

Bella Terra Subdivision
Lot 20 / 15 Basil Ct. Franklinton

- * 3 Car Garage Left / Side Load
- * Crawl Foundation
- * Covered Rear Porch

KINNICK 50'x40'



OPT. SIDE LOAD GARAGE
FRONT ELEVATION C

SHEET INDEX	
SHEET	DESCRIPTION
C-0.0C	COVER SHEET
F-1.0C	SLAB FOUNDATION
F-1.1C	SLAB FOUNDATION OPTIONS
F-2.0C	CRAWL FOUNDATION
F-2.1C	CRAWL FOUNDATION OPTIONS
A-1.0C	FIRST FLOOR PLAN & OPTIONS
A-1.1C	FIRST FLOOR PLAN OPTIONS (CONT.)
A-2.0C	SECOND FLOOR PLAN & OPTIONS
A-3.0C	FRONT AND REAR ELEVATIONS / ROOF PLAN
A-3.1C	LEFT AND RIGHT ELEVATIONS
A-3.2C	OPT. SIDE LOAD GARAGE ELEVATIONS
A-3.3C	OPT. SIDE LOAD W/ 3RD CAR GARAGE ELEVATIONS
A-3.4C	OPT. SCREENED PORCH ELEVATIONS
A-3.5C	OPT. COVERED PORCH W/OPT. BBQ PATIO/DECK ELEVATIONS
A-3.6C	OPT. SCREENED PORCH W/OPT. BBQ PATIO/DECK ELEVATIONS
A-4.0C	SECTIONS
E-1.0C	FIRST FLOOR ELECTRICAL PLAN
E-1.1C	FIRST FLOOR OPTIONS ELECTRICAL PLAN (CONT.)
E-2.0C	SECOND FLOOR ELECTRICAL PLAN

APPLICABLE CODES

STANDARD CODES FOR THE STATE OF NORTH CAROLINA
- NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WITH AMENDMENTS
- NORTH CAROLINA BUILDING CODE 2018 EDITION WITH AMENDMENTS
- NORTH CAROLINA MECHANICAL CODE 2018 EDITION WITH AMENDMENTS
- NORTH CAROLINA ELECTRICAL CODE (NFPA) 2020 EDITION WITH AMENDMENTS
- NORTH CAROLINA PLUMBING CODE 2018 EDITION WITH AMENDMENTS
- NORTH CAROLINA FUEL GAS CODE 2018 EDITION WITH AMENDMENTS
- NORTH CAROLINA FIRE CODE 2018 EDITION WITH AMENDMENTS
- NORTH CAROLINA ENERGY CONSERVATION CODE 2018 EDITION WITH AMENDMENTS

BUILDING CODE ANALYSIS

USE GROUP	SINGLE-FAMILY
CONSTRUCTION TYPE	UNPROTECTED
HEIGHT LIMITATION	3 STORY (MAX)
EMERGENCY ESCAPE	EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE (MIN) OF 5.7" SQFT
GARAGE / HOUSE CEILING / HOUSE ASSEMBLY	1/2" GYPSUM BD WALL AND 5/8" TYPE "X" GYPSUM BD CEILING W/ 20 MINUTE GARAGE / HOUSE DOOR

DESIGN LOAD

LIVE LOADS	
SLEEPING	= 30 PSF
NON-SLEEPING	= 40 PSF
DECK	= 40 PSF
DEADLOADS	= 10PSF
BASIC WIND SPEED	= 120 MPH
EXPOSURE	B
STAIRLOAD	= 40PSF
ROOF LIVE LOAD	= 20 PSF
LATERAL SOIL PRESSURE	= 30 PCF (ASSUMED)
NOTE	VERIFY ALL APPLICABLE BUILDING CODES WITH STATE AND LOCAL JURISDICTION PRIOR TO CONSTRUCTION

INSULATION VALUES

EXTERIOR WALL ZONE 4	R-15 Batts (MIN)
CEILING WITH ATTIC ABOVE COMPRESSED INSULATION	R-38 Batts (MIN)
CEILINGS WITH ATTIC ABOVE UNCOMPRESSED INSULATION (HEELS IN TRUSSES)	R-30 BLOWN (MIN)
FLOOR OVER GARAGE / CRAWL / UNFINISHED BASEMENT	R-19 Batts (MIN)

GENERAL NOTE

THESE DOCUMENTS ARE THE PROPERTY OF OAK TOWN BUILDERS. ANY UNAUTHORIZED USE, COPIES, ALTERED, MODIFIED OR REVISION OF THESE DOCUMENTS WITHOUT PRIOR WRITTEN CONSENT OF OAK TOWN BUILDERS IS STRICTLY PROHIBITED.

MAIN STREET DESIGNS OF GEORGIA, LLC DESIGNS HOMES AND DRAFTS DOCUMENTS AS SET FORTH BY THE FORMAT AND PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE NATIONAL ELECTRICAL CODE (NEC).

THESE DOCUMENTS ARE SUBJECT TO MODIFICATION TO MEET STATE AND LOCAL CODE REQUIREMENTS AND/OR TO FACILITATE MECHANICAL / ELECTRICAL / PLUMBING INSTALLATION AND/OR TO IMPLEMENT DESIGN IMPROVEMENTS.

CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AFFECTING CONTRACTORS PRODUCTS, INSTALLATIONS, OR FABRICATIONS IN THE FIELD PRIOR TO EXPEDITING THE CONSTRUCTION OF SUCH WORK. FIELD VERIFY ALL DIMENSIONS- DO NOT SCALE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR SURVEYING THE PROJECT AND BECOMING FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK INCLUDING BUT NOT LIMITED TO SITE AND SOIL BEARING CONDITIONS.

ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF MAIN STREET DESIGNS OF GEORGIA, LLC. IN WRITING, AND WRITTEN INSTRUCTION SHALL BE OBTAINED PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ERRORS, DISCREPANCIES, OR OMISSIONS FOR WHICH THE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

SITE CONSTRUCTION

1. ALL FOUNDATION INFO.
2. BACK FILL SHALL BE FREE FROM VEGETATION AND CONSTRUCTION DEBRIS.
3. BACK FILL SHALL BE PLACED IN LIFTS AND COMPACTED IN SUCH A MANNER AS TO NOT DAMAGE THE FOUNDATION OR ANY WATERPROOFING / DAMP PROOFING MATERIALS.

FRAMING

- ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. ALL STUDS ARE 3 1/2" UNLESS NOTED. ALL DIMENSIONS PRESENTED HERE ARE FRAME DIMENSIONS ONLY.
- PROVIDE 1" BLOCKING UNDER ALL EXTERIOR SLIDING DOORS.
- JOIST HANGERS, WHERE REQUIRED, SHALL BE USED WITHOUT ANGLES.
- INSTALL FIRE STOPPING AND/OR DRAFT STOPPING AS REQUIRED.
- PROVIDE CUTTING, NOTCHING, NAILING REQUIREMENTS PER IRC CODE.

WALLS AND CEILING

- WALLS AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OR NOT GREATER THAN 200.
- WALLS AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.

DOORS AND WINDOWS

- WINDOW CALLOUT PER PLAN. VERIFY WINDOW MANUFACTURER WITH PROJECT MANAGER.
- REVIEW ALL WINDOW/HEADER HEIGHTS PER PLATE KIT. AND VERIFY WITH ELEVATIONS AND CORNICE DETAILS.
- TEMPERED GLASS SHALL BE USED IN ALL HAZARDOUS AREAS.
- FRONT DOOR WIDTH AS REQUIRED PER CODE.
- GLASS DOOR AS REQUIRED PER CODE.

- EMERGENCY- SLEEPING ROOMS SHALL HAVE AT LEAST ONE EGRESS OPENING OF NOT LESS THAN 5.7 SF AND A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.

THERMAL AND MOISTURE PROTECTION

- INSTALL FIRE STOPPING AND/OR DRAFT STOPPING AS REQUIRED.
- ATTIC VENTILATION SHALL BE PROVIDED AT 1/150TH OF THE AREA OF THE SPACE VENTILATED. CROSS VENTILATION WITH HALF OF THE VENTILATED AREA SHALL BE PROVIDED BY RIDGE OR GABLE VENTS AND THE OTHER HALF BY EAVE OR CORNICE VENTS. VENTS SHALL BE PLACED SO AS TO NOT ALLOW INFILTRATION OF RAIN OR SNOW.
- PROVIDED APPROVED TILE BACKER BOARD FOR ALL SHOWER AND BATH SPACE.
- PROVIDED ICE-SHIELD PER CODE.
- ROOF VENTING TO BE PROVIDED AS SHOWN. SOFFIT, RIDGE, AND OTHER ROOF VENTS TO BE INSTALLED AS NOTED ON THE DRA WINGS AND AS PER MANUFACTURES RECOMMENDATIONS.

INSULATION

IF BATT OR BLANKET INSULATION, INCLUDING FACINGS SUCH VAPOR RETARDERS OR OTHER VAPOR PERMEABLE MEMBRANES ARE LEFT EXPOSED IN AREAS LIKE UNFINISHED BASEMENTS, THE MATERIAL SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS. FLAME SPREAD AND SMOKE DEVELOPMENT LIMITATIONS DO NOT APPLY TO FACINGS THAT IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR, OR WALL FINISH.

SQUARE FOOTAGE - ELEVATION C	
FIRST FLOOR	1447 SF
SECOND FLOOR	988 SF
TOTAL	2435 SF
PORCH	176 SF
SCREENED DECK	160 SF
GARAGE	476 SF
ATTIC STORAGE	232 SF
TOTAL UNDER ROOF	3086 SF
OPTIONS	
SIDE LOAD/3RD GARAGE	697 SF

06-16-24 ADL PORCH OPTIONS & HVAC LOC.
01-07-25 ADDED 2ND FLR. OFFICE 2 & STORAGE
01/23/25 - MISC REVISIONS. ADDED 3RD CAR TO
01/23/25 - SIDE LOAD GARAGE

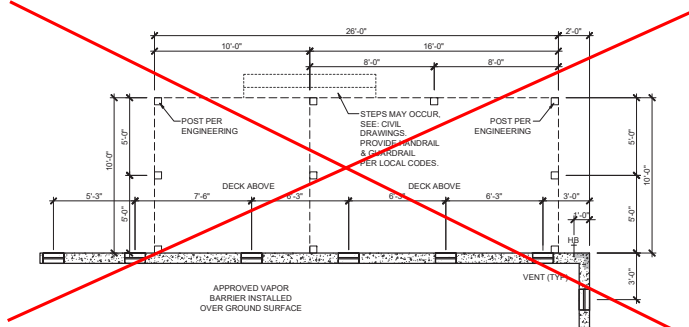
REVISIONS



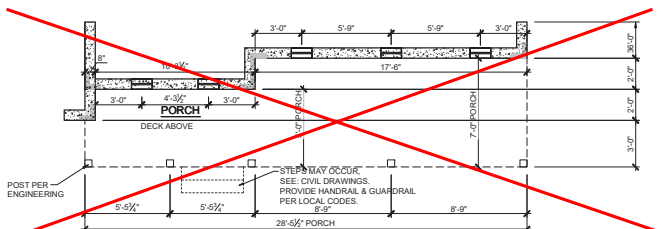
OAK TOWN BUILDERS

SCALE: 1/8" = 1'-0"
22/34 - 1/4" = 1'-0"
UNLESS OTHERWISE NOTED
RELEASE DATE:
01/30/2025

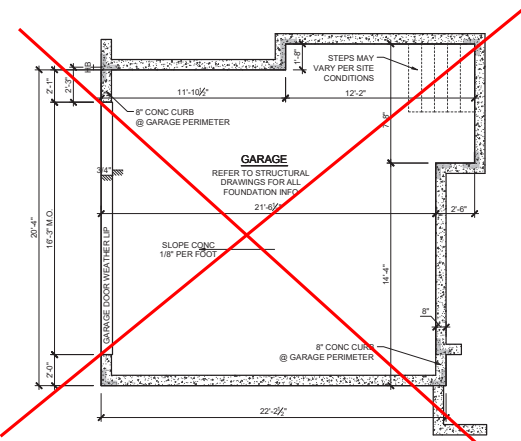
MODEL	KINNICK 50'x40'
DRAWING TITLE	COVER SHEET
SHEET NO.	C-0.1C
COVER	



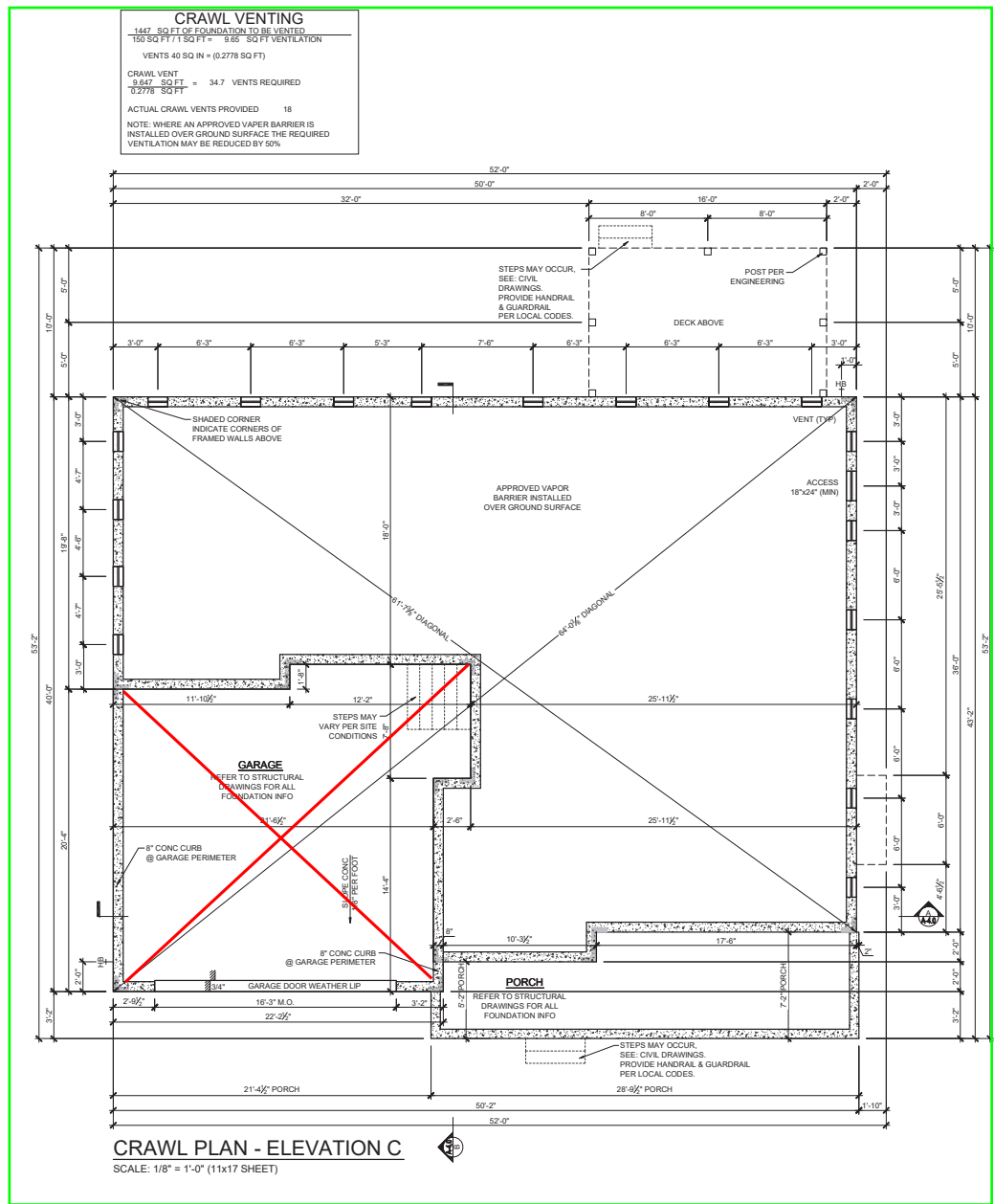
OPT. BBQ DECK
SCALE: 1/8" = 1'-0" (11x17 SHEET)



