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ON TO MOBILE HOME

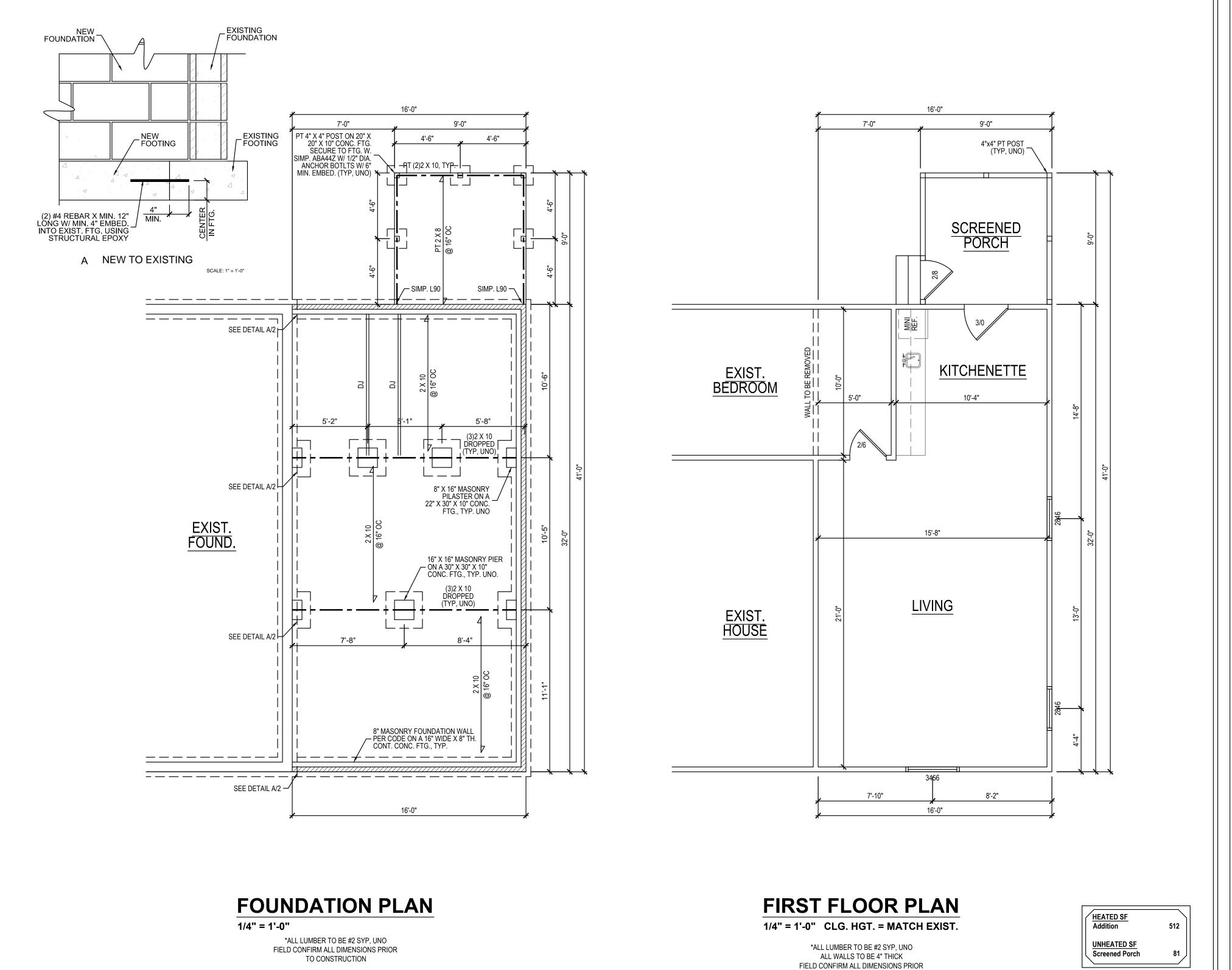
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Project #:	
2001-010283	
Date:	
6/25/20	
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TO CONSTRUCTION

