

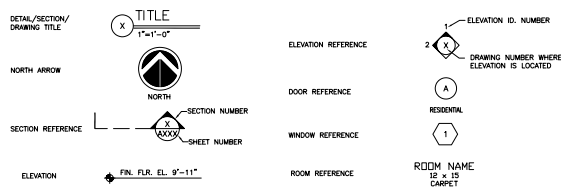
SETTLERS FORGE HOME BY MOSSCREEK



DRAWING INDEX

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- A100 FOUNDATION & FLOOR FRAME
- A101 MAIN LEVEL PLAN
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GENERAL SYMBOL LEGEND



ABBREVIATION LEGEND

AB.	ANCHOR BOLTS	DWG.	DRAWING	IN.	INCH	REIN.	REINFORCING
ACQ.	ACQUISITION	EA.	EACH	INS.	INSULATION	REQD.	REQUIRED
ADJ.	ADJACENT	EFF.	EACH FACE	INT.	INTERIOR	R.O.P.	ROUGH OPENING
ADUST.	ADJUSTABLE	E.F.F.	ELECTRICAL	JST.	JOIST	R.O.W.	RIGHT OF WAY
A.F.F.	ABOVE FINISH FLOOR	ELEV.	ELEVATION	LD.	LAMINATE	SCHED.	SCHEDULE
ALUM.	ALUMINUM	EQU.	EQUAL	LG.	LONG	SM.	SMOKE
ALT.	ALTERNATE	EQUIP.	EQUIPMENT	LMA.	LAMINATE	SPEC.	SPECIFICATIONS
ANCH.	ANCHOR	ET.	ET CETERA	MAX.	MAXIMUM	S.F.	SQUARE FEET
ARCH.	ARCHITECTURAL OR ARCHITECT	E.T.	EACH WAY	MCH.	MECHANICAL	SI.	SQUARE INCH
B.F.F.	BELOW FINISH FLOOR	EXP.	EXPANSION	MFG.	MANUFACTURER	STL.	STEEL
BLDG.	BUILDING	EXT.	EXTERIOR	M.I.	MASONRY	STRUC.	STRUCTURAL
BLK.	BLOCK	EXP.	EXPANSION	M.C.	MASONRY OPENING	SUSP.	SUSPENDED
BRG.	BEARING	FDN.	FOUNDATION	M.T.C.	MOUNTING	T.HOLD.	TIEHOLD
B.P.	BASE PLATE	F.F.E.	FIRE FLOOR ELEVATION	M.L.	MASONRY	THICK.	THICKNESS
BRG.	BEARING	FIN.	FINISH	N.I.C.	NOT IN CONTRACT	T.I.	TIE
C.F.	CUBIC FEET	F.F.F.	FINISH FLOOR FINISH	NO.	NUMBER	T.O.B.	TOP OF BEAM
C.C.	CORNER & CUTTER	FLR.	FLOOR	NOM.	NOMINAL	T.O.F.	TOP OF FOOTING
C.L.	CENTERLINE	FR.	FRAME	N.T.S.	NOT TO SCALE	T.O.M.	TOP OF MASONRY
C.L.G.	CELING	FT.	FEET	O.C.	ON CENTER	T.O.S.	TOP OF STEEL
C.L.R.	CULM.	F.T.	FOOTING	PL.	PLASTER	T.O.W.	TOP OF WALL
COL.	COLUMN	FUR.	FURNISHING	PLAS.	PLASTIC OR PLASTER	TYP.	TYPICAL
COMP.	COMPLETED	GA.	GALVANIZED	PL.WD.	PLYWOOD	U.L.O.	UNLESS NOTED OTHERWISE
CONC.	CONCRETE	GEN.	GENERAL CONTRACTOR	PR.	PROPERTY	VERT.	VERTICAL
COND.	CONDITION	GL.	GLASS	PROP.	PROPERTY	W/F.	WITH
CONTR.	CONSTRUCTION	GYP.BD.	GYP.SUM BOARD	P.F.F.	POUNDS PER SQUARE FOOT	WD.	WOOD OR WOOD
CONTR.	CONTRACTOR	HW.	Hardware	P.S.I.	POUNDS PER SQUARE INCH	WIND.	WIND
CONTR.	CONTRACTOR	HW.	Hardware	P.T.	PRESSURE TREATED	W.P.	WATER RESISTANT
DM.	DIMENSION	H.M.	HOLLOW METAL	PTD.	PAINTED	W.P.	WEATHER PROOF
DM.	DIMENSION	HORIZ.	HORIZONTAL	HT.	HEIGHT	W.P.	WEATHER PROOF
DISP.	DISPENSER	HT.	HEIGHT	R.	RISER	W.W.M.	WELDED WIRE MESH
DR.	DOOR						
D.S.	DOWNSPOUT						


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WINDOW SCHEDULE					
Q	NUMBER	WIDTH	HEIGHT	HEAD HEIGHT	REMARKS
1	A	6'-0"	5'-0"	7'-0"	TWIN
1	B	2'-0"	3'-0"	7'-0"	
1	C	3'-0"	3'-0"	7'-0"	
1	D	3'-0"	6'-0"	7'-0"	
3	E	3'-0"	6'-0"	7'-0"	
1	F	6'-0"	6'-0"	7'-0"	TWIN

DOOR SCHEDULE				
Q	NUMBER	WIDTH	HEIGHT	REMARKS
1	1	5'-0"	7'-0"	ENTRY DOOR W/ SIDELITES
1	2	2'-0"	6'-8"	
1	3	2'-6"	6'-8"	
1	4	2'-8"	6'-8"	
1	5	2'-6"	6'-8"	
1	6	2'-6"	6'-8"	
1	7	9'-0"	7'-0"	TRIPLE PATIO DOOR

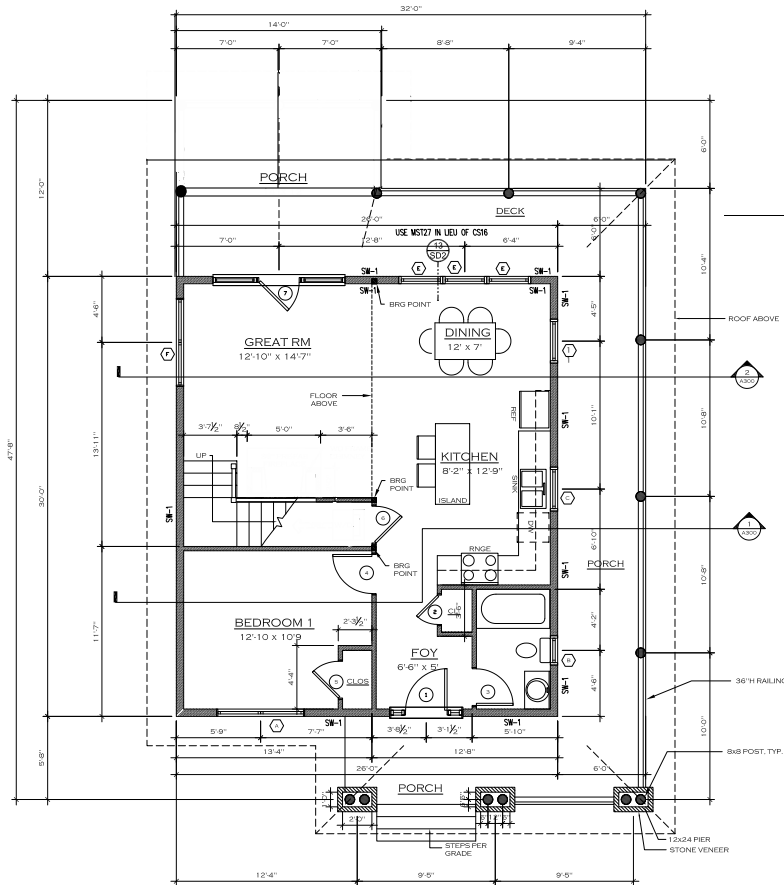
SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH 7/16" APA RATED 24/0 OR BETTER STRUCTURAL WOOD PANELS. BLOCK ALL HORIZ EDGES WITH 2" NOM. OR WIDER, 2" OR BIDER FRAMING AT ADJACENT PANEL EDGES AND NAILS SHALL BE STAGGERED WHERE 8d NAILS ARE SPACED 3" O.C. OR LESS. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR TO TOP PLATE FRAMING ON UPPER EXT. WALLS. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND OPEN FLUSH BUT SHALL NOT FRASURE THE SURFACE OF THE SHEATHING. EXTEND SHEATHING OVER RIM AND NAIL TO RIM AND WALL PLATES 4" O.C.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL	EDGE	FIELD	STAPLE EQ
TYPICAL	7/16" ONE SIDE	8d	6" O.C.	12" O.C.	160 @ 3" O.C.
SW-1	7/16" ONE SIDE	8d	4" O.C.	12" O.C.	160 @ 3" O.C.
SW-2	7/16" ONE SIDE	8d	3" O.C.	12" O.C.	NOT ALLOWED
SW-3	7/16" ONE SIDE	8d	2" O.C.	12" O.C.	NOT ALLOWED

