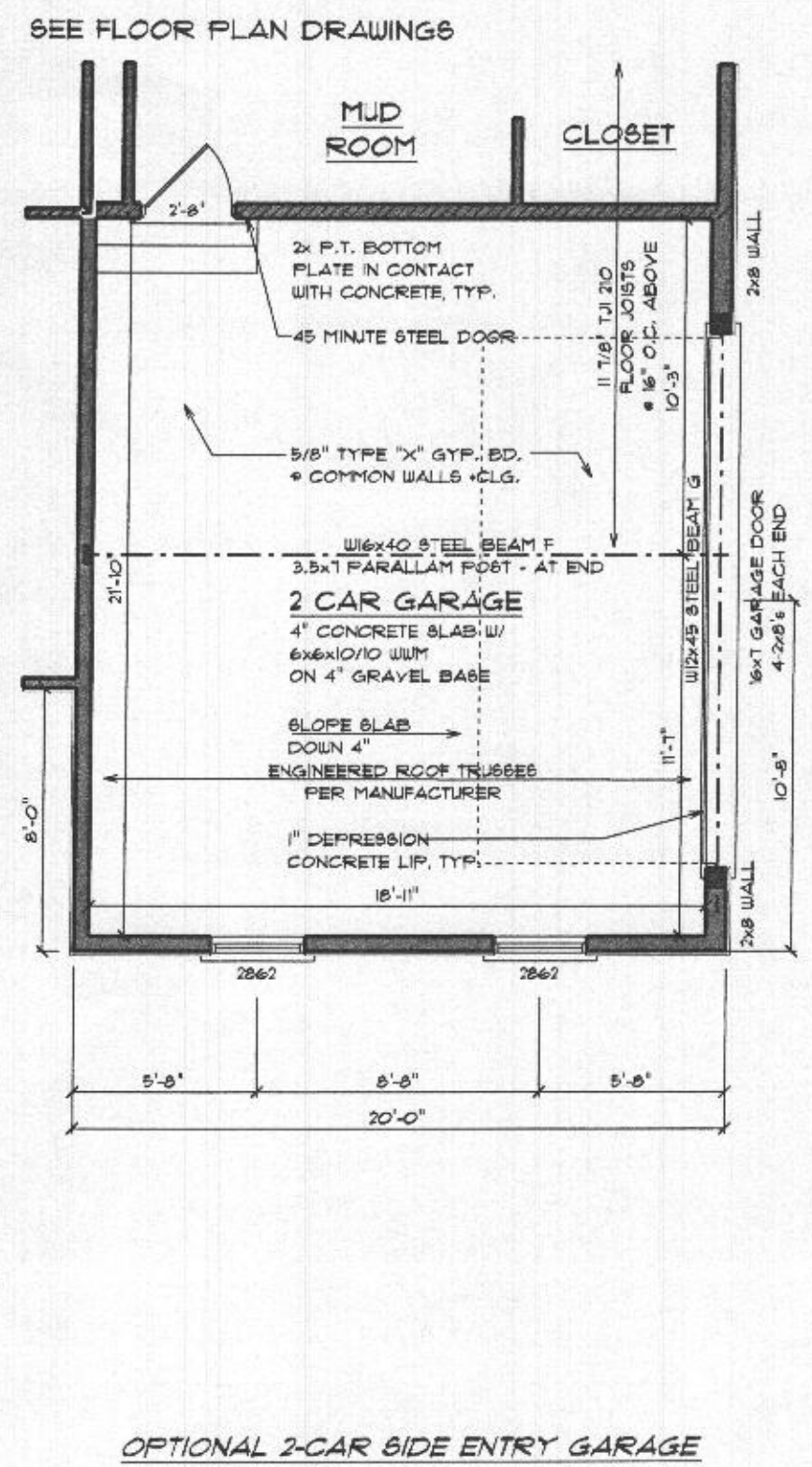
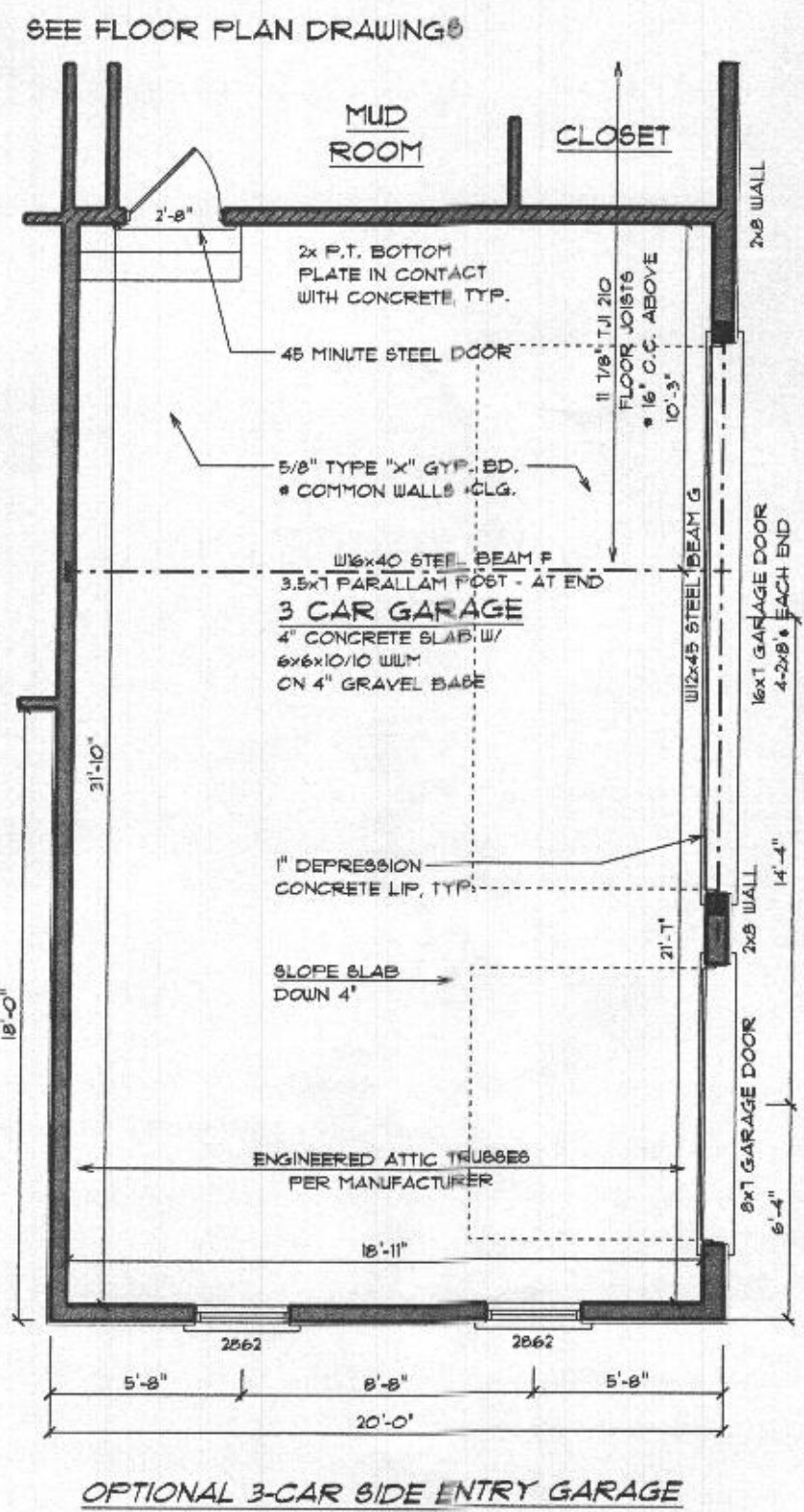
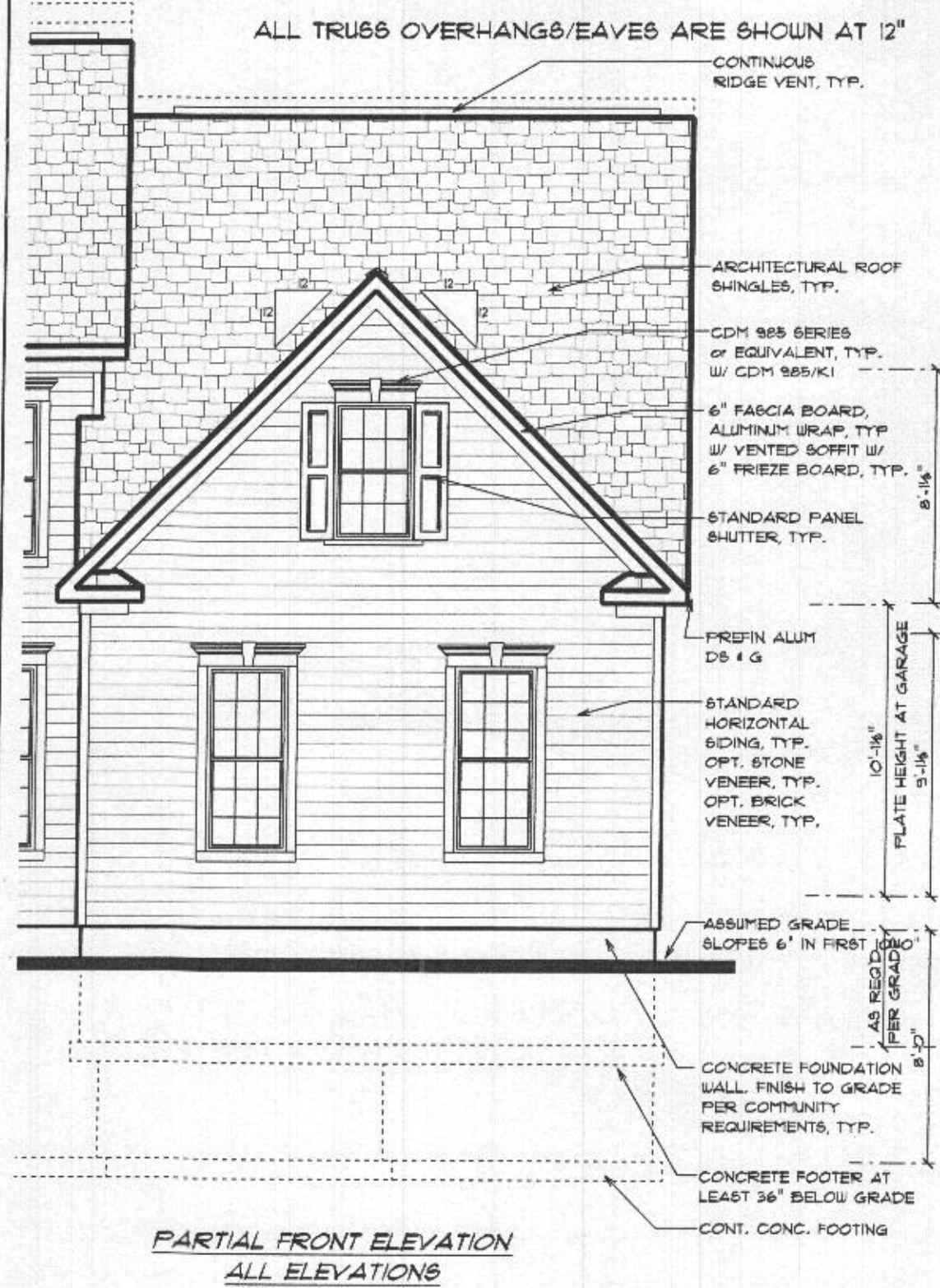


