

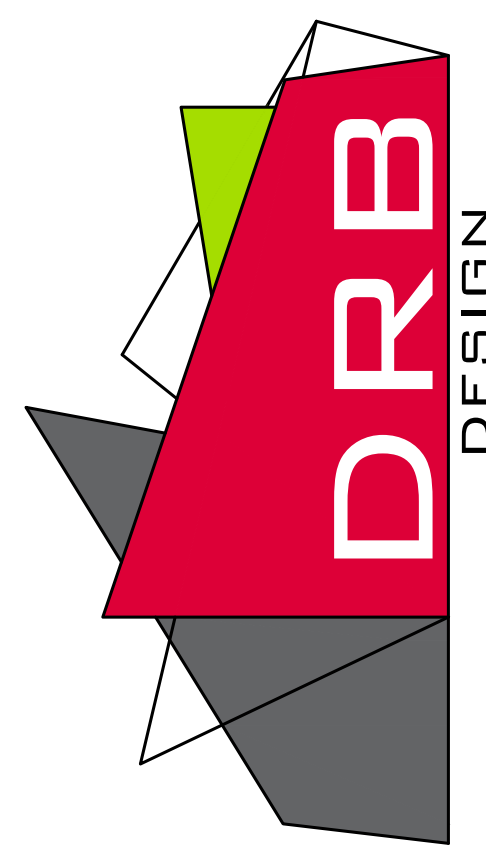
VARGAS RESIDENCE

PROJECT#
DRB2201-0063A
DATE
07/26/2022
DRAWN/DESIGNED BY
MMB
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

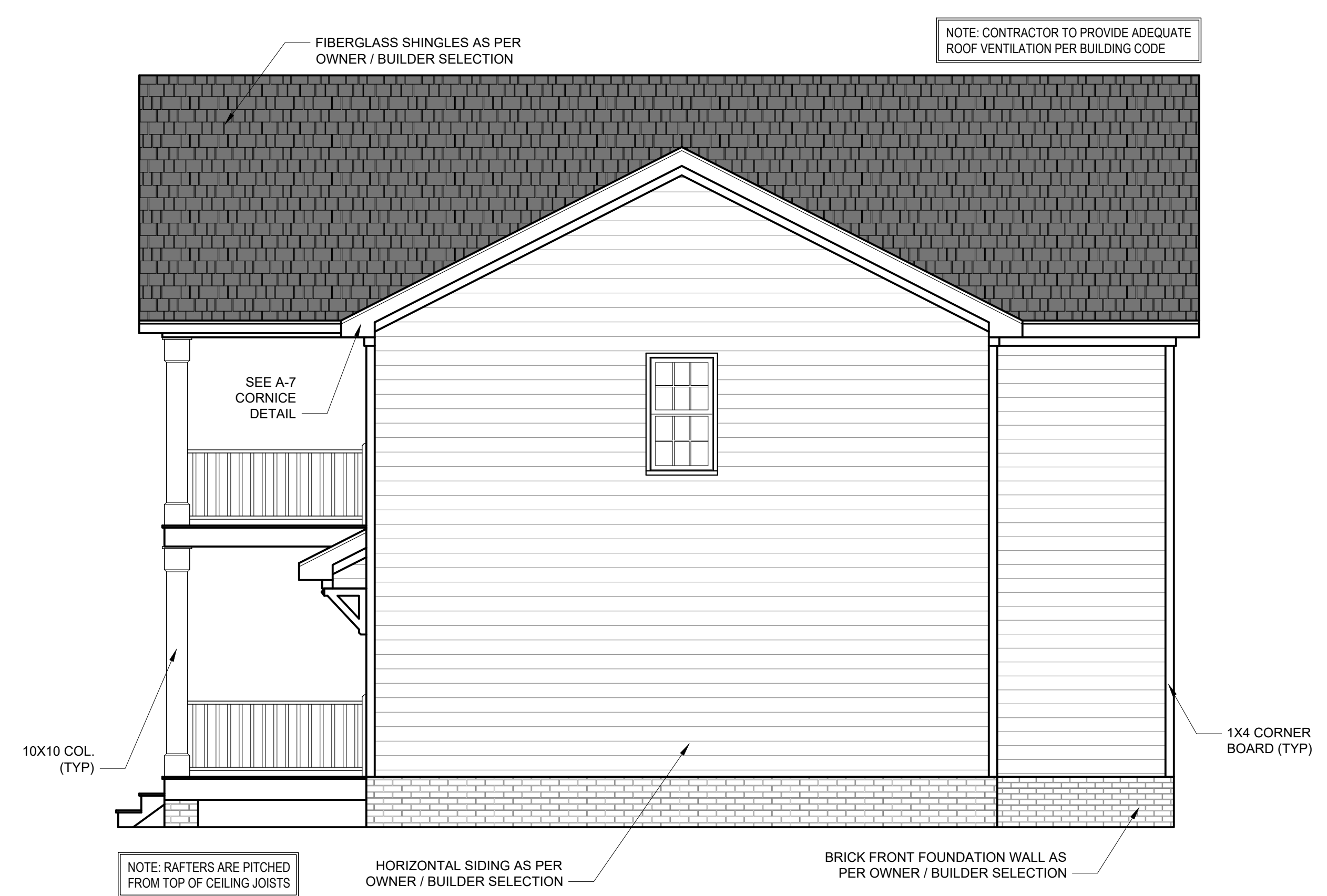
WEBSITE
drbhomedesign.com

PROJECT NAME
VARGAS RESIDENCE

drbdesign@drbhomedesign.com 919.631.5979
250 Shipwash Dr Suite 105 Garner, NC 27529

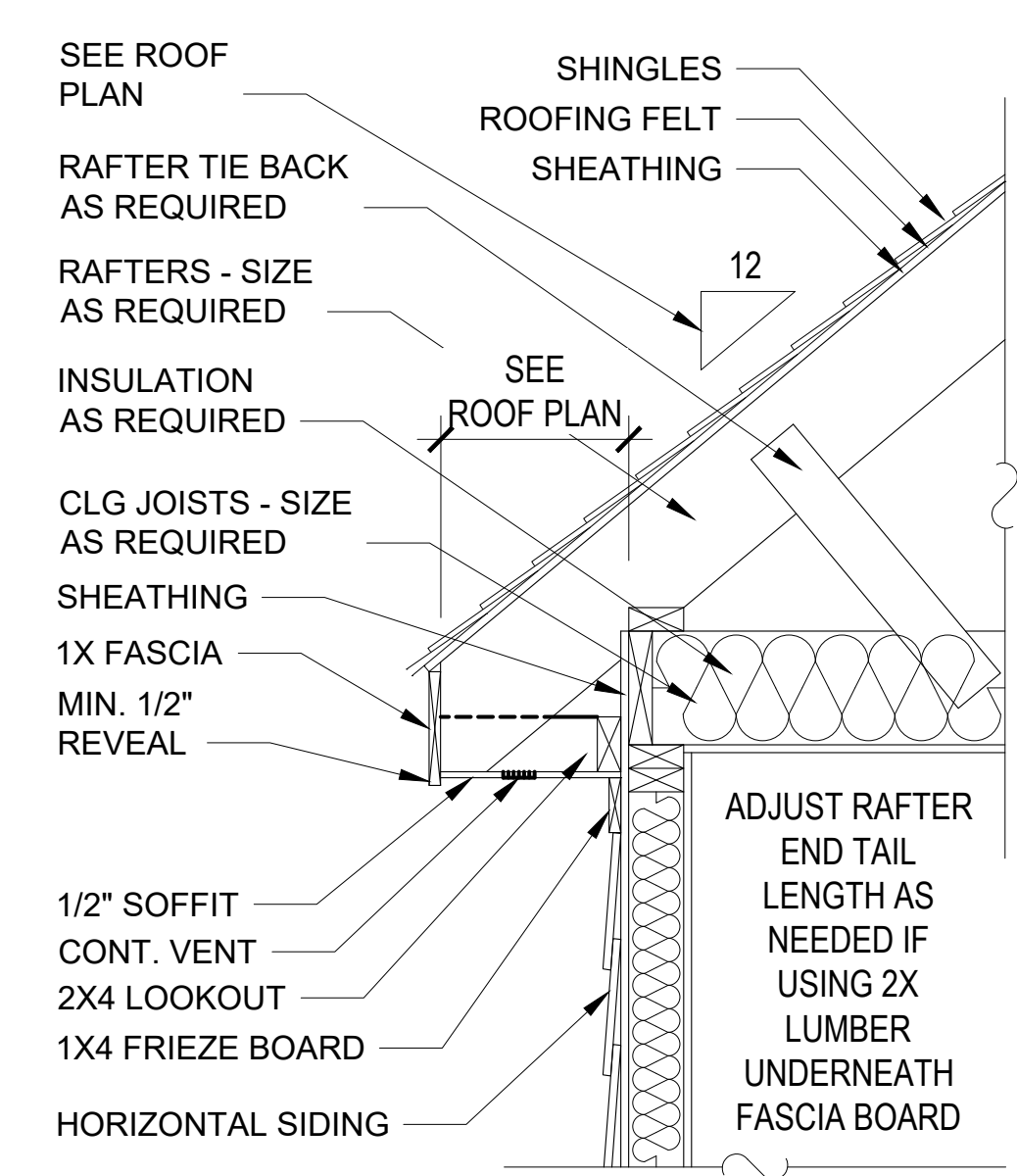


FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

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- Release of these plans requires further cooperation among the owner, his/her contractor, and DRB DESIGN.
- Design and construction are complex and, although the designer performed his services with due care and diligence, perfection is not a guarantee.
- Communication is imperfect and every contingency cannot be anticipated.
- Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to DRB DESIGN. Failure to notify the DRB DESIGN compounds misunderstandings and increases construction costs.
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- DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.



A-7 CORNICE DETAIL
NTS

CLIENT NAME
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Clayton, NC 27520
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(919) 585-3928

