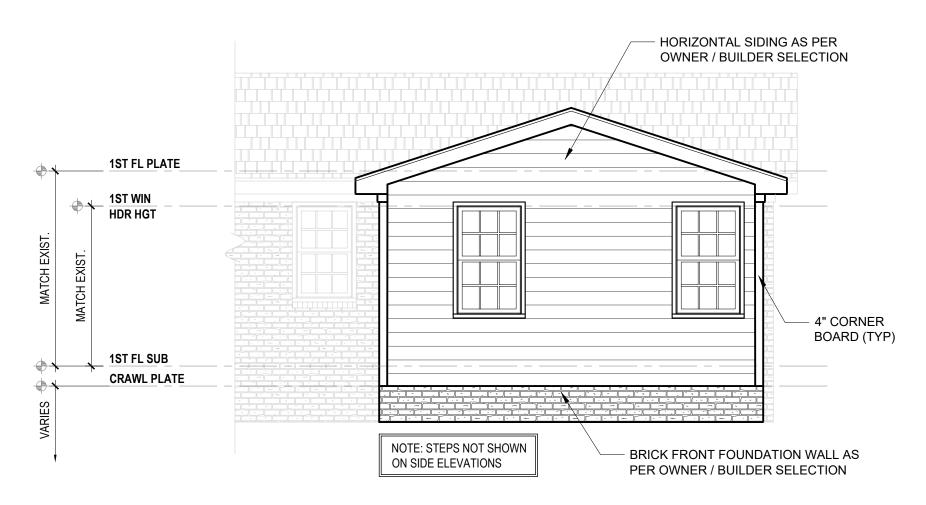
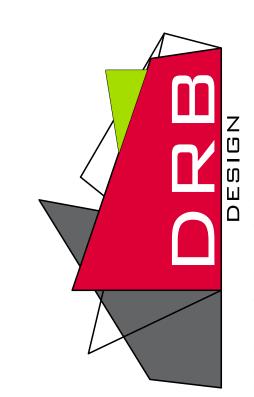
237 S IDA ST.



REAR ELEVATION

1/4" = 1'-0"

- . 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.
- 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
- 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.
- 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.
- 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.
- 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.



