

# Tobacco Road Lot 36

## DAPHNE LH

## SQUARE FOOTAGE

ELEVATION C



**INCLUDED OPTIONS:**  
**GOURMET KITCHEN**  
**FRENCH DOORS @ STUDY**  
**OWNERS SPA SHOWER**  
**UNFINISHED STORAGE**  
**Extended Rear Deck**

C ELEVATION	
FIRST FLOOR	1917 SQ. FT.
TOTAL CONDITIONED	1917 SQ. FT.
GARAGE	424 SQ. FT.
COVERED PORCH	48 SQ. FT.
FRONT PORCH	52 SQ. FT.

THE FINISHED SQUARE FOOTAGE OF A PLAN IS TO BE REPORTED TO THE NEAREST WHOLE FOOT. THE FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS PLAN WERE MADE BASED ON PLAN DIMENSIONS OR DIGITAL DRAWINGS FILES ONLY, AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE PLAN AS BUILT.

### GENERAL NOTES

- NATIONAL, STATE AND LOCAL CODES AND REGULATIONS SHALL BE APPLIED TO ALL WORK BEING PERFORMED
- BUILDER TO VERIFY ALL SITE CONDITIONS, STRUCTURAL OPTIONS AND DIMENSIONS BEFORE START OF CONSTRUCTION DISCREPANCIES SHALL BE REPORTED TO PLAN DESIGNER FOR CORRECTION OR CLARIFICATION BEFORE CONTINUING WORK
- DIMENSIONS ONLY BE READ OR CALCULATED, NOT SCALED

### GOVERNING CODES & STANDARDS

- 2018 RESIDENTIAL BUILDING CODE WITH GEORGIA 2020 AMENDMENTS
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH GEORGIA 2020 AMENDMENTS
- 2018 INTERNATIONAL FIRE CODE WITH NO AMENDMENTS
- 2018 INTERNATIONAL FUEL GAS CODE WITH GEORGIA 2020 AMENDMENTS
- 2018 INTERNATIONAL MECHANICAL CODE WITH GEORGIA 2020 AMENDMENTS
- 2018 INTERNATIONAL PLUMBING CODE WITH GEORGIA 2020 AMENDMENTS
- 2020 NATIONAL ELECTRICAL CODE WITH NO GEORGIA AMENDMENTS

### DESIGN CRITERIA

ROOF LIVE LOAD: 20PSF.  
 FLOOR LIVE LOAD: 40PSF. (INCLUDES DECKS, PATIOS AND PORCHES)  
 BASIC WIND VELOCITY: 90MPH  
 SEISMIC DESIGN CATEGORY: B



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 3460 PRESTON RIDGE ROAD, SUITE 525  
 ALPHARETTA, GEORGIA 30005  
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PLAN NAME: DAPHNE LH

SUBDIVISION: ---

LOT#: ---

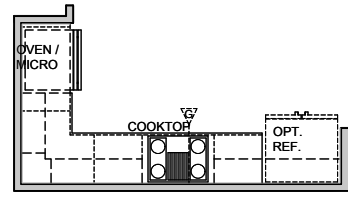
REVISION NO. 6  
 BY DAN.REID  
 REVISION DATE 2023-10-17

COVER SHEET

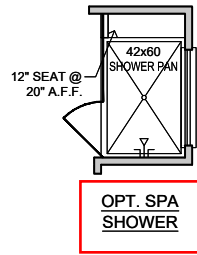
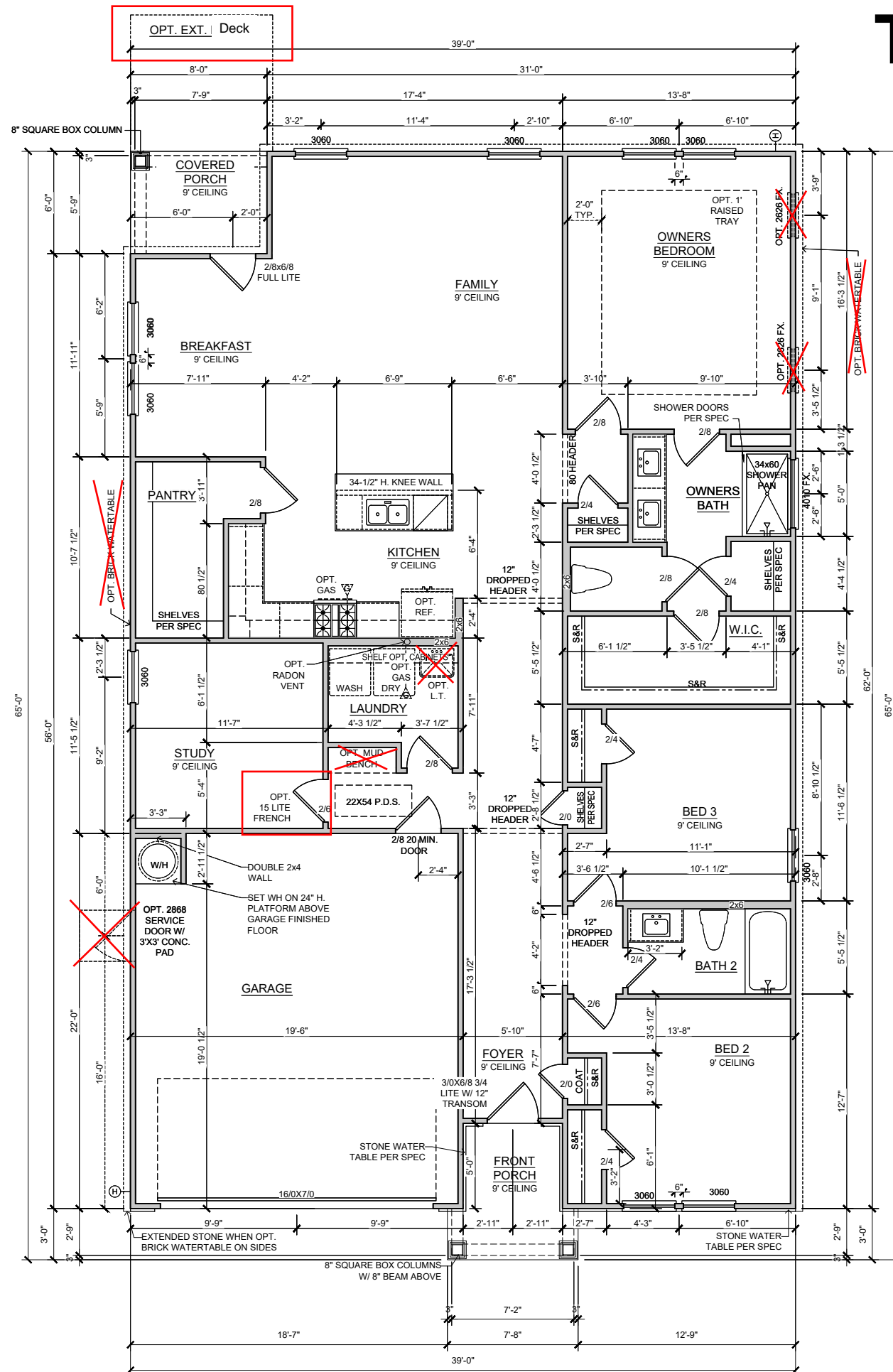
SHEET NO. A-CS

### GENERAL FRAMING NOTES

- TYPICAL EXTERIOR HEADER HEIGHT SHALL BE 8'-3" AFF AT FIRST FLOOR AND 6'-11" AFF AT SECOND FLOOR UNLESS OTHERWISE NOTED
- DOOR FRAMES NEAR CORNERS SHALL BE A MINIMUM 4 1/2" FROM CORNER. WHEN TWO DOORS ARE AT SAME CORNER, MINIMUM OF 6" FROM CORNER. DOORS AT CLOSETS SHALL BE CENTERED ON CLOSET.
- REFER TO DOOR AND WINDOW MANUFACTURER SPECIFICATIONS FOR ROUGH OPENING SIZES.
- ATTIC ACCESS SHALL BE PROVIDED AT ALL ATTIC AREAS WITH A HEIGHT GREATER THAN 30" MINIMUM. CLEAR ATTIC ACCESS SHALL BE 20"x30". PULL DOWN STAIRS AND ACCESS DOORS IN KNEE WALLS MEETING MINIMUM CRITERIA ARE ALSO ACCEPTABLE.
- GARAGE WALLS, AT A MINIMUM SHALL BE SEPARATED FROM THE LIVING SPACE BY INSTALLING 1/2" GYPSUM BOARD ON THE GARAGE SIDE OF THE WALL. WITH HABITABLE SPACE ABOVE, THE INSIDE OF ALL GARAGE WALLS REQUIRE 1/2" GWB SUPPORTING 5/8" TYPE X GWB ON CEILING.
- INTERIOR HANDRAILS SHALL NOT BE LESS THAN 34", AND NOT MORE THAN 38", AND COMPLY WITH IRC SECTION R311.7.8
- EXTERIOR GUARD RAILS SHALL BE NOT LESS THAN 36", AND COMPLY WITH IRC SECTION R312.1
- DIMENSIONS ARE ONLY TO BE READ OR CALCULATED, NOT SCALED



OPT. GOURMET KITCHEN



OPT. SPA SHOWER

# Tobacco Road Lot 36

## FIRST FLOOR PLAN "C"

SCALE: 1/8" = 1'-0"



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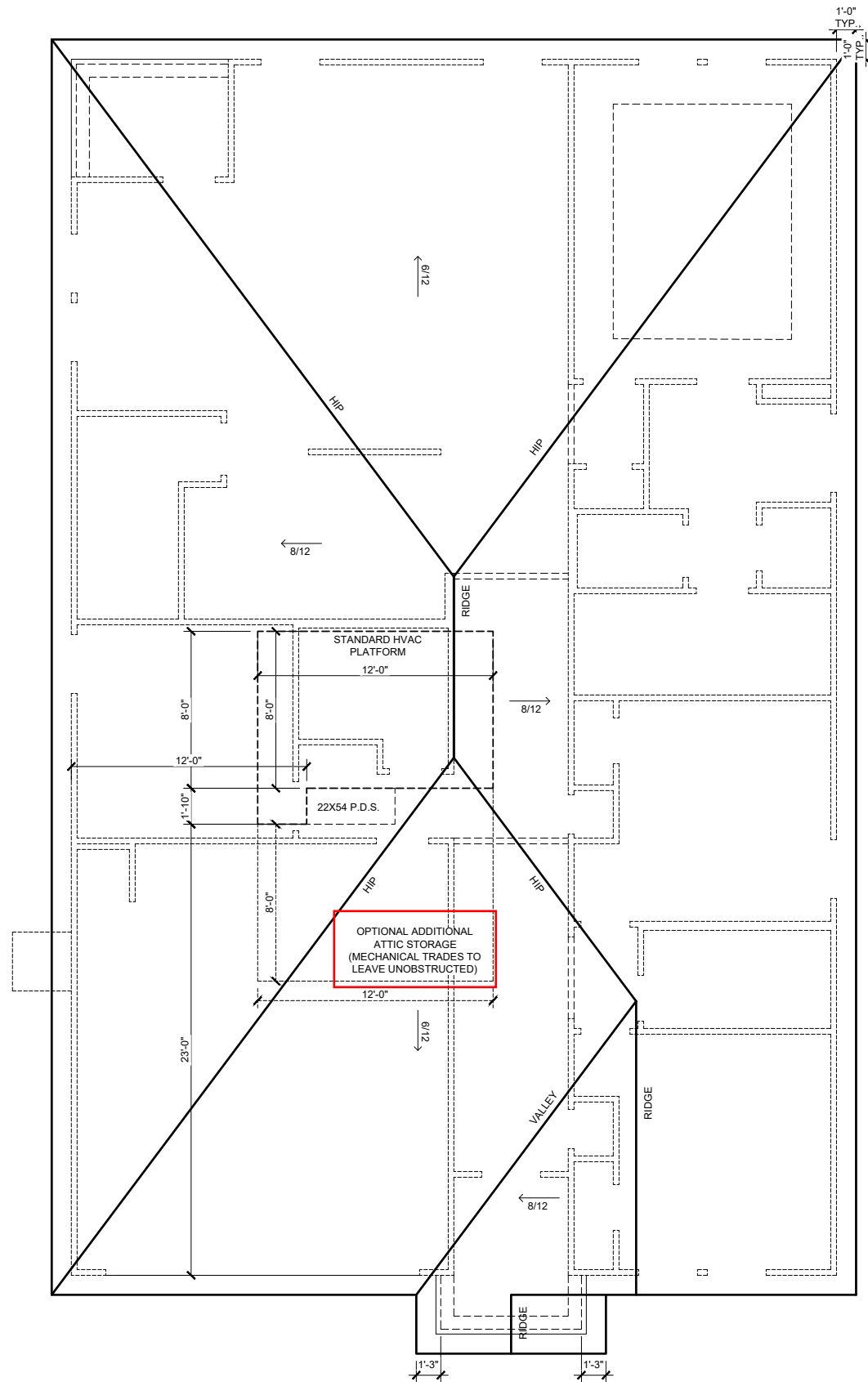
SUBDIVISION: ---

LOT#: ---

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FIRST FLOOR PLAN  
 SHEET NO. A-1.0C

# Tobacco Road Lot 36



ROOF PLAN "C"

SCALE: 1/8" = 1'-0"

## ATTIC VENT SCHEDULE

MAIN HOUSE		SQ FTG	2438	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. FT. EACH)	POT SMALL (SQ. FT. EACH)	RIDGE VENT (SQ. FT. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
				0.4236	0.2778	0.125	0.1944	0.0625
RIDGE VENT	3.25 4.06	3.00	43.64	0	0	24.00		
SOFFIT VENTS	4.88 4.06	3.88	56.36				0	62.00
TOTAL (MIN)	8.13 8.13	6.88	100.00	POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				

\* SCHEDULE HAS BEEN CALCULATED ASSUMING EAVE VENTILATION AT 50-60% OF TOTAL AND RIDGE AT 40-50% OF TOTAL REQUIRED VENTILATION

## OPT 3RD CAR GARAGE

MAIN HOUSE		SQ FTG	252	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. FT. EACH)	POT SMALL (SQ. FT. EACH)	RIDGE VENT (SQ. FT. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
				0.4236	0.2778	0.125	0.1944	0.0625
RIDGE VENT	0.34 0.42	3.25	45.61	0	0	26.00		
SOFFIT VENTS	0.50 0.42	3.88	54.39				0	62.00
TOTAL (MIN)	0.84 0.84	7.13	100.00	POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				



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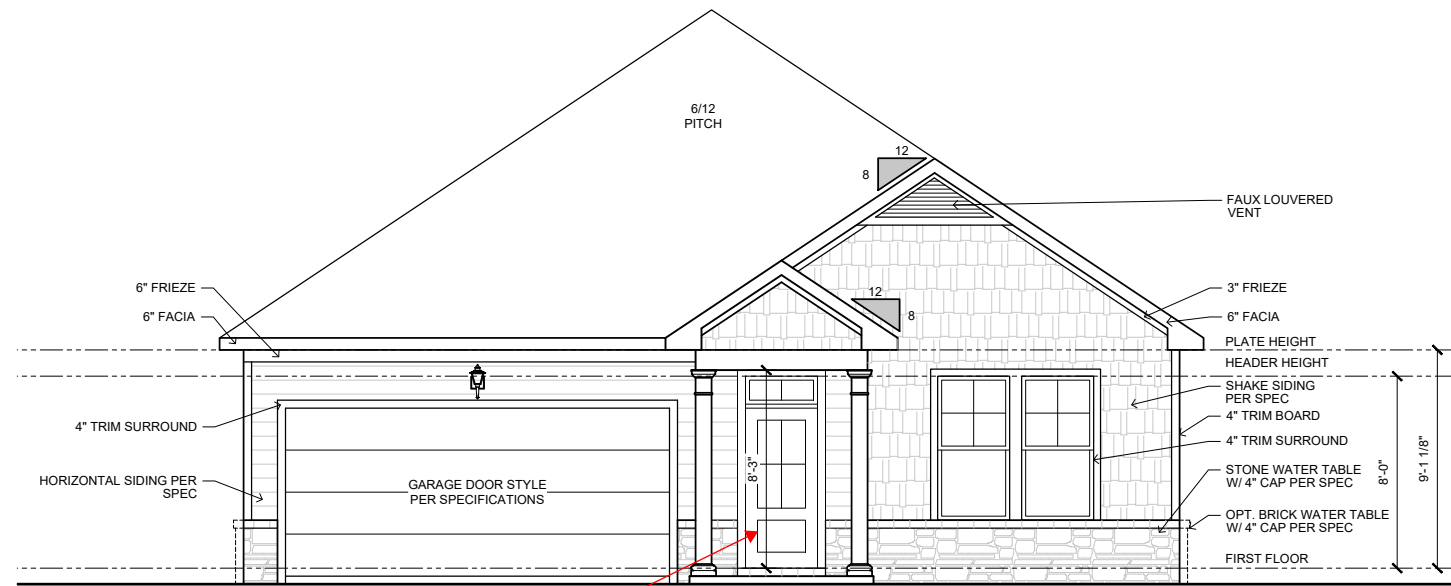
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 BY DAN.REID  
 REVISION DATE 2023-10-17

ROOF PLAN  
 SHEET NO. A-4.0C

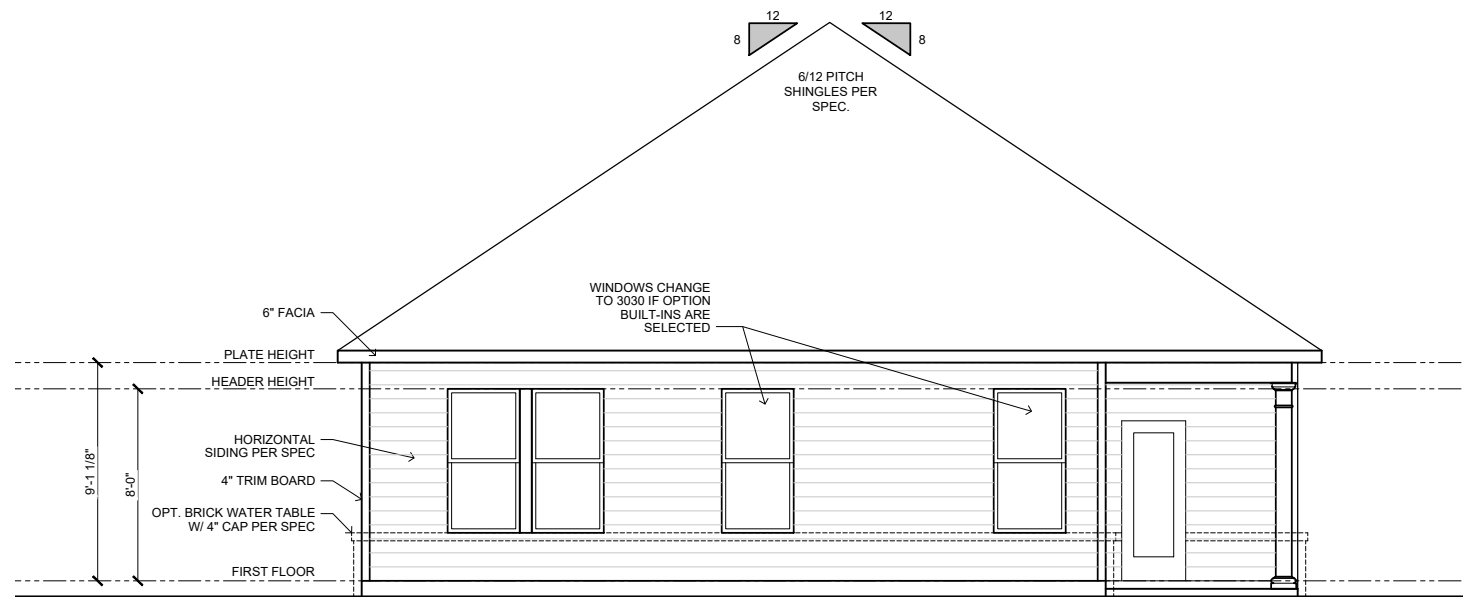
# Tobacco Road Lot 36



1/4 LITE  
CRAFTSMAN  
DOOR  
I/O  
SOLID DOOR

**FRONT ELEVATION "C"**

SCALE: 1/8" = 1'-0"



**REAR ELEVATION "C"**

SCALE: 1/8" = 1'-0"

## GENERAL ELEVATION NOTES

- FASCIA, FRIEZE, RAKE, AND SKIRT BOARDS TO BE 1X UNLESS OTHERWISE NOTED
- ALL OTHER TRIM TO BE 5/4 UNLESS OTHERWISE NOTED
- LAP SIDING REVEALS PER SPEC., UNLESS OTHERWISE NOTED
- ROOF COVERING TO BE SHINGLES PER SPEC., UNLESS OTHERWISE NOTED



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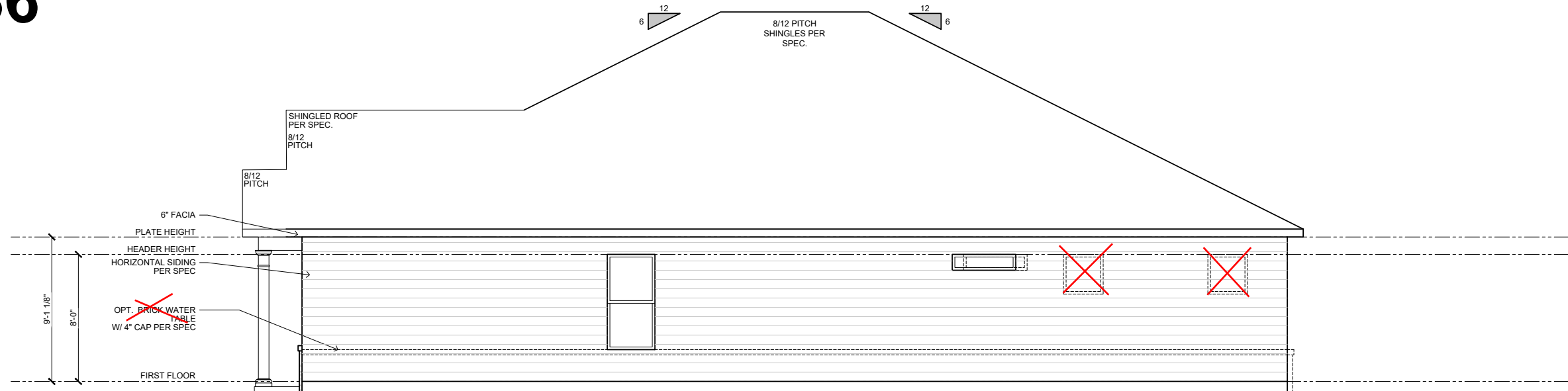
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BY DAN.REID  
REVISION DATE 2023-10-17

FRONT ELEVATION

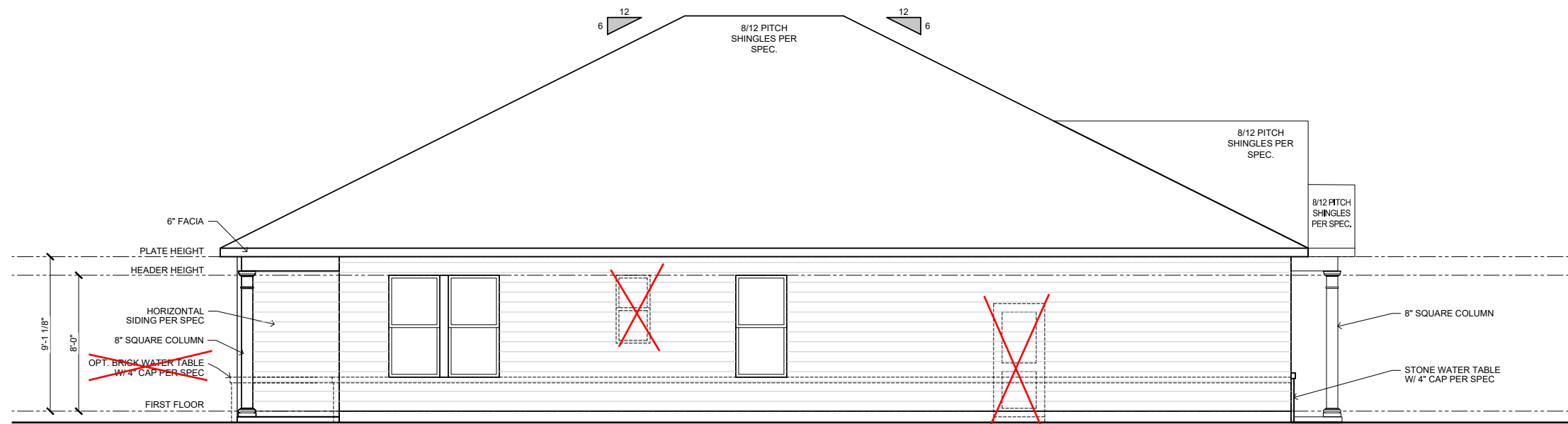
SHEET NO. A-5.0C

# Tobacco Road Lot 36



**RIGHT ELEVATION "C"**

SCALE: 1/8" = 1'-0"



**LEFT ELEVATION "C"**

SCALE: 1/8" = 1'-0"

PLAN NAME: DAPHNE LH

SUBDIVISION: ---

LOT#: ---

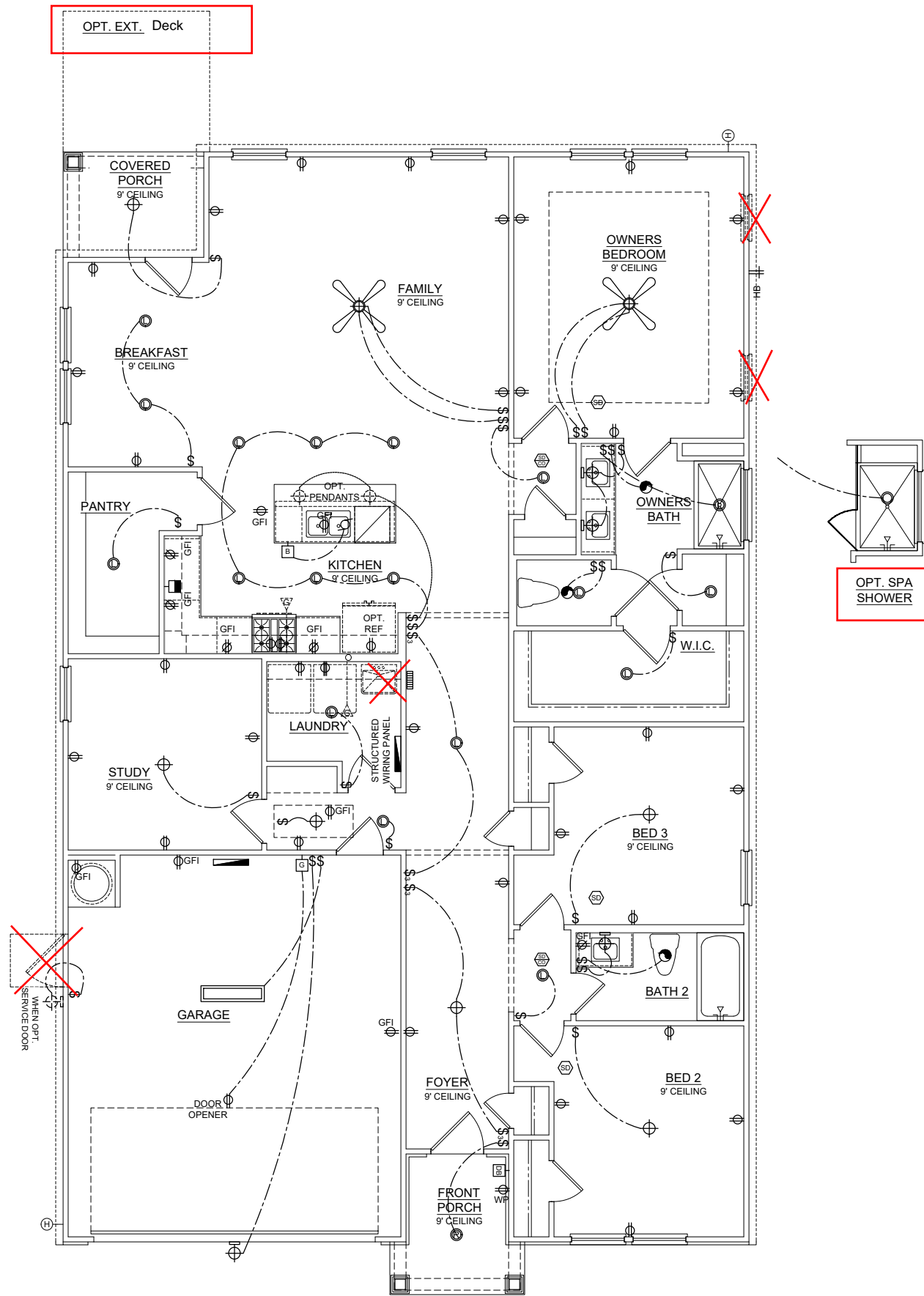
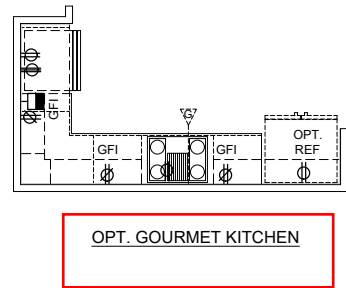
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REVISION DATE 2023-10-17

RIGHT ELEVATION

SHEET NO. A-5.1C

ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
\$	SINGLE POLE SWITCH
\$3	3 WAY SWITCH
\$4	4 WAY SWITCH
\$2	WIFI SMART SWITCH
\$23	3 WAY WIFI SMART SWITCH
⊕	110V OUTLET
⊕H	110V HALF HOT OUTLET
⊕U	110V OUTLET W/ USB
⊕	220V OUTLET
⊕	WALL/ COUNTERTOP OUTLET
⊕	DEDICATED OUTLET
⊕	MEDIA JACK
⊕	CEILING MOUNT FIXTURE
⊕	WALL MOUNT FIXTURE
⊕	HANGING
⊕	LED DISK
⊕	RECESSED CAN
T	THERMOSTAT
⊕	EXHAUST FAN
⊕	FLUORESCENT
⊕	SECURITY PANEL
⊕	WIRELESS ACCESS POINT
⊕	GARBAGE DISPOSAL
B	BUTTON
G	GARAGE DOOR OPENER
DB	DOOR BELL
DC	DOOR CHIME
SD	SMOKE DETECTOR
SCD	SMOKE & CARBON DIOXIDE DETECTOR
LP	LOW VOLT PANEL
EM	ELECTRICAL METER
EP	ELECTRICAL PANEL
UC	UNDER CABINET LIGHT FIXTURE
FL	FLOOD LIGHT
⊕	CEILING FAN W/ LIGHT
NOTES/ ABBREVIATIONS	
WP	WATER PROOF
GFI	GROUND FAULT INTERCEPTOR

# Tobacco Road Lot 36



**1ST FLR. ELEC. PLAN "C"**  
SCALE: 1/8" = 1'-0"



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FIRST FLOOR  
ELECTRICAL PLAN

SHEET NO.  
E-1.0C



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

# Daphne Model LH RALEIGH, 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 = 120 MPH  
 • EXPOSURE CATEGORY = B

ASSUMED SOIL BEARING CAPACITY = 2000 PSF

ASSUMED LATERAL SOIL PRESSURE = 45 PCF

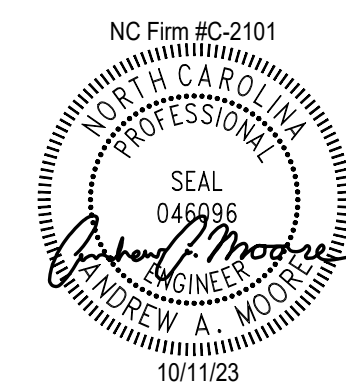
FROST DEPTH = 12" MINIMUM

SEISMIC DESIGN CATEGORY = B

ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:

