

SECOND FLOOR CALCULATIONS

BRACED WALL LINE	WALL PANEL TYPE	NET REQ. BRACING	PROVIDED BRACING
A	CS-WSP	25.39'	30.58'
B	CS-PF	15.19'	24.00'
1	CS-WSP	27.65'	40.25'
2	CS-WSP	17.02'	22.33'

- ALL DESIGNATED EXTERIOR BRACED WALLS SHALL BE A MINIMUM 1/6" 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. 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 S 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# - 6x (SIMPSON CM8T4 STRAP W/ 15-16d NAILS EACH END)

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Jordan Shiro
License Number #14478

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5300 DORSEY HALL DRIVE - SUITE 102
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240-375-1052

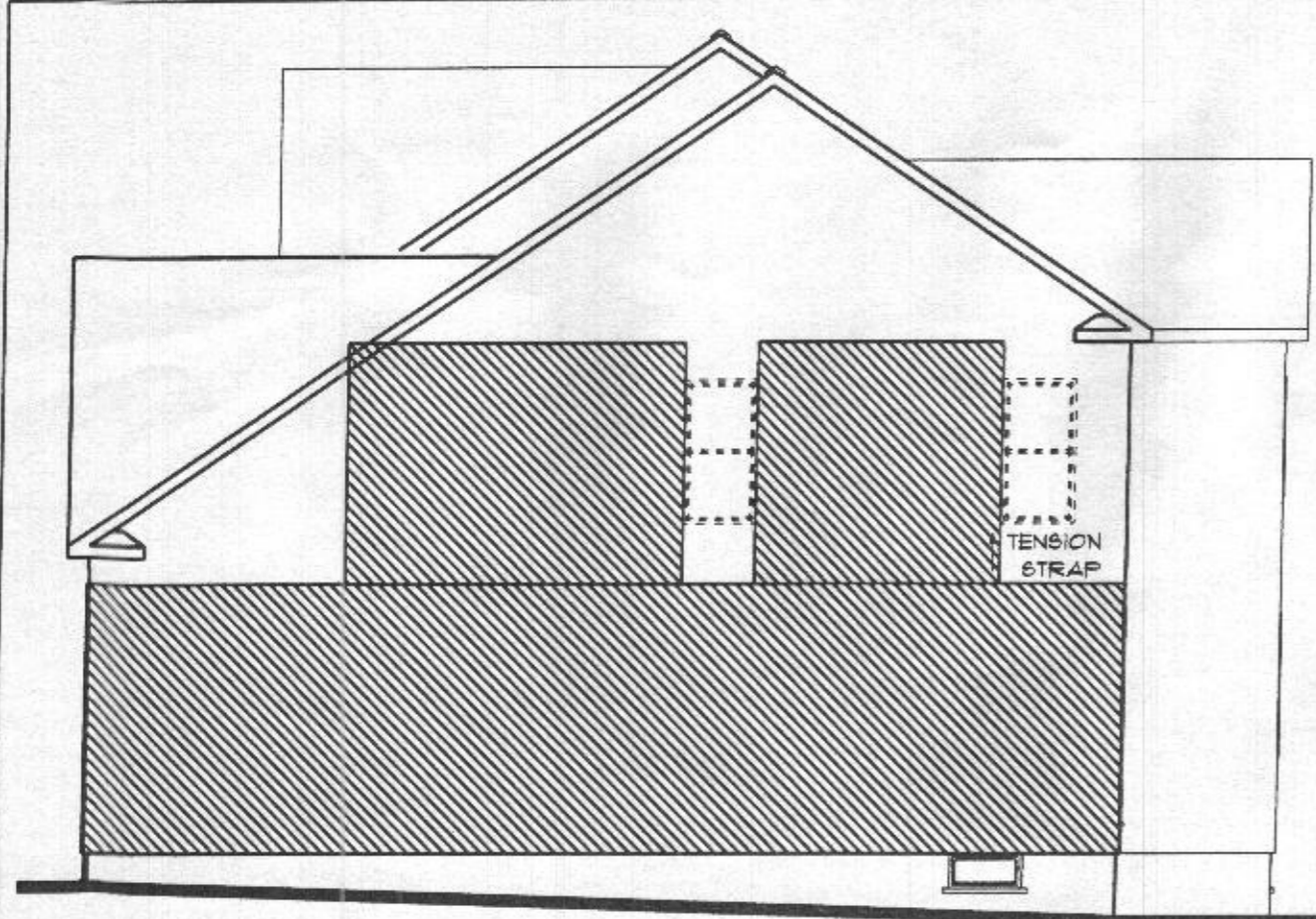
Seneca Base Plan
SCALE: 3/16" = 1'-0" PRINT: Thursday, July 11, 2019
04-18-18 REVISED BASE SET

2nd FLOOR
BRACING
4.52

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Jonathan Evers
License Number: #14478

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RIGHT ELEVATION
NOT TO SCALE



REAR ELEVATION
NOT TO SCALE



LEFT ELEVATION
NOT TO SCALE



FRONT ELEVATION
NOT TO SCALE

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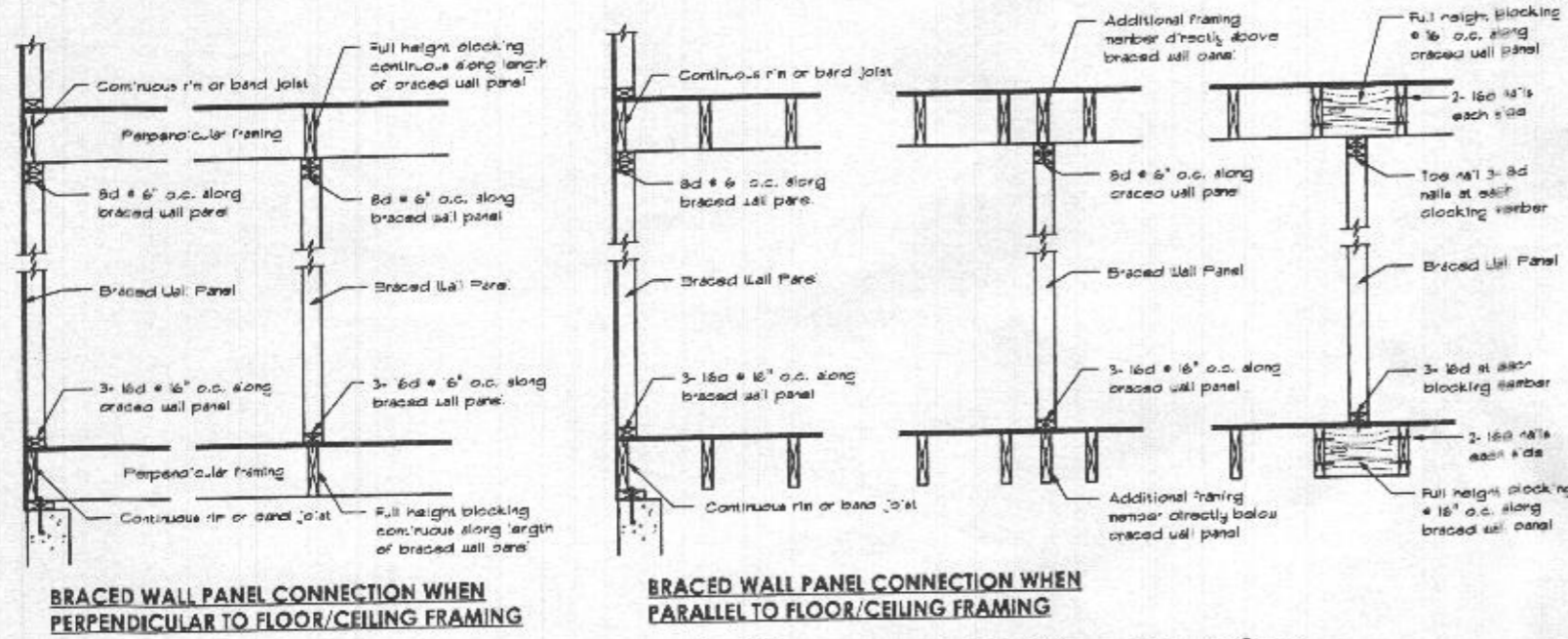
ELEV
BRACING
4.53

