

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 FER 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 "	A"	
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 "		
MAIN FLOOR	804	SF.
APPER 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.
ORT. 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 · DERVERL

BIT. 1994

DRAWINGS ON II"x17"

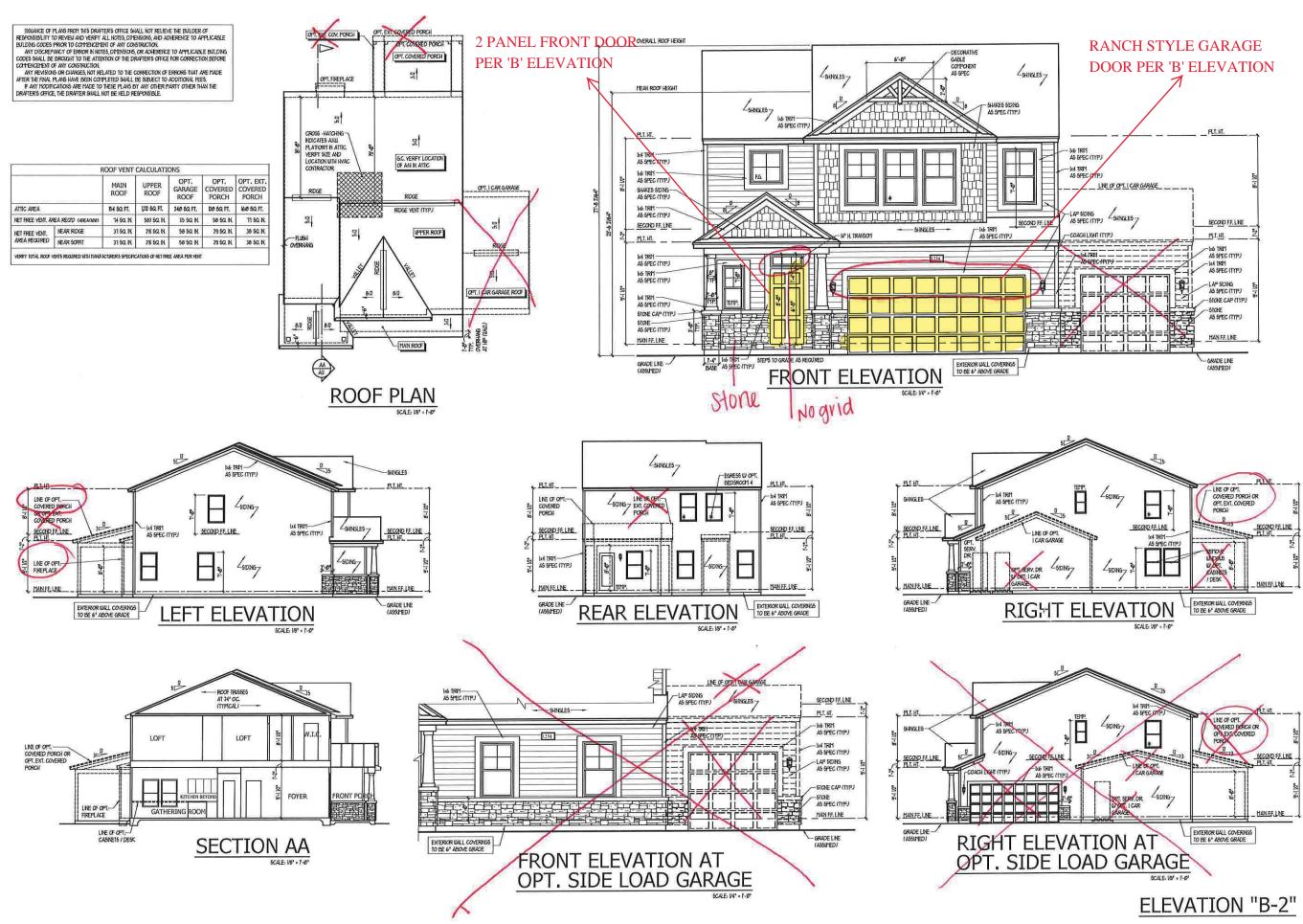
SHEET ARE ONE HALF THE SCALE NOTED

ISSUACE OF PLANS FROM THIS DRAFFERS OFFICE SHALL NOT RELIEVE THE BULDER OF RESPONSIBILITY TO REVIEU AND VERRY ALL NOTES, DYENSIONS, AND ADHERINGE TO APPLICABLE BULDING CODES FROM TO COTTENCERNI OF ANY CONSTRUCTION.

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

ANY REMANDS OR CHANGES, NOT TELLED TO THE CORRECTION OF ERRORS THAT ARE MADE ATTEN THE TRALE HANS HAVE DEBY COTTENED SHALL BE SUBJECT TO ADDITIONAL FIES.

FAIT TROPHCATIONS ARE MADE THOSE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFFERS OFFICE, THE DRAFFER SHALL NOT BE HELD RESPONSIBLE.



HOMES



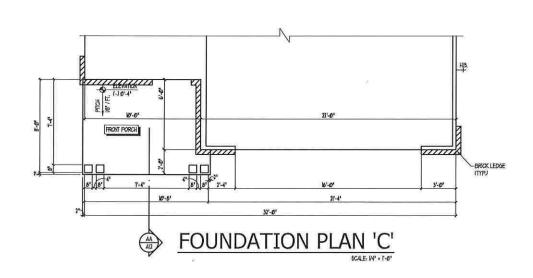


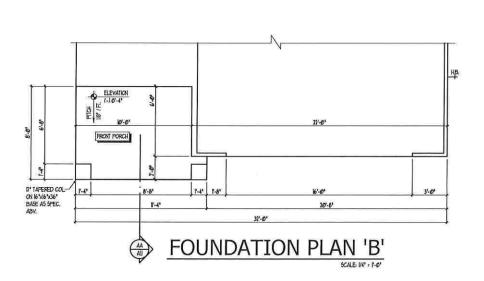
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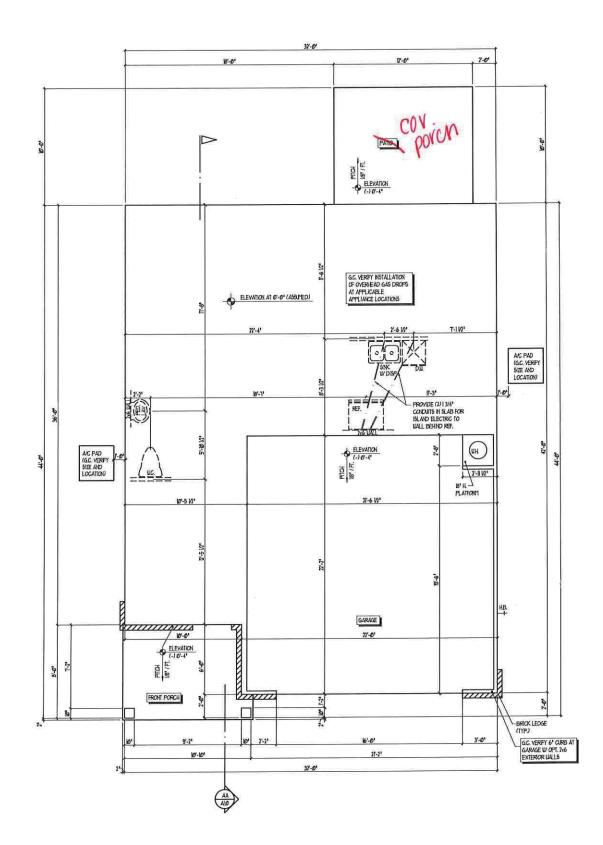
1958

