BRUNSWICK

PLAN 1858

ALL CONSTRUCTION MUST MEET CURRENT CODE REQUIREMENTS



Front Elevation 2

Area Schedule (Elevation 2)						
Name Area						
Heated						
1st Floor	1858 SF					
	1858 SF					
Unheated						
Front Porch	27 SF					
Garage	434 SF					
	461 SF					
Under Roof 2319 SF						

Sheet List				
Sheet Number Sheet Name				
0	Cover Sheet			
A1.2a	1st Floor Plan - Elev 2			
A5.2 Front & Rear Elevations - Elev 2				
A5.2.1 Side Elevations - Elev 2				
A5.2.2	Roof Plan - Elev 2			
E1.0	1st Floor Utility Std. Pkg.			
E1.0a 1st Floor Utility Opt. Pkg.				
Sec-Crawl/Brk Typical Wall Section				
Structural Pages	by KSE Engineering			

FOR PLANS REVIEWED

The City of Sanford Inspection Department has made a cursory review of the plans relative to the above named project. The Inspections Department makes no warranty that the plans conform to all technical codes and contain no defects. Should such defects be discovered during construction it will be the applicants responsibility to correct the



CONTRACTOR AND BUILDER SHALL REVIEW PLAN TO VERIFY LOT SPECIFIC DETAILS AND CONFORMANCE WITH CURRENT APPLICABLE CODES IN EFFECT AT TIME OF CONSTRUCTION.

BY USING THESE DRAWINGS FOR CONSTRUCTION IT IS UNDERSTOOD THAT CONFORMANCE WITH LOT SPECIFIC DETAIL AND APPLICABLE CODES IS THE RESPONSIBIL OF THE BUILDER AND CONTRACTOR.

BRUNSWICK - Master Plan Set

Cover Sheet

Lot Specific Details:

Carolina Trace

Address:

Lot #: Orientation: 8037 garage right

8037 Turnberry Cir Sanford, NC 27332

Structural Options:

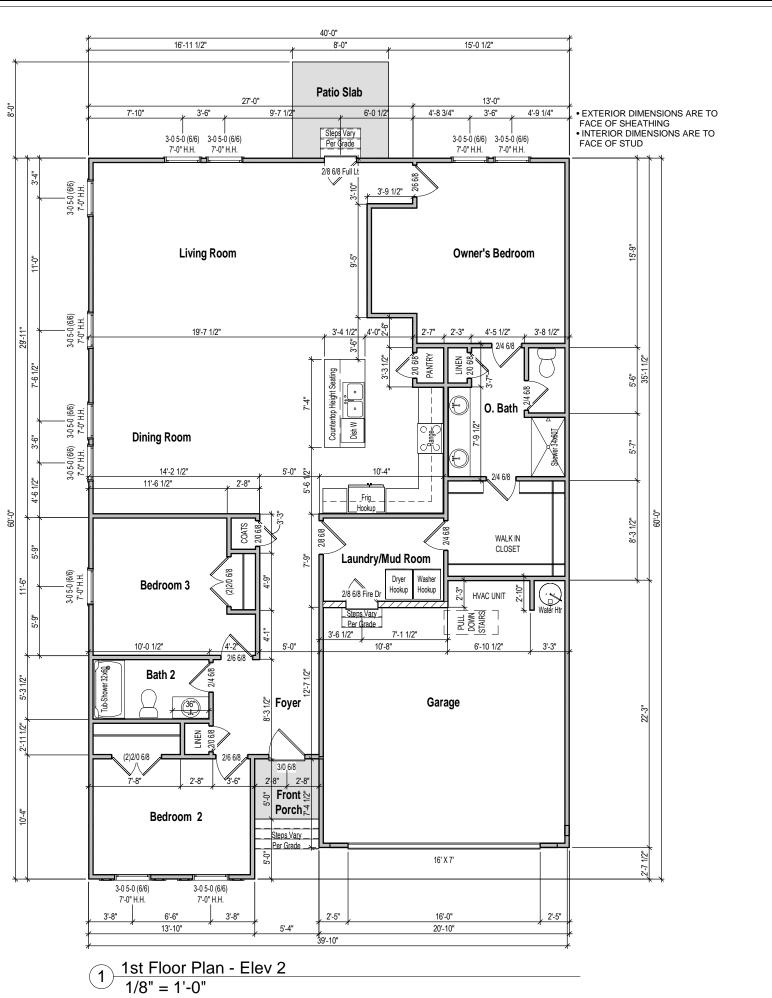
elev 2 crawl fnd patio slab 8'x8' post lamp disposal

Plan Version Date:

11-27-23

Job Version Date: 6-1-24

Sheet #:



Wall Stud Size = 2x4

= 2x6



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n Set

- Master Plan S

1st Floor Plan - Elev

7

Lot Specific Details:

Carolina Trace

BRUNSWICK

Lot #: Orientation:
8037 garage right

Address: 8037 Turnberry Cir Sanford, NC 27332

Structural Options:

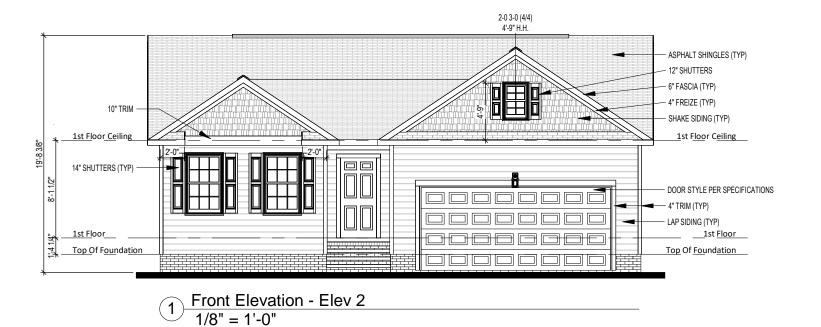
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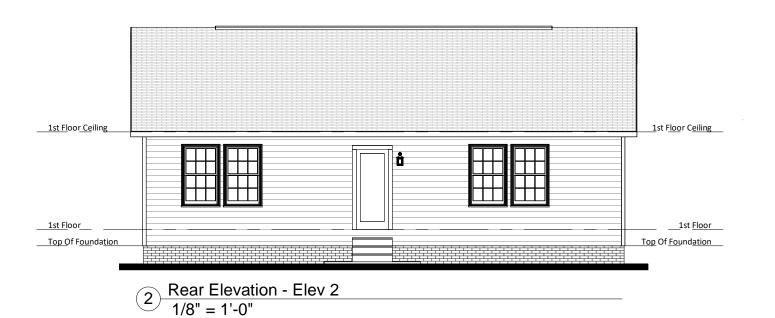
Plan Version Date:

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Job Version Date: 6-1-24

Sheet #: A1.2a





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7

Front & Rear Elevations - Elev

BRUNSWICK - Master Plan Set

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Sanford, NC 27332

Address: 8037 Turnberry Cir

Structural Options:

elev 2 crawl fnd patio slab 8'x8' post lamp disposal

Plan Version Date:

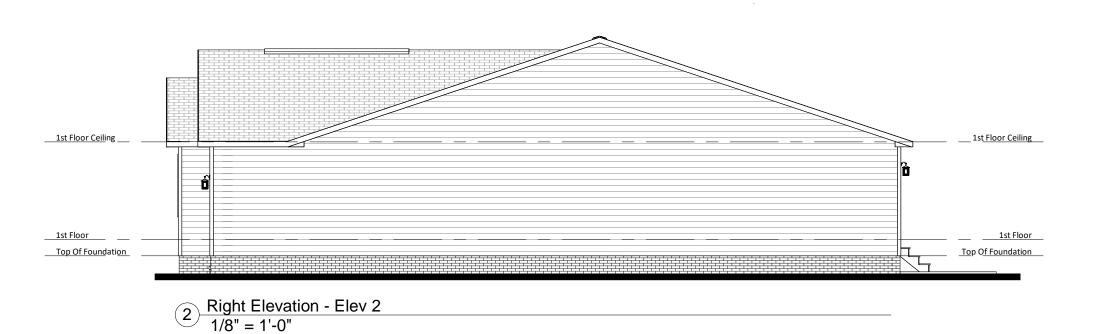
11-27-23

Job Version Date: 6-1-24

Sheet #:

A5.2





CONTRACTOR AND BUILDER SHALL REVIEW PLAN TO VERIFY LOT SPECIFIC DETAILS AND CONFORMANCE WITH CURRENT APPLICABLE CODES IN EFFECT AT TIME OF CONSTRUCTION.

