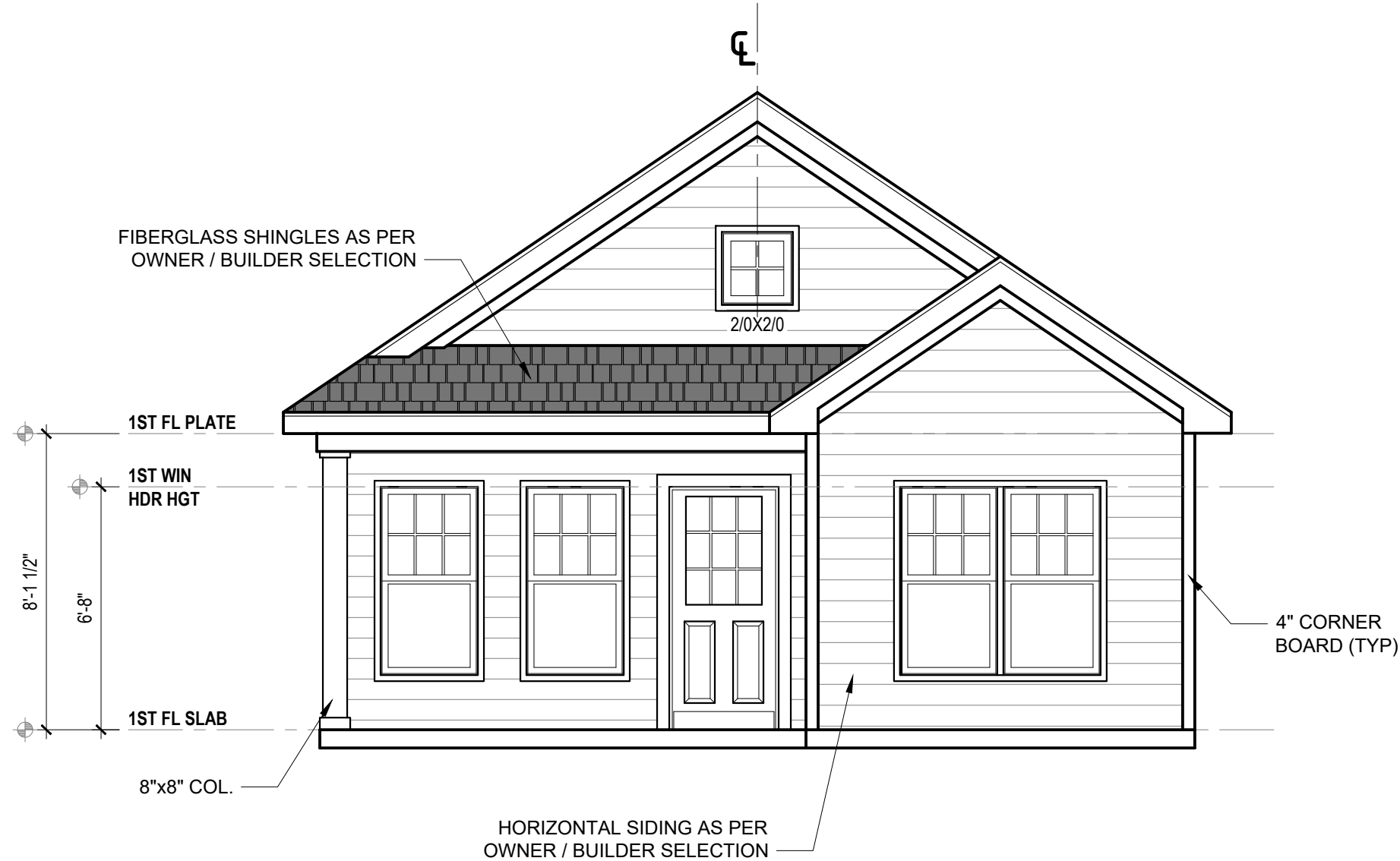


THE LAWRENCE



FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

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

PROJECT #
DRB2501-0134_A
DATE
04/09/2025
DESIGNED BY
MMB
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

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PROJECT NAME
THE
LAWRENCE

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

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SHEET NAME
ELEVATIONS
SHEET #

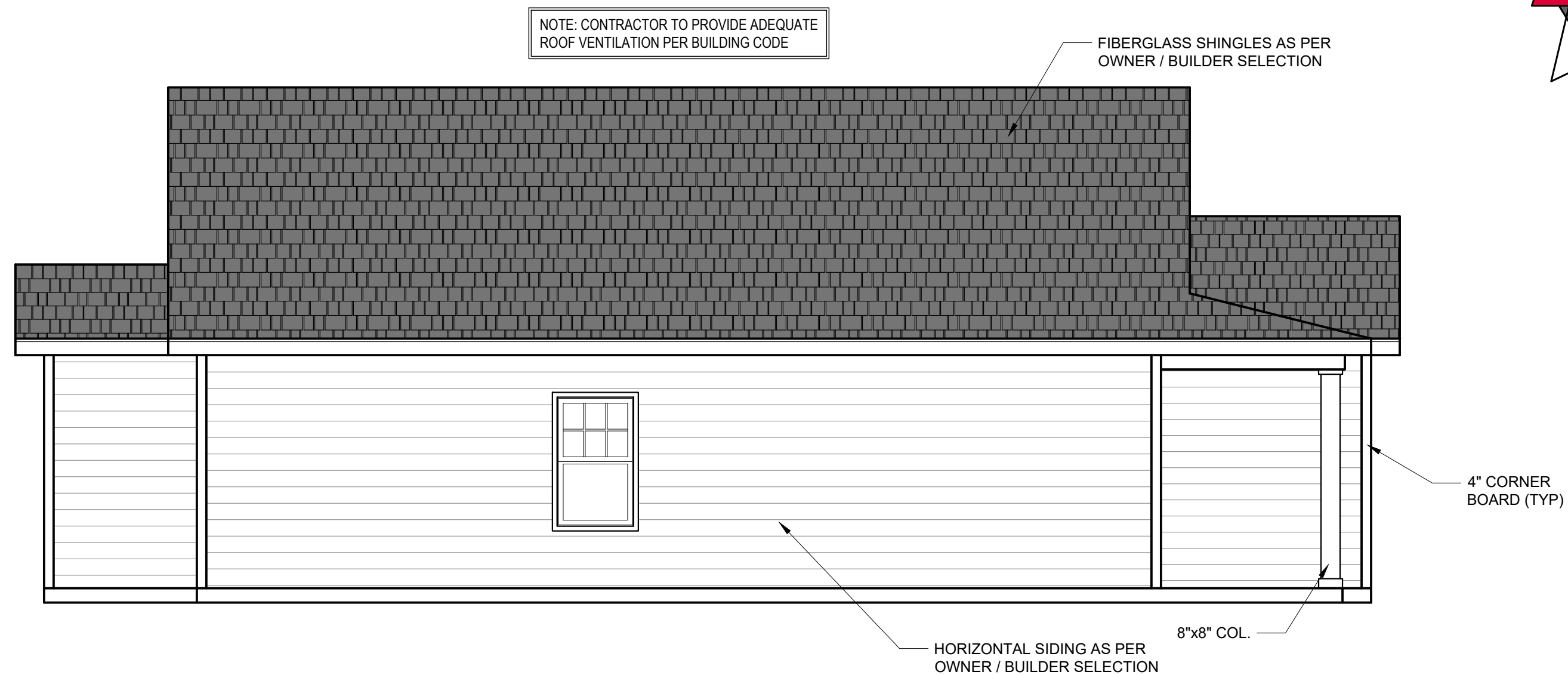
1
of 6

THE LAWRENCE



REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

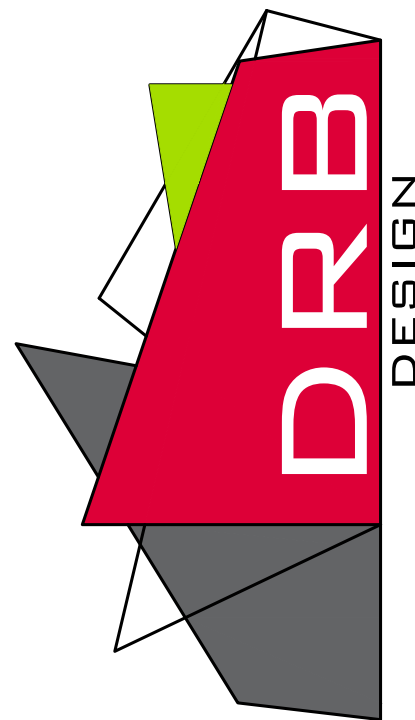
1/4" = 1'-0"

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PROJECT #
DRB2501-0134_A
DATE
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DESIGNED BY
MMB
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

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PROJECT NAME
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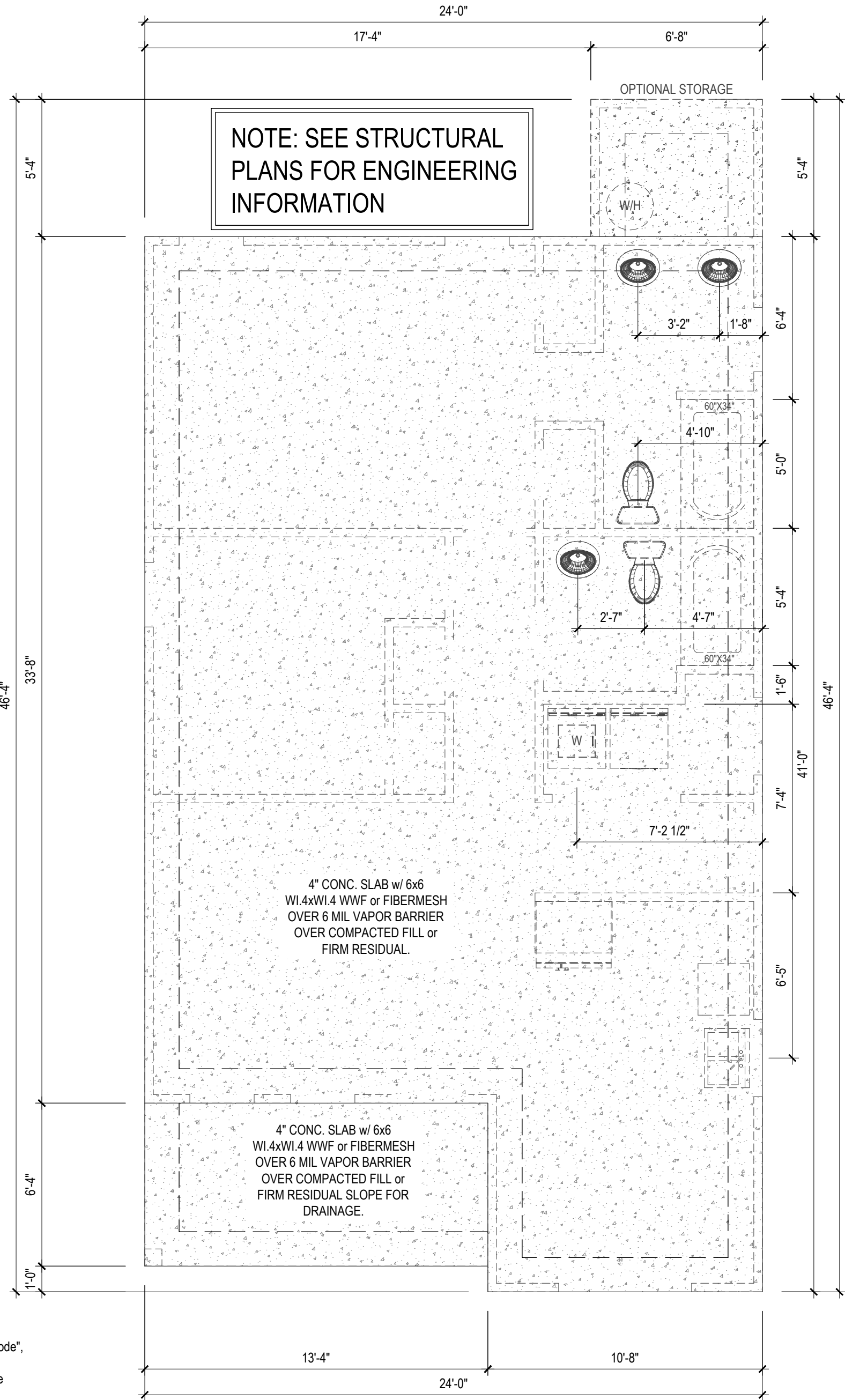
CLIENT NAME
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vford@vfcrealty.com
919-795-9764

