

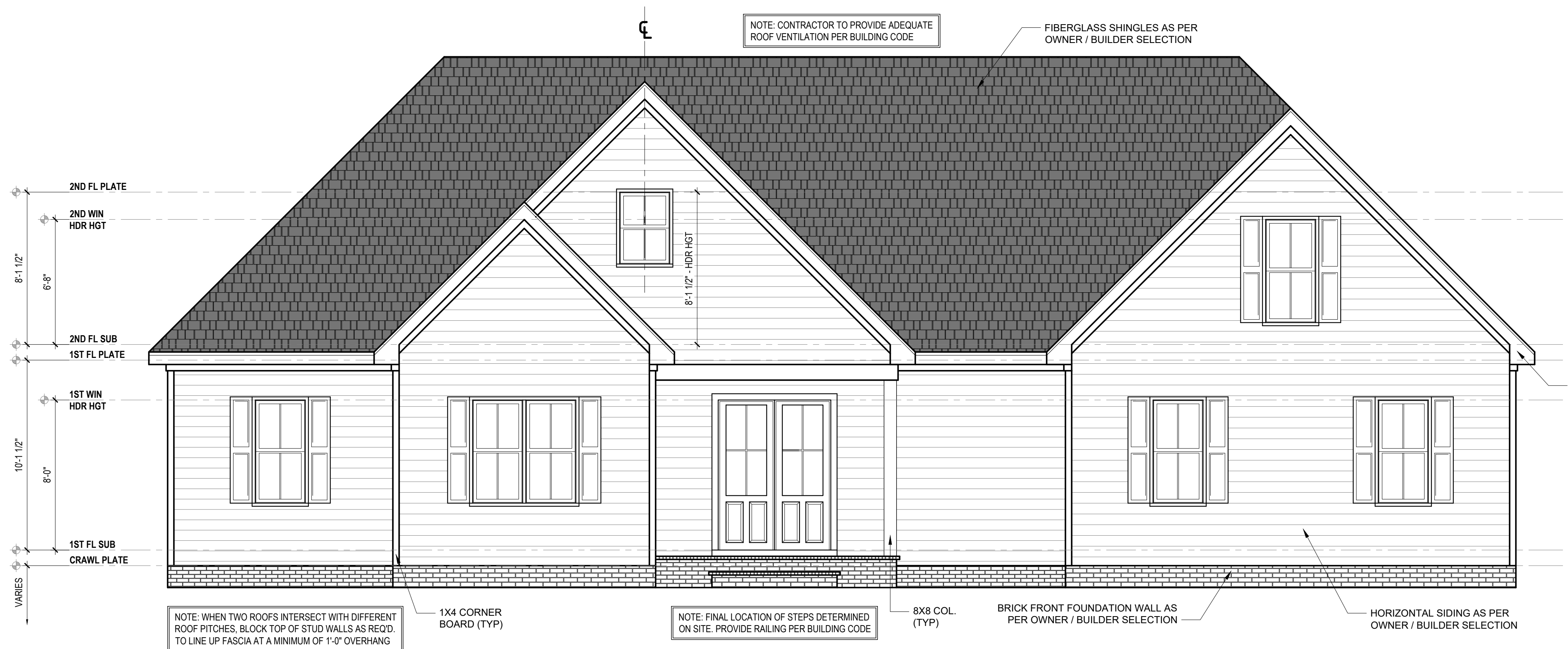
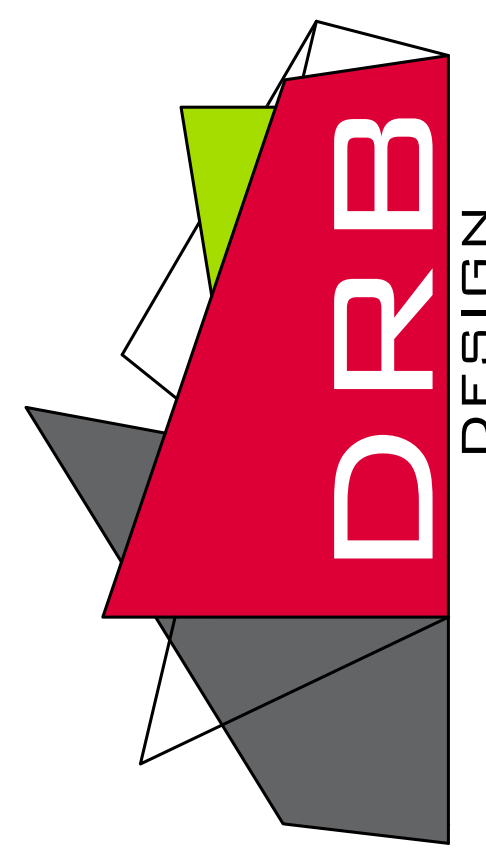
# TAYLOR RESIDENCE

PROJECT#  
DRB2101-0175  
DATE  
08/09/2021  
DRAWN/DESIGNED BY  
MMB  
CHECKED BY  
DRB  
SCALE  
1/4" = 1'-0"

WEBSITE  
drbhomedesign.com

PROJECT NAME  
TAYLOR RESIDENCE

CLIENT NAME  
Matthew & Lisa Taylor  
165 Oak St.  
Lillington, nc 27546  
mto182@yahoo.com  
910-658-8875



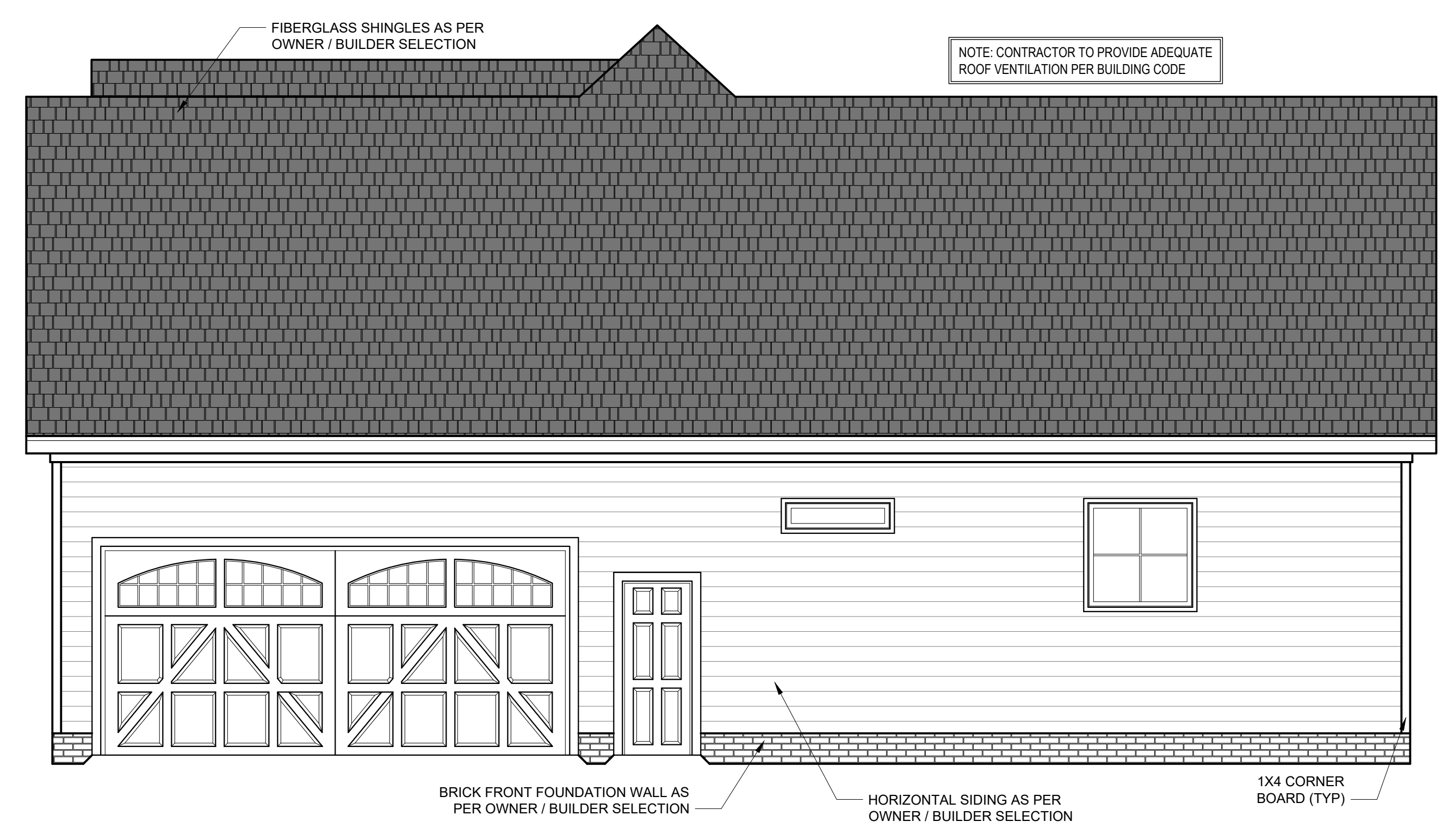
**FRONT ELEVATION**  
1/4" = 1'-0"

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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.
- Should these plans require structural calculations for permitting the contractor shall be required to obtain the services of a structural engineer after notifying DRB DESIGN that such services are required.
- Release of these plans requires further cooperation among the owner, his/her contractor, and DRB DESIGN.
- Design and construction are complex and, although the designer performed his services with due care and diligence, perfection is not a guarantee.
- Communication is imperfect and every contingency cannot be anticipated.
- Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to DRB DESIGN. Failure to notify the DRB DESIGN compounds misunderstandings and increases construction costs.
- A failure to cooperate by a simple notice to DRB DESIGN shall relieve the designer from any and all responsibilities for all consequences.
- Changes made to these plans without the consent of the designer are unauthorized and shall relieve DRB DESIGN of responsibility for any and all consequences arising out of such changes.
- Written dimensions on these plans always have precedence over scaled dimensions.
- It is the contractor's responsibility to verify and be responsible for all dimensions and square footage prior to construction, as well as conditions on the job site. DRB DESIGN is not responsible for dimension and square footage errors once construction has begun.
- DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.

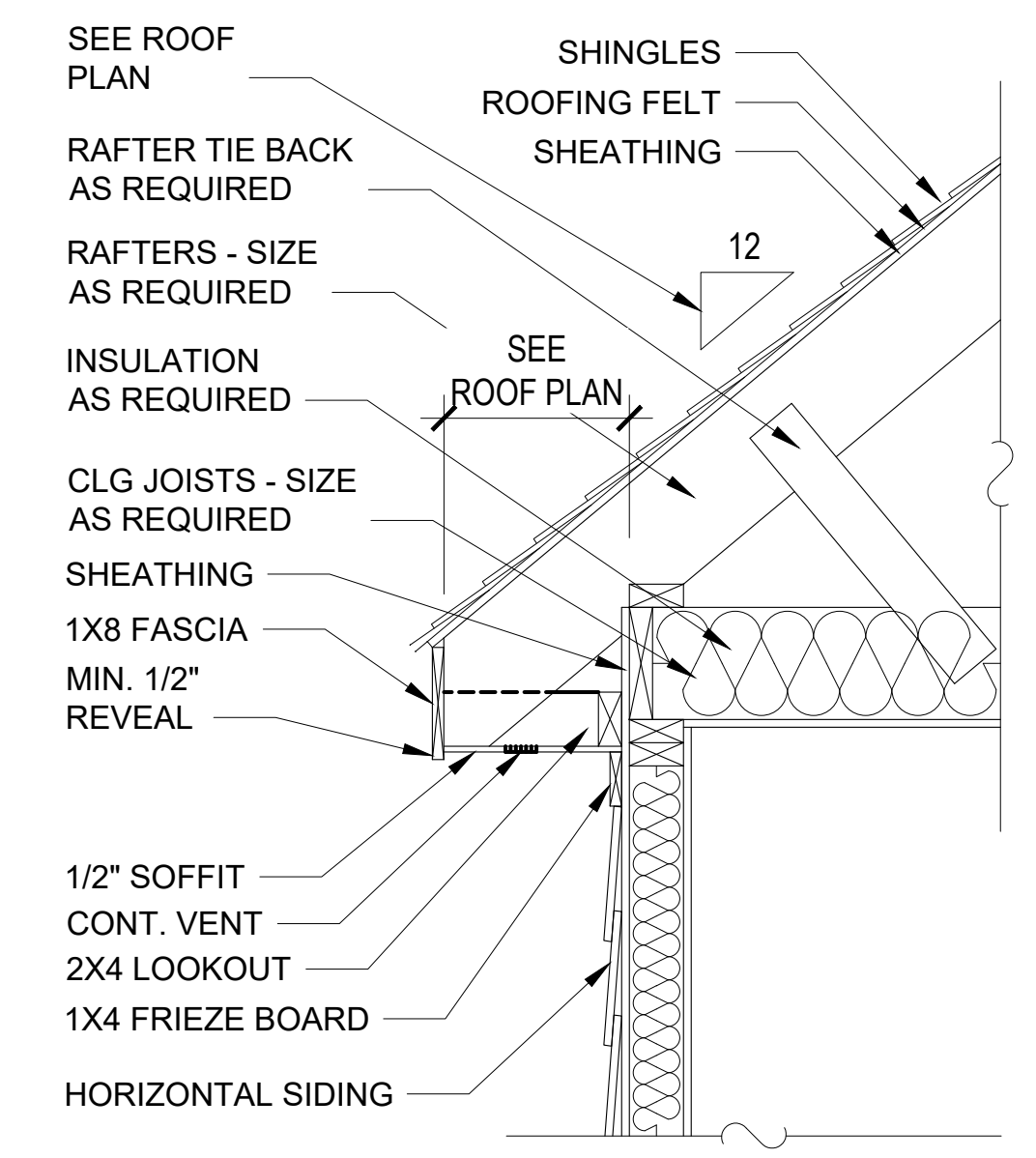
**NOTICE TO CONTRACTOR**  
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

