

Carriage Circle Lot 1157 - 134 Spruce Hollow Circle, Spring Lake  
 28390 Harnett County  
 Created: 04/12/2021

Elevation Euro  
 Garage Left  
 Fiber Cement Siding



2550 Capitol Drive  
 Suite 105  
 Creedmoor, NC 27522  
 919-528-1347

# 2334 The Nicklaus II - LH

| SQUARE FOOTAGE     |                   |        |                    |        |
|--------------------|-------------------|--------|--------------------|--------|
|                    | HERITAGE EUROPEAN |        | HERITAGE FARMHOUSE |        |
|                    | UNHEATED          | HEATED | UNHEATED           | HEATED |
| FIRST FLOOR        | 0                 | 971    | 0                  | 971    |
| SECOND FLOOR       | 0                 | 1363   | 0                  | 1363   |
| REAR COVERED PORCH | 50                | 0      | 50                 | 0      |
| FRONT PORCH        | 120               | 0      | 120                | 0      |
| GARAGE             | 472               | 0      | 472                | 0      |
| SUBTOTALS          | 642               | 2334   | 642                | 2334   |
| TOTAL UNDER ROOF   | 2976              |        | 2976               |        |

| OPTIONS |               |             |
|---------|---------------|-------------|
|         | UNHEATED S.F. | HEATED S.F. |
| ---     | 0             | 0           |
| ---     | 0             | 0           |
| ---     | 0             | 0           |
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| REVISION LOG |             |          |      |                 |                   |                      |
|--------------|-------------|----------|------|-----------------|-------------------|----------------------|
| Rev          | Description | Drawn By | Date | Sheets Affected | Brochure Required | Engineering Required |
| 1            |             |          |      |                 |                   |                      |
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| 23           |             |          |      |                 |                   |                      |
| 24           |             |          |      |                 |                   |                      |
| 25           |             |          |      |                 |                   |                      |

| ARCHITECTURAL DRAWINGS |   |
|------------------------|---|
| Sheet No.              | Sheet Description                           |
| 0.0                    | Cover Sheet                                 |
| 2.1                    | First Floor Plan                            |
| 2.2                    | Second Floor Plan                           |
| 3.A.0                  | Heritage European Front & Right Elevations  |
| 3.A.1                  | Heritage European Left & Rear Elevations    |
| 3.A.2                  | Heritage European Roof Plan                 |
| 3.B.0                  | Heritage Farmhouse Front & Right Elevations |
| 3.B.1                  | Heritage Farmhouse Left & Rear Elevations   |
| 3.B.2                  | Heritage Farmhouse Roof Plan                |
| S.1.1                  | Crawl Foundation                            |
| S.1.2                  | Slab Foundation                             |
| S.2.1                  | Second Floor Framing                        |
| S.3.1                  | Attic Floor Framing                         |
| S.4.1                  | Roof Plan - Heritage European               |
| S.4.2                  | Roof Plan - Heritage Farmhouse              |



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| DATE | DESCRIPTION | REV# |
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2334 - THE NICKLAUS II - LH  
 Cover Sheet

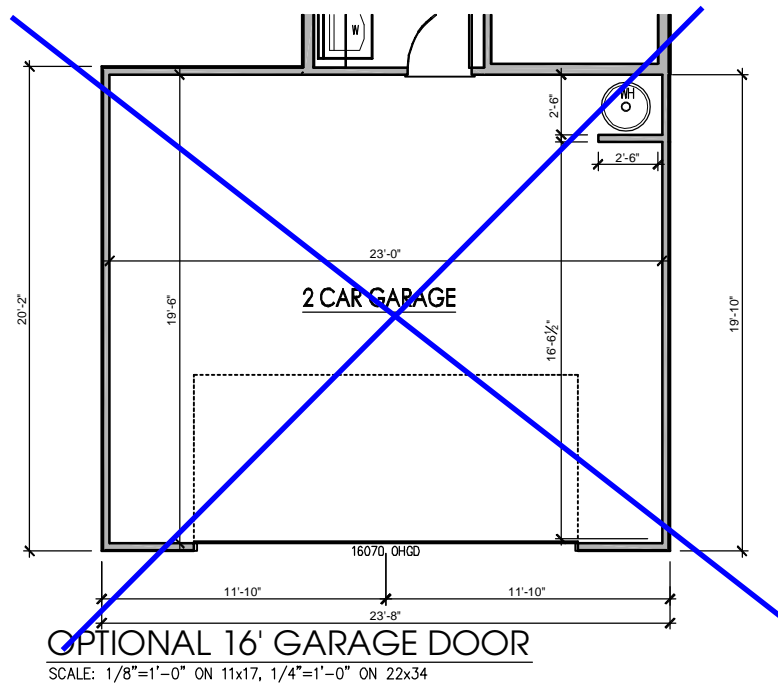
DRAWN BY:  
 South Designs  
 ISSUE DATE:  
 05/05/2017  
 CURRENT REVISION DATE:  
 XX/XX/XXXX  
 SCALE:  
 1/8" = 1'-0"  
 SHEET  
 0.0

**General Floor Plan Notes**

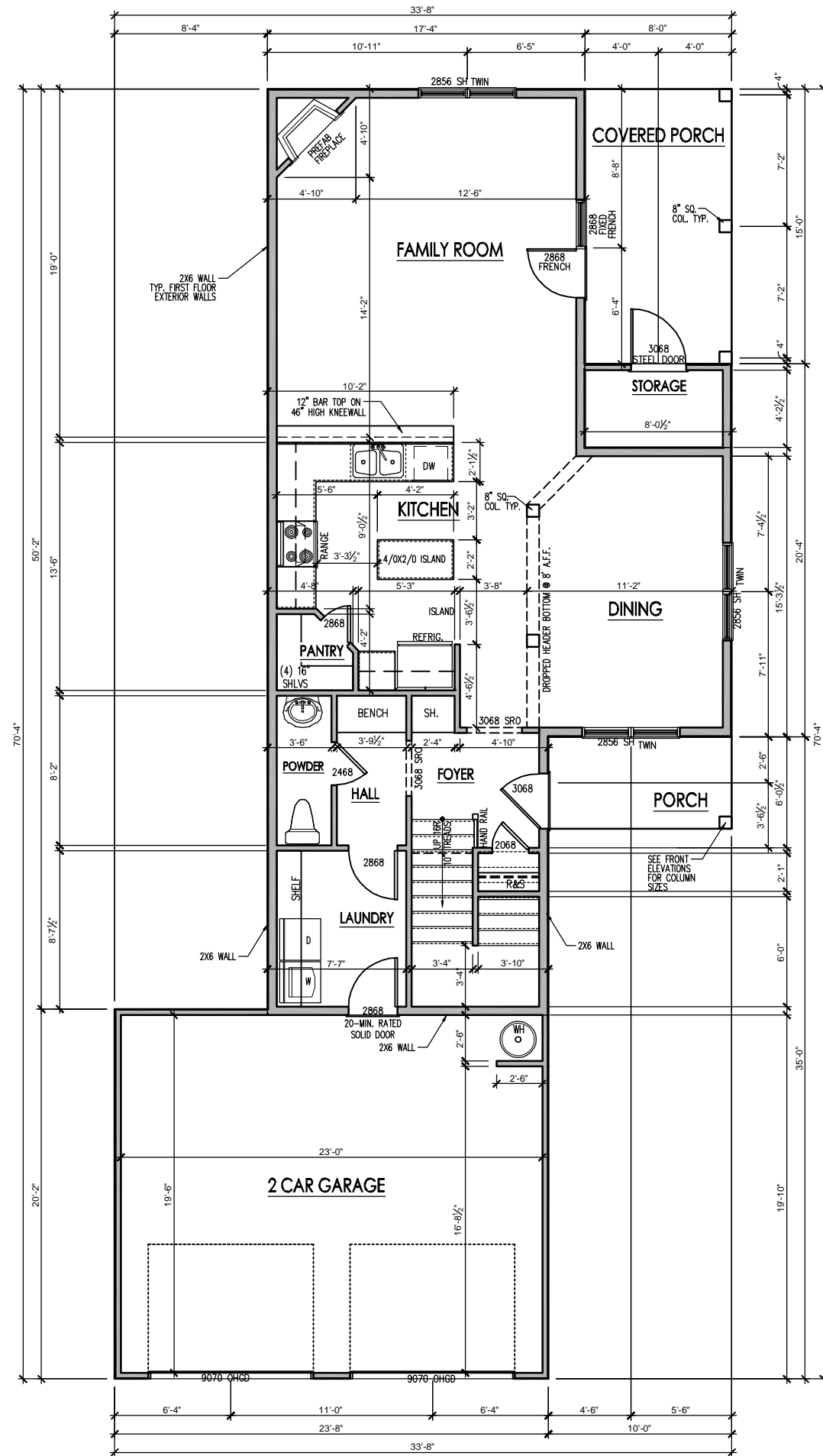
General Floor Plan Notes shall apply unless noted otherwise on plan.

