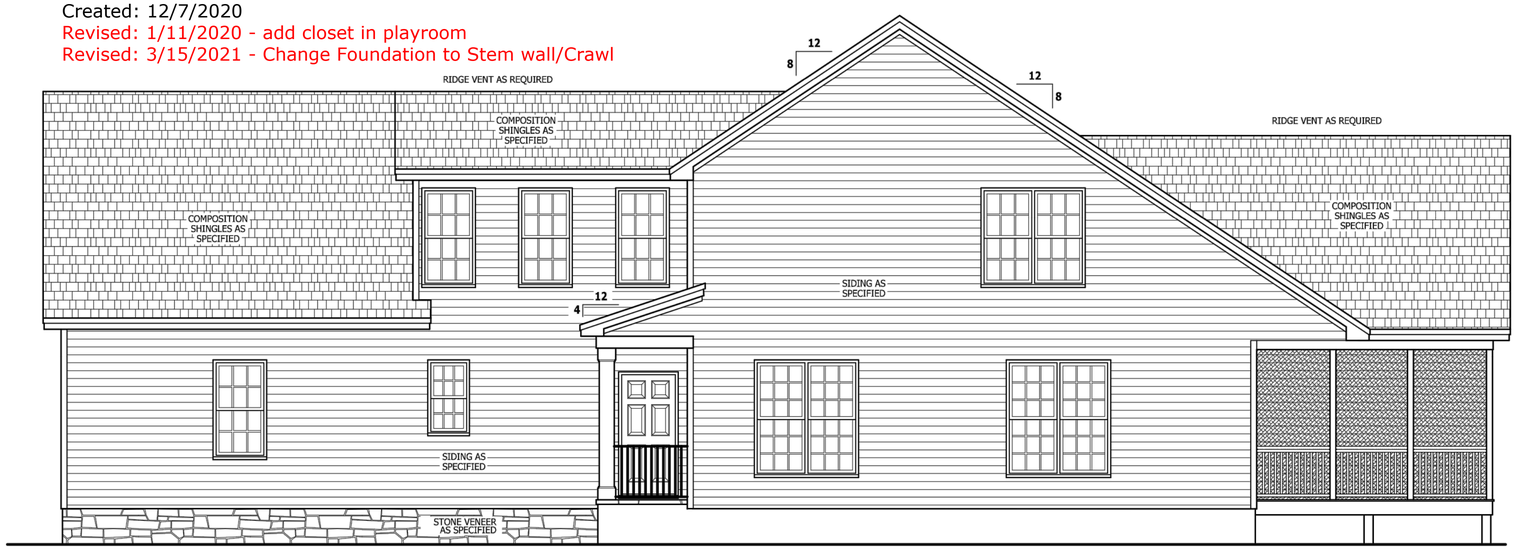
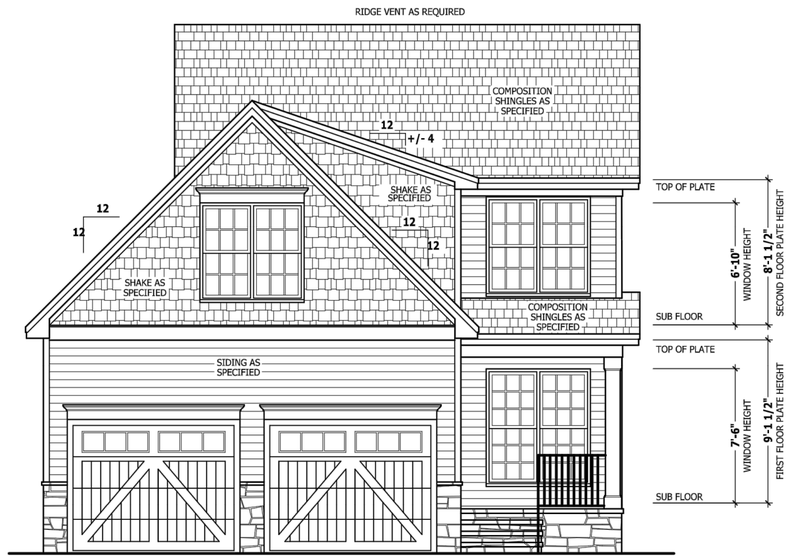
Carriage Circle 1161 - 116 Spruce Hollow Circle, Spring Lake 28390
Harnett County
Created: 12/7/2020
Revised: 1/11/2020 - add closet in playroom
Revised: 3/15/2021 - Change Foundation to Stem wall/Crawl



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



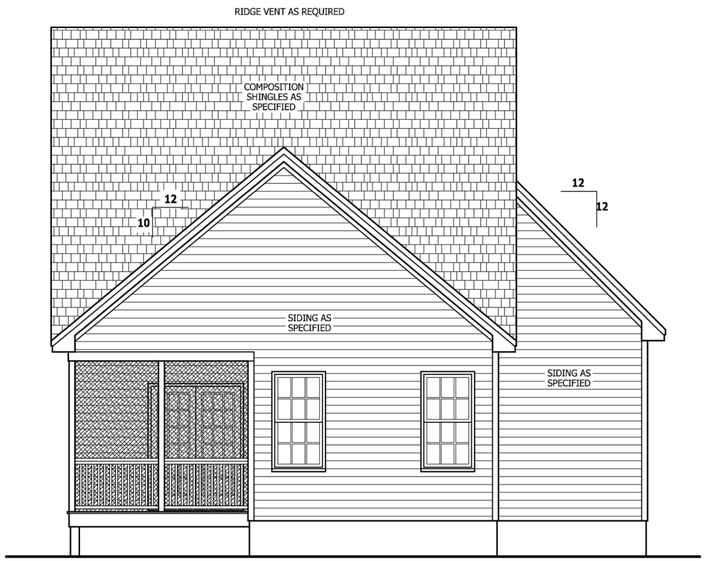
FRONT ELEVATION - A

SCALE 1/4" = 1'-0"

Elevation A
Garage Left
Fiber Cement Siding

SQUARE FOOTAGE

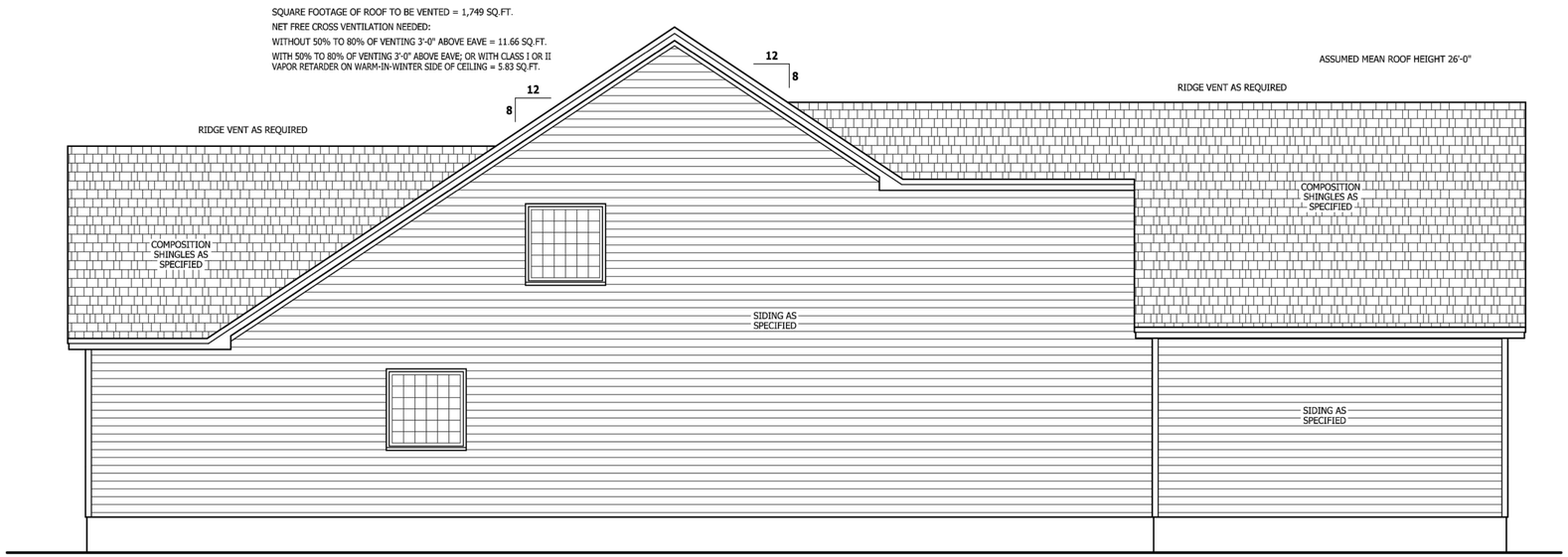
HEATED	
FIRST FLOOR	1180 SQ.FT.
SECOND FLOOR	834 SQ.FT.
PLAYROOM	263 SQ.FT.
TOTAL	2277 SQ.FT.
UNHEATED	
GARAGE	462 SQ.FT.
FRONT PORCH	45 SQ.FT.
REAR PORCH	129 SQ.FT.
TOTAL	636 SQ.FT.



REAR ELEVATION

SCALE 1/4" = 1'-0"

SQUARE FOOTAGE OF ROOF TO BE VENTED = 1,749 SQ.FT.
NET FREE CROSS VENTILATION NEEDED:
WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 11.66 SQ.FT.
WITH 50% TO 80% OF VENTING 3'-0" ABOVE EAVE; OR WITH CLASS I OR II VAPOR RETARDER ON WARM-IN-WINTER SIDE OF CEILING = 5.83 SQ.FT.



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

THE WATSON II
ELEVATION - A

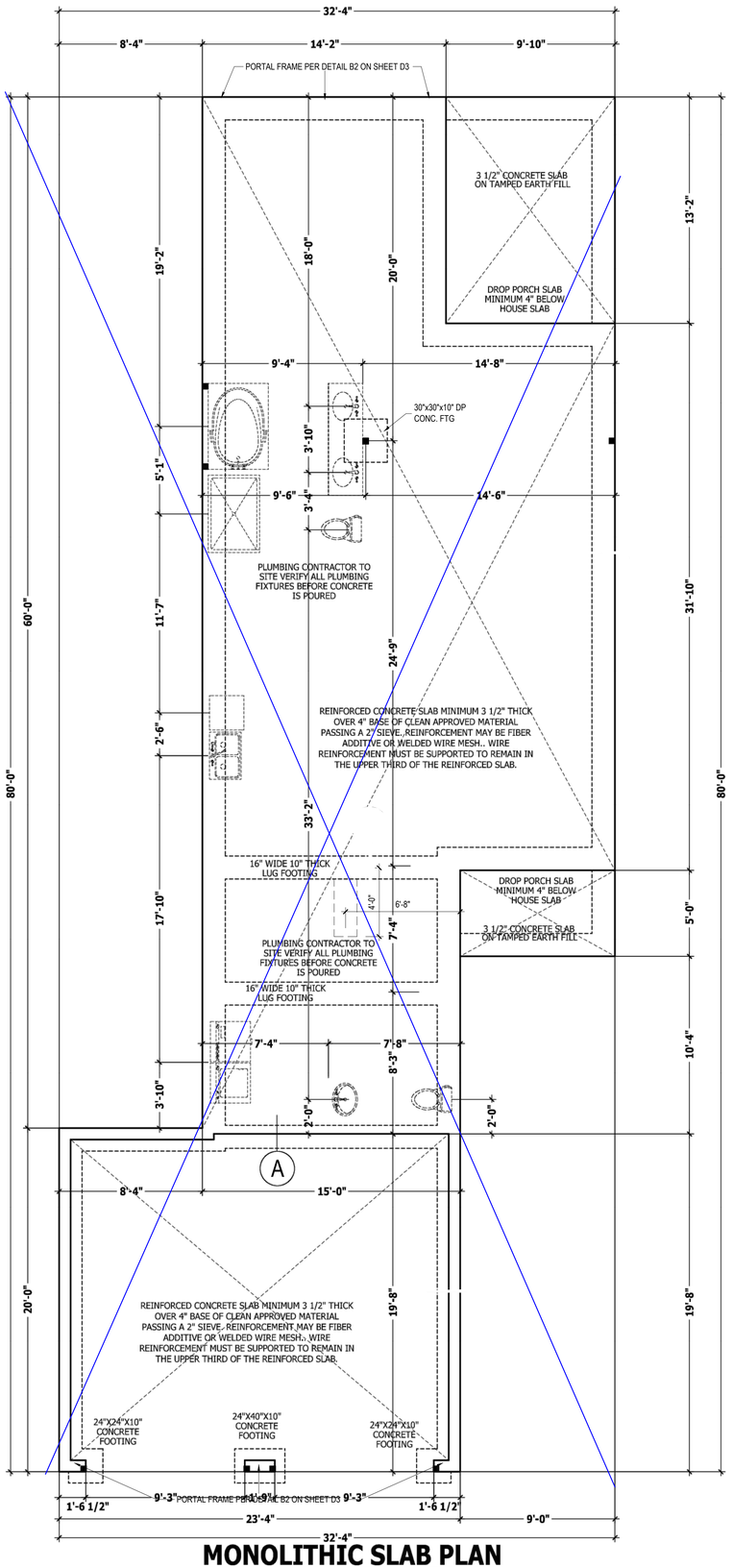
WYNN CONSTRUCTION, INC.
2550 CAPITOL DR., SUITE 105
CREEDMOOR, NC 27522

HAYNES HOME PLANS, INC.
P.O. Box 702, Wake Forest, NC 27588 919-435-6180 Fax: 1-866-691-0396

SQUARE FOOTAGE
HEATED
FIRST FLOOR 1180 SQ.FT.
SECOND FLOOR 834 SQ.FT.
PLAYROOM 263 SQ.FT.
TOTAL 2277 SQ.FT.
UNHEATED
GARAGE 462 SQ.FT.
FRONT PORCH 45 SQ.FT.
REAR PORCH 129 SQ.FT.
TOTAL 636 SQ.FT.

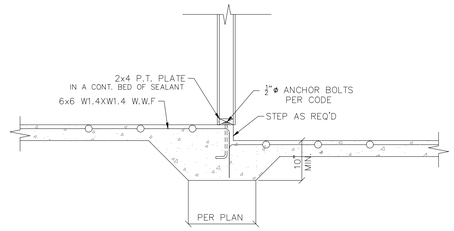
4/3/2012

120401B



MONOLITHIC SLAB PLAN

SCALE 1/4" = 1'-0"



A LUG FOOTING @ GARAGE

NO SCALE

SQUARE FOOTAGE OF FOUNDATION TO BE VENTED = 1,070 SQ.FT.

WITHOUT CROSS VENTILATION AREA OF VENTING NEEDED = 7.13 SQ.FT.

WITH CROSS VENTILATION AREA OF VENTING NEEDED = .71 SQ.FT.

NOTE: NUMBER OF VENTS NEED WILL VARY DEPENDING ON VENTS USED AND CROSS VENTILATION.

