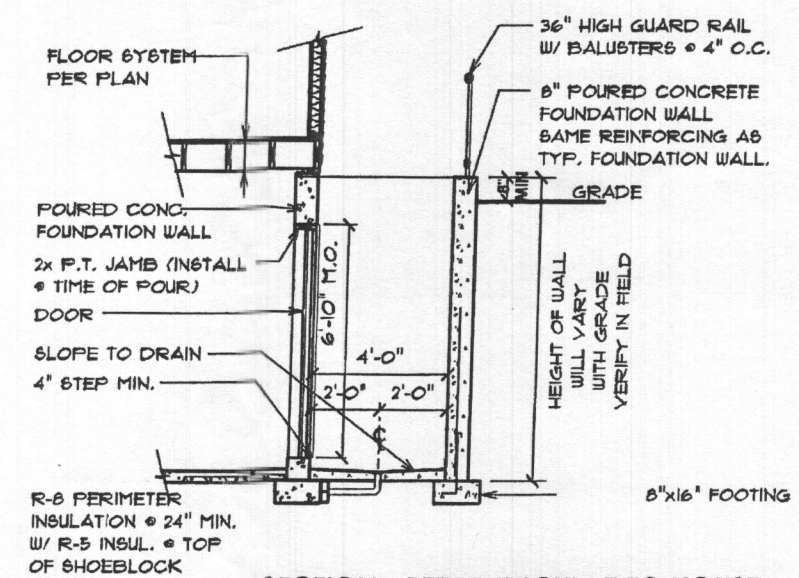
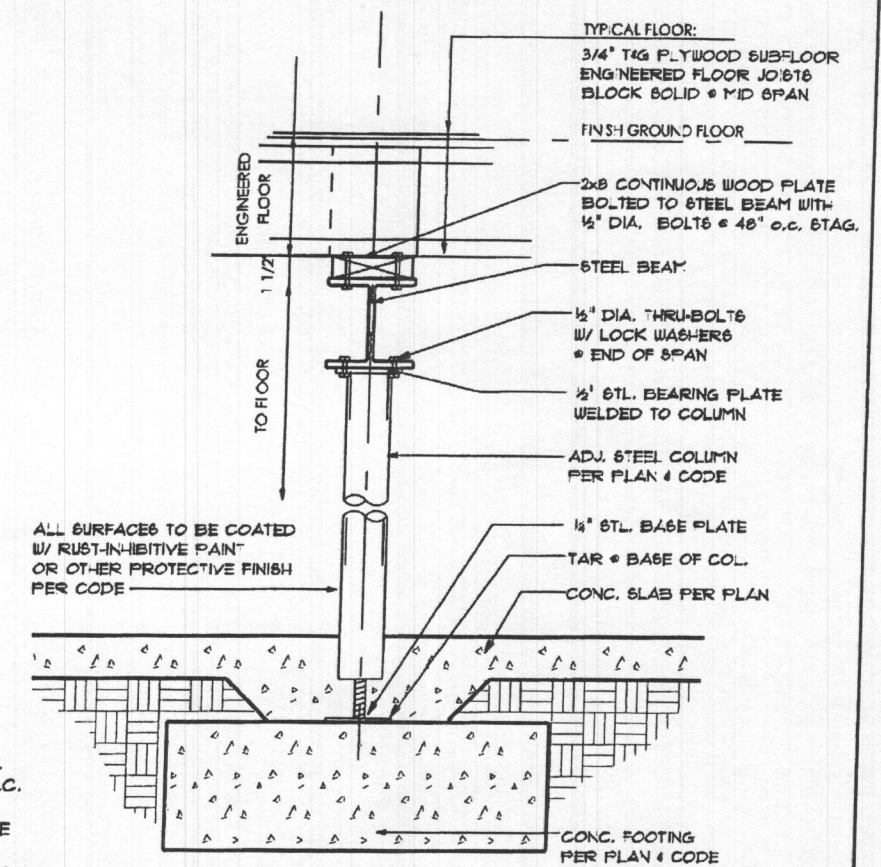
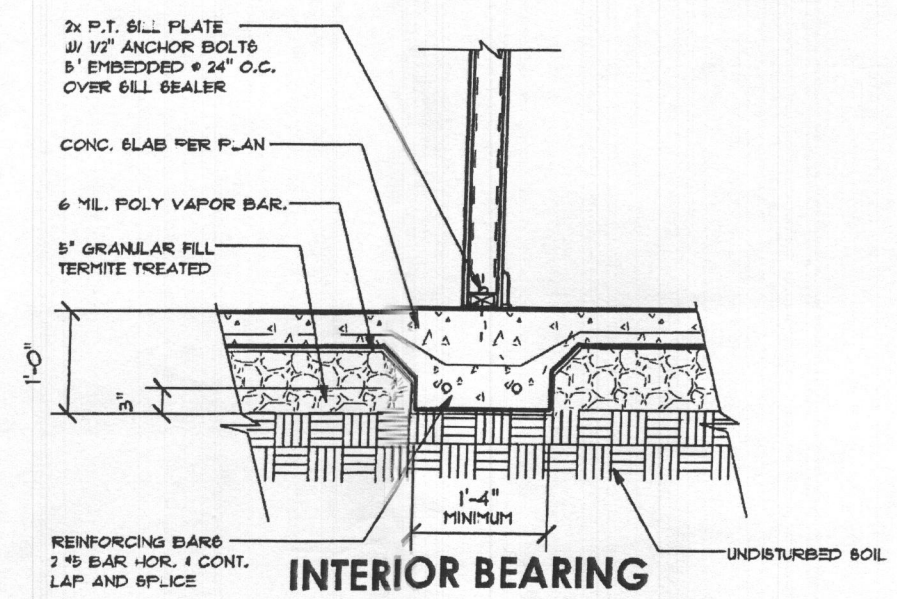
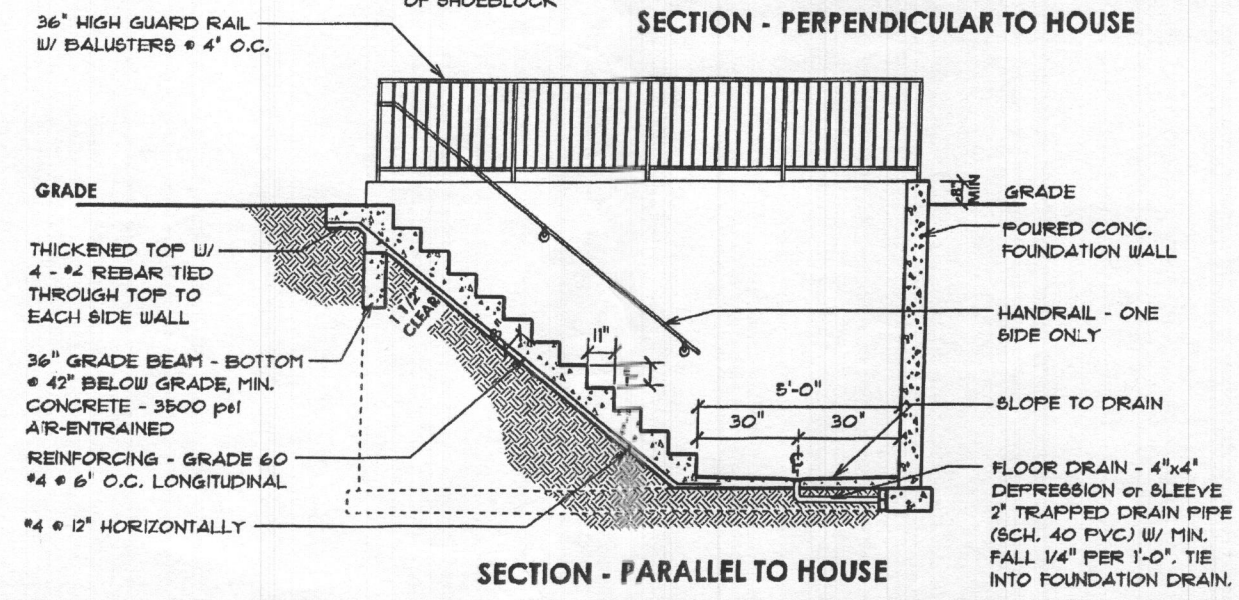
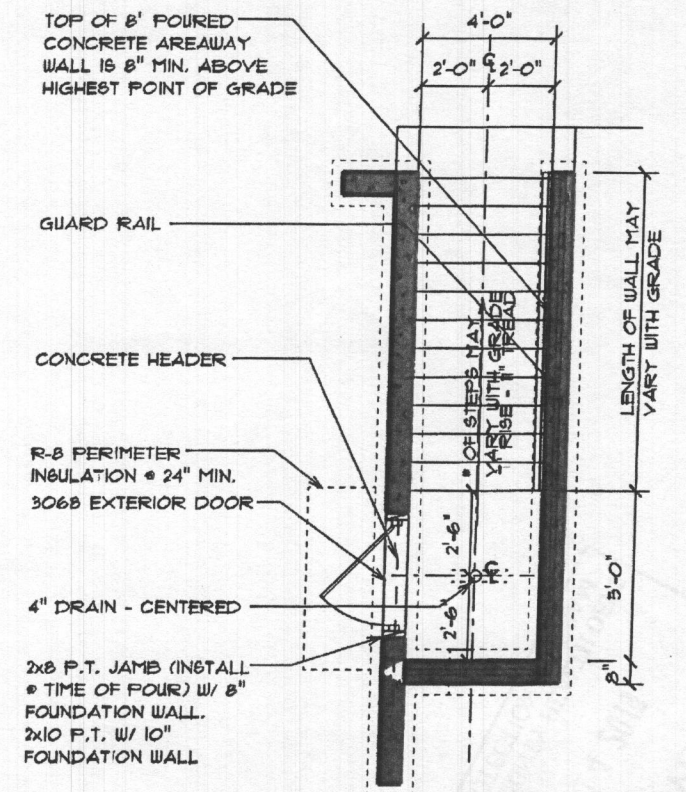


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**STEEL COLUMN - BEARING**



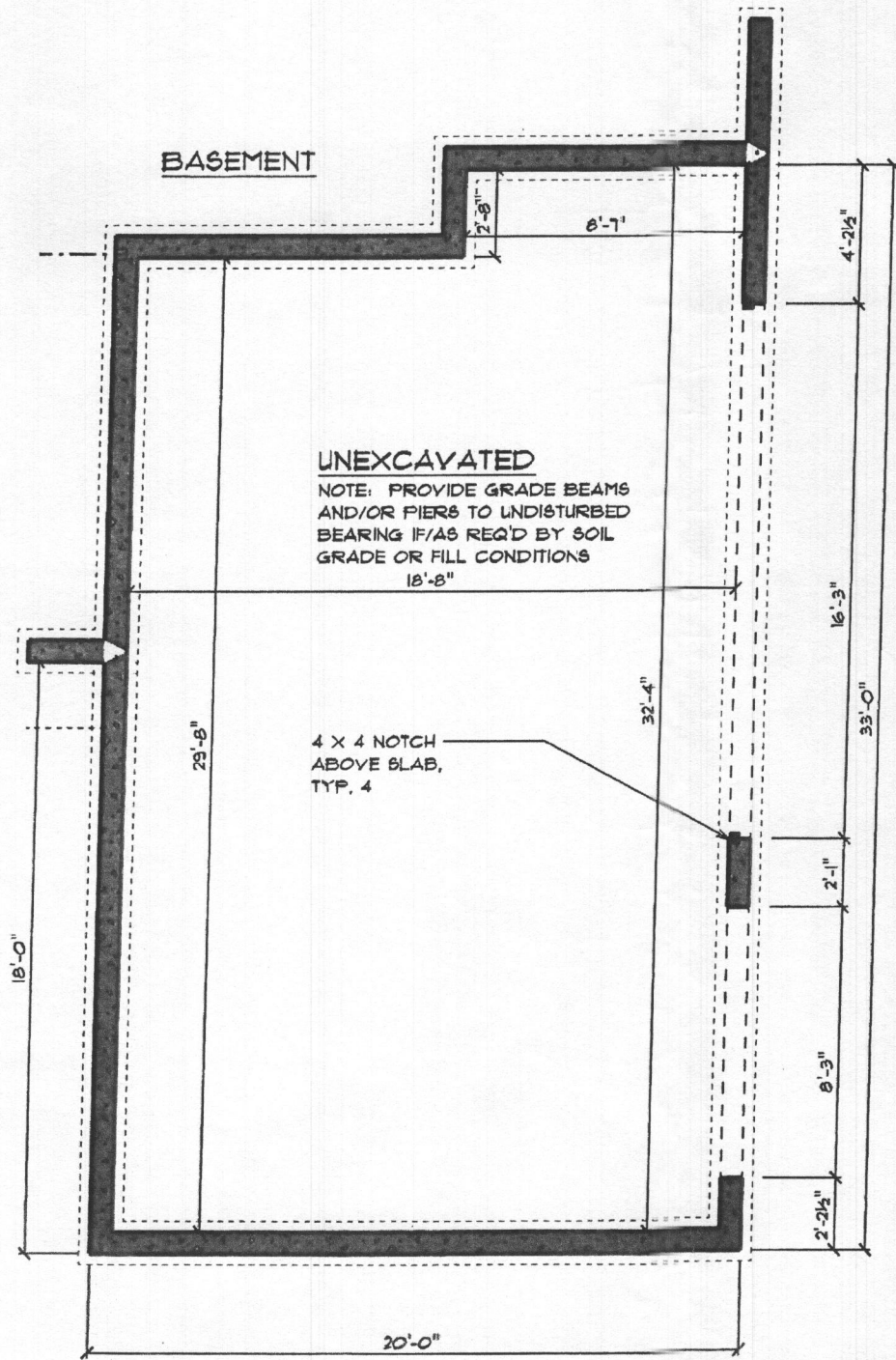
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**Seneca Base Plan**  
SCALE: 3/16" = 1'-0"  
02-16-14  
03-28-14  
05-06-14  
3-14-15