1. Wall Heights: Typically 10'-1-1/2" at first floor and second floor, and 9'-1-1/2" at attics U.N.O.. All walls are constructed using a double top plate. Splices at Double Top Plate do not need to occur at Vertical Studs but must be at least 24" apart from Joint in other Top Plate layer. Special wall heights are noted on plans where they occur.
2. Wall Thickness is typically 4" at exterior walls, 3-1/2" at interior. 2x6 frame shall be used at walls that back up to plumbing fixtures. Walls greater than 10' high shall be framed with 2x6 framing or greater and will be noted as a special condition where it occurs on plan.
3. Header height shall be 8'-0" AFF at First Floor, and 7'-6" AFF at Second Floor unless noted otherwise.
4. Jacks: Openings up to 3'-4" wide shall have (1) 2x4 jack stud SPF on each side. Openings greater than 3'-4" wide shall have (2) 2x4 jack studs SPF on each side.
5. Soffits, Coffered Ceilings, Tray Ceilings and other significant ceiling plan elements are shown on the floor plans and are denoted as single dashed lines. Unless specifically call out as included, Kitchens **do not** include soffits over wall cabinetry.
6. Door & Window Frames, where occurring near corners, shall be a minimum of 6" from corner. Except for walk-in closets with doors near a corner, doors at closets shall be centered on closet.
7. Windows: Shall have at least (1) window in each sleeping room, that meets egress. Shall be provided with tempered glass at hazardous glazing areas. False windows shall be installed with obscure glazing.
8. Closets for clothing or coat storage shall be equipped with 1 rod/shelf, open wire. Closets for linen shall have 5 open wire shelves. Closets for pantries shall have 5 wood shelves, painted.
9. Stair treads shall be 10" deep, risers shall be a maximum of 7-3/4", unless noted otherwise.
10. Handrails and Guards at stairs shall be 34" above the finished surface of the ramp surface of the stair. Handrails at landings and overlooks of multilevel spaces shall be 36" above finished floor. Guards (pickets or balusters) shall be spaced with no more than 4" between guards.
11. Attic Access shall be provided at all attic area with a height greater than 30". Minimum clear attic access shall be 20' x 30". Pull down stairs and access doors in knee walls meeting minimum criteria are also acceptable.
12. Garage Door to Living Space shall be 2'-8" x 6'-8" minimum size and shall be 20 minute fire rated and weather sealed.
13. Garage Walls, as a minimum, shall be separated from living space and living space attic by installing 1/2" gypsum board on the garage side of the wall.

| SQUARE FOOTAGE HERITAGE EUROPEAN & FARMHOUSE |               |             |
|--|---------------|-------------|
|  | UNHEATED S.F. | HEATED S.F. |
| FIRST FLOOR                                  | 0             | 971         |
| SECOND FLOOR                                 | 0             | 1363        |
| FRONT PORCH                                  | 50            | 0           |
| COVERED PORCH                                | 120           | 0           |
| GARAGE                                       | 472           | 0           |
| TOTAL  | 642           | 2334        |
| OPTIONS                                      |               |             |
|  | UNHEATED S.F. | HEATED S.F. |
|  |               |             |
|  |               |             |
|  |               |             |



**FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



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919-528-1347

| DATE | DESCRIPTION | REV.# |
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XX/XX/XXXX  
SCALE:  
1/8" = 1'-0"

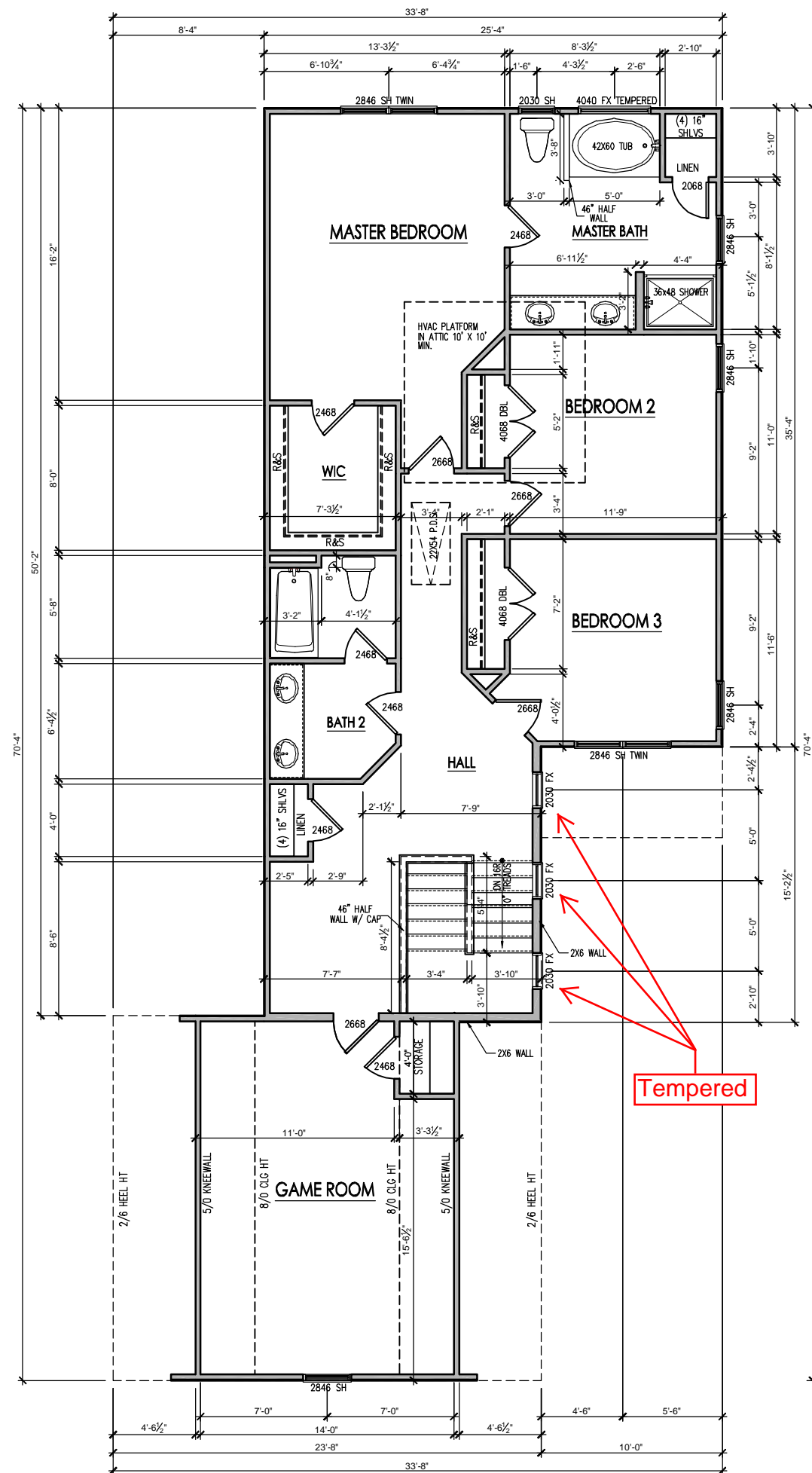
SHEET  
**2.1**

First Floor Plan

**General Floor Plan Notes**

General Floor Plan Notes shall apply unless noted otherwise on plan.

1. Wall Heights: Typically 10'-1-1/2" at first floor and second floor, and 9' 1-1/2" at offices U.N.O.. All walls are constructed using a double top plate. Splices at Double Top Plate do not need to occur at Vertical Studs but must be at least 24" apart from Joint in other Top Plate layer. Special wall heights are noted on plans where they occur.
2. Wall Thickness is typically 4" at exterior walls, 3-1/2" at interior. 2x6 frame shall be used at walls that back up to plumbing fixtures. Walls greater than 10' high shall be framed with 2x6 framing or greater and will be noted as a special condition where it occurs on plan.
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5. Soffits, Coffered Ceilings, Tray Ceilings and other significant ceiling plan elements are shown on the floor plans and are denoted as single dashed lines. Unless specifically call out as included, Kitchens **do not** include soffits over wall cabinetry.
6. Door & Window Frames, where occurring near corners, shall be a minimum of 6" from corner. Except for walk-in closets with doors near a corner, doors at closets shall be centered on closet.
7. Windows: Shall have at least (1) window in each sleeping room, that meets egress. Shall be provided with tempered glass at hazardous glazing areas. False windows shall be installed with obscure glazing.
8. Closets for clothing or coat storage shall be equipped with 1 rod/shelf, open wire. Closets for linen shall have 5 open wire shelves. Closets for pantries shall have 5 wood shelves, painted.
9. Stair treads shall be 10" deep, risers shall be a maximum of 7-3/4", unless noted otherwise.
10. Handrails and Guards of stairs shall be 34" above the finished surface of the ramp surface of the stair. Handrails of landings and overlooks of multilevel spaces shall be 36" above finished floor. Guards (pickets or balusters) shall be spaced with no more than 4" between guards.
11. Attic Access shall be provided at all attic area with a height greater than 30". Minimum clear attic access shall be 20" x 30". Pull down stairs and access doors in knee walls meeting minimum criteria are also acceptable.
12. Garage Door to Living Space shall be 2'-8" x 6'-8" minimum size and shall be 20 minute fire rated and weather sealed.
13. Garage Walls, as a minimum, shall be separated from living space and living space attic by installing 1/2" gypsum board on the garage side of the wall.



**SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



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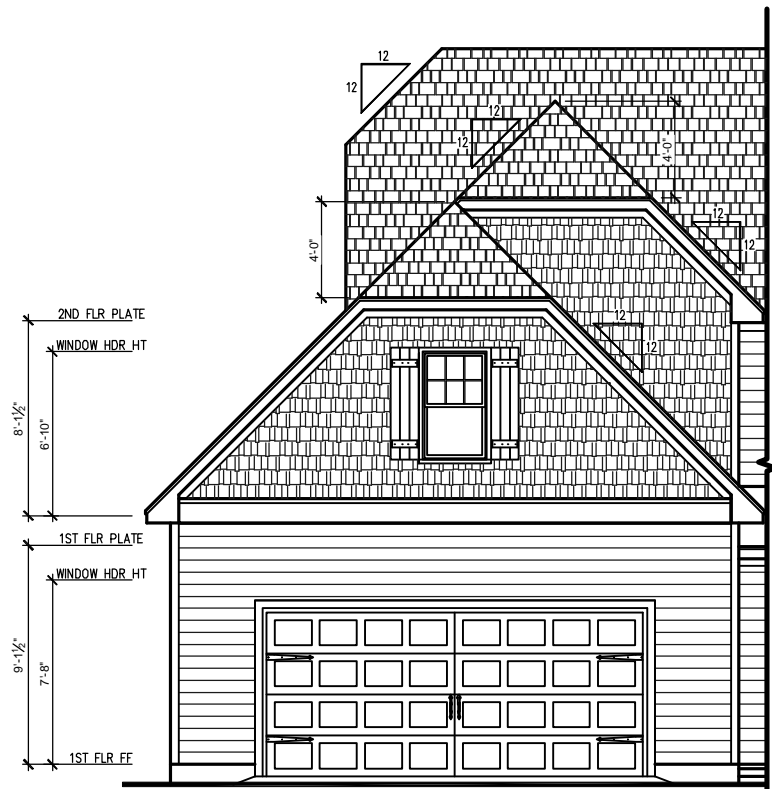