**APPROVED**  
Limited building only review  
Permit holder responsible for full compliance with the code

10/06/2021



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



**A-7 CORNICE DETAIL**  
NTS

SHEET NAME  
ELEVATIONS  
SHEET #

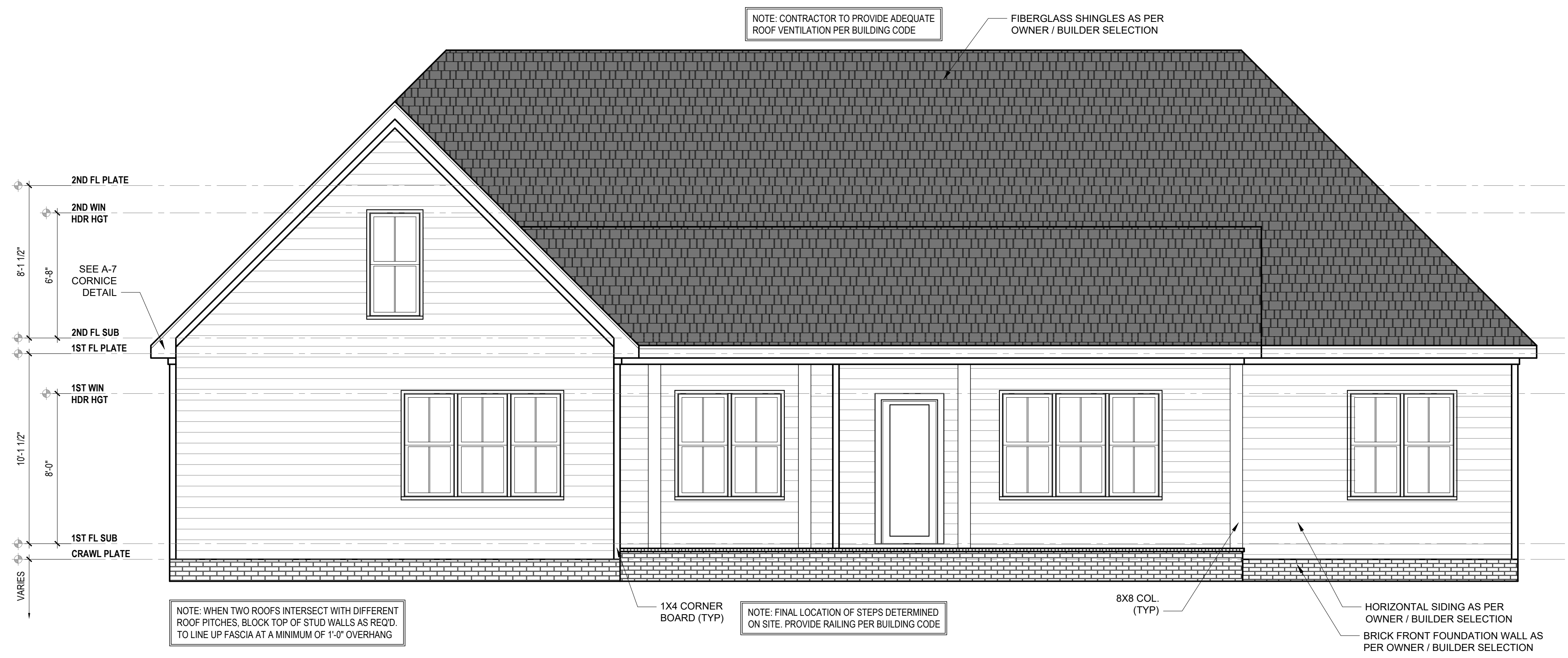
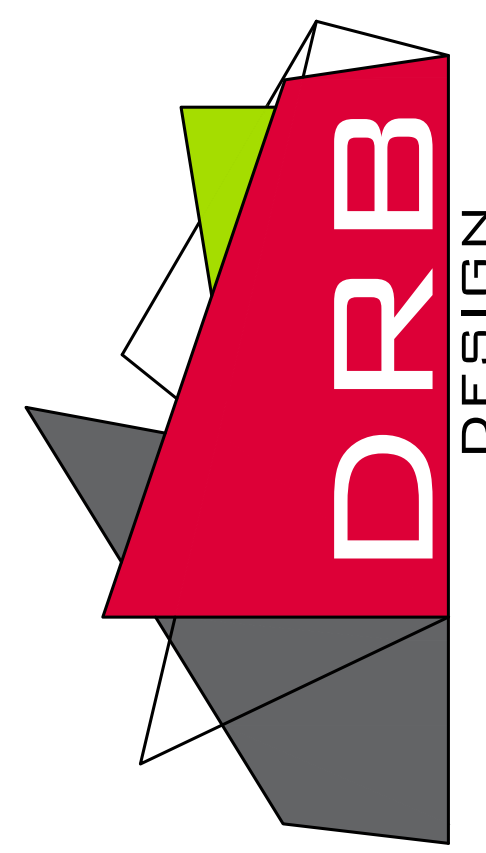
# TAYLOR RESIDENCE

PROJECT#  
DRB2101-0175  
DATE  
08/09/2021  
DRAWN/DESIGNED BY  
MMB  
CHECKED BY  
DRB  
SCALE  
1/4" = 1'-0"

WEBSITE  
drbhomedesign.com

PRODUCT NAME  
TAYLOR RESIDENCE

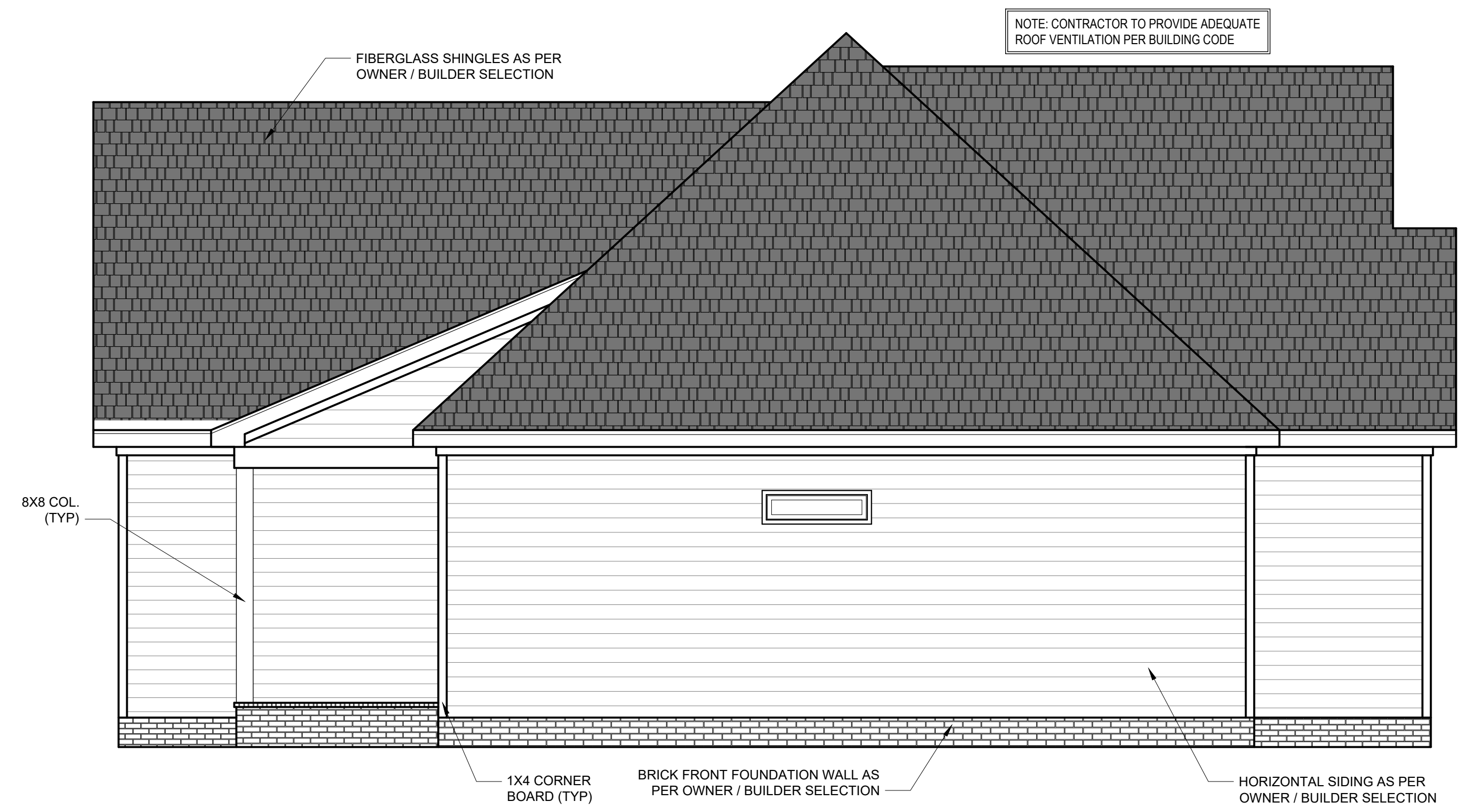
drbdesign@drbhomedesign.com 919.631.5979  
250 Shipwash Dr Suite 105 Garner, NC 27529



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

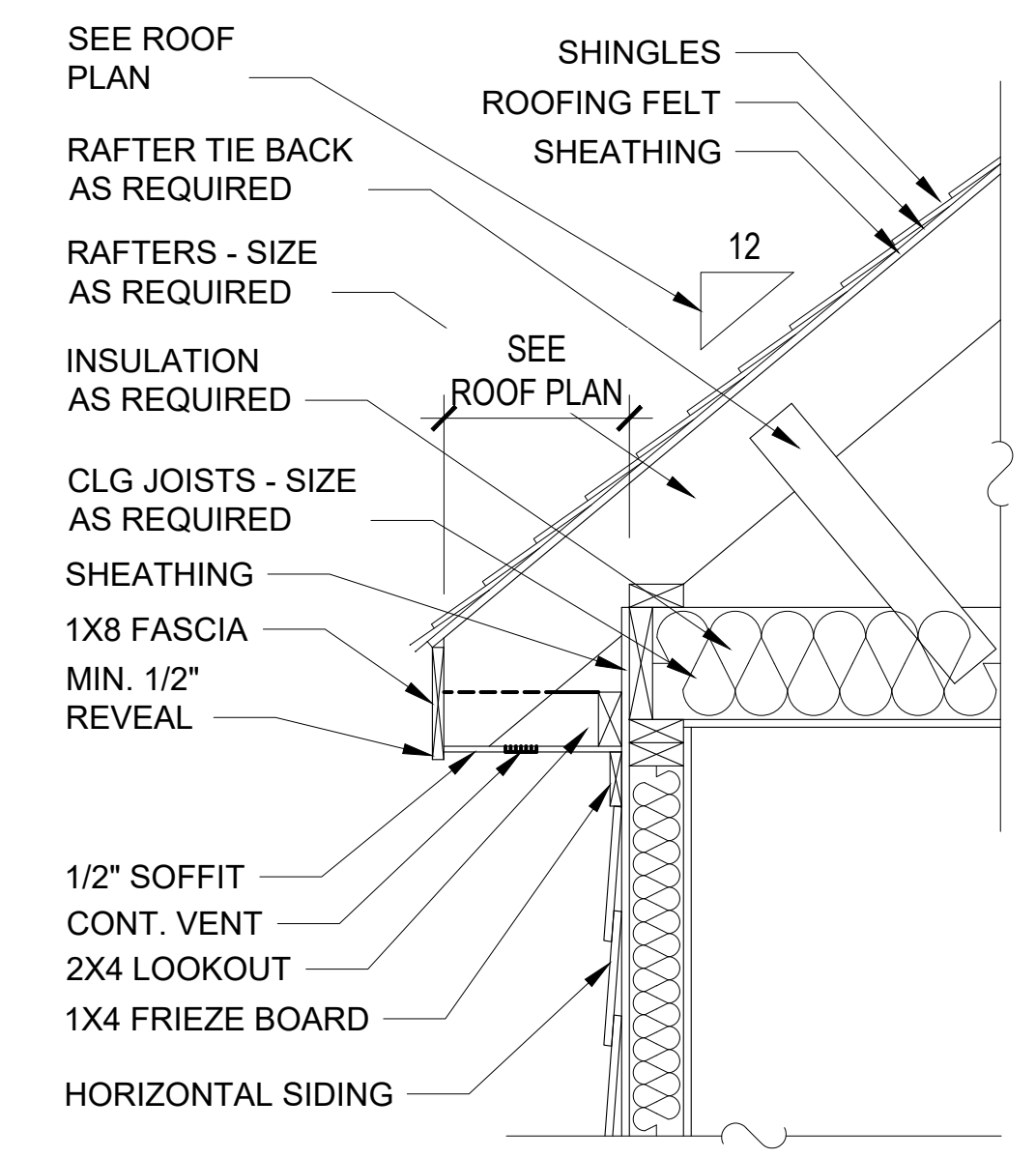
NOTE: WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQD. TO LINE UP FASCIA AT A MINIMUM OF 1'-0" OVERHANG

NOTE: RAFTERS ARE PITCHED FROM TOP OF CEILING JOISTS



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

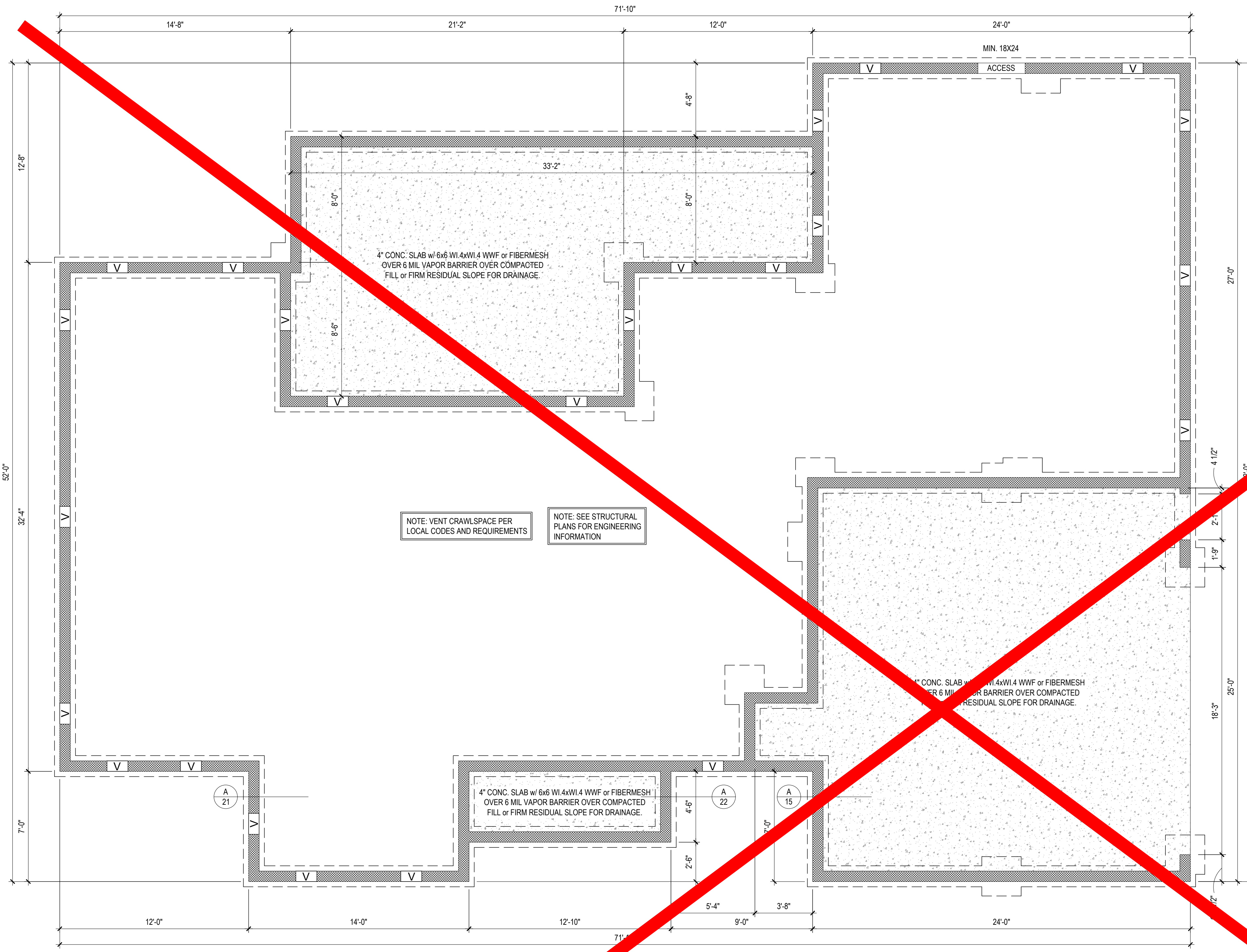
1. DRB DESIGN assumes no liability for any home constructed from this plan.
2. All construction shall conform to the latest requirements of "North Carolina State 2018 residential building code", in addition to all local codes and regulations.
3. Should these plans require structural calculations for permitting the contractor shall be required to obtain the services of a structural engineer after notifying DRB DESIGN that such services are required.
4. Release of these plans requires further cooperation among the owner, his/her contractor, and DRB DESIGN.
5. Design and construction are complex and, although the designer performed his services with due care and diligence, perfection is not a guarantee.
6. Communication is imperfect and every contingency cannot be anticipated.
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11. It is the contractor's responsibility to verify and be responsible for all dimensions and square footage prior to construction, as well as conditions on the job site. DRB DESIGN is not responsible for dimension and square footage errors once construction has begun.
12. DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.