NOTE: 16 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2" SPACING ON TYPICAL AND SW-1.
SW-2 AND SW-3 REQUIRE 3X OR (2) 2X ON JOINTS PANEL EDGES.



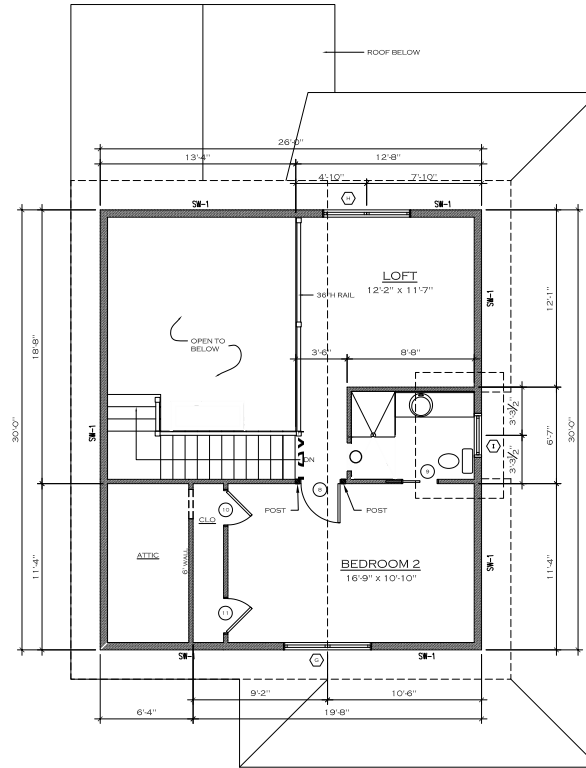
SQUARE FOOTAGE

MAIN LEVEL	780 S.F.
UPPER LEVEL	460 S.F.
TOTAL	1,240 S.F.

1 MAIN LEVEL PLAN
1/4" = 1'-0"

DOOR SCHEDULE				
Q	NUMBER	WIDTH	HEIGHT	REMARKS
1	8	2'-8"	6'-8"	
1	9	2'-4"	6'-8"	POCKET
1	10	2'-4"	6'-8"	VERIFY HGT OF DOOR
1	11	2'-4"	6'-8"	VERIFY HGT OF DOOR

WINDOW SCHEDULE					
Q	NUMBER	WIDTH	HEIGHT	HEAD HEIGHT	REMARKS
1	G	6'-0"	2'-0"	6'-8"	TWIN
1	H	6'-0"	5'-0"	6'-8"	TWIN
1	I	3'-0"	3'-0"	6'-8"	



1 UPPER LEVEL PLAN
1/4" = 1'-0"

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Drawn _____

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Scale 1/4"=1'-0"

Title No.

UPPER LEVEL PLAN

A102

Revision no.

Project No. HBM19-00

Doc File HBM19-00A104.dwg

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Scale 1/4"=1'-0"

Title No.

ROOF FRAMING
AND
PLAN

A104

DESIGN CRITERIA	
GOVERNING CODE	2015 IRC
SEISMIC	CATEGORY 0 S _s = 0.00 R _s = 4.5
ULT. WIND SPEED (3-SECOND GUST)	115 MPH EXPOSURE C
ROOF LOADS	DEAD 15 PSF SNOW 100 PSF
FLOOR LOADS	DEAD 12 PSF LIVE 40 PSF
DECK LOADS	DEAD 12 PSF LIVE 40 PSF
SOIL BEARING CAPACITY	1500 PSF
EQUIVALENT FLUID PRESSURE	38 PCF

NOTE: THIS ENGINEERING DESIGN ASSUMES THE LOADS AND CRITERIA LISTED ABOVE. CONTRACTOR SHALL REVIEW THE LOADS AND CONTACT YORK ENGINEERING PRIOR TO CONSTRUCTION IF ANY ADJUSTMENTS ARE REQUIRED. THE LOADS ABOVE ASSUME NO RADIANT HEAT FLOORING. SOIL REPORT, IF AVAILABLE, SHALL BE REVIEWED BY YORK ENGINEERING PRIOR TO CONSTRUCTION. IF NO SOIL REPORT IS AVAILABLE, THIS DESIGN ASSUMES THE SOIL PRESSURE ABOVE AND THAT NO LIQUEFACTION, EXPANSIVE, SLOPE STABILITY OR OTHER ADVERSE CONDITIONS EXIST.

ROOF BEAM SCHEDULE	
RB-1:	6 X 12 TIMBER
RB-2:	(2) 1-3/4" X 11-7/8" LVL
RB-3:	(2) 2X10
RB-4:	(4) 1-3/4" X 18" LVL* OR 5-1/8" X 21" GLB
RB-5:	(4) 1-3/4" X 18" LVL* OR 5-1/8" X 21" GLB
RB-6:	(3) 1-3/4" X 14" LVL
RB-7:	(2) 2X6
RB-8:	6 X 14 TIMBER
RB-9:	6 X 12 TIMBER
RB-10:	(3) 1-3/4" X 16" LVL

ATTACH PILES TOGETHER W/ (2) ROWS X
THRU BOLTS @ 16" O.C. STAGGERED

USE IMPROVED STUDS W/ 16" O.C. AND
BRACING OVER TOP OF 6" X 6" WALLS OR
OVER 2" X 4" WALLS. BRACING SHALL BE
SQUARE, WITH A 1/2" GAP BETWEEN WALLS
AND BRACING. BRACING SHALL BE
NAIL TO STUDS PER SCHEDULE.

USE IMPROVED STUDS ON EACH
FACE. INSTALLED PER SCHEDULE AS
PER MANUFACTURER'S SPECIFICATIONS.