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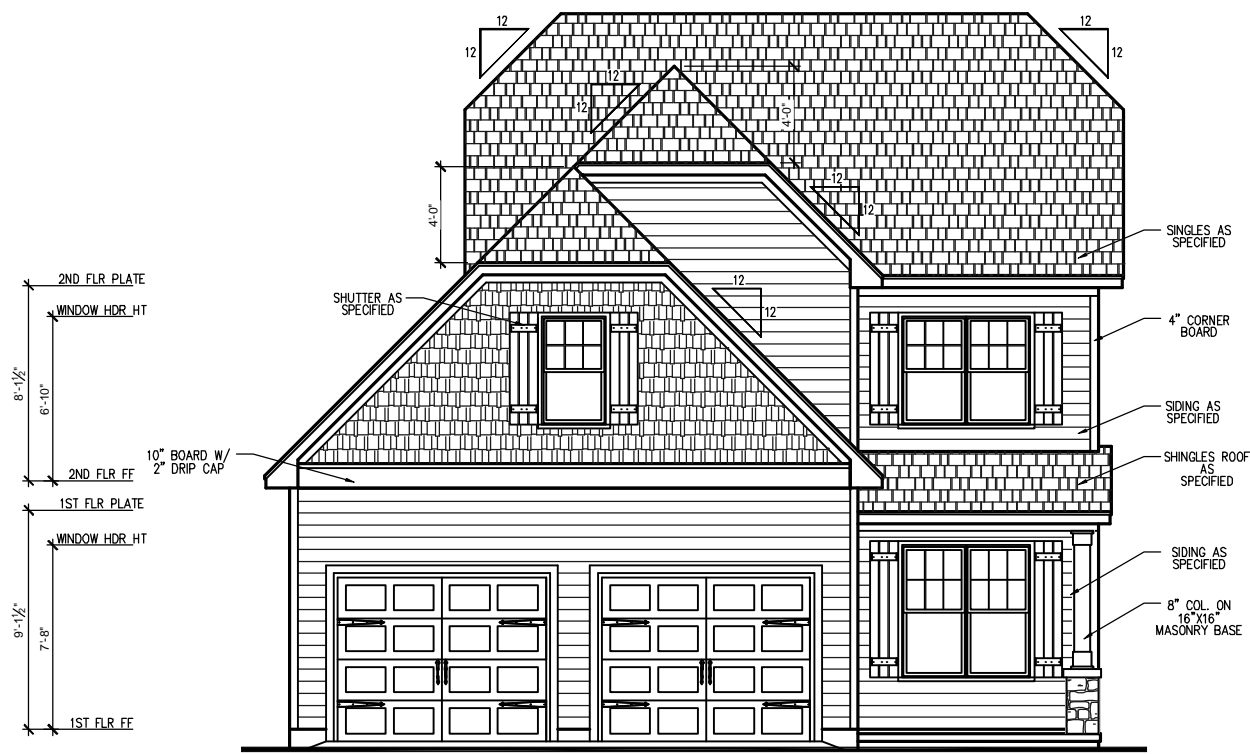
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**2334 - THE NICKLAUS II - LH**  
**Second Floor Plan**

DRAWN BY:  
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ISSUE DATE:  
05/05/2017  
CURRENT REVISION DATE:  
XX/XX/XXXX  
SCALE:  
1/8" = 1'-0"  
SHEET  
**2.2**



**FRONT ELEVATION - HERITAGE EUROPEAN**  
**SINGLE GARAGE DOOR OPTION**  
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17  
**MONOLITHIC SLAB**



**FRONT ELEVATION - HERITAGE EUROPEAN**  
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17  
**MONOLITHIC SLAB**



**RIGHT SIDE ELEVATION - HERITAGE EUROPEAN**  
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17  
**MONOLITHIC SLAB**



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| REV# | DATE | DESCRIPTION |
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**2334 - THE NICKLAUS II - LH**

**Heritage European Front & Right Elevations**

DRAWN BY:  
 South Designs

ISSUE DATE:  
 05/05/2017

CURRENT REVISION DATE:  
 XX/XX/XXXX

SCALE:  
 1/8" = 1'-0"

SHEET

**3.A.0**



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| REV.# | DATE | DESCRIPTION |
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**2334 - THE NICKLAUS II - LH**

**Heritage European Rear & Left Elevations**

DRAWN BY:  
South Designs

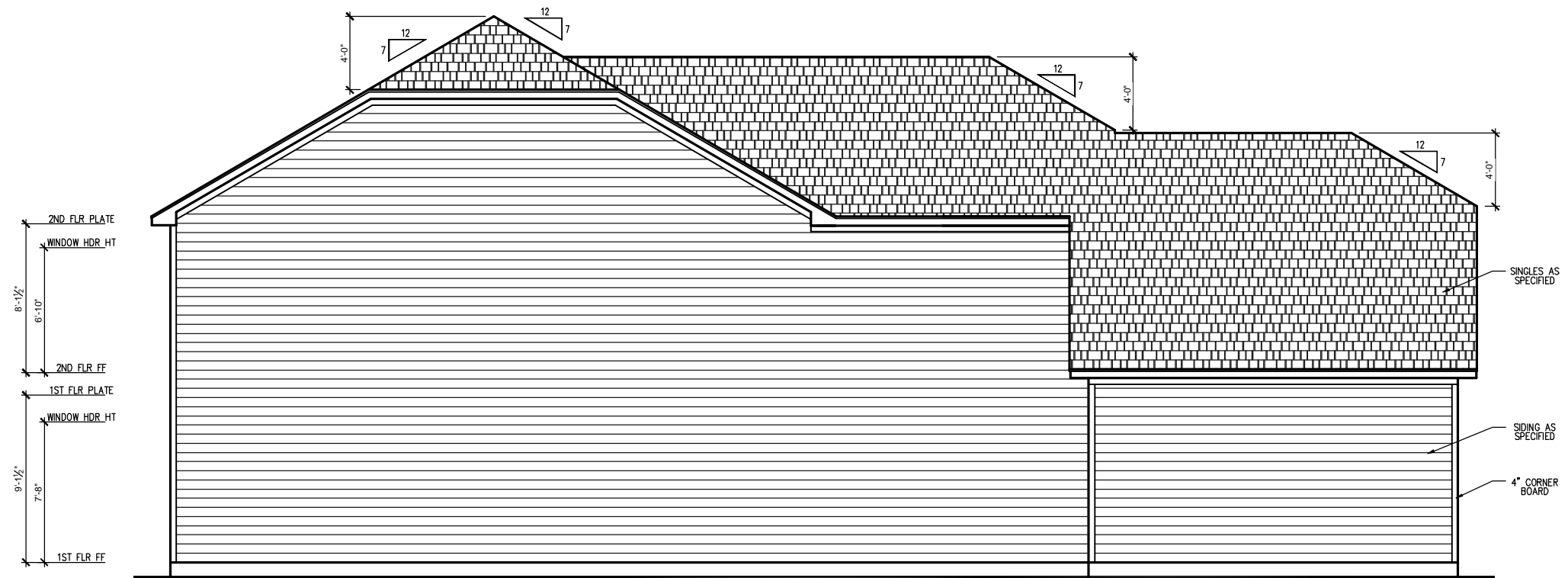
ISSUE DATE:  
05/05/2017

CURRENT REVISION DATE:  
XX/XX/XXXX

SCALE:  
1/8" = 1'-0"

