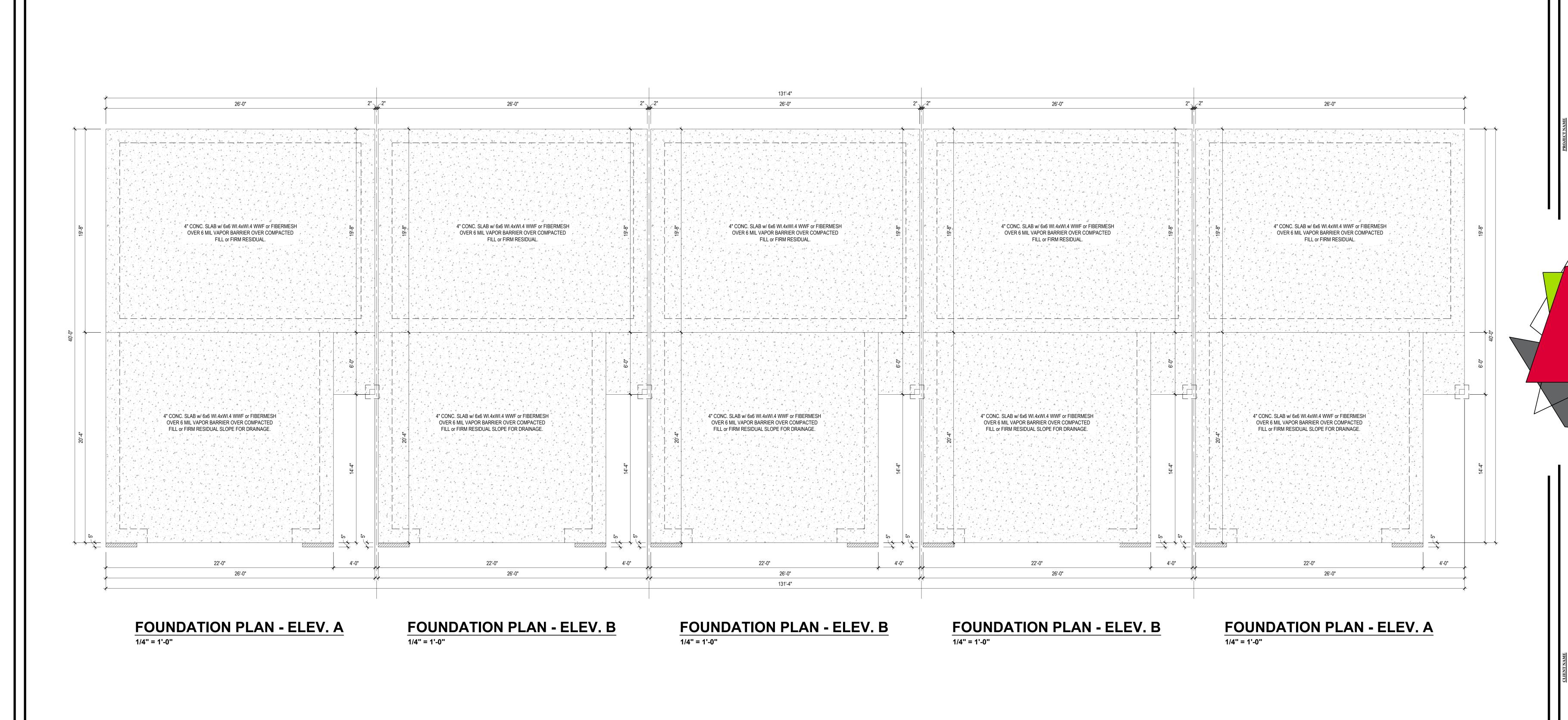
DRB2201-0262_A 10/10/2023 MASON LANDING TOWNHOMES DRAWN/DESIGNED BY MMB CHECKED BY DRB scale SCALE NOTE: CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION PER BUILDING CODE OWNER / BUILDER SELECTION HDR HGT 1ST FL PLATE HDR HGT 1X4 CORNER BOARD (TYP) -VERTICAL SIDING AS PER OWNER / BUILDER SELECTION VERTICAL SIDING AS PER OWNER / BUILDER SELECTION -OWNER / BUILDER SELECTION ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQ'D **FRONT ELEVATION - ELEV. A** FRONT ELEVATION - ELEV. B FRONT ELEVATION - ELEV. B FRONT ELEVATION - ELEV. A FRONT ELEVATION - ELEV. B FROM TOP OF CEILING JOISTS 1/4" = 1'-0" 1/4" = 1'-0" FIBERGLASS SHINGLES AS PER - FIBERGLASS SHINGLES AS PER OWNER / BUILDER SELECTION -OWNER / BUILDER SELECTION 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", BOARD (TYP) -1X4 CORNER in addition to all local codes and regulations. BOARD (TYP) 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. 5. Design and construction are complex and, although the designer performed his services with due care and diligence, perfection is not a guarantee. 6. Communication is imperfect and every contingency cannot be anticipated. 7. 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. 8. A failure to cooperate by a simple notice to DRB DESIGN shall relieve the designer from any and all responsibilities for all consequences. 9. 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 arriving out of such changes. 10. Written dimensions on these plans always have precedence over scaled dimensions. 11. It is the contractors 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. 12. DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings. HORIZONTAL SIDING AS PER - HORIZONTAL SIDING AS PER OWNER / BUILDER SELECTION OWNER / BUILDER SELECTION **LEFT ELEVATION - ELEV. A RIGHT ELEVATION - ELEV. A** 1/4" = 1'-0" FIBERGLASS SHINGLES AS PER NOTE: CONTRACTOR TO PROVIDE ADEQUATE OWNER / BUILDER SELECTION ROOF VENTILATION PER BUILDING CODE 2ND FL SUB 1ST FL PLATE 1X10 TRIM 1X10 TRIM 1X10 TRIM ______ ______ ______ <u>______</u> ______ 1ST WIN HDR HGT 1X4 CORNER $\left[ig| \; \mathsf{BOARD} \left(\mathsf{TYP} ight) - ig| \; \left(\mathsf{TYP} ight) = 0$ SHEET NAME ELEVATIONS VERTICAL SIDING AS PER OWNER / BUILDER SELECTION NOTE: WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQ'D. TO LINE UP FASCIA AT A MINIMUM OF 1'-0" OVERHANG **REAR ELEVATION - ELEV. B REAR ELEVATION - ELEV. A REAR ELEVATION - ELEV. B REAR ELEVATION - ELEV. B REAR ELEVATION - ELEV. A**

1/4" = 1'-0"

NOTE: RAFTERS ARE PITCHED FROM TOP OF CEILING JOISTS

1/4" = 1'-0"

1/4" = 1'-0"



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

6. Communication is imperfect and every contingency cannot be anticipated.

in addition to all local codes and regulations.

diligence, perfection is not a guarantee.

responsibilities for all consequences.

footage errors once construction has begun.

2. All construction shall conform to the latest requirements of "North Carolina State 2018 residential building code",

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.

7. 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.

9. Changes made to these plans without the consent of the designer are unauthorized and shall relieve DRB

11. It is the contractors 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

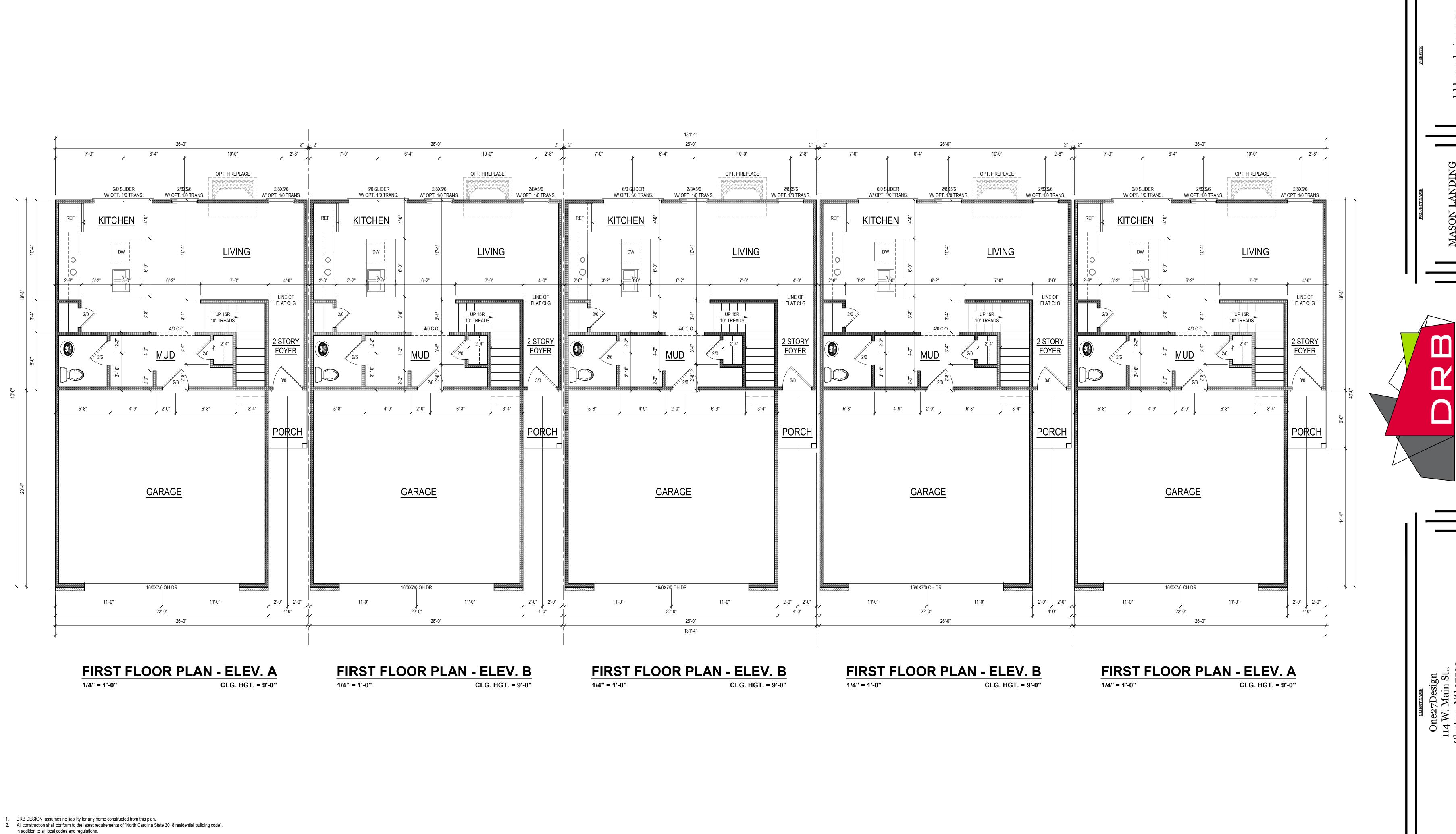
12. DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.

