



# The Cherry Grove

## GENERAL NOTES:

- ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-0" WIDE UNLESS STATED OTHERWISE.
- ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-10" WIDE.
- ATTIC SPACES MUST PROVIDE 1 SQ. FT. VENTILATION PER 150 SQ. FT. OF AREA UNLESS CONDITIONED SPACE. (ATTICS R.906)
- ALL INTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD FACE.
- ALL INTERIOR WALL THICKNESS SHOWN AS 4" UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
- GUARDS AND RAILINGS SHALL COMPLY WITH IRC 2018, R312.1.1 AND R312.1.2. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
- PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
- ALL WOOD FRAMING SHALL BE NO. 2 GRADE - SOUTHERN PINE LUMBER. ALL CEILING JOISTS SPANS ARE BASED ON TABLE R802.5.1 (2) OF THE I.R.C. 2018 AND ARE DESIGNED FOR ATTICS WITH LIMITED STORAGE. (REFER TO FOUNDATION SHEET FOR SPANS)
- RE: SEC. 308 GLAZING IN HAZARDOUS LOCATIONS & TEMPERED GLASS FOR WINDOWS THAT ARE WITHIN 24" OF THE DOOR IN THE CLOSED POSITION, PROVIDING THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR. (R308 I.R.C. 2018)
- MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES SPACED NOT MORE THAN 32" ON CENTER HORIZONTALLY AND 24" ON CENTER VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQ. FEET OF WALL PER SECTION R703.8.4.1
- VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE. MICROWAVE HOODS MUST VENT TO THE OUTSIDE WHERE APPLICABLE.
- DRYER VENT MUST HAVE MAX LENGTH 25'
- ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2018.

## WIND ZONE NOTES

- VERIFY WINDOW CODE REQUIREMENTS AT EACH BUILDING LOCATION, AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS.
- ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND CLADDING DESIGN PRESSURES.
- CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE GOVERNING EDITION OF IRC/IBC 1609. SEE TABLE R301.2.1.2 OF IRC 2018.

## HEADER SPANS FOR LOAD BEARING WALLS:

- SINGLE STORY:
- 2 PLY 2'x6" 4'-2" MAX
  - 2 PLY 2'x8" 5'-4" MAX
  - 2 PLY 2'x10" 7'-6" MAX
- 2 STORY:
- 2 PLY 2'x6" 3'x7" MAX
  - 2 PLY 2'x8" 4'x6" MAX
  - 2 PLY 2'x10" 6'x2" MAX
- 2 PLY 2X6 HEADERS FOR ALL NON-LOAD BEARING WALLS
- OSB BETWEEN ALL HEADER PILES
- NO BOXED HEADERS

REFER TO IRC R502.5 (1) AND (2) FOR ADDITIONAL HEADER AND GIRDER SPANS

## NOTE:

ROOF OVERHANG ON NEW CONSTRUCTION TYPICAL 12" FROM FACE OF STUD UNLESS OTHERWISE NOTED.

GENERAL CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION BUILDING SYSTEMS PER IRC CODE (SECTION R806). SYSTEMS TO BE USED TO MEET ROOF VENTILATION REQUIREMENTS ARE AS FOLLOWS: CONTINUOUS RIDGE VENTS, POWER VENTS, BOX VENTS, AND GABLE/DORMER VENTS WHEN APPROVED BY OWNER.

SOFFIT VENTS TO BE USED ONLY IN ACCORDANCE W/ IRC CODE (SECTION R302 AND TABLE R302.1) TO ACCOMMODATE APPROPRIATE FIRE SEPARATION DISTANCES.

## GENERAL MATERIALS:

- EXTERIOR WALLS:
  - REINFORCED CEMENTITIOUS SIDING
  - "TYVEK" BUILDING WRAP
  - 1/2" O.S.B. SHEATHING
  - R-13 BATT INSULATION
- INTERIOR WALLS:
  - 2X4 STUDS @ 1'-4" O.C.
  - 1/2" GYPSUM BOARD ON BOTH SIDES
- CEILING:
  - 2X JOISTS @ 1'-4" O.C.
  - R38 INSULATION
  - 1/2" GYPSUM BOARD
- ROOF SYSTEM:
  - 30 YEAR FIBERGLASS SHINGLES
  - 1/2" O.S.B. OR CDX PLYWOOD
  - STANDING SEAM METAL ROOF
  - #15 FELT
  - 2X6 RAFTERS @ 2'0" O.C. (CONFIRM W/ LOCAL CODE)

NOTE: ALL ROOFING PRODUCTS, MATERIALS AND INSTALLATION, SHALL COMPLY WITH THE REQUIREMENTS UNLESS CHANGED BY GENERAL CONTRACTOR AT OWN DISCRETION.

## PROTECTION AGAINST TERMITES:

- SUBTERRANEAN TERMITE CONTROL. IN AREAS FAVORABLE TO TERMITE DAMAGE METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE-TREATED WOOD, NATURALLY TERMITE RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE METHODS.
- CHEMICAL SOIL TREATMENT. THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE LABEL.
- PRESSURE-TREATED AND NATURALLY RESISTANT WOOD. HEARTWOOD OF REDWOOD AND EASTERN RED CEDAR SHALL BE CONSIDERED TERMITE RESISTANT. PRESSURE-TREATED WOOD AND NATURALLY TERMITE RESISTANT WOOD SHALL NOT BE USED AS A PHYSICAL BARRIER UNLESS A BARRIER CAN BE INSPECTED FOR ANY TERMITE SHELTER TUBES AROUND THE INSIDE AND OUTSIDE EDGES AND JOINTS OF A BARRIER.
- FIELD TREATMENT. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO AWWA M4 AS PER IRC 2018, R318.1.2

## WINDOW EGRESS NOTES

- R311.1 - MEANS OF EGRESS DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
- R310.2.1 - MINIMUM OPENING AREA. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM). EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET (0.465 M2).
- R310.2.3 - WINDOW SILL HEIGHT. WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.
- R310.2.3 - WINDOW WELLS. THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET (0.9 M2), WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.2.3.1 - SHALL BE PERMITTED TO ENCRoACH NOT MORE THAN 6 INCHES (152 MM) INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.
- R310.2.3.1 - LADDER AND STEPS. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R311.7 AND R311.8. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM), SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
- R312.2 - WINDOW FALL PROTECTION. WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2.
- R312.2.1 - WINDOW SILLS. IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
  - OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
  - OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
  - OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.
- R312.2.2 - WINDOW OPENING CONTROL DEVICES. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1

## CODE DISCLAIMER:

- THESE PLANS WERE DESIGNED TO MEET IRC 2018 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE SOUTH LOUISIANA AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
- BEAMS AND FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHIC LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
- ALL CEILING & FLOOR JOISTS (IF CONVENTIONAL FRAMING) SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOIST SIZES LABELED (IF PRESENT) WERE SIZED USING THE 2018 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE (IRC) INTERNATIONAL RESIDENTIAL CODE.
- ALL FOUNDATION AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
- CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY THE LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.

Project

RESIDENCE OF  
**CHRISTOPHER  
BEASLEY**

**MADDEN**  
HOME DESIGN

8375 Rushing Road  
Denham Springs, Louisiana  
70726  
Phone: (225) 791-2912

**A** | **B**  
**D**

Project No.: **Cherry Grove**

DATE: **NOVEMBER 2, 2022**

DRAWN BY: **Steven Madden**

DESIGNED BY: **Steven Madden**

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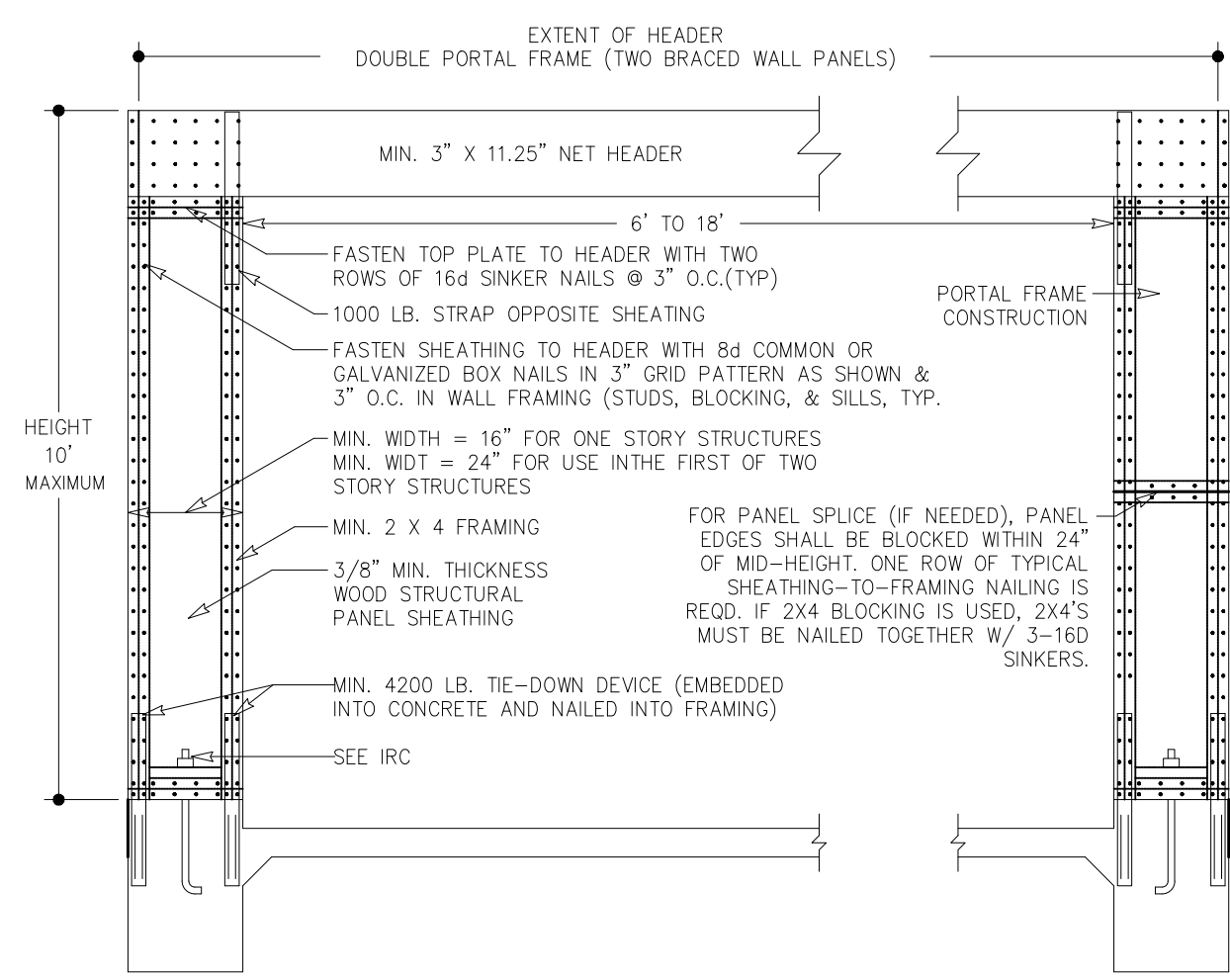
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DOOR SCHEDULE			
MARK	SIZE	DESCRIPTION	QTY.
1	DBL 2'6" X 8'0"	EXTERIOR 6 LITE 3/4 FRENCH SOLID WOOD DOORS	1 PAIR
2	3'0" X 8'0"	EXTERIOR 4 LITE FULL FRENCH WOOD DOOR	1
3	3'0" X 8'0"	EXTERIOR 6 PANEL METAL DOOR	1
4	2'8" X 8'0"	EXTERIOR 6 PANEL METAL DOOR	2
5	18'0" X 8'0"	EXTERIOR OVERHEAD METAL GARAGE DOOR W/ OPENER	1
6	2'0" X 6'0"	TEMPERED FRAMELESS GLASS SHOWER DOOR	1
7	3'0" X 8'0"	CASED OPENING	1
8	3'6" X 8'0"	CASED OPENING	1
9	2'0" X 8'0"	INTERIOR HORIZONTAL 6 PANE H.C. MASONITE POCKET DOOR	1
10	2'0" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	2
11	2'4" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	2
12	2'8" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	5
13	3'0" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	1
14	2'8" X 8'0"	INTERIOR BARN DOOR— OWNER SELECT	1
15	2'8" X 8'0"	INTERIOR BARN DOORS— OWNER SELECT	1 PAIR
16	DBL 2'0" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOORS	3 PAIR
17	1'6" X 8'0"	INTERIOR HORIZONTAL PANEL H.C. MASONITE DOOR	1

WINDOW SCHEDULE			
MARK	OPENING SIZE	DESCRIPTION	QTY.
A	3'0" X 6'0"	2/2 LITE VINYL SINGLE HUNG WINDOW INSULATED	10
B	2'6" X 4'0"	4 LITE VINYL FIXED WINDOW INSULATED	4
C	2'0" X 4'0"	4 LITE VINYL FIXED WINDOW INSULATED	1
D	4'0" X 4'0"	DBL 2 LITE VINYL CASEMENT WINDOW INSULATED	1
E	2'0" X 4'6"	4 LITE VINYL FIXED WINDOW INSULATED (SEE SHEET A2.0)	1
F	2'8" X 6'0"	2/2 LITE VINYL SINGLE HUNG WINDOW INSULATED	2
G	3'0" X 7'0"	2/2 LITE VINYL SINGLE HUNG WINDOW INSULATED	3

**IMPORTANT NOTE:**  
ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". MAXIMUM SILL HEIGHT - 44" A.F.F.

**NOTE:**  
ALL COLUMNS & POSTS TO BE ANCHORED ADEQUATELY TO PREVENT LATERAL DISPLACEMENT.

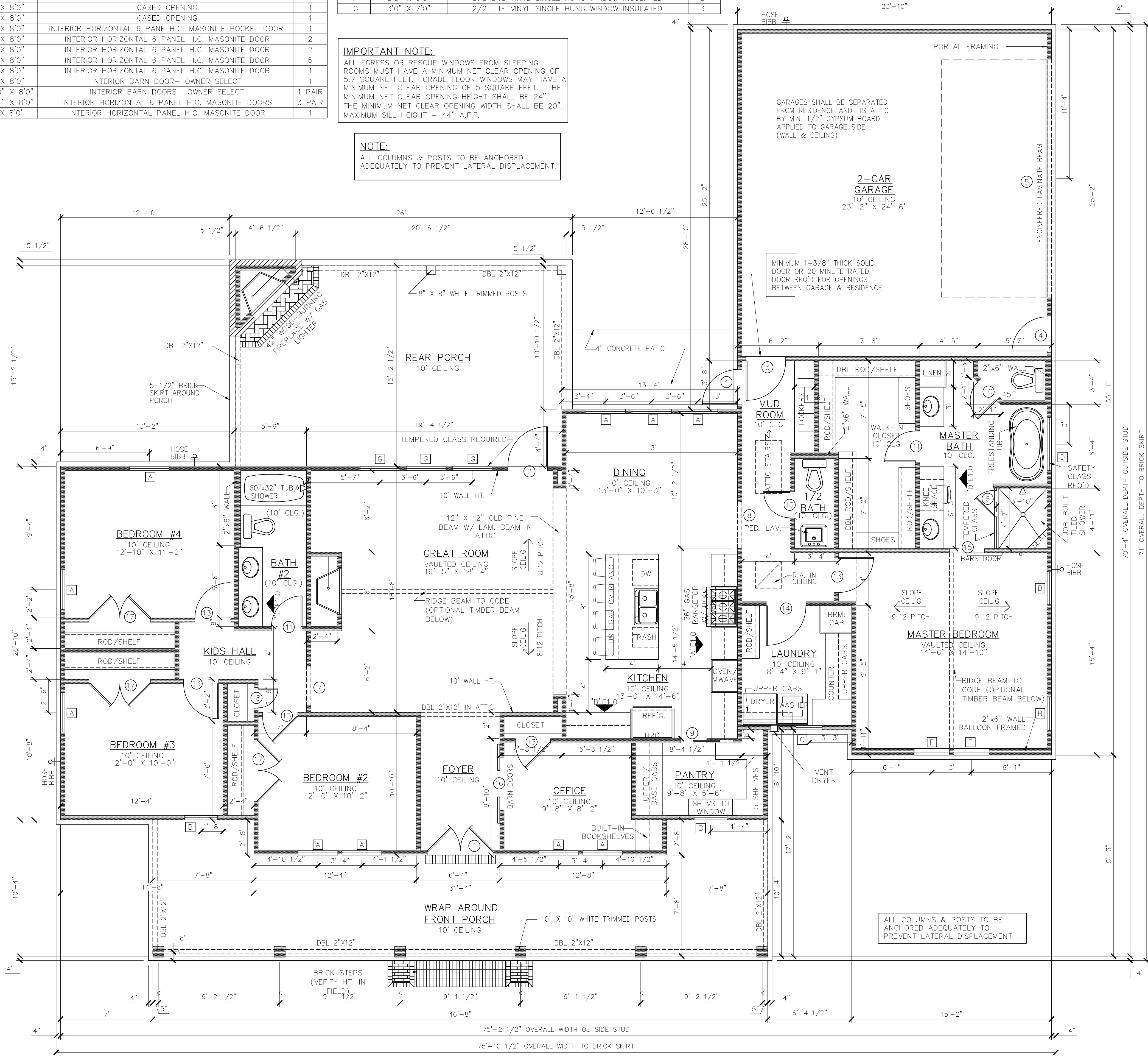


**GARAGE PORTAL DETAIL**  
NOT TO SCALE

SQUARE FOOTAGE	
LIVING	2232
FRONT PORCH	399
REAR PORCH	389
GARAGE	600
TOTAL SQ. FT.	3620

**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

CONTRACTOR TO LOCATE WATER HEATER & A/C UNITS ON SITE



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**FLOOR PLAN**

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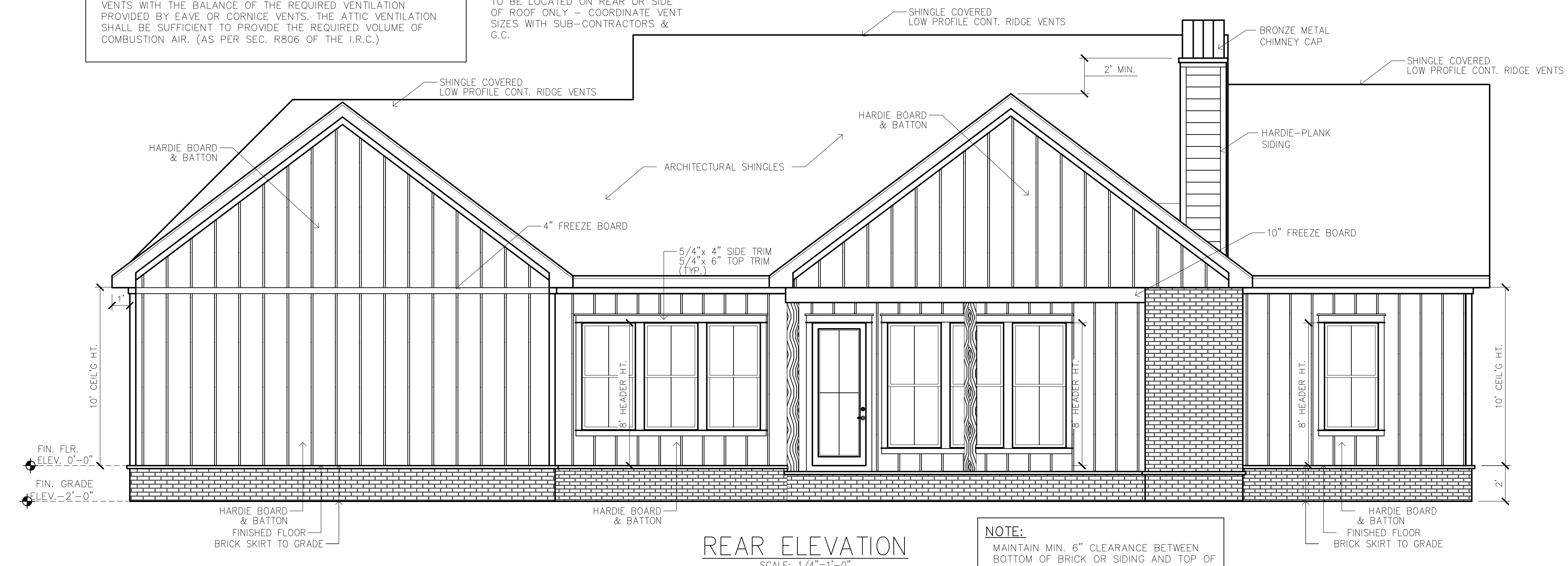
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FRONT ELEVATION  
SCALE: 1/4"=1'-0"

**ATTIC VENTILATION:**  
THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT A REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED, PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. THE ATTIC VENTILATION SHALL BE SUFFICIENT TO PROVIDE THE REQUIRED VOLUME OF COMBUSTION AIR. (AS PER SEC. R806 OF THE I.R.C.)

