

MASON LANDING TOWNHOMES

PROJECT # DRB2201-0262_A
 DATE 10/10/2023
 DRAWN/DESIGNED BY MMB
 CHECKED BY DRB
 SCALE

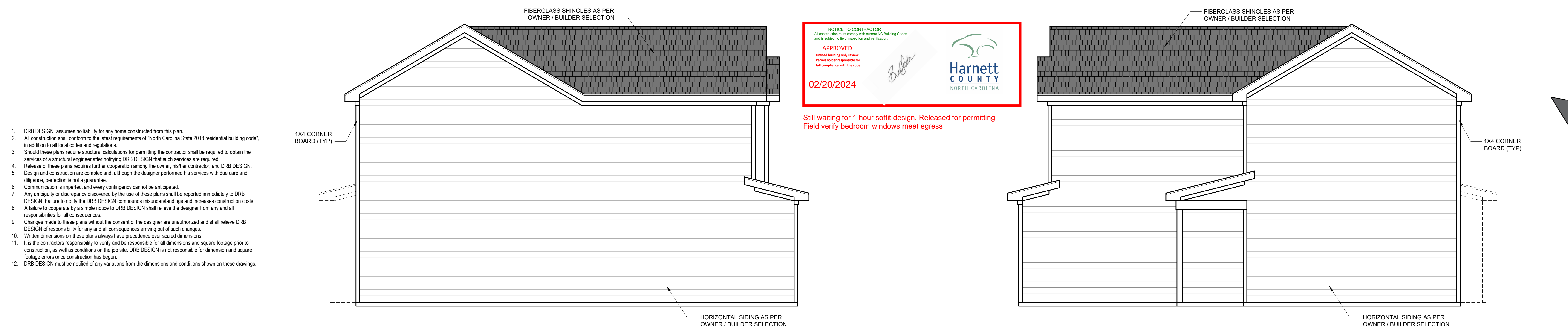
PROJECT NAME
 MASON LANDING TOWNHOMES
 drbhomedesign.com

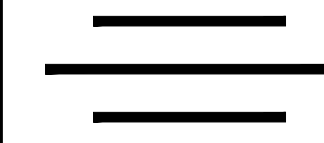
PROJECT NAME
 MASON LANDING TOWNHOMES

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

CLIENT NAME
 One27Design
 114 W. Main St.,
 Clayton, NC 27520
 matthew@one27design.com
 (919) 504-6387

SHEET NAME
 ELEVATIONS
 SHEET #
 1 of 5





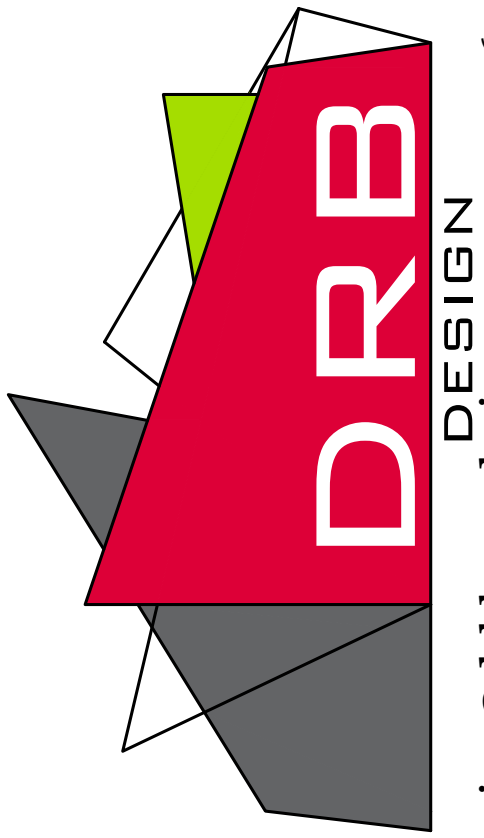
WWW
drbhomdesign.com



PROJECT NAME
MASON LANDING
TOWNHOMES



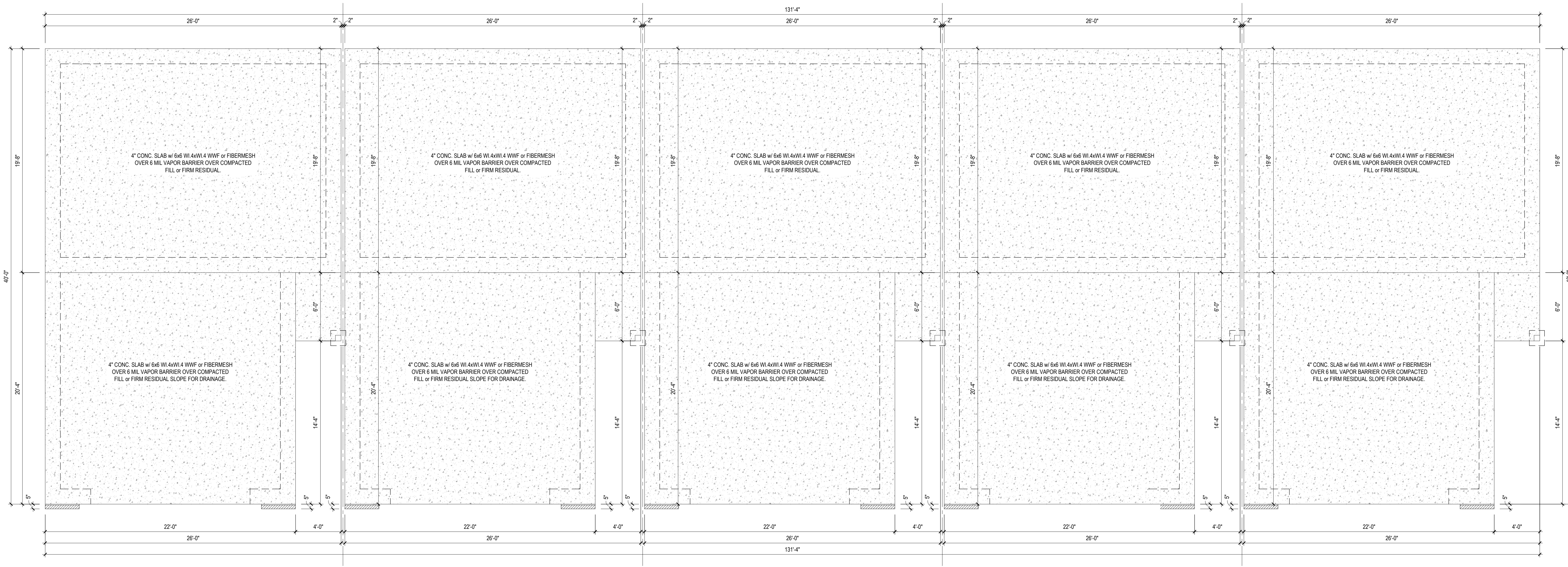
drbdesign@drbhomdesign.com 919.631.5979
250 Shipwash Dr Suite 105 Garner, NC 27529



CLIENT NAME
One27Design
114 W. Main St.,
Clayton, NC 27520
matthew@one27design.com
(919) 504-6387



SHEET NAME
FOUNDATION
SHEET #



FOUNDATION PLAN - ELEV. A
1/4" = 1'-0"

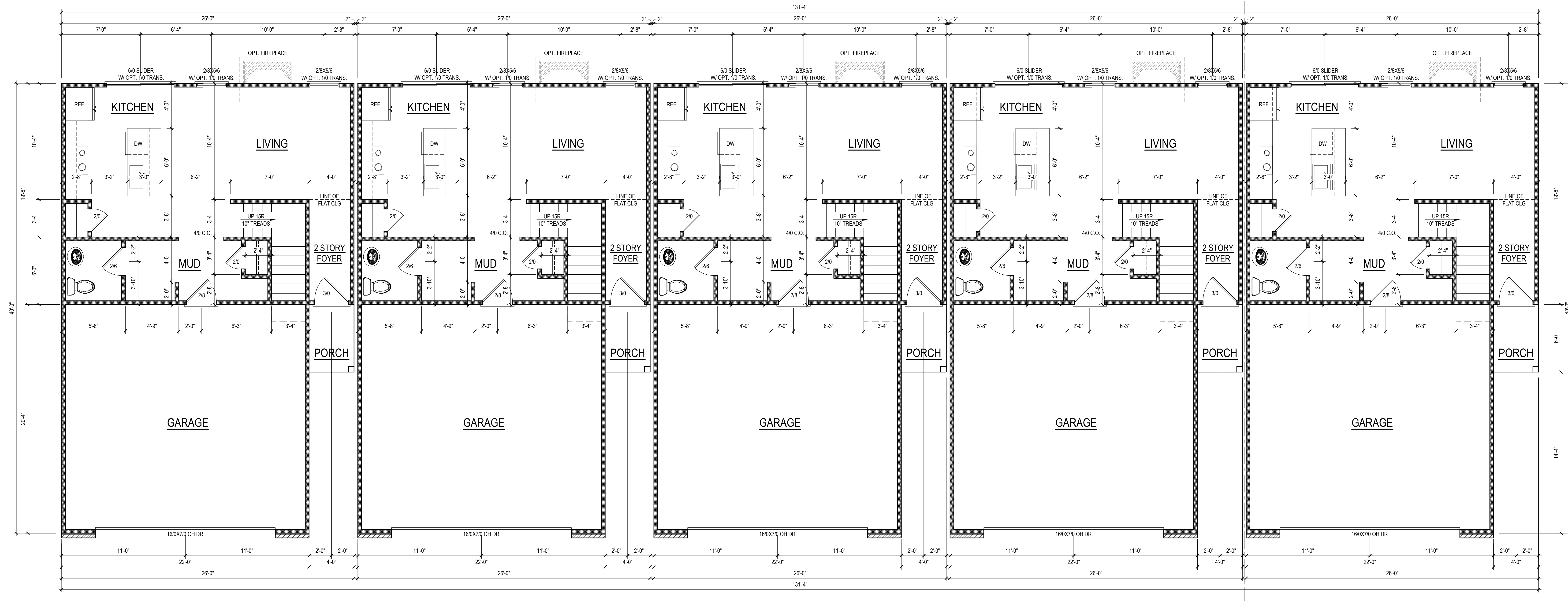
FOUNDATION PLAN - ELEV. B
1/4" = 1'-0"

FOUNDATION PLAN - ELEV. B
1/4" = 1'-0"

FOUNDATION PLAN - ELEV. B
1/4" = 1'-0"

FOUNDATION PLAN - ELEV. A
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.
- Communication is imperfect and every contingency cannot be anticipated.
- Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to DRB DESIGN. Failure to notify the DRB DESIGN compounds misunderstandings and increases construction costs.
- A failure to cooperate by a simple notice to DRB DESIGN shall relieve the designer from any and all responsibilities for all consequences.
- Changes made to these plans without the consent of the designer are unauthorized and shall relieve DRB DESIGN of responsibility for any and all consequences arising out of such changes.
- Written dimensions on these plans always have precedence over scaled dimensions.
- It is the contractor's responsibility to verify and be responsible for all dimensions and square footage prior to construction, as well as conditions on the job site. DRB DESIGN is not responsible for dimension and square footage errors once construction has begun.
- DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.



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

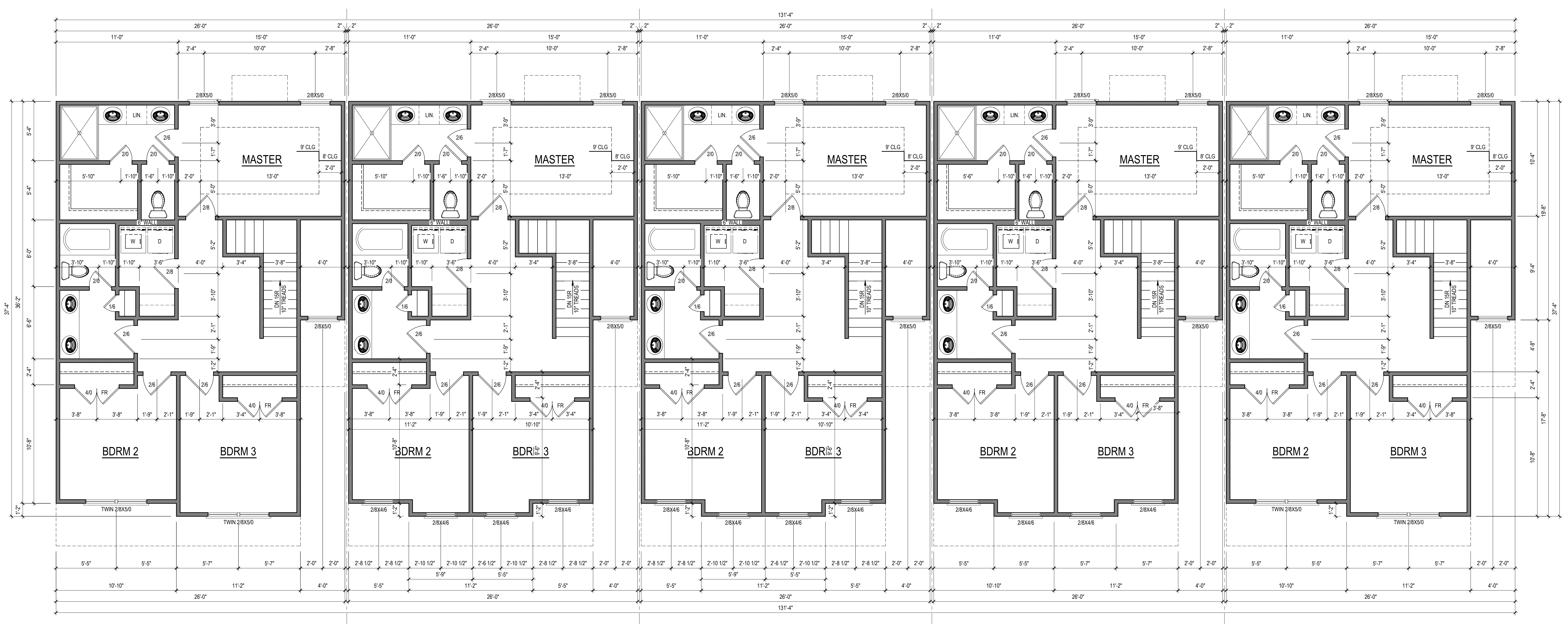
FIRST FLOOR PLAN - ELEV. B
1/4" = 1'-0" CLG. HGT. = 9'-0"

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

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

FIRST FLOOR PLAN - ELEV. A
1/4" = 1'-0" CLG. HGT. = 9'-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.
- Communication is imperfect and every contingency cannot be anticipated.
- Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to DRB DESIGN. Failure to notify the DRB DESIGN compounds misunderstandings and increases construction costs.
- A failure to cooperate by a simple notice to DRB DESIGN shall relieve the designer from any and all responsibilities for all consequences.
- Changes made to these plans without the consent of the designer are unauthorized and shall relieve DRB DESIGN of responsibility for any and all consequences arising out of such changes.
- Written dimensions on these plans always have precedence over scaled dimensions.
- It is the contractor's responsibility to verify and be responsible for all dimensions and square footage prior to construction, as well as conditions on the job site. DRB DESIGN is not responsible for dimension and square footage errors once construction has begun.
- DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.



