

THE LEIGH

PROJECT#
DRB2301-0093A
DATE
06/27/2023
DRAWN/DESIGNED BY
NW
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

WEBSITE
www.
drbhomedesign
.com

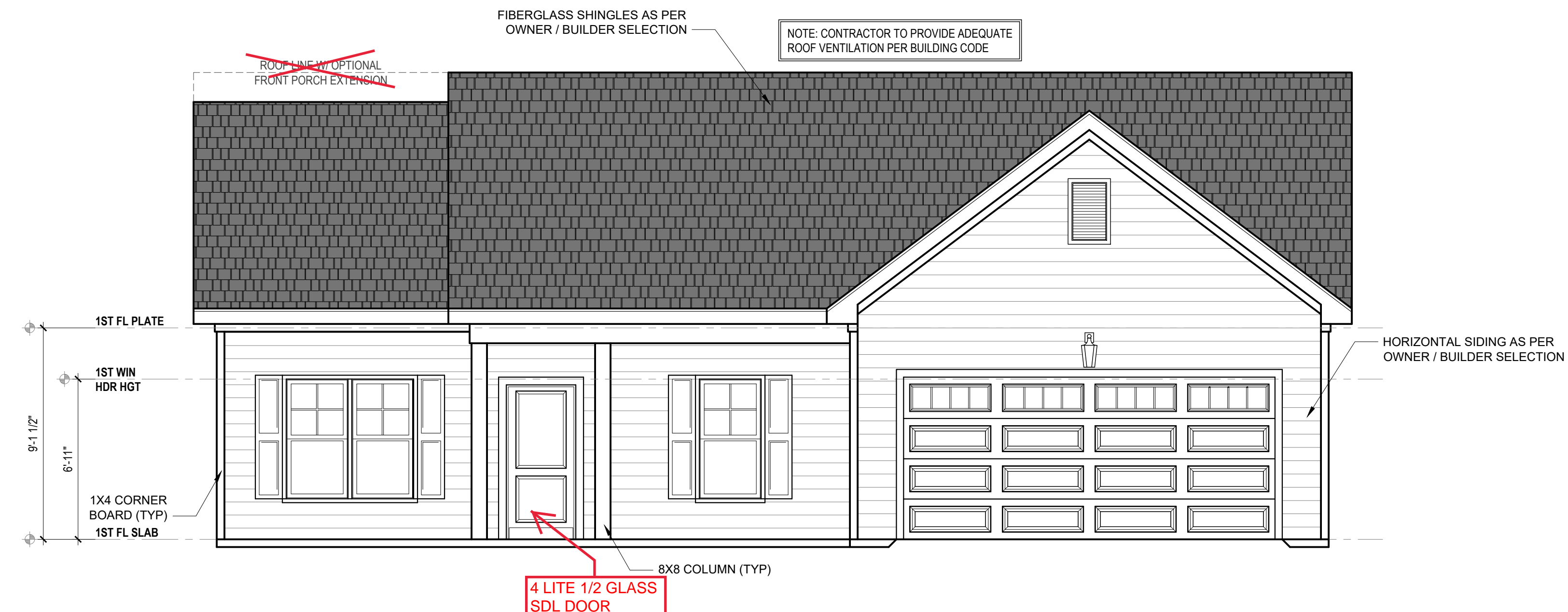
PROJECT NAME
THE LEIGH

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

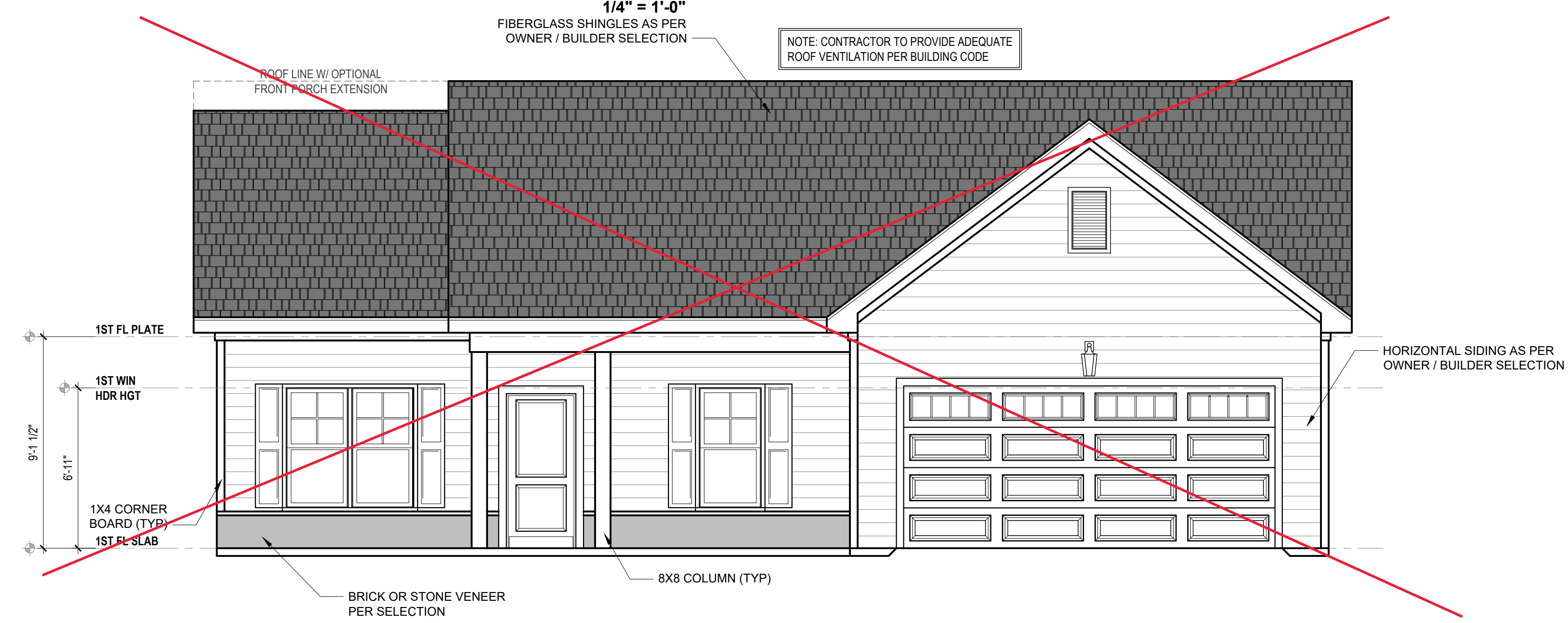
CLIENT NAME
A&G Residential
916 Arsenal Ave. Suite B.
Fayetteville, NC 28305
jenn@agresidentialinc.com
(910) 237-7944

SHEET NAME
ELEVATIONS
SHEET #

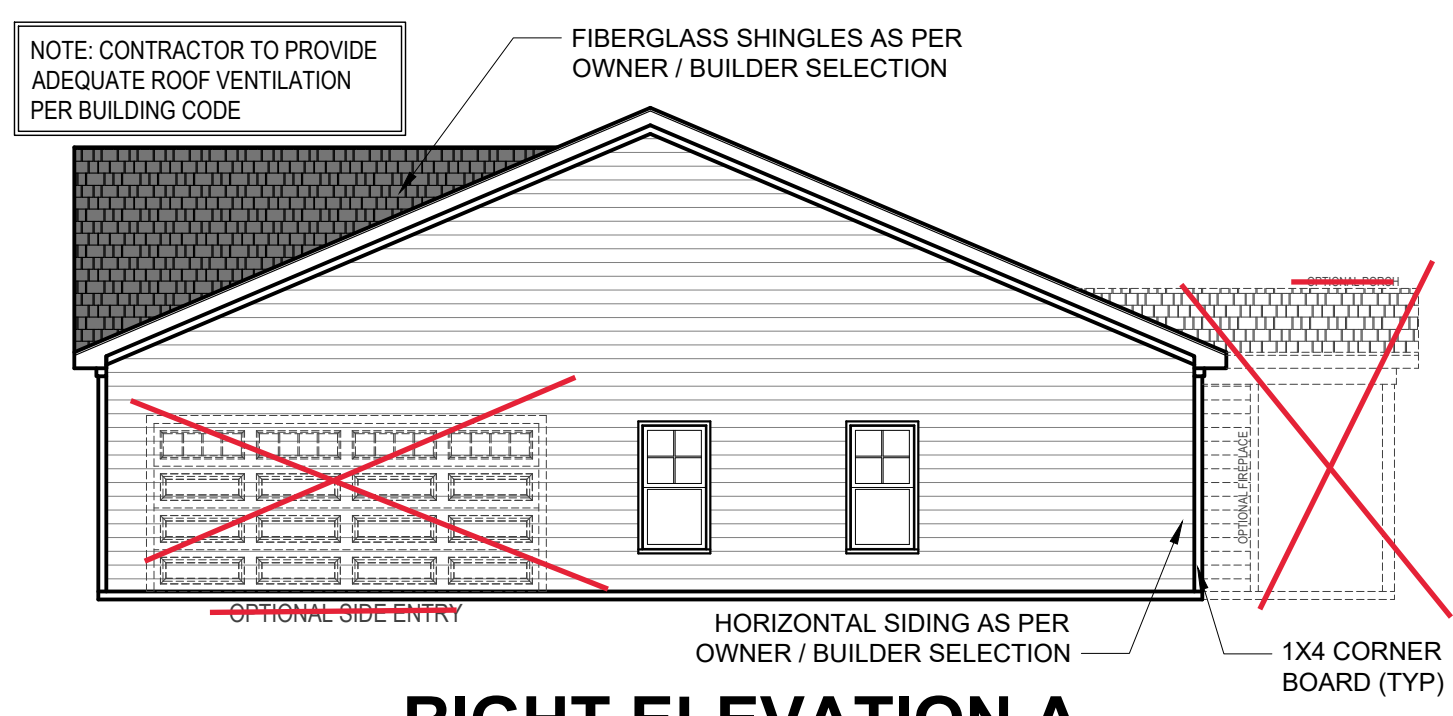
2x4 WALLS



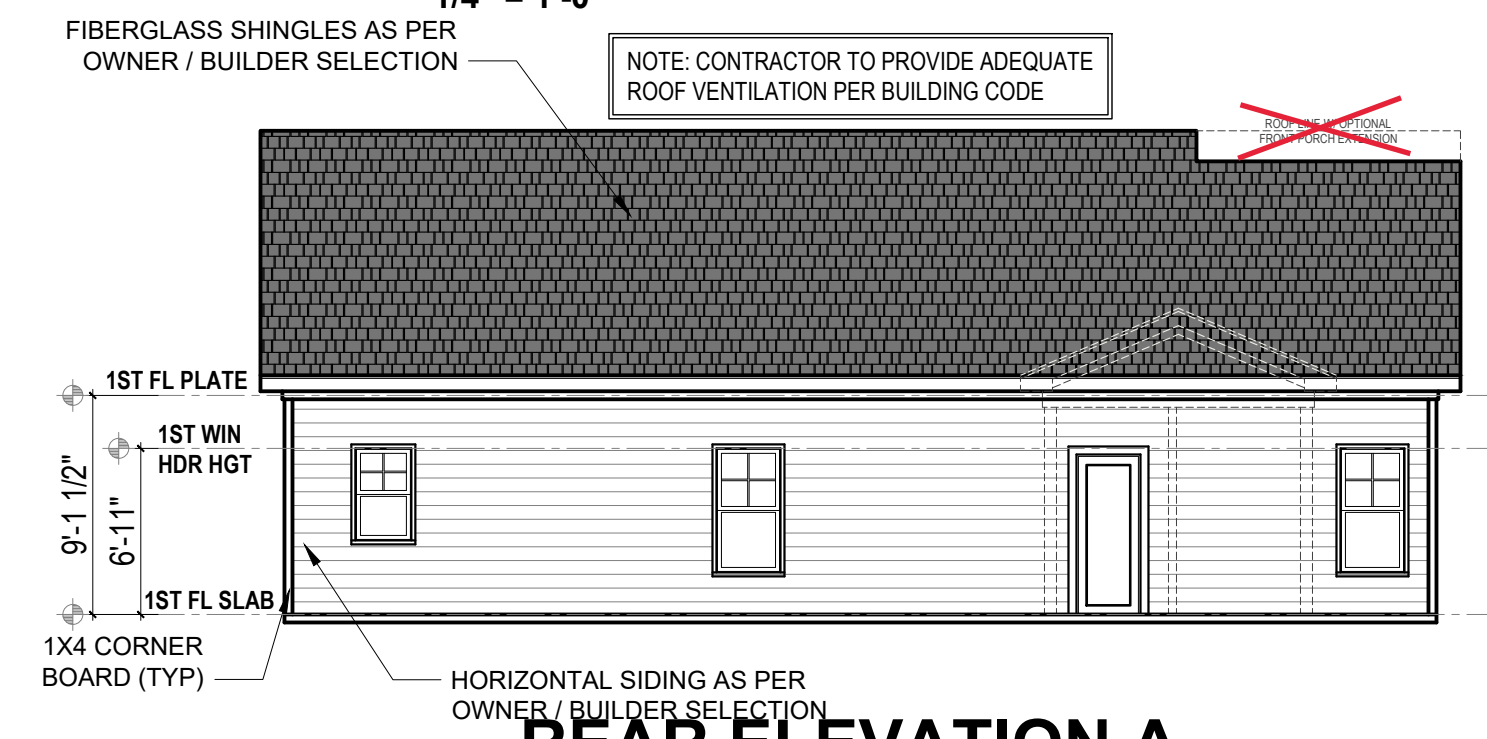
FRONT ELEVATION A
1/4" = 1'-0"



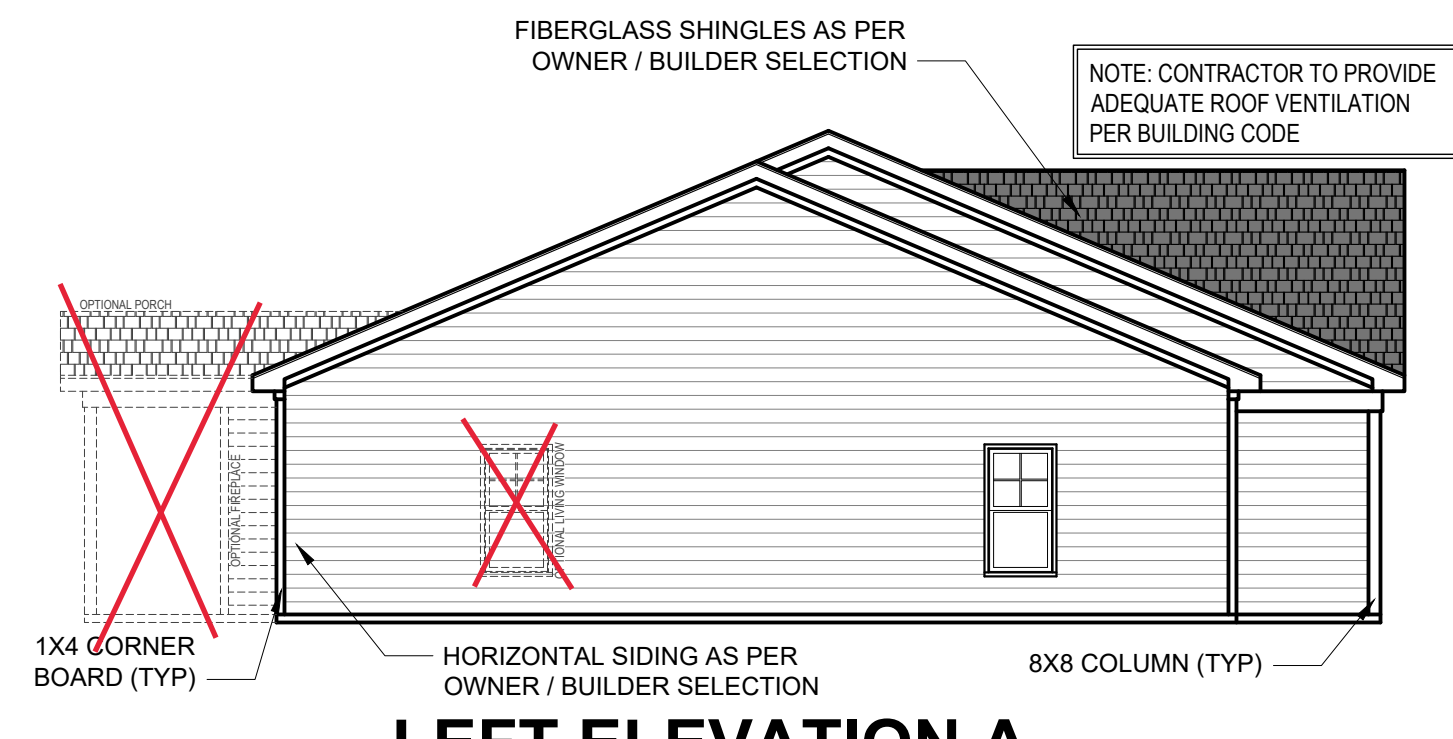
~~**FRONT ELEVATION A
W/ OPTIONAL VENEER**~~
1/4" = 1'-0"