SHEET NAME
ELEVATIONS
SHEET #

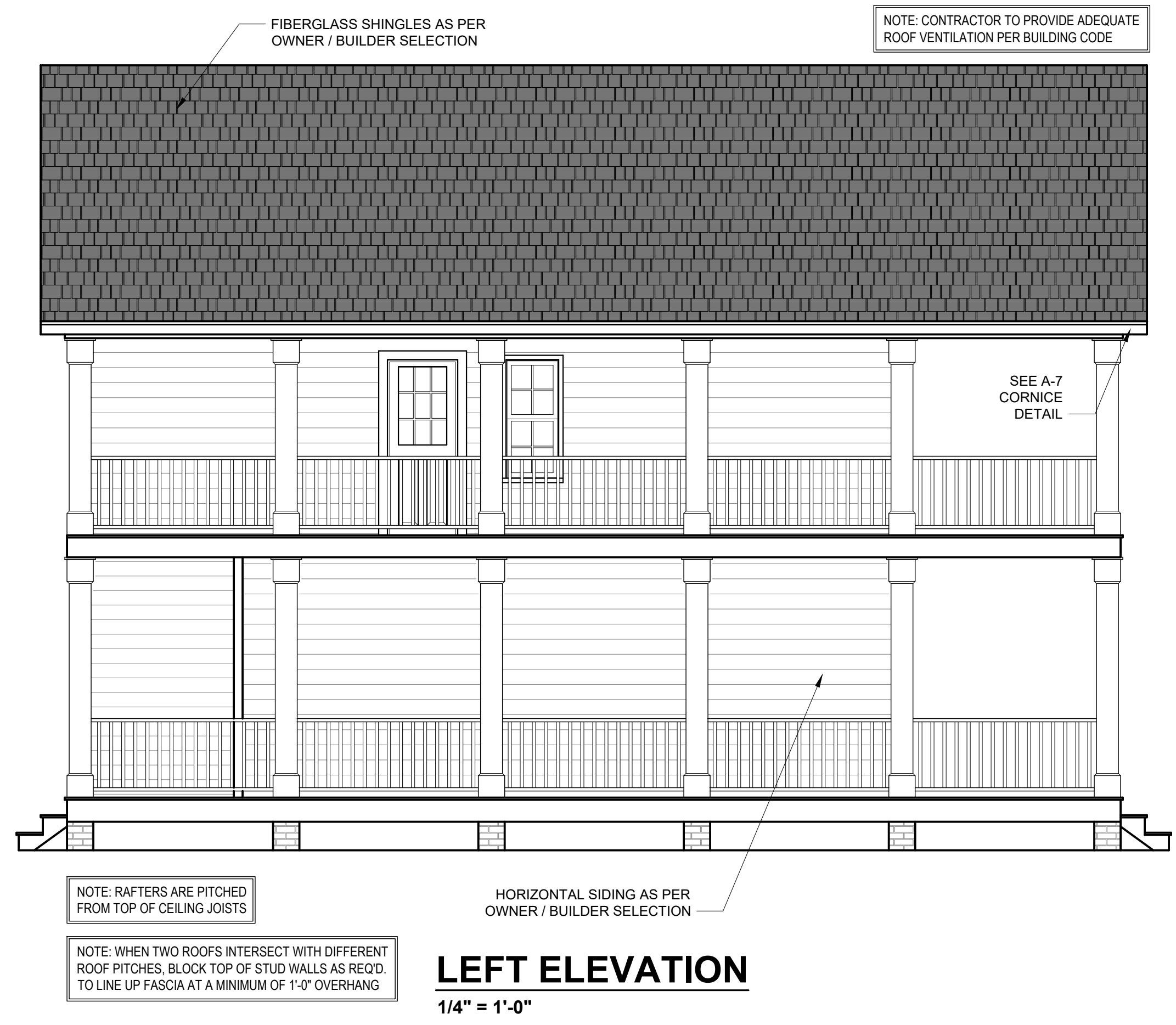
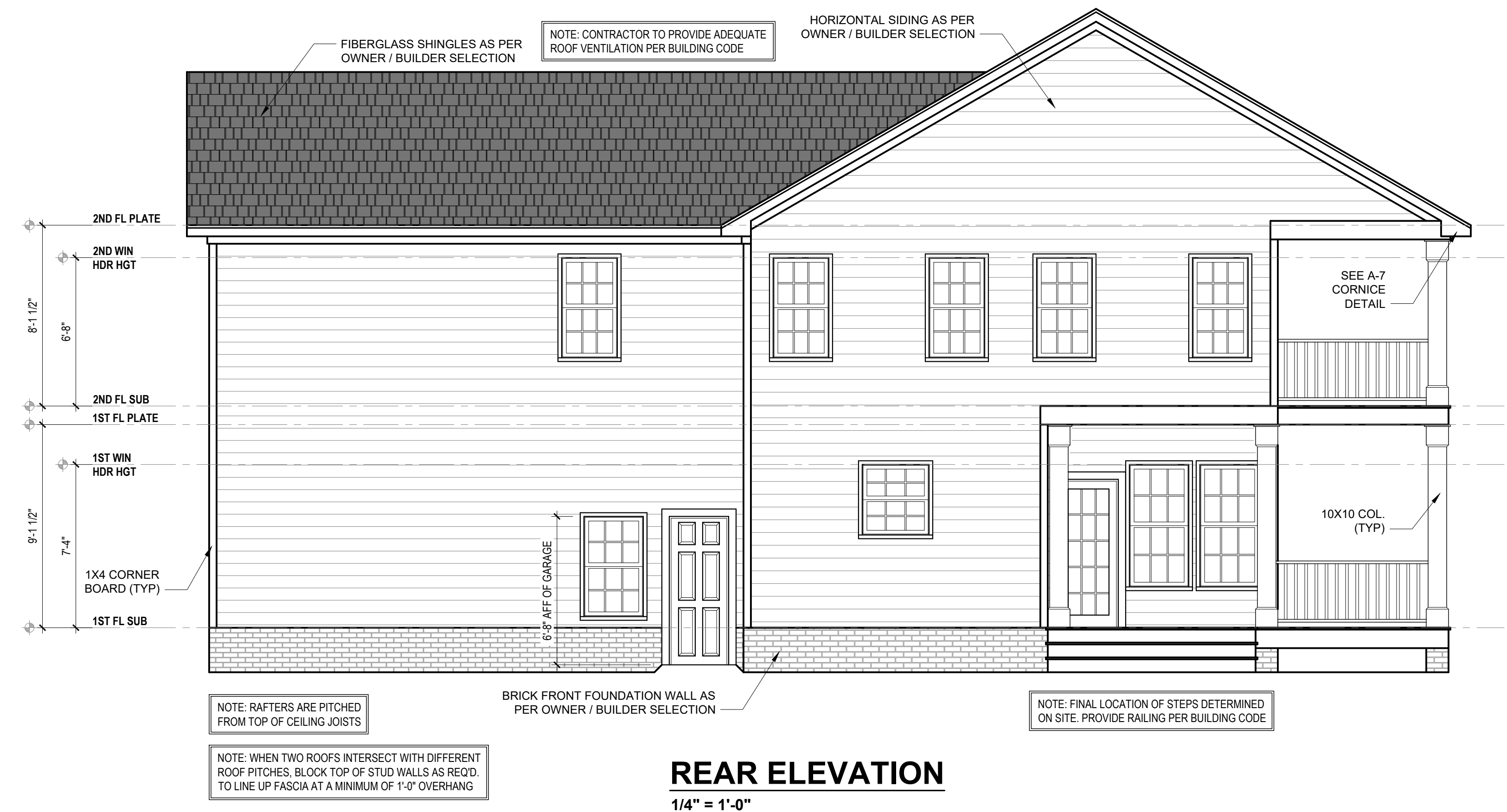
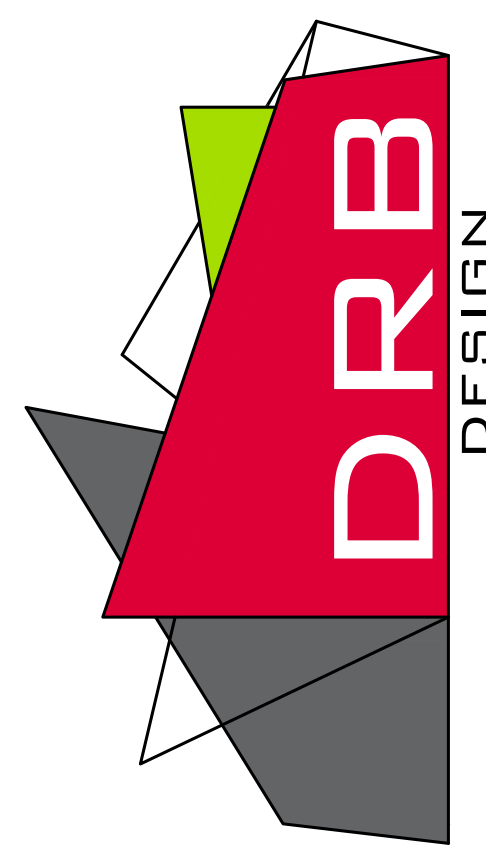
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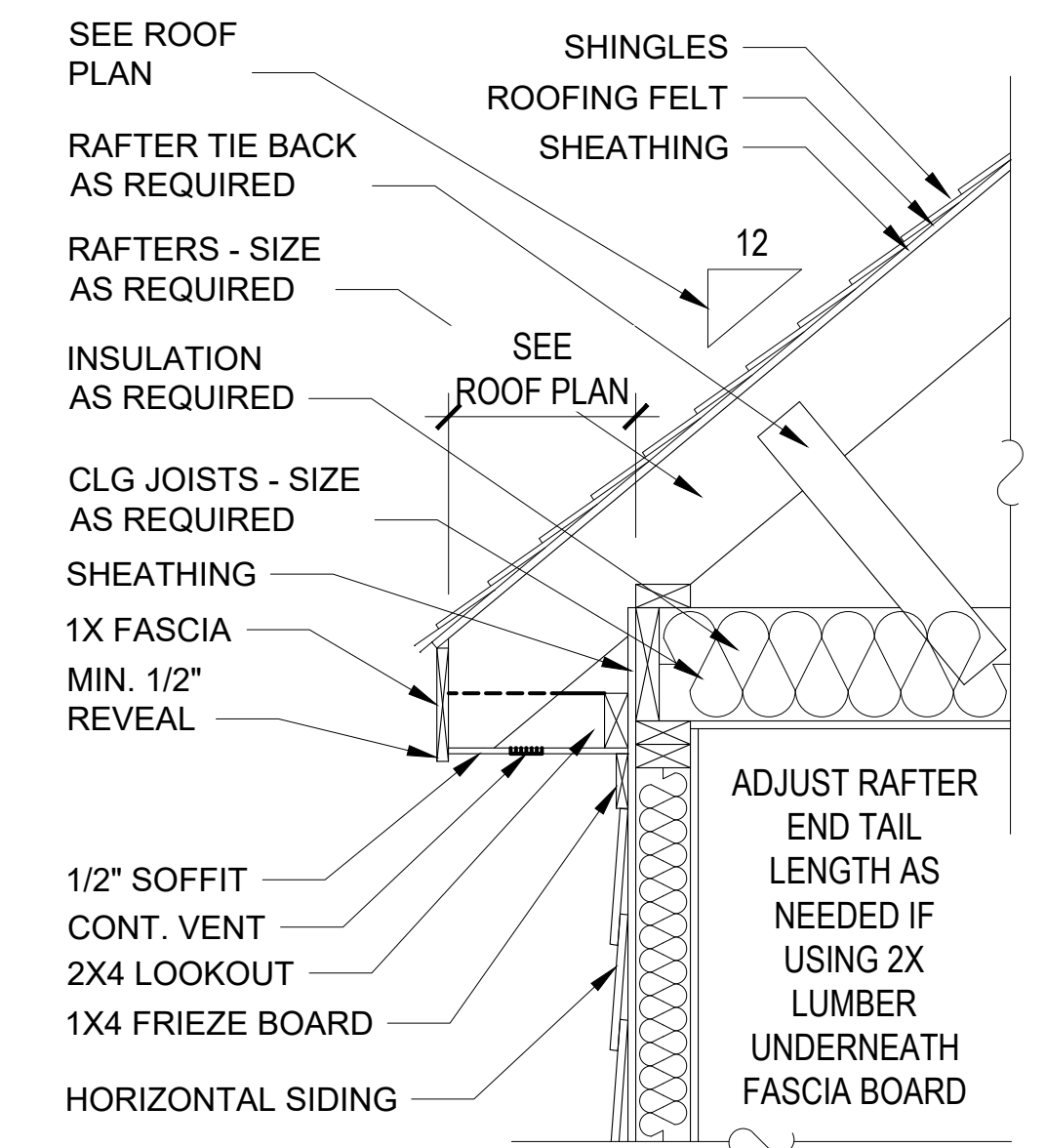
WEBSITE
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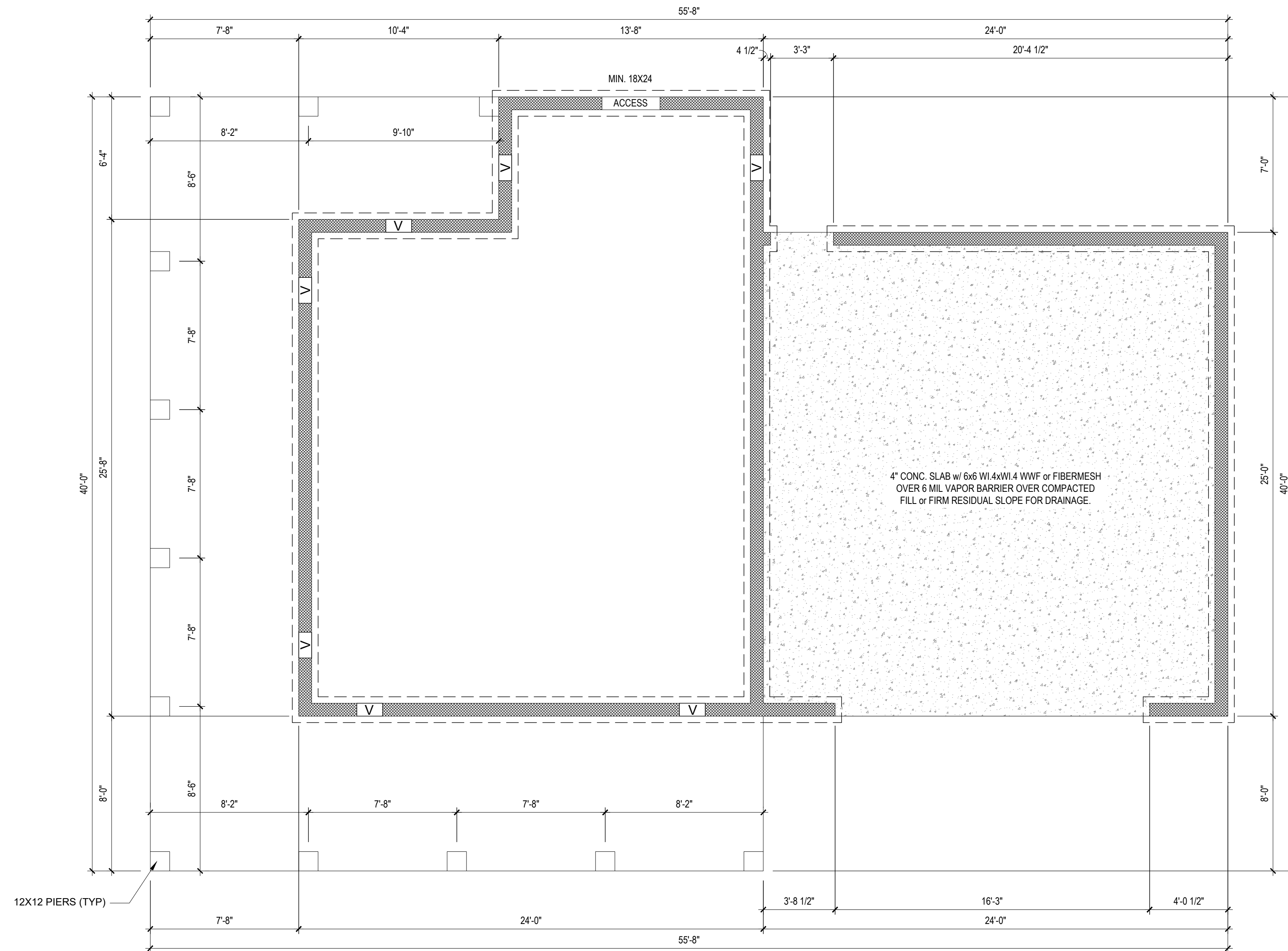


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SHEET NAME
ELEVATIONS
SHEET #