SHEET

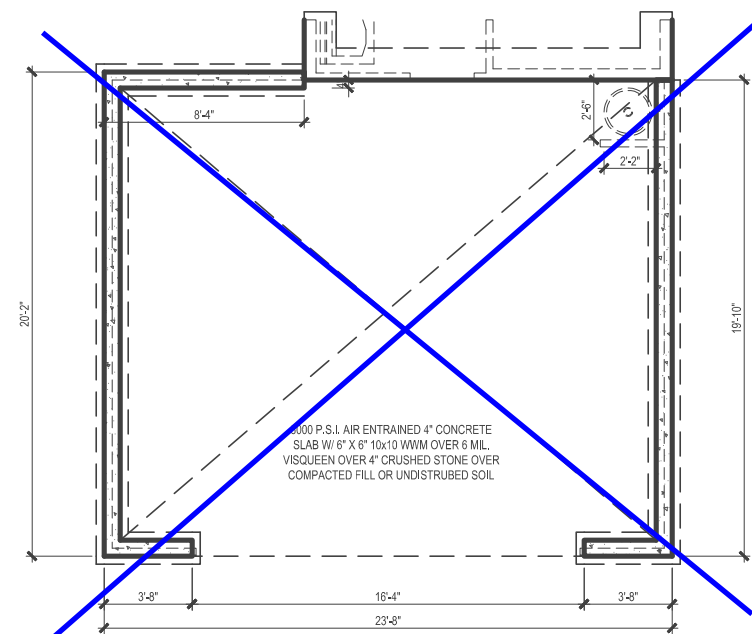
**3.A.1**



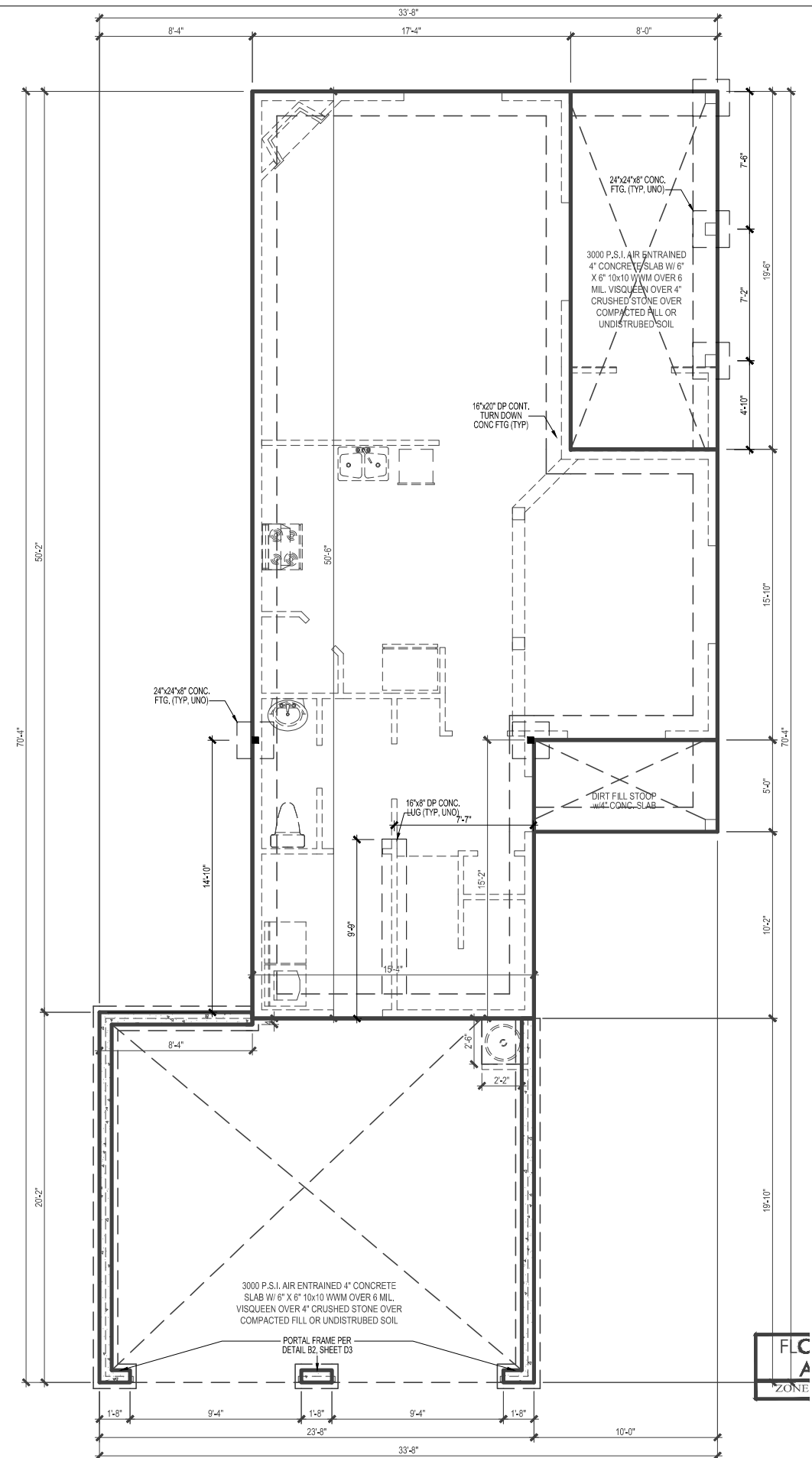
**LEFT SIDE ELEVATION - HERITAGE EUROPEAN**  
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17  
**MONOLITHIC SLAB**



**REAR ELEVATION - HERITAGE EUROPEAN**  
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17  
**MONOLITHIC SLAB**



**OPT. ONE GARAGE DOOR**  
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



**SLAB FOUNDATION AND FIRST FLOOR FRAMING PLAN**  
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

\* 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.

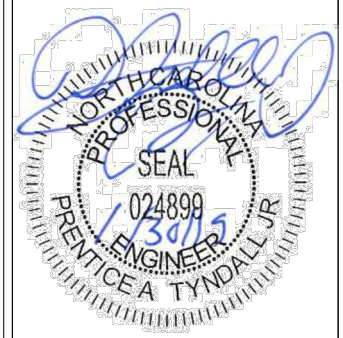
**TYNDALL**  
ENGINEERING & DESIGN, P.A.



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280 Shipwash Drive • Garner • North Carolina • 27834  
www.tyndallengineering.com

**Client:** WYNN HOMES

**Plan:** THE NICKLAUSII GARAGE LEFT



**Project #:** 1901-010039  
**Date:** 1/18/19  
**Drawn/Design By:** ISE  
**DWG. Checked By:** PAT  
**Scale:** SEE PLAN

| REVISIONS |      |         |
|-----------|------|---------|
| No.       | Date | Remarks |
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Sheet Number  
**S2**  
2 of 4

DESIGN LOADS

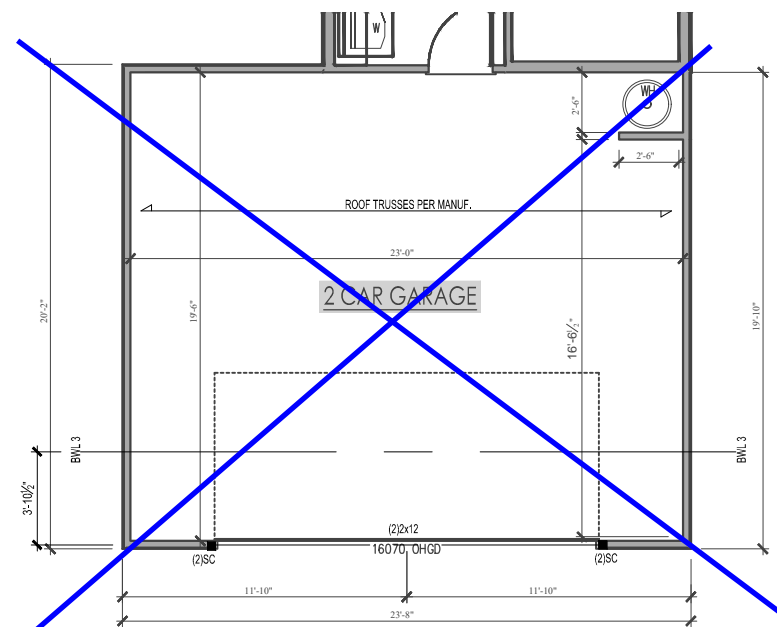
|                    | LIVE LOAD (PSF)                 | DEAD LOAD (PSF) | DEFLECTION |       |
|--------------------|---------------------------------|-----------------|------------|-------|
|                    |                                 |                 | LL         | TL    |
| FLOOR (primary)    | 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:

- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF "NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE", IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQUARE FOOTAGE PRIOR TO CONSTRUCTION. TYNDALL ENGINEERING & DESIGN, P.A. IS NOT RESPONSIBLE FOR DIMENSIONS AND SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
- ALL LUMBER SHALL BE SYP #2 (UNO)  
ALL LVL LUMBER TO BE 1.75" WIDE NOMINAL EACH SINGLE MEMBER AND Fb = 2600 PSF, E = 1.9M PSI (I.E. I-LEVEL MICROLAM)  
ALL LSL LUMBER IS TO BE 1.55E (Fb = 2325 PSI)  
ALL LOAD BEARING EXTERIOR WINDOW HEADERS 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).
- ALL INTERIOR LOAD BEARING HEADERS TO BE (2) 2x10 (UN.O.) REFER TO TABLE R602.7(2) FOR JACK STUD REQUIREMENTS FOR HEADER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS (UNO)
- REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION OF ALL WALLS OVER 10'-0" IN HEIGHT.
- ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50 Fy = 50 KSI MIN. (UNO)
- ALL EXTERIOR LUMBER TO BE #2 SYP PT
- ALL CONCRETE, fc = 3000 PSI MIN.
- PRESUMPTIVE BEARING CAPACITY = 2000 PSF
- 1/2" x ANCHOR BOLTS SPACED AT MAXIMUM OF 6'-0" O.C. AND NOT MORE THAN 12" FROM THE CORNER, THERE SHALL BE A MINIMUM OF (2) BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE SPACED AT 3'-0" O.C. FOR BASEMENTS. ANCHOR BOLT SHALL EXTEND 7" INTO CONCRETE OR MASONRY.
- PSL COLUMNS DESIGNED WITH MAX. HEIGHT OF 9'-0" (UNO)
- PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.)
- PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.4 OF THE 2018 IRC.
- MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.
- UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.
- METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.