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



REAR ELEVATION A
1/4" = 1'-0"



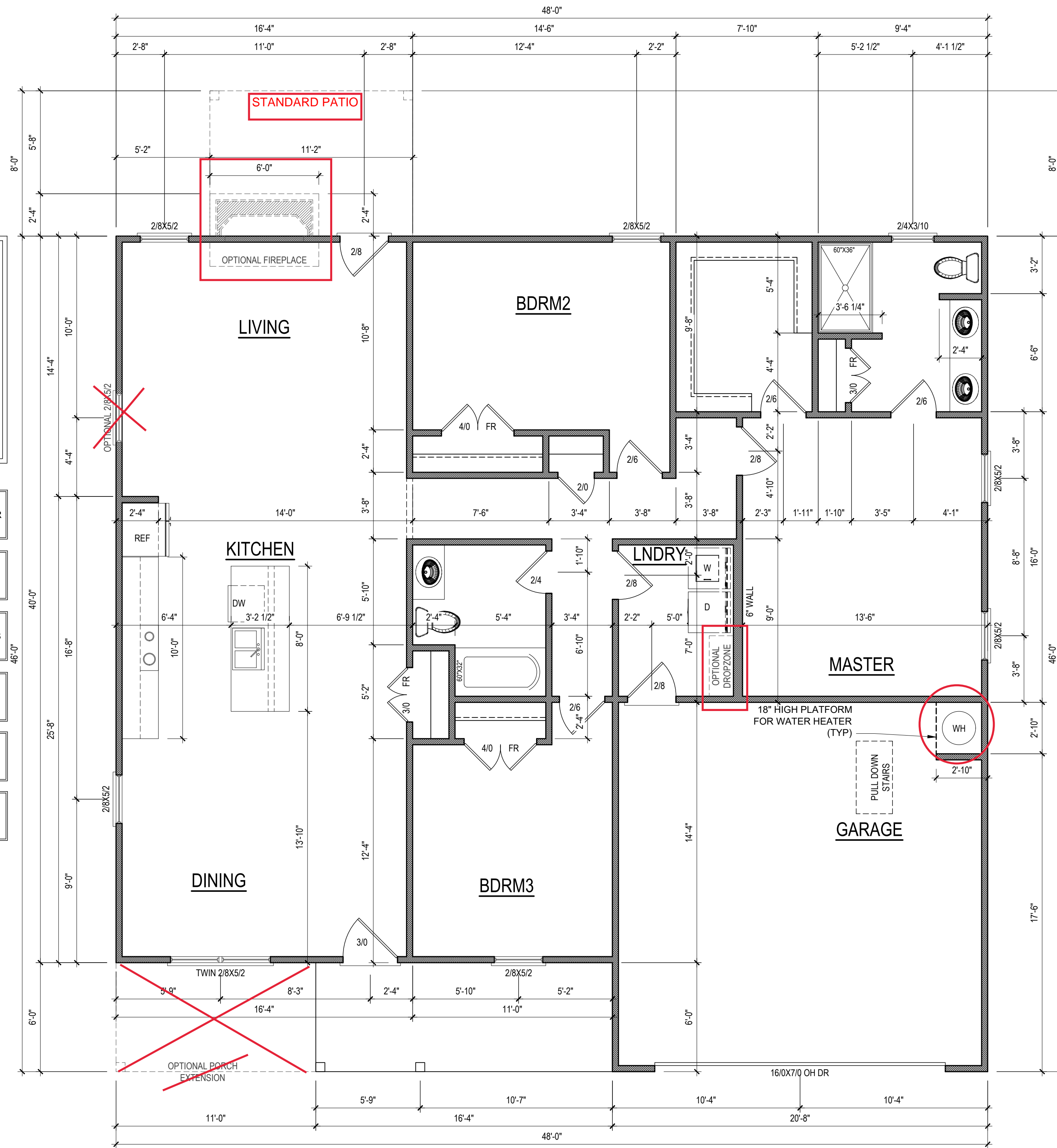
LEFT ELEVATION A
1/4" = 1'-0"

1. DRB DESIGN assumes no liability for any home constructed from this plan.
2. All construction shall conform to the latest requirements of "North Carolina State 2018 residential building code", in addition to all local codes and regulations.
3. 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.
4. Release of these plans requires further cooperation among the owner, his/her contractor, and DRB DESIGN.
5. Design and construction are complex and, although the designer performed his services with due care and diligence, perfection is not a guarantee.
6. Communication is imperfect and every contingency cannot be anticipated.
7. 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.
8. A failure to cooperate by a simple notice to DRB DESIGN shall relieve the designer from any and all responsibilities for all consequences.
9. 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 arising out of such changes.
10. Written dimensions on these plans always have precedence over scaled dimensions.
11. It is the contractor's 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 drawings.

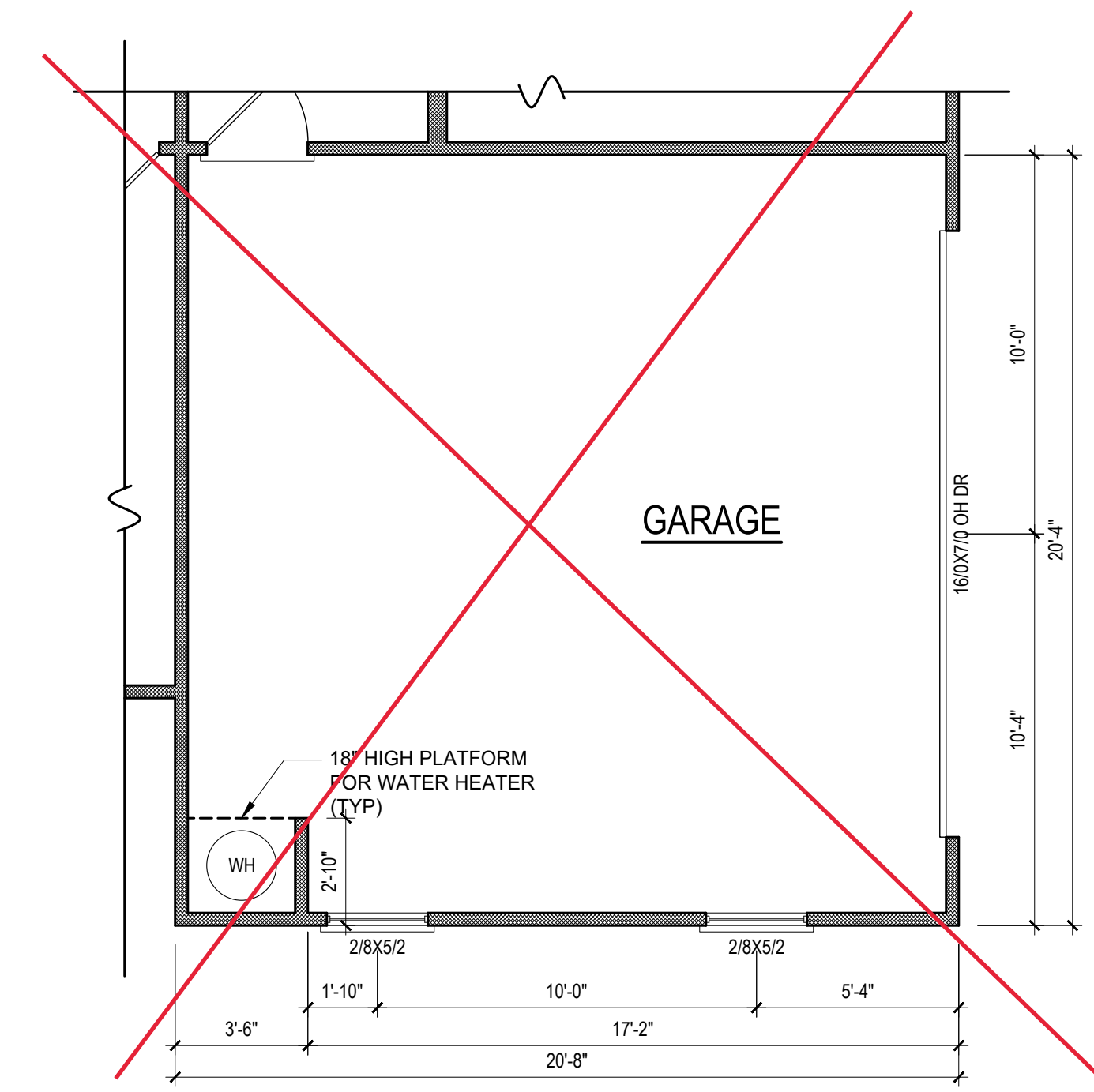
2x4 WALLS

HEATED SQUARE FOOTAGE	
First Floor	1629
TOTAL HEATED	1629
UNHTD SQUARE FOOTAGE	
Garage	415
Front Porch	107
OPT PATIO	89
TOTAL UNHEATED	611
TOTAL SQ FT	2240

- NOTE: SEE ELEVATIONS FOR WINDOW HDR HGTS
- NOTE: ALL DOORS ARE 6'-8" TALL UNO
- 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



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



GARAGE OPTION
1/4" = 1'-0"

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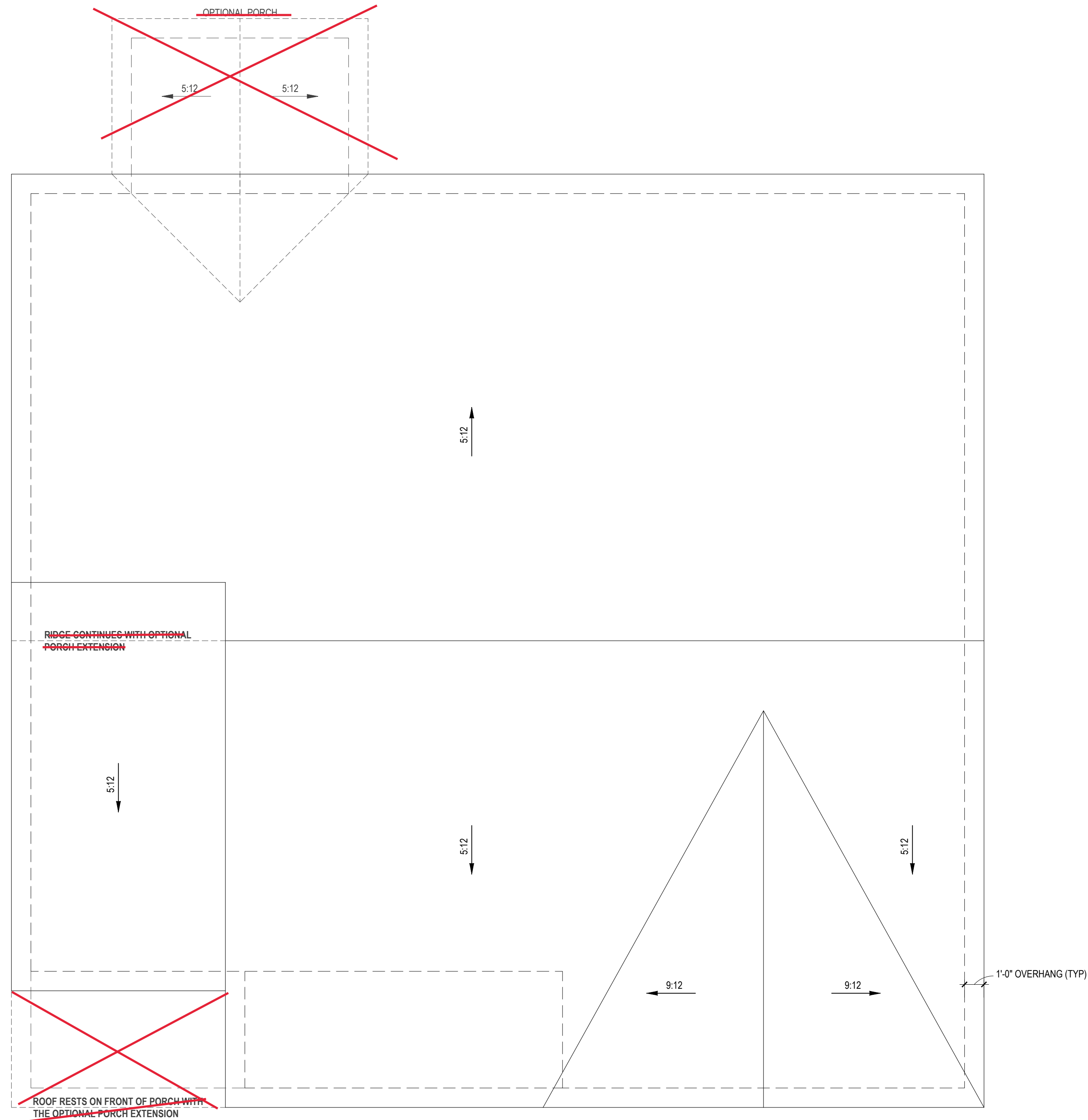
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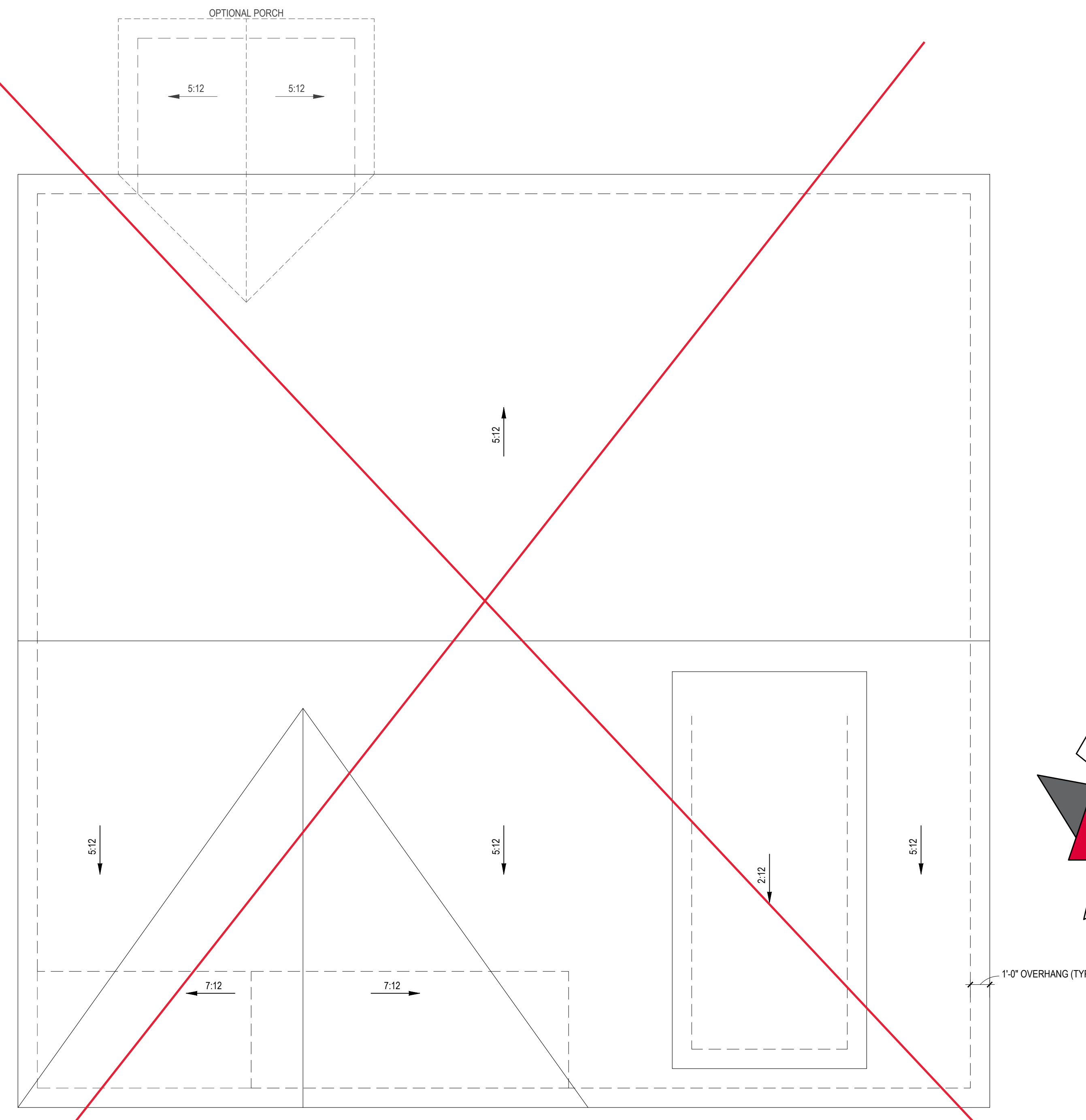
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SHEET NAME
1ST_FLOOR
SHEET#