**A-7 CORNICE DETAIL**  
NTS

CUSTOMER NAME  
Matthew & Lisa Taylor  
165 Oak St.  
Lillington, nc 27546  
mt0182@yahoo.com 910-658-8875

SHEET NAME  
ELEVATIONS  
SHEET #

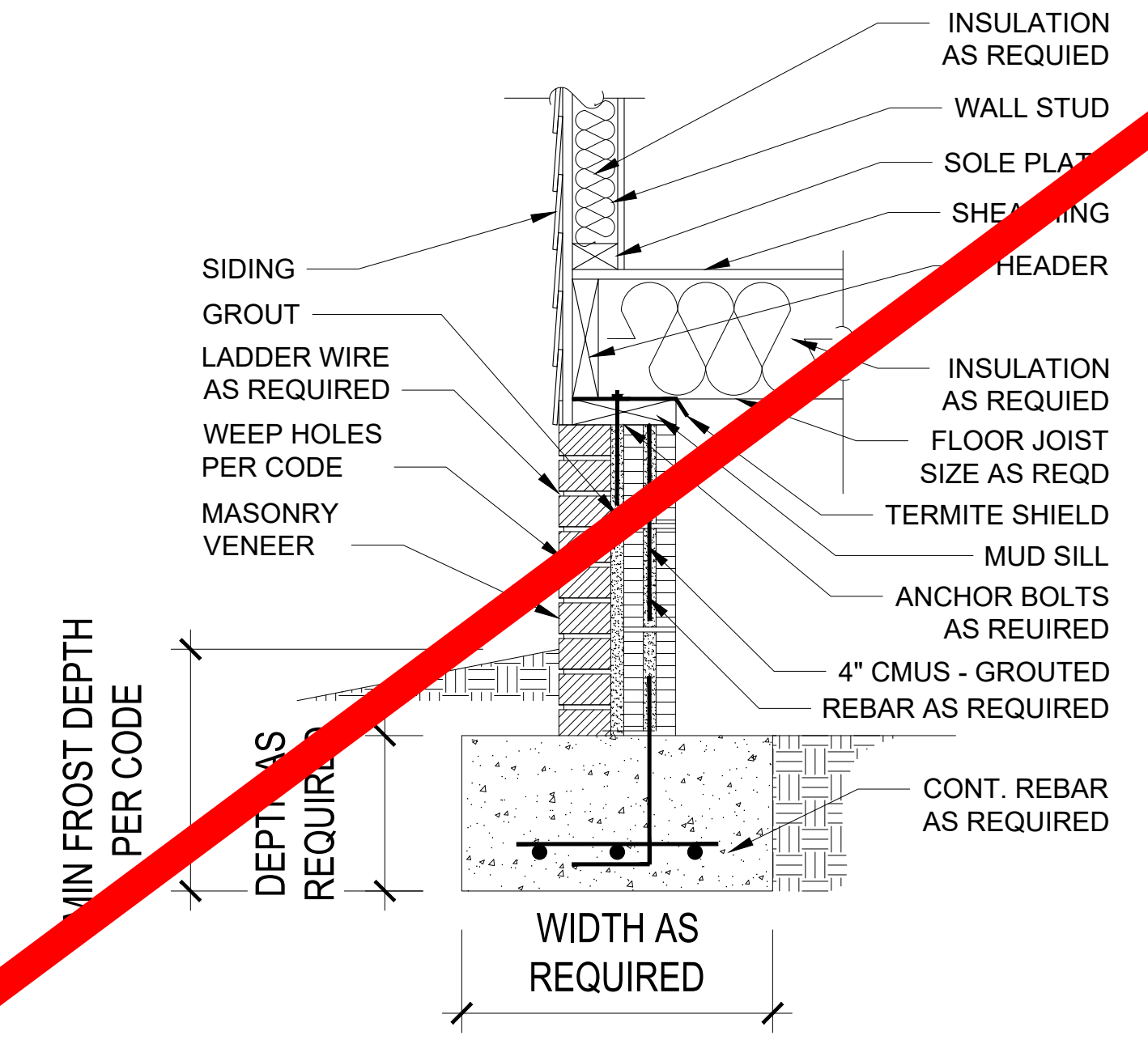


**FOUNDATION PLAN**

1/4" = 1'-0"

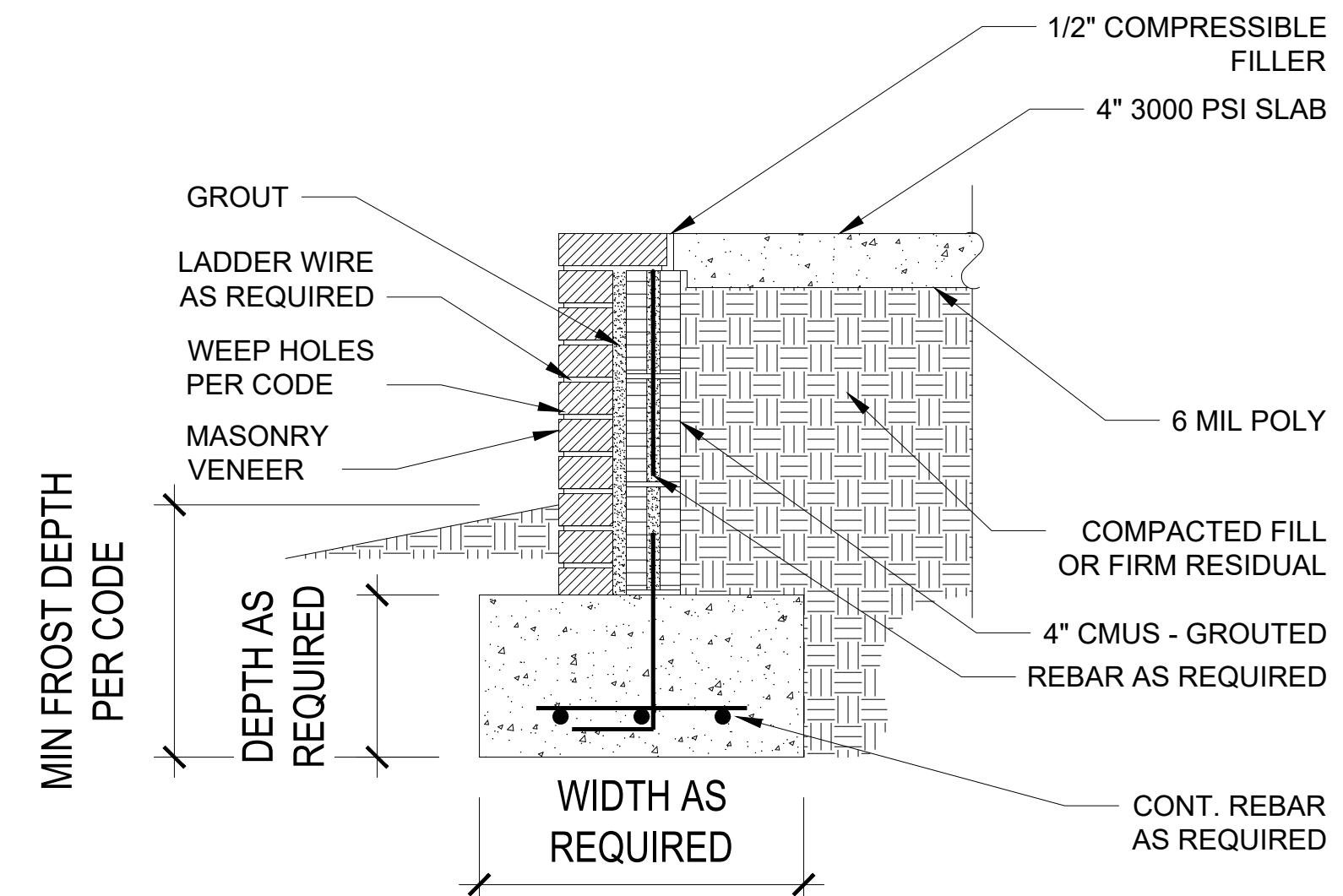
See Engineered design

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 Building Code for residential building code", in addition to all local codes and regulations.
3. Should these plans require structural calculations for permitting the construction, the contractor shall be required to obtain the services of a structural engineer after notifying DRB DESIGN that such services are required.
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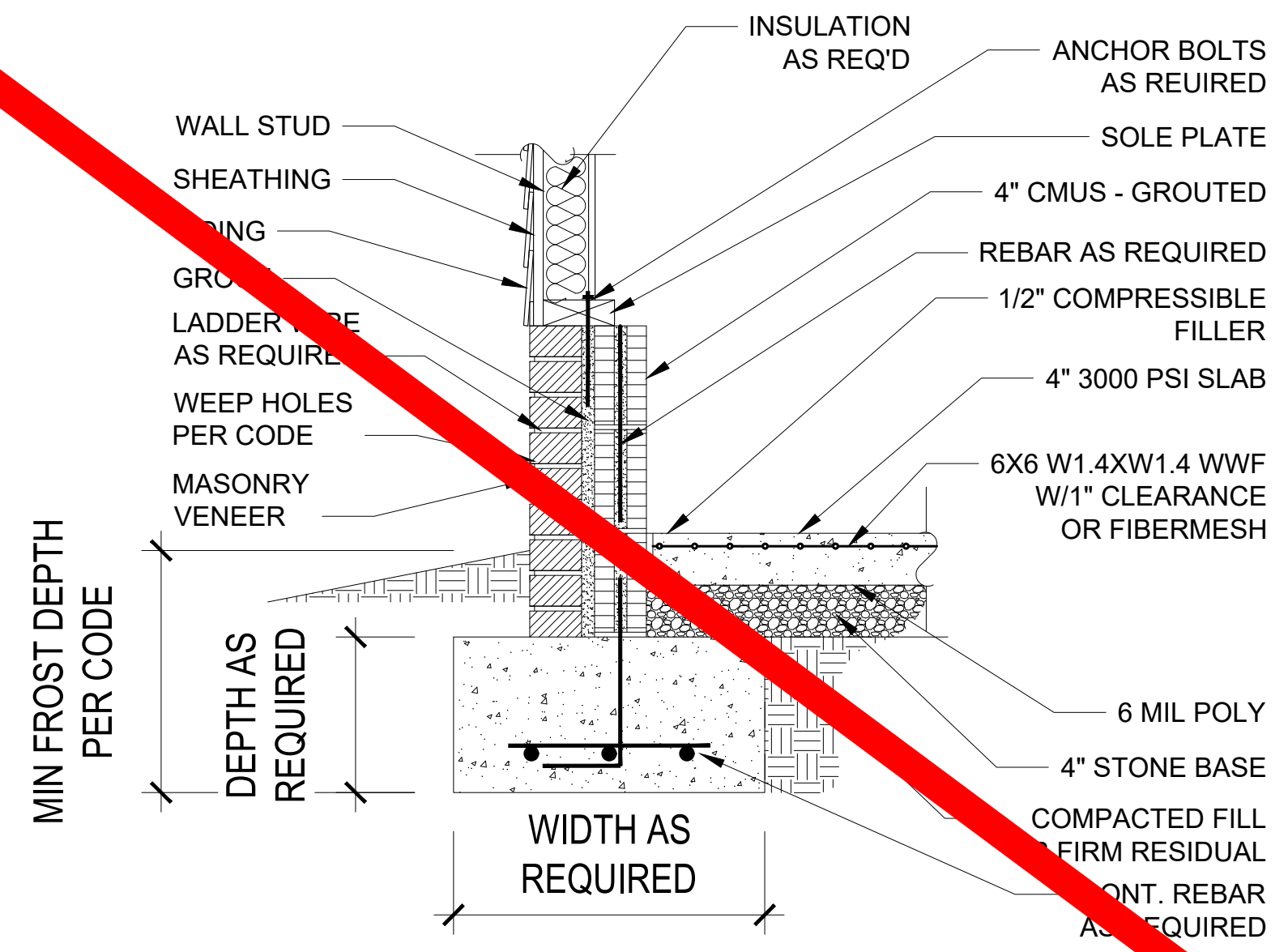
**A-21 FOUNDATION WALL DETAIL**

NTS



**A-22 FOUNDATION WALL DETAIL**

NTS



**A-15 FOUNDATION WALL DETAIL**

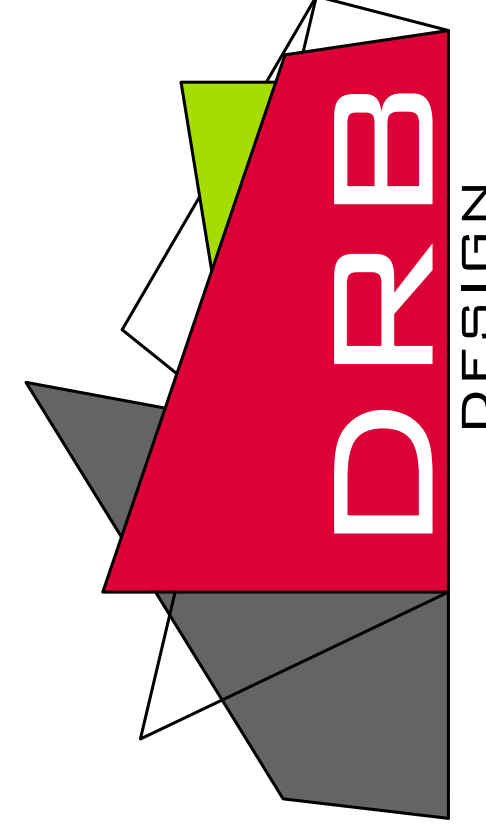
NTS

PROJECT#  
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DATE  
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DRAWN/DESIGNED BY  
MMB  
CHECKED BY  
DRB  
SCALE  
1/4" = 1'-0"

PROJECT NAME  
TAYLOR  
RESIDENCE

CLIENT NAME  
TAYLOR  
RESIDENCE

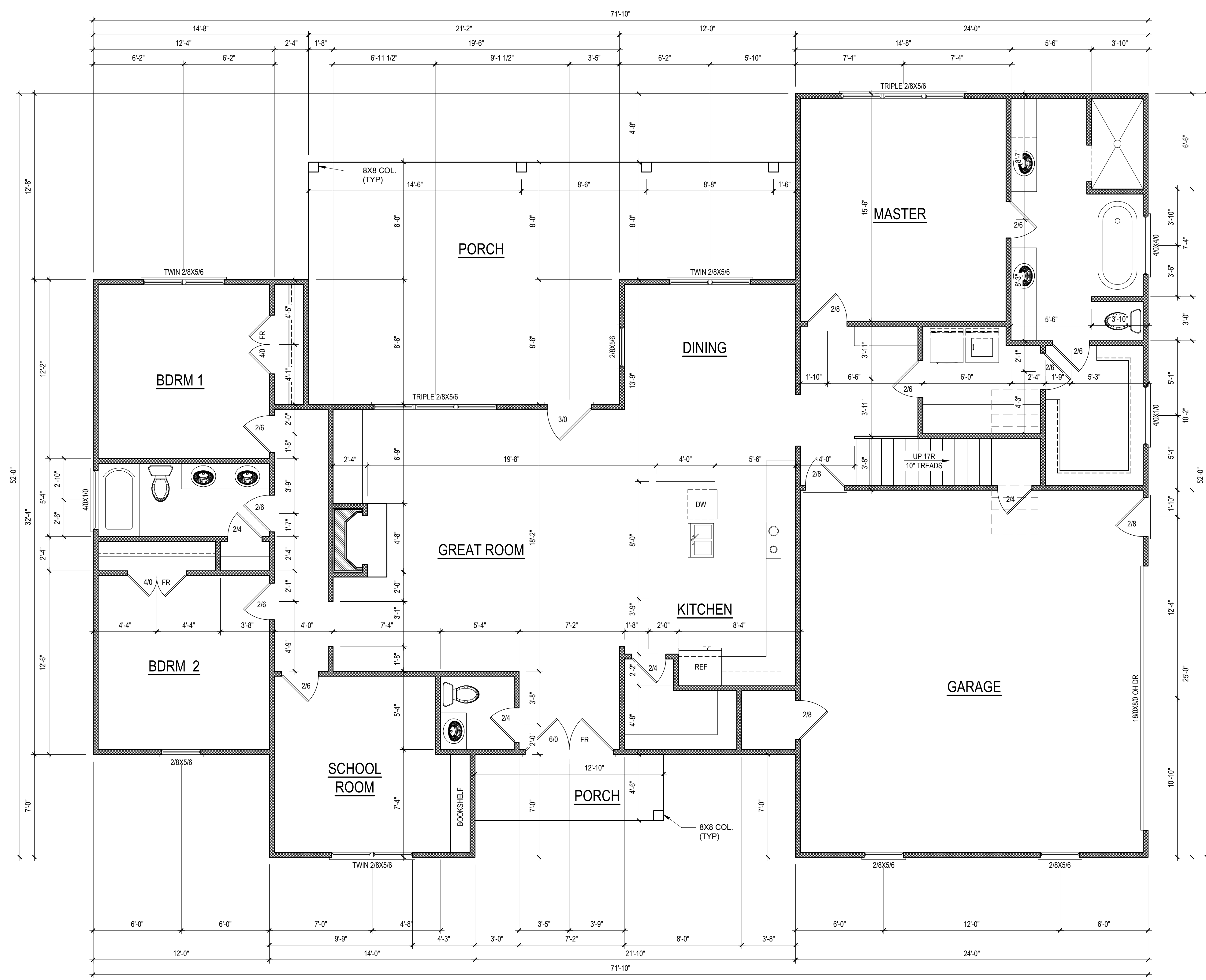
DESIGN  
drbdesign@drbhomedesign.com 919.631.5979  
250 Shipwash Dr Suite 105 Garner, NC 27529