NOTE: SEE STRUCTURAL
PLANS FOR ENGINEERING
INFORMATION

NOTE: VENT CRAWLSPACE PER
LOCAL CODES AND REQUIREMENTS

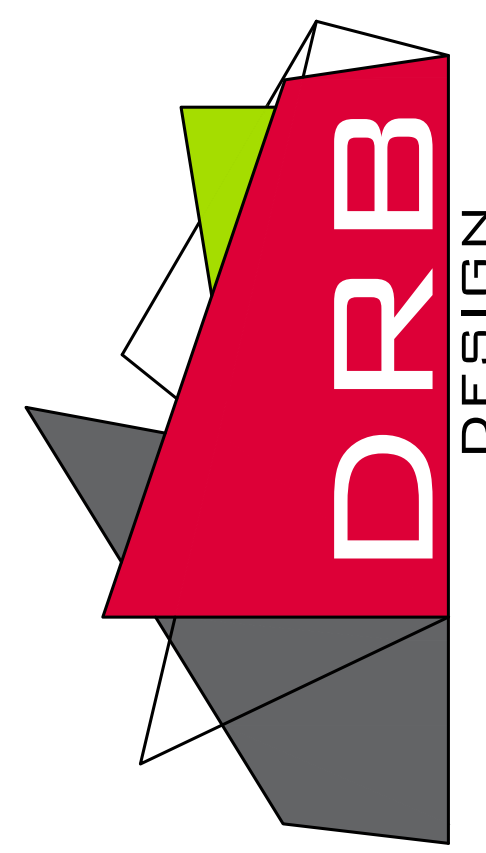
FOUNDATION PLAN
1/4" = 1'-0"

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DRB
SCALE
1/4" = 1'-0"

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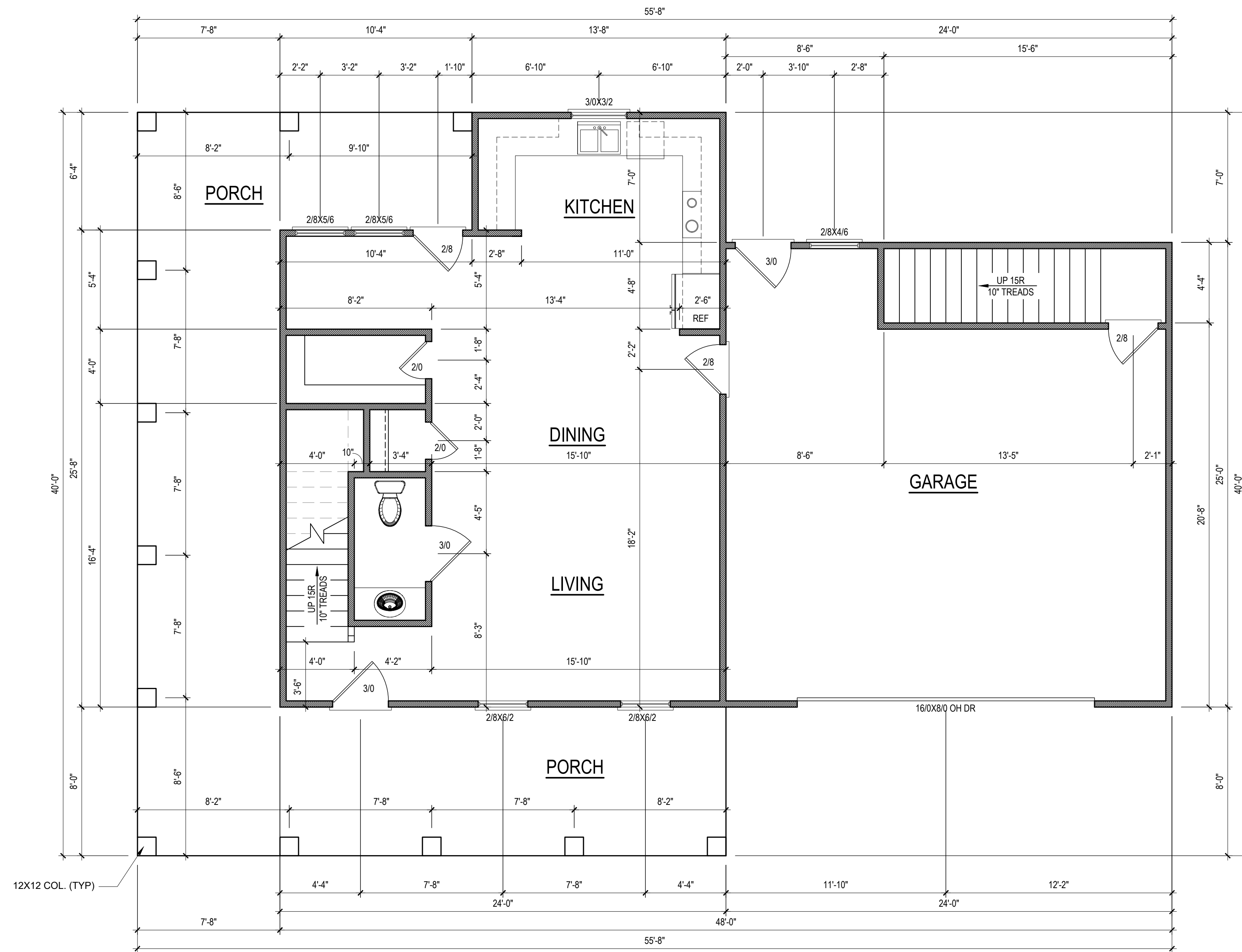
PROJECT NAME
VARGAS
RESIDENCE



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SHEET NAME
FOUNDATION
SHEET #
3
of 6



NOTE: VERIFY WINDOW SILL HEIGHT CLEARANCE ABOVE TUBS AND COUNTERTOPS TO ALLOW FOR TRIM AND/OR BACKSPLASH

FIRST FLOOR PLAN

1/4" = 1'-0" CEILING HGT. = 9'-0"

HEATED SQUARE FOOTAGE	
First Floor	703
Second Floor	1044
TOTAL HEATED	1747
UNHTD. SQUARE FOOTAGE	
Garage	600
First Porch	564
Second Porch	499
Storage	207
TOTAL UNHEATED	1870
TOTAL SQ FT	3617

NOTE:
ALL EXTERIOR WALLS
ARE NOMINAL 4" UNO

NOTE:
ALL INTERIOR WALLS
ARE NOMINAL 4" UNO

NOTE:
ALL ANGLED WALLS
ARE 45° UNO

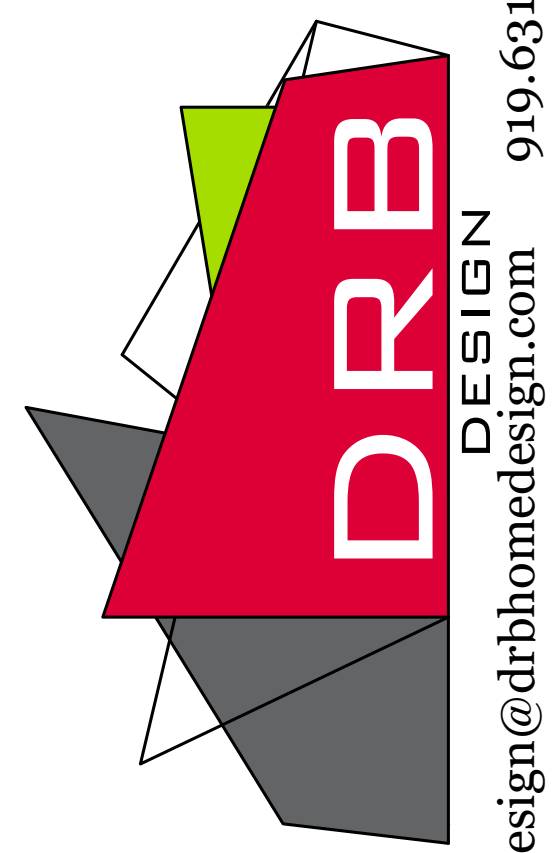
NOTE:
ALL DIMENSIONS ARE
FRAME TO FRAME

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SCALE
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WEBSITE
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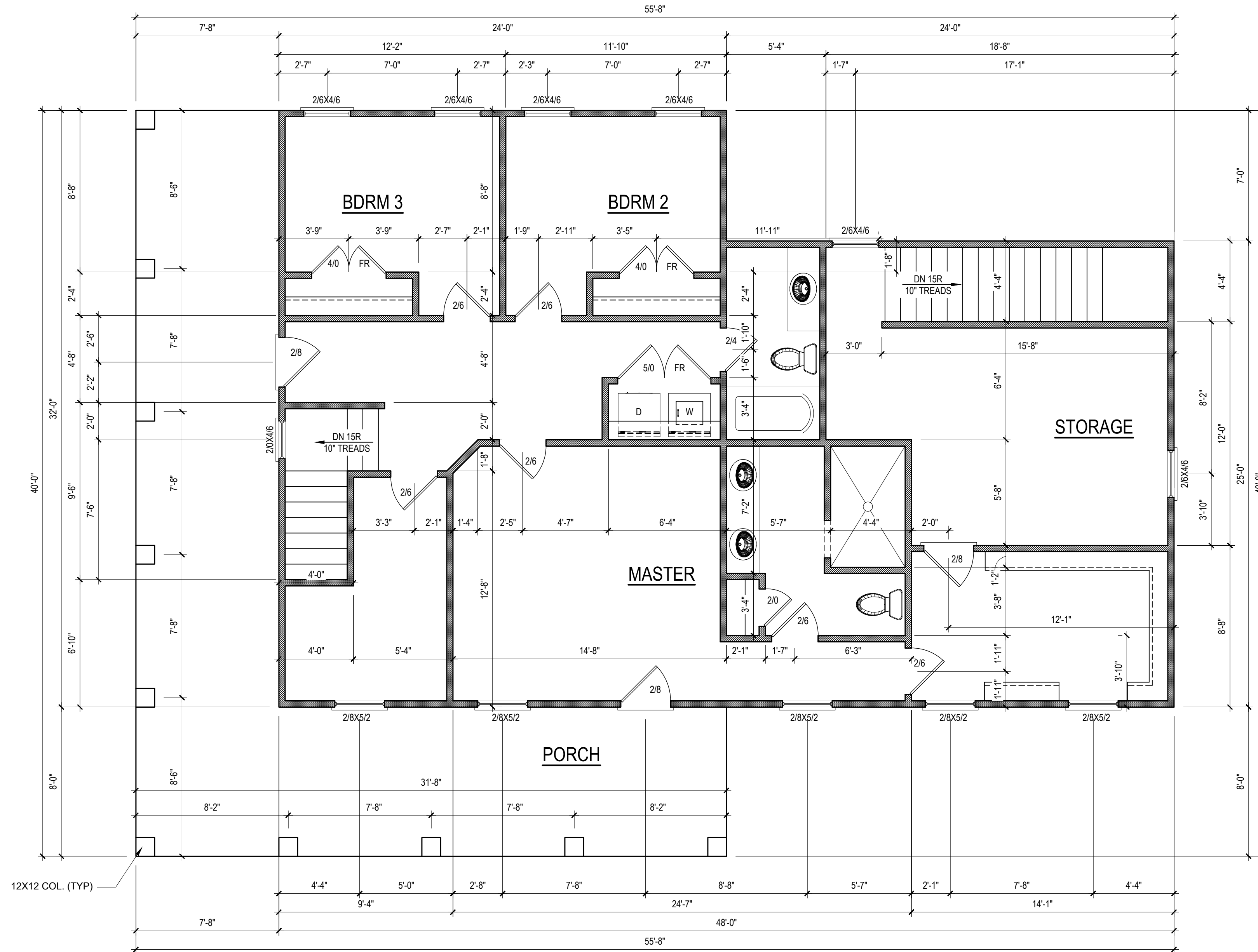
PROJECT NAME
VARGAS
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(919) 585-3928

SHEET NAME
1ST_FLOOR
SHEET #



NOTE: VERIFY WINDOW SILL HEIGHT CLEARANCE ABOVE TUBS AND COUNTERTOPS TO ALLOW FOR TRIM AND/OR BACKSPASH

SECOND FLOOR PLAN

1/4" = 1'-0" CEILING HGT. = 8'-0"

