

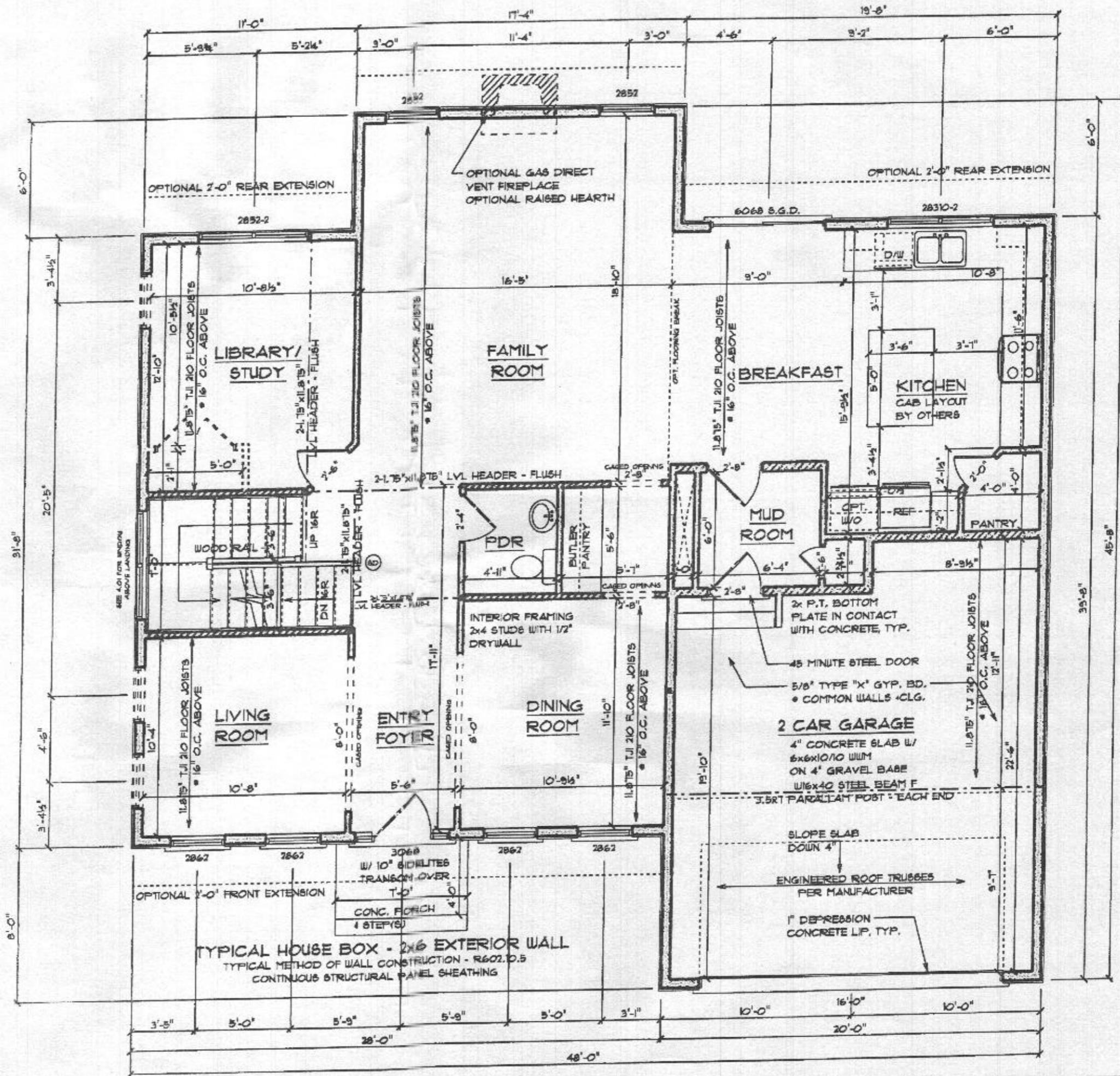
1. Only minimum comments  
were prepared or approved  
by me, and that I am a duly  
licensed professional  
architect under the laws of the  
State of Maryland.  
License Number 614178  
Expiration Date: 4/30/2018

Jonathan W. Wynn  
License Number 614471

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

**Seneca Base Plan**  
SCALE: 3/8" = 1'-0" PRINT: Monday April 01, 2019  
94-36-2  
REVISED BASE SET

**FOUNDATION  
DETAILS  
2.02**



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 014678, Expiration Date: 4/30/2018.