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.

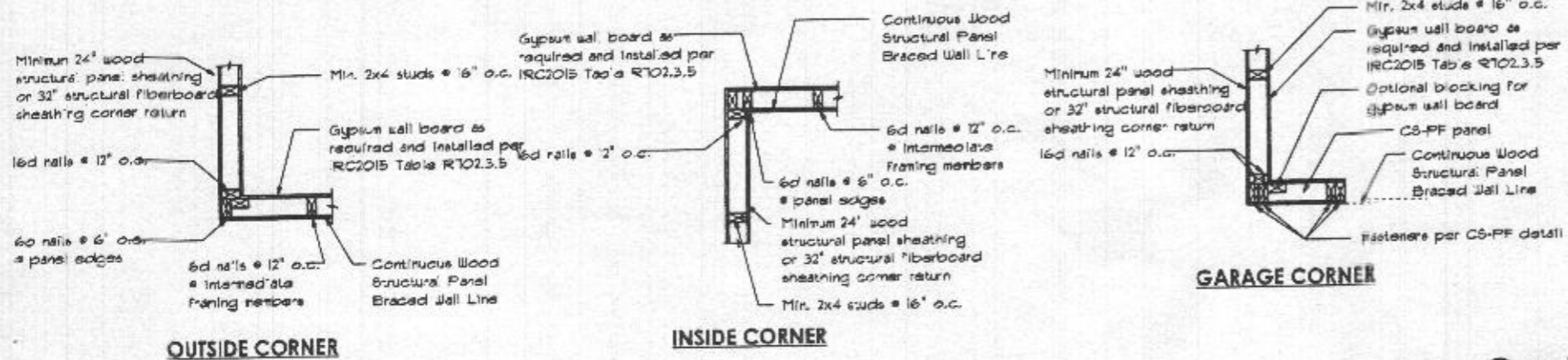
Note: At Braced Wall Lines Incorporating Continuously Sheathed bracing methods (CS-WSP & CS-PF), all exterior walls along the Braced Wall Line must be fully sheathed with min 7/16" OSB Wood Structural Panel sheathing fastened per IRC 2015 Tables R602.3(1), R602.3(2), and R602.3(3).

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.



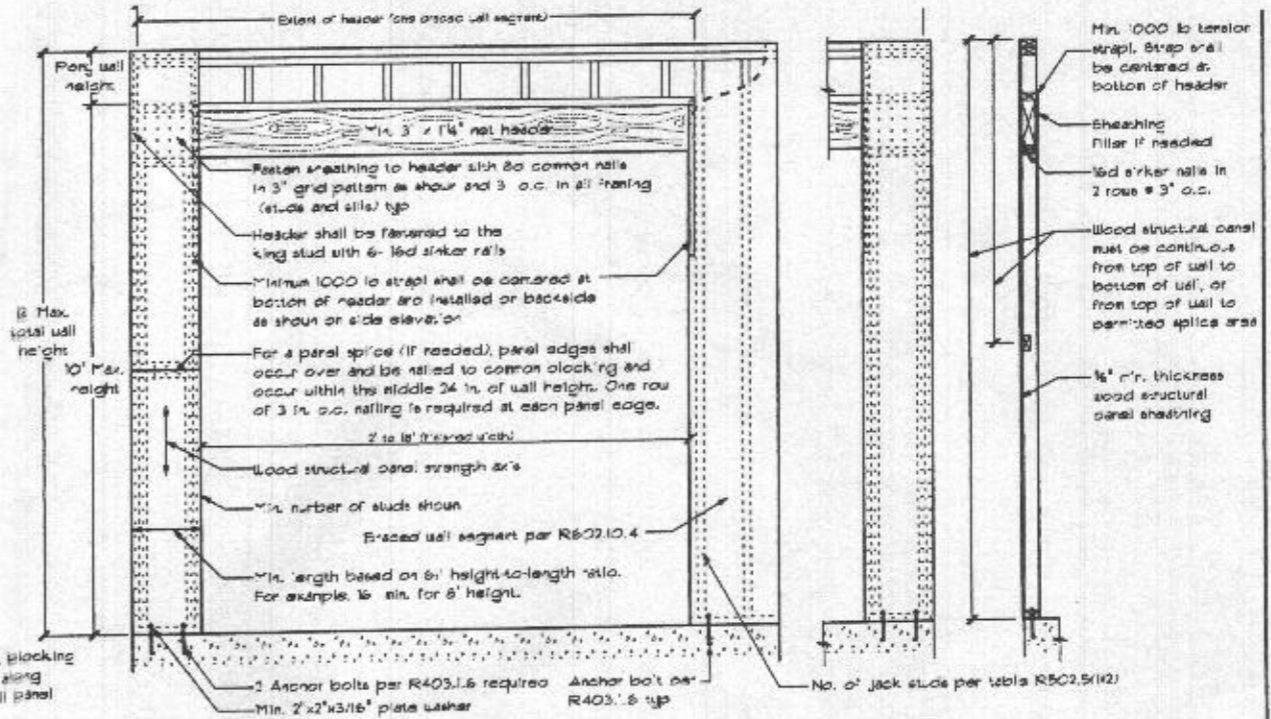
Braced Wall Panel Connections to Floor and Ceiling Framing

