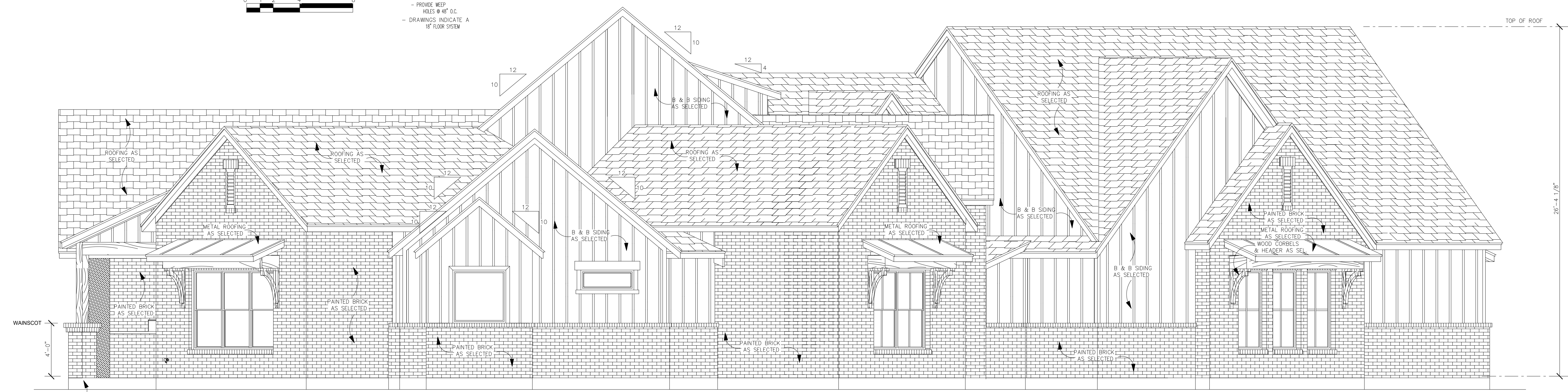




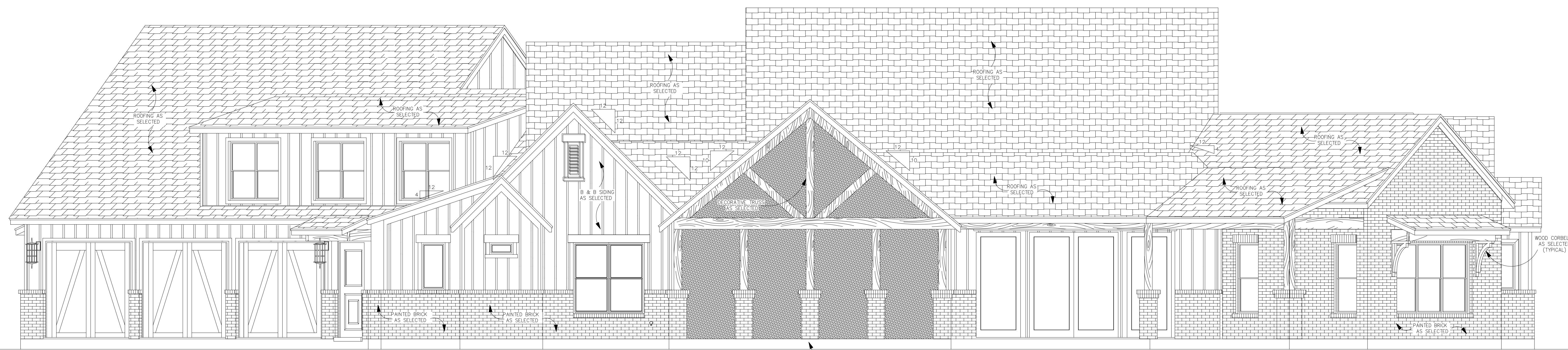
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"
 NOTES:
 - PROVIDE MEP HULLS #4F 02
 - DRAWINGS INDICATE A 1" FLOOR SYSTEM