ALL VENTS AND ROOF PENETRATIONS TO BE LOCATED ON REAR OR SIDE OF ROOF ONLY - COORDINATE VENT SIZES WITH SUB-CONTRACTORS & G.C.



REAR ELEVATION  
SCALE: 1/4"=1'-0"

**NOTE:**  
MAINTAIN MIN. 6" CLEARANCE BETWEEN BOTTOM OF BRICK OR SIDING AND TOP OF FINAL GRADING AND SODDING - TYPICAL ALL AROUND STRUCTURE

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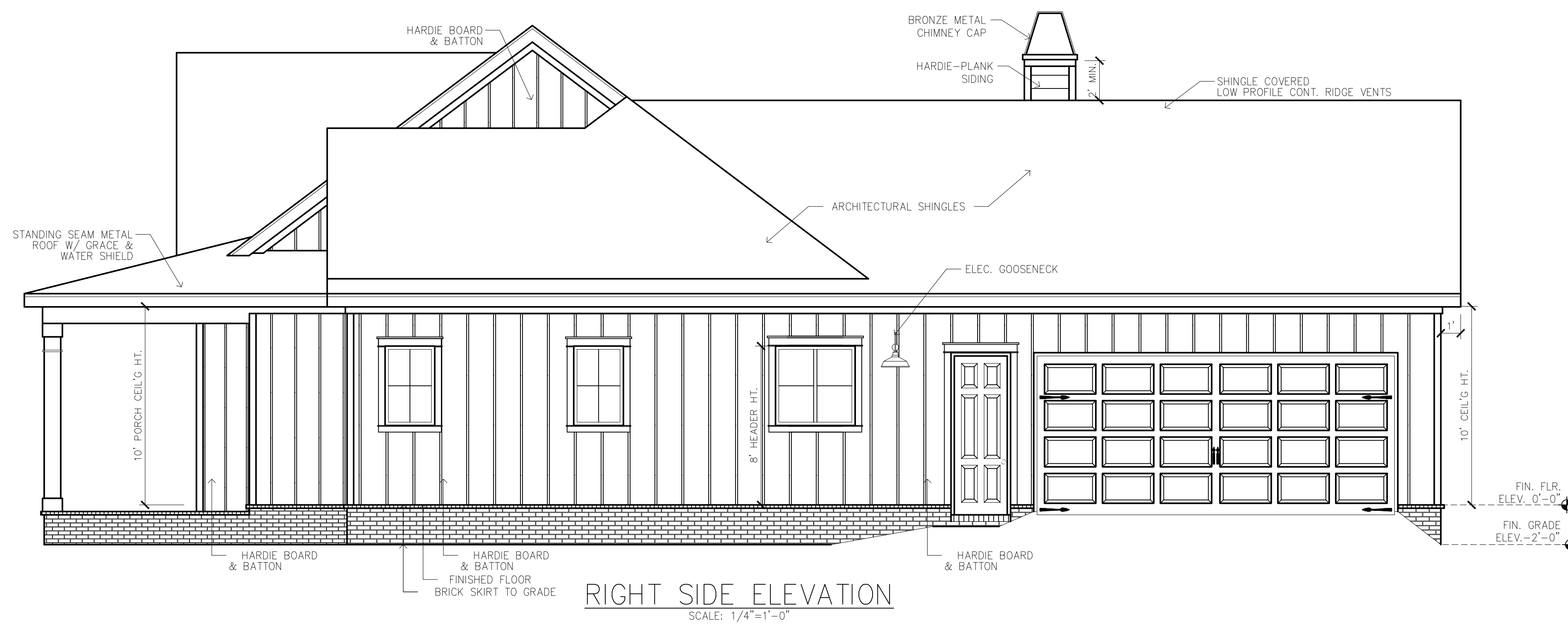
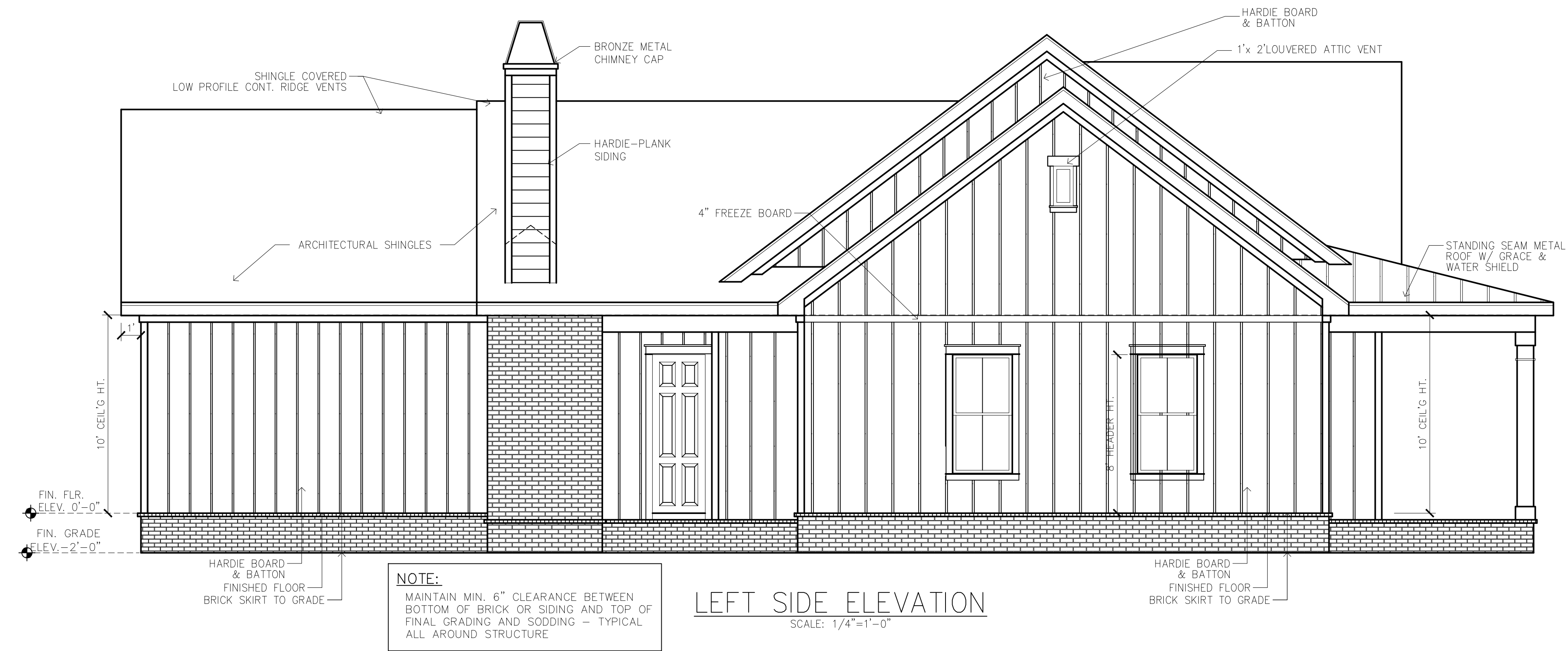
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**FRONT & REAR ELEVATIONS**

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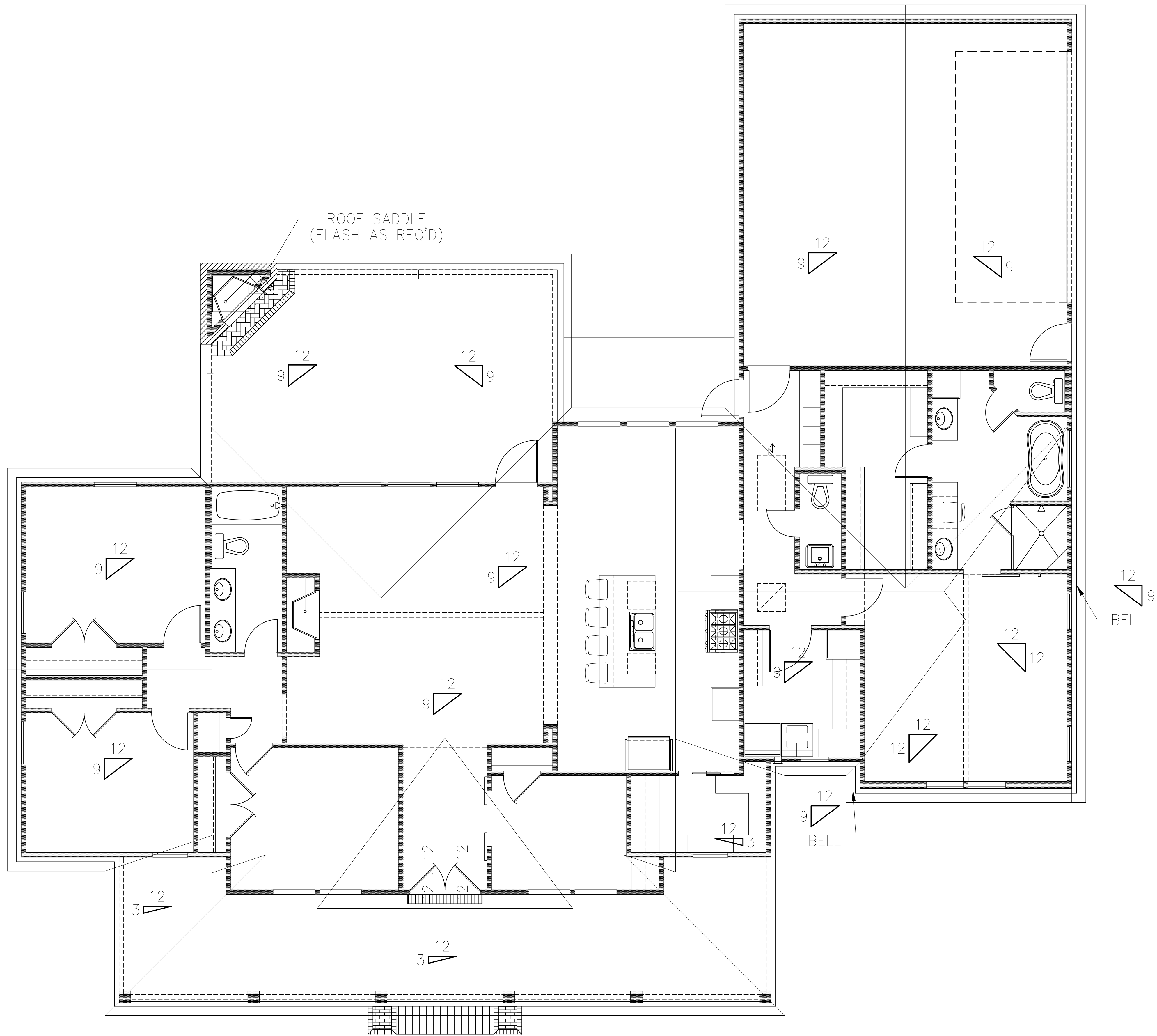
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**LEFT & RIGHT ELEVATIONS**

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

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HOME DESIGN

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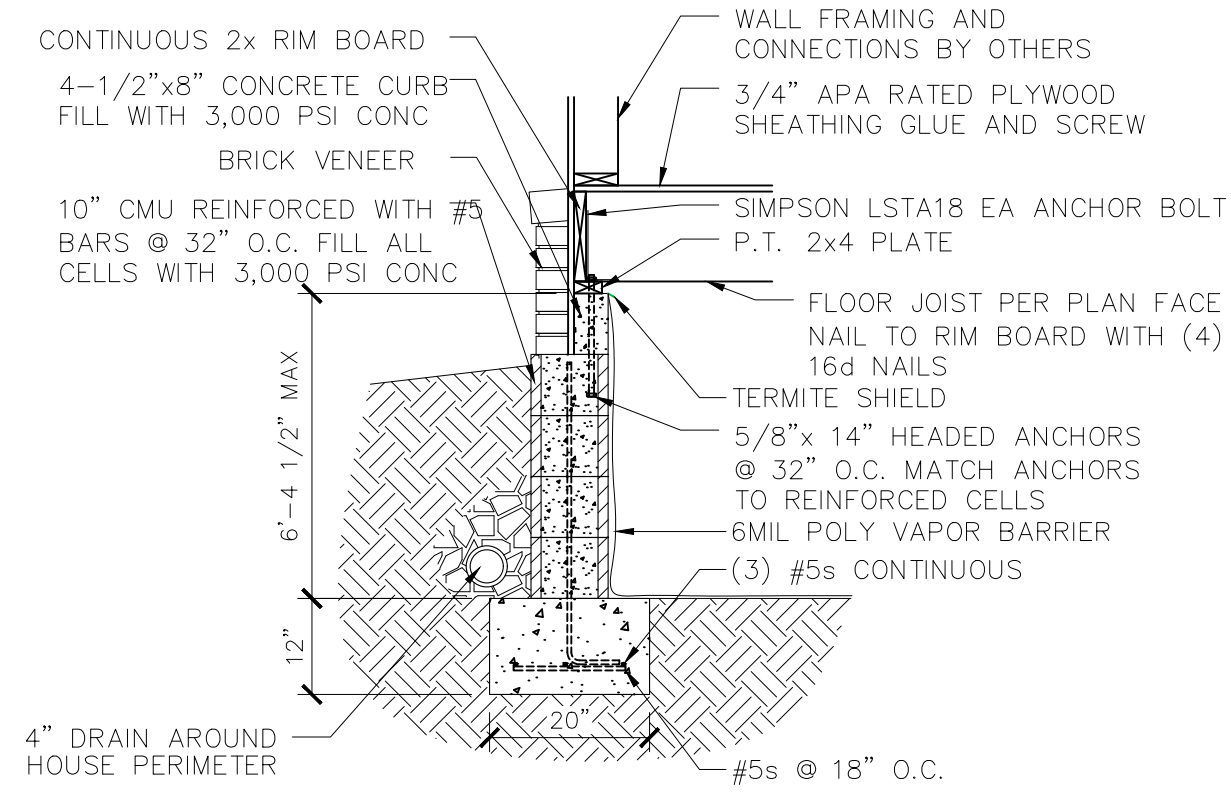
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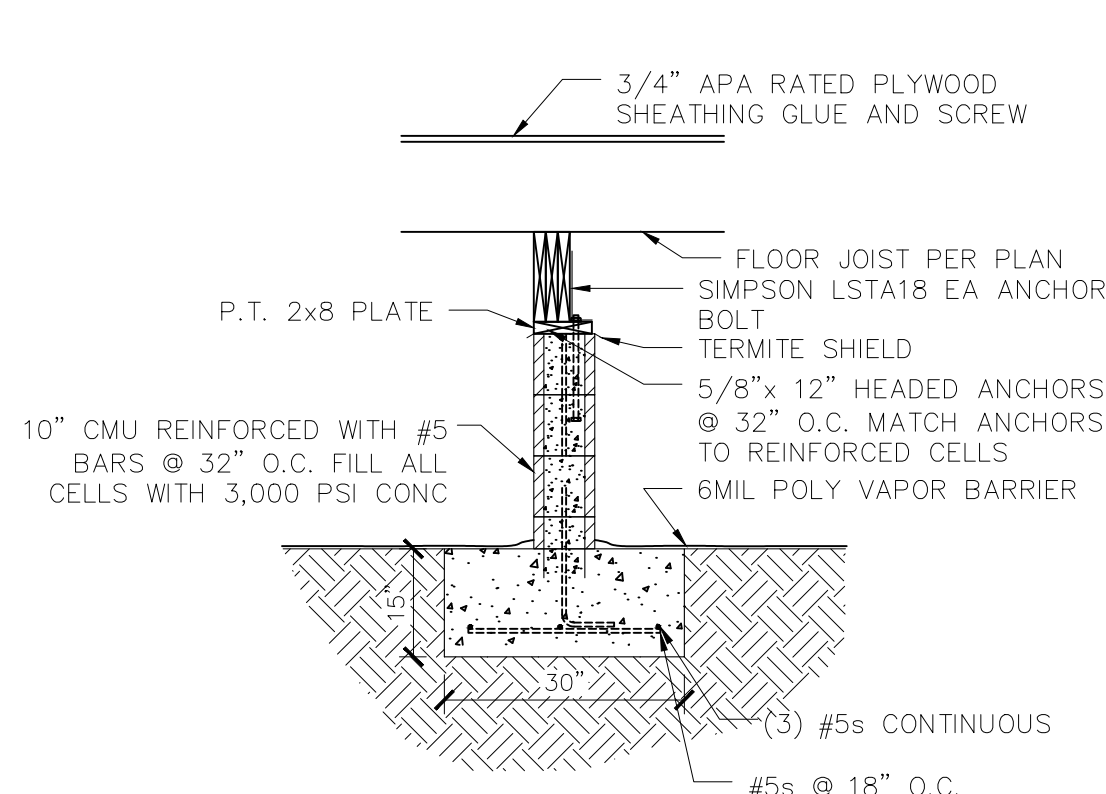
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**ROOF  
PLAN**