2x4 WALLS

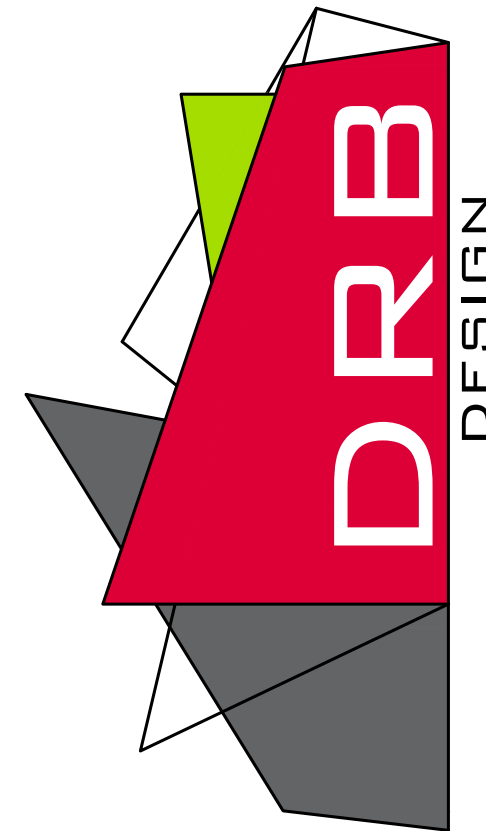


ROOF PLAN - ELEVATIONS A, B, C
1/4" = 1'-0"



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

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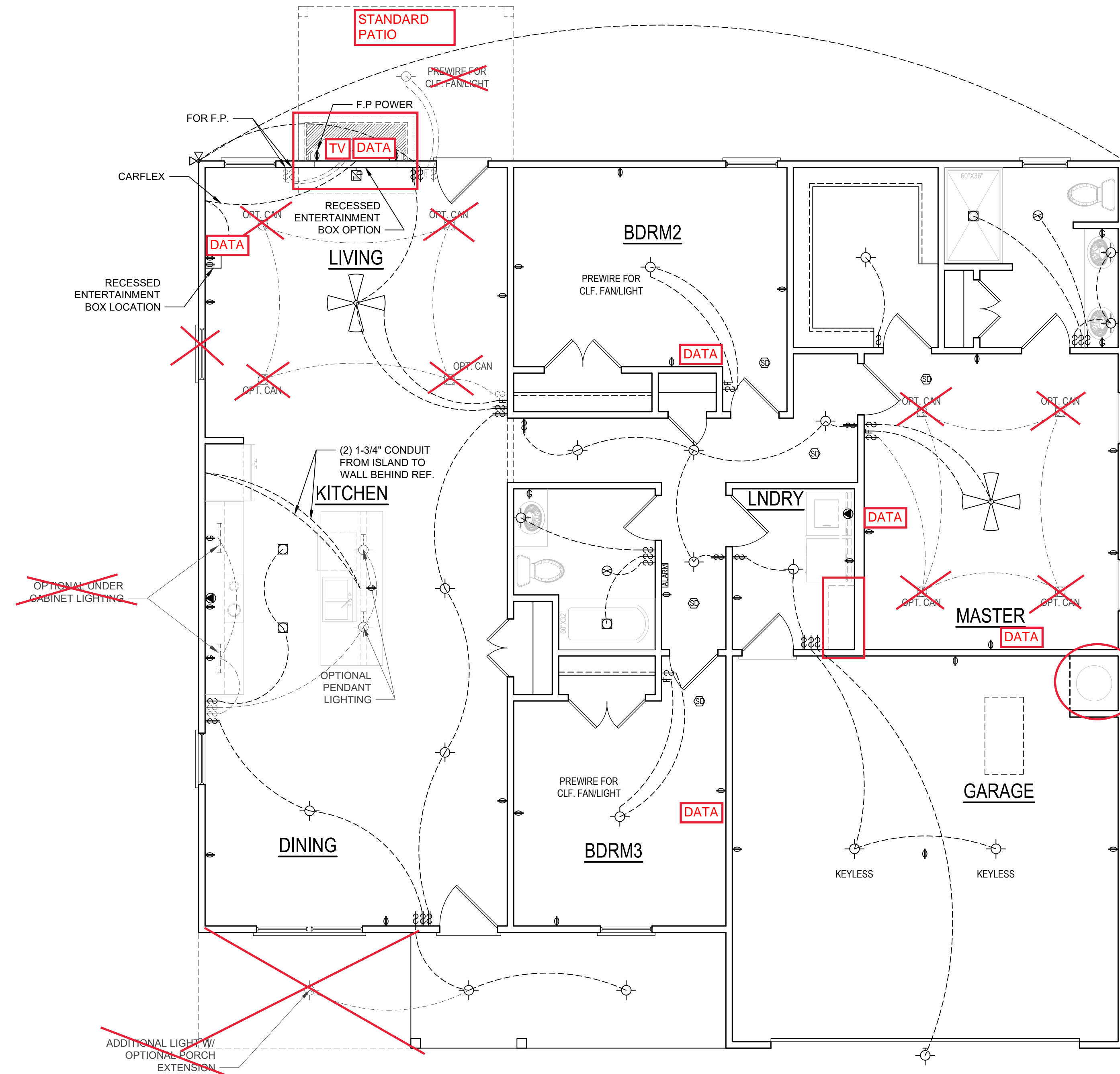
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SHEET NAME
ROOF

SHEET #
9
of 10

2x4 WALLS

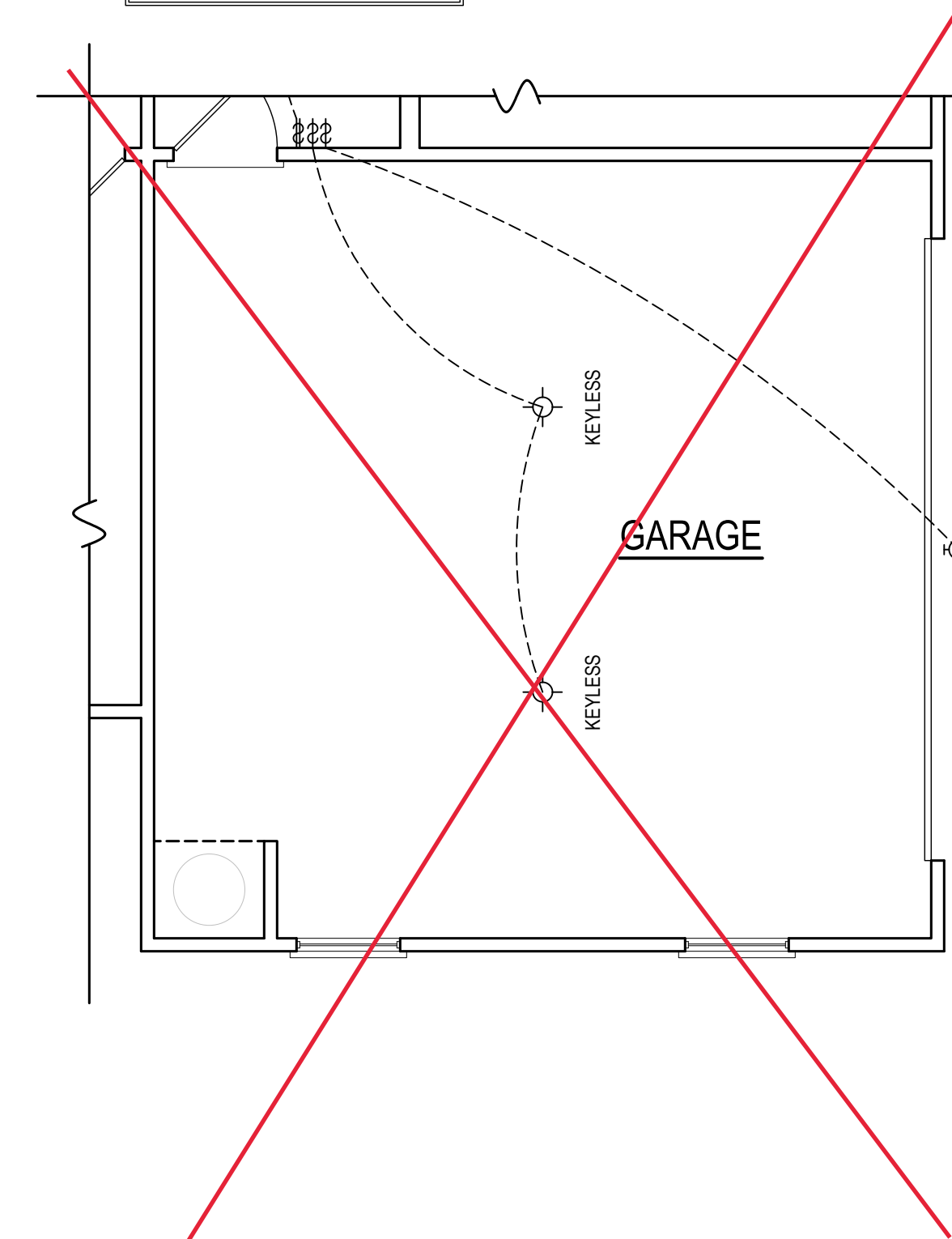


FIRST FLOOR PLAN
1/4" = 1'-0" CEILING HGT. = 9'-0"

1ST FLOOR ELECTRICAL

WTP	OUTLET(WATERPROOF)	OC	OUTLET(ABOVE COUNTER)
FM	FLUSHMOUNT	OC220V	OUTLET(220V)
WM	WALLMOUNT	RC	RECESSED(WET AREA)
SF	SUSPENDED FIXTURE	R	RECESSED
F	FLOURESCENT	UC	UNDER CABINET
F	FLOURESCENT	FL	FLOOD LIGHTS
110	110 OUTLET	CF	CEILING FAN
GFO	GROUND FAULT OUTLET	SPS	SINGLE POLE SWITCH
FAN	FAN SWITCH	TWS	THREE WAY SWITCH
TV	TV CONNECTION	EF	EXHAUST FAN
LVP	LOW VOLTAGE PANEL	EFW	EXHAUST FAN W/LIGHT
AP	ALARM PANEL	SD	SMOKE DETECTOR
TVDATA	TVDATA		

- ELECTRICAL LAYOUT NOTES**
1. BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
 2. VANITY LIGHTS TO BE SET @ 90" A.F.F. (TYP)
 3. ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
 4. PLACE SWITCHES 8" (MIN) FROM ROUGH OPENINGS.



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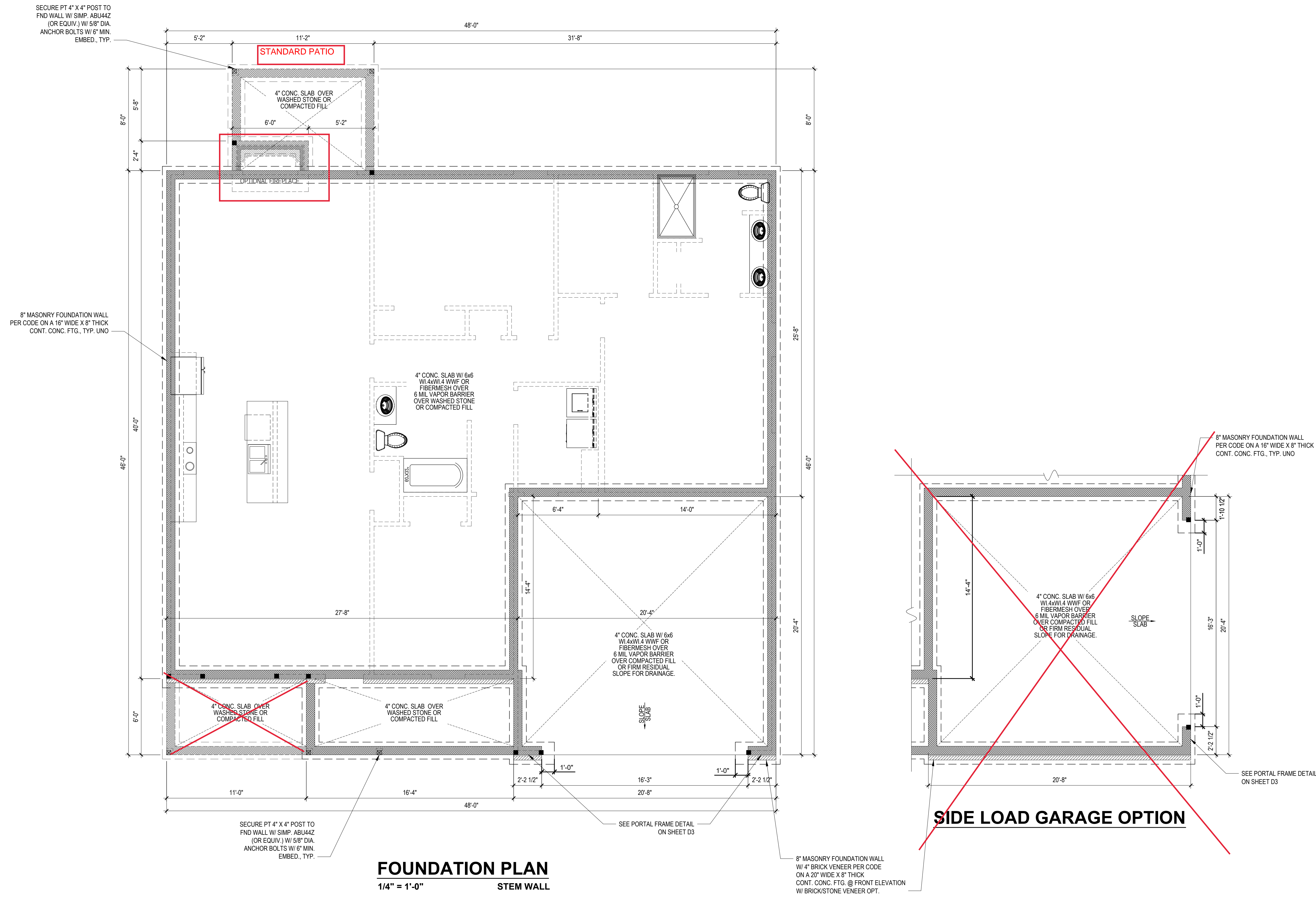
DESIGN LOADS

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			LL	TL
FLOOR (primary)	40	10	L/240	L/240
FLOOR (secondary)	40	10	L/240	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/240	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 7/8" WIDE NOMINAL EACH SINGLE MEMBER AND F3 = 2600 PSL E = 1,980 PSI (I.E. LEVEL MICROLAM)
- ALL LVL LUMBER IS TO BE 1.55E (F3 = 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) 10# NAILS @ 8" O.C. PROVIDED THAT THE TOP OF THE WINDOW HEIGHT IS 6'-0". MINIMUM BOTTOM OF THE WINDOW HEIGHT IS 1'-0". 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 HEADERS SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS (UNO)
- REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION OF ALL WALLS OVER 10' IN HEIGHT.
- ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50 Fy = 50 KSI MIN. (UNO)
- ALL EXTERIOR LUMBER TO BE #2 SYP PT
- ALL CONCRETE f_c = 3000 PSI MIN.
- PRESUMPTIVE BEARING CAPACITY = 2000 PSF
- 12x9 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 50# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS (U.N.O.)
- PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.4 OF THE 2018 IRC.
- MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.
- UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.
- METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.