SECOND FLOOR PLAN - ELEV. A
 1/4" = 1'-0"
 CLG. HGT. = 8'-0"

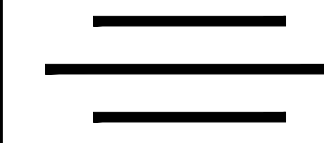
SECOND FLOOR PLAN - ELEV. B
 1/4" = 1'-0"
 CLG. HGT. = 8'-0"

SECOND FLOOR PLAN - ELEV. B
 1/4" = 1'-0"
 CLG. HGT. = 8'-0"

SECOND FLOOR PLAN - ELEV. B
 1/4" = 1'-0"
 CLG. HGT. = 8'-0"

SECOND FLOOR PLAN - ELEV. A
 1/4" = 1'-0"
 CLG. HGT. = 8'-0"

1. DRB DESIGN assumes no liability for any home constructed from this plan.
2. All construction shall conform to the latest requirements of "North Carolina State 2018 residential building code", in addition to all local codes and regulations.
3. Should these plans require structural calculations for permitting the contractor shall be required to obtain the services of a structural engineer after notifying DRB DESIGN that such services are required.
4. Release of these plans requires further cooperation among the owner, his/her contractor, and DRB DESIGN.
5. Design and construction are complex and, although the designer performed his services with due care and diligence, perfection is not a guarantee.
6. Communication is imperfect and every contingency cannot be anticipated.
7. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to DRB DESIGN. Failure to notify the DRB DESIGN compounds misunderstandings and increases construction costs.
8. A failure to cooperate by a simple notice to DRB DESIGN shall relieve the designer from any and all responsibilities for all consequences.
9. Changes made to these plans without the consent of the designer are unauthorized and shall relieve DRB DESIGN of responsibility for any and all consequences arising out of such changes.
10. Written dimensions on these plans always have precedence over scaled dimensions.
11. It is the contractor's responsibility to verify and be responsible for all dimensions and square footage prior to construction, as well as conditions on the job site. DRB DESIGN is not responsible for dimension and square footage errors once construction has begun.
12. DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.



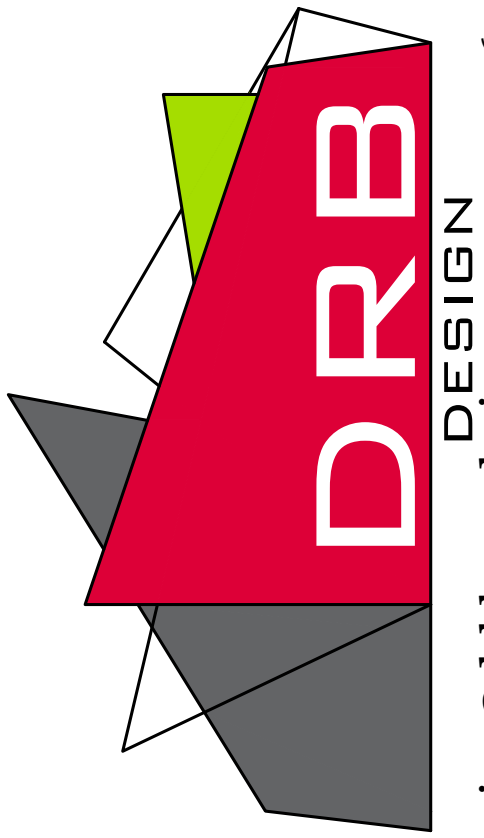
PRODUCT NAME
MASON LANDING
TOWNHOMES



PROJECT NAME
MASON LANDING
TOWNHOMES



CLIENT NAME
One27Design
114 W. Main St.,
Clayton, NC 27520
matthew@one27design.com
(919) 504-6387



CLIENT NAME
One27Design
114 W. Main St.,
Clayton, NC 27520
matthew@one27design.com
(919) 504-6387

CLIENT NAME
One27Design
114 W. Main St.,
Clayton, NC 27520
matthew@one27design.com
(919) 504-6387

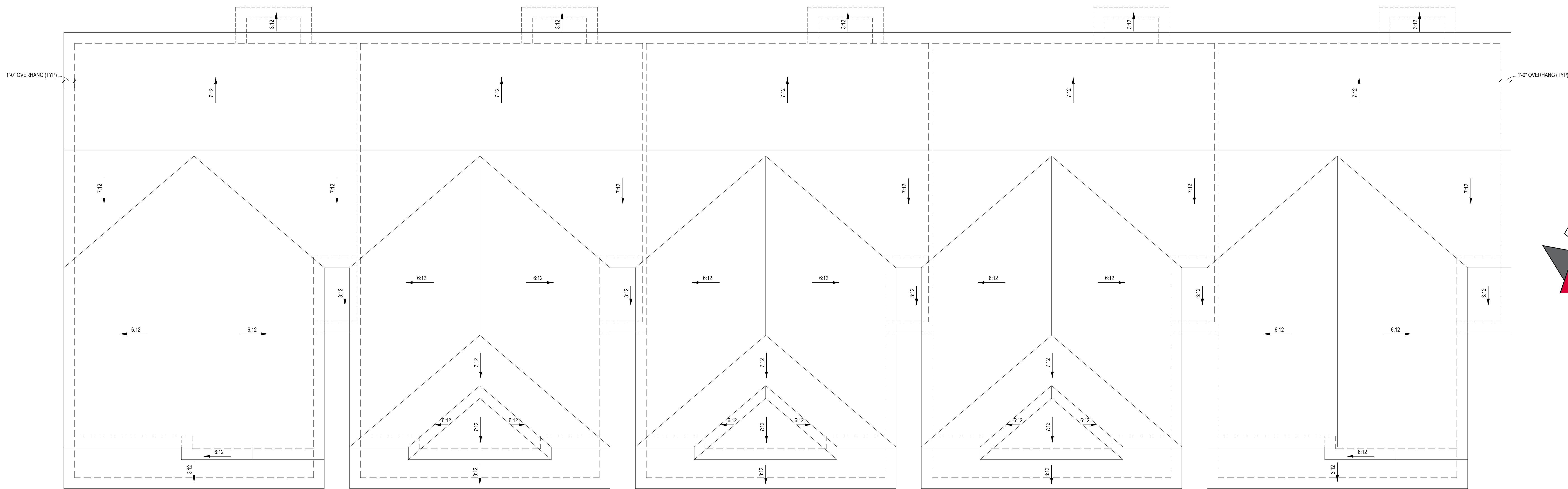


CLIENT NAME
One27Design
114 W. Main St.,
Clayton, NC 27520
matthew@one27design.com
(919) 504-6387

SHEET NAME
ROOF

SHEET #
5

of 5



ROOF PLAN - ELEV. A
1/4" = 1'-0"

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

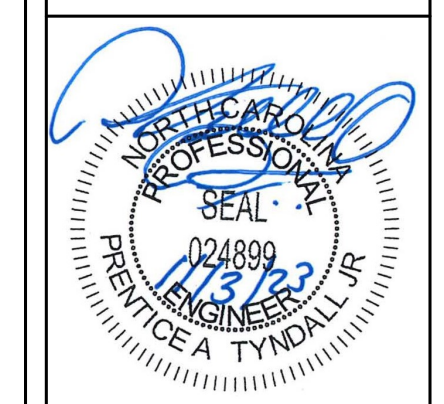
ROOF PLAN - ELEV. B
1/4" = 1'-0"

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

ROOF PLAN - ELEV. A
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.
- Communication is imperfect and every contingency cannot be anticipated.
- Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to DRB DESIGN. Failure to notify the DRB DESIGN compounds misunderstandings and increases construction costs.
- A failure to cooperate by a simple notice to DRB DESIGN shall relieve the designer from any and all responsibilities for all consequences.
- Changes made to these plans without the consent of the designer are unauthorized and shall relieve DRB DESIGN of responsibility for any and all consequences arising out of such changes.
- Written dimensions on these plans always have precedence over scaled dimensions.
- It is the contractor's responsibility to verify and be responsible for all dimensions and square footage prior to construction, as well as conditions on the job site. DRB DESIGN is not responsible for dimension and square footage errors once construction has begun.
- DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.

Engineers and does not include construction means, methods, techniques, sequences, procedures or safety precautions. Any decisions or interpretations on plans are to be made by the contractor. The contractor shall be responsible for the construction of the project. Tyn dall Engineering & Design, P.A. shall not be responsible for the construction of the project. Tyn dall Engineering & Design, P.A. shall not be responsible for the construction of the project.



TYNDALL
ENGINEERING & DESIGN, P.A.
280 Shephard Drive • Garner • North Carolina • 27524
www.tyndalldesign.com

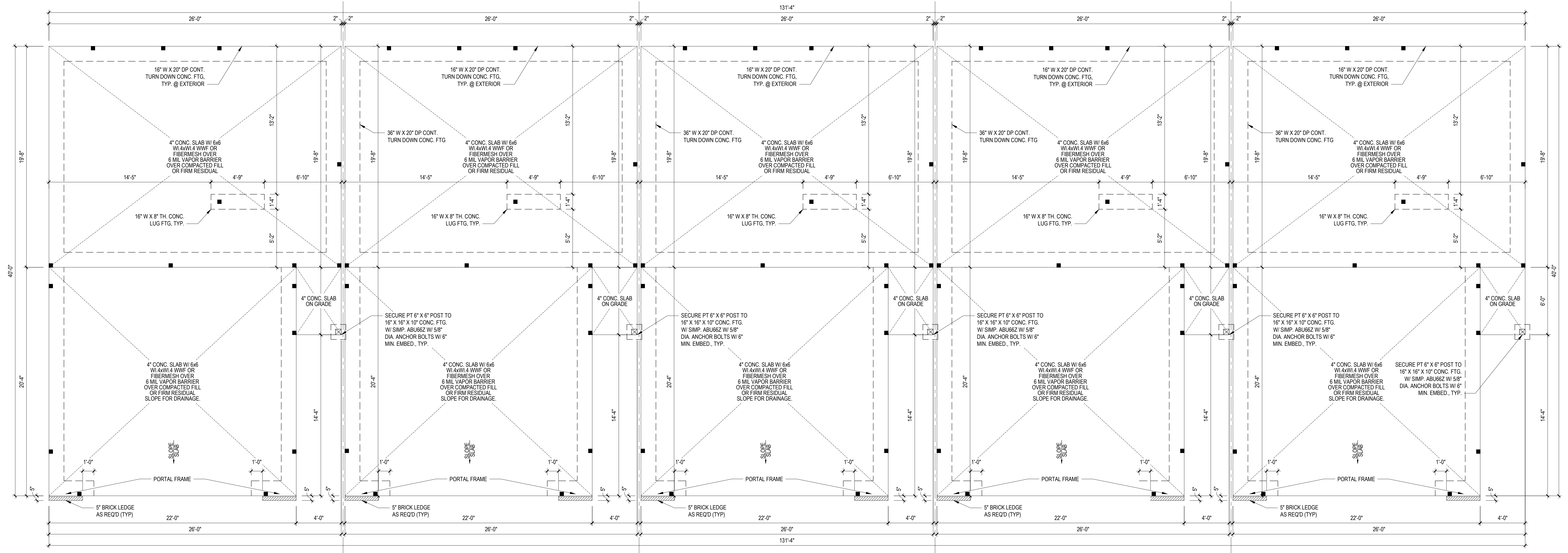
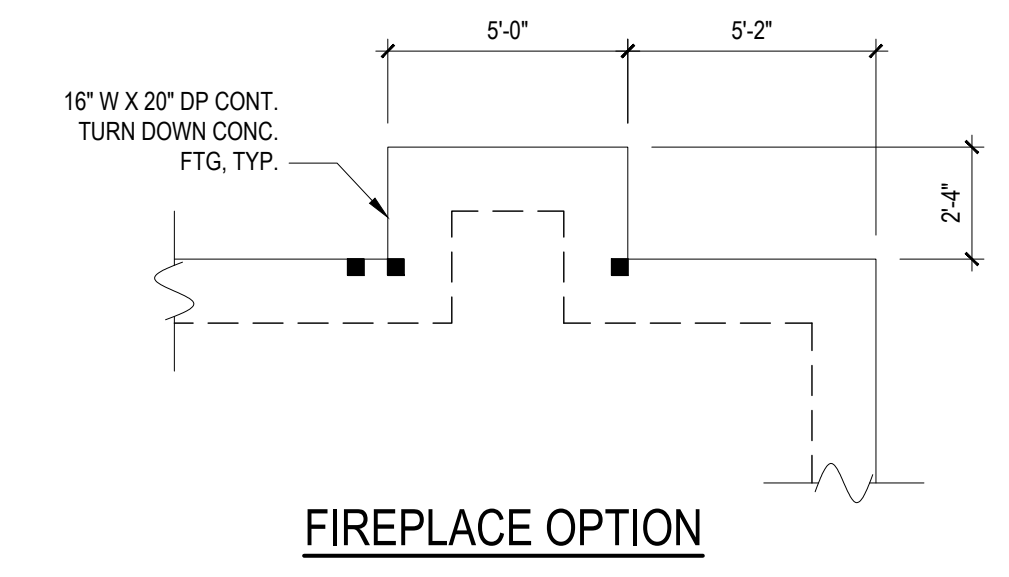
ONE27DESIGN
MASON LANDING TOWNHOMES

