

THE FAWN

PROJECT #
DRB2201-0068A
DATE
03/21/2022
DESIGNED BY
DRB
CHECKED BY
MMB
SCALE
1/4" = 1'-0"

www.drbhomedesign.com

PROJECT NAME
THE FAWN

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

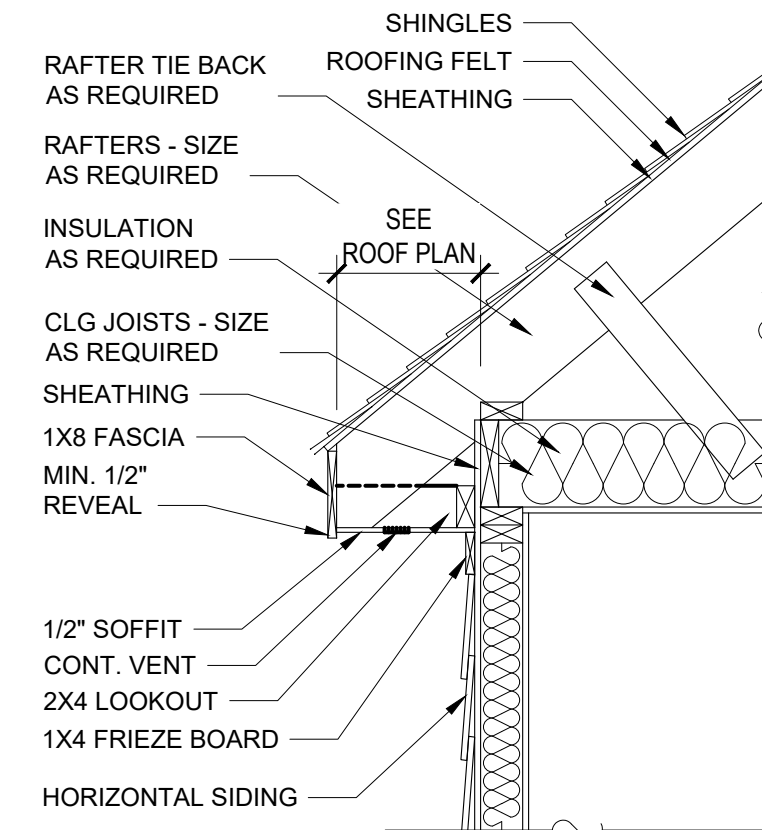
CLIENT NAME
Ken Dawson Custom Homes
2493 NC Hwy 242
Benson, NC 27504
919-422-6979
kennawson@hotmail.com

SHEET NAME
ELEVATIONS
SHEET #
A1 of 6

FIBERGLASS SHINGLES AS PER OWNER / BUILDER SELECTION

NOTE: CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION PER BUILDING CODE

SHAKES AS PER OWNER / BUILDER SELECTION



A-7 CORNICE DETAIL
NTS

NOTE: WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQ'D. TO LINE UP FASCIA AT A MINIMUM OF 1'-0" OVERHANG

NOTE: RAFTERS ARE PITCHED FROM TOP OF CEILING JOISTS

8"X8" COL. (TYP. @ FRONT PORCH)
BRICK FRONT FOUNDATION WALL AS PER OWNER / BUILDER SELECTION

NOTE: FINAL LOCATION OF STEPS DETERMINED ON SITE PROVIDE RAILING PER BUILDING CODE

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

FIBERGLASS SHINGLES AS PER OWNER / BUILDER SELECTION

SEE A-7 CORNICE DETAIL

1X4 CORNER BOARD (TYP)

8"X8" COL. (TYP)

BRICK FRONT FOUNDATION WALL AS PER OWNER / BUILDER SELECTION

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

HORIZONTAL SIDING AS PER OWNER / BUILDER SELECTION

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- 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 costs.
- 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 arising out of such changes.
- Written dimensions on these plans always have precedence over scaled dimensions.
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WWW.
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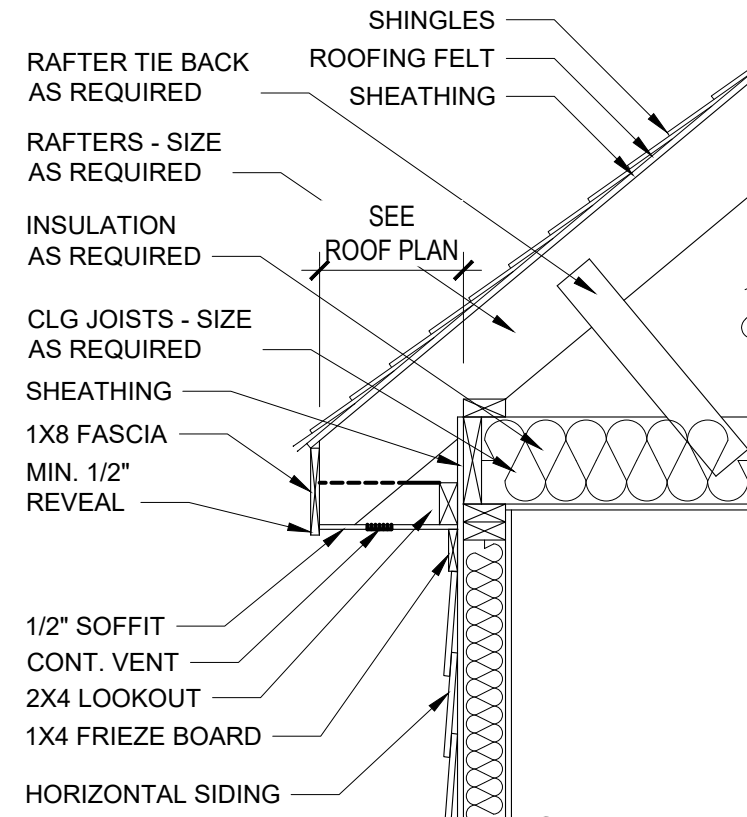
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A2 of 6

FIBERGLASS SHINGLES AS PER OWNER / BUILDER SELECTION

NOTE: CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION PER BUILDING CODE



A-7 CORNICE DETAIL
NTS



NOTE: FINAL LOCATION OF STEPS DETERMINED ON SITE PROVIDE RAILING PER BUILDING CODE

NOTE: RAFTERS ARE PITCHED FROM TOP OF CEILING JOISTS

BRICK FRONT FOUNDATION WALL AS PER OWNER / BUILDER SELECTION

HORIZONTAL SIDING AS PER OWNER / BUILDER SELECTION

REAR ELEVATION

1/4" = 1'-0"



BRICK FRONT FOUNDATION WALL AS PER OWNER / BUILDER SELECTION

LEFT ELEVATION

1/4" = 1'-0"