8. A failure to cooperate by a simple notice to DRB DESIGN shall relieve the designer from any and all

DESIGN of responsibility for any and all consequences arriving out of such changes. 10. Written dimensions on these plans always have precedence over scaled dimensions.

Release of these plans requires further cooperation among the owner, his/her contractor, and DRB DESIGN. 5. Design and construction are complex and, although the designer performed his services with due care and

DRB2201-0262_A 10/10/2023 DRAWN/DESIGNED BY MMB CHECKED BY DRB SCALE SCALE



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footage errors once construction has begun.

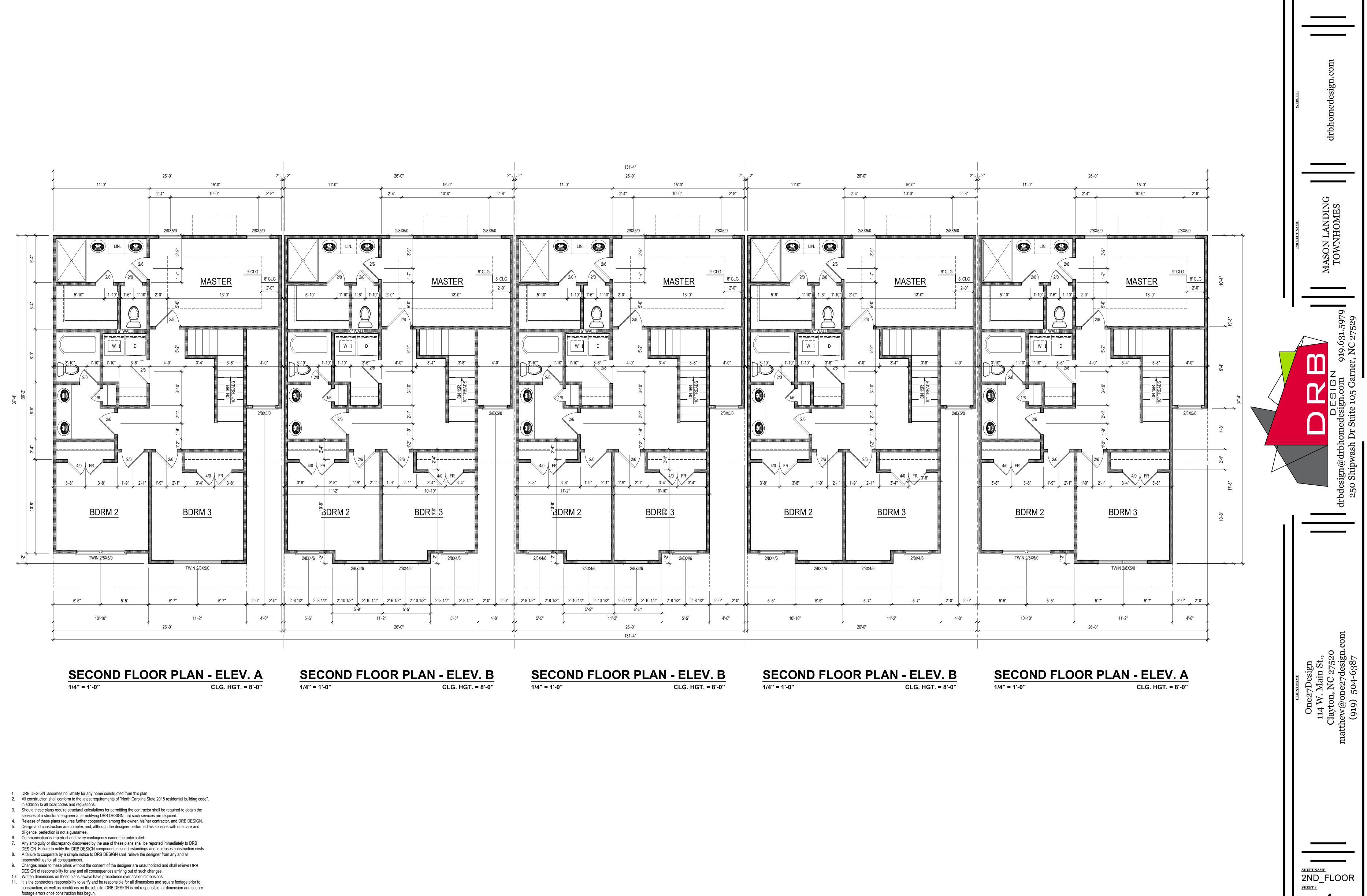
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DRB2201-0262_A 10/10/2023 DRAWN/DESIGNED BY MMB CHECKED BY DRB SCALE SCALE

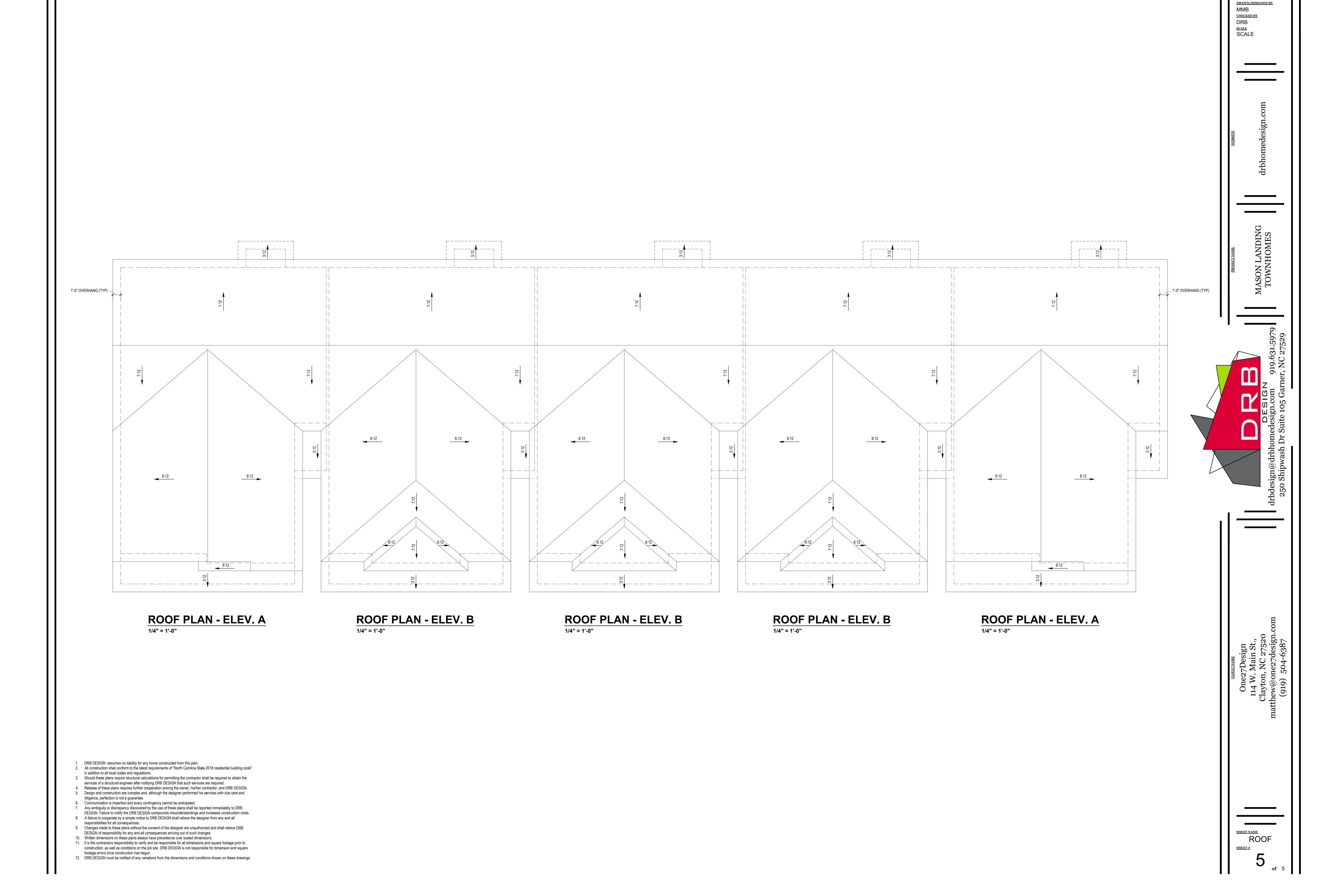
1ST_FLOOR



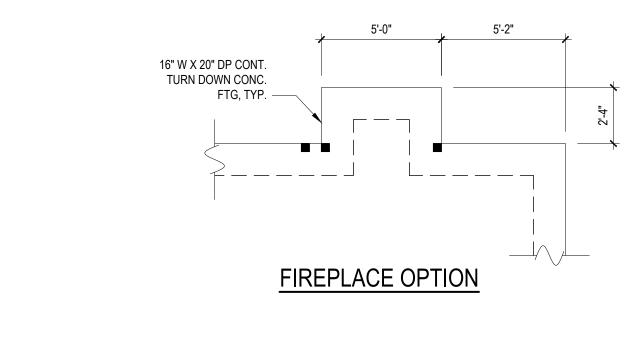
12. DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.

