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% MAYIMIM DRY DENSITY
- EXCAVATIONS OF FOOTINGS SHALL BE LINED TEMPORARILY WITH A 6 MIL POLYETHYLENE MEMBRANE IF PLACEMENT OF CONCRETE DOES NOT OCCUR WITHIN 24 HOURS OF EXCAVATION. NO CONCRETE SHALL BE PLACED AGAINST ANY SUBGRADE CONTAINING
- WATER ICE FROST OR LOOSE MATERIAL PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE
- SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS (SEE ARCHITECTURAL PLANS AND DETAILS). 11. NONE OF THE FOUNDATION DESIGNS IN THESE DOCUMENTS ARE SUITABLE
- FOR INSTALLATION IN SHRINK/SWELL CONDITIONS. REFER TO GEOTECHNICAL ENGINEER FOR APPROPRIATE DESIGN.
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST TEN FEET.
- CRAWL SPACE TO BE GRADED LEVEL AND CLEAR OF ALL DEBRIS. 14. PROVIDE MINIMUM 6 MIL APPROVED VAPOR BARRIER, ALL JOINTS TO BE LAPPED MINIMUM 12" AND SEALED.

#### CONCRETE & REINFORCING

- CONCRETE DESIGN BASED ON ACL 318 AND ACL 318.1 OR ACL 332. CONCRETE SHALL HAVE A NORMAL WEIGHT AGGREGATE AND A MINIMUM COMPRESSIVE STRENGTH (f'c) = 3,000 PSI MINIMUM AT 28 DAYS PER CODE (VARIES W/ WEATHER). LINLESS OTHERWISE NOTED ON THE PLAN.
- CONCRETE SHALL BE PROPORTIONED, MIXED, AND PLACED IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI 318: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 301: "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
- AIR ENTRAINED CONCRETE MUST BE USED FOR ALL STRUCTURAL ELEMENTS EXPOSED TO FREEZE/THAW CYCLES AND DEICING CHEMICALS. AIR ENTRAINMENT AMOUNTS (IN PERCENT) SHALL BE WITHIN -1% TO +2% OF 5% FOR FOOTINGS AND EXTERIOR SLABS.
- NO ADMIXTURES SHALL BE ADDED TO ANY STRUCTURAL CONCRETE WITHOUT WRITTEN PERMISSION OF THE SER. WATER ADDED TO CONCRETE ON SITE SHALL NOT EXCEED THAT ALLOWED BY THE MIX
- CONCRETE SLABS-ON-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 302.1R: "GUIDE FOR CONCRETE SLAB AND SLAB
- 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" LINLESS. OTHERWISE NOTED. CARE SHALL BE TAKEN TO AVOID RE-ENTRANT
- CONTROL OR SAW CUT JOINTS SHALL BE PRODUCED USING CONVENTIONAL CUT OR TOOLED PROCESSES WITHIN 4 TO 12 HOURS AFTER THE SLAB HAS BEEN FINISHED.
- ALL WELDED WIRE FABRIC (W.W.F.) FOR CONCRETE SLABS-ON-GRADE SHALL BE PLACED AT MID-DEPTH OF SLAB. THE W.W.F. SHALL BE SECURELY SUPPORTED DURING THE CONCRETE POUR. FIRROUS CONCRETE REINFORCEMENT, OR POLYPROPYLENE FIBERS MAY BE USED IN LIFU OF W.W.F. APPLICATION OF POLYPROPYLENE FIBERS PER CUBIC YARD OF CONCRETE SHALL BE PER MANUFACTURER AND COMPLY WITH ASTM C1116, ANY LOCAL BUILDING CODE REQUIREMENTS AND SHALL MEET OR EXCEED CURRENT INDUSTRY STANDARD.
- POLYPROPYLENE REINFORCING TO BE 100% VIRGIN, CONTAINING NO REPROCESSED OLFFIN MATERIALS AND SPECIFICALLY MANUFACTURED. FOR USE AS CONCRETE SECONDARY REINFORCEMENT
- STEEL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
- 11. DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315: "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES".
- 12. HORIZONTAL FOOTING AND WALL REINFORCEMENT SHALL BE CONTINUOUS AND SHALL HAVE 90° BENDS, OR CORNER BARS WITH
- THE SAME SIZE/SPACING AS THE HORIZONTAL REINFORCEMENT. 13. PROVIDE REINFORCEMENT LAP AS NOTED BELOW, UNLESS NOTED
- OTHERWISE: #4 BARS - 30" LENGTH #5 BARS - 38" LENGTH
- #6 BARS 45" LENGTH WHERE REINFORCING DOWELS ARE REQUIRED. THEY SHALL BE EQUIVALENT IN SIZE AND SPACING TO THE VERTICAL REINFORCEMENT. THE DOWEL SHALL EXTEND 48 BAR DIAMETERS VERTICALLY AND 20 BAR DIAMETERS INTO THE FOOTING. SEE KSE FOUNDATION DETAILS.
- 15. WHERE FOOTING BOTTOMS ARE TO BE STEPPED AT SLOPING GRADE CONDITIONS, PROVIDE CONTINUOUS REINFORCING WITH Z BARS (TO MATCH FOOTING REINFORCING) AS REQUIRED.
- BAR SUPPORT ACCESSORIES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, EXCEPT THAT REINFORCING SHALL BE CHAIRED ON THE BOTTOM AND/OR THE SIDES ON BOLSTERS SPACED NOT MORE THAN 4 FEET ON CENTER, NO ROCKS, CMU, CLAY TILE, OR BRICK SHALL BE USED TO SUPPORT REINFORCING.
- 17. FOR GRADE SUPPORTED SLABS, SLAB REINFORCING SHALL BE HELD IN PLACE BY BAR SUPPORTS AND ACCESSORIES AS DESCRIBED IN THE CRSI MANUAL OF STANDARD PRACTICE, BAR SUPPORTS SHALL BE SPACED A MAXIMUM OF 4'-0" O.C. BOTH WAYS IN STRAIGHT LINES ON THE MESH GRID.