- TJI 210 SERIES (SERIES AND SPACING PER PLANS)
- LSL: E=1,550,000 PSI, F<sub>b</sub>=2,325 PSI, F<sub>v</sub>=310 PSI, F<sub>c</sub>=900 PSI
- LVL: E=2,000,000 PSI, F<sub>b</sub>=2,600 PSI, F<sub>v</sub>=285 PSI, F<sub>c</sub>=750 PSI
- PSL: E=2,000,000 PSI, F<sub>b</sub>=2,900 PSI, F<sub>v</sub>=290 PSI, F<sub>c</sub>=625 PSI

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



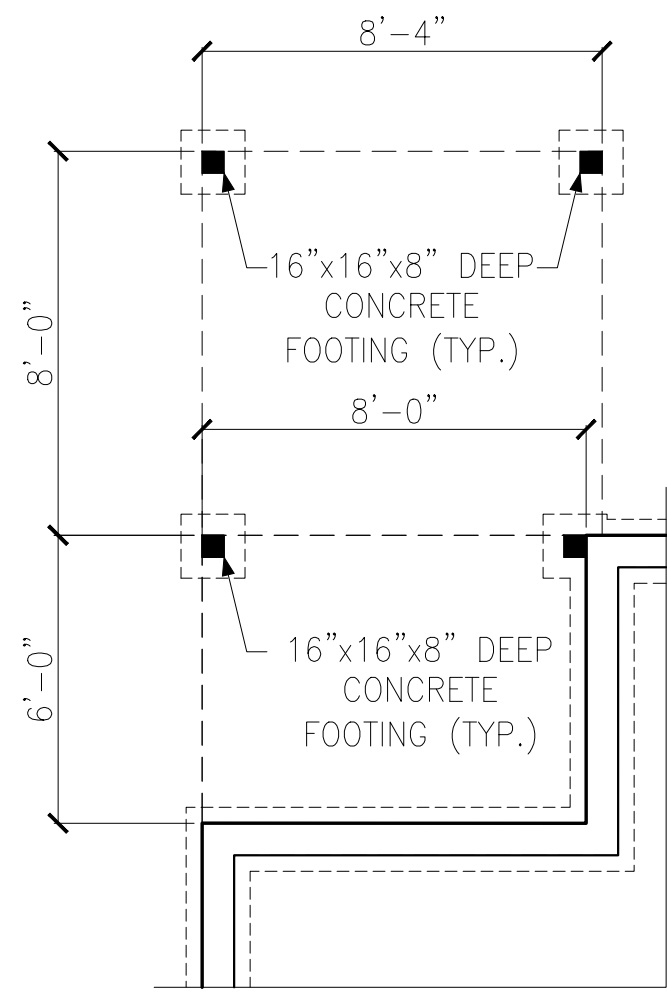
Cover Sheet  
 Daphne Model – LH  
 Up To 120 M.P.H.  
 Raleigh, North Carolina

Project #: 214-23001  
 Designed By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Issue Date: 6/20/23  
 Re-Issue: 10/11/23  
 Scale: 1/8"=1'-0" @ 11x17  
 1/4"=1'-0" @ 22x34

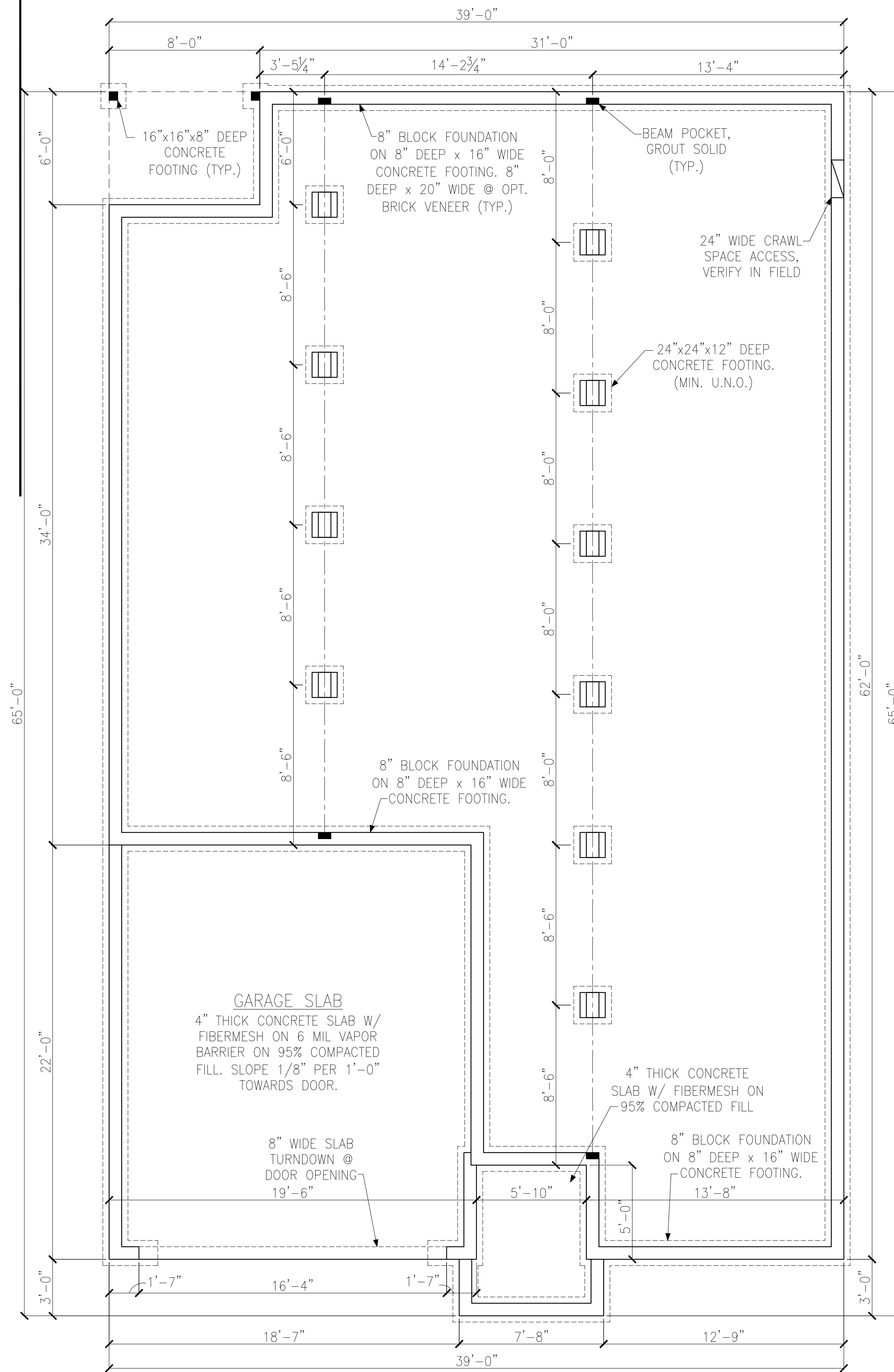
S-0







PARTIAL FOUNDATION PLAN  
OPT. EXT. Deck



CRAWL SPACE FOUNDATION PLAN  
ELEVATION 'C'

FOUNDATION PLAN FOR  
2x10 FLOOR FRAMING

SEE PIER AND  
FOOTING  
SCHEDULE (TYP.)

PIER ELEV. TO BE  
9/4" BELOW TOP OF  
WALL ELEV. (TYP.)

# Tobacco Road Lot 36



**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

**KEYNOTES:**

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

Crawl Space Foundation Plans – 2x10 Joists  
Elevation 'C' & Options  
Daphne Model – LH  
Up To 120 M.P.H.  
Raleigh, North Carolina



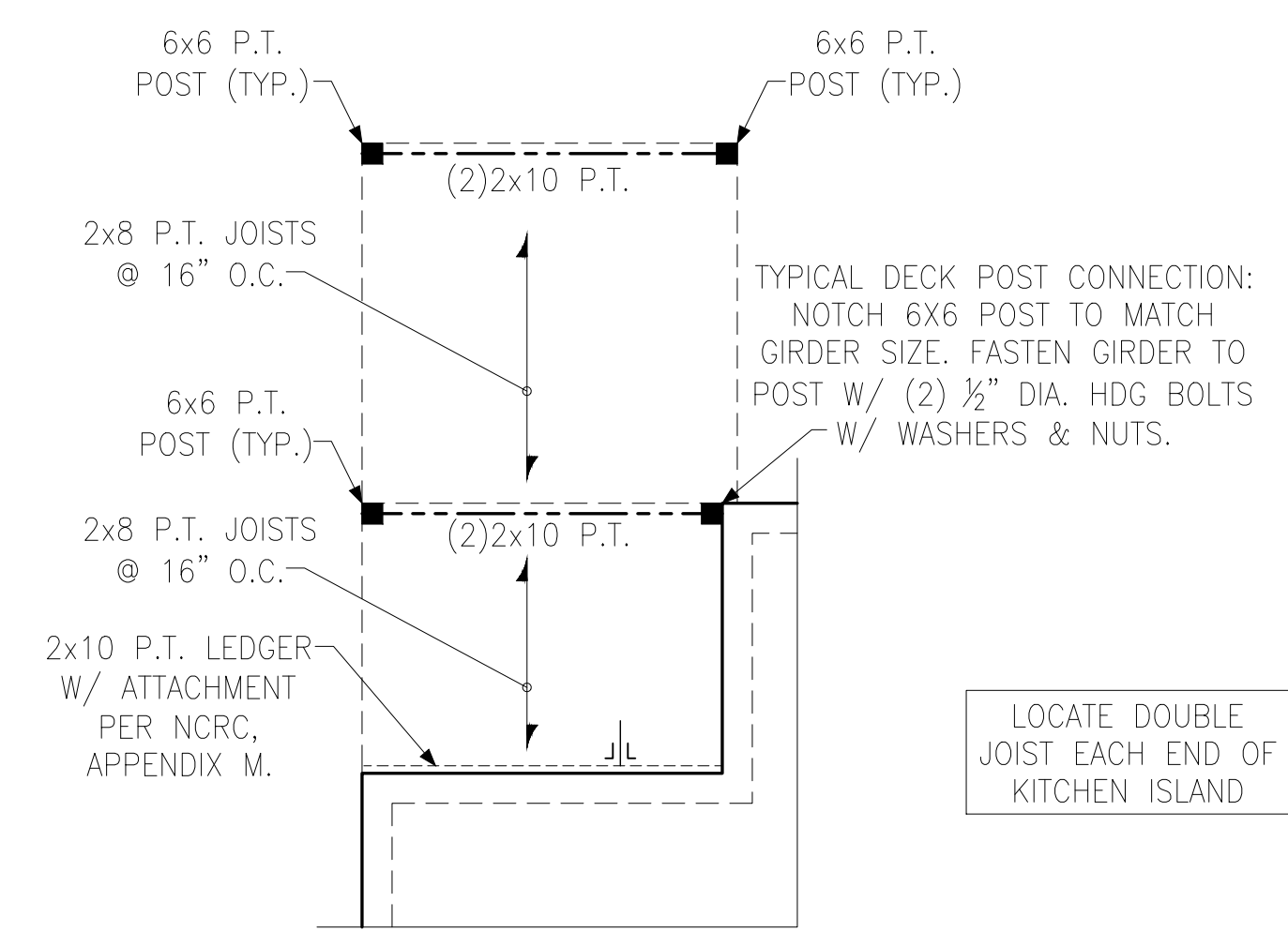
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Designed By: KRK  
Checked By:  
Issue Date: 6/20/23  
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# Tobacco Road Lot 36

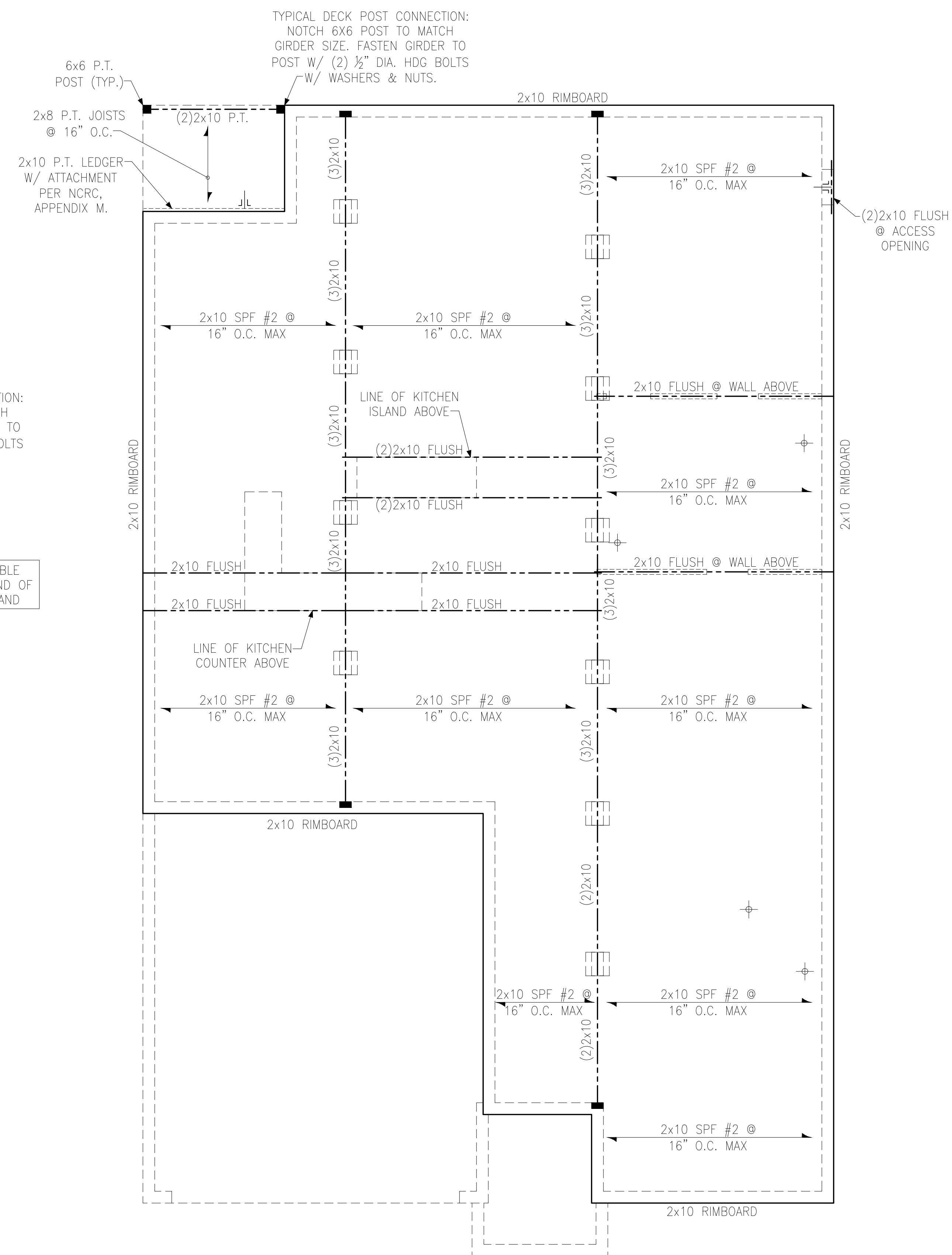


**DECK FRAMING NOTES:**  
 -DECK CONSTRUCTION PER NCRC, APPENDIX M, U.N.O.  
 -GUARD RAIL REQUIRED, DESIGN BY OTHERS (TYP.)  
 -PROVIDE LATERAL BRACING PER NCRC, APPENDIX M.  
 -4'-0" MAXIMUM HEIGHT FROM GRADE TO DECKING.  
 -EMBED POST 12" MINIMUM INTO COMPACTED FILL.  
 -ALL DECKS OVER 4'-0" HEIGHT FROM GRADE MUST MEET OR EXCEED REQUIREMENTS OF APPENDIX M OF NCRC 2018.

**TYPICAL DECK POST CONNECTION:**  
 NOTCH 6x6 POST TO MATCH GIRDER SIZE. FASTEN GIRDER TO POST W/ (2) 1/2" DIA. HDG BOLTS W/ WASHERS & NUTS.



LOCATE DOUBLE JOIST EACH END OF KITCHEN ISLAND



**PARTIAL FRAMING PLAN**  
 OPT. EXT. Deck

**NOTE:**  
 BEAMS, HEADERS AND FLOOR JOISTS MAY BE SYP #2 GRADE LUMBER.

**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

FLOOR FRAMING TO BE 2x10 SPF #2 @ 16" O.C. MAX OR EQUAL (U.N.O.).

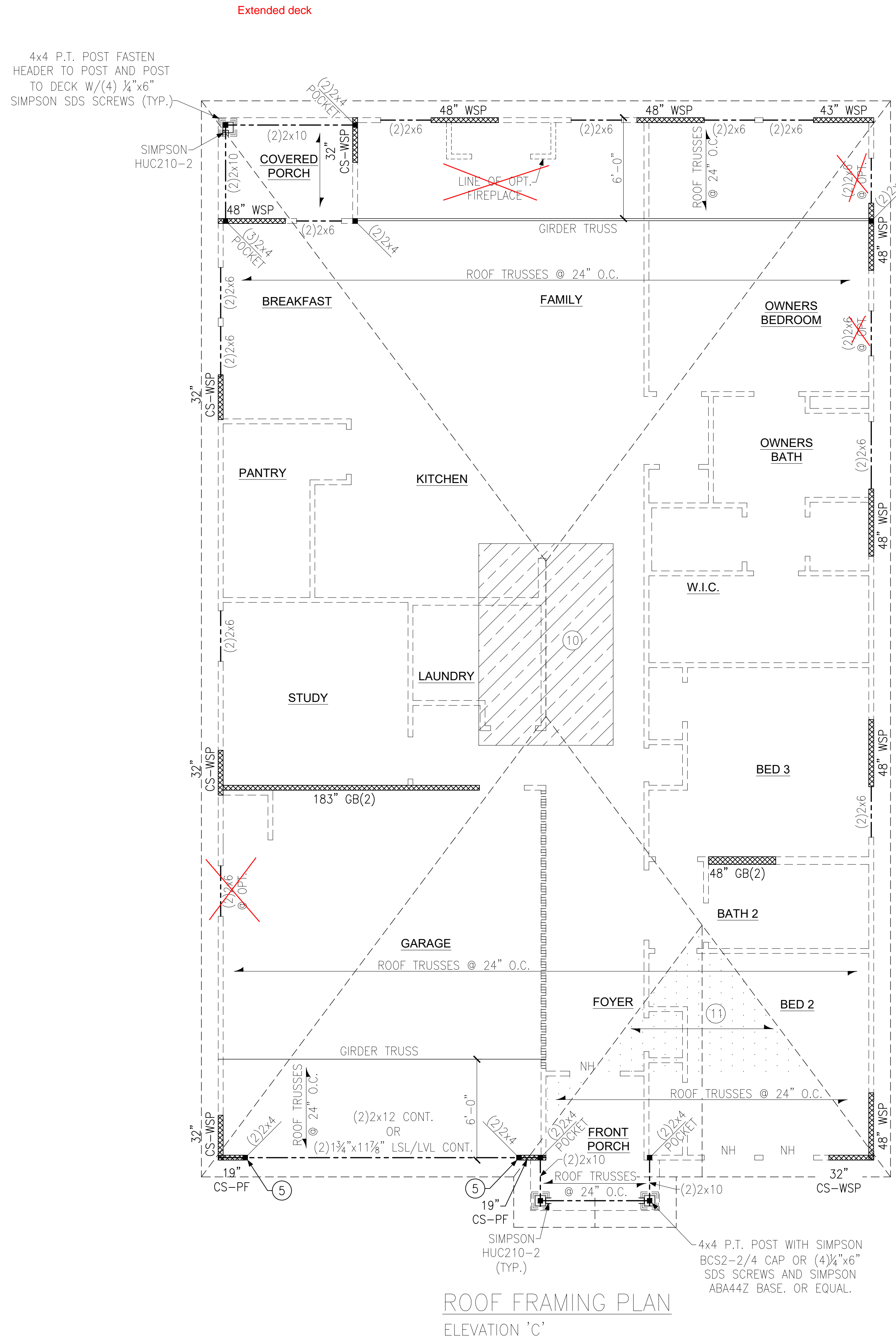
**CRAWL SPACE FRAMING PLAN**  
 ELEVATION 'C'



Crawl Space Framing Plan - 2x10 Joists  
 Elevation 'C'  
 Daphne Model - LH  
 Up To 120 M.P.H.  
 Raleigh, North Carolina

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ROOF FRAMING PLAN  
ELEVATION 'C'

NOTE:  
BEAMS, HEADERS AND  
FLOOR JOISTS MAY BE SYP  
#2 GRADE LUMBER.

### 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 → NO HEADER REQUIRED

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

PLAN DESIGNED WITH 9' WALL PLATES

### KEYNOTES:

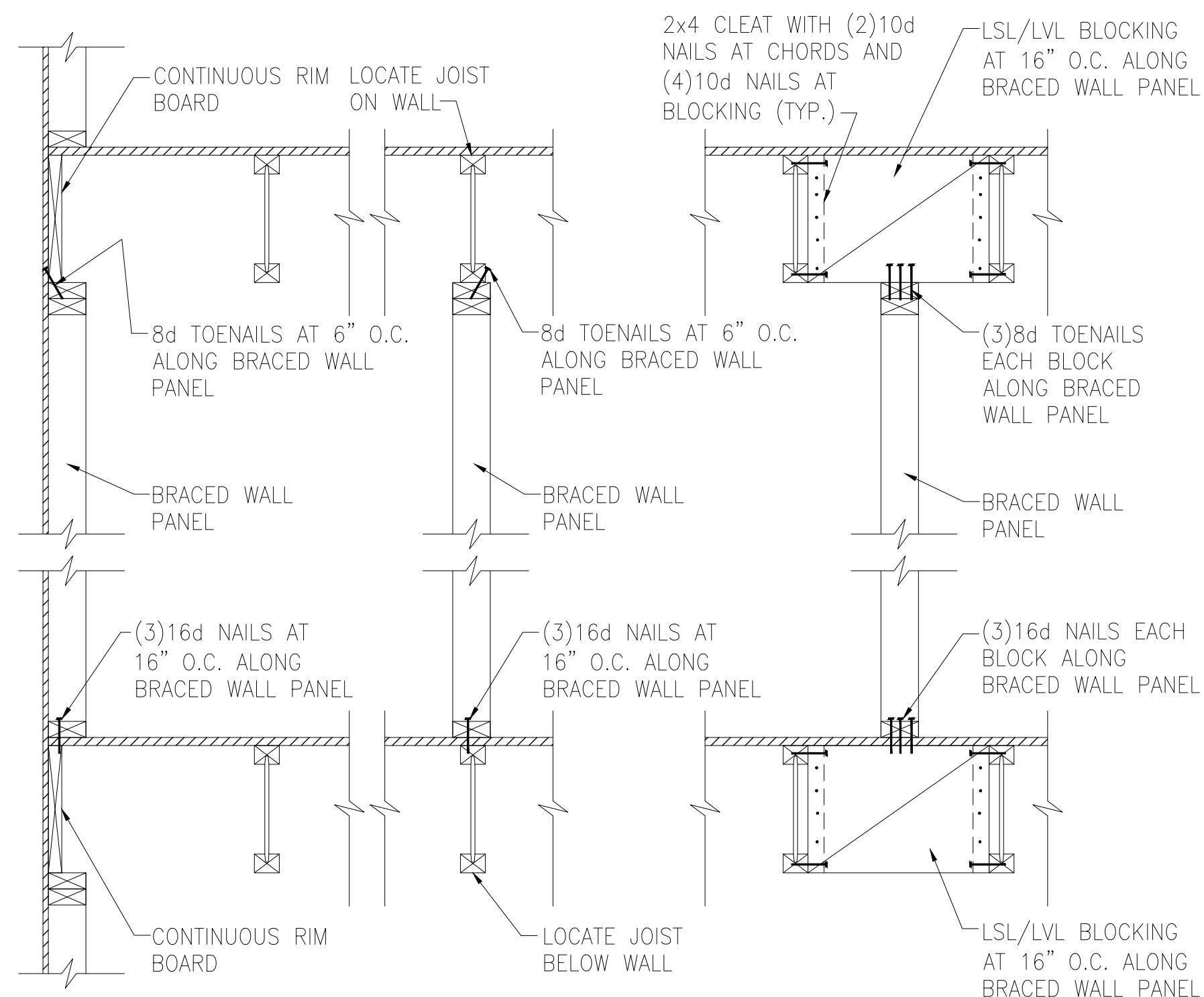
- ④ INSTALL ONE PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.
- ⑤ INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.
- ⑩ 8'x12' HVAC PLATFORM TRUSSES DESIGNED TO SUPPORT HVAC UNITS.
- ⑪ VALLEY SET TRUSSES @ 24" O.C. OR 2x6 OVERFRAMING @ 24" O.C. W/ 2x8 RIDGE & VALLEY PLATES (TYP.)



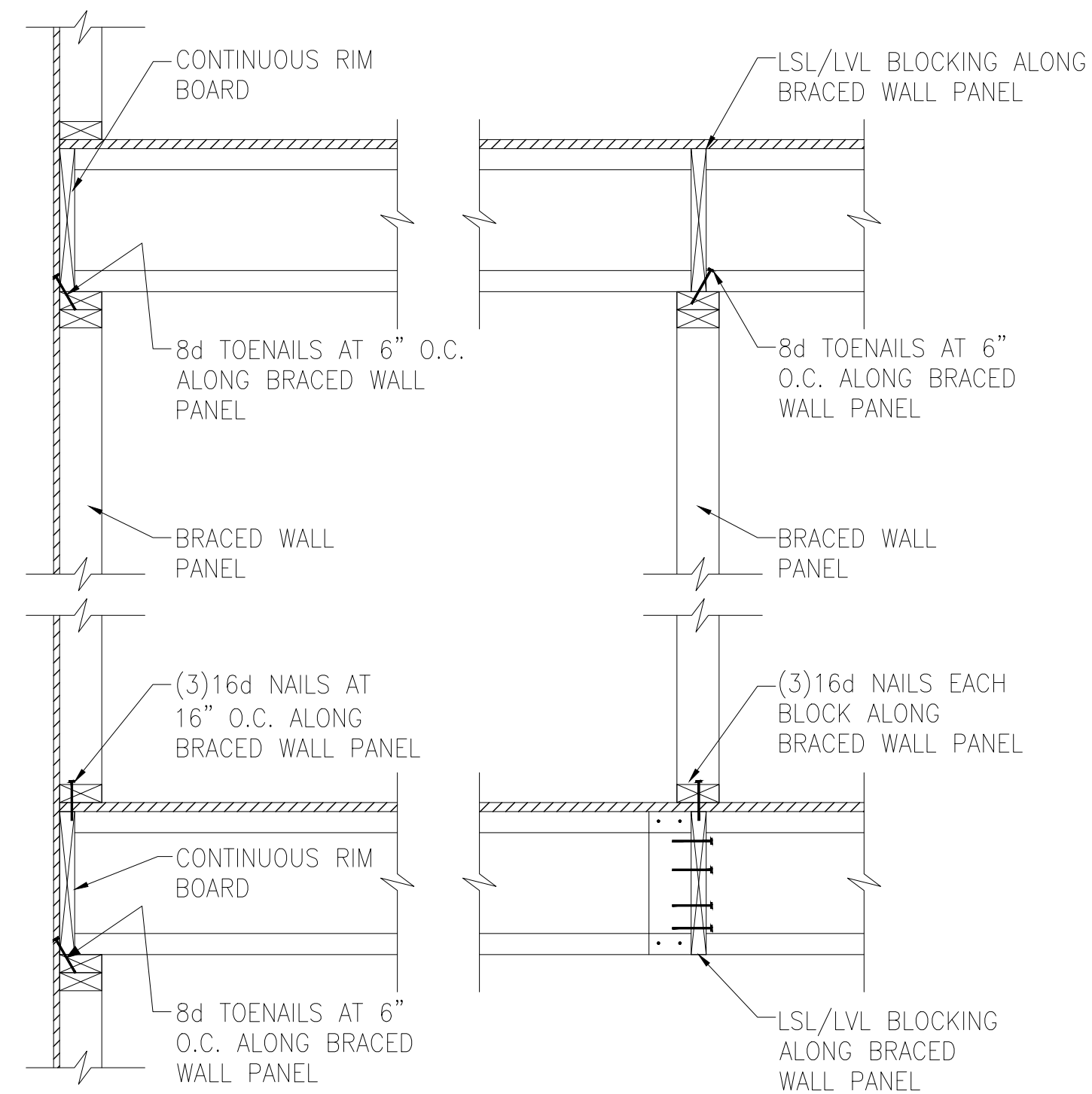
Roof Framing Plans  
Elevation 'C' & Options  
Daphne Model - LH  
Up To 120 M.P.H.  
Raleigh, North Carolina

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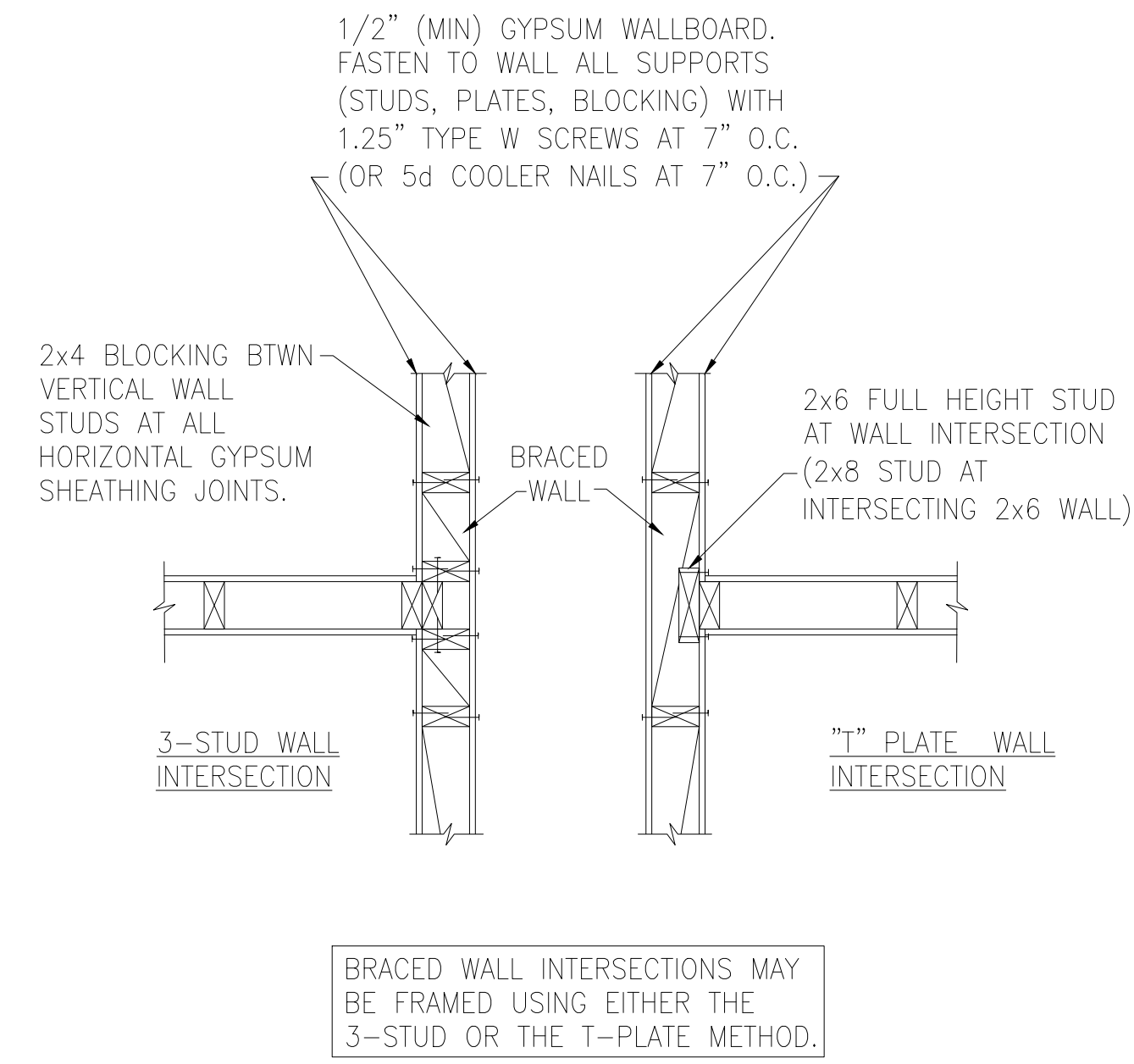