FOUNDATION PLAN

Project #: DRB2201-0262A
Date: 11/03/23
Engineered By: AJM
DWG. Checked By: PTH
Scale: SEE PLAN

REVISIONS		
No.	Date	Remarks

Sheet Number
S1
1 of 7



FOUNDATION PLAN - ELEV. A
1/4" = 1'-0"

FOUNDATION PLAN - ELEV. B
1/4" = 1'-0"

FOUNDATION PLAN - ELEV. B
1/4" = 1'-0"

FOUNDATION PLAN - ELEV. B
1/4" = 1'-0"

FOUNDATION PLAN - ELEV. A
1/4" = 1'-0"

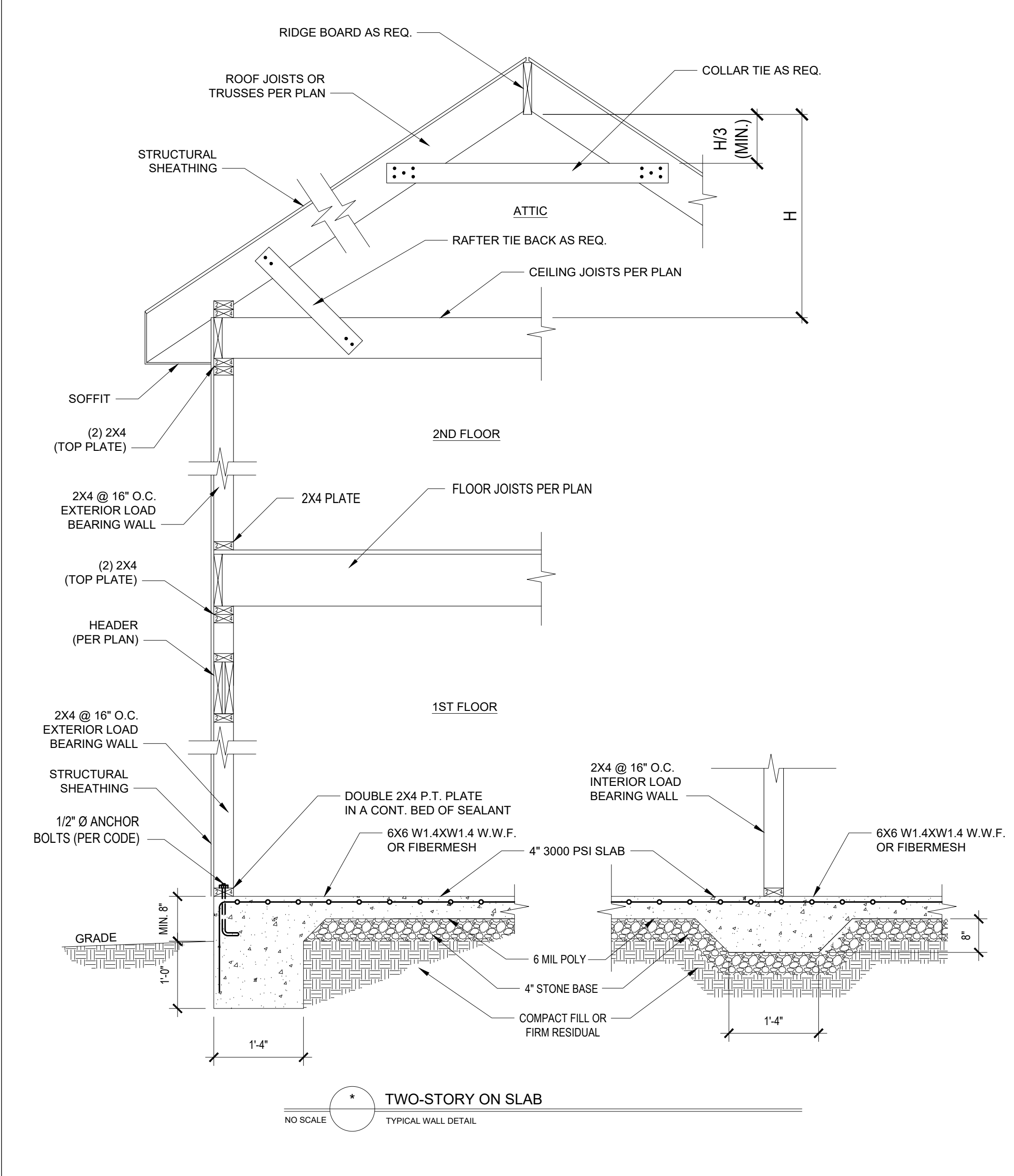
FILENAME: S:\VALERIE\07103\09\09\09\09_2023\DRB2201-0262\ONE27DESIGN\WHITE_OVA\CAU_FLT5\DRB2201-0262\ONE27DESIGN\WHITE_OVA\CAU_FLT5\DRB2201-0262\COMBINATIONS.LDW SWID BR: CHOMIE JUST FLAT DNE11/1/2023 8:24 AM

STRUCTURAL NOTES

- 1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF 'NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE'... 2) DESIGN LOADS: TABLE WITH LIVE LOAD (PSF), DEAD LOAD (PSF), DEFLECTION (LL, TL) for ALL FLOORS, ATTIC, EXTERNAL BALCONY, ROOF, WIND LOAD, SEISMIC.

DEFINITIONS FOR COMMON ABBREVIATIONS

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



1) MAXIMUM HEIGHT OF DECK SUPPORT POSTS AS FOLLOWS:

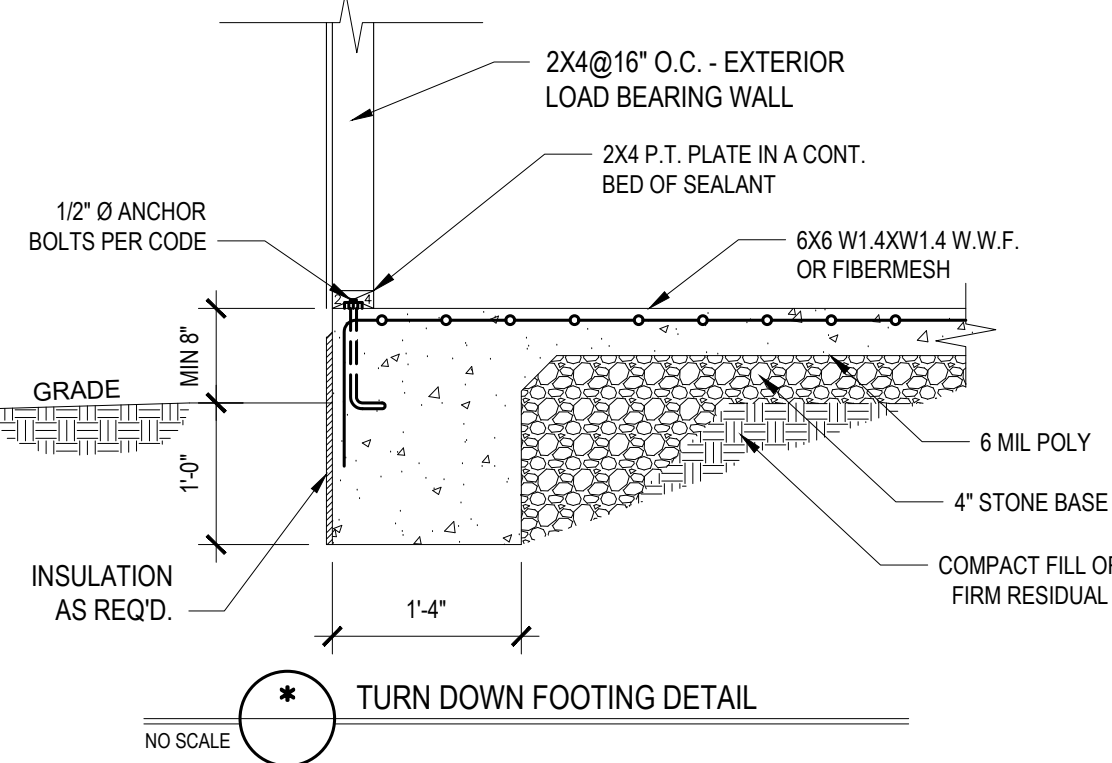
Table with columns: POST SIZE, MAX. POST HEIGHT. Rows: 4 x 4 (8'-0"), 6 x 6 (20'-0"), ** (OVER 20'-0").

- * THIS TABLE IS BASED ON NO. 2 TREATED SOUTHERN PINE POSTS... ** FROM TOP OF FOOTING TO BOTTOM OF GIRDER... *** SEAL BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT.

Table with columns: POST SIZE, MAX. TRIBUTARY AREA, MAX. POST HEIGHT, EMBEDMENT DEPTH, CONCRETE DIAMETER. Rows: 4 x 4, 6 x 6.

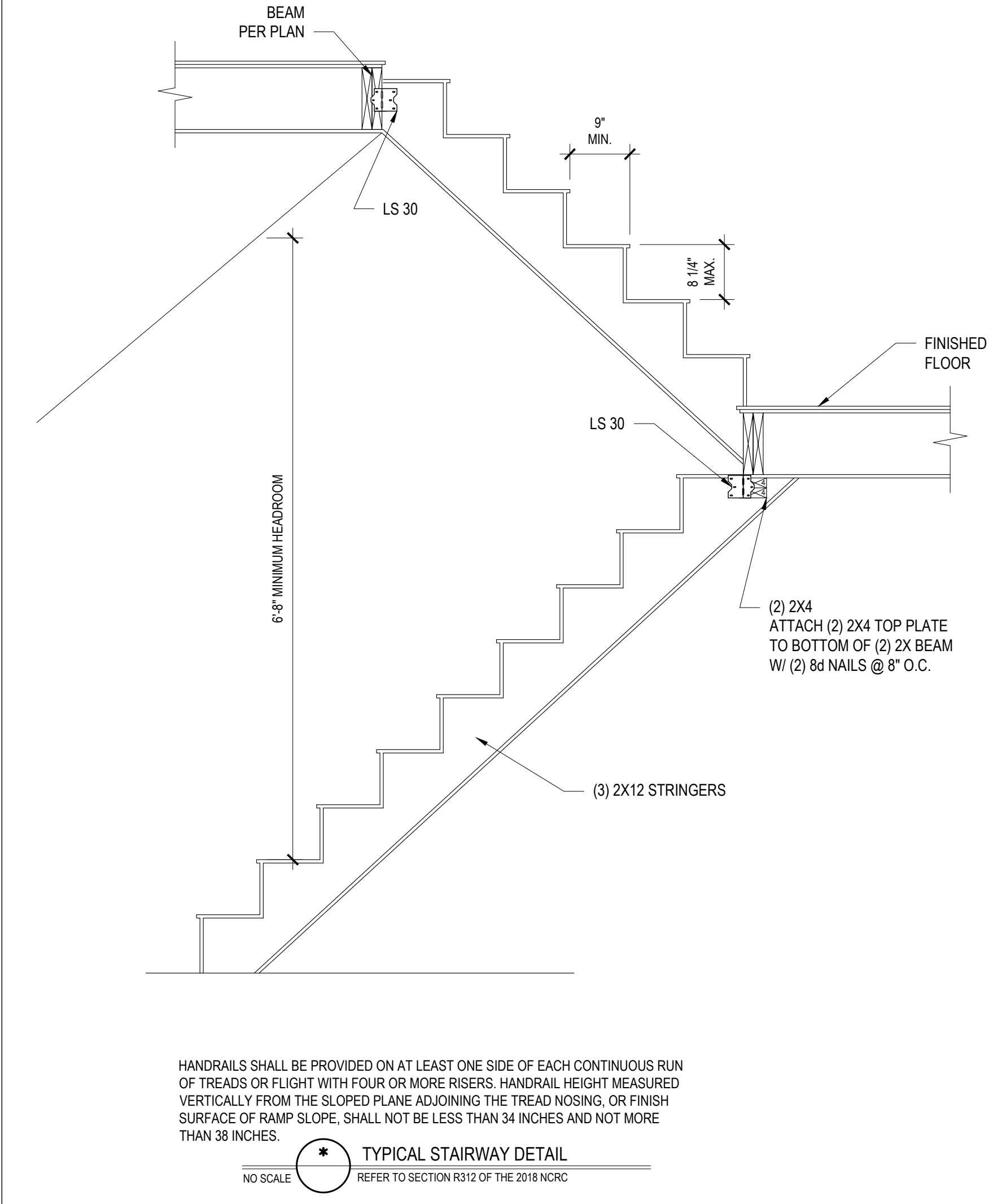
- D. 2 x 6 DIAGONAL VERTICAL CROSS BRACING MAY BE PROVIDED IN TWO (2) PERPENDICULAR DIRECTIONS FOR FREESTANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS... E. FOR EMBEDMENT OF PILES IN COASTAL REGIONS, SEE CHAPTER 46.

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



956.7 SQ. FT. OF ATTIC / 300 = 3.2 SQ. FT. INLETS/OUTLETS REQUIRED

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



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.

Professional Engineer seal for Tyndall Engineering & Design, P.A. License No. 20490, State of North Carolina.