TITLE
ELEVATIONS
ROOF PLAN
BUILDING SECTION
DETAILS
-

A1.1













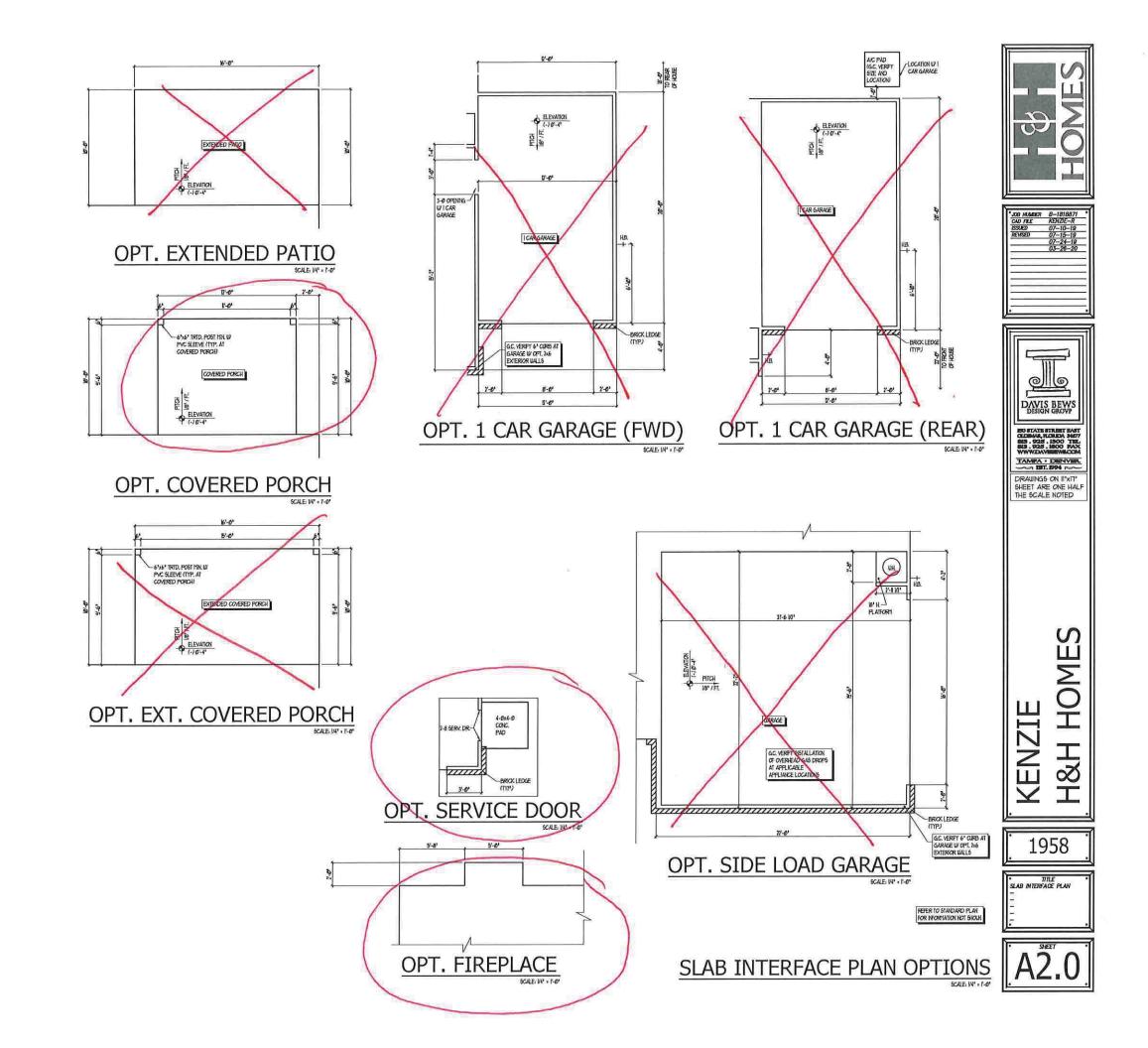
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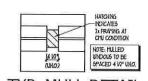
1958



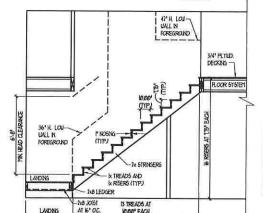
 $A_{1-\sigma}$ $A_{2-\sigma}$

SLAB INTERFACE PLAN SCALE WITH





TYP. MULL DETAIL



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

THE TRIANGULAR OFFENINGS FORMED BY THE RISER TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRLAY ARE PERMITTED TO BE A SUCH A SIZE THAT A SPIERE OF 6 NOVES CANNOT PASS THROUGH

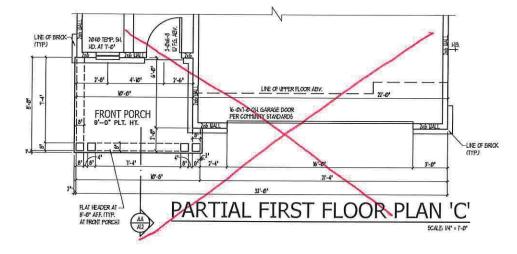
OFENNAS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOU A SPHERE 4 3/8 INCHES TO PASS THROUGH

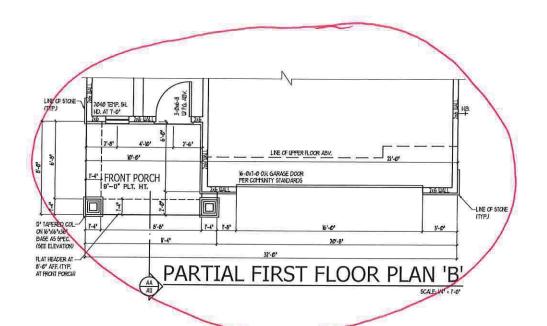
HAMPALS HAMPALS FOR STAIRMANS SHALL BE CONTINUOUS FOR THE RLL.
LEWIN HOF THE FLOST, RROY A POINT DIRECTLY ABOVE THE FOR RISER OF THE FLOST TO A POINT DIRECTLY ABOVE THE LOLDEST RISER, HAMPALD END SHALL BE RETURNED OR SHALL TERMINED IN THE POINTS OR SAFETY TERMINALS AND POINTS AND AND TO A WILL SHALL HAVE A PACE OF NOT LESS THAN I-VEN NICH BETWEEN THE WALL AND HAMPALS.

