

LEFT SIDE ELEVATION

REAR ELEVATION

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

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

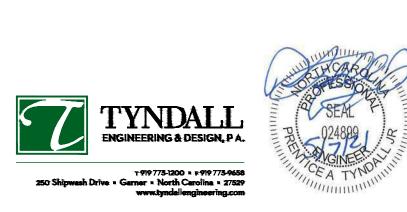
THE WATSON ELEVATION



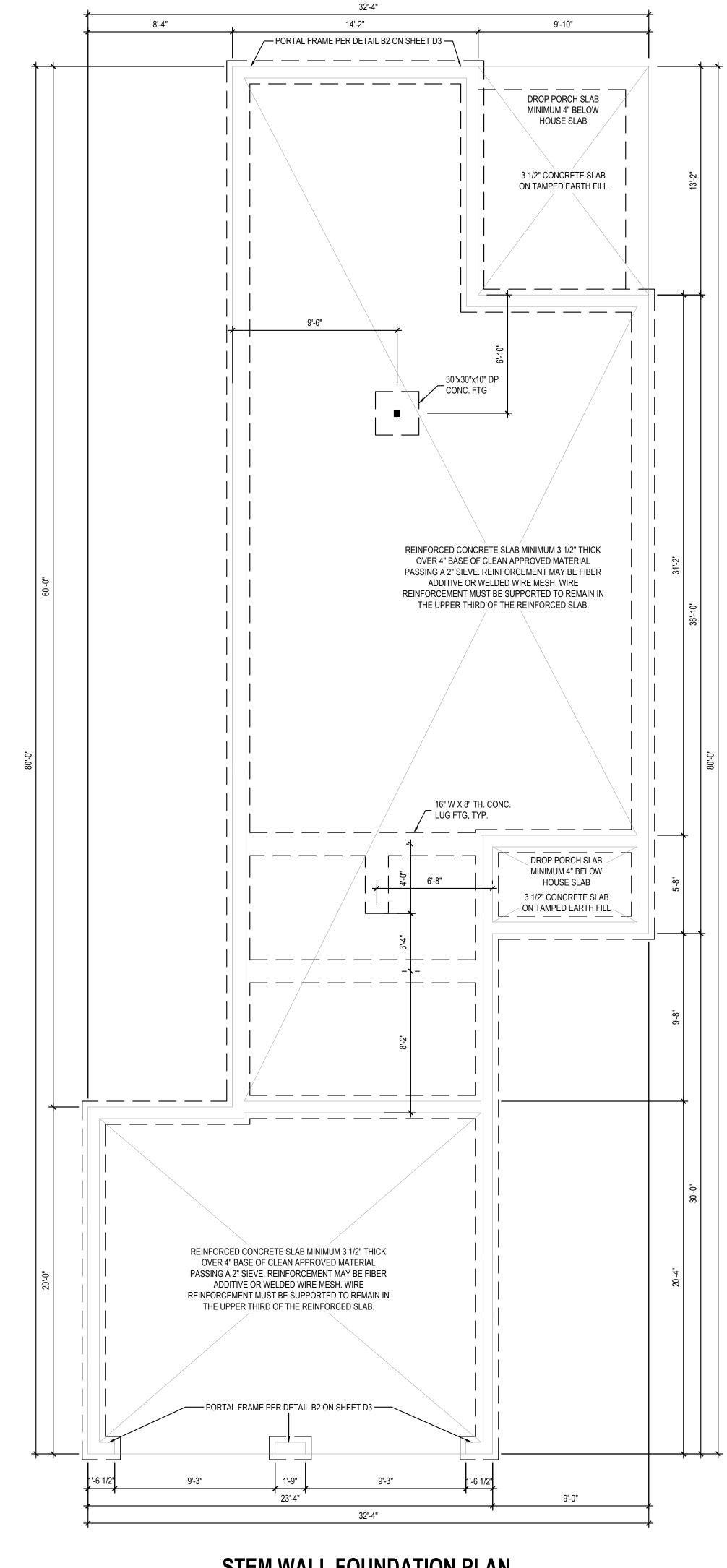


SQUARE FOOTAGE FIRST FLOOR
SECOND FLOOR
PLAYROOM
TOTAL
UNHEATED
GARAGE
FRONT PORCH
REAR PORCH
TOTAL

4/3/2012 120401B PAGE 1 OF 6



Project Number: 2101-010157 * 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.



STEM WALL FOUNDATION PLAN

PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS.

