

Area Schedule (Elevation 1)		Area Schedule (Elevation 2)		Area Schedule (Elevation 3)		Area Schedule (Elevation 4)	
Name	Area	Name	Area	Name	Area	Name	Area
Heated		Heated		Heated		Heated	
1st Floor	1166 SF	1st Floor	1166 SF	1st Floor	1166 SF	1st Floor	1166 SF
	1166 SF		1166 SF		1166 SF		1166 SF
Unheated		Unheated		Unheated		Unheated	
Front Porch	30 SF	Front Porch	30 SF	Front Porch	30 SF	Front Porch	94 SF
	30 SF		30 SF		30 SF		94 SF
Under Roof	1196 SF	Under Roof	1196 SF	Under Roof	1196 SF	Under Roof	1260 SF

Sheet List	
Sheet Number	Sheet Name
0	Cover Sheet
A0.1.1	Slab Plan
A1.1	Floor Plans - Elev 1
A1.2	Floor Plans - Elev 2
A1.3	Floor Plans - Elev 3
A1.4	Floor Plans - Elev 4
A1.5	Floor Plans - Options
A4.1	Sections
A5.1	Elevations - Elev 1
A5.1.1	Roof Plan - Elev 1
A5.2	Elevations - Elev 2
A5.2.1	Roof Plan - Elev 2
A5.3	Elevations - Elev 3
A5.3.1	Roof Plan - Elev 3
A5.4	Elevations - Elev 4
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A5.6	Elevations - Options
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E1.0	1st Floor Utility Std. Pkg.
E1.0a	1st Floor Utility Opt. Pkg.
E1.1	Utility Plan - Options

PINECREST

PLAN 1166



1 Elev 1



2 Elev 2



3 Elev 3



4 Elev 4



PINECREST - Master Plan Set

Cover Sheet

Community:

Lot #:

Address:

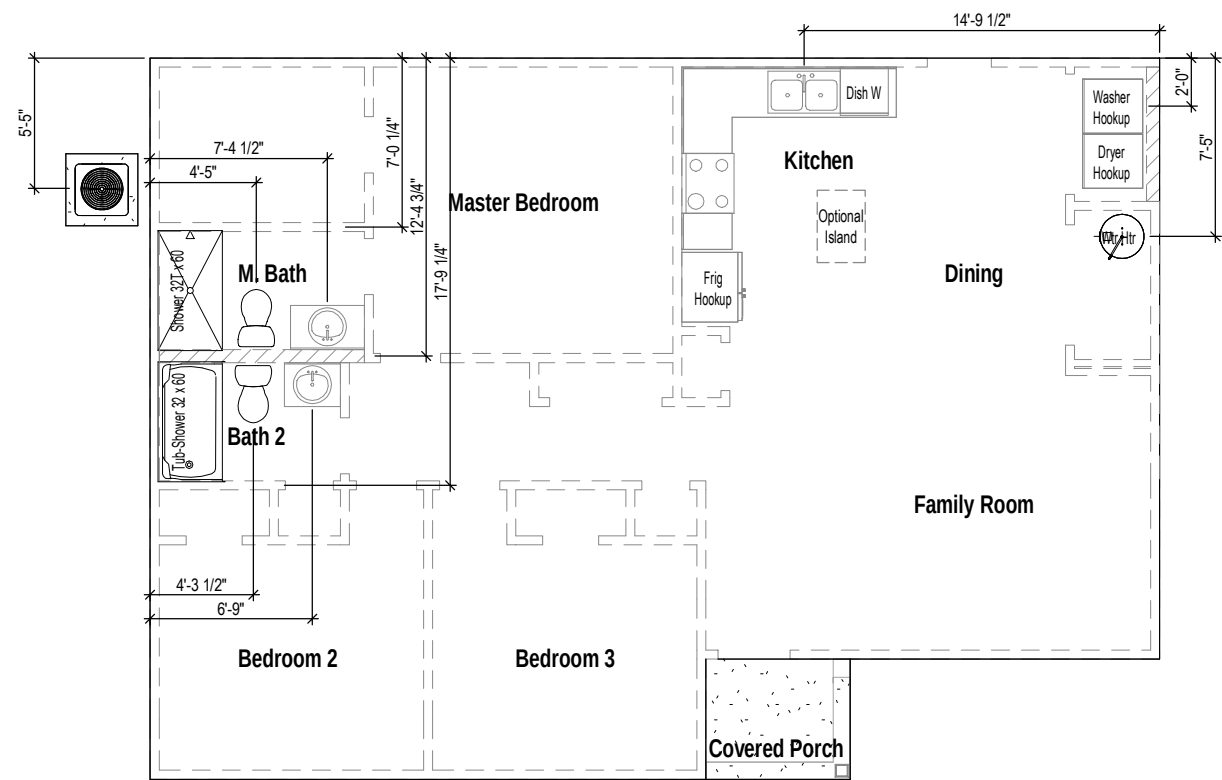
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Plan Version Date:
1-18-23

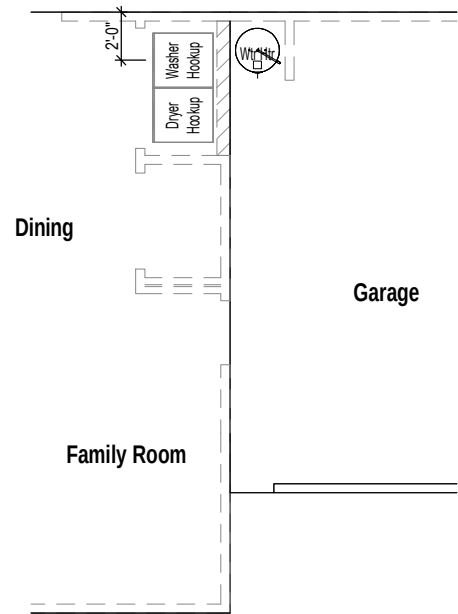
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Sheet #:
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REFER TO STRUCTURAL
DRAWINGS FOR ALL
FOUNDATION DIMENSIONS



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



2 Slab Plan w/Opt Garage
1/8" = 1'-0"



PINECREST - Master Plan Set

Slab Plan

Community:

Lot #:

Address:

Orientation:
kitchen right

Plan Version Date:
1-18-23

Job Version Date:

Sheet #:
A0.1.1

PINECREST - Master Plan Set

Floor Plans - Elev 1

Community:

Lot #:

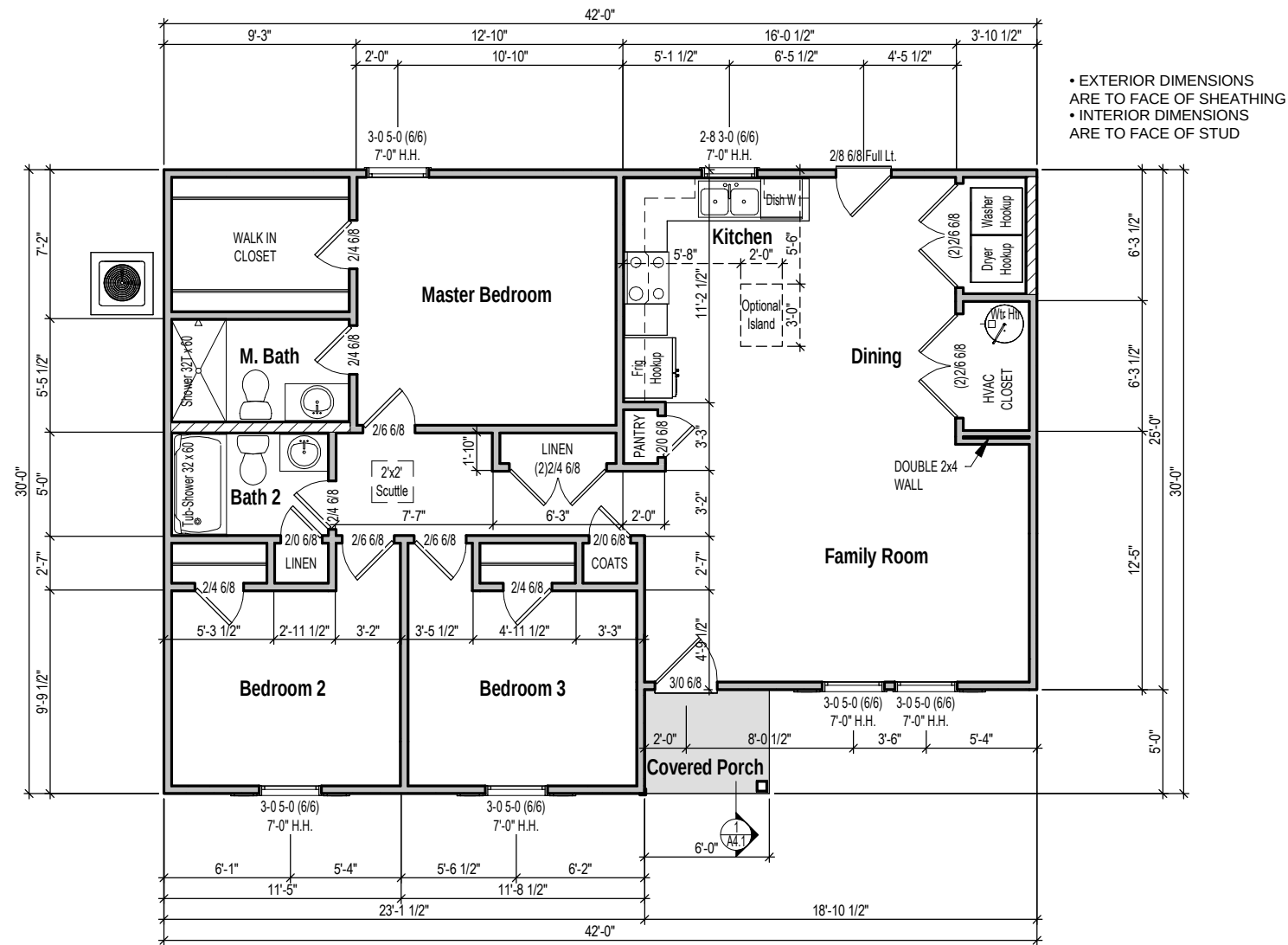
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Orientation:
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Plan Version Date:
1-18-23

Job Version Date:

Sheet #:
A1.1



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



PINECREST - Master Plan Set

Floor Plans - Elev 2

Community:

Lot #:

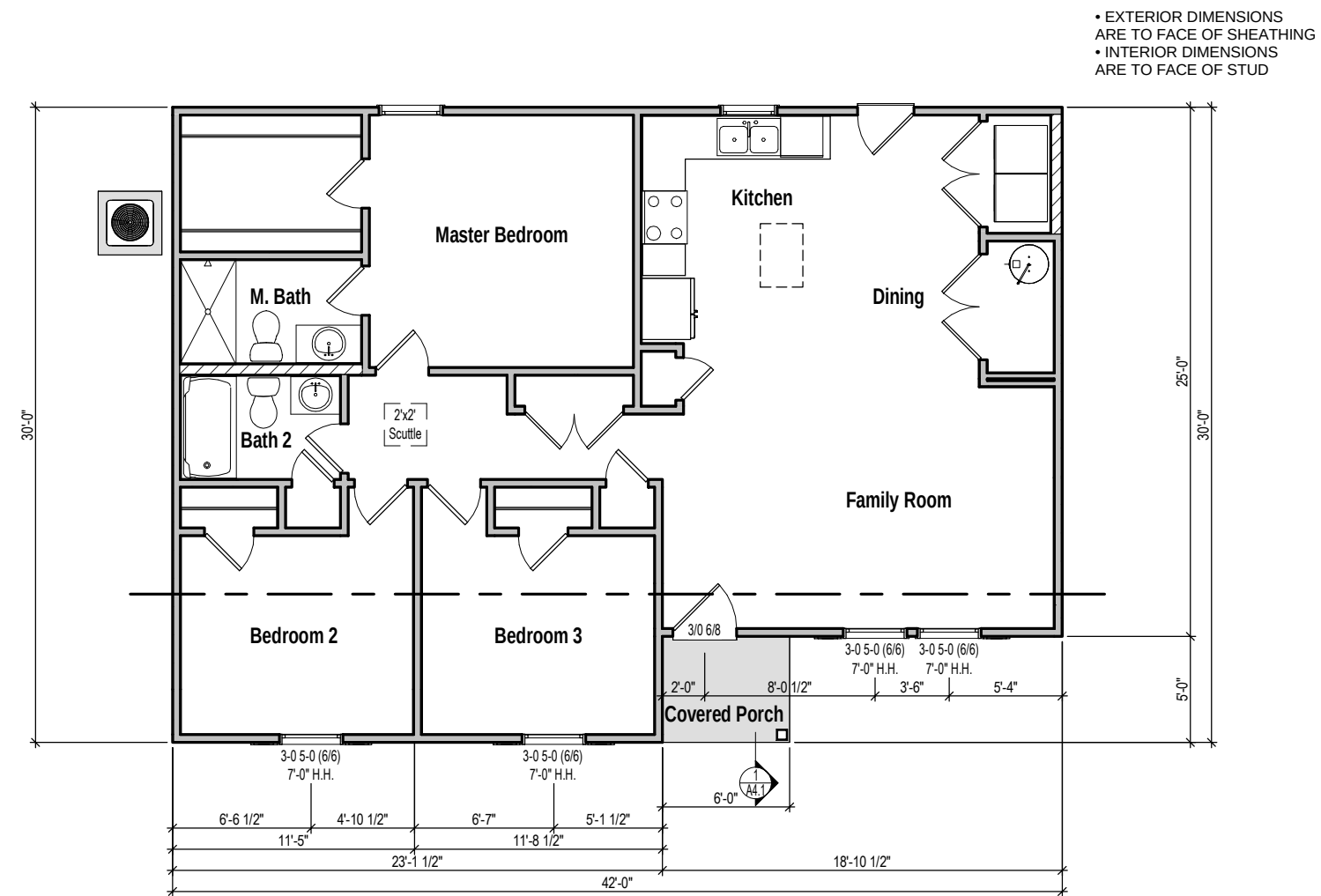
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Plan Version Date:
1-18-23

Job Version Date:

Sheet #:
A1.2



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



PINECREST - Master Plan Set

Floor Plans - Elev 3

Community:

Lot #:

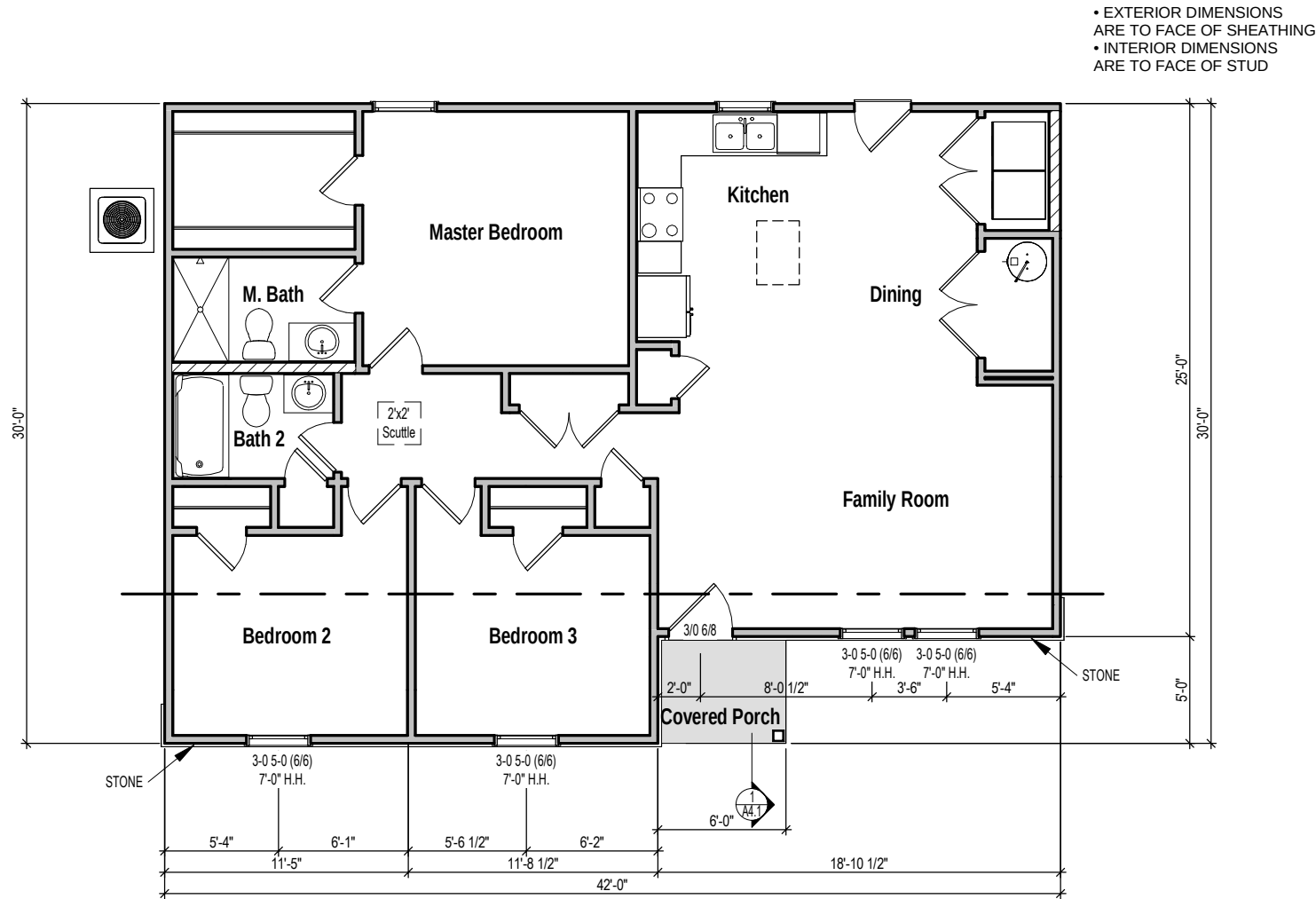
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Plan Version Date:
1-18-23

Job Version Date:

Sheet #:
A1.3



1 1st Floor Plan - Elev 3
1/8" = 1'-0"



PINECREST - Master Plan Set

Floor Plans - Elev 4

Community:

Lot #:

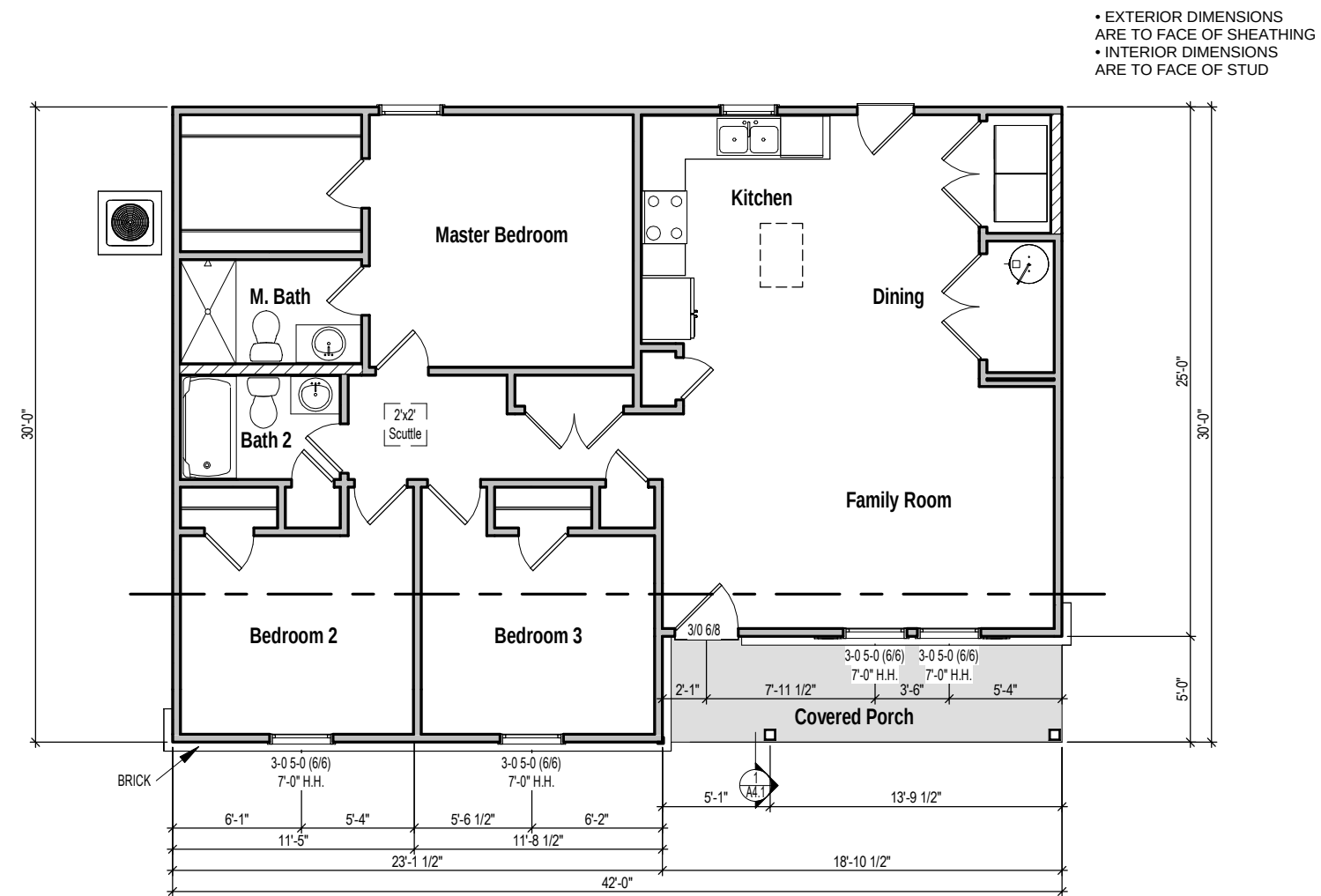
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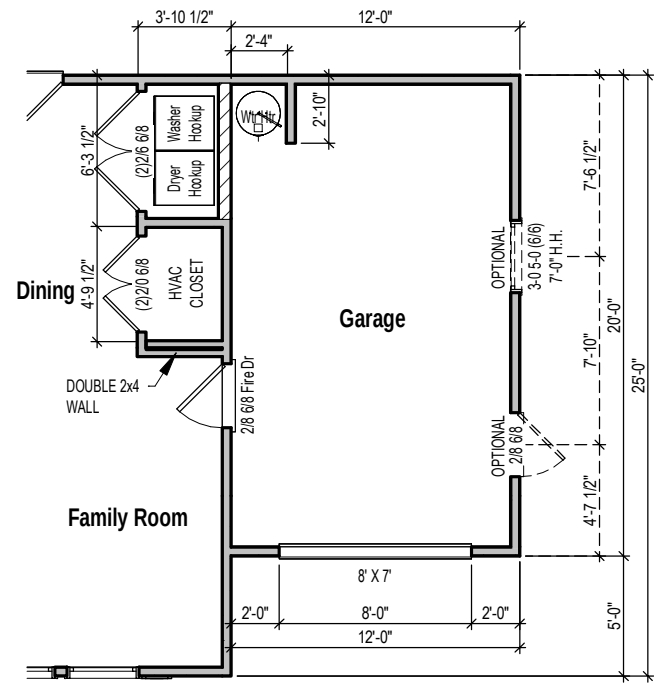
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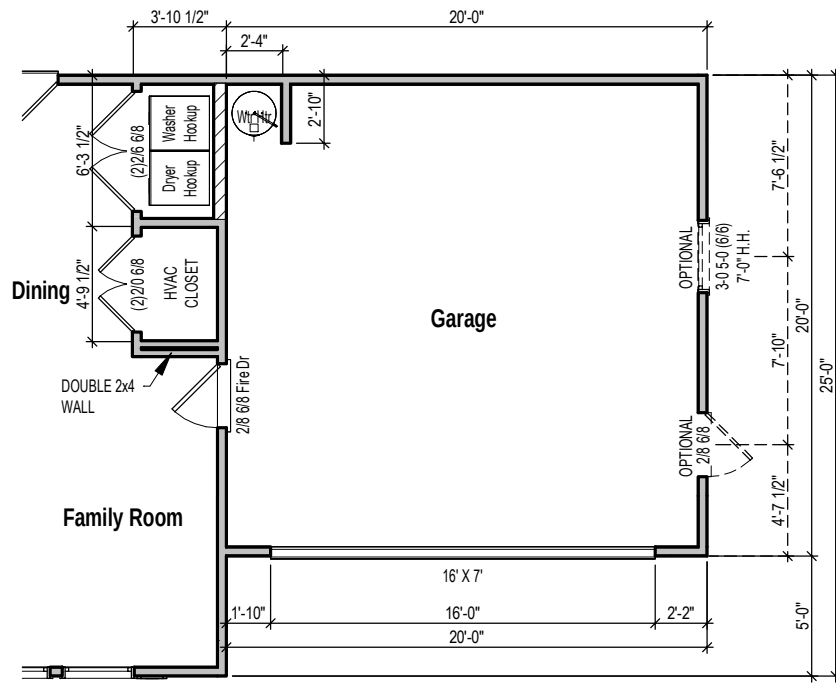
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A1.4



1 1st Floor Plan - Elev 4
1/8" = 1'-0"



1 Opt 1Car Garage
1/8" = 1'-0"



2 Opt 2Car Garage
1/8" = 1'-0"



PINECREST - Master Plan Set

Floor Plans - Options

Community:

Lot #:

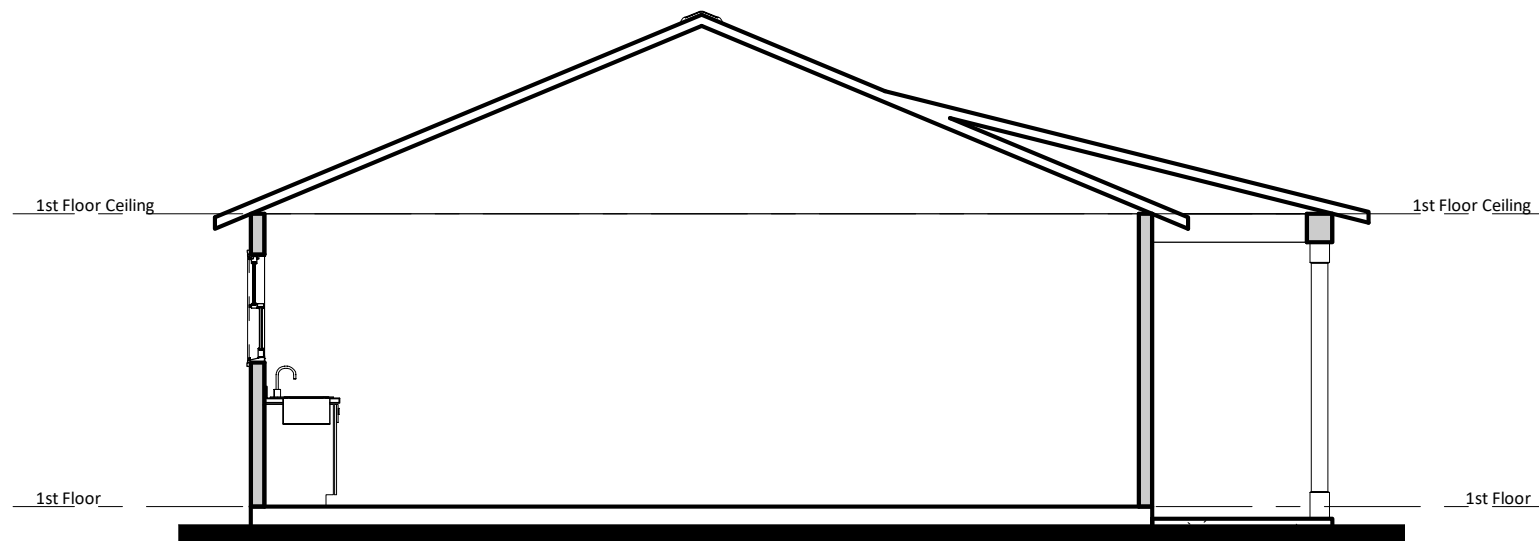
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Orientation:
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Plan Version Date:
1-18-23

Job Version Date:

Sheet #:
A1.5



① Building Section
3/16" = 1'-0"



PINECREST - Master Plan Set

Sections

Community:

Lot #:

Address:

Orientation:
kitchen right

Plan Version Date:
1-18-23

Job Version Date:

Sheet #:
A4.1

Community:

Lot #:

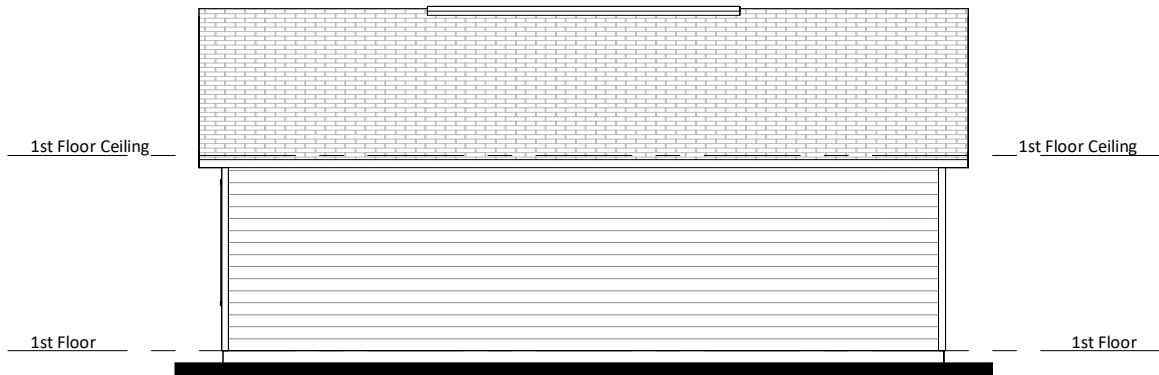
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Plan Version Date:
1-18-23

Job Version Date:

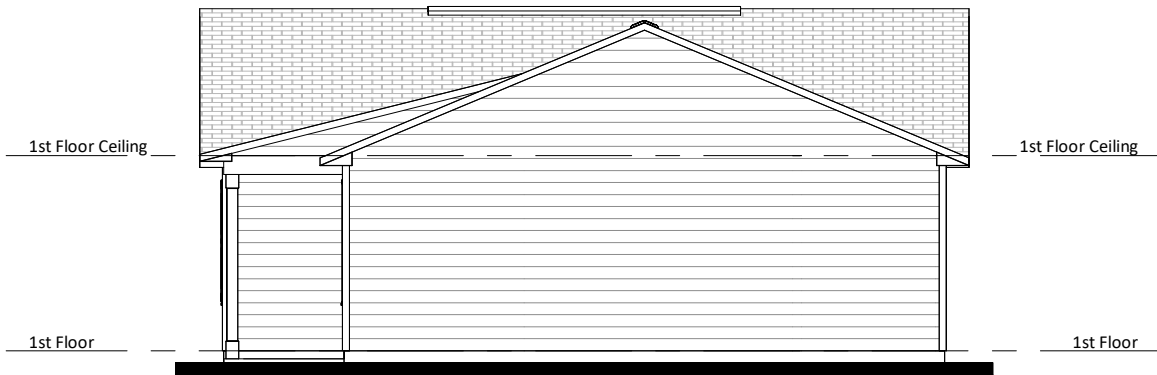
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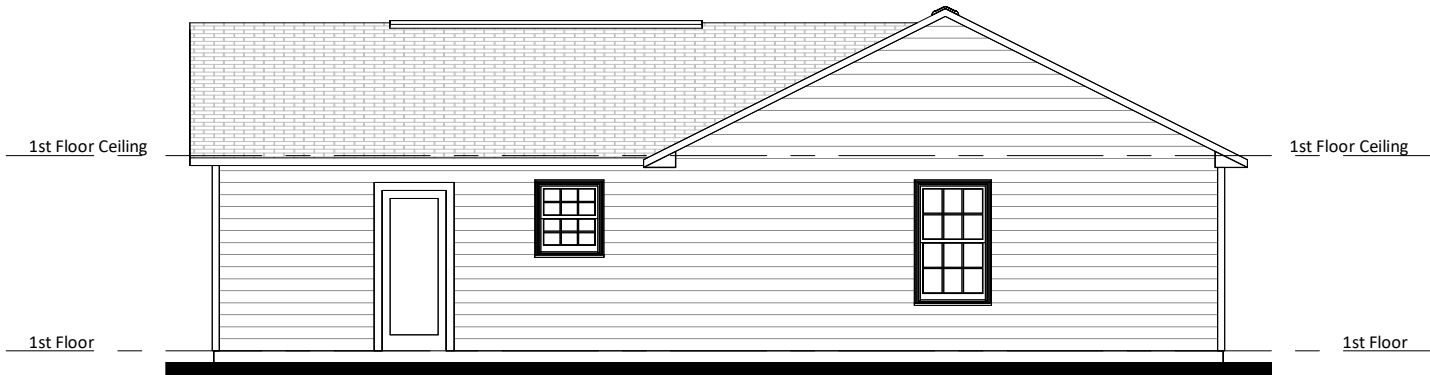
3 Left Elevation - Elev 1
1/8" = 1'-0"



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



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

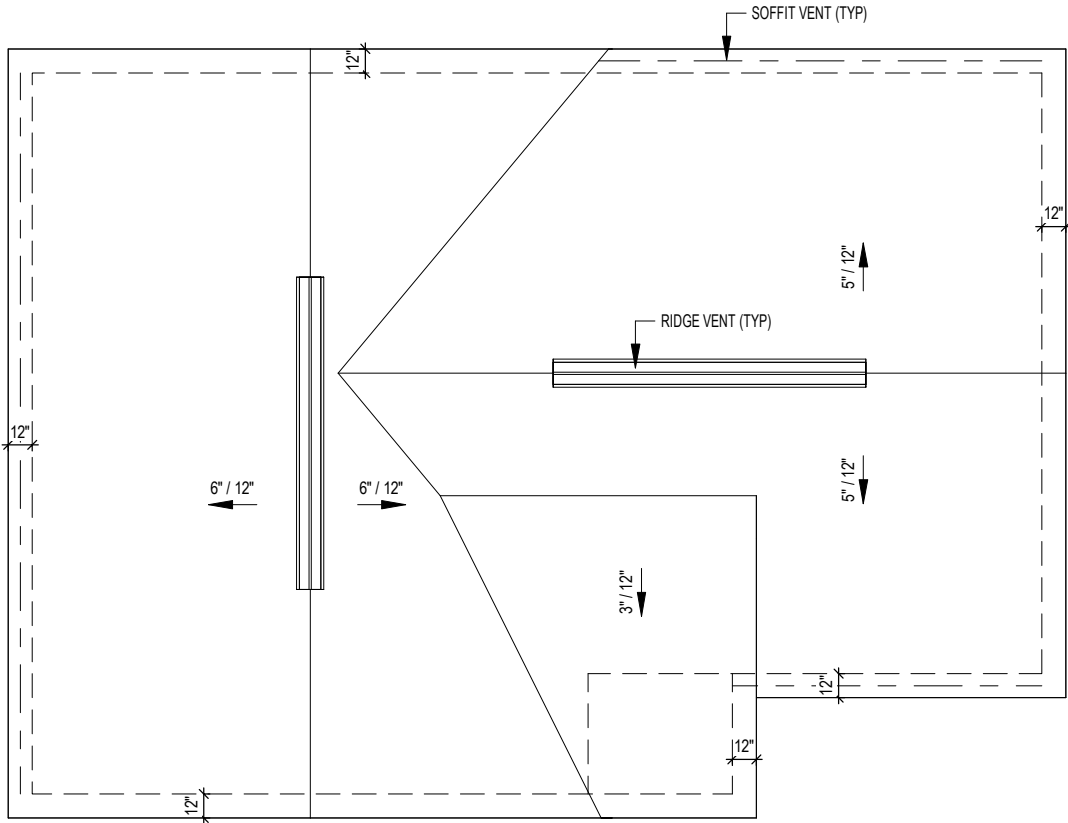


2 Rear Elevation - Elev 1
1/8" = 1'-0"

Attic Ventilation Calcs 1/300 (sq.in.) Elev 1

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.)
Main Roof	1196 SF	574	459	287	390	366	756	26	0	61

- 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



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



PINECREST - Master Plan Set

Roof Plan - Elev 1

Community:

Lot #:

Address:

Orientation:
kitchen right

Plan Version Date:
1-18-23

Job Version Date:

Sheet #:
A5.1.1

Community:

Lot #:

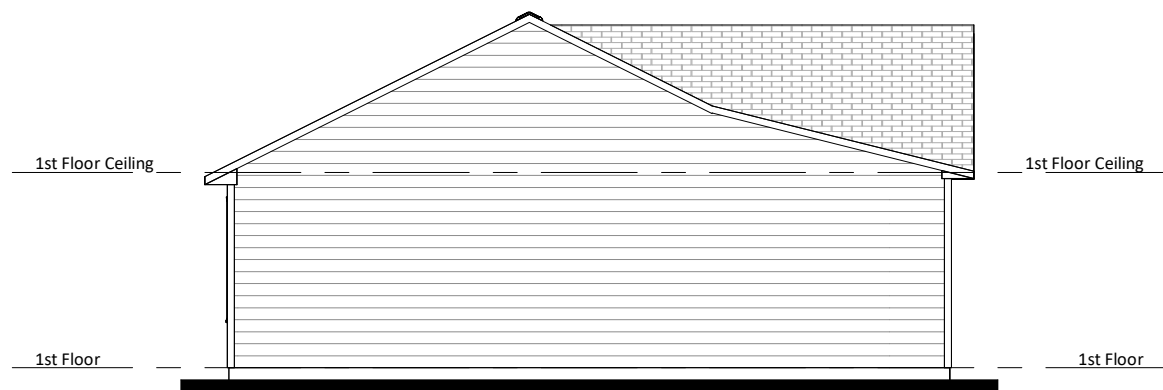
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Plan Version Date:
1-18-23

Job Version Date:

Sheet #:
A5.2



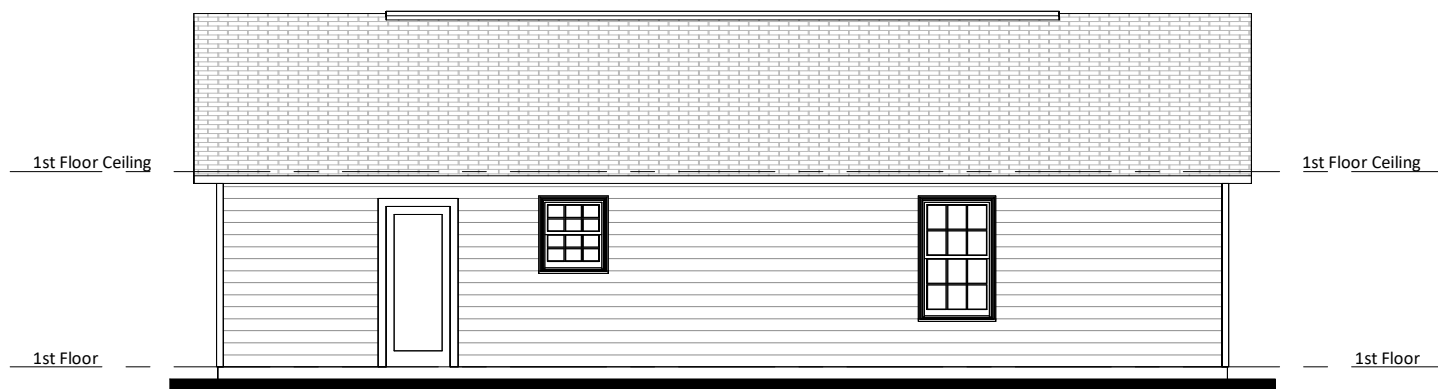
③ Left Elevation - Elev 2
1/8" = 1'-0"



① Front Elevation - Elev 2
1/8" = 1'-0"



④ Right Elevation - Elev 2
1/8" = 1'-0"



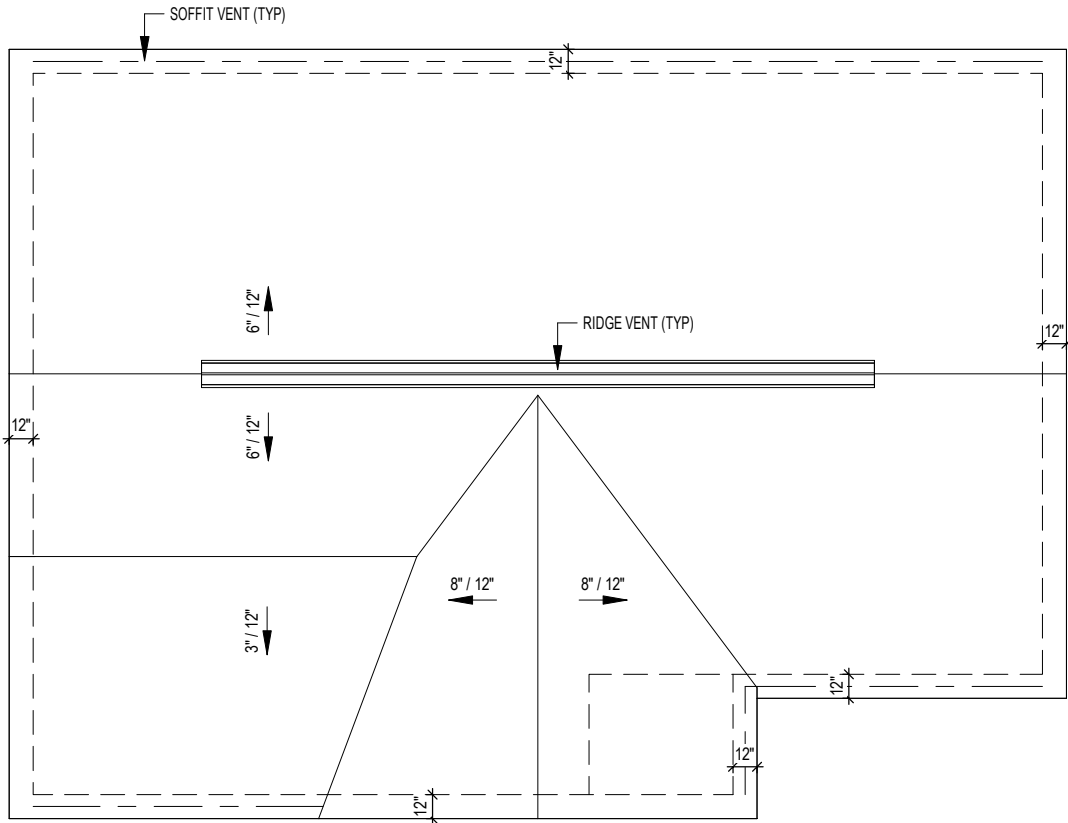
② Rear Elevation - Elev 2
1/8" = 1'-0"