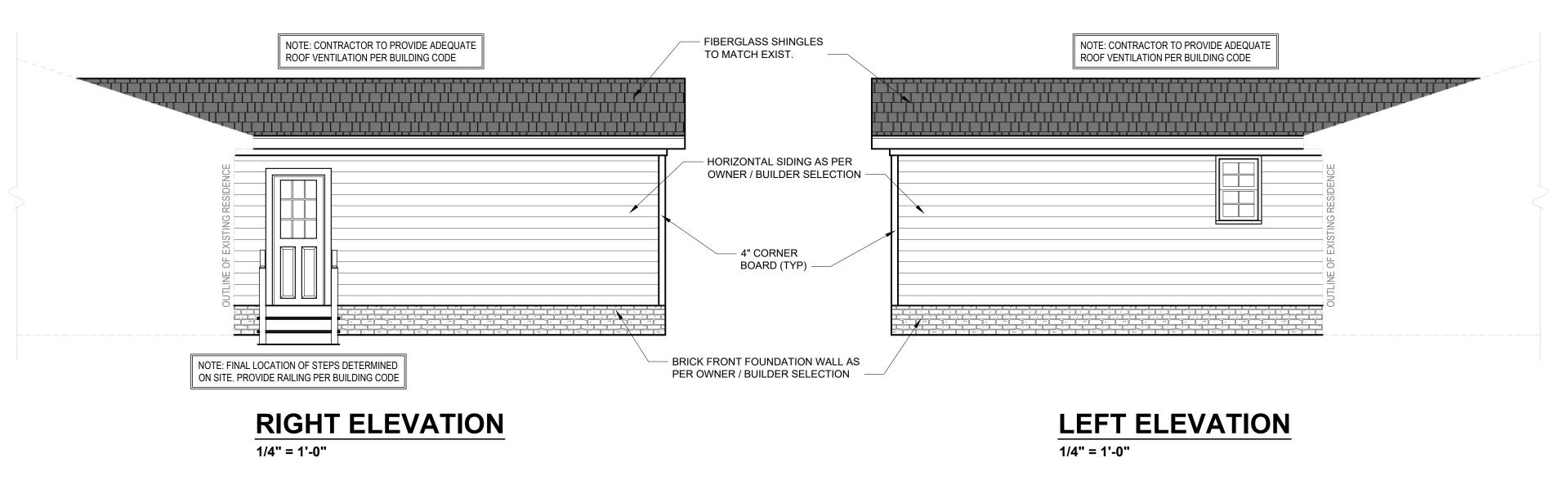
DRB2501-0158

05/06/2025

DESIGNED BY

CHECKED BY

237 S IDA ST. COATS, NC 27521

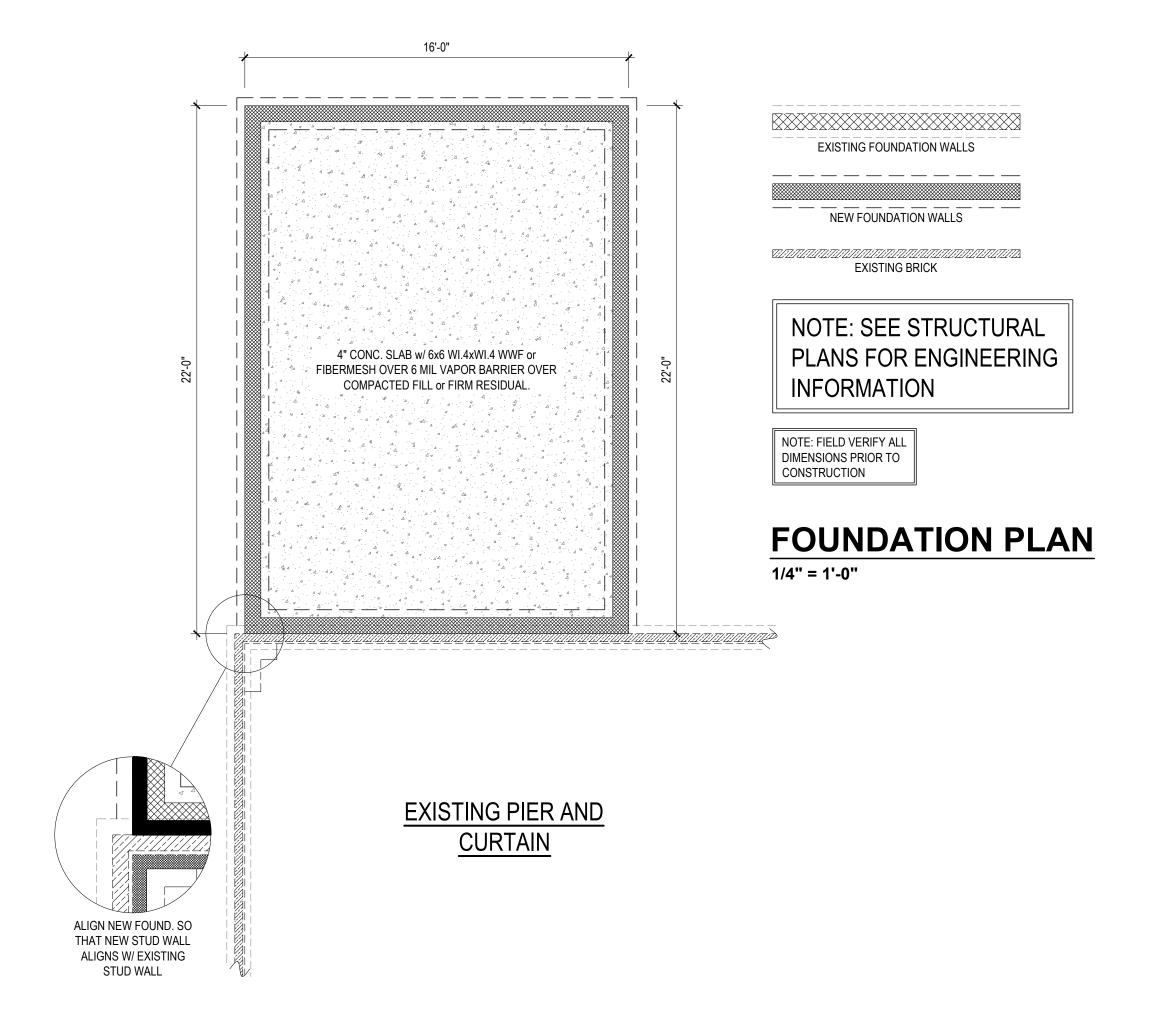


of 4

ELEVATIONS

SHEET #

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PROJECT # DRB2501-0158 05/06/2025 DESIGNED BY CHECKED BY

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.

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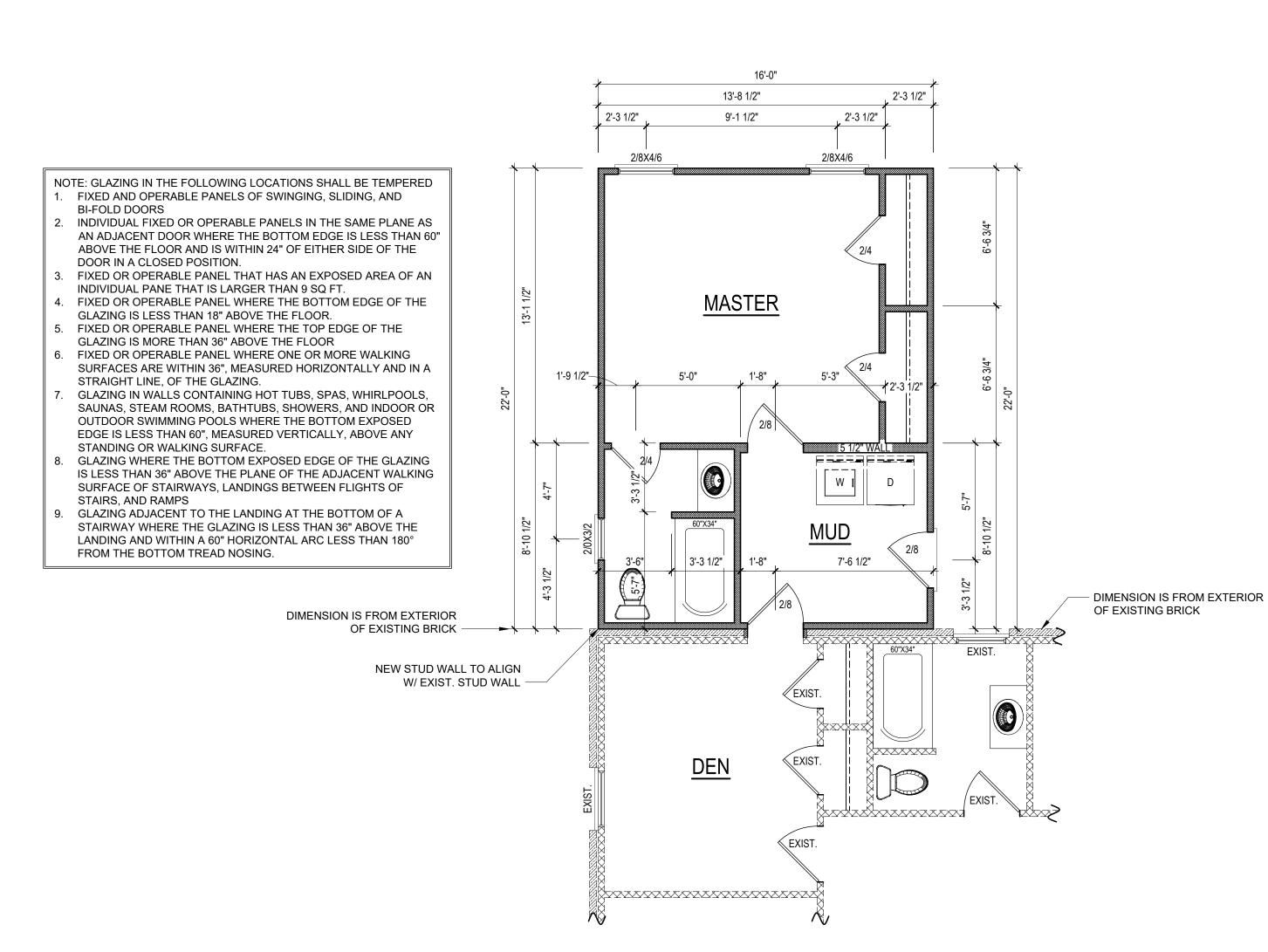
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10. Written dimensions on these plans always have precedence over scaled dimensions.