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

FOUNDATION PLANS

WATSON

 SQUARE FOOTAGE

 HEATED
 1180 SQ.FI

 FIRST FLOOR
 1380 SQ.FI

 SECOND FLOOR
 834 SQ.FI

 TOTAL
 2277 SQ.FI

 UNHEATED
 462 SQ.FI

 FROMT PORCH
 45 SQ.F

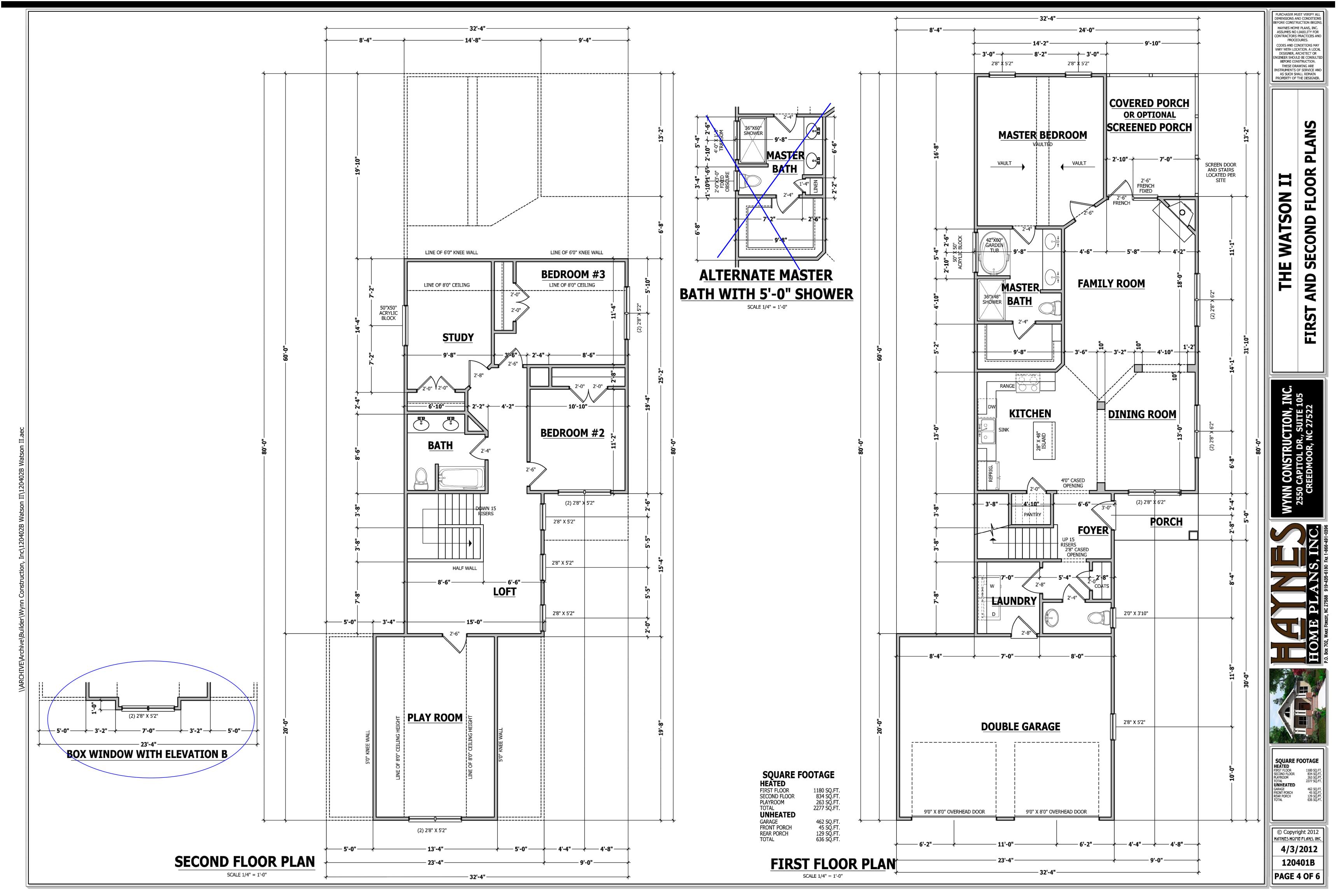
 REAR PORCH
 129 SQ.F

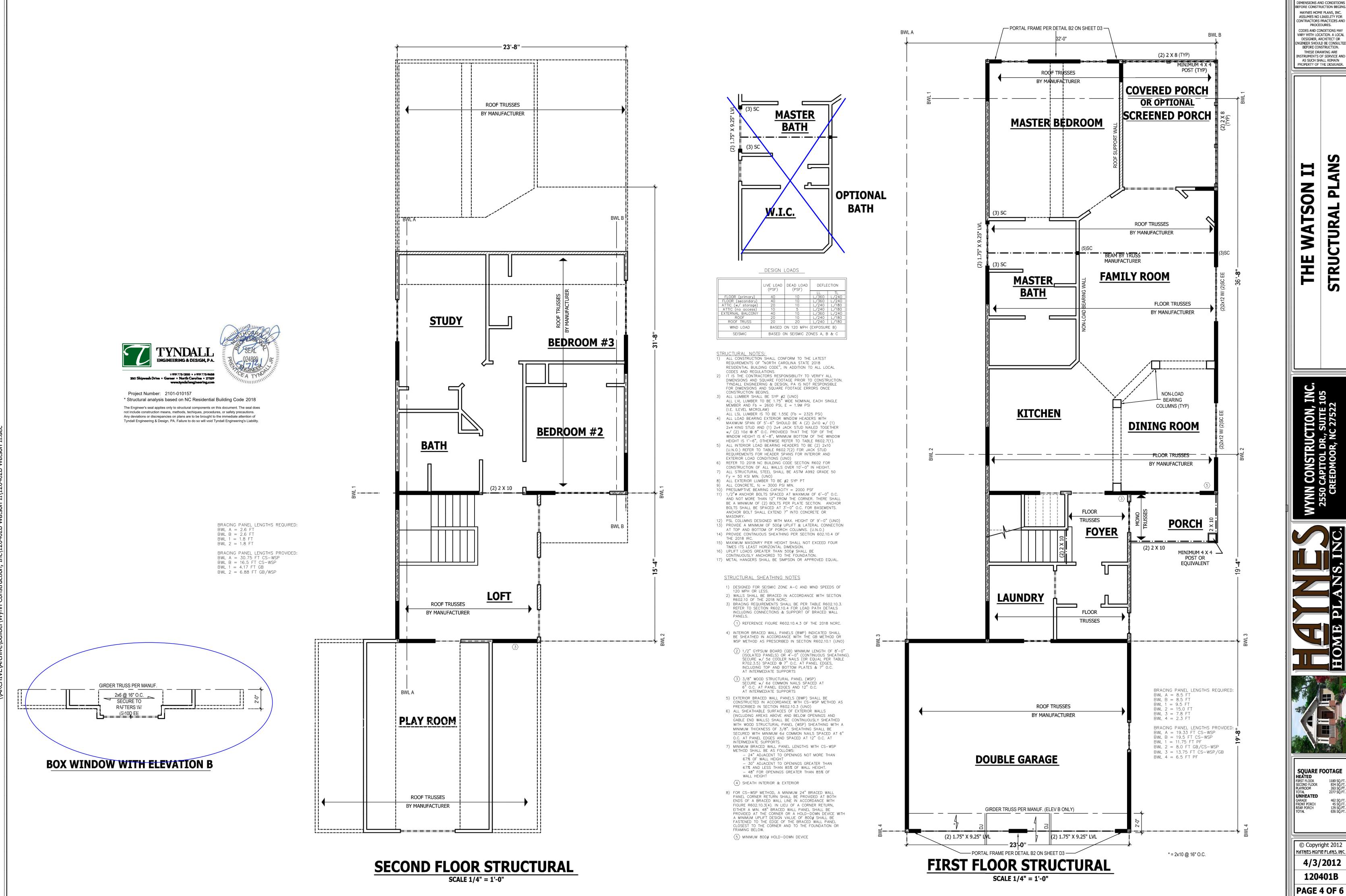
 TOTAL
 636 SQ.F

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PAGE 2 OF 6





PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITION 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

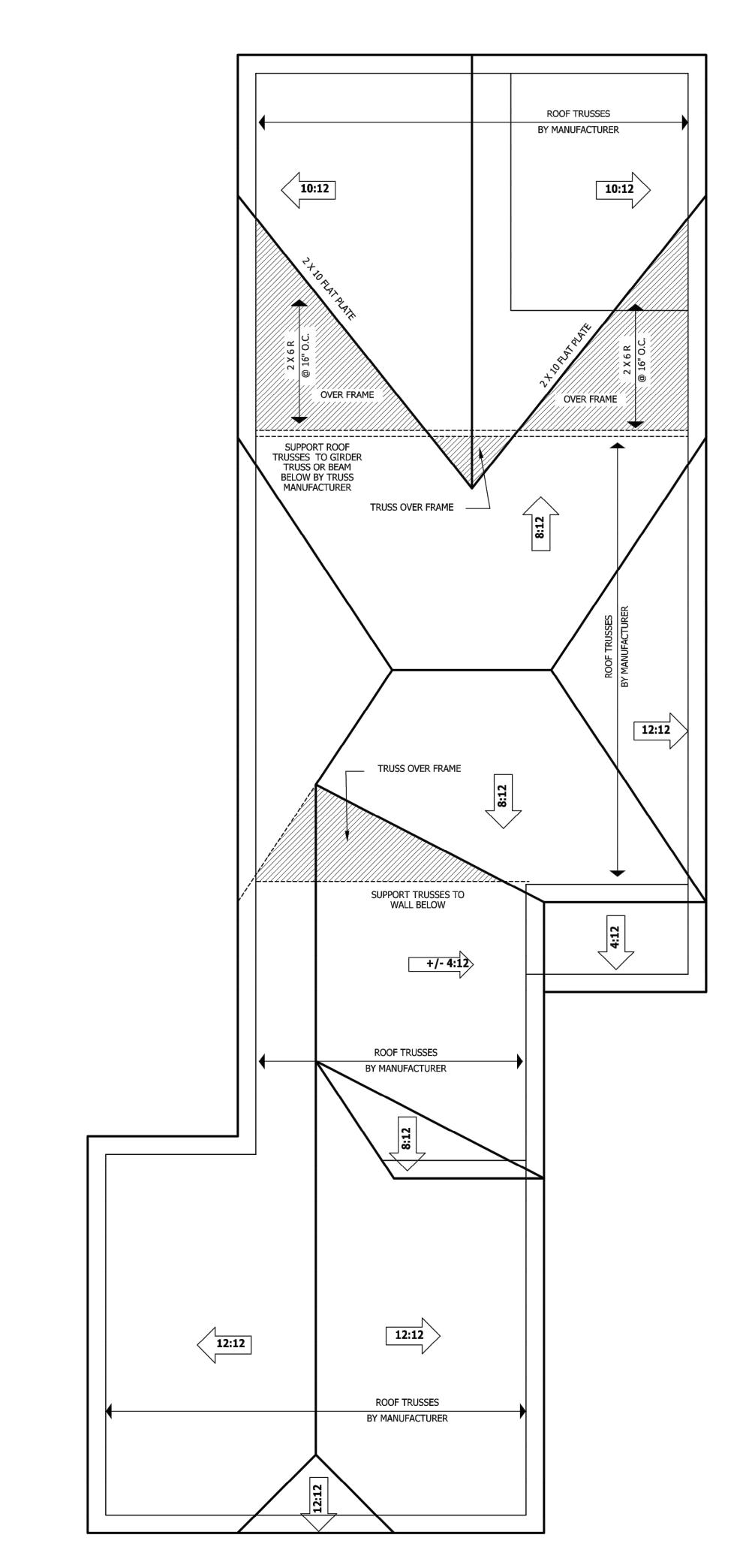
AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