Attic Ventilation Calcs 1/300 (sq.in.) Elev 2

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.)
Main Roof	1196 SF	574	459	287	420	426	846	28	0	71

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



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



PINECREST - Master Plan Set

Roof Plan - Elev 2

Community:

Lot #:

Address:

Orientation:
kitchen right

Plan Version Date:
1-18-23

Job Version Date:

Sheet #:
A5.2.1

Community:

Lot #:

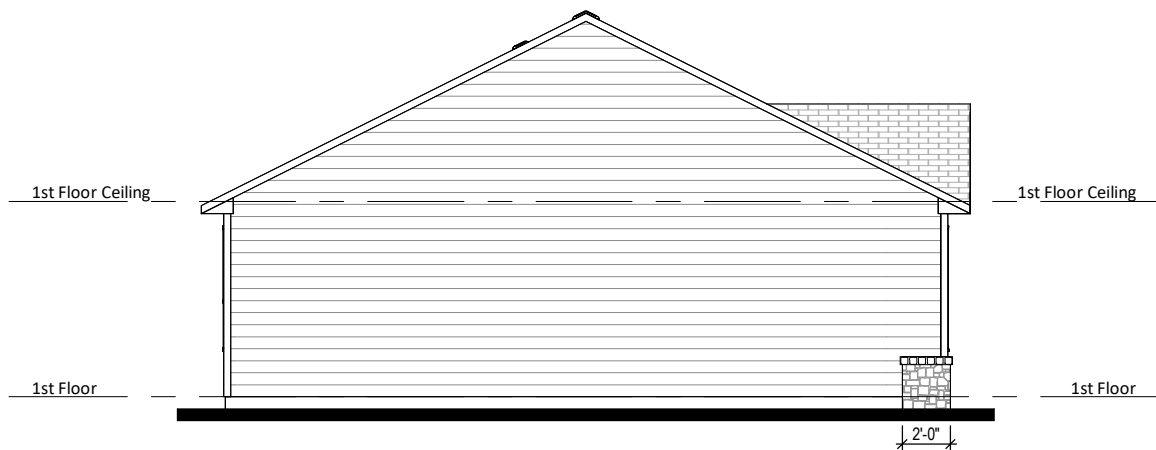
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Orientation:
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Plan Version Date:
1-18-23

Job Version Date:

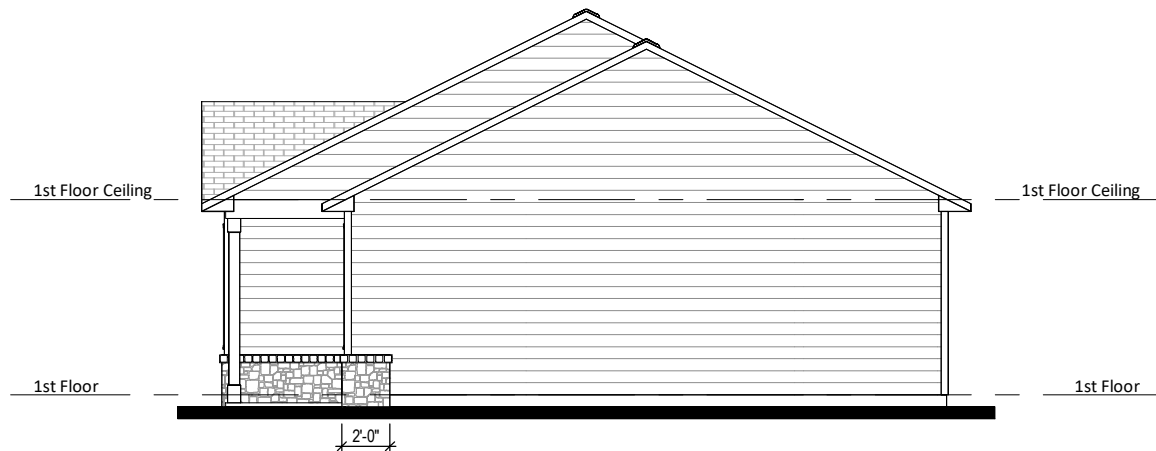
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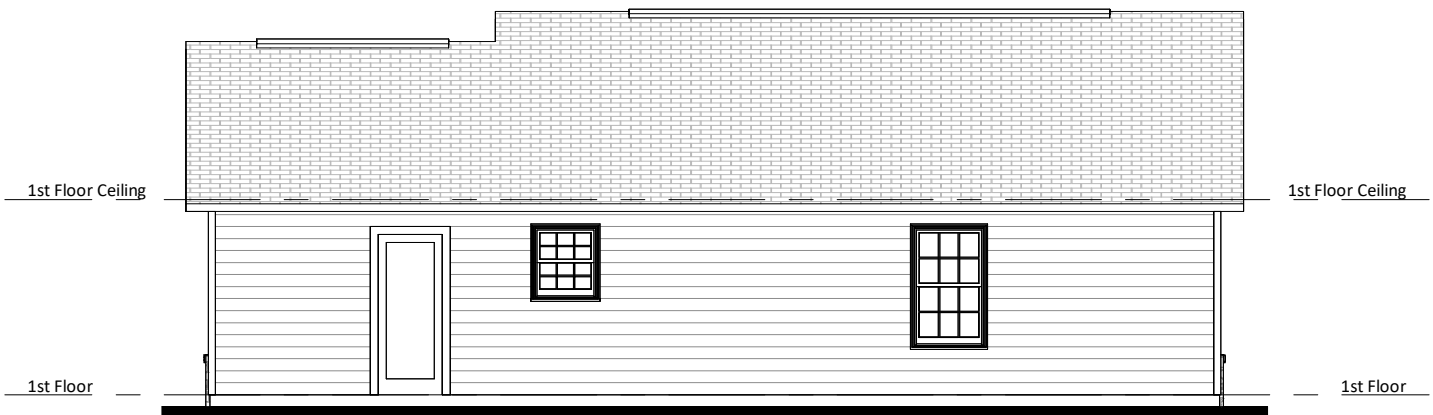
③ Left Elevation - Elev 3
1/8" = 1'-0"



① Front Elevation - Elev 3
1/8" = 1'-0"



④ Right Elevation - Elev 3
1/8" = 1'-0"



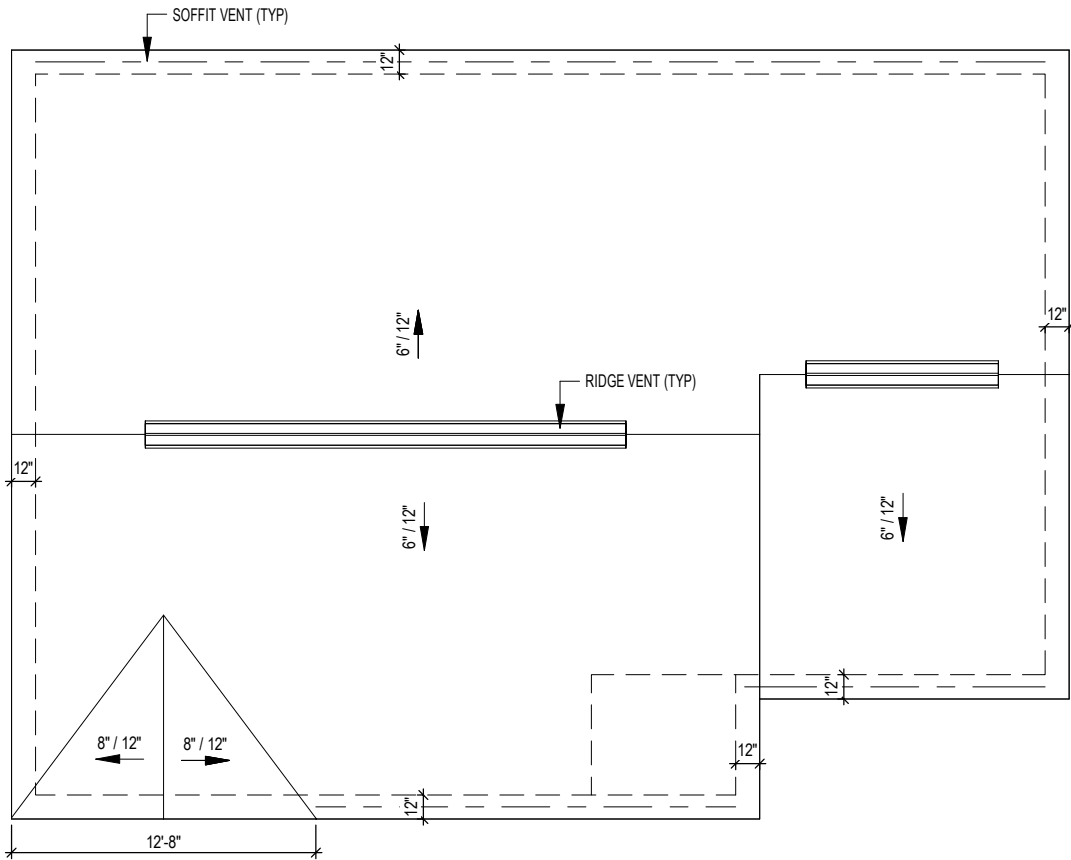
② Rear Elevation - Elev 3
1/8" = 1'-0"

Attic Ventilation Calcs 1/300 (sq.in.) Elev 3

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.)
Main Roof	1196 SF	574	459	287	420	426	846	28	0	71

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



1 Roof Plan - Elev 3
1/8" = 1'-0"



PINECREST - Master Plan Set

Roof Plan - Elev 3

Community:

Lot #:

Address:

Orientation:
kitchen right

Plan Version Date:
1-18-23

Job Version Date:

Sheet #:
A5.3.1

Community:

Lot #:

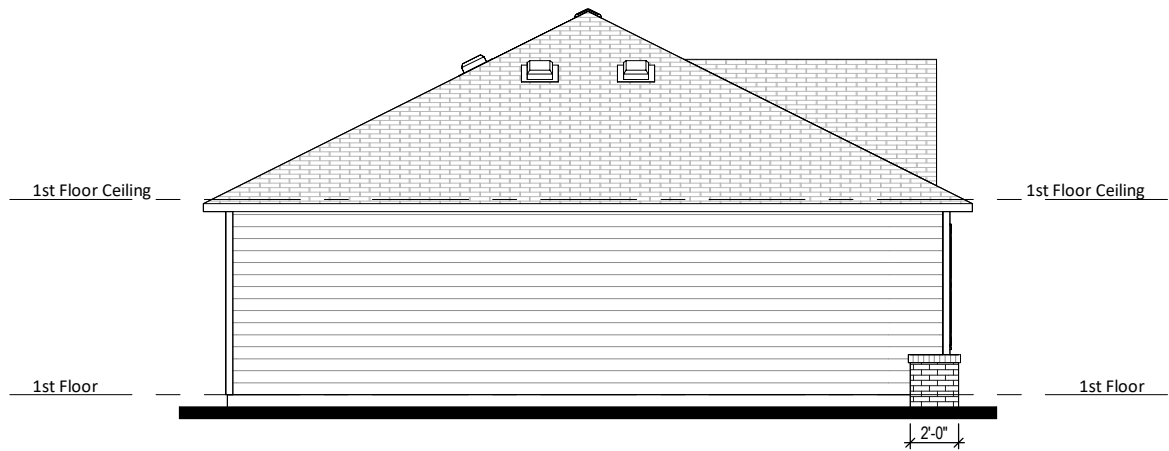
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Orientation:
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Plan Version Date:
1-18-23

Job Version Date:

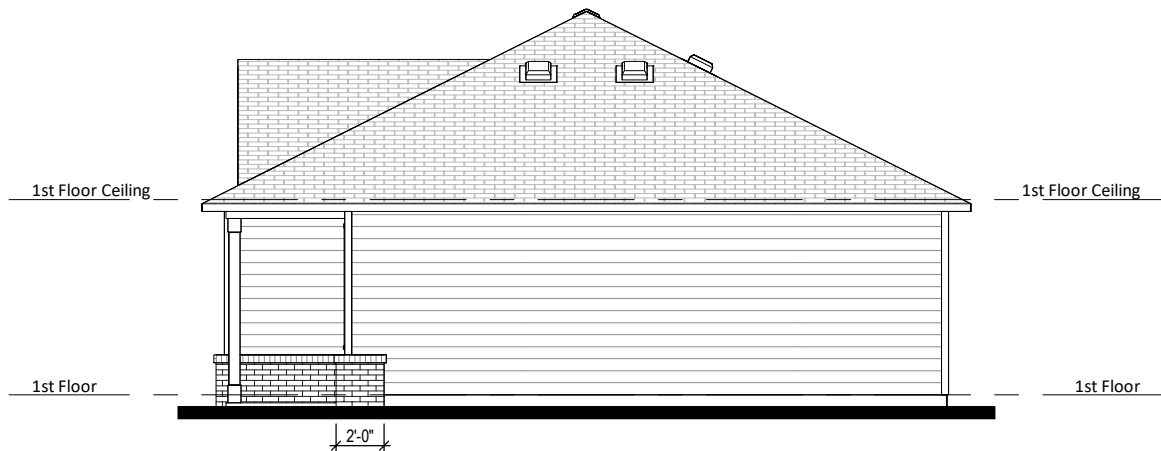
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A5.4



② Left Elevation - Elev 4
1/8" = 1'-0"



① Front Elevation - Elev 4
1/8" = 1'-0"



④ Right Elevation - Elev 4
1/8" = 1'-0"



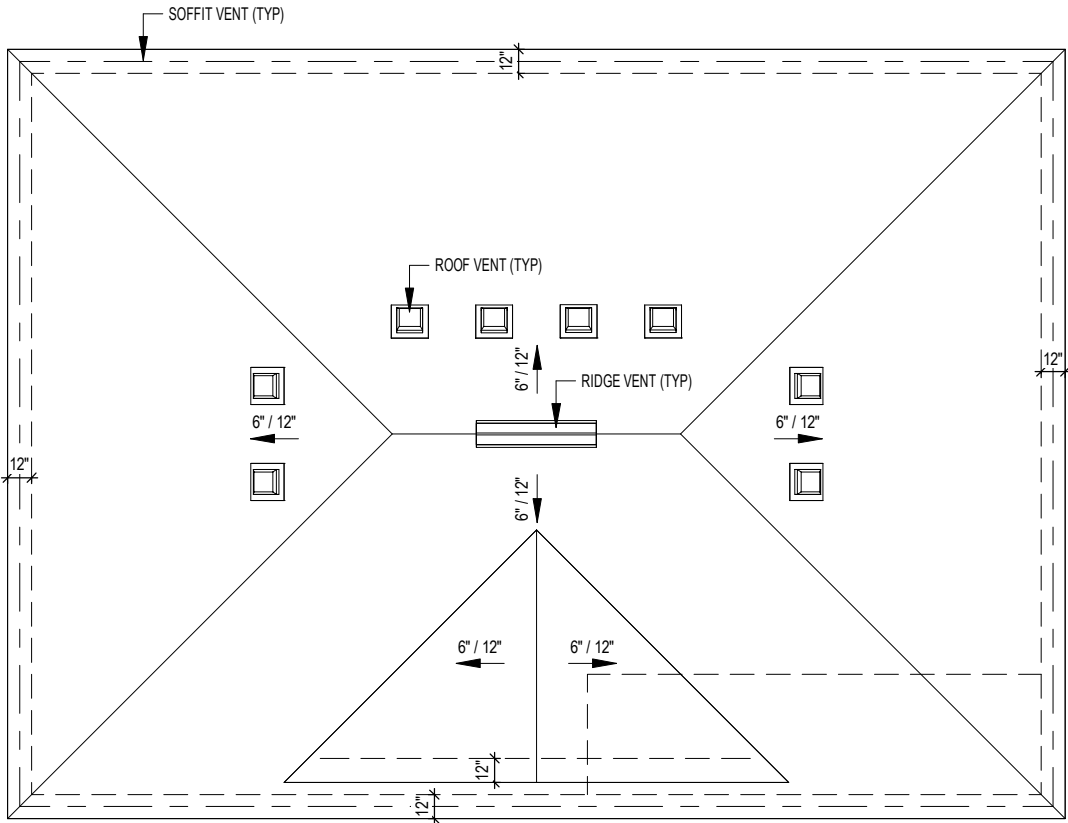
③ Rear Elevation - Elev 4
1/8" = 1'-0"

Attic Ventilation Calcs 1/300 (sq.in.) Elev 4

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.)
Main Roof	1260 SF	605	484	302	475	888	1363	5	8	148

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



1 Roof Plan - Elev 4
1/8" = 1'-0"



PINECREST - Master Plan Set

Roof Plan - Elev 4

Community:

Lot #:

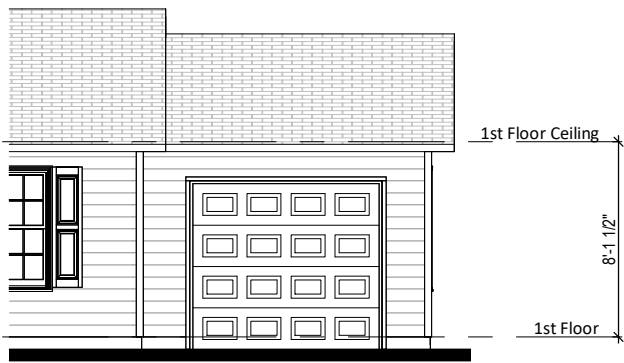
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Orientation:
kitchen right

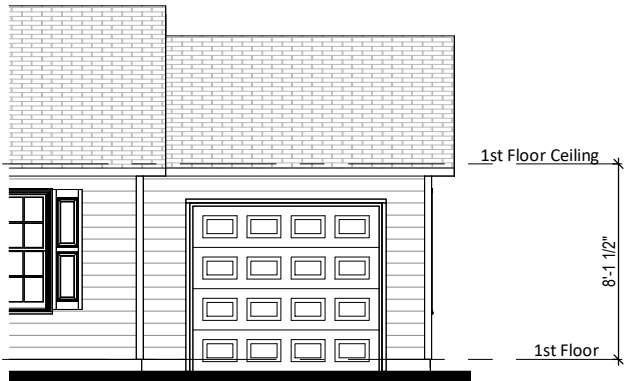
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1-18-23

Job Version Date:

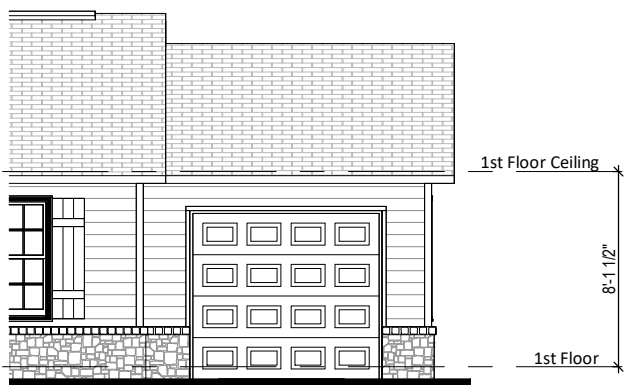
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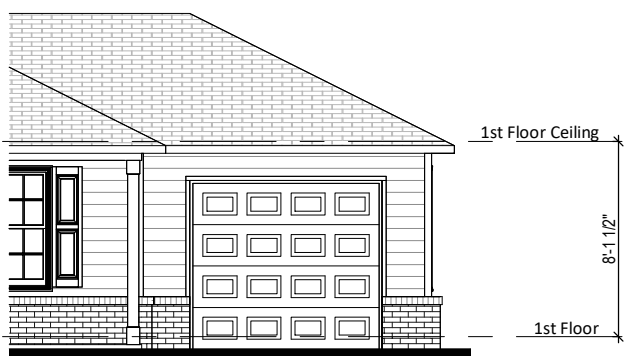
① Front Elevation - Elev 1 Opt 1Car Garage
1/8" = 1'-0"



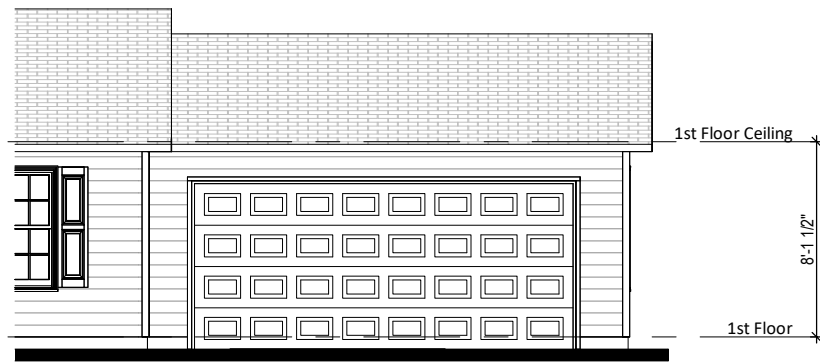
④ Front Elevation - Elev 2 Opt 1Car Garage
1/8" = 1'-0"



