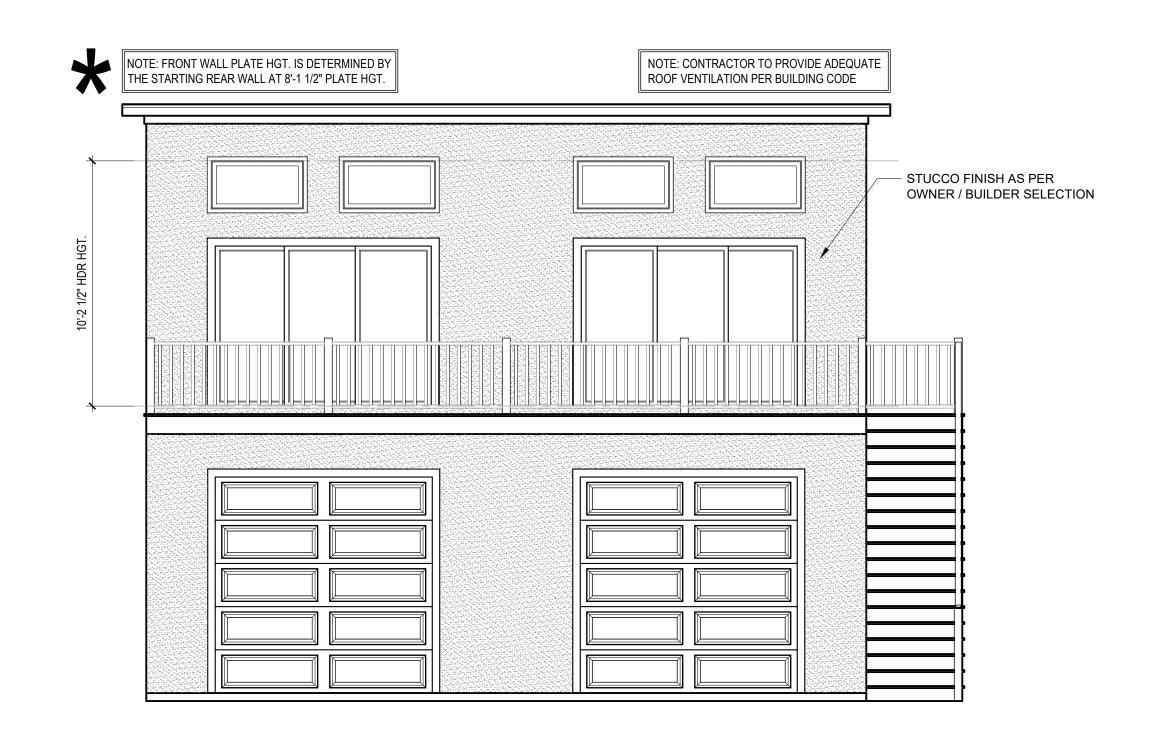
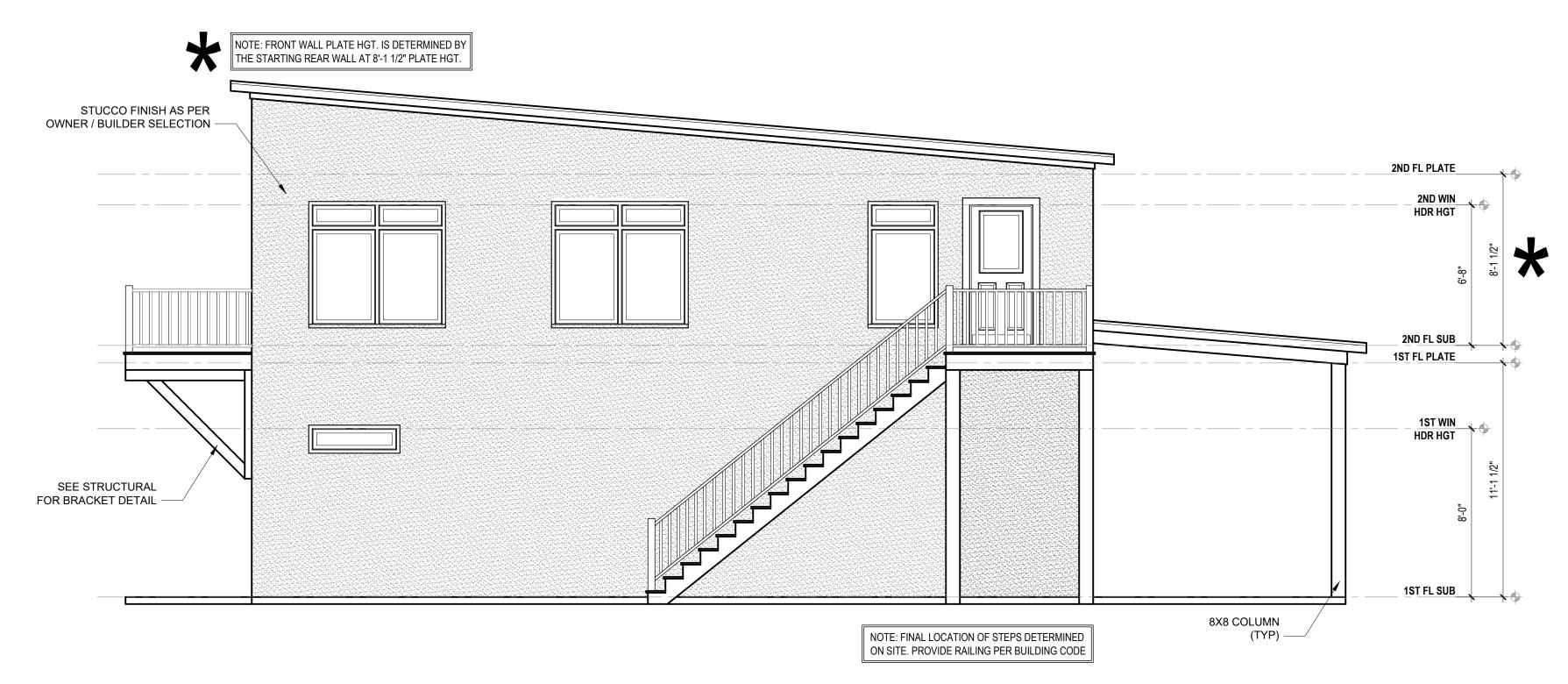
WILSON GARAGE



FRONT ELEVATION



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

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

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

3. Should these plans require structural calculations for permitting the contractor shall be required to obtain the services of a structural engineer after notifying DRB DESIGN that such services are required. 4. Release of these plans requires further cooperation among the owner, his/her contractor, and DRB DESIGN.

5. Design and construction are complex and, although the designer performed his services with due care and diligence, perfection is not a guarantee. 6. Communication is imperfect and every contingency cannot be anticipated.

7. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to DRB

DESIGN. Failure to notify the DRB DESIGN compounds misunderstandings and increases construction costs. 8. A failure to cooperate by a simple notice to DRB DESIGN shall relieve the designer from any and all responsibilities for all consequences.

9. Changes made to these plans without the consent of the designer are unauthorized and shall relieve DRB DESIGN of responsibility for any and all consequences arriving out of such changes. 10. Written dimensions on these plans always have precedence over scaled dimensions.