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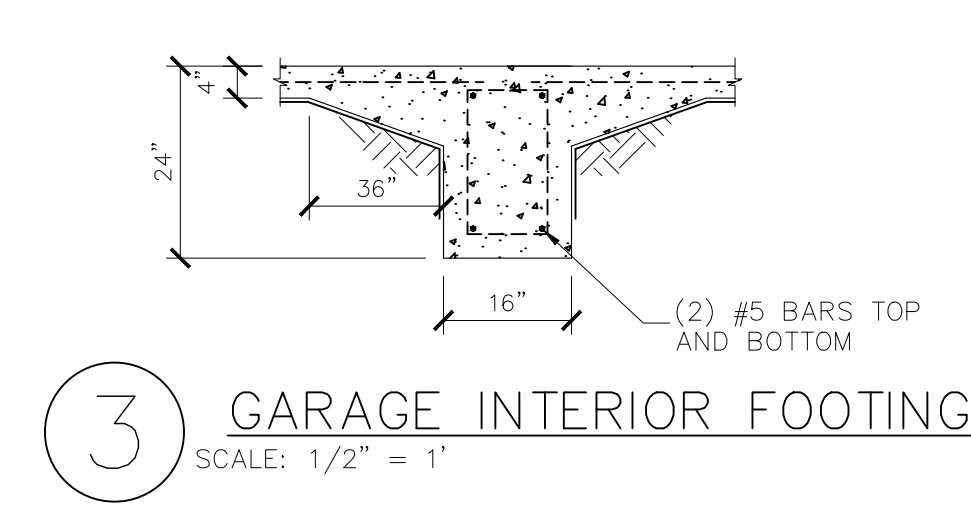
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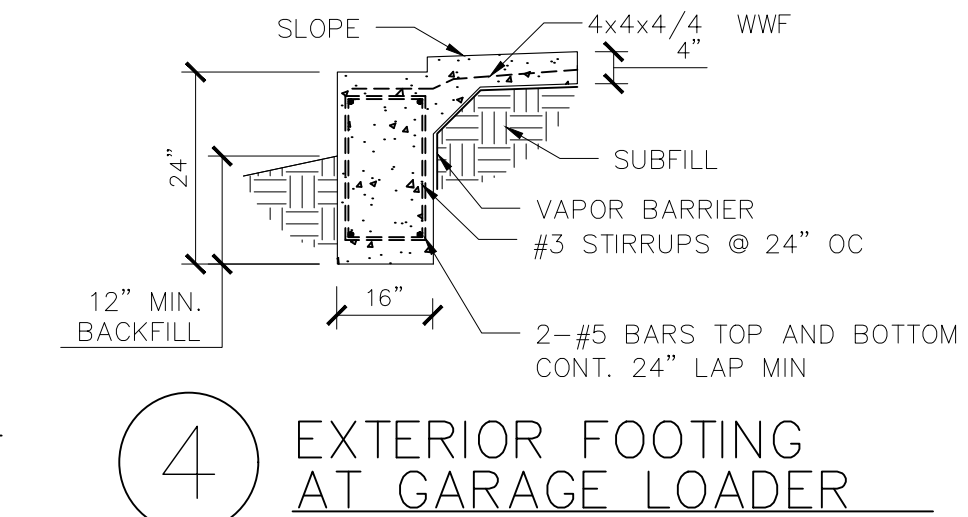
**1** TYPICAL EXTERIOR FOOTING  
SCALE: 1/2" = 1'



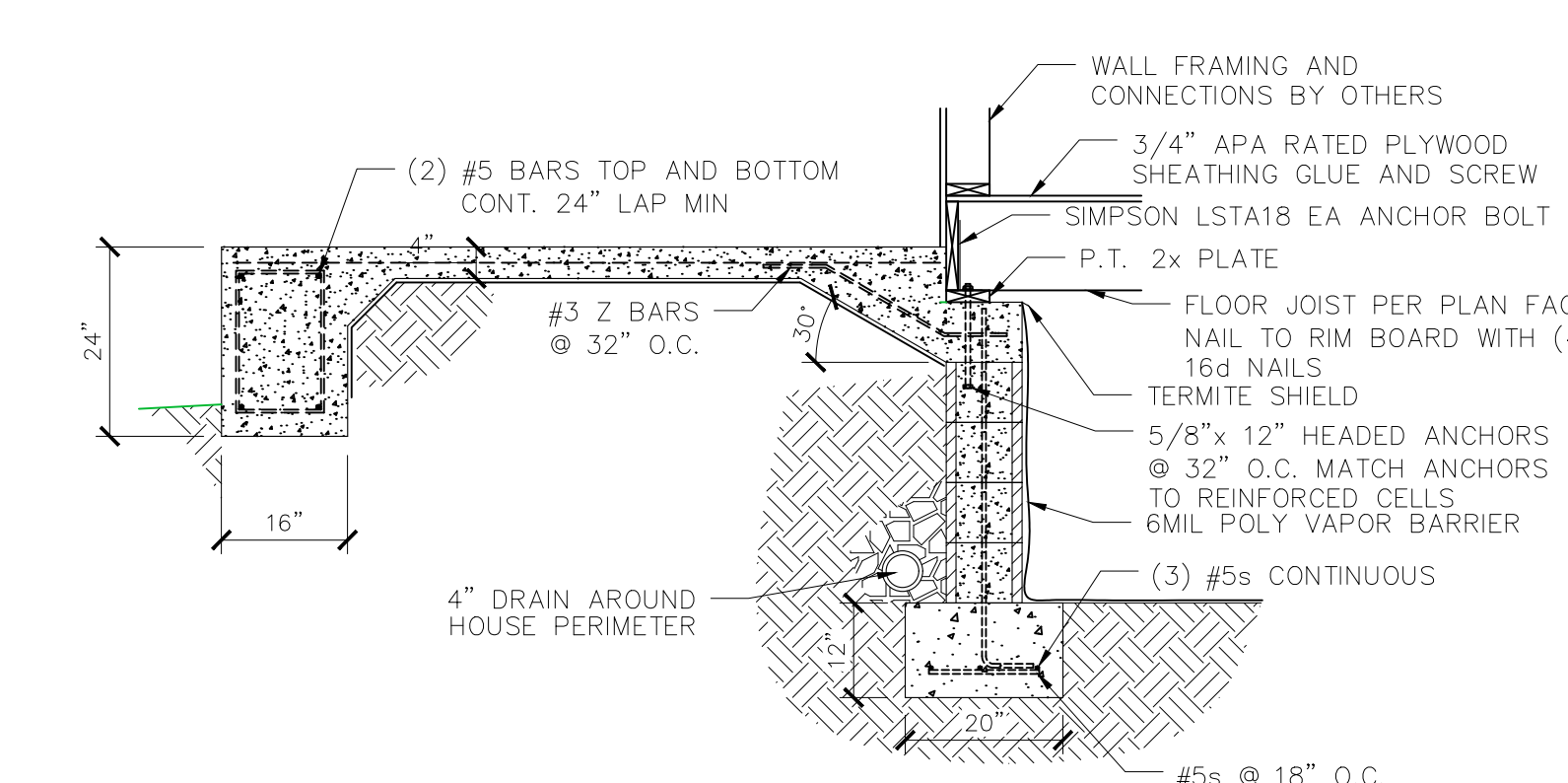
**2** TYPICAL INTERIOR FOOTING  
SCALE: 1/2" = 1'



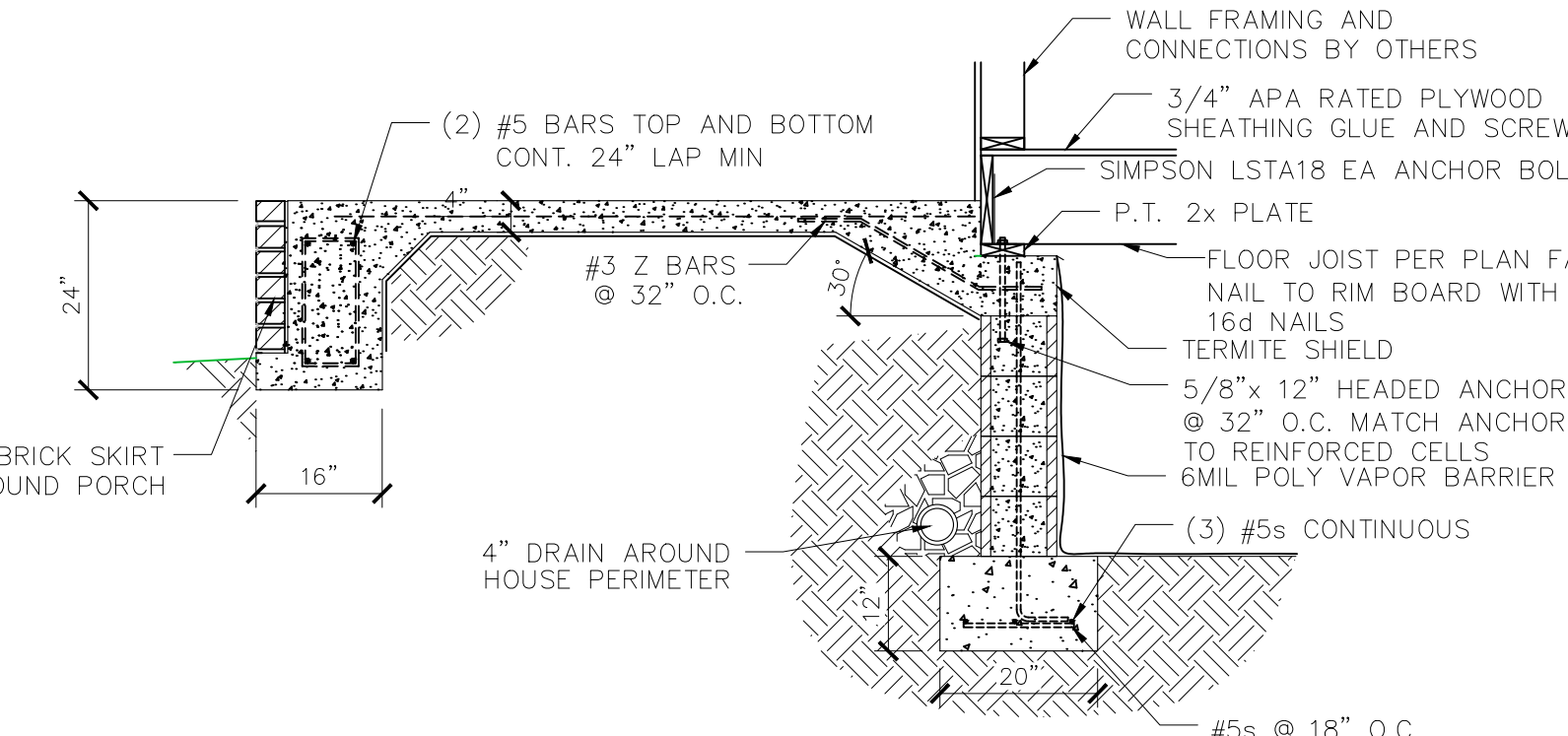
**3** GARAGE INTERIOR FOOTING  
SCALE: 1/2" = 1'



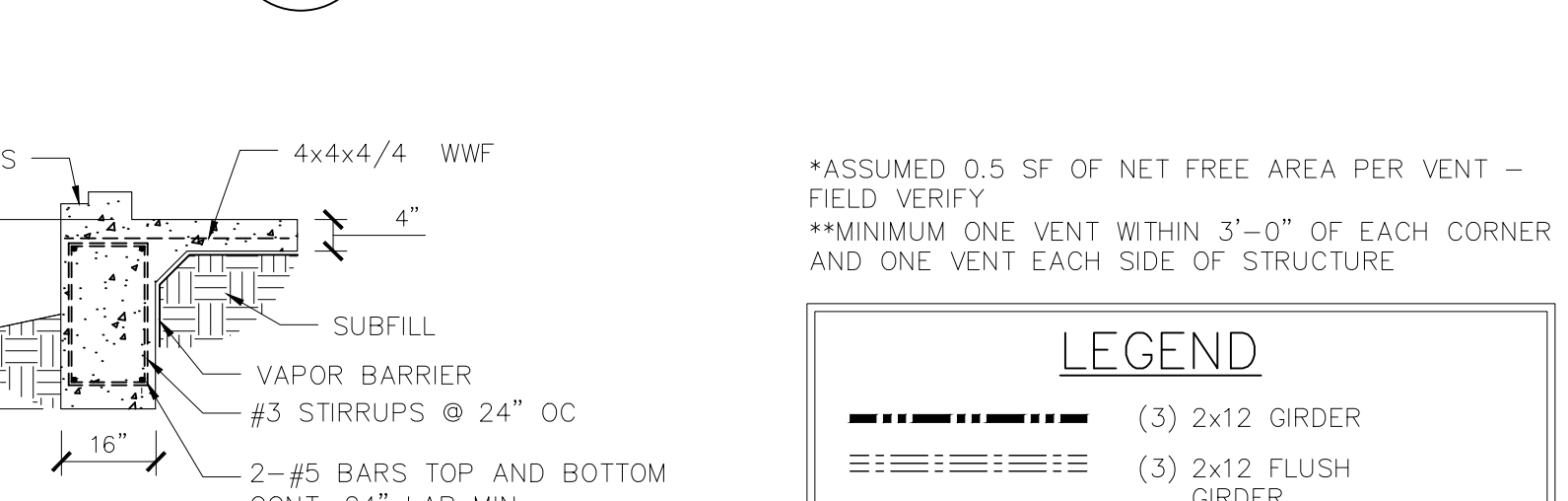
**4** EXTERIOR FOOTING AT GARAGE LOADER  
SCALE: 1/2" = 1'



**5** EXTERIOR FOOTING AT REAR PORCH  
SCALE: 1/2" = 1'

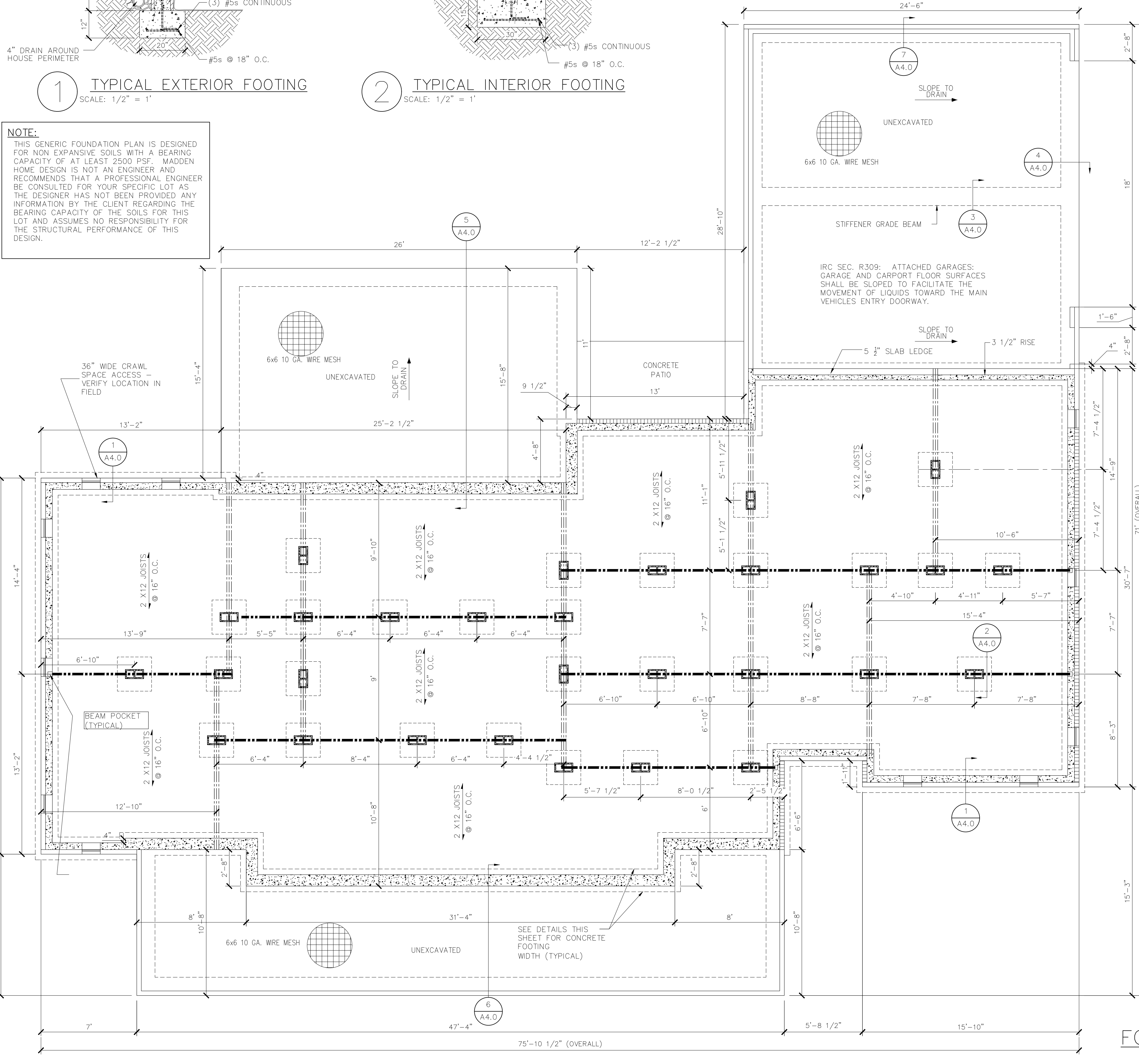


**6** EXTERIOR FOOTING AT FRONT PORCH  
SCALE: 1/2" = 1'



**7** EXTERIOR FOOTING AT GARAGE CURB  
SCALE: 1/2" = 1'

**NOTE:**  
THIS GENERIC FOUNDATION PLAN IS DESIGNED FOR NON EXPANSIVE SOILS WITH A BEARING CAPACITY OF AT LEAST 2500 PSF. MADDEN HOME DESIGN IS NOT AN ENGINEER AND RECOMMENDS THAT A PROFESSIONAL ENGINEER BE CONSULTED FOR YOUR SPECIFIC LOT AS THE DESIGNER HAS NOT BEEN PROVIDED ANY INFORMATION BY THE CLIENT REGARDING THE BEARING CAPACITY OF THE SOILS FOR THIS LOT AND ASSUMES NO RESPONSIBILITY FOR THE STRUCTURAL PERFORMANCE OF THIS DESIGN.