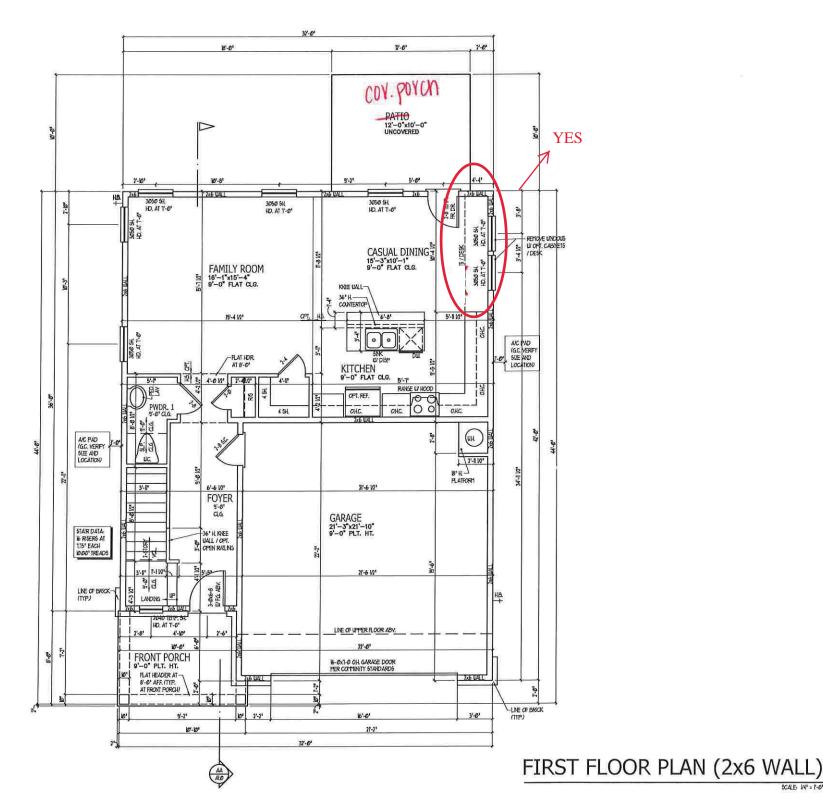
COTTINUOS GRASPABLE HANDRAL HIST MEET TYPE DIE OR TYPE TVO CRITERIA

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STAIR SECTION SCALE WITTER









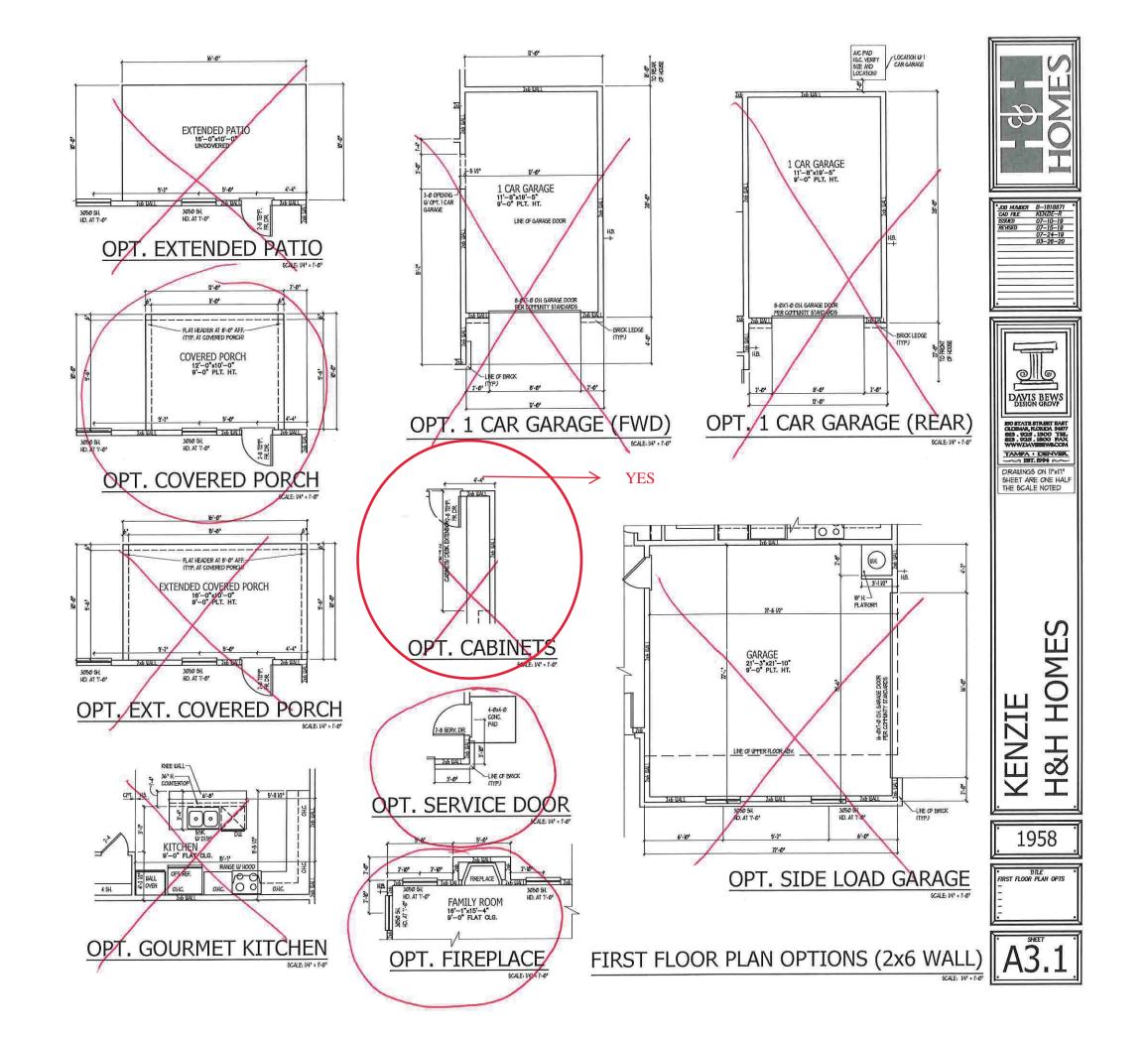


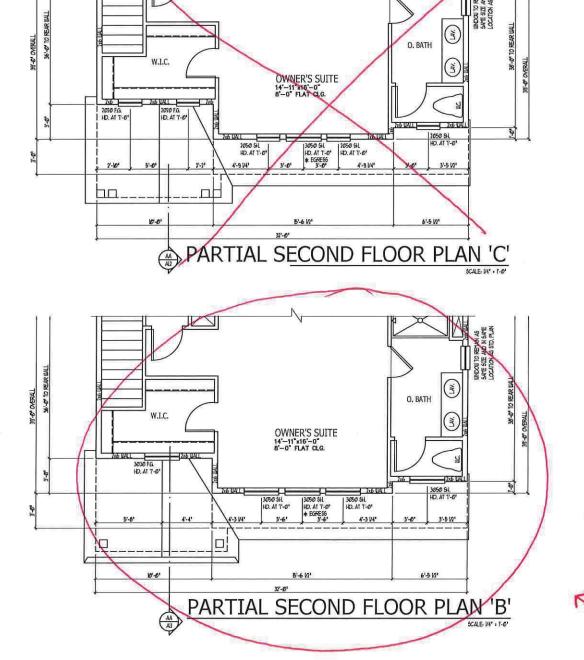


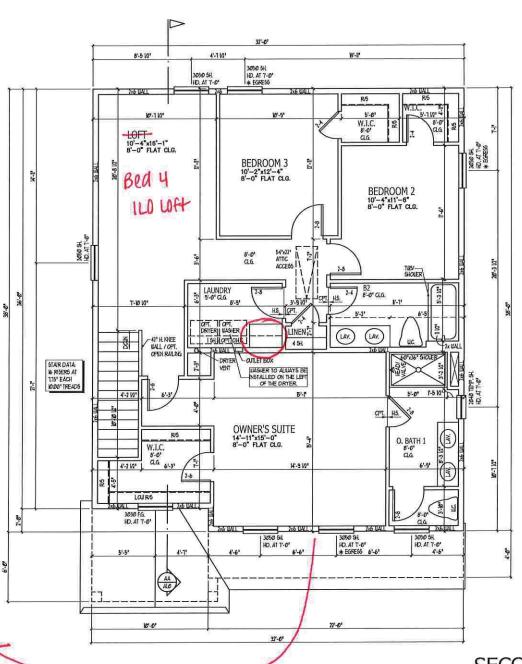
H&H HOMES KENZIE

1958









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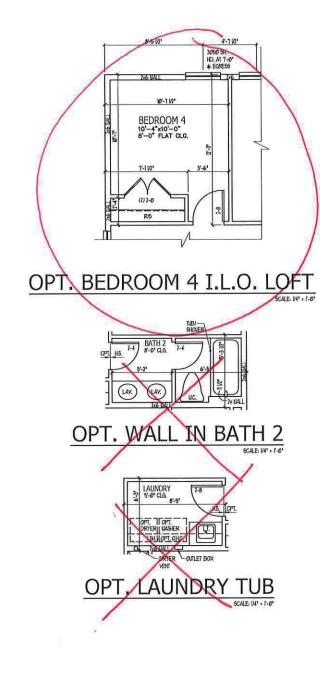
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A3.2

SECOND FLOOR PLAN (2x6 WALL)









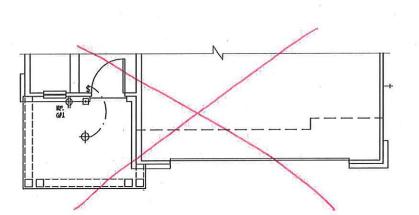
KENZIE H&H HOMES

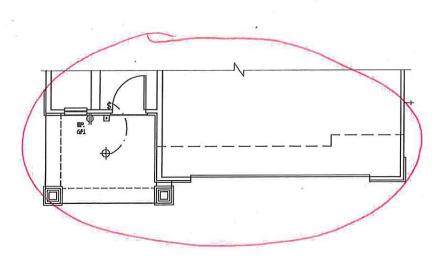
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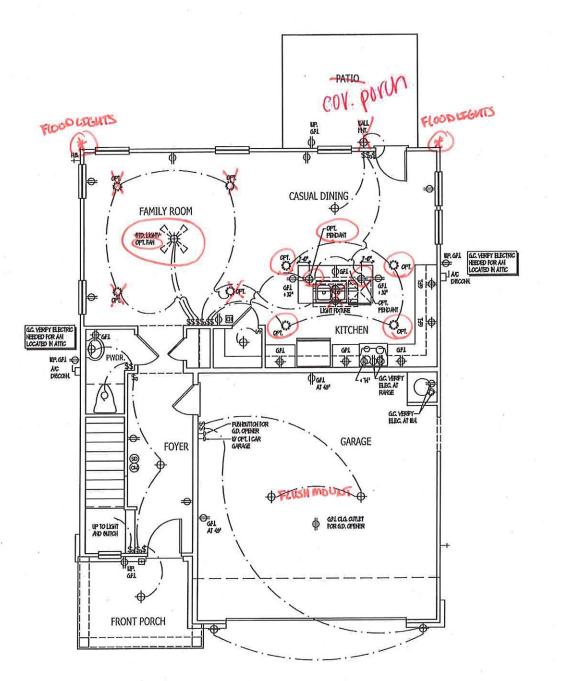
TITLE
SECOND FLOOR PLAN OPTS
-

A3.3

SECOND FLOOR PLAN OPTIONS (2x6 WALL)







ELECTRICAL KEY

- |⊕: DUFLEX CONNENDERS CONTEN

- FAMILIFFOCE DIFFER OFFER ONLET

 WILL-BUTGED DIFFER ONLET

 OFFEGUL PURPOSE OWNER

 THE STATE OF TH
- DIFLEX OUTLET HILLOOR
- 220 YOLT OVILET WAT patton
- THEE-BAY BUTCH FORMUY BUTCH
- DHER BUTCH
- CELNS HOWED HEADERCH! LISH FRANKE WALL HOLNTED INCANDESCENT LIGHT FIXTHEE
- RECEIVED HICA/DESCENT LIGHT FRANKE TRILL HAVE BUILDING OWN
- HTTOMESCENI TRAIL LEVINE
- EXMANDE FAN
- ELECTRIC DOOR OFERATOR (OFTICALL)
- CHIES (OPTICALL)
- CARROL HONOXOR DETECTOR
- MAKE DETECTOR BHOKE / CARBONHOND, COMBO DETECTION
- TELEFICIE (OPTIONE)
- THE PANCE (OPTION)
- THENHOSTAT
- ELECTRIC HETER
- ELECTRIC PAYEL DECONECT BUTCH
- LIFEAKER (OPTIONAL)
- "H" ROUGHN FOR OPT. CELLIG FAN
- CELNS HOLITED INCADERCENT LIGHT FRANKE W

NOTES:

1. ULESS OFFERINE NOKATED, NOTALL GUICLES AND RECEPTACLES AT THE FOLLOWING HEAGITH ADORES HAVED FLOORS OFFERINGES.... IV OUTSITE.... IV INLESS ABY CONTINUOP) HELPINGE... IV (NLESS ABY CONTINUOP)

), all store detectors shall be impoured into an electrical pour cource and shall be exerted with a hontoned battery backly. Fromce and install locally criticides \underline{a} the court of the \underline{a} the court of the \underline{a} the court of the \underline{a} the court of the court of the \underline{a} the court of the court

4. AL BA AD MA RECEPTACLES IN MEETPA'S ROCKS FAILY ROCKS DANG ROCKS, LAMB ROCKS, PALCAR, LIDEARERS, DEM, GAROCKS, RETREMEN ROCKS, CLORETS, MULLIATS, APD STLERA REAS ILL, RECARE A CAPENATION THE APCL DEVICE AND TAPPETA-PROCE RECEPTACLES FERRIEC, 201 4640 JAN 4660

6. II IN THE REPPONDELITY OF THE LICENSED ELECTRICAN TO ENGINE THAT ALL ELECTRICAL LOOK IN NITLL CONFLINCE LITH IN FIRA 10, NEC. 2011, IND ALL APPLICABLE LOCAL, STANDARDA, CODES, AND ORDNANCES.

