

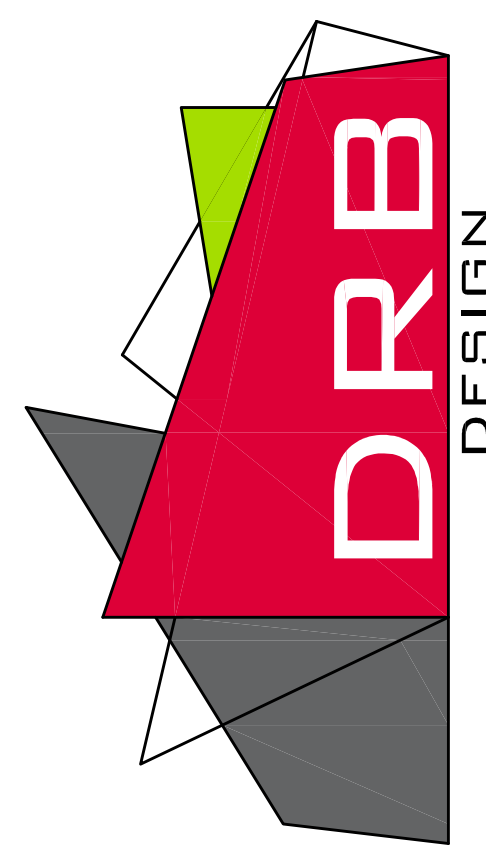
MAYNOR RESIDENCE

PROJECT#
DRB2101-0068
DATE
04/12/2021
DRAWN/DESIGNED BY
IJE
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

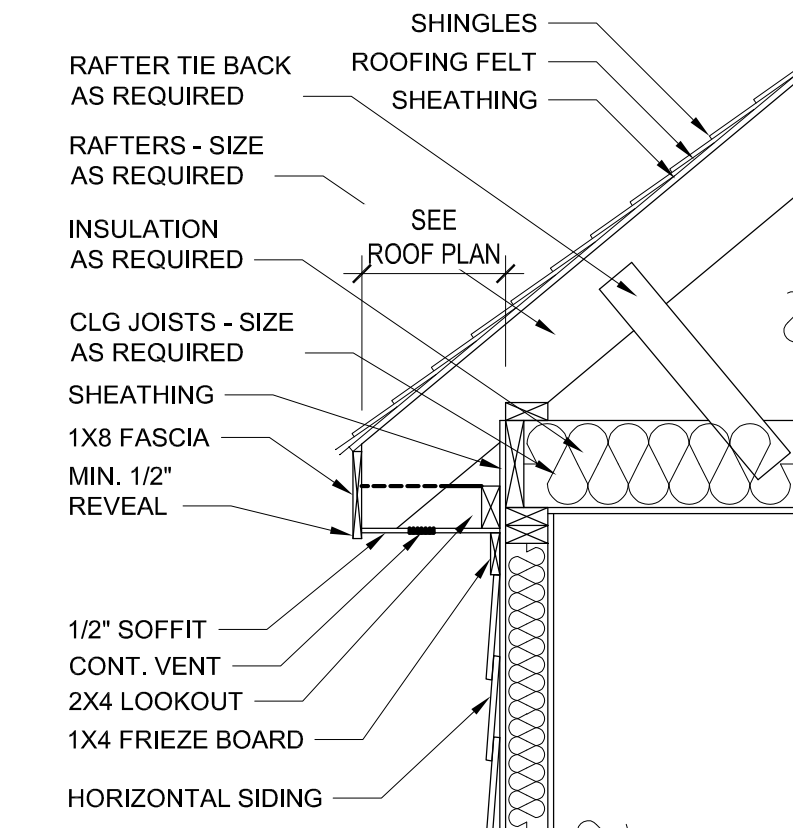
WEBSITE
drbhomedesign.com

PRODUCT NAME
MAYNOR RESIDENCE

CLIENT NAME
drbdesign@drbhomedesign.com 919.631.5979
250 Shipwash Dr Suite 105 Garner, NC 27529



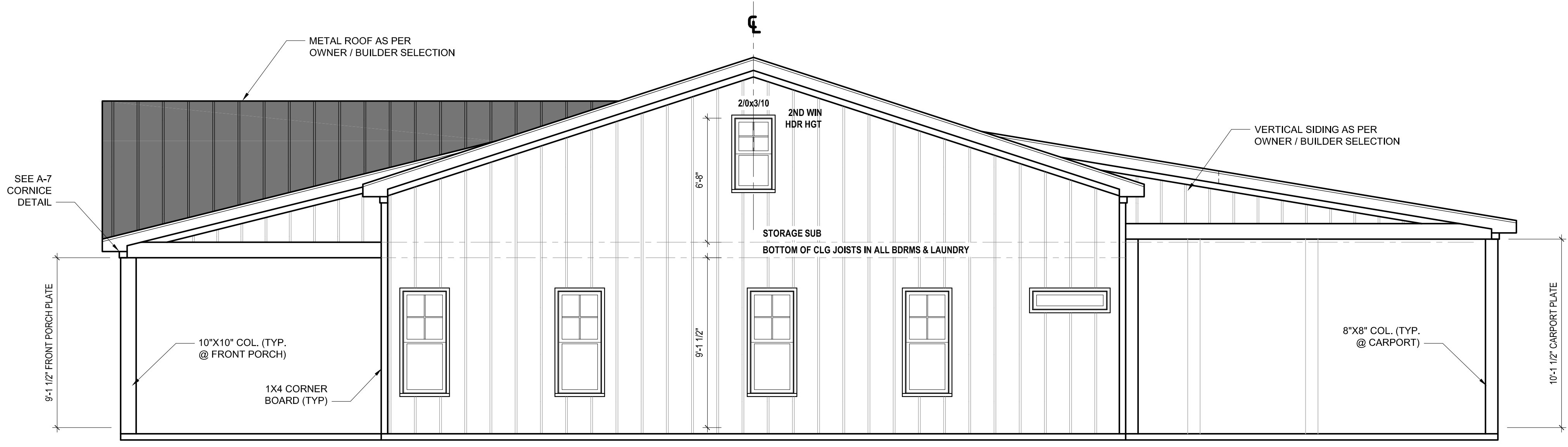
NOTE: CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION PER BUILDING CODE



A-7 CORNICE DETAIL
NTS

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

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

HEATED/HABITABLE SQUARE FOOTAGE	
First Floor	3200
TOTAL HEATED	3200
UNHTD SQUARE FOOTAGE	
Front Porch	560
Rear Porch	400
Carport	400
Walkway	80
TOTAL UNHEATED	1440
TOTAL SQ FT	4640

CLIENT NAME
On Time Services
1140 NC 55 E
Coats, NC 27521
ontimeservices,paul@gmail.com
919-669-7209

MAYNOR RESIDENCE

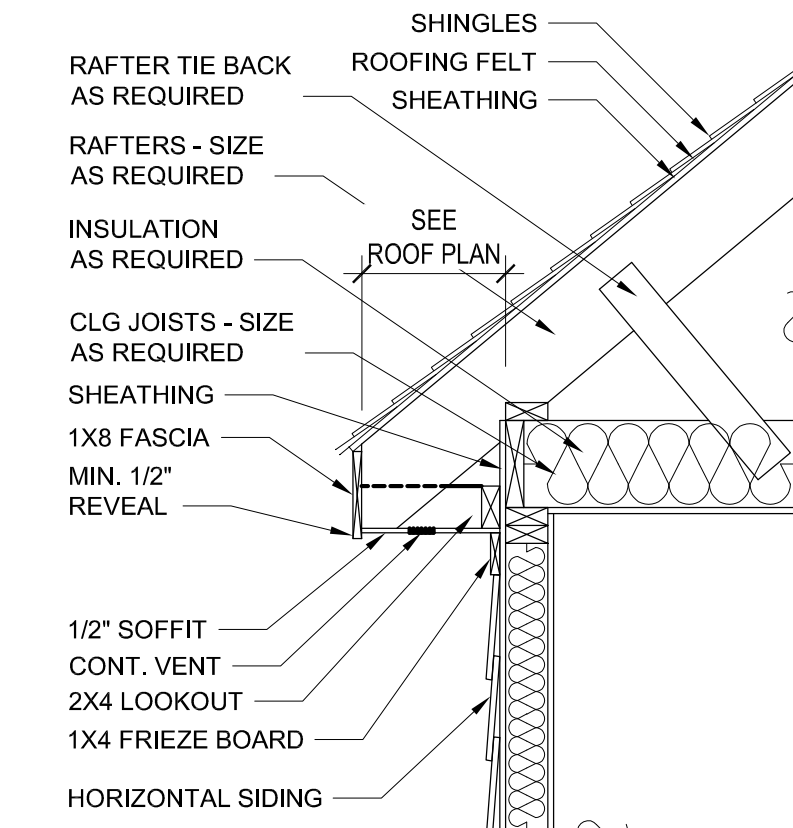
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SCALE
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WEBSITE
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PROJECT NAME
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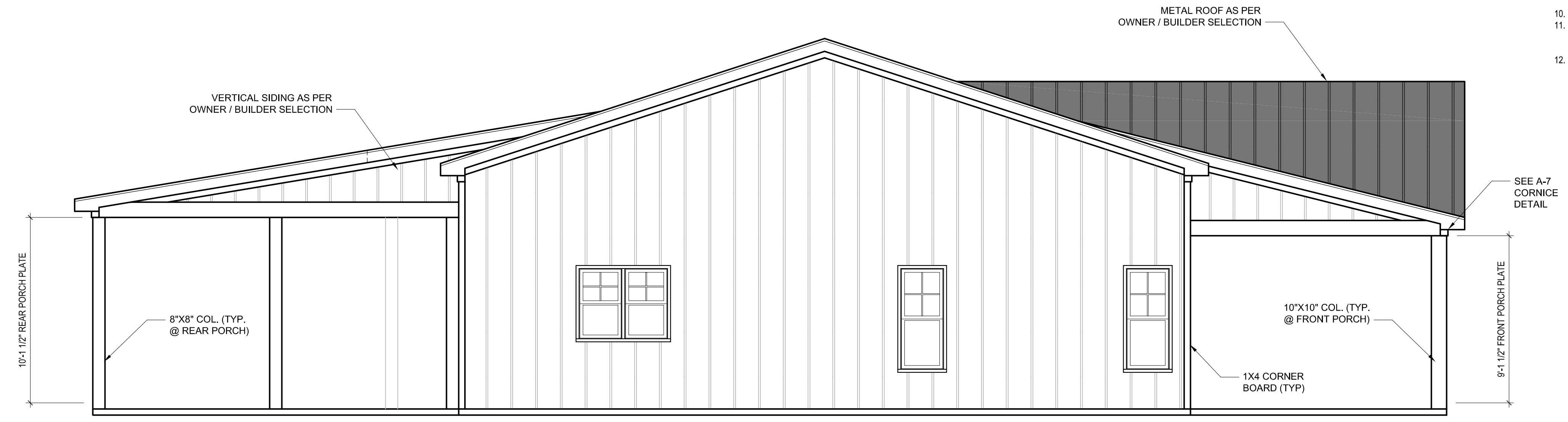
DESIGN
drbdesign@drbhomedesign.com 919.631.5979
250 Shipwash Dr Suite 105 Garner, NC 27529

NOTE: CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION PER BUILDING CODE



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

NOTE: RAFTERS ARE PITCHED FROM TOP OF CEILING JOISTS

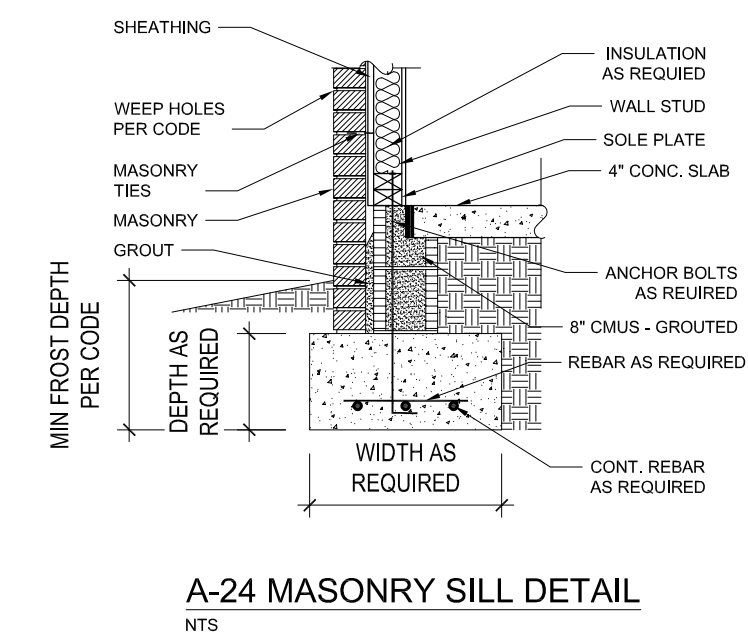


LEFT ELEVATION
1/4" = 1'-0"

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HEATED/HABITABLE SQUARE FOOTAGE	
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TOTAL HEATED	3200
UNHTD SQUARE FOOTAGE	
Front Porch	560
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Carport	400
Walkway	80
TOTAL UNHEATED	1440
TOTAL SQ FT	4640

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Coats, NC 27521
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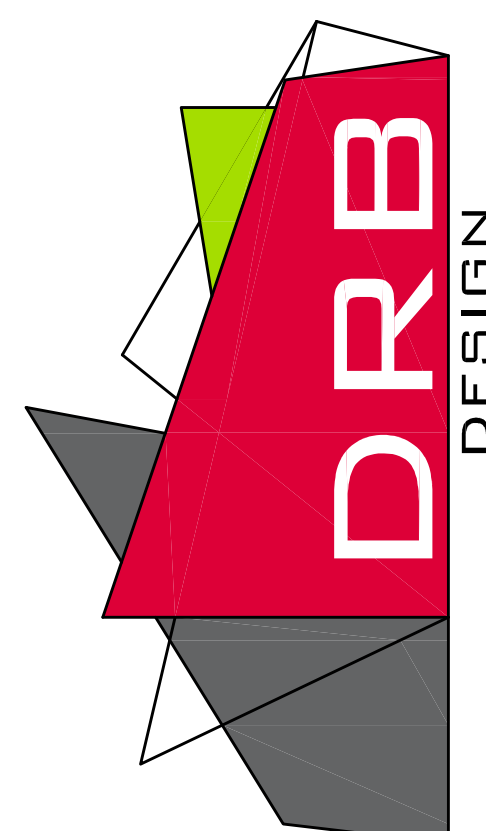
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FOUNDATION PLAN
1/4" = 1'-0"

PROJECT#
DRB2101-0068
DATE
04/12/2021
DRAWN/DESIGNED BY
IJE
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

WEBSITE
drbhomedesign.com

PROJECT NAME
MAYNOR
RESIDENCE



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

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1140 NC 55 E
Coats, NC 27521
ontimeservices.paul@gmail.com
919-669-7209

SHEET NAME
FOUNDATION
SHEET#
A3
of 5



HEATED/HABITABLE SQUARE FOOTAGE	
First Floor	3200
TOTAL HEATED	3200
UNHTD SQUARE FOOTAGE	
Front Porch	560
Rear Porch	400
Carport	400
Walkway	80
TOTAL UNHEATED	1440
TOTAL SQ FT	4640

