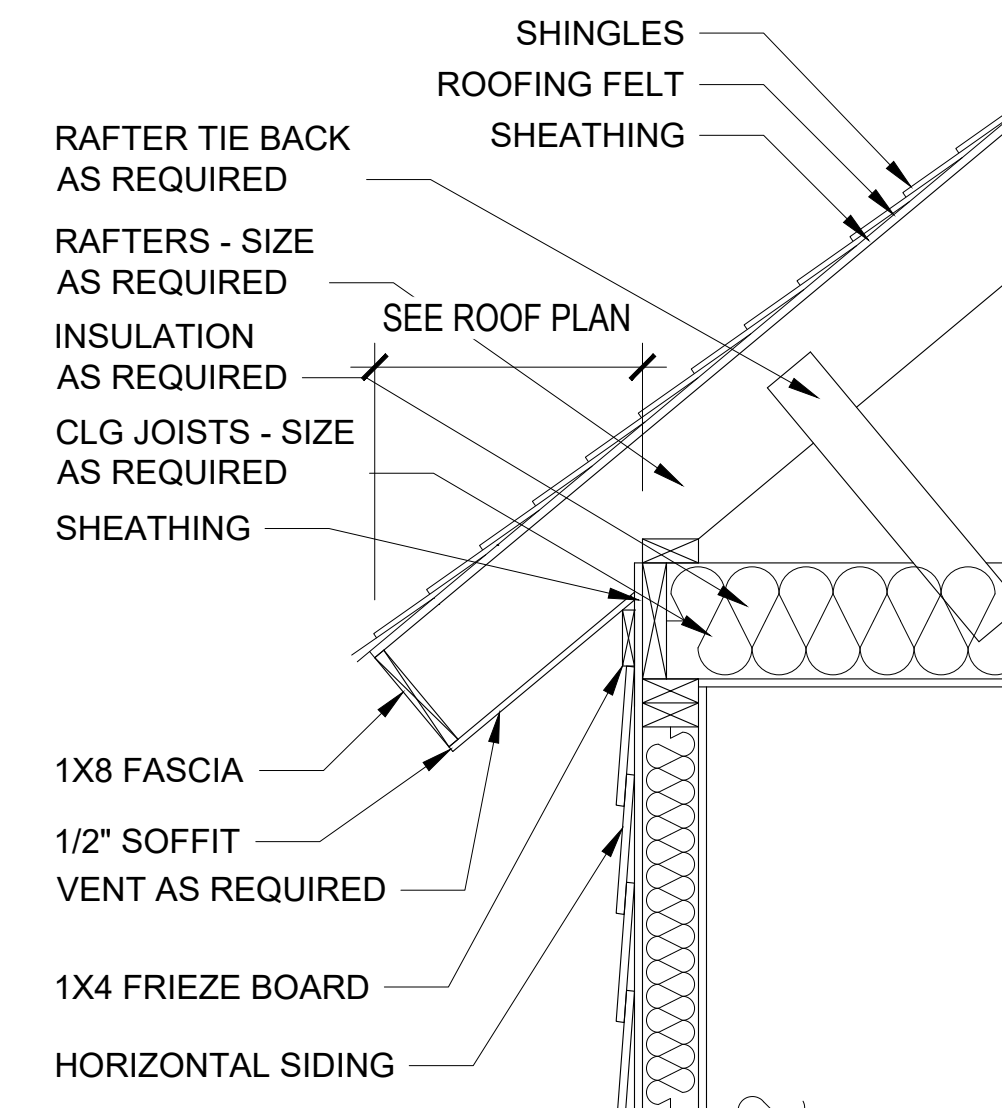


FRONT ELEVATION

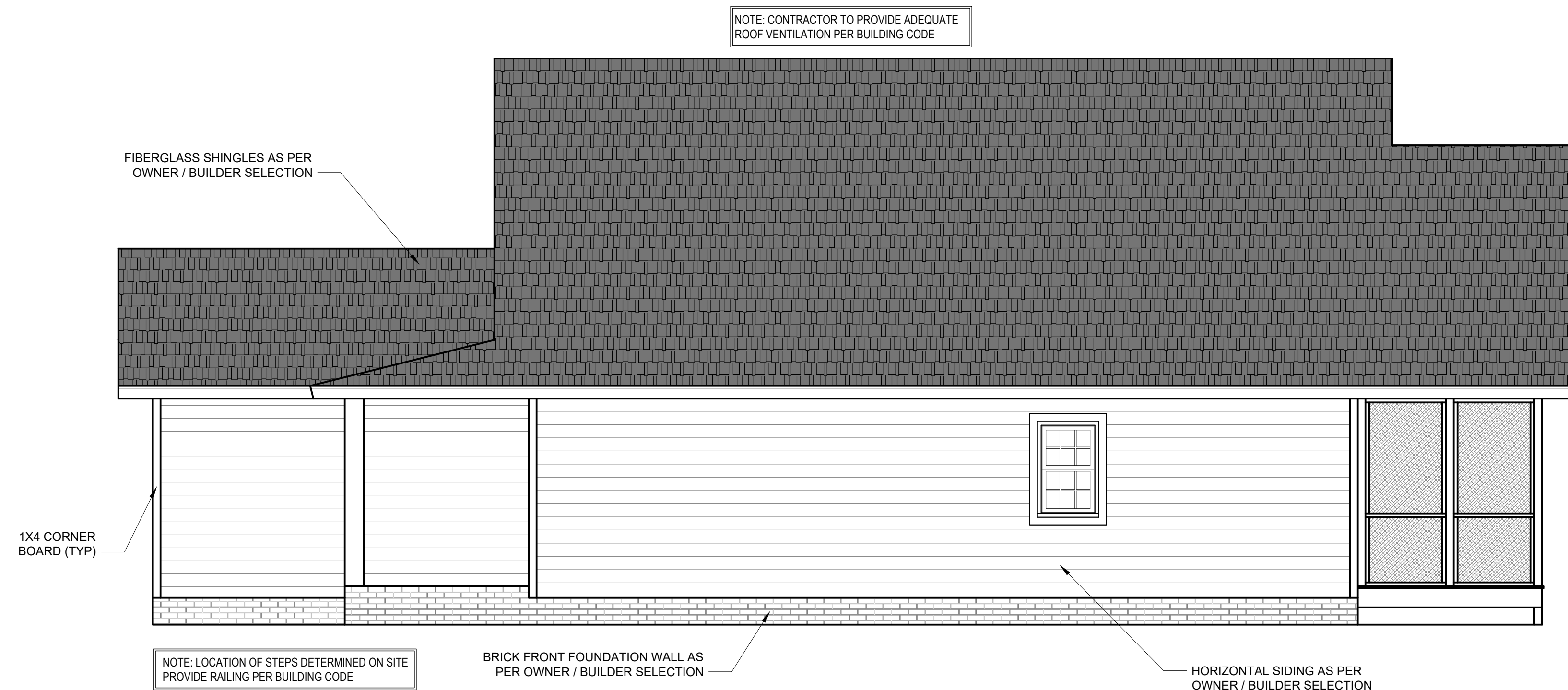
1/4" = 1'-0"

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A-3 CORNICE DETAIL

NTS



RIGHT ELEVATION

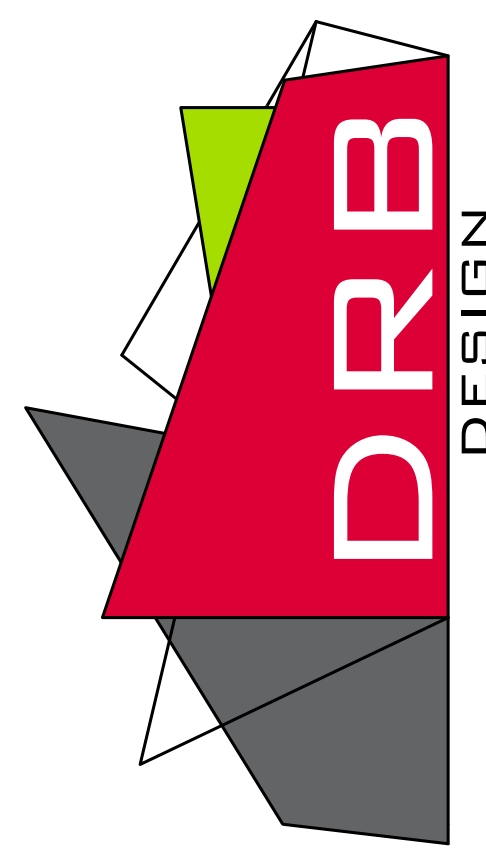
1/4" = 1'-0"

HEATED/HABITABLE SQUARE FOOTAGE	
First Floor	1410
TOTAL HEATED	1410
UNHTD SQUARE FOOTAGE	
Garage	240
Front Porch	196
Screen Porch	232
TOTAL UNHEATED	668
TOTAL SQ FT	2078

PROJECT# DRB2201-0060A
 DATE 05/16/2022
 DRAWN/DESIGNED BY DRB
 CHECKED BY DRB
 SCALE 1/4"=1'-0"

WEBSITE
 drbhomedesign.com

PROJECT NAME
 PERSONAL RESIDENCE

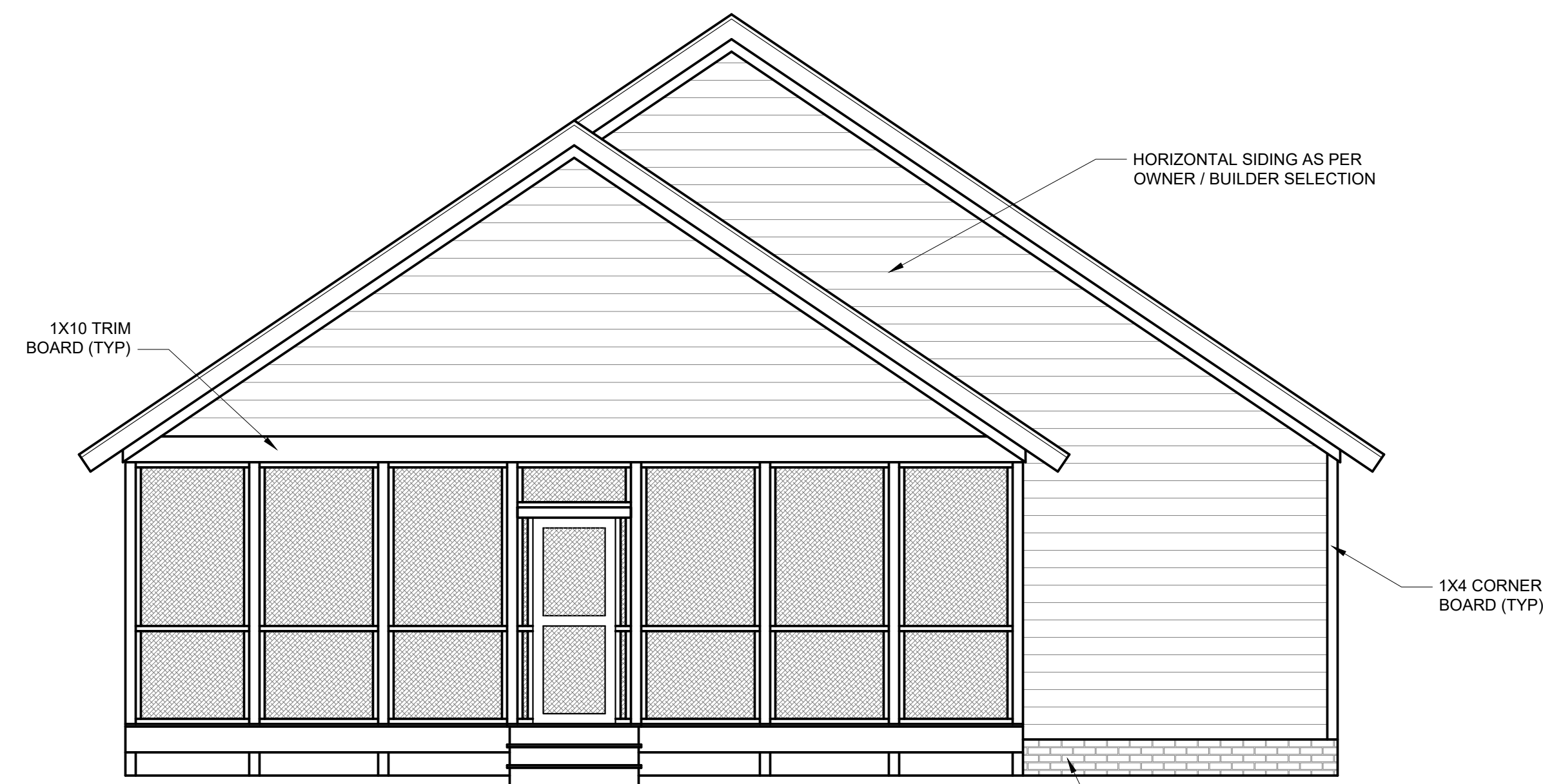


reidbyrd@drbhomedesign.com 919.631-5979
 250 Shhipwash Dr Suite 105 Garner, NC 27529