OPT. WOOD PORCH - ELEVATION C
SCALE: 1/8" = 1'-0" (11x17 SHEET)

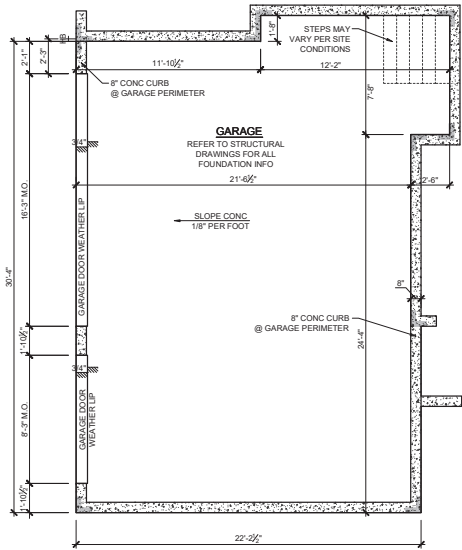


OPT. SIDE LOAD GARAGE CRAWL PLAN
SCALE: 1/8" = 1'-0" (11x17 SHEET)



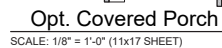
CRAWL PLAN - ELEVATION C
SCALE: 1/8" = 1'-0" (11x17 SHEET)

08-1624 ADJ. PORCH OPTIONS & HVAC LOC.	
01-07-25 ADDED 2ND FLR. OFFICE 2 & STORAGE	
REVISIONS	
 MAIN STREET Main Street Design of Georgia, LLC www.MainStreetDesign.com 3080 Royal Blvd. South, Suite 158 Marietta, GA 30067 (404) 484-0001	
OAK TOWN BUILDERS	
SCALE 11x17 - 1/8" = 1'-0" 22x34 - 1/8" = 1'-0" UNLESS OTHERWISE NOTED	
RELEASE DATE 01/07/2025	
MODEL KINNICK 50'x40'	DRAWING TITLE CRAWL FOUNDATION
SHEET NO. F-2.0C	
FOUNDATION	



OPT. SIDE LOAD GARAGE CRAWL PLAN
SCALE: 1/8" = 1'-0" (11x17 SHEET)

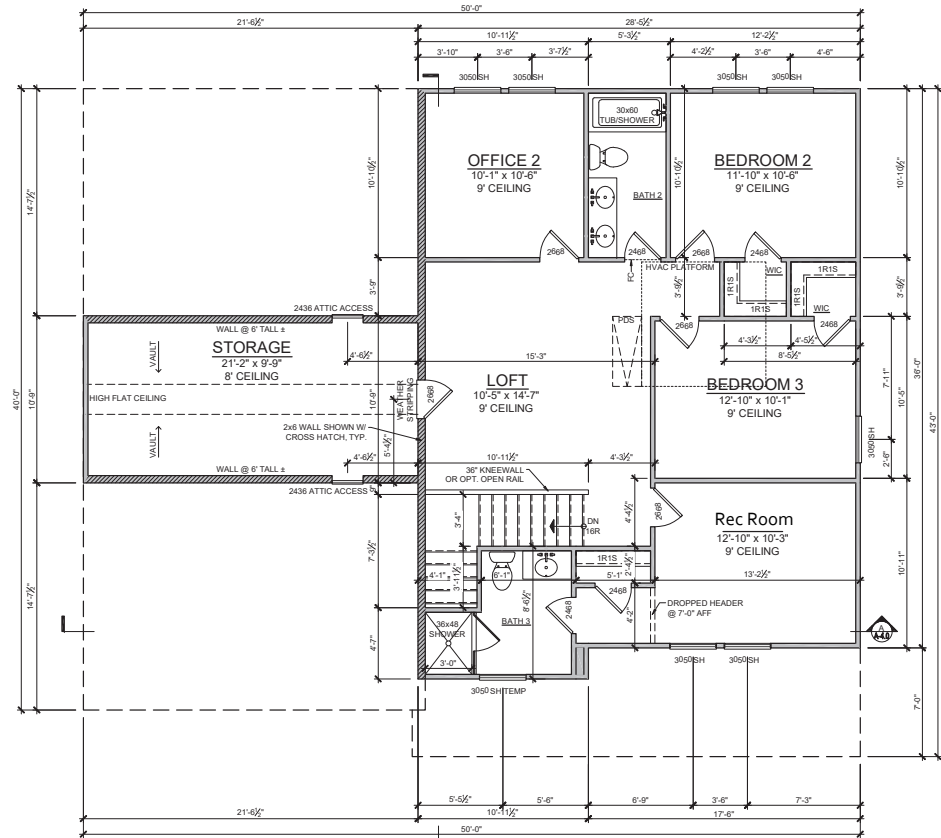
08-1624 ADJ. PORCH OPTIONS & HVAC LOC.	
01-07-25 ADDED 2ND FLR. OFFICE 2 & STORAGE	
01/23/25 - MISC REVISIONS. ADDED 3RD CAR TO	
01/23/25 - SIDE LOAD GARAGE	
REVISIONS	
 Main Street Design of Georgia, LLC www.MainStreetDesignLLC.com 3080 Royal Blvd. South, Suite 158 Alpharetta, GA 30022 CL (404) 486-9891	
OAK TOWN BUILDERS	
SCALE 11x17 - 1/8" = 1'-0" 22x34 - 1/8" = 1'-0" UNLESS OTHERWISE NOTED	
RELEASE DATE: 01/30/2025	
MODEL KINNICK 50'x40'	DRAWING TITLE CRAWL FOUNDATION
SHEET NO. F-2.1C	
FOUNDATION	



SHEET NO.
A-1.0C
FLOOR PLAN



FLOOR PLAN



SECOND FLOOR PLAN - ELEVATION C
SCALE: 1/8" = 1'-0" (11x17 SHEET)

08-1624 ADJ. PORCH OPTIONS & HVAC LOC.
01-07-25 ADDED 2ND FLR, OFFICE 2 & STORAGE

REVISIONS



Main Street Builders
Main Street Design of Georgia, LLC
www.MainStreetDesignLLC.com
3080 Royal Blvd. South, Suite 138
Apopka, GA 30702
CL 4047-404-9041

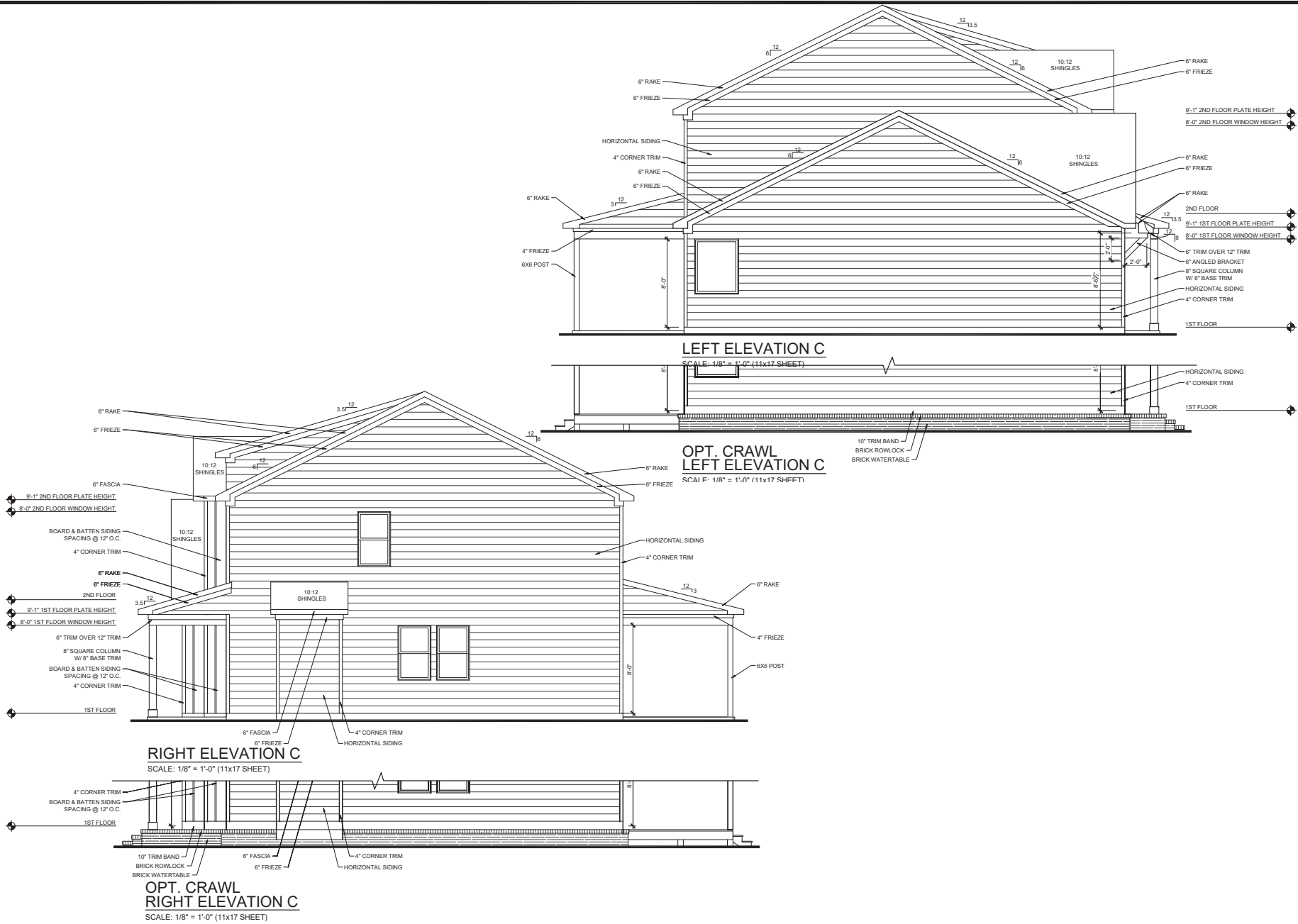
OAK TOWN BUILDERS

SCALE
11x17 - 1/8" = 1'-0"
22x34 - 1/8" = 1'-0"
UNLESS OTHERWISE NOTED

RELEASE DATE:
01/07/2025

MODEL	KINNICK 50'x40'
DRAWING TITLE	SECOND FLOOR PLAN

SHEET NO.
A-2.0C
FLOOR PLAN



05-1624 ADJ. PORCH OPTIONS & HVAC LOC.	
01-07-25 ADDED 2ND FLR. OFFICE 2 & STORAGE	
REVISIONS	
 MAIN STREET DESIGN Main Street Design of Georgia, LLC www.MainStreetDesignLLC.com 3080 Royal Blvd. South, Suite 138 Marietta, GA 30067 (404) 482-2841	
OAK TOWN BUILDERS	
SCALE 11x17 - 1/8" = 1'-0" 22x34 - 1/4" = 1'-0" UNLESS OTHERWISE NOTED	
RELEASE DATE: 01/07/2025	
MODEL KINNICK 50'x40'	GARAGE RIGHT SIDE ELEVATIONS
SHEET NO. A-3.1C	
ELEVATIONS	

MAIN ROOF ELEVATION C

1086 SQ FT UNDER ROOF ATTIC
300 SQ FT / 1 SQ FT = 3.48 SQ FT VENTILATION

RIDGE VENTS 18 SQ IN = (125 SQ FT)
VENTED SOFFIT 9 SQ IN = (0.025 SQ FT)
BOX VENTS 50 SQ IN = (347 SQ FT)
INTAKE VENTS 36 SQ IN = (25 SQ FT)

3.49 SQ FT x 50% = 1.74 SQ FT OF RIDGE
3.49 SQ FT x 50% = 1.74 SQ FT OF SOFFIT

RIDGE VENT
1.74 SQ FT = 13.9 FEET OF RIDGE VENT
0.125 SQ FT
SOFFIT VENT
1.74 SQ FT = 27.9 FEET OF VENTED SOFFIT
0.025 SQ FT

RIDGE VENT PROVIDED
VENTED SOFFIT PROVIDED
BOX VENTS @ RIDGE
INTAKE VENTS @ SOFFIT
(NEGATIVE = 0)

GARAGE ROOF ELEVATION C

1086 SQ FT UNDER ROOF ATTIC
300 SQ FT / 1 SQ FT = 3.48 SQ FT VENTILATION

RIDGE VENTS 18 SQ IN = (125 SQ FT)
VENTED SOFFIT 9 SQ IN = (0.025 SQ FT)
BOX VENTS 50 SQ IN = (347 SQ FT)
INTAKE VENTS 36 SQ IN = (25 SQ FT)

3.62 SQ FT x 50% = 1.808 SQ FT OF RIDGE
3.62 SQ FT x 50% = 1.808 SQ FT OF SOFFIT

RIDGE VENT
1.808 SQ FT = 14.5 FEET OF RIDGE VENT
0.125 SQ FT
SOFFIT VENT
1.808 SQ FT = 28.9 FEET OF VENTED SOFFIT
0.025 SQ FT

RIDGE VENT PROVIDED
VENTED SOFFIT PROVIDED
BOX VENTS @ RIDGE
INTAKE VENTS @ SOFFIT
(NEGATIVE = 0)