WALL/CEILING CONNECTION
ALL 2X4 STUDS TO BE MAX. 16" O.C. OVER SHEATHING SHALL BE MAX. 24" O.C. FLOOR SHEATHING
SHALL BE 5/8" THICK APA RATED OVER SHEATHING NAIL WITH 8x16 NAILS @ 4" O.C. AT
ALL WALL EDGES, SUPPORTED EDGES, AND ALL BLOCKING. USE 8x16 NAILS @ 12" O.C. IN PERM.
BLOCKS SHALL BE MAX. 12" THICK SIDE OF WALL. ALL SHEATHING JOINTS AND
PERMANENTLY FRAMED WALLS. THESE JOINTS SHALL BE 10" AND BOTTOM RAFTERS WITH
THE WALL SHALL BE BLOCKED AT ALL BEARING POINTS. BLOCK ALL JOINT EDGES OF WALL
PLATE AND STUDS. BRACING SHALL BE 1/2" X 4" BRACING OVER SHEATHING OVER THE JOINT AND
NAIL TO STUDS PER SCHEDULE. BRACING SHALL BE 1/2" X 4" BRACING OVER SHEATHING OVER THE JOINT AND
NAIL TO STUDS PER SCHEDULE.

PRE-ENGINEERED TIMBER TRUSSES
INSTALL PER MANUFACTURER'S SPECIFICATIONS AND AS SHOWN ON THE PLAN. REFER TO THE
MANUFACTURER'S SPECIFICATIONS FOR MORE INFORMATION.

HEADER TRIMMER CONNECTION
- ALL HEADERS USE 2X6 OR 2X8 WALLS
- ALL TRIMMERS USE 2X6 OR 2X8 WALLS
- ALL TRIMMERS USE 2X6 OR 2X8 WALLS
- ALL TRIMMERS USE 2X6 OR 2X8 WALLS

FRAMING AND SHEATHING
ALL 2X4 STUDS TO BE MAX. 16" O.C. OVER SHEATHING SHALL BE MAX. 24" O.C. FLOOR SHEATHING
SHALL BE 5/8" THICK APA RATED OVER SHEATHING NAIL WITH 8x16 NAILS @ 4" O.C. AT
ALL WALL EDGES, SUPPORTED EDGES, AND ALL BLOCKING. USE 8x16 NAILS @ 12" O.C. IN PERM.
BLOCKS SHALL BE MAX. 12" THICK SIDE OF WALL. ALL SHEATHING JOINTS AND
PERMANENTLY FRAMED WALLS. THESE JOINTS SHALL BE 10" AND BOTTOM RAFTERS WITH
THE WALL SHALL BE BLOCKED AT ALL BEARING POINTS. BLOCK ALL JOINT EDGES OF WALL
PLATE AND STUDS. BRACING SHALL BE 1/2" X 4" BRACING OVER SHEATHING OVER THE JOINT AND
NAIL TO STUDS PER SCHEDULE. BRACING SHALL BE 1/2" X 4" BRACING OVER SHEATHING OVER THE JOINT AND
NAIL TO STUDS PER SCHEDULE.

TYPICAL ROOF SHEATHING SHALL BE 5/8" THICK RATED OVER SHEATHING NAIL WITH 8x16 NAILS @ 4" O.C. AT
ALL WALL EDGES, SUPPORTED EDGES, AND ALL BLOCKING. USE 8x16 NAILS @ 12" O.C. IN PERM.
BLOCKS SHALL BE MAX. 12" THICK SIDE OF WALL. ALL SHEATHING JOINTS AND
PERMANENTLY FRAMED WALLS. THESE JOINTS SHALL BE 10" AND BOTTOM RAFTERS WITH
THE WALL SHALL BE BLOCKED AT ALL BEARING POINTS. BLOCK ALL JOINT EDGES OF WALL
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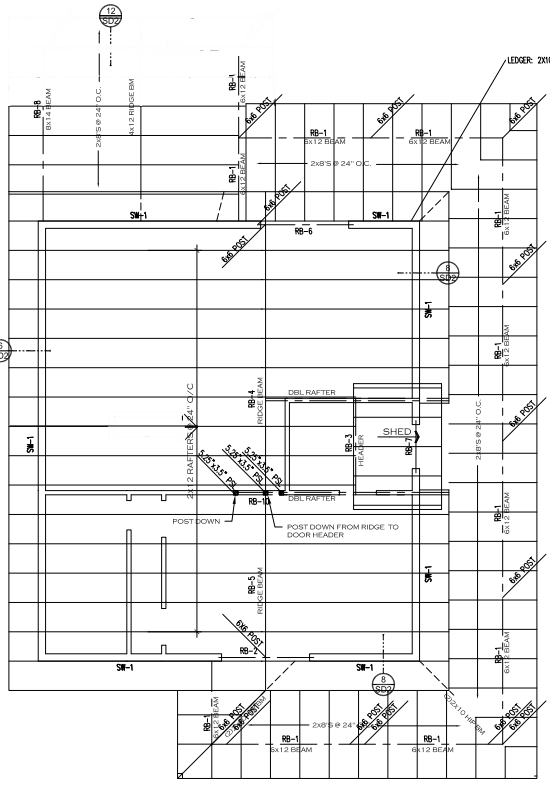
EXCEPT WHERE OTHERWISE NOTED, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND
STEEL TO WOOD (EXCEPT FOR PLATED WOOD CONNECTIONS). WELD AT
NORMAL. BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD
JOISTS AND TRUSSES. PERMANENTLY FRAMED WALLS SHALL BE 10" AND BOTTOM RAFTERS WITH
THE WALL SHALL BE BLOCKED AT ALL BEARING POINTS. BLOCK ALL JOINT EDGES OF WALL
PLATE AND STUDS. BRACING SHALL BE 1/2" X 4" BRACING OVER SHEATHING OVER THE JOINT AND
NAIL TO STUDS PER SCHEDULE. BRACING SHALL BE 1/2" X 4" BRACING OVER SHEATHING OVER THE JOINT AND
NAIL TO STUDS PER SCHEDULE.

WALL STUDS OF INTERSECTING WALLS W/ 16" WALLS @ 4" O.C.
WHENEVER SHEATHING IS AT PER SHEATHING WALL CONNECTIONS, STUDS CAN BE SUBSTITUTED
FOR WALLS AT WALL SPACING. PROVIDE SOLID BEARING THROUGH FLOOR SYSTEMS AND POSTS
DOWN TO CONCRETE.

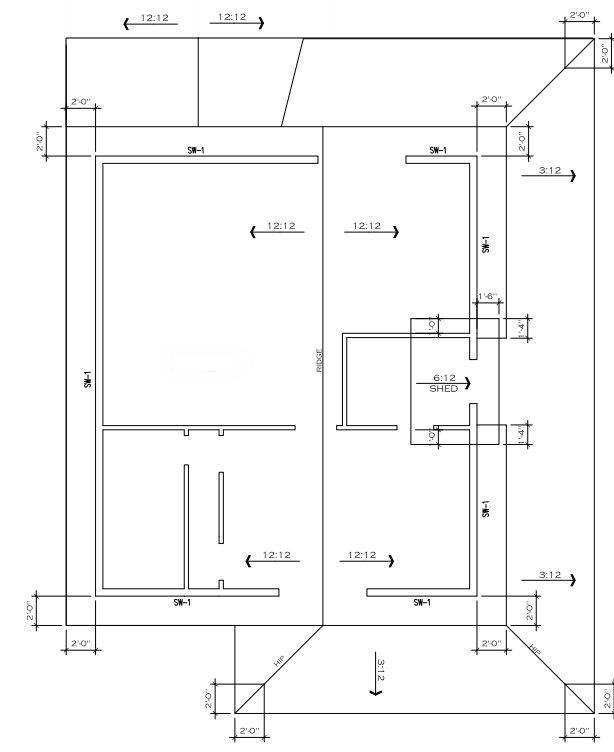
CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FOLLOW ALL STANDARD BUILDING CODES,
PRACTICES, AND REQUIREMENTS AS LISTED IN THE 2015 IRC.
USE BALL JOINT FRAMING METHOD TO CONNECT FLOOR TRUSSES IN SPLIT LEVEL RESIDUALS. USE
DOUBLE FLOOR JOIST HANGERS @ 24" OF SHEATHING OVER FLOOR SYSTEMS.

