

Elevation B - Sheet List	
Sheet Number	Sheet Name
ElevB-Pg1	Front & Rear Elevations
ElevB-Pg2	Side Elevations
ElevB-Pg3	1st Floor Plan
ElevB-Pg4	2nd Floor Plan
ElevB-Pg5	Roof Plan
ElevB-Pg6	Electrical & Flooring Plan
Pg7	Interior Elevations
Pg8	Slab Penetrations

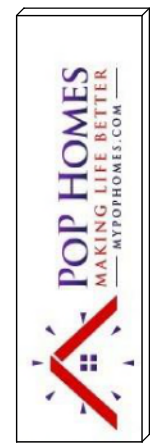


① Front Elevation - Elev B  
1/8" = 1'-0"



② Rear Elevation - Elev B  
1/8" = 1'-0"

Area Schedule (Elev B)	
Name	Area
<b>Heated</b>	
1st Floor	1147 SF
2nd Floor	1057 SF
	2204 SF
<b>Unheated</b>	
Front Porch	30 SF
Garage	395 SF
Rear Porch	60 SF
	485 SF
Under Roof	2689 SF



CONTRACTOR AND BUILDER SHALL REVIEW ENTIRE PLAN TO VERIFY CONFORMANCE WITH ALL CURRENT APPLICABLE CODES IN EFFECT AT TIME OF CONSTRUCTION. BY USING THESE DRAWINGS FOR CONSTRUCTION IT IS UNDERSTOOD THAT CONFORMANCE WITH ALL APPLICABLE CODES IS THE RESPONSIBILITY OF THE BUILDER AND CONTRACTOR.

2204 LH - Elevation B

Front & Rear Elevations

Lot #:

Job #:

Address:

Community:

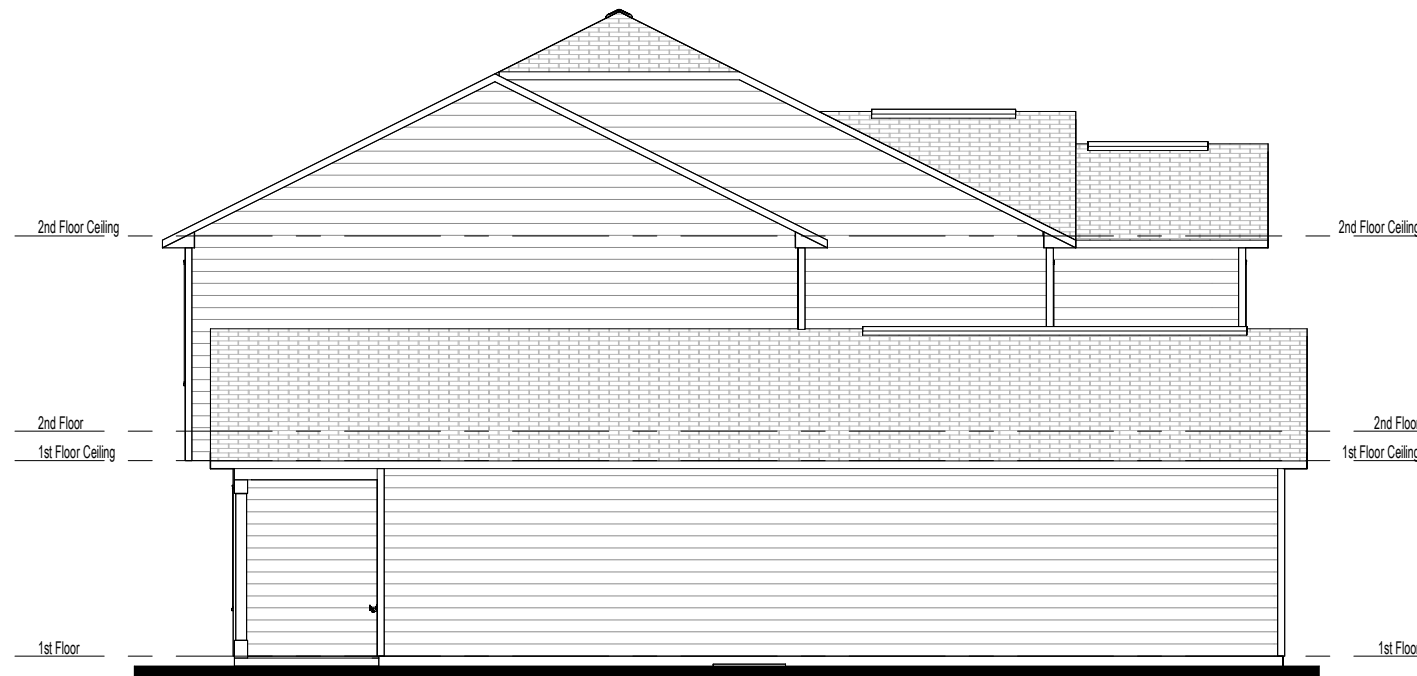
Last Revision Date:

10-18-22

Sheet #:  
ElevB-Pg1



① Right Elevation - Elev B  
1/8" = 1'-0"



② Left Elevation - Elev B  
1/8" = 1'-0"



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2204 LH - Elevation B

Side Elevations

Lot #:

Job #:

Address:

Community:

Last Revision Date:

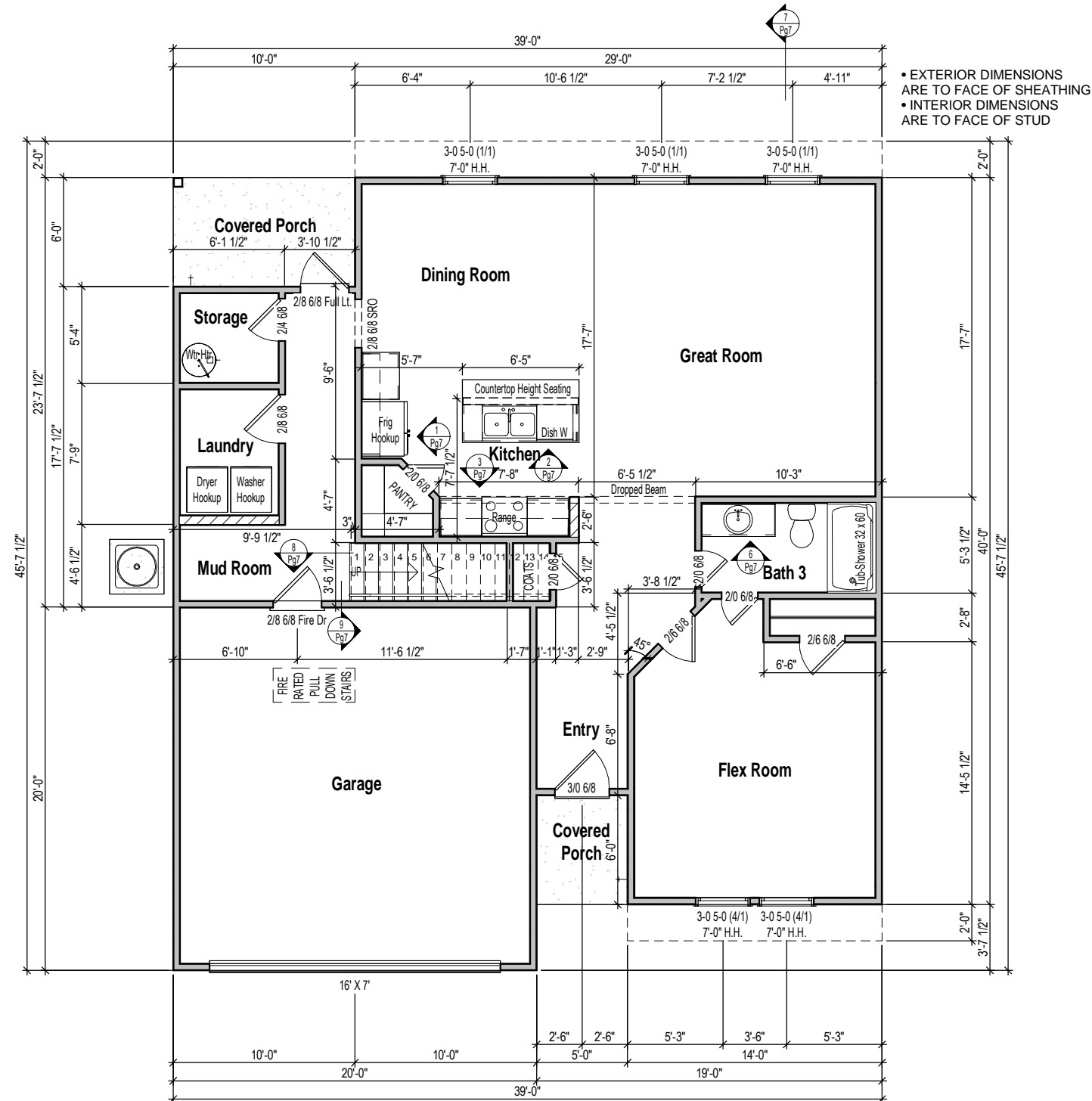
10-18-22

Sheet #:

ElevB-Pg2

TABLE R302.6 Dwelling/Garage Separation	
Separation	Material
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor-ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent

Wall Stud Size  
 — = 2x4  
 // = 2x6



1 1st Floor Plan - Elev B  
 1/8" = 1'-0"



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2204 LH - Elevation B

1st Floor Plan

Lot #:

Job #:

Address:

Community:

Last Revision Date:

10-18-22

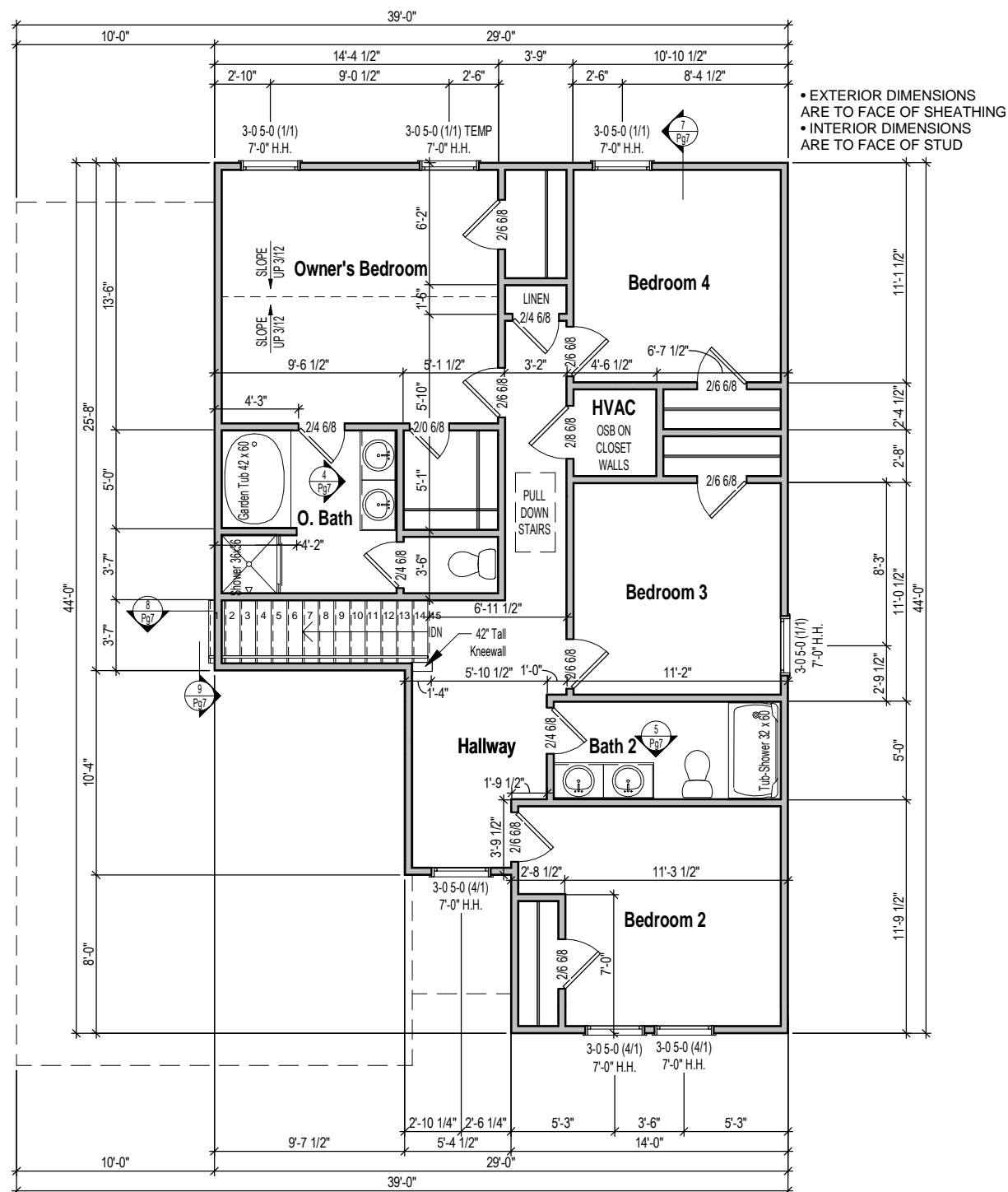
Sheet #:

ElevB-Pg3

Wall Stud Size  
 — = 2x4  
 // = 2x6



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2204 LH - Elevation B

2nd Floor Plan

1 2nd Floor Plan - Elev B  
 1/8" = 1'-0"

Lot #:

Job #:

Address:

Community:

Last Revision Date:  
 10-18-22

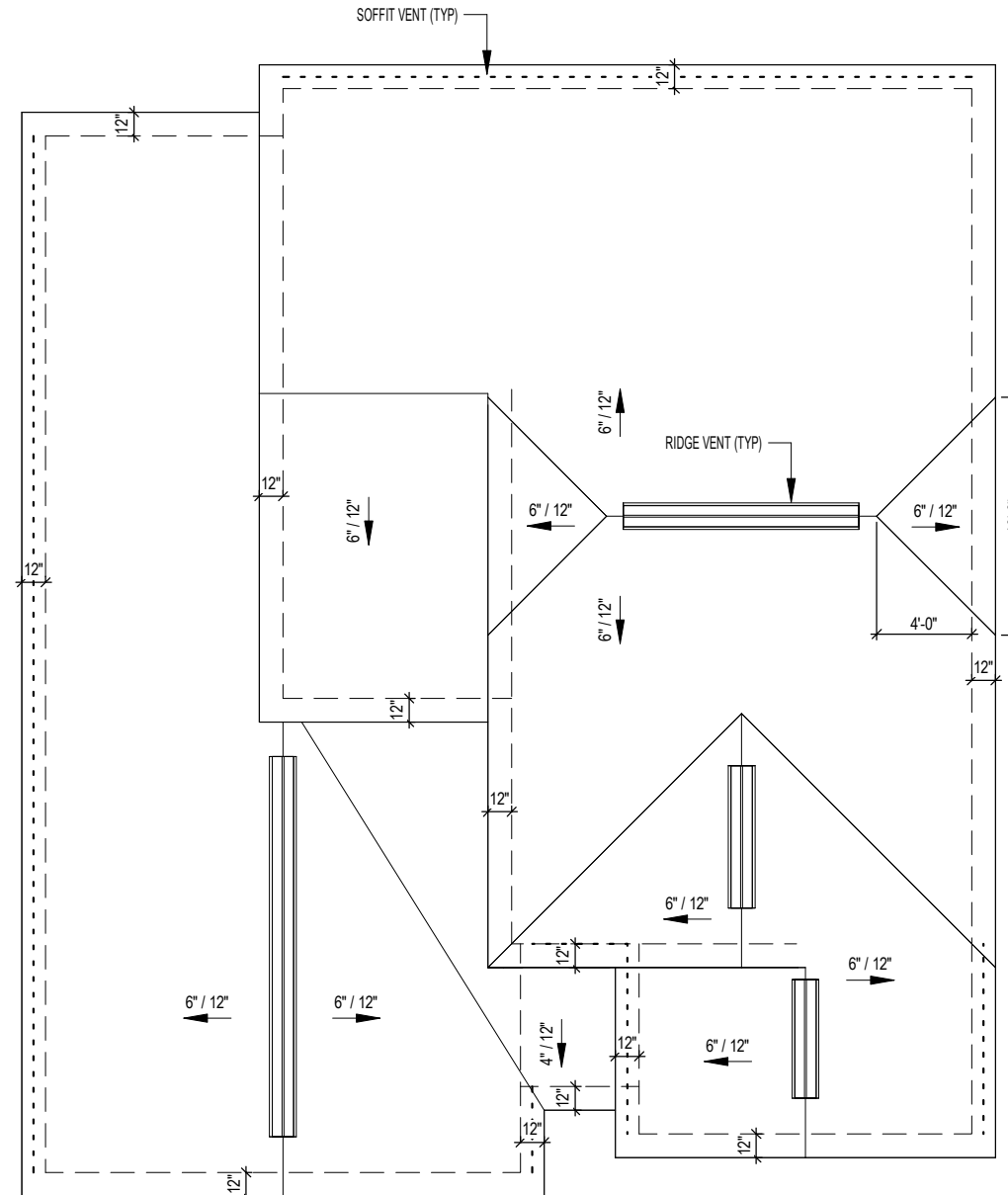
Sheet #:  
 ElevB-Pg4

### Area Schedule (Attic Elev B)

Name	Area	Ventilation Required (sq.in.)	Max Upper (sq.in.)	Min Upper (sq.in.)	Upper Ventilation (sq.in.)	Lower Ventilation (sq.in.)	Total Ventilation (sq.in.)	Ridge Vent (ln.ft.)	Roof Vents (ea)	Soffit Vents (sq.ft.)
Upper Roof	1057 SF	507	406	254	315	324	639	21	0	54
Lower Roof	572 SF	275	220	137	210	282	492	14	0	47

**CALCS BASED ON THE FOLLOWING VALUES**

- Ridge Vents = 15 in<sup>2</sup> of net free area per linear foot
- Roof Vents = 50 in<sup>2</sup> of net free area per unit
- Soffit Vents = 6 in<sup>2</sup> of net free area per square foot



1 Roof Plan - Elev B  
1/8" = 1'-0"



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2204 LH - Elevation B

Roof Plan

Lot #:

Job #:

Address:

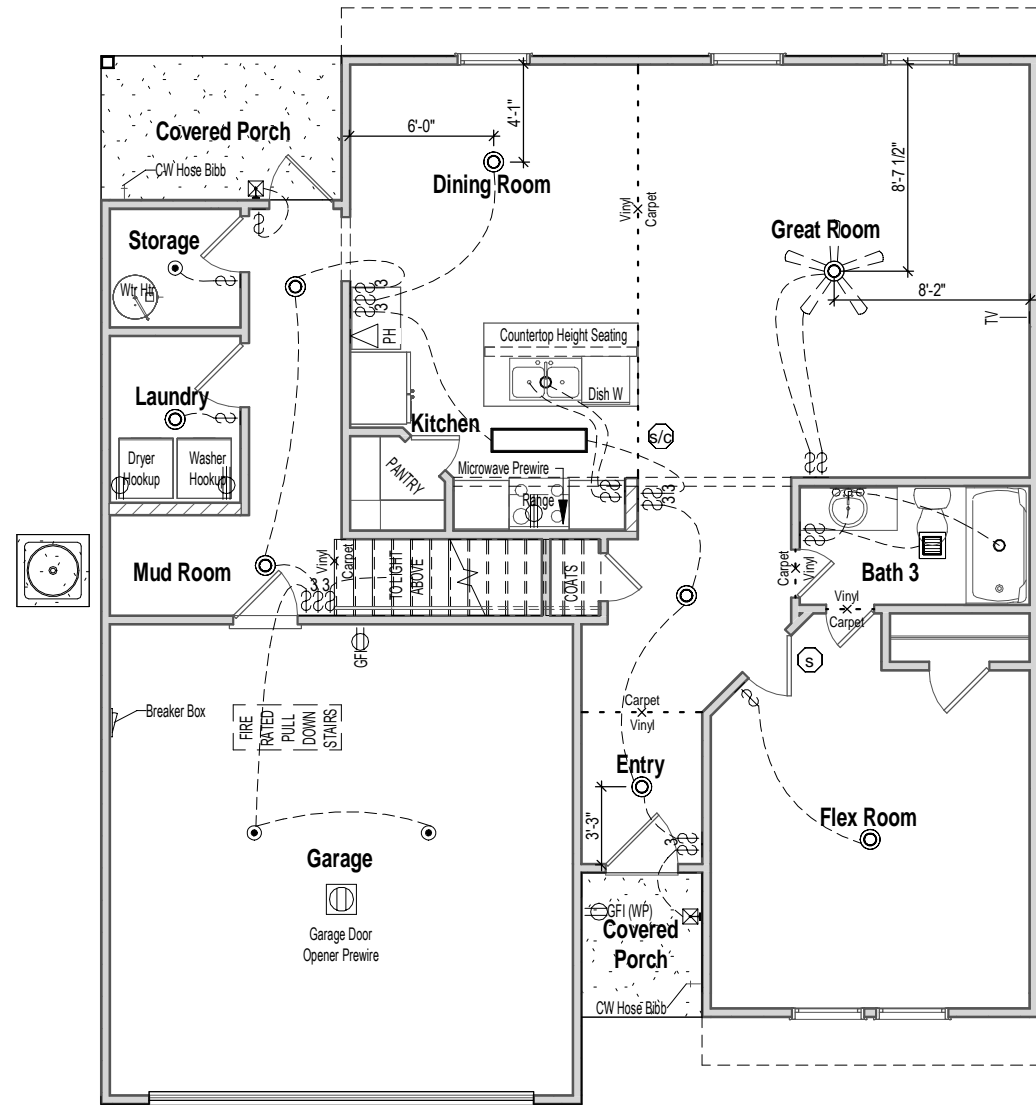
Community:

Last Revision Date:

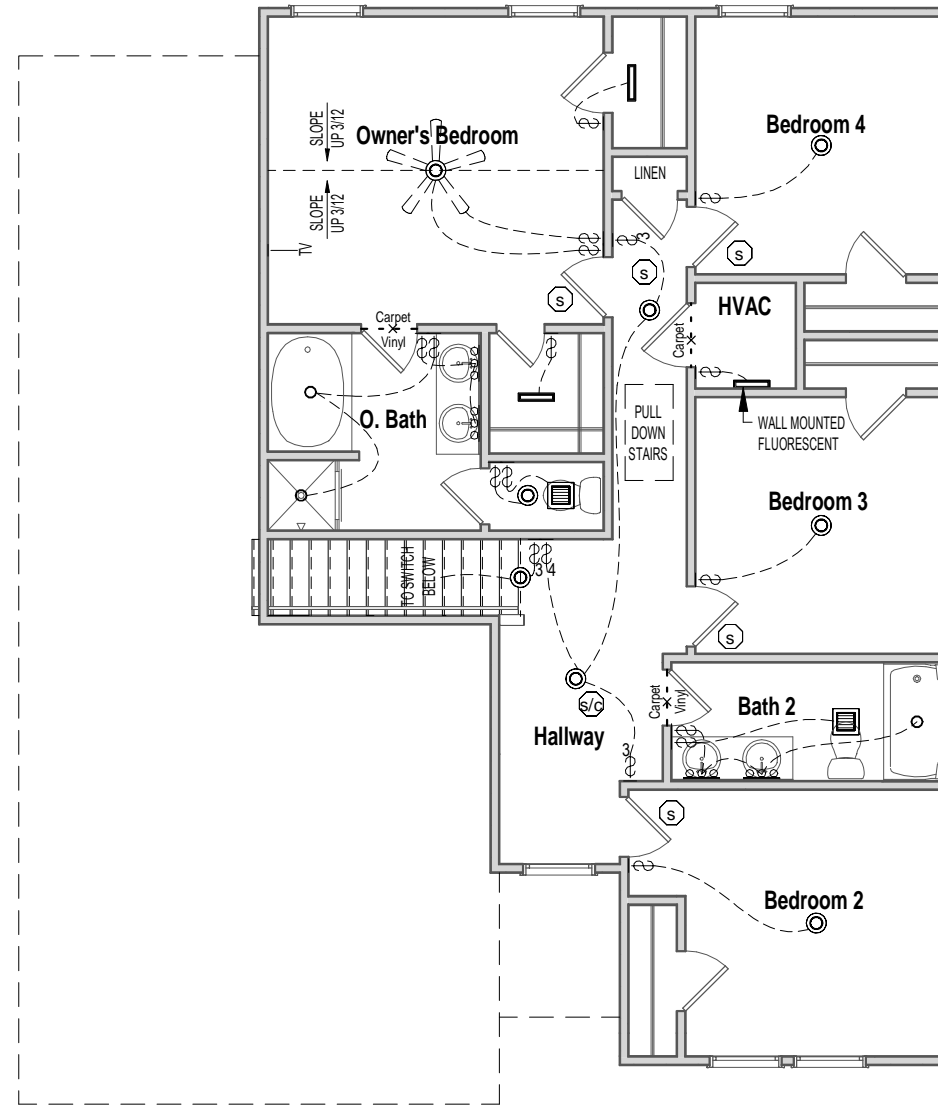
10-18-22

Sheet #:

ElevB-Pg5



1 1st Floor Electrical - Elev B  
1/8" = 1'-0"



2 2nd Floor Electrical - Elev B  
1/8" = 1'-0"

### ELECTRICAL LEGEND

WALL MOUNTED FIXTURES			CEILING MOUNTED FIXTURES		
OUTLET - 110V	OUTLET - TV	WALL LIGHT	GARAGE DOOR OPENER PREWIRE	SMOKE DETECTOR	
OUTLET - 110V GROUND FAULT INTERRUPTER	OUTLET - PHONE	18" LIGHT BAR	FLUSH MOUNT	SMOKE DETECTOR/CO2	
OUTLET - 110V GROUND FAULT INTERRUPTER WATER PROOF	SWITCH - SINGLE POLE	COACH LIGHT - FRONT DOOR	SURFACE CAN LIGHT	BATHROOM EXHAUST FAN	
OUTLET - 220V	SWITCH - 3 WAY	COACH LIGHT - REAR DOOR	FLUSH MOUNT W-FAN PREWIRE	FLUSH MOUNT W-FAN	
FLUORESCENT 1'x4" 2 LAMPS	SWITCH - 4 WAY	KEYLESS			

Outlets shown on the electrical layout are in addition to the outlets that shall be provided in accordance with International Residential Code Sections E3901.2 through E3901.11.