CLIENT NAME  
Matthew & Lisa Taylor  
105 Oak St.  
Lillington, nc 27546  
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910-658-8875

SHEET NAME  
FOUNDATION

SHEET #  
A3  
of 7



HEATED/HABITABLE SQUARE FOOTAGE	
First Floor	2101
Second Floor	573
<b>TOTAL HEATED</b>	<b>2674</b>
UNHTD SQUARE FOOTAGE	
Garage	611
Front Porch	58
Rear Porch	445
<b>TOTAL UNHEATED</b>	<b>1114</b>
<b>TOTAL SQ FT</b>	<b>3788</b>

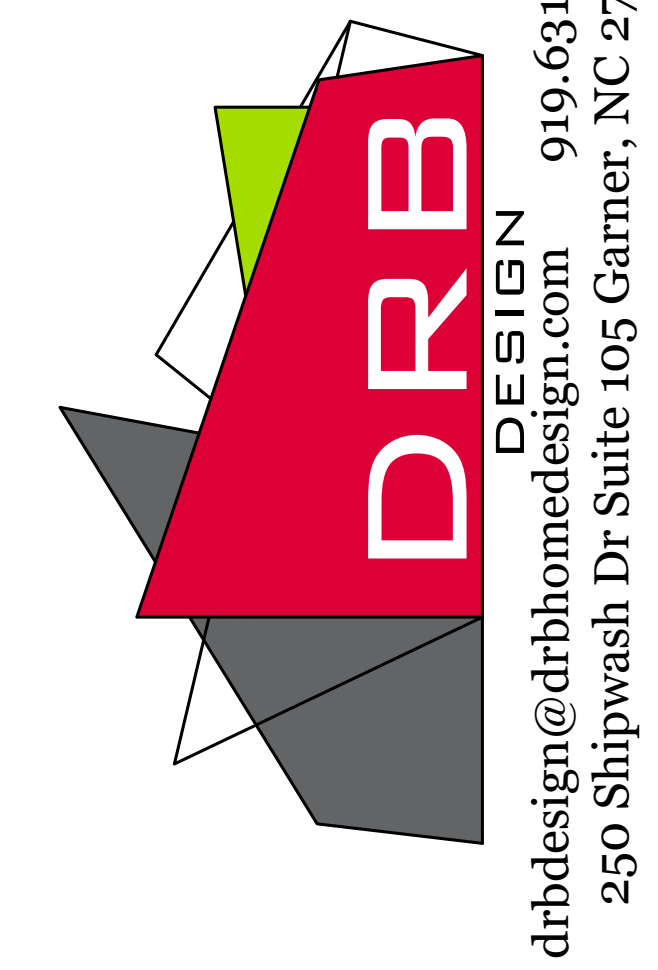
- NOTE:  
ALL EXTERIOR WALLS  
ARE NOMINAL 4" UNO
- NOTE:  
ALL INTERIOR WALLS  
ARE NOMINAL 4" UNO
- NOTE:  
ALL DIMENSIONS ARE  
FRAME TO FRAME
- NOTE: VERIFY WINDOW SILL HEIGHT CLEARANCE  
ABOVE TUBS AND COUNTERTOPS TO ALLOW FOR  
TRIM AND/OR BACKSPLASH

**FIRST FLOOR PLAN**  
1/4" = 1'-0"      CEILING HGT. = 10'-0"

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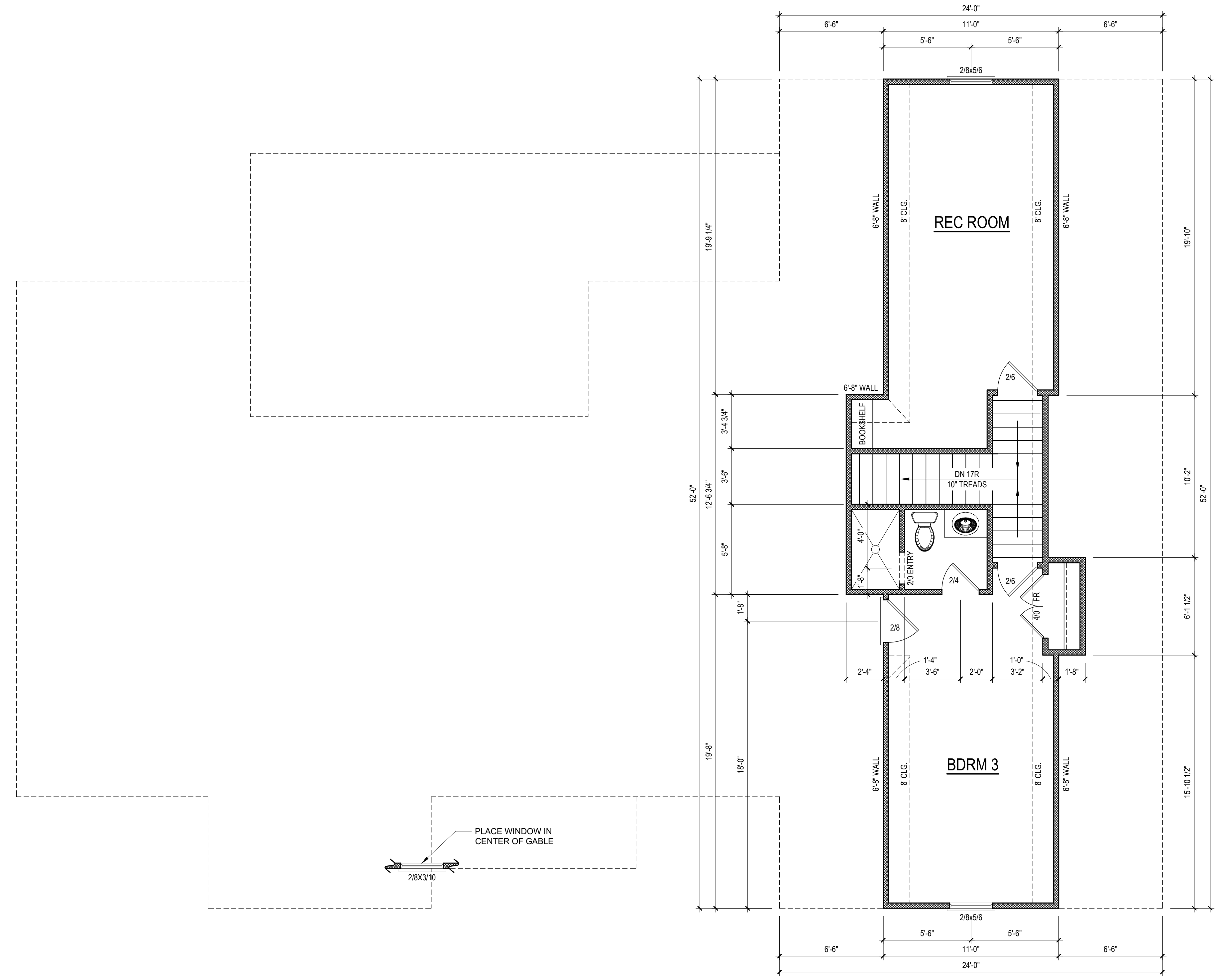
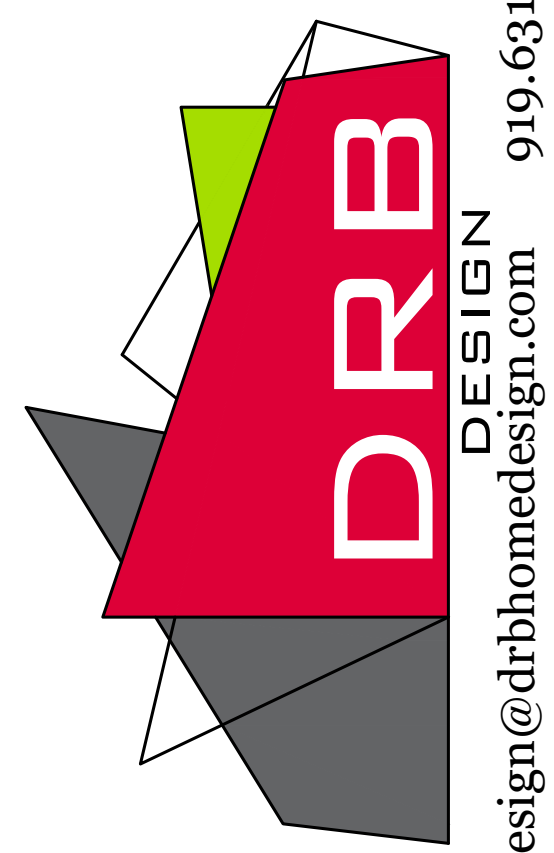
PROJECT#  
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1/4" = 1'-0"

WEBSITE  
drbhomedesign.com  
PROJECT NAME  
TAYLOR  
RESIDENCE



CLIENT NAME  
Matthew & Lisa Taylor  
165 Oak St.  
Lillington, nc 27546  
mt0182@yahoo.com  
910-658-8875

SHEET NAME  
1ST\_FLOOR  
SHEET#  
A4  
of 7



NOTE:  
ALL EXTERIOR WALLS  
ARE NOMINAL 4" UNO

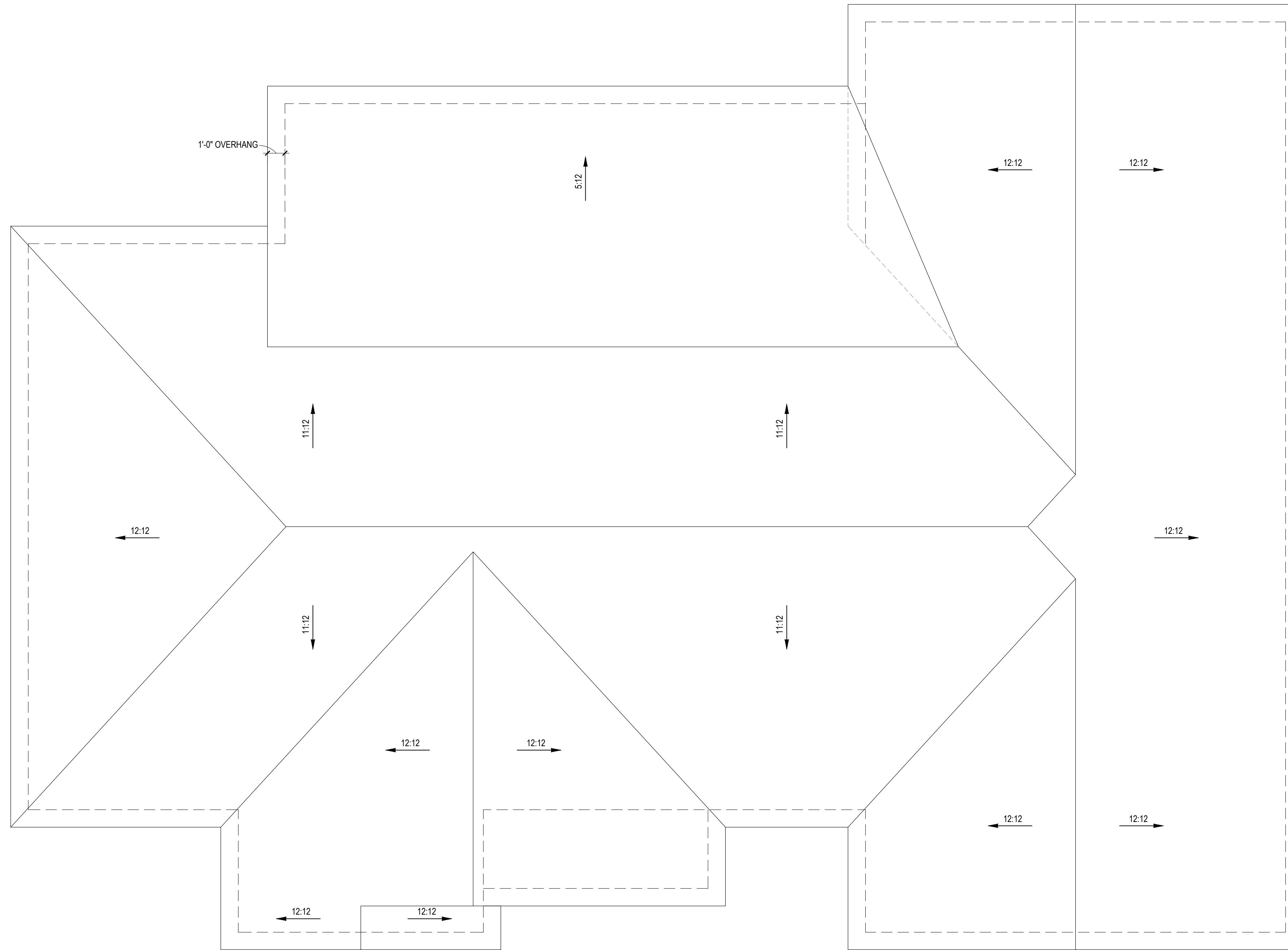
NOTE:  
ALL INTERIOR WALLS  
ARE NOMINAL 4" UNO

NOTE:  
ALL DIMENSIONS ARE  
FRAME TO FRAME

**SECOND FLOOR PLAN**

1/4" = 1'-0" CEILING HGT. = 8'-0"

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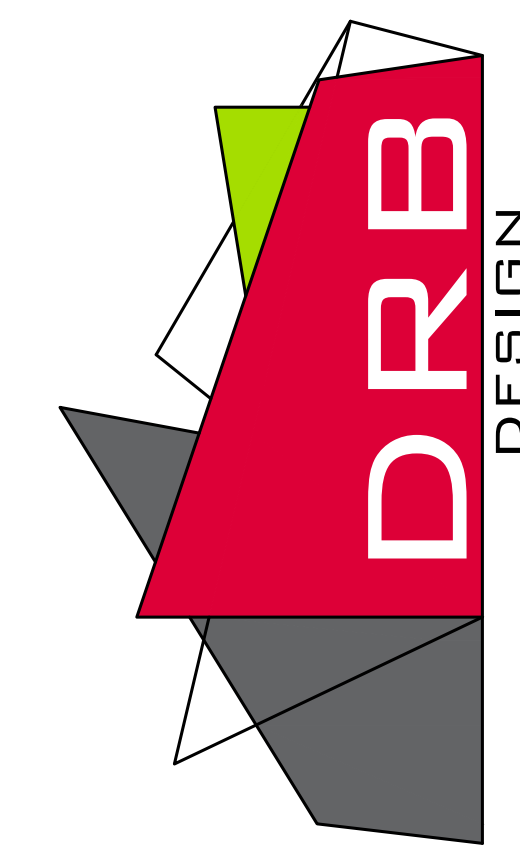
**ROOF PLAN**  
1/4" = 1'-0"