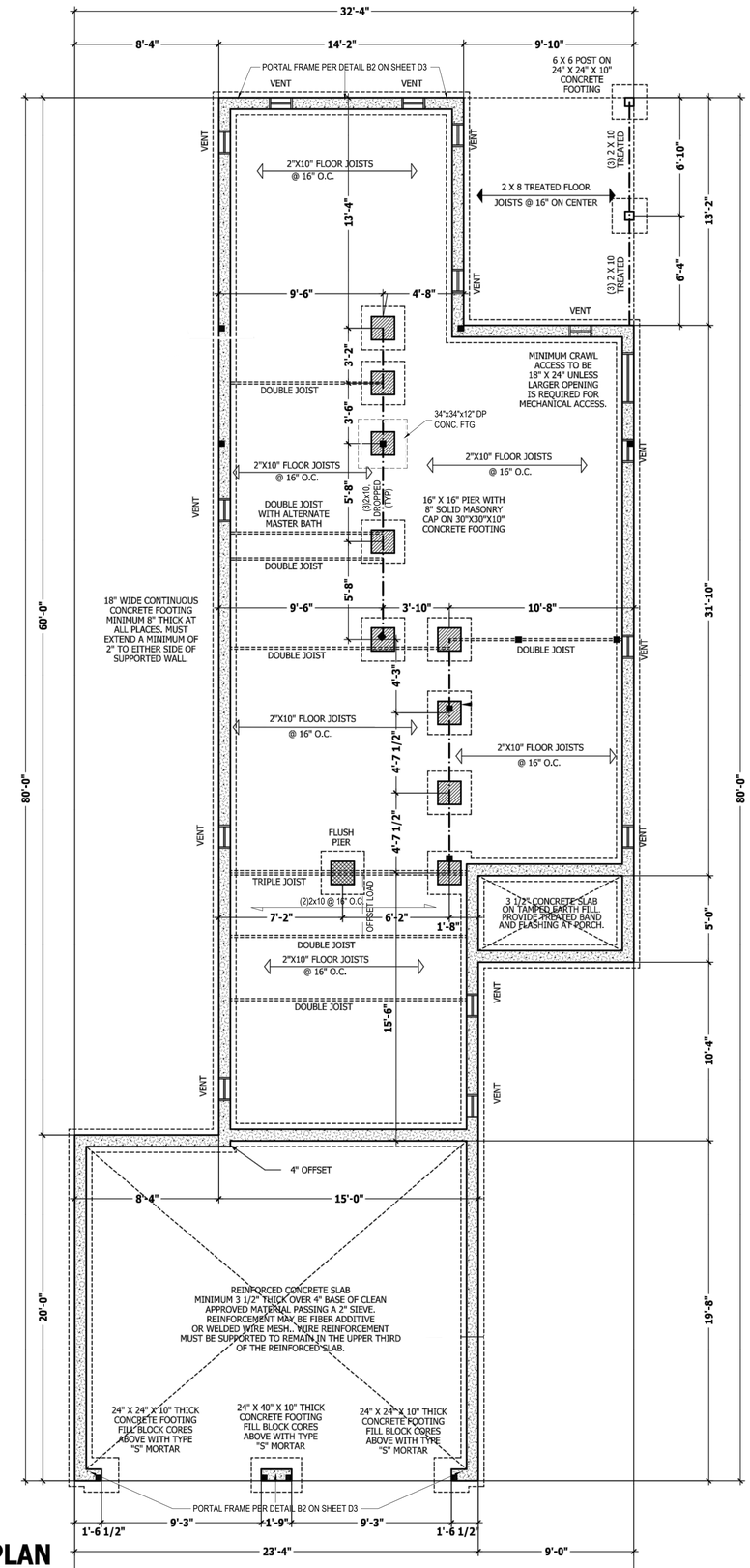
NORTH CAROLINA PROFESSIONAL SEAL 024899 ENGINEER PRENTICE A TYNDALL JR 6/21/12

TYNDALL ENGINEERING & DESIGN, P.A.

t 919-773-3200 • f 919-773-9488
350 Shipyard Drive • Garner • North Carolina • 27529
www.tyndallengineering.com

Project Number: 1901-010170

* Structural analysis based on NC Residential Building Code 2018



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS.

HAYNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AND PROCEDURES.

CODES AND CONDITIONS MAY VARY WITH LOCATION. A LOCAL DESIGNER, ARCHITECT OR ENGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION.

THESE DRAWING ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

THE WATSON II

FOUNDATION PLANS

WYNN CONSTRUCTION, INC.
2550 CAPITOL DR., SUITE 105
CREEDMOOR, NC 27522

HAYNES HOME PLANS, INC.
P.O. Box 702, Wake Forest, NC 27588 919-435-6180 Fax 1-866-491-0386

SQUARE FOOTAGE

HEATED	
FIRST FLOOR	1180 SQ.FT.
SECOND FLOOR	834 SQ.FT.
PLAYROOM	263 SQ.FT.
TOTAL	2277 SQ.FT.
UNHEATED	
GARAGE	462 SQ.FT.
FRONT PORCH	45 SQ.FT.
REAR PORCH	129 SQ.FT.
TOTAL	636 SQ.FT.

4/3/2012

120401B

THE WATSON II

FIRST AND SECOND FLOOR PLANS

WYNN CONSTRUCTION, INC.
2550 CAPITOL DR., SUITE 105
CREEDMOOR, NC 27522

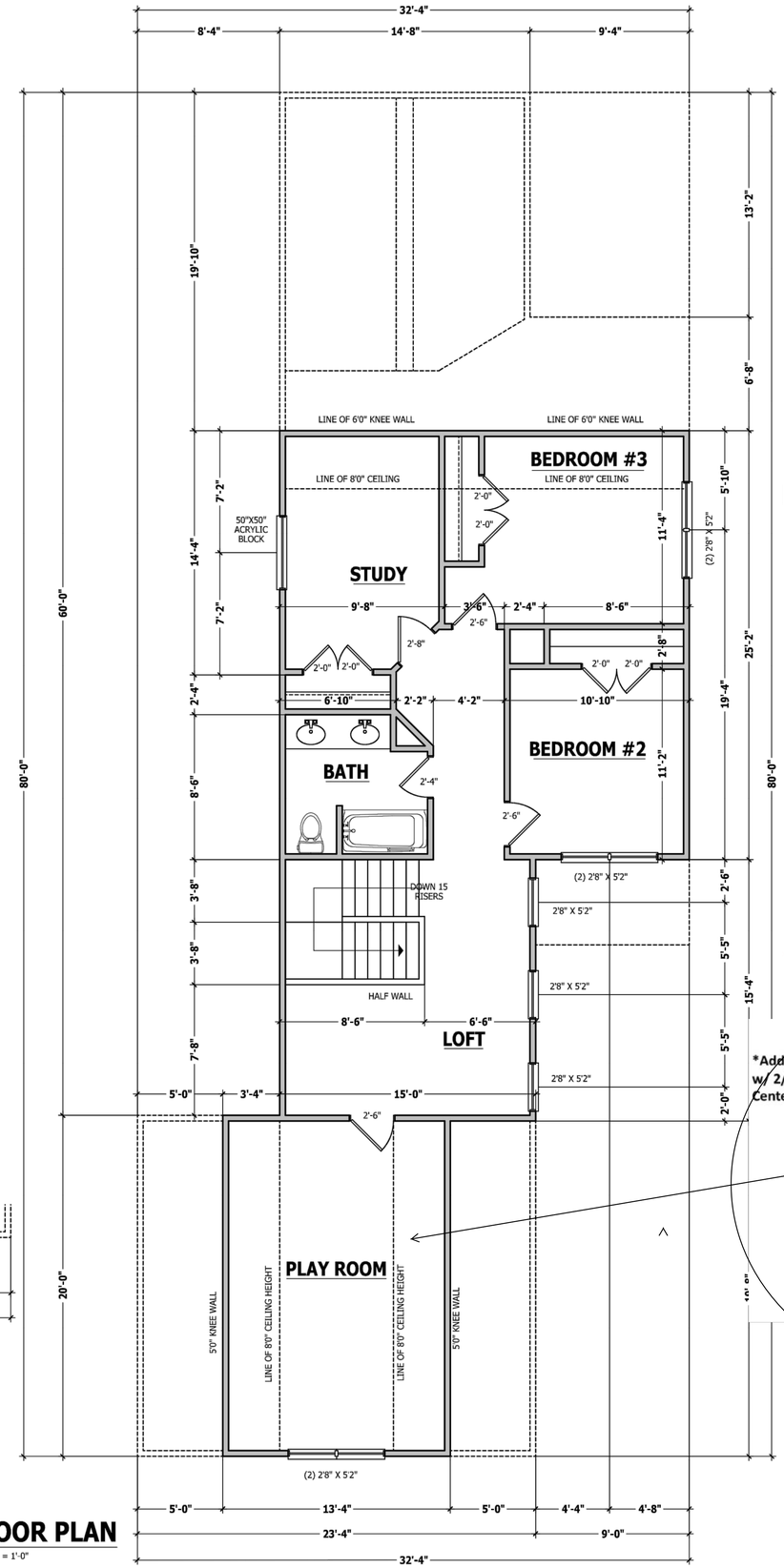
HAYNES HOME PLANS, INC.
P.O. Box 702, Wake Forest, NC 27588 919-435-6180 Fax 1-866-491-0386

SQUARE FOOTAGE

HEATED	
FIRST FLOOR	1180 SQ.FT.
SECOND FLOOR	834 SQ.FT.
PLAYROOM	263 SQ.FT.
TOTAL	2277 SQ.FT.
UNHEATED	
GARAGE	462 SQ.FT.
FRONT PORCH	45 SQ.FT.
REAR PORCH	129 SQ.FT.
TOTAL	636 SQ.FT.

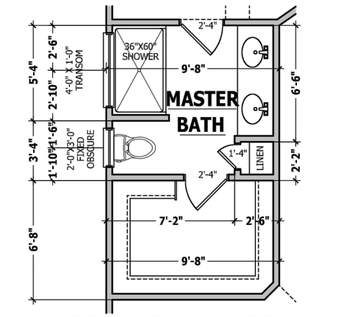
4/3/2012

120401B



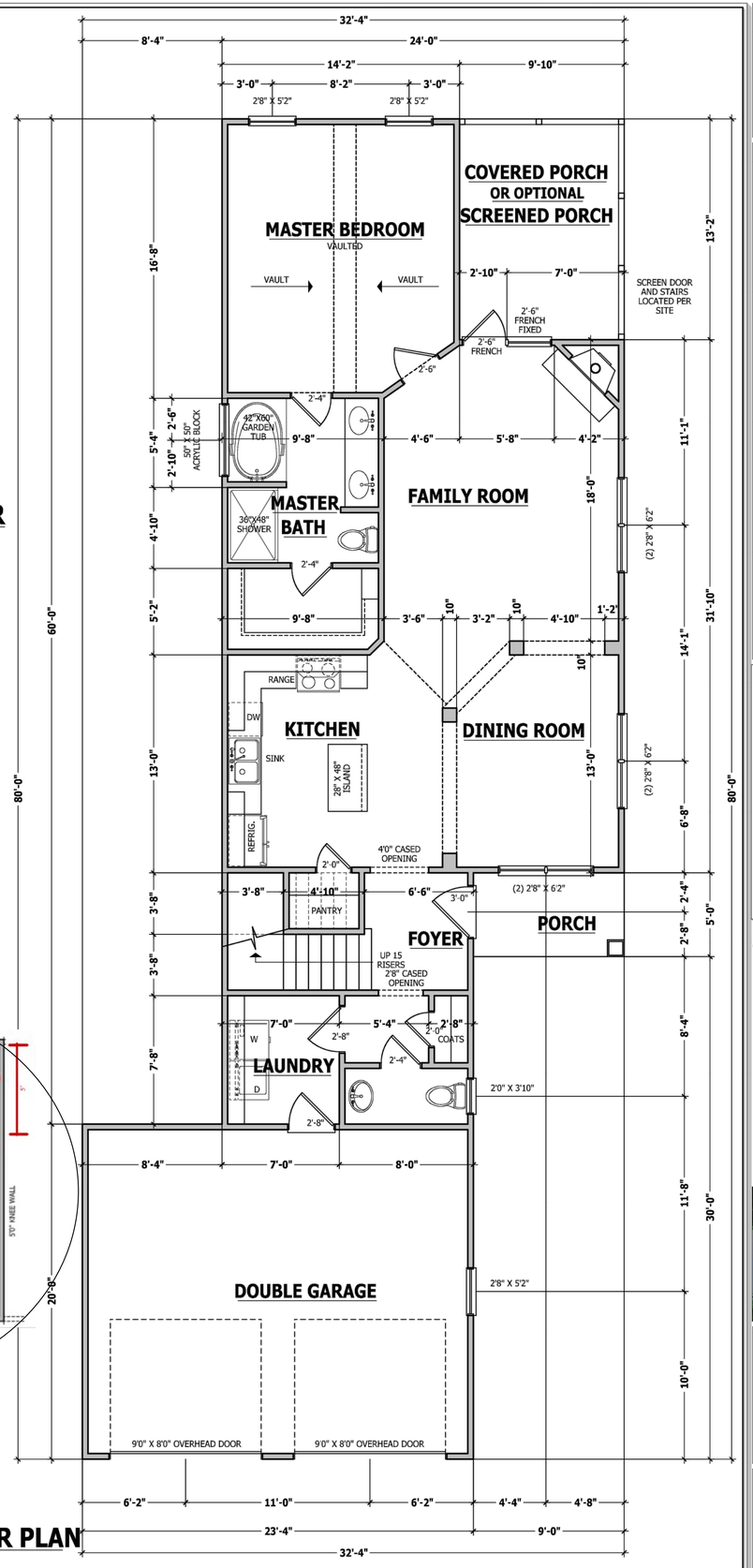
SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



ALTERNATE MASTER BATH WITH 5'-0" SHOWER

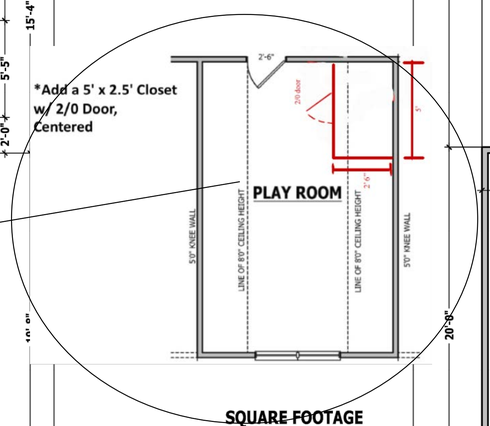
SCALE 1/4" = 1'-0"

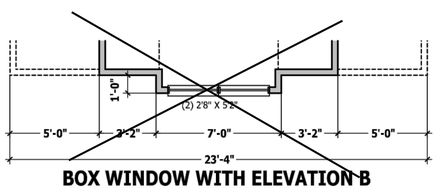


FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

*** Include 5' x 2.5' Closet in Playroom





BOX WINDOW WITH ELEVATION B

TYNDALL
ENGINEERING & DESIGN, P.A.

