

BRUNSWICK

PLAN 1858



**ALL CONSTRUCTION MUST
MEET CURRENT CODE
REQUIREMENTS**

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 defects.

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 DETAILS AND APPLICABLE CODES IS THE RESPONSIBILITY OF THE BUILDER AND CONTRACTOR.



② 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

BRUNSWICK - Master Plan Set

Cover Sheet

Lot Specific Details:

Community:
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 #:
0

PLANS TO REMAIN ON JOBSITE



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 DETAILS AND APPLICABLE CODES IS THE RESPONSIBILITY OF THE BUILDER AND CONTRACTOR.

BRUNSWICK - Master Plan Set

1st Floor Plan - Elev 2

Lot Specific Details:

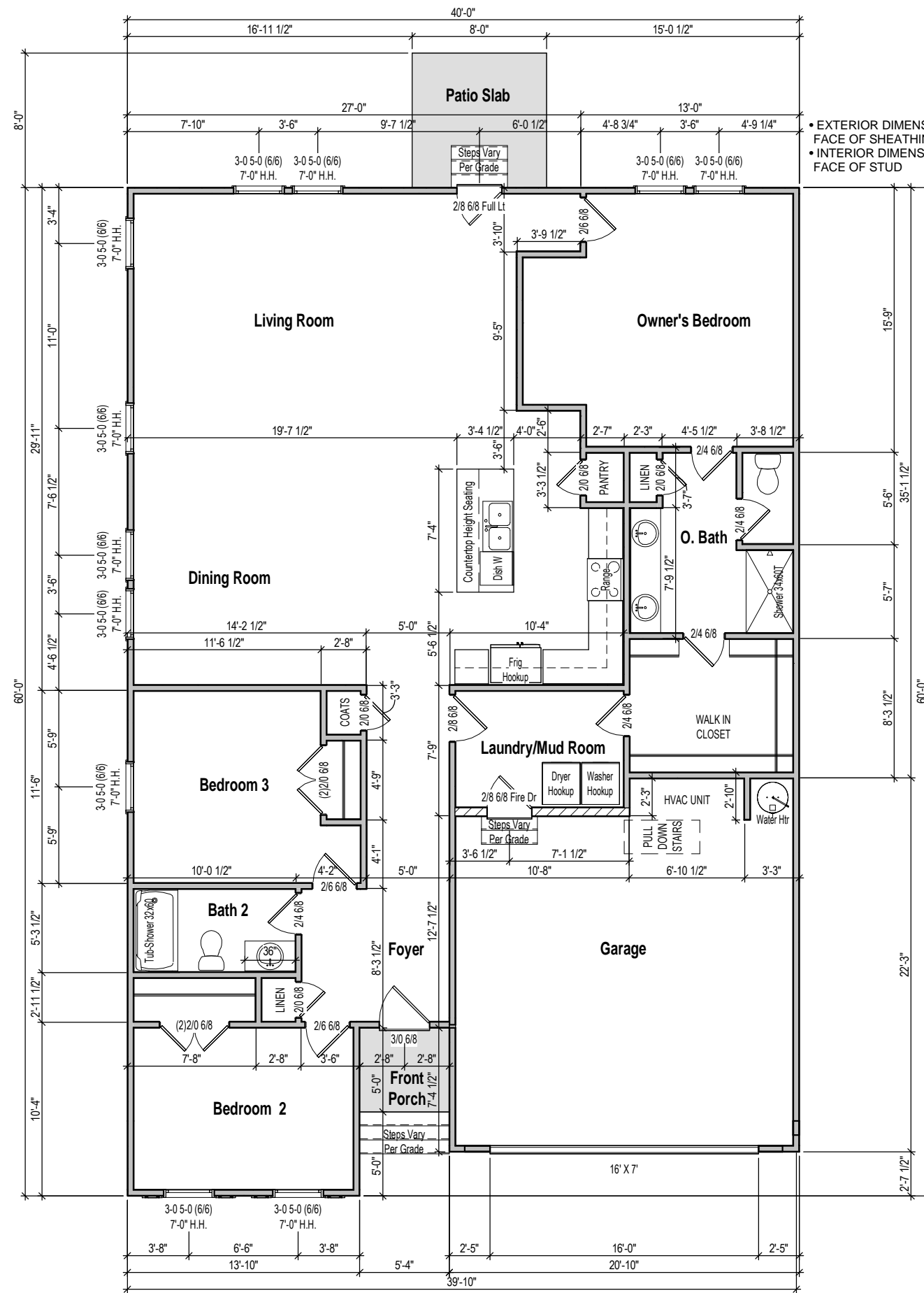
Community: Carolina Trace
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Structural Options:
 elev 2
 crawl fnd
 patio slab 8'x8'
 post lamp
 disposal

Plan Version Date:
 11-27-23

Job Version Date:
 6-1-24

Sheet #:
 A1.2a



• EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING
 • INTERIOR DIMENSIONS ARE TO FACE OF STUD

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

PLANS TO REMAIN ON JOBSITE



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



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

BRUNSWICK - Master Plan Set

Front & Rear Elevations - Elev 2

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Sheet #:
A5.2

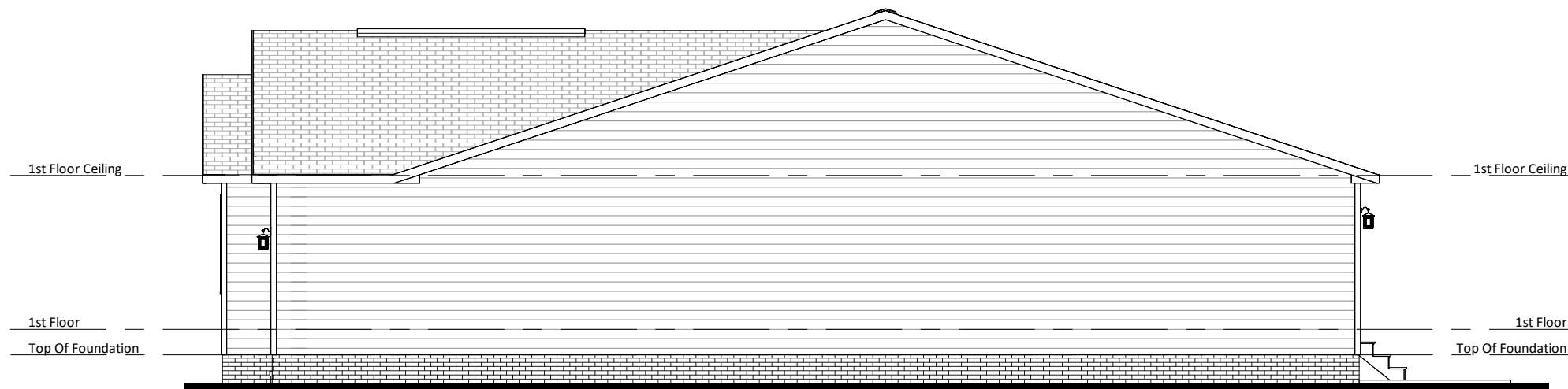
PLANS TO REMAIN ON JOBSITE



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



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

BRUNSWICK - Master Plan Set

Side Elevations - Elev 2

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Sheet #:
A5.2.1

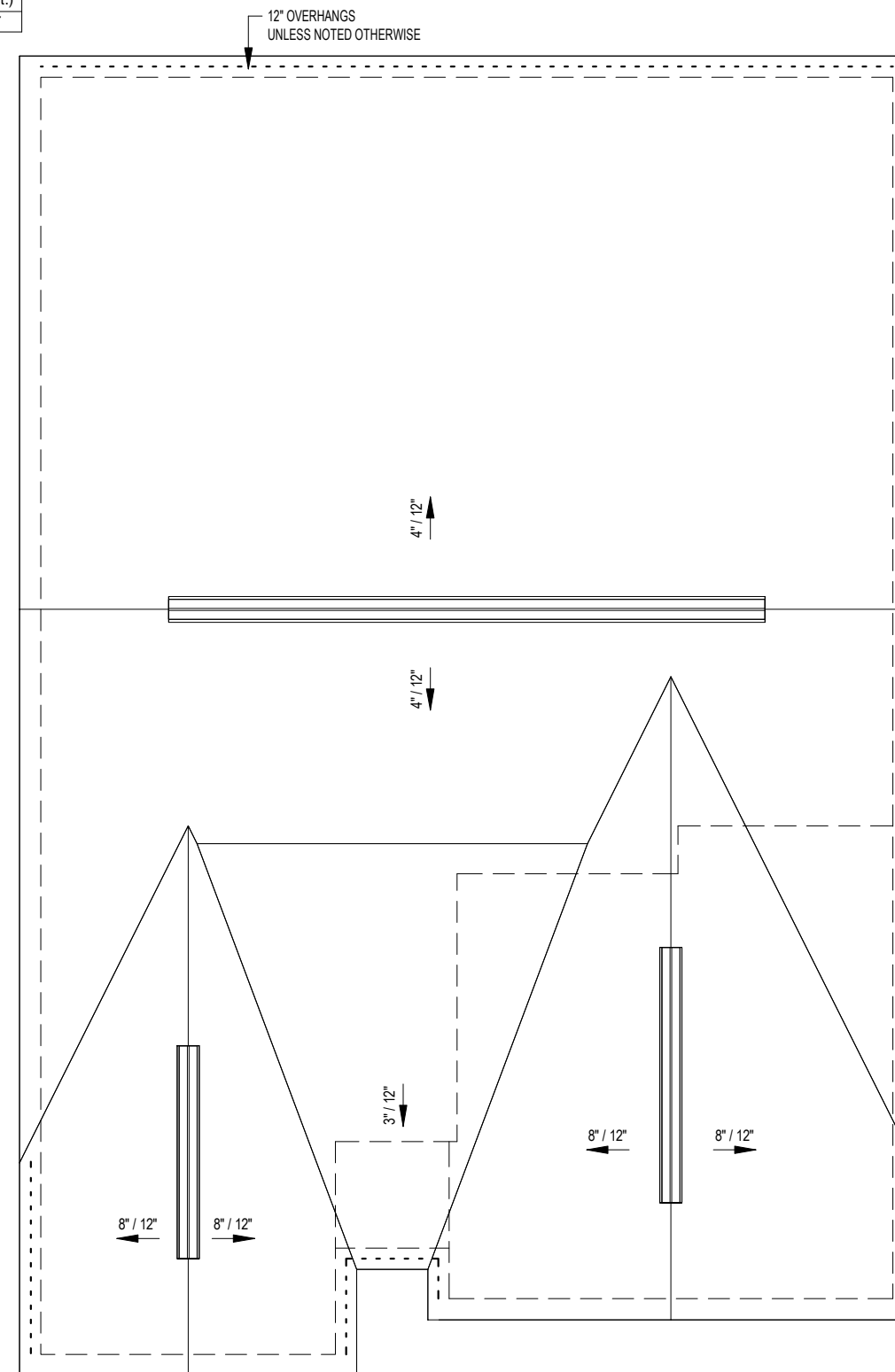
PLANS TO REMAIN ON JOBSITE

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

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	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



① Roof Plan - Elev 2
1/8" = 1'-0"



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BRUNSWICK - Master Plan Set

Roof Plan - Elev 2

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A5.2.2

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BRUNSWICK - Master Plan Set

1st Floor Utility Std. Pkg.