PORCH ROOF

174 SQ FT UNDER ROOF
150 SQ FT / 1 SQ FT = 1.16 SQ FT VENTILATION

VENTED SOFFIT 9 SQ IN = (0.025 SQ FT)
ASSUME 100% VENTING @ SOFFIT

SOFFIT VENT
1.16 SQ FT = 18.6 FEET OF VENTED SOFFIT
0.025 SQ FT

VENTED SOFFIT PROVIDED
30 FEET

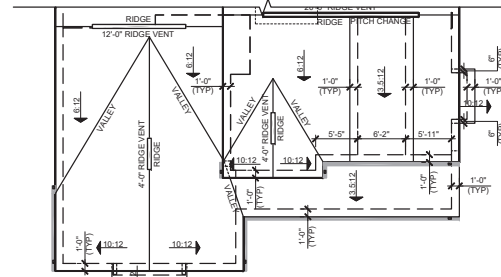
SCREENED PORCH ROOF

160 SQ FT UNDER ROOF
150 SQ FT / 1 SQ FT = 1.07 SQ FT VENTILATION

VENTED SOFFIT 9 SQ IN = (0.025 SQ FT)
ASSUME 100% VENTING @ SOFFIT

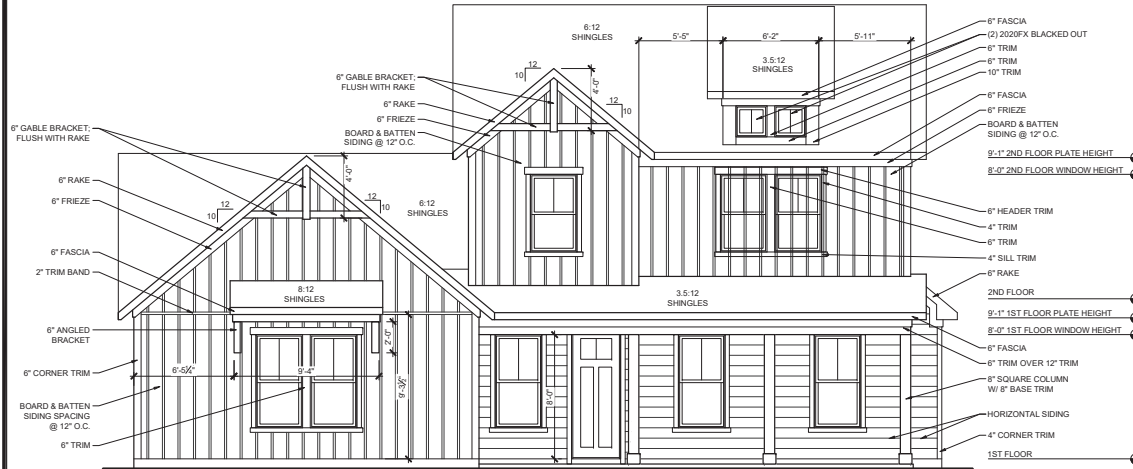
SOFFIT VENT
1.07 SQ FT = 17.1 FEET OF VENTED SOFFIT
0.025 SQ FT

VENTED SOFFIT PROVIDED
18 FEET



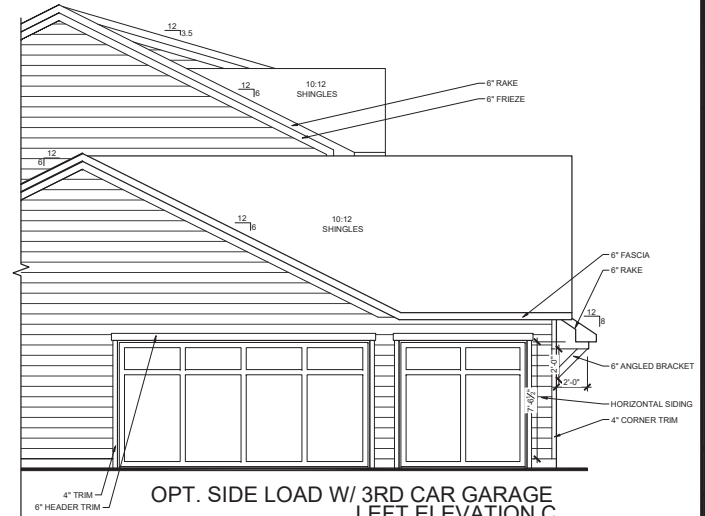
OPT. SIDE LOAD W/ 3RD CAR GARAGE
ROOF PLAN ELEVATION C

SCALE: 1/16" = 1'-0" (11x17 SHEET)



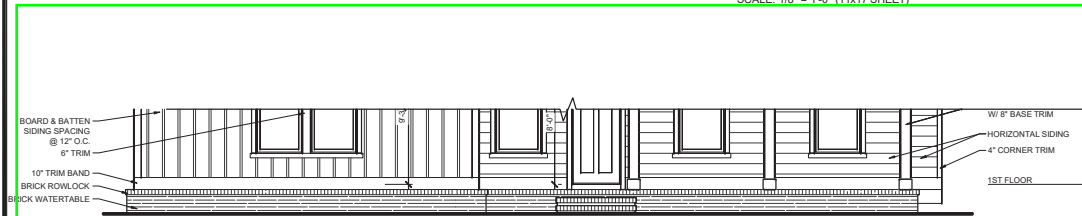
OPT. SIDE LOAD W/ 3RD CAR GARAGE
FRONT ELEVATION C

SCALE: 1/8" = 1'-0" (11x17 SHEET)



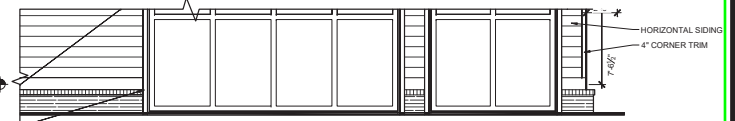
OPT. SIDE LOAD W/ 3RD CAR GARAGE
LEFT ELEVATION C

SCALE: 1/8" = 1'-0" (11x17 SHEET)



OPT. CRAWL / OPT. SIDE LOAD W/ 3RD CAR GARAGE
FRONT ELEVATION C

SCALE: 1/8" = 1'-0" (11x17 SHEET)



OPT. CRAWL / OPT. SIDE LOAD W/ 3RD CAR GARAGE
LEFT ELEVATION C

SCALE: 1/8" = 1'-0" (11x17 SHEET)

08-1624 ADJ. PORCH OPTIONS & HVAC LOC.

01-07-25 ADJ. 2ND FLR. OFFICE 2 & STORAGE

01/23/25 - MISC REVISIONS. ADDED 3RD CAR TO

01/23/25 - SIDE LOAD GARAGE

REVISIONS



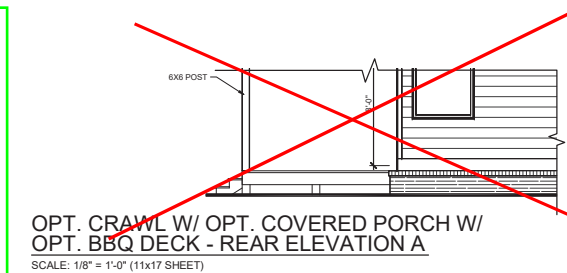
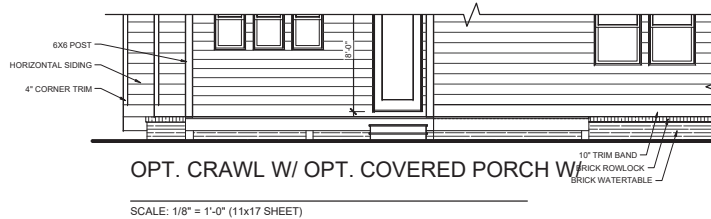
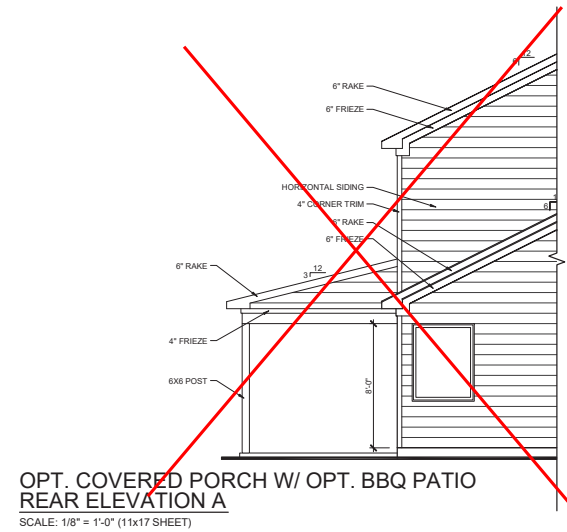
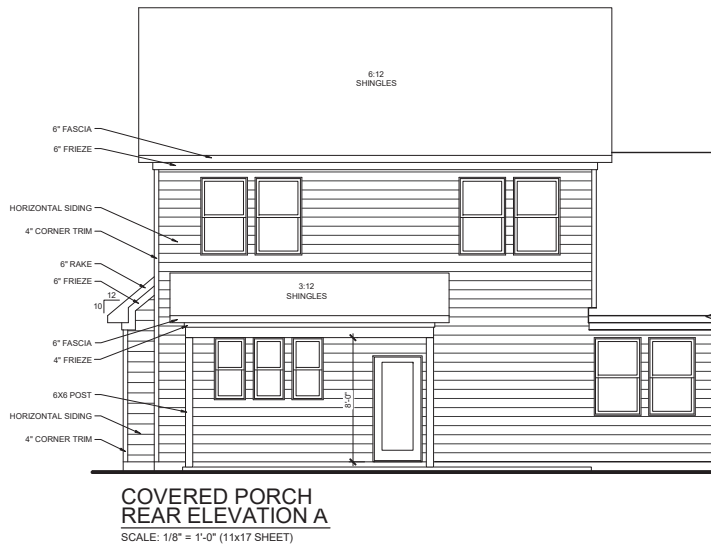
OAK TOWN
BUILDERS

SCALE
11x17 - 1/8" = 1'-0"
22x34 - 1/4" = 1'-0"
UNLESS OTHERWISE NOTED

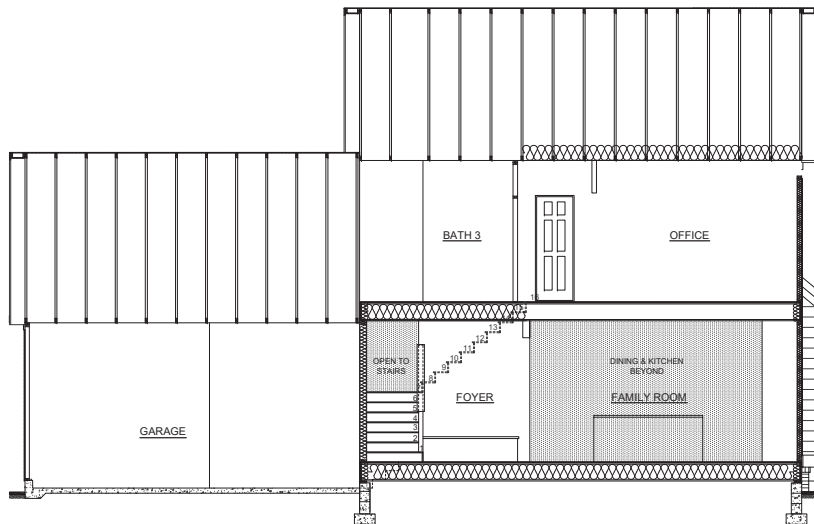
RELEASE DATE:
01/30/2025

MODEL
KINNICK 50'x40'
DRAWING TITLE
OPT. SIDELOAD W/ 3RD CAR
FRONT & LEFT ELEVATIONS

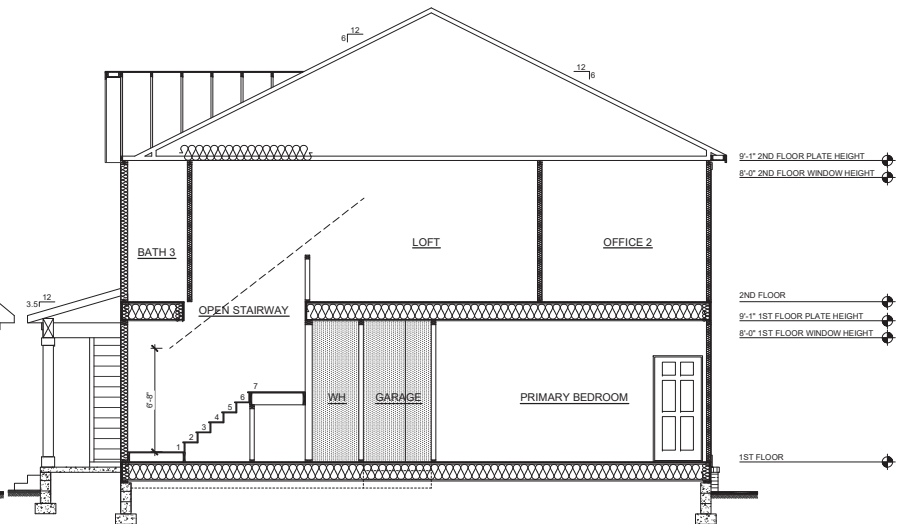
SHEET NO.
A-3.3C
ELEVATIONS



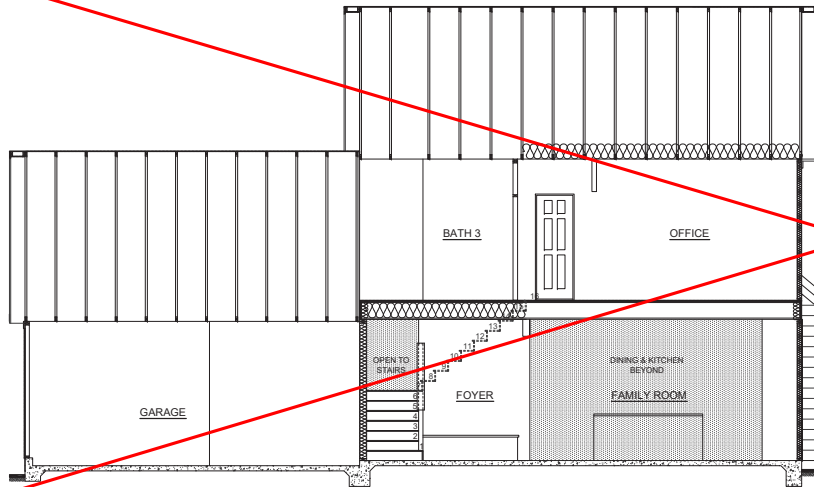
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01-07-25 ADDED 2ND FLR. OFFICE 2 & STORAGE	
REVISIONS	
 Main Street Design of Georgia, LLC www.MainStreetDesignLLC.com 3080 Royal Blvd. South, Suite 138 Alpharetta, GA 30022 CL (404) 484-9891	
OAK TOWN BUILDERS	
SCALE 11x17 - 1/8" = 1'-0" 22x34 - 1/4" = 1'-0" UNLESS OTHERWISE NOTED	
RELEASE DATE: 01/07/2025	
GARAGE RIGHT	
MODEL KINNICK 50'x40'	DRAWING TITLE OPT. COVERED PORCH W/ OPT. BBQ PATIO/DECK
SHEET NO. A-3.4C	
ELEVATIONS	



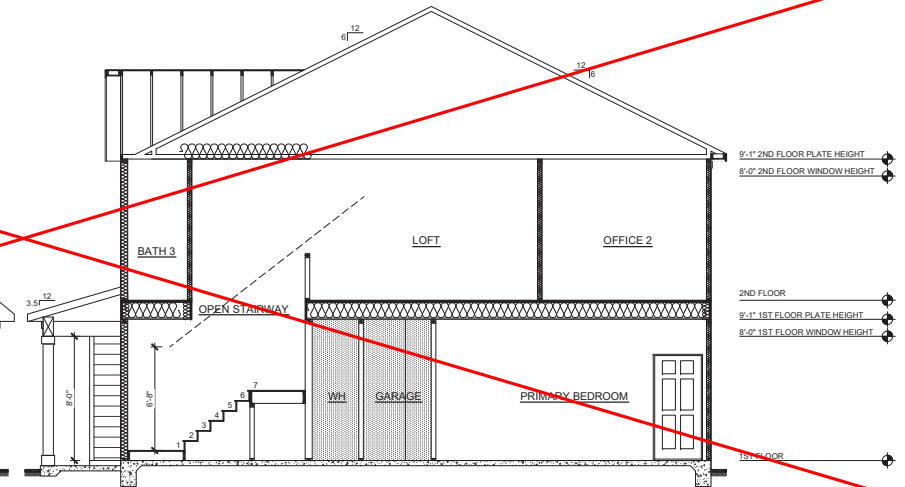
SECTION A @ CRAWL
SCALE: 1/8" = 1'-0" (11x17 SHEET)