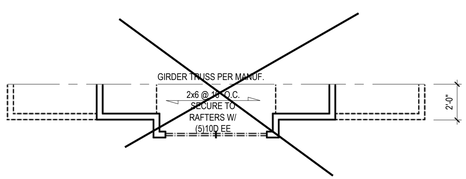
T 919 773-3300 • F 919 773-9468
350 Shipmark Drive • Garner • North Carolina • 27529
www.tyndallengineering.com

Project Number: 1901-010170

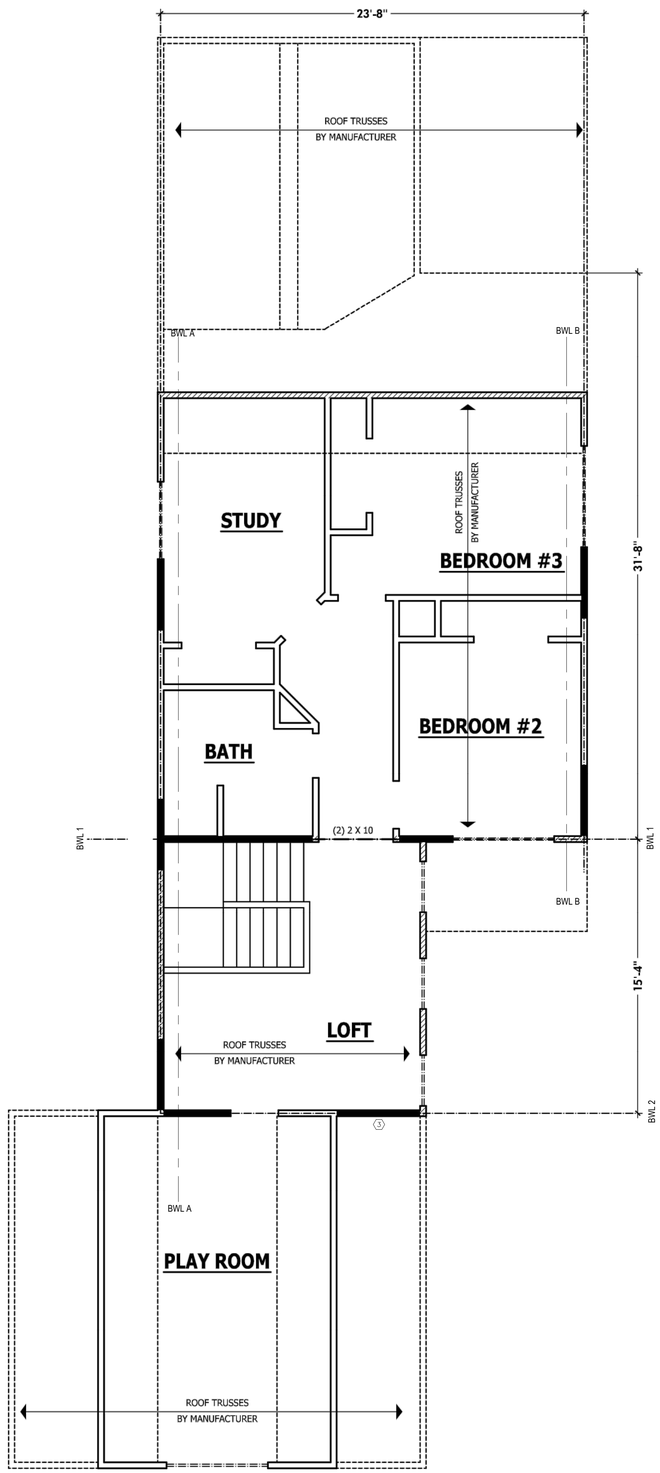
* Structural analysis based on NC Residential Building Code 2018

BRACING PANEL LENGTHS REQUIRED:
BWL A = 2.6 FT
BWL B = 2.6 FT
BWL 1 = 1.8 FT
BWL 2 = 1.8 FT

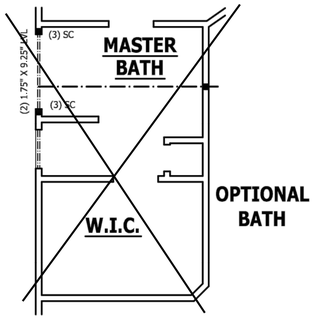
BRACING PANEL LENGTHS PROVIDED:
BWL A = 30.75 FT CS-WSP
BWL B = 16.5 FT CS-WSP
BWL 1 = 4.17 FT GB
BWL 2 = 6.88 FT GB/WSP



BOX WINDOW WITH ELEVATION B



SECOND FLOOR STRUCTURAL
SCALE 1/4" = 1'-0"



DESIGN LOADS

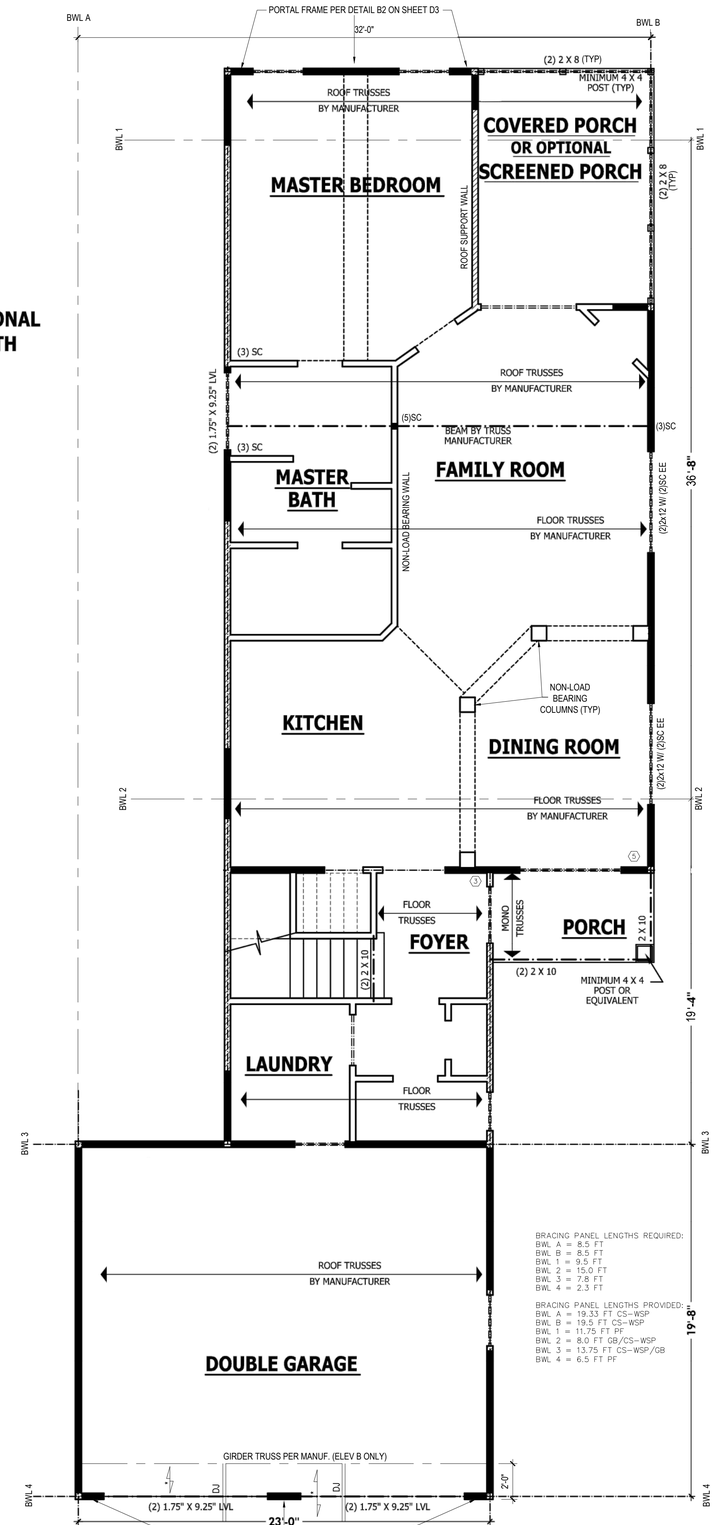
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			LL	TL
FLOOR (primary)	40	10	L/360	L/240
FLOOR (secondary)	40	10	L/360	L/240
ATTIC (w/ storage)	20	10	L/240	L/180
ATTIC (no access)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180
WIND LOAD	BASED ON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

STRUCTURAL NOTES:

1) 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 NOMINAL EACH SINGLE MEMBER AND Fb = 2600 PSI, E = 1.9M PSI (I.E. ILEVEL MICRO-LAM)
ALL LSL LUMBER IS TO BE 1.55E (Fb = 2325 PSI)
4) ALL LOAD BEARING EXTERIOR WINDOW HEADERS WITH MAXIMUM SPAN OF 5'-6" SHOULD BE A (2) 2x10 w/ (1) 2x4 KING STUD AND (1) 2x4 JACK STUD NAILED TOGETHER w/ (2) 10d @ 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 TABLE R602.7(1).
5) ALL INTERIOR LOAD BEARING HEADERS TO BE (2) 2x10 (U.N.O.) REFER TO TABLE R602.7(2) FOR JACK STUD REQUIREMENTS FOR HEADER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS (UNO)
6) REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION OF ALL WALLS OVER 10'-0" IN HEIGHT.
7) ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50 Fy = 50 KSI MIN. (UNO)
8) ALL EXTERIOR LUMBER TO BE #2 SYP PT
9) ALL CONCRETE, fc = 3000 PSI MIN.
10) PRESUMPTIVE BEARING CAPACITY = 2000 PSF
11) 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 MASONRY.
12) PSL COLUMNS DESIGNED WITH MAX. HEIGHT OF 9'-0" (UNO)
13) PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.)
14) PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.4 OF THE 2018 IRC.
15) 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 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 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" (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 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 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



* = 2x10 @ 16" O.C.

FIRST FLOOR STRUCTURAL
SCALE 1/4" = 1'-0"

THE WATSON II
STRUCTURAL PLANS

WYNN CONSTRUCTION, INC.
2550 CAPITOL DR., SUITE 105
CREEDMOOR, NC 27522

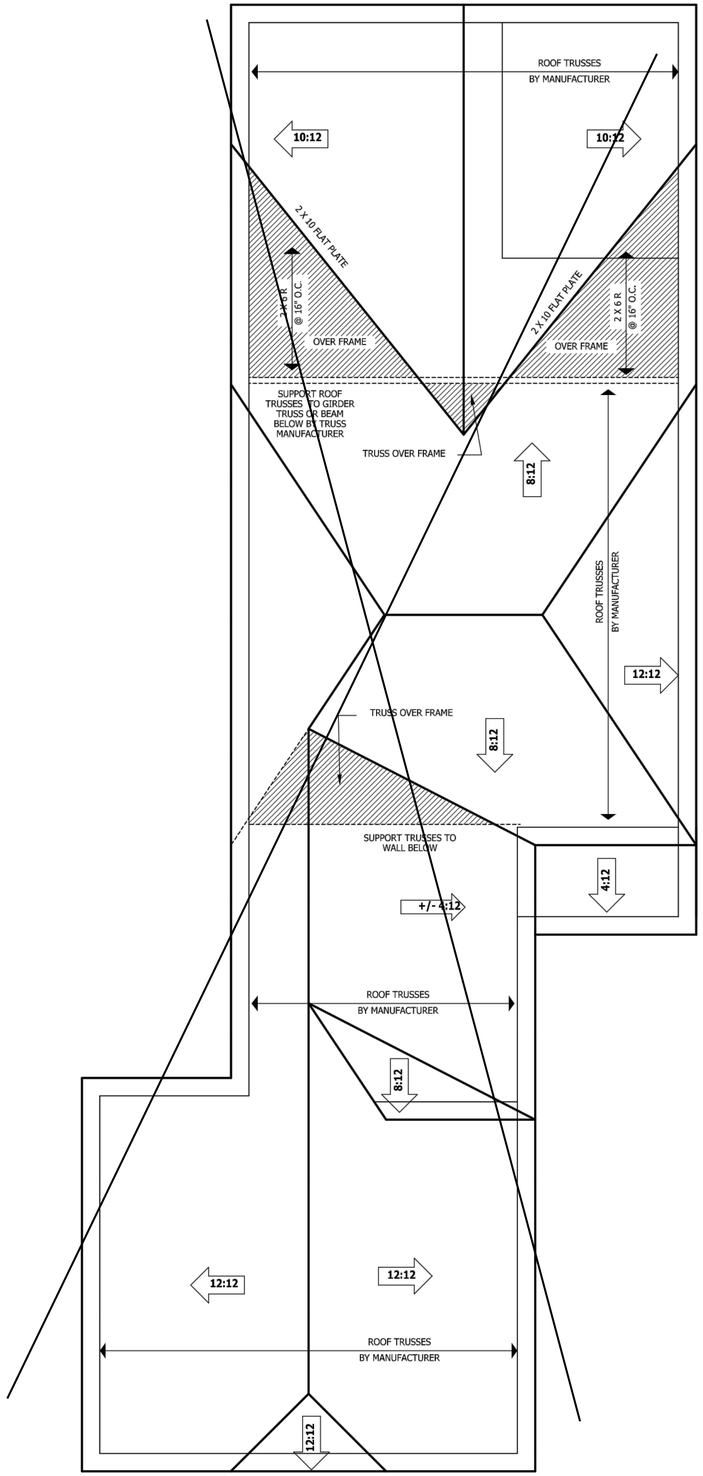
HAYNES HOME PLANS, INC.
P.O. Box 702, Wake Forest, NC 27588 919-435-6100 Fax 1-866-491-0366

SQUARE FOOTAGE

HEATED	
FIRST FLOOR	1180 SQ.FT.
SECOND FLOOR	834 SQ.FT.
PLAYROOM	263 SQ.FT.
TOTAL	2277 SQ.FT.
UNHEATED	
GARAGE	462 SQ.FT.
FRONT PORCH	45 SQ.FT.
REAR PORCH	129 SQ.FT.
TOTAL	636 SQ.FT.

4/3/2012

120401B



ROOF PLAN WITH ELEVATION C

SCALE 1/4" = 1'-0"

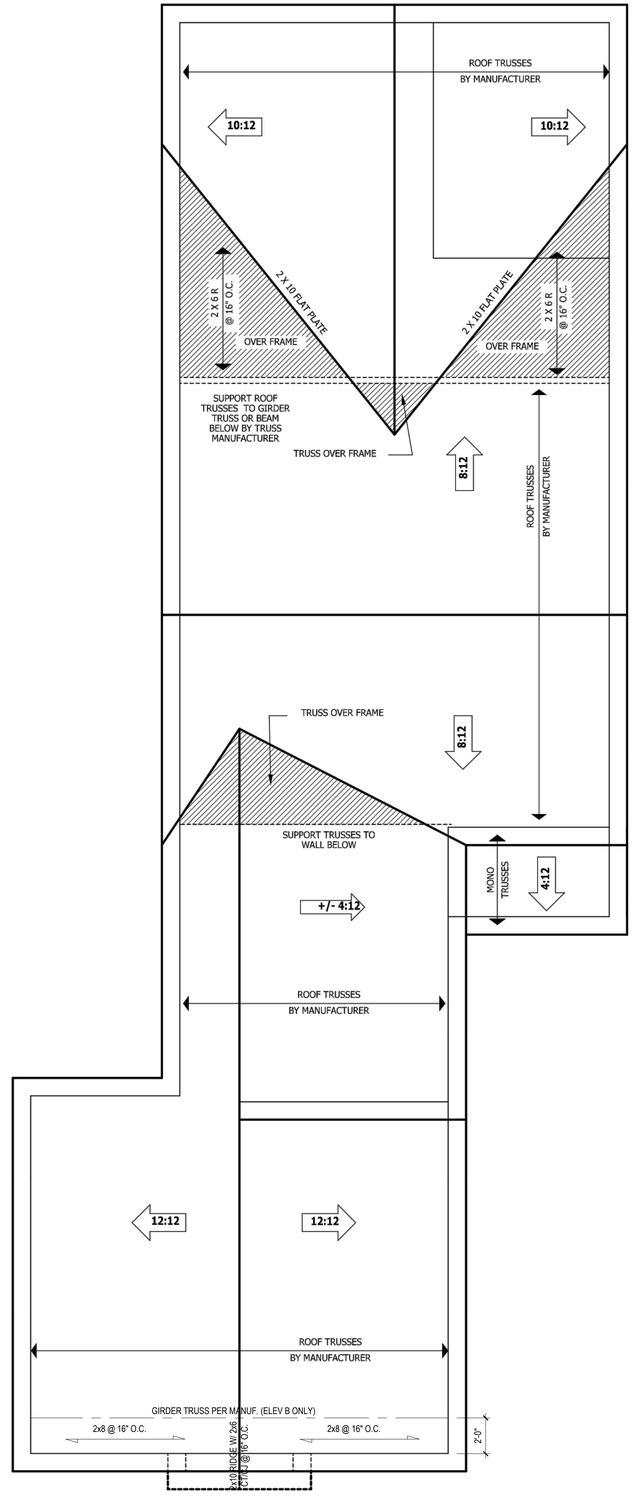
TYNDALL
ENGINEERING & DESIGN, P.A.

t 919 773-2800 • f 919 773-9958
250 Skipwash Drive • Garner • North Carolina • 27529
www.tyndallengineering.com

Project Number: 1901-010170

* Structural analysis based on NC Residential Building Code 2018

The Engineer's seal applies only to structural components on this document. The seal does not include construction means, methods, techiques, procedures, or safety precautions. Any deviations or discrepancies on plans are to be brought to the immediate attention of Tyndall Engineering & Design, PA. Failure to do so will void Tyndall Engineering's Liability.