NOTE:
ALL EXTERIOR WALLS
ARE NOMINAL 6" UNO

NOTE:
ALL INTERIOR WALLS
ARE NOMINAL 4" UNO

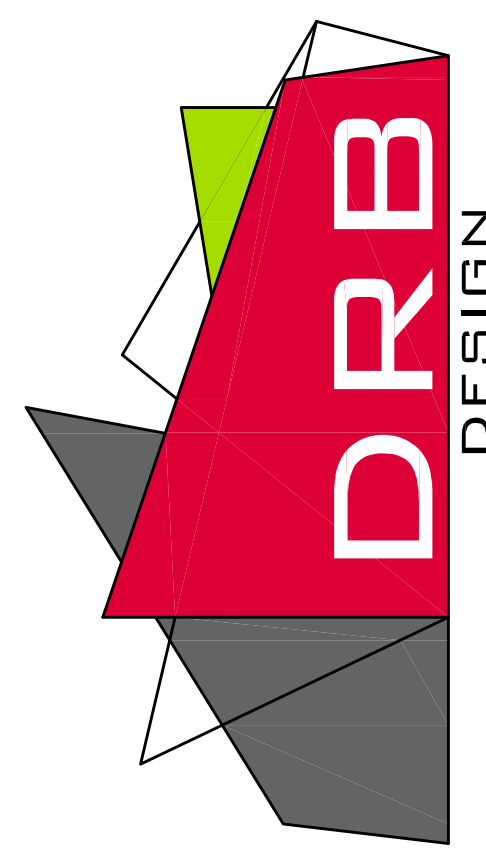
NOTE:
ALL DIMENSIONS ARE
FRAME TO FRAME

PROJECT#
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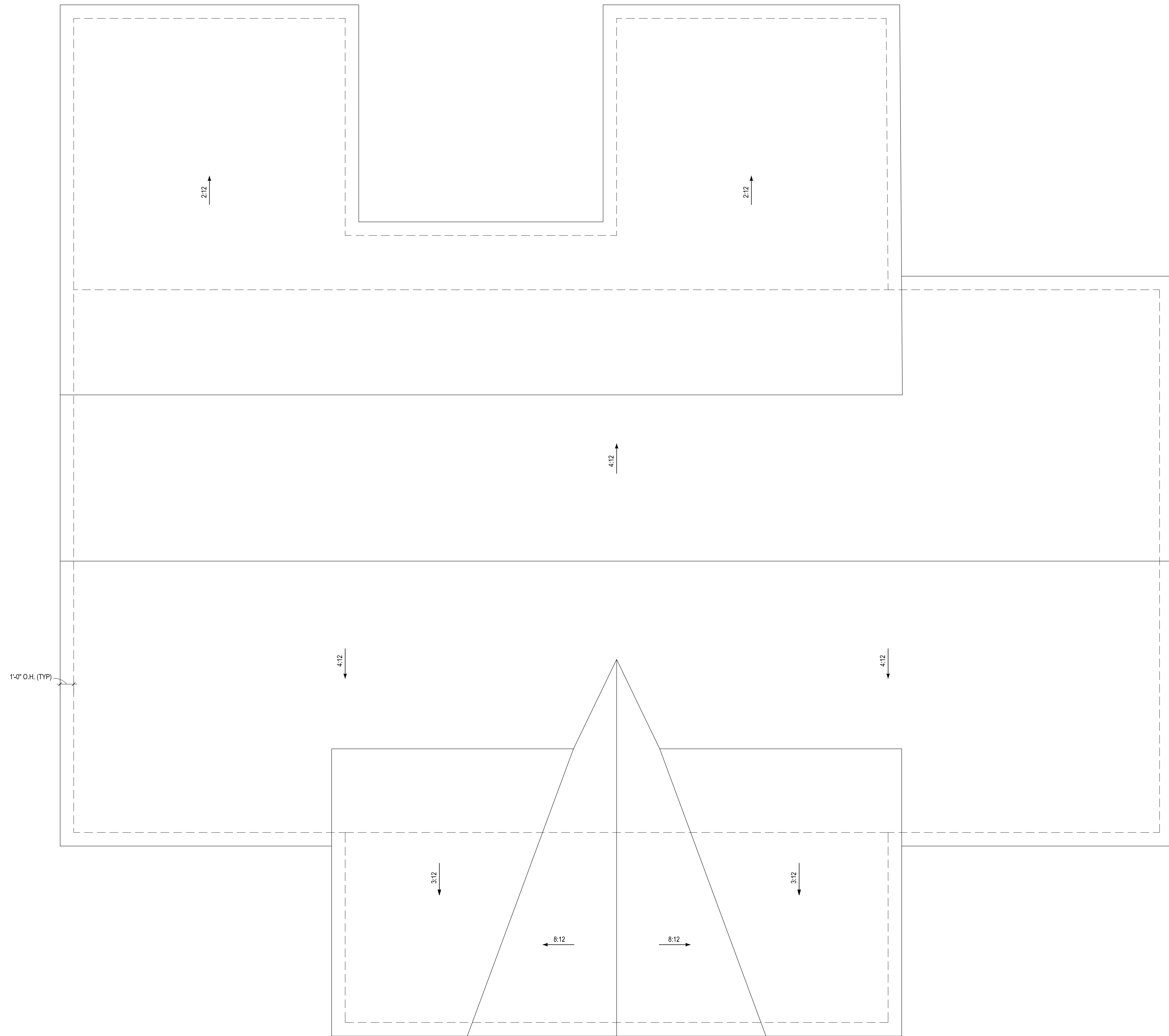
CUSTOMER NAME
On Time Services
1140 NC 55 E
Coats, NC 27521
ontimeservices.paul@gmail.com
919-669-7209

SHEET NAME
1ST_FLOOR
SHEET#

A4
of 5

FIRST FLOOR PLAN
1/4" = 1'-0" CLG HGT. = 9'-0" (UNO)

- DRB DESIGN assumes no liability for any home constructed from this plan.
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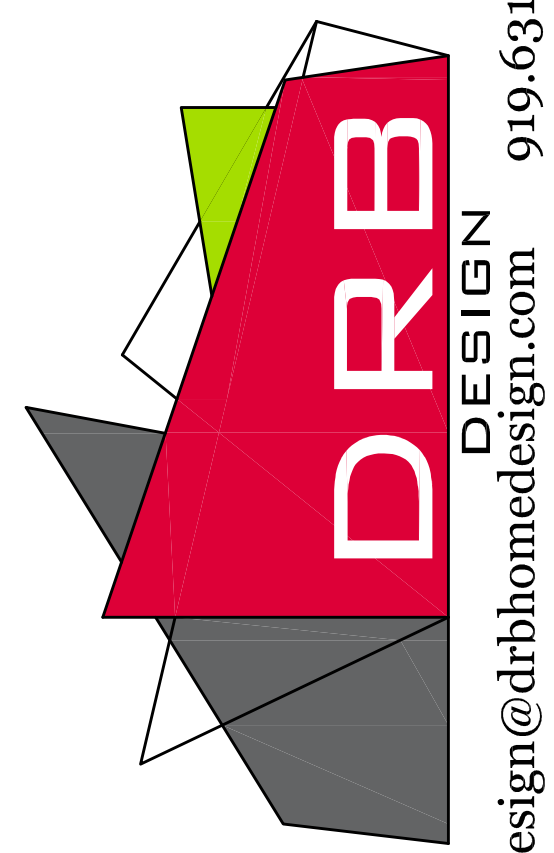
ROOF PLAN
1/4" = 1'-0"

1. DRB DESIGN assumes no liability for any home constructed from this plan.
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PROJECT#
DRB2101-0068
DATE
04/12/2021
DRAWN/DESIGNED BY
IJE
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

WEBSITE
drbhomedesign.com

PROJECT NAME
MAYNOR
RESIDENCE

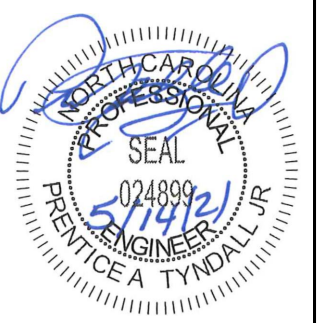


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Coats, NC 27521
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919-669-7209

SHEET NAME
ROOF
SHEET #
A5
of 5

*Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
 Any deviation 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 acceptable once construction begins.



TYNDALL
 ENGINEERING & DESIGN, P.A.
 199 Blinnwood Drive • Garner • North Carolina • 27828
 Phone: 919.775.9300 • Fax: 919.775.9449
 www.tyndallengineering.com

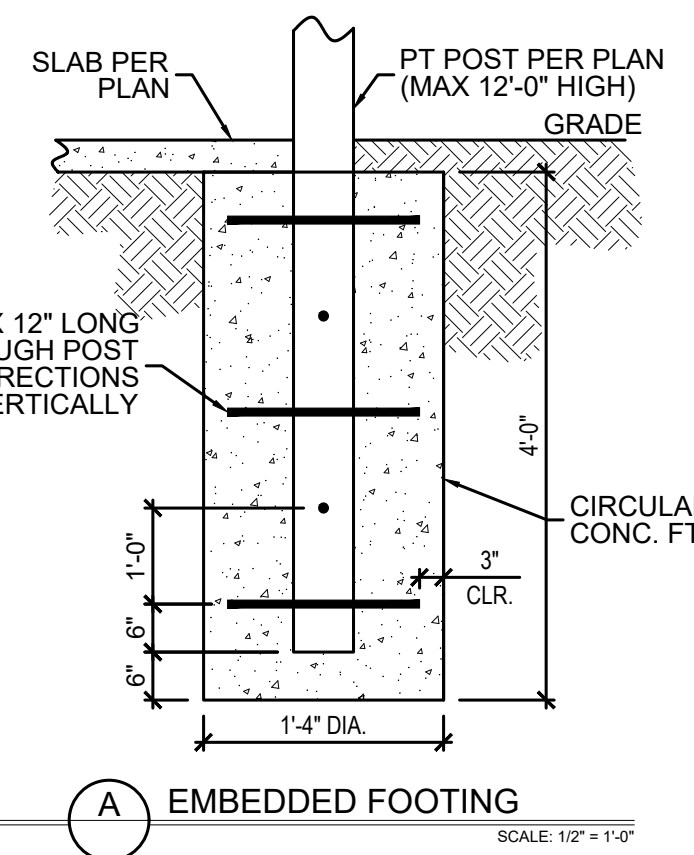
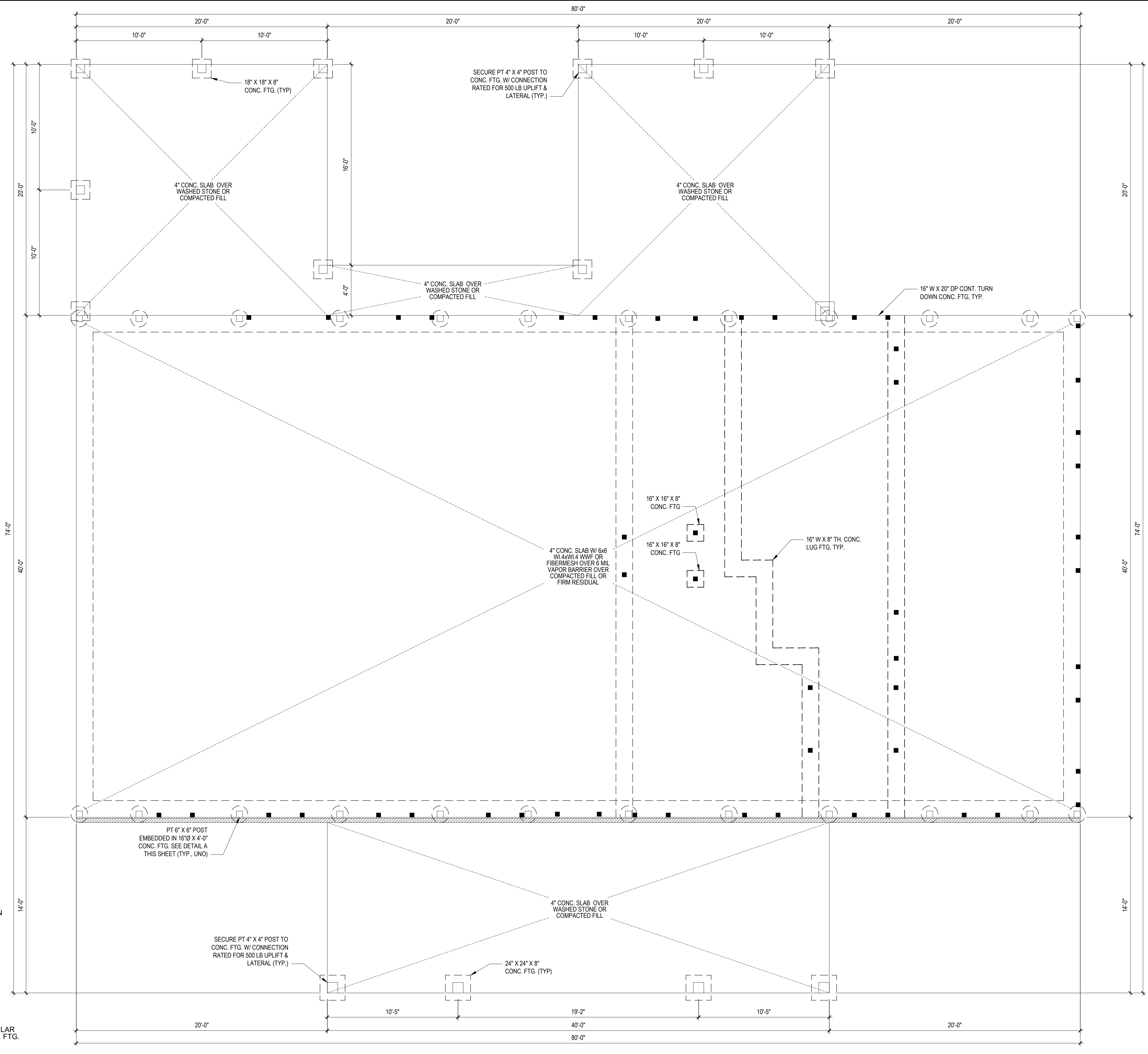
Client: **ON TIME SERVICES**
 Project: **MAYNOR RESIDENCE**

**FOUNDATION PLAN
 1ST FLOOR FRAMING**

Project #: **DRB2101-0068**
 Date: **05/14/21**
 Drawn/Design By: **IJE/LKC**
 DWG. Checked By: **PAT**
 Scale: **SEE PLAN**

REVISIONS		
No.	Date	Remarks

Sheet Number
S1
 1 of 6



FOUNDATION PLAN
 1/4" = 1'-0"

FILENAME: H:\PROJ_2021\DRB2101-0068_ON TIME SERVICES\DWG_FILES\DRB2101-0068_FLOOR_SAVED BY: LKON LAST PLOT DATE: 5/17/2021 8:55 AM

DESIGN LOADS

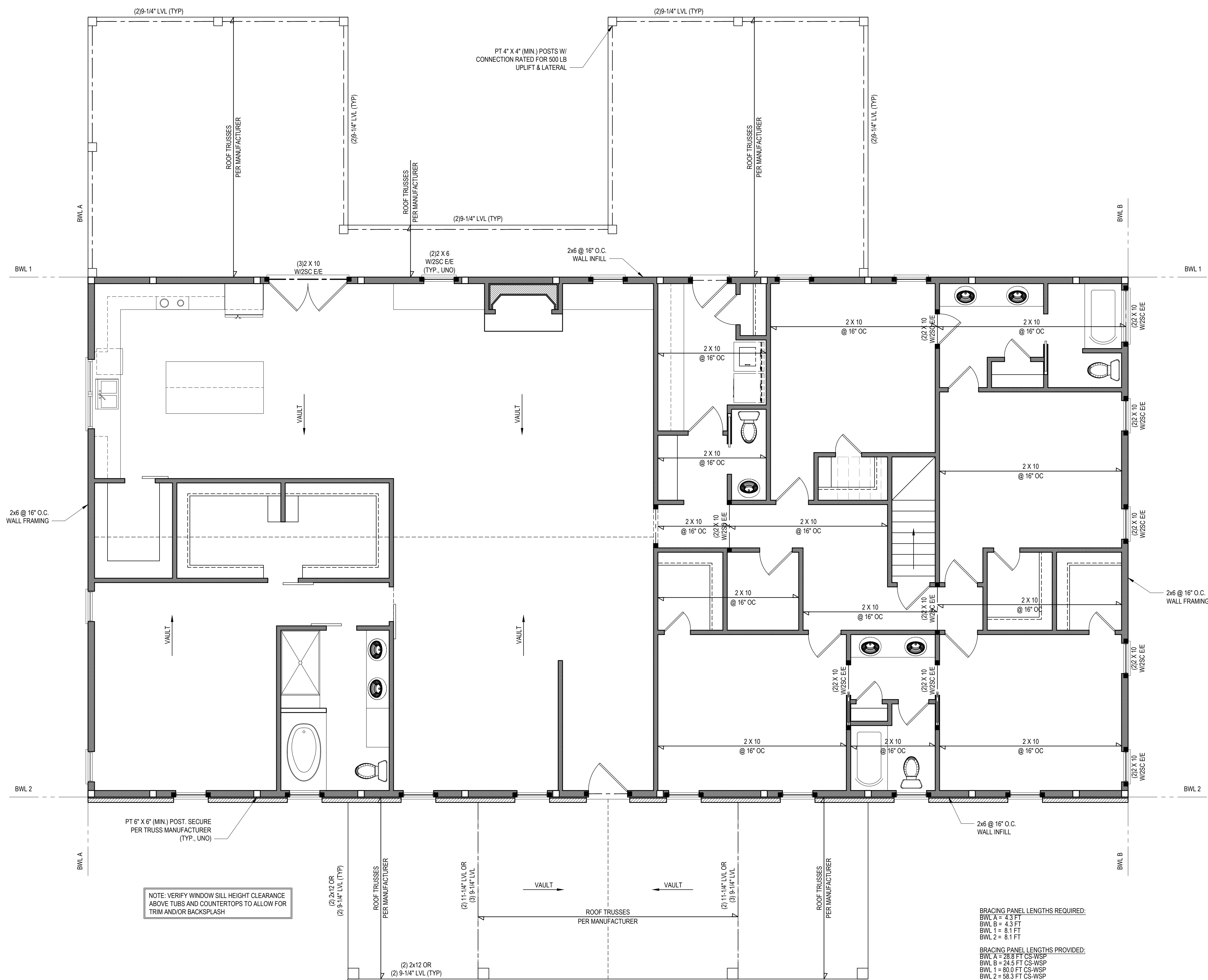
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION
FLOOR (primary)	40	10	L/360 L/240
FLOOR (secondary)	40	10	L/360 L/240
ATTIC (w/ storage)	20	10	L/240 L/180
ATTIC (no storage)	10	5	L/240 L/180
EXTERNAL BALCONY	40	10	L/360 L/240
ROOF	20	10	L/240 L/180
ROOF TRUSS	20	20	L/240 L/180
WIND LOAD	BASED ON 120 MPH (EXPOSURE 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.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQUARE FOOTAGE PRIOR TO CONSTRUCTION. TYNDALL ENGINEERING & DESIGN, P.A. IS NOT RESPONSIBLE FOR DIMENSIONS AND SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
- ALL LUMBER SHALL BE SYP #2 (UNO)
- ALL LVL LUMBER TO BE 1.75" WIDE NOMINAL EACH SINGLE MEMBER AND $F_b = 2600$ PSI, $E = 1.8 \times 10^6$ PSI (I.E. LEVEL MICROLAM)
- ALL LVL LUMBER IS TO BE 1.5SE ($F_b = 2325$ PSI)
- 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'-0". OTHERWISE REFER TO TABLES R602.7(1) 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 HEADERS SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS (UNO).
- REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION OF ALL WALLS OVER 12" IN HEIGHT.
- ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50
- ALL EXTERIOR LUMBER TO BE #2 SYP PT
- ALL CONCRETE, $f_c = 3000$ PSI MIN. PRESUMPTIVE BEARING CAPACITY = 3000 PSF
- 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.
- PSL COLLARNS 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 FOUNDATION.
- METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.