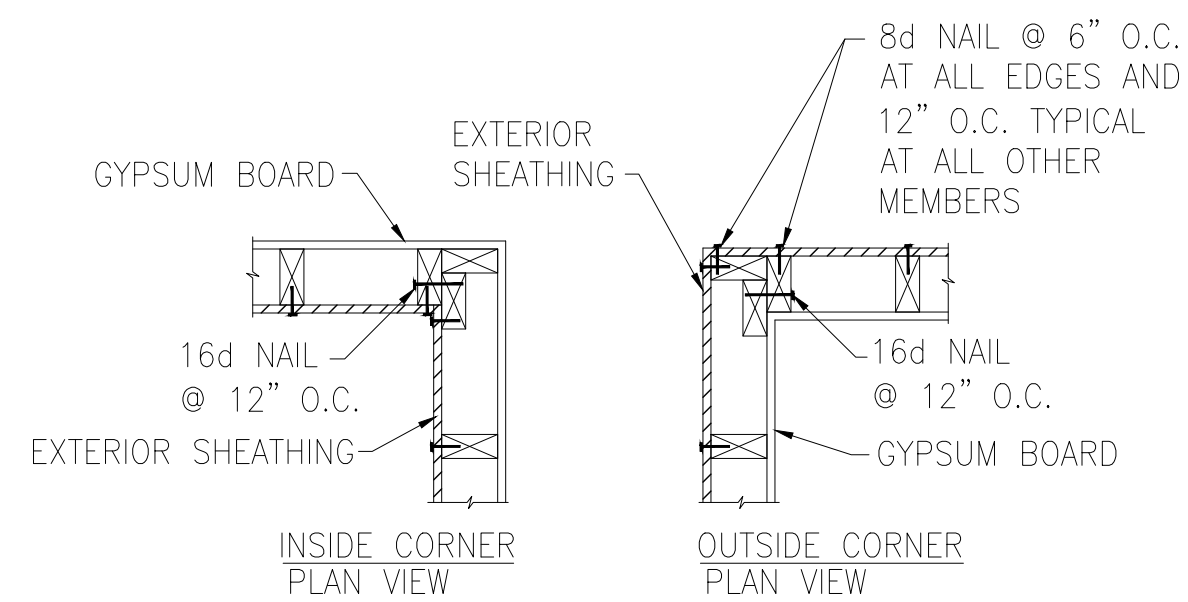
**A** TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION  
BRACED WALL PANELS PARALLEL TO I-JOISTS



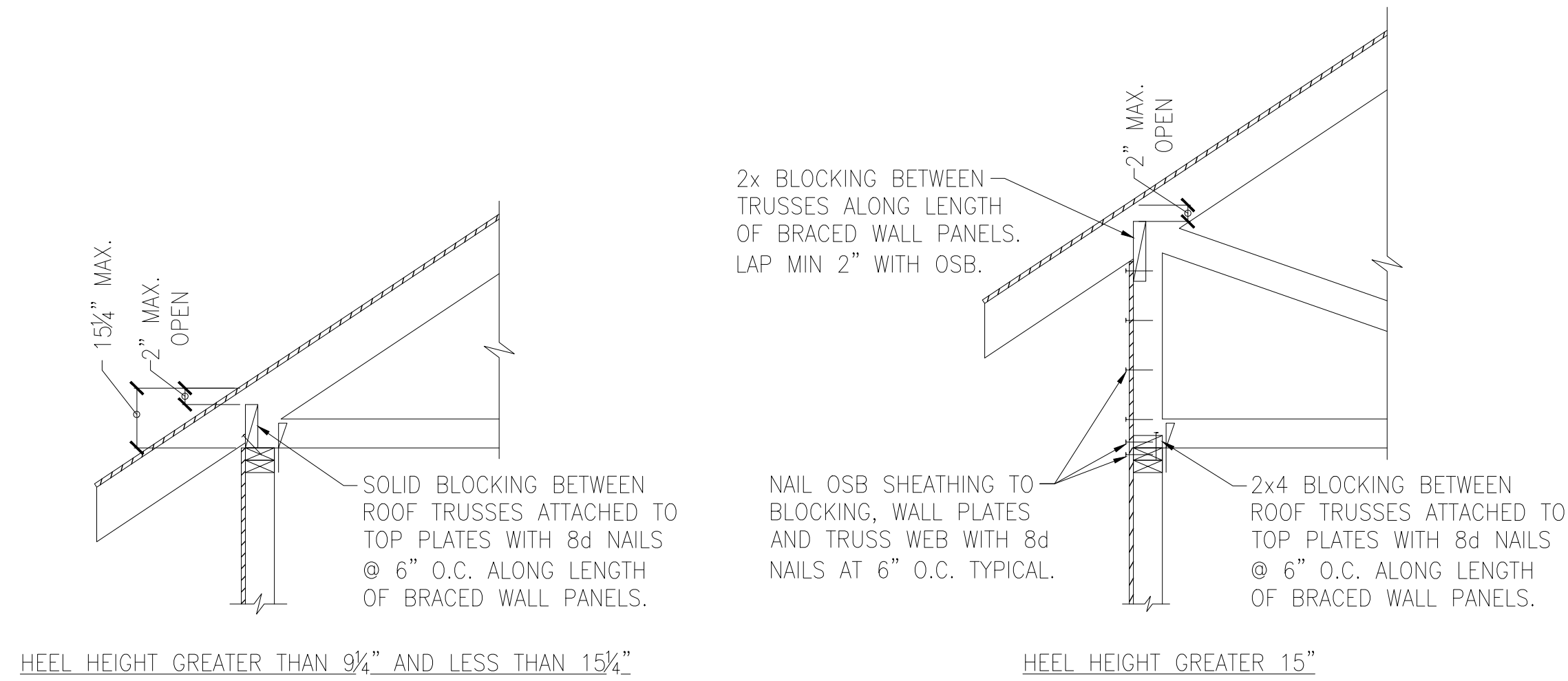
**B** TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION  
BRACED WALL PANELS PERPENDICULAR TO I-JOISTS



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

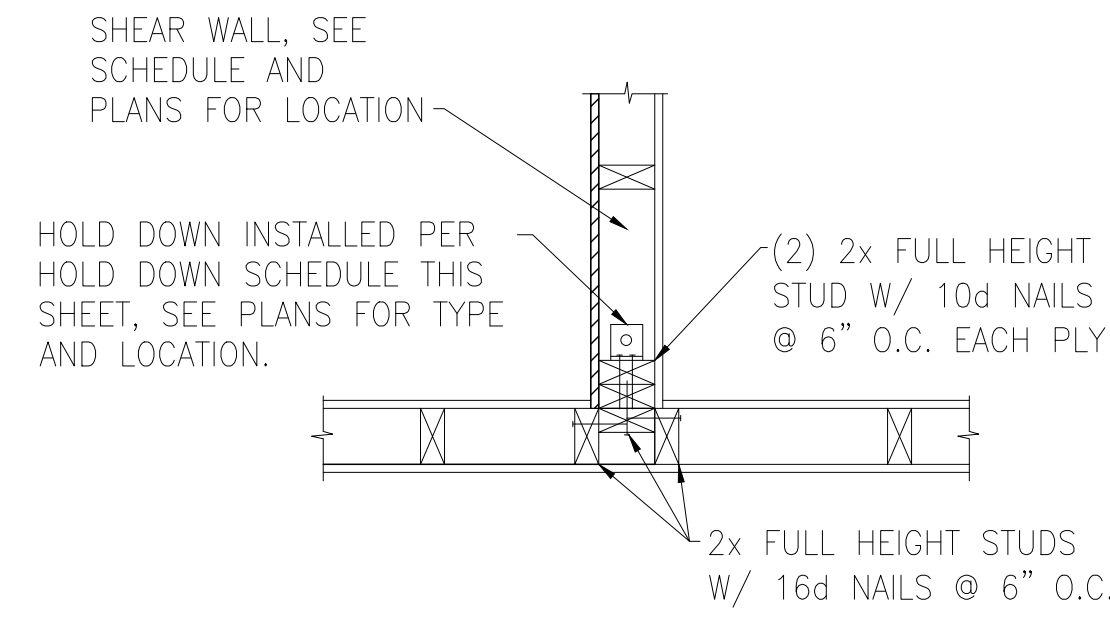


**D** TYPICAL EXTERIOR CORNER WALL FRAMING

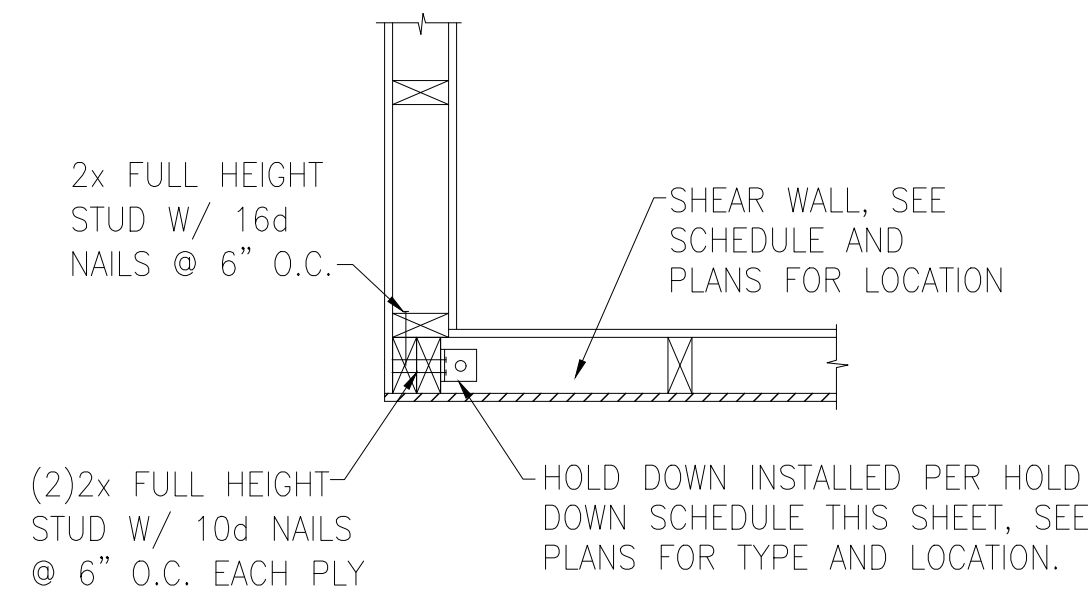


**E** ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS  
ONLY REQUIRED AT BRACED WALL PANELS

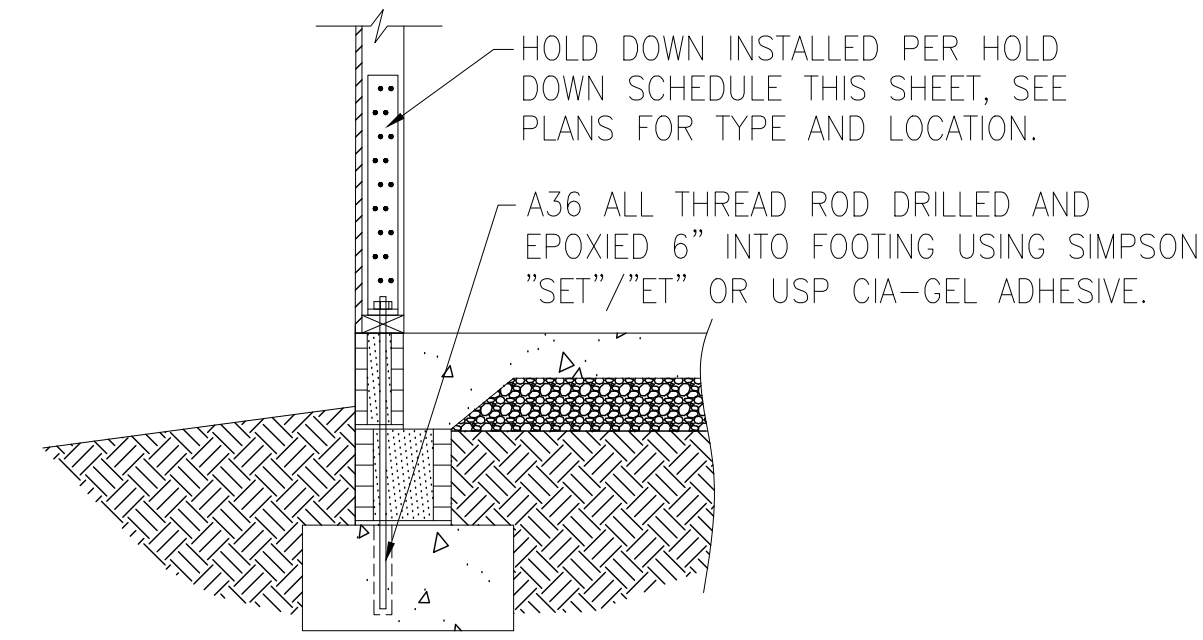




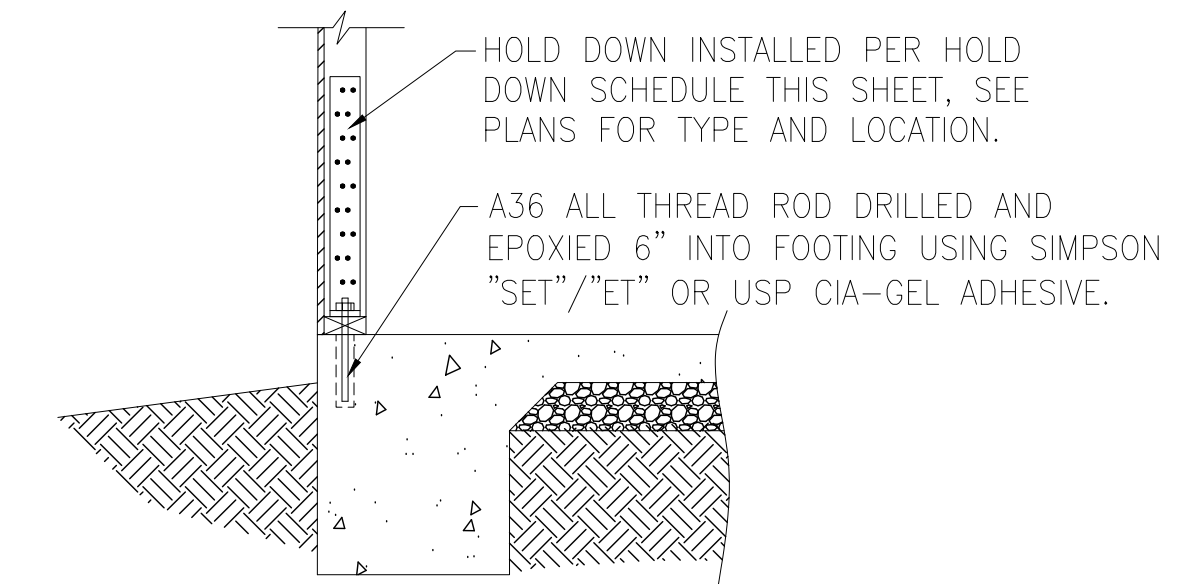
**A** TYPICAL HOLD DOWN DETAIL



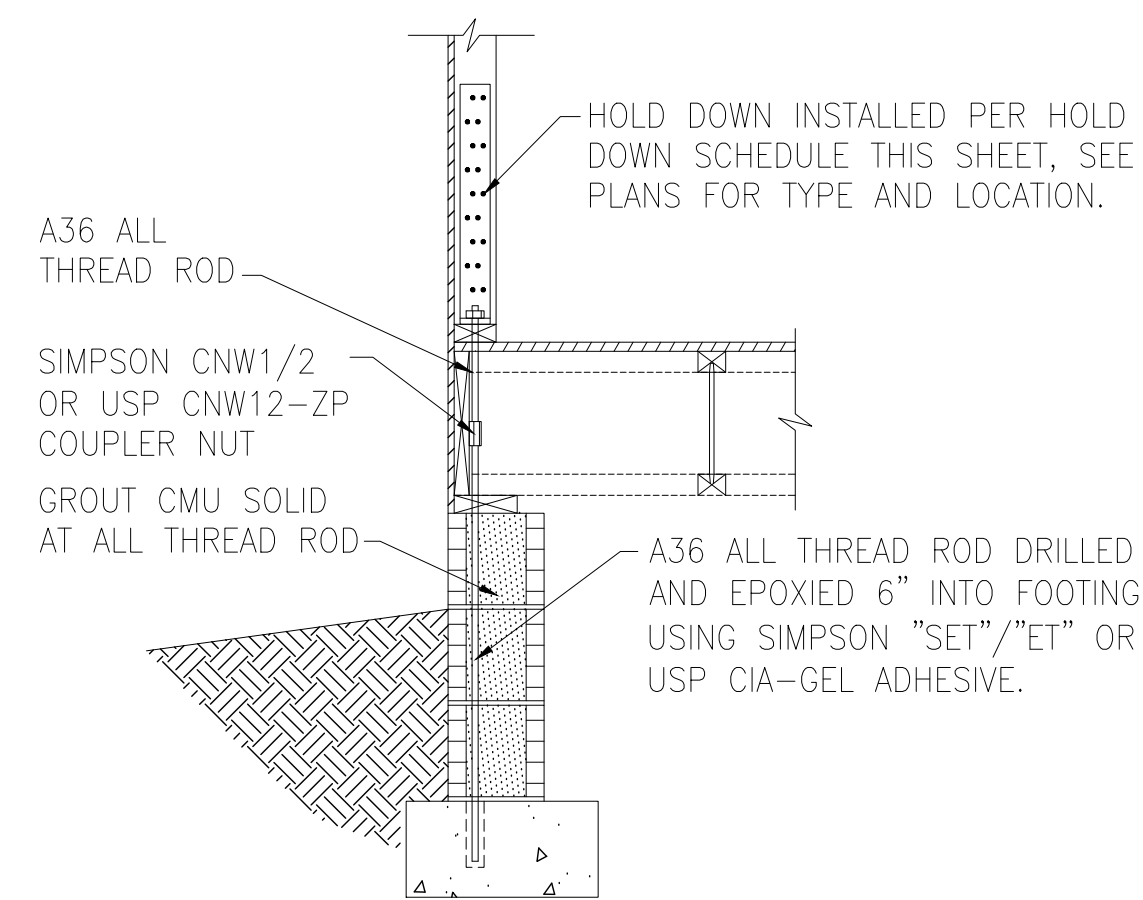
**B** TYPICAL HOLD DOWN DETAIL



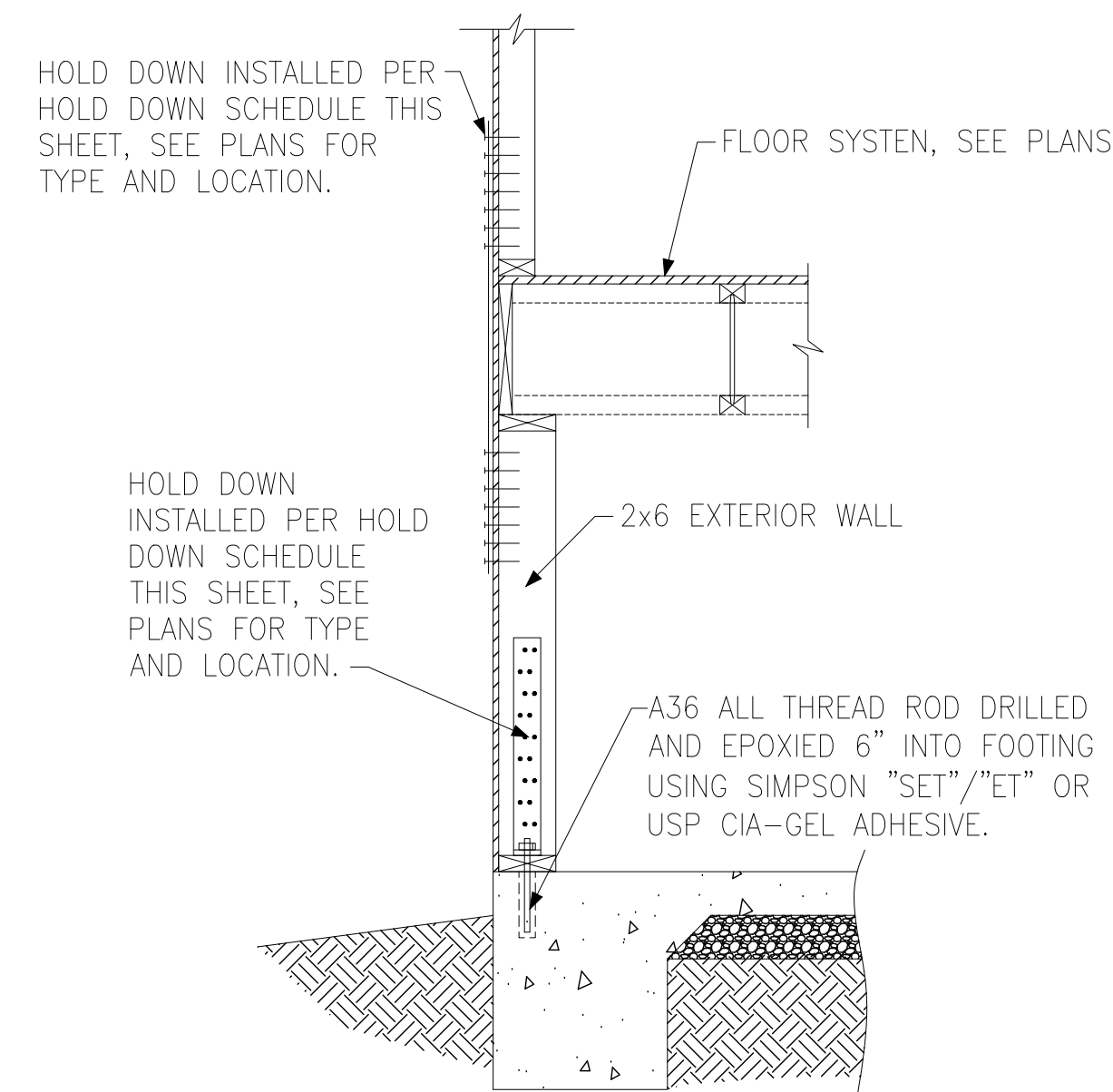
**C** HOLD DOWN AT STEMWALL SLAB FOUNDATION



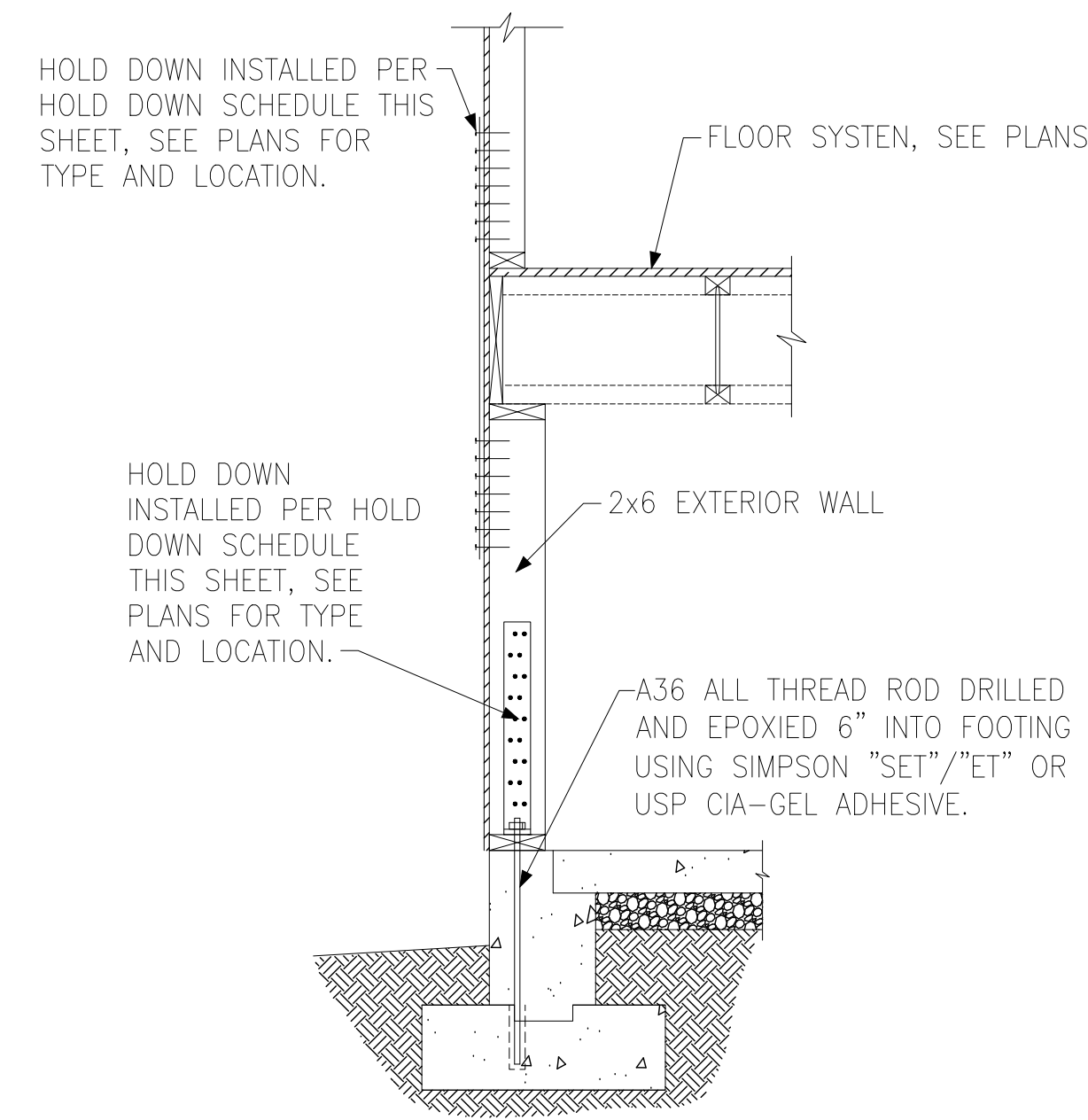
**D** HOLD DOWN AT MONOLITHIC SLAB FOUNDATION



**E** HOLD DOWN AT CRAWL SPACE FOUNDATION

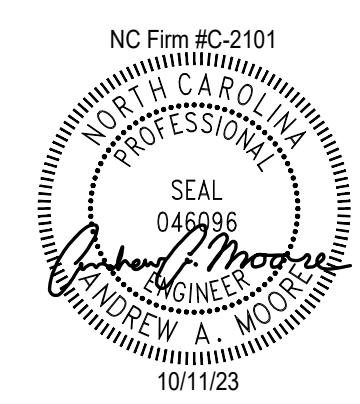


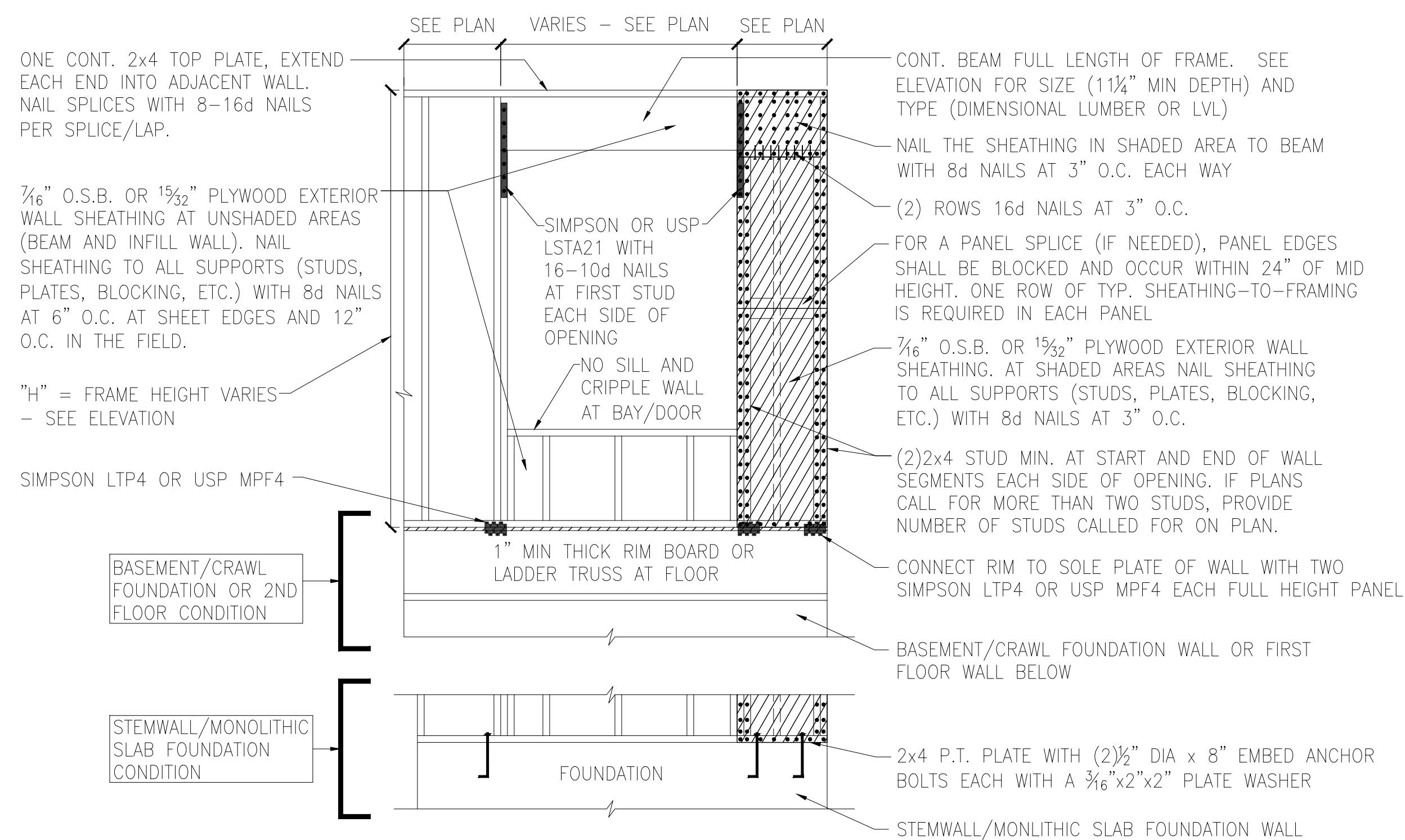
**F** HOLD DOWN AT BASEMENT FOUNDATION MONOLITHIC TURN-DOWN



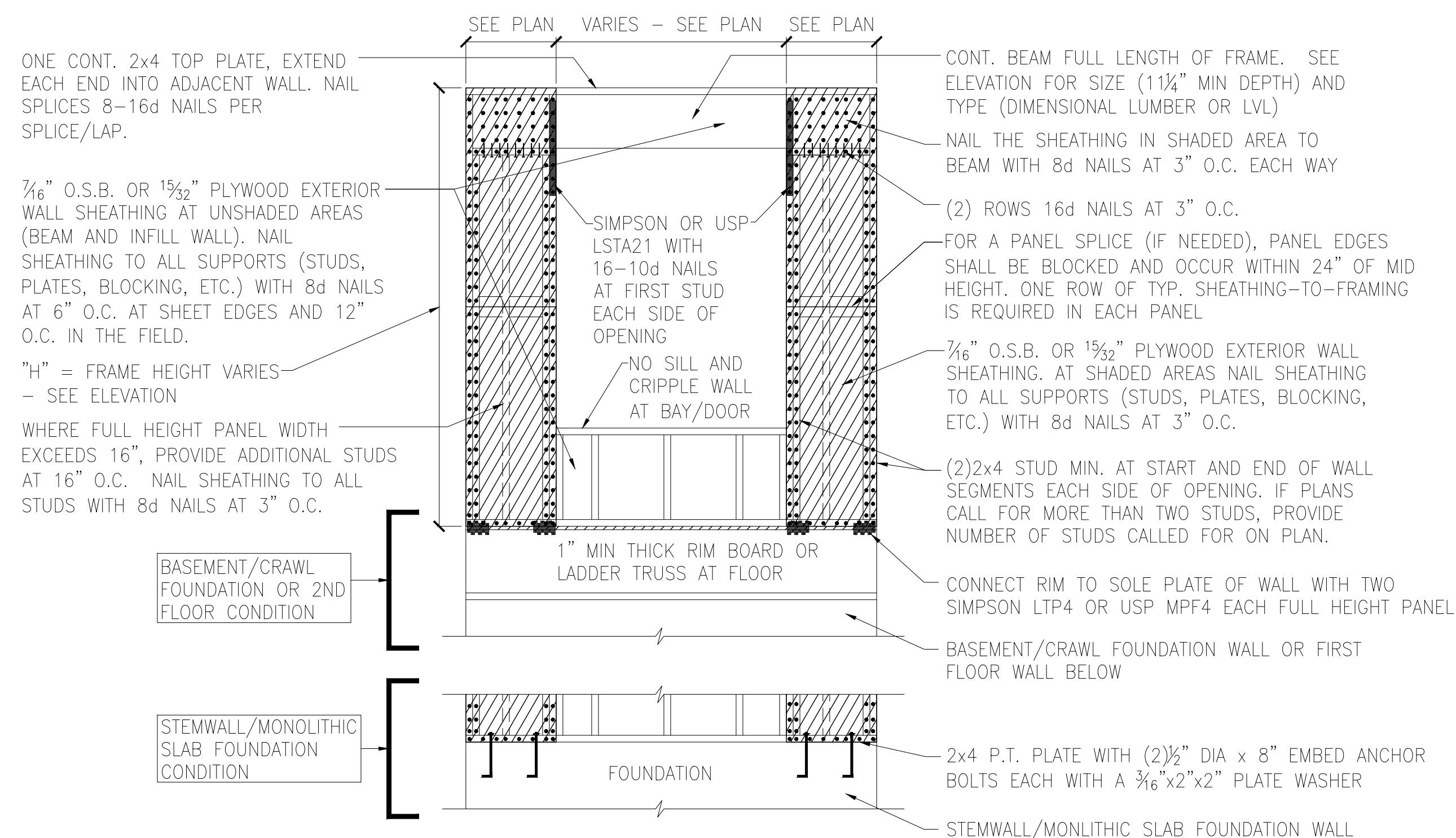
**G** HOLD DOWN AT BASEMENT FOUNDATION STEM WALL

HOLD DOWN SCHEDULE			
HOLD DOWN		ALL THREAD ROD	FASTENERS
SIMPSON	USP		
LTP2	LTS20B	1/2" DIA.	(12)0.148"x2.5" LONG NAILS
HTT4	HTT16	5/8" DIA.	(18)0.162"x2.5" LONG NAILS
HTT5	HTT45	5/8" DIA.	(26)0.162"x2.5" LONG NAILS

