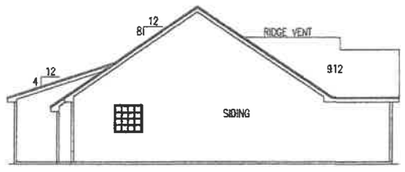
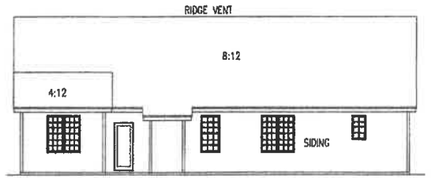
FRONT ELEVATION

ATTIC SPACE VENTILATION
REQUIRED 2255 SQ. FT. OF CLG. / 150 = 15.03 SQ. FT. REQUIRED
REFER TO SECTION R806 (ROOF VENTILATION) IN NORTH CAROLINA STATE INTERNATIONAL RESIDENTIAL BUILDING CODES.

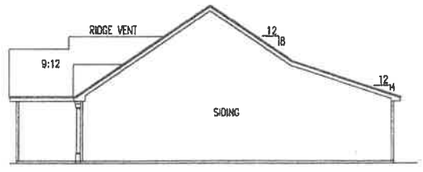
MEAN ROOF HGT.			
Soffit Hgt. From Assumed Grade	+ Highest Ridge Hgt. From Assumed Grade	÷2	= Mean Roof Hgt.
9'-4"	+ 22'-10"	÷2	= 16'-1" Mean Roof Hgt.



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

SCALE
24"X36" = 1/4"=1'-0" 11"X17" = 1/8"=1'-0"

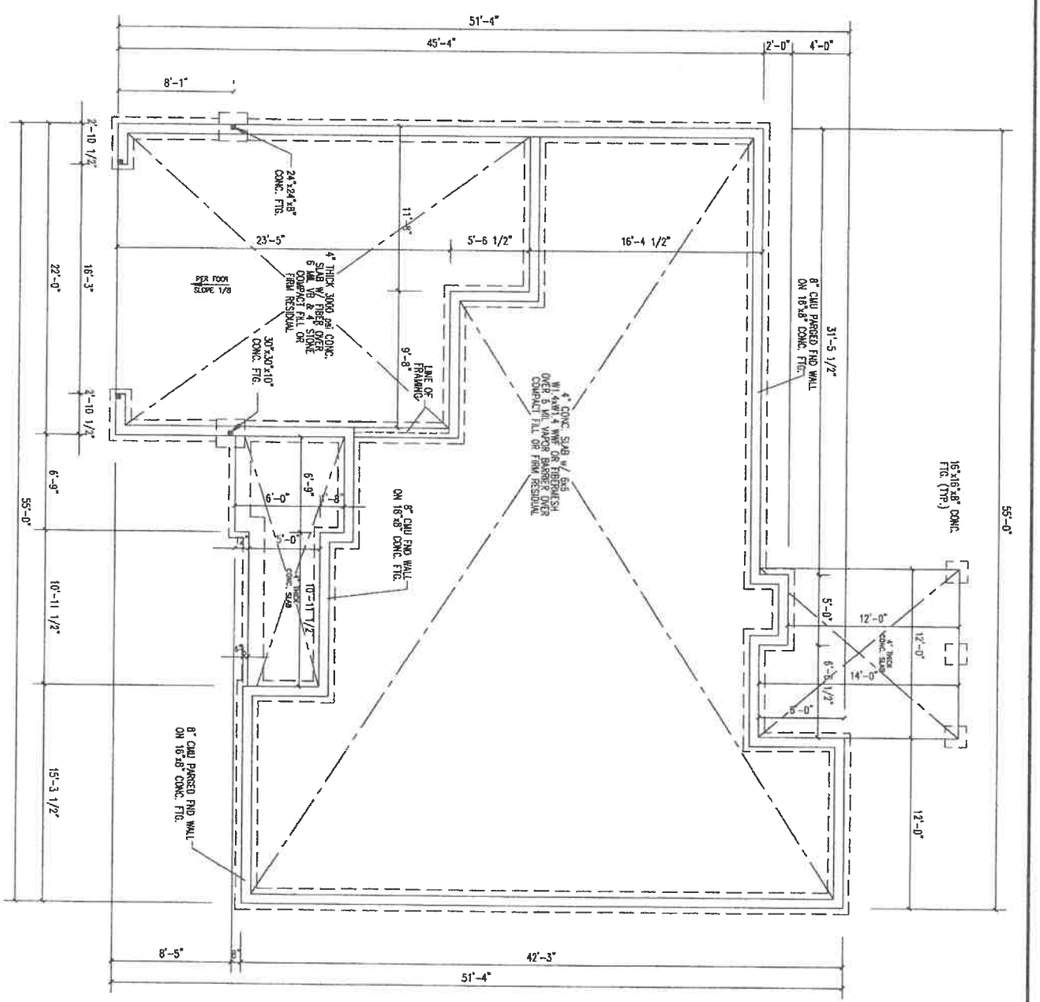
REVISIONS:

Perfect Image Construction
75 MAXIMUS CIRCLE
GARNER, NC 27529
(919) 418-6205

ELEVATION

1578 PLAN

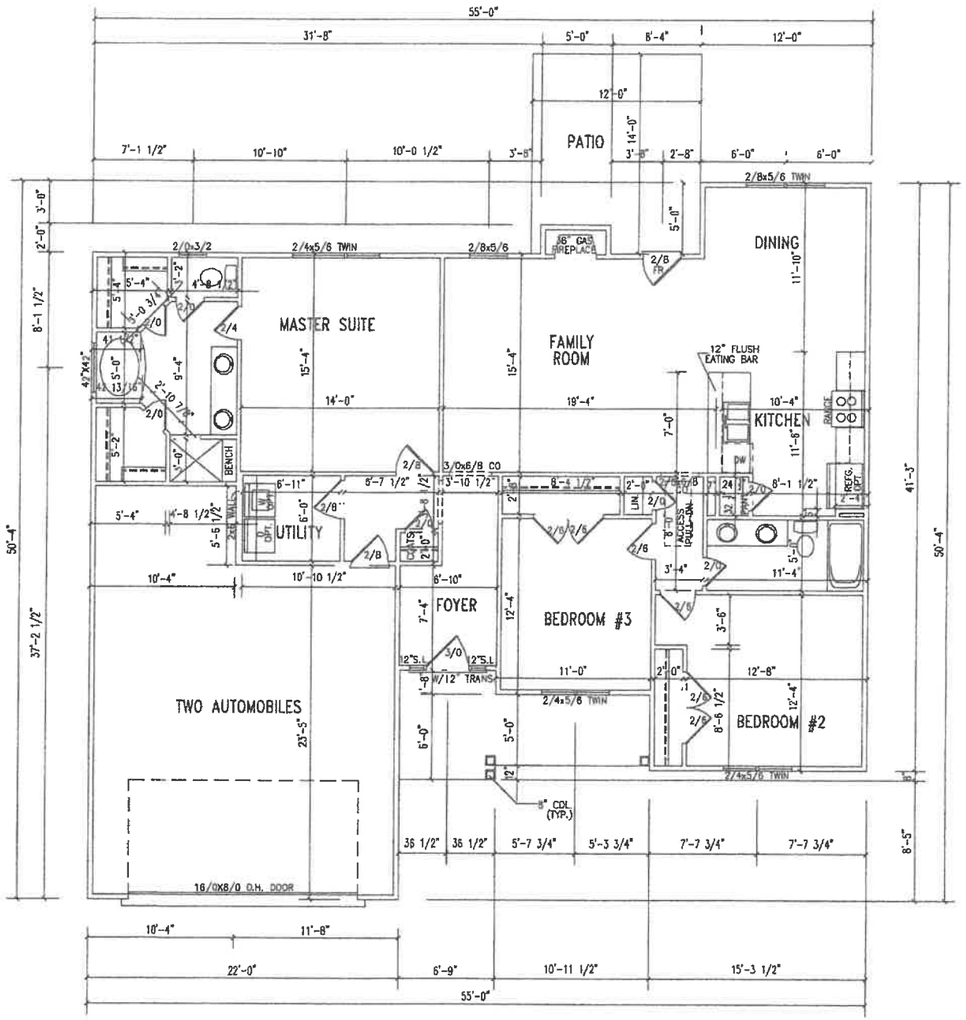
FILE	
DESIGN	ADS
DRAWN	ADS
CHECKED	
DATE	8/14/20
SHEET	1



FOUNDATION PLAN

SCALE
24"x36" 1/4"=1'-0"
11"x17" = 1/8"=1'-0"