PROFESSIONAL CERTIFICATION
I certify that these documents
were prepared or approved
by me, and that I am a duly
licensed professional
architect under the laws of the
State of Maryland,
License Number 414678
Expiration date: 4/30/2022

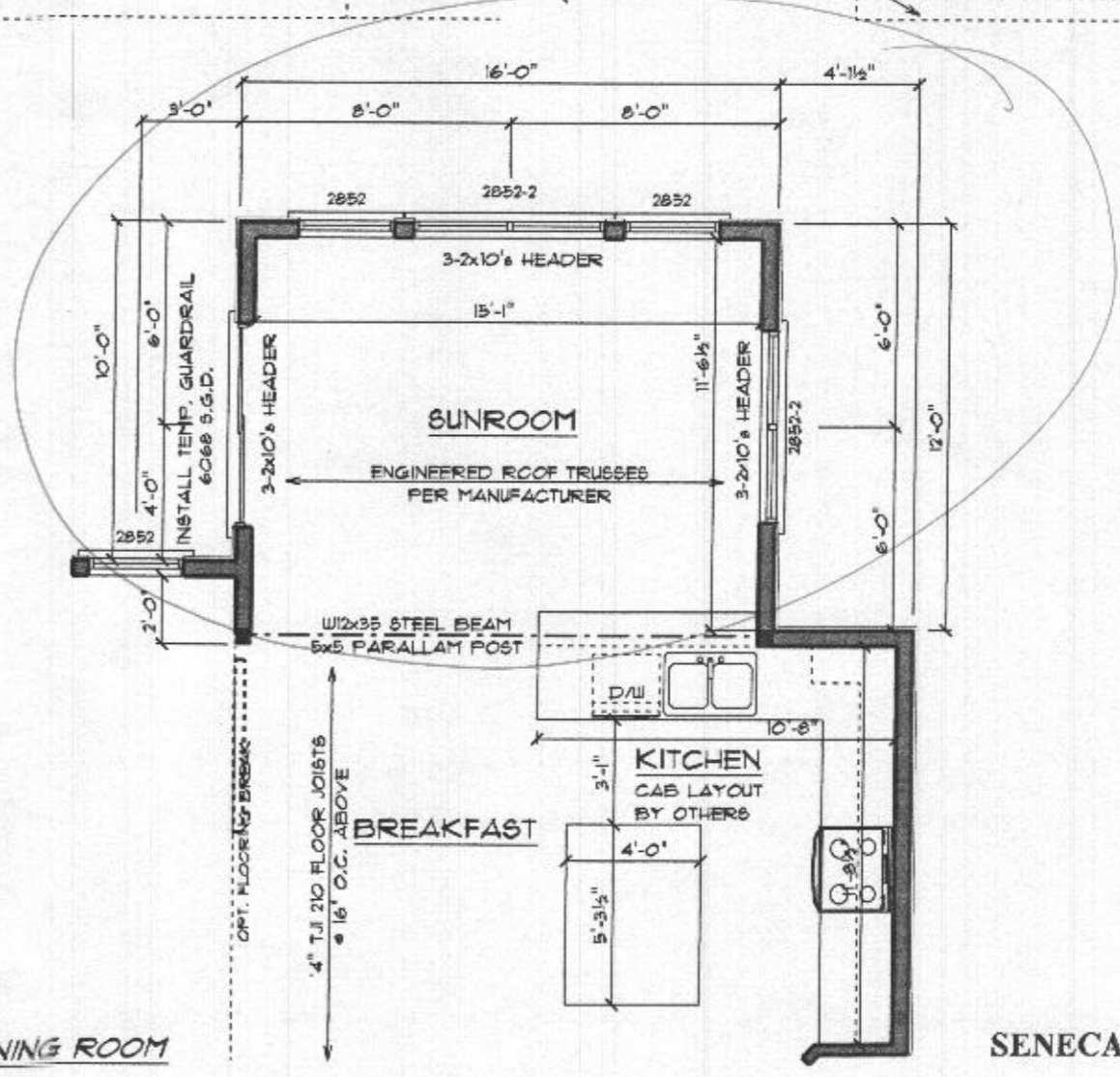
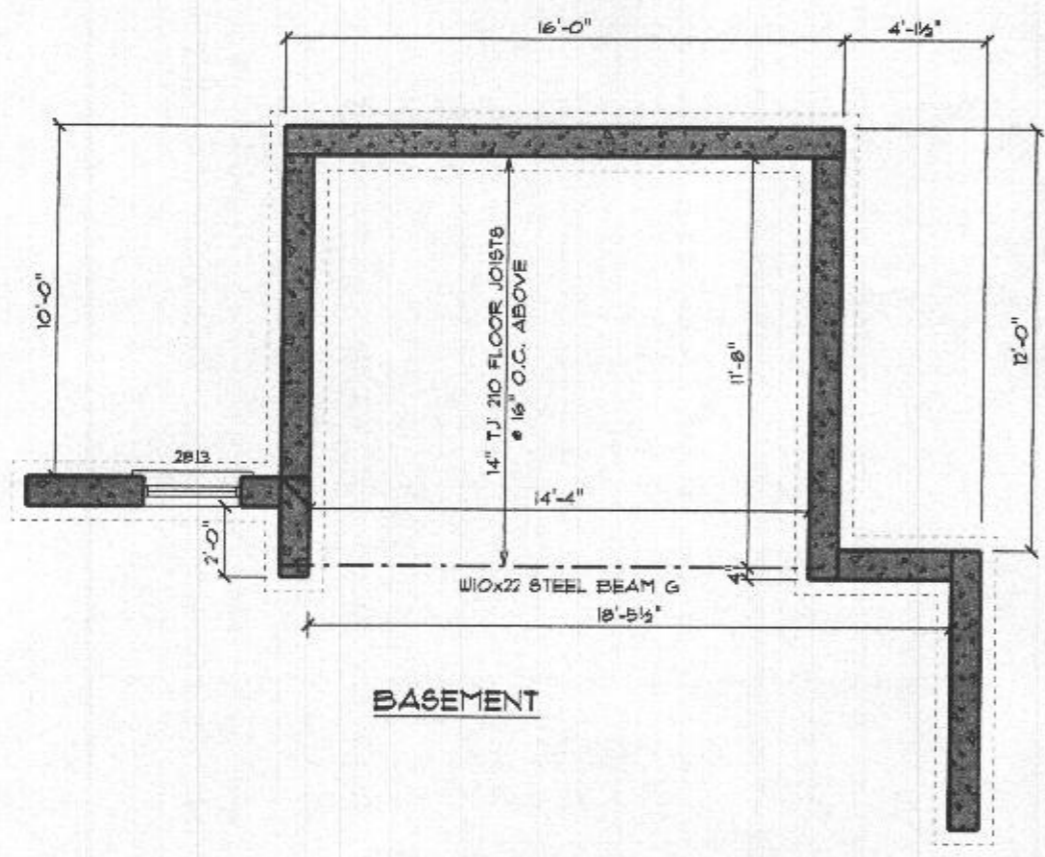
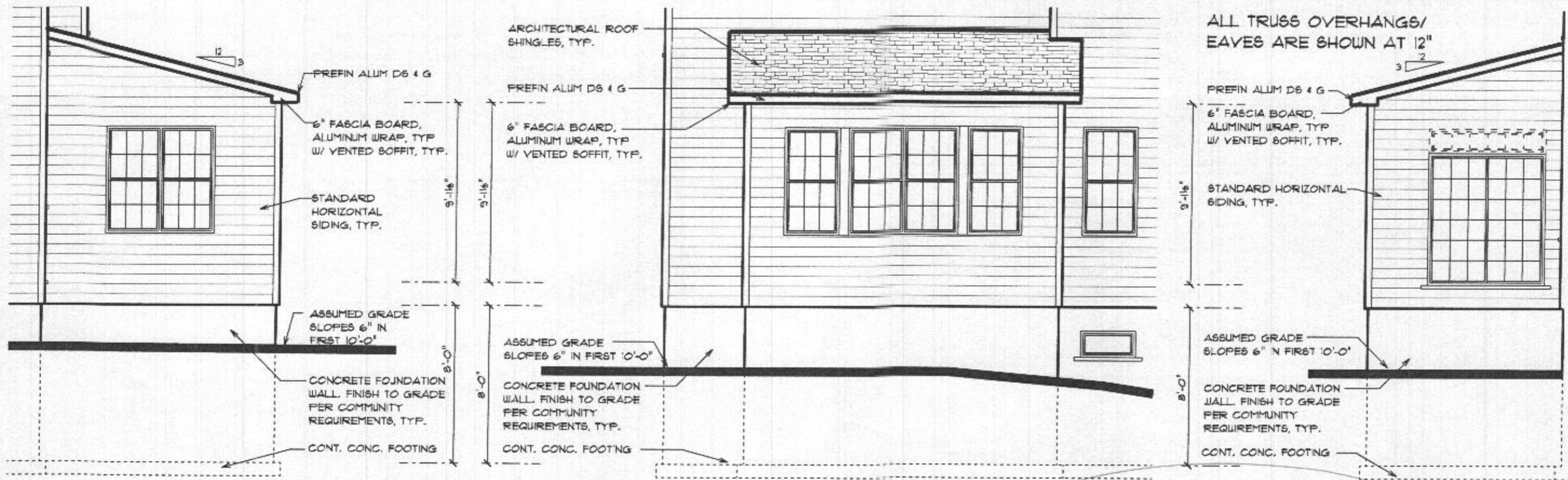
Jonathan Rivera
License Number 414678