Lot Specific Details:

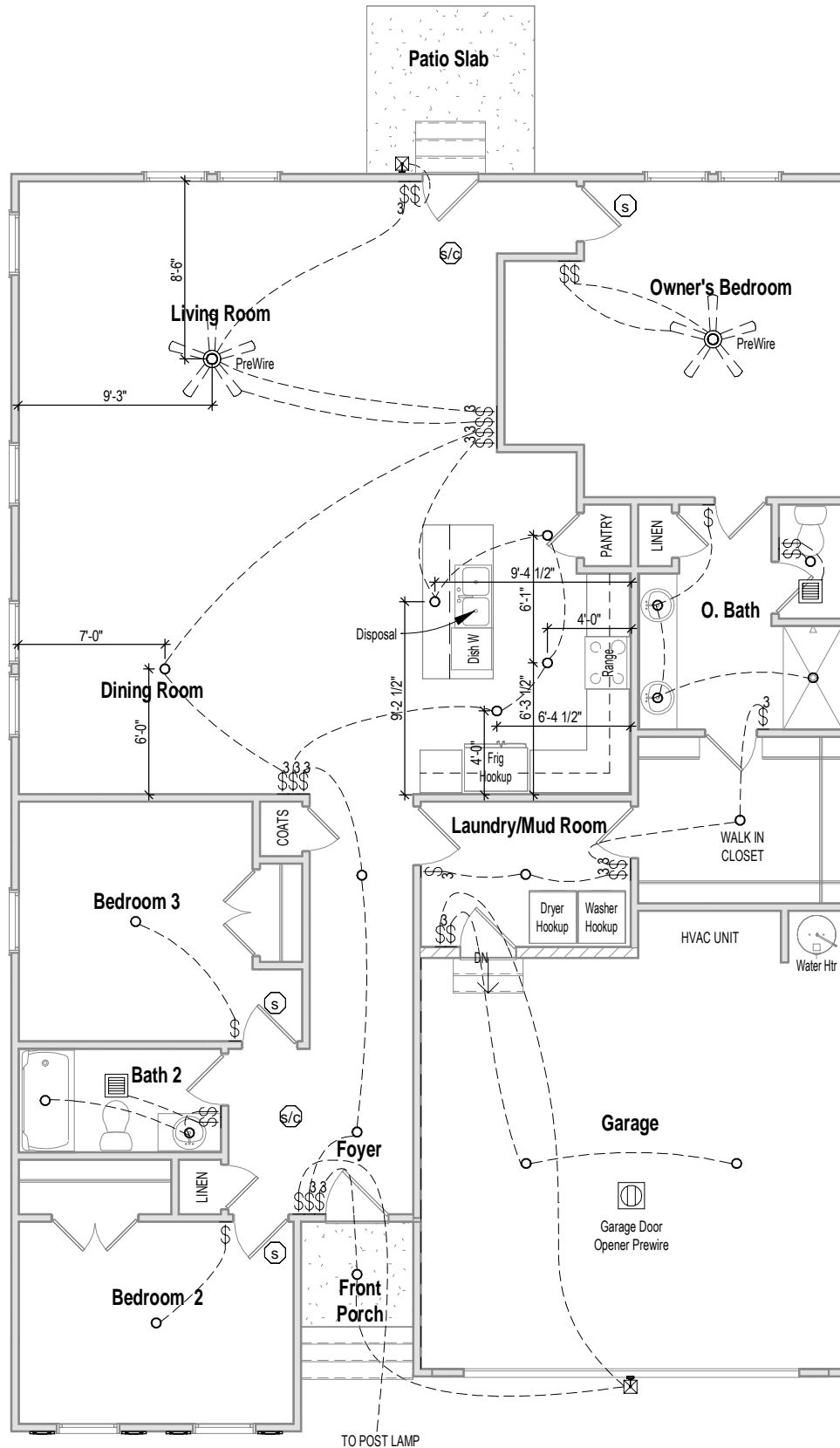
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Structural Options:
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 post lamp
 disposal

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Job Version Date: 6-1-24

Sheet #: E1.0



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

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

PLANS TO REMAIN ON JOBSITE

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BRUNSWICK - Master Plan Set

1st Floor Utility Opt. Pkg.

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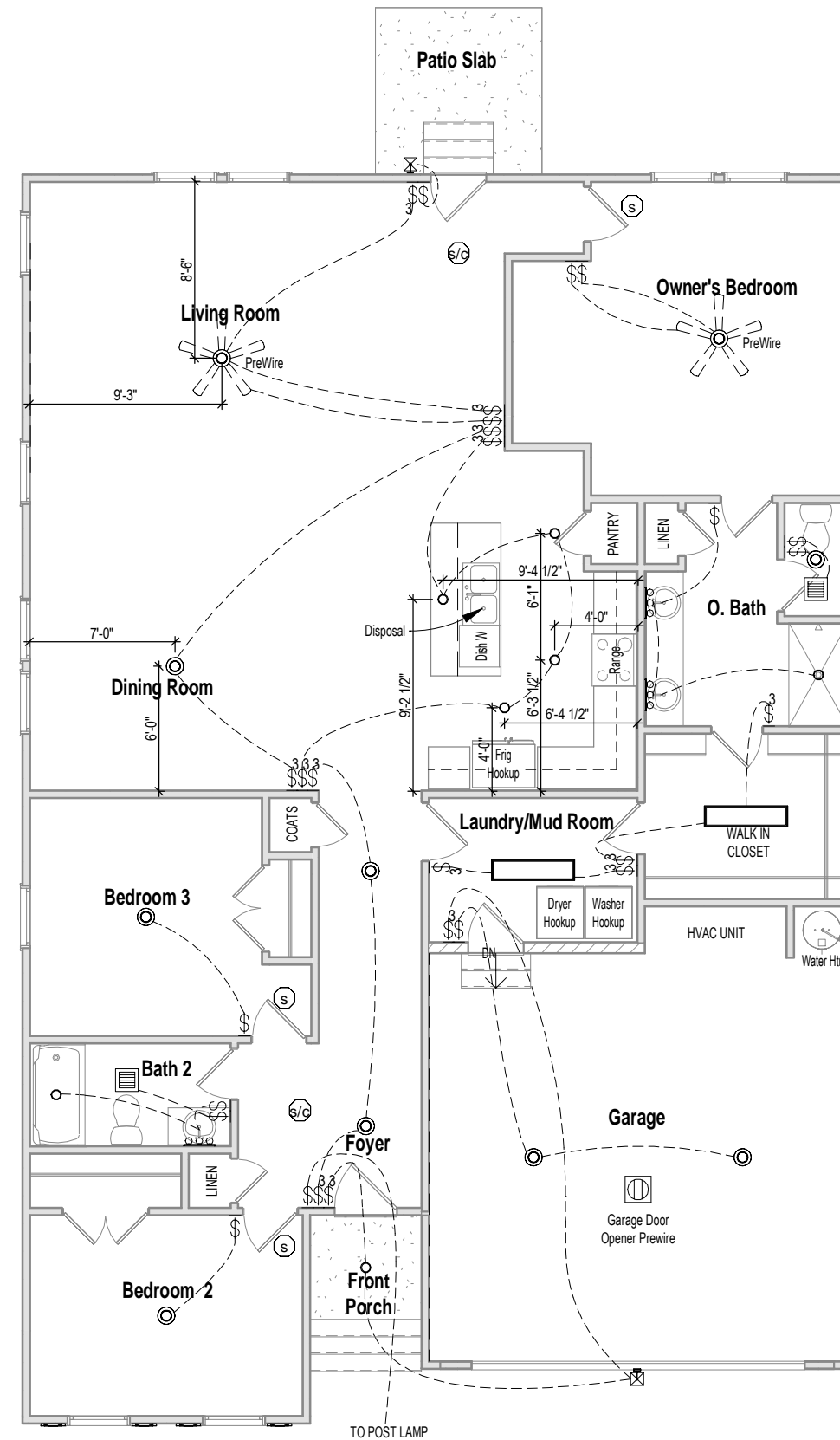
Structural Options:

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Plan Version Date: 11-27-23

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Sheet #: E1.0a



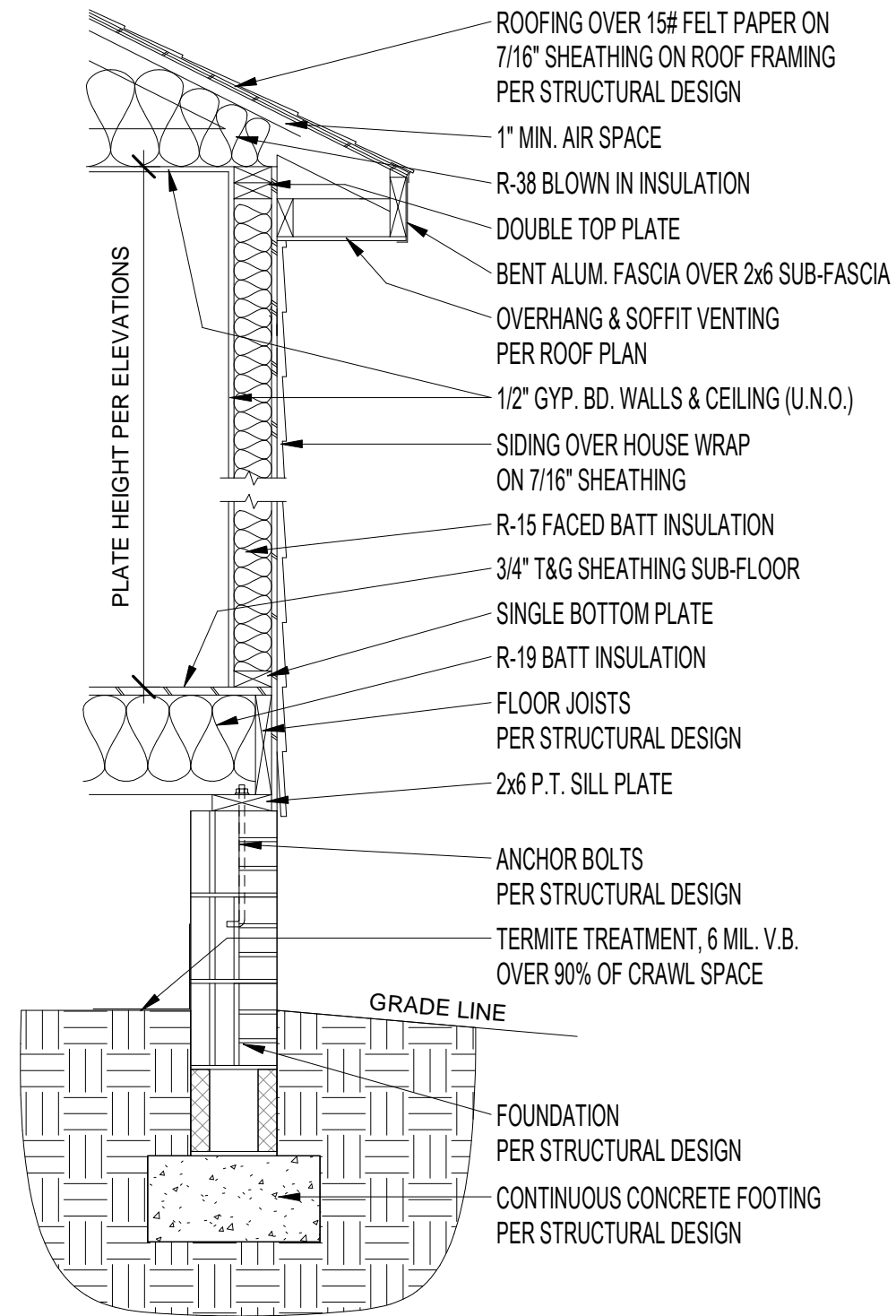
1 Electrical Opt. Pkg. - 1st Floor (surface lights are can lights)
 1/8" = 1'-0"

WALL MOUNTED FIXTURES		CEILING MOUNTED FIXTURES	
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OUTLET - 110V GROUND FAULT INTERRUPTER	OUTLET - PHONE	18" LIGHT BAR	SMOKE DETECTOR
OUTLET - 110V GROUND FAULT INTERRUPTER WATER PROOF	SWITCH - SINGLE POLE	COACH LIGHT - FRONT DOOR	FLUSH MOUNT
OUTLET - 220V	SWITCH - 3 WAY	COACH LIGHT - REAR DOOR	SURFACE LIGHT
	SWITCH - 4 WAY	FLUSH MOUNT W-FAN PREWIRE	FLUORESCENT 4' - 2 LAMPS
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1 Typical Wall Section - Brick Fnd
3/4" = 1'-0"

BRUNSWICK - Master Plan Set

Typical Wall Section

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Sheet #:
Sec-Crawl/Brk

PLANS TO REMAIN ON JOBSITE

SHEET INDEX:

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	
SD-9	CRAWL SPACE FOUNDATION DETAILS	
SD-12	BRACED WALL AND SHEAR WALL SCHEDULE	



KSE
ENGINEERING

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

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 CODE 2015 EDITION.

