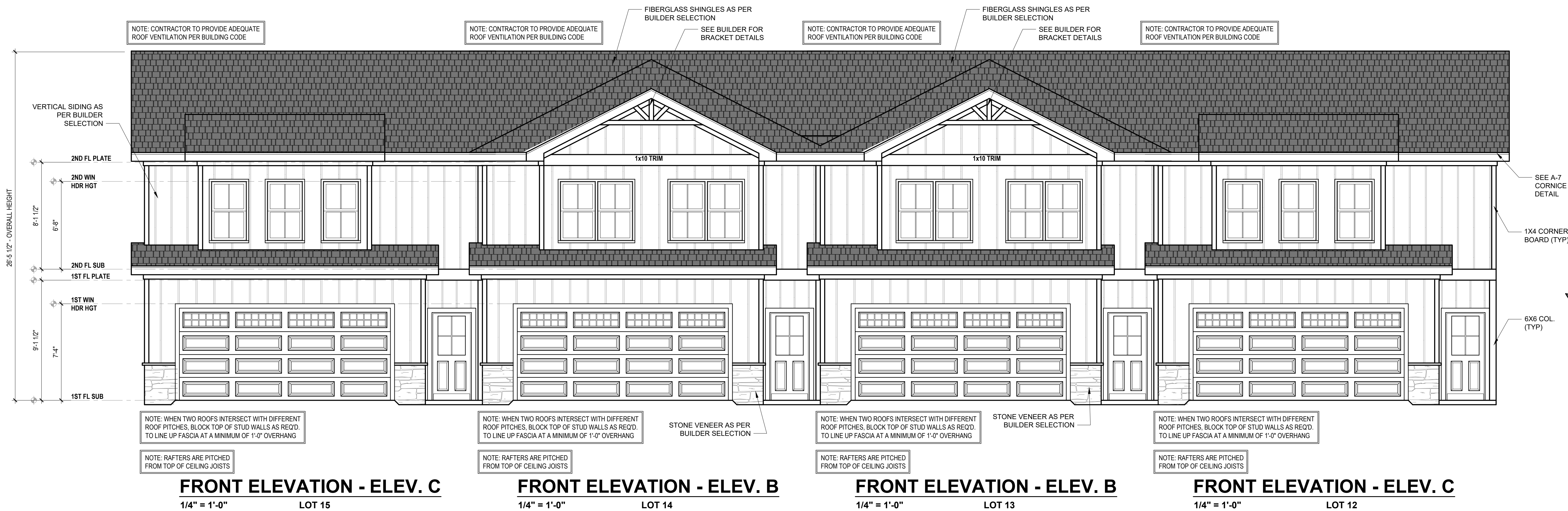


WHITE OAK TOWNHOMES



LOTS 12-15

- DRB DESIGN assumes no liability for any home constructed from this plan.
- All construction shall conform to the latest requirements of "North Carolina State 2018 residential building code", in addition to all local codes and regulations.
- Should these plans require structural calculations for permitting the contractor shall be required to obtain the services of a structural engineer after notifying DRB DESIGN that such services are required.
- Release of these plans requires further cooperation among the owner, his/her contractor, and DRB DESIGN.
- Design and construction are complex and, although the designer performed his services with due care and diligence, perfection is not a guarantee.
- Communication is imperfect and every contingency cannot be anticipated.
- Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to DRB DESIGN. Failure to notify the DRB DESIGN compounds misunderstandings and increases construction costs.
- A failure to cooperate by a simple notice to DRB DESIGN shall relieve the designer from any and all responsibilities for all consequences.
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- Written dimensions on these plans always have precedence over scaled dimensions.
- It is the contractors responsibility to verify and be responsible for all dimensions and square footage prior to construction, as well as conditions on the job site. DRB DESIGN is not responsible for dimension and square footage errors once construction has begun.
- DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.

PROJECT #
DRB2201-0281_C
DATE
05/20/2025
DRAWN/DESIGNED BY
MacKenzie Barber
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

WEBSITE
www.
drbhomedesign
.com

PROJECT NAME
LOTS 12-15

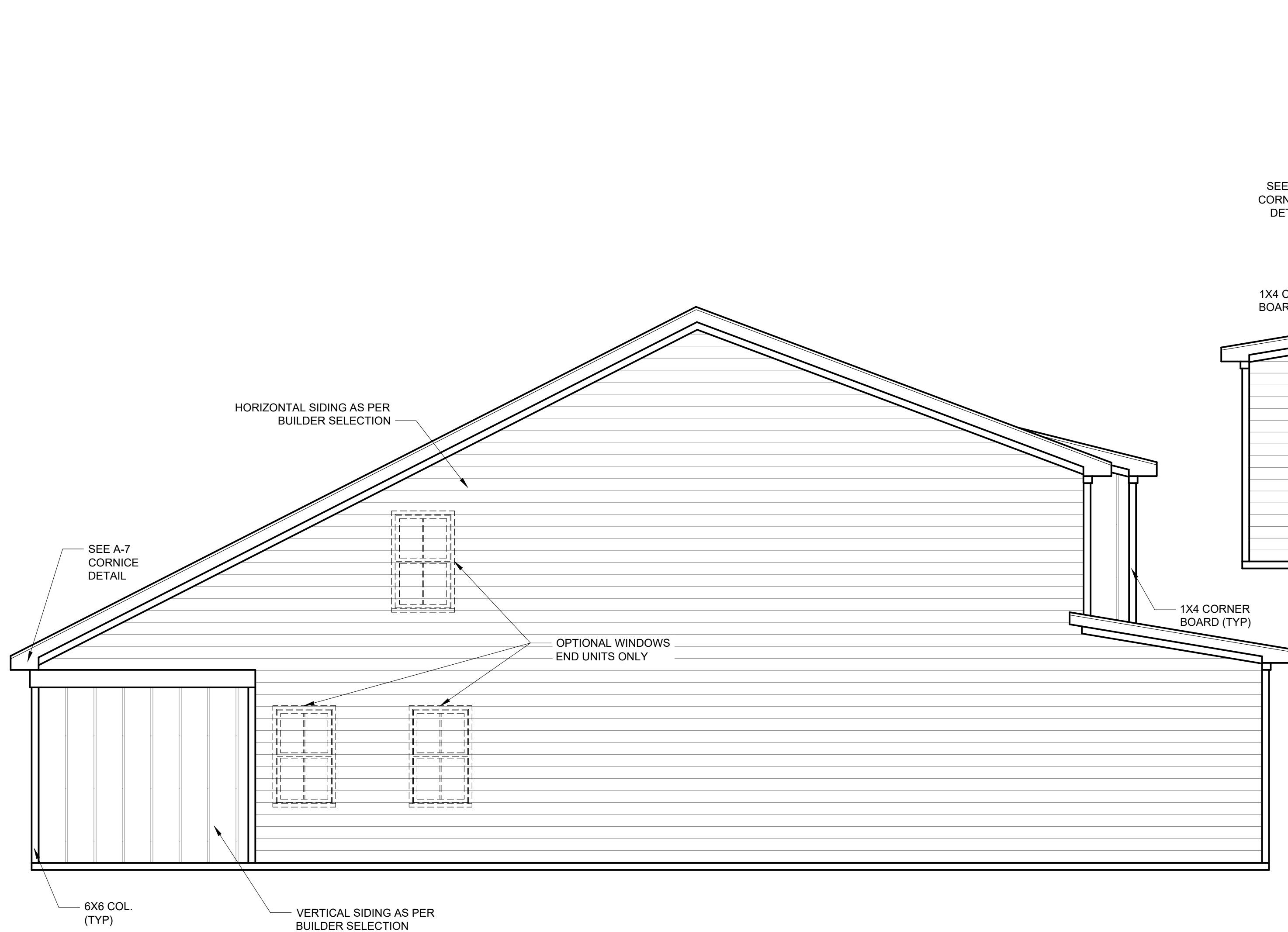
DRB DESIGN
drbdesign@drbhomedesign.com 919.631.5979
250 Shipwash Dr Suite 105 Garner, NC 27529

CLIENT NAME
RIVERWILD
114 W. Main St.,
Clayton, NC 27520
matthew@staywild.com
(919) 504-6387