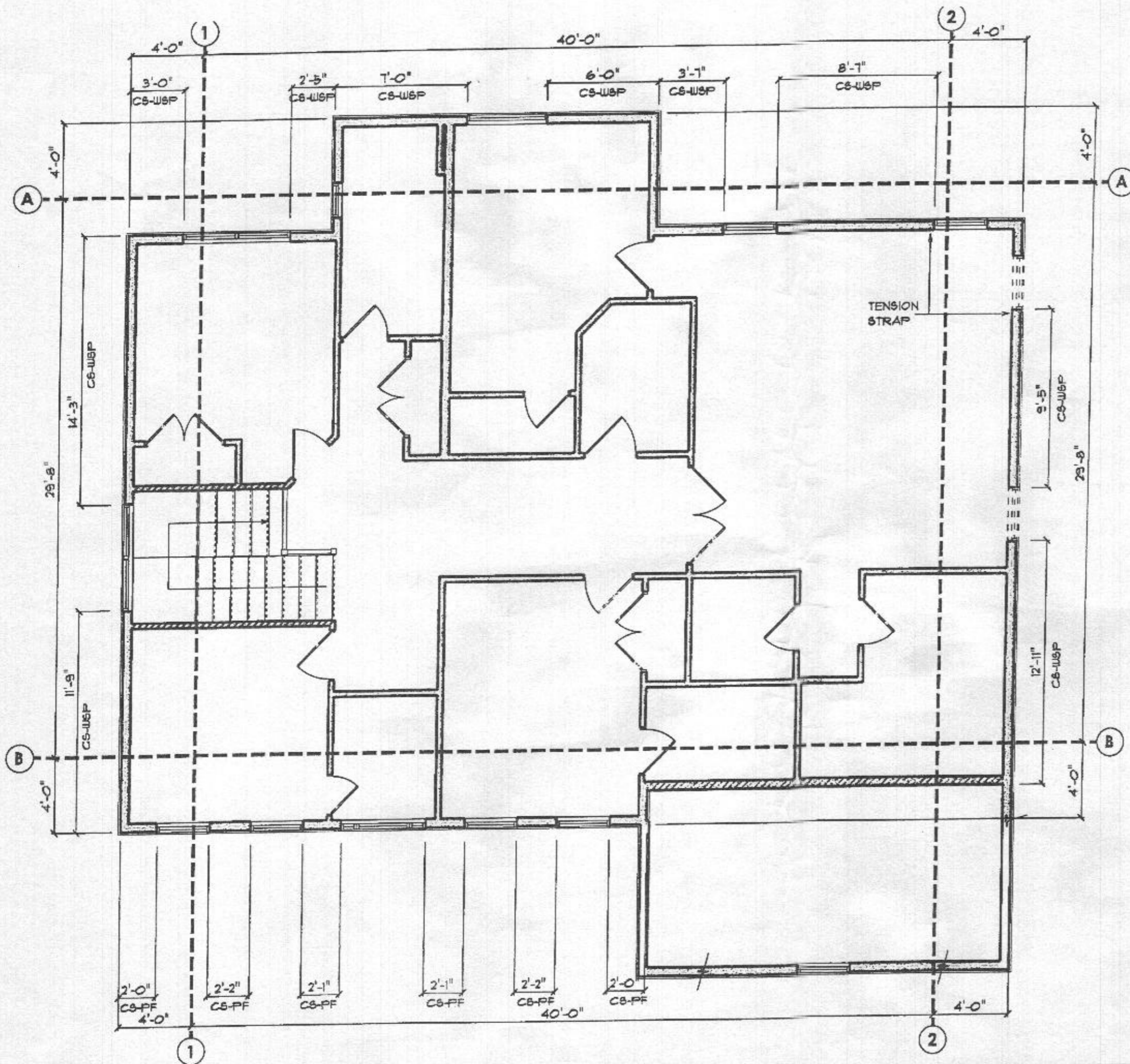
Architect Name  
License Number 014678

**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: Monday, April 01, 2015  
04-30-15 REVISED BASE SET

FIRST FLOOR  
**3.01**





**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 1/16" 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 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# - ex.  
(SIMPSON CM8T4 STRAP W/ 15-16d NAILS EACH END)

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 014475 Expiration Date: 4/30/2018.