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DRB2101-0175  
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08/09/2021  
DRAWN/DESIGNED BY  
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CHECKED BY  
DRB  
SCALE  
1/4" = 1'-0"

WEBSITE  
drbhomedesign.com

PROJECT NAME  
TAYLOR  
RESIDENCE



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

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mt0182@yahoo.com 910-658-8875

SHEET NAME  
ROOF  
SHEET #  
A6  
of 7







**DESIGN LOADS**

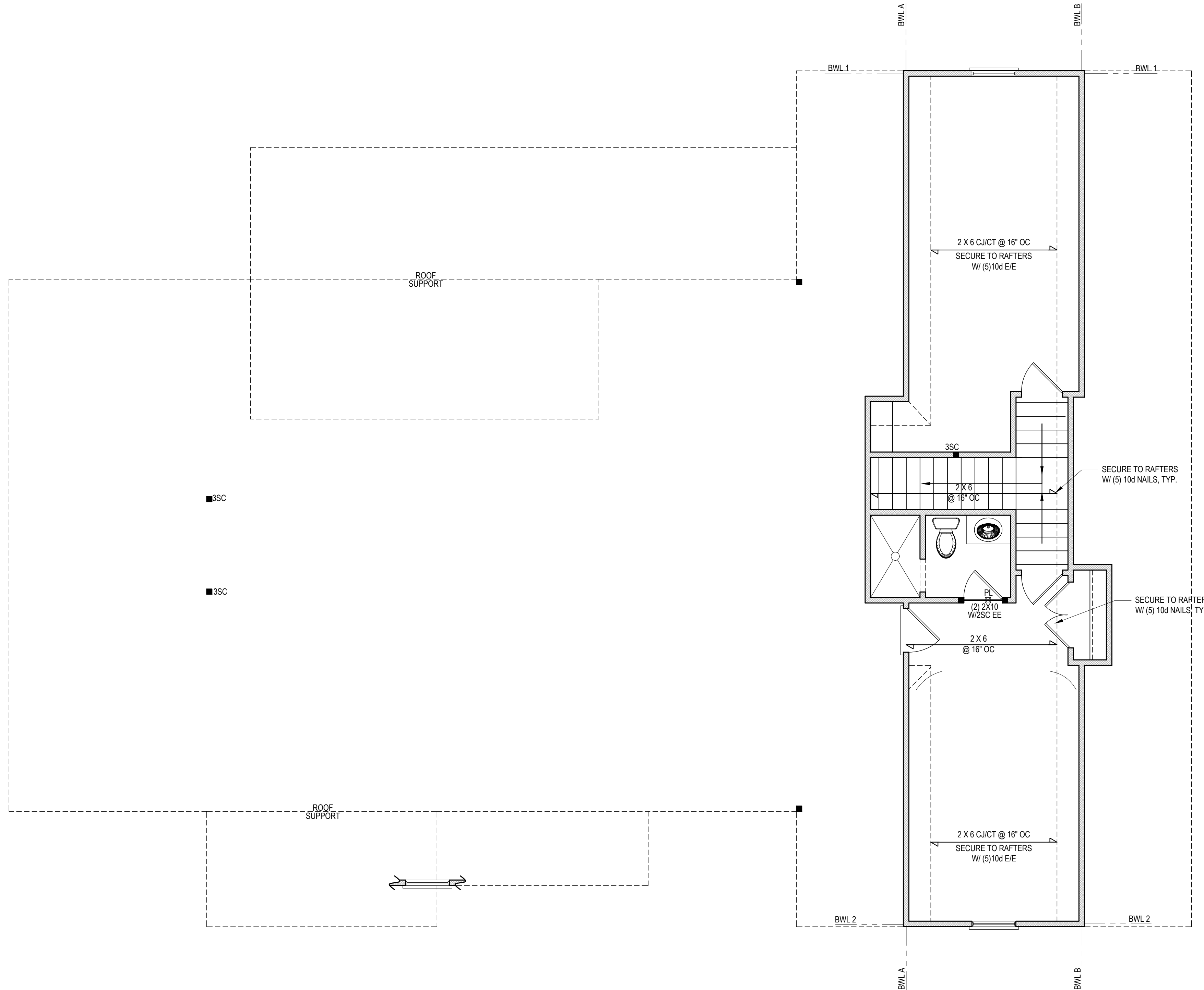
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			LL	TL
FLOOR (primary)	40	10	L/360	L/240
FLOOR (secondary)	40	10	L/360	L/240
ATTIC (no storage)	20	10	L/240	L/180
ATTIC (no access)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180
WIND LOAD	BASED ON 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.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQUARE FOOTAGE PRIOR TO CONSTRUCTION. TYNDALE 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<sub>v</sub> = 2600 PSI, E = 1.8M PSI.  
(E = LEVEL MICRO-AM)  
ALL LSL LUMBER IS TO BE 1.5SE (F<sub>b</sub> = 2325 PSI)
- ALL LOAD BEARING EXTERIOR WINDOW HEADERS ARE TO BE (2) 2x10 w/ (1) 2x4 JACK STUD (U.O.) AND KING STUDS PER TABLE R602.7.5 AND TOGETHER w/ (2) 10# 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).
- ALL INTERIOR LOAD BEARING HEADERS TO BE (2) 2x10 (U.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  
F<sub>y</sub> = 50 KSI MIN. (UNO)
- ALL EXTERIOR LUMBER TO BE #2 SYP PT
- ALL CONCRETE 5-3000 PSI MIN.
- PRESUMPTIVE BEARING CAPACITY = 2000 PSF
- 1/2" ANCHOR BOLTS SPACED AT MAXIMUM OF 6'-0" O.C. AND NOT MORE THAN 1/2" FROM THE CORNER. THESE 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 COLLARS DESIGNED WITH MAX. HEIGHT OF 9'-0" (UNO).
- PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.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 NCR.
- BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3. REFER TO SECTION R602.10.4 FOR LOAD PATHS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.  
① REFERENCE FIGURE R602.10.3 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).  
② 1/2" GYPSUM BOARD (GB) MINIMUM LENGTH OF 6'-0" (ISOLATED PANELS) OR 4'-0" (CONTINUOUS SHEATHING). SECURE w/ 56 COOLER NAILS (OR EQUAL PER TABLE R602.13.5) 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 8" 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 8" 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 WALL HEIGHT  
④ 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. 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



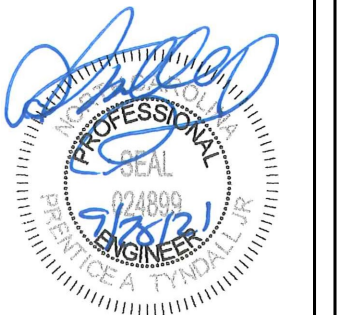
**BRACING PANEL LENGTHS REQUIRED:**  
 BWL A = 2.1 FT  
 BWL B = 2.1 FT  
 BWL 1 = 7.4 FT  
 BWL 2 = 7.4 FT

**BRACING PANEL LENGTHS PROVIDED:**  
 BWL A = 48.3 FT CS-WSP  
 BWL B = 52.0 FT CS-WSP  
 BWL 1 = 7.7 FT CS-WSP  
 BWL 2 = 7.7 FT CS-WSP

**SECOND FLOOR PLAN**

1/4" = 1'-0" CEILING HGT. = 8'-0"

\*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 TynDale Engineering & Design, P.A. Failure to do so will void TynDale Engineering & Design, P.A. liability.  
 \*Please review these documents carefully. TynDale 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.  
 100 Blytheville Drive • Garner, NC 27524  
 919.775.2100 • 919.775.4444  
 www.tyndalleengineering.com

CLIENT: **MATTHEW & LISA TAYLOR**  
 PROJECT: **TAYLOR RESIDENCE**

**2ND FLOOR HEADER  
 2ND FLR. CLG. FRAMING**

Project #: DRB2101-0175  
 Date: 09/13/21  
 Engineered By: UO  
 DWG. Checked By: PTH  
 Scale: SEE PLAN

**REVISIONS**

No.	Date	Remarks
1		
2		
3		
4		

FILENAME: Z:\P\2021\0921-0175\_MATTHEW\_LISA\_TAYLOR\001\_P\2101-0175\_2ND\_FLOOR\_FRAME.DWG DWG DATE: 09/13/2021 2:21 PM



**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) 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 (w/ 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
- 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.C.)
- 5) MAXIMUM DEPTH OF UNBALANCED PILL AGAINST FOUNDATION WALLS TO BE LESS THAN 4'-0" WITHOUT USING SUFFICIENT WALL BRACING. REFER TO SECTION R602.3 OF 2018 NC BUILDING CODE FOR BACKFILL LIMITATIONS BASED ON WALL HEIGHT, WALL THICKNESS, SOIL TYPE, AND UNBALANCED BACKFILL HEIGHT.
- 6) ALL FRAMING LUMBER SHALL BE SYP #2 (Fb = 800 PSI, BASED ON D x 10) 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 = 2000 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 = 1.8M 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.)
- 7) 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.
- 8) 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.
- 9) 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" 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" 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 VALLES 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 2/12 TO 12/12  
\*MEAN ROOF HEIGHT 3/4" 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 N.C.R.C.
- 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.)
- 19) PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.)
- 20) MAXIMUM MASONRY PER 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.

**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
COLL = 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 NOT 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 NOT DIPPED GALVANIZED BOLT AT EACH END OF EACH BRACING MEMBER.
- E. FOR EMBEDMENT OF PILES IN COASTAL REGIONS, SEE CHAPTER 46.

CLIMATE ZONES	FENESTRATION U-FACTOR <sup>a</sup>	SKYLIGHT U-FACTOR <sup>b</sup>	GLAZED FENESTRATION SHGC <sup>c,d,e</sup>	CEILING <sup>f</sup>	WOOD FRAMED WALL <sup>g</sup>	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT <sup>h,i</sup>	SLAB <sup>d</sup>	CRAWL SPACE <sup>j</sup>
3	0.35	0.55	0.30	38 or 30 cont <sup>1</sup>	15 or 13 + 2.5 <sup>h</sup>	5/13 or 5/10 cont <sup>1</sup>	19	5/13 <sup>1</sup>	0	5/13
4	0.35	0.55	0.30	38 or 30 cont <sup>1</sup>	15 or 13 + 2.5 <sup>h</sup>	5/13 or 5/10 cont <sup>1</sup>	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30 cont <sup>1</sup>	19, or 13 + 5 <sup>h</sup> or 13 + 3 <sup>h</sup>	13/17 or 13/12.5 cont <sup>1</sup>	30 <sup>9</sup>	10/15	10	10/19

**TABLE N1102.1 CLIMATE ZONES 3-5**

NO SCALE

\* R-VALUES ARE MINIMUM. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF INSULATION, THE LISTED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

<sup>a</sup> THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SQUARE-HEAT GAIN COEFFICIENT (SHGC) COLUMN APPLIES TO ALL GLAZED FENESTRATION.

<sup>b</sup> SKYLIGHT MEANS IS CONTINUOUS INSULATION (INCLUDING ON THE INTERIOR OR EXTERIOR OF THE HOME OR IN A CAVITY) INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.

<sup>c</sup> FOR MONOLITHIC SLAB INSULATION SHALL BE APPLIED FROM THE INSULATION GAP DOWNWARD TO THE BOTTOM OF THE FOOTING OR MINIMUM 24" BELOW SPACE. WOOD-FRAME IS USED FOR EXTERIOR SLAB INSULATION SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 24" ABOVE WHERE USES. R-4 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.

<sup>d</sup> SEE LIST 2.

<sup>e</sup> BASEMENT WALL INSULATION IS NOT REQUIRED IN WINDWARD LOCATIONS AS DEFINED BY FIGURE N1102.2 AND TABLE N1102.7.

<sup>f</sup> OR INSULATION EXCEPT TO FILL THE FRAMING CAVITY. R-10 MINIMUM.

<sup>g</sup> THE FIRST VALUE IS CAVITY INSULATION. THE SECOND VALUE IS CONTINUOUS INSULATION. 90 "13" MEANS R-13 CAVITY INSULATION PLUS R-9 INSULATED SHEATHING. "15" MEANS R-15 CAVITY INSULATION. PLUS R-9 INSULATED SHEATHING. STRUCTURAL SHEATHING COVERS 25% OR LESS OF THE EXTERIOR. INSULATION BRACING IS NOT REQUIRED WHERE THE STRUCTURAL SHEATHING IS USED. IF STRUCTURAL SHEATHING COVERS MORE THAN 25% PERCENT OF THE EXTERIOR, SHALL BE INSULATED WITH INSULATION BRACING AT LEAST 16" x 2" MEANS R-15 CAVITY INSULATION PLUS R-2.5 SHEATHING.

<sup>h</sup> FOR MASS WALLS THE SECOND VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR MASS WALL.

<sup>i</sup> IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF THIS GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A U-FACTOR NO GREATER THAN 0.58 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.

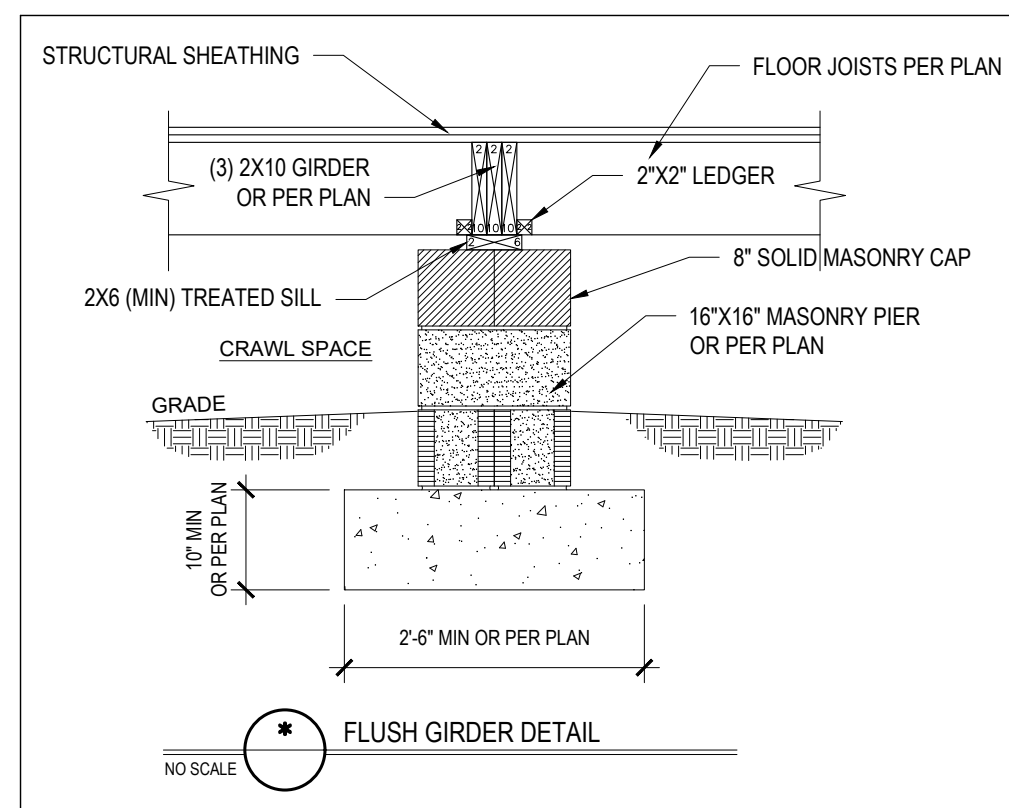
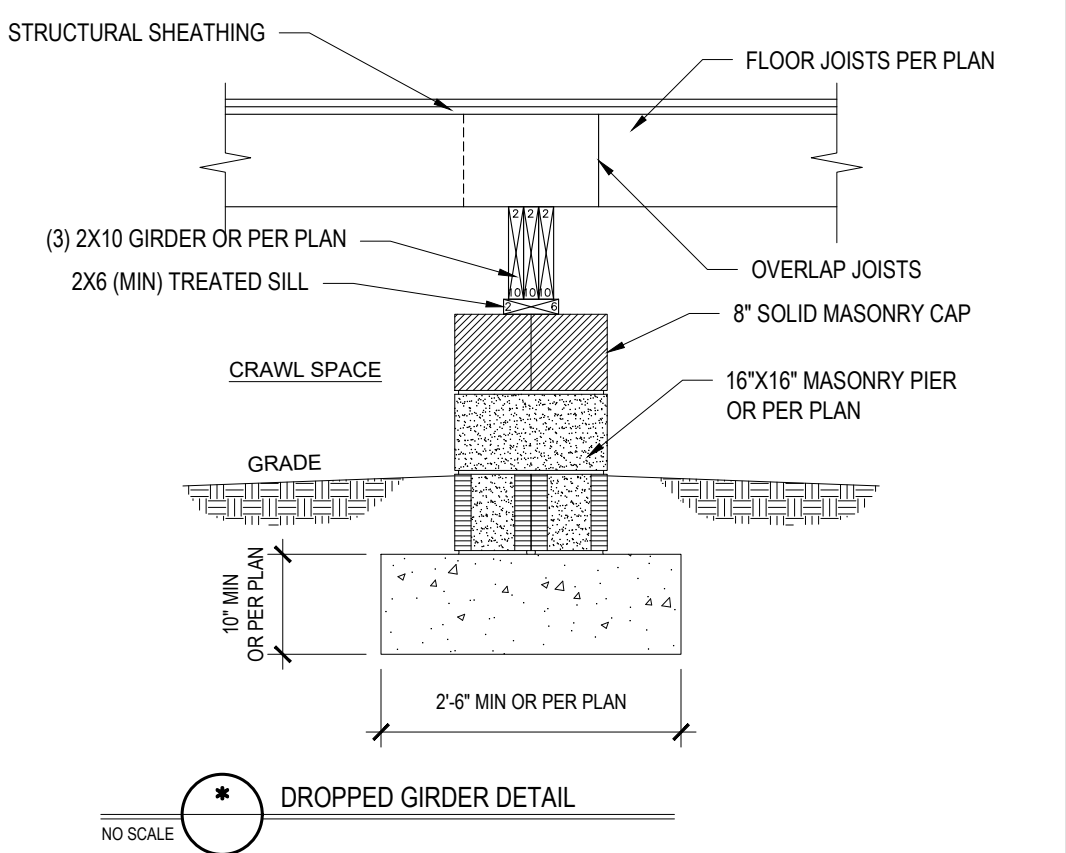
<sup>j</sup> IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF FIVE GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A SHGC NO GREATER THAN 0.58 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.