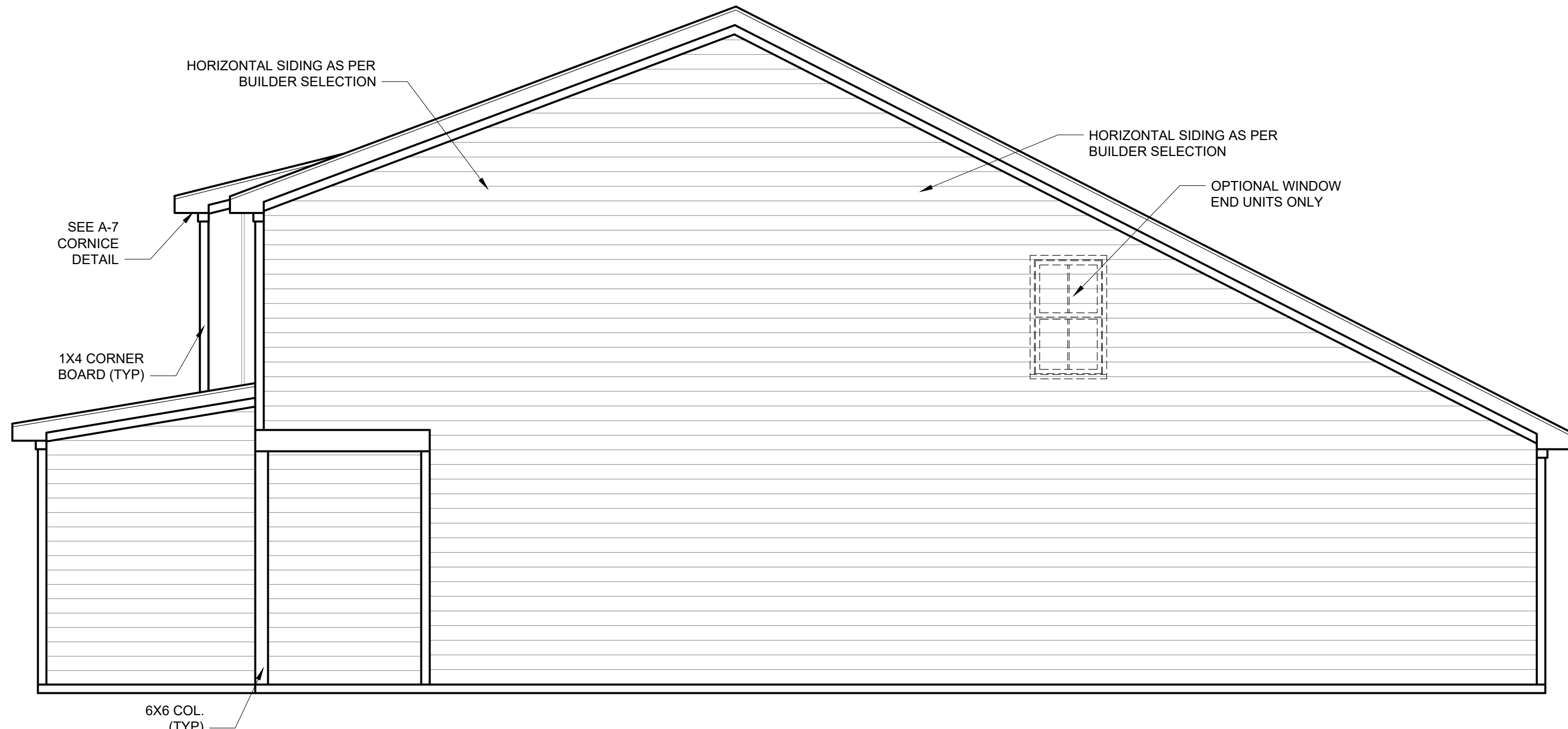
SHEET NAME
ELEVATIONS
SHEET #

1

of 6

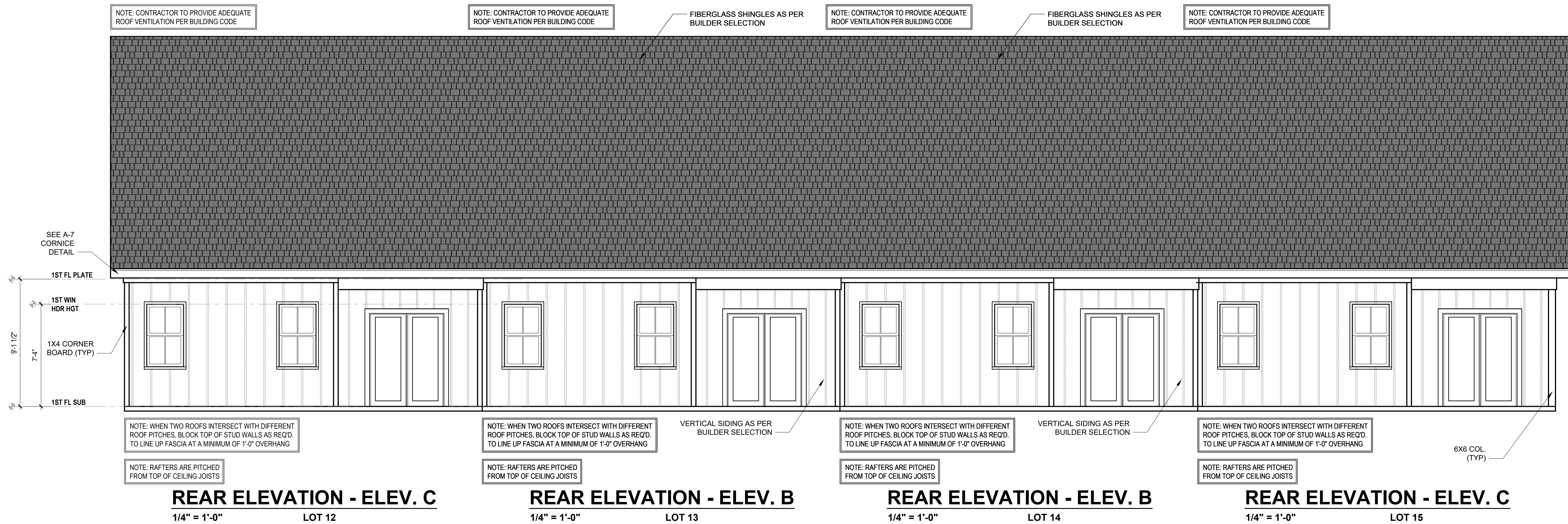


LEFT ELEVATION - ELEV. C
1/4" = 1'-0" LOT 15



RIGHT ELEVATION - ELEV. C
1/4" = 1'-0" LOT 12

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REAR ELEVATION - ELEV. C
1/4" = 1'-0" LOT 12

REAR ELEVATION - ELEV. B
1/4" = 1'-0" LOT 13

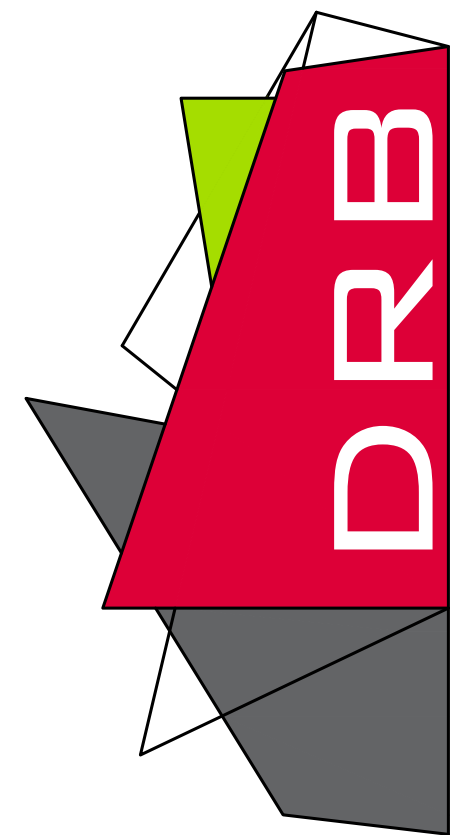
REAR ELEVATION - ELEV. B
1/4" = 1'-0" LOT 14

REAR ELEVATION - ELEV. C
1/4" = 1'-0" LOT 15

PROJECT #
DRB2201-0281_C
DATE
05/20/2025
DRAWN/DESIGNED BY
Mackenzie Barber
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

WEBSITE
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drbhomedesign
.com

PROJECT NAME
LOTS 12-15



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

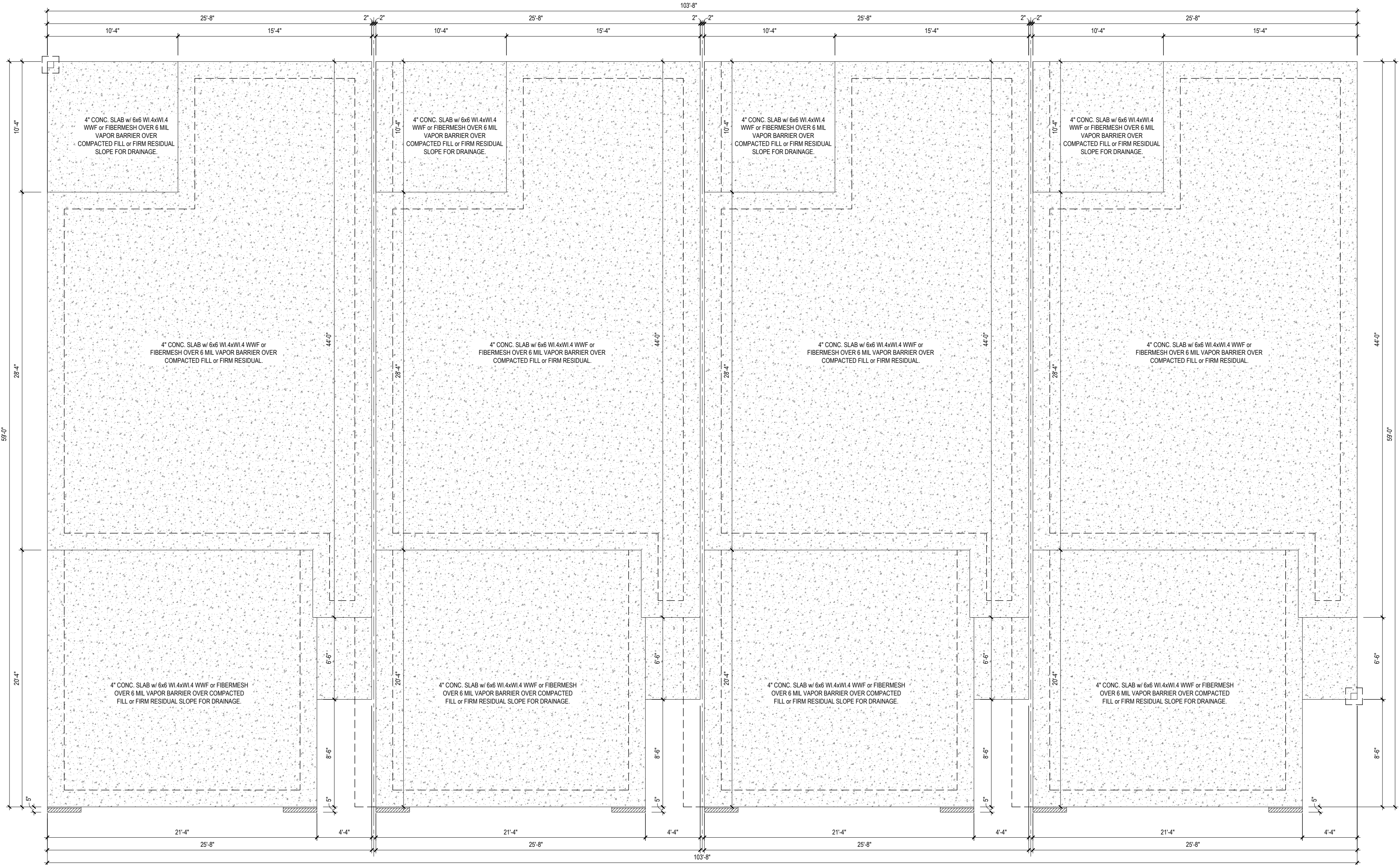
CLIENT NAME
RIVERWILD
114 W. Main St.,
Clayton, NC 27520
matthew@staywild.com
(919) 504-6387

SHEET NAME
ELEVATIONS
SHEET #

2

of 6

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NOTE: SEE STRUCTURAL PLANS
FOR ENGINEERING INFORMATION

FOUNDATION PLAN - ELEV. C

3/16" = 1'-0"

LOT 15

NOTE: SEE STRUCTURAL PLANS
FOR ENGINEERING INFORMATION

FOUNDATION PLAN - ELEV. B

1/4" = 1'-0"

LOT 14

NOTE: SEE STRUCTURAL PLANS
FOR ENGINEERING INFORMATION

FOUNDATION PLAN - ELEV. B

1/4" = 1'-0"

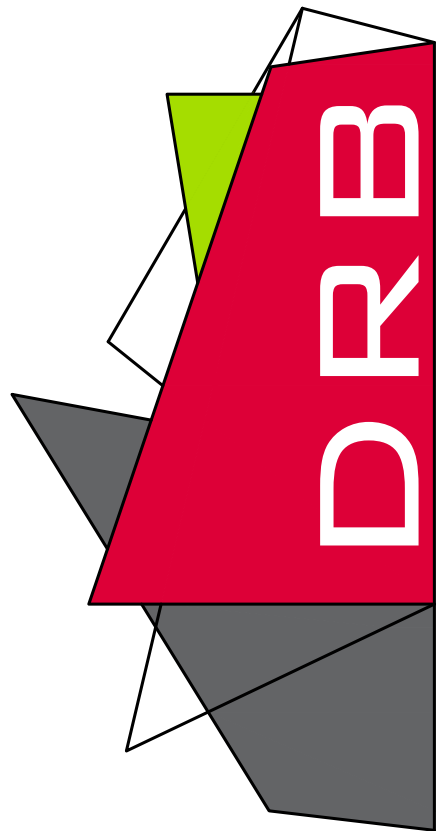
LOT 13

NOTE: SEE STRUCTURAL PLANS
FOR ENGINEERING INFORMATION

FOUNDATION PLAN - ELEV. C

3/16" = 1'-0"

LOT 12



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

CLIENT NAME

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114 W. Main St.,
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(919) 504-6387