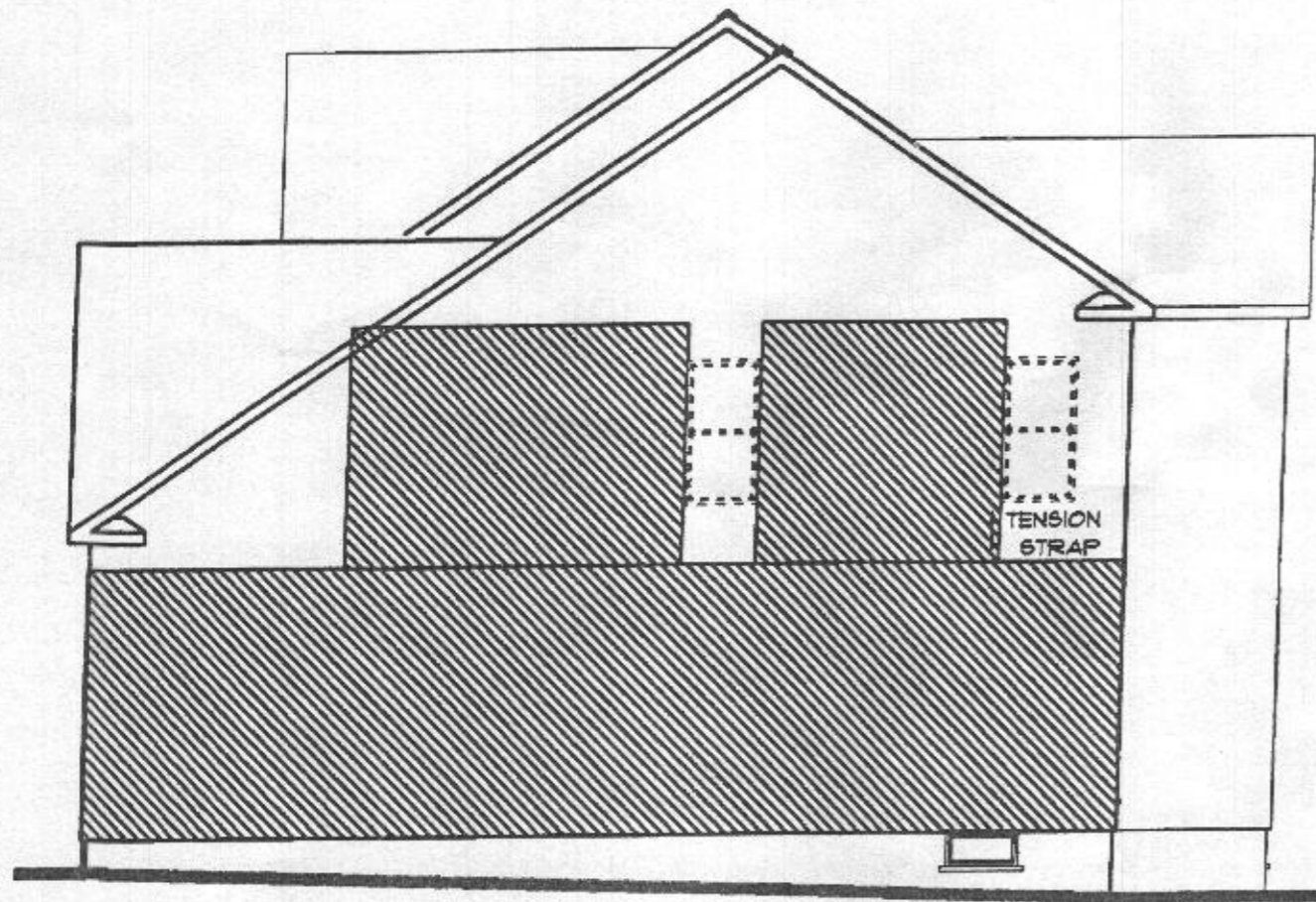
Jordan Bess  
License Number 014475

**BURKARD HOMES, LLC**  
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ELLCOTT CITY, MARYLAND 21042  
240-375-1052