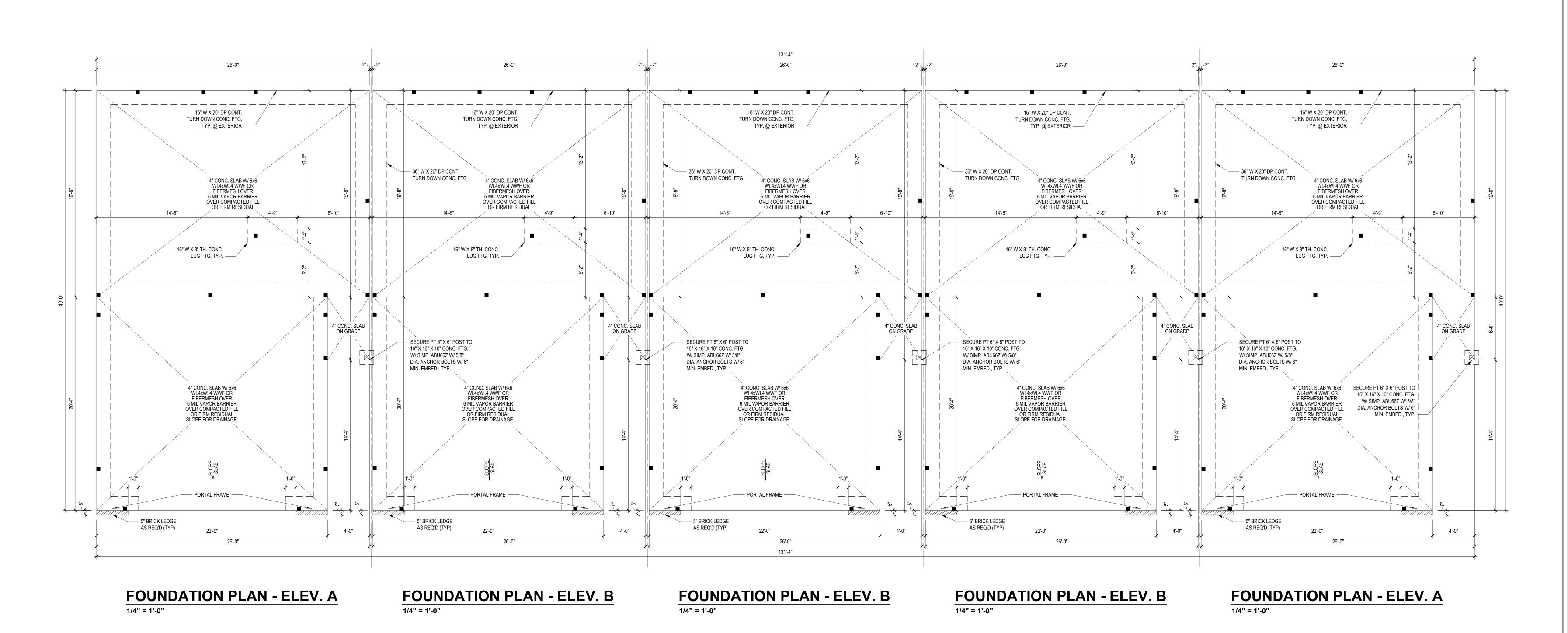
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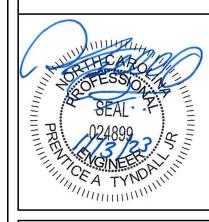


means, methods, techniques, sequences, procedures or safety precaution.

*Any deviations 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.

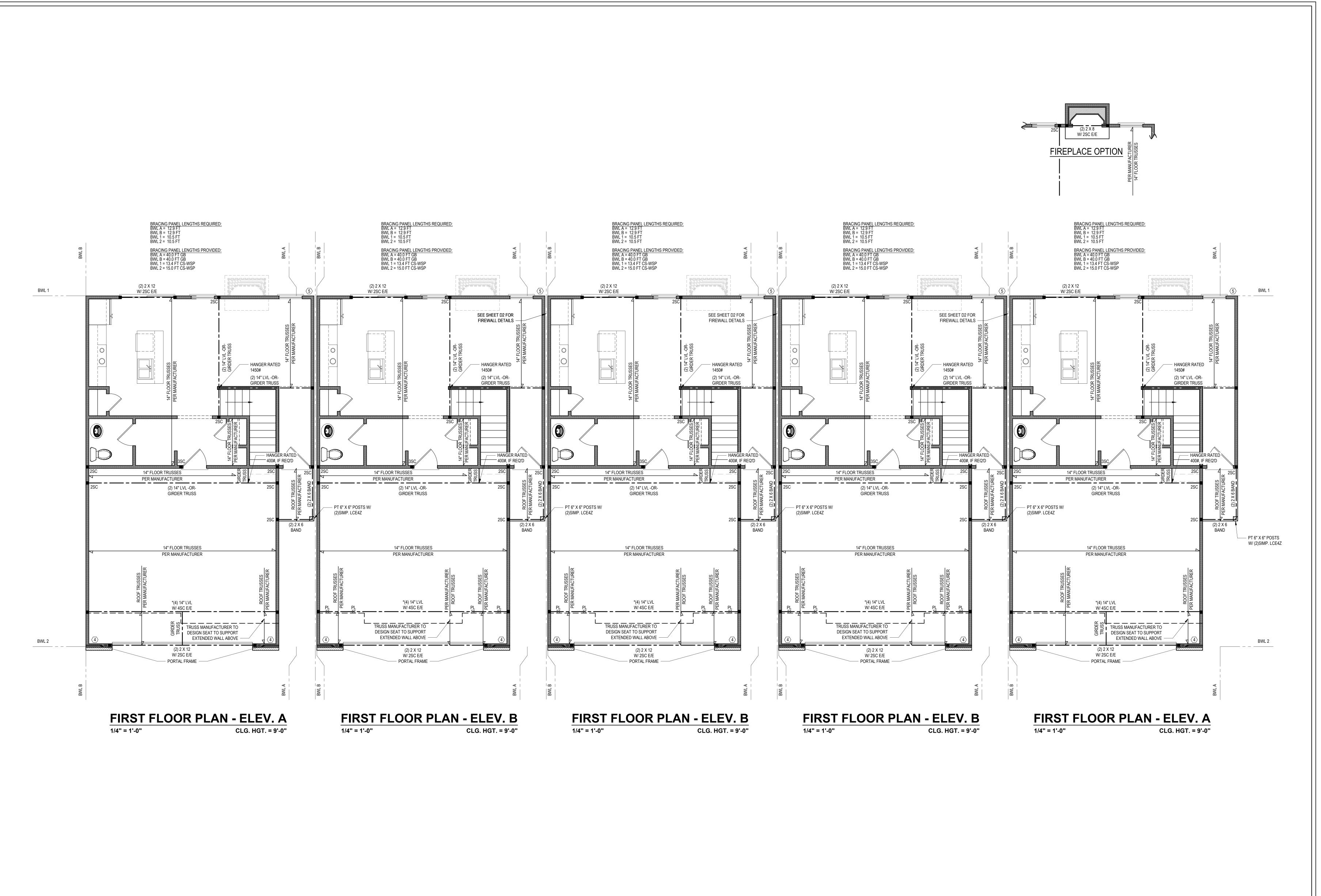
*Please review these documents carefully.

