

# **FRONT ELEVATION**

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. 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.

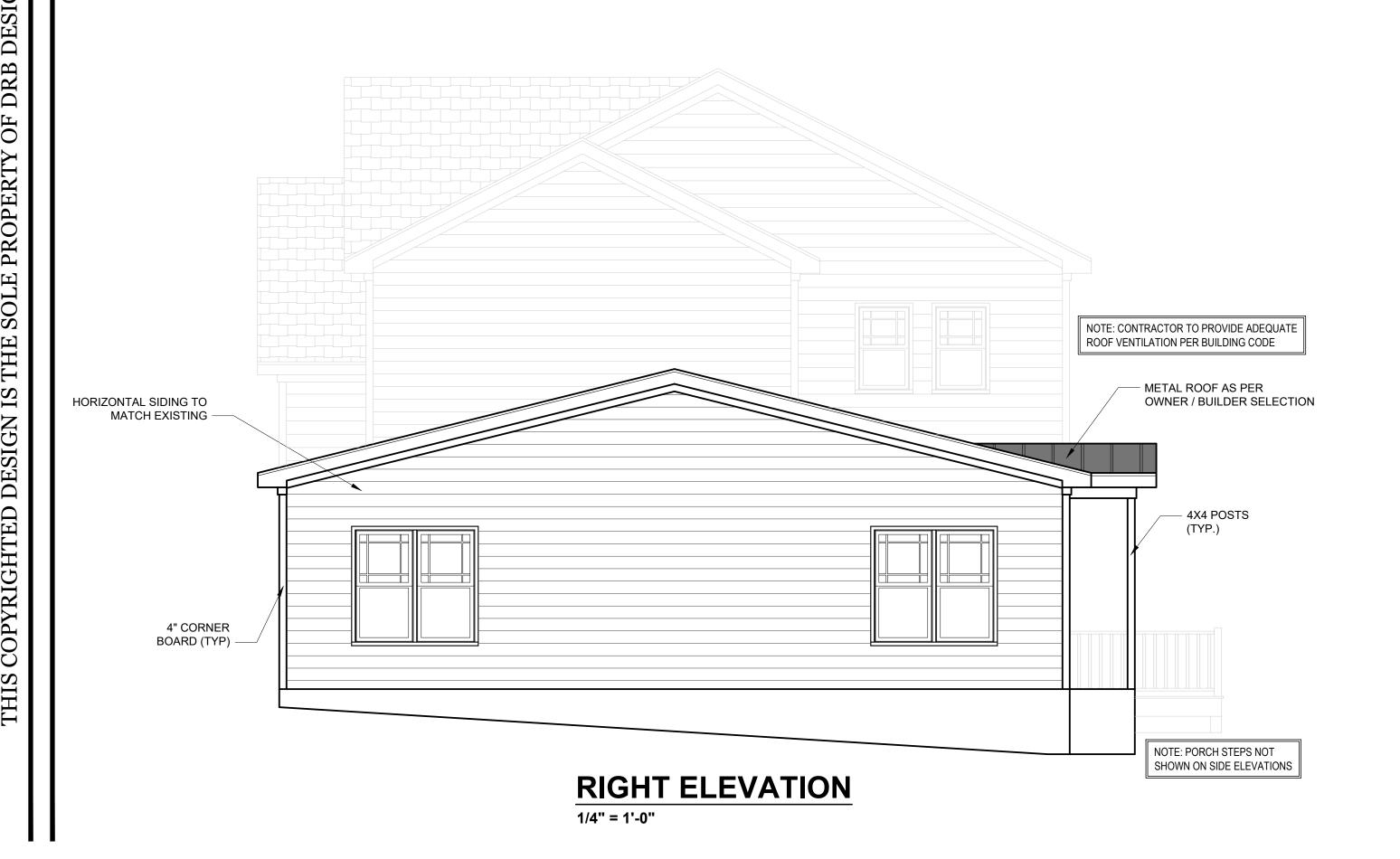
7. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to DRB DESIGN. Failure to notify the DRB DESIGN compounds misunderstandings and increases construction costs. 8. A failure to cooperate by a simple notice to DRB DESIGN shall relieve the designer from any and all

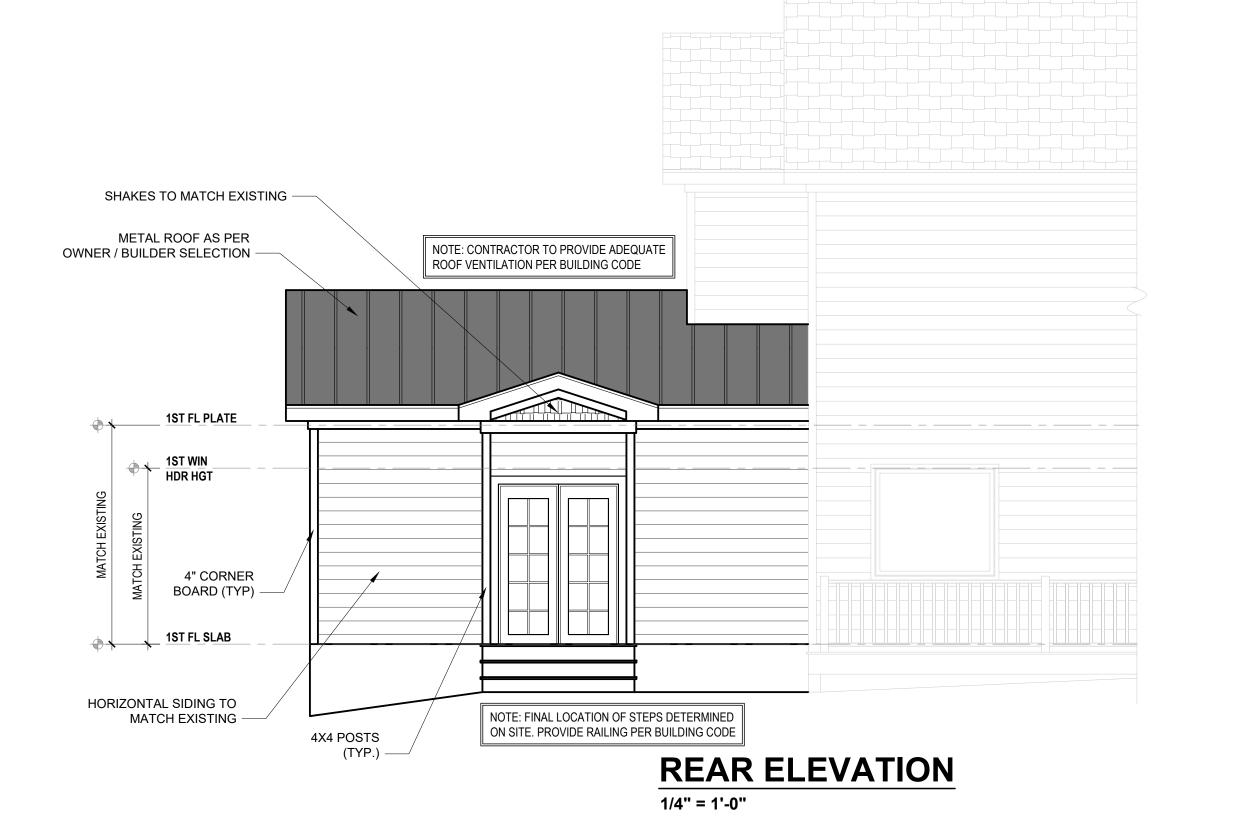
responsibilities for all consequences. 9. Changes made to these plans without the consent of the designer are unauthorized and shall relieve DRB

DESIGN of responsibility for any and all consequences arriving out of such changes. 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.