TEMBY BILDNS IMAIS A POSSE-REL-SERNIS FEATER OR AFFLIACE, PREFLACE, OR M. ATIVATED GARACE BUILL IMAE M. OFFENTIONAL CARGO! MANAGE EFFECTOR NOTALLED WITHIN 16 FEET OF EACH POORT WEED FOR MEETING METOCOLO.







TAMPA · DENVER

DRAWINGS ON II"XI1" SHEET ARE ONE HALF THE SCALE NOTED

A MARTH WILL RECEIVE THER FROMOT FORER FIRST THE BUILDING WINGS BEEN COOLINGS IN GERRED FIRST THE LOCAL POWER WILLTON, BUSH MARTH SWALL HAVE BATTERY ENCARP. COMMUNICAN BECKEL PARCH HEAVAGE ALARTH SWALL HAVE LATED OR LARRED BY A MANGALLY RECORDED TRETHS INCOMPORTY.

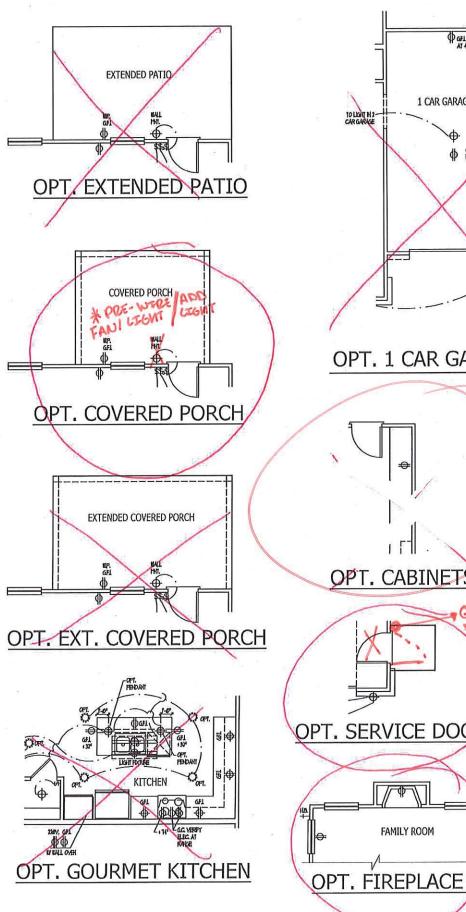
HOMES KENZIE H&H

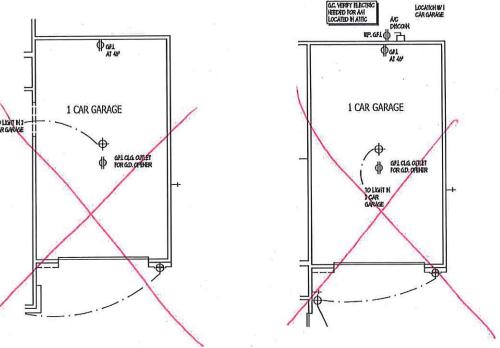
1958

FIRST FL. ELECT. PLAN

E1

FIRST FLOOR ELECTRICAL PLAN









FIRST FLOOR ELECTRICAL PLAN OPTIONS





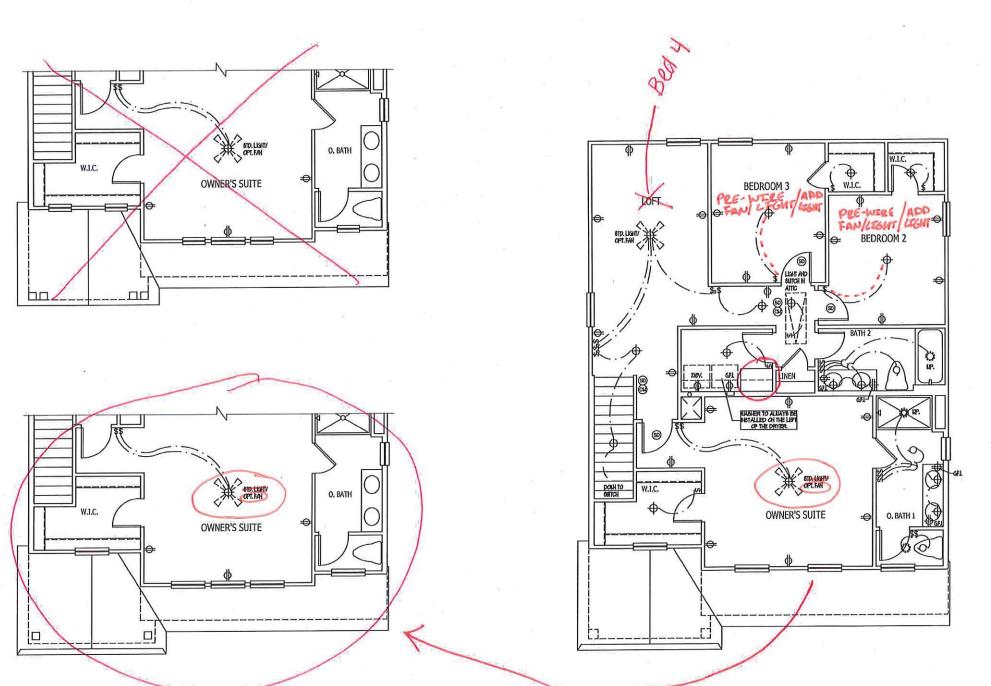


KENZIE H&H HOMES

1958

FIRST FL. ELECT. PLAN OPTS

E1.1



ELECTRICAL KEY

- I⊕ DIFLEX COMMINENCE ONLET
- |⊕ DIFLEX OTHER ABOVE CONTIES |⊕ MEANERPROOF DIFLEX OTHER
- O RECONT MEMORE OUTEL IO: IMPERIORED DHEX OUTEL IO: INDEPENDENT MEMORIEM DHEX OUTEL
- # CHEX CALLET NILOOK
- 20 YOUT OWNET
- MALL BUTTCH
- THREE-HAY BUTCH FOUR-HAY BUTCH
- ID DHER MINI
- CELLIS HONTED INCANDESCENT LIGHT FORME MAT HONIED HOWDERCHILL TRAIL LOUNE
- HTOLERCEN, TRAIL HAVIE

 LINCK TRAIL

 LINCK T LIST BOTHE WITH FULL CHIM
- EQUADIT FAN
- EXCLUST FANCISHT COMBINATION
- ELECTRIC DOOR OPERATOR (OPTICALL)
- alles (oftaw)
- PUBLITION BUTGI (OPTIONAL) CARBON HONOXOE DETECTOR
- EHOKE DETECTOR
- BHOKE / CARBONHOLD, COMBO DETECTO
- H TELEFICIE (OPTIONAL)
- THERMOSTAT
- BLECTRIC HETER
- DISCONECT BUTTO! BREAKER (OPTIONAL)
- TO POLISH HOR OPT. CHELING FAN
- CELIS HOMED ICADESCENT LIST FRANCE W

I. FROYDE AND NOTALL GROUD FALL CROUT-MIESTEPIERS (GEU AS NOTCATED ON FLANS OR AS ITEM NO. 4 AND 6 BELOW NOTCATED.

3. ALL MOKE DETECTORS MALL BE IMPOURED NITO AN ELECTRICAL POUR CORCE AND MALL BE EXERTED WITH A HONTONED BATTERY BACKUP, FROMDE MO NOTALL LOCALLY CERTIFIED <u>OTAKE DETECTORS</u>

4. AL BA AD AGA FECEPTACLES IN RILEPPAS ROCHS, FAVELY ROCHS, DANS ROCHS, LIAMS ROCHS, PAGAGA LIERARES, DEBS, BINROCHS, REGREATIOR ROCHS CLORETS, IMILIATIS, APO BYLLAR, FAZAG LLI, REGLER ACCEPSACION, TIPES AFGI DANCE AND TRAFFERT RECEPTACLES FERRIEG, 200, 4650, AM 4661.

B, ALL BA, AND 26A BBY RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROCHS MALL BE GACL PROTECTED (GAL)

6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICAN TO BISINE THAT ALL ELECTRICAL LICRY IS NITUL CONFLANCE LITH IN FPA TO, NEG. 201, NID ALL AFFLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

LEMENT BULDN'S HANN'S AROUST, HELPHAN'S HEATER OR AFFLINKE, HEREFLEE, OR AN ATTACHED GUNCE HAVE HAVE AN OFFICIALY, CARBON TAXANCE PETECTOR NOTALLED LINN'S WHEET OF EACH ROOM WEED FOR ALEET FURFOCES.

A JUAT'S GWIL PECENE THER PROWN! POWER PROT THE DULDN'S WRO'S WEST COUNTY SERVED PROT THE LOCAL POWER WILLIT. GUST JUAT'S SHUL HAVE BUILDEN DUCKER, COMMUNICAL STUDENCHPOOR HOUGHT JUAT'S SHULL BE LINTED OR LUCELLED OF A JANISANLY RECORDED TESTING L'ACRANCONT.