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

Seneca Base Plan
SCALE: 3/16" = 1'-0" FRONT: Monday, July 2, 2021
64-18-18 REVISION BASE SHCT

1ST FLOOR OPTIONS
3.02



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: 4/30/2022

Jonathan Evers
License Number: #14478

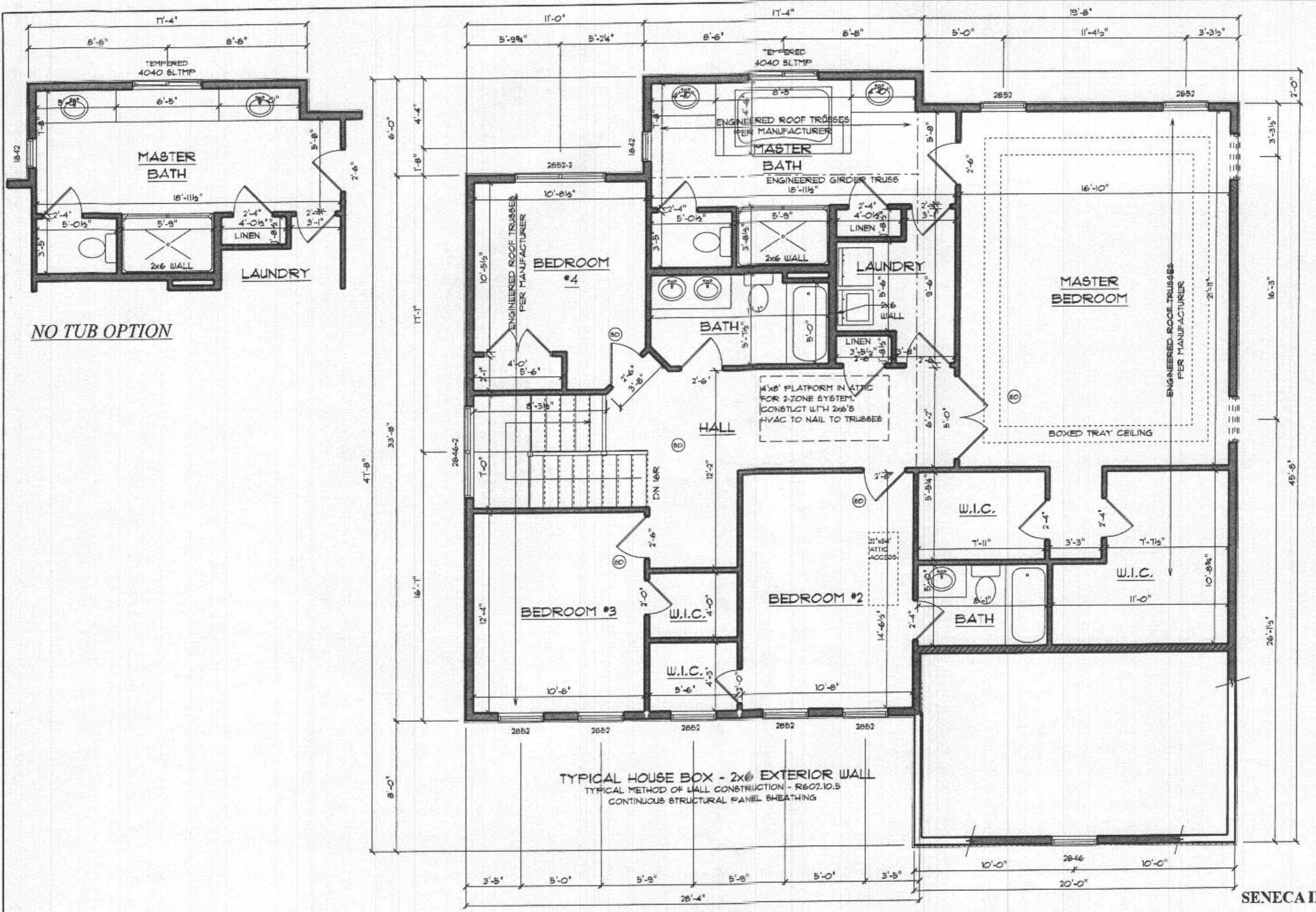
BURKARD HOMES, LLC
5300 DORSEY HALL DRIVE - SUITE 102
ELLCOTT CITY, MARYLAND 21042
240-375-1052

Seneca Base Plan
SCALE: 3/16" = 1'-0" PRINT: Monday, July 12, 2021
04-318-18 REVISED BASE SET

1st FLOOR
OPTIONS
3.05

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: 4/30/2022

Jonathan Bivis
License Number #14478



NO TUB OPTION

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, July 12, 2021
04-31-16 REVISED BASE SET