DESIGN LIVE LOADS:
 • ROOF = 20 PSF (LOAD DURATION FACTOR=1.25)
 • UNINHABITABLE ATTICS WITH LIMITED STORAGE = 20 PSF (WHERE SPECIFIED ON PLANS)
 • HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS = 30 PSF
 • FLOOR = 40 PSF
 • FLOOR (SLEEPING AREAS) = 30 PSF
 • DECK/BALCONY = 40 PSF
 • STAIRS = 40 PSF

DESIGN DEAD LOADS:
 • ROOF TRUSS = 17 PSF (TC=7, BC=10)
 • FLOOR TRUSS = 15 PSF (TC=10, BC=5)
 • FLOOR JOIST = 10 PSF
 • STANDARD BRICK = 40 PSF
 • QUEEN ANNE BRICK = 25 PSF

NOTE: STRUCTURAL FRAMING HAS NOT BEEN DESIGNED FOR TILE, GRANITE, MARBLE OR OTHER MATERIALS HEAVIER THAN THE ABOVE LOADING UNLESS SPECIFICALLY NOTED ON PLANS.

DESIGN WIND LOADS:
 • ULTIMATE WIND SPEED = 120 MPH
 • EXPOSURE CATEGORY = B

ASSUMED SOIL BEARING CAPACITY = 2000 PSF

ASSUMED LATERAL SOIL PRESSURE = 45 PCF

FROST DEPTH = 12" MINIMUM

SEISMIC DESIGN CATEGORY = B

ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
 • 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



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Cover Sheet

Brunswick - RH
120 M.P.H.
Raleigh, North Carolina

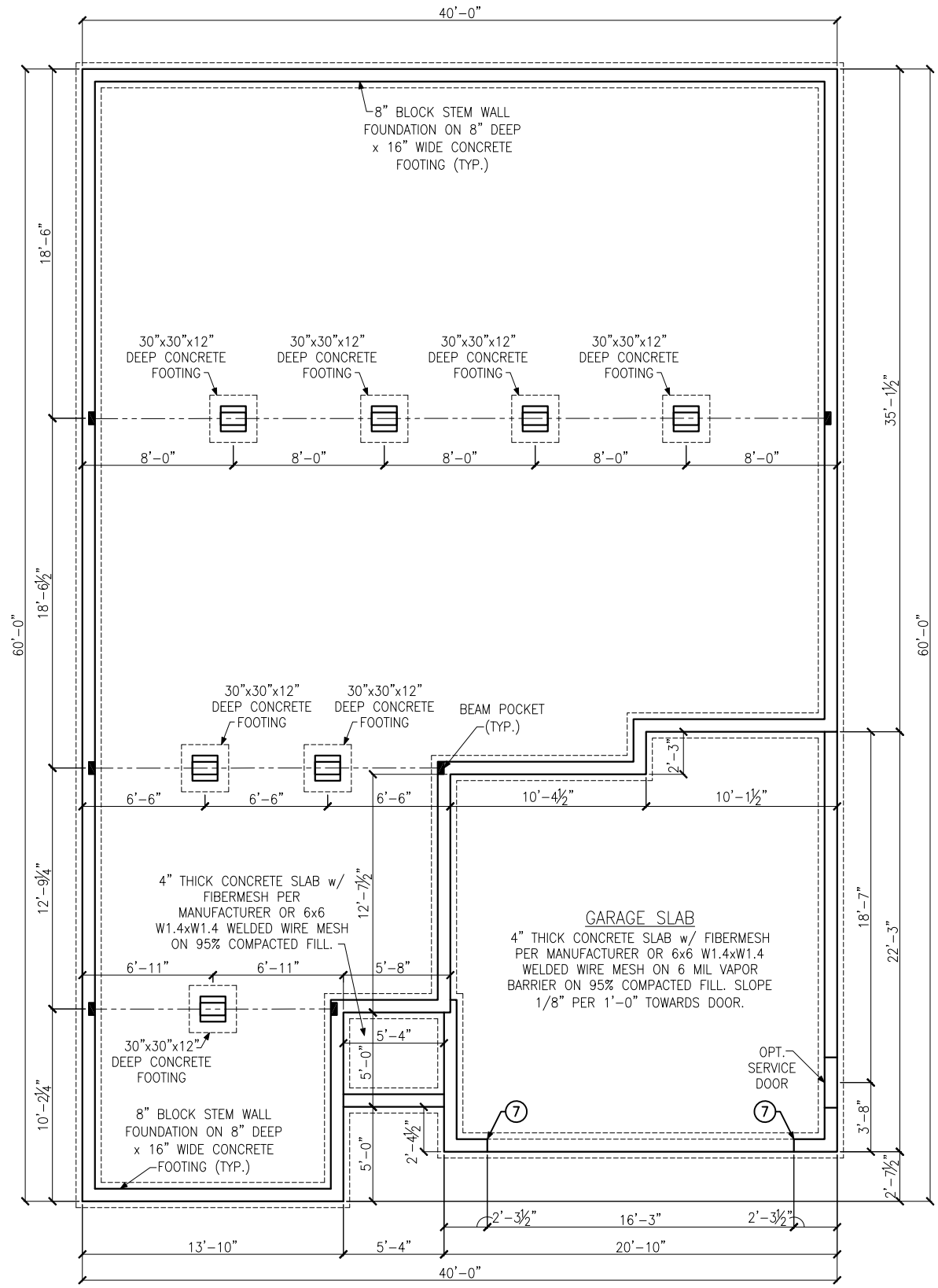
Project #: 172-21008
 Designed By: JPS
 Checked By:
 Issue Date: 12/17/21
 Re-Issue: 8/10/23
 Scale: 1/8"=1'-0" @ 11x17
 1/4"=1'-0" @ 22x34



S-0

PLANS TO REMAIN ON JOBSITE

SEE ARCHITECTURAL PLANS FOR
PATIO SIZE AND LOCATION



CRAWL SPACE FOUNDATION PLAN
ELEVATION 2

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 SHEATHING FASTENING & BLOCKING DETAILS)

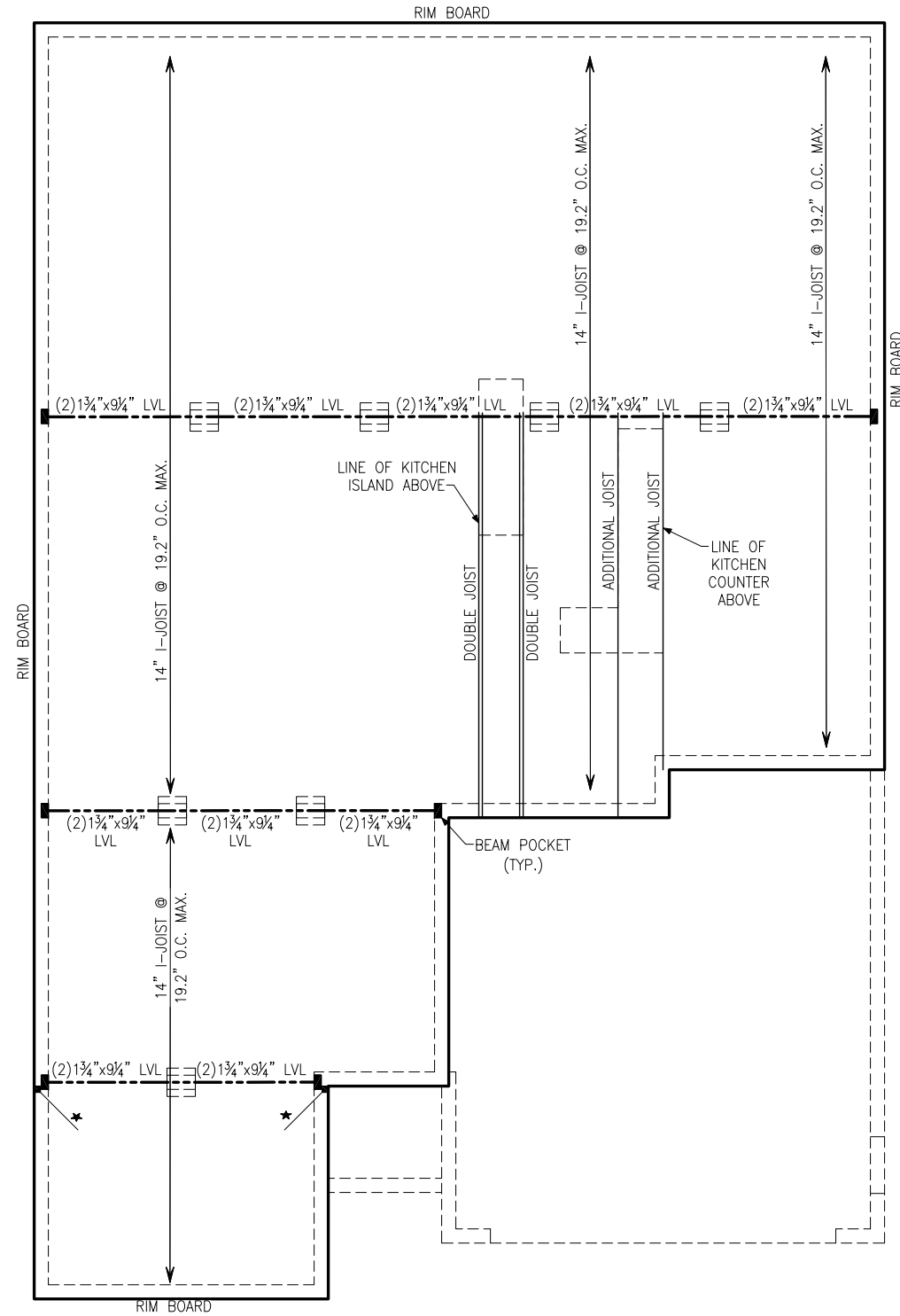
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

KEYNOTES:

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



PLANS TO REMAIN ON JOBSITE



CRAWL SPACE FRAMING PLAN
ELEVATION 2

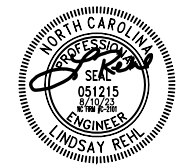
LEGEND

- ★ ⇒ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- ⇒ ⇒ BEARING WALL ABOVE
- ⇒ ⇒ INTERIOR BEARING WALL
- ⇒ ⇒ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

48" BWP

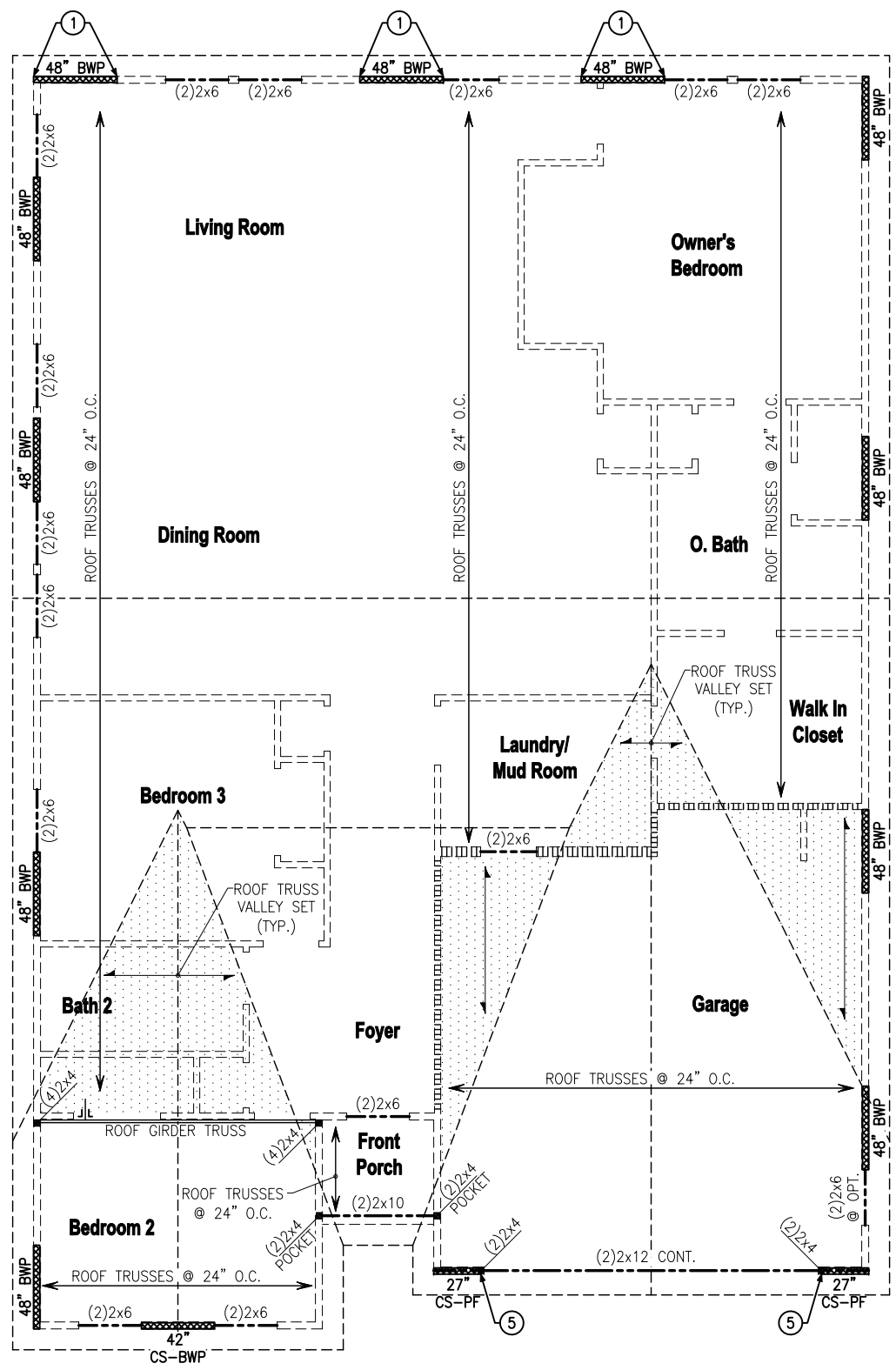
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

FLOOR FRAMING TO BE 14" DEEP BCI-5000s SERIES OR EQUAL, SPACING PER MANUFACTURER.