SHEET NAME

FOUNDATION

SHEET #

3

of 6

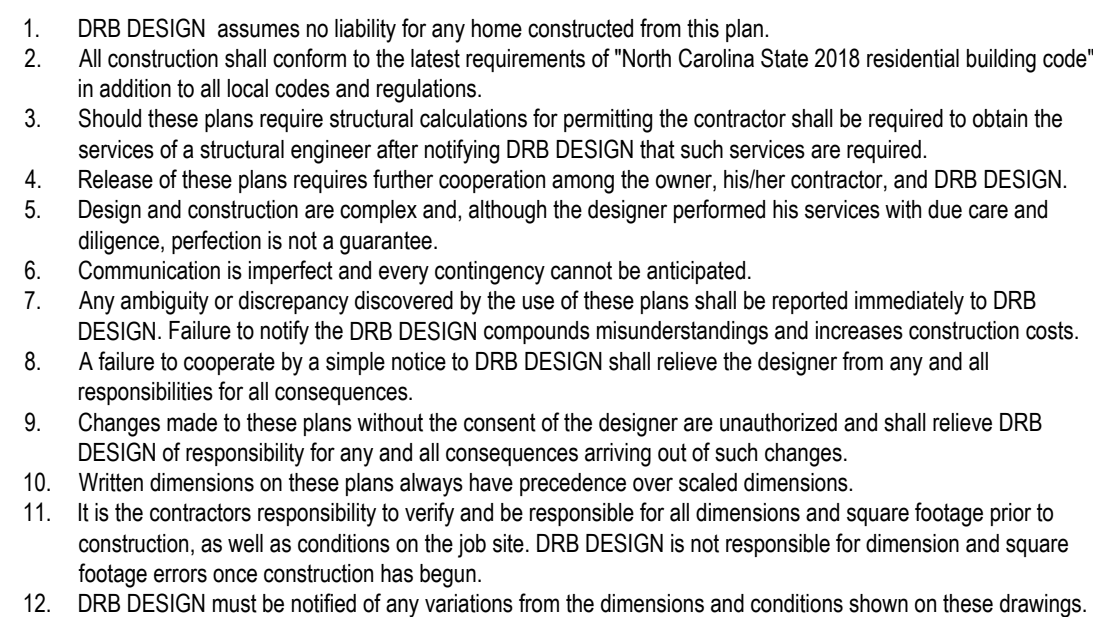
PROJECT NAME

LOTS 12-15

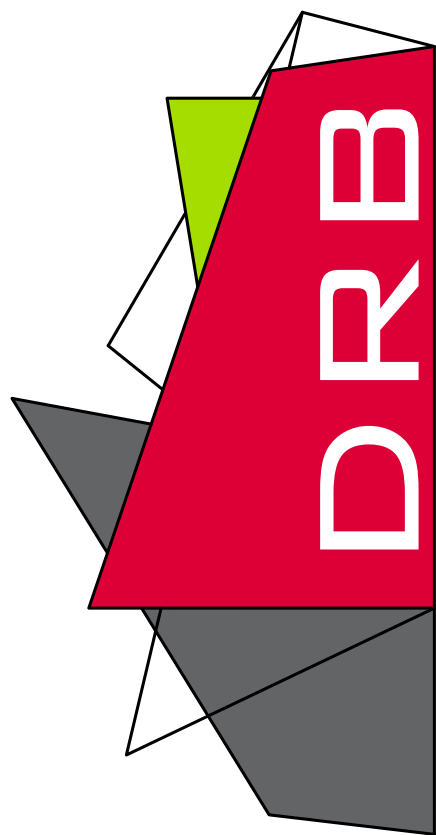
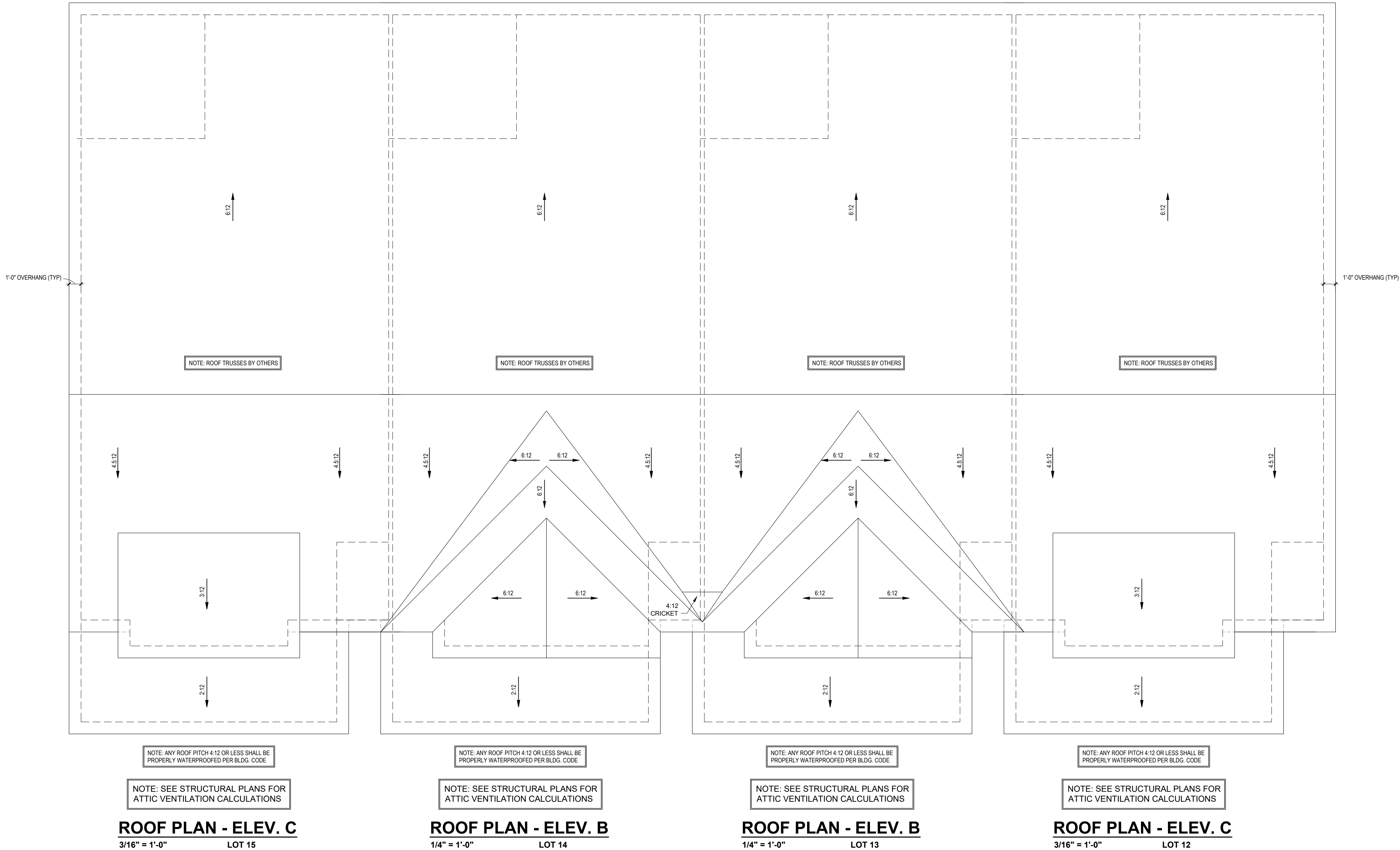
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PROJECT #
DRB2201-0281_C
DATE
05/20/2025
DRAWN/DESIGNED BY
Mackenzie Barber
CHECKED BY
DRB
SCALE
3/16" = 1'-0"



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DATE
05/20/2025
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DRB
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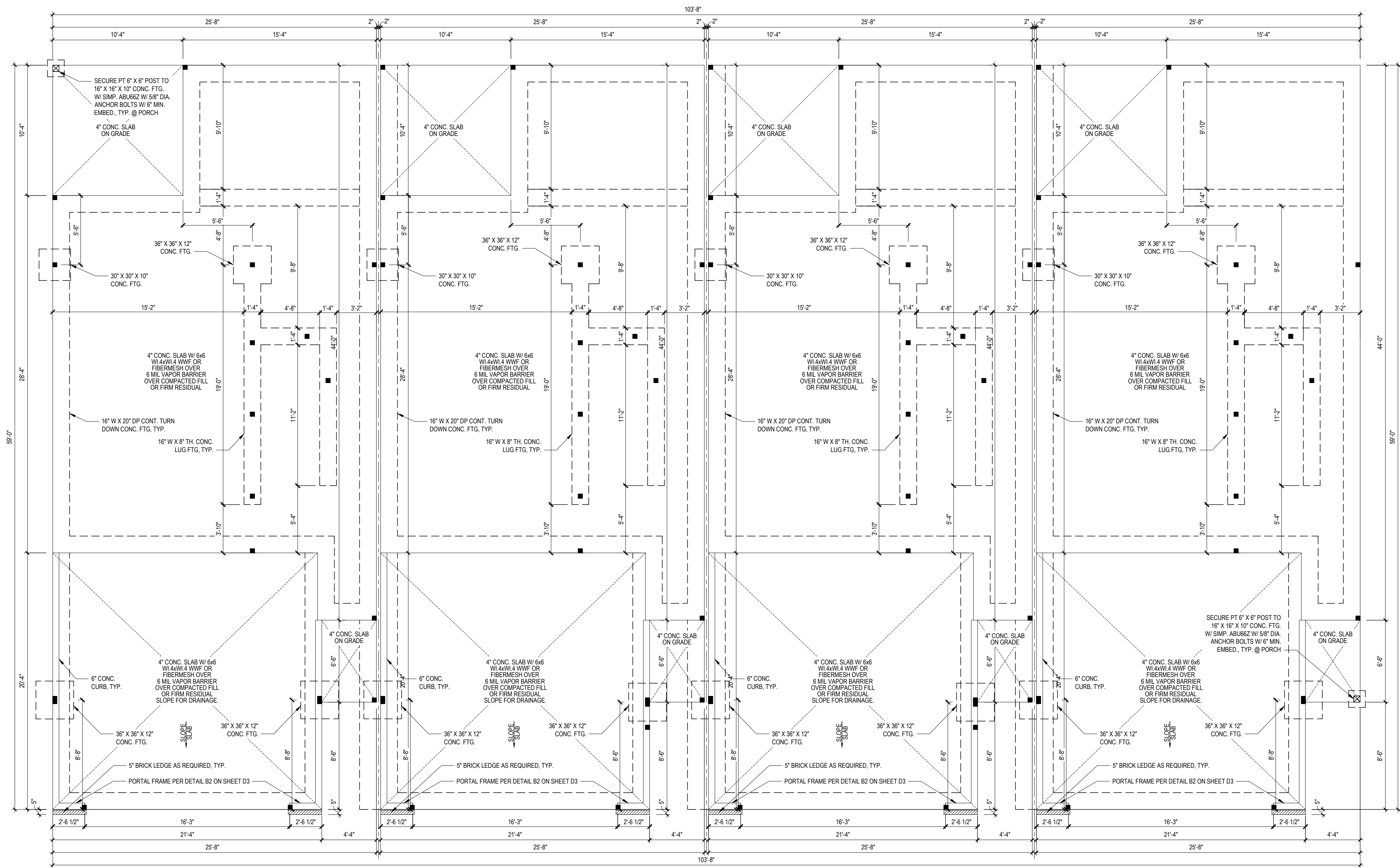
SHEET NAME
ROOF
SHEET #
6
of 6

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 (no storage)	20	10	L/240	L/180
ATTIC (no access)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180
WIND LOAD	BASED ON 120 MPH (EXPOSURE B)			
SEISMIC	BASED ON SEISMIC ZONES A, B & C			

STRUCTURAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE, IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQUARE FOOTAGE PRIOR TO CONSTRUCTION. TYNDALL ENGINEERING & DESIGN, P.A. IS NOT RESPONSIBLE FOR DIMENSIONS AND SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
- ALL LUMBER SHALL BE SYP #2 (UNO).
- ALL LVL LUMBER TO BE 1.75" WIDE (ACTUAL) EACH SINGLE MEMBER AND $P_n = 2000$ PSF, $E = 1.9M$ PSI (OR GREATER).
- ALL LVL LUMBER IS TO BE 1.86 (P_n = 2225 PSF) (OR GREATER).
- ALL PSL LUMBER IS TO BE 1.86 (P_n = 2400 PSF) (OR GREATER).
- ALL LOAD BEARING EXTERIOR WINDOW HEADERS ARE TO BE (2) 2x10 w/ (1) 2x4 JACK STUD (UNO) AND KING STUDS PER TABLE R602.7.5 AND TOGETHER w/ (2) 10x NAILS @ 8" O.C., PROVIDED THAT THE TOP OF THE WINDOW HEIGHT IS 6" MINIMUM BOTTOM OF THE WINDOW HEIGHT IS 1" MIN. OTHERWISE REFER TO TABLES R602.7(1) AND R602.7(2).
- ALL INTERIOR LOAD BEARING HEADERS TO BE (2) 2x10 (UNO) REFER TO TABLES R602.7(1) AND R602.7(2) FOR JACK STUD REQUIREMENTS FOR HEADER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS (UNO).
- REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION OF ALL WALLS OVER 10'-0" IN HEIGHT.
- ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50 $F_y = 50$ KSI MIN. (UNO).
- ALL EXTERIOR LUMBER TO BE #2 SYP PT.
- ALL CONCRETE, $f_c = 3000$ PSI MIN.
- PRESUMPTIVE BEARING CAPACITY = 2000 PSF.
- 1/2" ANCHOR BOLTS SPACED AT MAXIMUM OF 8'-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 (UNO).
- PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.3 OF THE 2018 NCBC.
- 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 - ELEV. C

3/16" = 1'-0"

LOT 15

FOUNDATION PLAN - ELEV. B

1/4" = 1'-0"

LOT 14

FOUNDATION PLAN - ELEV. B

1/4" = 1'-0"

LOT 13

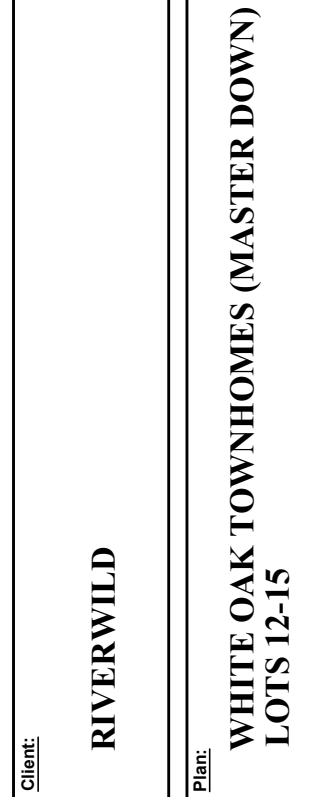
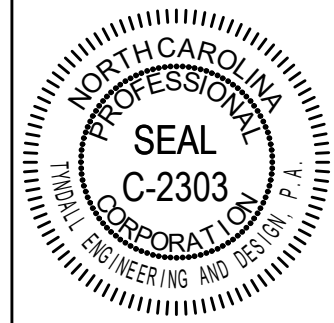
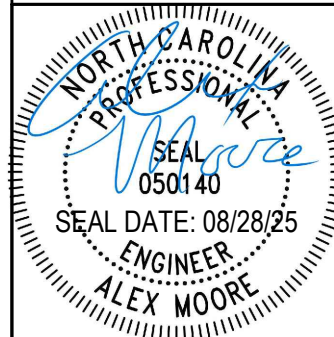
FOUNDATION PLAN - ELEV. C

3/16" = 1'-0"

LOT 12

*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.



FOUNDATION PLAN

Project #:	DRB2201-0281_C
Date:	08/28/25
Engineered By:	AM
DWG. Checked By:	AM
Scale:	SEE PLAN

REVISIONS		
No.	Date	Remarks
1		
2		
3		
4		

Sheet Number

S1

1 of 8

FLNAME: Z:\MUSH OFFICE\DWG\08-2021\082201-0281_C_RIVERWILD_WHITE_OAK_MASTER_DOWN\082201-0281_C_E_C-01\082201-0281_C_E_C-01.dwg LAST PLT DATE: 08/28/2025 15:32 PM

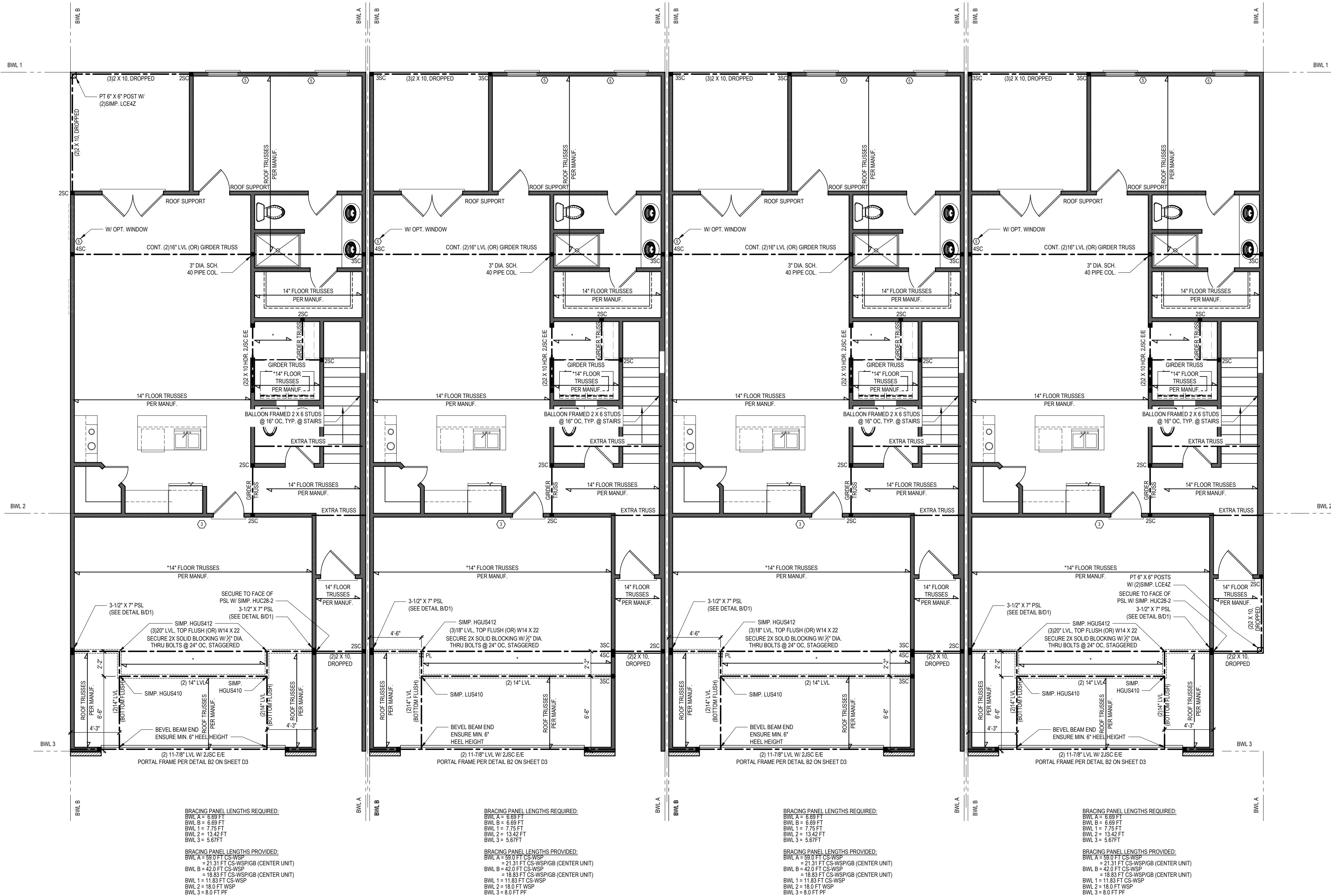
DESIGN LOADS				
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			LL	TL
FLOOR (primary)	40	10	L/360	L/240
FLOOR (secondary)	40	10	L/360	L/240
ATTIC w/ storage	20	10	L/240	L/180
ATTIC (no access)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180
WIND LOAD	BASED ON 120 MPH (EXPOSURE B)			
SEISMIC	BASED ON SEISMIC ZONES A, B & C			

STRUCTURAL NOTES:

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- ALL LUMBER SHALL BE SYP #2 (UNO).
- ALL LVL LUMBER TO BE 1.75" WIDE (ACTUAL) EACH SINGLE MEMBER AND (I.E. LEVEL MICRO LAM).
- ALL PSL LUMBER IS TO BE 1.8E (P+2205 PSI) OR GREATER).
- ALL LVL LUMBER IS TO BE 1.8E (P+2400 PSI) OR GREATER).
- ALL LOAD BEARING EXTERIOR WINDOW HEADERS ARE TO BE (2) 2x10 w/ (1) 2x4 JACK STUD (UNO) AND KING STUDS PER TABLE R802.3.5 AND TOGETHER w/ (2) 10x NALS @ 8" O.C., PROVIDED THAT THE TOP OF THE WINDOW HEIGHT IS 8" MINIMUM BOTTOM OF THE WINDOW HEIGHT IS 14". OTHERWISE REFER TO TABLES R802.7(1) AND R802.7(2).
- ALL INTERIOR LOAD BEARING HEADERS TO BE (2) 2x10 (UNO) REFER TO TABLES R802.7(1) AND R802.7(2) FOR JACK STUD REQUIREMENTS FOR HEADER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS (UNO).
- REFER TO 2018 NC BUILDING CODE SECTION R802 FOR CONSTRUCTION OF ALL WALLS OVER 10'-0" IN HEIGHT.
- ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50 F_y = 50 KSI MIN. (UNO).
- ALL EXTERIOR LUMBER TO BE #2 SYP PT.
- ALL CONCRETE, f' = 3000 PSI MIN.
- PRESUMPTIVE BEARING CAPACITY = 2000 PSF
- 1/2" ANCHOR BOLTS SPACED AT MAXIMUM OF 8'-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 PIER COLUMNS (UNO).
- PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.3 OF THE 2018 NRC.
- 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 R802.10 OF THE 2018 NRC.
- BRACING REQUIREMENTS SHALL BE PER TABLE R802.10.3. REFER TO SECTION R802.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.
- REFERENCE FIGURE R802.10.4.3 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 R802.10.1 (UNO).
- 1/2" GYPSUM BOARD (GB) MINIMUM LENGTH OF 8'-0" (ISOLATED PANELS) OR 4'-0" (CONTINUOUS SHEATHING) SECURE w/ 6# COILER NAILS (OR EQUAL PER TABLE R703.3.5) 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/ 6# COMMON NAILS SPACED AT 7" O.C. AT PANEL EDGES AND 17" O.C. AT INTERMEDIATE SUPPORTS.
- EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS-WSP METHOD AS PRESCRIBED IN SECTION R802.10.3 (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 6# COMMON OR GALVANIZED BOX NAILS @ 12" LONG @ 12" DIA. SPACED AT 8" 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 R802.10.3(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 - ELEV. C
3/16" = 1'-0" LOT 15 CLG. HGT. = 9'-0"

FIRST FLOOR PLAN - ELEV. B
1/4" = 1'-0" LOT 14 CLG. HGT. = 9'-0"