SHEET NAME
ELEVATIONS
SHEET #

2

of 6

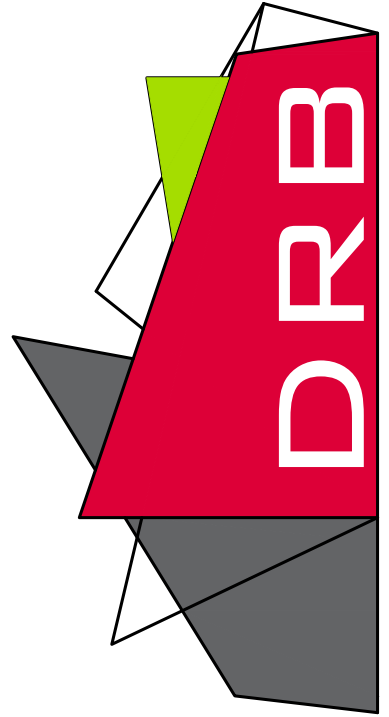
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FOUNDATION PLAN

1/4" = 1'-0"

MONOSLAB



PROJECT #
DRB2501-0134_A
DATE
04/09/2025
DESIGNED BY
MMB
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

PROJECT NAME
THE
LAWRENCE
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drbdesign@drbhomedeign.com 919.631.5979
250 Shipwash Dr Suite 105 Garner, NC 27529

CLIENT NAME
Veneta Ford
1300 Benson Rd
Garner, NC 27529
vford@vfgrealty.com
919-795-9764

SHEET NAME
FOUND SLAB
SHEET #

3 of 6

-
- A detailed cross-section diagram of a foundation wall. The wall is shown with various layers and components labeled with arrows pointing to them. The components, from top to bottom, are: INSULATION AS REQUIRED, WALL STUD, SOLE PLATE, SHEATHING, HEADER, INSULATION AS REQUIRED, FLOOR JOIST, SIZE AS REQUIRED, TERMITE SHIELD, MUD SILL, ANCHOR BOLTS AS REQUIRED, 8" CMUS - GROUTED, and REBAR AS REQUIRED. The wall is also labeled with SIDING. The foundation is shown with a cross-hatched pattern. Dimensions are indicated with arrows and text: MIN FROST DEPTH PER CODE (vertical), DEPTH AS REQUIRED (vertical), WIDTH AS REQUIRED (horizontal), and CONT. REBAR AS REQUIRED (horizontal).
- MIN FROST DEPTH PER CODE
- DEPTH AS REQUIRED
- WIDTH AS REQUIRED
- SIDING
- INSULATION AS REQUIRED
- WALL STUD
- SOLE PLATE
- SHEATHING
- HEADER
- INSULATION AS REQUIRED
- FLOOR JOIST
- SIZE AS REQUIRED
- TERMITE SHIELD
- MUD SILL
- ANCHOR BOLTS AS REQUIRED
- 8" CMUS - GROUTED
- REBAR AS REQUIRED
- CONT. REBAR AS REQUIRED

MIN FROST DEPTH PER CODE

DEPTH AS REQUIRED

WIDTH AS REQUIRED

INSULATION AS REQUIRED

WALL STUD

SOLE PLATE

SHEATHING

HEADER

INSULATION AS REQUIRED

FLOOR JOIST SIZE AS REQUIRED

TERMITE SHIELD

MUD SILL

ANCHOR BOLTS AS REQUIRED

4" CMU - GROUTED REBAR AS REQUIRED

CONT. REBAR AS REQUIRED

SIDING

GROUT

LADDER WIRE AS REQUIRED

WEEP HOLES PER CODE

MASONRY VENEER

THE 8" FOUNDATION WALLS ON THIS PLAN CAN BE CONSTRUCTED AS SHOWN IN EITHER OF THESE GENERIC DETAILS. YOU CAN USE AN 8" CMU WALL OR 4" CMU WITH A BRICK FRONT. REGARDLESS OF WHICH METHOD YOU CHOOSE, THE OUTSIDE DIMENSION OF THE 8" FOUNDATION WALL SHOULD MATCH THE OUTSIDE DIMENSION OF THE FIRST FLOOR FRAMING

Architectural floor plan of a building foundation. The plan shows a rectangular main area with a smaller rectangular extension at the bottom left. The overall dimensions are 24'-0" wide by 46'-4" deep. The main area is 17'-4" wide by 33'-8" deep. The extension is 13'-4" wide by 6'-4" deep. The plan includes a central area labeled "4" CONC. SLAB w/ 6x6 WI.4xWI.4 WWF or FIBERMESH OVER 6 MIL VAPOR BARRIER OVER COMPACTED FILL or FIRM RESIDUAL SLOPE FOR DRAINAGE." and a smaller area labeled "4" CONC. SLAB w/ 6x6 WI.4xWI.4 WWF or FIBERMESH OVER 6 MIL VAPOR BARRIER OVER COMPACTED FILL or FIRM RESIDUAL SLOPE FOR DRAINAGE." The plan also shows a "MIN. 18X24" area and an "OPTIONAL STORAGE" area. The plan includes various dimensions and structural details such as "V" markers, "ACCESS", and "FIBER".

Dimensions:

- Overall Width: 24'-0"
- Overall Depth: 46'-4"
- Main Area Width: 17'-4"
- Main Area Depth: 33'-8"
- Extension Width: 13'-4"
- Extension Depth: 6'-4"
- Top Right Extension Width: 6'-8"
- Top Right Extension Depth: 5'-4"
- Top Right Extension Width Segments: 2'-0 1/2", 2'-11", 1'-8 1/2"
- Bottom Right Extension Width: 10'-8"
- Bottom Right Extension Depth: 1'-0"

Structural Details:

- MIN. 18X24
- OPTIONAL STORAGE
- 4" CONC. SLAB w/ 6x6 WI.4xWI.4 WWF or FIBERMESH OVER 6 MIL VAPOR BARRIER OVER COMPACTED FILL or FIRM RESIDUAL SLOPE FOR DRAINAGE.
- 4" CONC. SLAB w/ 6x6 WI.4xWI.4 WWF or FIBERMESH OVER 6 MIL VAPOR BARRIER OVER COMPACTED FILL or FIRM RESIDUAL SLOPE FOR DRAINAGE.
- ACCESS
- V

CRAWLSPACE

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4 of 6

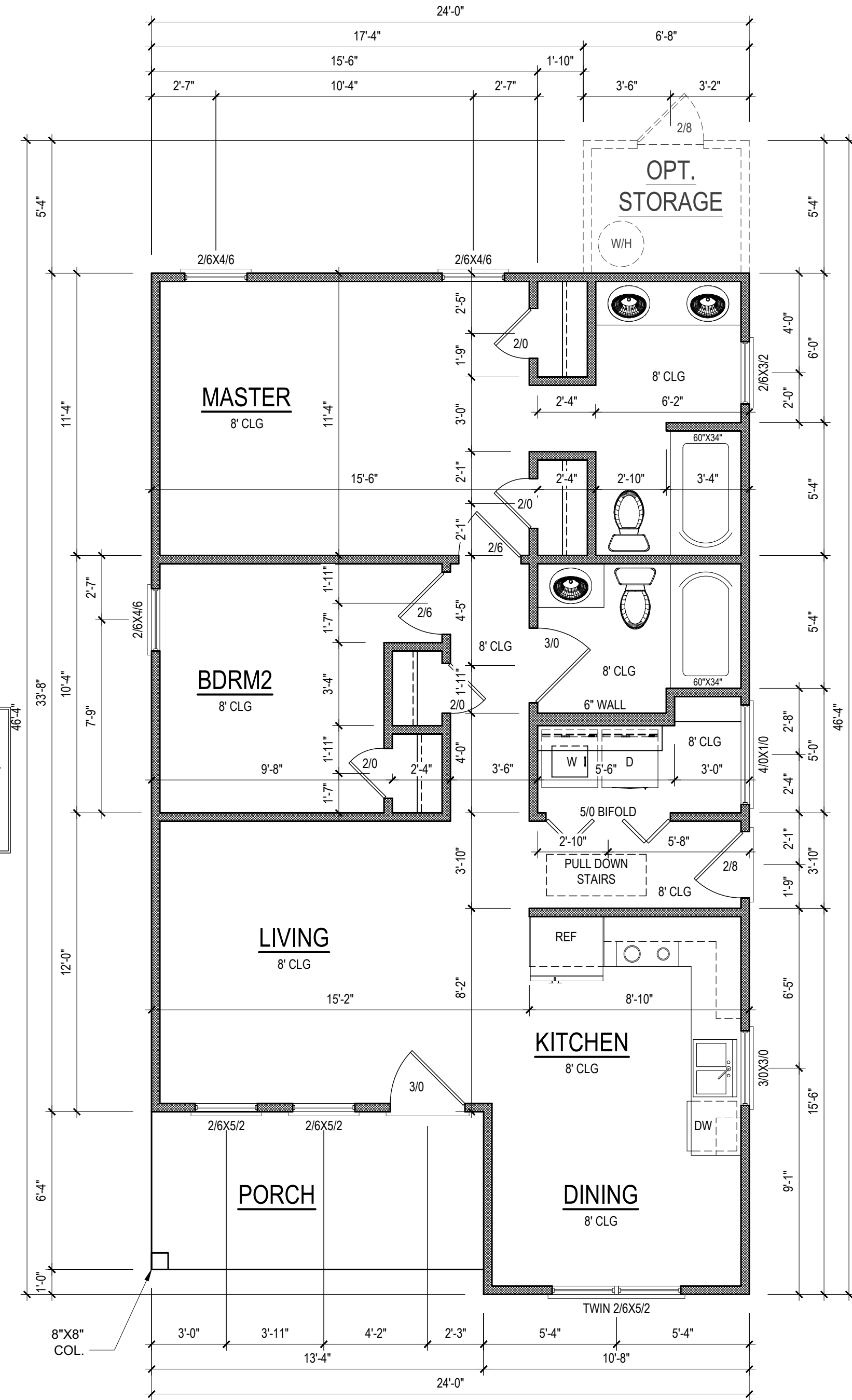
- NOTE: GLAZING IN THE FOLLOWING LOCATIONS SHALL BE TEMPERED
1. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOORS
 2. INDIVIDUAL FIXED OR OPERABLE PANELS IN THE SAME PLANE AS AN ADJACENT DOOR WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR AND IS WITHIN 24" OF EITHER SIDE OF THE DOOR IN A CLOSED POSITION.
 3. FIXED OR OPERABLE PANEL THAT HAS AN EXPOSED AREA OF AN INDIVIDUAL PANE THAT IS LARGER THAN 9 SQ FT.
 4. FIXED OR OPERABLE PANEL WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR.
 5. FIXED OR OPERABLE PANEL WHERE THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR
 6. FIXED OR OPERABLE PANEL WHERE ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
 7. GLAZING IN WALLS CONTAINING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60", MEASURED VERTICALLY, ABOVE ANY STANDING OR WALKING SURFACE.
 8. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS, AND RAMPS
 9. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARC LESS THAN 180° FROM THE BOTTOM TREAD NOSING.