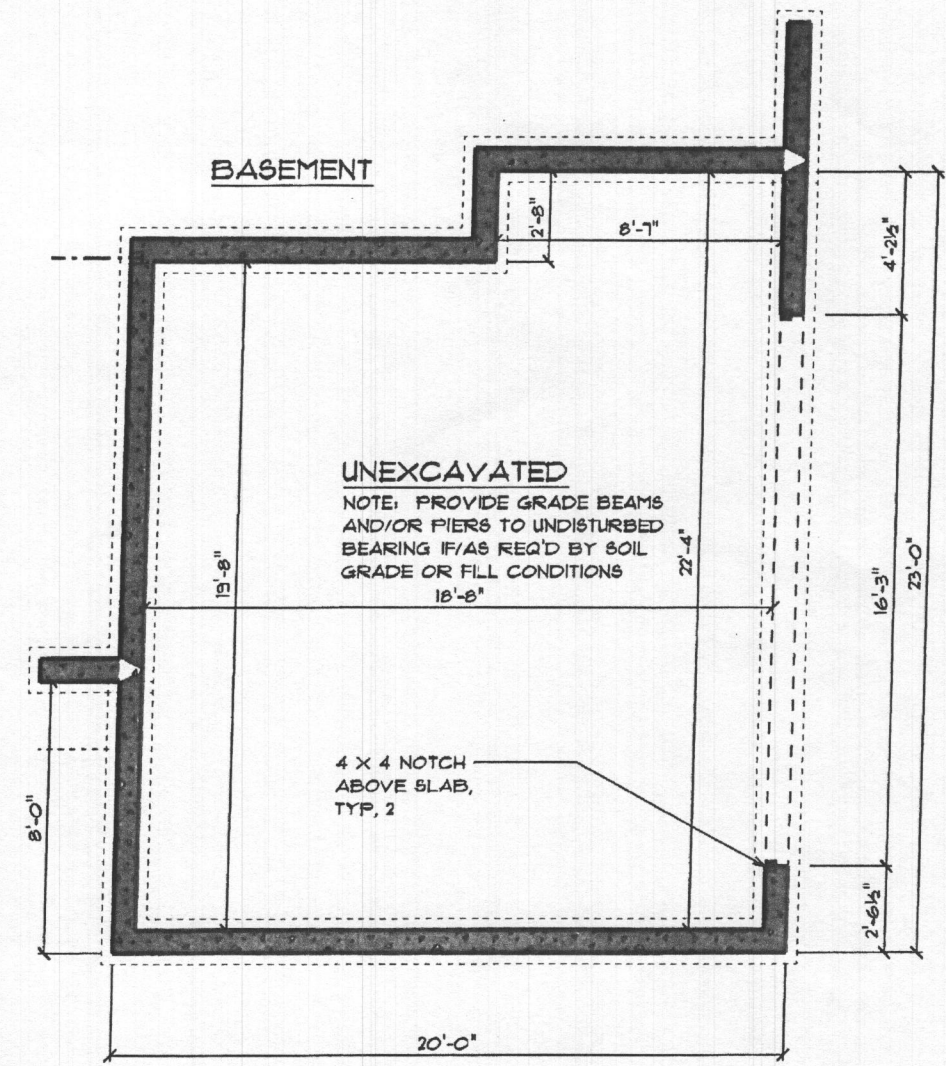
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**FOUNDATION  
DETAILS  
2.02**

SEE 2.01 FOR FOUNDATION PLAN DETAIL



**OPTIONAL 3-CAR SIDE ENTRY GARAGE**



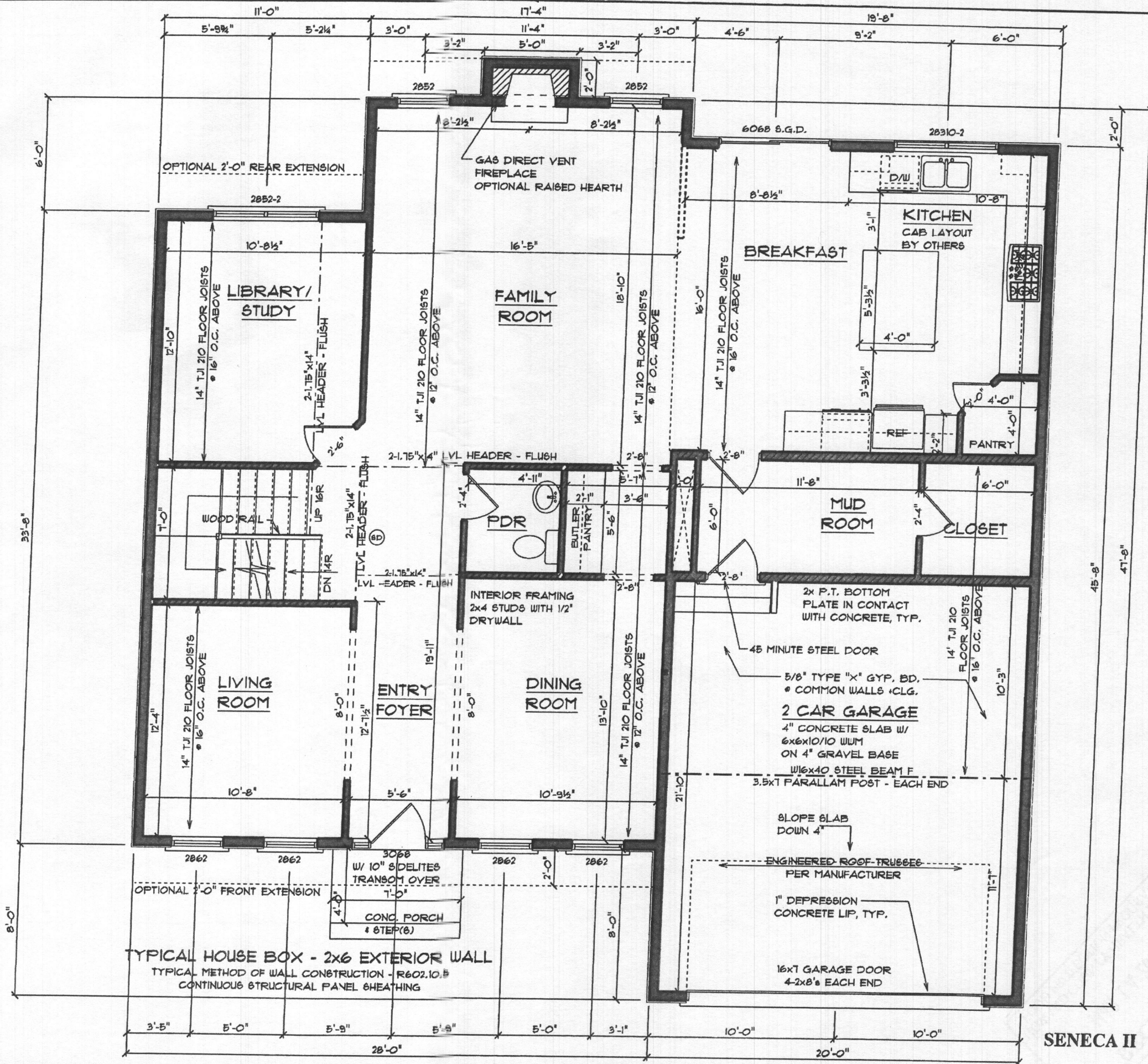
**OPTIONAL 2-CAR SIDE ENTRY GARAGE**

**TYPICAL GARAGE  
FOUNDATION WALL**  
MIN. 8" REINFORCED CONCRETE  
FOUNDATION WALL (THICKNESS &  
REINFORCING PER SOIL & GRADE  
CONDITIONS & CODE)  
MIN. 8"x16" CONTINUOUS FOOTING

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**FOUNDATION  
OPTIONS  
2.03**



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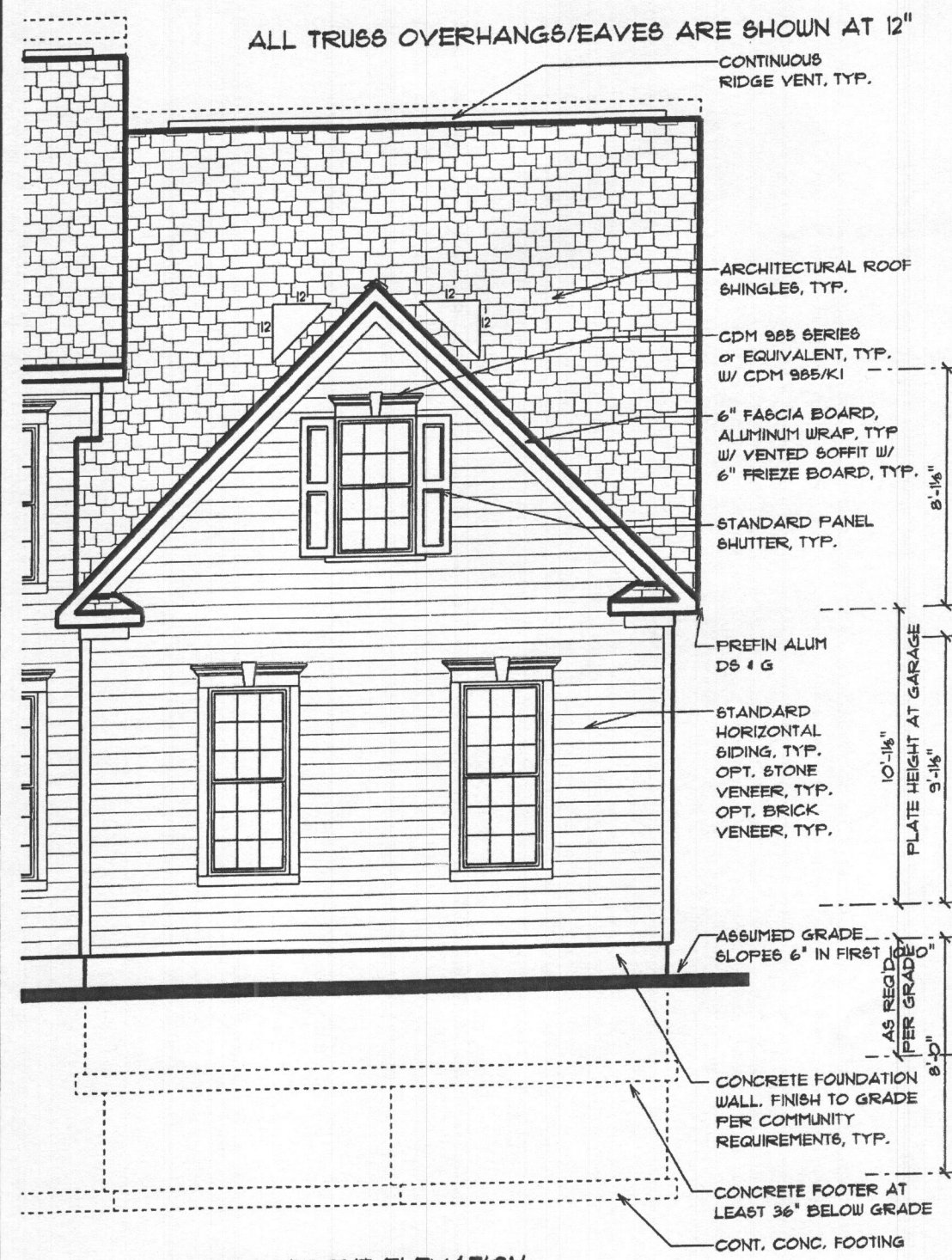
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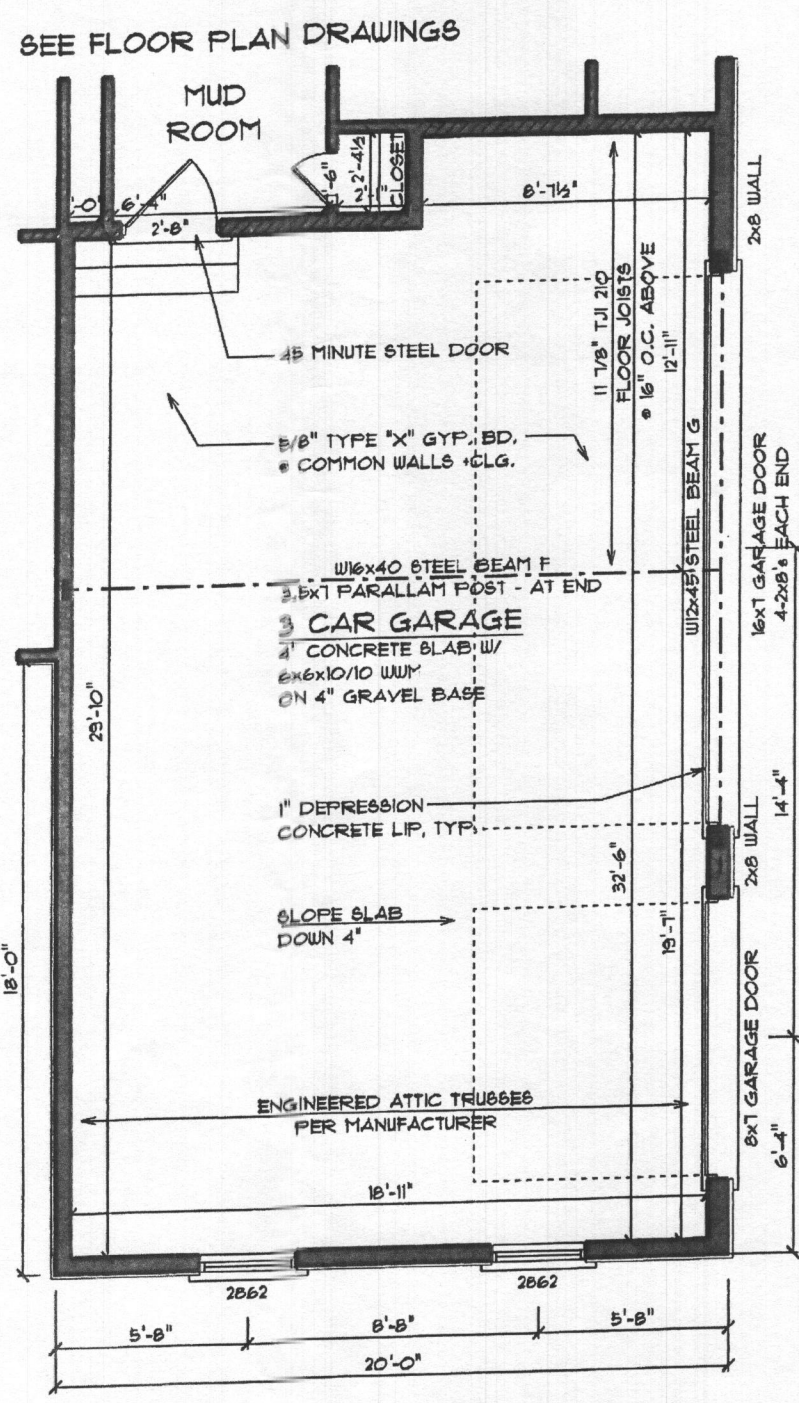
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FIRST FLOOR  
**3.07**