SECTION B @ CRAWL
SCALE: 1/8" = 1'-0" (11x17 SHEET)



SECTION A @ SLAB
SCALE: 1/8" = 1'-0" (11x17 SHEET)



SECTION B @ SLAB
SCALE: 1/8" = 1'-0" (11x17 SHEET)

05-1624 ADJ. PORCH OPTIONS & HVAC LOC.
01-07-25 ADDED 2ND FLR. OFFICE 2 & STORAGE
REVISIONS

MAIN STREET
Main Street Designs of Georgia, LLC
www.MainStreetDesignsOfGeorgia.com
3080 Royal Blvd. South, Suite 138
Auburn, GA 30022
CL 404-746-9691

OAK TOWN BUILDERS

SCALE
11x17 - 1/8" = 1'-0"
22x34 - 1/4" = 1'-0"
UNLESS OTHERWISE NOTED

RELEASE DATE:
01/07/2025

MODEL	KINNICK 50'x40'
DRAWING TITLE	SECTIONS
SHEET NO.	A-4.0C

SECTION

ELECTRICAL LEGEND

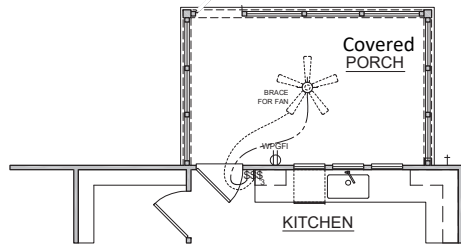
- DUPLEX OUTLET
- GROUND FAULT INTERRUPTER OUTLET
- WEATHER PROOF OUTLET
- DUPLEX OUTLET W/ USB
- 220v OUTLET
- SWITCHED OUTLET
- QUADPLEX OUTLET
- FLOOR OUTLET
- CEILING OUTLET
- TV OUTLET
- MEDIA / DATA OUTLET
- PHONE OUTLET
- THERMOSTAT
- STANDARD WIRING
- OPTIONAL WIRING
- SINGLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- PUSH BUTTON
- CEILING LIGHT
- HANGING LIGHT
- WALL LIGHT
- LED LIGHT
- PENDANT LIGHT
- RECESSED LIGHT
- VAPOR PROTECTED LIGHT
- EYEBALL LIGHT
- WALL SCONCE
- FLUORESCENT - 1 TUBE
- FLUORESCENT - 2 TUBE
- CEILING FAN
- CEILING FAN W/ LIGHT
- EXHAUST FAN
- EXHAUST FAN W/ LIGHT
- EXHAUST FAN W/ UV LIGHT
- CHIMES
- FLOOD LIGHT
- SMOKE ALARM
- CARBON MONOXIDE ALARM
- SMOKE / CARBON MONOXIDE ALARM
- WIFI ACCESS POINT
- ELECTRICAL PANEL
- LOW VOLT PANEL
- ELECTRICAL METER
- DISCONNECT SWITCH

GENERAL NOTES

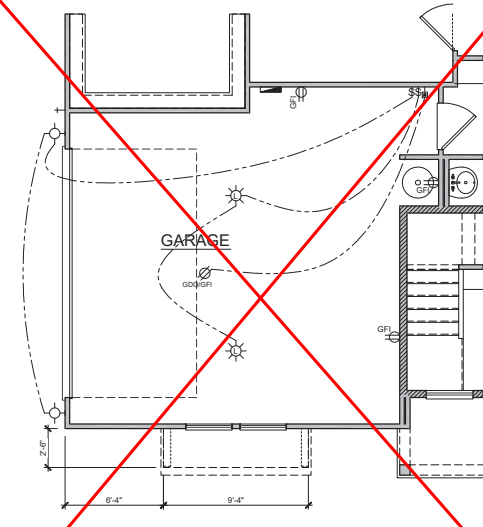
ALL DEVICE LOCATIONS ARE SUBJECT TO CODE AND MAY NOT REPRESENT ACTUAL LOCATION. DIMENSIONS SUBJECT TO FIELD VERIFICATION.

GENERAL HEIGHTS

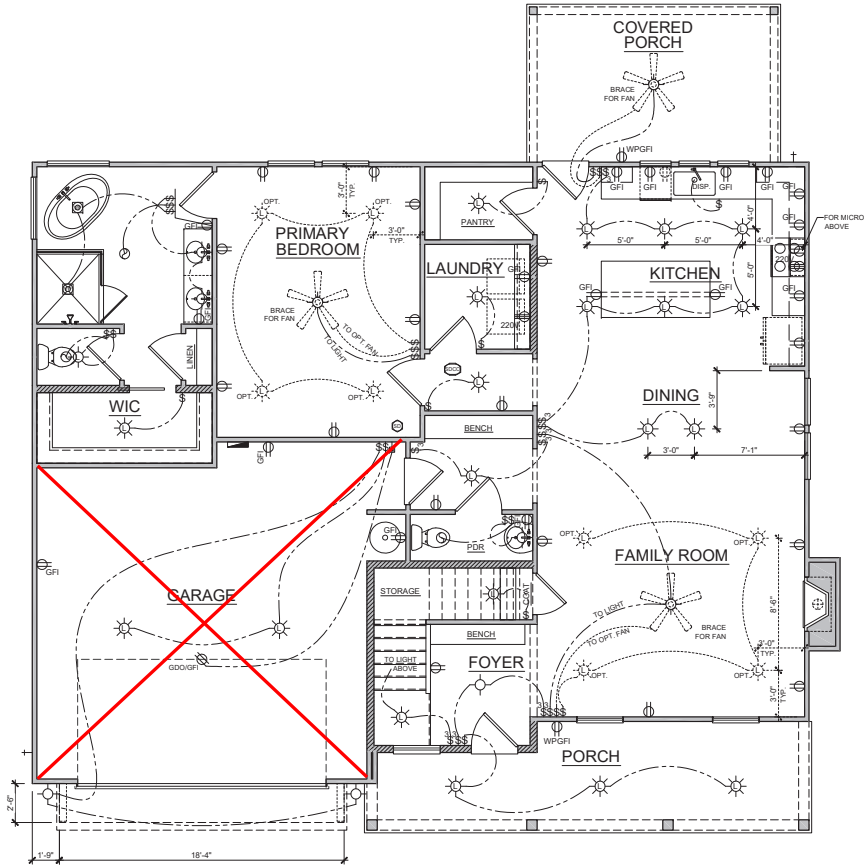
OUTLETS / TVS / MEDIA / DATA / PHONES @ 12" AFF
 SWITCHES / OUTLETS @ 48" AFF OVER BATH CABINETS
 SWITCHES / OUTLETS @ 48" AFF OVER KITCHEN CABINETS
 SWITCHES / BOTTOMS @ 48" AFF
 REFRIGERATOR / WASHER / DRYER / GARAGE / BENCH @ 48" AFF
 THERMOSTATS @ 54" AFF
 HANGING LIGHTS OVER TABLES / PENDANT LIGHTS @ 54" AFF
 WALL SCONCES @ 72" AFF
 WALL LIGHTS @ 7" ABOVE MIRRORS IN BATHS / PORCH
 EXTERIOR WALL LIGHTS @ 54" AFF
 CONCEALED LIGHTS / CHIMES @ 84" AFF



OPT. Covered PORCH ELECTRICAL PLAN
SCALE: 1/8" = 1'-0" (11x17 SHEET)



OPT. SIDE LOAD GARAGE ELECTRICAL PLAN
SCALE: 1/8" = 1'-0" (11x17 SHEET)



ELEVATION C
FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0" (11x17 SHEET)

08-1624 ADJ. PORCH OPTIONS & HVAC LOC.
01-07-25 ADDED 2ND FLR. OFFICE 2 & STORAGE

REVISIONS

MAIN STREET
Main Street Designs of Georgia, LLC
www.MainStreetDesigns.com
3080 Royal Blvd. South, Suite 158
Atlanta, GA 30322
404.762.0001

OAK TOWN BUILDERS

SCALE: 11x17 - 1/8" = 1'-0"
22x34 - 1/8" = 1'-0"
UNLESS OTHERWISE NOTED
RELEASE DATE: 01/07/2025

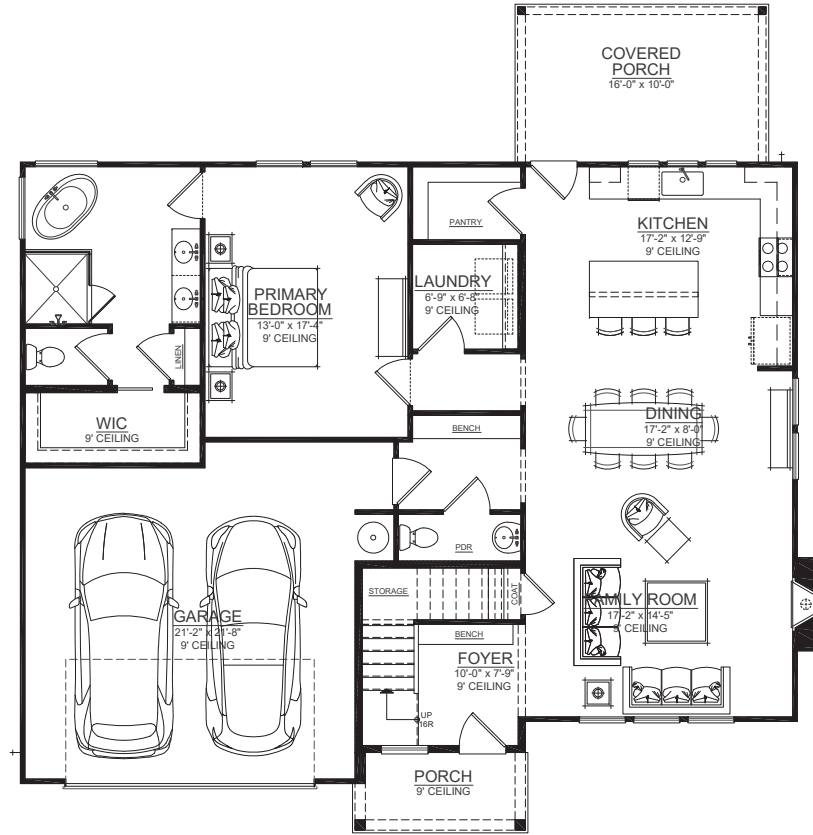
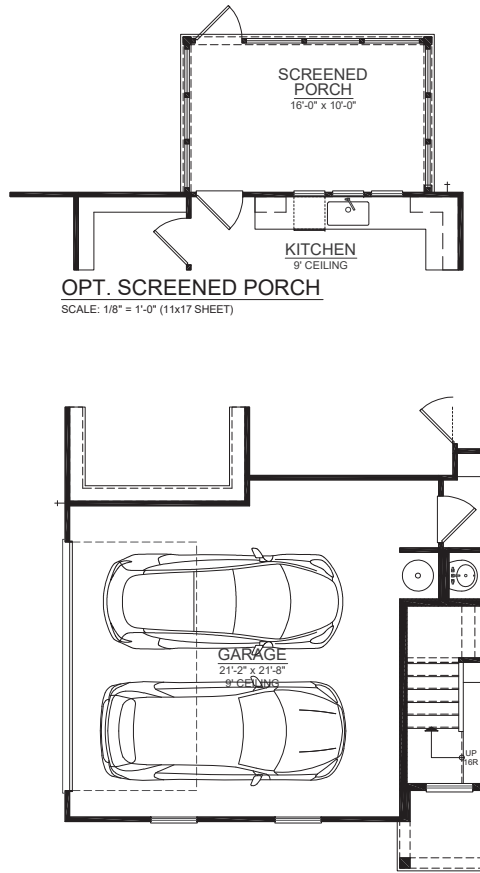
GARAGE RIGHT

MODEL: KINNICK 50'x40'

DRAWING TITLE: FIRST FLR ELEC PLAN

SHEET NO. E-1.0C

ELECTRICAL



08-1624 ADJ. PORCH OPTIONS & HVAC LOC.
01-07-25 ADDED 2ND FLR. OFFICE 2 & STORAGE

REVISIONS

MAIN STREET DESIGN
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com
3080 Royal Blvd. South, Suite 138
Auburn, GA 30222
CL 404-748-2641

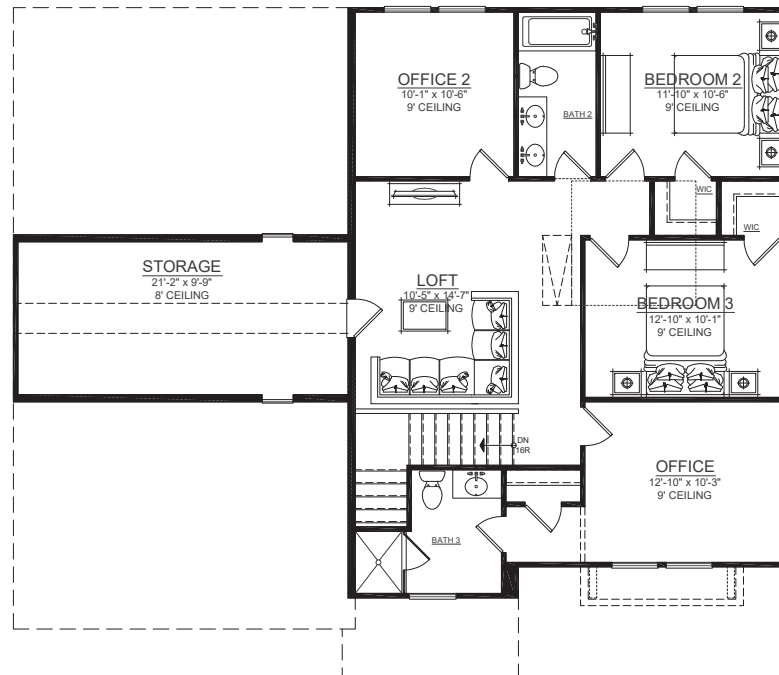
OAK TOWN BUILDERS

SCALE: 11x17 - 1/8" = 1'-0"
22x34 - 1/4" = 1'-0"
UNLESS OTHERWISE NOTED

RELEASE DATE:
01/07/2025

MODEL: KINNICK 50'x40'
DRAWING TITLE: FIRST FLOOR PLAN
SHEET NO. MKT.1

MARKETING



SECOND FLOOR PLAN - ELEVATION A

SCALE: 1/8" = 1'-0" (11x17 SHEET)

09-16-24 ADJ. PORCH OPTIONS & HVAC LOC.