**CRAWL SPACE FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

**LEGEND**

- (3) 2x12 GIRDER
- (3) 2x12 FLUSH GIRDER
- 8" CMU PIER

CRAWL SPACE VENTILATION REQUIREMENTS PER IRC R408

CRAWL AREA	2281 SF
FORMULA	1/300 SF REQ'D VENT AREA
S.F. VENTS REQUIRED	7.6
# VENTS NEEDED	16

**FOUNDATION GENERAL NOTES**

- THIS GENERIC FOUNDATION PLAN IS DESIGNED FOR NON EXPANSIVE SOILS WITH A BEARING CAPACITY OF AT LEAST 2500 PSF AND AN EFFECTIVE FRICTION ANGLE OF NO LESS THAN 30'. THIS PLAN IS NOT CERTIFIED FOR A SPECIFIC LOCATION, RECOMMENDED SITE GEOTECHNICAL INVESTIGATION AND COORDINATION OF THE FOUNDATION PLAN WITH SITE CONDITIONS BY A LOCAL ENGINEERING FIRM.
- CONCRETE SHOULD HAVE MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. CONCRETE DESIGN MIX SHOULD BE IN ACCORDANCE WITH ACI-318 (LATEST VERSION).
  - ALL CONVENTIONAL REINFORCING STEEL SHALL MEET ASTM-A615 (GRADE 60). REINFORCING STEEL SHALL BE DETAILED AND ACCESSORIES PROVIDED IN ACCORDANCE WITH THE LATEST "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES".
  - REINFORCEMENT SHALL HAVE 3" COVER IN THE GRADE BEAM BOTTOMS, 3" COVER IN THE BEAM SIDES AND TOP. 1-1/2" COVER IN THE SLAB TOPS AND THE BOTTOMS, UNLESS NOTED OTHERWISE.
  - 1 LAYER OF 6 MIL POLYETHYLENE VAPOR BARRIER.
  - CONCRETE SHALL BE WELL CONSOLIDATED.
  - THE CONTRACTOR SHALL VERIFY ALL DROPS, OFF-SET, BRICK LEDGES, AND BLOCK OUTS AN ARCHITECTURAL PLANS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE STRUCTURAL DRAWINGS WITH ALL OTHER DRAWINGS.
  - ALTERATION TO OR DEVIATION FROM THE INFORMATION SHOWN ON THIS SHEET WITHOUT THE WRITTEN ADVANCED APPROVAL FROM THE ENGINEER WILL VOID DESIGNERS RESPONSIBILITY.
  - THIS PLAN IS FOR GRADE BEAM LOCATION AND REBAR LAYOUT ONLY.
  - ALL SUBGRADE FILL SHALL BE SELECT GRANULAR MATERIAL COMPACTED TO 95% MODIFIED PROCTOR DENSITY IN A MAXIMUM OF 6" LIFTS.
  - A MINIMUM OF 4" OF CONCRETE SHALL BE MAINTAINED THROUGHOUT THE ENTIRE SLAB.
  - ALL RUNOFF WATER SHALL BE CARRIED AWAY FROM THE SLAB TO PREVENT SATURATION OF THE SUBBASE.
  - ALL TREES WITHIN CLOSE PROXIMITY SHALL BE MOVED TO PREVENT THE ROOTS FROM EXTENDING UNDER THE SLAB.
  - REMOVE A MINIMUM OF 6" OF EXISTING SOIL PRIOR TO PLACING ANY FILL.
  - A MAXIMUM OF 2.0 FEET TO FILL MAY BE PLACED ON THE SITE.
  - FOLLOW REQUIREMENTS OF LOCAL JURISDICTIONS FOR REQUIRED DEPTH TO FROST LINE. CONTACT ENGINEER SHOULD REQUIREMENTS EXCEED THE LIMITS OF THIS DESIGN.

MADDEN HOME DESIGN, LLC NOT BEING AN ARCHITECTURAL OR ENGINEERING FIRM. ALL DIMENSIONS ARE CORRECT AND INSURE EVERY EFFORT HAS BEEN MADE TO INSURE ALL DIMENSIONS ARE CORRECT AND INSURE ENVIRONMENTAL REGULATIONS HAVE BEEN MET. IF AN ERROR OR OMISSION DOES OCCUR, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OMISSION AT HIS OWN EXPENSE AND NOT THE ENGINEERING SERVICE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF DIMENSIONS IN THE FIELD AND SHALL BUILD HOME IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2018.

RESIDENCE OF  
**CHRISTOPHER BEASLEY**

Project

**MADDEN HOME DESIGN**

8375 Rushing Road  
Denham Springs, Louisiana  
70726  
Phone: (225) 791-2912

**A | B D**

Project No.: **Cherry Grove**  
DATE: **NOVEMBER 2, 2022**  
DRAWN BY: **Steven Madden**  
DESIGNED BY: **Steven Madden**

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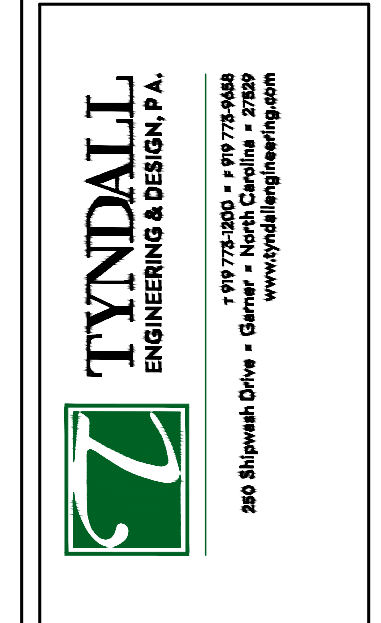
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Sheet Title  
**FOUNDATION PLAN**

Sheet:  
□ Preliminary Dwg.  
□ Bidding Doc.  
□ Construction Doc.  
**A4.0**



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 Any deviations or discrepancies on plans are to be brought to the immediate attention of Tynndall Engineering & Design, P.A. Failure to do so will void Tynndall Engineering & Design, P.A. liability.  
 \*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.



**TYNDALL**  
 ENGINEERING & DESIGN, P.A.  
 100 Blinnwood Drive • Garner • North Carolina • 27529  
 919 774-5100 • 919 774-5444  
 www.tynndallengineering.com

Client: **CHRIS BEASLEY**  
 602 WARREN RD.  
 ERWIN, NC 28359

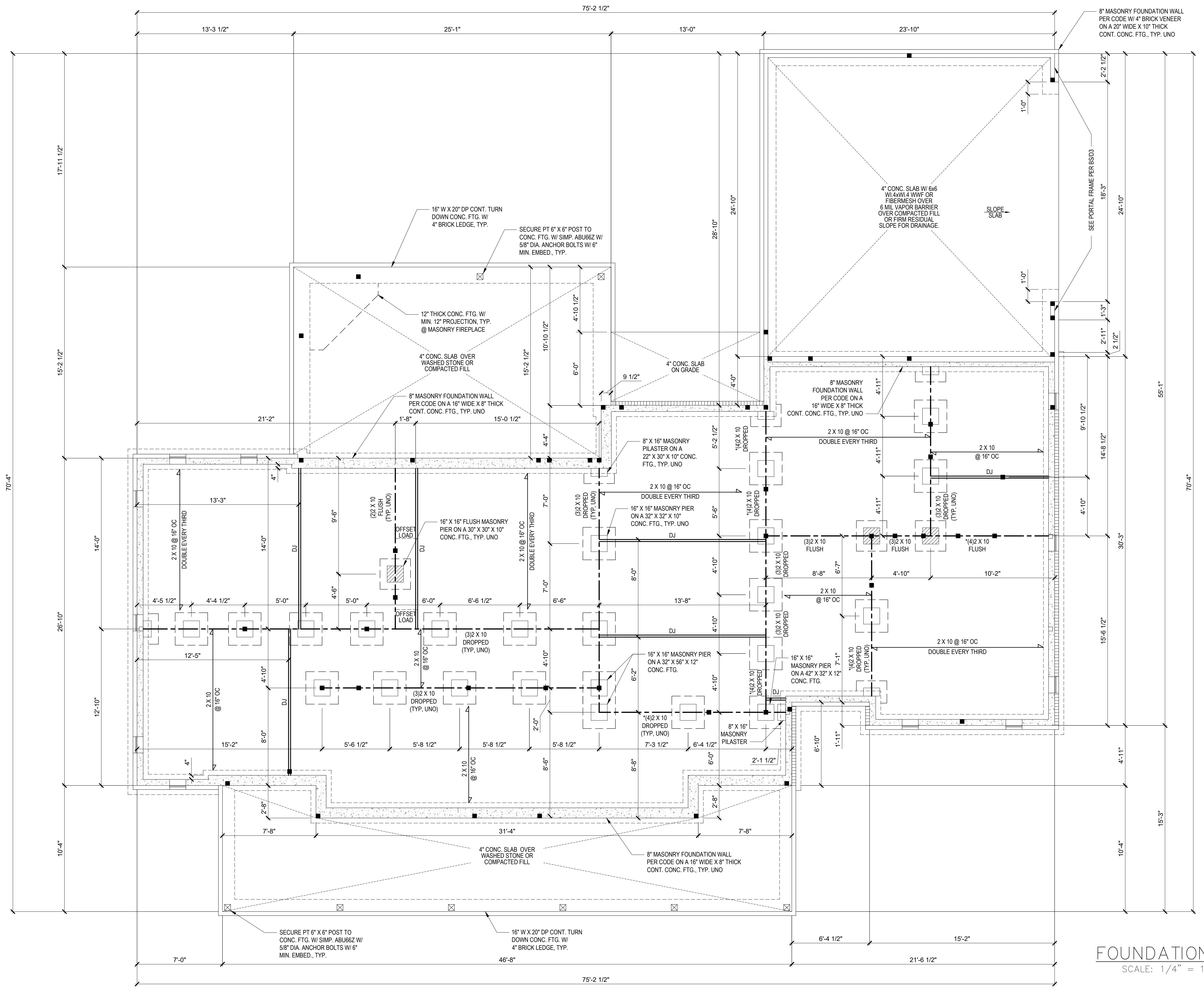
Project: **CHRIS BEASLEY RESIDENCE**

# FOUNDATION PLAN

Project #: DRB2201-0365  
 Date: 01/06/2023  
 Engineered by: JA  
 DWG. Checked by: AWL  
 Scale: SEE PLAN

REVISIONS		
No.	Date	Remarks

Sheet Number  
**S1**  
 1 of 6



**FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"

FILENAME: Z:\PROJ\08\_2023\082201-0365\_CHRS\_BEASLEY\082201-0365\_LFNW\_SWDG\_B6\_AW\_LAST PLOT DATE: 6/2023 3:28 PM



DESIGN LOADS

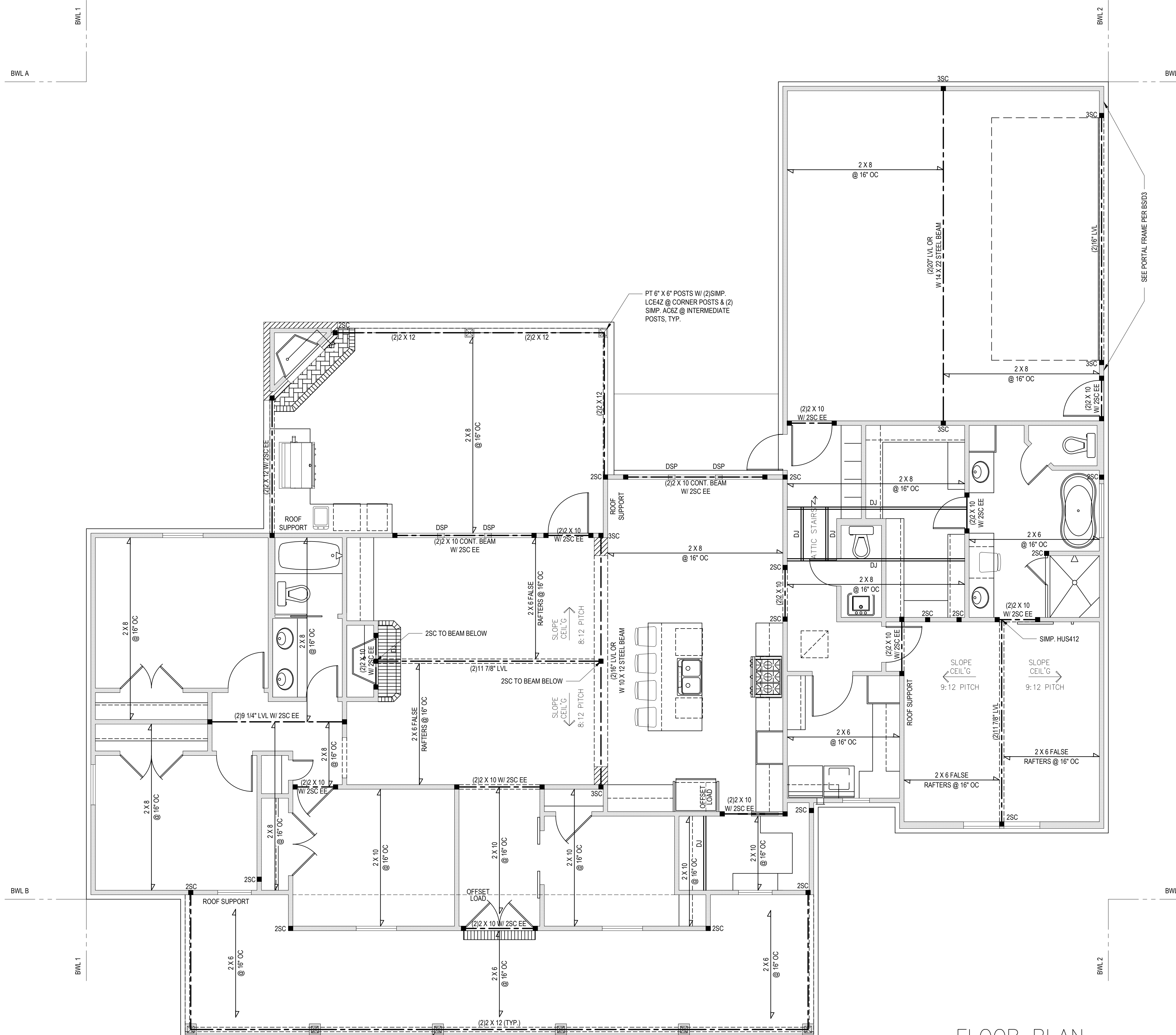
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			LL	TL
FLOOR (primary)	40	10	L/360	L/240
FLOOR (secondary)	40	10	L/360	L/240
ATTIC (w/ storage)	20	10	L/240	L/180
ATTIC (no access)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180
WIND LOAD	BASED ON 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  $F_b = 2600$  PSI,  $E = 1.9M$  PSI (I.E. LEVEL MICROLAM)
- ALL LSL LUMBER IS TO BE 1.55E ( $F_b = 2325$  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 6'-8", 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" Ø ANCHOR BOLTS SPACED AT MAXIMUM OF 6'-0" O.C. AND NOT MORE THAN 12" FROM THE CORNER. THERE SHALL BE A MINIMUM OF (2) BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE SPACED AT 3'-0" O.C. FOR BASEMENTS. ANCHOR BOLT SHALL EXTEND 7" INTO CONCRETE OR MASONRY
- 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 602.10.3 OF THE 2018 NCR.
- 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

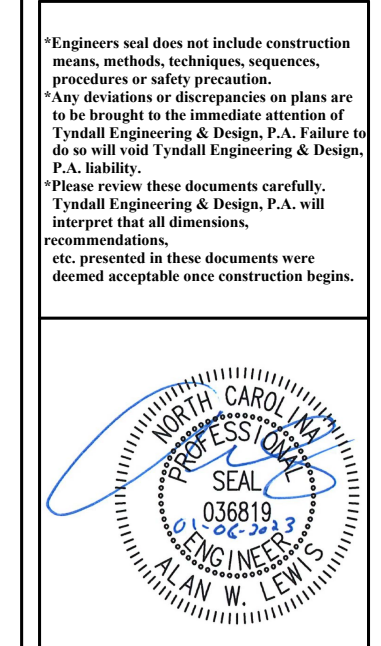
- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
- WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2018 NCR.
- BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3. REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.
- 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)
  - 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
  - 3/8" 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



FLOOR PLAN  
SCALE: 1/4" = 1'-0"

BRACING PANEL LENGTHS REQUIRED:  
 BWL A = 10.3 FT  
 BWL B = 10.3 FT  
 BWL 1 = 12.6 FT  
 BWL 2 = 12.6 FT

BRACING PANEL LENGTHS PROVIDED:  
 BWL A = 34.12 FT CS-WSP  
 BWL B = 51.54 FT CS-WSP  
 BWL 1 = 36.50 FT CS-WSP  
 BWL 2 = 50.58 FT CS-WSP



**TYNDALL**  
ENGINEERING & DESIGN, P.A.  
 100 Blytheville Drive • Garner, North Carolina • 27529  
 919.775.2100 • 919.775.4444  
 www.tyndallengineering.com

Client: **CHRIS BEASLEY**  
602 WARREN RD.  
ERWIN, NC 28359

Project: **CHRIS BEASLEY RESIDENCE**

1ST FLOOR HEADER

Project #:	DRB2201-0365
Date:	01/06/2023
Engineered By:	JA
DWG. Checked By:	AWL
Scale:	SEE PLAN