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JON TAYLOR

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ADDITION TO MOBILE HOME

FOUNDATION & 1ST FLOOR PLAN

Project #:
2001-010283

Date:
6/25/20

Drawn/Design By:
IJE

DWG. Checked By:
PAT

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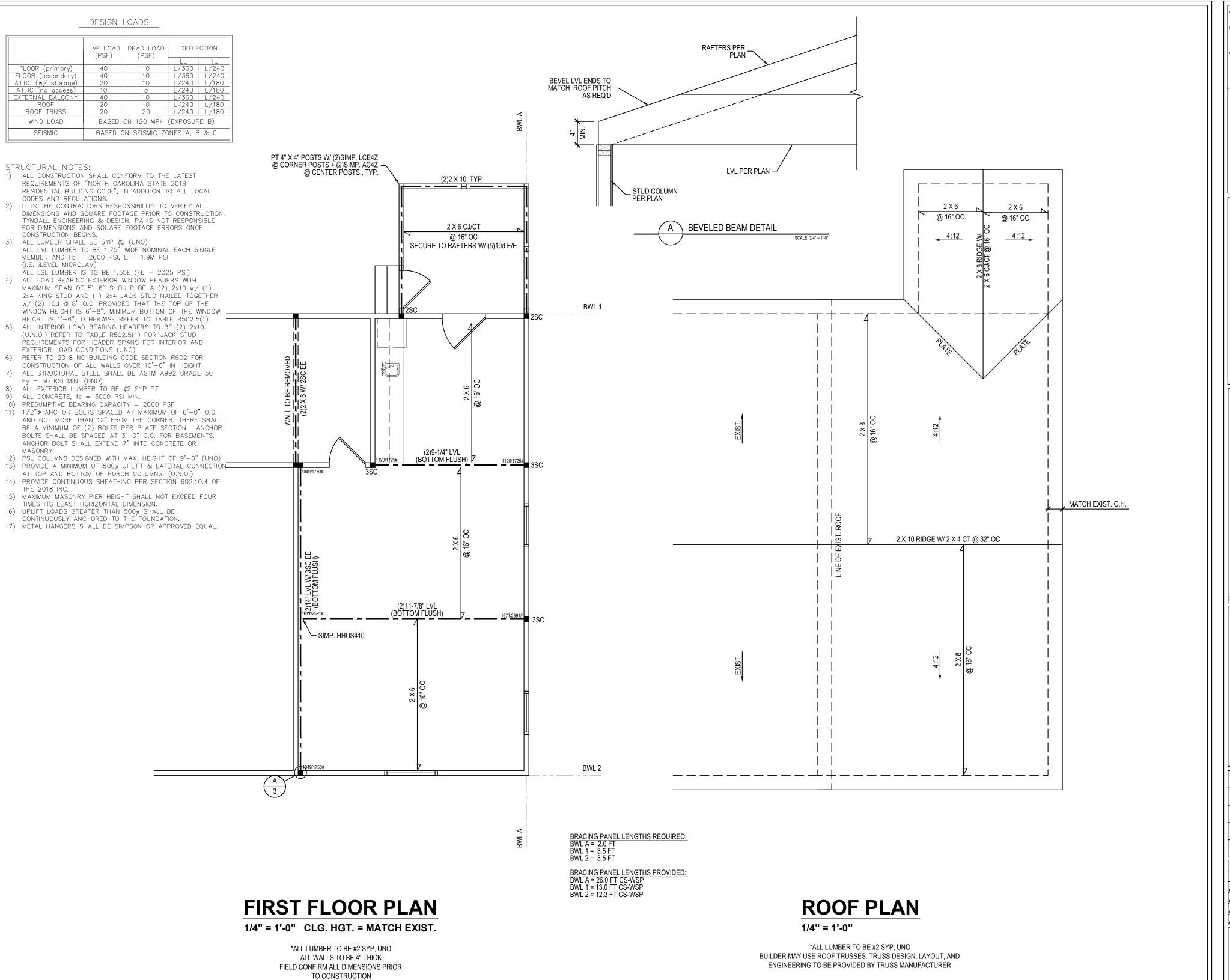
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ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF "NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE", IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.