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2204 LH - Elevation B

Electrical & Flooring Plan

Lot #:

Job #:

Address:

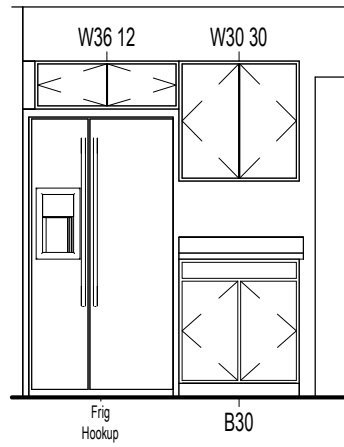
Community:

Last Revision Date:

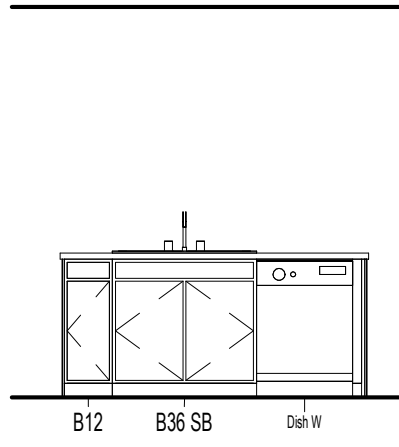
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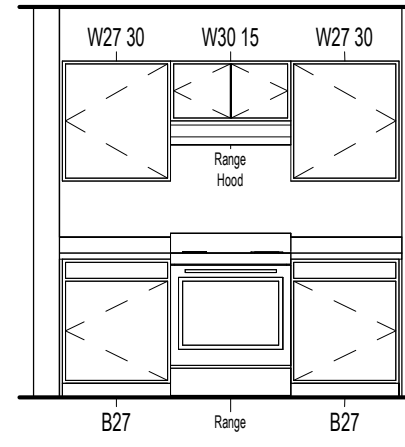
ElevB-Pg6



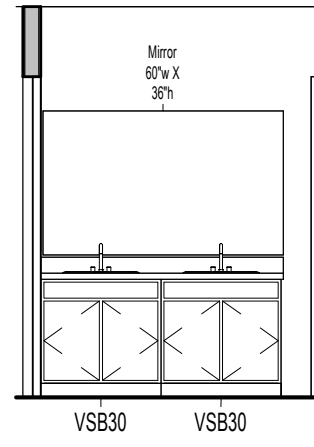
1 Kitchen 1  
1/4" = 1'-0"



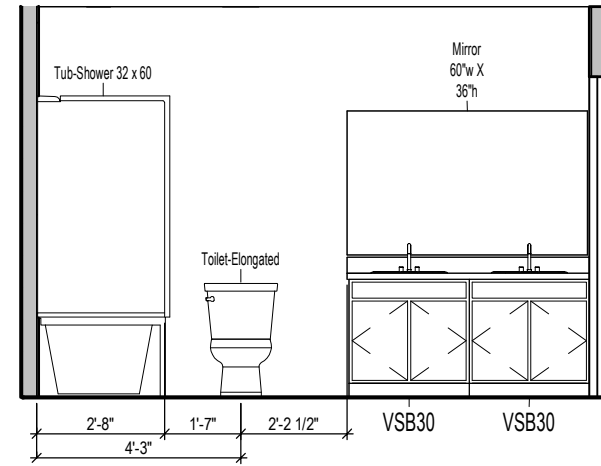
2 Kitchen 2  
1/4" = 1'-0"



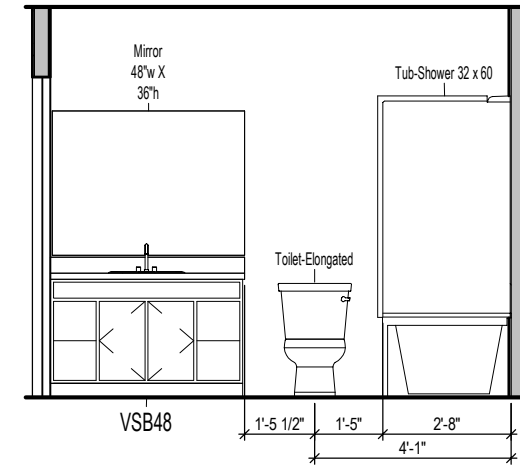
3 Kitchen 3  
1/4" = 1'-0"



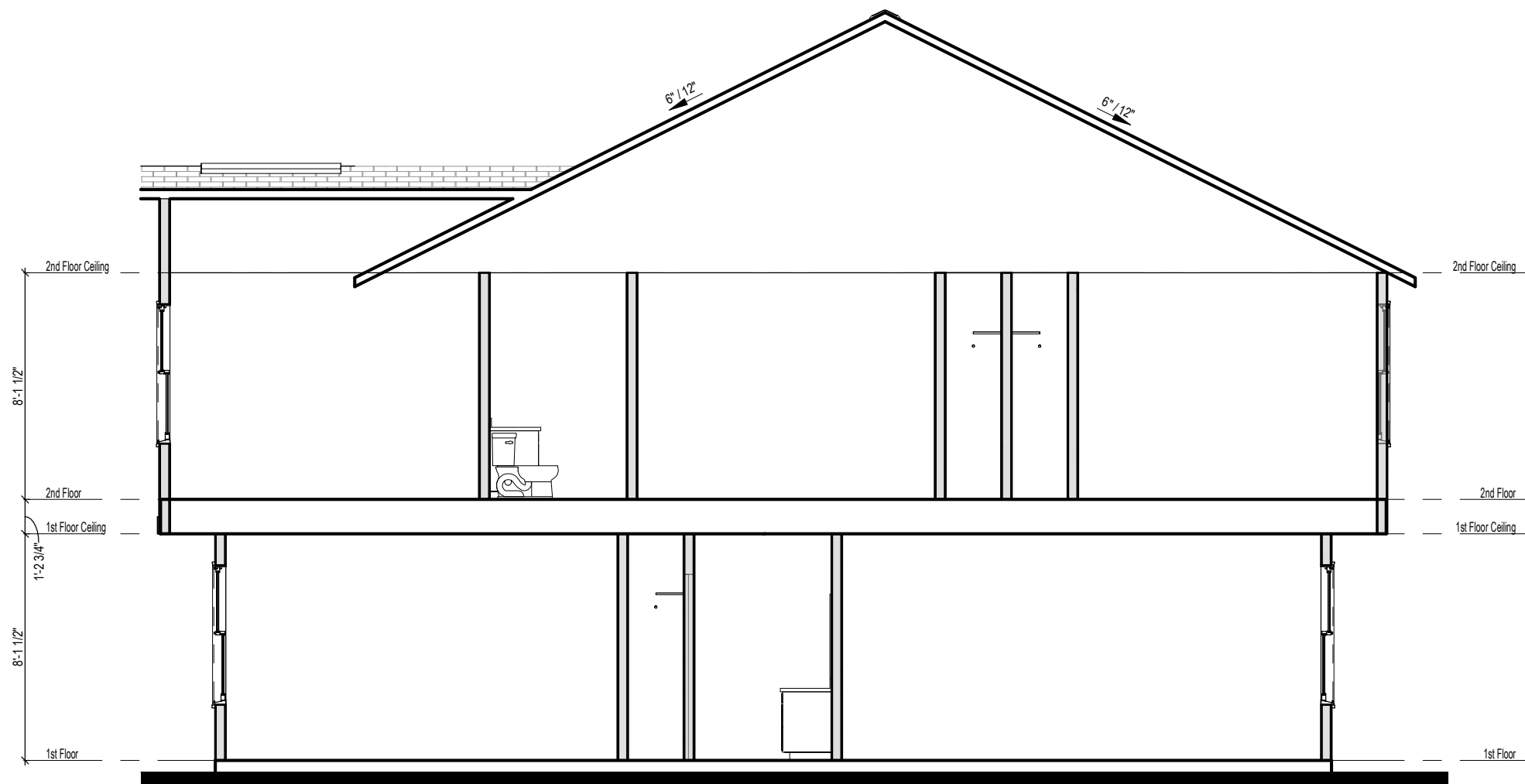
4 Owner's Bath  
1/4" = 1'-0"



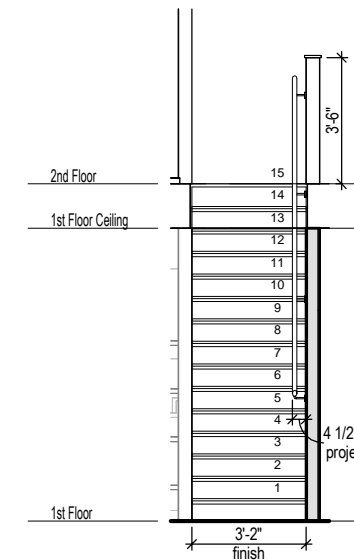
5 Bath 2  
1/4" = 1'-0"



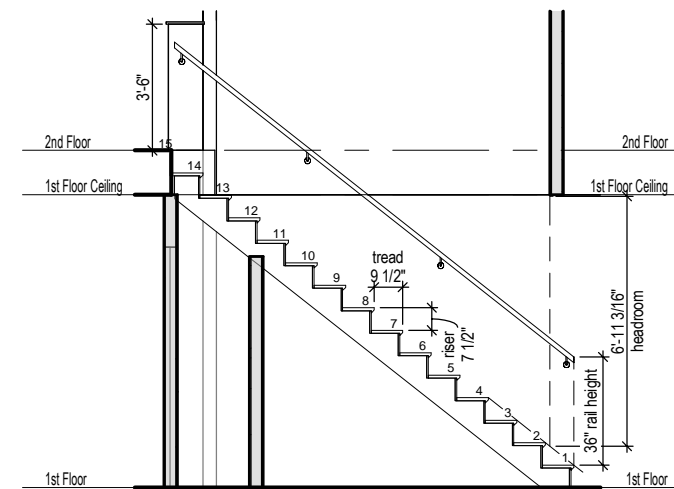
6 Bath 3  
1/4" = 1'-0"



7 Building Section  
3/16" = 1'-0"



9 Stair Section 2  
3/16" = 1'-0"



8 Stair Section 1  
3/16" = 1'-0"



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2204 LH - Elevation A & B

Interior Elevations

Lot #:

Job #:

Address:

Community:

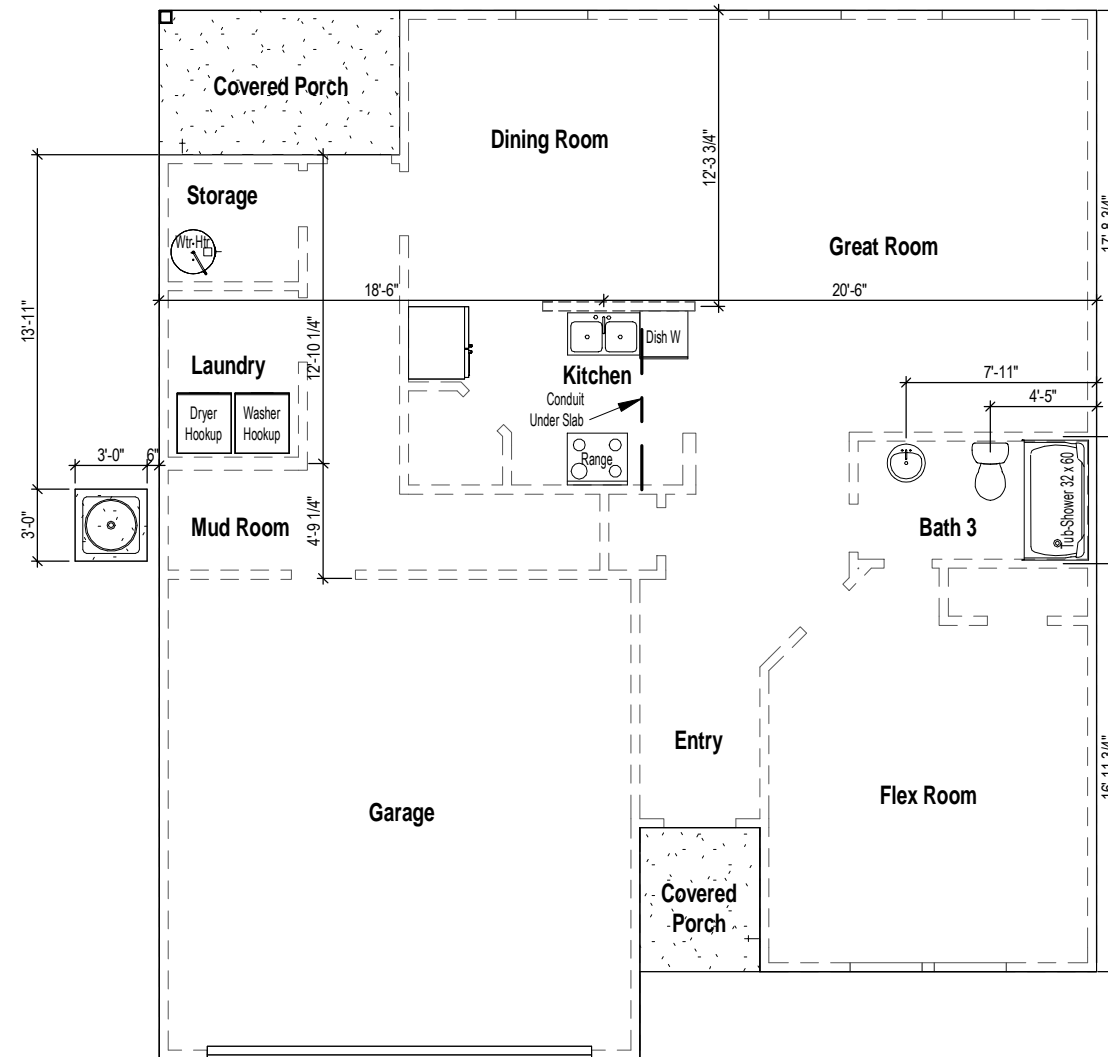
Last Revision Date:

10-18-22

Sheet #:

Pg7

# REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION DIMENSIONS



1 Slab Penetrations  
1/8" = 1'-0"



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2204 LH - Elevation A & B

Slab Penetrations

Lot #:

Job #:

Address:

Community:

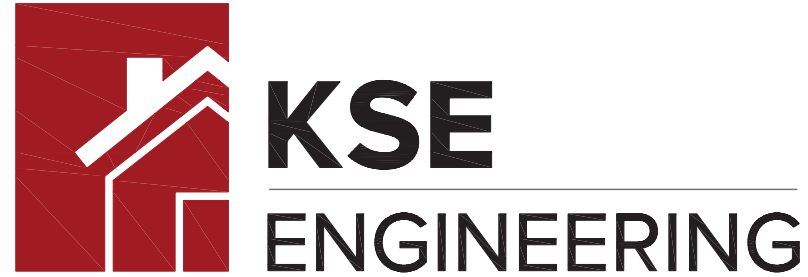
Last Revision Date:

10-18-22

Sheet #:

Pg8





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 www.kse-eng.com (215) 804-4449

2204

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 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  
 • DECK/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  
 • STANDARD BRICK = 40 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 = 115 MPH  
 • EXPOSURE CATEGORY = B

ASSUMED SOIL BEARING CAPACITY = 2000 PSF

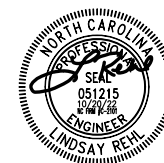
ASSUMED LATERAL SOIL PRESSURE = 45 PCF

FROST DEPTH = 12" MINIMUM

SEISMIC DESIGN CATEGORY = B

ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:

- BCI 4500s SERIES (SERIES AND SPACING PER PLANS)
- LVL: E=2,000,000 PSI, F<sub>b</sub>=3,100 PSI, F<sub>v</sub>=285 PSI, F<sub>c</sub>=750 PSI

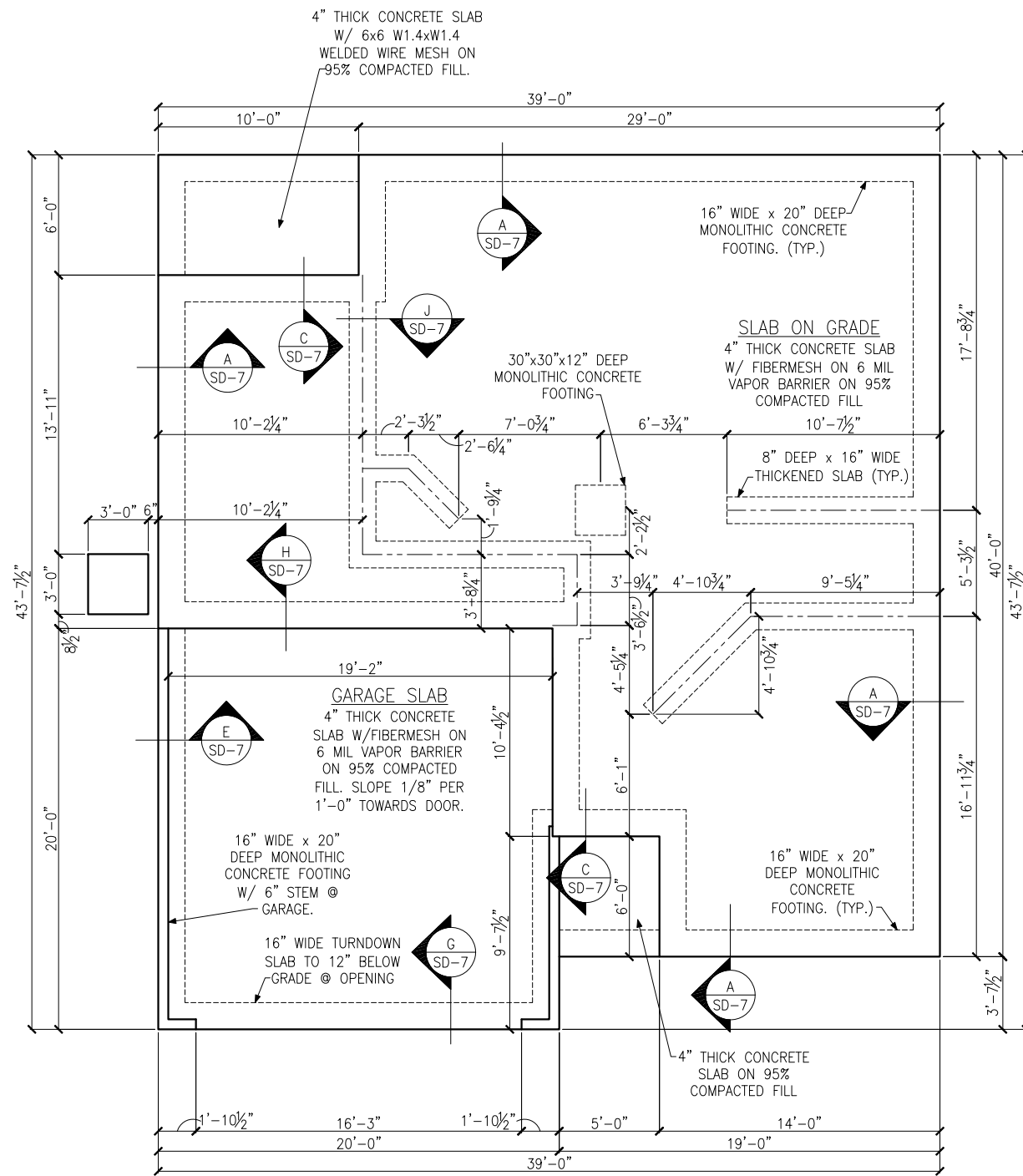


Cover Sheet  
 2204 - LH  
 115 M.P.H.  
 North Carolina

Project #: 170-20002  
 Designed By: JPS  
 Checked By:  
 Issue Date: 8/31/20  
 Re-Issue:  
 Scale: 1/8"=1'-0" @ 11x17  
 1/4"=1'-0" @ 22x34

S-0





MONOLITHIC SLAB FOUNDATION PLAN  
ELEVATION 'B'

**LEGEND**

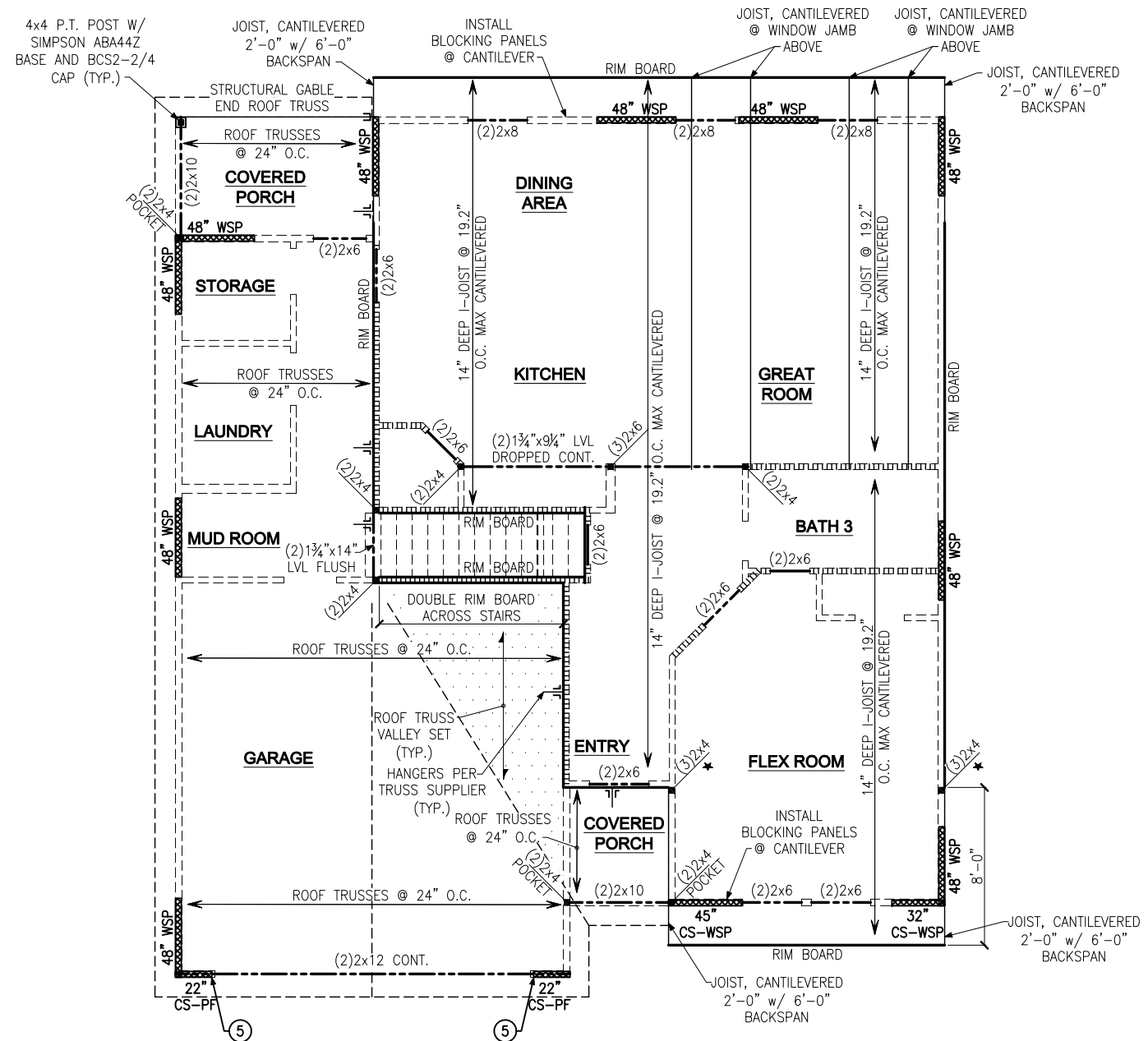
- PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
- 48" WSP
- SEE HOLDOWN SCHEDULE AND DETAILS ON SD-1 FOR TYPICAL INSTALLATION

REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN.



Monolithic Slab Foundation Plan  
Elevation 'B'  
2204 - LH  
115 M.P.H.  
North Carolina

Project #: 170-20002  
Designed By: JPS  
Checked By:  
Issue Date: 8/31/20  
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.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
- 48" WSP

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

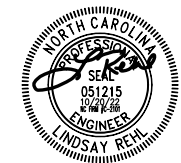
PLAN DESIGNED WITH 8' NOMINAL WALL PLATE HEIGHT

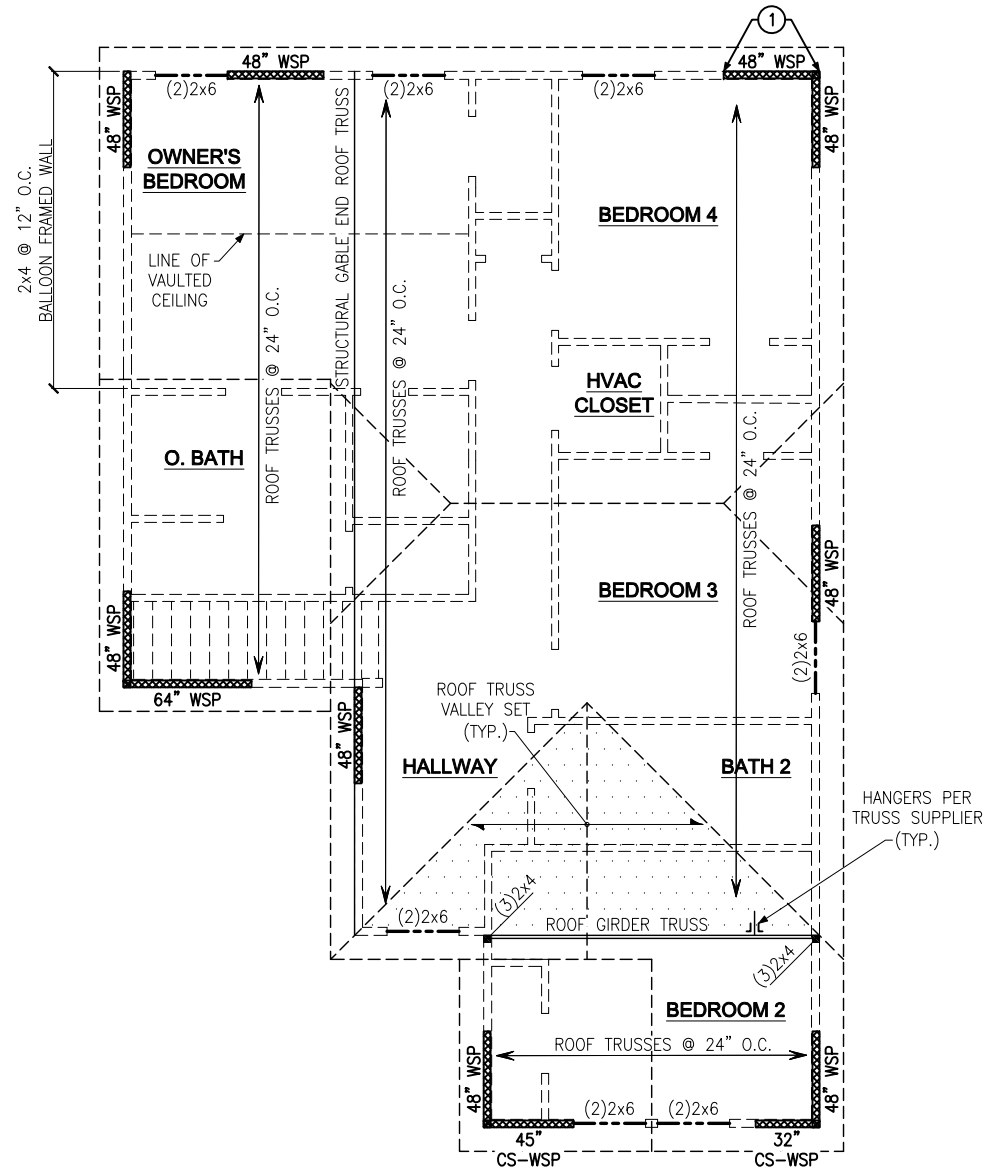
FLOOR FRAMING TO BE 14" DEEP BCI 4500s SERIES. SPACING PER PLAN.