CODES IN EFFECT AT TIME OF CONSTRUCTION
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BRUNSWICK - Master Plan Set Side Elevations - Elev 2

Lot Specific Details:

Carolina Trace

Lot #: Orientation: 8037 garage right

Address: 8037 Turnberry Cir Sanford, NC 27332

Structural Options:

elev 2 crawl fnd patio slab 8'x8' post lamp disposal

Plan Version Date:

11-27-23

Job Version Date: 6-1-24

Sheet #:

A5.2.1

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

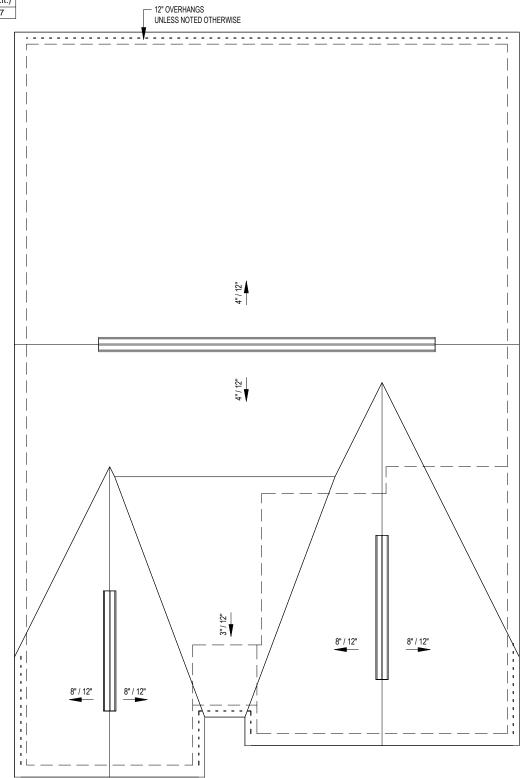
		Ventilation	Max	Min	Upper	Lower	Total	Ridge	Roof	Soffit
		Required	Upper	Upper	Ventilation	Ventilation	Ventilation	Vent	Vents	Vents
Name	Area	(sq.in.)	(sq.in.)	(sq.in.)	(sq.in.)	(sq.in.)	(sq.in.)	(In.ft.)	(ea)	(sq.ft.)
Main Roof	2292 SF	1100	880	550	750	402	1152	50	0	67

- CALCS BASED ON THE FOLLOWING VALUES

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

 Roof Vents = 50 in² of net free area per unit

 Soffit Vents = 6 in² of net free area per square foot



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



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BRUNSWICK - Master Plan Set

7 Roof Plan - Elev

Lot Specific Details:

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Address:

8037 Turnberry Cir Sanford, NC 27332

Structural Options:

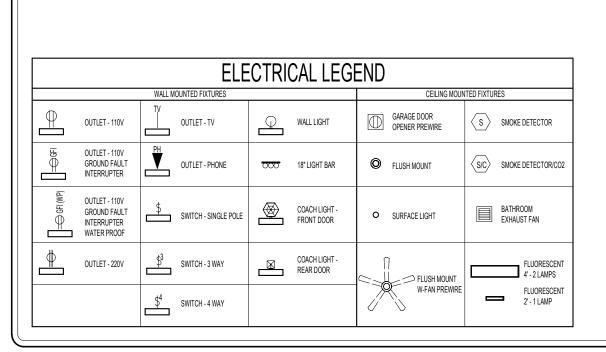
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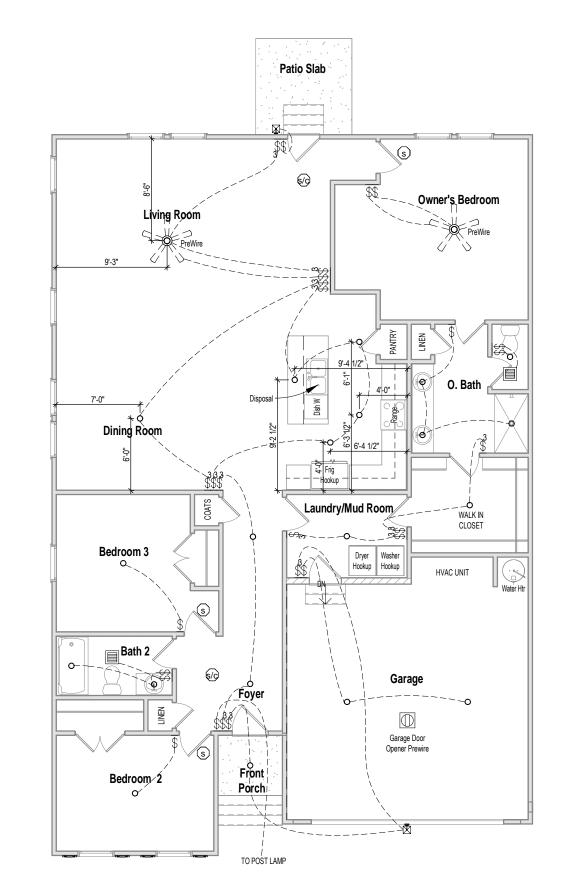
Plan Version Date:

11-27-23

Job Version Date: 6-1-24

> Sheet #: A5.2.2





Electrical Std. Pkg. - 1st Floor (surface lights are puck lights)

1/8" = 1'-0"

GLENWOOD —HOMES—

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BRUNSWICK - Master Plan Set

1st Floor Utility Std. Pkg.

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Carolina Trace

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8037 garage right
Address:

8037 Turnberry Cir Sanford, NC 27332

Structural Options:

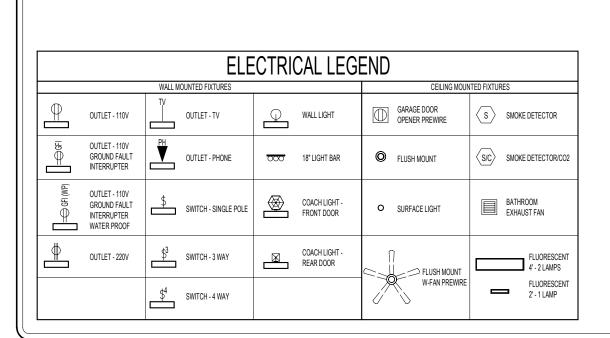
elev 2 crawl fnd patio slab 8'x8' post lamp disposal

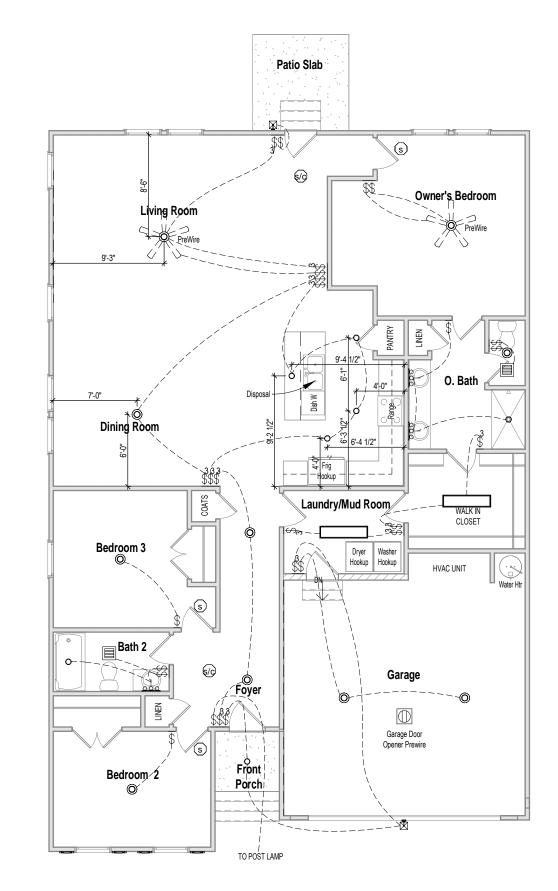
Plan Version Date: 11-27-23

Job Version Date: 6-1-24

Sheet #: E1.0

'LANS TO REMAIN ON JOBSITE





Electrical Opt. Pkg. - 1st Floor (surface lights are can lights)

1/8" = 1'-0"



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1st Floor Utility Opt. Pkg.

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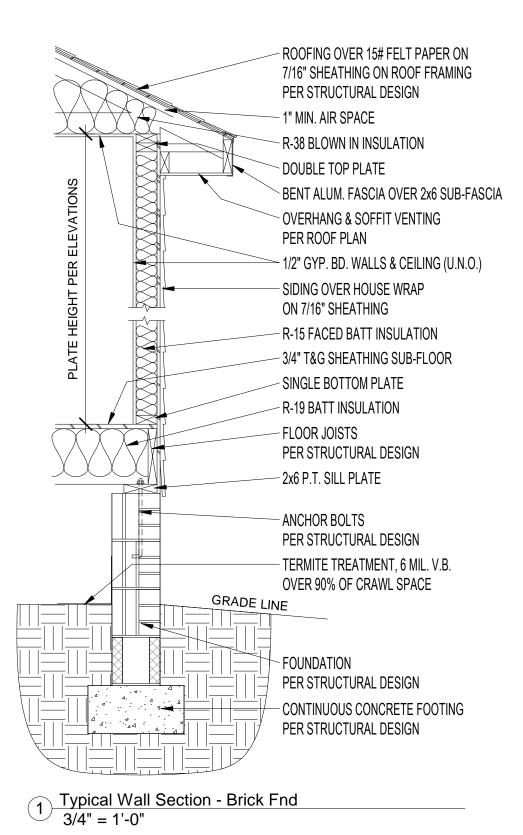
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> Set **Master Plan**

ı

Typical Wall Section **BRUNSWICK**

Lot Specific Details:

Carolina Trace

8037 garage right

Address: 8037 Turnberry Cir

Sanford, NC 27332 Structural Options:

elev 2 crawl fnd patio slab 8'x8' post lamp disposal

Plan Version Date:

11-27-23

Job Version Date: 6-1-24

Sheet #: Sec-Crawl/Brk

SHEET INDEX:

SD-12

S-0	COVER SHEET
S-0.1	GENERAL STRUCTURAL NOTES
S-1.9	CRAWL SPACE FOUNDATION PLAN ELEVATION 2
S-2.1	CRAWL SPACE FRAMING PLAN ELEVATION 2
S-3.1	ROOF FRAMING PLAN ELEVATION 2
SD-1	BRACED WALL DETAILS
SD-2	HOLD DOWN DETAILS
SD-3	BRACED WALL NOTES & DETAILS
SD-4	METHOD CS-PF: CONTINUOUS PORTAL FRAME DETAILS
SD-5	METHOD CS-EPF: PORTAL FRAME W/ HOLD-DOWNS
SD-6	MISCELLANEOUS FRAMING DETAILS

CRAWL SPACE FOUNDATION DETAILS

BRACED WALL AND SHEAR WALL SCHEDULE



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

BRUNSWICK - RH

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

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

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:

- BOISE CASCADE BCI 5000s 1.8 (SERIES AND SPACING PER PLANS)
- LSL: E=1,550,000 PSI, F_B=2,325 PSI, F_V=310 PSI, F_C=900 PSI
- LVL: E=2,000,000 PSI, $F_B=2,600$ PSI, $F_V=285$ PSI, $F_C=750$ PSI • PSL: E=2,100,000 PSI, F_B=2,900 PSI, F_V=290 PSI, F_C=625 PSI



ENGINEERING
UITE 201, GUAKERTOWN, PA 18951

Carolina $\frac{1}{2}$ 120 M.P.H. Raleigh, North

Brunswick Cover Project #: 172-21008

Designed By: JPS Checked By:

Sheet

Issue Date: 12/17/21 Re-Issue: 8/10/23 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34



GENERAL STRUCTURAL NOTES:

- 1. THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS ON THESE DRAWINGS IS THE STRUCTURAL ENGINEER OF RECORD (SER) FOR THIS PROJECT. THE SER BEARS THE RESPONSIBILITY OF THE PRIMARY STRUCTURAL ELEMENTS AND THE PERFORMANCE OF THIS STRUCTURE. NO OTHER PARTY MAY REVISE, ALTER, OR DELETE ANY STRUCTURAL ASPECTS OF THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN CONSENT OF KSE ENGINEERING, P.C. OR THE SER. FOR THE PURPOSES OF THESE CONSTRUCTION DOCUMENTS, THE SER AND KSE ENGINEERING SHALL BE CONSIDERED THE SAME ENTITY.
- 2. THE STRUCTURE IS ONLY STABLE IN ITS COMPLETED FORM. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY BRACING DURING CONSTRUCTION TO STABILIZE THE STRUCTURE.
- 3. THE SER IS NOT RESPONSIBLE FOR CONSTRUCTION SEQUENCES, METHODS, OR TECHNIQUES IN CONNECTION WITH THE CONSTRUCTION OF THIS STRUCTURE. THE SER WILL NOT BE HELD RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CONFORM TO THE CONTRACT DOCUMENTS, SHOULD ANY NON-CONFORMITIES OCCUR.
- 4. THE SER DÖES 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.
- 7. THE SER IS NOT RESPONSIBLE FOR ANY SECONDARY STRUCTURAL ELEMENTS OR NON-STRUCTURAL ELEMENTS, EXCEPT FOR THE ELEMENTS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS.

 8. THIS STRUCTURE AND ALL CONSTRUCTION SHALL CONFORM TO ALL
- HIS STRUCTURE AND ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE BUILDING CODE AND ANY LOCAL CODES OR RESTRICTIONS.

 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE
- DU NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE
 OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD
 OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.

 10. WATERPROOFING AND FLASHING BY OTHERS.
- TO. WATERPROOFING AND FLASHING BY OTHERS.

FOUNDATIONS:

- FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE BUILDING CODE.
- 2. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION. THE BUILDER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER ON THE STUDY OF THE PROPOSED SITE TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR.
- MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN THE BUILDING CODE.
- 4. THE SER HAS NOT PERFORMED A SUBSURFACE INVESTIGATION.
 VERIFICATION OF THE ASSUMED VALUE IS THE RESPONSIBILITY OF THE
 OWNER OR THE CONTRACTOR. SHOULD ANY ADVERSE SOIL CONDITION
 BE ENCOUNTERED, THE SER MUST BE CONTACTED BEFORE
 PROCEEDING.
- 5. THE BOTTOM OF ALL FOOTINGS SHALL EXTEND BELOW THE FROST LINE FOR THE REGION IN WHICH THE STRUCTURE IS TO BE CONSTRUCTED, BUT NOT LESS THAN A MINIMUM OF 12" BELOW GRADE. ALL FOOTINGS TO HAVE A MINIMUM PROJECTION OF 2" ON EACH SIDE OF FOUNDATION WALLS. MAXIMUM FOOTING PROJECTION SHALL NOT EXCEED THE THICKNESS OF THE FOOTING.
- 6. WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH ½" ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" O.C. INSTALL MINIMUM 2 ANCHOR BOLTS PER SECTION, 12" MAXIMUM FROM CORNERS. ½" DIAMETER x 8" LONG SIMPSON TITEN HD OR USP SCREW-BOLT+ SCREWS MAY BE SUBSTITUTED ON A 1 FOR 1 BASIS.
- ANY FILL SHALL BE PLACED UNDER THE DIRECTION OR RECOMMENDATION OF A LICENSED PROFESSIONAL ENGINEER. THE RESULTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY.
- EXCAVATIONS OF FOOTINGS SHALL BE LINED TEMPORARILY WITH A 6
 MIL POLYETHYLENE MEMBRANE IF PLACEMENT OF CONCRETE DOES
 NOT OCCUR WITHIN 24 HOURS OF EXCAVATION.
- NO CONCRETE SHALL BE PLACED AGAINST ANY SUBGRADE CONTAINING WATER, ICE, FROST, OR LOOSE MATERIAL.
 PROMISE SCHIMETERS AND REAL MATERIALS.
- PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS (SEE ARCHITECTURAL PLANS AND DETAILS).
- NONE OF THE FOUNDATION DESIGNS IN THESE DOCUMENTS ARE SUITABLE FOR INSTALLATION IN SHRINK/SWELL CONDITIONS. REFER TO GEOTECHNICAL ENGINEER FOR APPROPRIATE DESIGN.
- 12. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST TEN FEET.
- CRAWL SPACE TO BE GRADED LEVEL AND CLEAR OF ALL DEBRIS.
 PROVIDE MINIMUM 6 MIL APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MINIMUM 12" AND SEALED.

CONCRETE & REINFORCING

- CONCRETE DESIGN BASED ON ACI 318 AND ACI 318.1 OR ACI 332. CONCRETE SHALL HAVE A NORMAL WEIGHT AGGREGATE AND A MINIMUM COMPRESSIVE STRENGTH (f'c) = 3,000 PSI MINIMUM AT 28 DAYS PER CODE (VARIES w/ WEATHER), UNLESS OTHERWISE NOTED ON THE PLAN.
- CONCRÈTE SHALL BE PROPÓRTIONED, MIXED, AND PLACED IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI 318: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 301: "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
- AIR ENTRAINED CONCRETE MUST BE USED FOR ALL STRUCTURAL ELEMENTS EXPOSED TO FREEZE/THAW CYCLES AND DEICING CHEMICALS. AIR ENTRAINMENT AMOUNTS (IN PERCENT) SHALL BE WITHIN -1% TO +2% OF 5% FOR FOOTINGS AND EXTERIOR SLABS.
- NO ADMIXTURES SHALL BE ADDED TO ANY STRUCTURAL CONCRETE WITHOUT WRITTEN PERMISSION OF THE SER. WATER ADDED TO CONCRETE ON SITE SHALL NOT EXCEED THAT ALLOWED BY THE MIX DESIGN.
- 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
- 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.
- POLYPROPYLENE REINFORCING TO BE 100% VIRGIN, CONTAINING NO REPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED FOR USE AS CONCRETE SECONDARY REINFORCEMENT.
- 11. STEEL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
- DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315: "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES".
- 13. HORIZONTAL FOOTING AND WALL REINFORCEMENT SHALL BE CONTINUOUS AND SHALL HAVE 90' BENDS, OR CORNER BARS WITH
- THE SAME SIZE/SPACING AS THE HORIZONTAL REINFORCEMENT.