2) DESIGN LOADS:

DAD DEAD LOAD (PSF)	DEFLE	CTION TL
· ' '	LL	TI
-		
10	L/360	L/240
10	L/360	L/240
10	L/240	L/180
5	L/240	L/180
10	L/360	L/240
10	L/240	L/180
20	L/240	L/180
BASED ON 120 I	MPH (EXPOSURE	B)
SEISMIC ZONES A, B & C		
	10 10 5 10 10 20 BASED ON 120 I	10 L/360 10 L/240 5 L/240 10 L/360 10 L/360 10 L/240 20 L/240 BASED ON 120 MPH (EXPOSURE

- MINIMUM ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF
- 4) CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF FIVE INCHES

- MAXIMUM DEPTH OF UNBALANCED FILL AGAINST FOUNDATION WALLS TO BE LESS THAN 4'-0" WITHOUT USING SUFFICIENT WALL BRACING. REFER TO SECTION R404 OF 2018 NC BUILDING CODE FOR BACKFILL LIMITATIONS BASED ON WALL HEIGHT, WALL THICKNESS, SOIL TYPE, AND UNBALANCED BACKFILL HEIGHT.
- 6) ALL FRAMING LUMBER SHALL BE SYP #2 (Fb = 800 PSI, BASED ON 2×10) UNO.
  ALL FRAMING LUMBER EXPOSED TO THE ELEMENTS SHALL BE TREATED MATERIAL.
  ALL LVL LUMBER TO BE 1.75" WIDE NOMINAL EACH SINGLE MEMBER AND Fb = 2600 PSI, E = 1.9M PSI (U.N.O.)
  ALL LSL LUMBER TO BE 3.5" WIDE NOMINAL EACH SINGLE MEMBER AND Fb = 2325 PSI, E = 1.6M PSI (U.N.O.)
  ALL PSL LUMBER TO BE 3.5" WIDE NOMINAL EACH SINGLE MEMBER AND Fb = 2400 PSI, E = 1.8M PSI (U.N.O.)
- 7) ALL LOAD BEARING EXTERIOR HEADERS SHALL BE AT (2) 2x10. (U.N.O.) REFER TO TABLE R602.7(1) & (2) FOR JACK STUD REQUIREMENTS FOR HEADER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS UNLESS SPECIFICALLY NOTED ON PLANS.
- 8) ALL STRUCTURAL STEEL W-SHAPES (I-BEAMS) SHALL BE ASTM A992 GRADE 50. ALL STEEL ANGLES, PLATES, AND C-CHANNELS SHALL BE ASTM A36. ALL STEEL PIPE SHALL BE ASTM A53 GRADE B.
- 9) STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3-1/2" AND FULL FLANGE WIDTH.
  PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO (2)
  LAG SCREWS (1/2" × 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDED THE JOISTS ARE TOE NAILED TO THE SOLE PLATES, AND THE SOLE PLATES ARE NAILED OR BOLTED TO THE BEAM FLANGES @ 48" O.C.
- 10) PROVIDE ANCHOR BOLT PLACEMENT PER SECTION 403.1.6: 1/2" ANCHOR BOLTS SPACED AT 6'-0" O.C. AND PLACED 12" FROM THE END OF EACH PLATE SECTION. ANCHOR BOLTS SHALL BE SPACED AT 3'-0" O.C. FOR BASEMENTS. ANCHOR BOLT SHALL EXTEND 7" INTO CONCRETE OR MASONRY. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. THERE SHALL BE A MINIMUM TWO ANCHOR BOLTS PER PLATE SECTION.
- 11) FOUNDATION DRAINAGE-DAMP PROOFING OR WATERPROOFING PER SECTION 405 AND 406 OF NC BUILDING CODE.
- 12) WALL AND ROOF CLADDING VALUES:
  WALL CLADDING SHALL BE DESIGNED FOR 28.0 POUNDS PER SQUARE FOOT (LBS/SQFT) OR GREATER POSITIVE AND NEGATIVE PRESSURE.
  ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:
  39.0 LBS/SQFT FOR ROOF PITCHES 0/12 TO 1.5/12 36.0 LBS/SQFT FOR ROOF PITCHES 1.5/12 TO 6/12
- \*\*MEAN ROOF HEIGHT 30'-0" OR LESS 13) FOR ROOF SLOPES FROM 2/12 THROUGH 4/12, BUILDER TO INSTALL 2 LAYERS OF 15# FELT PAPER.
- 14) REFER TO SECTION R602.3 FOR FRAMING OF ALL WALLS OVER 10'-0" IN HEIGHT.
- 15) PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.3 OF THE 2018 NCRC.
- 16) UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.
- 17) REFER TO TABLE N1102.1 FOR PRESCRIPTIVE BUILDING ENVELOPE THERMAL COMPONENT CRITERIA.
- 18) PSL COLUMNS DESIGNED WITH MAXIMUM HEIGHT OF 9'-0" (U.N.O.)
- 19) PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.)
- 20) MAXIMUM MASONRY PEIR HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.
- 21) IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQUARE FOOTAGE PRIOR TO CONSTRUCTION.
  TYNDALL ENGINEERING & DESIGN, PA IS NOT RESPONSIBLE FOR DIMENSION OR SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.