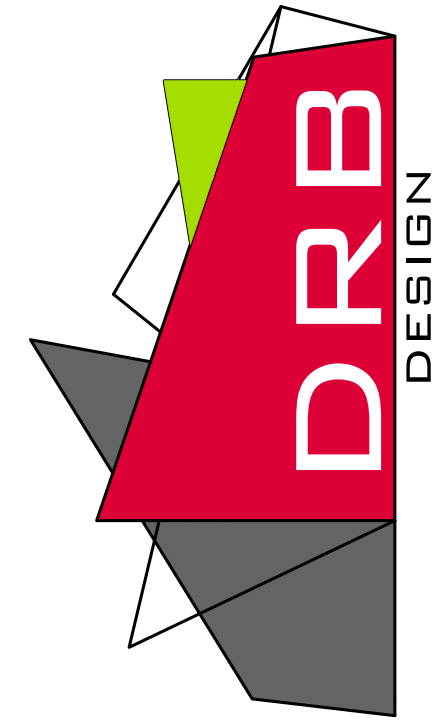
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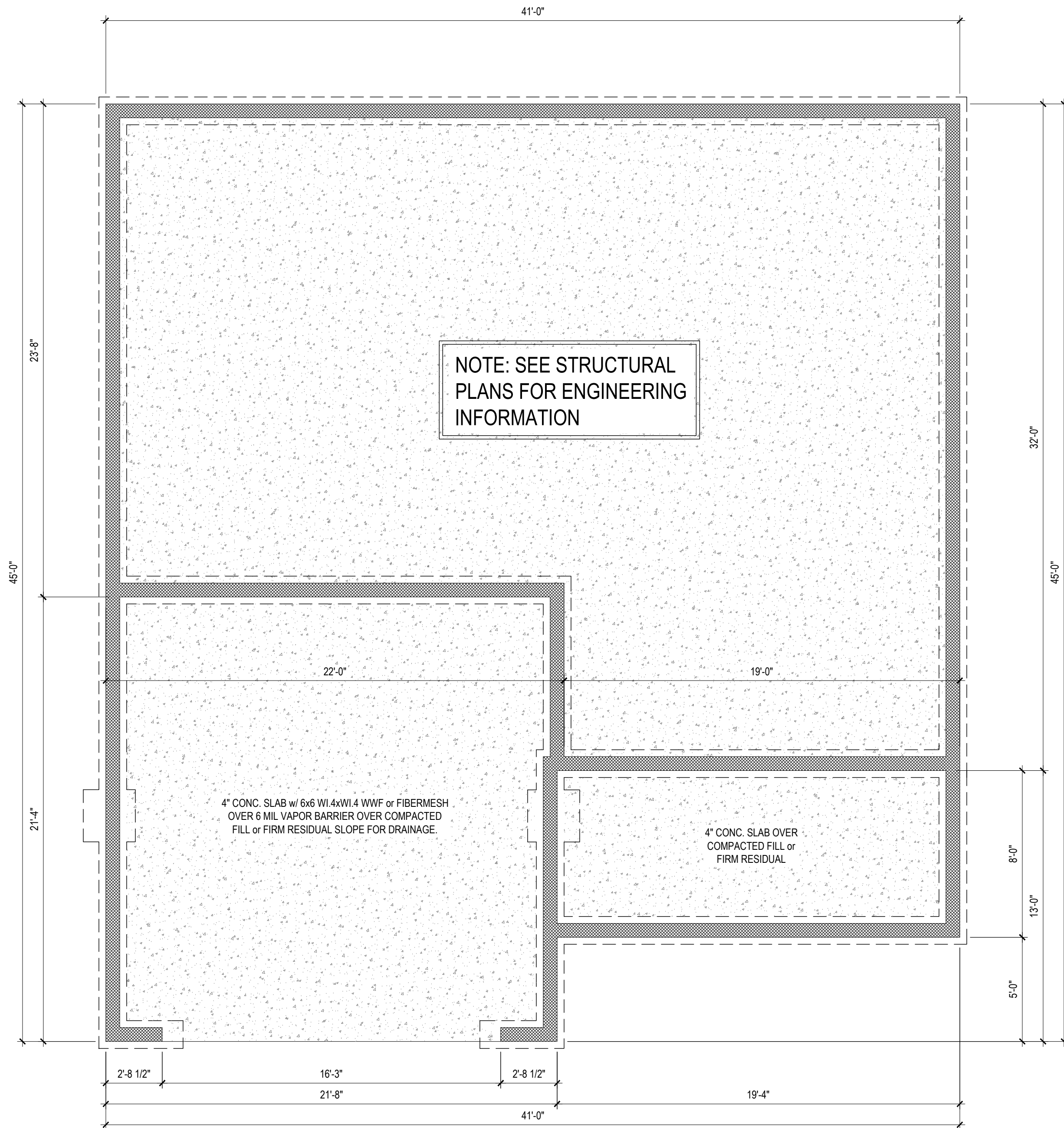
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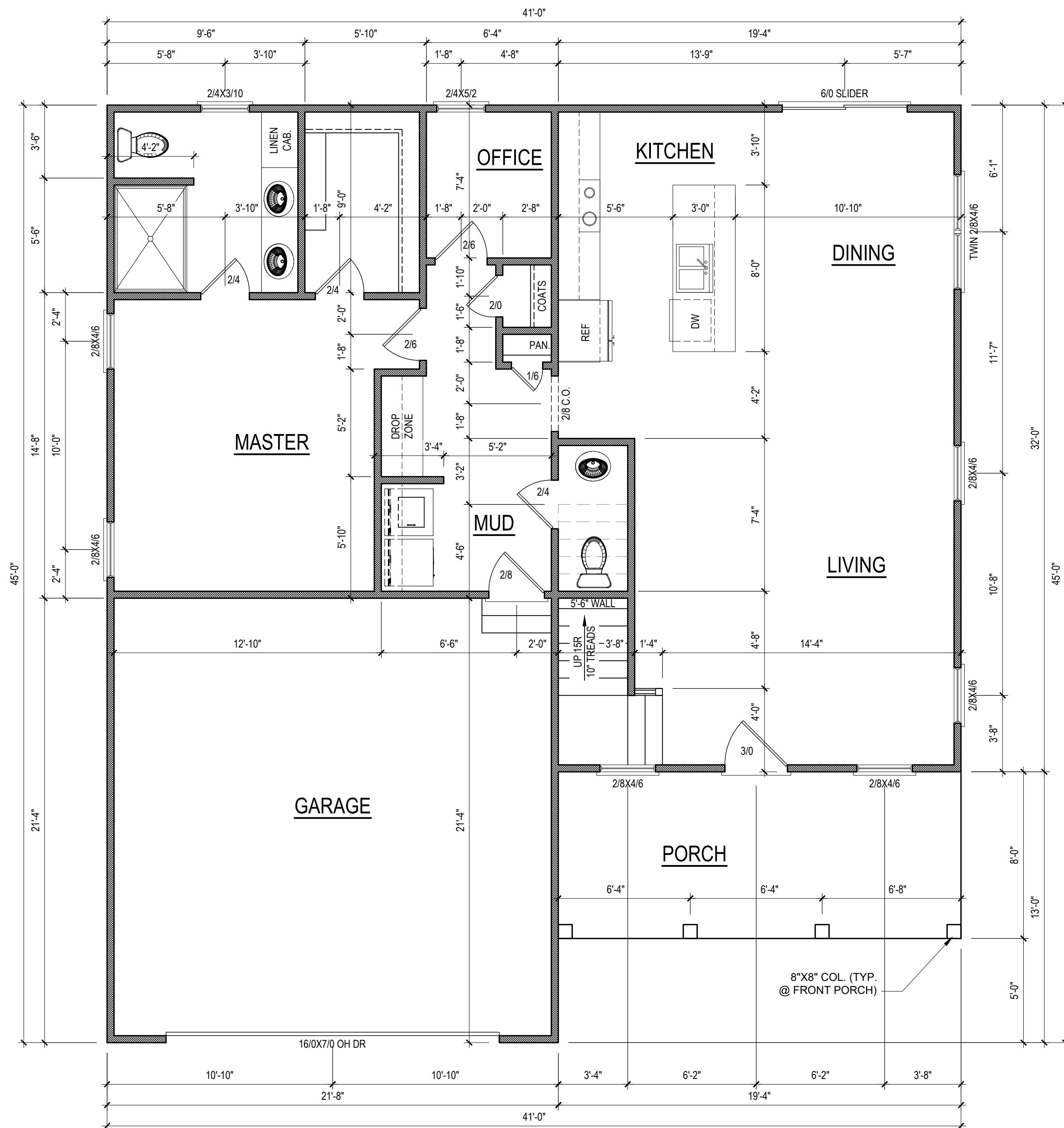
SHEET NAME
FOUNDATION
SHEET #
A3 of 6



