INVENTORY MARKED

ACX000197

KENZIE H&H HOMES - GARAGE RIGHT

PLAN REVISIONS

Ø1-10-19 COMPLETED CONSTRUCTION DOCUMENTS INCLUDING CLIENT REVIEW COMMENTS ØT-15-19 CLIENT BACK END COMMENTS Ø1-24-19 MIRROR PLAN TO CREATE LEFT HAND VERSION Ø3-26-2Ø UPDATED ROOM NAMING PER HIH STANDARDS ADDED 2x6 WALL FLOOR PLANS & ELECTRICAL PLANS CHANGED ELEVATION 'A' 4 °C '10 'A-1" 4 °C-1" 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	8Ø4 S.F.	
UPPER FLOOR	1154 S.F.	
TOTAL LIVING	1958 S.F.	
GARAGE	48Ø SF.	
FRONT PORCH	82 S.F.	
PATIO	12Ø S.F.	
TOTAL SQ. FT.	264Ø SF.	
OPT. COV. PORCH	12Ø SF.	
OPT. EXT. PORCH	16Ø SF.	
OPT. 1 CAR GARAGE	24Ø SF.	
I		

ELEVATION "B"		
MAIN FLOOR	8Ø4 SF.	
UPPER FLOOR	117Ø S.F.	
TOTAL LIVING	1914 SF.	
GARAGE	48Ø 5F.	
FRONT PORCH	83 S.F.	
PATIO	12Ø S.F.	
TOTAL SQ. FT.	2651 SF.	
OPT. COV. PORCH	12Ø S.F.	
OPT. EXT. PORCH	160 SF.	
OPT. I CAR GARAGE	24Ø SF.	

ELEVATION "C	7	
MAIN FLOOR	804	SF.
UPPER FLOOR	1170	
TOTAL LIVING	1974	SF.
GARAGE	480	SF.
FRONT PORCH	8	SF.
PATIO	120	
TOTAL SQ. FT.	2655	SF.
OPT. COV. PORCH	120	
OPT, EXT, PORCH	160	SF.
OPT. I CAR GARAGE	240	5F.









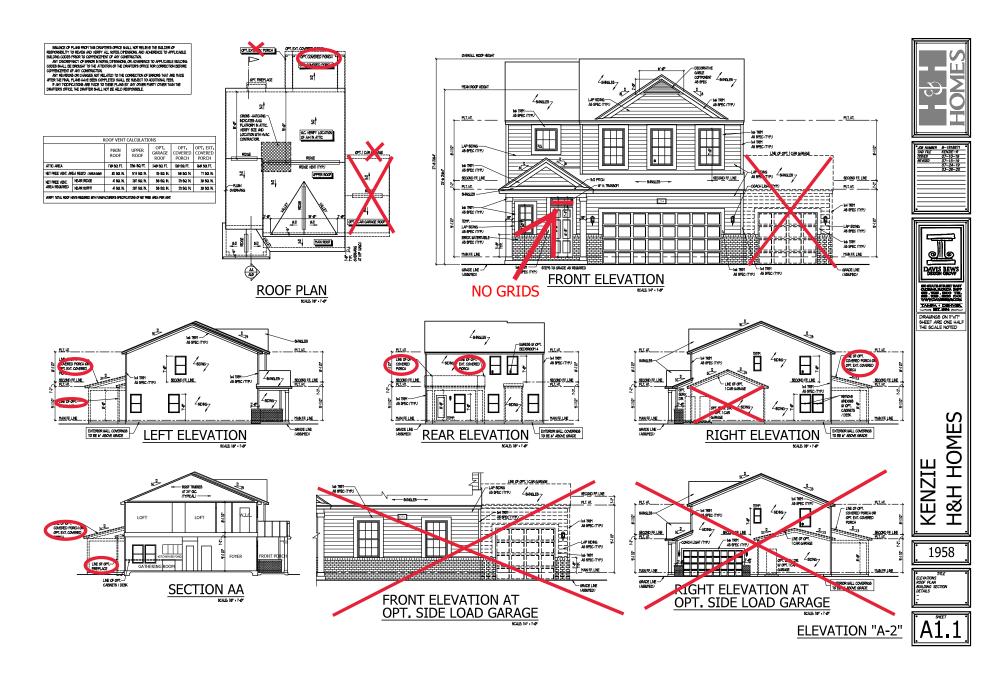
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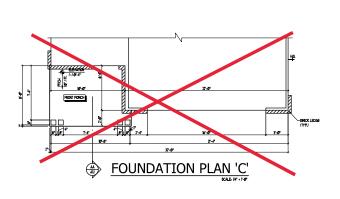


