



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

Area Sched 2Ca	
Name	Area
Heated	
1st Floor	708 SF
2nd Floor	1002 SF
	1710 SF
Unheated	
Front Porch	108 SF
Garage	428 SF
	536 SF
Under Roof	2246 SF

Elevation B 2 Car - Sheet List

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



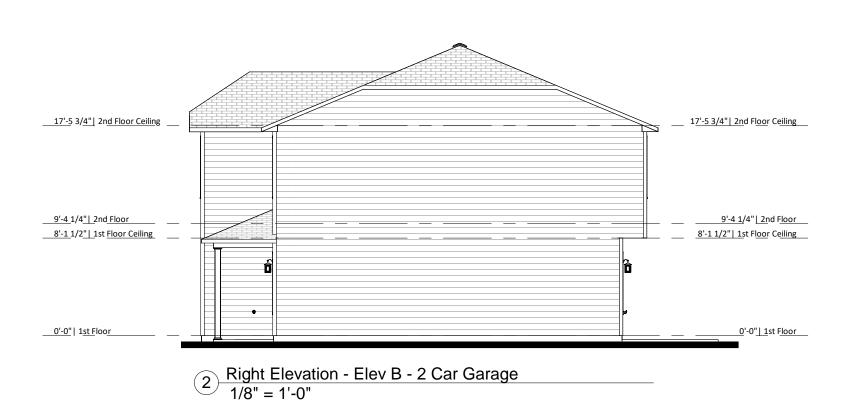
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Elevation B 2Car

Front & Rear Elevations 1710 LH - 1

Last Revision Date: 11-29-23





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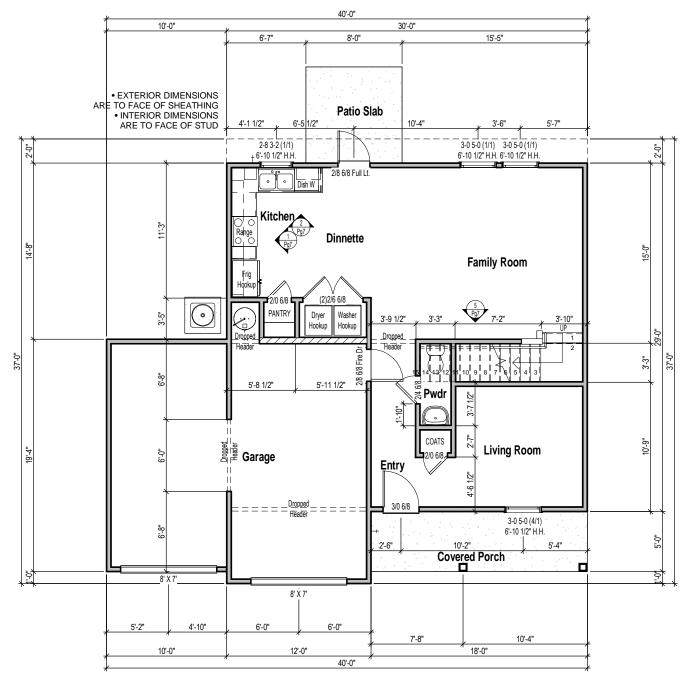
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1710 LH - Elevation B 2Car

Side Elevations

Last Revision Date: 11-29-23

TABLE R302.6 Dwell	ing/Garage Separation
<u>Separation</u>	<u>Material</u>
From the residence and attics	Not less than ½-inch gypsum board or equival applied to the garage side
From all habitable rooms above the garage	Not less than 58 -inch Type X gypsum boar or equivalent
Structure(s) supporting floor-ceiling assemblies used for separation required by this section	Not less than ½-inch gypsum board or equivalent



1st Floor Plan - Elev B - 2 Car Garage
1/8" = 1'-0"

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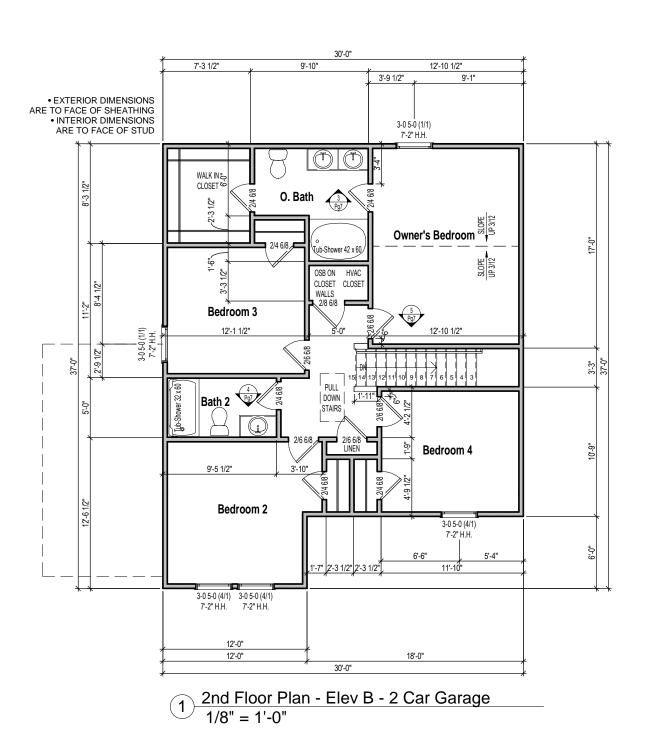
1st Floor Plan

1710 LH - Elevation B 2Car

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Address:

Last Revision Date: 11-29-23



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2nd Floor Plan

1710 LH - Elevation B 2Car

Lot #:

Address:

Last Revision Date: 11-29-23

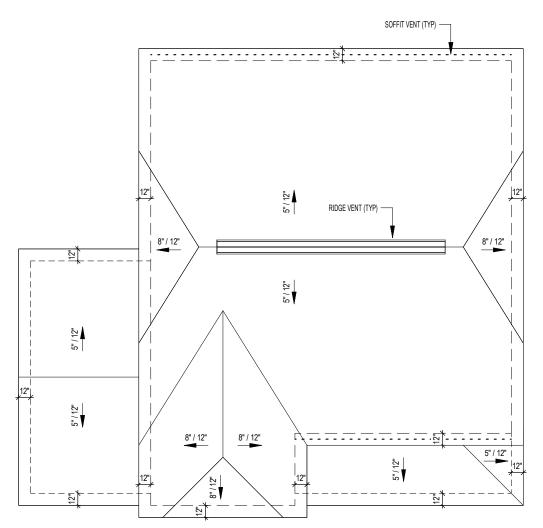
Area Schedule (Attic Elev B)

		Ventilation	Max	Min	Upper	Lower	Total	Ridge	Roof	Soffit
		Required	Upper	Upper	Ventilation	Ventilation	Ventilation	Vent	Vents	Vents
Name	Area	(sq.in.)	(sq.in.)	(sq.in.)	(sq.in.)	(sq.in.)	(sq.in.)	(In.ft.)	(ea)	(sq.ft.)
Main Roof	1140 SF	547	438	274	285	282	567	19	0	47

- CALCS BASED ON THE FOLLOWING VALUES

 Ridge Vents = 15 in² of net free area per linear foot

 Roof Vents = 50 in² of net free area per unit
- Soffit Vents = 6 in² of net free area per square foot



Roof Plan - Elev B - 2 Car Garage
1/8" = 1'-0"

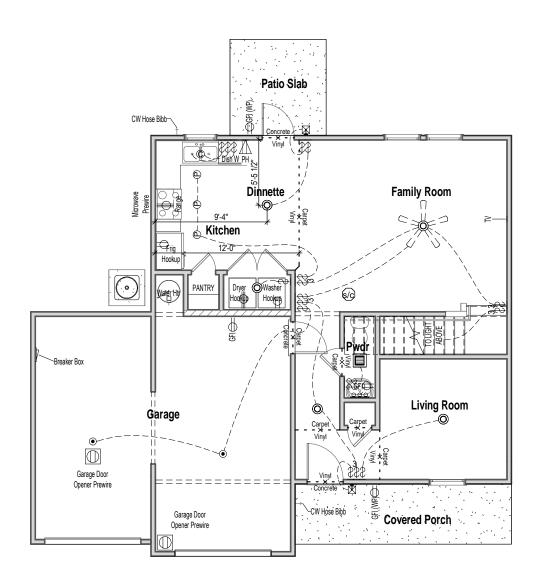


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1710 LH - Elevation B 2Car

Roof Plan

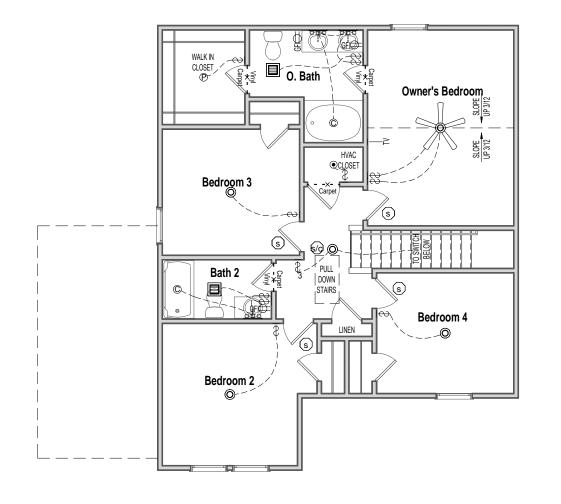
Last Revision Date: 11-29-23



1st Floor Electrical - Elev B - 2 Car Garage 1/8" = 1'-0"

	ELECTRICAL LEGEND							
		WALL M	OUNTED FIXTURES	CEILING MOUN	ITED FIXTURES			
	OUTLET - 110V	TV	OUTLET - TV		WALL LIGHT	GARAGE DOOR Garage Door Opener Prewire GARAGE DOOR OPENER PREWIRE	S SMOKE DETECTOR	
	OUTLET - 110V GROUND FAULT INTERRUPTER	PH	OUTLET - PHONE	000	18" LIGHT BAR	FLUSH MOUNT	S/C SMOKE DETECTOR/C02	
GFI (WP)	OUTLET - 110V GROUND FAULT INTERRUPTER WATER PROOF	\$	SWITCH - SINGLE POLE		COACH LIGHT - FRONT DOOR	© RECESSED CAN P RECESSED CANLESS	BATHROOM EXHAUST FAN	
	OUTLET - 220V	\$3	SWITCH - 3 WAY		COACH LIGHT - REAR DOOR	C - 44 - 17 FLUSH MOUNT	FLUSH MOUNT	
	FLUORESCENT 1'X4' 2 LAMPS	\$4	SWITCH - 4 WAY	•	KEYLESS	W-FAN PREWIRE	W-FAN	

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.