SECOND FLOOR
4.01

SENECA II

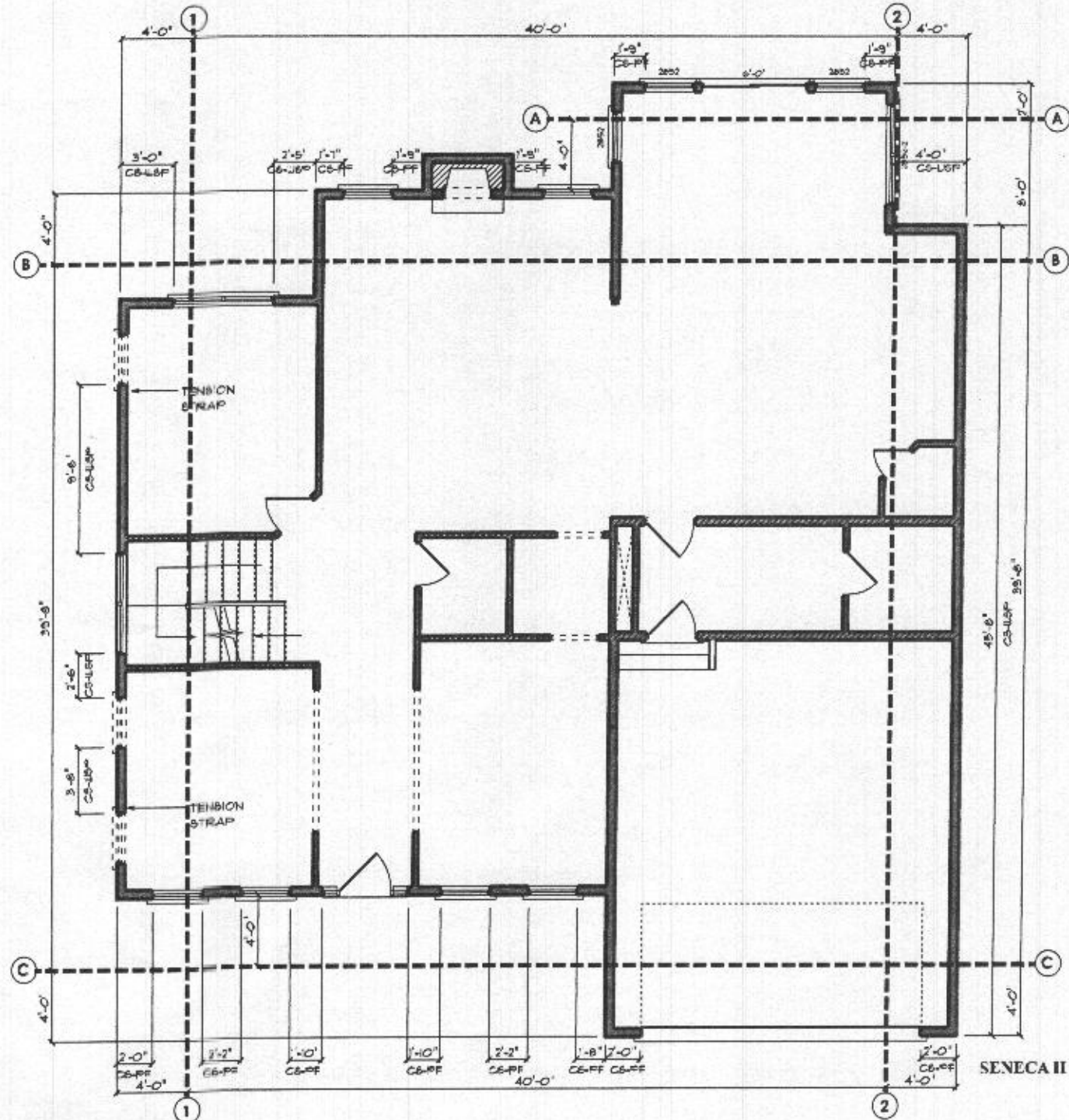
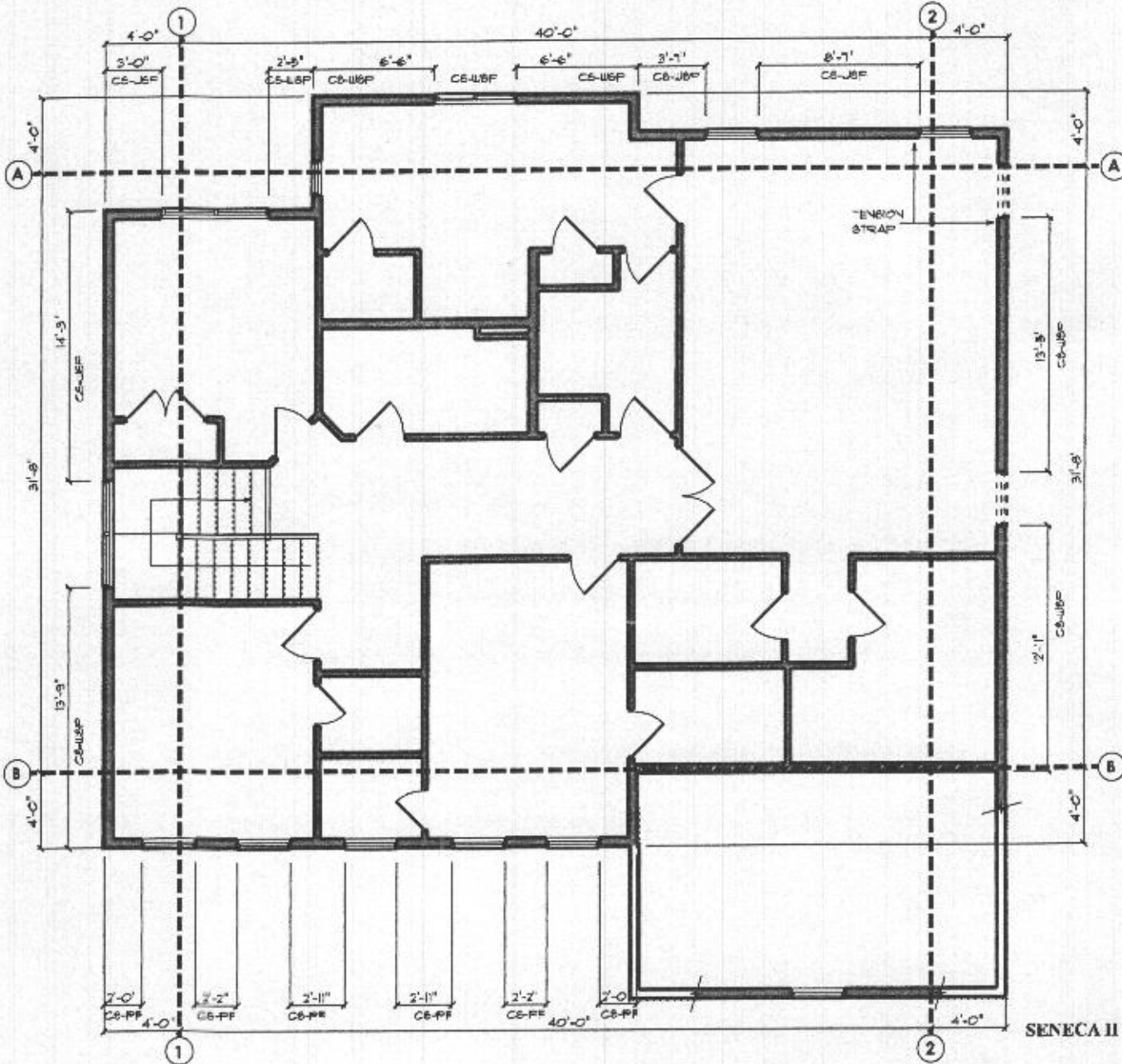
SECOND FLOOR CALCULATIONS - WORST CASE

BRACED WALL LINE	WALL PANEL TYPE	NET REQ. BRACING	PROVIDED BRACING
A	CS-WSP	25.38'	30.58'
B	CS-PF	18.12'	24.00'
1	CS-WSP	27.65'	28.00'
2	CS-WSP	17.02'	24.33'

- ALL DESIGNATED EXTERIOR BRACED WALLS SHALL BE A MINIMUM 7/16" PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATS SHALL BE FASTENED TO JOIST OR SOLID WOOD BLOCKING WITH (3) 16d NAILS AT 16" O.C. RIM JOIST TO PLATE OR SILL 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 CM8T4 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	5.67'	8.00'
B	CS-PF	18.64'	21.42'
C	CS-PF	21.25'	32.00'
1	CS-WSP	9.11'	15.67'
2	CS-WSP	23.62'	45.67'



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: 21457
Expiration Date: 4/30/2022