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FOUNDATION SHEET #



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

HEATED SQUARE FOOTAGE First Floor Add. 352

TOTAL HEATED 352

TOTAL SQ FT 352

NOTE: SEE ELEVATIONS FOR

NOTE: ALL DOORS ARE 6'-8" TALL UNO

WINDOW HDR HGTS

NOTE: ALL EXTERIOR WALLS ARE 3 1/2" UNO

NOTE: ALL INTERIOR WALLS ARE 3 1/2" UNO

NOTE: ALL DIMENSIONS ARE FRAME TO FRAME

NOTE: FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

EXISTING WALLS

EXISTING BRICK

NEW WALLS

FIRST FLOOR PLAN

1/4" = 1'-0"

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PROJECT #
DRB2501-0158
DATE
05/06/2025
DESIGNED BY
NW
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

www. drbhomedesign .com

237 S IDA ST. COATS, NC 2752

DESIC drbdesign@drbhomedesign.com

Lyndi Malone 55 Promenade Ct. ay Varina, NC 27526 919-830-5804

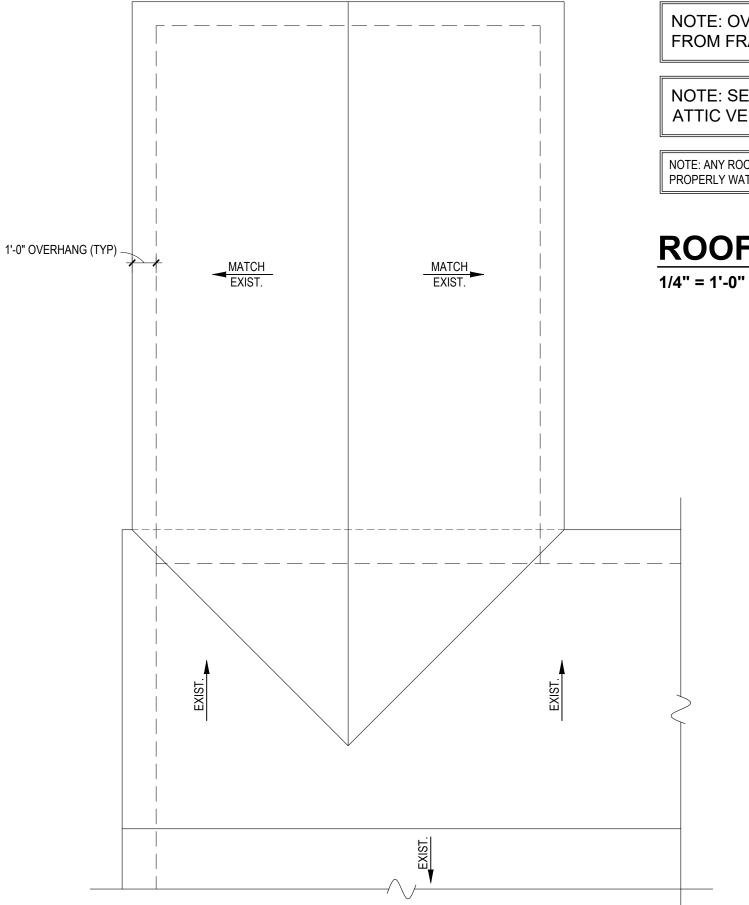
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1ST_FLOOR
SHEET #

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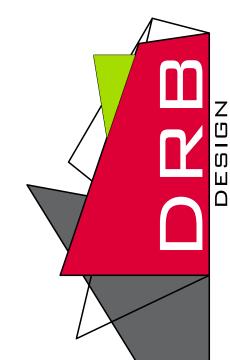


NOTE: OVERHANG DIMENSIONS ARE FROM FRAMING

NOTE: SEE STRUCTURAL PLANS FOR ATTIC VENTILATION CALCULATIONS

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

ROOF PLAN



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.

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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

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PROJECT # DRB2501-0158

05/06/2025 DESIGNED BY

CHECKED BY

SHEET NAME **ROOF** SHEET #

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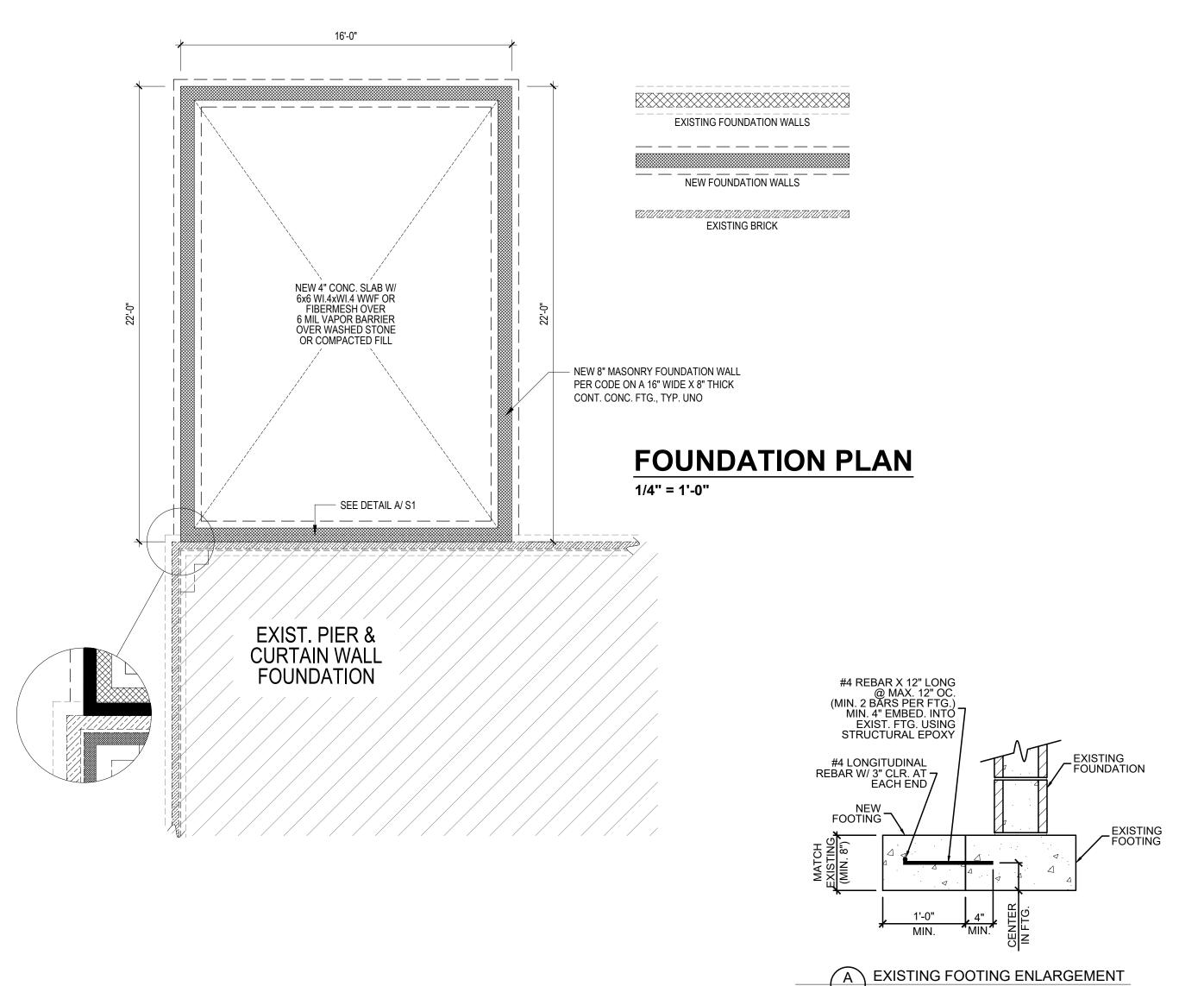
DESIGN LOADS