Tyndall Engineering & Design, P.A. will interpret that all dimensions, recommendations, etc. presented in these documents were

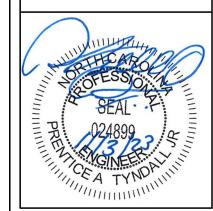


Project #: DRB2201-0262A 11/03/23 DWG. Checked By: SEE PLAN

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Engineers seal does not include constructio means, methods, techniques, sequences, procedures or safety precaution. *Any deviations 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, *Please review these documents carefully. Tyndall Engineering & Design, P.A. will interpret that all dimensions, recommendations, etc. presented in these documents were



LYNDAL L

FIRST FLOOR HEADER SECOND FLOOR FRAMING

DRB2201-0262A 11/03/23 **Engineered By:** AJM DWG. Checked By: SEE PLAN

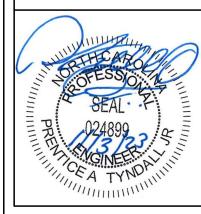
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*Please project these documents carefully. *Please review these documents carefully. Tyndall Engineering & Design, P.A. will interpret that all dimensions, recommendations, etc. presented in these documents were



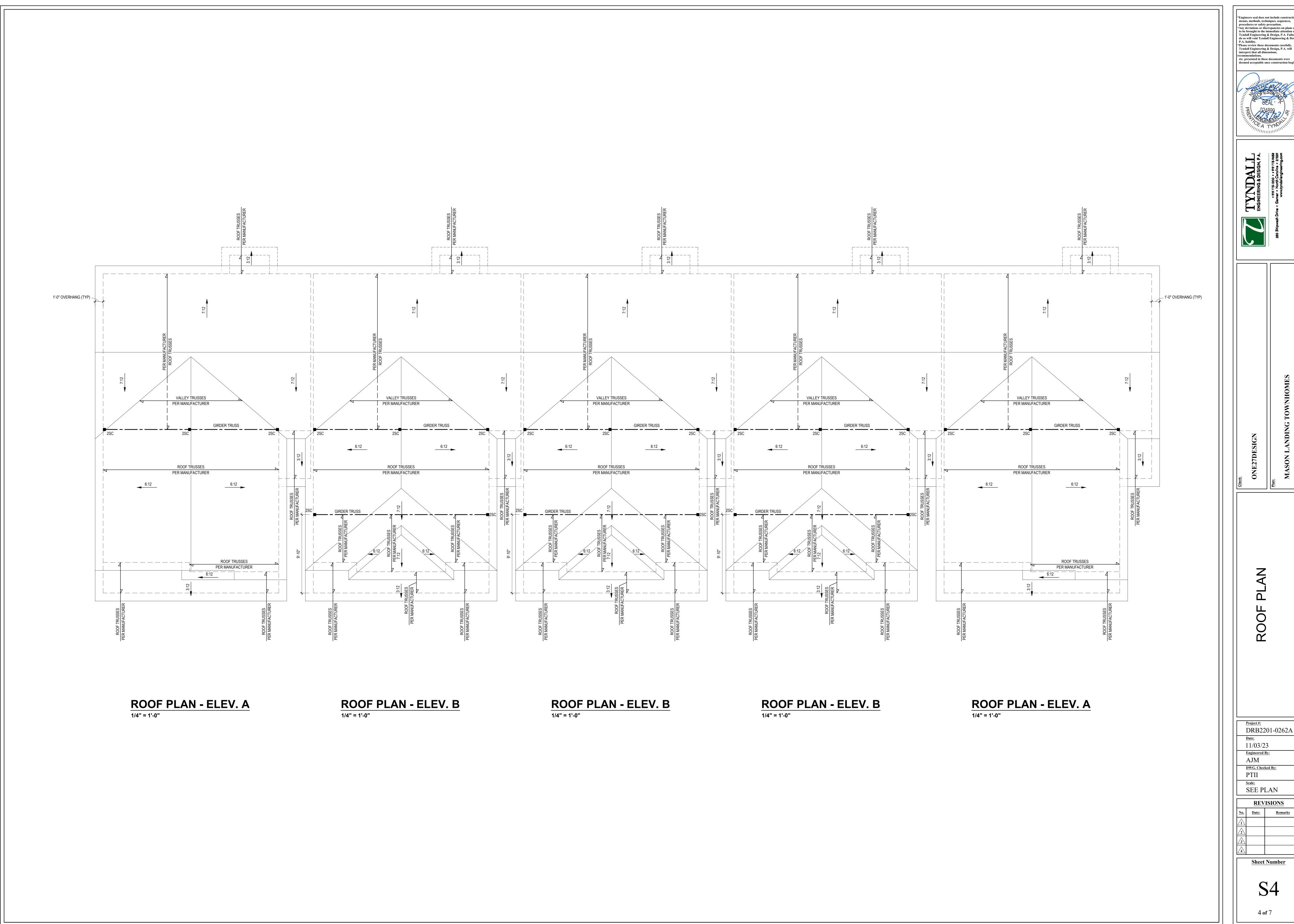
SECOND FLOOR FRAMING SECOND FLOOR CLG FRAMING

Project #: DRB2201-0262A 11/03/23 AJM DWG. Checked By: SEE PLAN

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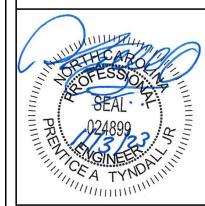
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*Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precaution.

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*Please review these documents carefully. Tyndall Engineering & Design, P.A. will interpret that all dimensions, recommendations, recommendations, etc. presented in these documents were deemed acceptable once construction begin



Project #: DRB2201-0262A

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.
- DESIGN LOADS:

| | LIVE LOAD (PSF) | DEAD LOAD (PSF) | DEFLEC | CTION | |
|---------------------------|-------------------------------|--------------------|--------|-------|--|
| | (. 5.) | (1.0.7) | LL | TL | |
| ALL FLOORS | 40 | 10 | L/360 | L/240 | |
| ATTIC (w/ walk up stairs) | 30 | 10 | L/360 | L/240 | |
| ATTIC (pull down access) | 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 | SEISMIC ZONES A, B & C | | | | |

- 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 UNLESS NOTED OTHERWISE. (U.N.O.)
- 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 2x10) 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.)

- 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.
- 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"Ø x 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"Ø 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 18.0 LBS/SQFT FOR ROOF PITCHES 6/12 TO 12/12 **MEAN ROOF HEIGHT 30'-0" OR LESS

ALL STEEL PIPE SHALL BE ASTM A53 GRADE B.

- 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.

| FINITIONS FOR COMMON ABBREVIATIONS | 3 |
|------------------------------------|---|
| | _ |

| ALT | = | ALTERNATE | MAX | = | MAXIMUM |
|-------|---|-----------------------|-------|---|-----------------------|
| CANT | = | CANTILEVER | MIN | = | MINIMUM |
| CJ | = | CEILING JOIST | NOM | = | NOMINAL |
| CMU | = | CONCRETE MASONRY UNIT | O.C. | = | ON CENTER |
| COL | = | COLUMN | PL | = | POINT LOAD |
| CONC | = | CONCRETE | PT | = | PRESSURE TREATED |
| CONT | = | CONTINUOUS | REINF | = | REINFORCED |
| CT | = | COLLAR TIE | REQD | = | REQUIRED |
| DBL | = | DOUBLE | RJ | = | ROOF JOIST |
| DIA | = | DIAMETER | RS | = | ROOF SUPPORT |
| DJ | = | DOUBLE JOIST | SC | = | STUD COLUMN |
| DR | = | DOUBLE RAFTER | SCH | = | SCHEDULE |
| EA | = | EACH | SPEC | = | SPECIFIED |
| EE | = | EACH END | THK | = | THICK |
| FJ | = | FLOOR JOIST | TJ | = | TRIPLE JOIST |
| FND | = | FOUNDATION | TRTD | = | TREATED |
| FTG | = | FOOTING | TYP | = | TYPICAL |
| GALV | = | GALVANIZED | UNO | = | UNLESS NOTED OTHERWIS |
| HORIZ | = | HORIZONTAL | W | = | WIDE FLANGE BEAM |
| HT | = | HEIGHT | WWF | = | WELDED WIRE FABRIC |
| MANUF | = | MANUFACTURER | XJ | = | EXTRA JOIST |
| | | | | | |

MAXIMUM HEIGHT OF DECK SUPPORT POSTS AS FOLLOWS:

| POST SIZE | MAX. POST HEIGHT** | |
|-----------|--------------------|--|
| 4 x 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. 4 x 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"Ø HOT DIPPED GALVANIZED
- FOR FREESTANDING DECKS WITHOUT KNEE BRACES OR DIAGONAL BRACING, LATERAL STABILITY MAY BE PROVIDED BY EMBEDDING THE POSTS IN ACCORDANCE WITH THE FOLLOWING:

BOLT AT EACH END OF THE BRACE.