STRUCTURAL SHEATHING NOTES:

- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
- 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.
- REFERENCE 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)
- 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.
- 3/8" WOOD STRUCTURAL PANEL (WSP) SECURE W/ 6d COMMON NAILS SPACED @ 7" 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 7" 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 87% OF WALL HEIGHT
 - 30" ADJACENT TO OPENINGS GREATER THAN 87% AND LESS THAN 85% OF WALL HEIGHT
 - 45" FOR OPENINGS GREATER THAN 85% OF WALL HEIGHT
- SHEATH INTERIOR & EXTERIOR
- 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. 4" 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



NOTE:
ALL EXTERIOR WALLS
ARE NOMINAL 6" UNO

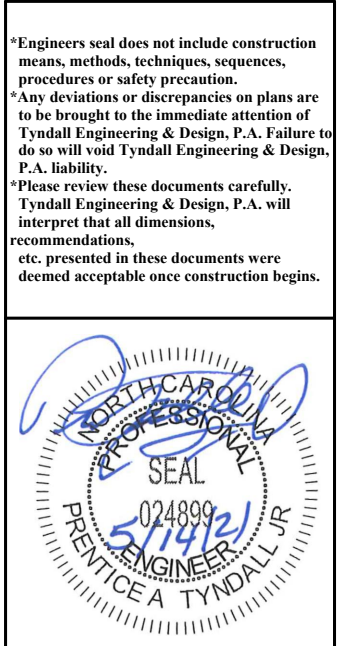
NOTE:
ALL INTERIOR WALLS
ARE NOMINAL 4" UNO

NOTE:
ALL DIMENSIONS ARE
FRAME TO FRAME

BRACING PANEL LENGTHS REQUIRED:
BWL A = 4.3 FT
BWL B = 4.3 FT
BWL 1 = 8.1 FT
BWL 2 = 8.1 FT

BRACING PANEL LENGTHS PROVIDED:
BWL A = 23.8 FT CS-WSP
BWL B = 24.5 FT CS-WSP
BWL 1 = 80.0 FT CS-WSP
BWL 2 = 58.3 FT CS-WSP

FIRST FLOOR PLAN
1/4" = 1'-0" CLG HGT. = 9'-0" (UNO)



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ENGINEERING & DESIGN, P.A.
1100 SHILOH DRIVE • GAITHERSBURG, MD 20878
410-775-7400 • 410-775-7444
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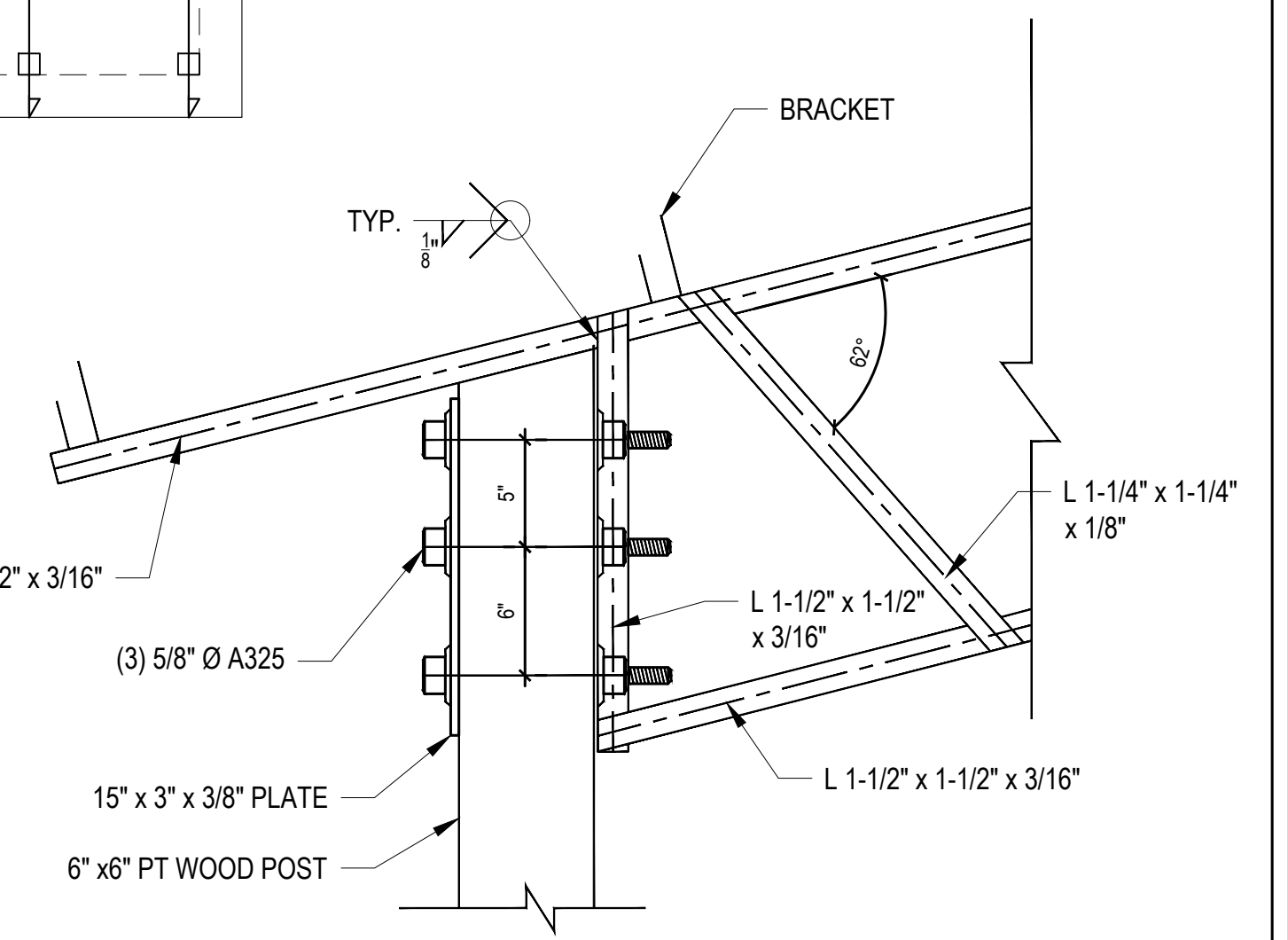
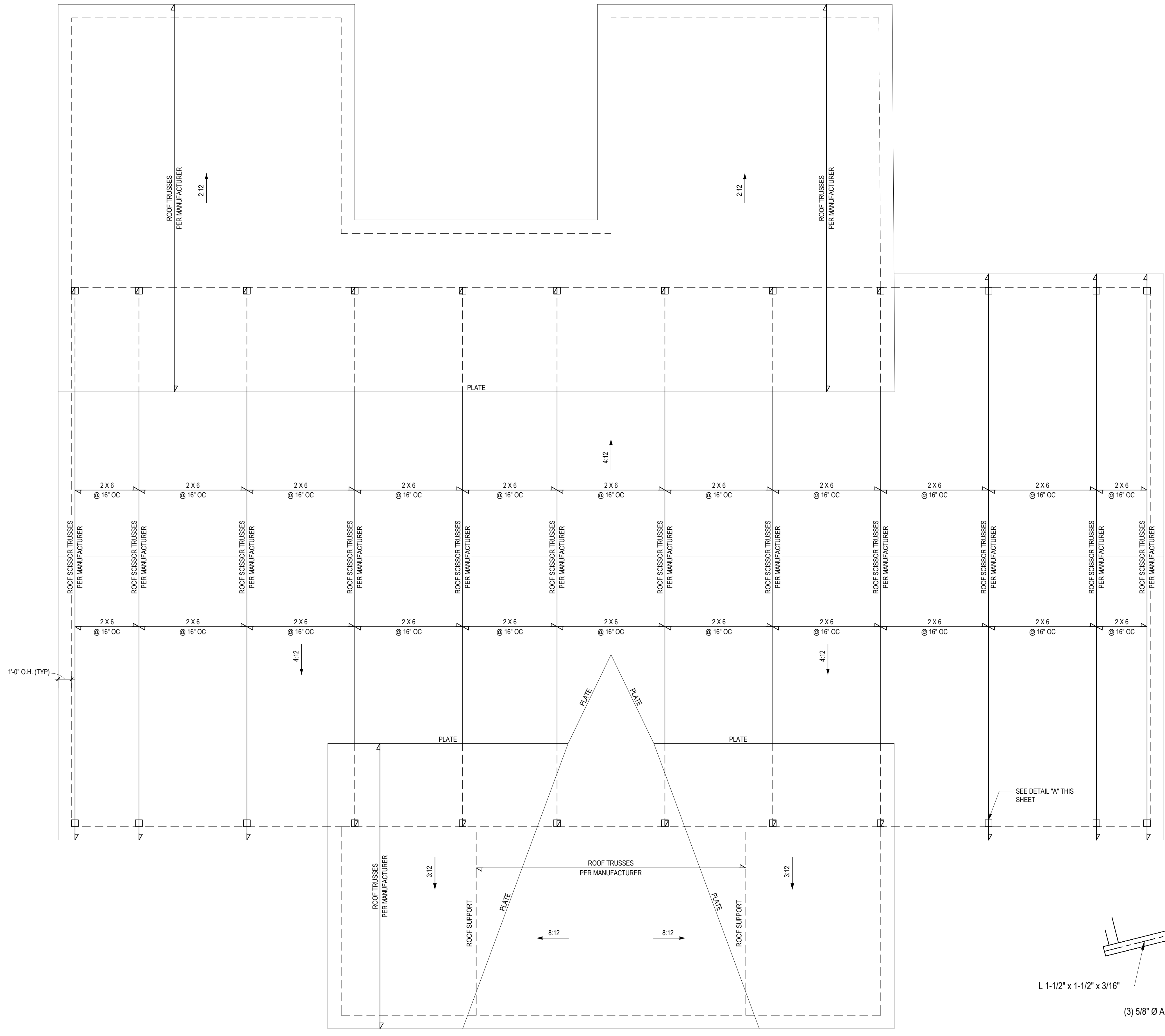
Client: **ON TIME SERVICES**
Project: **MAYNOR RESIDENCE**

**1ST FLOOR HEADER
2ND FLOOR FRAMING**

Project #: DRB2101-0068
Date: 05/14/21
Drawn/Design By: IJE/LKC
DWG. Checked By: PAT
Scale: SEE PLAN

REVISIONS		
No.	Date	Remarks

Sheet Number
S2
2 of 6



ROOF PLAN
1/4" = 1'-0"

A TRUSS TO POST CONNECTION
SCALE NONE

*Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
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TYNDALL
ENGINEERING & DESIGN, P.A.
1197752510 • 410 775 4444
www.tyndallengineering.com
200 Blytheville Drive • Garner, NC 27529

CLIENT: **ON TIME SERVICES**
PROJECT: **MAYNOR RESIDENCE**

ROOF PLAN

Project #: **DRB2101-0068**
Date: **05/14/21**
Drawn/Design By: **IJE/LKC**
DWG. Checked By: **PAT**
Scale: **SEE PLAN**

REVISIONS		
No.	Date	Remarks

Sheet Number
S3
3 of 6

FILENAME: H:\VIB_2021\DRB2101-0068_ON TIME SERVICES\DWG_FILES\DRB2101-0068_RFP.dwg SWID BY: LOKAN LAST PLOT DATE: 5/17/2021 8:55 AM

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.
- DESIGN LOADS:

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			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	20	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
- CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF FIVE INCHES UNLESS NOTED OTHERWISE. (U.N.C.)
- MAXIMUM DEPTH OF UNBALANCED FILL AGAINST FOUNDATION WALLS TO BE LESS THAN 4'-0" WITHOUT USING SUFFICIENT WALL BRACING. REFER TO SECTION R602.3 FOR BRACING. BRACING SHALL BE ATTACHED TO EACH SUPPORT WITH TWO (2) LAG SCREWS (1/2" 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.
- ALL FRAMING LUMBER SHALL BE SYP #2 (F_b = 800 PSI, BASED ON D/JO) (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 F_b = 2600 PSI, E = 1.9M PSI (U.N.O.). ALL LVL LUMBER TO BE 3.5" WIDE NOMINAL EACH SINGLE MEMBER AND F_b = 2325 PSI, E = 1.8M PSI (U.N.O.). ALL PSL LUMBER TO BE 3.5" WIDE NOMINAL EACH SINGLE MEMBER AND F_b = 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 SOLE BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO (2) LAG SCREWS (1/2" 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 WALLS BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:
39.0 LBS/SQFT FOR ROOF PITCHES 0/12 TO 1/12
36.0 LBS/SQFT FOR ROOF PITCHES 1/12 TO 2/12
18.0 LBS/SQFT FOR ROOF PITCHES 6/12 TO 12/12
*MEAN ROOF HEIGHT 3/12" OR LESS
- FOR ROOF SLOPES FROM 2/12 THROUGH 4/12, BUILDER TO INSTALL 2 LAYERS OF 15# FELT PAPER.
- REFER TO SECTION R602.3 FOR FRAMING OF ALL WALLS OVER 10'-0" IN HEIGHT.
- PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.3 OF THE 2018 NRC.
- UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.
- REFER TO TABLE N1102.1 FOR PRESCRIPTIVE BUILDING ENVELOPE THERMAL COMPONENT CRITERIA.
- PSL COLUMNS DESIGNED WITH MAXIMUM HEIGHT OF 9'-0" (U.N.O.)
- PROVIDE A MINIMUM OF 50# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.)
- MAXIMUM MASONRY PER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.
- 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.

