DRB2301-0093_C

01/23/2024

CHECKED BY DRB SCALE

1/4" = 1'-0"

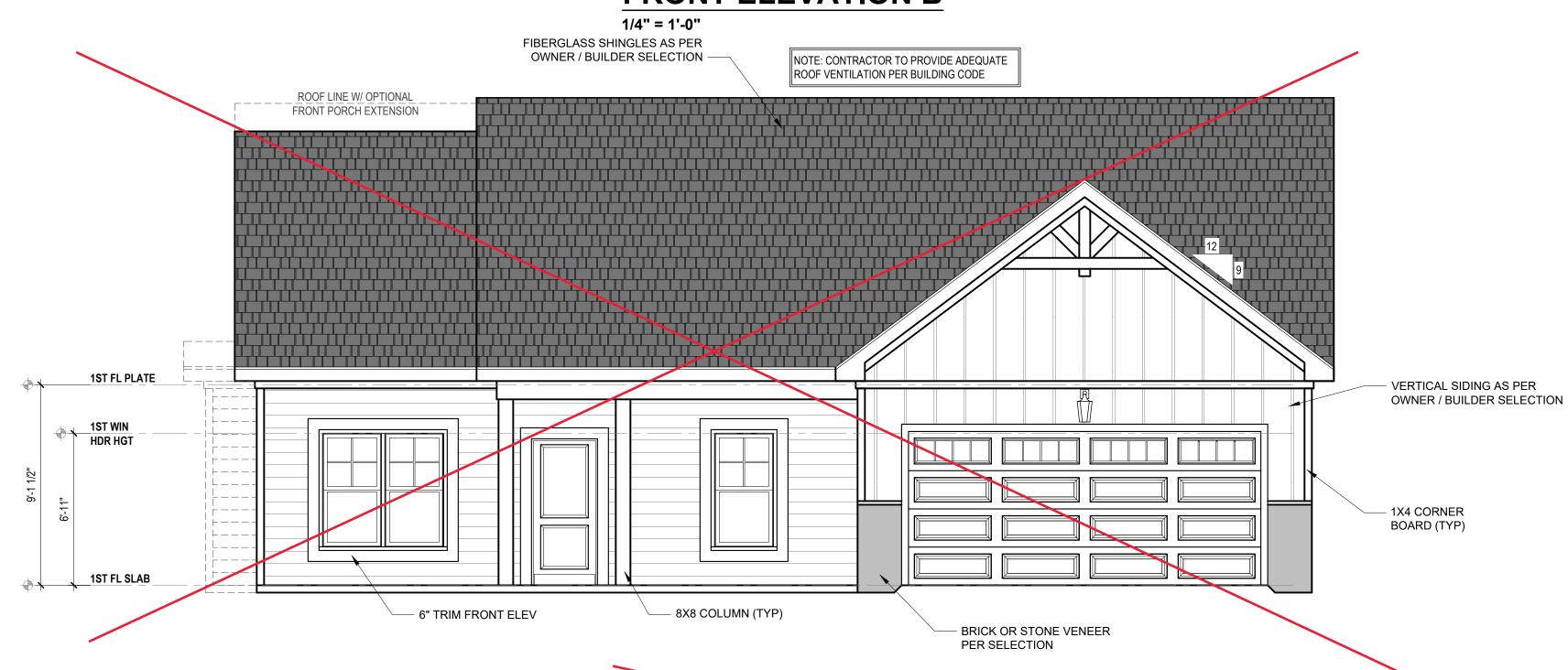
DRAWN/DESIGNED BY

THE LEIGH

2X4 WALLS & 2X4 GARAGE WALLS

FIBERGLASS SHINGLES AS PER OWNER / BUILDER SELECTION -NOTE: CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION PER BUILDING CODE 1ST FL PLATE 1ST WIN HDR HGT VERTICAL SIDING AS PER OWNER / BUILDER SELECTION 1X4 CORNER BOARD (TYP) — 6" TRIM FRONT ELEV 8X8 COLUMN (TYP)

FRONT ELEVATION B



- 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.
- Communication is imperfect and every contingency cannot be anticipated

NOTE: CONTRACTOR TO PROVIDE

ADEQUATE ROOF VENTILATION

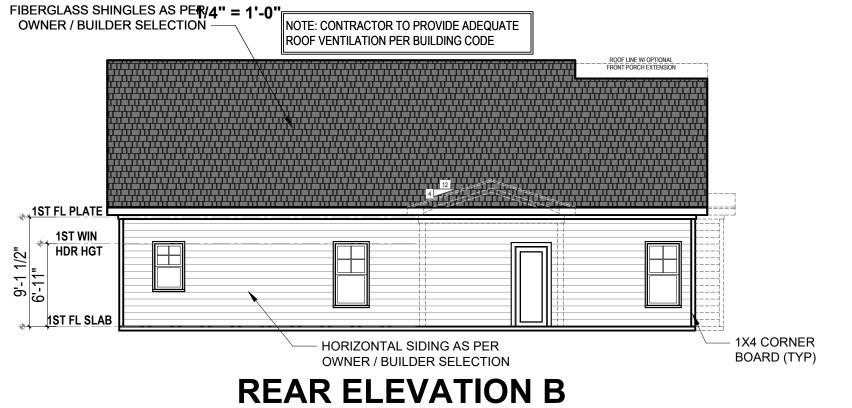
PER BUILDING CODE

8X8 COLUMN (TYP)

- 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.

ELEVATIONS

FRONT ELEVATION B W/ OPTIONAL VENEER



1/4" = 1'-0"

FIBERGLASS SHINGLES AS PER

HORIZONTAL SIDING AS PER OWNER / BUILDER SELECTION

RIGHT ELEVATION B

1/4" = 1'-0"

OWNER / BUILDER SELECTION

NOTE: CONTRACTOR TO PROVIDE

ADEQUATE ROOF VENTILATION

PER BUILDING CODE

REAR ELEVATION B

LEFT ELEVATION B 1/4" = 1'-0"

1X4 CØRNER

BOARD (TYP) ——

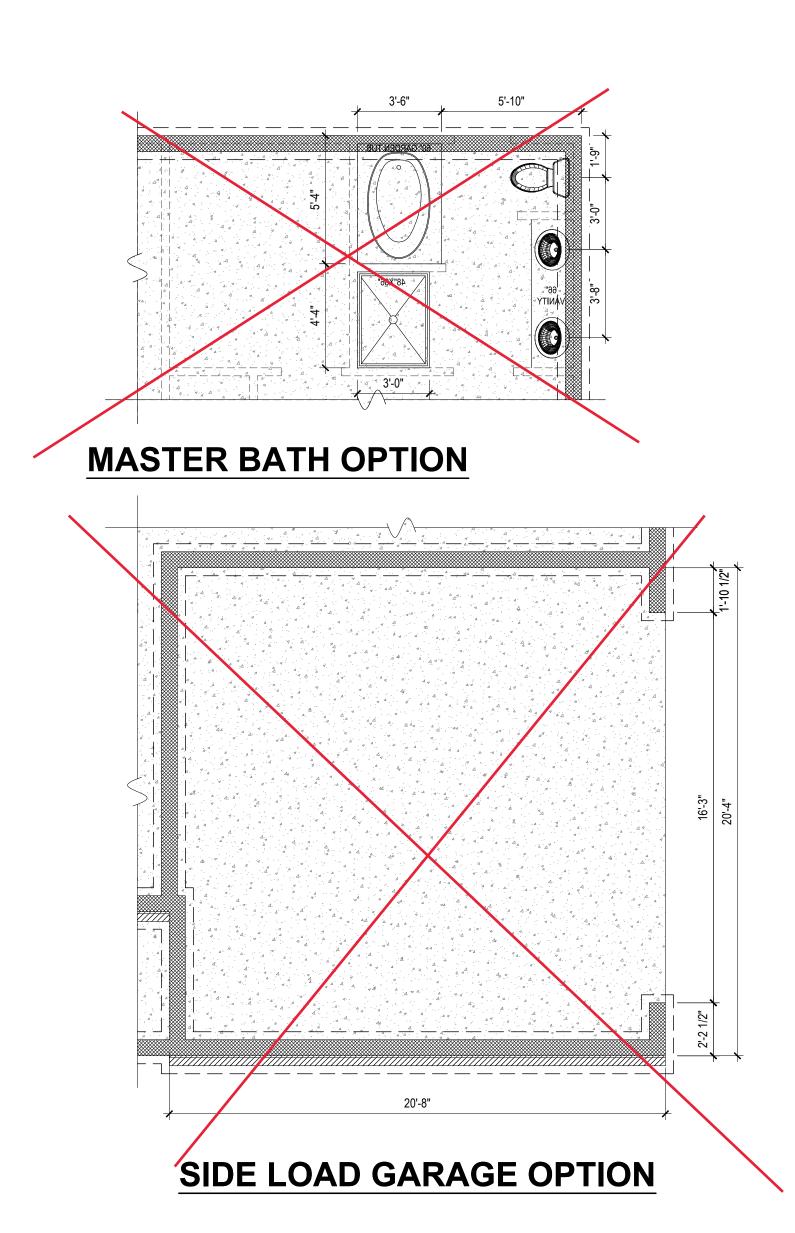
FIBERGLASS SHINGLES AS PER

HORIZONTAL SIDING AS PER

OWNER / BUILDER SELECTION

OWNER / BUILDER SELECTION

2X4 WALLS & 2X4 GARAGE WALLS



FOUNDATION PLAN

1/4" = 1'-0" STEM WALL

- 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
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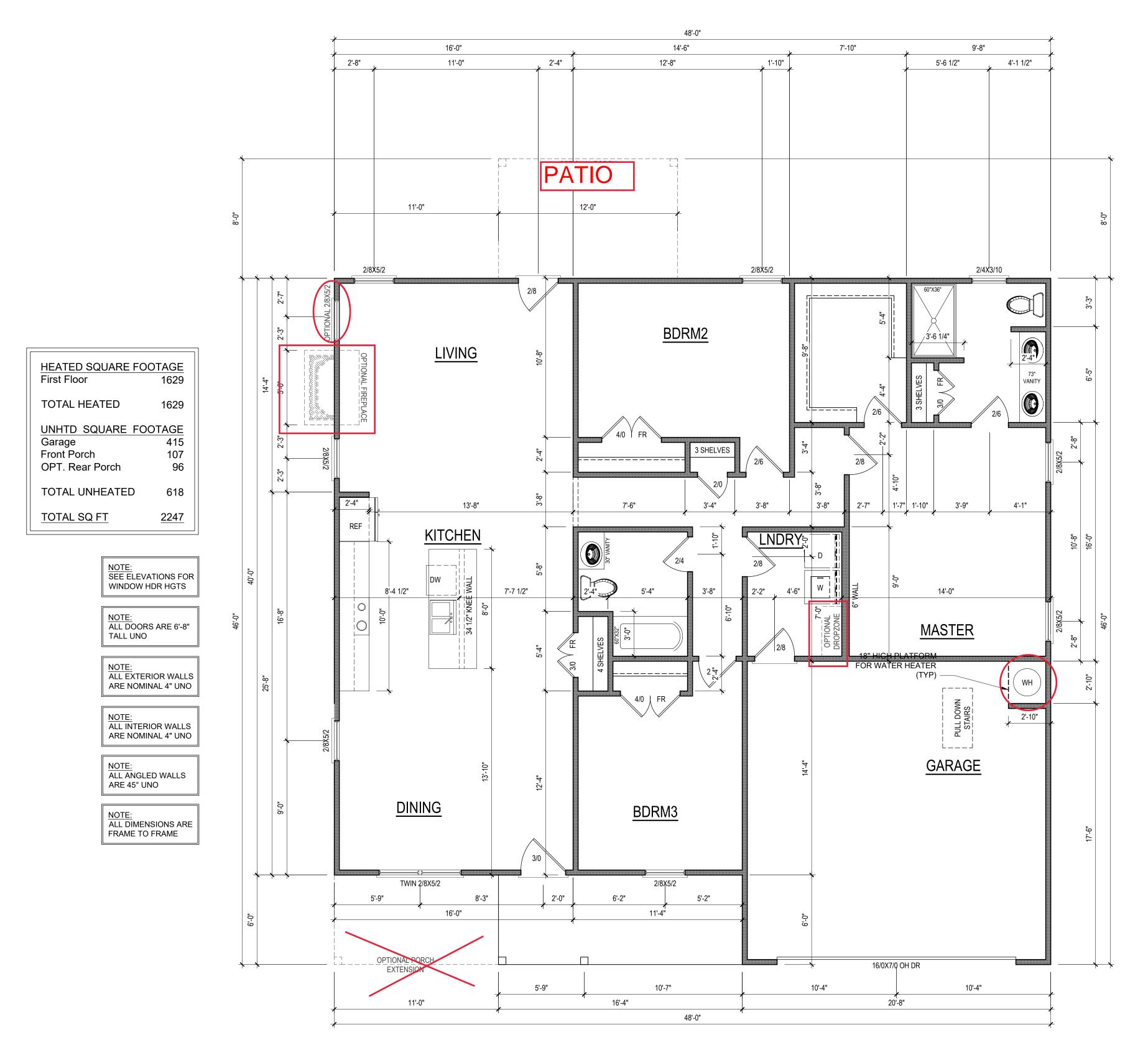
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PLUMBING PAGE ONLY; NOT FOR FOUNDATION