Crawl Space Framing Plan
Elevation 2
Brunswick - RH
120 M.P.H.
Raleigh, North Carolina

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



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 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:

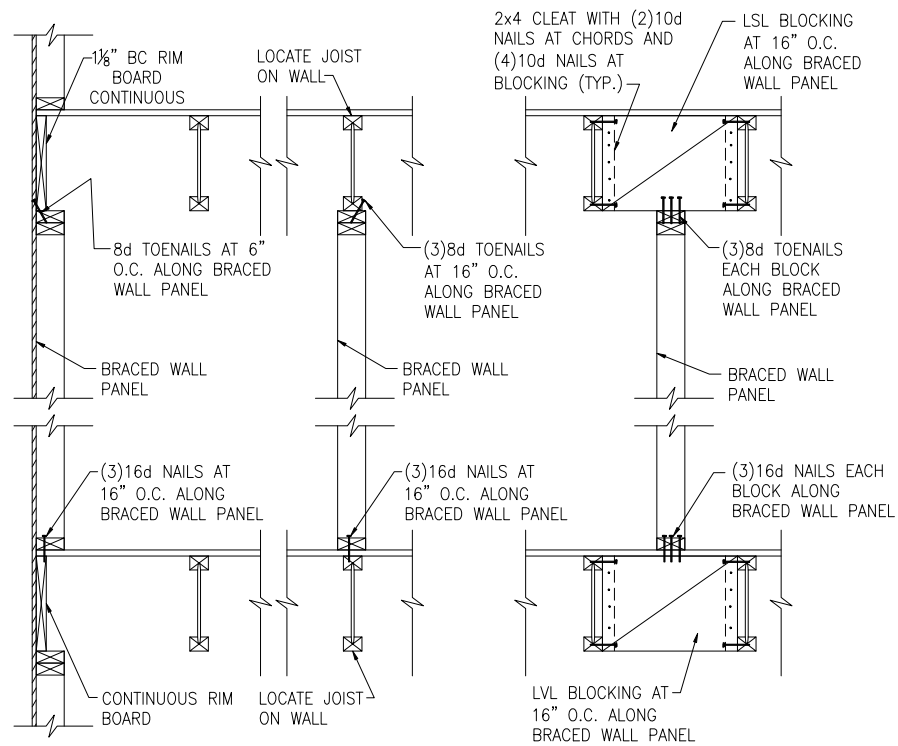
- ① AT RAISED FLOOR BELOW, CONNECT STUD AT END OF BRACED WALL PANEL TO FRAMING BELOW WITH A 30" LONG SIMPSON CS20 COIL STRAP WITH MIN 8-10d NAILS EACH END. AT SLAB FOUNDATION BELOW, CONNECT STUD TO FOUNDATION w/ SIMPSON DTT1Z w/ SIMPSON 3/8"x6" TITEN HD SCREW ANCHOR AND 3/2" MINIMUM EMBEDMENT.
- ⑤ INSTALL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

Roof Framing Plan
Elevation 2
Brunswick - RH
120 M.P.H.
Raleigh, North Carolina

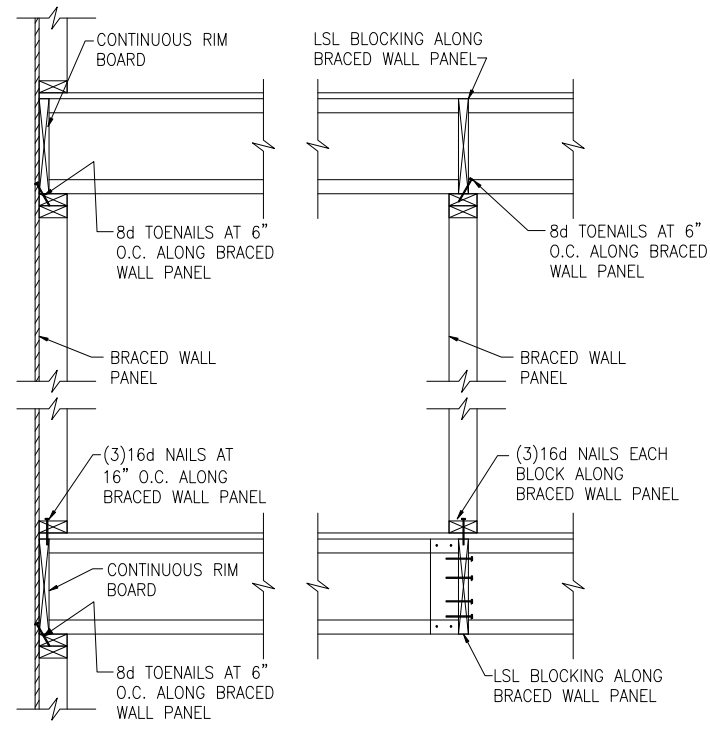
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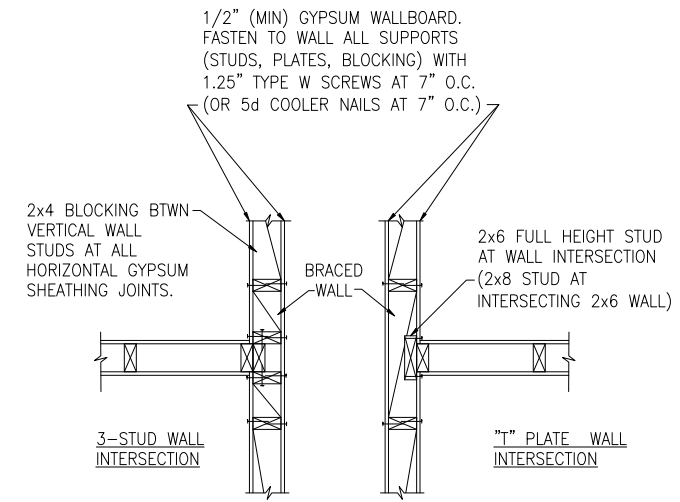
PLANS TO REMAIN ON JOBSITE



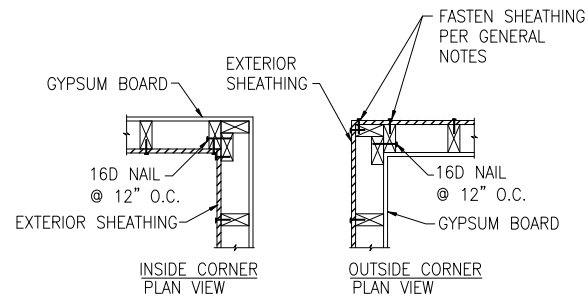
A TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PARALLEL TO I-JOISTS



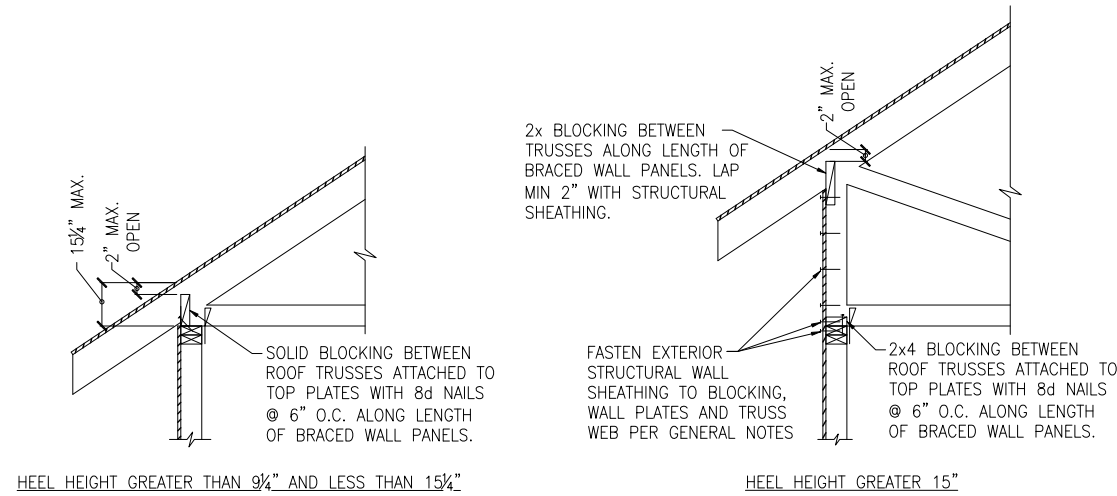
B TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PERPENDICULAR TO I-JOISTS



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

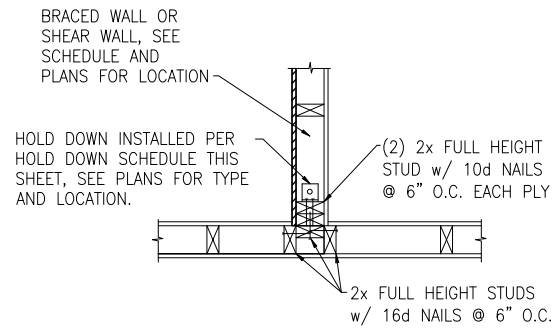


D TYPICAL EXTERIOR CORNER WALL FRAMING

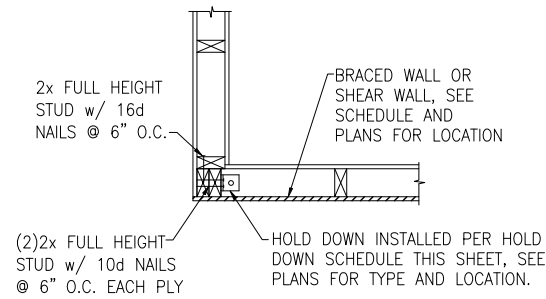


E ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS
ONLY REQUIRED AT BRACED WALL PANELS