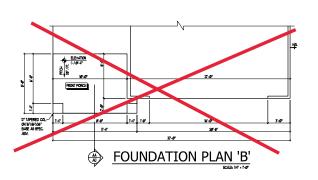


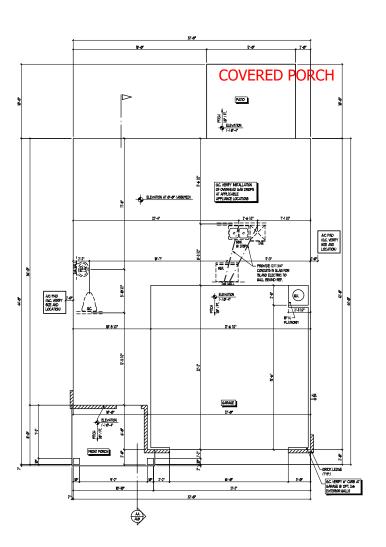


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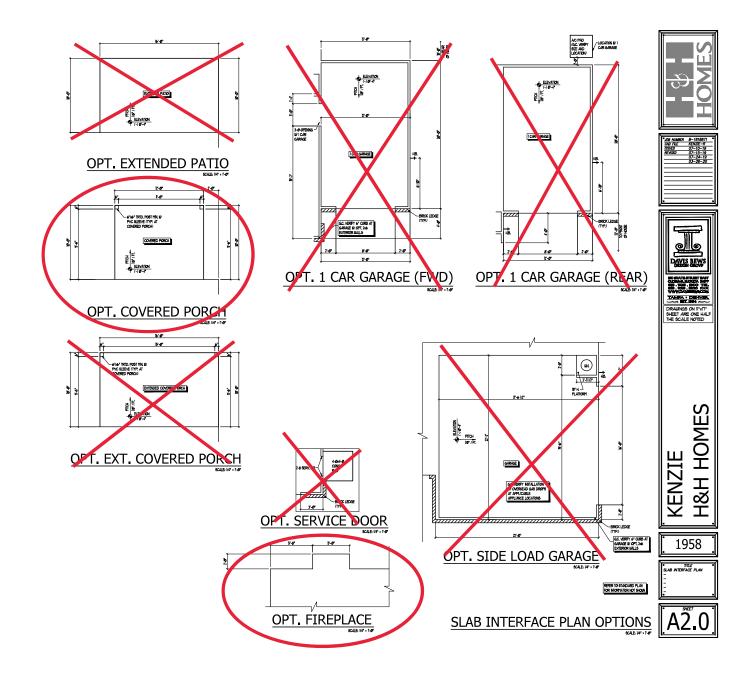
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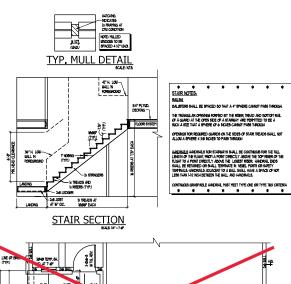
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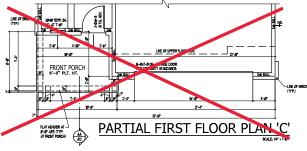


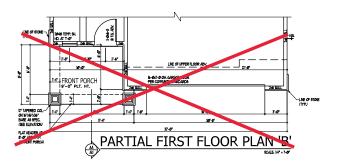
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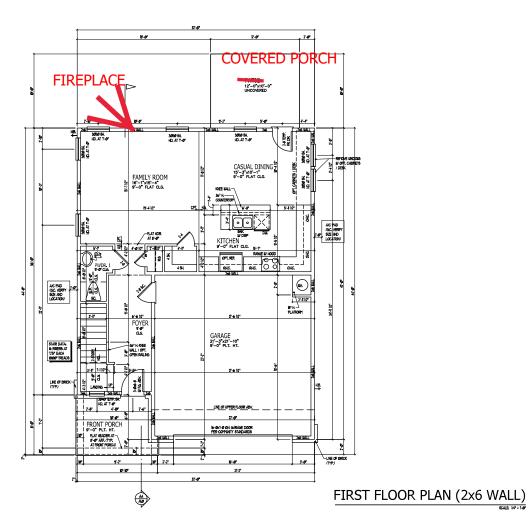
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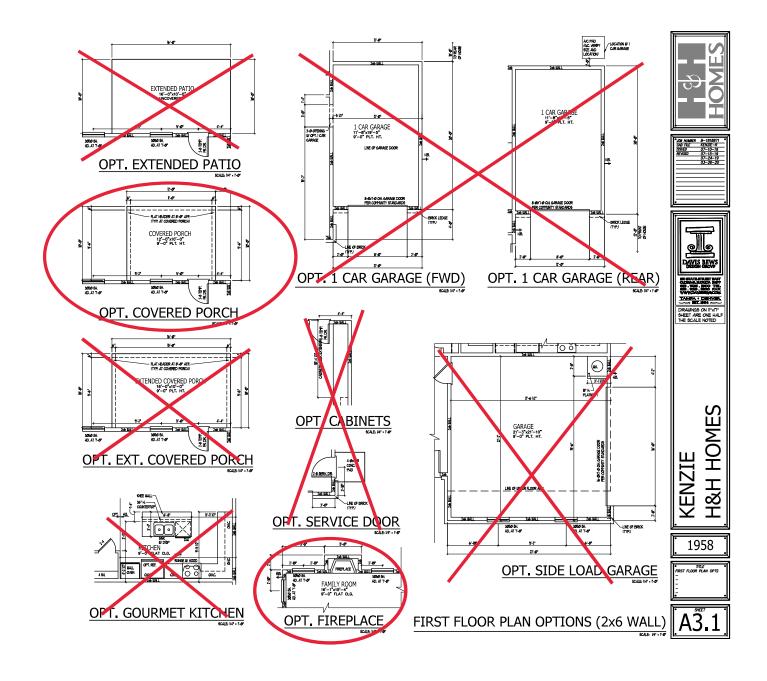


KENZIE H&H HOMES

1958



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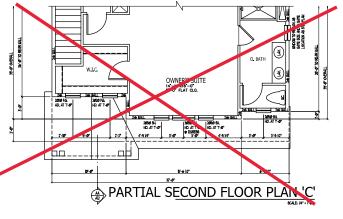


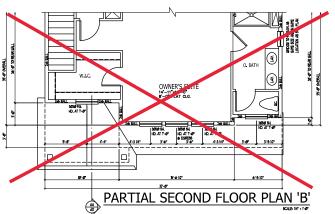


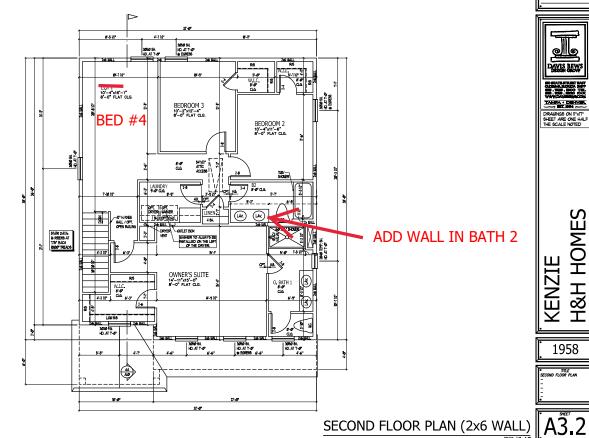
H&H HOMES KENZIE

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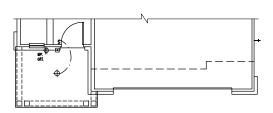


