

HARDIMAN ADDITION

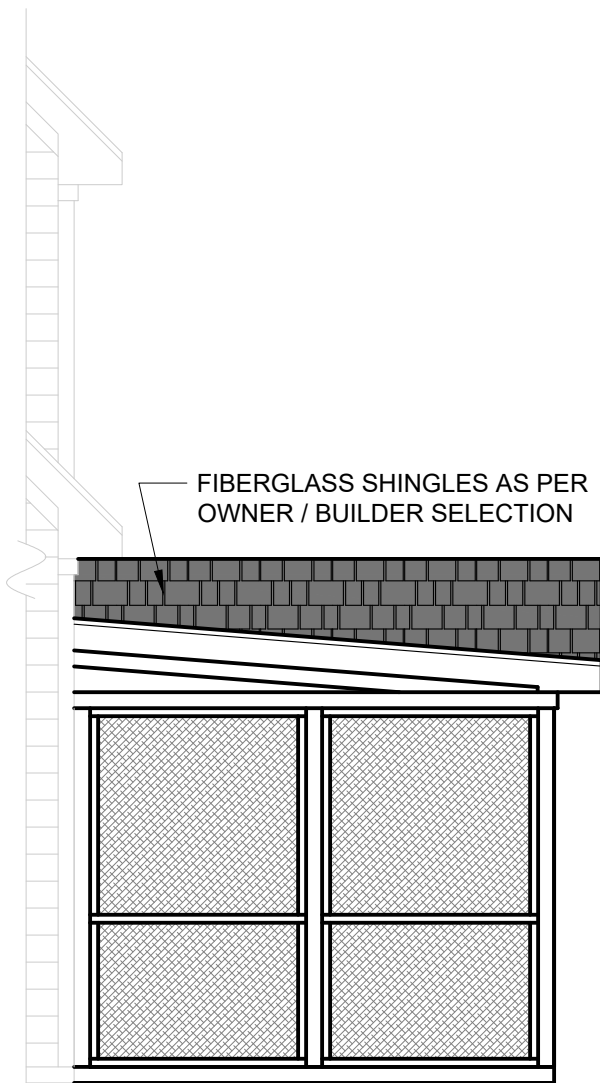


NOTE: CONTRACTOR TO PROVIDE ADEQUATE
ROOF VENTILATION PER BUILDING CODE

NOTE: WHEN TWO ROOFS INTERSECT WITH DIFFERENT
ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQ'D.
TO LINE UP FASCIA AT A MINIMUM OF 1'-0" OVERHANG

REAR ELEVATION

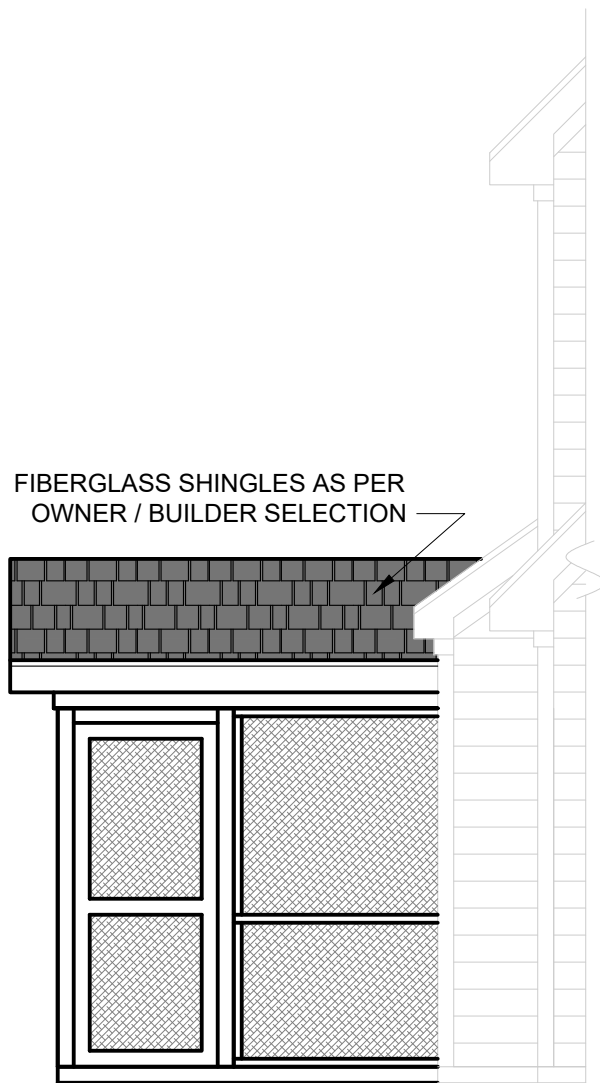
1/4" = 1'-0"