01-07-25 ADDED 2ND FLR. OFFICE 2 & STORAGE

REVISIONS



Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022
O. (404) 480-3881

OAK TOWN
BUILDERS

SCALE
11x17 - 1/8" = 1'-0"
22x34 - 1/4" = 1'-0"
UNLESS OTHERWISE NOTED

RELEASE DATE:
01/07/2025

MODEL	GARAGE RIGHT
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MODEL
KINNICK 50'x40'

DRAWING TITLE
SECOND FLOOR PLAN

SHEET NO.

MKT.2

MARKETING



KSE
ENGINEERING

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

KINNICK 50'x40' SF

LH

NORTH CAROLINA

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH AND COORDINATED WITH THE ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. THIS COORDINATION IS NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD (SER). SHOULD ANY DISCREPANCIES BECOME APPARENT, THE CONTRACTOR SHALL NOTIFY KSE ENGINEERING, P.C. BEFORE CONSTRUCTION BEGINS. IT IS THE INTENT OF THE ENGINEER LISTED ON THESE DOCUMENTS THAT THESE DOCUMENTS BE ACCURATE, PROVIDING LICENSED PROFESSIONALS CLEAR INFORMATION. EVERY ATTEMPT HAS BEEN MADE TO PREVENT ERROR. THE BUILDER AND ALL SUBCONTRACTORS ARE REQUIRED TO REVIEW ALL OF THE INFORMATION CONTAINED IN THESE DOCUMENTS PRIOR TO THE COMMENCEMENT OF ANY WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ANY PLAN ERRORS, OMISSIONS, OR MISINTERPRETATIONS UNDETECTED AND NOT REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION. ALL CONSTRUCTION MUST BE IN ACCORDANCE TO THE INFORMATION FOUND IN THESE DOCUMENTS.

- DESIGN SPECIFICATIONS:**
- DESIGN BUILDING CODE (REFERRED TO HEREIN AS "THE BUILDING CODE"):
- 2018 NORTH CAROLINA RESIDENTIAL CODE. WALL BRACING PER INTERNATIONAL RESIDENTIAL CODE 2015 EDITION.
- DESIGN LIVE LOADS:
- ROOF = 20 PSF (LOAD DURATION FACTOR=1.25)
 - UNINHABITABLE ATTICS WITH LIMITED STORAGE = 20 PSF (WHERE SPECIFIED ON PLANS)
 - HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS = 30 PSF
 - FLOOR = 40 PSF
 - FLOOR (SLEEPING AREAS) = 30 PSF
 - DECK/BALCONY = 40 PSF
 - STAIRS = 40 PSF
- DESIGN DEAD LOADS:
- ROOF TRUSS = 17 PSF (TC=7, BC=10)
 - FLOOR TRUSS = 15 PSF (TC=10, BC=5)
 - FLOOR JOIST = 10 PSF
 - STANDARD BRICK = 40 PSF
 - QUEEN ANNE BRICK = 25 PSF
- *NOTE: STRUCTURAL FRAMING HAS NOT BEEN DESIGNED FOR TILE, GRANITE, MARBLE OR OTHER MATERIALS HEAVIER THAN THE ABOVE LOADING UNLESS SPECIFICALLY NOTED ON PLANS.*
- DESIGN WIND LOADS:
- ULTIMATE WIND SPEED = 120 MPH
 - EXPOSURE CATEGORY = B
- ASSUMED SOIL BEARING CAPACITY = 2000 PSF
- ASSUMED LATERAL SOIL PRESSURE = 45 PCF
- FROST DEPTH = 12" MINIMUM
- SEISMIC DESIGN CATEGORY = B
- ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
- TJI 210 SERIES (SERIES AND SPACING PER PLANS)
 - LSL: E=1,550,000 PSI, F_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=2,000,000 PSI, F_b=2,900 PSI, F_v=290 PSI, F_c=625 PSI

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





KSE
ENGINEERING

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

OAK TOWN BUILDERS

Cover Sheet

Kinnick 50'x40' SF - LH
120 M.P.H.
North Carolina

Project #: 251-24001

Designed By: AM

Checked By: KFK

Issue Date: 5/20/24

Re-Issue: 2/19/25

Scale:

S-0

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. IF 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-COMFORTS OCCUR.
4. THE SER DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF GEOMETRY. THE SER ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. THE SER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.
5. ANY STRUCTURAL ELEMENTS OR DETAILS NOT FULLY DEVELOPED ON THE CONSTRUCTION DRAWINGS SHALL BE COMPLETED UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. THESE SHOP DRAWINGS SHALL BE SUBMITTED TO KSE ENGINEERING FOR REVIEW BEFORE ANY CONSTRUCTION BEGINS. THE SHOP DRAWINGS WILL BE REVIEWED FOR OVERALL COMPLIANCE AS IT RELATES TO THE STRUCTURAL DESIGN OF THIS PROJECT. VERIFICATION OF THE SHOP DRAWINGS FOR DIMENSIONS, OR FOR ACTUAL FIELD CONDITIONS, IS NOT THE RESPONSIBILITY OF THE SER OR KSE ENGINEERING, P.C.
6. VERIFICATION OF ASSUMED FIELD CONDITIONS IS NOT THE RESPONSIBILITY OF THE SER. THE CONTRACTOR SHALL VERIFY THE FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO KSE ENGINEERING, P.C. BEFORE CONSTRUCTION BEGINS.
7. THE SER IS NOT RESPONSIBLE FOR ANY SECONDARY STRUCTURAL ELEMENTS OR NON-STRUCTURAL ELEMENTS, EXCEPT FOR THE ELEMENTS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS.
8. THIS STRUCTURE AND ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE BUILDING CODE AND ANY LOCAL CODES OR RESTRICTIONS.
9. ALL DIMENSIONS, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
10. PROVIDE MOISTURE PROTECTION AND FLASHING PER ARCHITECTURAL DETAILS.

FOUNDATIONS:

1. FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE BUILDING CODE.
2. THE 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 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 ITEN HD OR USP SCREW-BOLTS+ SCREWS MAY BE SUBSTITUTED ON A 1 FOR 1 BASIS.
7. ANY FILL SHALL BE PLACED UNDER THE DIRECTION OR RECOMMENDATION OF A LICENSED PROFESSIONAL ENGINEER. THE RESULTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY.
8. EXCAVATIONS OF FOOTINGS SHALL BE LINED TEMPORARILY WITH A 6 MIL POLYETHYLENE MEMBRANE IF PLACEMENT OF CONCRETE DOES NOT OCCUR WITHIN 24 HOURS OF EXCAVATION.
9. NO CONCRETE SHALL BE PLACED AGAINST ANY SUBGRADE CONTAINING WATER, ICE, FROST, OR LOOSE MATERIAL.
10. PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS (SEE ARCHITECTURAL PLANS AND DETAILS).
11. NONE OF THE FOUNDATION DESIGNS IN THESE DOCUMENTS ARE SUITABLE FOR INSTALLATION IN SHRINK/SWELL CONDITIONS. REFER TO GEOTECHNICAL ENGINEER FOR APPROPRIATE DESIGN.
12. LOTS SHALL BE GRAFIED 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" WITH APPROX. 1/4" VAPOR BARRIER. ALL JOINTS TO BE LAPPED MINIMUM 12" AND SEALED.
15. BACKFILL SHALL NOT BE PLACED AGAINST THE FOUNDATION WALL UNTIL THE FOUNDATION WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR ABOVE, OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.

CONCRETE & REINFORCING

1. CONCRETE DESIGN BASED ON ACI 318 AND ACI 318.1R OR ACI 332. CONCRETE SHALL HAVE A NOMINAL WEIGHT 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 ENTRAINED CONCRETE MUST BE USED FOR ALL STRUCTURAL ELEMENTS EXPOSED TO FREEZE/THAW CYCLES AND DEICING CHEMICALS. AIR ENTRAINMENT AMOUNTS (IN PERCENT) SHALL BE WITHIN -1% TO +2% OF 5% FOR FOOTINGS AND EXTERIOR SLABS.
4. NO ADMIXTURES SHALL BE ADDED TO ANY STRUCTURAL CONCRETE WITHOUT WRITTEN PERMISSION OF THE SER. WATER ADDED TO CONCRETE ON SITE SHALL NOT EXCEED THAT ALLOWED BY THE MIX DESIGN.
5. CONCRETE SLABS-ON-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 302.1R: "GUIDE FOR CONCRETE SLAB AND SLAB CONSTRUCTION".
6. CONTROL OR SAW CUT JOINTS (OUT 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 PUMP OR TOOLED PROCESSES WITHIN 4 TO 12 HOURS AFTER THE SLAB HAS BEEN FINISHED.
8. 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. FIBERS FOR CONCRETE REINFORCEMENT, OR POLYPROPYLENE FIBERS MAY BE USED IN LIEU OF W.W.F. APPLICATION OF POLYPROPYLENE FIBER 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.
9. POLYPROPYLENE REINFORCING TO BE 100% VIRGIN, CONTAINING NO REPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED FOR USE AS CONCRETE SECONDARY REINFORCEMENT.
10. STEEL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
11. DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318: "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES".
12. 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.
13. PROVIDE REINFORCEMENT LAP AS NOTED BELOW, UNLESS NOTED OTHERWISE:
#4 BARS - 30" LENGTH
#5 BARS - 38" LENGTH
#6 BARS - 45" LENGTH
14. 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.
15. WHERE FOOTING BOTTOMS ARE TO BE STEPPED AT SLOPING GRADE CONDITIONS, PROVIDE CONTINUOUS REINFORCING WITH Z BARS (TO MATCH FOOTING REINFORCING) AS REQUIRED.
16. 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 CHARGED 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.
17. 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 SUPPORT 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 "N" BELOW GRADE) AND CONFORM TO ASTM C-270. COARSE GROUT SHALL CONFORM TO ASTM C-476 WITH A MAXIMUM AGGREGATE SIZE OF ¾" AND A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI.
2. ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530/ASCE 5/TMS 602, "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 SHALL BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.
3. EACH CRAWL SPACE PIER SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING AND EACH ORDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS. PLASTERS TO BE BONDED TO PERIMETER FOUNDATION WALL.
4. TOP COURSE OF MASONRY SHALL BE GROUTED SOLID.
5. HORIZONTAL WALL JOINT REINFORCEMENT SHALL BE STANDARD 9 GAGE GALVANIZED LASTER WITH 12" LAP SPACED AT 16" O.C., UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
6. 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: 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
1.3. STUDS: SPF STUD GRADE.
2. WALL STUD SPACING, (MAXIMUM 10" NOMINAL PLATE HEIGHT):
1 & 2 STORY EXTERIOR AND INTERIOR BEARING:
2x4 @ 16" O.C. OR 2x6 @ 24" O.C., U.N.O.
BOTTOM OF 3 STORIES EXTERIOR AND INTERIOR BEARING:
2x6 @ 16" O.C., U.N.O.
INTERIOR NON-BEARING:
2x @ 24" O.C., U.N.O.
3. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW PINE #2 OR BETTER.
4. ANCHOR SILL PLATES IN ACCORDANCE W/ GENERAL STRUCTURAL NOTES.
5. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY BE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
6. NAILS SHALL BE COMMON WIRE NAILS UNLESS OTHERWISE NOTED.
7. BOLT HOLES IN STUDS OR JOISTS: SCREWS SHALL BE IN ACCORDANCE WITH NDS SPECIFICATIONS.
8. INDIVIDUAL STUDS FORMING A COLUMN SHALL BE ATTACHED WITH (2) ROWS 104 NAILS @ 6" O.C. STAGGERED. THE STUD COLUMN SHALL BE FULLY BLOCKED AT ALL FLOOR LEVELS TO ENSURE PROPER LOAD TRANSFER. WALL SHEERING SHALL BE NAILED TO EDGE OF EACH STUD.
9. 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.
10. FASTEN 4-PLY BEAMS WITH (1) ½" DIAMETER THROUGH BOLT W/ NUTS AND WASHERS AT 12" O.C. STAGGERED TOP AND BOTTOM, 1¼" MINIMUM EDGE DISTANCE. (UNLESS OTHERWISE NOTED).
11. 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.
12. PROVIDE KING STUDS AT EACH END OF HEADERS AS NOTED BELOW.
(1) STUD UP TO 6' OPENING
(2) STUDS UP TO 8' OPENING
(3) STUDS UP TO 9' OPENING
13. 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 WITHIN THE SEALED STRUCTURAL DRAWINGS.
14. SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
15. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY (MOISTURE CONTENT <19%) UNLESS OTHERWISE NOTED.
16. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAIL BY OTHERS.
17. 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.
18. BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE WITH OSB OR GYPSUM BOARD. BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD IN LIEU OF SHEATHING.
19. DIAGONAL BRACING SHALL BE INSTALLED AT EACH END OF BASEMENT BEARING WALLS AND NOT MORE THAN 20' ON CENTER.

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 PINE #2 OR BETTER.
3. GUARD RAILS REQUIRED AT DECKS. DESIGN BY OTHERS TO MEET WITH OSB OR GYPSUM BOARD. BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD IN LIEU OF SHEATHING.
4. PROVIDE DECK LATERAL LOAD AND BRACING 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, STRINGBARK OR HEADER UNLESS SPECIFICALLY SHOWN ON PLAN. RAFTERS MAY BE SPLICED AT PURLIN LOCATIONS.
3. BRACING JOISTS SHALL HAVE LATERAL SUPPORT W/ 1-1/4" PLAT 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 FULL DEPTH FRAMING.
4. FASTEN RAFTER AND CEILING JOIST WITH (6) 12d NAILS UNLESS OTHERWISE NOTED.
5. PROVIDE VERTICAL 2x6 STRINGBARKS AT CEILING JOISTS @ 8'-0" O.C. THE STRINGBARKS UNDO TO GABLE STUDS OR RAFTERS WHERE POSSIBLE. PROVIDE BLOCKING BETWEEN TOP PLATES AND STRINGBARKS. PROVIDE 2x4 PLAT FASTENED TO EACH JOIST WITH (2) 12d NAILS. FASTEN STRINGBARK TO 2x4 PLAT WITH 12d NAILS @ 12" O.C. AND FASTENED TO EACH JOIST WITH (1) 12d NAIL.