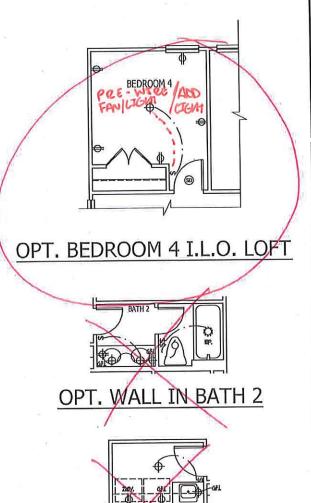


H&H HOMES KENZIE

1958

TITLE SECOND FLELECT. PLAN

SECOND FLOOR ELECTRICAL PLAN



OPT. LAUNDRY TUB



DAVIS BEWS
DESIGN GROVE

BOSTATE STEET SAFT
CORN AND THE SESS 1 222 1800 FEAX
WWW.DAVERNING.COM
TAMPA 1 DEENVER.

DRAWNASS ON II'NIT'
SHEET AND CORN II'NIT'
THE SCALE NOTED

KENZIE H&H HOMES

1958

SECOND FLEIGHT, PLAN OF

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_0 =2,325 PSI, F_0 =310 PSI, F_c =900 PSI *LVL: E=2,000,000 PSI, F_0 =2,600 PSI, F_V =285 PSI, F_c =750 PSI *PSL: E=2,100,000 PSI, F_0 =2,900 PSI, F_V =290 PSI, F_C =625 PSI

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





Sheet Kenzie Up to 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

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Model

el – R M.P.H.

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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.
- 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 SHOP 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 KSE 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:

- 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. 1/8" DIAMETER x 8" LONG SIMPSON TITEN HD 1. 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% MAXIMUM 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 10. 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.
- 12. 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). UNLESS 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" UNLESS 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 LIFT OF W.W.F. APPLICATION OF POLYPROPYLENE FIRERS 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 ACL 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.

- 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 36" AND A MINIMUM COMPRESSIVE STRENGTH OF 2,000
- 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_b=875 PSI, F_v=135 PSI
- 1.1. FRAMING: SPF #2.
- 1.2. PLATES: SPF #2.
- 1.3. STUDS: SPE STUD GRADE.

2x @ 24" O.C., U.N.O.

- 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: INTERIOR NON-BEARING
- 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" O.C. STAGGERED, THE STUD COLUMN SHALL BE FULLY BLOCKED AT ALL FLOOR LEVELS TO ENSURE PROPER LOAD TRANSFER. WALL SHEATHING SHALL BE NAILED TO EDGE OF EACH STUD.
- FACE NAIL ALL MULTI-PLY BEAMS AND HEADERS WITH (2) ROWS 16d COMMON NAILS @ 16" O.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) 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.
- 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
- 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 SHIFLDS, 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.
- 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 LIFT 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 PURIN BRACES SHALL NOT BEAR ON ANY CEILING JOIST, STRONGBACK OR HEADER UNLESS SPECIFICALLY
- SHOWN ON PLAN. RAFTERS MAY BE SPLICED AT PURLIN LOCATIONS. 3. CEILING 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 OTHERWISE NOTED.
- PROVIDE VERTICAL 2x6 STRONGBACKS AT CEILING JOISTS @ 8'-0" O.C. TIE STRONGBACK ENDS TO GARLE 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 TOENAL.

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 BCSI, 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 7/6" 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 FIFLD UNIFSS 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 1/6" OSB MINIMUM.
- WOOD FLOOR SHEATHING SHALL BE APA RATED SHFATHING EXPOSURE 1 OR 2. ATTACH SHEATHING TO ITS SUPPORTING FRAMING WITH (1) 10d NAIL AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS, SHEATHING SHALL BE 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.
- 6. SHEATHING SHALL HAVE A 1/8" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.

STRUCTURAL FIBERBOARD PANELS:

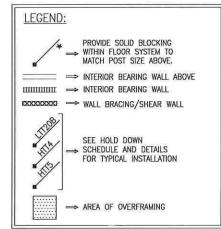
- STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE SPECIFICALLY NOTED ON THE STRUCTURAL PLANS.
 - FABRICATION AND PLACEMENT OF STRUCTURAL FIBERBOARD SHEATHING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AFA
 - FIBERBOARD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES 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
- 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 UNLESS 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 2" DIAMETER BOLTS AT 24"

MECHANICAL FASTENERS:

- ALL METAL HARDWARE AND FASTENERS TO BE SIMPSON STRONG-TIE OR APPROVED FOLIVALENT
- 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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Structural

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General 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





LEGEND PROVIDE SOLID BLOCKING ⇒ WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE. $\square \square \square \square \square \square \square \square \square$ ⇒ INTERIOR BEARING WALL ⇒ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS 48"WSP SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS) > LOCATION OF DOOR ABOVE

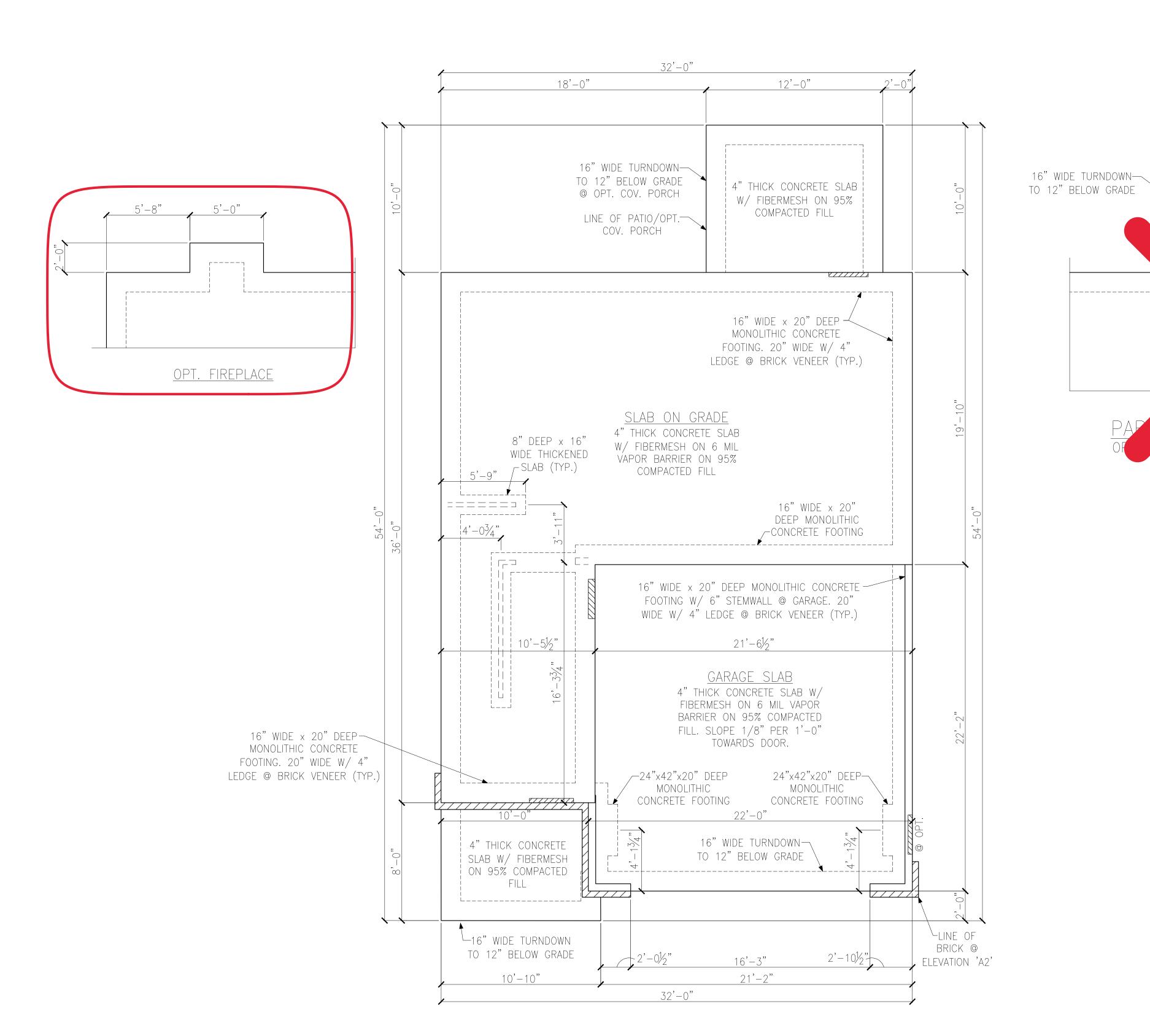
Monolithic Elevations Kenzie Mo Up to 13C Carolina D Project #: 105-19004 Designed By: KRK Checked By: NC Firm #C-2101 Issue Date: 8/29/19 Re-Issue: 4/30/20 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

Foundation Plans 'A2' & Option - RH

Slab 'A1',

Model

S-'



MONOLITHIC SLAB FOUNDATION PLAN ELEVATIONS 'A1' & 'A2'