RIGHT 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.
- 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 contractors responsibility to verify and be responsible for all dimensions and square footage prior to construction, as well as conditions on the job site. DRB DESIGN is not responsible for dimension and square footage errors once construction has begun.
- DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.



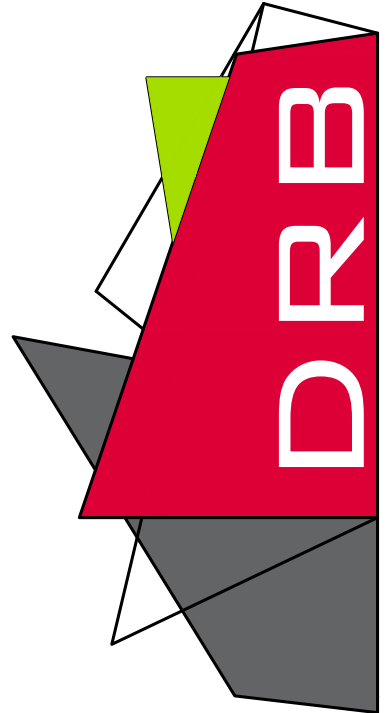
LEFT ELEVATION

1/4" = 1'-0"

PROJECT #
DRB2501-0152
DATE
06/20/2025
DESIGNED BY
MMB
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

www.
drbhomdesign
.com

PROJECT NAME
HARDIMAN
ADDITION



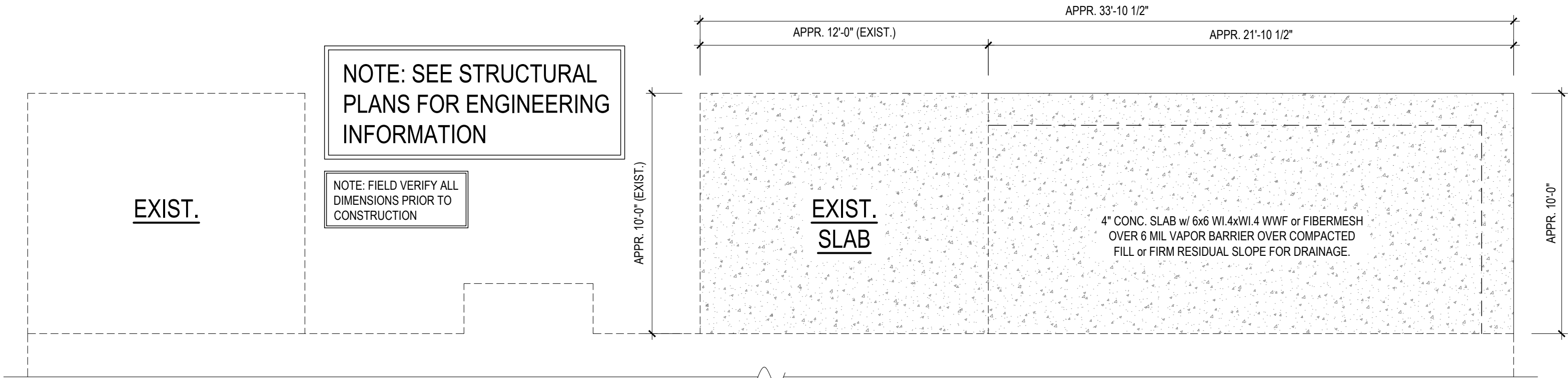
drbdesign@drbhomdesign.com 919.631.5979
250 Shipwash Dr Suite 105 Garner, NC 27529