STRUCTURAL SHEATHING NOTES

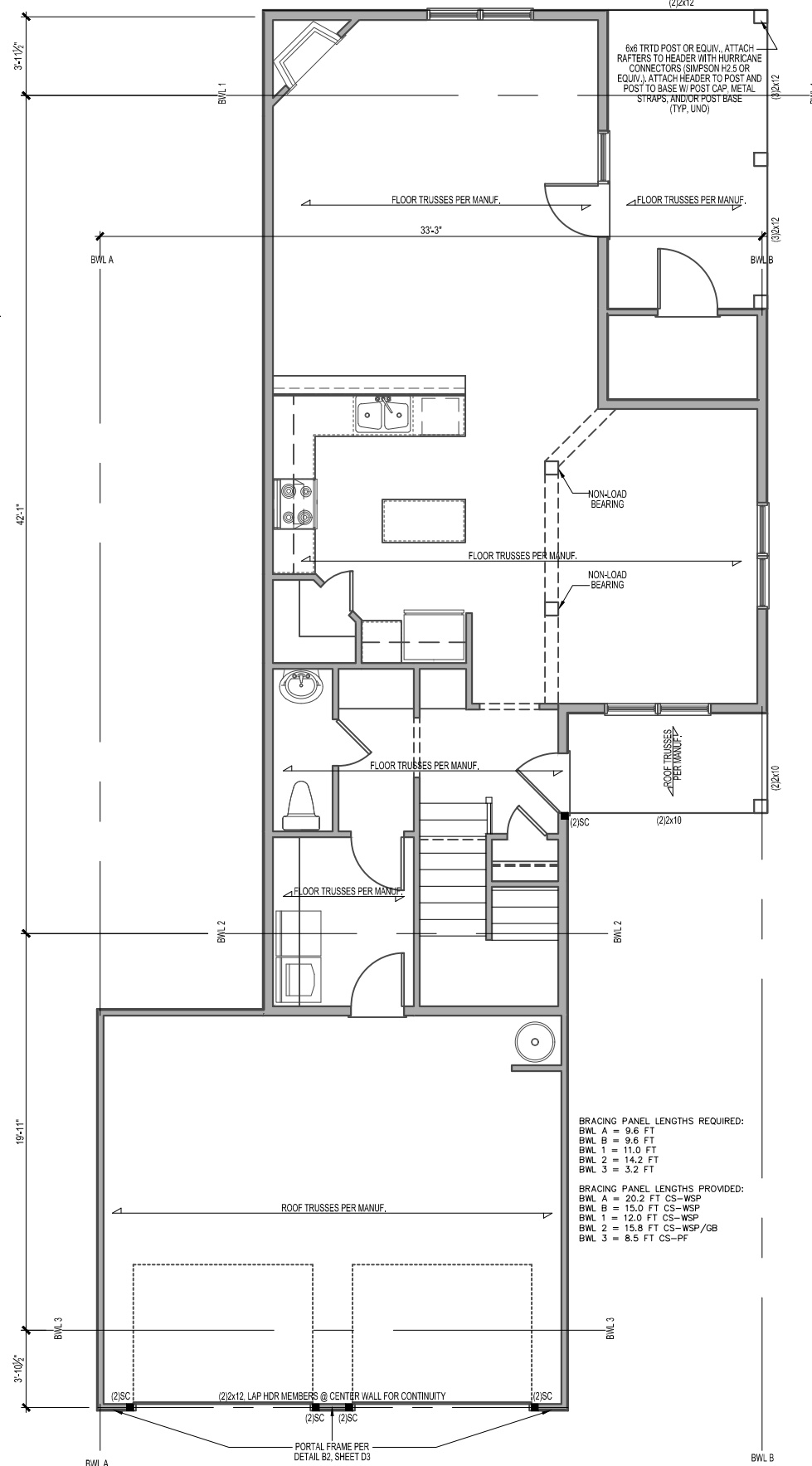
- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
- WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2018 NCR.
- BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3. REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.  
① REFERENCE FIGURE R602.10.4.3 OF THE 2018 NCR.
- 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
- EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS-WSP METHOD AS PRESCRIBED IN SECTION R602.10.3 (UNO)
- ALL SHEATHABLE SURFACES OF EXTERIOR WALLS (INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS) SHALL BE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANEL (WSP) SHEATHING WITH 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.
- 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
- SHEATH INTERIOR & EXTERIOR
- 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



OPTIONAL 16' GARAGE DOOR

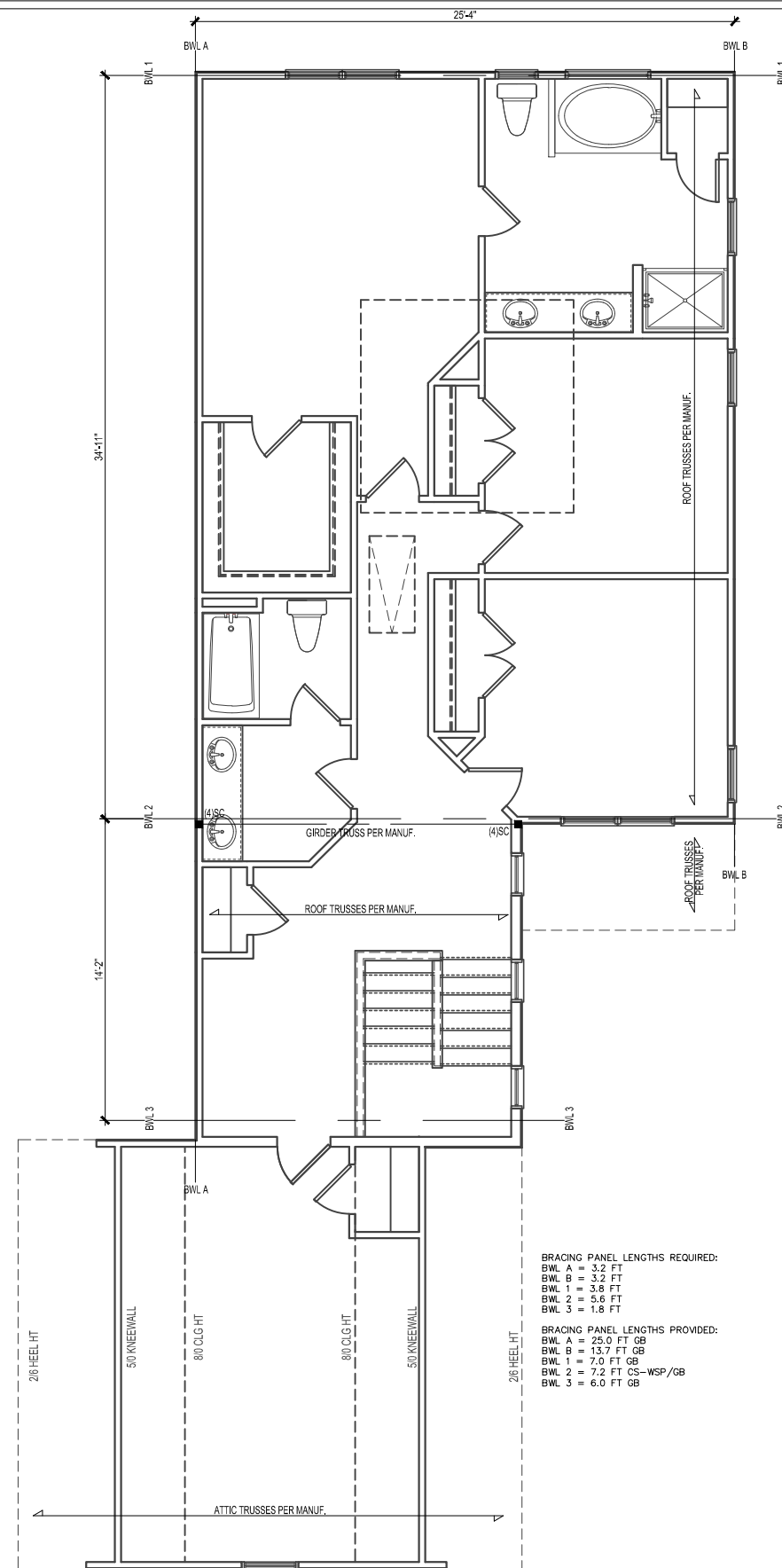
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

BRACING PANEL LENGTHS REQUIRED:  
BWL 3 = 3.2 FT  
BRACING PANEL LENGTHS PROVIDED:  
BWL 3 = 7.7 FT CS-WSP



SECOND FLOOR FRAMING PLAN

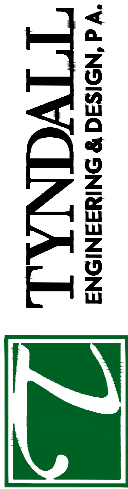
SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



ATTIC FLOOR FRAMING PLAN

SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

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\*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.  
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Plan: THE NICKLAUSII GARAGE LEFT

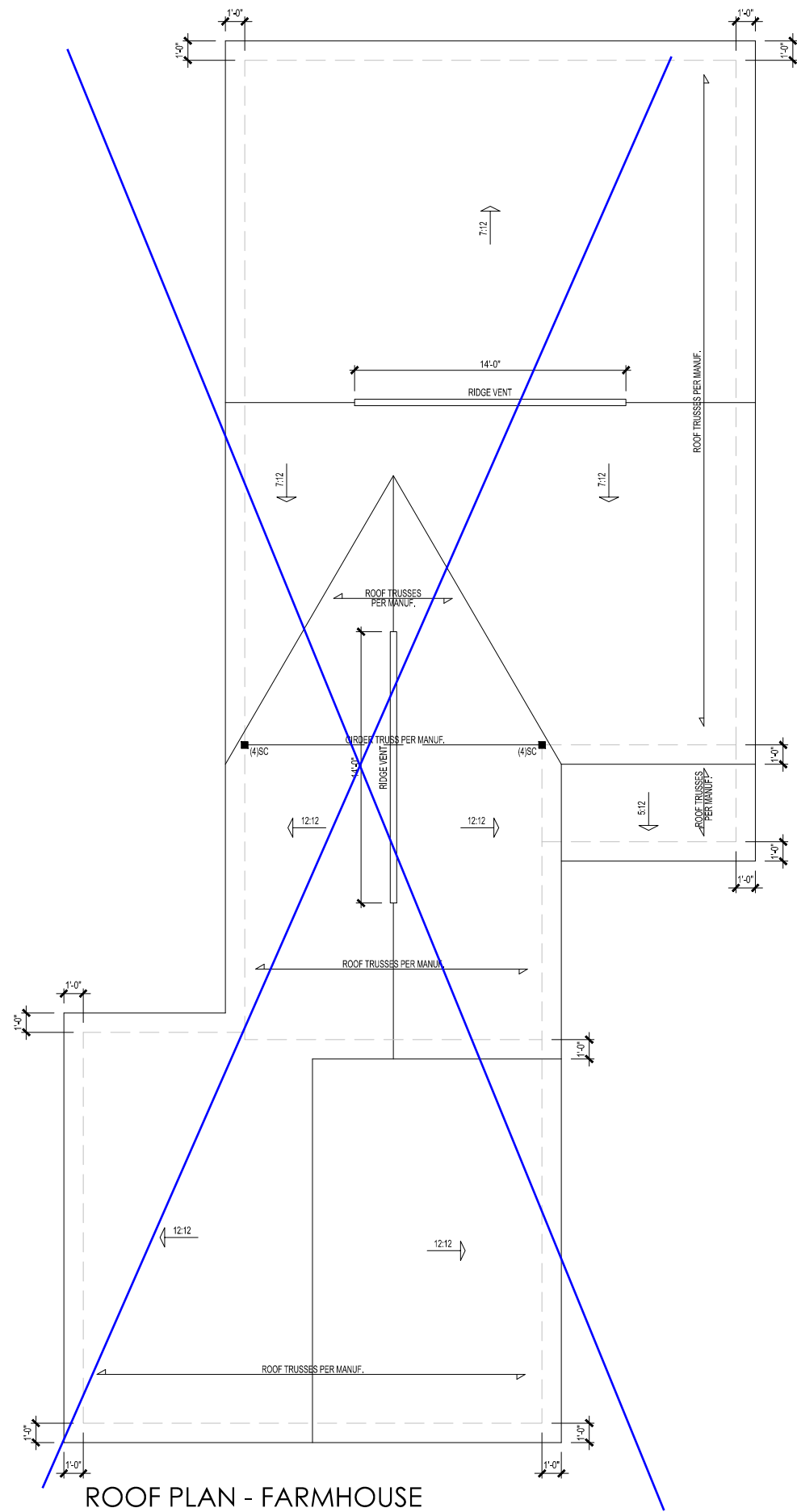


Project #: 1901-010039  
Date: 1/18/19  
Drawn/Design By: ISE  
DWG. Checked By: PAT  
Scale: SEE PLAN