**KEYNOTES:**

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

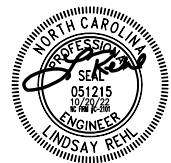
SECOND FLOOR FRAMING PLAN  
ELEVATION 'B'





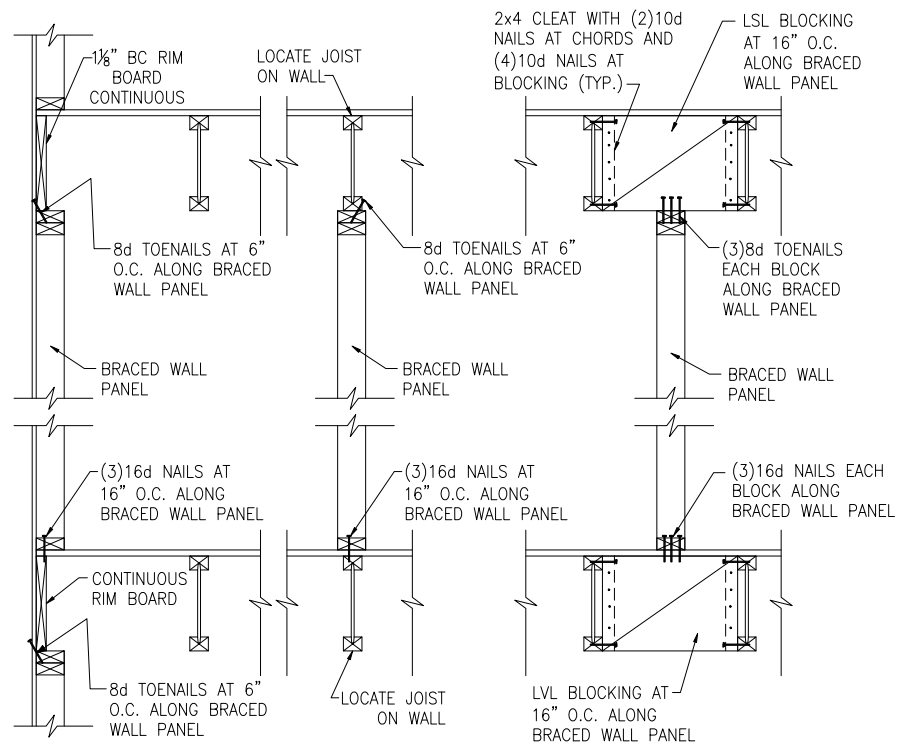
ROOF FRAMING PLAN  
ELEVATION 'B'

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)
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS	
PLAN DESIGNED WITH 8' NOMINAL WALL PLATE HEIGHT	
KEYNOTES:	
①	AT RAISED FLOOR BELOW, CONNECT STUD AT END OF BRACED WALL PANEL TO FRAMING BELOW WITH A 30" LONG SIMPSON CS20 COIL STRAP WITH MIN 8-10d NAILS EACH END. AT SLAB FOUNDATION BELOW, CONNECT STUD TO FOUNDATION w/ SIMPSON DTT1Z w/ SIMPSON 3/8"x6" TITEN HD SCREW ANCHOR AND 3/2" MINIMUM EMBEDMENT.

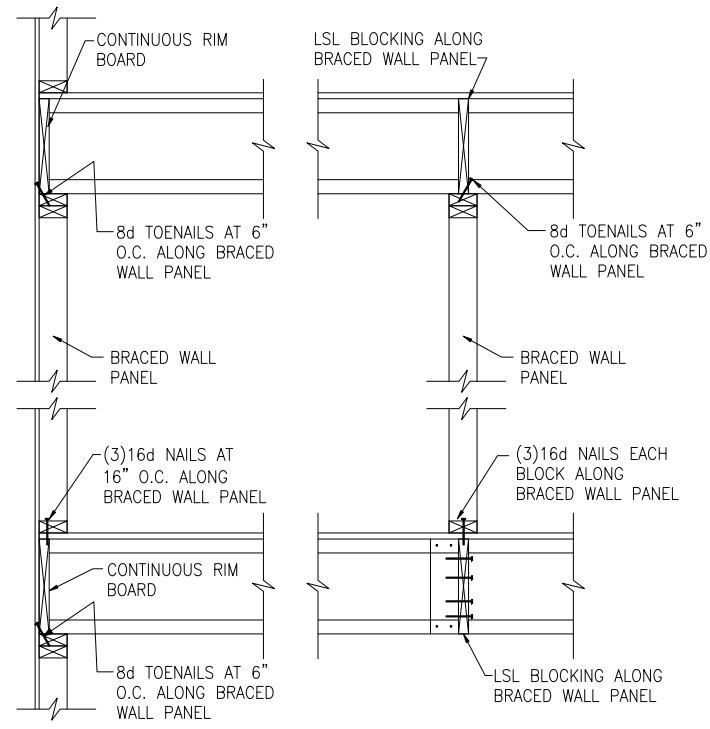


Roof Framing Plan  
Elevation 'B'  
2204 - LH  
115 M.P.H.  
North Carolina

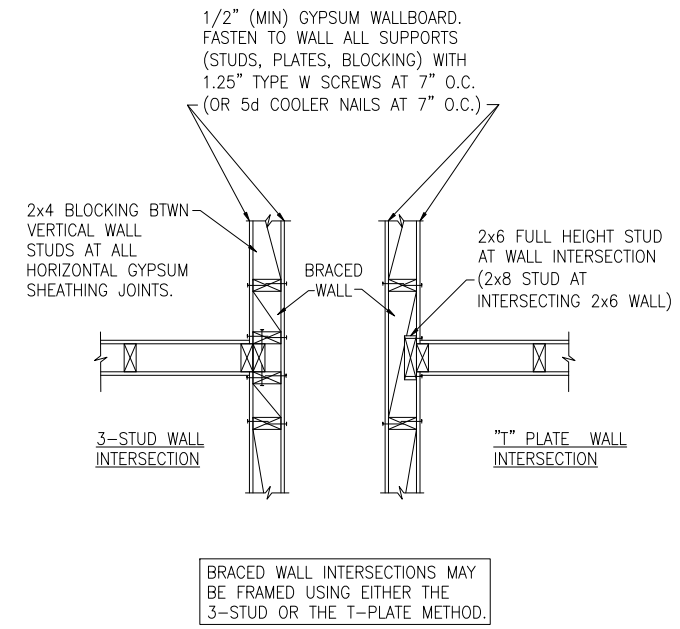
Project #: 170-20002  
Designed By: JPS  
Checked By:  
Issue Date: 8/31/20  
Re-Issue:  
Scale: 1/8"=1'-0" @ 11x17  
1/4"=1'-0" @ 22x34



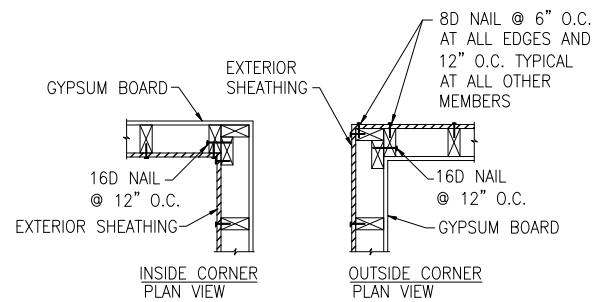
**(A)** TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION  
BRACED WALL PANELS PARALLEL TO I-JOISTS



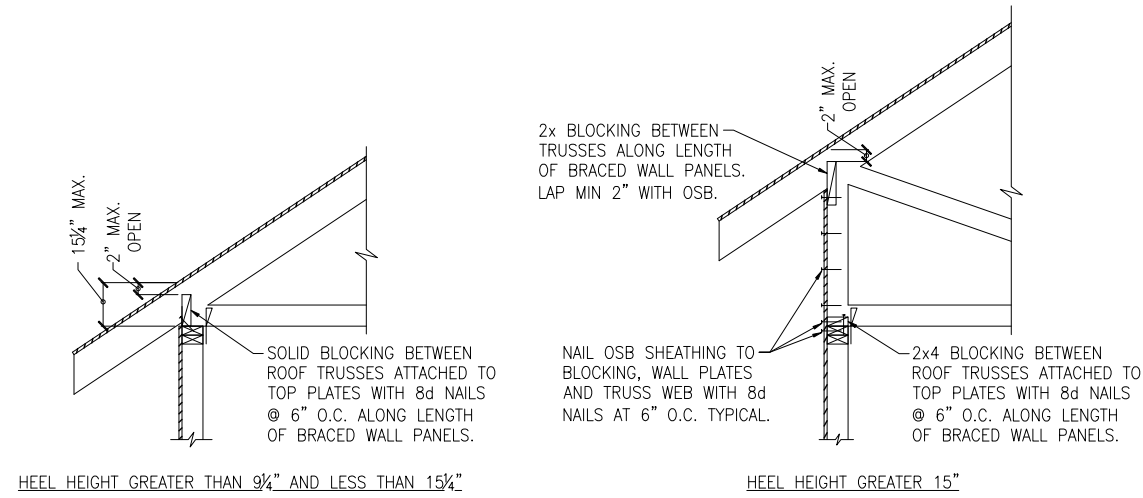
**(B)** TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION  
BRACED WALL PANELS PERPENDICULAR TO I-JOISTS