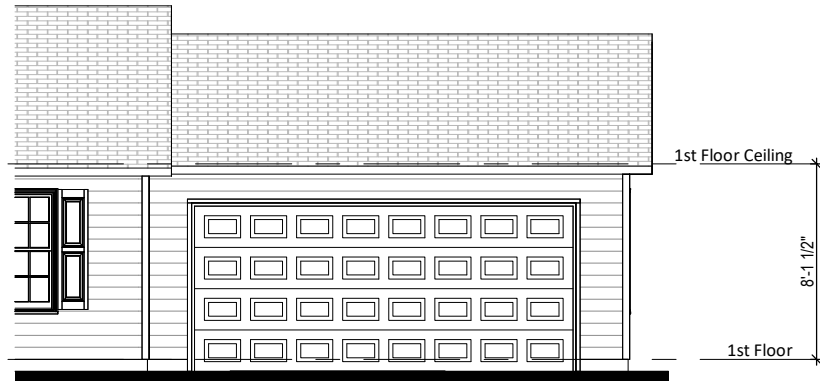
⑦ Front Elevation - Elev 3 Opt 1Car Garage
1/8" = 1'-0"



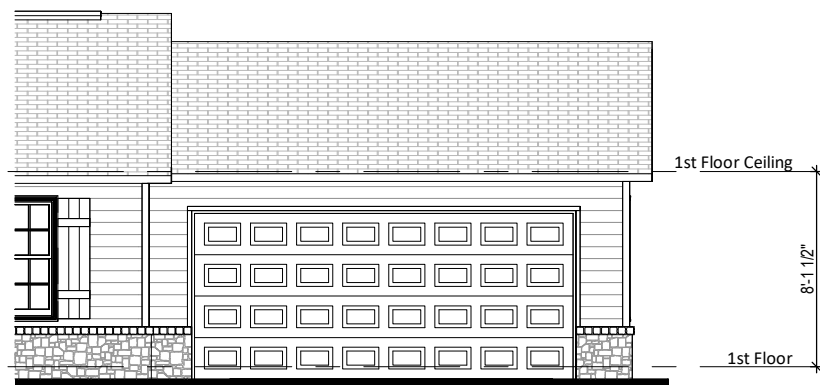
⑩ Front Elevation - Elev 4 Opt 1Car Garage
1/8" = 1'-0"



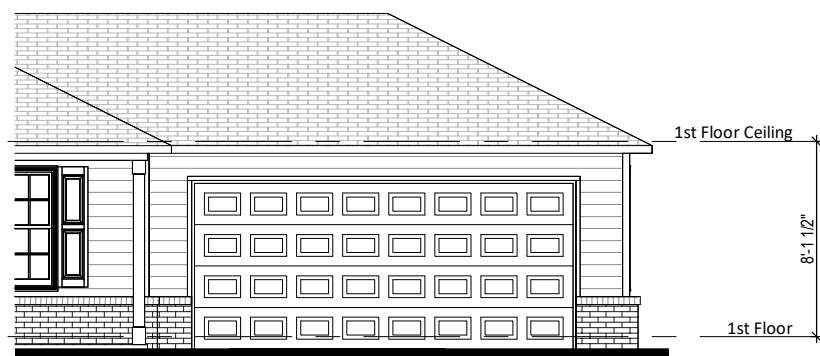
② Front Elevation - Elev 1 Opt 2Car Garage
1/8" = 1'-0"



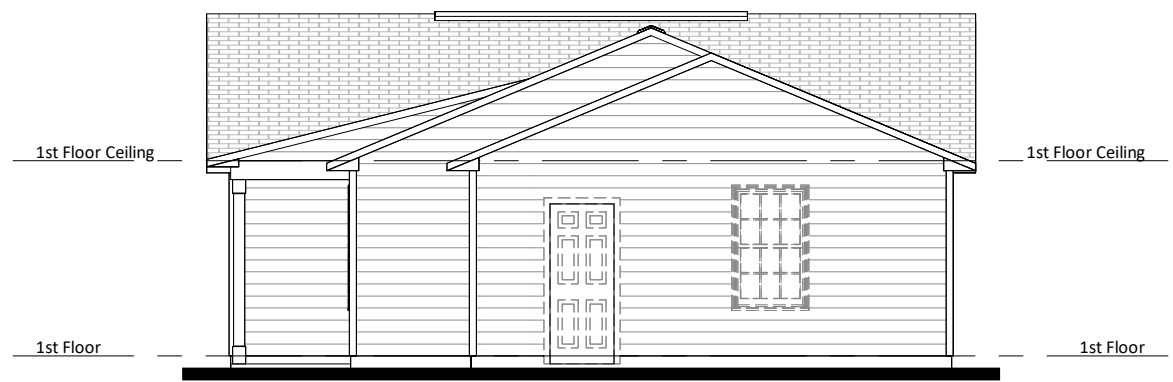
⑤ Front Elevation - Elev 2 Opt 2Car Garage
1/8" = 1'-0"



⑧ Front Elevation - Elev 3 Opt 2Car Garage
1/8" = 1'-0"



⑪ Front Elevation - Elev 4 Opt 2Car Garage
1/8" = 1'-0"



③ Right Elevation - Elev 1 Opt Garage
1/8" = 1'-0"



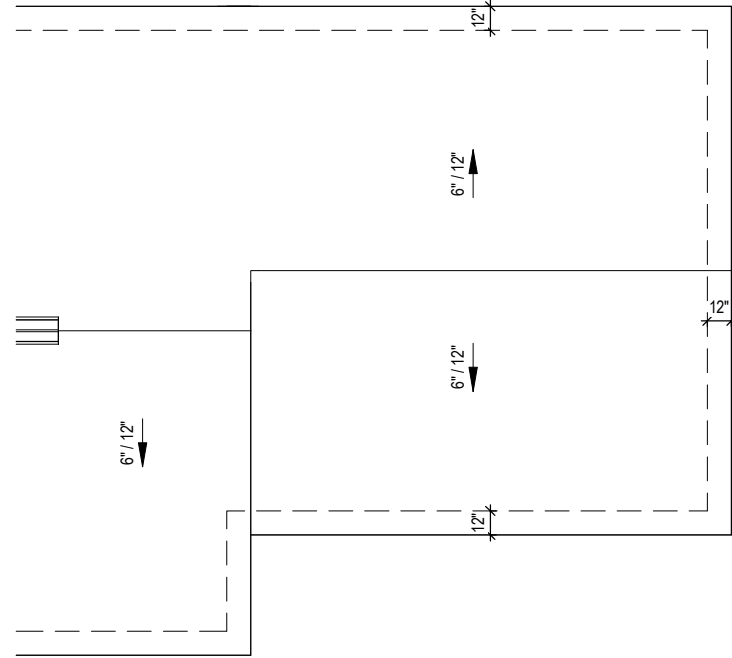
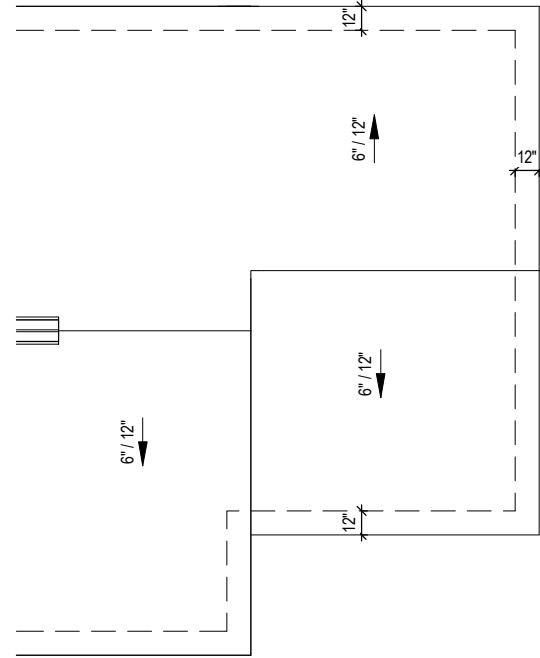
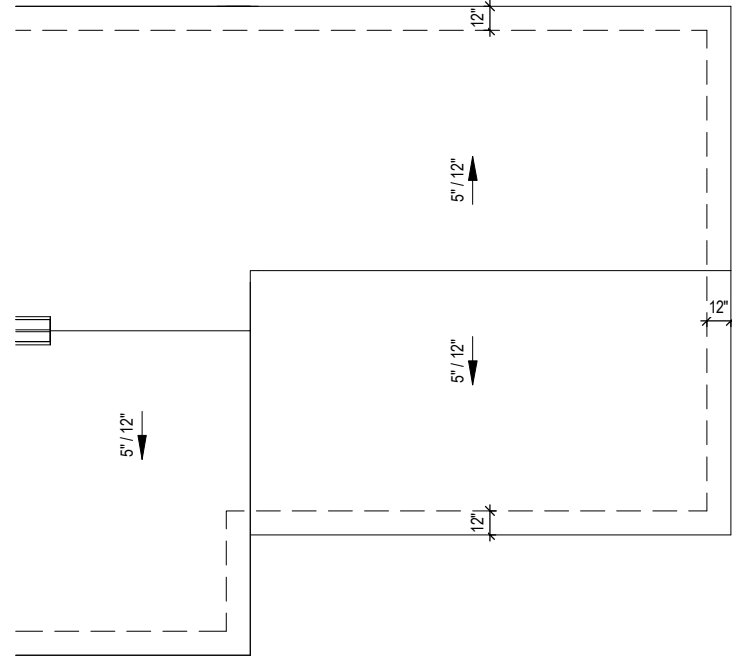
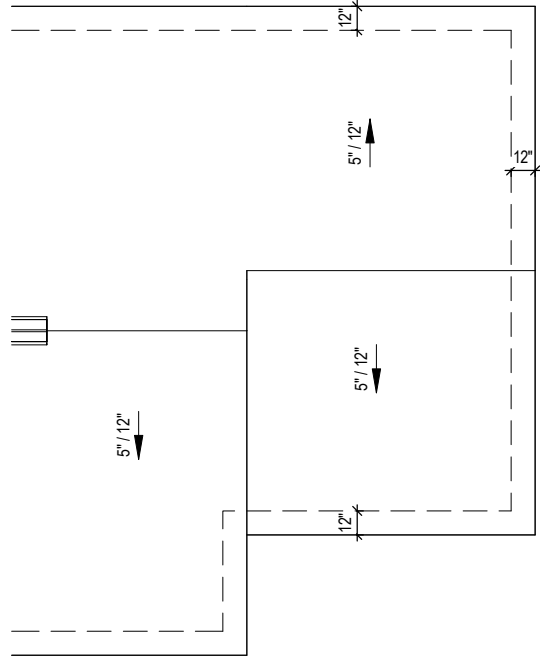
⑥ Right Elevation - Elev 2 Opt Garage
1/8" = 1'-0"



⑨ Right Elevation - Elev 3 Opt Garage
1/8" = 1'-0"



⑫ Right Elevation - Elev 4 Opt Garage
1/8" = 1'-0"

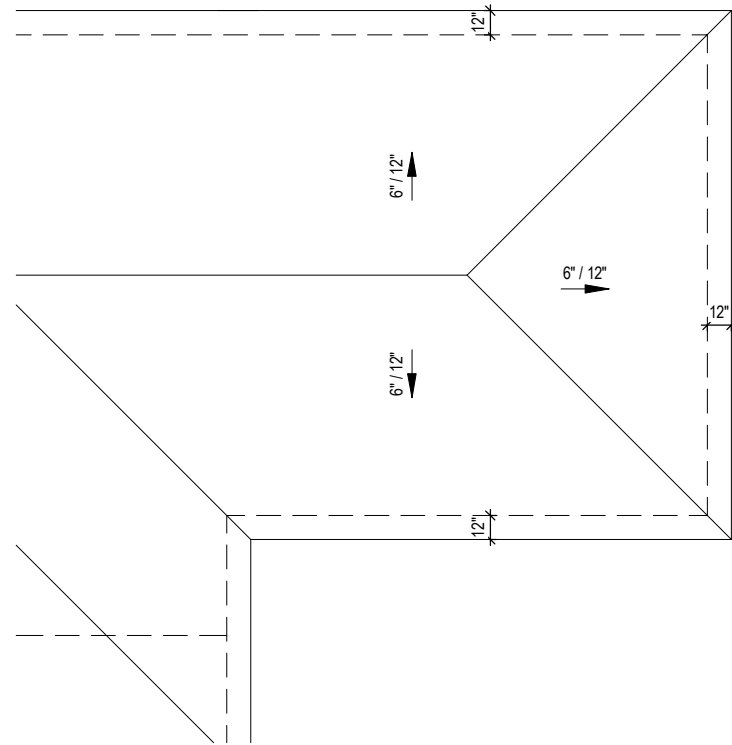
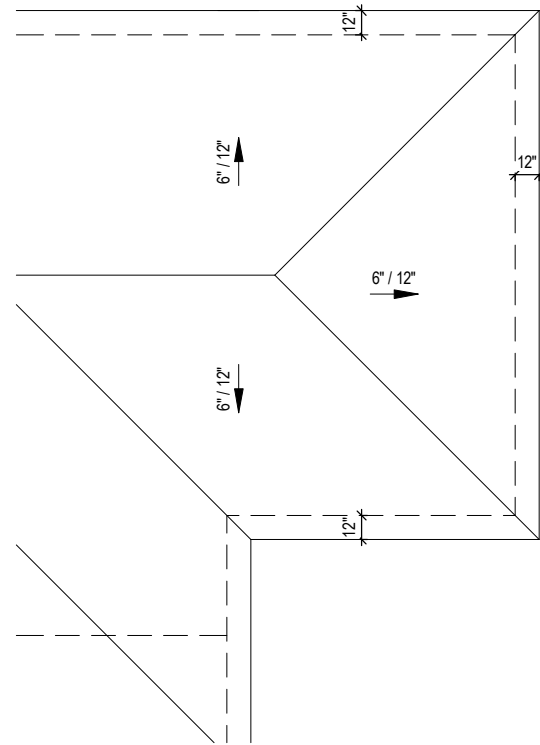
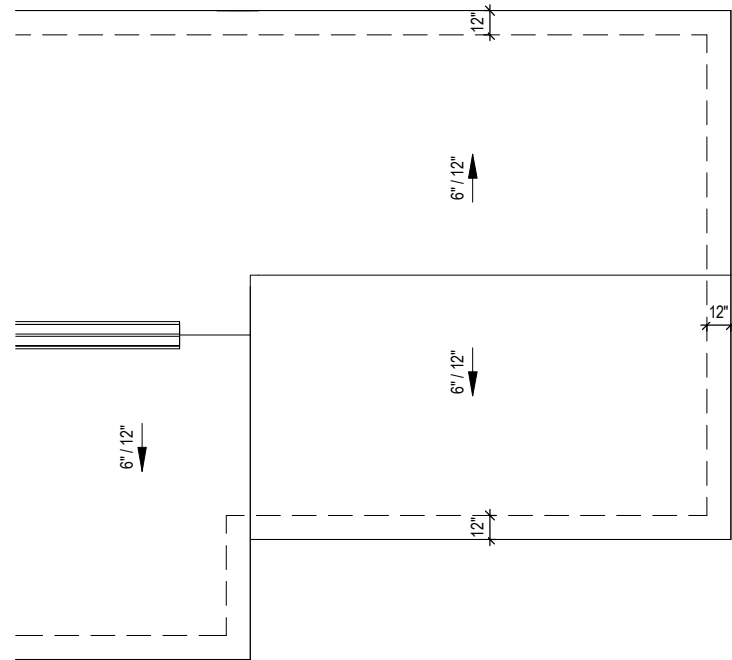
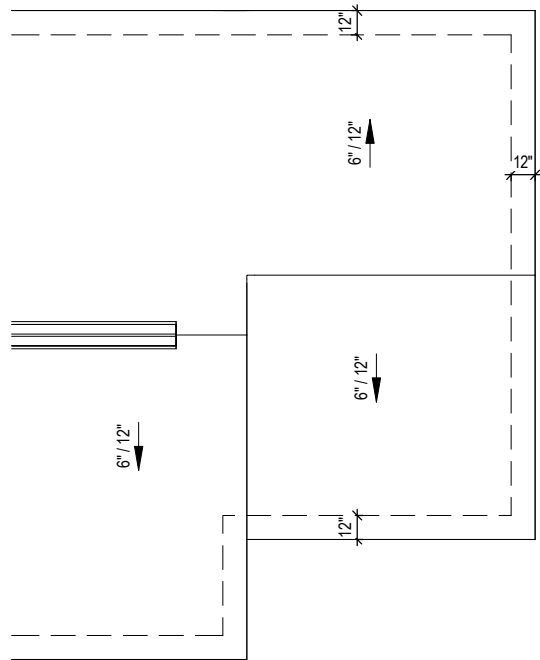


① Roof Plan - Elev 1 Opt 1Car Garage
1/8" = 1'-0"

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

③ Roof Plan - Elev 2 Opt 1Car Garage
1/8" = 1'-0"

④ Roof Plan - Elev 2 Opt 2Car Garage
1/8" = 1'-0"



⑤ Roof Plan - Elev 3 Opt 1Car Garage
1/8" = 1'-0"

⑥ Roof Plan - Elev 3 Opt 2Car Garage
1/8" = 1'-0"

⑦ Roof Plan - Elev 4 Opt 1Car Garage
1/8" = 1'-0"

⑧ Roof Plan - Elev 4 Opt 2Car Garage
1/8" = 1'-0"



PINECREST - Master Plan Set

Roof Plan - Options

Community:

Lot #:

Address:

Orientation:
kitchen right

Plan Version Date:
1-18-23

Job Version Date:

Sheet #:
A5.7

Community:

Lot #:

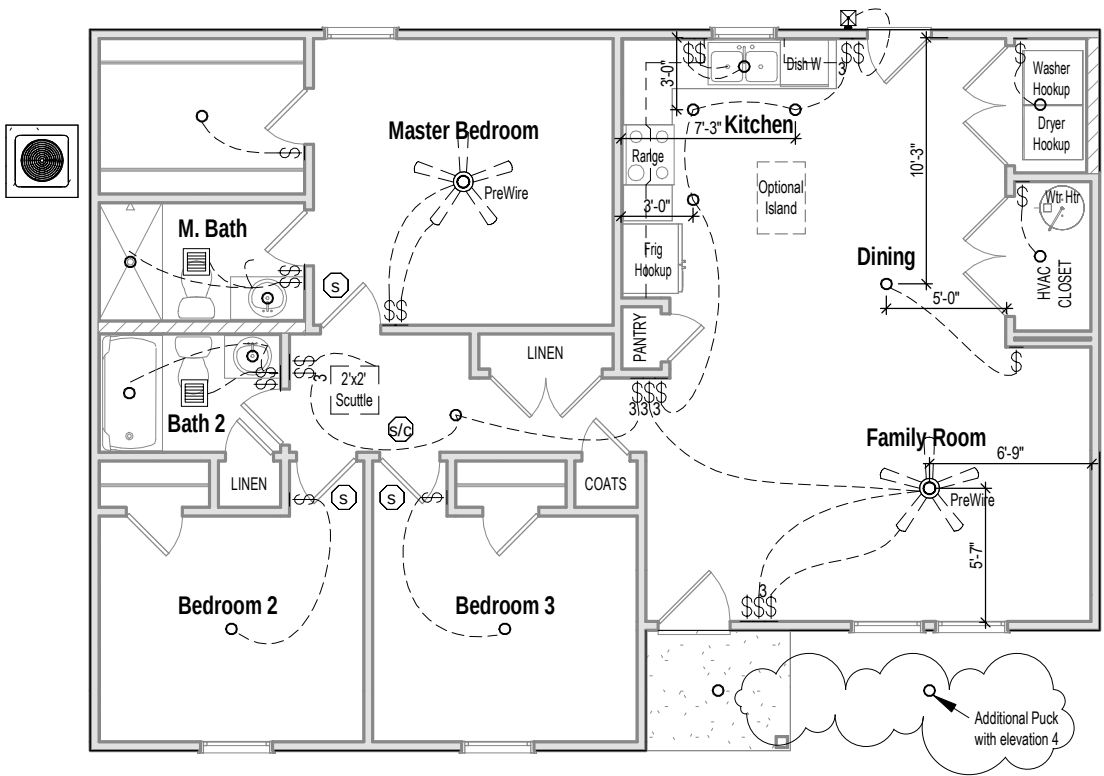
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Orientation:
kitchen right

Plan Version Date:
1-18-23

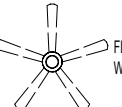
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Sheet #:
E1.0



1 Electrical Std. Pkg. - 1st Floor (surface lights are puck lights)
1/8" = 1'-0"

ELECTRICAL LEGEND

WALL MOUNTED FIXTURES			CEILING MOUNTED FIXTURES		
	OUTLET - 110V		OUTLET - TV		WALL LIGHT
	OUTLET - 110V GROUND FAULT INTERRUPTER		OUTLET - PHONE		18" LIGHT BAR
	OUTLET - 110V GROUND FAULT INTERRUPTER WATER PROOF		SWITCH - SINGLE POLE		COACH LIGHT - FRONT DOOR
	OUTLET - 220V		SWITCH - 3 WAY		COACH LIGHT - REAR DOOR
			SWITCH - 4 WAY		FLUSH MOUNT W-FAN PREWIRE
					FLUORESCENT 1'X4' 2 LAMPS