CUSTOMER NAME
 Ma. Jo. Generational Properties, LLC
 3548 Ashe Ave.
 Dunn, NC 28334
 ma.jo.generational.properties@gmail.com
 919-631-0034

SHEET NAME
 ELEVATIONS

SHEET #
A1
 of 4

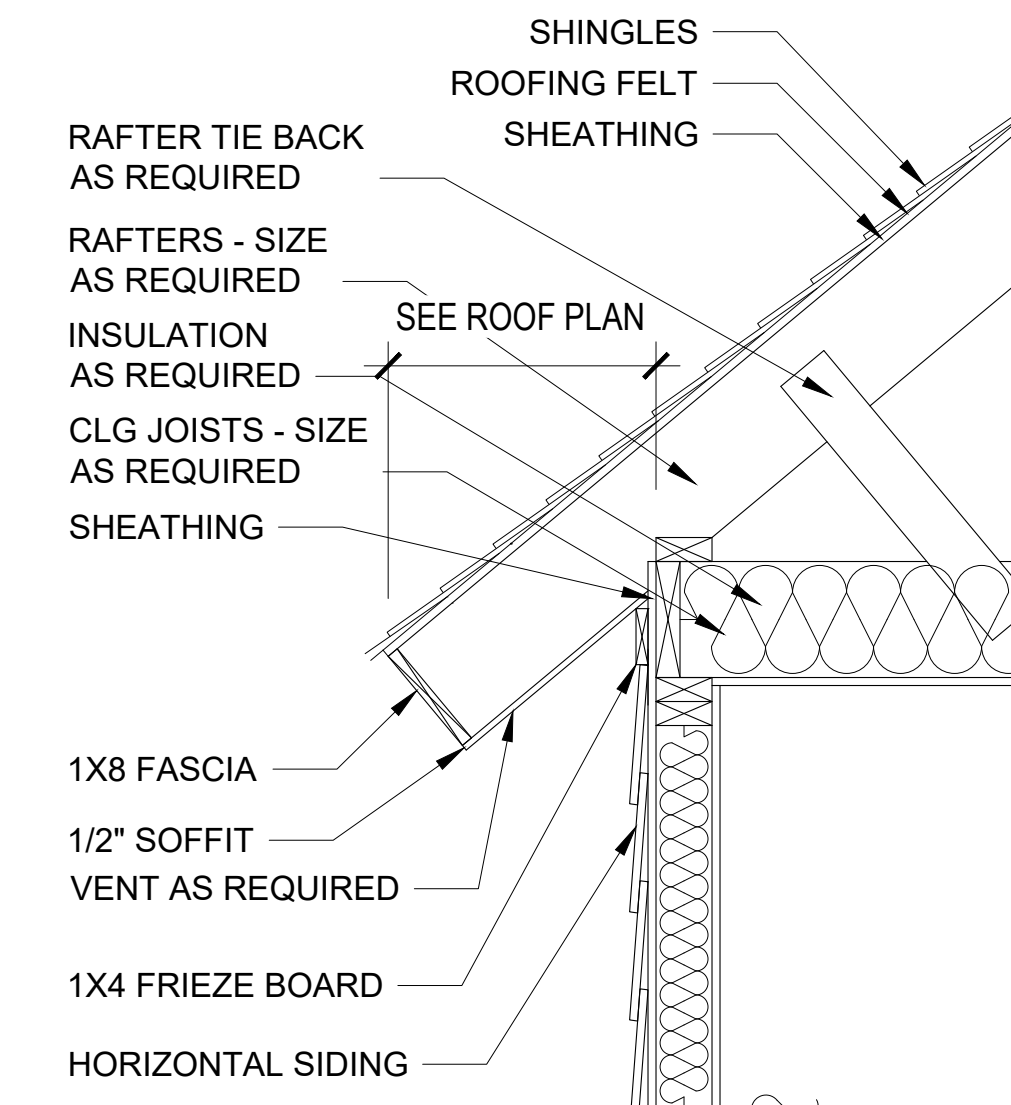


NOTE: RAFTERS ARE PITCHED FROM TOP OF CEILING JOISTS

NOTE: LOCATION OF STEPS DETERMINED ON SITE PROVIDE RAILING PER BUILDING CODE

REAR ELEVATION

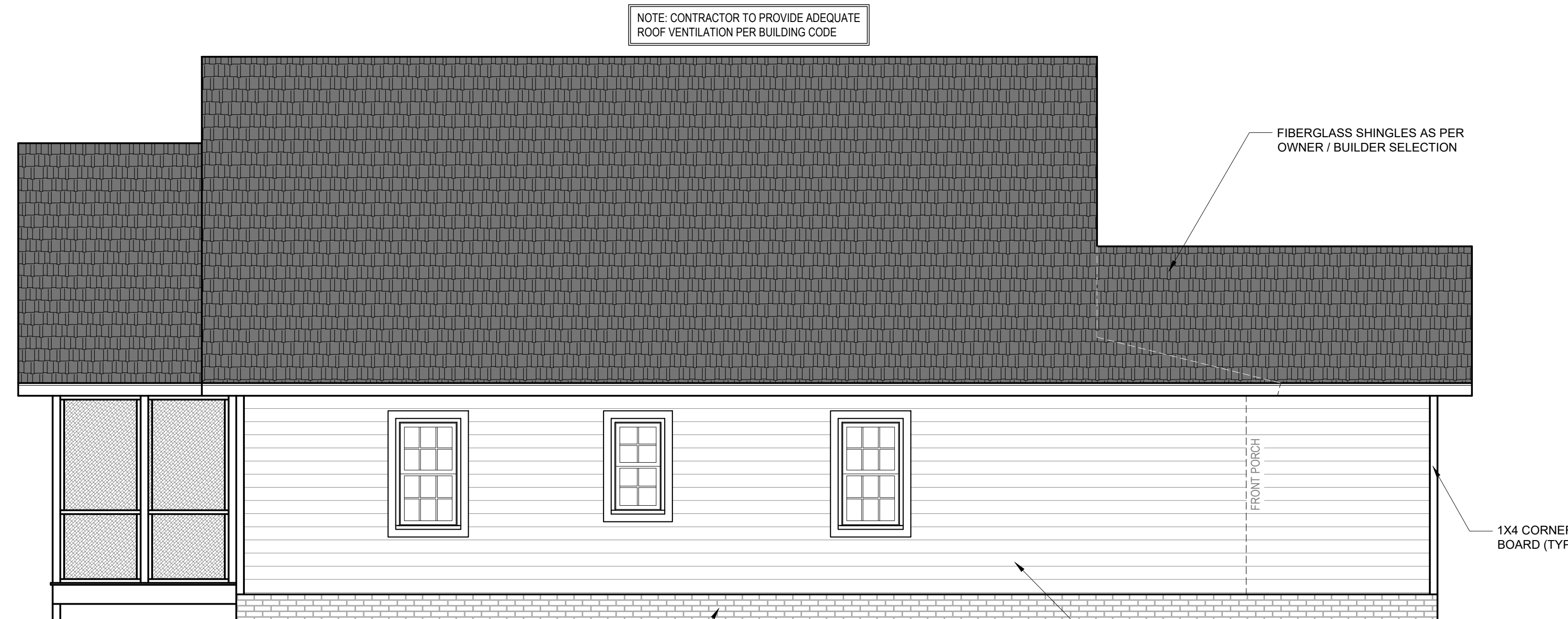
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A-3 CORNICE DETAIL

NTS

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NOTE: CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION PER BUILDING CODE

BRICK FRONT FOUNDATION WALL AS PER OWNER / BUILDER SELECTION

HORIZONTAL SIDING AS PER OWNER / BUILDER SELECTION

LEFT ELEVATION

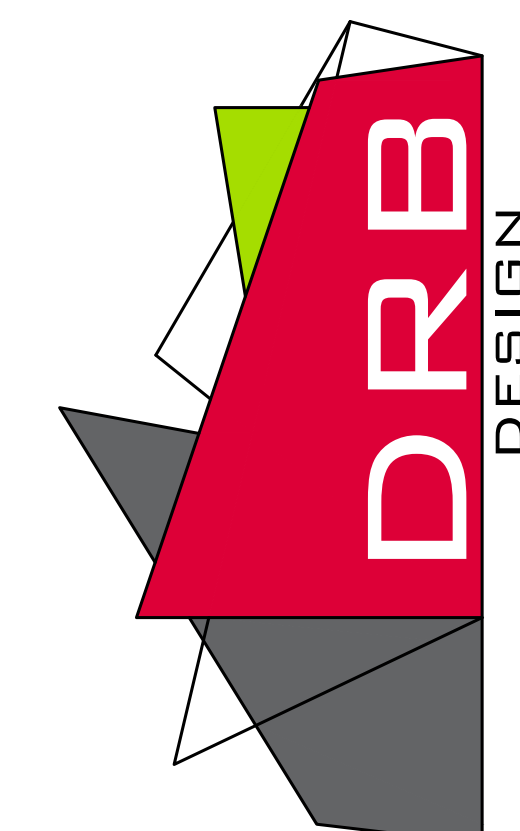
1/4" = 1'-0"

HEATED/HABITABLE SQUARE FOOTAGE	
First Floor	1410
TOTAL HEATED	1410
UNHTD SQUARE FOOTAGE	
Garage	240
Front Porch	196
Screen Porch	232
TOTAL UNHEATED	668
TOTAL SQ FT	2078

PROJECT# DRB2201-0060A
DATE 05/16/2022
DRAWN/DESIGNED BY DRB
CHECKED BY DRB
SCALE 1/4"=1'-0"