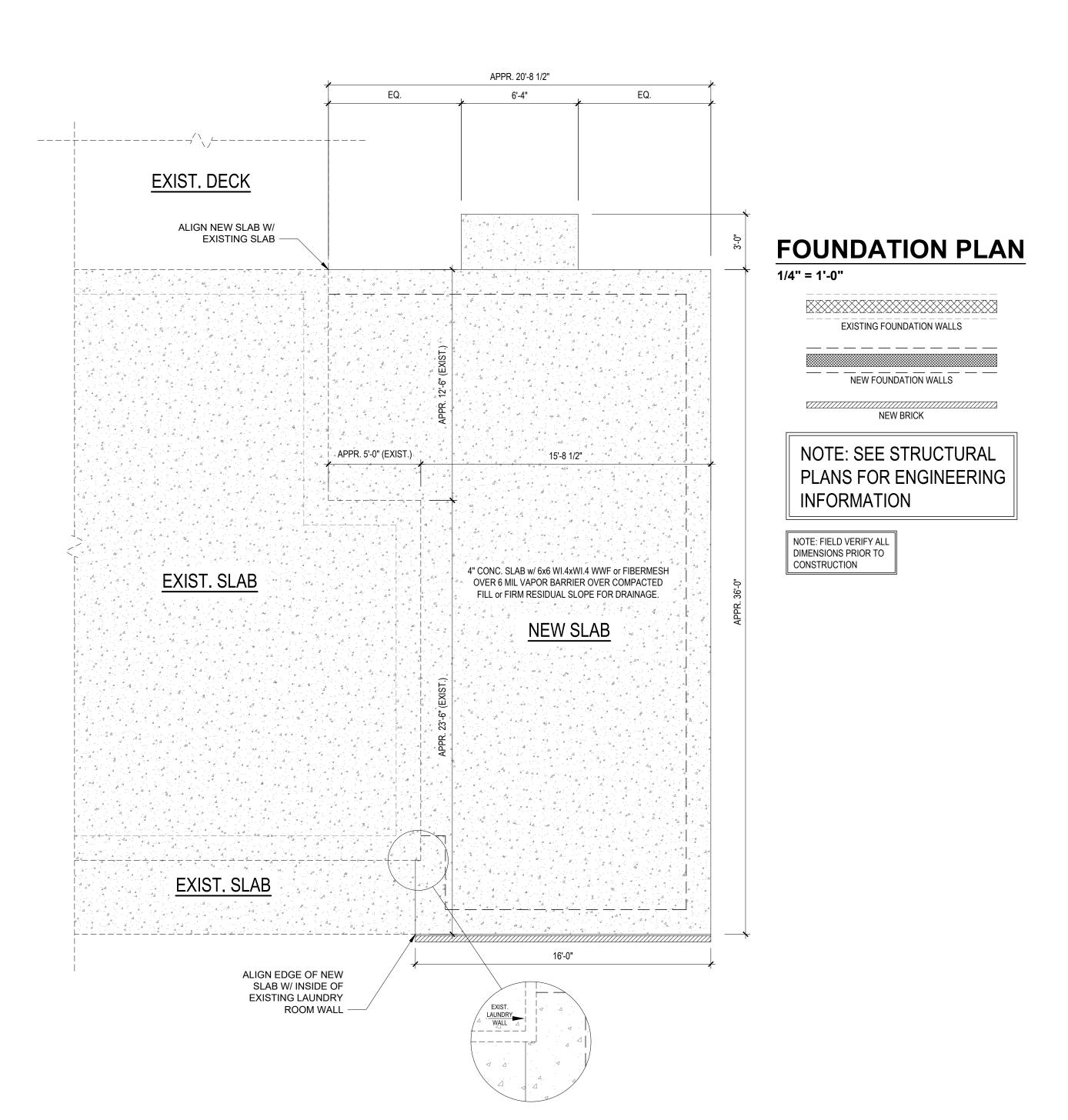


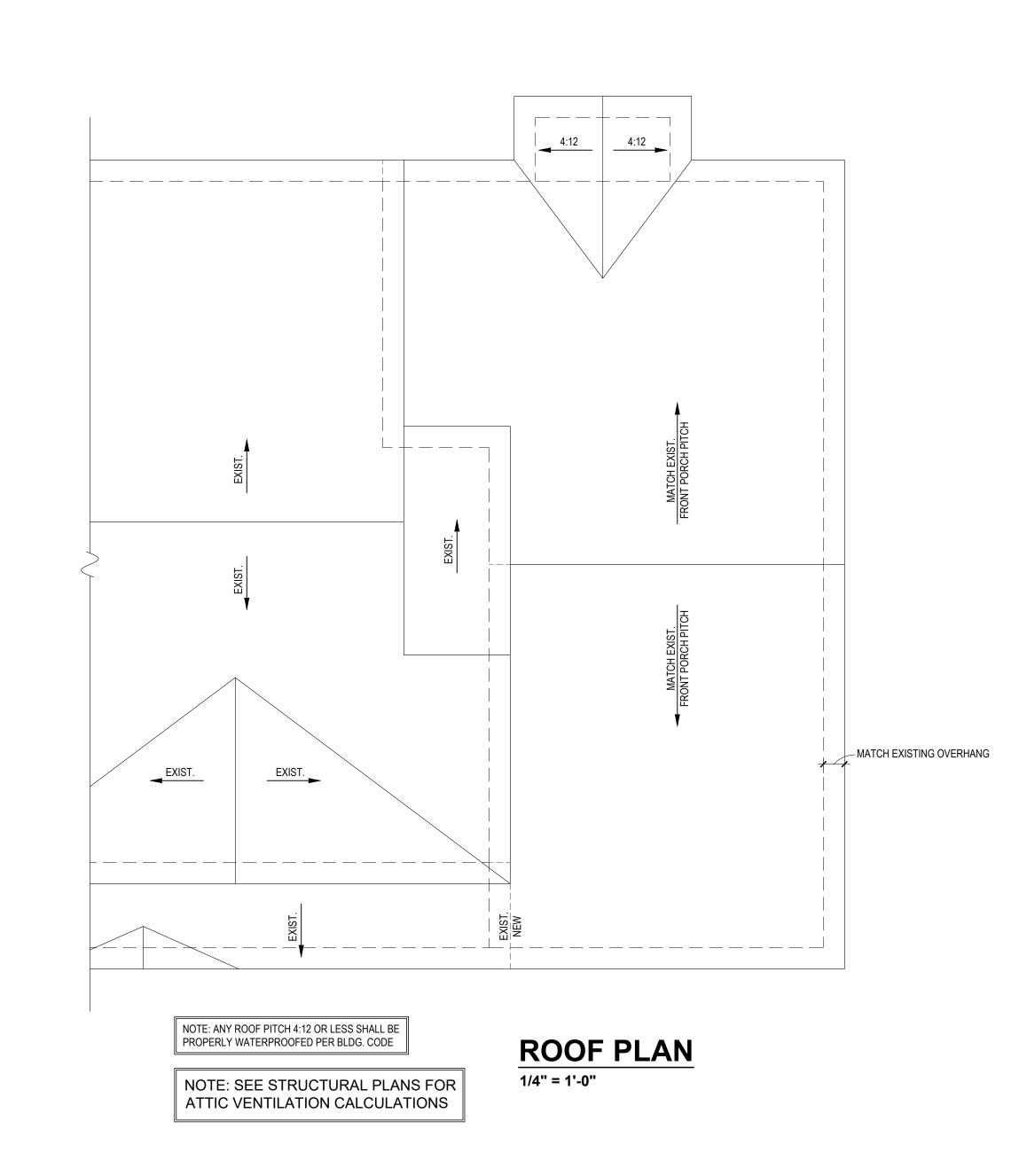


DRB2401-0346 09/27/2024 DRAWN/DESIGNED BY CHECKED BY

**ELEVATIONS** 

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- 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
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DRB2401-0346