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

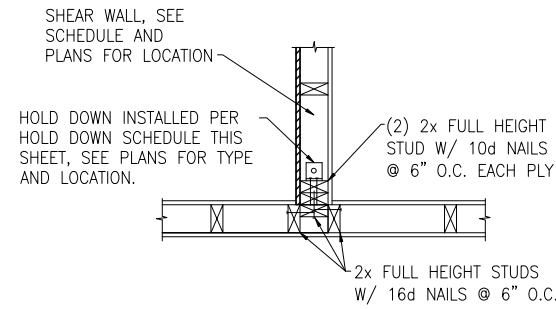


**(D)** TYPICAL EXTERIOR CORNER WALL FRAMING

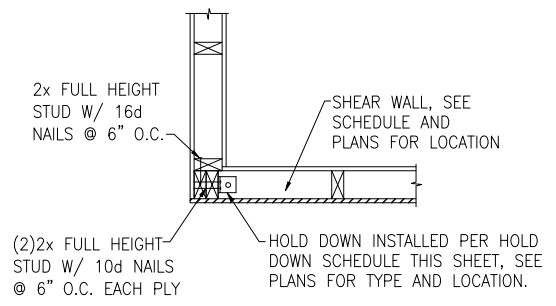


**(E)** ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS  
ONLY REQUIRED AT BRACED WALL PANELS

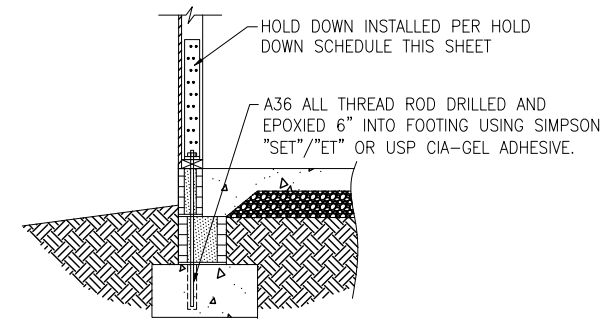




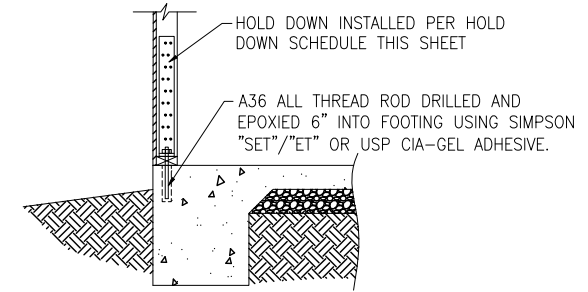
(A) TYPICAL HOLD DOWN DETAIL



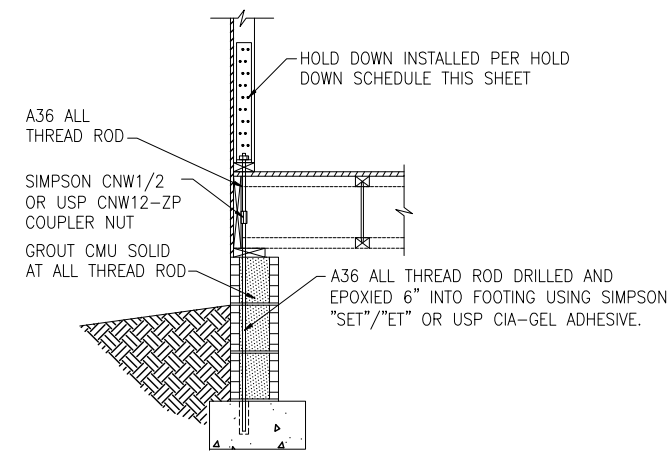
(B) TYPICAL HOLD DOWN DETAIL



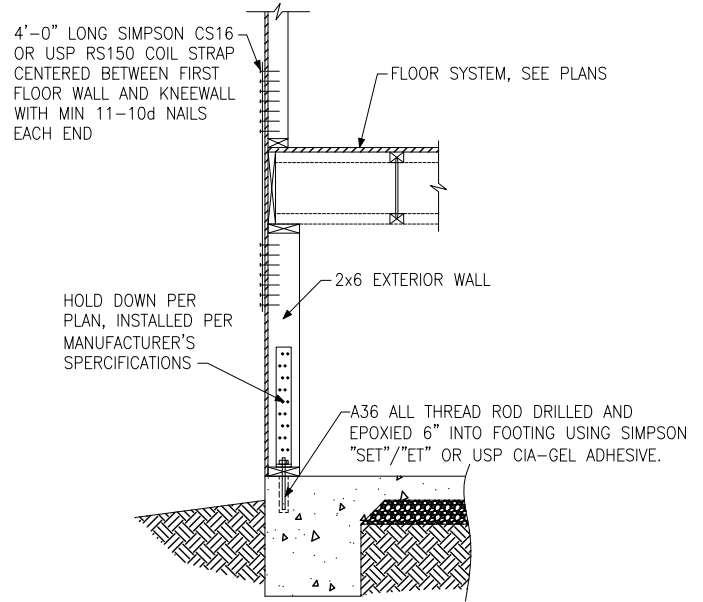
(C) HOLD DOWN AT STEMWALL SLAB



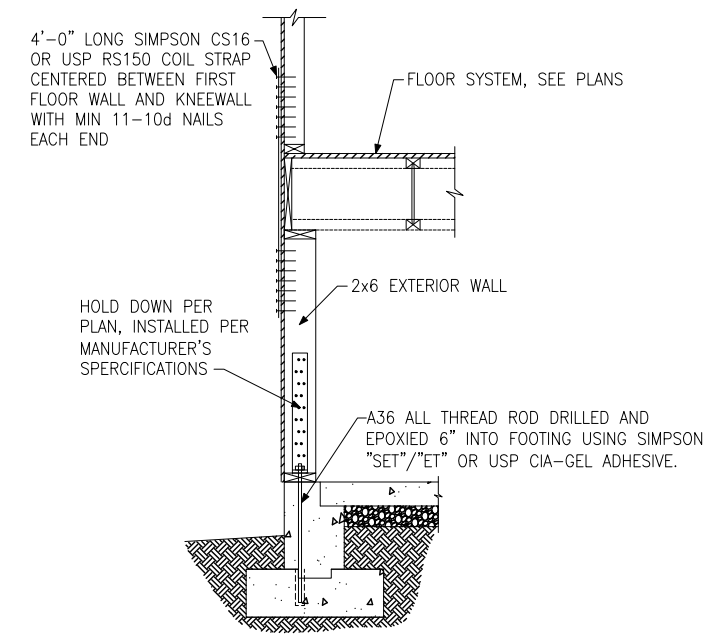
(D) HOLD DOWN AT MONOLITHIC SLAB



(E) HOLD DOWN AT CRAWL FOUNDATION



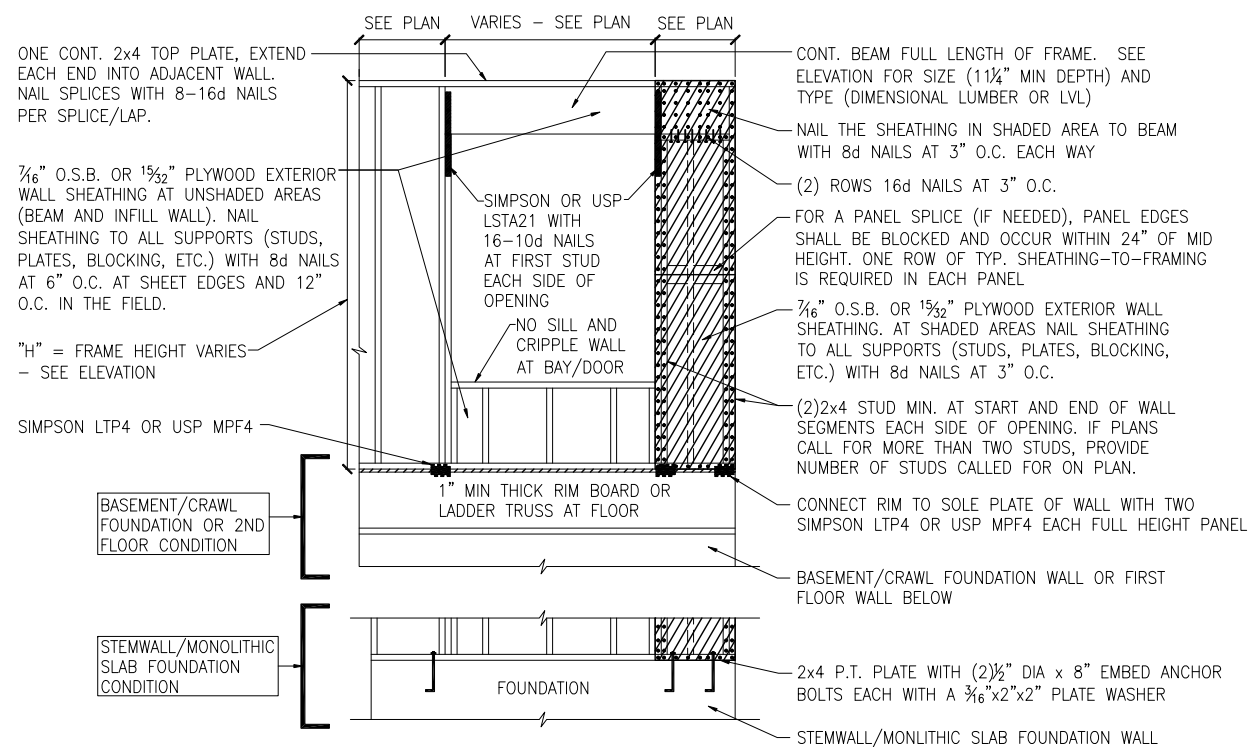
(F) HOLD DOWN AT BASEMENT MONOLITHIC TURN-DOWN



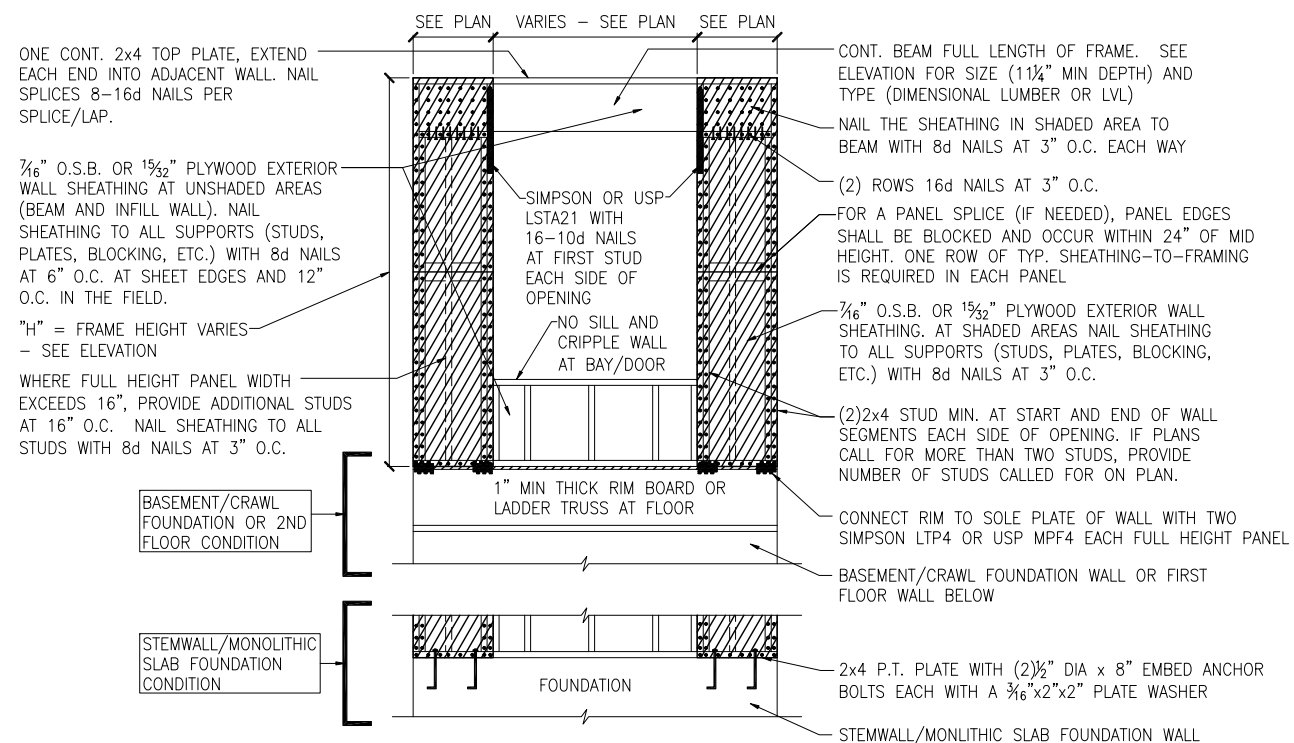
(G) HOLD DOWN AT BASEMENT STEM WALL

HOLD DOWN SCHEDULE			
HOLD DOWN		ALL TREAD ROD	FASTENERS
SIMPSON	USP		
LTT20B	LTS20B	1/2" DIA.	(10)10d NAILS
HTT4	HTT16	5/8" DIA.	(18)16d x 2 1/2" LONG NAILS
HTT5	HTT45	5/8" DIA.	(26)16d x 2 1/2" LONG NAILS

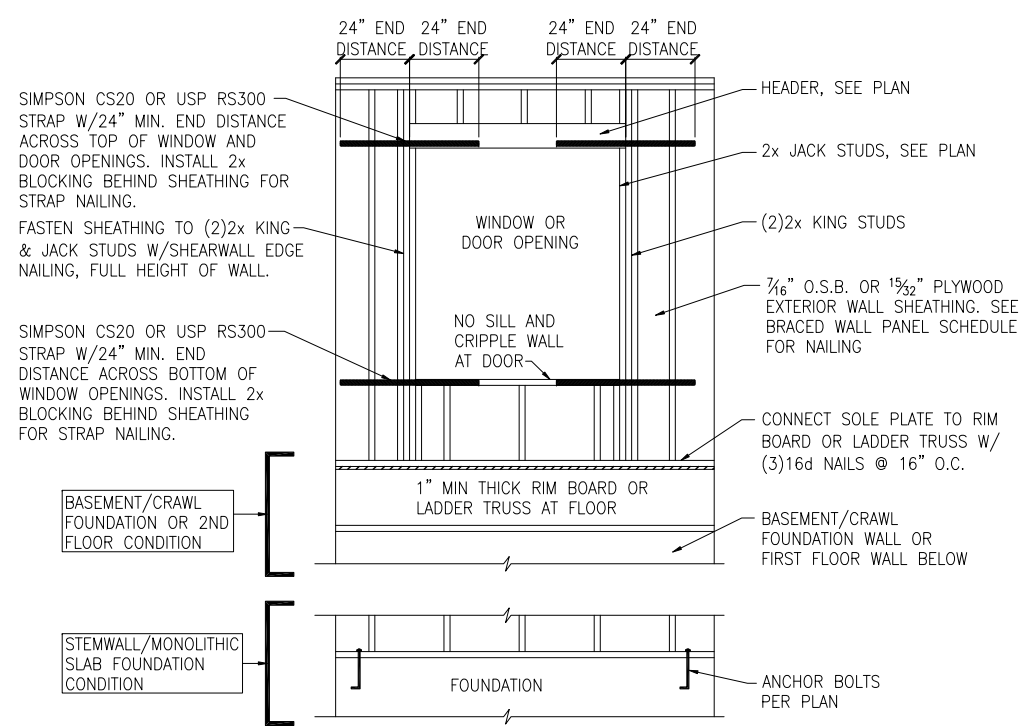




**A** METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION  
ONE BRACED WALL SEGMENT



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



**C** WINDOW OR DOOR REINFORCEMENT IN ENGINEERED SHEAR WALL  
ONLY REQUIRED WHERE SPECIFIED ON PLANS

BRACED WALL PANEL AND ENGINEERED SHEAR WALL SCHEDULE			
PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS
BWP	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
GB(1)	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
GB(1)-4	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 4" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
GB(2)	INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
CS-BWP	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
CS-PF	CONTINUOUS SHEATHED PORTAL FRAME	7/16" OSB	NAILING PER DETAIL
CS-EPF	PORTAL FRAME WITH HOLD DOWNS	7/16" OSB	NAILING PER DETAIL
CS-ESW(1)	ENGINEERED SHEAR WALL, TYPE 1	7/16" OSB	8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS
CS-ESW(2)	ENGINEERED SHEAR WALL, TYPE 2	7/16" OSB	8D COMMON NAILS AT 4" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS
CS-ESW(3)	ENGINEERED SHEAR WALL, TYPE 3	7/16" OSB	8D COMMON NAILS AT 3" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS

**BRACED WALL PANEL NOTES:**

- ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
- SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH 7/16" O.S.B., OR 1/2" PLYWOOD, FASTENED PER IRC. AT EXTERIOR CORNERS, SHEATHING SHALL BE FASTENED PER KSE BRACED WALL DETAILS. AT INTERIOR WALL INTERSECTIONS, FASTEN STUDS & WALL BRACING PER KSE BRACED WALL DETAILS.
- BRACED WALL PANELS AND ENGINEERED SHEAR WALLS ARE PROVIDED PER IRC. PANEL LENGTHS SHOWN ON PLANS ARE THE MINIMUM LENGTH REQUIRED.