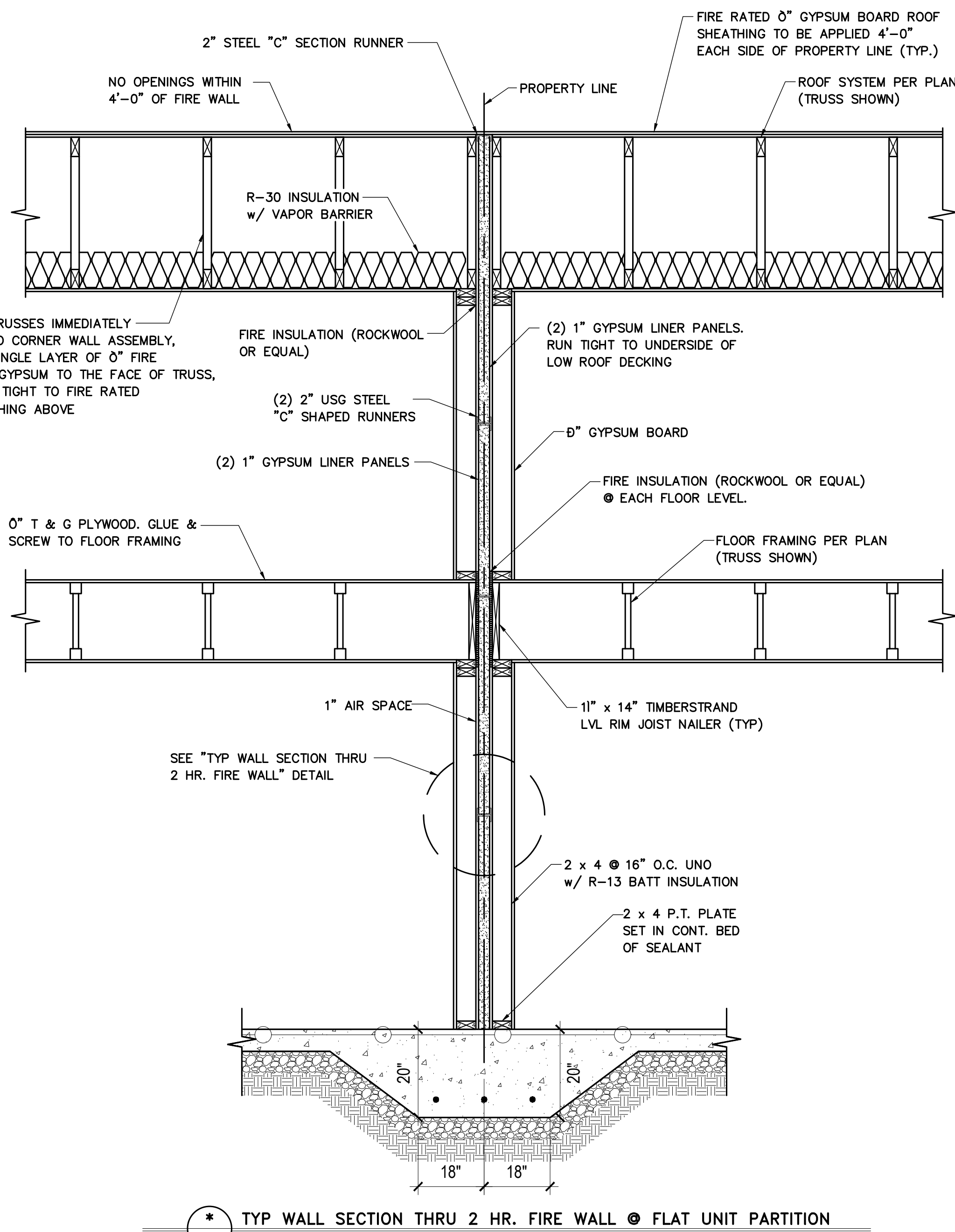
ONE27DESIGN logo and address: 246 Shawnee Drive - Garner, North Carolina 27539. Phone: 919.755.4455. Website: www.one27design.com

STANDARD DETAILS logo

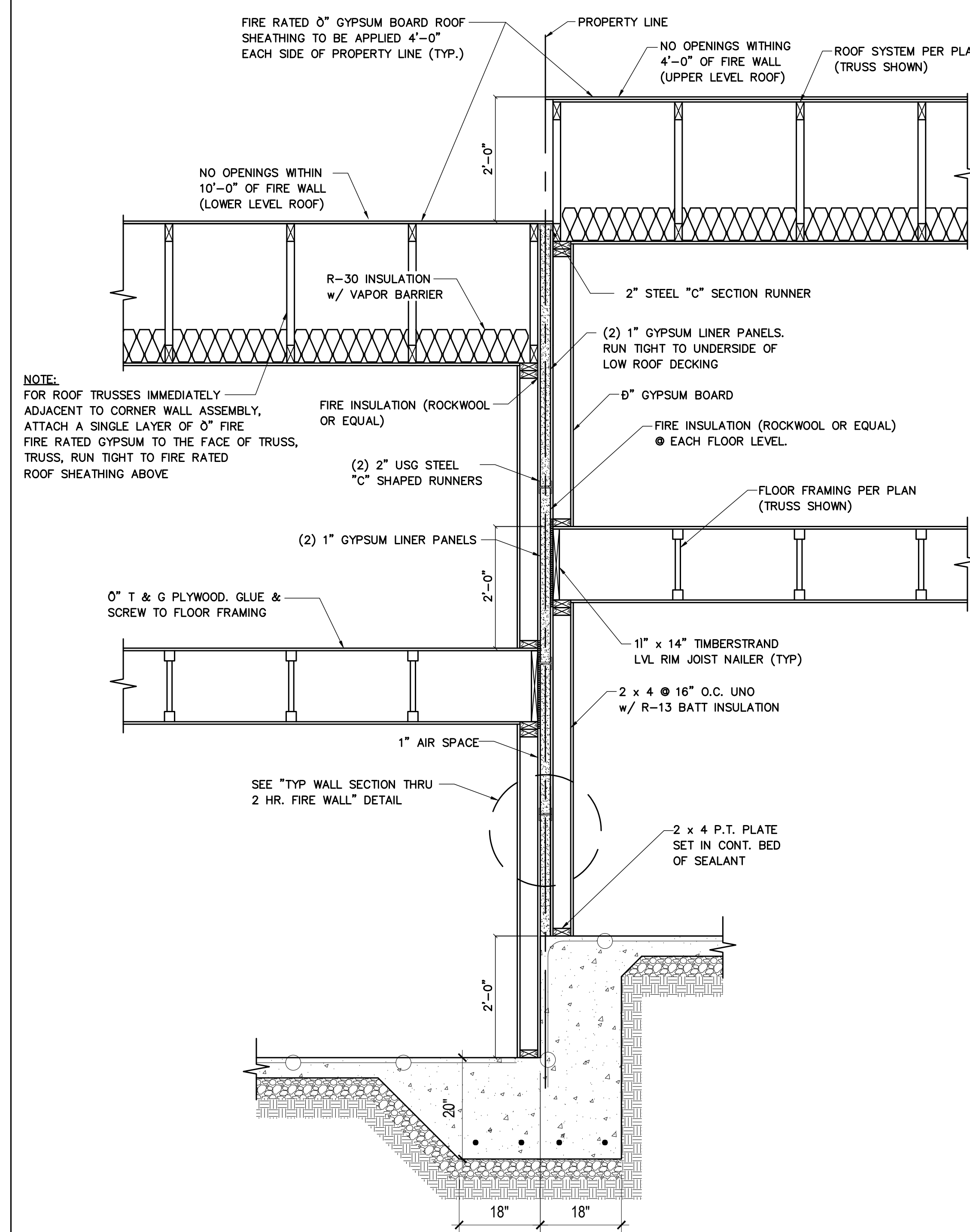
Project #: DRB2201-0262A, Date: 11/03/23, Engineer: AJM, DWG. checked by: PTH, Scale: SEE PLAN

REVISIONS table with columns: No., Date, Remarks. Sheet Number: D1, 5 of 7.

FILENAME: J:\IN\DRB_2023\DRB2201-0262_A_ONE27DESIGN\WHITE_DRAWING\001-CAL_FILES\DRB2201-0262_A_ONE27DESIGN_WHITE_DRAWING\LAST PLAT_DWG11/03/2023 5:24 PM



TYP WALL SECTION THRU 2 HR. FIRE WALL @ FLAT UNIT PARTITION
NO SCALE



TYP WALL SECTION THRU 2 HR. FIRE WALL @ STEPPED UNIT PARTITION
NO SCALE

SEPARATION WALL: (MAX HEIGHT = 66FT)

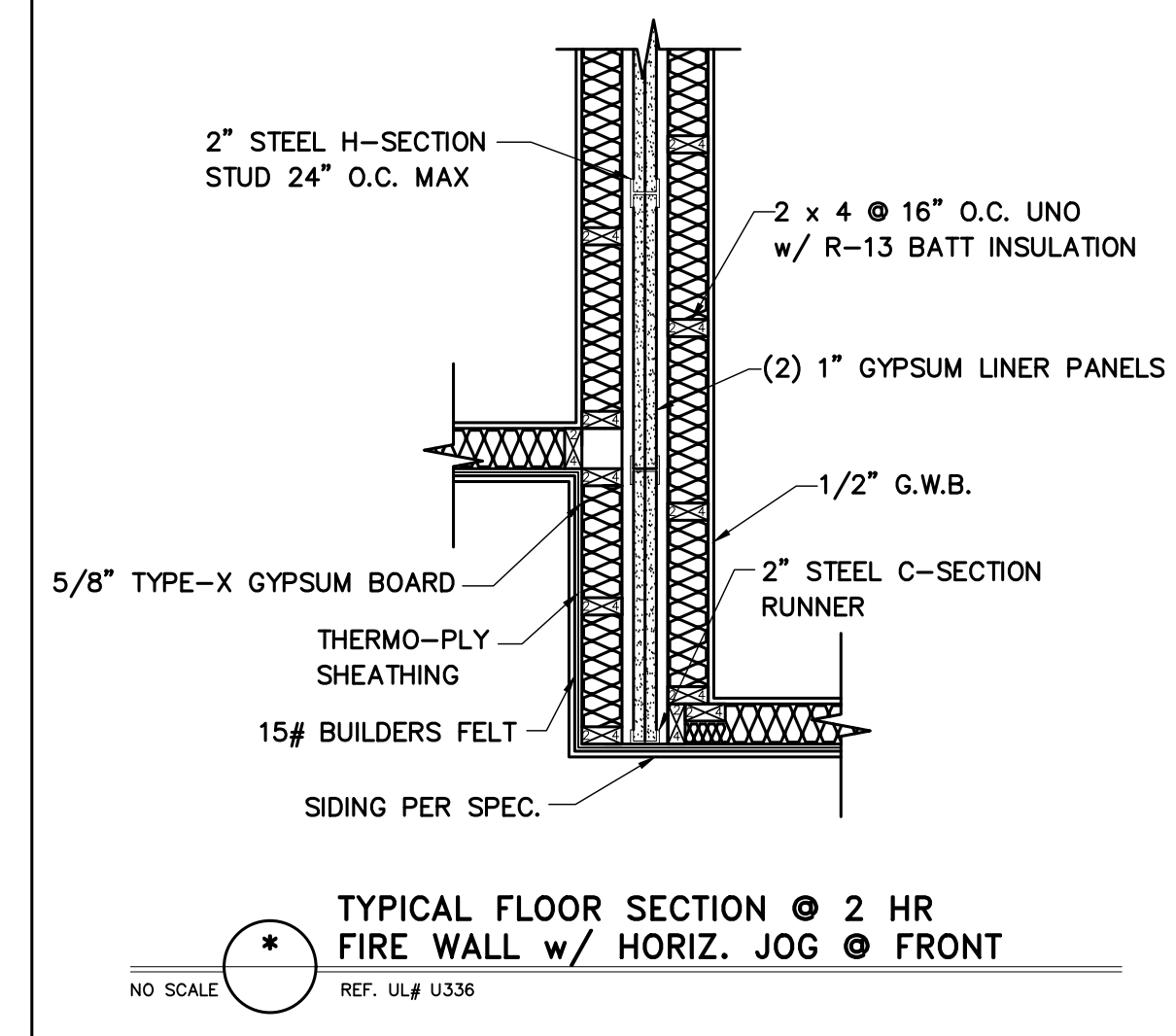
- FLOOR, INTERMEDIATE OR TOP ALL - 2" WIDE CHANNEL SHAPED WITH 1" LONG LEGS FORMED FROM NO. 25 MSG GALV. STEEL, SECURED WITH SUITABLE FASTENERS, SPACED AT 24" O.C.
 - METAL STUDS - STEEL MEMBERS FORMED FROM NO. 25 MSG GALV. STEEL HAVING "H" SHAPED FLANGES SPACED AT 24" O.C.; OVERALL DEPTH 2" AND FLANGE WIDTH 1-3/8".
 - GYPSON WALLBOARD - TWO LAYERS OF 1" THICK GYPSON WALLBOARD LINER PANELS, SUPPLIED IN NOM. 24" WIDTHS. VERTICAL EDGES OF PANELS FRICTION FITTED INTO "H" SHAPED STUDS. UNITED STATES GYPSON COMPANY - TYPE SLX
- PROTECTED WALL: (BEARING OR NON-BEARING)
- WOOD STUDS - NOM. 2x4 MAX SPACING 24" O.C. STUDS CROSS BRACED AT MID-HEIGHT WHERE NECESSARY FOR CLIP ATTACHMENT, MIN 3/4" SEPARATION BETWEEN WOOD FRAMING AND FIRE SEPARATION WALL.
 - GYPSON WALLBOARD - CLASSIFIED OR UNCLASSIFIED - MIN 1/2" THICK, 4'-0" WIDE, APPLIED EITHER HORIZONTALLY OR VERTICALLY. WALLBOARD ATTACHED TO STUDS WITH 1-1/4" LONG STEEL DRYWALL NAILS SPACED 8" O.C. VERTICAL JOINTS LOCATED OVER STUDS. (OPTIONAL) JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. NAIL HEADS COVERED WITH JOINT COMPOUND.
 - ATTACHMENT CLIPS - ALUMINUM ANGLE, 0.063" THICK, 2" WIDE WITH 2" AND 2-1/4" LEGS, CLIPS SECURED WITH TYPE S SCREWS 3/8" LONG TO "H" STUDS WITH MIN 1 TYPE W SCREWS 1-1/4" LONG TO WOOD FRAMING THROUGH HOLES PROVIDED IN CLIP.
 - CLIP PLACEMENT FOR SEPARATION WALLS UP TO 23'-0" HIGH. SPACE CLIPS A MAX OF 10'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS. CLIP PLACEMENT FOR SEPARATION WALLS FROM 24'-0" TO 44'-0" HIGH. SPACE CLIPS AS DESCRIBED IN "6A" FOR UPPER 24'-0". REMAINING WALL AREA BELOW REQUIRES CLIPS SPACED A MAX OF 5'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS.
 - CAULKING AND SEALANTS: A BEAD OF SEALANT APPLIED AROUND THE PARTITION PERIMETER, AND AT THE INTERFACE BETWEEN WOOD OR STEEL FRAMING AND GYPSON BOARD PANELS TO CREATE AN AIR BARRIER.