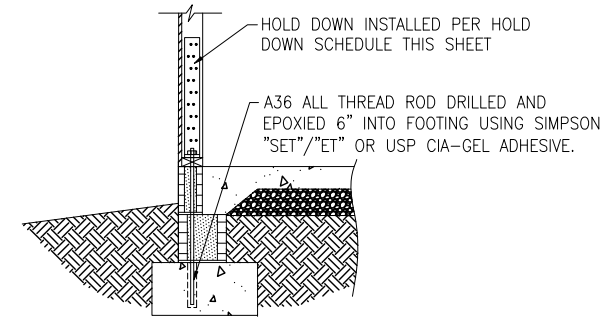




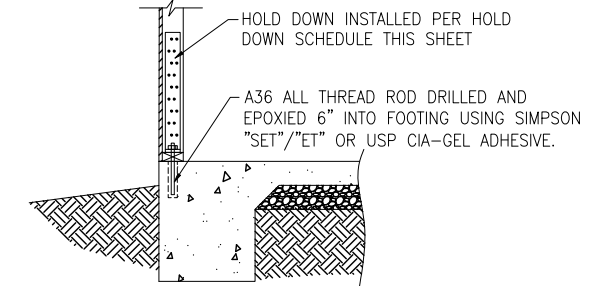
(A) TYPICAL HOLD DOWN DETAIL



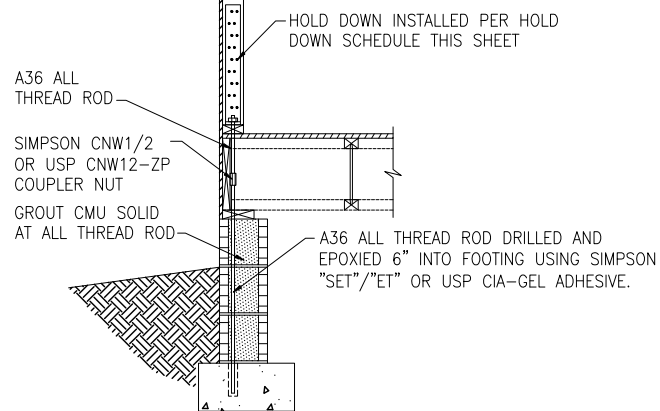
(B) TYPICAL HOLD DOWN DETAIL



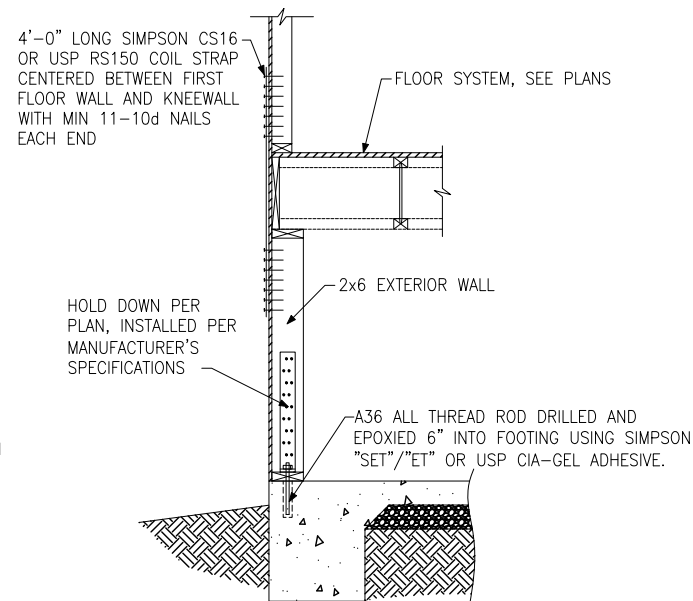
(C) HOLD DOWN AT STEM WALL SLAB



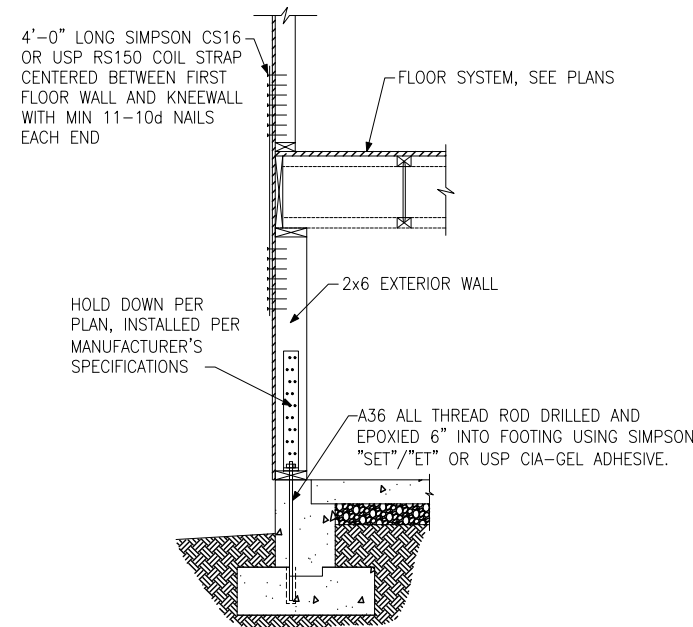
(D) HOLD DOWN AT MONOLITHIC SLAB



(E) HOLD DOWN AT CRAWL FOUNDATION



(F) HOLD DOWN AT BASEMENT MONOLITHIC TURN-DOWN



(G) HOLD DOWN AT BASEMENT STEM WALL

HOLD DOWN SCHEDULE			
HOLD DOWN		ALL TREAD ROD	FASTENERS
SIMPSON	USP		
LTP2	LTS20B	½" DIA.	(10)10d NAILS
HTT4	HTT16	⅝" DIA.	(18)16d x 2½" LONG NAILS
HTT5	HTT45	⅝" DIA.	(26)16d x 2½" LONG NAILS



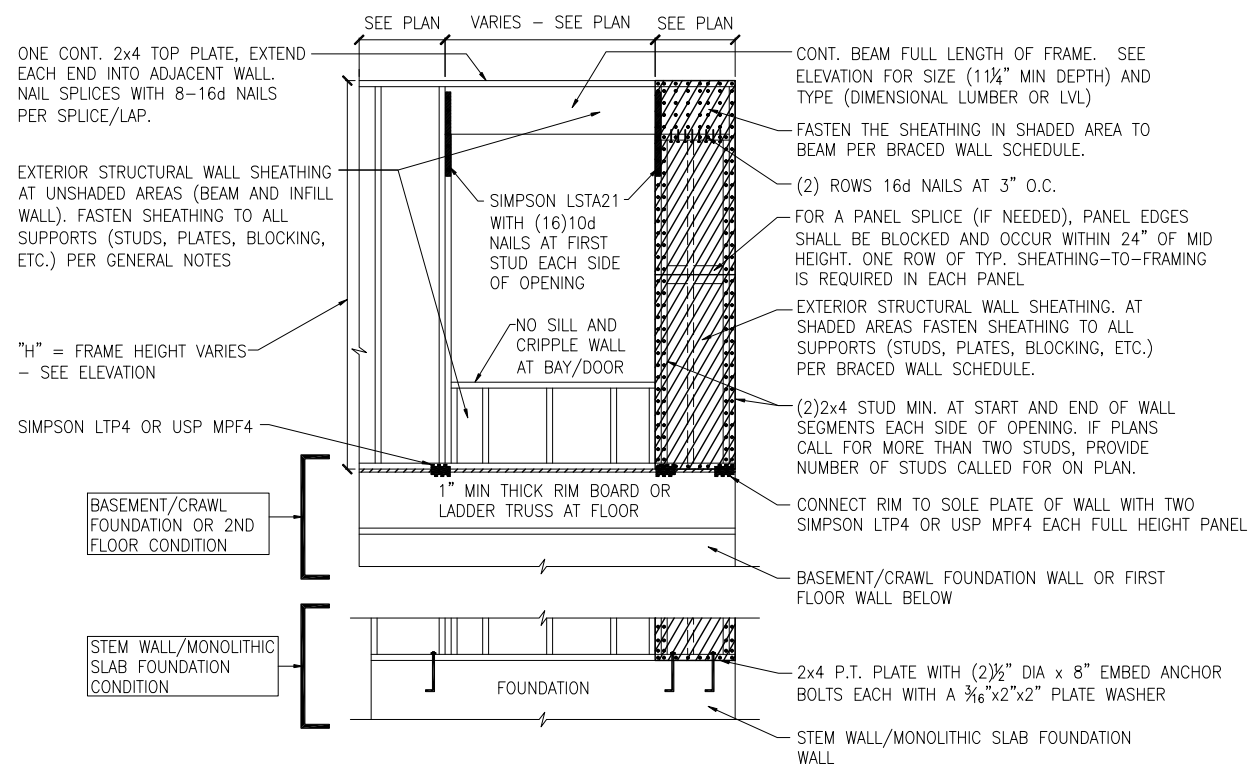
Hold-Down Details

Brunswick - RH
120 M.P.H.
Raleigh, North Carolina

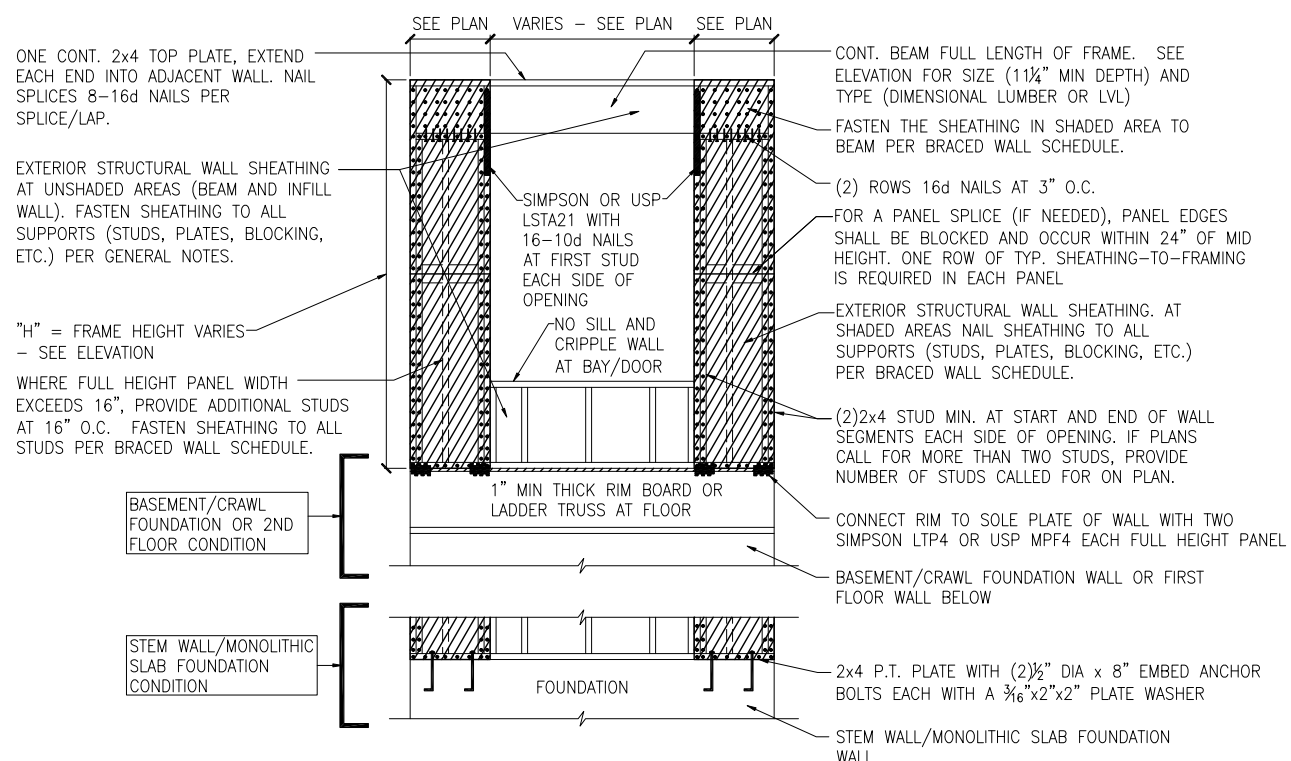
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1/4"=1'-0" @ 22x34