 14. PROVIDE REINFORCEMENT LAP AS NOTED BELOW, UNLESS NOTED
- OTHERWISE: #4 BARS - 30" LENGTH #5 BARS - 38" LENGTH
- #6 BARS 45" LENGTH

 15. WHERE REINFORCING DOWELS ARE REQUIRED, THEY SHALL BE EQUIVALENT IN SIZE AND SPACING TO THE VERTICAL REINFORCEMENT. THE DOWEL SHALL EXTEND 48 BAR DIAMETERS VERTICALLY AND 20 BAR DIAMETERS INTO THE FOOTING. SEE KSE FOUNDATION DETAILS.
- WHERE FOOTING BOTTOMS ARE TO BE STEPPED AT SLOPING GRADE CONDITIONS, PROVIDE CONTINUOUS REINFORCING WITH Z BARS (TO MATCH FOOTING REINFORCING) AS REQUIRED.
- 17. BAR SUPPORT ACCESSORIES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, EXCEPT THAT REINFORCING SHALL BE CHAIRED ON THE BOTTOM AND/OR THE SIDES ON BOLSTERS SPACED NOT MORE THAN 4 FEET ON CENTER. NO ROCKS, CMU, CLAY TILE, OR BRICK SHALL BE USED TO SUPPORT REINFORCING.
- 18. FOR GRADE SUPPORTED SLABS, SLAB REINFORCING SHALL BE HELD IN PLACE BY BAR SUPPORTS AND ACCESSORIES AS DESCRIBED IN THE CRSI MANUAL OF STANDARD PRACTICE. BAR SUPPORTS SHALL BE SPACED A MAXIMUM OF 4'-0" O.C. BOTH WAYS IN STRAIGHT LINES ON THE MESH GRID.

<u>MASONRY</u>

- 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. COARSE GROUT SHALL CONFORM TO ASTM C-476 WITH A MAXIMUM AGGREGATE SIZE OF %" AND A MINIMUM COMPRESSIVE STRENGTH OF 2,000
- 2. ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530/ASCE 5/TMS 402 AND "SPECIFICATIONS FOR MASONRY STRUCTURES" ACI 530.1/ ASCE 6/TMS 602.
- THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.
- EACH CRAWL SPACE PIER SHALL BEAR IN THE MIDDLE THIRD OF ITS
 RESPECTIVE FOOTING AND EACH GIRDER SHALL BEAR IN THE MIDDLE
 THIRD OF THE PIERS. PILASTERS TO BE BONDED TO PERIMETER
 FOILINDATION WALL
- 5. TOP COURSE OF MASONRY SHALL BE GROUTED SOLID.
- TOP COURSE OF MASONRY SHALL BE GROUTED SOLID.
 HORIZONTAL WALL JOINT REINFORCEMENT SHALL BE STANDARD 9 GAGE GALVANIZED LADDER OR TRUSS TYPE SPACED AT 16" O.C., UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- 7. SPLICED WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT WITHIN THE 6". LAP WITH STANDARD 'T' AND 'L' SHAPPD PIECES AT INTERSECTIONS AND CORNERS.

WOOD FRAMING:

- SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE SPECIFICATIONS LISTED IN THE LATEST EDITION OF THE "MATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION": (NDS). UNLESS OTHERWISE NOTED, ALL WOOD FRAMING MEMBERS ARE DESIGNED TO BE:
 - SPRUCE-PINE-FIR (SPF) WITH THE FOLLOWING MINIMUM DESIGN VALUES:
- E=1,400,000 PSI, F_b =875 PSI, F_v =135 PSI 1.1. FRAMING: SPF #2.
- 1.2. PLATES: SPF #2.
- 1.2. PLATES: SPF #2.

 1.3 STUDS: SPF STUD GRADE
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW PINE #2 OR BETTER.
- ANCHOR SILL PLATES IN ACCORDANCE w/ GENERAL STRUCTURAL NOTES.
 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. STAGERED. 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.
- 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 PILES.
- FASTEN 4-PLY BEAMS WITH (1) ½" DIAMETER THROUGH BOLT w/ NUT WASHERS AT 12" O.C. STAGGERED TOP AND BOTTOM, 1½" MINIMUM EDGE DISTANCE. (UNLESS OTHERWISE NOTED)
- ALL BEAMS AND HEADERS SHALL HAVE (1)2x JACK STUD & (1)2x KING STUD UNLESS OTHERWISE NOTED. THE NUMBER OF STUDS INDICATED ON PLANS ARE THE TOTAL NUMBER OF JACK STUDS REQUIRED, UNLESS OTHERWISE NOTED.
- 11. PROVIDE KING STUDS AT EACH END OF HEADERS AS NOTED BELOW.

 16" O.C. STUD SPACING:

 (1) STUD UP TO 3' OPFNING

 (1) STUD UP TO 4' OPFNING
 - (2) STUDS UP TO 4' OPENING (2) STUDS UP TO 8' OPENING (2) STUDS UP TO 8' OPENING (3) STUDS UP TO 8' OPENING
 - (3) STUDS UP TO 8' OPENING
 (5) STUDS UP TO 12' OPENING
 (6) STUDS UP TO 16' OPENING
 (6) STUDS UP TO 16' OPENING
- 12. ALL BEAMS TO BE CONTINUOUSLY SUPPORTED LATERALLY AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED WITH A MINIMUM OF TWO STUDS, UNLESS OTHERWISE NOTED. ALL BEAM SPLICES SHALL OCCUR OVER SUPPORTS.
- SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
- 14. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY (MOISTURE CONTENT <19%) UNLESS OTHERWISE NOTED.

 15. ALL WATERPROOFING AND FIRE SAFFTY 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
- 16. ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIAMETER SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIAMETER FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 OR USP STS1 STUD SHOES, TYPICAL, UNLESS OTHERWISE NOTED.
- 17. BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE WITH STRUCTURAL WALL SHEATHING OR GYPSUM BOARD. BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD IN LIEU OF SHEATHING.

EXTERIOR WOOD FRAMED DECKS:

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

RAFTER FRAMED ROOF CONSTRUCTION:

- PROVIDE 2x4x4'-O" RAFTER TIES AT 48" O.C.
 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 RAFTÉR OR GABLE END FRAMING.
 4. FASTEN RAFTER AND CEILING JOIST WITH (6) 12d NAILS UNLESS
- OTHERWISE NOTED.
 PROVIDE VERTICAL 2x6 STRONGBACKS AT CEILING JOISTS ® 8'-0"
 O.C. TIE STRONGBACK ENDS TO GABLE STUDS OR RAFTERS WHERE
 POSSIBLE. PROVIDE BLOCKING BETWEEN TOP PLATES AND
 STRONGBACKS. PROVIDE 2x4 FLAT FASTENED TO EACH JOIST WITH
 (2) 124 NAILS. FASTEN STRONGBACK TO 2x4 FLAT WITH 124 NAILS
 ® 12" O.C. AND FASTENED TO EACH JOIST WITH (1) 124 TOENAIL.

WOOD TRUSSES (FLOOR & ROOF):

- . THE WOOD TRUSS MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE WOOD TRUSSES. SUBMIT SEALED SHOP DRAWINGS AND SUPPORTING CALCULATIONS TO THE SER FOR REVIEW PRIOR TO FABRICATION. THE SER SHALL HAVE A MINIMUM OF (5) DAYS FOR REVIEW. THE REVIEW BY THE SER SHALL BE FOR OVERALL COMPLIANCE OF THE DESIGN DOCUMENTS. THE SER SHALL ASSUME NO RESPONSIBILITY FOR THE CORRECTNESS OF THE STRUCTURAL DESIGN FOR THE WOOD TRUSSES.
- THE WOOD TRUSSES SHALL BE DESIGNED FOR ALL REQUIRED LOADINGS AS SPECIFIED IN THE LOCAL BUILDING CODE, THE ASCE STANDARD "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES." (ASCE 7), AND THE LOADING REQUIREMENTS SHOWN ON THESE SPECIFICATIONS. THE TRUSS DRAWINGS SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION DOCUMENTS AND PROVISIONS PROVIDED FOR LOADS SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED TO HYAC EQUIPMENT, PIPING, AND ARCHITECTURAL FIXTURES ATTACHED TO THE TRUSSES.
- THE TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI/TPI 1: "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION"
- 4. THE TRUSS MANUFACTURER SHALL PROVIDE ADEQUATE BRACING INFORMATION IN ACCORDANCE WITH "BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES' (BCSI). THIS BRACING, BOTH TEMPORARY AND PERMANENT, SHALL BE SHOWN ON THE SHOP DRAWINGS. ALSO, THE SHOP DRAWINGS SHALL SHOW THE REQUIRED ATTACHMENTS FOR THE TRUSSES.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING TEMPORARY BRACING AND SHORING FOR THE FLOOR AND ROOF TRUSSES AS REQUIRED DURING CONSTRUCTION. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE LATEST BCSI. THE CONTRACTOR SHALL KEEP A COPY OF THE BCSI SUMMARY SHEETS ON SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PERMANENT TRUSS BRACING SHOWN IN THE STRUCTURAL DRAWINGS AND IN THE TRUSS DESIGNS. ALL CONTINUOUS LATERAL BRACING OF WEBS REQUIRES BRACES. REFER TO BCSI SUMMARY SHEET B3 FOR TYPES OF DIAGONAL BRACES TO PROVIDE AT EACH CONTINUOUS LATERAL BRACE LINE. SUCH DIAGONAL BRACES SHALL NOT BE SPACED MORE THAN 20 FEET O.C. DIAGONAL BRACES SHALL BE FASTENED TO EACH TRUSS WEB WITH A MINIMUM OF TWO 104 FACE NAILS. WHERE CONTINUOUS LATERAL BRACING CANNOT BE INSTALLED, DUE TO A MINIMUM OF THREE ADJACENT TRUSSES NOT BEING IDENTICAL, THE CONTRACTOR SHALL COORDINATE WITH THE TRUSS SPECIALTY ENGINEER/MANUFACTURER TO DETERMINE WHAT TYPE OF ALTERNATE BRACE (I.E., T OR L BRACE, ETC.) IS REQUIRED.
- ANY CHORDS OR TRUSS WEBS SHOWN ON THESE DRAWINGS HAVE BEEN SHOWN AS A REFERENCE ONLY. THE FINAL DESIGN OF THE TRUSSES SHALL BE PER THE MANUFACTURER.
- 8. TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN ON THE SEALED STRUCTURAL DRAWINGS. TRUSS PROFILES TO BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS TO BE COORDINATED WITH THE SEALED STRUCTURAL DRAWINGS.
- 9. TRUSS MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTORS FOR
- PROVIDE SIMPSON H2.5A, USP RT7 OR EQUIVALENT AT EACH TRUSS TO TOP PLATE CONNECTION, UNLESS OTHERWISE NOTED.