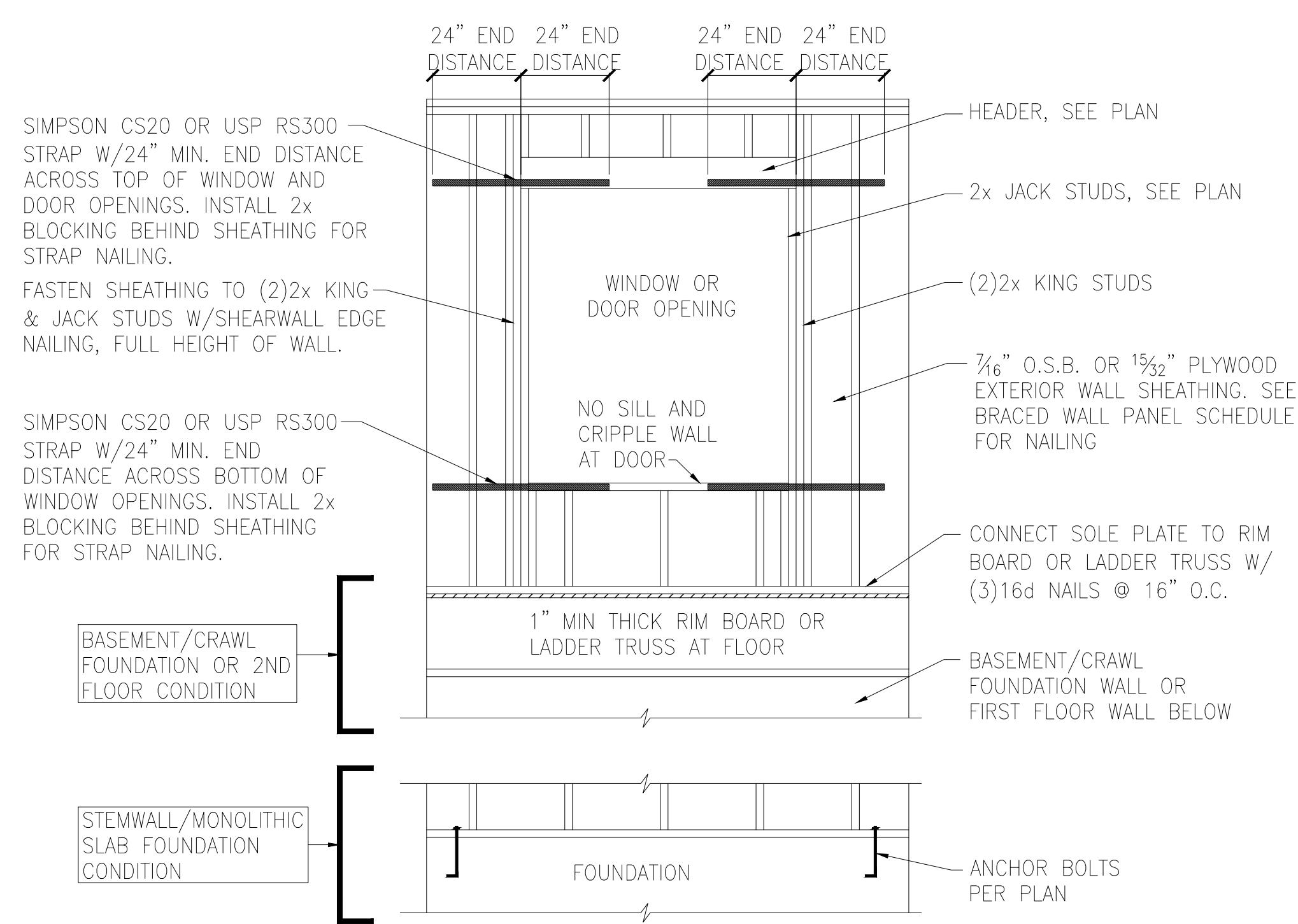




**A** METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION  
ONE BRACED WALL SEGMENT



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

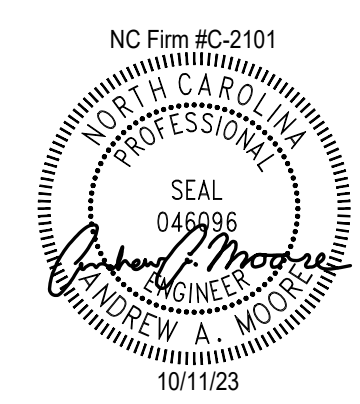


**C** WINDOW OR DOOR REINFORCEMENT IN ENGINEERED SHEAR WALL  
ONLY REQUIRED WHERE SPECIFIED ON PLANS

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

**BRACED WALL PANEL NOTES:**

- 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.



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 1/2" 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.

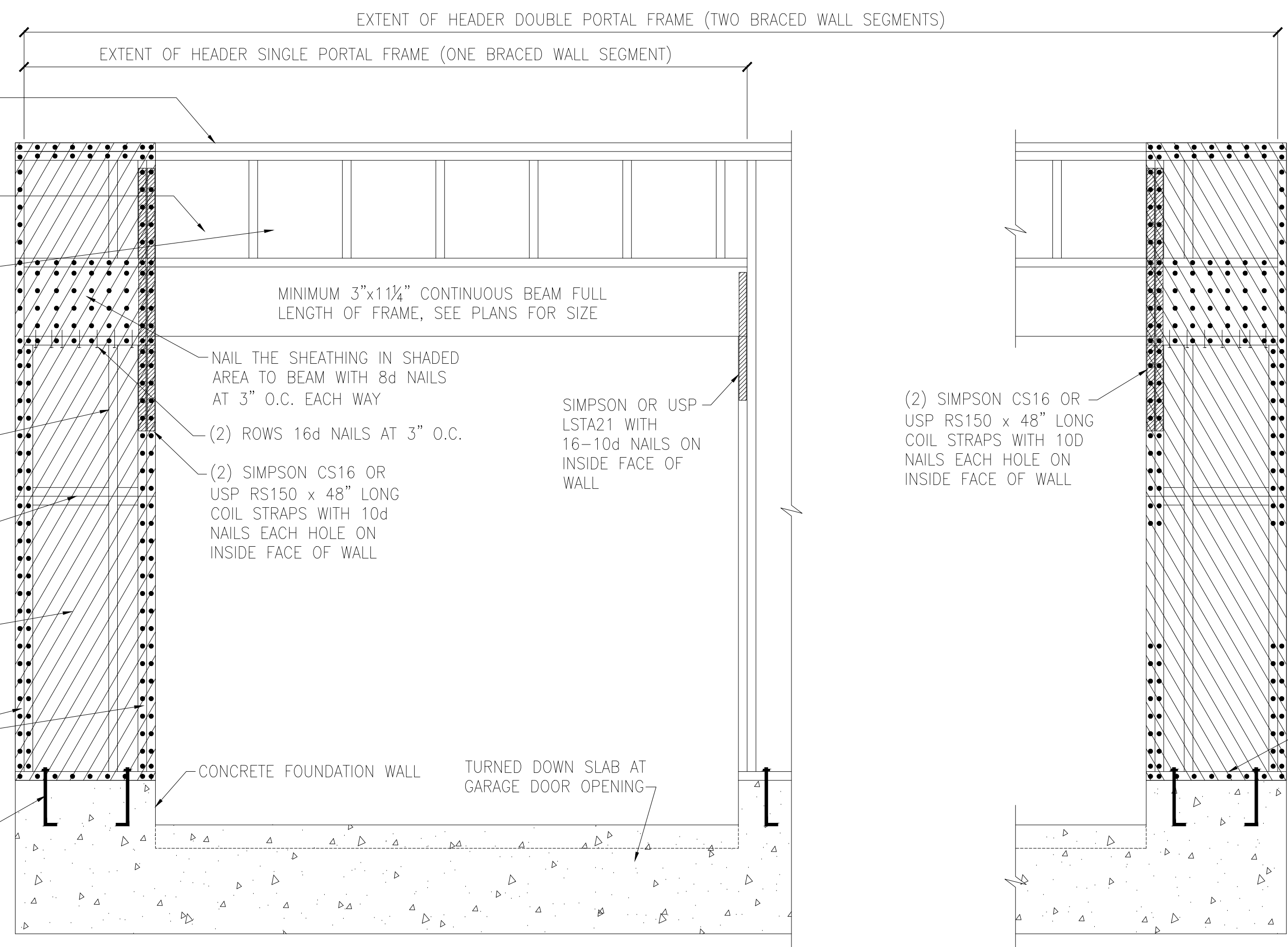
WHERE FULL HEIGHT PANEL WIDTH EXCEEDS 16", PROVIDE ADDITIONAL STUDS AT 16" O.C. NAIL SHEATHING TO ALL STUDS WITH 8d NAILS AT 3" O.C.

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 1/2" 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

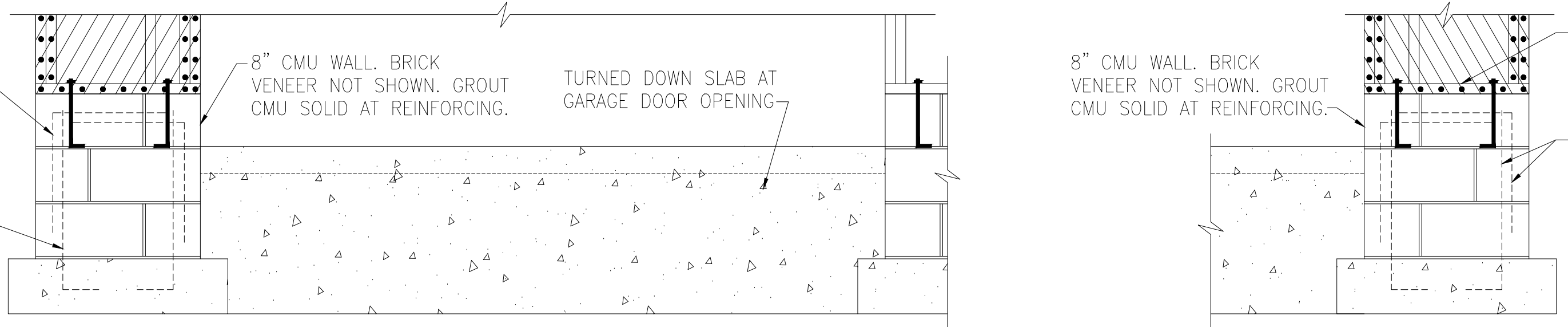
2x4 P.T. PLATE WITH TWO 1/2" DIA x 8" EMBED ANCHOR BOLTS WITH A 3/16"x2"x2" PLATE WASHERS



**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

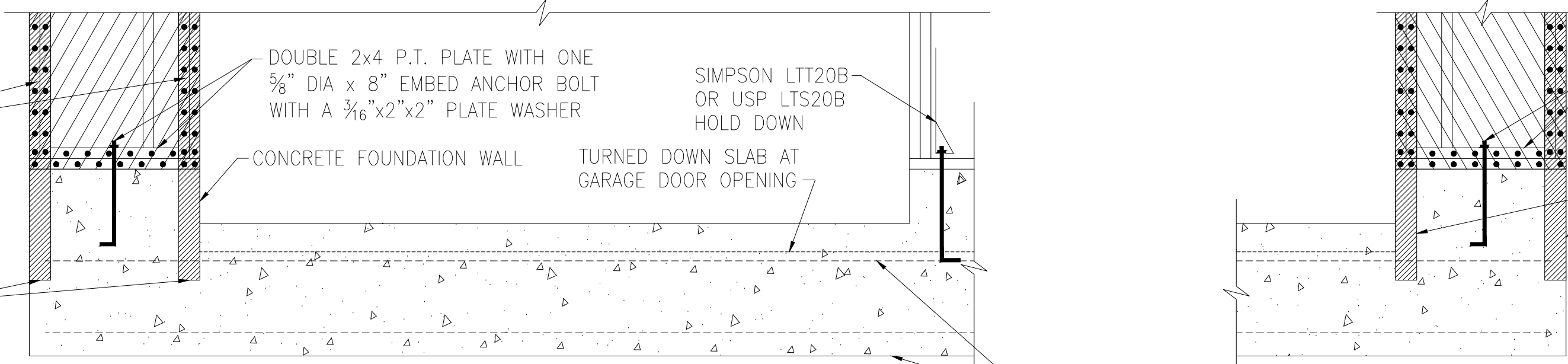
#4 VERTICAL DOWEL FULL HEIGHT OF WALL, WITH STD HOOK IN FOOTING, IN CELL EACH END OF WALL. IN LIEU OF CAST-IN-PLACE DOWEL VERT. #4 CAN BE DRILLED AND EPOXIED 5" INTO FOOTING USING SIMPSON "SET"/"ET" OR USP CIA-GEL ADHESIVE.



**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

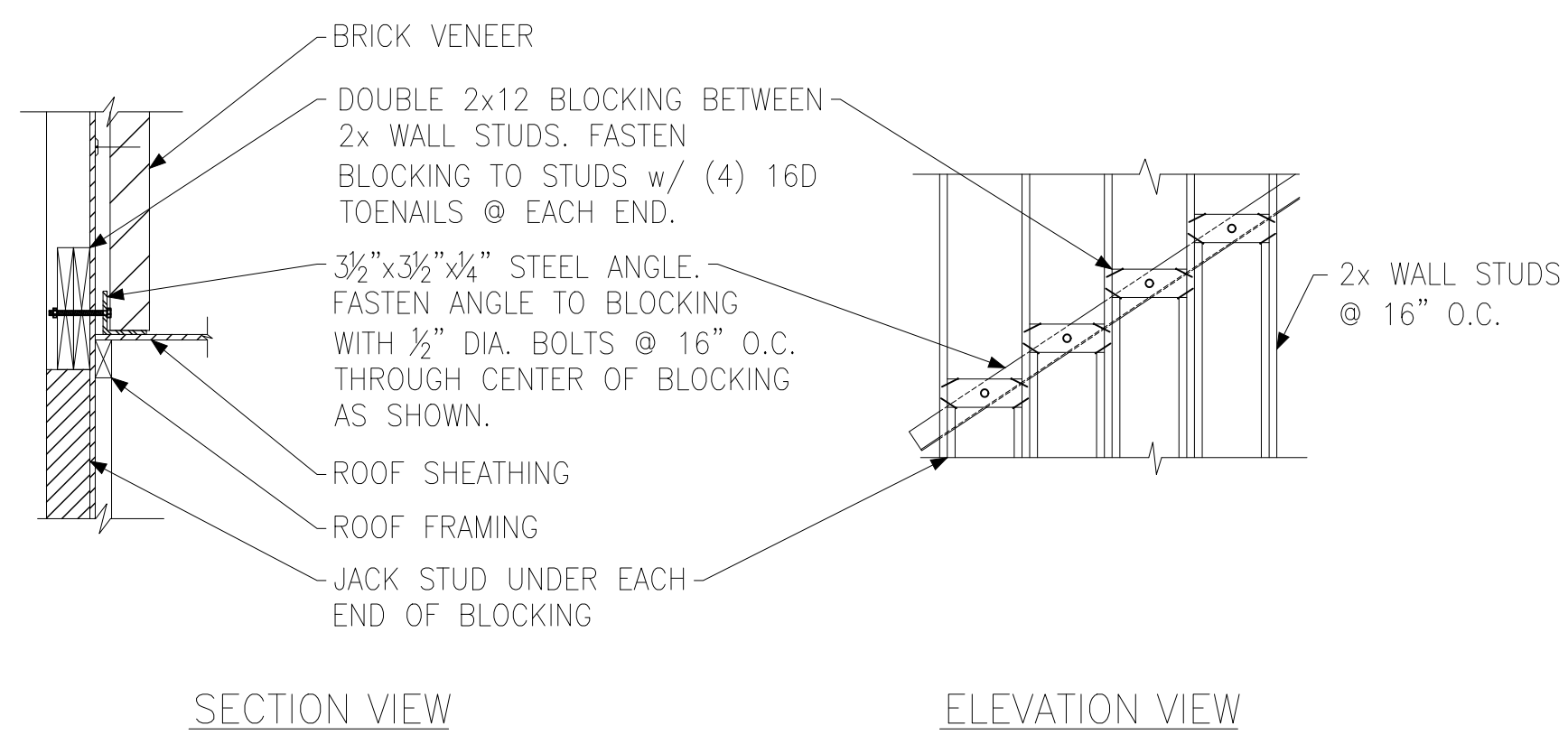
SIMPSON STHD14 OR USP STAD14 STRAP-TIE HOLD DOWN WITH (30)16d SINKERS AT STUDS. INSTALL PER MANUFACTURER'S SPECS.



**C** METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS  
MONOLITHIC SLAB OR BASEMENT FOUNDATION

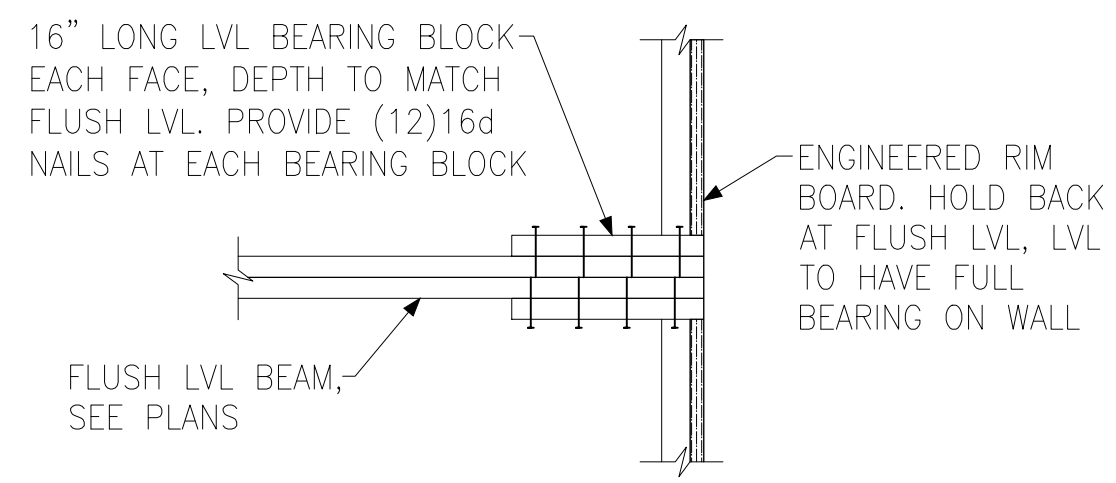
CONTINUOUS #4 HIGH AND LOW. PROVIDE MIN 24" LAPS WHERE SPLICED.