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

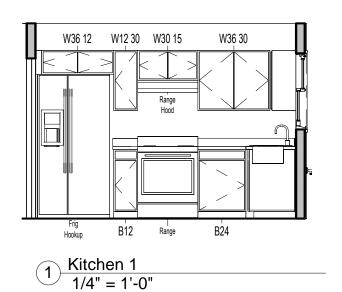


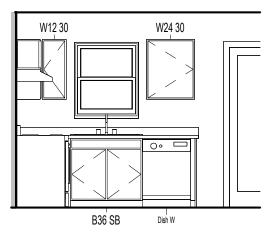
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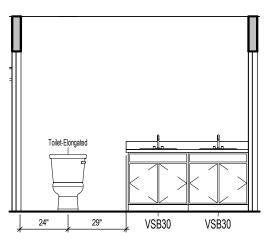
1710 LH - Elevation B 2Car

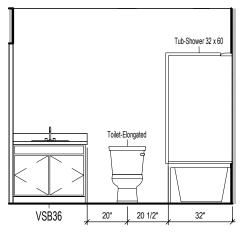
Electrical & Flooring Plan

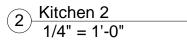
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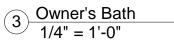




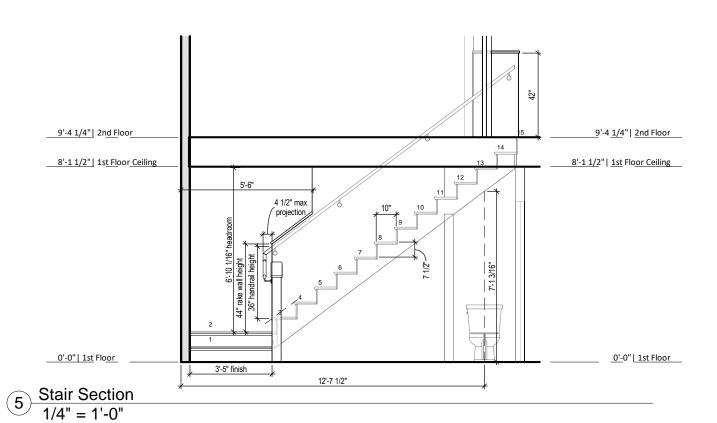








A Bath 2 1/4" = 1'-0"





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Interior Elevations

1710 LH - Elevation A & B 1Car 2Car

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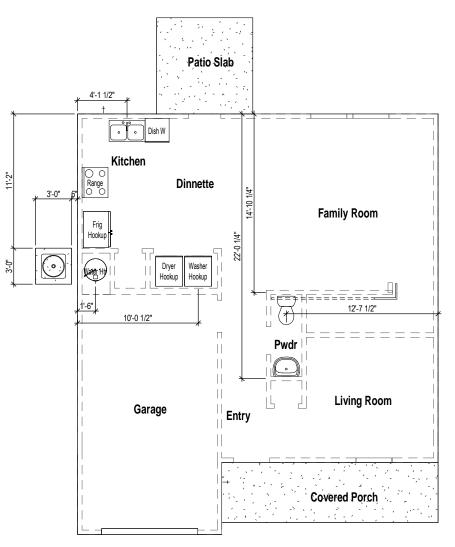
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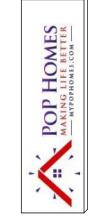
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Pg7

REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION DIMENSIONS



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



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Slab Penetrations

1710 LH - Elevation A &

B 1Car 2Car

Lot #:

Address:

Last Revision Date: 11-29-23

Sheet #:

Pg8



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

1710

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 PSFSTANDARD 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, $F_B=3,100$ PSI, $F_V=285$ PSI, $F_C=750$ PSI

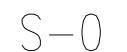


1710 – LH

Project #: 170-19002

Designed By: JPS
Checked By:
Issue Date: 7/24/19

Re-Issue: 2/17/20 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34



GENERAL STRUCTURAL NOTES:

- 1. 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.
- 2. THE STRUCTURE IS ONLY STABLE IN ITS COMPLETED FORM. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY BRACING DURING CONSTRUCTION TO STABILIZE THE STRUCTURE
- 3. THE SER IS NOT RESPONSIBLE FOR CONSTRUCTION SEQUENCES, METHODS, OR TECHNIQUES IN CONNECTION WITH THE CONSTRUCTION OF THIS STRUCTURE. THE SER WILL NOT BE HELD RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CONFORM TO THE CONTRACT DOCUMENTS, SHOULD ANY NON-CONFORMITIES OCCUR.
- 4. THE SER DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF GEOMETRY. THE SER ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. THE SER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.
- 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.
- 7. THE SER IS NOT RESPONSIBLE FOR ANY SECONDARY STRUCTURAL ELEMENTS OR NON-STRUCTURAL ELEMENTS, EXCEPT FOR THE ELEMENTS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS
- 8. 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 UNLESS OTHERWISE NOTED.
- 10. WATERPROOFING AND FLASHING BY OTHERS.

- 1. FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE BUILDING CODE.
- 2. 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.
- 4. 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.
- 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 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.
- 6. 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 OR USP SCREW-BOLT+ SCREWS MAY BE SUBSTITUTED ON A 1 FOR 1 BASIS.
- 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.
- 8. 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. 9. 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.
- 13. 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.
- 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".
- 3. 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.
- 4. 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 DESIGN.
- 5. CONCRETE SLABS-ON-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 302.1R: "GUIDE FOR CONCRETE SLAB AND SLAB CONSTRUCTION".
- 6. 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.
- 7. 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
- 8. REINFORCING STEEL MAY EXTEND THROUGH A SAW CUT JOINT. 9. 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. FIBROUS 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
- 10. POLYPROPYLENE REINFORCING TO BE 100% VIRGIN, CONTAINING NO REPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED FOR USE AS CONCRETE SECONDARY REINFORCEMENT
- 11. STEEL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
- 12. DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315: "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES".
- 13. 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. 14. PROVIDE REINFORCEMENT LAP AS NOTED BELOW, UNLESS NOTED OTHERWISE:
 - #4 BARS 30" LENGTH
 - #5 BARS 38" LENGTH #6 BARS - 45" LENGTH
- 15. 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.
- 16. WHERE FOOTING BOTTOMS ARE TO BE STEPPED AT SLOPING GRADE CONDITIONS, PROVIDE CONTINUOUS REINFORCING WITH Z BARS (TO MATCH FOOTING REINFORCING) AS REQUIRED.
- 17. 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.
- 18. FOR GRADE SUPPORTED SLABS, SLAB REINFORCING SHALL BE HELD IN PLACE BY BAR SUPPORTS AND ACCESSORIES AS DESCRIBED IN THE CRSI MANUAL OF STANDARD PRACTICE. BAR SUPPORTS SHALL BE SPACED A MAXIMUM OF 4'-0" O.C. BOTH WAYS IN STRAIGHT LINES ON THE MESH GRID.

MASONRY

- 1. ALL MASONRY SHALL CONFORM TO ASTM C-90, F'm=1500 PSI. ALL BRICK SHALL CONFORM TO ASTM C-216, F'm=1500 PSI. ALL MORTAR SHALL BE RAFTER FRAMED ROOF CONSTRUCTION: 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 3/2" AND A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI.
- 2. ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530/ASCE 5/TMS 402 AND 3. CEILING JOISTS SHALL HAVE LATERAL SUPPORT W/ 1x4 FLAT "SPECIFICATIONS FOR MASONRY STRUCTURES" ACI 530.1/ ASCE 6/TMS 602.
- 3. 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 FOUNDATION WALL.
- 5. TOP COURSE OF MASONRY SHALL BE GROUTED SOLID. 6. 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.
- 7. 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
- $E=1,400,000 \text{ PSI}, F_b=875 \text{ PSI}, F_v=135 \text{ PSI}$
- 1.1. FRAMING: SPF #2. 1.2. PLATES: SPF #2.
- 1.3. STUDS: SPF STUD GRADE.
- 2. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW PINE #2 OR
- BETTER 3. ANCHOR SILL PLATES IN ACCORDANCE W/ GENERAL STRUCTURAL NOTES.
- 4. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY BE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
- 5. NAILS SHALL BE COMMON WIRE NAILS UNLESS OTHERWISE NOTED. 6. BOLT HOLES AND LEAD HOLES FOR LAG SCREWS SHALL BE IN ACCORDANCE WITH NDS SPECIFICATIONS.
- 7. 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.
- 8. 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.
- 9. FASTEN 4-PLY BEAMS WITH (1) $\frac{1}{2}$ " DIAMETER THROUGH BOLT W/ NUT WASHERS AT 12" O.C. STAGGERED TOP AND BOTTOM, 11/2" MINIMUM EDGE DISTANCE. (UNLESS OTHERWISE NOTED)
- 10. 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.
- 11. PROVIDE KING STUDS AT EACH END OF HEADERS AS NOTED BELOW. 16" O.C. STUD SPACING: 24" O.C. STUD SPACING: (1) STUD UP TO 3' OPENING (1) STUD UP TO 4' OPENING (2) STUDS UP TO 4' OPENING (2) STUDS UP TO 8' OPENING (3) STUDS UP TO 8' OPENING (3) STUDS UP TO 12' OPENING (5) STUDS UP TO 12' OPENING (4) STUDS UP TO 16' OPENING (6) STUDS UP TO 16' OPENING
- 12. 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.
- 13. SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
- 14. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY (MOISTURE CONTENT <19%) UNLESS OTHERWISE NOTED.
- 15. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS.
- 16. 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.
- 17. 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 LIEU OF SHEATHING.