<sup>k</sup> R-4 SHALL BE ADDED TO THE REQUIRED INSULATION REQUIREMENT WHERE THE FULL HEIGHT OF ANCHOR BOLTS OR INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE LEVELS. OTHERWISE, INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS OR INSULATION MUST EXTEND TO EITHER THE INSULATION TABLE OR WITHIN 1/2" OF THE EXTERIOR SURFACE.

<sup>l</sup> 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 BARREL.

<sup>m</sup> IF IT PERFORMS AS (1) COMPRESSED AND NOTED IN A MINIMUM 1 x 1 FRAMING CAVITY. IT DENIED TO COMPLY. INSULATION BATTES SHITES R-15 OR HIGHER COMPRESSED AND INSTALLED IN A 2x4 WALL IS NOT PERMITTED TO COMPLY.

<sup>n</sup> BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.



1927 SQ. FT. OF CRAWL SPACE / 150 = 12.8 SQ. FT. OF REQ'D VENTILATION WITHOUT CROSS VENTILATION  
12.8 SQ. FT. OF VENTILATION REQ'D / 0.88 SQ. FT. PER VENT = 15 VENTS REQ'D (BASED ON 8" X 16" VENTS)

-OR-

1927 SQ. FT. OF CRAWL SPACE / 1500 = 1.28 SQ. FT. OF REQ'D VENTILATION WITH CROSS VENTILATION  
1.28 SQ. FT. OF VENTILATION REQ'D / 0.88 SQ. FT. PER VENT = 2 VENTS REQ'D (BASED ON 8" X 16" VENTS)

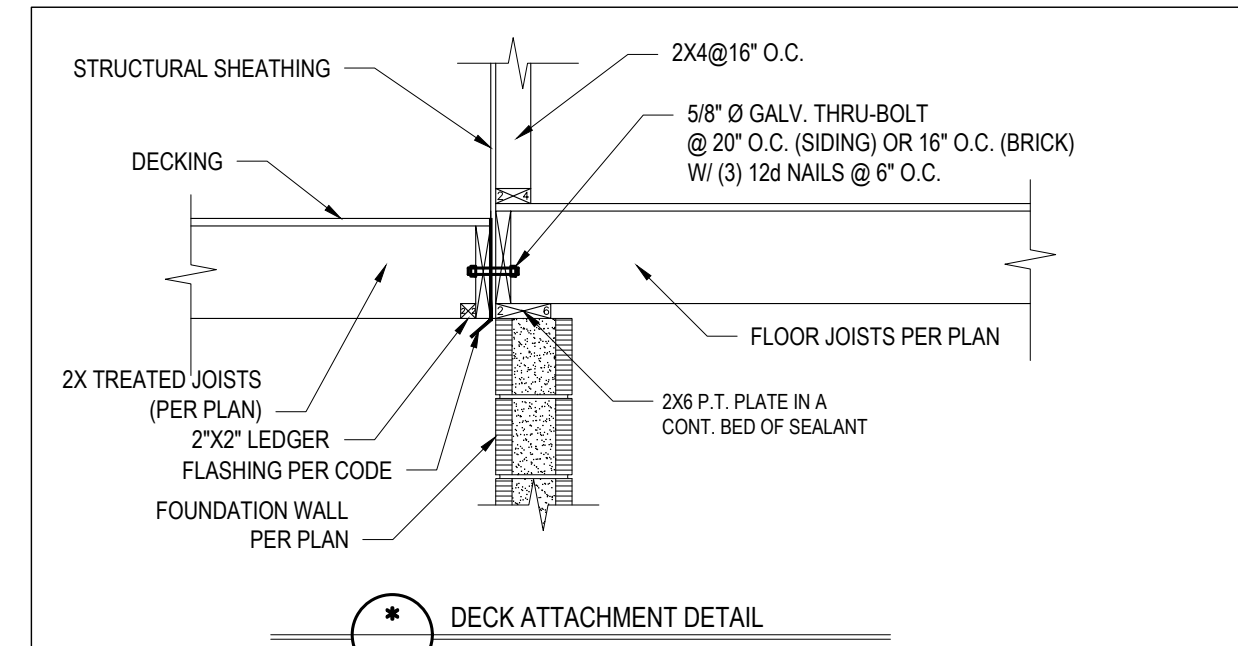
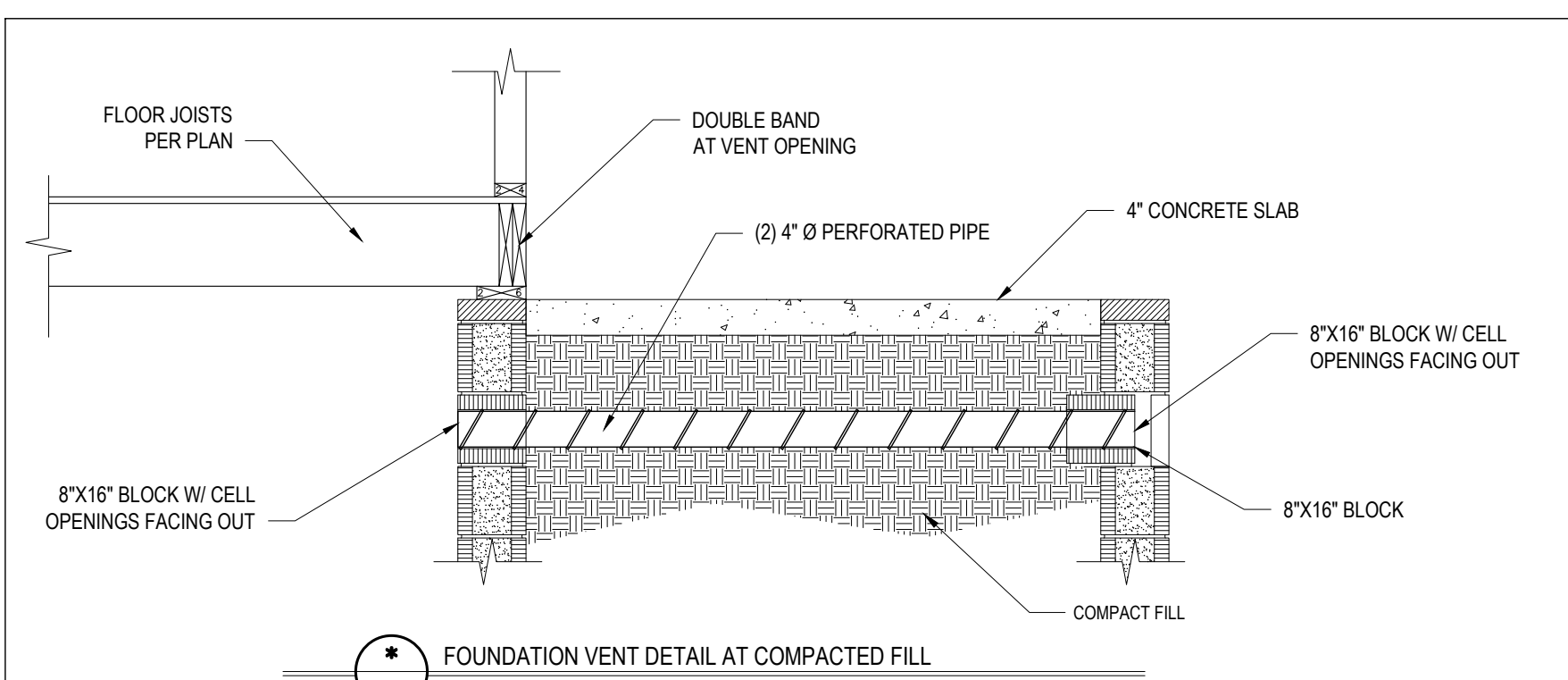
1) VENT LOCATIONS MAY VARY FROM THOSE SHOWN ON PLAN, HOWEVER VENTS SHALL BE PLACED TO PROVIDE ADEQUATE VENTILATION AT ALL POINTS AND TO PREVENT DEAD AIR POCKETS.

2) THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1000 OF THE CRAWL SPACE GROUND AREA WHERE THE REQUIRED OPENINGS ARE PLACED IN ORDER TO PROVIDE CROSS VENTILATION OF THE CRAWL SPACE. THE INSTALLATION OF OPERABLE LOADERS SHALL NOT BE PROHIBITED. ONE FOUNDATION VENT SHALL BE WITHIN 10 FEET OF EACH CORNER OF THE BUILDING TO PREVENT RAINWATER ENTRY WHEN THE CRAWL SPACE IS BUILT ON A SLOPED SITE. THE UPPER FOUNDATION WALLS SHALL BE CONSTRUCTED WITHOUT VENT OPENINGS. VENT DAMPERS SHALL BE PROVIDED WHEN THE BOTTOM OF THE FOUNDATION VENT OPENING IS LESS THAN 6 INCHES ABOVE THE FINISHED EXTERIOR GRADE.

WALL VENTED CRAWL SPACES REQUIRE FULL COVERAGE GROUND WORK RETARDERS.

**CRAWL SPACE VENTILATION CALCULATION**

NO SCALE



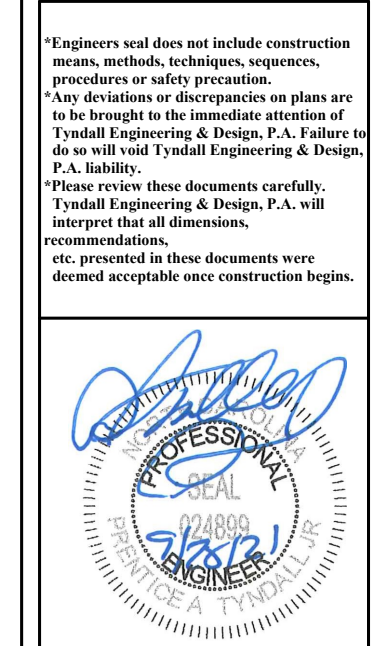
2949 SQ. FT. OF ATTIC / 300 = 9.83 SQ. FT. INLETS/OUTLETS REQUIRED

1) CALCULATION BASED ON VENTILATORS USED AT LEAST 2' ABOVE THE CORICE VENTS WITH THE BALANCE OF VENTILATION PROVIDED BY GABLE VENTS.

2) DAMPERS OR GABLES SHALL HAVE A 1" MINIMUM CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DOCK AND THE INSULATION.

**ATTIC VENTILATION CALCULATION**

NO SCALE



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CLIENT: **MATTHEW & LISA TAYLOR**  
PROJECT: **TAYLOR RESIDENCE**

**STANDARD DETAILS**

Project #: DRB2101-0175  
Date: 09/13/21  
Engineered by: UO  
DWG. Checked by: PTIH  
Scale: SEE PLAN