FOUNDATION PLAN

1/4" = 1'-0" STEM WALL

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FIRST FLOOR PLAN

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

HEATED/HABITABLE SQUARE FOOTAGE

First Floor 1134
Second Floor 472

TOTAL HEATED 1606

UNHTD SQUARE FOOTAGE

Garage 459
Front Porch 155
Rec. Room 250

TOTAL UNHEATED 864

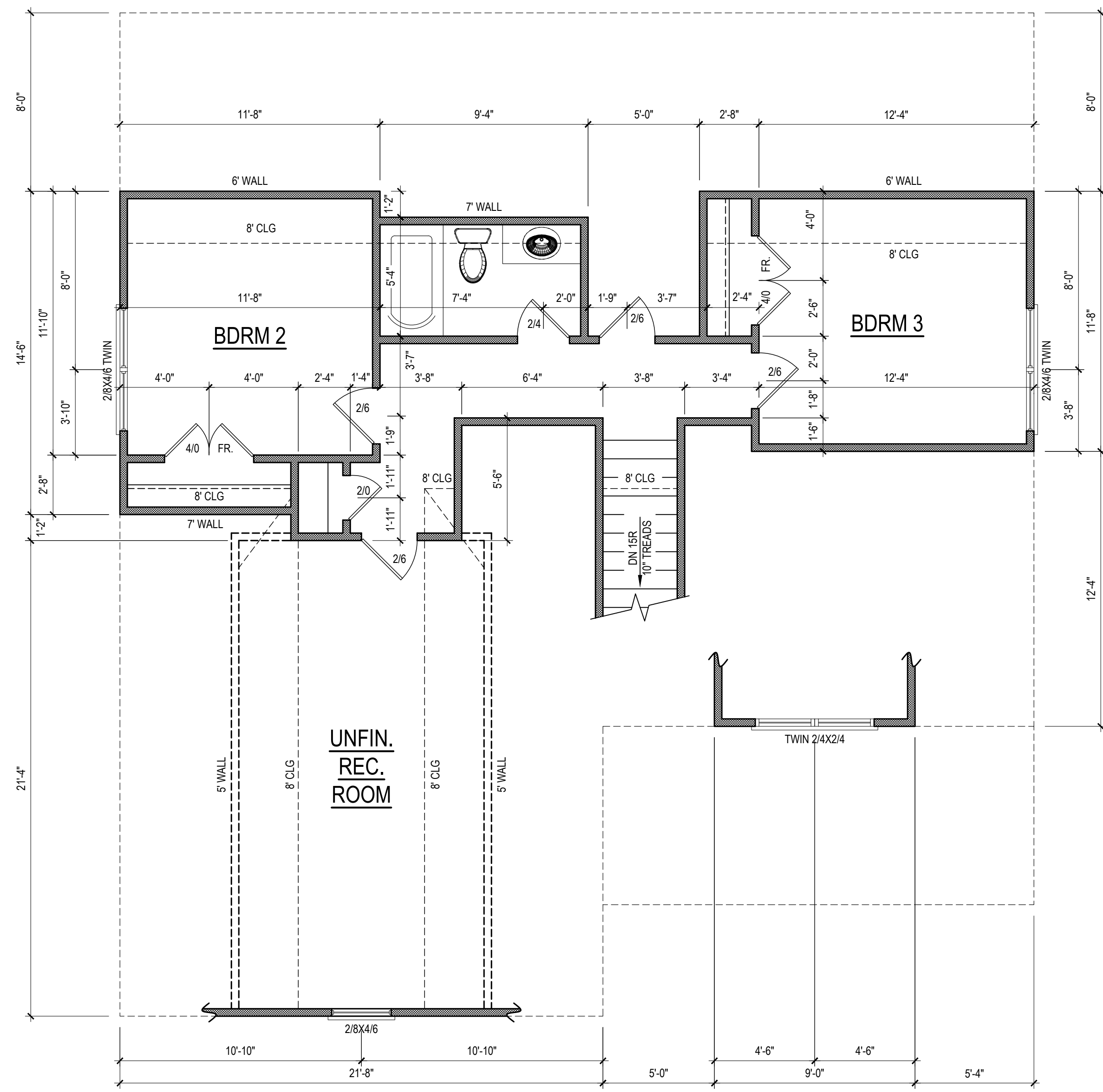
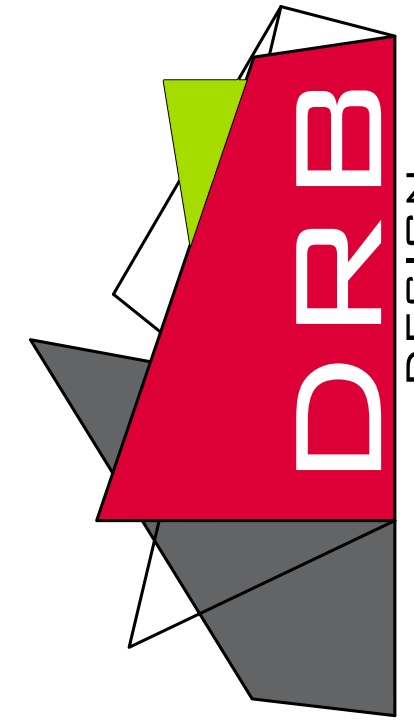
TOTAL SQ FT 2470

NOTE:
ALL EXTERIOR WALLS
ARE NOMINAL 4" UNO

NOTE:
ALL INTERIOR WALLS
ARE NOMINAL 4" UNO

NOTE:
ALL DIMENSIONS ARE
FRAME TO FRAME

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NOTE:
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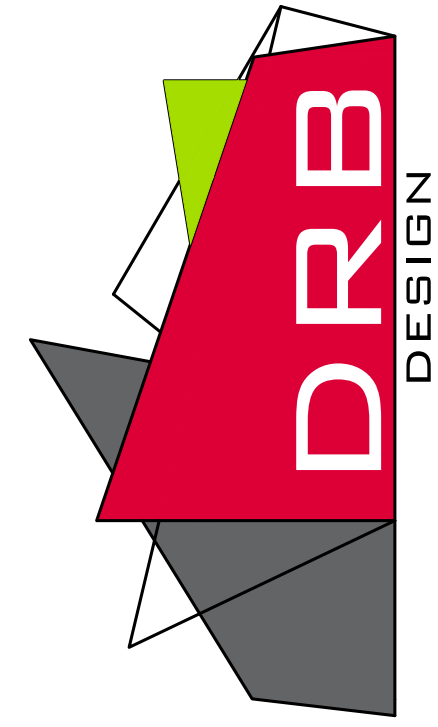
SECOND FLOOR PLAN
1/4" = 1'-0" CEILING HGT. = 8'-0"

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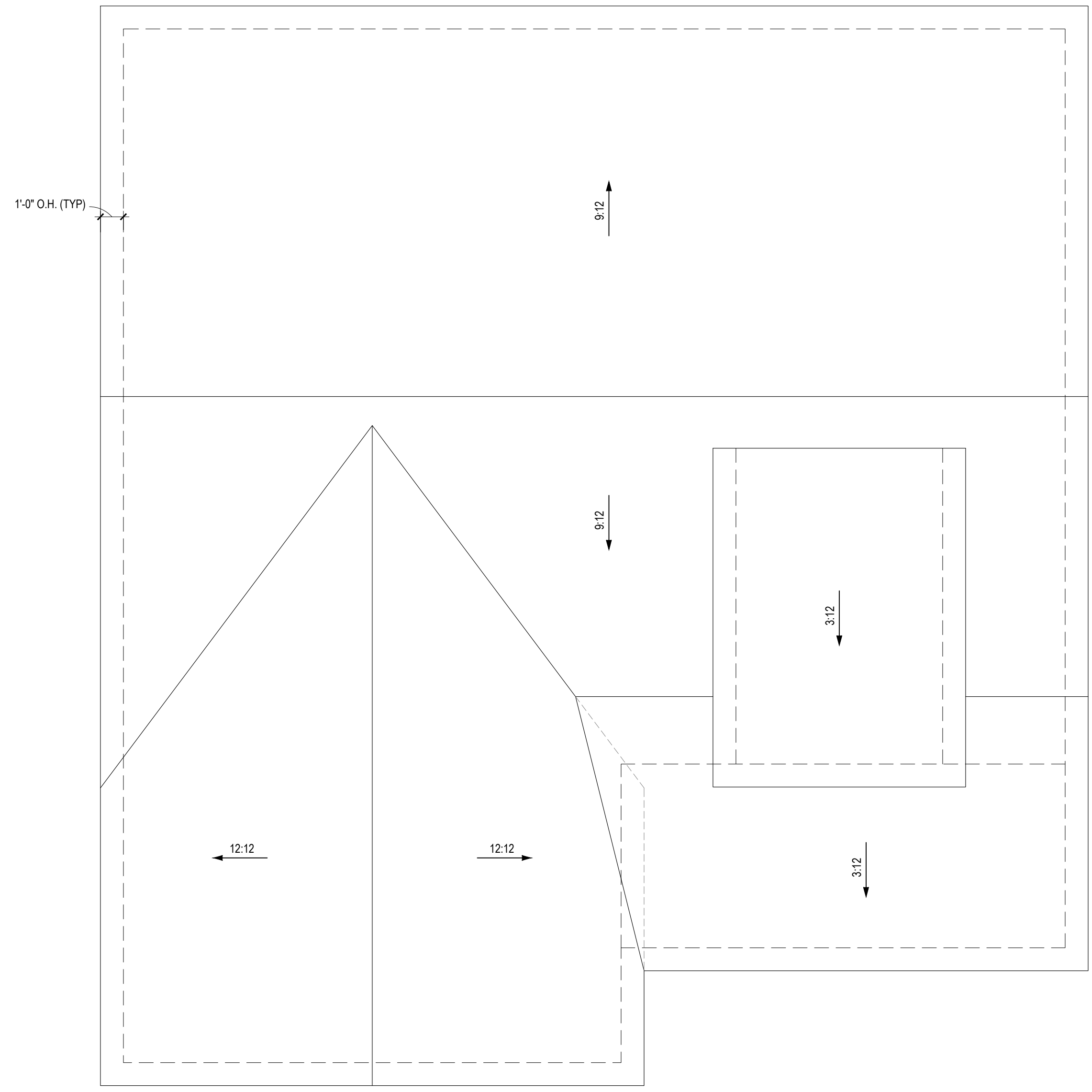
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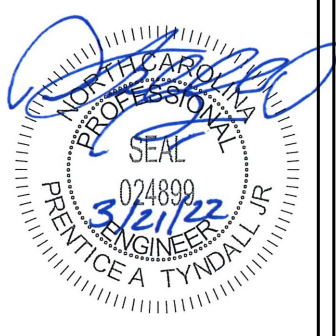
SHEET NAME
ROOF
SHEET #
A6 of 6



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

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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.



TYNDALL
ENGINEERING & DESIGN, P.A.