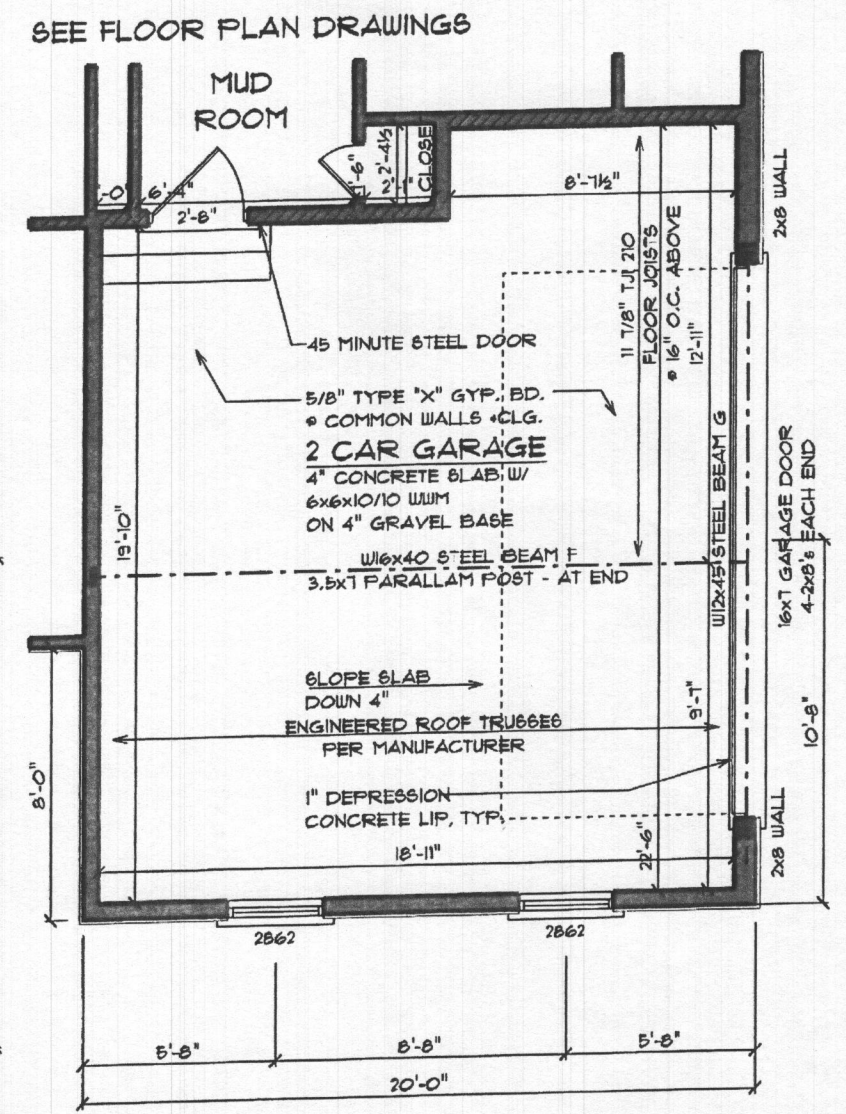
SENECA II



PARTIAL FRONT ELEVATION  
ALL ELEVATIONS



OPTIONAL 3-CAR SIDE ENTRY GARAGE



OPTIONAL 2-CAR SIDE ENTRY GARAGE

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1ST FLOOR  
OPTIONS  
**3.02**

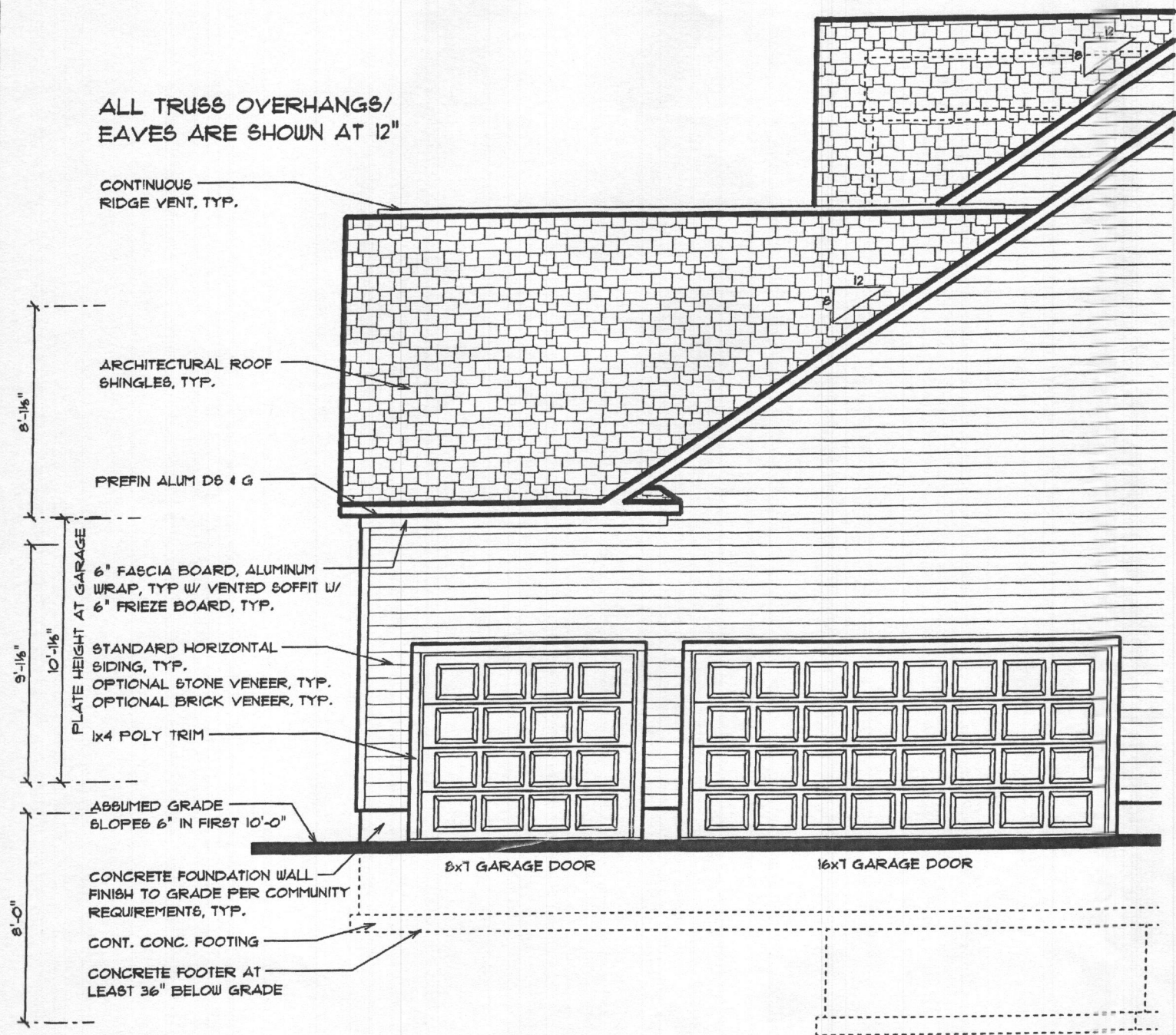
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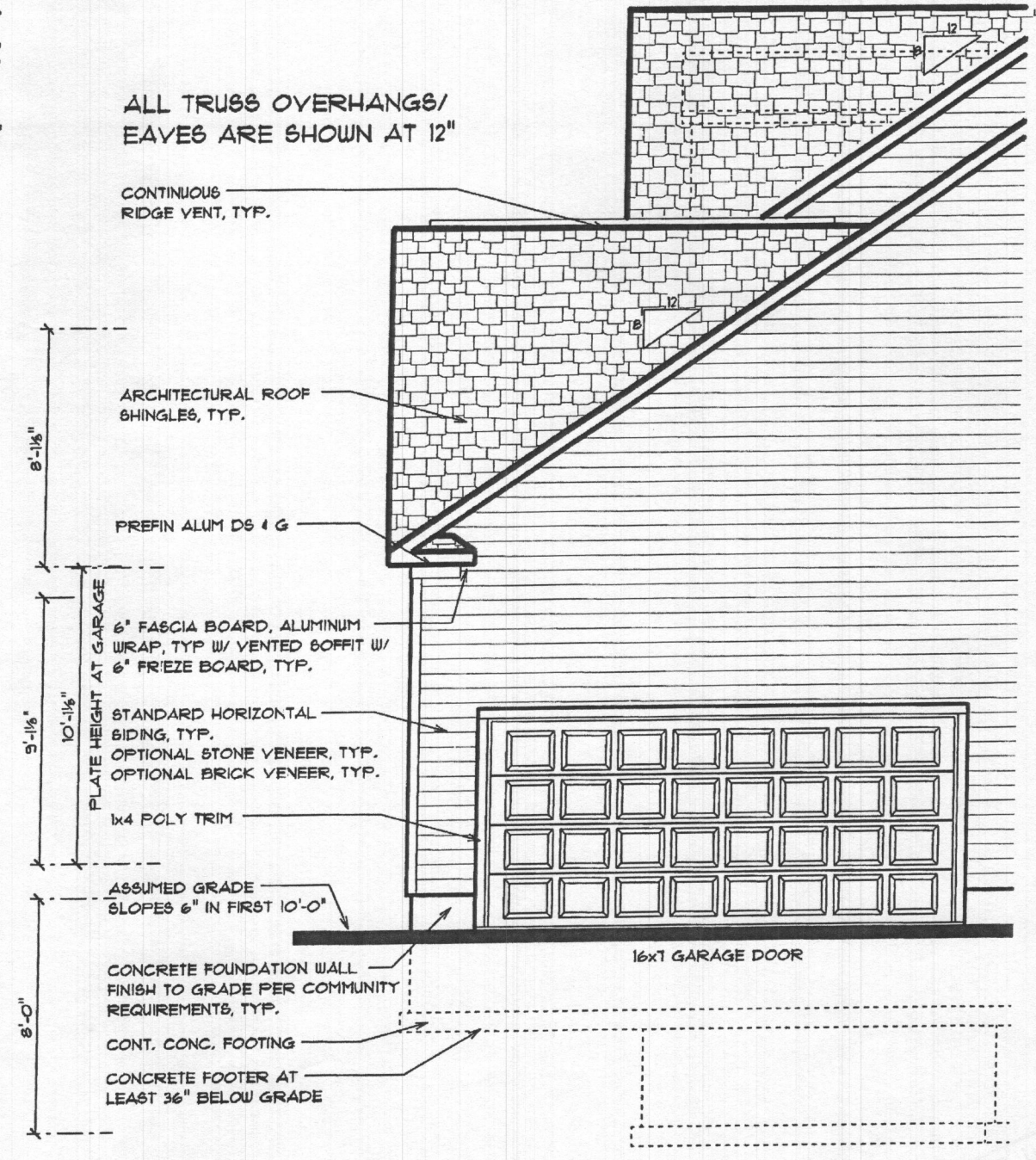
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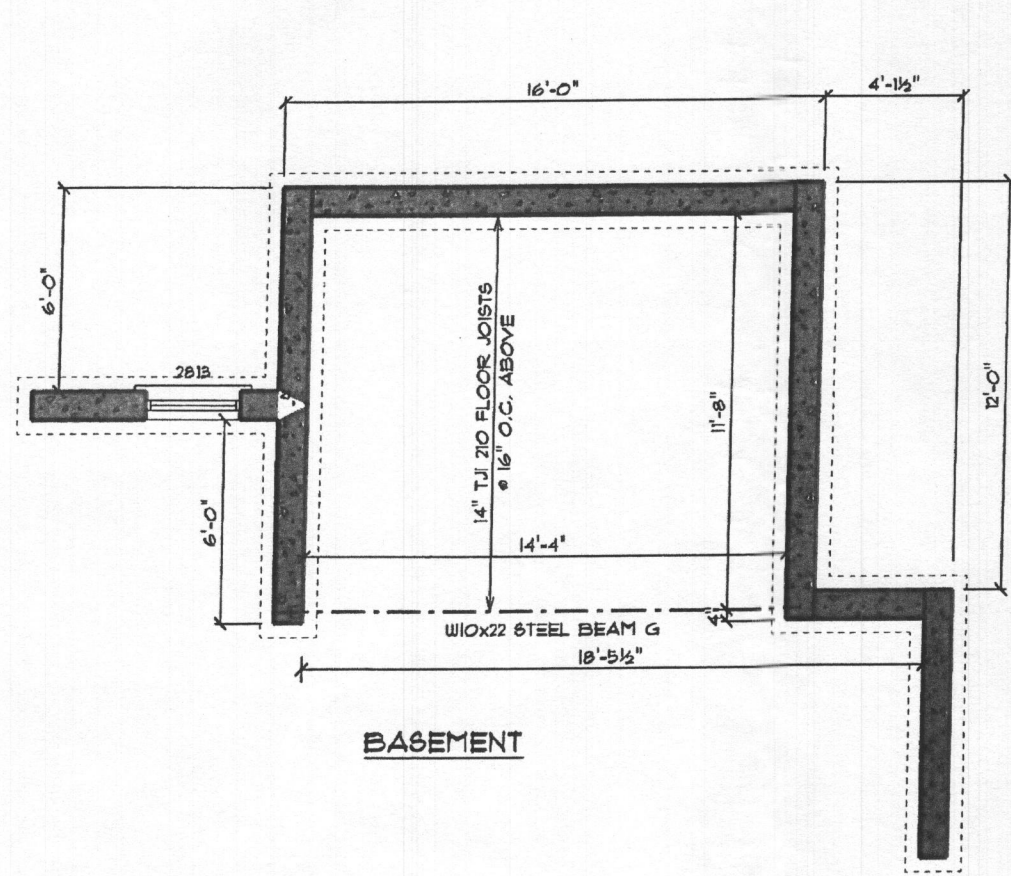
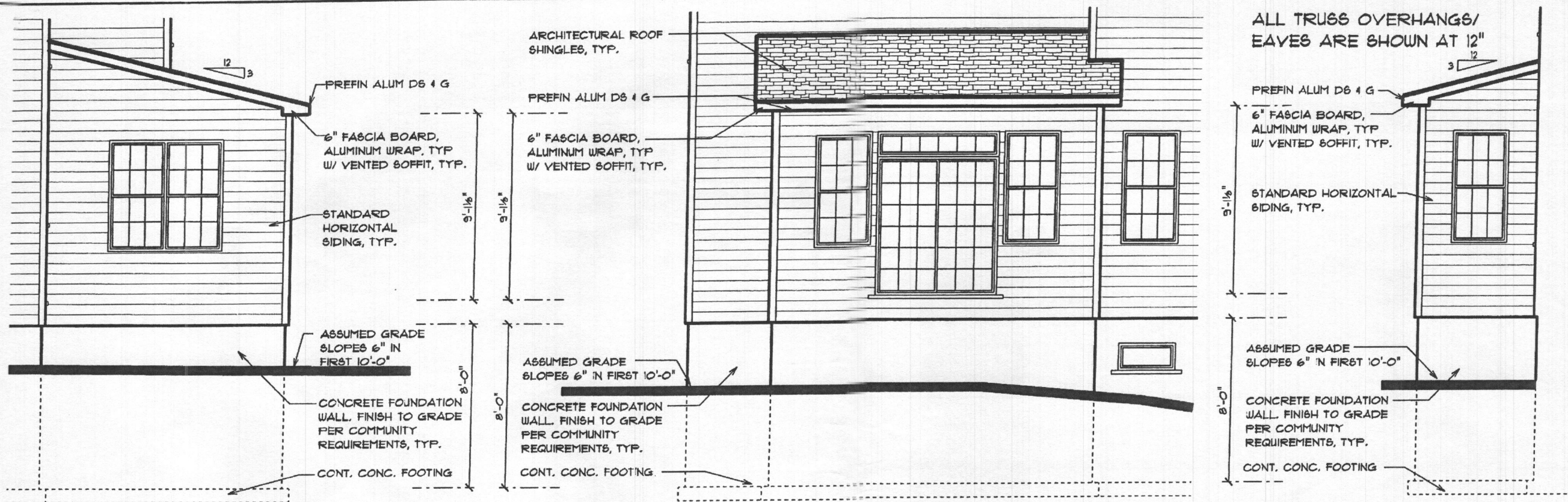
**ELEVATIONS  
 SIDE ENTRY  
 3.03**