WOOD TRUSSES (FLOOR & ROOF):

1. THE WOOD TRUSS MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE WOOD TRUSSES. SUBMIT SEALED SHOP DRAWINGS AND SUPPORTING CALCULATIONS TO THE SER FOR REVIEW PRIOR TO FABRICATION. THE TRUSS 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 ACCURACY OF THE STRUCTURAL DESIGN FOR THE WOOD TRUSSES.
2. THE WOOD TRUSSES SHALL BE DESIGNED FOR ALL REQUIRED LOADINGS AS SPECIFIED IN THE LOCAL BUILDING CODE, THE ASCE STANDARD "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" (ASCE 7), AND THE LOADING REQUIREMENTS SHOWN ON THESE SPECIFICATIONS. THE TRUSS DRAWINGS SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION DOCUMENTS AND PROVISIONS PROVIDED FOR LOADS SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED TO HVAC EQUIPMENT, PIPING, AND ARCHITECTURAL FIXTURES ATTACHED TO THE TRUSSES.
3. THE TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERRECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI/TP1 1: "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION".
4. THE TRUSS MANUFACTURER SHALL PROVIDE ADEQUATE SAFETY INFORMATION IN ACCORDANCE WITH "BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" (BCS). 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 BCSS. THE CONTRACTOR SHALL KEEP A COPY OF THE BCSS SUMMARY SHEETS ON SITE.
6. 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 BCSS SUMMARY SHEET B3 FOR TYPES OF DIAGONAL BRACES TO PROVIDE AT EACH CONTINUOUS LATERAL BRACE LINE. SUCH DIAGONAL BRACES SHALL NOT BE SPACED MORE THAN 20 FEET O.C. DIAGONAL BRACES SHALL BE FASTENED TO EACH TRUSS WEB WITH A MINIMUM OF TWO 10d FACE NAILS. WHERE CONTINUOUS LATERAL BRACING CANNOT BE INSTALLED, DUE TO A MINIMUM OF THREE ADJACENT TRUSSES NOT BEING IDENTICAL, THE CONTRACTOR SHALL COORDINATE WITH THE TRUSS SPECIALTY ENGINEER/MANUFACTURER TO DETERMINE WHAT TYPE OF ALTERNATE BRACE (I.E., T OR L BRACE, ETC.) IS REQUIRED.
7. ANY CHORDS OR TRUSS WEBS SHOWN ON THESE DRAWINGS HAVE BEEN SHOWN AS A REFERENCE ONLY. THE FINAL DESIGN OF THE TRUSSES SHALL BE PER THE MANUFACTURER.
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 ALL TRUSSES.
10. PROVIDE SIMPSON H2.5A, USP RT7 OR EQUIVALENT AT EACH TRUSS TO TOP PLATE CONNECTION, UNLESS OTHERWISE NOTED.

WOOD I-JOIST FLOOR FRAMING:

1. THE I-JOIST MANUFACTURER IS RESPONSIBLE FOR THE DESIGN OF THE FLOOR I-JOISTS. SUBMIT I-JOIST LAYOUTS TO THE SER FOR REVIEW PRIOR TO INSTALLATION. 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 ACCURACY OF THE STRUCTURAL DESIGN OF THE I-JOISTS.
2. I-JOISTS 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. I-JOIST DESIGNS SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION DOCUMENTS AND PROVISIONS PROVIDED FOR LOADS SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED TO HVAC EQUIPMENT, PIPING, AND ARCHITECTURAL FIXTURES ATTACHED TO THE I-JOISTS.
3. I-JOISTS SHALL BE DESIGNED FOR L/480 MAXIMUM LIVE LOAD DEFLECTION.
4. I-JOISTS ARE TO BE SPACED PER TITLE COUNCIL OF NORTH AMERICA (TCA, INC) SPECIFICATIONS WHERE SUPPORTING TILE FLOORING.
5. THE I-JOIST SPACING SHOWN ON THE SEALED STRUCTURAL DRAWINGS IS TO BE THE MAXIMUM SPACING OF THE FLOOR I-JOISTS.
6. THE I-JOIST MANUFACTURER IS RESPONSIBLE TO PROVIDE ADDITIONAL I-JOISTS BETWEEN DOOR JAMBS, PARALLEL WALLS, KITCHEN COUNTERS AND KITCHEN ISLANDS AS REQUIRED.
7. I-JOIST LAYOUT AND PLACEMENT BY MANUFACTURER IS TO BE COORDINATED WITH THE SUPPORT LOCATIONS SHOWN ON THE SEALED STRUCTURAL DRAWINGS.
8. THE I-JOIST MANUFACTURER IS TO SPECIFY ALL REQUIRED CONNECTORS FOR ALL I-JOIST CONNECTIONS. UNLO.
9. THE I-JOIST MANUFACTURER IS TO PROVIDE ALL STANDARD I-JOIST INSTALLATION SPECIFICATIONS AND DETAILS REQUIRED.

MECHANICAL FASTENERS:

1. ALL METAL HARDWARE AND FASTENERS TO BE SIMPSON STRONG-TIE OR APPROVED EQUIVALENT.
2. ALL HARDWARE AND FASTENERS IN CONTACT WITH PRESERVATIVE PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153.
3. MANY OF THE NEW PRESURE 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.

WOOD STRUCTURAL PANELS:

1. FABRICATION AND PLACEMENT OF STRUCTURAL WOOD SHEATHING SHALL BE IN ACCORDANCE WITH THE APA DESIGN/CONSTRUCTION GUIDE "RESIDENTIAL AND COMMERCIAL," AND ALL OTHER APPLICABLE APA STANDARDS.
2. ALL REQUIRED WOOD SHEATHING SHALL BEAR THE MARK OF THE APA.
3. WOOD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED ON THESE DRAWINGS. REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION. EXTERIOR WALLS TO BE FULLY SHEATHED USING ¾" OSB OR PLYWOOD MINIMUM. AT BRACED WALL PANELS, PROVIDE BLOCKING AT ALL SHEET EDGES NOT FALLING ON STUDS OR PLATES.
4. ROOF SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ROOF SHEATHING SHALL BE CONTINUOUS OVER TWO SUPPORTS MINIMUM AND ATTACHED TO ITS SUPPORTING ROOF FRAMING WITH 8d 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 BE ¾" OSB MIN.
5. WOOD FLOOR SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ATTACH SHEATHING TO ITS SUPPORTING FRAMING WITH (1) 10d NAIL AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF 8d PLYWOOD OR LUMBER BLOCKINGS UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING.
6. SHEATHING SHALL HAVE A ¼" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.

STRUCTURAL SHEATHING PANELS:

1. SHEATH ALL EXTERIOR WALLS PER BRACED WALL SCHEDULE.
2. EXTERIOR 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:

1. STRUCTURAL STEEL SHALL BE FABRICATED AND ERRECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND OF THE MANUAL OF STEEL CONSTRUCTION "LOAD RESISTANCE FACTOR DESIGN" LATEST EDITIONS.
2. ALL STEEL SHALL HAVE A MINIMUM YIELD STRESS (F_y) OF 50 KSI UNLESS OTHERWISE NOTED.
3. WELDING SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S STRUCTURAL WELDING CODE AWA D1.1. ELECTRODES FOR SHOP AND FIELDING WELDING SHALL BE CLASS E70XX. ALL WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER PER THE ABOVE STANDARDS.
4. ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3½" AND FULL FLANGE WIDTH UNLESS OTHERWISE NOTED. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR (2) ½" x 4" LAG SCREWS UNLESS OTHERWISE NOTED.
5. INSTALL 2x WOOD PLATE ON TOP OF STEEL BEAMS, RIPPED TO MATCH BEAM WIDTH. FASTEN PLATE TO BEAM W/ HLTI X-DIM 52. 8d PINS AT 12" O.C. STAGGERED OR ½" DIAMETER BOLTS AT 24" O.C.

BRICK VENEER LINTEL SCHEDULE			
SPAN	LINTEL SIZE	END BEARING	
UP TO 3'-0"	3½"x3½"x4"	4"	
UP TO 6'-3"	5"x3½"x6"	8"	
UP TO 9'-6"	6"x3½"x6"	LL.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.

NC PER 8-2019



General Structural Notes

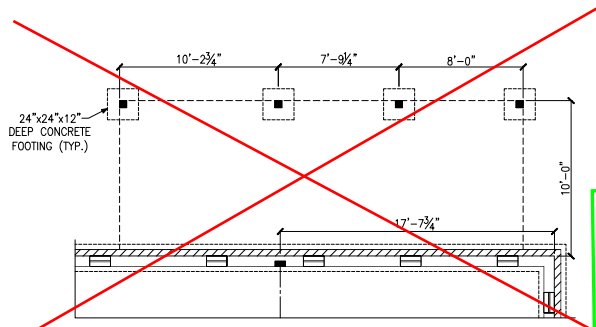
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Designed By: AM
Checked By: KKK
Issue Date: 4/22/24
Re-Issue: 11/20/24
Scale:



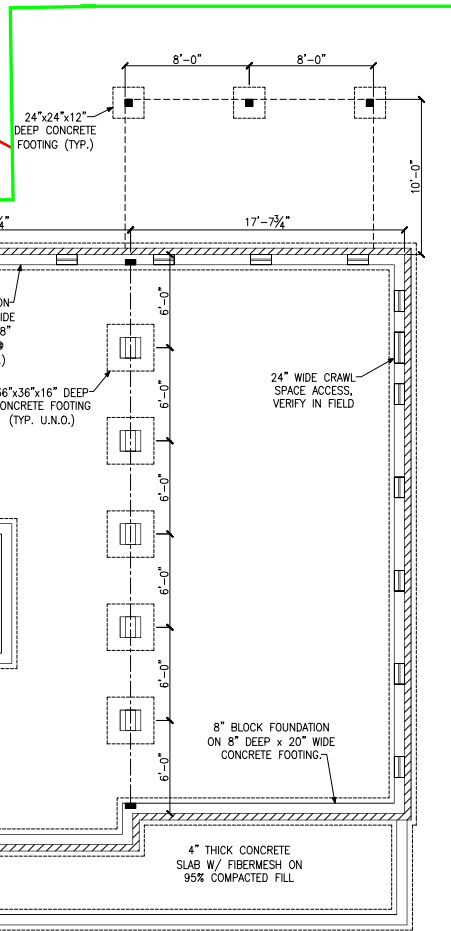
OAK TOWN BUILDERS

120 M.P.H.
North Carolina

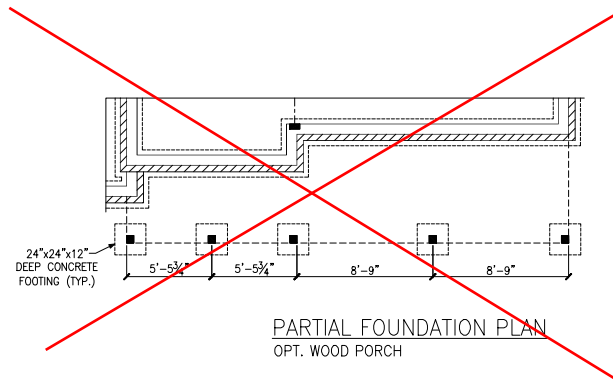
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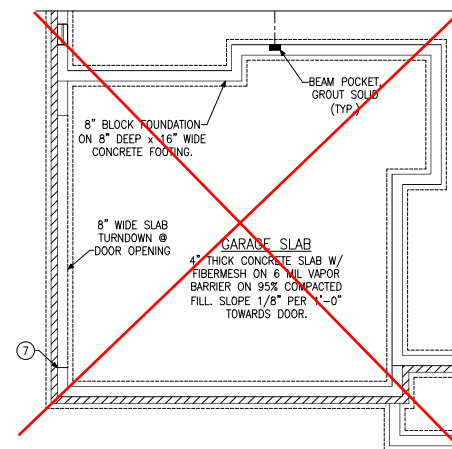
PARTIAL FOUNDATION PLAN
OPT. COVERED/SCREEN PORCH W/ OPT. BBQ DECK



CRAWL SPACE FOUNDATION PLAN
ELEVATION 'C'



PARTIAL FOUNDATION PLAN
OPT. WOOD PORCH



PARTIAL FOUNDATION PLAN
OPT. SIDE LOAD GARAGE

LEGEND

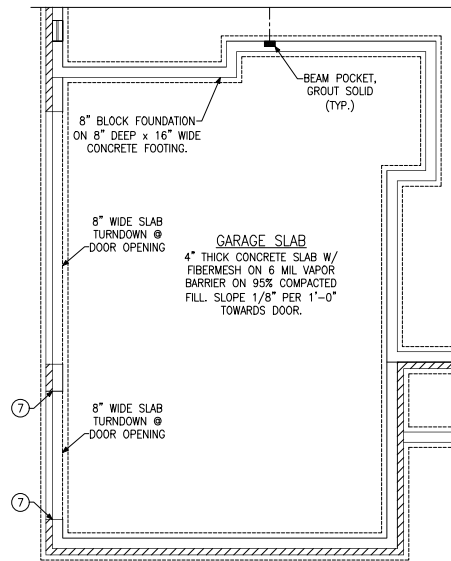
- ★ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
- 48\" BWP

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

KEYNOTES:

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



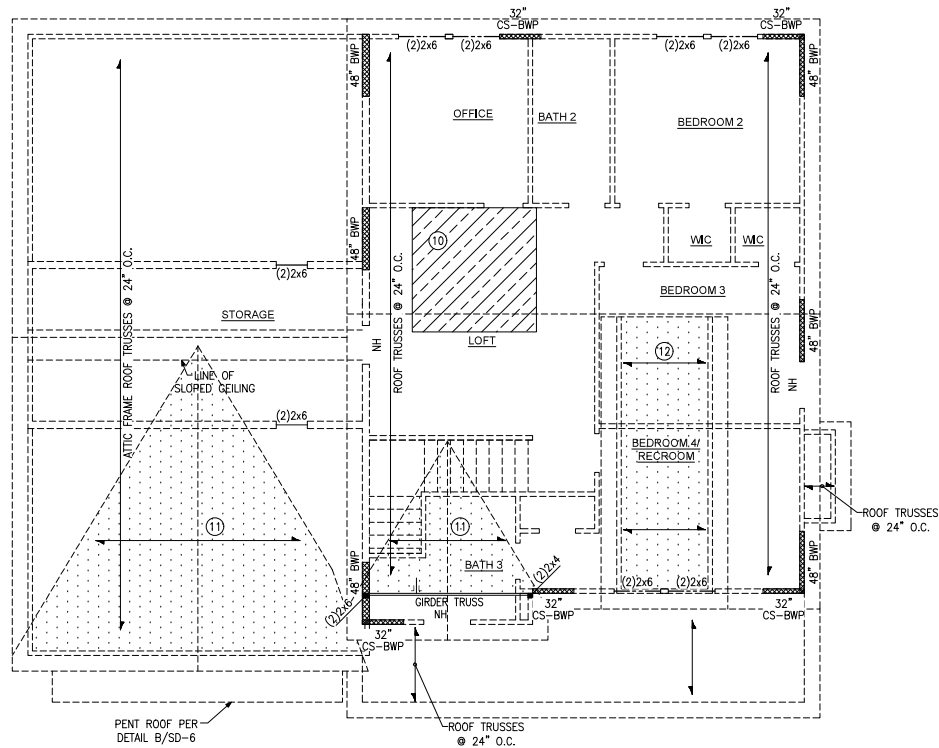


PARTIAL FOUNDATION PLAN
OPT. SIDE LOAD W/ 3RD CAR GARAGE

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\"/>
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS	
KEYNOTES:	
⑦	REINFORCE 8\"/>







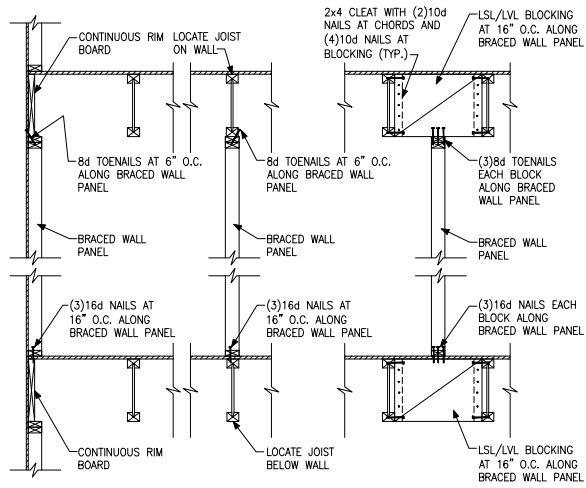
ROOF FRAMING PLAN
ELEVATION 'C'

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)
NH	NO HEADER REQUIRED
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS	
PLAN DESIGNED WITH 8" & 9" WALL PLATES	
KEYNOTES:	
10	8"x8" HVAC PLATFORM TRUSSES DESIGNED TO SUPPORT HVAC UNITS.
11	VALLEY SET TRUSSES @ 24" O.C. OR 2x6 OVERFRAMING @ 24" O.C. W/ 2x8 RIDGE & VALLEY PLATES (TYP.)
12	2x6 RAFTERS @ 24" O.C. ON 2x4 RAKED KNEE WALLS. PROVIDE 2x4 BLOCKING BETWEEN TRUSSES UNDER KNEE WALLS. (TYP.)