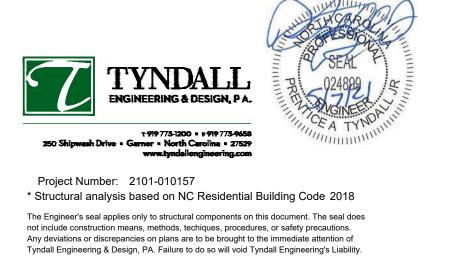
WATSON STRUCTURAL

SQUARE FOOTAGE FIRST FLOOR SECOND FLOOR PLAYROOM TOTAL UNHEATED GARAGE FRONT PORCH REAR PORCH TOTAL

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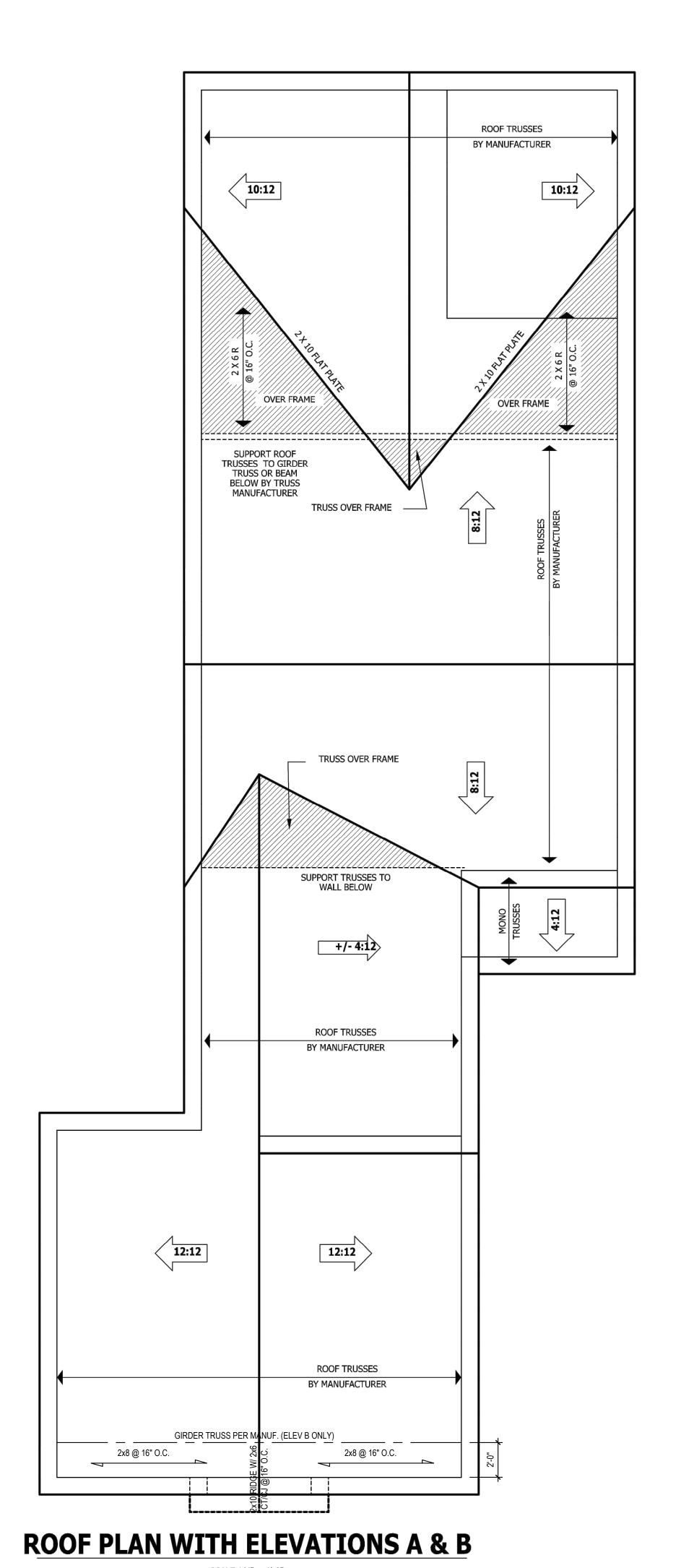
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ROOF PLAN WITH ELEVATION C

SCALE 1/4" = 1'-0"



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PROCEDURES.

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WATSON

 SQUARE FOOTAGE

 HEATED

 FIRST FLOOR
 1180 SQ.FT

 SECOND FLOOR
 834 SQ.FT

 SECOND FLOOR
 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

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4/3/2012

120401B

PAGE 5 OF 6

ROOF PLANS

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.
- 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.)
- 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" 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" 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}			CEILING ^m R-VALUE	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT ^{c,} WALL R−VALUE	SLAB ^d R-VALUE AND DEPTH	CRAWL SPACE° WALL R-VALUE
3	0.35	0.55	0.30	38 or 30 cont	15 or 13 + 2.5	<u>5/13 or</u> <u>5/10 cont</u>	19	<u>5/13</u> ^f	0	5/13
4	0.35	0.55	0.30	38 or 30 cont ^j	15 or 13 + <u>2.5</u> ^h	<u>5/13 or</u> 5/10 cont	19	<u>10/15</u>	10	<u>10/15</u>
5	<u>0.35</u>	0.55	NR	38 or 30 cont ^j	19, or 13 + 5 ^h or 15 + 3 ^h	13/17 <u>or</u> <u>13/12.5 cont</u>	30 ^g	<u>10/15</u>	10	<u>10/19</u>

- /* TABLE N1102.1 CLIMATE ZONES 3-5
 - 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.

 - 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. <u>IF STRUCTURAL SHEATHING COVERS 25% OR LESS OF THE EXTERIOR</u>, 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.
 - 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 × 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

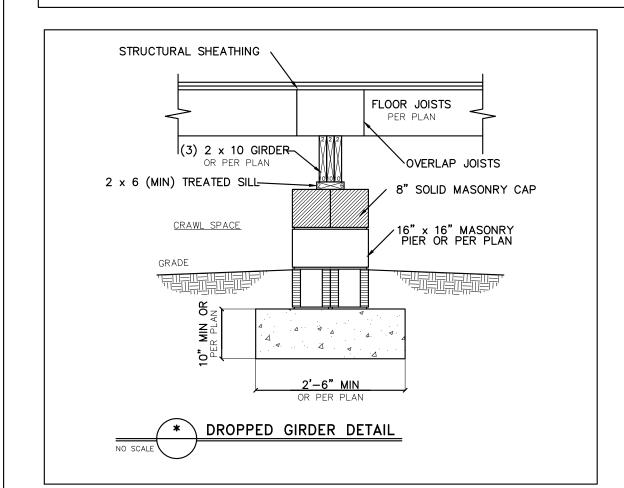
A. THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" AND THE DECK IS

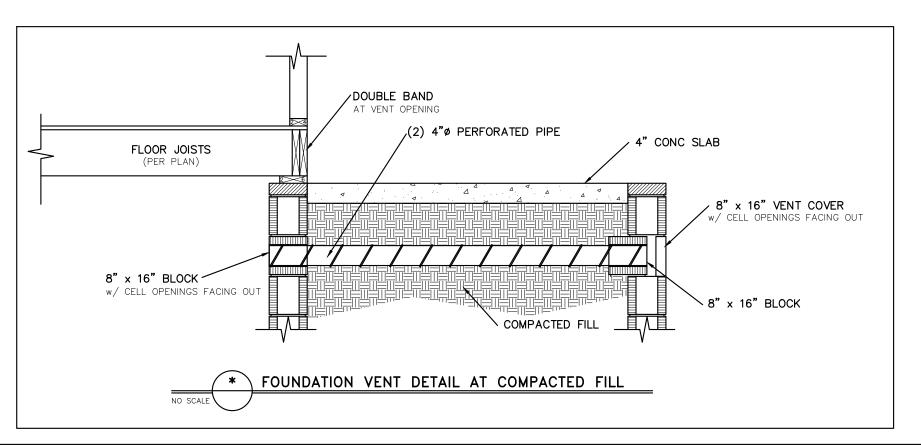
- ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH SECTION (4) ABOVE. LATERAL BRACING IS NOT REQUIRED. B. 4 x 4 WOOD KNEE BRACES MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE KNEE BRACES SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 OF THE POST LENGTH FROM THE TOP OF THE POST, AND THE BRACES SHALL BE ANGLED BETWEEN 45° AND 60° FROM THE HORIZONTAL. KNEE BRACES SHALL BE BOLTED
- BOLT AT EACH END OF THE BRACE. C. FOR FREESTANDING DECKS WITHOUT KNEE BRACES OR DIAGONAL BRACING, LATERAL STABILITY MAY BE PROVIDED BY EMBEDDING THE POSTS IN ACCORDANCE WITH THE FOLLOWING:

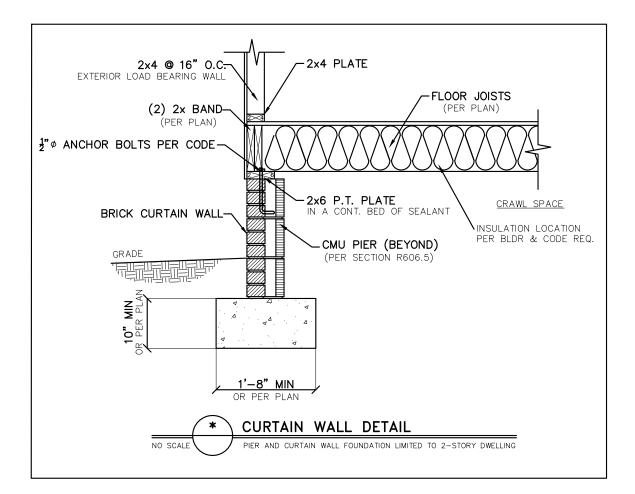
POST SIZE	MAX. TRIBUTARY AREA	MAX. POST HEIGHT	EMBEDMENT DEPTH	CONCRETE DIAMETER
4 × 4	48 SQ. FT.	4'-0"	2'-6"	1'-0"
6 x 6	120 SQ. FT.	6'-0"	3'-6"	1'-8"

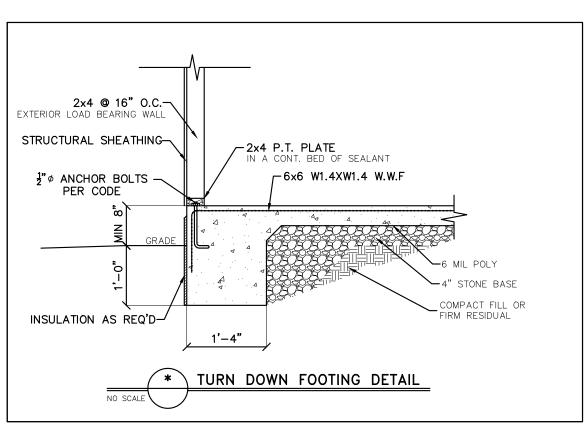
TO THE POST AND GIRDER WITH ONE 5/8" # HOT DIPPED GALVANIZED

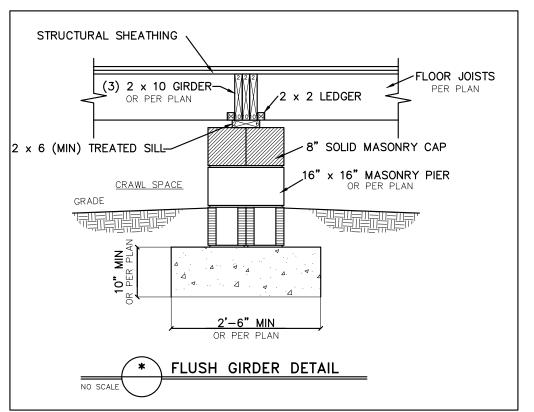
- D. 2 x 6 DIAGONAL VERTICAL CROSS BRACING MAY BE PROVIDED IN TWO (2) PERPENDICULAR DIRECTIONS FOR FREESTANDING DECKS OR PARALLEL O THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS. THE 2 x 6s SHALL BE ATTACHED TO THE POSTS WITH ONE 5/8" # HOT
- DIPPED GALVANIZED BOLT AT EACH END OF EACH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