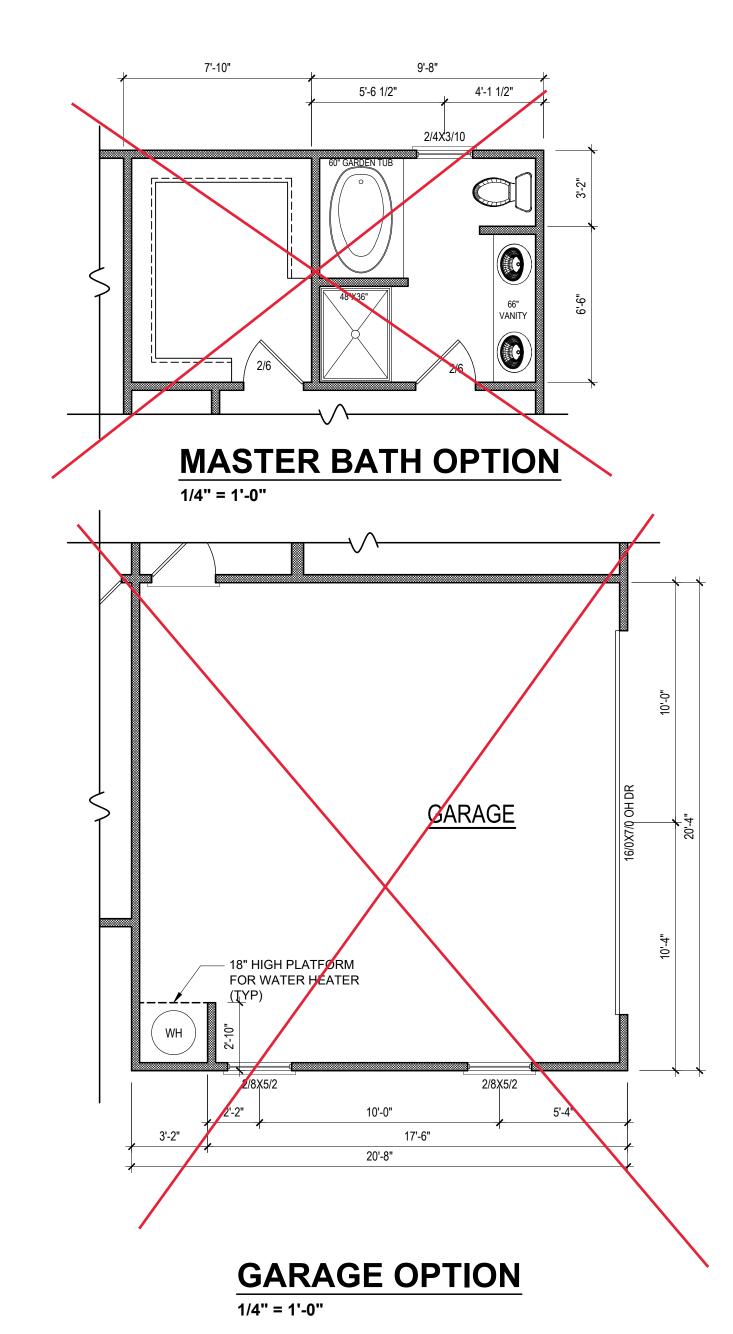
01/23/2024 CHECKED BY SHEET NAME FOUNDATION

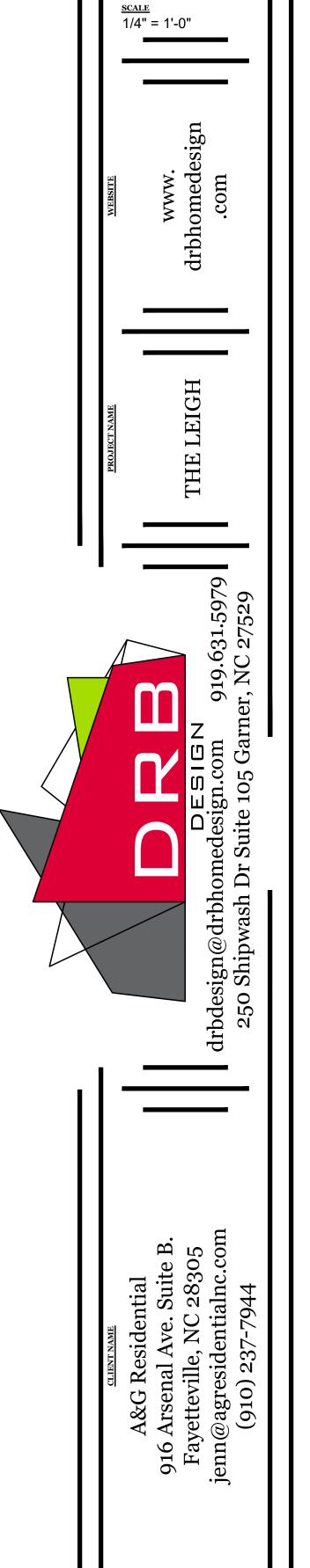
DRB2301-0093 C



FIRST FLOOR PLAN 1/4" = 1'-0" CEILING HGT. = 9'-0"

2X4 WALLS & 2X4 GARAGE WALLS





SHEET NAME 1ST_FLOOR

DRB2301-0093_C

01/23/2024 drawn/designed by

CHECKED BY

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

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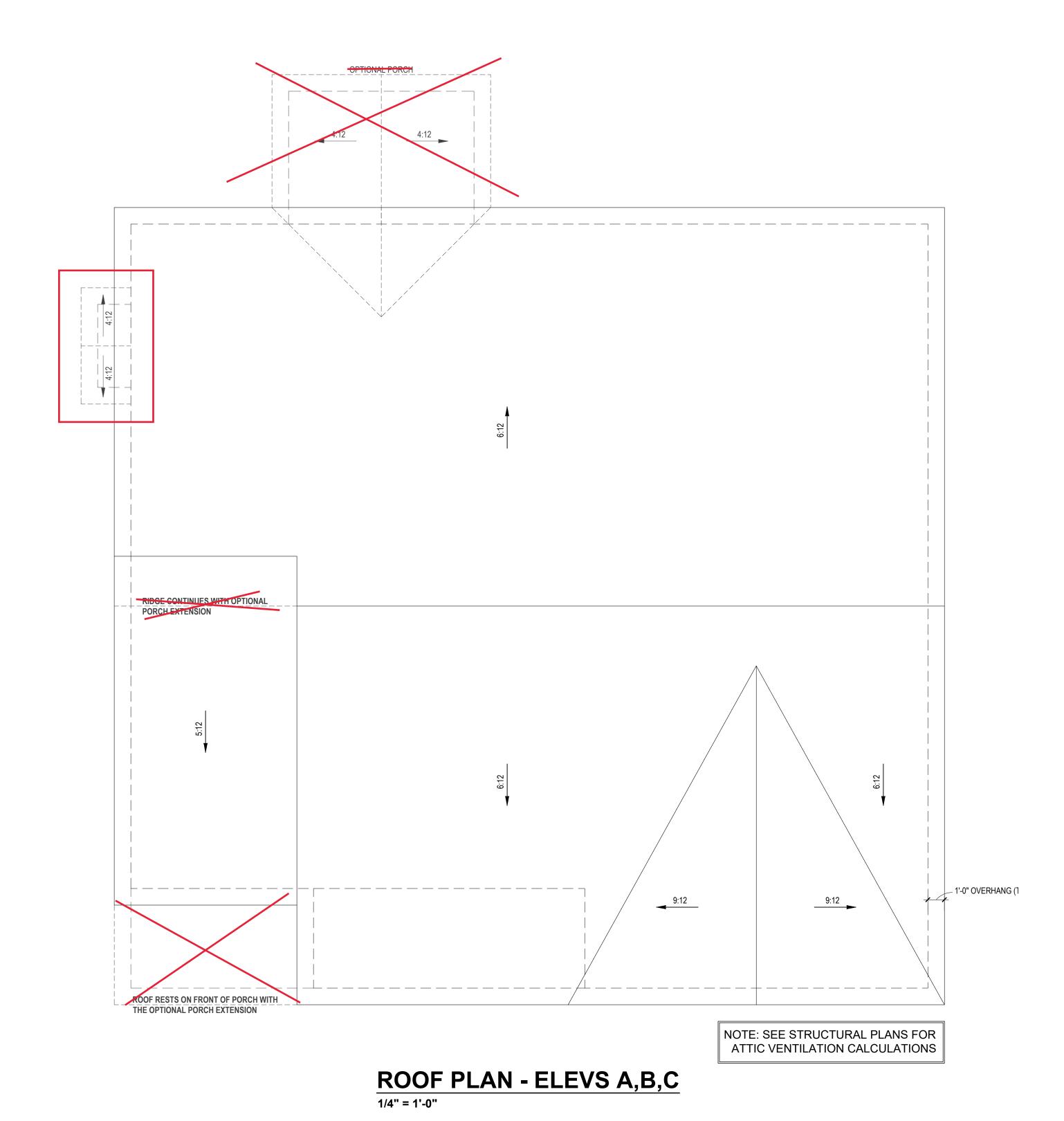
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Changes made to these plans without the consent of the designer are unauthorized and shall relieve DRB DESIGN of responsibility for any and all consequences arriving out of such changes.
 Written dimensions on these plans always have precedence over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

footage errors once construction has begun.