DRAWN/DESIGNED BY

09/27/2024

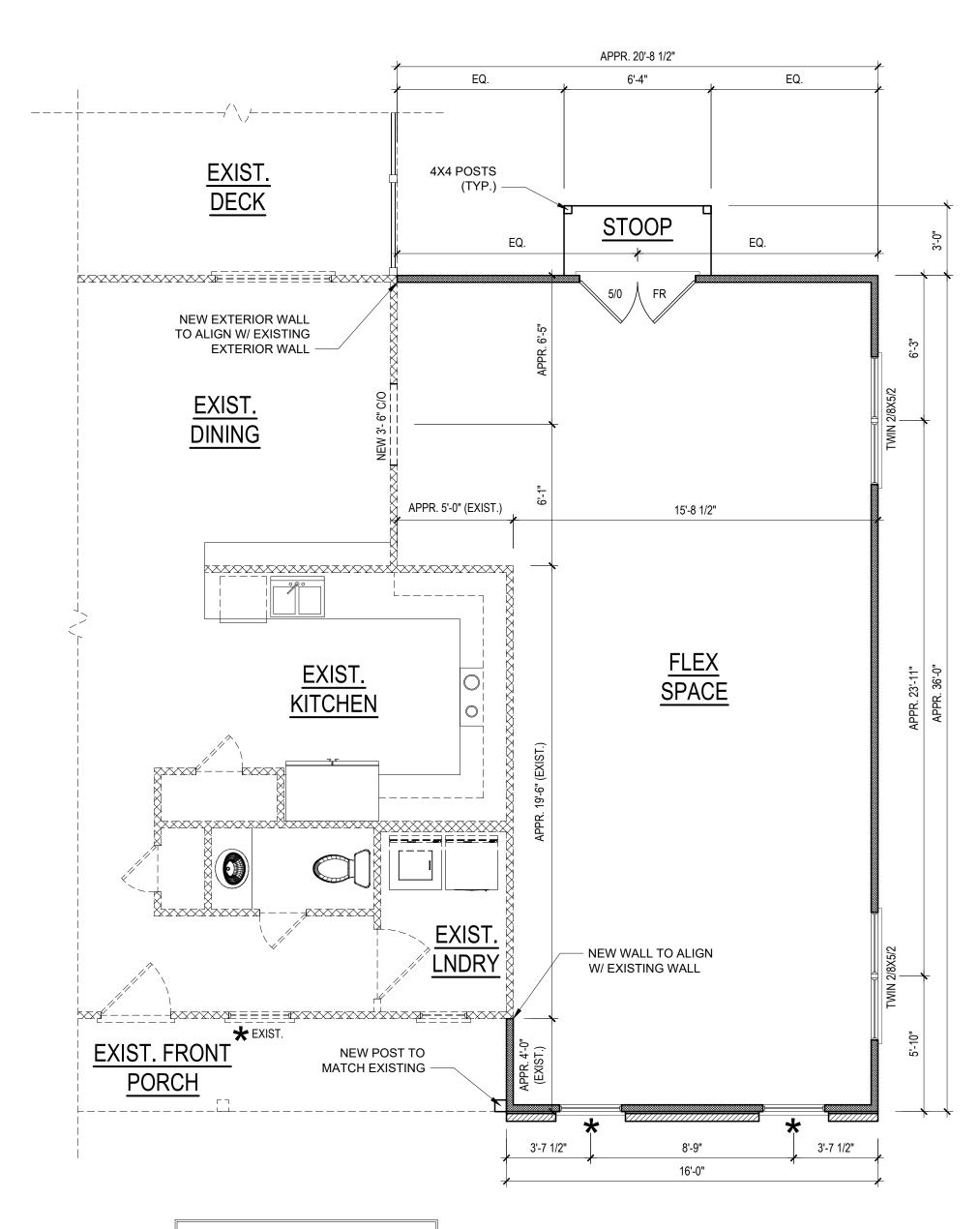
DC

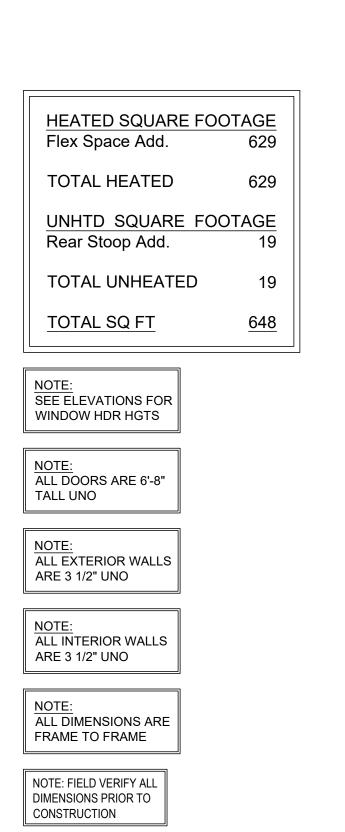
CHECKED BY

DRB

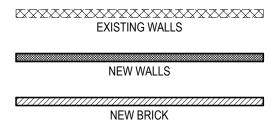
**SCALE** 

SHEET NAME FOUND/ROOF









FIRST FLOOR PLAN

1/4" = 1'-0" CLG HGT = MATCH EXIST.

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in addition to all local codes and regulations.

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DRB2401-0346

09/27/2024 DRAWN/DESIGNED BY

CHECKED BY DRB

 $\frac{\text{SCALE}}{1/4"} = 1'-0"$ 

DC

1ST\_FLOOR

# **DESIGN LOADS**

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLE	CTION	
	(. 5. )	(. 5. )	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. 2) IT IS THE CONTRACTORS 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.

3) ALL LUMBER SHALL BE SYP #2 (UNO) ALL LVL LUMBER TO BE 1.75" WIDE (ACTUAL) EACH SINGLE MEMBER AND Fb = 2600 PSI, E = 1.9M PSI (OR GREATER)

(I.E. iLEVEL MICROLAM) ALL LSL LUMBER IS TO BE 1.55E (Fb = 2325 PSI) (OR GREATER)

ALL PSL LUMBER IS TO BE 1.8E (Fb = 2,400 PSI) (OR GREATER) 4) 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'-8", 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

6) 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"Ø 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

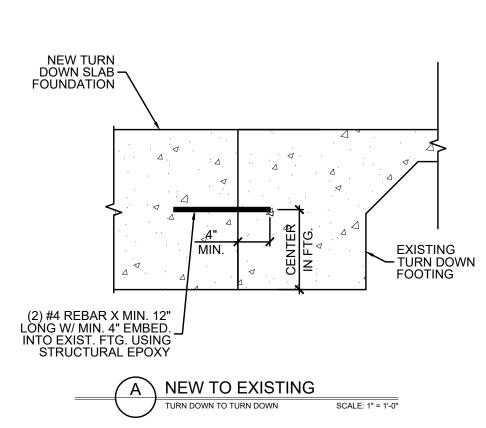
12) PSL COLUMNS DESIGNED WITH MAX. HEIGHT OF 9'-0" (UNO) PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP

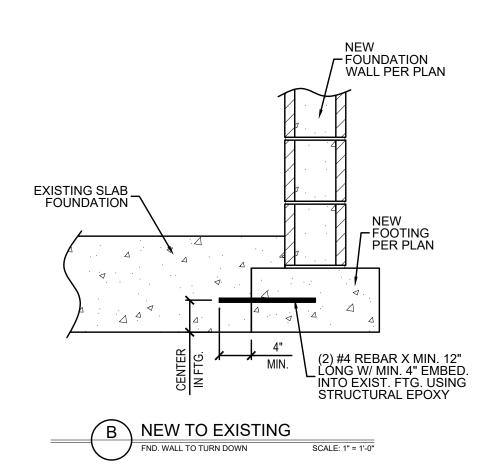
AND BOTTOM OF PORCH COLUMNS. (U.N.O.) PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.3 OF THE 2018

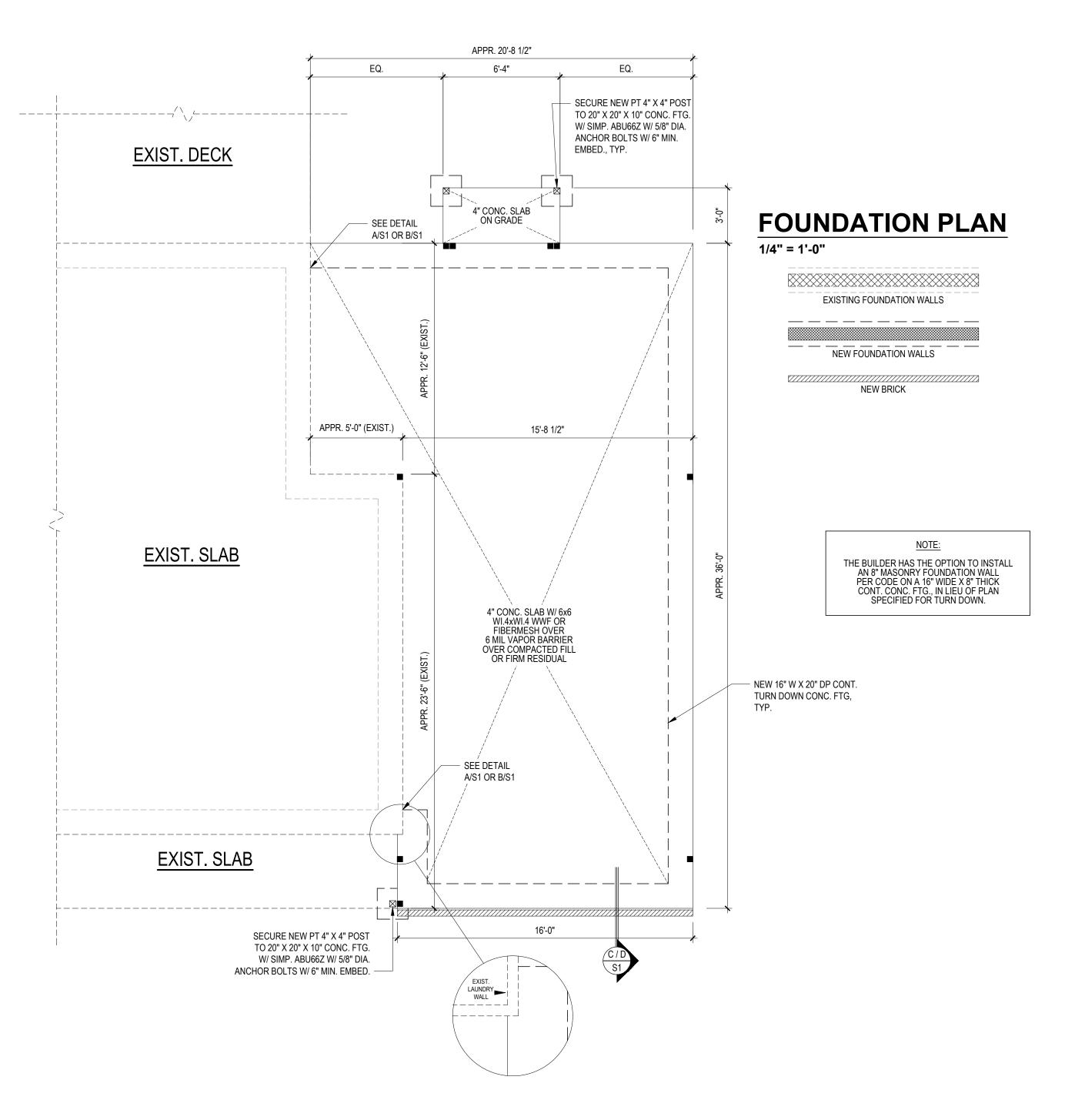
MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS

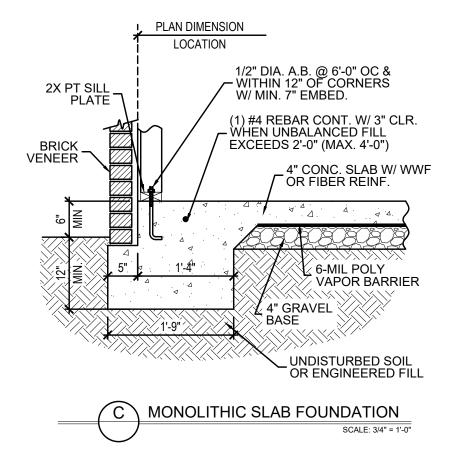
LEAST HORIZONTAL DIMENSION. 16) UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY

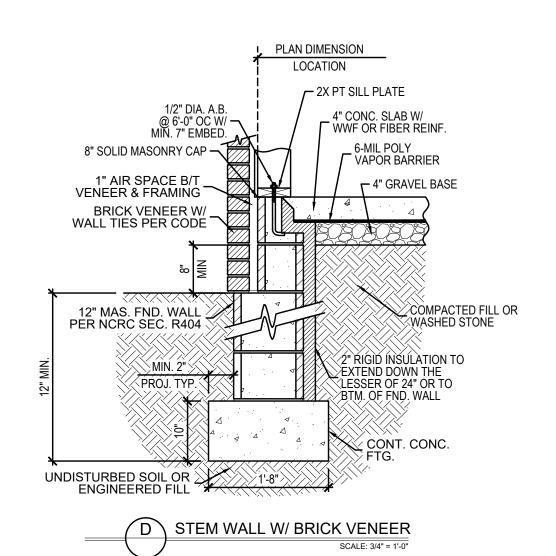
ANCHORED TO THE FOUNDATION. 17) METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.





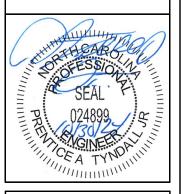


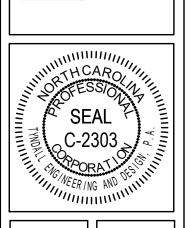




THE EXISTING FRAMING SHOWN IS BASED ON LIMITED FIELD DATA. IF DURING DEMOLITION, FRAMING IS SHOWN TO BE DIFFERENT THAN WHAT IS SHOWN ON THIS PLAN, PLEASE CONTACT TE&D IMMEDIATELY.

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DRB2401-0346 10/31/2024 **Engineered By:** VADWG. Checked By: PAT SEE PLAN

REVISIONS Date:

**Sheet Number** 

# **DESIGN LOADS**

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLE	CTION
	( - /	( - )	LL	TL
FLOOR (primary)	40	10	L/360	L/240
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WIND LOAD	BASED ON 120 MPH (EXPOSURE B)			
SEISMIC	BASED ON SEISMIC ZONES A, B & C			

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3) ALL LUMBER SHALL BE SYP #2 (UNO) ALL LVL LUMBER TO BE 1.75" WIDE (ACTUAL) EACH SINGLE MEMBER AND Fb = 2600 PSI, E = 1.9M PSI (OR GREATER)

(I.E. iLEVEL MICROLAM)

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AND BOTTOM OF PORCH COLUMNS. (U.N.O.) PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.3 OF THE 2018

MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.

16) UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY

ANCHORED TO THE FOUNDATION. 17) METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.

# STRUCTURAL SHEATHING NOTES

- 1) DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR
- 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 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)
- 2 1/2" GYPSUM BOARD (GB) MINIMUM LENGTH OF 8'-0"  $^{\prime}$  (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)
- 6) 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:
  - 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

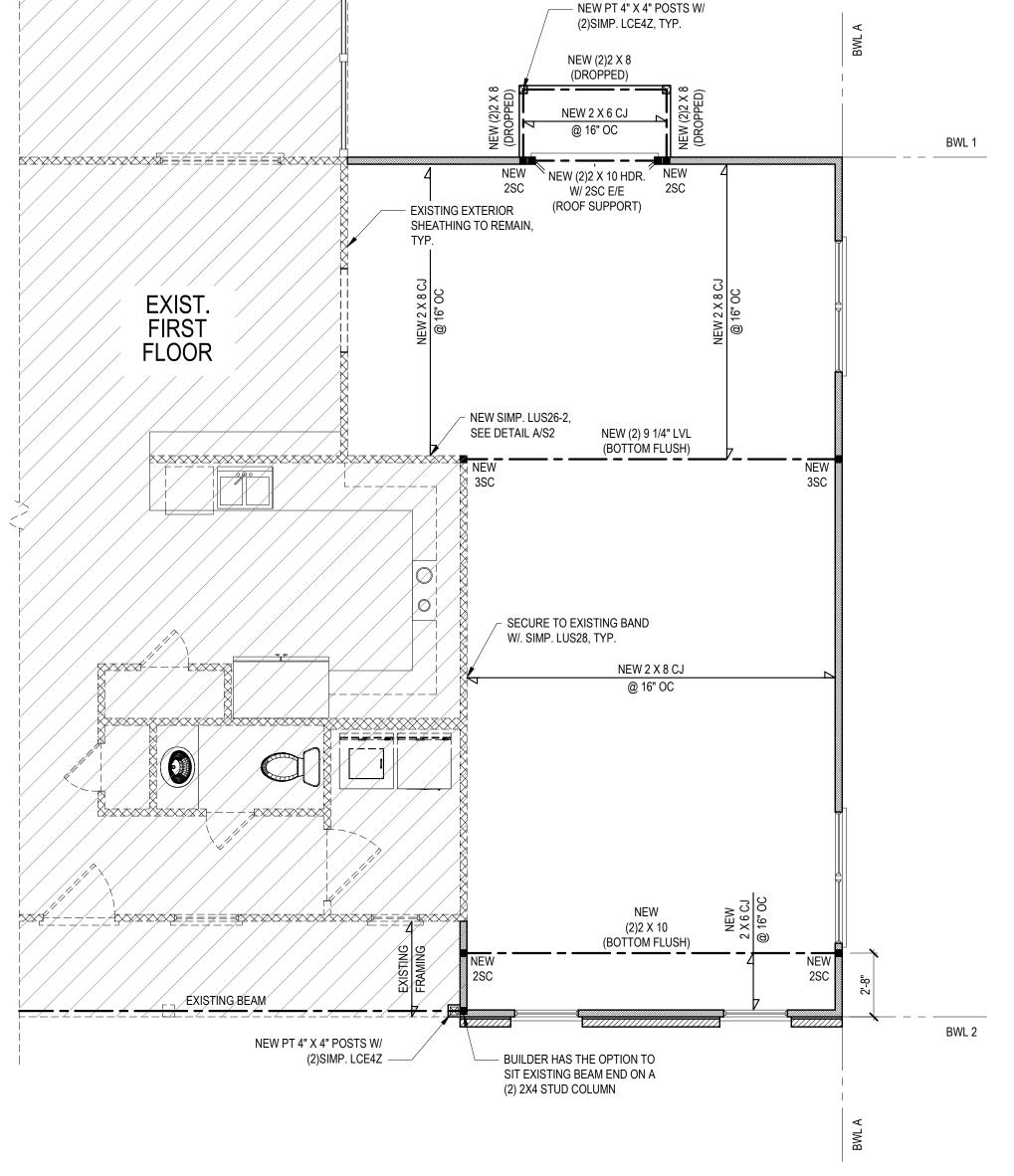
# 4 SHEATH INTERIOR & EXTERIOR

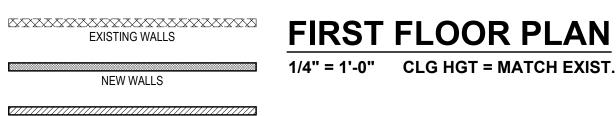
WALL HEIGHT

- 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 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

