

DRB DESIGN assumes no liability for any home constructed from this plan.

All construction shall conform to the latest requirements of "North Carolina State 2018 residential building code", in addition to all local codes and regulations.

Should these plans require structural calculations for permitting the contractor shall be required to obtain the services of a structural engineer after notifying DRB DESIGN that such services are required.

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

8. A failure to cooperate by a simple notice to DRB DESIGN shall relieve the designer from any and all responsibilities for all consequences.

Changes made to these plans without the consent of the designer are unauthorized and shall relieve DRB DESIGN of responsibility for any and all consequences arriving out of such changes.

Written dimensions on these plans always have precedence over scaled dimensions.

11. It is the contractors responsibility to verify and be responsible for all dimensions and square footage prior to construction, as well as conditions on the job site. DRB DESIGN is not responsible for dimension and square footage errors once construction has begun.

12. DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these

HEATED/HABITABLE SQUARE FOOTAGE

1551 **First Floor** 1551

TOTAL HEATED

UNHTD SQUARE FOOTAGE

Front Porch 119 116 **Rear Porch** 291 Garage 35 **Storage**

561 **TOTAL UNHEATED**

TOTAL SQ FT 2112

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

NOTE: ALL DOORS ARE 6'-8" TALL UNO

www. drbhomedesign .com

DRB2301-0110A

04/04/2023

NW

DRB

SCALE

DESIGNED BY

CHECKED BY

1/4" = 1'-0"

Michael and Haley Horrell o N. Orange St, Coats, NC 27521 Lot 2

1ST_FLOOR

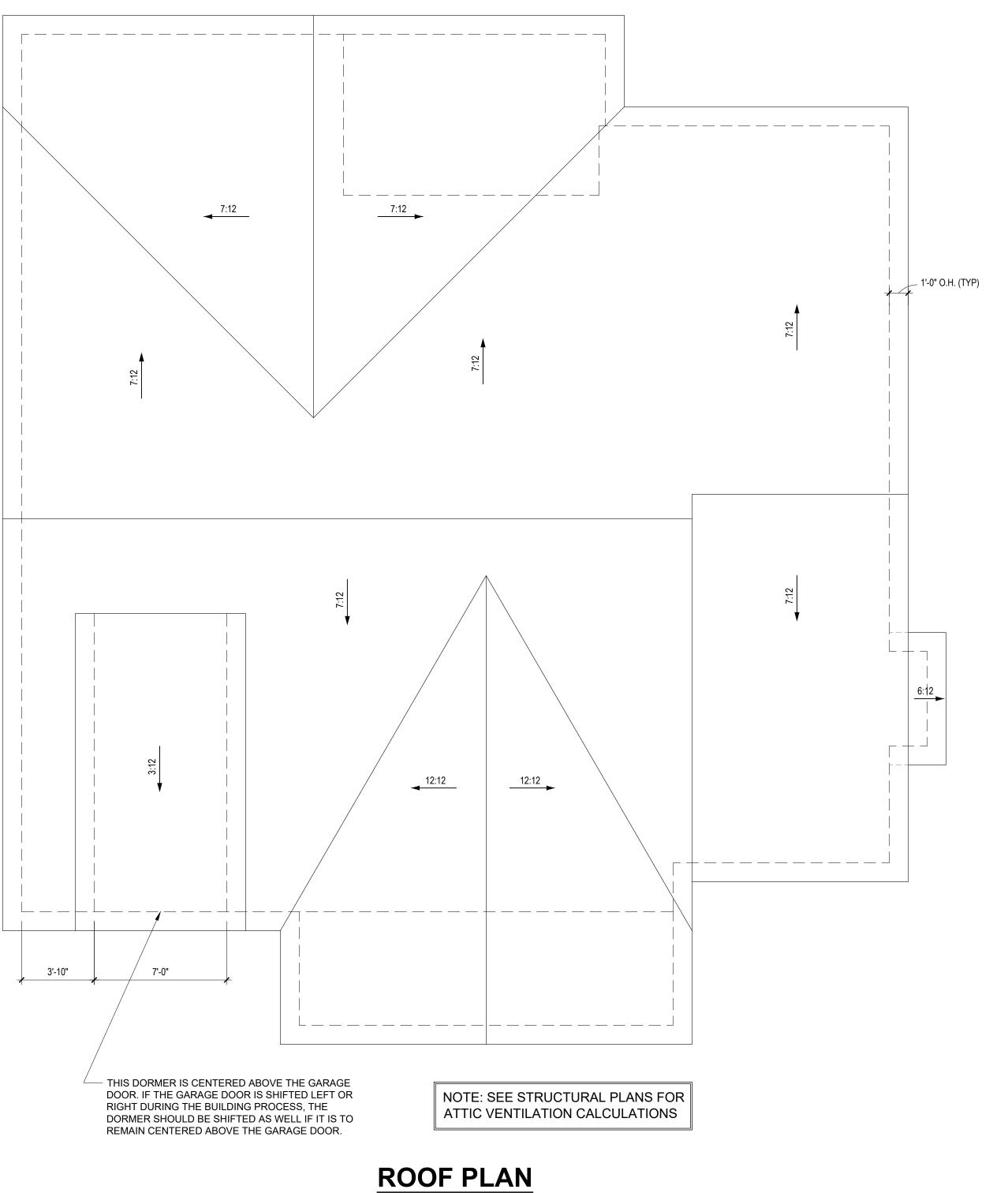
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FIRST FLOOR PLAN

CEILING HGT. = 9'-0"

1/4" = 1'-0"

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



1/4" = 1'-0"

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THE HORRELL drbhomedesign com