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

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



DRB2301-0229_A

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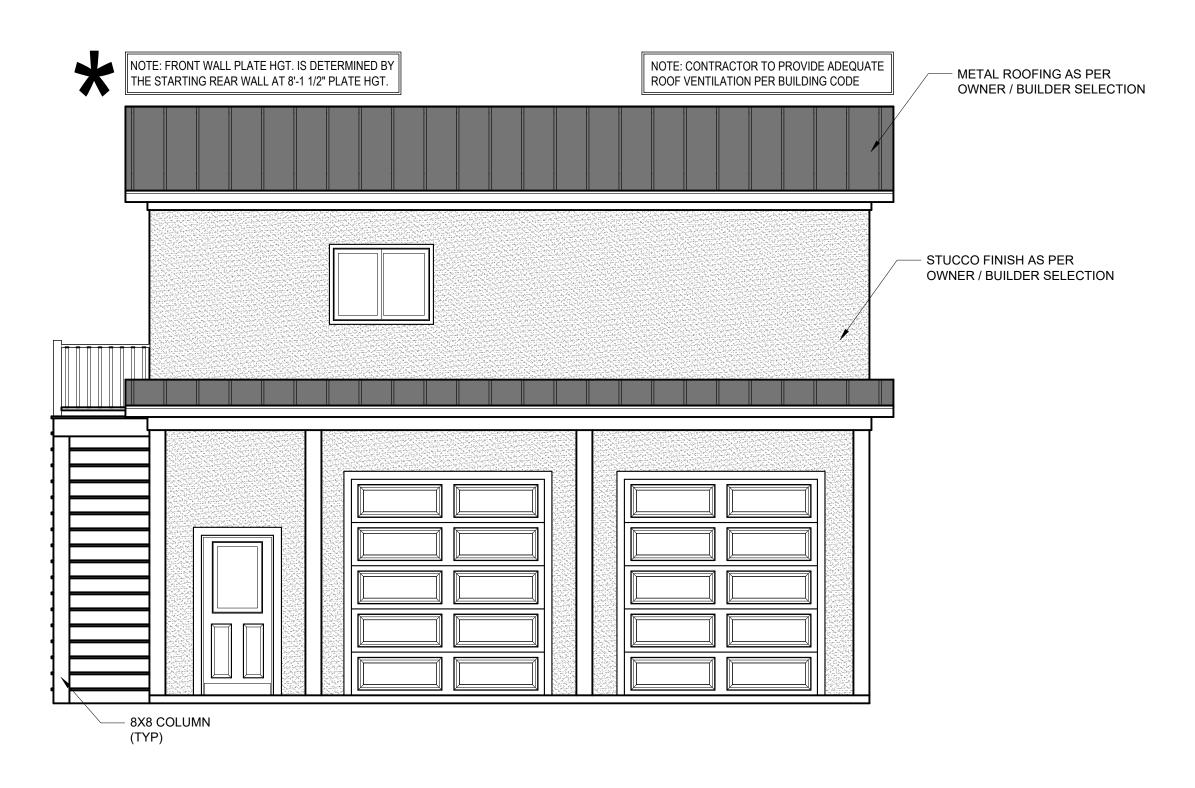
CHECKED BY DRB SCALE

1/4" = 1'-0"

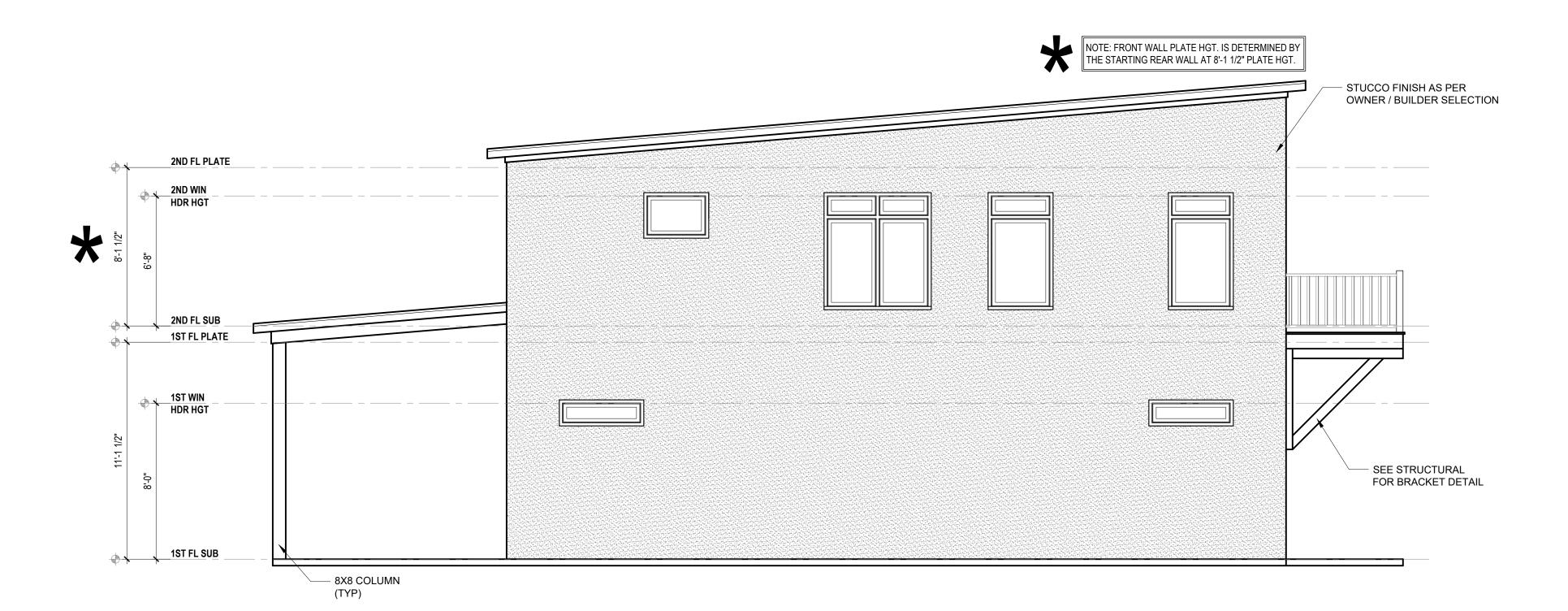
DRAWN/DESIGNED BY

SHEET NAME ELEVATIONS

WILSON GARAGE



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



LEFT ELEVATION

1/4" = 1'-0"

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.