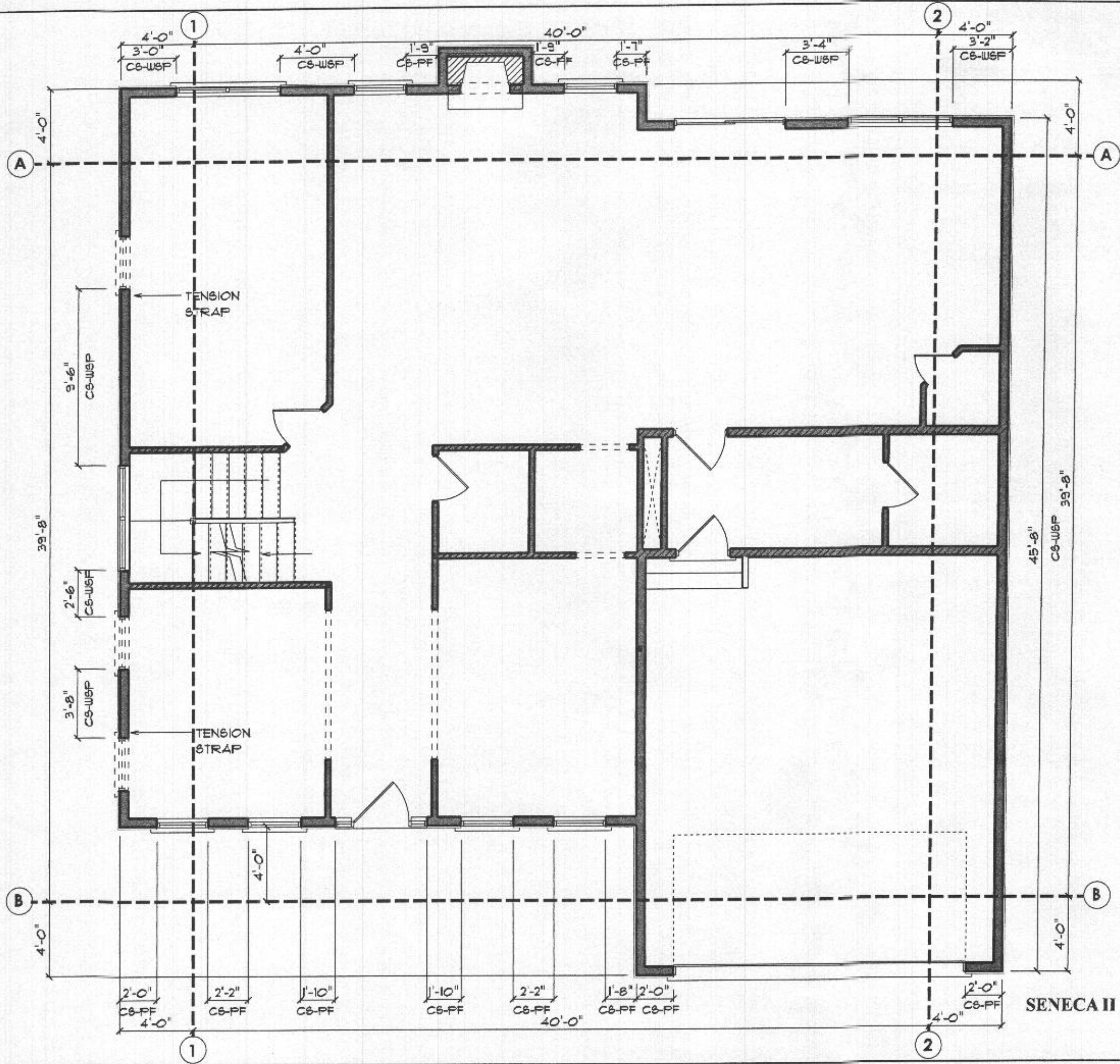
Jonathan Rivera
License Number 214678

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, July 12, 2021
04-39-18 REVISED BASE: SKT

WORST CASE BRACING

4.51a



SECOND FLOOR CALCULATIONS

BRACED WALL LINE	WALL PANEL TYPE	NET REQ. BRACING	PROVIDED BRACING
A	CS-WSP	18.69'	27.92'
B	CS-PF	21.23'	32.00'
1	CS-WSP	9.11'	15.67'
2	CS-WSP	23.62'	45.67'

- ALL DESIGNATED EXTERIOR BRACED WALLS SHALL BE A MINIMUM 7/16" PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATS SHALL BE FASTENED TO JOIST OR SOLID WOOD BLOCKING WITH (3) 16d NAILS AT 16" O.C. RIM JOIST TO PLATE OR 6d @ 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 8 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)

PROFESSIONAL CERTIFICATION
 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: F14478
 Expiration Date: 4/30/2022

Jonathan Rivera
 License Number: F14478

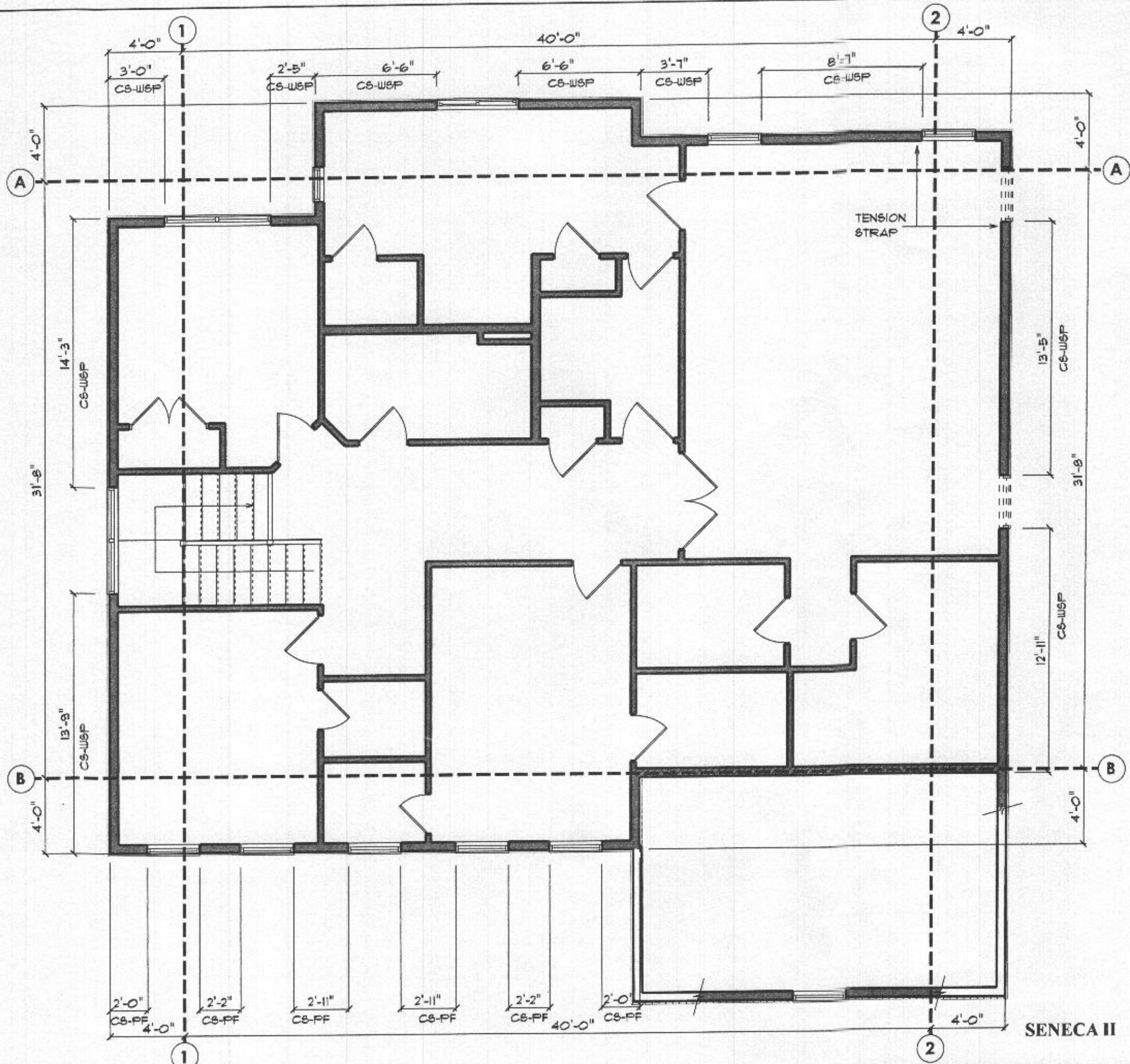
BURKARD HOMES, LLC
 5300 DORSEY HALL DRIVE - SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 240-375-1052

Seneca Base Plan
 SCALE: 3/16" = 1'-0"
 PRINTED: Monday, July 2, 2021
 REVISED BASE SET

1st FLOOR BRACING

4.51

SENECA II



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'	24.0'
1	CS-WSP	27.65'	28.00'
2	CS-WSP	17.02'	26.33'

- 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 SILL 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 600# - ex. (SIMPSON CM5T14 STRAP W/ 15-16d NAILS EACH END)

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: 4/30/2022

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: Monday, July 12, 2021
04-38-18 REVISED BASE SET