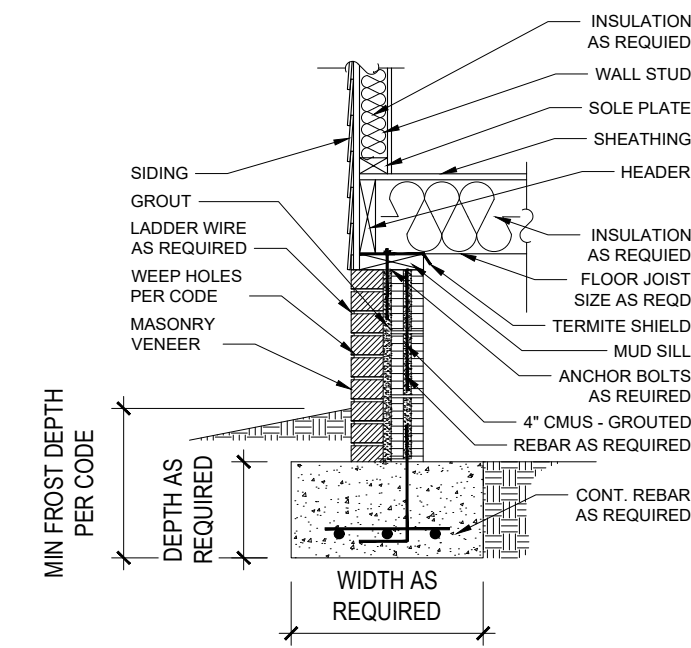
WEBSITE
drbhomedesign.com

PROJECT NAME
PERSONAL RESIDENCE

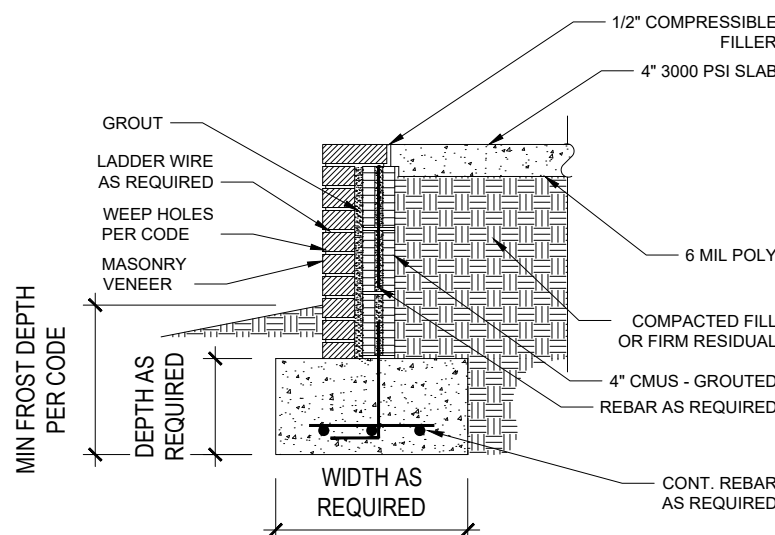


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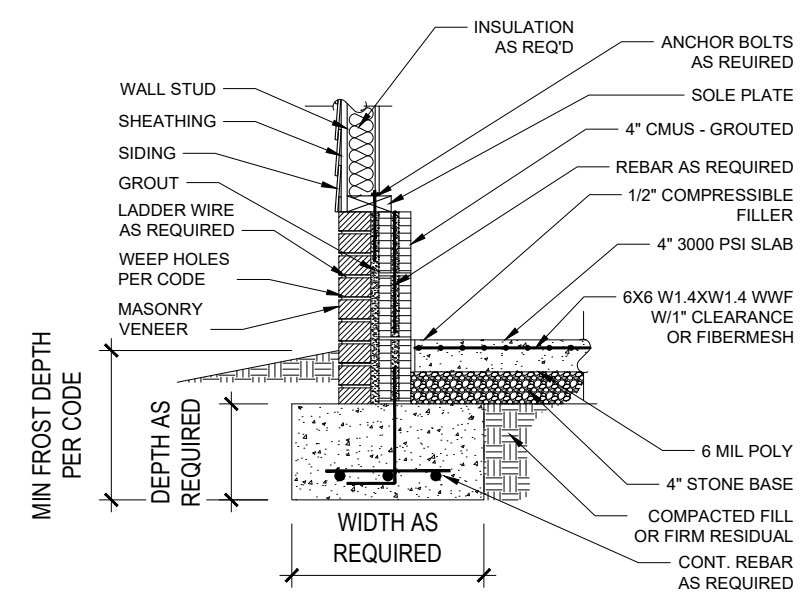
CLIENT NAME
Ma. Jo. Generational Properties, LLC
3548 Ashe Ave.
Dunn, NC 28334
ma.jo.generational.properties@gmail.com
919-631-0034



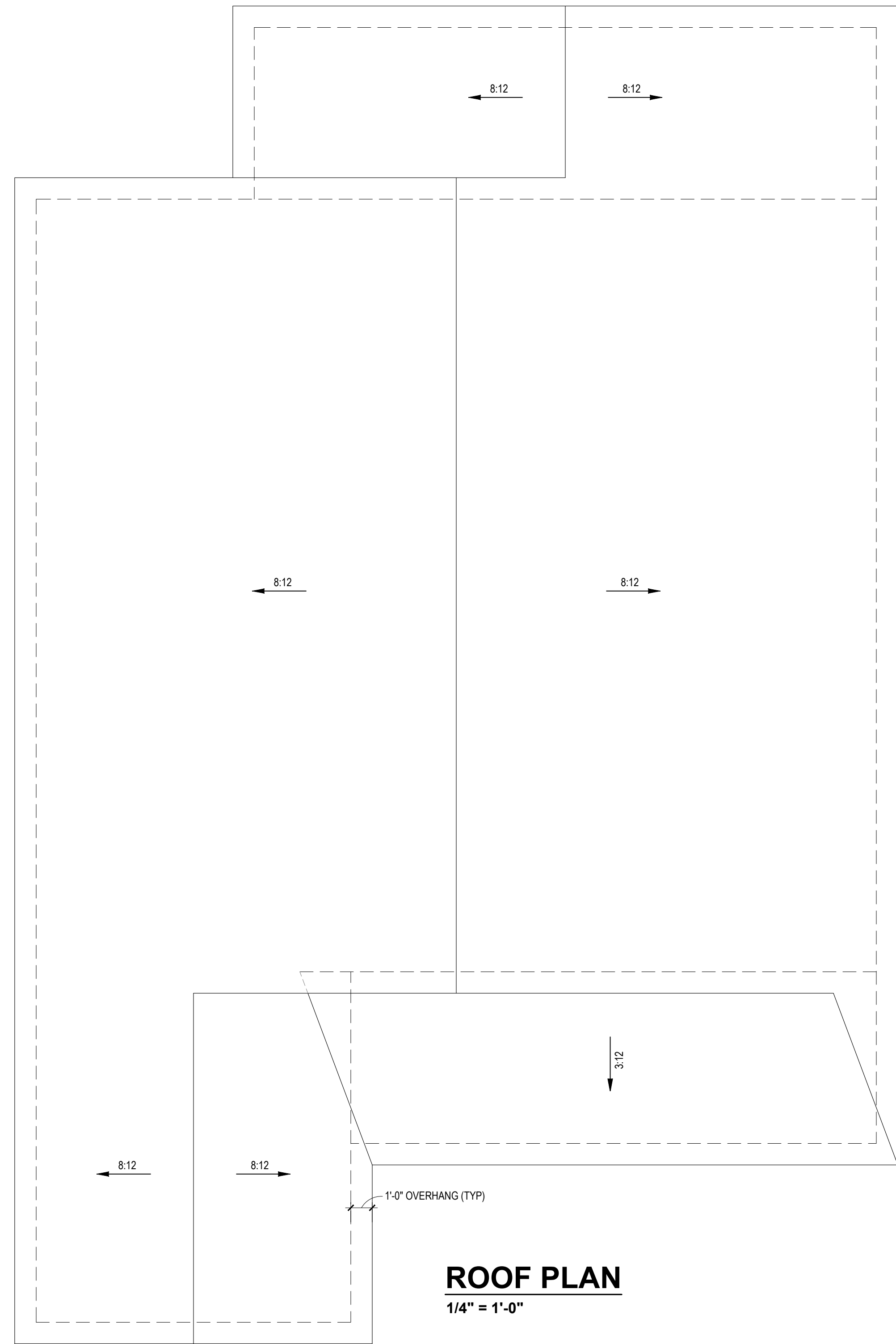
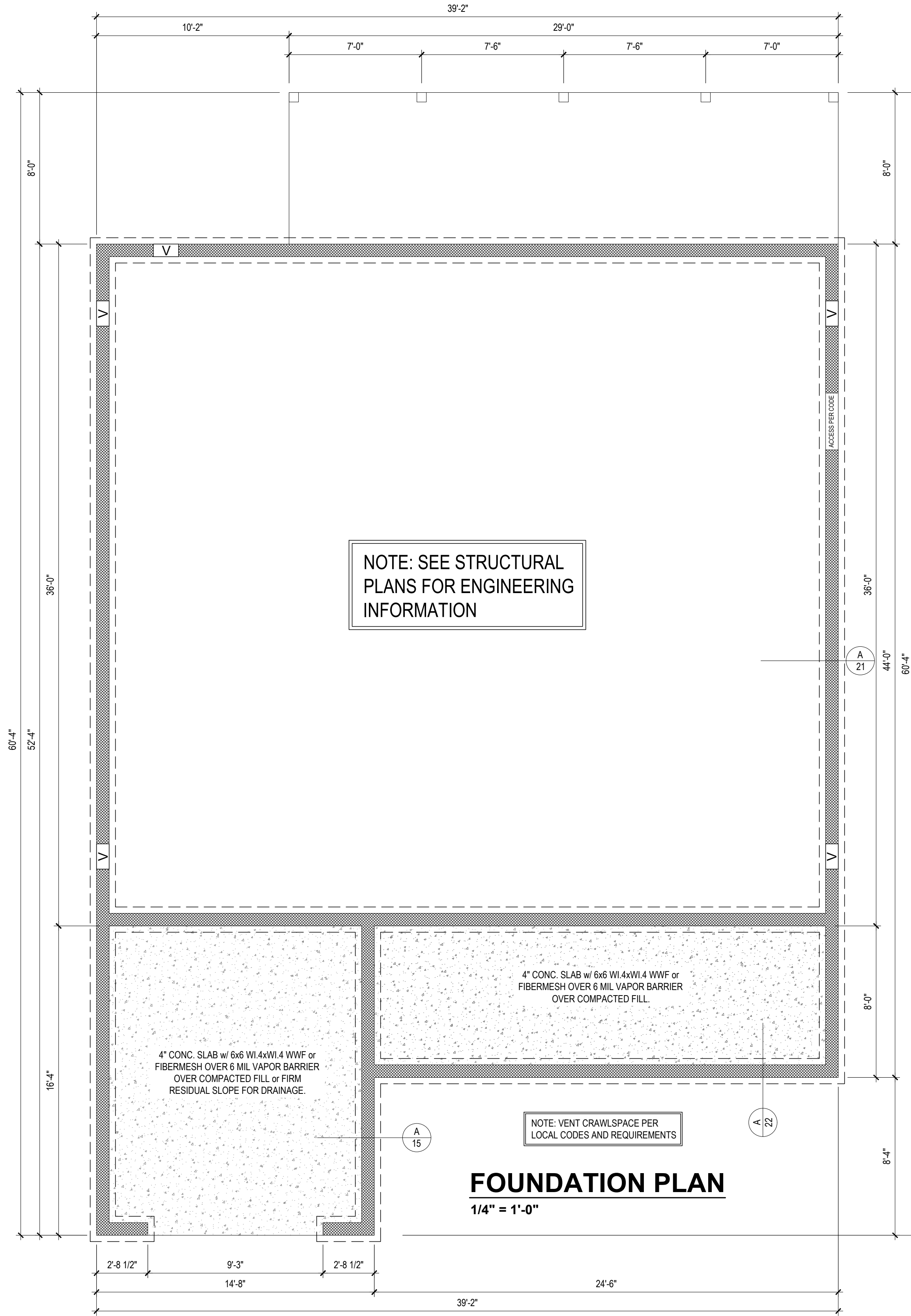
A-21 FOUNDATION WALL DETAIL
NTS