CLIENT NAME
Chris Hardiman
150 Summerlin Dr.,
Sanford, NC 27332
(518) 944-6763
hardimanchris15@gmail.com

SHEET NAME
ELEVATIONS
SHEET #

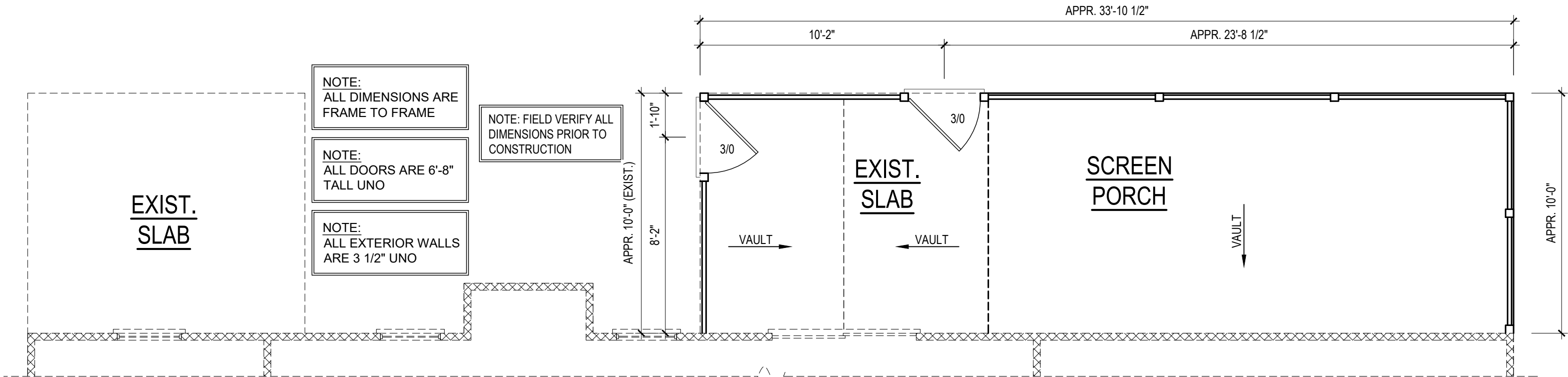
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of 2



FOUNDATION PLAN

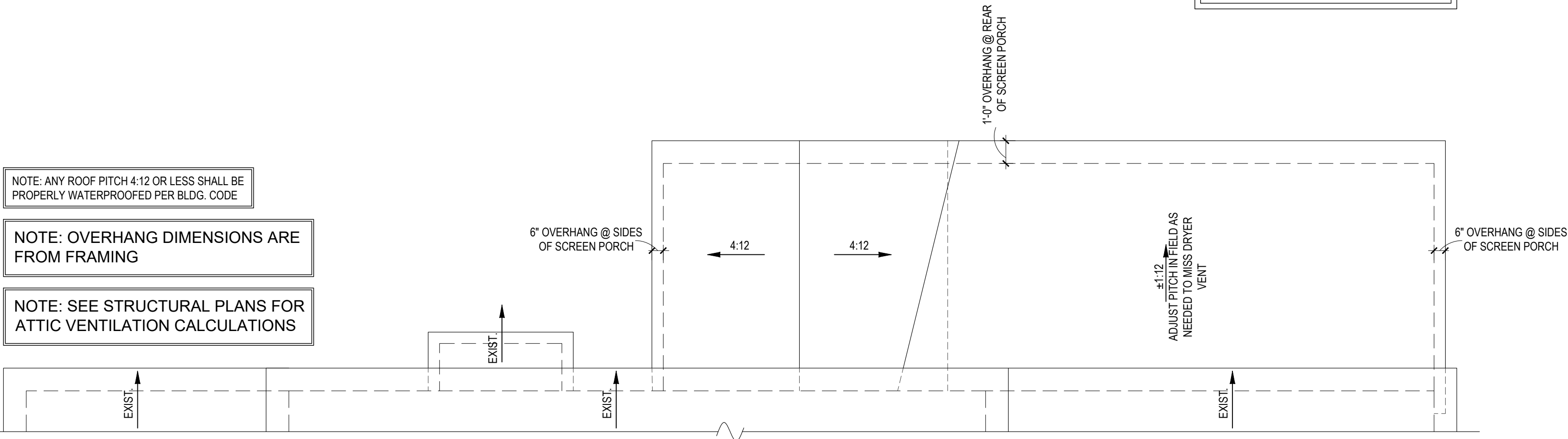
1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