2nd FLOOR BRACING

4.52

SENECA II

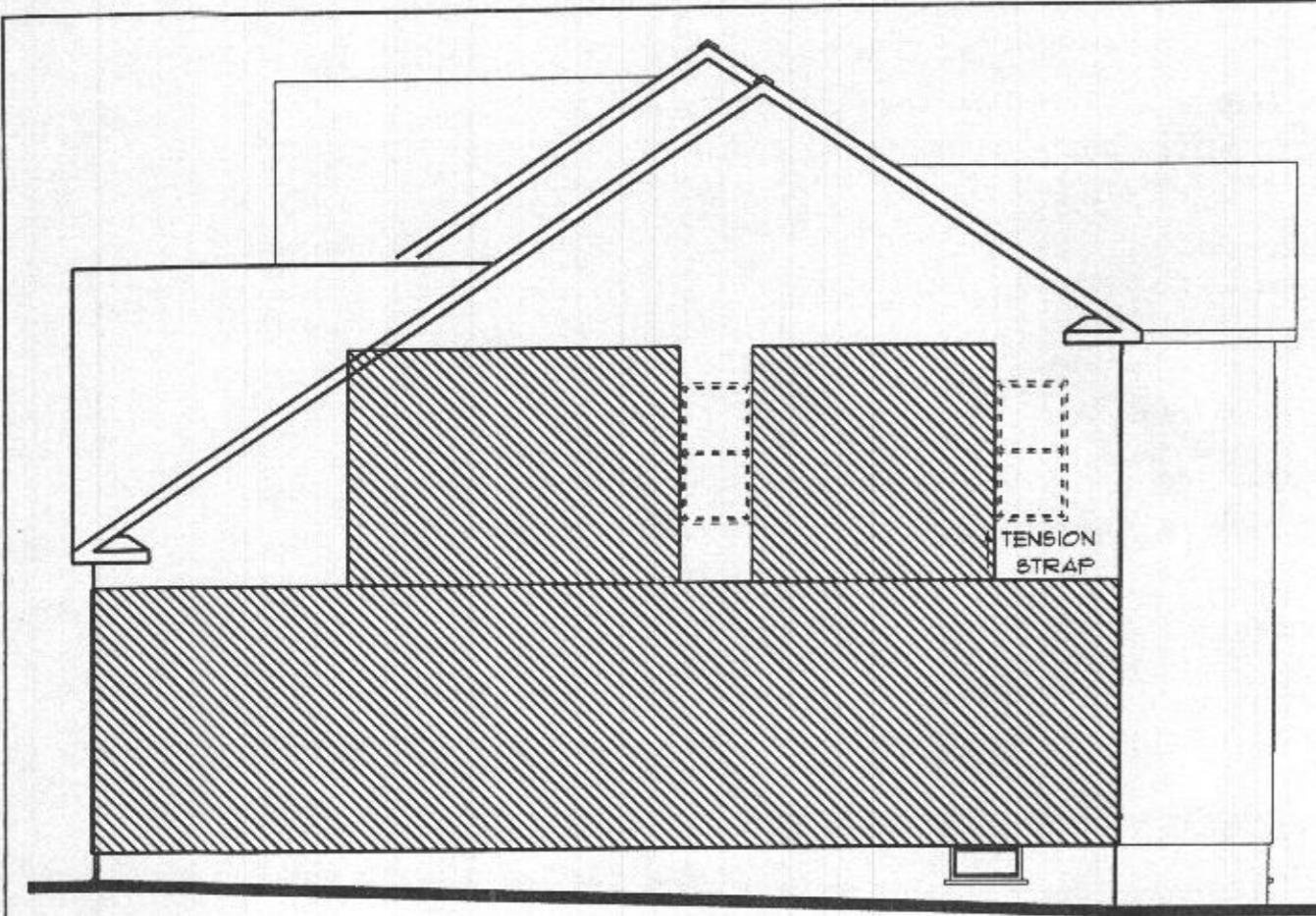
PROFESSIONAL CERTIFICATION
 I certify that these documents
 were prepared or approved
 by me, and that I am a duly
 licensed professional
 architect under the laws of the
 State of Maryland.
 License Number: #14678
 Expiration Date: 6/30/2023

Jonathan Evans
 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: Thomas, July 9, 2021
 04-30-18 REVISED BASE SET

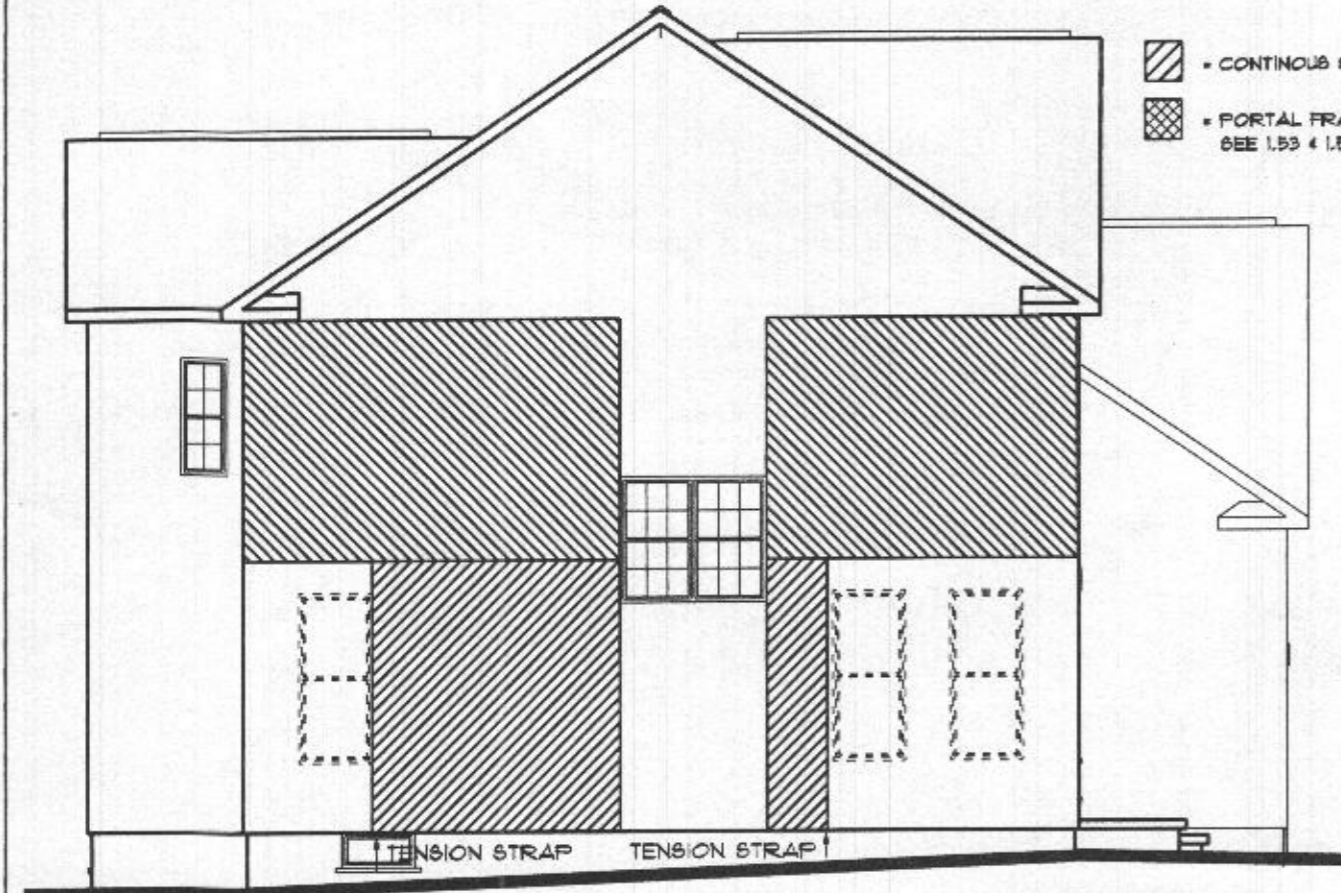
ELEV
 BRACING
4.53



RIGHT ELEVATION
 NOT TO SCALE



REAR ELEVATION
 NOT TO SCALE



LEFT ELEVATION
 NOT TO SCALE



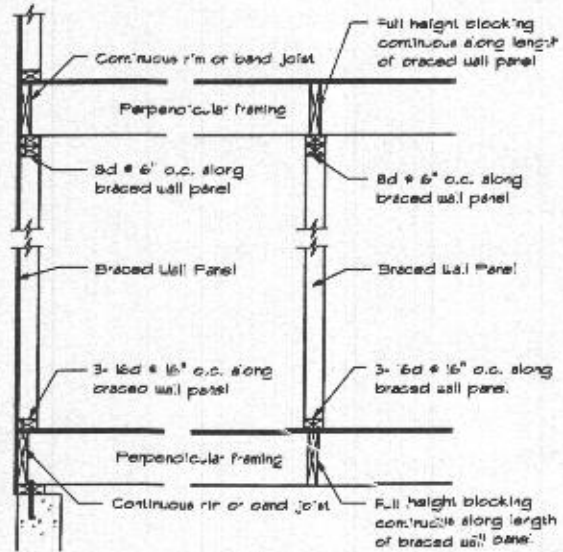
FRONT ELEVATION
 NOT TO SCALE

NOTES

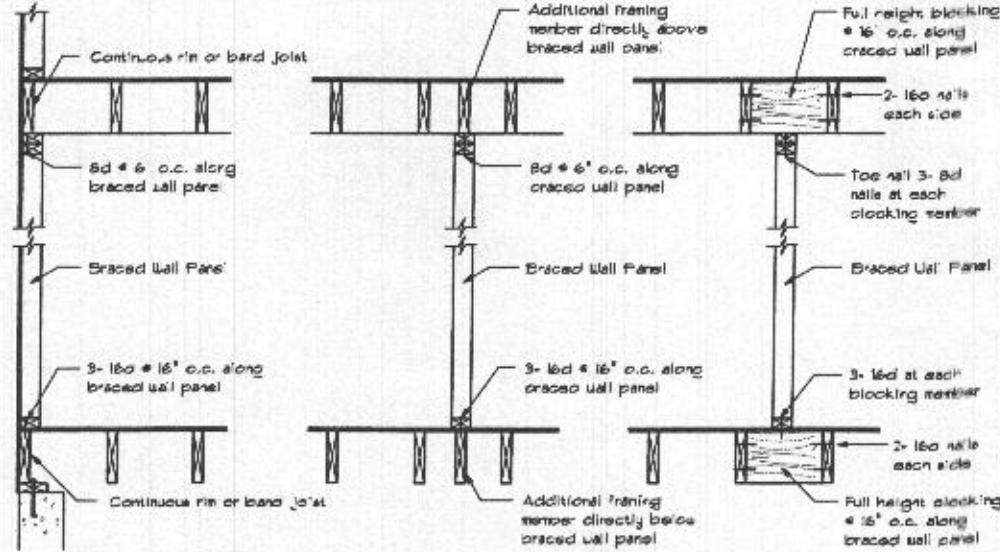
Methods WSP & CS-WSP: Min. 1/16" OSB Wood Structural Panel sheathing attached to framing with 6d at 6" o.c. at panel edges and 12" o.c. at intermediate framing members.