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

NOTE: EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 4 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 22 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. EMEGENCY ESCAPE AND RESCUE OPENINGS MUST HAVE A MINIMUM TOTAL GLAZING AREA OF NOT LESS THAN 5 SQUARE FEET IN THE CASE OF A GROUND FLOOR LEVEL WINDOW AND NOT LESS THAN 5.7 SQUARE FEET IN THE CASE OF AN UPPER STORY WINDOW. MAXIMUM SILL HEIGHT - 44" A.F.F.

NOTE: CONTRACTOR TO LOCATE WATER HEATER, A/C UNIT(S), AND ATTIC ACCESS ON SITE

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FIRST FLOOR PLAN

1/4" = 1'-0"

HEATED SQUARE FOOTAGE	
First Floor	887
TOTAL HEATED	
	887
UNHTD SQUARE FOOTAGE	
Front Porch	84
Optional Storage*	36
TOTAL UNHEATED	
	120
TOTAL SQ FT	
	1007

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

PROJECT #
DRB2501-0134_A
DATE
04/09/2025
DESIGNED BY
MMB
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

PROJECT NAME
THE
LAWRENCE
www.
drbhomedesign
.com

CLIENT NAME
Veneta Ford
1300 Benson Rd
Garner, NC 27529
vford@vfgrealty.com
919-795-9764
drbdesign@drbhomedesign.com 919.631.5979
250 Shipwash Dr Suite 105 Garner, NC 27529

CLIENT NAME
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919-795-9764

SHEET NAME
1ST_FLOOR
SHEET #

5
of 6

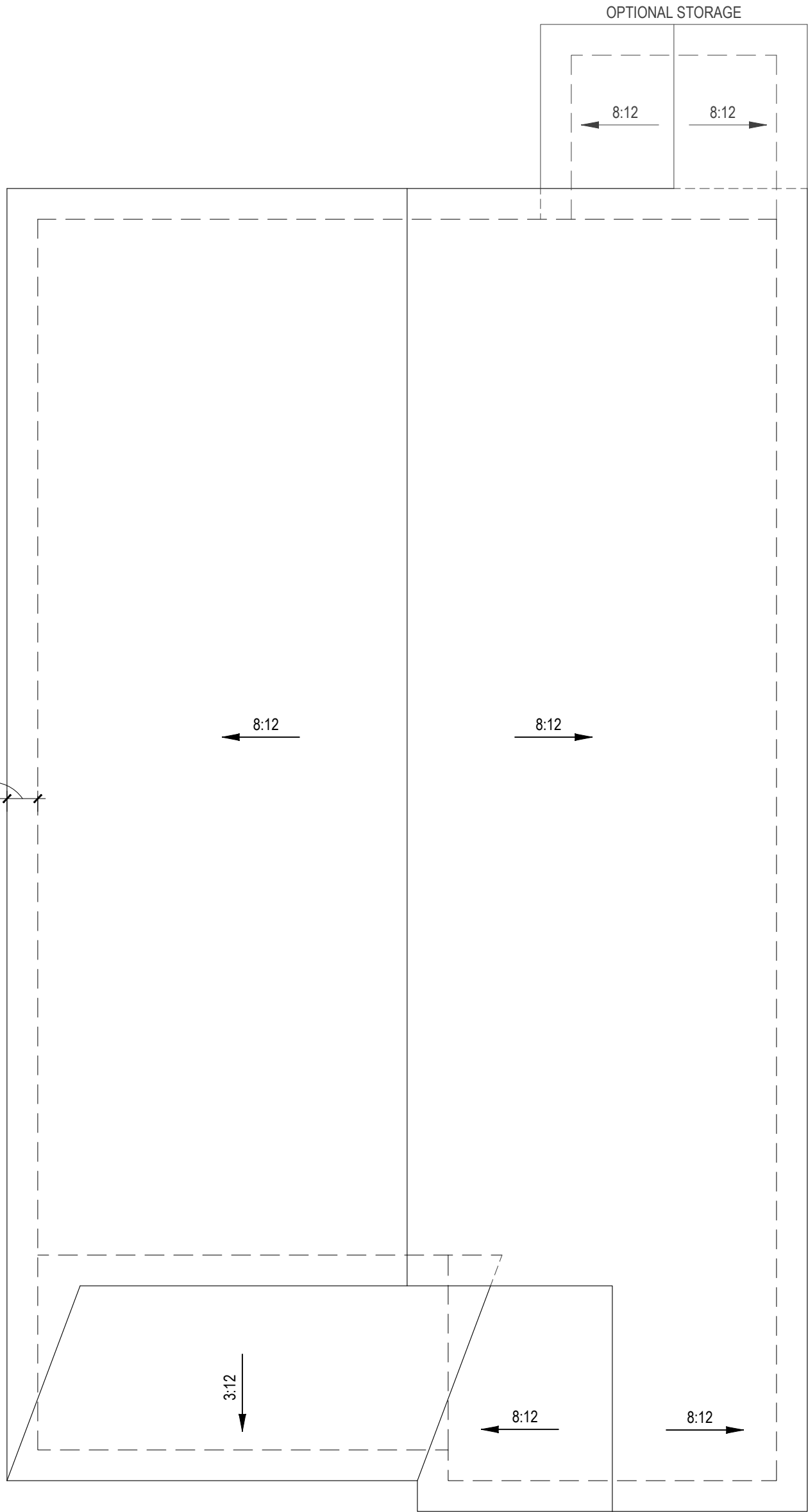
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NOTE: ANY ROOF PITCH 4:12 OR LESS SHALL BE PROPERLY WATERPROOFED PER BLDG. CODE

NOTE: OVERHANG DIMENSIONS ARE FROM FRAMING

NOTE: SEE STRUCTURAL PLANS FOR ATTIC VENTILATION CALCULATIONS

1'-0" OVERHANG (TYP)



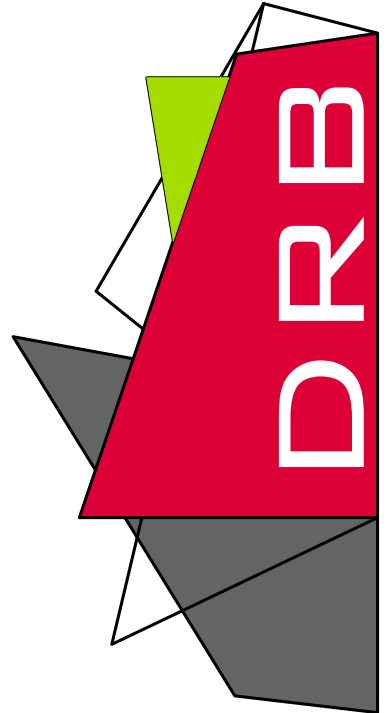
ROOF PLAN

1/4" = 1'-0"

PROJECT #
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DATE
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DESIGNED BY
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CHECKED BY
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SCALE
1/4" = 1'-0"

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PROJECT NAME
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LAWRENCE



drbdesign@drbhomedesign.com 919.631.5979
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SHEET NAME
ROOF
SHEET #

6

of 6

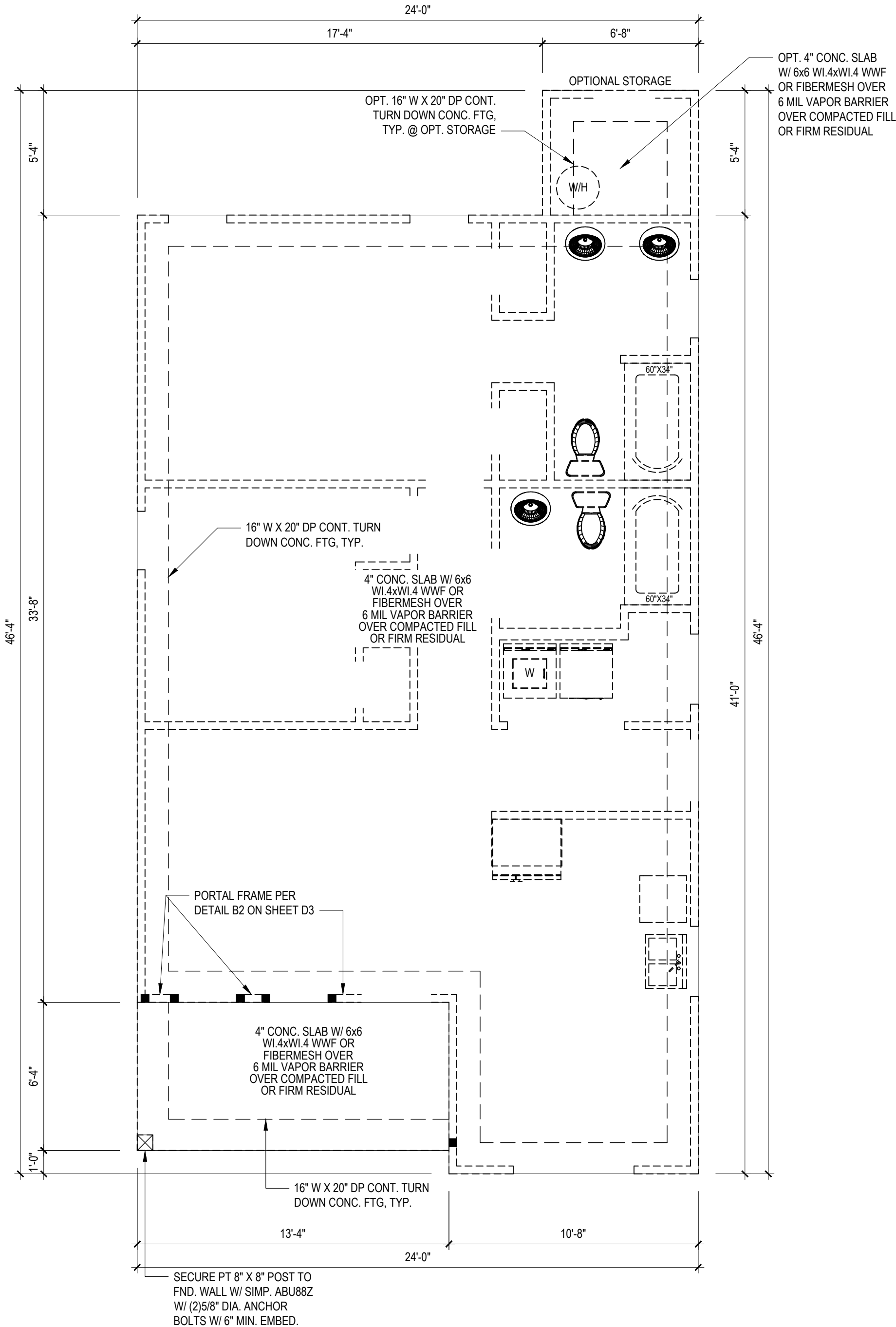
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DESIGN LOADS