BRACING PANEL LENGTHS REQUIRED: BWL A = 2.5 FT BWL 1 = 4.1 FT BWL 2 = 4.1 FT

BRACING PANEL LENGTHS PROVIDED: BWL A = 25.42 FT CS-WSP BWL 1 = 15.71 FT CS-WSP BWL 2 = 10.67 FT CS-WSP



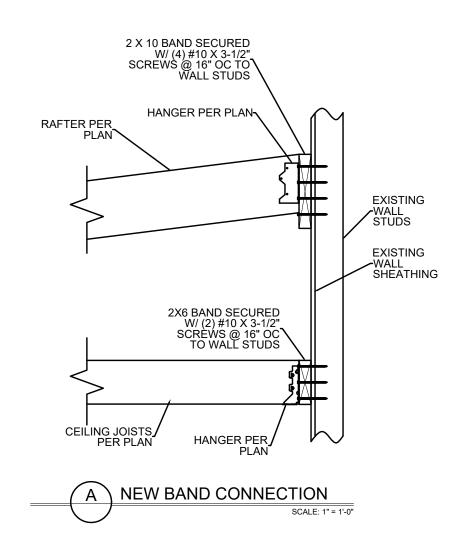


**NEW BRICK** 

	KING STUD SCHEDULE			
	MIN. # OF FULL HEIGHT STUDS (KING) E.E OF OPENING PER WALL DEPTH			
HEADER SPAN (FT)	2 X 4 STUD WALL	2 X 6 STUD WALL		
UP TO 3'-0"	1	1		
3'-1" TO 6'-0"	2	1		
6'-1" TO 9'-0"	3	2		
9'-1" TO 12'-0"	4	2		
12'-1" TO 15'-0"	5	3		
15'-1" TO 18'-0"	6 3			

TABLE DENOTES REQUIRED MINIMUM NUMBER OF STUDS EE OF HEADER, TYP UNO ON PLANS NUMBER OF KING STUDS LISTED ABOVE ARE BASED 10' NOMINAL WALL HEIGHT, STUD SPACING OF 16" O.C., AND ULTIMATE WIND SPEED OF 120 MPH (EXPOSURE B)

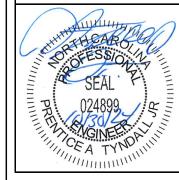
HEADER SPANS IN TABLE ARE BASED ON ROUGH OPENINGS. INTERPOLATION BETWEEN SPAN VALUES IS PERMITTED, ROUND UP NUMBER OF KING STUDS, EXTRAPOLATION IS PROHIBITED. CONTACT TYNDALL ENGINEERING AND DESIGN IF HEADER SPANS EXCEED TABLE VALUES

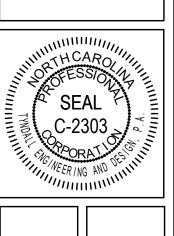


ALL NEW LOAD BEARING HEADERS ARE TO BE (2)2 X 10'S W/ (1)JACK STUD EACH END, PER STRUCTURAL NOTES 4 & 5, UNLESS NOTED OTHERWISE

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DRB2401-0346 10/31/2024 Engineered By: VADWG. Checked By: PAT SEE PLAN

REVISIONS Date: Remarks

**Sheet Number** 

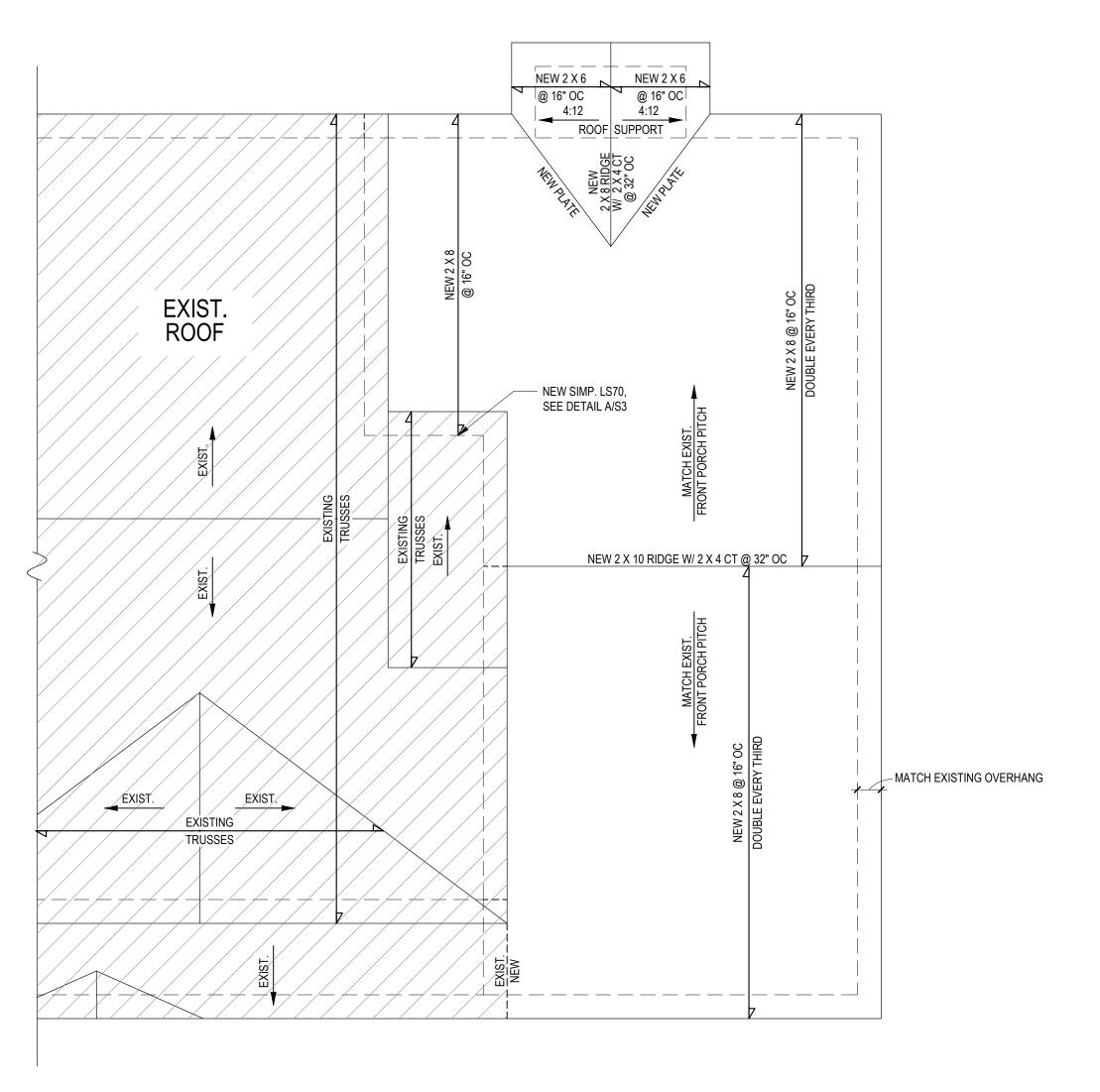
660 SQ. FT. OF ATTIC / 300 = 2.2 SQ. FT. INLETS/OUTLETS REQUIRED

1) CALCULATION BASED ON VENTILATORS USED AT LEAST 3'-0" ABOVE THE COMICE VENTS WITH THE BALANCE OF VENTILATION PROVIDED BY EAVE VENTS.

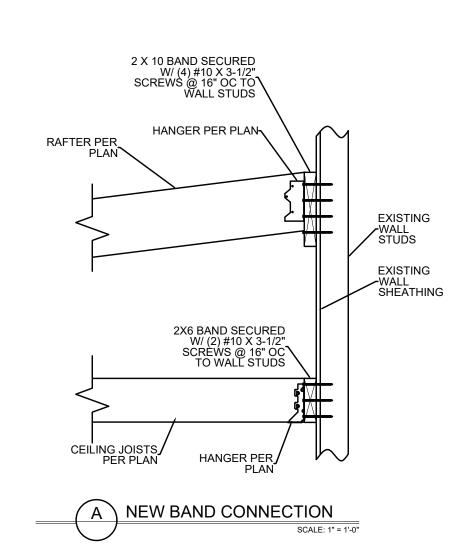
2) CATHEDRAL CEILINGS SHALL HAVE A 1" MINIMUM CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.

ATTIC VENTILATION CALCULATION

NO SCALE



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

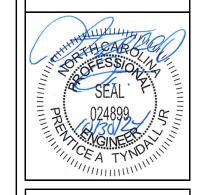


NOTE:
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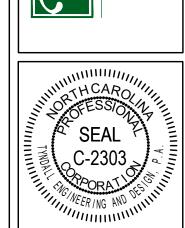


ENGINEERING & DESIGN, P.A.