199 775-3800 • F 919 775-9458
www.tyndallengineering.com

280 Shipwash Drive • Garner • North Carolina • 27839

Client: **KEN DAWSON CUSTOM HOMES**

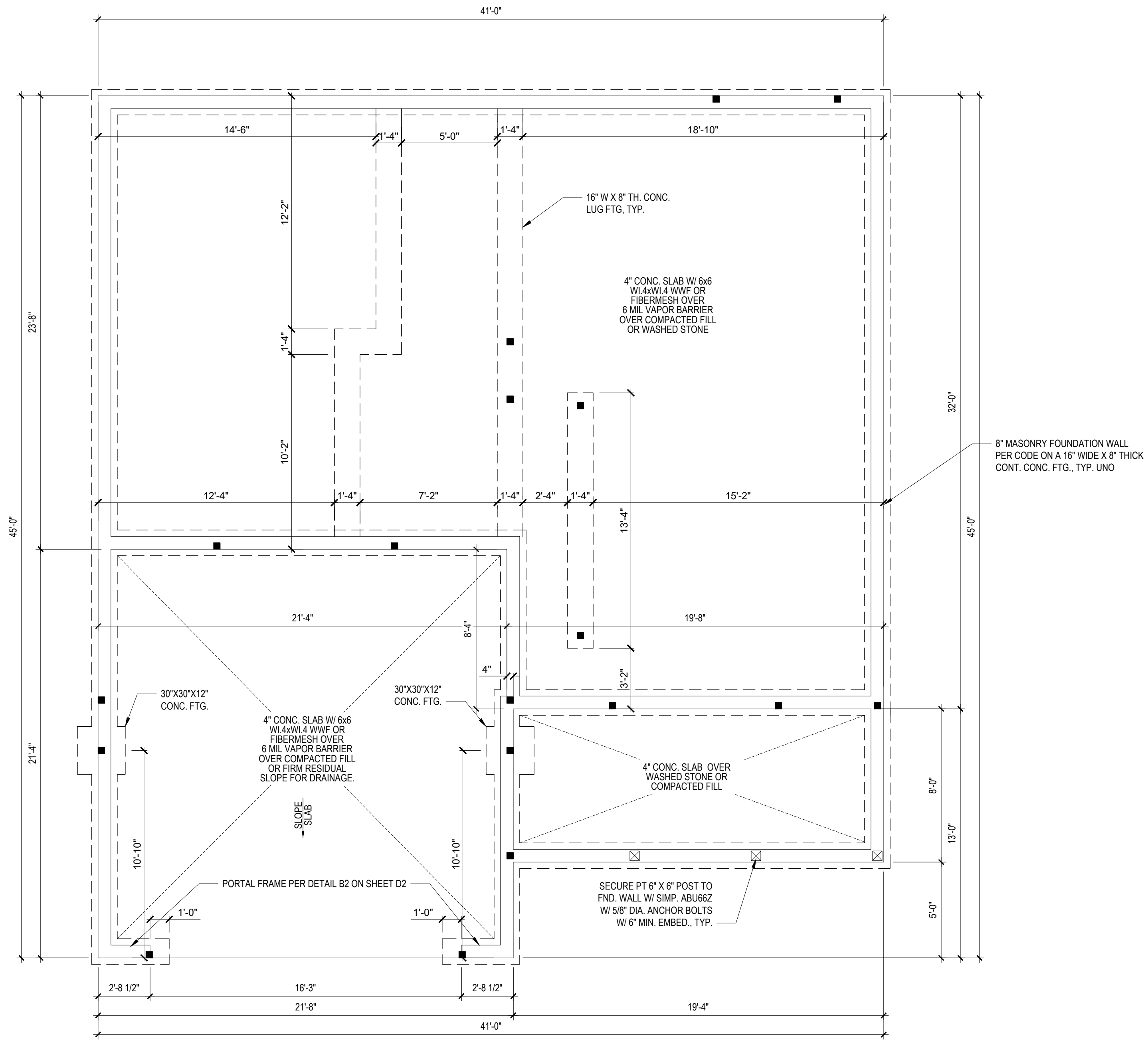
Date: **THE FAWN**

FOUNDATION PLAN

Project #: **DRB2201-0068A**
 Date: **03/21/22**
 Engineered By: **AM**
 DWG. Checked By: **PTII**
 Scale: **SEE PLAN**

No.	Date	Remarks

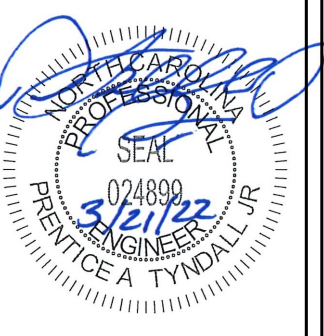
Sheet Number
S1
1 of 6



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

FILENAME: Z:\086\086_2022\DRB2201-0068A_KEN_DAWSON\CAD_FILES\DRB2201-0068A_L.FWG SWID BY: PRENTICE TYNDALL LAST PLOT DATE: 3/21/2022 12:51 PM

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Client: **KEN DAWSON CUSTOM HOMES**

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**1ST FLR. HEADER
2ND FLR. FRMG.**

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DWG. Checked By:	PTII
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REVISIONS		
No.	Date	Remarks

Sheet Number
S2
2 of 6

DESIGN LOADS

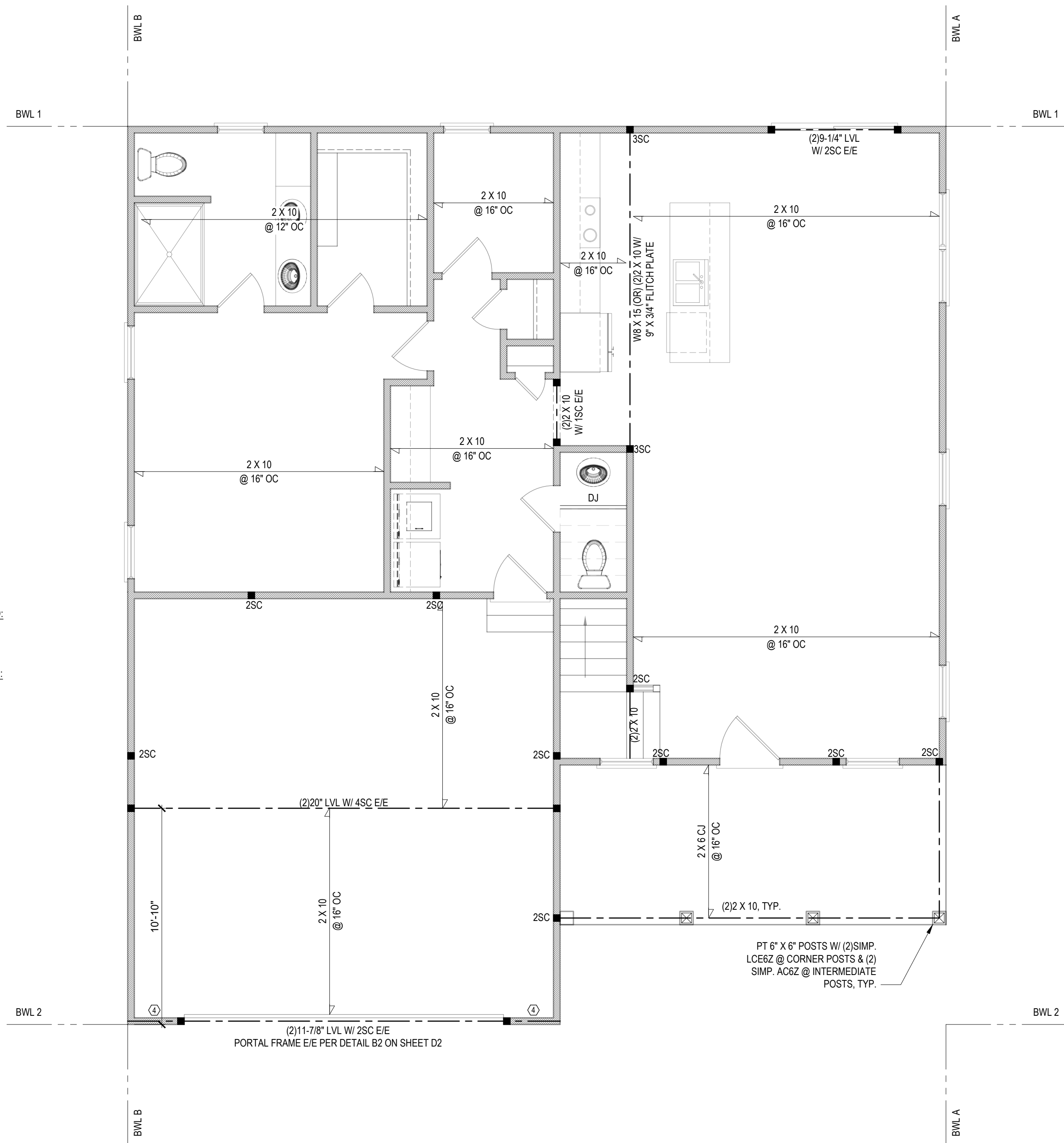
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			LL	TL
FLOOR (primary)	40	10	L/360	L/240
FLOOR (secondary)	40	10	L/360	L/240
ATTIC (w/ storage)	20	10	L/240	L/180
ATTIC (no access)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180
WIND LOAD	BASED ON 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, PA 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 Fb = 2600 PSI, E = 1.9M PSI
(I.E. ILEVEL MICROLAM)
ALL LSL LUMBER IS TO BE 1.55E (Fb = 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
Fy = 50 KSI MIN. (UNO)
- ALL EXTERIOR LUMBER TO BE #2 SYP PT
- ALL CONCRETE, fc = 3000 PSI MIN.
- PRESUMPTIVE BEARING CAPACITY = 2000 PSF
- 12"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 602.10.4 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.