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

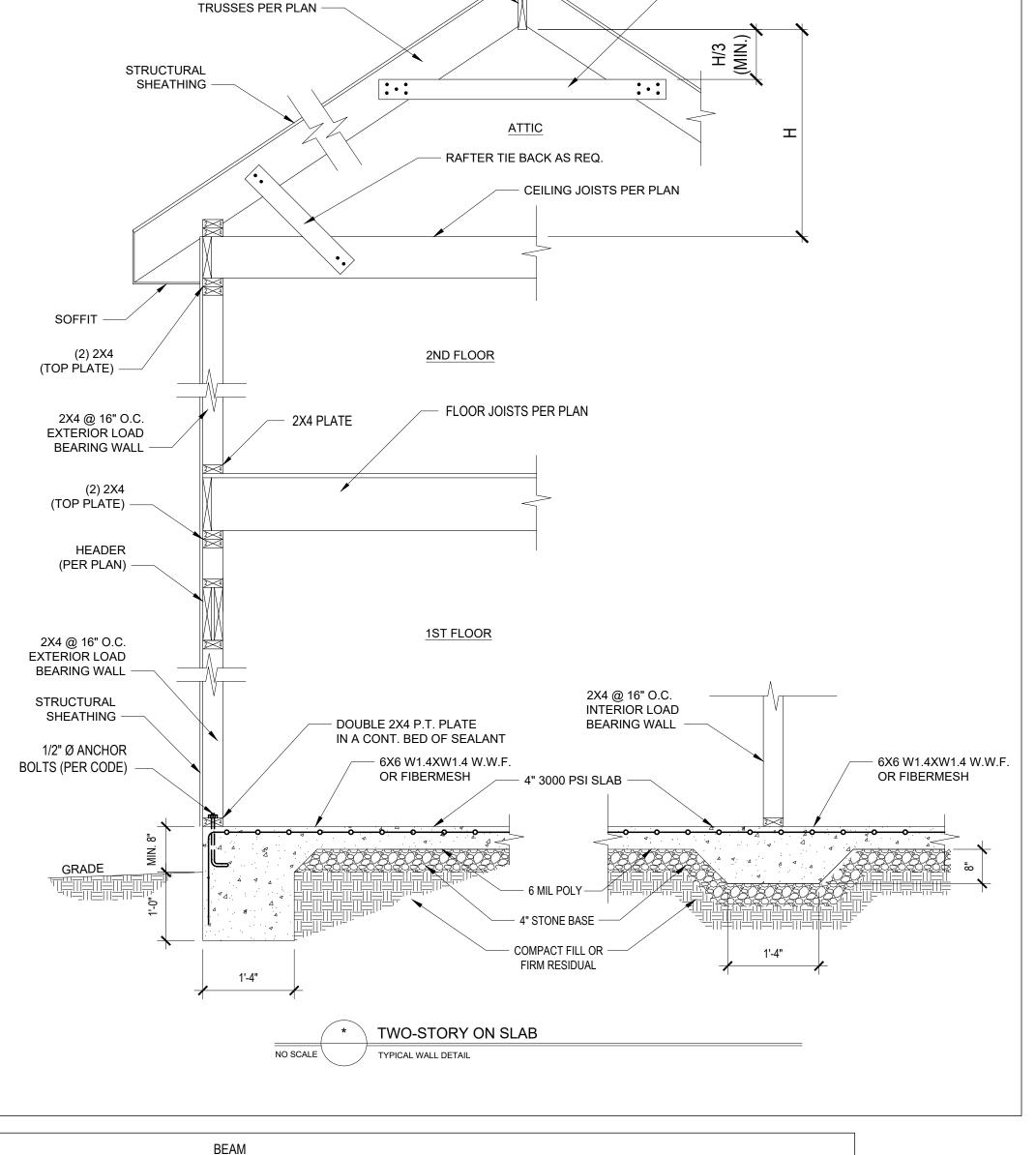
D. 2 x 6 DIAGONAL VERTICAL CROSS BRACING MAY BE PROVIDED IN TWO (2) PERPENDICULAR DIRECTIONS FOR FREESTANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS.

| DIPPED GAL\ | HALL BE ATTACHED TO THE POSTS WITH ONE 5/8"Ø HOT VANIZED BOLT AT EACH END OF EACH BRACING MEMBER. IF PILES IN COASTAL REGIONS, SEE CHAPTER 46. | |
|--|--|--|
| 1/2" Ø ANCHO BOLTS PER COD GRADE INSULATION AS REQ'D. | * TURN DOWN FOOTING DETAIL | 4XW1.4 W.W.F. FRMESH 6 MIL POLY 4" STONE BASE COMPACT FILL OR FIRM RESIDUAL |

958.7 SQ. FT. OF ATTIC / 300 = 3.2 SQ. FT. INLETS/OUTLETS REQUIRED

- 1) CALCULATION BASED ON VENTILATORS USED AT LEAST 3'-0" ABOVE THE COMICE VENTS WITH THE BALANCE OF VENTILATION PROVIDED
- CATHEDRAL CEILINGS SHALL HAVE A 1" MINIMUM CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.

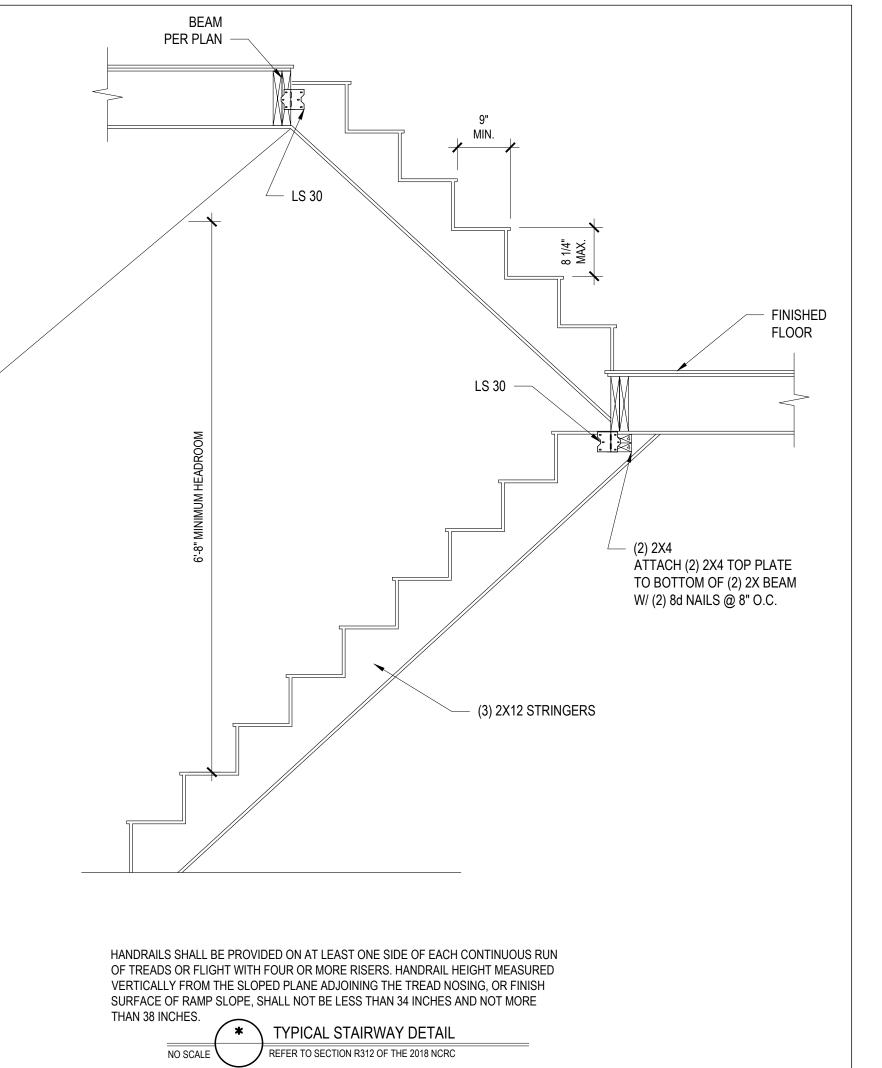




- COLLAR TIE AS REQ.

RIDGE BOARD AS REQ. -

ROOF JOISTS OR





means, methods, techniques, sequences, procedures or safety precaution.