TOTATA 200 = # 919 773-9489

wash Drive = Gerner = North Caroline = 27829

www.tyndellengineering.com



JASON BUIE

Plan:
PRITCHETT ADDITION
115 FAIRFAX DR. SANFORD, NC

ROOF PLAN

Project #:

DRB2401-0346

Date:

10/31/2024

Engineered By:

VA

DWG. Checked By:

PAT
Scale:
SEE PLAN

**Sheet Number** 

S3

# 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)	DEFLE	CTION	
	(1 01 )	(, o, )	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
- 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.
- 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.
- 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.
- 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
- 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.)

\*\*MEAN ROOF HEIGHT 30'-0" OR LESS

- 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.

### DEFINITIONS FOR COMMON ABBREVIATIONS

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

BOLT AT EACH END OF THE BRACE.

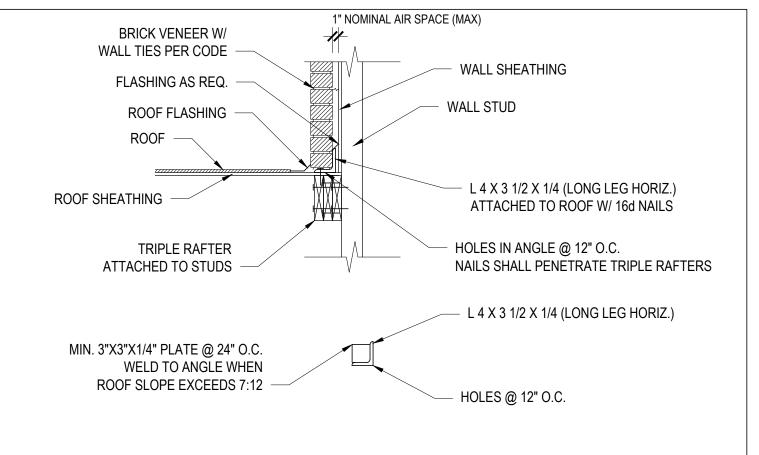
- \*\*\* DECKS WITH POST HEIGHTS OVER 20'-0" SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT.
- 2) DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY BY ONE OF
- THESE METHODS:
- A. THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" AND THE DECK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH SECTION (4) ABOVE. LATERAL BRACING IS NOT REQUIRED.
- B. 4 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:

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. THE 2 x 6s SHALL BE ATTACHED TO THE POSTS WITH ONE 5/8"Ø HOT

DIPPED GALVANIZED BOLT AT EACH END OF EACH BRACING MEMBER. FOR EMBEDMENT OF PILES IN COASTAL REGIONS, SEE CHAPTER 46.

# 2X4@16" O.C. - EXTERIOR LOAD BEARING WALL 2X4 P.T. PLATE IN A CONT. BED OF SEALANT 1/2" Ø ANCHOR - 6X6 W1.4XW1.4 W.W.F. BOLTS PER CODE -OR FIBERMESH GRADE — 6 MIL POLY — 4" STONE BASE COMPACT FILL OR INSULATION FIRM RESIDUAL AS REQ'D. TURN DOWN FOOTING DETAIL NO SCALE \

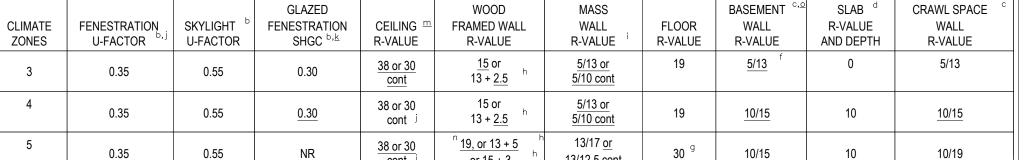


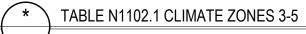
## ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER

SIZE OF ANGLE (1,3)	NO STORY ABOVE (5)	1 STORY ABOVE (5)	2 STORIES ABOVE (5)	# OF $\frac{1}{2}$ " (OR EQUIV.) REINFORCING BARS IN REINFORCED LINTEL (2,4,5)
L 3 x 3 x 1/ <sub>4</sub>	6'-0"	4'-6"	3'-0"	1
L 4 x 3 x ½	8'-0"	6'-0"	4'-6"	1
L 5 x 3 ½ x 5/16	10'-0"	8'-0"	6'-0"	2
L 6 x 3 ½ x 5/16	14'-0"	9'-6"	7'-0"	2
2L 5 x 3 ½ x 5/ <sub>16</sub>	20'-0"	12'-0"	9'-6"	4

- 1. LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.
- 2. DEPTH OF REINFORCED LINTELS SHALL NOT BE LESS THAN 8" AND ALL CELLS OF HOLLOW MASONRY LINTELS SHALL BE GROUTED. REINFORCING BARS SHALL EXTEND NOT LESS THAN 8" INTO THE SUPPORT
- 3. STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES; OTHER STEEL MEMBERS MEETING STRUCTURAL
- DESIGN REQUIREMENTS SHALL BE PERMITTED TO BE USED. EITHER STEEL ANGLE OR REINFORCED LINTEL SHALL SPAN OPENING.

5. SPANS OVER 4'-0" SHALL BE SHORED UP UNTIL CURED.



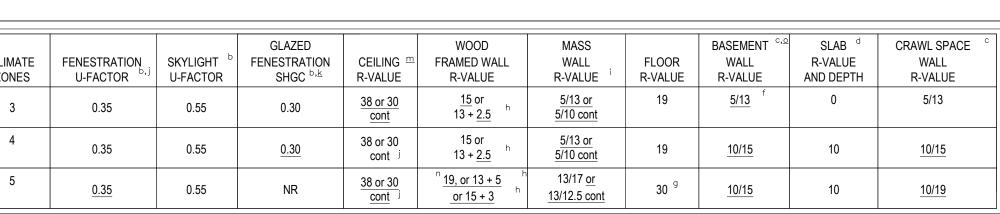


NO SCALE \ a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

- b. THE FENESTRATION U-FACTOR COLUMN EXCLUDED SKYLIGHTS. THE SOLAR HEAT GAIN COEFFICIENT
- (SHGC) COLUMN APPLIES TO ALL GLAZED FENESTRATION. c.  $\underline{"10/15"}$  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. d. FOR MONOLITHIC SLABS, INSULATION SHALL BE APPLIED FROM THE INSPECTION GAP DOWNWARD TO THE BOTTOM
- OF THE FOOTING OR A MAXIMUM OF 24" 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.

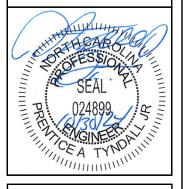
 $f. \ \ \text{BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY} \\ \underline{FIGURE\ N1101.7}\ \text{AND}\ \underline{TABLE\ N1101.7}.$ 

- 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 SHEATHING. "15+3" MEANS R-15 CAVITY INSULATION. PLUS R-3 INSULATED SHEATHING. IF STRUCTURAL SHEATHING COVERS 25% OR LESS OF THE EXTERIOR, 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
- i. FOR MASS WALLS, THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR MASS WALL. j. 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
- 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 INCH OF THE ATTIC ROOF DECK.
- m. 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. n. R -19 FIBERGLASS BATTS COMPRESSED AND INSTALLED IN A NOMINAL 2 × 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.
- 9. BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.