Community:

Lot #:

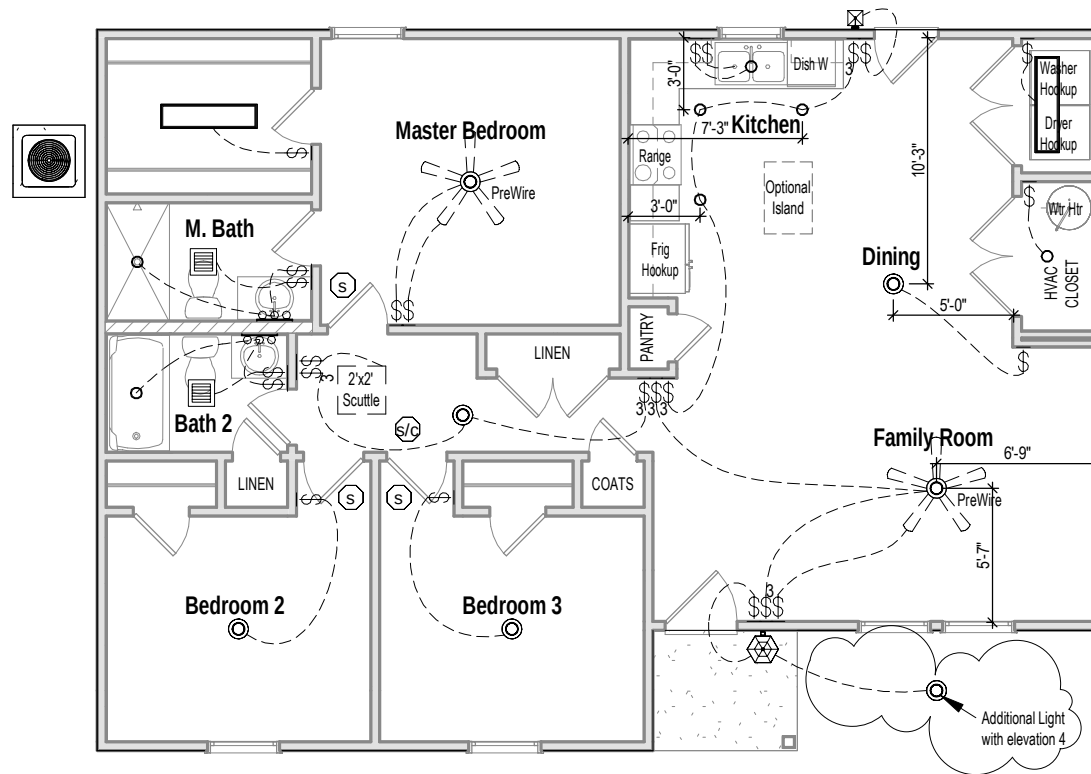
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Orientation:
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Plan Version Date:
1-18-23

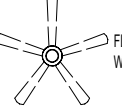
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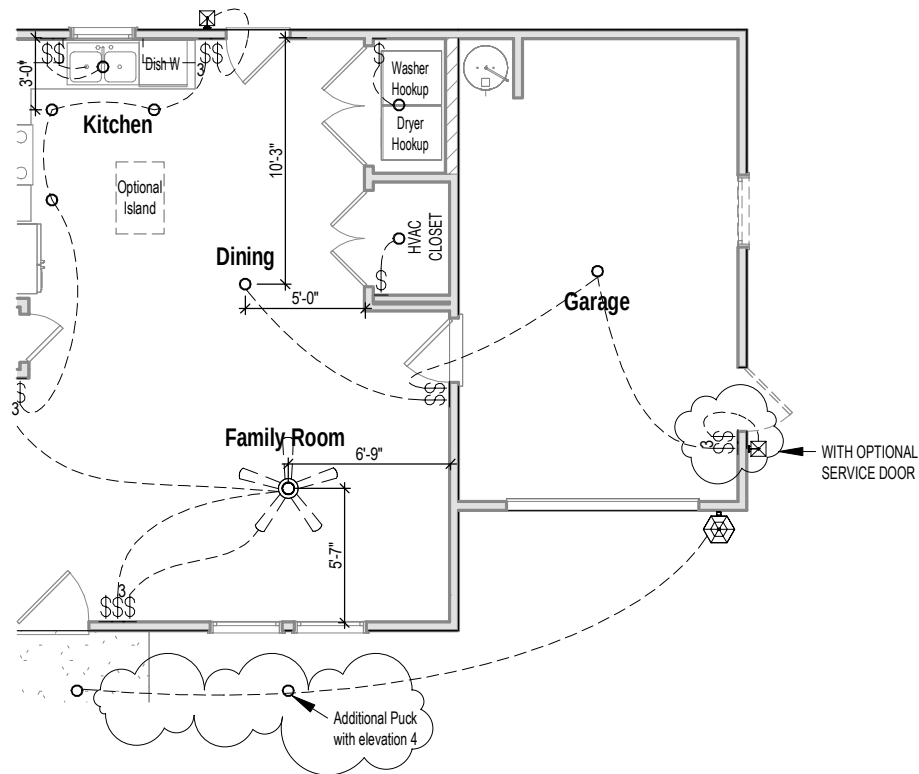
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E1.0a



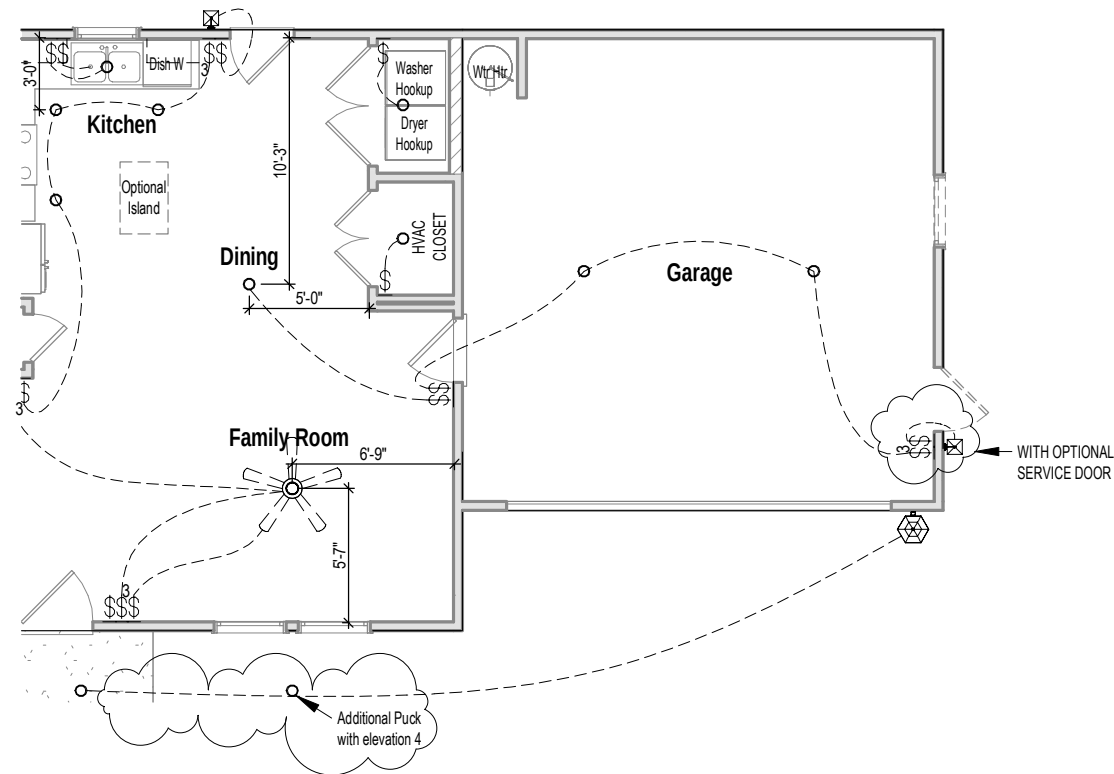
1 Electrical Opt. Pkg. - 1st Floor (surface lights are can lights)
1/8" = 1'-0"

ELECTRICAL LEGEND

WALL MOUNTED FIXTURES			CEILING MOUNTED FIXTURES		
	OUTLET - 110V		OUTLET - TV		WALL LIGHT
	OUTLET - 110V GROUND FAULT INTERRUPTER		OUTLET - PHONE		18" LIGHT BAR
	OUTLET - 110V GROUND FAULT INTERRUPTER WATER PROOF		SWITCH - SINGLE POLE		COACH LIGHT - FRONT DOOR
	OUTLET - 220V		SWITCH - 3 WAY		COACH LIGHT - REAR DOOR
			SWITCH - 4 WAY		FLUSH MOUNT W-FAN PREWIRE
					FLUORESCENT 1'X4' 2 LAMPS



① Electrical Opt 1Car Garage - Std. Pkg
1/8" = 1'-0"



② Electrical Opt 2Car Garage - Std. Pkg
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 LIGHT	 BATHROOM EXHAUST FAN	
 OUTLET - 220V	 SWITCH - 3 WAY	 COACH LIGHT - REAR DOOR	 FLUSH MOUNT W-FAN PREWIRE	 FLUORESCENT 1'X4' 2 LAMPS	
	 SWITCH - 4 WAY				

Community:

Lot #:

Address:

Orientation:
kitchen right

Plan Version Date:
1-18-23

Job Version Date:

Sheet #:
E1.1

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KSE ENGINEERING

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PINECREST

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 S

DESIGN BUIL
• 2018
CODE

DESIGN LIVE
• ROOF
• UNIN
• HABIT
• FLOO
• FLOO
• DECK
• STAIR

DESIGN DEAF
• ROOF
• FLOO
• FLOO
• STAN
• QUEE

*NOTE:
OTHER
PLANS.

DESIGN WING
• ULTIA
• EXPC

ASSUMED SC

ASSUMED LA

FROST DEPTI

SEISMIC DES

ENGINEERED
• BOISI
• LSL:
• LVL:
• PSL:

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. 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.
6. THE SER IS NOT RESPONSIBLE FOR ANY SECONDARY STRUCTURAL ELEMENTS OR NON-STRUCTURAL ELEMENTS, EXCEPT FOR THE ELEMENTS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS.
7. THIS STRUCTURE AND ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE BUILDING CODE AND ANY LOCAL CODES OR RESTRICTIONS.
8. 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.
9. WATERPROOFING AND FLASHING BY OTHERS.

FOUNDATIONS:

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.
3. 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 $\frac{1}{2}"$ ANCHOR BOLTS WITH MINIMUM 2" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" O.C. INSTALL MINIMUM 2" ANCHOR BOLTS PER SECTION. 12" MAXIMUM FROM CORNERS. $\frac{1}{2}"$ 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 ZONE. 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

1. 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.
2. 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 ENTRAINMENT 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 REPRODUCED 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
#8 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 ACI 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 TYPE "S" (TYPE "M" BELOW GRADE) AND CONFORM TO ASTM C-270.
2. COARSE GROUT SHALL CONFORM TO ASTM C-476 WITH A MAXIMUM AGGREGATE SIZE OF $\frac{3}{8}"$ AND A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI.
3. ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530/ASCE 5/TMS 402 AND "SPECIFICATIONS FOR MASONRY STRUCTURES" ACI 530.1/ ASCE 6/TMS 602.
4. 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.
5. EACH CRAWL SPACE PIER SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING AND EACH GROUND SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS. PLASTER TO BE BONDED TO PERIMETER FOUNDATION WALL.
6. TOP COURSE OF MASONRY SHALL BE GROUTED SOLID.
7. 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.
8. 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:

1. 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 BE:
SPRUCED-PINE-FIR (SPF) WITH THE FOLLOWING MINIMUM DESIGN VALUES:
E=1,400,000 PSI, $F_v=875$ PSI, $F_b=135$ 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 PLYS.
9. FASTEN 4-PLY BEAMS WITH (1) $\frac{1}{2}"$ DIAMETER THROUGH BOLT W/ NUT WASHERS AT 12" O.C. STAGGERED TOP AND BOTTOM. $\frac{1}{2}"$ 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.
24" O.C. STUD SPACING:
(1) STUD UP TO 3' OPENING
(2) STUDS UP TO 4' OPENING
(3) STUDS UP TO 8' OPENING
(4) STUDS UP TO 12' OPENING
(5) STUDS UP TO 12' 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. 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 INTERIOR FINISHING 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 ST51 STUD SHOES, TYPICAL, UNLESS OTHERWISE NOTED.
17. BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE WITH STRUCTURAL WALL SHEATHING OR OSB/PM 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:

1. 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 #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.

RAFTER FRAMED ROOF CONSTRUCTION:

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.
3. CEILING JOISTS SHALL HAVE LATERAL SUPPORT W/ 1x4 FLAT BRACING ON TOP EDGE OF JOIST AT LOOSE JOIST ENDS (WHERE JOISTS NOT FASTENED TO RAFTERS) OR FULL DEPTH BLOCKING. FASTEN END OF BRACING TO RAFTER OR CABLE 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 & R

1. THE WOOD TRUSS MANUFACTURER/ DESIGN OF THE WOOD TRUSSES. SUPPORTING CALCULATIONS TO THE FABRICATION. THE SER SHALL HAVE REVIEW. THE REVIEW BY THE SER IS OF THE DESIGN DOCUMENTS. THE SER IS RESPONSIBLE FOR THE CORRECT FOR THE WOOD TRUSSES.
2. THE WOOD TRUSSES SHALL BE DES AS SPECIFIED IN THE LOCAL BUILDING MINIMUM DESIGN LOADS FOR BUILD (ASCE 7), AND THE LOADING REQUIREMENTS. THE TRUSS DRAWN ALL OTHER CONSTRUCTION DOCUMENTS SHOWN ON THESE DRAWINGS HVAC EQUIPMENT, PIPING, AND ARC THE TRUSSES.
3. THE TRUSSES SHALL BE DESIGNED, IN ACCORDANCE WITH THE LATEST EDITION STANDARD FOR METAL PLAT CONSTRUCTION".
4. THE TRUSS MANUFACTURER SHALL INFORMATION IN ACCORDANCE WITH INFORMATION GUIDE TO GOOD PRAC RESTRAINING & BRACING OF METAL (BCSI). THE BRACING, BOTH TEMPORARY AND PERMANENT, SHALL BE SHOWN ON THE SHOP DRAWINGS. SHOW THE REQUIRED ATTACHMENTS
5. THE CONTRACTOR IS RESPONSIBLE AND SHORING FOR THE FLOOR AND DURING CONSTRUCTION. AT A MINIMUM REQUIREMENTS OF THE LATEST BCS COPY OF THE BCSI SUMMARY SHEET (BCSI). THE CONTRACTOR IS RESPONSIBLE FOR THE TRUSS DESIGN. ALL CONTINUOUS BRACES. REFER TO BCSI SUMMARY BRACES TO PROVIDE AT EACH CORNER. DIAGONAL BRACES SHALL NOT BE 5 DIAGONAL BRACES SHALL BE FASTEN MINIMUM OF TWO 10d FACE NAILS. BRACING CANNOT BE INSTALLED. ALL ADJACENT TRUSSES NOT BEING DE COORDINATE WITH THE TRUSS SPEC DETERMINE WHAT TYPE OF ALTERNATE IS REQUIRED.
7. ANY CHORDS OR TRUSS WEBS SHO SHOWN AS A REFERENCE ONLY. IT SHALL BE PER THE MANUFACTURER SHALL BE LAY OUT AND PLACEMENT BY THE SUPPORT LOCATIONS SHOWN ON DRAWINGS. TRUSS PROFILES TO BE MANUFACTURER. TRUSS PLANS TO BE STRUCTURAL DRAWINGS.
9. TRUSS MANUFACTURER TO PROVIDE ALL TRUSSES.
10. PROVIDE SIMPSON H25A, USP R77 TOP PLATE CONNECTION, UNLESS T

WOOD STRUCTURAL PANELS:

1. FABRICATION AND PLACEMENT OF SHALL BE IN ACCORDANCE WITH GUIDE "RESIDENTIAL AND COMMERCIAL APARTMENTS".
2. ALL REQUIRED WOOD SHEATHING SHALL BE IN ACCORDANCE WITH BUILDING CODES AND AS REFERENCED ON THE STRUCTURAL PLANS, EITHER THROUGH CODE REFERENCES OR CONSTRUCTION DETAILS.
3. ROOF SHEATHING SHALL BE APA 2. ROOF SHEATHING SHALL BE O MINIMUM AND ATTACHED TO ITS 5 8d NAILS AT 6" O.C. AT PANEL E FIELD UNLESS OTHERWISE NOTED. SHALL BE APPLIED WITH THE LONG DIRE SHEATHING SHALL HAVE APA FRAMING SPACING. PROVIDE SULTA PLYWOOD CLIPS OR LUMBER BLOC PANEL END JOINTS SHALL OCCUR TO BE $\frac{7}{8}"$ OSB MINIMUM.
4. WOOD FLOOR SHEATHING SHALL BE APA 2. FLOOR SHEATHING SHALL BE O MINIMUM AND ATTACHED TO ITS 5 8d NAILS AT 6" O.C. AT PANEL E FIELD UNLESS OTHERWISE NOTED. SHALL BE APPLIED WITH THE LONG DIRE SHEATHING SHALL HAVE APA FRAMING SPACING. PROVIDE SULTA PLYWOOD CLIPS OR LUMBER BLOC PANEL END JOINTS SHALL OCCUR TO BE $\frac{7}{8}"$ OSB MINIMUM.
5. SHEATHING SHALL HAVE A $\frac{3}{4}"$ GAI RECOMMENDED IN ACCORDANCE W



LEGEND

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

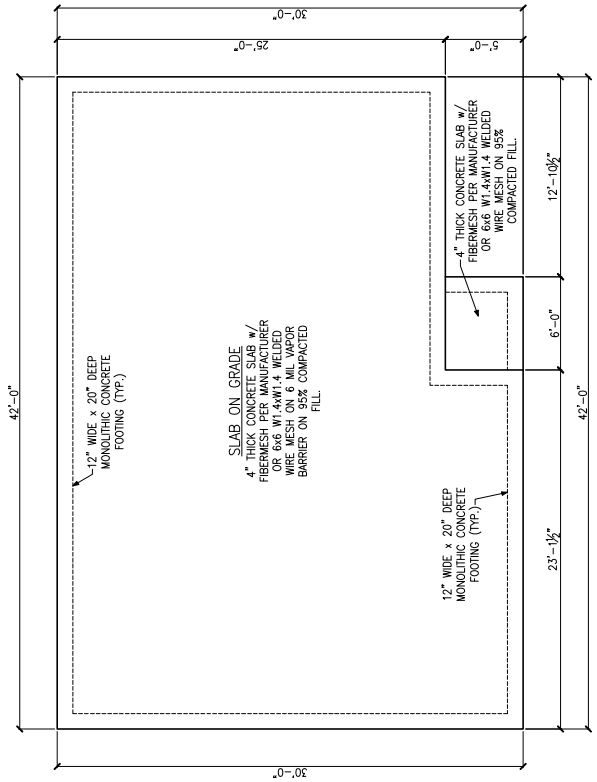
→ BEARING WALL ABOVE

→ 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



MONOLITHIC SLAB FOUNDATION PLAN
ELEVATION 1

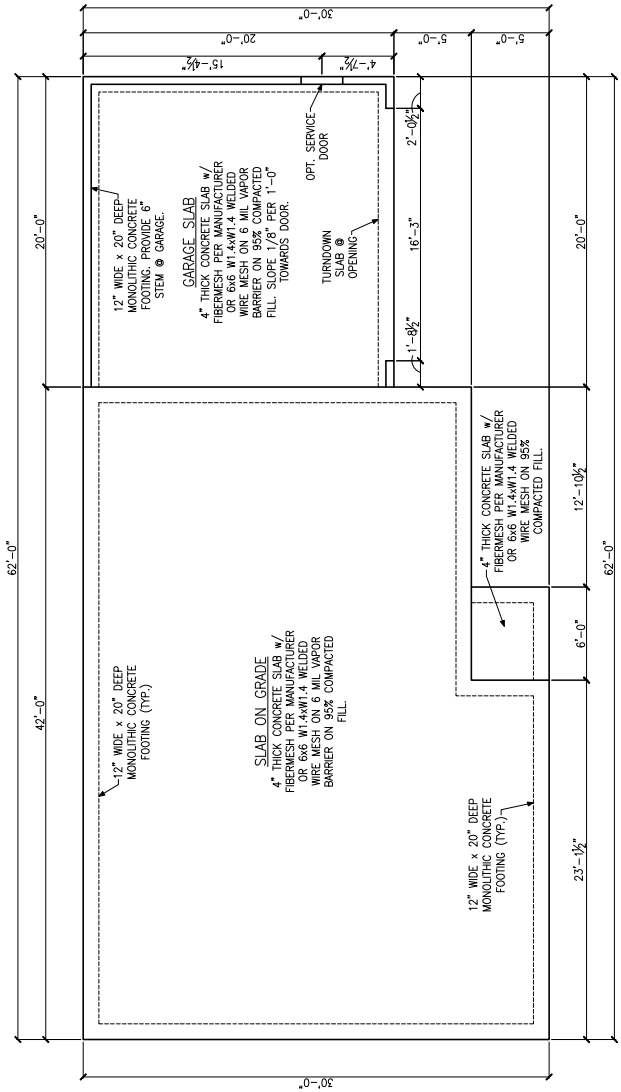
FOUNDATION DIMENSIONS
ARE TO EXTERIOR FACE
UNLESS SHOWN OTHERWISE
EDGE OF FRAMING ABOVE