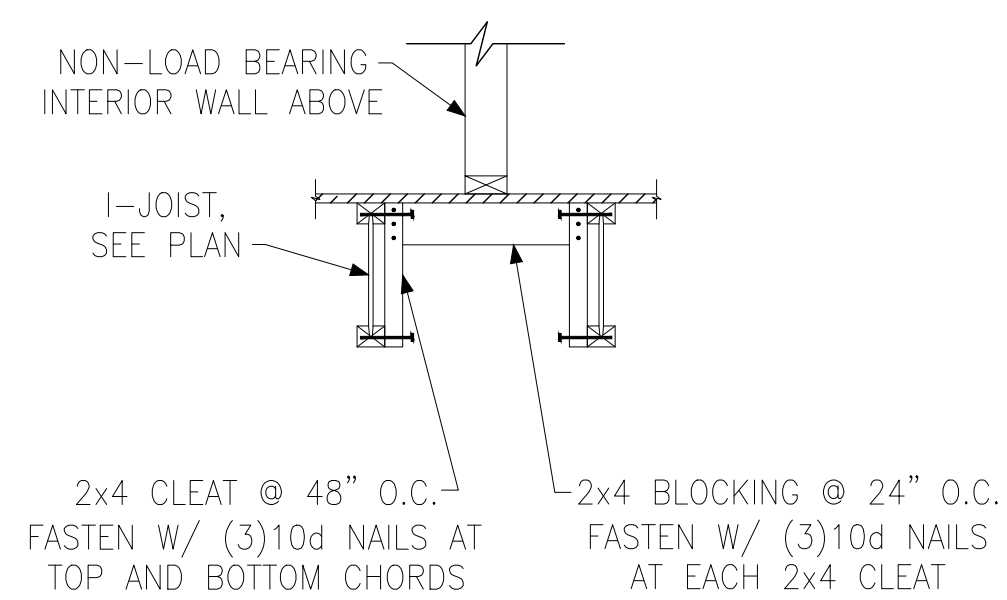


SECTION VIEW ELEVATION VIEW

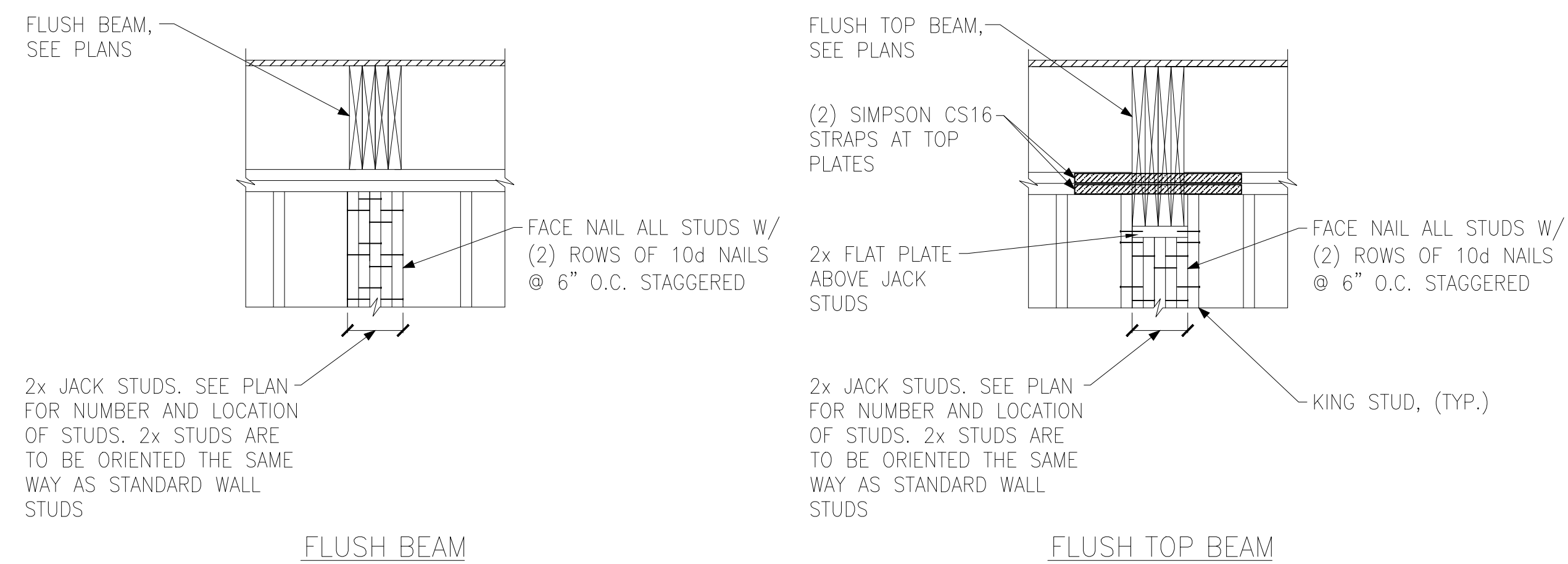
(A) BRICK LEDGER CONNECTION DETAIL



(B) BEARING ENHANCER FLUSH LVL



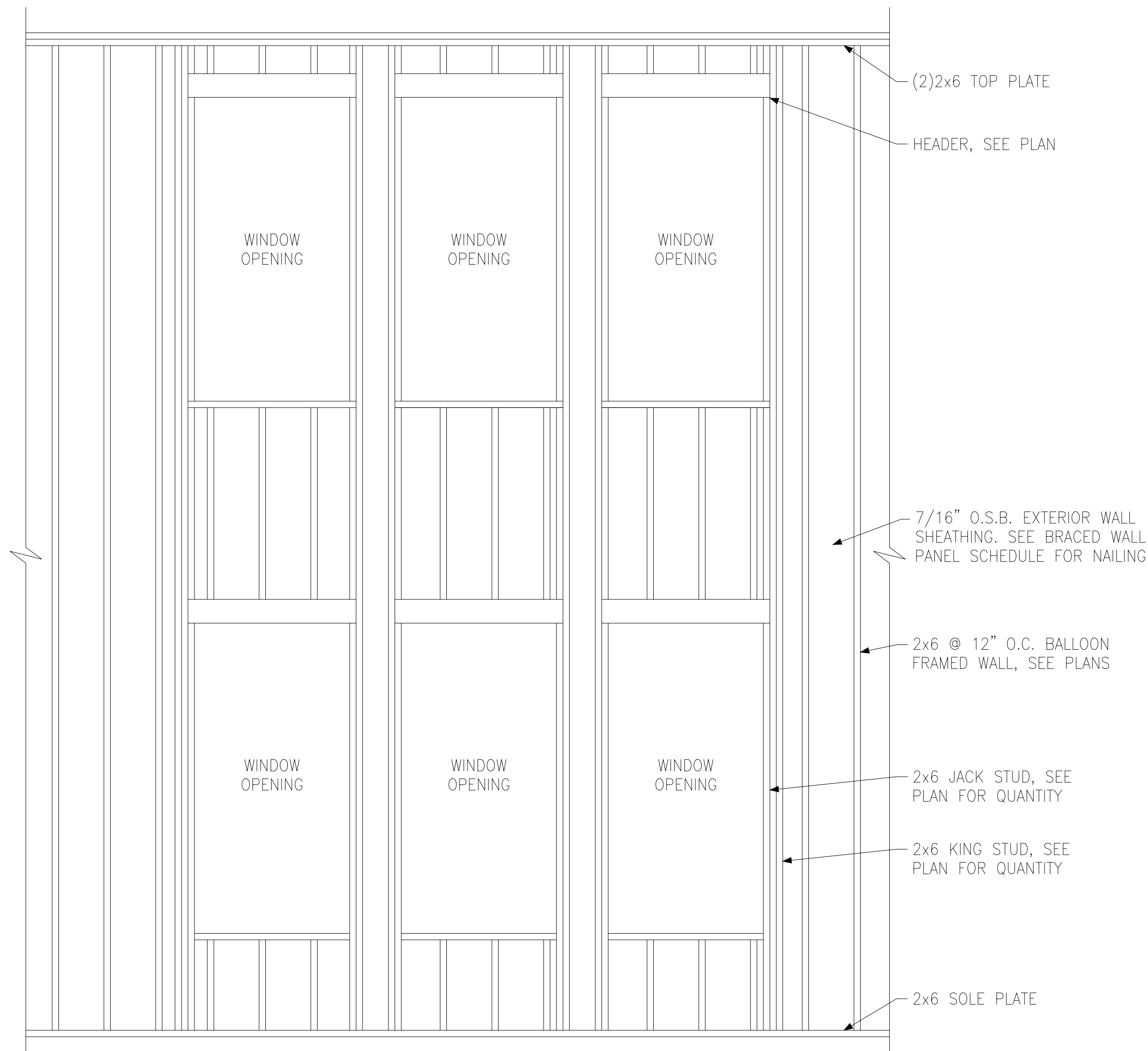
(C) I-JOIST LADDER BLOCKING AS REQUIRED @ PARALLEL WALLS



FLUSH BEAM

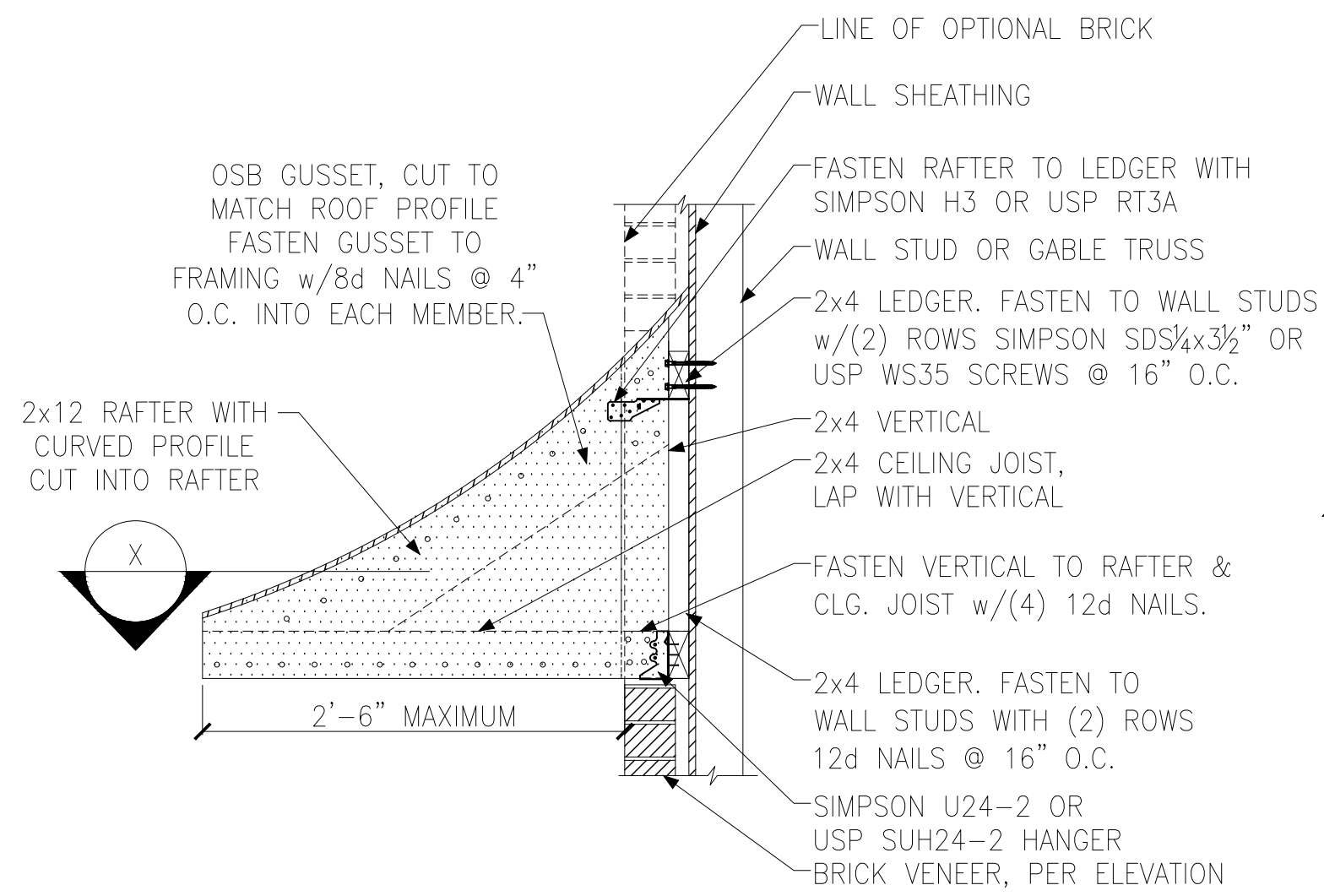
FLUSH TOP BEAM

(E) BUILT-UP STUD DETAIL SUPPORTING BEAM

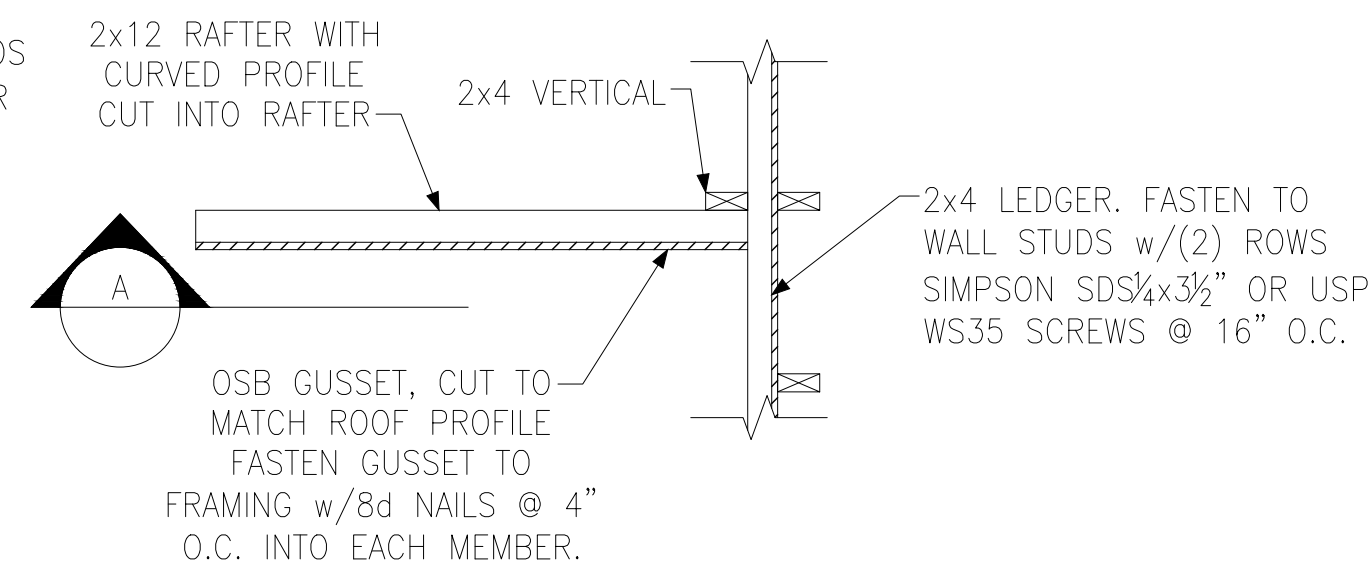


(D) BALLOON FRAMED WALL DETAIL N.T.S.

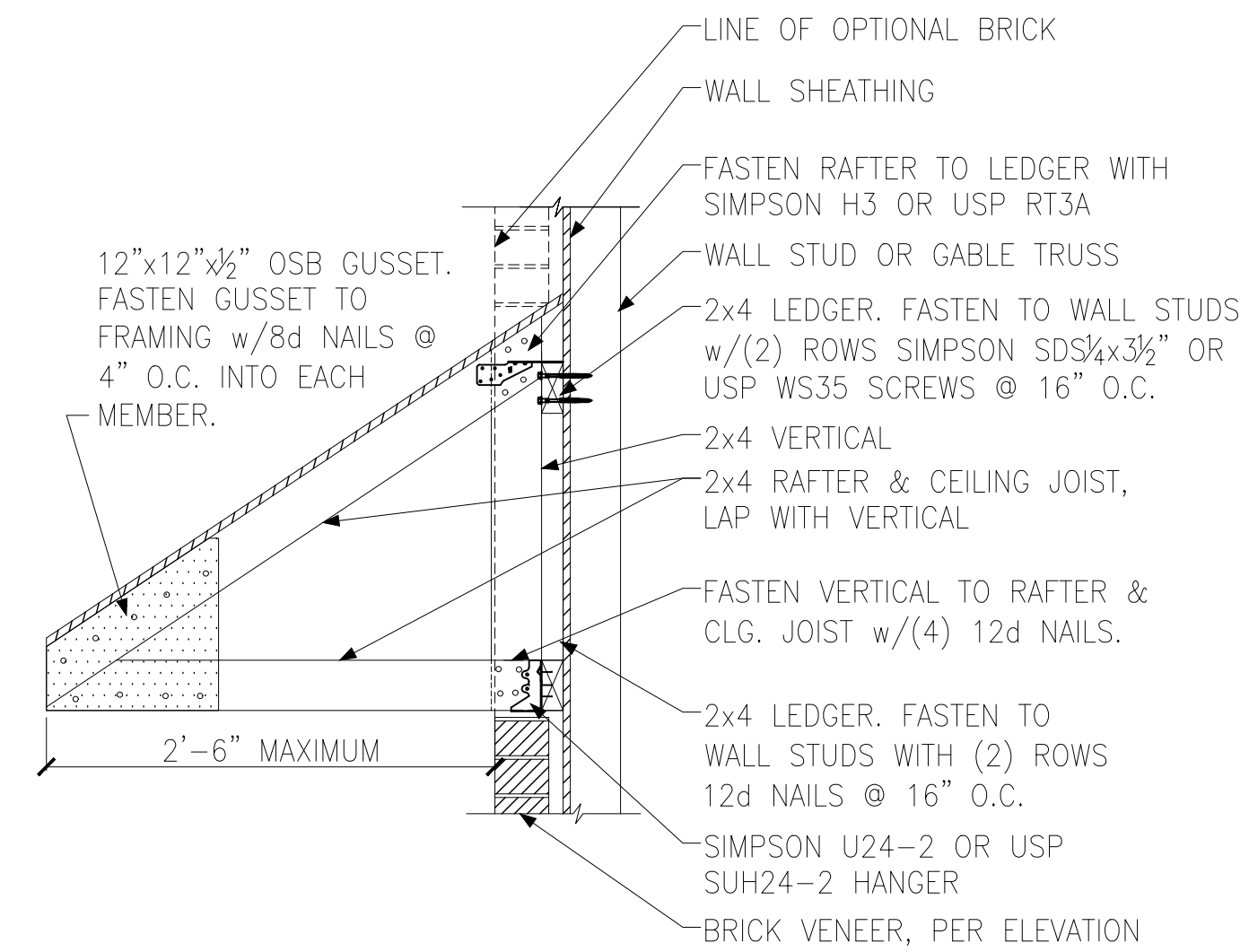




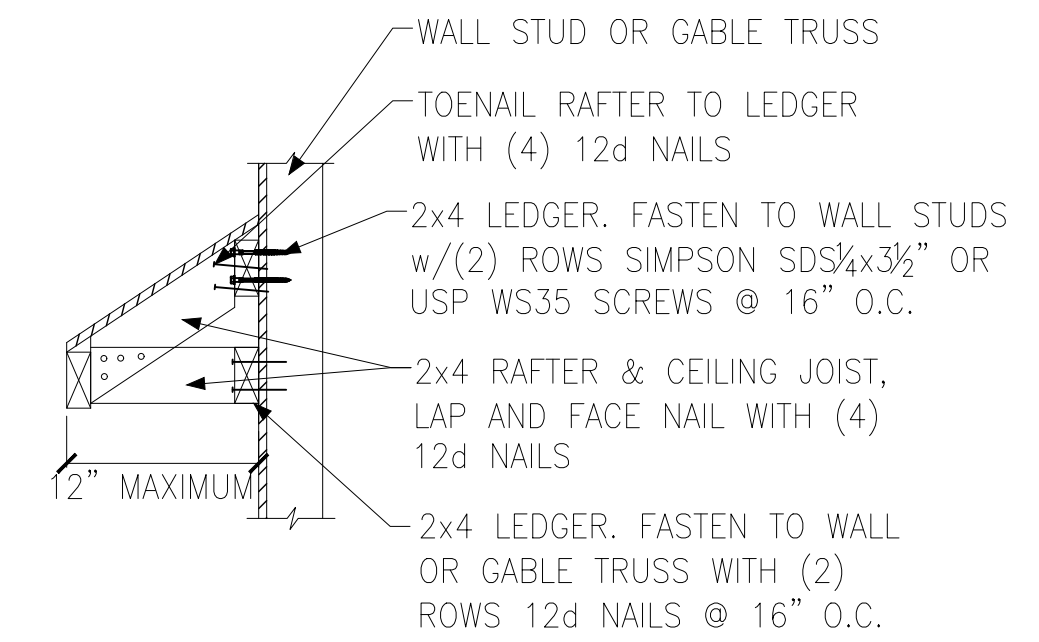
**A** PENT ROOF DETAIL  
CURVED ROOF



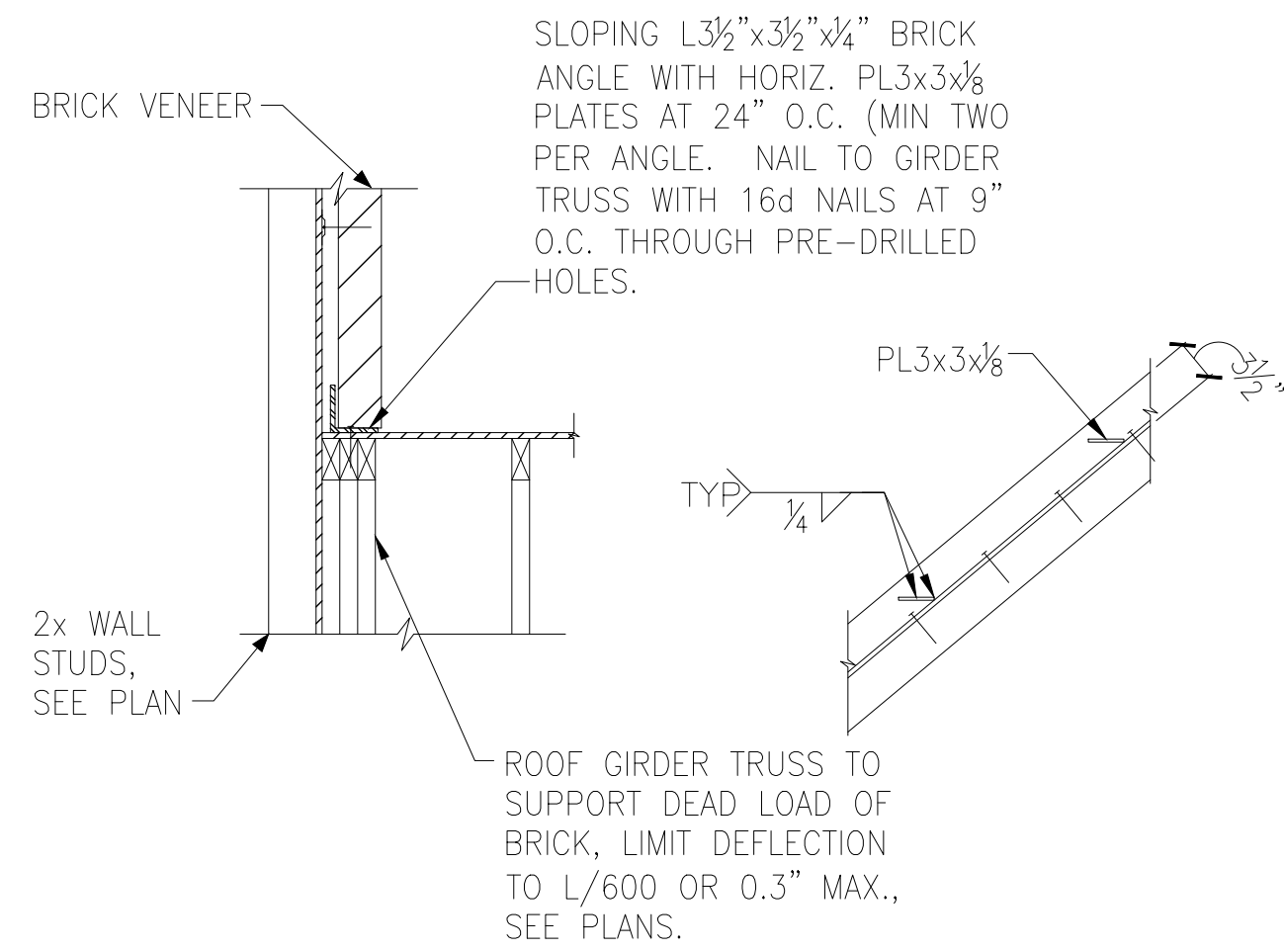
**X** SECTION  
CURVED ROOF



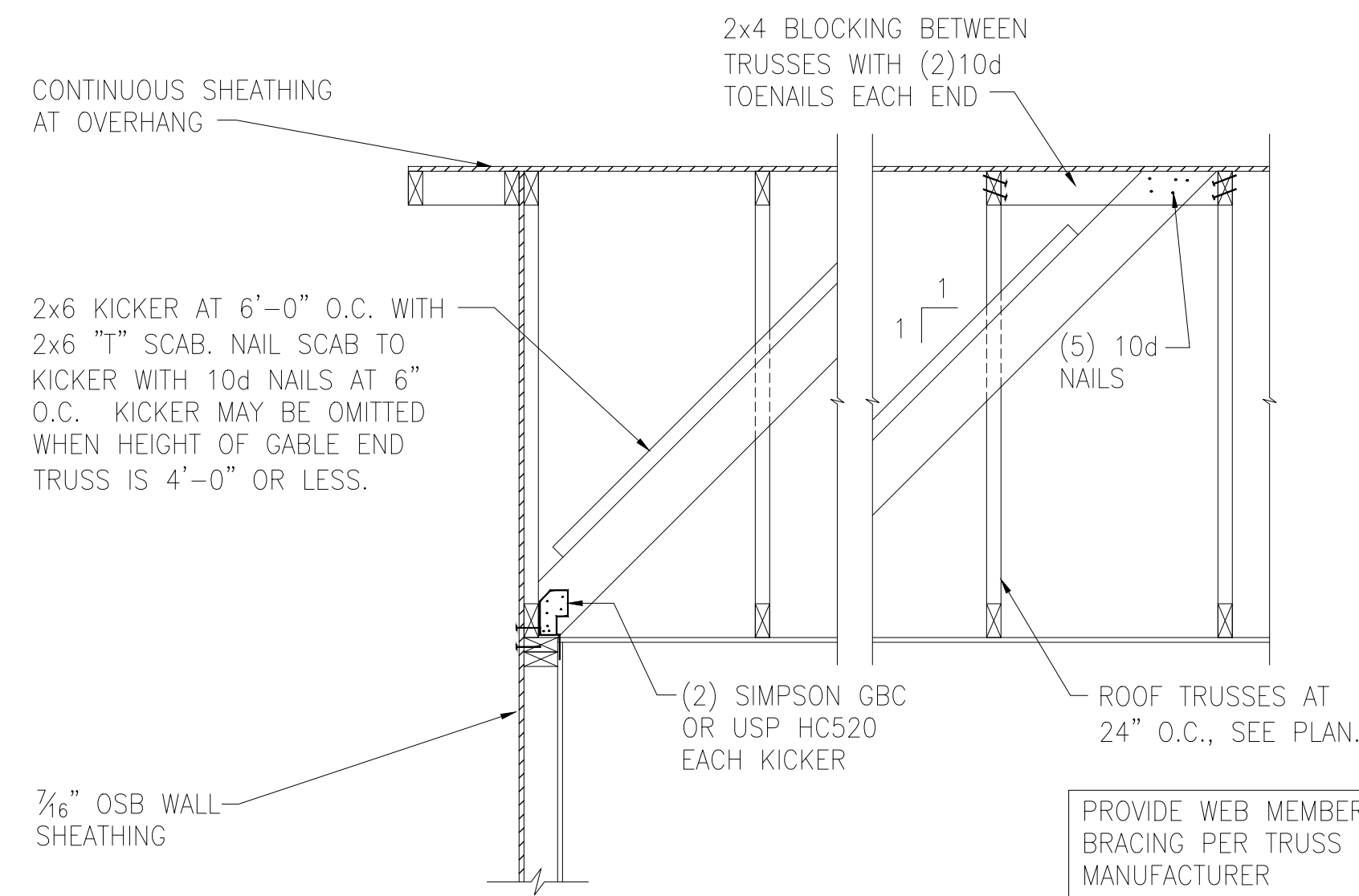
**B** PENT ROOF DETAIL  
STRAIGHT ROOF



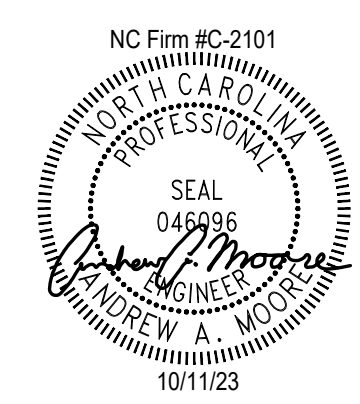
**C** EYEBROW ROOF DETAIL  
STRAIGHT ROOF