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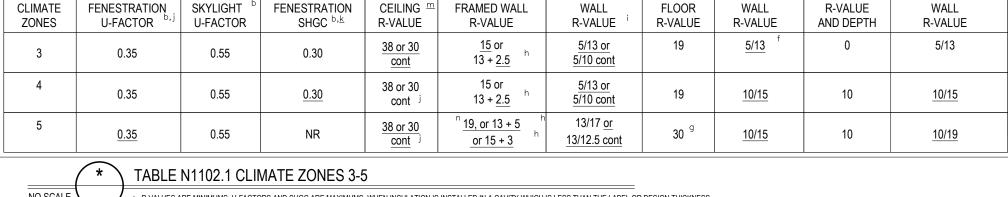
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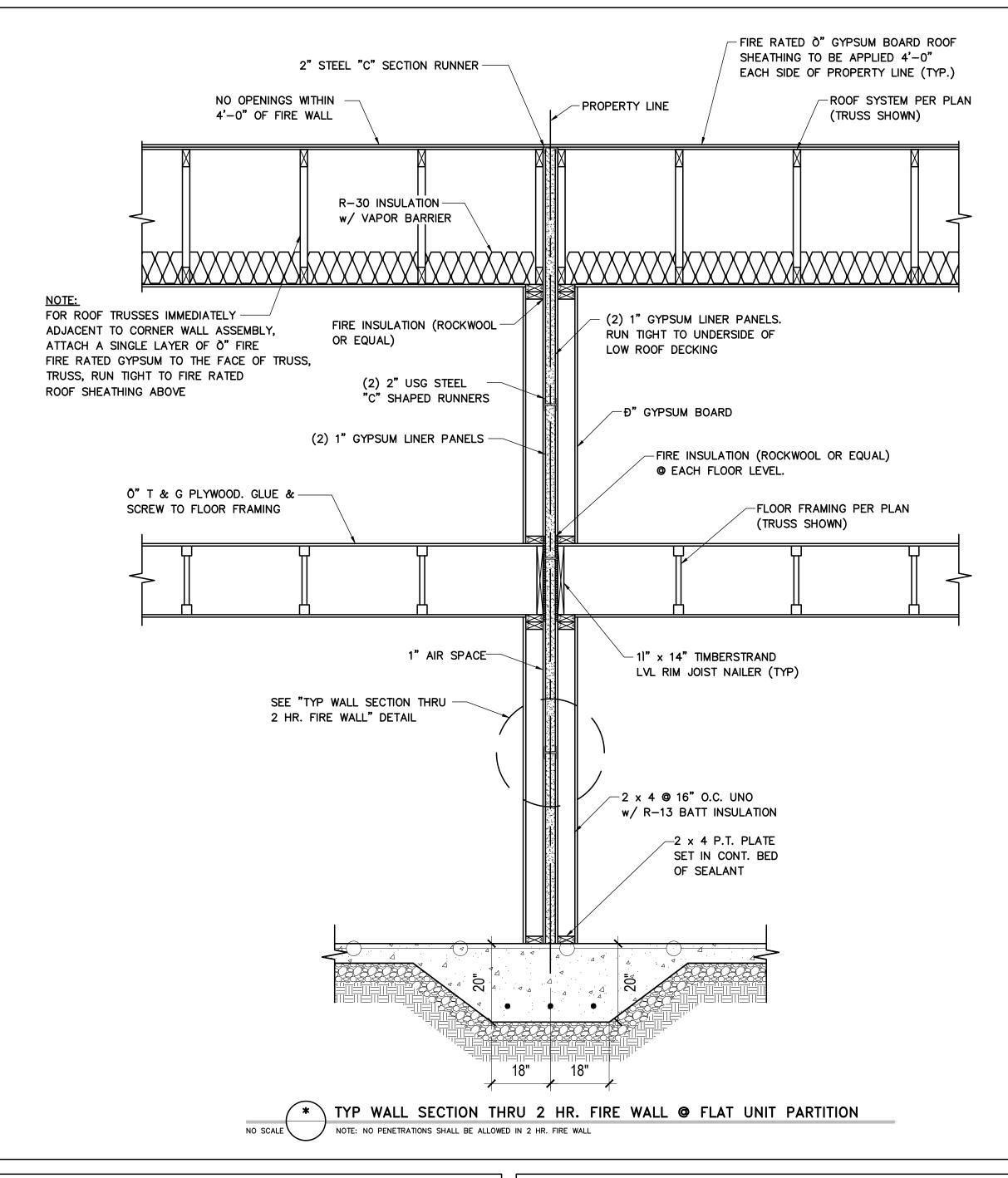
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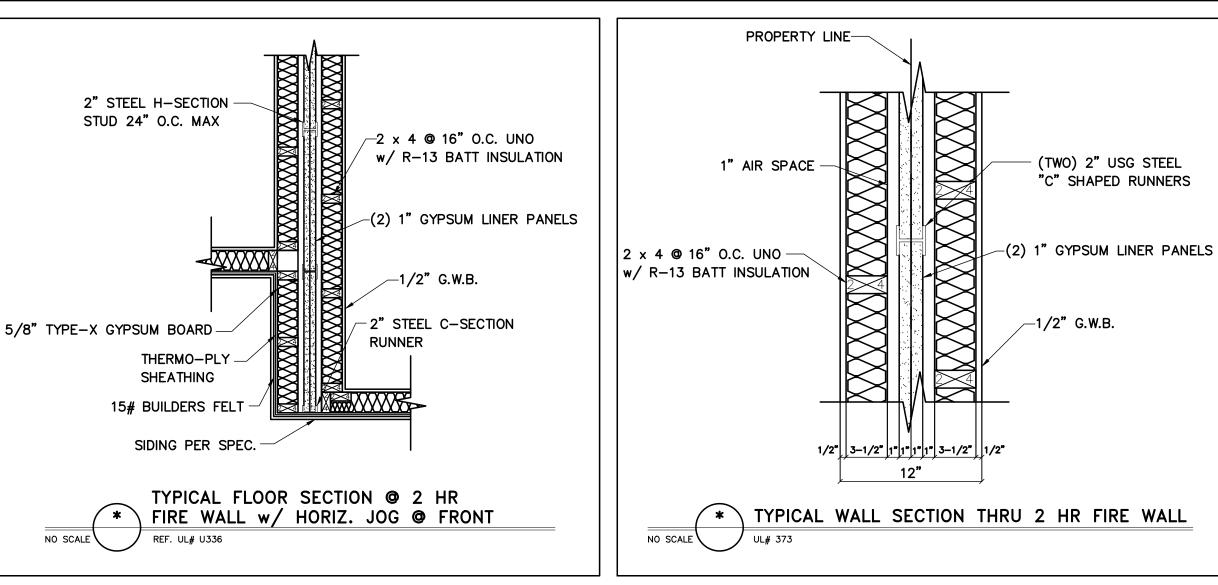
CRAWL SPACE

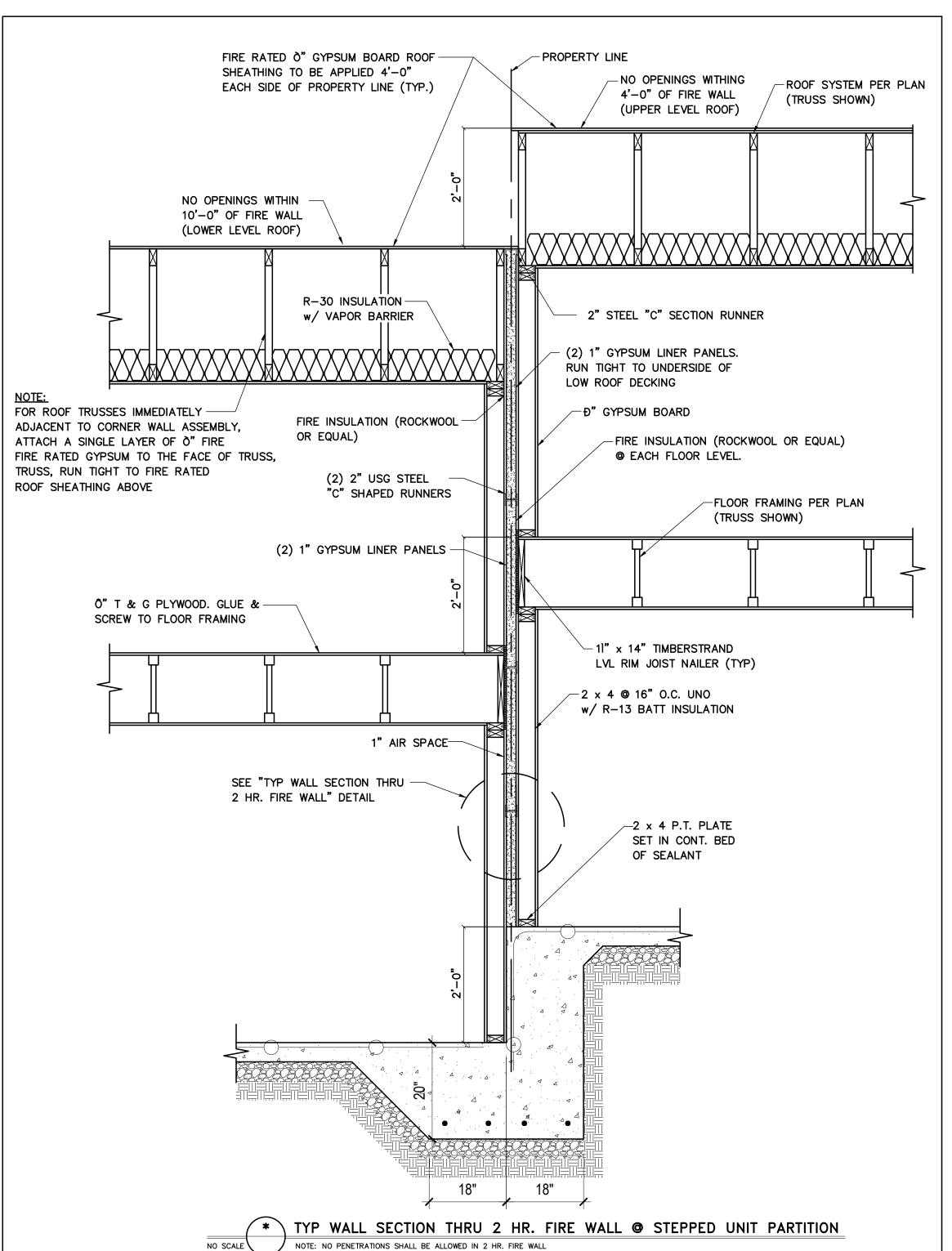
- a. R-VALUES ARE MINIMUMS, U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE. b. THE FENESTRATION U-FACTOR COLUMN EXCLUDED SKYLIGHTS. THE SOLAR HEAT GAIN COEFFICIENT
- (SHGC) COLUMN APPLIES TO ALL GLAZED FENESTRATION. c. "10/15" MEANS R-10 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME
- OR R-15 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL. $\hbox{d. } \hbox{$\hbox{FOR MONOLITHIC SLABS, INSULATION SHALL BE APPLIED FROM THE INSPECTION GAP DOWNWARD TO THE BOTTOM}\\$ $\underline{\text{OF THE FOOTING OR A MAXIMUM OF 24"}} \, \underline{\text{BELOW GRADE WHICHEVER IS LESS. FOR FLOATING SLABS, INSULATION}}$
- SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 24", WHICHEVER IS LESS, R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. f. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.7 AND TABLE N1101.7.
- 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
- INSULATING SHEATHING IS NOT REQUIRED WHERE THE STRUCTURAL SHEATHING IS USED. IF 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.

SHEATHING. "15+3" MEANS R-15 CAVITY INSULATION. PLUS R-3 INSULATED SHEATHING. IF STRUCTURAL SHEATHING COVERS 25% OR LESS OF THE EXTERIOR,

- i. FOR MASS WALLS, THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR MASS WALL. i. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A U-FACTOR NO GREATER THAN 0.55 SHALL BE
- $\underline{\text{PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY}.$ k. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A SHGC NO GREATER THAN 0.70 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
- I. R-30 SHALL BE DEEMED TO SATISFY THE CEILING INSULATION REQUIREMENT WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. OTHERWISE R-38 INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS OR INSULATION MUST EXTEND TO EITHER THE INSULATION BAFFLE OR WITHIN 1 INCIm. TABLE VALUE REQUIRED EXCEPT FOR ROOF EDGE WHERE THE SPACE IS LIMITED BY THE PITCH OF THE ROOF; THERE THE INSULATION MUST FILL THE SPACE UP TO THE AIR BAFFLE.
- $\underline{n}.R.-19\ FIBERGLASS\ BATTS\ COMPRESSED\ AND\ INSTALLED\ IN\ A\ NOMINAL\ 2\times 6\ FRAMING\ CAVITY\ IS\ DEEMED\ TO\ COMPLY.\ FIBERGLASS\ BATTS\ RATED\ R-19\ OR\ HIGHER\ COMPRESSED$ AND INSTALLED IN A 2X4 WALL IS NOT DEEMED TO COMPLY. 0. BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.