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 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.



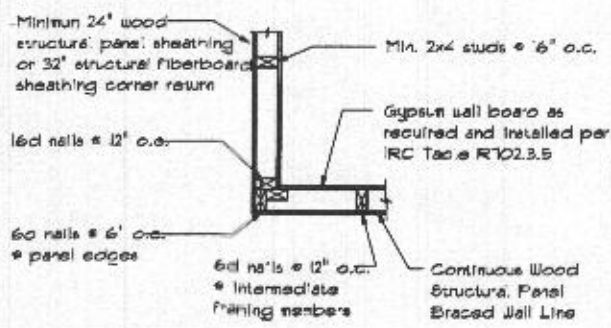
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



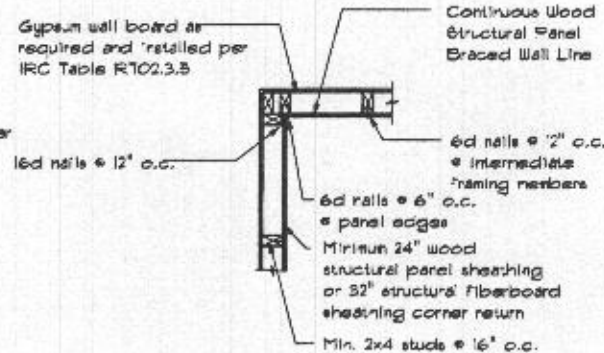
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

Braced Wall Panel Connections to Floor and Ceiling Framing

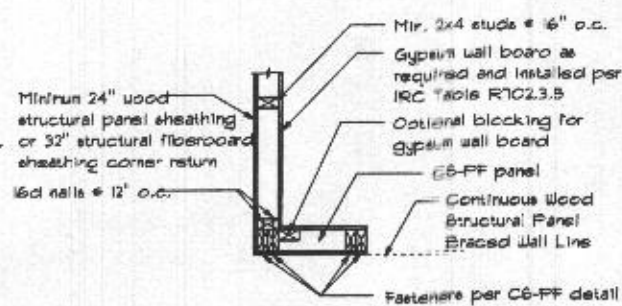
NOT TO SCALE



OUTSIDE CORNER



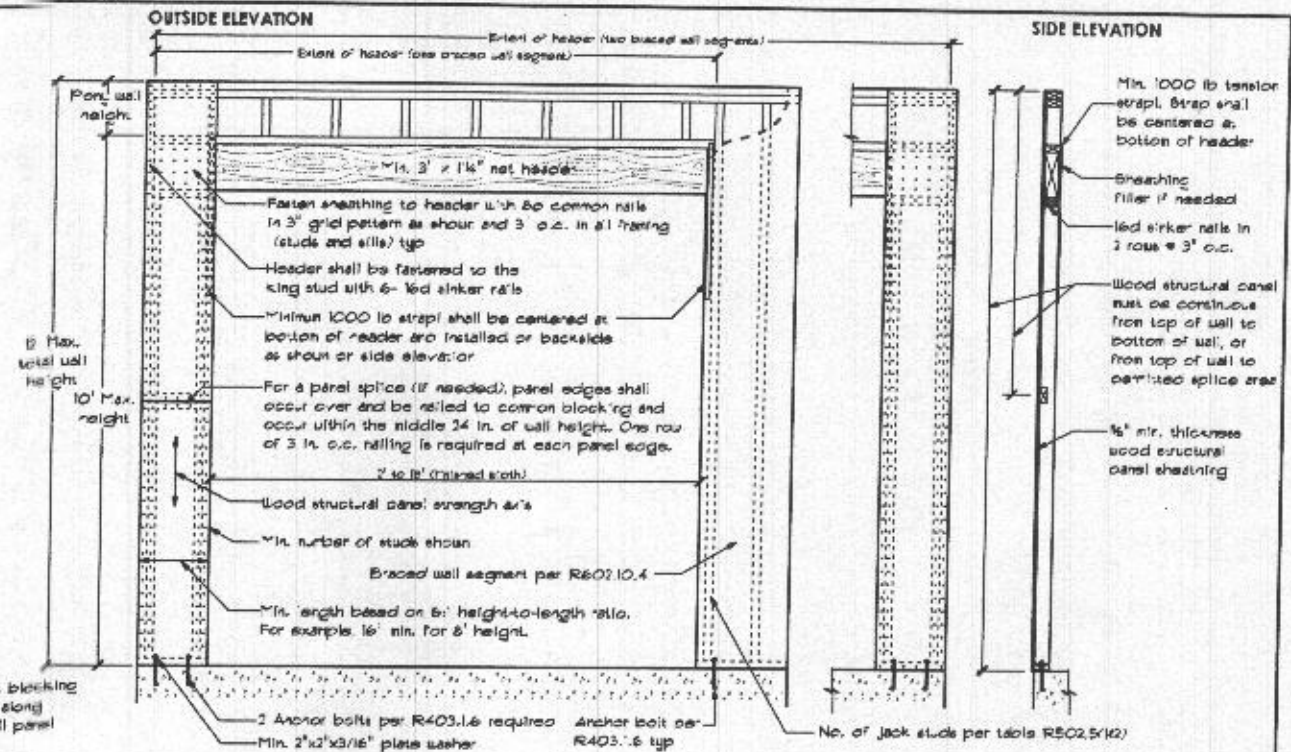
INSIDE CORNER



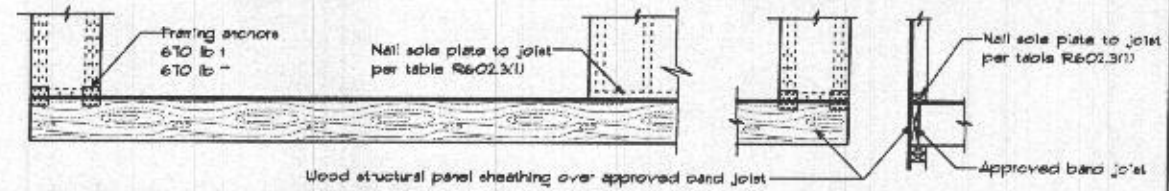
GARAGE CORNER

Corner Framing Details

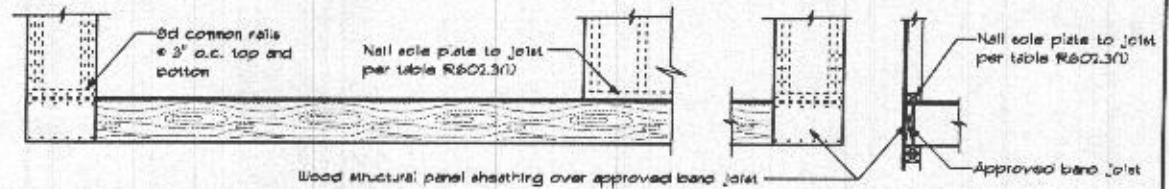
NOT TO SCALE



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	
				Exposure B	Exposure C
2x4 No. 2 Grade	0	10	18	1000	1000
			9	1000	1000
			16	1000	725
			18	1000	725
	2	10	18	1000	1000
			9	1000	1000
			16	1000	725
			18	1000	725
2	10	18	1000	1000	
		9	1000	1000	
		16	1000	725	
		18	1000	725	
2	10	18	1000	1000	
		9	1000	1000	
		16	1000	725	
		18	1000	725	
2x4 Stud Grade	0	10	18	2080	3850
			9	2080	4100
			16	1500	275
			18	3150	DR
2	10	10	18	2080	3850
			9	2080	4100
			16	1500	275
			18	3150	DR

Notes: 1. Basic Wind Speed of 90mph. For other Basic Wind Speeds, see IRC Table R602.10.4.1.1. 2. DR = Design Required