2X4 WALLS



Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precautions. Any deviation 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.
1100 W. 17th Street, Suite 100
Raleigh, NC 27601
919.775.4444
www.tyndallengineering.com

NORTH CAROLINA PROFESSIONAL SEAL
C-2303

CLIENT: A&G RESIDENTIAL
PROJECT: THE LEIGH - RIGHT GARAGE

FOUNDATION PLAN STEM WALL

Project #: DRB2301-0093A
Date: 6/23/2023
Engineered By: HJS
DWG. Checked By: PAT
Scale: SEE PLAN

No.	Date	Remarks

Sheet Number
S1B
1 of 6

FILENAME: \\A:\AUDITOR OFFICE\DRB_2023\06232023\06232023_0093_A&G_RESIDENTIAL_LEIGH\DWG FILES\06232023_0093_A&G_RESIDENTIAL_LEIGH\STEM WALL.DWG DATE: 6/23/2023 5:16 AM

2X4 WALLS

DESIGN LOADS

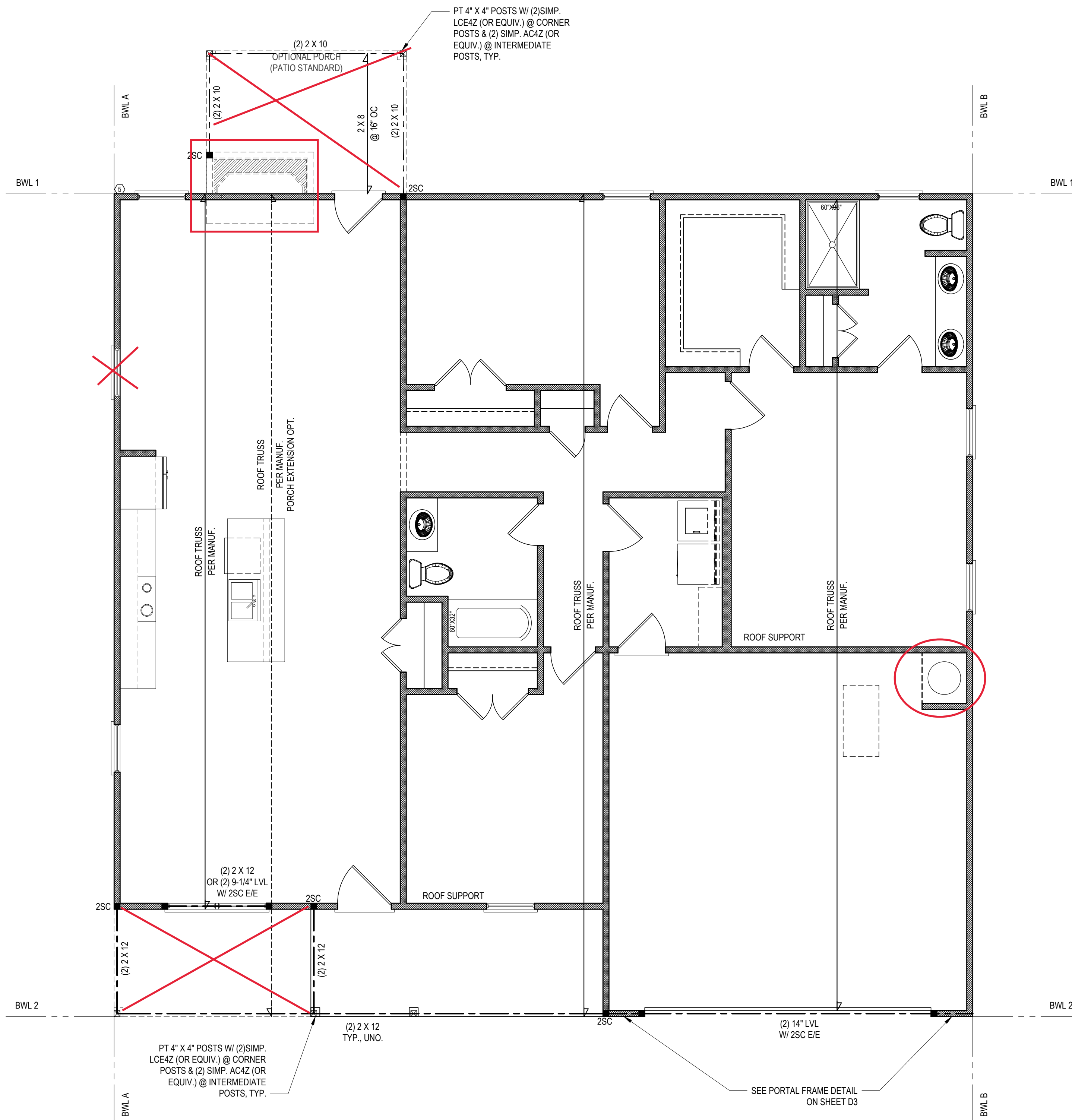
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
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ROOF TRUSS	20	20	L/240	L/180
WIND LOAD	BASED ON 120 MPH (EXPOSURE B)			
SEISMIC	BASED ON SEISMIC ZONES A, B & C			

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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 PSI E = 1.9M PSI (I.E. LEVEL MICROLAM)
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- 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
- 120# 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 1" INTO CONCRETE OR MASONRY.
- PSL COLUMNS DESIGNED WITH MAX. HEIGHT OF 9'-0" (UNO)
- PROVIDE A MINIMUM OF 50# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS, (U.N.O.)
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- METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.

STRUCTURAL SHEATHING NOTES

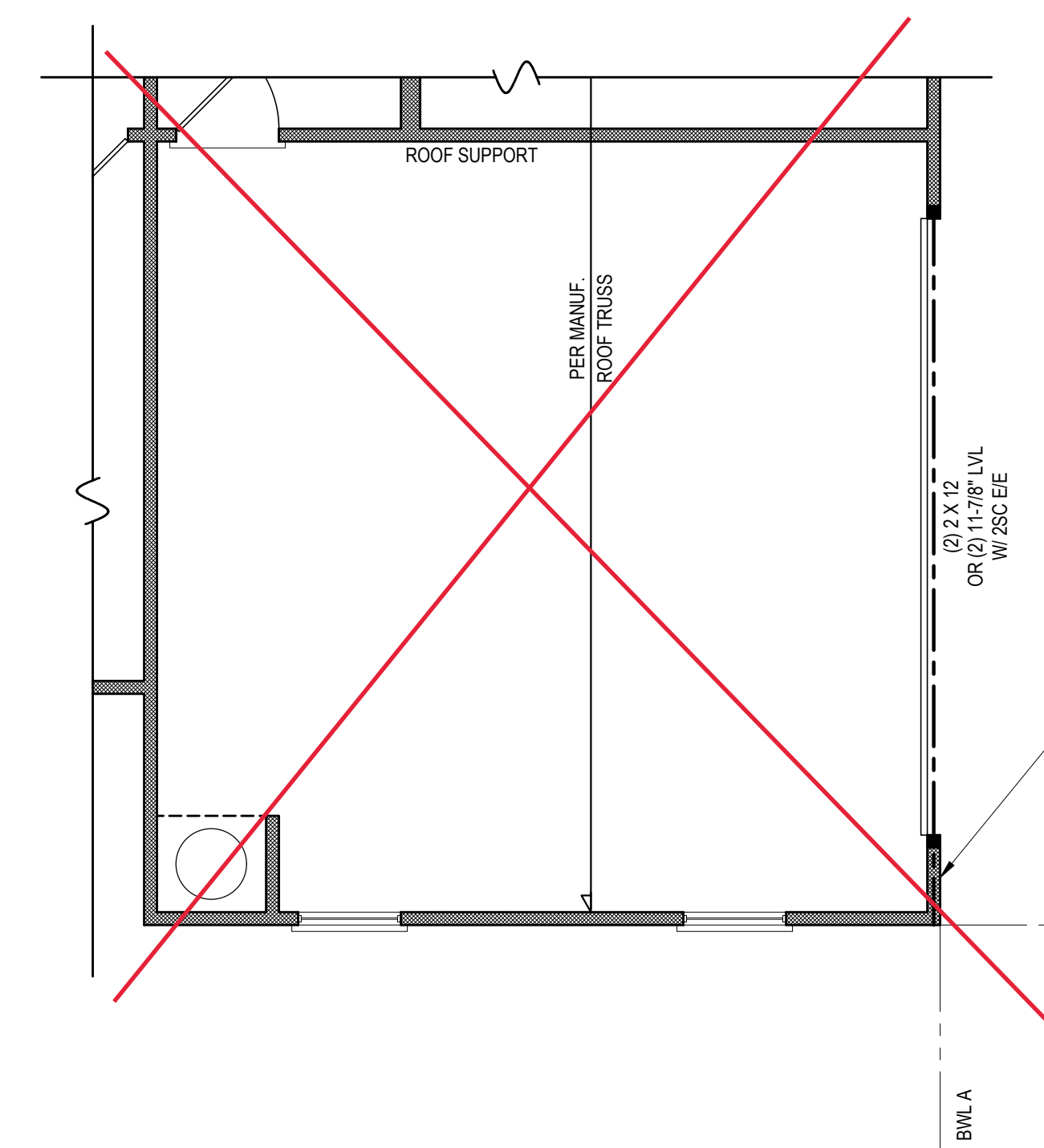
- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS
- WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10.2 OF THE 2018 IRC.
- BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3. REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.
- REFERENCE FIGURE R602.10.4.3 OF THE 2018 NIRC.
- 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 6'-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 9" 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 (BWP)
- 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 9" 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(b). 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 80# 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



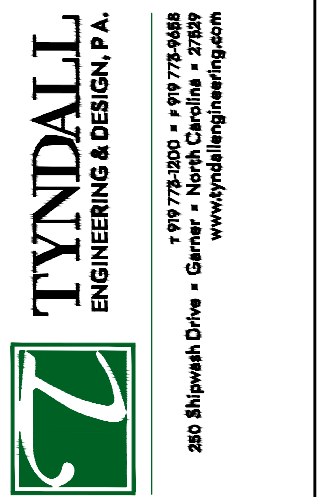
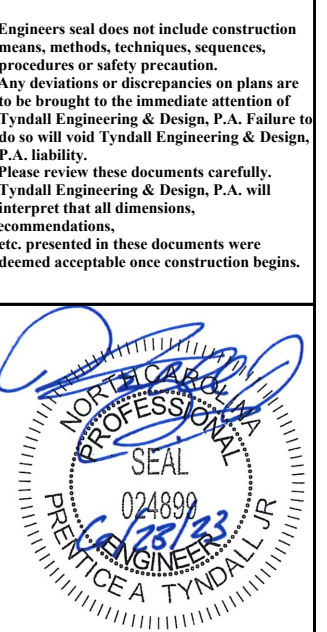
FIRST FLOOR PLAN
1/4" = 1'-0" CEILING HGT. = 9'-0"

BRACING PANEL LENGTHS REQUIRED:
BWL A = 5.5 FT
BWL B = 5.5 FT
BWL 1 = 5.5 FT
BWL 2 = 5.3 FT

BRACING PANEL LENGTHS PROVIDED:
BWL A = 34.7 FT CS-WSP
BWL B = 24.7 FT CS-WSP
BWL 1 = 36.2 FT CS-WSP
BWL 2 = 18.8 FT CS-WSP



GARAGE OPTION
1/4" = 1'-0"



Client: **A&G RESIDENTIAL**
Project: **THE LEIGH - RIGHT GARAGE**

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

Project #: **DRB2301-0093A**
Date: **6/23/2023**
Engineered by: **HJS**
Checked by: **PAT**
Scale: **SEE PLAN**

REVISIONS		
No.	Date	Remarks

Sheet Number
S2
2 of 6

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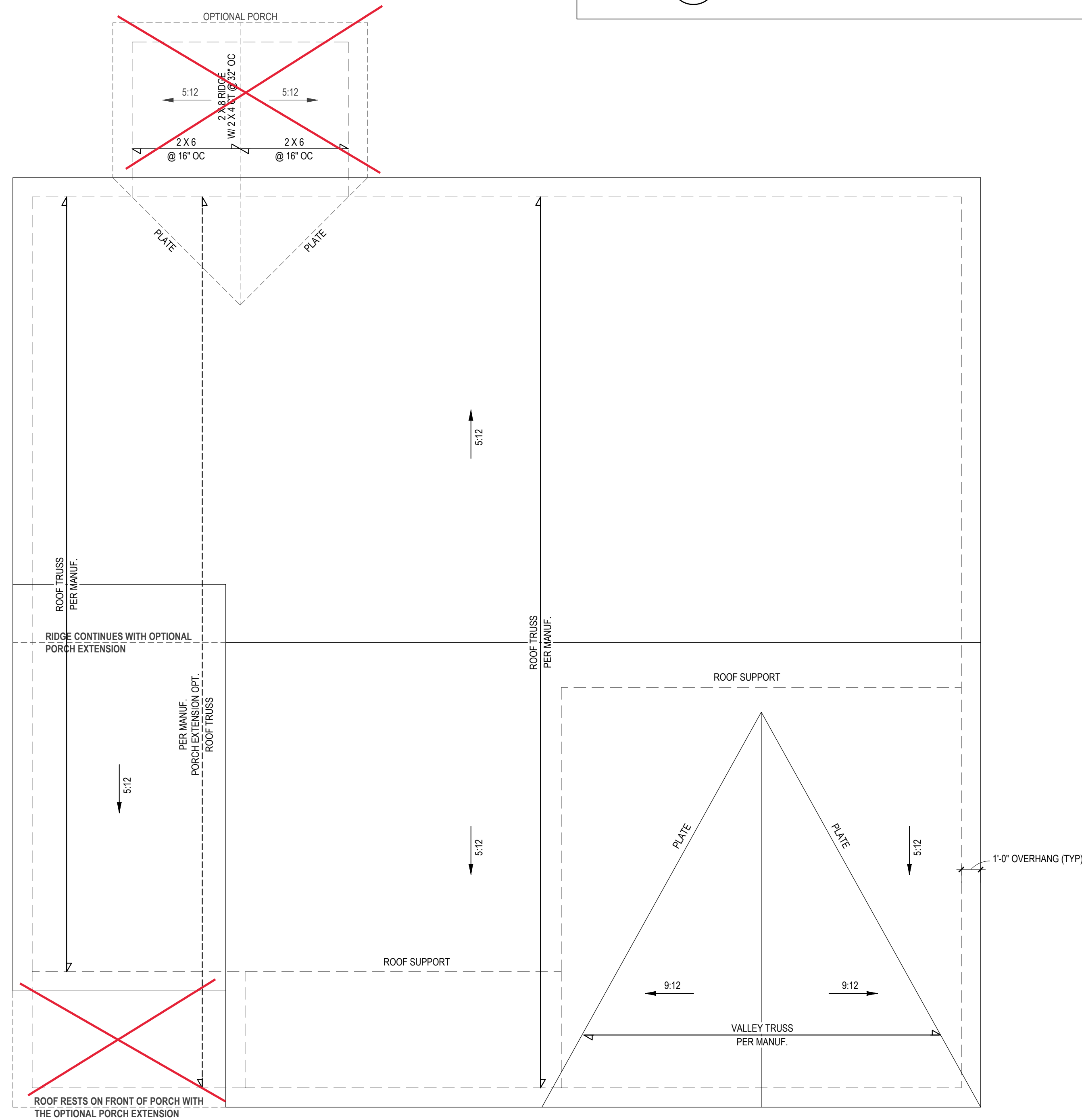
2X4 WALLS