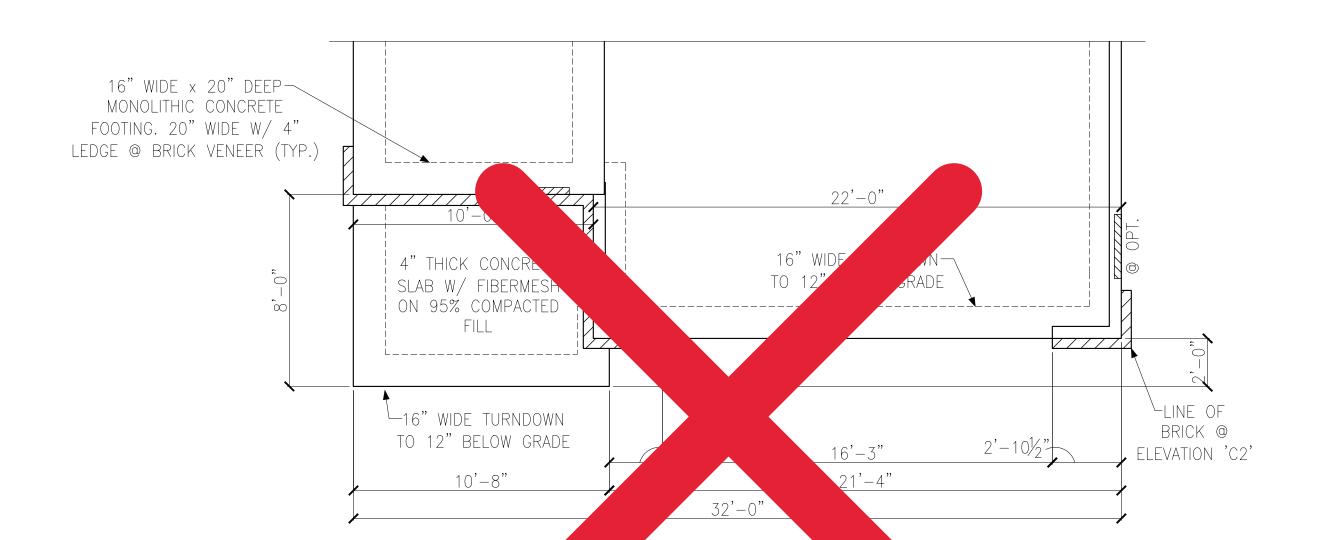
16'-0"

4" THICK CONCRETE SLAB

W/ FIBERMESH ON 95% COMPACTED FILL

WIDE W/ 4"
NEER (TYP.)

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



HIC SLAB FOUNDA 'C1' & 'C2'





LEGEND

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

 $\square \square \square \square \square \square \square \square \square$ 48"WSP

 \Longrightarrow interior bearing wall ⇒ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING &

BLOCKING DETAILS) ₩ LOCATION OF DOOR ABOVE

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



Monolithic Elevations Kenzie Mo Up to 13C Carolina D Project #: 105-19004

Designed By: KRK

Model

Plans & 'C2'

Foundation 'B2', 'C1', - RH

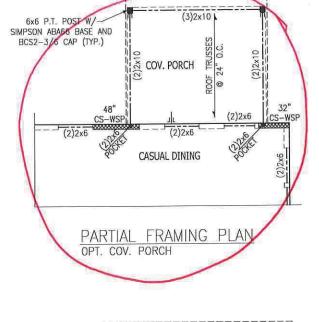
Sab B1,

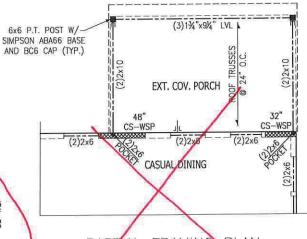
Checked By: Issue Date: 8/29/19 Re-Issue: 4/30/20

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









PARTIAL FRAMING PLAN OPT. EXTENDED COV. PORCH

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

PLAN DESIGNED WITH 9' WALL PLATES

LEGEND

ПШШШІ ⇒ 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 &

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 PLAN ELEVATIONS 'A1' & 'A2'

RIM BOARD CS-WSP

CS-WSP

(2)2x8

FRONT PORCH

(2)2x10-

CS-PF

FOYER

FAMILY ROOM

(2)2x6

PWDR

2x6 @ 12" 0.C.

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

BRICK @

OPT. SERVICE

<u>DOOR</u>

(R)

36" -CS-PF

(5)/

32" CS-WSP (2)2x6

(2)2×6

CASUAL DINING

KITCHEN

2 CAR GARAGE

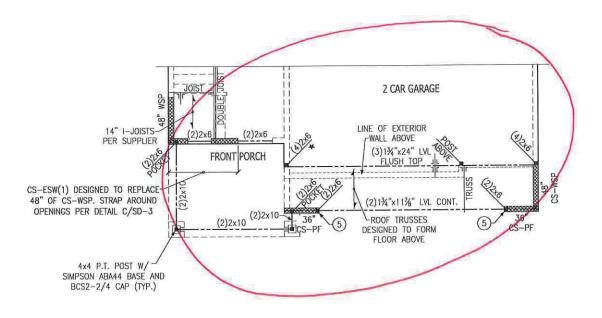
(3)1¾"x24" LVL FLUSH TOP

(2)134"x1136" LVL CONT.

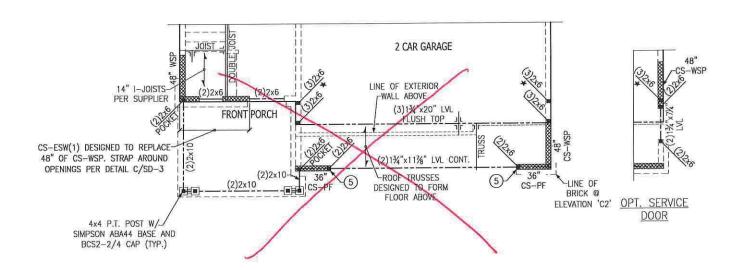
Second Floor Framing P
Elevations 'A1', 'A2' & C
Kenzie Model — RH
Dp to 130 M.P.H.
Carolina Division

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

Plans Options



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



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







48" WSP

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

→ NO HEADER REQUIRED

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.

- 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.



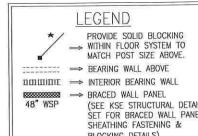
I Floor Framing Plans ons 'B1', 'B2', 'C1' & ' Model — RH Second Floor Frami Elevations 'B1', 'B2 Kenzie Model — RH Up to 130 M.P.H. Carolina Division Project #: 105-19004 Designed By: KRK Checked By:

,C5,

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 TYPICAL DETAILS

- (10) 8'x12' HVAC PLATFORM TRUSSES DESIGNED TO SUPPORT HVAC UNITS.
- (1) 2x6 OVERFRAMING W/ 2x8 RIDGE AND VALLEY PLATES OR VALLEY SET TRUSSES @ 24" O.C. (TYP.)



ROOF FRAMING PLAN ELEVATIONS 'B1' & 'B2'

64" WSP

W.I.C.

BATH 2

O, BATH 1

ROOF TRUSSES

@ 24" O.C.

(2)2x6

JCS-MSP_Z

LINE UP GIRDER
TRUSS W/ INSIDE
FACE OF WALL

W.I.C.

BEDROOM 2

48" WSP

BEDROOM 4

W.I.C.

2x6 @ 12" O.C. LLOON FRAMED WAL

(2)2×6

(2)2x6

LAUNDRY

OWNER'S

SUITE

(2)2x6__(2)2x6__(2)2x6

ROOF TRUSSES

DESIGNED TO FORM FLOOR BELOW

BEDROOM 3

(SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS) PLAN DESIGNED WITH 8' WALL PLATES

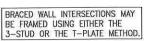
Roof Framing Plan Elevations 'B1' & 'B Kenzie Model — RH Up to 130 M.P.H. Project #: 105-19004 Designed By: KRK Checked By:

,B2,

R

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

"T" PLATE WALL INTERSECTION



2x4 BLOCKING BTWN

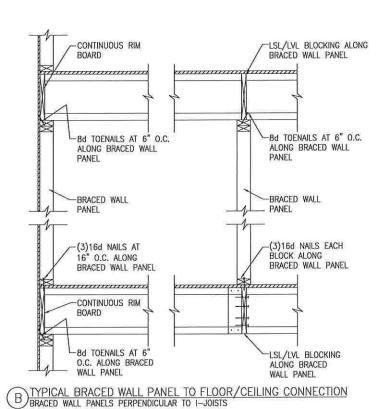
HORIZONTAL GYPSUM

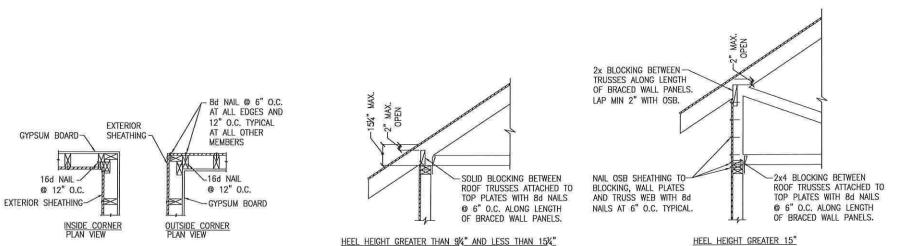
3-STUD WALL INTERSECTION

SHEATHING JOINTS.