	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 130 MPH (EXPOSURE B)			
SEISMIC	BASED ON SEISMIC ZONES A, B & C			

STRUCTURAL NOTES:

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- ALL LUMBER SHALL BE SYP #2 (UNO)
ALL LVL LUMBER TO BE 1.75" WIDE (ACTUAL) EACH SINGLE MEMBER AND FB = 2600 PSI, E = 1.9M PSI (OR GREATER)
(I.E. ILEVEL MICROLAM)
ALL LSL LUMBER IS TO BE 1.55E (FB = 2325 PSI) (OR GREATER)
ALL PSL LUMBER IS TO BE 1.8E (FB = 2,400 PSI) (OR GREATER)
- 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'-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 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
- 1/2" Ø ANCHOR BOLTS SPACED AT MAXIMUM OF 4'-0" O.C. AND NOT MORE THAN 12" FROM THE CORNER. THERE SHALL BE A MINIMUM OF (2) BOLTS PER PLATE SECTION. ANCHOR BOLT SHALL EXTEND 15" INTO MASONRY AND 7" INTO CONCRETE.
- 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.



FOUNDATION PLAN

1/4" = 1'-0"

MONOSLAB

* 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.



1919 778-1800 • F 919-778-9468
250 Shipwash Drive • Garner • North Carolina • 27529
www.tyndallengineering.com

Client:

VENETA FORD

Date:

1300 BENSON RD.
GARNER, NC 27529

FDN. PLAN
MONO SLAB

Project #:	DRB2501-0134_A
Date:	04/10/2025
Engineered By:	JA
DWG. Checked By:	PTII
Scale:	SEE PLAN

REVISIONS		
No.	Date:	Remarks
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△		
△		
△		

Sheet Number

S1

1 of 6

FILENAME: Z:\BALEGAH OFFICE\PROJECTS\DRB2501-0134_A\VENETA_FRMG\DWG\DRB2501-0134_A_L1.DWG, SAVED BY: JAY, LAST PLOT DATE: 4/10/2025 8:40 AM

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 130 MPH (EXPOSURE B)			
SEISMIC	BASED ON SEISMIC ZONES A, B & C			

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ALL LVL LUMBER TO BE 1.75" WIDE (ACTUAL) EACH SINGLE MEMBER AND FB = 2600 PSI, E = 1.9M PSI (OR GREATER)
(I.E. ILEVEL MICROLAM)
ALL LSL LUMBER IS TO BE 1.55E (FB = 2325 PSI) (OR GREATER)
ALL PSL LUMBER IS TO BE 1.8E (FB = 2,400 PSI) (OR GREATER)
- 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'-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 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
1/2"Ø ANCHOR BOLTS SPACED AT MAXIMUM OF 4'-0" O.C. AND NOT MORE THAN 12" FROM THE CORNER. THERE SHALL BE A MINIMUM OF (2) BOLTS PER PLATE SECTION. ANCHOR BOLT SHALL EXTEND 15" INTO MASONRY AND 7" INTO CONCRETE.
- 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.

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

NOTE: ADDITIONAL JOISTS

INSTALL A DOUBLE JOIST UNDER NON-LOAD BEARING WALLS, BUILT-INS, AND CABINETRY ABOVE THAT ARE PARALLEL TO THE FRAMING SYSTEM ON THIS PAGE, TYP UNO, BUILDER TO INSTALL AS REQUIRED, VIF DIMENSIONS

887 SQ. FT. OF CRAWL SPACE / 150 = 5.92 SQ. FT. OF REQ'D VENTILATION WITHOUT CROSS VENTILATION
5.92 SQ. FT. OF VENTILATION REQ'D / 0.88 SQ.FT. PER VENT = 7.0 VENTS REQ'D (BASED ON 8" X 16" VENTS)¹

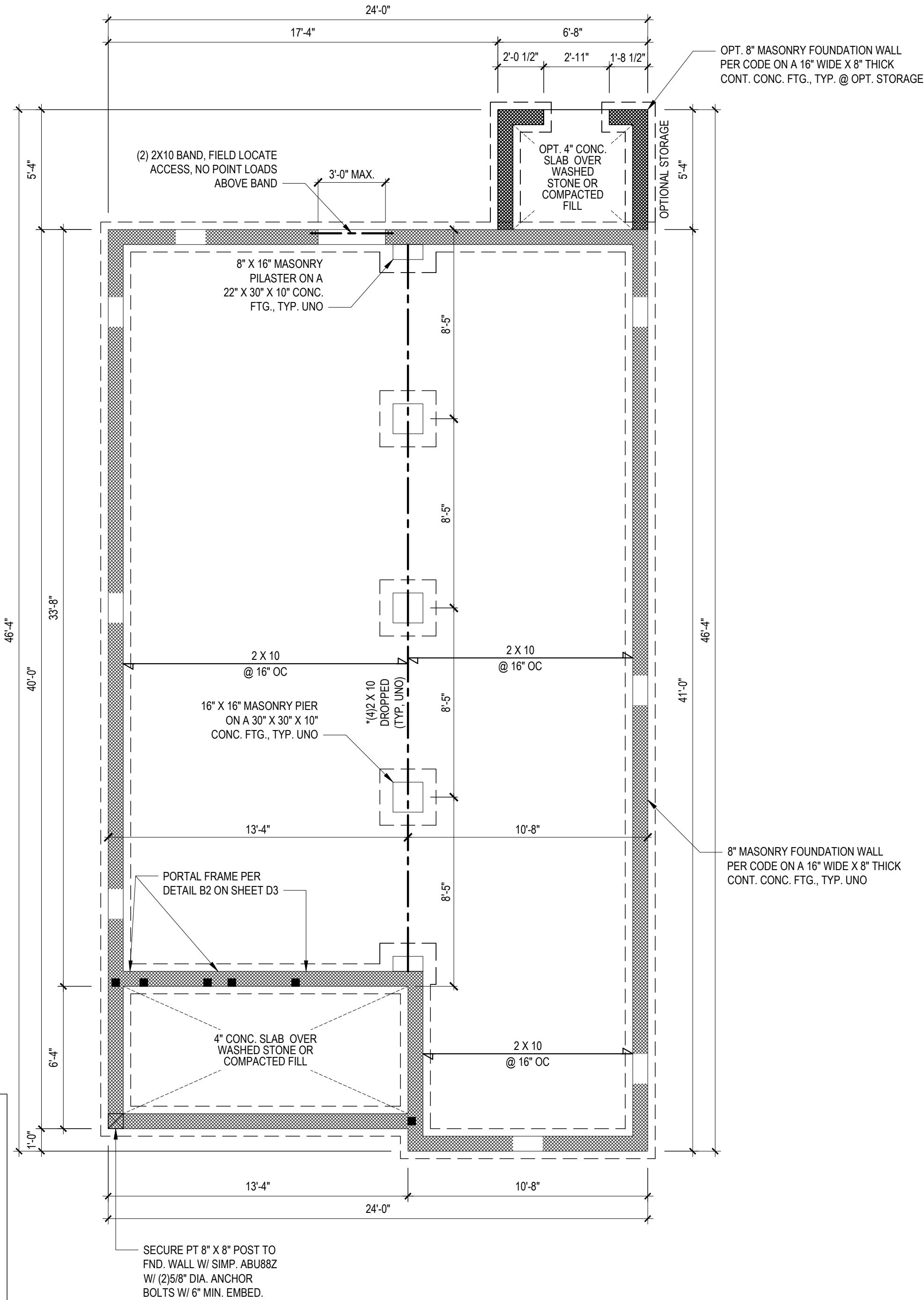
-OR-

887 SQ. FT. OF CRAWL SPACE / 1500 = 0.59 SQ. FT. OF REQ'D VENTILATION WITH CROSS VENTILATION
0.59 SQ. FT. OF VENTILATION REQ'D / 0.88 SQ.FT. PER VENT = 2.0 VENTS REQ'D (BASED ON 8" X 16" VENTS)²

- VENT LOCATIONS MAY VARY FROM THOSE SHOWN ON PLAN, HOWEVER VENTS SHALL BE PLACED TO PROVIDE ADEQUATE VENTILATION AT ALL POINTS AND TO PREVENT DEAD AIR POCKETS.
- THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 OF 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 3 FEET OF EACH CORNER OF THE BUILDING. TO 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 EXTERIOR GRADE.

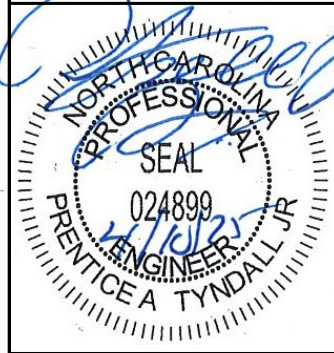
WALL VENTED CRAWL SPACES REQUIRE FULL COVERAGE GROUND VAPOR RETARDERS.

* CRAWL SPACE VENTILATION CALCULATION
NO SCALE



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

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250 Shipwash Drive • Garner • North Carolina • 27529

Client: VENETA FORD

Date: 1300 BENSON RD.
GARNER, NC 27529

FDN. PLAN
1ST. FLR. FRMG.