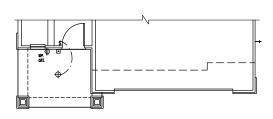
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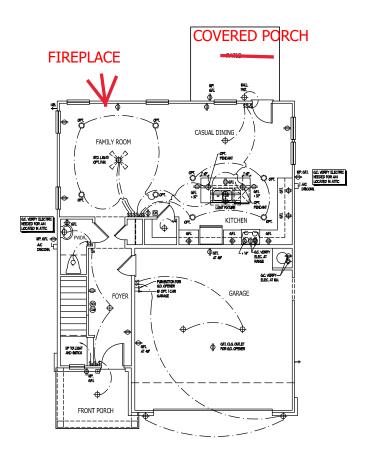


A3.3

SECOND FLOOR PLAN OPTIONS (2x6 WALL)







ELECTRICAL KEY

DIPLEX CONVENIENCE CUITLET

DIPLEX CUITLET ABOVE COUNTER

DIPLEX CUILET ABOVE COUNTER

BIAN MEATHERPROOF DUPLEX CUILET

SECOND FAULT INTERRUPTER DUPLEX CUILE

ORGAND FAULT INTERRUPTER DUPLEX CUILE

HUF-SITICED DUPLEX CITLET
 SPECIAL PRIPOSE CITLET
 DISERVICITED NISCOR

200 VOLT OUTLET

MALL SUTTCH

THREE-MAY SUTTCH

ROUR-MAY SUTTCH

CELING MONIED INCANDESCENT FRAILE BY THE CONTROL OF T

RECESSED INCANDESCENT LIGHT FIXTURE

LIGHT FIXTURE WITH PULL CHAIN

TRACK LIGHT

DEHAUST FANLISHT COMBINATION

ELECTRIC DOOR OFERATOR (OPTIONAL)

ELECTRIC DOOR OFERATOR (OPTIONAL)

PUBLICATION SUITCH (OPTIONAL)

BHOKE DETECTOR
 BHOKE / CARBON HONO. COMBO DETECT

TELEPHONE (OPTIONAL)
TELEVISION (OPTIONAL)
THERMOSTAT
BIT ELECTRIC METER

ELECTRIC PANEL

DECOMECT SUTTCH

THE ROUGH-IN FOR OPT, CELLING FAIN

CELING MOUNTED INCANDESCENT LIGHT FACILIFE BY ROUSE-IN FOR OFT, CELING FAN NOTES:

1. PROVIDE AND INSTALL GROUND FALLT CIRCUIT-INTERRUPTIENS (GFL) AS NOTCO ON PLANS OR AS TIEM NO. 4 AND 5 BELOW NOTCATES.

2 UNLESS OF PRINTE NOICHTED, NISTALL SHTCHES AND RECEPTACLES AT THE POLLOWING HEIGHTS ALONG SHITCHES.... 47*

TELEVISION. IN*

3. ALL SYCKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SCHICE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKEP, PROVIDE AND INSTALL LOCALLY CRITIFED SYCKE DETECTIONS.

4. ALL BA ARD 20A RECEPTACIES IN SLEEPING ROOTS, FAILY ROOTS, DANN ROOTS, LIVING ROOTS, PARLORS, LIBRARIES, DING, SURPOOTS, RECREATION ROOTS CLORES, MULIAYS, AND SHILAR AREAS INL. RECAIRE A COMMISSION THE ARC DANTE AND LAMPS PROOF SECTION OF THE COMMISSION AND CANS.

5. ALL BA AND 26A 189V RECEPTACLES LOCATED IN THE GARAGE AND UTIL 1900/16 SHALL BE GECL PROTECTED (GFL)

6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENGINE THAT ALL ELECTRICAL SIDRY, IS N. RILL, CONTLIANCE WITH NFP A. 10, NEC. 2011, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

1. EVERY BULDNIS HAVINS A FORGE, FILE -BURNIS HEATER OR APPLIANCE, FREETLACE, OR AN ATTACKED GARAGE SHALL HAVE AN OPERATIONAL CARBON HOMOMOR DETECTOR NISTALLED WITHIN 19 FEET OF EACH ROOM WED FOR SLEEP FURFOCES.

8. ALAPIN SALL RECENE NER PRIVARY POWER FROM THE BULDING WIRNS WEN SICH WENNE IS BERNED FROM THE LOCAL POWER WILLTY, SICH ALAPIN SALL, WAS BATTERY BACQIP, COMBINATION SYNECLARBON WOODS ALAPIN SALL DE LINED OR LIBERED BY A MINIMALLY RECORNIZED TRESTING LADORATION.