ROOF PLAN WITH ELEVATIONS A & B

SCALE 1/4" = 1'-0"

PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS.

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THE WATSON II
ROOF PLANS

WYNN CONSTRUCTION, INC.
2550 CAPITOL DR., SUITE 105
CREEDMOOR, NC 27522

HAYNES HOME PLANS, INC
P.O. Box 702, Wake Forest, NC 27588 919-435-6180 Fax 1-866-491-0595

SQUARE FOOTAGE

HEATED	
FIRST FLOOR	1180 SQ.FT.
SECOND FLOOR	834 SQ.FT.
PLAYROOM	263 SQ.FT.
TOTAL	2277 SQ.FT.
UNHEATED	
GARAGE	483 SQ.FT.
FRONT PORCH	45 SQ.FT.
REAR PORCH	125 SQ.FT.
TOTAL	838 SQ.FT.

4/3/2012

120401B

STRUCTURAL NOTES

1) 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:

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			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			

3) 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.)

5) 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.)

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"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

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 IRC.

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[b,j]	SKYLIGHT[b] U–FACTOR	GLAZED FENESTRATION SHGC[b,k]	CEILING[m] R–VALUE	WOOD FRAMED WALL R–VALUE	MASS WALL R–VALUE[i]	FLOOR R–VALUE	BASEMENT[c,o] WALL R–VALUE	SLAB[d] R–VALUE AND DEPTH	CRAWL SPACE[c] WALL R–VALUE
3	0.35	0.55	0.30	38 or 30 cont	15 or 13 + 2.5[h]	5/13 or 5/10 cont	19	5/13[f]	0	5/13
4	0.35	0.55	0.30	38 or 30 cont[j]	15 or 13 + 2.5[h]	5/13 or 5/10 cont	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30 cont[j]	19[n] or 13 + 5[h] or 15 + 3[h]	13/17 or 13/12.5 cont	30[g]	10/15	10	10/19

* TABLE N1102.1 CLIMATE ZONES 3–5

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. "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.
e. DELETED
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 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.
l. 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 X 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.
o. BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R–VALUE AS THE MINIMUM REQUIREMENT.

DEFINITIONS FOR COMMON ABBREVIATIONS

ALT	=	ALTERNATE	MAX	=	MAXIMUM
CANT	=	CANTILEVER	MIN	=	MINIMUM
CJ	=	CEILING JOIST	NOM	=	NOMINAL
CMU	=	CONCRETE MASONRY UNIT	O.C.	=	ON CENTER
COL	=	COLUMN	PL	=	PLATE
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 OTHERWISE
HORIZ	=	HORIZONTAL	W	=	WIDE FLANGE BEAM
HT	=	HEIGHT	WWF	=	WELDED WIRE FABRIC
MANUF	=	MANUFACTURER	XJ	=	EXTRA JOIST

1) 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"

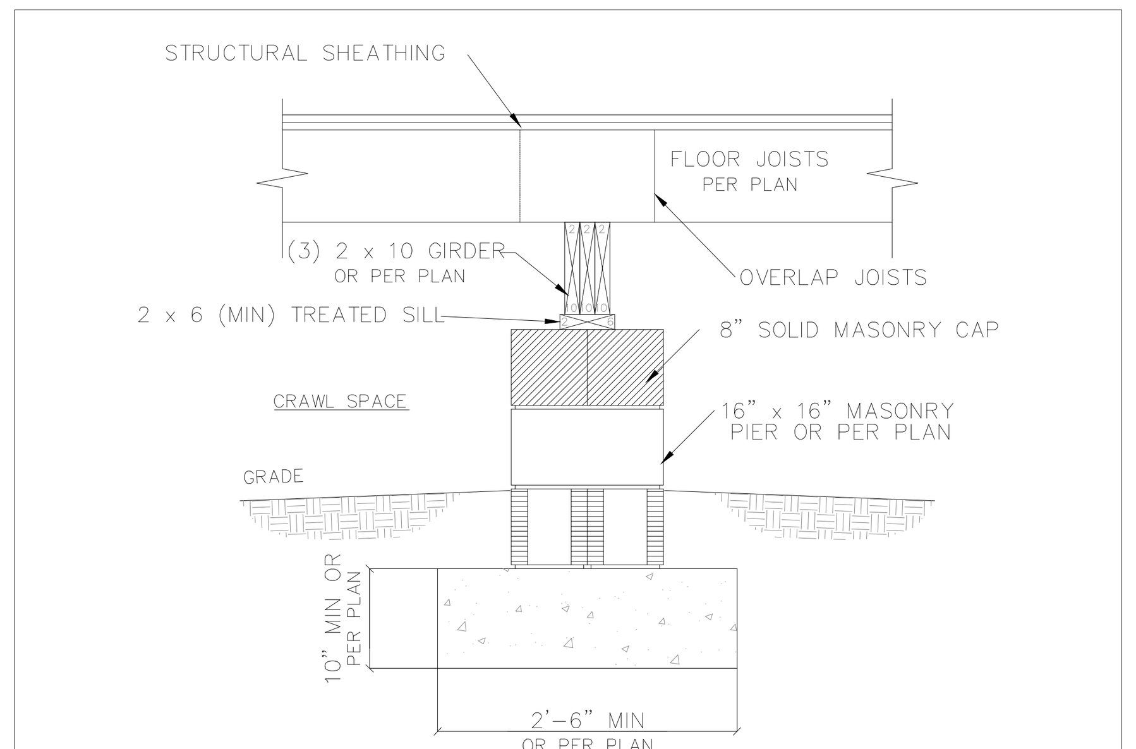
* THIS TABLE IS BASED ON NO. 2 TREATED SOUTHERN PINE POSTS. MAXIMUM TRIBUTARY AREA IS BASED ON 128 TOTAL SQUARE FEET WHICH MAY BE LOCATED AT DIFFERENT LEVELS.
** FROM TOP OF FOOTING TO BOTTOM OF GIRDER
*** DECKS WITH POST HEIGHTS OVER 20'–0" SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR 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.
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 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:

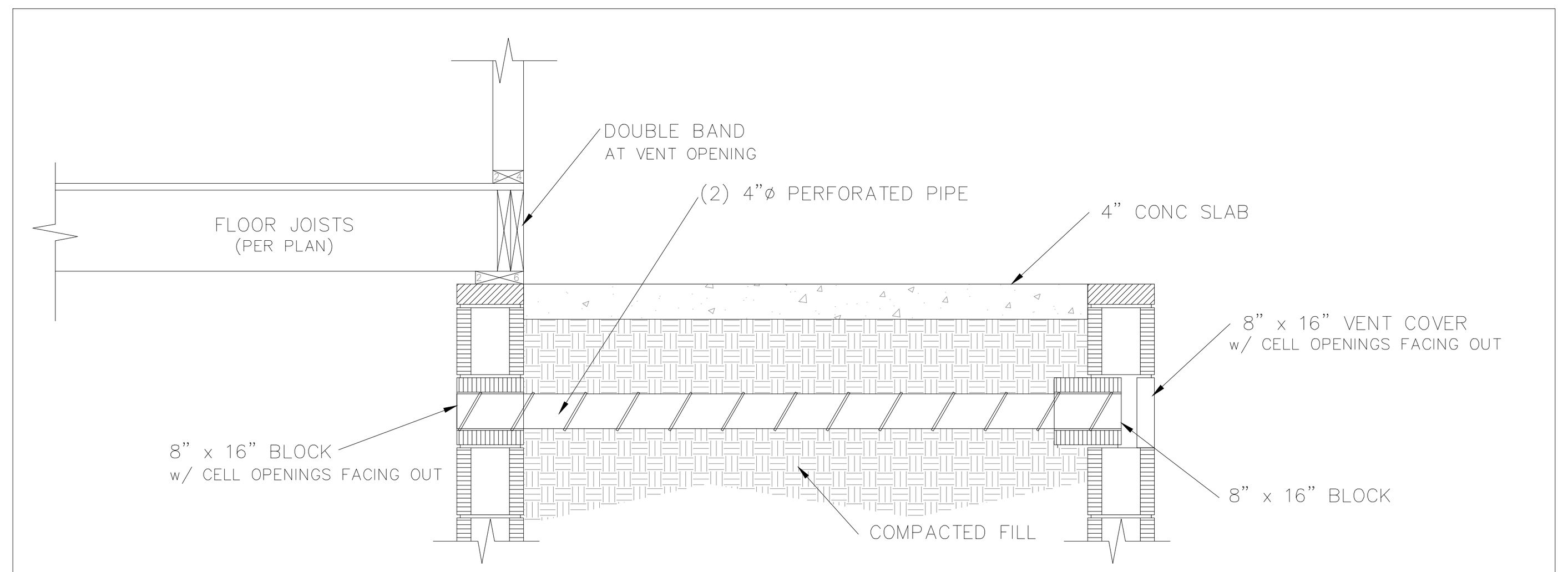
POST SIZE	MAX. TRIBUTARY AREA	MAX. POST HEIGHT	EMBEDMENT DEPTH	CONCRETE DIAMETER
4 x 4	48 SQ. FT.	4'–0"	2'–6"	1'–0"
6 x 6	120 SQ. FT.	6'–0"	3'–6"	1'–8"

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.
E. FOR EMBEDMENT OF PILES IN COASTAL REGIONS, SEE CHAPTER 46.