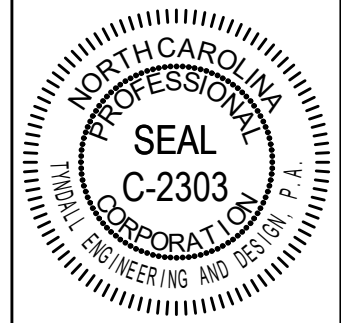
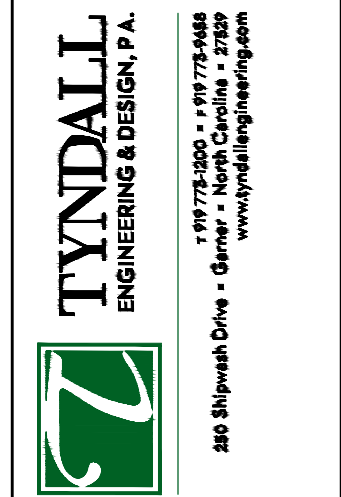
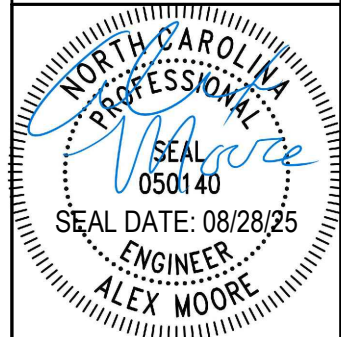
FIRST FLOOR PLAN - ELEV. B
1/4" = 1'-0" LOT 13 CLG. HGT. = 9'-0"

FIRST FLOOR PLAN - ELEV. C
3/16" = 1'-0" LOT 12 CLG. HGT. = 9'-0"

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

NOTES:
1. TABLE DENOTES REQUIRED MINIMUM NUMBER OF STUDS E.E. OF HEADER, TYPING ON PLANS.
2. NUMBER OF KING STUDS LISTED ABOVE ARE BASED ON MINIMUM WALL HEIGHT, STUD SPACING OF 14" O.C. AND LATERAL BRACING OF STUDS PER FIGURE B.9.
3. HEADER SPANS IN TABLE ARE BASED ON UNO OPENING. INTERPOLATION BETWEEN SPAN VALUES IS PERMITTED. NUMBER OF STUDS PER KING STUD, EXTERIOR WALLS IS PERMITTED. CONTACT TYNDALL ENGINEERING & DESIGN P.A. FOR HEADERS EXCEEDING TABLE VALUES.

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Client: **RIVERWILD**
Project: **WHITE OAK TOWNHOMES (MASTER DOWN)**
Phase: **LOTS 12-15**

1ST FLOOR HEADER
2ND FLOOR FRAMING

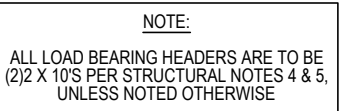
Project #: **DRB2201-0281_C**
Date: **08/28/25**
Engineered By: **AM**
DWG. Checked By: **AM**
Scale: **SEE PLAN**

REVISIONS		
No.	Date	Remarks

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- 1 ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE CALIFORNIA STATE AND INTERNATIONAL BUILDING CODE IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.
- 2 IF THE CONTRACTORS REQUIRE RESPONSIBILITY TO VERIFY ALL DIMENSIONS IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY TYPICAL ENGINEERING A DESIGN. PLAN IS NOT RESPONSIBLE FOR DIMENSIONS OF THE FOUNDATION FOOTINGS AND ALL CONSTRUCTION BEINGS.
- 3 ALL LUMBER SHALL BE SYP (UNO)
- 4 ALL LUMBER TO BE 1.75" WIDE (MINIMUM) EACH SINGLE OR GREATER (EVEN LEVEL MICROAN)
- 5 ALL LUMBER TO BE 1.5 IN (PFS - 2225 PSI) (OR GREATER)
- 6 ALL PSI LUMBER TO BE 1.5 IN (PFS = 2400 PSI) (OR GREATER)
- 7 ALL LUMBER BEARING EXTERIOR WINDOW HEADERS ARE TO BE 2 (2) 2x10 W/ 10' ON CENTER STUD UNO AND 10' ON CENTER STUD UNO AND 10' ON CENTER STUD UNO W/ 101 NALGS & 8' O.C. PROVIDED THAT THE TOP OF THE WINDOW HEIGHT IS 10' ON CENTER STUD UNO AND 10' ON CENTER STUD UNO 1.6" OTHERWISE REFER TO TABLES R602.1(1) AND R602.7(2)
- 8 ALL INTERIOR LUMBER BEARING HEADERS TO BE 2 (2) 2x10 (UNO). REFER TO TABLES R602.1(1) AND R602.7(2) FOR ALL OTHER REQUIREMENTS
- 9 FOR DEEPER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS (UNO)
- 10 REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION OF ALL WALLS OVER 10' IN HEIGHT
- 11 ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50
F_y = 50 KSI MIN. (UNO)
- 12 ALL CONCRETE SHALL BE #2 SYP PT
- 13 ALL CONCRETE F_c = 3000 PSI
- 14 PRESUMPTIVE BEARING CAPACITY = 2000 PSF
- 15 ALL ANCHOR BOLTS SHALL BE 1/2" DIA. WITH 6" O.C. AND NOT MORE THAN 12" FROM THE CORNER. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE SPACED AT 3' O.C. FOR ALL CONCRETE. ANCHOR BOLTS SHALL BE 1/2" DIA. CONCRETE OR MASONRY.
- 16 ALL WALLS DESIGNED WITH MAX. HEIGHT OF 9' O.C. (UNO)
- 17 PROVIDE A MINIMUM OF 500B UPLIFT A LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS (UNO O.C.)
- 18 PROVIDE CONTINUOUS ANCHOR BEARING PER SECTION 602.10.3 OF THE 2018 NIRC.
- 19 ALL LUMBER MAXIMUM PERK HEIGHT SHALL NOT EXCEED FOUR TIMES ITS MINIMUM HORIZONTAL DIMENSION.
- 20 UPLIFT LOADS GREATER THAN 500 PSF SHALL BE CONTINUOUSLY REFERRED TO THE 2018 NIRC FOR ALL OTHER REQUIREMENTS.
- 21 METAL HANGERS SHALL BE SAMPOR OR APPROVED EQL.

- 1) DESIGNED FOR SEISMIC ZONE 4 AND WIND SPEEDS OF 120 MPH OR LESS.
- 2) BRACKS SHALL BE BRACED IN ACCORDANCE WITH SECTION 102.10 OF THE 2018 NIRC.
- 3) BRACING REQUIREMENTS SHALL BE PER TABLE RCBT 10.3.
- 4) REFER TO SECTION RCBT 10.3 FOR BRACING DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED PANELS.
- ① REFERENCE FIGURE RCBT 10.4.3 OF THE 2018 NIRC.
- 4) INTERIOR BRACED WALL PANELS (BWPs) INDICATED SHALL BE SHEATHED IN ACCORDANCE WITH THE SHEATHING AND CS-WSP METHOD AS PRESCRIBED IN SECTION 102.11.1 (UNO).
- ② 1/2" GYPSUM BOARD (GB) MINIMUM LENGTH OF 8'-0" (ISOLATED PANELS) OR 4'-0" (CONTIGUOUS SHEATHING). SECURE W/50 COOLER NAILS (OR EQUAL PER TABLE RCBT 3.5) SPACED @ 7" O.C. AT PANEL EDGES, INCLUDING TOP AND BOTTOM PLATES & 3" O.C. AT INTERMEDIATE SUPPORTS.
- 3) 3/8" WOOD STRUCTURAL PANEL (WSP) SECURE W/ 60 COMMON NAILS SPACED AT 7" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- 5) EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS-WSP METHOD AS PRESCRIBED IN SECTION 102.10.3 (UNO).
- 6) ALL SHEATHABLE SURFACES OF EXTERIOR WALLS (INCLUDING AREAS BELOW OR BELOW GRADE) SHALL BE SHEATHED WITH CS-WSP. SHALL BE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANEL (WSP) SHEATHING WITH A MINIMUM THICKNESS OF 7/16". SHEATHING SHALL BE SECURED WITH MINIMUM 60 COMMON OR GALVANIZED BWP NAILS (12" LONG X 0.113" DIA.) SPACED AT 7" O.C. AT PANEL EDGES AND SPACED AT 7" 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 87% OF WALL HEIGHT.
 - 30" ADJACENT TO OPENINGS GREATER THAN 87% AND LESS THAN 85% OF WALL HEIGHT.
 - 48" FOR OPENINGS GREATER THAN 85% OF WALL HEIGHT
- 4) SHEATH INTERIOR & EXTERIOR
- 8) FOR CS-WSP METHOD, A MINIMUM 24" BRACED WALL PANEL CORNER RETURN SHALL BE PROVIDED AT BOTH ENDS OF A BRACED WALL LINE IN ACCORDANCE WITH SECTION RCBT 10.3.4). IN LIEU OF A CORNER WALL LINE, EITHER END OF BRACED WALL SHALL BE PROVIDED AT THE CORNER OR A HOLD-DOWN DEVICE WITH A MINIMUM UPLIFT DESIGN VALUE OF 800L SHALL BE FASTENED TO THE EDGE OF THE BRACED WALL, CLOSEST TO THE CORNER AND TO THE FOUNDATION OR FRAMING BELOW.
- 5) MINIMUM 800L HOLD-DOWN DEVICE



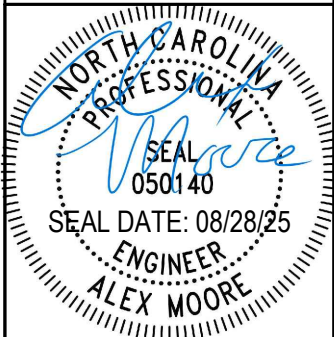
SECOND FLOOR PLAN - ELEV. C
3/16" = 1'-0" LOT 12 CLG. HGT. = 8'-0"

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

NOTES:

- TABLE DEPENDS REQUIRED MINIMUM NUMBER OF STUDS OF EACH TYPE TO BE PLACED
- NUMBER OF KING STUDS USED MUST BE BASED UPON MINIMUM WALL DEPTH, STUD SPACING OF 9" C/C, AND TRANSIT WIND SPEED OF 100 MPH (EXPOSURE B)
- HEADER SPAN TABLE IS BASED UPON STUDS PLACED AT 9" C/C, PERIODICITY BASED ON SPAN VALUES
- IF PERMITTED, REDUCE NUMBER OF STUDS EXTENSIVATION IS PROHIBITED CONTACT
- THINNING AND/OR DESIGN OF HEADER SPANS EXCEED TABLE VALUES

- *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.