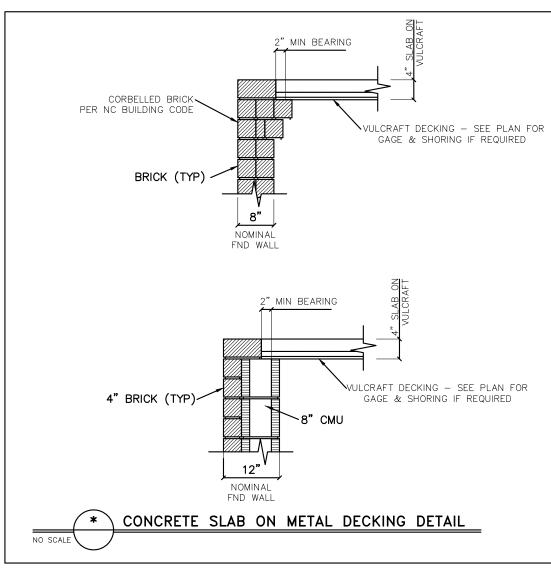


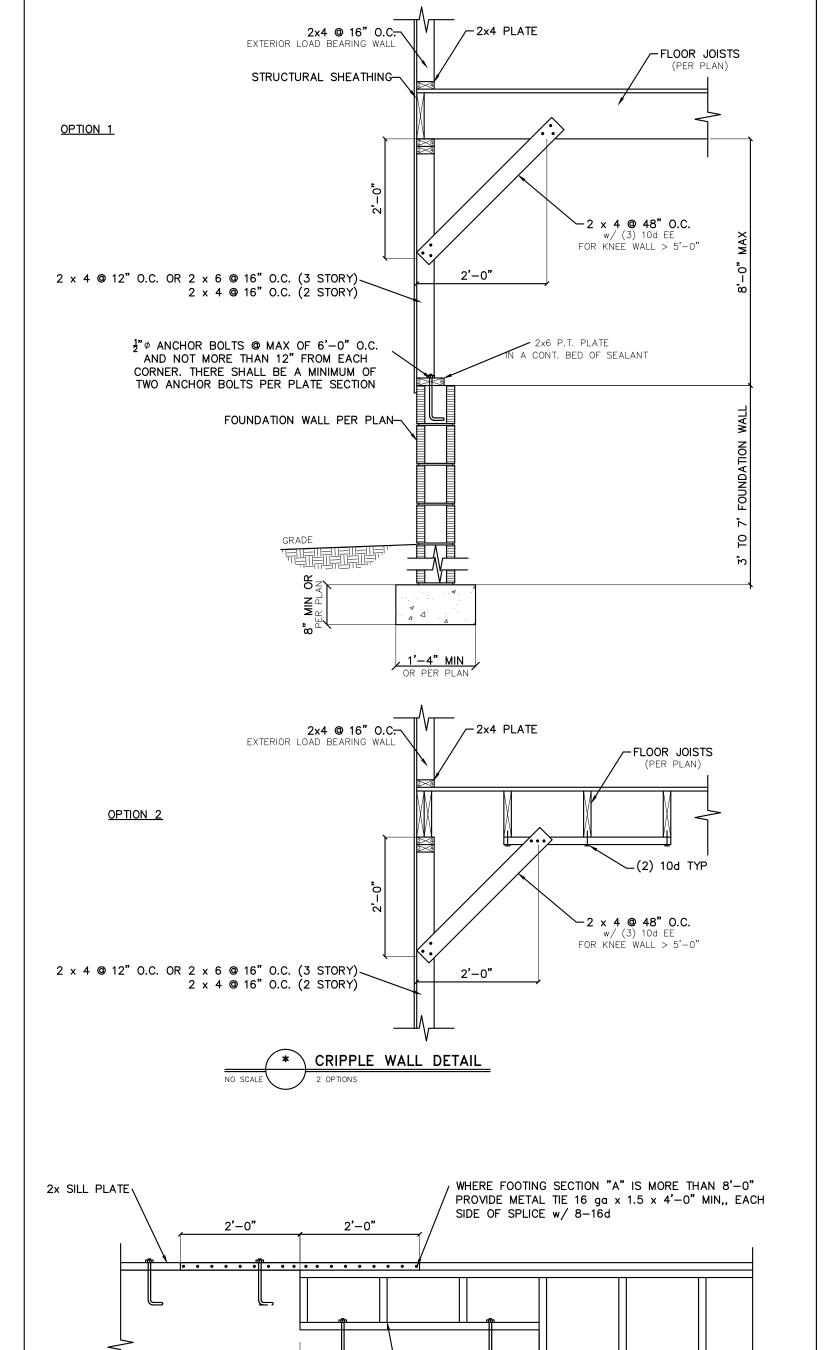


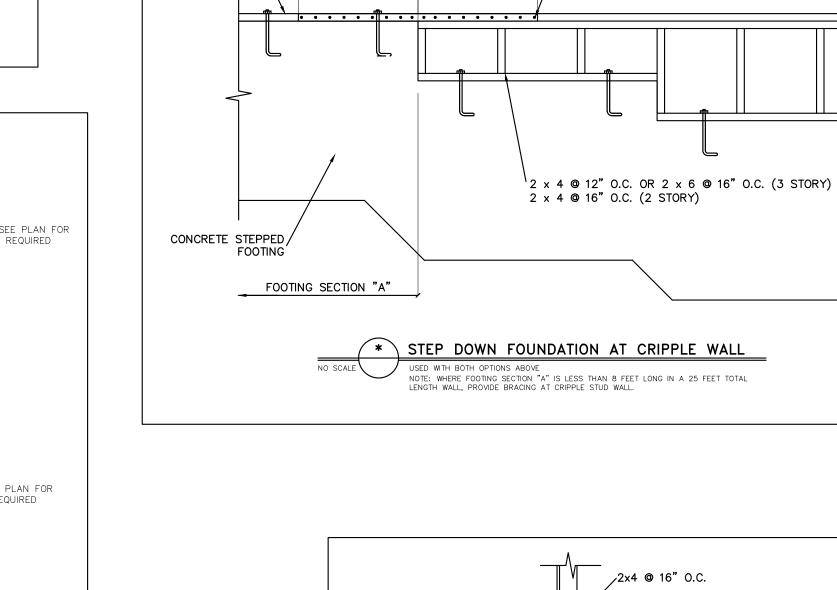


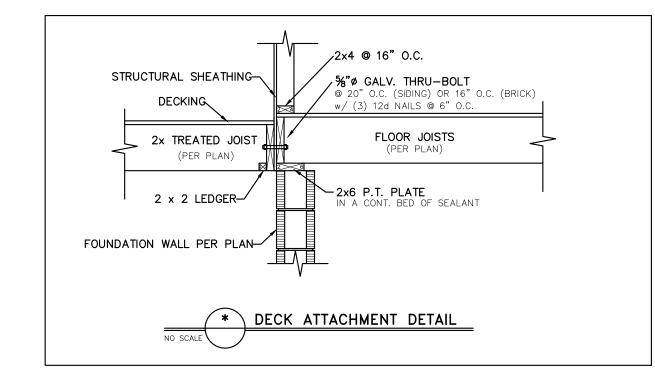












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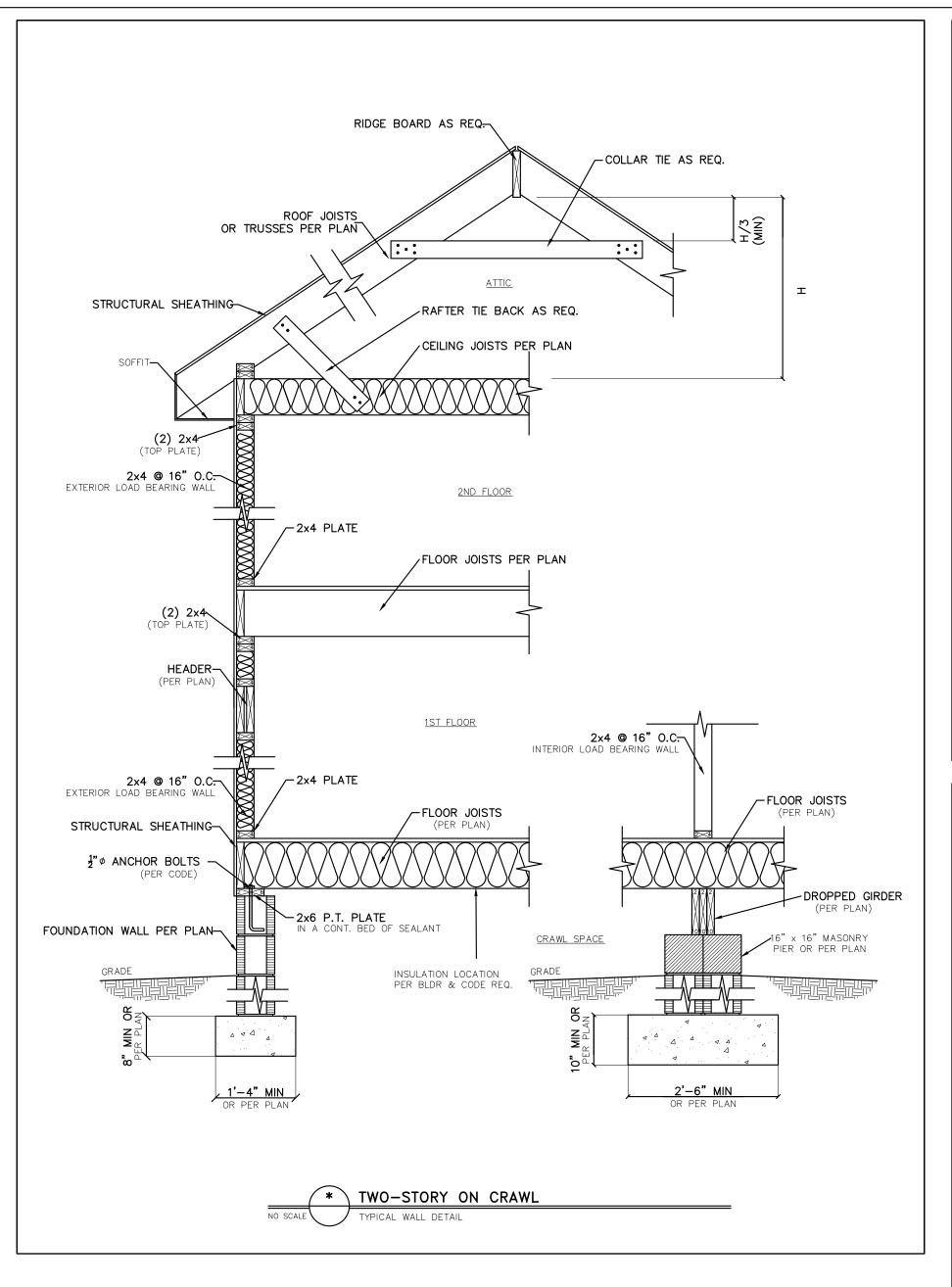
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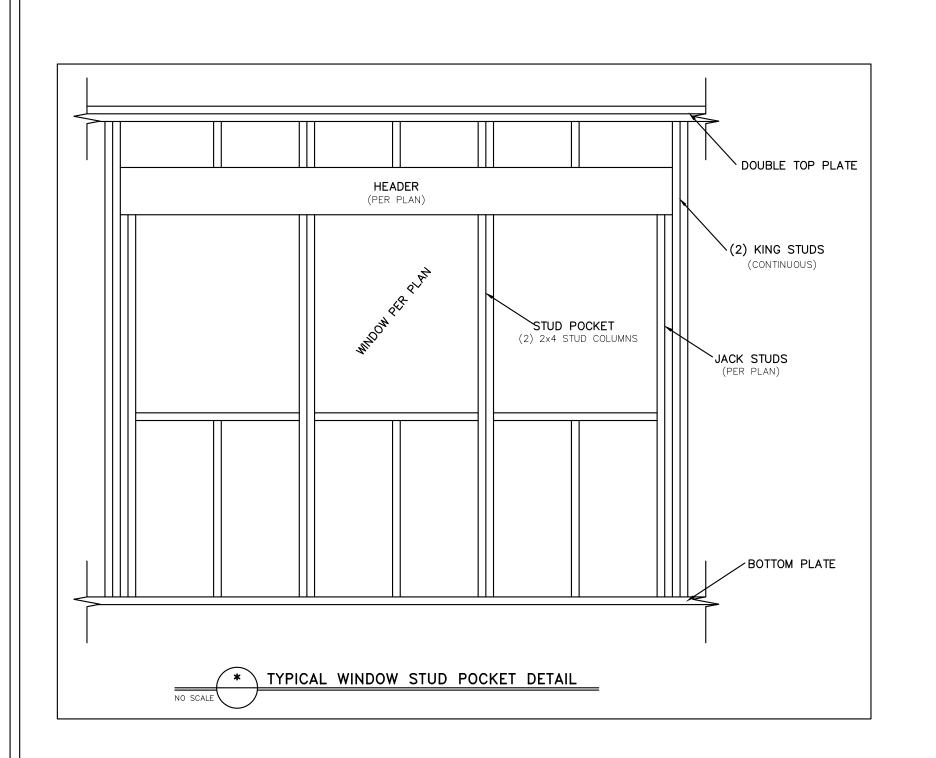