UL #U336 DESIGN
DWELLING UNIT SEPARATION WALLS SHALL FOLLOW THE PROVISIONS SET FORTH IN THE 2018 RESIDENTIAL BUILDING CODE IN SECTIONS R302 AND R317.

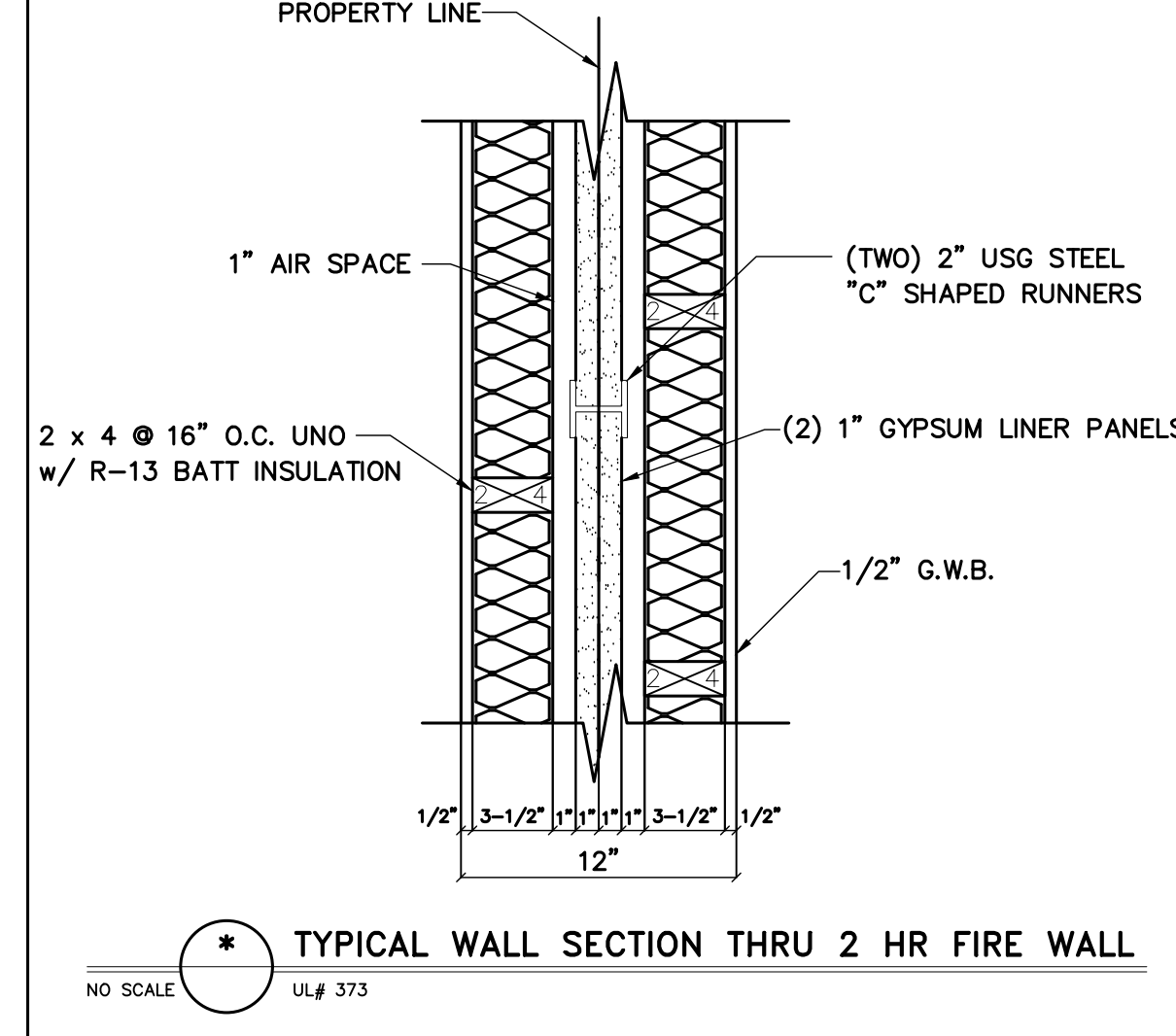
SEPARATION WALL: (MAX HEIGHT = 44FT)

- FLOOR, INTERMEDIATE OR TOP ALL - 2-3/16" WIDE CHANNEL SHAPED WITH 1" LONG LEGS FORMED FROM NO. 25 MSG GALV. STEEL, SECURED WITH SUITABLE FASTENERS, SPACED AT 24" O.C.
 - METAL STUDS - STEEL MEMBERS FORMED FROM NO. 25 MSG GALV. STEEL HAVING "H" SHAPED FLANGES SPACED AT 24" O.C.; OVERALL DEPTH 2-1/8" AND FLANGE WIDTH 1-1/2".
 - GYPSON WALLBOARD - TWO LAYERS OF 1" THICK GYPSON WALLBOARD LINER PANELS, SUPPLIED IN NOM. 24" WIDTHS. VERTICAL EDGES OF PANELS FRICTION FITTED INTO "H" SHAPED STUDS. GEORGIA-PACIFIC GYPSON LLC - TYPE TRSL, DGUSL.
- PROTECTED WALL: (BEARING OR NON-BEARING)
- WOOD STUDS - FOR 2 HR BEARING OR NONBEARING WALL RATING - NOM. 2x4 MAX SPACING 24" O.C. STUDS CROSS BRACED AT MID-HEIGHT WHERE NECESSARY FOR CLIP ATTACHMENT, MIN 3/4" SEPARATION BETWEEN WOOD FRAMING AND AREA SEPARATION WALL. FINISH RATING EVALUATED FOR WOOD STUDS ONLY.
 - GYPSON WALLBOARD - CLASSIFIED OR UNCLASSIFIED - MIN 1/2" THICK, 4'-0" WIDE, APPLIED EITHER HORIZONTALLY OR VERTICALLY. WALLBOARD ATTACHED TO WOOD STUDS WITH 1-1/4" LONG STEEL DRYWALL NAILS SPACED 12" O.C. VERTICAL JOINTS LOCATED OVER STUDS. (OPTIONAL) JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. NAIL OR SCREW HEADS COVERED WITH JOINT COMPOUND.
 - PLYWOOD SHEATHING OR OSB - AS AN ALTERNATE TO ITEM 5, NOM. 1/2" THICK OR GREATER PLYWOOD OR OSB APPLIED HORIZONTALLY OR VERTICALLY TO WOOD STUDS. VERTICAL JOINTS LOCATED OVER STUDS. HORIZONTAL JOINTS SHALL BE BUTTED TIGHT TO FORM A CLOSED JOINT. FASTENED TO STUDS WITH NAILS OR SCREWS OF SUFFICIENT LENGTH, SPACED 12" O.C. JOINTS AND FASTENER HEADS ARE NOT REQUIRED TO BE TREATED. ALUMINUM CLIPS SHALL BE SPACED AS DESCRIBED BY ITEM 6.
 - ATTACHMENT CLIPS - ALUMINUM ANGLE, 0.062" THICK, MIN. 2" WIDE WITH MIN. 2" AND 2-1/2" LEGS. CLIPS SECURED WITH MIN. 1 TYPE S SCREW 3/8" LONG TO "H" STUDS WITH MIN 1 TYPE W SCREW 1-1/4" LONG TO WOOD FRAMING THROUGH HOLES PROVIDED IN CLIP. CLIPS SPACED A MAX OF 10'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS FOR SEPARATION WALLS UP TO 23'-0" HIGH. FOR SEPARATION WALLS UP TO 44'-0" HIGH, CLIPS SPACED AS DESCRIBED ABOVE FOR THE UPPER 24'-0" AND THE REMAINING WALL AREA BELOW REQUIRES CLIPS SPACED A MAX 5'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS.
 - BATTS AND BLANKETS - PLACED IN STUD CAVITIES, ANY GLASS FIBER OR MINERAL WOOL INSULATION, MAX 3.0 PCF DENSITY, BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTENCE.

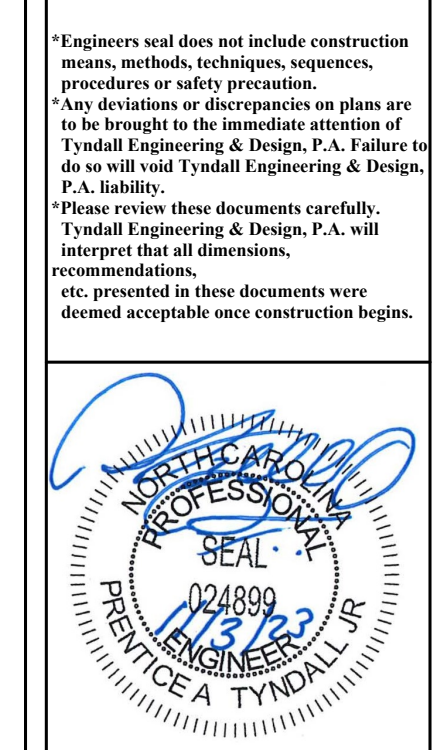
UL #U373 DESIGN
DWELLING UNIT SEPARATION WALLS SHALL FOLLOW THE PROVISIONS SET FORTH IN THE 2018 RESIDENTIAL BUILDING CODE IN SECTIONS R302 AND R317.



TYPICAL FLOOR SECTION @ 2 HR FIRE WALL w/ HORIZ. JOG @ FRONT
NO SCALE
REF: U# U336



TYPICAL WALL SECTION THRU 2 HR FIRE WALL
NO SCALE
U# 373



TYNDALL
ENGINEERING & DESIGN, P.A.
14717 E. US 1, #1100
Maitland, FL 32751
286 Sherman Drive • Geneva, NY 14456
www.tyndallengineering.com

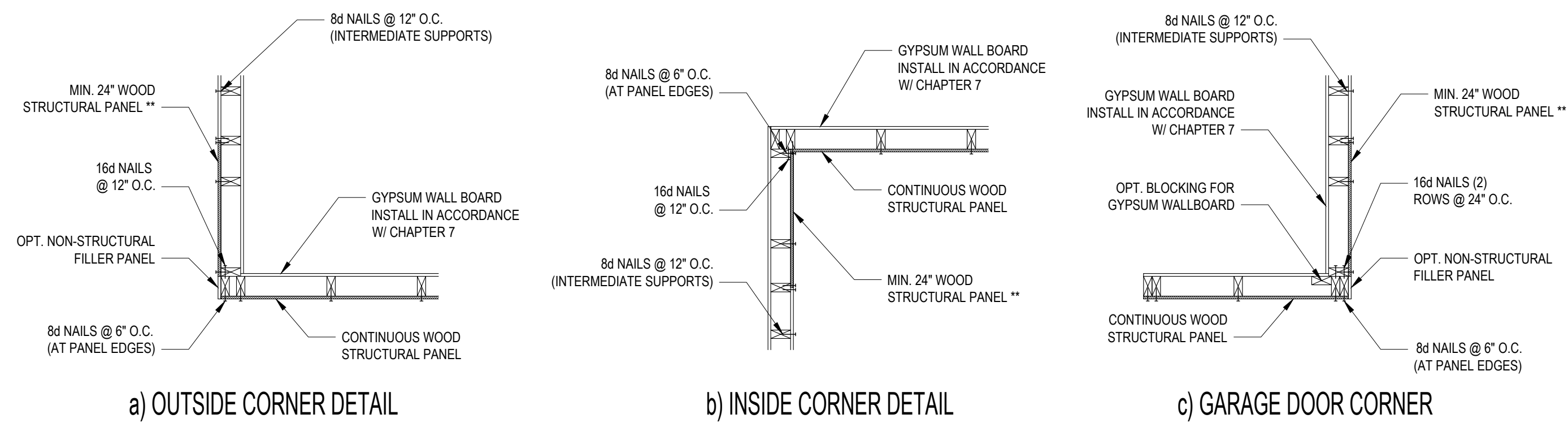
ONE27DESIGN
MASON LANDING TOWNHOMES

STANDARD DETAILS

Project #: DRB2201-0262A
Date: 11/03/23
Engineered By: AJM
DWG. Checked By: PTH
Scale: SEE PLAN

REVISIONS		
No.	Date	Remarks

Sheet Number
D2
6 of 7



** IN LIEU OF THE 2" (MIN.) CORNER RETURN, A HOLD-DOWN DEVICE WITH A MINIMUM UPLIFT DESIGN VALUE OF 800# SHALL BE FASTENED TO THE CORNER STUD AND TO THE FOUNDATION OR FRAMING BELOW.