FILE	1578 PLAN	FOUNDATION		Perfect Image Construction 75 MAXIMUS CIRCLE GARNER, NC 27529 (919) 418-6205	REVISIONS
DESIGN					
DRAWN					
CHECKED					
DATE	8/14/20				
SHEET	2				



FIRST FLOOR PLAN

SQUARE FOOTAGE	
FLOOR PLAN HTD.	1578
GARAGE	570
FRT CVR'D PORCH	107
PATIO	144

1ST FLOOR PLAN NOTES:

1) 9'-0" CLG HGT. (8'-1 1/2" PLT. HGT.) UNLESS OTHERWISE NOTED.
2) ALL EXTERIOR WALLS FIGURED AT 6" NOMINAL WIDTHS UNLESS OTHERWISE NOTED.
3) ALL INTERIOR WALLS FIGURED AT 3 1/2" WIDTHS UNLESS OTHERWISE NOTED.
4) SET WINDOWS AT 7'-6" A.F.F. UNLESS OTHERWISE NOTED.
5) DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED.

SCALE
24"X36" = 1/4"=1'-0"
11"X17" = 1/8"=1'-0"

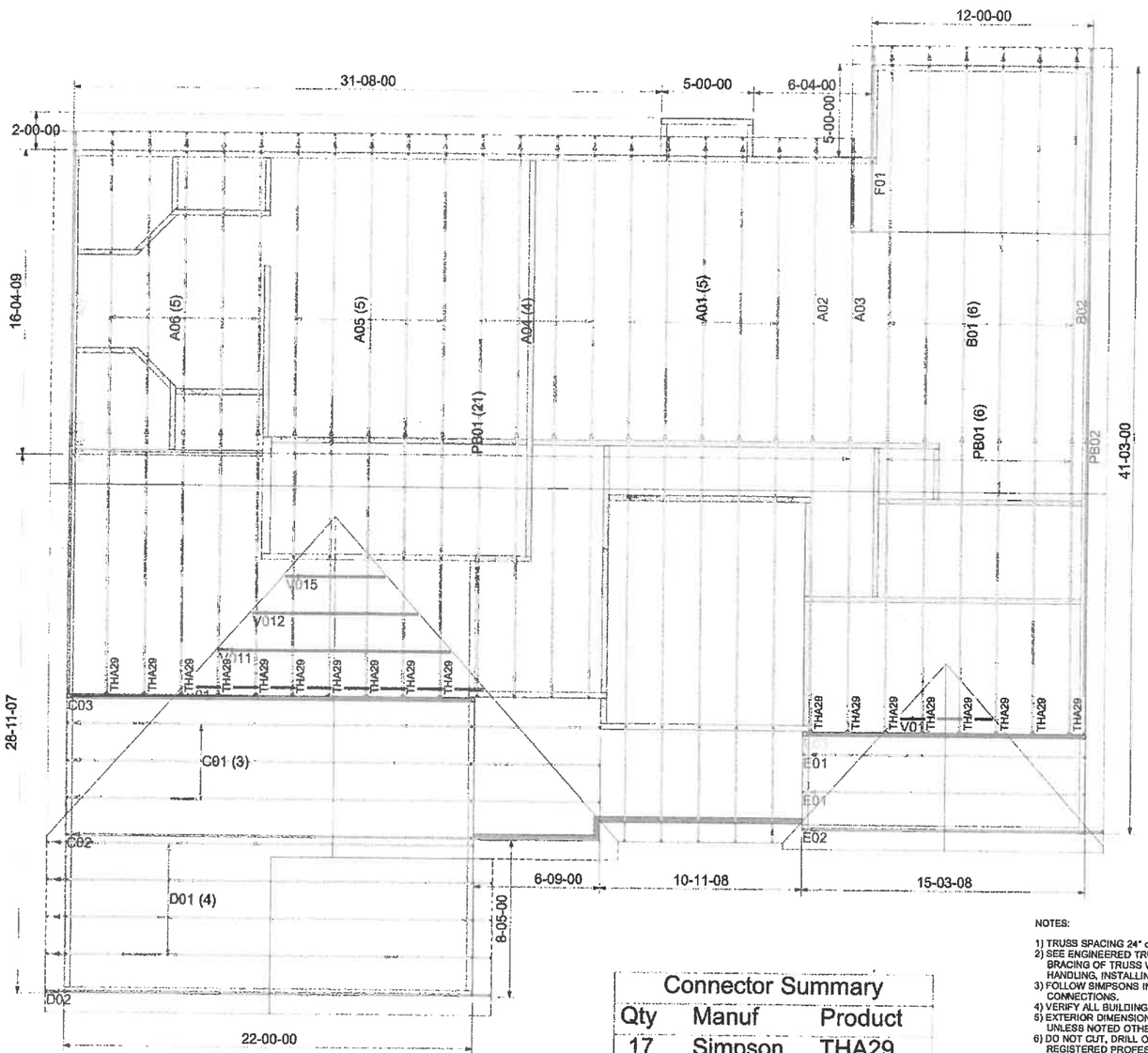
REVISIONS:

Perfect Image Construction
75 MAXIMUS CIRCLE
GARNER, NC 27529
(919) 418-6205

FIRST FLOOR PLAN

1578 PLAN

FILE
DESIGN ADS
DRAWN ADS
CHECKED
DATE 8/14/20
SHEET 3



Connector Summary		
Qty	Manuf	Product
17	Simpson	THA29

NOTES:

1) TRUSS SPACING 24" o/c UNLESS NOTED OTHERWISE.
2) SEE ENGINEERED TRUSS DRAWINGS FOR NOTES AND REQUIRED BRACING OF TRUSS WEBS IN ADDITION TO BCSI-B1 SUMMARY SHEET FOR HANDLING, INSTALLING AND BRACING.
3) FOLLOW SIMPSONS INSTALLATION RECOMMENDATIONS FOR HANGER CONNECTIONS.
4) VERIFY ALL BUILDING DIMENSIONS PRIOR TO TRUSS ERECTION.
5) EXTERIOR DIMENSIONS ARE FROM OUT TO OUT OF SHEATHING UNLESS NOTED OTHERWISE.
6) DO NOT CUT, DRILL OR ALTER TRUSS WITH OUT CONSULTING A REGISTERED PROFESSIONAL ENGINEER.
7) ATTIC ACCESS MUST BE PLACED BETWEEN TRUSSES.
8) BUILDER IS RESPONSIBLE FOR PROVIDING ADEQUATE BEARING TO SUPPORT TRUSS REACTIONS.
9) DIMENSIONS ARE IN FEET-INCHES-SIXTEENTHS.
10) NO HANGERS ARE REQUIRED FOR SMALL, OPEN-ENDED TRUSSES. INSTEAD, USE 3 NAILS IN BOTH THE TOP AND BOTTOM CHORDS.

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. It is the building designer's responsibility to verify that the information on this placement drawing is correct for his building design. See engineered drawings for required lateral bracing and other information necessary for temporary and permanent bracing of the roof and floor system and for the overall structure. For general guidance regarding bracing, consult the BCSI-B1 SUMMARY SHEET, provided by the TRUSS PLATE INSTITUTE, 583 D'Onofrio Drive; Madison, WI 53719. Unless otherwise indicated, follow the bracing guidelines of BCSI-B1 while installing the trusses in order to prevent toppling or dominoing of inadequately braced trusses.

BMC

Customer: TIM ADAMS

Job Name: —

Level: ROOF

Scale: N.T.S. Date: 08/20/2020

Plan/Model: 1578 PLAN

Drawn By: JDW Job #: 20-080698T

BMC, NC & SC 1-800-672-2145

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 = 850 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 R502.7(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"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
38.0 LBS/SQFT FOR ROOF PITCHES 1.5/12 TO 9/12
15.0 LBS/SQFT FOR ROOF PITCHES 9/12 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 NCRC.

16) UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.

17) REFER TO TABLE N1102.1 FOR PRESCRIPTIVE BUILDING ENVELOPE THERMAL COMPONENT CRITERIA.

18) PSL COLUMNS DESIGNED WITH MAXIMUM HEIGHT OF 9'-0" (U.N.O.)

19) PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.)

20) MAXIMUM MASONRY PIER 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[a][g]	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC[b,h]	CEILING[c] R-VALUE	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE[i]	FLOOR R-VALUE	BASEMENT[e] WALL R-VALUE	SLAB[d] R-VALUE AND DEPTH	CRAWL SPACE[e] 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]	15[k] or 13 + 5 or 13 + 3	13/17 or 13/12.5 cont	30[k]	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.

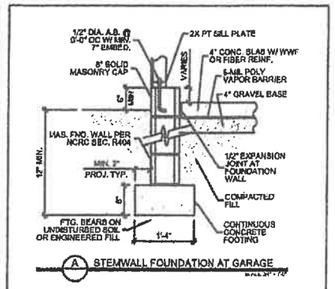
k. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A SHGC NO GREATER THAN 0.70 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.

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. CEILING R-30 INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS OR INSULATION MUST EXTEND IN EITHER THE INSULATION RAFTER OR WITHIN 1 INCH OF THE ATTIC ROOF DECK.

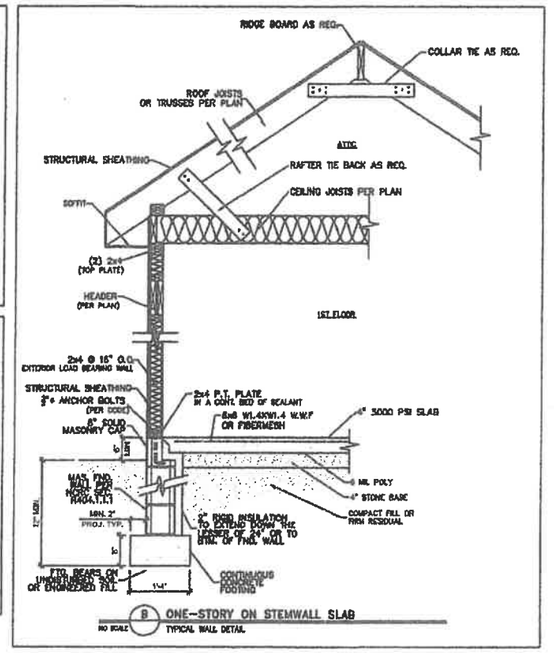
m. TABLE VALUE REQUIRED EXCEPT FOR ROOF EDGE WHERE THE SPACE IS LIMITED BY THE PITCH OF THE ROOF. THERE THE INSULATION MUST FILL THE SPACE UP TO THE AIR BAFFLE.

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.



A STEMWALL FOUNDATION AT GARAGE (NO SCALE)



B ONE-STORY ON STEMWALL SLAB (NO SCALE)
TYPICAL WALL DETAIL

2175 SQ. FT. OF ATTIC / 300 = 7.25 SQ. FT. INLETS/OUTLETS REQUIRED

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

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

C ATTIC VENTILATION CALCULATION (NO SCALE)

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

* Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
* 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.
* Plans review these documents carefully. Tyndall Engineering & Design, P.A. will interpret that all corrections, recommendations, etc. presented in these documents were deemed acceptable once construction begins.