#### MASONRY

- 1. ALL MASONRY SHALL CONFORM TO ASTM C-90, F'm=1500 PSI. ALL BRICK SHALL CONFORM TO ASTM C-216, F'm=1500 PSI. ALL MORTAR SHALL BE TYPE 'S' (TYPE 'M' BELOW GRADE) AND CONFORM TO ASTM C-270. COARSE GROUT SHALL CONFORM TO ASTM C-476 WITH A MAXIMUM AGGREGATE SIZE OF 34" AND A MINIMUM COMPRESSIVE STRENGTH OF 2.000
- 2. ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530/ASCE 5/TMS 402 AND "SPECIFICATIONS FOR MASONRY STRUCTURES" ACI 530.1/ ASCE 6/TMS 602.
- THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION, UNFILLED HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION
- 4. EACH CRAWL SPACE PIER SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING AND EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS. PILASTERS TO BE BONDED TO PERIMETER
- TOP COURSE OF MASONRY SHALL BE GROUTED SOLID.
- HORIZONTAL WALL JOINT REINFORCEMENT SHALL BE STANDARD 9 GAGE GALVANIZED LADDER OR TRUSS TYPE SPACED AT 16" O.C., UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- SPLICED WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT WITHIN THE 6" LAP WITH STANDARD 'T' AND 'L' SHAPED PIECES AT INTERSECTIONS AND CORNERS

# WOOD FRAMING:

- SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE SPECIFICATIONS LISTED IN THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION": (NDS). UNLESS OTHERWISE NOTED, ALL WOOD FRAMING MEMBERS ARE DESIGNED TO
- SPRUCE-PINE-FIR (SPF) WITH THE FOLLOWING MINIMUM DESIGN VALUES:
- E=1,400,000 PSI, F<sub>b</sub>=875 PSI, F<sub>v</sub>=135 PSI
- 1.1. FRAMING: SPF #2. 1.2. PLATES: SPF #2.
- 1.3. STUDS: SPE 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: 2x6 @ 16" O.C., U.N.O.
- INTERIOR NON-BEARING: 2x @ 24" O.C., U.N.O.
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW PINE #2 OR
- ANCHOR SILL PLATES IN ACCORDANCE W/ GENERAL STRUCTURAL NOTES. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY BE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
- NAILS SHALL BE COMMON WIRE NAILS UNLESS OTHERWISE NOTED. BOLT HOLES AND LEAD HOLES FOR LAG SCREWS SHALL BE IN
- ACCORDANCE WITH NDS SPECIFICATIONS. INDIVIDUAL STUDS FORMING A COLUMN SHALL BE ATTACHED WITH (2) ROWS 10d NAILS @ 6" D.C. STAGGERED, THE STUD COLUMN SHALL BE FULLY BLOCKED AT ALL FLOOR LEVELS TO ENSURE PROPER LOAD TRANSFER. WALL SHEATHING SHALL BE NAILED TO EDGE OF EACH STUD.
- FACE NAIL ALL MULTI-PLY BEAMS AND HEADERS WITH (2) ROWS 16d COMMON NAILS @ 16" D.C. STAGGERED, OR PER MANUFACTURER'S SPECIFICATIONS FOR ENGINEERED LUMBER. APPLY NAILING FROM BOTH FACES FOR (3) OR MORE PLIES.
- 10. FASTEN 4-PLY BEAMS WITH (1) 2" DIAMETER THROUGH BOLT W/ NUTS AND WASHERS AT 12" O.C. STAGGERED TOP AND BOTTOM, 1/2" MINIMUM FDGF DISTANCE (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 6' OPENING
- (2) STUDS UP TO B' OPENING STUDS UP TO 9' OPENING
- ALL BEAMS TO BE CONTINUOUSLY 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 SPLICES SHALL OCCUR OVER SUPPORTS
- 14. SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
- 15. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY (MOISTURE CONTENT <19%) UNLESS OTHERWISE NOTED.
- ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS.
- 17. ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIAMETER SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIAMETER FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 OR USP STS1 STUD SHOES, TYPICAL, UNLESS OTHERWISE NOTED.
- 18. BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE 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 LIFU OF SHEATHING.
- 19. DIAGONAL BRACING SHALL BE INSTALLED AT EACH END OF BASEMENT BEARING WALLS AND NOT MORE THAN 20' ON CENTER.

## EXTERIOR WOOD FRAMED DECKS:

- DECKS ARE TO BE FRAMED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND AS REFERENCED ON THE STRUCTURAL PLANS, FITHER THROUGH CODE REFERENCES OR CONSTRUCTION DETAILS. PRESERVATIVE TREATED WOOD FRAMING TO BE SOUTHERN YELLOW
- GUARD RAILS REQUIRED AT DECKS. DESIGN BY OTHERS TO MEET MINIMUM CODE REQUIREMENTS.
- PROVIDE DECK LATERAL LOAD AND BRACING CONNECTIONS PER BUILDING

#### RAFTER FRAMED ROOF CONSTRUCTION:

- PROVIDE 2x4x4'-0" RAFTER TIES AT 48" O.C. RAFTERS SHALL BE SUPPORTED BY PURLINS AND PURLIN BRACES AS SHOWN ON THE PLAN, PURLIN BRACES SHALL NOT BEAR ON ANY CEILING JOIST, STRONGBACK OR HEADER UNLESS SPECIFICALLY SHOWN ON PLAN. RAFTERS MAY BE SPLICED AT PURLIN LOCATIONS.
- CFILING JOISTS SHALL HAVE LATERAL SUPPORT W/ 1x4 FLAT BRACING ON TOP EDGE OF JOIST AT LOOSE JOIST ENDS (WHERE JOISTS NOT FASTENED TO RAFTERS) OR FULL DEPTH BLOCKING. FASTEN END OF BRACING TO RAFTER OR GABLE END FRAMING
- FASTEN RAFTER AND CEILING JOIST WITH (6) 12d NAILS UNLESS
- PROVIDE VERTICAL 2x6 STRONGBACKS AT CEILING JOISTS @ 8'-0" O.C. TIE STRONGBACK ENDS TO GABLE STUDS OR RAFTERS WHERE POSSIBLE. PROVIDE BLOCKING BETWEEN TOP PLATES AND STRONGBACKS. PROVIDE 2x4 FLAT FASTENED TO EACH JOIST WITH (2) 12d NAILS. FASTEN STRONGBACK TO 2x4 FLAT WITH 12d NAILS @ 12" O.C. AND FASTENED TO EACH JOIST WITH (1) 12d TOENAIL.