EXTERIOR WOOD FRAMED DECKS:

- DECKS ARE TO BE FRAMED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND AS REFERENCED ON THE STRUCTURAL PLANS, EITHER THROUGH CODE REFERENCES OR CONSTRUCTION DETAILS.
- 2. PRESERVATIVE TREATED WOOD FRAMING TO BE SOUTHERN YELLOW PINE #2 OR BETTER.
- 3. GUARD RAILS AND LATERAL BRACING IS REQUIRED AT DECKS. DESIGN BY OTHERS.
- 4. PROVIDE DECK LATERAL LOAD CONNECTIONS PER BUILDING CODE.

- 1. PROVIDE 2x4x4'-0" RAFTER TIES AT 48" O.C. 2. RAFTERS SHALL BE SUPPORTED BY PURLINS AND PURLIN BRACES AS SHOWN ON THE PLAN. PURLIN BRACES SHALL NOT BEAR ON ANY CEILING JOIST, STRONGBACK OR HEADER UNLESS SPECIFICALLY SHOWN ON PLAN. RAFTERS MAY BE SPLICED AT PURLIN LOCATIONS.
- 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. 4. FASTEN RAFTER AND CEILING JOIST WITH (6) 12d NAILS UNLESS
- OTHERWISE NOTED. 5. PROVIDE VERTICAL 2x6 STRONGBACKS AT CEILING JOISTS @ 8'-0" O.C. TIE STRONGBACK ENDS TO GABLE STUDS OR RAFTERS WHERE POSSIBLE. PROVIDE BLOCKING BETWEEN TOP PLATES AND
- STRONGBACKS. PROVIDE 2x4 FLAT FASTENED TO EACH JOIST WITH (2) 12d NAILS. FASTEN STRONGBACK TO 2x4 FLAT WITH 12d NAILS @ 12" O.C. AND FASTENED TO EACH JOIST WITH (1) 12d TOENAIL.

WOOD TRUSSES (FLOOR & ROOF)

- 1. 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
- 3. 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".
- 4. 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
- 5. 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.
- 7. 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:

- 1. 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.
- 2. ALL STRUCTURALLY REQUIRED WOOD SHEATHING SHALL BEAR THE MARK OF THE APA.
- 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 $\frac{7}{16}$ " OSB MINIMUM. AT BRACED WALL PANELS, PROVIDE BLOCKING AT ALL SHEET EDGES NOT FALLING ON STUDS OR PLATES.
- 4. 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 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 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 $\frac{7}{16}$ " OSB MINIMUM.
- 5. 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.
- 6. SHEATHING SHALL HAVE A 1/8" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.

STRUCTURAL FIBERBOARD PANELS:

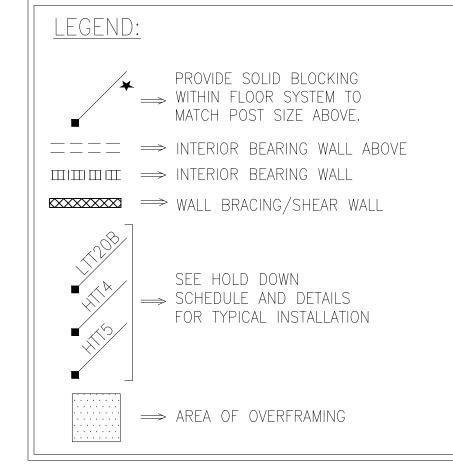
- STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE SPECIFICALLY NOTED ON THE STRUCTURAL PLANS.
- 2. FABRICATION AND PLACEMENT OF STRUCTURAL FIBERBOARD SHEATHING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AFA STANDARDS
- 3. FIBERBOARD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED ON THESE DRAWINGS. REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION.
- 4. SHEATHING SHALL HAVE A 1/8" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE AFA.

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. 2. ALL STEEL SHALL HAVE A MINIMUM YIELD STRESS (F_v) OF 50 KSI UNLESS OTHERWISE NOTED.
- 3. 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
- 4. ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3½" AND FULL FLANGE WIDTH UNLESS OTHERWISE NOTED. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR (2) ½" x 4" LAG SCREWS UNLESS OTHERWISE NOTED.
- 5. 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 ½" DIAMETER BOLTS AT 24"

MECHANICAL FASTENERS:

- 1. ALL METAL HARDWARE AND FASTENERS TO BE SIMPSON STRONG-TIE OR APPROVED EQUIVALENT
- 2. ALL HARDWARE AND FASTENERS IN CONTACT WITH PRESERVATIVE PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A 153, G-185.
- 3. 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.



DDICK	VENEER LINTEL			
SPAN	V L I N L L I N I L L L I N I L L L I N I L L L L	301	END BEARING	
UP TO 3'-0"	3½"×3½"×¼"		4"	
UP TO 6'-3"	5"x3½"x5/16" L.L.V.		8"	
UP TO 9'-6"	6"x3½"x5/ ₁₆ " 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 UNTIL CURED.



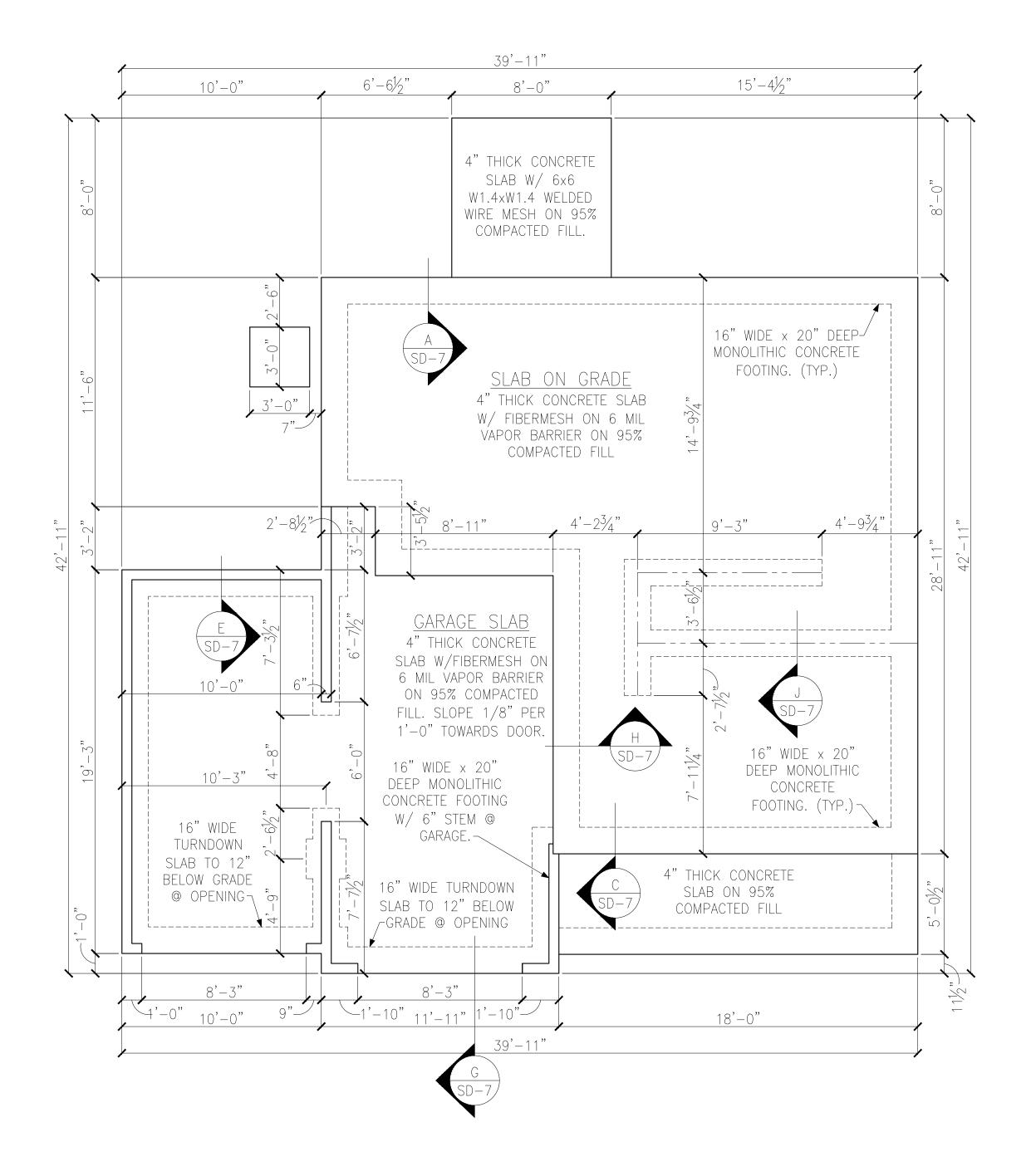
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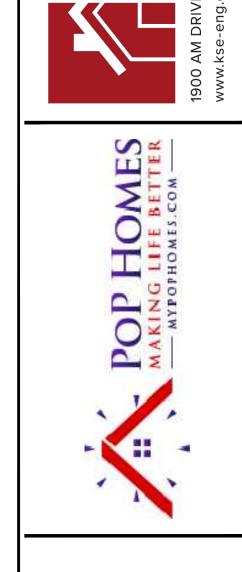
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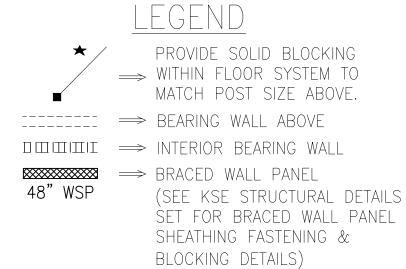
Project #: 170-19002 Designed By: JPS Checked By: Issue Date: 7/24/19

Re-Issue: 2/17/20 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34



MONOLITHIC SLAB FOUNDATION PLAN ELEVATION 'B' w/ 2-CAR GARAGE





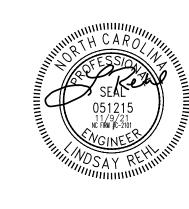


SEE HOLDOWN SCHEDULE

⇒ 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.