B1: TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING
NO SCALE

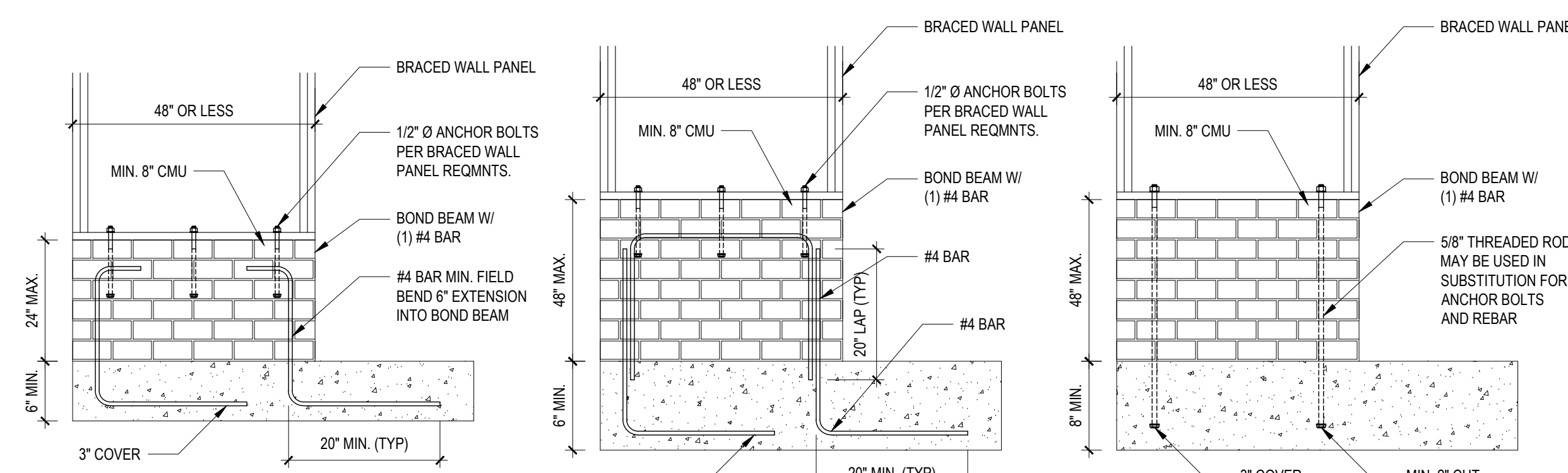
STRUCTURAL SHEATHING NOTES

- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 100 MPH OR LESS.
- WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10.3 OF THE 2018 NRC.
- BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3. REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.
- 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" (SHEATHING) OR 4'-0" (CONTINUOUS SHEATHING).
- 3/8" WOOD STRUCTURAL PANEL (WSP) SECURE W/ 6d COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS-WSP METHOD AS PRESCRIBED IN SECTION R602.10.3 (UNO).
- ALL SHEATHABLE SURFACES OF EXTERIOR WALLS INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS SHALL BE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANEL (WSP) SHEATHING WITH A MINIMUM THICKNESS OF 3/8" SHEATHING SHALL BE SECURED WITH MINIMUM 6d COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND SPACED AT 12" O.C. AT INTERMEDIATE SUPPORTS.
- MINIMUM BRACED WALL PANEL LENGTHS WITH CS-WSP METHOD SHALL BE AS FOLLOWS:
 - 20' ADJACENT TO OPENINGS NOT MORE THAN 67% OF WALL HEIGHT
 - 30' ADJACENT TO OPENINGS GREATER THAN 67% AND LESS THAN 85% OF WALL HEIGHT
 - 45' FOR OPENINGS GREATER THAN 85% OF WALL HEIGHT
- SHEATH INTERIOR AND EXTERIOR.
- FOR CS-WSP METHOD, A MINIMUM 2x4 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 4x4 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.

METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION	
			@ PANEL EDGES	@ INTERMEDIATE SUPPORTS
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.
GB	GYPSUM BOARD	1/2"	5d COOLER NAIL** @ 7" O.C.	5d COOLER NAIL** @ 7" O.C.
WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.

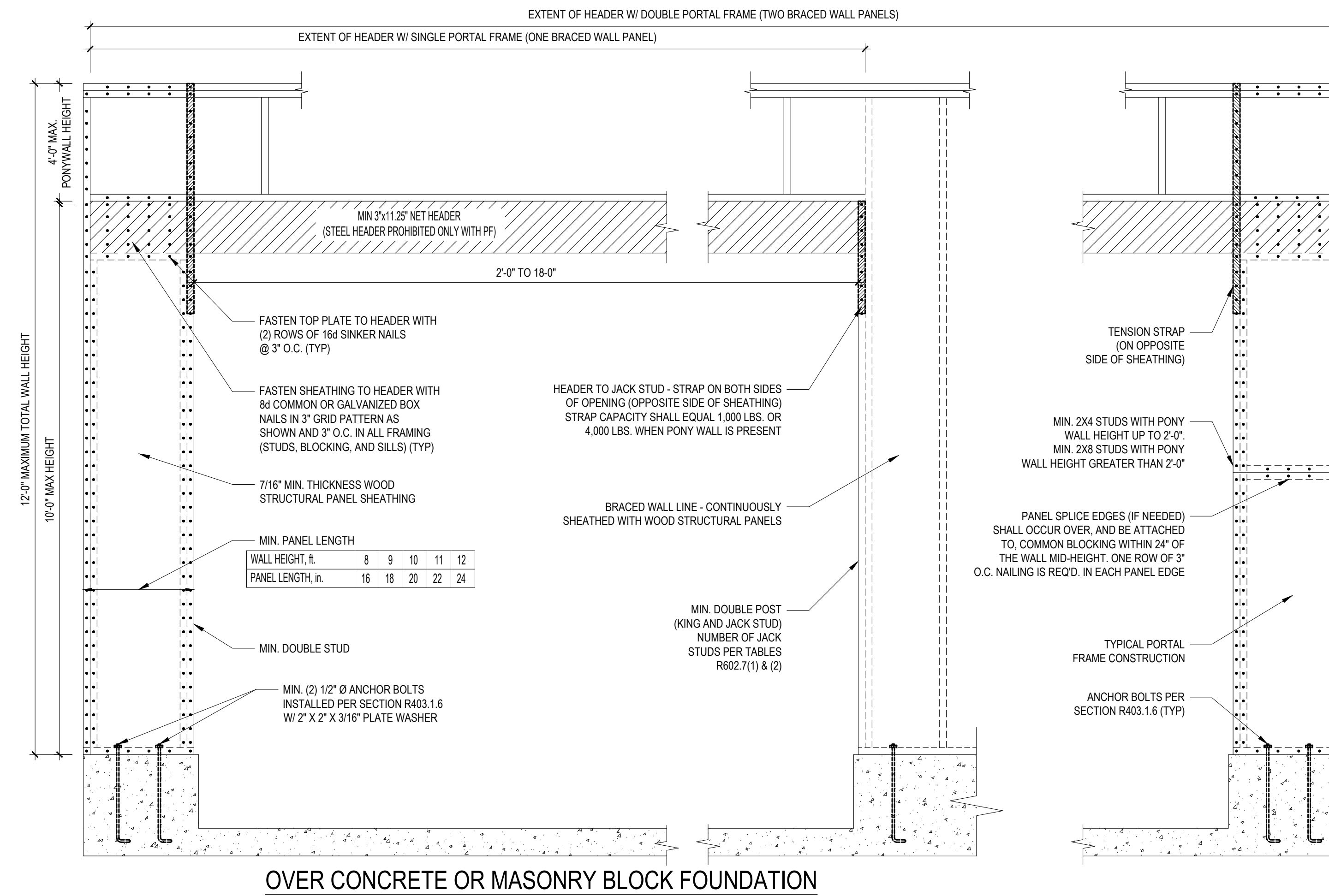
**OR EQUIVALENT PER TABLE R702.3.5

B3: BRACE WALL PANEL CONNECTIONS
NO SCALE



B4: MASONRY STEM WALL SUPPORTING BRACED WALL PANELS

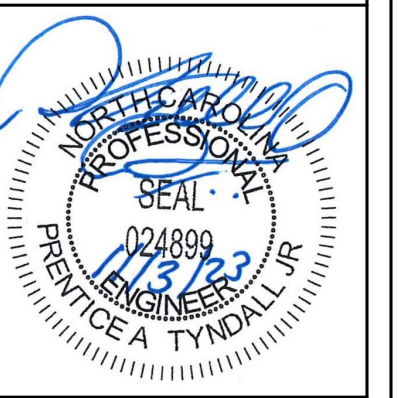
FIGURE R602.10.4.3 OF THE 2018 NRC
NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS



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

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

Engineers and does not include construction means, methods, techniques, sequences, procedures or safety precautions. Any decisions or determinations on plans are to be made by the contractor. Tyndall Engineering & Design, P.A. is not responsible for any errors or omissions in this document. Tyndall Engineering & Design, P.A. is not responsible for any errors or omissions in this document. Tyndall Engineering & Design, P.A. is not responsible for any errors or omissions in this document. Tyndall Engineering & Design, P.A. is not responsible for any errors or omissions in this document.



TYNDALL
ENGINEERING & DESIGN, P.A.
197 FIVE OAKS • FIVE FIVE ROAD
280 SHEWAN DRIVE • GAITHERSBURG, NORTH CAROLINA 27839
www.tyndallengineering.com

ONE27DESIGN

MASON LANDING TOWNHOMES

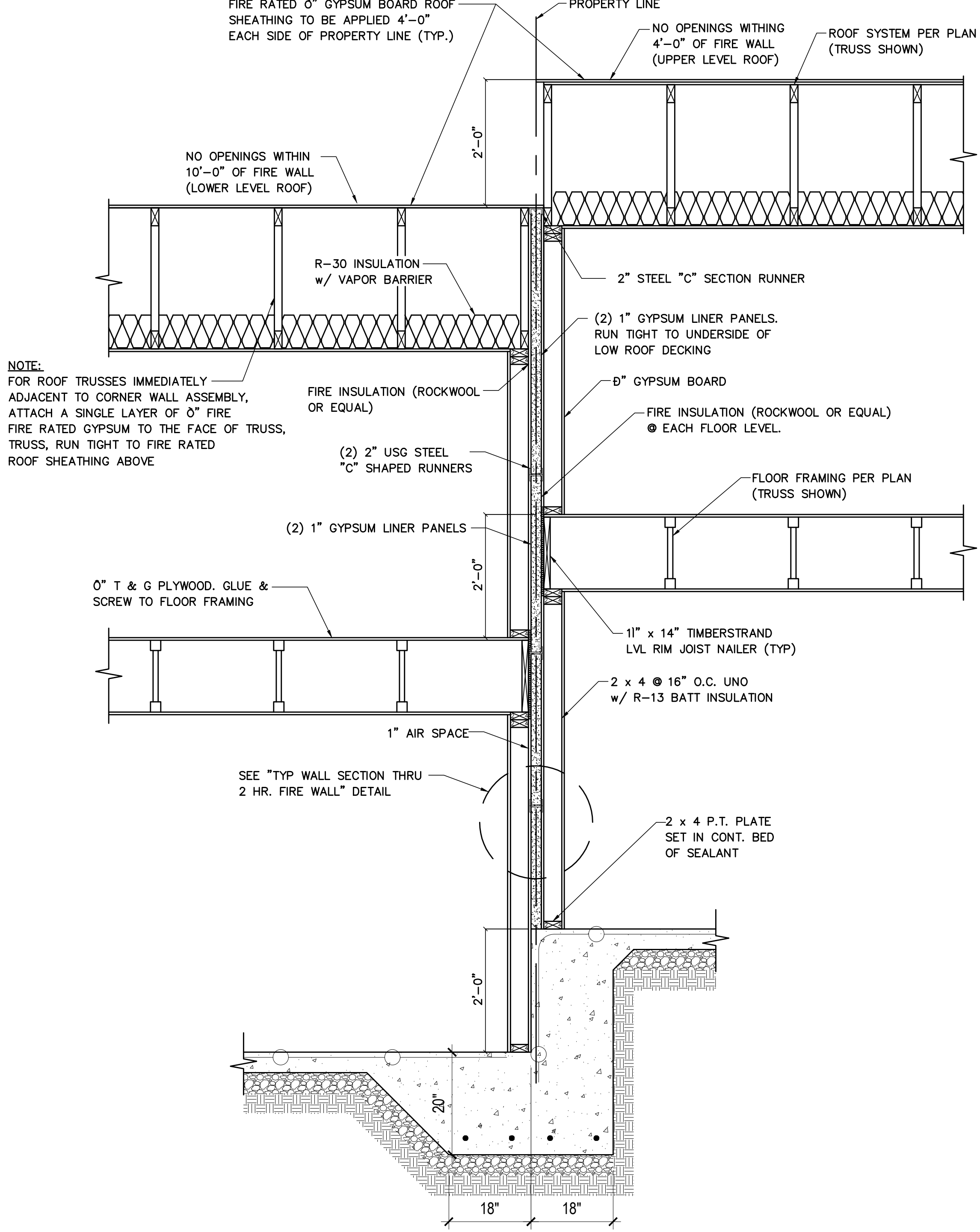
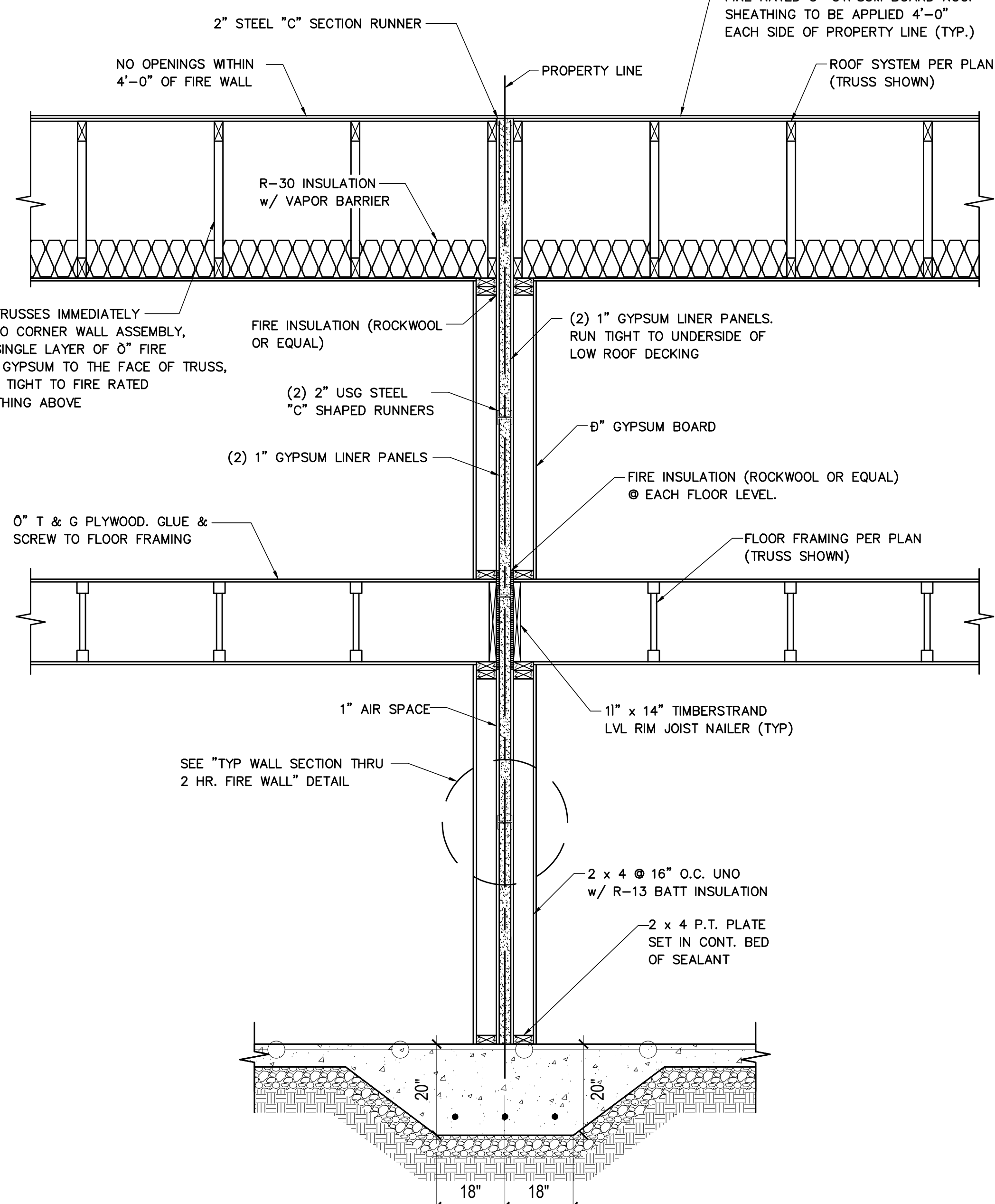
SHEATHING DETAILS