2300 SQ. FT. OF ATTIC / 300 = 8 SQ. FT. INLETS/OUTLETS REQUIRED

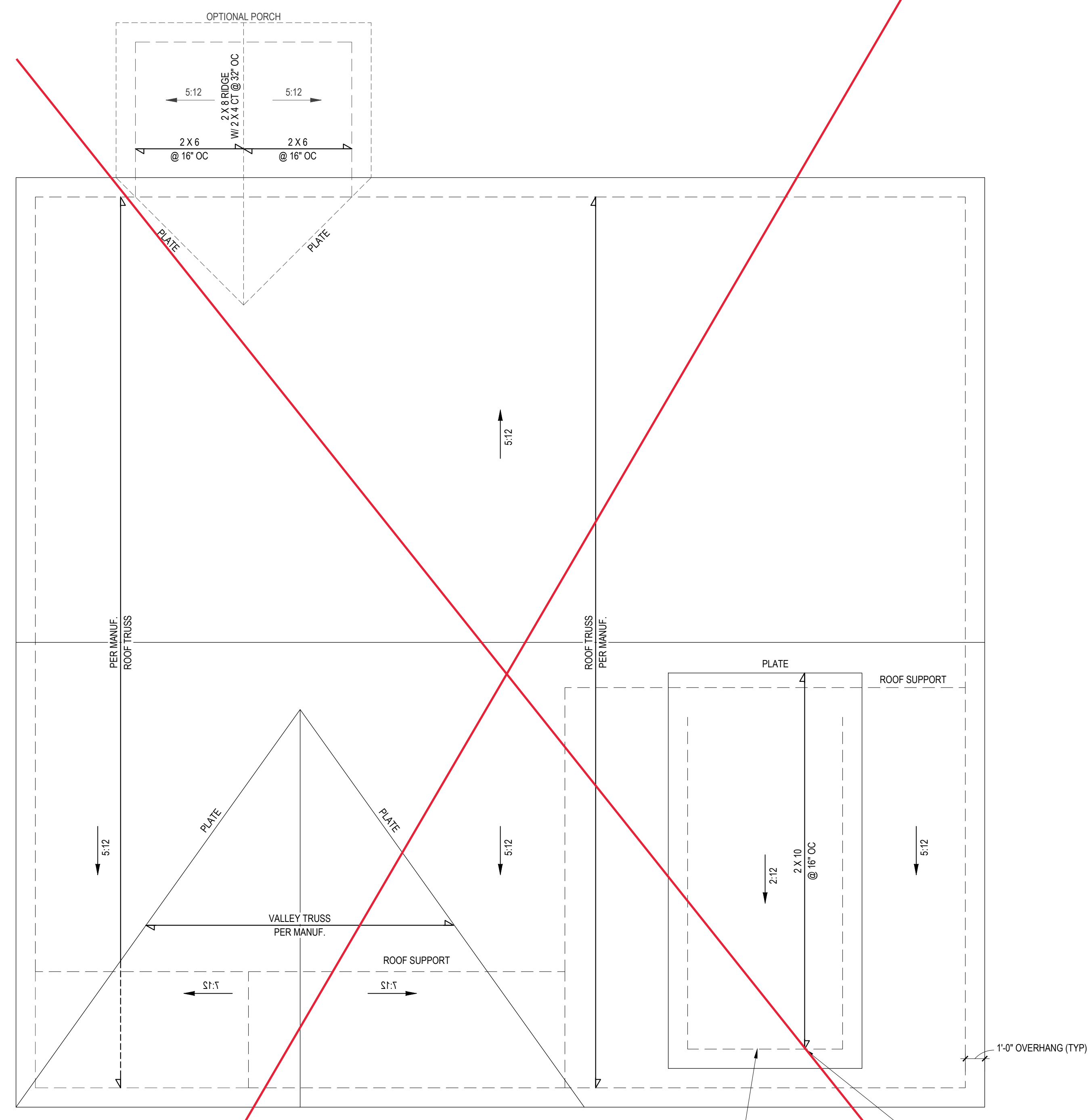
- 1) CALCULATION BASED ON VENTILATORS USED AT LEAST 3'-0" ABOVE THE COMB VENTS WITH THE BALANCE OF VENTILATION PROVIDED BY EAVE VENTS.
- 2) CATHEDRAL CEILINGS SHALL HAVE A 1" MINIMUM CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.

* ATTIC VENTILATION CALCULATION

NO SCALE

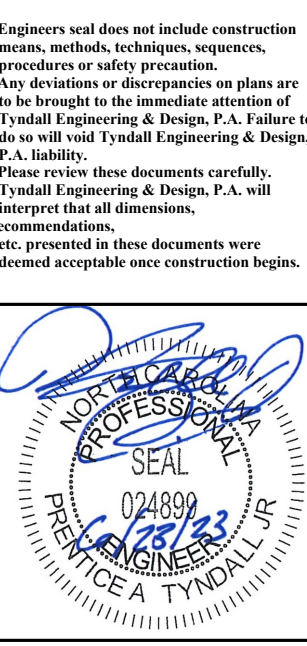


ROOF PLAN - ELEVS A, B, C
1/4" = 1'-0"



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

PROVIDE (2) 2 X 4 BLOCKING BETWEEN TRUSS TOP CHORDS @ DORMER WALL (DESIGN TOP CHORD FOR 190 LL / 280 TL PLF)



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CLIENT: **A&G RESIDENTIAL**
PROJECT: **THE LEIGH - RIGHT GARAGE**

ROOF PLAN

Project #: **DRB2301-0093A**
Date: **6/23/2023**
Engineered By: **HJS**
DWG. Checked By: **PAT**
Scale: **SEE PLAN**

REVISIONS		
No.	Date	Remarks

Sheet Number
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STRUCTURAL NOTES

1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF "NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE", IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.

2) DESIGN LOADS:

Table with columns for LIVE LOAD (PSF), DEAD LOAD (PSF), DEFLECTION (LL, TL), and SEISMIC (SEISMIC ZONES A, B & C). Rows include ALL FLOORS, ATTIC (w/ walk up stairs), ATTIC (pull down access), ATTIC (no access), EXTERNAL BALCONY, ROOF, ROOF TRUSS, WIND LOAD, and SEISMIC.

3) MINIMUM ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF

4) CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF FIVE INCHES UNLESS NOTED OTHERWISE. (U.N.O.)

5) MAXIMUM DEPTH OF UNBALANCED FILL AGAINST FOUNDATION WALLS TO BE LESS THAN 4'-0" WITHOUT USING SUFFICIENT WALL BRACING. REFER TO SECTION R404 OF 2018 NC BUILDING CODE FOR BACKFILL LIMITATIONS BASED ON WALL HEIGHT, WALL THICKNESS, SOIL TYPE, AND UNBALANCED BACKFILL HEIGHT.

6) ALL FRAMING LUMBER SHALL BE SYP #2 (Fb = 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 = 2800 PSI, E = 1.9M PSI (U.N.O.) ALL LSL LUMBER TO BE 3.5" WIDE NOMINAL EACH SINGLE MEMBER AND Fb = 2325 PSI, E = 1.6M PSI (U.N.O.) ALL PSL LUMBER TO BE 3.5" WIDE NOMINAL EACH SINGLE MEMBER AND Fb = 2400 PSI, E = 1.8M PSI (U.N.O.)

7) ALL LOAD BEARING EXTERIOR HEADERS SHALL BE AT (2) 2x10. (U.N.O.) REFER TO TABLE R602.7(1) & (2) FOR JACK STUD REQUIREMENTS FOR HEADER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS UNLESS SPECIFICALLY NOTED ON PLANS.

8) ALL STRUCTURAL STEEL W-SHAPES (I-BEAMS) SHALL BE ASTM A992 GRADE 50. ALL STEEL ANGLES, PLATES, AND C-CHANNELS SHALL BE ASTM A36. ALL STEEL PIPE SHALL BE ASTM A53 GRADE B.

9) STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3-1/2" AND FULL FLANGE WIDTH. PROVIDE SOLID BEARINGS FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO (2) LAG SCREWS (1/2"x4" 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" DIA ANCHOR BOLTS SPACED AT 6'-0" O.C. AND PLACED 12" FROM THE END OF EACH PLATE SECTION. ANCHOR BOLTS SHALL BE SPACED AT 3'-0" O.C. FOR BASEMENTS. ANCHOR BOLT SHALL EXTEND 7" INTO CONCRETE OR MASONRY. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. THERE SHALL BE A MINIMUM TWO ANCHOR BOLTS PER PLATE SECTION.

11) FOUNDATION DRAINAGE-DAMP PROOFING OR WATERPROOFING PER SECTION 405 AND 406 OF NC BUILDING CODE.

12) WALL AND ROOF CLADDING VALUES: WALL CLADDING SHALL BE DESIGNED FOR 28.0 POUNDS PER SQUARE FOOT (LBS/SQFT) OR GREATER POSITIVE AND NEGATIVE PRESSURE. ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS: 39.0 LBS/SQFT FOR ROOF PITCHES 0/12 TO 1.5/12. 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 NCR.

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.

Table for TABLE N1102.1 CLIMATE ZONES 3-5. Columns: CLIMATE ZONES, FENESTRATION U-FACTOR, SKYLIGHT U-FACTOR, GLAZED FENESTRATION SHGC, CEILING R-VALUE, WOOD FRAMED WALL R-VALUE, MASS WALL R-VALUE, FLOOR R-VALUE, BASEMENT WALL R-VALUE, SLAB R-VALUE AND DEPTH, CRAWL SPACE WALL R-VALUE.

* TABLE N1102.1 CLIMATE ZONES 3-5

- NO SCALE
a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATOR, THE INSTALLED THICKNESS OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
b. THE FENESTRATION U-FACTOR COLUMN ENCLOSED SKYLIGHTS, THE SOLAR HEAT GAIN COEFFICIENT (SHGC) COLUMN APPLIES TO ALL GLAZED FENESTRATION.
c. "100%" 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 NON-HEATED SLABS, INSULATION SHALL BE APPLIED FROM THE INSPECTOR (UP DOWNWARD) TO THE BOTTOM OF THE FOOTING OR A MAXIMUM OF 2" BELOW GRADE WHICHEVER IS LESS. FOR FLOATING SLABS, INSULATION SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 24", WHICHEVER IS LESS. R-4 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.
e. DELETED.
f. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.7 AND TABLE N1101.7.
g. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY. R-19 MINIMUM.
h. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION. SO "13-9" MEANS R-13 CAVITY INSULATION PLUS R-9 INSULATED SHEATHING. "10-7" MEANS R-10 CAVITY INSULATION PLUS R-7 INSULATED SHEATHING. IF STRUCTURAL SHEATHING COVERS 25% OR LESS OF THE EXTERIOR, INSULATED 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" MEANS R-13 CAVITY INSULATION PLUS R-2 SHEATHING.
i. FOR MASS WALLS, THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR MASS WALL.
j. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.1, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A U-FACTOR NO GREATER THAN 0.35 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
k. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.1, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A SHGC NO GREATER THAN 0.70 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
l. R-30 SHALL BE OBTAINED TO MEET THE CEILING INSULATION REQUIREMENT WHEN THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE LAISSE. OTHERWISE, R-38 INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS OR INSULATION MUST EXTEND TO EITHER THE INSULATION BATTLE OR WITHIN 10" OF THE ATTIC FLOOR JOIST.
m. TABLE VALUE REQUIRED EXCEPT FOR ROOF EDGE WHERE THE SPACE IS LIMITED BY THE FITCH OF THE ROOF. THERE THE INSULATION MUST FILL THE SPACE UP TO THE AIR BATTLE.
n. 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 A 2x6 WALL IS NOT DEEMED TO COMPLY.
o. BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.

DEFINITIONS FOR COMMON ABBREVIATIONS

Table with columns for abbreviation and definition. Includes ALT (ALTERNATE), CANT (CANTILEVER), CJ (CEILING JOIST), CMU (CONCRETE MASONRY UNIT), COL (COLUMN), CONC (CONCRETE), CONT (CONTINUOUS), CT (COLLAR TIE), DBL (DOUBLE), DIA (DIAMETER), DJ (DOUBLE JOIST), DR (DOUBLE RAFTER), EA (EACH), EE (EACH END), FJ (FLOOR JOIST), FND (FOUNDATION), FTG (FOOTING), GALV (GALVANIZED), HORIZ (HORIZONTAL), HT (HEIGHT), MANUF (MANUFACTURER), MAX (MAXIMUM), MIN (MINIMUM), NOM (NOMINAL), O.C. (ON CENTER), PL (POINT LOAD), PT (PRESSURE TREATED), REINF (REINFORCED), REQD (REQUIRED), RJ (ROOF JOIST), RS (ROOF SUPPORT), SC (STUD COLUMN), SCH (SCHEDULE), SPEC (SPECIFIED), THK (THICK), TJ (TRIPLE JOIST), TRTD (TREATED), TYP (TYPICAL), UNO (UNLESS NOTED OTHERWISE), W (WIDE FLANGE BEAM), WWF (WELDED WIRE FABRIC), XJ (EXTRA JOIST).

1) MAXIMUM HEIGHT OF DECK SUPPORT POSTS AS FOLLOWS:

Table for DECK SUPPORT POSTS. Columns: POST SIZE, MAX. POST HEIGHT**. Rows: 4x4 (8'-0"), 6x6 (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