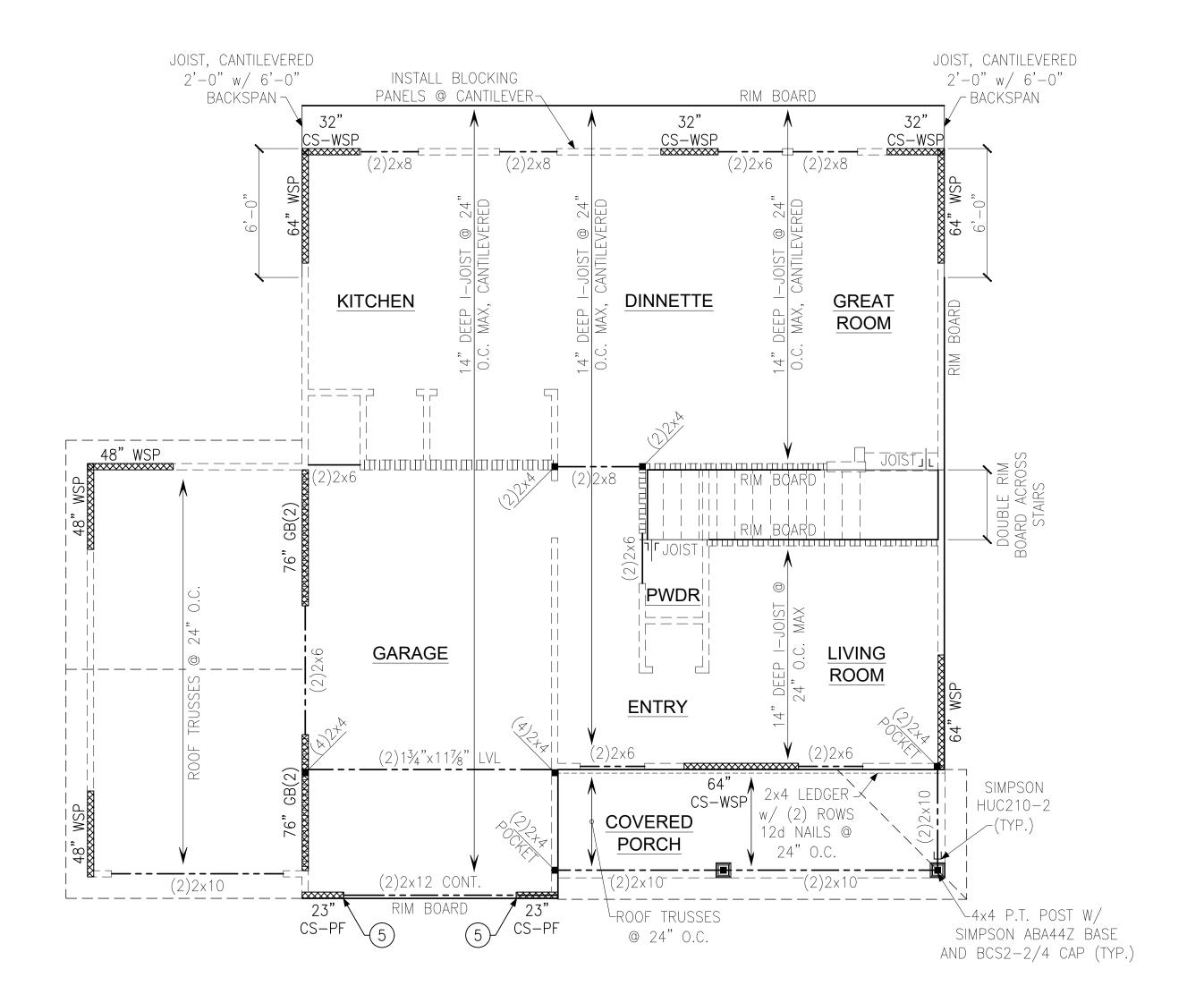
S-1

Issue Date: 7/24/19
Re-Issue: 2/17/20

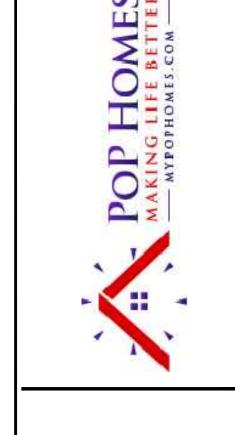
Scale: 1/8"=1'-0" @ 11x17

1/4"=1'-0" @ 22x34

Carolina



SECOND FLOOR FRAMING PLAN ELEVATION 'B' w/ 2-CAR GARAGE



LEGEND

PROVIDE SOLID BLOCKING

WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.

48"WSP

ПШШІІІІ \Longrightarrow INTERIOR BEARING WALL ⇒ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

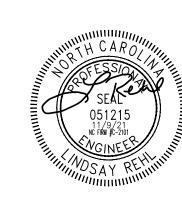
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

PLAN DESIGNED WITH 8' NOMINAL WALL PLATE HEIGHT

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

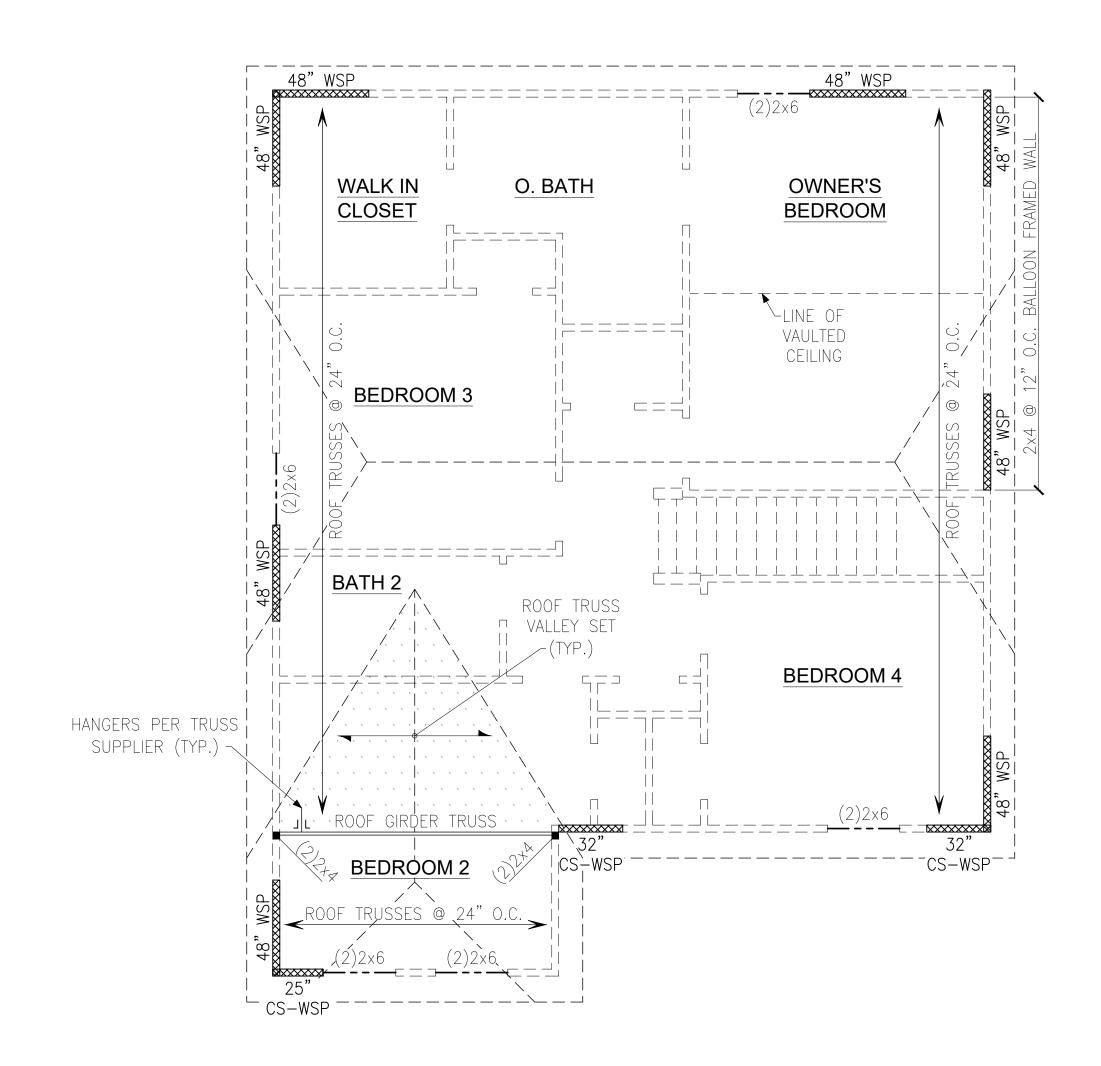
KEYNOTES:

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

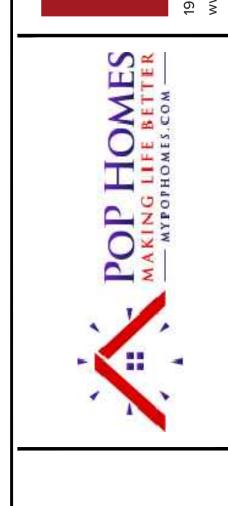


Plan Ir Garage Framing w/ 2-Ca Floor Second Elevatio

Project #: 170-19002 Designed By: JPS Checked By: Issue Date: 7/24/19 Re-Issue: 2/17/20 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34