CLIMATE ZONES	FENESTRATION U-FACTOR <sup>B, J</sup>		GLAZED FENESTRATION SHGC <sup>b,k</sup>	CEILING <sup>®</sup> R-VALUE	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT <sup>c,2</sup> WALL R-VALUE	SLAB <sup>d</sup> R-VALUE AND DEPTH	CRAWL SPACE° WALL R-VALUE
3	0.35	0.55	0.30	38 or 30 cont	15 or 13 + 2.5 <sup>h</sup>	5/13 or 5/10 cont	19	<u>5/13</u> <sup>'</sup>	0	5/13
4	0.35	0.55	0.30	38 or 30 cont <sup>j</sup>	13 + <u>2.5</u> "	5/13 or 5/10 cont	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30 cont	19 <sup>0</sup> or 13 + 5 <sup>0</sup> or 15 + 3	13/17 <u>or</u> <u>13/12.5 cont</u>	<b>30</b> <sup>9</sup>	10/15	10	10/19

- \* TABLE N1102.1 CLIMATE ZONES 3-5
- NO SCALE

  a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHCC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

  - (SHGC) COLUMN APPLIES TO ALL GLAZED FENESTRATION.

     "10/15" MEANS R-10. CONTINUOUS INSULATES SHEATHING ON THE INTERIOR OF EXTERIOR OF THE HOME
    OR R-15 CAMTY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAIM. SPACE WALL
    OF MENOLUTHIC SLASS, INSULATION SHALL BE APPLIED FROM THE INSPECTION GAP DOWNWARD TO THE BOTTOM
    OF THE FOOTING OR A MANNAU OF Zet BELOW GRADE. WHICH-LYER IS LESS, FOR FLOATING SLABS, INSULATION
    SHALL EXTRINE TO THE BOTTOM OF THE FOUNDATION WALL OR Zet J. HHICHEVER IS LESS, R-5 SHALL BE
    MODED TO THE REQUIRED SLAB EIDER R-VALUES FOR THEATED SLABS.

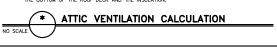
  - g. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY. R-19 MINIMUM. h. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 INSULATED SHEATHING. IS 518 MEANS R-15 CAVITY INSULATION. PLUS R-3 INSULATED SHEATHING. IS 518 MEANS R-15 CAVITY INSULATION. PLUS R-3 INSULATION SHEATHING SUMBED. ITS STRUCTURAL SHEATHING COVERS MORE THAN 25 PERCENT OF THE EXTERIOR. SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2. "13 + 2.5" MEANS R-13 CAVITY INSULATION PLUS R-2.5 SHEATHING.
  - FOR MASS WALLS, THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR MASS WALL
  - IN ADDITION TO THE EXCENDED AS PACED WITHOUT MICE AND WITHOUT THE WORLD THE WITHOUT SESSIBLES HAVING A U-FACTOR NO. GREATER THAN 0.55. SHALL BE PERMITTED. TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.

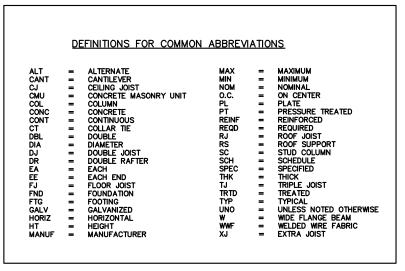
    IN ADDITION TO THE EXCENDED IN SECTION INTO AND WITHOUT SERVICE ASSEMBLIES HAVING A SHOC NO GREATER THAN 0.70. SHALL BE