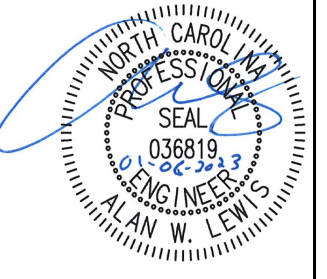
No.	Date	Remarks

Sheet Number  
**S2**  
2 of 6

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100 Blythebark Drive • Garner • North Carolina • 27529  
www.tyndalldesign.com  
919.775.5010 • 919.775.4444

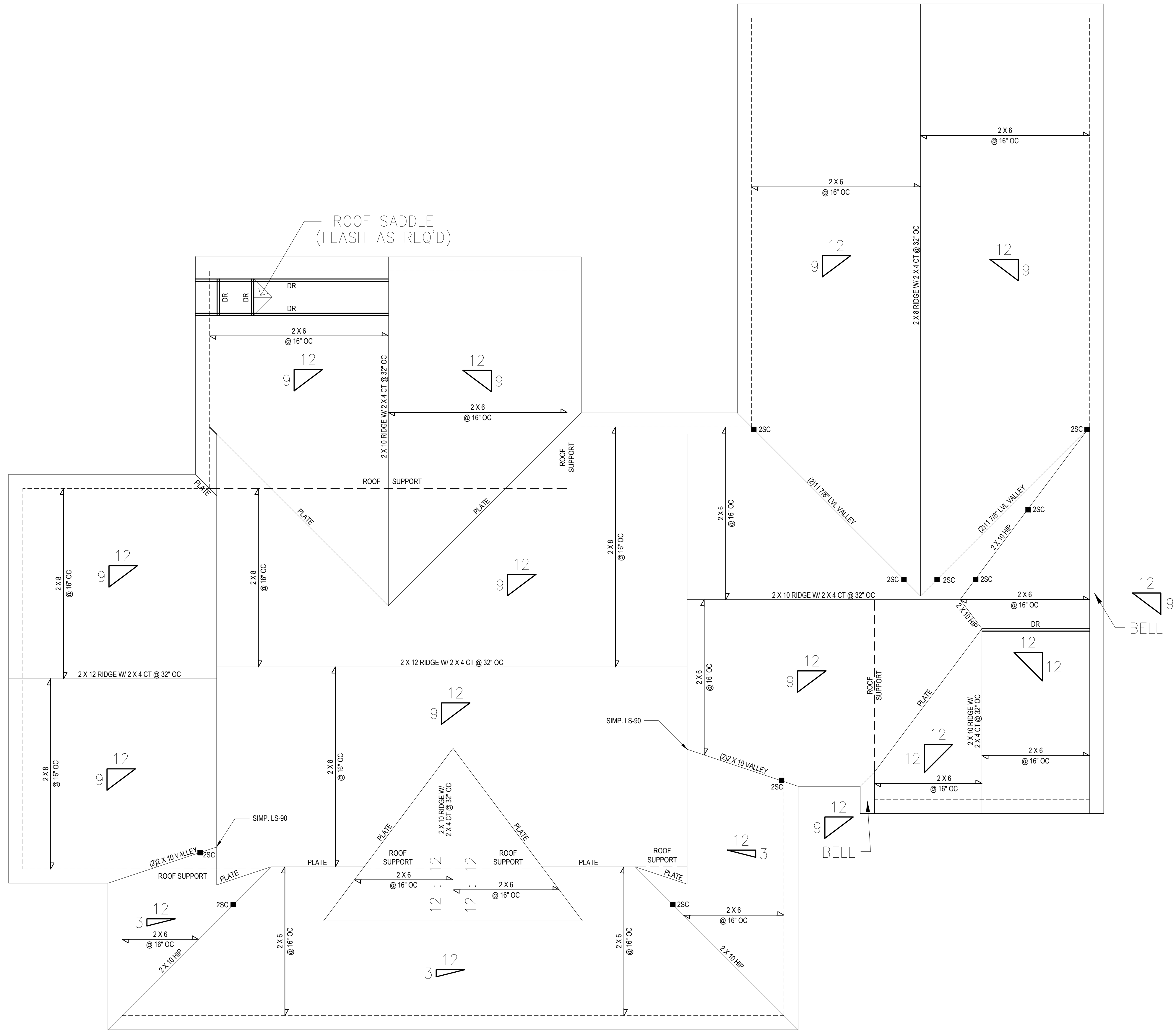
Client: CHRIS BEASLEY  
602 WARREN RD.  
ERWIN, NC 28359  
Project: CHRIS BEASLEY  
RESIDENCE

# ROOF PLAN

Project #: DRB2201-0365  
Date: 01/06/2023  
Engineered by: JA  
DWG. Checked By: AWL  
Scale: SEE PLAN

REVISIONS		
No.	Date	Remarks

Sheet Number  
**S3**  
3 of 6



**ROOF PLAN**  
SCALE: 1/4" = 1'-0"

FILENAME: Z:\WPB\WPB\_2023\WPB2201-0365\_CHRS\_BEASLEY\DWG\_FILES\WPB2201-0365\_LFNW\_SMGD\_B6\_AW\_LAST\_PLOT\_DATE/6/2023\_328.PN



**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.
- 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	20	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			
- MINIMUM ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF
- CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF FIVE INCHES UNLESS NOTED OTHERWISE (U.N.C.)
- MAXIMUM DEPTH OF UNBALANCED FILL AGAINST FOUNDATION WALLS TO BE LESS THAN 4'-0" WITHOUT USING SUFFICIENT WALL BRACING. REFER TO SECTION R602.3 FOR BRACING LIMITATIONS BASED ON WALL HEIGHT, WALL THICKNESS, SOIL TYPE, AND UNBALANCED BACKFILL HEIGHT.
- ALL FRAMING LUMBER SHALL BE SYP #2 (F<sub>b</sub> = 800 PSI, BASED ON D/10) UNLESS OTHERWISE NOTED. ALL FRAMING LUMBER EXPOSED TO THE ELEMENTS SHALL BE TREATED MATERIAL. ALL LVL LUMBER TO BE 1.75" WIDE NOMINAL EACH SINGLE MEMBER AND F<sub>b</sub> = 2000 PSI, E = 1.9M PSI (U.N.O.) ALL LVL LUMBER TO BE 3.5" WIDE NOMINAL EACH SINGLE MEMBER AND F<sub>b</sub> = 2325 PSI, E = 1.8M PSI (U.N.O.) ALL PSL LUMBER TO BE 3.5" WIDE NOMINAL EACH SINGLE MEMBER AND F<sub>b</sub> = 2400 PSI, E = 1.8M PSI (U.N.O.)
- 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.
- 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.
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3/12" 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.
- 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.
- FOUNDATION DRAINAGE-DAMP PROOFING OR WATERPROOFING PER SECTION 405 AND 406 OF NC BUILDING CODE.
- 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 WALLS BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:  
39.0 LBS/SQFT FOR ROOF PITCHES 0/12 TO 1/12  
36.0 LBS/SQFT FOR ROOF PITCHES 1/12 TO 2/12  
18.0 LBS/SQFT FOR ROOF PITCHES 6/12 TO 12/12  
\*MEAN ROOF HEIGHT 3/2" OR LESS
- FOR ROOF SLOPES FROM 2/12 THROUGH 4/12, BUILDER TO INSTALL 2 LAYERS OF 15# FELT PAPER.
- REFER TO SECTION R602.3 FOR FRAMING OF ALL WALLS OVER 10'-0" IN HEIGHT.
- PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.3 OF THE 2018 NRC.
- UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.
- REFER TO TABLE N1102.1 FOR PRESCRIPTIVE BUILDING ENVELOPE THERMAL COMPONENT CRITERIA
- PSL COLUMNS DESIGNED WITH MAXIMUM HEIGHT OF 9'-0" (U.N.O.)
- PROVIDE A MINIMUM OF 50# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.)
- MAXIMUM MASONRY PER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.
- 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.

**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 = POINT LOAD
CONC = CONCRETE	PT = PRESSURE TREATED
CONT = CONTINUOUS	REIN = 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
EACH = EACH END	SPEC = SPECIFIED
FJ = FLOOR JOIST	THK = THICK
FND = FOUNDATION	TJ = TRIPLE JOIST
FTG = FOOTING	TRTD = TREATED
GALV = GALVANIZED	TYP = TYPICAL
HORIZ = HORIZONTAL	UNO = UNLESS NOTED OTHERWISE
HT = HEIGHT	W = WIDE FLANGE BEAM
MANUF = MANUFACTURER	WVF = WELDED WIRE FABRIC
	XJ = EXTRA JOIST

**1) MAXIMUM HEIGHT OF DECK SUPPORT POSTS AS FOLLOWS:**

POST SIZE	MAX. POST HEIGHT**
4 x 4	8'-0"
6 x 6	20'-0"
***	OVER 20'-0"

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

2) DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY BY ONE OF THESE METHODS:

A. THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" AND THE DECK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH SECTION (4) ABOVE. LATERAL BRACING IS NOT REQUIRED.

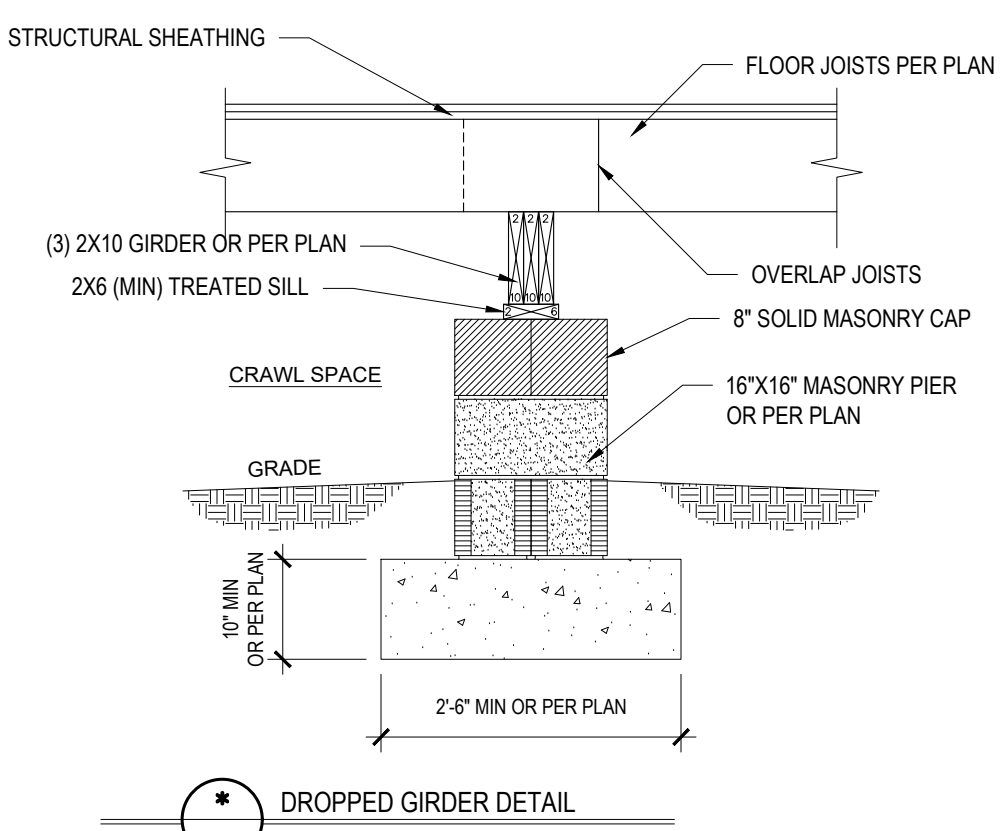
B. 4 x 4 WOOD KNEE BRACES MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE KNEE BRACES SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 OF THE POST LENGTH FROM THE TOP OF THE POST, AND THE BRACES SHALL BE ANGLED BETWEEN 45° AND 60° FROM THE HORIZONTAL. KNEE BRACES SHALL BE BOLTED TO THE POST AND GIRDER WITH ONE 5/8" Ø NOT DIPPED GALVANIZED BOLT AT EACH END OF THE BRACE.

C. FOR FREESTANDING DECKS WITHOUT KNEE BRACES OR DIAGONAL BRACING, LATERAL STABILITY MAY BE PROVIDED BY EMBEDDING THE POSTS IN ACCORDANCE WITH THE FOLLOWING:

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

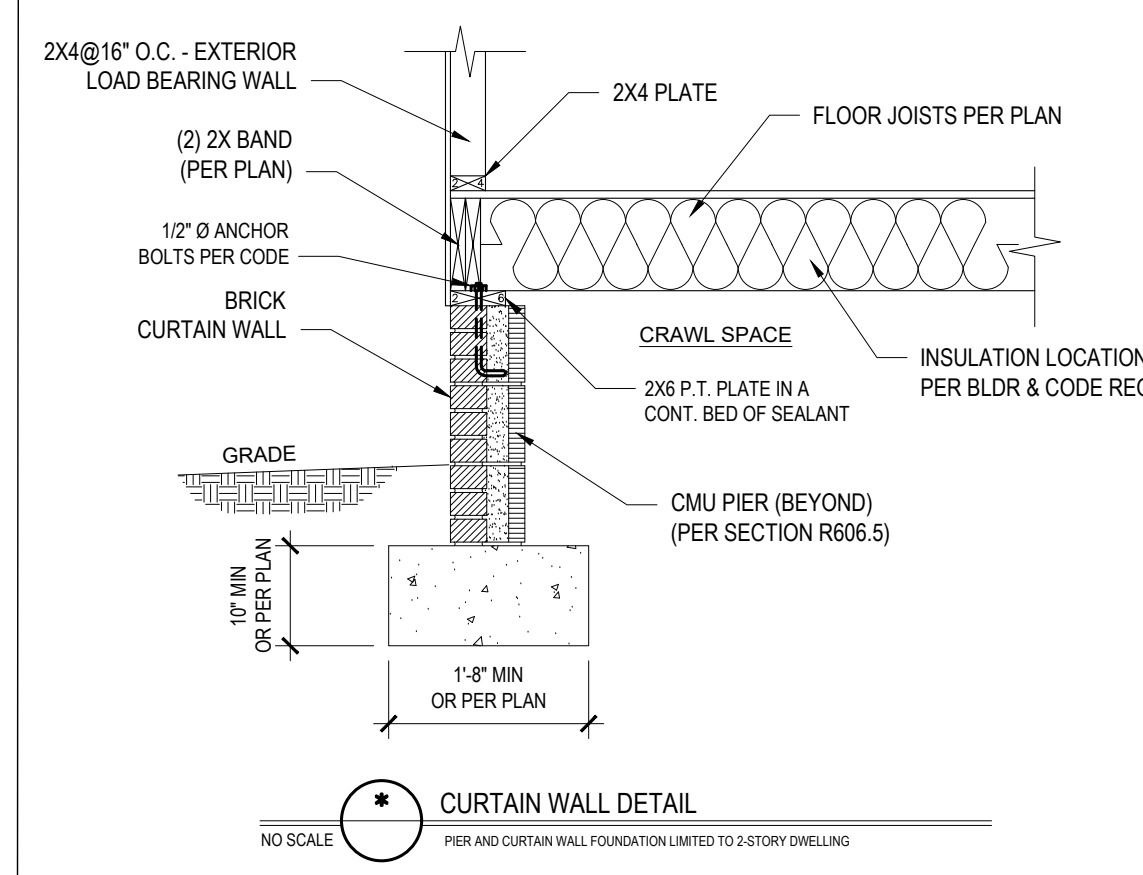
D. 2 x 6 DIAGONAL VERTICAL CROSS BRACING MAY BE PROVIDED IN TWO (2) PERPENDICULAR DIRECTIONS FOR FREESTANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS. THE 2 x 6 SHALL BE ATTACHED TO THE POSTS WITH ONE 5/8" Ø NOT DIPPED GALVANIZED BOLT AT EACH END OF EACH BRACING MEMBER.