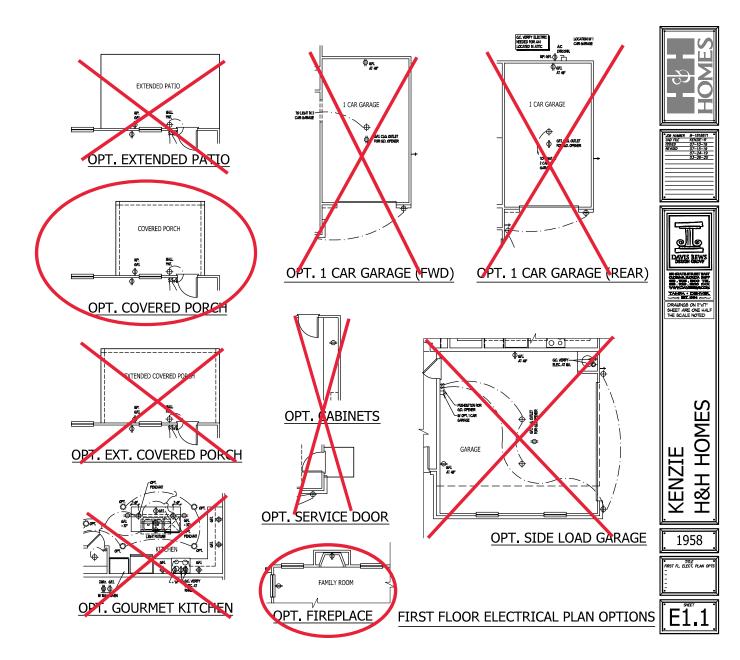


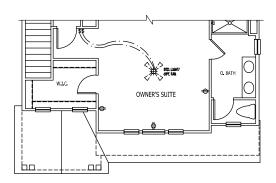
KENZIE H&H HOMES

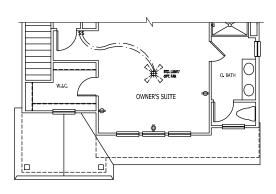
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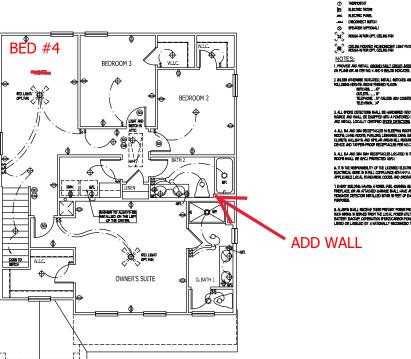


E1









ELECTRICAL KEY HE DIPLEX CONVENIENCE CUTLET

DIPLEX CUILET ABOVE COUNTER GROUND FAILT INTERRUPTER DUPLEX OUTLE HALF-SUTICHED DUPLEX CUILET DIFFE OF THE ME OF

230 VOLT GUILET MALL SUTTCH THREE-MAY SUTTCH FOUR-MAY SUTTCH

CELLING HOUNTED INCANDESCENT LIGHT FIXTURE WALL MOUNTED INCANDERCENT LIGHT FIXTURE

RECESSED INCANDESCENT LIGHT FIXTURE LIGHT FIXTURE WITH FULL CHAIN TRACK LIGHT

EGHAUST FAN ELECTRIC DOOR OPERA CHIEB (OPTIONAL) PUBLISHTON SUTTCH (OPTIONAL)

SMOKE DETECTOR SMOKE / CARBON MONO. COT

TELEPHONE (OPTIONAL)
TELEMISION (OPTIONAL) THERMOSTAT

ALL SYCKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER
SOURCE AND SHALL BE EQUIPPED WITH A MONTGRED BATTERY BACKLP, PROVIDE
AND INSTALL LOCALLY CERTIFED SYCKE DETECTORS.

4, ALL BAI AND 26A RECEPTACLES IN SLEEPING ROOMS, FAFLY ROOMS, DINING ROOMS, LIMAS ROOMS, PARLOKS, LERANESS, DEMS, SIMBOOMS, RECREATION ROOMS CLOSETS, MILLIAMYS, AND SHILLAR ARROS BLIL ROOMS, A CONSTRUCT AND DEVICE AND TAMPER-PROOF RECEPTACLES FERTILES, 2011 4655, AND 4665.

A ALAPIS SALL RECEIVE THEIR PROVINCY POWER FROM THE BUILDING WIRNS WHEN SUCH WINNS IS SERVED FROM THE LOCAL POWER WILL WARD BUTTERY BOARD COMPONION STOKESCARROW MONORIOE ALAPIS SAULL MAD BUTTERY BOARD COMPONION STOKESCARROW TO STOKE SAUL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATION?







KENZIE &H

1958





KENZIE H&H HOMES

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 CLEAN INFORMATION. EVERT AT ILBMM PAS BEEN MADE TO PREVENT ERROR. THE BOULDER AND ALL SUBCONTRACTORS ARE REQUIRED TO REVIEW AND IT THE INFORMATION CONTAINED IN THESE DOCUMENTS PRIOR TO THE COMMENCEMENT OF ANY WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ANY PLAN ERRORS, OMNSSIONS, OR MISHITERFRATIONS UNDEFECTED AND THE PROPRIETE 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 CODE 2015 EDITION.

DESIGN LIVE LOADS:

- ROOF = 20 PSF (LOAD DURATION FACTOR=1.25)
- UNINHABITABLE ATTICS WITH LIMITED STORAGE = 20 PSF (WHERE SPECIFIED ON PLANS)
 HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS = 30 PSF
- FLOOR = 40 PSF
- FLOOR (SLEEPING AREAS) = 30 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_B=2,325 PSI, F_V=310 PSI, F_C=900 PSI
- LVL: E=2,000,000 PSI, F_B=2,600 PSI, F_V=285 PSI, F_C=750 PSI
 PSL: E=2,100,000 PSI, F_B=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.





Model – RI 130 M.P.H. Sheet enzie

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 STARLE IN ITS COMPLETED FORM. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY BRACING DURING CONSTRUCTION TO STABILIZE THE STRUCTURE
- 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 SE 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.

 5. 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.
- 6. 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
- ELEMENTS 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.