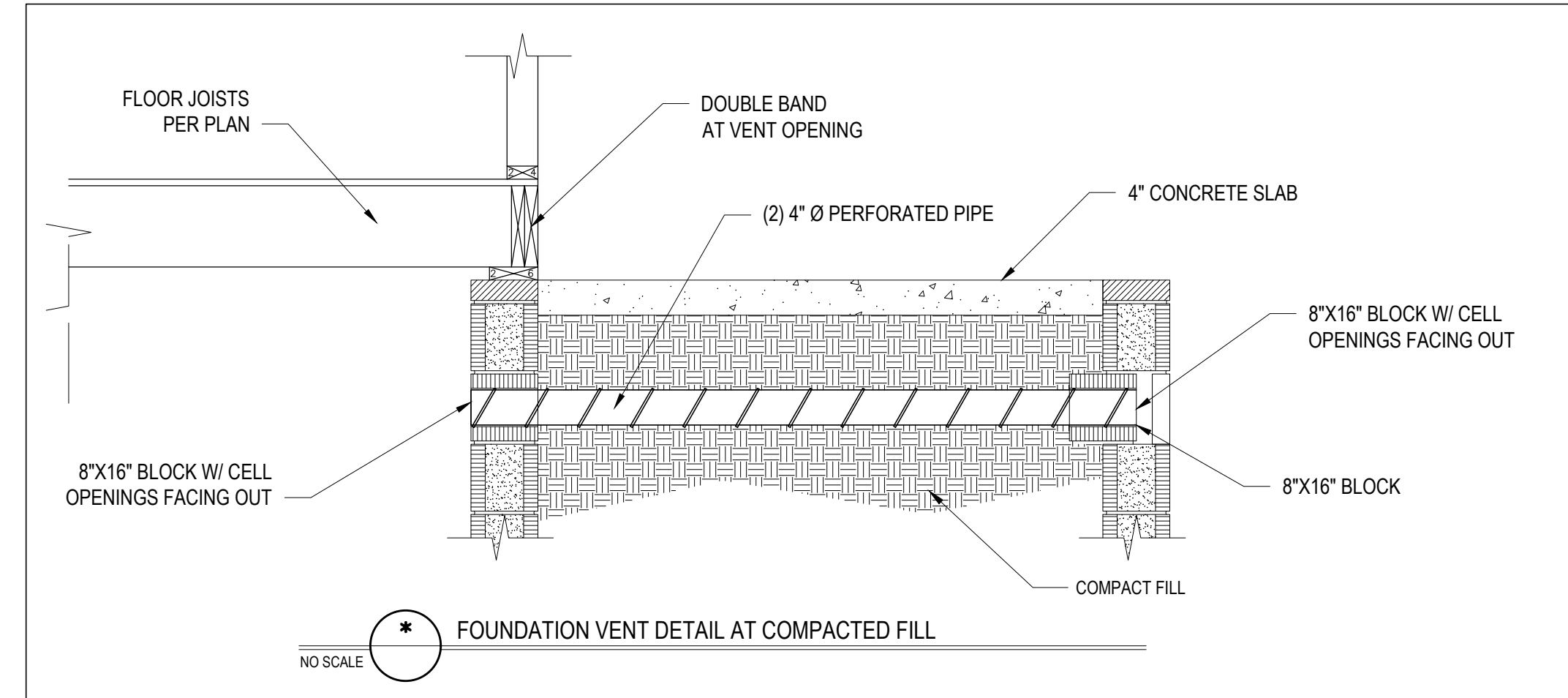
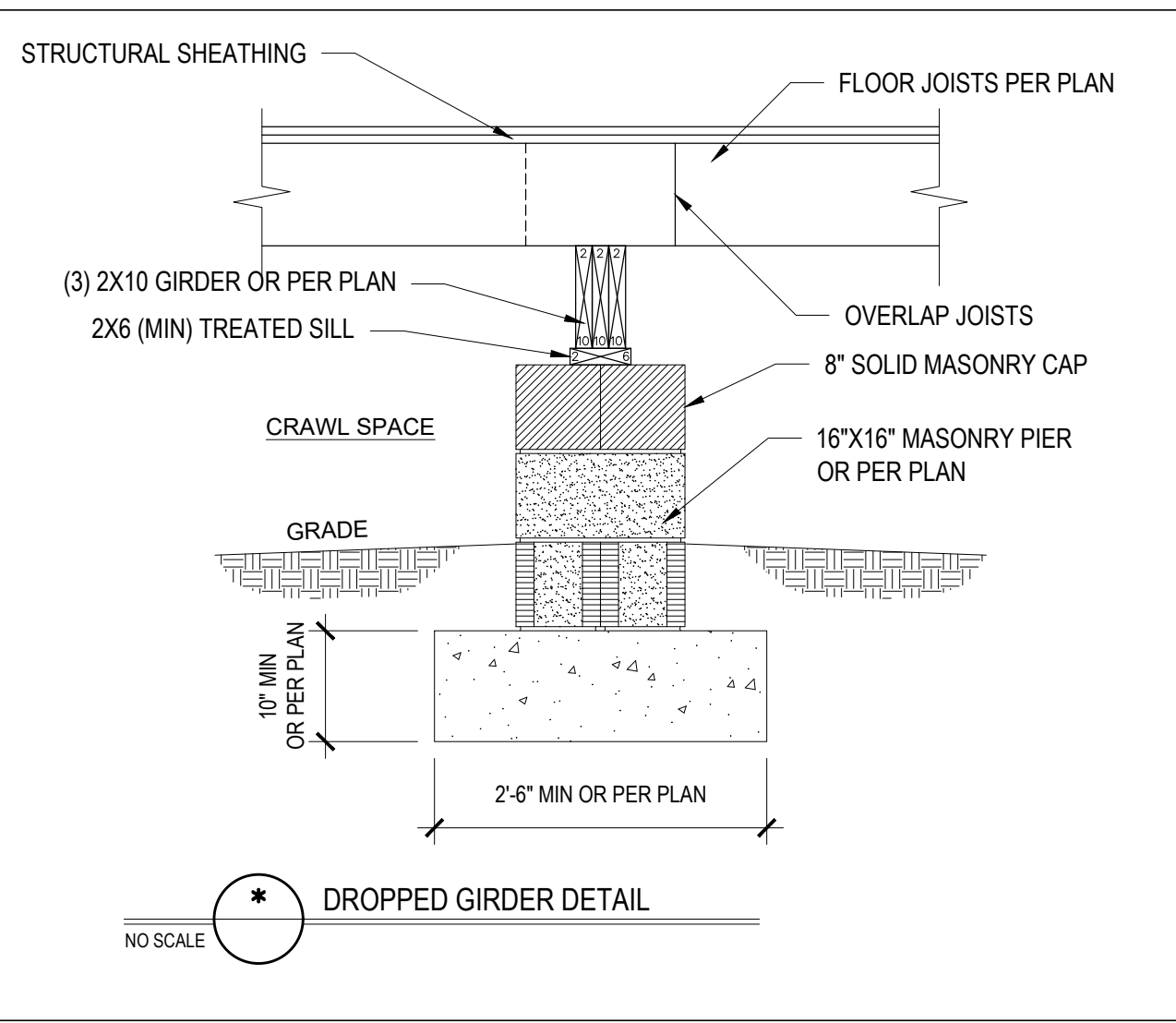
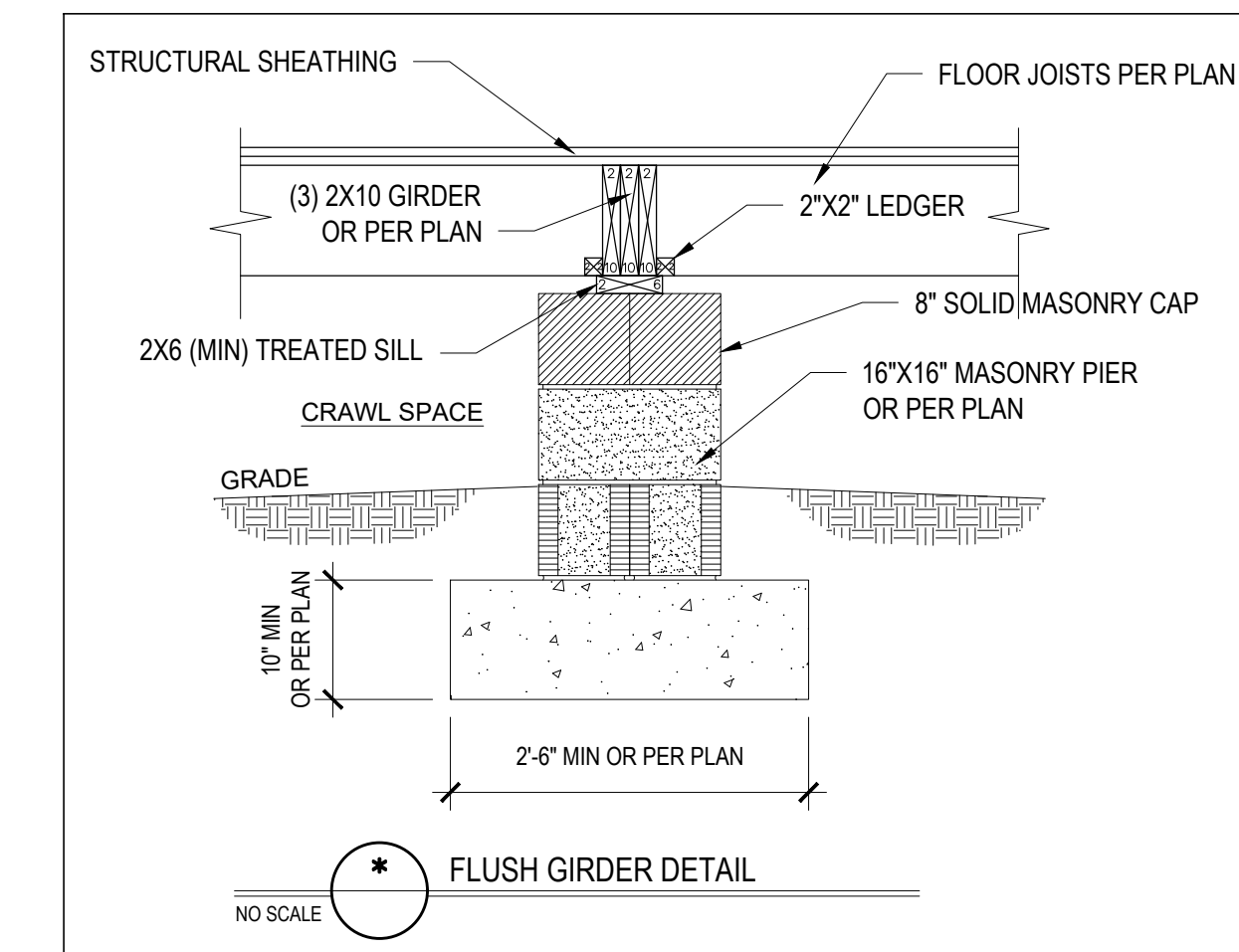
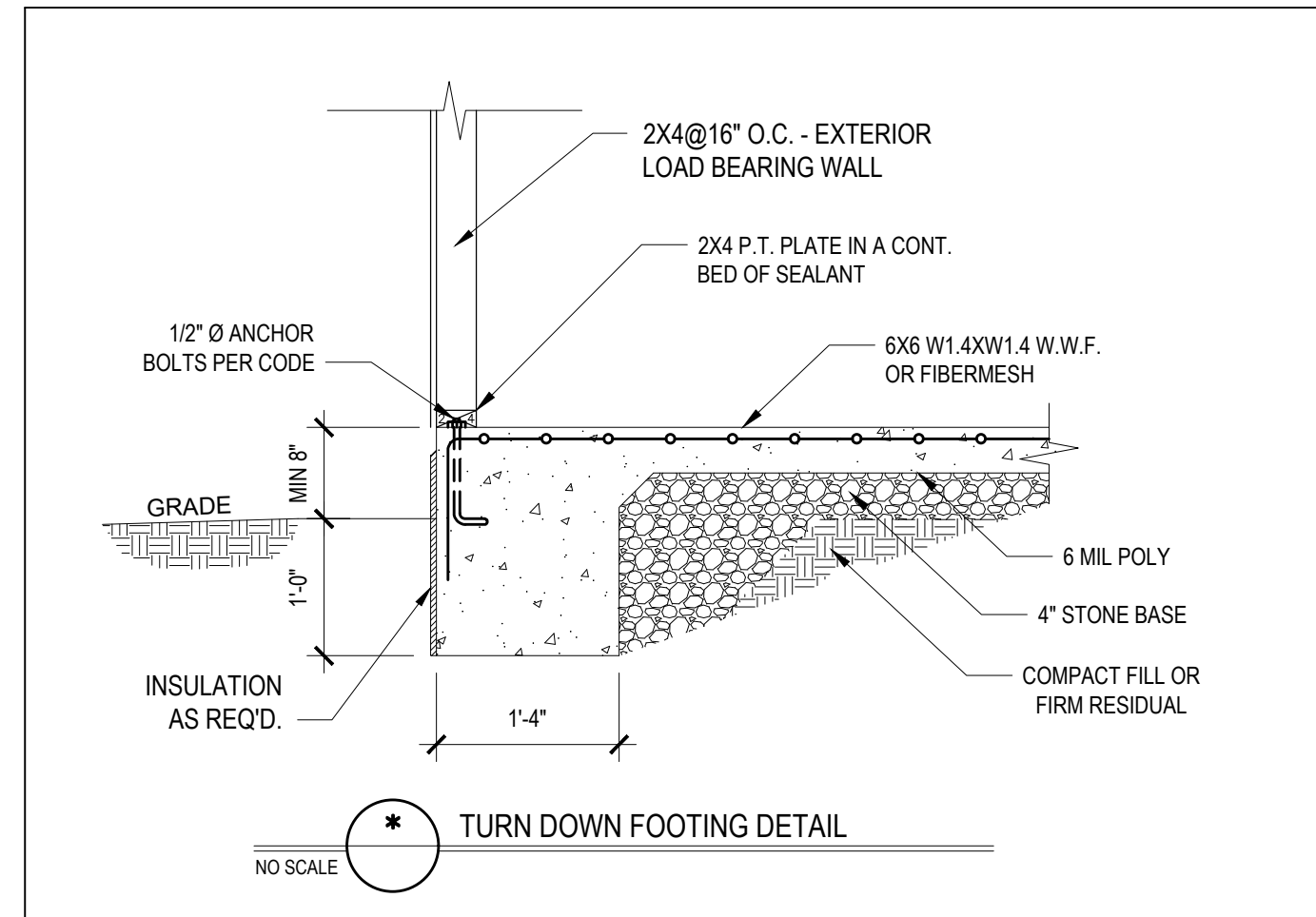
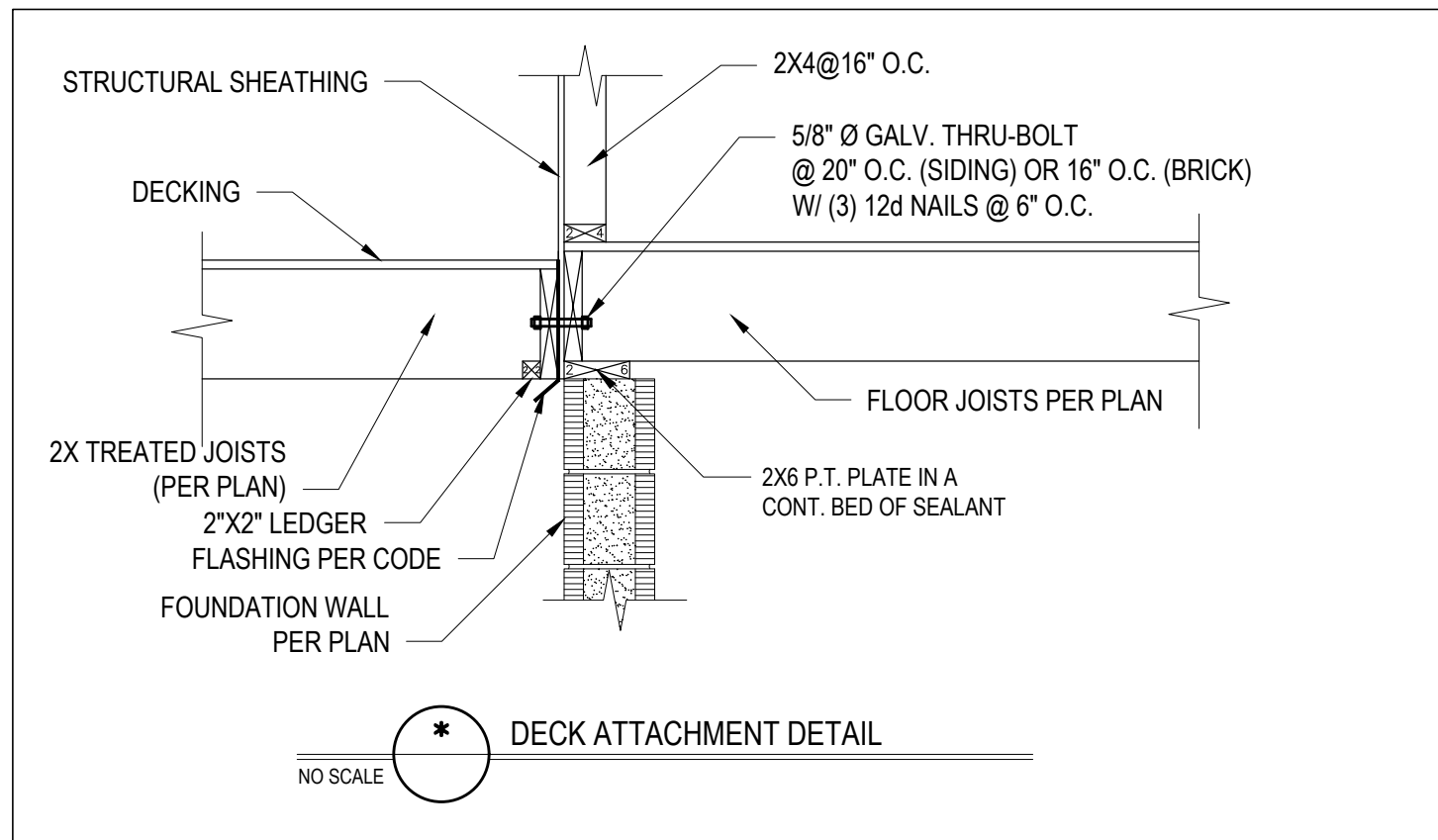
*** DECKS WITH POST HEIGHTS OVER 20'-0" SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT.

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" DIA HOT DIPPED GALVANIZED BOLT AT EACH END OF THE BRACE.
C. FOR FREESTANDING DECKS WITHOUT KNEE BRACES OR DIAGONAL BRACING, LATERAL STABILITY MAY BE PROVIDED BY EMBEDDING THE POSTS IN ACCORDANCE WITH THE FOLLOWING:

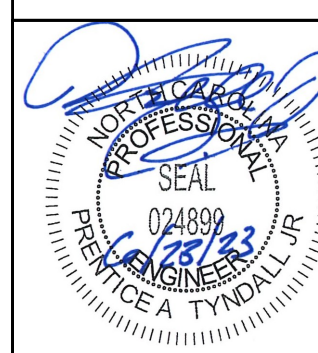
Table for EMBEDDING OF PILES IN COASTAL REGIONS. Columns: POST SIZE, MAX. TRIBUTARY AREA, MAX. POST HEIGHT, EMBEDMENT DEPTH, CONCRETE DIAMETER. Rows: 4x4, 6x6.

- 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" DIA HOT DIPPED GALVANIZED BOLT AT EACH END OF EACH BRACING MEMBER.
E. FOR EMBEDMENT OF PILES IN COASTAL REGIONS, SEE CHAPTER 46.



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

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



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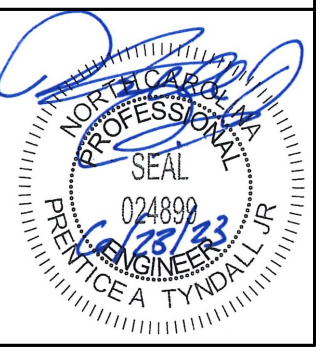
STANDARD DETAILS

Project: DRB2301-0093A
Date: 6/23/2023
Engineered By: HJS
D.W.G. Checked By: PAT
Scale: SEE PLAN

REVISIONS table with columns: No., Date, Remarks.