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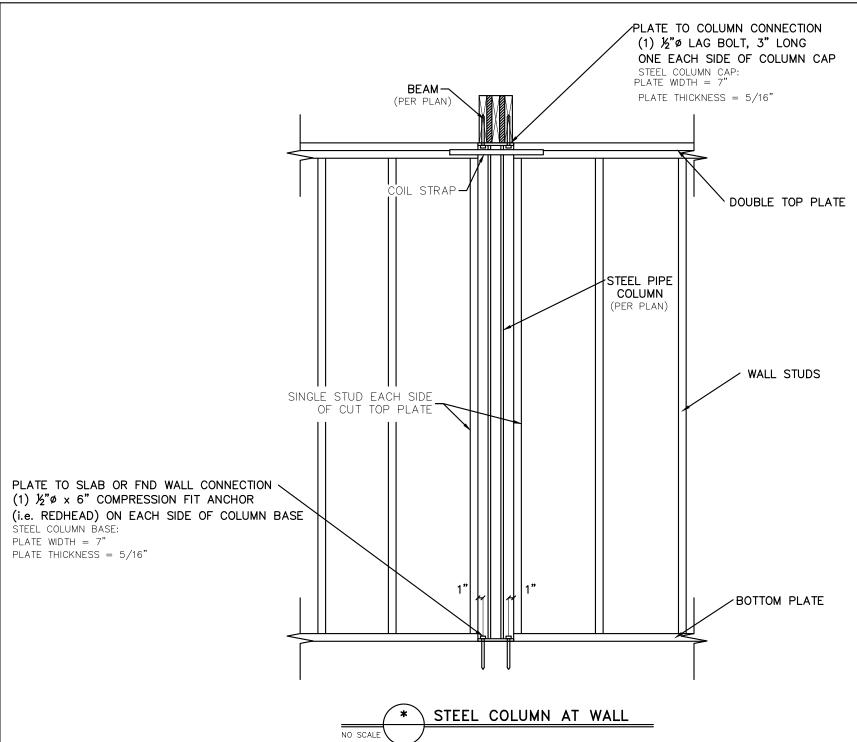
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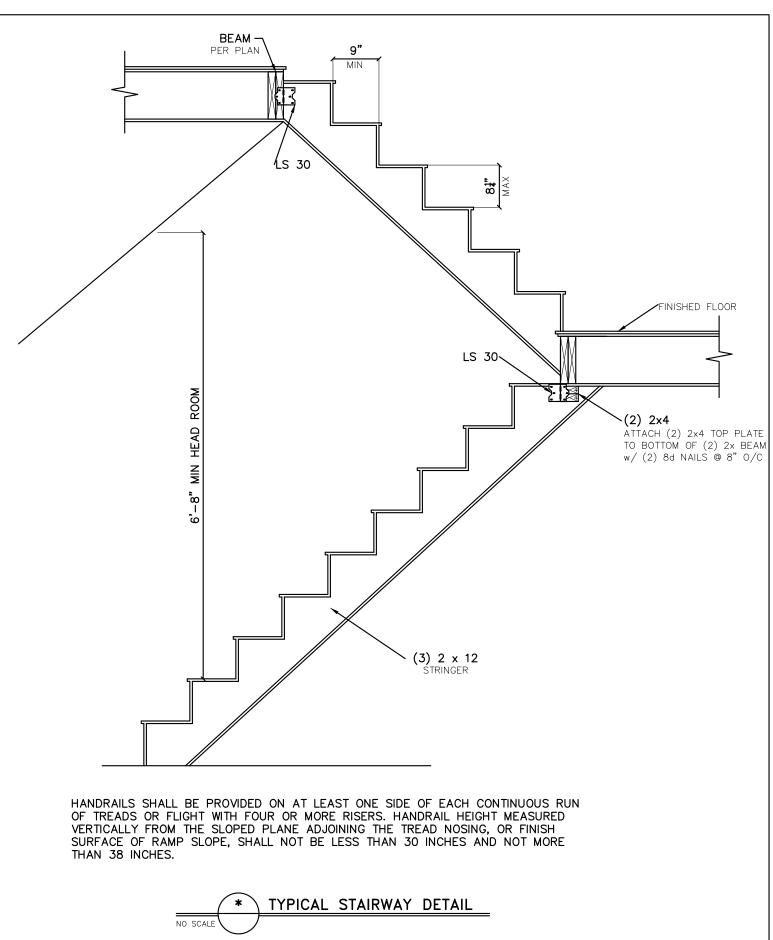
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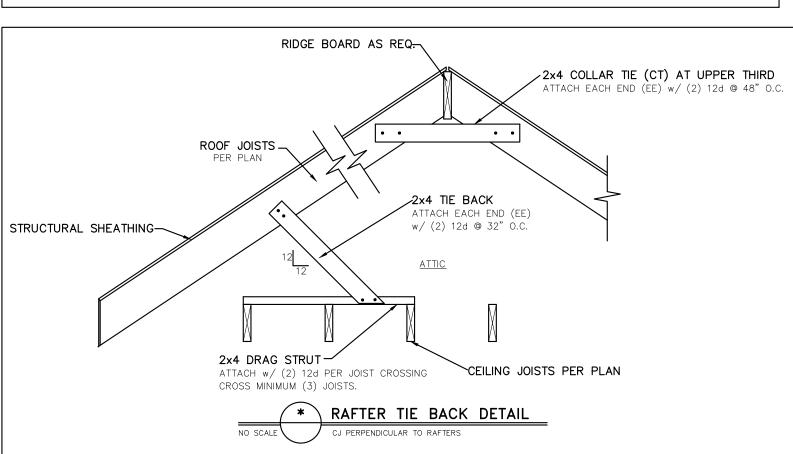
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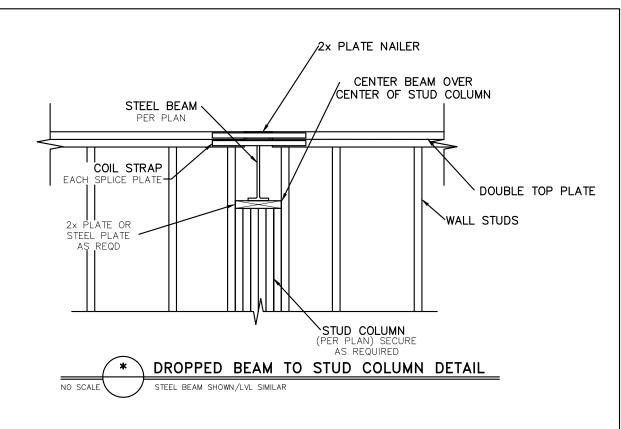