WOOD STRUCTURAL PANELS:

- FABRICATION AND PLACEMENT OF STRUCTURAL WOOD SHEATHING SHALL BE IN ACCORDANCE WITH THE APA DESIGN/CONSTRUCTION GUIDE "RESIDENTIAL AND COMMERCIAL," AND ALL OTHER APPLICABLE APA STANDARDS.
- 2. ALL REQUIRED WOOD SHEATHING SHALL BEAR THE MARK OF THE APA
- ROOF SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ROOF SHEATHING SHALL BE CONTINUOUS OVER TWO SUPPORTS MINIMUM AND ATTACHED TO ITS SUPPORTING ROOF FRAMING WITH 8d NAILS AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED WITH THE LONG DIRECTION PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF PLYWOOD CLIPS OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING. ROOF SHEATHING
- TO BE 3/6" OSB MINIMUM.
 WOOD FLOOR SHEATHING SHALL BE APA RATED SHEATHING
 EXPOSURE 1 OR 2. ATTACH SHEATHING TO ITS SUPPORTING
 FRAMING WITH (1) 10d NAIL AT 6" O.C. AT PANEL EDGES AND AT
 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE
 PLANS. SHEATHING SHALL BE APPLIED PERPENDICULAR TO FRAMING.
 SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE
 FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF
 T&G PLYWOOD OR LUMBER BLOCKING UNLESS OTHERWISE NOTED.
 PANEL FAN JOINTS SHALL OCCUR OVER FRAMING.
- 5. SHEATHING SHALL HAVE A '8" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.

STRUCTURAL WALL SHEATHING PANELS:

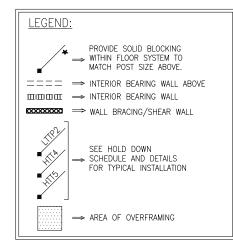
SHEATH ALL EXTERIOR WALLS PER BRACED WALL
 WOOD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED ON THESE DRAWINGS. REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION. AT BRACED WALL PANELS, PROVIDE BLOCKING AT ALL SHEET EDGES NOT FALLING ON STUDS OR PLATES.

STRUCTURAL STEEL:

- STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND OF THE MANUAL OF STEEL CONSTRUCTION "LOAD RESISTANCE FACTOR DESIGN" LATEST EDITIONS.
- 2. ALL STEEL SHALL HAVE A MINIMUM YIELD STRESS (Fy) OF 50 KSI UNLESS OTHERWISE NOTED.
- . WELDING SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S STRUCTURAL WELDING CODE AWA D1.1. ELECTRODES FOR SHOP AND FIELDING WELDING SHALL BE CLASS E70XX. ALL WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER PER THE AROVE STANDARDS.
- ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3½" AND FULL FLANGE WIDTH UNLESS OTHERWISE NOTED. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR (2) ½" x 4" LAG SCREWS UNLESS OTHERWISE NOTED.
- 5. INSTALL 2x WOOD PLATE ON TOP OF STEEL BEAMS, RIPPED TO MATCH BEAM WIDTH. FASTEN PLATE TO BEAM W/ HILTI X-DNI 52 P8 PINS AT 12" O.C. STAGGERED OR ½" DIAMETER BOLTS AT 24" O.C.

MECHANICAL FASTENERS:

- ALL METAL HARDWARE AND FASTENERS TO BE SIMPSON STRONG—TIE OR APPROVED EQUIVALENT.
- 2. ALL HARDWARE AND FASTENERS IN CONTACT WITH PRESERVATIVE PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A 153, G-185.
- 3. MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS
 THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S
 RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND
 SELECT APPROPRIATE CONNECTORS THAT WILL RESIST THE
 APPLICABLE CORROSIVE CHEMICALS.



BRICK VENEER LINTEL SCHEDULE					
SPAN	LINTEL SIZE	END BEARING			
UP TO 3'-0"	3½"×3½"×¼"	4"			
UP TO 6'-3"	8"				
UP TO 9'-6"	6"x3½"x5√6" L.L.V.	12"			
LINTELS ARE NOT DESIGNED TO BE BOLTED TO HEADERS UNLESS SPECIFIED ON UNIT PLANS.					
SPANS OVER 4'-0" SHALL BE SHORED UP UNTIL CURED.					



Seneral Structural Note

Brunswick 120 M.P.H

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Project #: 172-21008

Designed By: JPS

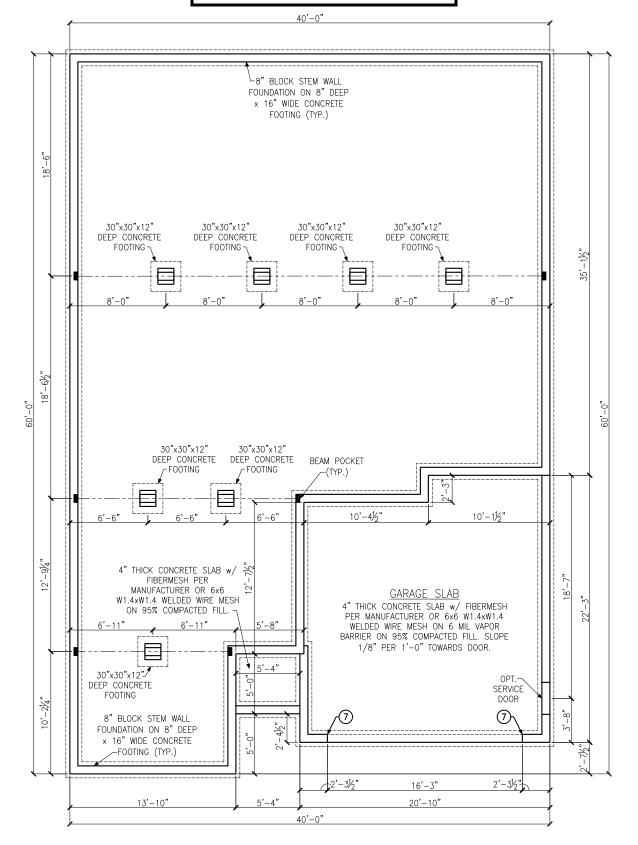
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Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

SEE ARCHITECTURAL PLANS FOR PATIO SIZE AND LOCATION



CRAWL SPACE FOUNDATION PLAN ELEVATION 2



LEGEND PROVIDE SOLID BLOCKING ⇒ WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE. ⇒ BEARING WALL ABOVE ПШШIIII ⇒ 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

KEYNOTES:

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

Foundation Space Crawl Spc Elevation

Plan

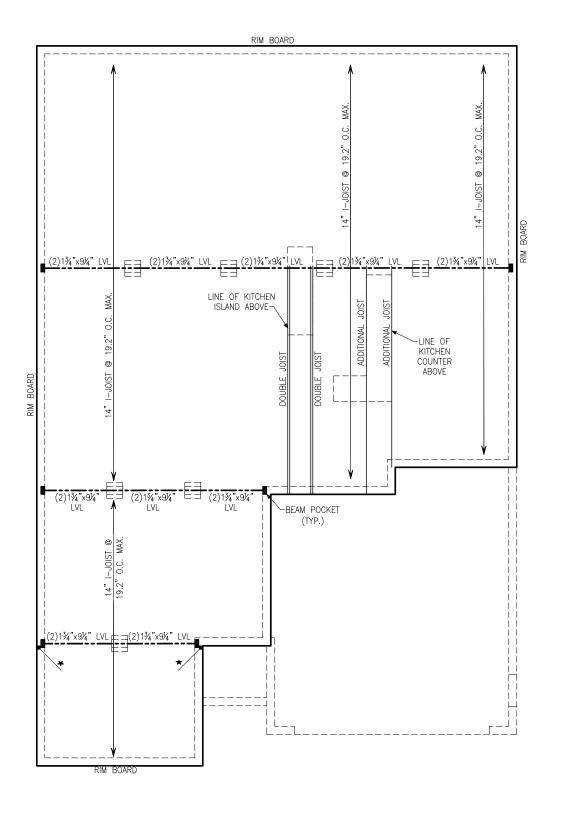
120 M.P.H. Raleigh, North Carolina Brunswick Project #: 172-21008 Designed By: JPS

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CRAWL SPACE FRAMING PLAN ELEVATION 2



ENGINEERING
SUITE 201, QUAKERTOWN, PA 18951



PROVIDE SOLID BLOCKING

WITHIN FLOOR SYSTEM TO
MATCH POST SIZE 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 14" DEEP BCI-5000s SERIES OR EQUAL, SPACING PER MANUFACTURER.