NOT TO SCALE

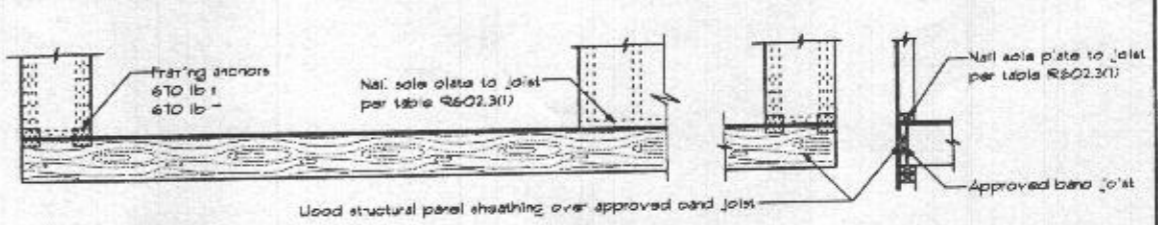


Corner Framing Details

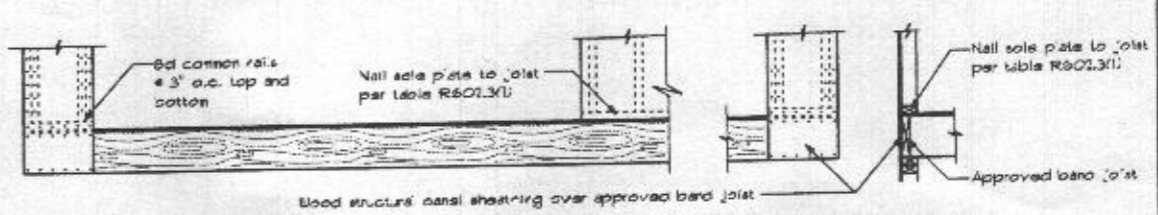
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OVER CONCRETE OR MASONRY BLOCK FOUNDATION



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)	
				Exposure B	Exposure C
2x4 No. 2 Grade	0	10	18	1000	1000
			9	1000	1000
			16	1000	2375
			18	1000	2725
	2	10	9	1000	1800
			16	2025	3600
			18	2400	DR
			2	300	2750
2x6 Stud Grade	2	10	9	3500	DR
			16	3850	DR
			18	3950	DR
			9	1000	1750
	4	10	9	3050	3850
			16	3450	4100
			18	3500	4775
			9	3750	DR

Notes: 1. Basic Wind Speed of 95mph. For other Basic Wind Speeds, see IRC 2015 Table R602.16.4.1.1
2. DR = Design Required

Continuous Portal Frame CS-PF

NOT TO SCALE

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Jonathan Rivera license Number #14478

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04-18-19 REVISED BASE SET

BRACING DETAILS
4.54

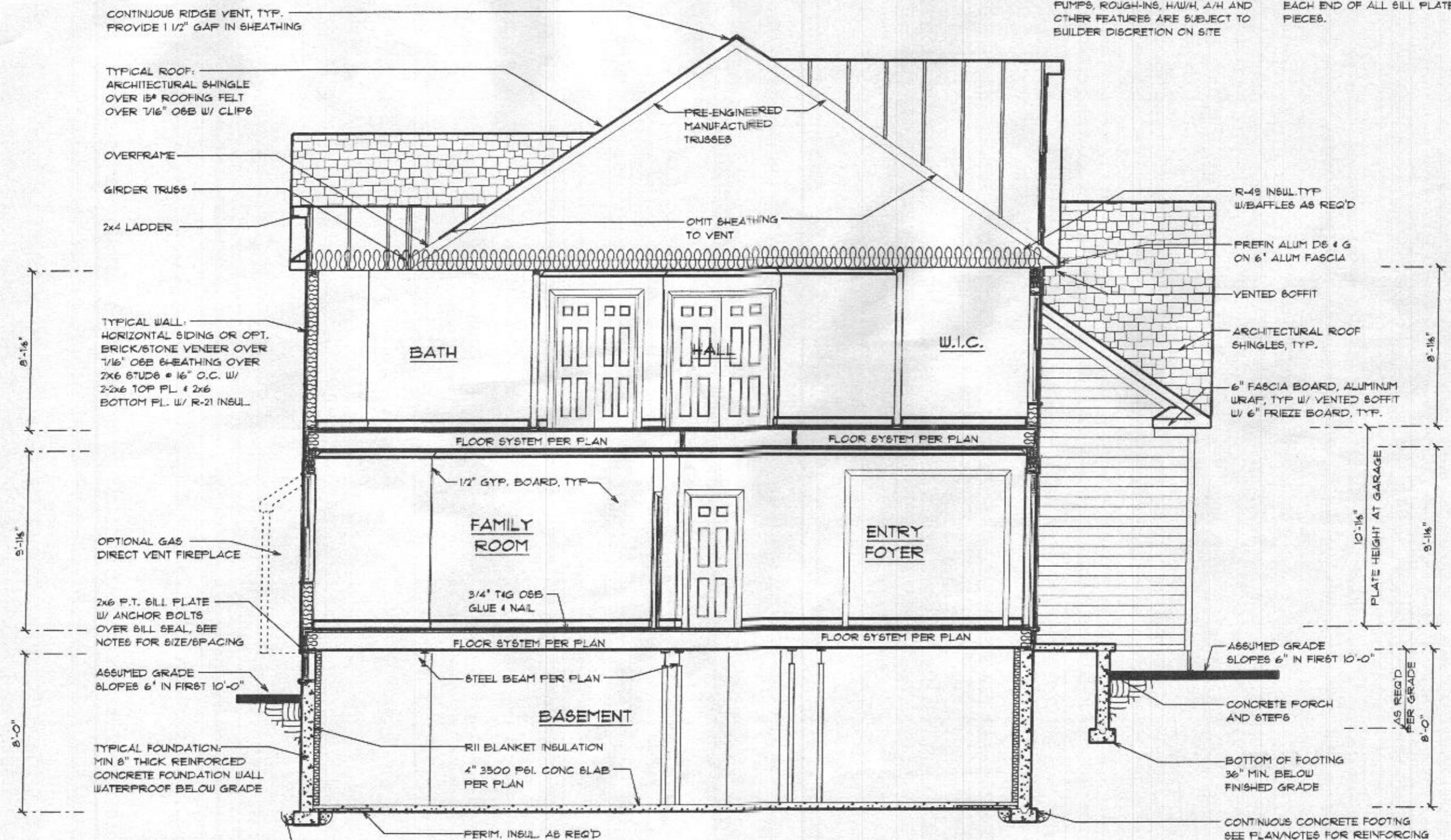
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Expiration Date: 4/30/2018

Jonathan Elveto
License Number #14478

SECTION NOTES

- 1) 2000 P&F MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPT #1/#2 OR EQ. TYP THRUOUT U.N.O.
- 3) BASEMENT WINDOW LOCATIONS TO BE DETERMINED AT PRECON.
- 4) ALL LOCATIONS FOR HVAC, 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.

ALL TRUSS OVERHANGS/EAVES ARE SHOWN AT 12"



CONTINUOUS RIDGE VENT, TYP.
PROVIDE 1/2" GAP IN SHEATHING

TYPICAL ROOF:
ARCHITECTURAL SHINGLE
OVER 15# ROOFING FELT
OVER 1/16" OSB W/ CLIPS

OVERFRAME
GIRDER TRUSS
2x4 LADDER

PRE-ENGINEERED
MANUFACTURED
TRUSSES

OMIT SHEATHING
TO VENT

R-49 INSUL TYP
W/Baffles AS REQ'D
PREFIN ALUM DS & G
ON 6" ALUM FASCIA

VENTED SOFFIT
ARCHITECTURAL ROOF
SHINGLES, TYP.
6" FASCIA BOARD, ALUMINUM
URAF, TYP W/ VENTED SOFFIT
W/ 6" FRIEZE BOARD, TYP.