Project #: DRB2501-0134_A
Date: 04/10/2025
Engineered By: JA
DWG. Checked By: PTII
Scale: SEE PLAN

REVISIONS		
No.	Date:	Remarks
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2		
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Sheet Number

S1.1

1 of 6

FILENAME: Z:\BAYCEN\OFFICE\PROJECTS\2025\DRB2501-0134_A\VENETA_FORD\DRB2501-0134_A_LDWG_SAVED.BY: JAW LAST PLOT DATE: 10/20/25 8:40 AM

DESIGN LOADS

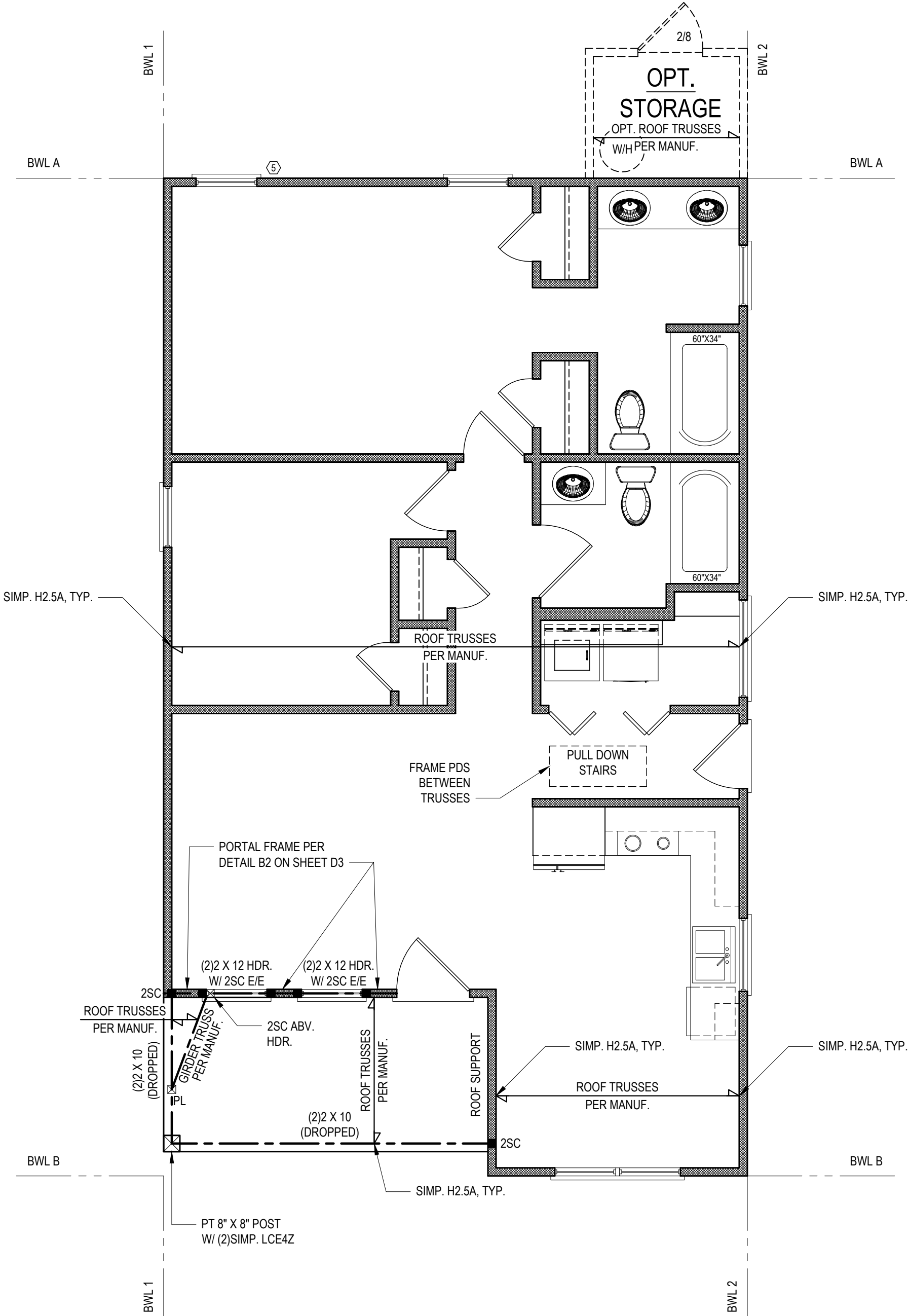
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			LL	TL
FLOOR (primary)	40	10	L/360	L/240
FLOOR (secondary)	40	10	L/360	L/240
ATTIC (w/ storage)	20	10	L/240	L/180
ATTIC (no access)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180
WIND LOAD	BASED ON 130 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 CONTRACTORS 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 (ACTUAL) EACH SINGLE MEMBER AND FB = 2600 PSI, E = 1.9M PSI (OR GREATER)
(I.E. ILEVEL MICROLAM)
ALL LSL LUMBER IS TO BE 1.55E (FB = 2325 PSI) (OR GREATER)
ALL PSL LUMBER IS TO BE 1.8E (FB = 2,400 PSI) (OR GREATER)
- 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'-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 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
- 1/2" ANCHOR BOLTS SPACED AT MAXIMUM OF 4'-0" O.C. AND NOT MORE THAN 12" FROM THE CORNER. THERE SHALL BE A MINIMUM OF (2) BOLTS PER PLATE SECTION. ANCHOR BOLT SHALL EXTEND 15" INTO MASONRY AND 7" INTO CONCRETE.
- 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 130 MPH OR LESS.
- WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2018 NCRC.
- BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3.
REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.
- REFERENCE FIGURE R602.10.4.3 OF THE 2018 NCRC.
- INTERIOR BRACED WALL PANELS (BWP) INDICATED SHALL BE SHEATHED IN ACCORDANCE WITH THE 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/ 8d COMMON NAILS SPACED AT 4" O.C. AT PANEL EDGES AND 6" 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 7/16". SHEATHING SHALL BE SECURED WITH MINIMUM 8d COMMON OR GALVANIZED BOX NAILS (2-1/2" LONG X 0.131" DIA.) SPACED AT 4" O.C. AT PANEL EDGES AND SPACED AT 6" 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



FIRST FLOOR PLAN

1/4" = 1'-0"

BRACING PANEL LENGTHS REQUIRED:
BWL A = 7.14 FT
BWL B = 7.14 FT
BWL 1 = 4.19 FT
BWL 2 = 4.19 FT

BRACING PANEL LENGTHS PROVIDED:
BWL A = 17.67 FT CS-WSP
BWL B = 12.38 FT CS-WSP / PF
BWL 1 = 31.17 FT CS-WSP
BWL 2 = 27.75 FT CS-WSP

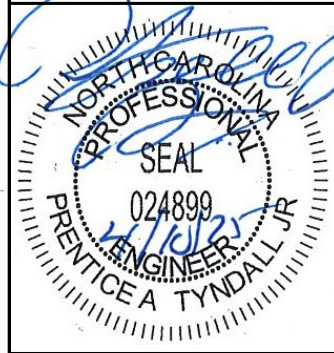
KING STUD SCHEDULE

HEADER SPAN (FT)	MIN. # OF FULL HEIGHT STUDS (KING) E.E. OF OPENING PER WALL DEPTH	
	2 X 4 STUD WALL	2 X 6 STUD WALL
UP TO 3'-0"	2	1
3'-1" TO 6'-0"	3	2
6'-1" TO 9'-0"	4	3
9'-1" TO 12'-0"	5	4
12'-1" TO 15'-0"	6	5
15'-1" TO 18'-0"	7	5

NOTES:

- TABLE DENOTES REQUIRED MINIMUM NUMBER OF STUDS EE OF HEADER, TYP UNO ON PLANS
- NUMBER OF KING STUDS LISTED ABOVE ARE BASED 10' NOMINAL WALL HEIGHT, STUD SPACING OF 16" O.C., AND ULTIMATE WIND SPEED OF 130 MPH (EXPOSURE B)
- HEADER SPANS IN TABLE ARE BASED ON ROUGH OPENINGS. INTERPOLATION BETWEEN SPAN VALUES IS PERMITTED, ROUND UP NUMBER OF KING STUDS, EXTRAPOLATION IS PROHIBITED. CONTACT TYNDALL ENGINEERING AND DESIGN IF HEADER SPANS EXCEED TABLE VALUES

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Client:
VENETA FORD

Date:
1300 BENSON RD.
GARNER, NC 27529

1ST FLR. HDR.
1ST FLR. CLG.

Project #:
DRB2501-0134_A

Date:
04/10/2025

Engineered By:
JA

DWG. Checked By:
PTII

Scale:
SEE PLAN

REVISIONS

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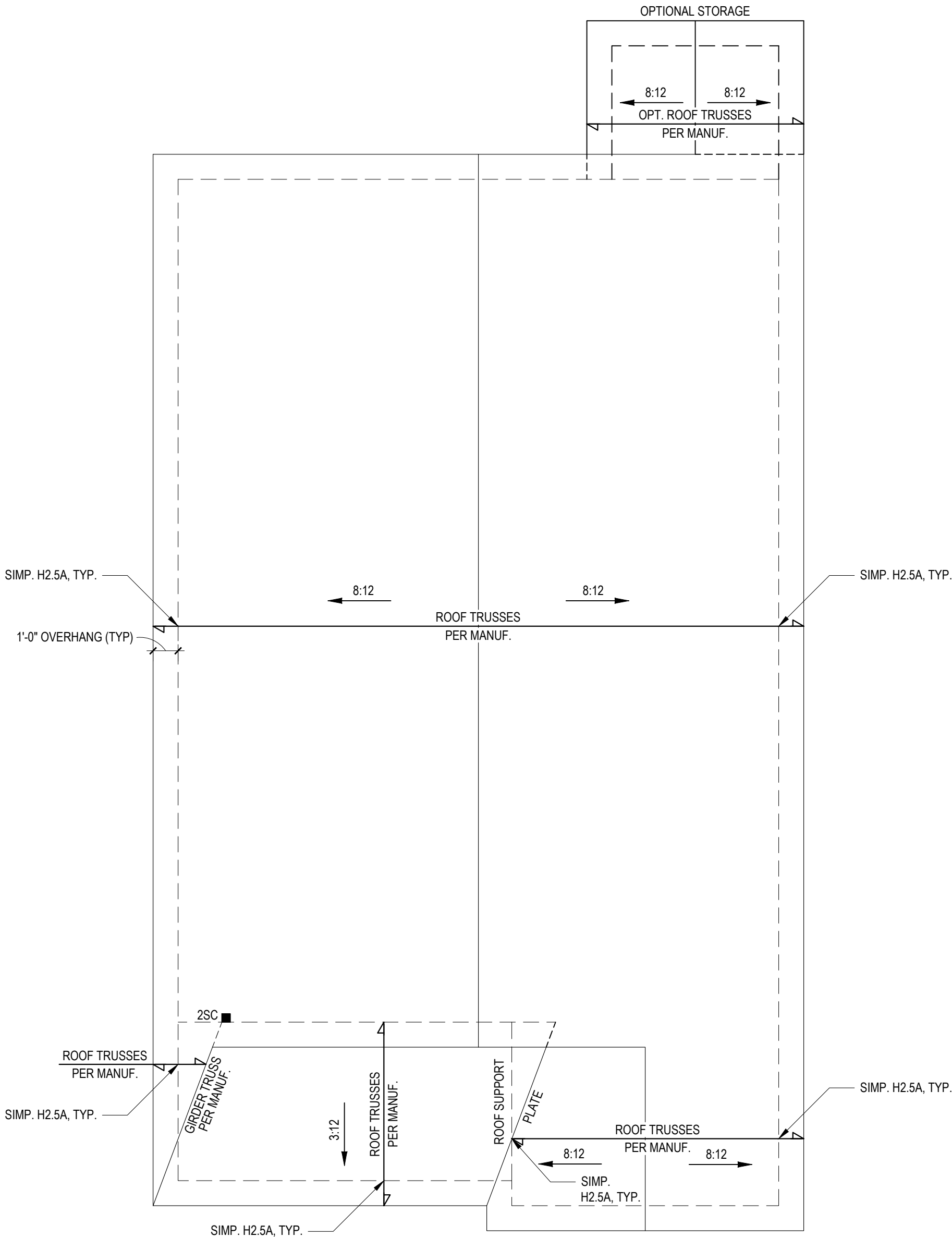
Sheet Number

S2

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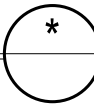
DESIGN LOADS

	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 130 MPH (EXPOSURE B)			
SEISMIC	BASED ON SEISMIC ZONES A, B & C			



887 SQ. FT. OF ATTIC / 300 = 2.96 SQ. FT. INLETS/OUTLETS REQUIRED

- 1) CALCULATION BASED ON VENTILATORS USED AT LEAST 3'-0" ABOVE THE COMICE 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.

