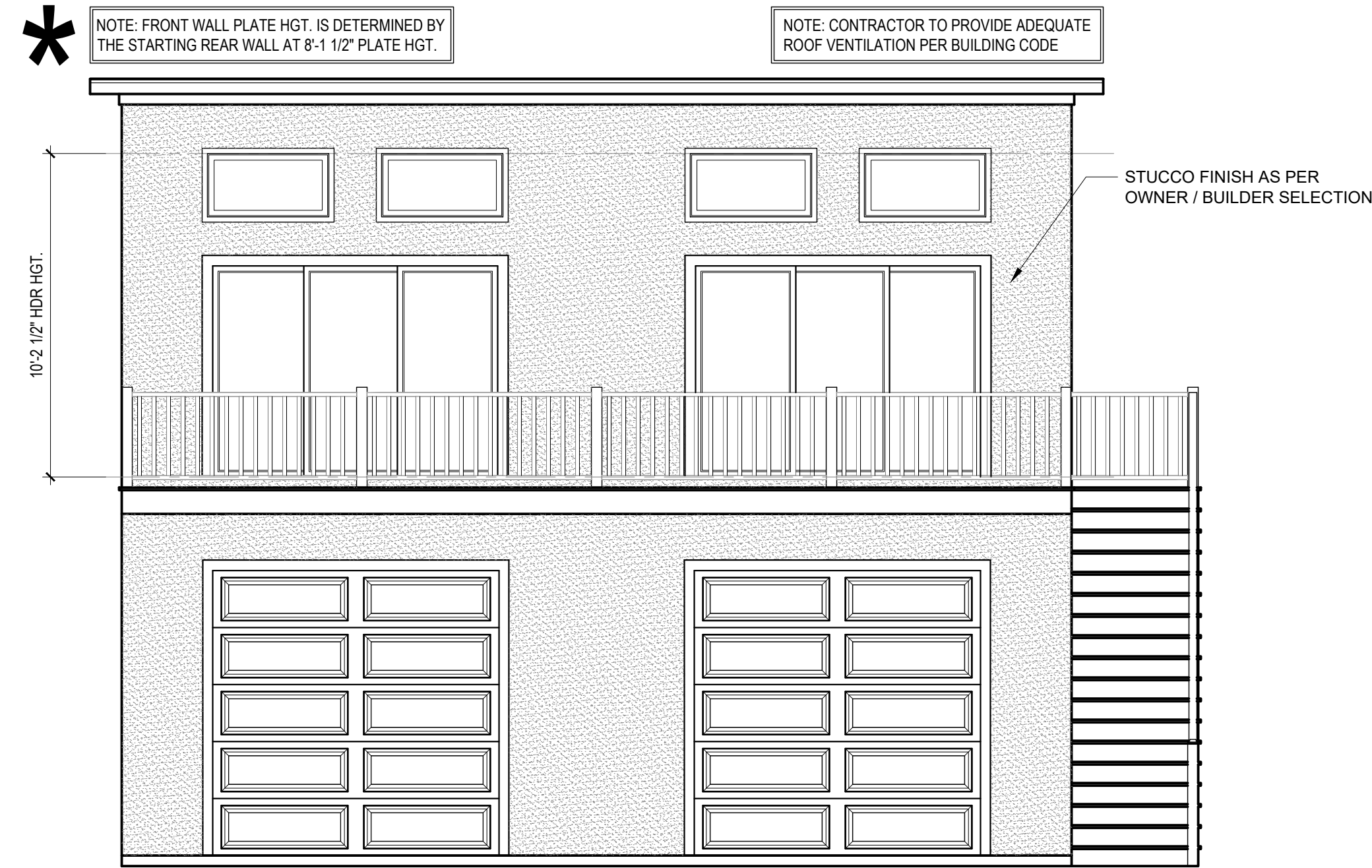
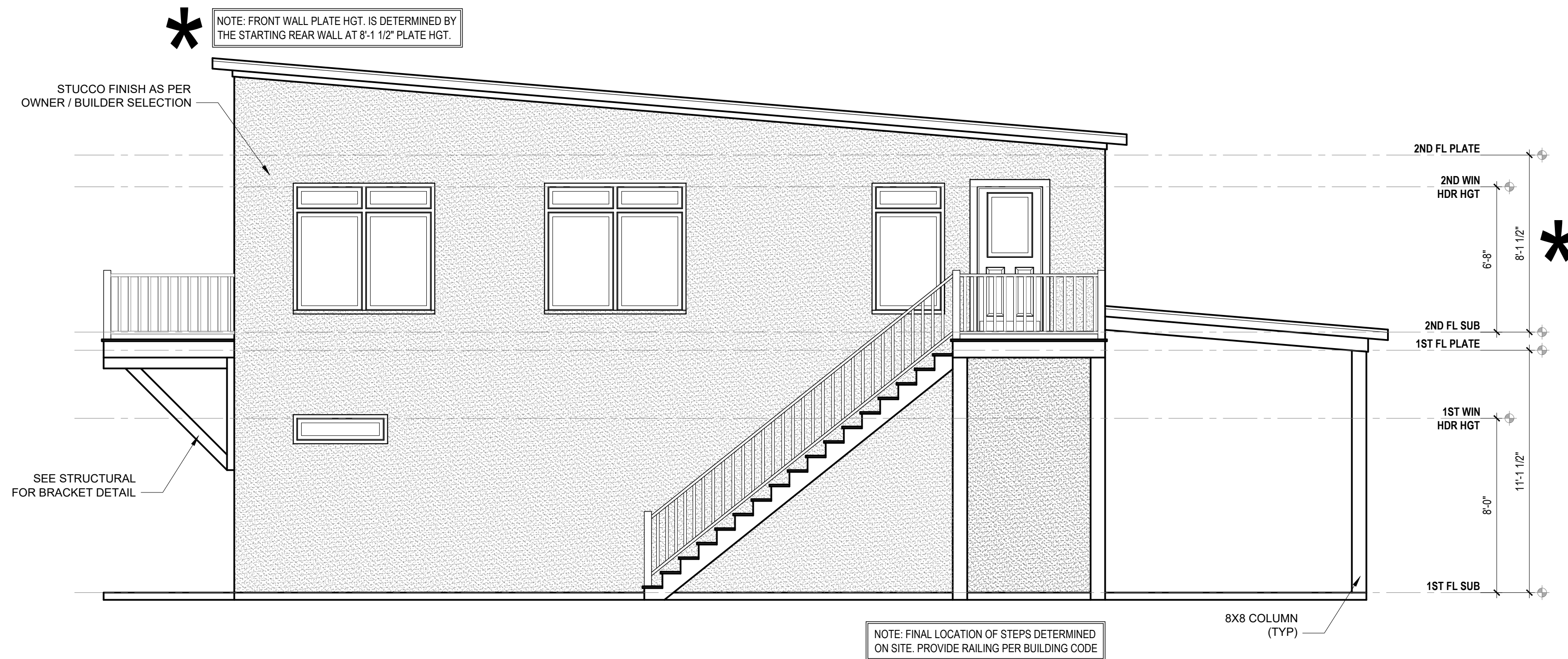


# WILSON GARAGE



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



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

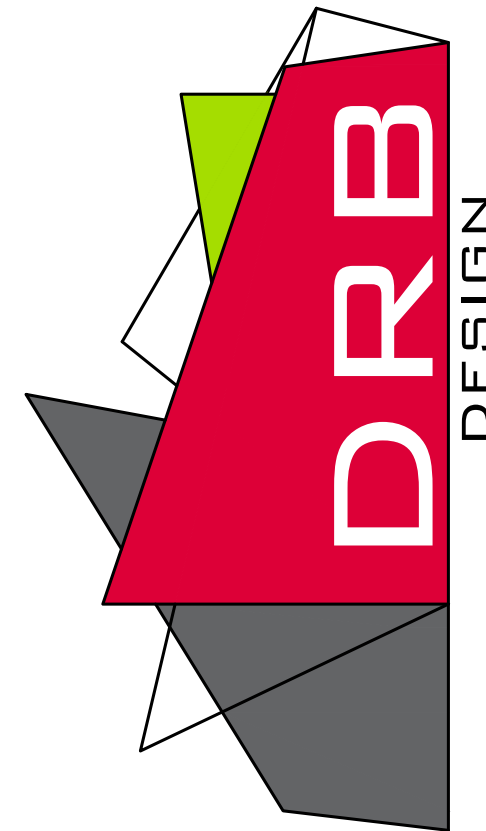
1. DRB DESIGN assumes no liability for any home constructed from this plan.
2. All construction shall conform to the latest requirements of "North Carolina State 2018 residential building code", in addition to all local codes and regulations.
3. Should these plans require structural calculations for permitting the contractor shall be required to obtain the services of a structural engineer after notifying DRB DESIGN that such services are required.
4. Release of these plans requires further cooperation among the owner, his/her contractor, and DRB DESIGN. Design and construction are complex and, although the designer performed his services with due care and diligence, perfection is not a guarantee.
5. Communication is imperfect and every contingency cannot be anticipated.
6. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to DRB DESIGN. Failure to notify the DRB DESIGN compounds misunderstandings and increases construction costs.
7. A failure to cooperate by a simple notice to DRB DESIGN shall relieve the designer from any and all responsibilities for all consequences.
8. Changes made to these plans without the consent of the designer are unauthorized and shall relieve DRB DESIGN of responsibility for any and all consequences arising out of such changes.
9. Written dimensions on these plans always have precedence over scaled dimensions.
10. It is the contractor's responsibility to verify and be responsible for all dimensions and square footage prior to construction, as well as conditions on the job site. DRB DESIGN is not responsible for dimension and square footage errors once construction has begun.
11. DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.