6. 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.
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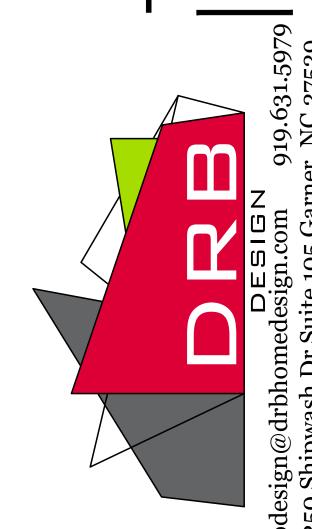
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DRB2301-0229_A

09/29/2023

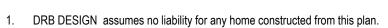
1/4" = 1'-0"

DRAWN/DESIGNED BY

Chuck Wilson 117 Fiddler Dr. Broadway. NC, 27505 cwroamer@netscape.net

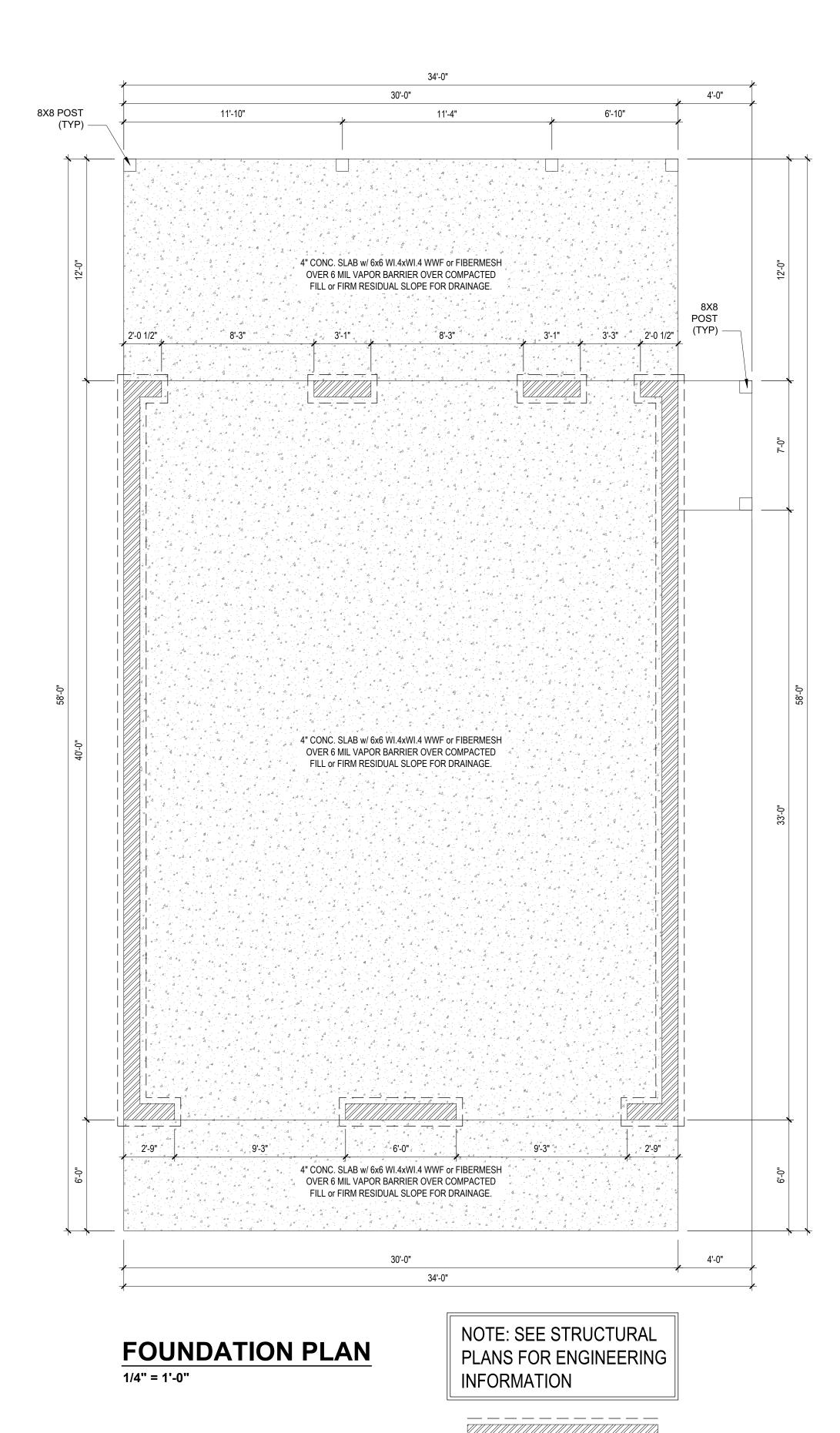
SHEET NAME ELEVATIONS

_ 2



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

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



10 1/2 " IDEAL WALLS

DRB2301-0229_A

09/29/2023 DRAWN/DESIGNED BY

FOUNDATION

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. 5. 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.

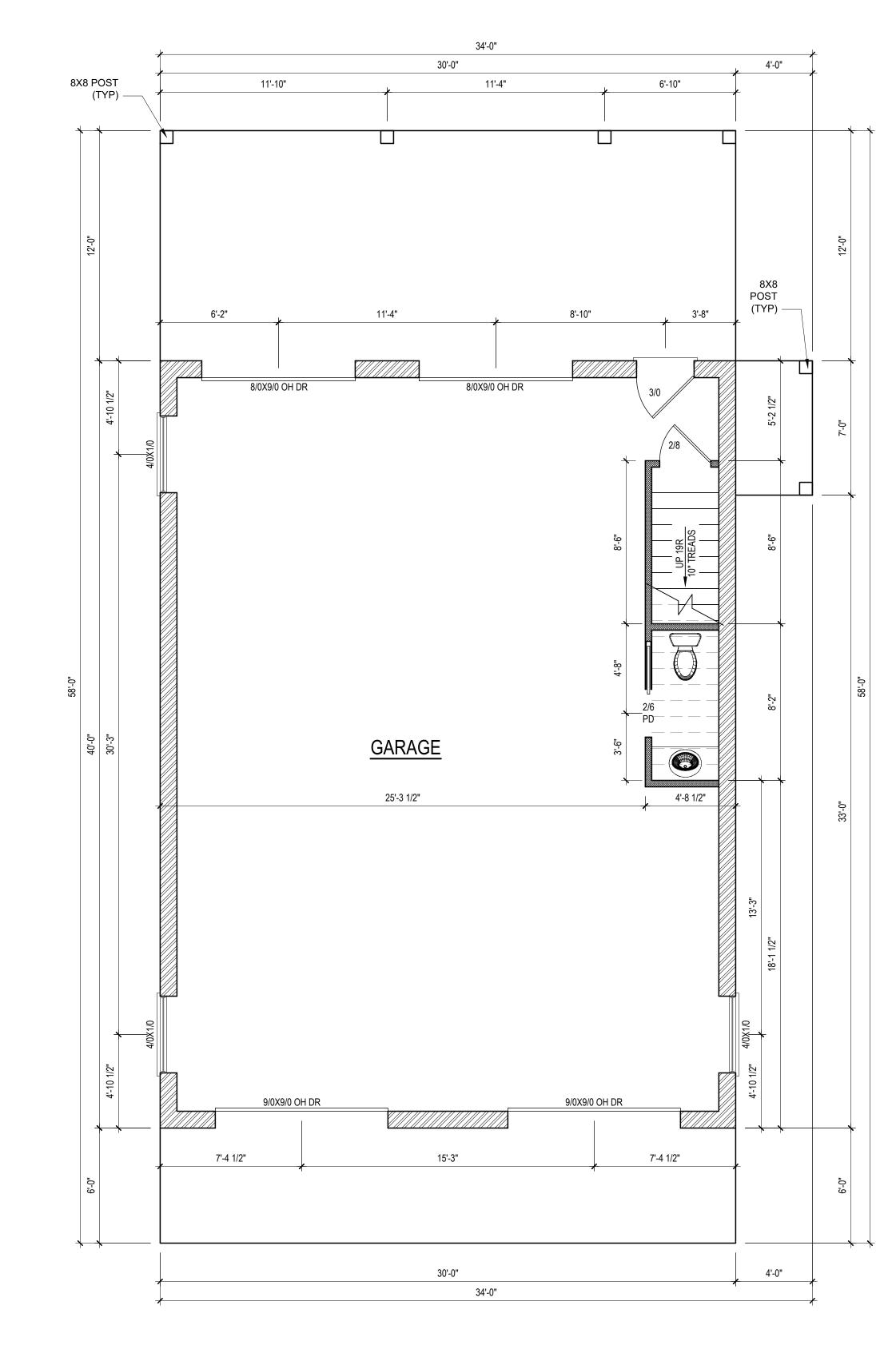
Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to DRB