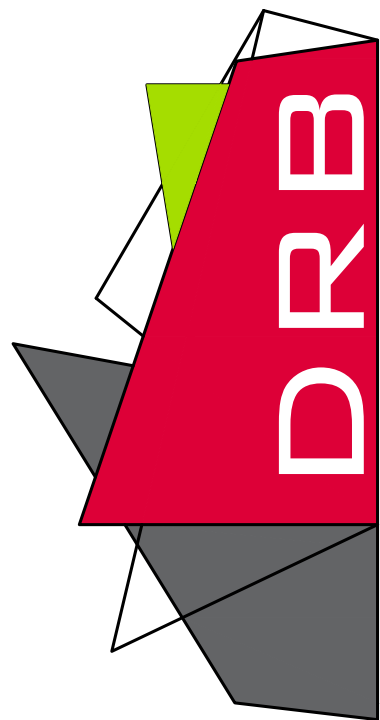
UNHTD SQUARE FOOTAGE	
Screen Porch	339
TOTAL UNHEATED	339



ROOF PLAN

1/4" = 1'-0"

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DRB2501-0152
DATE
06/20/2025
DESIGNED BY
MMB
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

www.
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.com

PROJECT NAME
HARDIMAN
ADDITION

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

CLIENT NAME
Chris Hardiman
150 Summerlin Dr.,
Sanford, NC 27332
(518) 944-6763
hardimanchris15@gmail.com