A-22 FOUNDATION WALL DETAIL
NTS



A-15 FOUNDATION WALL DETAIL
NTS

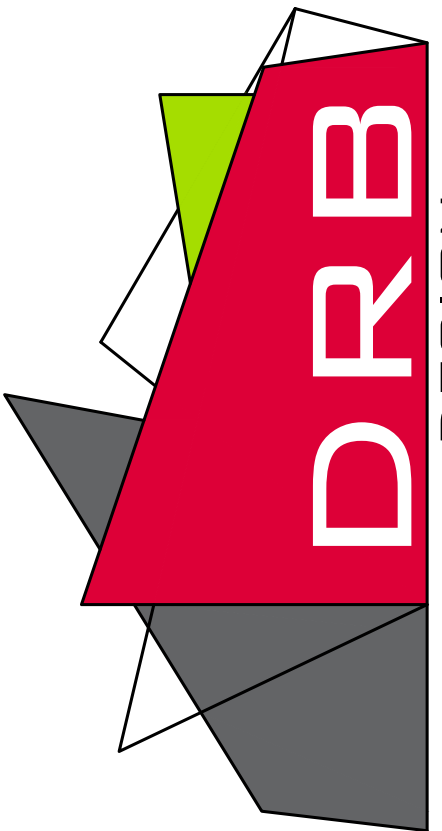


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PROJECT #
DRB2201-0060A
DATE
05/16/2022
DRAWN/DESIGNED BY
DRB
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

WEBSITE
drbhomedesign.com

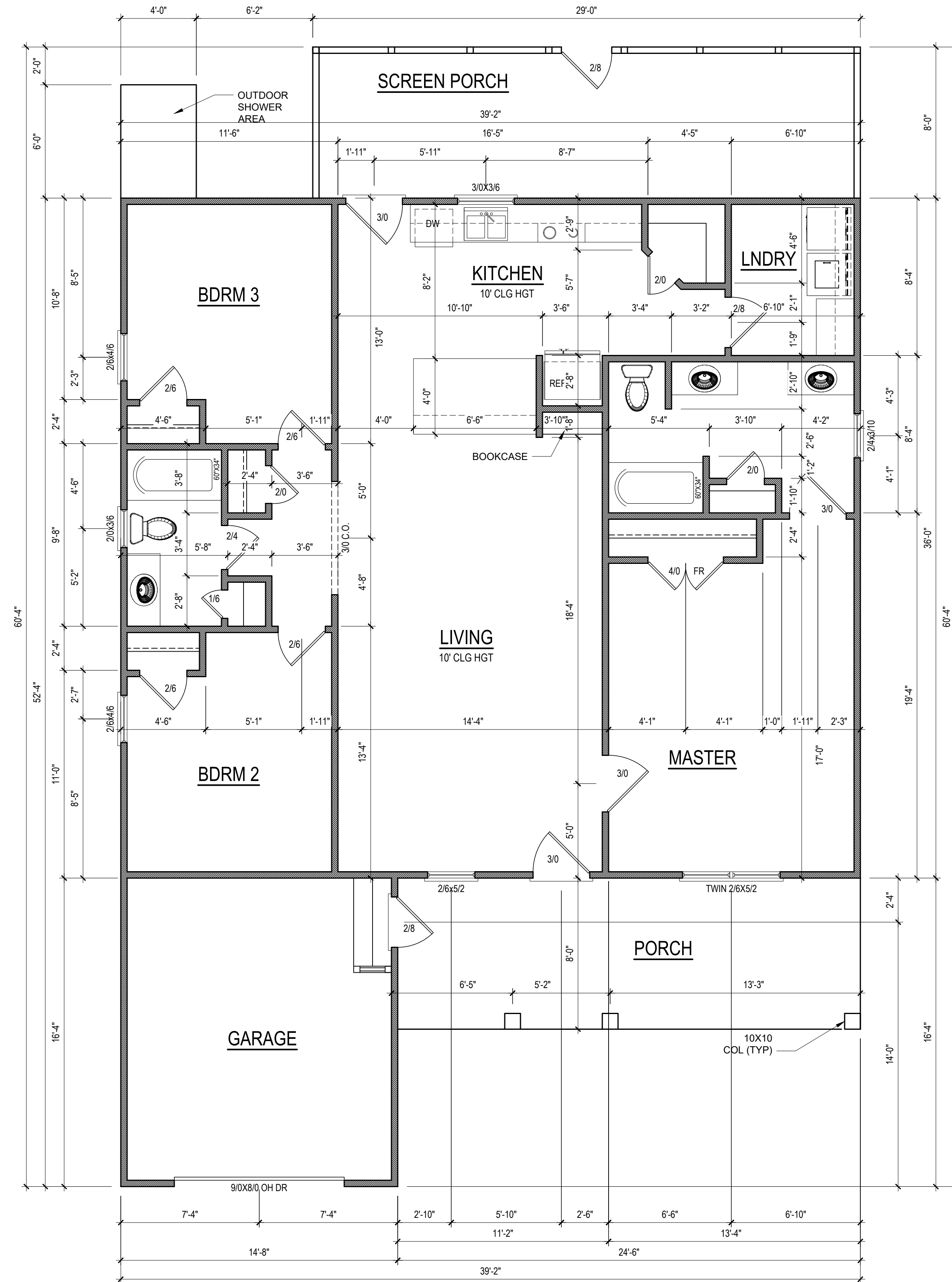
PROJECT NAME
PERSONAL RESIDENCE



reidbyrd@drbhomedesign.com 919.631.5979
250 Shippwash Dr Suite 105 Garner, NC 27529

CUSTOMER NAME
Ma. Jo. Generational Properties, LLC
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Dunn, NC 28334
ma.jo.generational.properties@gmail.com
919-631-0034

SHEET NAME
FOUND/ROOF
SHEET #
A3
of 4



HEATED/HABITABLE SQUARE FOOTAGE	
First Floor	1410
TOTAL HEATED	1410
UNHTD SQUARE FOOTAGE	
Garage	240
Front Porch	196
Screen Porch	232
TOTAL UNHEATED	668
TOTAL SQ FT	2078

- NOTE:
ALL EXTERIOR WALLS ARE NOMINAL 4" UNO
- NOTE:
ALL INTERIOR WALLS ARE NOMINAL 4" UNO
- NOTE:
ALL ANGLED WALLS ARE 45° UNO
- NOTE:
ALL DIMENSIONS ARE FRAME TO FRAME

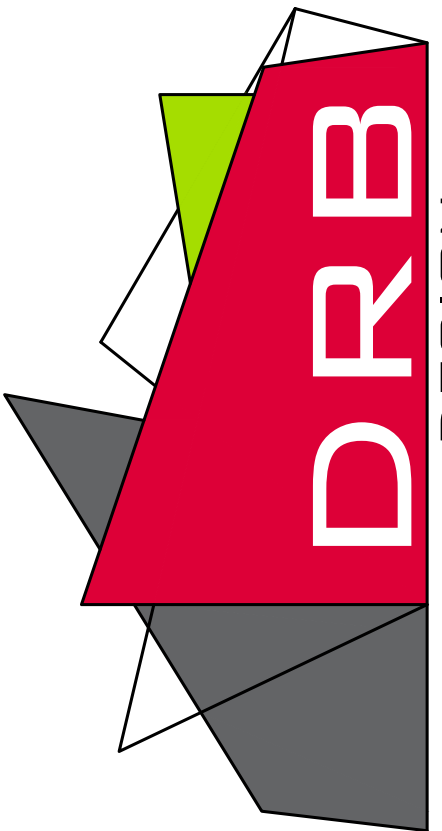
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FIRST FLOOR PLAN
1/4" = 1'-0" CLG HGT. = 8'-0" (UNO)

PROJECT #
DRB2201-0060A
DATE
05/16/2022
DRAWN/DESIGNED BY
DRB
CHECKED BY
DRB
SCALE
1/4"=1'-0"

WEBSITE
drbhomedesign.com

PROJECT NAME
PERSONAL RESIDENCE



reidbyrd@drbhomedesign.com 919.631-5979
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CLIENT NAME
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Dunn, NC 28334
ma.jo.generational.properties@gmail.com
919-631-0034

SHEET NAME
1ST_FLOOR
SHEET #
A4 of 4

DESIGN LOADS

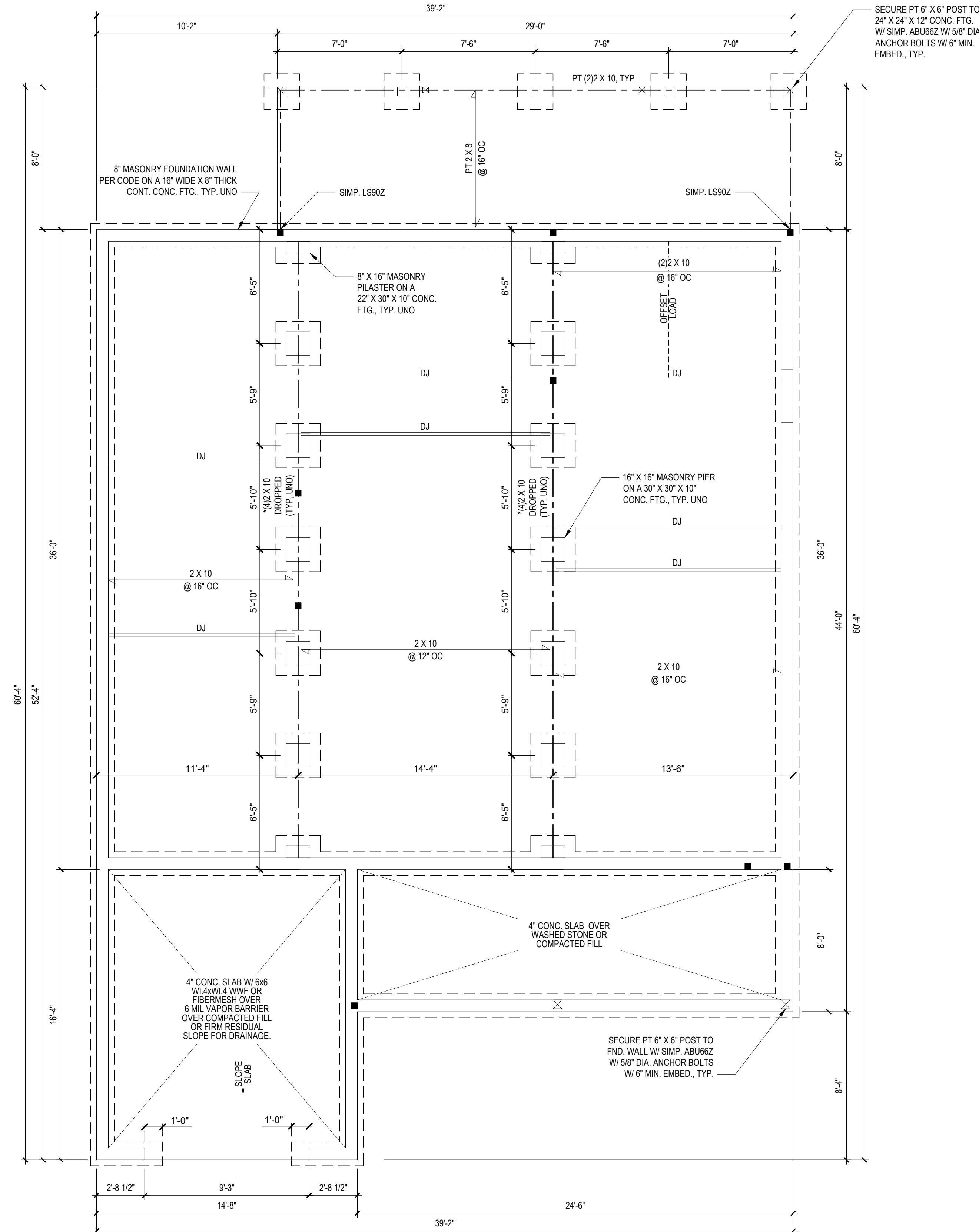
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			LL	TL
FLOOR (primary)	40	10	L/360	L/240
FLOOR (secondary)	40	10	L/360	L/240
ATTIC (w/ storage)	20	10	L/240	L/180
ATTIC (no access)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180
WIND LOAD	BASED ON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

STRUCTURAL NOTES:

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- 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 = 1.9M PSI (I.E. LEVEL MICROLAM)
ALL S.L. LUMBER IS TO BE 1.5E (F_b = 2325 PSI)
- ALL LOAD BEARING EXTERIOR WINDOW HEADERS WITH MAXIMUM SPAN OF 5'-6" SHOULD BE A (2) 2x10 w/ (1) 2x4 KING STUD AND (1) 2x4 JACK STUD NAILED TOGETHER w/ (2) 10d @ 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 TABLE R602.5(1).
- ALL INTERIOR LOAD BEARING HEADERS TO BE (2) 2x10 (U.N.O.) REFER TO TABLE R502.5(1) 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_y = 50 KSI MIN. (UNO)
- ALL EXTERIOR LUMBER TO BE #2 SYP PT
- ALL CONCRETE, f_c = 3000 PSI MIN.
- PRESUMPTIVE BEARING CAPACITY = 2000 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 COLUMNS DESIGNED WITH MAX. HEIGHT OF 9'-0" (UNO)
- PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.)
- PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.4 OF THE 2018 IRC.
- MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.
- UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.
- METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUIV.