Client: _____ Plant: _____
RIVERWILD WHITE OAK TOWNHOMES (MASTER DOWN)
LOTS 12-15

2ND FLOOR HEADER
2ND FLOOR CEILING

Project #: DRB2201-0281_C
Date: 08/28/25
Engineered By: AM
DWG. Checked By: AM
Scale: SEE PLAN

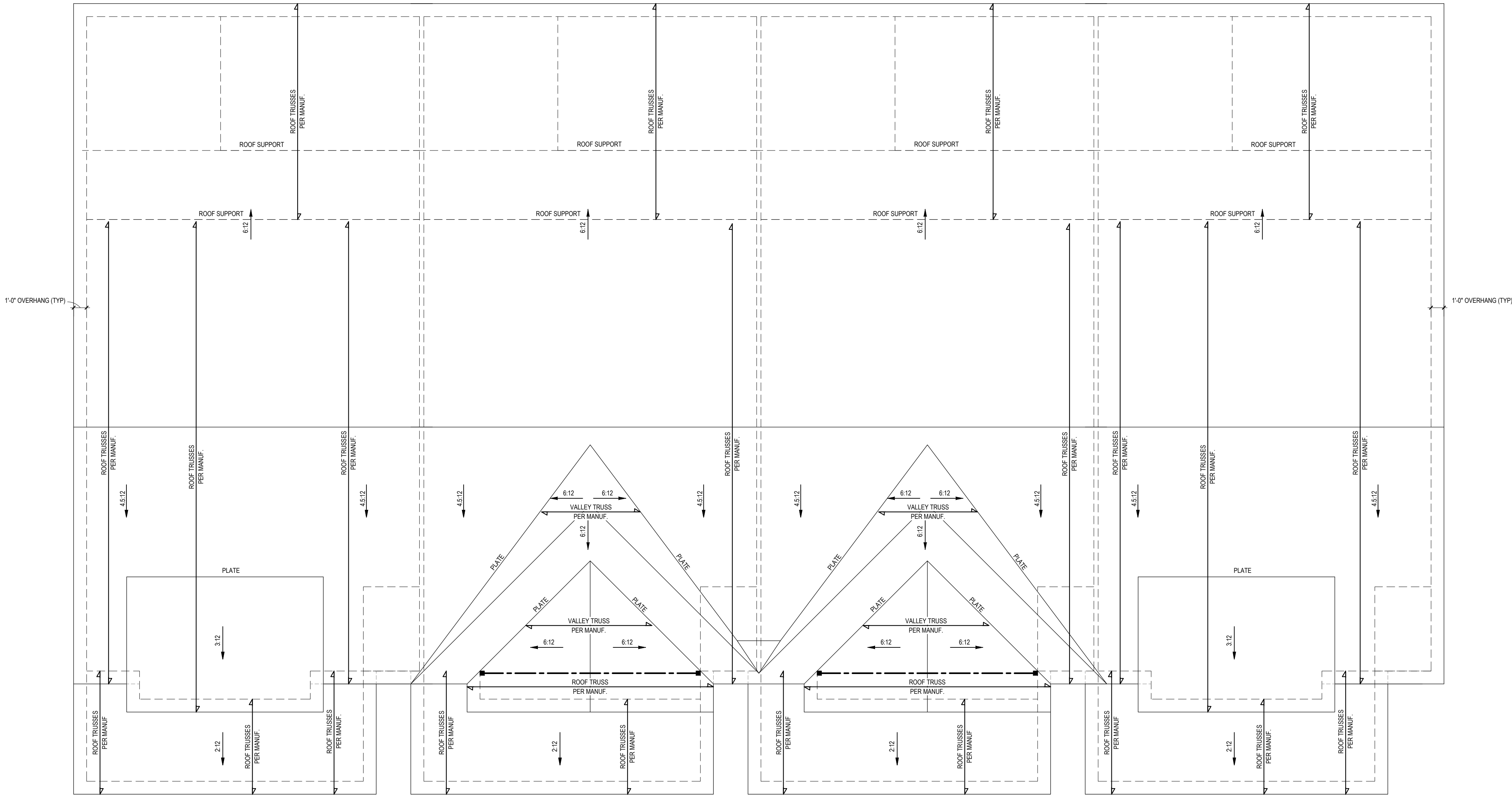
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No.	Date:	Remarks
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Sheet Number

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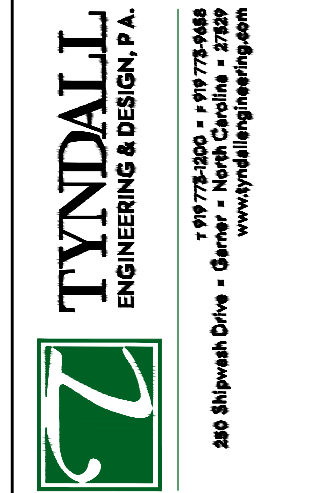
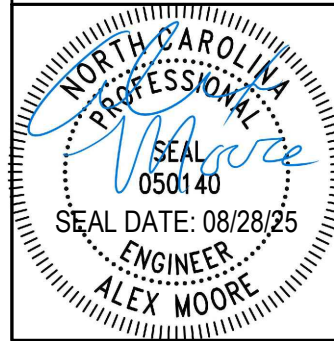
ROOF PLAN - ELEV. C
3/16" = 1'-0" LOT 15

ROOF PLAN - ELEV. B
1/4" = 1'-0" LOT 14

ROOF PLAN - ELEV. B
1/4" = 1'-0" LOT 13

ROOF PLAN - ELEV. C
3/16" = 1'-0" LOT 12

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Client: RIVERWILD
Phase: WHITE OAK TOWNHOMES (MASTER DOWN)
LOTS 12-15

ROOF PLAN

Project #: DRB2201-0281_C
Date: 08/28/25
Engineered By: AM
DWG. Checked By: AM
Scale: SEE PLAN

REVISIONS		
No.	Date:	Remarks
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Sheet Number

S4

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:

	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	5	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			

- 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 = 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.)

- 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 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 1/12
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.)

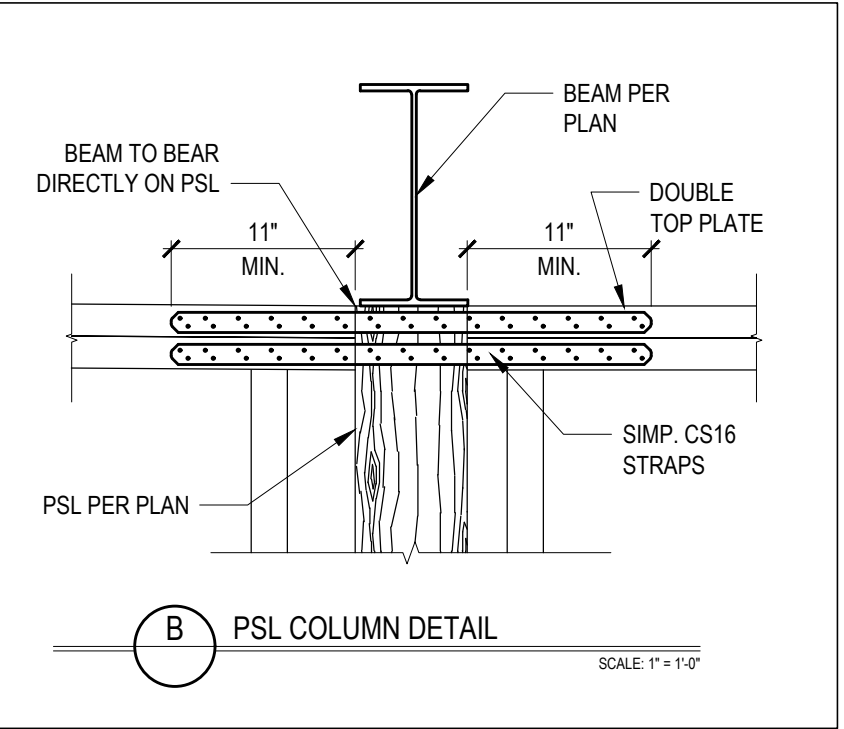
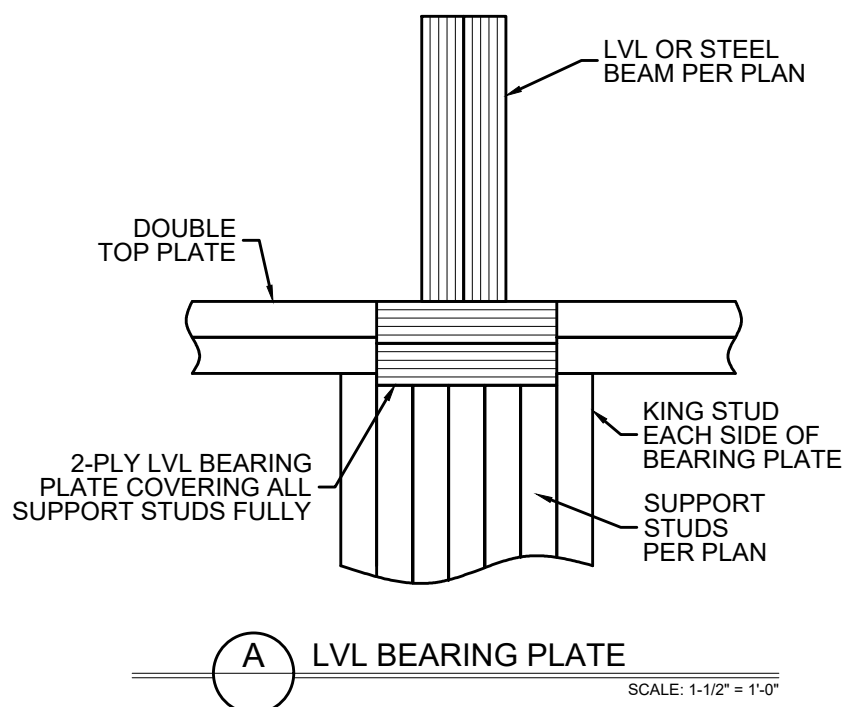
- 19) PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.)

- 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.

1478 SQ. FT. OF ATTIC / 300 = 4.93 SQ. FT. INLETS/OUTLETS REQUIRED PER UNIT

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

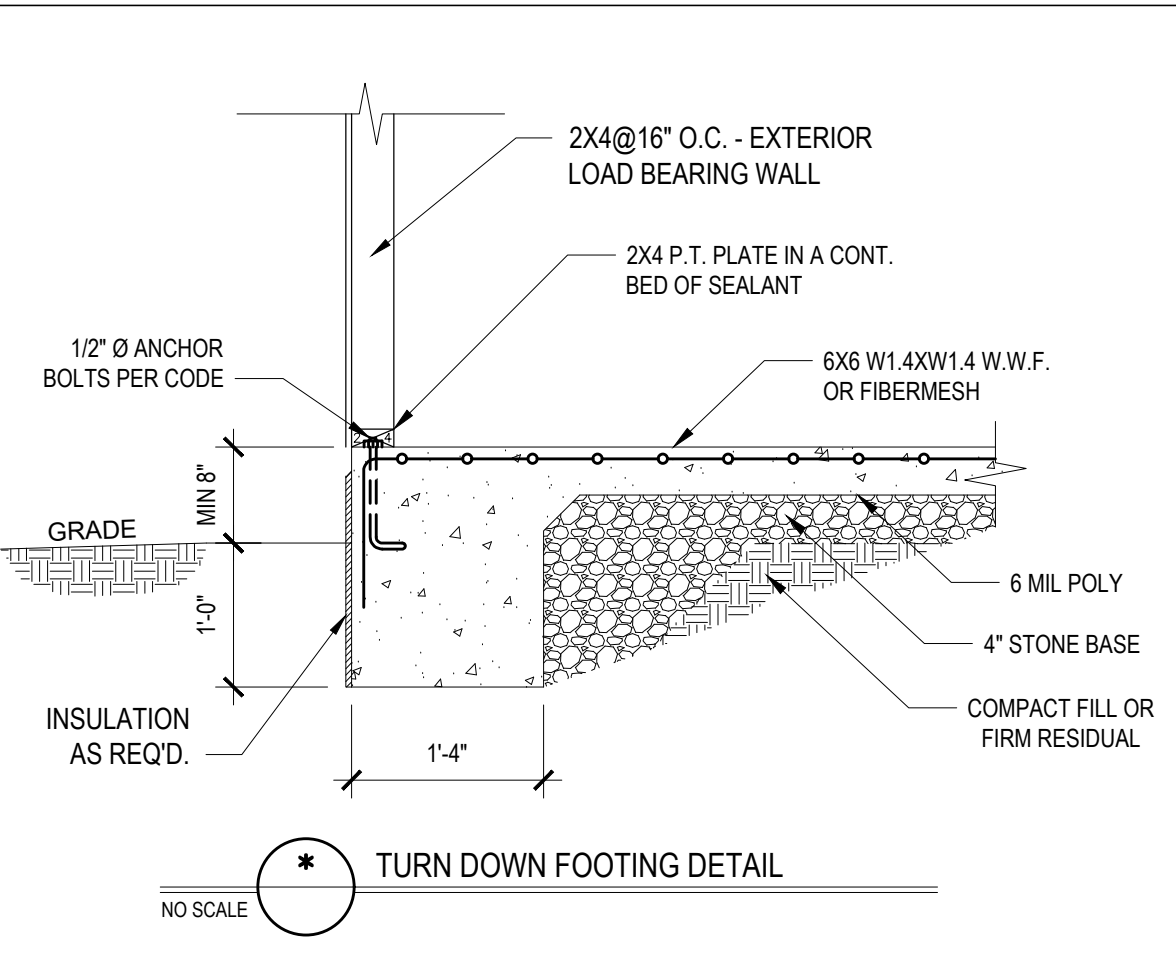
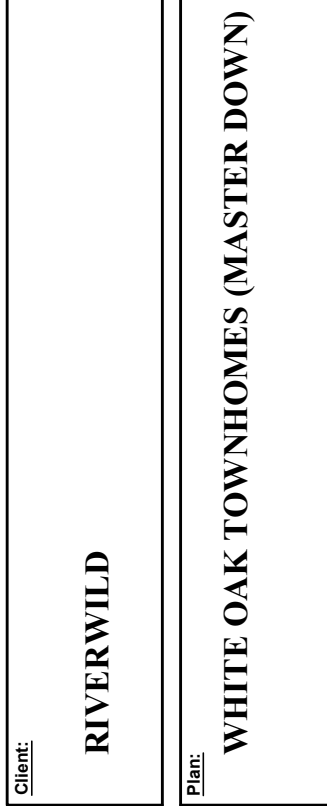
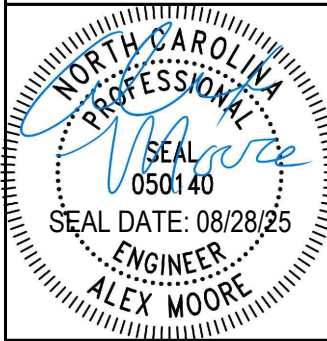