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.
 (1) 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)
 (2) 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) 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.
 (5) MINIMUM 800# HOLD-DOWN DEVICE



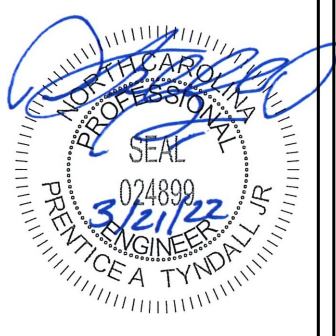
BRACING PANEL LENGTHS REQUIRED:
 BWL A = 5.8 FT
 BWL B = 5.8 FT
 BWL 1 = 6.2 FT
 BWL 2 = 6.2 FT

BRACING PANEL LENGTHS PROVIDED:
 BWL A = 21.17 FT CS-WSP
 BWL B = 39.67 FT CS-WSP
 BWL 1 = 30.33 FT CS-WSP / PF
 BWL 2 = 19.5 FT CS-WSP / PF

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

FILENAME: Z:\0861\0861_2022\0861\0861_KEN_DAWSON\CAD_PLETS\0861\0861-0068A_KEN_DAWSON\0861\0861-0068A_L1.DWG SAVED BY: PRENTICE, TYNDALL LAST PLOT DATE: 3/21/2022 12:51 PM

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Client: **KEN DAWSON CUSTOM HOMES**

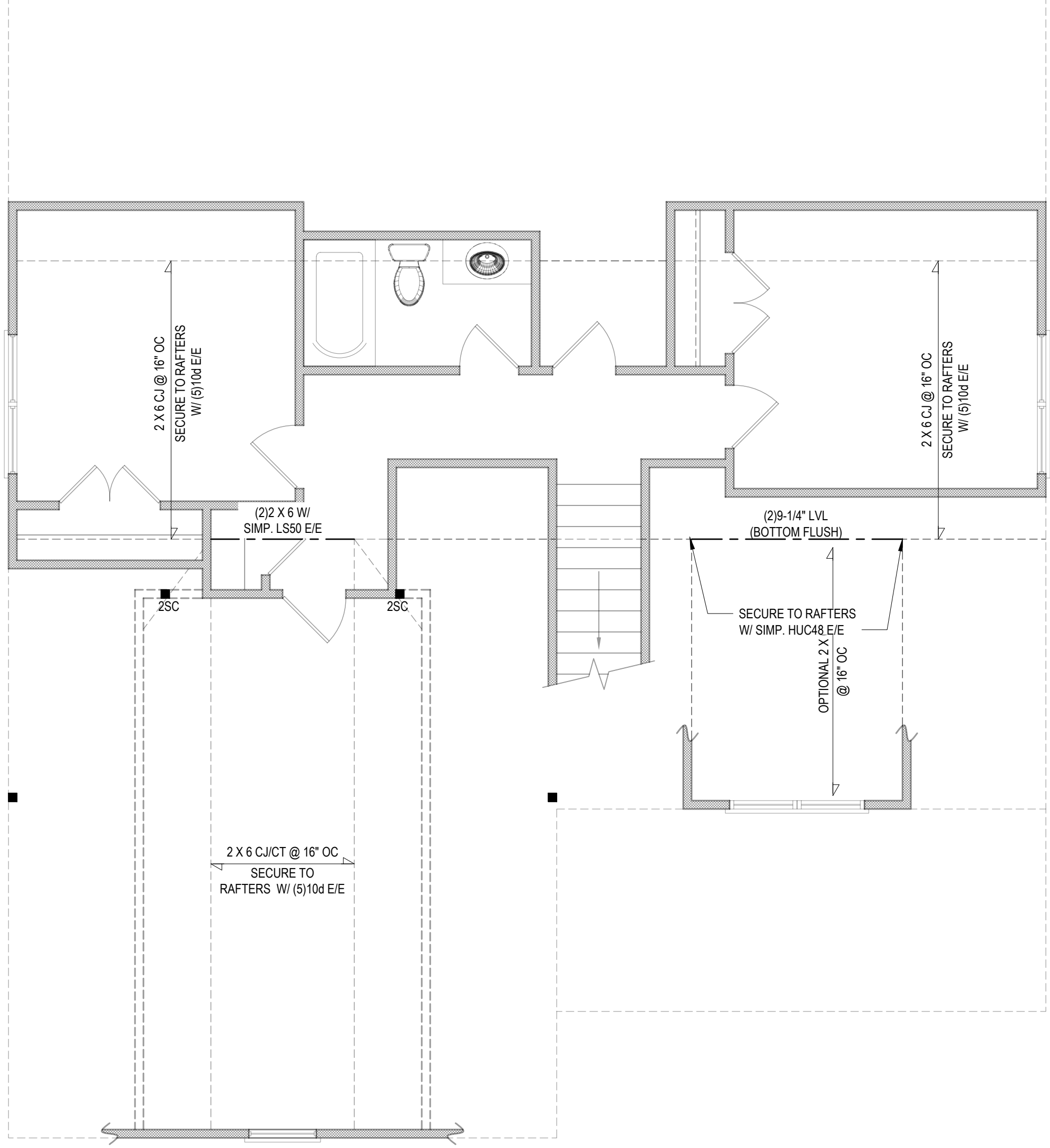
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**2ND FLR. HDR.
2ND FLR. CLG.**

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 DWG. Checked By: PTII
 Scale: SEE PLAN

REVISIONS		
No.	Date	Remarks

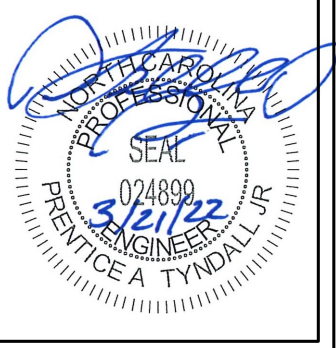
Sheet Number
S3
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SECOND FLOOR PLAN
 1/4" = 1'-0" CEILING HGT. = 8'-0"

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Client: **KEN DAWSON CUSTOM HOMES**

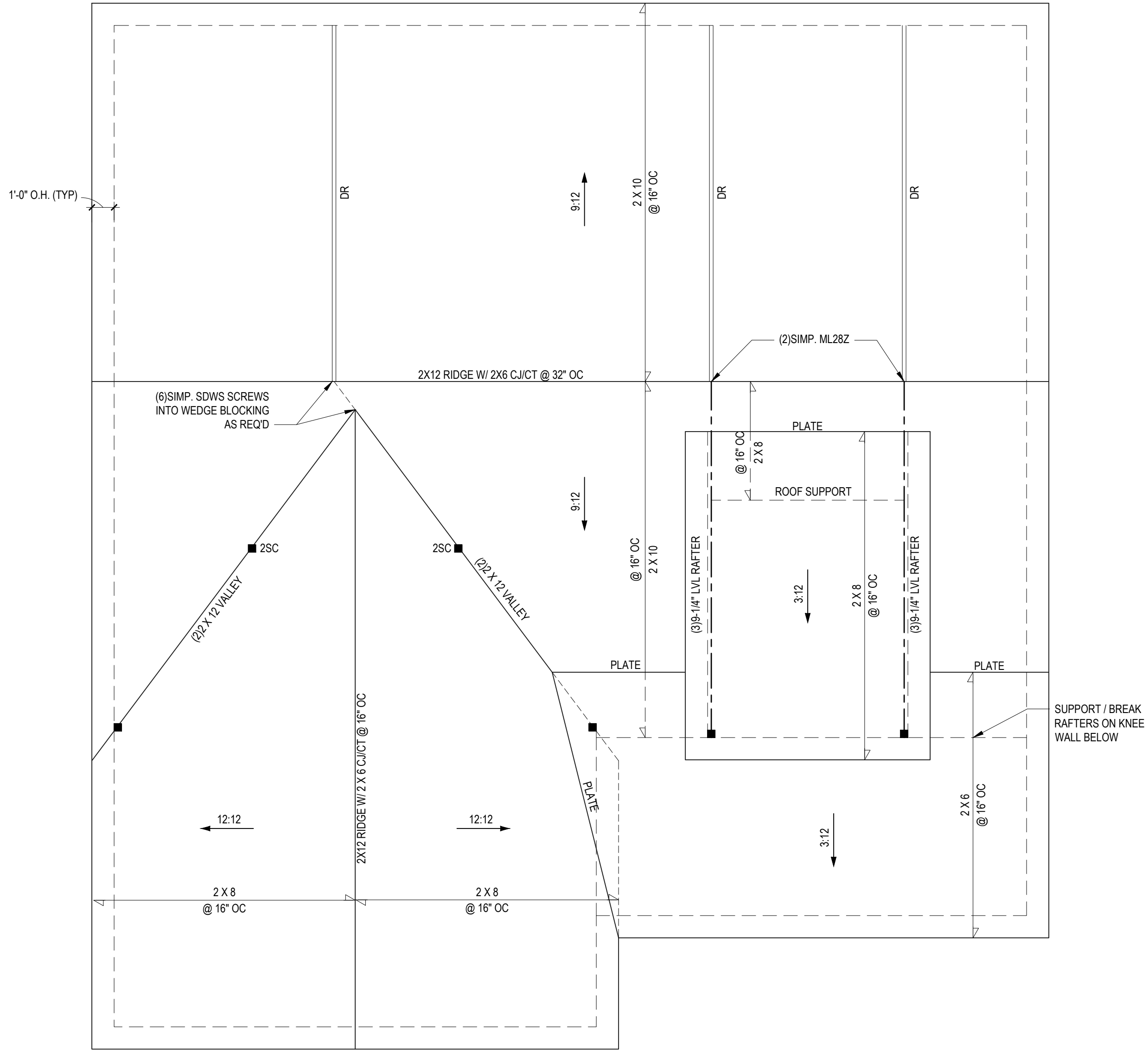
Date: **THE FAWN**

ROOF PLAN

Project #: DRB2201-0068A
 Date: 03/21/22
 Engineered By: AM
 DWG. Checked By: PTH
 Scale: NOT TO SCALE