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



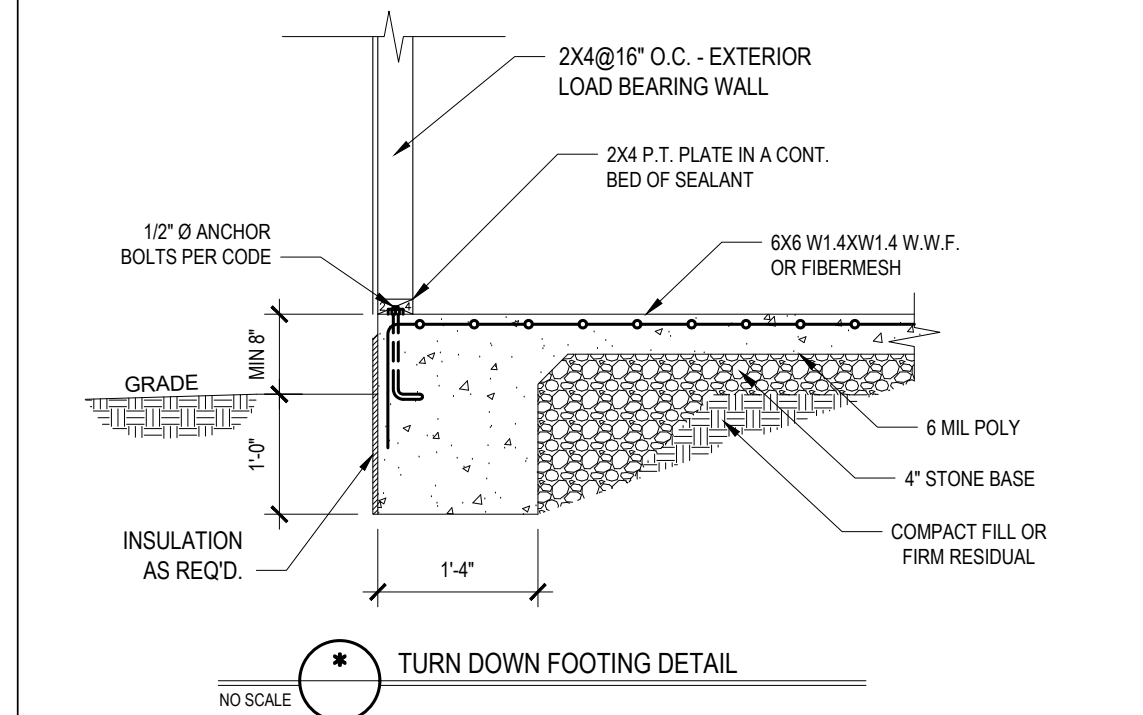
**\* DROPPED GIRDER DETAIL**

NO SCALE



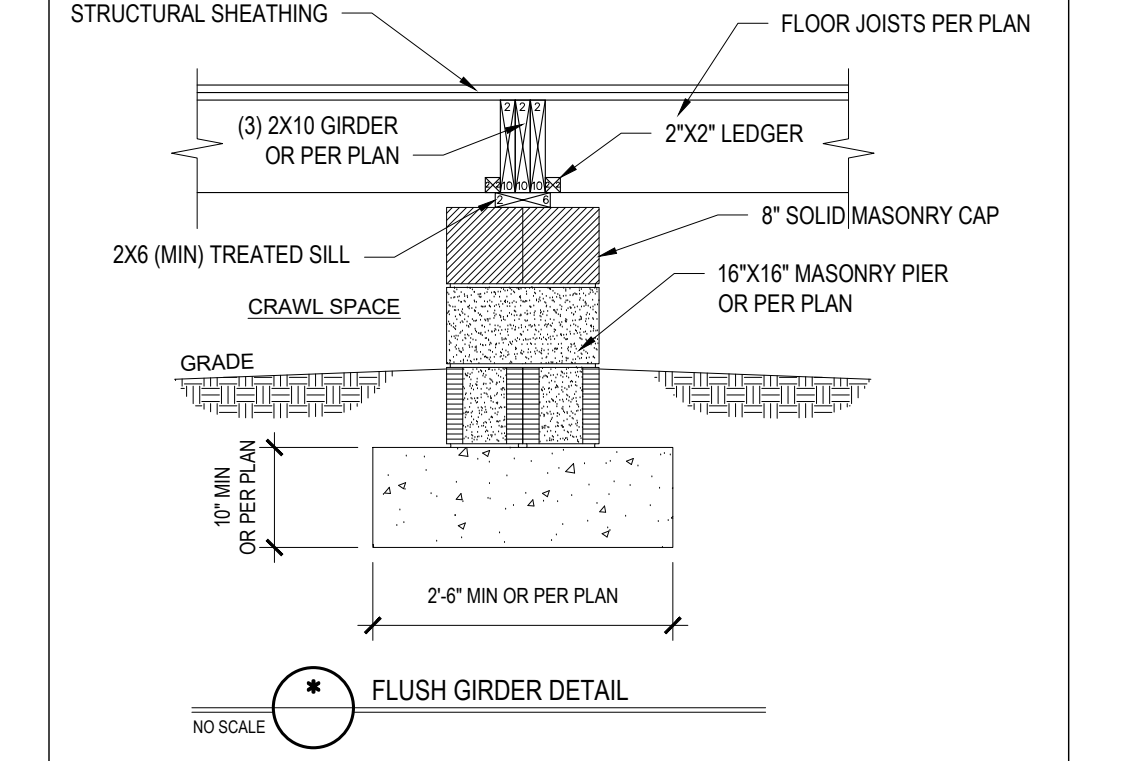
**\* CURTAIN WALL DETAIL**

NO SCALE



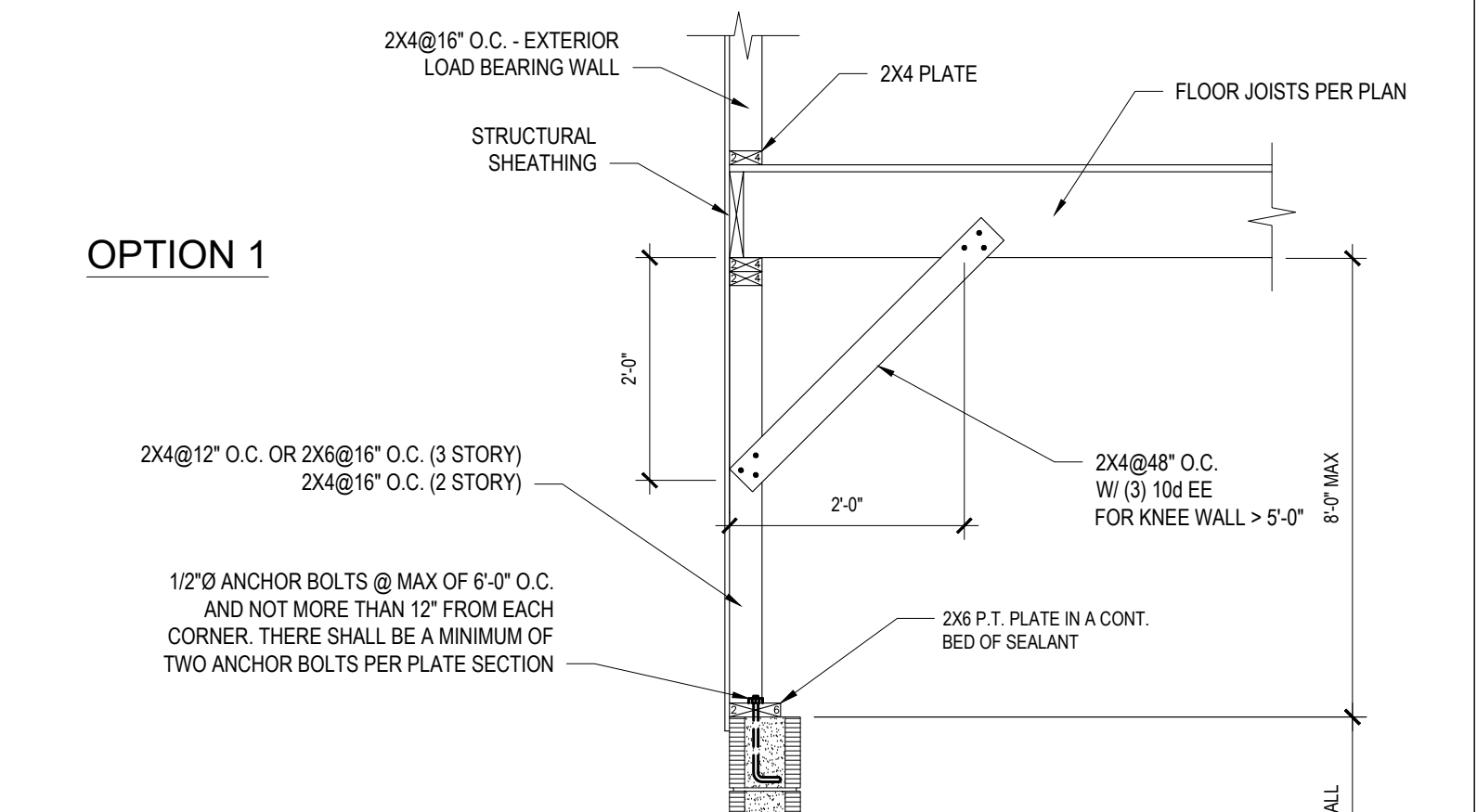
**\* TURN DOWN FOOTING DETAIL**

NO SCALE



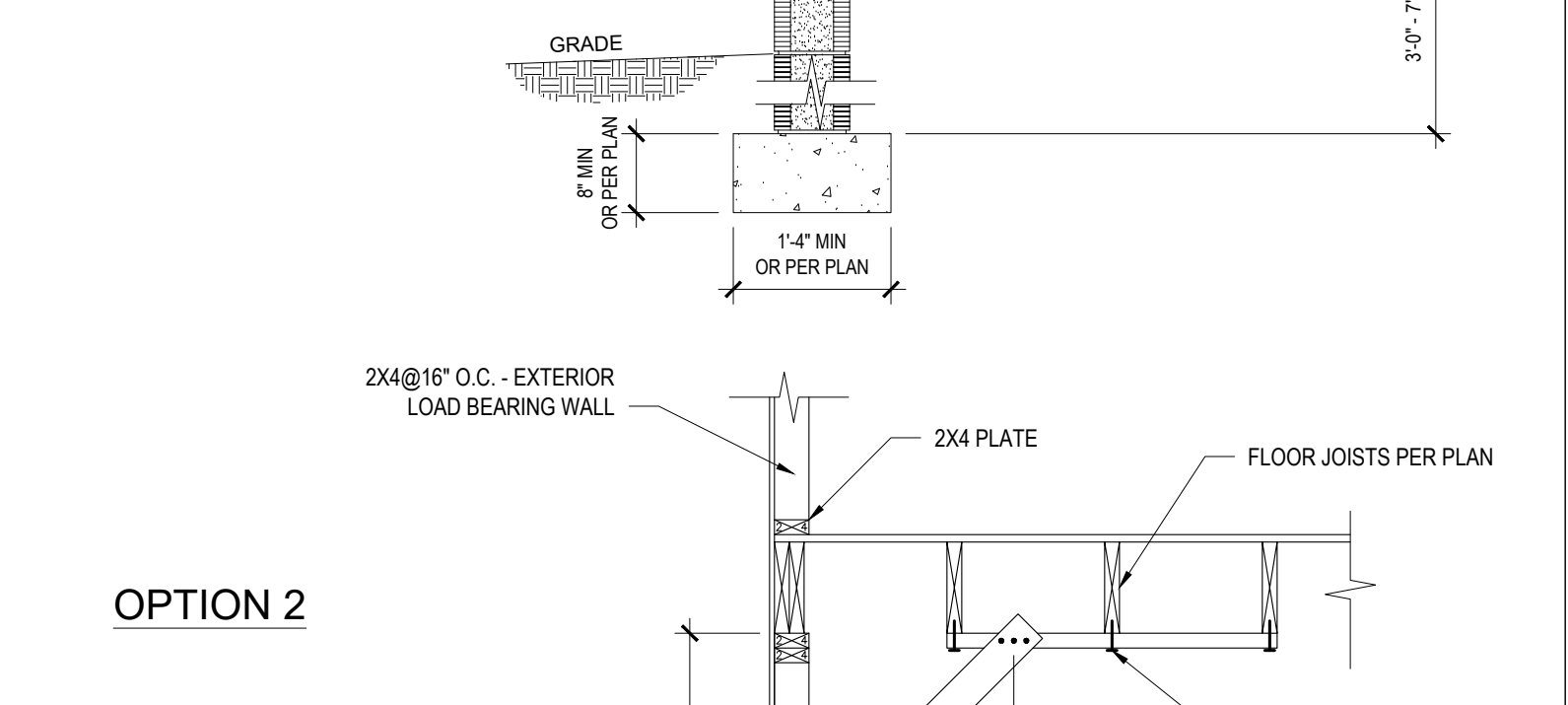
**\* FLUSH GIRDER DETAIL**

NO SCALE



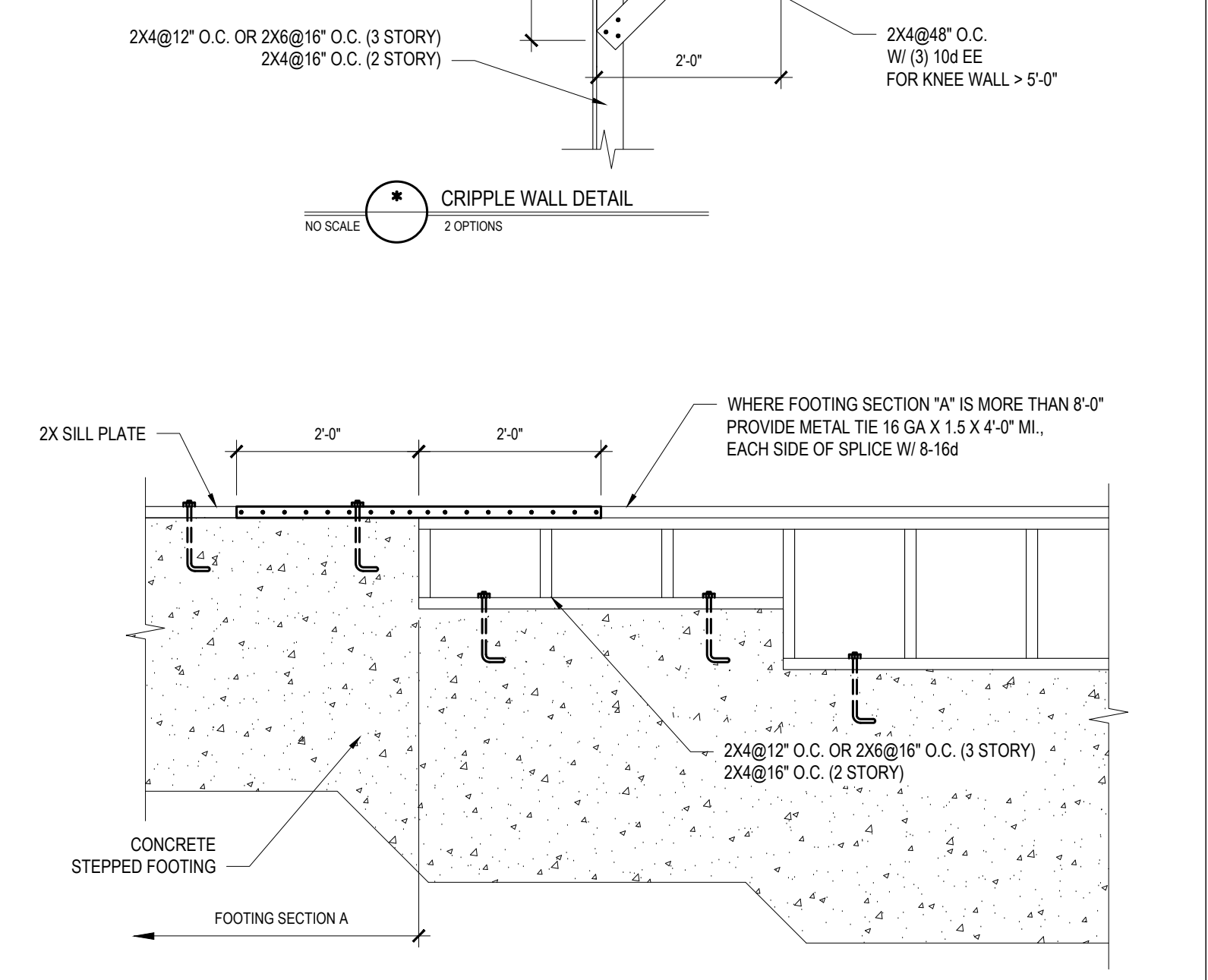
**OPTION 1**

NO SCALE



**OPTION 2**

NO SCALE



**\* STEP DOWN FOUNDATION AT CRIPPLE WALL**

NO SCALE

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

CLIMATE ZONES	FENESTRATION U-FACTOR <sup>a</sup>	SKYLIGHT U-FACTOR <sup>b</sup>	GLAZED FENESTRATION SHGC <sup>c,d</sup>	CEILING <sup>e</sup>	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB <sup>d</sup> R-VALUE AND DEPTH	CRRAWL SPACE <sup>e</sup> WALL R-VALUE
3	0.35	0.55	0.30	38 or 30 cont.	15 or 13 + 2.5	5/13 or 5/10 cont.	19	5/13	0	5/13
4	0.35	0.55	0.30	38 or 30 cont.	15 or 13 + 2.5	5/13 or 5/10 cont.	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30 cont.	19, or 13 + 5 or 15 + 3	13/17 or 13/12.5 cont.	30 <sup>g</sup>	10/15	10	10/19

NO SCALE

\* R-VALUES ARE MINIMUM. 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.

<sup>a</sup> THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SQUARE-HEAT-GAIN COEFFICIENT (SHGC) COLUMN APPLIES TO ALL GLAZED FENESTRATION.

<sup>b</sup> 100% MEANS IS CONTINUOUS INSULATION (INCLUDING ON THE INTERIOR OR EXTERIOR OF THE HOME OR IN A CAVITY) INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.

<sup>c</sup> FOR MONOLITHIC SLAB INSULATION SHALL BE APPLIED FROM THE STRUCTURAL BEARING ELEMENT TO THE BOTTOM OF THE FOOTING OR MINIMUM 24\"/>

2232 SQ. FT. OF CRAWL SPACE / 150 = 14.88 SQ. FT. OF REQ'D VENTILATION WITHOUT CROSS VENTILATION  
14.88 SQ. FT. OF VENTILATION REQ'D / 0.88 SQ.FT. PER VENT = 17.0 VENTS REQ'D (BASED ON 8\"/>

2232 SQ. FT. OF CRAWL SPACE / 1500 = 1.49 SQ. FT. OF REQ'D VENTILATION WITH CROSS VENTILATION  
1.49 SQ. FT. OF VENTILATION REQ'D / 0.88 SQ.FT. PER VENT = 2.0 VENTS REQ'D (BASED ON 8\"/>



**\* CRAWL SPACE VENTILATION CALCULATION**

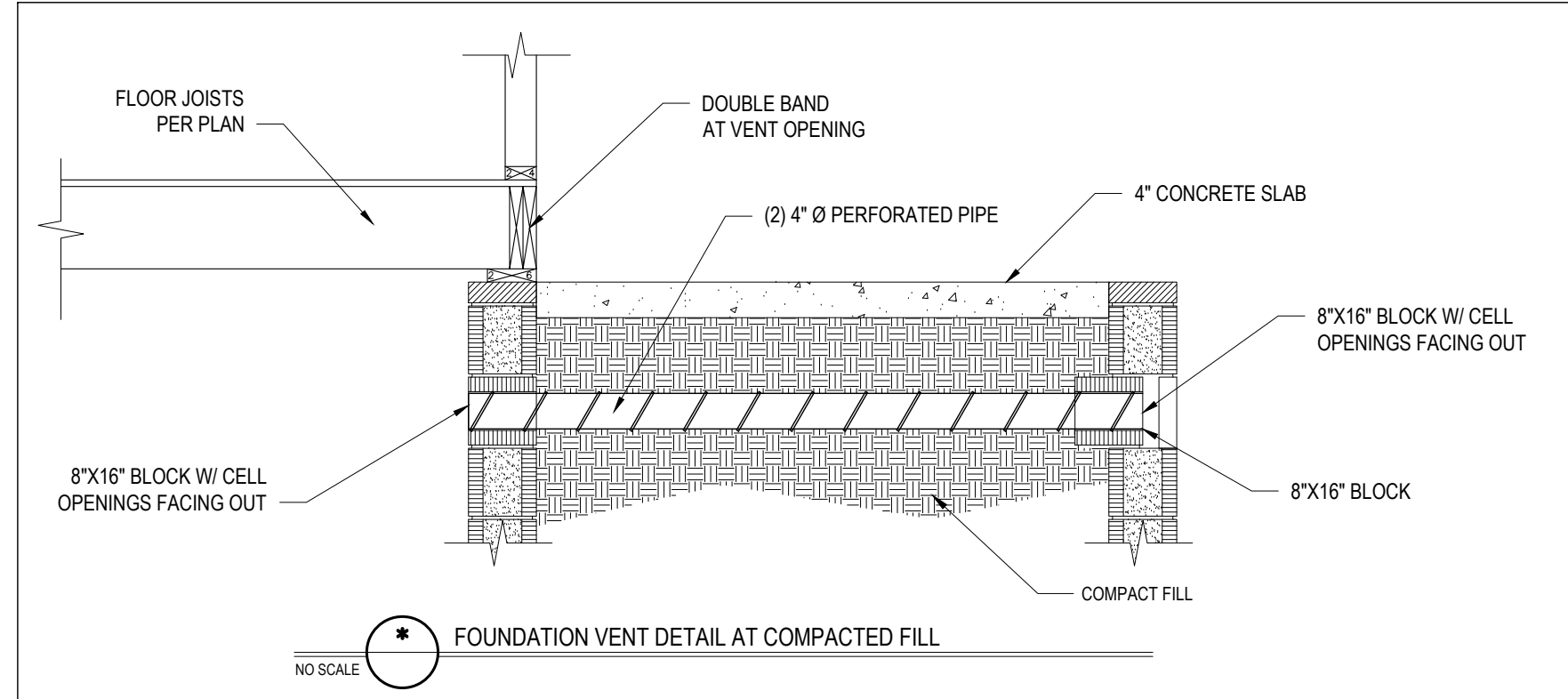
NO SCALE

2232 SQ. FT. OF ATTIC / 300 = 7.44 SQ. FT. INLETS/OUTLETS REQUIRED

- CALCULATION BASED ON VENTILATORS USED AT LEAST 2' ABOVE THE COMB VENTS WITH THE BALANCE OF VENTILATION PROVIDED BY COMB VENTS.
- COMB VENTS SHALL HAVE A 1\"/>