VERTICAL WALL STUDS AT ALL

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





(D) TYPICAL EXTERIOR CORNER WALL FRAMING

CONTINUOUS RIM LOCATE JOIST

-8d TOENAILS AT 6" O.C.

ALONG BRACED WALL

PANEL

PANEL

BRACED WALL

-(3)16d NAILS AT

16" O.C. ALONG

BRACED WALL PANEL

-CONTINUOUS RIM

BOARD

2x4 CLEAT WITH (2)10d

NAILS AT CHORDS AND

(4)10d NAILS AT

BLOCKING (TYP.) 7

-8d TOENAILS AT 6" O.C.

ALONG BRACED WALL

-BRACED WALL

-(3)16d NAILS AT

16" O.C. ALONG

-LOCATE JOIST

BELOW WALL

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

BRACED WALL PANEL

PANEL

LSL/LVL BLOCKING

(3)8d TOENAILS

ALONG BRACED

EACH BLOCK

WALL PANEL

-BRACED WALL

-(3)16d NAILS EACH

BRACED WALL PANEL

-LSL/LVL BLOCKING

AT 16" O.C. ALONG

BRACED WALL PANEL

BLOCK ALONG

PANEL

AT 16" O.C. ALONG

BRACED WALL PANEL

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

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Details 130 M.P.H. Wall Braced 2 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









SHEAR WALL, SEE SCHEDULE AND PLANS FOR LOCATION -HOLD DOWN INSTALLED PER -HOLD DOWN SCHEDULE THIS -(2) 2x FULL HEIGHT STUD W/ 10d NAILS © 6" O.C. EACH PLY SHEET, SEE PLANS FOR TYPE AND LOCATION. -2x FULL HEIGHT STUDS W/ 16d NAILS @ 6" O.C.

A TYPICAL HOLD DOWN DETAIL

-HOLD DOWN INSTALLED PER HOLD

DOWN SCHEDULE THIS SHEET, SEE

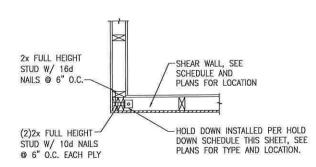
-A36 ALL THREAD ROD DRILLED AND

EPOXIED 6" INTO FOOTING USING SIMPSON

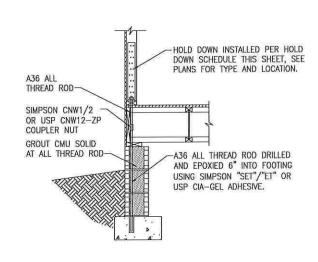
"SET"/"ET" OR USP CIA-GEL ADHESIVE.

PLANS FOR TYPE AND LOCATION.

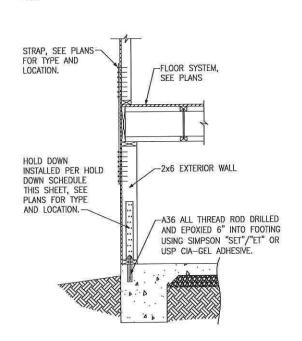
(D)HOLD DOWN AT MONOLITHIC SLAB FOUNDATION



(B) TYPICAL HOLD DOWN DETAIL



(E)HOLD DOWN AT CRAWL SPACE FOUNDATION



(C)HOLD DOWN AT STEMWALL SLAB FOUNDATION

-HOLD DOWN INSTALLED PER HOLD

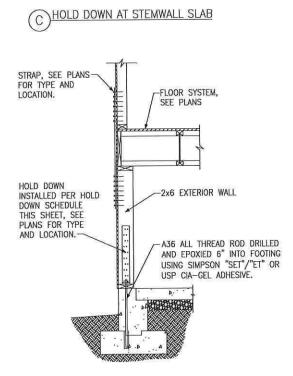
DOWN SCHEDULE THIS SHEET, SEE PLANS FOR TYPE AND LOCATION.

-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

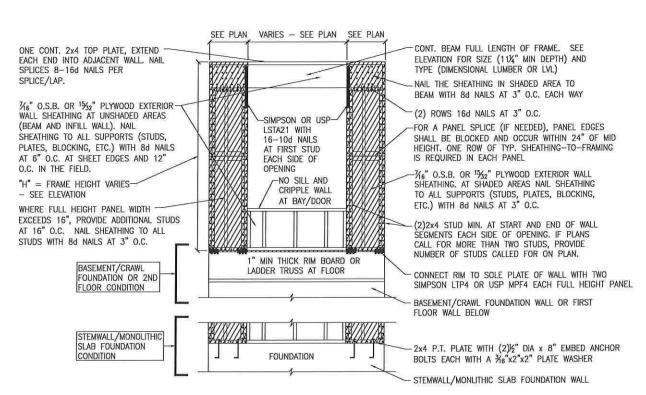
	HOLI	DOWN SCH	EDULE
HOLD	DOWN	ALL THREAD ROD	FASTENERS
SIMPSON	USP	ALL INKEAU KOD	INSTERENS
LTT20B	LTS20B	没"DIA.	(10)10d NAILS
HTT4	HTT16	%" DIA.	(18)16dx2½" LONG NAILS
HTT5	HTT45	5⁄8" DIA.	(26)16dx2½" LONG NAILS

130 M.P.H. Detai Carolina Down 2 Up to North lold

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

ONE BRACED WALL SEGMENT

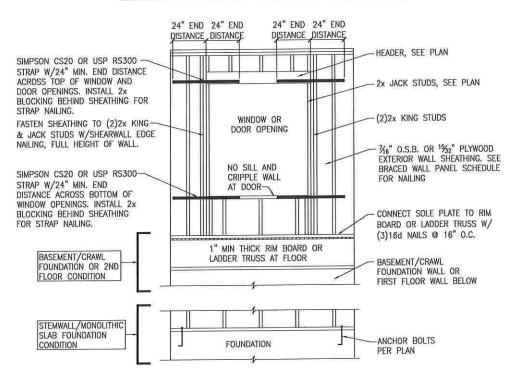


B METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION TWO BRACED WALL SEGMENTS

BRACED WALL PANEL AND ENGINEERED SHEAR WALL SCHEDULE			
PANEL TYPE	MATERIAL	FASTENERS	
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	
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.	
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.	
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.	
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	
CONTINUOUS SHEATHED PORTAL FRAME	7/16" OSB	NAILING PER DETAIL	
PORTAL FRAME WITH HOLD DOWNS	7/16" OSB	NAILING PER DETAIL	
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	
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	
ENGINEERED SHEAR WALL, TYPE 3	7/16" OSB	BD COMMON NAILS AT 3" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS	
	PANEL TYPE INTERMITTENT WOOD STRUCTURAL PANEL INTERMITTENT CYPSUM BOARD (SHEATHING ONE FACE OF WALL) INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL) INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL) CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL CONTINUOUS SHEATHED PORTAL FRAME WITH HOLD DOWNS ENGINEERED SHEAR WALL, TYPE 1 ENGINEERED SHEAR WALL, TYPE 2 ENGINEERED SHEAR	PANEL TYPE INTERMITTENT WOOD STRUCTURAL PANEL INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL) INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL) INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL) INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL) CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL CONTINUOUS SHEATHED PORTAL FRAME WITH HOLD DOWNS PORTAL FRAME WITH HOLD DOWNS ENGINEERED SHEAR WALL, TYPE 1 ENGINEERED SHEAR WALL, TYPE 2 ENGINEERED SHEAR 7/16" OSB	

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 1/16" 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.
- 4. 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