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLE	ECTION
	(- /	(- /	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.
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- ALL LUMBER SHALL BE SYP #2 (UNO)
- ALL LVL LUMBER TO BE 1.75" WIDE (ACTUAL) EACH SINGLE MEMBER AND FB = 2600 PSI, E = 1.9M PSI (OR GREATER) (I.E. ILEVEL MICROLAM)
- ALL LSL LUMBER IS TO BE 1.55E (FB = 2325 PSI) (OR GREATER) ALL PSL LUMBER IS TO BE 1.8E (FB = 2,400 PSI) (OR GREATER)
- ALL LOAD BEARING EXTERIOR WINDOW HEADERS ARE TO BE (2) 2x10 w/ (1) 2x4 JACK STUD (U.N.O.) AND KING STUDS PER TABLE R602.7.5, AND TOGETHER w/ (2) 10d NAILS @ 8" O.C., PROVIDED THAT THE TOP OF THE WINDOW HEIGHT IS 6'-8", MINIMUM BOTTOM OF THE WINDOW HEIGHT IS 1'-6". OTHERWISE REFER TO TABLES R602.7(1)
- AND R602.7(2). AND R602.7(2).

 ALL INTERIOR LOAD BEARING HEADERS TO BE (2) 2x10 (U.N.O.) REFER TO TABLES R602.7(1) AND R602.7(2) FOR JACK STUD REQUIREMENTS FOR HEADER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS (UNO) REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION OF ALL
- WALLS OVER 10'-0" IN HEIGHT.
- ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50
- Fv = 50 KSI MIN. (UNO)
- ALL EXTERIOR LUMBER TO BE #2 SYP PT
- ALL CONCRETE, fc = 3000 PSI MIN. PRESUMPTIVE BEARING CAPACITY = 2000 PSF
- 1/2"Ø ANCHOR BOLTS SPACED AT MAXIMUM OF 6'-0" O.C. AND NOT MORE THAN 12" FROM THE CORNER. THERE SHALL BE A MINIMUM OF (2) BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE SPACED AT 3'-0" O.C. FOR BASEMENTS. ANCHOR BOLT SHALL EXTEND 7" INTO CONCRETE OR MASONRY.
- PSL COLUMNS DESIGNED WITH MAX. HEIGHT OF 9'-0" (UNO)
- PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.)
- PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.4 OF THE 2018 IRC. MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST
- HORIZONTAL DIMENSION. UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE
- 17) METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.





THE EXISTING FRAMING SHOWN IS BASED ON LIMITED FIELD DATA. IF DURING DEMOLITION, FRAMING IS SHOWN TO BE DIFFERENT THAN WHAT IS SHOWN ON THIS PLAN, PLEASE CONTACT TE&D IMMEDIATELY.

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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



TYNDALL
ENGINEERING & DESIGN, P.A



237 S IDA S NC, 27521

DRB2501-0158 06/10/2025 BEA DWG. Checked By: PTII

REVISIONS

SEE PLAN

Sheet Number

S1 1 of 5

DESIGN LOADS

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLE	ECTION
	(- /	(- /	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:

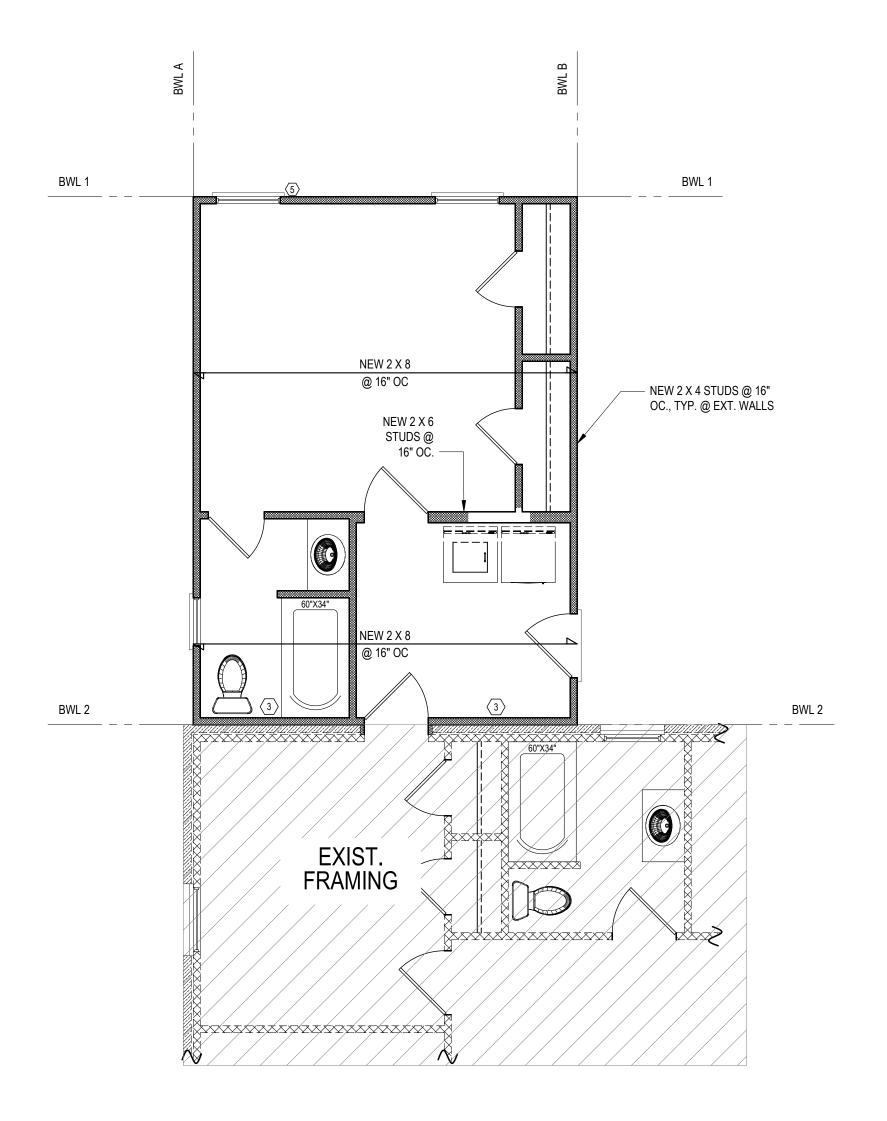
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- ALL LUMBER SHALL BE SYP #2 (UNO)
- ALL LVL LUMBER TO BE 1.75" WIDE (ACTUAL) EACH SINGLE MEMBER AND FB = 2600 PSI, E = 1.9M PSI (OR GREATER)
- ALL LSL LUMBER IS TO BE 1.55E (FB = 2325 PSI) (OR GREATER)
- ALL PSL LUMBER IS TO BE 1.8E (FB = 2,400 PSI) (OR GREATER) ALL LOAD BEARING EXTERIOR WINDOW HEADERS ARE TO BE (2) 2x10 w/ (1) 2x4 JACK STUD (U.N.O.) AND KING STUDS PER TABLE R602.7.5, AND TOGETHER w/ (2) 10d NAILS @ 8" O.C., PROVIDED THAT THE TOP OF THE WINDOW HEIGHT IS 6'-8", MINIMUM BOTTOM OF THE WINDOW HEIGHT IS 1'-6". OTHERWISE REFER TO TABLES R602.7(1)
- ALL INTERIOR LOAD BEARING HEADERS TO BE (2) 2x10 (U.N.O.) REFER TO TABLES R602.7(1) AND R602.7(2) FOR JACK STUD REQUIREMENTS FOR HEADER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS (UNO)
- REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION OF ALL WALLS OVER 10'-0" IN HEIGHT.
- ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50
- Fv = 50 KSI MIN. (UNO)
- ALL EXTERIOR LUMBER TO BE #2 SYP PT
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- PRESUMPTIVE BEARING CAPACITY = 2000 PSF
- 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 MASONRY PSL COLUMNS DESIGNED WITH MAX. HEIGHT OF 9'-0" (UNO)
- PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM
- PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.4 OF THE 2018 IRC.
- MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.
- UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE
- METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL

STRUCTURAL SHEATHING NOTES

- 1) DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR
- 2) 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.
- $\langle 1 \rangle$ REFERENCE FIGURE R602.10.4.3 OF THE 2018 NCRC.
- 4) INTERIOR BRACED WALL PANELS (BWP) INDICATED SHALL BE SHEATHED IN ACCORDANCE WITH THE GB METHOD OR WSP METHOD AS PRESCRIBED IN SECTION R602.10.1 (UNO)
- 2) 1/2" GYPSUM BOARD (GB) MINIMUM LENGTH OF 8'-0" (ISOLATED PANELS) OR 4'-0" (CONTINUOUS SHEATHING). SECURE w/ 5d COOLER NAILS (OR EQUAL PER TABLE R702.3.5) SPACED @ 7" O.C. AT PANEL EDGES, INCLUDING TOP AND BOTTOM PLATES & 7" O.C. AT INTERMEDIATE SUPPORTS
- $\fbox{3}$ 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
- 5) EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN R602.10.3 (UNO)
- ALL SHEATHABLE SURFACES OF EXTERIOR WALLS (INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS) SHALL BE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANEL (WSP) SHEATHING WITH A MINIMUM THICKNESS OF 7/16". SHEATHING SHALL BE SECURED WITH MINIMUM 8d COMMON OR GALVANIZED BOX NAILS (2-1/2" LONG X 0.113" DIA.) SPACED AT 6" O.C. AT PANEL EDGES AND SPACED AT 6" O.C. AT INTERMEDIATE SUPPORTS.
- 7) 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
- 4 SHEATH INTERIOR & EXTERIOR

WALL HEIGHT

- 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 FIGURE R602.10.3(4). IN LIEU OF A CORNER RETURN, EITHER A MIN. 48" BRACED WALL PANEL SHALL BE PROVIDED AT THE CORNER OR A HOLD-DOWN DEVICE WITH A MINIMUM UPLIFT DESIGN VALUE OF 800# SHALL BE FASTENED TO THE EDGE OF THE BRACED WALL PANEL CLOSEST TO THE CORNER AND TO THE FOUNDATION OR FRAMING BELOW.
- (5) MINIMUM 800# HOLD-DOWN DEVICE



THE EXISTING FRAMING SHOWN IS BASED ON LIMITED FIELD DATA. IF DURING DEMOLITION, FRAMING IS SHOWN TO BE DIFFERENT THAN WHAT IS SHOWN ON THIS PLAN, PLEASE CONTACT TE&D IMMEDIATELY.

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				
NOTEC*					

- a. TABLE DENOTES REQUIRED MINIMUM NUMBER OF STUDS EE OF HEADER, TYP UNO ON PLANS NUMBER OF KING STUDS LISTED ABOVE ARE BASED 10' NOMINAL WALL HEIGHT, STUD SPACING OF 16"
- O.C., AND ULTIMATE WIND SPEED OF 120 MPH (EXPOSURE B)
- HEADER SPANS IN TABLE ARE BASED ON ROUGH OPENINGS. INTERPOLATION BETWEEN SPAN VALUES IS PERMITTED, ROUND UP NUMBER OF KING STUDS, EXTRAPOLATION IS PROHIBITED. CONTACT TYNDALL ENGINEERING AND DESIGN IF HEADER SPANS EXCEED TABLE VALUES

EXISTING WALLS

EXISTING BRICK

NEW WALLS

FIRST FLOOR PLAN

1/4" = 1'-0"