\* MASONRY VENEER SUPPORT FIG 703.8.3.1 NO SCALE

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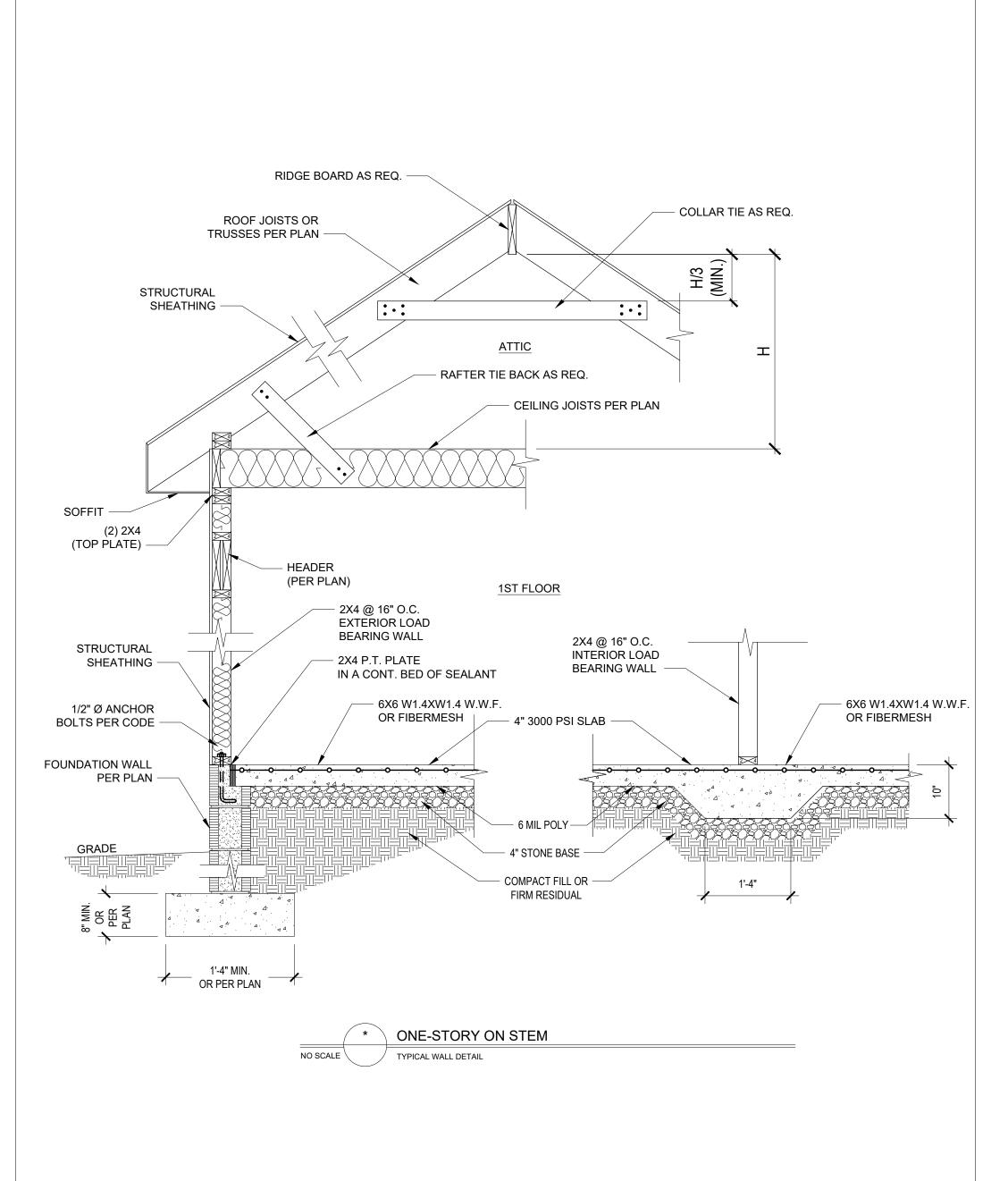
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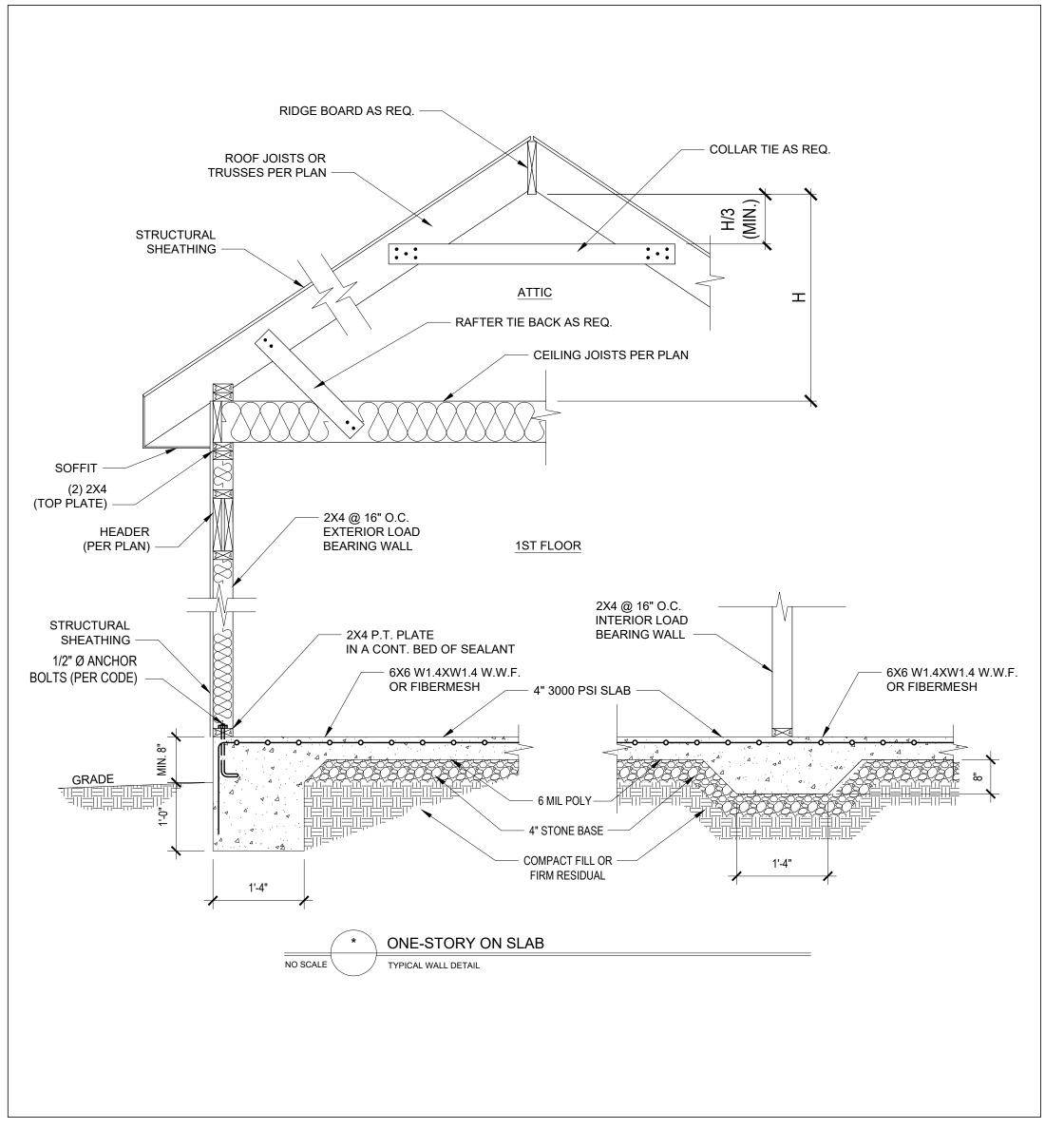
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> REVISIONS Date:

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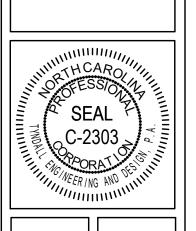


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STANDARD DETAILS

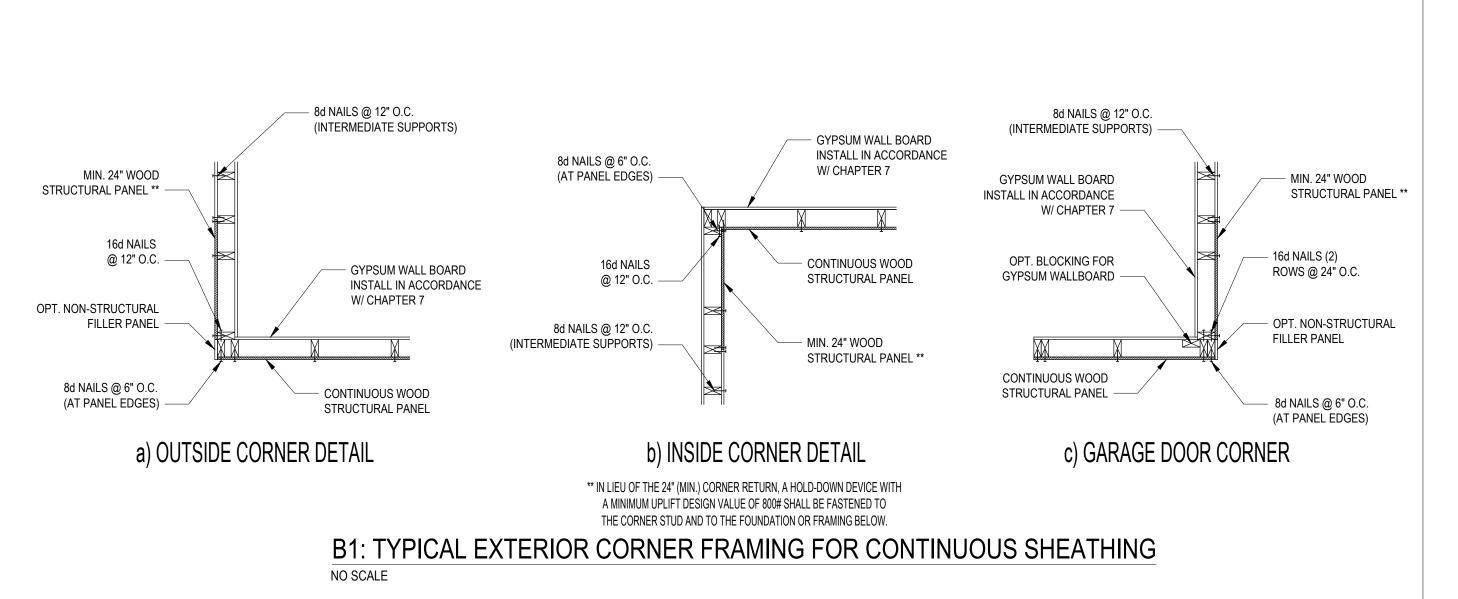
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**Sheet Number** 