SD-2J

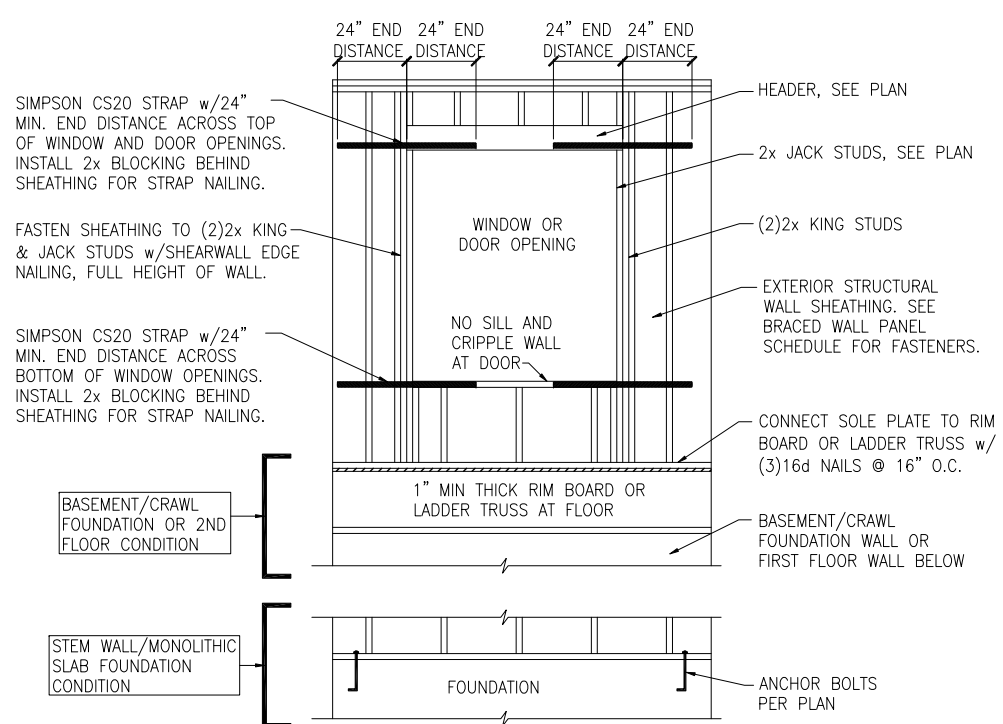
PLANS TO REMAIN ON JOBSITE



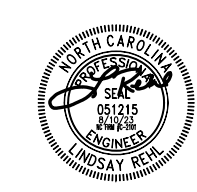
A METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
ONE BRACED WALL SEGMENT



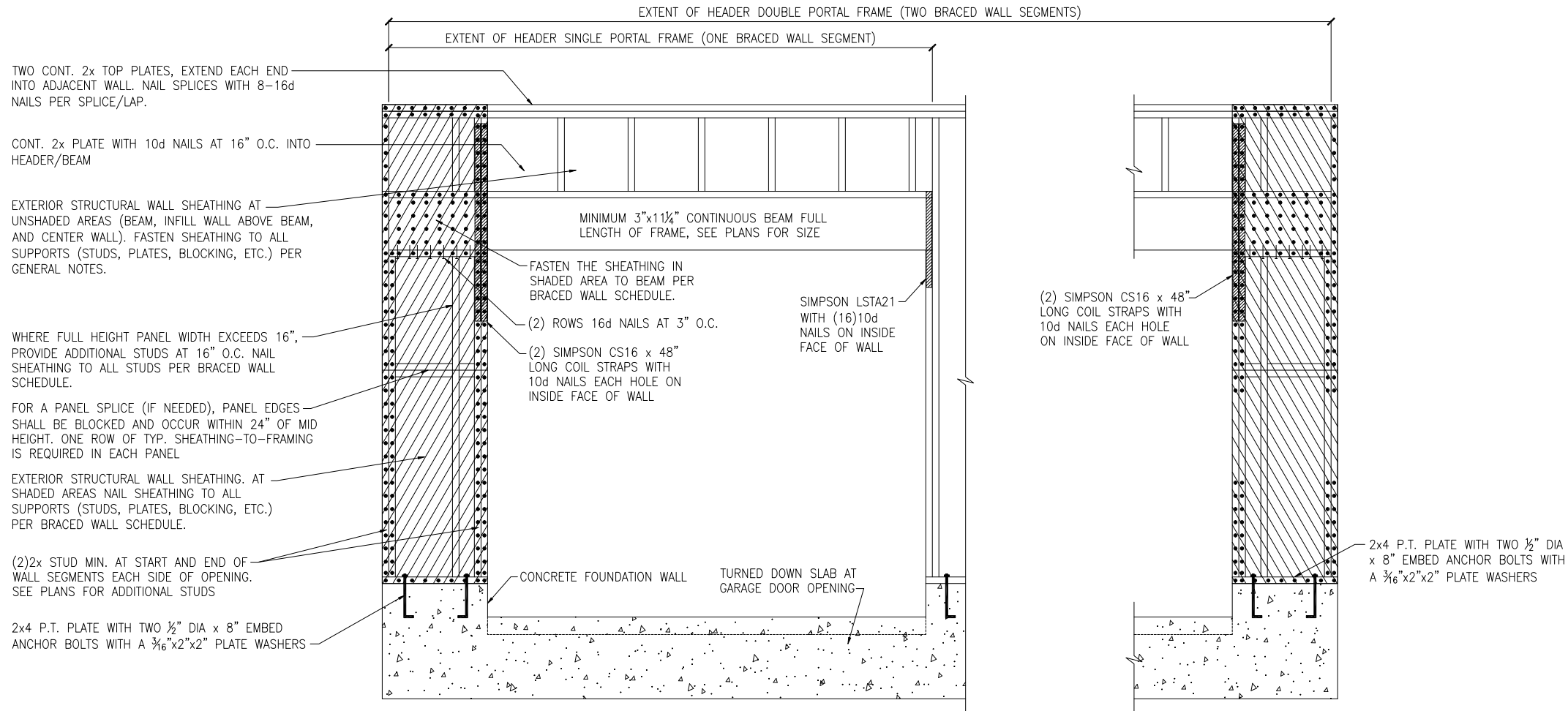
B METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
TWO BRACED WALL SEGMENTS



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



PLANS TO REMAIN ON JOBSITE



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

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

EXTERIOR STRUCTURAL WALL SHEATHING AT UNSHADED AREAS (BEAM, INFILL WALL ABOVE BEAM, AND CENTER WALL). FASTEN SHEATHING TO ALL SUPPORTS (STUDS, PLATES, BLOCKING, ETC.) PER GENERAL NOTES.

WHERE FULL HEIGHT PANEL WIDTH EXCEEDS 16", PROVIDE ADDITIONAL STUDS AT 16" O.C. NAIL SHEATHING TO ALL STUDS PER BRACED WALL SCHEDULE.

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

EXTERIOR STRUCTURAL WALL SHEATHING. AT SHADED AREAS NAIL SHEATHING TO ALL SUPPORTS (STUDS, PLATES, BLOCKING, ETC.) PER BRACED WALL SCHEDULE.

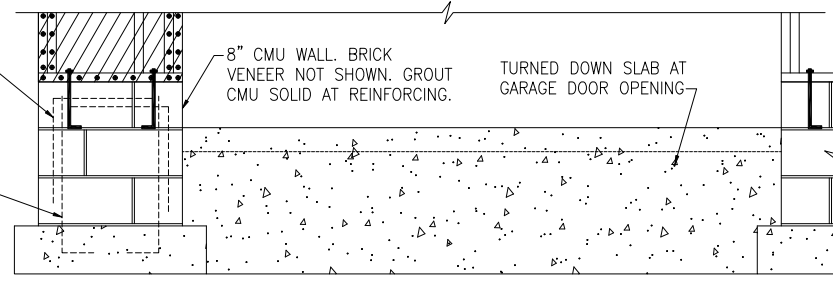
(2)2x STUD MIN. AT START AND END OF WALL SEGMENTS EACH SIDE OF OPENING. SEE PLANS FOR ADDITIONAL STUDS

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

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

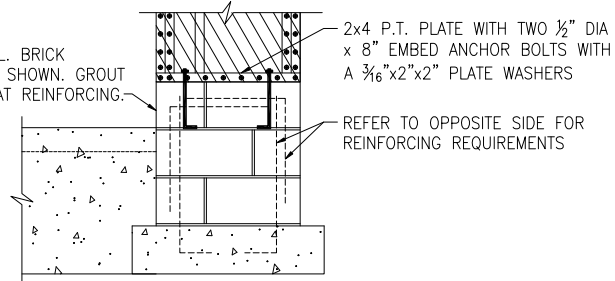
#4 VERTICAL DOWEL EACH END OF WALL HOOKED INTO TOP COURSE OF WALL. HORIZ. LEG TO EXTEND FULL LENGTH OF WALL (OR LAP MIN 24" WITH DOWEL FROM OTHER END OF WALL. VERT. LEG TO EXTEND FULL HEIGHT OF WALL

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



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

8" CMU WALL. BRICK VENEER NOT SHOWN. GROUT CMU SOLID AT REINFORCING.



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

REFER TO OPPOSITE SIDE FOR REINFORCING REQUIREMENTS

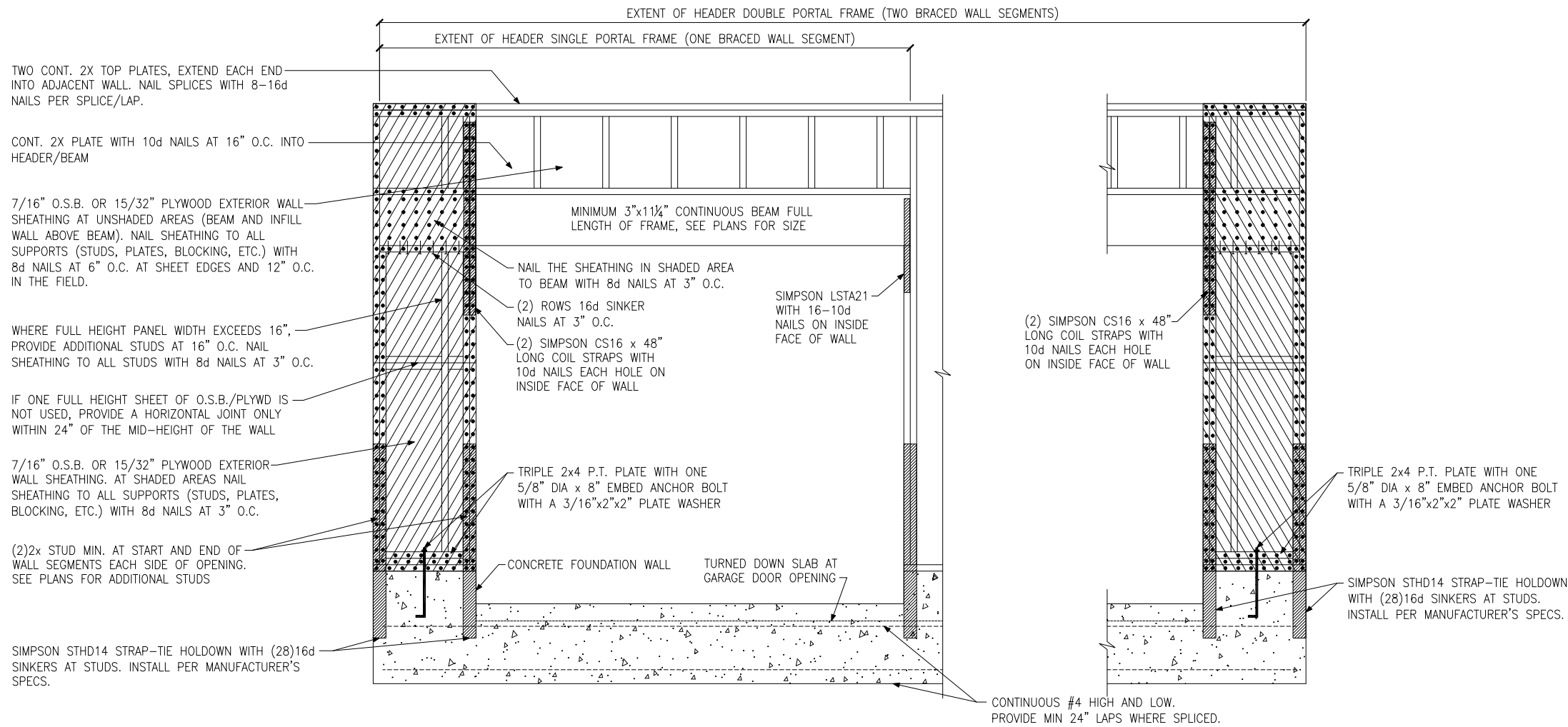
Method CS-PF: Continuous Portal Frame Details

Brunswick - RH
120 M.P.H.
Raleigh, North Carolina

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



PLANS TO REMAIN ON JOBSITE



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

CONT. 2X PLATE WITH 10d NAILS AT 16\"/>

7/16\"/>

WHERE FULL HEIGHT PANEL WIDTH EXCEEDS 16\", PROVIDE ADDITIONAL STUDS AT 16\"/>

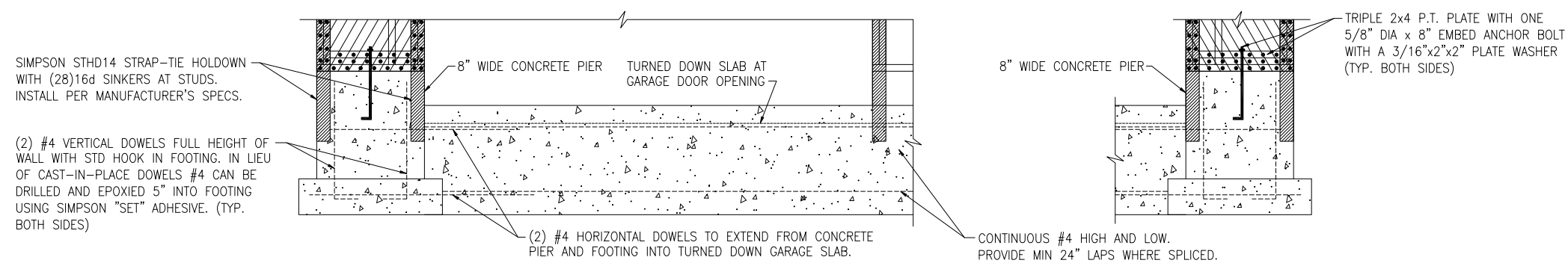
IF ONE FULL HEIGHT SHEET OF O.S.B./PLYWD IS NOT USED, PROVIDE A HORIZONTAL JOINT ONLY WITHIN 24\"/>

7/16\"/>

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

SIMPSON STHD14 STRAP-TIE HOLDDOWN WITH (28)16d SINKERS AT STUDS. INSTALL PER MANUFACTURER'S SPECS.