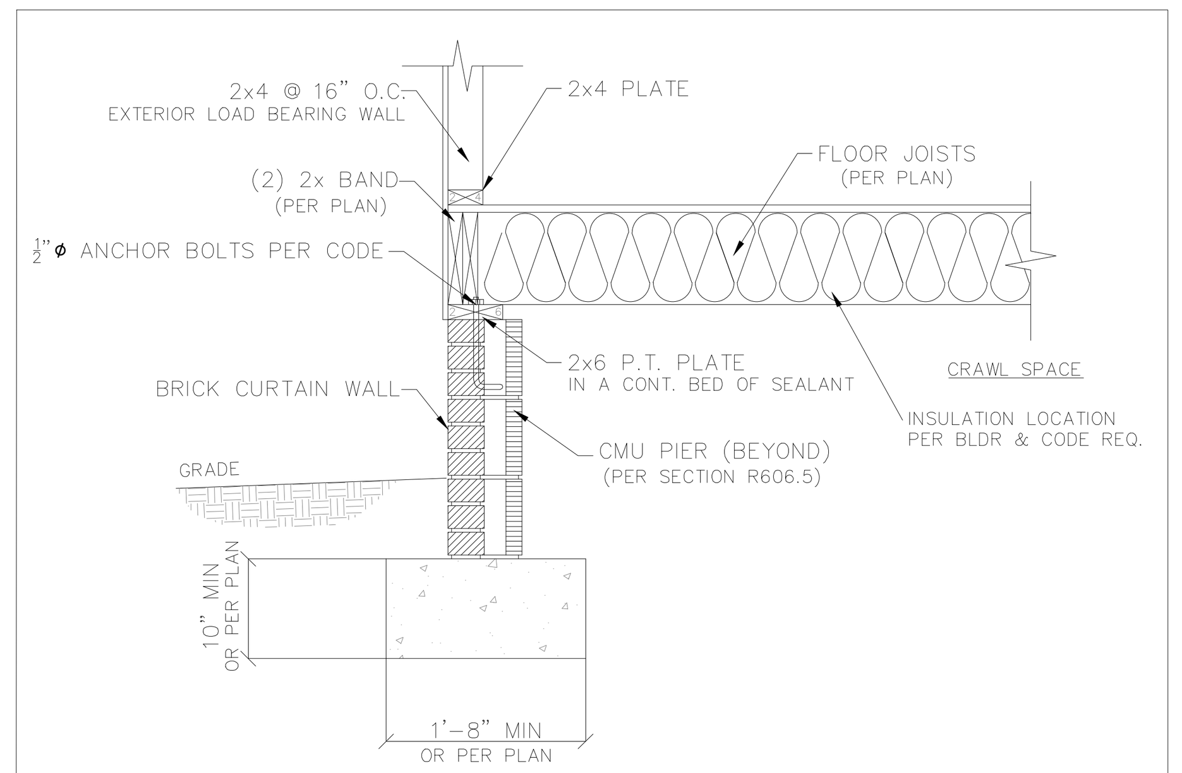
* DROPPED GIRDER DETAIL

NO SCALE



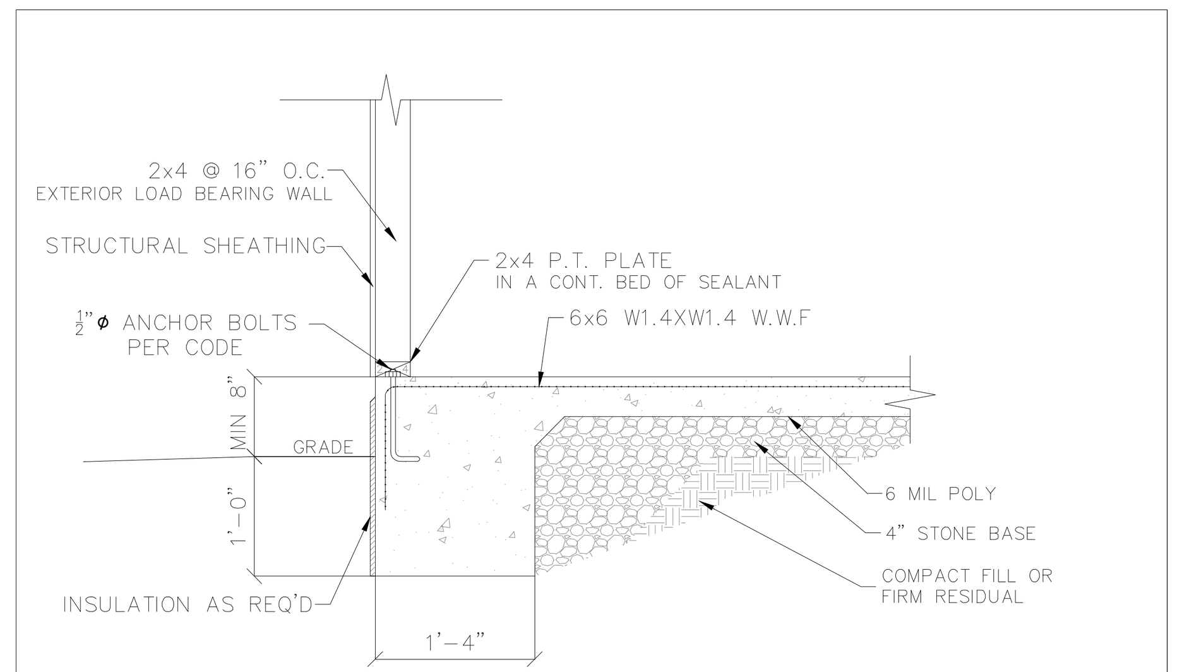
* FOUNDATION VENT DETAIL AT COMPACTED FILL

NO SCALE



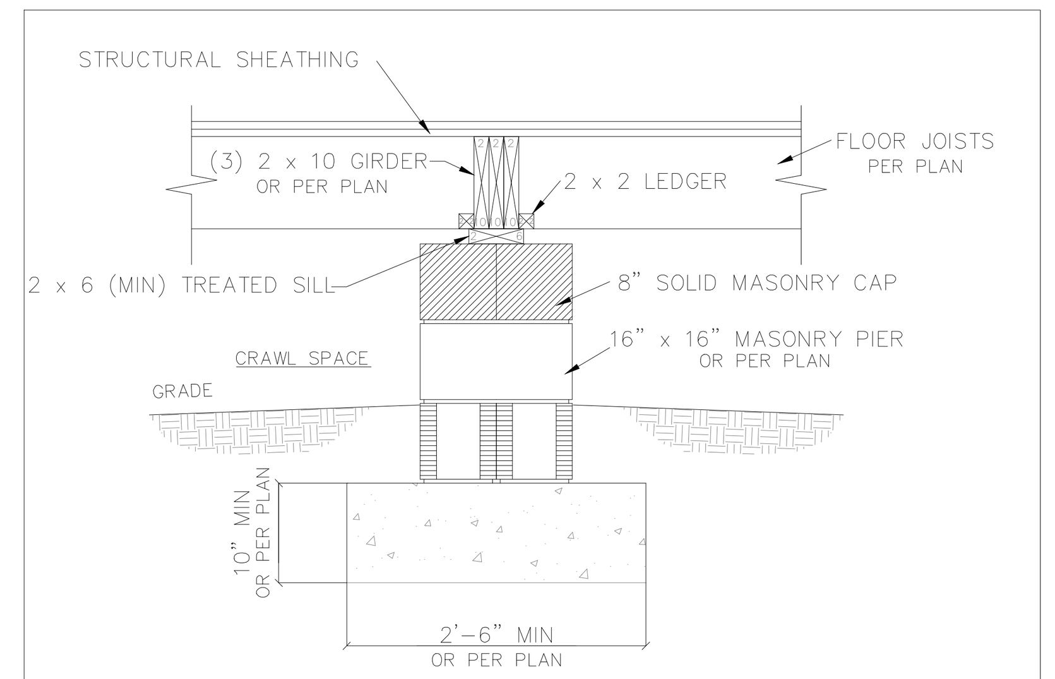
* CURTAIN WALL DETAIL

NO SCALE — PIER AND CURTAIN WALL FOUNDATION LIMITED TO 2-STORY DWELLING



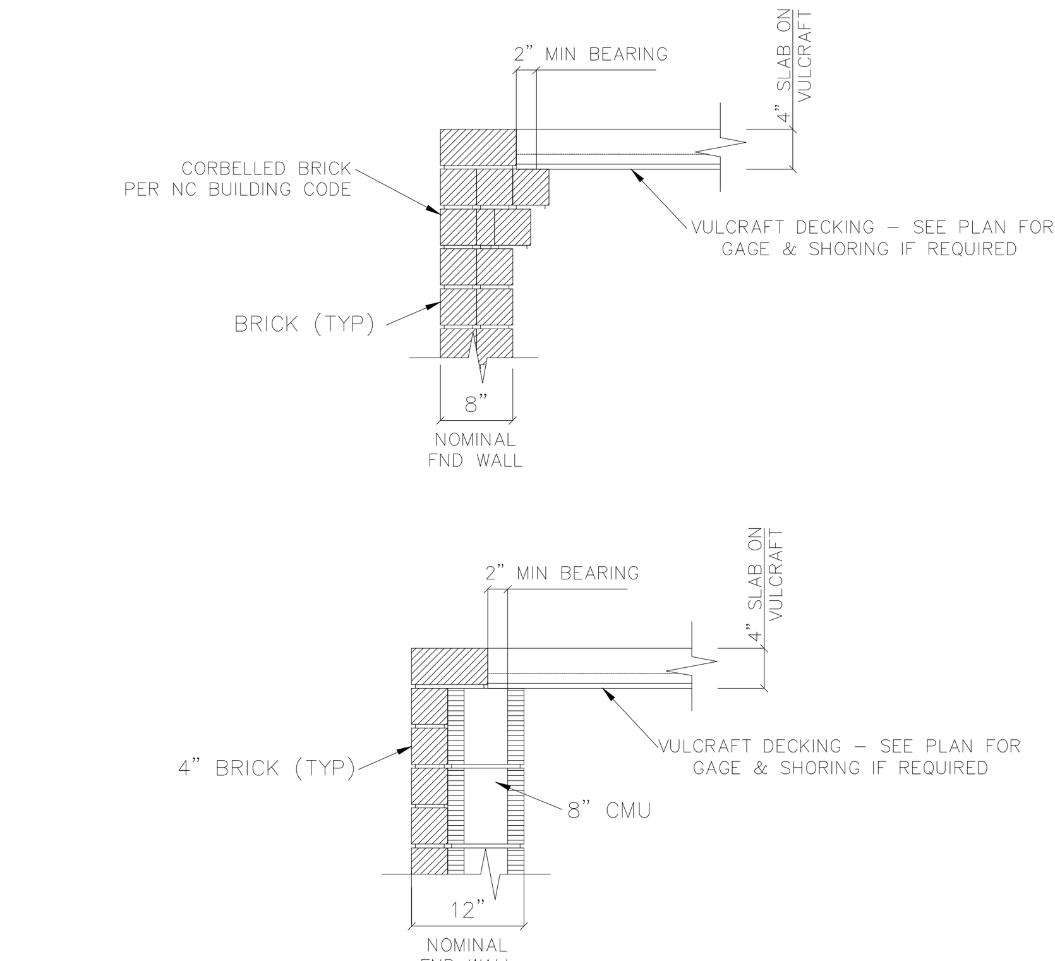
* TURN DOWN FOOTING DETAIL

NO SCALE



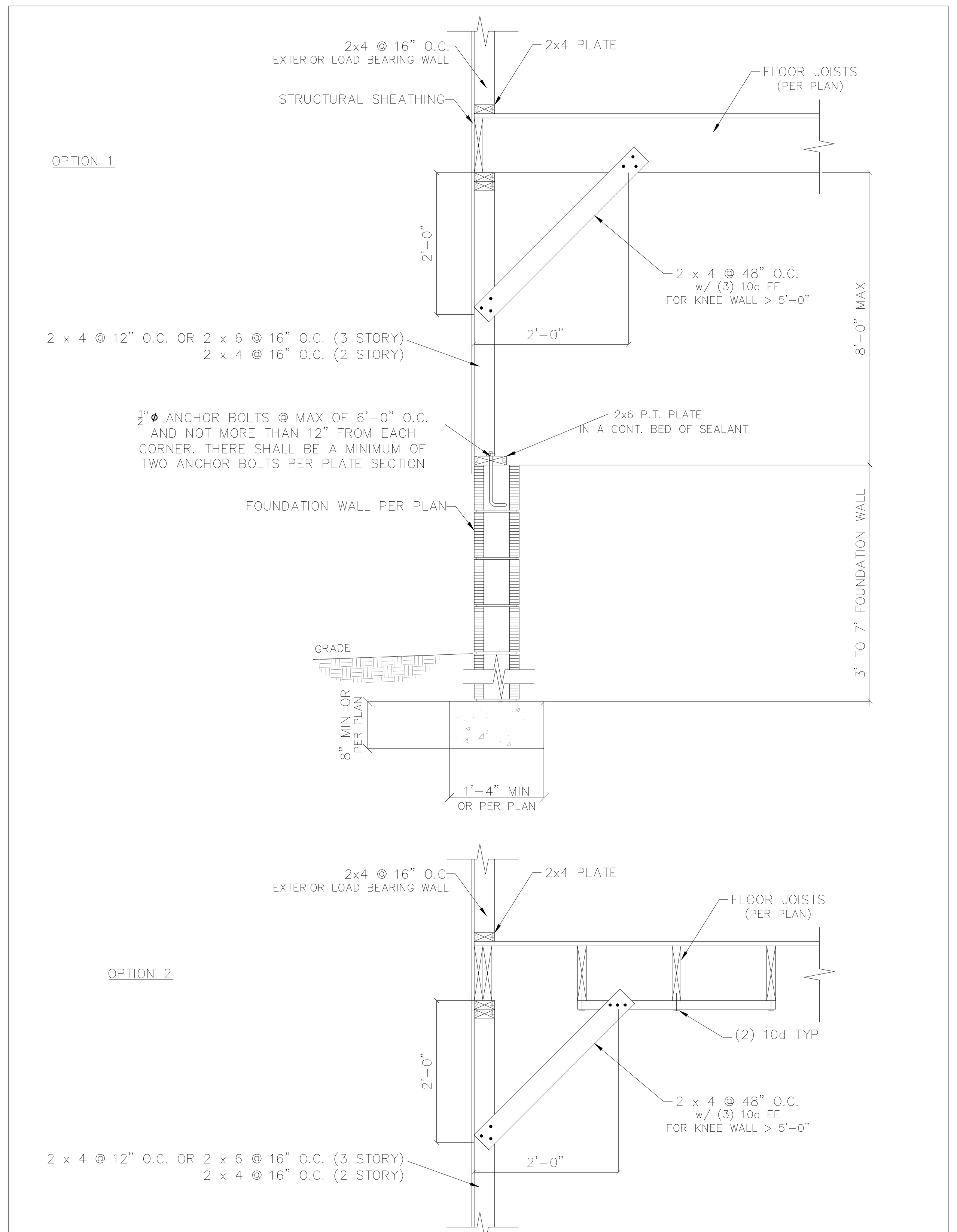
* FLUSH GIRDER DETAIL

NO SCALE



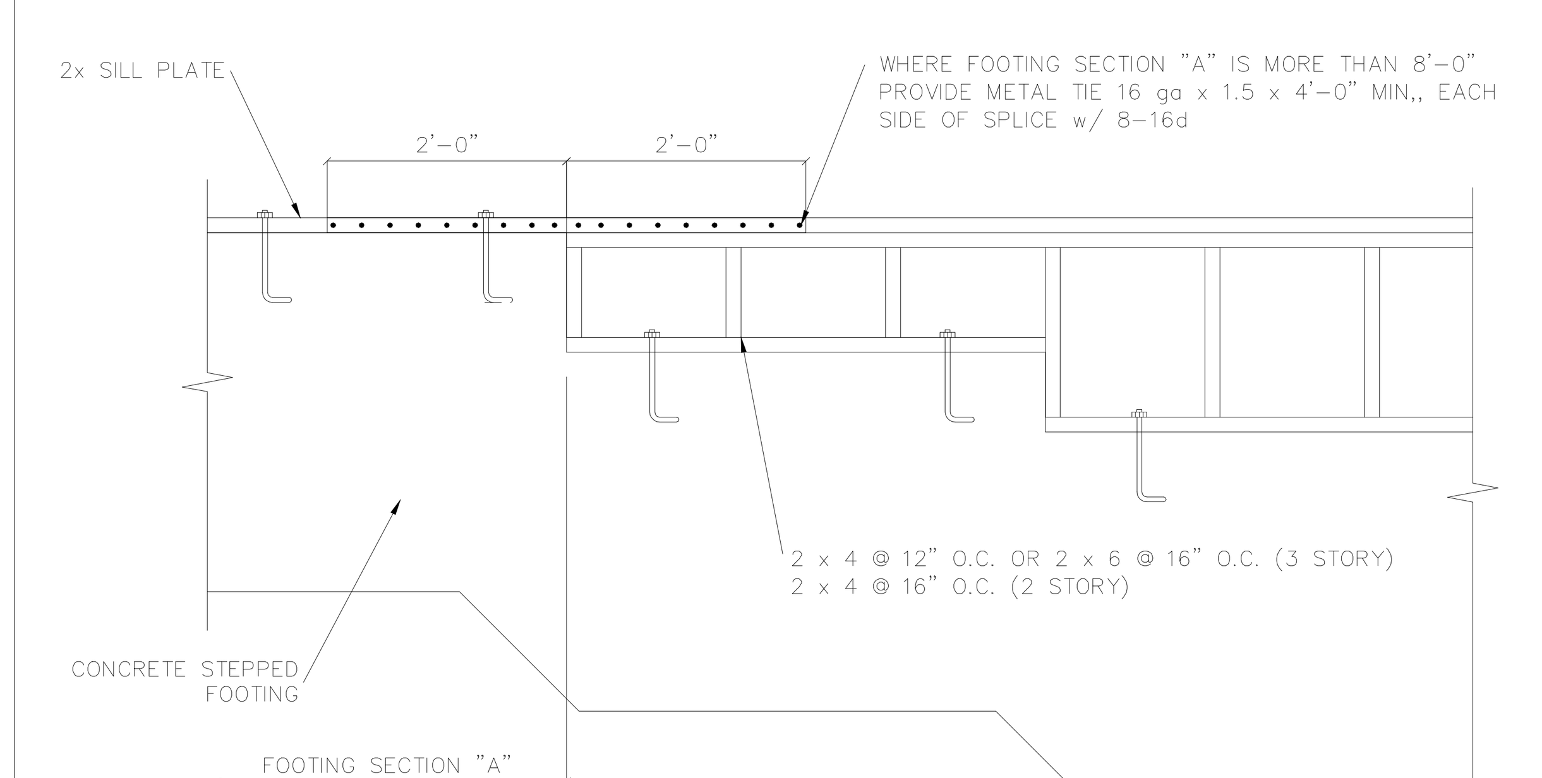
* CONCRETE SLAB ON METAL DECKING DETAIL

NO SCALE



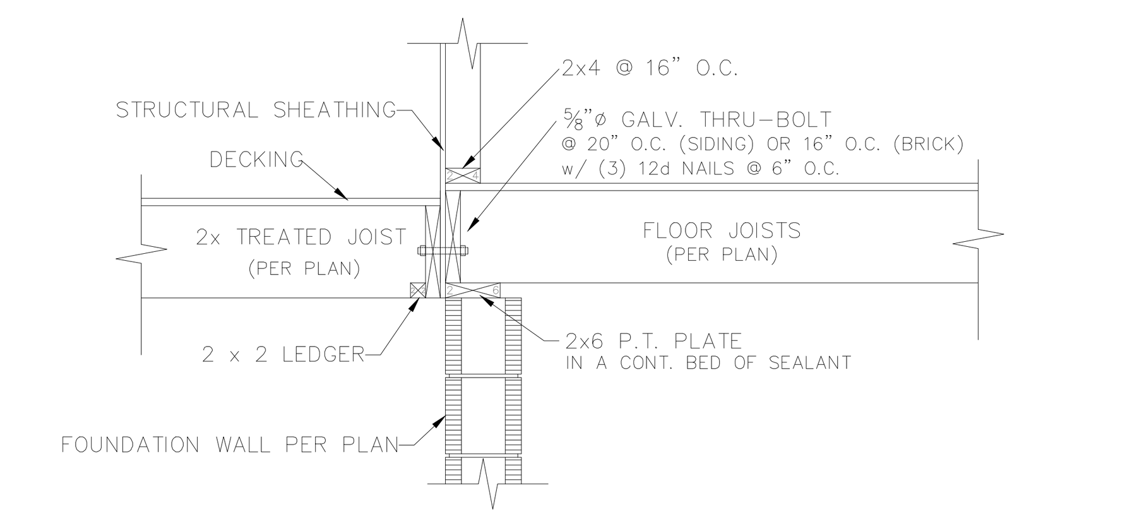
* CRIPPLE WALL DETAIL

NO SCALE — 2 OPTIONS



* STEP DOWN FOUNDATION AT CRIPPLE WALL

NO SCALE — USED WITH BOTH OPTIONS ABOVE
NOTE: WHERE FOOTING SECTION "A" IS LESS THAN 8 FEET LONG IN A 25 FEET TOTAL LENGTH WALL, PROVIDE BRACING AT CRIPPLE STUD WALL.