### WOOD TRUSSES (FLOOR & ROOF):

- THE WOOD TRUSS MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE WOOD TRUSSES. SUBMIT SEALED SHOP DRAWINGS AND SUPPORTING CALCULATIONS TO THE SER FOR REVIEW PRIOR TO FABRICATION. THE SER SHALL HAVE A MINIMUM OF (5) DAYS FOR REVIEW. THE REVIEW BY THE SER SHALL BE FOR OVERALL COMPLIANCE OF THE DESIGN DOCUMENTS. THE SER SHALL ASSUME NO RESPONSIBILITY FOR THE CORRECTNESS OF THE STRUCTURAL DESIGN FOR THE WOOD TRUSSES.
- THE WOOD TRUSSES SHALL BE DESIGNED FOR ALL REQUIRED LOADINGS AS SPECIFIED IN THE LOCAL BUILDING CODE, THE ASCE STANDARD "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES." (ASCE 7) AND THE LOADING REQUIREMENTS SHOWN ON THESE SPECIFICATIONS, THE TRUSS DRAWINGS SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION DOCUMENTS AND PROVISIONS PROVIDED FOR LOADS SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED TO HVAC EQUIPMENT, PIPING, AND ARCHITECTURAL FIXTURES ATTACHED TO THE TRUSSES
- THE TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI/TPI 1: "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION".
- THE TRUSS MANUFACTURER SHALL PROVIDE ADEQUATE BRACING INFORMATION IN ACCORDANCE WITH "BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" (BCSI). THIS BRACING, BOTH TEMPORARY AND PERMANENT, SHALL BE SHOWN ON THE SHOP DRAWINGS, ALSO, THE SHOP DRAWINGS SHALL SHOW THE REQUIRED ATTACHMENTS FOR THE TRUSSES.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING TEMPORARY BRACING AND SHORING FOR THE FLOOR AND ROOF TRUSSES AS REQUIRED DURING CONSTRUCTION. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE LATEST BCSL THE CONTRACTOR SHALL KEEP A COPY OF THE BCSI SUMMARY SHEETS ON SITE
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PERMANENT TRUSS BRACING SHOWN IN THE STRUCTURAL DRAWINGS AND IN THE TRUSS DESIGNS. ALL CONTINUOUS LATERAL BRACING OF WEBS REQUIRES BRACES, REFER TO BCSI SUMMARY SHEET B3 FOR TYPES OF DIAGONAL BRACES TO PROVIDE AT EACH CONTINUOUS LATERAL BRACE LINE. SUCH DIAGONAL BRACES SHALL NOT BE SPACED MORE THAN 20 FEET O.C. DIAGONAL BRACES SHALL BE FASTENED TO EACH TRUSS WEB WITH A MINIMUM OF TWO 10d FACE NAILS. WHERE CONTINUOUS LATERAL BRACING CANNOT BE INSTALLED, DUE TO A MINIMUM OF THREE ADJACENT TRUSSES NOT BEING IDENTICAL, THE CONTRACTOR SHALL COORDINATE WITH THE TRUSS SPECIALTY ENGINEER/MANUFACTURER TO DETERMINE WHAT TYPE OF ALTERNATE BRACE (I.E., T OR L BRACE, ETC.) IS REQUIRED.
- ANY CHORDS OR TRUSS WEBS SHOWN ON THESE DRAWINGS HAVE BEEN SHOWN AS A REFERENCE ONLY. THE FINAL DESIGN OF THE TRUSSES SHALL BE PER THE MANUFACTURER.
- TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN ON THE SEALED STRUCTURAL DRAWINGS, TRUSS PROFILES TO BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS TO BE COORDINATED WITH THE SEALED STRUCTURAL DRAWINGS.
- TRUSS MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTORS FOR
- ALL TRUSSES. 10. PROVIDE SIMPSON H2.5A, USP RT7 OR EQUIVALENT AT EACH TRUSS TO TOP PLATE CONNECTION, UNLESS OTHERWISE NOTED.

# WOOD STRUCTURAL PANELS:

- FABRICATION AND PLACEMENT OF STRUCTURAL WOOD SHEATHING SHALL BE IN ACCORDANCE WITH THE APA DESIGN/CONSTRUCTION GUIDE "RESIDENTIAL AND COMMERCIAL," AND ALL OTHER APPLICABLE APA STANDARDS.
- ALL REQUIRED WOOD SHEATHING SHALL BEAR THE MARK OF THE
- WOOD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED ON THESE DRAWINGS. REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION, EXTERIOR WALLS TO BE FULLY SHEATHED USING 3/6" OSB OR PLYWOOD MINIMUM. AT BRACED WALL PANELS PROVIDE BLOCKING AT ALL SHEET EDGES NOT FALLING ON STUDS OR PLATES.
- ROOF SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ROOF SHEATHING SHALL BE CONTINUOUS OVER TWO SUPPORTS MINIMUM AND ATTACHED TO ITS SUPPORTING ROOF FRAMING WITH 8d NAILS AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL APPLIED WITH THE LONG DIRECTION PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE FRAMING SPACING, PROVIDE SUITABLE EDGE SUPPORT BY USE OF PLYWOOD CLIPS OR LUMBER BLOCKING UNLESS OTHERWISE NOTED PANEL END JOINTS SHALL OCCUR OVER FRAMING. ROOF SHEATHING TO BE %" OSB MINIMUM
- WOOD FLOOR SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ATTACH SHEATHING TO ITS SUPPORTING FRAMING WITH (1) 10d NAIL AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN PANEL FIELD LINLESS OTHERWISE NOTED ON THE PLANS, SHEATHING SHALL BE APPLIED PERPENDICULAR TO FRAMING SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE FRAMING SPACING, PROVIDE SUITABLE EDGE SUPPORT BY USE OF T&G PLYWOOD OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING.
- SHEATHING SHALL HAVE A X GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.

#### STRUCTURAL FIBERBOARD PANELS:

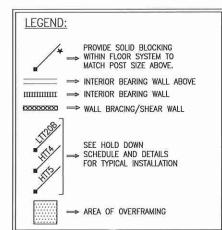
- STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE SPECIFICALLY NOTED ON THE STRUCTURAL PLANS.
- FABRICATION AND PLACEMENT OF STRUCTURAL FIBERBOARD SHEATHING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AFA
- FIBERBOARD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED ON THESE DRAWINGS. REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION.
- SHEATHING SHALL HAVE A 16" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE AFA.