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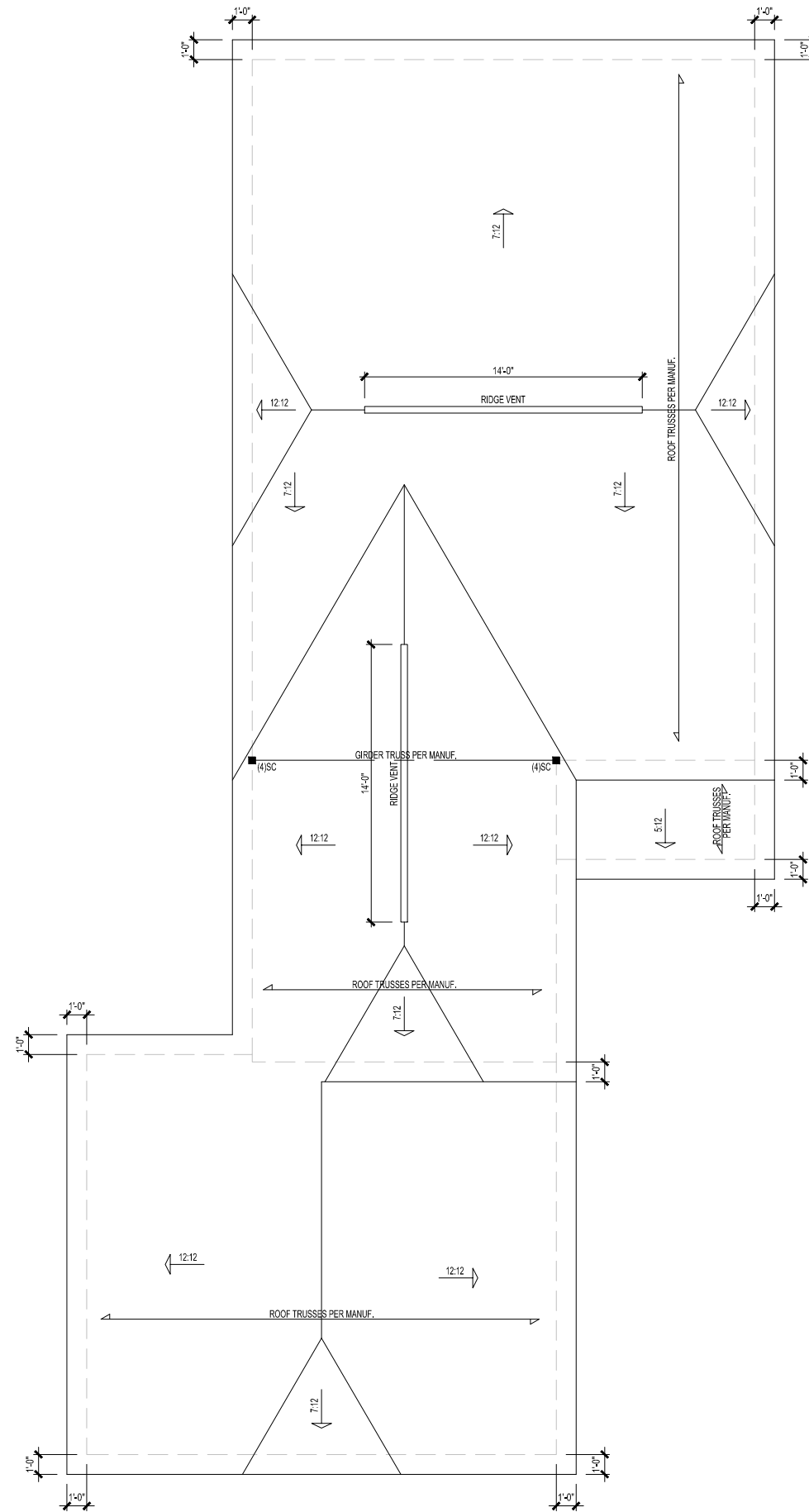
Sheet Number

S3



**ROOF PLAN - FARMHOUSE**

SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34



**ROOF PLAN - EUROPEAN**

SCALE: 1/8"=1'-0" ON 11x17, 1/4"=1'-0" ON 22x34

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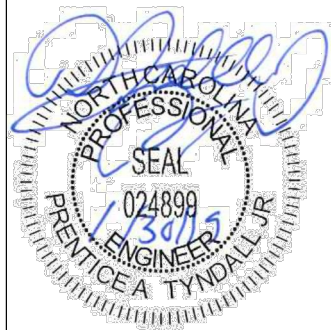
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Plan:

THE NICKLAUSII  
 GARAGE LEFT



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 Date: 1/18/19  
 Drawn/Design By: ISE  
 DWG. Checked By: PAT  
 Scale: SEE PLAN