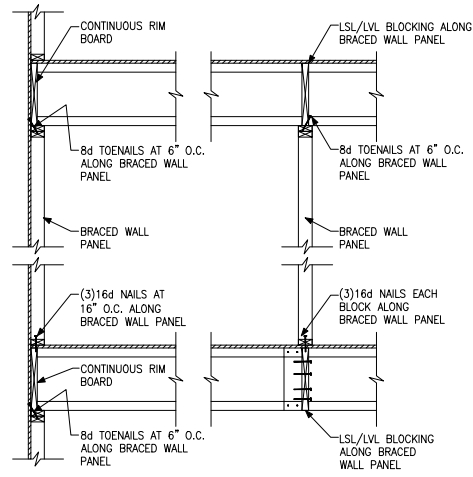


Roof Framing Plan
Elevation 'C'
Kinnick 50'x40' SF - LH
120 M.P.H.
North Carolina

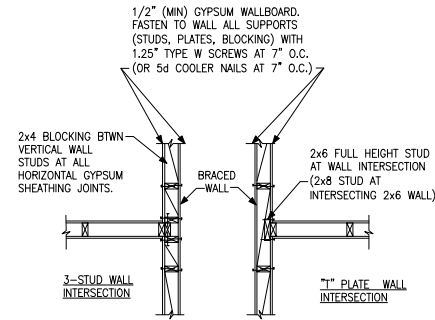
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Designed By: AM
Checked By: KRK
Issue Date: 5/20/24
Re-issue: 2/19/25
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34



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

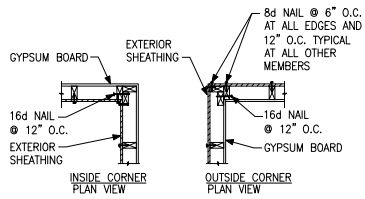


(B) TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PERPENDICULAR TO I-JOISTS

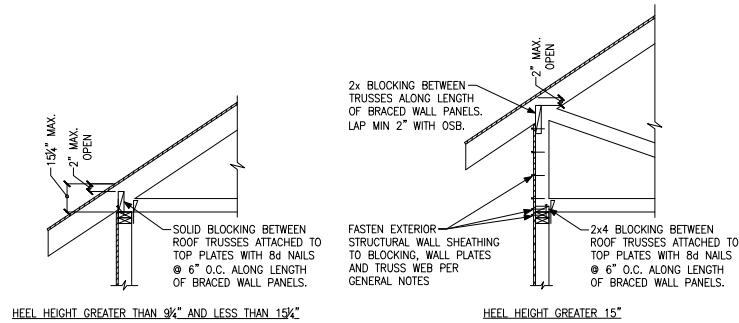


BRACED WALL INTERSECTIONS MAY
BE FRAMED USING EITHER THE
3-STUD OR THE T-PLATE METHOD.

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

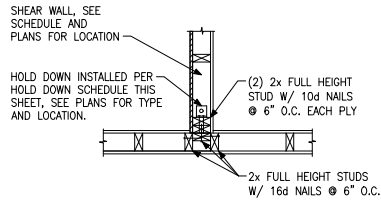


(D) TYPICAL EXTERIOR CORNER WALL FRAMING

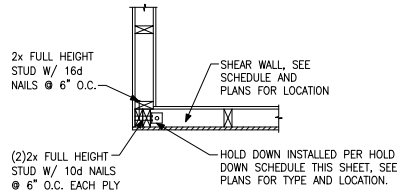


(E) ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS
ONLY REQUIRED AT BRACED WALL PANELS

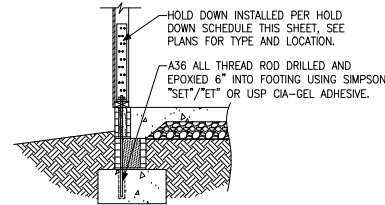




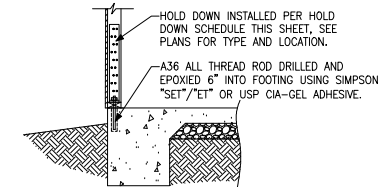
(A) TYPICAL HOLD DOWN DETAIL



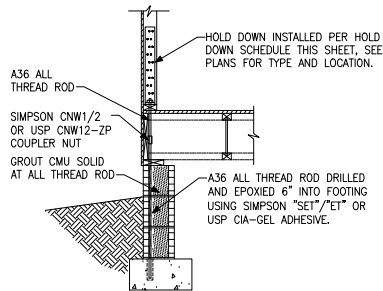
(B) TYPICAL HOLD DOWN DETAIL



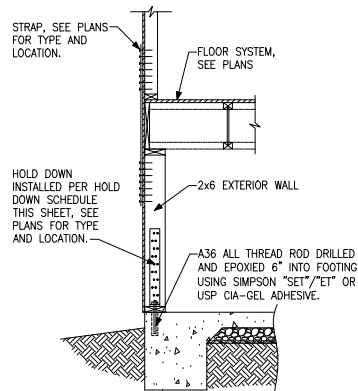
(C) HOLD DOWN AT STEMWALL SLAB FOUNDATION



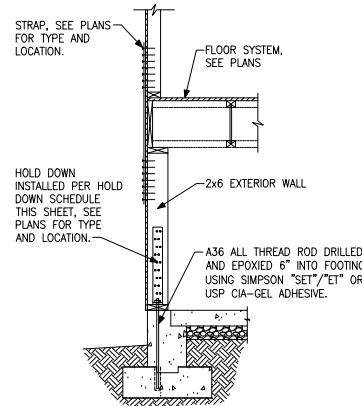
(D) HOLD DOWN AT MONOLITHIC SLAB FOUNDATION



(E) HOLD DOWN AT CRAWL SPACE FOUNDATION



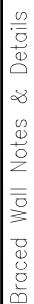
(F) HOLD DOWN AT BASEMENT FOUNDATION MONOLITHIC TURN-DOWN

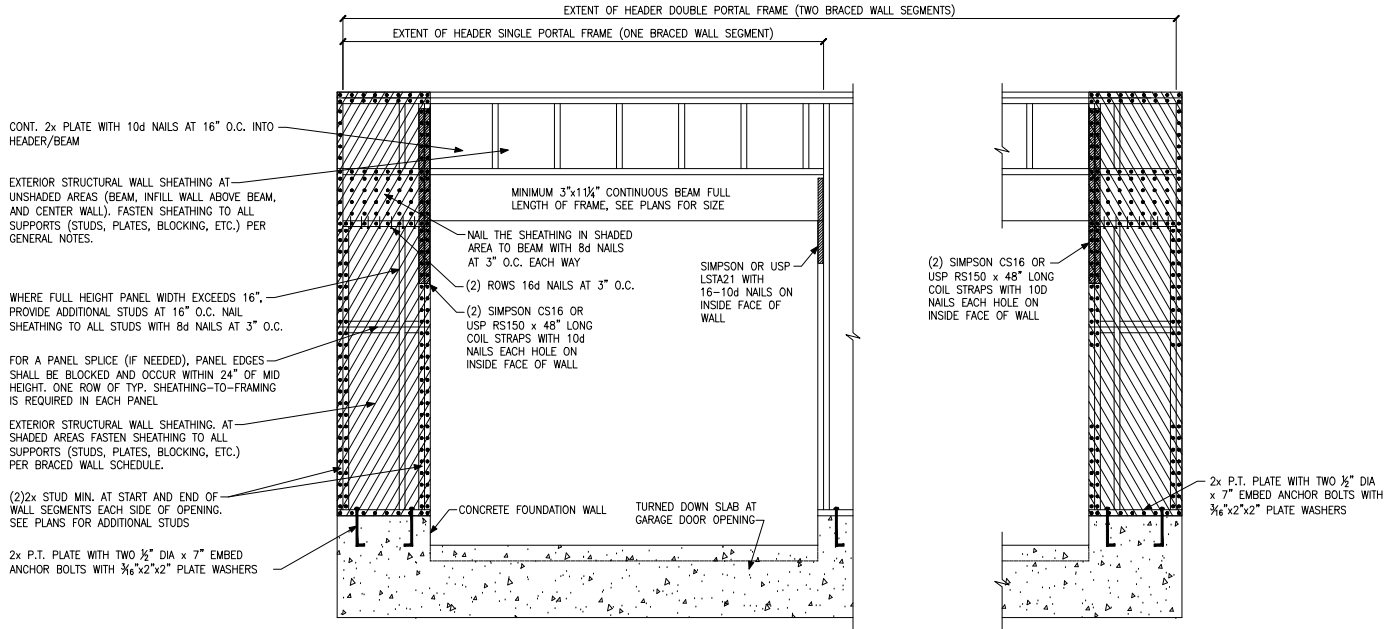


(G) HOLD DOWN AT BASEMENT FOUNDATION STEM WALL

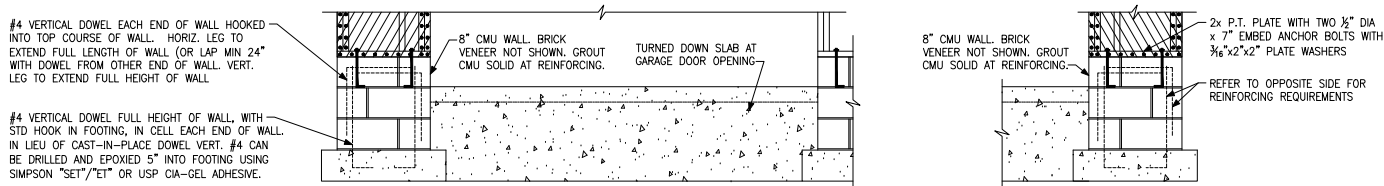
HOLD DOWN SCHEDULE			
HOLD DOWN		ALL THREAD ROD	FASTENERS
SIMPSON	USP		
LTT20B	LTS20B	1/2" DIA.	(10)10d NAILS
HTT4	HTT16	3/8" DIA.	(18)16dx2 1/2" LONG NAILS
HTT5	HTT45	3/8" DIA.	(26)16dx2 1/2" LONG NAILS







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



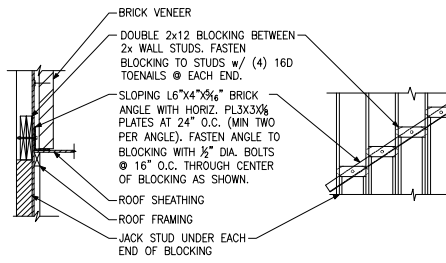
(B) METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
STEMWALL SLAB OR CRAWL SPACE FOUNDATION

Portal Frame Details

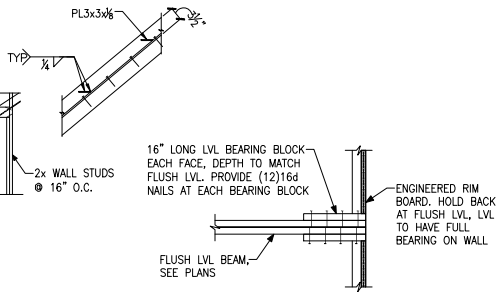
120 M.P.H.
North Carolina



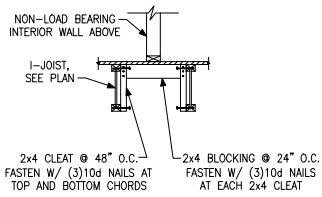
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Designed By: AAM
Checked By: KPK
Issue Date: 4/22/24
Re-Issue: 11/20/24
Scale: Not To Scale



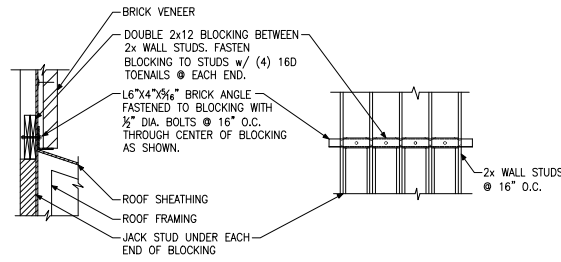
(A) BRICK LEDGER CONNECTION DETAIL



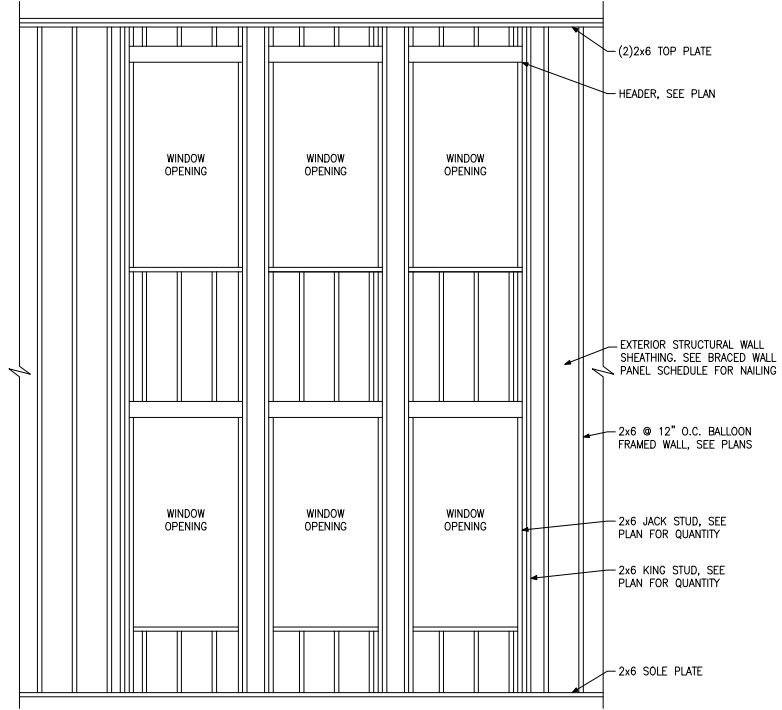
(B) BEARING ENHANCER FLUSH LVL



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

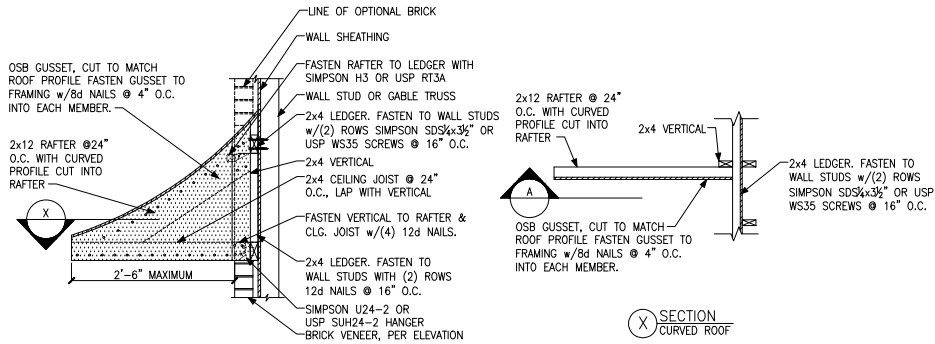


(E) BRICK LEDGER CONNECTION DETAIL

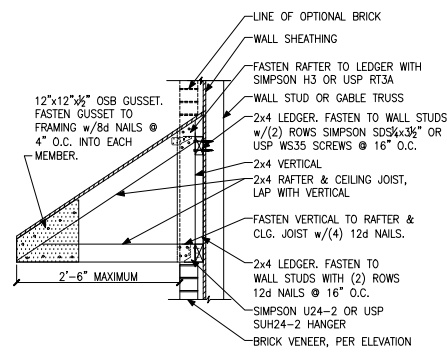


(D) BALLOON FRAMED WALL DETAIL N.T.S.