**Seneca Base Plan**  
SCALE: 3/16" = 1'-0" PRINT: Monday, April 01, 2019  
04-04-18 REVISED BASE SET

2nd FLOOR BRACING

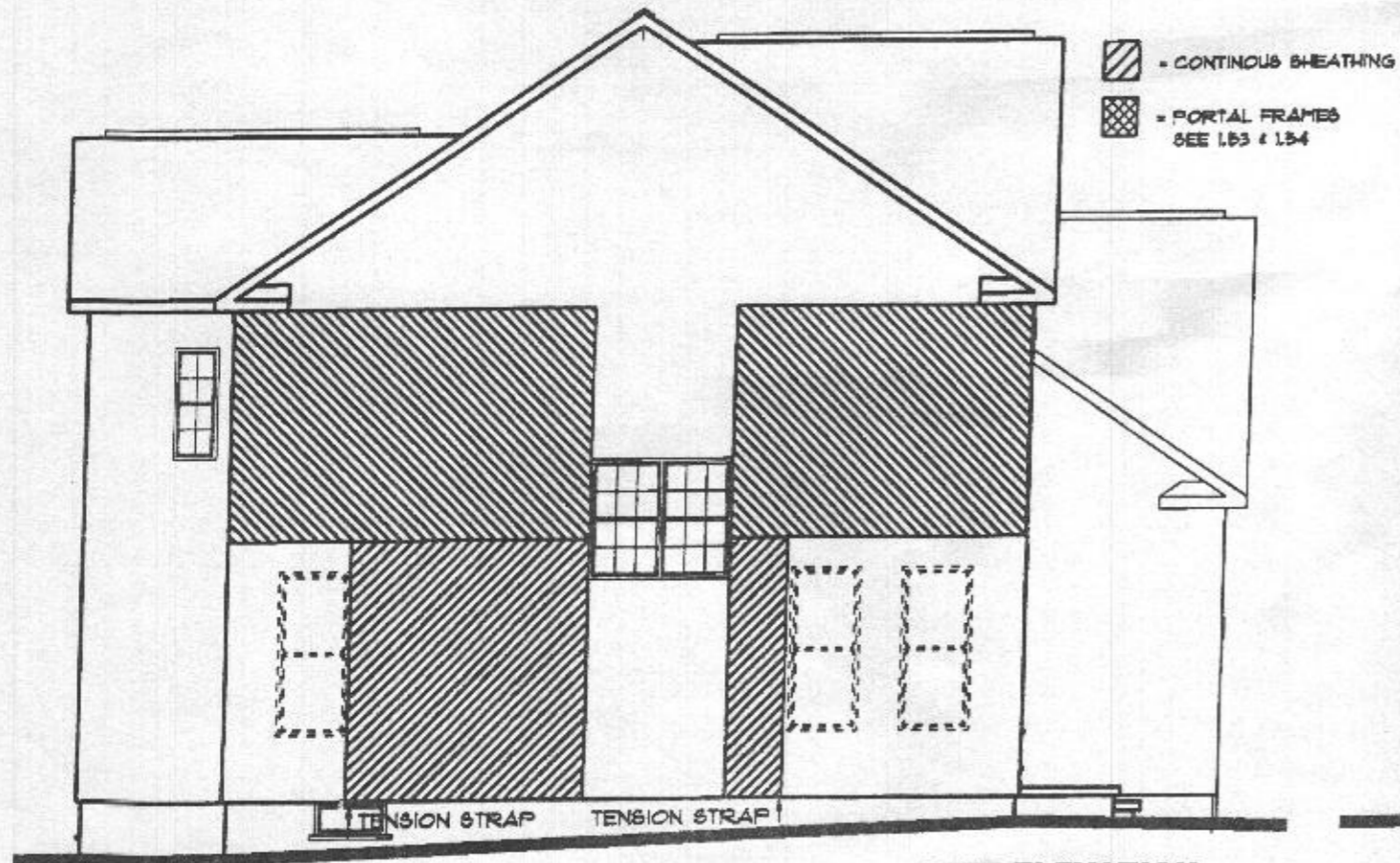
**4.52**



**RIGHT ELEVATION**  
NOT TO SCALE



**REAR ELEVATION**  
NOT TO SCALE



**LEFT ELEVATION**  
NOT TO SCALE



**FRONT ELEVATION**  
NOT TO SCALE

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License Number: #14678  
Expiration Date: 4/30/2018.