 9. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE.
- OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING LINLESS 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.
- 3. 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 ENCOUNTERED, THE SER MUST BE CONTACTED BEFORE PROCEEDING
- 5. 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 CRADE 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
- 6. WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 15" 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. 1/2" DIAMETER x 8" LONG SIMPSON TITEN HD OR USP SCREW-BOLT+ SCREWS MAY BE SUBSTITUTED ON A 1 FOR 1
- 7. 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 ACI 318 AND ACI 318.1 OR ACI 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.
- CONCRÈTE SHALL BE PROPÓRTIONED, 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 CORNERS.
- 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 LIEU 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 OLEFIN 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 STFFL 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 SLARS, SLAR 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

- 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. 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 FOUNDATION WALL
- 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 FOITION 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
- 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: SPF STUD GRADE.
- 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 REARING. 2x6 @ 16" O.C., U.N.O. INTERIOR NON-BEARING:
- 2v @ 24" 0 C IINO 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 SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
- NAILS SHALL BE COMMON WIRE NAILS LINLESS 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 FILLY 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 REAMS WITH (1) K" DIAMETER THROUGH BOLT W/ NUTS AND WASHERS AT 12" O.C. STAGGERED TOP AND BOTTOM, 11/2" MINIMUM EDGE 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
- 12. PROVIDE KING STUDS AT EACH END OF HEADERS AS NOTED BELOW. (1) STUD UP TO 6' OPENING (2) STUDS UP TO 8' OPENING
- (3) STUDS UP TO 9' OPENING 13. 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. 16. ALL WATERPROOFING AND FIRE SAFFTY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND
- DETAILED BY OTHERS. 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.
- BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE WITH OSB OR GYPSUM BOARD, BRIDGING SHALL BE INSTALLED NO GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD IN LIEU 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:

 1. 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
- PINE #2 OR BETTER. 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: 1. PROVIDE 2x4x4'-0" RAFTER TIES AT 48" O.C.

- RAFTERS SHALL BE SUPPORTED BY PURLINS AND PURLIN BRACES AS SHOWN ON THE PLAN PURLIN RRACES SHALL NOT REAR ON ANY CEILING JOIST, STRONGBACK OR HEADER UNLESS SPECIFICALLY SHOWN ON PLAN, RAFTERS MAY BE SPLICED AT PURLIN LOCATIONS
- CEILING JOISTS SHALL HAVE LATERAL SUPPORT W/ 1x4 FLAT BRACING ON TOP EDGE OF JOIST AT LOOSE JOIST ENDS (WHERE JOISTS NOT EASTENED TO PARTERS) 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 GABLE STUDS OR RAFTERS WHERE POSSIBLE. PROVIDE BLOCKING BETWEEN TOP PLATES AND STRONGRACKS PROVIDE 2v4 FLAT FASTENED TO FACH JOIST WITH (2) 12d NAILS. FASTEN STRONGBACK TO 2x4 FLAT WITH 12d NAILS 9 12" O.C. AND FASTENED TO EACH JOIST WITH (1) 12d TOENAIL.

WOOD TRUSSES (FLOOR & ROOF):

- THE WOOD TRUSS MANUFACTURER/FARRICATOR 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 SHALL BE DESIGNED FARRICATED 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" (RCSI) THIS REACING BOTH TEMPORARY AND PERMANENT SHALL RE 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 WERS REQUIRES. BRACES TO PROMDE AT EACH CONTINUOUS LATERAL BRACE LINE SLICH DIAGONAL BRACES SHALL NOT BE SPACED MORE THAN 20 FEET O.C. DIAGONAL BRACES SHALL BE EASTENED TO EACH TRUSS WER WITH A MINIMUM OF TWO 10d FACE NAILS. WHERE CONTINUOUS 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.)
- 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 ALL REQUIRED WOOD SHEATHING SHALL BEAR THE MARK OF THE
- 3 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 $\%_6$ 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 BE 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 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
- SHEATHING SHALL HAVE A 1/8" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.

STRUCTURAL FIBERBOARD PANELS:

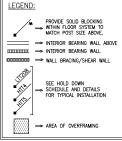
- STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE SPECIFICALLY NOTED ON THE STRUCTURAL PLANS
- FABRICATION AND PLACEMENT OF STRUCTURAL FIBERBOARD SHEATHING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AFA
- FIBERBOARD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE
 STATE AS INDICATED ON THESE DRAWINGS, REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION.
- SHEATHING SHALL HAVE A 1/4" GAP AT PANEL ENDS AND EDGES AS

STRUCTURAL STEEL:

- 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 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 1/2" DIAMETER BOLTS AT 24"

MECHANICAL FASTENERS:

- ALL METAL HARDWARE AND FASTENERS TO BE SIMPSON STRONG-TIE OR APPROVED EQUIVALENT.
- 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 VERIEY THE TYPE OF WOOD TREATMENT AND SELECT APPROPRIATE CONNECTORS THAT WILL RESIST THE APPLICABLE CORROSIVE CHEMICALS



BRICK	VENEER LINTEL SC	HEDULE	
SPAN	UNTEL SIZE	END BEARING	
UP TO 3'-0"	3½"×3½"×¼"	4"	
UP TO 6'-3"	5"x3½"x516" L.L.V.	8"	
UP TO 9'-6"	6"x3½"x5⁄46" L.L.V.	12*	
LINTELS ARE NOT DESIGNED TO BE BOLTED TO HEADERS UNLESS SPECIFIED ON UNIT PLANS.			
SPANS OVER 4'-0" SHALL BE SHORED UP LINTIL CURED.			