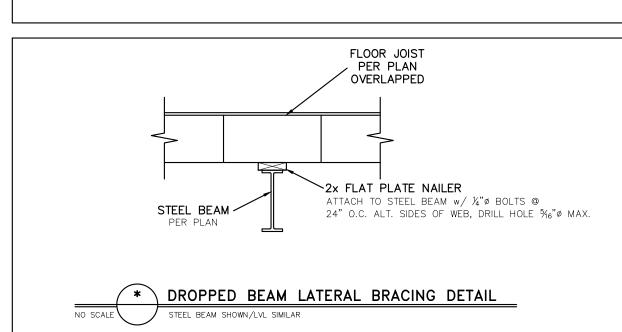


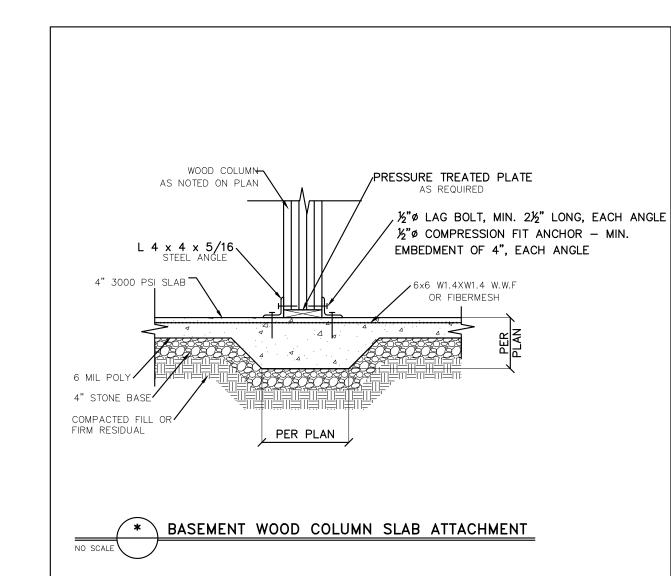


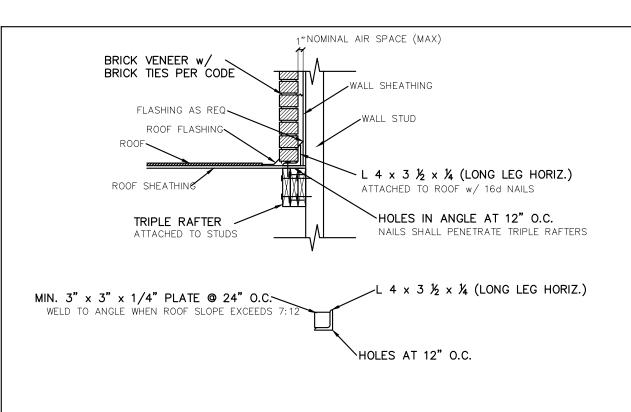












ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER

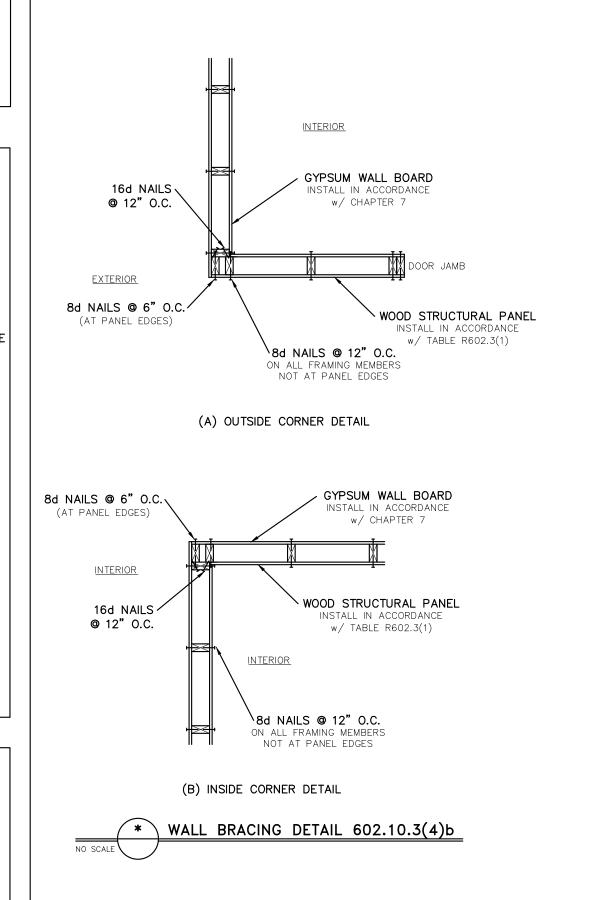
SIZE OF ANGLE ^(1,3)	NO STORY ABOVE (5)	1 STORY ABOVE ⁽⁵⁾	2 STORIES ABOVE (5)	# OF ½" (OR EQUIV.) REINFORCING BARS IN REINFORCED LINTEL (2,4,5)
L 3 x 3 x 1/4	6'-0"	4'-6"	3'-0"	1
L 4 x 3 x 1/4	8'-0"	6'-0"	4'-6"	1
L 5 x 3 ½ x ¾6	10'-0"	8'-0"	6'-0"	2
L 6 x 3 ½ x 5/ ₆	14'-0"	9'-6"	7'-0"	2
2L 5 x 3 ½ x ¾6	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

HARDWARE CRO	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	НТА						
HGAM10KTA	HGAM						
HHDQ14-SDS2.5	UPHD14						
HTS	HTW						
HTT	НТТ						
HUS	HUS						
LTA1	LPTA						
LTHJA26	HJC26						
LTP4	MP4F						
LUS	JUS						
MAS	FA3						
MSTAM	MSTAM						
PC	PCM						
PHD-SDS3	PHD						
SSP	RSPT6						
STC	TR1						

STAD



2x4 @ 16" O.C.

2x4 PLATE —

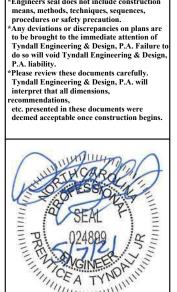
2x BAND

FLOOR JOISTS-

BACK SPAN MIN 3x CANT. SPAN

(OR PER PLAN)

CANTILEVER FLOOR JOIST DETAIL





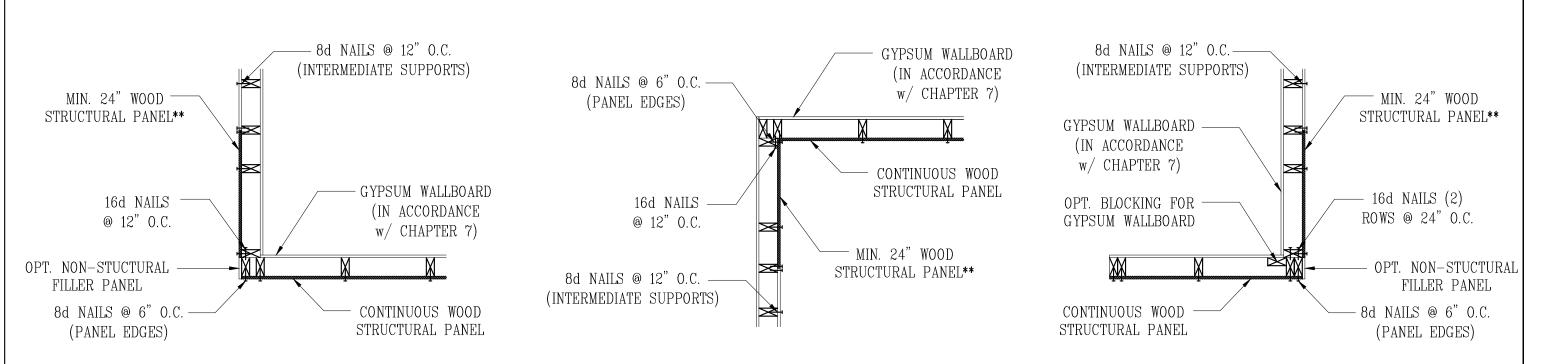
2101-010157 05/07/21 Drawn/Design By: JWA DWG. Checked By:

PTII NOT TO SCALE

REVISIONS No. Date:

Sheet Number

of 3



a) OUTSIDE CORNER DETAIL

b) INSIDE CORNER DETAIL

c) GARAGE DOOR CORNER

** 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
- (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
- 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% 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

INTERMEDIATE SUPPORTS.