NOTE: ALL EXTERIOR WALLS ARE NOMINAL 4" UNO

NOTE: ALL INTERIOR WALLS ARE NOMINAL 4" UNO

NOTE: ALL ANGLED WALLS ARE 45° UNO

NOTE: ALL DIMENSIONS ARE FRAME TO FRAME

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SCALE
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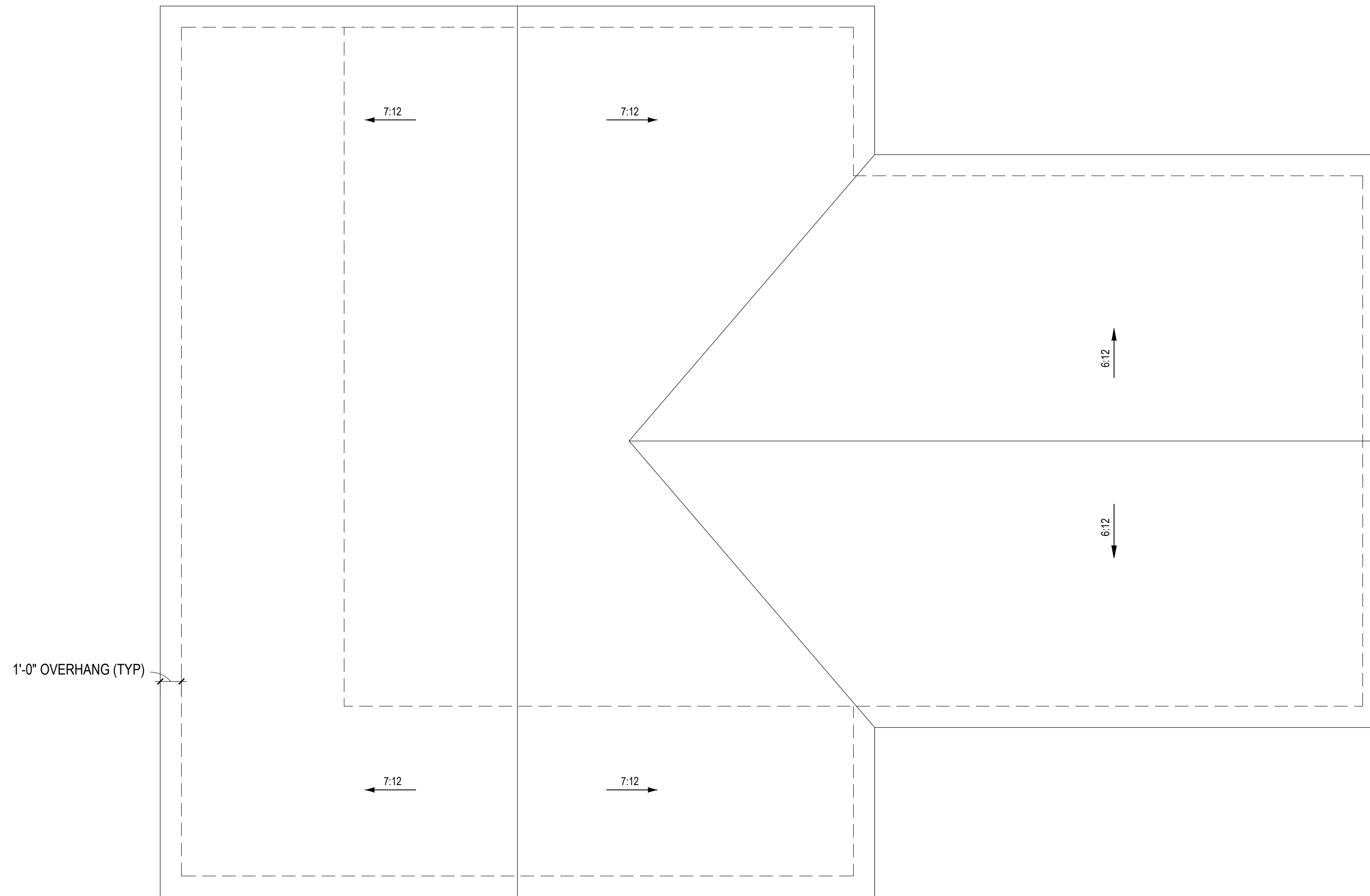
PROJECT NAME
VARGAS RESIDENCE

DRB DESIGN
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250 Shipwash Dr Suite 105 Garner, NC 27529

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SHEET NAME
2ND_FLOOR

SHEET #
5 of 6



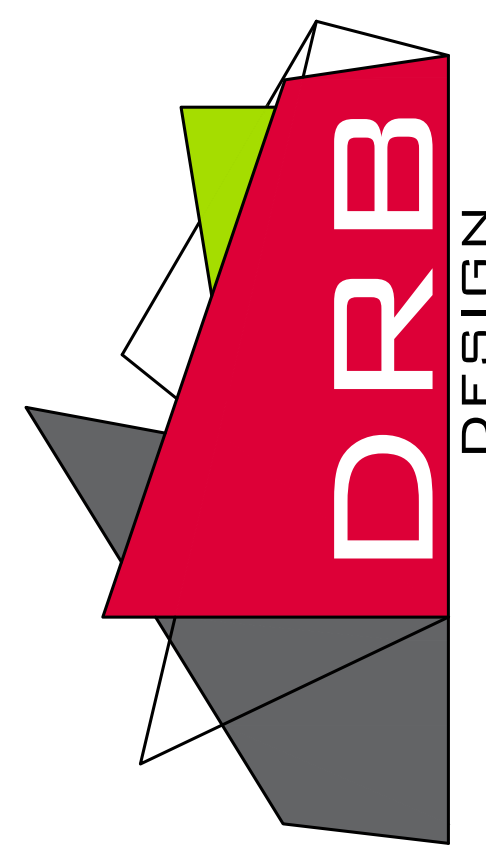
ROOF PLAN
1/4" = 1'-0"

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DRAWN/DESIGNED BY
MMB
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

WEBSITE
drbhomedesign.com

PROJECT NAME
VARGAS
RESIDENCE

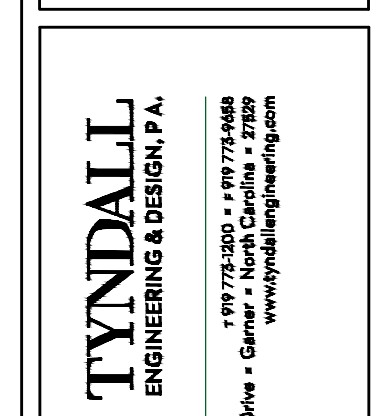


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250 Shipwash Dr Suite 105 Garner, NC 27529

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Clayton, NC 27520
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SHEET NAME
ROOF
SHEET #
6
of 6

*Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
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 *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.
 1101 W. 10th Street, Suite 100
 Raleigh, NC 27603 • 919.775.4444
 www.tyndallengineering.com

Client: **FREDDY VARGAS**
 Project: **VARGAS RESIDENCE**

**FOUNDATION PLAN
 1ST FLOOR FRAMING**

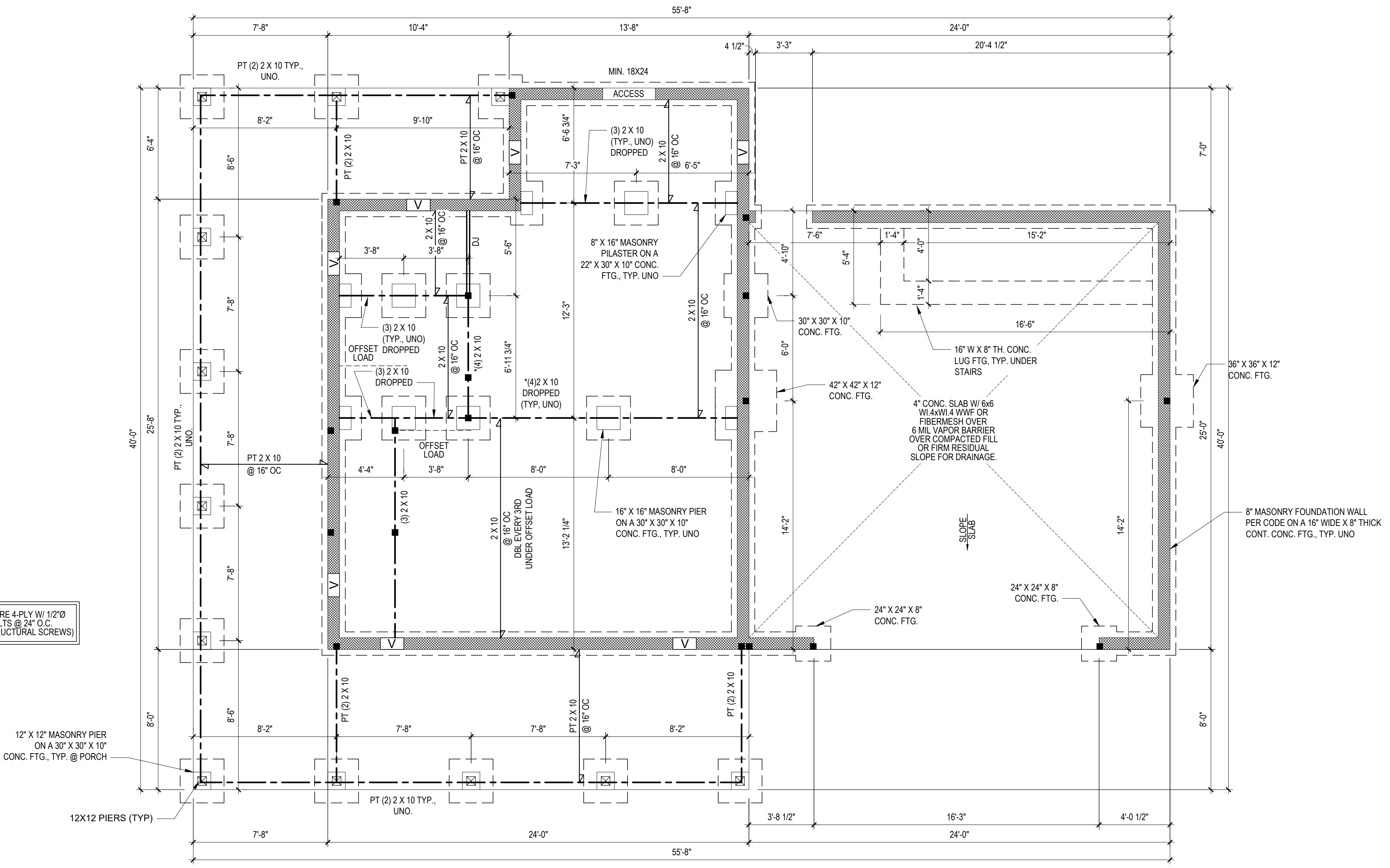
Project #: DRB2201-0063A
 Date: 9-13-2022
 Engineered by: HJS
 DWG. Checked By: AWL
 Scale: SEE PLAN

REVISIONS		
No.	Date	Remarks

Sheet Number
S1
 1 of 7

	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 storage)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	20	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 LIV. LUMBER TO BE 1 1/2" WIDE NOMINAL EACH SINGLE MEMBER AND F_b = 2600 PSI, E = 1.9M PSI.
 - (E. LEVEL MICRO-LAM)
 - ALL L.S. LUMBER IS TO BE 1 5/8" (F_b = 2325 PSI)
 - ALL LOAD BEARING EXTERIOR WINDOW HEADERS ARE TO BE (2) 2x10 w/ (1) 2x4 JACK STUD (U.N.O.) AND KING STUDS PER TABLE R602.7.5, AND TOGETHER w/ (2) 10d NAILS @ 8" O.C., PROVIDED THAT THE TOP OF THE WINDOW HEIGHT IS 8'-0". MINIMUM BOTTOM OF THE WINDOW HEIGHT IS 1'-6". OTHERWISE REFER TO TABLES R602.7(1) AND R602.7(2).
 - ALL INTERIOR LOAD BEARING HEADERS TO BE (2) 2x10 (U.N.O.) REFER TO TABLES R602.7(1) AND R602.7(2) FOR JACK STUD REQUIREMENTS FOR HEADER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS (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 F_y = 50 KSI MIN. (UNO)
 - ALL EXTERIOR LUMBER TO BE #2 SYP PT
 - ALL CONCRETE, f_c = 3000 PSI MIN.
 - PRESUMPTIVE BEARING CAPACITY = 2000 PSF
 - 1/2" ANCHOR BOLTS SPACED AT MAXIMUM OF 6'-0" O.C. AND NOT MORE THAN 12" FROM THE CORNER. THERE SHALL BE A MINIMUM OF (3) 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.
 - PIR. COLUMNS DESIGNED WITH MAX HEIGHT OF 9'-4" (UNO)
 - PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS (U.N.O.)
 - PROVIDE CONTINUOUS SHEATHING PER SECTION R02.10.4 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 EQUIV.



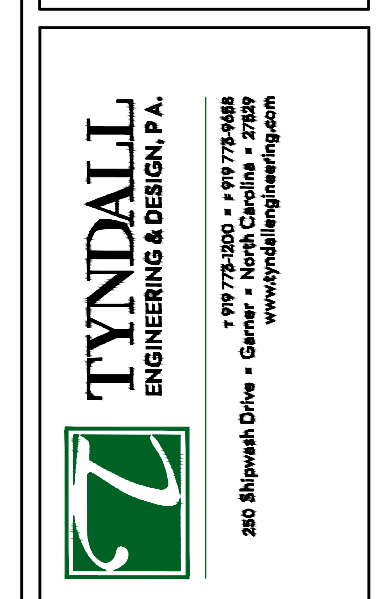
NOTE: SECURE 4-PLY W/ 1/2"Ø THRU-BOLTS @ 24" O.C. (OR EQUIV. STRUCTURAL SCREWS)

FOUNDATION PLAN
 1/4" = 1'-0"

NOTE: VENT CRAWLSPACE PER LOCAL CODES AND REQUIREMENTS

FILENAME: H:\P\09_2022\DRB2201-0063A\FRST_VARGAS\DRB2201-0063A_1ST_FLOOR_FRAMING_SWD.DWG DATE: 9/13/2022 3:27 PM

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TYNDALL
 ENGINEERING & DESIGN P.A.
 1197 W. 24th St. • Cary, NC 27513
 919.776.4400 • 919.776.4444
 www.tyndallengineering.com

Client: **FREDDY VARGAS**
 Project: **VARGAS RESIDENCE**

**1ST FLOOR HEADER
 2ND FLOOR FRAMING**

Project #: **DRB2201-0063A**
 Date: **9-13-2022**
 Engineered by: **HJS**
 DWG. Checked by: **AWL**
 Scale: **SEE PLAN**