Notes tructural St ₽ Gener

유혼 Project #: 105-19000 lesigned By: KRK Checked By:

ssue Date: 1/1/19 Re-Issue: Scale: 1/8"=1'-0" @ 11x1; 1/4"=1'-0" @ 22x34

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LEGEND PROVIDE SOLID BLOCKING

⇒ WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE. → BEARING WALL ABOVE □□□□□□□ → INTERIOR BEARING WALL ⇒ BRACED WALL PANEL

(SEE KSE STRUCTURAL DETAILS

SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS) ZZZZZZZZ ⇒ LOCATION OF DOOR ABOVE

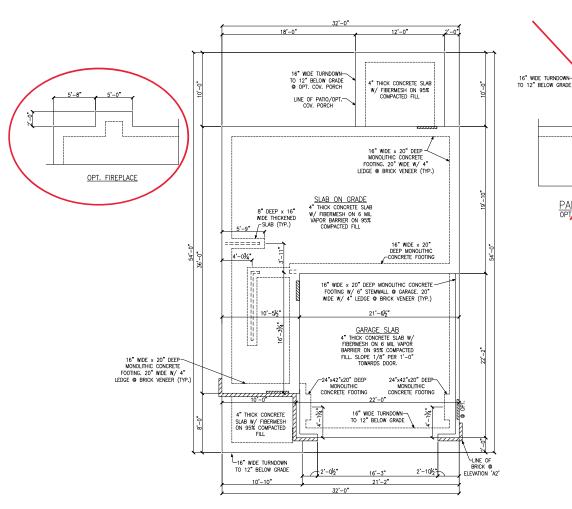
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS



Monolithic Slab Fc Elevations 'A1', 'A Kenzie Model – F 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

Slab Foundation Plans 'A1', 'A2' & Option odel — RH

130 M.P.H.



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

16" WIDE TURNDOWN-

4" THICK CONCRETE SIMB

W/ FIBERMESH ON \$5%

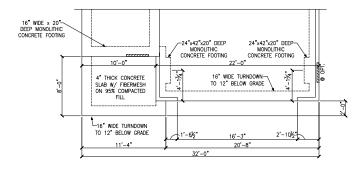
COMPACTED FIN

16" WIDE x 20" DEEP -

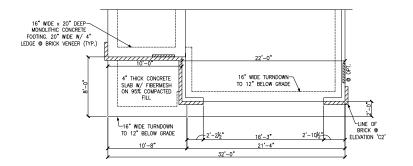
FOOTING, 20" WIDE W/

PARTIAL FOUNDATION PLAN
OPT EXTENDED COV. PORCH

FOGE @ BRICK VENEER (TYR



MONOLITHIC SLAB FOUNDATION PLAN ELEVATIONS 'B1' & 'B2'



MONOLITHIC SLAB FOUNDATION PLAN ELEVATIONS 'C1' & 'C2'





LEGEND PROVIDE SOLID BLOCKING

WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE. → BEARING WALL ABOVE □□□□□□□ → INTERIOR BEARING WALL

BRACED WALL PANEL

(SEE KSE STRUCTURAL DETAILS
SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS) ZZZZZZZZ ⇒ LOCATION OF DOOR ABOVE

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



Monolithic Slab Fe Elevations 'B1', 'E Kenzie Model – F 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

130 M.P.H.

Slab Foundation Plans 'B1', 'B2', 'C1' & 'C2' odel - RH





LEGEND PROVIDE SOLID BLOCKING
WITHIN FLOOR SYSTEM TO
MATCH POST SIZE ABOVE. ⇒ BEARING WALL ABOVE □□□□□□□ ⇒ INTERIOR BEARING WALL 48" WSP ⇒ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING &

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

BLOCKING DETAILS)

⇒ NO HEADER REQUIRED

PLAN DESIGNED WITH 9' WALL PLATES FLOOR FRAMING TO BE 14" DEEP TJI 110 SERIES OR EQUAL, SPACING PER MANUFACTURER.

(3)2×10

CS-WSP

ă COV. PORCH

(2)2x6

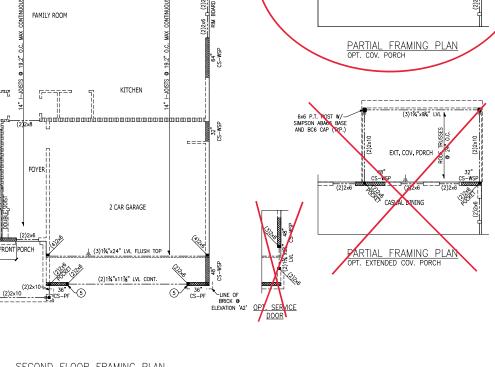
CASUAL DINING

6x6 P.T. POST W/-SIMPSON ABA66 BASE AND BCS2-3/6 CAP (TYP.)

(2)2x6

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





32" CS-WSP

(2)2x6

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

48" CS-WSP

(2)2x6

PWDR.

14" I-JOISTS-

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.)

PER SUPPLIER !

48" CS-WSP

(2)2x6

CASUAL DINING

RIM BOARD

2x6 RAFTERS-

@ 24" O.C.

(2)2x6

CS-WSP

(2)2x6

OPT. FIREPLACE

RIM BOARD

(2)2x6

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

Framing F ', 'A2' &

Second Floor Elevations 'A1'; Kenzie Model

, A

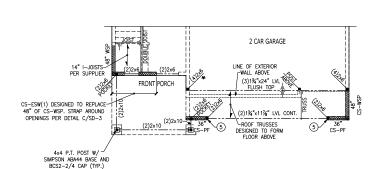
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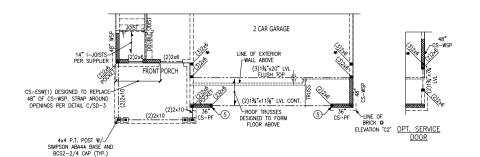
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SECOND FLOOR FRAMING PLAN ELEVATIONS 'B1' & 'B2'



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





LEGEND PROVIDE SOLID BLOCKING
WITHIN FLOOR SYSTEM TO
MATCH POST SIZE ABOVE. ⇒ BEARING WALL ABOVE □□□□□□□ ⇒ INTERIOR BEARING WALL 48" WSP ⇒ BRACED WALL PANEL (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.