(A) METHOD CS-EPF: PORTAL FRAME WITH HOLD-DOWNS
MONOLITHIC SLAB OR BASEMENT FOUNDATION



SIMPSON STHD14 STRAP-TIE HOLDDOWN WITH (28)16d SINKERS AT STUDS. INSTALL PER MANUFACTURER'S SPECS.

(2) #4 VERTICAL DOWELS FULL HEIGHT OF WALL WITH STD HOOK IN FOOTING. IN LIEU OF CAST-IN-PLACE DOWELS #4 CAN BE DRILLED AND EPOXIED 5\"/>

(B) METHOD CS-EPF: PORTAL FRAME WITH HOLD-DOWNS
STEM WALL SLAB OR CRAWL SPACE FOUNDATION

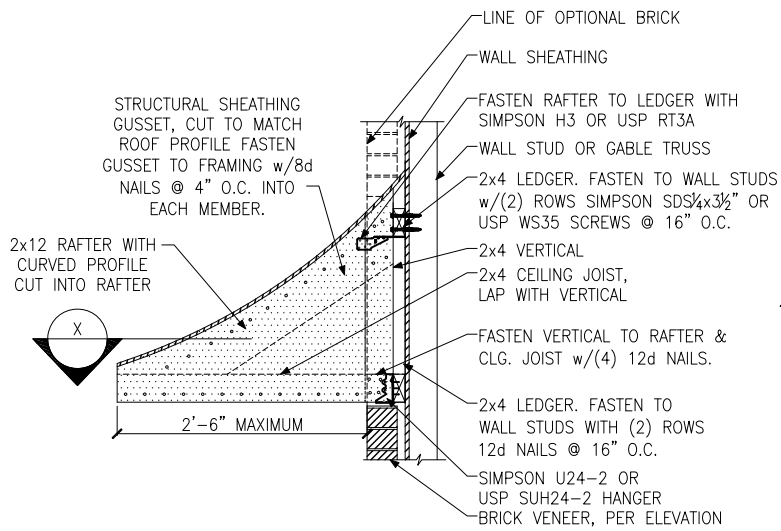
Method CS-EPF: Portal Frame w/ Hold-downs

Brunswick - RH
120 M.P.H.
Raleigh, North Carolina

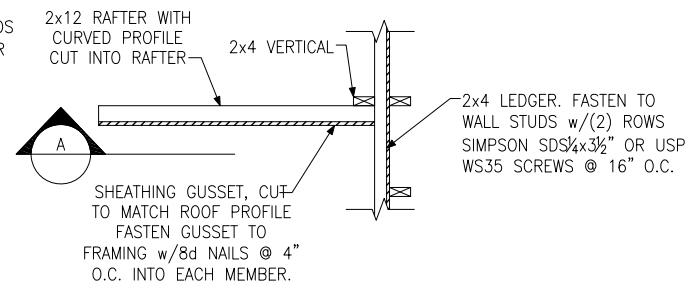
Project #: 172-21008
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Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34



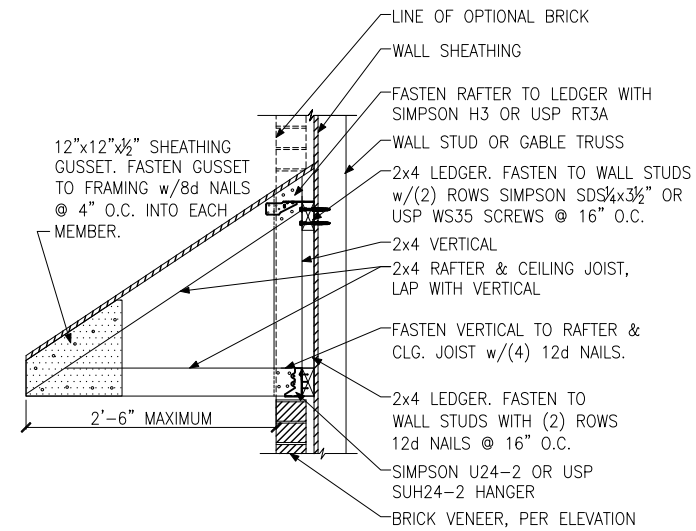
PLANS TO REMAIN ON JOBSITE



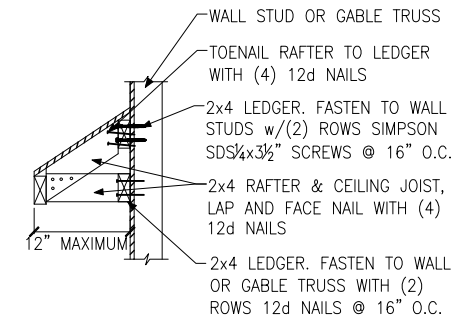
A PENT ROOF DETAIL
CURVED ROOF



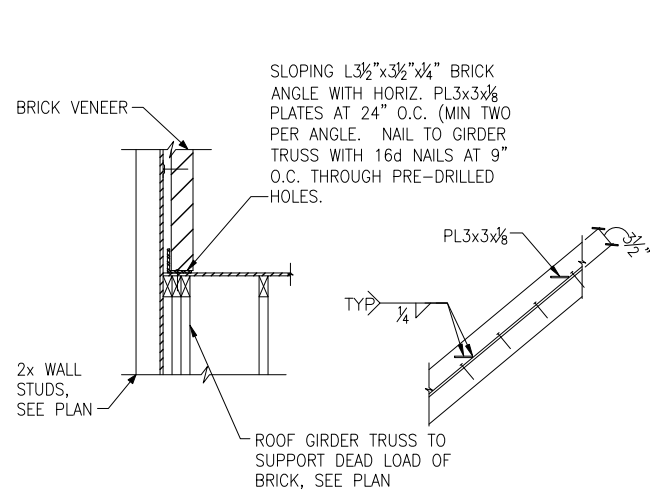
X SECTION
CURVED ROOF



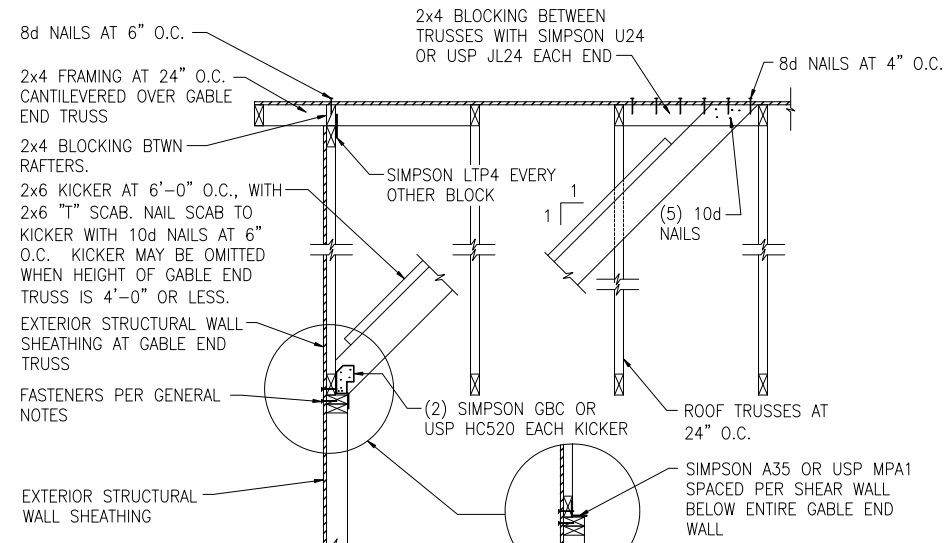
B PENT ROOF DETAIL
STRAIGHT ROOF



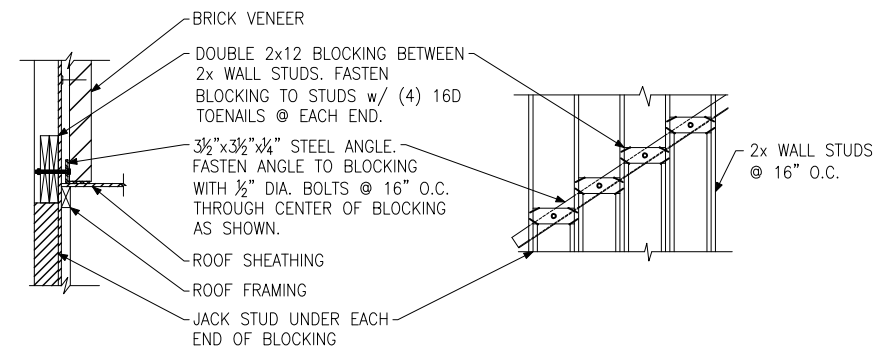
C EYEBROW ROOF DETAIL
STRAIGHT ROOF



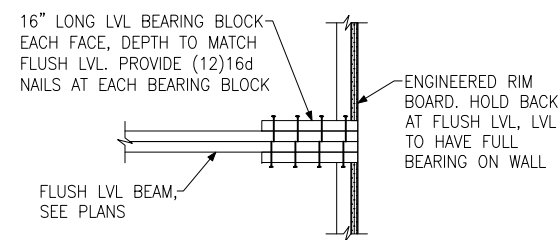
D TRUSS DETAIL



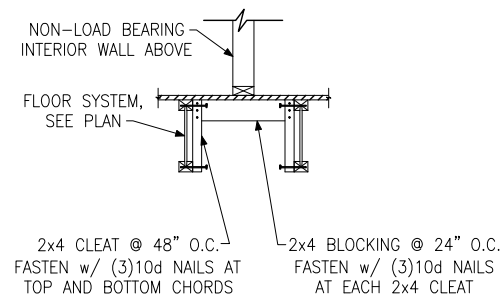
E GABLE END WALL DETAIL



F BRICK LEDGER CONNECTION DETAIL



G BEARING ENHANCER
FLUSH LVL



H JOIST LADDER BLOCKING
AS REQUIRED @ PARALLEL WALLS

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

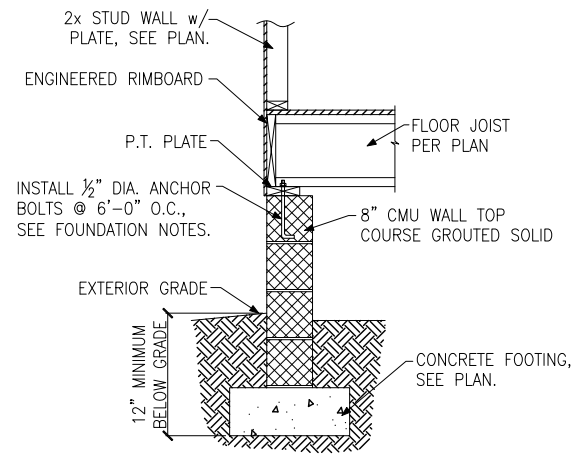


Miscellaneous Framing Details

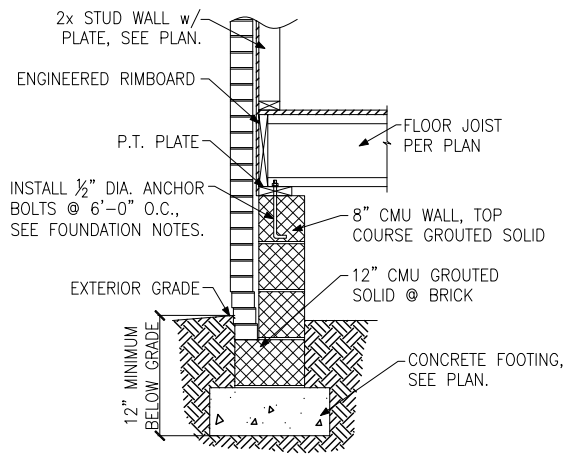
Project #: 172-21008
 Brunswick - RH
 120 M.P.H.
 Raleigh, North Carolina