ROOF FRAMING PLAN ELEVATION 'B'





PROVIDE SOLID BLOCKING

WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE. ======= ⇒ BEARING WALL ABOVE

ПШШШІІ \Longrightarrow INTERIOR BEARING WALL 48" WSP

⇒ 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



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



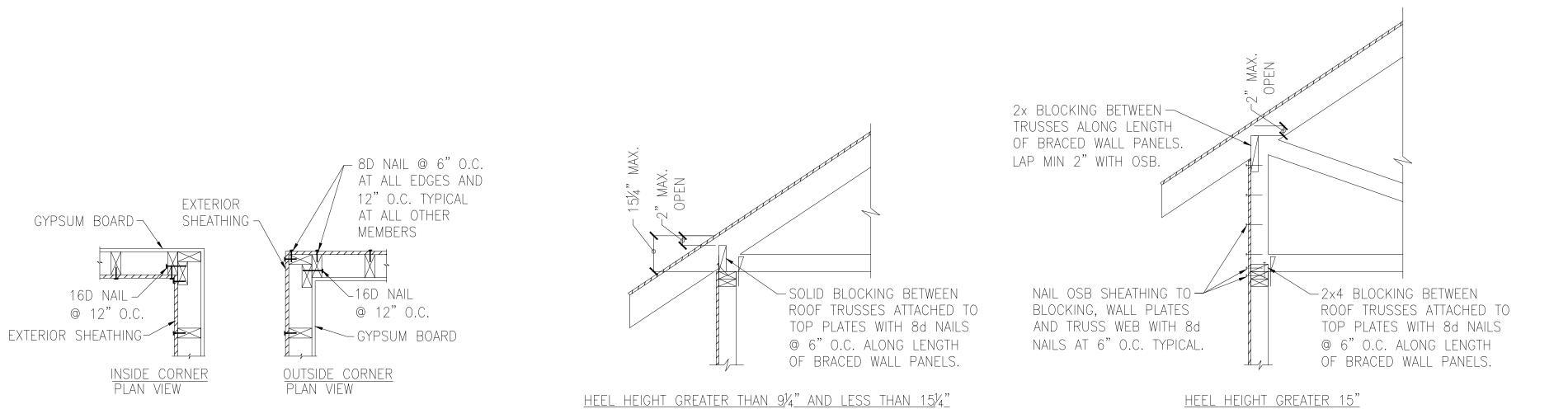
METHOD GB(1) AND GB(2) INTERSECTION DETAILS

LSL BLOCKING ALONG -CONTINUOUS RIM BRACED WALL PANEL7 ─8d TOENAILS AT 6" └─8d TOENAILS AT 6" O.C. ALONG BRACED O.C. ALONG BRACED WALL PANEL 2x6 FULL HEIGHT STUD AT WALL INTERSECTION /(2x8 STUD AT ── BRACED WALL INTERSECTING 2x6 WALL) L/L PANEL / (3)16d NAILS AT \sim (3)16d NAILS EACH 16" O.C. ALONG BLOCK ALONG BRACED WALL PANEL BRACED WALL PANEL "T" PLATE WALL <u>INTERSECTION</u> - CONTINUOUS RIM

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

LSL BLOCKING ALONG

BRACED WALL PANEL



BOARD

WALL PANEL

- BRACED WALL

— PANEL

BOARD

-- WALL PANEL

└─8d TOENAILS AT 6"

O.C. ALONG BRACED

TYPICAL EXTERIOR CORNER WALL FRAMING

2x4 CLEAT WITH (2)10d

LVL BLOCKING AT-

BRACED WALL PANEL

16" O.C. ALONG

NAILS AT CHORDS AND

(4)10d NAILS AT

─8d TOENAILS AT 6"

WALL PANEL

BRACED WALL

/(3)16d NAILS AT

16" O.C. ALONG

BRACED WALL PANEL

PANEL

LOCATE JOIST

ON WALL

TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION

O.C. ALONG BRACED

BLOCKING (TYP.) -7

LOCATE JOIST

ON WALL

/-1½" BC RIM

BOARD

CONTINUOUS

─8d TOENAILS AT 6"

WALL PANEL

BRACED WALL

/(3)16d NAILS AT

∕- CONTINUOUS

RIM BOARD

16" O.C. ALONG

BRACED WALL PANEL

─8d TOENAILS AT 6"

WALL PANEL

16D NAIL -

O.C. ALONG BRACED

BRACED WALL PANELS PARALLEL TO 1-JOISTS

PANEL

O.C. ALONG BRACED

_ LSL BLOCKING AT 16" O.C.

ALONG BRACED

WALL PANEL

-(3)8d TOENAILS

ALONG BRACED

EACH BLOCK

WALL PANEL

- BRACED WALL

 \sim (3)16d NAILS EACH

BRACED WALL PANEL

BLOCK ALONG

PANEL PANEL

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

POP HOMES
MAKING LIFE BETTER
MAKING LIFE BETTER

IGINEERING
201, QUAKERTOWN, PA 18951
(215) 804-4449

Details \mathbb{M}_{Q}

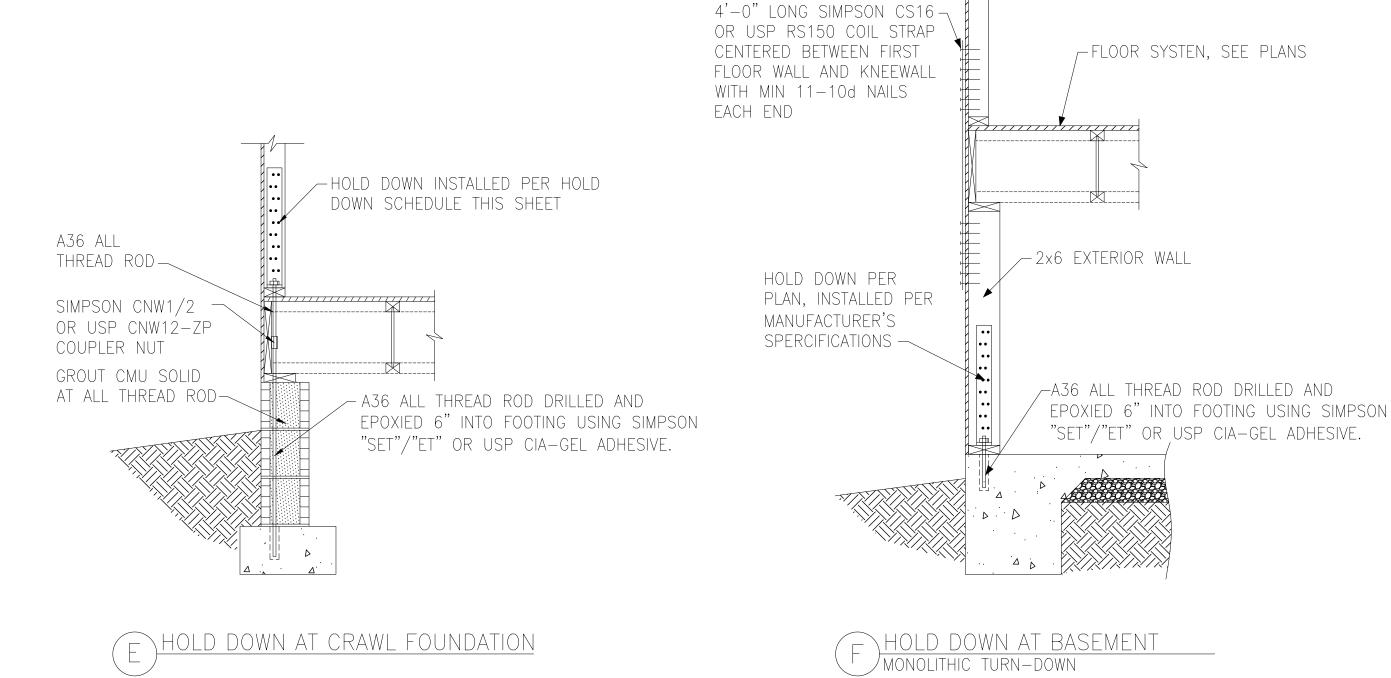
 \leftarrow \sim \geq Project #: 170-19002

Carolin

Designed By: JPS Checked By: Issue Date: 7/24/19

Re-Issue: 11/9/21 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34





2x FULL HEIGHT

(2)2x FULL HEIGHT

STUD W/ 10d NAILS

@ 6" O.C. EACH PLY

NAILS @ 6" O.C. √

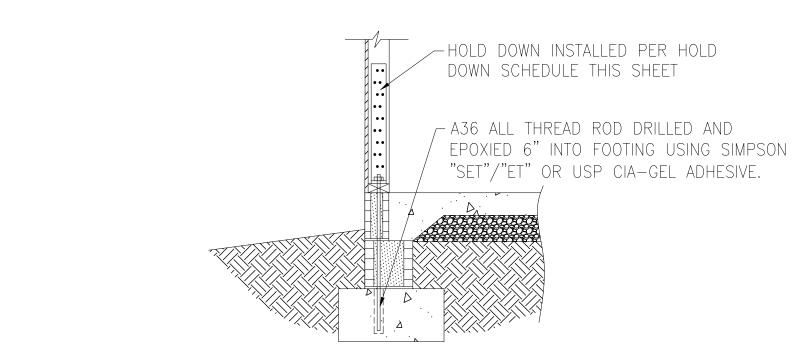
STUD W/ 16d

SHEAR WALL, SEE
SCHEDULE AND
PLANS FOR LOCATION

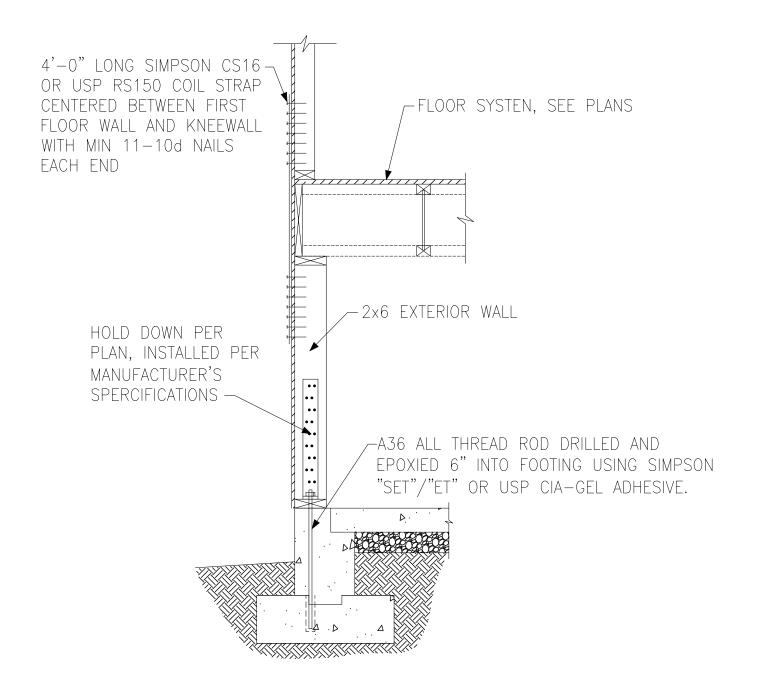
HOLD DOWN INSTALLED PER HOLD DOWN SCHEDULE THIS SHEET, SEE

PLANS FOR TYPE AND LOCATION.