SHEET NAME
PLANS
SHEET #

2

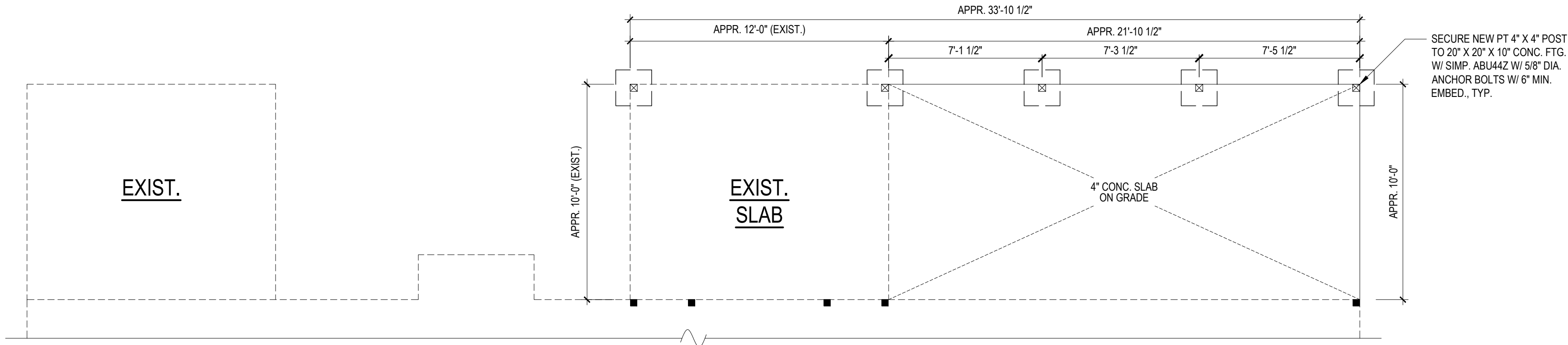
of 2

FILENAME: Z:\BUILDER OFFICE\DRB\DRB_2025\DRB2501-0152_CHRS_HARDIMAN\DRB2501-0152_CHRS_HARDIMAN\DRB2501-0152_LDWG_SWDG.BV, JMY, LAST PLOT DATE: 6/17/2025 8:54 AM

- STRUCTURAL NOTES:**
- 1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF "NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE", IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.
 - 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.
 - 3) 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)
 - 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'-8", 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 (UNO)
 - 6) REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION OF ALL WALLS OVER 10'-0" IN HEIGHT.
 - 7) ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50
Fy = 50 KSI MIN. (UNO)
 - 8) ALL EXTERIOR LUMBER TO BE #2 SYP PT
 - 9) ALL CONCRETE, fc = 3000 PSI MIN.
 - 10) PRESUMPTIVE BEARING CAPACITY = 2000 PSF
 - 11) 1/2" 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.
 - 12) PSL COLUMNS DESIGNED WITH MAX. HEIGHT OF 9'-0" (UNO)
 - 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 602.10.4 OF THE 2018 IRC.
 - 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.

DESIGN LOADS

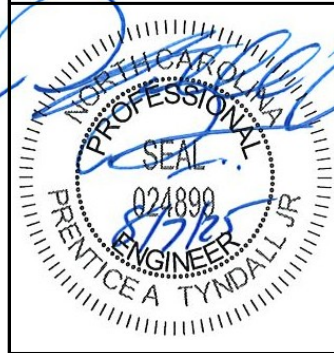
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			LL	TL
FLOOR (primary)	40	10	L/360	L/240
FLOOR (secondary)	40	10	L/360	L/240
ATTIC (w/ storage)	20	10	L/240	L/180
ATTIC (no access)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180
WIND LOAD	BASED ON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



FOUNDATION PLAN

1/4" = 1'-0"

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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 begins.



TYNDALL
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250 Shipwash Drive • Garner • North Carolina • 27559
www.tyndallengineering.com

Chris:
CHRIS HARDIMAN
150 SUMMERLIN DR.
SANFORD, NC 27332

Date:
HARDIMAN ADDITION

FDN. PLAN

Project #:
DRB2501-0152

Date:
08/06/2025

Engineered By:
JA

DWG. Checked By:
PTII

Scale:
SEE PLAN

REVISIONS		
No.	Date:	Remarks
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Sheet Number