INSTALL JOIST AND RAFTER HANGERS AS PER MANUFACTURER'S SPECIFICATIONS. UNLESS
OTHERWISE NOTED, CONNECT ALL HEADERS AND TRIMMERS TO WOOD BEAM TO BEAM,
RAFTER TO WALL OR TRUSS, ETC. WITH APPROPRIATE CONNECTION.

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1 ROOF FRAMING PLAN
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

ELECTRICAL LEGEND	
	UNDER CABINET FIXTURE
	DIRECTIONAL SPOTS
	RECESSED CAN FIXTURE
	WALL MOUNTED FIXTURE
	CEILING MOUNTED
	DECORATIVE PENDENT
	FLOOD LIGHT
	220 OUTLET
	110 OUTLET
	GROUND FAULT INTERRUPTER
	GROUND FAULT INTERRUPTER w/COVER
	FLOOR MOUNTED RECEPTICAL
	TELEVISION CONNECTION
	PHONE JACK
	SMOKE DETECTOR
	VENT FAN
	SINGLE POLE SWITCH
	3WAY SWITCH
	4WAY SWITCH
	CEILING FAN
	1x4 FLUORESCENT
	EXTERIOR POST MOUNTED

SMOKE DETECTORS TO BE NFPA APPROVED
INTERCONNECTED W/ BATTERY BACKUP

NOTE:

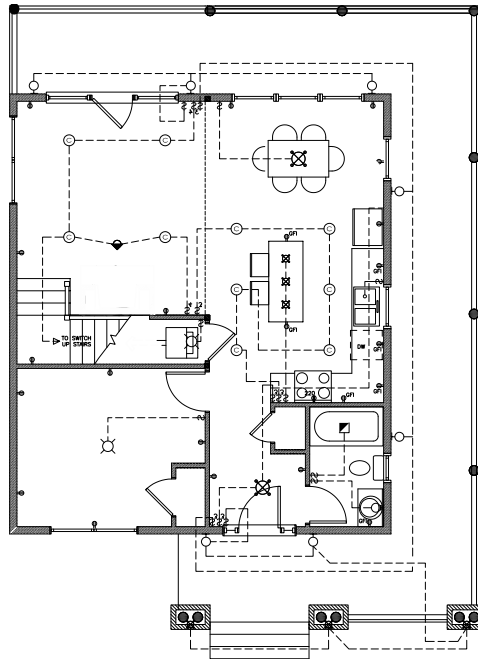
THIS DRAWING IS CONCEPTUAL AND TO BE USED FOR PLANNING
THE ELECTRICAL LIGHTING FIXTURE TYPE AND OUTLET LOCATIONS.

ELECTRICAL CONTRACTOR SHALL INSTALL OUTLETS, FIXTURES, WIRING, AND
EQUIPMENT PER NATIONAL ELECTRIC CODE.

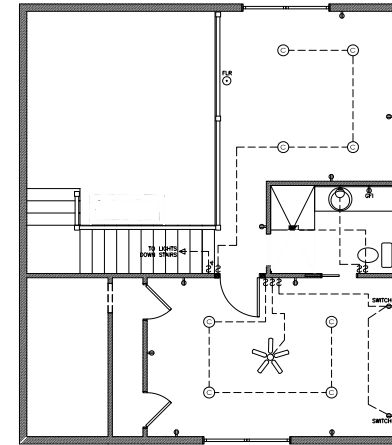
ELECTRICAL CONTRACTOR SHALL COORDINATE ALL LIGHTING FIXTURE TYPES
AND LOCATIONS WITH THE OWNER, KITCHEN DESIGNER, AND INTERIOR DESIGNER.

SWITCHING AND SWITCH LOCATIONS SHALL BE VERIFIED DURING
ELECTRICAL ROUGH-IN WALK-THROUGH WITH OWNER.

SECURITY, AUDIO VISUAL, COMMUNICATION, AND STRUCTURED WIRING
ARE NOT IN THE SCOPE OF THIS DRAWING. CONTRACTOR SHALL VERIFY
WITH OWNER, ELECTRICAL CONTRACTOR AND A/V CONTRACTORS THE
SCOPE OF THAT WORK TO BE DONE.



1 MAIN FLOOR ELECTRICAL
1/4" = 1'-0"



2 UPPER FLOOR ELECTRICAL
1/4" = 1'-0"

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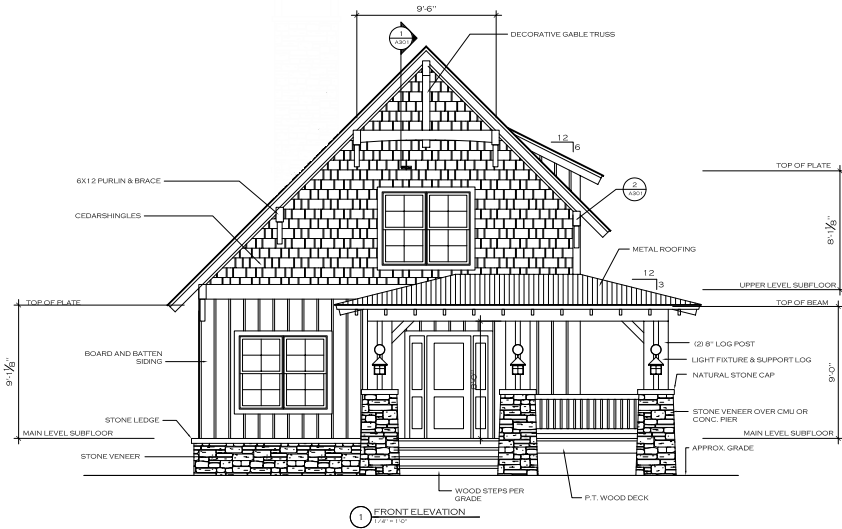
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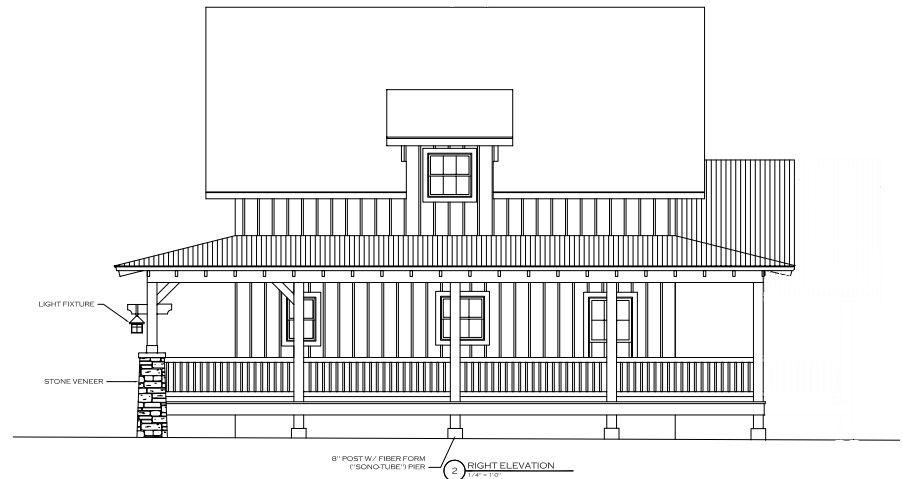
ELECTRICAL
PLANS