REVISIONS		
No.	Date	Remarks

Sheet Number
S2
 2 of 7

DESIGN LOADS

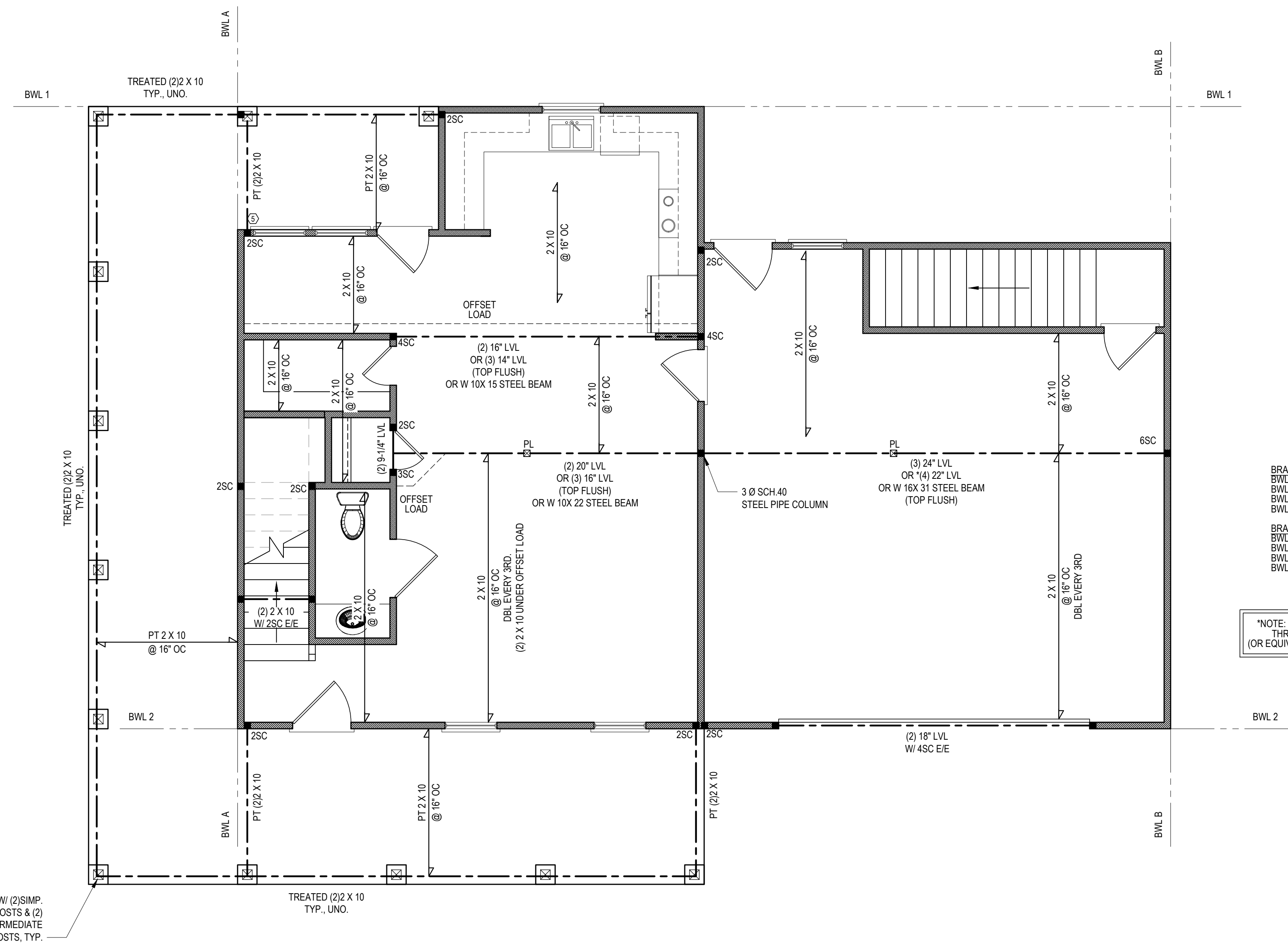
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			LL	TL
FLOOR (primary)	40	10	L/360	L/240
FLOOR (secondary)	40	10	L/360	L/240
ATTIC (w/ storage)	20	10	L/240	L/180
ATTIC (no storage)	10	5	L/360	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/360	L/180
WIND LOAD	BASED ON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

STRUCTURAL NOTES:

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- ALL LUMBER SHALL BE SYP #2 (UNO)
- ALL LVL LUMBER TO BE 1.75" WIDE NOMINAL EACH SINGLE MEMBER AND F_b = 2600 PSF E = 1.9M PSF
- (E LEVEL MICROLAM)
- ALL LVL LUMBER IS TO BE 1.5SE (F_b = 2325 PSF)
- ALL LOAD BEARING EXTERIOR WINDOW HEADERS ARE TO BE (2) 2x10 w/ (1) 2x4 JACK STUD (U.N.C.) AND KING STUDS PER TABLE R602.7.5, AND TOGETHER w/ (2) 10# NAILS @ 12" O.C. PROVIDED THAT THE TOP OF THE WINDOW HEIGHT IS 6'-0". MINIMUM BOTTOM OF THE WINDOW HEIGHT IS 7'-0". OTHERWISE REFER TO TABLES R602.7(1) AND R602.7(2).
- ALL INTERIOR LOAD BEARING HEADERS TO BE (2) 2x10 (U.N.C.) REFER TO TABLES R602.7(1) AND R602.7(2) FOR JACK STUD REQUIREMENTS FOR HEADER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS (U.N.C.)
- 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 F_y = 50 KS (MIN. UNO)
- ALL EXTERIOR LUMBER TO BE #2 SYP PT
- ALL CONCRETE: 6 + 3000 PSF MIN.
- PRESUMPTIVE BEARING CAPACITY = 2000 PSF
- 1/2" 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 12" 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 300# PLUR & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.C.)
- PROVIDE CONTINUOUS SHEATHING PER SECTION R602.10.4 OF THE 2018 IRC.
- MAXIMUM MASONRY PER 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 4-C AND WIND SPEEDS OF 120 MPH OR LESS.
- WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2018 NCRC.
- 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 NCRC.
- INTERIOR BRACED WALL PANELS (BWP) INDICATED SHALL BE SHEATHED IN ACCORDANCE WITH THE 60 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/ 5# 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
- 3/8" WOOD STRUCTURAL PANEL (WSP) SECURE w/ 6# 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 CABLE 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 6# 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
 - 36" 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 2x4 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. 4x4 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



BRACING PANEL LENGTHS REQUIRED:
 BWL A = 12.3 FT
 BWL B = 12.3 FT
 BWL 1 = 8.5 FT
 BWL 2 = 8.5 FT

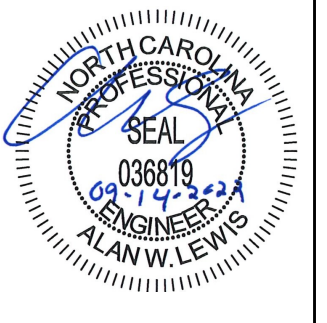
BRACING PANEL LENGTHS PROVIDED:
 BWL A = 25.7 FT CS-WSP
 BWL B = 25.0 FT CS-WSP
 BWL 1 = 27.5 FT CS-WSP
 BWL 2 = 23.7 FT CS-WSP

*NOTE: SECURE 4-PLY W/ 1/2"Ø THRU-BOLTS @ 24" O.C. (OR EQUIV. STRUCTURAL SCREWS)

FIRST FLOOR PLAN
 1/4" = 1'-0"

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



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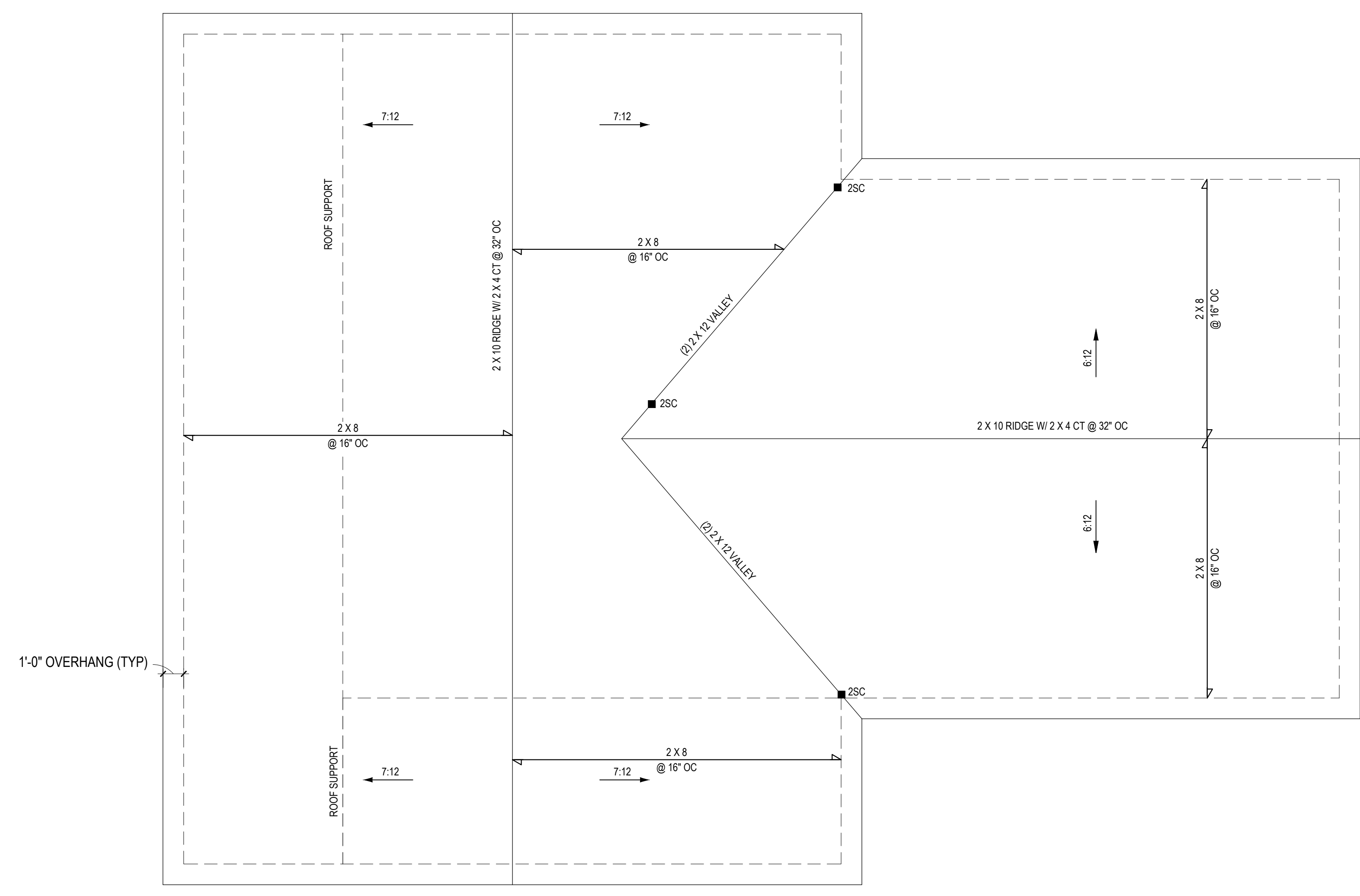
Client: **FREDDY VARGAS**
 Project: **VARGAS RESIDENCE**

ROOF PLAN

Project #: DRB2201-0063A
 Date: 9-13-2022
 Engineered by: HJS
 DWG. Checked By: AWL
 Scale: SEE PLAN