120 M.P.H. Raleigh, North Carolina Brunswick Crawl Spc Elevation

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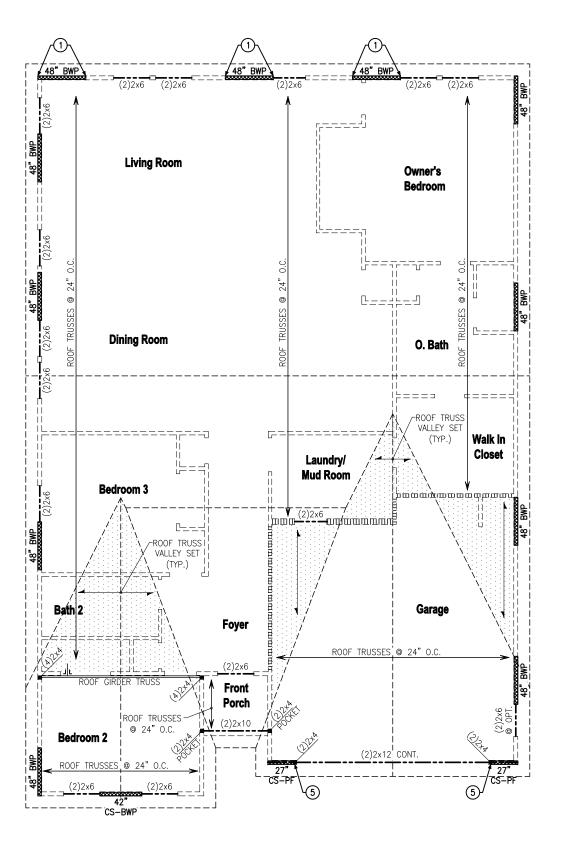
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Plan

Framing

Space



ROOF FRAMING PLAN ELEVATION 2





LEGEND

PROVIDE SOLID BLOCKING

WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.

⇒ BEARING WALL ABOVE ⇒ INTERIOR BEARING WALL пшшшш

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

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

PLAN DESIGNED WITH 9' NOMINAL WALL PLATE HEIGHT

ALL 2x EXTERIOR WALL STUDS TO BE SPACED @ 16" O.C, U.N.O

KEYNOTES:

- 1) AT RAISED FLOOR BELOW, CONNECT STUD AT END OF BRACED WALL PANEL TO FRAMING BELOW WITH A 30" LONG SIMPSON CS20 COIL STRAP WITH MIN 8-10d NAILS EACH END. AT SLAB FOUNDATION BELOW, CONNECT STUD TO FOUNDATION w/ SIMPSON DTT1Z w/ SIMPSON 3/8"x6" TITEN HD SCREW ANCHOR AND 31/2" MINIMUM EMBEDMENT.
- 5) INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.

120 M.P.H. Raleigh, North Brunswick Elevation

Carolina

Project #: 172-21008

Plan

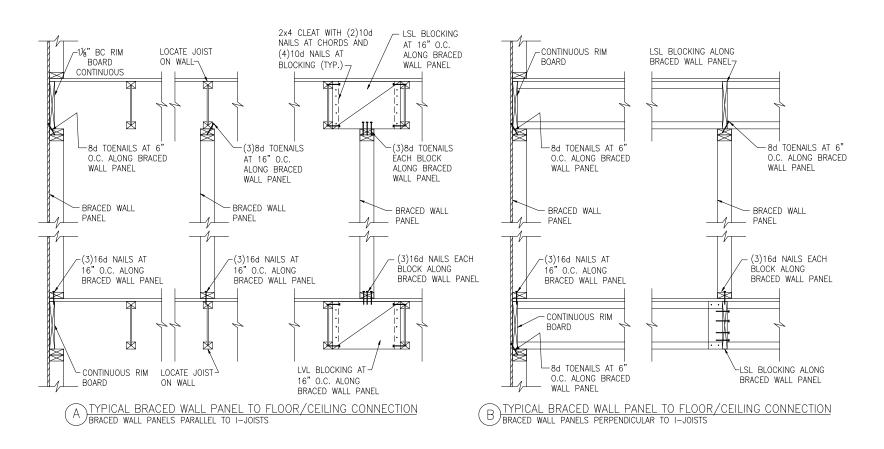
Framing

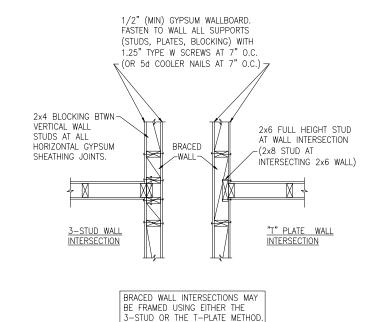
Roof

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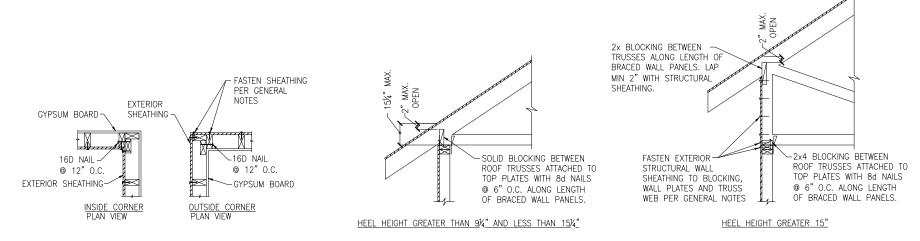
Re-Issue: 8/10/23 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34







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



TYPICAL EXTERIOR CORNER WALL FRAMING

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

Details Wall Braced

120 M.P.H. Raleigh, North Brunswick Project #: 172-21008

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Carolina

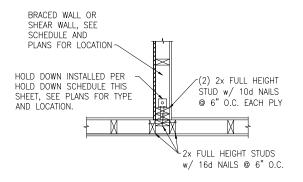
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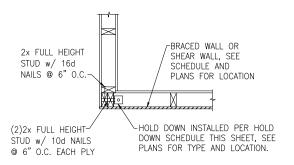
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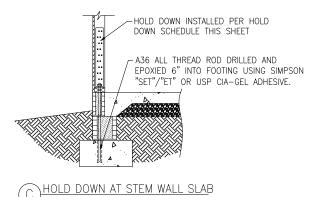
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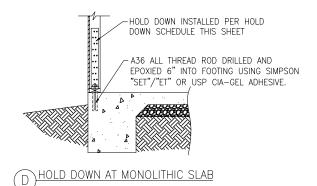
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SD-1











(E)HOLD DOWN AT CRAWL FOUNDATION

A36 ALL

THREAD ROD-

COUPLER NUT

SIMPSON CNW1/2

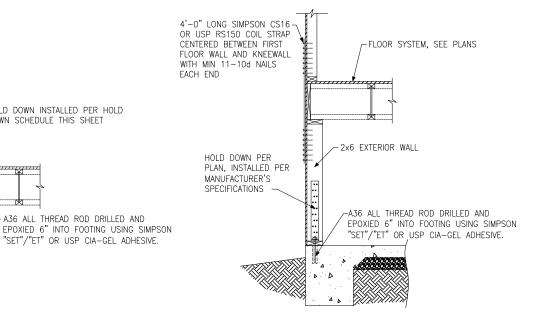
GROUT CMU SOLID

AT ALL THREAD ROD-

OR USP CNW12-ZP

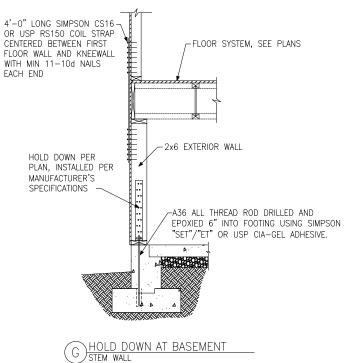
-HOLD DOWN INSTALLED PER HOLD DOWN SCHEDULE THIS SHEET





HOLD DOWN AT BASEMENT

MONOLITHIC TURN-DOWN



HOLD DOWN SCHEDULE HOLD DOWN ALL TREAD ROD FASTENERS SIMPSON LTS20B ½" DIA. (10)10d NAILS HTT4 HTT16 %" DIA. (18)16dx2½" LONG NAILS HTT5 HTT45 %" DIA. (26)16dx21/2" LONG NAILS