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 arriving out of such changes. 10. Written dimensions on these plans always have precedence over scaled dimensions.

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



FIRST FLOOR PLAN **CEILING HGT. = 11'-0"**

HEATED SQUARE FOOTAGE Second Floor TOTAL HEATED 1200 UNHTD SQUARE FOOTAGE 1120 Balcony 180 360 TOTAL UNHEATED TOTAL SQ FT <u>3040</u> NOTE: SEE ELEVATIONS FOR WINDOW HDR HGTS NOTE: ALL DOORS ARE 6'-8" TALL UNO NOTE: ALL EXTERIOR WALLS ARE IDEAL 10 1/2" UNO NOTE: ALL INTERIOR WALLS ARE NOMINAL 4" UNO NOTE: ALL ANGLED WALLS ARE 45° UNO NOTE: ALL DIMENSIONS ARE

NEW WALLS

10 1/2 " IDEAL WALLS

DRB2301-0229_A

09/29/2023 DRAWN/DESIGNED BY

CHECKED BY

SHEET NAME 1ST_FLOOR

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

A failure to cooperate by a simple notice to DRB DESIGN shall relieve the designer from any and all responsibilities for all consequences. Changes made to these plans without the consent of the designer are unauthorized and shall relieve DRB DESIGN of responsibility for any and all consequences arriving out of such changes. 10. Written dimensions on these plans always have precedence over scaled dimensions. 11. It is the contractors responsibility to verify and be responsible for all dimensions and square footage prior to

All construction shall conform to the latest requirements of "North Carolina State 2018 residential building code",

Should these plans require structural calculations for permitting the contractor shall be required to obtain the

Release of these plans requires further cooperation among the owner, his/her contractor, and DRB DESIGN. 5. Design and construction are complex and, although the designer performed his services with due care and

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.

services of a structural engineer after notifying DRB DESIGN that such services are required.

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

Communication is imperfect and every contingency cannot be anticipated.

in addition to all local codes and regulations.

diligence, perfection is not a guarantee.

construction, as well as conditions on the job site. DRB DESIGN is not responsible for dimension and square footage errors once construction has begun.

34'-0"

4'-8 1/2"

9'-9"

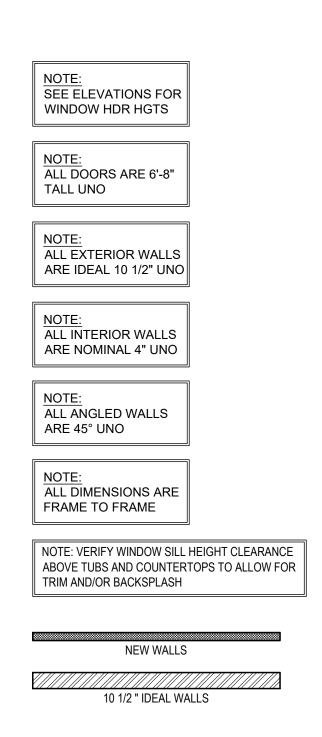
5'-0 1/2"

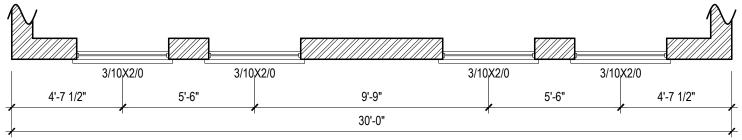
4'-7 1/2"

30'-0"

4'-5"

11'-2 1/2"





WINDOWS IN WALL ABOVE SLIDING DOORS

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. 5. 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 arriving out of such changes. 10. Written dimensions on these plans always have precedence over scaled dimensions. 11. It is the contractors responsibility to verify and be responsible for all dimensions and square footage prior to construction, as well as conditions on the job site. DRB DESIGN is not responsible for dimension and square

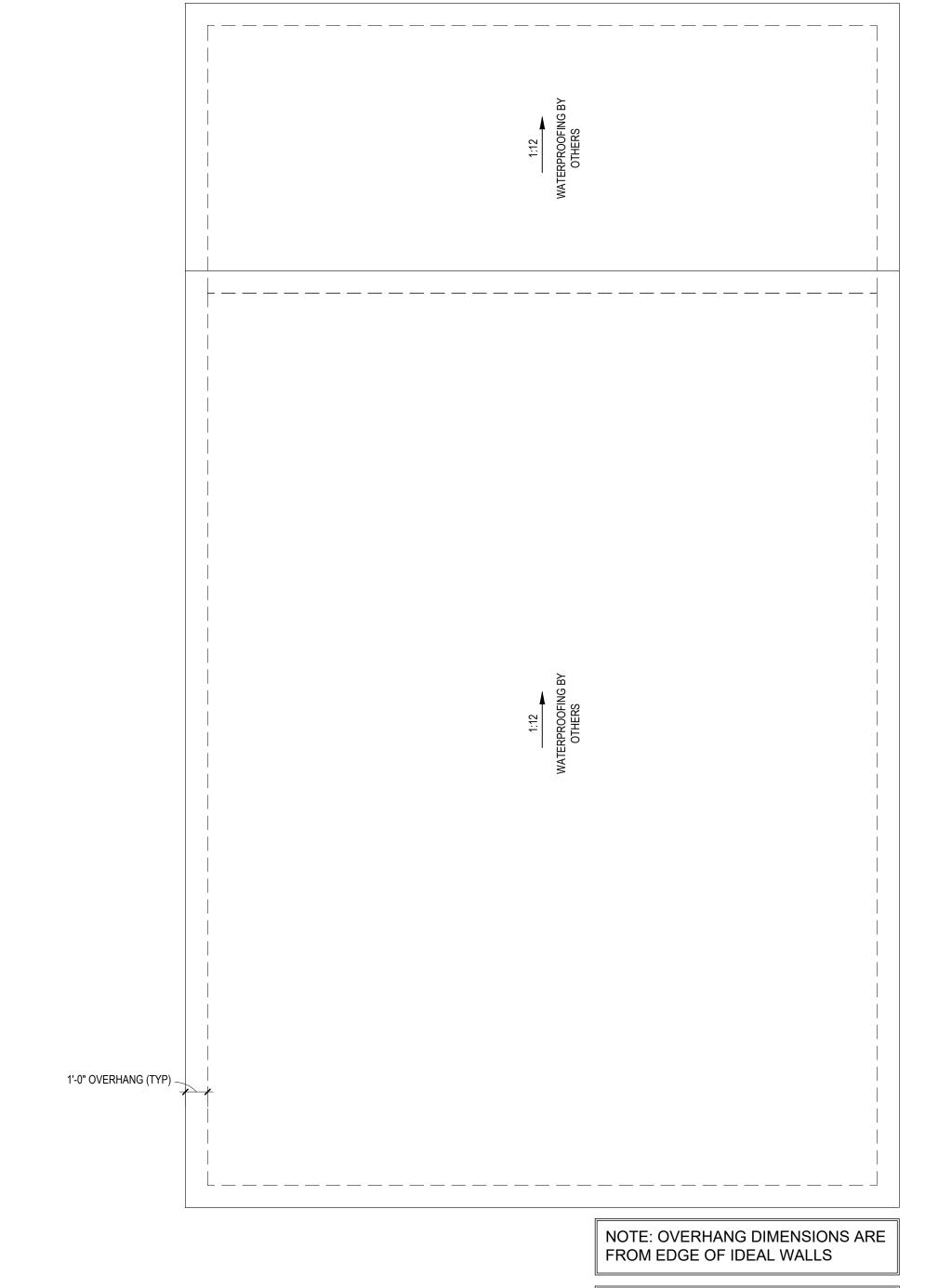
footage errors once construction has begun. 12. DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.