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



2X4 WALLS & 2X4 GARAGE WALLS

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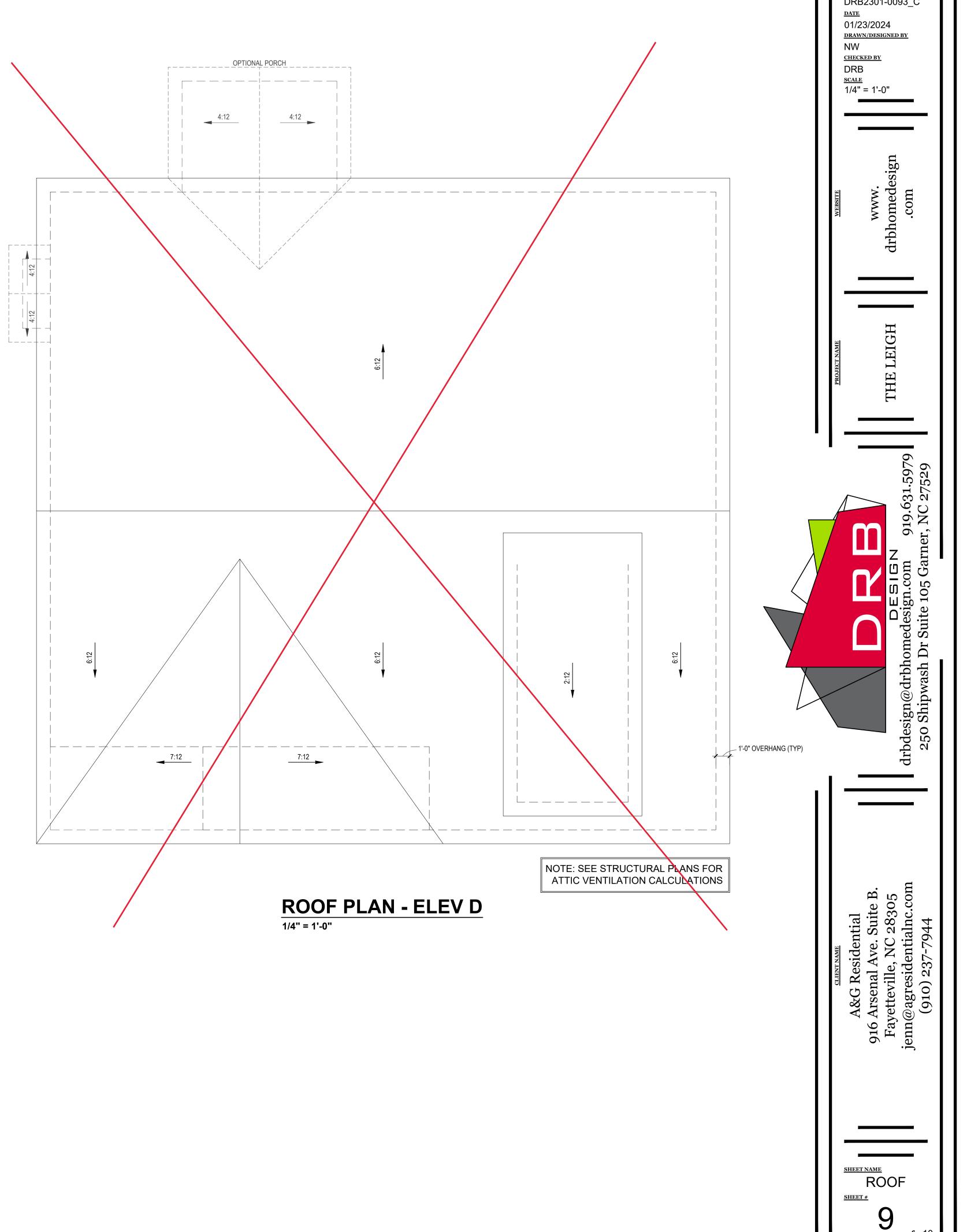
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- responsibilities for all consequences.

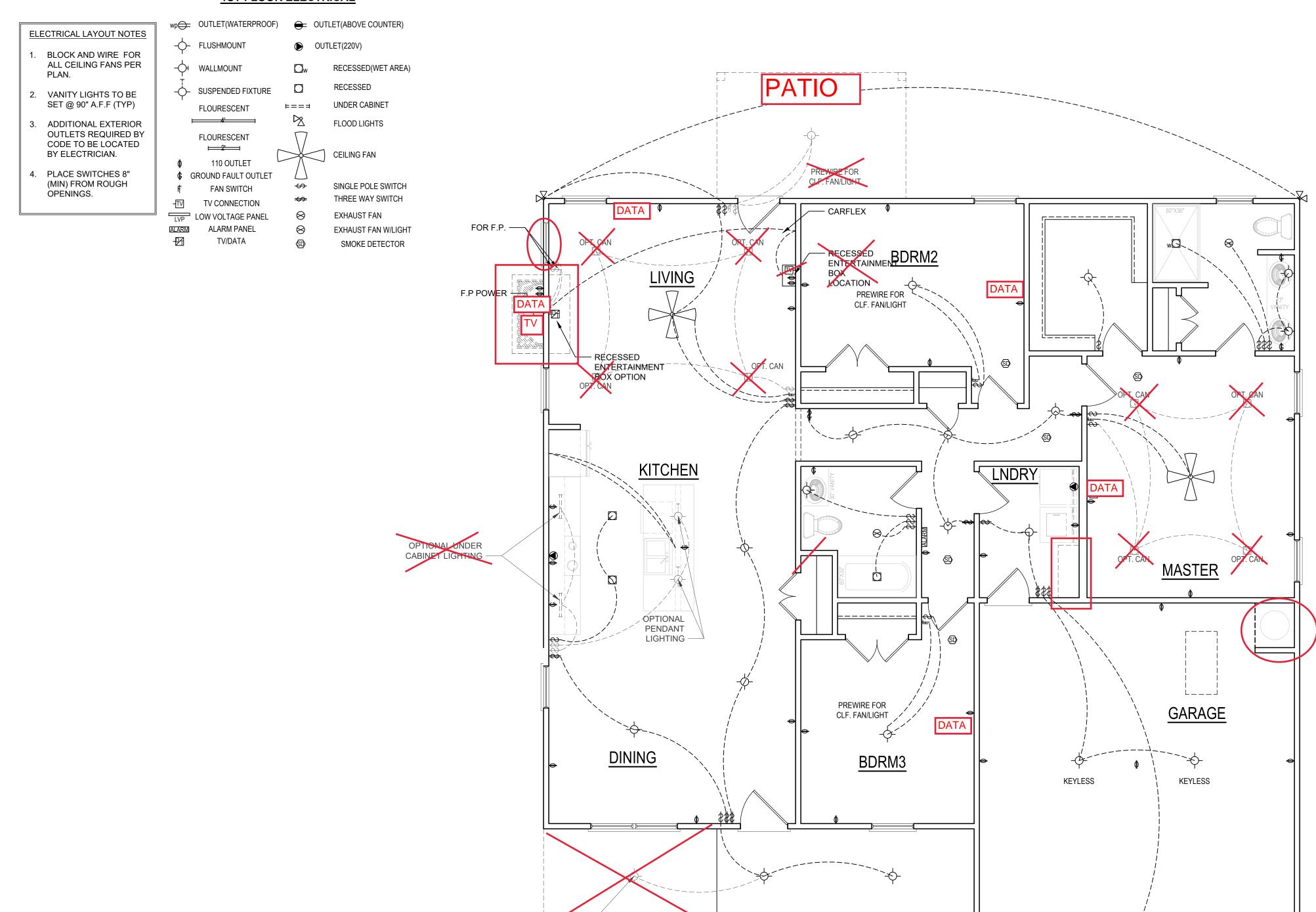
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- footage errors once construction has begun.

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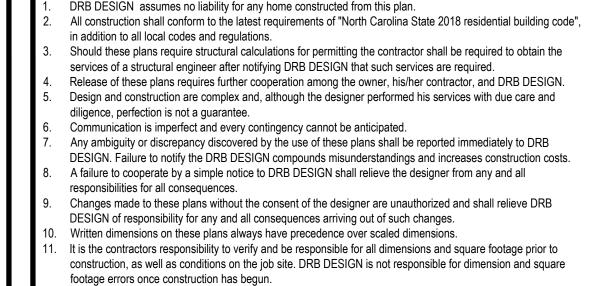


1ST FLOOR ELECTRICAL



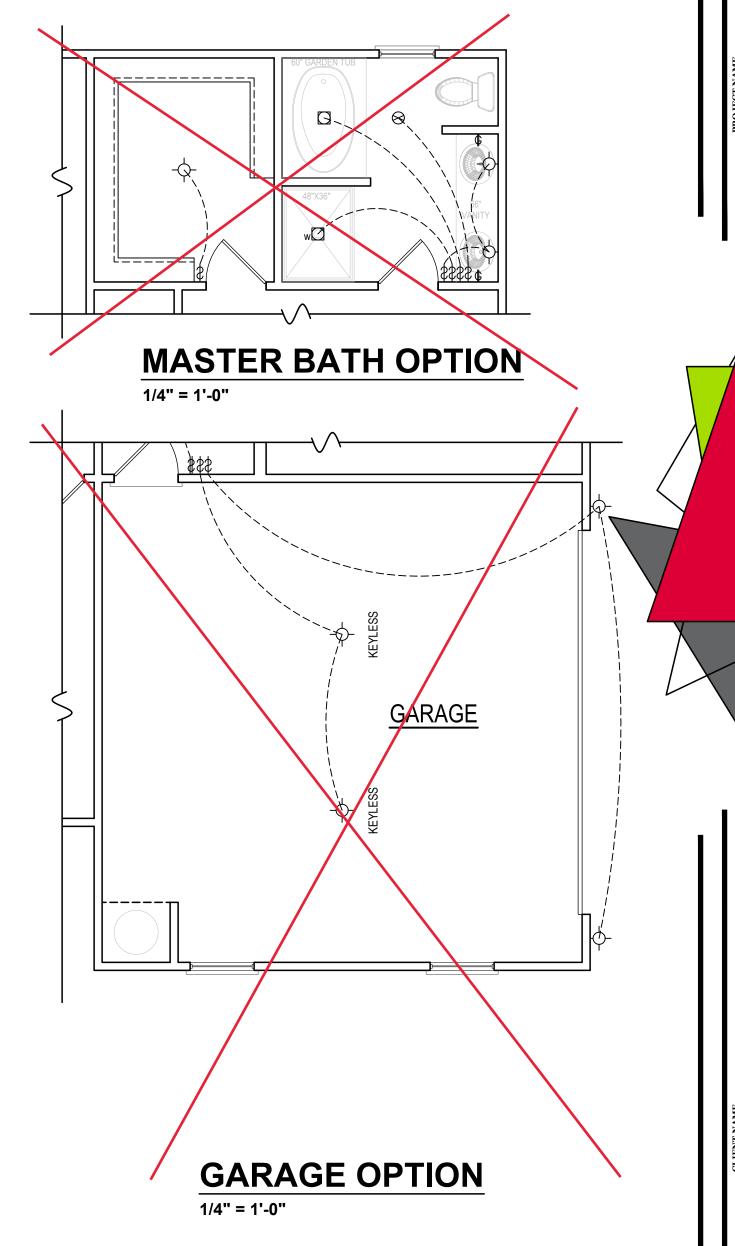
ADDITIONAL LIGHT OPTIONAL PORCH

> FIRST FLOOR PLAN CEILING HGT. = 9'-0"



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

2X4 WALLS & 2X4 GARAGE WALLS



01/23/2024 DRAWN/DESIGNED BY CHECKED BY DRB **SCALE** 1/4" = 1'-0"

DRB2301-0093_C

SHEET NAME ELECTRICAL

DESIGN LOADS

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION		
	(. 5.)	(. 5.)	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				

SECURE PT 6" X 6" POST TO FND. WALL W/ SIMP. ABU66Z W/ 5/8" DIA. ANCHOR BOLTS W/ 6" MIN. EMBED., TYP.