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	REIN = 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
EACH = EACH END	SPEC = SPECIFIED
FJ = FLOOR JOIST	THK = THICK
FND = FOUNDATION	TJ = TRIPLE JOIST
FTG = FOOTING	TRTD = TREATED
GALV = GALVANIZED	TYP = TYPICAL
HORIZ = HORIZONTAL	UNO = UNLESS NOTED OTHERWISE
HT = HEIGHT	W = WIDE FLANGE BEAM
MANUF = MANUFACTURER	WVF = WELDED WIRE FABRIC
	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"

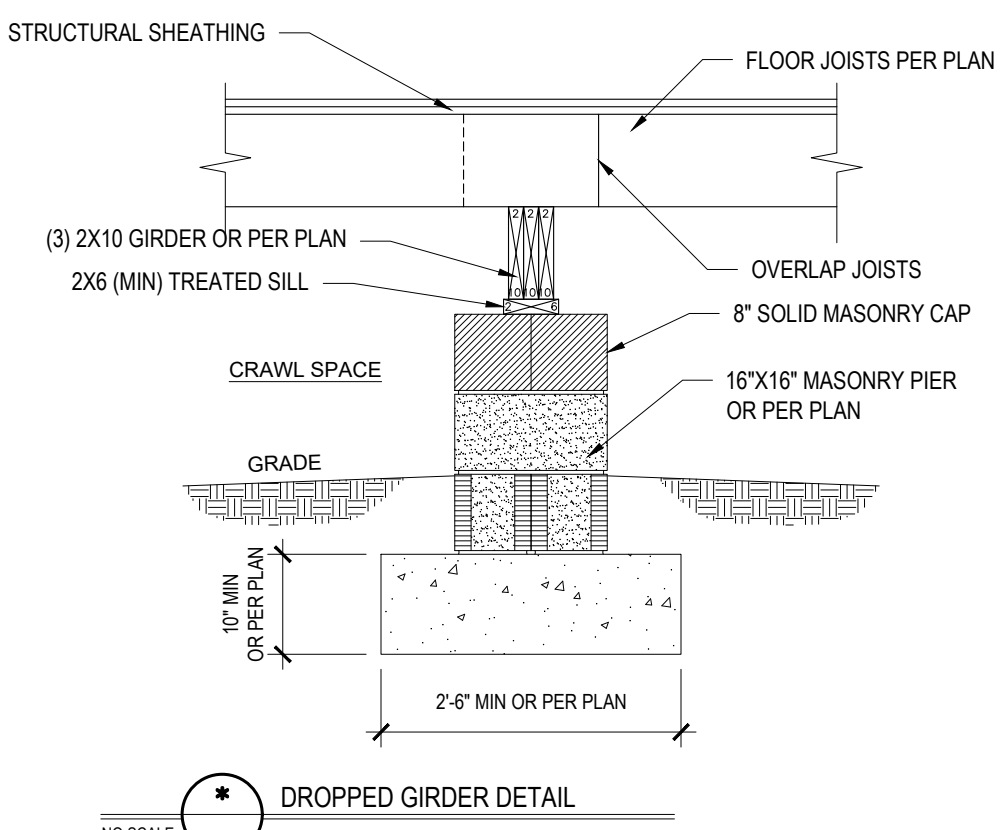
* THIS TABLE IS BASED ON NO. 2 TREATED SOUTHERN PINE POSTS. MAXIMUM TRIBUTARY AREA IS BASED ON 128 TOTAL SQUARE FEET WHICH MAY BE LOCATED AT DIFFERENT LEVELS.
** FROM TOP OF FOOTING TO BOTTOM OF GIRDER.
*** DECKS WITH POST HEIGHTS OVER 20'-0" SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT.

2) DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY BY ONE OF THESE METHODS:

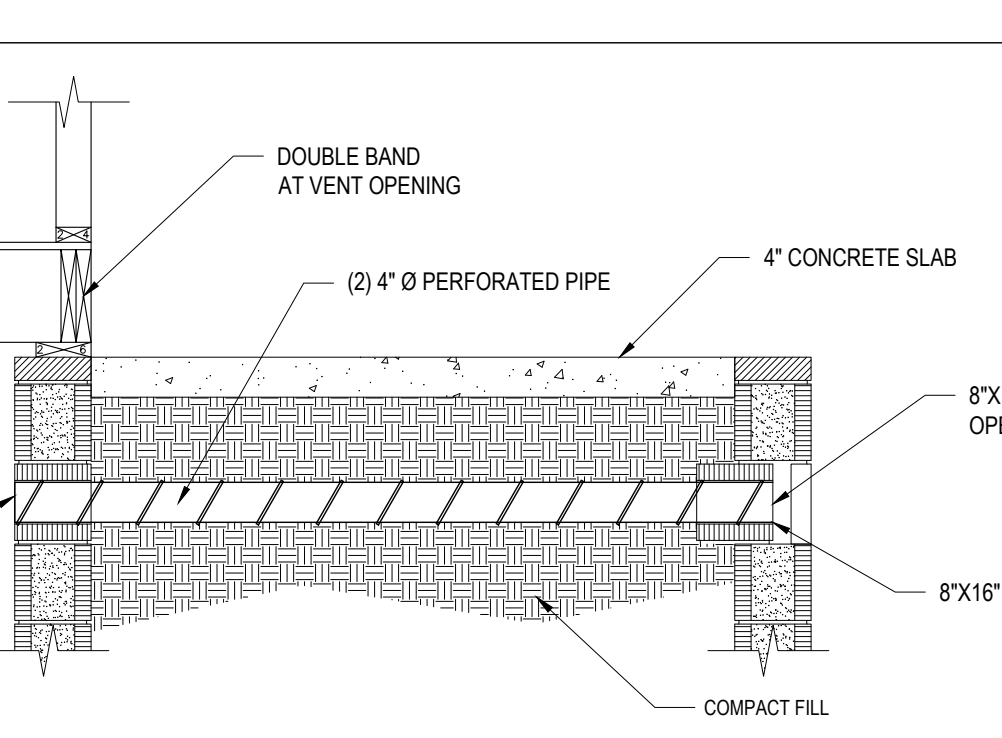
- THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" AND THE DECK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH SECTION (4) ABOVE. LATERAL BRACING IS NOT REQUIRED.
- 4 x 4 WOOD KNEE BRACES MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE KNEE BRACES SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 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.
- 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"

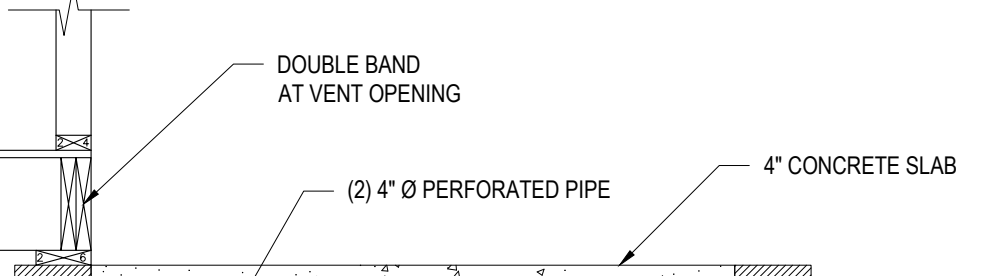
D. 2 x 6 DIAGONAL VERTICAL CROSS BRACING MAY BE PROVIDED IN TWO (2) PERPENDICULAR DIRECTIONS FOR FREESTANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS. THE 2 x 6 SHALL BE ATTACHED TO THE POSTS WITH ONE 5/8" Ø HOT DIPPED GALVANIZED BOLT AT EACH END OF EACH BRACING MEMBER.
E. FOR EMBEDMENT OF PILES IN COASTAL REGIONS, SEE CHAPTER 46.