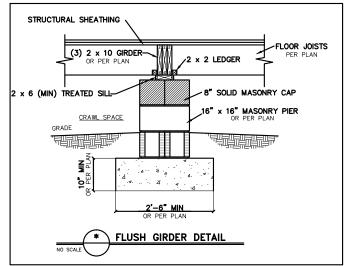
  - PENNITED TO BE SUBSTITUTE OF SUBSTITUTE OF MINIMUM COURS INSULATION PEQUIPMENT WHEREVER THE FULL HIGHERT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE ALL SUBSTITUTE OF THE WALL TOP PLATE ALL SUBSTITUTE OF THE WALL TO BE SUBSTITUTE OF THE WALL SUBSTITUTE OF
- $\_\_$  Sq. ft. of crawl space / 150 =  $\_\_$  Sq. ft. of reg'd ventilation without cross ventilation = Sq. ft. of ventilation reg'd / 0.45 sq.ft. per vent =  $\_\_$  vents reg'd:
- $\_\_$  Sq. ft. of crawl space / 1500 =  $\_\_$  Sq. ft. of req'd ventilation with cross ventilation = Sq. ft. of ventilation req'd / 0.45 sq.ft. per vent =  $\_\_$  vents req'd²
- VENT LOCATIONS MAY VARY FROM THOSE SHOWN ON PLAN, HOWEVER VENTS SHALL BE PLACED TO PROVIDE ADEQUATE VENTILATION AT ALL POINTS AND TO PREVENT DEAD AIR POCKETS.
- THE TOTAL AREA OF VENTILATION OF DENINGS MAY BE REDUCED TO 1/1500 OF THE CRAWL SPACE GROUND AREA WHERE THE REQUIRED OFENINGS ARE PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE CRAWL SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED. ONE FOUNDATION YEST STALL BE WITHIN 3 FEET OF EACH CONNER OF THE BUILDING. TO PREVENT RANNATER ENTRY WHEN THE CRAWL SPACE IS BUILT ON A SUPED STEEL THE FUNDATION WHEN THE BOTTOM OF THE WITHIN THE CRAWL SPACE IS BUILT ON A SUPED STEEL THE OUTDATION WHEN THE BOTTOM OF THE FOUNDATION YENT OPENING, VENT DAMS SHALL BE FROWED BUILT OF THE FOUNDATION YENT OPENING SHALL BE FROWED BUILT OF THE FOUNDATION YENT OPENING SHALL BE FROWED BUILT OF THE FOUNDATION YENT OPENING IS LESS THAN 4 INCHES ABOVE THE FINISHED EXTERIOR GRADE.
- WALL VENTED CRAWL SPACES REQUIRE FULL COVERAGE GROUND VAPOR RETARDERS.



- $\_$  SQ. FT. OF ATTIC / 300 =  $\_$  SQ. FT. INLETS/OUTLETS REQUIRED
- CALCULATION BASED ON VENTILATORS USED AT LEAST 3'-0" ABOVE THE COMICE VENTS WITH THE BALANCE OF VENTILATION PROVIDED BY CAVE VENTS.
- CATHEDRAL CEILINGS SHALL HAVE A 1" MINIMUM CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.







MAXIMUM HEIGHT OF DECK SUPPORT POSTS AS FOLLOWS:

POST SIZE	MAX. POST HEIGHT**		
4 × 4	8'-0"		
6 x 6	20'-0"		
***	OVER 20'-0"		

- THIS TABLE IS BASED ON NO. 2 TREATED SOUTHERN PINE POSTS.

  MAXIMUM TRIBUTARY AREA IS BASED ON 128 TOTAL SQUARE FEET
  WHICH MAY BE LOCATED AT DIFFERENT LEVELS.

  FROM TOP OF FOOTING TO BOTTOM OF GIRDER

  DECKS WITH POST HEIGHTS OVER 20'-0" SHALL BE DESIGNED AND
  SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT.

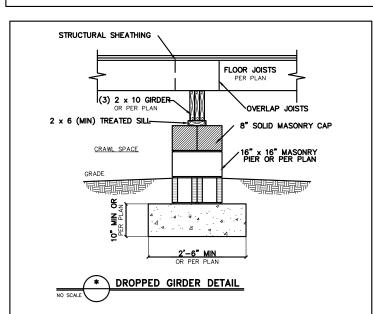
- 2) DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY BY ONE OF THESE METHODS:
- A. THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" AND THE DECK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH SECTION (4) ABOVE. LATERAL BRACING IS NOT REQUIRED.