- STRUCTURAL STEEL:

  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,) OF 50 KSI UNLESS OTHERWISE NOTED.
- WELDING SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S STRUCTURAL WELDING CODE AWA D1.1. ELECTRODES FOR SHOP AND FIELDING WELDING SHALL BE CLASS E70XX. ALL WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER PER THE ABOVE STANDARDS.
- ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 35" AND FULL FLANGE WIDTH UNLESS OTHERWISE NOTED. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR (2) 1/2" x 4" LAG SCREWS UNI ESS OTHERWISE NOTED.
- INSTALL 2x WOOD PLATE ON TOP OF STEEL BEAMS, RIPPED TO MATCH BEAM WIDTH, FASTEN PLATE TO BEAM W/ HILTI X-DNI 52 P8 PINS AT 12" O.C. STAGGERED OR 1/2" DIAMETER BOLTS AT 24"

#### MECHANICAL FASTENERS:

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



SPAN	LINTEL SIZE	END BEARING
UP TO 3'-0"	3½"x3½"x¼"	4"
UP TO 6'-3"	5"x3½"x5/6" L.L.V.	8"
UP TO 9'-6"	6"x3½"x5/6" L.L.V.	12"



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Notes

Structural

General J S 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







Plans

Foundation Pla 'A2' & Option - RH

130 M.P.H.

Stem Wall Slab F Elevations 'A1', '/ Kenzie Model — I Up to 130 M.P.H Carolina Division

Project #: 105-19004

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

Designed By: KRK Checked By: Issue Date: 8/29/19 Re-Issue: 4/30/20

16'-0" 4" THICK CONCRETE SLAB W/ FIBERMESH ON 95% COMPACTED FILL YIIIII 8" BLOCK STEM WALL FOUNDATION-ON 8" DEEP x 16" WIDE CONCRETE FOOTING. 8 DEEP x 20" WIDE @ BRICK VENEER (TYP.) FOUNDATION PLAN PARTIAL OPT. EXTENDED COV. PORCH

18'-0" 12'-0" 4" THICK CONCRETE SLAB W/ FIBERMESH ON 95% COMPACTED FILL LINE OF PATIO/OPT.— COV. PORCH YIIIIII 8" BLOCK STEM WALL FOUNDATION-ON 8" DEEP x 16" WIDE CONCRETE FOOTING. 8" DEEP x 20" WIDE @ BRICK VENEER (TYP.) SLAB ON GRADE 4" THICK CONCRETE SLAB 8" DEEP x 16" W/ FIBERMESH ON 6 MIL WIDE THICKENED VAPOR BARRIER ON 95% COMPACTED FILL -SLAB (TYP.) 8" BLOCK STEM WALL FOUNDATION ON 8" DEEP x 16" WIDE CONCRETE FOOTING 4'-03/4" 10'-51/2" 21'-61/2" GARAGE SLAB 4" THICK CONCRETE SLAB W/ FIBERMESH ON 6 MIL VAPOR BARRIER ON 95% COMPACTED FILL. SLOPE 1/8" PER 1'-0" TOWARDS DOOR. 8" BLOCK STEM WALL FOUNDATION -ON 8" DEEP x 16" WIDE CONCRETE

JEEP CONCRETE

2'-01/2"

32'-0"

STEM WALL SLAB FOUNDATION PLAN

10'-0"

4" THICK CONCRETE

SLAB W/ FIBERMESH

ON 95% COMPACTED

10'-10"

ELEVATIONS 'A1' & 'A2'

36"x36"x16"— DEEP CONCRETE

2'-10/2"

LINE OF

BRICK @

ELEVATION 'A2'

8" WIDE SLAB-

TURNDOWN @

DOOR OPENING

16'-3" 21'-2"

OPT. FIREPLACE

FOOTING. 8" DEEP x 20" WIDE @

BRICK VENEER (TYP.)

32'-0"

LEGEND

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

ПШШПІ ⇒ INTERIOR BEARING WALL 48" WSP

BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING &

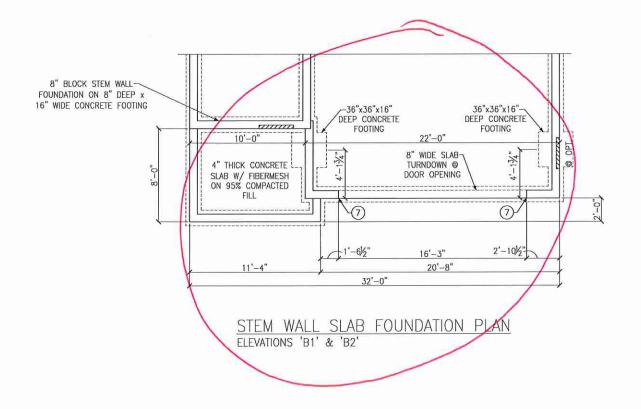
DLOCKING DETAILS) ₽ZZZZZZZZ ⇒ LOCATION OF DOOR ABOVE

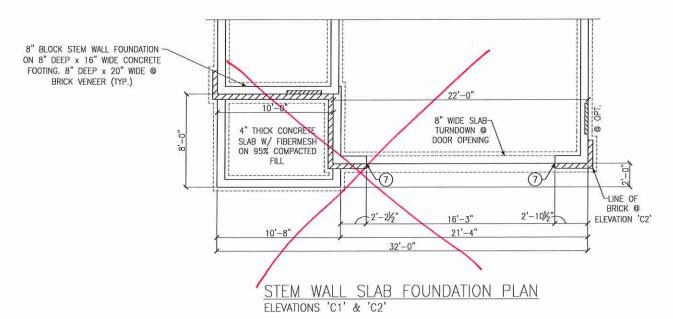
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

KEYNOTES:

7) REINFORCE 8" CMU WALL AND DETAIL A OR B/SD-4.

FOOTING UNDER PORTAL FRAME PER











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

⇒ BEARING WALL ABOVE ПШШШІ ⇒ 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

#### KEYNOTES:

7) REINFORCE 8" CMU WALL AND FOOTING UNDER PORTAL FRAME PER DETAIL A OR B/SD-4.



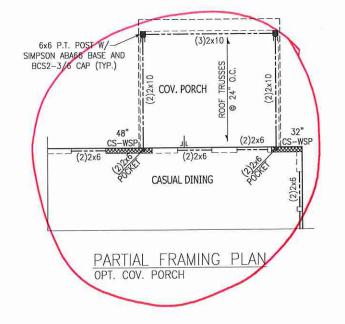
æ Foundation 'B2', 'C1' & RH Stem Wall Slab Fou Elevations 'B1', 'B2 Kenzie Model — RH Up to 130 M.P.H. Carolina Division

Plans & 'C2'

Project #: 105-19004 Designed By: KRK Checked By: Issue Date: 8/29/19 Re-Issue: 4/30/20 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34







(3)1¾"x9¼" LVL L 6x6 P.T. POST W/-SIMPSON ABA66 BASE AND BC6 CAP (TYP.) (2)2×10 EXT. COV. PORCH CS-WSP CS-WSP CASUAL DINING

PARTIAL FRAMING PLAN EXTENDED COV. PORCH

SECOND FLOOR FRAMING PLAN ELEVATIONS 'A1' & 'A2'

RIM BOARD CS-WSP

FAMILY ROOM

CS-WSP

(2)2x8

FRONT PORCH

(2)2x10-

FOYER

(2)2×6

**PWDR** 

14" I-JOISTS-PER SUPPLIER

CS-ESW(1) DESIGNED TO REPLACE-48" OF CS-WSP. STRAP AROUND

OPENINGS PER DETAIL C/SD-3

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

2x6 RAFTERS-

24" O.C.