Project #: DRB2201-0262A
Date: 11/03/23
Engineered By: AJM
DWG. Checked By: PTH
Scale: SEE PLAN

REVISIONS		
No.	Date	Remarks

Sheet Number

D3

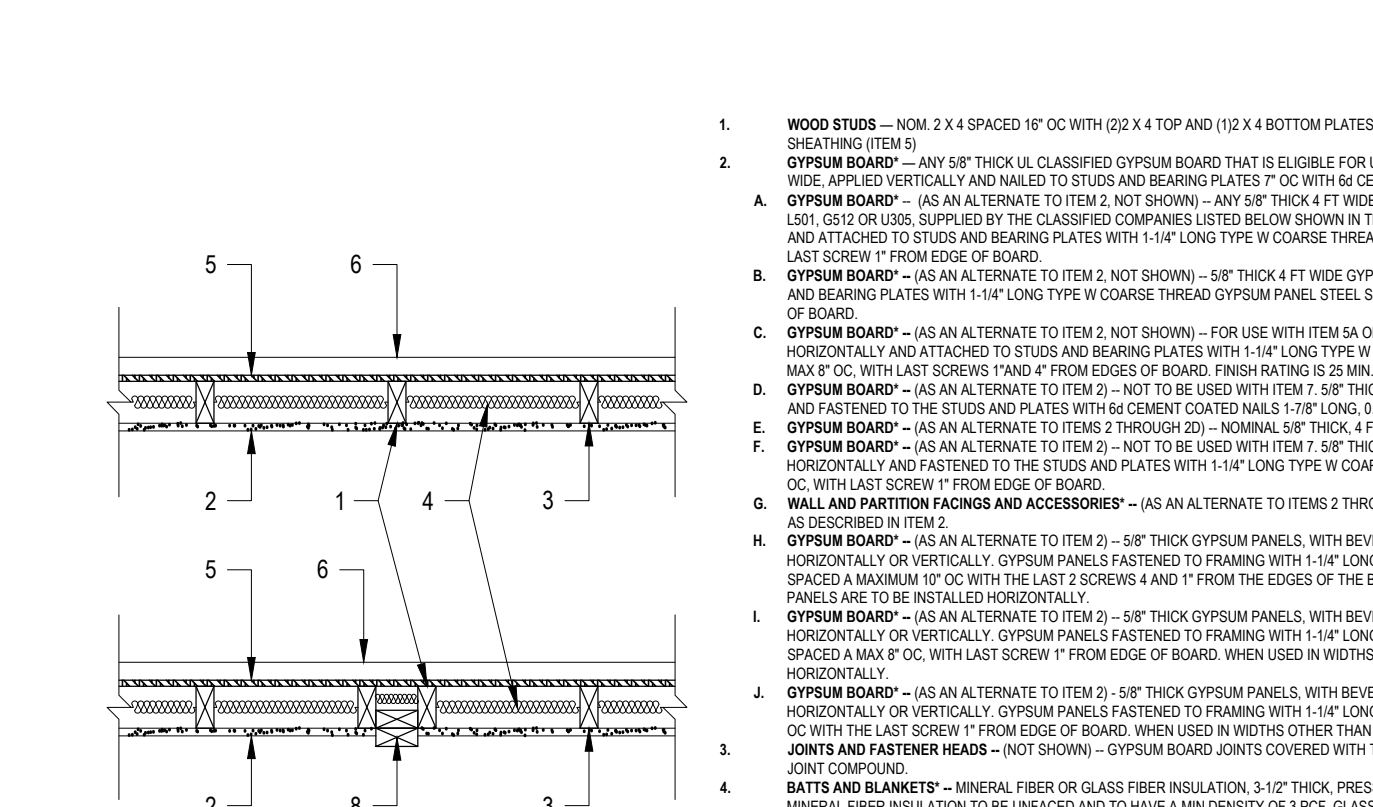
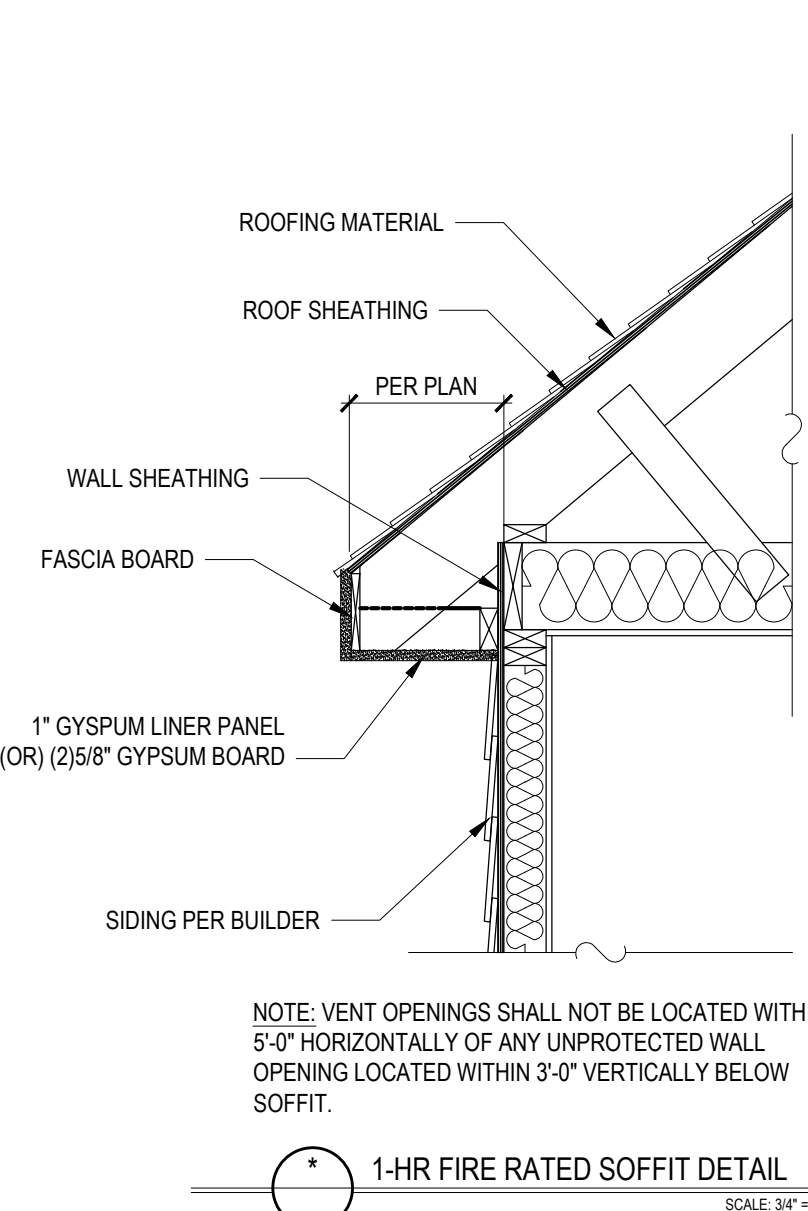
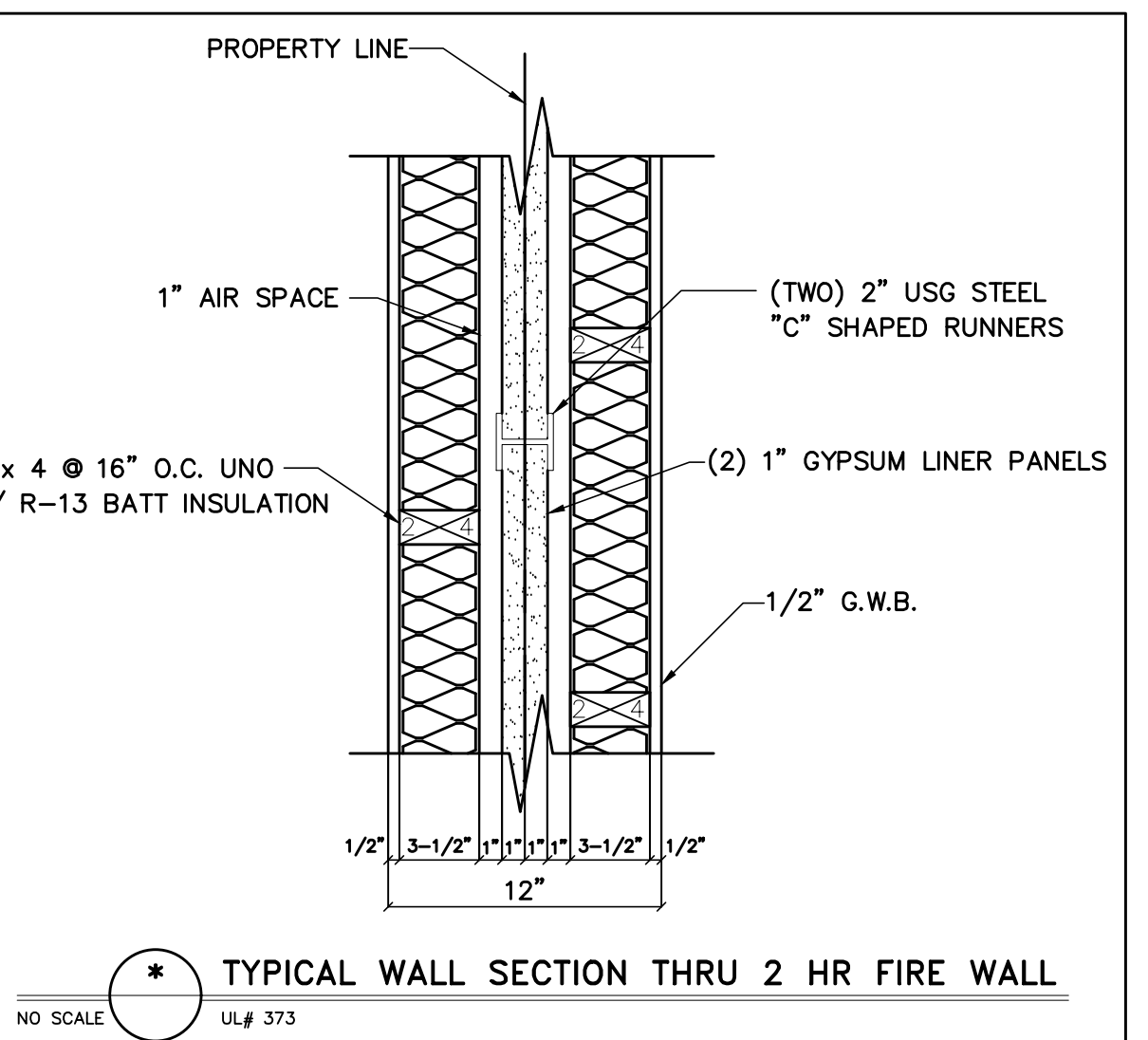
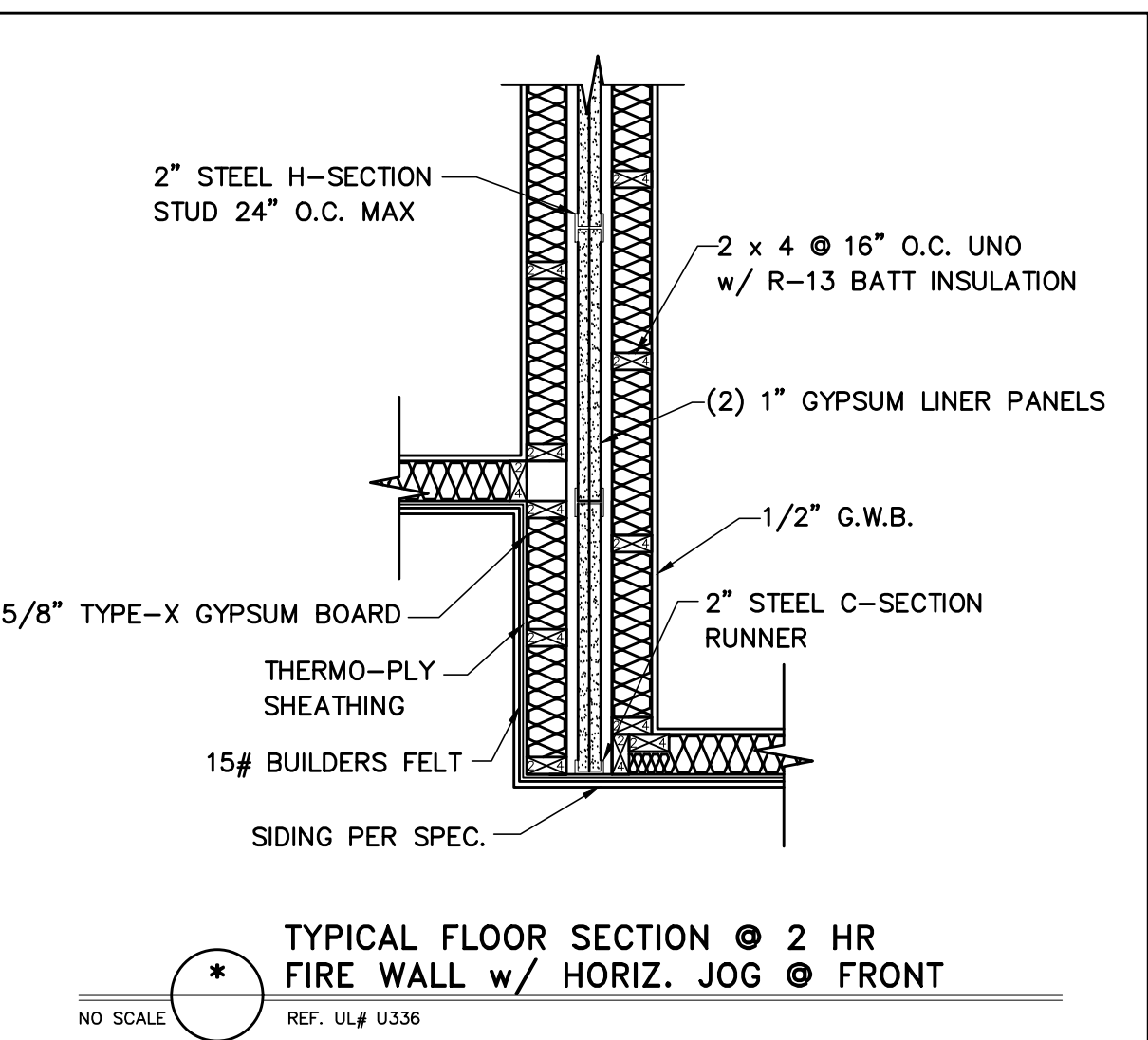