Architect Draw  
License Number: #14678

**BURKARD HOMES, LLC**

5300 DORSEY HALL DRIVE - SUITE 102  
ELLICOTT CITY, MARYLAND 21042  
740-375-1052

**Seneca Base Plan**  
SCALE: 3/8" = 1'-0" PRINT: Monday, April 01, 2015  
04-00-15 REVISED BASE SET

ELEV  
BRACING

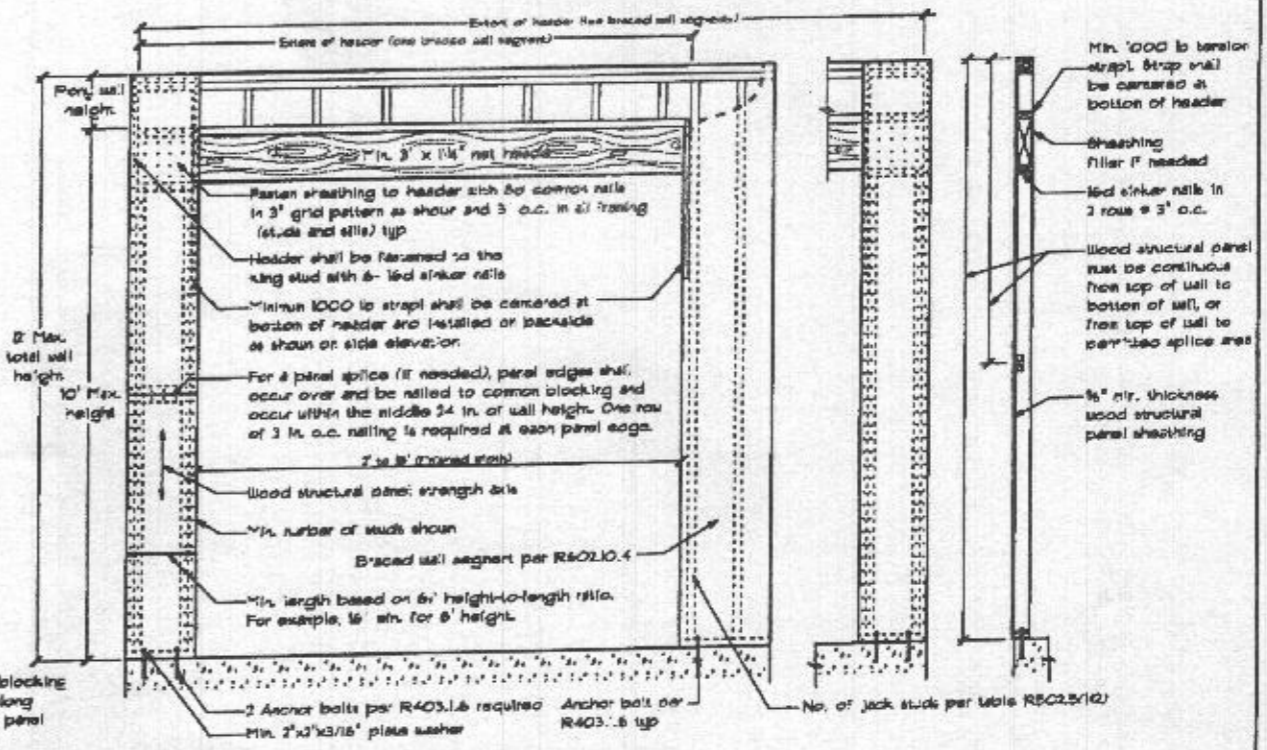
**4.53**

## NOTES

**Methods WSP & CS-WSP:** Min. 1/16" 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.

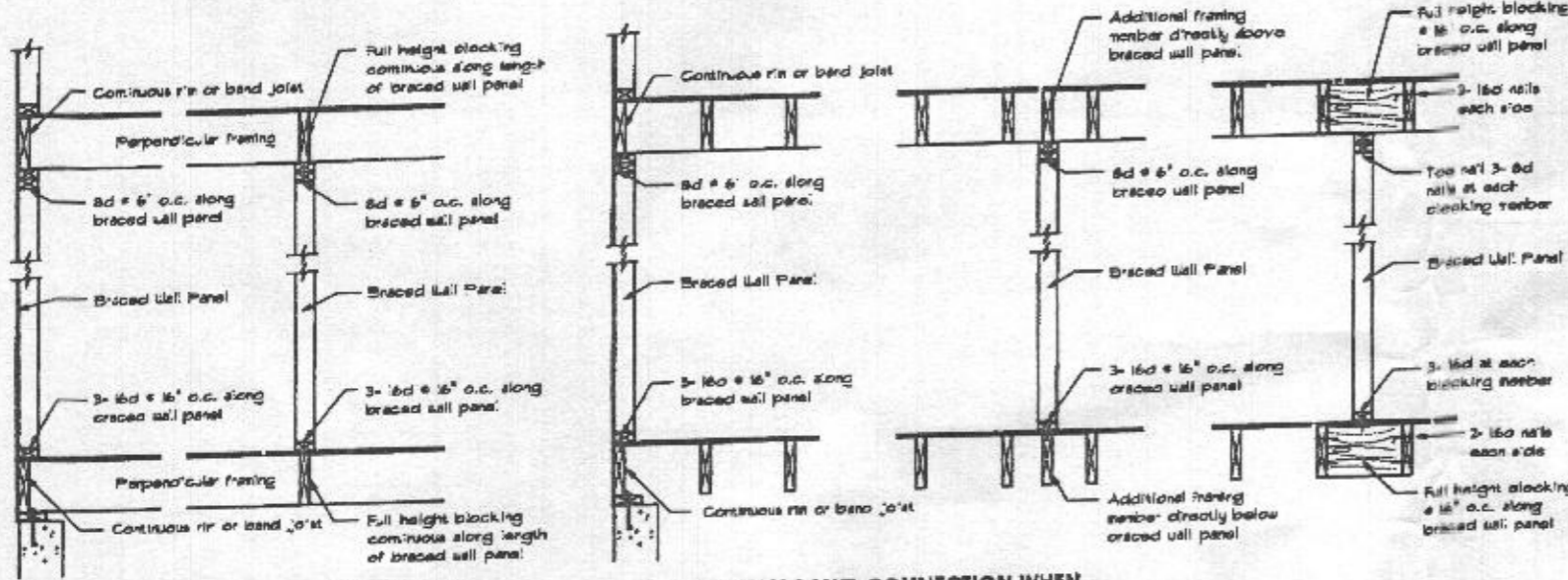
**Note:** At Braced Wall Lines Incorporating Continuously Sheathed bracing methods (CS-WSP & CS-PF), all exterior walls along the Braced Wall Line must be fully sheathed with min 1/16" OSB Wood Structural Panel sheathing fastened per IRC 2015 Tables R602.3(1), R602.3(2), and R602.3(3).

**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.



These documents were prepared or approved by me, and that I am a duly Licensed Professional Engineer in the State of Maryland, License Number PE 04178, Expiration Date: 6/30/2018.

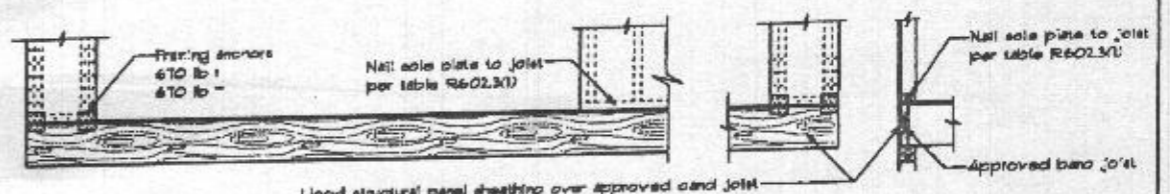
Jonathan Shred  
License Number PE 04178



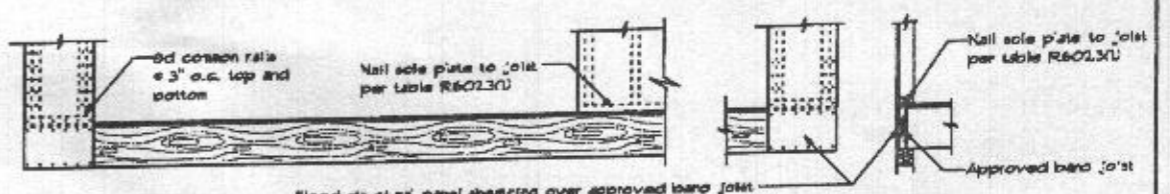
**BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING**

**BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING**

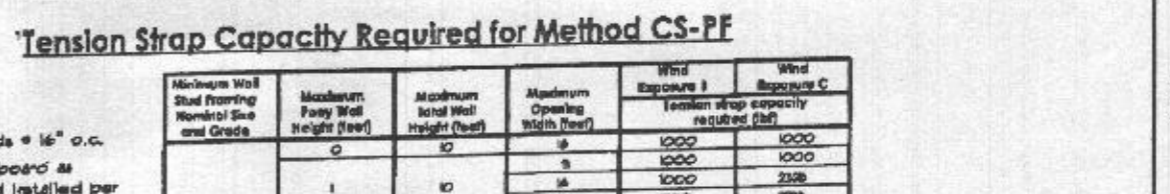
### OVER CONCRETE OR MASONRY BLOCK FOUNDATION



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

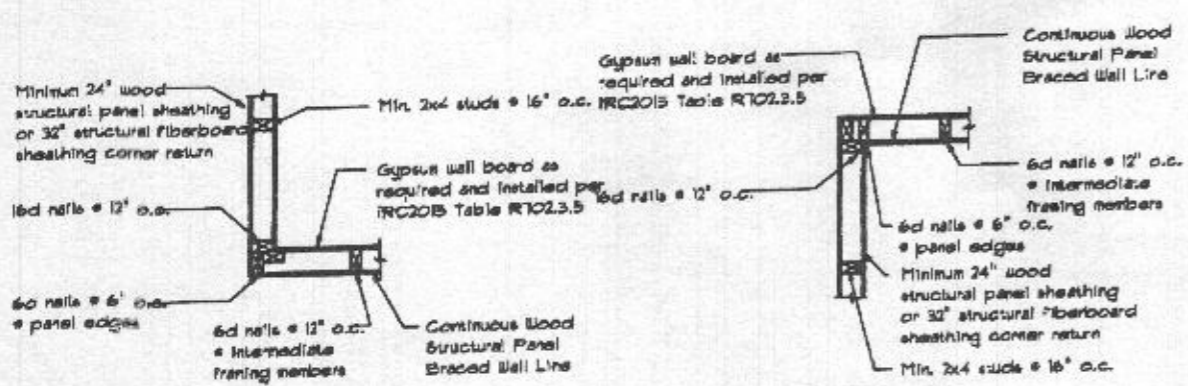


### OVER RAISED WOOD FLOOR OR SECOND FLOOR - WOOD STRUCTURAL PANEL OVERLAP OPTION



## Braced Wall Panel Connections to Floor and Ceiling Framing

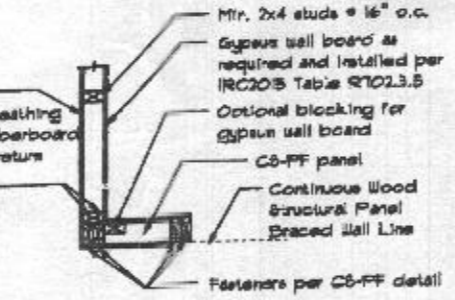
NOT TO SCALE



**OUTSIDE CORNER**

**INSIDE CORNER**

## Corner Framing Details



**GARAGE CORNER**

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

Minimum Wall Stud Framing Nominal Size and Grade	Maximum Free Wall Height (feet)	Maximum Total Wall Height (feet)	Maximum Opening Width (feet)	Wind Exposure	
				Exposure B	Exposure C
2x4 No. 2 Grade	0	10	3	1000	1000
				1000	1000
				1000	2325
				1000	2725
	2	10	13	1000	1850
				1025	3500
				1400	DR
				1600	2750
4	10	16	1000	DR	
			1300	DR	
			1550	DR	
			1800	DR	
2x4 Stud Grade	2	10	3	1000	1750
				2050	3550
				2450	4100
				3000	2725
4	10	13	1000	DR	
			1350	DR	
			1600	DR	
			1800	DR	

Notes: 1. Basic Wind Speed of 90mph. For other Basic Wind Speeds, see IRC 2015 Table R102.10.4.1.1  
2. DR = Design Required

## CS-PF Continuous Portal Frame

NOT TO SCALE

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240-375-1052

**Seneca Base Plan**  
SCALE: 3/16" = 1'-0"  
PRINT: Monday, April 01, 2019  
REVISED BASE.S&I

**BRACING DETAILS**  
**4.54**

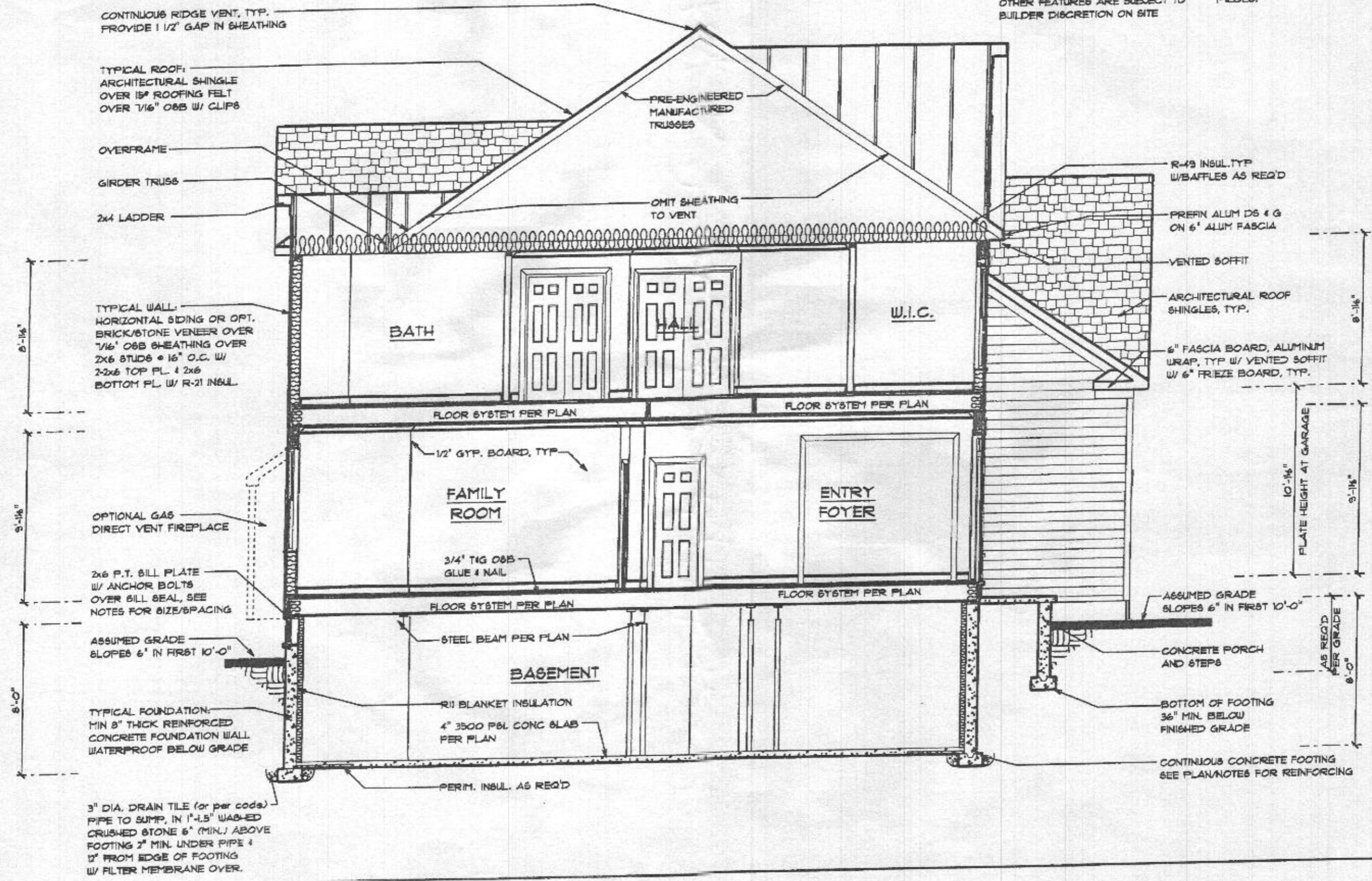
I certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland. License Number #14472. Expiration date: 4/30/2018.