FOUNDATION DIMENSIONS
ARE TO EXTERIOR FACE
OF WALL SHEATHING, NOT
EDGE OF FRAMING ABOVE



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 SHEARING FASTENING & BLOCKING DETAILS)
- 48" WSP (SEE KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS)



MONOLITHIC SLAB FOUNDATION PLAN
ELEVATION 1
OPT. 2 CAR GARAGE

FOUNDATION DIMENSIONS
ARE TO EXTERIOR FACE
OF WALLS, EXCEPT AT
EDGE OF FRAMING ABOVE



LEGEND

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

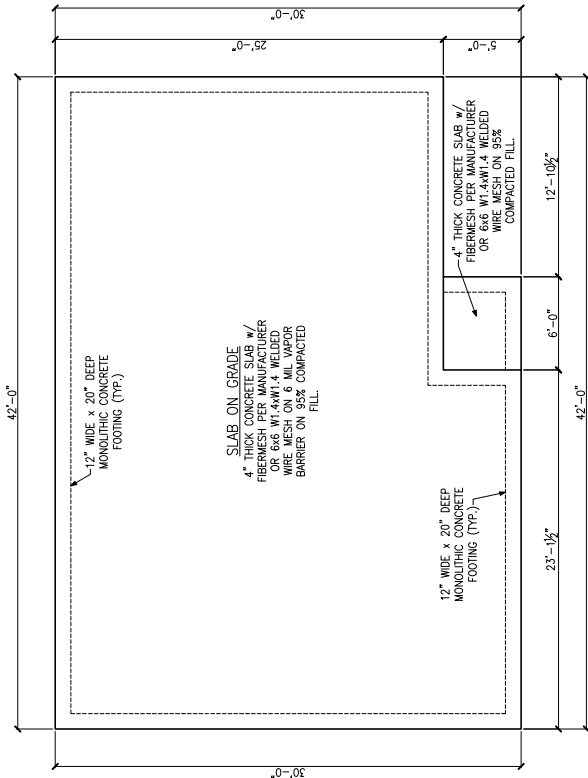
→ BEARING WALL ABOVE

→ 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



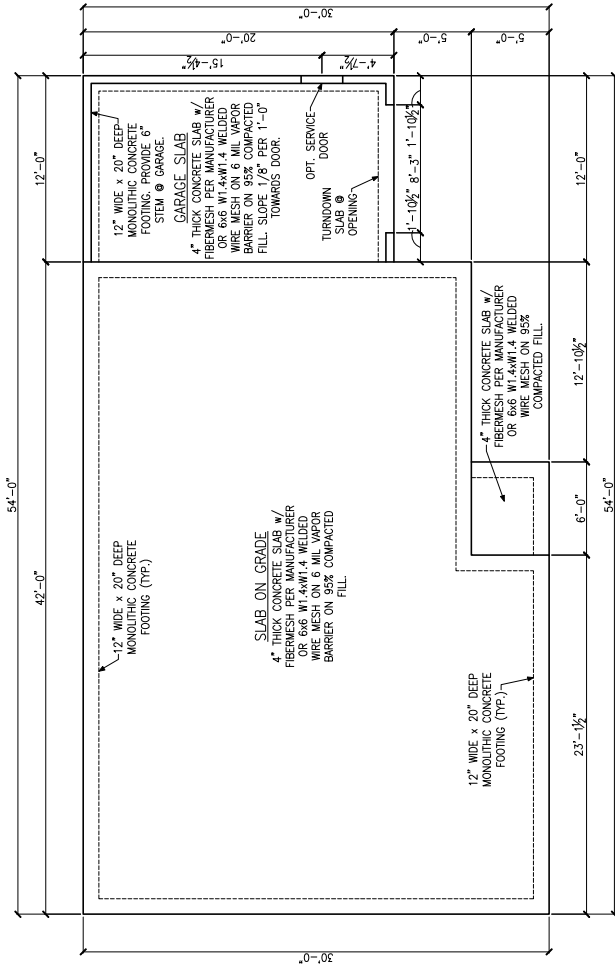
MONOLITHIC SLAB FOUNDATION PLAN
ELEVATION 2

FOUNDATION DIMENSIONS
ARE TO EXTERIOR FACE
UNLESS SHOWN OTHERWISE
EDGE OF FRAMING ABOVE



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 KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS)



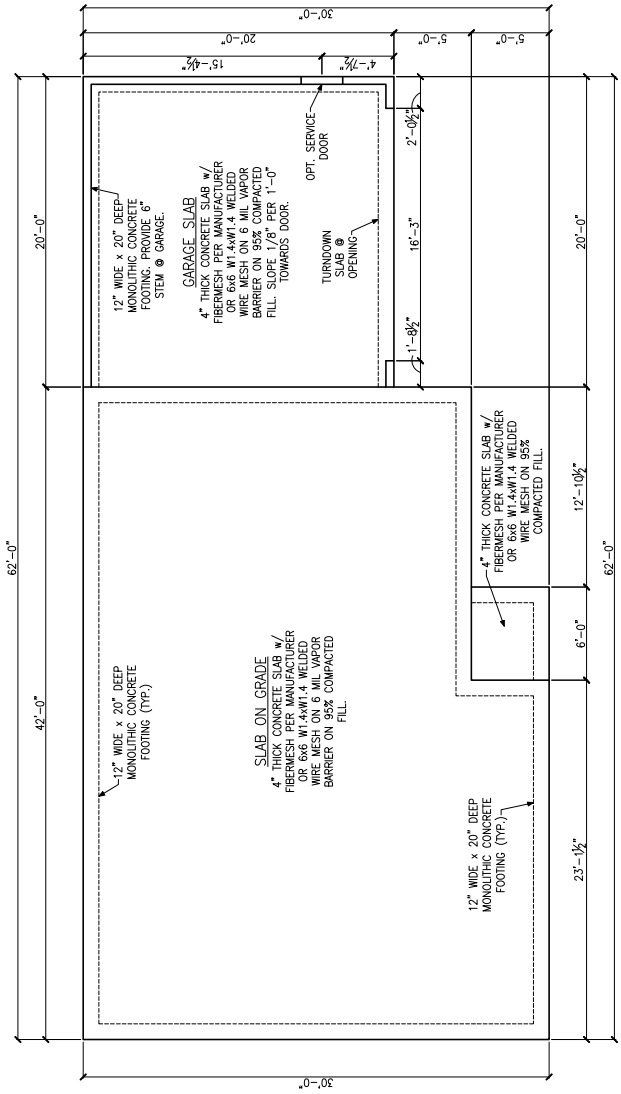
MONOLITHIC SLAB FOUNDATION PLAN
ELEVATION 2
OPT. 1 CAR GARAGE



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 SHEARING FASTENING & BLOCKING DETAILS)
- 48" WSP

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



MONOLITHIC SLAB FOUNDATION PLAN
ELEVATION 2
OPT. 2 CAR GARAGE

FOUNDATION DIMENSIONS
ARE TO EXTERIOR FACE
OF WALLS, EXCEPT AT
EDGE OF FRAMING ABOVE



LEGEND

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

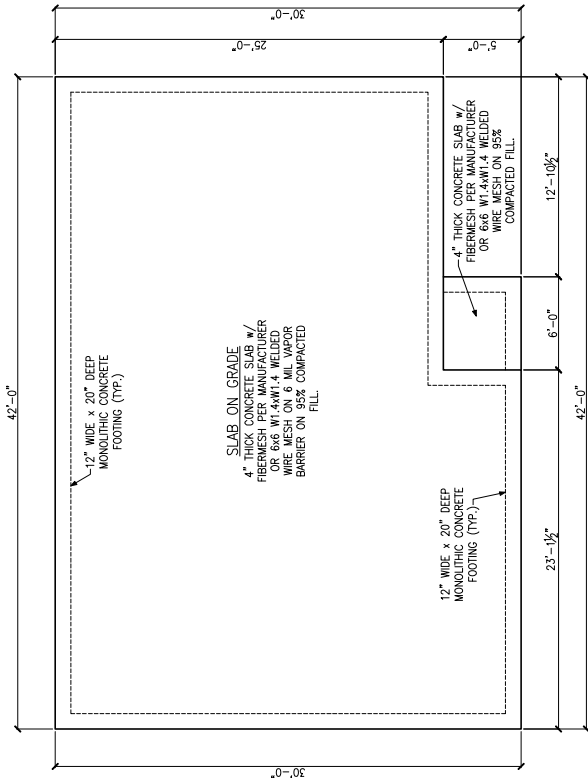
→ BEARING WALL ABOVE

→ 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



MONOLITHIC SLAB FOUNDATION PLAN
ELEVATION 3

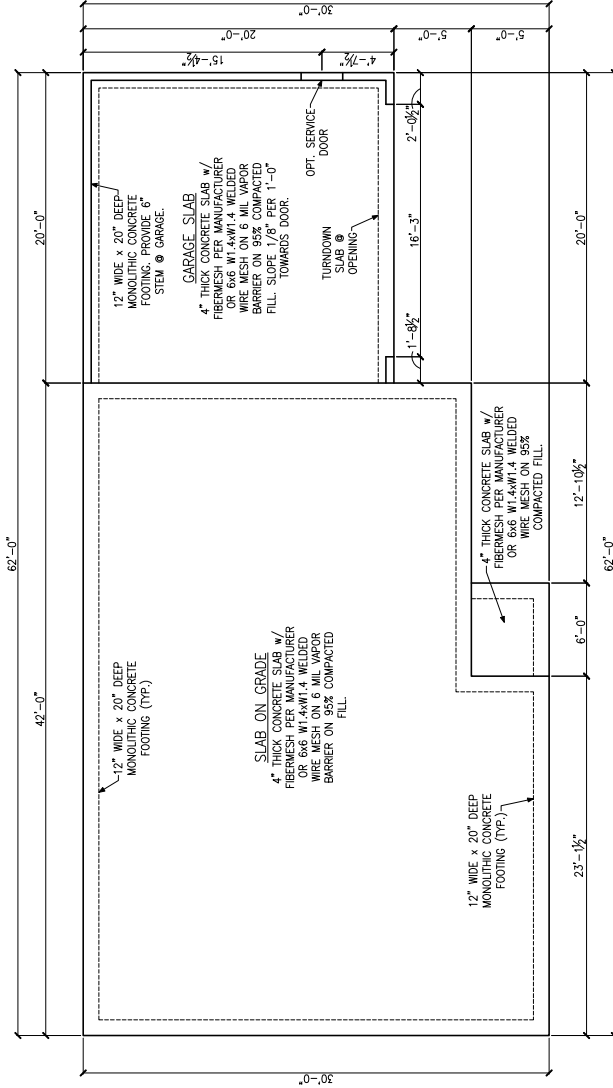
FOUNDATION DIMENSIONS
ARE TO EXTERIOR FACE
UNLESS SHOWN OTHERWISE
EDGE OF FRAMING ABOVE

FOUNDATION DIMENSIONS
ARE TO EXTERIOR FACE
OF WALL SHEATHING, NOT
EDGE OF FRAMING ABOVE



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 SHEARING FASTENING & BLOCKING DETAILS)
- 48" MSP (SEE KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS)



MONOLITHIC SLAB FOUNDATION PLAN
ELEVATION 3
OPT. 2 CAR GARAGE



LEGEND

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

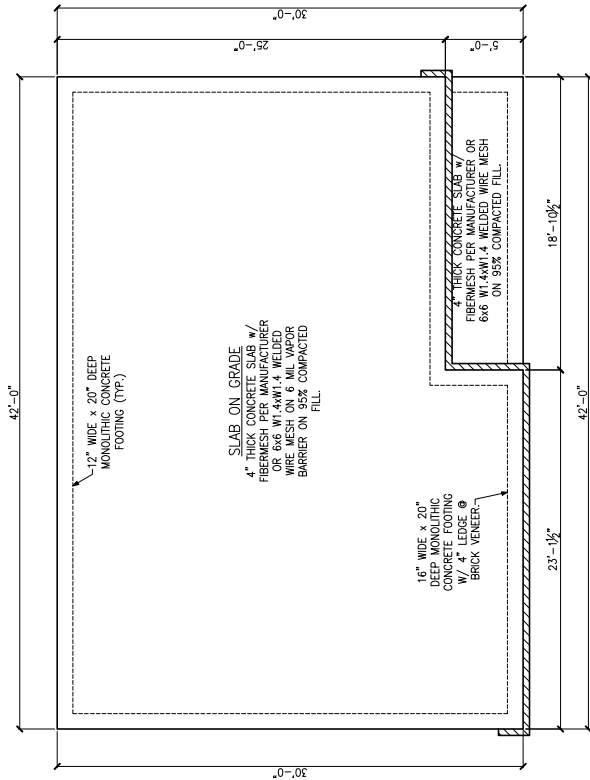
→ BEARING WALL ABOVE

→ INTERIOR BEARING WALL

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

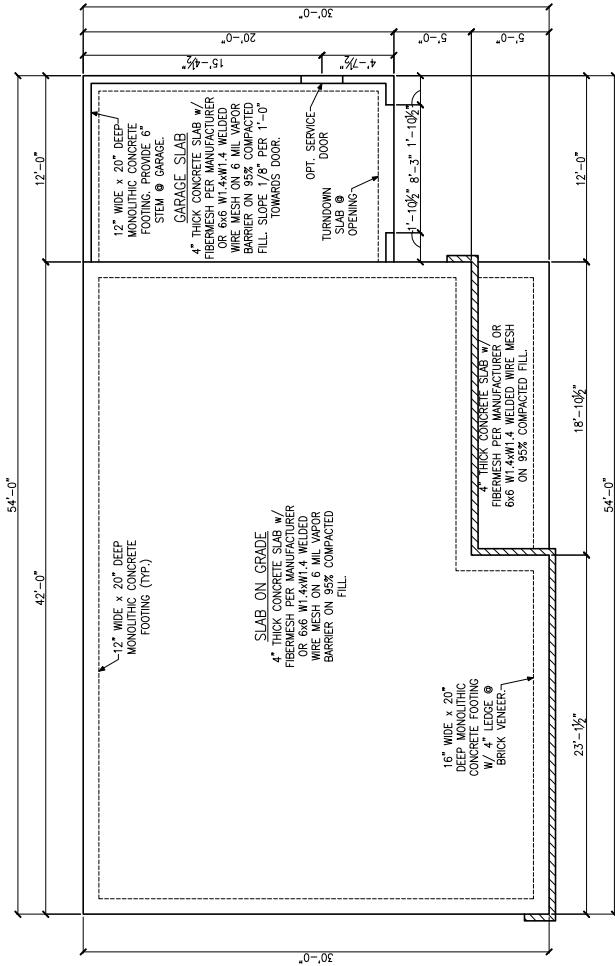
48" WSP

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



MONOLITHIC SLAB FOUNDATION PLAN
ELEVATION 4

FOUNDATION DIMENSIONS
ARE TO EXTERIOR FACE
UNLESS SHOWN OTHERWISE
EDGE OF FRAMING ABOVE



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" MSP (SEE KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS)

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

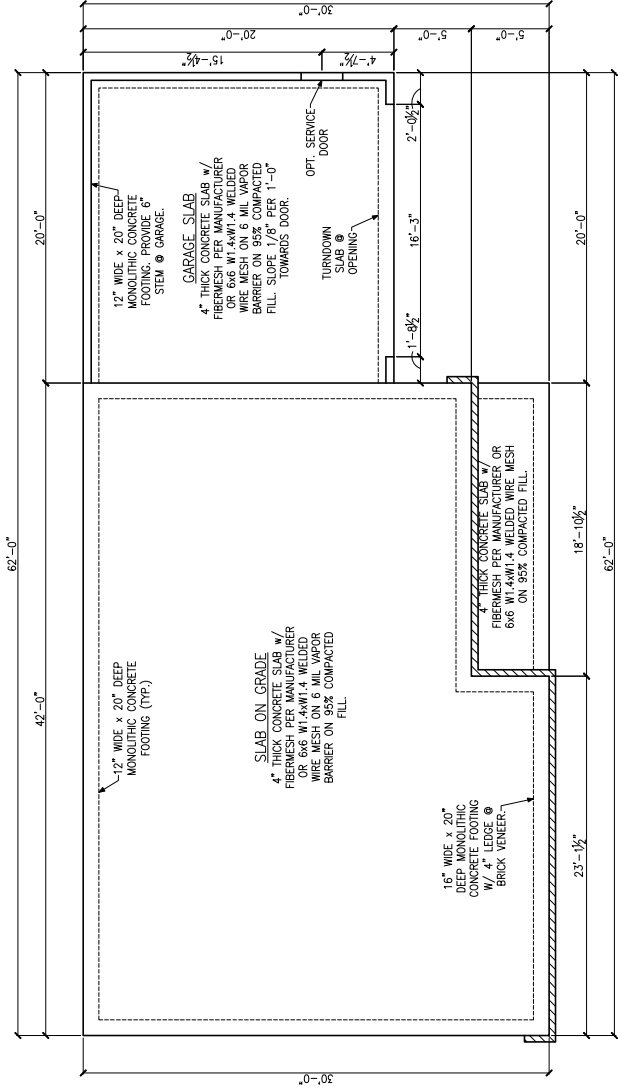
MONOLITHIC SLAB FOUNDATION PLAN
ELEVATION 4
OPT. 1 CAR GARAGE



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



MONOLITHIC SLAB FOUNDATION PLAN
ELEVATION 4
OPT. 2 CAR GARAGE

FOUNDATION DIMENSIONS
ARE TO EXTERIOR FACE
OF WALLS, EXCEPT WHERE
NOTED OTHERWISE
EDGE OF FRAMING ABOVE

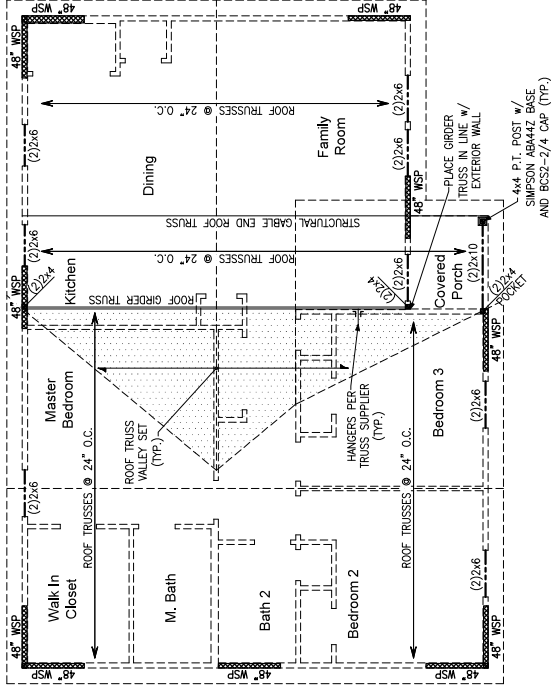


LEGEND

 PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
 BEARING WALL ABOVE
 INTERIOR BEARING WALL
 BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS FOR BRACED WALL PANEL SHEAR FRAMING & BLOCKING DETAILS)

 REFER TO KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEAR FRAMING & BLOCKING DETAILS
 REFER TO KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEAR FRAMING & BLOCKING DETAILS
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 REFER TO KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEAR FRAMING & BLOCKING DETAILS

KEYNOTES:
 ④ INSTALL ONE PANEL OS-FF PORTAL FRAME PER DETAIL A OR B/SD-4.



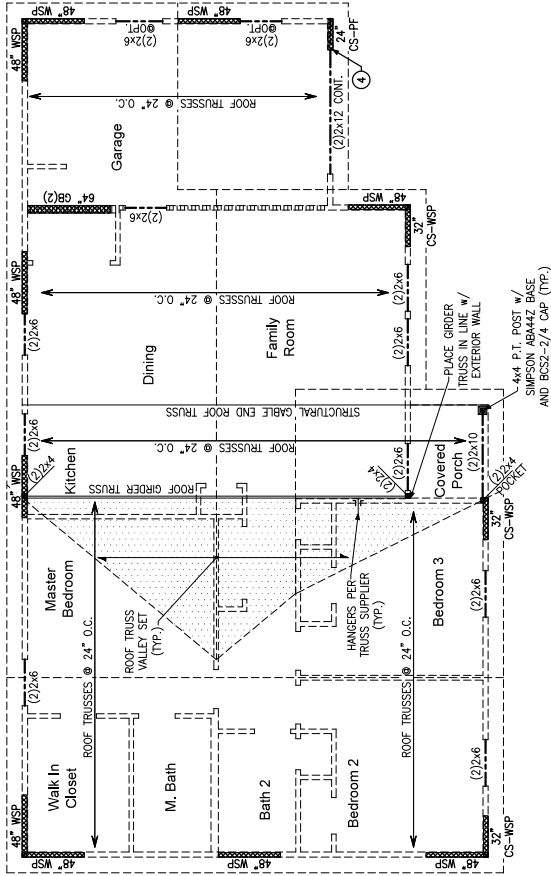
ROOF FRAMING PLAN
 ELEVATION 1



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 FOR BRACED WALL PANEL SHEAR FRAMING & BLOCKING DETAILS)
 48" WSP
 CS-WSP

REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL NOTES AND TYPICAL DETAILS
 PLAYS DESIGNED WITH 8" NOMINAL WALL PLATE HEIGHT
 KEYNOTES:
 ④ INSTALL ONE PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.