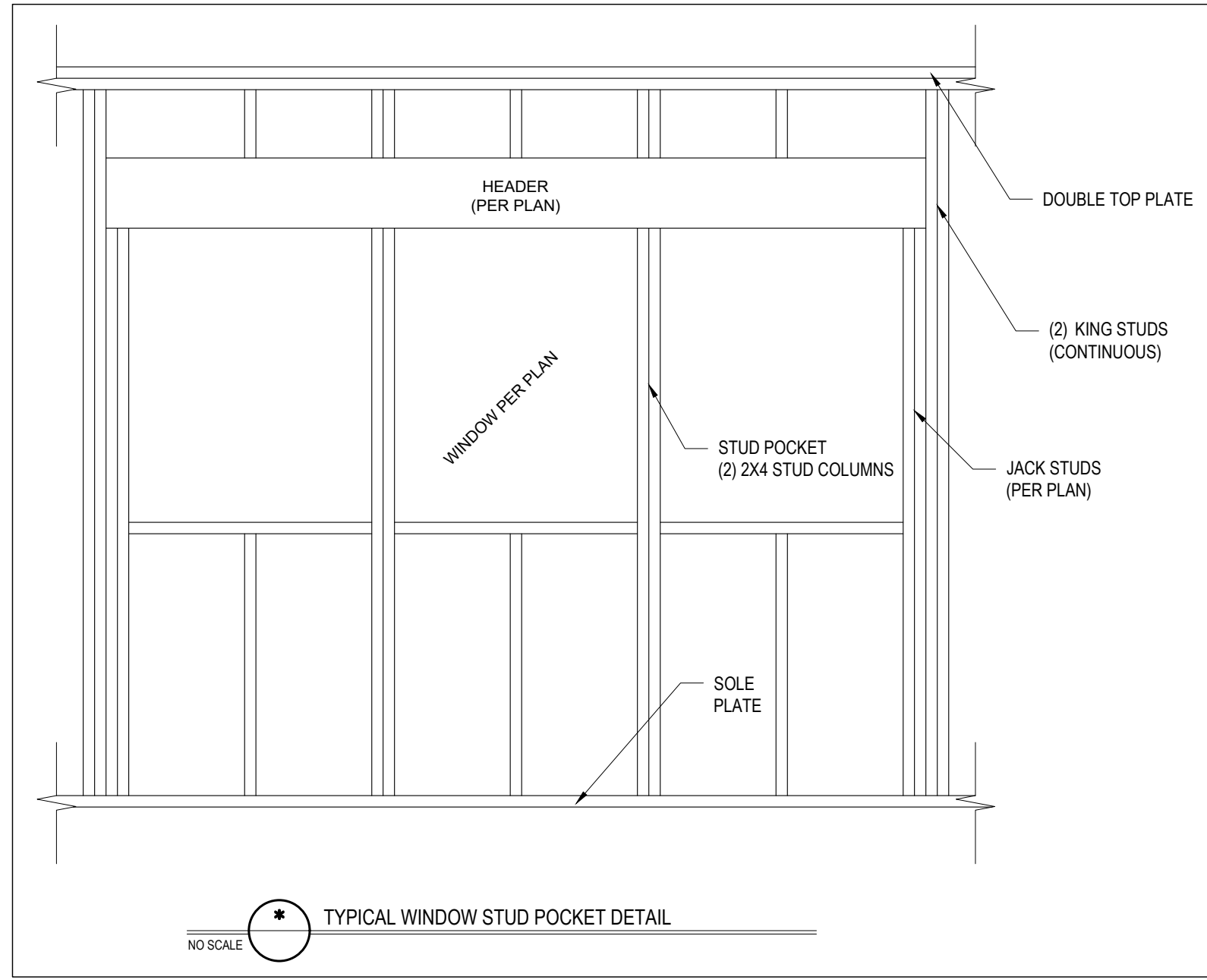
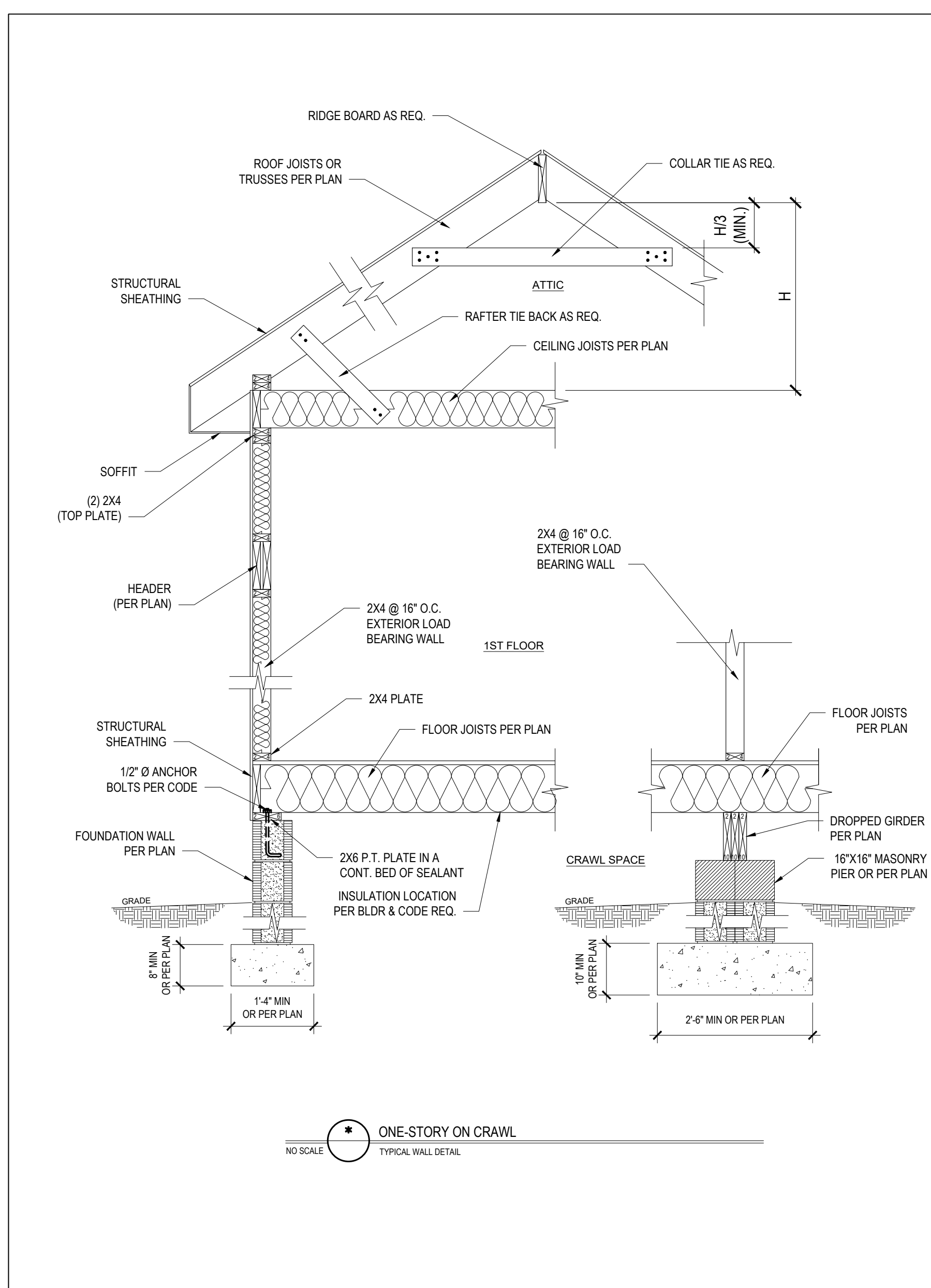
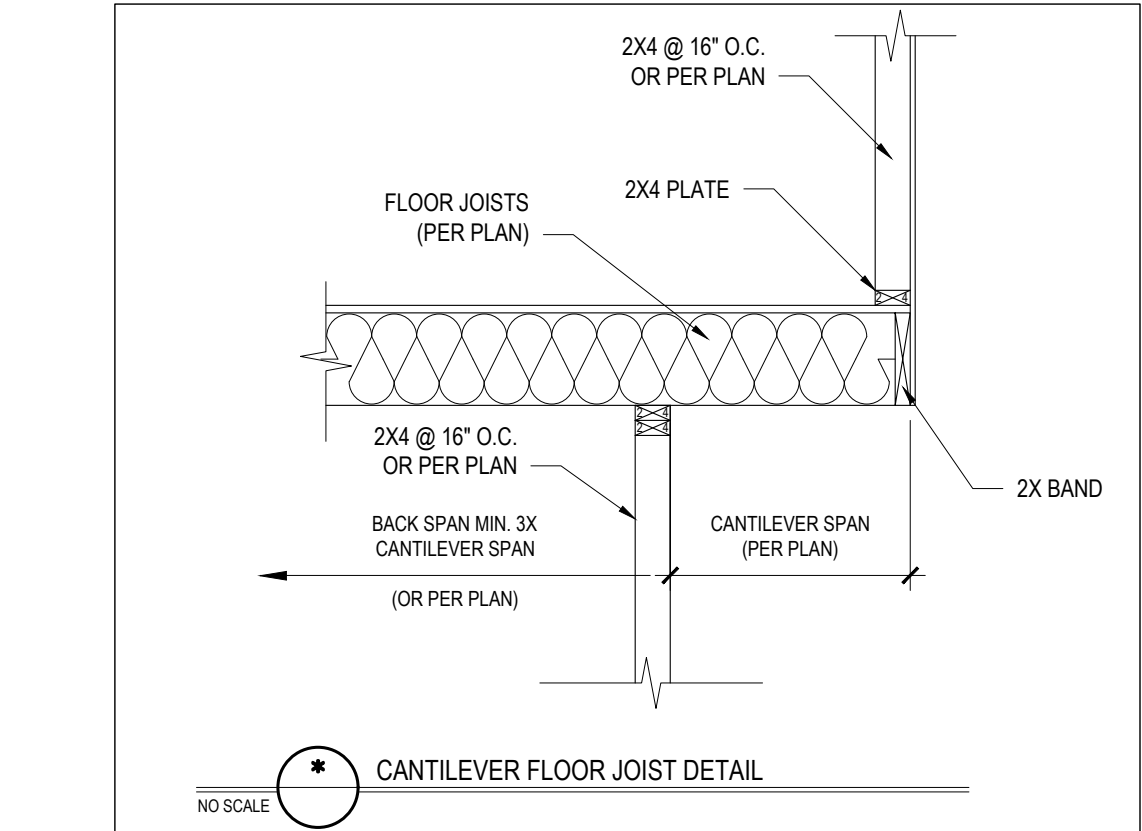
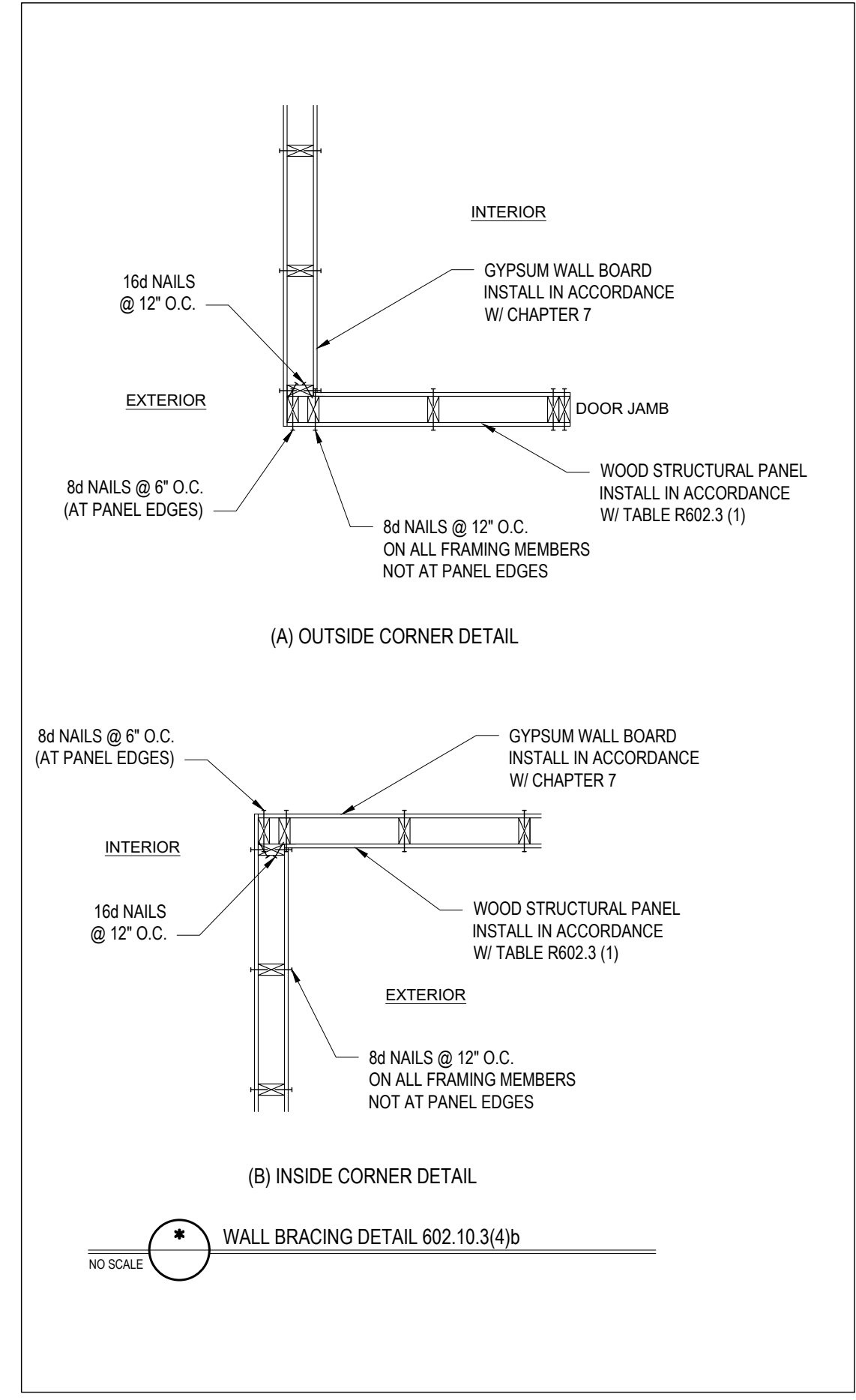
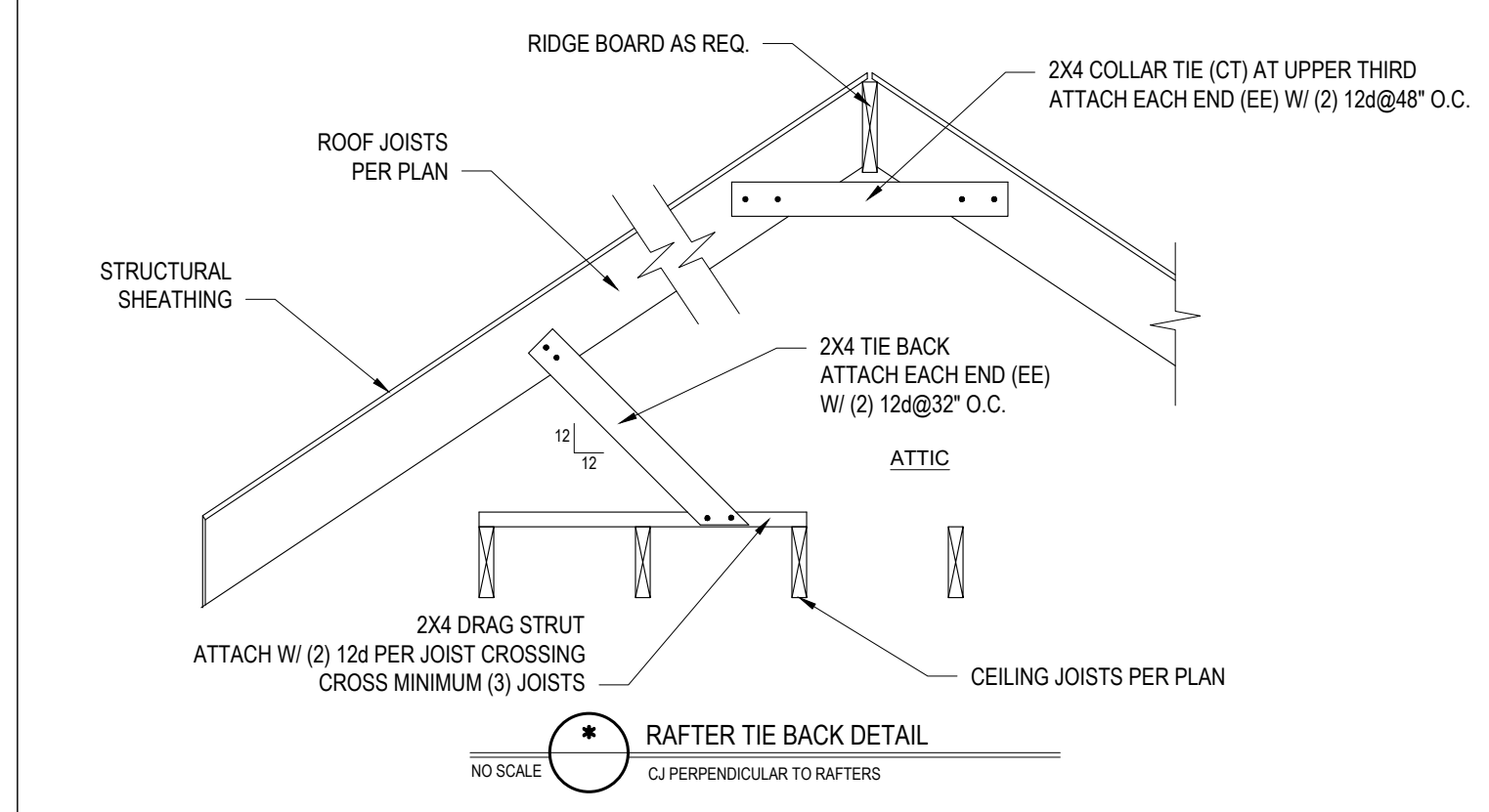
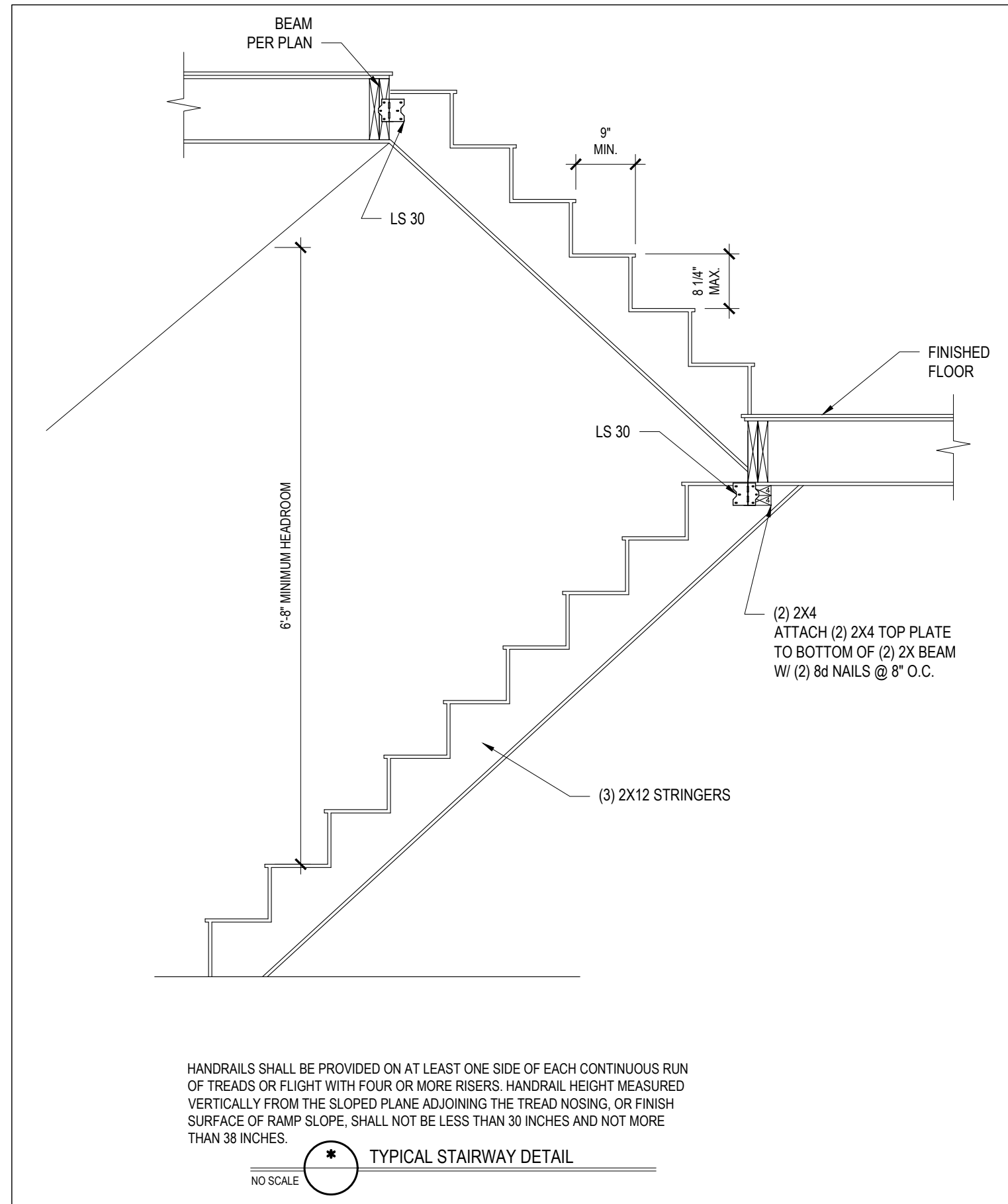
**REVISIONS**