- SEPARATION WALL: (MAX HEIGHT = 6FT)**
- FLOOR, INTERMEDIATE OR TOP ALL - 2" WIDE CHANNEL SHAPED WITH 1" LONG LEGS FORMED FROM NO. 25 MSG GALV. STEEL, SECURED WITH SUITABLE FASTENERS, SPACED AT 24" O.C.
 - METAL STUDS - STEEL MEMBERS FORMED FROM NO. 25 MSG GALV. STEEL HAVING "H" SHAPED FLANGES SPACED AT 24" O.C.; OVERALL DEPTH 2" AND FLANGE WIDTH 1-3/8".
 - GYPSON WALLBOARD - TWO LAYERS OF 1" THICK GYPSON WALLBOARD LINER PANELS, SUPPLIED IN NOM. 24" WIDTHS. VERTICAL EDGES OF PANELS FRICTION FITTED INTO "H" SHAPED STUDS. UNITED STATES GYPSON COMPANY - TYPE SLX
- PROTECTED WALL: (BEARING OR NON-BEARING)**
- WOOD STUDS - NOM. 2x4 MAX SPACING 24" O.C. STUDS CROSS BRACED AT MID-HEIGHT WHERE NECESSARY FOR CLIP ATTACHMENT, MIN 3/4" SEPARATION BETWEEN WOOD FRAMING AND FIRE RATED WALL.
 - GYPSON WALLBOARD - CLASSIFIED OR UNCLASSIFIED - MIN 1/2" THICK, 4'-0" WIDE, APPLIED EITHER HORIZONTALLY OR VERTICALLY. WALLBOARD ATTACHED TO STUDS WITH 1-1/4" LONG STEEL DRYWALL NAILS SPACED 8" O.C. VERTICAL JOINTS LOCATED OVER STUDS. (OPTIONAL) JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. NAIL HEADS COVERED WITH JOINT COMPOUND.
 - ATTACHMENT CLIPS - ALUMINUM ANGLE, 0.063" THICK, 2" WIDE WITH 2" AND 2-1/4" LEGS. CLIPS SECURED WITH TYPE S SCREWS 3/8" LONG TO "H" STUDS WITH TYPE W SCREWS 1-1/4" LONG TO WOOD FRAMING THROUGH HOLES PROVIDED IN CLIP.
 - CLIP PLACEMENT FOR SEPARATION WALLS UP TO 23'-0" HIGH. SPACE CLIPS A MAX OF 10'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS.
 - CLIP PLACEMENT FOR SEPARATION WALLS UP TO 44'-0" HIGH. SPACE CLIPS AS DESCRIBED IN 6A FOR UPPER 24'-0". REMAINING WALL AREA BELOW REQUIRES CLIPS SPACED A MAX OF 5'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS.
 - CAULKING AND SEALANTS: A BEAD OF SEALANT APPLIED AROUND THE PARTITION PERIMETER, AND AT THE INTERFACE BETWEEN WOOD OR STEEL FRAMING AND GYPSON BOARD PANELS TO CREATE AN AIR BARRIER.

UL #U336 DESIGN
 DWELLING UNIT SEPARATION WALLS SHALL FOLLOW THE PROVISIONS SET FORTH IN THE 2018 RESIDENTIAL BUILDING CODE IN SECTIONS R302 AND R317.

- SEPARATION WALL: (MAX HEIGHT = 44FT)**
- FLOOR, INTERMEDIATE OR TOP ALL - 2-3/16" WIDE CHANNEL SHAPED WITH 1" LONG LEGS FORMED FROM NO. 25 MSG GALV. STEEL, SECURED WITH SUITABLE FASTENERS, SPACED AT 24" O.C.
 - METAL STUDS - STEEL MEMBERS FORMED FROM NO. 25 MSG GALV. STEEL HAVING "H" SHAPED FLANGES SPACED AT 24" O.C.; OVERALL DEPTH 2-1/8" AND FLANGE WIDTH 1-1/2".
 - GYPSON WALLBOARD - TWO LAYERS OF 1" THICK GYPSON WALLBOARD LINER PANELS, SUPPLIED IN NOM. 24" WIDTHS. VERTICAL EDGES OF PANELS FRICTION FITTED INTO "H" SHAPED STUDS. GEORGIA-PACIFIC GYPSON LLC - TYPE TRSL, DGUSL
- PROTECTED WALL: (BEARING OR NON-BEARING)**
- WOOD STUDS - FOR 2 HR BEARING OR NONBEARING WALL RATING - NOM. 2x4 MAX SPACING 24" O.C. STUDS CROSS BRACED AT MID-HEIGHT WHERE NECESSARY FOR CLIP ATTACHMENT. MIN 3/4" SEPARATION BETWEEN WOOD FRAMING AND AREA SEPARATION WALL. FINISH RATING EVALUATED FOR WOOD STUDS ONLY.
 - GYPSON WALLBOARD - CLASSIFIED OR UNCLASSIFIED - MIN 1/2" THICK, 4'-0" WIDE, APPLIED EITHER HORIZONTALLY OR VERTICALLY. WALLBOARD ATTACHED TO WOOD STUDS WITH 1-1/4" LONG STEEL DRYWALL NAILS SPACED 12" O.C. VERTICAL JOINTS LOCATED OVER STUDS. (OPTIONAL) JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. NAIL HEADS COVERED WITH JOINT COMPOUND.
 - PLYWOOD SHEATHING OR OSB - AS AN ALTERNATE TO ITEM 5, NOM. 1/2" THICK OR EQUIV. PLYWOOD OR OSB APPLIED HORIZONTALLY OR VERTICALLY TO WOOD STUDS. VERTICAL JOINTS LOCATED OVER STUDS. HORIZONTAL JOINTS SHALL BE BUTTED TIGHT TO FORM A CLOSED JOINT. FASTENED TO STUDS WITH NAILS OR SCREWS OF SUFFICIENT LENGTH, SPACED 12" O.C. JOINTS AND FASTENER HEADS ARE NOT REQUIRED TO BE TREATED. ALUMINUM CLIPS SHALL BE SPACED AS DESCRIBED BY ITEM 6.
 - ATTACHMENT CLIPS - ALUMINUM ANGLE, 0.062" THICK, MIN. 2" WIDE WITH MIN. 2" AND 2-1/2" LEGS. CLIPS SECURED WITH MIN. 1" TYPE S SCREW 3/8" LONG TO "H" STUDS WITH MIN 1" TYPE W SCREW 1-1/4" LONG TO WOOD FRAMING THROUGH HOLES PROVIDED IN CLIP. CLIPS SPACED A MAX OF 10'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS FOR SEPARATION WALLS UP TO 23'-0" HIGH. FOR SEPARATION WALLS UP TO 44'-0" HIGH, CLIPS SPACED AS DESCRIBED ABOVE FOR THE UPPER 24'-0" AND THE REMAINING WALL AREA BELOW REQUIRES CLIPS SPACED A MAX 5'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS.
 - BATTIS AND BLANKETS - PLASTER OR GYPSON BOARD SHALL BE APPLIED TO THE INTERIOR SIDE OF WALL WITH 1/2" LONG GALVANIZED ROOFING NAILS SPACED 16" O.C. AT PERIMETER OF PANELS AND 16" O.C. ALONG INTERIOR STUDS. AS AN ALTERNATE TO ITEM 5, NOM. 1/2" THICK OR EQUIV. PLYWOOD OR OSB APPLIED HORIZONTALLY OR VERTICALLY TO WOOD STUDS. VERTICAL JOINTS LOCATED OVER STUDS. HORIZONTAL JOINTS SHALL BE BUTTED TIGHT TO FORM A CLOSED JOINT. FASTENED TO STUDS WITH NAILS OR SCREWS OF SUFFICIENT LENGTH, SPACED 12" O.C. JOINTS AND FASTENER HEADS ARE NOT REQUIRED TO BE TREATED. ALUMINUM CLIPS SHALL BE SPACED AS DESCRIBED BY ITEM 6.
 - SEALANTS - A BEAD OF SEALANT APPLIED AROUND THE PARTITION PERIMETER, AND AT THE INTERFACE BETWEEN WOOD OR STEEL FRAMING AND GYPSON BOARD PANELS TO CREATE AN AIR BARRIER.

UL #U373 DESIGN
 DWELLING UNIT SEPARATION WALLS SHALL FOLLOW THE PROVISIONS SET FORTH IN THE 2018 RESIDENTIAL BUILDING CODE IN SECTIONS R302 AND R317.



- UL DESIGN NO. U336 NOTES**
- WOOD STUDS** - NOM. 2x4 MAX SPACING 24" O.C. TOP AND 12" O.C. BOTTOM. STUDS SHALL BE BRACED BY WOOD STRUCTURAL PANELS.
 - GYPSON WALLBOARD** - 1" THICK CLASSIFIED GYPSON WALLBOARD THAT IS ELIGIBLE FOR USE IN DESIGNATED LIST 1022 OR LIST 1025. TOP AND BOTTOM EDGES SHALL BE FINISHED TO MATCH THE FINISH OF THE ADJACENT WALLS.
 - ATTACHMENT CLIPS** - ALUMINUM ANGLE, 0.062" THICK, MIN. 2" WIDE WITH MIN. 2" AND 2-1/2" LEGS. CLIPS SECURED WITH MIN. 1" TYPE S SCREW 3/8" LONG TO "H" STUDS WITH MIN 1" TYPE W SCREW 1-1/4" LONG TO WOOD FRAMING THROUGH HOLES PROVIDED IN CLIP. CLIPS SPACED A MAX OF 10'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS FOR SEPARATION WALLS UP TO 23'-0" HIGH. FOR SEPARATION WALLS UP TO 44'-0" HIGH, CLIPS SPACED AS DESCRIBED ABOVE FOR THE UPPER 24'-0" AND THE REMAINING WALL AREA BELOW REQUIRES CLIPS SPACED A MAX 5'-0" O.C. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS.
 - BATTIS AND BLANKETS** - PLASTER OR GYPSON BOARD SHALL BE APPLIED TO THE INTERIOR SIDE OF WALL WITH 1/2" LONG GALVANIZED ROOFING NAILS SPACED 16" O.C. AT PERIMETER OF PANELS AND 16" O.C. ALONG INTERIOR STUDS. AS AN ALTERNATE TO ITEM 5, NOM. 1/2" THICK OR EQUIV. PLYWOOD OR OSB APPLIED HORIZONTALLY OR VERTICALLY TO WOOD STUDS. VERTICAL JOINTS LOCATED OVER STUDS. HORIZONTAL JOINTS SHALL BE BUTTED TIGHT TO FORM A CLOSED JOINT. FASTENED TO STUDS WITH NAILS OR SCREWS OF SUFFICIENT LENGTH, SPACED 12" O.C. JOINTS AND FASTENER HEADS ARE NOT REQUIRED TO BE TREATED. ALUMINUM CLIPS SHALL BE SPACED AS DESCRIBED BY ITEM 6.
 - SEALANTS** - A BEAD OF SEALANT APPLIED AROUND THE PARTITION PERIMETER, AND AT THE INTERFACE BETWEEN WOOD OR STEEL FRAMING AND GYPSON BOARD PANELS TO CREATE AN AIR BARRIER.

Engineers and drafters do not include construction means, methods, techniques, sequences, procedures or safety precautions unless specifically indicated in the project documents. Plans are to be read in conjunction with the project specifications. The project specifications shall prevail in the event of any conflict. Tyn dall Engineering & Design, P.A. shall not be held responsible for any errors or omissions in the project documents. Tyn dall Engineering & Design, P.A. shall not be held responsible for any errors or omissions in the project documents. Tyn dall Engineering & Design, P.A. shall not be held responsible for any errors or omissions in the project documents.

TYNDALL ENGINEERING & DESIGN, P.A.
 197 W. 10th St., 11th Floor
 North Carolina, 27601
 www.tyndalle.com

ONE27DESIGN

MASON LANDING TOWNHOMES

STANDARD DETAILS

Project #: DRB2201-0262A
 Date: 11/03/23
 Engineer By: AJM
 DWG. Checked By: PTH
 Scale: SEE PLAN

No.	Date	Remarks

Sheet Number
D2
 6 of 7