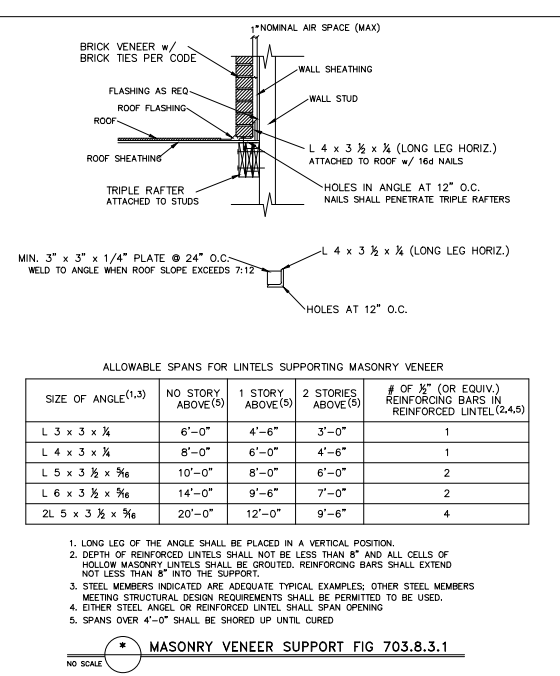
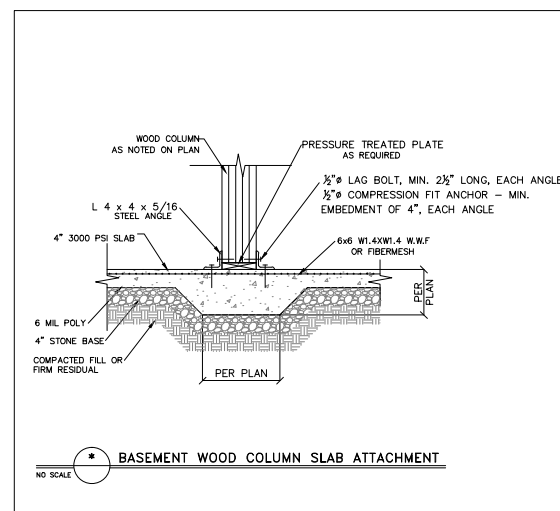
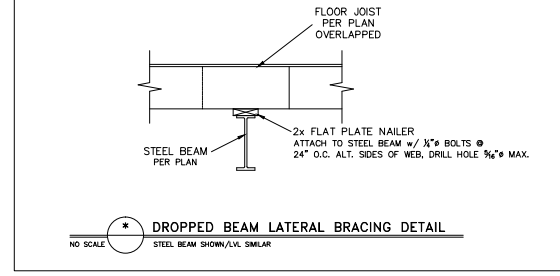
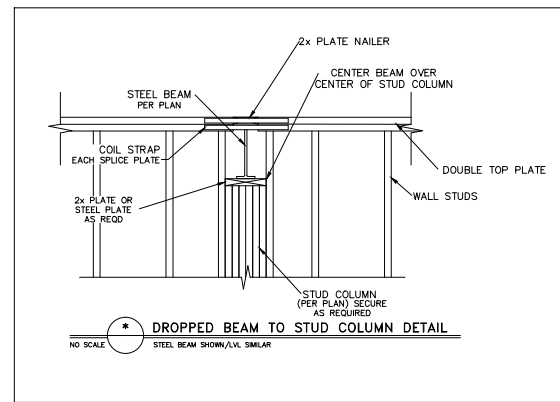
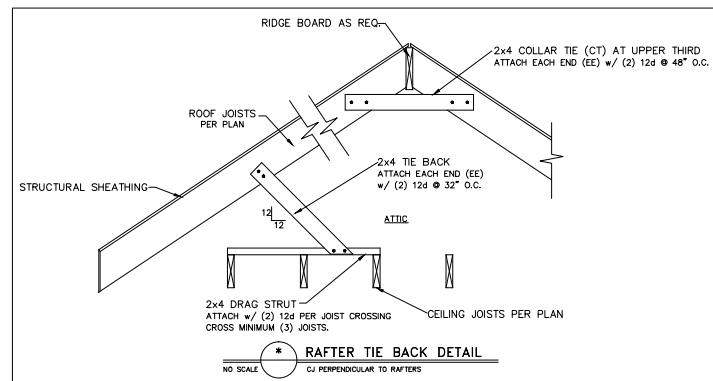
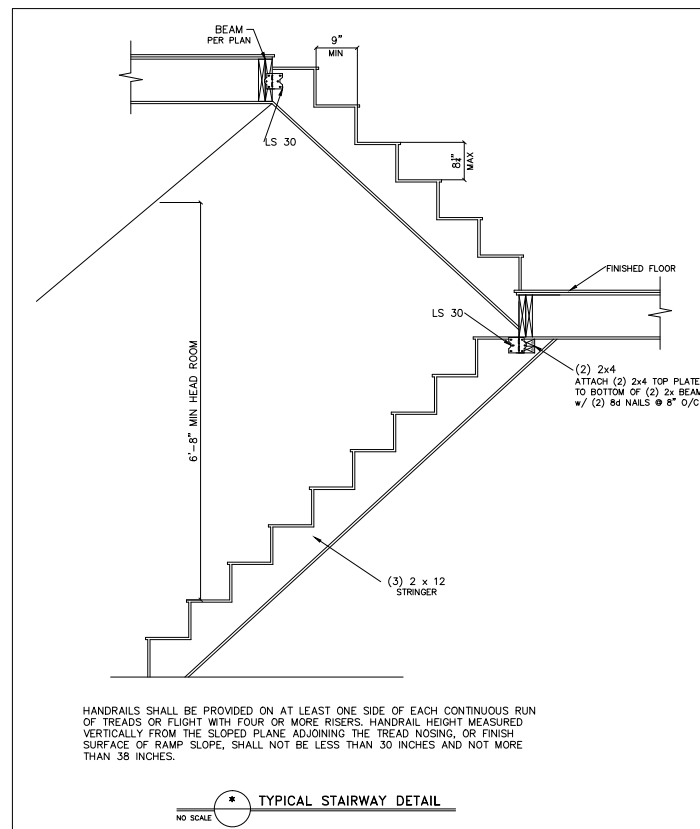
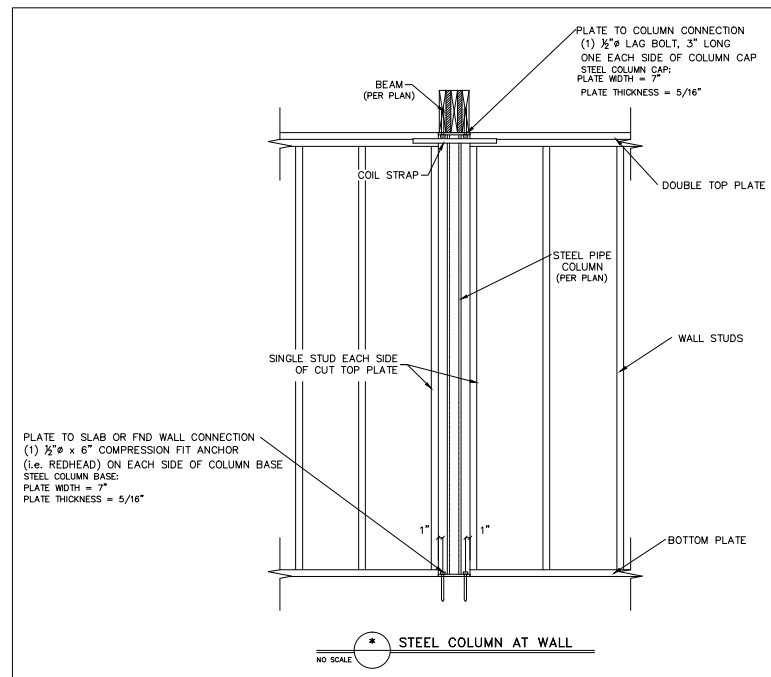
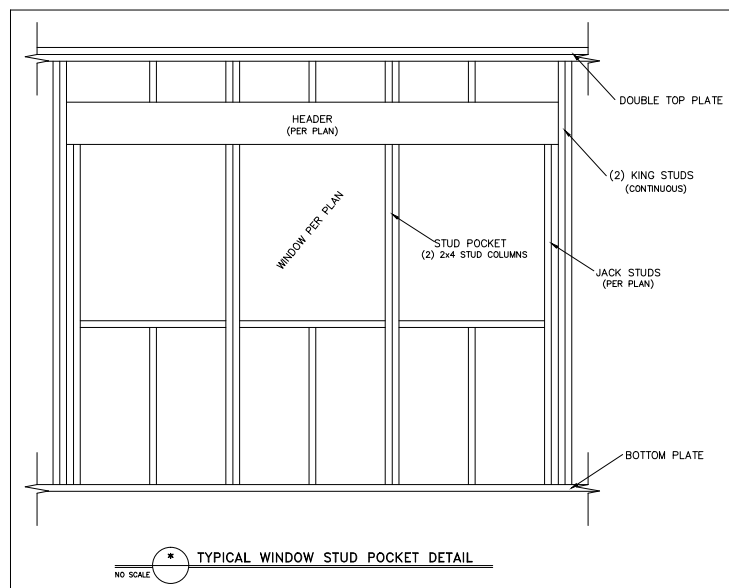
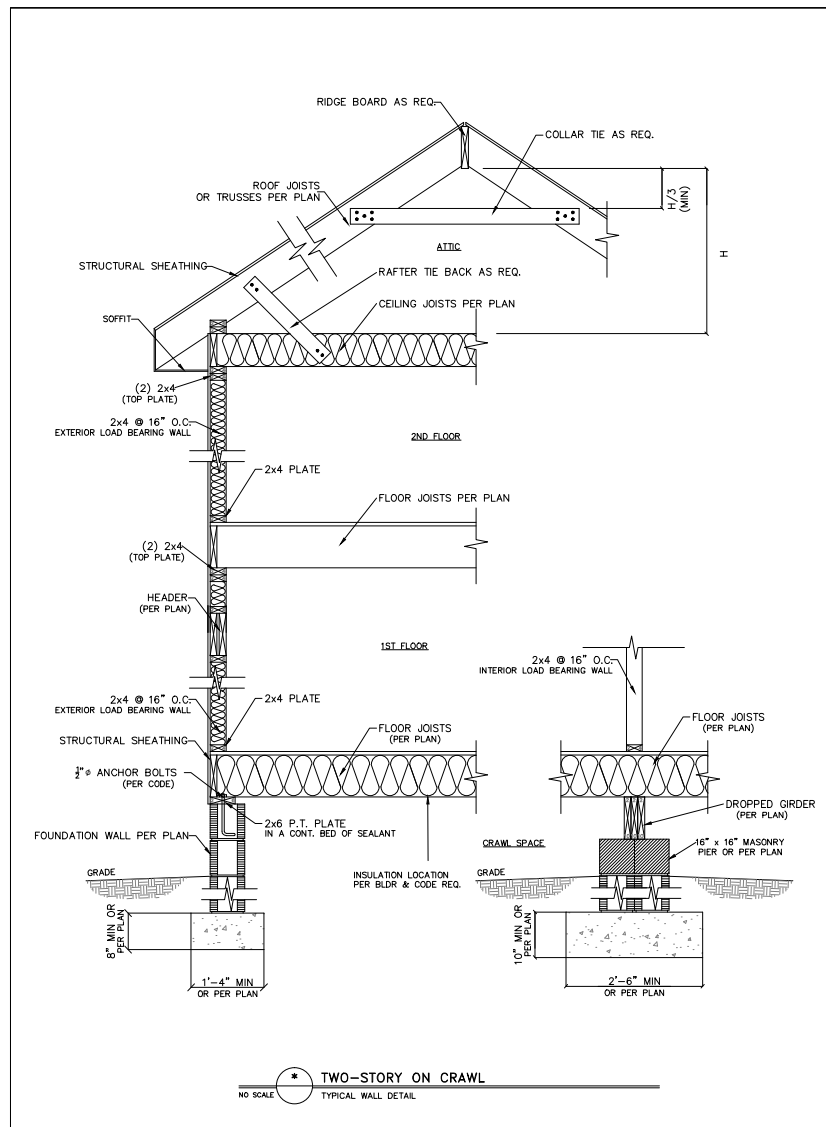
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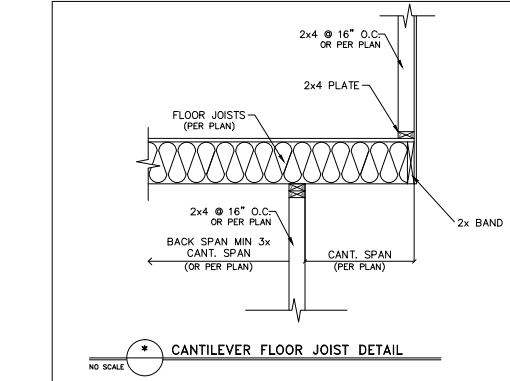
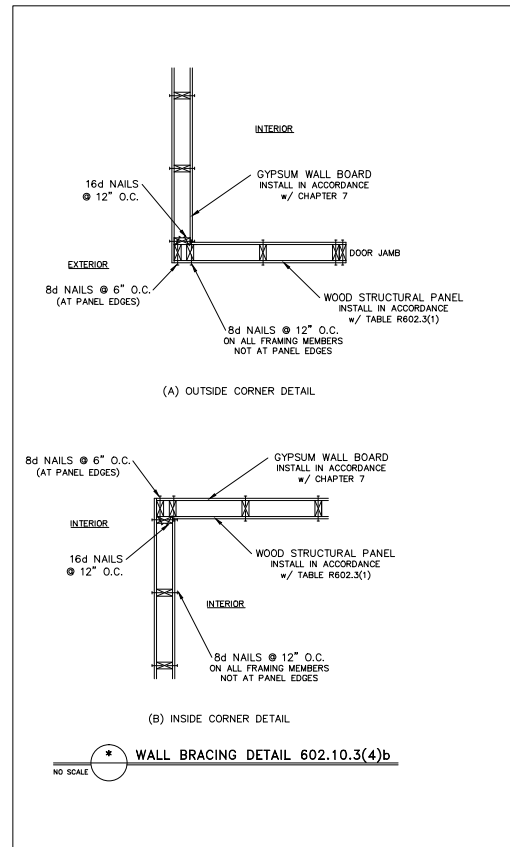
**S4**



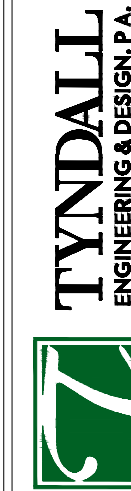




| HARDWARE CROSS-REFERENCE CHART |                           |
|--------------------------------|---------------------------|
| SIMPSON STRONG-TIE             | USP STRUCTURAL CONNECTORS |
| PRODUCT NUMBER                 | PRODUCT NUMBER            |
| A35                            | MPA1                      |
| ABC                            | 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                      |
| HHQ14-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                      |