A105

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1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

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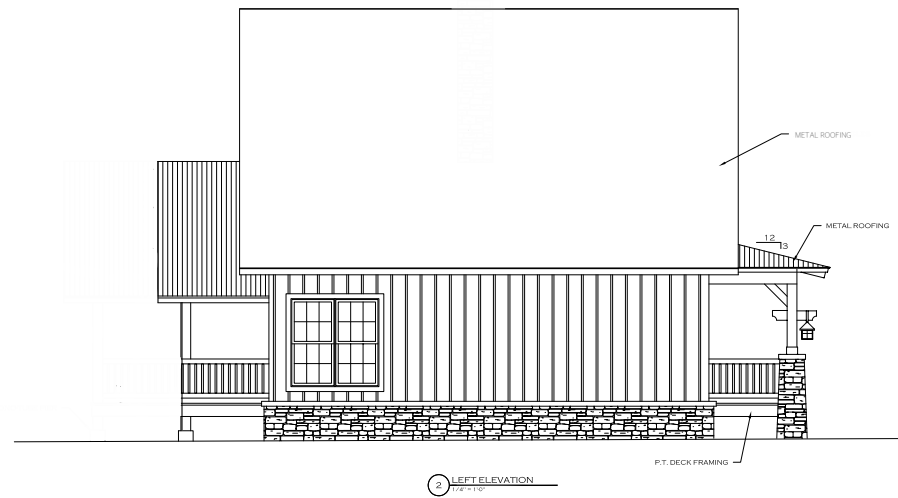
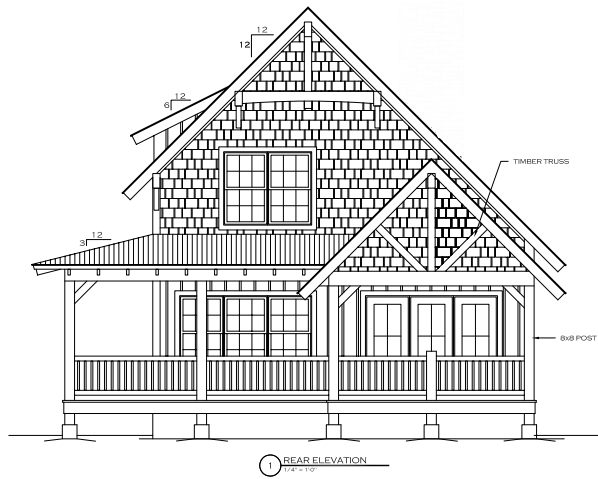
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ELEVATIONS

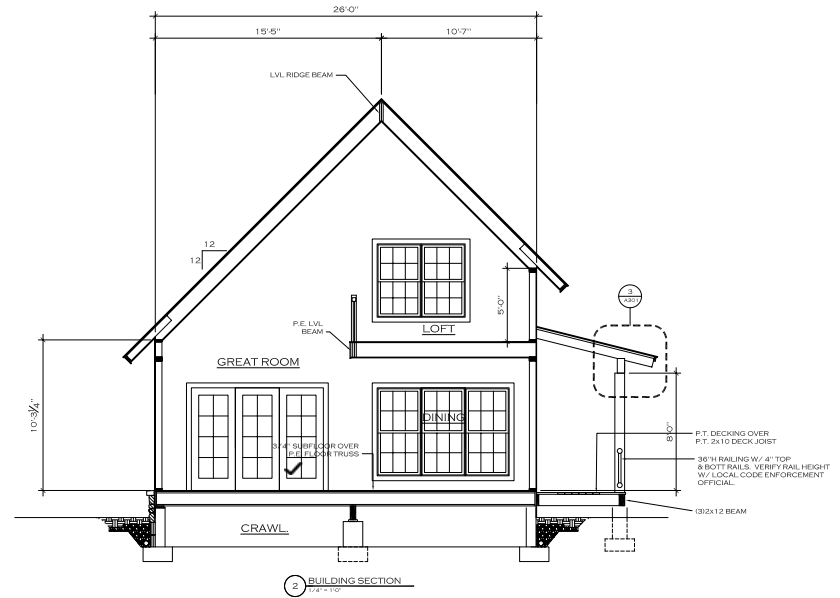
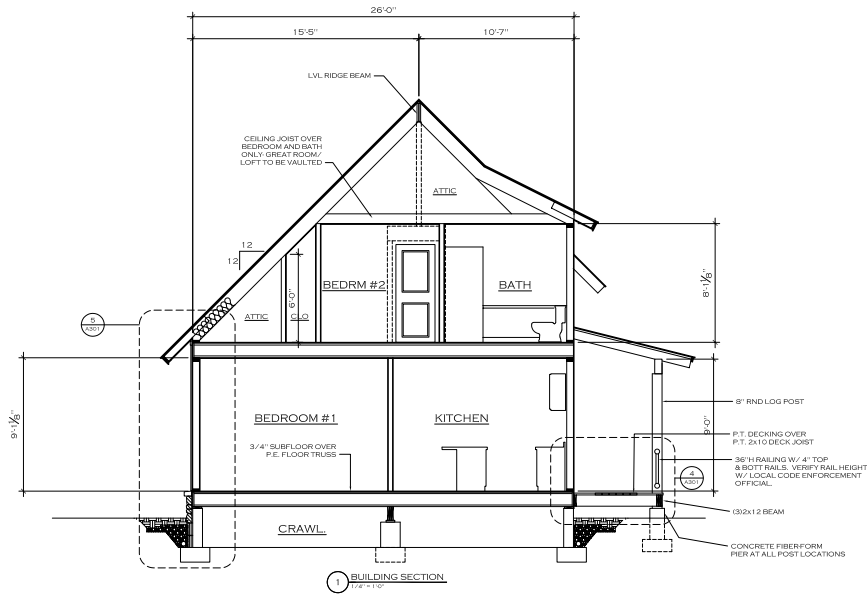
**THE SETTLERS FORGE
 HOME BY MOSSCREEK**

Revision no.

Project No. HBM19-00
 Cad File HBM19-00A201.dwg
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ELEVATIONS