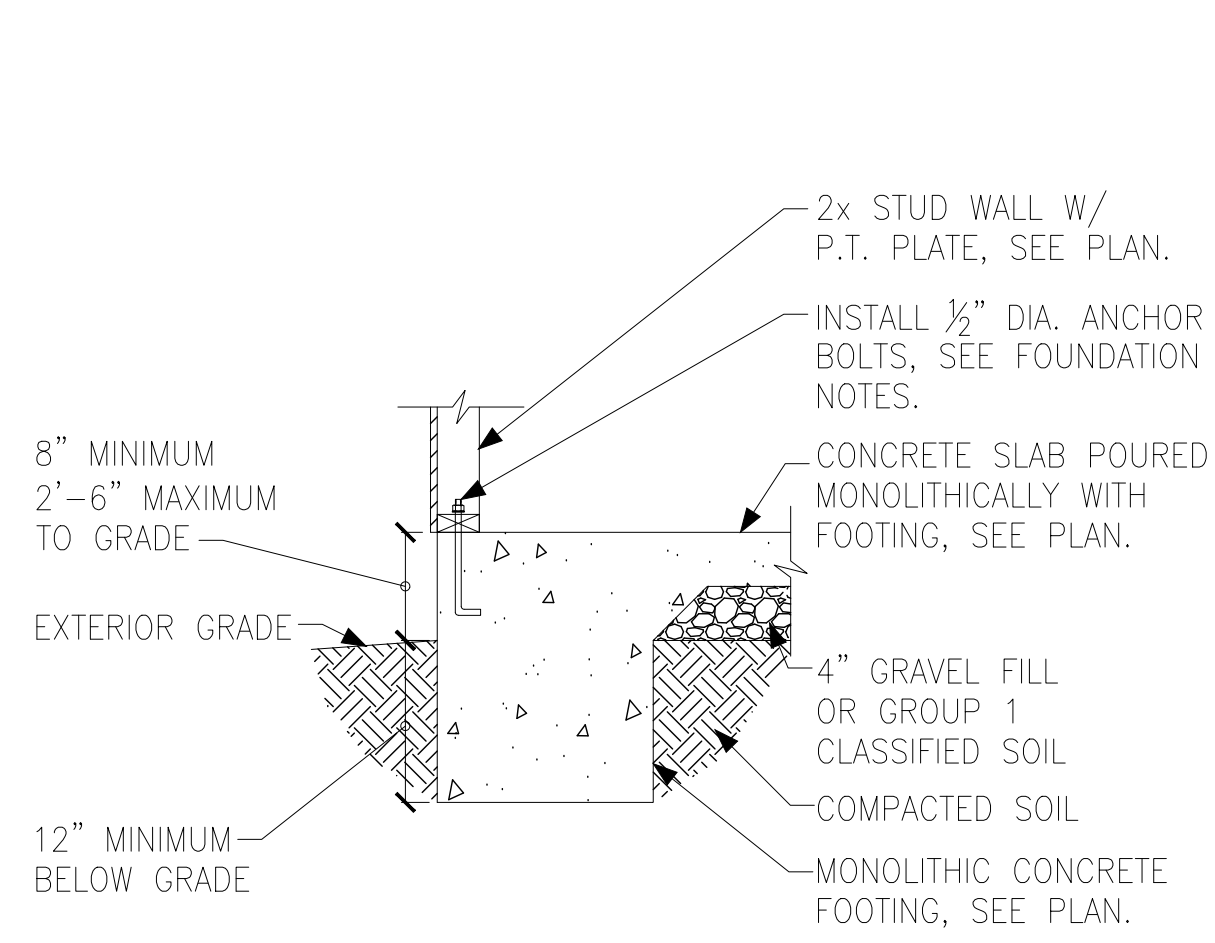


**D** TRUSS DETAIL

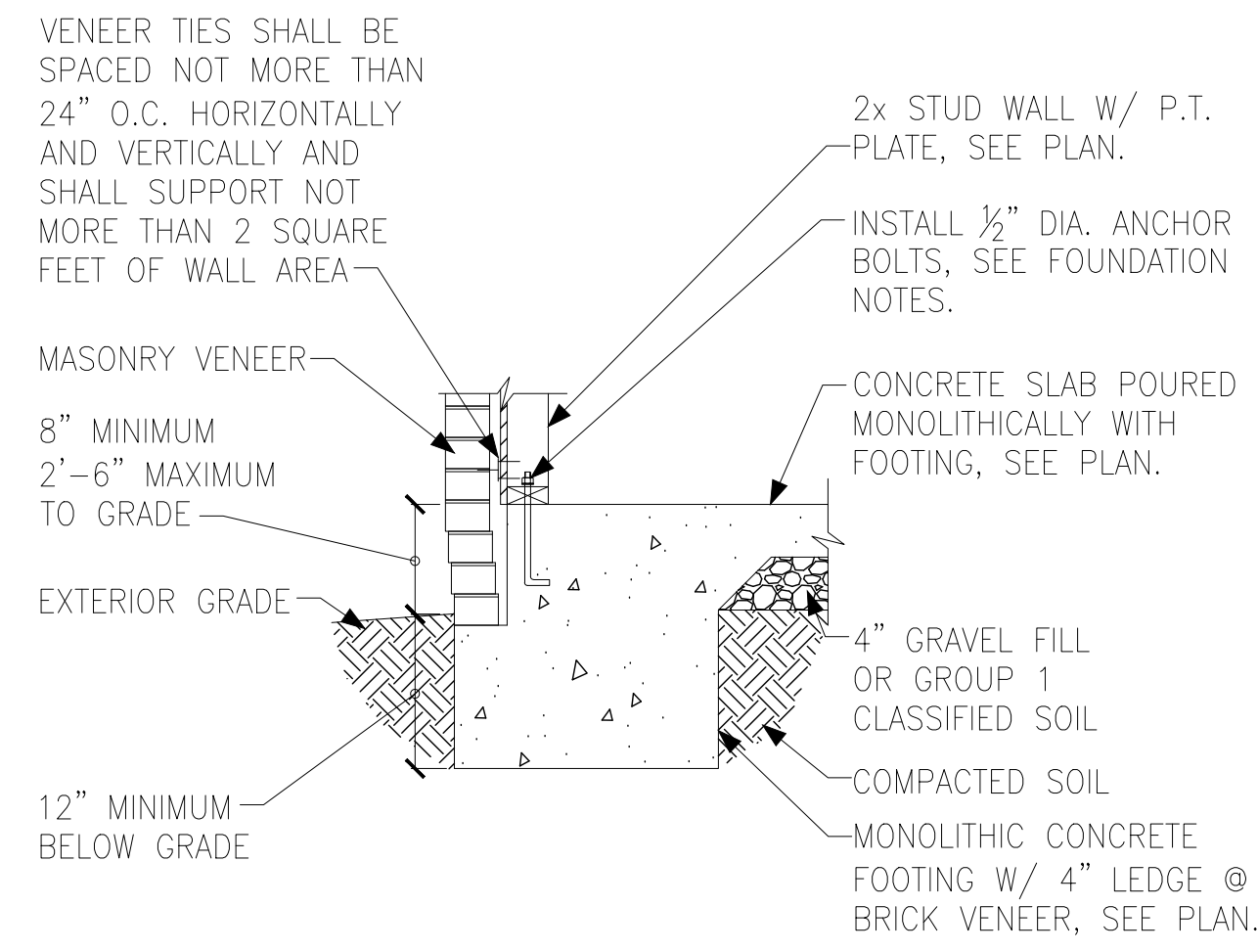


**E** GABLE END WALL DETAIL

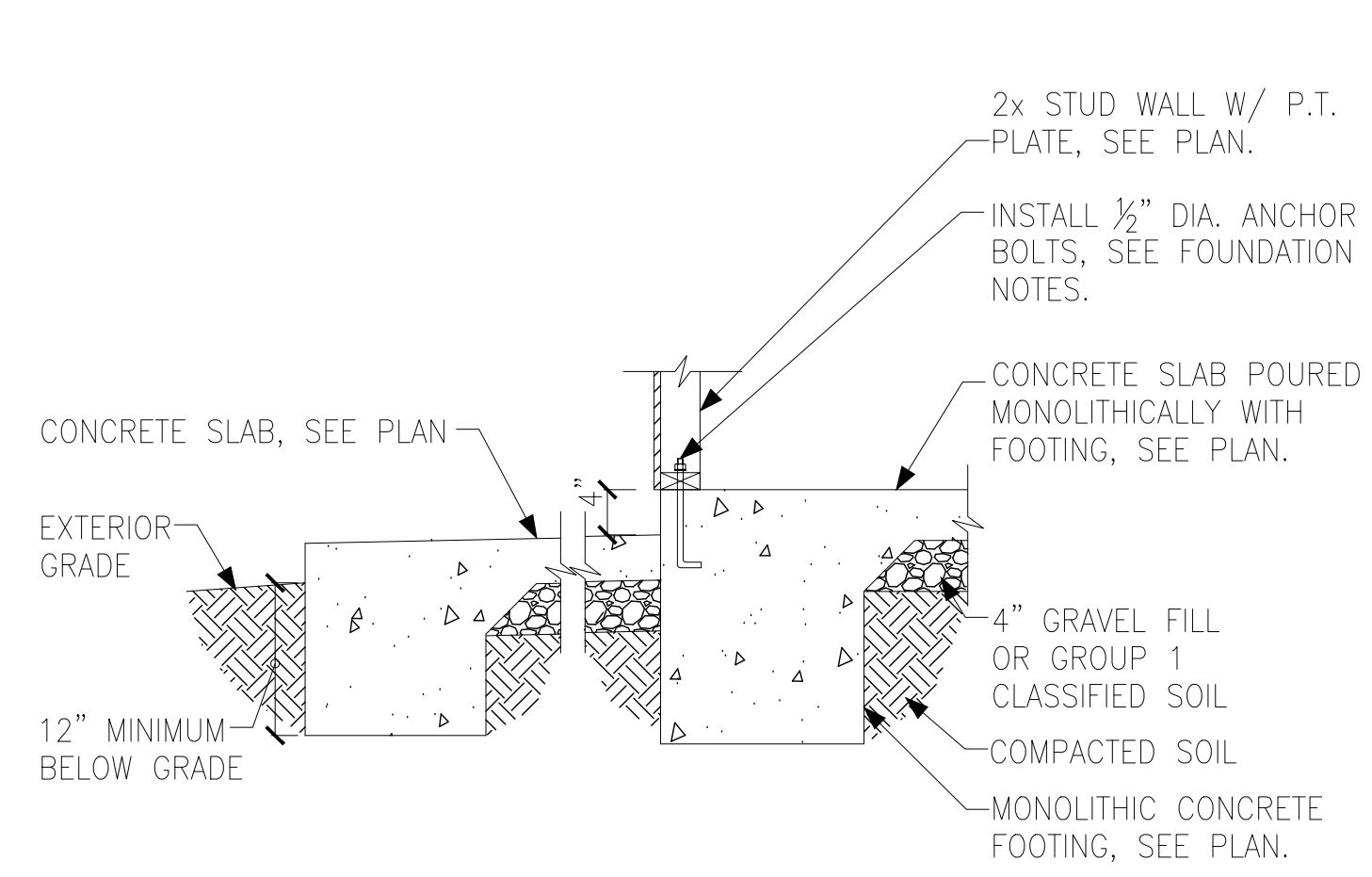




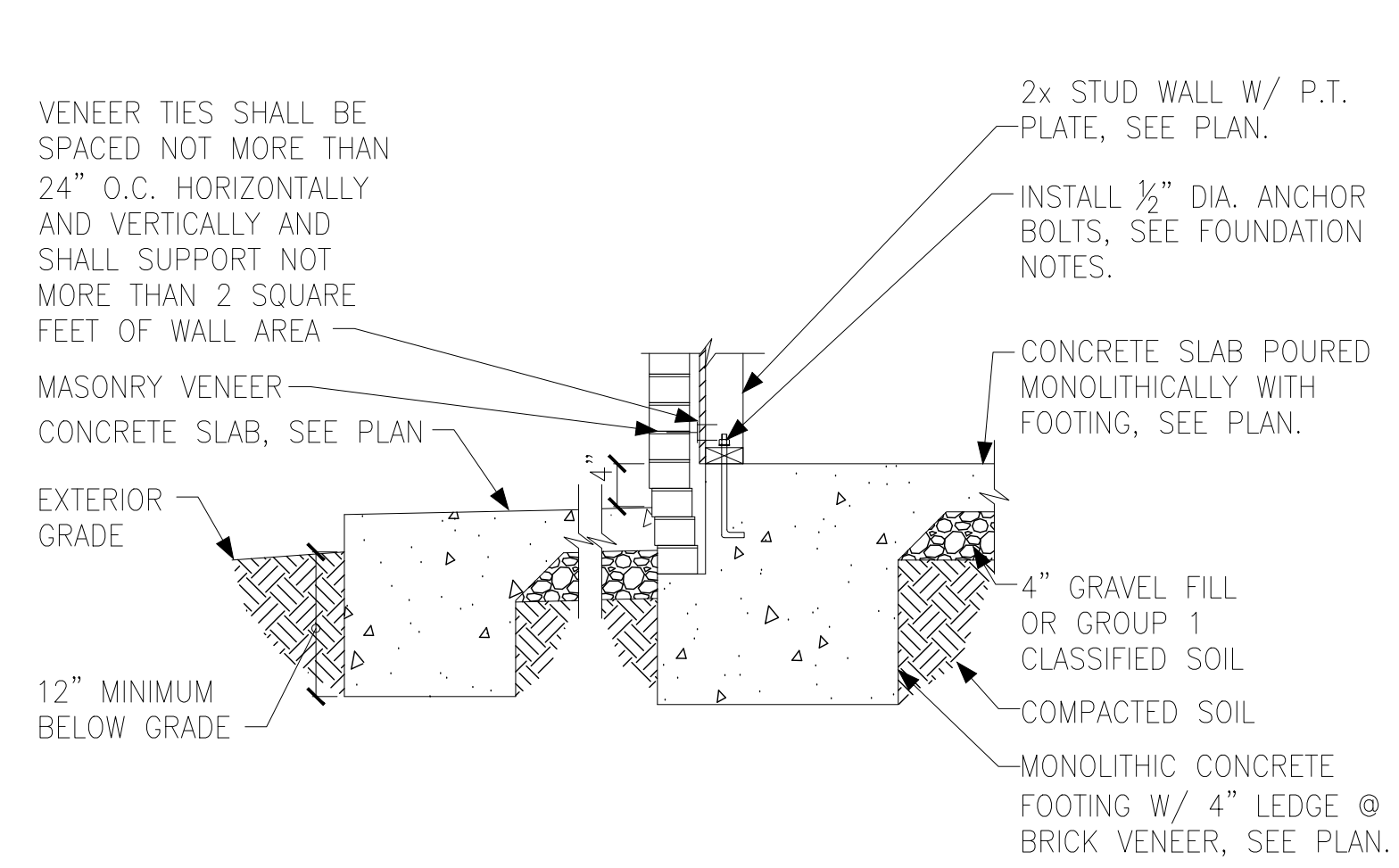
**A** FOUNDATION SECTION  
EXTERIOR WALL



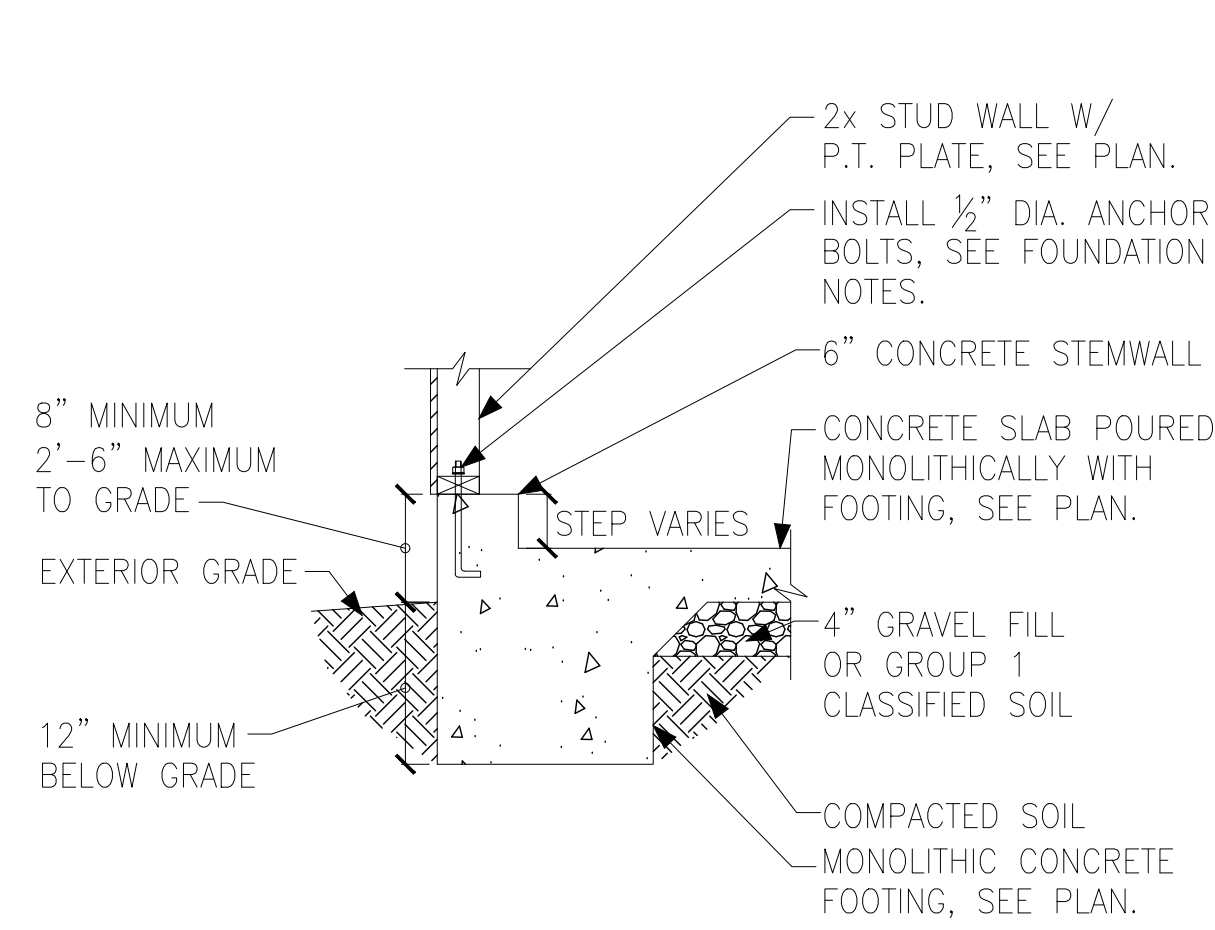
**B** FOUNDATION SECTION  
EXTERIOR WALL @ MASONRY  
VENEER



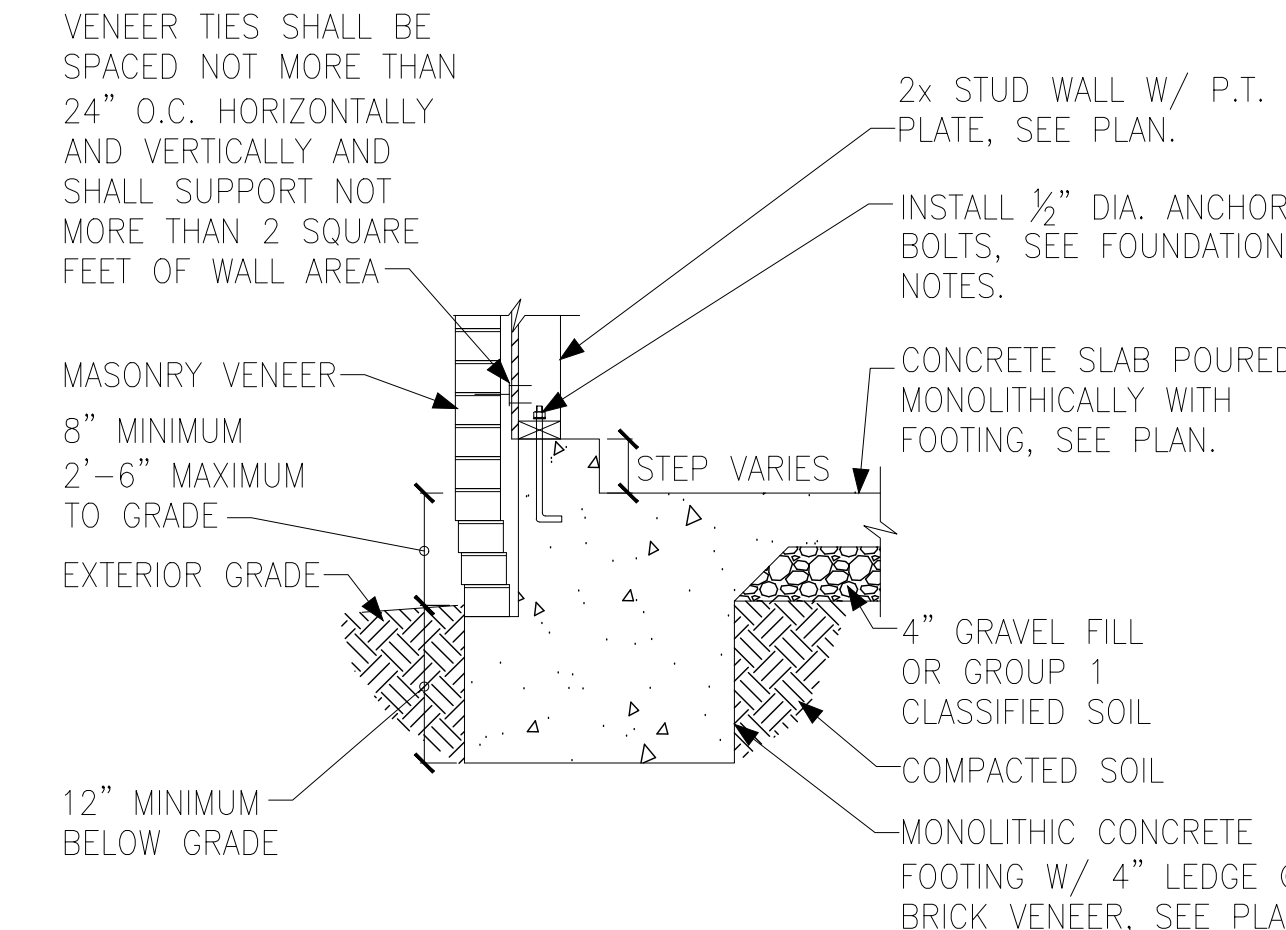
**C** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH



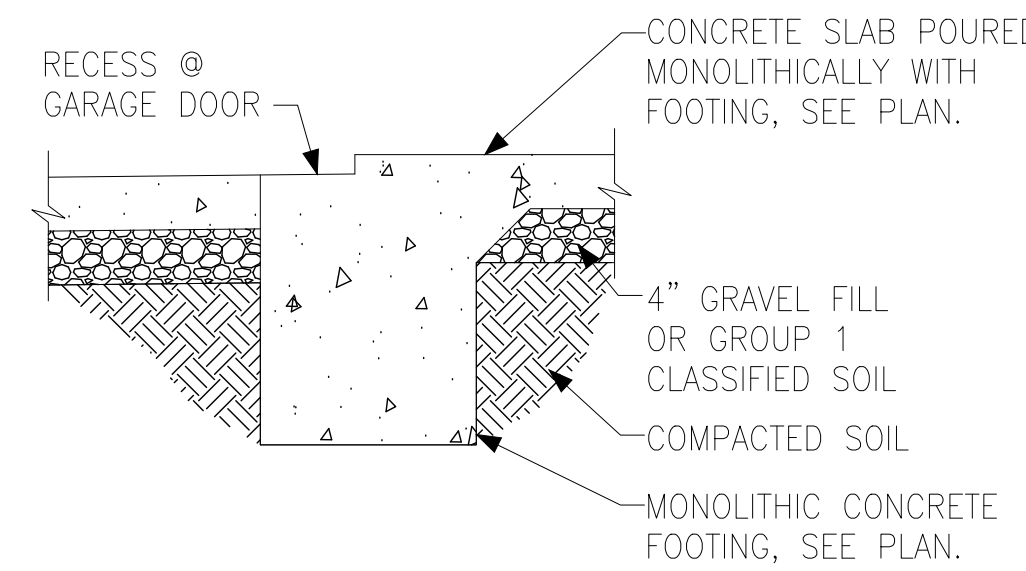
**D** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH W/  
MASONRY  
VENEER



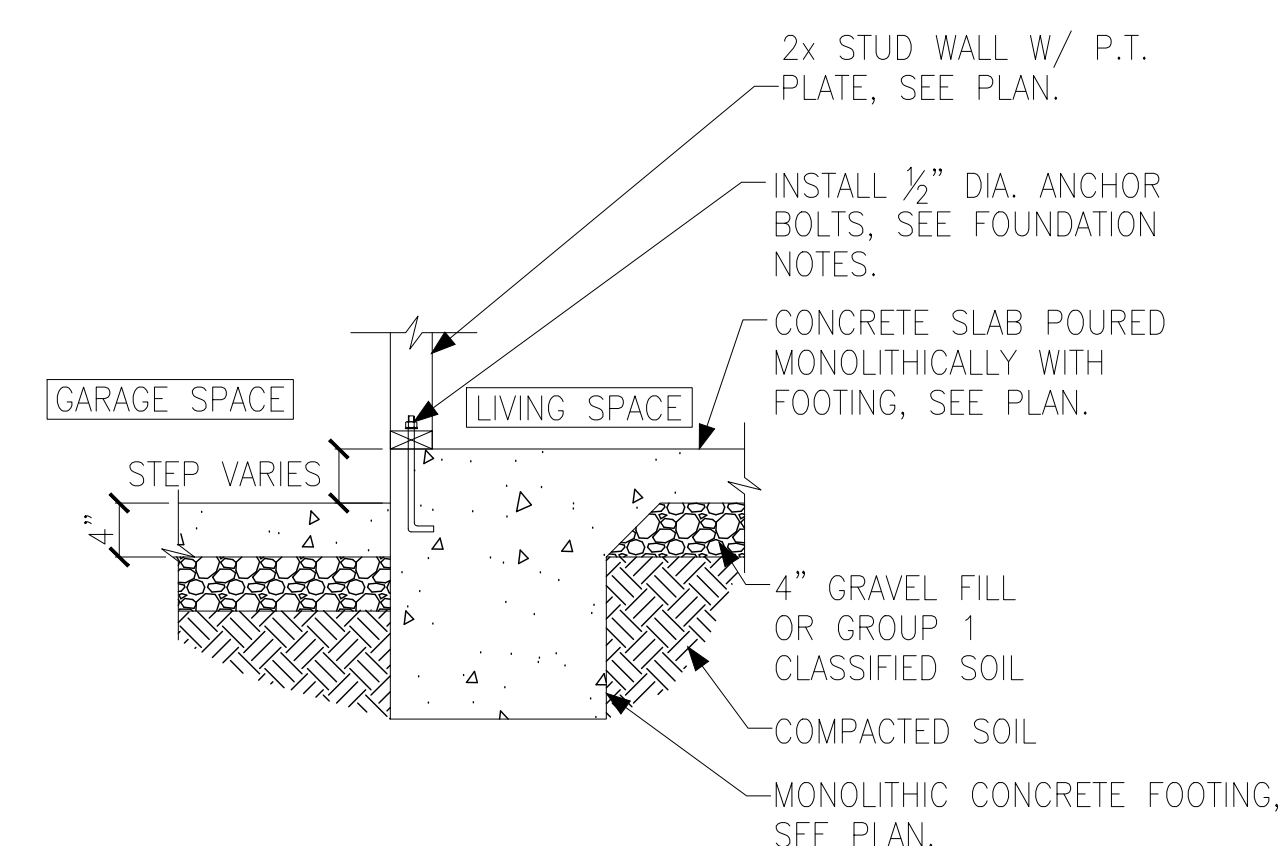
**E** FOUNDATION SECTION  
EXTERIOR GARAGE WALL



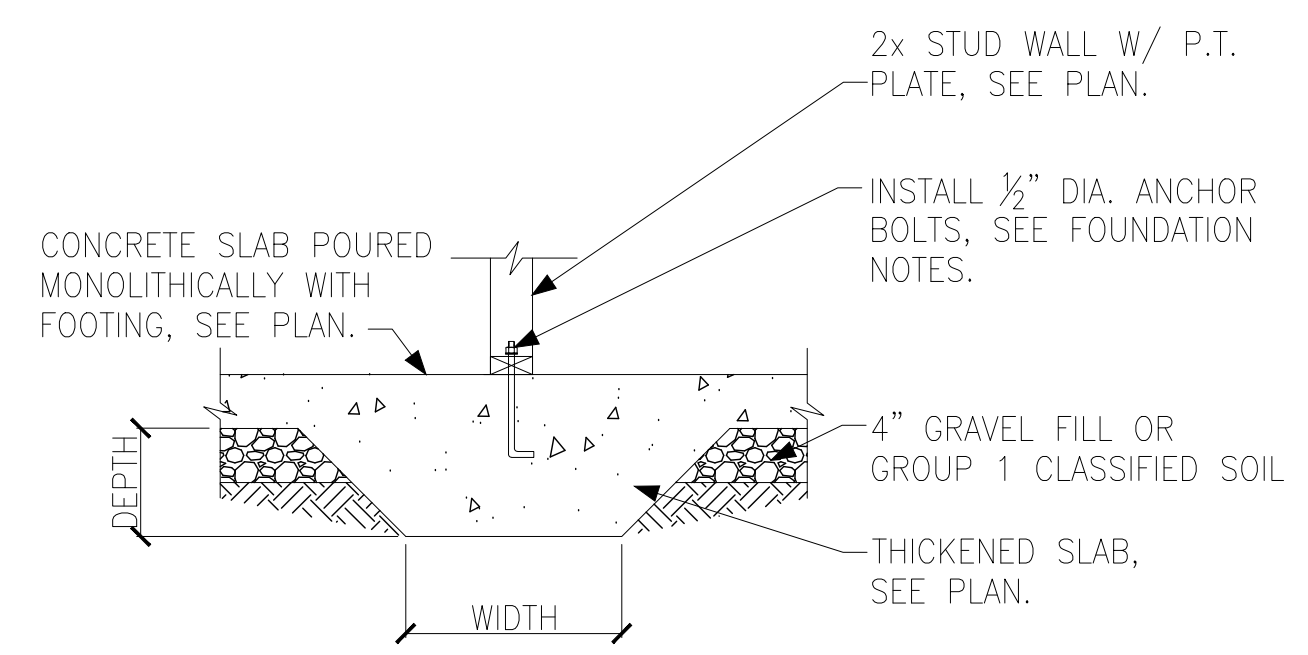
**F** FOUNDATION SECTION  
EXTERIOR GARAGE WALL @ MASONRY  
VENEER



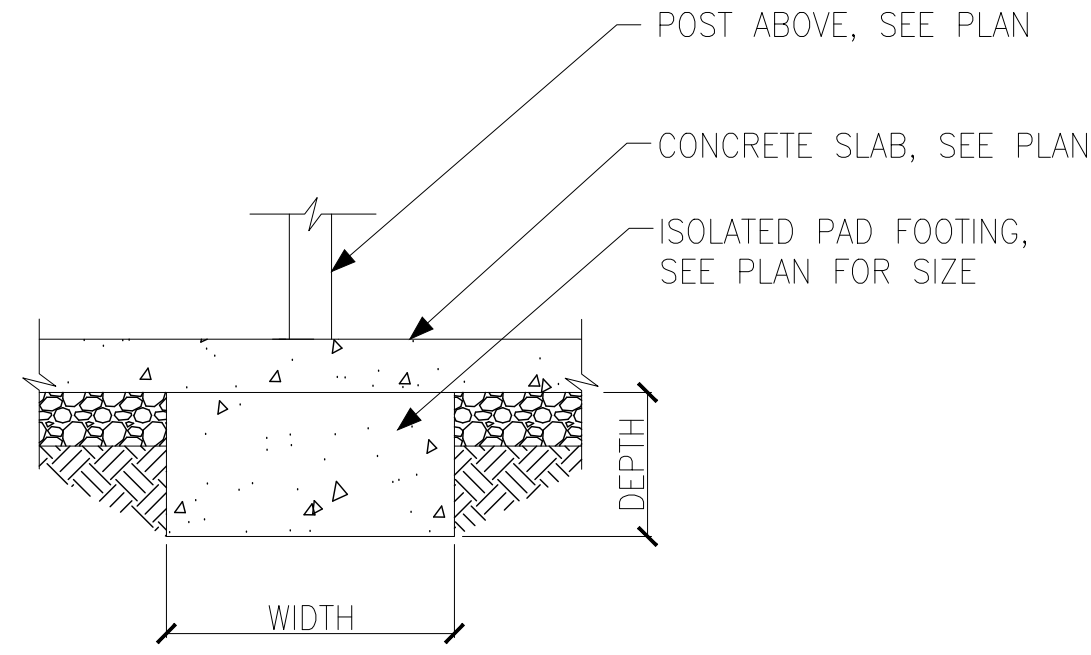
**G** FOUNDATION SECTION  
GARAGE DOOR



**H** FOUNDATION SECTION  
INTERIOR GARAGE WALL

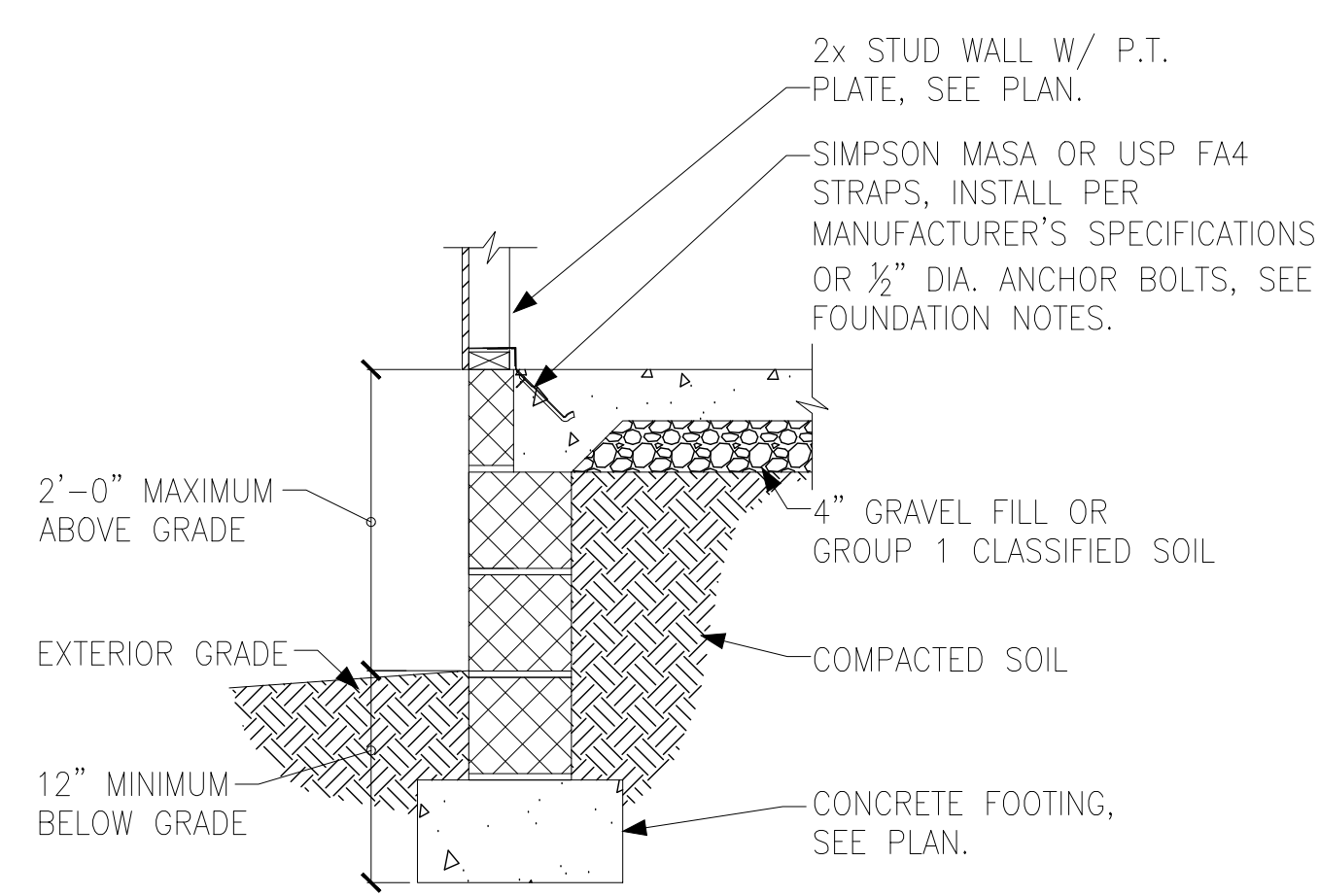


**J** FOUNDATION SECTION  
THICKENED SLAB

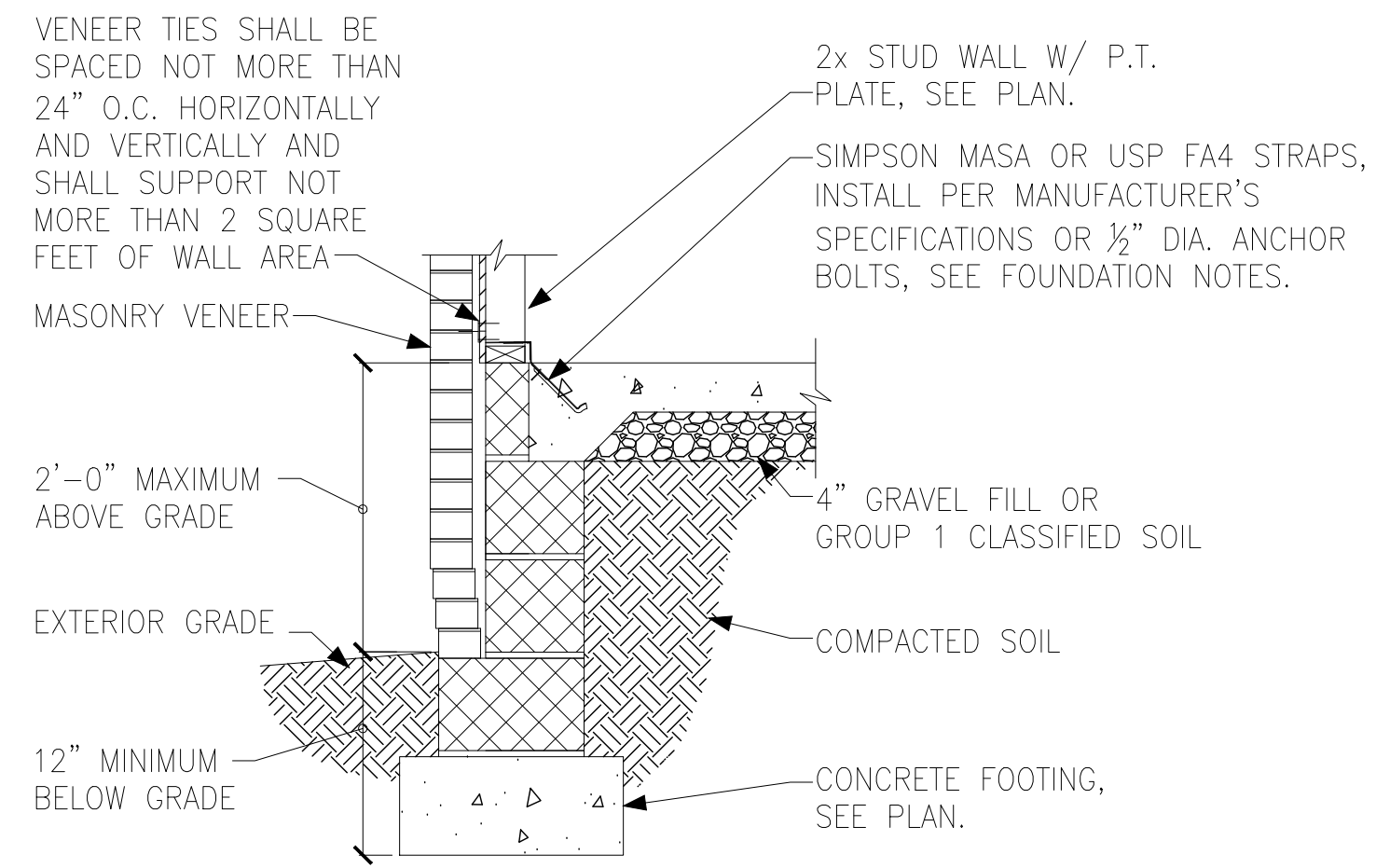


**K** FOUNDATION SECTION  
ISOLATED PAD FOOTING

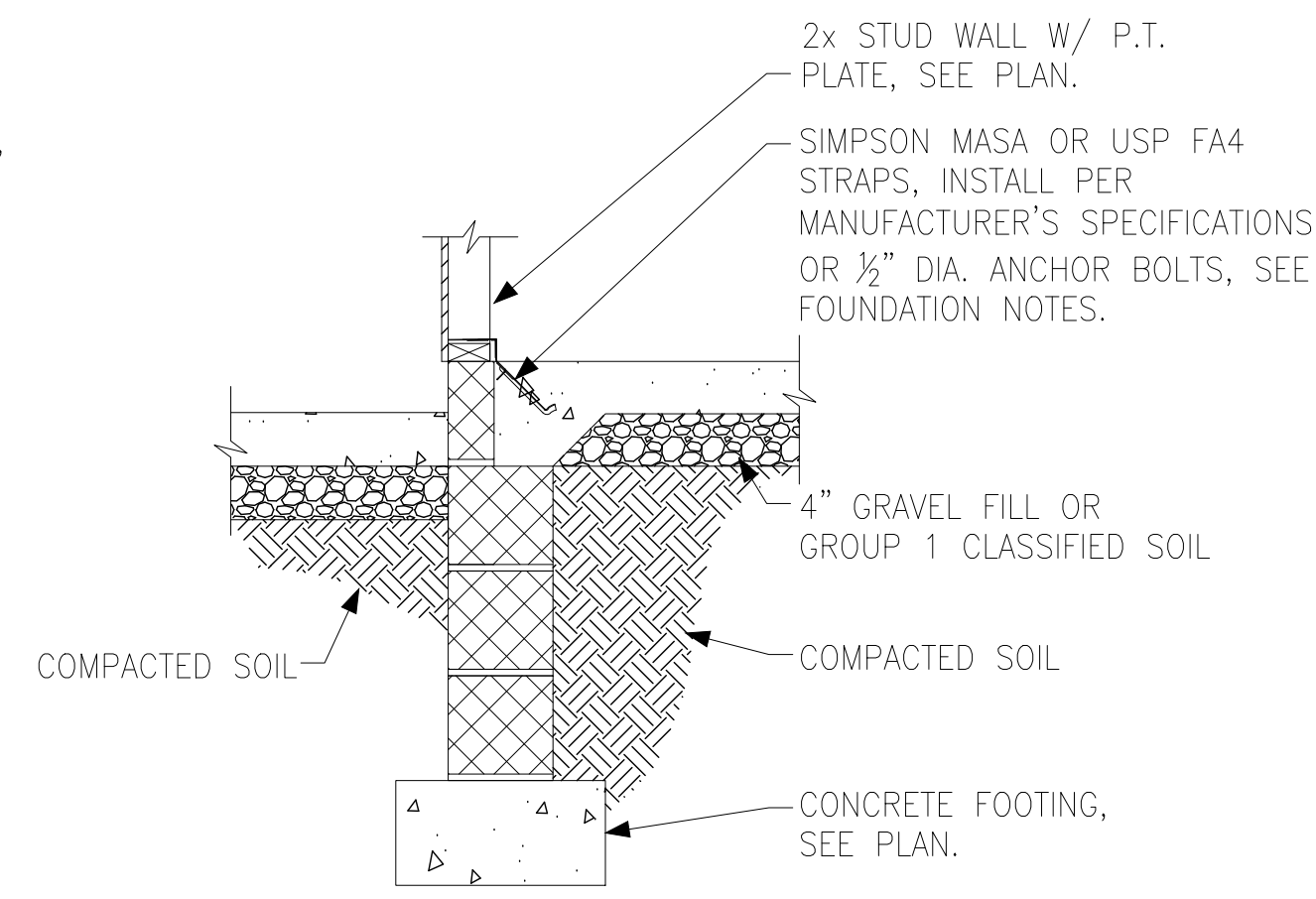




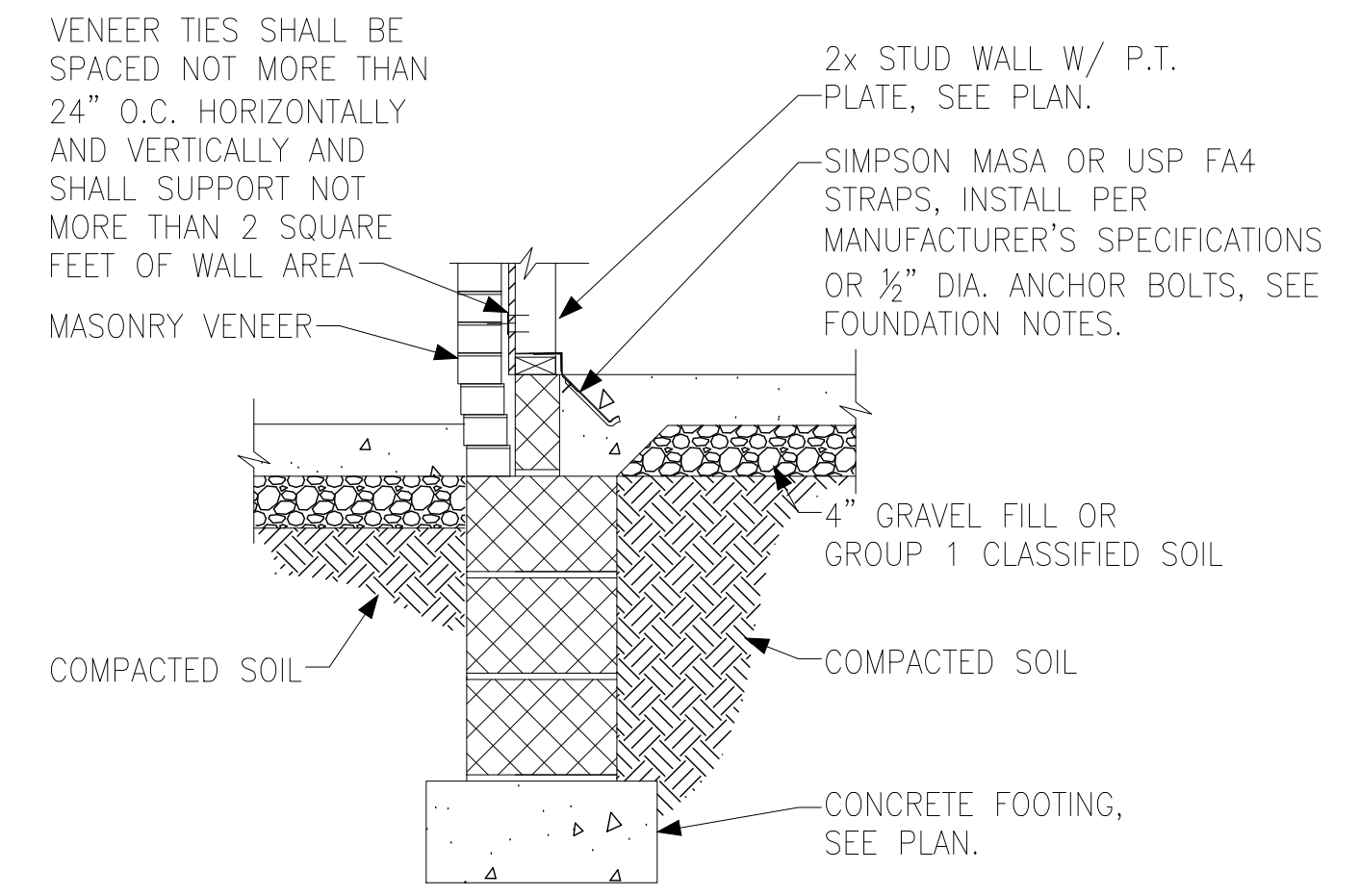
**A** FOUNDATION SECTION  
EXTERIOR WALL