\_\_CS-WSP\_

OPT. FIREPLACE

LINE OF BRICK @

ELEVATION 'AZ

OPT. SERVICE

DOOR

(R)

^\_ 36" · CS−PF

(5)/

32" CS-WSP (2)2x6

(2)2×6

CASUAL DINING

KITCHEN

2 CAR GARAGE

(3)134"x24" LVL FLUSH TOP

(2)134"x1176" LVL CONT.

⇒ NO HEADER REQUIRED REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

LEGEND

ПШШІДІГ  $\Longrightarrow$  INTERIOR BEARING WALL

PROVIDE SOLID BLOCKING

⇒ WITHIN FLOOR SYSTEM TO

⇒ BEARING WALL ABOVE

⇒ BRACED WALL PANEL

BLOCKING DETAILS)

MATCH POST SIZE ABOVE.

(SEE KSE STRUCTURAL DETAILS

SET FOR BRACED WALL PANEL

SHEATHING FASTENING &

PLAN DESIGNED WITH 9' WALL PLATES

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

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

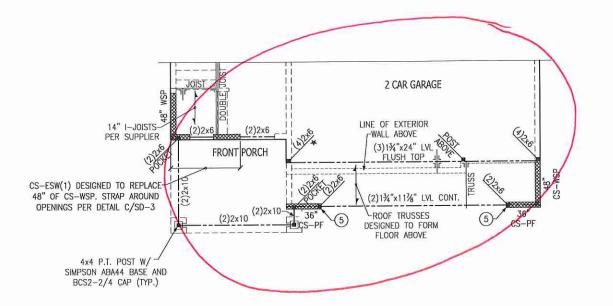


Second Floor Framing P. Elevations 'A1', 'A2' & C. Kenzie Model — RH. Up to 130 M.P.H. Carolina Division Project #: 105-19004 Designed By: KRK Checked By: Issue Date: 8/29/19 Re-Issue: 4/30/20 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

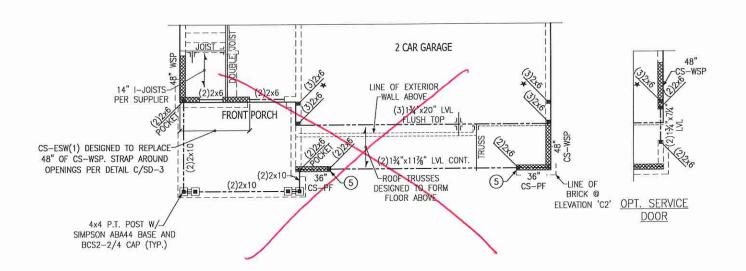
Options

Plans

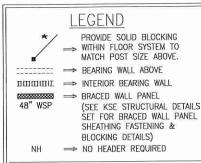




SECOND FLOOR FRAMING PLAN ELEVATIONS 'B1' & 'B2'



SECOND FLOOR FRAMING PLAN ELEVATIONS 'C1' & 'C2'



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.



Second Floor Framing Plans

Second Floor Framing Plans

Brisisal Second Floor Framing Plans

Elevations 'B1', 'B2', 'C1' & 'Assays, 'Assays, 'B1', 'B2', 'C1' & 'Assays, 'Assa

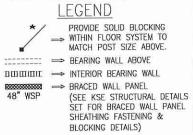
,C2,

S - 2.1

Issue Date: 8/29/19
Re-Issue: 4/30/20
Scale: 1/8"=1'-0" ⊕ 11x17
1/4"=1'-0" ⊕ 22x34







NH 

NO HEADER REQUIRED REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND

PLAN DESIGNED WITH 8' WALL PLATES

## KEYNOTES:

TYPICAL DETAILS

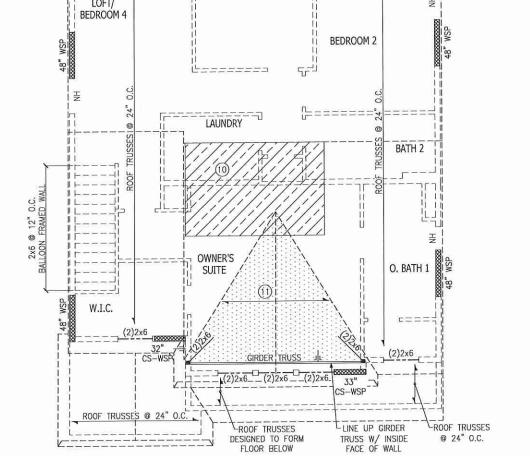
- (10) 8'x12' HVAC PLATFORM TRUSSES DESIGNED TO SUPPORT HVAC UNITS.
- 2x6 OVERFRAMING W/ 2x8 RIDGE AND VALLEY PLATES OR VALLEY SET TRUSSES © 24" O.C. (TYP.)



Roof Framing Plan
Elevations 'B1' & 'B
Kenzie Model — RH
Up to 130 M.P.H.
Carolina Division Project #: 105-19004 Designed By: KRK Checked By: Issue Dote: 8/29/19
Re-Issue: 4/30/20
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34

,B2,

A.H



48" WSP

(2)2x6

BEDROOM 3

64" WSP

W.I.C.

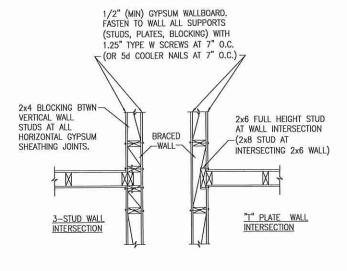
W.I.C.