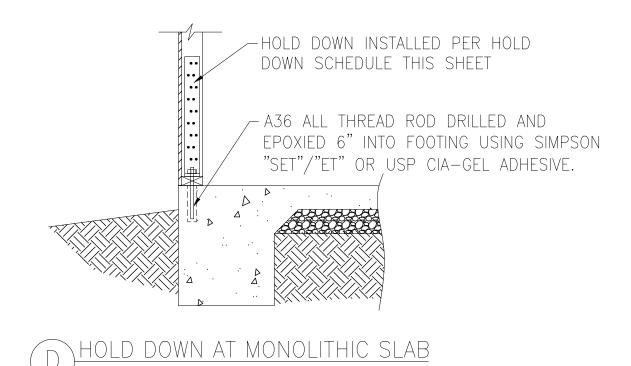
B TYPICAL HOLD DOWN DETAIL





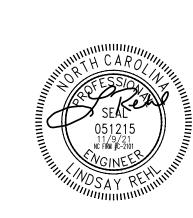






POP H

	ŀ	HOLD DOWN	SCHEDULE	
HOLD SIMPSON	HOLD DOWN SIMPSON USP		FASTENERS	
LTT20B	LTS20B	½" DIA.	(10)10d NAILS	
HTT4	HTT16	%" DIA.	(18)16dx2½" LONG NAILS	
HTT5	HTT45	%" DIA.	$(26)16d \times 2\frac{1}{2}$ " LONG NAILS	



Project #: 170-19002

Designed By: JPS

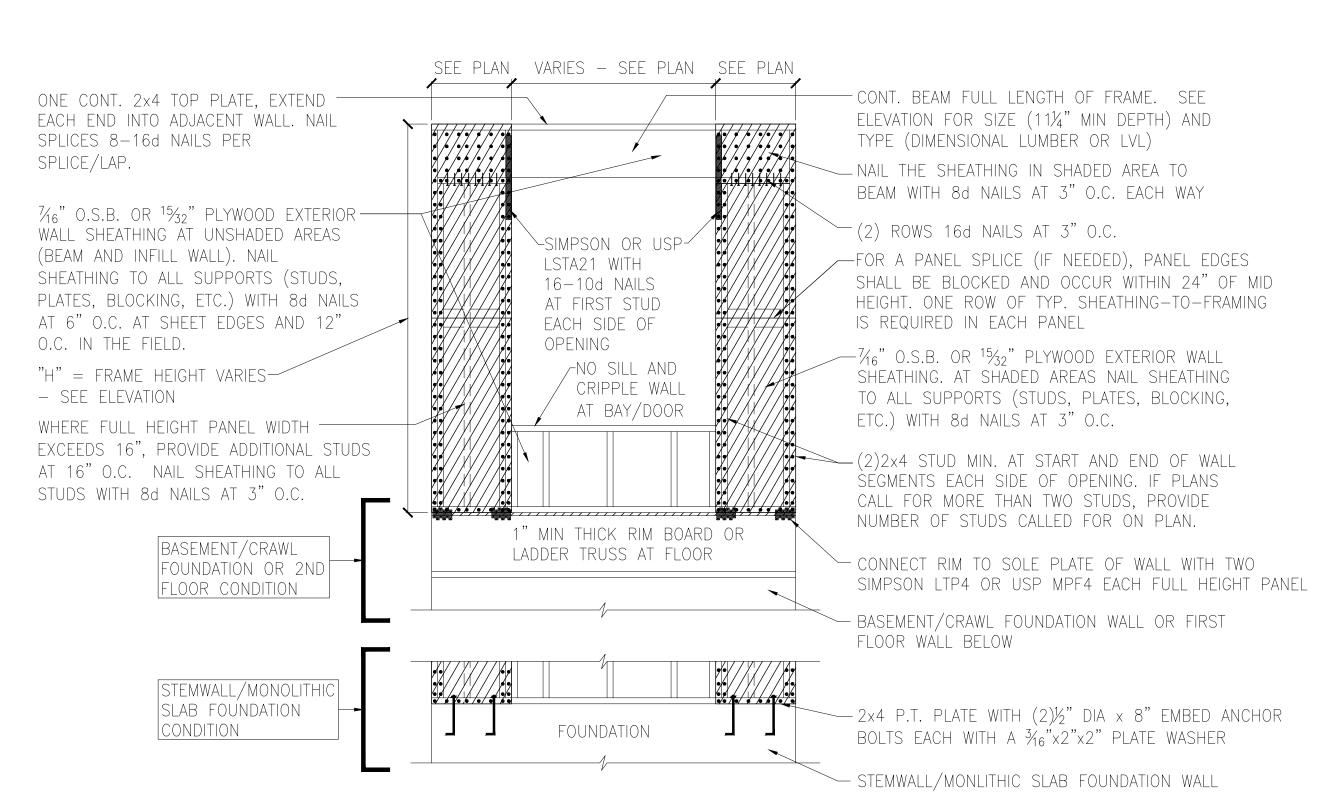
Checked By:

Issue Date: 7/24/19

Re-Issue: 2/17/20

Details

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

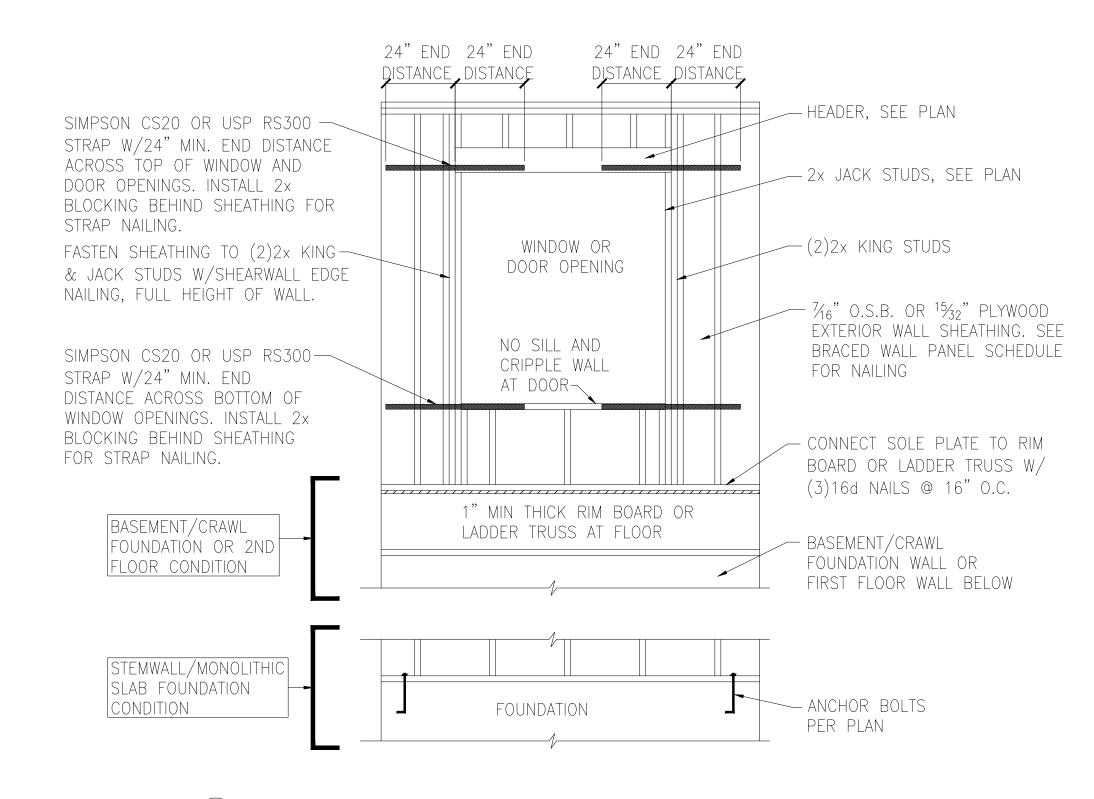


METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION TWO BRACED WALL SEGMENTS

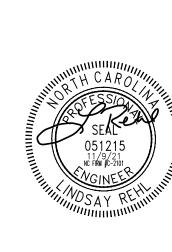
	BRACED WALL PANEL AND ENGINEERED SHEAR WALL SCHEDULE						
PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS				
BWP	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" 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. <u>ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG</u> 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:

- 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 $\frac{7}{6}$ " O.S.B., OR $\frac{15}{32}$ " 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.