S1

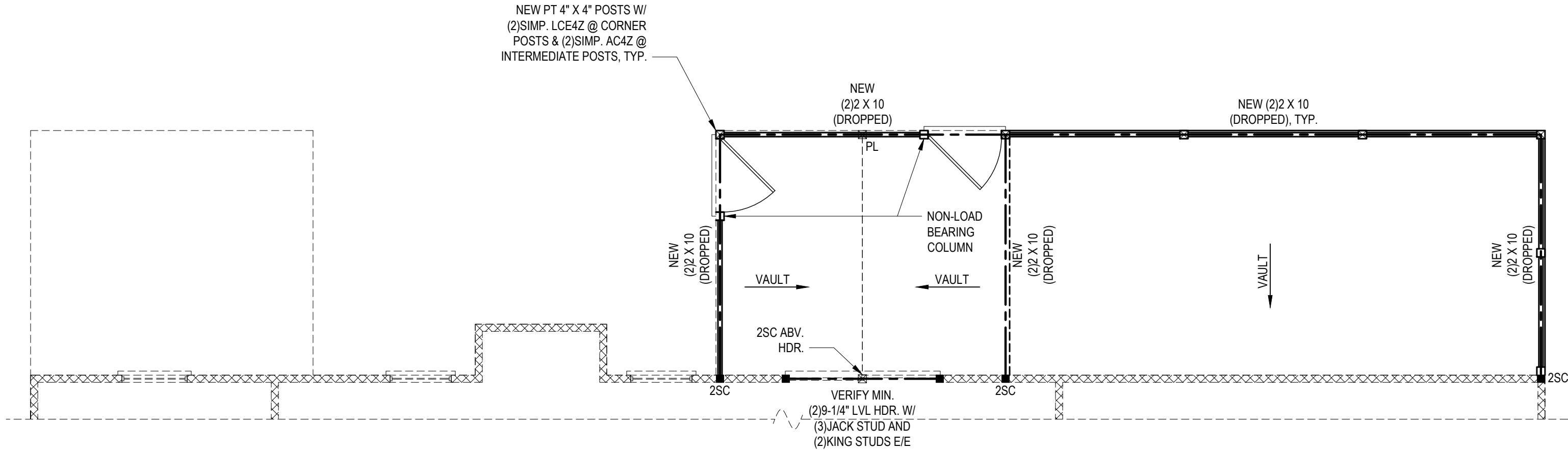
1 of 4

FILENAME: Z:\BALECH OFFICE\OFFICE\2025\DRB2501-0152_CHRS_HARDMAN\DRB2501-0152_CHRS_HARDMAN\DRB2501-0152_LAYOUT_SHEET.DWG, DATE: 8/6/2025 8:54 AM

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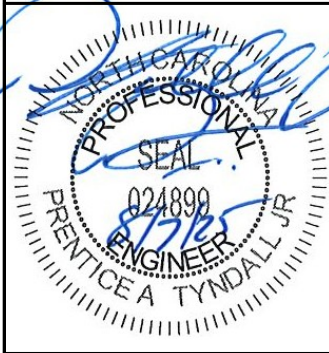
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SEISMIC	BASED ON SEISMIC ZONES A, B & C			



FIRST FLOOR PLAN

1/4" = 1'-0"

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250 Shipwash Drive • Garner • North Carolina • 27559
www.tyndallengineering.com

Chris:
CHRIS HARDIMAN
150 SUMMERLIN DR.
SANFORD, NC 27332

Date:
HARDIMAN ADDITION

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

Project #:
DRB2501-0152

Date:
08/06/2025

Engineered By:
JA

DWG. Checked By:
PTII

Scale:
SEE PLAN

REVISIONS

No.	Date:	Remarks
△		
△		
△		
△		

Sheet Number

S2

2 of 4



250 Shipwash Drive - Garner - North Carolina - 27529
 7919 / 78-1200 - 7919 / 78-9033
 www.tyndallengineering.com

HARDIMAN ADDITION

ROOF PLAN

Project #:
DRB2501-0152

Date:
08/06/2025

Engineered By:
JA

DWG. Checked By:
PTII

Scale:
SEE PLAN

<u>REVISIONS</u>		
<u>No.</u>	<u>Date:</u>	<u>Remarks</u>
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Sheet Number

S3

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DEFINITIONS FOR COMMON ABBREVIATIONS

- | | | | | | |
|-------|---|-----------------------|-------|---|------------------------|
| ALT | = | ALTERNATE | MANUF | = | MANUFACTURER |
| CANT | = | CANTILEVER | MAX | = | MAXIMUM |
| CJ | = | CEILING JOIST | MIN | = | MINIMUM |
| CMU | = | CONCRETE MASONRY UNIT | N.O. | = | NOMINAL |
| COL | = | COLUMN | O.C. | = | ON CENTER |
| CONC | = | CONCRETE | PL | = | POINT LOAD |
| CONT | = | CONTINUOUS | PT | = | PRESSURE TREATED |
| CT | = | COLLAR TIE | REINF | = | REINFORCED |
| DBL | = | DOUBLE | REQD | = | REQUIRED |
| DIA | = | DIAMETER | RJ | = | ROOF JOIST |
| DI | = | 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 |