SEPARATION WALL: (MAX HEIGHT = 66FT)

- FLOOR, INTERMEDIATE OR TOP ALL 2" WIDE CHANNEL SHAPED WITH 1" LONG LEGS FORMED FROM No. 25 MSG GALV. STEEL, SECURED
- WITH SUITABLE FASTENERS, SPACED AT 24" O.C.
- METAL STUDS -STEEL MEMBERS FORMED FROM No. 25 MSG GALV. STEEL HAVING "H" SHAPED FLANGES SPACED AT 24" O.C.; OVERALL DEPTH 2" AND FLANGE WIDTH 1-3/8".
- GYPSUM WALLBOARD TWO LAYERS OF 1" THICK GYPSUM WALLBOARD LINER PANELS, SUPPLIED IN NOM. 24" WIDTHS. VERTICAL EDGES OF PANELS FRICTION FITTED INTO "H" SHAPED STUDS. UNITED STATES GYPSUM COMPANY - TYPE SLX

PROTECTED WALL: (BEARING OR NON-BEARING)

- 4. WOOD STUDS NOM. 2x4 MAX SPACING 24" O.C. STUDS CROSS BRACED AT MID-HEIGHT WHERE NECESSARY FOR CLIP ATTACHMENT. MIN 3/4" SEPARATION BETWEEN WOOD FRAMING AND FIRE SEPARATION WALL.
- GYPSUM WALLBOARD CLASSIFIED OR UNCLASSIFIED MIN 1/2" THICK, 4'-0" WIDE, APPLIED EITHER HORIZONTALLY OR VERTICALLY. WALLBOARD ATTACHED TO STUDS WITH 1-1/4" LONG STEEL DRYWALL NAILS SPACED 8" O.C. VERTICAL JOINTS LOCATED OVER STUDS. (OPTIONAL) JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. NAIL HÉADS COVERED WITH JOINT COMPOUND.
- 6. ATTACHMENT CLIPS ALUMINUM ANGLE, 0.063" THICK, 2" WIDE WITH 2" AND 2-1/4" LEGS. CLIPS SECURED WITH TYPE S SCREWS 3/8" LONG TO "H" STUDS WITH TYPE W SCREWS 1-1/4" LONG TO WOOD FRAMING THROUGH
- HOLES PROVIDED IN CLIP. 6A. CLIP PLACEMENT FOR SEPARATION WALLS UP TO 23'-0" HIGH. SPACE CLIPS A MAX OF 10'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS.
- 6B. CLIP PLACEMENT FOR SEPARATION WALLS UP TO 44'-0" HIGH. SPACE CLIPS AS DESCRIBED IN "6A" FOR UPPER 24'-0". REMAINING WALL AREA BELOW REQUIRES CLIPS SPACED A MAX OF 5'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS.
- CAULKING AND SEALANTS: A BEAD OF SEALANT APPLIED AROUND THE PARTITION PERIMETER, AND AT THE INTERFACE BETWEEN WOOD OR STEEL FRAMING AND GYPSUM BOARD PANELS TO CREATE AN AIR BARRIER.



SEPARATION WALL: (MAX HEIGHT = 44FT)

- FLOOR, INTERMEDIATE OR TOP ALL 2-3/16" WIDE CHANNEL SHAPED WITH 1" LONG LEGS FORMED FROM No. 25 MSG GALV. STEEL, SECURED
- WITH SUITABLE FASTENERS, SPACED AT 24" O.C. METAL STUDS -STEEL MEMBERS FORMED FROM No. 25 MSG GALV.

GEORGIA-PACIFIC GYPSUM LLC - TYPE TRSL, DGUSL

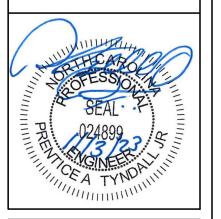
STEEL HAVING "H" SHAPED FLANGES SPACED AT 24" O.C.; OVERALL DEPTH 2-1/8" AND FLANGE WIDTH 1-1/2". GYPSUM WALLBOARD - TWO LAYERS OF 1" THICK GYPSUM WALLBOARD LINER PANELS, SUPPLIED IN NOM. 24" WIDTHS. VERTICAL EDGES OF PANELS FRICTION FITTED INTO "H" SHAPED STUDS.

PROTECTED WALL: (BEARING OR NON-BEARING)

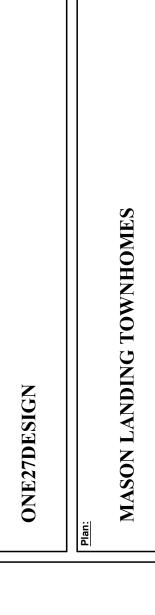
- 4. WOOD STUDS FOR 2 HR BEARING OR NONBEARING WALL RATING NOM. 2x4 MAX SPACING 24" O.C. STUDS CROSS BRACED AT MID-HEIGHT WHERE NECESSARY FOR CLIP ATTACHMENT. MIN 3/4" SEPARATION BETWEEN WOOD FRAMING AND AREA SEPARATION WALL. FINISH RATING EVALUATED FOR WOOD
- GYPSUM WALLBOARD CLASSIFIED OR UNCLASSIFIED MIN 1/2" THICK, 4'-0" WIDE, APPLIED EITHER HORIZONTALLY OR VERTICALLY. WALLBOARD ATTACHED TO WOOD STUDS WITH 1-1/4" LONG STEEL DRYWALL NAILS SPACED 12" O.C. VERTICAL JOINTS LOCATED OVER STUDS. (OPTIONAL) JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. NAIL OR SCREW HEADS COVERED WITH JOINT COMPOUND.
- 5A PLYWOOD SHEATHING OR OSB AS AN ALTERNATE TO ITEM 5, NOM. 1/2" THICK OR GREATER PLYWOOD OR OSB APPLIED HORIZONTALLY OR VERTICALLY TO WOOD STUDS. VERTICAL JOINTS LOCATED OVER STUDS. HORIZONTAL JOINTS SHALL BE BUTTED TIGHT TO FORM A CLOSED JOINT. FASTENED TO STUDS WITH NAILS OR SCREWS OF SUFFICIENT LENGTH, SPACED 12" O.C. JOINTS AND FASTENER HEADS ARE NOT REQUIRED TO BE TREATED.
- ALUMINUM CLIPS SHALL BE SPACED AS DESCRIBED BY ITEM 6. ATTACHMENT CLIPS - ALUMINUM ANGLE, 0.062" THICK, MIN. 2" WIDE WITH MIN. 2" AND 2-1/2" LEGS. CLIPS SECURED WITH MIN. 1 TYPE S SCREW 3/8" LONG TO "H" STUDS WITH MIN 1 TYPE W SCREW 1-1/4" LONG TO WOOD FRAMING THROUGH HOLES PROVIDED IN CLIP. CLIPS SPACED A MAX OF 10'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS FOR SEPARATION WALLS UP TO 23'-0" HIGH. FOR SEPARATION WALLS UP TO 44'-0" HIGH, CLIPS SPACED AS DESCRIBED ABOVE FOR THE UPPER 24'-0" AND THE REMAINING WALL AREA BELOW REQUIRES CLIPS SPACED A MAX
- 5'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS. BATTS AND BLANKETS - PLACED IN STUD CAVITIES, ANY GLASS FIBER OR MINERAL WOOL INSULATION, MAX 3.0 PCF DENSITY, BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTENCE.



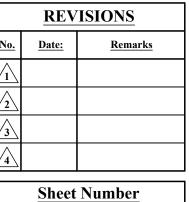
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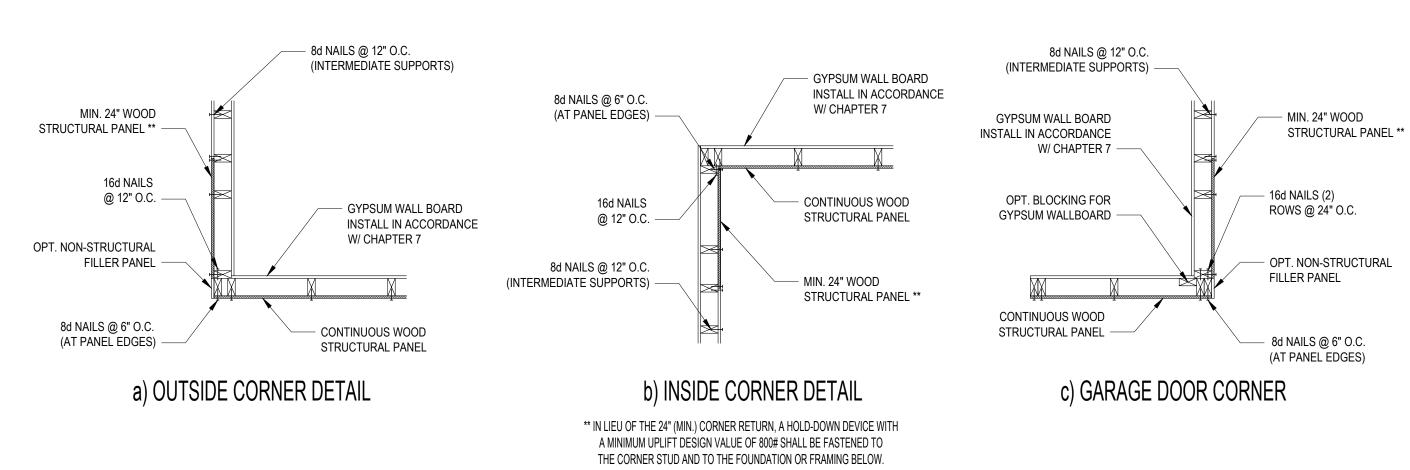






DRB2201-0262A 11/03/23 **Engineered By:** DWG. Checked By: SEE PLAN REVISIONS





B1: TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING

STRUCTURAL SHEATHING NOTES

 DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
 WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2018 NCRC
 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 PANELS.