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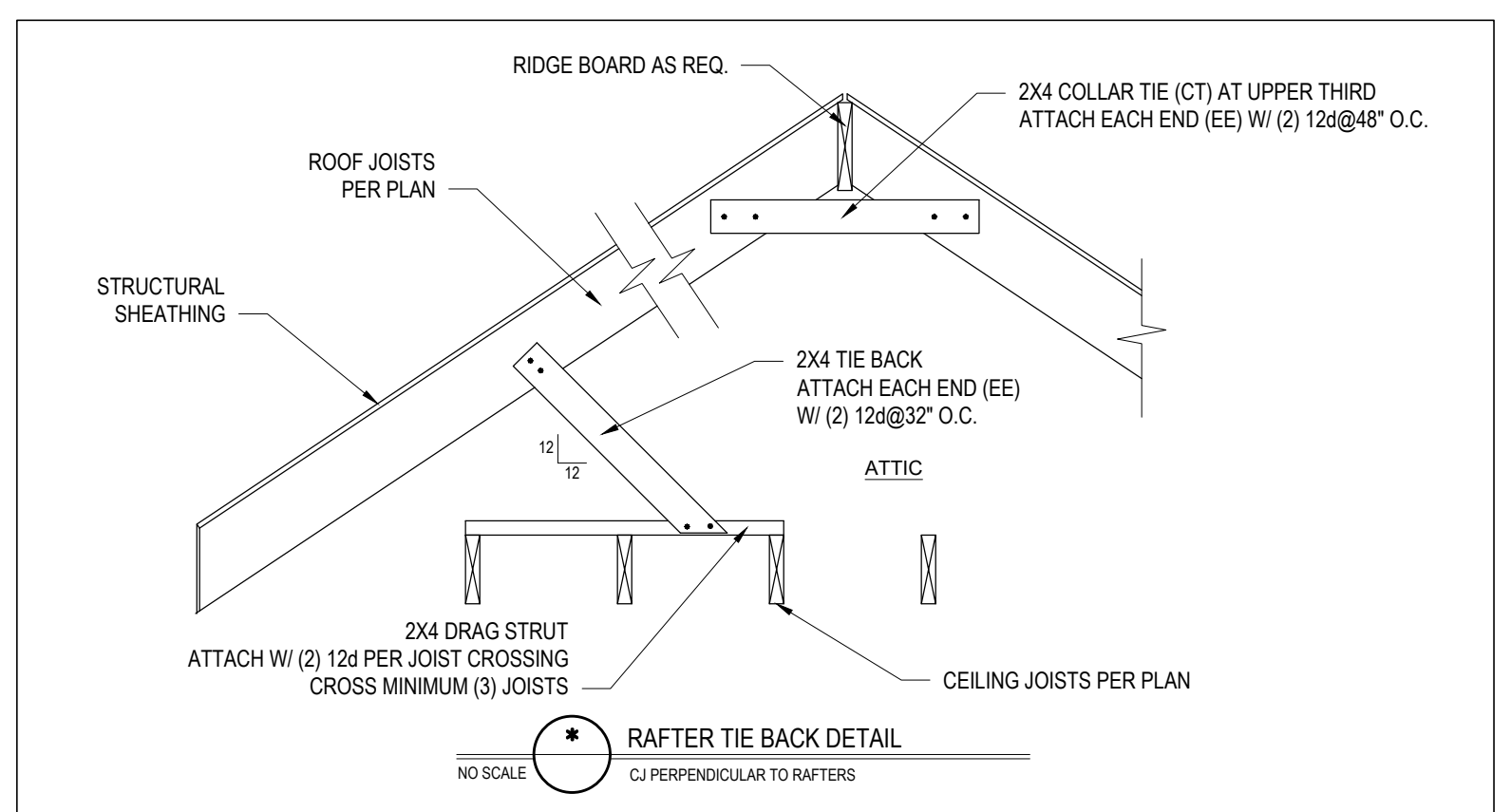
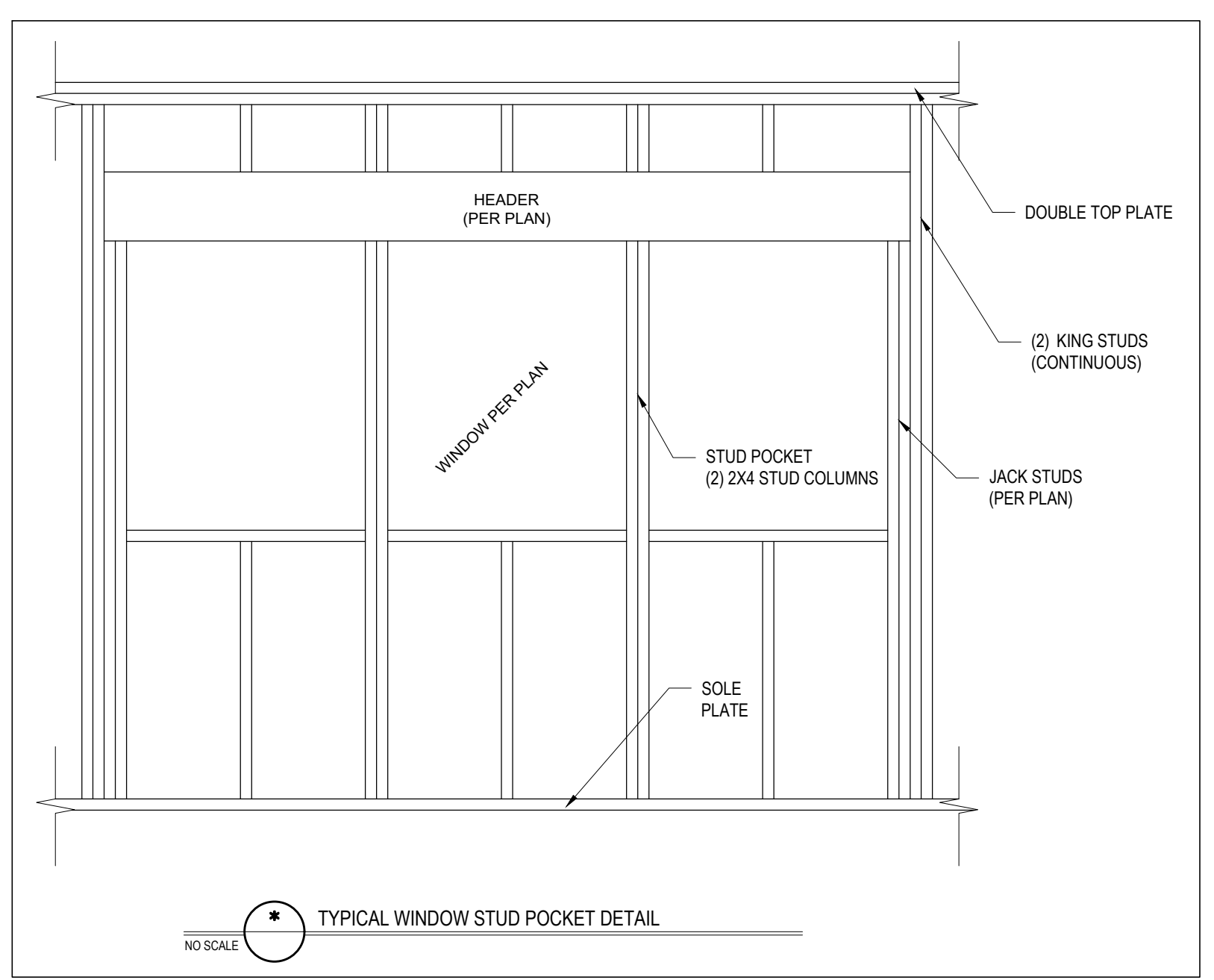
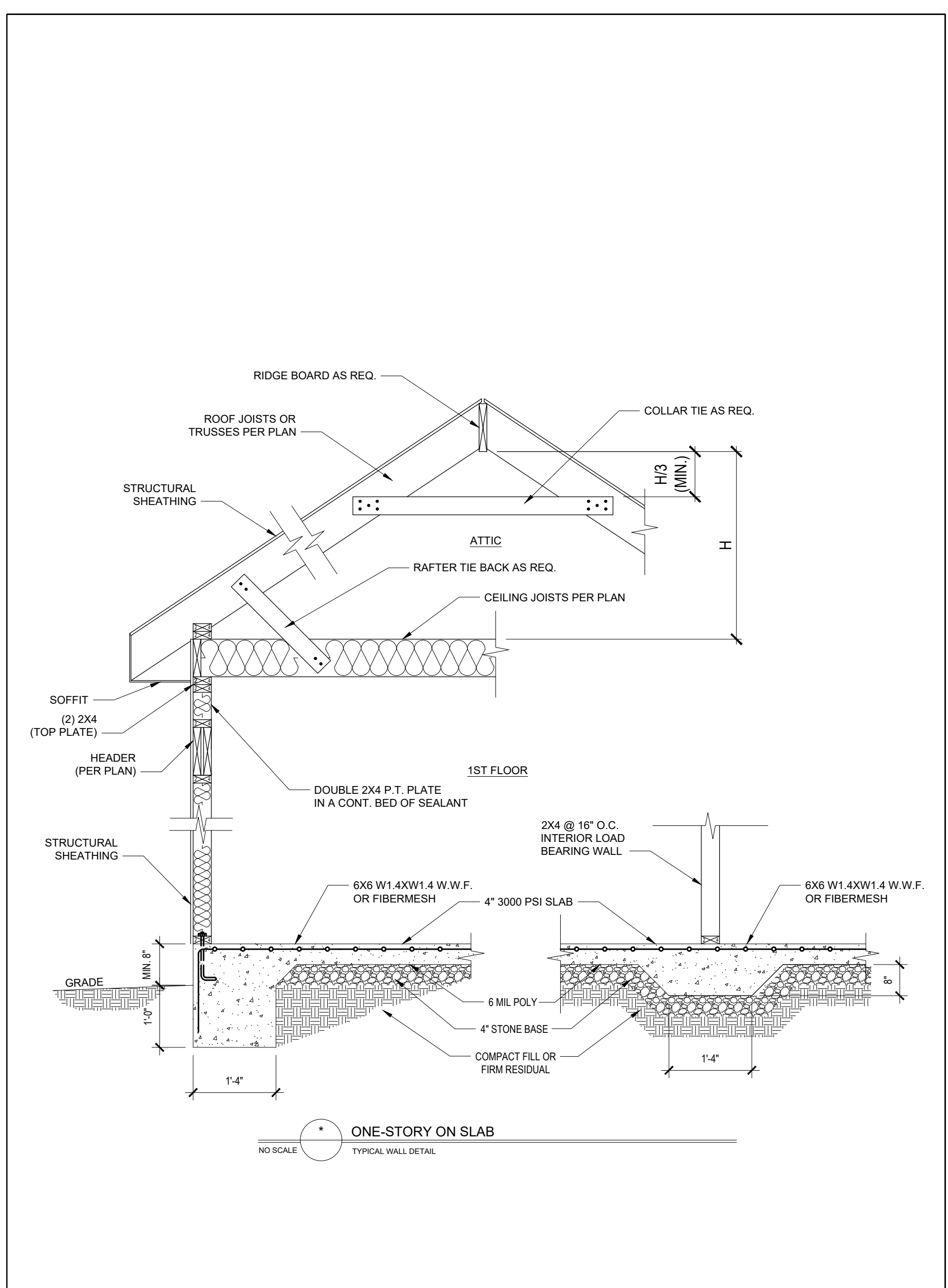
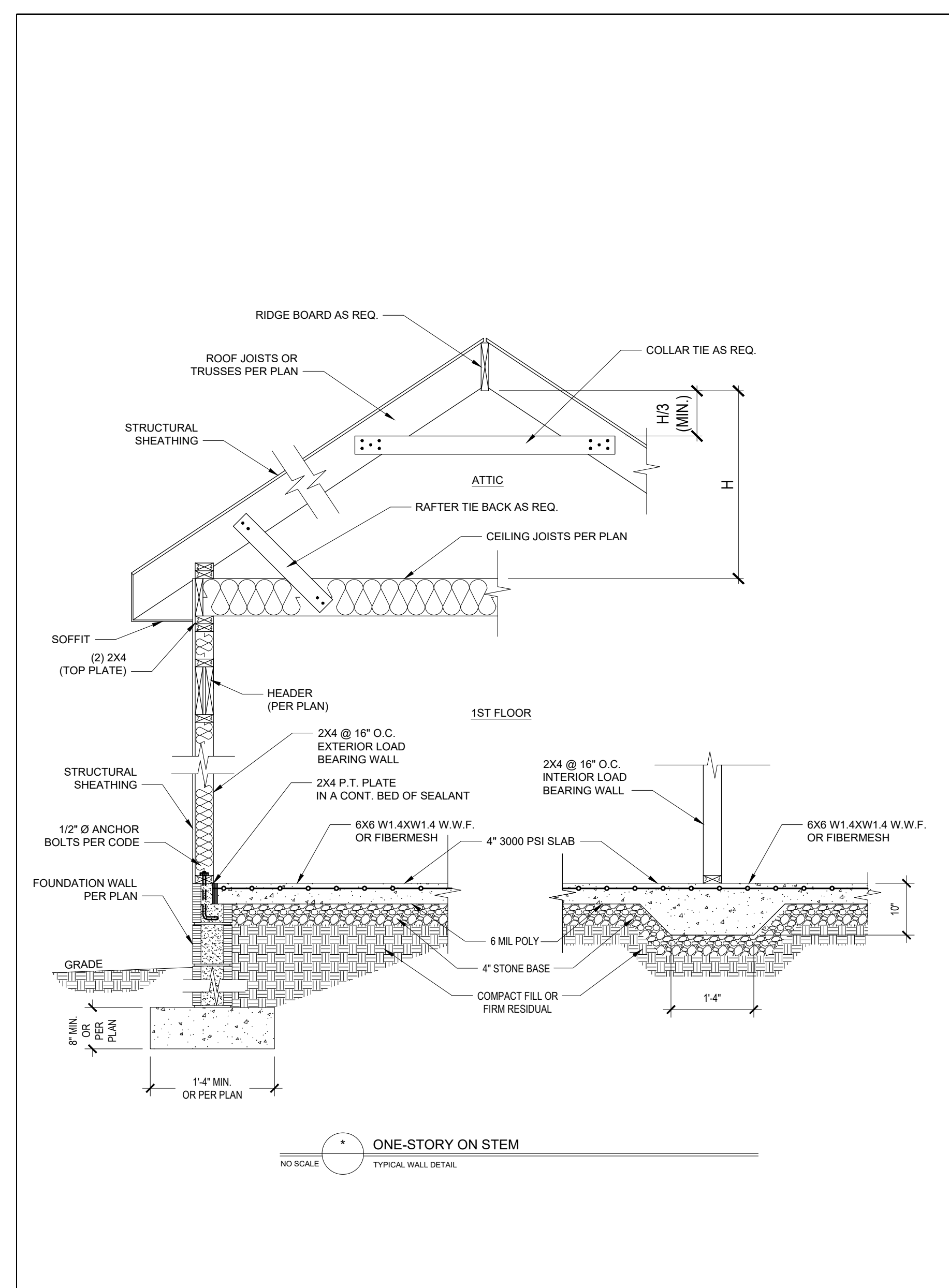
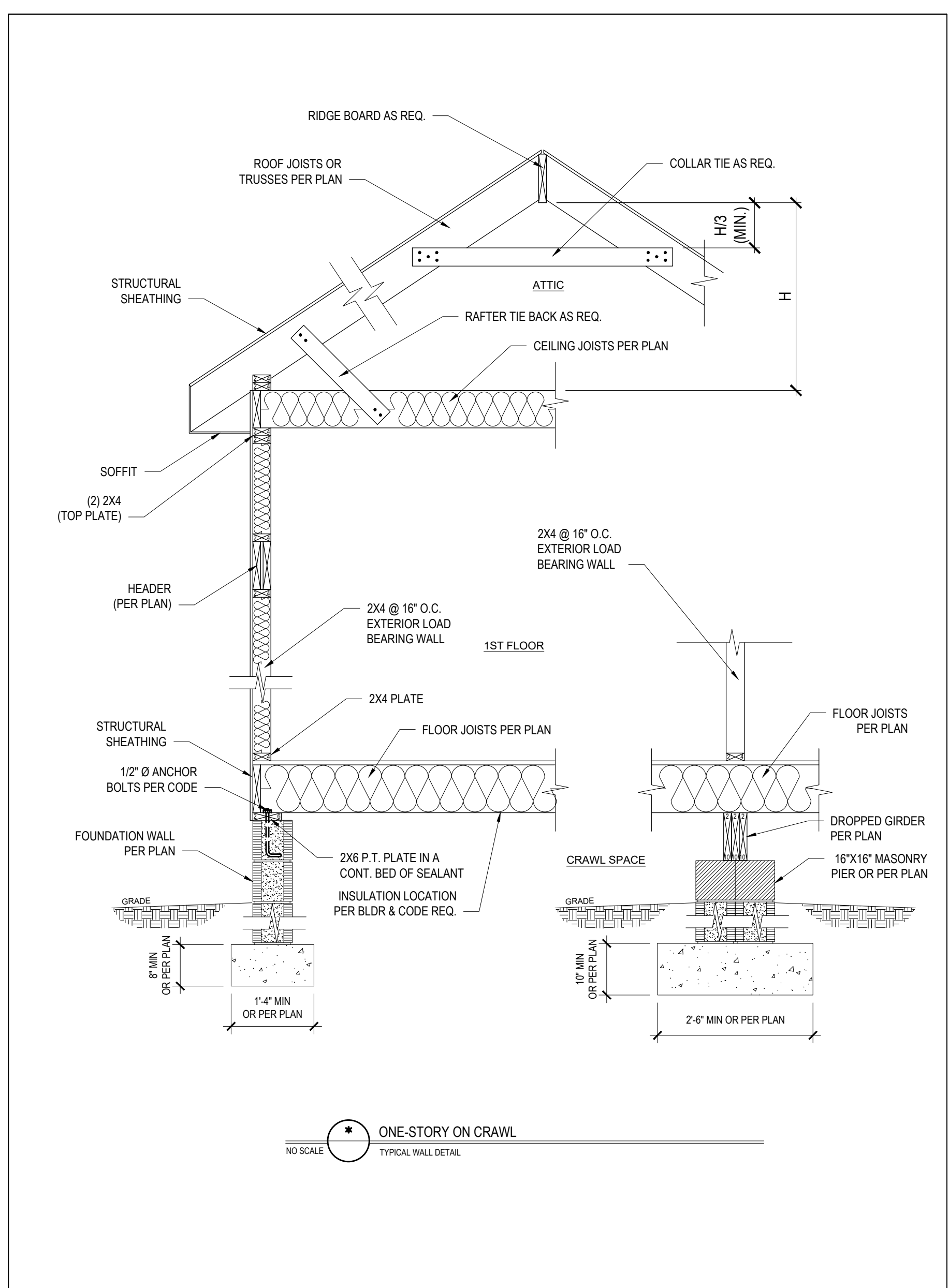
Client: **A&G RESIDENTIAL**
 Project: **THE LEIGH - RIGHT GARAGE**