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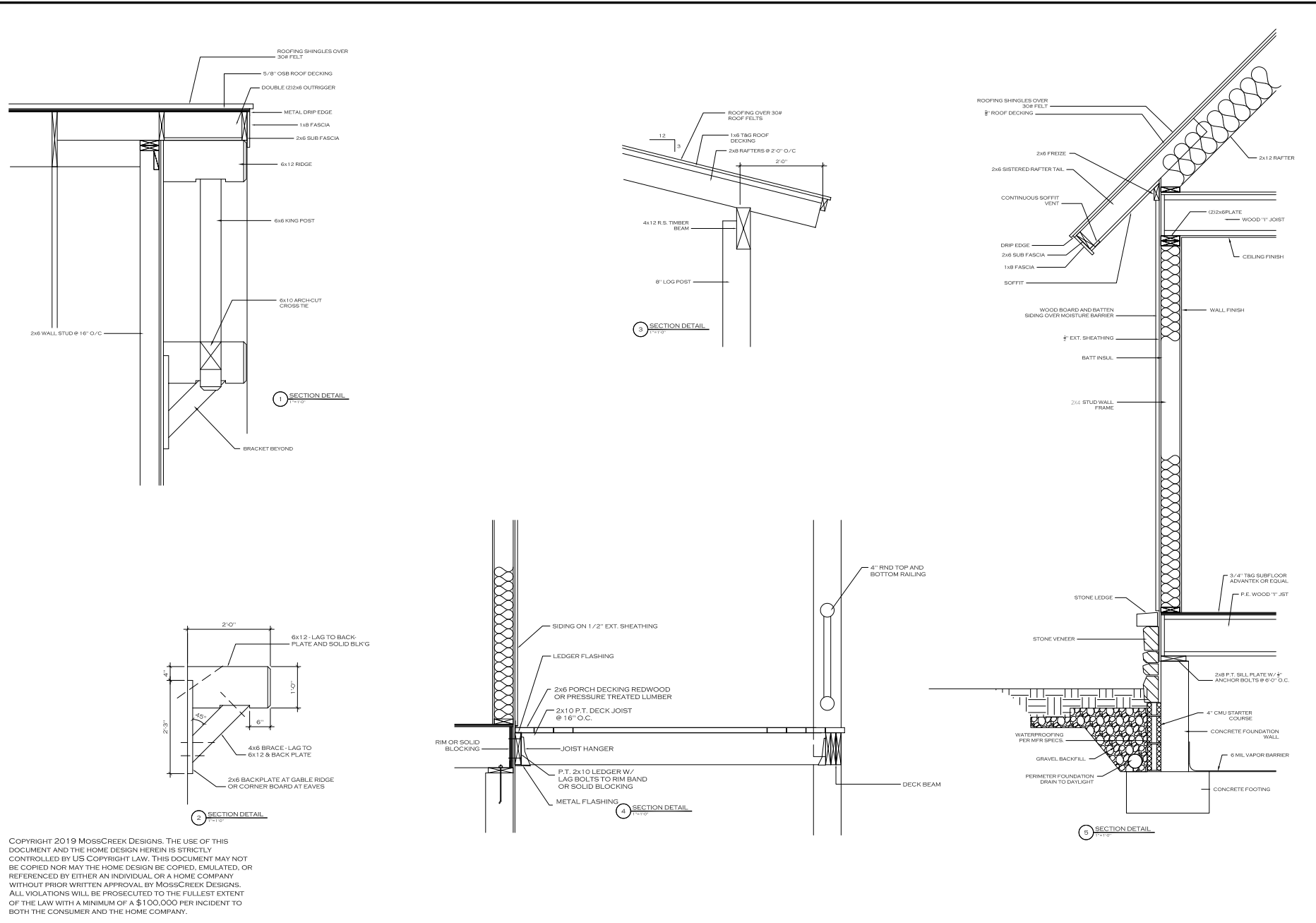
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**BUILDING
SECTIONS**

A300



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THE ART AND CRAFT OF RUSTIC HOME DESIGN

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THE SETTLERS FORGE
HOME BY MOSSCREEK

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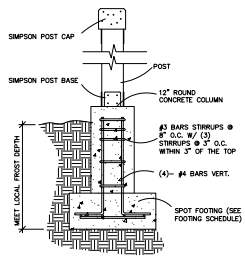
Date 02/05/2019

Scale 1/4"=1'-0"

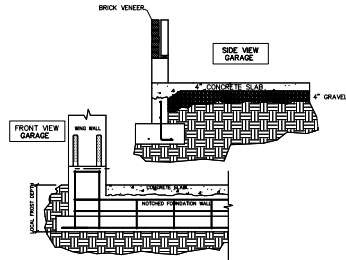
Title No.

SECTION DETAILS

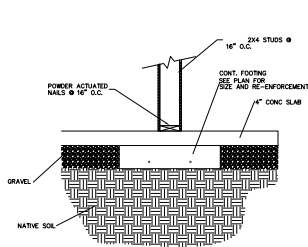
A301



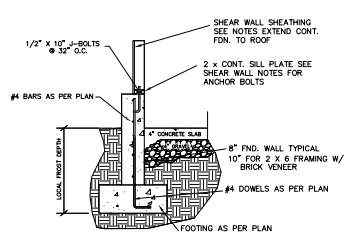
1 PATIO POST FTG. DETAIL
N/S
TYPICAL DETAIL, USE WHEN APPLIES



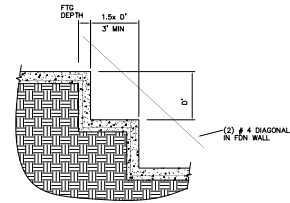
2 GARAGE SLAB TO FOUND. CONNECTION
N/S
TYPICAL DETAIL, USE WHEN APPLIES



3 INTERIOR BEARING WALL
N/S
TYPICAL DETAIL, USE WHEN APPLIES



4 FOUNDATION WALL
N/S
TYPICAL DETAIL, USE WHEN APPLIES



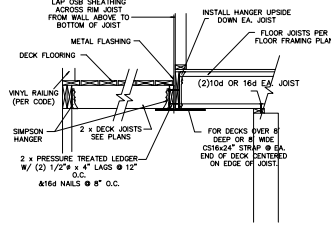
5 FOOTING STEP DETAIL
N/S
TYPICAL DETAIL, USE WHEN APPLIES

BEARING WALLS TO BE CONSTRUCTED AS FOLLOWS:

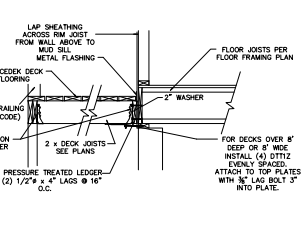
HEIGHT	STUD FRAMING
0' TO 10'	2x4's @ 16" o.c.
10' TO 12'	2x4's @ 12" o.c.
0' TO 12'	2x6's @ 24" o.c.
12' TO 14'	2x6's @ 16" o.c.
14' TO 20'	2x6's @ 12" o.c.
16' TO 20'	2x6 LSL's @ 12" o.c.

WALLS TALLER THAN 20' AND/OR OPENINGS GREATER THAN 6" WIDE TO BE SPECIFIED BY ENGINEER. USE DBL KING STUDS ON ALL WALLS 10' HIGH. USE 2X6 STUDS FOR ALL WALLS SUPPORTING OVER TWO LOADS.