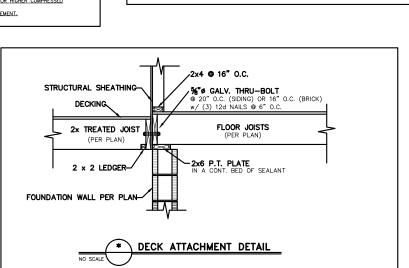
  B. 4 × 4 WOOD KNEE BRACES MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE KNEE BRACES SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 OF THE POST LENGTH FROM THE TOP OF THE POST, AND THE BRACES SHALL BE ANGLED BETWEEN 45' AND 60' FROM THE HORIZONTAL. KNEE BRACES SHALL BE BOLTED TO THE POST AND GIRDER WITH ONE 5/8" HOT DIPPED GALVANIZED BOLT AT EACH END OF THE BRACE.

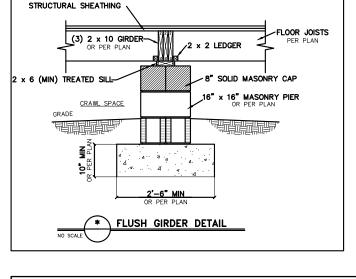
  C. FOR FREESTANDING DECKS WITHOUT KNEE BRACES OR DIAGONAL BRACING, LATERAL STABILITY MAY BE PROVIDED BY EMBEDDING THE POSTS IN ACCORDANCE WITH THE FOLLOWING:

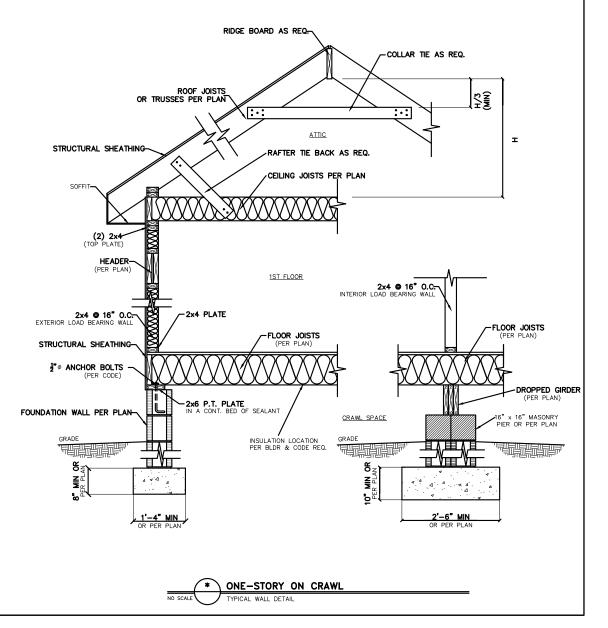
POST SIZE	MAX. TRIBUTARY AREA	MAX. POST HEIGHT	EMBEDMENT DEPTH	CONCRETE DIAMETER
4 × 4	48 SQ. FT.	4'-0"	2'-6"	1'-0"
6 x 6	120 SQ. FT.	6'-0"	3'-6"	1'-8"

D. 2 x 6 DIAGONAL VERTICAL CROSS BRACING MAY BE PROVIDED IN TWO
(2) PERPENDICULAR DIRECTIONS FOR FREESTANDING DECKS OR PARALLEL
TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS.
THE 2 x 6s SHALL BE ATTACHED TO THE POSTS WITH ONE 5/8" 6 HOT
DIPPED GALVANIZED BOLT AT EACH END OF EACH BRACING MEMBER.
E. FOR EMBEDMENT OF PILES IN COASTAL REGIONS, SEE CHAPTER 46.









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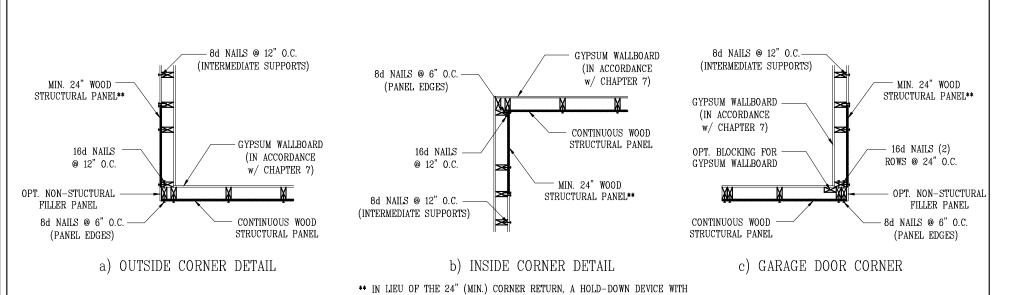
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A MINIMUM UPLIFT DESIGN VALUE OF 800# SHALL BE FASTENED TO THE CORNER STUD AND TO THE FOUNDATION OR FRAMING BELOW.