PROJECT#  
DRB2301-0229\_A  
DATE  
09/29/2023  
DRAWN/DESIGNED BY  
NW  
CHECKED BY  
DRB  
SCALE  
1/4" = 1'-0"

WEBSITE  
www.  
drbhomedesign  
.com

PROJECT NAME  
WILSON  
GARAGE

drbdesign@drbhomedesign.com 919.631.5979  
250 Shipwash Dr Suite 105 Garner, NC 27529

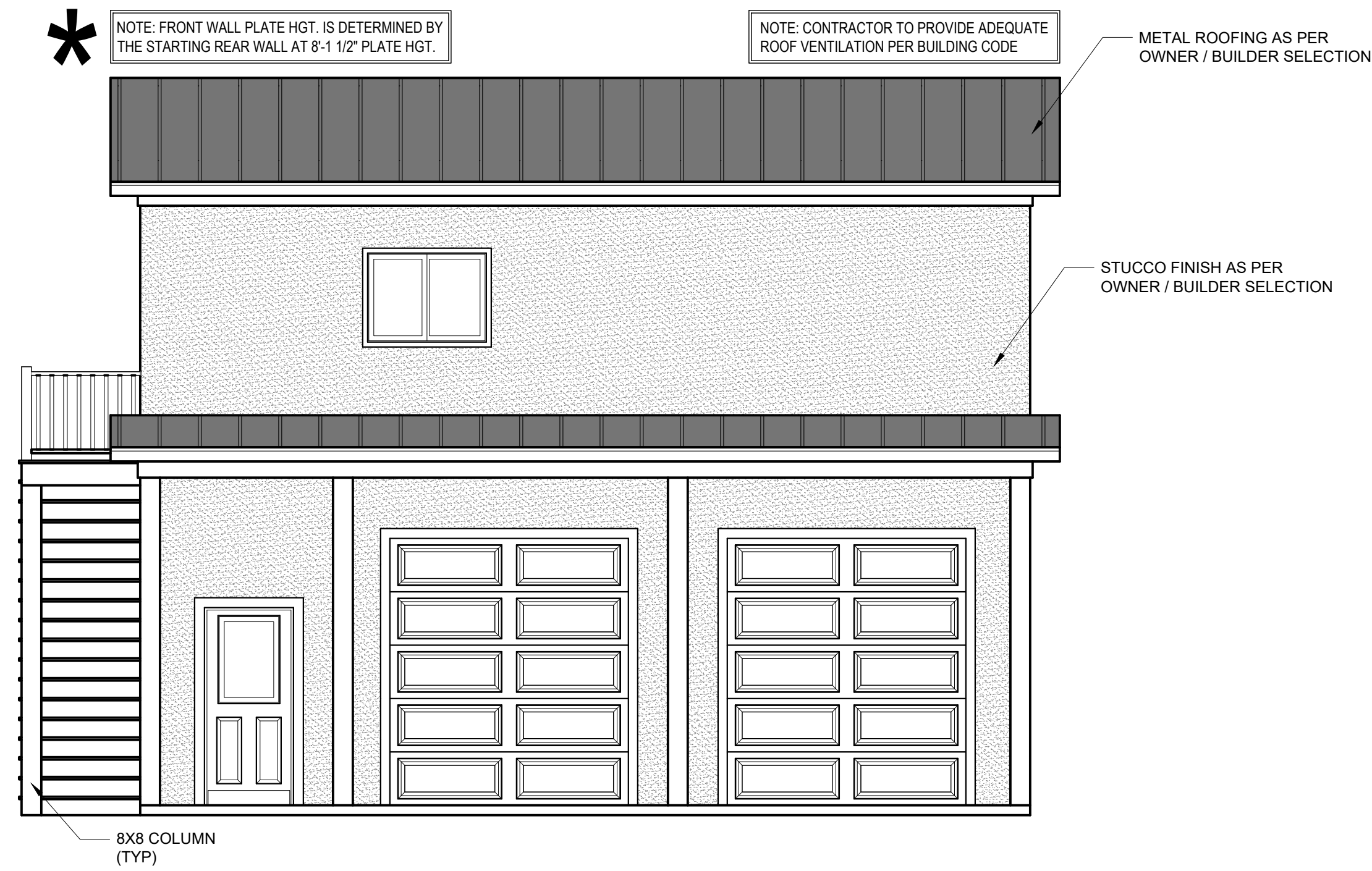


CLIENT NAME  
Chuck Wilson  
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Broadway, NC, 27505  
cwroamer@netscape.net  
(704) 578-3311

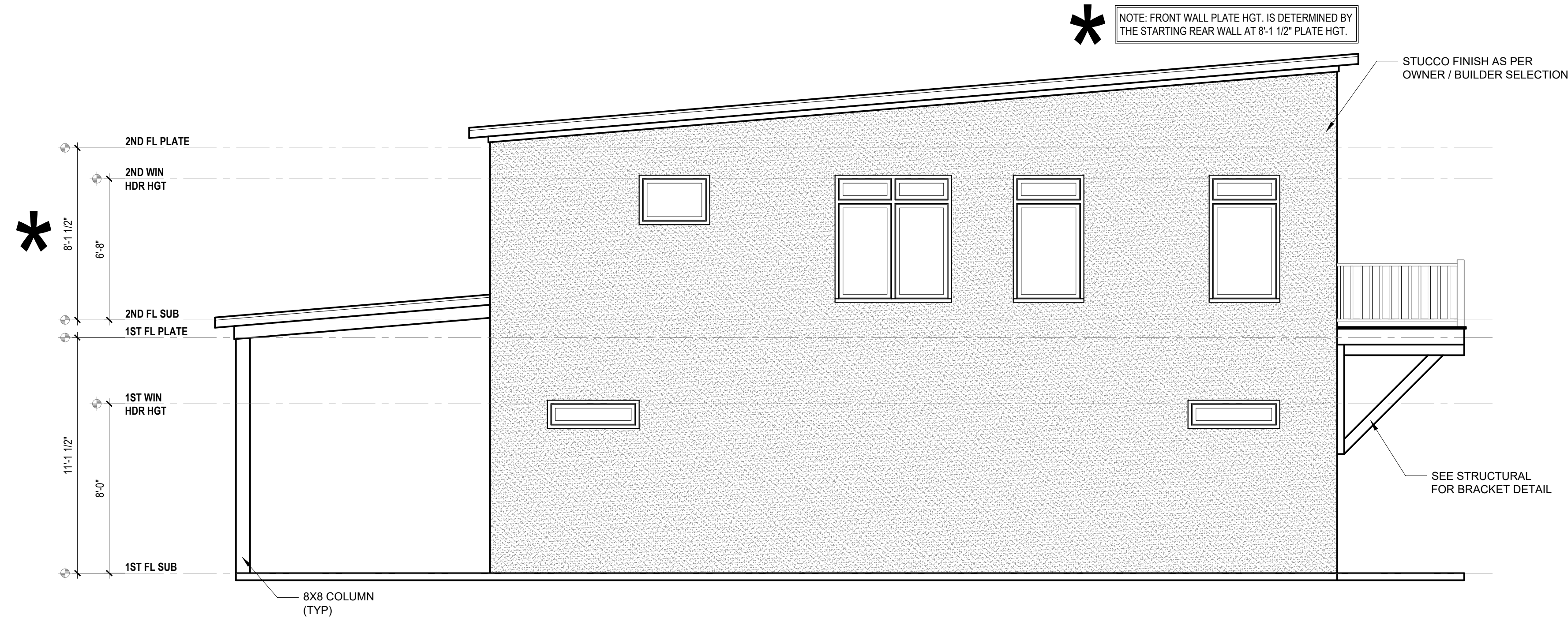
SHEET NAME  
ELEVATIONS



# WILSON GARAGE



**REAR ELEVATION**  
1/4" = 1'-0"



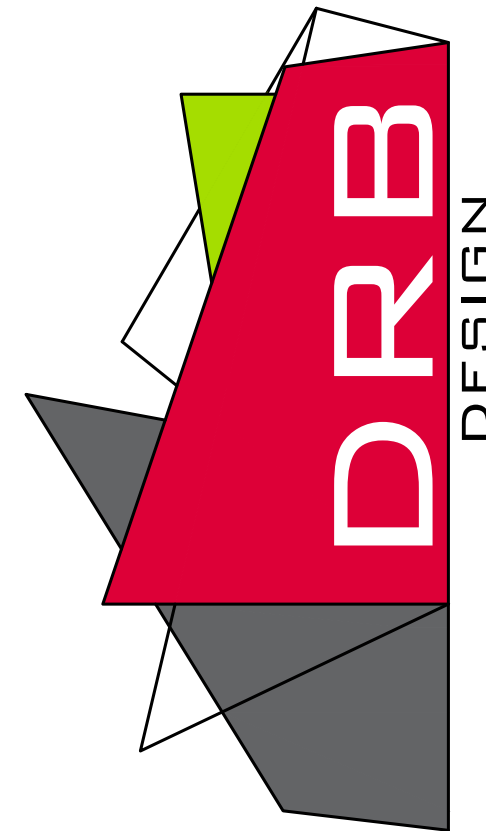
**LEFT ELEVATION**  
1/4" = 1'-0"

1. DRB DESIGN assumes no liability for any home constructed from this plan.
2. All construction shall conform to the latest requirements of "North Carolina State 2018 residential building code", in addition to all local codes and regulations.
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PROJECT#  
DRB2301-0229\_A  
DATE  
09/29/2023  
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NW  
CHECKED BY  
DRB  
SCALE  
1/4" = 1'-0"