11'-0"

2'-0"

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.
- 3) 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)

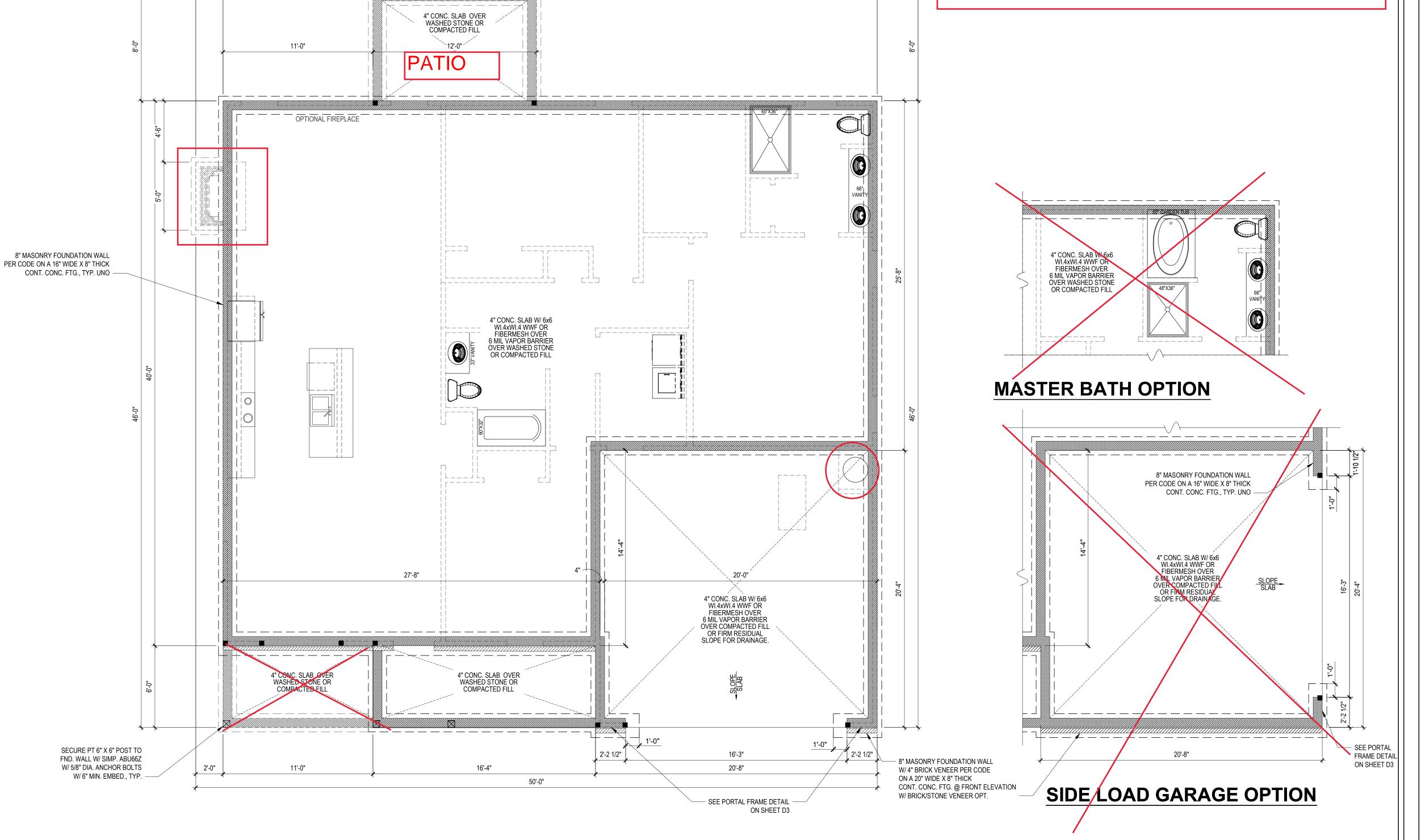
 4) ALL LOAD BEARING EXTERIOR WINDOW HEADERS ARE TO BE (2) 2x10 w/ (1) 2x4 JACK STUD (U.N.O.) AND KING STUDS PER TABLE R602.7.5, AND TOGETHER w/ (2) 10d NAILS @ 8" O.C., PROVIDED THAT THE TOP OF THE WINDOW HEIGHT IS 6"-8", MINIMUM BOTTOM OF THE WINDOW HEIGHT IS 1"-6". OTHERWISE REFER TO TABLES R602.7(1)
- 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
- INTERIÒR AND EXTERIÒR 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
 11/2"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.
- 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 LOOS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE
- 17) METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.

2X4 WALLS AND 2X4 GARAGE WALLS



25'-0"

FOUNDATION PLAN

1/4" = 1'-0" STEM WALL

50'-0"

12'-0"

OPTIONAL PORCH

*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 td os ow ill 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



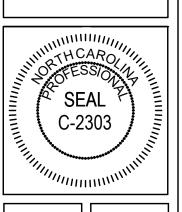
ENGINEERING & DESIGN, P.A.

T 919 773-1200 = # 919 773-9658

ive = Gerner = North Caroline = 27839

www.syndellengineering.com





EIGH - RIGHT GARAGE

UNDATION PLAN STEM WALL

Project #:

DRB2301-0093C

Date:

2/14/2024

Engineered By:

HJS

DWG. Checked By:

PAT

SEE PLAN

REVISIONS

No. Date: Remarks

1
2
3

Sheet Number

S1B

DESIGN LOADS

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION		
	(. 5.)	(. 5.)	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:

 1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF "NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE", IN ADDITION TO ALL LOCAL
- 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
- 3) ALL LUMBER SHALL BE SYP #2 (UNO) ALL LVL LUMBER TO BE 1.75" WIDE NOMINAL EACH SINGLE MEMBER AND Fb = 2600
- (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)
- 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
- 7) 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 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.
- 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.

STRUCTURAL SHEATHING NOTES

- 1) DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR
- LESS.
 2) WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF 3) BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3.
- REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.

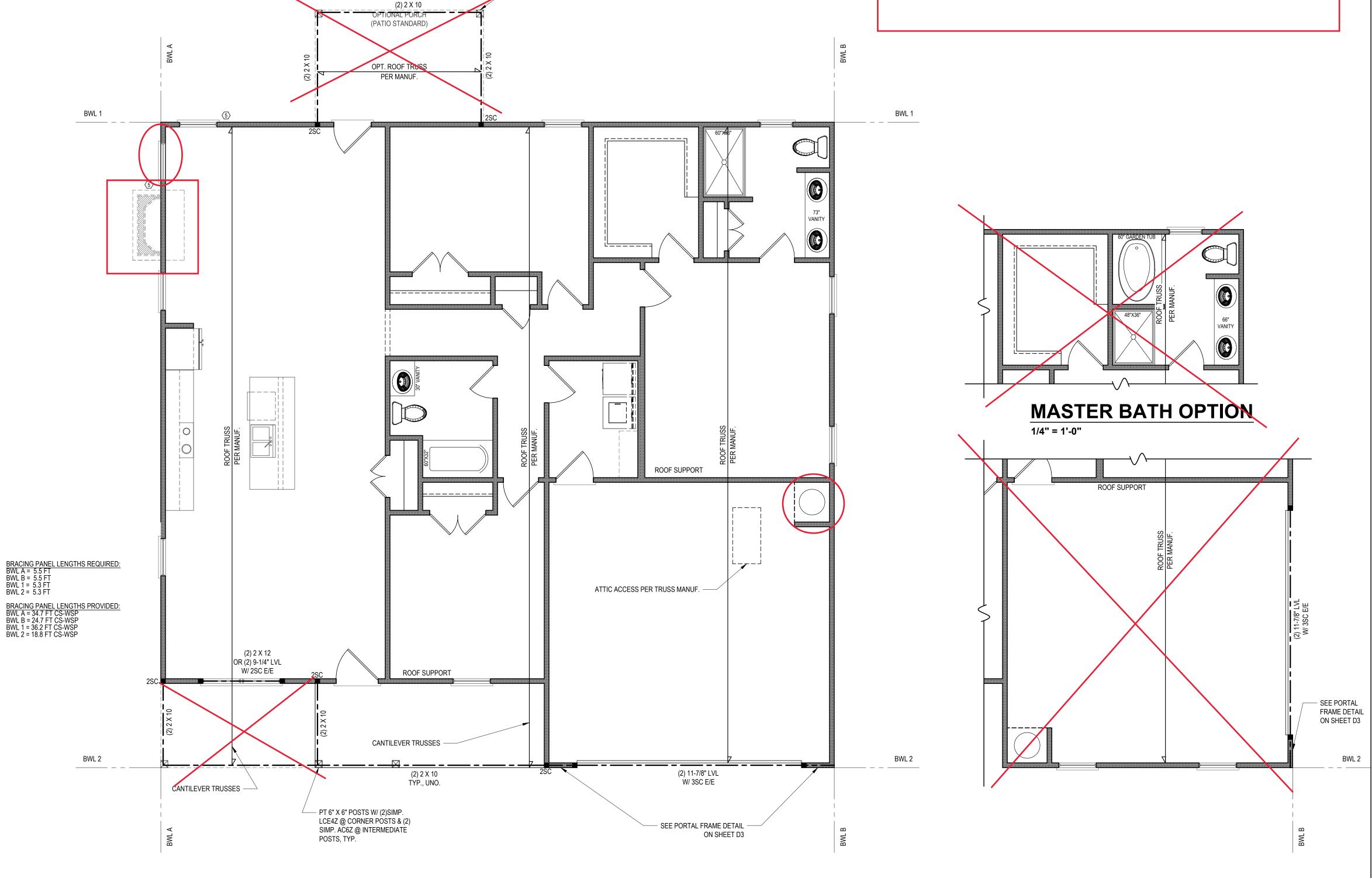
1 REFERENCE FIGURE R602.10.4.3 OF THE 2018 NCRC.

- 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
- 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
- ACCORDANCE WITH CS-WSP METHOD AS PRESCRIBED IN SECTION
- 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 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: - 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

- 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
- 5 MINIMUM 800# HOLD-DOWN DEVICE

2X4 WALLS AND 2X4 GARAGE WALLS



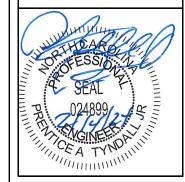
- PT 6" X 6" POSTS W/ (2)SIMP.

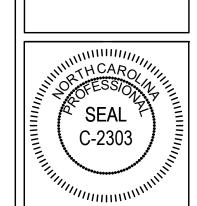
LCE4Z @ CORNER POSTS, TYP.