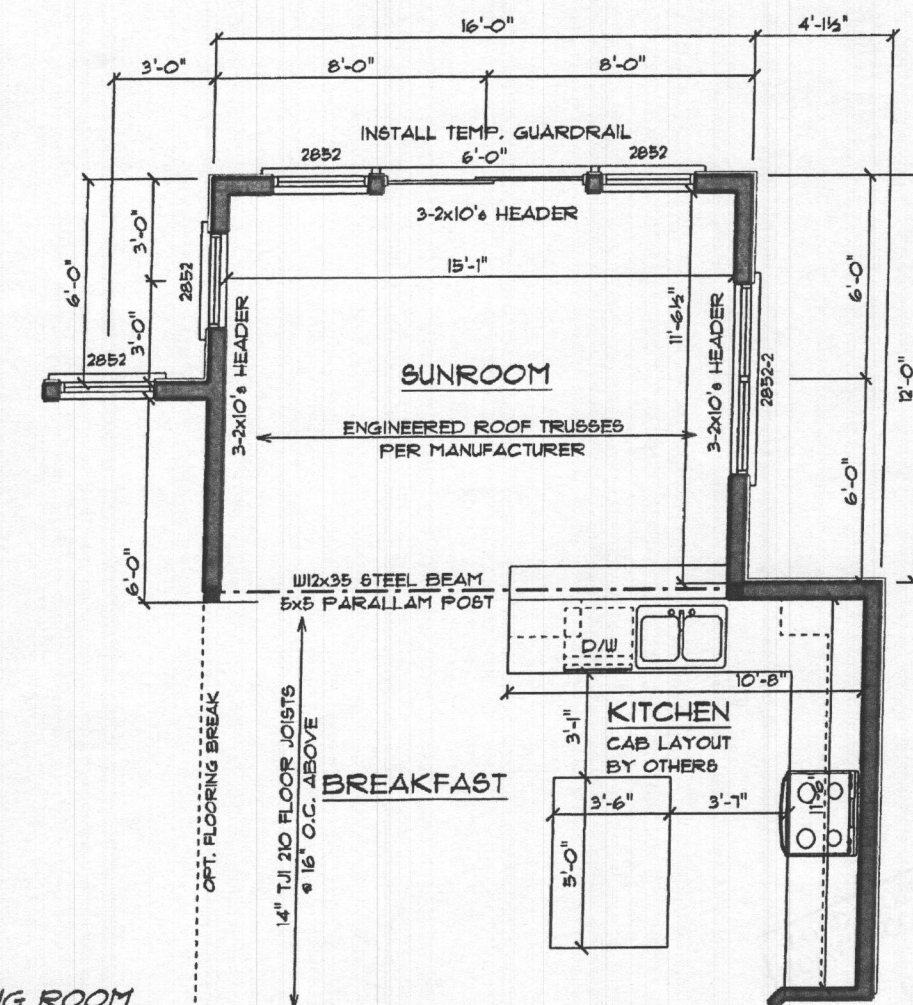
OPTIONAL 3-CAR SIDE ENTRY GARAGE  
PARTIAL RIGHT ELEVATION



OPTIONAL 2-CAR SIDE ENTRY GARAGE  
PARTIAL RIGHT ELEVATION



**BASEMENT**



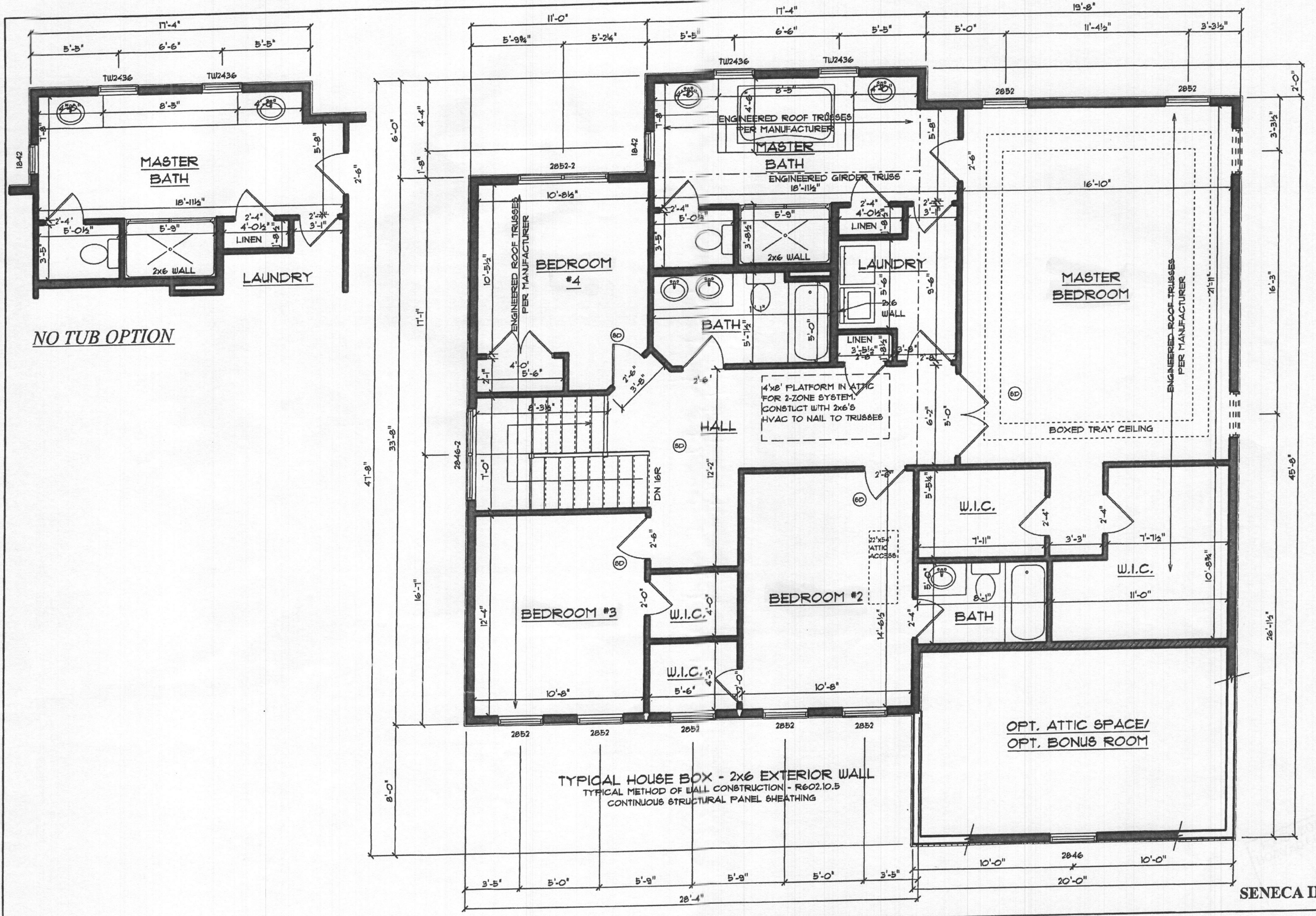
**OPTIONAL MORNING ROOM**

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1st FLOOR  
OPTIONS  
**3.05**

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NO TUB OPTION

TYPICAL HOUSE BOX - 2x6 EXTERIOR WALL  
 TYPICAL METHOD OF WALL CONSTRUCTION - R602.10.5  
 CONTINUOUS STRUCTURAL PANEL SHEATHING

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SECOND FLOOR  
**4.04**

SENECA II

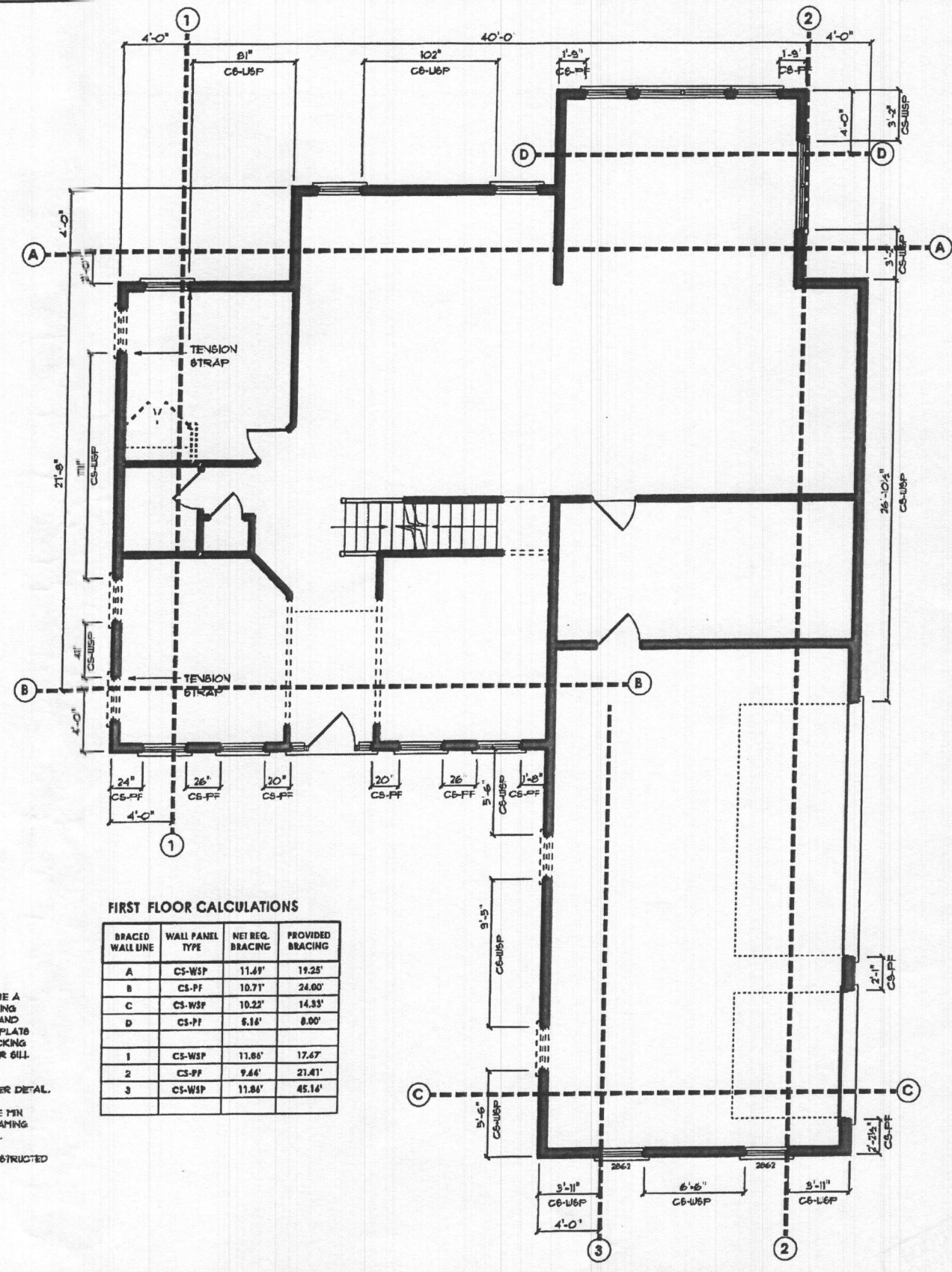
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 5-14-16 REVISED BASE SET