<u>**PROJECT #**</u> DRB2301-0110A

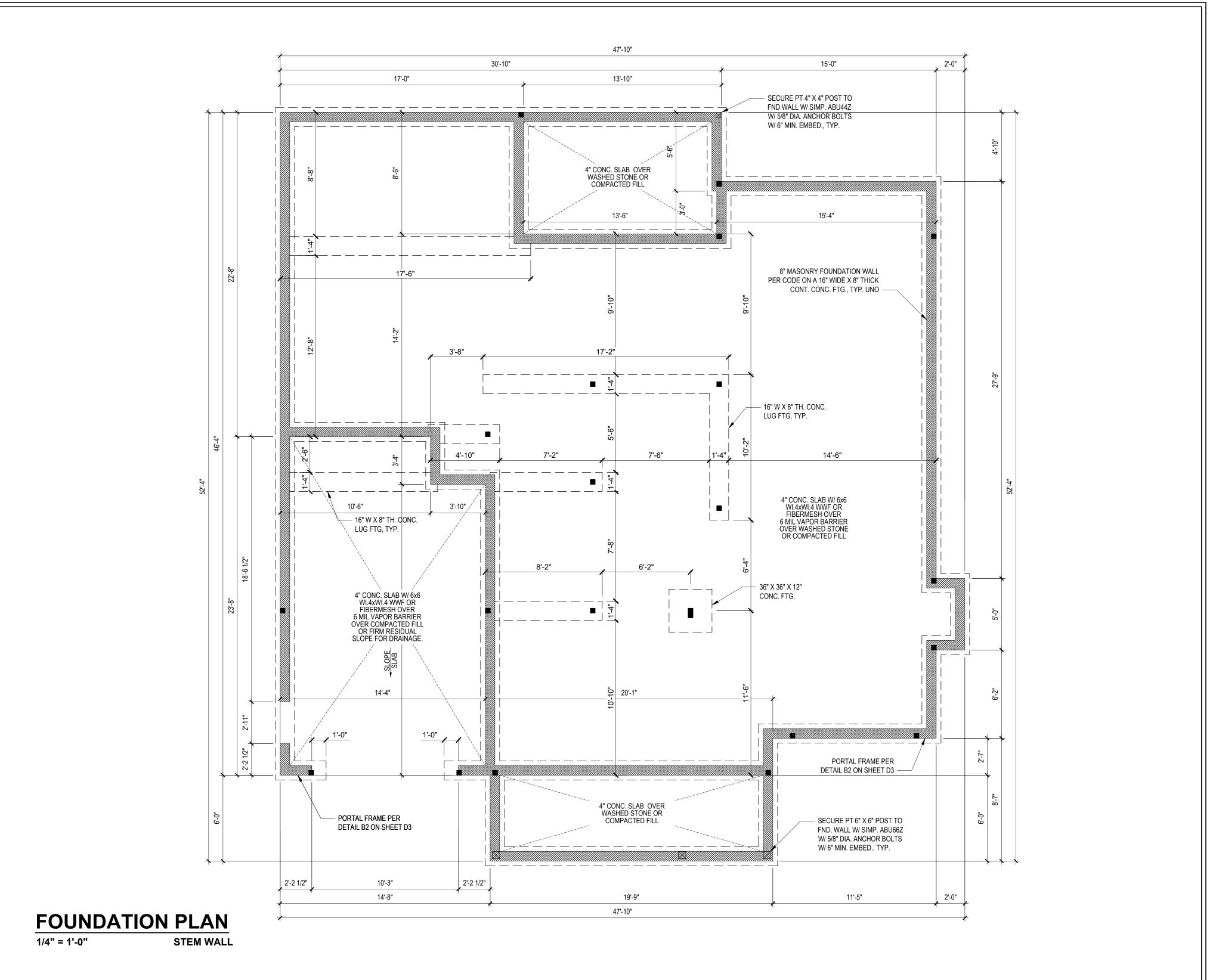
04/04/2023

Michael and Haley Horrell o N. Orange St,
Coats, NC 27521
Lot 2

SHEET NAME ROOF SHEET #

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

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

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



GINEERING & DESIGN, P.A.