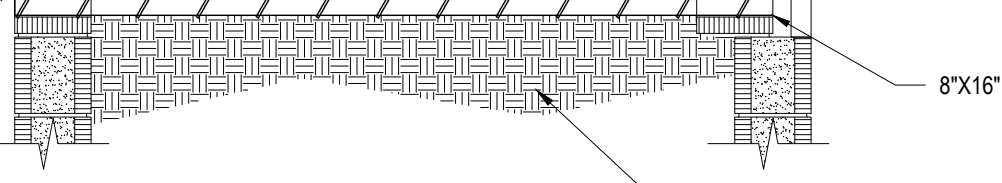
*** DROPPED GIRDER DETAIL**



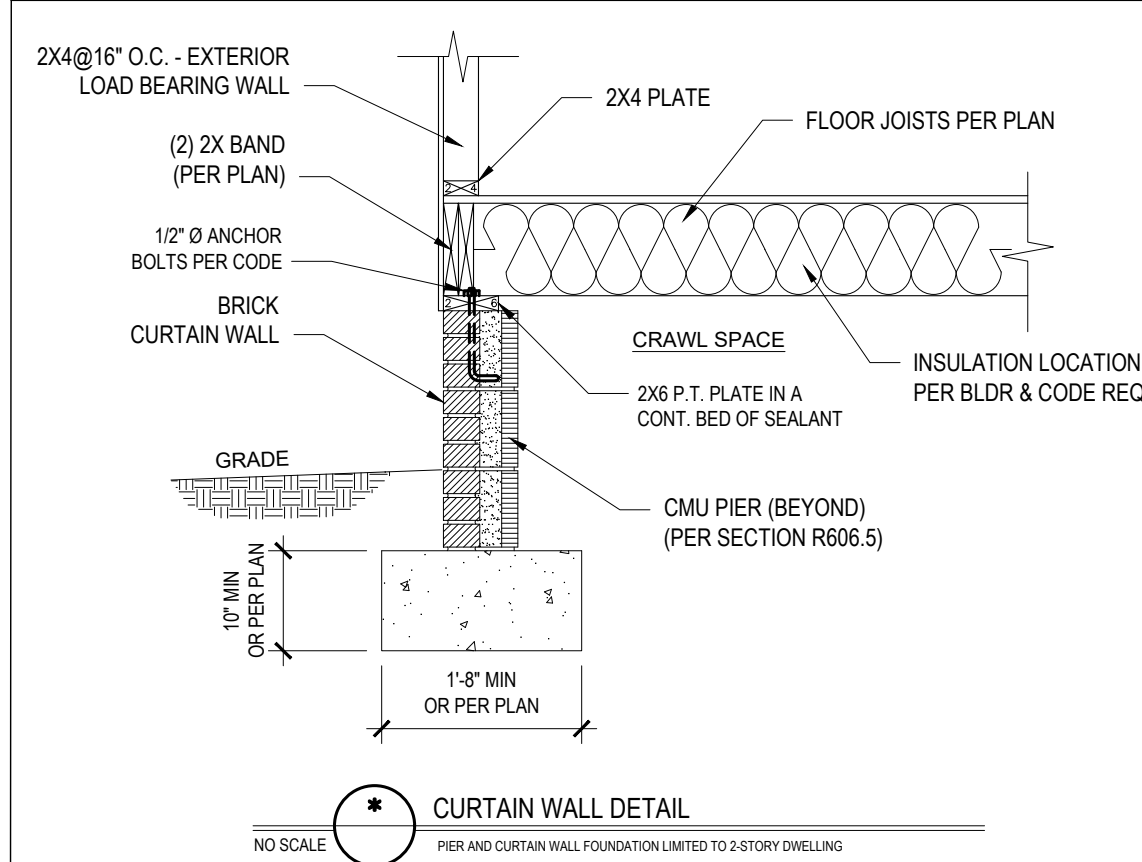
*** FOUNDATION VENT DETAIL AT COMPACTED FILL**



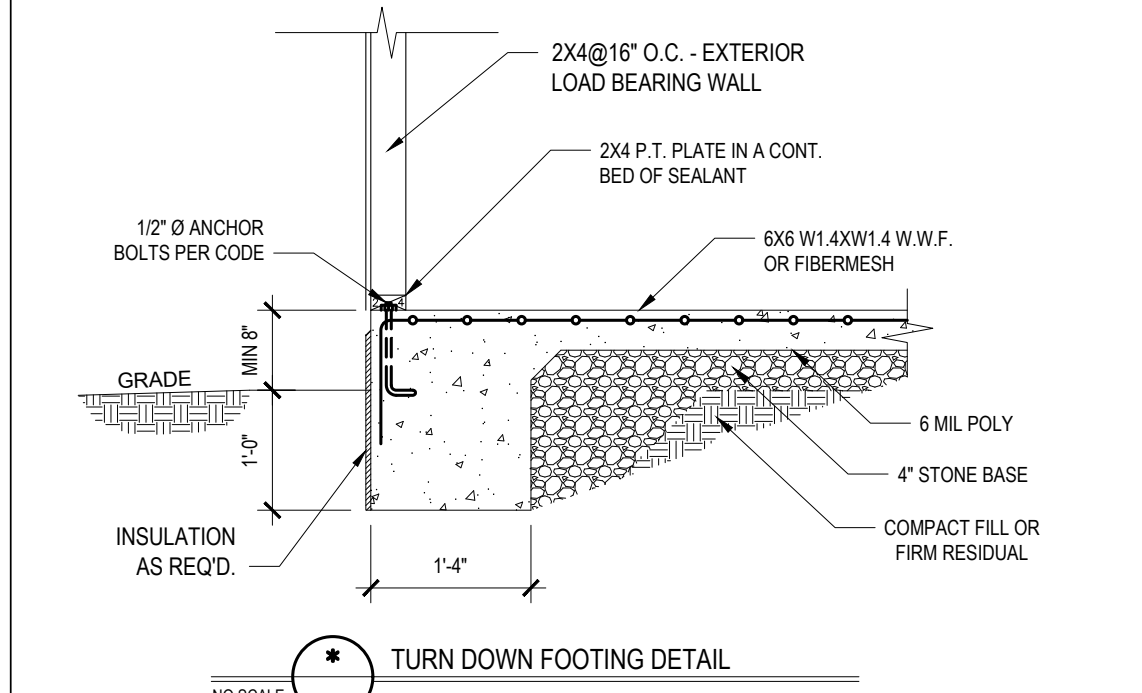
*** CRAWL SPACE VENTILATION CALCULATION**



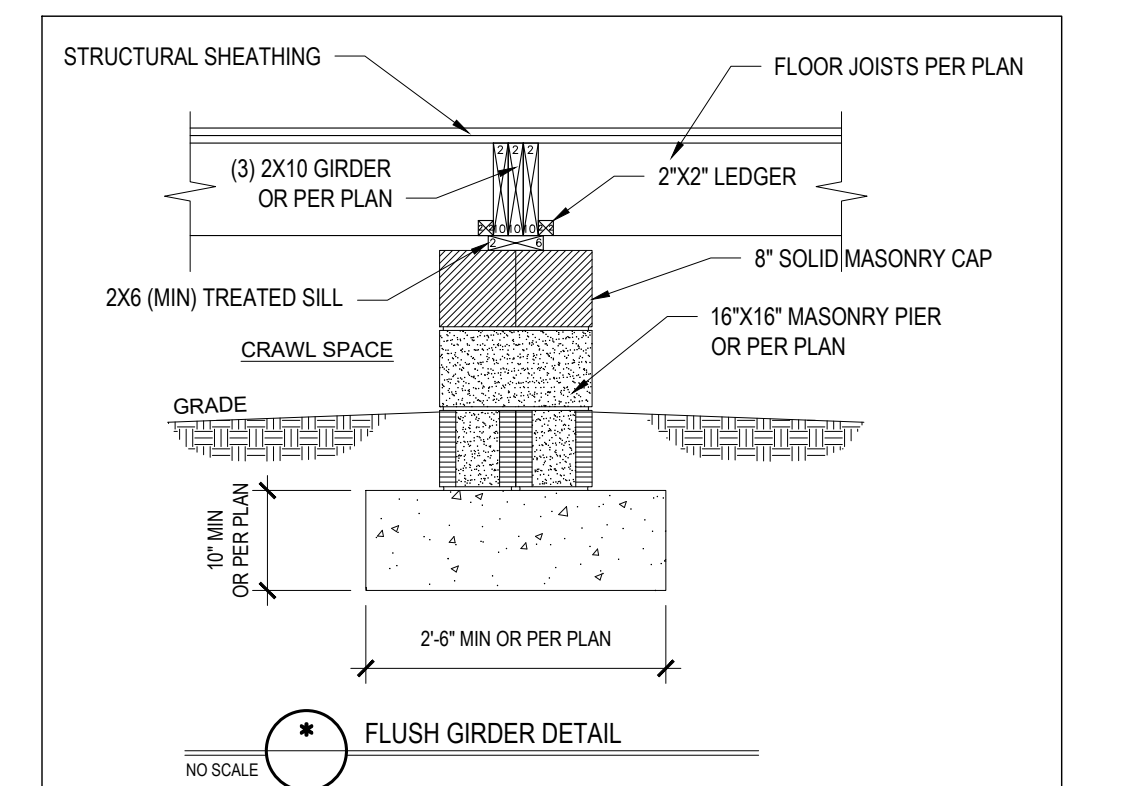
*** ATTIC VENTILATION CALCULATION**



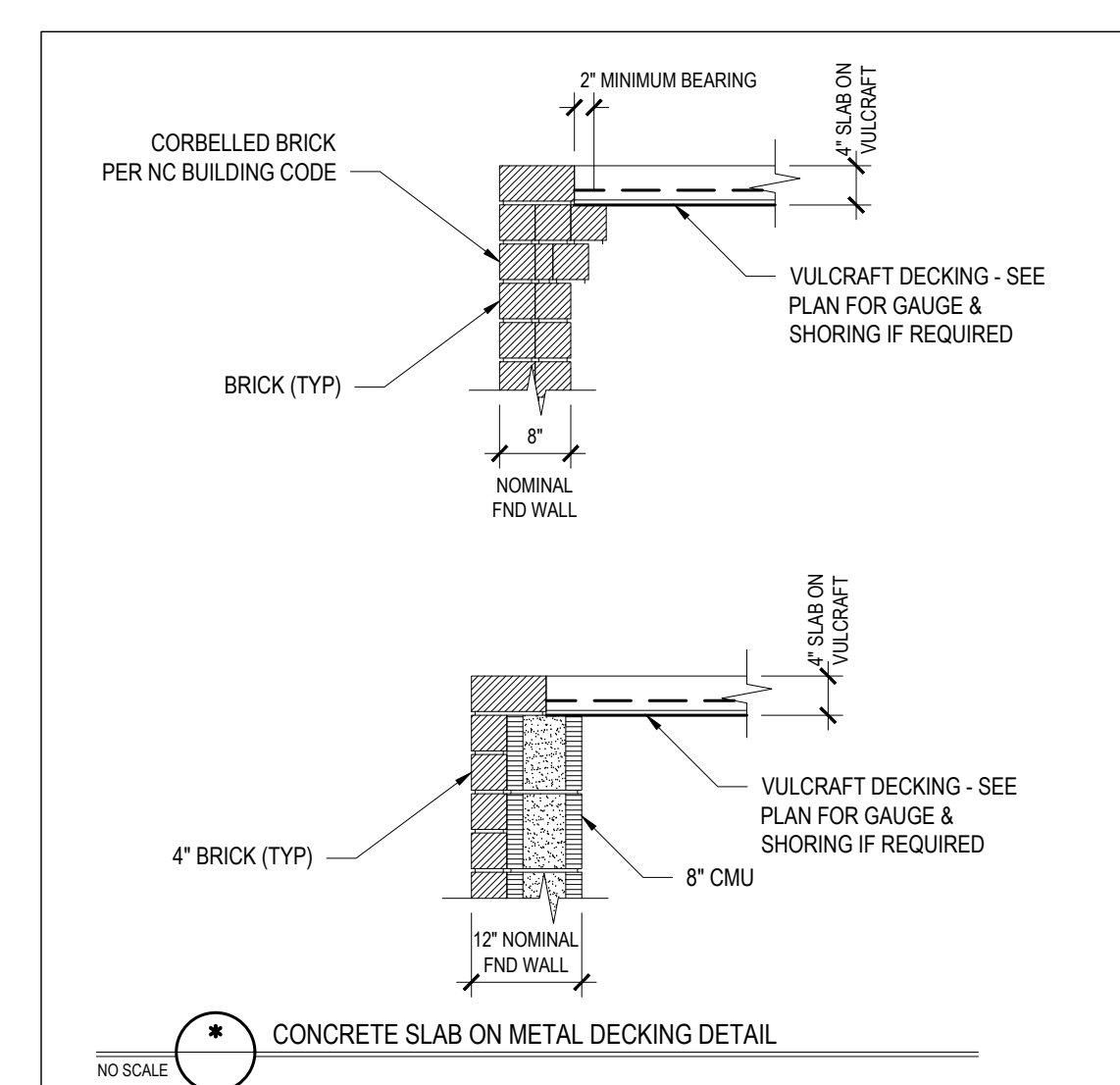
*** CURTAIN WALL DETAIL**



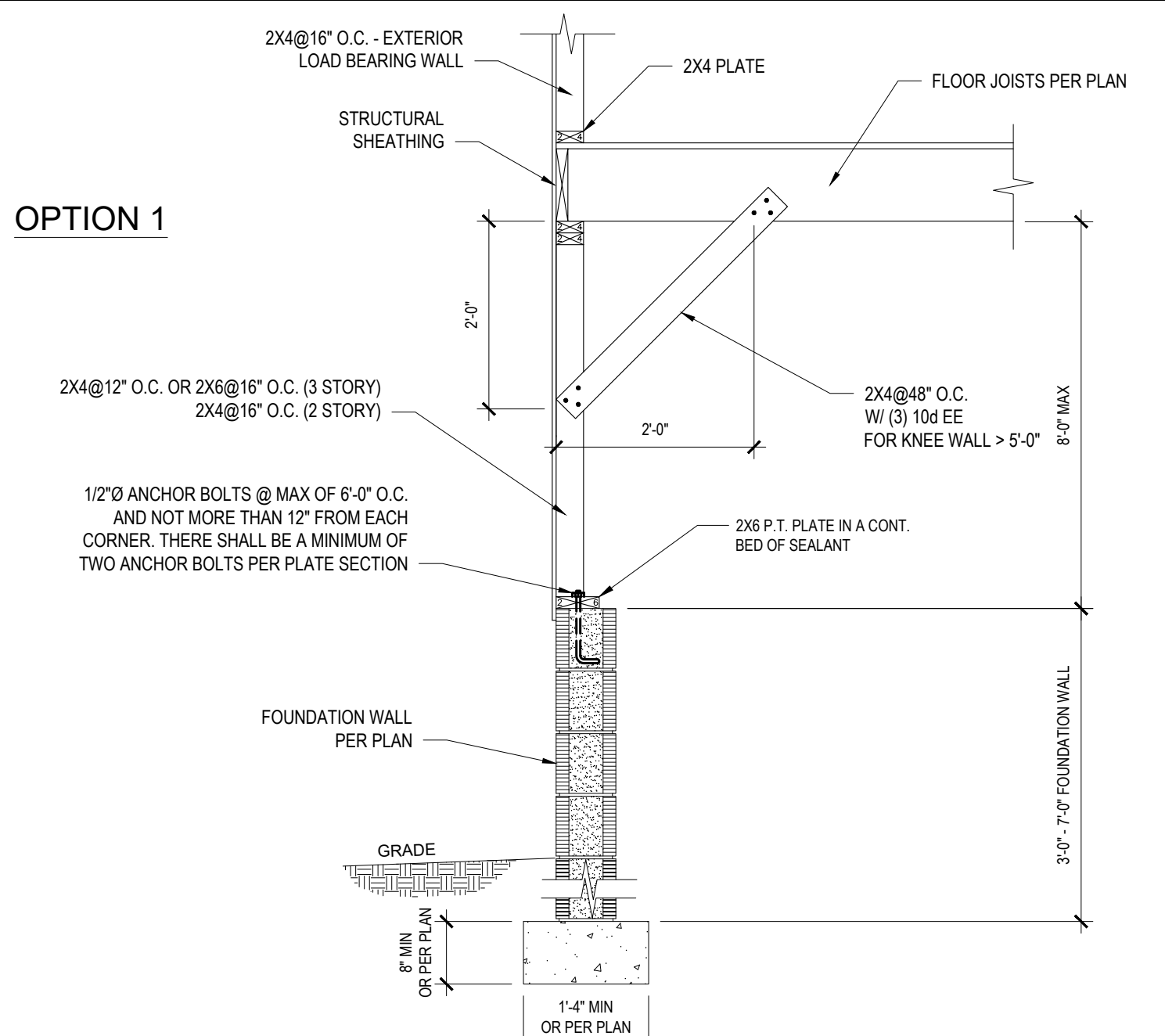
*** TURN DOWN FOOTING DETAIL**



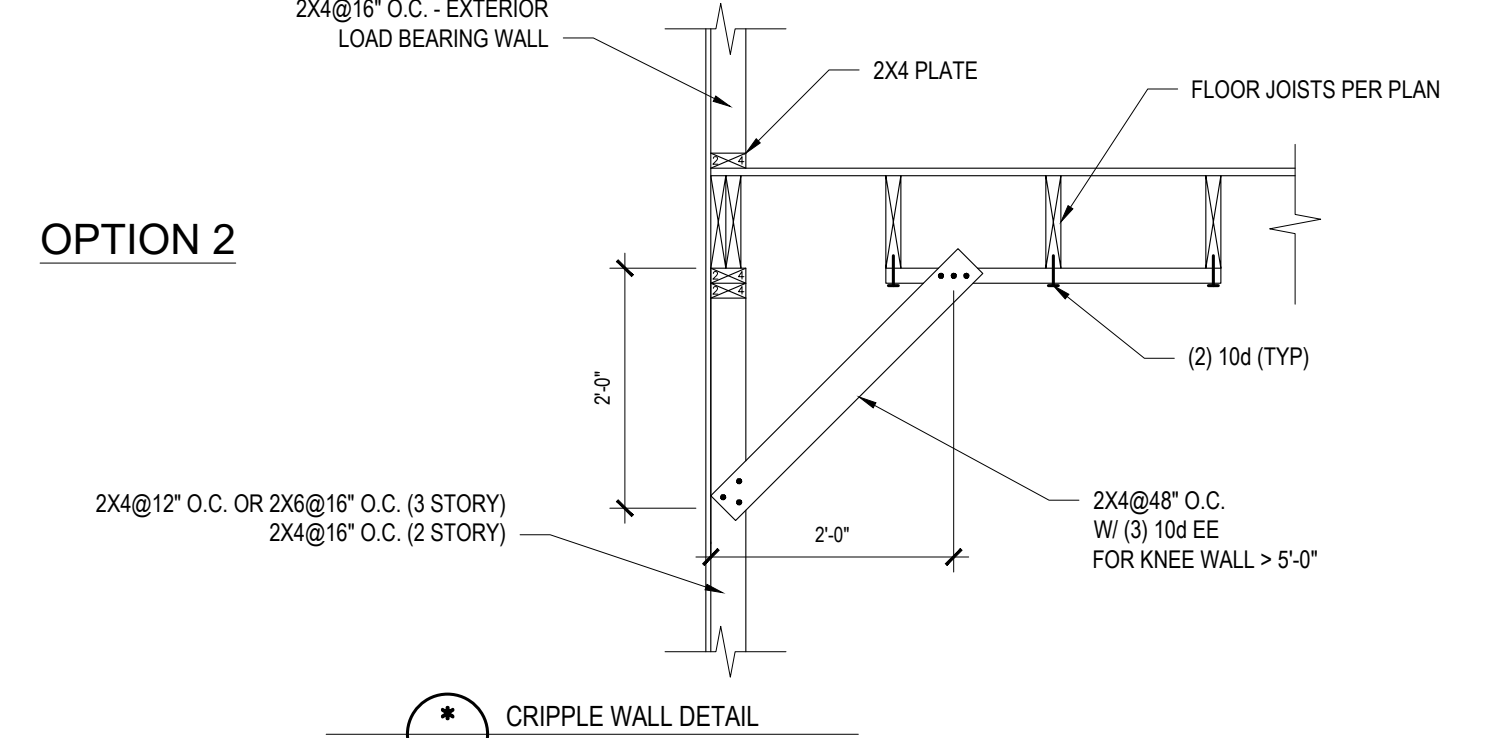
*** FLUSH GIRDER DETAIL**



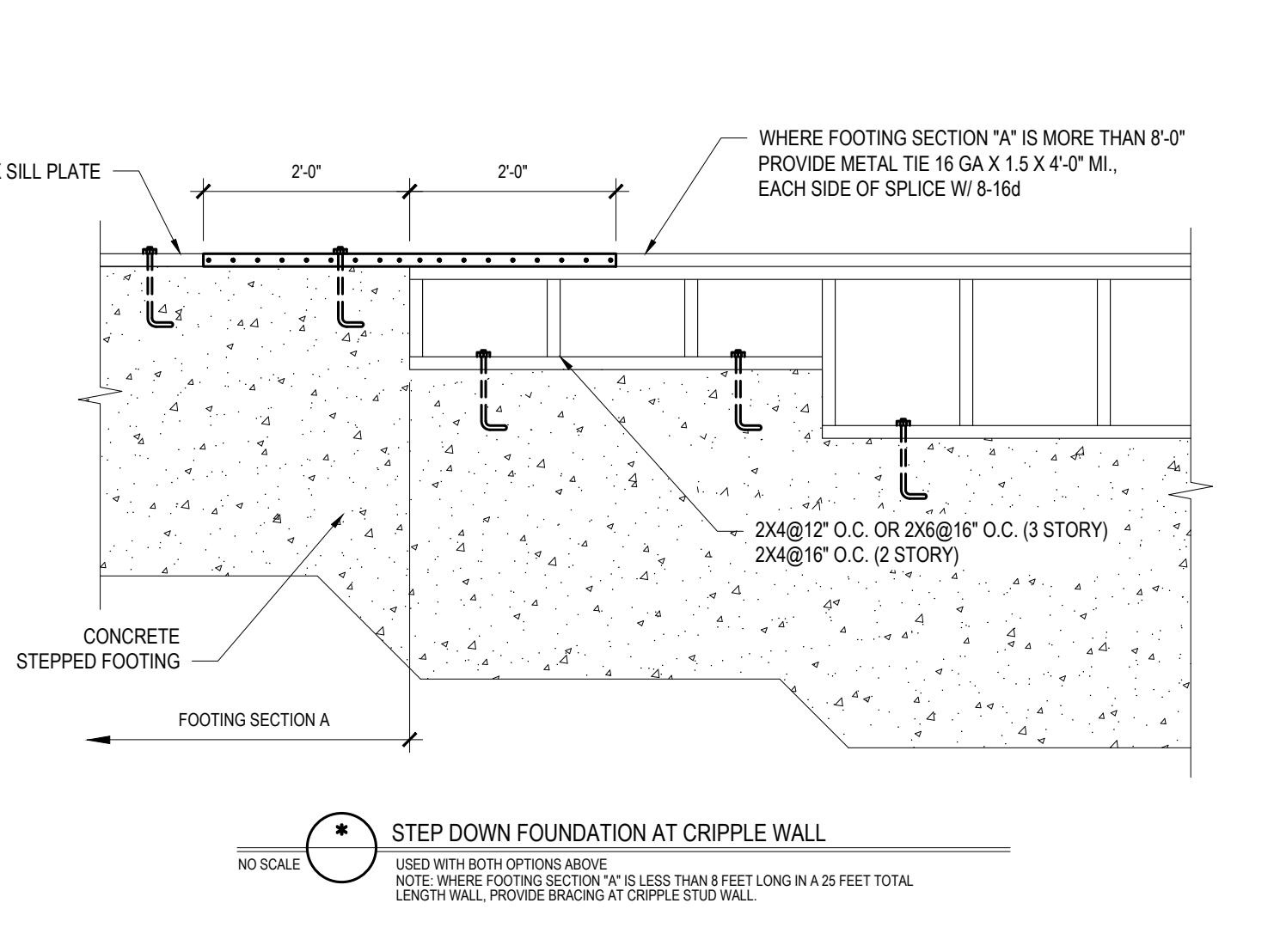
*** CONCRETE SLAB ON METAL DECKING DETAIL**



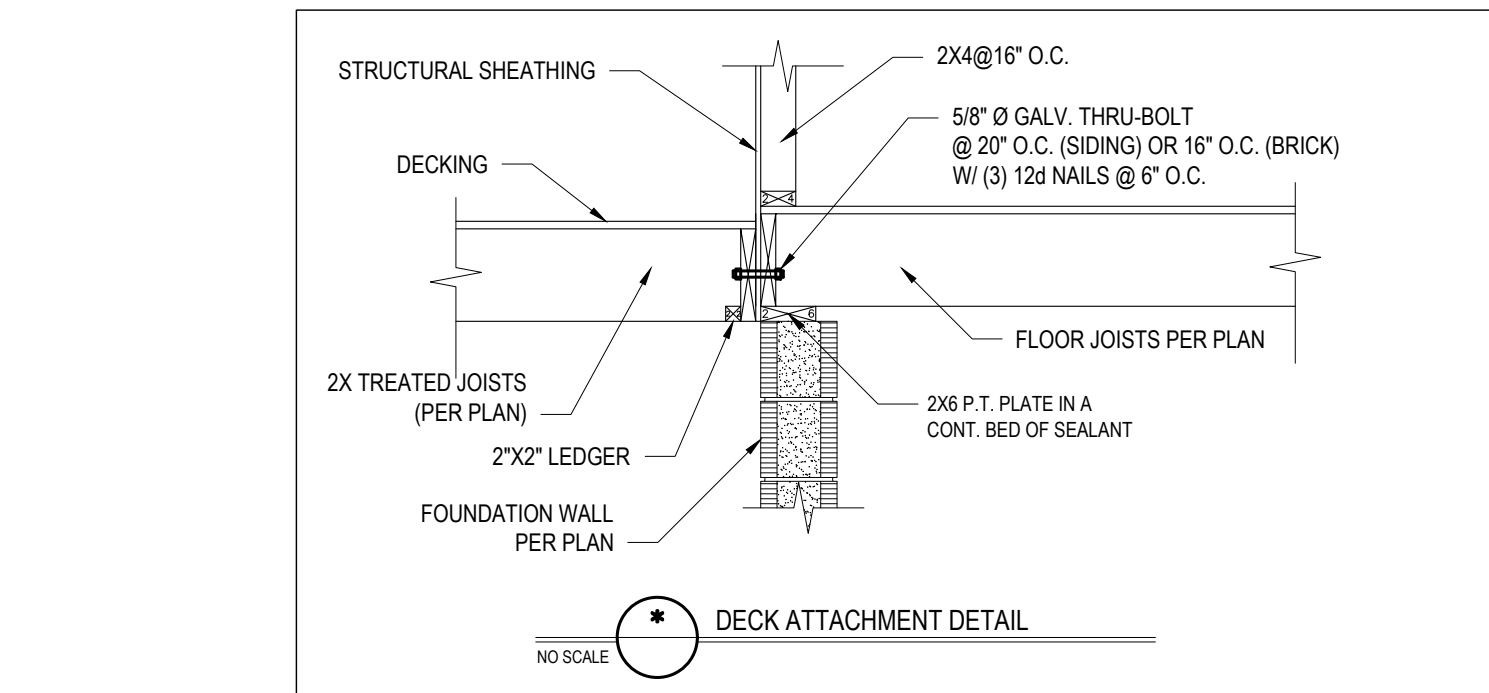
OPTION 1



OPTION 2



*** STEP DOWN FOUNDATION AT CRIPPLE WALL**



*** DECK ATTACHMENT DETAIL**

Engineers and designers shall not include construction means, methods, techniques, sequences, procedures or safety precautions. 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 acceptable once construction begins.