**STANDARD
 DETAILS**

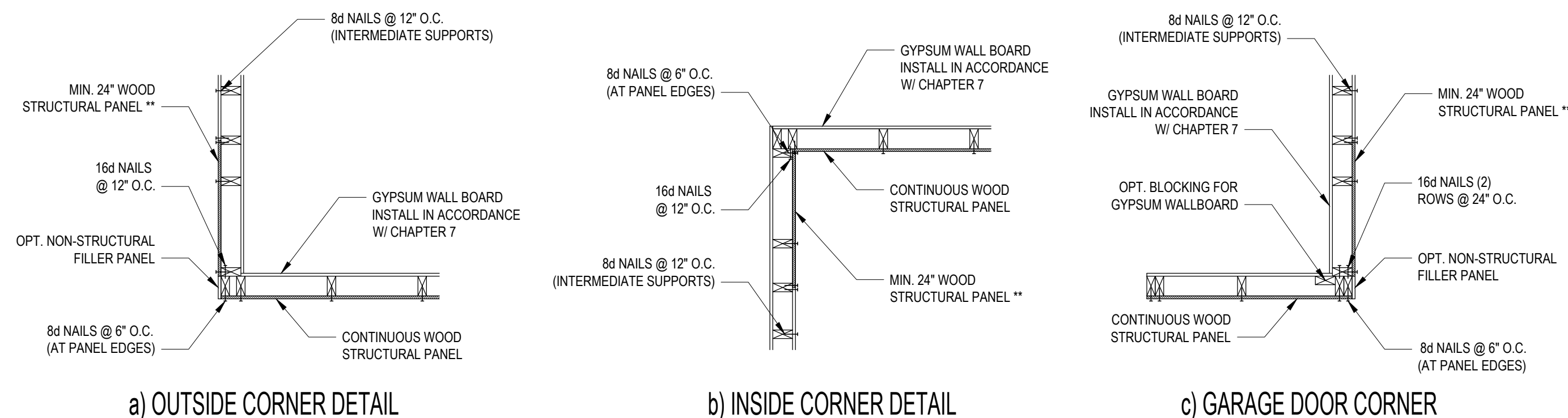
Project #: **DRB2301-0093A**
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 DWG. Checked by: **PAT**
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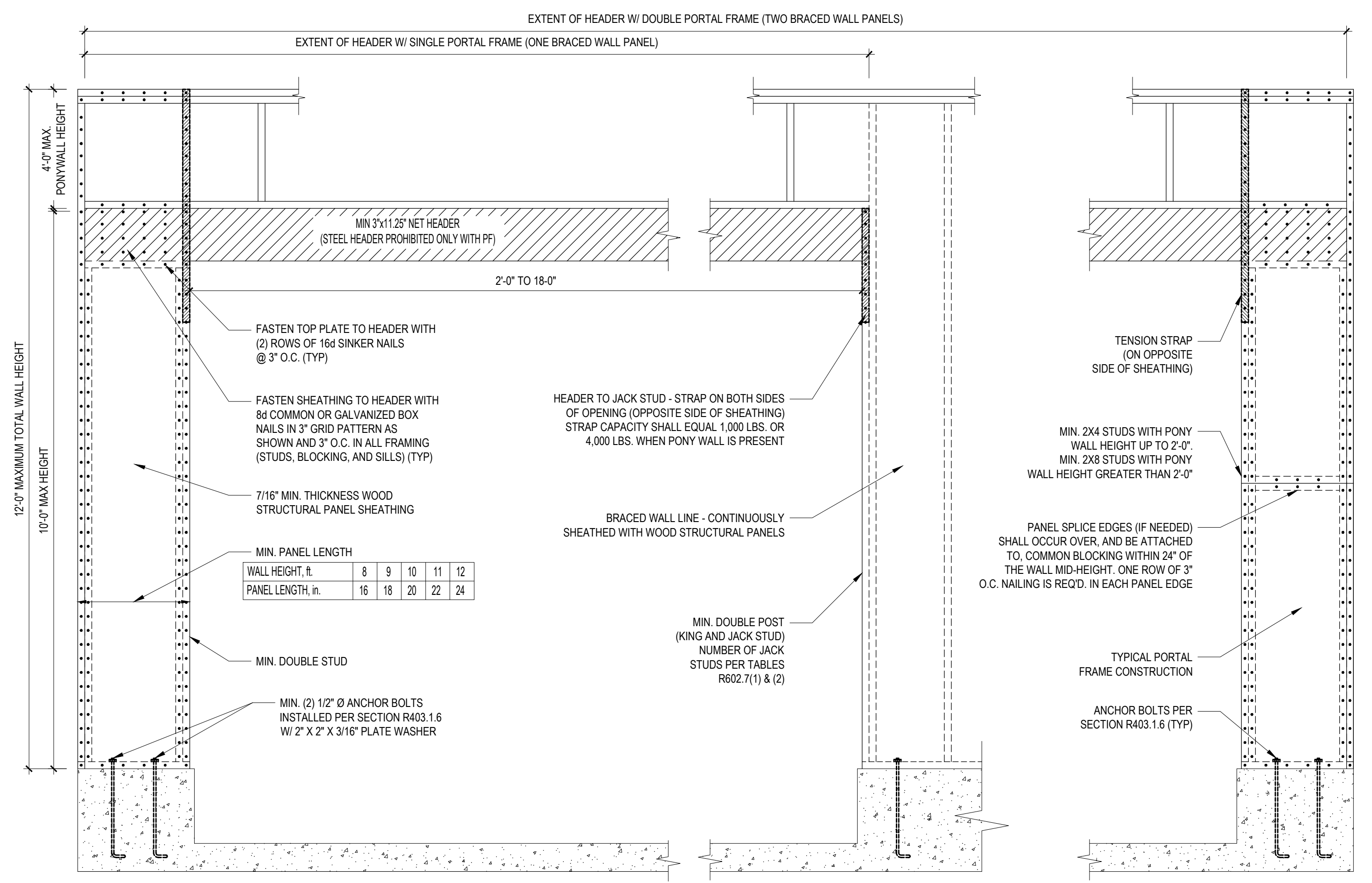
B1: TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING
NO SCALE

- 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.
 - 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\"/>

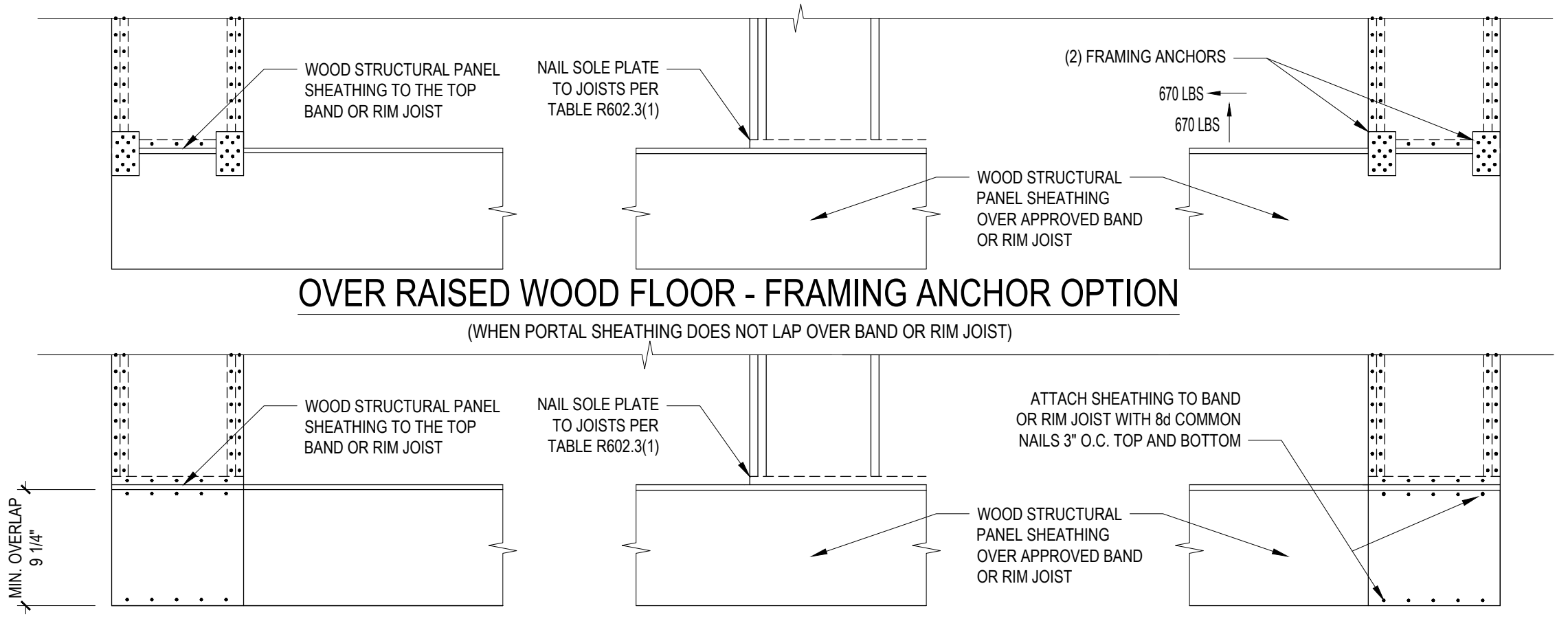
REQUIRED BRACED WALL PANEL CONNECTIONS

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.

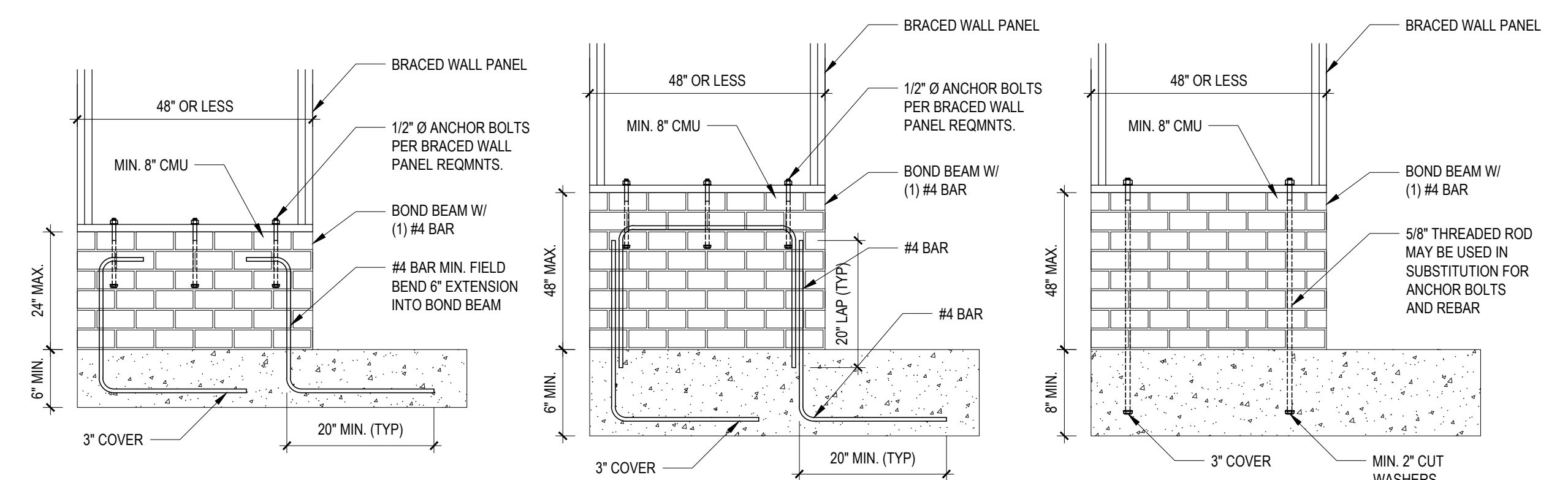
**OR EQUIVALENT PER TABLE R702.3.5
B3: BRACE WALL PANEL CONNECTIONS
NO SCALE



B2: METHOD PF: PORTAL FRAME CONSTRUCTION
FIGURE R602.10.1

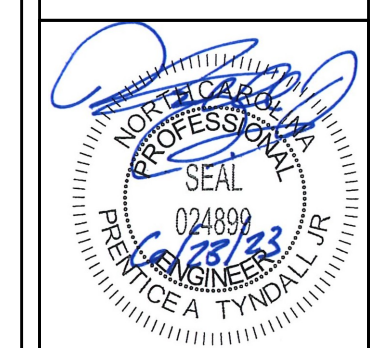


B3: BRACE WALL PANEL CONNECTIONS
NO SCALE

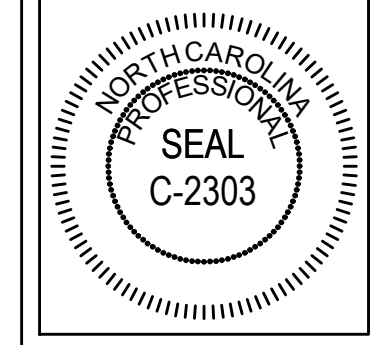


B4: MASONRY STEM WALL SUPPORTING BRACED WALL PANELS
FIGURE R602.10.4.3 OF THE 2018 NCR
NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS

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Client: **A&G RESIDENTIAL**
Project: **THE LEIGH - RIGHT GARAGE**

SHEATHING DETAILS

Project #: **DRB2301-0093A**
Date: **6/23/2023**
Engineered by: **HJS**
DWG. Checked by: **PAT**
Scale: **SEE PLAN**

REVISIONS

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