TYPICAL WALL:
HORIZONTAL SIDING OR OPT.
BRICK/STONE VENEER OVER
1/16" OSB SHEATHING OVER
2x6 STUDS @ 16" O.C. W/
2-2x6 TOP PL & 2x6
BOTTOM PL. W/ R-21 INSUL.

BATH

HALL

W.I.C.

FLOOR SYSTEM PER PLAN

FLOOR SYSTEM PER PLAN

OPTIONAL GAS
DIRECT VENT FIREPLACE

FAMILY
ROOM

ENTRY
FOYER

FLOOR SYSTEM PER PLAN

FLOOR SYSTEM PER PLAN

2x6 P.T. SILL PLATE
W/ ANCHOR BOLTS
OVER SILL SEAL, SEE
NOTES FOR SIZE/SPACING

FLOOR SYSTEM PER PLAN

FLOOR SYSTEM PER PLAN

ASSUMED GRADE
SLOPES 6" IN FIRST 10'-0"

BASEMENT

ASSUMED GRADE
SLOPES 6" IN FIRST 10'-0"

TYPICAL FOUNDATION:
MIN 8" THICK REINFORCED
CONCRETE FOUNDATION WALL
WATERPROOF BELOW GRADE

R11 BLANKET INSULATION
4" 3500 P&F CONC SLAB
PER PLAN

CONCRETE FORCH
AND STEPS

BOTTOM OF FOOTING
36" MIN. BELOW
FINISHED GRADE

PERIM. INSUL. AS REQ'D

CONTINUOUS CONCRETE FOOTING
SEE PLAN/NOTES FOR REINFORCING

3" DIA. DRAIN TILE (or per code)
PIPE TO SUMP, IN 1'-1.5' WASHED
CRUSHED STONE 6" (MIN.) ABOVE
FOOTING 2" MIN. UNDER PIPE &
12" FROM EDGE OF FOOTING
W/ FILTER MEMBRANE OVER.

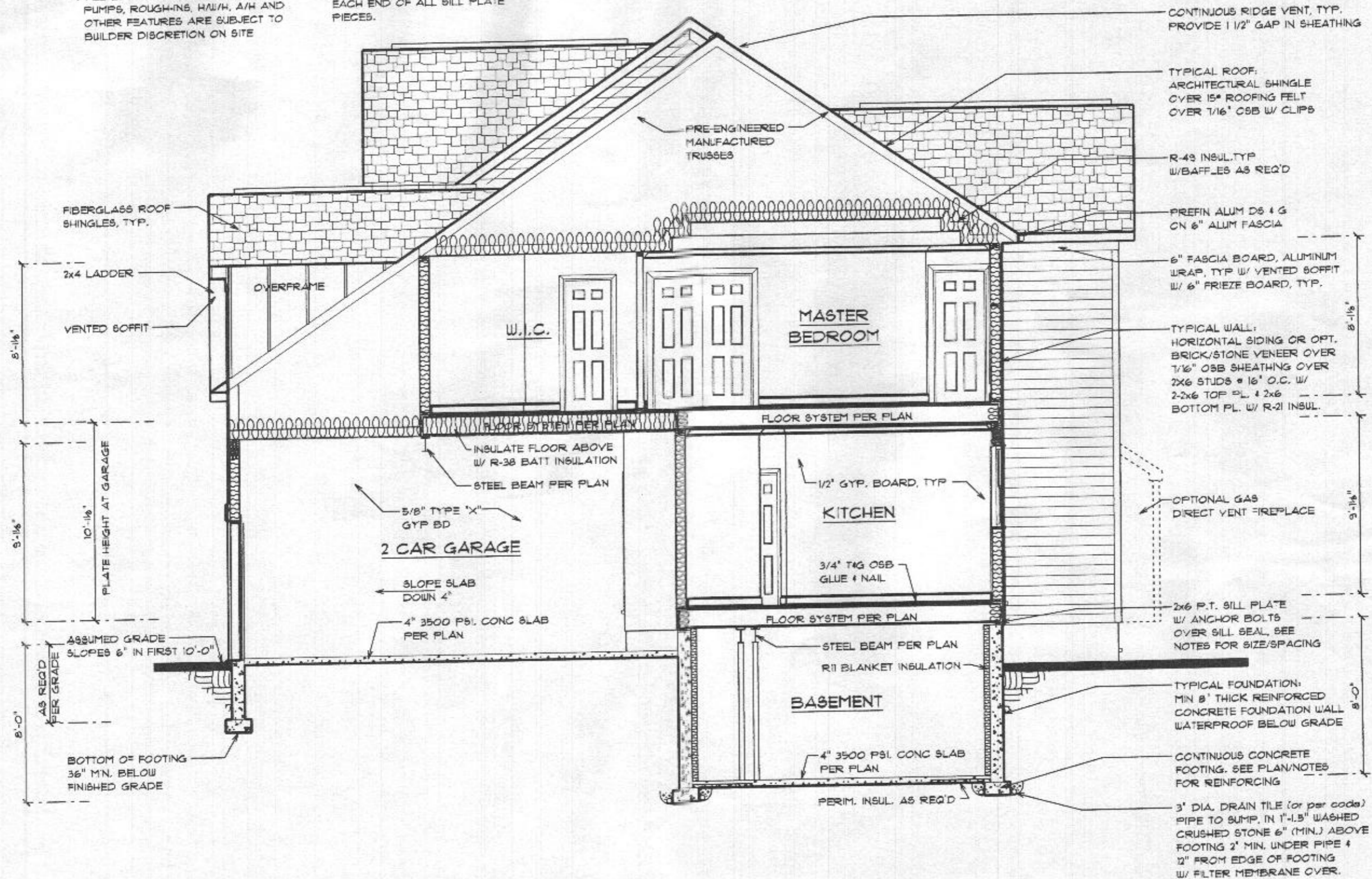
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Seneca Base Plan
SCALE: 3/16" = 1'-0" PRINT: Thursday, July 8, 2016
64-38-1E REVISED BASE SET

**SECTION
A-A
5.01**

SECTION NOTES

- 1) 2000 PSF MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1, #2 OR EQ. TYP THRUOUT U.N.O.
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- 6) VERIFY SIZE AND LOCATION OF WINDOWS PER GRADE & BUILDER
- 7) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 1" INTO CONG. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" & 12" FROM EACH END OF ALL SILL PLATE PIECES.