Jonathan Shree License Number #14472

**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.
- 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" & 2" FROM EACH END OF ALL BILL PLATE PIECES.

ALL TRUSS OVERHANGS/EAVES ARE SHOWN AT 12"



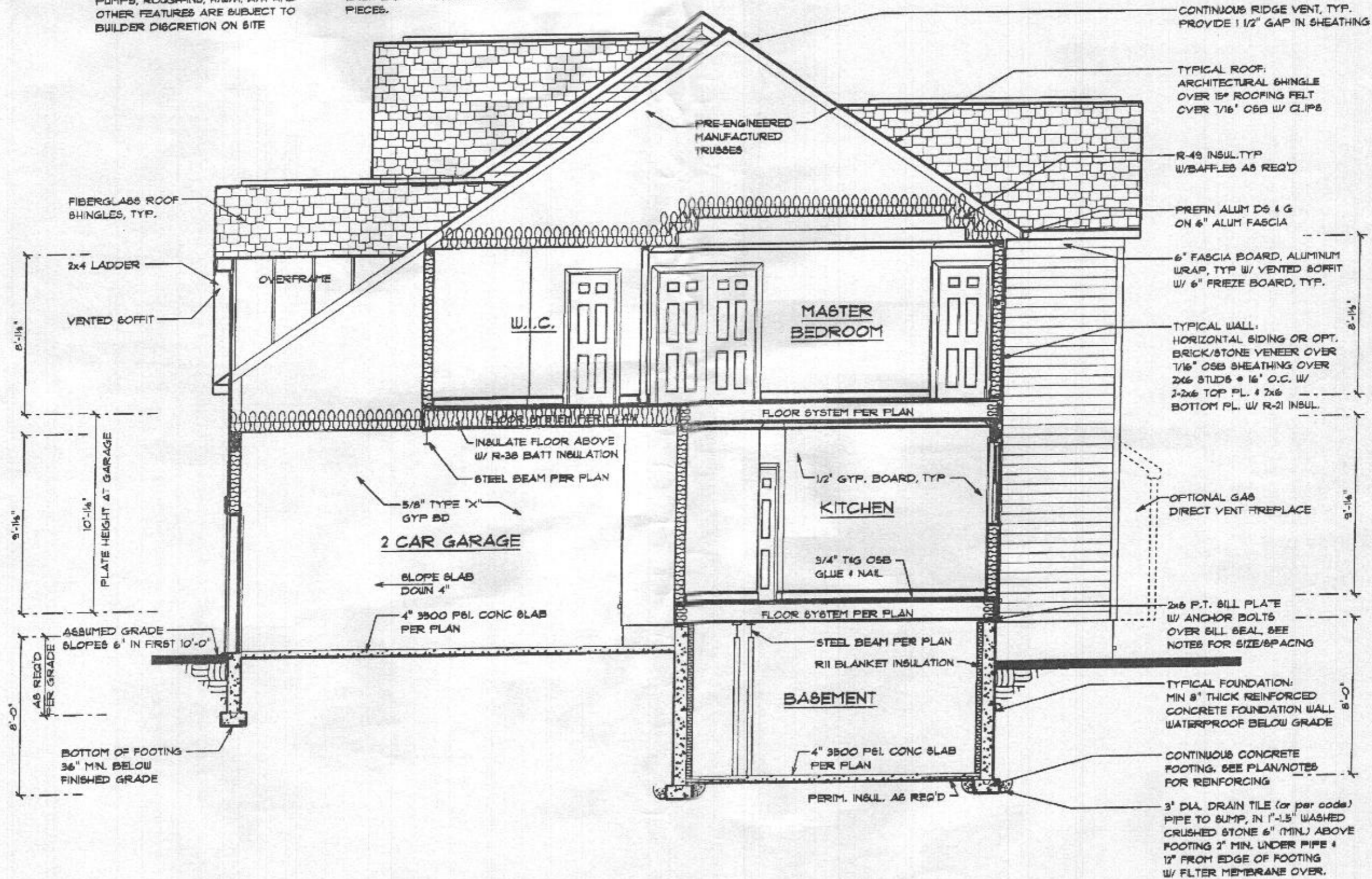
**BURKARD HOMES, LLC**  
 5300 DORSEY HALL DRIVE - SUITE 102  
 ELLICOTT CITY, MARYLAND 21042  
 240-375-1052

**Seneca Base Plan**  
 SCALE: 3/16" = 1'-0"  
 04-28-18  
 PRINT: Monday, April 01, 2018  
 REVISED BASE SET

SECTION  
 A-A  
**5.01**

**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.
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- 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.