BRACING PANEL LENGTHS REQUIRED: BWL A = 2.6 FT

BWL B = 2.6 FT BWL 1 = 3.5 FT

BWL 2 = 3.5 FT

BRACING PANEL LENGTHS PROVIDED: BWL A = 20.0 FT CS-WSP BWL B = 17.3 FT CS-WSP

BWL 1 = 9.6 FT CS-WSP BWL 2 = 13.3 FT CS-WSP

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HDR S S

DRB2501-0158 06/10/2025

BEA DWG. Checked By: PTII

SEE PLAN

REVISIONS Date: Remarks

DESIGN LOADS

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLE	CTION
	(. 5.)	(. 5.)	LL	TL
FLOOR (primary)	40	10	L/360	L/240
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WIND LOAD	BASED ON 120 MPH (EXPOSURE B)			
SEISMIC	BASED ON SEISMIC ZONES A, B & C			

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- ALL LVL LUMBER TO BE 1.75" WIDE (ACTUAL) EACH SINGLE MEMBER AND FB = 2600 PSI, E = 1.9M PSI (OR GREATER) (I.E. ILEVEL MICROLAM)
- ALL LSL LUMBER IS TO BE 1.55E (FB = 2325 PSI) (OR GREATER) ALL PSL LUMBER IS TO BE 1.8E (FB = 2,400 PSI) (OR GREATER)
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- PSL COLUMNS DESIGNED WITH MAX. HEIGHT OF 9'-0" (UNO) PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM
- OF PORCH COLUMNS. (U.N.O.) PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.4 OF THE 2018 IRC.
- MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST
- UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE 17) METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.

ROOF PLAN 1'-0" OVERHANG (TYP) -MATCH EXIST. MATCH 1/4" = 1'-0" EXIST. NEW 2 X 6 NEW 2 X 6 @ 16" OC @ 16" OC NEW 2 X 6 NEW 2 X 6 @ 16" OC @ 16" OC

420 SQ. FT. OF ATTIC / 300 = 1.4 SQ. FT. INLETS/OUTLETS REQUIRED

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



THE EXISTING FRAMING SHOWN IS BASED ON LIMITED FIELD DATA. IF DURING DEMOLITION, FRAMING IS SHOWN TO BE DIFFERENT THAN WHAT IS SHOWN ON THIS PLAN, PLEASE CONTACT TE&D IMMEDIATELY.

* 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 accentable once construction





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DWG. Checked By: PTII

SEE PLAN REVISIONS

Date:

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.

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

- 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.)
- MAXIMUM DEPTH OF UNBALANCED FILL AGAINST FOUNDATION WALLS TO BE LESS THAN 4'-0" WITHOUT USING SUFFICIENT WALL BRACING. REFER TO SECTION R404 OF 2018 NC BUILDING CODE FOR BACKFILL LIMITATIONS BASED ON WALL HEIGHT, WALL THICKNESS, SOIL TYPE, AND UNBALANCED BACKFILL HEIGHT.
- ALL FRAMING LUMBER SHALL BE SYP #2 (Fb = 800 PSI, BASED ON 2x10) UNO.
- ALL FRAMING LUMBER EXPOSED TO THE ELEMENTS SHALL BE TREATED MATERIAL. ALL LVL LUMBER TO BE 1.75" WIDE NOMINAL EACH SINGLE MEMBER AND Fb = 2600 PSI, E = 1.9M PSI (U.N.O.) ALL LSL LUMBER TO BE 3.5" WIDE NOMINAL EACH SINGLE MEMBER AND Fb = 2325 PSI, E = 1.6M PSI (U.N.O.) ALL PSL LUMBER TO BE 3.5" WIDE NOMINAL EACH SINGLE MEMBER AND Fb = 2400 PSI, E = 1.8M PSI (U.N.O.)
- ALL LOAD BEARING EXTERIOR HEADERS SHALL BE AT (2) 2x10. (U.N.O.) REFER TO TABLE R602.7(1) & (2) FOR JACK STUD REQUIREMENTS FOR HEADER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS UNLESS SPECIFICALLY NOTED ON PLANS.
- ALL STRUCTURAL STEEL W-SHAPES (I-BEAMS) SHALL BE ASTM A992 GRADE 50. ALL STEEL ANGLES, PLATES, AND C-CHANNELS SHALL BE ASTM A36. ALL STEEL PIPE SHALL BE ASTM A53 GRADE B.
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3-1/2" AND FULL FLANGE WIDTH.
 PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO (2) LAG SCREWS (1/2"Ø x 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDED THE JOISTS ARE TOE NAILED TO THE SOLE PLATES, AND THE SOLE PLATES ARE NAILED OR BOLTED TO THE BEAM FLANGES @ 48" O.C.
- PROVIDE ANCHOR BOLT PLACEMENT PER SECTION 403.1.6: 1/2"Ø ANCHOR BOLTS SPACED AT 6'-0" O.C. AND PLACED 12" FROM THE END OF EACH PLATE SECTION. ANCHOR BOLTS SHALL BE SPACED AT 3'-0" O.C. FOR BASEMENTS. ANCHOR BOLT SHALL EXTEND 7" INTO CONCRETE OR MASONRY. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. THERE SHALL BE A MINIMUM TWO ANCHOR BOLTS PER PLATE SECTION.
- FOUNDATION DRAINAGE-DAMP PROOFING OR WATERPROOFING PER SECTION 405 AND 406 OF NC BUILDING CODE.
- WALL AND ROOF CLADDING VALUES:

WALL CLADDING SHALL BE DESIGNED FOR 28.0 POUNDS PER SQUARE FOOT (LBS/SQFT) OR GREATER POSITIVE AND NEGATIVE PRESSURE. ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS: 39.0 LBS/SQFT FOR ROOF PITCHES 0/12 TO 1.5/12 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 **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.)

SKYLIGHT

U-FACTOR

0.55

0.55

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

FENESTRATION

0.30

0.30

SHGC b,k

- 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.