NO SCALE  ATTIC VENTILATION CALCULATION

ROOF PLAN

1/4" = 1'-0"

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www.tyndallengineering.com

Client:

VENETA FORD

Date:

1300 BENSON RD.
GARNER, NC 27529

ROOF PLAN

Project #:	DRB2501-0134_A
Date:	04/10/2025
Engineered By:	JA
DWG. Checked By:	PTIII
Scale:	SEE PLAN

REVISIONS		
No.	Date:	Remarks
		
		
		

Sheet Number

S3

3 of 6

FILENAME: Z:\BULECH OFFICE\DRB2501-0134_A_VENETA_FORD\DRB2501-0134_A_LEWS_SKED.RVT -JAY- LAST PLOT DATE: 10/20/25 8:40 AM

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.

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	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180
WIND LOAD	BASED ON 130 MPH (EXPOSURE B)			
SEISMIC	SEISMIC ZONES A, B & C			

- 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 (F_b = 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 F_b = 2600 PSI, E = 1.9M PSI (U.N.O.) ALL LSL LUMBER TO BE 3.5" WIDE NOMINAL EACH SINGLE MEMBER AND F_b = 2325 PSI, E = 1.6M PSI (U.N.O.) ALL PSL LUMBER TO BE 3.5" WIDE NOMINAL EACH SINGLE MEMBER AND F_b = 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 BEARING 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"Ø ANCHOR BOLTS SPACED AT 4'-0" O.C. AND PLACED 12" FROM THE END OF EACH PLATE. SECTION ANCHOR BOLT SHALL EXTEND 16" INTO MASONRY AND 7" INTO CONCRETE. 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 1/12
36.0 LBS/SQFT FOR ROOF PITCHES 1/12 TO 5/12
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.)

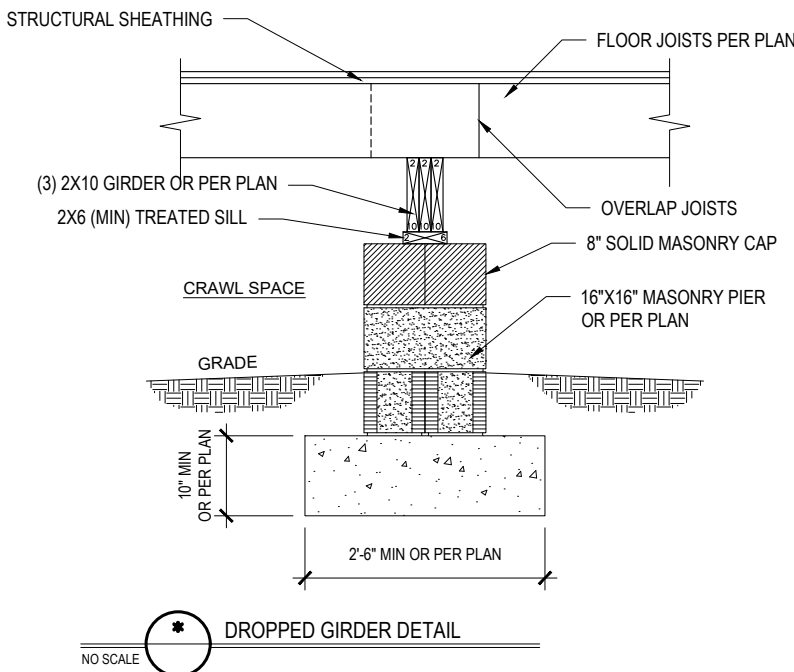
- 19) PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.)

- 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.

DEFINITIONS FOR COMMON ABBREVIATIONS

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

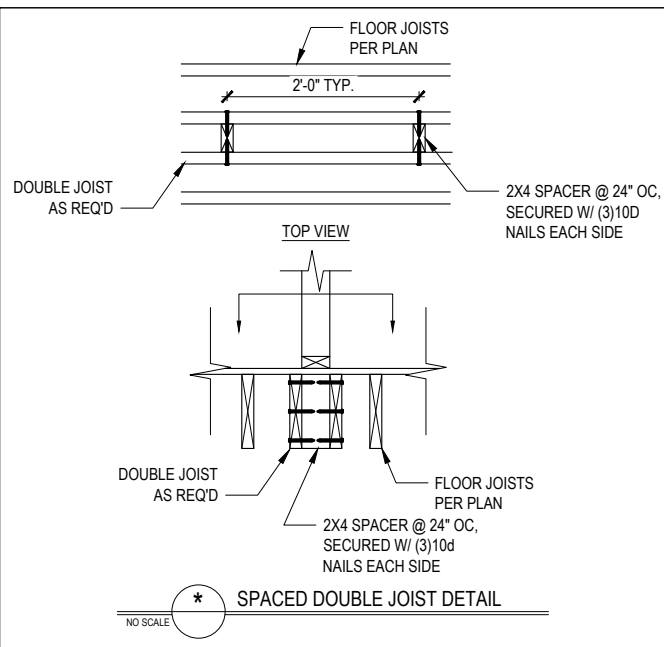
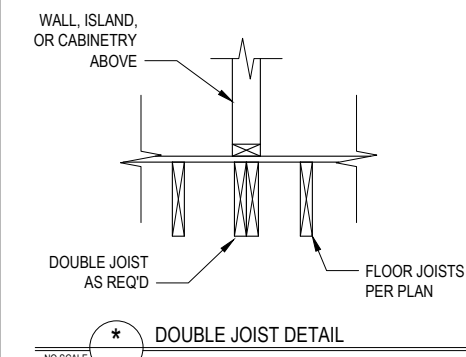
- 2) DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY BY ONE OF THESE METHODS:

- 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 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:

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"

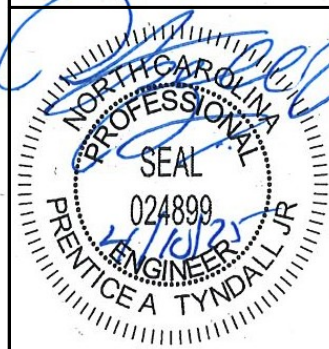
- D. 2 x 6 DIAGONAL VERTICAL CROSS BRACING MAY BE PROVIDED IN TWO (2) PERPENDICULAR DIRECTIONS FOR FREESTANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS. THE 2 x 6s SHALL BE ATTACHED TO THE POSTS WITH ONE 5/8"Ø HOT DIPPED GALVANIZED BOLT AT EACH END OF EACH BRACING MEMBER.
- E. FOR EMBEDMENT OF PILES IN COASTAL REGIONS, SEE CHAPTER 46.

CLIMATE ZONES	FENESTRATION U-FACTOR ^{a,1}	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{a,4}	CEILING ¹⁰¹ R-VALUE	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE ¹	FLOOR R-VALUE	BASEMENT ^{c,102} WALL R-VALUE	SLAB ^d R-VALUE AND DEPTH	CRAWL SPACE ^c 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 ⁹	10/15	10	10/19



- * 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.
- b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SOLAR HEAT GAIN COEFFICIENT (SHGC) COLUMN APPLIES TO ALL GLAZED FENESTRATION.
- c. "1015" 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 MOUNTING SLABS, INSULATION SHALL BE APPLIED FROM THE INSPECTION GAP DOWNWARDS TO THE BOTTOM OF THE FOOTING OR A MAXIMUM OF 36" BELOW GRADE (WHICHEVER IS LESS). FOR FLOATING SLABS, INSULATION SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 36" (WHICHEVER IS LESS). R-6 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-10 MINIMUM.
- h. THE FIRST VALUE IS CAVITY INSULATION. THE SECOND VALUE IS CONTINUOUS INSULATION. 30"13+2.5" MEANS R-13 CAVITY INSULATION PLUS R-5 INSULATED SHEATHING. 15+2.5" MEANS R-15 CAVITY INSULATION PLUS R-3 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, IT SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2. 13 + 2.5" MEANS R-13 CAVITY INSULATION PLUS R-2.5 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 N1101.3.1, 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.
- k. IN ADDITION TO THE EXEMPTION IN SECTION N1101.3.1, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A SHGC NO GREATER THAN 0.20 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
- l. R-30 SHALL BE DEEMED TO SATISFY THE CEILING INSULATION REQUIREMENT WHERE THE FULL HEIGHT OF UNCOMPRESSED R-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 BATTLE OR WITHIN 1 INCH OF THE ATTIC ROOF DECK.
- m. TABLE VALUE REQUIRED EXCEPT FOR ROOF EDGE WHERE THE SPACE IS LIMITED BY THE PITCH OF THE ROOF. THERE THE INSULATION MUST FILL THE SPACE UP TO THE AIR BATTLE.
- n. R-10 FIBERGLASS BATT IS COMPRESSED AND INSTALLED IN A NORMAL 2 x 4 FRAMING CAVITY IS DEEMED TO COMPLY. FIBERGLASS BATT RATED R-10 OR HIGHER COMPRESSED AND INSTALLED IN A 2X4 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.