PLEASANT BUILDERS OF NC, LLC

FOUNDATION PLAN

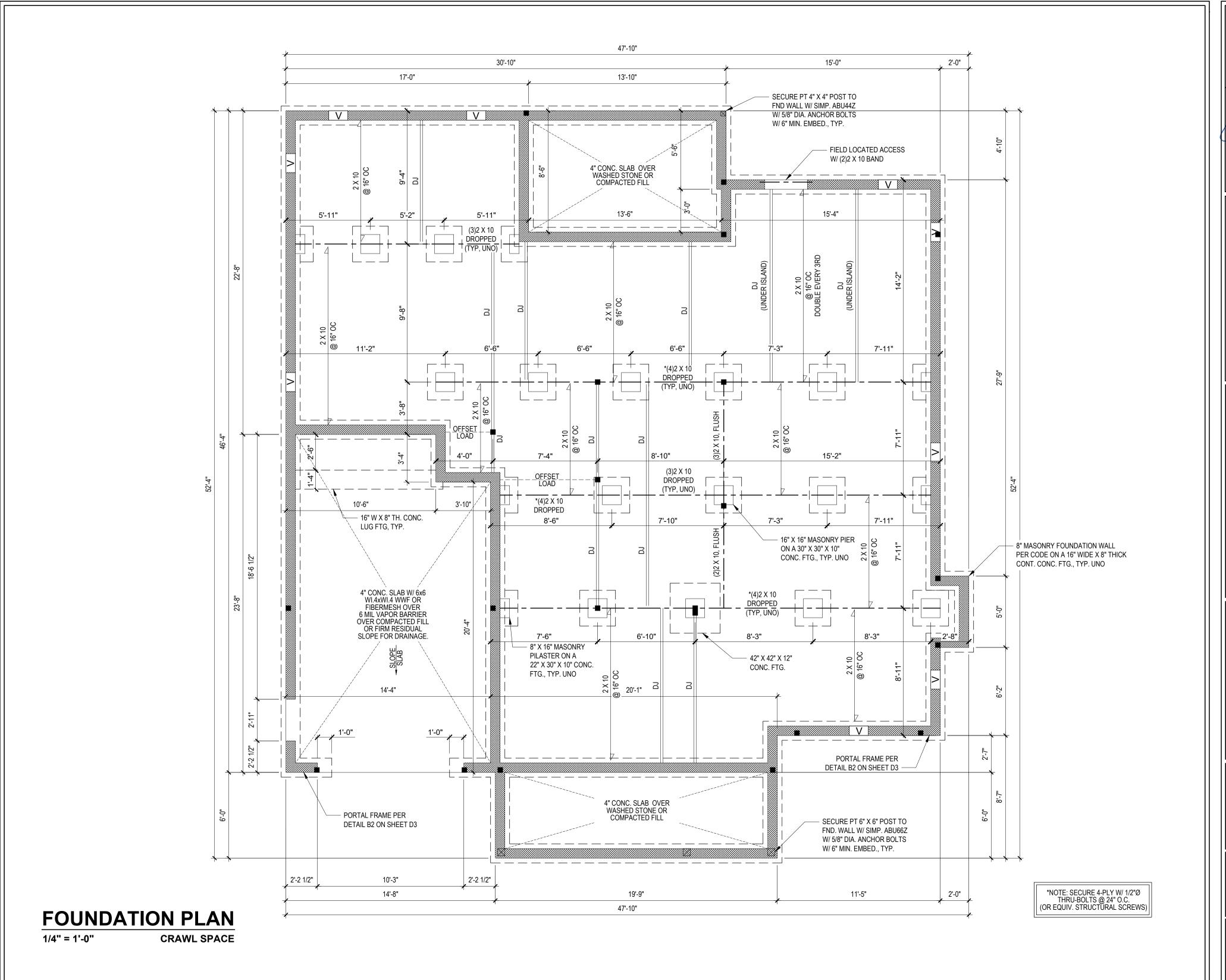
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04/12/23
Engineered By:
AM
DWG. Checked By:
AWL
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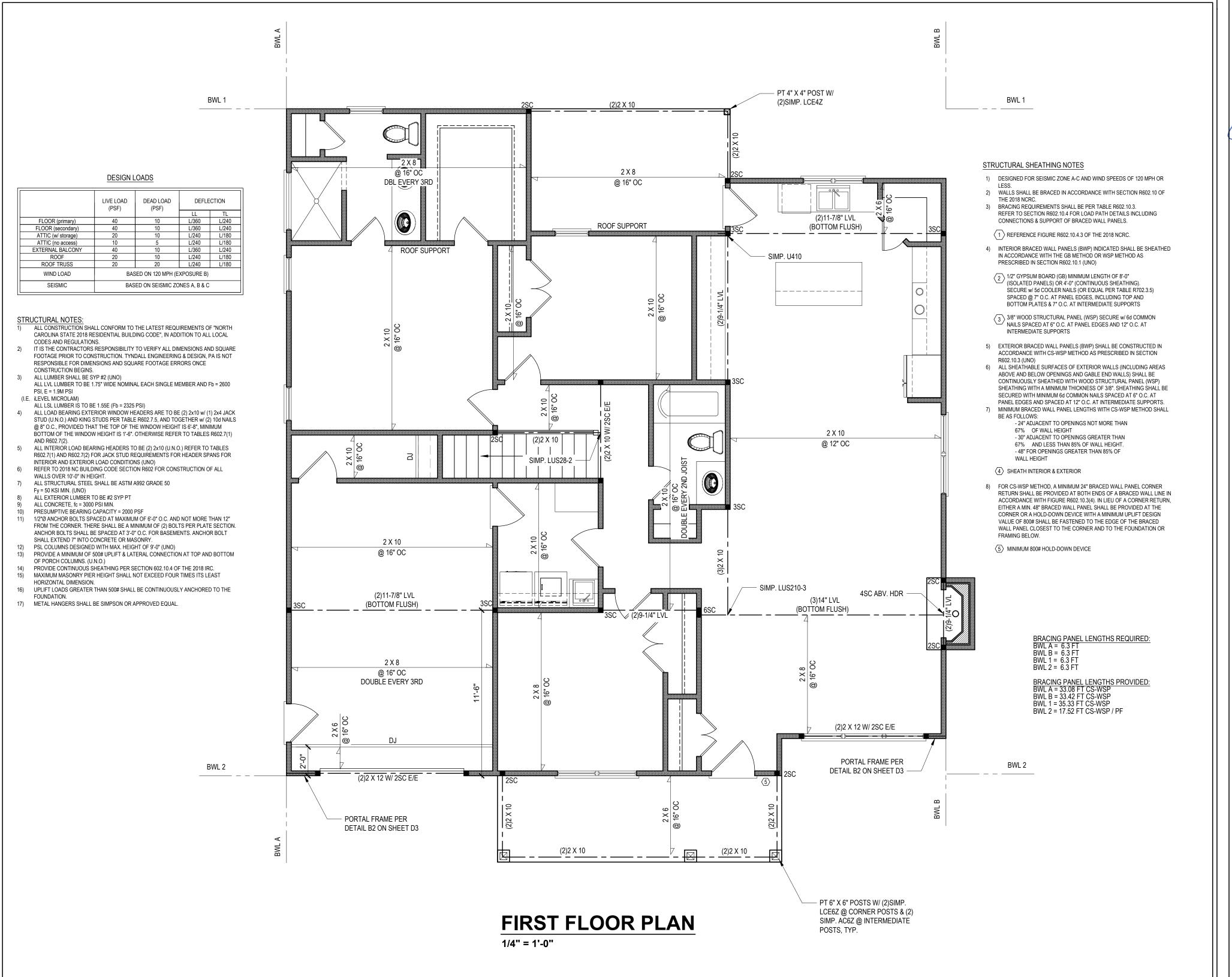
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REVISIONS Date:

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means, methods, techniques, sequences, procedures or safety precaution. Any deviations or discrepancies on * 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 seconstruction.

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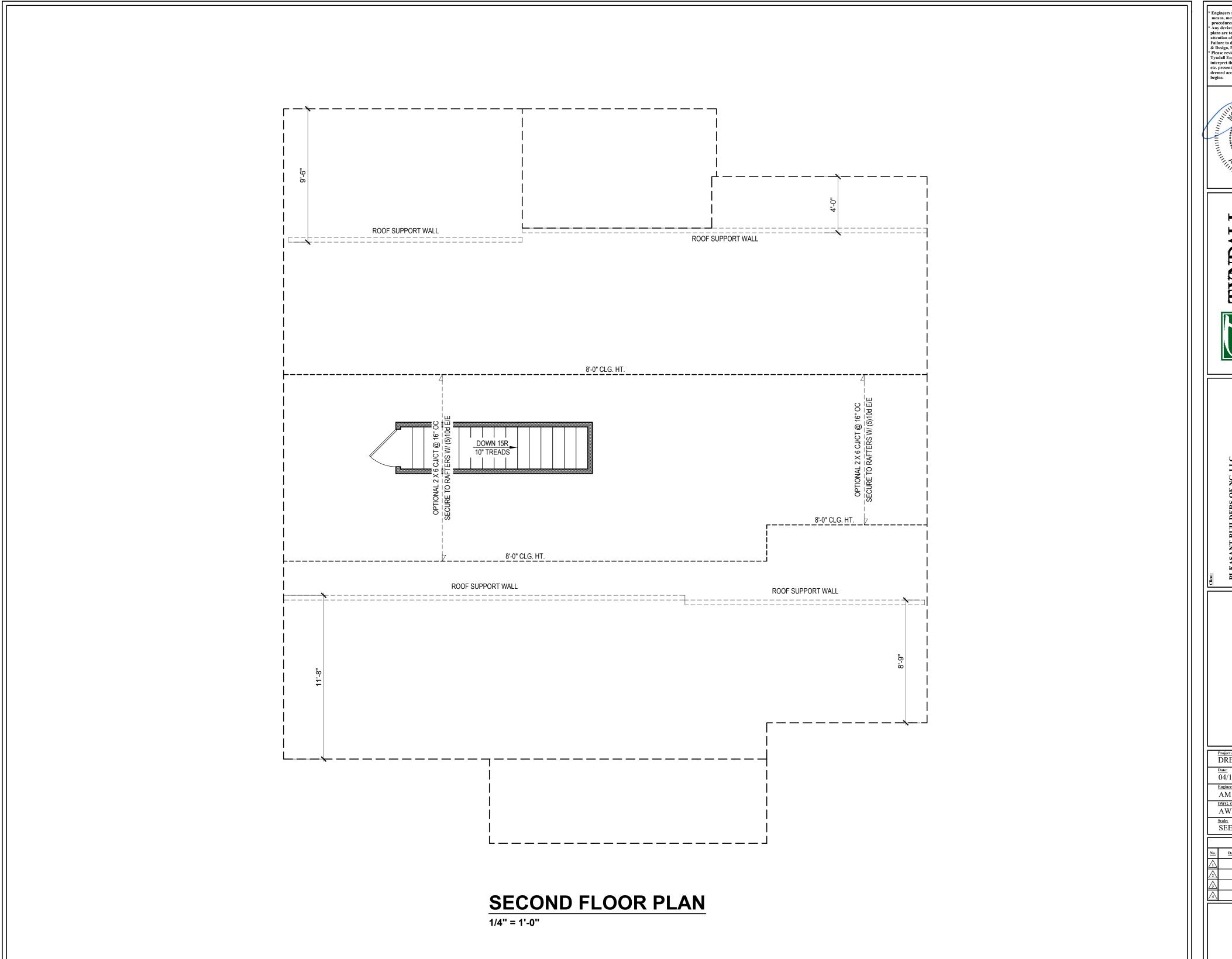
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PLEASANT BUILDERS OF NC, LLC