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1100 Blythe Dr. • Cary, NC 27513 • 919.778.4444
www.tyndallengineering.com

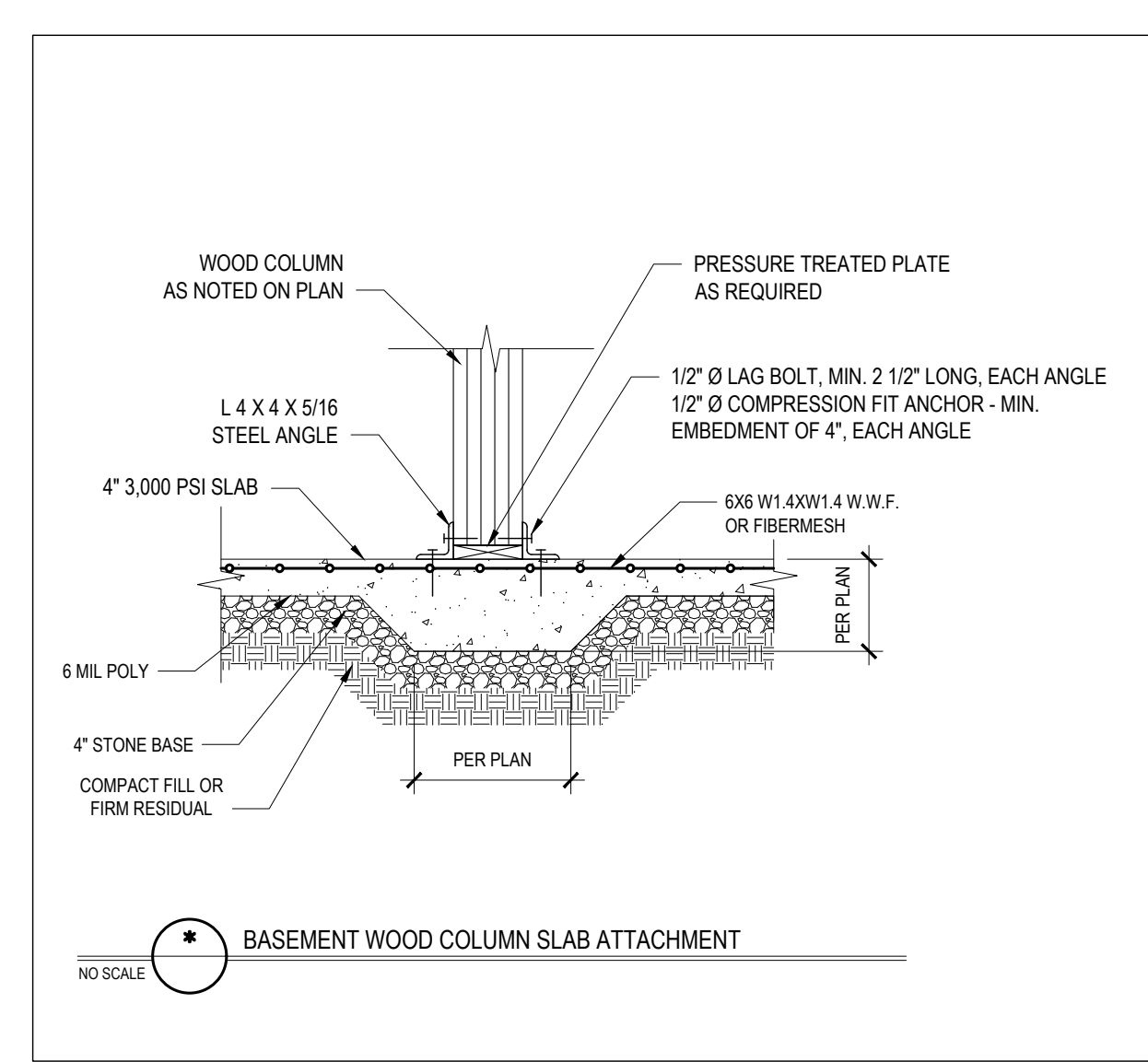
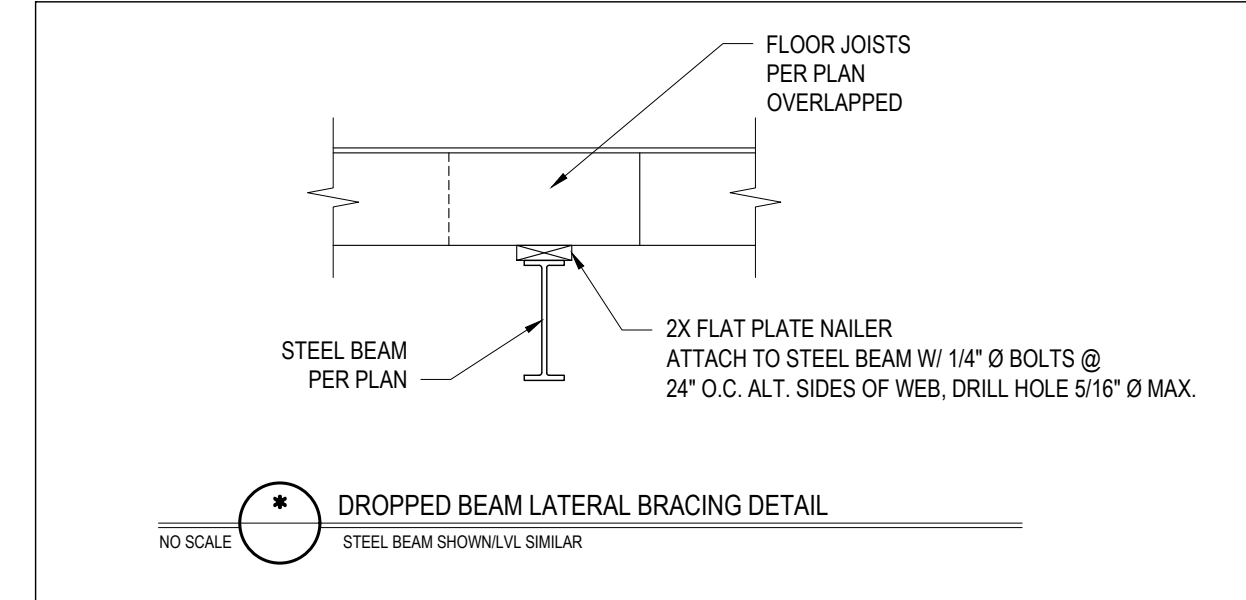
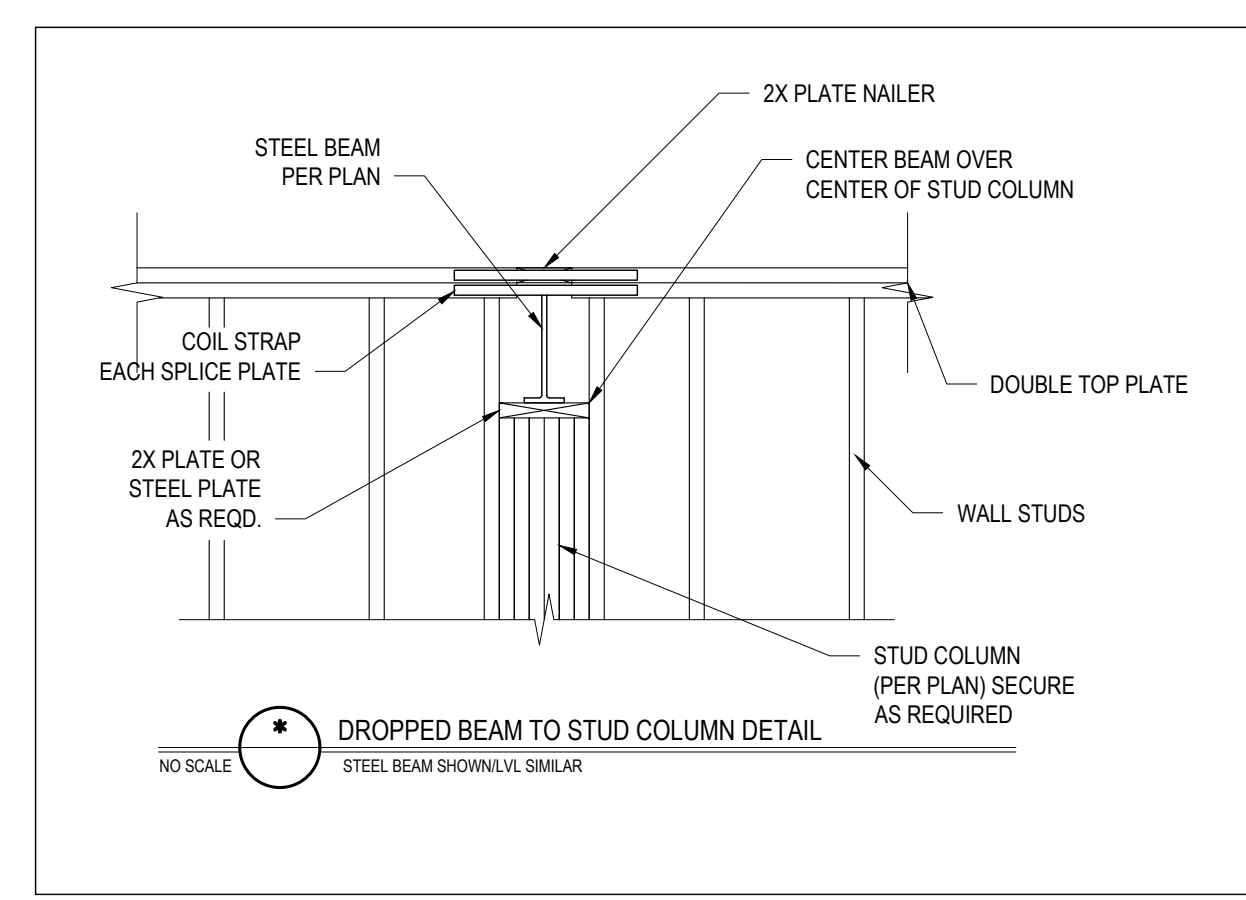