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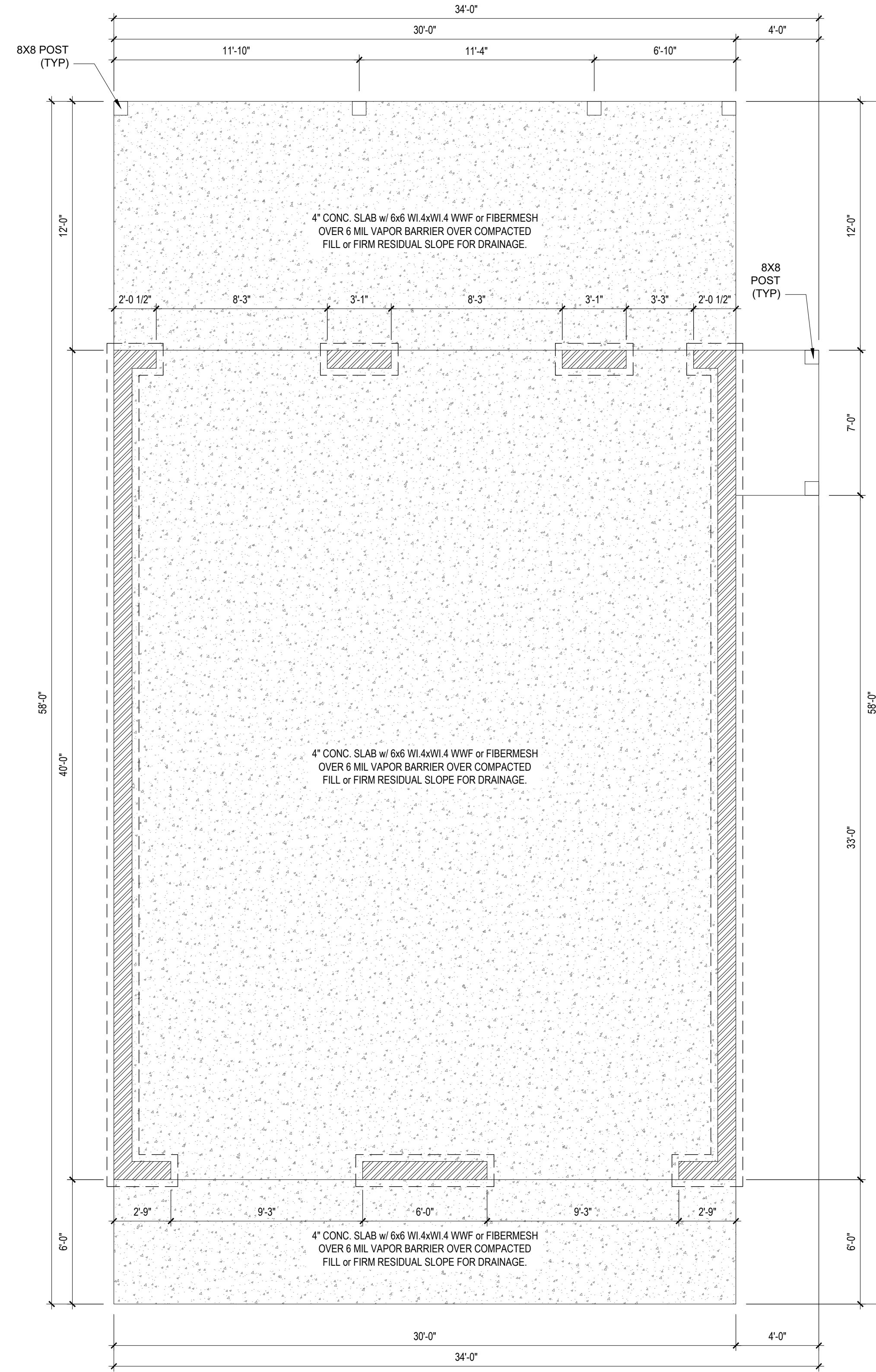
drbdesign@drbhomedesign.com 919.631.5979  
250 Shipwash Dr Suite 105 Garner, NC 27529

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Broadway, NC, 27505  
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SHEET NAME  
ELEVATIONS  
SHEET #



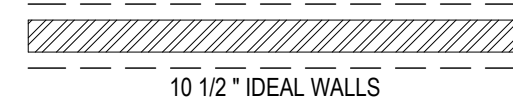
1. DRB DESIGN assumes no liability for any home constructed from this plan.
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**FOUNDATION PLAN**

1/4" = 1'-0"

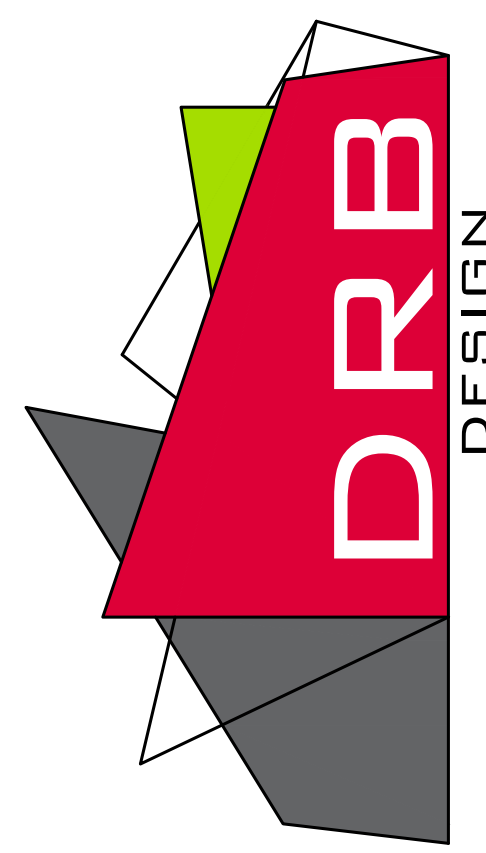
NOTE: SEE STRUCTURAL PLANS FOR ENGINEERING INFORMATION



PROJECT #  
DRB2301-0229\_A  
DATE  
09/29/2023  
DRAWN/DESIGNED BY  
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CHECKED BY  
DRB  
SCALE  
1/4" = 1'-0"

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PROJECT NAME  
WILSON  
GARAGE



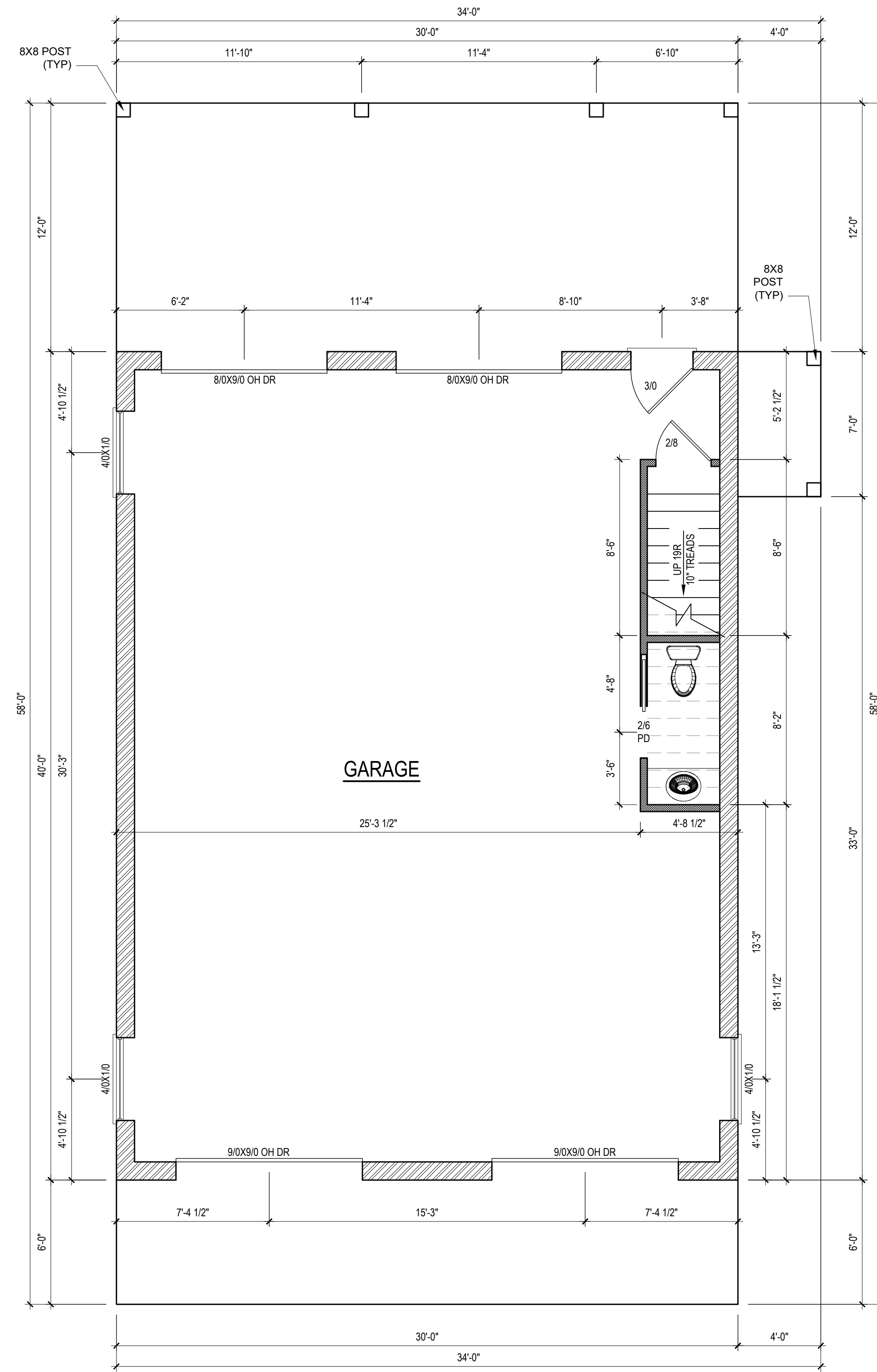
drbdesign@drbhomedesign.com 919.631.5979  
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(704) 578-3311

SHEET NAME  
FOUNDATION

SHEET #  
3  
of 6

- DRB DESIGN assumes no liability for any home constructed from this plan.
- All construction shall conform to the latest requirements of "North Carolina State 2018 residential building code", in addition to all local codes and regulations.
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**FIRST FLOOR PLAN**  
1/4" = 1'-0" CEILING HGT. = 11'-0"

HEATED SQUARE FOOTAGE	
Second Floor	1200
<b>TOTAL HEATED</b>	<b>1200</b>
UNHTD SQUARE FOOTAGE	
Garage	1120
Balcony	180
Porch	360
Patio	180
<b>TOTAL UNHEATED</b>	<b>1840</b>
<b>TOTAL SQ FT</b>	<b>3040</b>

NOTE:  
SEE ELEVATIONS FOR  
WINDOW HDR HGTS

NOTE:  
ALL DOORS ARE 6'-8"  
TALL UNO

NOTE:  
ALL EXTERIOR WALLS  
ARE IDEAL 10 1/2" UNO

NOTE:  
ALL INTERIOR WALLS  
ARE NOMINAL 4" UNO

NOTE:  
ALL ANGLED WALLS  
ARE 45° UNO

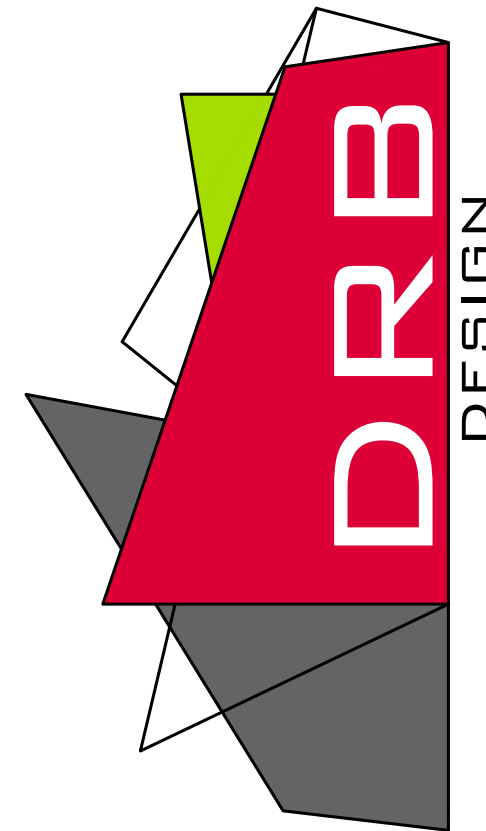
NOTE:  
ALL DIMENSIONS ARE  
FRAME TO FRAME

NEW WALLS  
10 1/2" IDEAL WALLS

PROJECT #  
DRB2301-0229\_A  
DATE  
09/29/2023  
DRAWN/DESIGNED BY  
NW  
CHECKED BY  
DRB  
SCALE  
1/4" = 1'-0"