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Project #:

DRB2301-0110A

Date:

04/12/23

Engineered By:

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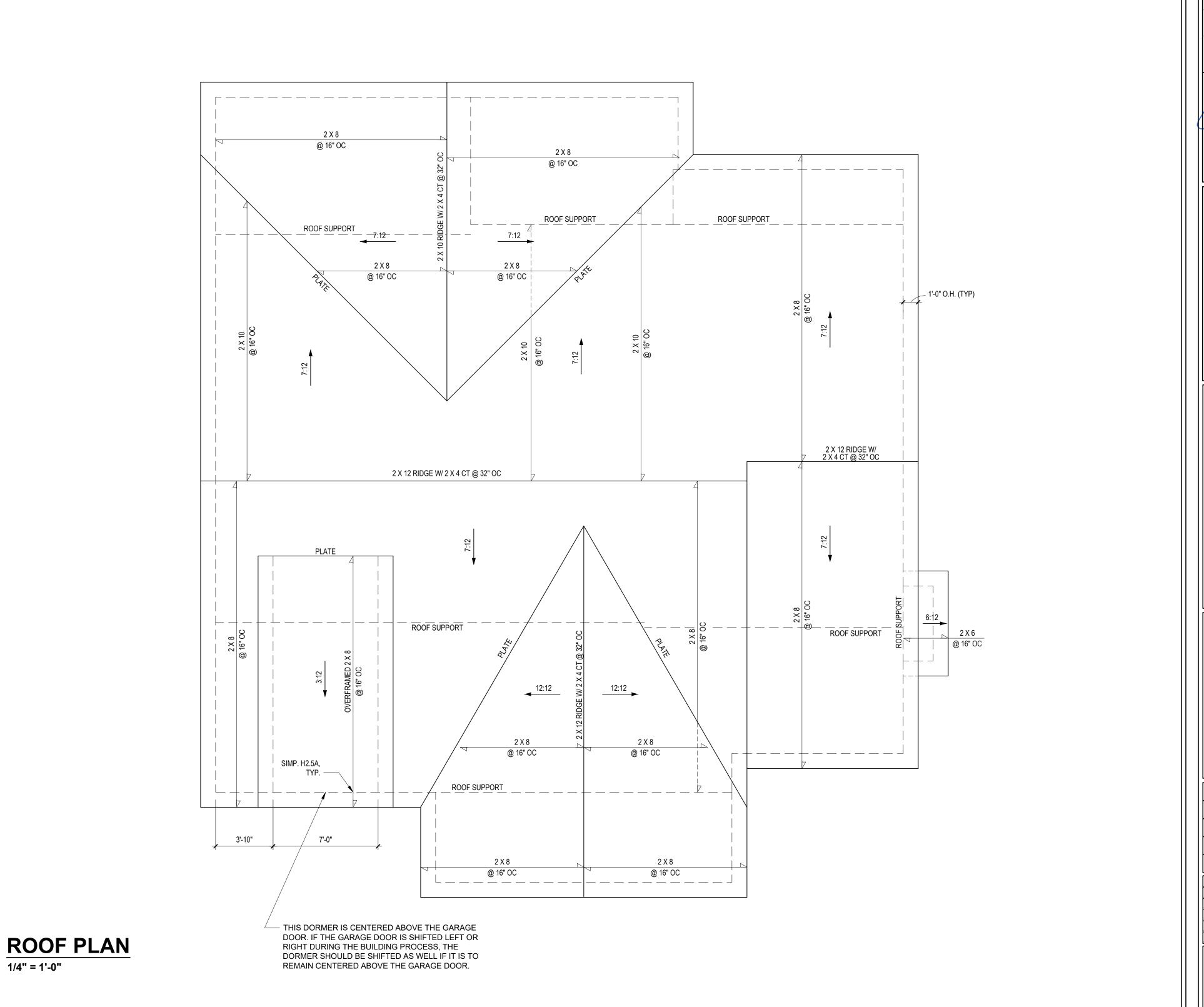
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SEE PLAN

Sheet Number

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Project #: DRB2301-0110A	
Date: 04/12/23	
Engineered By: AM	
DWG. Checked By: AWL	

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1/4" = 1'-0"

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.