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Project #: 105-19000

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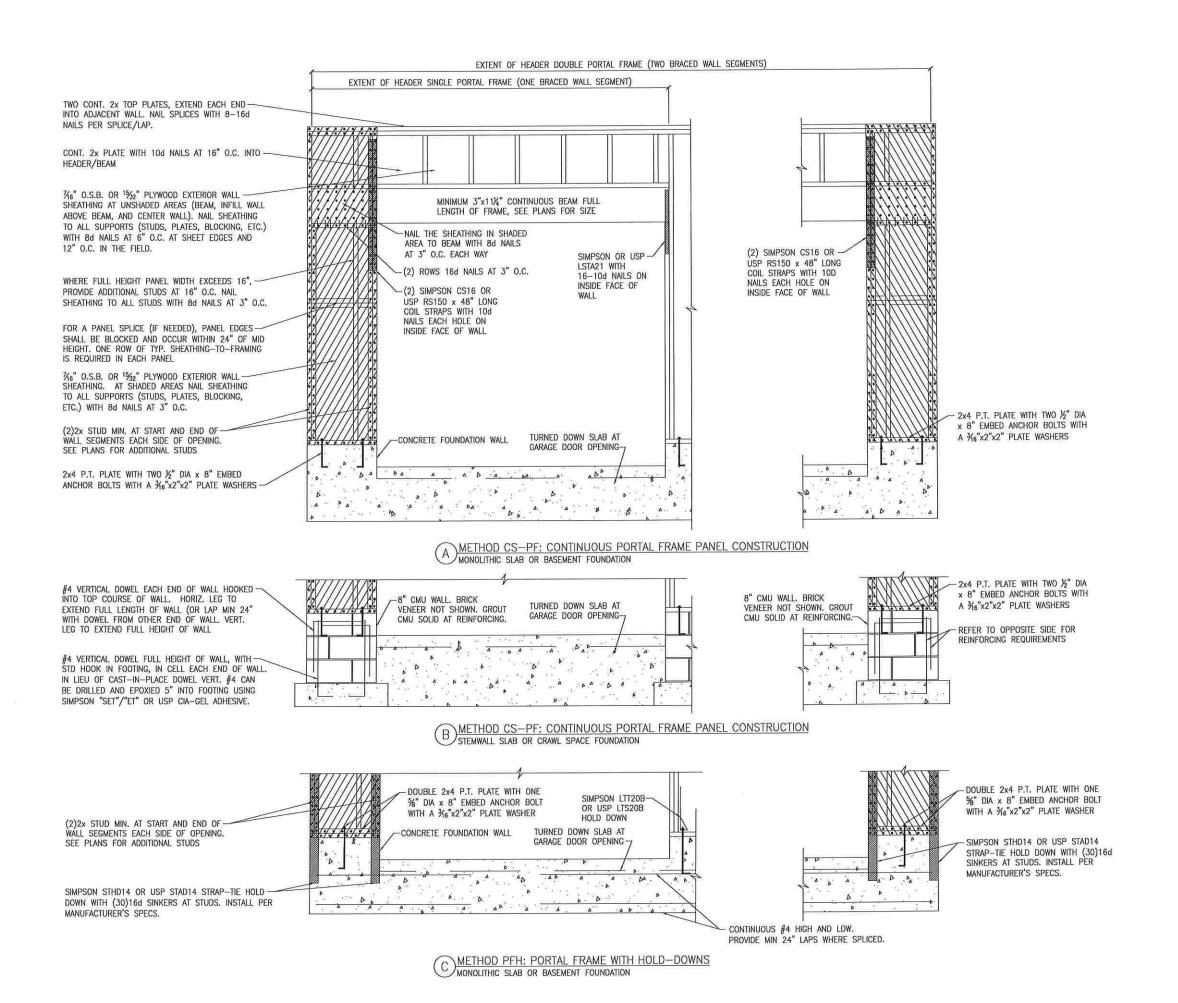
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Designed By: KRK
Checked By:
Issue Date: 1/1/19

Re-Issue:

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

SD-3







Detail

Frame La_

Up to North Project #: 105-19000 Designed By: KRK

Checked By:

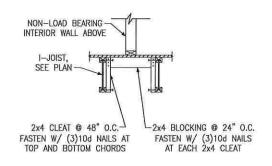
Issue Date: 1/1/19 Re-Issue:

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

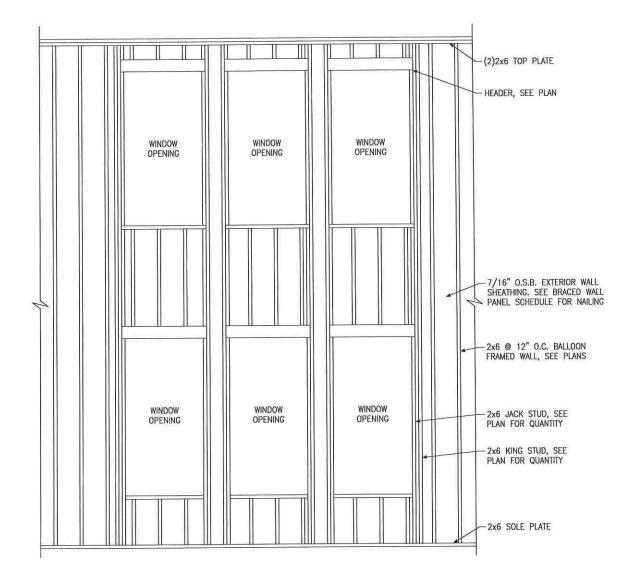
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C I-JOIST LADDER BLOCKING AS REQUIRED @ PARALLEL WALLS



DBALLOON FRAMED WALL DETAIL N.T.S.



Miscellaneous Framing Details

Miscellaneous Frami

Designed By: KRK
Checked By:
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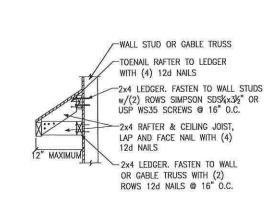
130 M.P.H. Carolina

SD-5

HOMES 1500.A

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C EYEBROW ROOF DETAIL STRAIGHT ROOF



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Detai Framing Miscellaneous

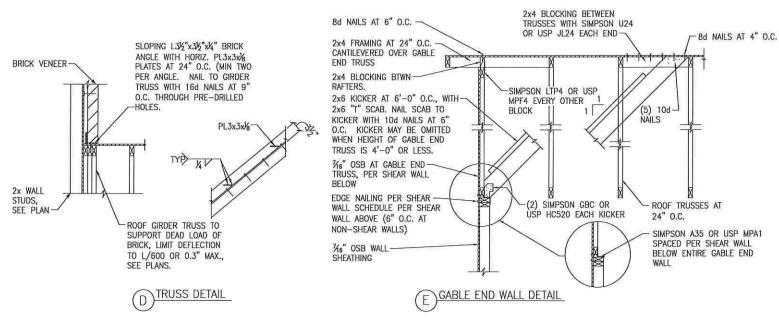
M.P.H. 30

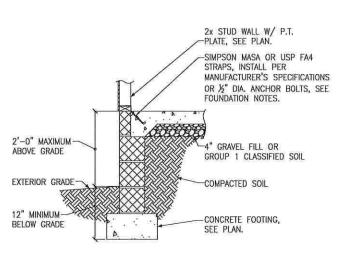
Carolina

Project #: 105-19000 Designed By: KRK

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STEP VARIES

FOUNDATION SECTION

CTERIOR GARAGE WALL

-2x STUD WALL W/

8" CMU WALL TOP

4" GRAVEL FILL OR GROUP 1 CLASSIFIED SOIL

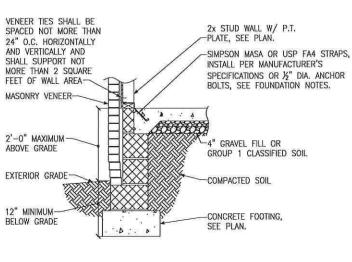
COMPACTED SOIL

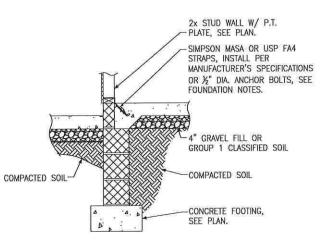
SEE PLAN.

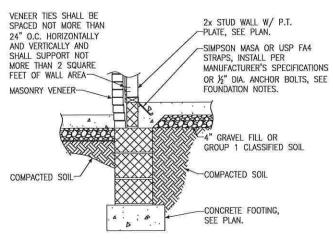
CONCRETE FOOTING,

P.T. PLATE, SEE PLAN.

COURSE GROUTED SOLID







FOUNDATION SECTION EXTERIOR WALL AT PORCH W/ MASONRY

A FOUNDATION SECTION EXTERIOR WALL

INSTALL ½" DIA. ANCHORBOLTS, SEE FOUNDATION

EXTERIOR GRADE



VENEER TIES SHALL BE SPACED NOT MORE THAN 24" O.C. HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2 SQUARE FEET OF WALL AREA-MASONRY VENEER-INSTALL ½" DIA. ANCHOR-BOLTS, SEE FOUNDATION

2x STUD WALL W/ P.T. PLATE, SEE PLAN. 8" CMU WALL TOP COURSE GROUTED SOLID STEP VARIES EXTERIOR GRADE -4" GRAVEL FILL OR GROUP 1 CLASSIFIED SOIL COMPACTED SOIL 12" CMU GROUTED

> FOUNDATION SECTION EXTERIOR GARAGE WALL @ MASONRY

SOLID @ BRICK

SEE PLAN.

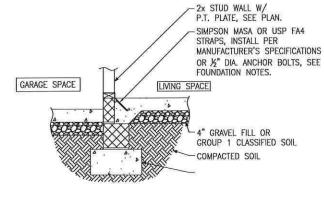
CONCRETE FOOTING,

CONCRETE SLAB POURED RECESS @ MONOLITHICALLY WITH GARAGE DOOR-FOOTING, SEE PLAN. -4" GRAVEL FILL OR GROUP 1 CLASSIFIED SOIL -COMPACTED SOIL -CONCRETE FOOTING, SEE PLAN.

FOUNDATION SECTION GARAGE DOOR

FOUNDATION SECTION

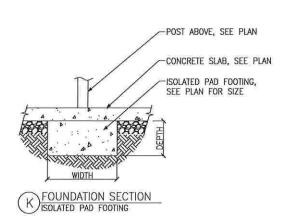
EXTERIOR WALL AT PORCH



FOUNDATION SECTION H) HOUNDATION GARAGE WALL

-2x STUD WALL W/ P.T. PLATE, SEE PLAN. -INSTALL ½" DIA. ANCHOR BOLTS, SEE FOUNDATION CONCRETE SLAB POURED MONOLITHICALLY WITH FOOTING, SEE PLAN. 4" GRAVEL FILL OR GROUP 1 CLASSIFIED SOIL THICKENED SLAB, SEE PLAN. WIDTH FOUNDATION SECTION

THICKENED SLAB



Wall

M.P.H.

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

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Detai

Foundation Slab

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