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PROJECT NAME  
WILSON  
GARAGE



drbdesign@drbhomedesign.com 919.631.5979  
250 Shipwash Dr Suite 105 Garner, NC 27529

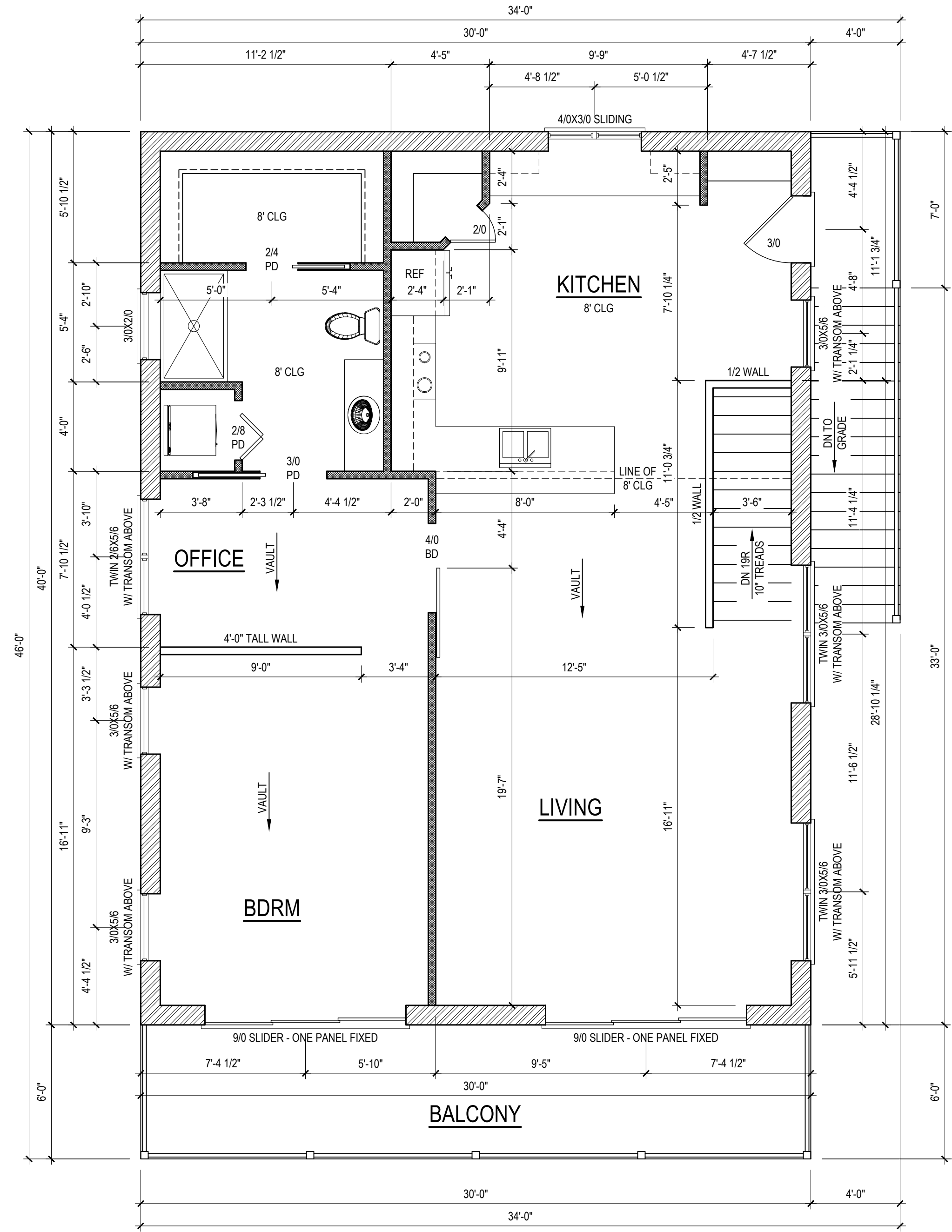
CLIENT NAME  
Chuck Wilson  
117 Fiddler Dr.  
Broadway, NC, 27505  
cwtroamer@netscape.net  
(704) 578-3311

SHEET NAME  
1ST\_FLOOR

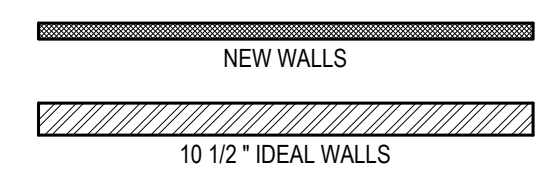
SHEET #  
4  
of 6



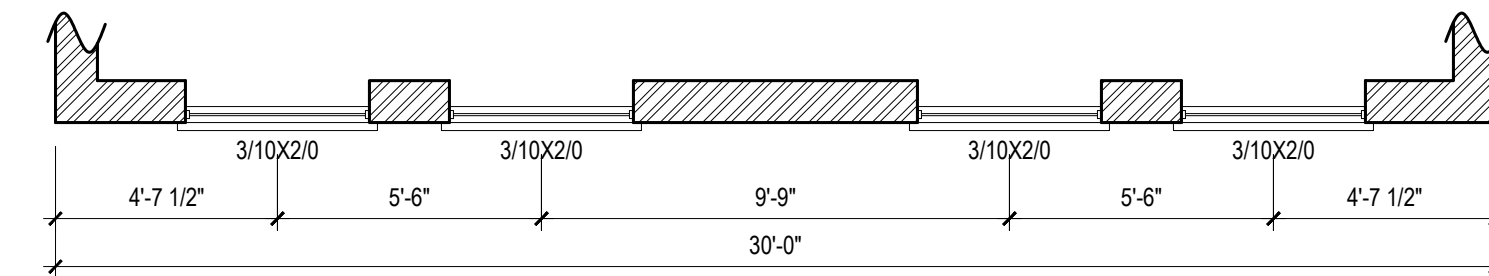
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- NOTE: SEE ELEVATIONS FOR WINDOW HDR HGT'S
- NOTE: ALL DOORS ARE 6'-8" TALL UNO
- NOTE: ALL EXTERIOR WALLS ARE IDEAL 10 1/2" UNO
- NOTE: ALL INTERIOR WALLS ARE NOMINAL 4" UNO
- NOTE: ALL ANGLED WALLS ARE 45° UNO
- NOTE: ALL DIMENSIONS ARE FRAME TO FRAME
- NOTE: VERIFY WINDOW SILL HEIGHT CLEARANCE ABOVE TUBS AND COUNTERTOPS TO ALLOW FOR TRIM AND/OR BACKSPLASH



**SECOND FLOOR PLAN**  
1/4" = 1'-0" CEILING HGT. = VARIES



WINDOWS IN WALL ABOVE SLIDING DOORS

PROJECT #  
DRB2301-0229\_A  
DATE  
09/29/2023  
DRAWN/DESIGNED BY  
NW  
CHECKED BY  
DRB  
SCALE  
1/4" = 1'-0"

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PROJECT NAME  
WILSON  
GARAGE

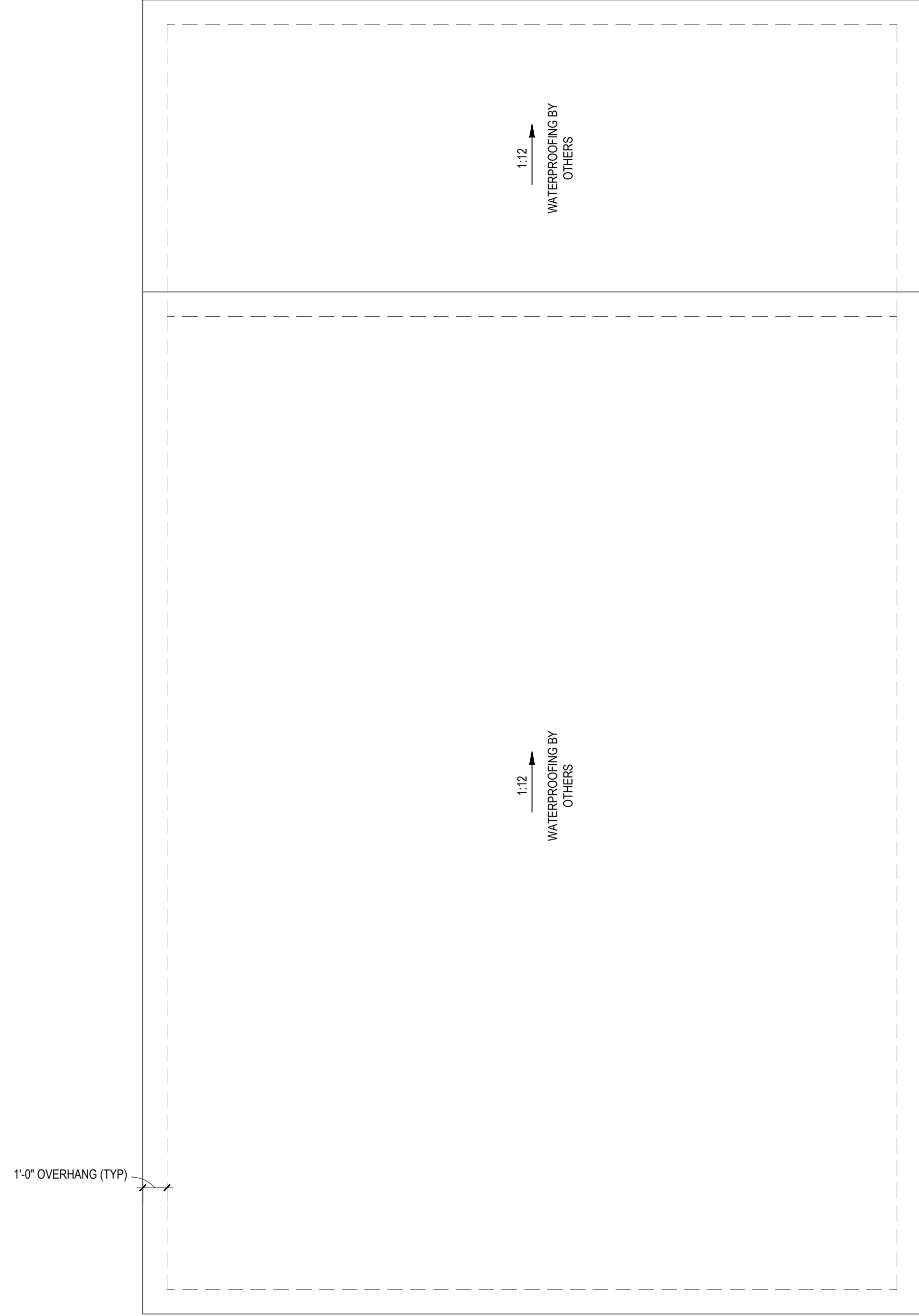
DRB DESIGN  
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SHEET NAME  
2ND\_FLOOR