2) DESIGN LOADS:

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLE	ECTION
	` ′	, ,	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 MF	PH (EXPOSURE B)	
SEISMIC		SEISMIC ZOI	NES A, B & C	

- 3) 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

- 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.
- ALL FRAMING LUMBER SHALL BE SYP #2 (Fb = 800 PSI, BASED ON 2x10) UNO. ALL FRAMING LUMBER EXPOSED TO THE ELEMENTS SHALL BE TREATED MATERIAL
- ALL LVL LUMBER TO BE 1.75" WIDE NOMINAL EACH SINGLE MEMBER AND Fb = 2600 PSI, E = 1.9M PSI (U.N.O.) ALL LSL LUMBER TO BE 3.5" WIDE NOMINAL EACH SINGLE MEMBER AND Fb = 2325 PSL 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.)
- 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 3-1/2" 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.
- FOUNDATION DRAINAGE-DAMP PROOFING OR WATERPROOFING PER SECTION 405 AND 406 OF NC BUILDING CODE.
- WALL CLADDING SHALL BE DESIGNED FOR 28.0 POUNDS PER SQUARE FOOT (LBS/SQFT) OR GREATER POSITIVE AND NEGATIVE PRESSURE. ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS: 39.0 LBS/SQFT FOR ROOF PITCHES 0/12 TO 1.5/12
- 36.0 LBS/SQFT FOR ROOF PITCHES 1.5/12 TO 6/12 18.0 LBS/SQFT FOR ROOF PITCHES 6/12 TO 12/12 **MEAN ROOF HEIGHT 30'-0" OR LESS
- 13) FOR ROOF SLOPES FROM 2/12 THROUGH 4/12, BUILDER TO INSTALL 2 LAYERS OF 15# FELT PAPER.
- 14) REFER TO SECTION R602.3 FOR FRAMING OF ALL WALLS OVER 10'-0" IN HEIGHT.
- 15) PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.3 OF THE 2018 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 PEIR HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.
- 21) IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQUARE FOOTAGE PRIOR TO CONSTRUCTION. TYNDALL ENGINEERING & DESIGN, PA IS NOT RESPONSIBLE FOR DIMENSION OR SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.

CLIMATE ZONES	FENESTRATION U-FACTOR b,j	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b,k}	CEILING ^m R-VALUE	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE i	FLOOR R-VALUE	BASEMENT ^{c,Q} WALL R-VALUE	SLAB ^d R-VALUE AND DEPTH	CRAWL SPACE ^C 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	<u>5/13</u> ^f	0	5/13
4	0.35	0.55	0.30	38 or 30 cont ^j	15 or 13 + <u>2.5</u> h	5/13 or 5/10 cont	19	<u>10/15</u>	10	<u>10/15</u>
5	0.35	0.55	NR	38 or 30 cont	ⁿ 19, or 13 + 5 or 15 + 3	13/17 <u>or</u> 13/12.5 cont	30 ^g	<u>10/15</u>	10	<u>10/19</u>

TABLE N1102.1 CLIMATE ZONES 3-5

- R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION, SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
- b. THE FENESTRATION U-FACTOR COLUMN EXCLUDED SKYLIGHTS. THE SOLAR HEAT GAIN COEFFICIENT
- (SHGC) COLUMN APPLIES TO ALL GLAZED FENESTRATION. c. "10/15" MEANS R-10 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME
- OR R-15 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.
- d. FOR MONOLITHIC SLABS, INSULATION SHALL BE APPLIED FROM THE INSPECTION GAP DOWNWARD TO THE BOTTOM OF THE FOOTING OR 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-S SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.
- 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 "19-3" MEANS R-15 GAVITY 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
- i. FOR MASS WALLS, THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR MASS WALL.
- I. FOR MASS WALLS, HE SECURIO REVALUE APPLIES WHICH INDICE HAW THAT HE INSULATION IS DIVIDED IN HER INTERIOR MASS WALL.

 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.

 IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A SHGC NO GREATER THAN 0.70 SHALL BE
- PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
- I. R:30 SHALL BE DEEMED TO SATISFY THE CELLING INSULATION REQUIREMENT WHEREVER THE FULL HEIGHT OF UNCOMPRESSED A:30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. OTHERWISE R:38 INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS OR INSULATION MUST EXTEND TO EITHER THE INSULATION BAFFLE OR WITHIN 1 INCH OF THE ATTIC ROOF DECK.

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

 12 R: 19 FIBERGLASS BATTS COMPRESSED AND INSTALLED IN A NOMINAL 2 × 6 FRAMING CAVITY IS DEEMED TO COMPLY. FIBERGLASS BATTS RATED R-19 OR HIGHER COMPRESSED AND INSTALLED IN 2 M VAIL IS NOT DEEMED TO COMPLY.
- $\underline{o}. \\ \underline{BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.$
- 2024 SQ. FT. OF ATTIC / 300 = 6.75 SQ. FT. INLETS/OUTLETS REQUIRED

e. DELETED

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

* ATTIC VENTILATION CALCULATION

DEFINITIONS FOR COMMON ABBREVIATIONS

Α	LI	=	ALIERNAIE	MAX	=	MAXIMUM
C	ANT	=	CANTILEVER	MIN	=	MINIMUM
С	J	=	CEILING JOIST	NOM	=	NOMINAL
С	MU	=	CONCRETE MASONRY UNIT	O.C.	=	ON CENTER
С	OL	=	COLUMN	PL	=	POINT LOAD
С	ONC	=	CONCRETE	PT	=	PRESSURE TREATED
С	ONT	=	CONTINUOUS	REINF	=	REINFORCED
C	T	=	COLLAR TIE	REQD	=	REQUIRED
D	BL	=	DOUBLE	RJ	=	ROOF JOIST
D	IA	=	DIAMETER	RS	=	ROOF SUPPORT
D	J	=	DOUBLE JOIST	SC	=	STUD COLUMN
D	R	=	DOUBLE RAFTER	SCH	=	SCHEDULE
E	A	=	EACH	SPEC	=	SPECIFIED
Ε	E	=	EACH END	THK	=	THICK
F	J	=	FLOOR JOIST	TJ	=	TRIPLE JOIST
FI	ND	=	FOUNDATION	TRTD	=	TREATED
F	TG	=	FOOTING	TYP	=	TYPICAL
G	ALV	=	GALVANIZED	UNO	=	UNLESS NOTED OTHERWISE
Н	ORIZ	=	HORIZONTAL	W	=	WIDE FLANGE BEAM
Н	T	=	HEIGHT	WWF	=	WELDED WIRE FABRIC
M	ANUF	=	MANUFACTURER	XJ	=	EXTRA JOIST

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 SOLITHERN 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
- 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 HOT DIPPED GALVANIZED BOLT AT EACH END OF THE BRACE 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 6s SHALL BE ATTACHED TO THE POSTS WITH ONE 5/8"Ø HOT DIPPED GALVANIZED BOLT AT EACH END OF EACH BRACING MEMBER

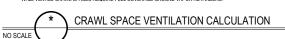
FOR EMBEDMENT OF PILES IN COASTAL REGIONS, SEE CHAPTER 46.