REVISIONS		
No.	Date	Remarks
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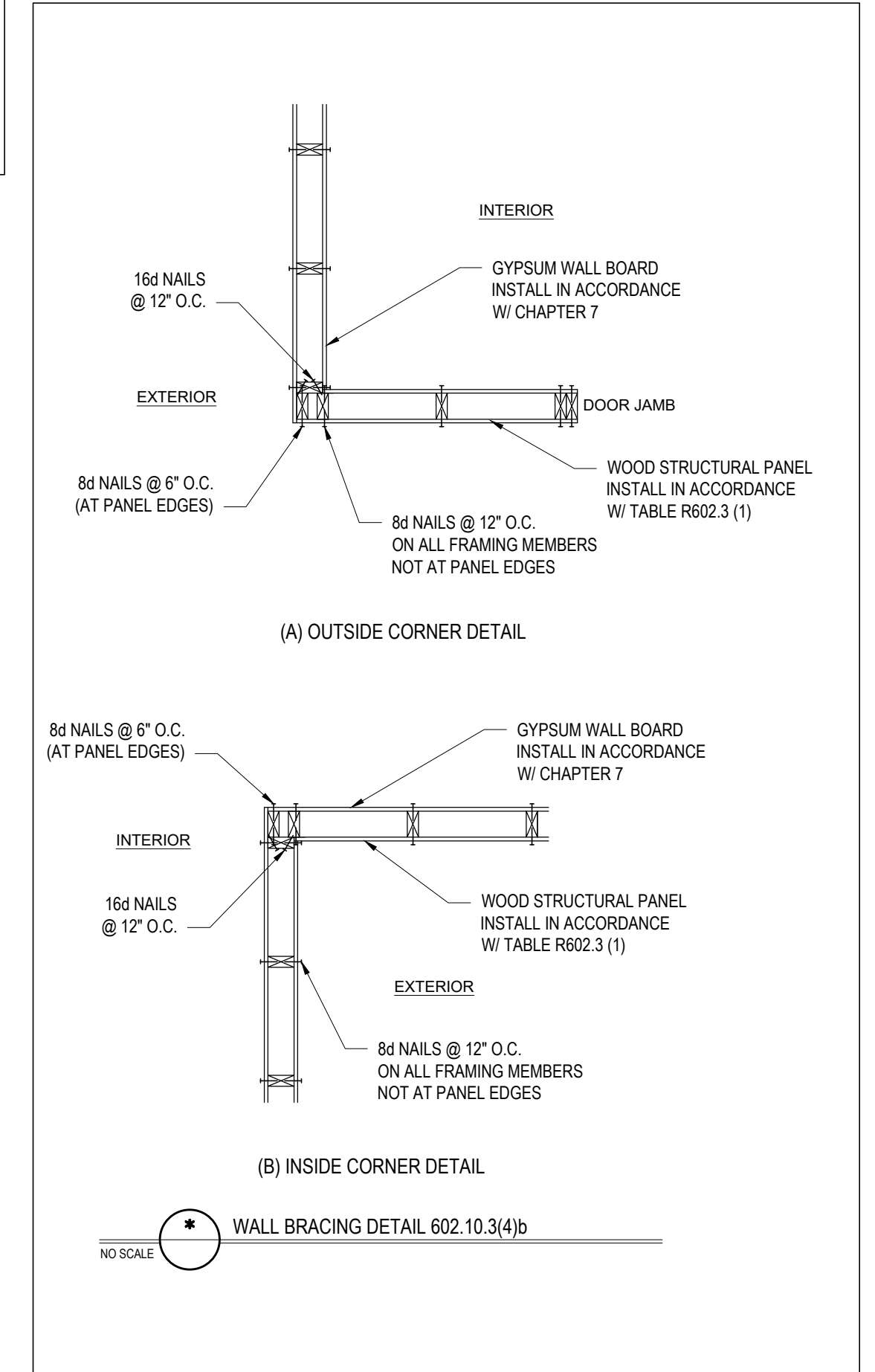
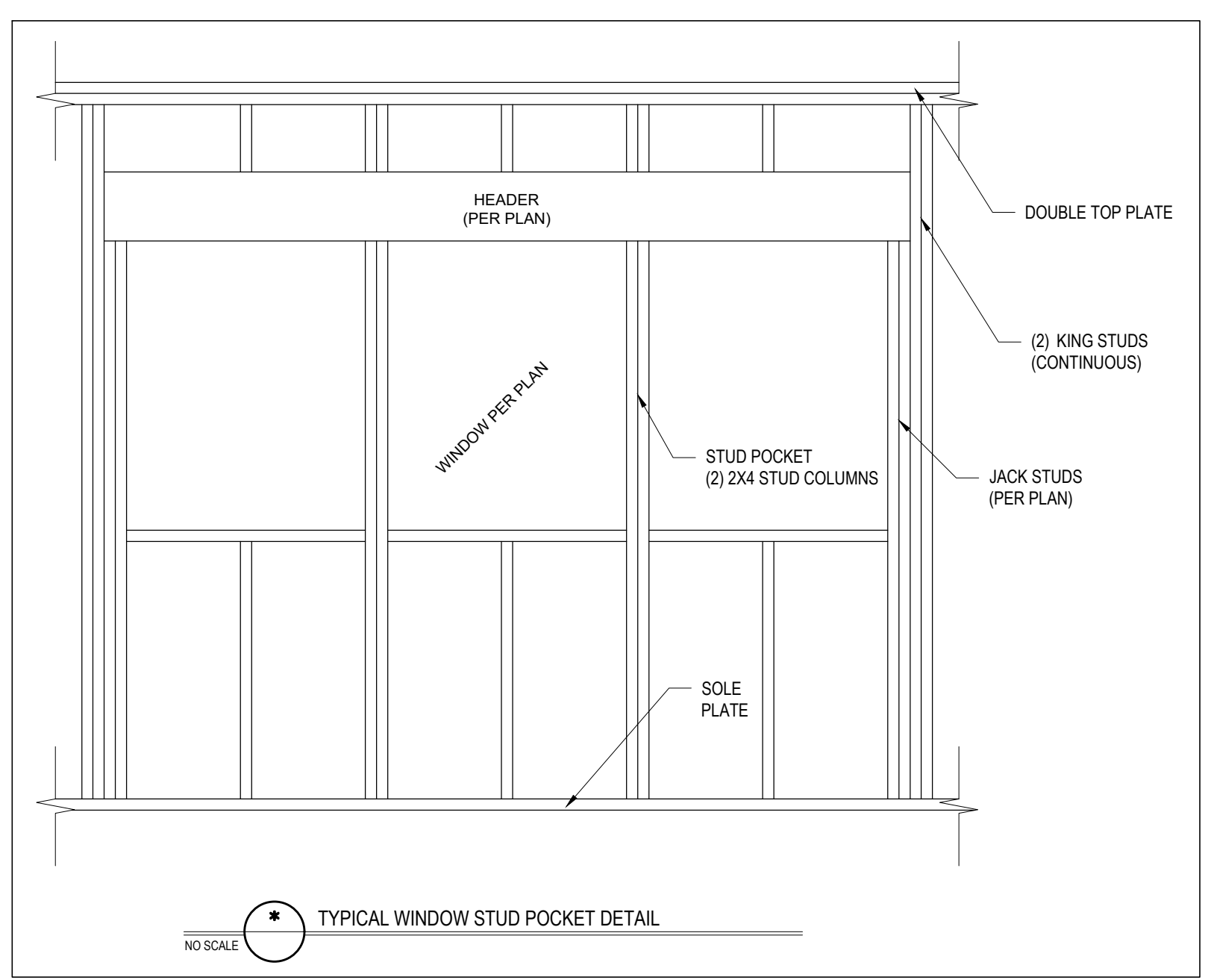
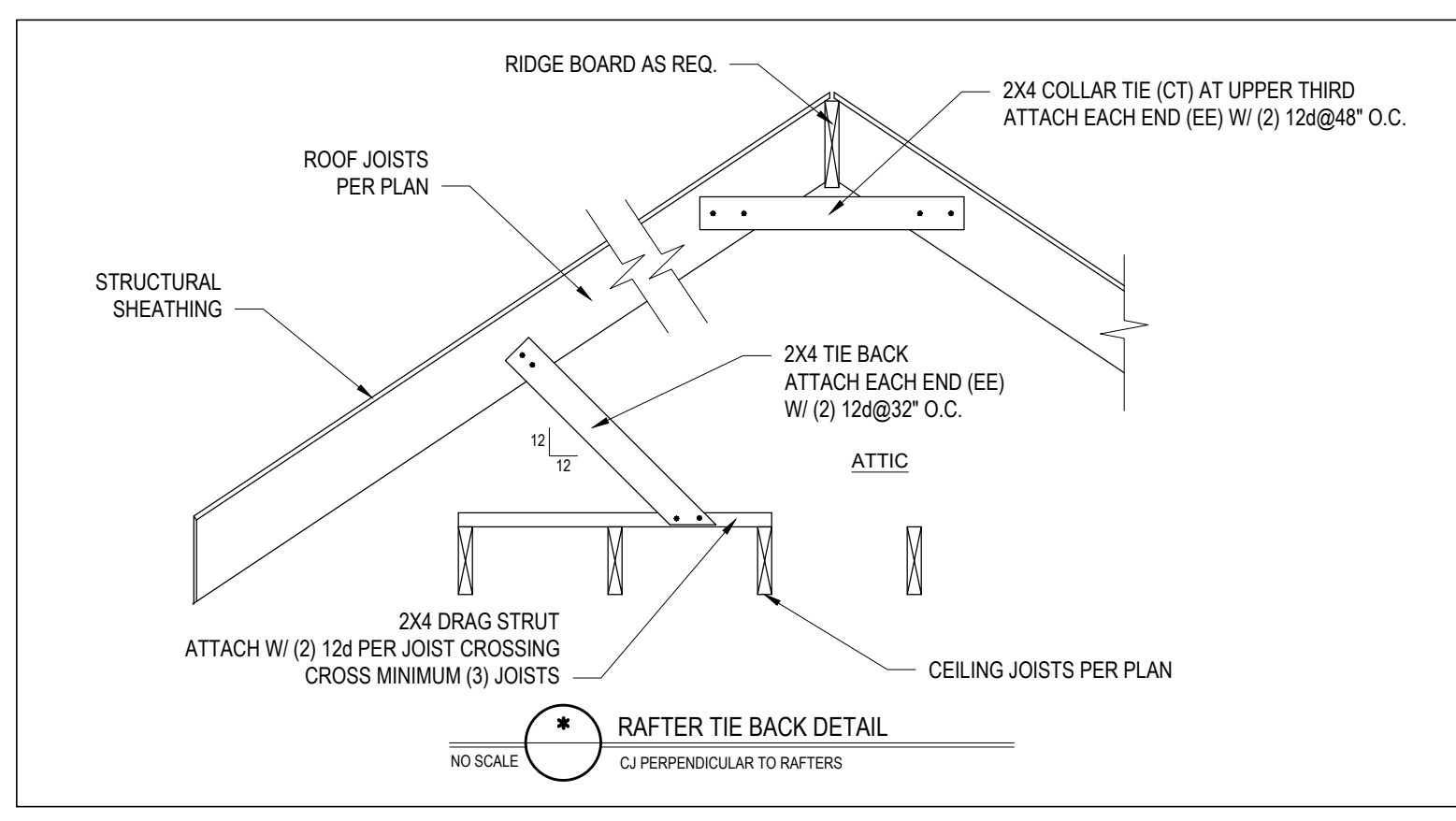
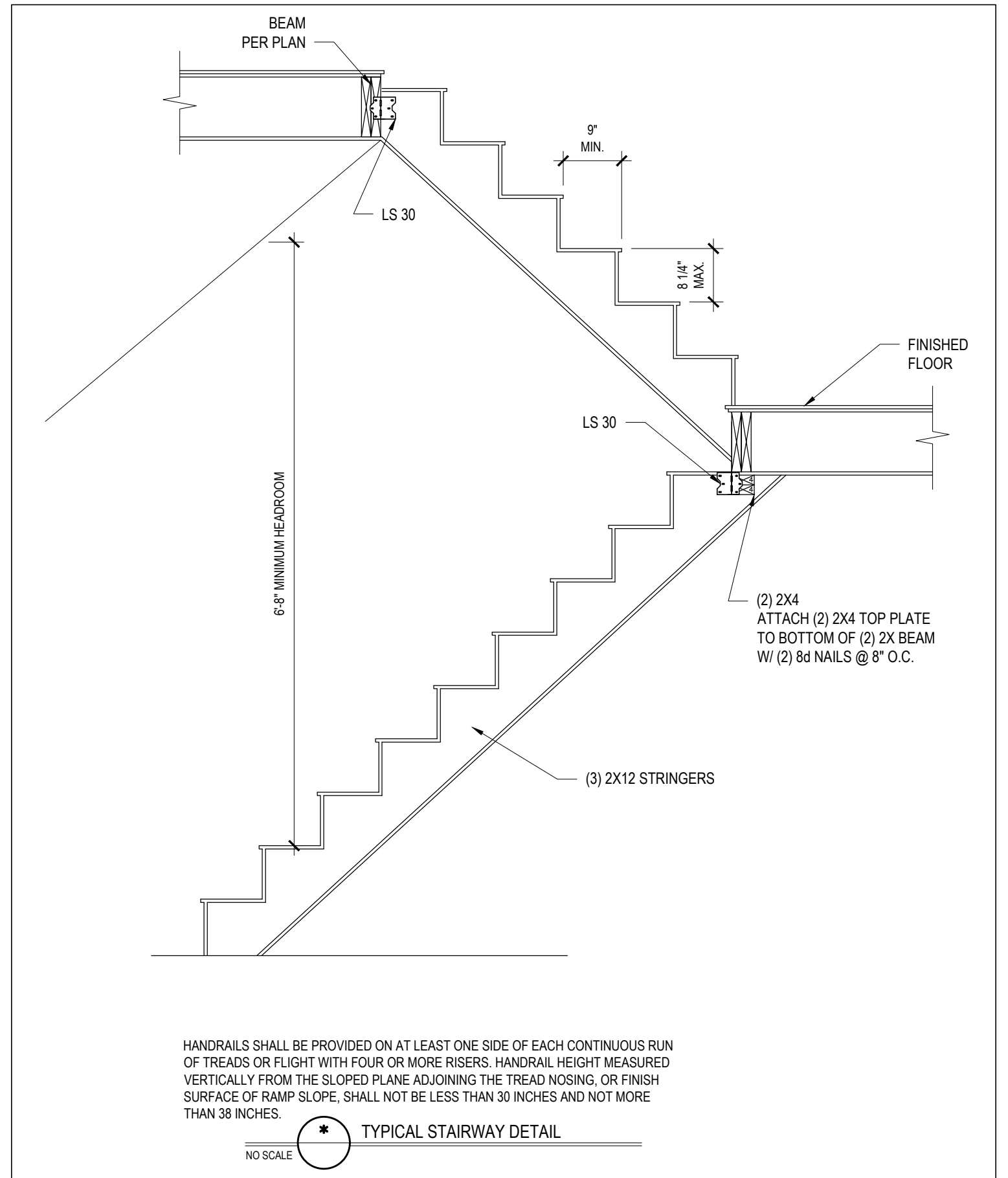