DRB2301-0229_A

09/29/2023 DRAWN/DESIGNED BY

CHECKED BY DRB SCALE 1/4" = 1'-0"

2ND_FLOOR



ROOF PLAN

1/4" = 1'-0"

NOTE: SEE STRUCTURAL PLANS FOR ATTIC VENTILATION CALCULATIONS

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

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.

5. 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 arriving out of such changes. 10. Written dimensions on these plans always have precedence over scaled dimensions.

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

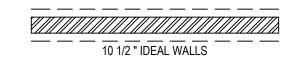
12. DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.

<u>PROJECT #</u>
DRB2301-0229_A

09/29/2023 DRAWN/DESIGNED BY

FOUNDATION PLAN

1/4" = 1'-0"

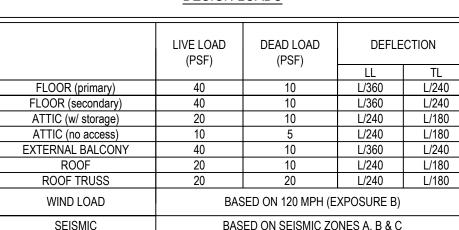


DESIGN LOADS

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLE	CTION	
	()	()	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. 2) 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 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)
- 4) 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).
- 5) 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
- 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
- 11) 1/2"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
- 12) 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.) 14) PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.3 OF THE 2018
- 15) MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION. 16) UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY
- ANCHORED TO THE FOUNDATION. 17) METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.



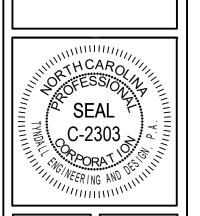


*Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precaution.

*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

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



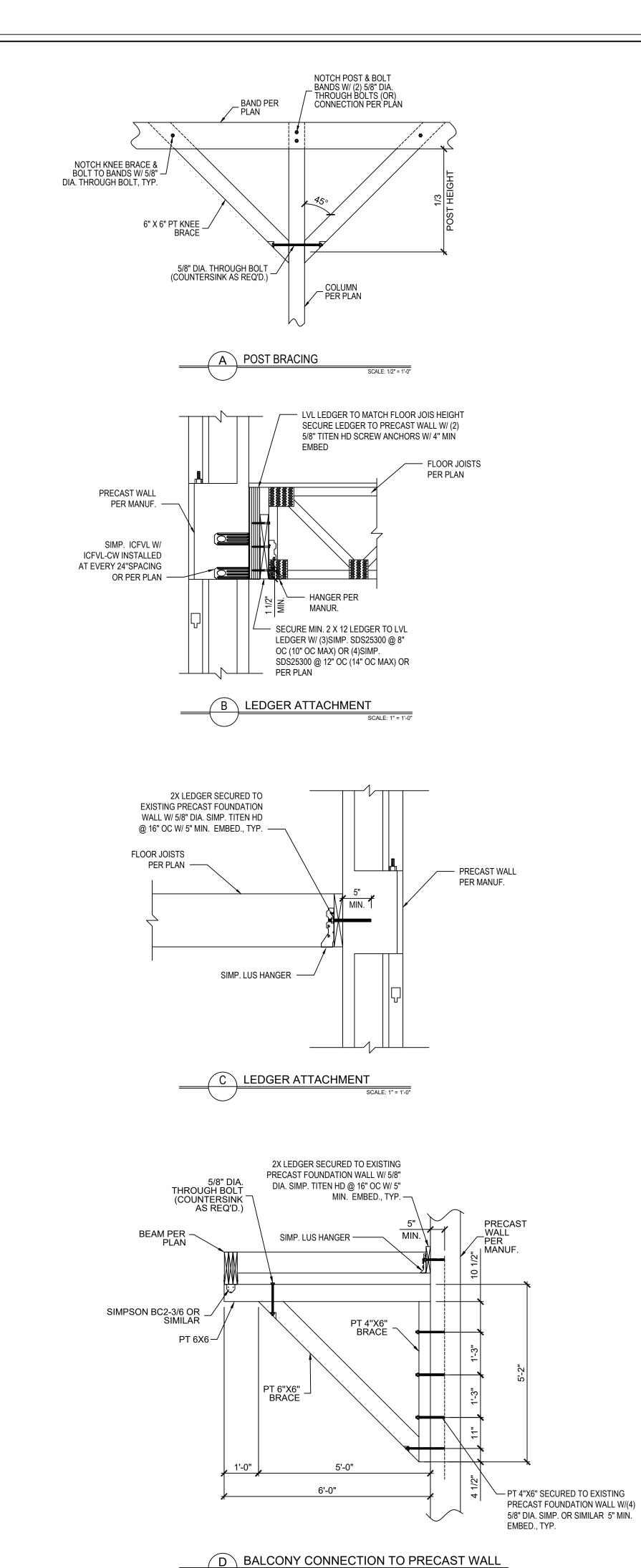
DRB2301-0229A 11/09/2023 DWG. Checked By:

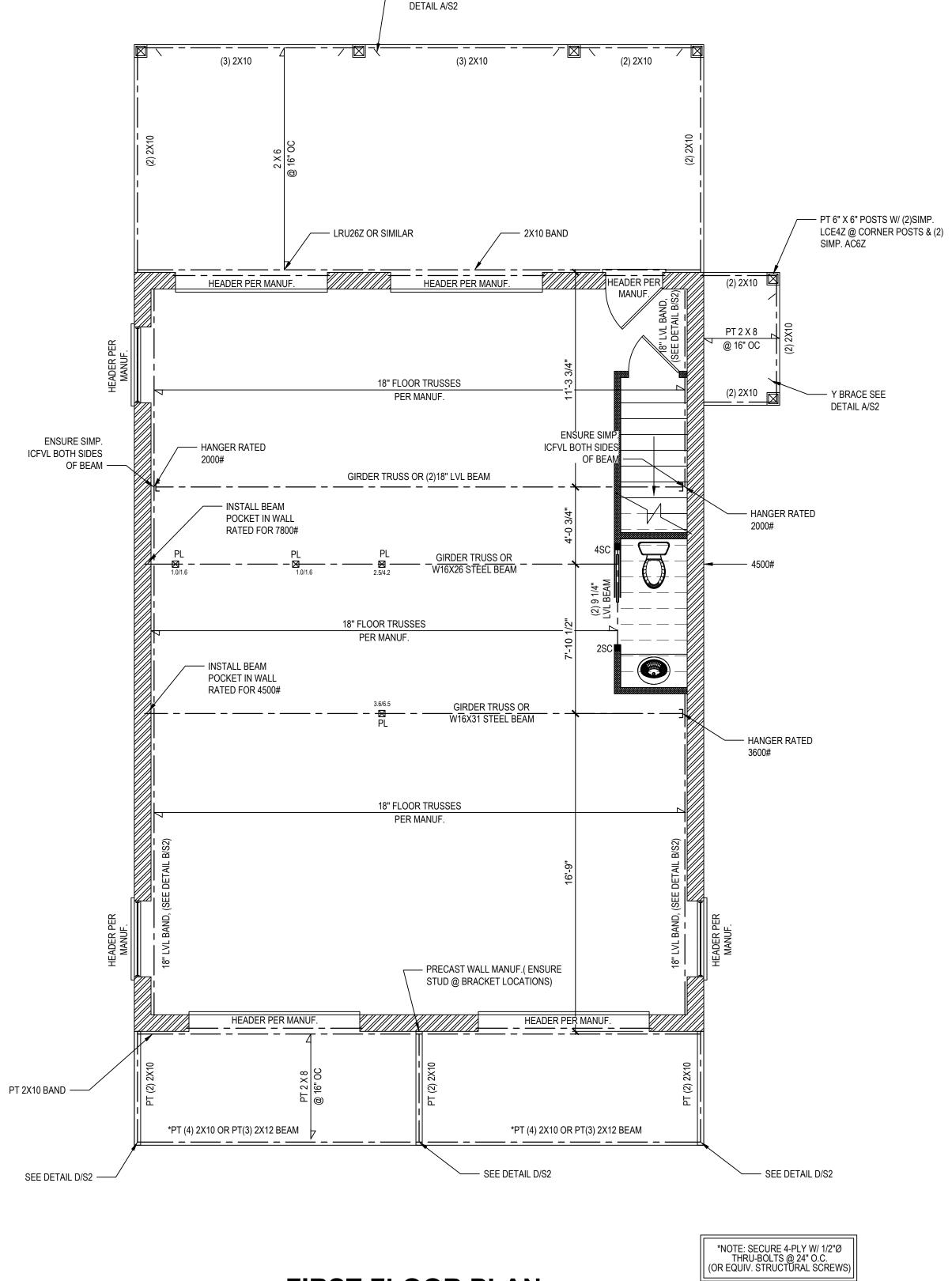
SEE PLAN

REVISIONS

Sheet Number

1 of 5





Y BRACE SEE



	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLE	CTION	
	(- /	(- /	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				

- 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) IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQUARE FOOTAGE PRIOR TO CONSTRUCTION. TYNDALL ENGINEERING & DESIGN, PA IS NOT RESPONSIBLE FOR DIMENSIONS
- ALL LSL LUMBER IS TO BE 1.55E (Fb = 2325 PSI)
- 4) 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).
- REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION
- OF ALL WALLS OVER 10'-0" IN HEIGHT.
- Fy = 50 KSI MIN. (UNO)
- ALL EXTERIOR LUMBER TO BE #2 SYP PT
- ALL CONCRETE, fc = 3000 PSI MIN.
- PRESUMPTIVE BEARING CAPACITY = 2000 PSF
- 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
- PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP
- AND BOTTOM OF PORCH COLUMNS. (U.N.O.) 14) PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.3 OF THE 2018
- LEAST HORIZONTAL DIMENSION.

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLE	CTION	
	()	()	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	BAS	ED ON SEISMIC ZO	NES A, B & C		

STRUCTURAL NOTES:

- 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)
- 5) 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
- ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50

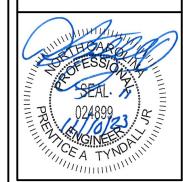
NEW WALLS

10 1/2 " IDEAL WALLS

- 11) 1/2"Ø ANCHOR BOLTS SPACED AT MAXIMUM OF 6'-0" O.C. AND NOT MORE
- 12) PSL COLUMNS DESIGNED WITH MAX. HEIGHT OF 9'-0" (UNO)
- 15) MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS
- 16) UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY
- ANCHORED TO THE FOUNDATION. 17) METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.

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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 beg







DRB2301-0229A 11/09/2023 MR DWG. Checked By:

SEE PLAN

REVISIONS

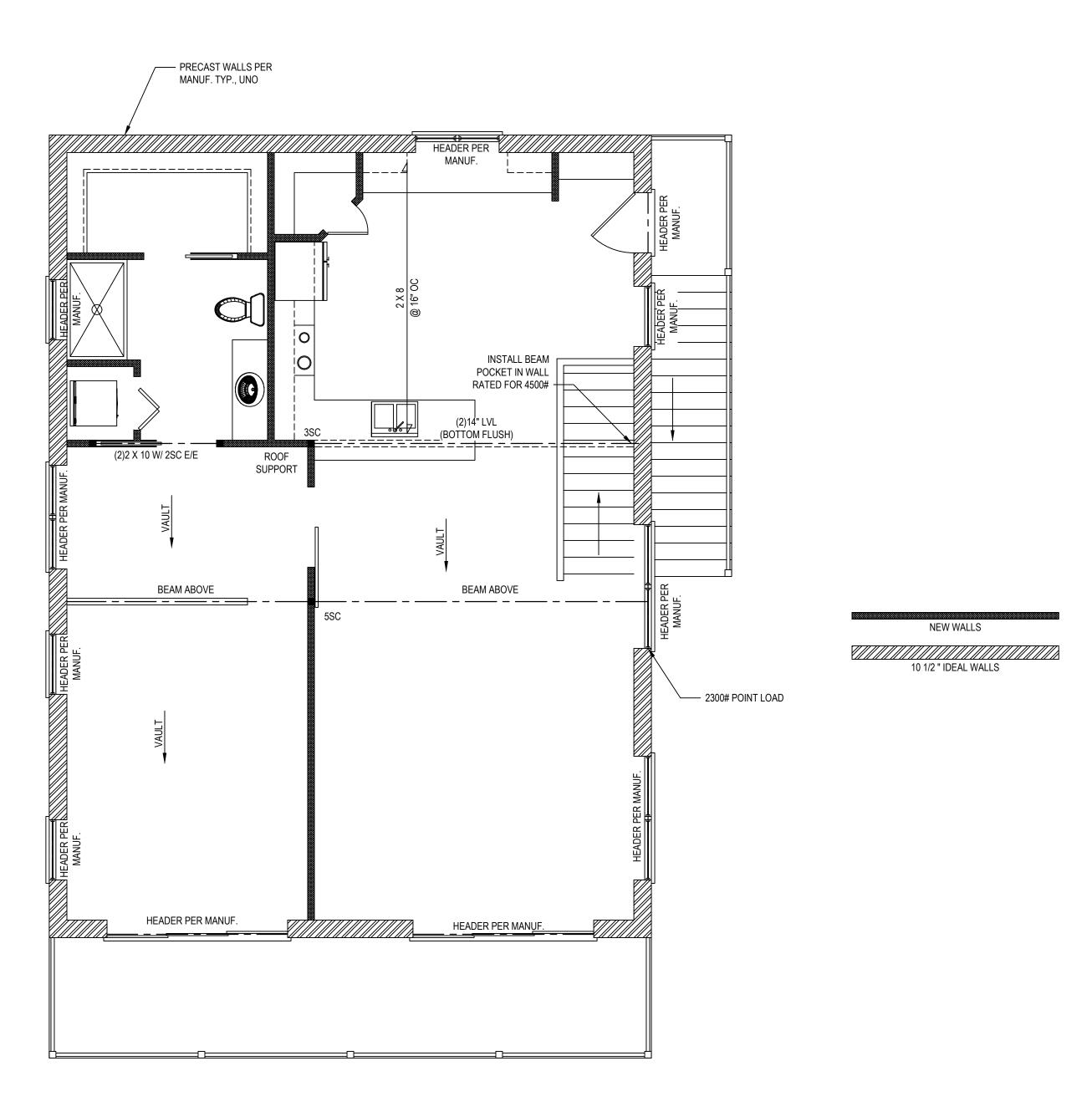
Sheet Number

2 of 5

FIRST FLOOR PLAN

CEILING HGT. = 11'-0"

1/4" = 1'-0"



DESIGN LOADS

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLE	CTION	
	(-)	(- /	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				

- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF "NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE", IN
- AND SQUARE FOOTAGE PRIOR TO CONSTRUCTION. TYNDALL ENGINEERING & DESIGN, PA IS NOT RESPONSIBLE FOR DIMENSIONS

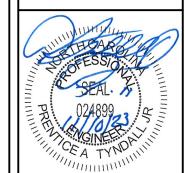
- (1) 2x4 JACK STUD (U.N.O.) AND KING STUDS PER TABLE R602.7.5, AND TOGETHER w/ (2) 10d NAILS @ 8" O.C., PROVIDED THAT THE TOP OF THE WINDOW HEIGHT IS 6'-8", MINIMUM BOTTOM OF THE WINDOW HEIGHT IS 1'-6". OTHERWISE REFER TO TABLES R602.7(1) AND R602.7(2).
- TO TABLES R602.7(1) AND R602.7(2) FOR JACK STUD REQUIREMENTS FOR HEADER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS
- REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION
- OF ALL WALLS OVER 10'-0" IN HEIGHT.
- Fy = 50 KSI MIN. (UNO)
- ALL CONCRETE, fc = 3000 PSI MIN.
- 11) 1/2"Ø ANCHOR BOLTS SPACED AT MAXIMUM OF 6'-0" O.C. AND NOT MORE PER PLATE SECTION. ANCHOR BOLTS SHALL BE SPACED AT 3'-0" O.C.
- 13) PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.)
- 14) PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.3 OF THE 2018
- LEAST HORIZONTAL DIMENSION.
- ANCHORED TO THE FOUNDATION.

	<u>BESIGN EGNES</u>					
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLE	CTION		
	,	,	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					



- ADDITION TO ALL LOCAL CODES AND REGULATIONS.
- 2) IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL 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) 4) ALL LOAD BEARING EXTERIOR WINDOW HEADERS ARE TO BE (2) 2x10 w/
- 5) ALL INTERIOR LOAD BEARING HEADERS TO BE (2) 2x10 (U.N.O.) REFER
- ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50
- ALL EXTERIOR LUMBER TO BE #2 SYP PT
- PRESUMPTIVE BEARING CAPACITY = 2000 PSF
- THAN 12" FROM THE CORNER. THERE SHALL BE A MINIMUM OF (2) BOLTS FOR BASEMENTS. ANCHOR BOLT SHALL EXTEND 7" INTO CONCRETE OR
- 12) PSL COLUMNS DESIGNED WITH MAX. HEIGHT OF 9'-0" (UNO)
- 15) MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS
- 16) UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY
- 17) METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.

*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. 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 begi







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SEE PLAN

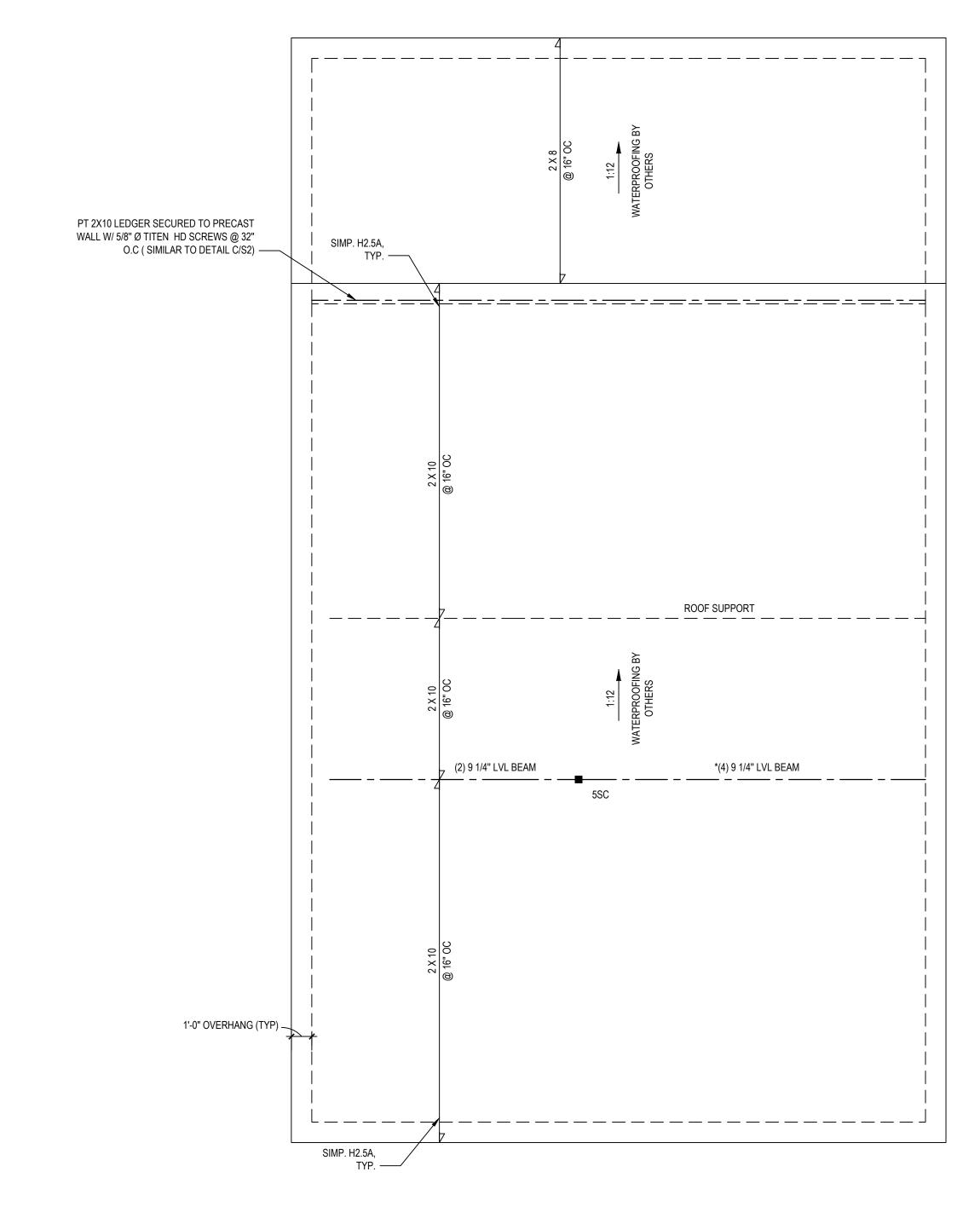
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SECOND FLOOR PLAN