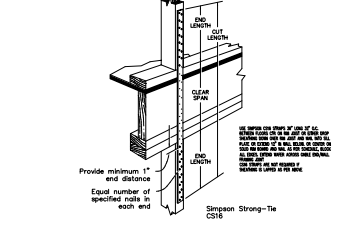
6 STUD HEIGHT/SIZE
N/S
TYPICAL DETAIL, USE WHEN APPLIES



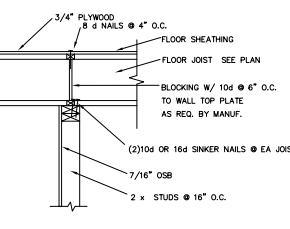
7 DECK LEDGER TO CANT. FLOOR
N/S
TYPICAL DETAIL, USE WHEN APPLIES



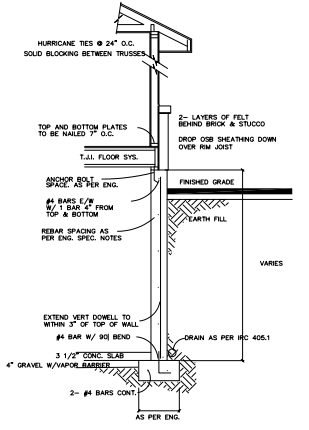
8 DECK ATTACHMENT
N/S
TYPICAL DETAIL, USE WHEN APPLIES



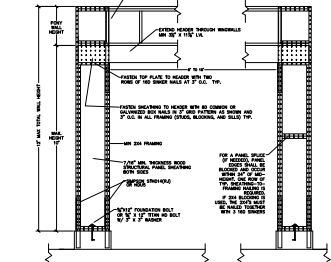
9 TYP. CS16 DETAIL
N/S
TYPICAL DETAIL, USE WHEN APPLIES



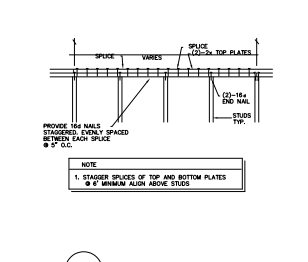
10 INTERIOR SHEAR WALL
N/S
TYPICAL DETAIL, USE WHEN APPLIES



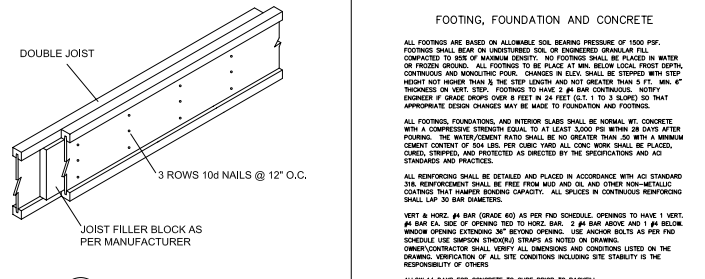
11 TYP. WALL SECTION
N/S



12 PORTAL FRAME 1ST STORY
N/S
USE ONLY IF CALLED OUT ON PLANS



13 TYP. TOP PLATE NAILING
N/S
TYPICAL DETAIL, USE WHEN APPLIES



14 DOUBLE JOIST CONNECTION
N/S
TYPICAL DETAIL, USE WHEN APPLIES

FRAMING AND SHEATHING

THE CONTRACTOR SHALL USE THE FOLLOWING LUMBER GRADES UNLESS OTHERWISE NOTED:

DOUG FIR #2 & BTR PER MANUF. SPEC
 PINE-FIR TRUSSES & JOIST BEARING WALL STUDS PER MANUF. SPEC
 PRESSURE TREATED DOUG FIR #2 & BTR
 DOUG FIR #1 & BTR
 PRESSURE TREATED DOUG FIR #2 & BTR

EXT DECK JOIST & BEAMS

EACH PIECE OF STRUCTURAL LUMBER, SHEATHING, AND TIMBER SHALL BE MARKED WITH A COMPETENT AND RELIABLE ORGANIZATION BRIDGE REGULAR BUSINESS IS TO ESTABLISH LUMBER GRADES, THE ORGANIZATION, GRADING, AND GRADE MARKING SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.

THE SIZING AND SURFACING OF ALL LUMBER EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE SHALL BE MILL SIZED AND SURFACED ON 4 SIDES. ALL LUMBER SHALL BE STRAIGHT STOCK FREE FROM KNOTS AND OTHER LENGTH DEFECTS. SPOILING SHALL NOT BE PERMITTED EXCEPT WHERE NOTED OR APPROVED BY THE ENGINEER.

LUMBER SHALL BE AT LEAST OF THE GRADES NOTED ABOVE UNLESS OTHERWISE NOTED ON THE PLANS. ALL LUMBER SHALL BE SURFACED AND FREE OF HEAVY CENTER LUMBER SHALL MEET SPECIES AND COMMERCIAL GRADE AS INDICATED ON THE PLANS AND THE DESIGN VALUES FOR VISUALLY GRADED LUMBER IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, WHEREVER IS GREATER, BASE VALUES SHOWN MAY BE ADJUSTED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION. D INDICATES DOUGLAS FIR, HF INDICATES HEM FIR, RD INDICATES REDWOOD, AND SDF INDICATES SPRUCE PINE FIR.

USE APPROVED SIMPSON TIES/HARDWARE TO CONNECT ALL HEADERS TO POST OR TRIMMERS FOR ALL HEADERS 6" LONG AND LONGER. ALL MULTIPLE BEAMS AND HEADERS SHALL BE NAILED USING 16d @ 12" O.C. TWO ROWS.

ALL 2X4 STUDS TO BE MAX 16" O.C. 2X6 STUDS TO BE MAX 24" O.C. FLOOR SHEATHING SHALL BE 3/4" T&G APA RATED 40/20 OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES. USE 8d NAILS 12" O.C. IN FIELD. NAILS SHALL BE MIN. 1/2" FROM EDGE OF PANEL. LAY SHEATHING LONG DIMENSIONS PERPENDICULAR WITH JOISTS AND GLEYS WITH CORNER FLOOR JOISTS SHALL BE BLOCKED AT ALL BEARING POINTS. BLOCK ALL HORIZ. EDGES OF WALL SHEATHING WITH 2 X 4 BRACKER. EXTEND SHEATHING OVER RIM JOIST AND TO WALL PLATES ABOVE AND BELOW, OR BREAK UPPER AND LOWER SHEATHING AT MID HEIGHT OF RIM BOARD. EXTEND SHEATHING DOWN TO SILL PLATE AND NAIL PER SHEAR WALL SCHEDULES.

TYPICAL ROOF SHEATHING SHALL BE 7/16" RATED OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING WITH 8d NAILS 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. NOTE USE 2-2X10 FOR BEARING HEADER. NOTE: FOR ROOF SNOW LOADS OVER 40 PSF USE 5/8" OSB W/ 16d NAILS 6" O.C.

FRAMING AND SHEATHING CONTINUED

LAY SHEATHING WITH FACE GRAIN PERPENDICULAR TO FRAMING UNLESS SHOWN OTHERWISE ON THE PLANS. WHERE SHEATHING IS LAD WITH FACE GRAIN PARALLEL TO FRAMING, 5 PLY MINIMUM SHEATHING SHALL BE USED. SHEATHING SHALL CONFORM TO APA STADIUMS PS-1 AND NER-108 EXPOSURE. USE AS FOLLOWS UNLESS OTHERWISE NOTED IN PLANS.

EXCEPT WHERE OTHERWISE NOTED, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS. SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. INSTALL JOIST, Rafter, AND BEAM HANDERS & POST CAPS PER MANUFACTURER SPECIFICATIONS.

MINIMUM WALLING SHALL BE AS PER SHEAR WALL SCHEDULE. STAPLES CAN BE SUBSTITUTED FOR NAILS AT HALF SPACING. PROVIDE SOLID BEARING THROUGH FLOOR SYSTEMS AND POSTS DOWN TO CONC. FTG.

THE CONTRACTOR SHALL FOLLOW THE MINIMUM NAILING SCHEDULE LISTED IN THE NOS TABLE 3.2.1. USE COMMON NAILS WHEREVER NAILS ARE SPECIFIED FOR SHEAR WALLS OR DIAPHRAGMS. SINKERS MAY BE USED IN ALL OTHER LOCATIONS.

PROVIDE DOUBLE FLOOR JOISTS UNDER ALL BEARING OR SHEAR WALLS PARALLEL TO DIRECTION OF FRAMING. PROVIDE DOUBLE FLOOR JOISTS UNDER WINDOW AND DOOR TRIMMERS AND AT OUTSIDE EDGES OF ALL CANTILEVERED FLOOR SECTIONS.

BOLTS SHALL BE INSTALLED IN HOLES BORED 3/8" LARGER THAN THE BOLT DIAMETER. BOLTS AND NUTS SEATING ON WOOD SHALL HAVE 2" X 3" X 7" BUT STEEL WASHERS UNDER ALL HEADS AND NUTS. NUTS SHALL BE SCREWED TIGHT COUNTER BORE FOR HEADS AND NUTS ONLY WHERE NOTED ON THE DRAWINGS AND THEN ONLY TO SUFFICIENT DEPTH TO FLUSH NUT OR HEAD. CUT OFF EXCESSIVE BOLT LENGTH AS REQUIRED AND NICK THE BOLT THREADS TO PREVENT NUT MOVEMENT OR LOOSENING.

CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FOLLOW ALL STANDARD BUILDING CODES, PRACTICES, AND REQUIREMENTS AS LISTED IN THE 2015 IBC.

USE BALLOON FRAMING METHOD TO CONNECT FLOOR SYSTEMS IN SPLIT LEVEL DESIGNS. USE DOUBLE FLOOR JOIST UNDER EA. END OF SHEAR WALLS OVER CANT. FLOOR SECTIONS. INSTALL JOIST AND RAFTER HANDERS AS PER MANUFACTURER SPECIFICATIONS. UNLESS OTHERWISE NOTED, CONNECT ALL HEADERS TO STUD/POST, POST TO FLOOR, BEAM TO BEAM, RAFTER TO FLOOR TRUSS, ETC. WITH APPROPRIATE METAL CONNECTORS. USE METAL HURRICANE CLIPS EACH END OF EACH TRUSS.

ALL ROUGH HARDWARE, JOIST HANDERS, STRAPS, POST CAPS ETC. SHALL BE MANUFACTURED BY SIMPSON COMPANY OR AN APPROVED EQUAL. THE MAXIMUM SIZE AND NUMBER OF FASTENERS SPECIFIED BY THE MANUFACTURER SHALL BE USED UNLESS NOTED OTHERWISE.

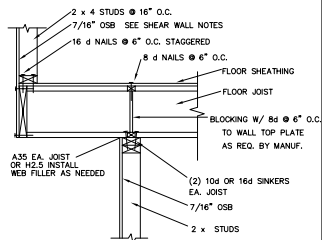
ALL FASTENERS WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD SHALL MEET THE REQUIREMENTS OF IRC 2304.10.3

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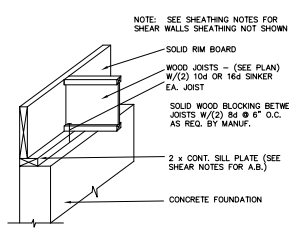


SD1

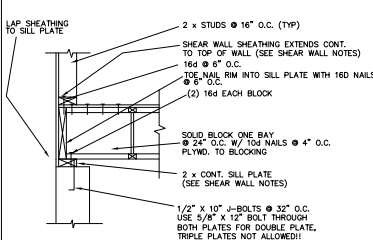
ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS IF MARKED TYPICAL, USE ON PLAN ON APPLICABLE AREAS



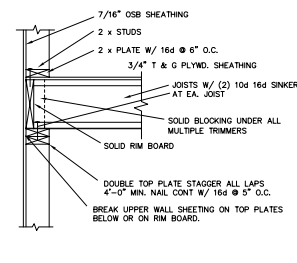
1 CANT FLOOR FRAMING
TYPICAL DETAIL, USE WHEN APPLIES



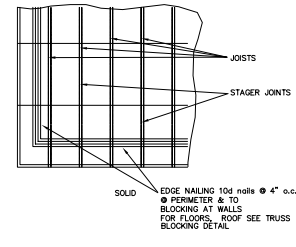
2 WOOD JOIST FRAMING
TYPICAL DETAIL, USE WHEN APPLIES



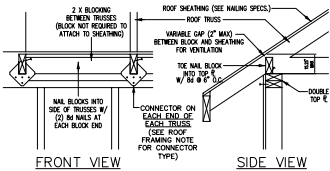
3 WOOD JOIST FRAMING
TYPICAL DETAIL, USE ON FULL HEIGHT FOUNDATION WALLS



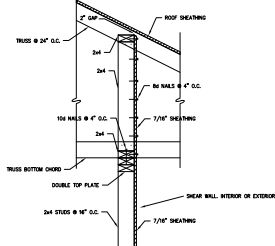
4 WOOD JOIST FRAMING
TYPICAL DETAIL, USE WHEN APPLIES



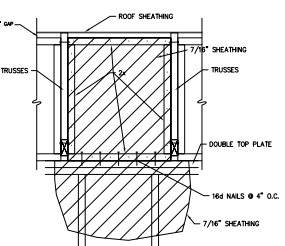
5 HORIZ. SHEATHING LAYOUT
TYPICAL DETAIL, USE WHEN APPLIES



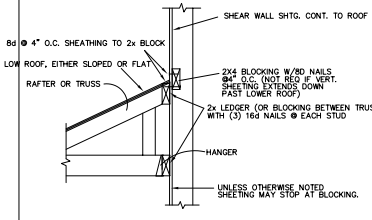
6 TRUSS BLOCK DETAIL
TYPICAL DETAIL, USE WHEN APPLIES



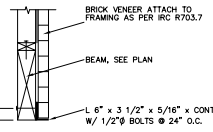
7 TRUSS DEPTH BLOCKING
TYPICAL DETAIL, USE WHEN APPLIES



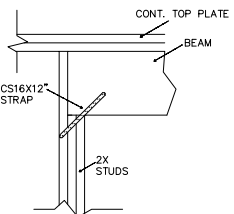
8 LOW ROOF SHEAR WALL
TYPICAL DETAIL, USE WHEN APPLIES



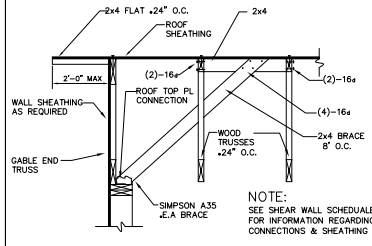
9 ROOF OVERBUILD
TYPICAL DETAIL, USE WHEN APPLIES



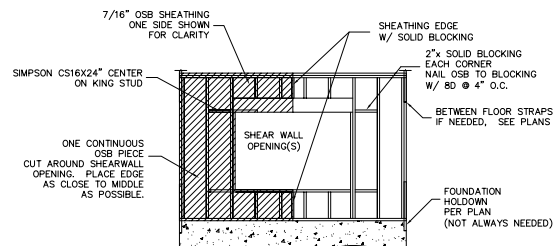
10 BRICK VENEER CONNECTION
TYPICAL DETAIL, USE WHEN APPLIES



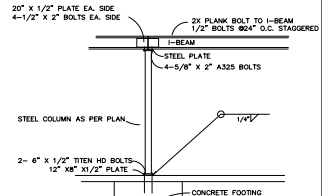
11 HEADER DETAIL
TYPICAL DETAIL, USE WHEN APPLIES



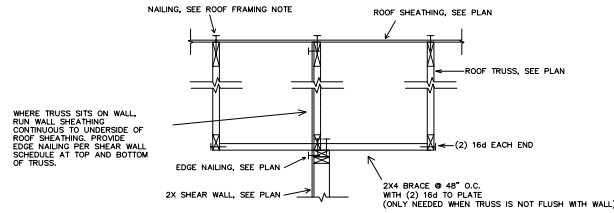
12 GABLE BRACE DETAIL
TYPICAL DETAIL, USE WHEN APPLIES



13 FORCE TRANSFER SHEAR WALL
USE ONLY IF CALLED OUT ON PLANS



14 I-BEAM/COLUMN
TYPICAL DETAIL, USE WHEN APPLIES



15 TRUSSES PARALLEL TO SHEAR WALL
USE ONLY IF CALLED OUT ON PLANS

ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS
IF MARKED TYPICAL, USE ON PLAN ON ALL APPLICABLE AREAS

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SD2