1st FLOOR  
 BRACING  
**4.51**



FIRST FLOOR CALCULATIONS

BRACED WALL LINE	WALL PANEL TYPE	NET REQ. BRACING	PROVIDED BRACING
A	CS-WSP	11.49'	19.25'
B	CS-PF	10.71'	24.00'
C	CS-WSP	10.22'	14.33'
D	CS-PF	6.16'	8.00'
1	CS-WSP	11.85'	17.47'
2	CS-PF	9.66'	21.41'
3	CS-WSP	11.84'	45.14'

- ALL DESIGNATED EXTERIOR BRACED WALLS SHALL BE A MINIMUM 1/8" PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATE SHALL BE FASTENED TO JOIST OR SOLID WOOD BLOCKING WITH (3) 1/2" NAILS AT 16" O.C. RIM JOIST TO PLATE OR GILL. 8d @ 6" O.C. TO NAIL.
- ALL EXTERIOR WALL CORNERS SHALL BE FRAMED PER DETAIL.
- ALL DESIGNATED INTERIOR BRACED WALLS SHALL BE MIN 1/2" GYPSUM BOARD APPLIED TO BOTH FACES OF FRAMING WITH ADHESIVE AND TYPE 5 OR W SCREWS AT 24" O.C.
- DESIGNATED NARROW WALL BRACING SHALL BE CONSTRUCTED IN ACCORDANCE WITH BRACED WALL DETAILS.
- TENSION HOLD DOWN STRAP OF 800# - OR - (6) 1/2" TENSION STRAP W/ 12-16d NAILS EACH END)

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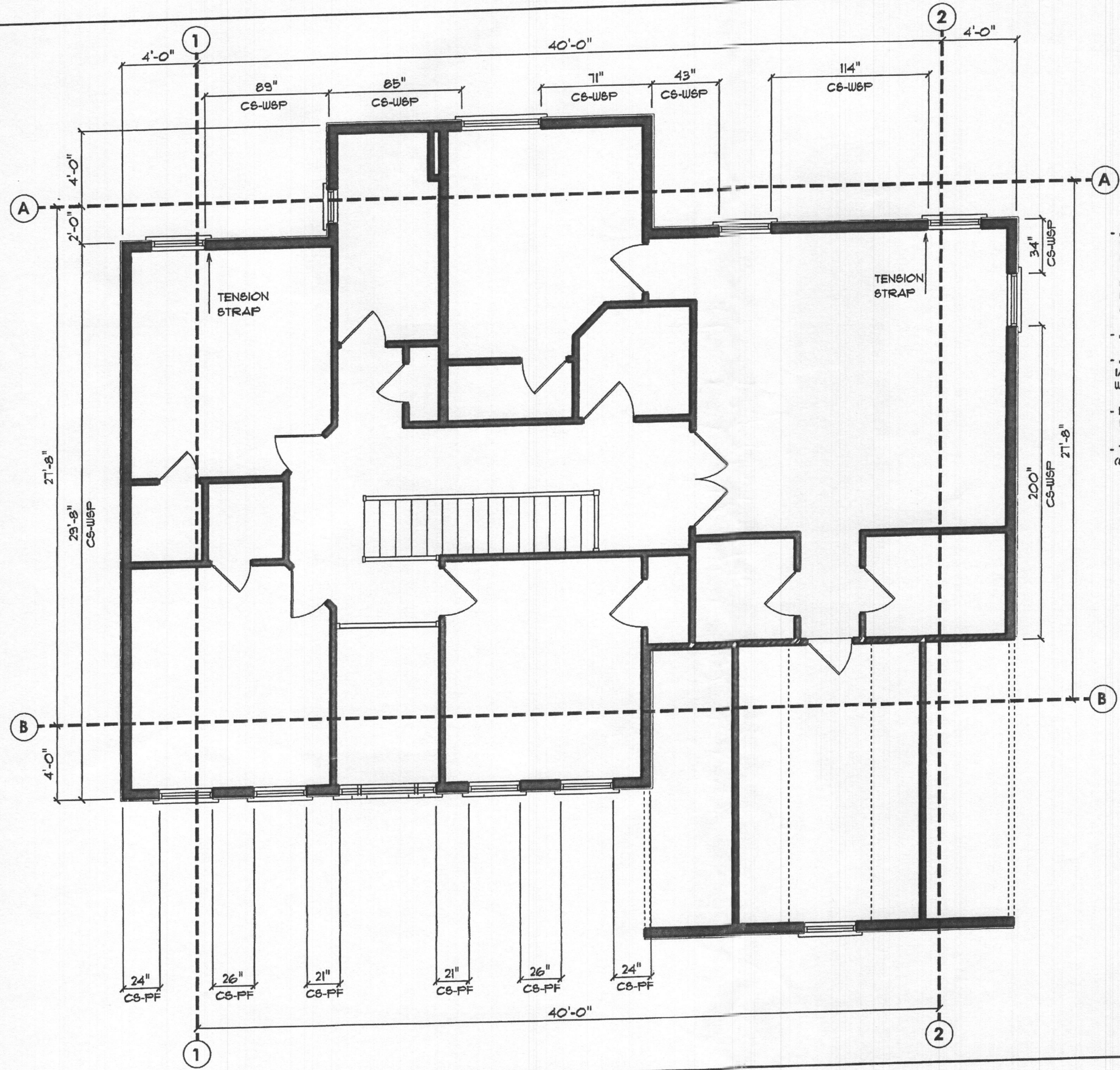
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SCALE: 3/16" = 1'-0" PRINT: Tuesday, July 17, 2018  
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REVISED BASE SET 03-28-14  
REVISED BASE SET 05-06-14  
REVISED BASE SET 5-14-16

2nd FLOOR  
BRACING  
**4.52**

**SECOND FLOOR CALCULATIONS**

BRACED WALL LINE	WALL PANEL TYPE	NET REQ. BRACING	PROVIDED BRACING
A	CS-WSP	5.39'	33.5'
B	CS-PF	5.39'	24.0'
1	CS-WSP	7.02'	29.66'
2	CS-WSP	7.02'	19.5'

- ALL DESIGNATED EXTERIOR BRACED WALLS SHALL BE A MINIMUM 1/16" PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATE SHALL BE FASTENED TO JOIST OR SOLID WOOD BLOCKING WITH (3) 16d NAILS AT 16" O.C. RIM JOIST TO PLATE OR BILL 8d @ 6" O.C. TO NAIL.
- ALL EXTERIOR WALL CORNERS SHALL BE FRAMED PER DETAIL.
- ALL DESIGNATED INTERIOR BRACED WALLS SHALL BE MIN 1/2" GYPSUM BOARD APPLIED TO BOTH FACES OF FRAMING WITH ADHESIVE AND TYPE 6 OR W SCREWS AT 24" O.C.
- DESIGNATED NARROW WALL BRACING SHALL BE CONSTRUCTED IN ACCORDANCE WITH BRACED WALL DETAILS.
- TENSION HOLD DOWN STRAP OF 800# - ex. (SIMPSON CM8T14 STRAP W/ 15-16d NAILS EACH END)



**SECOND FLOOR CALCULATIONS - WORST CASE**

BRACED WALL LINE	WALL PANEL TYPE	NET REQ. BRACING	PROVIDED BRACING
A	CS-WSP	5.39'	31.75'
B	CS-PF	5.39'	24.0'
1	CS-WSP	8.28'	33.66'
2	CS-WSP	8.28'	27.61'

- ALL DESIGNATED EXTERIOR BRACED WALLS SHALL BE A MINIMUM 1/16" PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" @.C. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATS SHALL BE FASTENED TO JOIST OR SOLID WOOD BLOCKING WITH (3) 16d NAILS AT 16" O.C. RIM JOIST TO PLATE OR BILL 8d @ 6" O.C. TOENAIL.

- ALL EXTERIOR WALL CORNERS SHALL BE FRAMED PER DETAIL.

- ALL DESIGNATED INTERIOR BRACED WALLS SHALL BE MIN 1/2" GYPSUM BOARD APPLIED TO BOTH FACES OF FRAMING WITH ADHESIVE AND TYPE 6 OR W SCREWS AT 24" O.C.

- DESIGNATED NARROW WALL BRACING SHALL BE CONSTRUCTED IN ACCORDANCE WITH BRACED WALL DETAILS.