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







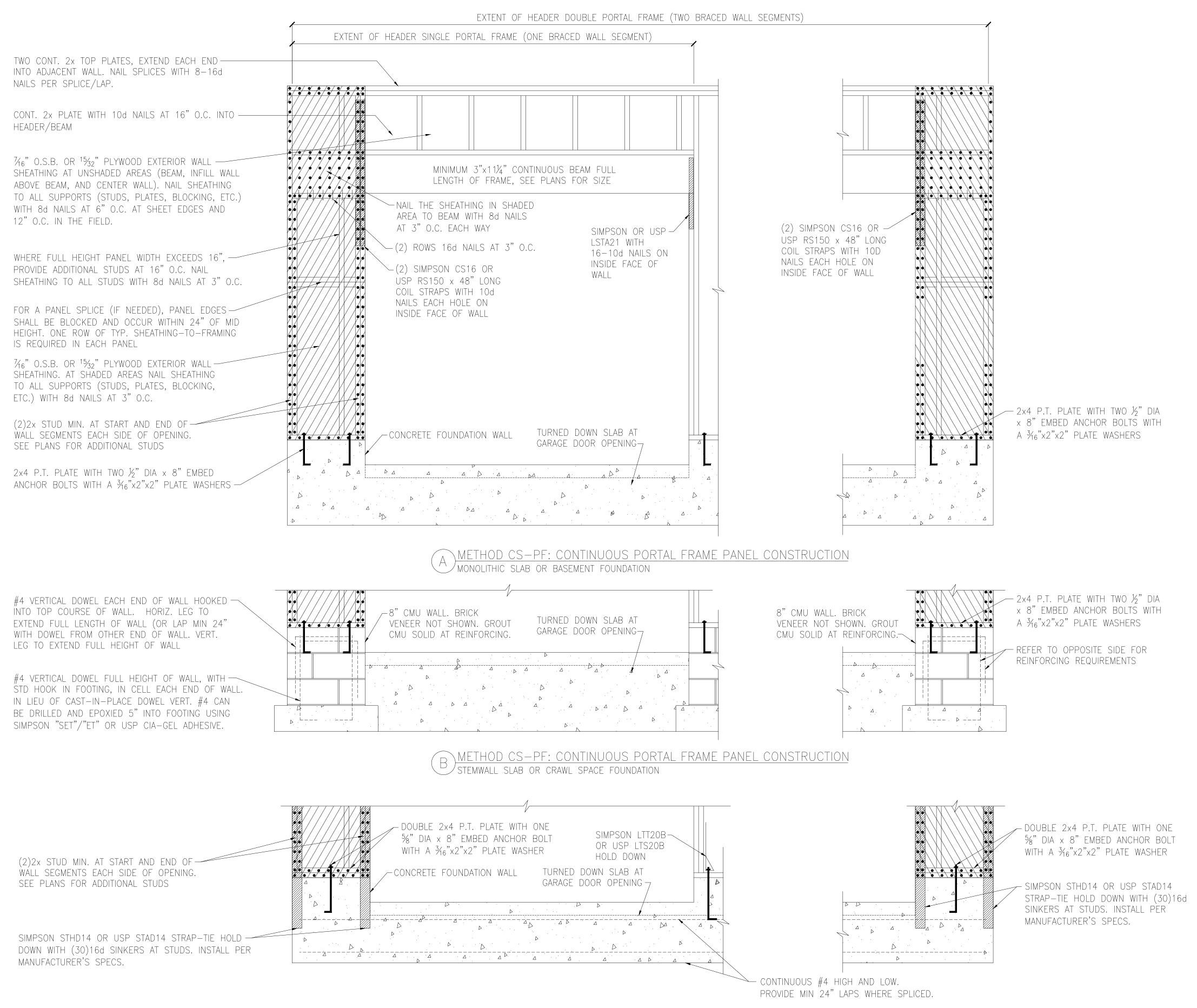
Details \approx Notes \mathbb{M}_{Q}

.<u>|</u>| \leftarrow \Box \leftarrow \leftarrow \angle

Project #: 170-19002

Designed By: JPS Checked By: Issue Date: 7/24/19

Re-Issue: 11/9/21 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34



POP HOMES COM MAKING LIFE BETTER FINGLE 201, Q www.kse-eng.com

rtal Frame Details

1710 -

Carolin

Project #: 170-19002

Designed By: JPS

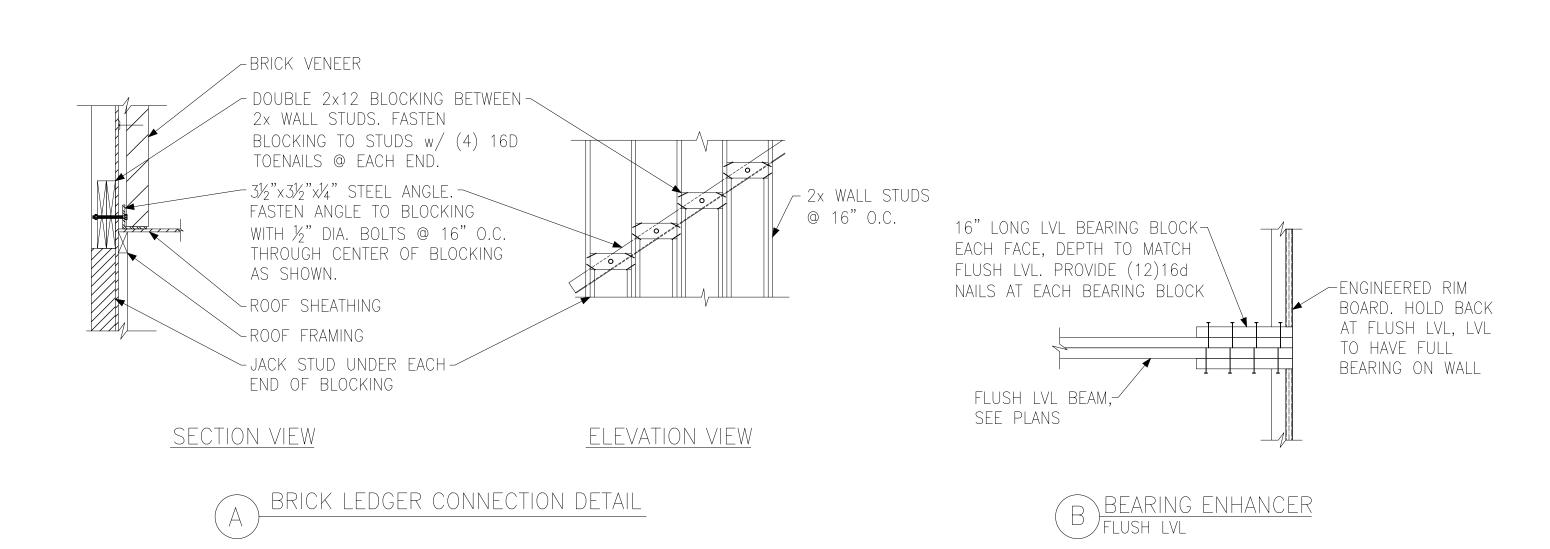
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Checked By:

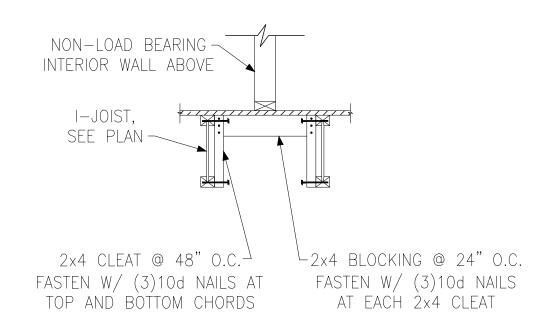
Issue Date: 7/24/19

Re-Issue: 2/17/20

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

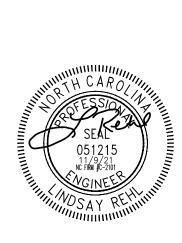
1/4"=1'-0" @ 22x34





I-JOIST LADDER BLOCKING AS REQUIRED @ PARALLEL WALLS

WALL STUD SIZE, HEIGHT & SPACING SCHEDULE							
		NONBEARIN	NG WALLS				
STUD SIZE	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	WHEN SUPPORTING	LATERALLY UNSUPPORTED STUD HEIGHT	MAXIMUM SPACING	
2×4	10'-0"	24"	16"	-	14'-0"	24"	
2x6	10'-0"	24"	24"	16"	20'-0"	24"	