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SCALE: 3/16" = 1'-0" PRINT: Thursday, July 11, 2013
REVISED BASE SKT
84-38-18

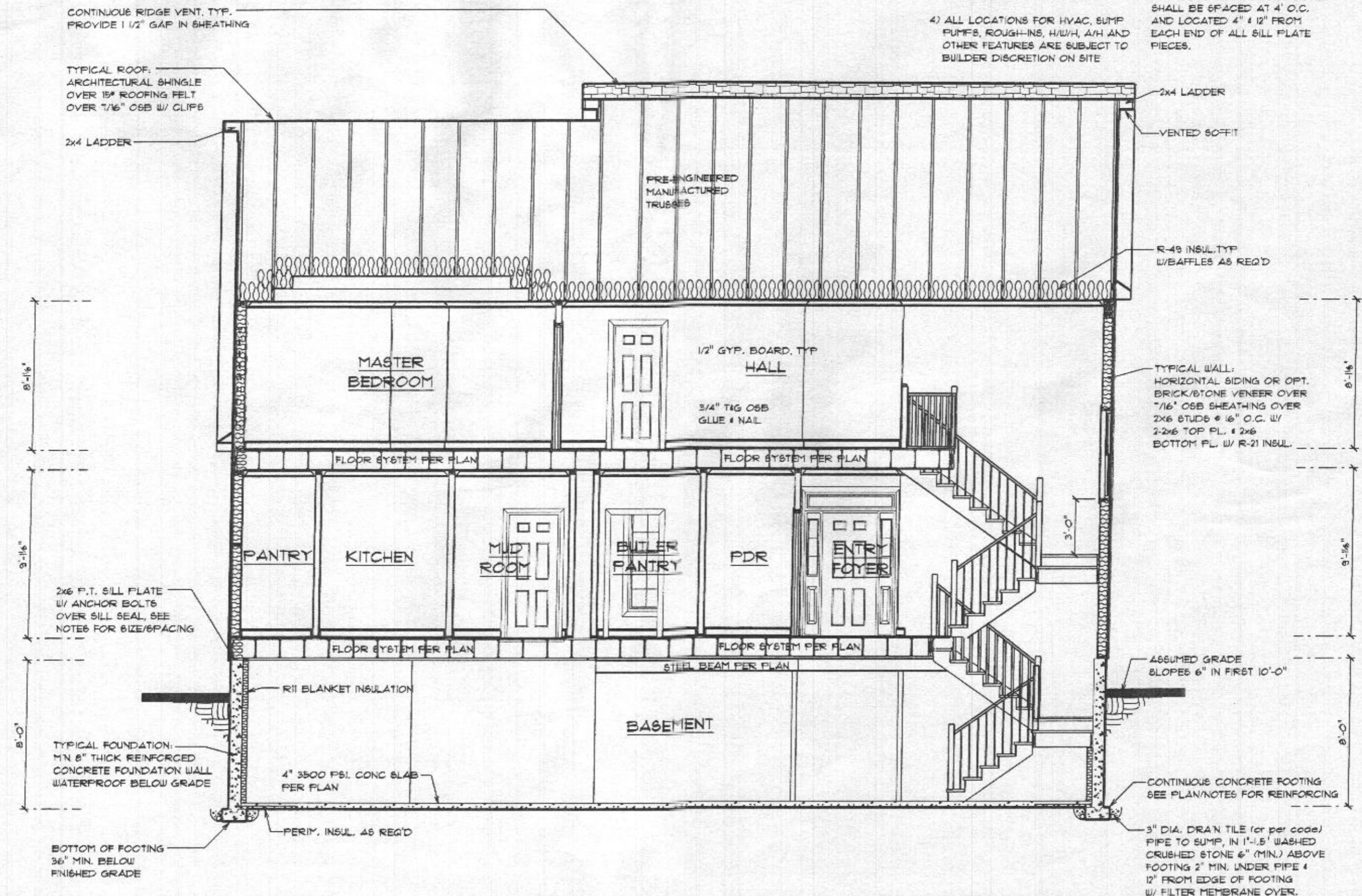
**SECTION
B-B
5.02**

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Jonathan Adams
License Number 114478