ROOF FRAMING PLAN ELEVATIONS 'B1' & 'B2'



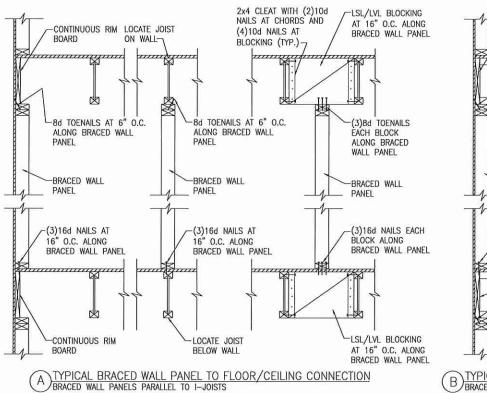


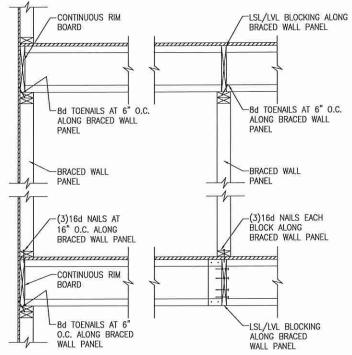




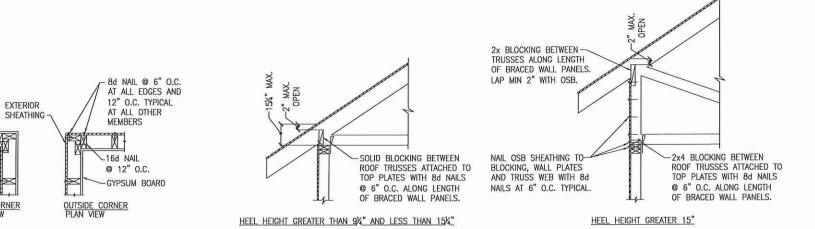
BRACED WALL INTERSECTIONS MAY BE FRAMED USING EITHER THE 3-STUD OR THE T-PLATE METHOD.

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





BTYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION BRACED WALL PANELS PERPENDICULAR TO I-JOISTS



(D) TYPICAL EXTERIOR CORNER WALL FRAMING

GYPSUM BOARD-

EXTERIOR SHEATHING-

16d NAIL -

@ 12" O.C.

PLAN VIEW

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

Details 130 M.P.H. Wall Braced 9 Up to North

Carolina

Project #: 105-19000 Designed By: KRK

Checked By: Issue Dote: 1/1/19

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

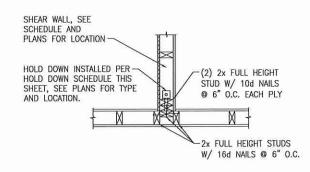
SD-











A TYPICAL HOLD DOWN DETAIL

-HOLD DOWN INSTALLED PER HOLD

DOWN SCHEDULE THIS SHEET, SEE

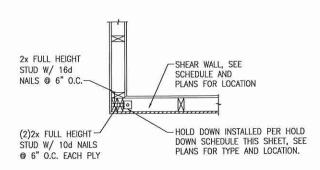
-A36 ALL THREAD ROD DRILLED AND

EPOXIED 6" INTO FOOTING USING SIMPSON

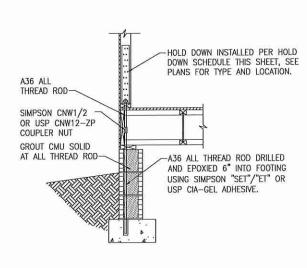
"SET"/"ET" OR USP CIA-GEL ADHESIVE.

PLANS FOR TYPE AND LOCATION.

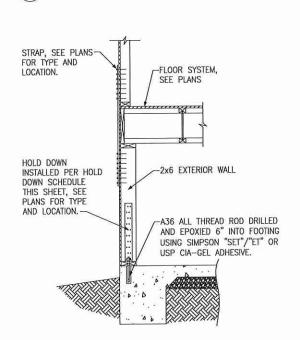
(D)HOLD DOWN AT MONOLITHIC SLAB FOUNDATION



(B) TYPICAL HOLD DOWN DETAIL



(E)HOLD DOWN AT CRAWL SPACE FOUNDATION



(C)HOLD DOWN AT STEMWALL SLAB FOUNDATION

-HOLD DOWN INSTALLED PER HOLD

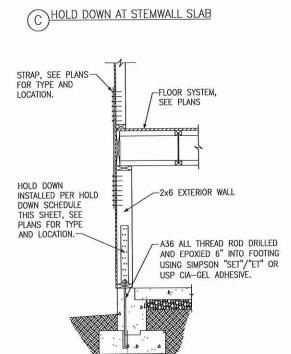
DOWN SCHEDULE THIS SHEET, SEE PLANS FOR TYPE AND LOCATION.

-A36 ALL THREAD ROD DRILLED AND

EPOXIED 6" INTO FOOTING USING SIMPSON

"SET"/"ET" OR USP CIA-GEL ADHESIVE.

HOLD DOWN AT BASEMENT FOUNDATION
MONOLITHIC TURN-DOWN



-SIMPSON HOLD DOWN INSTALLED PER

HOLD DOWN SCHEDULE THIS SHEET

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

G HOLD DOWN AT BASEMENT FOUNDATION STEM WALL

	HOLI	D DOWN SCH	EDULE
HOLD	DOWN	ALL THREAD ROD	FASTENERS
SIMPSON	USP	ALL ITINEAD NOD	TASTERENS
LTT20B	LTS20B	½" DIA.	(10)10d NAILS
HTT4	HTT16	%" DIA.	(18)16dx2½" LONG NAILS
HTT5	HTT45	%" DIA.	(26)16dx2½" LONG NAILS

	HOLI	DOWN SCH	EDULE	
HOLD DOWN		ALL THREAD ROD	FASTENERS	
SIMPSON	USP	ALL THREAD ROD	MOTENENO	
LTT20B	LTS20B	½" DIA.	(10)10d NAILS	
HTT4	HTT16	%" DIA.	(18)16dx2½" LONG NAILS	
HTT5	HTT45	%" DIA.	(26)16dx2½" LONG NAILS	

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

Project #: 105-19000 Designed By: KRK Checked By: Issue Date: 1/1/19

130 M.P.H.

9 Up to North

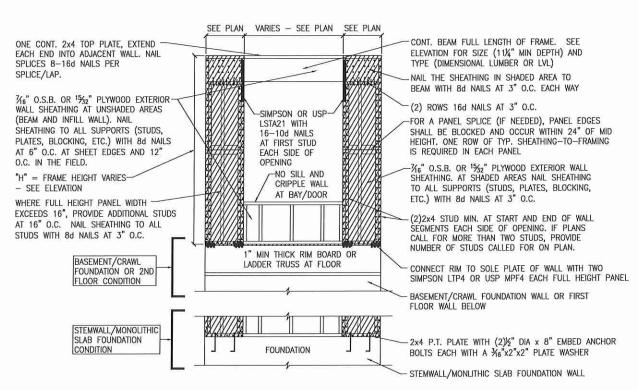
Carolina

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Down

Hold

Re-Issue:

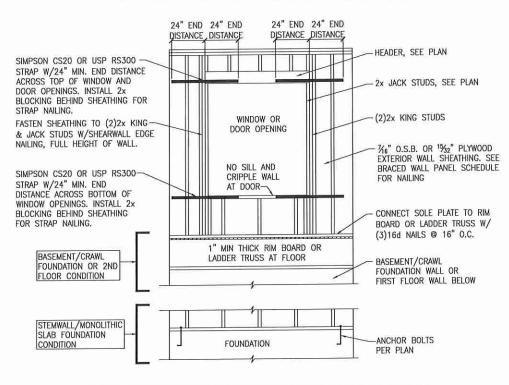


B METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION TWO BRACED WALL SEGMENTS

BRACED WALL PANEL AND ENGINEERED SHEAR WALL SCHEDULE					
PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS		
WSP	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	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:

- 1. ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- 2. PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
- 3. SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH 7/6" O.S.B., OR 15/2" PLYWOOD, FASTENED PER IRC. AT EXTERIOR CORNERS, SHEATHING SHALL BE FASTENED PER KSE BRACED WALL DETAILS. AT INTERIOR WALL INTERSECTIONS, FASTEN STUDS & WALL BRACING PER KSE BRACED WALL DETAILS.
- BRACED WALL PANELS AND ENGINEERED SHEAR WALLS ARE PROVIDED PER IRC. PANEL LENGTHS SHOWN ON PLANS ARE THE MINIMUM LENGTH REQUIRED.



(C) WINDOW OR DOOR REINFORCEMENT IN ENGINEERED SHEAR WALL ONLY REQUIRED WHERE SPECIFED ON PLANS





aced Wall Notes & Detail

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

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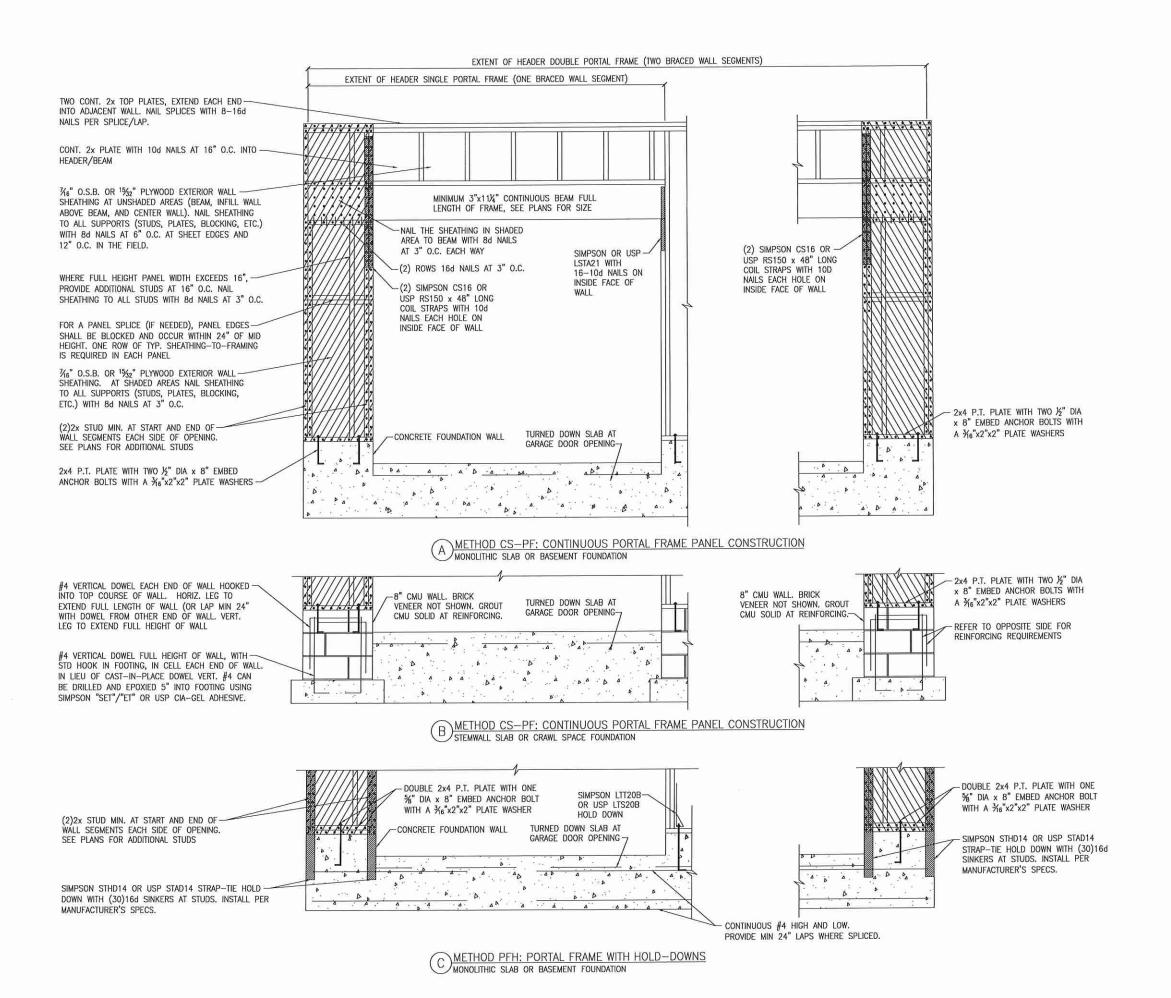
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SD-3







Detail Frame

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Up to North Project #: 105-19000

Designed By: KRK Checked By:

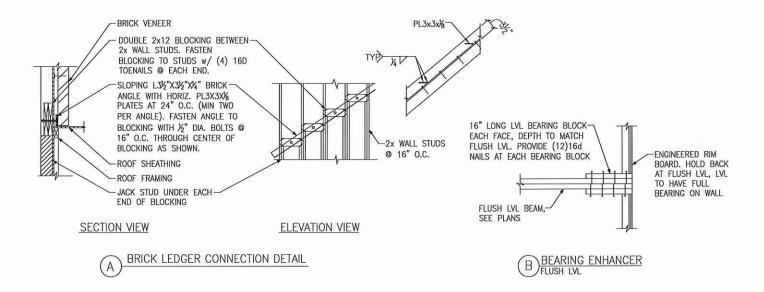
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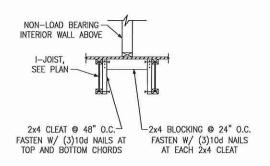
Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

130 M.P.H arolina

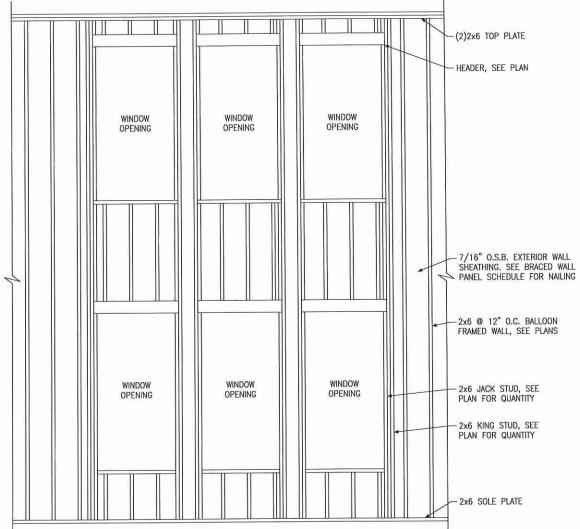
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C I-JOIST LADDER BLOCKING
AS REQUIRED @ PARALLEL WALLS



DBALLOON FRAMED WALL DETAIL N.T.S.