* DECK ATTACHMENT DETAIL

NO SCALE

*Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precaution.
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Client: CAPITAL CITY HOMES

Plan: THE WATSON II PLAN GARAGE LEFT

STANDARD DETAILS

Project #: 1901-010170
Date: 5/20/19
Drawn/Design By: JWA
DWG. Checked By: PTII
Scale: NOT TO SCALE

REVISIONS		
No.	Date:	Remarks
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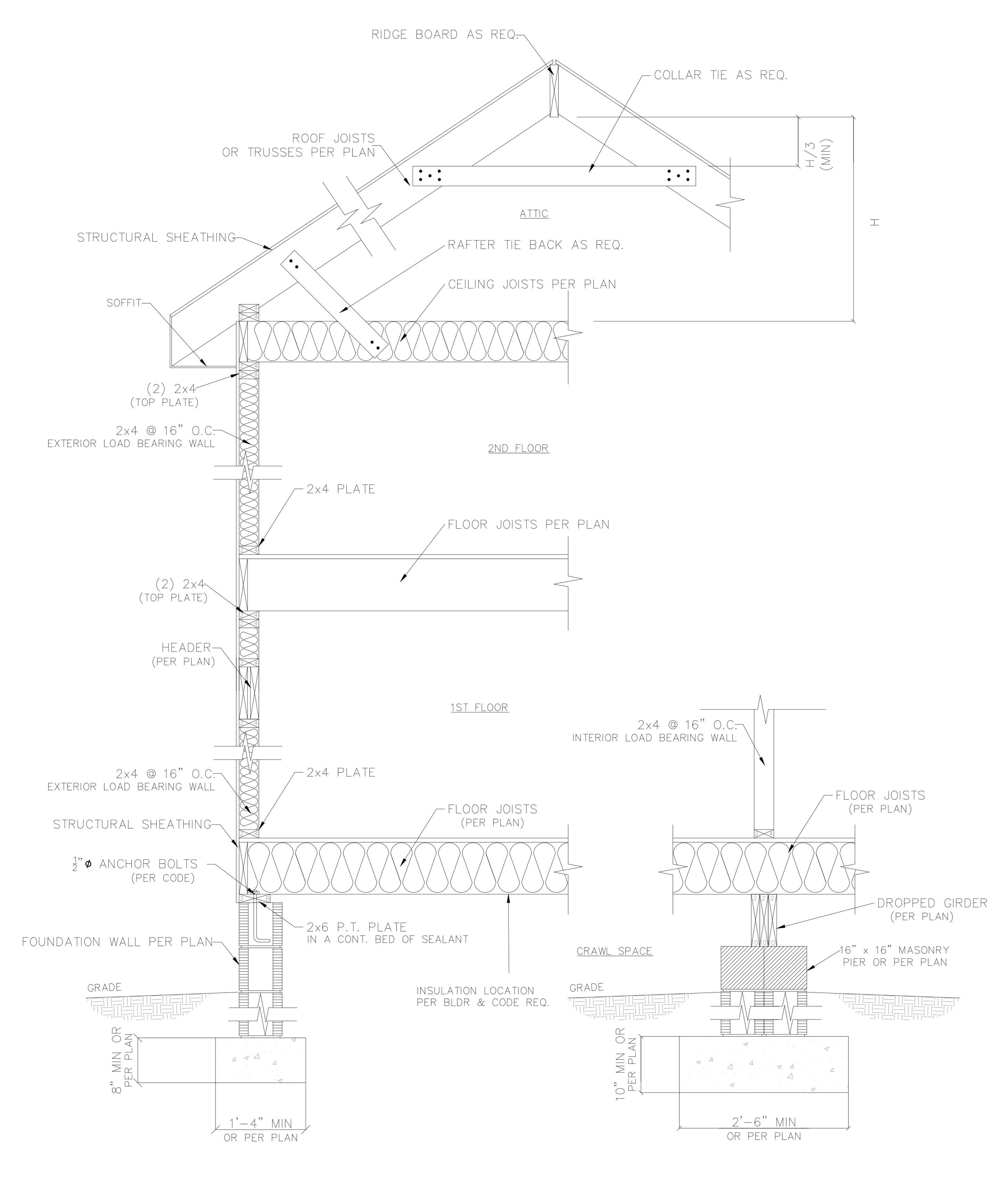
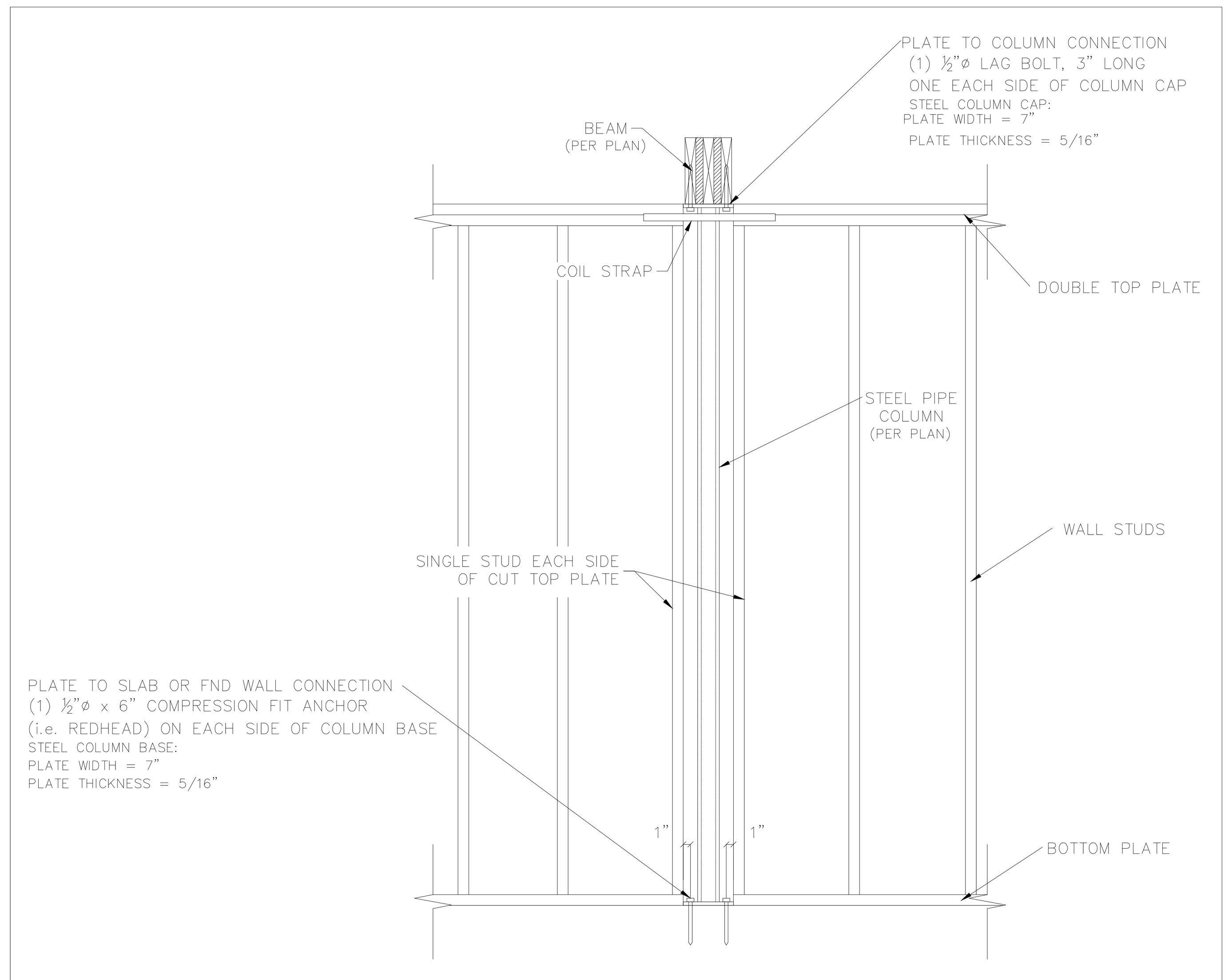
of 3

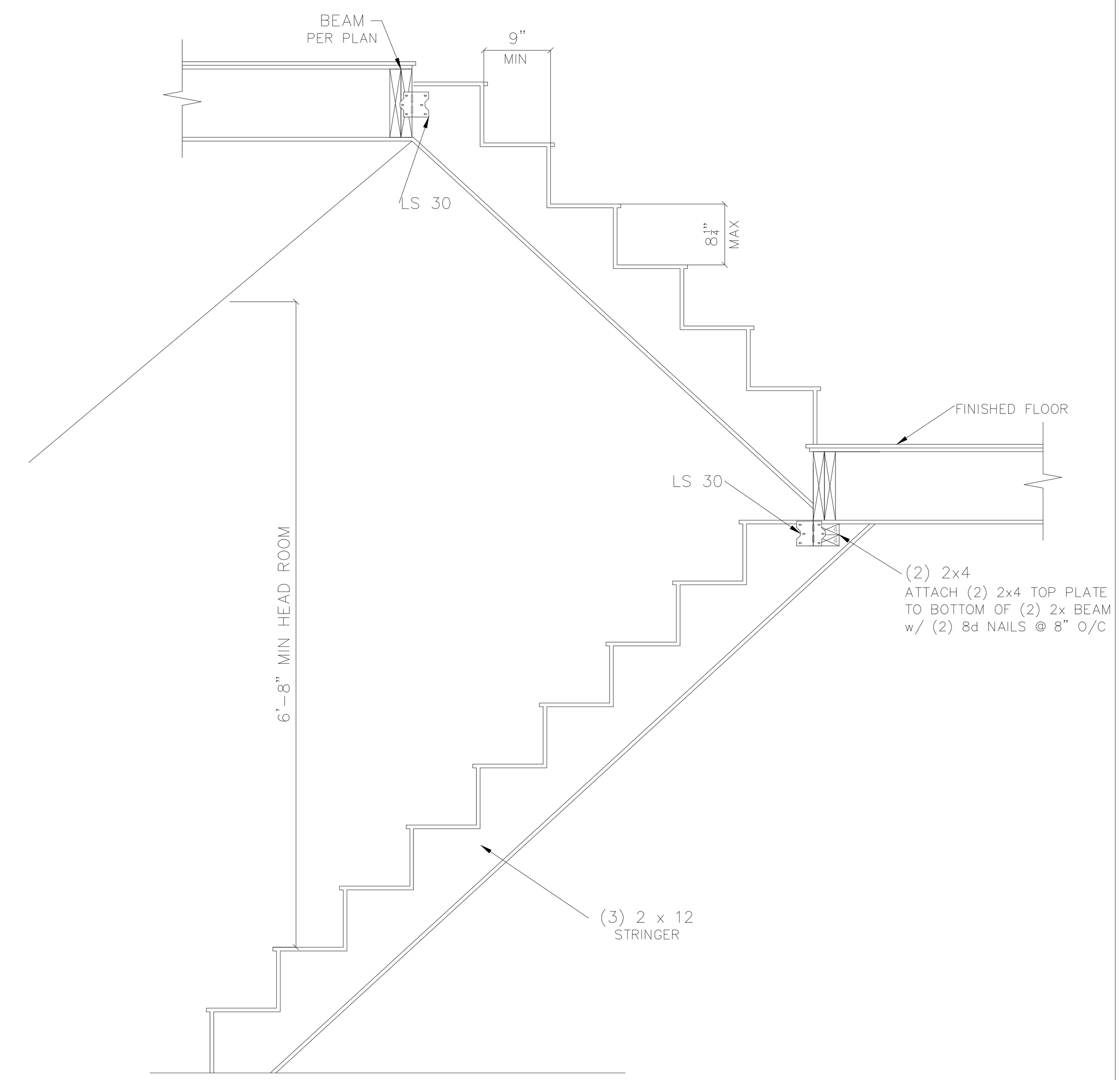
FILENAME: M:_RESIDENTIAL ENGINEERING\2019 STRUCTURAL PROJECTS\1901-010170 - CAPITOL CITY HOMES - THE WATSON II PLAN\1901-010170.DWG SAVED BY: TYNDALL LAST PLOT DATE:5/21/2019 12:14 PM