FIRST FLOOR PLAN CEILING HGT. = 9'-0" 1/4" = 1'-0"

GARAGE OPTION 1/4" = 1'-0"

*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. recommendations, etc. presented in these documents were





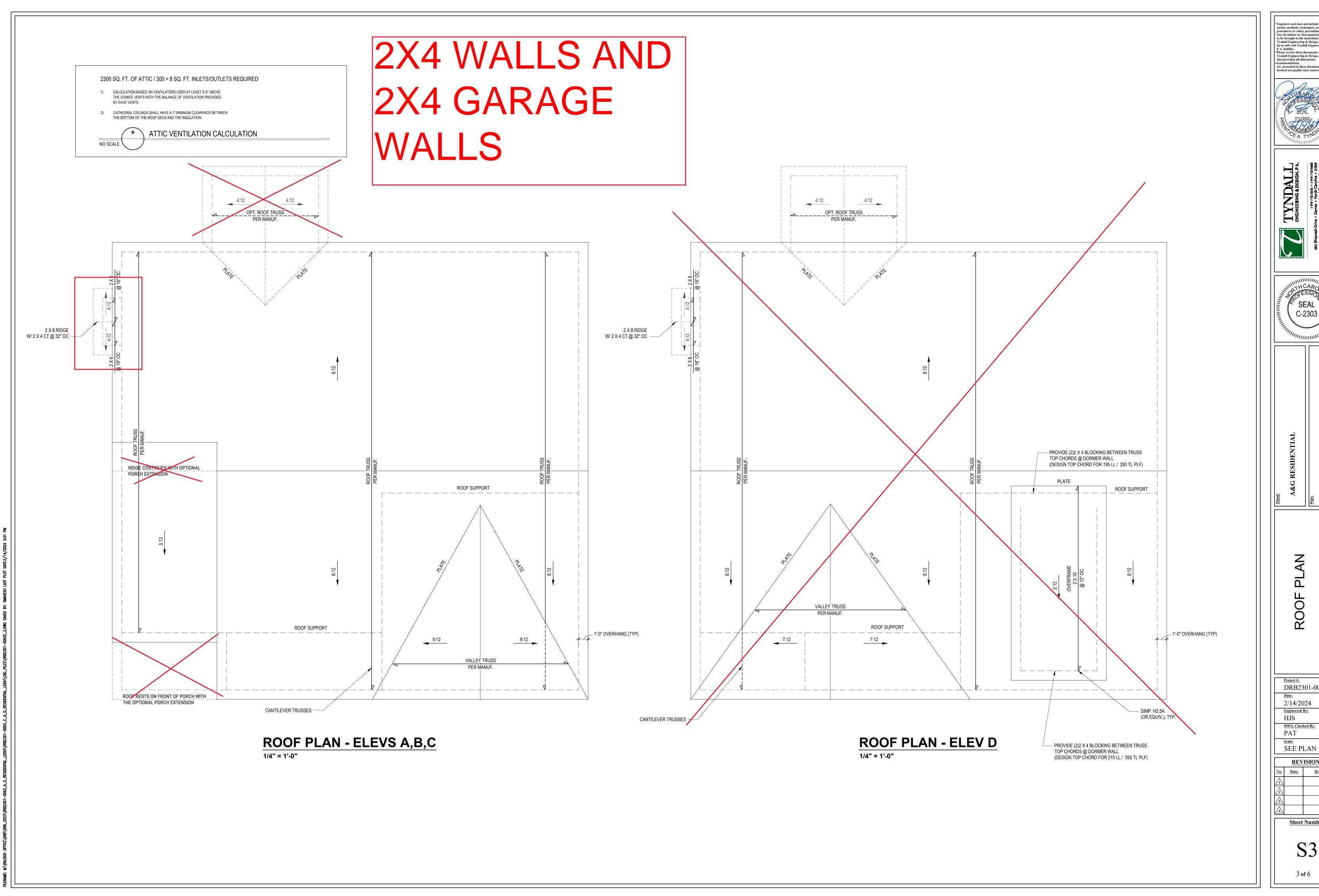
DRB2301-0093C 2/14/2024 Engineered By: HJS DWG. Checked By:

PAT SEE PLAN

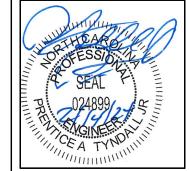
REVISIONS Date:

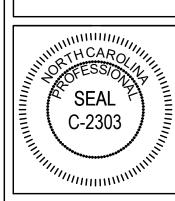
Sheet Number

2 of 6



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DRB2301-0093C

REVISIONS

Sheet Number

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.

DESIGN LOADS:

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION		
	(1.01)	(1.01)	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
- 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.
- 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

ALL STEEL PIPE SHALL BE ASTM A53 GRADE B.

- 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.
- UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.
- 17) REFER TO TABLE N1102.1 FOR PRESCRIPTIVE BUILDING ENVELOPE THERMAL COMPONENT CRITERIA.
- 18) PSL COLUMNS DESIGNED WITH MAXIMUM HEIGHT OF 9'-0" (U.N.O.)
- 19) PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.)
- 20) MAXIMUM MASONRY PEIR HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.
- 21) IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQUARE FOOTAGE PRIOR TO CONSTRUCTION. TYNDALL ENGINEERING & DESIGN, PA IS NOT RESPONSIBLE FOR DIMENSION OR SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.

CLIMATE ZONES	FENESTRATION U-FACTOR	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b,<u>k</u>}	CEILING ^m R-VALUE	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT ^{c,<u>o</u>} 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	<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	15 or 13 + <u>2.5</u> h	<u>5/13 or</u> <u>5/10 cont</u>	19	<u>10/15</u>	10	10/15
5	0.35	0.55	NR	38 or 30 cont	$\frac{19, \text{ or } 13 + 5}{\text{ or } 15 + 3}$	13/17 <u>or</u> 13/12.5 cont	30 ⁹	10/15	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. $\underline{\mathsf{FOR}}\,\mathsf{MONOLITHIC}\,\mathsf{SLABS}$, $\mathsf{INSULATION}\,\mathsf{SHALL}\,\mathsf{BE}\,\mathsf{APPLIED}\,\mathsf{FROM}\,\mathsf{THE}\,\mathsf{INSPECTION}\,\mathsf{GAP}\,\mathsf{DOWNWARD}\,\mathsf{TO}\,\mathsf{THE}\,\mathsf{BOTTOM}$
- 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. DELETED
- 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
- $\underline{\text{OF THE EXTERIOR, SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2.}} \text{"} 13 + 2.5 \text{" MEANS R-13 CAVITY INSULATED SHEATHING OF AT LEAST R-2.}$
- INSULATION PLUS R-2.5 SHEATHING i. FOR MASS WALLS, THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR MASS WALL. j. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A 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.
- OF THE ATTIC ROOF DECK.
- m. TABLE VALUE REQUIRED EXCEPT FOR ROOF EDGE WHERE THE SPACE IS LIMITED BY THE PITCH OF THE ROOF; THERE THE INSULATION MUST FILL THE SPACE UP TO THE AIR BAFFLE. n. R-19 FIBERGLASS BATTS COMPRESSED AND INSTALLED IN A NOMINAL 2 × 6 FRAMING CAVITY IS DEEMED TO COMPLY. FIBERGLASS BATTS RATED R-19 OR HIGHER COMPRESSED AND INSTALLED IN A 2X4 WALL IS NOT DEEMED TO COMPLY.

0. 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

ALT	=	ALTERNATE	MAX	=	MAXIMUM
CANT	=	CANTILEVER	MIN	=	MINIMUM
CJ	=	CEILING JOIST	NOM	=	NOMINAL
CMU	=	CONCRETE MASONRY UNIT	O.C.	=	ON CENTER
COL	=	COLUMN	PL	=	POINT LOAD
CONC	=	CONCRETE	PT	=	PRESSURE TREATED
CONT	=	CONTINUOUS	REINF	=	REINFORCED
CT	=	COLLAR TIE	REQD	=	REQUIRED
DBL	=	DOUBLE	RJ	=	ROOF JOIST
DIA	=	DIAMETER	RS	=	ROOF SUPPORT
DJ	=	DOUBLE JOIST	SC	=	STUD COLUMN
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 OTHERWISE
HORIZ	=	HORIZONTAL	W	=	WIDE FLANGE BEAM
HT	=	HEIGHT	WWF	=	WELDED WIRE FABRIC
MANUF	=	MANUFACTURER	XJ	=	EXTRA JOIST

1) MAXIMUM HEIGHT OF DECK SUPPORT POSTS AS FOLLOWS:

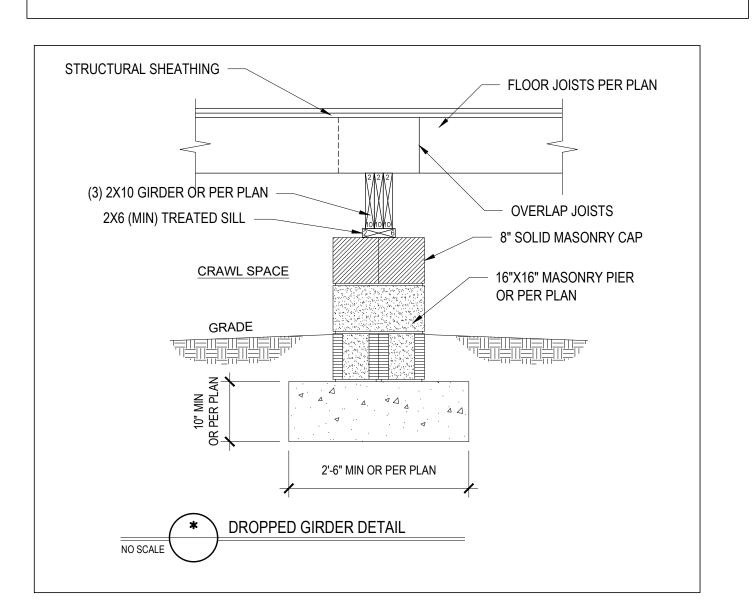
POST SIZE	MAX. POST HEIGHT**
4 x 4	8'-0"
6 x 6	20'-0"
***	OVER 20'-0"

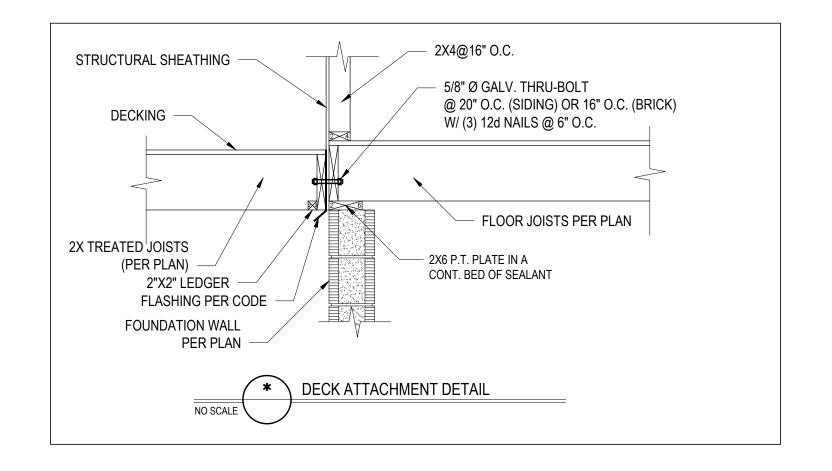
- THIS TABLE IS BASED ON NO. 2 TREATED SOUTHERN PINE POSTS. MAXIMUM TRIBUTARY AREA IS BASED ON 128 TOTAL SQUARE FEET WHICH MAY BE LOCATED AT DIFFERENT LEVELS.
- ** FROM TOP OF FOOTING TO BOTTOM OF GIRDER
- *** DECKS WITH POST HEIGHTS OVER 20'-0" SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT.
- 2) DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY BY ONE OF THESE METHODS:
- A. THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" AND THE DECK IS
- ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH SECTION (4) ABOVE. LATERAL BRACING IS NOT REQUIRED. B. 4 x 4 WOOD KNEE BRACES MAY BE PROVIDED ON EACH COLUMN IN
- BOTH DIRECTIONS. THE KNEE BRACES SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 OF THE POST LENGTH FROM THE TOP OF THE POST, AND THE BRACES SHALL BE ANGLED BETWEEN 45° AND 60° FROM THE HORIZONTAL. KNEE BRACES SHALL BE BOLTED TO THE POST AND GIRDER WITH ONE 5/8"Ø HOT DIPPED GALVANIZED
- BOLT AT EACH END OF THE BRACE. C. FOR FREESTANDING DECKS WITHOUT KNEE BRACES OR DIAGONAL BRACING, LATERAL STABILITY MAY BE PROVIDED BY EMBEDDING THE POSTS IN ACCORDANCE WITH THE FOLLOWING:

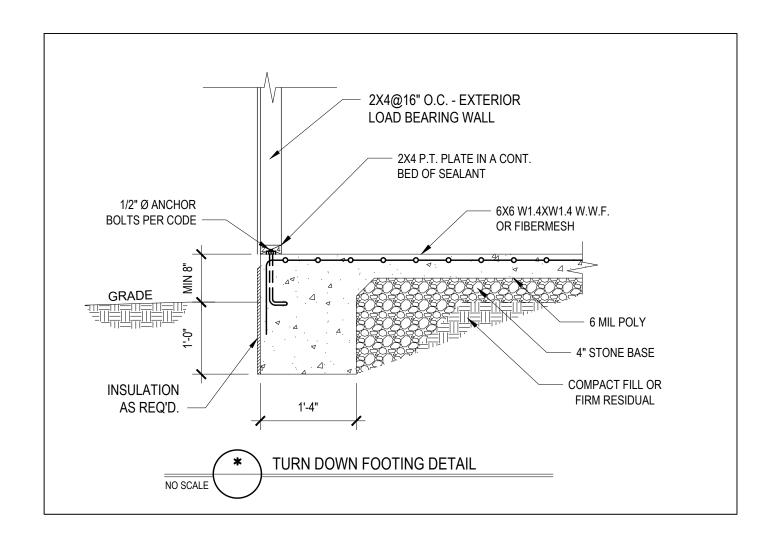
POST SIZE	MAX. TRIBUTARY AREA	MAX. POST HEIGHT	EMBEDMENT DEPTH	CONCRETE DIAMETER
4 x 4	48 SQ. FT.	4'-0"	2'-6"	1'-0"
6 x 6	120 SQ. FT.	6'-0"	3'-6"	1'-8"

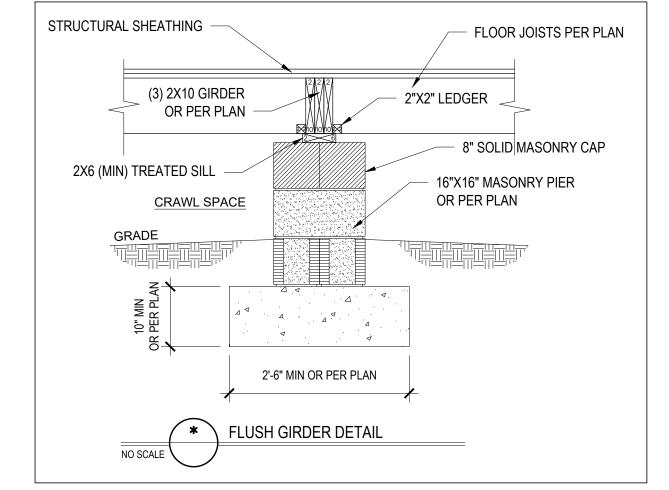
D. 2 x 6 DIAGONAL VERTICAL CROSS BRACING MAY BE PROVIDED IN TWO (2) PERPENDICULAR DIRECTIONS FOR FREESTANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS. THE 2 x 6s SHALL BE ATTACHED TO THE POSTS WITH ONE 5/8"Ø HOT

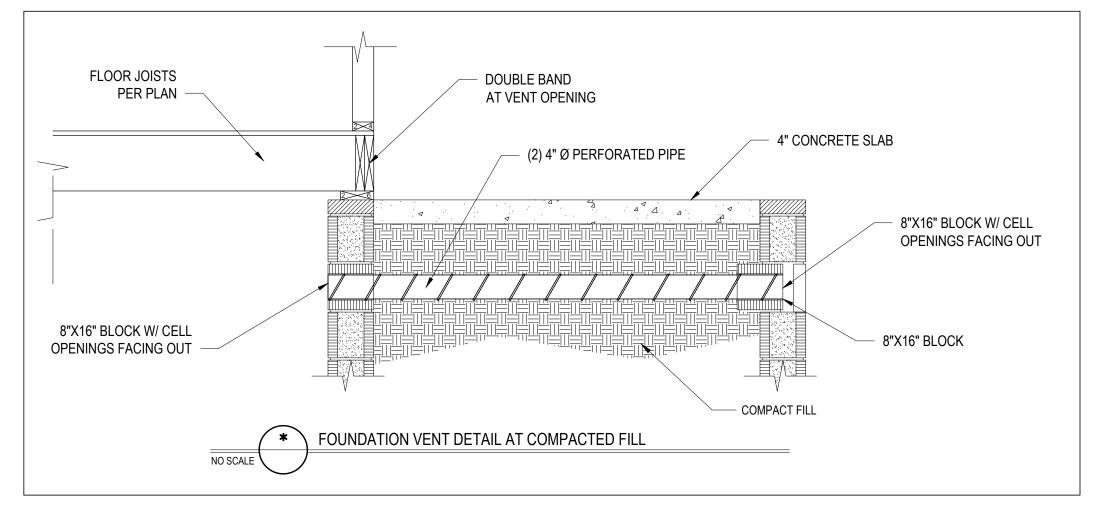
DIPPED GALVANIZED BOLT AT EACH END OF EACH BRACING MEMBER. E. FOR EMBEDMENT OF PILES IN COASTAL REGIONS, SEE CHAPTER 46.



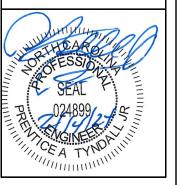




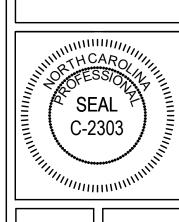




rocedures or safety precaution. Any deviations or discrepancies on plans ar to be brought to the immediate attention of Tyndall Engineering & Design, P.A. Failure do so will void Tyndall Engineering & Design P.A. liability.
Please review these documents carefully. Tyndall Engineering & Design, P.A. will interpret that all dimensions, etc. presented in these documents were