Client: KEN DAWSON

Plan: PLAN 1341 (GARAGE LEFT)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 45675 PATRICK S. EDWARDS

SEAL DATE: 02/12/20

Project #	1901-011393
Date	02/11/20
Drawn/Design By	TNE
DWG. Checked By	PSE
Scale	NOT TO SCALE

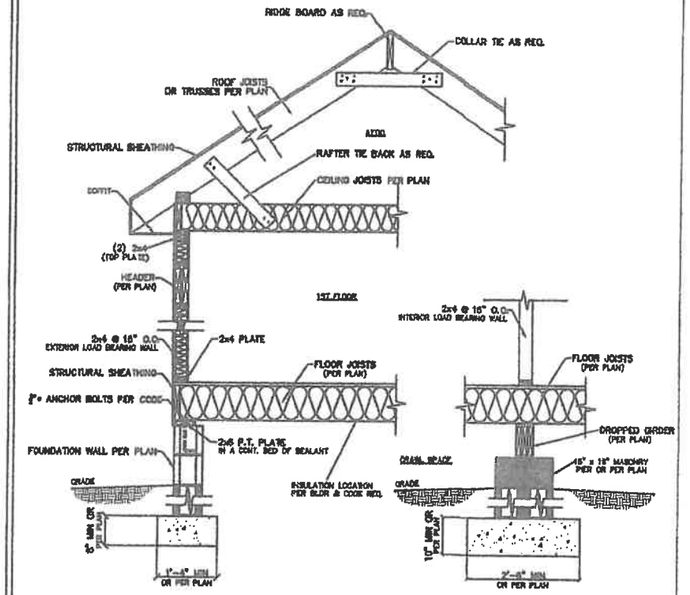
REVISIONS

No.	Date	Remarks
1		
2		
3		
4		
5		

Sheet Number

D1

of 7



ONE-STORY ON CRAWL

NO SCALE TYPICAL WALL DETAIL

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.

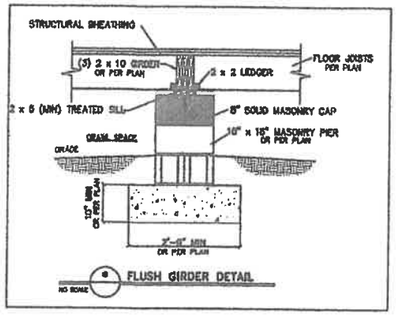
B. 4 x 4 KNEE BRACES MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE KNEE BRACES SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 OF THE POST LENGTH FROM THE TOP OF THE POST, AND THE BRACES SHALL BE ANGLED BETWEEN 45° AND 60° FROM THE HORIZONTAL. KNEE BRACES SHALL BE BOLTED TO THE POST AND 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'-0"	1'-6"

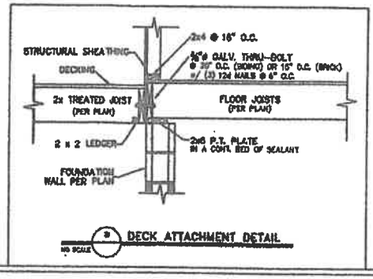
D. 2 x 6 DIAGONAL VERTICAL CROSS BRACING MAY BE PROVIDED IN TWO (2) PERPENDICULAR DIRECTIONS FOR FREESTANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS. THE 2 x 6s SHALL BE ATTACHED TO THE POSTS WITH ONE 5/8" ø HOT DIPPED GALVANIZED BOLT AT EACH END OF EACH BRACING MEMBER.