No.	Date	Remarks

Sheet Number **D1**  
5 of 7

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HARDWARE CROSS-REFERENCE CHART		
SIMPSON STRONG-TIE	USP STRUCTURAL CONNECTORS	
PRODUCT NUMBER	PRODUCT NUMBER	
A35	MPA1	
ABE	PAE	
CBSQ	CBSQ	
CCQ	KCCQ	
CMSTC16	CMSTC16	
CS	RS	
H1	RT15	
H2.5A	RT7A	
H10	RT16	
HD08-SDS3	UPH8	
HDU2-SDS2.5	PHD2	
HDUS-SDS2.5	PHD5	
HETA	HTA	
HGAM10KTA	HGAM	
HHQ14-SDS2.5	UPH14	
HTS	HTW	
HTT	HTT	
HUS	HUS	
LT1A	LTA	
LTHA26	HJC26	
LTP4	MP4F	
LUS	JUS	
MAS	FA3	
MSTAM	MSTAM	
PC	PCM	
PHD-SDS3	PHD	
SSP	RSP16	
STC	TR1	
STHD	STAD	



Engineers and designers shall not be held responsible for construction methods, materials, techniques, or safety precautions. Any deviation or discrepancy on plans are to be brought to the immediate attention of Tyn dall Engineering & Design, P.A. Failure to do so will void Tyn dall Engineering & Design, P.A. liability.

Please review these documents carefully. Tyn dall 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.  
11077 S.W. 75th Ave., Suite 100, Miami, FL 33156  
305 Blytheville Drive • Garner • North Carolina • 27830  
www.tyndallengineering.com

Client: **MATTHEW & LISA TAYLOR**  
Project: **TAYLOR RESIDENCE**

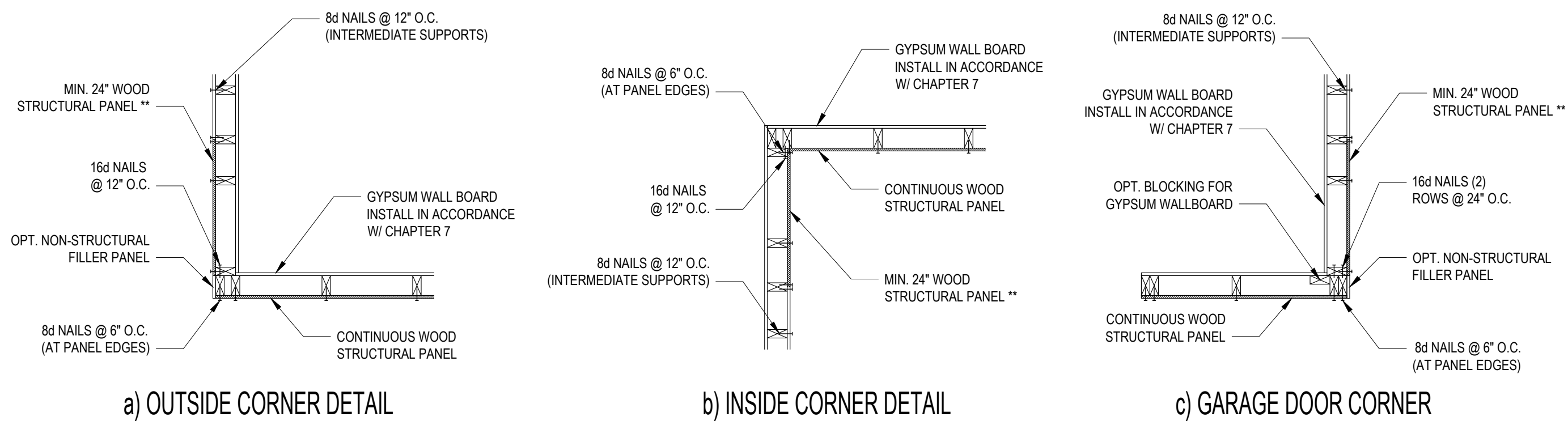
**STANDARD DETAILS**

Project #: DRB2101-0175  
Date: 09/13/21  
Engineered By: UO  
DWG. Checked By: PTII  
Scale: SEE PLAN

REVISIONS		
No.	Date	Remarks

Sheet Number **D2**  
6 of 7

FILENAME: Z:\WPB\_2021\092101-0175\_MATTHEW\_LISA\_TAYLOR\040\_FUS\092101-0175B\_FEMG\_SWD.DWG DR: UCBDENW LAST PLOT DATE: 9/17/2021 2:21 PM



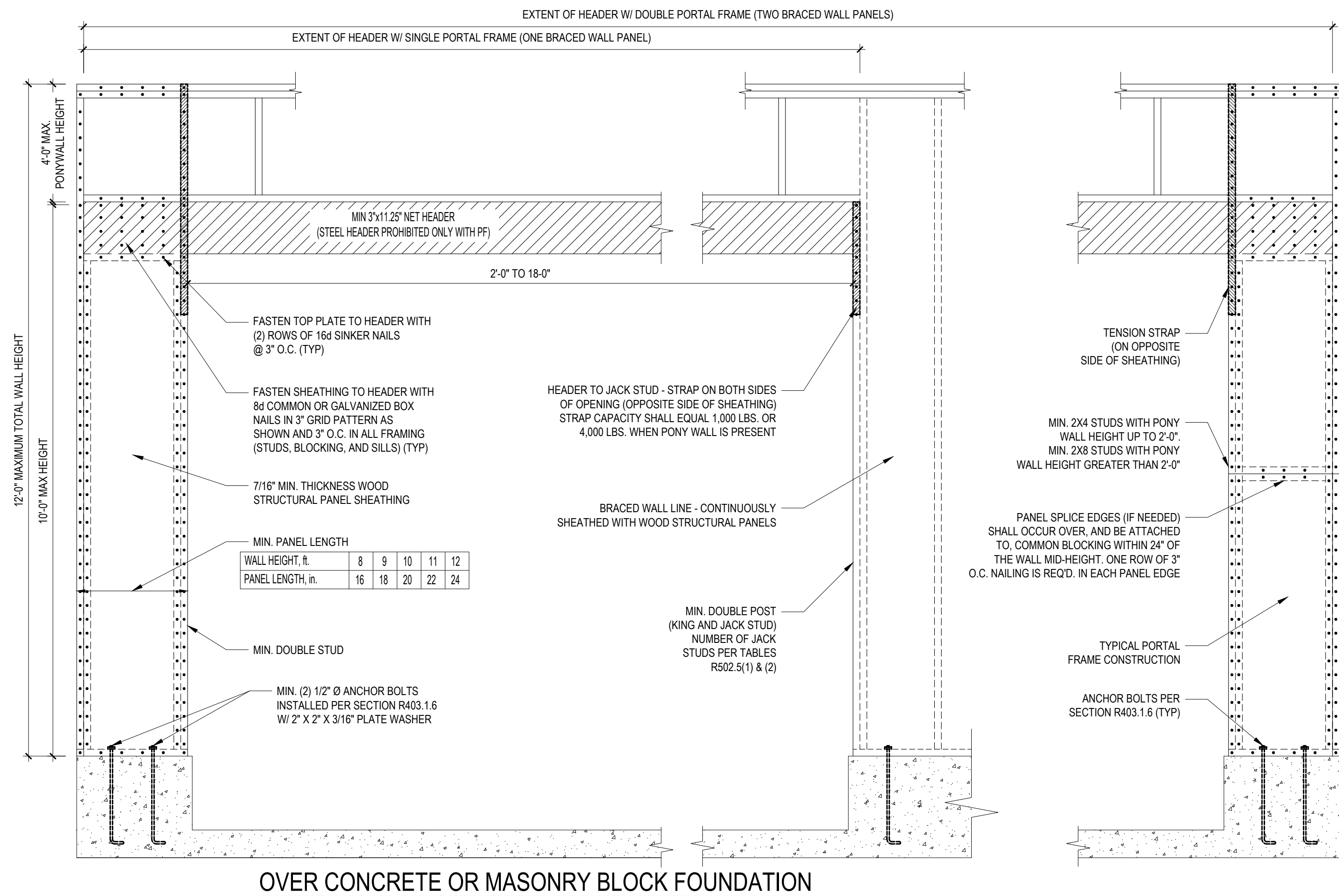
**B1: TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING**  
NO SCALE

**STRUCTURAL SHEATHING NOTES**

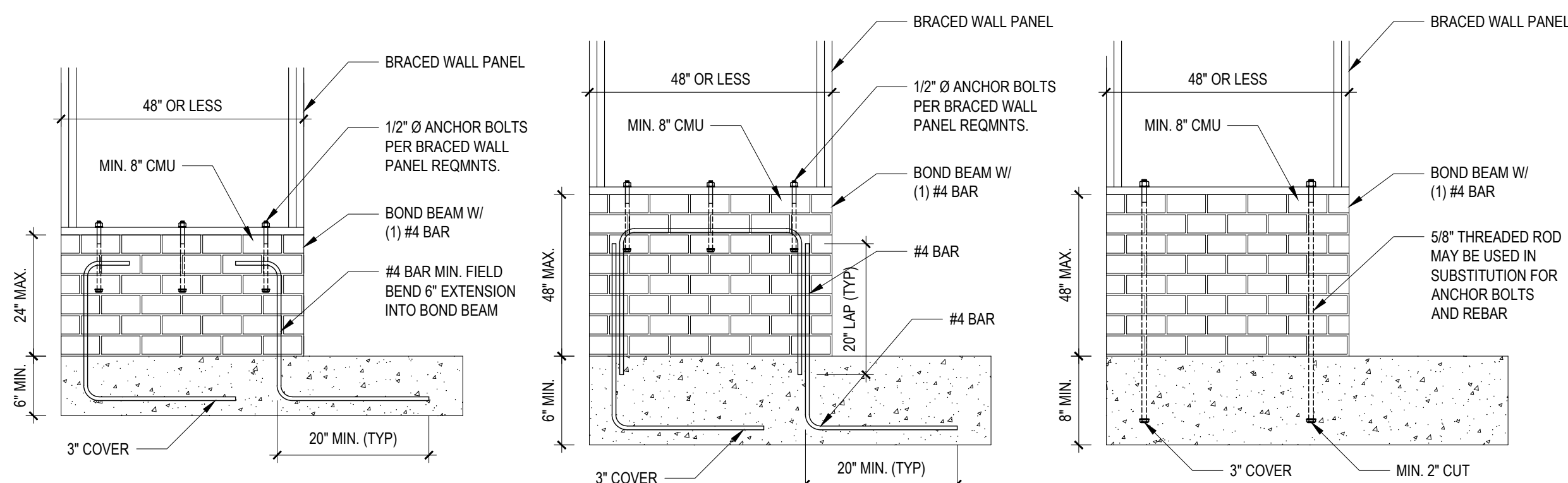
- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
- WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2018 NRC.
- BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3. REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.
  - REFERENCE FIGURE R602.10.4.3 OF THE 2018 NRC.
- INTERIOR BRACED WALL PANELS (BWP) INDICATED SHALL BE SHEATHED IN ACCORDANCE WITH THE GB METHOD OR WSP METHOD AS PRESCRIBED IN SECTION R602.10.1 (UND).
  - 12\"/>
  - 3\"/>
- EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS-WSP METHOD AS PRESCRIBED IN SECTION R602.10.3 (UND).
- 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\"/>
- MINIMUM BRACED WALL PANEL LENGTHS WITH CS-WSP METHOD SHALL BE AS FOLLOWS:
  - 24\"/>
  - 30\"/>
  - 48\"/>
- SHEATH INTERIOR AND EXTERIOR.
- FOR CS-WSP METHOD, A MINIMUM 24\"/>

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" O.C.	6d COMMON NAILS @ 12" O.C.
GB	GYPSUM BOARD	1/2"	5d COOLER NAIL** @ 7" O.C.	5d COOLER NAIL** @ 7" O.C.
WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.

\*\*OR EQUIVALENT PER TABLE R702.3.5  
**B3: BRACE WALL PANEL CONNECTIONS**  
NO SCALE

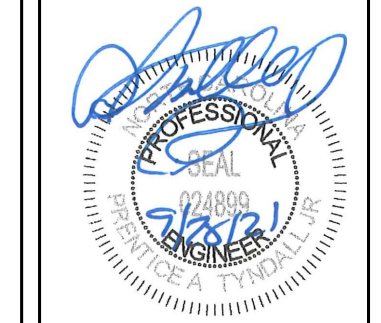


**B2: METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME**  
FIGURE R602.10.1



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

Engineers and architects are not responsible for construction methods, materials, 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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CLIENT: **MATTHEW & LISA TAYLOR**  
PROJECT: **TAYLOR RESIDENCE**

**STANDARD DETAILS**

Project #: DRB2101-0175  
Date: 09/13/21  
Engineered by: UO  
DWG. Checked by: PTII  
Scale: SEE PLAN

REVISIONS		
No.	Date	Remarks

Sheet Number  
**D3**  
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