1 REFERENCE FIGURE R602.10.4.3 OF THE 2018 NCRC.

4. 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)

(ISOLATED PANELS) OR 4'-0" (CONTINUOUS SHEATHING)

(3) 3/8" WOOD STRUCTURAL PANEL)WSP) SECURE W/ 6d

2 1/2" GYPSUM BOARD (GB) MINIMUM LENGTH OF 8'-0"

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

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:
- 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

4 SHEATH INTERIOR AND EXTERIOR
FOR CS-WSP METHOD, A MINIMUM 24" BRAG

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 FIGURE R602.10.3 (4). IN LIEU OF A CORNER RETURN, EITHER A MINIMUM 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

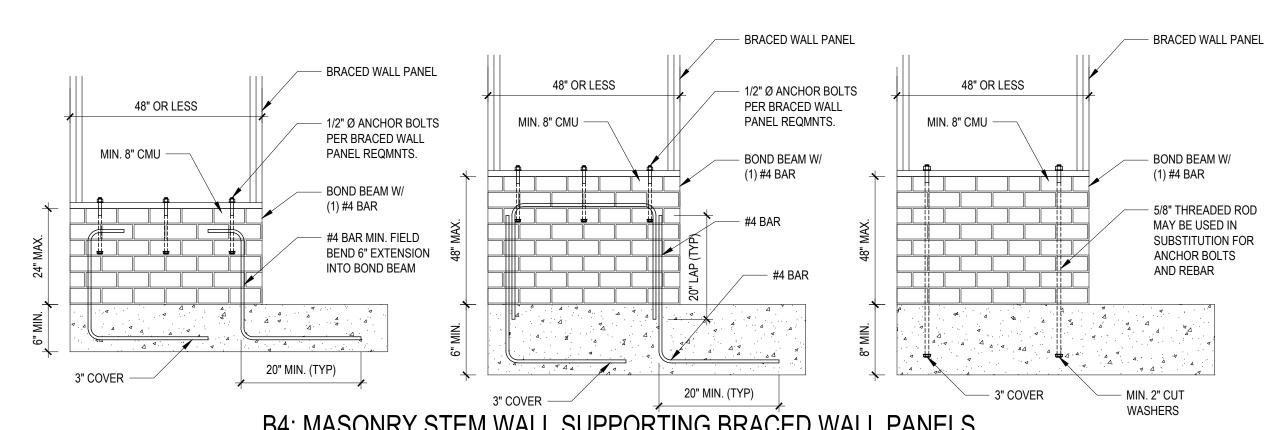
(5) MINIMUM 800# HOLD-DOWN DEVICE

| 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. | |

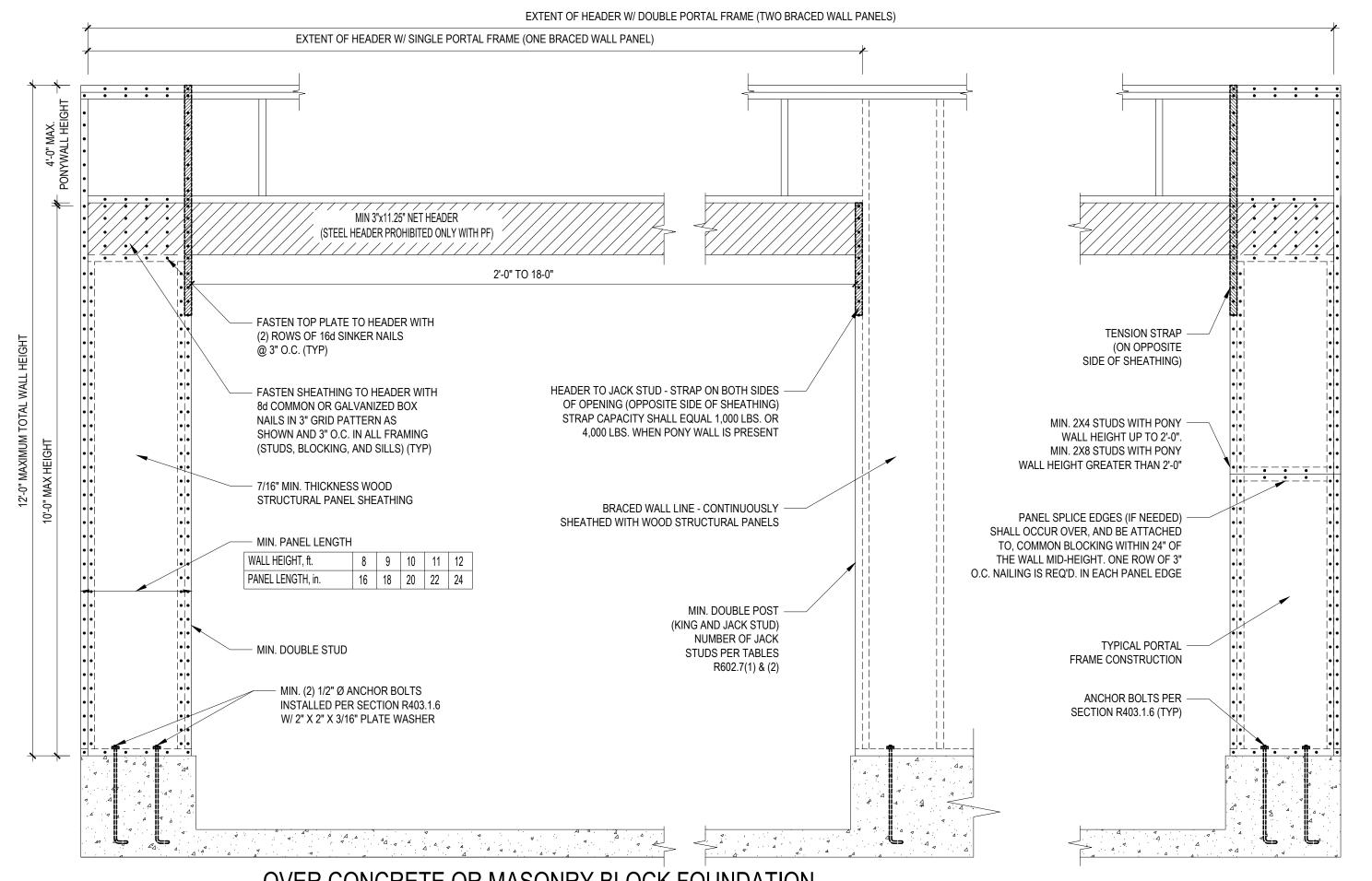
**OR EQUIVALENT PER TABLE R702.3.5

B3: BRACE WALL PANEL CONNECTIONS

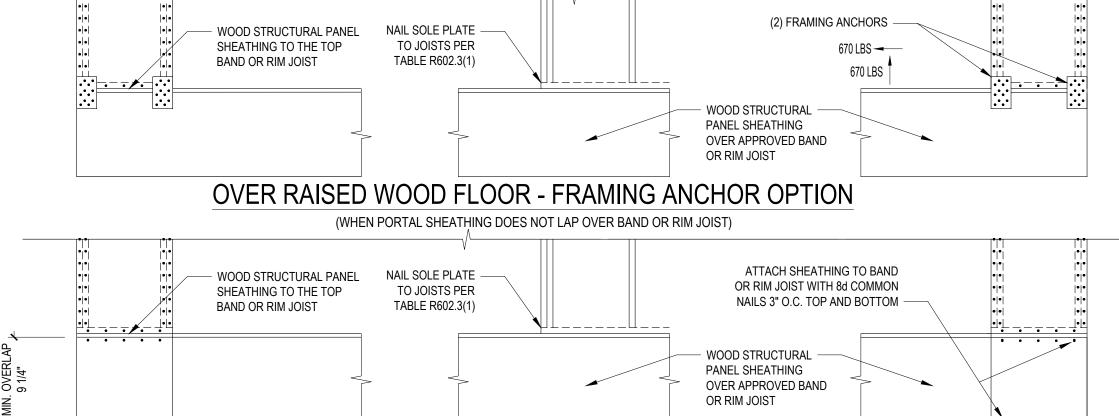
NO SCALE



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



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



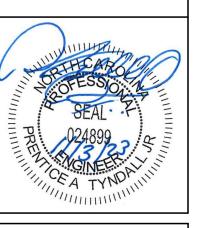
OVER RAISED WOOD FLOOR - OVERLAP OPTION
(WHEN PORTAL SHEATHING LAPS OVER BAND OR RIM JOIST)

B2: METHOD PF: PORTAL FRAME CONSTRUCTION
FIGURE R602.10.1

*Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precaution.

*Any deviations 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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VE27DESIGN
ASON LANDING TOWNHOMES

SHEATHING

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DRB2201-0262A

Date:
11/03/23

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AJM

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PTII

Scale:
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10. Date: Remarks

12. 33. 44.

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