Details Framing Miscellaneous

130 M.P.H. Carolina Up to North

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





-WALL STUD OR GABLE TRUSS TOENAIL RAFTER TO LEDGER WITH (4) 12d NAILS 2x4 LEDGER, FASTEN TO WALL STUDS w/(2) ROWS SIMPSON SDS4x31/2" OR USP WS35 SCREWS @ 16" O.C. -2x4 RAFTER & CEILING JOIST, LAP AND FACE NAIL WITH (4) 12d NAILS MAXIMUM -2x4 LEDGER, FASTEN TO WALL OR GABLE TRUSS WITH (2) ROWS 12d NAILS @ 16" O.C.

C EYEBROW ROOF DETAIL STRAIGHT ROOF

ENGINEERING
E, SUITE 201, OUAKERTOWN, PA 18951

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Detail Framing scellaneous

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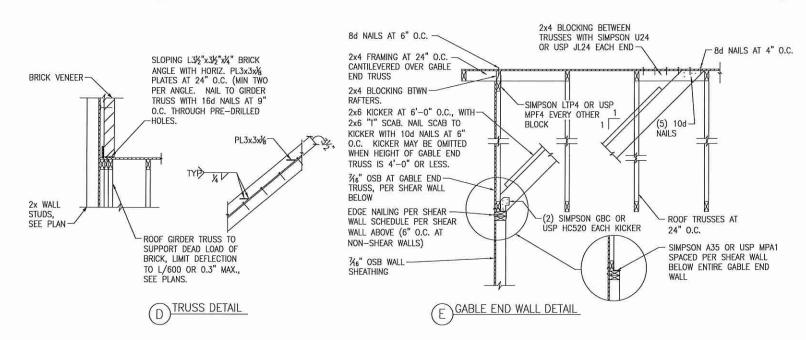
30 M.P.H 2 Up to North

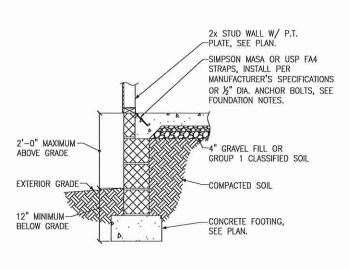
Carolina

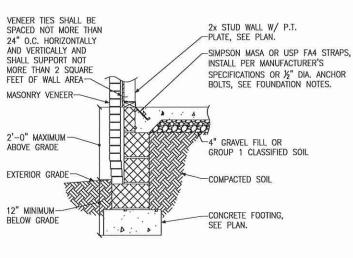
Project #: 105-19000 Designed By: KRK

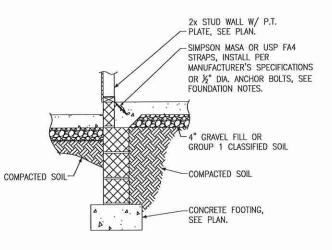
Checked By: Issue Date: 1/1/19

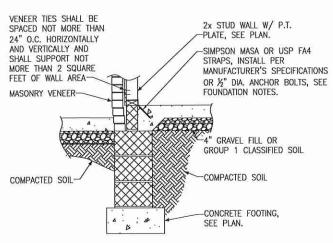
Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34











FOUNDATION SECTION EXTERIOR WALL AT PORCH W/ MASONRY

2x STUD WALL W/

P.T. PLATE, SEE PLAN.

STRAPS, INSTALL PER

4" GRAVEL FILL OR

COMPACTED SOIL

GROUP 1 CLASSIFIED SOIL

-SIMPSON MASA OR USP FA4

MANUFACTURER'S SPECIFICATIONS

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

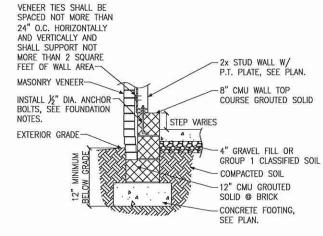
A FOUNDATION SECTION EXTERIOR WALL

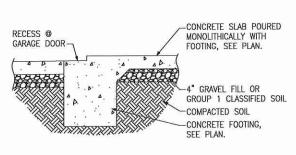
FOUNDATION SECTION B FOUNDATION SECTION SECTION WALL @ MASONRY VENEER

FOUNDATION SECTION
EXTERIOR WALL AT PORCH

-2x STUD WALL W/ P.T. PLATE, SEE PLAN. 8" CMU WALL TOP INSTALL ½" DIA. ANCHOR-BOLTS, SEE FOUNDATION COURSE GROUTED SOLID STEP VARIES EXTERIOR GRADE -4" GRAVEL FILL OR GROUP 1 CLASSIFIED SOIL COMPACTED SOIL CONCRETE FOOTING, SEE PLAN.

> E) FOUNDATION CENTERIOR GARAGE WALL FOUNDATION SECTION





FOUNDATION SECTION

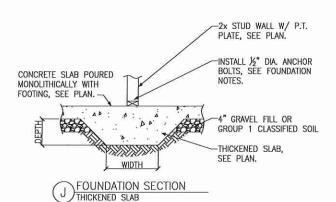
G FOUNDATION GARAGE DOOR

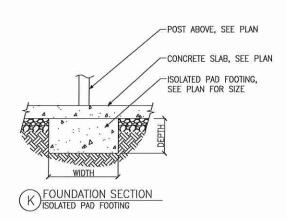
FOUNDATION SECTION H) HOUNDATION SE

GARAGE SPACE

EXTERIOR GARAGE WALL @ MASONRY

FOUNDATION SECTION







Detail

Foundation Slab Wall

M.P.H.

ENGINEERING F. SUITE 201, QUAKERTOWN, PA 18951

Carolina 130 Up to North 10

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