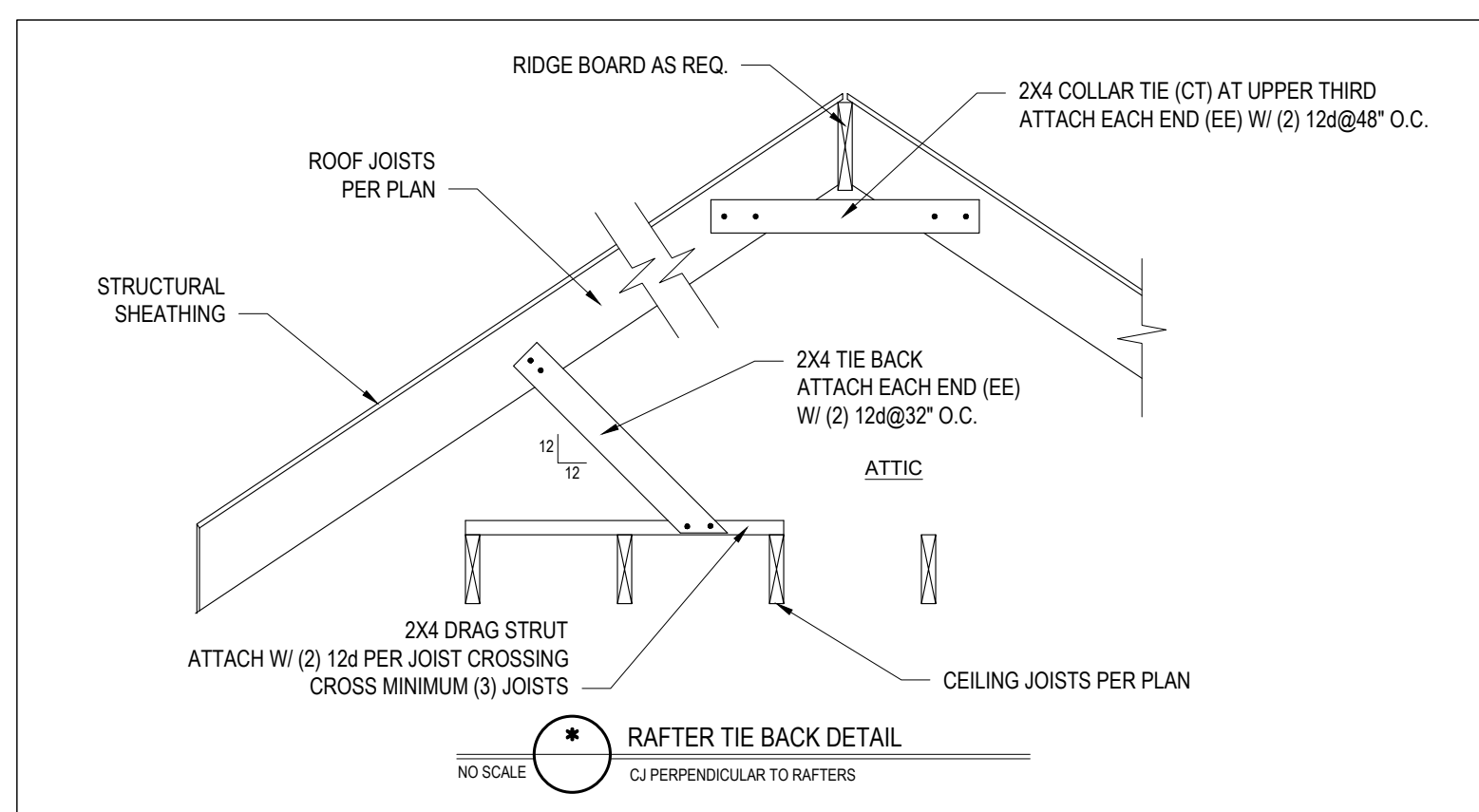
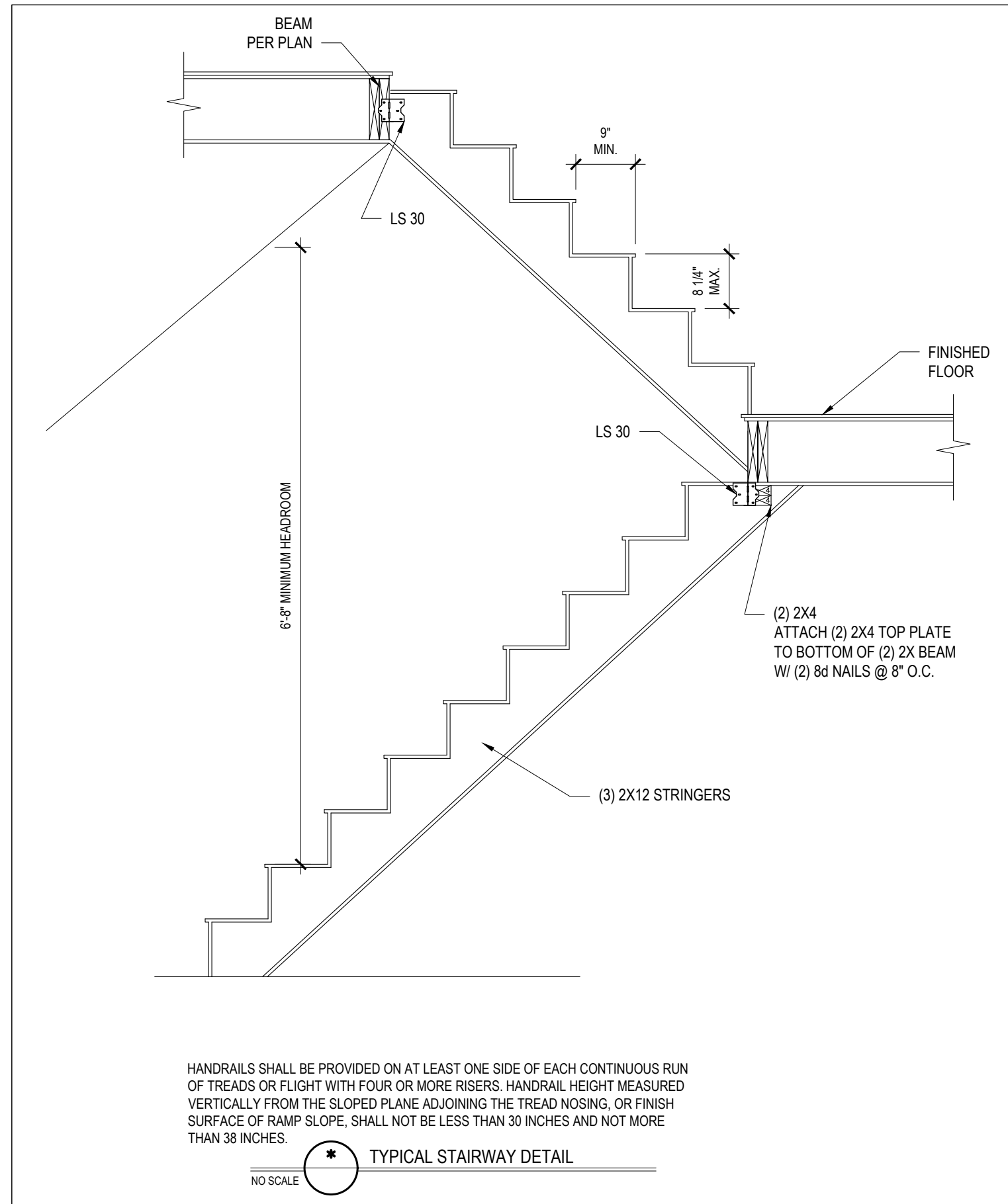
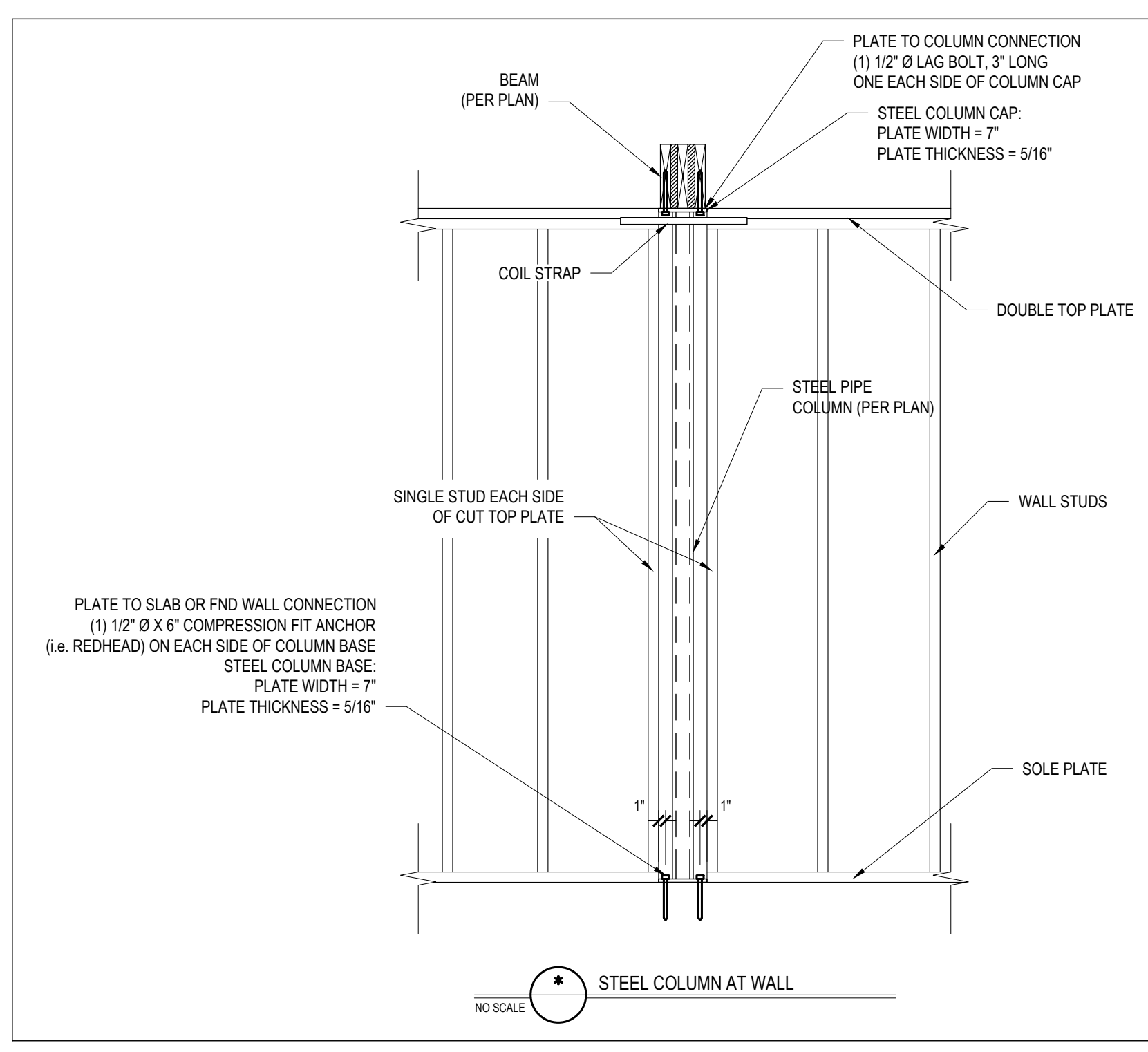
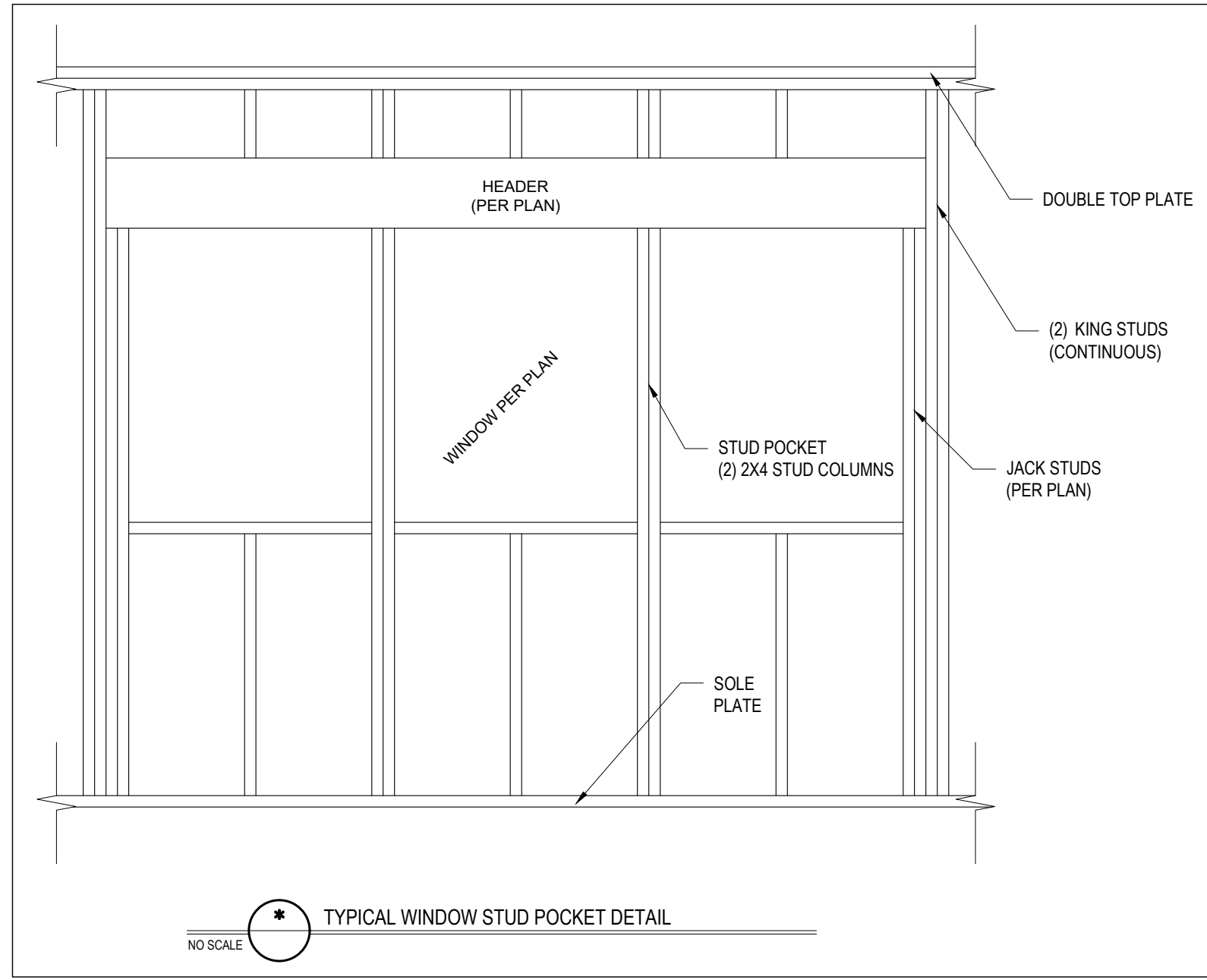
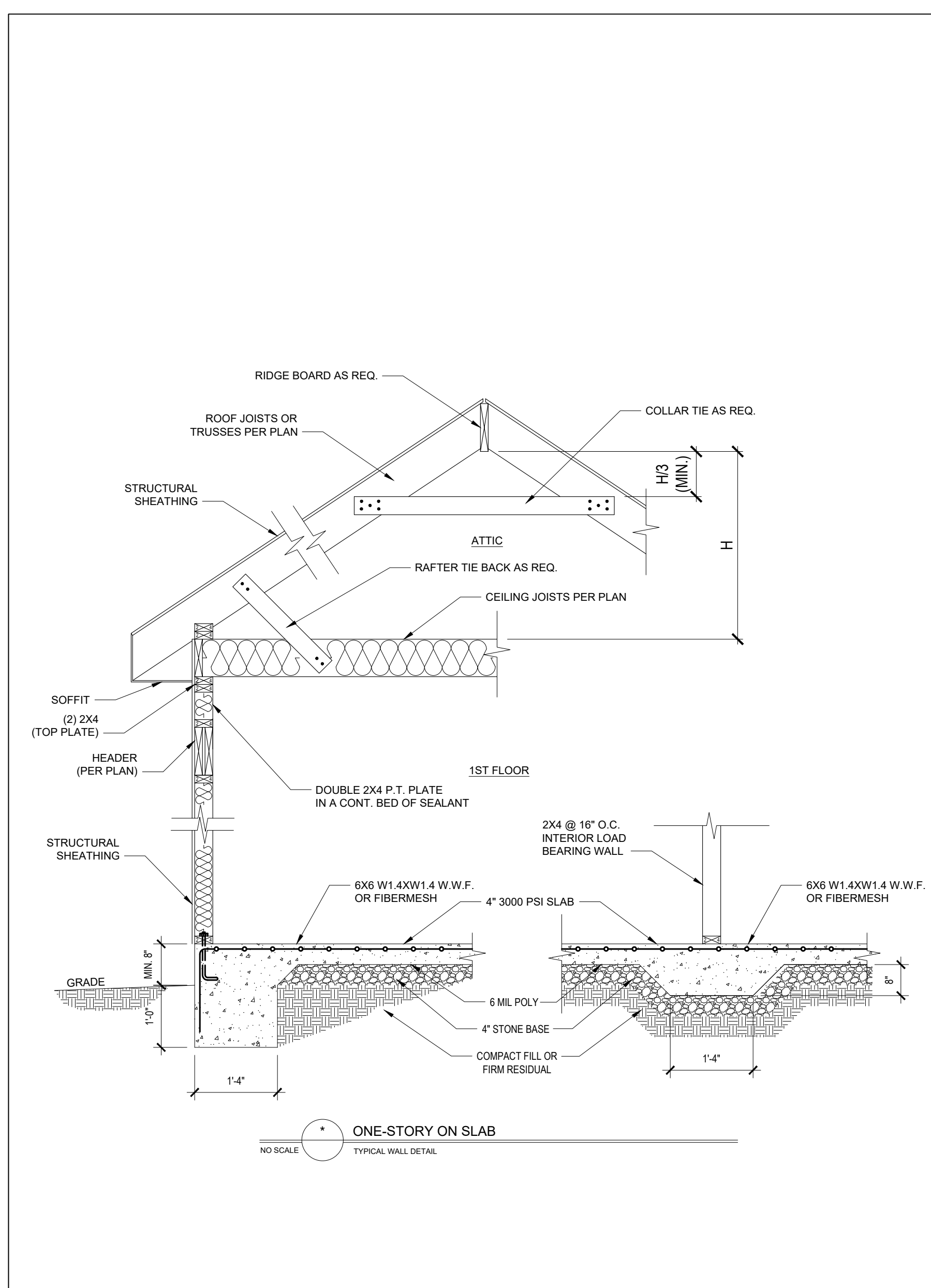
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STANDARD DETAILS