No.	Date	Remarks

Sheet Number
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ROOF PLAN

1/4" = 1'-0"

1594 SQ. FT. OF ATTIC / 300 = 5.31 SQ. FT. INLETS/OUTLETS REQUIRED

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

NO SCALE * ATTIC VENTILATION CALCULATION

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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)	20	10	L/360	L/240
ATTIC (w/ pull down access)	20	10	L/240	L/180
ATTIC (no access)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180
WIND LOAD	BASED ON 120 MPH (EXPOSURE B)			
SEISMIC	SEISMIC ZONES A, B & C			
- 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.O.)
- 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 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.)
- 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"Ø 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"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 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 1/12
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
- 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 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.)
- MAXIMUM MASONRY PEIR 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 |
| CR = COLLAR TIE | REQD = REQUIRED |
| DBL = DOUBLE | RJ = ROOF JOIST |
| DIA = DIAMETER | RS = ROOF SUPPORT |
| DJ = DOUBLE JOIST | SC = STUD COLUMN |
| DR = DOUBLE RAFTER | SCH = SCHEDULE |
| EA = EACH | SPEC = SPECIFIED |
| EE = EACH END | THK = THICK |
| FJ = FLOOR JOIST | TJ = TRIPLE JOIST |
| FND = FOUNDATION | TRTD = TREATED |
| FTG = FOOTING | TYP = TYPICAL |
| GALV = GALVANIZED | UNO = UNLESS NOTED OTHERWISE |
| HORIZ = HORIZONTAL | W = WIDE FLANGE BEAM |
| HT = HEIGHT | WWF = WELDED WIRE FABRIC |
| MANUF = MANUFACTURER | XJ = EXTRA JOIST |

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:

- 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.
- 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"

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

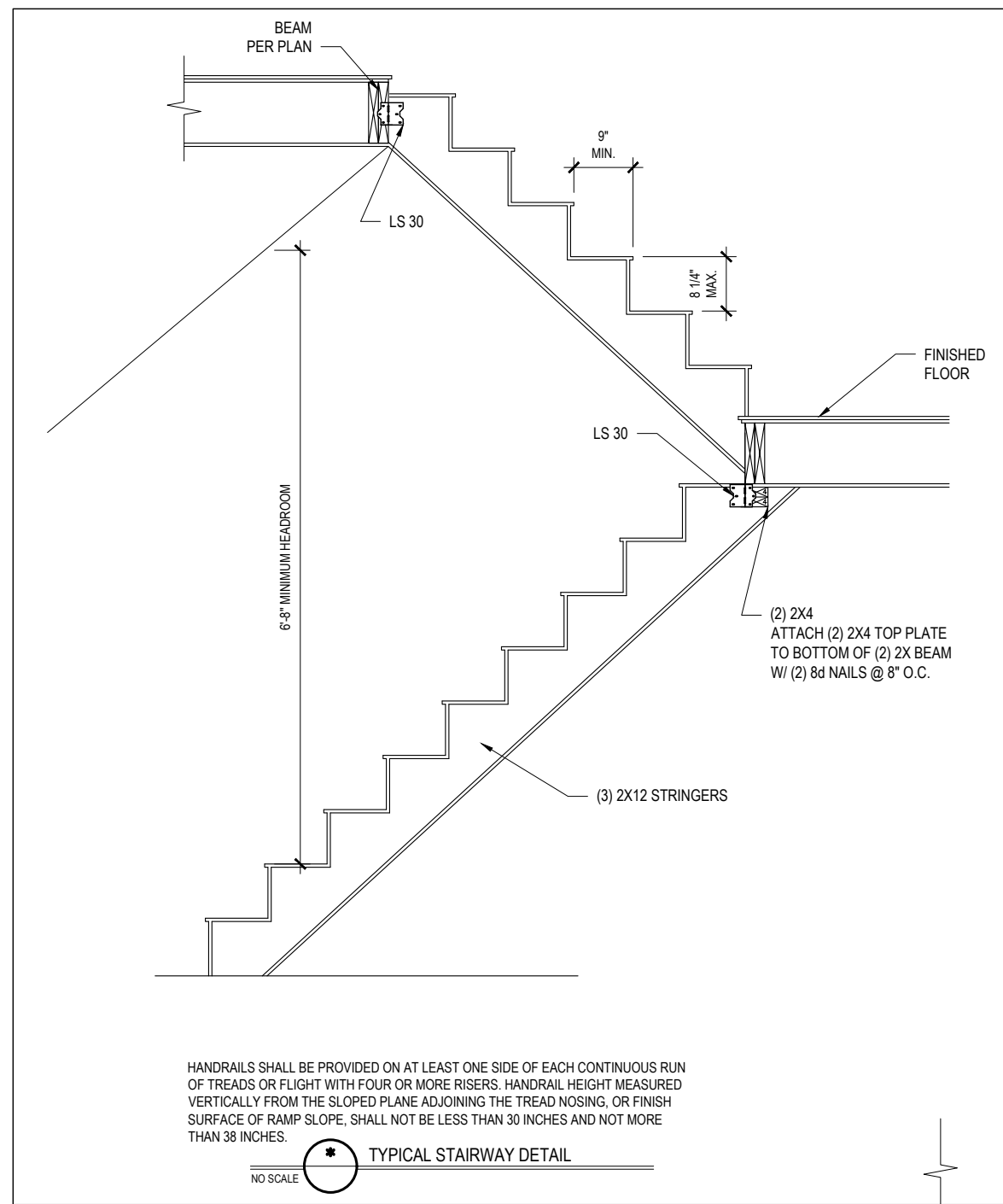
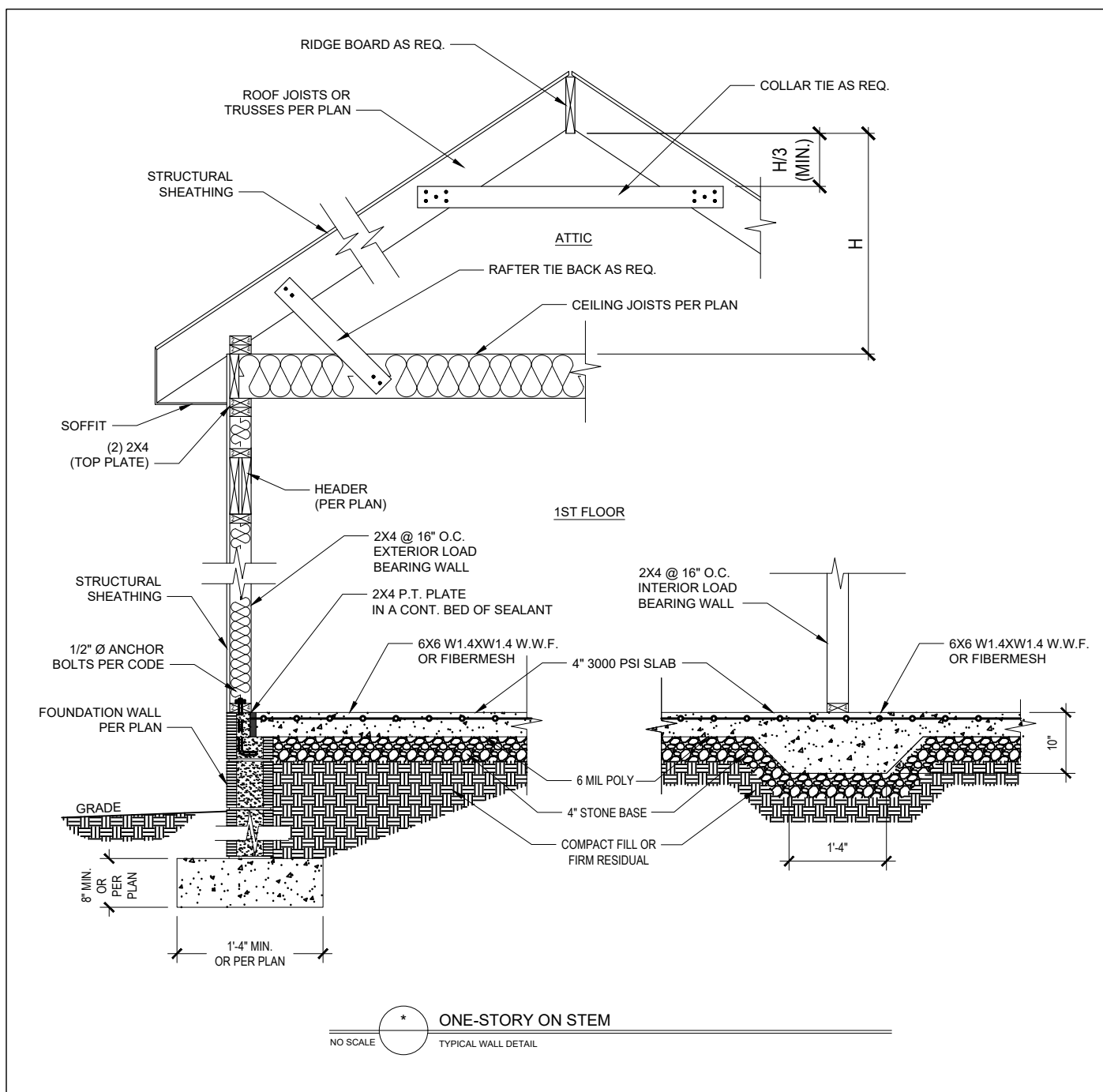
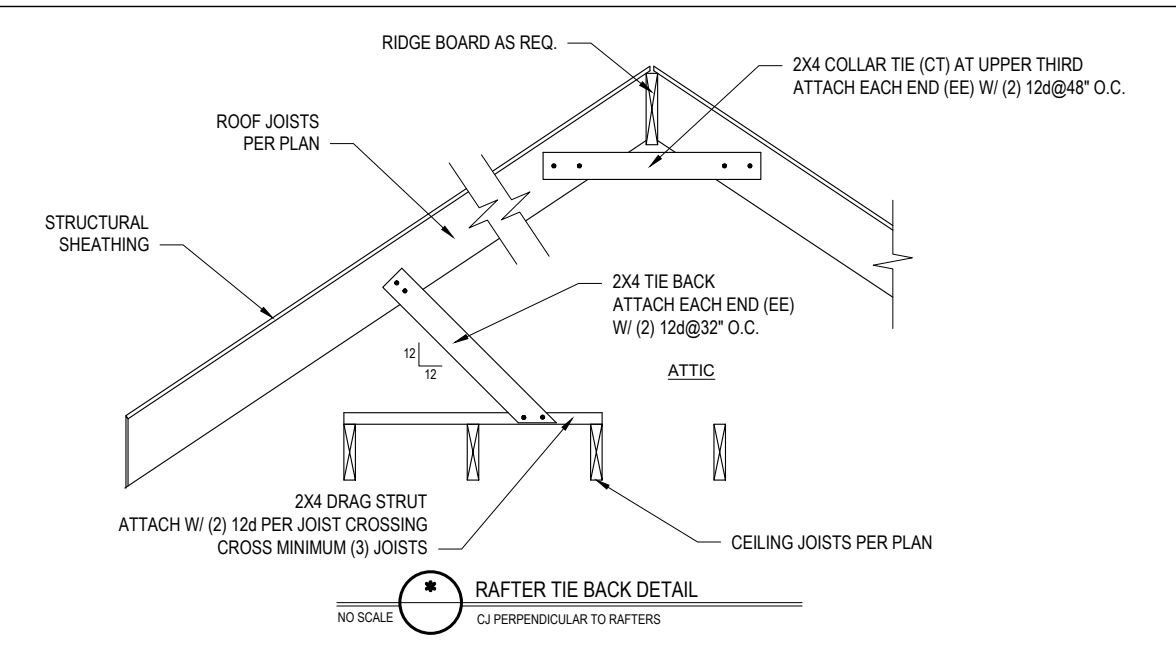