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 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)
- 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 AT 6" 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 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 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. 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.
- MINIMUM 800# HOLD-DOWN DEVICE

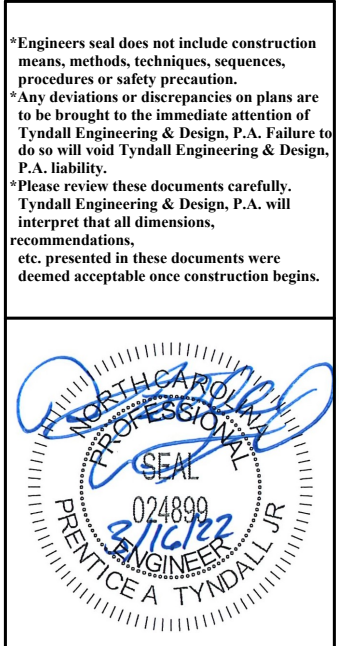


1277 SQ. FT. OF CRAWL SPACE / 150 = 8.52 SQ. FT. OF REQ'D VENTILATION WITHOUT CROSS VENTILATION
8.52 SQ. FT. OF VENTILATION REQ'D / 0.45 SQ.FT. PER VENT = 19 VENTS REQ'D

-OR-
1277 SQ. FT. OF CRAWL SPACE / 1500 = 0.85 SQ. FT. OF REQ'D VENTILATION WITH CROSS VENTILATION
0.85 SQ. FT. OF VENTILATION REQ'D / 0.45 SQ.FT. PER VENT = 2 VENTS REQ'D

- 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.
- THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/100 OF THE CRAWL SPACE GROUND AREA WHERE THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE CRAWL SPACE. THE INSTALLATION OF OPERABLE COVERS SHALL NOT BE PROHIBITED. ONE FOUNDATION VENT SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING TO PREVENT RAINWATER ENTRY WHEN THE CRAWL SPACE IS BUILT ON A SLOPED SITE. THE WALL FOUNDATION WALLS MAY BE CONSTRUCTED WITHOUT WALL VENT OPENINGS. VENT DAMS SHALL BE PROVIDED WHEN THE BOTTOM OF THE FOUNDATION VENT OPENING IS LESS THAN 4 INCHES ABOVE THE FINISHED EXTERIOR GRADE.

WALL VENTED CRAWL SPACES REQUIRE FULL COVERAGE GROUND VAPOR RETARDERS.
CRAWL SPACE VENTILATION CALCULATION



TYNDALL
ENGINEERING & DESIGN, P.A.
1100 W. 10th Street, Suite 100
Raleigh, NC 27601
919.778.0000
www.tyndallengineering.com

Client: **LISA MERCADO**
Project: **PERSONAL RESIDENCE**

**FOUNDATION PLAN
1ST FLOOR FRAMING**

Project #: DRB2201-0060A
Date: 03/16/22
Engineered By: AM
DWG. Checked By: PTII
Scale: SEE PLAN

No.	Date	Remarks

Sheet Number
S1
1 of 5

DESIGN LOADS

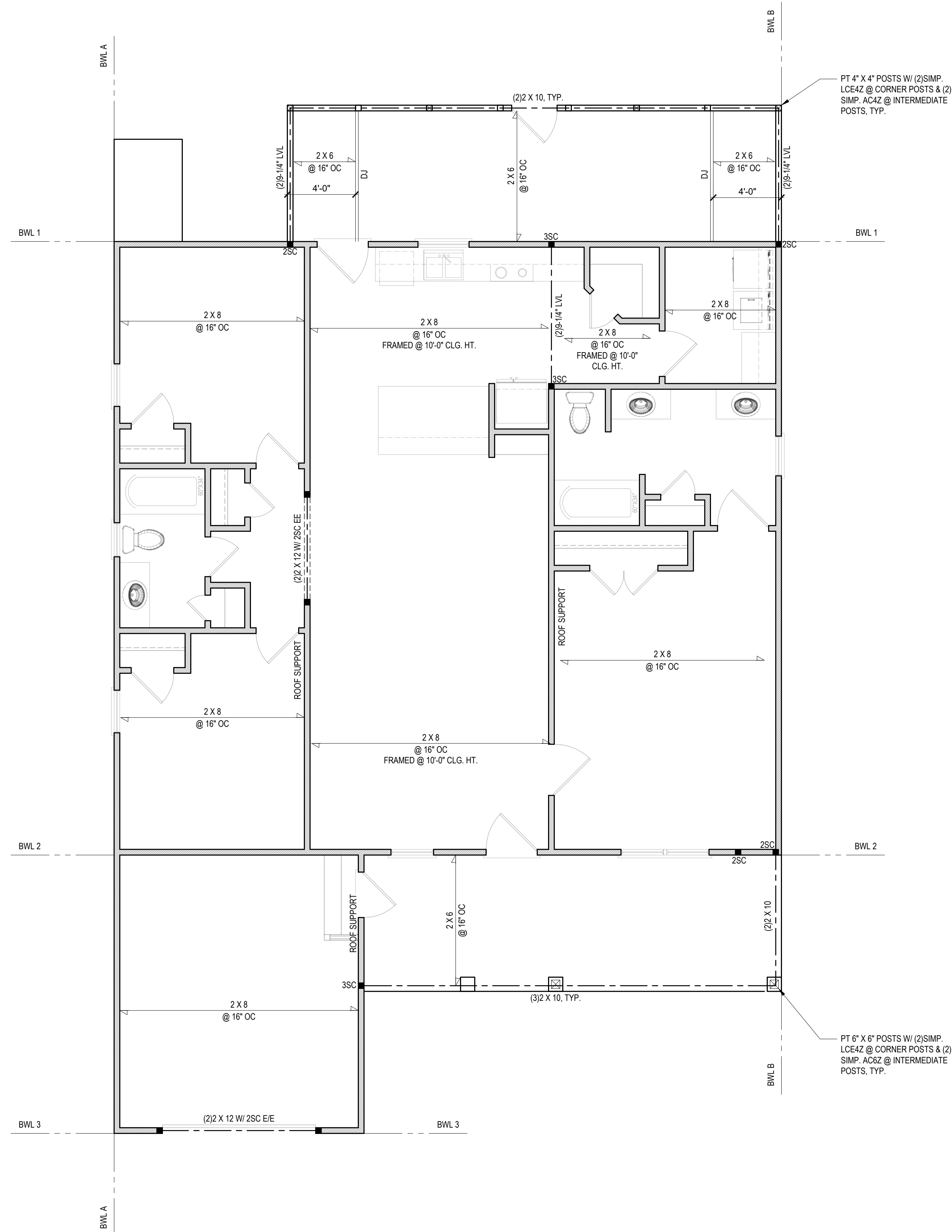
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			LL	TL
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FLOOR (secondary)	40	10	L/360	L/240
ATTIC (w/ storage)	20	10	L/240	L/180
ATTIC (no access)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180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

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- 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 = 1.9M PSI (I.E. LEVEL MICROLAM)
ALL S.L. LUMBER IS TO BE 1.55E (F_b = 2325 PSI)
- ALL LOAD BEARING EXTERIOR WINDOW HEADERS WITH MAXIMUM SPAN OF 5'-6" SHOULD BE A (2) 2x10 w/ (1) 2x4 KING STUD AND (1) 2x4 JACK STUD NAILED TOGETHER w/ (2) 10d @ 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 TABLE R602.5(1).
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F_y = 50 KSI MIN. (UNO)
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- ALL CONCRETE, f_c = 3000 PSI MIN.
- PRESUMPTIVE BEARING CAPACITY = 2000 PSF
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- PSL COLUMNS DESIGNED WITH MAX. HEIGHT OF 9'-0" (UNO)
- PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.)
- PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.4 OF THE 2018 IRC.
- MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST 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

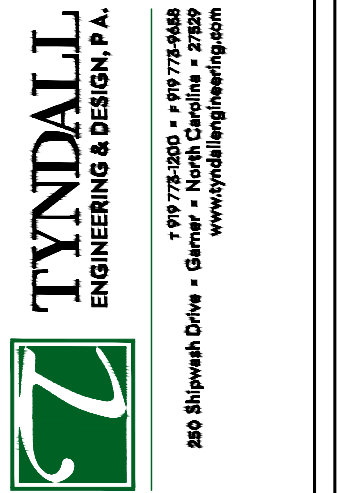
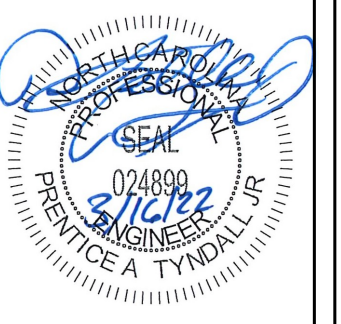
- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
- WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2018 NCRG.
- BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3 REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.
① REFERENCE FIGURE R602.10.4.3 OF THE 2018 NCRG.
- 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 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 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 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 = 5.5 FT
 BWL B = 5.5 FT
 BWL 1 = 4.9 FT
 BWL 2 = 7.4 FT
 BWL 3 = 2.5 FT

BRACING PANEL LENGTHS PROVIDED:
 BWL A = 45.33 FT CS-WSP
 BWL B = 33.67 FT CS-WSP
 BWL 1 = 33.17 FT CS-WSP
 BWL 2 = 19.25 FT CS-WSP / GB
 BWL 3 = 5.67 FT CS-WSP

*Engineers seal does 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.