CS-PF Continuous Portal Frame

NOT TO SCALE

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: 6/30/2022

Jonathan Abzug
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: Monday, July 12, 2021
04-30-18 REVISED BASE SET

BRACING
DETAILS

4.54

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: 4/30/2022

Jonathan Rivera
License Number #14478

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

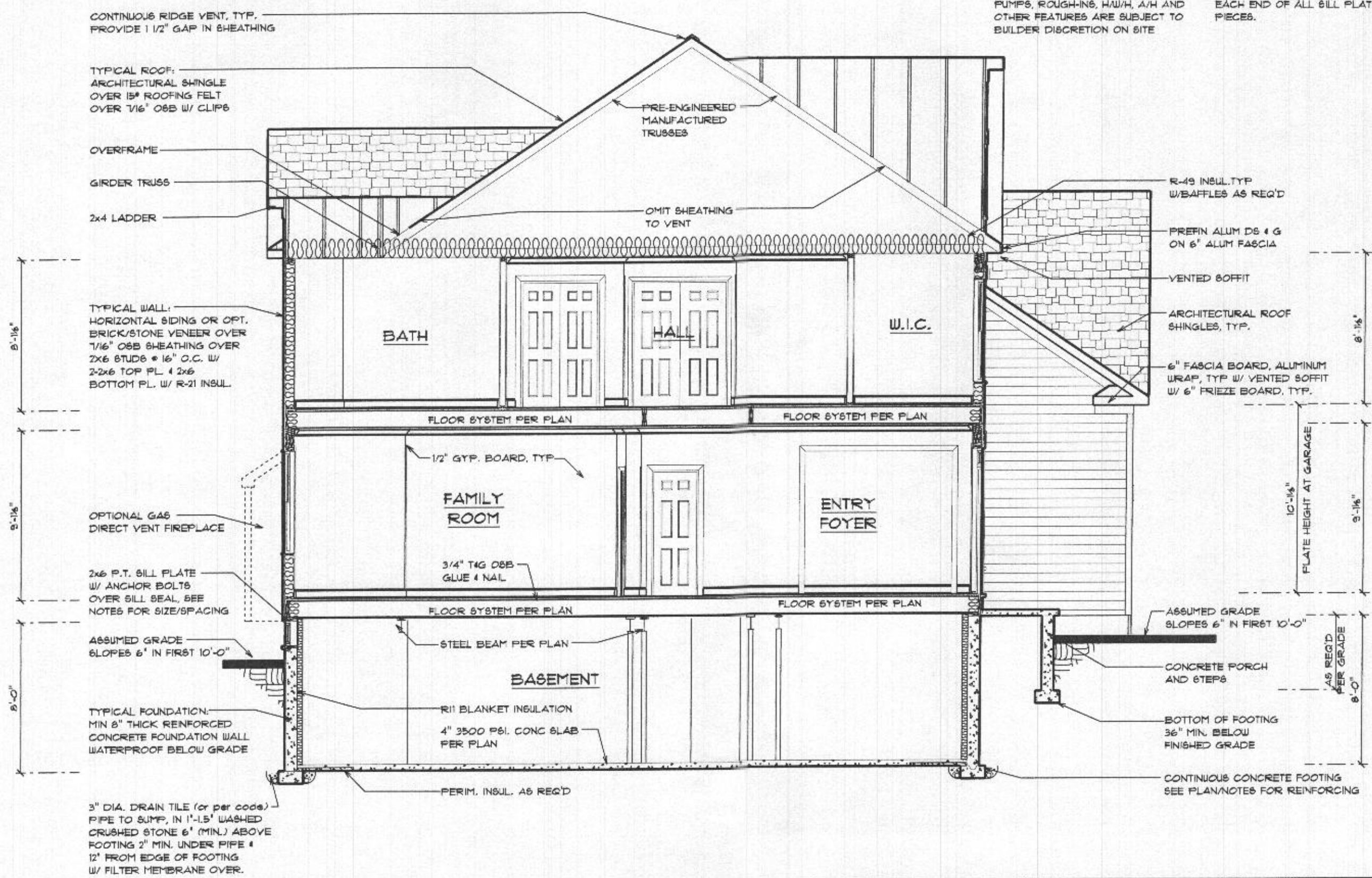
Seneca Base Plan
SCALE: 3/8" = 1'-0" PRINT: Monday, July 12, 2021
04-30-18 REVISED BASE SET

**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.
- 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"

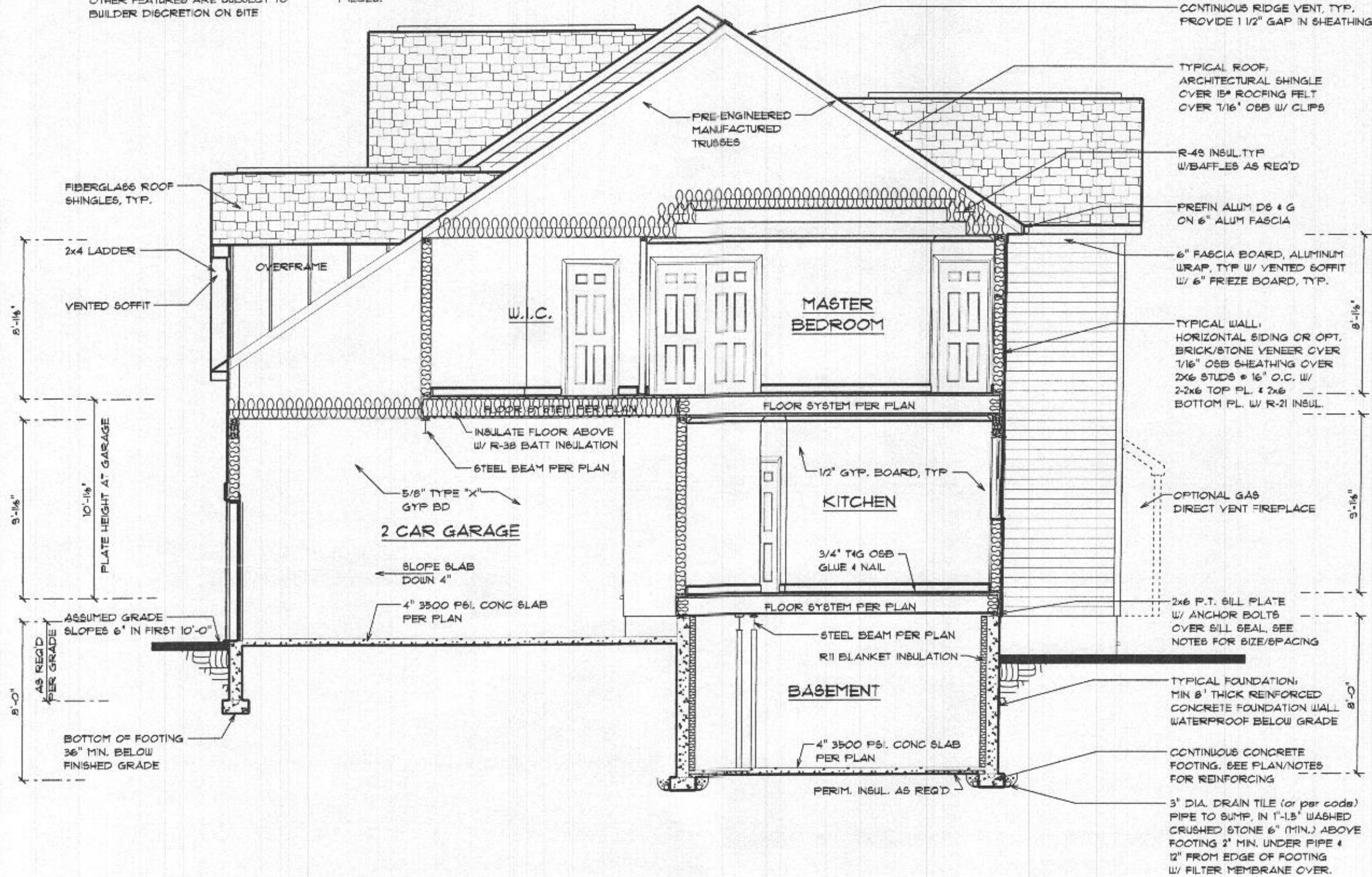


PROFESSIONAL CERTIFICATION
I certify that these documents
were prepared or approved
by me, and that I am a duly
licensed professional
architect under the laws of the
State of Maryland.
License Number: 414478
Expiration Date: 6/30/2022

Jonathan Rivera
License Number 414478

SECTION NOTES

- 1) 2000 P&F MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1/42 OR EQ. TYP THROUGHOUT 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/W 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. 7" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" & 12" FROM EACH END OF ALL SILL PLATE PIECES.



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

Seneca Base Plan
SCALE: 3/16" = 1'-0"
84-30-18
REVISED BASE, SFT

SECTION
B-B
5.02

PRINT: Monday, July 2, 2021