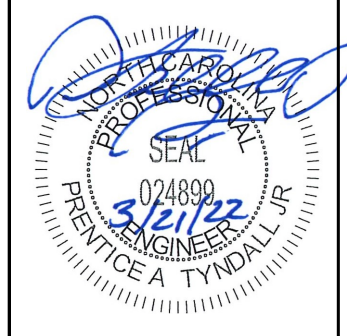
TABLE N1102.1 CLIMATE ZONES 3-5

CLIMATE ZONES	FENESTRATION U-FACTOR ^{a, j}	SKYLIGHT U-FACTOR ^b	GLAZED FENESTRATION SHGC ^{k, l, m}	CEILING R-VALUE ⁿ	WOOD FRAMED WALL R-VALUE ^o	MASS WALL R-VALUE ¹	FLOOR R-VALUE ¹	BASEMENT WALL R-VALUE ¹	SLAB R-VALUE AND DEPTH ^q	CRAWL SPACE R-VALUE ^r
3	0.35	0.55	0.30	38 or 30 cont	15 or 13 + 2.5 h	5/13 or 5/10 cont	19	5/13 ^f	0	5/13
4	0.35	0.55	0.30	38 or 30 cont ⁱ	15 or 13 + 2.5 h	5/13 or 5/10 cont	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30 cont ⁱ	19 or 15 + 3 h or 15 + 3 h	13/17 or 13/12.5 cont	30 ^g	10/15	10	10/19

- NO SCALE
- * TABLE N1102.1 CLIMATE ZONES 3-5
- A. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
- FENESTRATION U-FACTOR FOR COLUMN TO SKYLIGHTS: THE SOLAR HEAT GAIN COEFFICIENT (SHGC) COLUMN APPLIES TO ALL GLAZED FENESTRATION.
 - "13/17" MEANS R-13 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.
 - FOR MONO-SLABS, INSULATION SHALL BE APPLIED FROM THE RESTRICTION OR DOWNWARD TO THE BOTTOM OF THE FOOTING OR A MAXIMUM OF 2" BELOW GRADE, WHICHEVER IS LESS. FOR PLATING SLABS, INSULATION SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 4" INCHES BELOW SLAB. R-4 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.
 - SEE LIST.
 - BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1102.2 AND TABLE N1102.7.
 - OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY. R-19 MINIMUM.
 - THE FIRST VALUE IS CAVITY INSULATION. THE SECOND VALUE IS CONTINUOUS INSULATION. 50-13-47 MEANS R-13 CAVITY INSULATION PLUS R-5 INSULATED SHEATHING. 13-47 MEANS R-13 CAVITY INSULATION PLUS R-5 INSULATED SHEATHING. IF STRUCTURAL SHEATHING COVERS 20% OR LESS OF THE EXTERIOR, INSULATED SHEATHING IS NOT REQUIRED WHERE THE STRUCTURAL SHEATHING IS USED. IF STRUCTURAL SHEATHING COVERS MORE THAN 20% PERCENT OF THE EXTERIOR, SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2. 13-47-2 MEANS R-13 CAVITY INSULATION PLUS R-2 SHEATHING.
 - FOR MASS WALLS, THE SECOND VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE 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 0.85 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 0.7 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
 - R-5 SHALL BE DEEMED TO MEET THE CEILING INSULATION REQUIREMENT UNLESS THE FULL HEIGHT OF UNCOMPRESSED R-20 INSULATION EXTENDS OVER THE WALL TOP PLATE OF THE ATTIC ROOF DECK.
 - TABLE VALUE REQUIRED EXCEPT FOR ROOF EDGE WHERE THE SPACE IS LIMITED BY THE PITCH OF THE ROOF. THE INSULATION MUST FILL THE SPACE UP TO THE AIR BATTLE.
 - R-13 FIBERGLASS BATT (COMPRESSED) AND INSTALLED IN A NOMINAL 2-1/8 FRAMING CAVITY IS DEEMED TO COMPLY. FIBERGLASS BATT RATED R-19 OR HIGHER COMPRESSED AND INSTALLED IN A 2x4 WALL IS ALSO DEEMED TO COMPLY.
 - BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.