Client: LISA MERCADO
 Project: PERSONAL RESIDENCE

1ST FLOOR HEADER
 2ND FLOOR FRAMING

Project #: DRB2201-0060A
 Date: 03/16/22
 Engineered By: AM
 DWG. Checked By: PTII
 Scale: SEE PLAN

No.	Date	Remarks

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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:

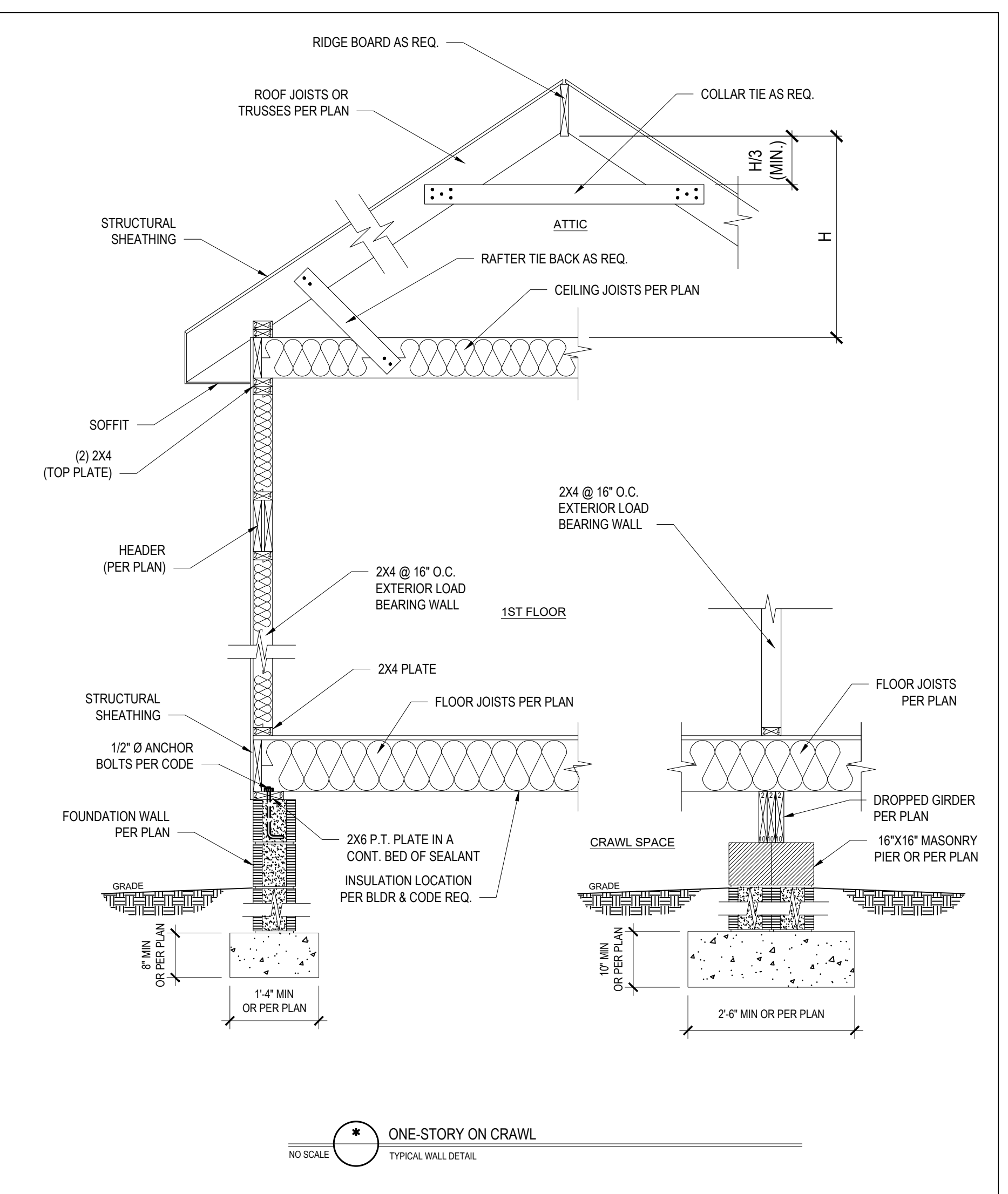
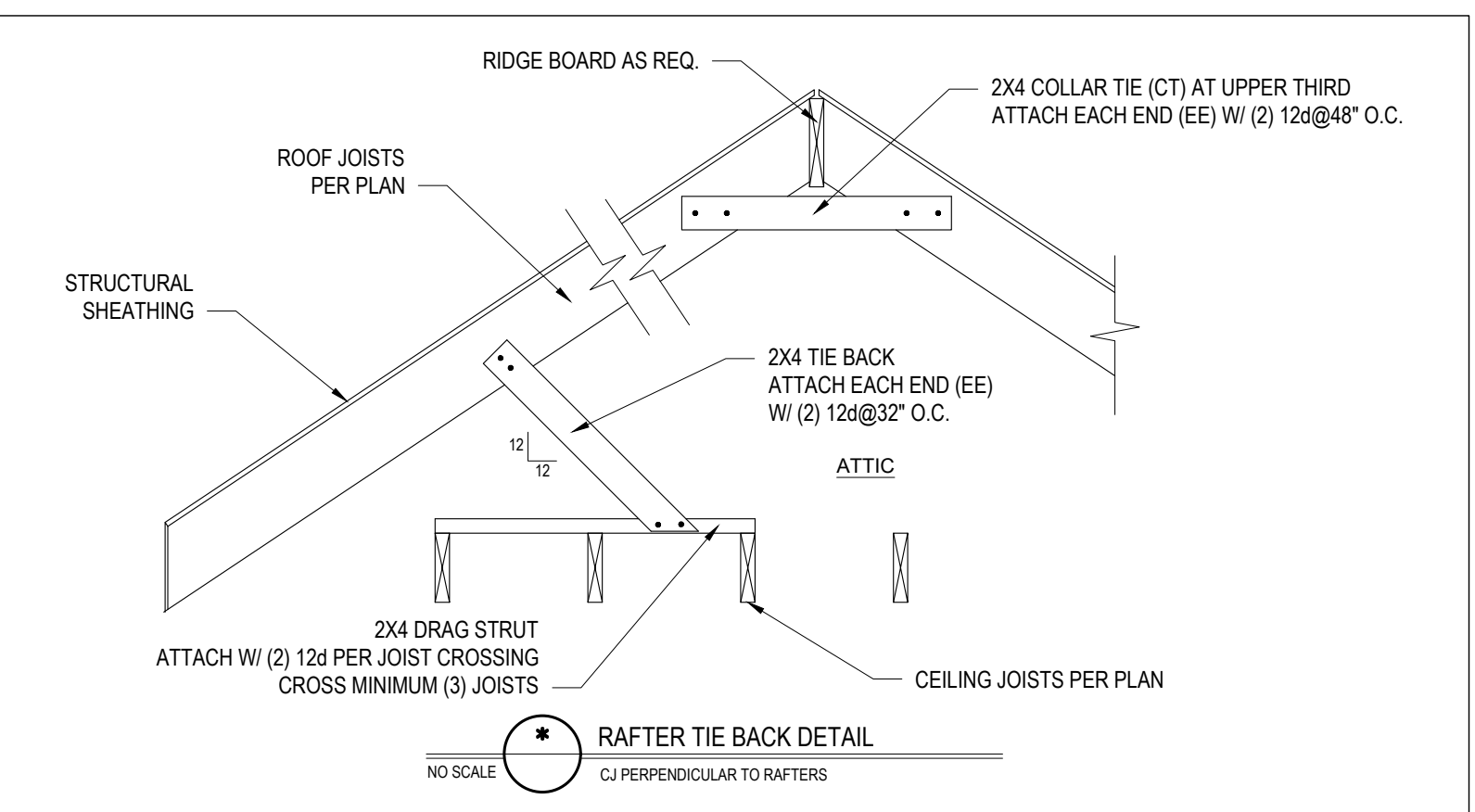
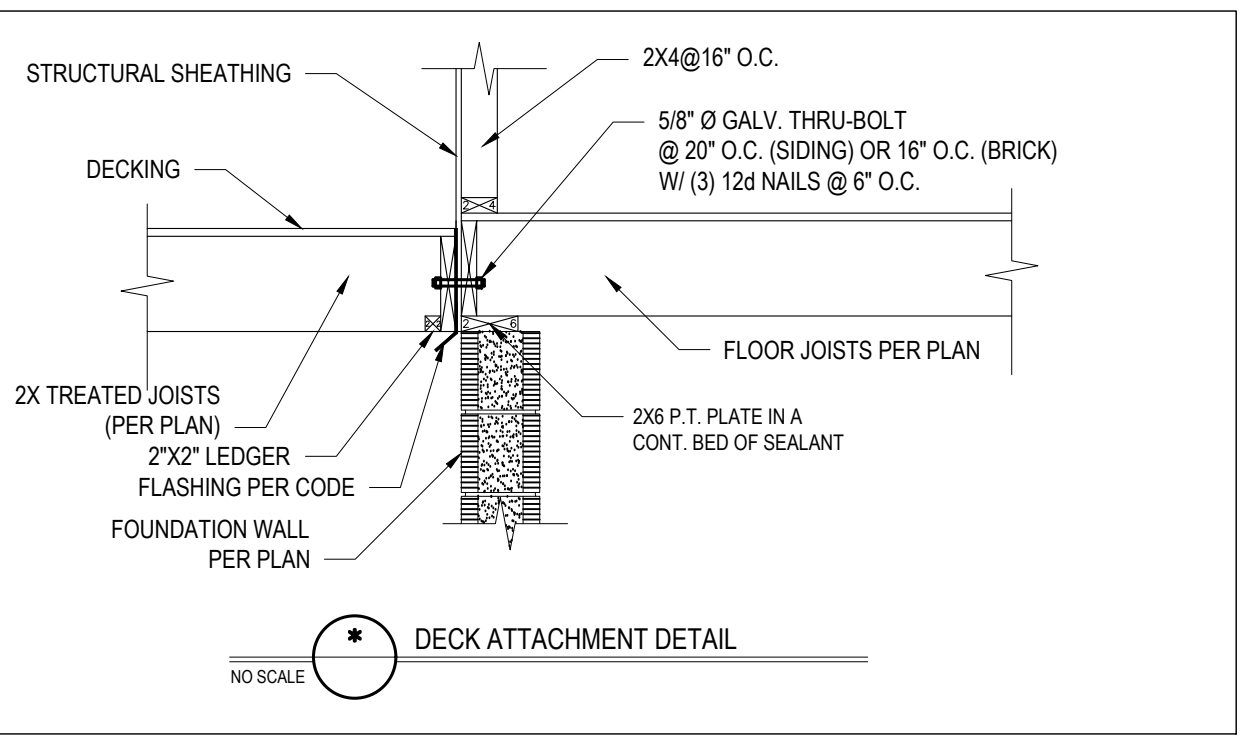
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			LL	TL
ALL FLOORS	40	10	L/360	L/240
ATTIC (w/ walk up stairs)	30	10	L/360	L/240
ATTIC (pull down access)	20	10	L/240	L/180
ATTIC (no access)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180

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.O.)
- 5) 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 BACKFILL LIMITATIONS BASED ON WALL HEIGHT, WALL THICKNESS, SOIL TYPE, AND UNBALANCED BACKFILL HEIGHT.
- 6) ALL FRAMING LUMBER SHALL BE SYP #2 (F_b = 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 F_b = 2600 PSI, E = 1.9M PSI (U.N.O.) ALL LSL LUMBER TO BE 3.5" WIDE NOMINAL EACH SINGLE MEMBER AND F_b = 2325 PSI, E = 1.6M 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.)
- 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"x3 + 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 4'-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 1/12
36.0 LBS/SQFT FOR ROOF PITCHES 1/12 TO 6/12
19.0 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 NRC.
- 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 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.

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
DA = 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	TRYP = 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.