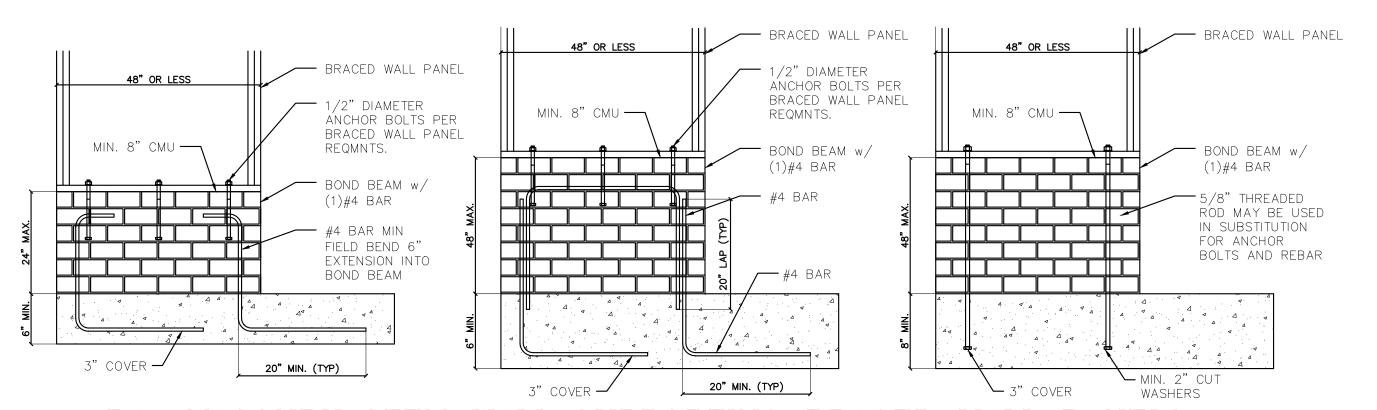
- 8) FOR CS-WSP METHOD, A MINIMUM 24" BRACED WALL PANEL CORNER RETURN SHALL BE PROVIDED AT BOTH ENDS OF A BRACED WALL LINE IN ACCORDANCE WITH FIGURE R602.10.3(4). IN LIEU OF A CORNER RETURN, EITHER A MIN. 48" BRACED WALL PANEL SHALL BE PROVIDED AT THE CORNER OR A HOLD-DOWN DEVICE WITH A MINIMUM UPLIFT 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							
REQUIRED CONNECTION				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.			

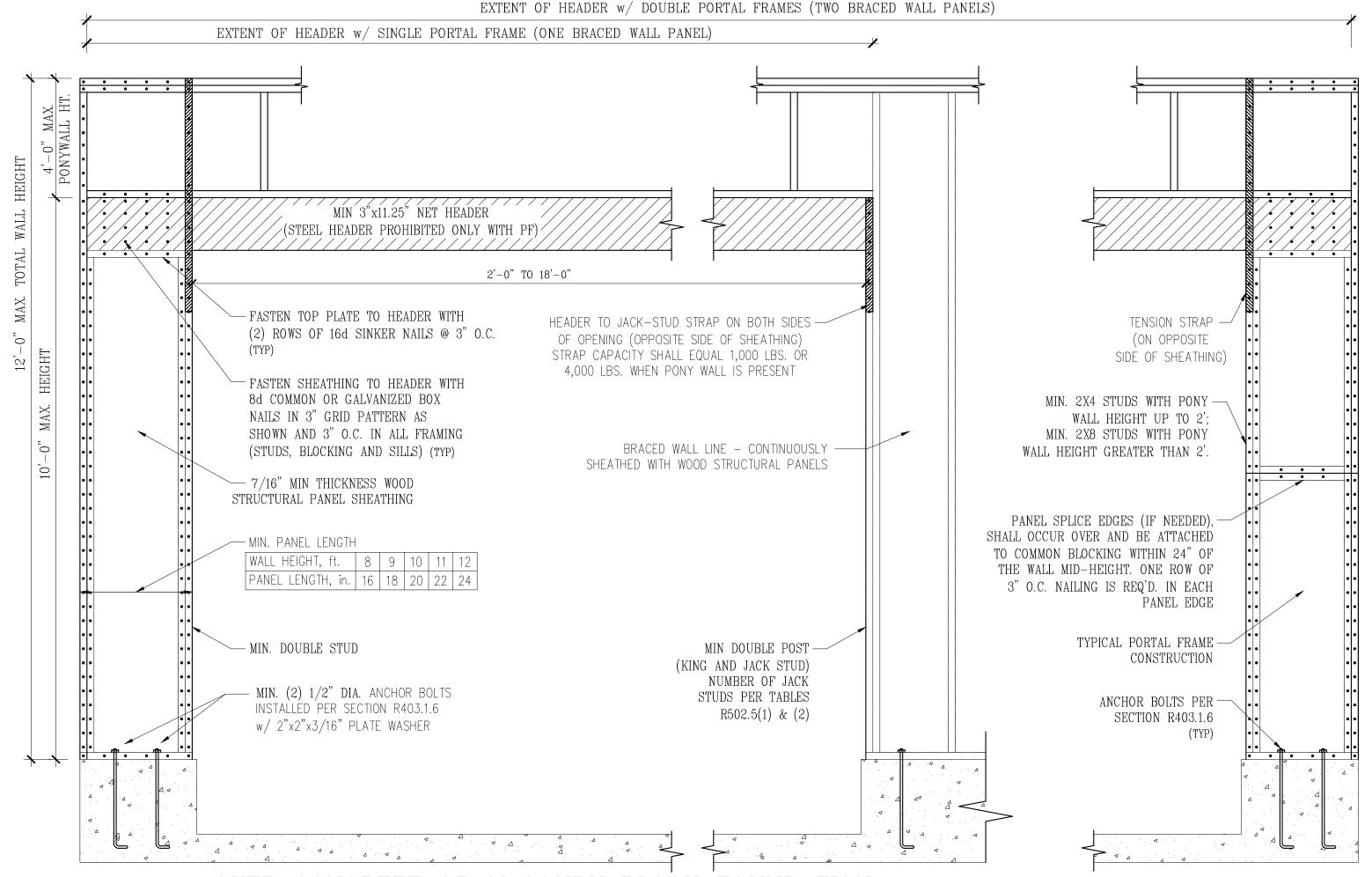
**OR EQUIVALENT PER TABLE R702.3.5

B3: BRACE WALL PANEL CONNECTIONS

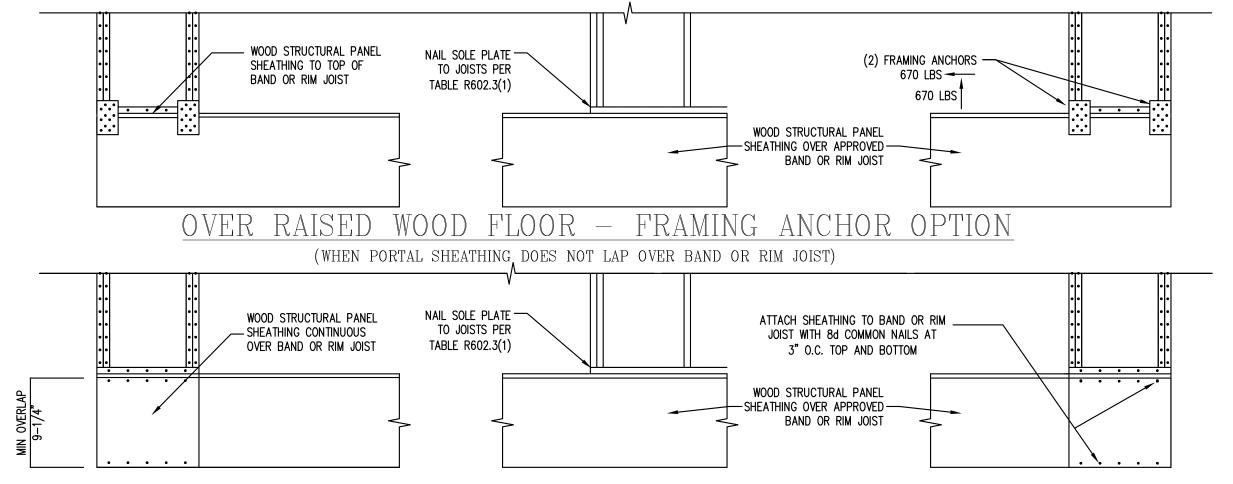
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B4: MASONRY STEM WALL SUPPORTING BRACED WALL PANELS
FIGURE R602.10.4.3 OF THE 2018 NCRC
NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



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

B2: METHOD 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 t 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.



ENGINEERING & DESIGN, P.A.

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CAPITAL CITY HOMES

THE WATSON II PLAN

SHEATHING

Date:

05/07/21

Drawn/Design By:

JWA

DWG. Checked By:

PTII

Scale:

NOT TO SCALE

REVISIONS

No. Date: Remarks

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of 3