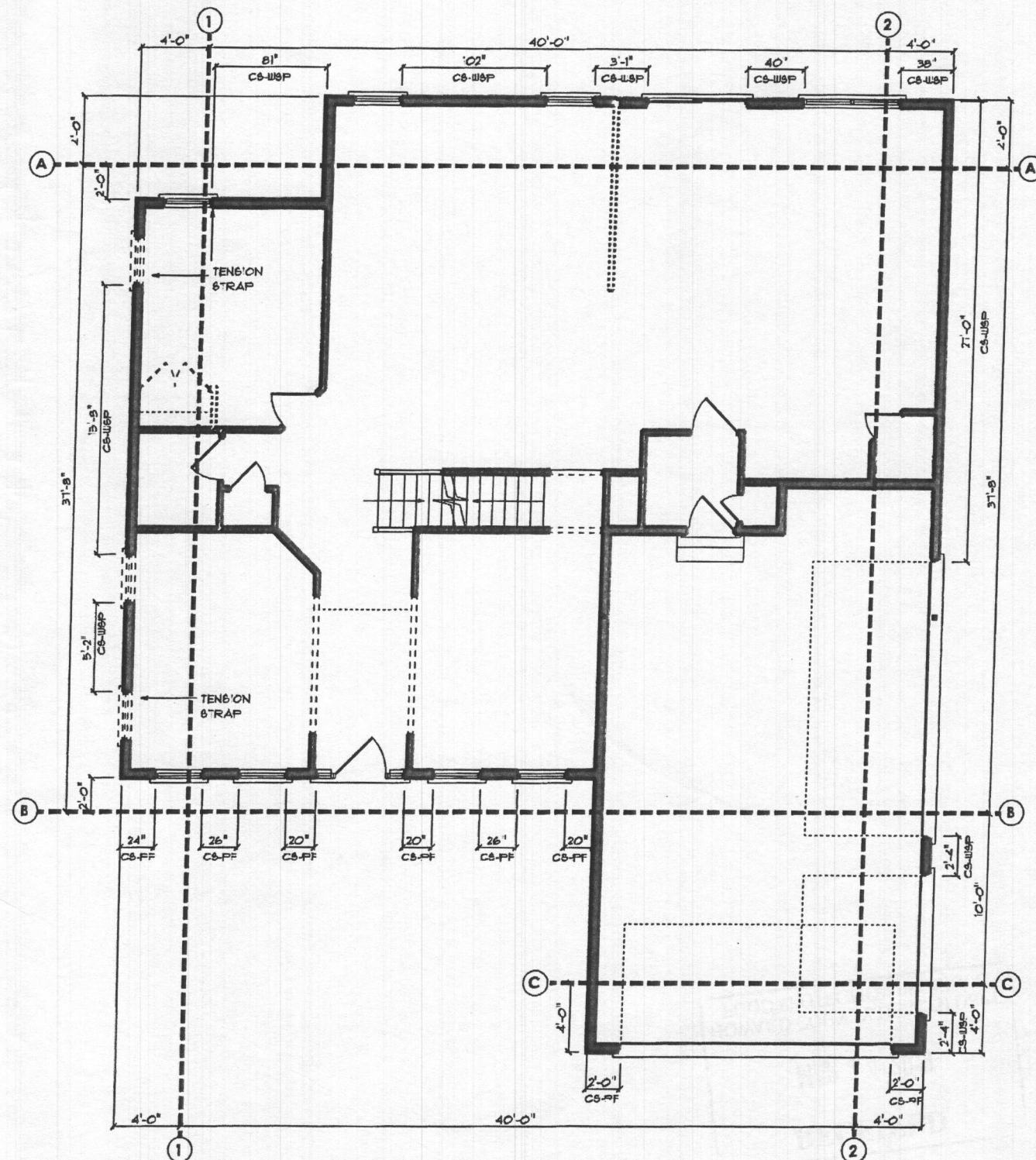
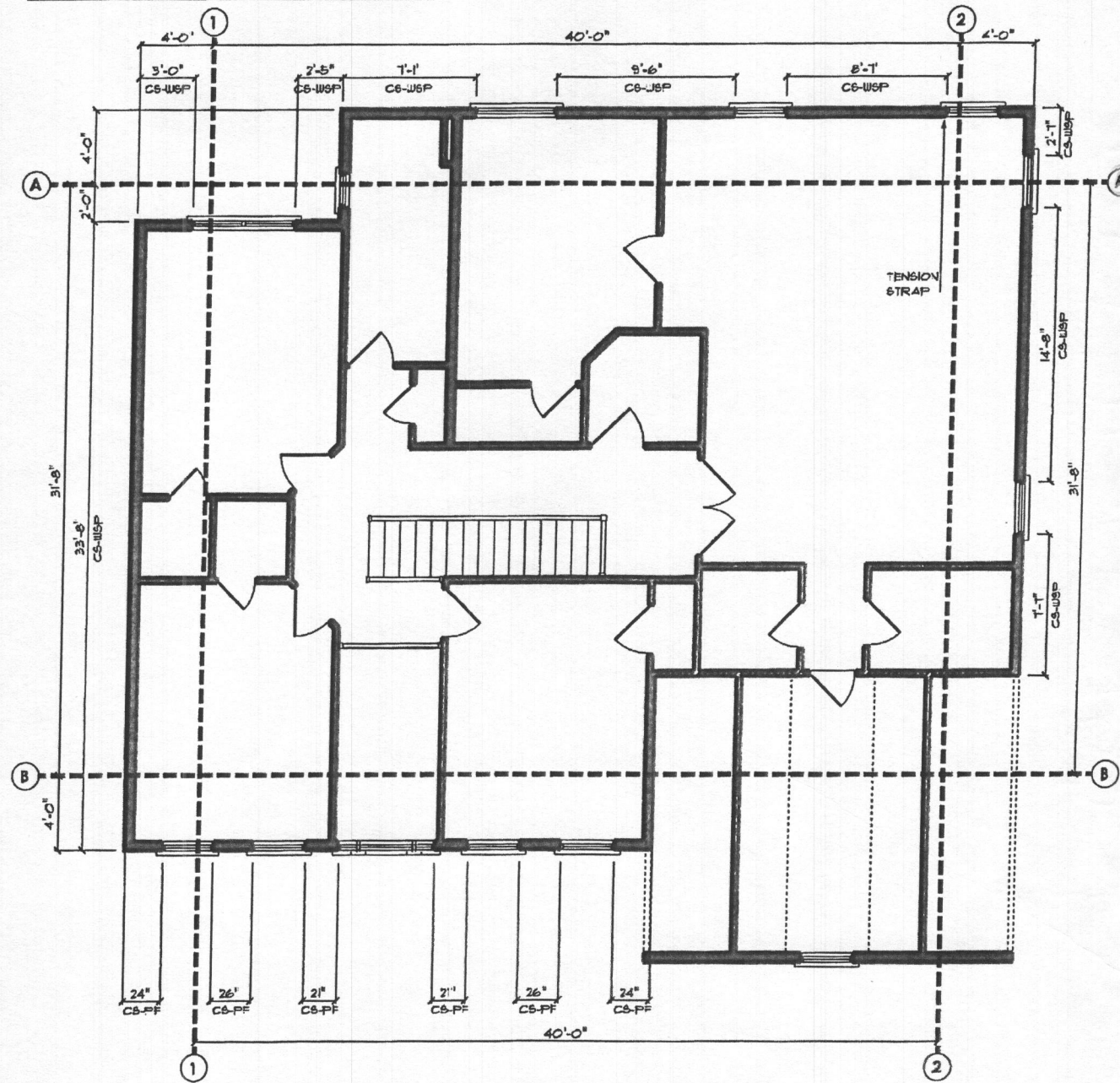
- TENSION HOLD DOWN STRAP OF 800# - ex. (8) IMPSON CM6T14 STRAP W/ 15-16d NAILS EACH END)

**FIRST FLOOR CALCULATIONS - WORST CASE**

BRACED WALL LINE	WALL PANEL TYPE	NET REQ. BRACING	PROVIDED BRACING
A	CS-WSP	13.95'	21.75'
B	CS-PF	13.95'	24.00'
C	CS-PF	4.32'	8.00'
1	CS-WSP	13.11'	20.83'
2	CS-WSP	13.11'	31.67'

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REVISED BASE SET 3-14-16

WORST CASE  
BRACING

**4.52a**

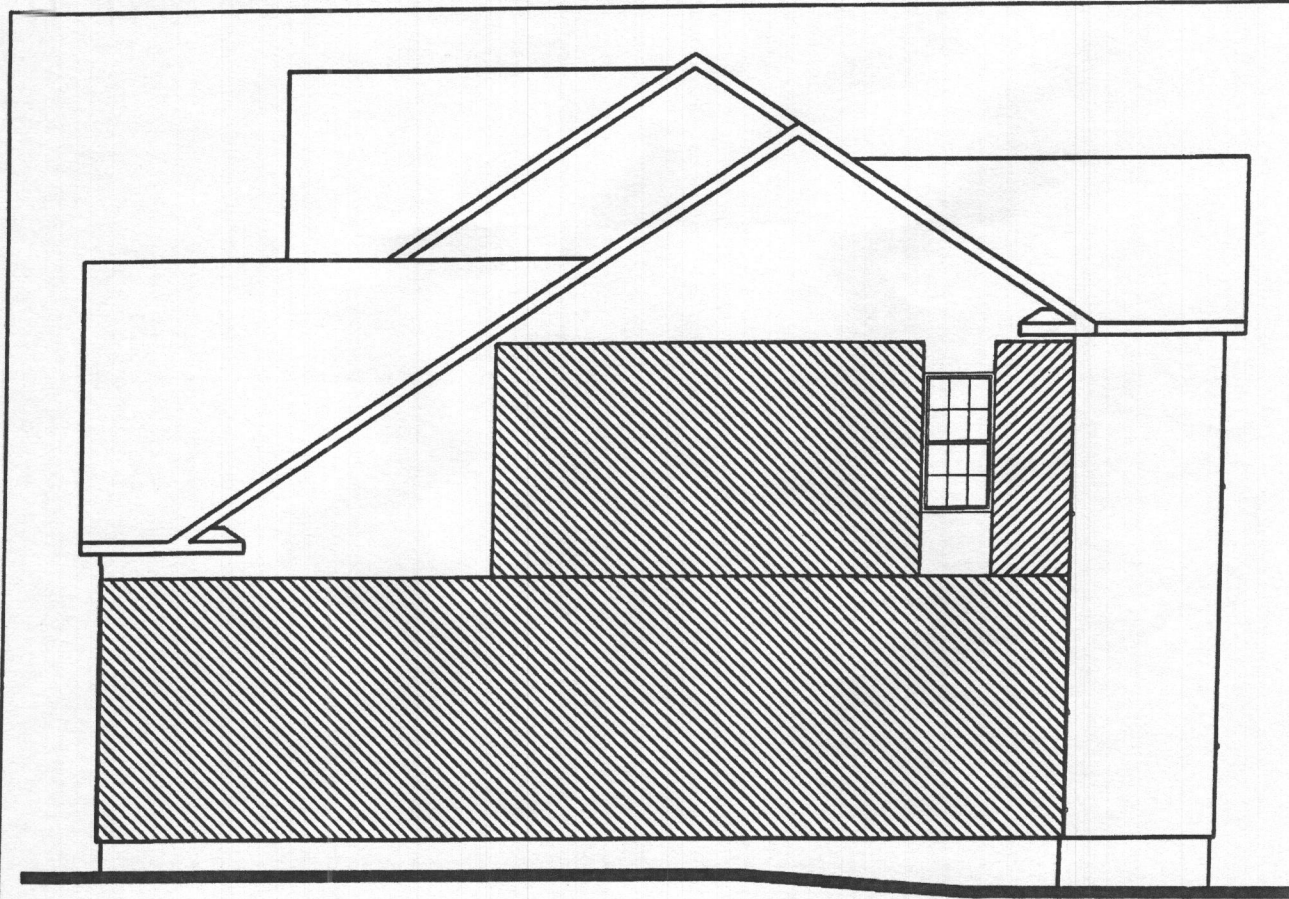
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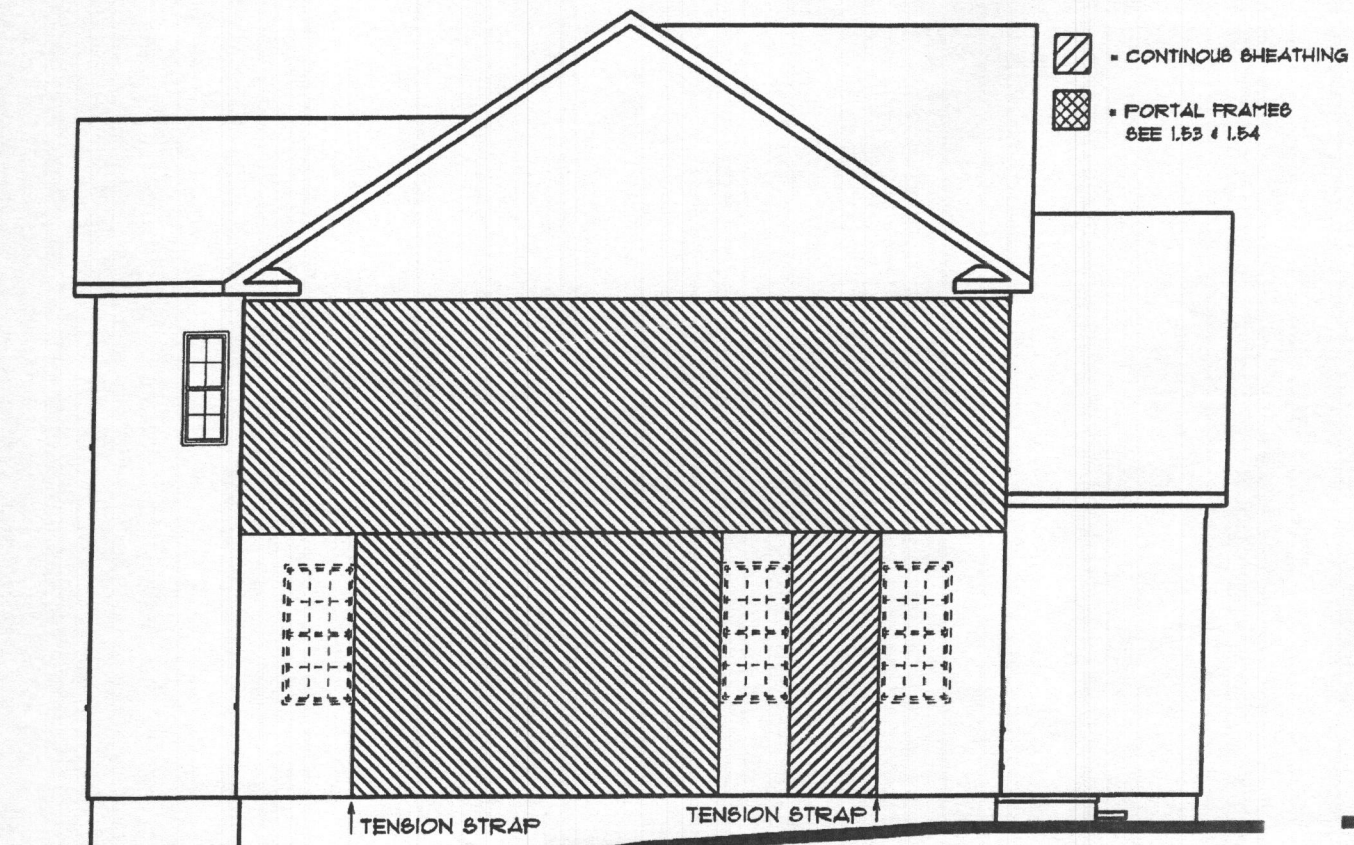
ELEV  
 BRACING  
**4.53**



**RIGHT ELEVATION**  
 NOT TO SCALE



**REAR ELEVATION**  
 NOT TO SCALE



**LEFT ELEVATION**  
 NOT TO SCALE



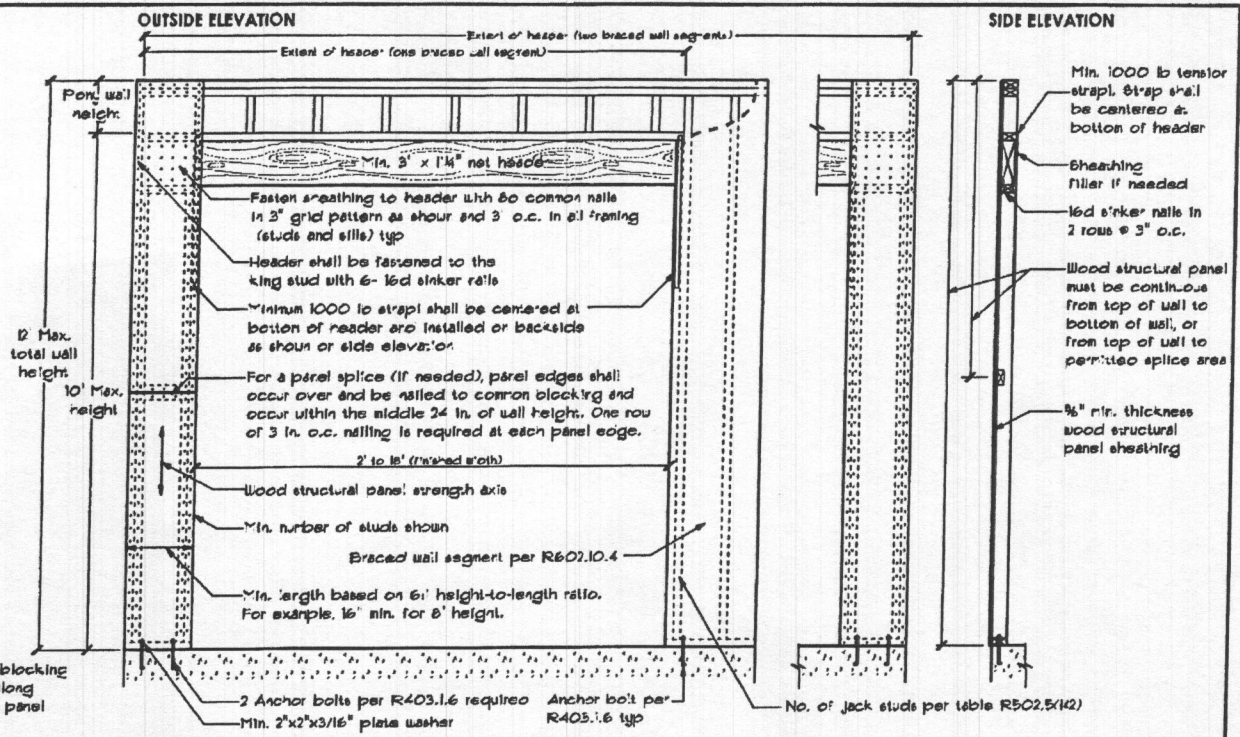
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## NOTES