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 21427, Expiration Date: 4/30/2018.

Jonathan Rivers  
License Number 61467

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240-375-1052

**Seneca Base Plan**  
SCALE: 3/16" = 1'-0" PRINT: Monday, April 01, 2014  
#4-30-18 REVISED BASE ENT

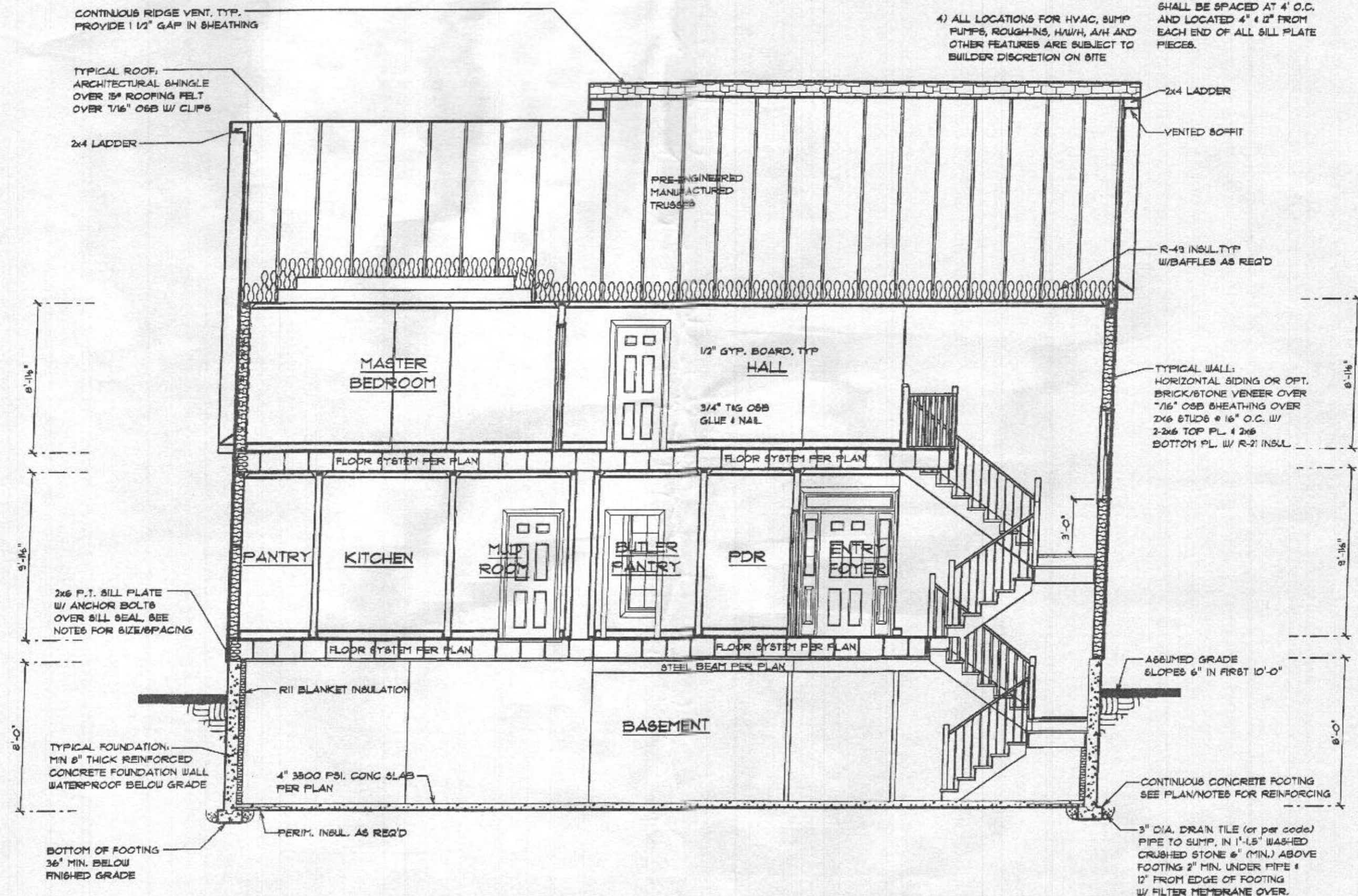
**SECTION B-B**  
**5.02**

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Jonathan Evans License Number 414678

**SECTION NOTES**

- 1) 2000 PSF MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1/92 OR EQ. TYP THROUGHOUT U.N.O.
- 3) BASEMENT WINDOW LOCATIONS TO BE DETERMINED AT PRECON.
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**BURKARD HOMES, LLC**  
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 SCALE: 3/16" = 1'-0" PRINT: Monday, April 01, 2019  
 6-23-18 REVISED BASE SET

**SECTION C-C 5.03**