SECTION NOTES

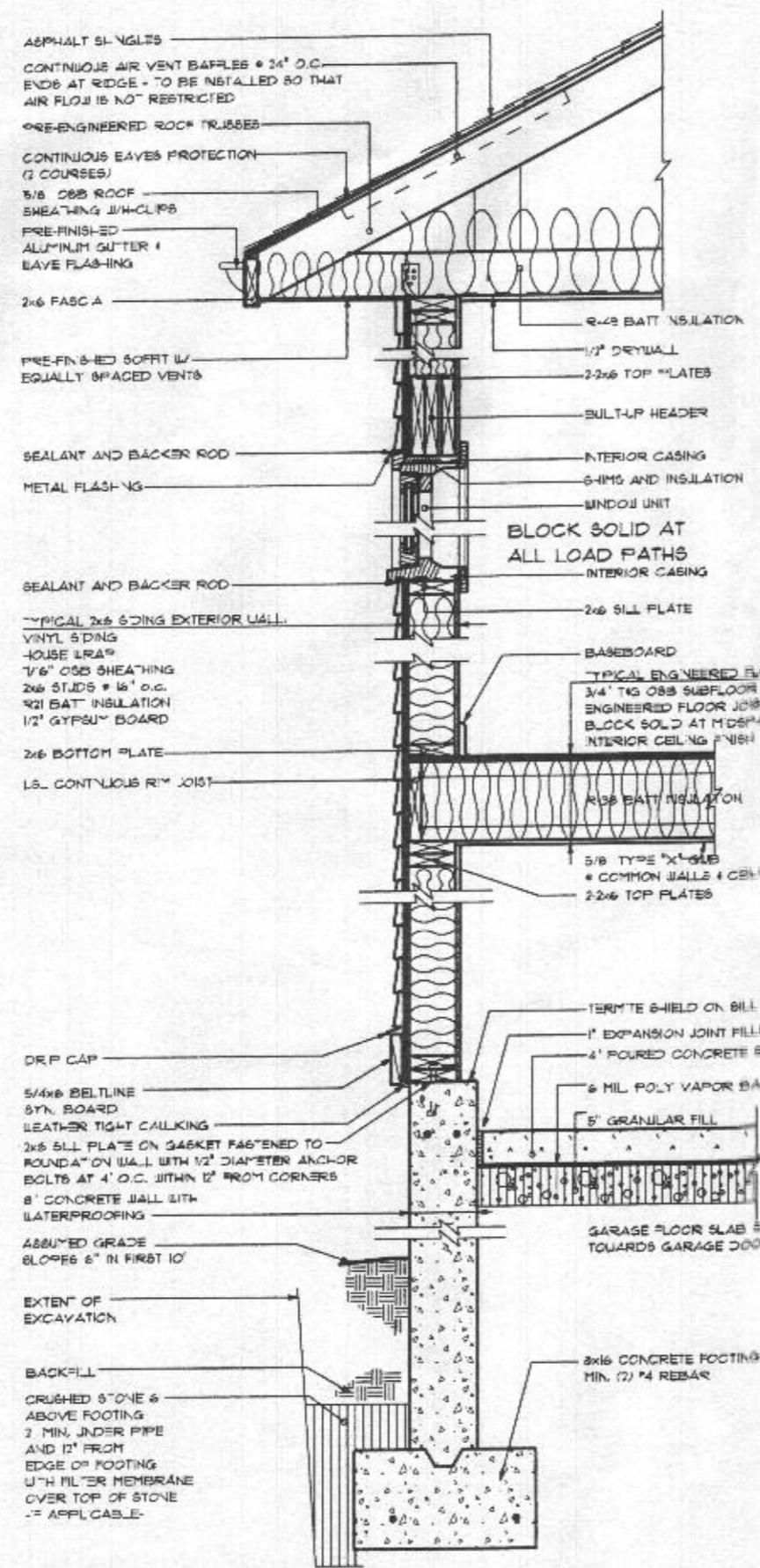
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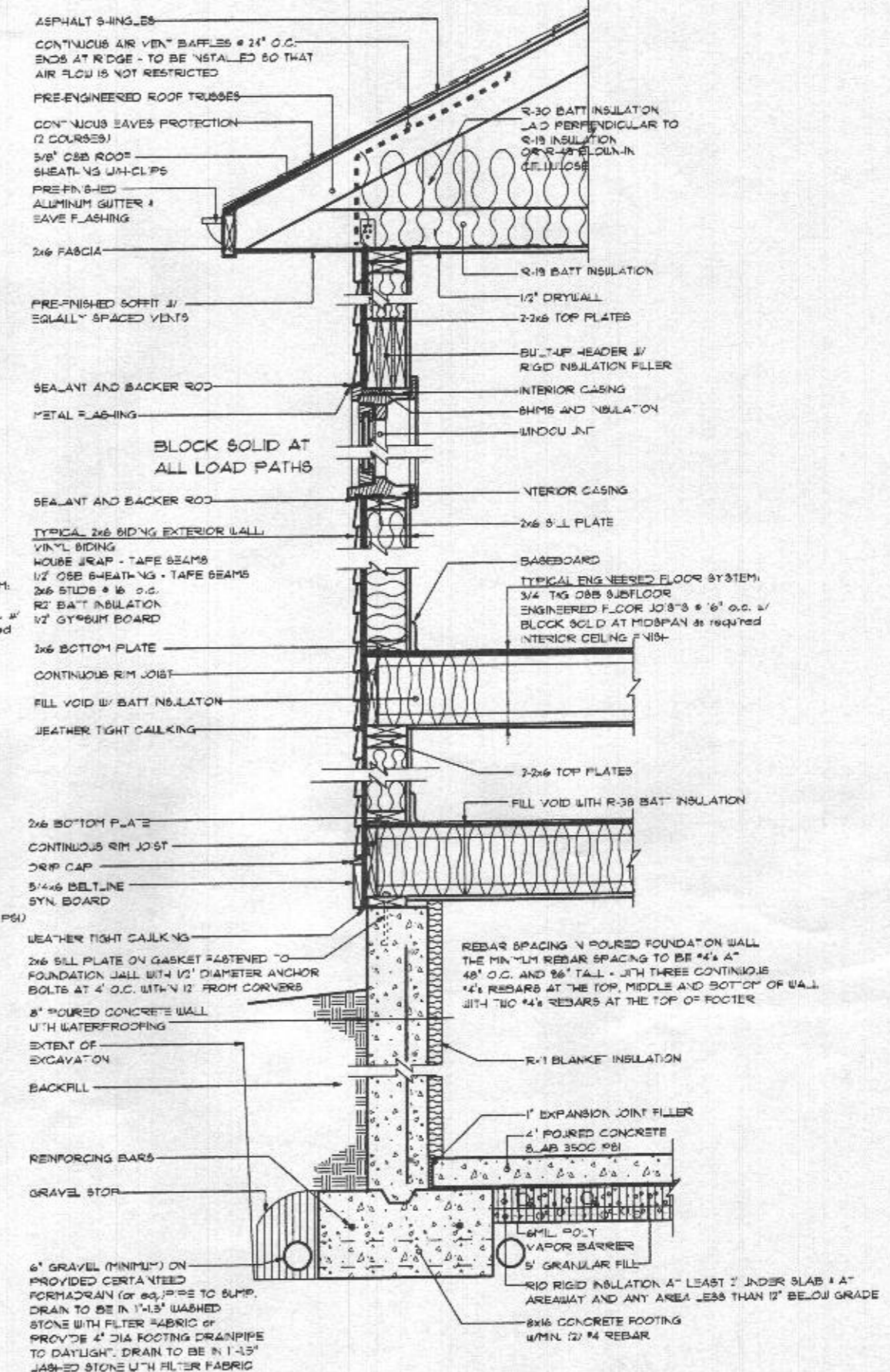
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Seneca Base Plan
SCALE: 3/16" = 1'-0" FEET; THRUOUT; JULY 1, 2018
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84-38-18