RIDGE BOARD AS REQ. 2X4 COLLAR TIE (CT) AT UPPER THIRD ATTACH EACH END (EE) W/ (2) 12d@48" O.C. **ROOF JOISTS** PER PLAN STRUCTURAL SHEATHING 2X4 TIE BACK ATTACH EACH END (EE) W/ (2) 12d@32" O.C. <u>ATTIC</u> 2X4 DRAG STRUT ATTACH W/ (2) 12d PER JOIST CROSSING CEILING JOISTS PER PLAN CROSS MINIMUM (3) JOISTS RAFTER TIE BACK DETAIL CJ PERPENDICULAR TO RAFTERS

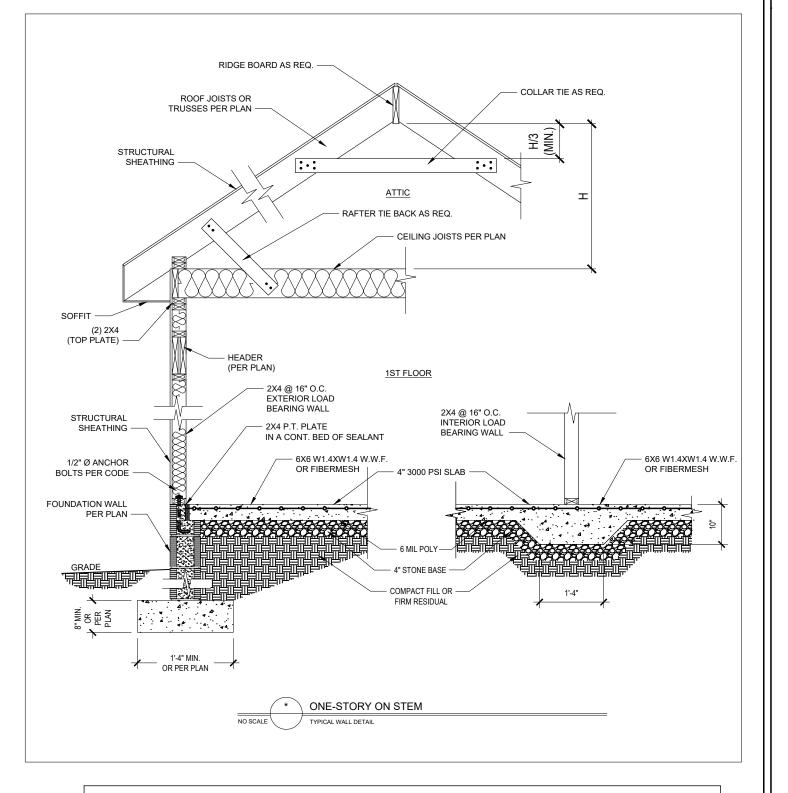
1460 SQ. FT. OF CRAWL SPACE / 150 = 9.73 SQ. FT. OF REQ'D VENTILATION WITHOUT CROSS VENTILATION 9.73 SQ. FT. OF VENTILATION REQ'D / 0.88 SQ.FT. PER VENT = 11 VENTS REQ'D (BASED ON 8" X 16" VENTS)1

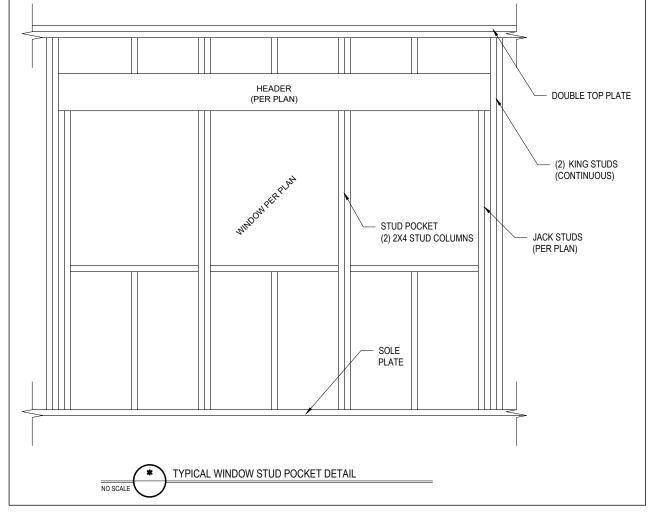
1460 SQ. FT. OF CRAWL SPACE / 1500 = 0.97 SQ. FT. OF REQ'D VENTILATION WITH CROSS VENTILATION $0.97~SQ.~FT.~OF~VENTILATION~REQ'D~/~0.88~SQ.FT.~PER~VENT =~2~VENTS~REQ'D~(BASED~ON~8"~X~16"~VENTS) \\ 2~VENTS~PER~VENT =~2~VENTS~PER~VENT \\ 2~VENTS~PER~VENT \\ 2~VENTS~PER~VENTS~PER~VENT \\ 2~VENTS~PER~VENT \\ 2~VENTS~PER~VENTS~PER~VENT \\ 2~VENTS~PER~VENT \\ 2~VENTS~PER~VENT \\ 2~VENTS~PER~VENT \\ 2~VENTS~PER~VENT \\ 2~VENTS~PER~VENT \\ 2~VENTS~PER~VENTS~PER~VENT \\ 2~VENTS~PER~VENT \\ 2~VENTS~PER~VENT \\ 2~VENTS~PER~VENTS~PER~VENT \\ 2~VENTS~PER~VENT \\ 2~VENTS~PER~VENTS~PER~VENT \\ 2~VENTS~PER~VENT \\ 2~VENTS~PER~$

- 2) THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 OF THE CRAWL SPACE THE TO LALARICA OF VENTILATION OF DEPINISS MAY BE REDUCED TO THIS DOOR THE CRAWL SPACE.
 GROUND AREA WHERE THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS VENTILATION
 OF THE CRAWL SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED.
 ONE FOUNDATION VENT SHALL BE WITHIN S FEET OF EACH CORNER OF THE BULLION. FO PREVENT
 RAINWATER ENTRY WHEN THE CRAWL SPACE IS BUILT ON A SLOPED SITE, THE UPHILL FOUNDATION
 WALLS MAY BE CONSTRUCTED WITHOUT WALL VENT OPENINGS. VENT DAMS SHALL BE PROVIDED
 WHEN THE BOTTOM OF THE FOUNDATION VENT OPENING IS LESS THAN 4 INCHES ABOVE THE FINISHED
 EXTERNOR GRADE.









ocedures or safety precaution Any deviations or discrepancies on Any deviations or discrepancies on plans are to be brought to the immediate attention of Tyndall Engineering & Design, P.A. Failure to do so will void Tyndall Engineering & Design, P.A. liability.