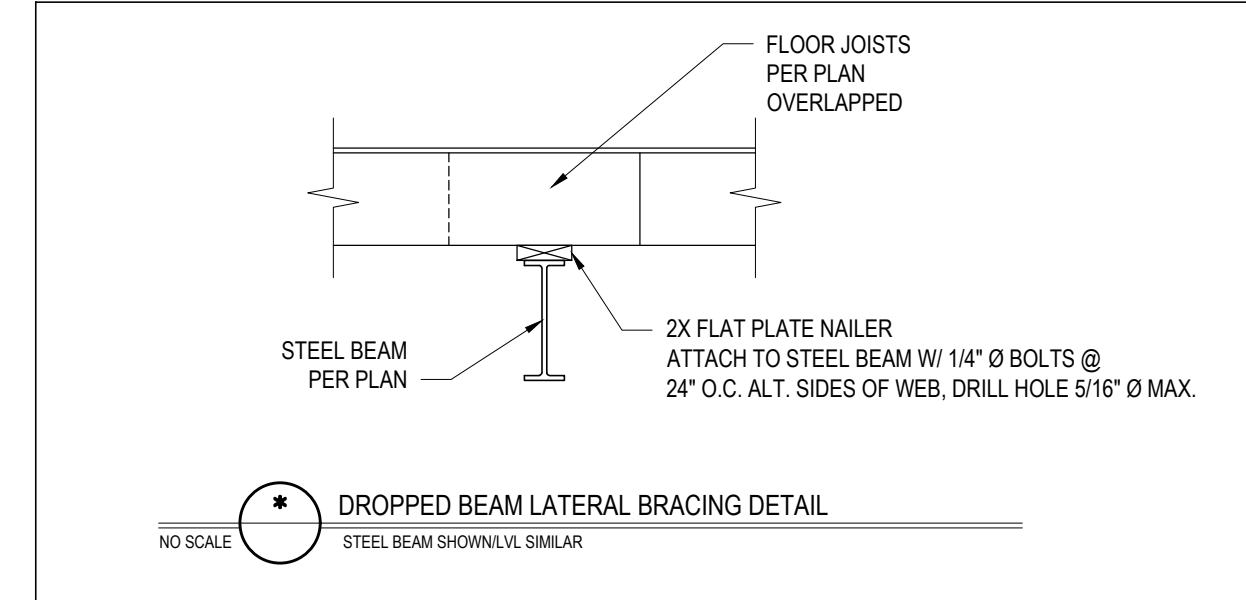
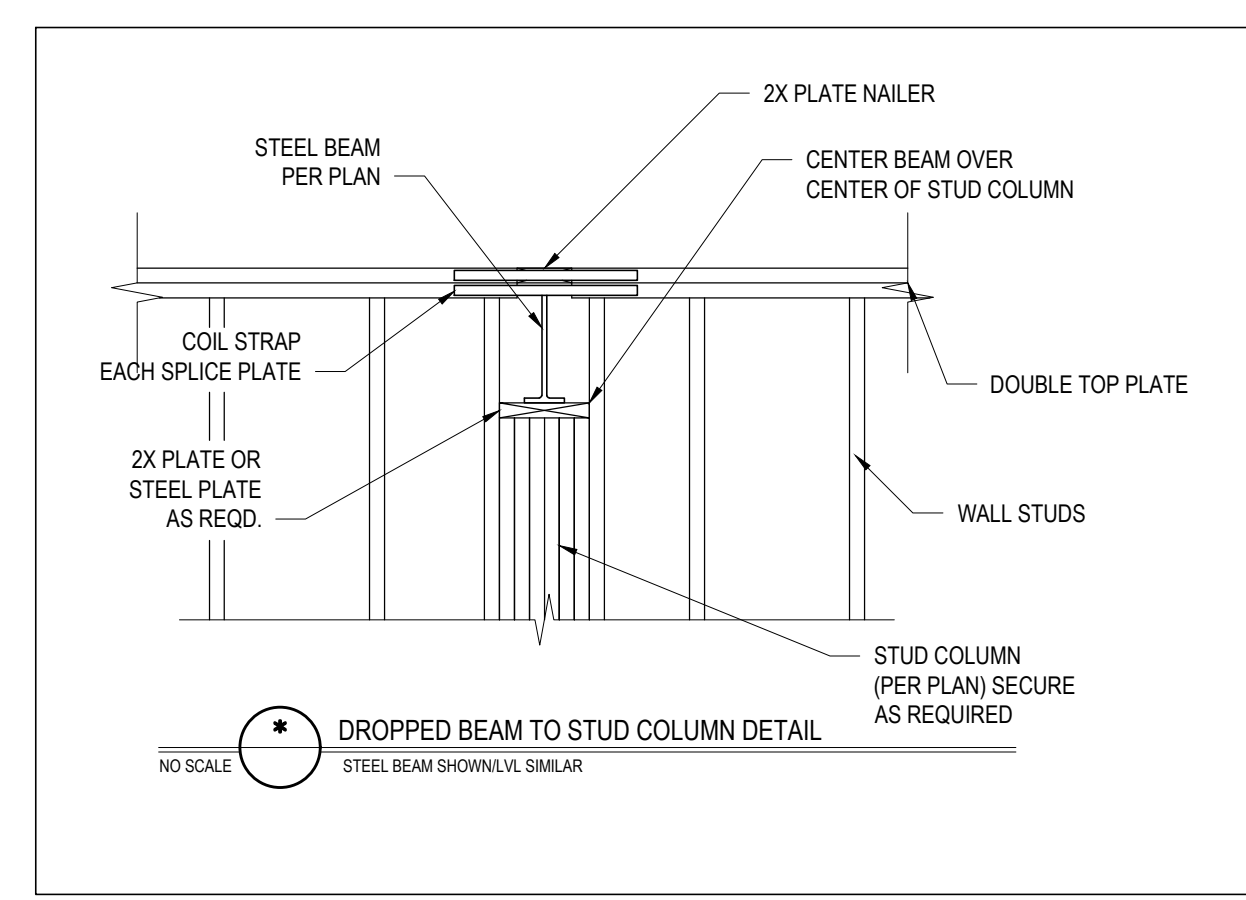
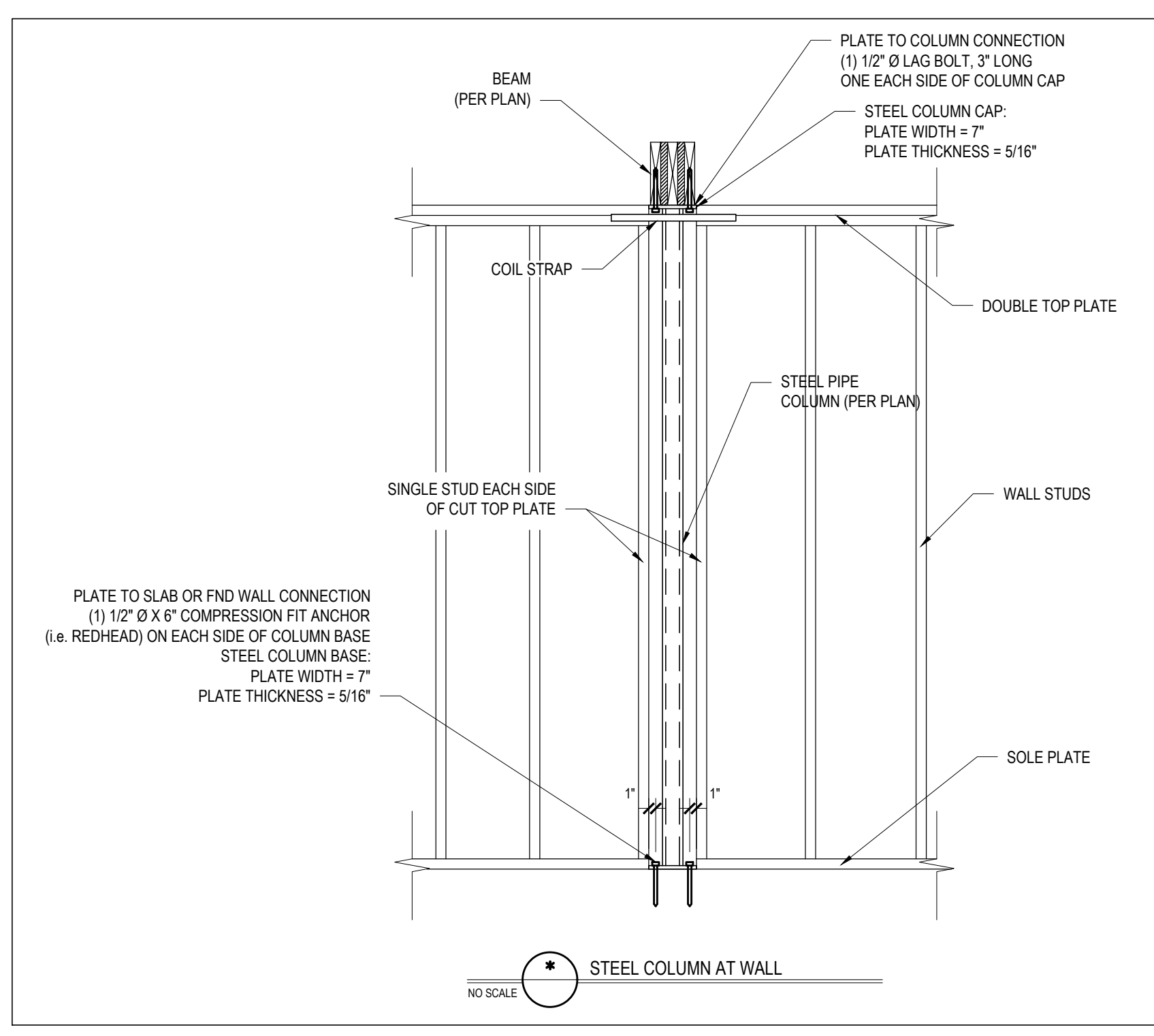
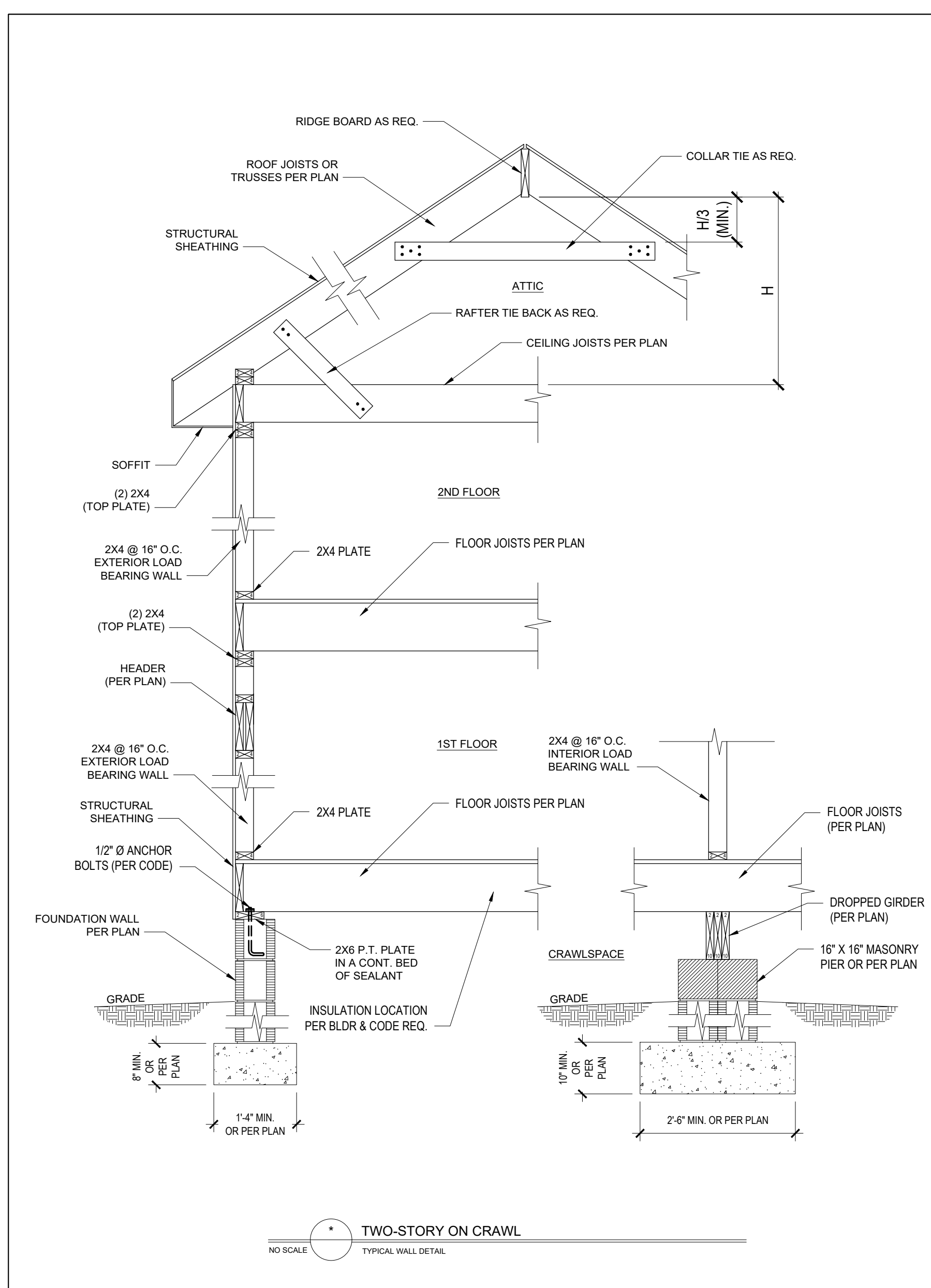
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ROOF PLAN
 1/4" = 1'-0"