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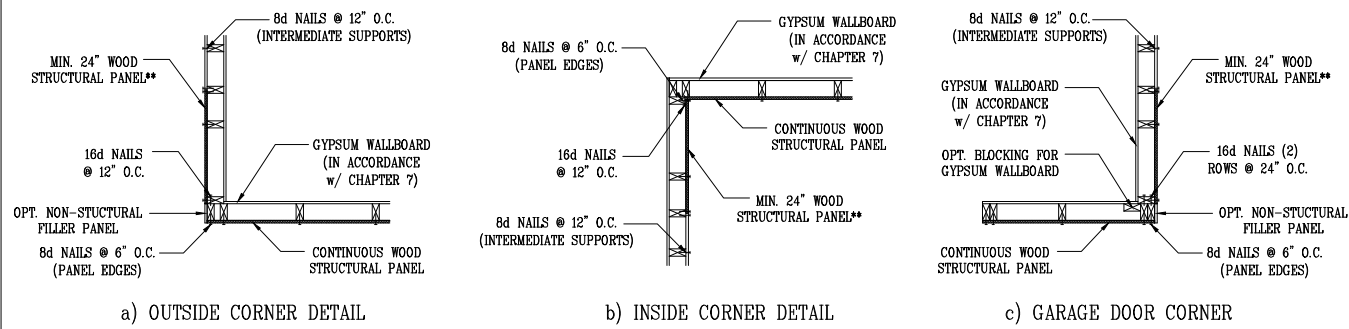
Plan: THE NICKLAUSII GARAGE LEFT



Project #: 1901-010039  
 Date: 1/18/19  
 Drawn/Design By: ACS  
 DWG. Checked By: PAT  
 Scale: NOT TO SCALE

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**D2**  
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**B1: TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING**  
NO SCALE

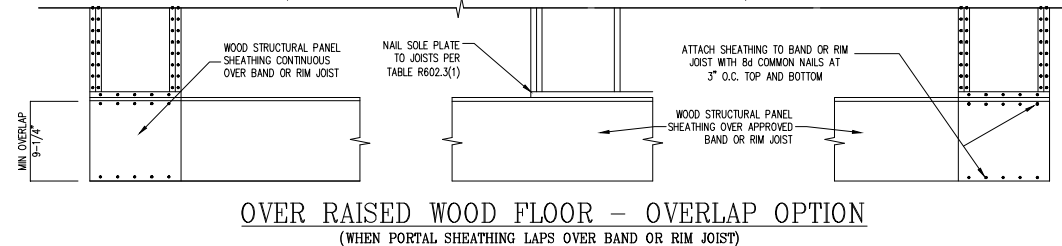
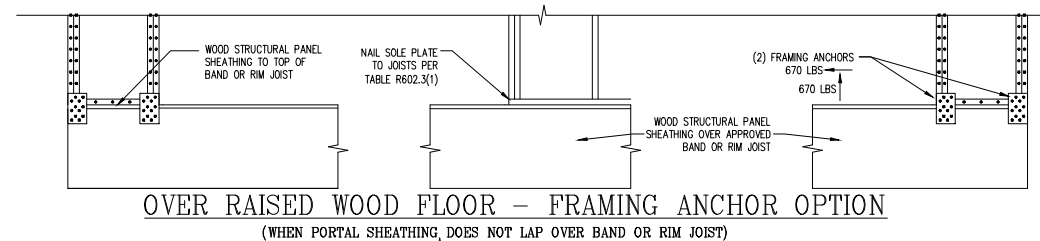
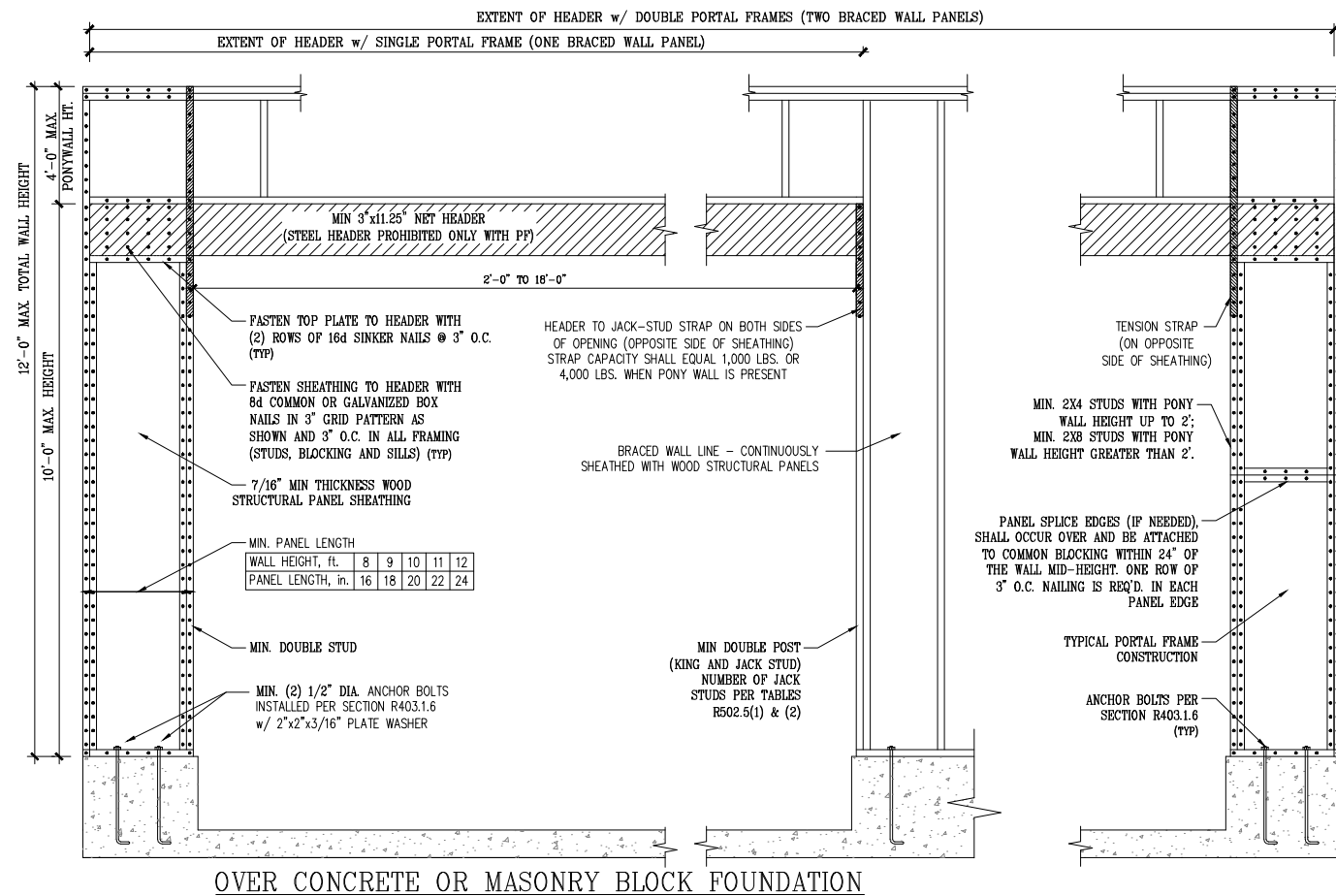
**STRUCTURAL SHEATHING NOTES**

- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
- WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2018 NRC.
- 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.
  - REFERENCE FIGURE R602.10.4.3 OF THE 2018 NRC.
- 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)
  - 1/2" GYPSUM BOARD (GB) MINIMUM LENGTH OF 8'-0" (ISOLATED PANELS) OR 4'-0" (CONTINUOUS SHEATHING). SECURE W/ 5d COOLER NAILS (OR EQUIV. PER TABLE R702.3.5) SPACED @ 7" O.C. AT PANEL EDGES, INCLUDING TOP AND BOTTOM PLATES & 7" O.C. AT INTERMEDIATE SUPPORTS.
  - 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.
- EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS-WSP METHOD AS PRESCRIBED IN SECTION R602.10.3 (UNO)
- ALL SHEATHABLE SURFACES OF EXTERIOR WALLS (INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS) SHALL BE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANEL (WSP) SHEATHING WITH 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.
- 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
- SHEATH INTERIOR & EXTERIOR
- 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.
  - MINIMUM 800# HOLD-DOWN DEVICE

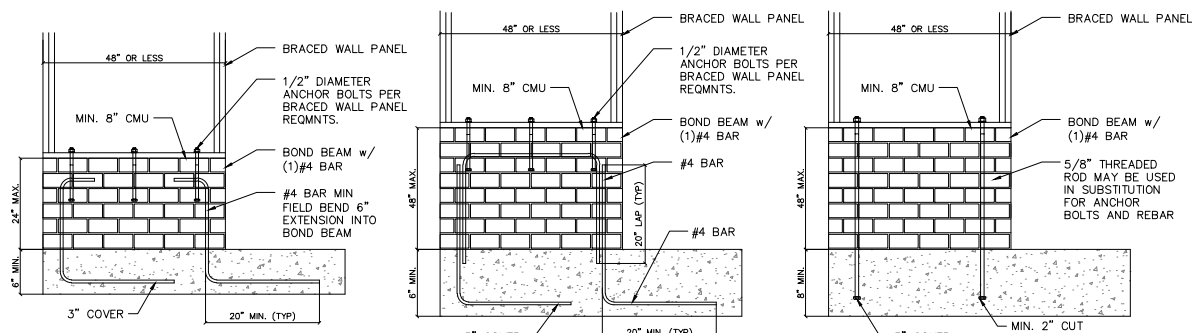
| REQUIRED BRACED WALL PANEL CONNECTIONS |                       |                |                            |                            |
|--|-----------------------|----------------|----------------------------|----------------------------|
| METHOD                                 | MATERIAL              | 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



**B2: METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME**  
FIGURE R602.10.1



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

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Scale: NOT TO SCALE

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