* TWO-STORY ON CRAWL
NO SCALE — TYPICAL WALL DETAIL

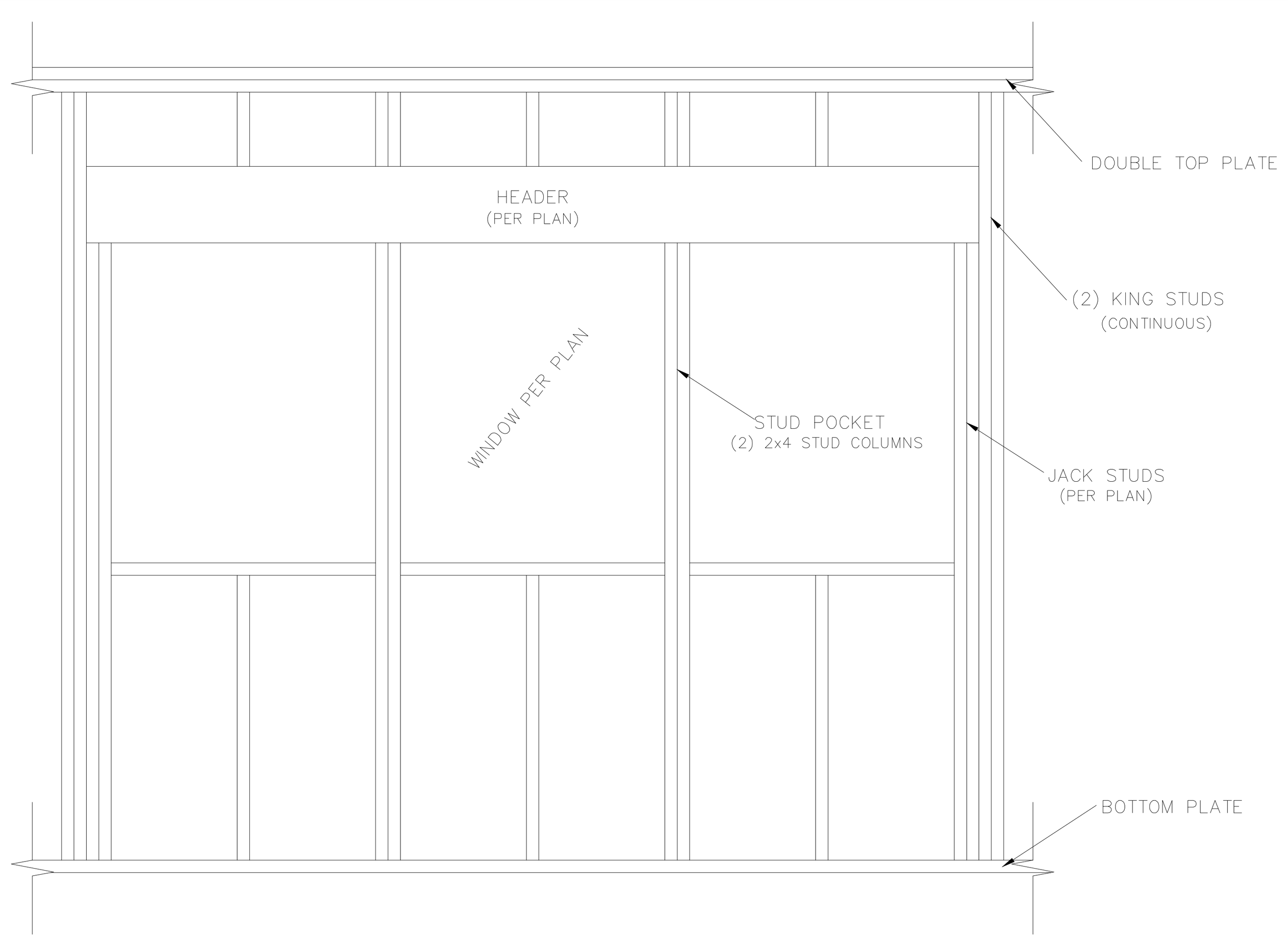


* STEEL COLUMN AT WALL
NO SCALE

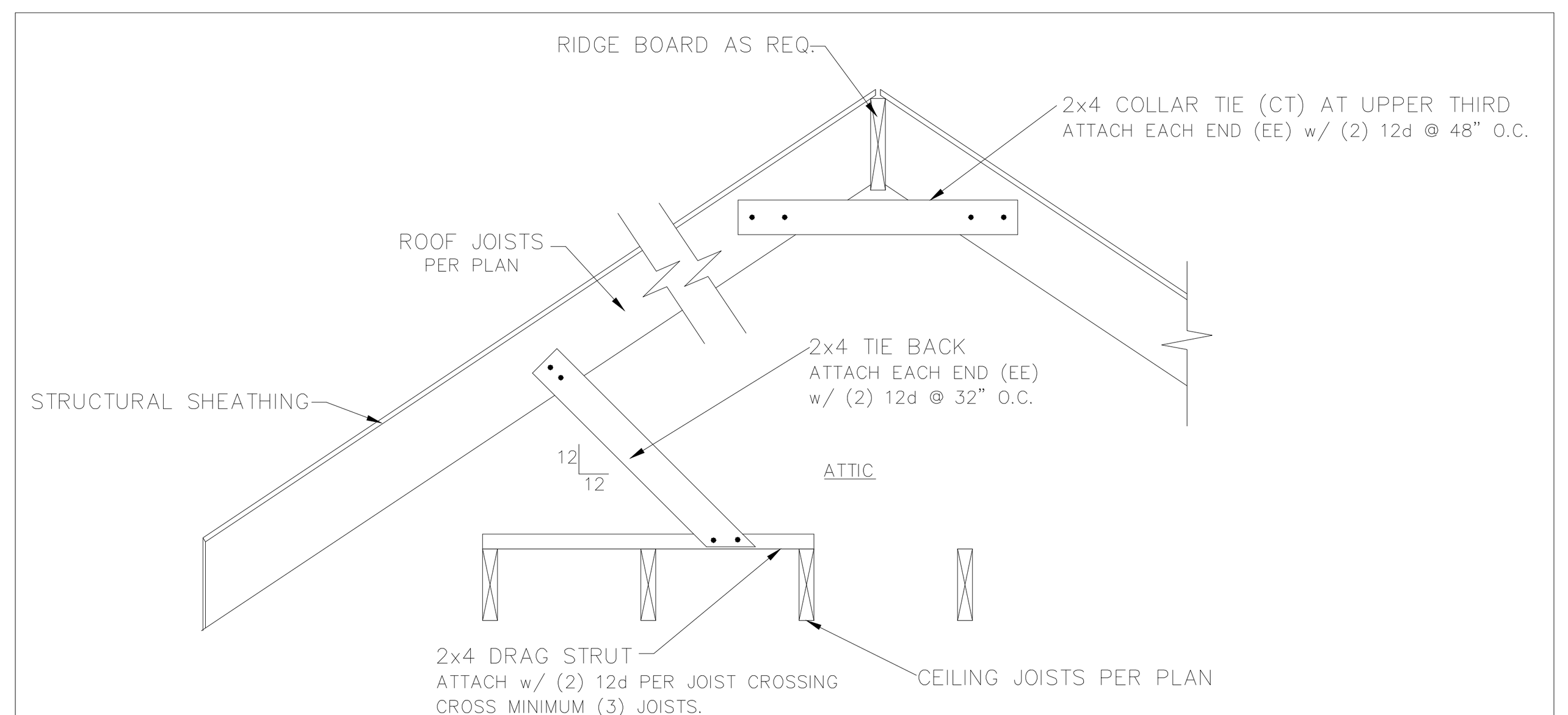


HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 30 INCHES AND NOT MORE THAN 38 INCHES.