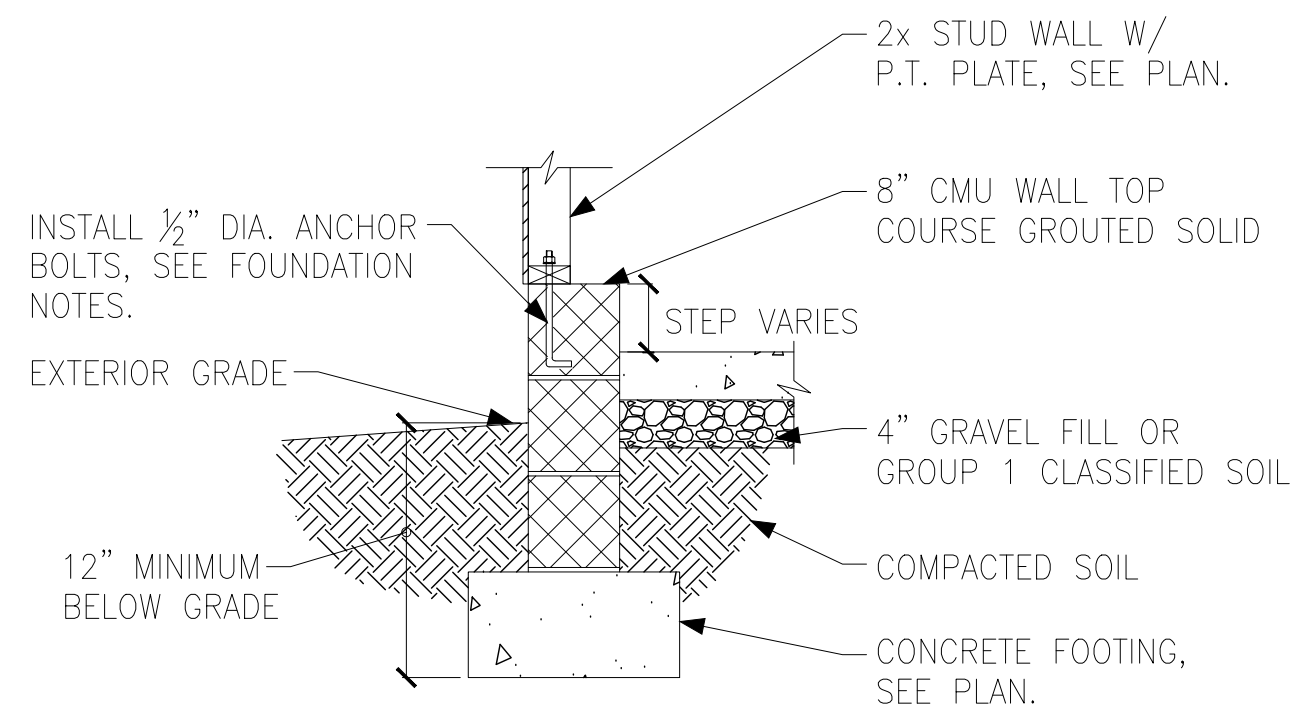
**B** FOUNDATION SECTION  
EXTERIOR WALL @ MASONRY  
VENEER



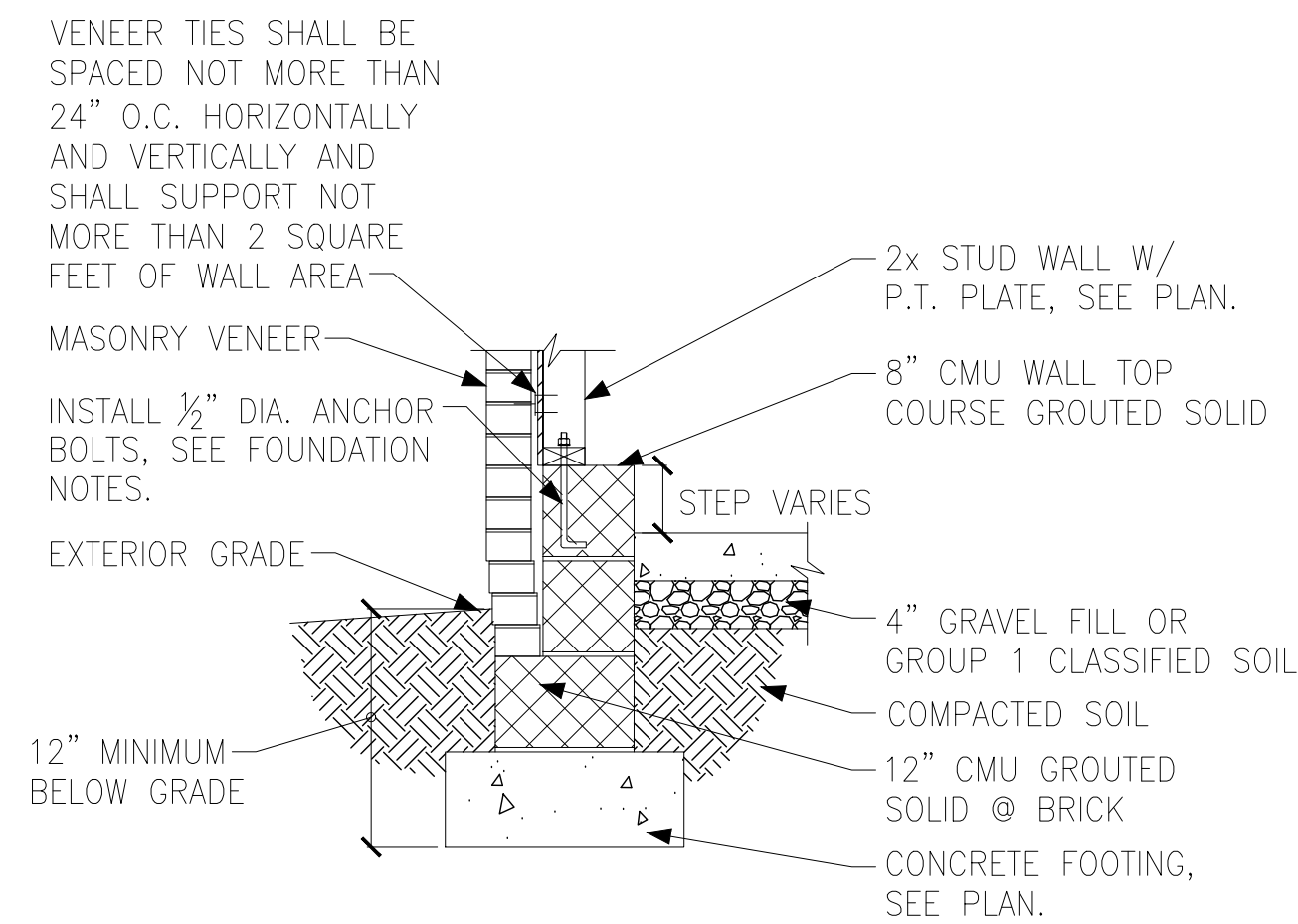
**C** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH



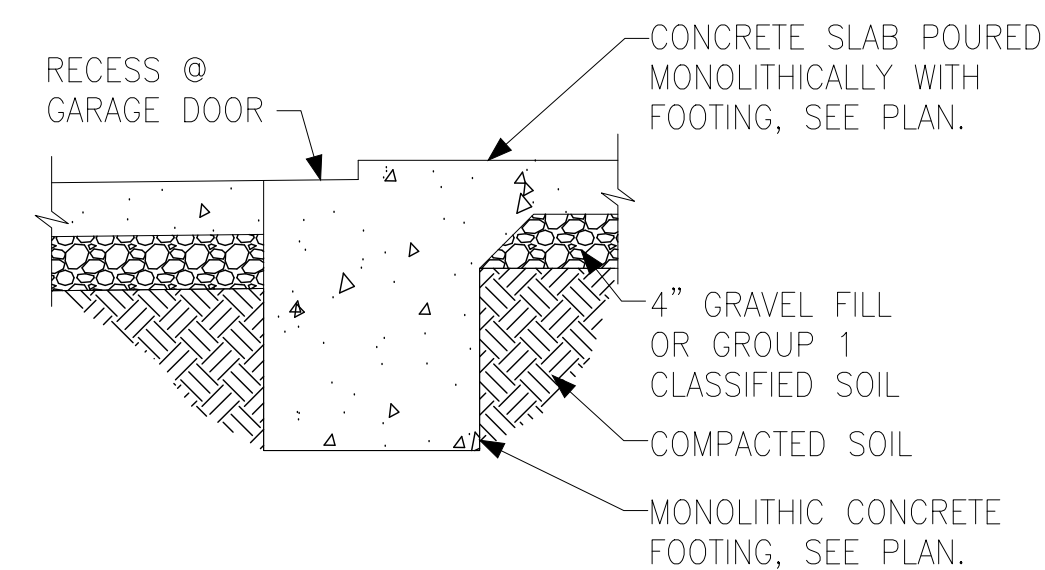
**D** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH W/  
MASONRY  
VENEER