KEYNOTES:

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



Second Floor Flevations 'B1' Elevations 'B1' Kenzie Model Carolina η 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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Framing Plans 1', 'B2', 'C1' & - RH

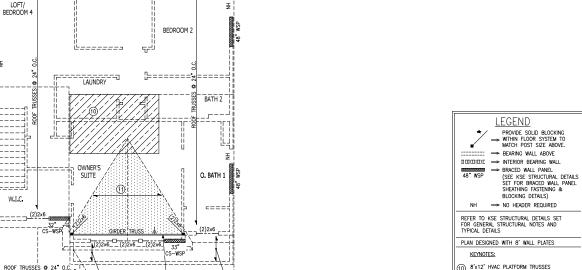
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Division









ROOF TRUSSES

@ 24" O.C.

ROOF FRAMING PLAN ELEVATIONS 'B1' & 'B2'

ROOF TRUSSES

DESIGNED TO FORM

FLOOR BELOW

LINE UP GIRDER TRUSS W/ INSIDE FACE OF WALL

48" WSP (2)2x6 (2)2x6 (1)

ΙĘ

2x6 @ 12" 0.C. 3ALLOON FRAMED WAL

BEDROOM 3

W.I.C.

W.I.C.

PLAN DESIGNED WITH 8' WALL PLATES

(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.)





Plan

Framing P Itions 'B1'

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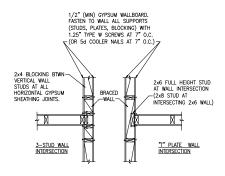
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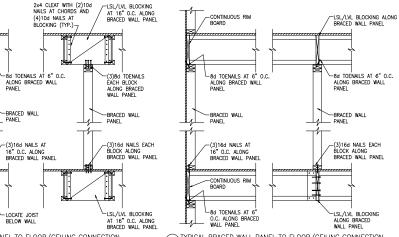




BE FRAMED USING EITHER THE 3-STUD OR THE T-PLATE METHOD.

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

BRACED WALL INTERSECTIONS MAY



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

-CONTINUOUS RIM LOCATE JOIST

-8d TOENAILS AT 6" O.C.

ALONG BRACED WALL

-BRACED WALL

-(3)16d NAILS AT

16" O.C. ALONG

BRACED WALL PANEL

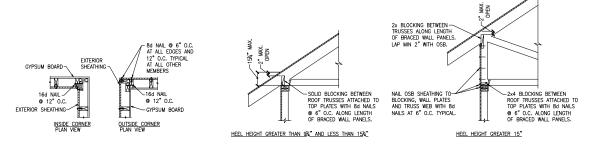
CONTINUOUS RIM

BOARD

PANEL

ON WALL-

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



TYPICAL EXTERIOR CORNER WALL FRAMING

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



Details Wall Braced

Carolina Up to North 9 Project #: 105-19000

130 M.P.H.

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

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







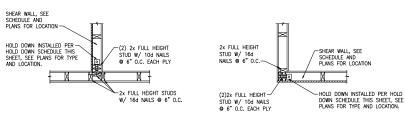












A TYPICAL HOLD DOWN DETAIL

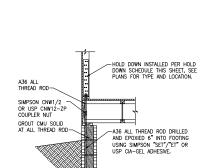
-HOLD DOWN INSTALLED PER HOLD DOWN SCHEDULE THIS SHEET, SEE PLANS FOR TYPE AND LOCATION.

-A36 ALL THREAD ROD DRILLED AND EPOXIED 6" INTO FOOTING USING SIMPSON

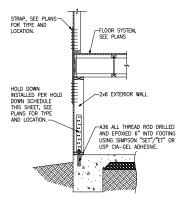
"SET"/"ET" OR USP CIA-GEL ADHESIVE.

(D)HOLD DOWN AT MONOLITHIC SLAB FOUNDATION

B TYPICAL HOLD DOWN DETAIL



(E)HOLD DOWN AT CRAWL SPACE FOUNDATION



HOLD DOWN AT STEMWALL SLAB FOUNDATION

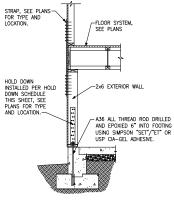
-HOLD DOWN INSTALLED PER HOLD DOWN SCHEDULE THIS SHEET, SEE

-A36 ALL THREAD ROD DRILLED AND EPOXIED 6" INTO FOOTING USING SIMPSON

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

PLANS FOR TYPE AND LOCATION.

F HOLD DOWN AT BASEMENT FOUNDATION



C HOLD DOWN AT STEMWALL SLAB

-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

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



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

Designed By: KRK Checked By: Issue Date: 1/1/19 Re-Issue: Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