TABLE N1102.1 CLIMATE ZONES 3-5

- 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 WINDOW TYPE: THE SOLAR HEAT GAIN COEFFICIENT (SHGC) COLUMN APPLIES TO ALL GLAZED FENESTRATION.
- c. "10/15" MEANS R-10 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-15 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.
- d. FOR MONOLITHIC SLABS, INSULATION SHALL BE APPLIED FROM THE INSPECTION GAP DOWNWARD TO THE BOTTOM OF THE FOOTING OR A MINIMUM OF 24" BELOW GRADE AND OVER SLABS. FOR CLADDING SLABS, INSULATION SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 24" WHICHEVER IS LESS. R-5 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 N1101.2 AND TABLE N1101.2.
- 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. 50 "15-4" MEANS R-15 CAVITY INSULATION PLUS R-4 INSULATED SHEATHING. "15-4" MEANS R-15 CAVITY INSULATION PLUS R-3 INSULATED SHEATHING. IF STRUCTURAL SHEATHING COVERS 25% OR LESS OF THE EXTERIOR, INSULATING SHEATHING IS NOT REQUIRED WHERE THE STRUCTURAL SHEATHING IS USED. IF STRUCTURAL SHEATHING COVERS MORE THAN 25 PERCENT OF THE EXTERIOR, SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2, "13 + 2-5" MEANS R-13 CAVITY 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 N1102.3.3, A MINIMUM 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 N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A SHGC NO GREATER THAN 0.70 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
- l. R-50 SHALL BE DEEMED TO SATISFY THE CEILING INSULATION REQUIREMENT WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. OTHERWISE R-30 INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS OR INSULATION MUST EXTEND TO EITHER THE INSULATION Baffle OR WITHIN 1/2" 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 Baffle.
- n. R-19 FIBERGLASS BATTS COMPRESSED AND INSTALLED IN A NOMINAL 2 x 6 FRAMING CAVITY IS DEEMED TO COMPLY. FIBERGLASS BATTS RATED R-19 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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STANDARD DETAILS

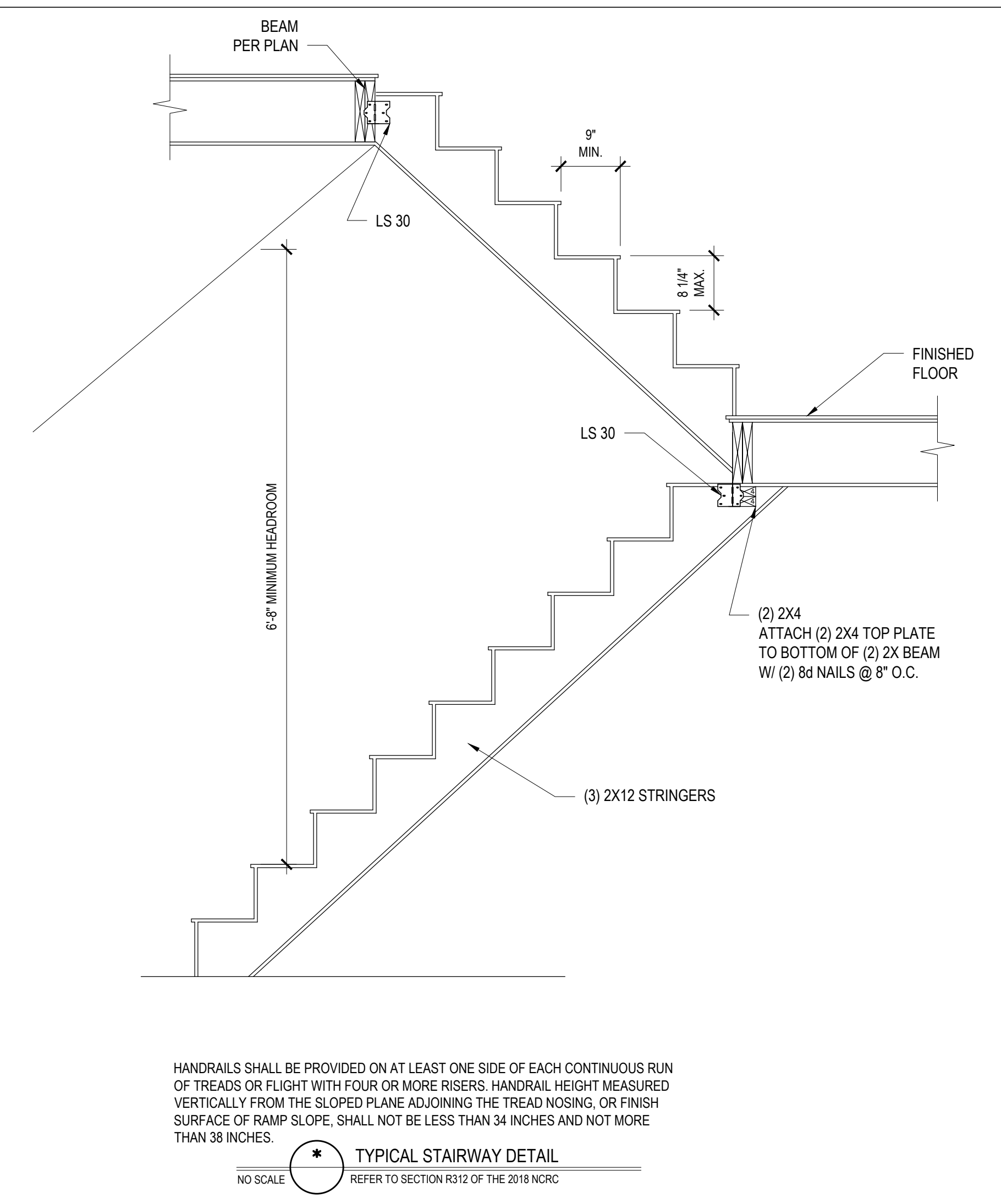
Project #:	DRB2201-0281_C
Date:	08/28/25
Engineered By:	AM
DWG. Checked By:	AM
Scale:	SEE PLAN

REVISIONS		
No.	Date:	Remarks
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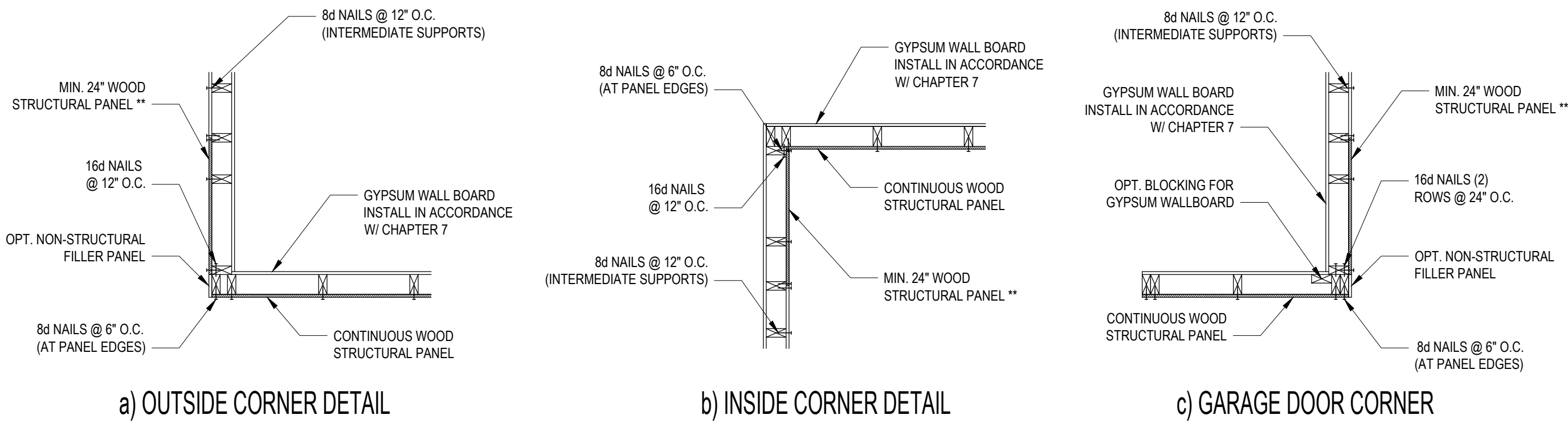


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FILENAME: Z:\MURKIN OFFICE\DWG\08-2023\082201-0201_C_RIVERWILD_WHITE_OAK_MASTER_DOWN\082201-0201_C_1 (COMBOS).DWG SAVED BY: ALEX LAST PLOT DATE: 08/28/2025 5:33 PM