CEILING D

R-VALUE

38 or 30 cont

38 or 30

cont j

38 or 30 cont

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	REQ'D	=	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.
- DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY BY ONE OF
- 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
- FOR FREESTANDING DECKS WITHOUT KNEE BRACES OR DIAGONAL BRACING LATERAL STABILITY MAY BE PROVIDED BY EMBEDDING THE

BOLT AT EACH END OF THE BRACE

POSTS IN ACCO	RDANCE WITH THE FOLLOW	/ING:		
POST SIZE	MAX. TRIBUTARY	MAX. POST	EMBEDMENT	CONCRET

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

2 x 6 DIAGONAL VERTICAL CROSS BRACING MAY BE PROVIDED IN TWO (2) PERPENDICULAR DIRECTIONS FOR FREESTANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS. THE 2 x 6s SHALL BE ATTACHED TO THE POSTS WITH ONE 5/8" \emptyset HOT

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

CRAWL SPACE

WALL

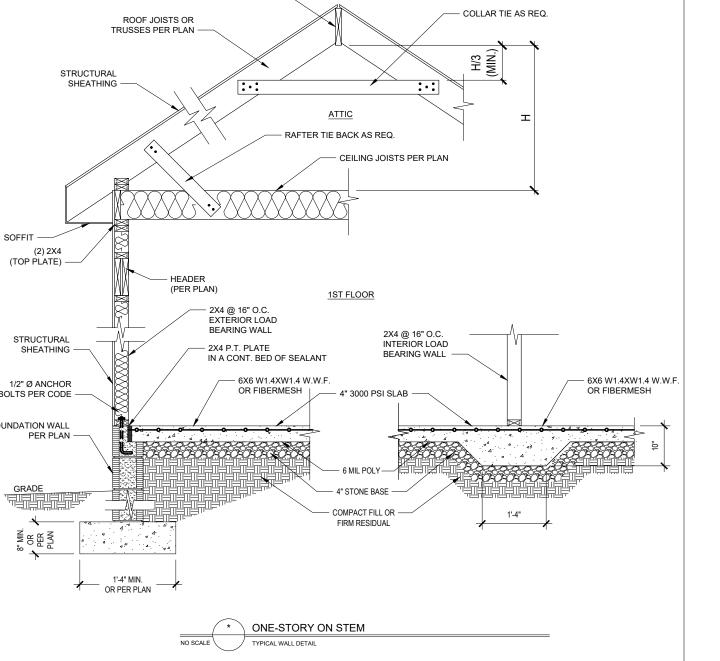
R-VALUE

5/13

10/15

10/19

RIDGE BOARD AS REQ.
ROOF JOISTS OR TRUSSES PER PLAN — COLLAR TIE AS REQ.
STRUCTURAL SHEATHING :::
ATTIC T
CEILING JOISTS PER PLAN
SOFFIT (2) 2X4 (TOP PLATE)
HEADER (PER PLAN) 1ST FLOOR 2X4 @ 16" O.C.
STRUCTURAL SHEATHING EXTERIOR LOAD BEARING WALL 2X4 @ 16" O.C. INTERIOR LOAD BEARING WALL EXTERIOR LOAD BEARING WALL 10
1/2" Ø ANCHOR BOLTS PER CODE 6X6 W1.4XW1.4 W.W.F. OR FIBERMESH 4" 3000 PSI SLAB OR FIBERMESH
FOUNDATION WALL PER PLAN 6 MIL POLY
GRADE 4" STONE BASE COMPACT FILL OR FIRM RESIDUAL
O WINN
1'-4" MIN. OR PER PLAN
* ONE-STORY ON STEM TYPICAL WALL DETAIL



0.35 NO SCALE

CLIMATE

ZONES

FENESTRATION

U-FACTOR

0.35

0.35

TABLE N1102.1 CLIMATE ZONES 3-5

R-VALUES ARE MINIMUMS. U-FACTORS AND SHOC 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.

WOOD

FRAMED WALL

R-VALUE

<u>15</u> or 13 + <u>2.5</u>

15 or 13 + <u>2.5</u>

ⁿ <u>19, or 13 + 5</u>

or 15 + 3

- 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 2'S BELOW GRADE WHICHEVER IS LESS, FOR FLOATING SLABS, INSULATION
 SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 3'L, WHICHEVER IS LESS,
 ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.
- e. <u>DELETED</u>
- 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 E FIRST VIALE ES CATIF INSOLUTION, IT IS EXCOUNT MADES INCOMENDED AND INCOME. THE ARTHROUGH INSOLUTION AND AN ARCHITECTURAL SHEATHING IS USED AND AN ARCHITECTURAL SHEATHING COVERS MORE THAN 25 PERCENT INSOLUTIONS 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.
- \downarrow 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.

PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY,

IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A SHGC NO GREATER THAN 0.70 SHALL BE.

PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.

1. PR.30 SHALL BE DEEMED TO SATISFY THE CEILING INSULATION REQUIREMENT WHEREVER THE FULL HEIGHT OF LINCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE

AT THE EAVES OTHERWISE RSI 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.

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.

R. 19 FIBERGRASS BATTS COMPRESSED AND INSTALLED IN A NOMINAL 2 × 6 FRAMING CAVITY IS DEEMED TO COMPLY. FIBERGLASS BATTS COMPRESSED AND INSTALLED IN A DOMINAL 2 × 6 FRAMING CAVITY IS DEEMED TO COMPLY. FIBERGLASS BATTS CATED R-19 OR HIGHER COMPRESSED

AND INSTALLED IN A 2X4 WALL IS NOT DEEMED TO COMPLY. g. BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.

FLOOR

R-VALUE

19

19

30 ^g

WALL

R-VALUE

5/13

<u>10/15</u>

10/15

R-VALUE

AND DEPTH

10

WALL

R-VALUE

5/13 or 5/10 cont

5/13 or 5/10 cont

13/17 <u>or</u>

13/12.5 cont

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eers seal does not include construction

* 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 secretable once construction.

emed acceptable once construction

eans, methods, techniques, sequences, rocedures or safety precaution.

Any deviations or discrepancies on

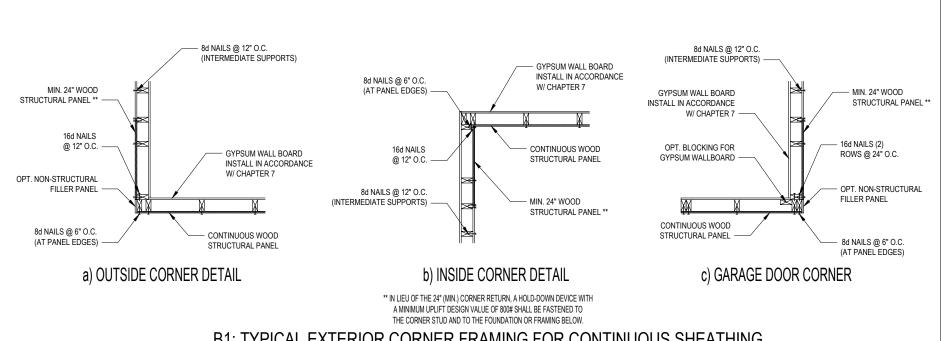
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B1: TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING

STRUCTURAL SHEATHING NOTES

- 1. DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF
- DESIGNED YOU SEISMIN ZONE ARE AND WIND SPEEDS OF 120 MPH OR LESS.
 WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R002.10 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 DAMELS.

 | Consideration of the Property of The Pr

TPREFERENCE 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) 333/8" WOOD STRUCTURAL PANEL)WSP) SECURE W/ 6d

- COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS
- 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 R602 10.3 (UNO)

 6. ALL SHEATHABLE SURFACES OF EXTERIOR WALLS (INCLUDING
 AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS)
 SHALL BE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL
 PANEL (WSP) SHEATHING WITH A MINIMUM THICKNESS OF 7/16".
 SHEATHING SHALL BE SECURED WITH MINIMUM 8D COMMON OR
 GALVANIZED BOX NAILS (2-1/2' LONG X 0.113" PIA.) SPACED AT 6"
 O.C. AT PAINEL EDGES AND SPACED AT 6" O.C. AT INTERMEDIATE
 SUPPORTS.

 7. 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

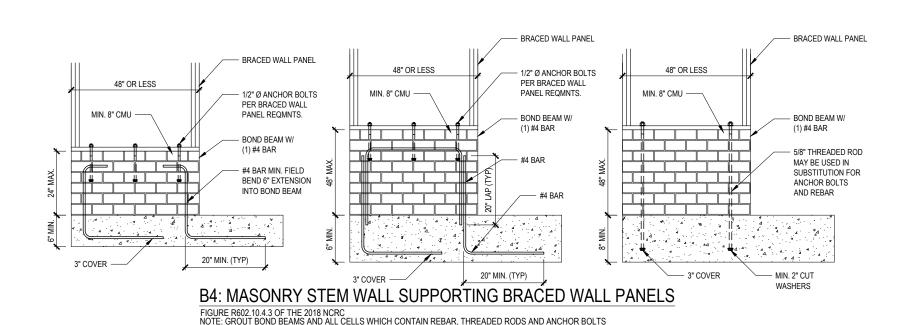
4 SHEATH INTERIOR AND EXTERIOR

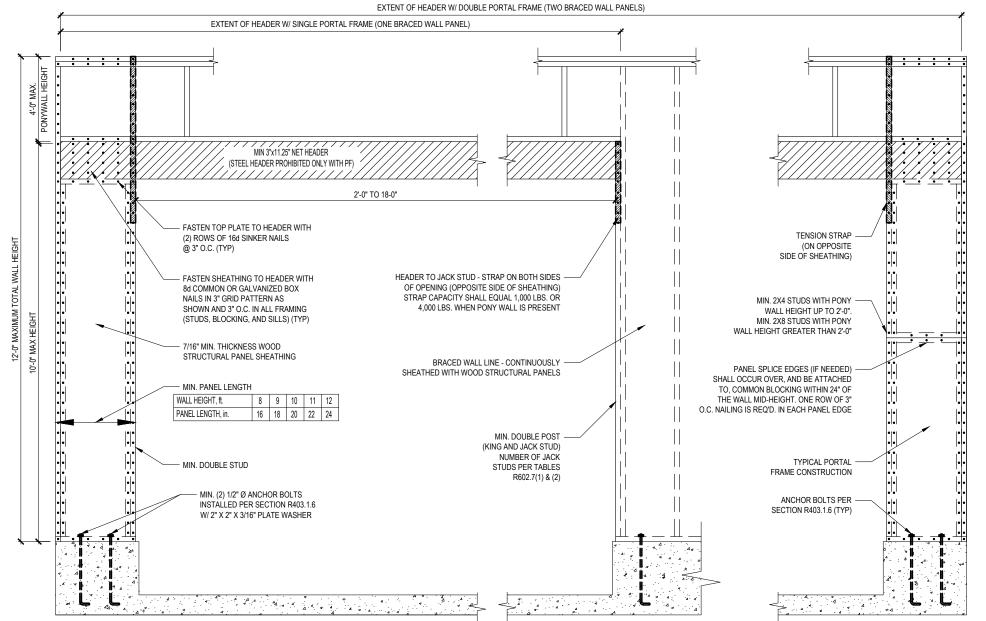
8. FOR CS-WSP METHOD, A MINIMUM 24" BRACED WALL PANEL CORNER RETURN SHALL BE PROVIDED AT BOTH ENDS OF A BRACED WALL LINE IN ACCORDANCE WITH FIGURE R602 10.3 (4). IN LIEU OF A CORNER RETURN, EITHER A MINIMUM 48" BRACED WALL PANEL SHALL BE PROVIDED AT THE CORNER OR A HOLD-DOWN DEVICE WITH A MINIMUM UPLIFT DESIGN VALUE OF 8009 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

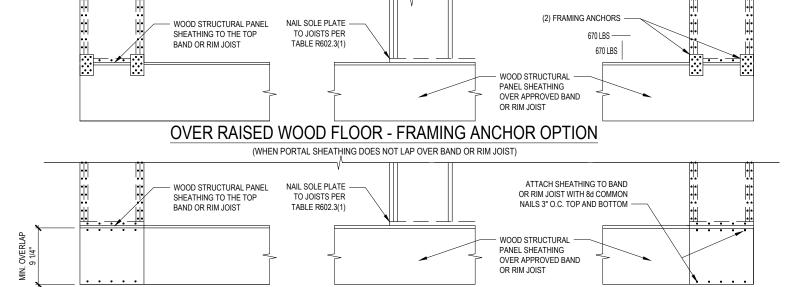
			REQUIRED CONNECTION		
METHOD	MATERIAL	MIN. THICKNESS	@ PANEL EDGES	@ INTERMEDIATE SUPPORTS	
CS-WSP	WOOD STRUCTURAL PANEL	7/16"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 6" O.C.	
GB	GYPSUM BOARD	1/2"	5d COOLER NAIL** @ 7" O.C.	5d COOLER NAIL** @ 7" O.C.	
WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.	

OR EQUIVALENT PER TABLE R702.3.5 **B3: BRACE WALL PANEL CONNECTIONS





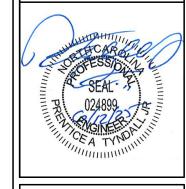
OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR - OVERLAP OPTION (WHEN PORTAL SHEATHING LAPS OVER BAND OR RIM JOIST)

B2: METHOD PF: PORTAL FRAME CONSTRUCTION

means, methods, techniques, sequences, procedures or safety precaution. Any deviations or discrepancies on * 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 seconstruction.



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