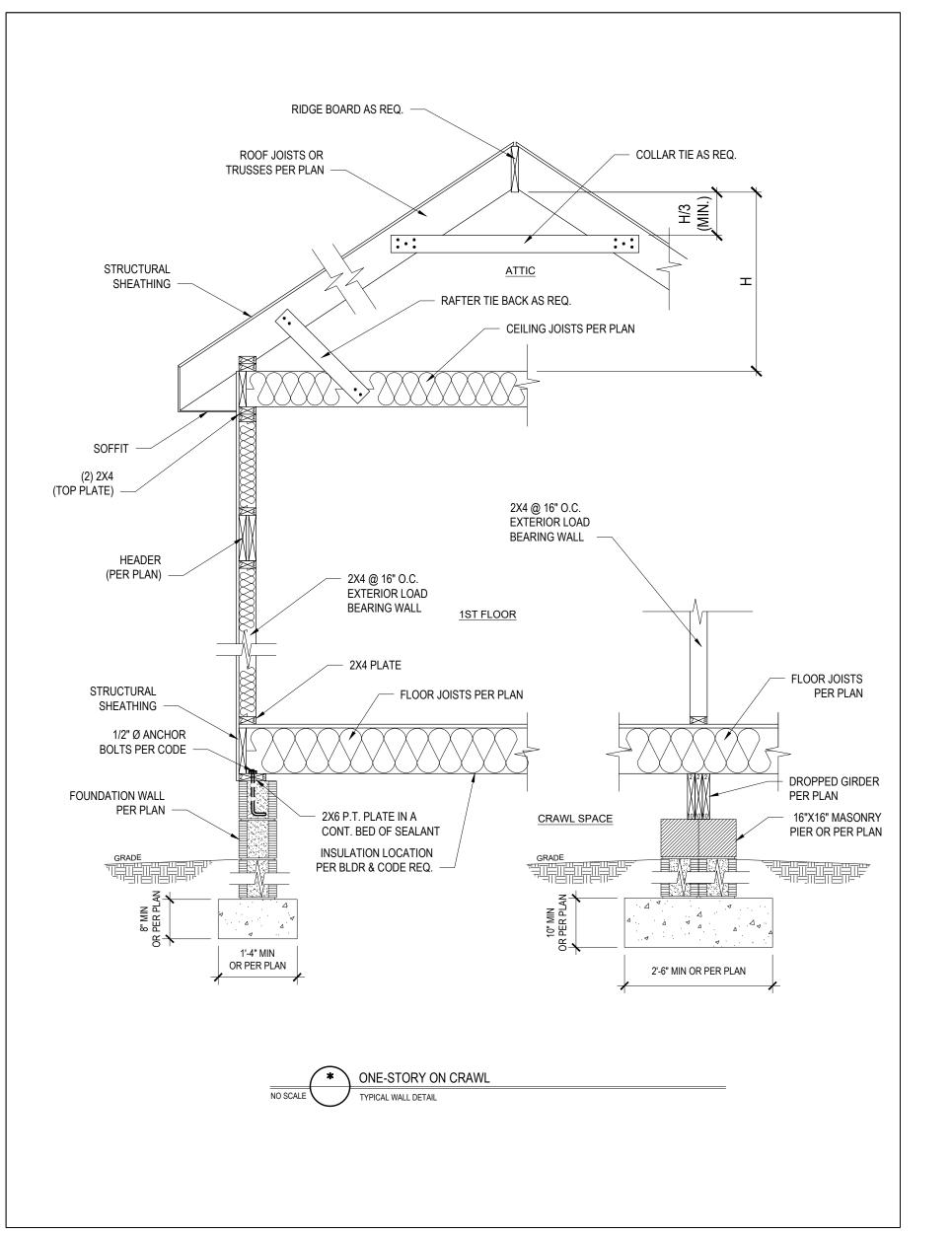


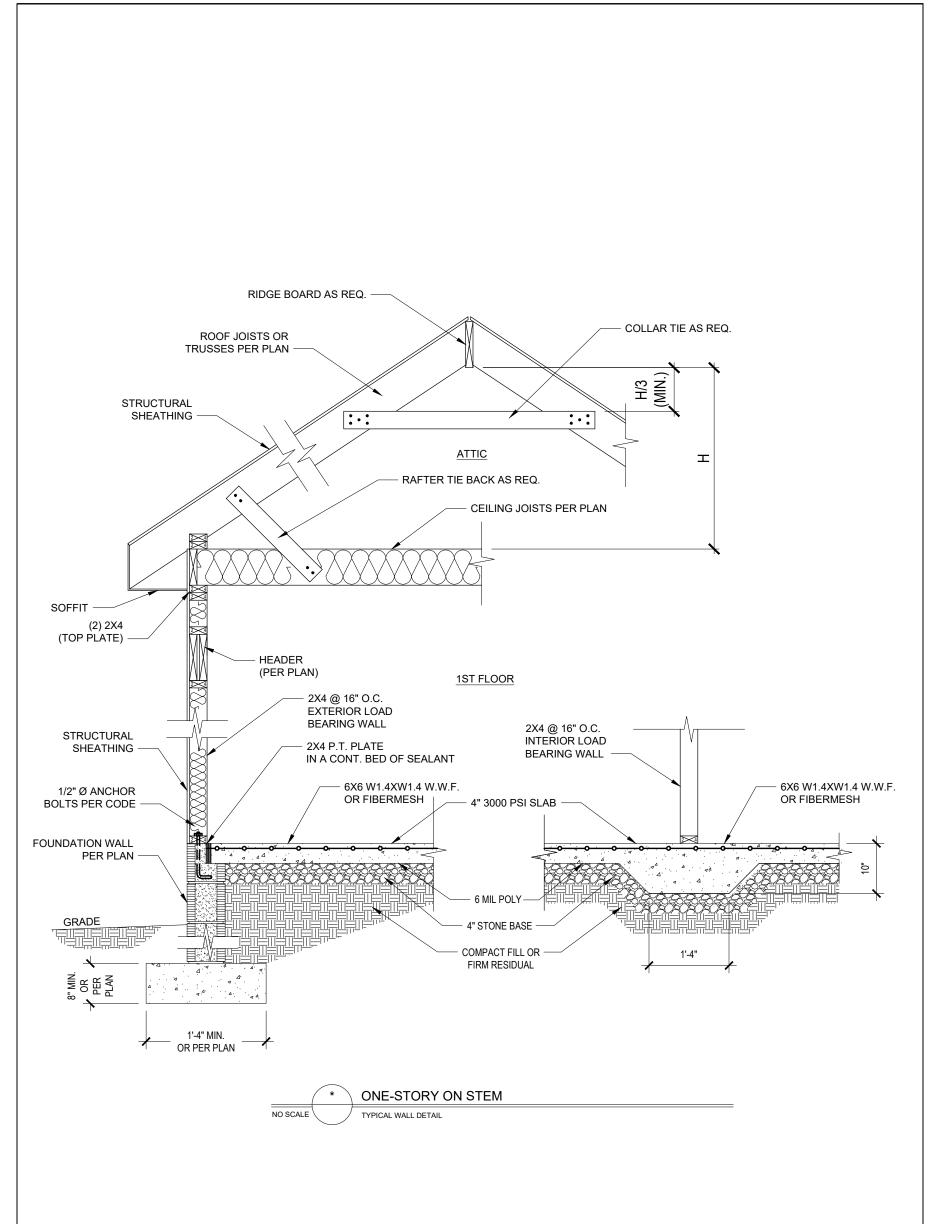
DRB2301-0093C 2/14/2024 **Engineered By:** HJS DWG. Checked By: PAT SEE PLAN

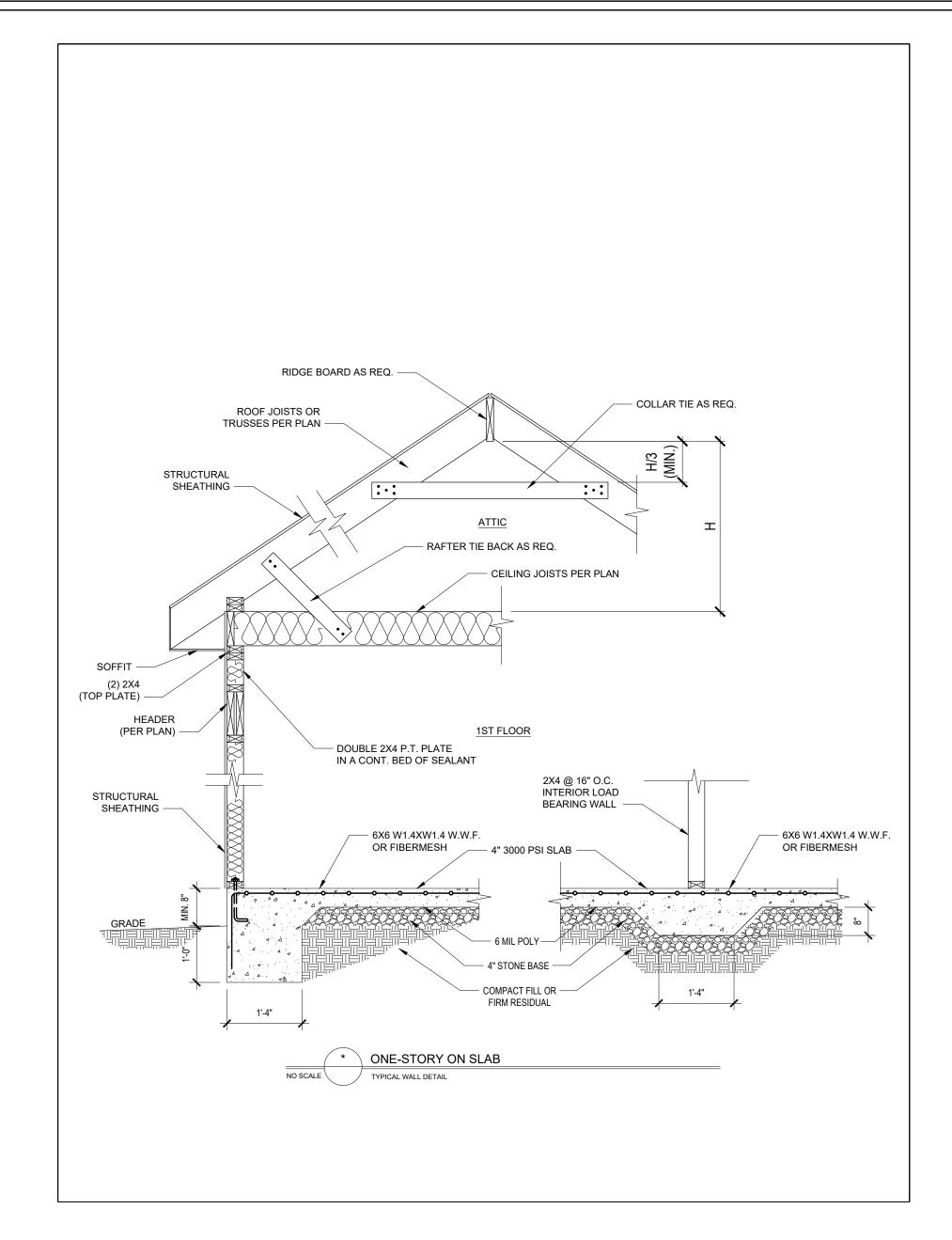
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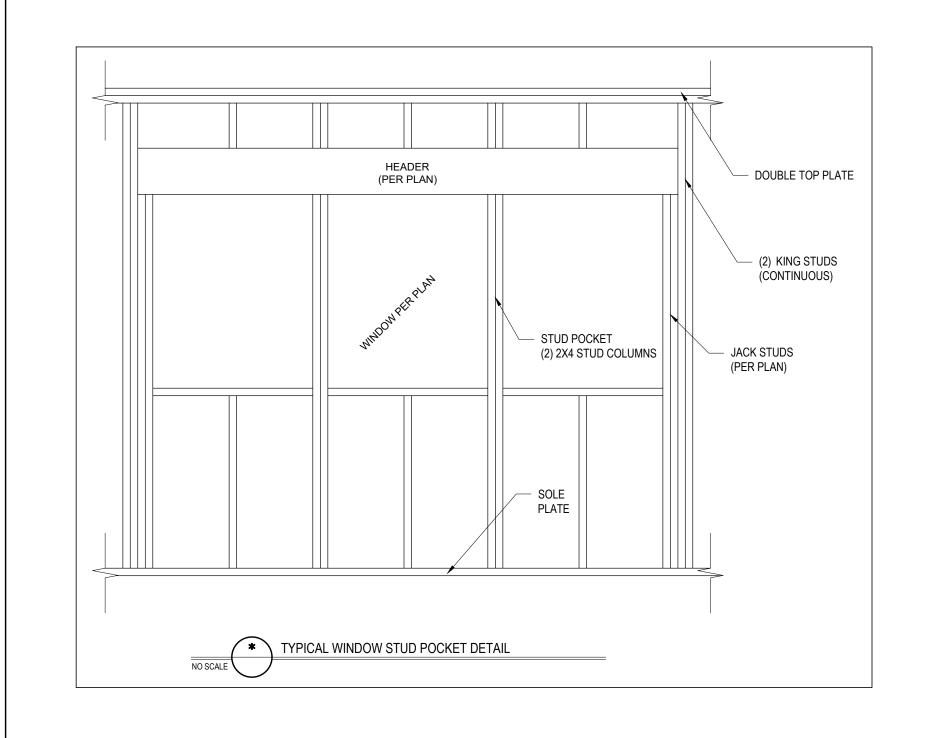
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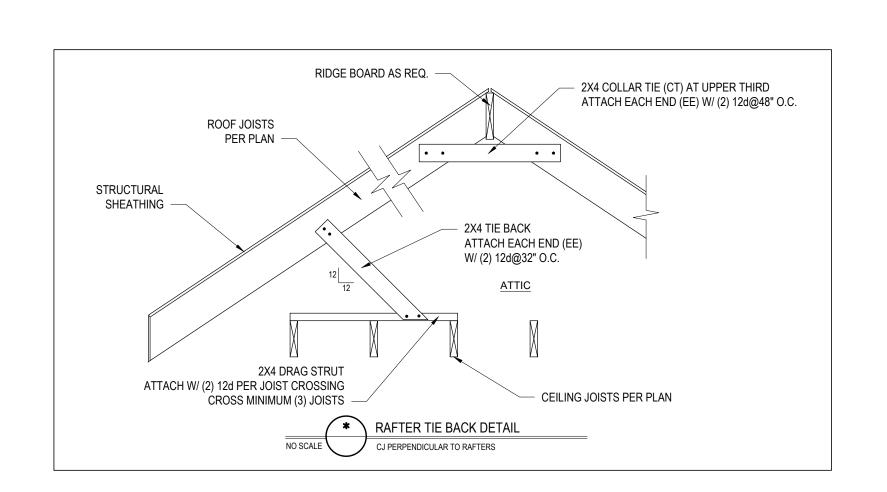
4 of 6