ALT	=	ALTERNATE	MANUF	=	MANUFACTURER
CANT	=	CANTILEVER	MAX	=	MAXIMUM
CJ	=	CEILING JOIST	MIN	=	MINIMUM
CMU	=	CONCRETE MASONRY UNIT	N.O.	=	NOMINAL
COL	=	COLUMN	O.C.	=	ON CENTER
CONC	=	CONCRETE	PL	=	POINT LOAD
CONT	=	CONTINUOUS	PT	=	PRESSURE TREATED
CT	=	COLLAR TIE	REINF	=	REINFORCED
DBL	=	DOUBLE	REQD	=	REQUIRED
DIA	=	DIAMETER	RJ	=	ROOF JOIST
DI	=	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
HGT	=	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:

* THIS TABLE IS BASED ON NO. 2 TREATED SOUTHERN PINE POSTS.
MAXIMUM TRIBUTARY AREA IS BASED ON 128 TOTAL SQUARE FEET
WHICH MAY BE LOCATED AT DIFFERENT LEVELS.

** FROM TOP OF FOOTING TO BOTTOM OF GIRDER

*** DECKS WITH POST HEIGHTS OVER 20'-0" SHALL BE DESIGNED AND
SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT

- 2) DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY BY ONE OF THESE METHODS:
- A. THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" AND THE DECK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH SECTION (4) ABOVE. LATERAL BRACING IS NOT REQUIRED.
- B. 4 x 4 WOOD KNEE BRACES MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE KNEE BRACES SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 10% 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" HOT DIPPED GALVANIZED BOLT AT EACH END OF THE BRACE.
- C. FOR FREESTANDING DECKS WITHOUT KNEE BRACES OR DIAGONAL BRACING, LATERAL STABILITY SHALL BE PROVIDED BY EMBEDDING THE POSTS IN ACCORDANCE WITH THE FOLLOWING:
- | POST SIZE | MAX. TRIBUTARY AREA | MAX. POST HEIGHT | EMBEDMENT DEPTH |
|-----------|---------------------|------------------|-----------------|
| 4 x 4 | 48 SQ. FT. | 4'-0" | 2'-6" |
| 6 x 6 | 120 SQ. FT. | 6'-0" | 3'-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 INTERIOR COLUMN LINE FOR ATTACHED DECKS. THE 2 x 6s SHALL BE ATTACHED TO THE POSTS WITH ONE 5/8" HOT DIPPED GALVANIZED BOLT AT EACH END OF EACH BRACING MEMBER.
- E. FOR EMBEDDED OF PILES IN COASTAL REGIONS, SEE CHAPTER 46.

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" HOT
DIPPED GALVANIZED BOLT AT EACH END OF EACH BRACING MEMBER.

E. FOR EMBEDMENT OF PILES IN COASTAL REGIONS, SEE CHAPTER 46.

PER PLAN

BEAM SPLICE AT COLUMN

NO SCALE

PER PLAN

BEAM SPLICE AT COLUMN

NO SCALE



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CHRIS HARDIMAN
150 SUMMERLIN DR.
SANFORD, NC 27332

HARDIMAN ADDITION

STANDARD DETAILS

Project #:
DRB2501-0152

Date:
08/06/2025

Engineered By:
JA

DWG. Checked By:
PTII

Scale:
NOT TO SCALE

<u>REVISIONS</u>		
<u>No.</u>	<u>Date:</u>	<u>Remarks</u>
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Sheet Number

D1

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