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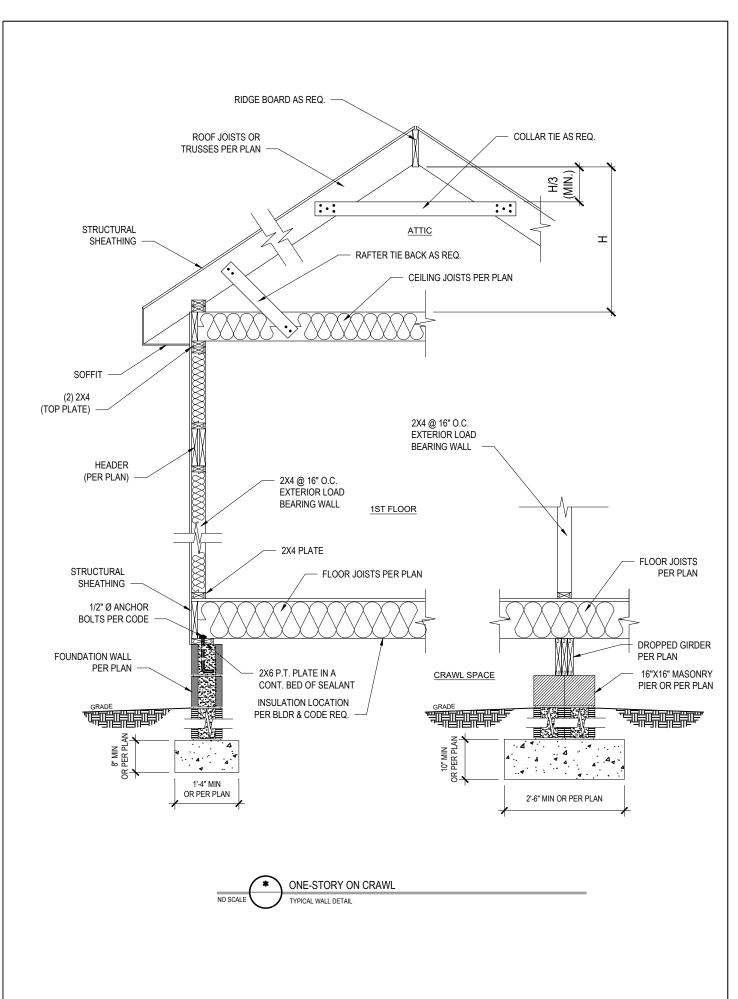
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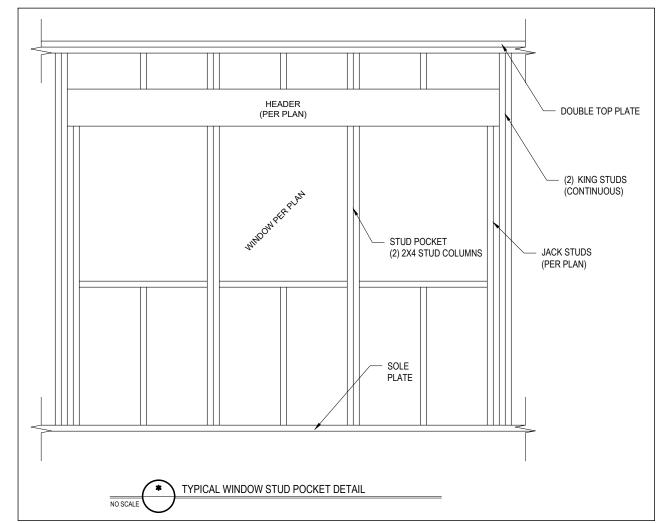
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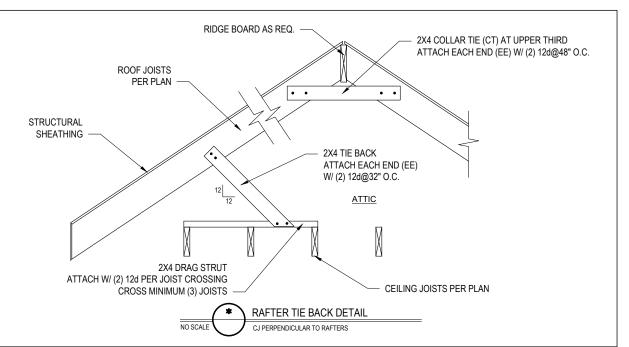
REVISIONS

Date: Remarks

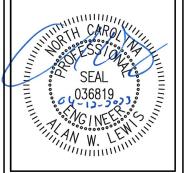
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* Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precaution.
* Any deviations or discrepancies on plans are to be brought to the immediate attention of Tyndall Engineering & Design, P.A. Failure to do so will void Tyndall Engineering & Design, P.A. liability.
* Please review these documents carefully. Tyndall Engineering & Design, P.A. will interpret that all dimensions, recommendations, etc. presented in these documents were deemed acceptable once construction begins.



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STANDARD DETAILS

Project #:
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04/12/23

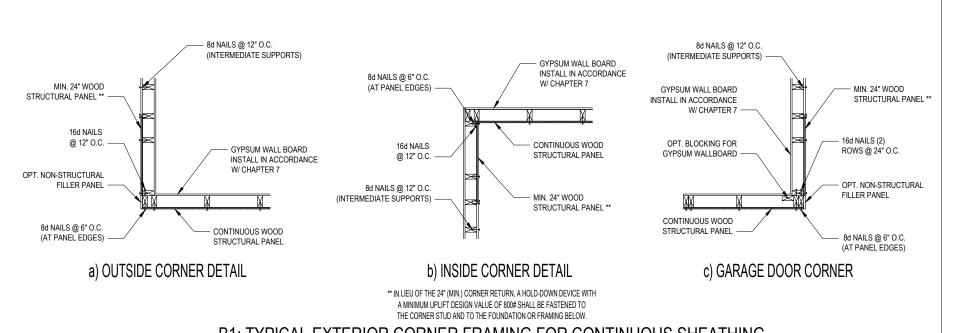
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AM

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AWL
Scale:
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Sheet Number

D2



B1: TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING NO SCALE

STRUCTURAL SHEATHING NOTES

- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
 WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2018 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.

The reference figure R602.10.4.3 OF THE 2018 NCRC.