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Client: **KEN DAWSON CUSTOM HOMES**

Drawn: **THE FAWN**

STANDARD DETAILS

Project #: **DRB2201-0068A**

Date: **03/21/22**

Engineered By: **AM**

Checked By: **PTII**

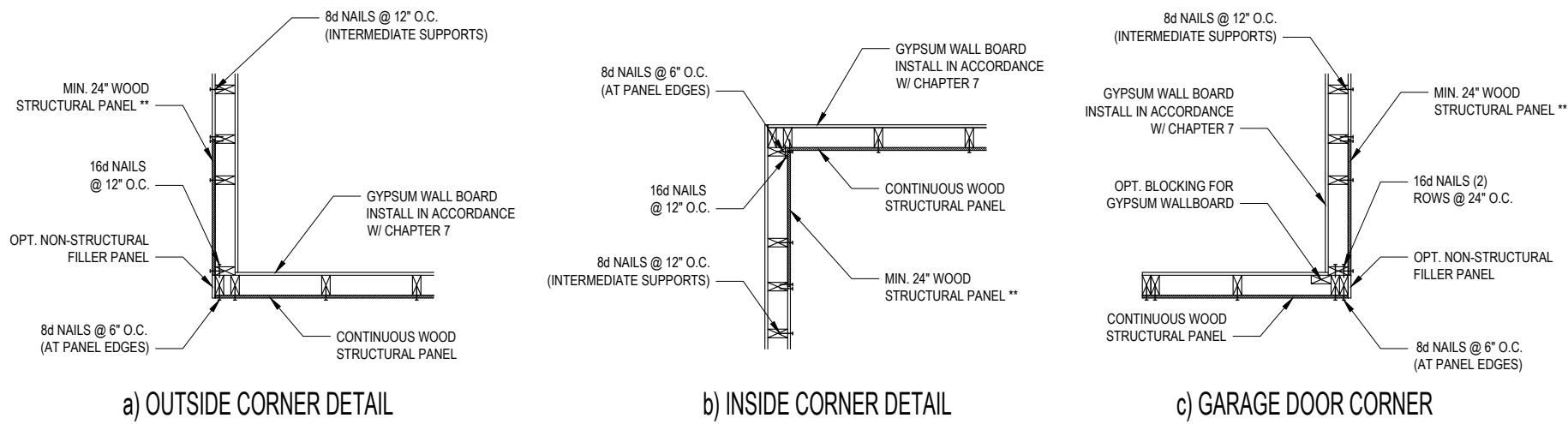
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REVISIONS

No.	Date	Remarks

Sheet Number **D1**

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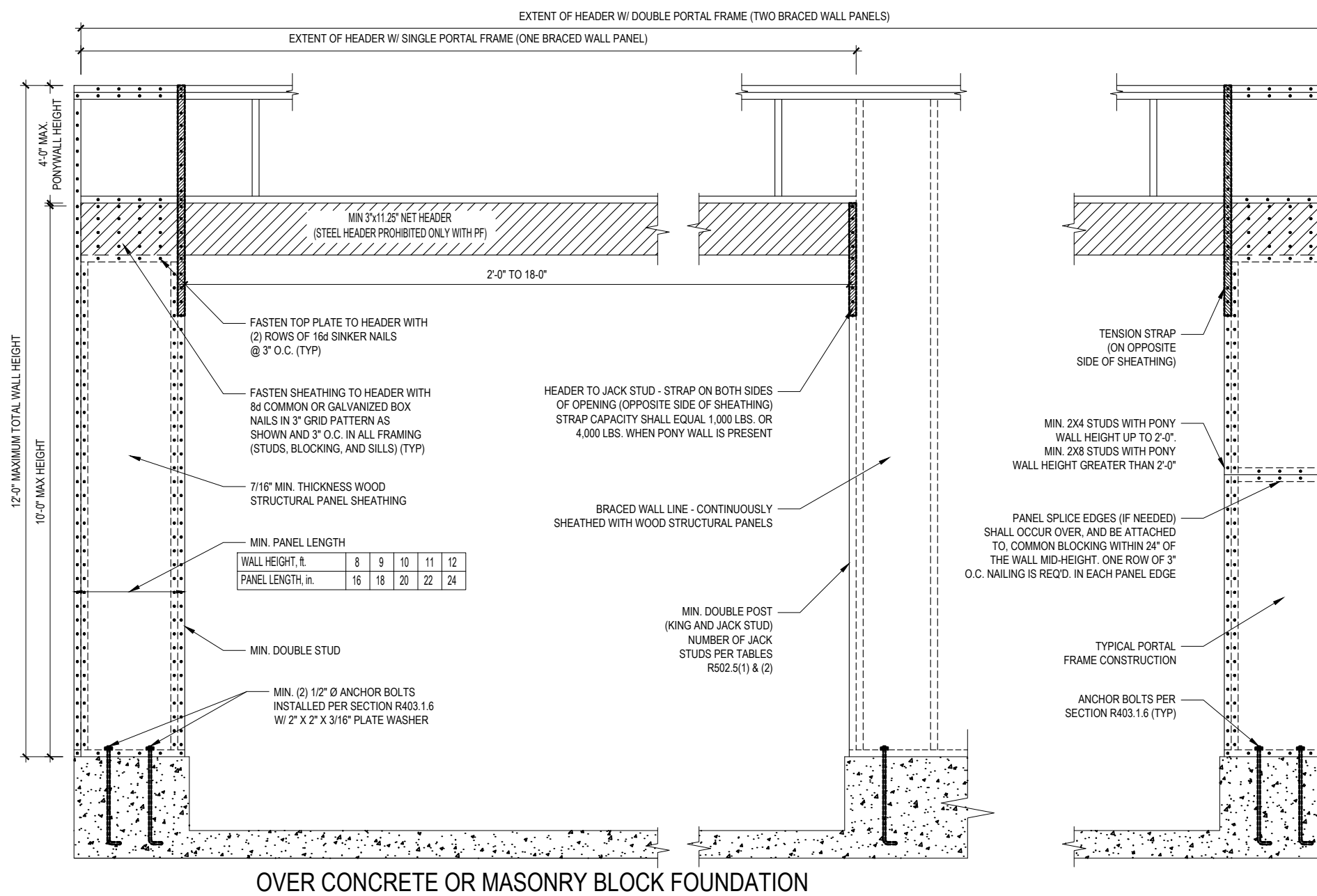
B1: TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING
NO SCALE

STRUCTURAL SHEATHING NOTES

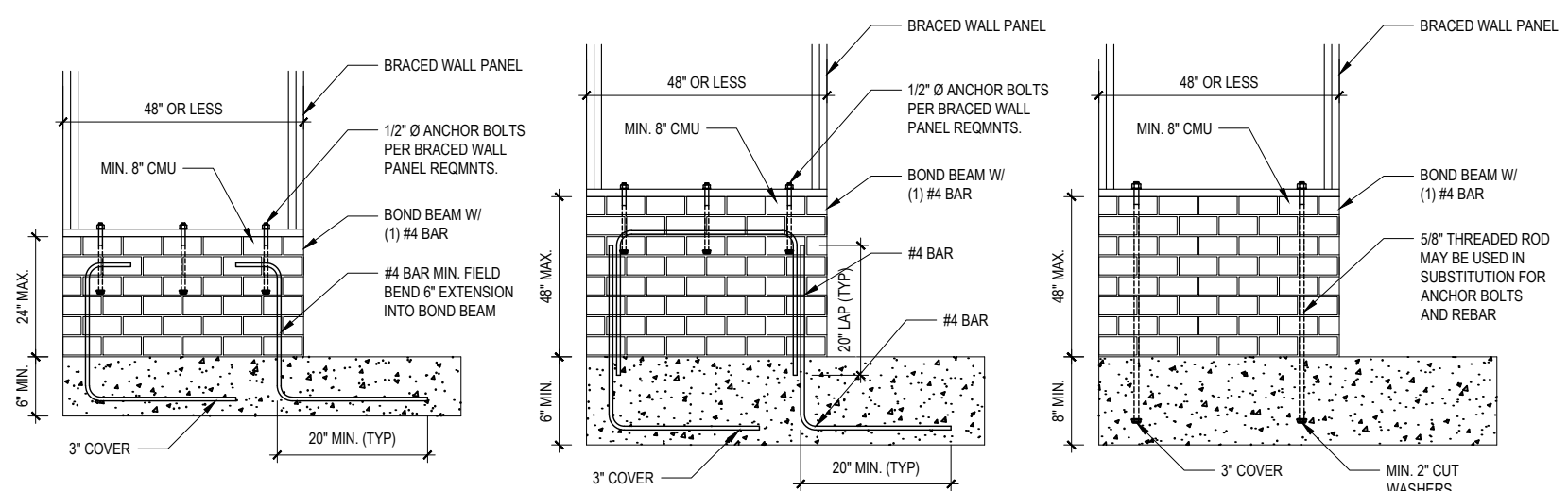
- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
- WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10.3 OF THE 2018 NRC.
- BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3 REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.
- 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 (LNU)
- 12\"/>

REQUIRED BRACED WALL PANEL CONNECTIONS				
METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION	
			@ PANEL EDGES	@ INTERMEDIATE SUPPORTS
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6\"/>	

B3: BRACE WALL PANEL CONNECTIONS
NO SCALE

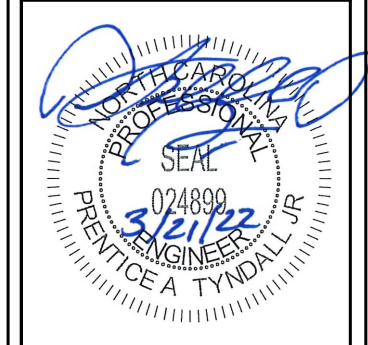


B2: METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME
FIGURE R602.10.1



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

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Client: **KEN DAWSON CUSTOM HOMES**
THE FAWN

SHEATHING DETAILS

Project #:	DRB2201-0068A
Date:	03/21/22
Engineered By:	AM
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