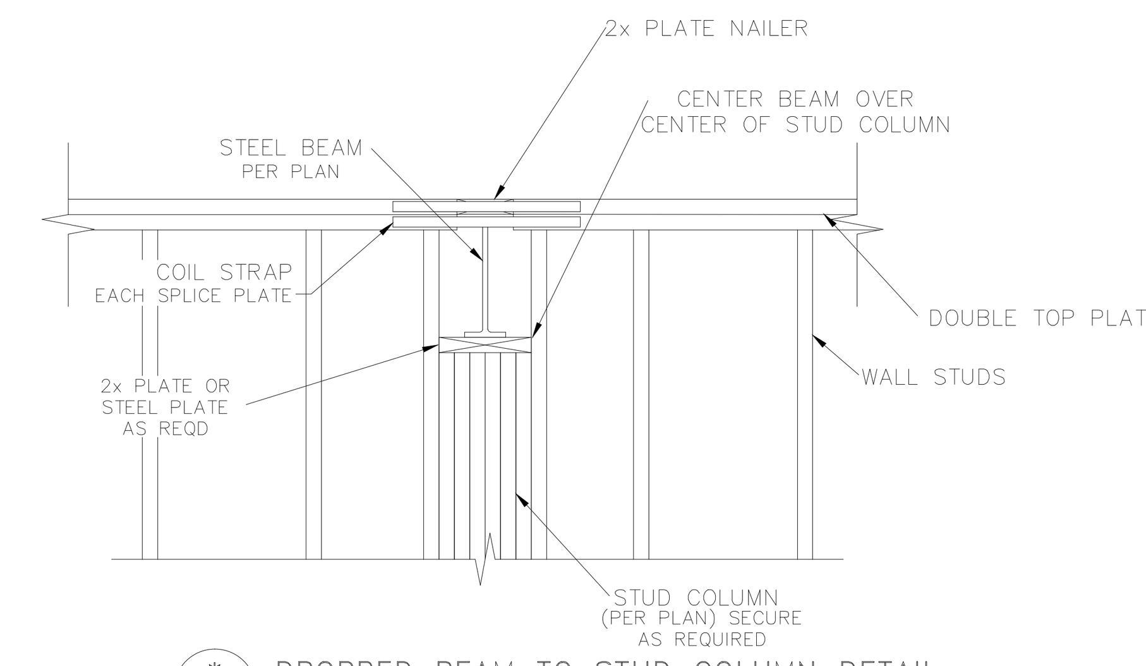
* TYPICAL STAIRWAY DETAIL
NO SCALE



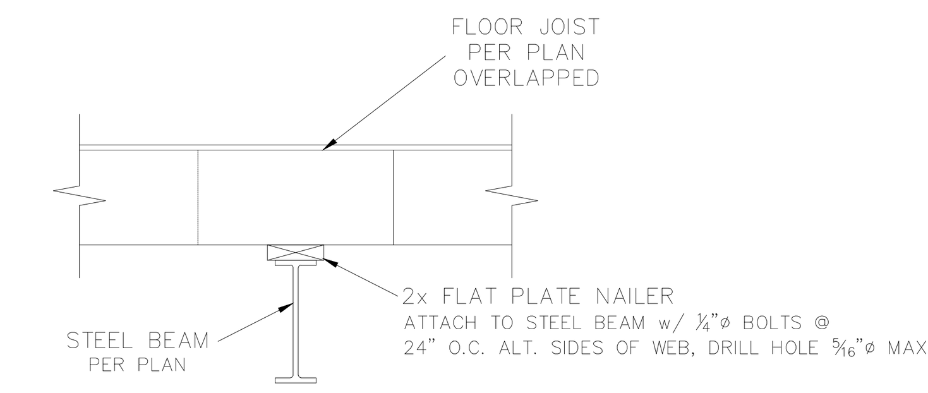
* TYPICAL WINDOW STUD POCKET DETAIL
NO SCALE



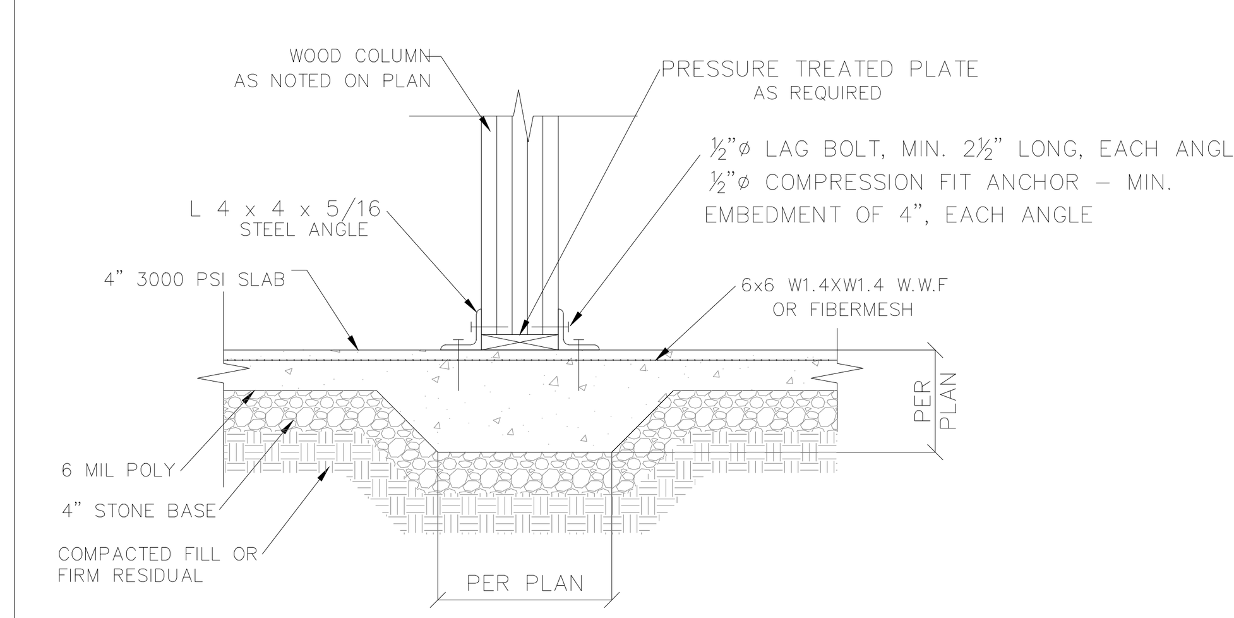
* RAFTER TIE BACK DETAIL
NO SCALE — CJ PERPENDICULAR TO RAFTERS



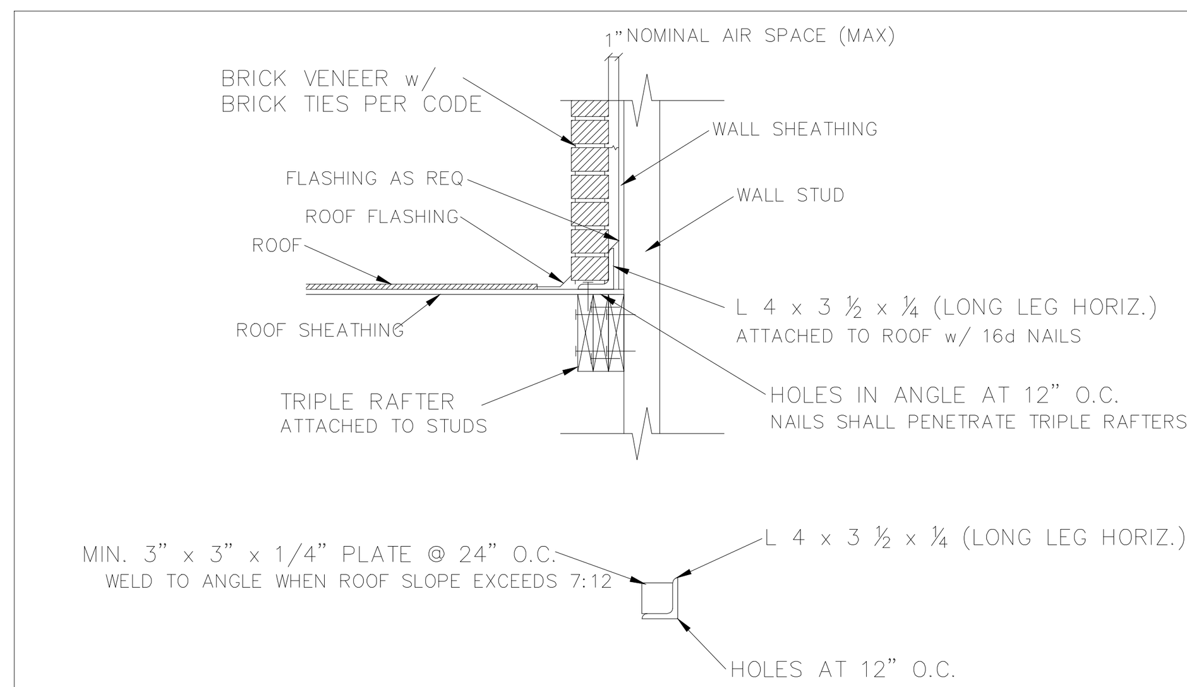
* DROPPED BEAM TO STUD COLUMN DETAIL
NO SCALE — STEEL BEAM SHOWN/LVL SIMILAR



* DROPPED BEAM LATERAL BRACING DETAIL
NO SCALE — STEEL BEAM SHOWN/LVL SIMILAR



* BASEMENT WOOD COLUMN SLAB ATTACHMENT
NO SCALE



ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER

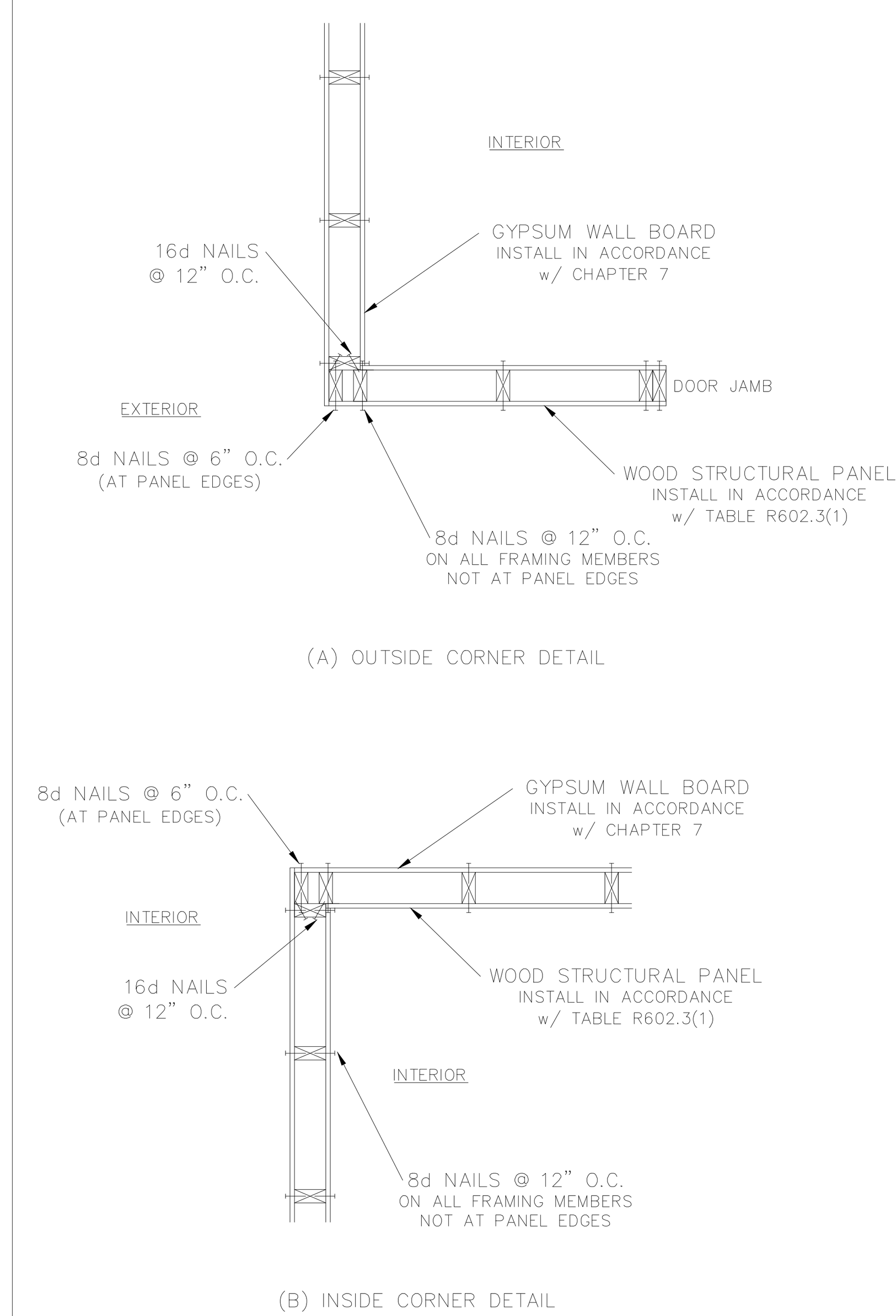
SIZE OF ANGLE(1,3)	NO STORY ABOVE(5)	1 STORY ABOVE(5)	2 STORIES ABOVE(5)	# OF ½" (OR EQUIV.) REINFORCING BARS IN REINFORCED LINTEL(2,4,5)
L 3 x 3 x ¼	6'-0"	4'-6"	3'-0"	1
L 4 x 3 x ¼	8'-0"	6'-0"	4'-6"	1
L 5 x 3 ½ x ⁵⁄₁₆	10'-0"	8'-0"	6'-0"	2
L 6 x 3 ½ x ⁵⁄₁₆	14'-0"	9'-6"	7'-0"	2
2L 5 x 3 ½ x ⁵⁄₁₆	20'-0"	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.
4. EITHER STEEL ANGEL OR REINFORCED LINTEL SHALL SPAN OPENING
5. SPANS OVER 4'-0" SHALL BE SHORED UP UNTIL CURED

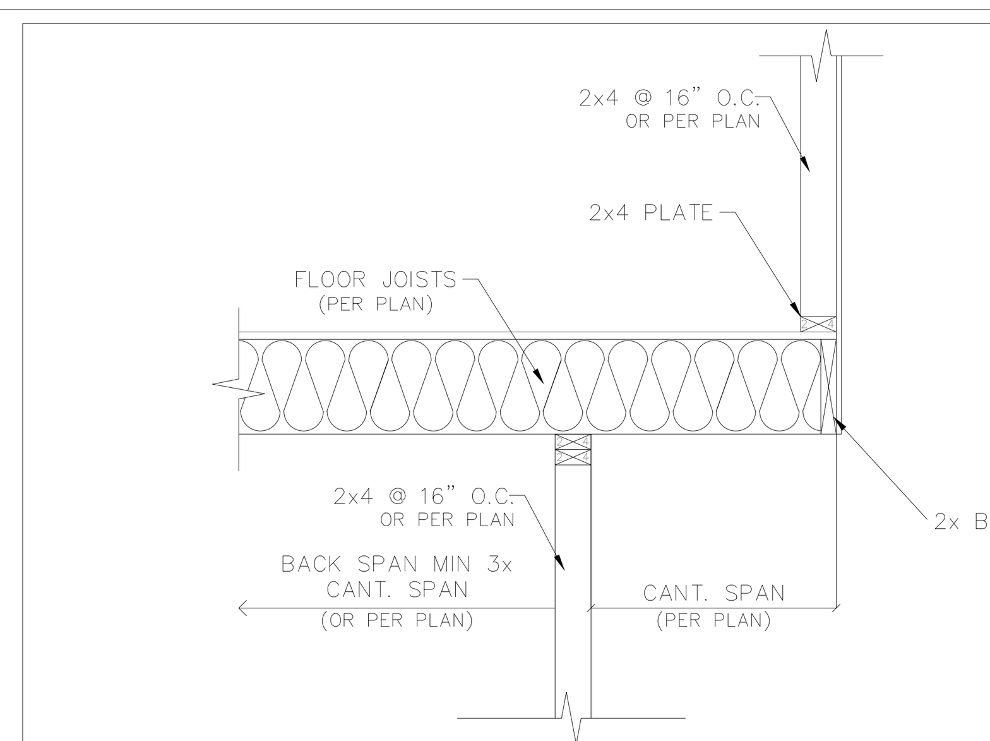
* MASONRY VENEER SUPPORT FIG 703.8.3.1
NO SCALE

HARDWARE CROSS-REFERENCE CHART

SIMPSON STRONG-TIE	USP STRUCTURAL CONNECTORS
PRODUCT NUMBER	PRODUCT NUMBER
A35	MPA1
ABE	PAE
CBSQ	CBSQ
CCQ	KCCQ
CMSTC16	CMSTC16
CS	RS
H1	RT15
H2.5A	RT7A
H10	RT16
HDQ8-SDS3	UPHD8
HDU2-SDS2.5	PHD2
HDU5-SDS2.5	PHD5
HETA	HTA
HGAM10KTA	HGAM
HHDQ14-SDS2.5	UPHD14
HTS	HTW
HTT	HTT
HUS	HUS
LTA1	LPTA
LTHJA26	HJC26
LTP4	MP4F
LUS	JUS
MAS	FA3
MSTAM	MSTAM
PC	PCM
PHD-SDS3	PHD
SSP	RSPT6
STC	TR1
STHD	STAD



* WALL BRACING DETAIL 602.10.3(4)b
NO SCALE



* CANTILEVER FLOOR JOIST DETAIL
NO SCALE

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STANDARD DETAILS

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No.	Date:	Remarks
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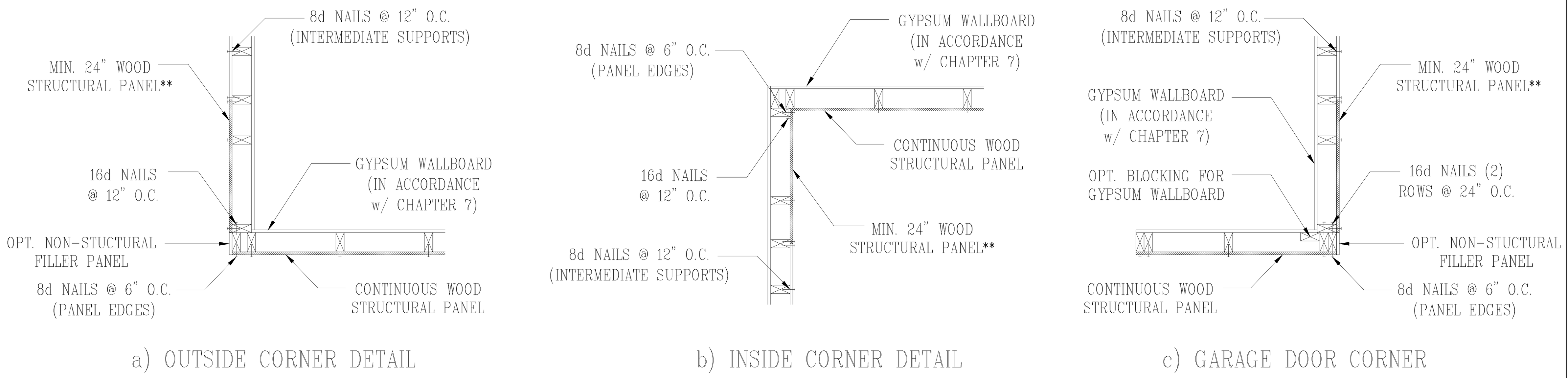
of 3



** IN LIEU OF THE 24" (MIN.) CORNER RETURN, A HOLD-DOWN DEVICE WITH 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

1) 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 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" (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 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 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

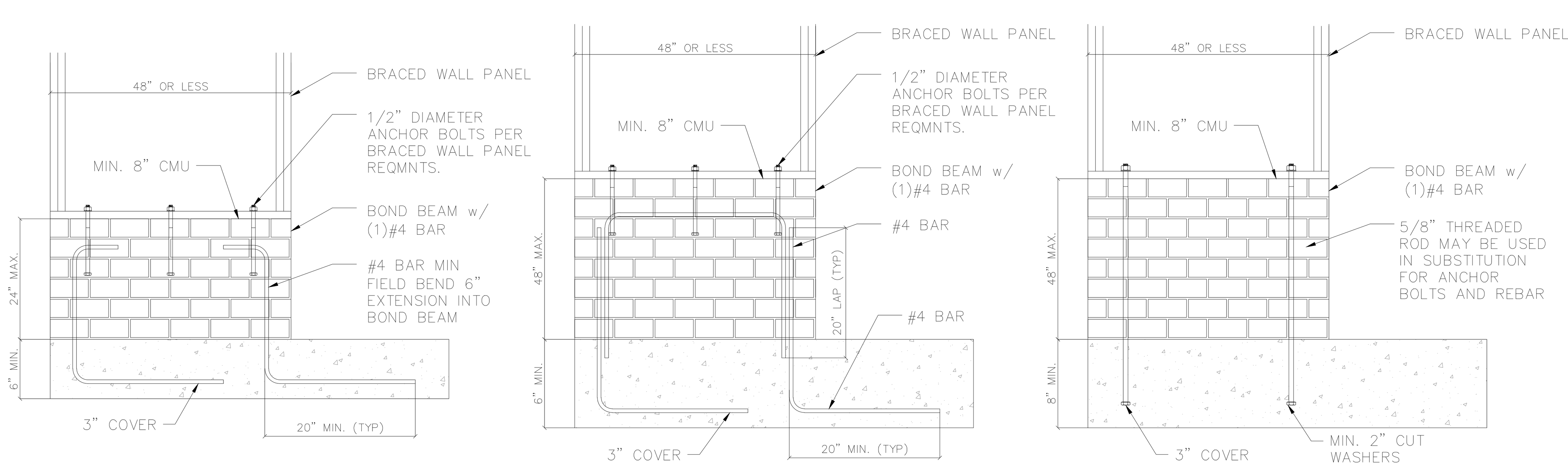
REQUIRED BRACED WALL PANEL CONNECTIONS

METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION	
			@ 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

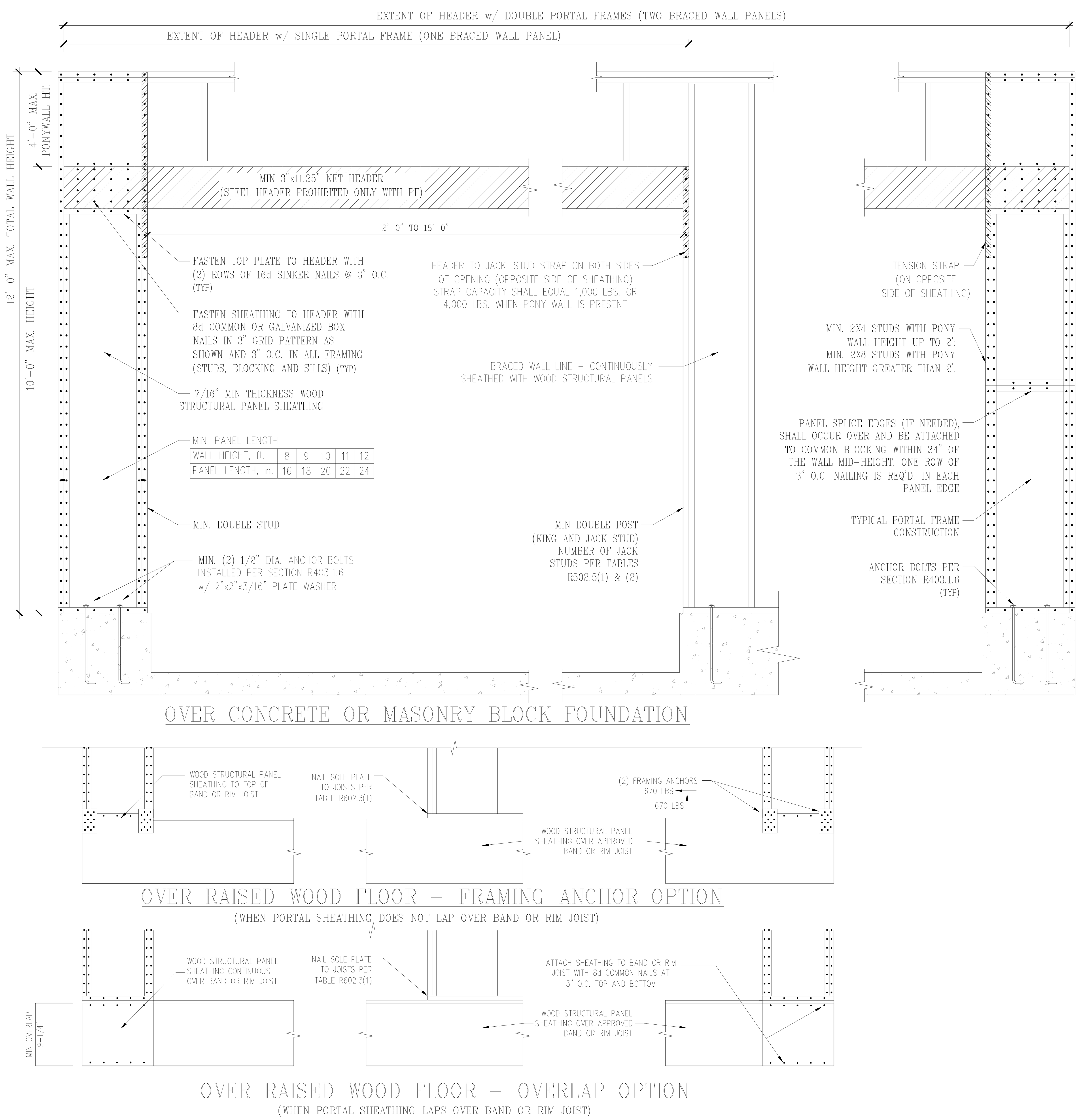
B3: BRACE WALL PANEL CONNECTIONS

NO SCALE



B4: MASONRY STEM WALL SUPPORTING BRACED WALL PANELS

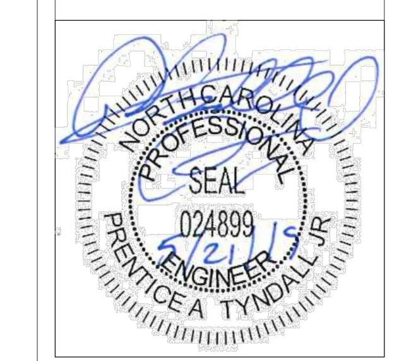
FIGURE R602.10.4.3 OF THE 2018 NCRC
NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS



B2: METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME

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.



TYNDALL ENGINEERING & DESIGN, P.A.

Client: CAPITAL CITY HOMES

Plan: THE WATSON II PLAN GARAGE LEFT

SHEATHING DETAILS

Project #: 1901-010170
Date: 5/20/19
Drawn/Design By: JWA
DWG. Checked By: PTII
Scale: NOT TO SCALE

REVISIONS

No.	Date:	Remarks
1		
2		
3		
4		

Sheet Number

D3

of 3