ROOF FRAMING PLAN
 ELEVATION 1
 OPT. 1 CAR GARAGE

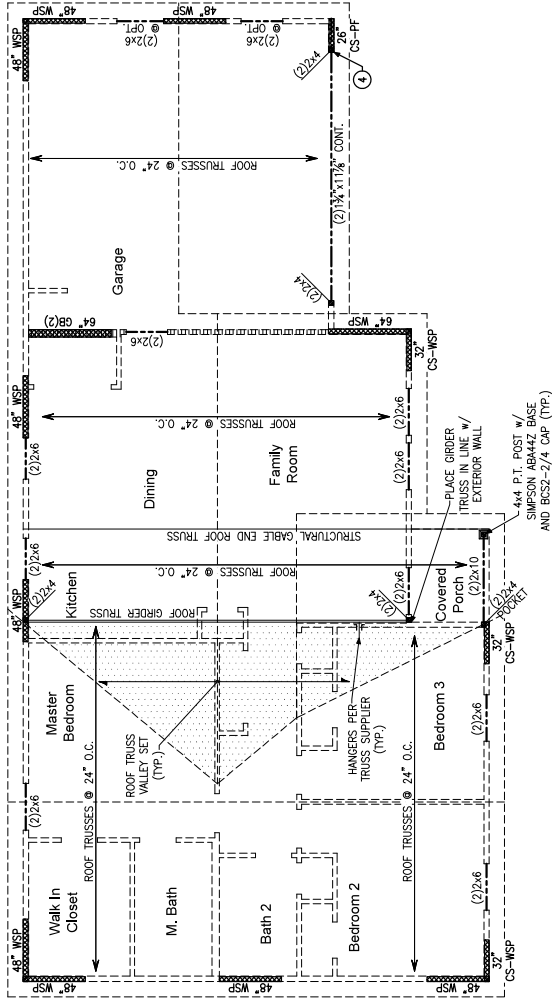


LEGEND

 PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
 BEARING WALL ABOVE
 INTERIOR BEARING WALL
 BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS FOR BRACED WALL PANEL SHEAR FRAMING & BLOCKING DETAILS)
 REFER TO KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEAR FRAMING & BLOCKING DETAILS

REFER TO KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEAR FRAMING & BLOCKING DETAILS
 REFER TO KSE STRUCTURAL NOTES AND TYPICAL DETAILS
 PLAN DESIGNED WITH 8" NOMINAL WALL PLATE HEIGHT

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



ROOF FRAMING PLAN
 ELEVATION 1
 OPT. 2 CAR GARAGE



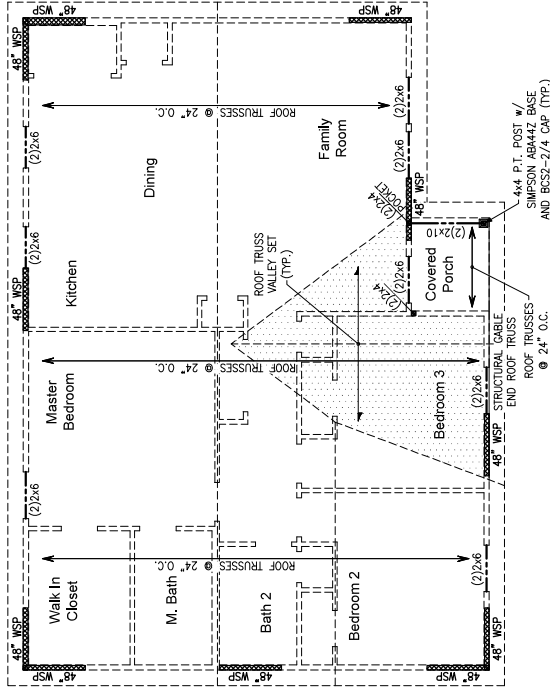
LEGEND

 PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
 BEARING WALL ABOVE
 INTERIOR BEARING WALL
 BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS FOR BRACED WALL PANEL SHEAR FRAMING & BLOCKING DETAILS)

REFER TO KSE STRUCTURAL DETAILS SET FOR ALL OTHERS. SEE TYPICAL DETAILS FOR RATED WALL PANELS DESIGNED WITH 8" NOMINAL WALL PLATE HEIGHT.

KEYNOTES:

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



ROOF FRAMING PLAN
 ELEVATION 2



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 FOR BRACED WALL PANEL SHEAR FRAMING & BLOCKING DETAILS)

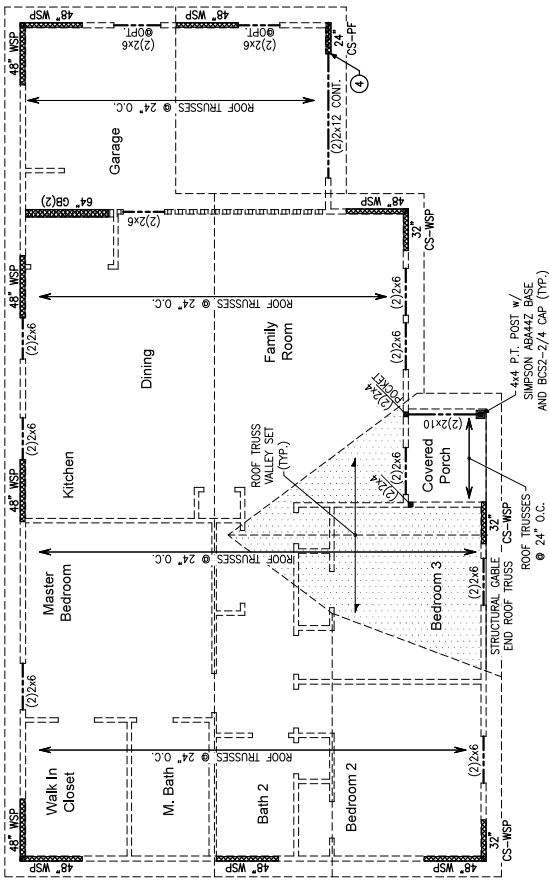
48" WSP

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

FRAMING DESIGNED WITH 8" NOMINAL WALL PLATE HEIGHT

KEYNOTES:

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



ROOF FRAMING PLAN
ELEVATION 2
OPT. 1 CAR GARAGE



LEGEND

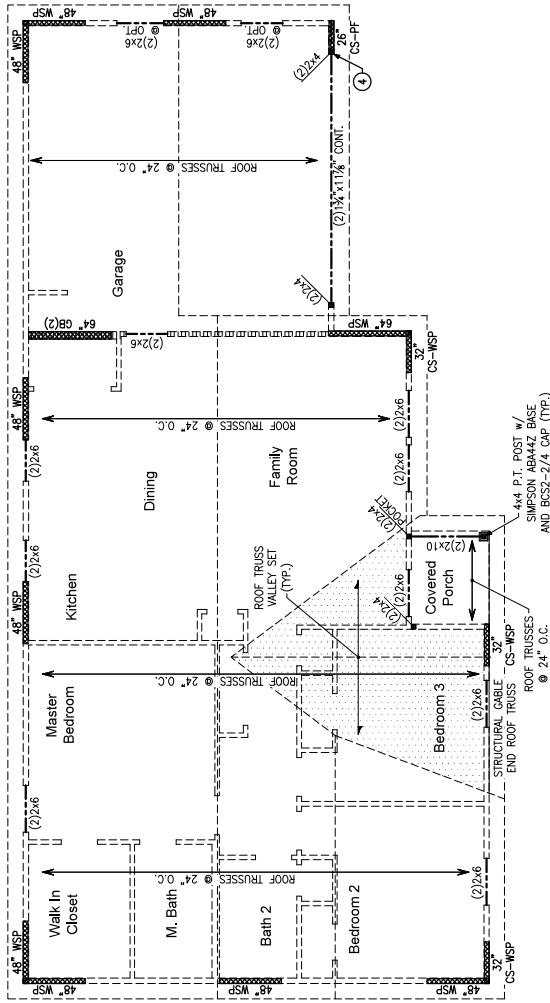
 PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
 BEARING WALL ABOVE
 INTERIOR BEARING WALL
 BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS FOR BRACED WALL PANEL SHEAR FRAMING & BLOCKING DETAILS)
 48" WSP

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

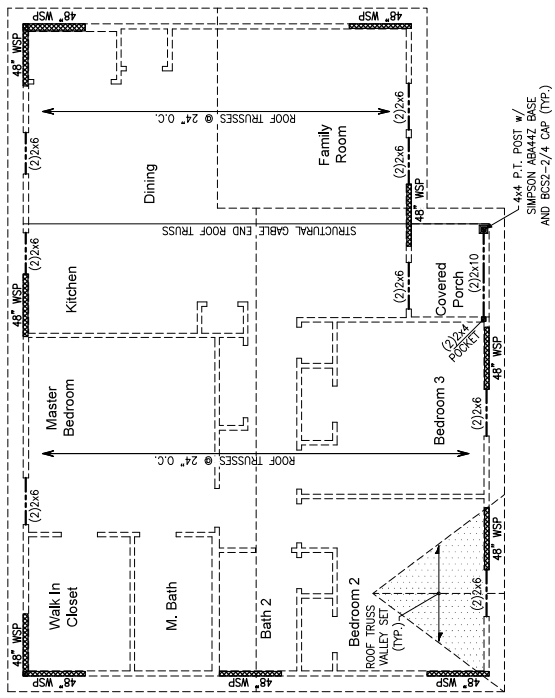
FRAMING DESIGNED WITH 8" NOMINAL WALL PLATE HEIGHT.

KEYNOTES:

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



ROOF FRAMING PLAN
 ELEVATION 2
 OPT. 2 CAR GARAGE



LEGEND

→ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
 → BEARING WALL ABOVE
 → INTERIOR BEARING WALL
 → BRACED WALL PANEL
 (SEE KSE STRUCTURAL DETAIL 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:

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



ROOF FRAMING PLAN
ELEVATION 3

Roof Framing Plan

3

st

120 M.P.H.

Raleigh, North Carolina

Project #: 172-19002

Designed By: JPS

Checked By: _____

Issue Date: 8/17/19
Re Issue: 8/21/19

Re-issue: 4/24/23
Scale: 1/8"=1'-0" @ 11x

$$1/4'' = 1' - 0'' \quad \oplus \quad 22x$$

•

S-2.6



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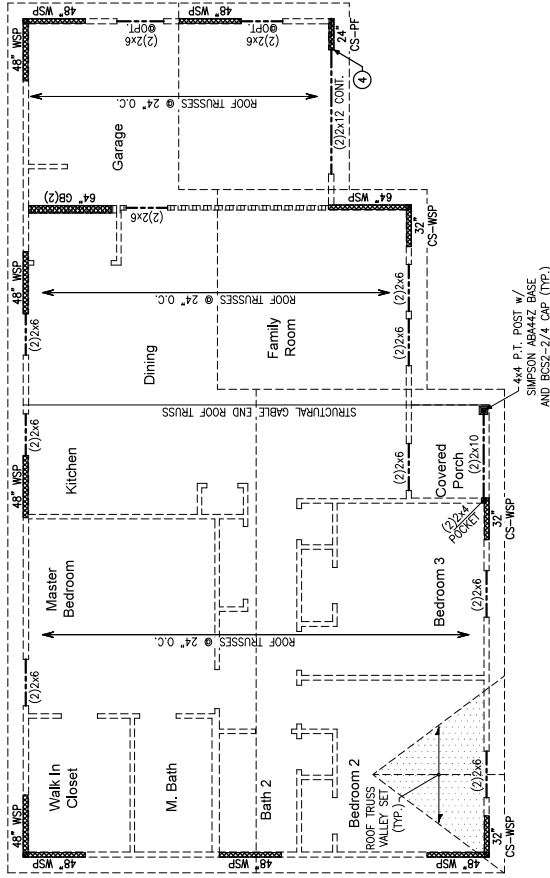
ERING
TOWN, PA 18951
(215) 804-4449

OWN, PA 18951





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 FOR BRACED WALL PANEL SHEAR FRAMING & BLOCKING DETAILS).	
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL PROGRAM TYPICAL DETAILS. PLATE DESIGNED WITH 8\"/>	
KEYNOTES: ④ INSTALL ONE PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/50-4.	



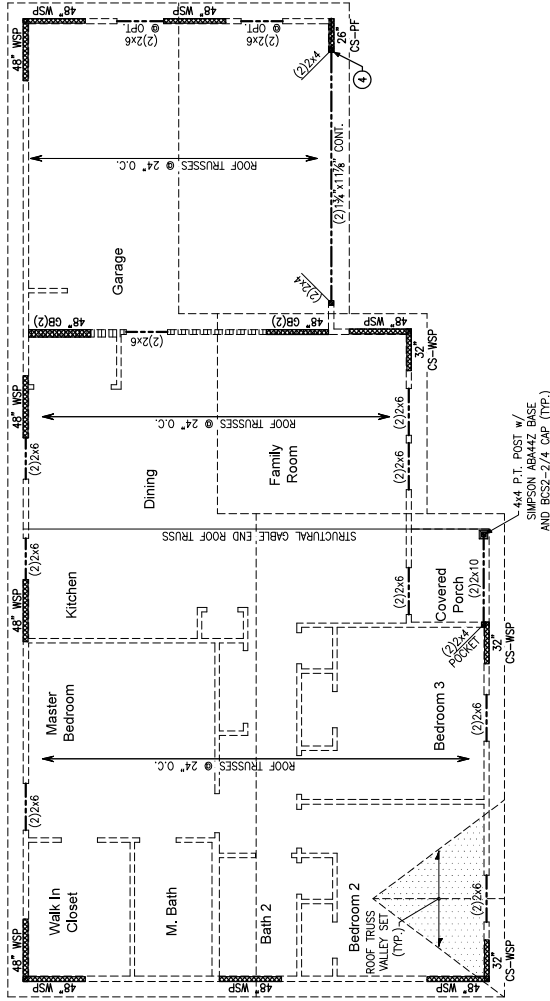
ROOF FRAMING PLAN
 ELEVATION 3
 OPT. 1 CAR GARAGE



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 FOR BRACED WALL PANEL SHEAR FRAMING & BLOCKING DETAILS)
 48" WSP
 48" WSP

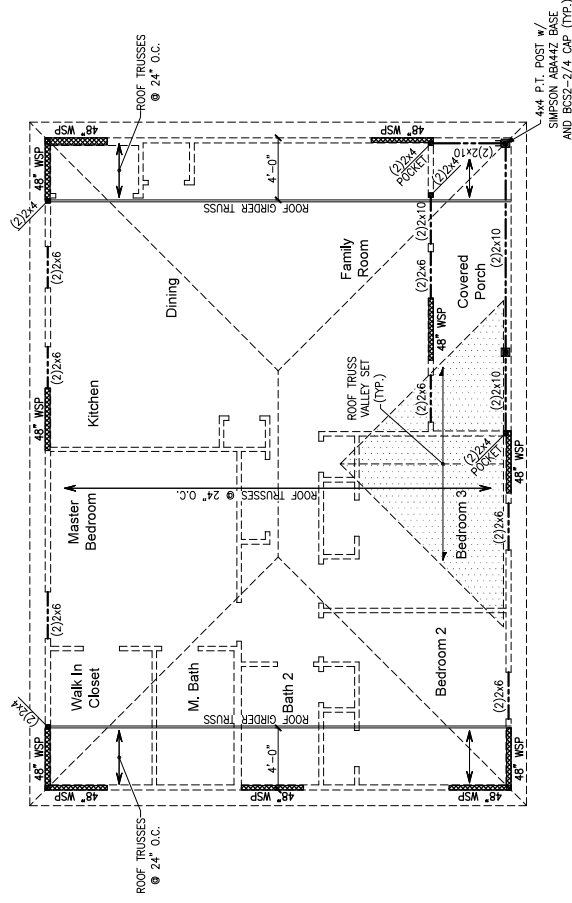
REFER TO KSE STRUCTURAL DETAILS SET FOR BRACING, TYPICAL DETAILS, PLATE DESIGNED WITH 8" NOMINAL WALL PLATE HEIGHT
 KEYNOTES:
 ④ INSTALL ONE PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.



ROOF FRAMING PLAN
 ELEVATION 3
 OPT. 2 CAR GARAGE



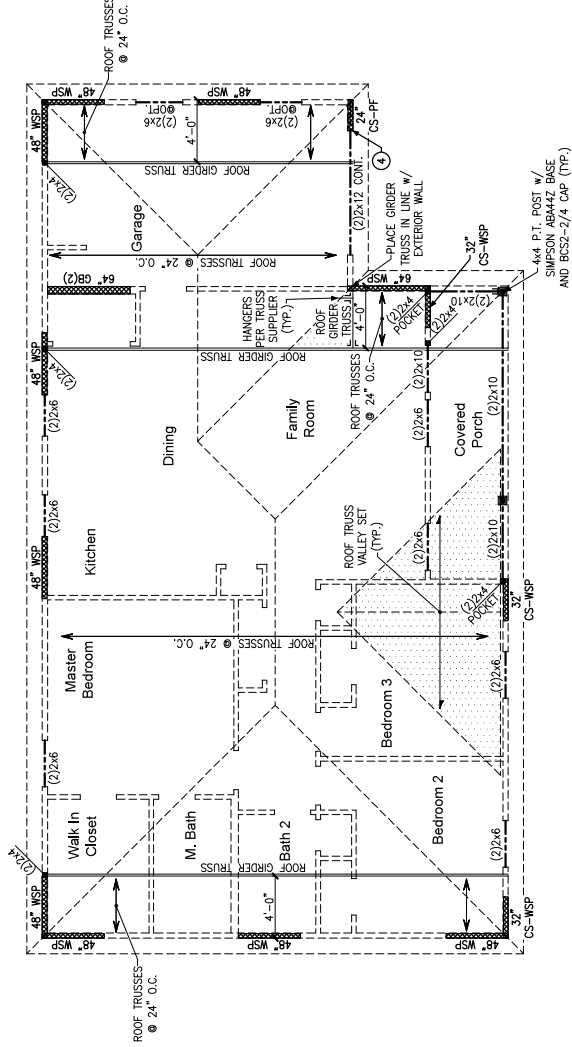
LEGEND PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE. BEARING WALL ABOVE INTERIOR BEARING WALL BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS FOR BRACED WALL PANEL SHEAR FRAMING & BLOCKING DETAILS)	
	REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL NOTES AND TYPICAL DETAILS. PLAN DESIGNED WITH 8" NOMINAL WALL PLATE HEIGHT.
KEYNOTES: ④ INSTALL ONE PANEL OS-FF PORTAL FRAME PER DETAIL A OR B/SO-4.	



ROOF FRAMING PLAN
 ELEVATION 4



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 FOR BRACED WALL PANEL SHEAR FRAMING & BLOCKING DETAILS)	
 48" WSP	REFER TO KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL TYPICAL DETAILS PLATE DESIGNED WITH 8" NOMINAL WALL PLATE HEIGHT
KEYNOTES: ④ INSTALL ONE PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/50-4.	