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

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CLIENT: **FREDDY VARGAS**
PROJECT: **VARGAS RESIDENCE**

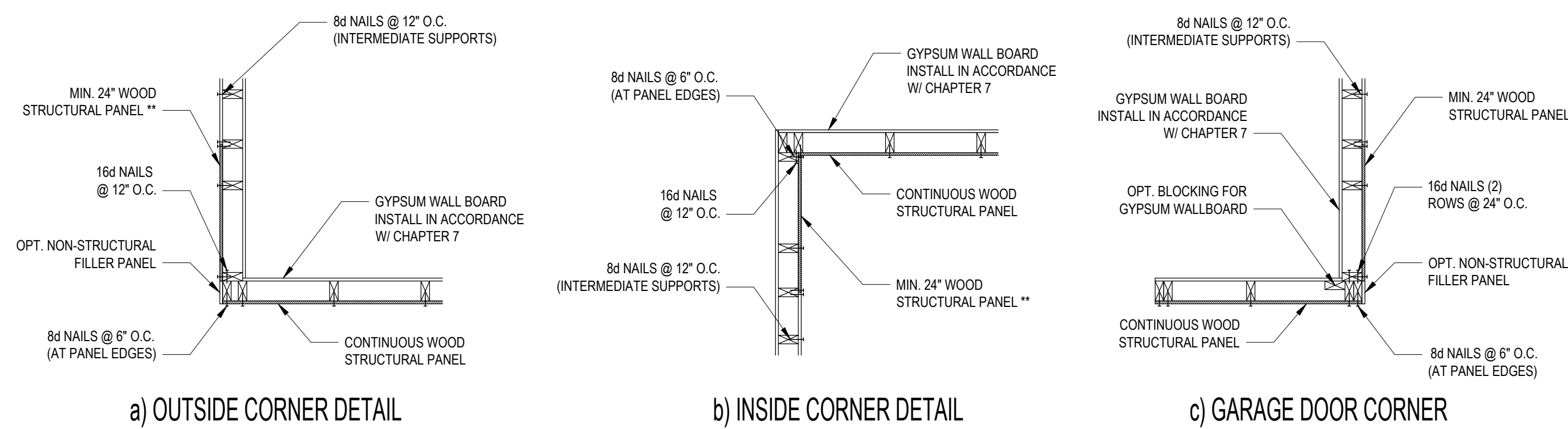
**STANDARD
DETAILS**

Project #: **DRB2201-0063A**
Date: **9-13-2022**
Engineered by: **HJS**
DWG. Checked By: **AWL**
Scale: **SEE PLAN**

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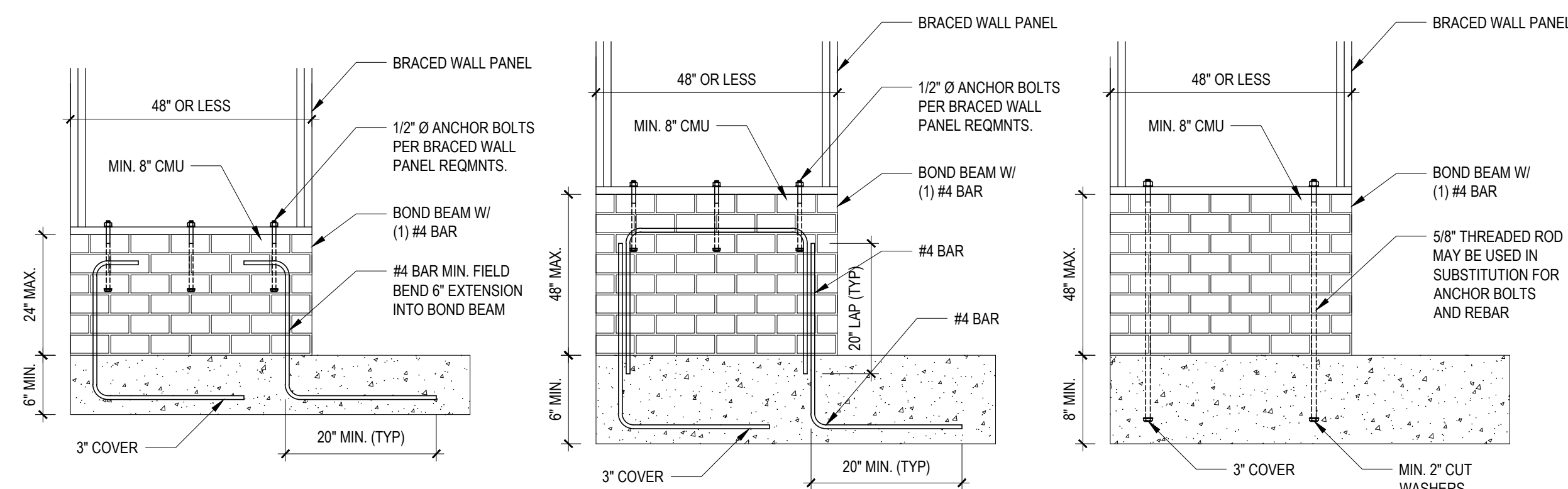
B1: TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING
NO SCALE

STRUCTURAL SHEATHING NOTES

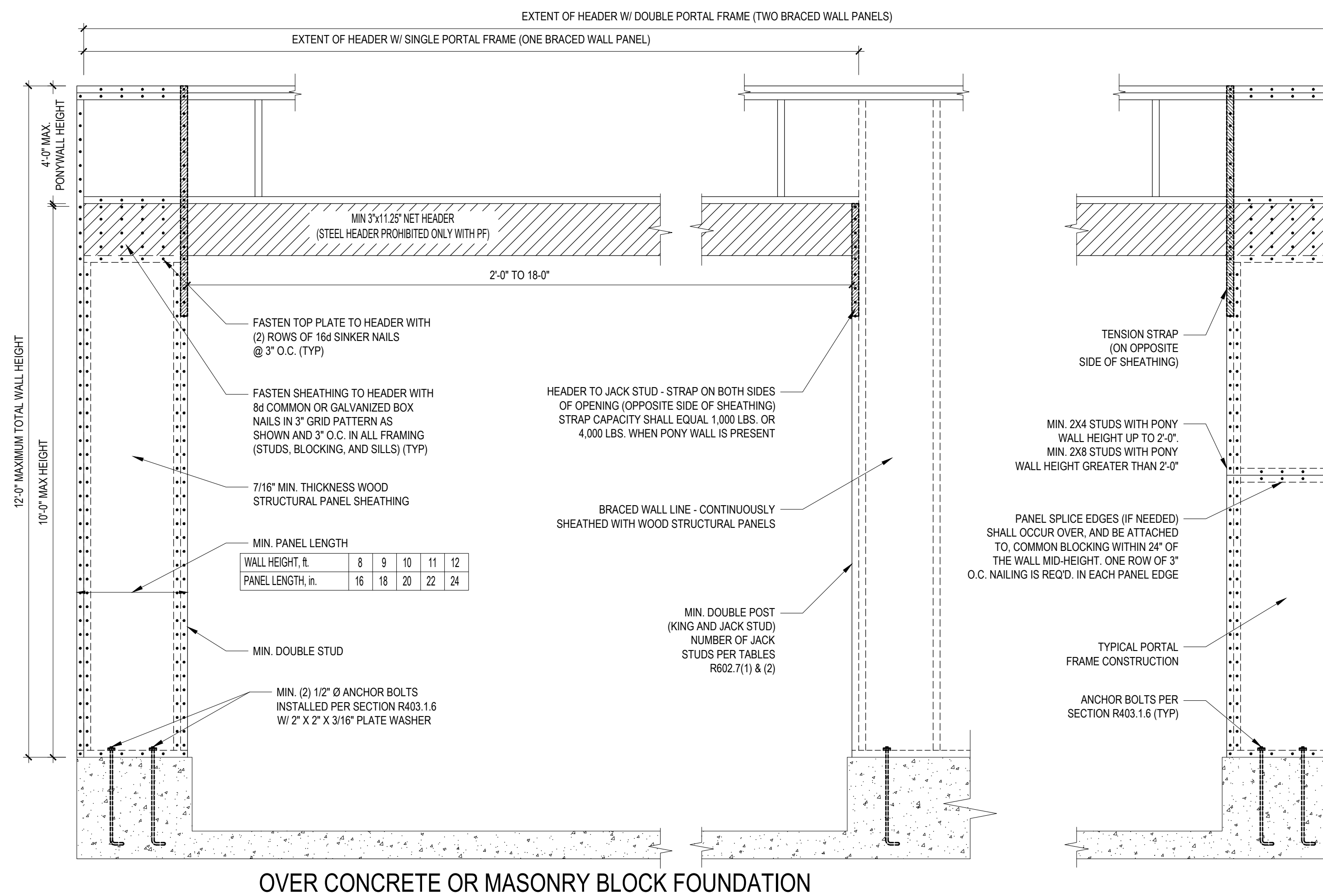
- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
- WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10.3 OF THE 2018 NCR.
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- REFERENCE FIGURE R602.10.4.3 OF THE 2018 NCR.
- INTERIOR BRACED WALL PANELS (BWP) INDICATED SHALL BE SHEATHED IN ACCORDANCE WITH THE GB METHOD OR WSP METHOD AS PRESCRIBED IN SECTION R602.10.1 (UNO).
- 12\"/>

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\"/>	

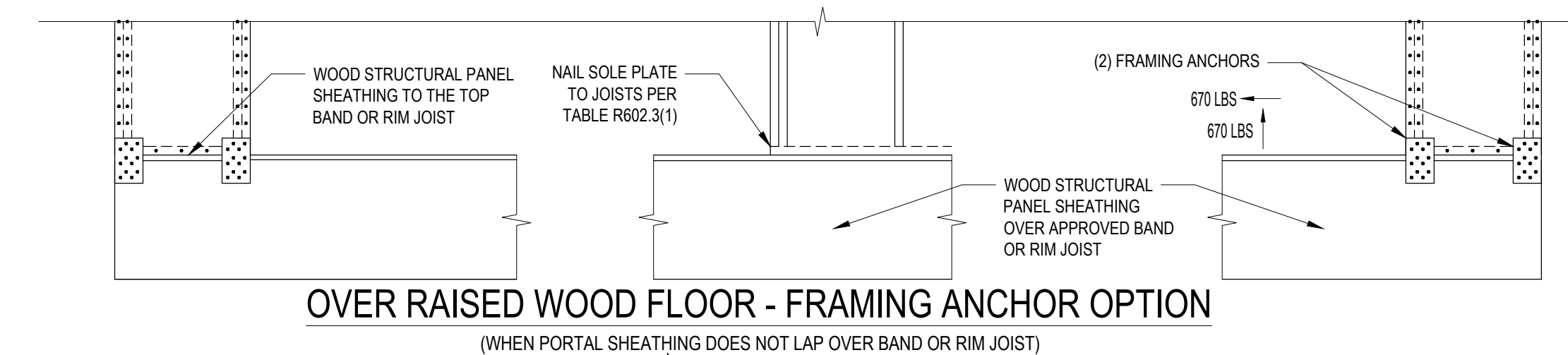
B3: BRACE WALL PANEL CONNECTIONS
NO SCALE



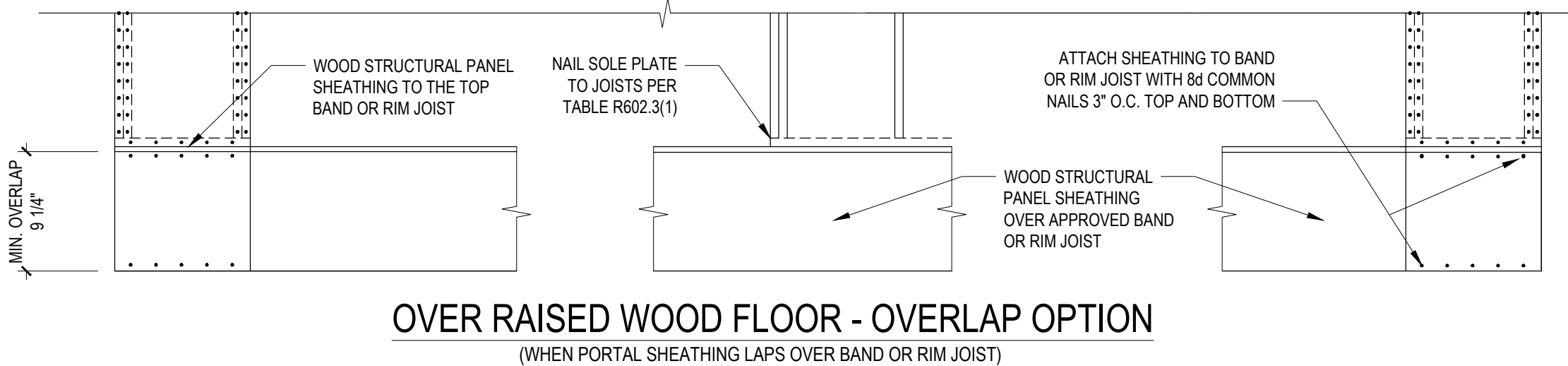
B4: MASONRY STEM WALL SUPPORTING BRACED WALL PANELS
FIGURE R602.10.4.3 OF THE 2018 NCR
NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



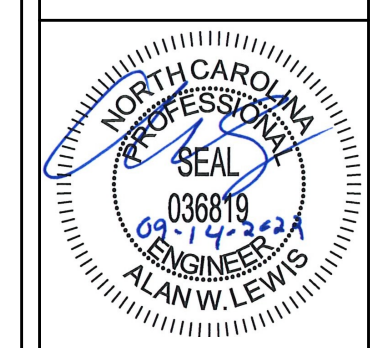
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
(WHEN PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)



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: **FREDDY VARGAS**
Project: **VARGAS RESIDENCE**

SHEATHING DETAILS

Project #: DRB2201-0063A
Date: 9-13-2022
Engineered by: HJS
DWG. Checked by: AWL
Scale: SEE PLAN

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