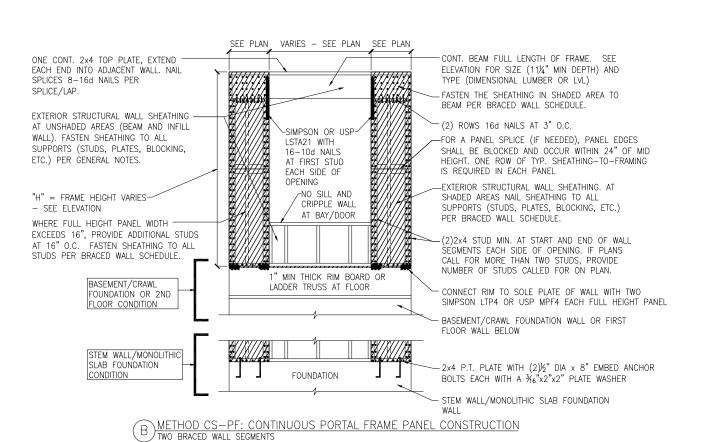
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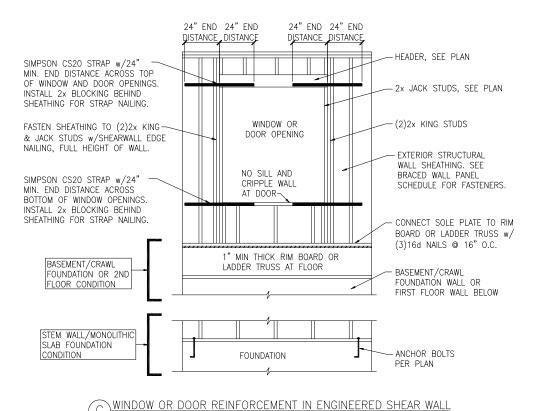
Details 품 Hold-Down Brunswick

120 M.P.H. Raleigh, North Carolina Project #: 172-21008

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SD-2J





ONLY REQUIRED WHERE SPECIFIED ON PLANS

EERING KERTOWN, PA 18951 (215) 804-4449

Detail ઝ Notes Wall Braced

120 M.P. Raleigh, Project #: 172-21008 Designed By: JPS

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



Details Frame Portal Continuous S Method

120 M.P.H. Raleigh, North Brunswick

Carolina

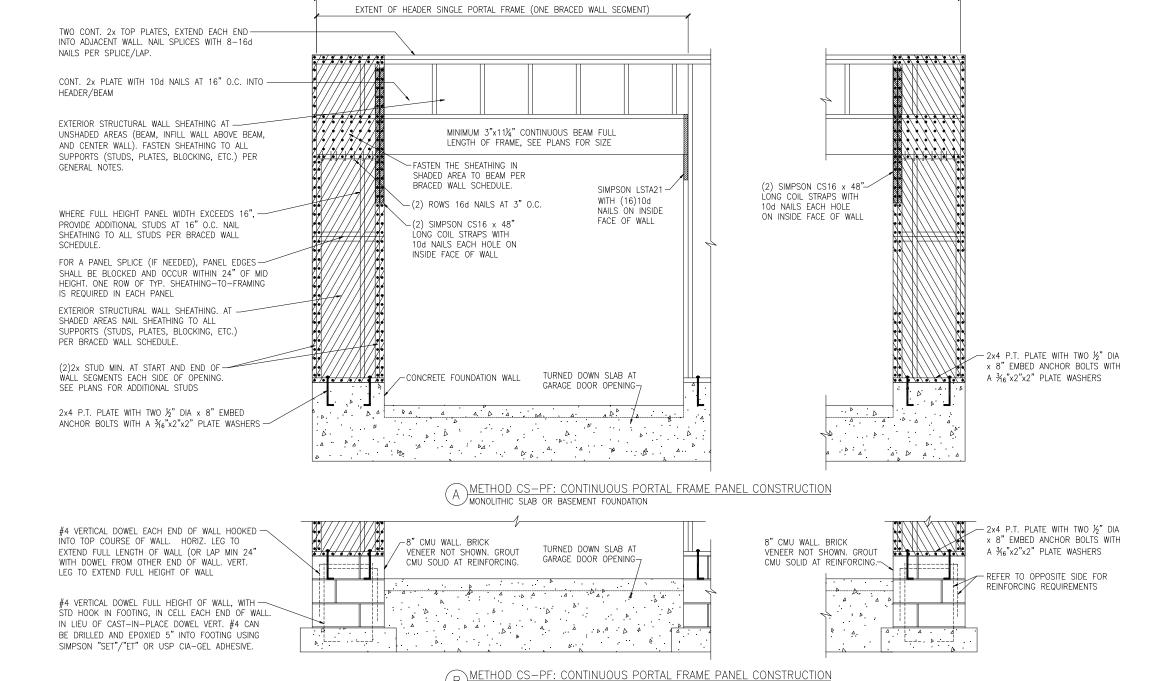
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STEM WALL SLAB OR CRAWL SPACE FOUNDATION

EXTENT OF HEADER DOUBLE PORTAL FRAME (TWO BRACED WALL SEGMENTS)

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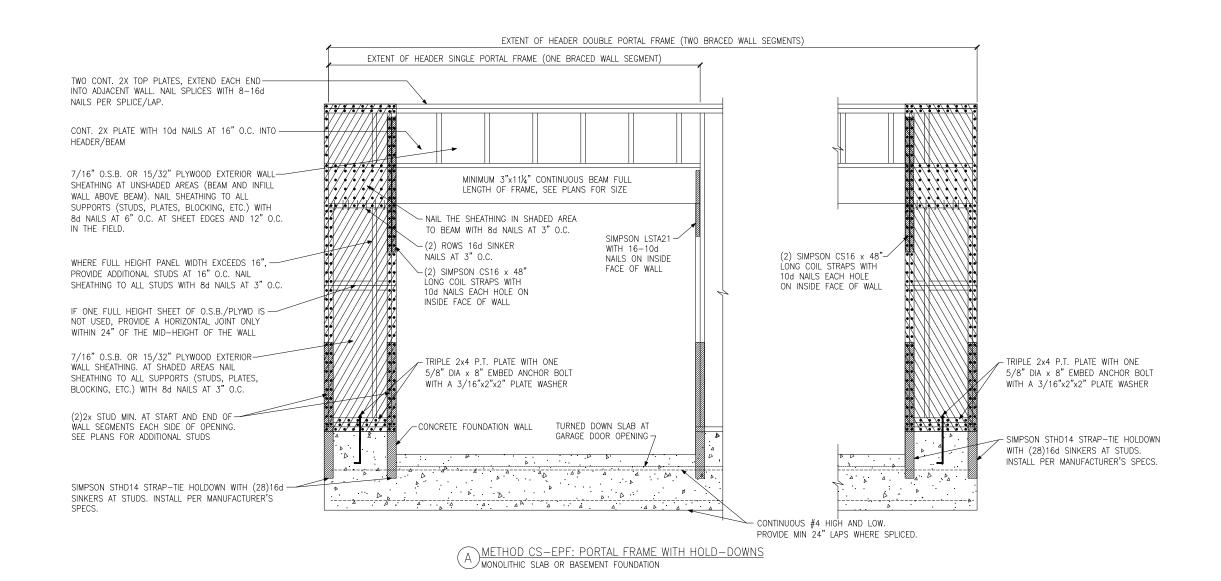
Carolina

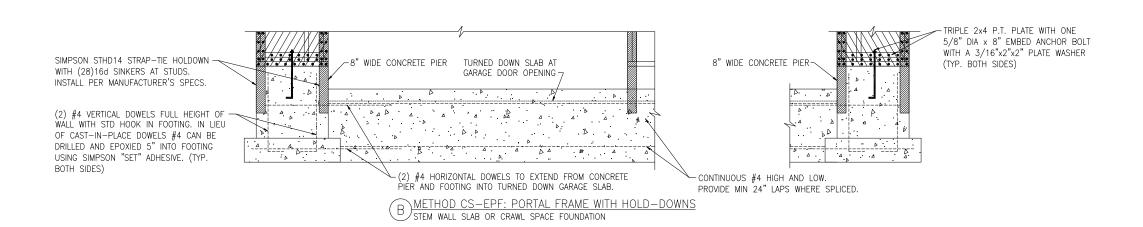
Method Project #: 172-21008

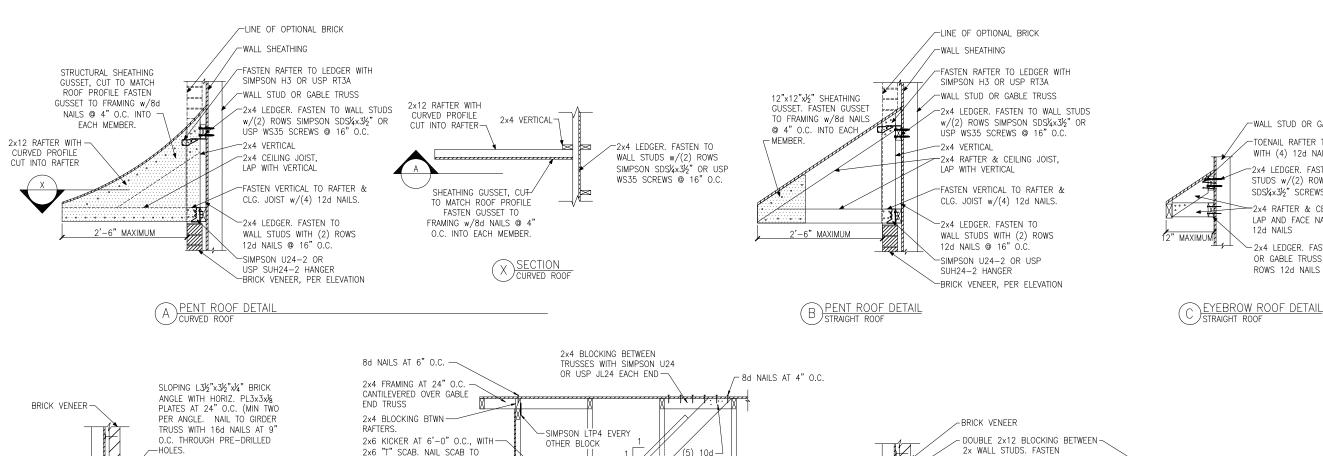
Designed By: JPS Checked By:

Issue Date: 12/17/21 Re-Issue: 8/10/23

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







(2) SIMPSON GBC OR

GABLE END WALL DETAIL

ÙŚP HC520 EACH KICKER

NAILS

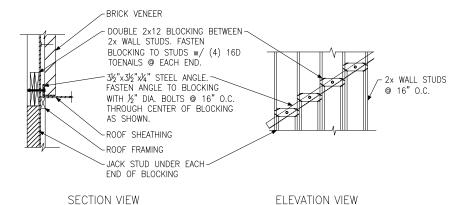
ROOF TRUSSES AT

SIMPSON A35 OR USP MPA1

SPACED PER SHEAR WALL

BELOW ENTIRE GABLE END

24" O.C.