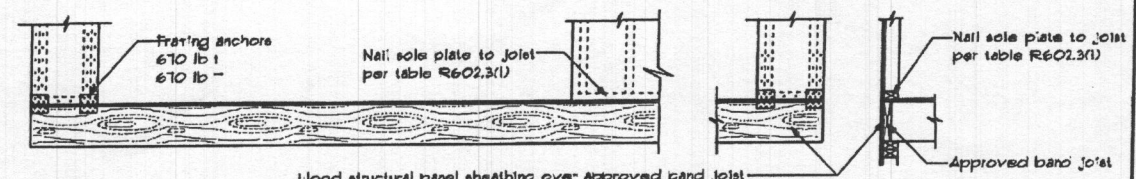
**Methods WSP & CS-WSP:** Min. 7/16" OSB Wood Structural Panel sheathing attached to framing with 6d at 6" o.c. at panel edges and 12" o.c. at intermediate framing members.

**Note:** At Braced Wall Lines incorporating Continuously Sheathed bracing methods (CS-WSP & CS-PF), all exterior walls along the Braced Wall Line must be fully sheathed with min 7/16" OSB Wood Structural Panel sheathing fastened per IRC 2015 Tables R602.3(1), R602.3(2), and R602.3(3).

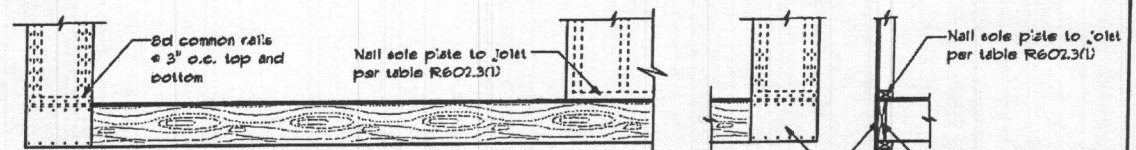
**Method GB:** Min. 1/2" gypsum board applied to each side of framing with adhesive and Type S or W screws @ 7" o.c. at panel edges and 24" o.c. at intermediate framing members or nails per IRC 2015 Table R702.3.5 @ 7" o.c. at panel edges and 16" o.c. at intermediate framing members.



### OVER CONCRETE OR MASONRY BLOCK FOUNDATION



### OVER RAISED WOOD FLOOR OR SECOND FLOOR - FRAMING ANCHOR OPTION

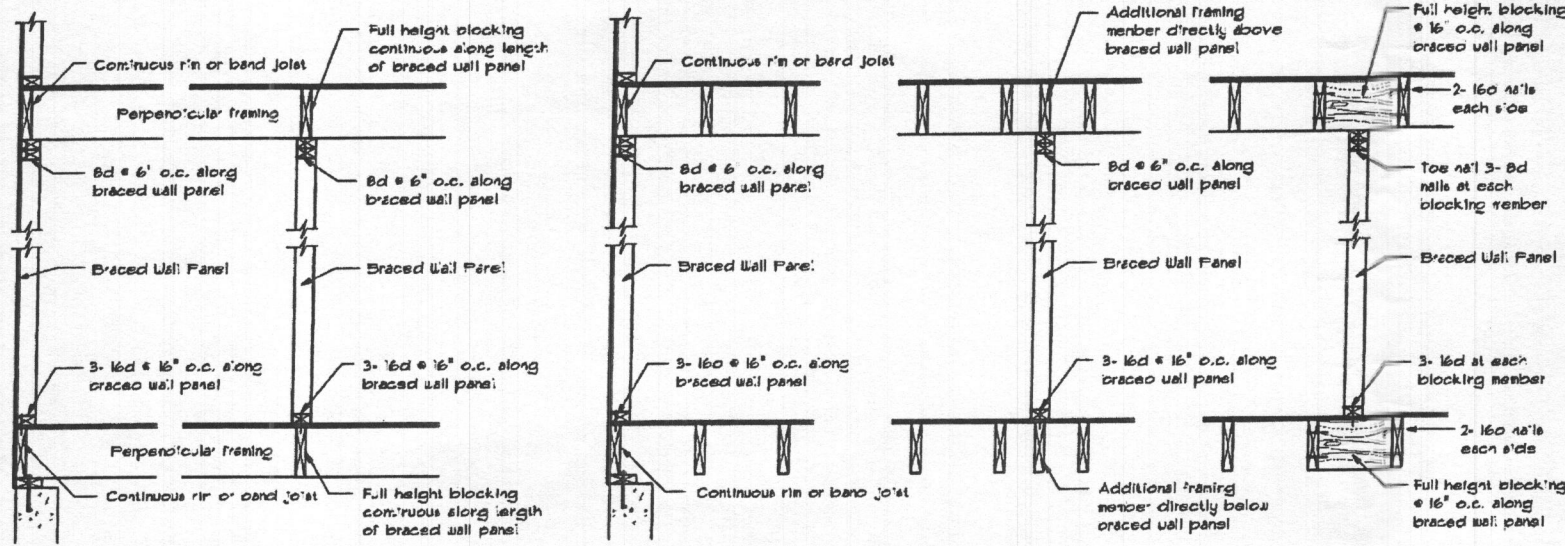


### OVER RAISED WOOD FLOOR OR SECOND FLOOR - WOOD STRUCTURAL PANEL OVERLAP OPTION

### Tension Strap Capacity Required for Method CS-PF

Minimum Wall Stud Framing Nominal Size and Grade	Maximum Pony Wall Height (feet)	Maximum Total Wall Height (feet)	Maximum Opening Width (feet)	Wind Exposure & Tension strap capacity required (lb)	
				Wind Exposure B	Wind Exposure C
2x4 No. 2 Grade	0	10	18	1000	1000
			9	1000	1000
			16	1000	2325
			18	1200	2715
	2	10	9	1000	1550
			16	2025	3500
			18	2400	DR
			9	1200	2750
2	12	16	9500	DR	
		18	3850	DR	
		9	2350	DR	
		16	DR	DR	
2x4 Stud Grade	2	12	9	1000	1750
			16	2050	3550
			18	2450	4100
			9	1500	2715
4	12	18	16	3150	DR
			18	3675	DR

Notes: 1. Basic Wind Speed of 70mph. For other Basic Wind Speeds, see IRC 2015 Table R602.10.4.1.1  
2. DR = Design Required

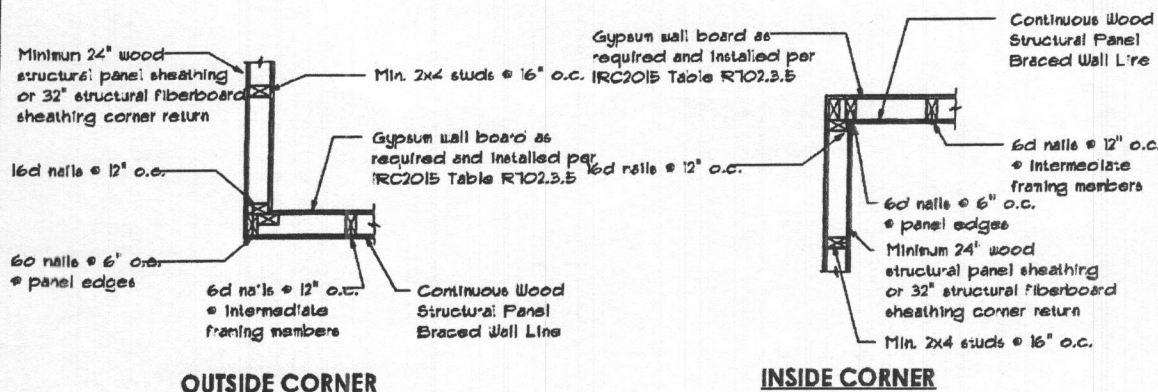


BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

## Braced Wall Panel Connections to Floor and Ceiling Framing

NOT TO SCALE

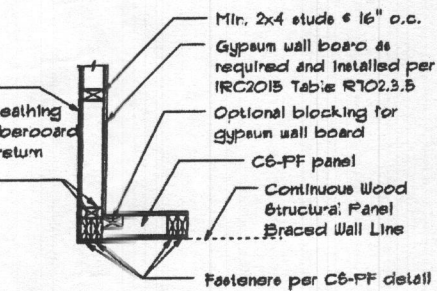


OUTSIDE CORNER

INSIDE CORNER

## Corner Framing Details

NOT TO SCALE



GARAGE CORNER

## CS-PF

## Continuous Portal Frame

NOT TO SCALE

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BRACING  
DETAILS

4.54

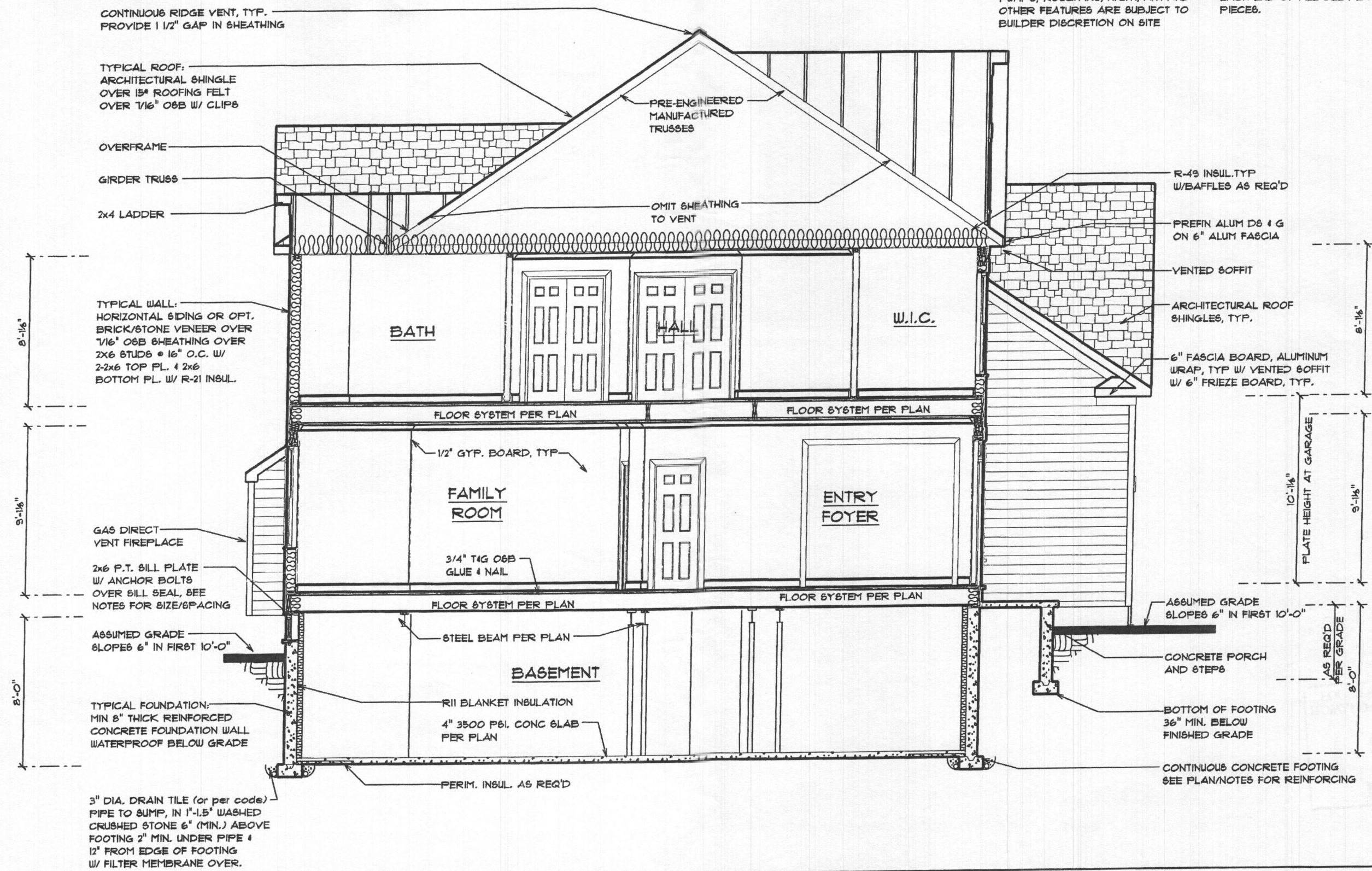
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**SECTION NOTES**

- 1) 2000 P&F MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1/#2 OR EQ. TYP THRUOUT U.N.O.
- 3) BASEMENT WINDOW LOCATIONS TO BE DETERMINED AT PRECON.
- 4) ALL LOCATIONS FOR HVAC, BUMP PUMPS, ROUGH-INS, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
- 5) FOUNDATION WALL MIN. THICKNESS 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 16" HIGH
- 6) VERIFY SIZE AND LOCATION OF WINDOWS PER GRADE & BUILDER
- 7) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 1" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" & 12" FROM EACH END OF ALL SILL PLATE PIECES.