SHEET #  
5  
of 6

- DRB DESIGN assumes no liability for any home constructed from this plan.
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**ROOF PLAN**  
1/4" = 1'-0"

NOTE: OVERHANG DIMENSIONS ARE FROM EDGE OF IDEAL WALLS

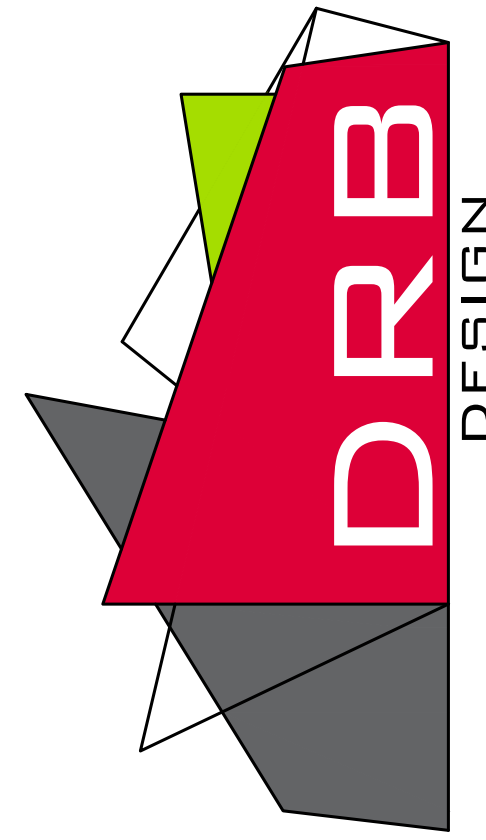
NOTE: SEE STRUCTURAL PLANS FOR ATTIC VENTILATION CALCULATIONS

NOTE: ANY ROOF PITCH 4:12 OR LESS SHALL BE PROPERLY WATERPROOFED PER BLDG. CODE

PROJECT #  
DRB2301-0229\_A  
DATE  
09/29/2023  
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CHECKED BY  
DRB  
SCALE  
1/4" = 1'-0"

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PROJECT NAME  
WILSON  
GARAGE



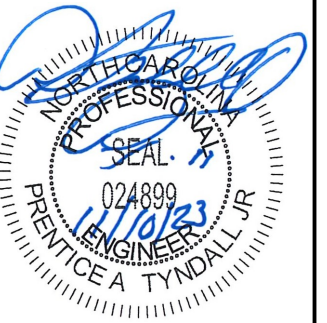
drbdesign@drbhomedesign.com 919.631.5979  
250 Shipwash Dr Suite 105 Garner, NC 27529

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cwtroamer@netscape.net  
(704) 578-3311

SHEET NAME  
ROOF  
SHEET #  
6  
of 6



Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precautions. Any deviations or discrepancies on plans are to be brought to the immediate attention of Tynndall Engineering & Design, P.A. Failure to do so will void Tynndall Engineering & Design, P.A. liability. Please review these documents carefully. Tynndall Engineering & Design, P.A. will interpret that all dimensions, recommendations, etc. presented in these documents were deemed acceptable once construction begins.



**TYNDALL**  
ENGINEERING & DESIGN P.A.  
1107 W. 10th Street, Suite 100  
Raleigh, NC 27601  
919.778.7449  
www.tynndall.com



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**CHUCK WILSON**  
Professional Engineer  
License No. 024899  
State of North Carolina

**WILSON GARAGE**

**FOUNDATION PLAN**

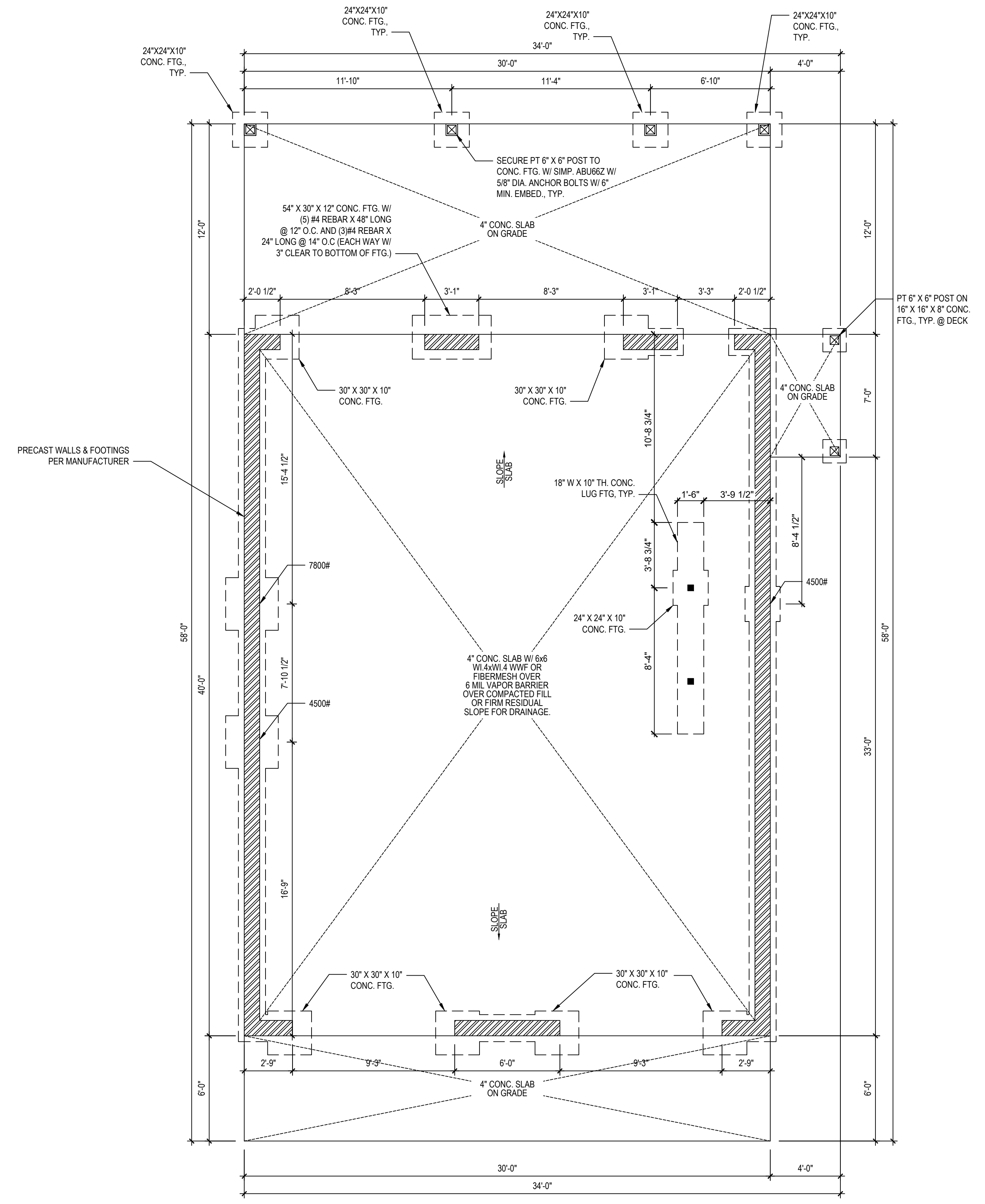
Project #: DRB2301-0229A  
Date: 11/09/2023  
Engineered by: MR  
DWG. Checked By: AM  
Scale: SEE PLAN

No.	Date	Remarks

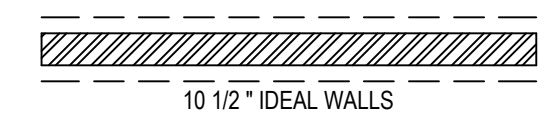
Sheet Number  
**S1**  
1 of 5

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			LL	TL
FLOOR (primary)	40	10	L/360	L/240
FLOOR (secondary)	40	10	L/360	L/240
ATTIC (w/ storage)	20	10	L/240	L/180
ATTIC (no access)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180
WIND LOAD	BASED ON 120 MPH (EXPOSURE B)			
SEISMIC	BASED ON SEISMIC ZONES A, B & C			

- STRUCTURAL NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF "NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE", IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQUARE FOOTAGE PRIOR TO CONSTRUCTION. TYNDALL ENGINEERING & DESIGN, P.A. IS NOT RESPONSIBLE FOR DIMENSIONS AND SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
  - ALL LUMBER SHALL BE SYP #2 (UNO). ALL LVL LUMBER TO BE 1.75" WIDE NOMINAL EACH SINGLE MEMBER AND Fb = 2600 PSI, E = 1.9M PSI (I.E. I-LEVEL MICROLAM). ALL LSL LUMBER IS TO BE 1.55E (Fb = 2325 PSI).
  - ALL LOAD BEARING EXTERIOR WINDOW HEADERS ARE TO BE (2) 2x10 w/ (1) 2x4 JACK STUD (U.N.O.) AND KING STUDS PER TABLE R602.7.5, AND TOGETHER w/ (2) 10d NAILS @ 8" O.C., PROVIDED THAT THE TOP OF THE WINDOW HEIGHT IS 6'-6", MINIMUM BOTTOM OF THE WINDOW HEIGHT IS 1'-6". OTHERWISE REFER TO TABLES R602.7(1) AND R602.7(2).
  - ALL INTERIOR LOAD BEARING HEADERS TO BE (2) 2x10 (U.N.O.) REFER TO TABLES R602.7(1) AND R602.7(2) FOR JACK STUD REQUIREMENTS FOR HEADER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS (UNO).
  - REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION OF ALL WALLS OVER 10'-0" IN HEIGHT.
  - ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50. Fy = 50 KSI MIN. (UNO).
  - ALL EXTERIOR LUMBER TO BE #2 SYP PT.
  - ALL CONCRETE, fc = 3000 PSI MIN.
  - PRESUMPTIVE BEARING CAPACITY = 2000 PSF.
  - 1/2" ANCHOR BOLTS SPACED AT MAXIMUM OF 6'-0" O.C. AND NOT MORE THAN 12" FROM THE CORNER. THERE SHALL BE A MINIMUM OF (2) BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE SPACED AT 3'-0" O.C. FOR BASEMENTS. ANCHOR BOLT SHALL EXTEND 7" INTO CONCRETE OR MASONRY.
  - PSL COLUMNS DESIGNED WITH MAX. HEIGHT OF 9'-0" (UNO).
  - PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.).
  - PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.3 OF THE 2018 NCRC.
  - MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.
  - UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.
  - METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.