ROOF FRAMING PLAN
 ELEVATION 4
 OPT. 1 CAR GARAGE

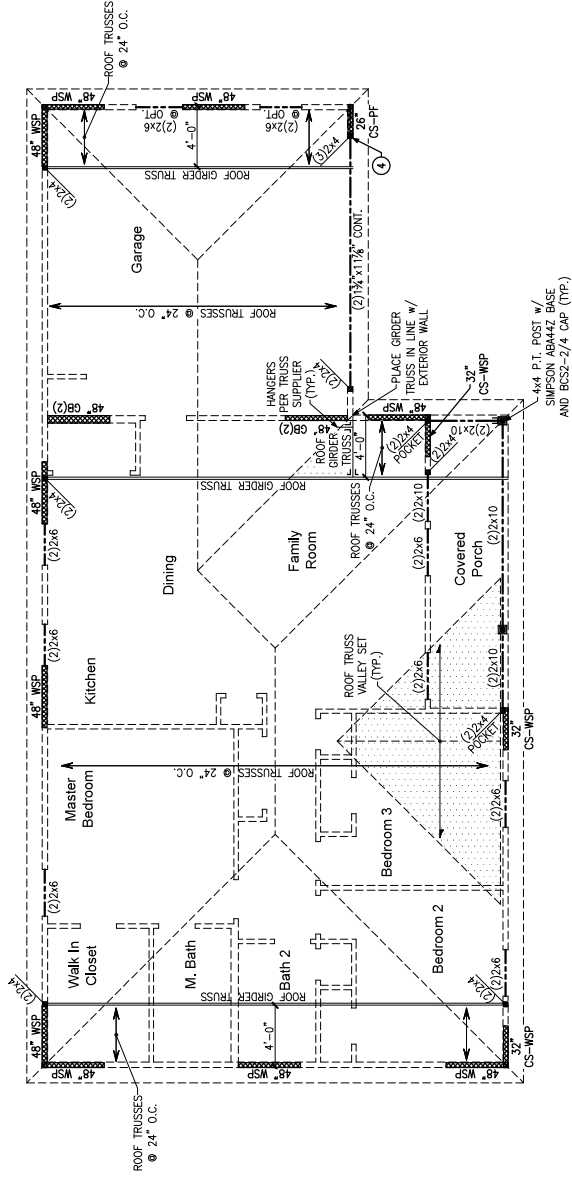


LEGEND

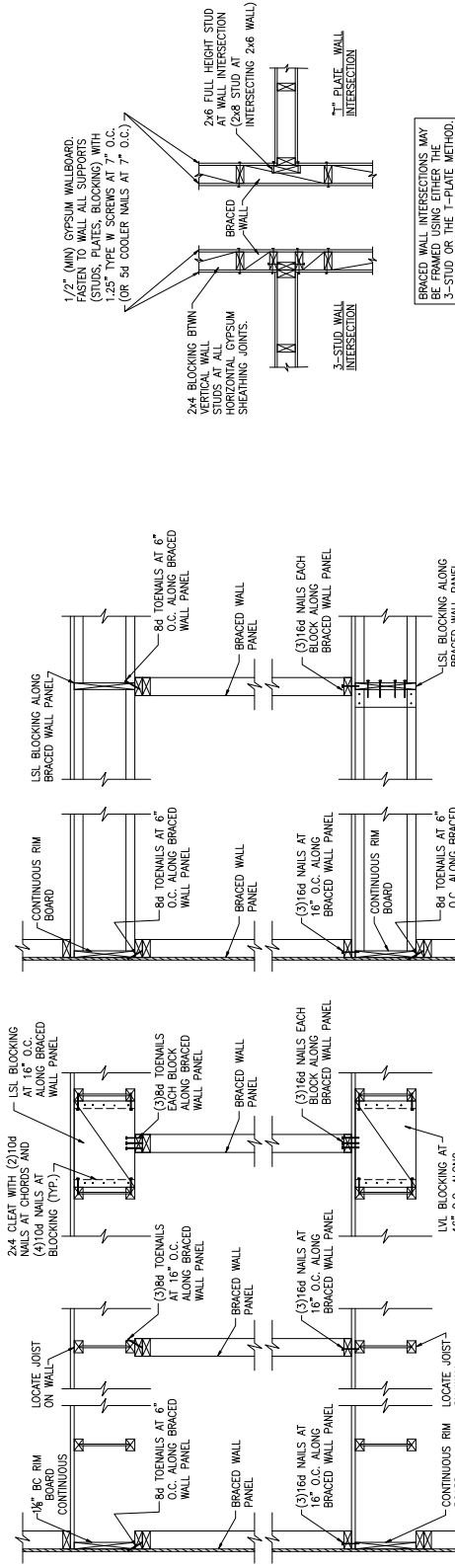
 PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
 BEARING WALL ABOVE
 INTERIOR BEARING WALL
 BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS FOR BRACED WALL PANEL SHEAR FRAMING & BLOCKING DETAILS)

 REFER TO KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL TYPICAL DETAILS
 KEYNOTES:
 ④ INSTALL ONE PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.

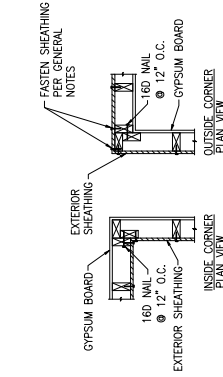
REFER TO KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL TYPICAL DETAILS
 PLAN DESIGNED WITH 8" NOMINAL WALL PLATE HEIGHT

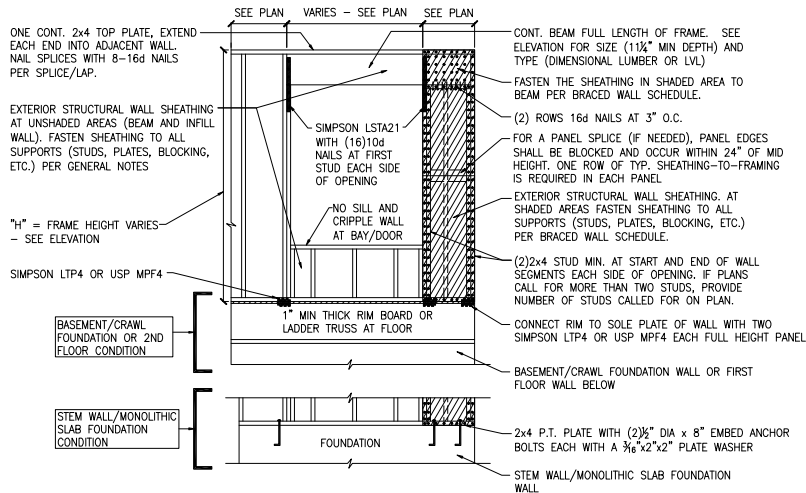


ROOF FRAMING PLAN
 ELEVATION 4
 OPT. 2 CAR GARAGE

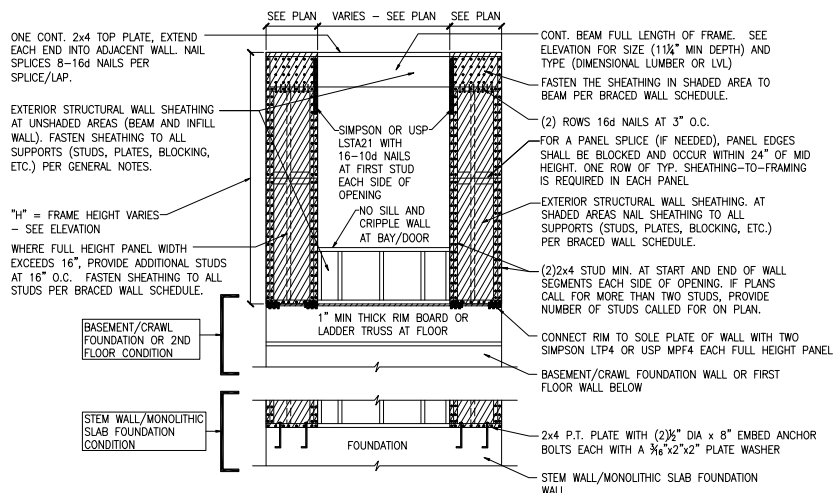


E ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS
ONLY REQUIRED AT BRACED WALL PANELS

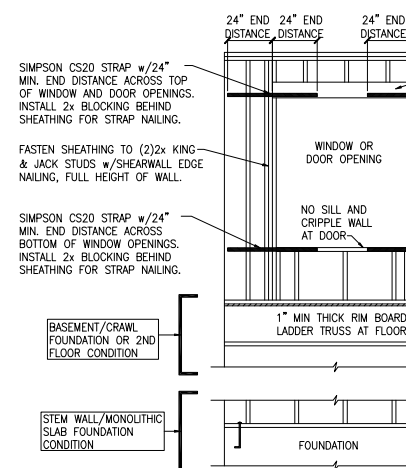




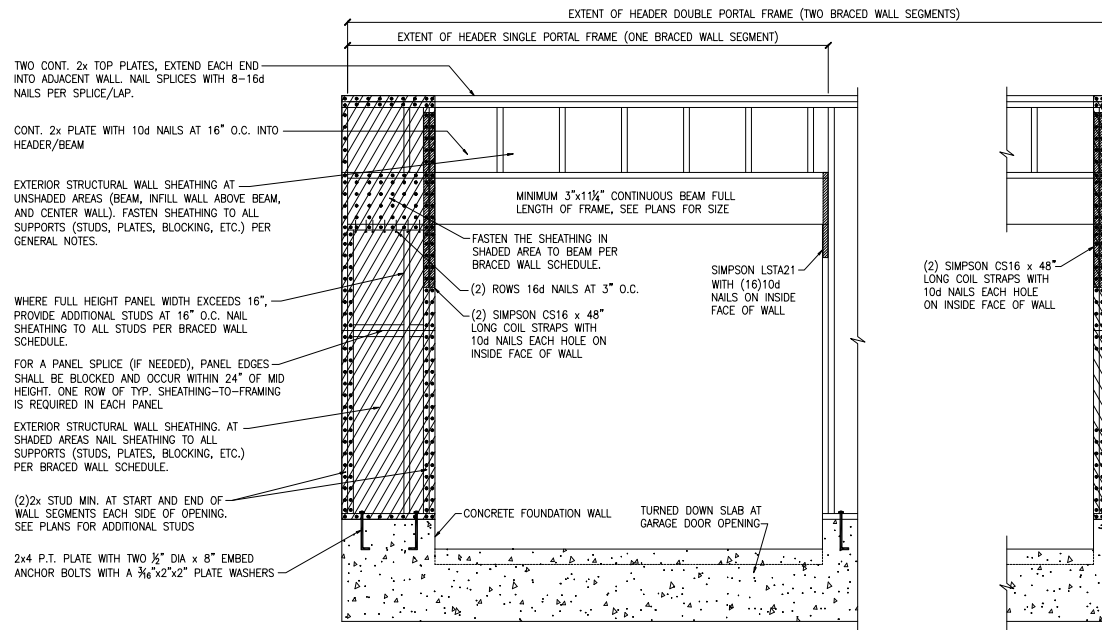
(A) METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
ONE BRACED WALL SEGMENT



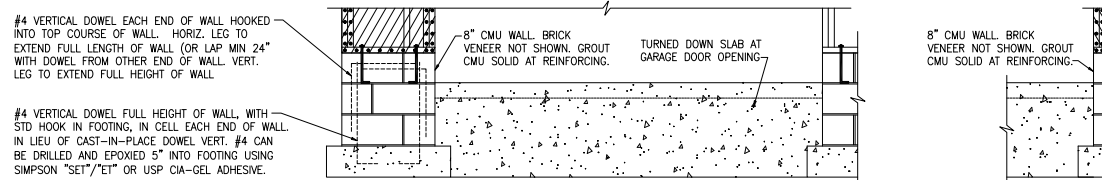
(B) METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
TWO BRACED WALL SEGMENTS



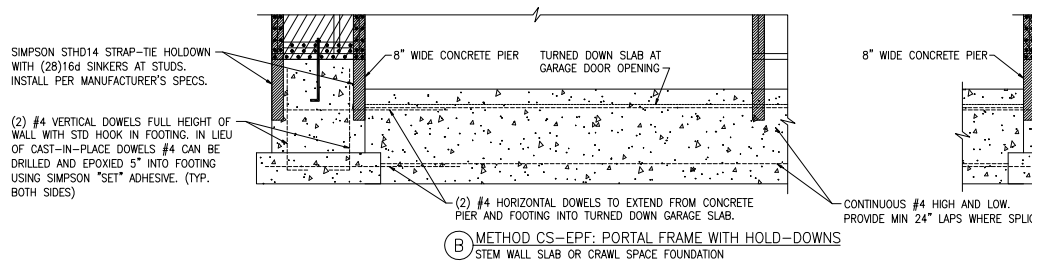
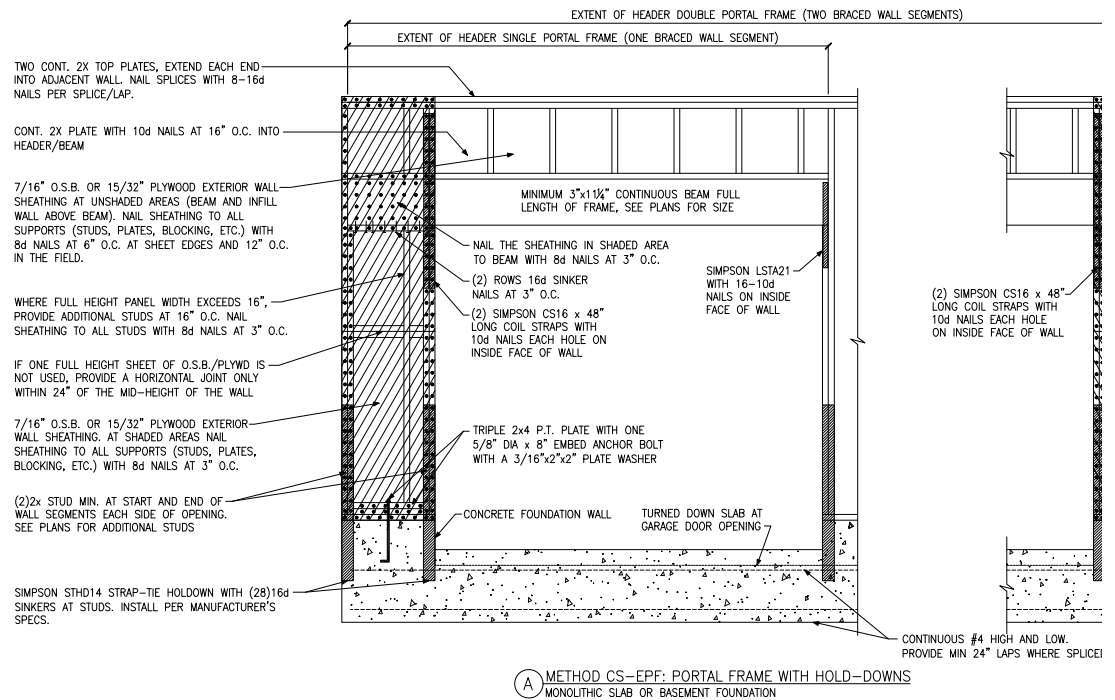
(C) WINDOW OR DOOR REINFORCEMENT IN E
ONLY REQUIRED WHERE SPECIFIED ON PLANS

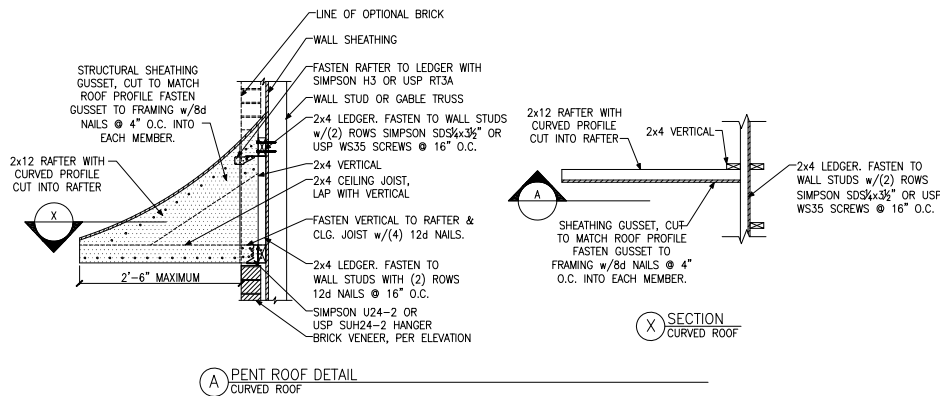


(A) METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
MONOLITHIC SLAB OR BASEMENT FOUNDATION

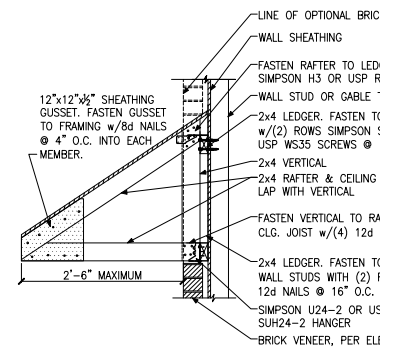


(B) METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
STEM WALL SLAB OR CRAWL SPACE FOUNDATION

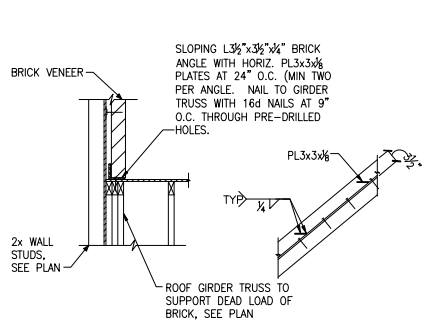




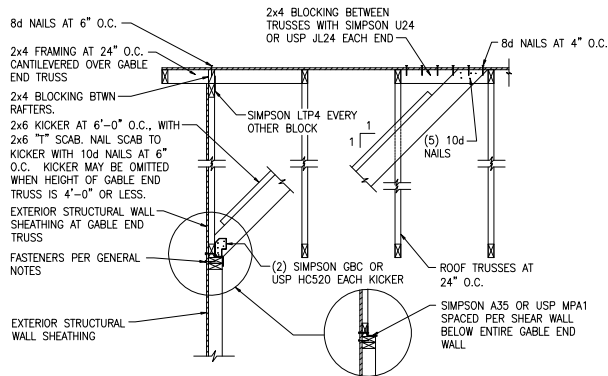
(A) PENT ROOF DETAIL
CURVED ROOF



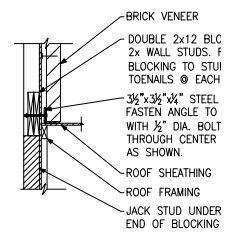
(B) PENT ROOF DETAIL
STRAIGHT ROOF



(C) TRUSS DETAIL

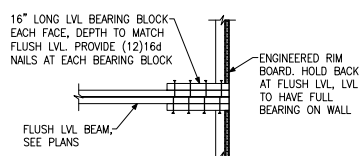


(D) GABLE END WALL DETAIL

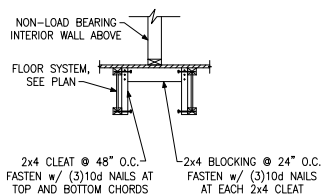


SECTION VIEW

(E) BRICK LEDG

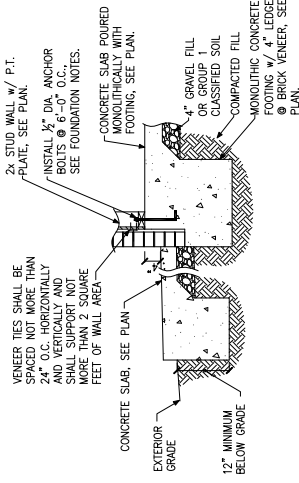


(F) BEARING ENHANCER
FLUSH LVL

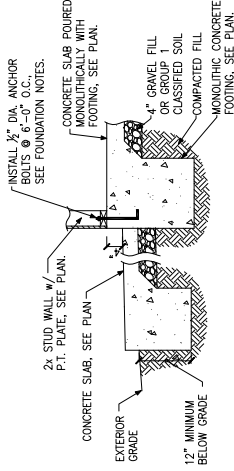


(G) I-JOIST LADDER BLOCKING
AS REQUIRED @ PARALLEL WALLS

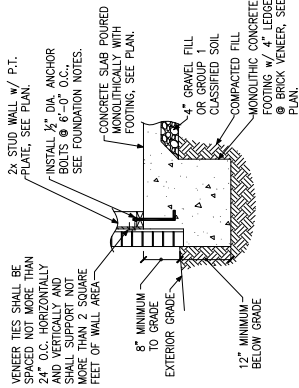
STUD SIZE	
2x4	U
2x6	S



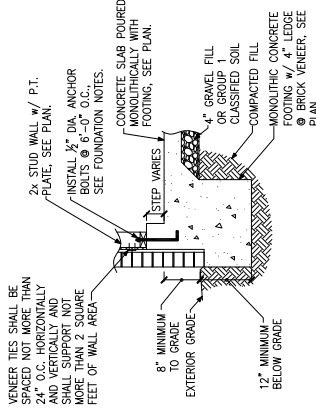
D FOUNDATION SECTION
EXTERIOR WALL AT PORCH w/ BRICK VENEER



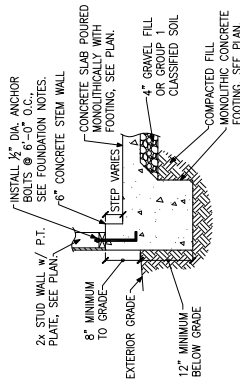
C FOUNDATION SECTION
EXTERIOR WALL AT PORCH



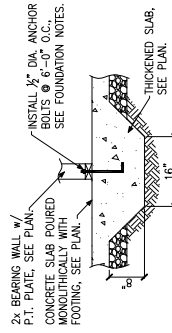
B FOUNDATION SECTION
EXTERIOR WALL w/ BRICK VENEER



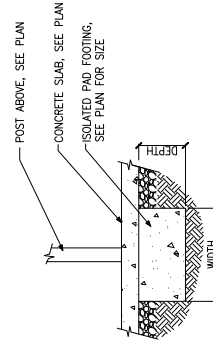
F FOUNDATION SECTION
EXTERIOR GARAGE WALL w/ BRICK VENEER



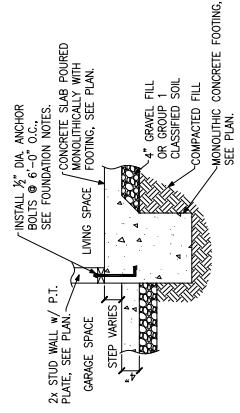
E FOUNDATION SECTION
EXTERIOR GARAGE WALL



J THICKENED SLAB SECTION
INTERIOR BEARING WALL



K ISOLATED PAD FOOTING
INTERIOR COLUMN



H THICKENED SLAB
AT GARAGE