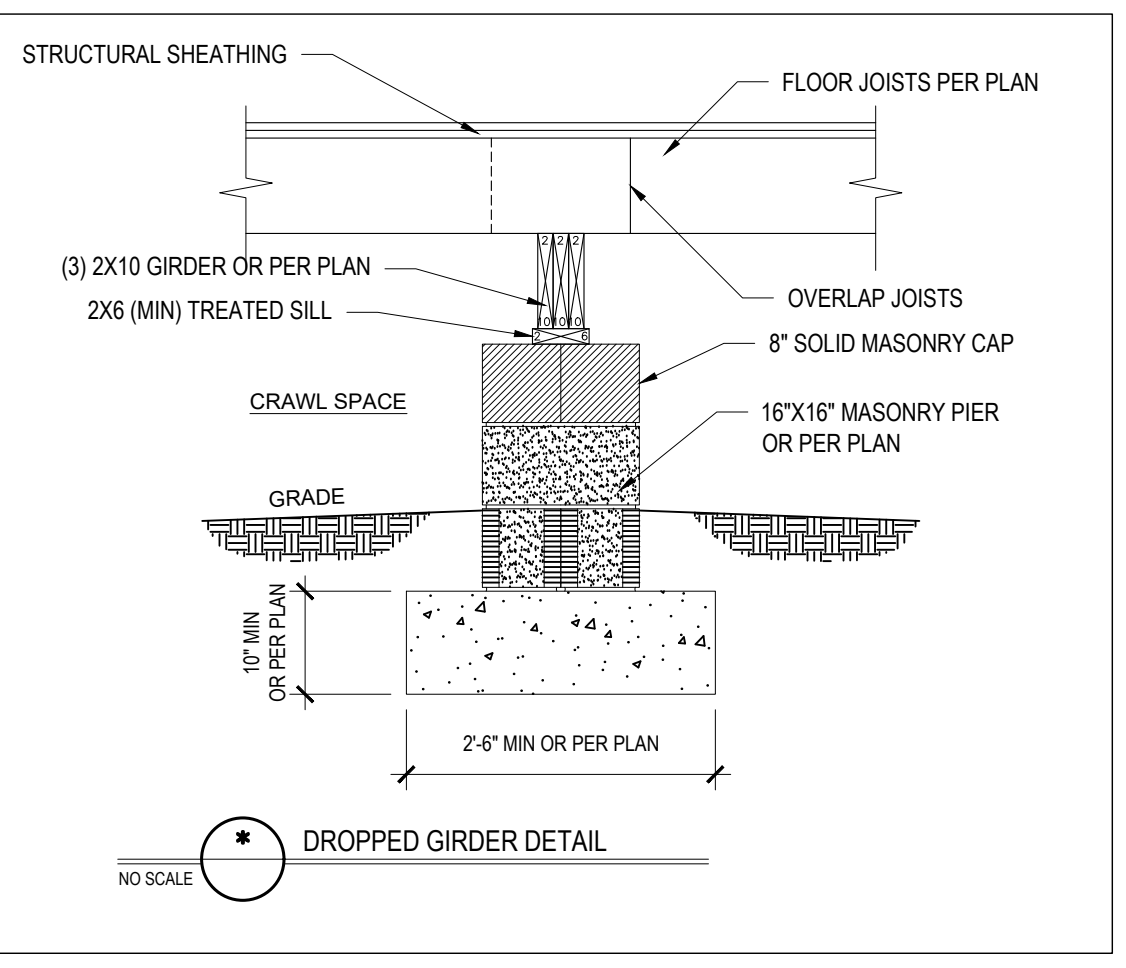
B. 4 x 4 WOOD KNEE BRACES MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE KNEE BRACES SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 OF THE POST LENGTH FROM THE TOP OF THE POST, AND THE BRACES SHALL BE ANGLED BETWEEN 45° AND 60° FROM THE HORIZONTAL. KNEE BRACES SHALL BE BOLTED TO THE POST 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 FOLLOWINGS:

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.



CLIMATE ZONES

CLIMATE ZONES	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE
3	0.35	0.55	0.30	38 or 30 cont	15 or 13 + 2.5 h	5/13 or 5/10 cont	19	5/13 f	0	5/13
4	0.35	0.55	0.30	38 or 30 cont	15 or 13 + 2.5 h	5/13 or 5/10 cont	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30 cont	19, or 13 + 5 or 15 + 3 h	13/17 or 13/12.5 cont	30	10/15	10	10/19

TABLE N1102.1 CLIMATE ZONES 3-5

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

THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SOLAR HEAT GAIN COEFFICIENT (SHGC) COLUMN APPLIES TO ALL GLAZED FENESTRATION.

30" OF MEANS IS CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR 8.5 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.

FOR POLYETHYLENE GLASS, INSULATION SHALL BE APPLIED FROM THE INSPECTOR GAP DOWNWARD TO THE BOTTOM OF THE CEILING OR MINIMUM OF 2" BELOW FRAMED FINISH FLOOR. CONTINUOUS BARRIER INSULATION SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 24" ABOVE WHERE U-VALUES ARE LESS. R-6 SHALL BE ADDED TO THE REQUIRED R-VALUE FOR WEATHER BARRIERS.

DELTAED

BASEMENT WALL INSULATION IS NOT REQUIRED IN WIND-HAZARDOUS LOCATIONS AS DEFINED BY FIGURE N1102.1 AND TABLE N1102.1.

OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY. R-6 MINIMUM.

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. "15-0" MEANS R-15 CAVITY INSULATION PLUS R-0 INSULATED SHEATHING. STRUCTURAL SHEATHING COVERS 20% OR LESS OF THE EXTERIOR. INSULATED SHEATHING IS NOT REQUIRED WHERE THE STRUCTURAL SHEATHING COVERS MORE THAN 20% PERCENT OF THE EXTERIOR. SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2. "11-2-5" MEANS R-11 CAVITY INSULATION PLUS R-2 SHEATHING.

FOR MASS WALLS, THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR MASS WALL.

IN ADDITION TO THE EXCEPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION 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.

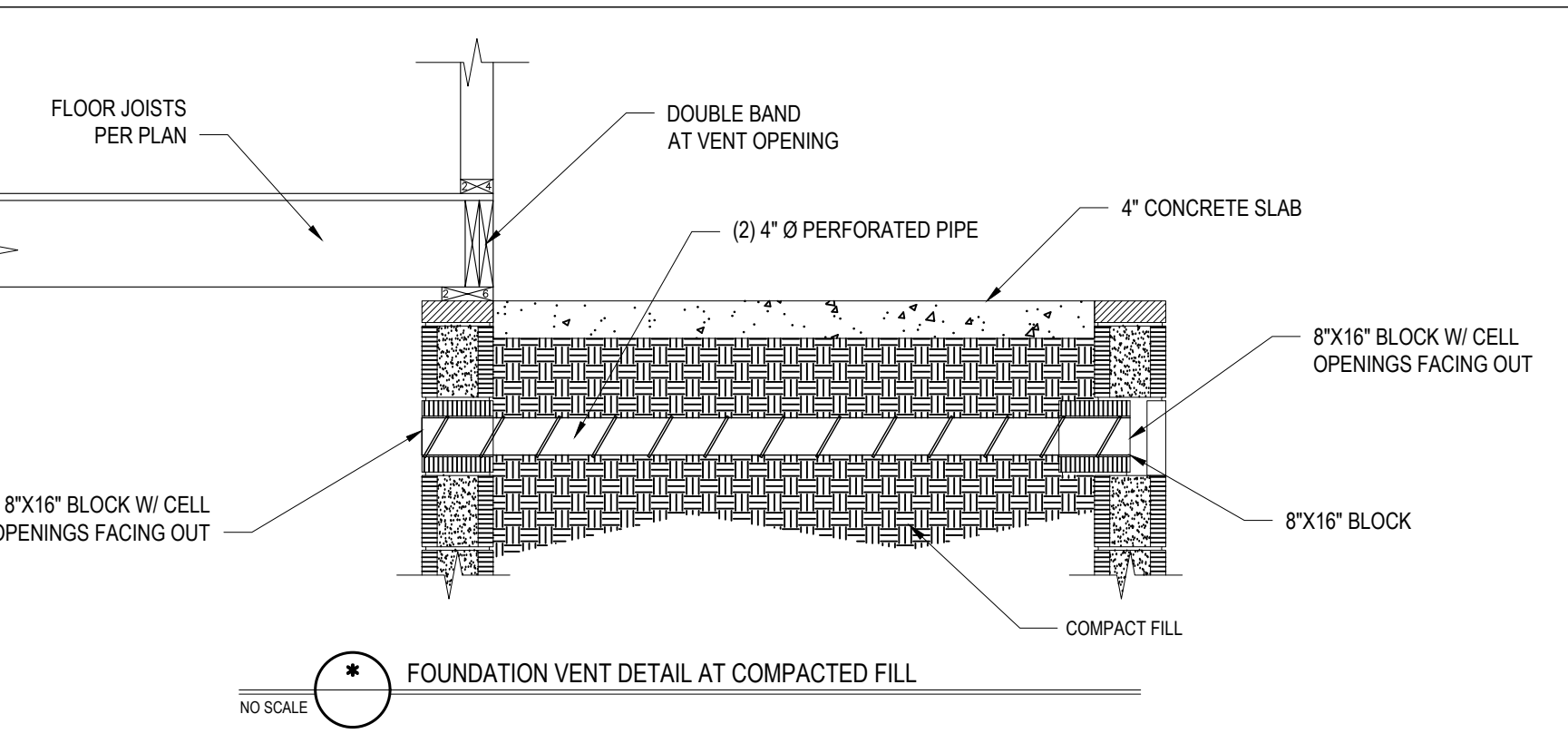
IN ADDITION TO THE EXCEPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A SHGC NO GREATER THAN 0.75 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.

INSULATION SHALL BE PERMITTED TO ATTEND THE CEILING AND INSULATION REQUIREMENT UNLESS THE CEILING INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EXTERIOR OPENINGS. INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS FOR INSULATION LET EXTEND TO EITHER THE INSULATION BARRIER OR WITHIN TWO FEET OF THE EXTERIOR EDGE.

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.

FRAGILE GLASS BATTLES COMPRESSED AND INSTALLED IN A MINIMUM 2-4" FRAMING CAVITY IS DEEMED TO COMPLY. FRAGILE GLASS BATTLES 2-10" OR HIGHER COMPRESSED AND INSTALLED IN A 2-10" WALL ARE DEEMED TO COMPLY.

BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.



Engineers seal does 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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LISA MERCADO
PERSONAL RESIDENCE

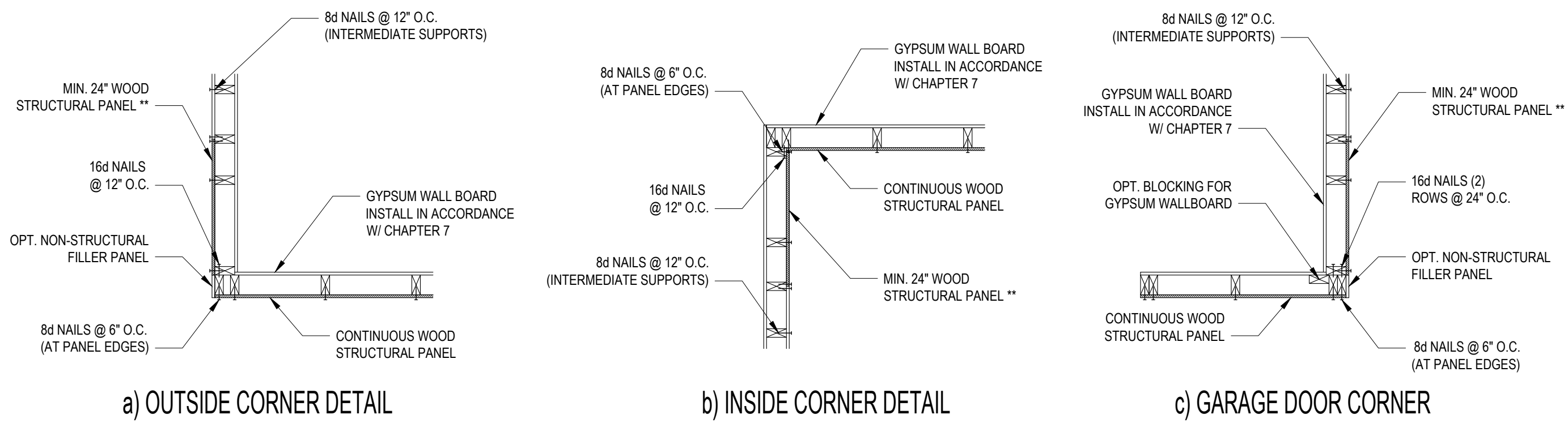
STANDARD DETAILS

Project #: DRB2201-0060A
Date: 03/16/22
Engineered By: AM
DWG. Checked By: PTII
Scale: SEE PLAN