**\* ATTIC VENTILATION CALCULATION**

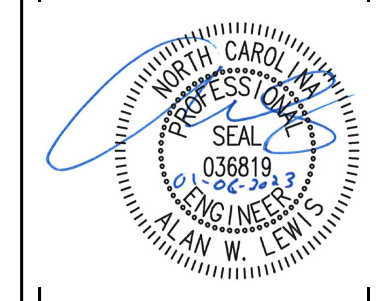
NO SCALE



**\* FOUNDATION VENT DETAIL AT COMPACTED FILL**

NO SCALE

Engineers and designers are not responsible for 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. 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.**  
1107 W. 10th St., Suite 100  
Wilmington, NC 28403  
919.778.2400 • 919.778.2409  
www.tyndallengineering.com

**CHRIS BEASLEY**  
602 WAKEN RD.  
ERWIN, NC 28359

**CHRIS BEASLEY RESIDENCE**

**STANDARD DETAILS**

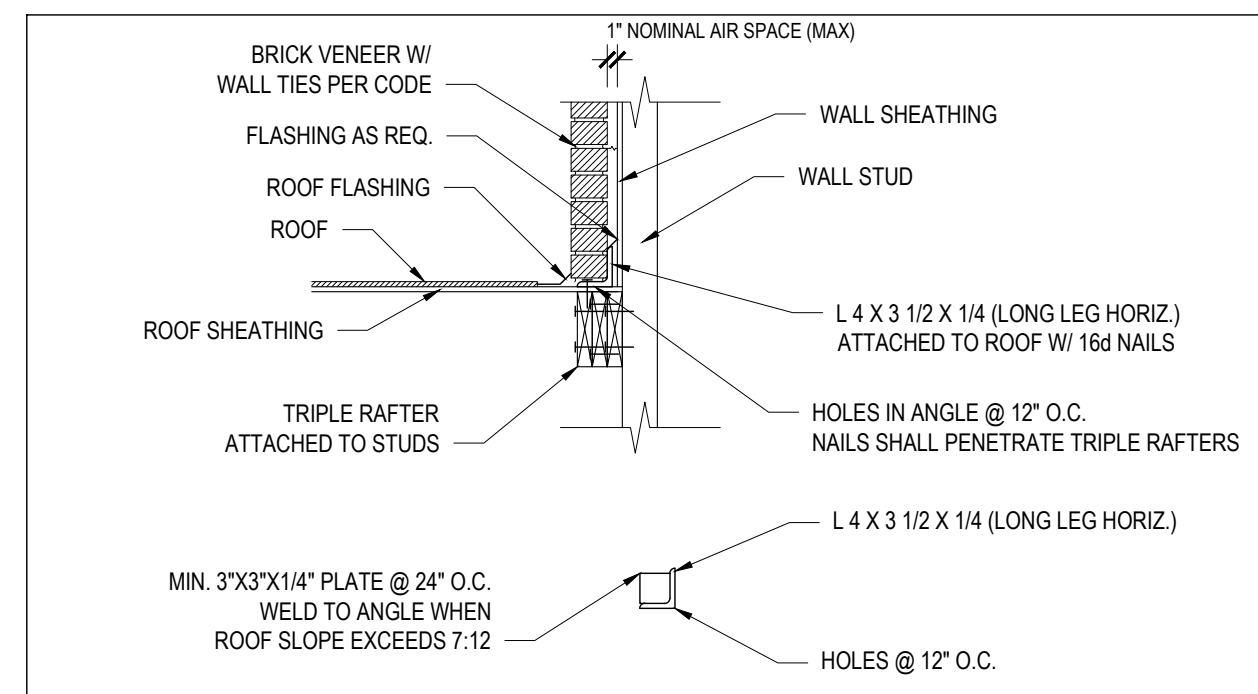
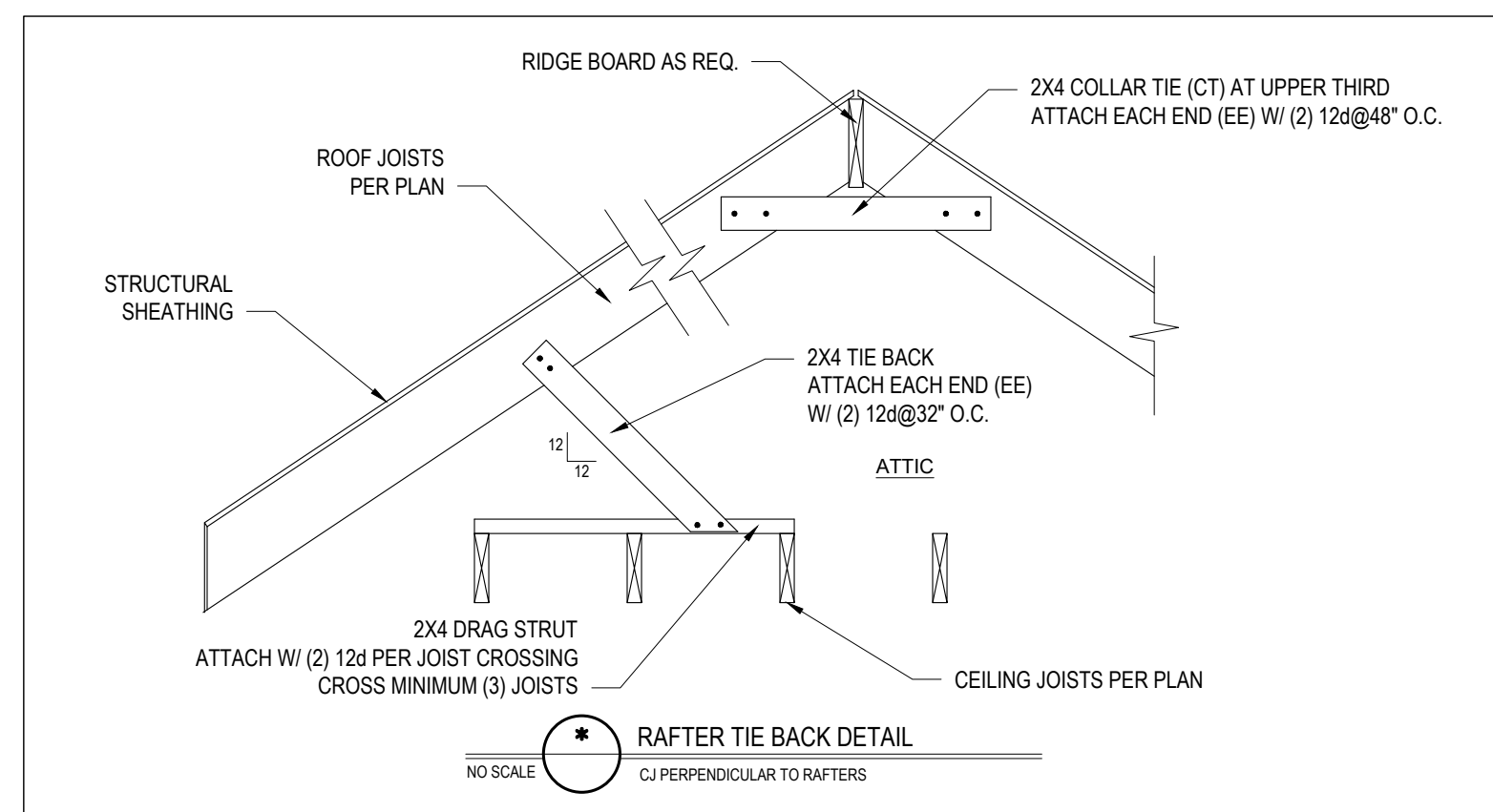
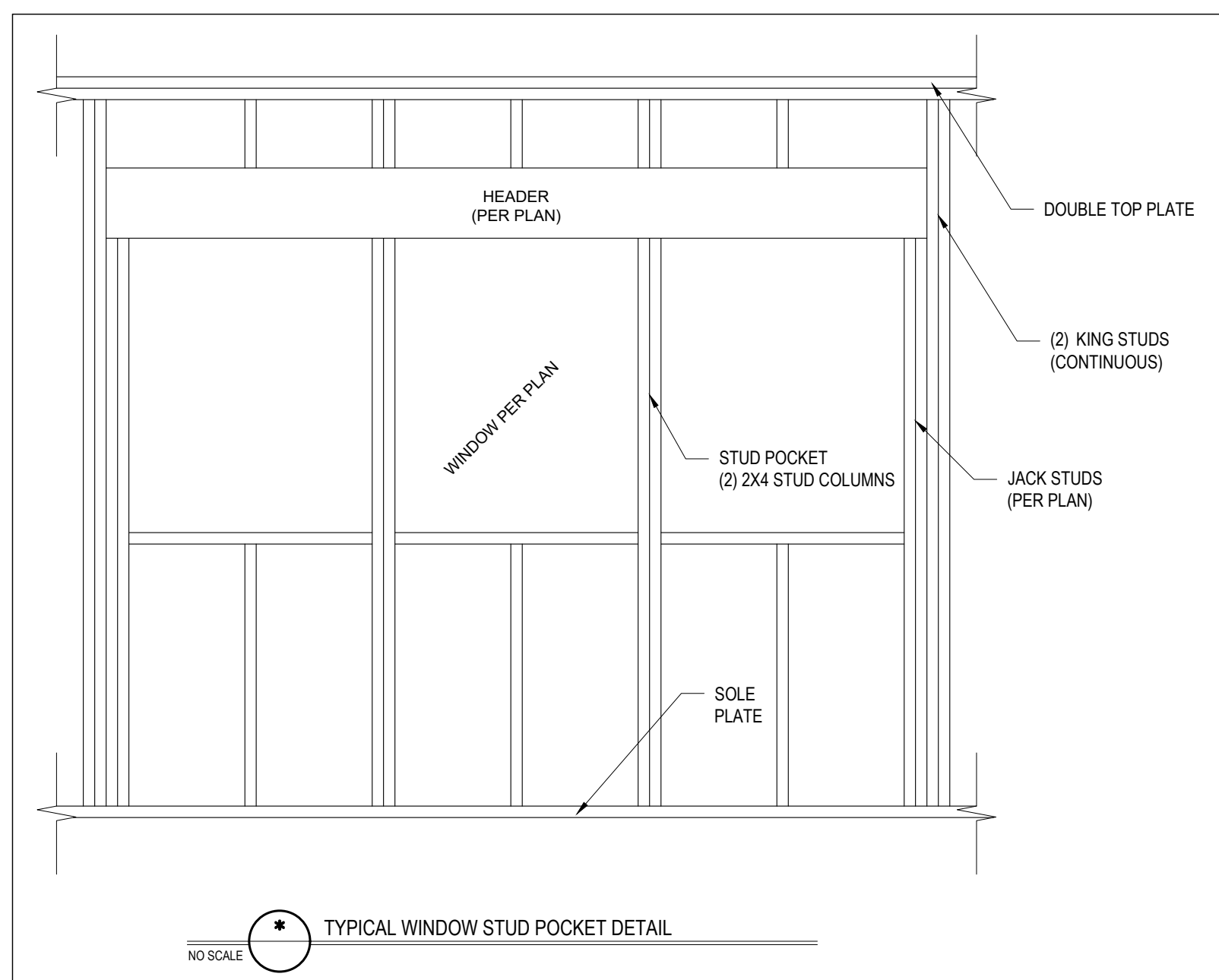
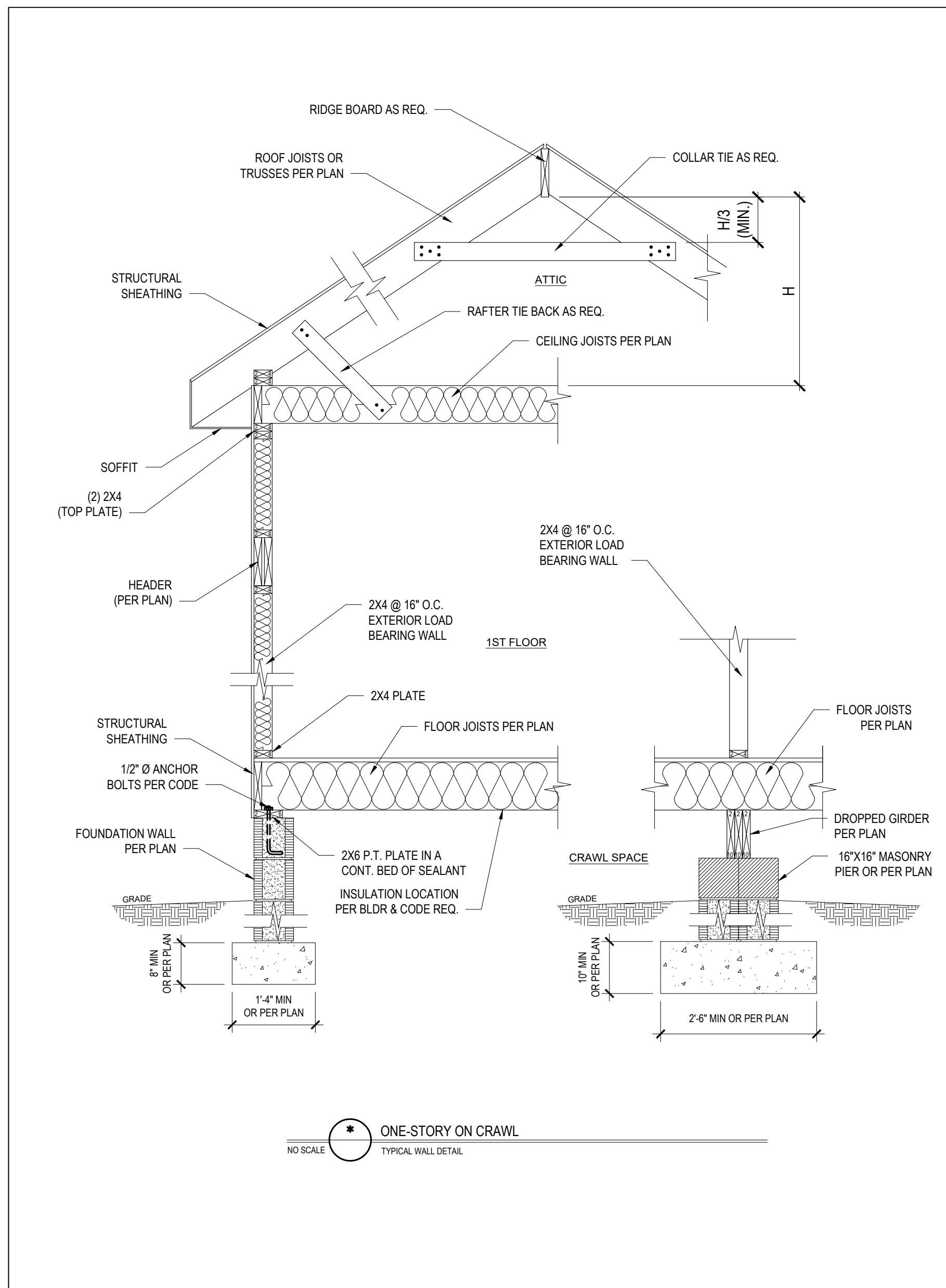
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Date: 01/06/2023  
Engineered by: JA  
DWG. Checked by: AWL  
Scale: SEE PLAN