Designed By: JPS
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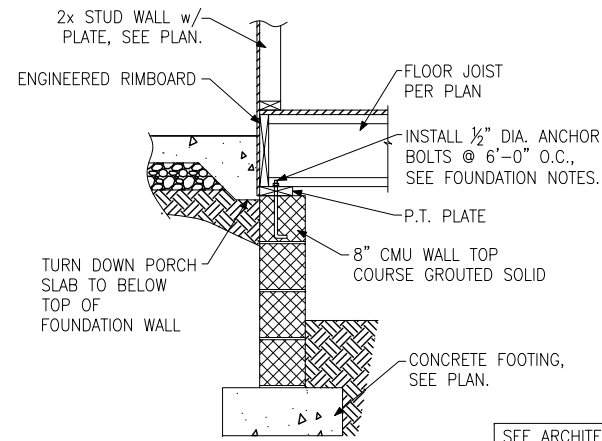
PLANS TO REMAIN ON JOBSITE



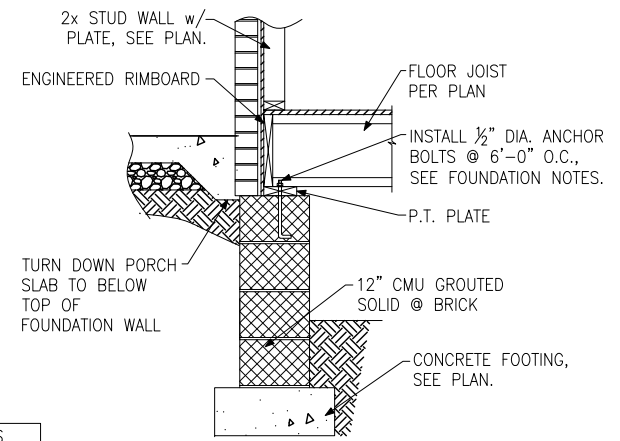
A FOUNDATION SECTION
EXTERIOR WALL



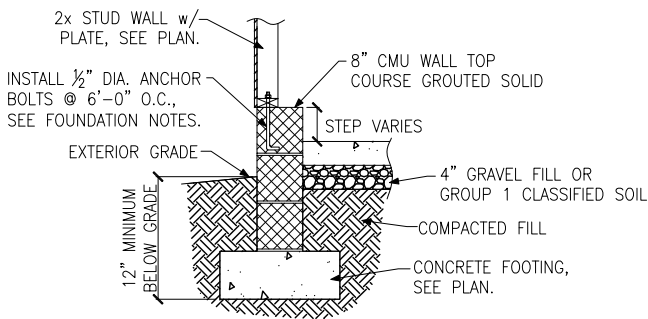
B FOUNDATION SECTION
EXTERIOR WALL @ BRICK VENEER



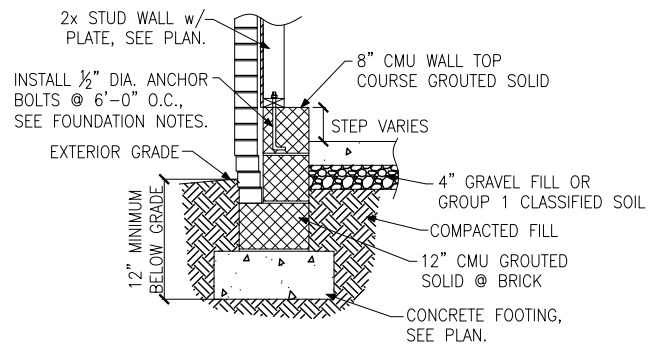
C FOUNDATION SECTION
EXTERIOR WALL AT PORCH



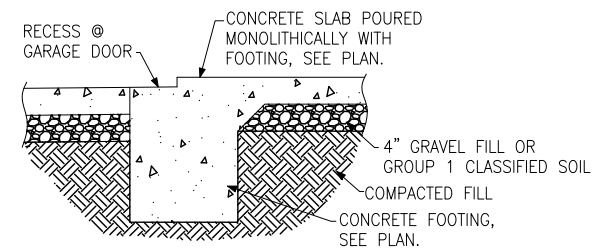
D FOUNDATION SECTION
EXTERIOR WALL AT PORCH w/ BRICK VENEER



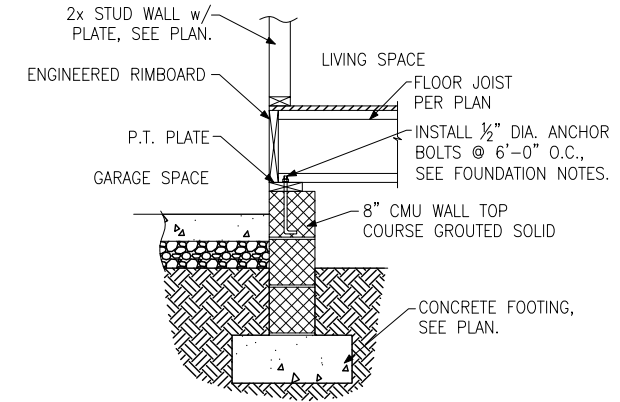
E FOUNDATION SECTION
EXTERIOR GARAGE WALL



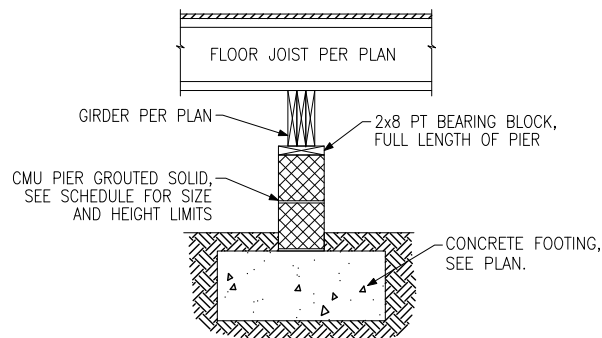
F FOUNDATION SECTION
EXTERIOR GARAGE WALL @ BRICK VENEER



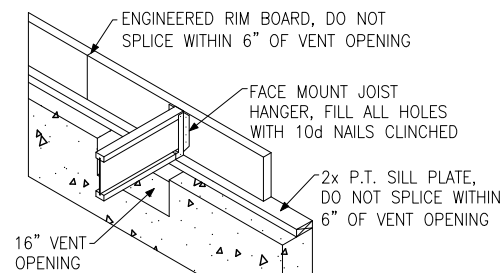
G GARAGE DOOR SECTION
GARAGE DOOR



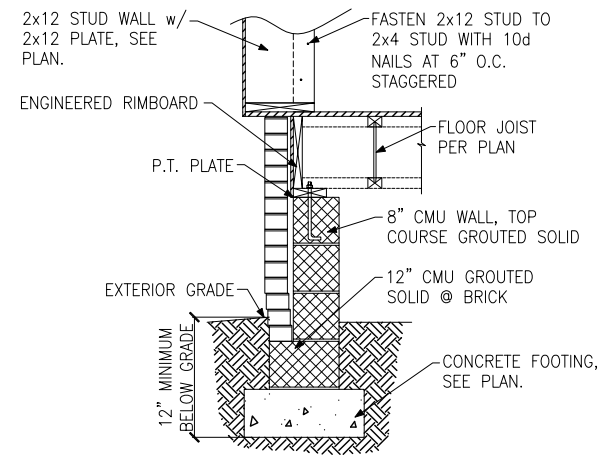
H FOUNDATION DETAIL
INTERIOR GARAGE WALL



J FOUNDATION SECTION
INTERIOR PIER



K CRAWL SPACE VENT DETAIL



L FOUNDATION SECTION
EXTERIOR WALL @ BAY WINDOW

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

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



Crawl Space Foundation Details

Brunswick - RH
120 M.P.H.
Raleigh, North Carolina

Project #: 172-21008
Designed By: JPS
Checked By:
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Re-Issue: 8/10/23
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34



SD-9J

PLANS TO REMAIN ON JOBSITE

BRACED WALL PANEL AND ENGINEERED SHEAR WALL SCHEDULE			
PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS
BWP	INTERMITTENT WOOD STRUCTURAL PANEL OR	7/16" OSB	6d OR 8d COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
	INTERMITTENT STRUCTURAL SHEATHING PANEL	THERMO-SHEATH RED	16 GAGE BY 1.25" LONG GALV. STAPLES w/ 15/16" CROWN AT 3" O.C. AT SHEET EDGES AND 3" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 0.120x1 1/4" GALV. ROOFING NAILS AT 3" O.C. AT SHEET EDGES AND 3" O.C. AT INTERMEDIATE SUPPORTS
GB(1)	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
GB(1B)	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 4" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS. PROVIDE 2X BLOCKING AT ALL HORIZONTAL SHEET EDGES.
GB(2)	INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
CS-BWP	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL OR	7/16" OSB	6d OR 8d COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
	CONTINUOUS STRUCTURAL SHEATHING PANEL	THERMO-SHEATH RED	16 GAGE BY 1.25" LONG GALV. STAPLES w/ 15/16" CROWN AT 3" O.C. AT SHEET EDGES AND 3" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 0.120x1 1/4" GALV. ROOFING NAILS AT 3" O.C. AT SHEET EDGES AND 3" O.C. AT INTERMEDIATE SUPPORTS
CS-PF	CONTINUOUS SHEATHED PORTAL FRAME	7/16" OSB	6d OR 8d COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
		THERMO-SHEATH RED	16 GAGE BY 1.25" LONG GALV. STAPLES w/ 15/16" CROWN AT 3" O.C. AT SHEET EDGES AND 3" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 0.120x1 1/4" GALV. ROOFING NAILS AT 3" O.C. AT SHEET EDGES AND 3" O.C. AT INTERMEDIATE SUPPORTS
CS-EPF	PORTAL FRAME WITH HOLD DOWNS	7/16" OSB	NAILING PER DETAIL
CS-ESW(1)	ENGINEERED SHEAR WALL, TYPE 1	7/16" OSB	8d COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS
		THERMO-SHEATH RED	CONTINUOUS AROUND DOOR/WINDOW OPENINGS
CS-ESW(2)	ENGINEERED SHEAR WALL, TYPE 2	7/16" OSB	8d COMMON NAILS AT 4" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS
CS-ESW(3)	ENGINEERED SHEAR WALL, TYPE 3	7/16" OSB	8d COMMON NAILS AT 3" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS

BRACED WALL PANEL NOTES:

- ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER DETAILS A & B/DS-1.
- 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/ 15/16" CROWN AT 3" O.C. AT SHEET EDGES AND 3" O.C. AT INTERMEDIATE SUPPORTS OR 0.120x1 1/4" 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 REQUIREMENTS.
- ALL EXTERIOR WALLS TO BE 2x STUDS @ 16" O.C. MAXIMUM, UNLESS NOTED OTHERWISE ON PLANS.



Braced Wall and Shear Wall Schedule

Brunswick - RH
120 M.P.H.
Raleigh, North Carolina

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Checked By:
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1/4"=1'-0" @ 22x34



PLANS TO REMAIN ON JOBSITE