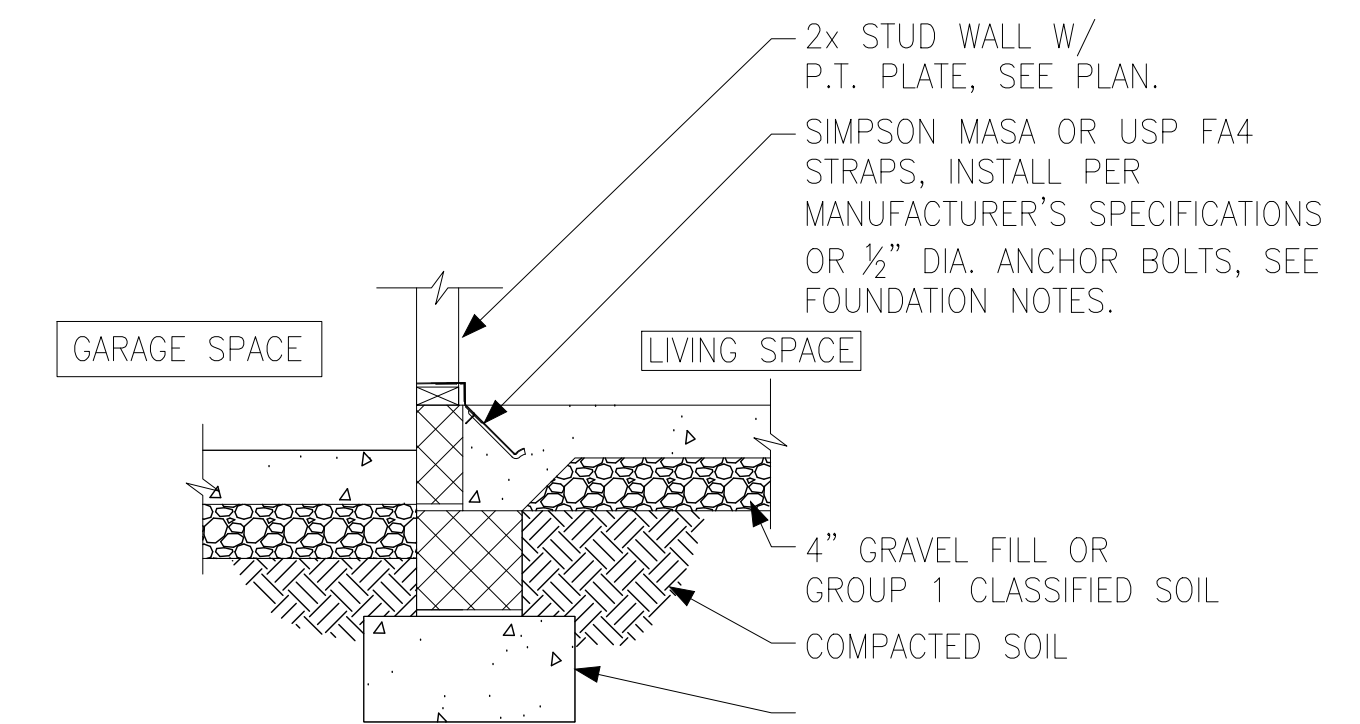
**E** FOUNDATION SECTION  
EXTERIOR GARAGE WALL



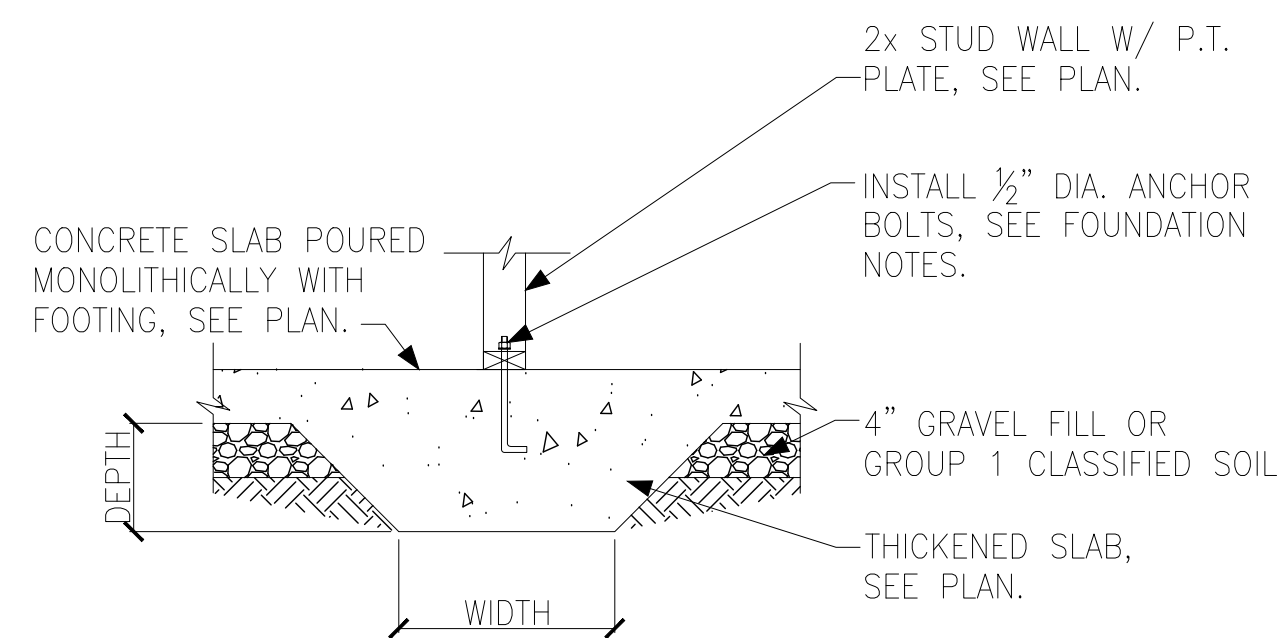
**F** FOUNDATION SECTION  
EXTERIOR GARAGE WALL @ MASONRY  
VENEER



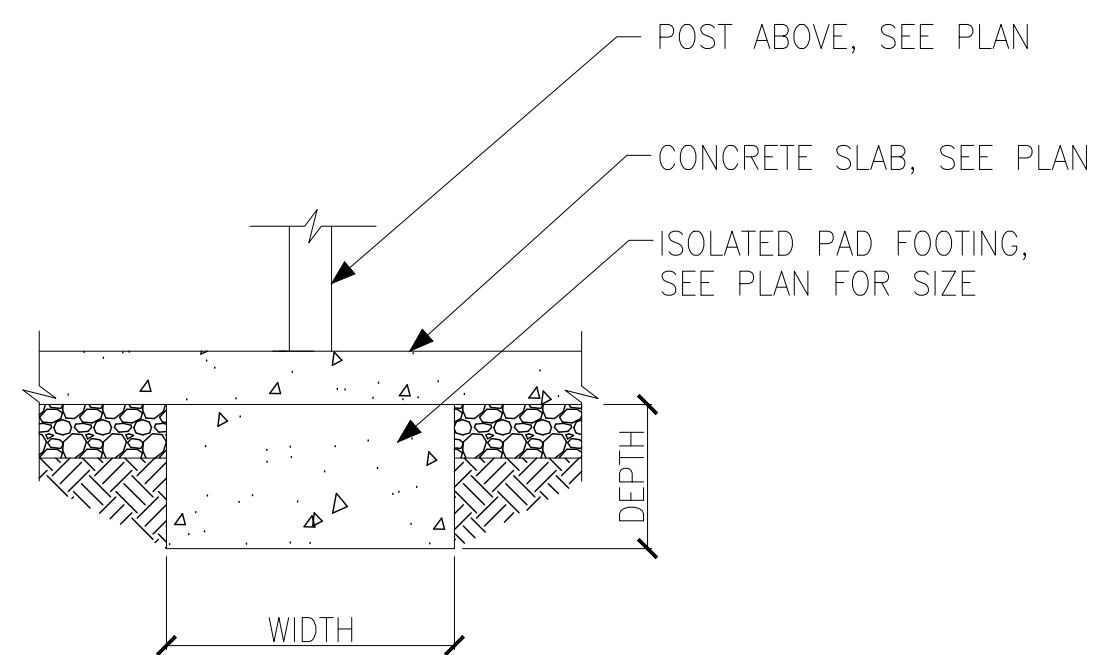
**G** FOUNDATION SECTION  
GARAGE DOOR



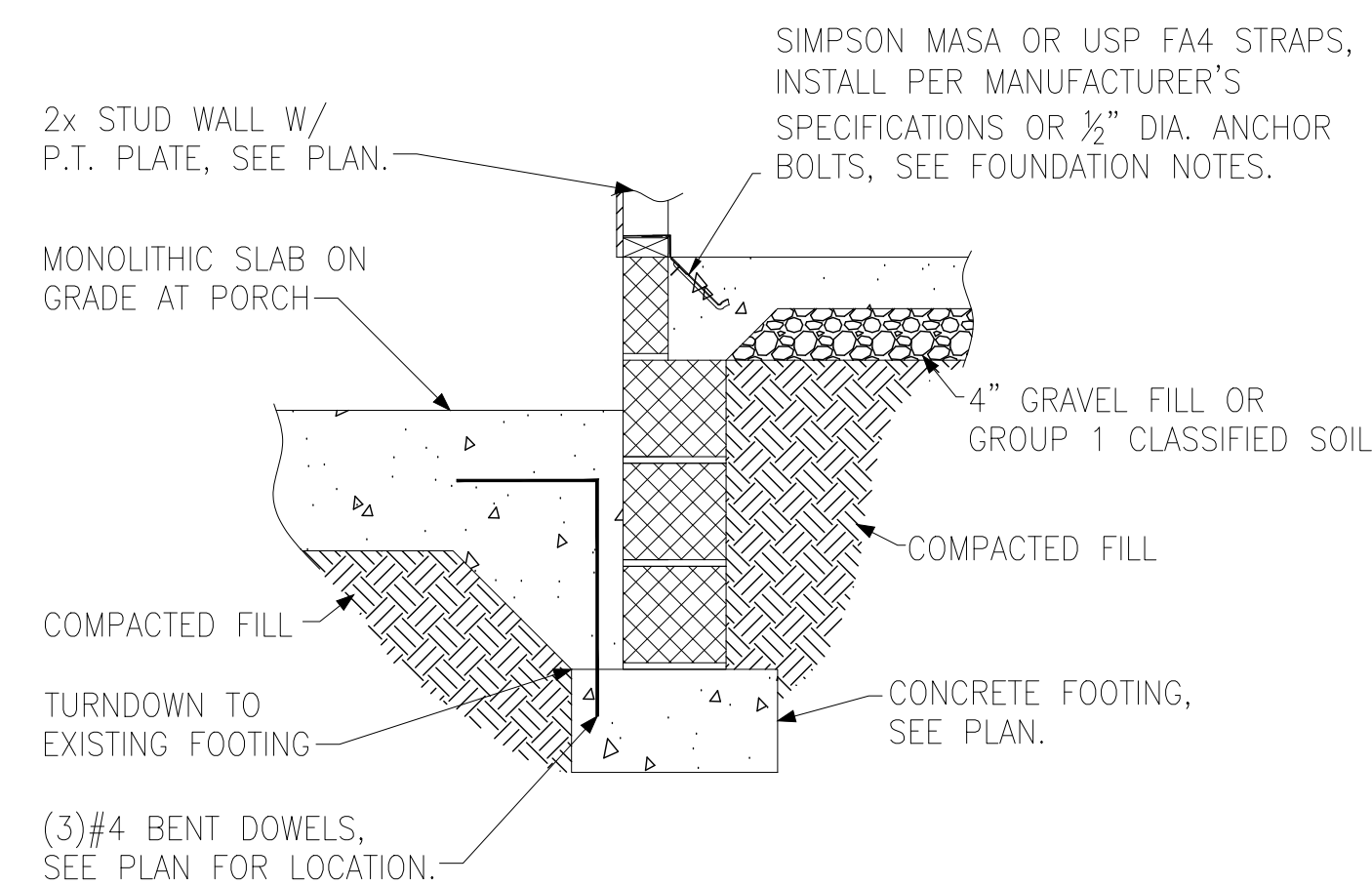
**H** FOUNDATION SECTION  
INTERIOR GARAGE WALL



**J** FOUNDATION SECTION  
THICKENED SLAB

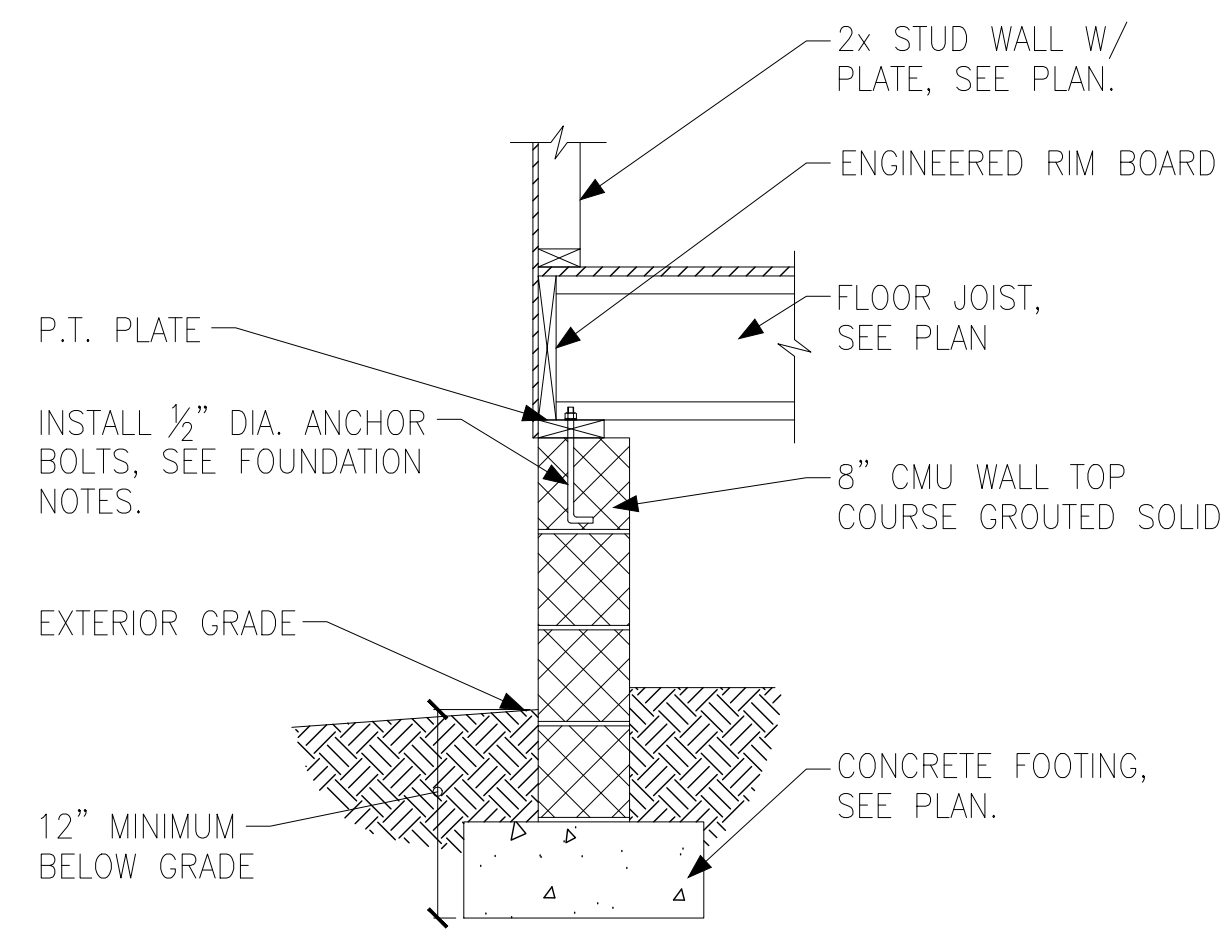


**K** FOUNDATION SECTION  
ISOLATED PAD FOOTING

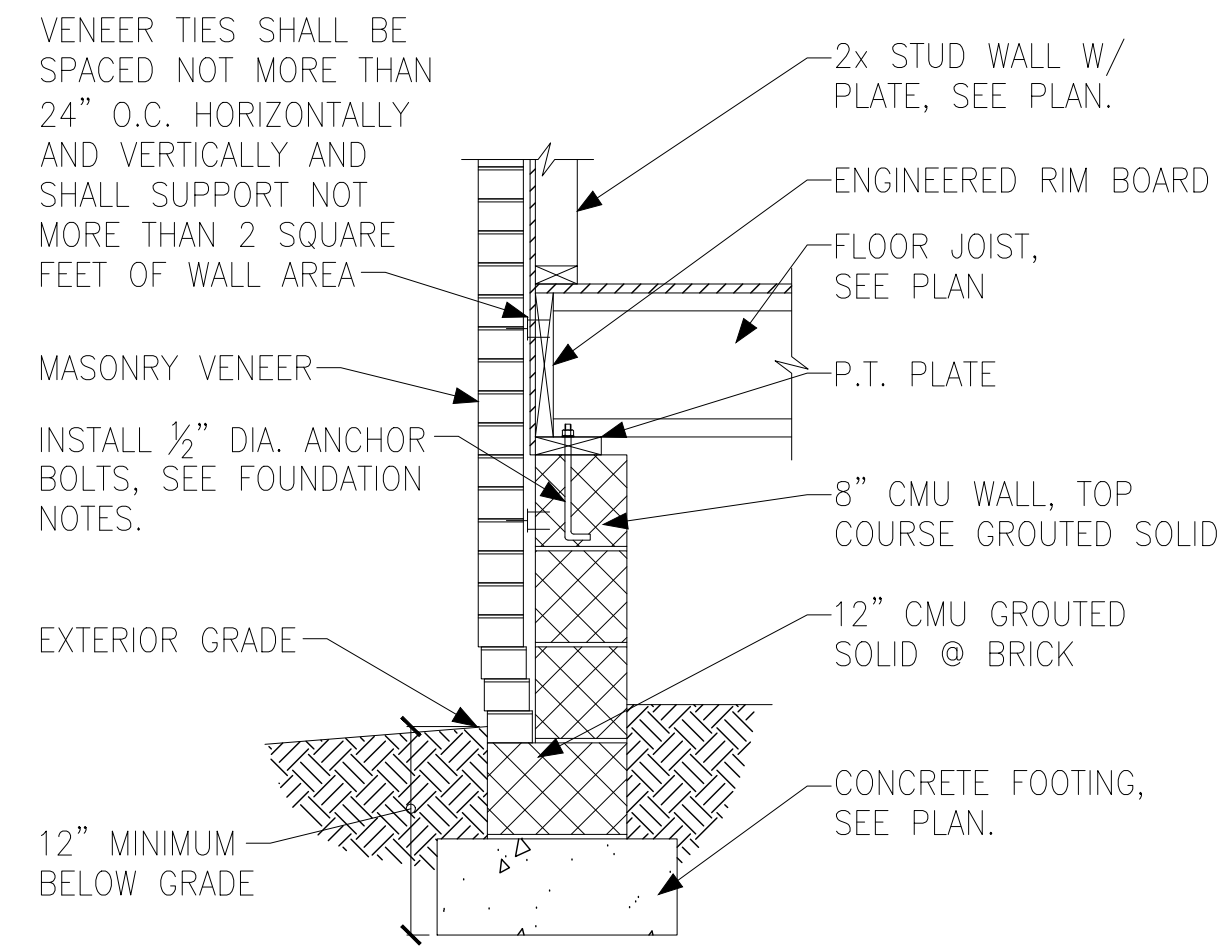


**L** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH

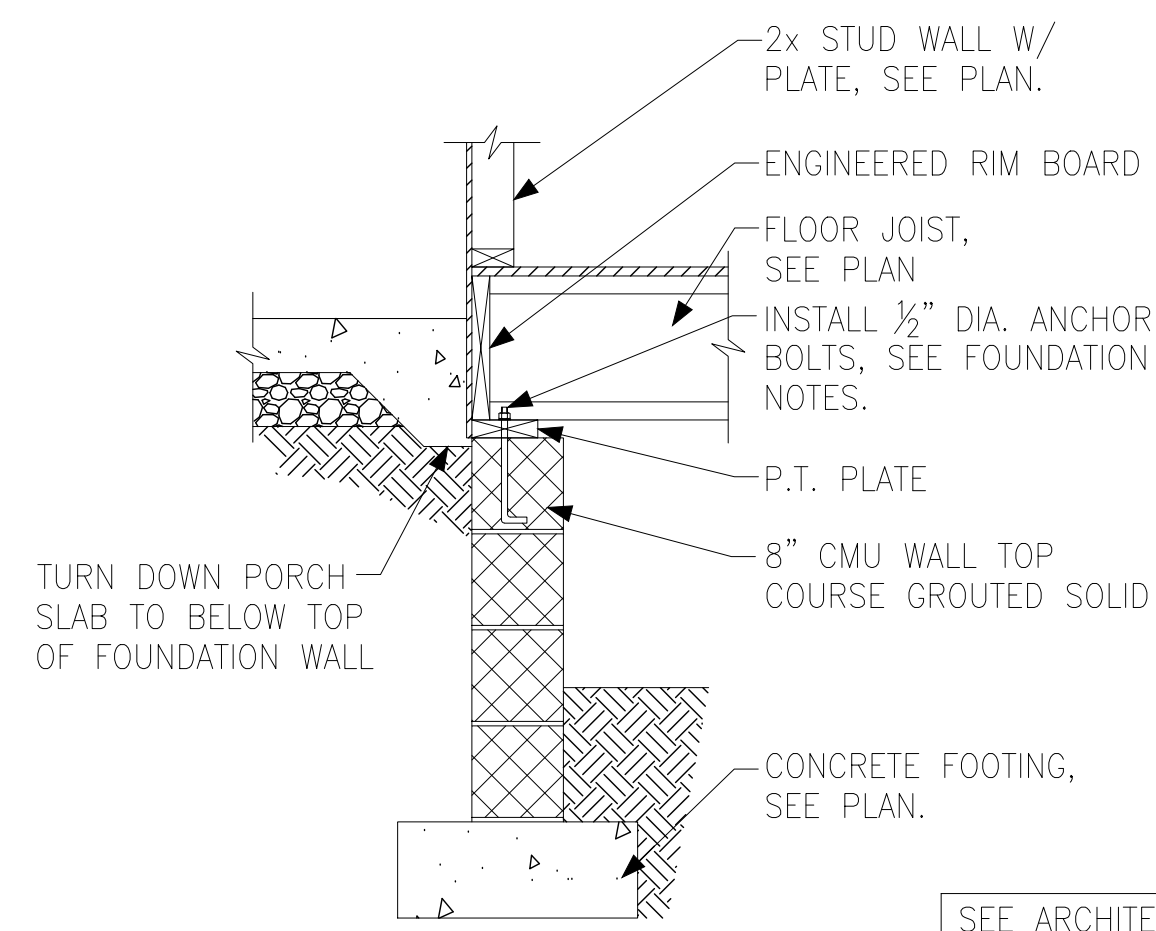




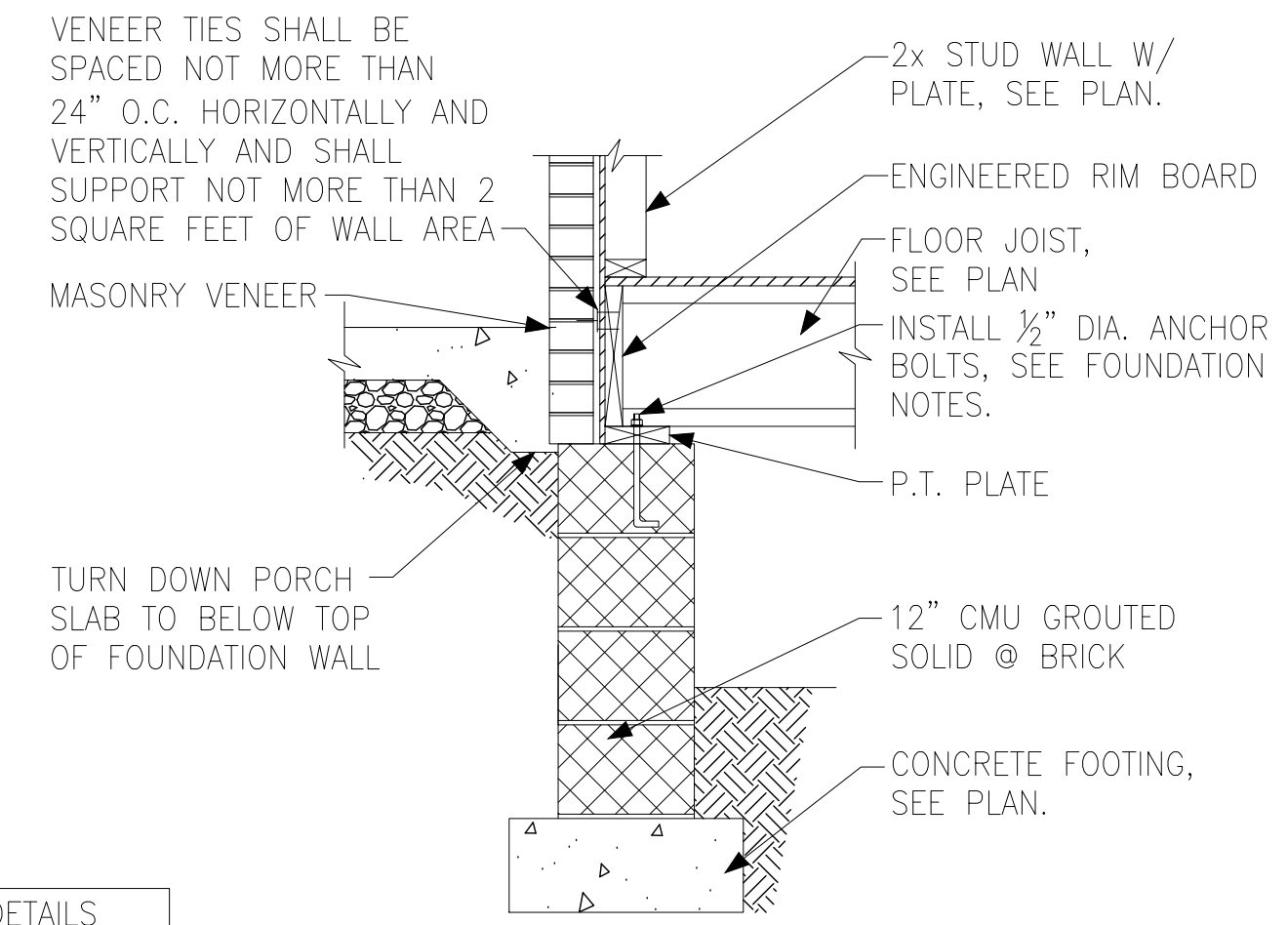
**A** FOUNDATION SECTION  
EXTERIOR WALL



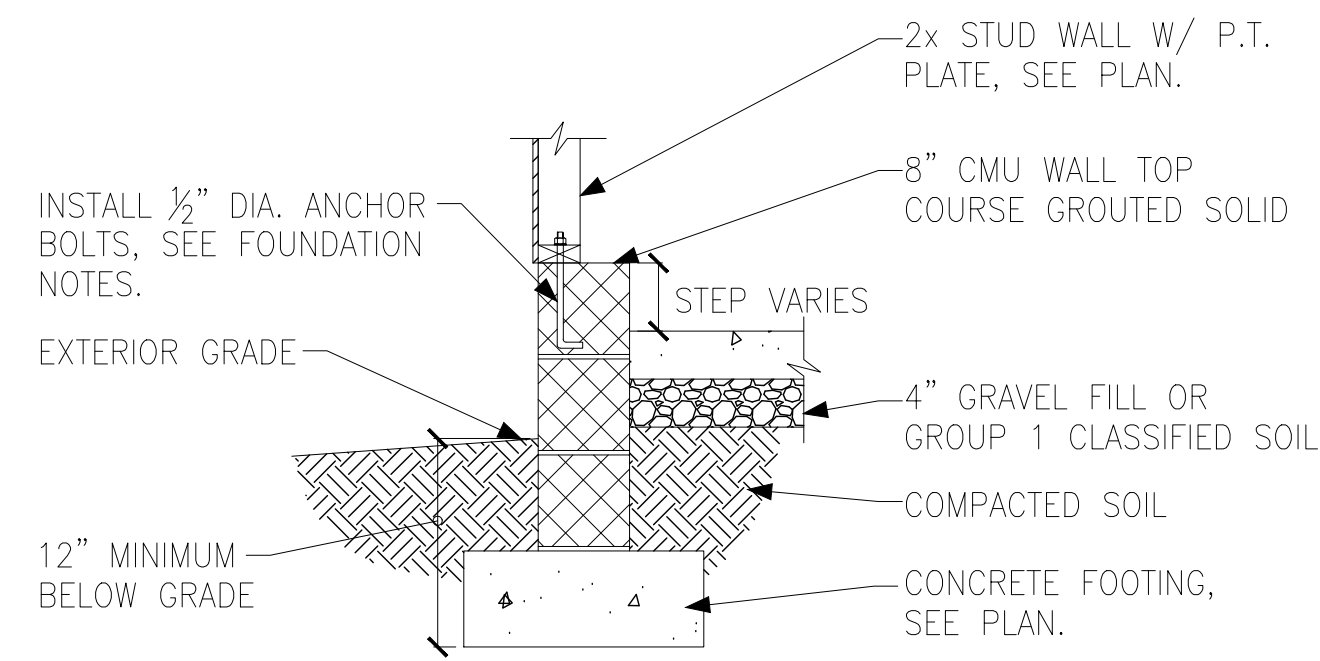
**B** FOUNDATION SECTION  
EXTERIOR WALL @ MASONRY  
VENEER



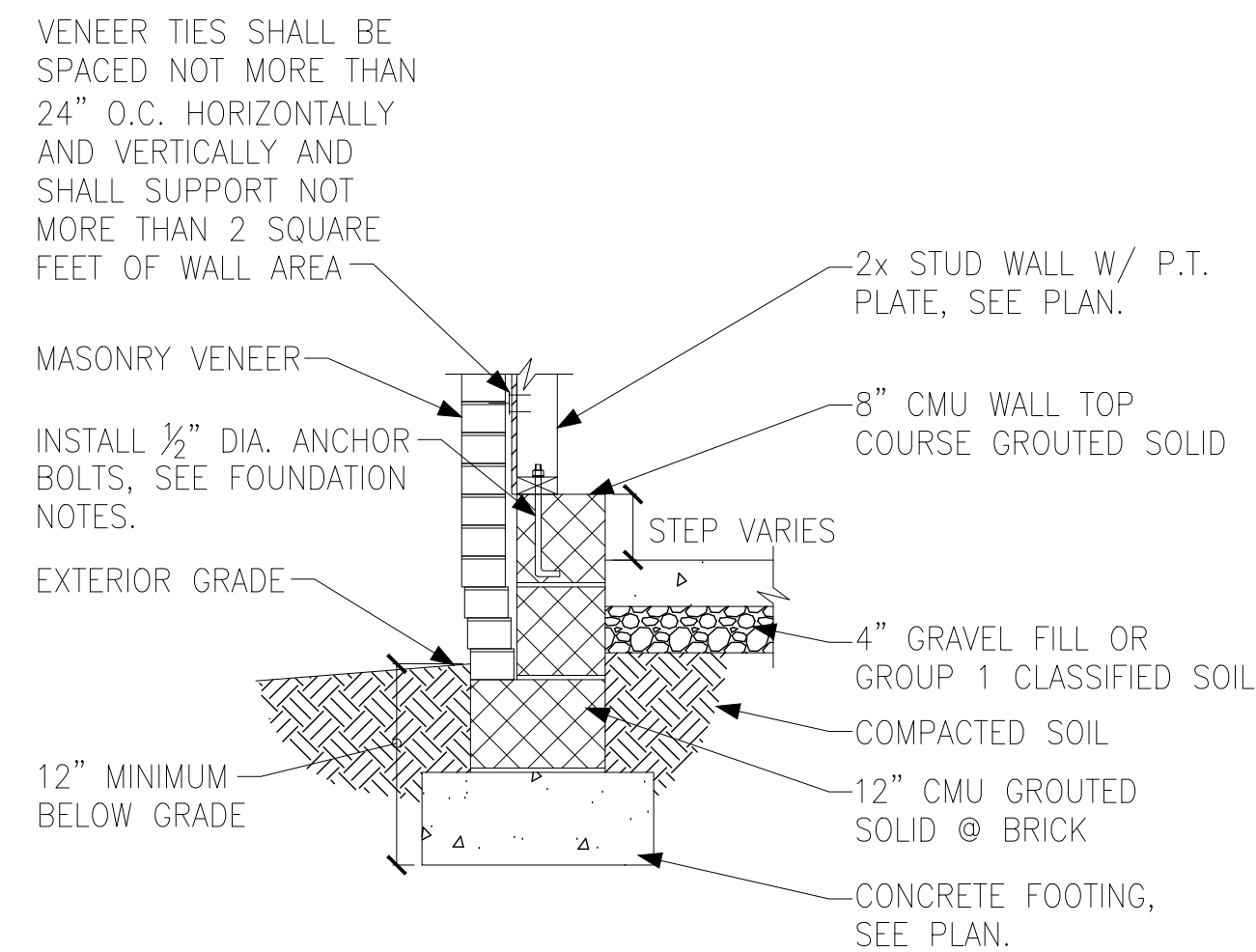
**C** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH



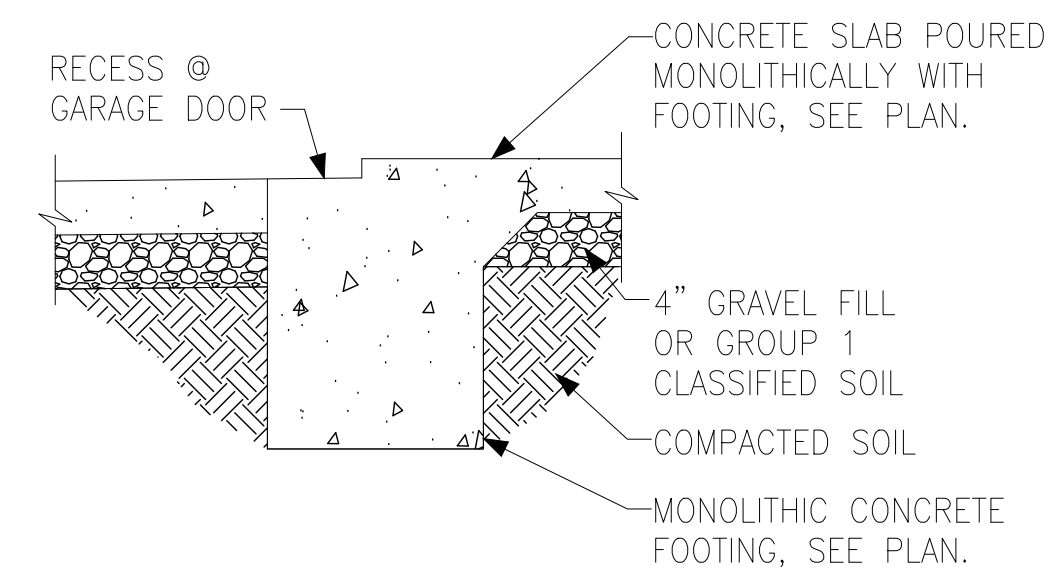
**D** FOUNDATION SECTION  
EXTERIOR WALL AT PORCH W/ MASONRY  
VENEER



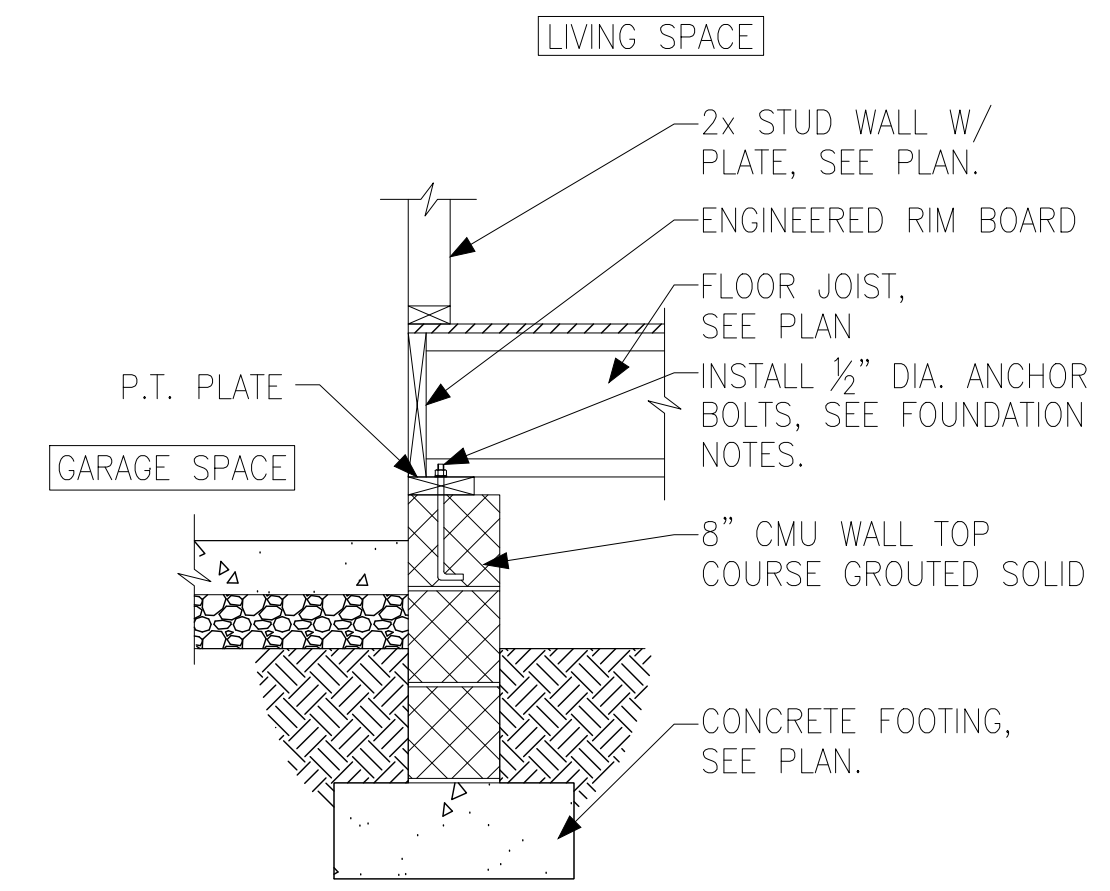
**E** FOUNDATION SECTION  
EXTERIOR GARAGE WALL



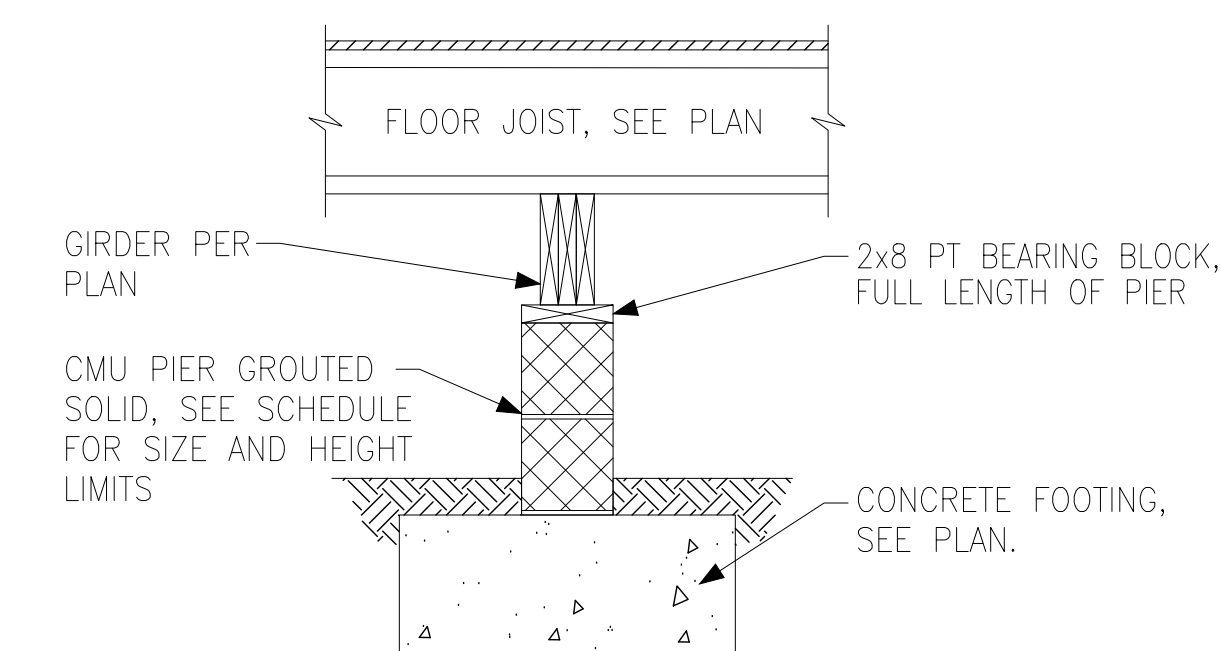
**F** FOUNDATION SECTION  
EXTERIOR GARAGE WALL @ MASONRY  
VENEER



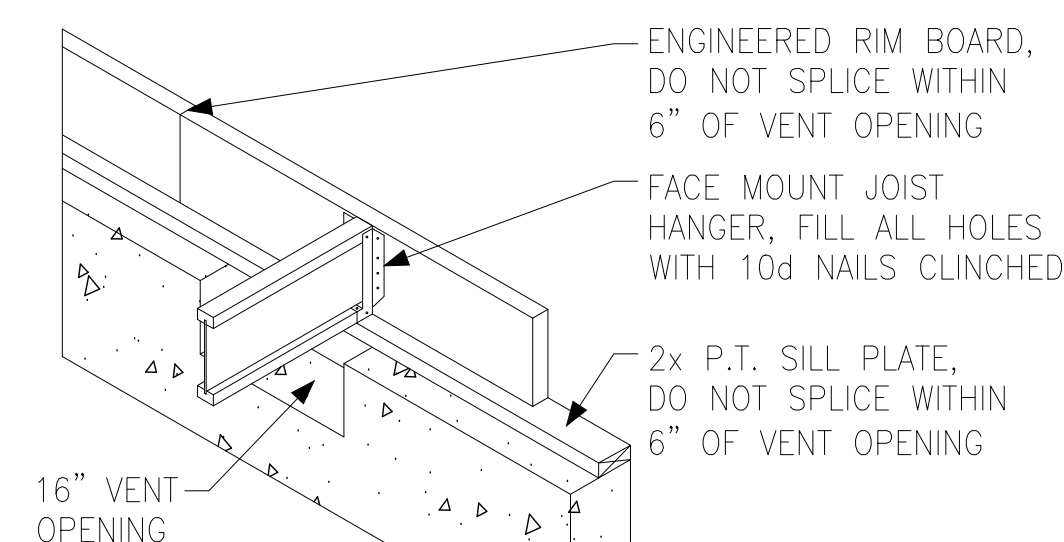
**G** FOUNDATION SECTION  
GARAGE DOOR



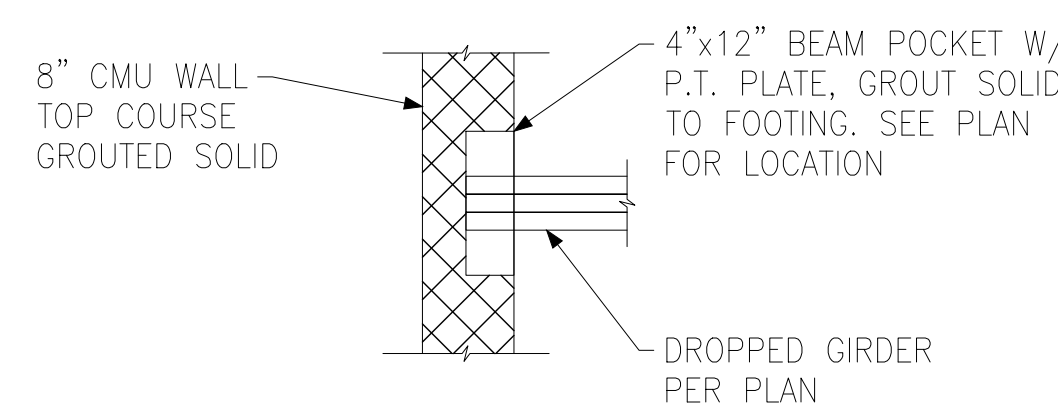
**H** FOUNDATION SECTION  
INTERIOR GARAGE WALL



**J** FOUNDATION SECTION  
INTERIOR PIER



**K** CRAWL SPACE VENT DETAIL



**L** CRAWL SPACE BEAM POCKET DETAIL

PIER AND FOOTING SCHEDULE		
PIER HEIGHT	PIER SIZE	MIN. FOOTING SIZE
UP TO 2'-8"	8" x 16"	24" x 24" x 12" U.N.O.
UP TO 5'-4"	16" x 16"	24" x 24" x 12" U.N.O.
UP TO 8'-0"	16" x 16"	30" x 30" x 12" U.N.O.

NOTE:  
PIERS SHALL BE CAPPED WITH 8" OF SOLID MASONRY OR CONCRETE OR TOP COURSE FILLED SOLID WITH CONCRETE/MORTAR.  
PIERS OVER 5'-4" SHALL BE FILLED SOLIDLY WITH CONCRETE OR TYPE M OR S MORTAR.  
FOR PIERS OVER 8'-0" CONTACT KSE ENGINEERING FOR PIER AND FOOTING DESIGN.



THIS LAYOUT IS INTENDED FOR THE PURPOSE OF TRUSS LOCATION AND PLACEMENT ONLY. REFER TO THE BUILDING PLANS FOR ACTUAL BUILDING CONSTRUCTION.



DEDICATED TO QUALITY AND EXCELLENCE  
 200 EMMETT ROAD  
 DUNN, NORTH CAROLINA 28334  
 PHONE: 910-892-8400

PROJECT: 36 TOBACCO ROAD

CUSTOMER: DAVIDSON HOMES

MODEL: DAPHNE Elev - C - ROOF

ORDER # 2400219-081  
 PRINT DATE: 2/5/2024  
 DRAWN BY: BES  
 SCALE: N.T.S

TOP LIVE LOAD:

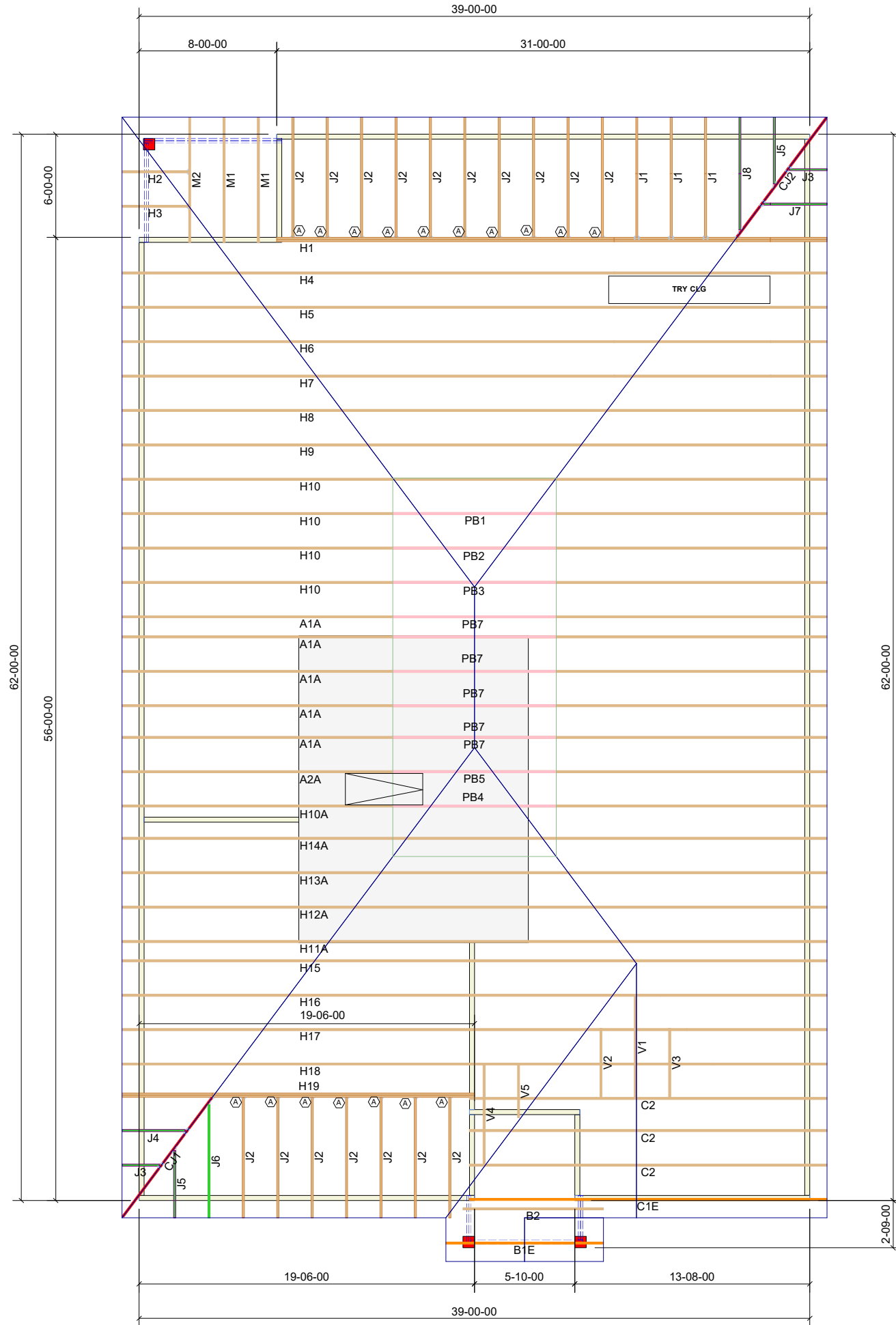
TOP DEAD LOAD:

BOTTOM DEAD LOAD:

WIND SPEED:

GENERAL NOTES:

DO NOT CUT OR MODIFY TRUSSES  
 TRUSSES ARE SPACED 24" ON CENTER UNLESS OTHERWISE NOTED  
 REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS FOR THE LOCATION OF LATERAL BRACING AND MULTI-PLY CONNECTION REQUIREMENTS.  
 PER ANSI TPI 1-2002 THE TRUSS ENGINEER IS RESPONSIBLE FOR TRUSS TO TRUSS CONNECTIONS AND TRUSS PLY TO PLY CONNECTIONS. THIS TRUSS PLAN RECOMMENDS TRUSS TO BEARING CONNECTIONS AND TRUSS TO BEAM CONNECTIONS WHICH SHALL BE REVIEWED BY THE BUILDING DESIGNER. IT IS THE RESPONSIBILITY OF THE BUILDING DESIGNER TO RESOLVE ALL ROOF FORCES ADEQUATELY TO THE FOUNDATION.



HANGER LIST		
A	LUS26	17
B	-	-
C	-	-

1st Level Roof Area	2nd Level Roof Area
3101.46	0