SECTION C-C
5.03



WALL SECTION AT GARAGE

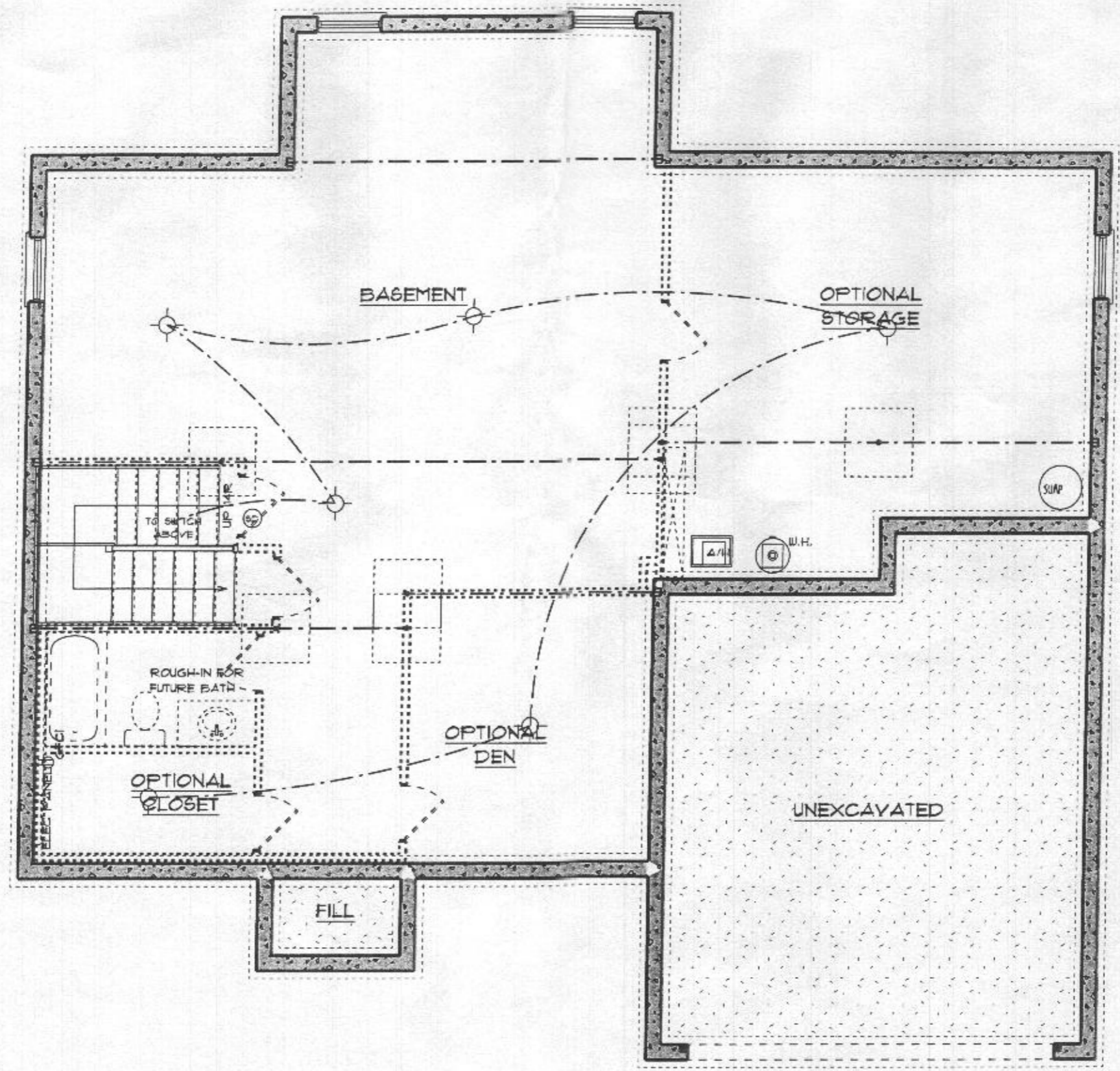


WALL SECTION AT HOUSE BOX

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REVISED RASK, RET
04-30-18

WALL
SECTIONS
5.10



ELECTRICAL NOTES

- 1) SEE FLOOR PLANS FOR TYP. NOTES AND DIMENSIONS
- 2) BASEMENT WINDOW AND DOOR LOCATIONS AND SIZES TO BE DETERMINED AT PRECON.
- 3) ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, HVAH, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
- 4) PROVIDE SMOKE DETECTORS AS REQ'D BY LOCAL CODE, WIRED TO A NEARBY CIRCUIT (WITH BATTERY BACK-UP) AND INTERCONNECTED FOR SIMULTANEOUS ACTIVATION.
- 5) THESE DRAWINGS ARE SCHEMATIC ONLY. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL ELECTRICAL SYSTEMS. ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, THE LOCAL POWER COMPANY AND ALL APPLICABLE CODES. FIXTURES AND APPARATUS ARE SELECTED BY THE BUILDER AND SHALL BE UL APPROVED.

ALL BEDROOMS PROTECTED BY ARC FAULT BREAKER * PANEL

ELECTRICAL LEGEND

⊕	DUPLEX RECEPT.	⊙	CEILING MOUNT LIGHT FIXTURE
⊕	GROUND FAULT CIRCUIT INTERRUPTER	⊙	CEILING LIGHT FIXTURE
⊕	DUPLEX OUTLET HALF SWITCHED	⊙	RECESSED LIGHT FIXTURE
⊕	220 VOLT DUPLEX OUTLET	⊙	WALL MOUNTED LIGHT FIXTURE
⊕	DUPLEX OUTLET * 47 A.F.P.	⊙	FLUORESCENT LIGHT FIXTURE
⊕	SINGLE POLE SWITCH	⊙	CEILING FAN
⊕	3-WAY SWITCH	⊙	TELEPHONE
⊕	4-WAY SWITCH	⊙	TELEVISION
⊕	DIMMER SWITCH	⊙	THERMOSTAT
⊕	SMOKE DETECTOR	⊙	DOOR CHIME
⊕	BATH FAN 50 CFM		

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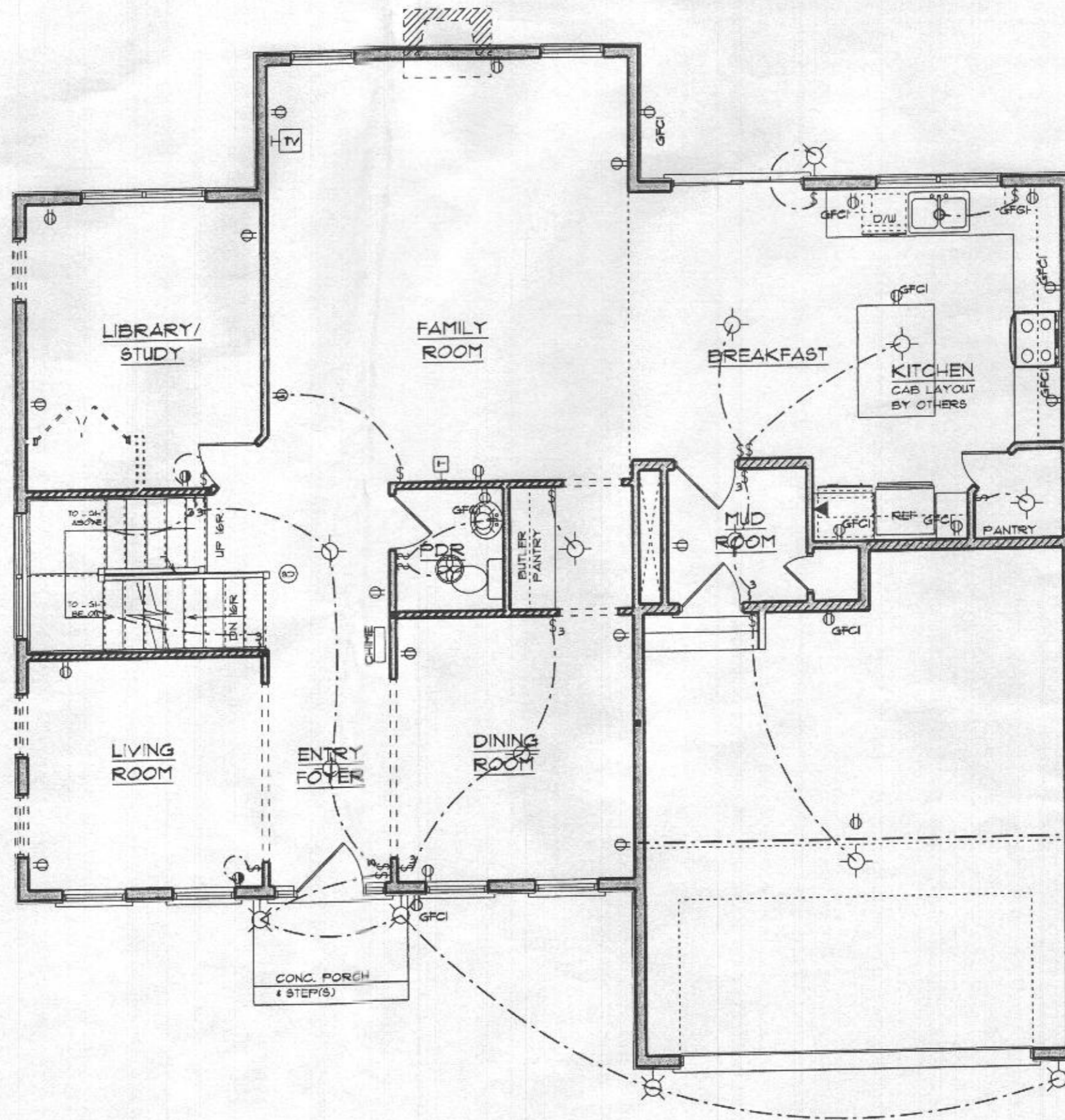
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FOUNDATION ELECTRICAL
E2.01