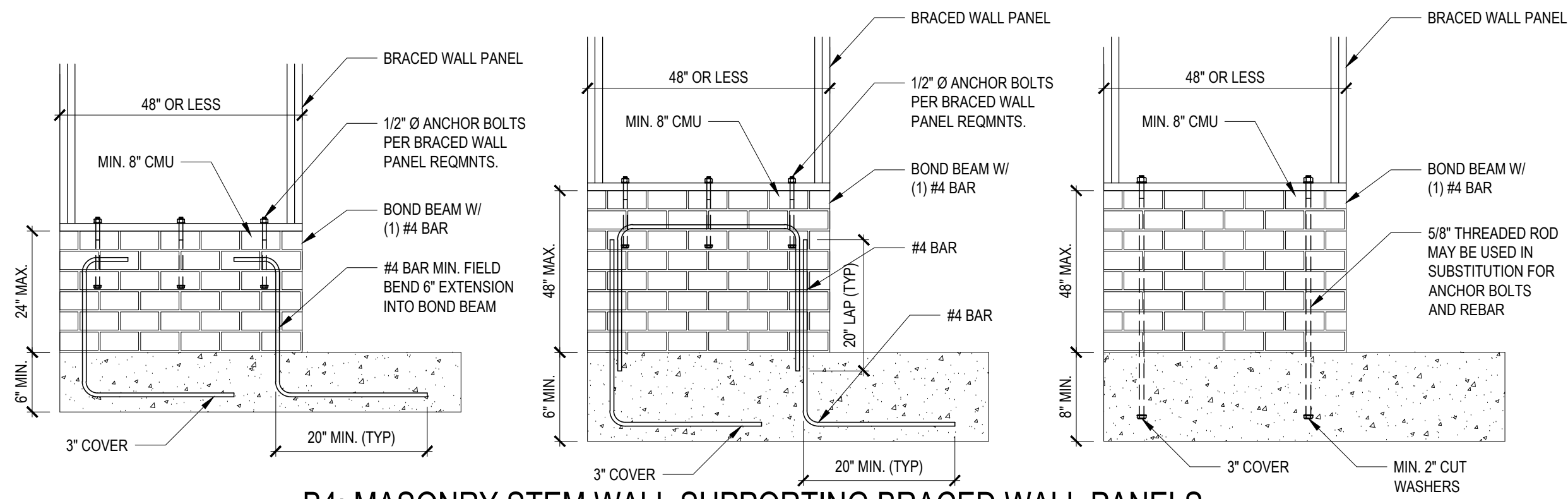
B1: TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING
NO SCALE

STRUCTURAL SHEATHING NOTES

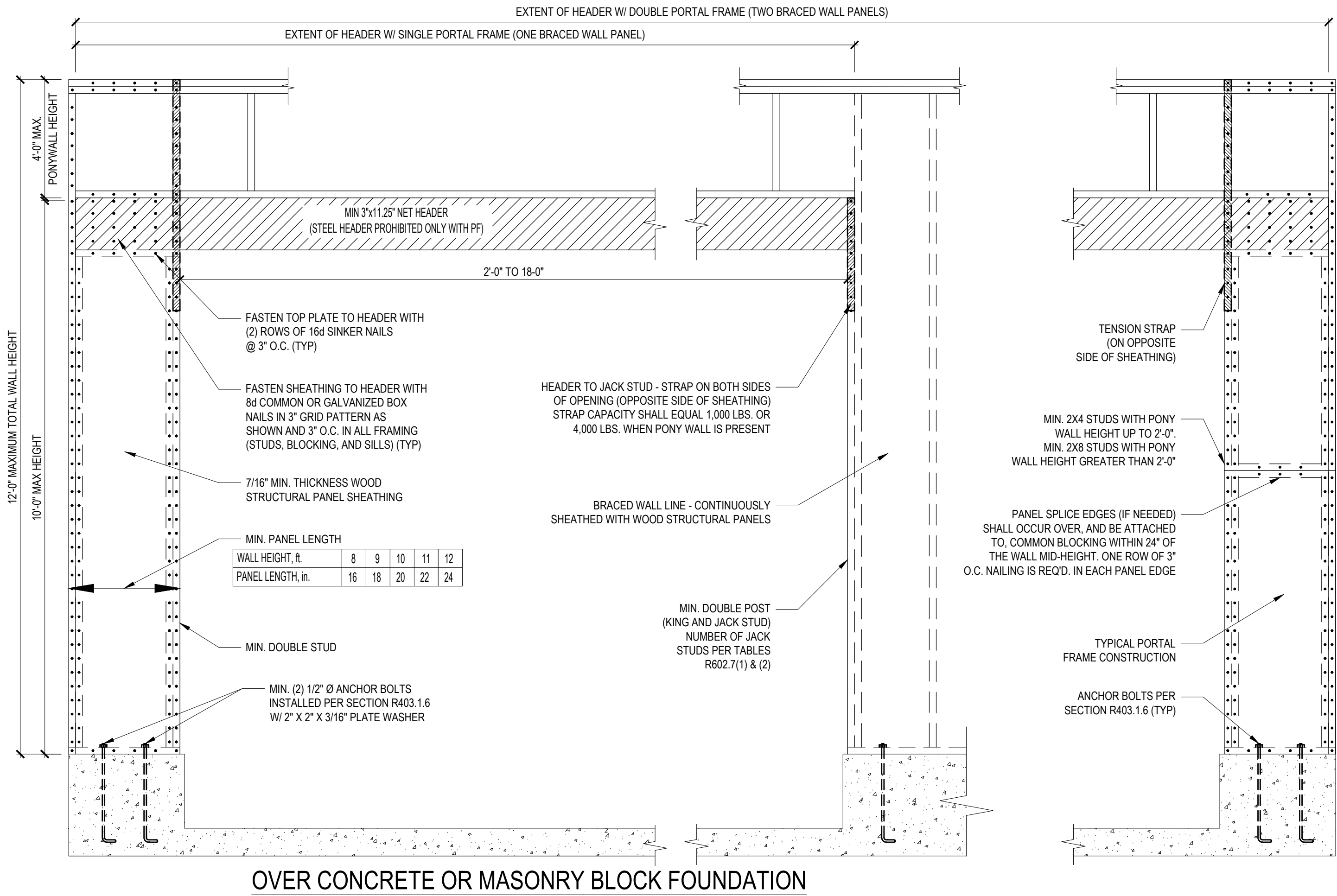
- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
- WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2018 NCRC.
- BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3. REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.
① REFERENCE FIGURE R602.10.4.3 OF THE 2018 NCRC.
- INTERIOR BRACED WALL PANELS (BWP) INDICATED SHALL BE SHEATHED IN ACCORDANCE WITH THE GB METHOD OR WSP METHOD AS PRESCRIBED IN SECTION R602.10.1 (UNO)
② 1/2" GYPSUM BOARD (GB) MINIMUM LENGTH OF 8'-0" (ISOLATED PANELS) OR 4'-0" (CONTINUOUS SHEATHING)
③ 3/8" WOOD STRUCTURAL PANEL (WSP) SECURE W/ 6d COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS
- 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 3" O.C. LONG X 1 1/2" DIA SPACED AT 6" 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 HEIGHT④ 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 R602.10.3.4(i). 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
⑤ 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"	6d COMMON NAILS @ 6" O.C.	6d 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.

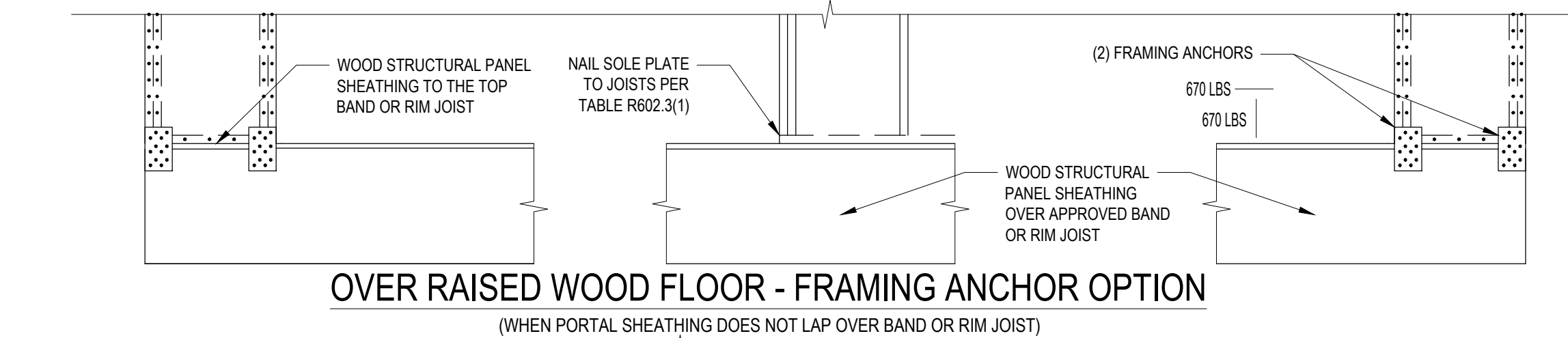
**OR EQUIVALENT PER TABLE R702.3.5
B3: BRACE WALL PANEL CONNECTIONS
NO SCALE



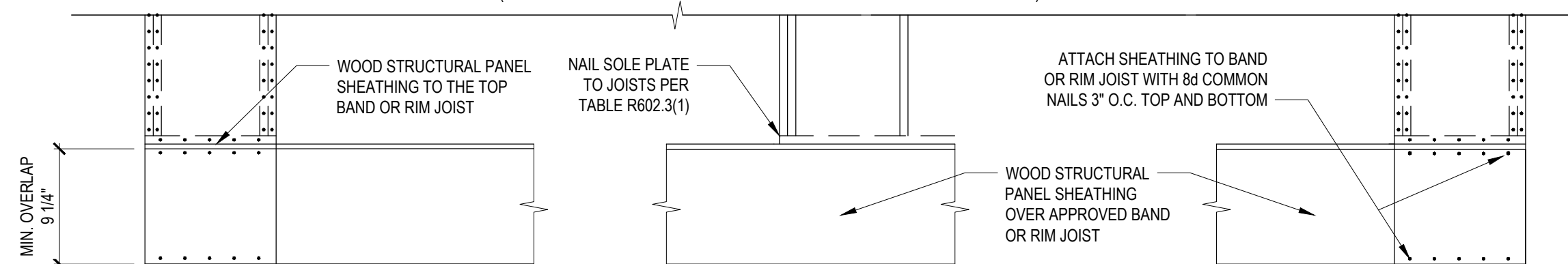
B4: MASONRY STEM WALL SUPPORTING BRACED WALL PANELS
FIGURE R602.10.4.3 OF THE 2018 NCRC
NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

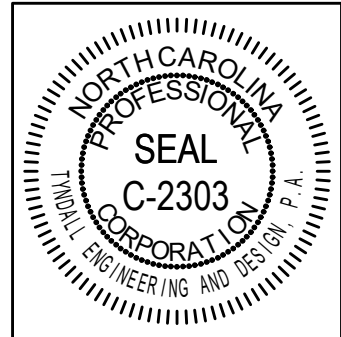
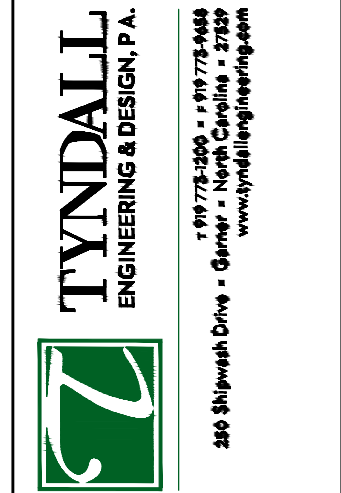
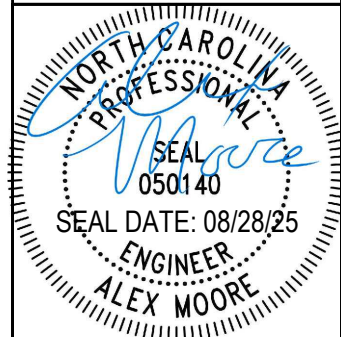


OVER RAISED WOOD FLOOR - OVERLAP OPTION

B2: METHOD PF: PORTAL FRAME CONSTRUCTION

FIGURE R602.10.1

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



Client: **RIVERWILD**
Project: **WHITE OAK TOWNHOMES (MASTER DOWN)**

SHEATHING DETAILS

Project #: **DRB2201-0281_C**
Date: **08/28/25**
Engineered By: **AM**
DWG. Checked By: **AM**
Scale: **SEE PLAN**

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