BRICK LEDGER CONNECTION DETAIL

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

-WALL STUD OR GABLE TRUSS

TOENAIL RAFTER TO LEDGER

-2x4 LEDGER. FASTEN TO WALL STUDS w/(2) ROWS SIMPSON

SDS1/4×31/2" SCREWS @ 16" O.C.

-2x4 RAFTER & CEILING JOIST,

LAP AND FACE NAIL WITH (4)

-2x4 LEDGER. FASTEN TO WALL

OR GABLE TRUSS WITH (2)

ROWS 12d NAILS @ 16" O.C.

WITH (4) 12d NAILS



EERING KERTOWN, PA 18951 (215) 804-4449

Detail Framing Miscellaneous

Brunswick

Carolina

North

M.P.H.

Raleigh, 20 Project #: 172-21008

Designed By: JPS Checked By:

Issue Date: 12/17/21 Re-Issue: 8/10/23 Scale: 1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

PL3x3x1/8

ROOF GIRDER TRUSS TO

SUPPORT DEAD LOAD OF

TRUSS DETAIL

BRICK, SEE PLAN

2x WALL

SEE PLAN

STUDS,

KICKER WITH 10d NAILS AT 6"

TRUSS IS 4'-0" OR LESS.

EXTERIOR STRUCTURAL WALL

SHEATHING AT GABLE END

FASTENERS PER GENERAL

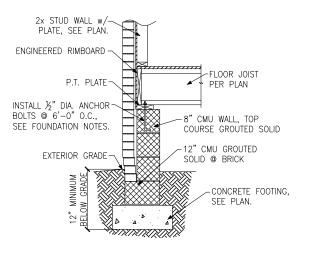
EXTERIOR STRUCTURAL

WALL SHEATHING

O.C. KICKER MAY BE OMITTED WHEN HEIGHT OF GABLE END

FOUNDATION SECTION

A EXTERIOR WALL



2x STUD WALL w/-2x STUD WALL w/-PLATE, SEE PLAŃ. PLATE, SEE PLAN. FLOOR JOIST FLOOR JOIST ENGINEERED RIMBOARD ENGINEERED RIMBOARD PER PLAN PER PLAN -INSTALL ½" DIA. ANCHOR BOLTS @ 6'-0" O.C., -INSTALL ½" DIA. ANCHOR BOLTS @ 6'-0" O.C., SEE FOUNDATION NOTES. SEE FOUNDATION NOTES. -8" CMU WALL TOP TURN DOWN PORCH-TURN DOWN PORCH COURSE GROUTED SOLID SLAB TO BELOW TOP OF SLAB TO BELOW TOP OF 12" CMU GROUTED SOLID @ BRICK FOUNDATION WALL FOUNDATION WALL -CONCRETE FOOTING, -CONCRETE FOOTING, SEE PLAN. SEE PLAN. SEE ARCHITECTURAL DETAILS FOR WATERPROOFING AT PORCH SLAB/WOOD FRAMING.

B FOUNDATION SECTION

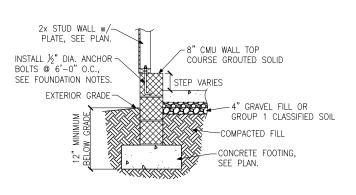
EXTERIOR WALL ® BRICK VENEER

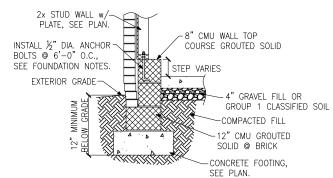
FOUNDATION

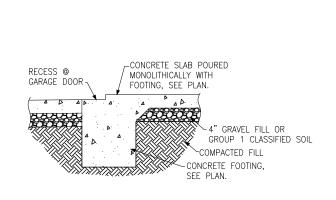
EXTERIOR WALL

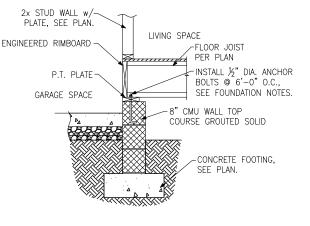
FOUNDATION SECTION
EXTERIOR WALL AT PORCH

DESCRIPTION
EXTERIOR WALL AT PORCH W/ BRICK VENEER









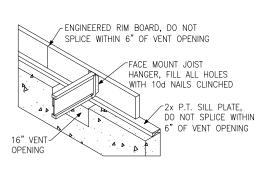
FOUNDATION SECTION EXTERIOR GARAGE WALL

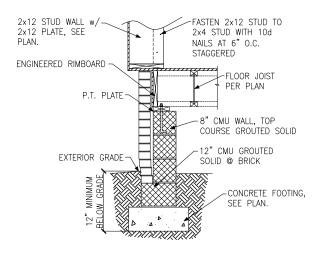


GARAGE DOOR SECTION
GARAGE DOOR

H FOUNDATION DETAIL INTERIOR GARAGE WALL

FLOOR JOIST PER PLAN
GIRDER PER PLAN 2x8 PT BEARING BLOCK, FULL LENGTH OF PIER
CMU PIER GROUTED SOLID, SEE SCHEDULE FOR SIZE AND HEIGHT LIMITS
CONCRETE FOOTING, SEE PLAN.





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 C	CONCRETE/N	MORTAR.				
PIERS OVER !	5'-4" SHAL	L BE BE FILLED SOLIDLY				
WITH CONCRE	TE OR TYP	E M OR S MORTAR.				
FOR PIERS OVER 8'-0" CONTACT KSE						
ENGINEERING FOR PIER AND FOOTING DESIGN.						

FOUNDATION SECTION
INTERIOR PIER

(K) CRAWL SPACE VENT DETAIL

FOUNDATION SECTION

EXTERIOR WALL @ BAY WINDOW



SD-9J

Details

Foundation

Space

Crawl

Carolina

North

Raleigh,

M.P.H.

20

Brunswick

Project #: 172-21008

KERTOWN, PA 18951 (215) 804-4449

NGINE

BRACED WALL PANEL NOTES:

CS-ESW(3)

WALL, TYPE 2

WALL, TYPE 3

ENGINEERED SHEAR

1. ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.

INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS

INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS

8d COMMON NAILS AT 3" O.C. AT SHEET EDGES AND 12" O.C. AT

2. PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER DETAILS A & B/DS-1.

7/16" OSB

- 3. ALL EXTERIOR WALLS OF THE HOUSE ARE SHEATHED WITH 7/16" O.S.B., OR 15/32" PLYWOOD, FASTENED PER IRC TABLE R602.3(1) OR SHEATHED WITH THERMO-SHEATH RED STRUCTURAL SHEATHING, FASTENED WITH 16 GAGE BY 1.25" LONG GALV. STAPLES w/ 15/6" CROWN AT 3" O.C. AT SHEET EDGES AND 3" O.C. AT INTERMEDIATE SUPPORTS OR 0.120x11/4" GALV. ROOFING NAILS AT 3" O.C. AT SHEET EDGES AND 3" O.C. AT INTERMEDIATE SUPPORTS.
- WOOD BRACED WALL PANELS AND ENGINEERED SHEAR WALLS ARE PROVIDED PER IRC SECTION R602.10. STRUCTURAL SHEATHING BRACED WALL PANELS AND ENGINEERED SHEAR WALLS ARE PROVIDED PER TECHNICAL EVALUATION REPORT (TER No. 1310-01) GENERATED BY DR. J ENGINEERING LLC, DATED JANUARY 9, 2023. PANEL LENGTHS SHOWN ON PLANS ARE THE MINIMUM LENGTH REQUIRED PER DESIGN
- 5. ALL EXTERIOR WALLS TO BE 2x STUDS @ 16" O.C. MAXIMUM, UNLESS NOTED OTHERWISE ON PLANS.





Schedule Wall Shear and Wall

Braced

Brunswick 120 M.P. Raleigh,

J.

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Carolina

North

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