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



ROOF PLAN1/4" = 1'-0"

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

1200 SQ. FT. OF ATTIC / 300 = 4 SQ. FT. INLETS/OUTLETS REQUIRED

CALCULATION BASED ON VENTILATORS USED AT LEAST 3'-0" ABOVE
 THE COMICE 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 * AT

* ATTIC VENTILATION CALCULATION

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

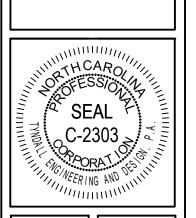
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CHUCK WILSON

WILSON GARAGE

ROOF PLAN

Project #:

DRB2301-0229A

Date:

11/09/2023

Engineered By:

MR

DWG. Checked By:

AM

Scale:
SEE DLAN

SEE PLAN

REVISIONS

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Date: Remarks

Sheet Number

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STRUCTURAL NOTES

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

2) DESIGN LOADS:

	LIVE LOAD DEAD LOAD DEFLECTION (PSF) (PSF)			CTION	
	(1.01)	(1 51)	LL	TL	
ALL FLOORS	40	10	L/360	L/240	
ATTIC (w/ walk up stairs)	30	10	L/360	L/240	
ATTIC (pull down access)	20	10	L/240	L/180	
ATTIC (no access)	10	5	L/240	L/180	
EXTERNAL BALCONY	40	10	L/360	L/240	
ROOF	20	10	L/240	L/180	
ROOF TRUSS	20	20	L/240	L/180	
WIND LOAD	BASED ON 120 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
- 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
- 6) ALL FRAMING LUMBER SHALL BE SYP #2 (Fb = 800 PSI, BASED ON 2x10) UNO.

THICKNESS, SOIL TYPE, AND UNBALANCED BACKFILL HEIGHT.

- 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"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.
- 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 1.5/12 36.0 LBS/SQFT FOR ROOF PITCHES 1.5/12 TO 6/12 18.0 LBS/SQFT FOR ROOF PITCHES 6/12 TO 12/12
- 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.)

**MEAN ROOF HEIGHT 30'-0" OR LESS

- 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.

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

* TABLE N1102.1 CLIMATE ZONES 3-5

- NO SCALE

 a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE. b. THE FENESTRATION U-FACTOR COLUMN EXCLUDED SKYLIGHTS. THE SOLAR HEAT GAIN COEFFICIENT
 - (SHGC) COLUMN APPLIES TO ALL GLAZED FENESTRATION.
 - c. "10/15" MEANS R-10 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME
 - OR R-15 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.

 d. FOR MONOLITHIC SLABS, INSULATION SHALL BE APPLIED FROM THE INSPECTION GAP DOWNWARD TO THE BOTTOM
 - OF THE FOOTING OR A MAXIMUM OF 24" BELOW GRADE WHICHEVER IS LESS. FOR FLOATING SLABS, INSULATION SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 24", WHICHEVER IS LESS. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. e. <u>DELETED</u>
 - f. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.7 AND TABLE N1101.7.
 - g. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY. R-19 MINIMUM. h. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 INSULATED
 - SHEATHING. *15+3* 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
 - 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 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 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-30 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-38 INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS OR INSULATION MUST EXTEND TO EITHER THE INSULATION BAFFLE OR WITHIN 1 INCH OF THE ATTIC ROOF DECK.

 1. R-30 SHALL BE DEEMED TO SATISFY THE WALL TOP PLATE AT THE EAVES. OTHERWISE R-38 INSULATION IS REQUIRED WHERE THE WITHIN 1 INCH OF THE ROOF: THERE THE INSULATION MUST FILL THE SPACE UP TO THE AIR BAFFLE.

 1. R-30 SHALL BE DEEMED TO SATISFY THE WALL TOP PLATE

 AT THE EAVES. OTHERWISE R-38 INSULATION EXTENDED WHERE THE SPACE IS LIMITED BY THE PITCH OF THE ROOF: THERE THE INSULATION MUST FILL THE SPACE UP TO THE AIR BAFFLE.

 1. R-30 SHALL BE DEEMED TO SATISFY THE CEILING INSULATION REVEALED OF THE WALL TOP PLATE

 AT THE EAVES. OTHERWISE R-38 INSULATION EXTENDED WHERE THE WALL TOP PLATE

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 - 9. BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.

DEFINITIONS FOR COMMON ABBREVIATIONS

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 OTH HORIZ = HORIZONTAL W = WIDE FLANGE BEAL	
GALV = GALVANIZED UNO = UNLESS NOTED OT	Л

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
- A. THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" AND THE DECK IS

ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH SECTION (4)

TO THE POST AND GIRDER WITH ONE 5/8"Ø HOT DIPPED GALVANIZED

- 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
- 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

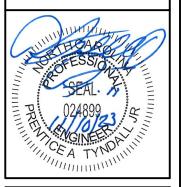
POSTS IN ACCORDANCE WITH THE FOLLOWING:

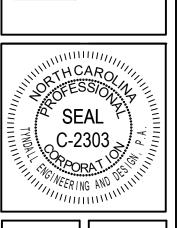
POST SIZE	MAX. TRIBUTARY AREA	MAX. POST HEIGHT	EMBEDMENT DEPTH	CONCRETE DIAMETER
4 x 4	48 SQ. FT.	4'-0"	2'-6"	1'-0"
6 x 6	120 SQ. FT.	6'-0"	3'-6"	1'-8"

- 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.

PER PLAN 9' MIN. FINISHED FLOOR FLOOR FLOOR FLOOR (3) 2X12 STRINGERS
(3) 2X12 STRINGERS
HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. * TYPICAL STAIRWAY DETAIL REFER TO SECTION R312 OF THE 2018 NCRC

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STANDARI DETAILS

DRB2301-0229A 11/09/2023 Engineered By: MR DWG. Checked By:

AMSEE PLAN REVISIONS Date:

Sheet Number

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