- INTERIOR BRACED WALL PANELS (BWP) INDICATED SHALL BE SHEATHED IN ACCORDANCE WITH THE GB METHOD OR WSP METHOD AS PRESCRIBED IN SECTION R602.10.1 (UNO)
- 2) 1/2" GYPSUM BOARD (GB) MINIMUM LENGTH OF 8'-0" (ISOLATED PANELS) OR 4'-0" (CONTINUOUS SHEATHING
- (3) 3/8° WOOD STRUCTURAL PANEL (WSP) SECURE W/ 6d COMMON NAILS SPACED AT 6° O.C. AT PANEL EDGES AND 12° O.C. AT INTERMEDIATE SUPPORTS
- 5. EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS-WSP METHOD
 AS PRESCRIBED IN SECTION R602.10.3 (UNO)

 6. ALL SHEATHABLE SURFACES OF EXTERIOR WALLS
- ALL SHEATHABLE SUNFALES OF EATERION 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
- A MINIMUM THICKNESS OF 30°S. SHEATHING SHALL BE SECURED WITH MINIMUM 6D COMMON NAILS SPACED AT 6°O.C. AT PANEL EDGES AND SPACED AT 12°O.C. AT INTERNEDIATE 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°EOR OPENINGS GREATER THAN 85% OF WALL

 48°EOR OPENINGS GREATER THAN 85% OF WALL - 48" FOR OPENINGS GREATER THAN 85% OF WALL

4 SHEATH INTERIOR AND EXTERIOR

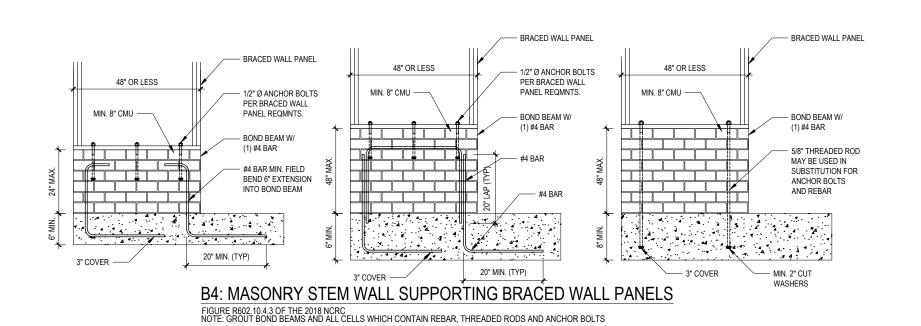
8. FOR CS-WSP METHOD, A MINIMUM 24" BRACED WALL PANEL CORNER RETURN SHALL BE PROVIDED AT BOTH ENDS OF A BRACED WALL LINE IN ACCORDANCE WITH FIGURE R602-10.3 (4). IN LIEU OF A CORNER RETURN, EITHER A MINIMUM 49" BRACED WALL PANEL SHALL BE PROVIDED AT THE CORNER OR A HOLD-DOWN DEVICE WITH A MINIMUM UPLIFT DESIGN VALUE OF 800# SHALL BE FASTENED TO THE EDGE OF THE BRACED WALL PANEL CLOSEST TO THE CORNER AND TO THE FOUNDATION OR FRAMING BELOW

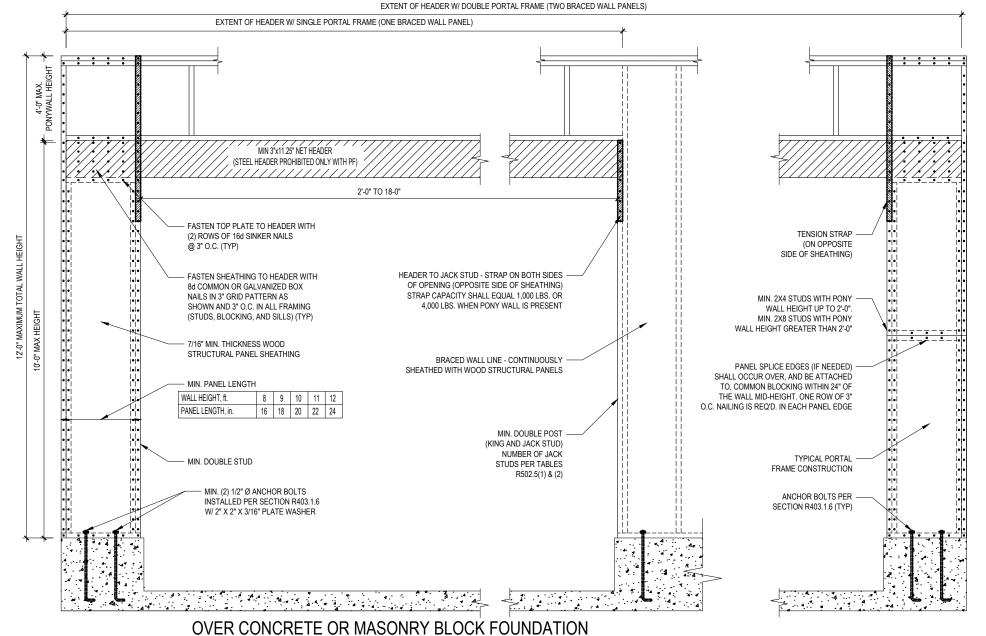
5 MINIMUM 800# HOLD-DOWN DEVICE

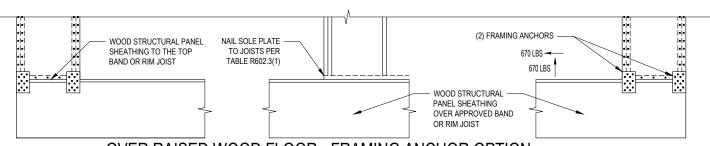
REQUIRED BRACED WALL PANEL CONNECTIONS						
			REQUIRED CONNECTION			
METHOD	MATERIAL	MIN. THICKNESS	@ PANEL EDGES	@ INTERMEDIATE SUPPORTS		
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.		
GB	GYPSUM BOARD	1/2"	5d COOLER NAIL** @ 7" O.C.	5d COOLER NAIL** @ 7" O.C.		
WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.		

OR EQUIVALENT PER TABLE R702.3.5 **B3: BRACE WALL PANEL CONNECTIONS

NO SCALE







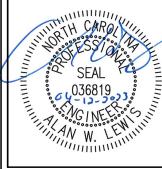
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

(WHEN PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST) ATTACH SHEATHING TO BAND WOOD STRUCTURAL PANEL NAIL SOLE PLATE OR RIM JOIST WITH 8d COMMON TO JOISTS PER NAILS 3" O.C. TOP AND BOTTOM TABLE R602.3(1) BAND OR RIM JOIST WOOD STRUCTURAL OVER APPROVED 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

eans, methods, techniques, sequences, rocedures or safety precaution. Any deviations or discrepancies on * 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 seconstruction. med acceptable once construction



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