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



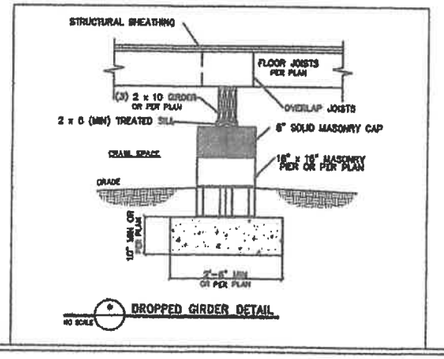
FLUSH GIRDER DETAIL

NO SCALE



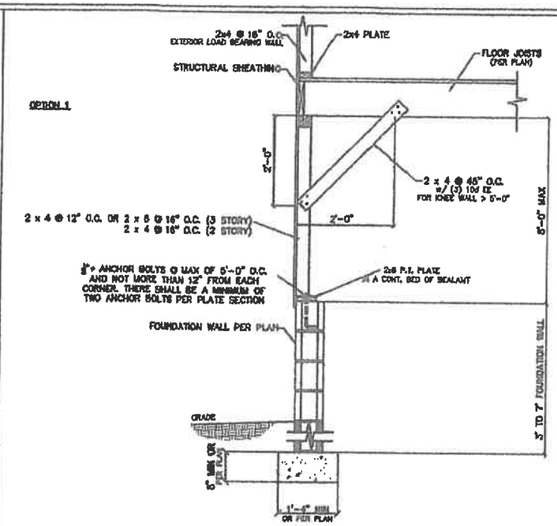
DECK ATTACHMENT DETAIL

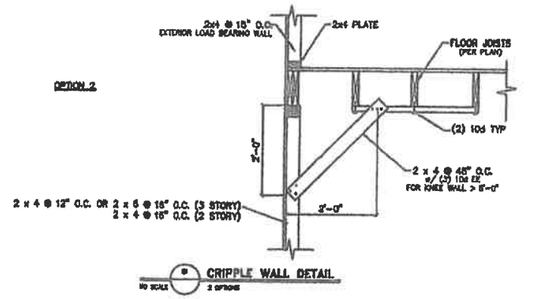
NO SCALE



DROPPED GIRDER DETAIL

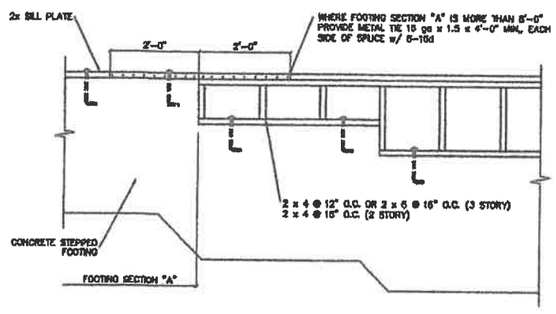
NO SCALE





CRIPPLE WALL DETAIL

NO SCALE 2 OPTIONS



STEP DOWN FOUNDATION AT CRIPPLE WALL

NO SCALE

USED WITH BOTH OPTIONS ABOVE

ADDL WHERE STEPPED SECTION "A" IS LESS THAN 6 FEET LONG IN A 30 FOOT TOTAL LENGTH WALL, PROVIDE BRACING AT CRIPPLE STUD WALL

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

* 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 relieve Tyndall Engineering & Design, P.A. liability.

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

Client: KEN DAWSON

Plan: PLAN 1341 (GARAGE LEFT)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 45675 PATRICK S. EDWARDS

SEAL DATE: 02/12/20

Project #: 1901-011393

Date: 02/12/20

Presentation By: PSE

Drawn / Checked By: PSE

Scale: NOT TO SCALE

REVISIONS

No.	Dates	Remarks
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Sheet Number:

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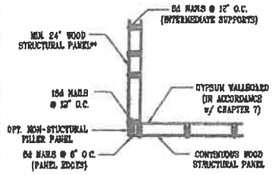
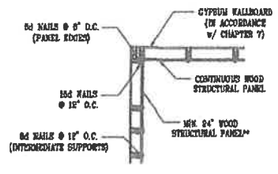
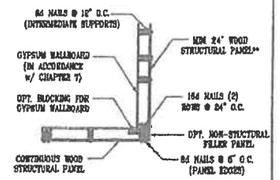


a) OUTSIDE CORNER DETAIL



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:

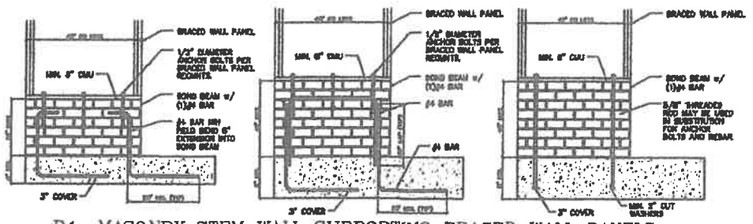
1) DESIGNED FOR 115MPH ZONE A-C AND WIND EXPOSURE OF 'B' OR 'C' LESS.
2) WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2016 NCRC.
3) BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3. REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.
   (1) REFERENCE FIGURE R602.10.4.3 OF THE 2016 NCRC.
4) INTERIOR BRACED WALL PANELS (BWP) INDICATED SHALL BE SHEATHED IN ACCORDANCE WITH THE GB METHOD OR WSP METHOD AS PRESCRIBED IN SECTION R602.10.5 (GBP)
   (2) 1/2" GYPSUM BOARD (GB) MINIMUM LENGTH OF 8'-0" INSTALLED PARALLEL OR 4'-0" CONTINUOUS SHEATHING BEHIND 1" x 3" CROSS TIES TO EACH STUD, 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) SHEATHING w/ 8d 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 R602.10.5 (WSP)
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 8d 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 6'8" IN WALL HEIGHT
   - 28" ADJACENT TO OPENINGS GREATER THAN 6'8" AND LESS THAN 9'8" IN WALL HEIGHT.
   - 48" FOR OPENINGS GREATER THAN 9'8" IN WALL HEIGHT
   (4) BRACED 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 R602.10.4(1). IN LIEU OF A CORNER RETURN, WHERE 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 AT THE ENDS 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	REQUIRED CONNECTION @ INTERMEDIATE SUPPORTS
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	8d 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.	8d COMMON NAILS @ 12" O.C.

*OR EQUIVALENT PER TABLE R702.3.5

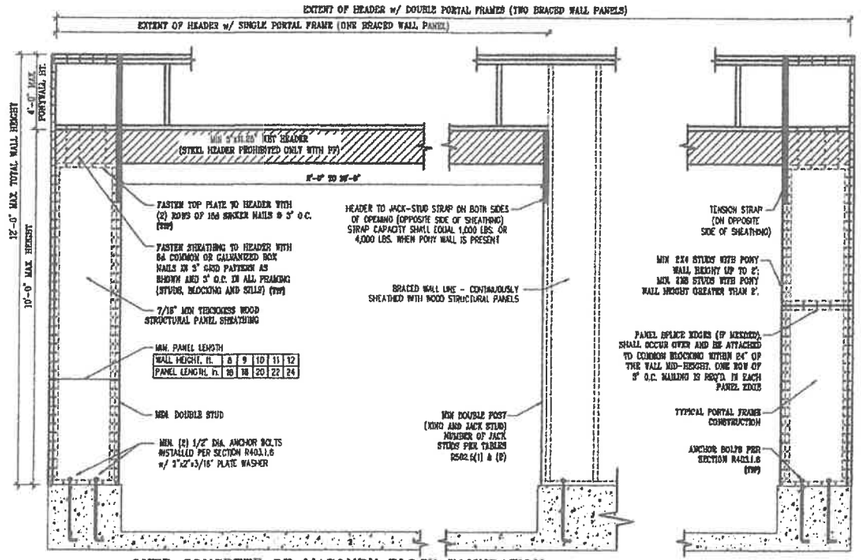
B3: BRACE WALL PANEL CONNECTIONS

NO SCALE

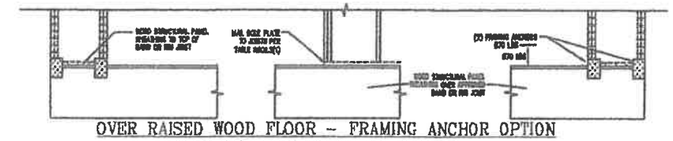


B4: MASONRY STEM WALL SUPPORTING BRACED WALL PANELS

FIGURE R602.10.4.3 OF THE 2016 NCRC
NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS

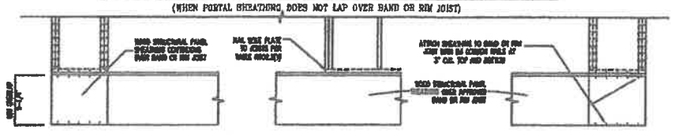


OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

(WHEN PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)



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

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Client: KEN DAWSON

Plan: PLAN 1341 (GARAGE LEFT)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 45675 PATRICK S. EDWARDS

SEAL DATE: 02/12/20

Project No: 1901-0118193

Date: 02/12/20

Drawn/Design by: PSE

Chkd. / Checked by: PSE

Scale: NOT TO SCALE

REVISIONS		
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