**KSE ENGINEERING**  
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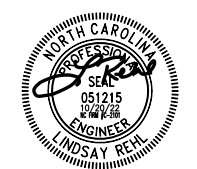
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Braced Wall Notes & Details

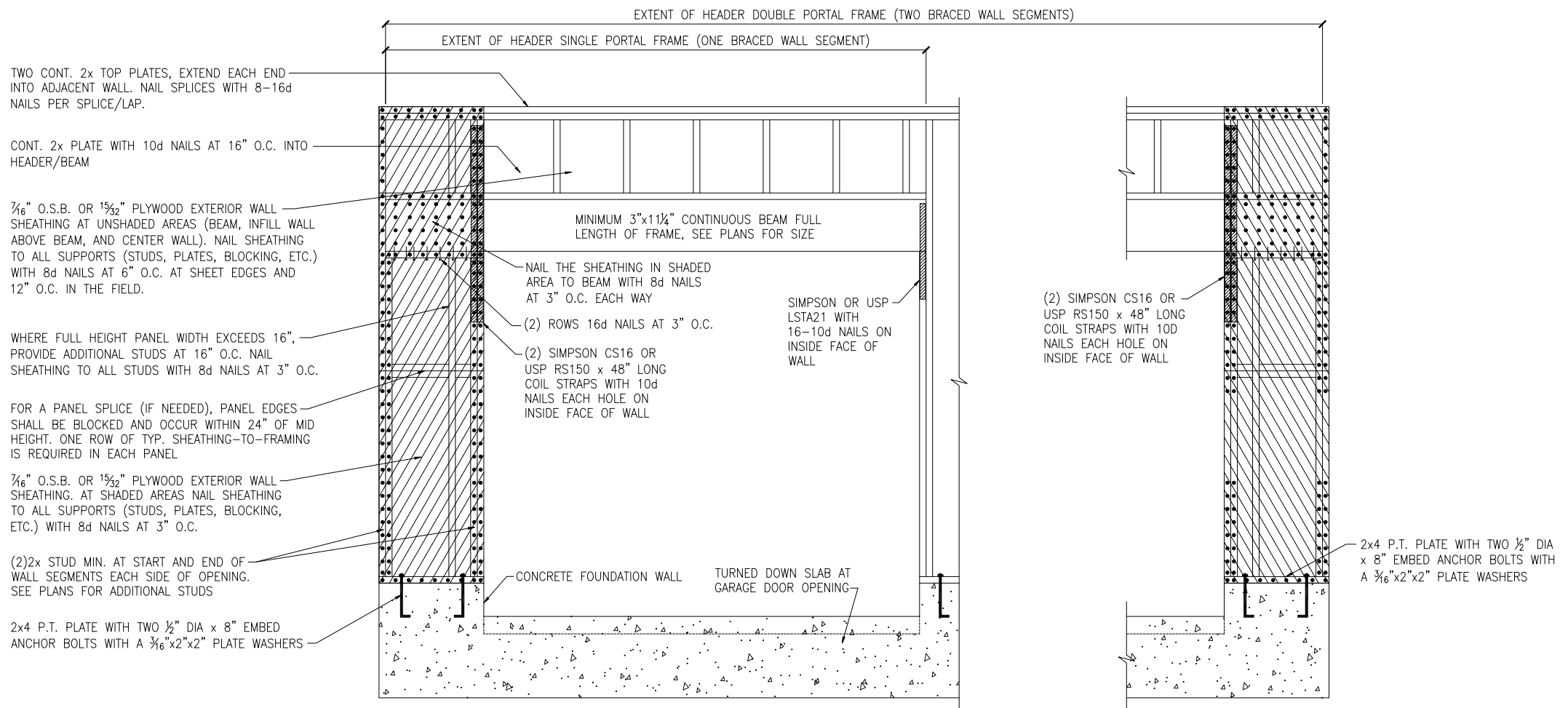
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Designed By: JPS  
Checked By:  
Issue Date: 8/31/20  
Re-Issue: 11/9/21  
Scale: 1/8"=1'-0" @ 11x17  
1/4"=1'-0" @ 22x34

2204 - LH  
115 M.P.H.  
North Carolina

SD-3







TWO CONT. 2x TOP PLATES, EXTEND EACH END INTO ADJACENT WALL. NAIL SPLICES WITH 8-16d NAILS PER SPLICE/LAP.

CONT. 2x PLATE WITH 10d NAILS AT 16" O.C. INTO HEADER/BEAM

7/16" O.S.B. OR 1 1/2" PLYWOOD EXTERIOR WALL SHEATHING AT UNSHADED AREAS (BEAM, INFILL WALL ABOVE BEAM, AND CENTER WALL). NAIL SHEATHING TO ALL SUPPORTS (STUDS, PLATES, BLOCKING, ETC.) WITH 8d NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. IN THE FIELD.

WHERE FULL HEIGHT PANEL WIDTH EXCEEDS 16", PROVIDE ADDITIONAL STUDS AT 16" O.C. NAIL SHEATHING TO ALL STUDS WITH 8d NAILS AT 3" O.C.

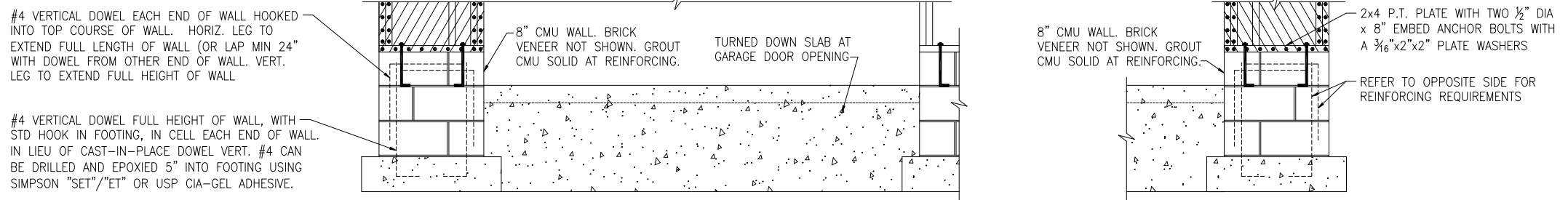
FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES SHALL BE BLOCKED AND OCCUR WITHIN 24" OF MID HEIGHT. ONE ROW OF TYP. SHEATHING-TO-FRAMING IS REQUIRED IN EACH PANEL

7/16" O.S.B. OR 1 1/2" PLYWOOD EXTERIOR WALL SHEATHING. AT SHADED AREAS NAIL SHEATHING TO ALL SUPPORTS (STUDS, PLATES, BLOCKING, ETC.) WITH 8d NAILS AT 3" O.C.

(2)2x STUD MIN. AT START AND END OF WALL SEGMENTS EACH SIDE OF OPENING. SEE PLANS FOR ADDITIONAL STUDS

2x4 P.T. PLATE WITH TWO 1/2" DIA x 8" EMBED ANCHOR BOLTS WITH A 3/16"x2"x2" PLATE WASHERS

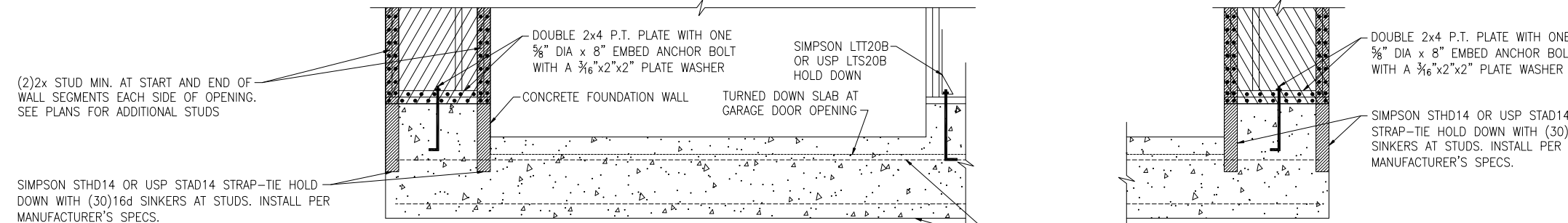
**(A) METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION**  
MONOLITHIC SLAB OR BASEMENT FOUNDATION



#4 VERTICAL DOWEL EACH END OF WALL HOOKED INTO TOP COURSE OF WALL. HORIZ. LEG TO EXTEND FULL LENGTH OF WALL (OR LAP MIN 24" WITH DOWEL FROM OTHER END OF WALL. VERT. LEG TO EXTEND FULL HEIGHT OF WALL

#4 VERTICAL DOWEL FULL HEIGHT OF WALL, WITH STD HOOK IN FOOTING, IN CELL EACH END OF WALL. IN LIEU OF CAST-IN-PLACE DOWEL VERT. #4 CAN BE DRILLED AND EPOXIED 5" INTO FOOTING USING SIMPSON "SET"/"ET" OR USP CIA-GEL ADHESIVE.

**(B) METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION**  
STEMWALL SLAB OR CRAWL SPACE FOUNDATION



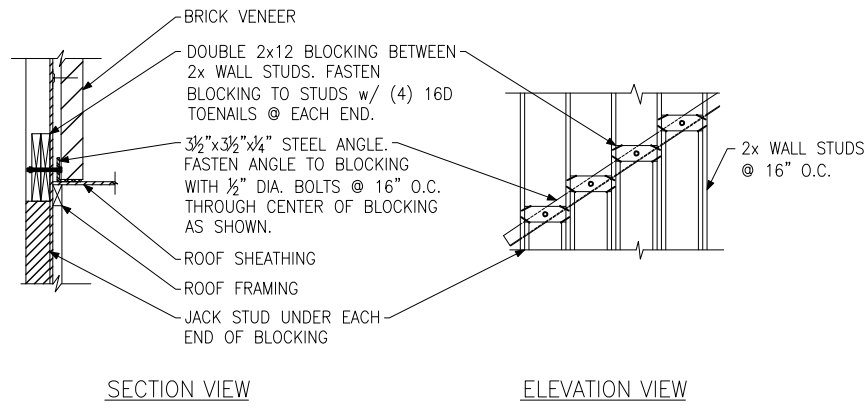
(2)2x STUD MIN. AT START AND END OF WALL SEGMENTS EACH SIDE OF OPENING. SEE PLANS FOR ADDITIONAL STUDS

SIMPSON STHD14 OR USP STAD14 STRAP-TIE HOLD DOWN WITH (30)16d SINKERS AT STUDS. INSTALL PER MANUFACTURER'S SPECS.

**(C) METHOD CS-EPF: ENGINEERED PORTAL FRAME WITH HOLD-DOWNS**

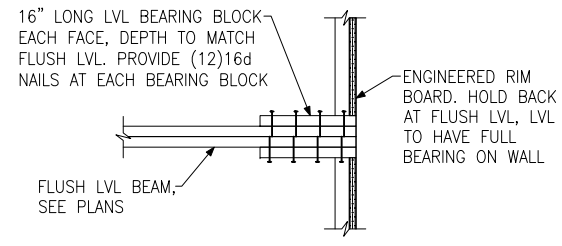
CONTINUOUS #4 HIGH AND LOW. PROVIDE MIN 24" LAPS WHERE SPLICED.



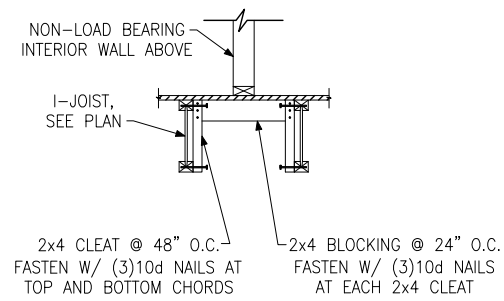


SECTION VIEW ELEVATION VIEW

(A) BRICK LEDGER CONNECTION DETAIL

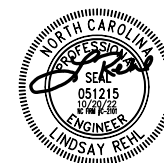


(B) BEARING ENHANCER FLUSH LVL



(C) I-JOIST LADDER BLOCKING AS REQUIRED @ PARALLEL WALLS

WALL STUD SIZE, HEIGHT & SPACING SCHEDULE						
STUD SIZE	BEARING WALLS				NONBEARING WALLS	
	LATERALLY UNSUPPORTED STUD HEIGHT	MAXIMUM SPACING WHEN SUPPORTING A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY, ONLY	MAXIMUM SPACING WHEN SUPPORTING ONE FLOOR, PLUS A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY	MAXIMUM SPACING WHEN SUPPORTING TWO FLOORS, PLUS A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY	LATERALLY UNSUPPORTED STUD HEIGHT	MAXIMUM SPACING
2x4	10'-0"	24"	16"	-	14'-0"	24"
2x6	10'-0"	24"	24"	16"	20'-0"	24"

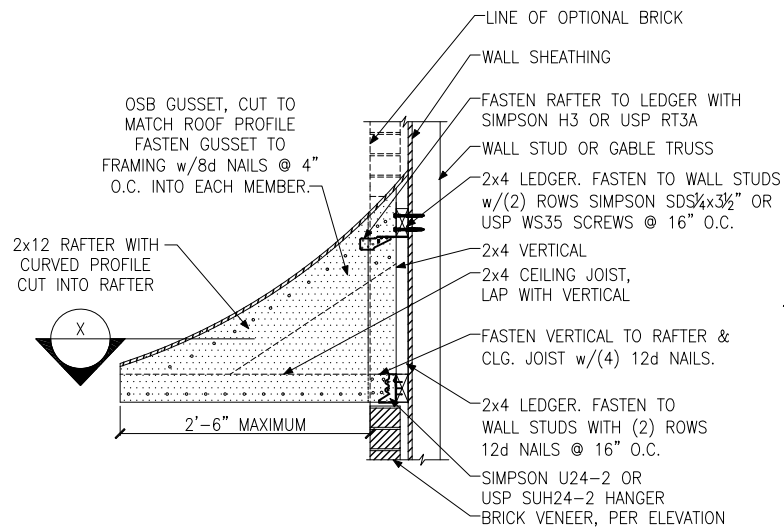


Miscellaneous Framing Details

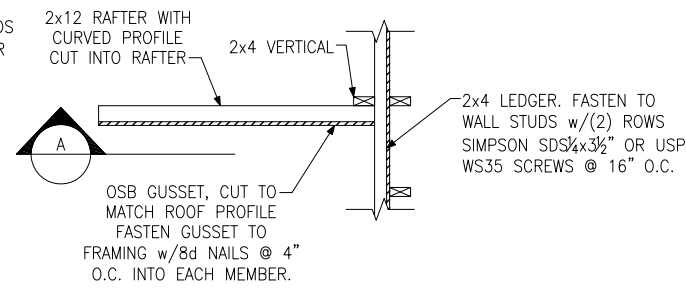
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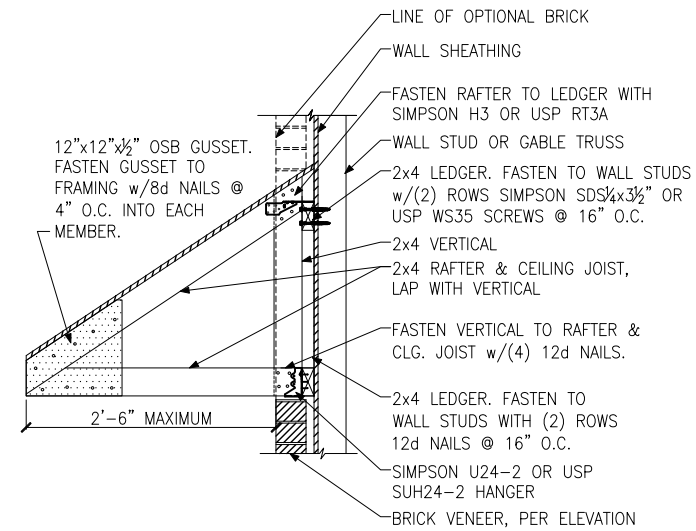