B1: TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING NO SCALE

STRUCTURAL SHEATHING NOTES

- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
- 2) WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2018 NCRC.
- 3) BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3. REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL
- 1 REFERENCE FIGURE R602.10.4.3 OF THE 2018 NCRC.
- INTERIOR BRACED WALL PANELS (BWP) INDICATED SHALL
  BE SHEATHED IN ACCORDANCE WITH THE GB METHOD OR
  WSP METHOD AS PRESCRIBED IN SECTION R602.10.1 (UNO)
- (2) 1/2" GYPSUM BOARD (GB) MINIMUM LENGTH OF 8'-0" (ISOLATED PANELS) OR 4'-0" (CONTINUOUS SHEATHING). SECURE w/ 5d COOLER NAILS (OR EQUAL PER TABLE R702.3.5) SPACED @ 7" O.C. AT PANEL EDGES, INCLUDING TOP AND BOTTOM PLATES & 7" O.C. AT INTERMEDIATE SUPPORTS
- (3) 3/8" WOOD STRUCTURAL PANEL (WSP) SECURE w/ 6d COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS
- 5) EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS-WSP METHOD AS PRESCRIBED IN SECTION R602.10.3 (UNO)
- ) ALL SHEATHABLE SURFACES OF EXTERIOR WALLS (INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS) SHALL BE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANEL (WSP) SHEATHING WITH A MINIMUM THICKNESS OF 3/8". SHEATHING SHALL BE SECURED WITH MINIMUM 6d COMMON NAILS SPACED AT 6"
  O.C. AT PANEL EDGES AND SPACED AT 12" O.C. AT INTERMEDIATE SUPPORTS.
- 7) MINIMUM BRACED WALL PANEL LENGTHS WITH CS-WSP METHOD SHALL BE AS FOLLOWS: 1700 SHALL BE AS FOLLOWS:

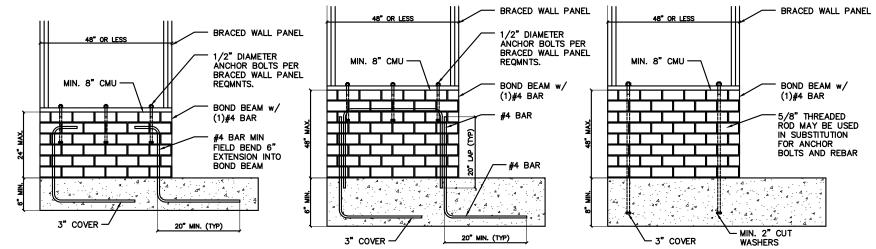
  - 24" ADJACENT TO OPENINGS NOT MORE THAN
  67% OF WALL HEIGHT

  - 30" ADJACENT TO OPENINGS GREATER THAN
  67% AND LESS THAN 85% OF WALL HEIGHT.