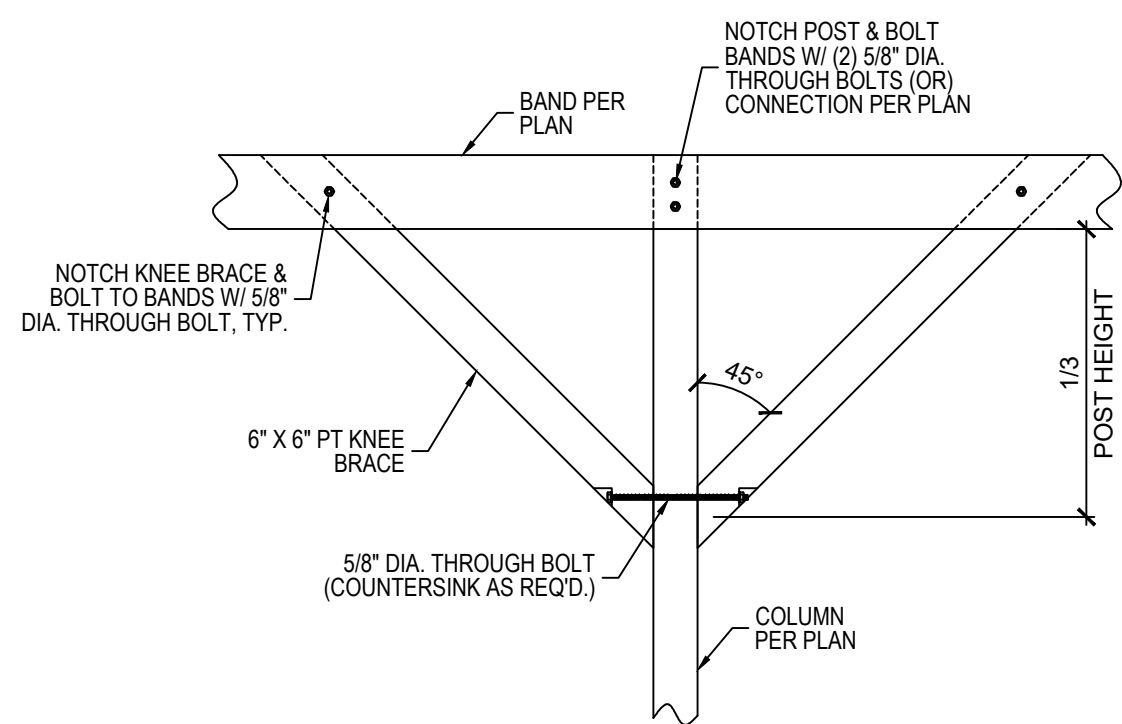


**FOUNDATION PLAN**  
1/4" = 1'-0"

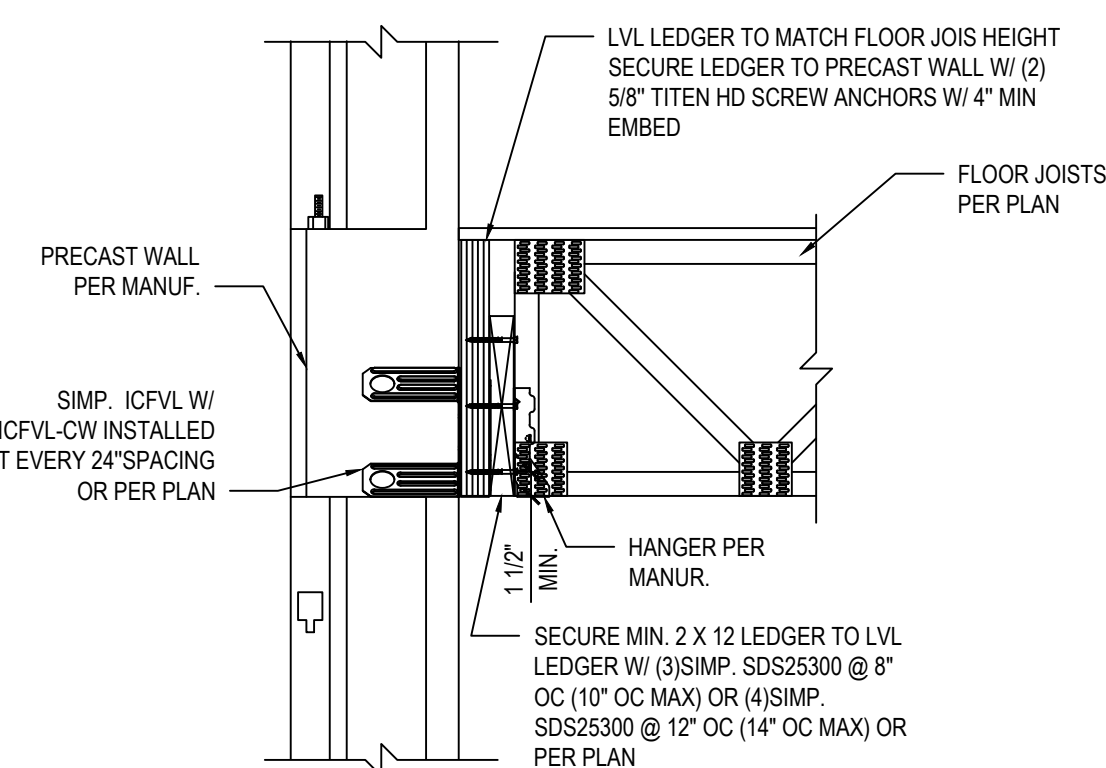


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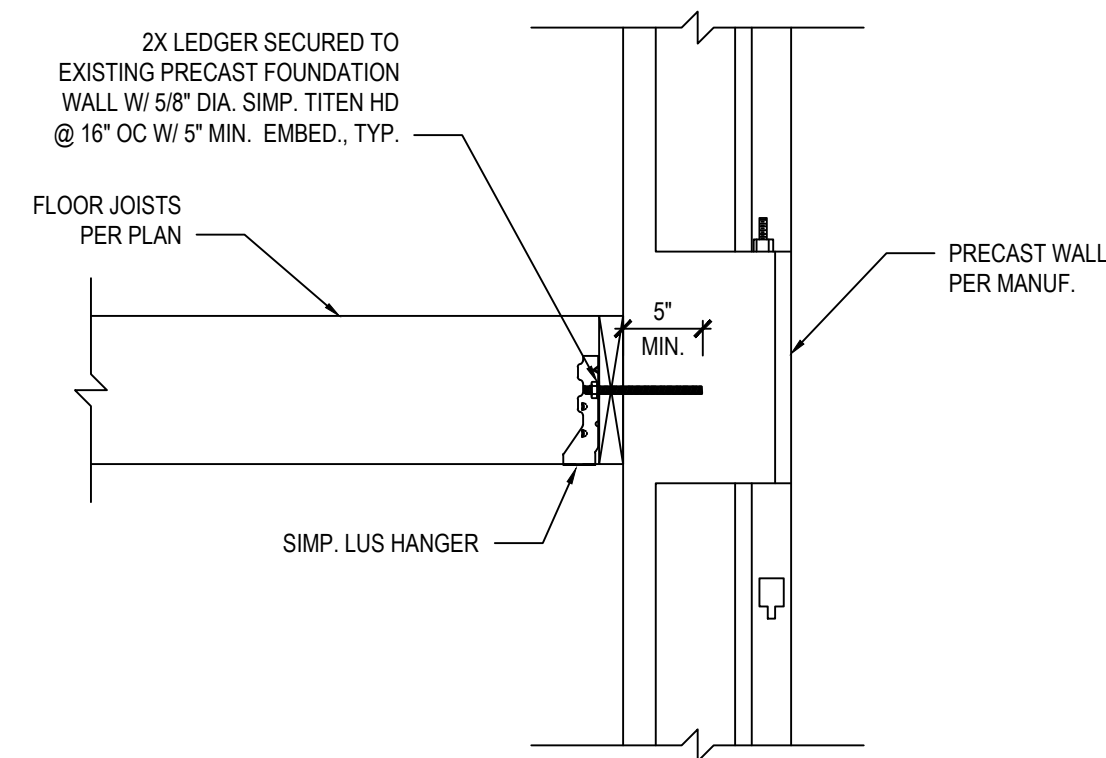