D2



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 DAMES.
- 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)
- (ISOLATED PANELS) OR 4'-0" (CONTINUOUS SHEATHING)
- 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)
- 6. 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:

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

8. FOR CS-WSP METHOD, A MINIMUM 24" BRACED WALL

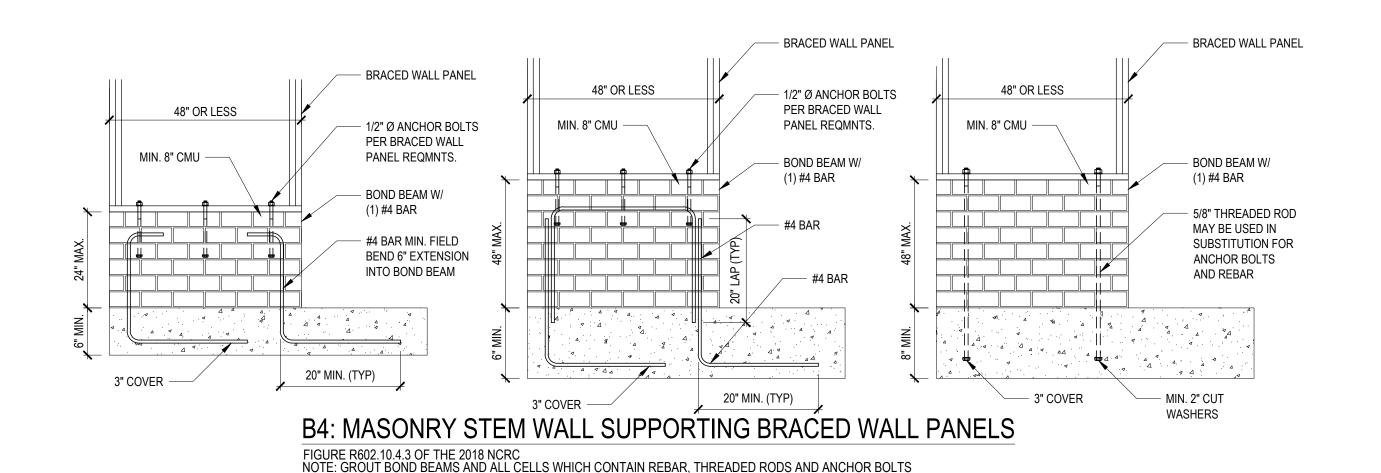
5 MINIMUM 800# HOLD-DOWN DEVICE

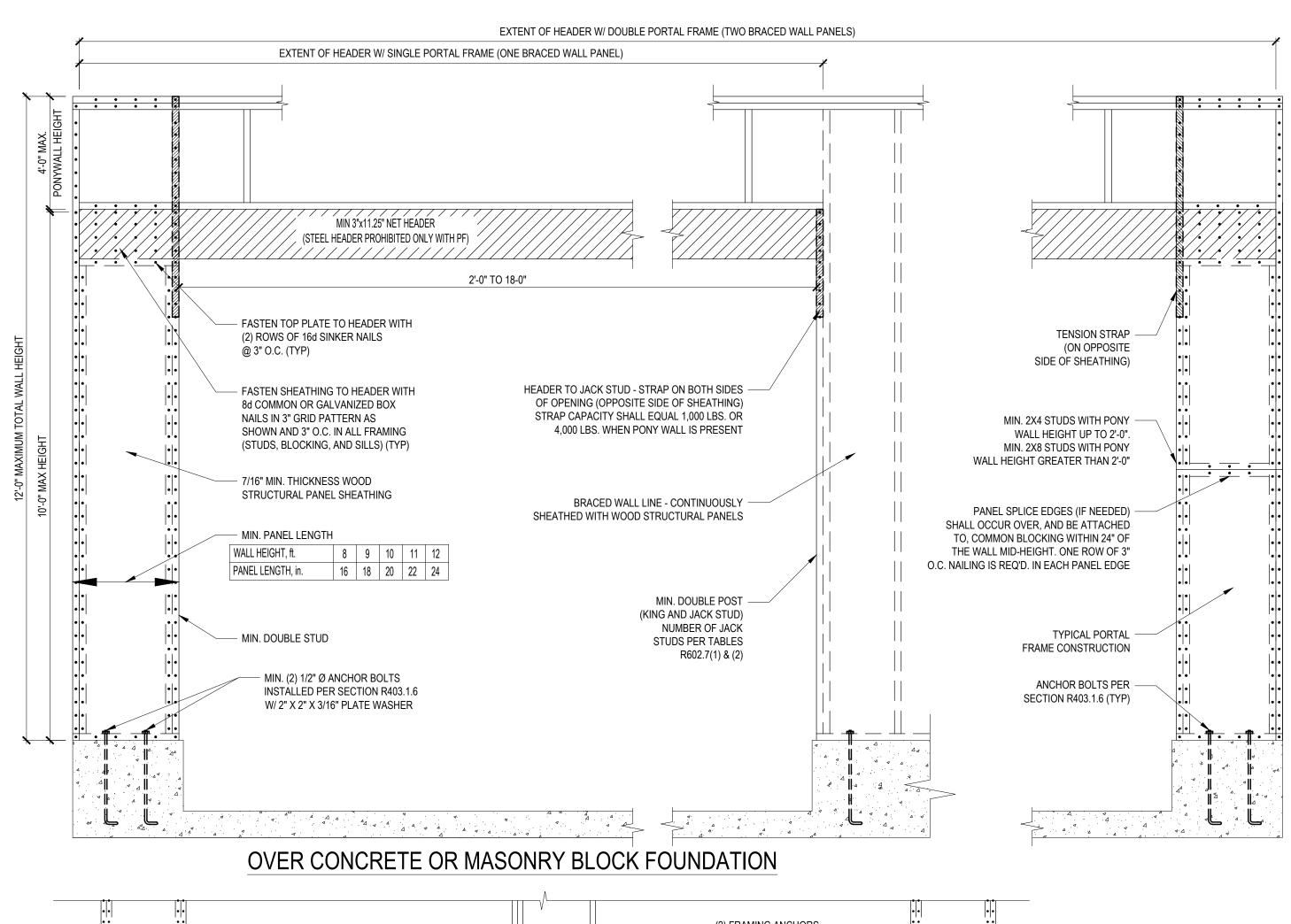
		REQUIRED BRAC	ED WALL PANEL CONNECTIONS		
			REQUIRED CONNECTION		
METHOD	MATERIAL	MIN. THICKNESS	@ PANEL EDGES	@ INTERMEDIATE SUPPORTS	
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.	
GB	GYPSUM BOARD	1/2"	5d COOLER NAIL** @ 7" O.C.	5d COOLER NAIL** @ 7" O.C.	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

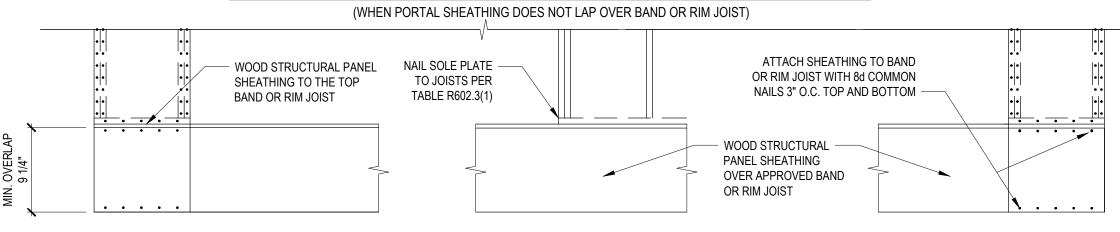
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# WOOD STRUCTURAL PANEL SHEATHING TO THE TOP BAND OR RIM JOIST WOOD STRUCTURAL FOR BAND OR RIM JOIST WOOD STRUCTURAL PANEL SHEATHING OVER APPROVED BAND OR RIM JOIST OVER D. D. A. S. C. L. O. D. ED AMINIC ANICH OR OPTION

OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION



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

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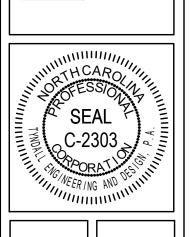


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SHEATHING DETAILS

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DRB2401-0346

Date:
10/31/2024

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VA

DWG. Checked By:
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Scale:
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Date: Remarks

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D3