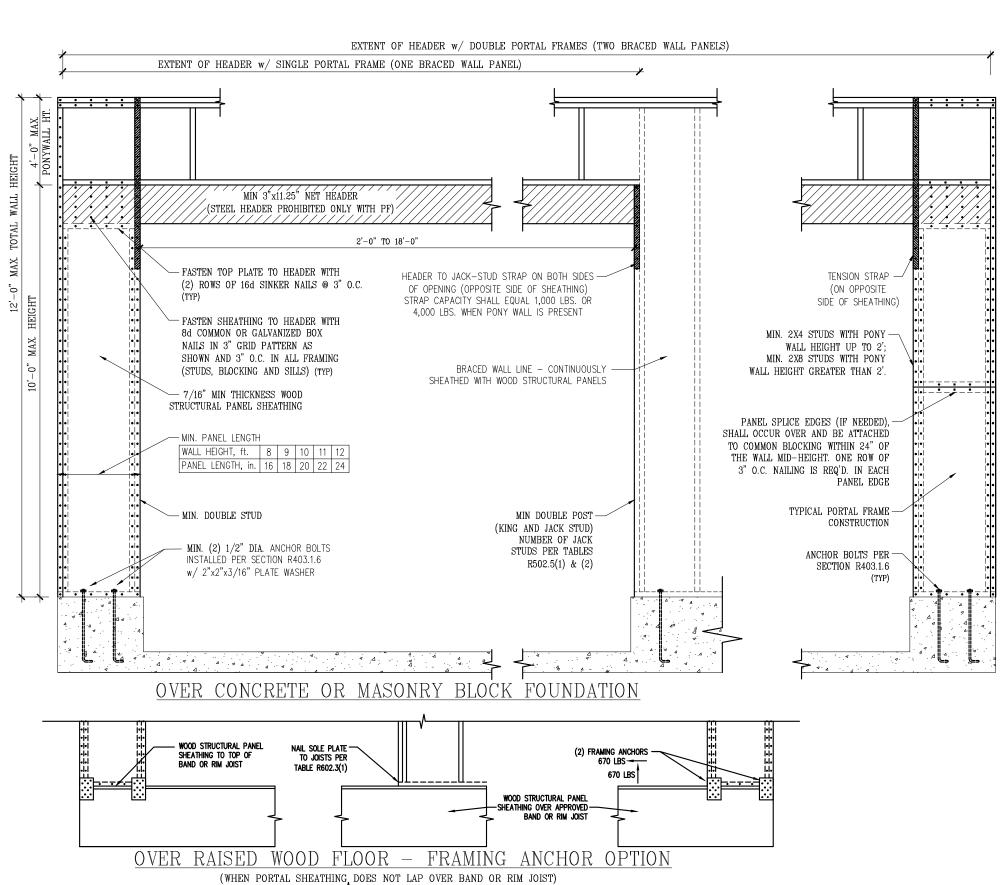
  - 48" FOR OPENINGS GREATER THAN 85% OF
  WALL HEIGHT
- 4 SHEATH INTERIOR & EXTERIOR
- 8) FOR CS-WSP METHOD, A MINIMUM 24" BRACED WALL PANEL CORNER RETURN SHALL BE PROVIDED AT BOTH ENDS OF A BRACED WALL LINE IN ACCORDANCE WITH ENDS OF A BRACED WALL LINE IN ACCORDANCE WITH FIGURE R602.10.3(4). IN LIEU OF A CORNER RETURN, EITHER A MIN. 48" BRACED WALL PANEL SHALL BE PROVIDED AT THE CORNER OR A HOLD-DOWN DEVICE WITH A MINIMUM UPLIFT DESIGN VALUE OF 800# SHALL BE FASTENED TO THE EDGE OF THE BRACED WALL PANEL CLOSEST TO THE CORNER AND TO THE FOUNDATION OR FRAMING BELOW.
- 5 MINIMUM 800# HOLD-DOWN DEVICE

REQUIRED BRACED WALL PANEL CONNECTIONS					
			REQUIRED CONNECTION		
METHOD	MATERIAL	MIN. THICKNESS	@ PANEL EDGES	@ INTERMEDIATE SUPPORTS	
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12"O.C.	
GB	GYPSUM BOARD	1/2"	5d COOLER NAIL** @ 7" O.C.	5d COOLER NAIL** @ 7" O.C.	
WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.	

\*\*OR EQUIVALENT PER TABLE R702.3.5 B3: BRACE WALL PANEL CONNECTIONS



B4: MASONRY STEM WALL SUPPORTING BRACED WALL PANELS FIGURE R602.10.4.3 OF THE 2018 NCRC NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS



ATTACH SHEATHING TO BAND OR RIM JOIST WITH 8d COMMON NAILS AT

SHEATHING OVER APPROVED BAND OR RIM JOIST

B2: METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME FIGURE R602.10.1

OVER RAISED WOOD FLOOR - OVERLAP OPTION

(WHEN PORTAL SHEATHING LAPS OVER BAND OR RIM JOIST)

WOOD STRUCTURAL PANEL
- SHEATHING CONTINUOUS
OVER BAND OR RIM JOIST

NAIL SOLE PLATE -TO JOISTS PER

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