**REVISIONS**

No.	Date	Remarks

Sheet Number  
**D1**  
4 of 6





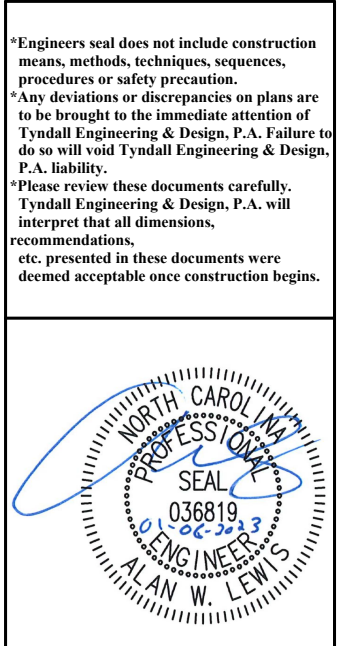
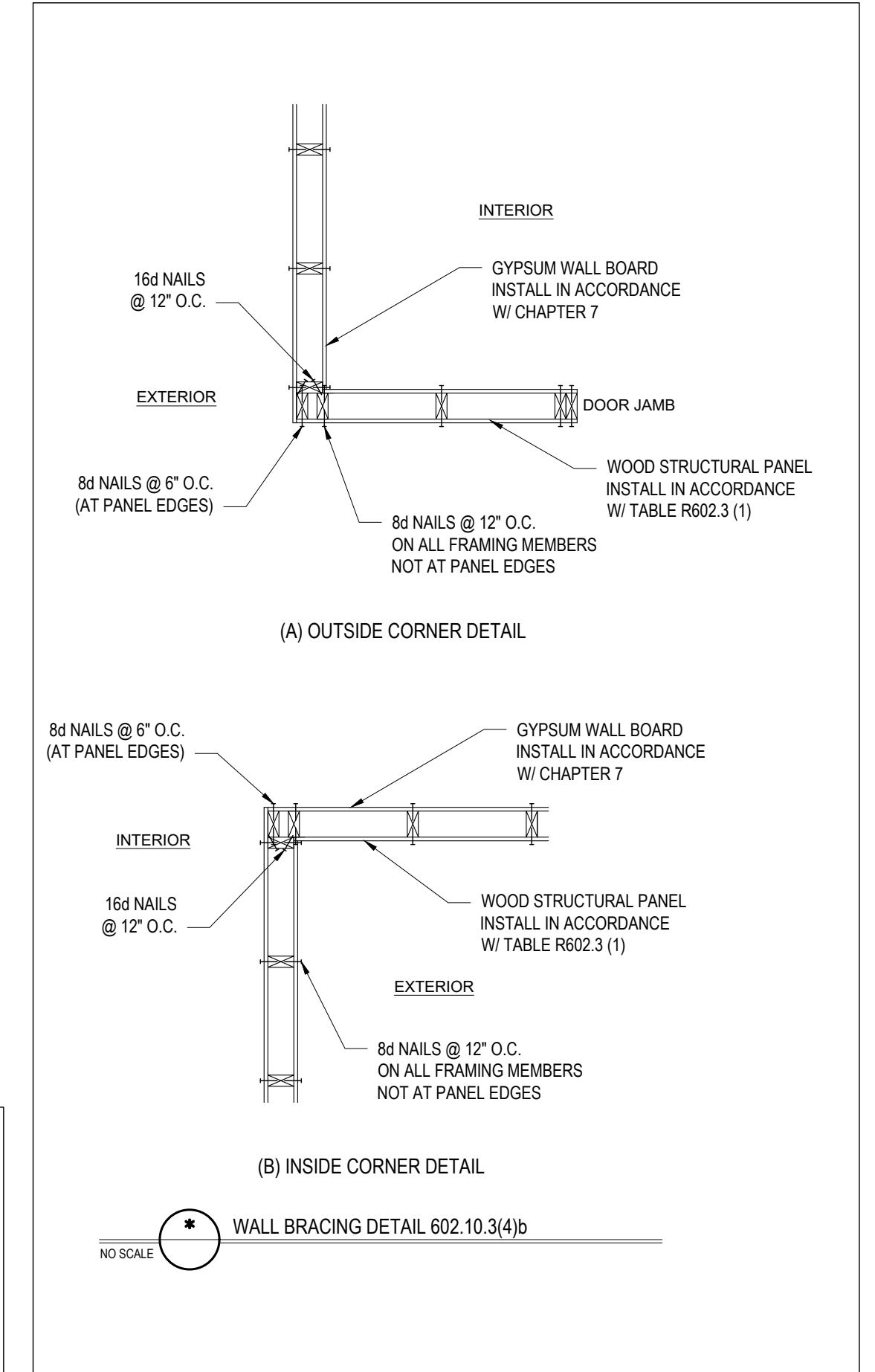
ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER

SIZE OF ANGLE (1,3)	NO STORY ABOVE (5)	1 STORY ABOVE (5)	2 STORIES ABOVE (5)	# OF 1/2\"/>
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 1/2 x 5/16	10'-0"	8'-0"	6'-0"	2
L 6 x 3 1/2 x 5/16	14'-0"	9'-6"	7'-0"	2
2L 5 x 3 1/2 x 5/16	20'-0"	12'-0"	9'-6"	4

- LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.
- 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.
- STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES; OTHER STEEL MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS SHALL BE PERMITTED TO BE USED.
- EITHER STEEL ANGLE OR REINFORCED LINTEL SHALL SPAN OPENING.
- SPANS OVER 4'-0" SHALL BE SHORED UP UNTIL CURED.

HARDWARE CROSS-REFERENCE CHART

SIMPSON STRONG-TIE PRODUCT NUMBER	USP STRUCTURAL CONNECTORS PRODUCT NUMBER
A35	MPA1
ABE	PAE
CBSQ	CBSQ
CCQ	KCCQ
CMSTC16	CMSTC16
CS	RS
H1	RT15
H2.5A	RT7A
H10	RT16
HDQ8-SDS3	UPHD8
HDU2-SDS2.5	PHD2
HDU5-SDS2.5	PHD5
HETA	HTA
HGAM10KTA	HGAM
HHQ14-SDS2.5	UPHD14
HTS	HTW
HTT	HTT
HUS	HUS
LTA1	LPTA
LTHA26	HJC26
LTP4	MP4F
LUS	JUS
MAS	FA3
MSTAM	MSTAM
PC	PCM
PHD-SDS3	PHD
SSP	RSP16
STC	TR1
STD	STD



**TYNDALL**  
ENGINEERING & DESIGN P.A.  
100 Blinnwood Drive • Garner • North Carolina • 27529  
919.775.2500 • 919.775.4444  
www.tyndallengineering.com

Client: **CHRIS BEASLEY**  
602 WARREN RD.  
ERWIN, NC 28359

Project: **CHRIS BEASLEY RESIDENCE**

**STANDARD DETAILS**

Project #: DRB2201-0365  
Date: 01/06/2023  
Engineered By: JA  
DWG. Checked By: AWL  
Scale: SEE PLAN

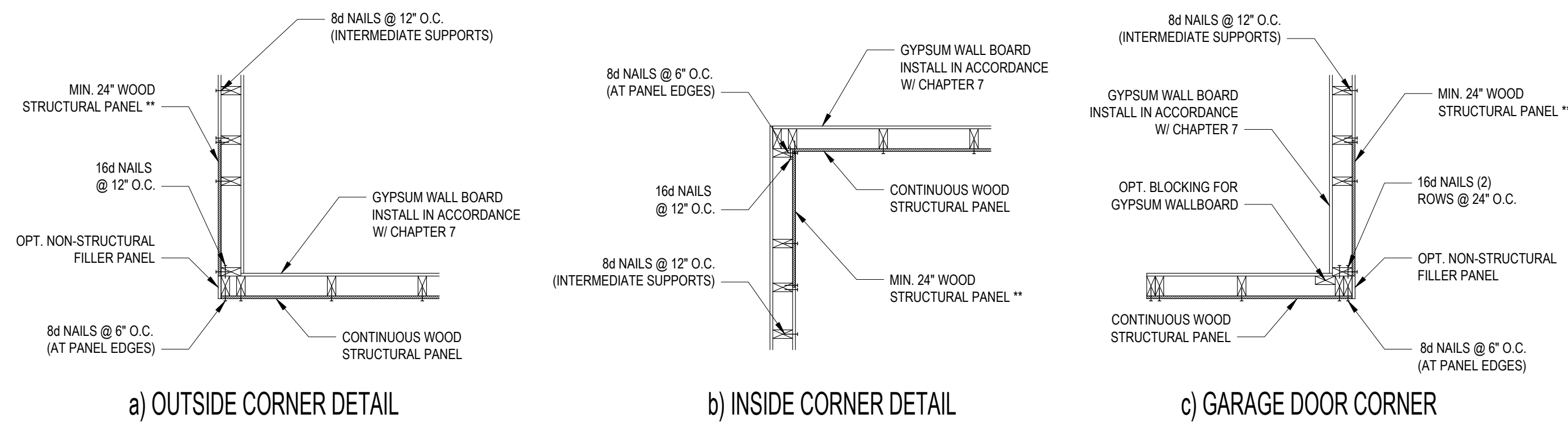
REVISIONS

No.	Date	Remarks

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REVISIONS		
No.	Date	Remarks

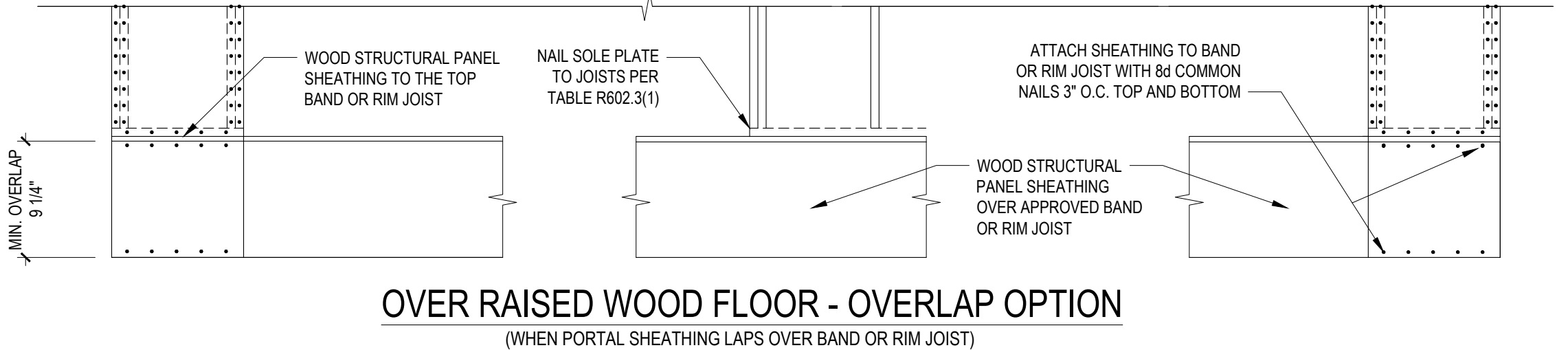
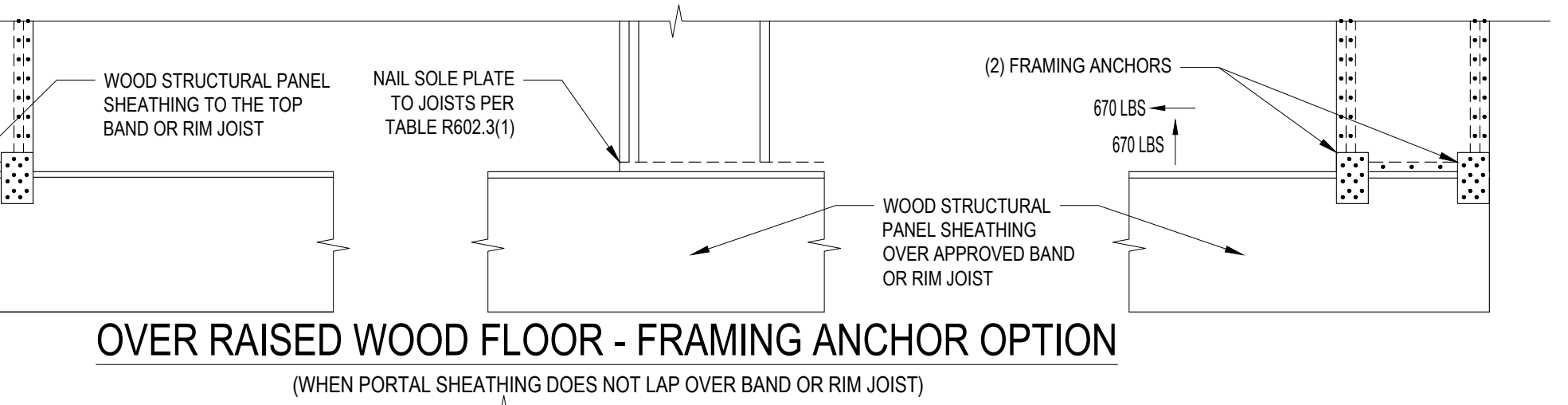
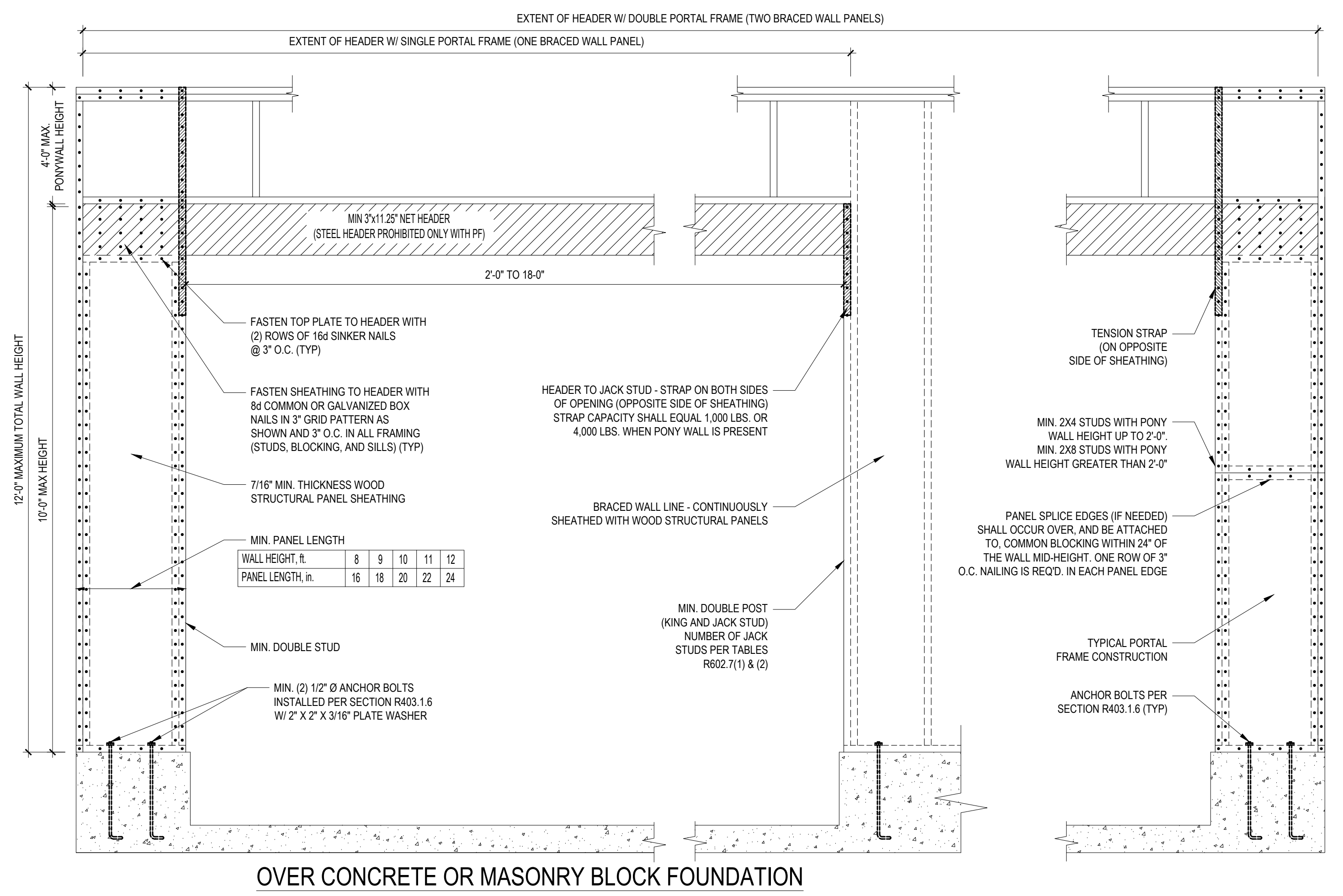


**B1: TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING**  
NO SCALE

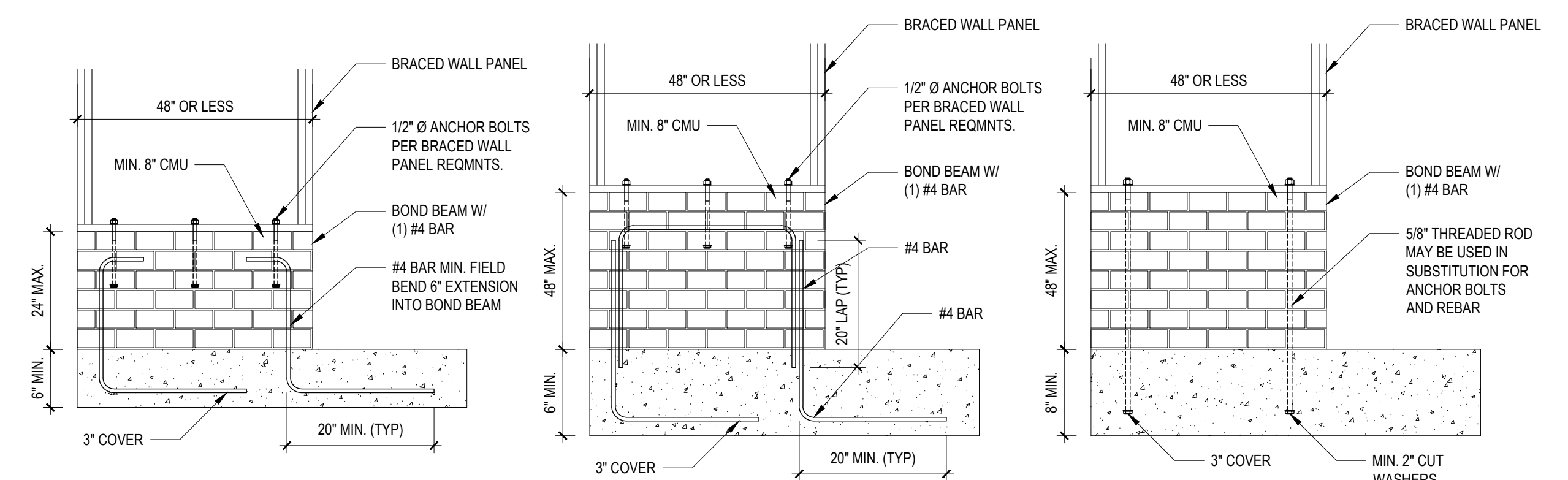
- STRUCTURAL SHEATHING NOTES**
- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
  - WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10.3 OF THE 2018 NCR.
  - BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3. REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.
  - REFERENCE FIGURE R602.10.4.3 OF THE 2018 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" GYPSUM BOARD (GB) MINIMUM LENGTH OF 8'-0" (ISOLATED PANELS) OR 4'-0" (CONTINUOUS SHEATHING).
  - 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 AND 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 R602.10.3.14. IN LIEU OF A CORNER RETURN, EITHER A MINIMUM 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 PF: PORTAL FRAME CONSTRUCTION**  
FIGURE R602.10.1



**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