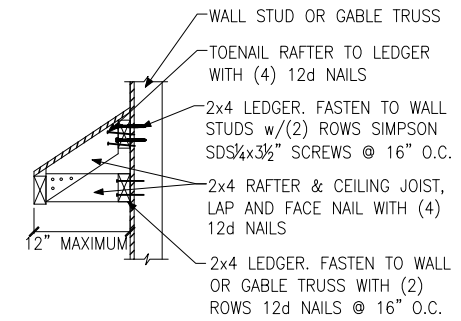
**A** PENT ROOF DETAIL  
CURVED ROOF



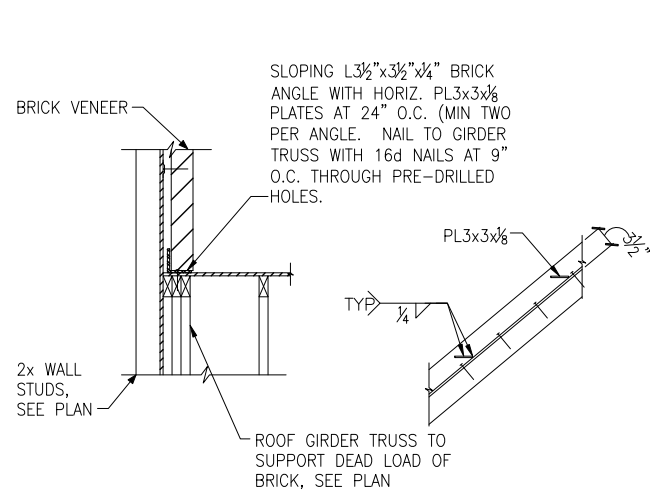
**X** SECTION  
CURVED ROOF



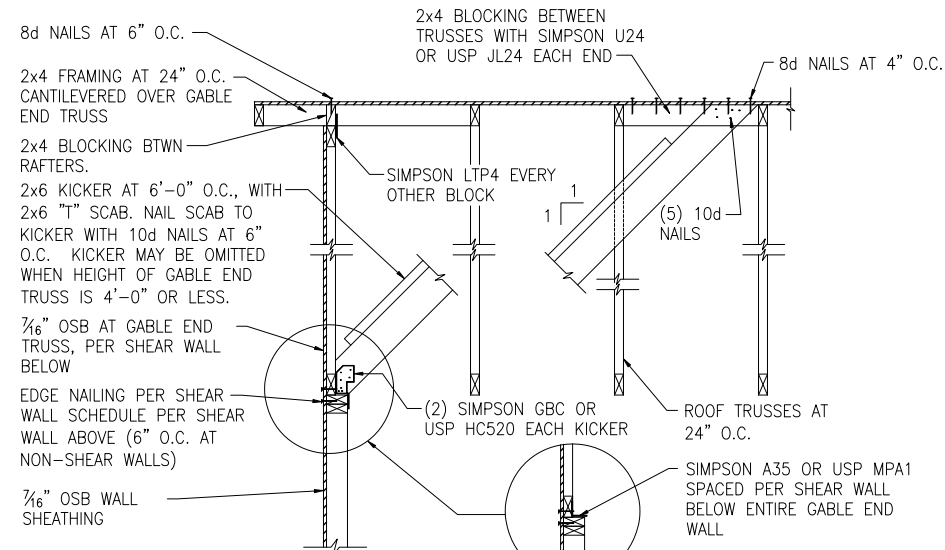
**B** PENT ROOF DETAIL  
STRAIGHT ROOF



**C** EYEBROW ROOF DETAIL  
STRAIGHT ROOF

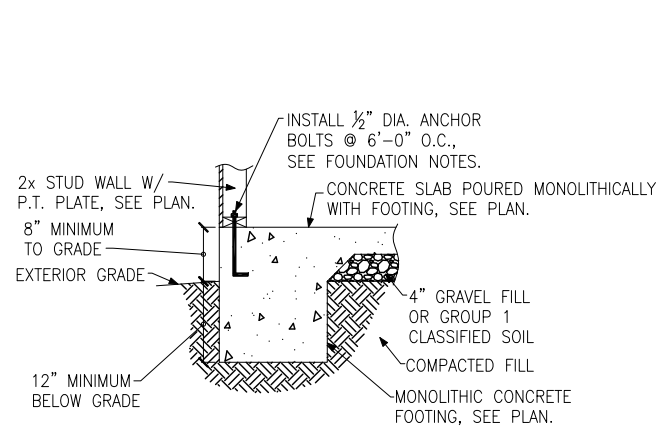


**D** TRUSS DETAIL

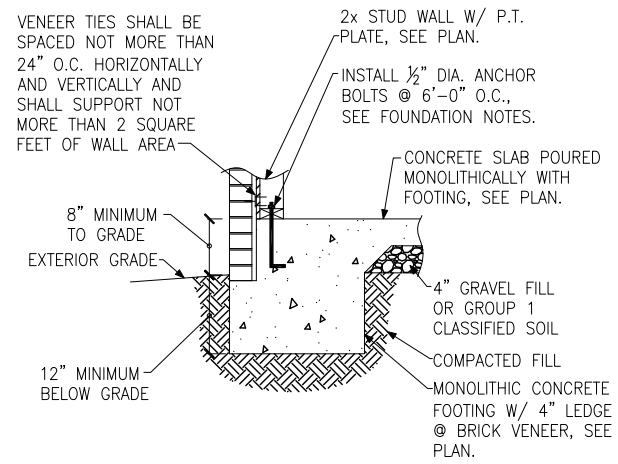


**E** GABLE END WALL DETAIL

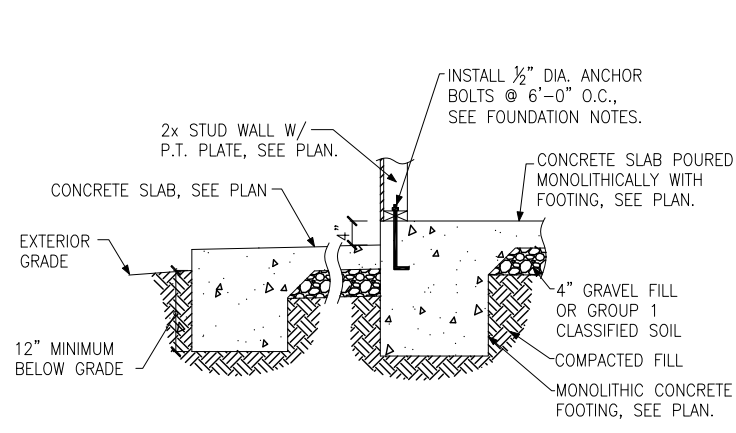




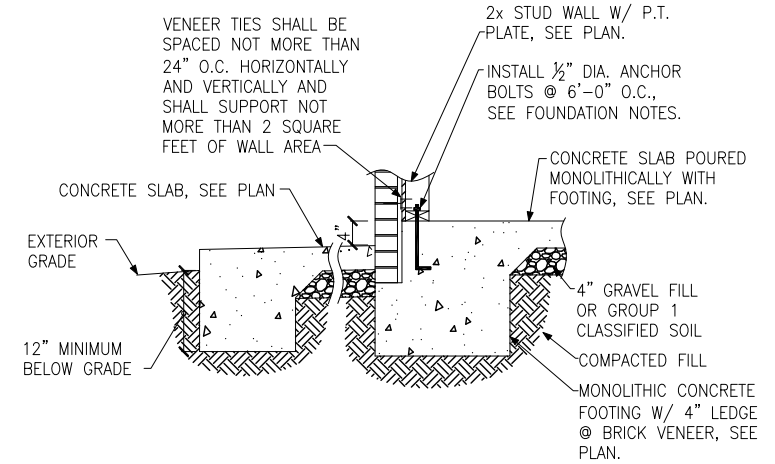
**A** FOUNDATION SECTION  
EXTERIOR WALL



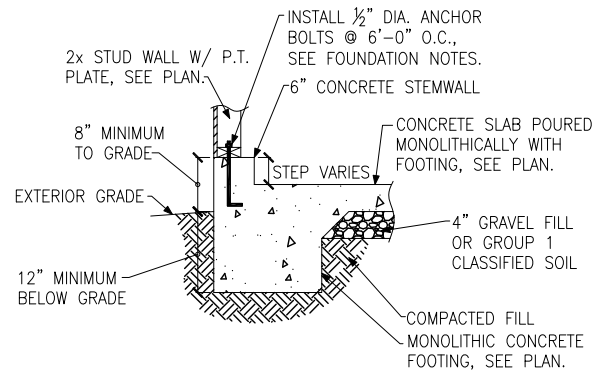
**B** FOUNDATION SECTION  
EXTERIOR WALL @ BRICK VENEER



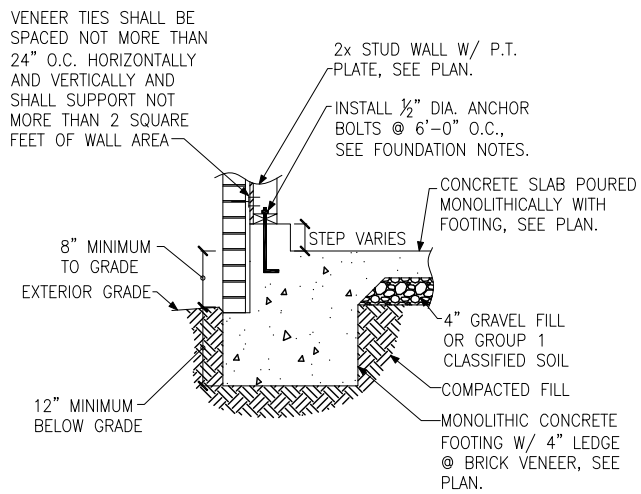
**C** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH



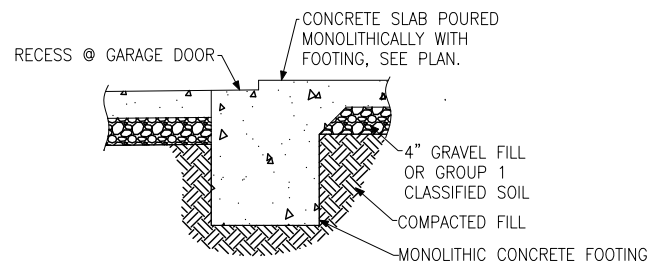
**D** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH W/ BRICK VENEER



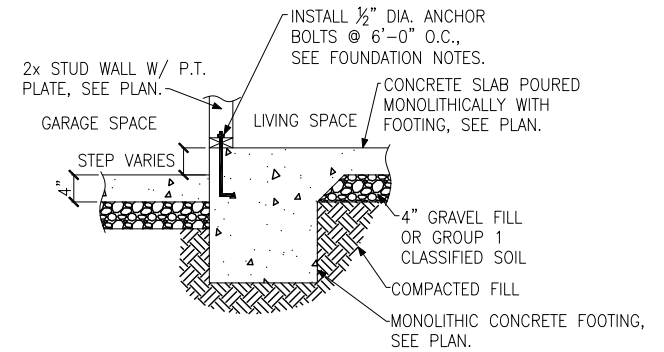
**E** FOUNDATION SECTION  
EXTERIOR GARAGE WALL



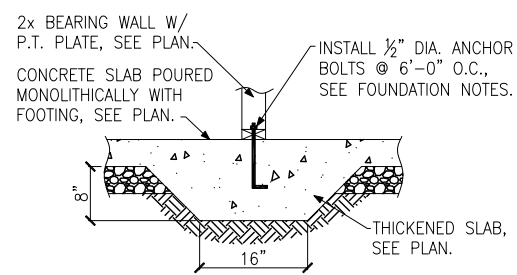
**F** FOUNDATION SECTION  
EXTERIOR GARAGE WALL @ BRICK VENEER



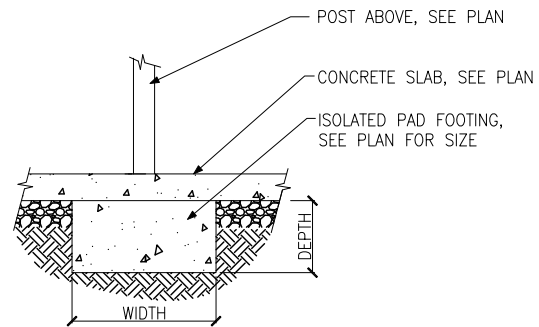
**G** GARAGE DOOR SECTION  
GARAGE DOOR



**H** THICKENED SLAB  
AT GARAGE



**J** THICKENED SLAB SECTION  
INTERIOR BEARING WALL



**K** ISOLATED PAD FOOTING  
INTERIOR COLUMN