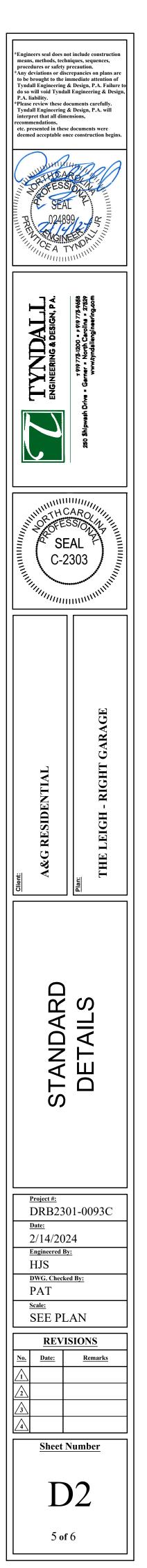


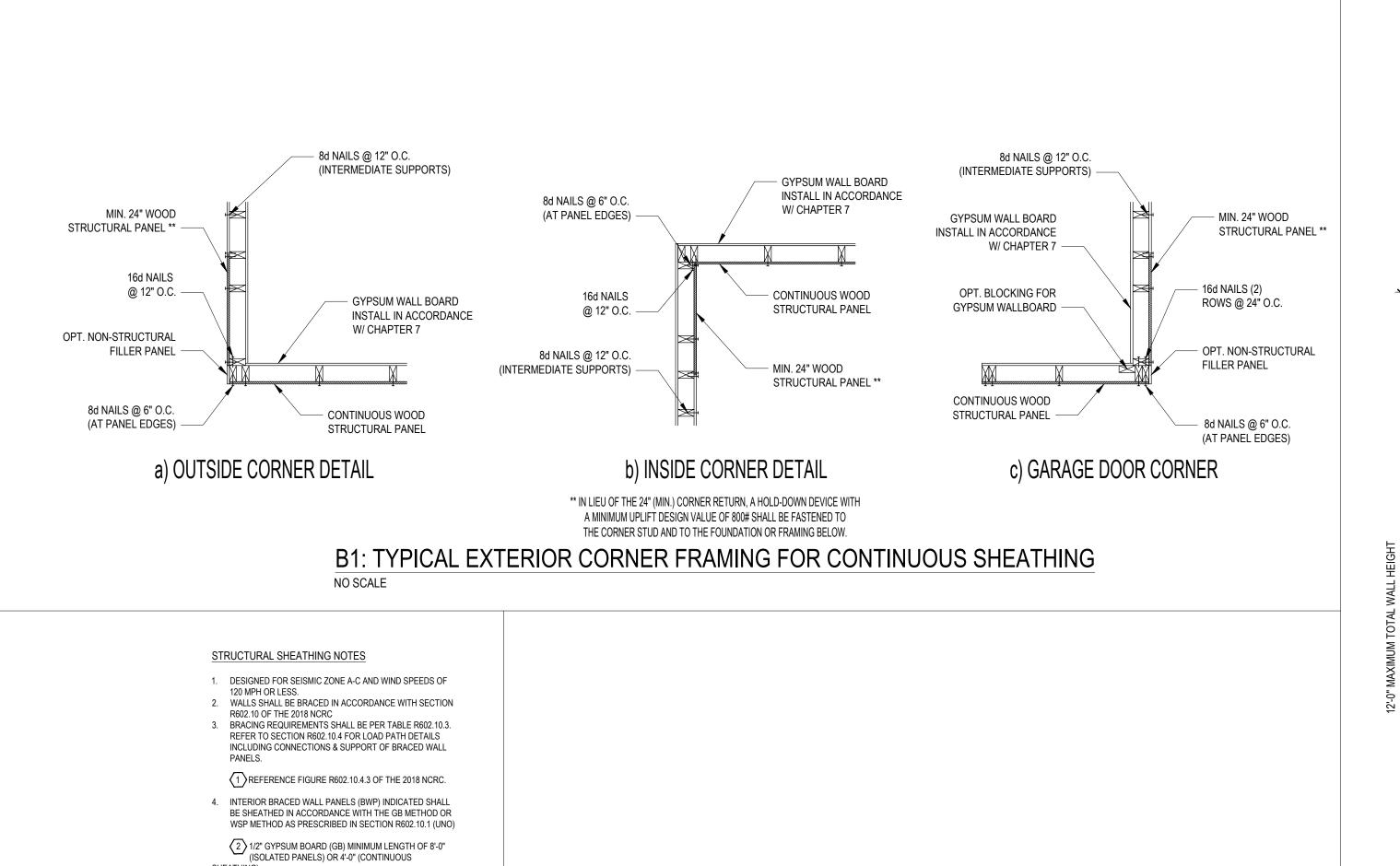












REQUIRED BRACED WALL PANEL CONNECTIONS					
			REQUIRED O	CONNECTION	
METHOD	MATERIAL	MIN. THICKNESS	@ PANEL EDGES	@ INTERMEDIATE SUPPORTS	
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.	
GB	GYPSUM BOARD	1/2"	5d COOLER NAIL** @ 7" O.C.	5d COOLER NAIL** @ 7" O.C.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

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

Y. MINIMUM BRACED WALL PANEL LENGTHS WITH CS-WSP

- 24" ADJACENT TO OPENINGS NOT MORE THAN 67%

- 48" FOR OPENINGS GREATER THAN 85% OF WALL

PANEL CORNER RETURN SHALL BE PROVIDED AT BOTH

ENDS OF A BRACED WALL LINE IN ACCORDANCE WITH

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

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

- 30" ADJACENT TO OPENINGS GREATER THAN 67% AND

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 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.

OF WALL HEIGHT

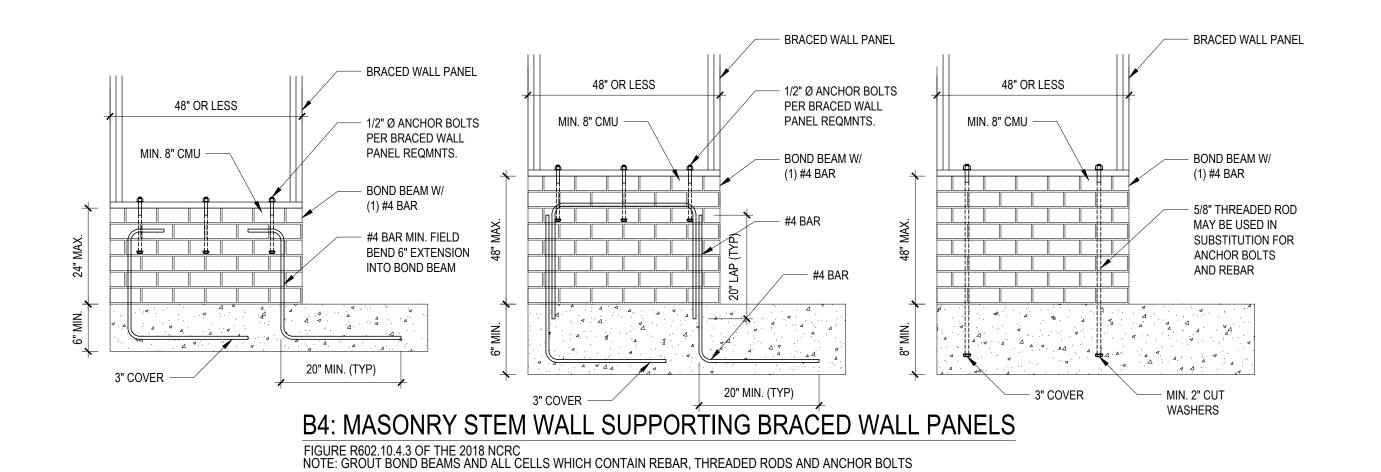
METHOD SHALL BE AS FOLLOWS:

LESS THAN 85% OF WALL HEIGHT

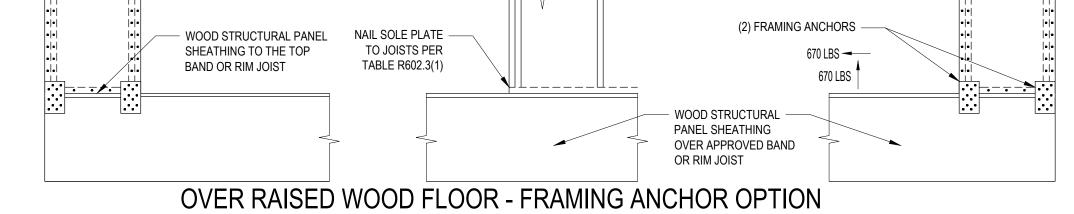
 $\overline{\langle 4 \rangle}$ SHEATH INTERIOR AND EXTERIOR

5 MINIMUM 800# HOLD-DOWN DEVICE

8. FOR CS-WSP METHOD, A MINIMUM 24" BRACED WALL



EXTENT OF HEADER W/ DOUBLE PORTAL FRAME (TWO BRACED WALL PANELS) EXTENT OF HEADER W/ SINGLE PORTAL FRAME (ONE BRACED WALL PANEL) MIN 3"x11.25" NET HEADER (STEEL HEADER PROHIBITED ONLY WITH PF) 2'-0" TO 18-0" - FASTEN TOP PLATE TO HEADER WITH TENSION STRAP (2) ROWS OF 16d SINKER NAILS (ON OPPOSITE @ 3" O.C. (TYP) SIDE OF SHEATHING) HEADER TO JACK STUD - STRAP ON BOTH SIDES -FASTEN SHEATHING TO HEADER WITH OF OPENING (OPPOSITE SIDE OF SHEATHING) 8d COMMON OR GALVANIZED BOX STRAP CAPACITY SHALL EQUAL 1,000 LBS. OR NAILS IN 3" GRID PATTERN AS MIN. 2X4 STUDS WITH PONY 4,000 LBS. WHEN PONY WALL IS PRESENT SHOWN AND 3" O.C. IN ALL FRAMING WALL HEIGHT UP TO 2'-0". (STUDS, BLOCKING, AND SILLS) (TYP) MIN. 2X8 STUDS WITH PONY WALL HEIGHT GREATER THAN 2'-0" 7/16" MIN. THICKNESS WOOD STRUCTURAL PANEL SHEATHING BRACED WALL LINE - CONTINUOUSLY PANEL SPLICE EDGES (IF NEEDED) -SHEATHED WITH WOOD STRUCTURAL PANELS SHALL OCCUR OVER, AND BE ATTACHED MIN. PANEL LENGTH TO, COMMON BLOCKING WITHIN 24" OF WALL HEIGHT, ft. 8 9 10 11 12 THE WALL MID-HEIGHT. ONE ROW OF 3" O.C. NAILING IS REQ'D. IN EACH PANEL EDGE PANEL LENGTH, in. | 16 | 18 | 20 | 22 | 24 MIN. DOUBLE POST (KING AND JACK STUD) NUMBER OF JACK TYPICAL PORTAL - MIN. DOUBLE STUD STUDS PER TABLES FRAME CONSTRUCTION R602.7(1) & (2) - MIN. (2) 1/2" Ø ANCHOR BOLTS ANCHOR BOLTS PER -**INSTALLED PER SECTION R403.1.6** SECTION R403.1.6 (TYP) W/ 2" X 2" X 3/16" PLATE WASHER OVER CONCRETE OR MASONRY BLOCK FOUNDATION



(WHEN PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)

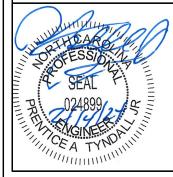
ATTACH SHEATHING TO BAND WOOD STRUCTURAL PANEL NAIL SOLE PLATE OR RIM JOIST WITH 8d COMMON TO JOISTS PER SHEATHING TO THE TOP NAILS 3" O.C. TOP AND BOTTOM BAND OR RIM JOIST TABLE R602.3(1) WOOD STRUCTURAL PANEL SHEATHING OVER APPROVED BAND OR RIM JOIST

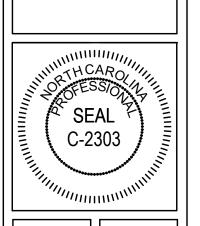
OVER RAISED WOOD FLOOR - OVERLAP OPTION (WHEN PORTAL SHEATHING LAPS OVER BAND OR RIM JOIST)

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

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

*Any deviations or discrepancies on plans are to be brought to the immediate attention of Tradell Engineering & Design P. A. Eribard. Tyndall Engineering & Design, P.A. Failur do so will void Tyndall Engineering & Desi P.A. liability.
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SHEATHIN(DETAILS

DRB2301-0093C 2/14/2024 Engineered By: HJS DWG. Checked By:

PAT SEE PLAN

REVISIONS Date:

Sheet Number

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