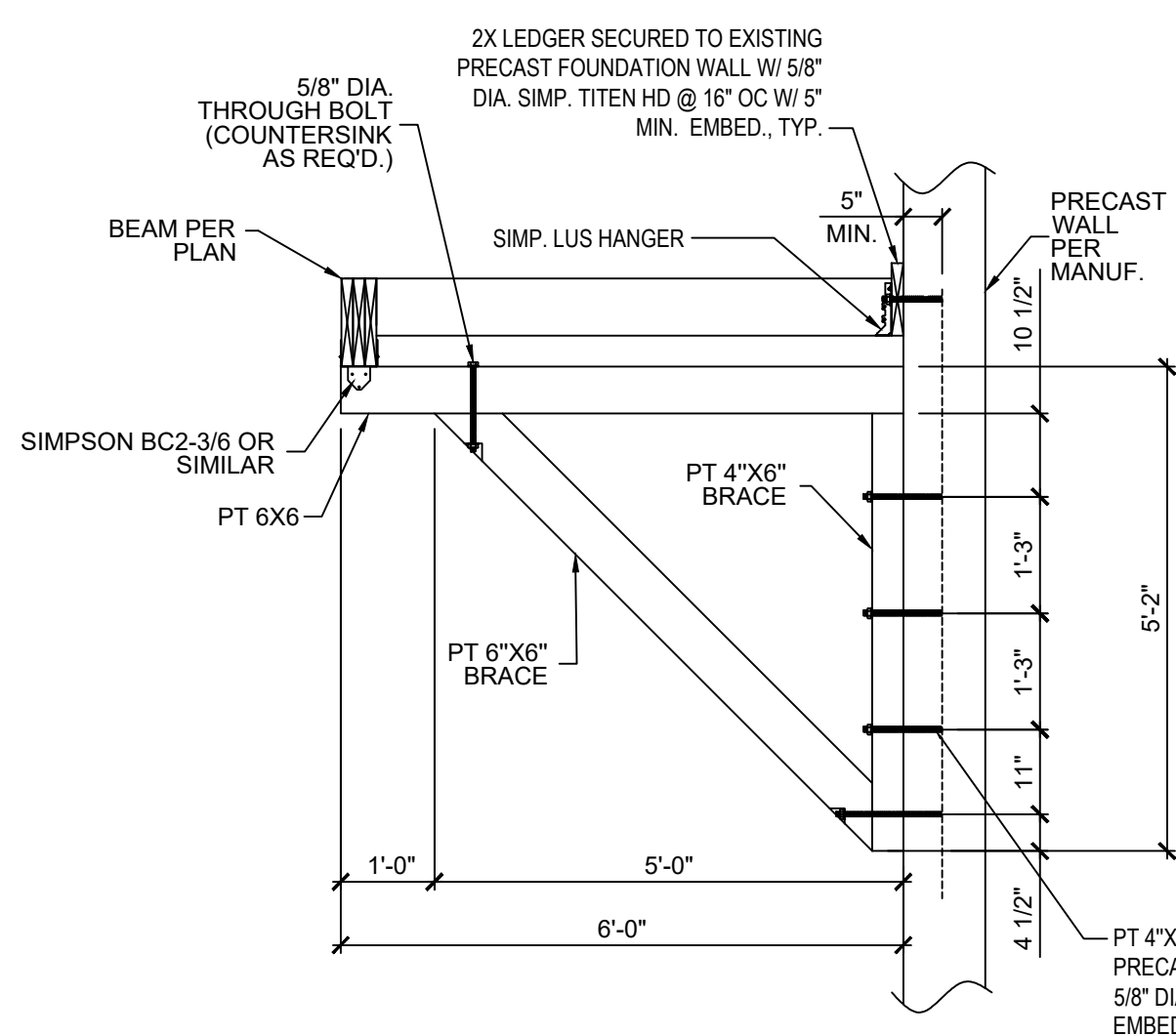
**A POST BRACING**  
SCALE: 1/2" = 1'-0"



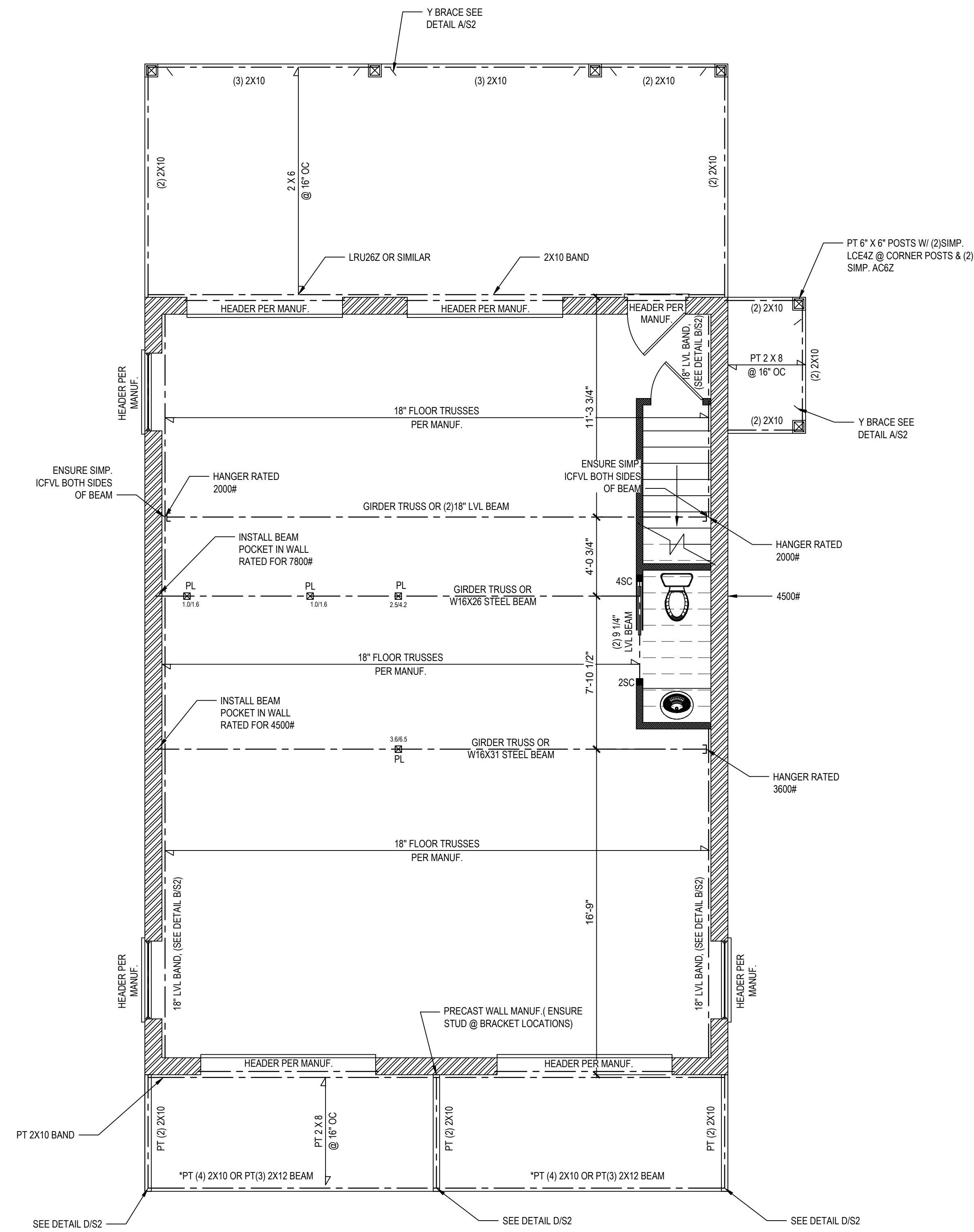
**B LEDGER ATTACHMENT**  
SCALE: 1" = 1'-0"



**C LEDGER ATTACHMENT**  
SCALE: 1" = 1'-0"



**D BALCONY CONNECTION TO PRECAST WALL**  
SCALE: 1/2" = 1'-0"



**FIRST FLOOR PLAN**  
1/4" = 1'-0" CEILING HGT. = 11'-0"

NOTE: SECURE 4-PLY W/ 1/2\"/>

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			LL	TL
FLOOR (primary)	40	10	L/360	L/240
FLOOR (secondary)	40	10	L/360	L/240
ATTIC (w/ storage)	20	10	L/240	L/180
ATTIC (no access)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180
WIND LOAD	BASED ON 120 MPH (EXPOSURE B)			
SEISMIC	BASED ON SEISMIC ZONES A, B & C			

- STRUCTURAL NOTES:**
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  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQUARE FOOTAGE PRIOR TO CONSTRUCTION. TYNDALL ENGINEERING & DESIGN, PA IS NOT RESPONSIBLE FOR DIMENSIONS AND SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
  - ALL LUMBER SHALL BE SYP #2 (UNO)
  - ALL LVL LUMBER TO BE 1.75" WIDE NOMINAL EACH SINGLE MEMBER AND Fb = 2600 PSI, E = 1.9M PSI (I.E. I-LEVEL MICROLAM)
  - ALL LSL LUMBER IS TO BE 1.55E (Fb = 2325 PSI)
  - ALL LOAD BEARING EXTERIOR WINDOW HEADERS ARE TO BE (2) 2x10 w/ (1) 2x4 JACK STUD (U.N.O.) AND KING STUDS PER TABLE R602.7.5, AND TOGETHER W/ (2) 10d NAILS @ 8" O.C., PROVIDED THAT THE TOP OF THE WINDOW HEIGHT IS 6'-6", MINIMUM BOTTOM OF THE WINDOW HEIGHT IS 1'-6". OTHERWISE REFER TO TABLES R602.7(1) AND R602.7(2).
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  - ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50
  - Fy = 50 KSI MIN. (UNO)
  - PRESUMPTIVE BEARING CAPACITY = 2000 PSF
  - 1/2" ANCHOR BOLTS SPACED AT MAXIMUM OF 6'-0" O.C. AND NOT MORE THAN 12" FROM THE CORNER. THERE SHALL BE A MINIMUM OF (2) BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE SPACED AT 3'-0" O.C. FOR BASEMENTS. ANCHOR BOLT SHALL EXTEND 7" INTO CONCRETE OR MASONRY.
  - PSL COLUMNS DESIGNED WITH MAX. HEIGHT OF 9'-0" (UNO)
  - PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.)
  - PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.3 OF THE 2018 NCR.
  - MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.
  - UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.
  - METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.

Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precautions. Any deviation or discrepancies on plans are to be brought to the immediate attention of Tyndall Engineering & Design, P.A. Failure to do so will void Tyndall Engineering & Design, P.A. liability. Please review these documents carefully. Tyndall Engineering & Design, P.A. will interpret that all dimensions, recommendations, etc. presented in these documents were deemed acceptable once construction begins.