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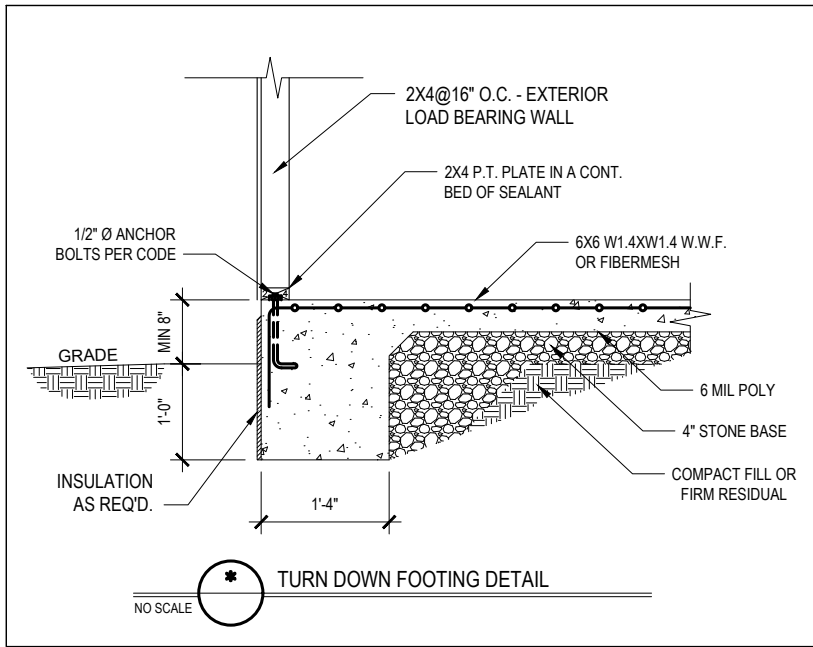
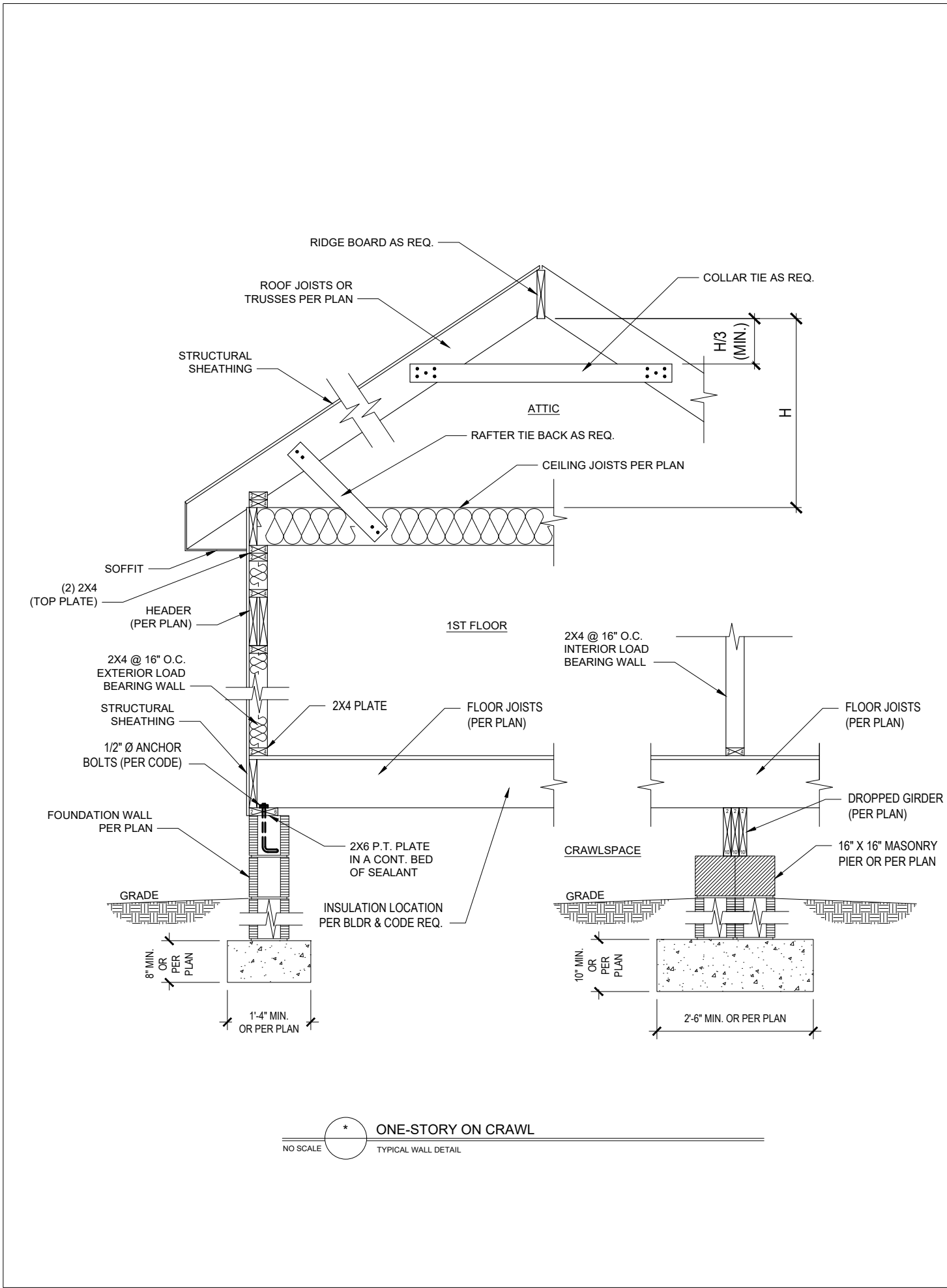
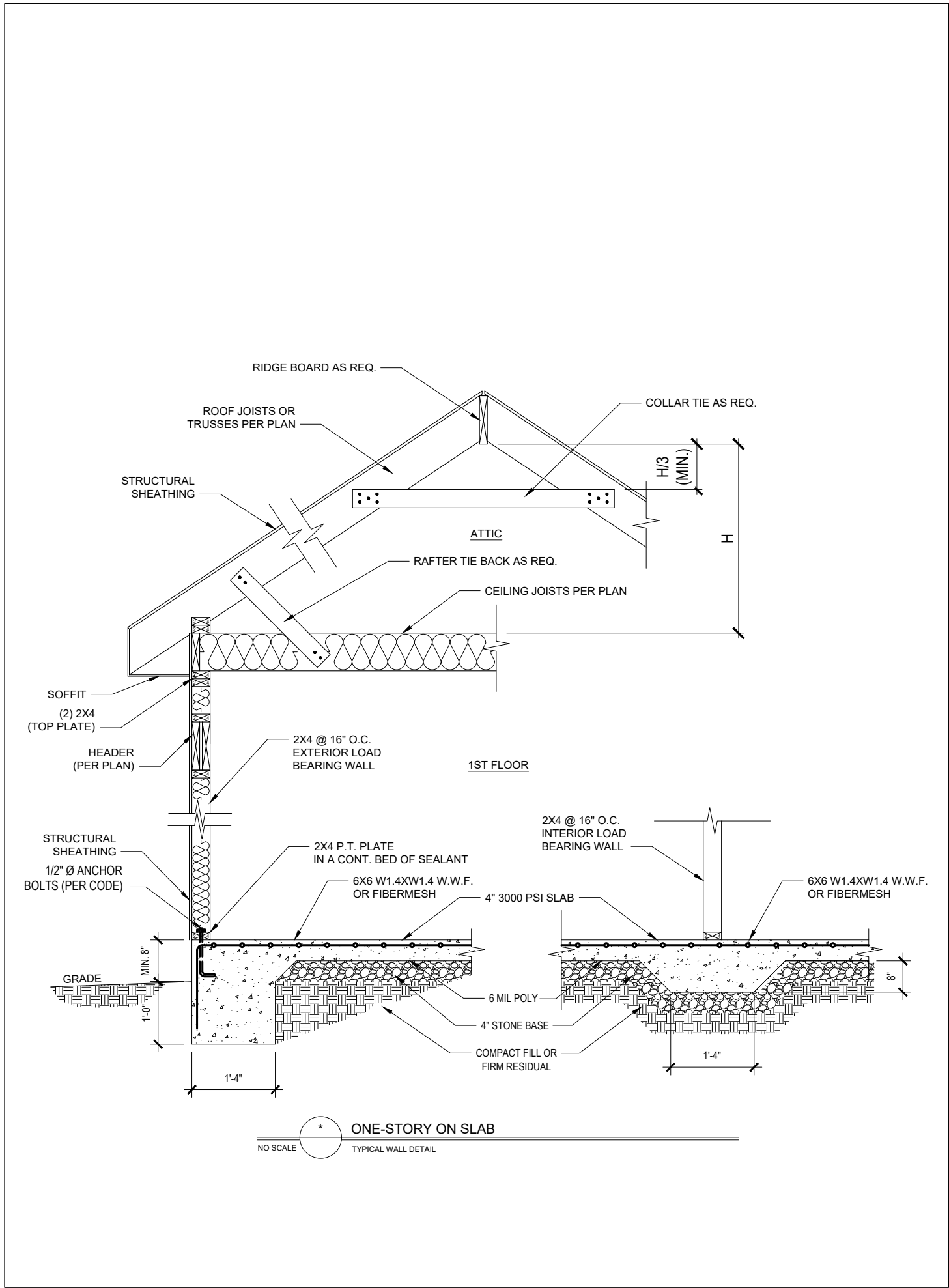
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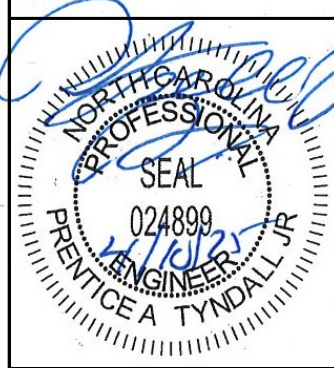
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Client: **VENETA FORD**

Date: **1300 BENSON RD.
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**STANDARD
DETAILS**

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DWG. Checked By: **PTII**

Scale: **NOT TO SCALE**

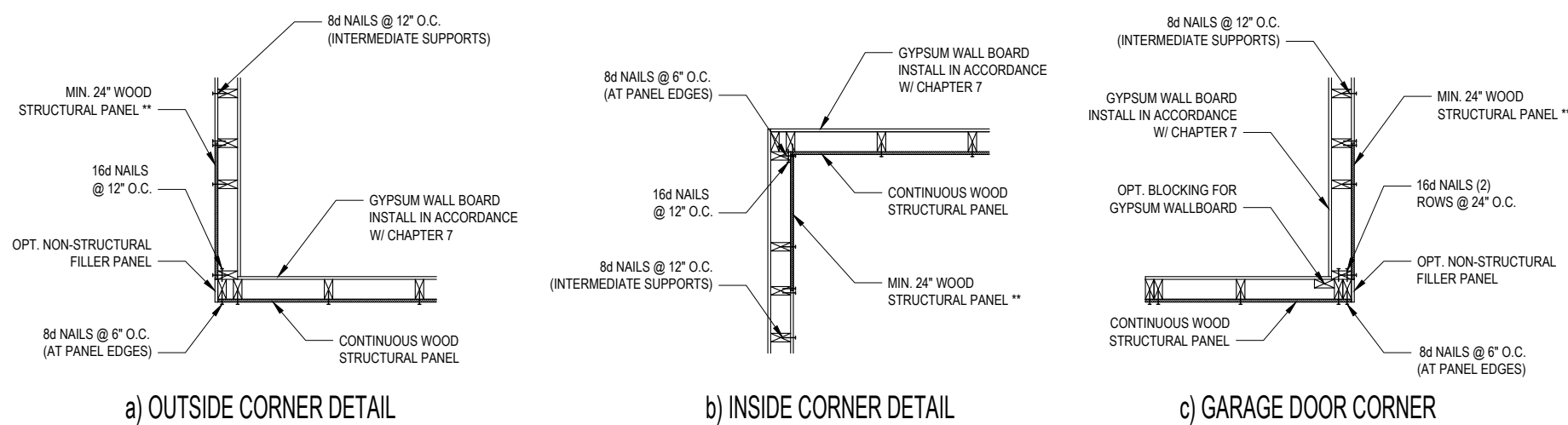
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B1: TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING
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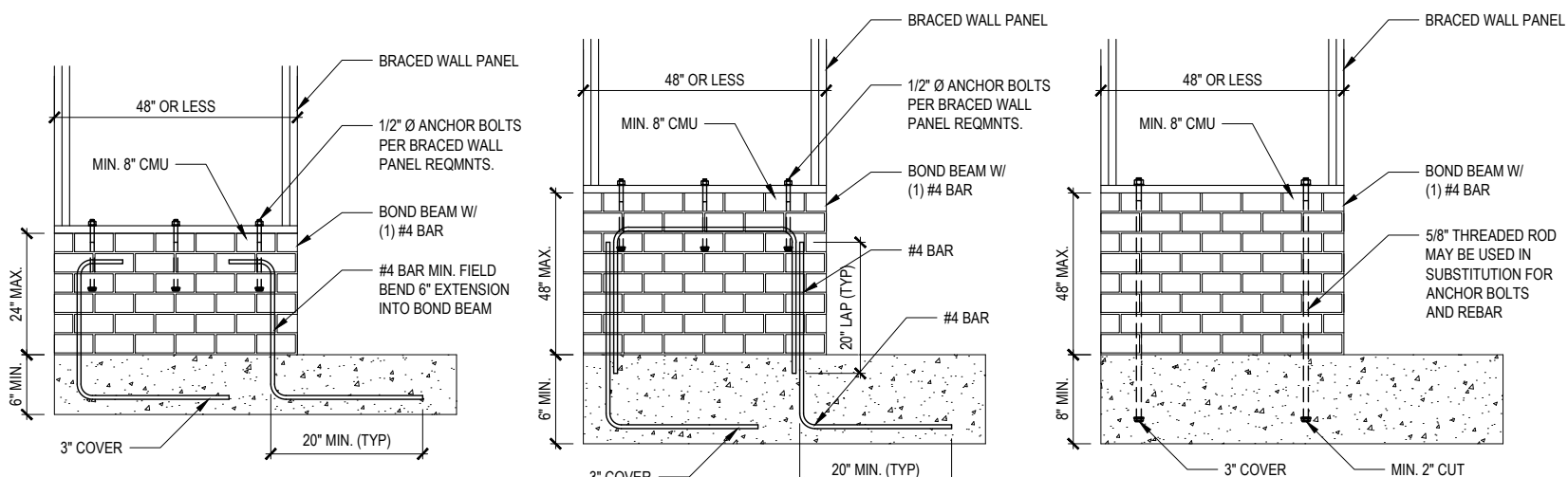
STRUCTURAL SHEATHING NOTES