Project #: DRB2101-0068
Date: 05/14/21
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MASONRY VENEER SUPPORT FIG 703.8.3.1

NO SCALE

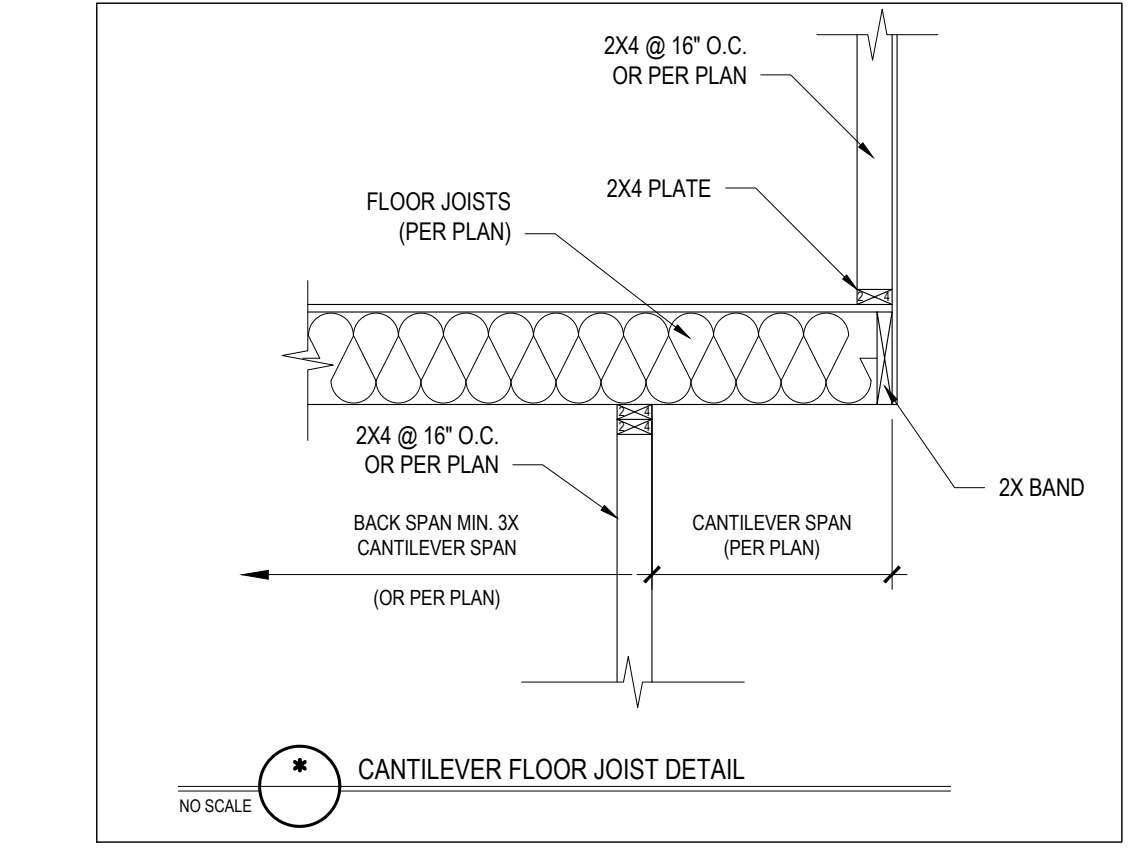
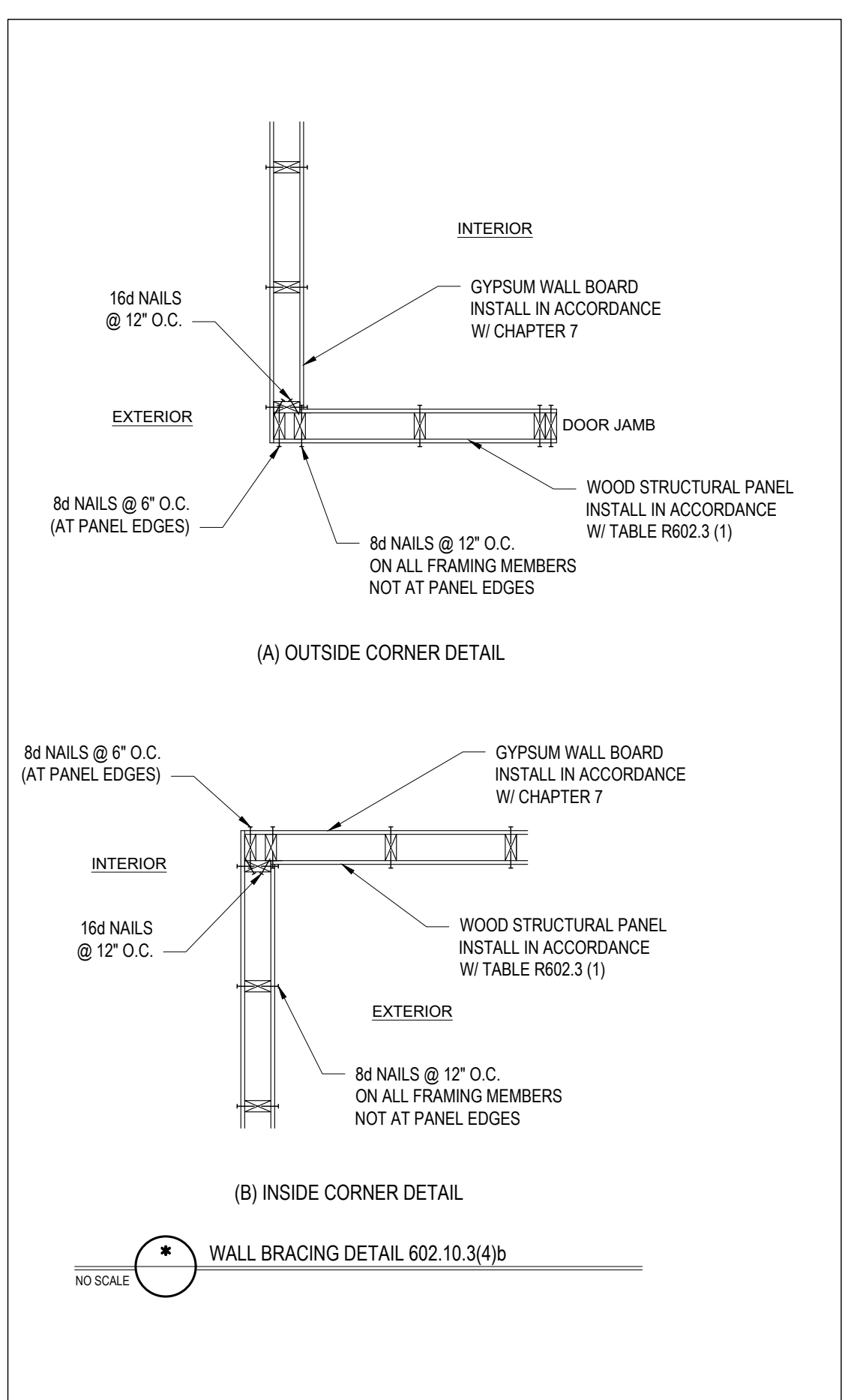
ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER

SIZE OF ANGLE (1,3)	NO STORY ABOVE (5)	1 STORY ABOVE (5)	2 STORIES ABOVE (5)	# OF 1/2" (OR EQUIV.) REINFORCING BARS IN REINFORCED LINTEL (2,4,5)
L 3 x 3 x 1/2	6'-0"	4'-6"	3'-0"	1
L 4 x 3 x 1/2	8'-0"	6'-0"	4'-6"	1
L 5 x 3 1/2 x 5/16	10'-0"	8'-0"	6'-0"	2
L 6 x 3 1/2 x 5/16	14'-0"	9'-6"	7'-0"	2
2L 5 x 3 1/2 x 5/16	20'-0"	12'-0"	9'-6"	4

- LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.
- DEPTH OF REINFORCING LINTELS SHALL NOT BE LESS THAN 8" AND ALL CELLS OF HOLLOW MASONRY LINTELS SHALL BE GROUTED. REINFORCING BARS SHALL EXTEND NOT LESS THAN 8" INTO THE SUPPORT.
- STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES; OTHER STEEL MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS SHALL BE PERMITTED TO BE USED.
- EITHER STEEL ANGLE OR REINFORCED LINTEL SHALL SPAN OPENING.
- SPANS OVER 4'-0" SHALL BE SHORED UP UNTIL CURED.

HARDWARE CROSS-REFERENCE CHART

SIMPSON STRONG-TIE PRODUCT NUMBER	USP STRUCTURAL CONNECTORS PRODUCT NUMBER
A35	MPA1
ABE	PAE
CBSQ	CBSQ
CCQ	KCCQ
CMSTC16	CMSTC16
CS	RS
H1	RT15
H2.5A	RT7A
H10	RT16
HDQ8-SDS3	UPH08
HDU2-SDS2.5	PHD2
HDU5-SDS2.5	PHD5
HETA	HTA
HGAM10KTA	HGAM
HHQ14-SDS2.5	UPHD14
HTS	HTW
HTT	HTT
HUS	HUS
LTA1	LPTA
LTHA26	HUC26
LTP4	MP4F
LUS	JUS
MAS	FA3
MSTAM	MSTAM
PC	PCM
PHD-SDS3	PHD
SSP	RSP18
STC	TR1
STD	STAD



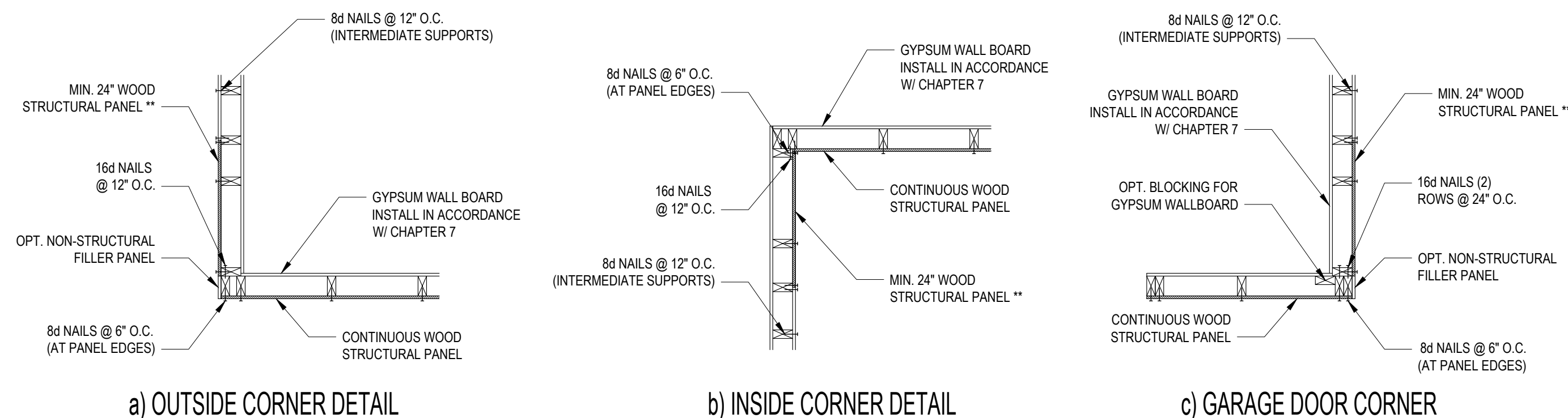
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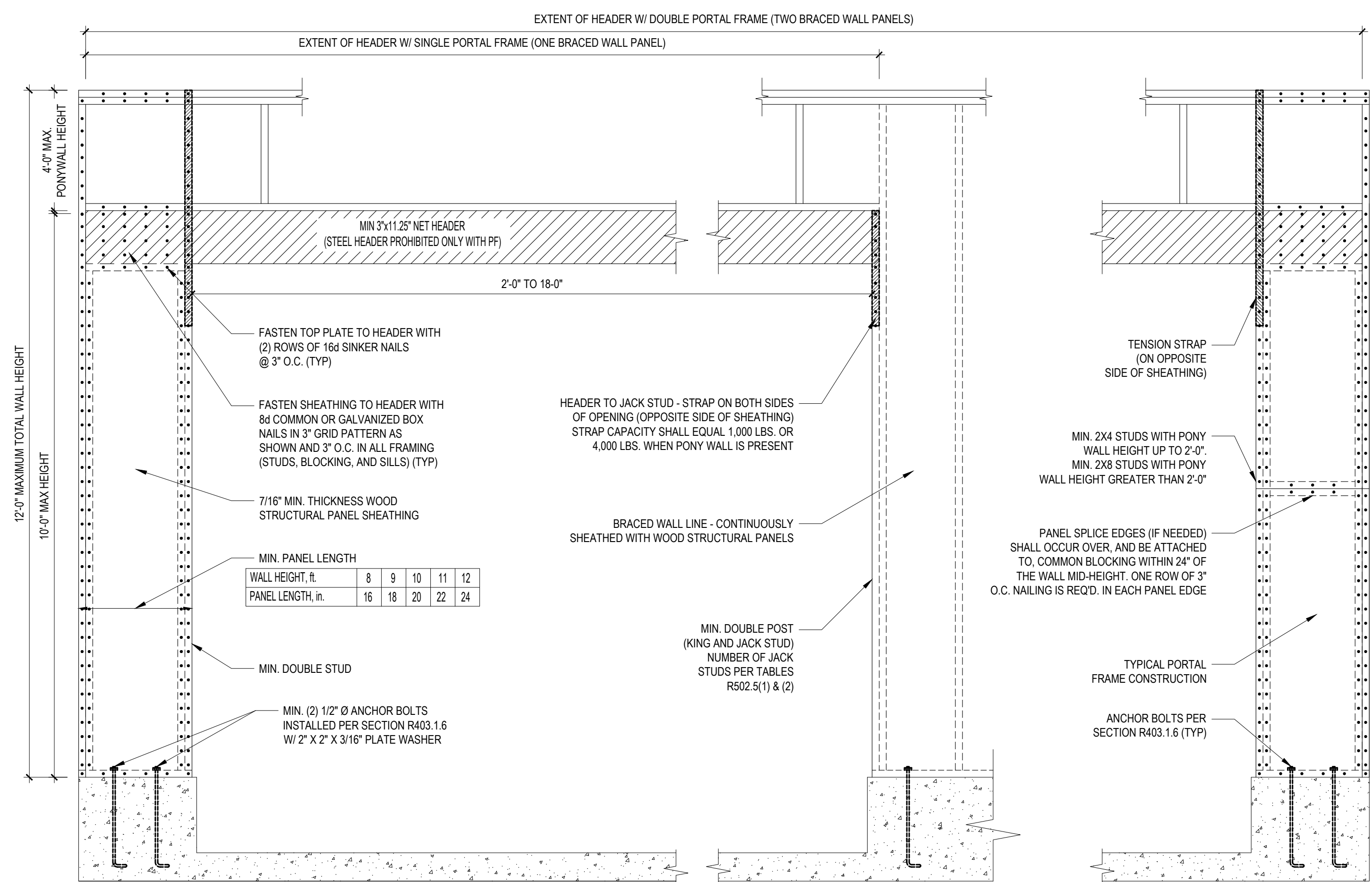
B1: TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING
NO SCALE

STRUCTURAL SHEATHING NOTES

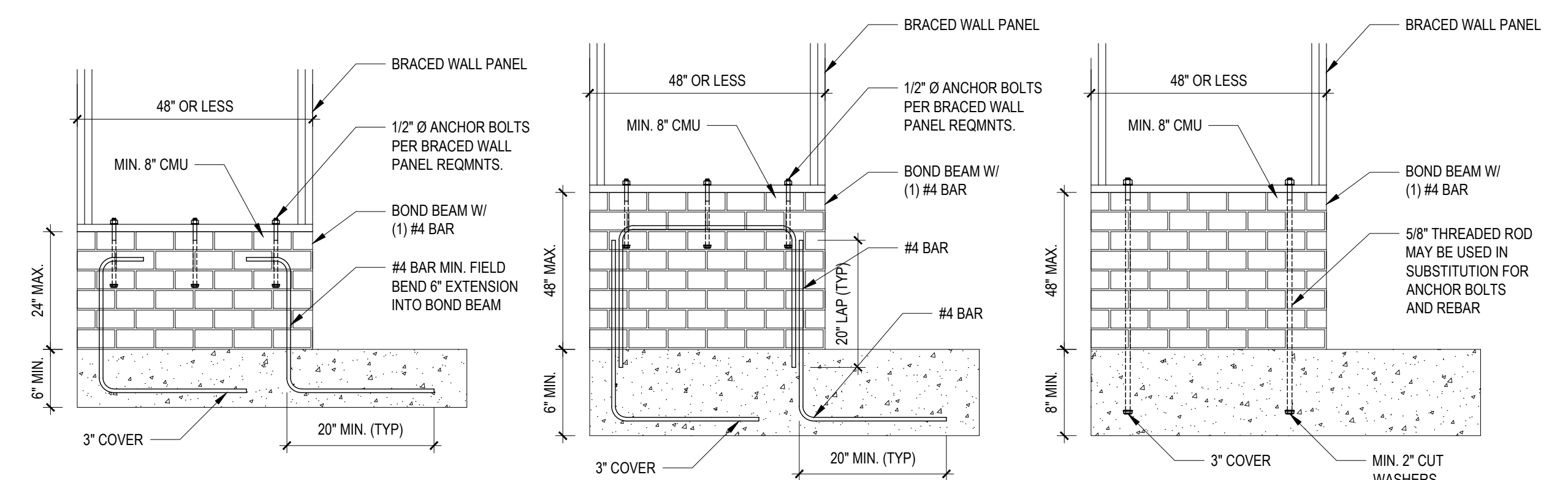
- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
- WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10.3 OF THE 2018 NCR.
- BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3. REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.
- REFERENCE FIGURE R602.10.4.3 OF THE 2018 NCR.
- 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).
- 12\"/>

REQUIRED BRACED WALL PANEL CONNECTIONS				
METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION	
			@ PANEL EDGES	@ INTERMEDIATE SUPPORTS
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6\"/>	

B3: BRACE WALL PANEL CONNECTIONS
NO SCALE



B2: METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME
FIGURE R602.10.1



B4: MASONRY STEM WALL SUPPORTING BRACED WALL PANELS
FIGURE R602.10.4.3 OF THE 2018 NCR
NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS

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TYNDALL
ENGINEERING & DESIGN, P.A.
1101 W. UNIVERSITY BLVD., SUITE 200
TALLAHASSEE, FL 32310
TEL: 904.775.4444
WWW.TYNDALLENGINEERING.COM

CLIENT: ON TIME SERVICES
PROJECT: MAYNOR RESIDENCE

SHEATHING DETAILS

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