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www.tyndallengineering.com



CLIENT: **CHUCK WILSON**  
PROJECT: **WILSON GARAGE**

**1ST FLOOR HEADER  
2ND FLOOR FRAMING**

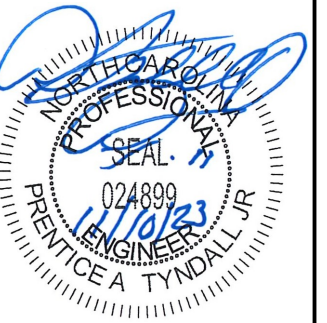
Project #: **DRB2301-0229A**  
Date: **11/09/2023**  
Engineered by: **MR**  
DWG. Checked by: **AM**  
Scale: **SEE PLAN**

REVISIONS		
No.	Date	Remarks

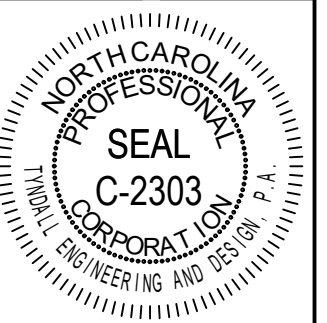
Sheet Number  
**S2**  
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Client: **CHUCK WILSON**  
 Project: **WILSON GARAGE**

**2ND FLOOR HEADER  
 2ND FLR. CLG. FRAMING**

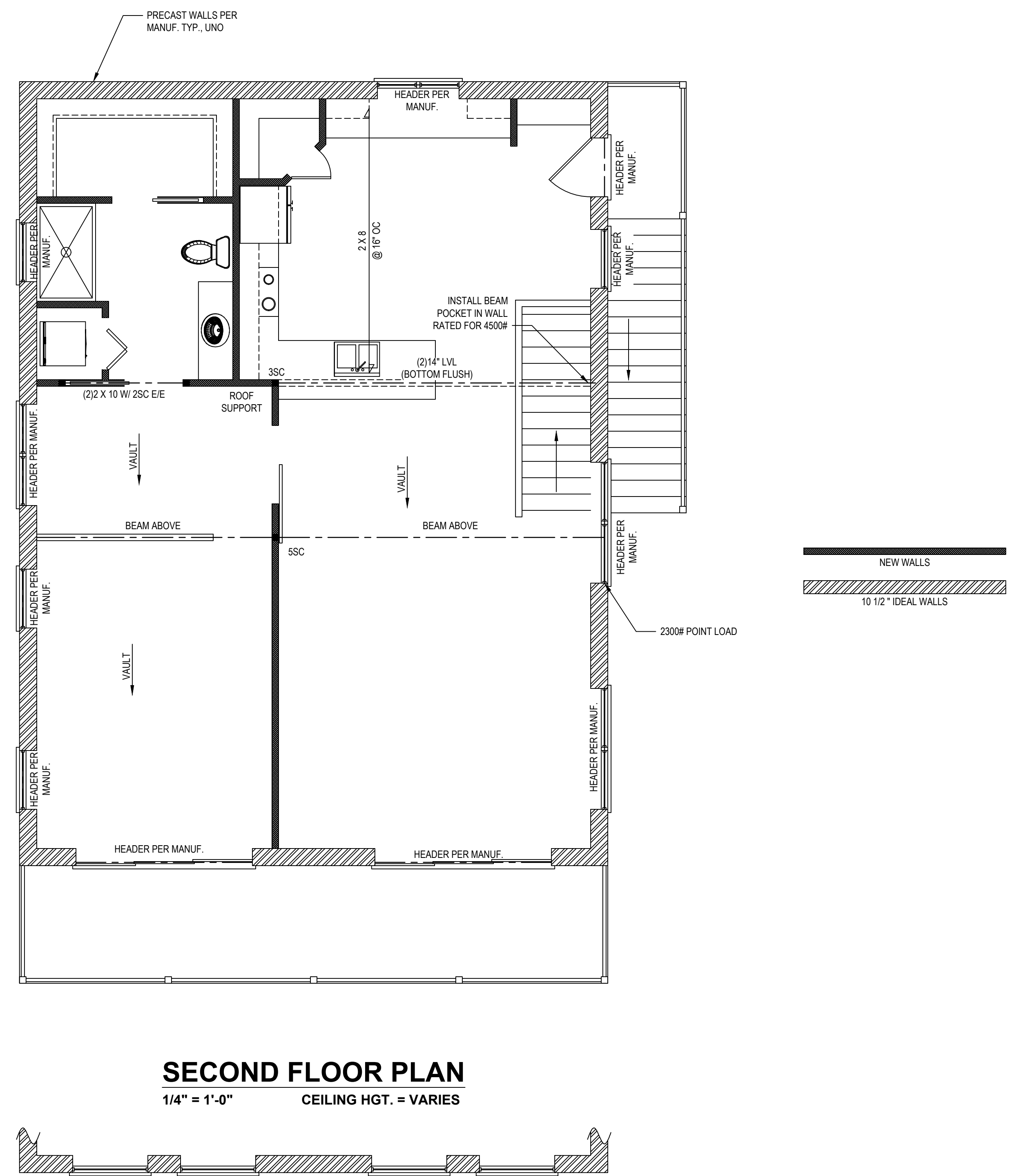
Project #: DRB2301-0229A  
 Date: 11/09/2023  
 Engineered by: MR  
 DWG. Checked By: AM  
 Scale: SEE PLAN

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No.	Date	Remarks

Sheet Number  
**S3**  
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	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			LL	TL
FLOOR (primary)	40	10	L/360	L/240
FLOOR (secondary)	40	10	L/360	L/240
ATTIC (w/ storage)	20	10	L/240	L/180
ATTIC (no access)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180
WIND LOAD	BASED ON 120 MPH (EXPOSURE B)			
SEISMIC	BASED ON SEISMIC ZONES A, B & C			

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  - ALL INTERIOR LOAD BEARING HEADERS TO BE (2) 2x10 (U.N.O.) REFER TO TABLES R602.7(1) AND R602.7(2) FOR JACK STUD REQUIREMENTS FOR HEADER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS (UNO)
  - REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION OF ALL WALLS OVER 10'-0" IN HEIGHT.
  - ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50  
 Fy = 50 KSI MIN. (UNO)
  - ALL EXTERIOR LUMBER TO BE #2 SYP PT
  - ALL CONCRETE, fc = 3000 PSI MIN.
  - PRESUMPTIVE BEARING CAPACITY = 2000 PSF
  - 1/2" ANCHOR BOLTS SPACED AT MAXIMUM OF 6'-0" O.C. AND NOT MORE THAN 12" FROM THE CORNER. THERE SHALL BE A MINIMUM OF (2) BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE SPACED AT 3'-0" O.C. FOR BASEMENTS. ANCHOR BOLT SHALL EXTEND 7" INTO CONCRETE OR MASONRY.
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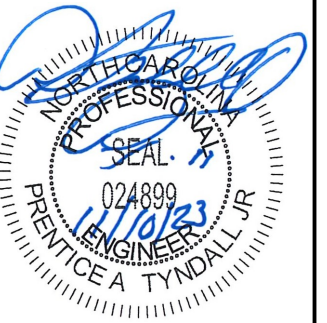


**SECOND FLOOR PLAN**  
 1/4" = 1'-0" CEILING HGT. = VARIES

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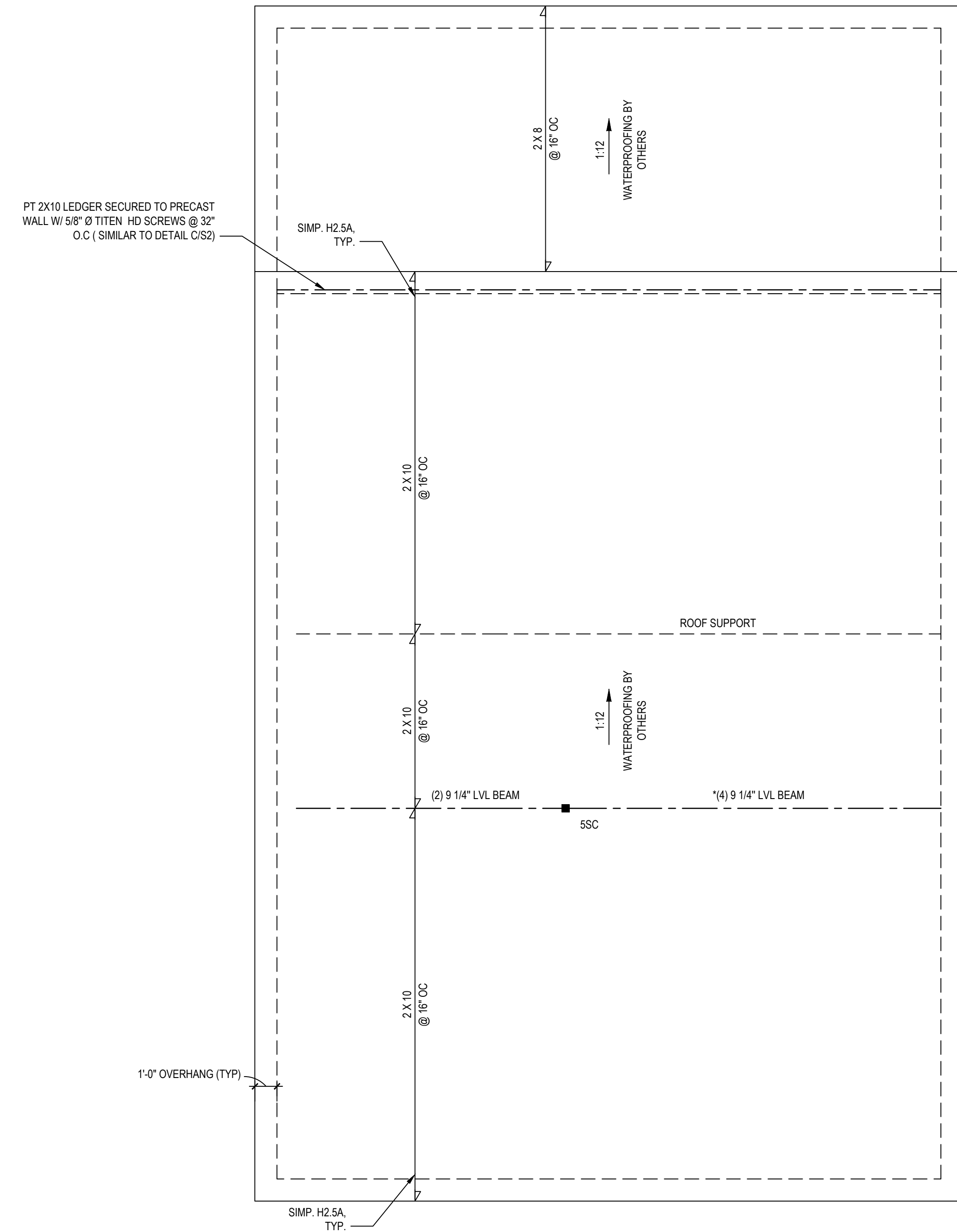
Client:	CHUCK WILSON
File:	WILSON GARAGE

# ROOF PLAN

Project #:	DRB2301-0229A
Date:	11/09/2023
Engineered By:	MR
DWG. Checked By:	AM
Scale:	SEE PLAN

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No.	Date:	Remarks

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**S4**  
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**ROOF PLAN**  
1/4" = 1'-0"

\*NOTE: SECURE 4-PLY W/ 1/2" Ø THRU-BOLTS @ 24" O.C. (OR EQUIV. STRUCTURAL SCREWS)

1200 SQ. FT. OF ATTIC / 300 = 4 SQ. FT. INLETS/OUTLETS REQUIRED

- CALCULATION BASED ON VENTILATORS USED AT LEAST 2'-0" ABOVE THE COMBINE VENTS WITH THE BALANCE OF VENTILATION PROVIDED BY EAVE VENTS
- CATHERED CEILINGS SHALL HAVE A 1" MINIMUM CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.

\* ATTIC VENTILATION CALCULATION  
NO SCALE

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