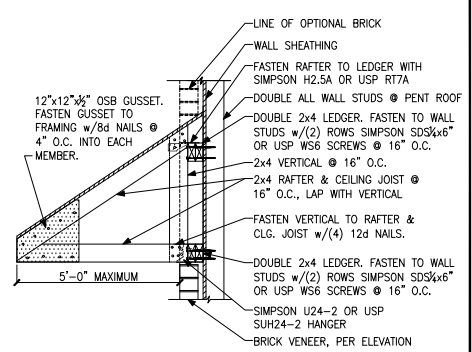




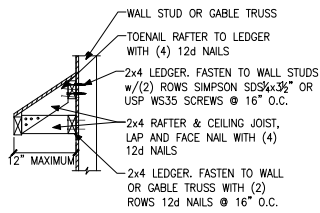
A PENT ROOF DETAIL
CURVED ROOF



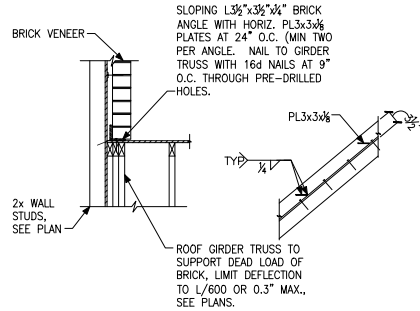
B PENT ROOF DETAIL
STRAIGHT ROOF



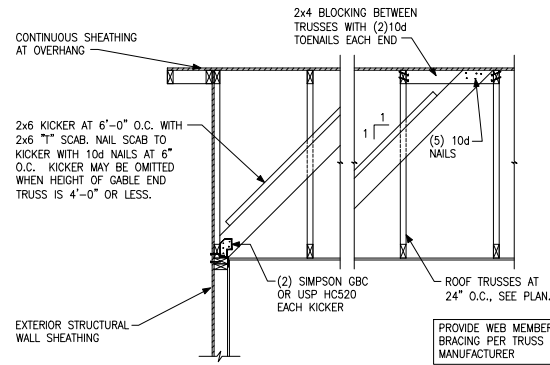
B PENT ROOF DETAIL
STRAIGHT ROOF 5'-0\"/>



C EYEBROW ROOF DETAIL
STRAIGHT ROOF



D TRUSS DETAIL



E GABLE END WALL DETAIL



Miscellaneous Framing Details

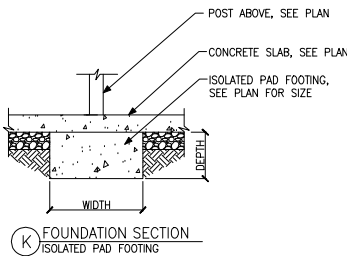
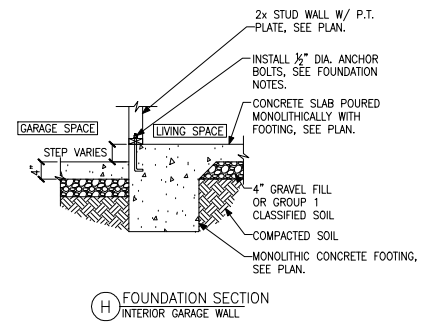
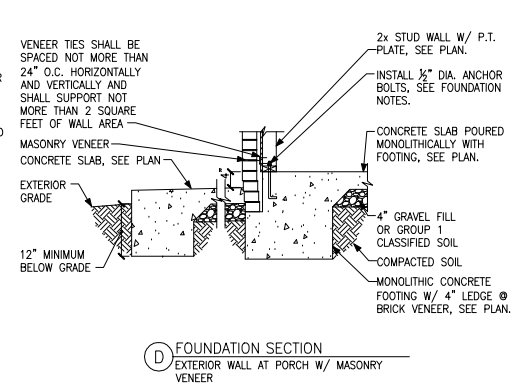
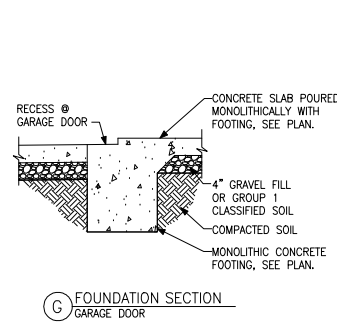
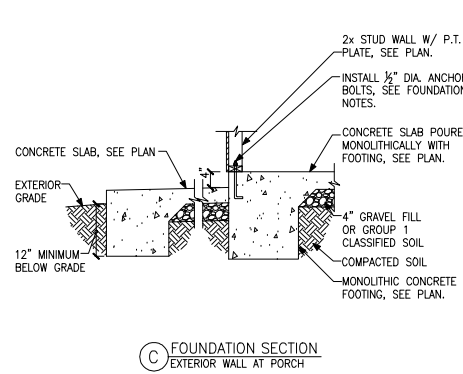
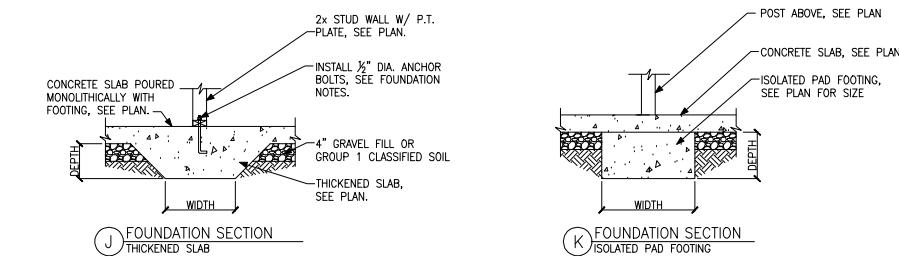
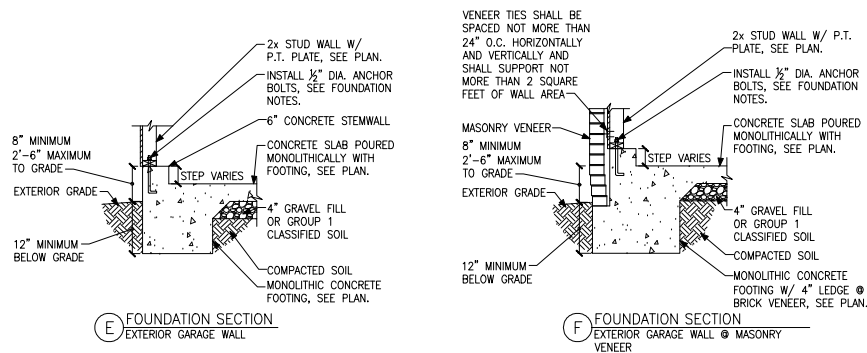
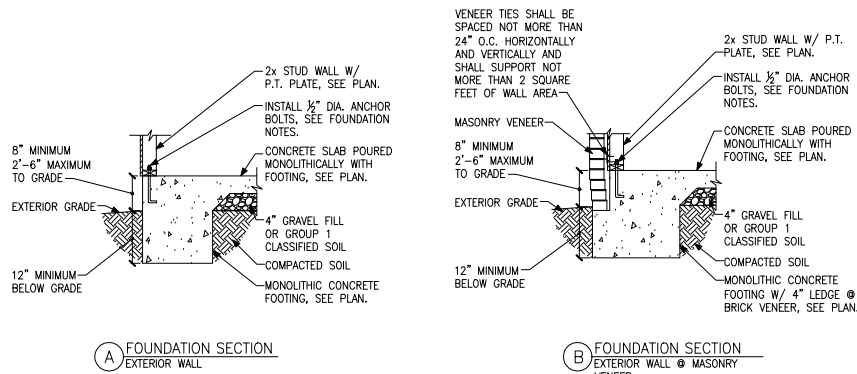
Project #: 251-24000
Designed By: AM
Checked By: KRK
Issue Date: 4/22/24
Re-Issue: 11/20/24
Scale: Not To Scale

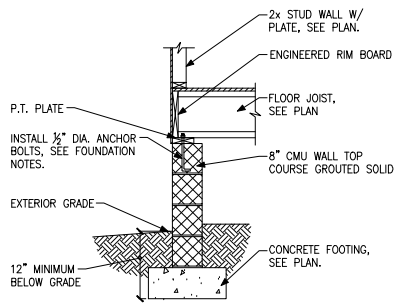


OAK TOWN BUILDERS

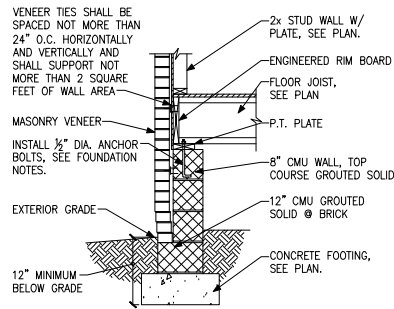
120 M.P.H.
North Carolina

SD-6

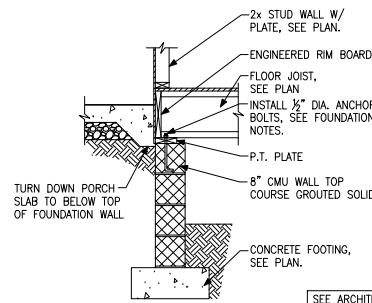




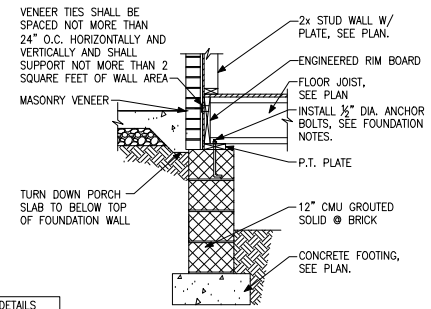
(A) FOUNDATION SECTION
EXTERIOR WALL



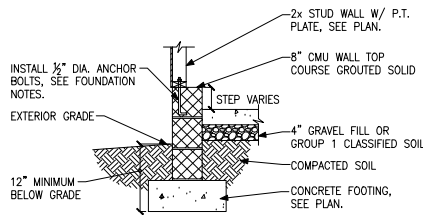
(B) FOUNDATION SECTION
EXTERIOR WALL @ MASONRY
VENEER



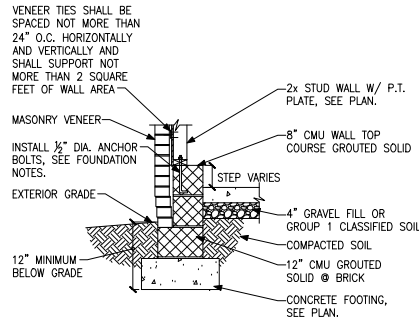
(C) FOUNDATION SECTION
EXTERIOR WALL AT PORCH



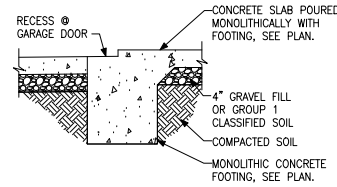
(D) FOUNDATION SECTION
EXTERIOR WALL AT PORCH W/ MASONRY
VENEER



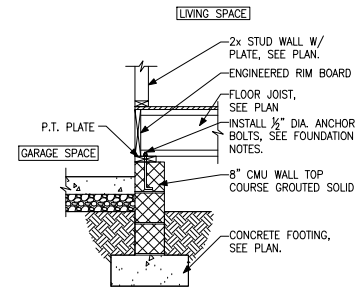
(E) FOUNDATION SECTION
EXTERIOR GARAGE WALL



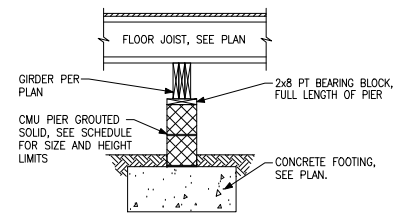
(F) FOUNDATION SECTION
EXTERIOR GARAGE WALL @ MASONRY
VENEER



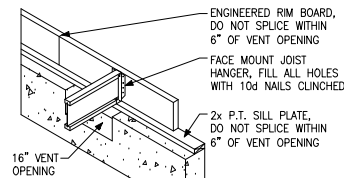
(G) FOUNDATION SECTION
GARAGE DOOR



(H) FOUNDATION SECTION
INTERIOR GARAGE WALL



(J) FOUNDATION SECTION
INTERIOR PIER



(K) CRAWL SPACE VENT DETAIL

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 3'-4"	16" x 16"	24" x 24" x 12"	U.N.O.
UP TO 4'-0"	16" x 16"	30" x 30" x 12"	U.N.O.

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



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/ 1/8" 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 SHEATHED STRUCTURAL SHEATHING PANEL	THERMO-SHEATH RED	16 GAGE BY 1.25" LONG GALV. STAPLES W/ 1/8" 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/ 1/8" 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	16 GAGE BY 1.25" LONG GALV. STAPLES W/ 1/8" 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. 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:			
1. ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.			
2. PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER DETAILS A & B/DS-1.			
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 1.25" LONG GALV. STAPLES W/ 1/8" 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.			
4. 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 DECEMBER 23, 2020. PANEL LENGTHS SHOWN ON PLANS ARE THE MINIMUM LENGTH REQUIRED.			
5. ALL EXTERIOR WALLS TO BE 2x STUDS @ 16" O.C. MAXIMUM, UNLESS NOTED OTHERWISE ON PLANS.			
6. BRACING HAS BEEN DESIGNED TO SATISFY THE WORST CASE REQUIREMENTS OF WOOD STRUCTURAL PANELS OR THERMO-PLY PANELS.			



OAK TOWN BUILDERS

Braced Wall and Shear Wall Schedule

120 M.P.H.
North Carolina

Project #:	251-24000
Designed By:	AM
Checked By:	KRK
Issue Date:	4/22/24
Re-Issue:	11/20/24
Scale:	Not To Scale

SD-12