ALL TRUSS OVERHANGS/EAVES ARE SHOWN AT 12"



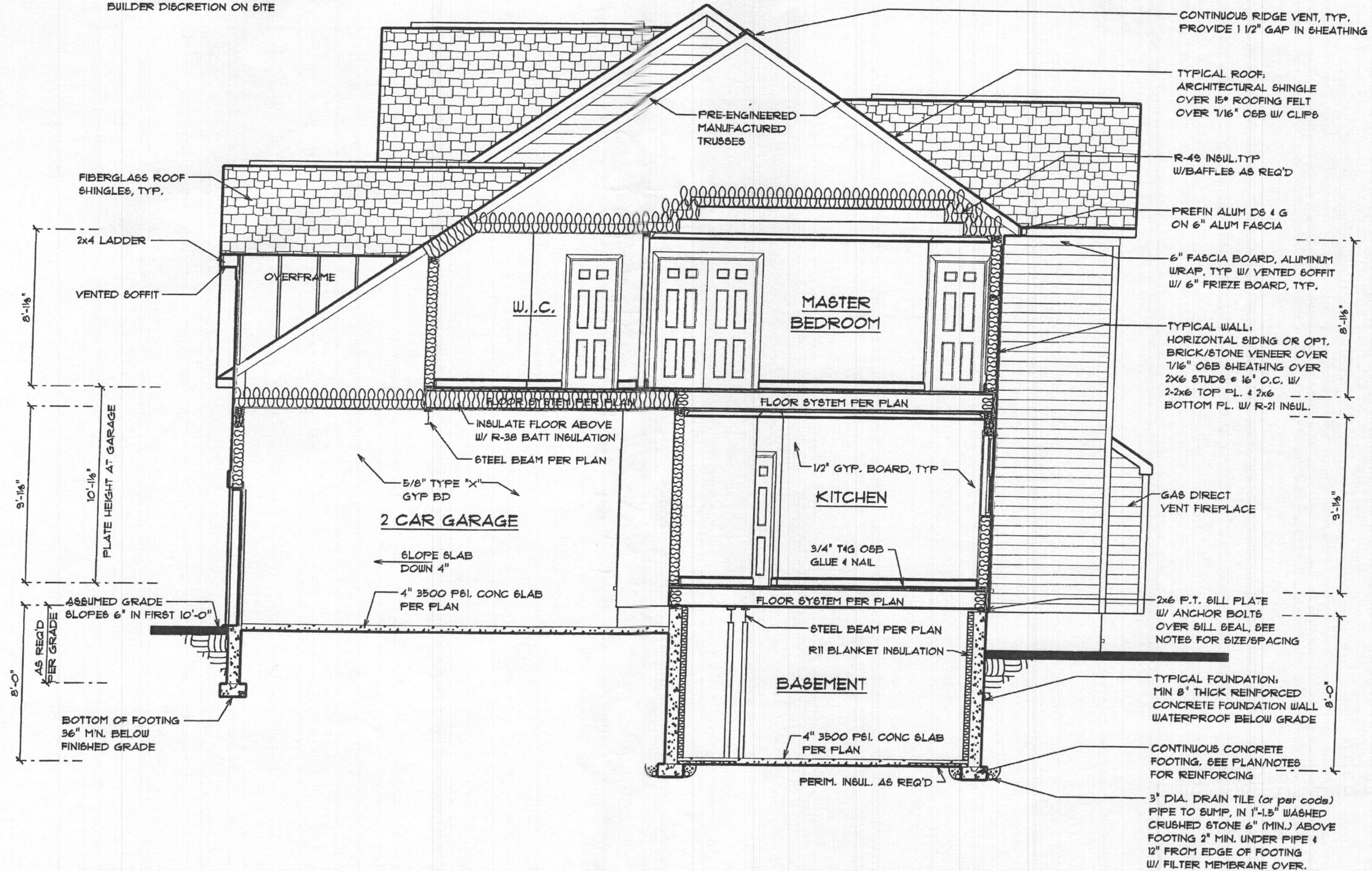
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SECTION  
A-A  
**5.01**

**SECTION NOTES**

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- 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SFF #1/2 OR EQ. TYP THRUOUT U.N.O.
- 3) BASEMENT WINDOW LOCATIONS TO BE DETERMINED AT PRECON.
- 4) ALL LOCATIONS FOR HYAC, SUMP PUMPS, ROUGH-INS, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
- 5) FOUNDATION WALL MIN. THICKNESS 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 16" HIGH
- 6) VERIFY SIZE AND LOCATION OF WINDOWS PER GRADE & BUILDER
- 7) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 1" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" & 12" FROM EACH END OF ALL SILL PLATE PIECES.



PROFESSIONAL CERTIFICATION  
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License Number #14678, Expiration Date: 4/30/2018.

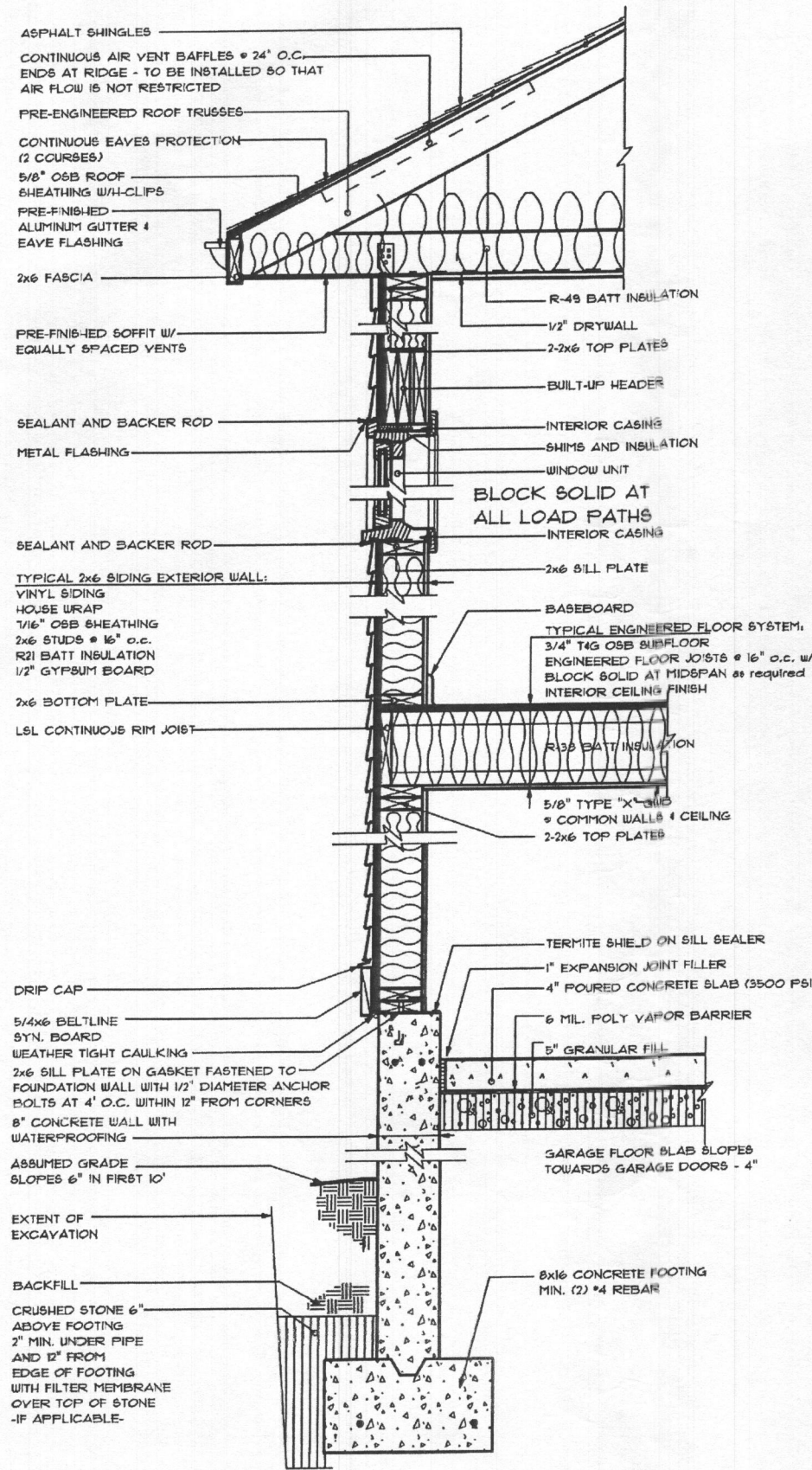
Jonathan Rivera  
License Number #14678

**BURKARD HOMES, LLC**  
5300 DORSEY HALL DRIVE - SUITE 102  
ELLICOTT CITY, MARYLAND 21042  
240-375-1052

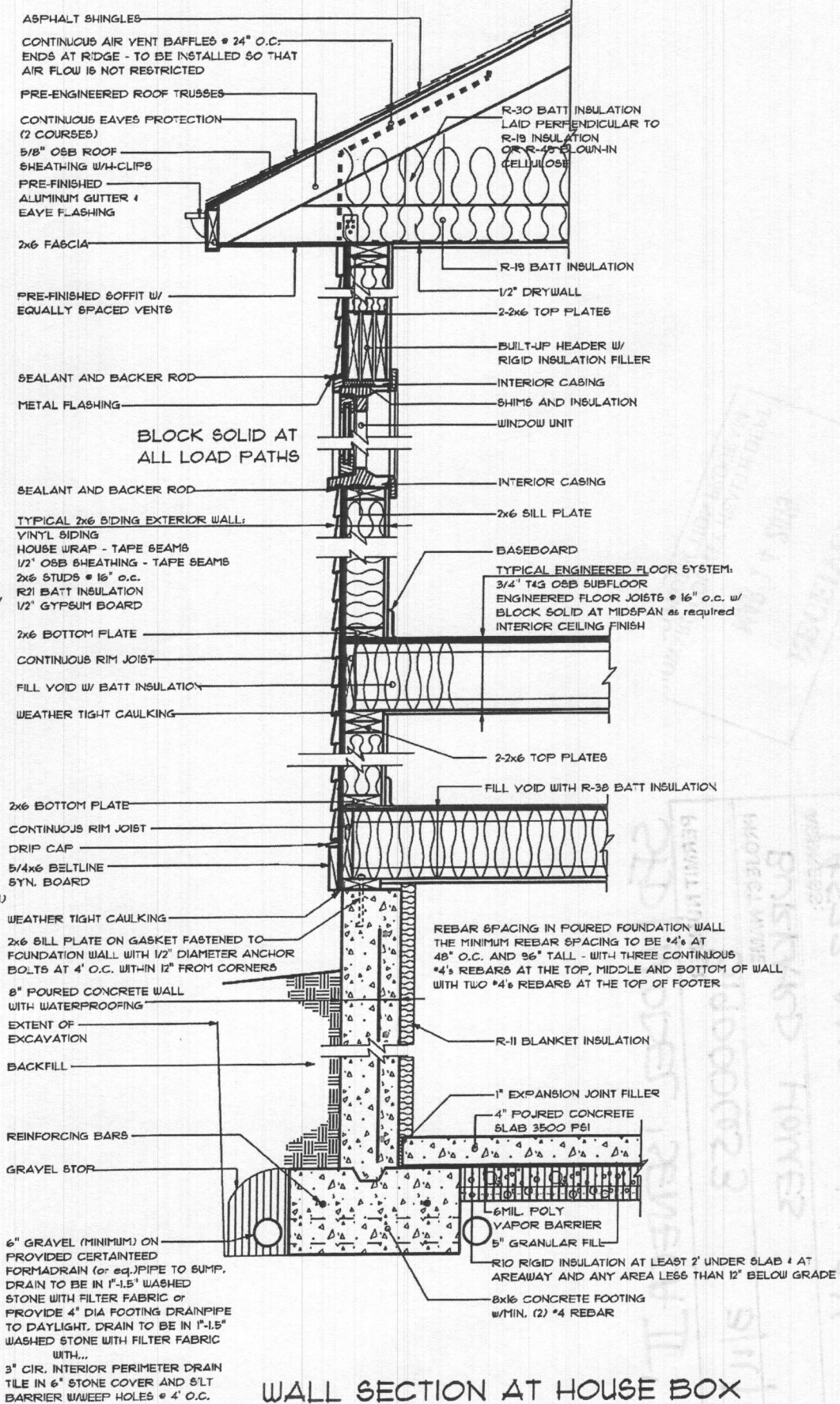
Seneca Base Plan  
SCALE: 3/16" = 1'-0" PRINT: Wednesday, August 29, 2018  
#4-30-18 REVISED BASE SET

SECTION  
B-B  
**5.02**





WALL SECTION AT GARAGE



WALL SECTION AT HOUSE BOX

PROFESSIONAL CERTIFICATION  
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License Number #14478 Expiration Date: 4/30/2014.

Jonathan Rivera  
License Number #14478

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ELLCOTT CITY, MARYLAND 21042  
240-375-1052

**Seneca Base Plan**  
SCALE: 3/16" = 1'-0" PRINT: Friday, April 22, 2016

REVISED BASE SET 02-16-14  
REVISED BASE SET 03-28-14  
REVISED BASE SET 05-06-14  
REVISED BASE SET 3-14-16

**WALL SECTIONS**  
**5.10**