Details

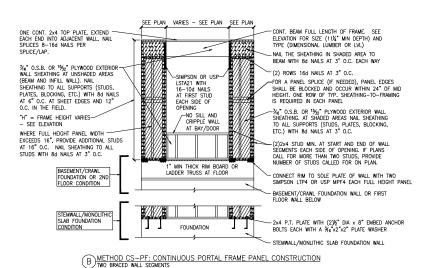
Down

Hold

130 M.P.H. Carolina

Up to North 9

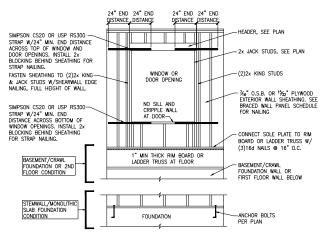
Project #: 105-19000



BRACED WALL PANEL AND ENGINEERED SHEAR WALL SCHEDULE PANEL TYPES PANEL TYPE MATERIAL FASTENERS 6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMITTENT WOOD 7/16" OSB INTERMEDIATE SUPPORTS, ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STRUCTURAL PANEL STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS INTERMITTENT GYPSUM 15" LONG GALV ROOFING NAILS 64 COMMON NAILS OR 1.25" LONG TYPE W GB(1) BOARD (SHEATHING ONE 1/2" GYPSUM DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS. FACE OF WALL) INTERMITTENT GYPSUM 1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W 1/2" GYPSUM GB(1)-4 BOARD (SHEATHING ONE DRYWALL SCREWS AT 4" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS. FACE OF WALL) INTERMITTENT GYPSUM 1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W GB(2) BOARD (SHEATHING BOTH 1/2" GYPSUM DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS. FACES OF WALL) 6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT CONTINUOUS SHEATHED CS-WSP WOOD STRUCTURAL 7/16" OSB 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 PANFI 7/16" OSB CONTINUOUS SHEATHED CS-PF PORTAL FRAME PORTAL FRAME WITH 7/16" OSB NAILING PER DETAIL HOLD DOWNS 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT ENGINEERED SHEAR 7/16" OSB CS-ESW(1) WALL, TYPE 1 INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS 7/16" OSB 8D COMMON NAILS AT 4" O.C. AT SHEET EDGES AND 12" O.C. AT ENGINEERED SHEAR CS-ESW(2) INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS WALL, TYPE 2 7/16" OSB 8D COMMON NAILS AT 3" O.C. AT SHEET EDGES AND 12" O.C. AT ENGINEERED SHEAR CS-ESW(3) WALL, TYPE 3 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.
- SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH 1/s" O.S.B., OR 1/5s" PLYWOOD, FASTENED PER IRC, AT EXTERIOR CORNERS, SHEATHING SHALL EXTERIOR WALL DEFAULS.
 SHEATH ALL EXTERIOR WALL DEFAULS.
- 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





Braced Wall Notes & Details

M.P.H.

130

Carolina

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

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

SD-3

MONOLITHIC SLAB OR BASEMENT FOUNDATION





Detail Portal

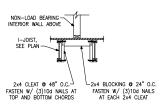
130 <u></u> Up to North Project #: 105-19000

М.Р.Н.

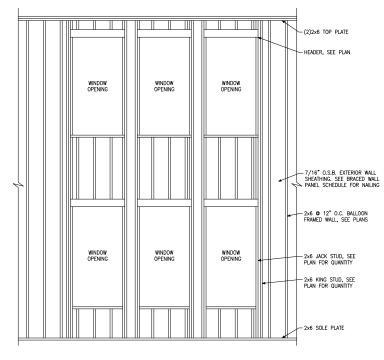
Carolina

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

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



C I-JOIST LADDER BLOCKING
AS REQUIRED @ PARALLEL WALLS



BALLOON FRAMED WALL DETAIL N.T.S.

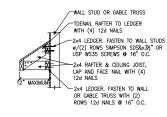


Details Framing Miscellaneous

130 M.P.H. Carolina Up to North 9 Project #: 105-19000 Designed By: KRK

ENGINEERING E. SUITE 201, QUAKERTOWN, PA 18951 COM (215) 804-4449

Checked By: Issue Date: 1/1/19 Re-Issue: Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34



C EYEBROW ROOF DETAIL
STRAIGHT ROOF

ENGINEERING
E, SUITE 201, QUAKERTOWN, PA 18951

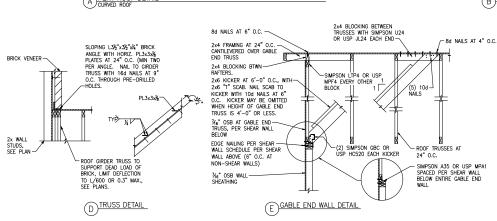
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Details Framing Miscellaneous

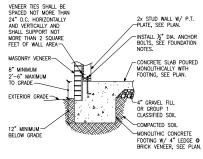
М.Р.Н. Carolina 130 Up to North 2 Project #: 105-19000 Designed Rv: KRK

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

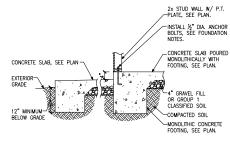
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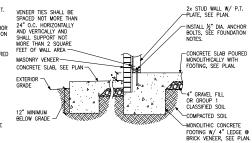




FOUNDATION SECTION B FOUNDATION SECTION.
EXTERIOR WALL @ MASONRY
VENEER

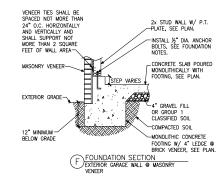


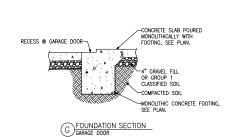
C FOUNDATION SECTION
EXTERIOR WALL AT PORCH

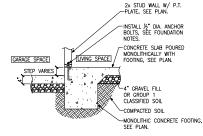


FOUNDATION SECTION EXTERIOR WALL AT PORCH W/ MASONRY VENEER

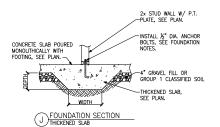
2x STUD WALL W/ P.T. PLATE, SEE PLAN. INSTALL 光" DIA. ANCHOR BOLTS, SEE FOUNDATION -6" CONCRETE STEMWALL CONCRETE SLAB POURED MONOLITHICALLY WITH STEP VARIES FOOTING, SEE PLAN. EXTERIOR GRADE-4" GRAVEL FILL OR GROUP 1 CLASSIFIED SOIL 12" MINIMUM BELOW GRADE COMPACTED SOIL -MONOLITHIC CONCRETE FOOTING, SEE PLAN. FOUNDATION SECTION EXTERIOR GARAGE WALL

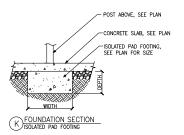






FOUNDATION SECTION (H) INTERIOR GARAGE WALL







Foundation Slab Monolithic

Details

Carolina 130 <u></u> Up to North Project #: 105-19000

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IEERING KERTOWN, PA 18951 (215) 804-4449

ENGIN

S

Designed Ry-KRK Checked By: ssue Date: 1/1/19 Re-Issue:

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