ELECTRICAL NOTES

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ALL BEDROOMS PROTECTED BY ARC FAULT BREAKER # PANEL

ELECTRICAL LEGEND			
⊕	DUPLEX RECEPT.	⊙	CEILING MOUNT LIGHT FIXTURE
⊕	GFCI GROUND FAULT CIRCUIT INTERRUPTER	⊙	CEILING LIGHT "PULL CHAIN"
⊕	DUPLEX OUTLET W/AL SWITCHED	○	RECESSED LIGHT FIXTURE
⊕	20 VOL. DUPLEX OUTLET	⊙	WALL MOUNTED LIGHT FIXTURE
⊕	DUPLEX OUTLET # 42 A.F.C.	⊙	FLUORESCENT LIGHT FIXTURE
⊕	SINGLE POLE SWITCH	⊙	CEILING FAN
⊕	3-WAY SWITCH	⊙	TELEPHONE
⊕	4-WAY SWITCH	⊙	TELEVISION
⊕	DIMMER SWITCH	⊙	THERMOSTAT
⊕	SMOKE DETECTOR	⊙	DOOR CHIME
⊕	BATH FAN 50 CFM		



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REVISED BASE SET

1ST FLOOR
 ELECTRICAL
E3.01

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Jonathan Elvira
License Number: #14678

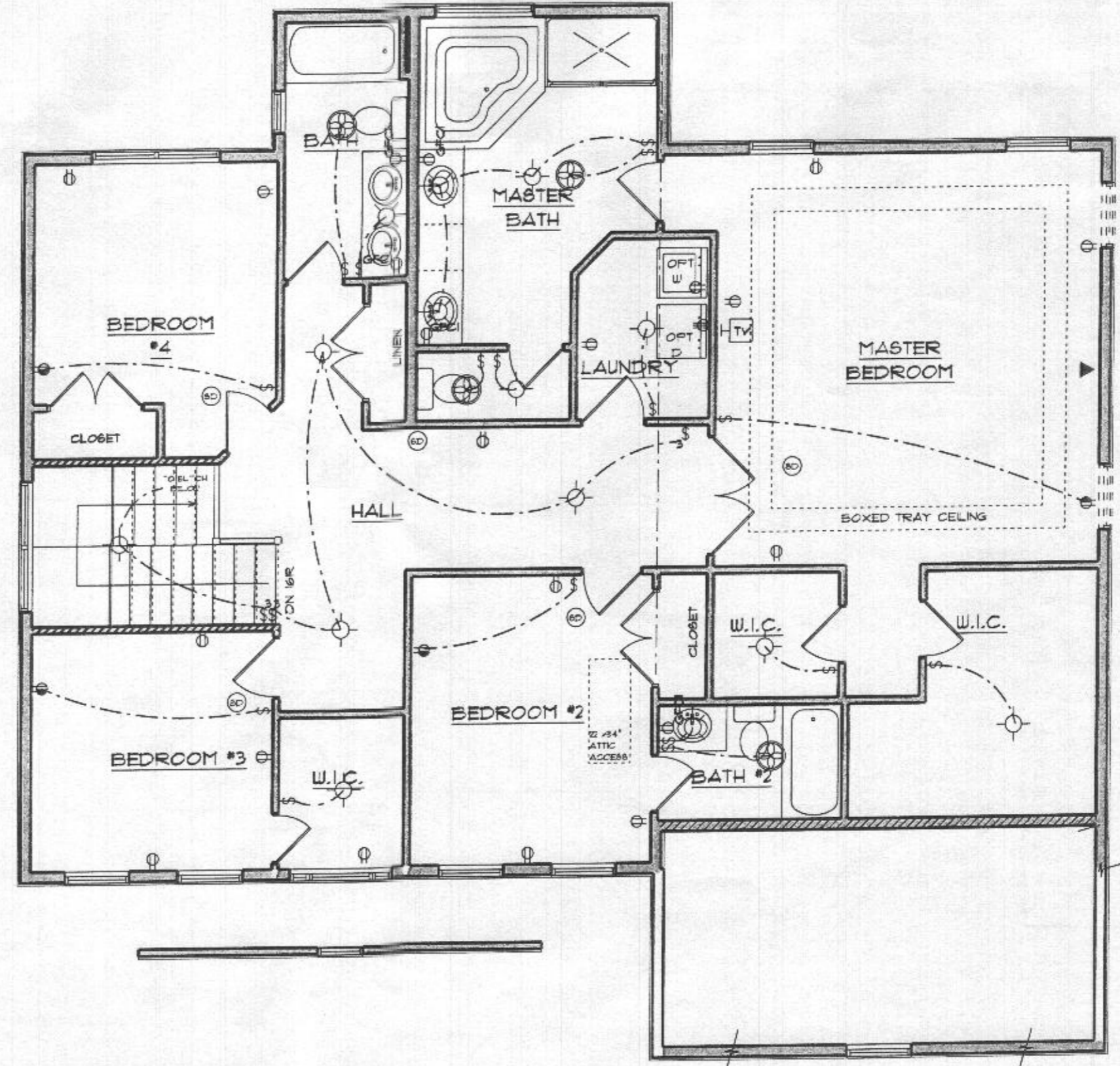
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ALL BEDROOMS PROTECTED BY
ARC FAULT BREAKER @ PANEL

ELECTRICAL LEGEND

⊕	DUPLEX RECEPT.	⊙	CEILING MOUNT LIGHT FIXTURE
⊖	GFCI GROUND FAULT CIRCUIT INTERRUPTER	⊙	CELL VG. "G-T" FULL CHAIN
⊕	DUPLEX OUTLET HALF SWITCHED	⊙	RECESSED "G-T" FIXTURE
⊕	220 VOLT DUPLEX OUTLET	⊙	JAIL MOUNTED LIGHT FIXTURE
⊕	DUPLEX OUTLET # 42' A.F.F.	⊙	FLUORESCENT LIGHT FIXTURE
⊕	SINGLE POLE SWITCH	⊙	CEILING FAN
⊕	3-WAY SWITCH	⊙	TELEPHONE
⊕	4-WAY SWITCH	⊙	TELEVISION
⊕	DIMMER SWITCH	⊙	THERMOSTAT
⊕	SMOKE DETECTOR	⊙	DOOR CHIME
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2ND FLOOR
ELECTRICAL
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