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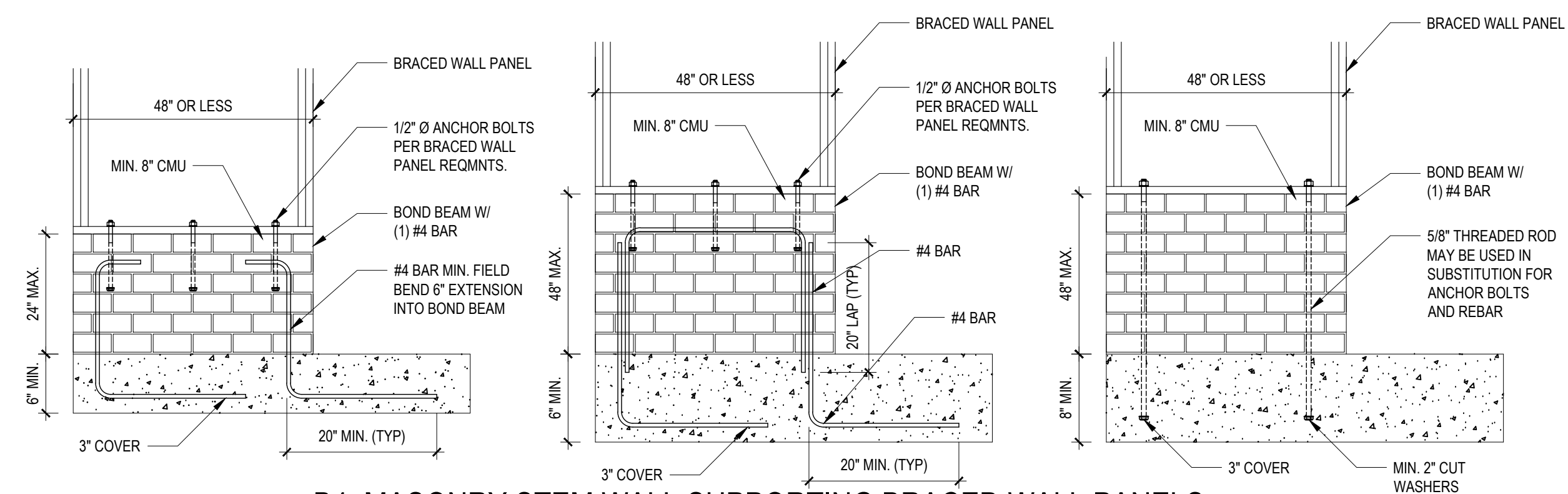
B1: TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING
NO SCALE

STRUCTURAL SHEATHING NOTES

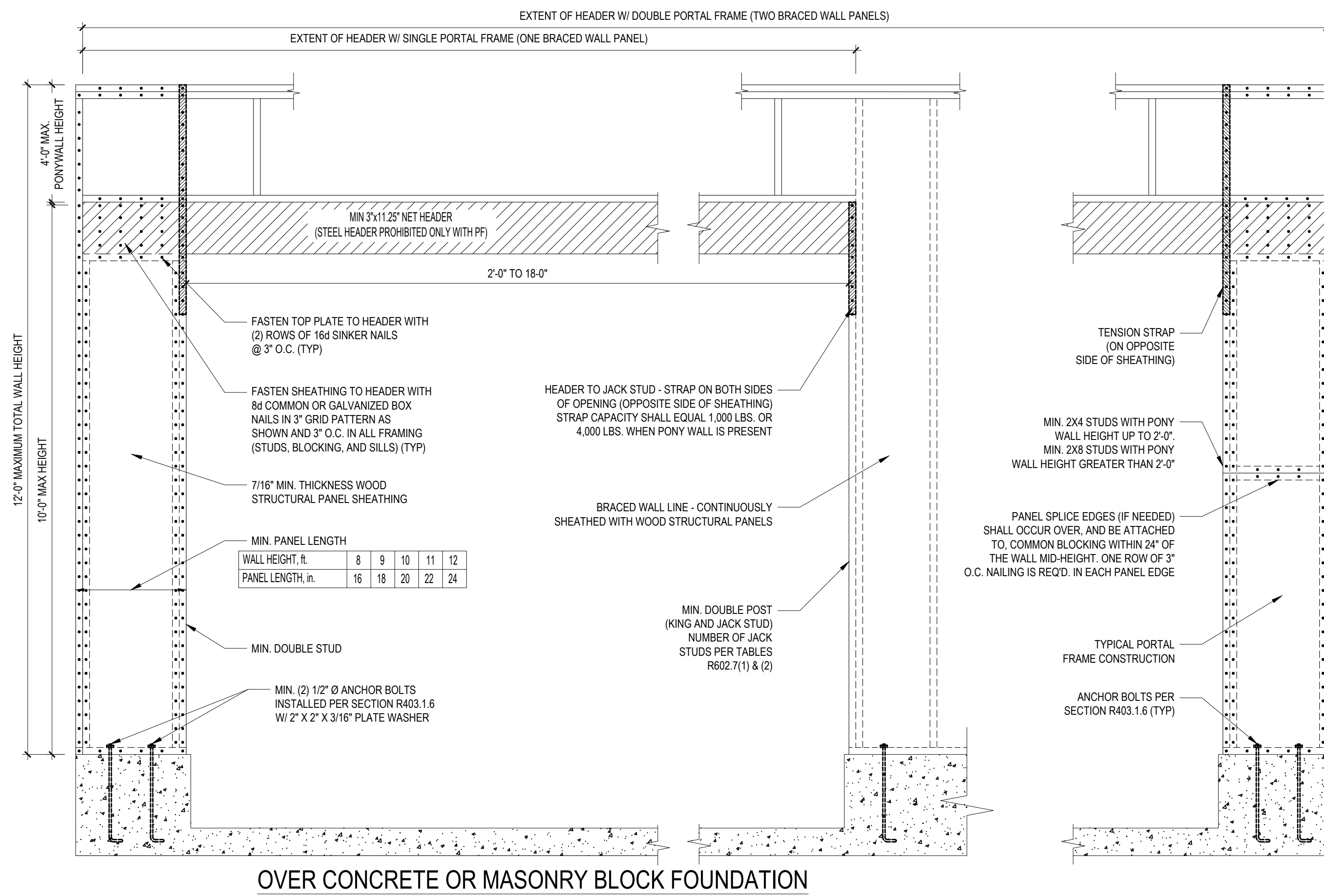
- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
- WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2018 NRC.
- BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3. REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.
- 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 (UNO).
- 1 1/2" GYPSUM BOARD (GB) MINIMUM LENGTH OF 8'-0" (ISOLATED PANELS) OR 4'-0" (CONTINUOUS SHEATHING).
- 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.
- 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 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
 - 38' FOR OPENINGS GREATER THAN 85% OF WALL HEIGHT
- SHEATH INTERIOR AND 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 MINIMUM 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.
- MINIMUM 800# HOLD-DOWN DEVICE.

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.

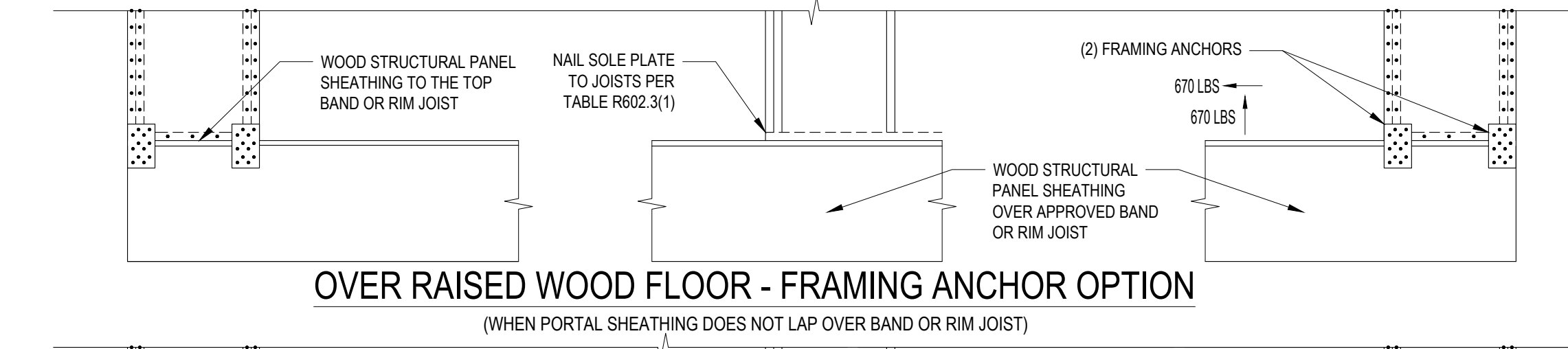
**OR EQUIVALENT PER TABLE R702.3.5
B3: BRACE WALL PANEL CONNECTIONS
NO SCALE



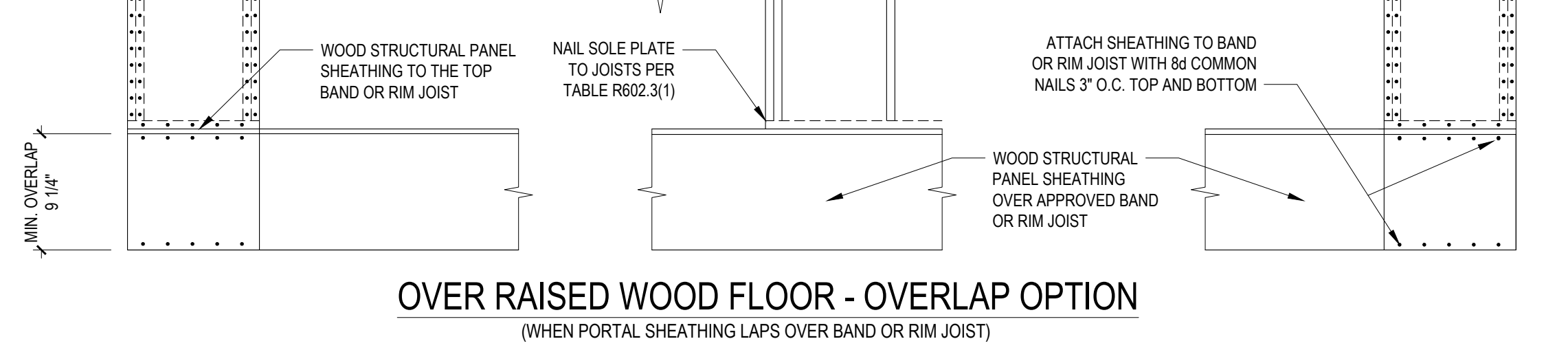
B4: MASONRY STEM WALL SUPPORTING BRACED WALL PANELS
FIGURE R602.10.4.3 OF THE 2018 NRC
NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS



OVER CONCRETE OR MASONRY BLOCK FOUNDATION

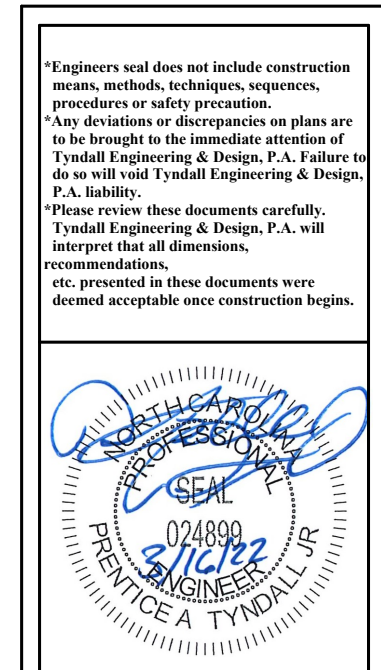


OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
(WHEN PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)



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

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



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CLIENT: **LISA MERCADO**
PROJECT: **PERSONAL RESIDENCE**

SHEATHING DETAILS

Project #: **DRB2201-0060A**
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DWG. Checked by: **PTII**
Scale: **SEE PLAN**

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