Miscellaneous Framing Details

1710 - LH 115 M P H

Project #: 170-19002

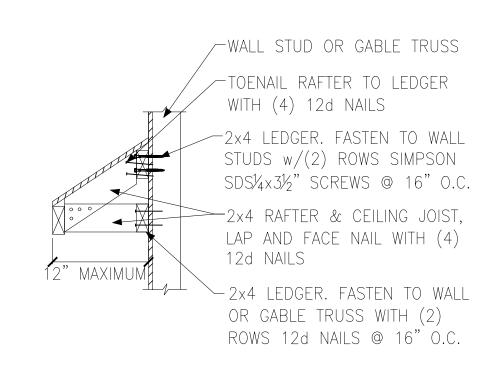
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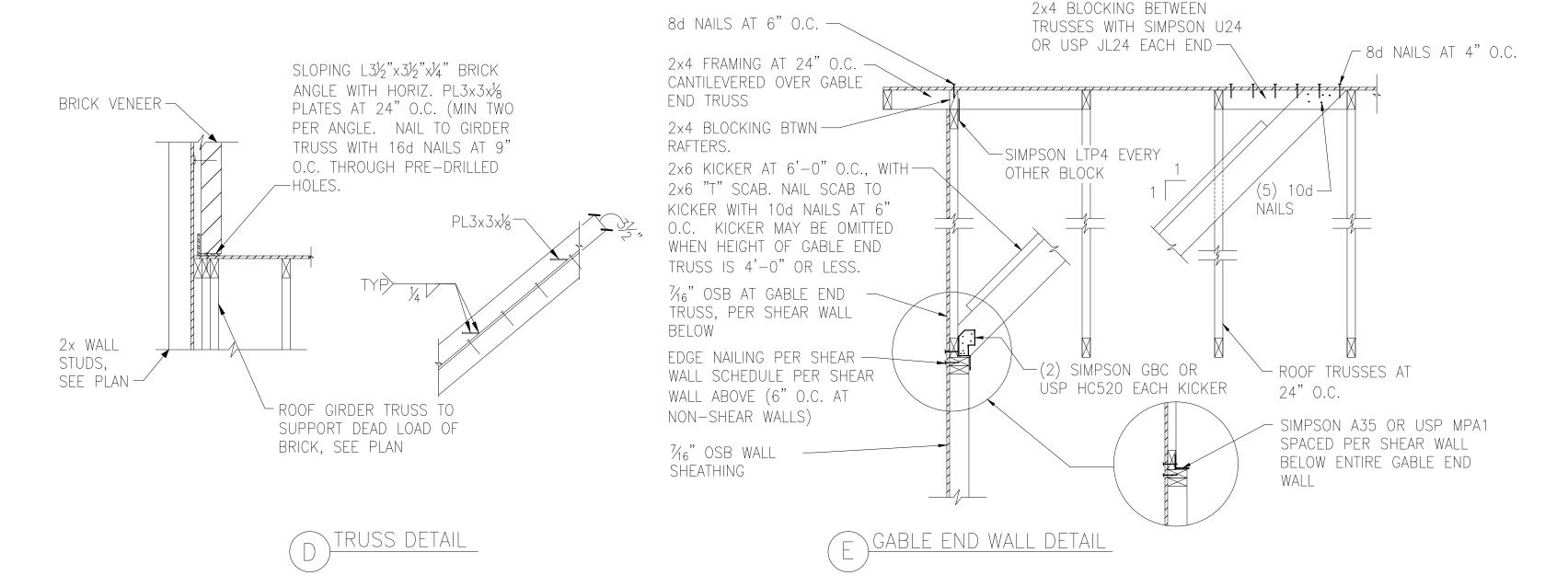
Issue Date: 7/24/19

Re-Issue: 2/17/20
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1/4"=1'-0" @ 22x34

SD_5



EYEBROW ROOF DETAIL STRAIGHT ROOF



SEAL 051215
11/9/21

VGINEER

VGINEER

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Miscellaneous Framing Details

Project #: 170-19002

Carolina

Designed By: JPS
Checked By:
Issue Date: 7/24/19

Re-Issue: 2/17/20 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

SD-6

12" MINIMUM-

BELOW GRADE

/ INSTALL ½" DIA. ANCHOR BOLTS @ 6'-0" O.C., AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2 SQUARE SEE FOUNDATION NOTES. FEET OF WALL AREA CONCRETE SLAB POURED MONOLITHICALLY WITH FOOTING, SEE PLAN. 8" MINIMUM TO GRADE EXTERIOR GRADE~

/ INSTALL ½" DIA. ANCHOR BOLTS @ 6'-0" O.C., SEE FOUNDATION NOTES. 2x STUD WALL W/ P.T. PLATE, SEE PLAN. _CONCRETE SLAB POURED MONOLITHICALLY WITH CONCRETE SLAB, SEE PLAN -FOOTING, SEE PLAN. EXTERIOR -GRADE ~4" GRAVEL FILL OR GROUP 1 CLASSIFIED SOIL

FOUNDATION SECTION

EXTERIOR WALL AT PORCH

COMPACTED FILL

-MONOLITHIC CONCRETE

FOOTING, SEE PLAN.

VENEER TIES SHALL BE -PLATE, SEE PLAN. SPACED NOT MORE THAN 24" O.C. HORIZONTALLY /INSTALL $\frac{1}{2}$ " DIA. ANCHOR AND VERTICALLY AND BOLTS @ 6'-0" O.C., SHALL SUPPORT NOT SEE FOUNDATION NOTES. MORE THAN 2 SQUARE FEET OF WALL AREA CONCRETE SLAB POURED MONOLITHICALLY WITH CONCRETE SLAB, SEE PLAN -FOOTING, SEE PLAN. GRADE ~4" GRAVEL FILL OR GROUP 1 CLASSIFIED SOIL 12" MINIMUM COMPACTED FILL BELOW GRADE -MONOLITHIC CONCRETE FOOTING W/ 4" LEDGE @ BRICK VENEER, SEE PLAN.

2x STUD WALL W/ P.T.

FOUNDATION SECTION EXTERIOR WALL AT PORCH W/ BRICK VENEER

/INSTALL 1/2" DIA. ANCHOR

FOUNDATION SECTION A DEXTERIOR WALL

2x STUD WALL W/ ——

P.T. PLATE, SEE PLAN.

EXTERIOR GRADE

2x STUD WALL W/ P.T.

PLATE, SEE PLAN.

8" MINIMUM

TO GRADE-

EXTERIOR GRADE ~

12" MINIMUM -

BELOW GRADE

8" MINIMUM

TO GRADE-

12" MINIMUM-

BELOW GRADE

/ INSTALL ½" DIA. ANCHOR BOLTS @ 6'-0" O.C.,

SEE FOUNDATION NOTES.

/INSTALL 1/2" DIA. ANCHOR

SEE FOUNDATION NOTES.

-6" CONCRETE STEMWALL

BOLTS @ 6'-0" O.C.,

WITH FOOTING, SEE PLAN.

CONCRETE SLAB POURED MONOLITHICALLY

~4" GRAVEL FILL

CLASSIFIED SOIL

-COMPACTED FILL

-MONOLITHIC CONCRETE

- CONCRETE SLAB POURED

-4" GRAVEL FILL

CLASSIFIED SOIL

OR GROUP 1

MONOLITHICALLY WITH

FOOTING, SEE PLAN.

COMPACTED FILL

MONOLITHIC CONCRETE

FOOTING, SEE PLAN.

FOOTING, SEE PLAN.

OR GROUP 1

B FOUNDATION SECTION EXTERIOR WALL @ BRICK VENEER

PLAN.

~4" GRAVEL FILL

CLASSIFIED SOIL

COMPACTED FILL

-MONOLITHIC CONCRETE

FOOTING W/ 4" LEDGE

@ BRICK VENEER, SEE

@ BRICK VENEER, SEE

PLAN.

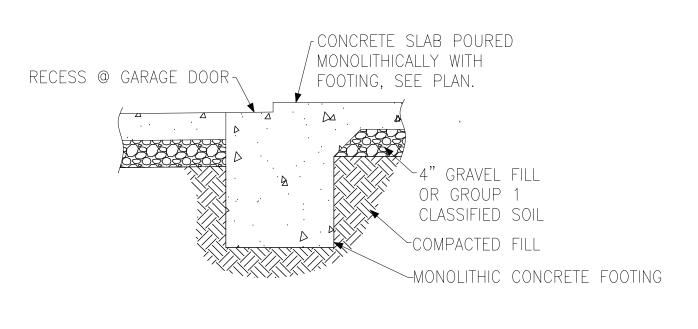
12" MINIMUM

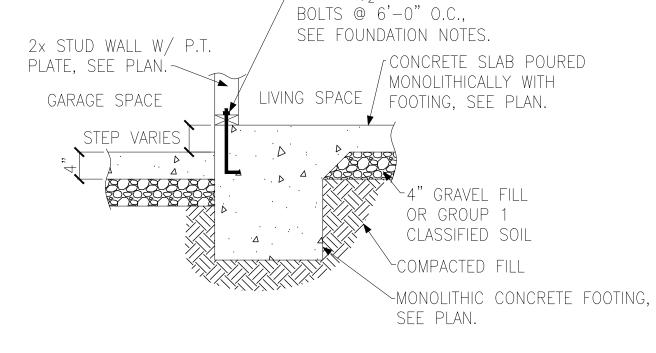
BELOW GRADE

OR GROUP 1

VENEER TIES SHALL BE SPACED NOT MORE THAN 2x STUD WALL W/ P.T. 24" O.C. HORIZONTALLY -PLATE, SEE PLAN. AND VERTICALLY AND SHALL SUPPORT NOT /INSTALL $\frac{1}{2}$ " DIA. ANCHOR BOLTS @ 6'-0" O.C., MORE THAN 2 SQUARE FEET OF WALL AREA SEE FOUNDATION NOTES. MONOLITHICALLY WITH FOOTING, SEE PLAN. LISTEP VARIES 8" MINIMUM -TO GRADE EXTERIOR GRADE~

CONCRETE SLAB POURED -4" GRAVEL FILL OR GROUP 1 CLASSIFIED SOIL -COMPACTED FILL 12" MINIMUM -BELOW GRADE FOOTING W/ 4" LEDGE





FOUNDATION SECTION EXTERIOR GARAGE WALL

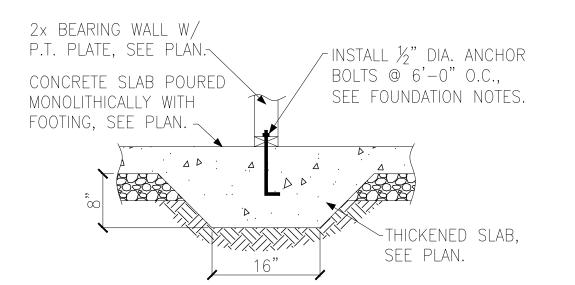
FOUNDATION SECTION EXTERIOR GARAGE WALL @ BRICK VENEER

GARAGE DOOR SECTION GARAGE DOOR

H THICKENED SLAB AT GARAGE

POST ABOVE, SEE PLAN CONCRETE SLAB, SEE PLAN -ISOLATED PAD FOOTING, SEE PLAN FOR SIZE WIDTH

ISOLATED PAD FOOTING INTERIOR COLUMN



THICKENED SLAB SECTION () INTERIOR BEARING WALL

Details oundation Slab Monolithic

Carolin

EERING

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Project #: 170-19002 Designed By: JPS Checked By: Issue Date: 7/24/19

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