- 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 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.
- REFERENCE FIGURE R602.10.4.3 OF THE 2018 NRC.
- 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).
- 3/8" WOOD STRUCTURAL PANEL (WSP) SECURE W/ 6d COMMON NAILS SPACED AT 4" O.C. AT PANEL EDGES AND 6" 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 7/16". SHEATHING SHALL BE SECURED WITH MINIMUM 8d COMMON OR GALVANIZED BOX NAILS (1/2" LONG & 6" SPACING) AT 4" O.C. AT PANEL EDGES AND SPACED AT 6" 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 (a). 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.

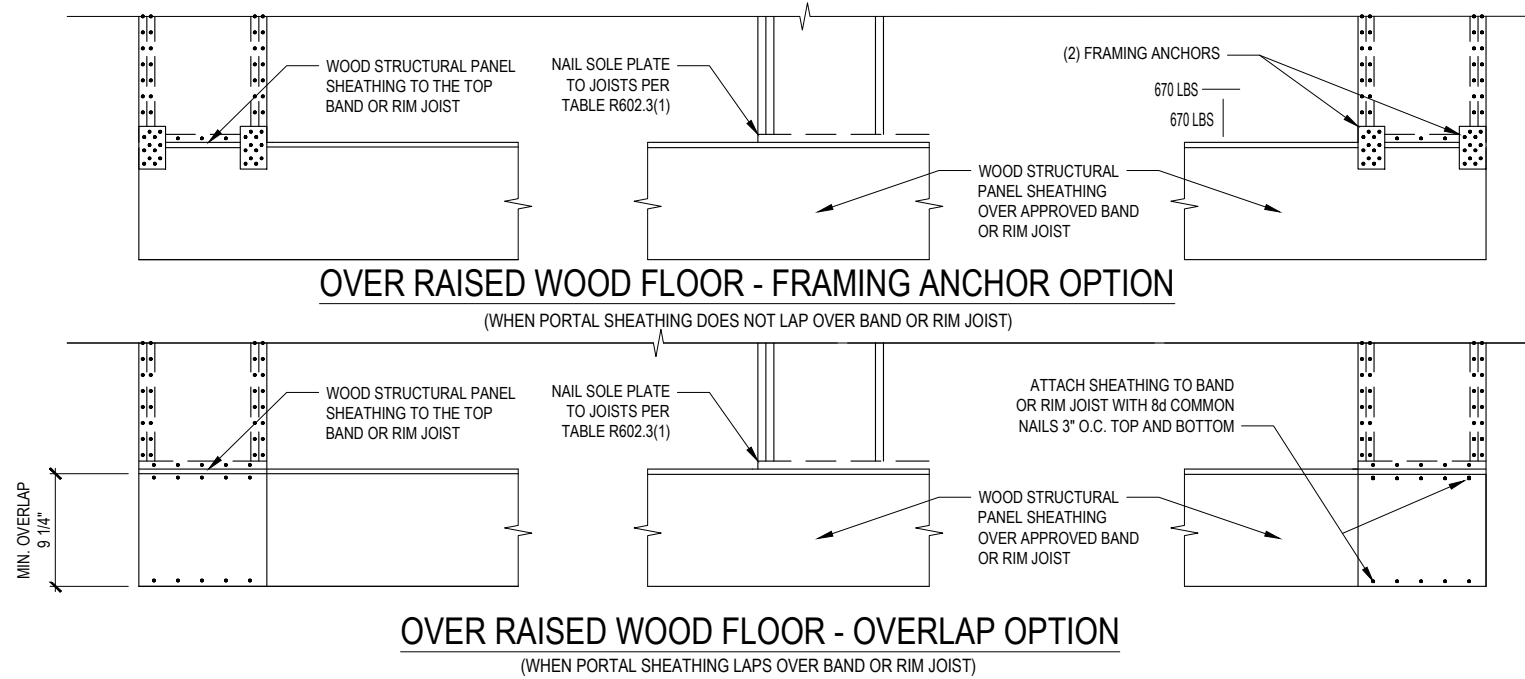
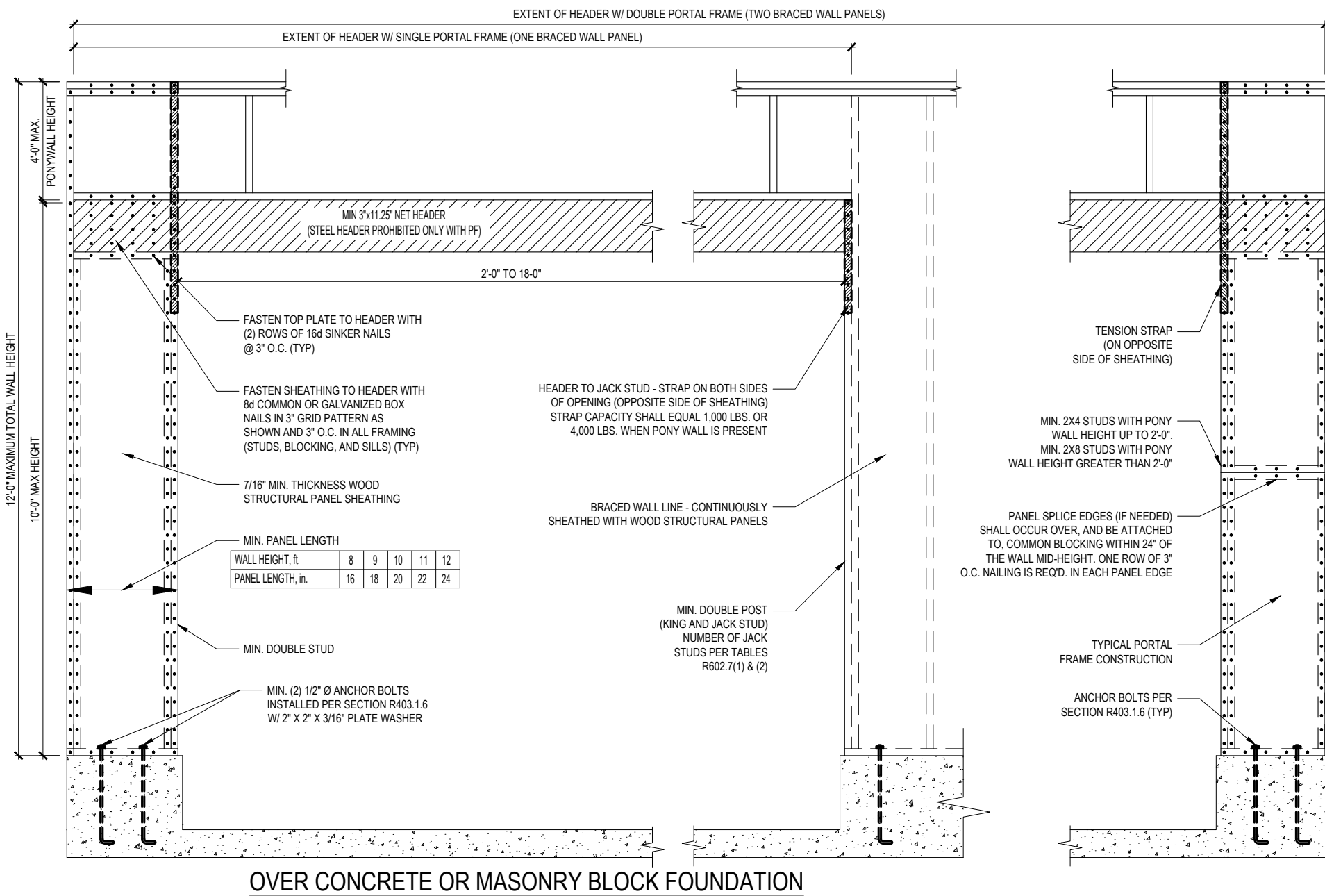
REQUIRED BRACED WALL PANEL CONNECTIONS				
METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION	
			@ PANEL EDGES	@ INTERMEDIATE SUPPORTS
CS-WSP	WOOD STRUCTURAL PANEL	7/16"	8d COMMON NAILS @ 4" O.C.	8d COMMON NAILS @ 6" O.C.
GB	GYPSUM BOARD	1/2"	5d COOLER NAIL** @ 7" O.C.	5d COOLER NAIL** @ 7" O.C.
WSP	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
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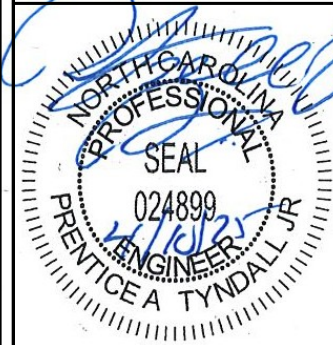


B4: MASONRY STEM WALL SUPPORTING BRACED WALL PANELS
FIGURE R602.10.4.3 OF THE 2018 NRC
NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS



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

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