LEFT ELEVATION
 SCALE: 1/4" = 1'-0"
 NOTES:
 - PROVIDE MEP HULLS #4F 02
 - DRAWINGS INDICATE A 1" FLOOR SYSTEM

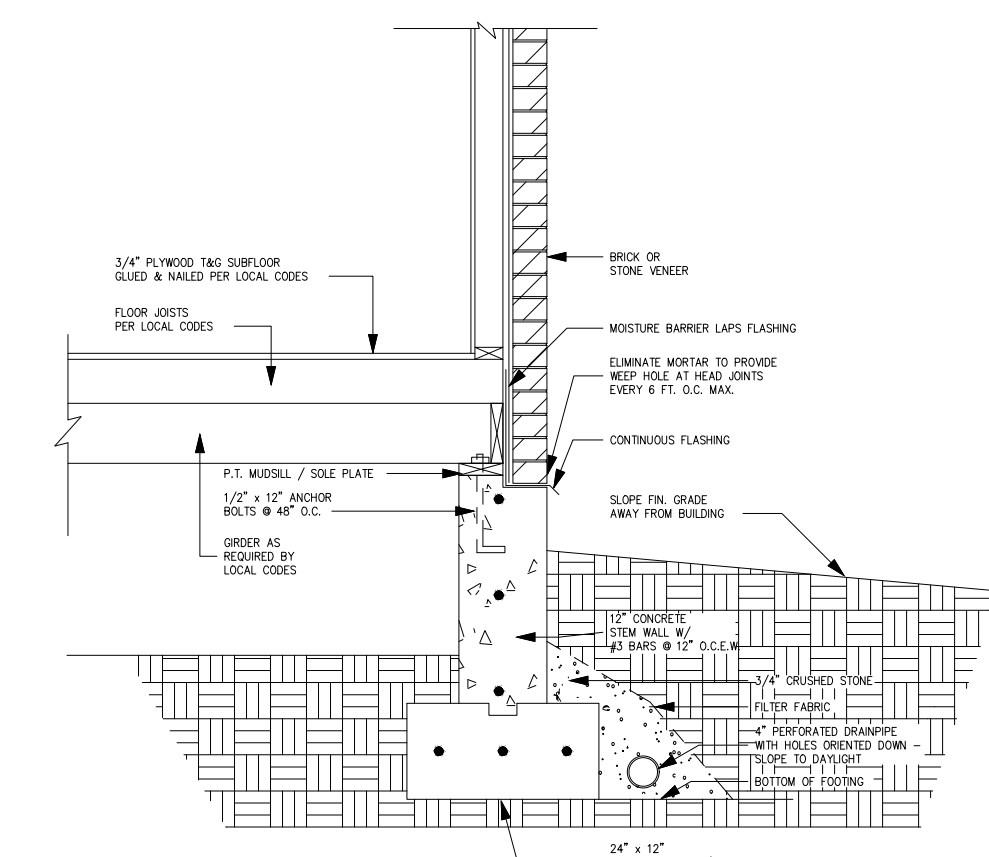


RIGHT ELEVATION
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 NOTES:
 - PROVIDE MEP HULLS #4F 02
 - DRAWINGS INDICATE A 1" FLOOR SYSTEM

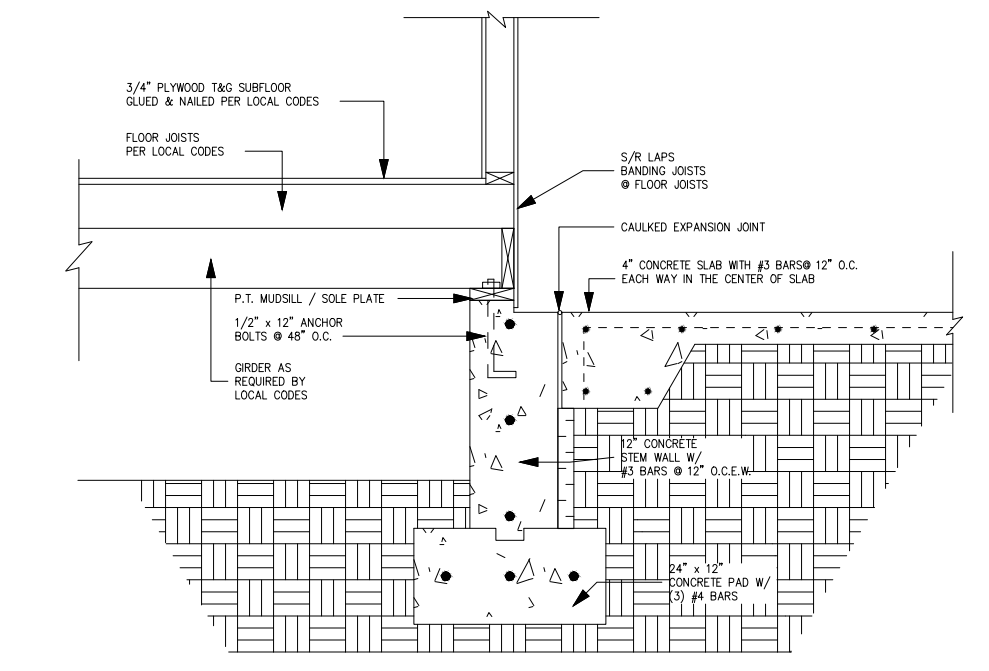


REAR ELEVATION
 SCALE: 1/4" = 1'-0"
 NOTES:
 - PROVIDE MEP HULLS #4F 02
 - DRAWINGS INDICATE A 1" FLOOR SYSTEM

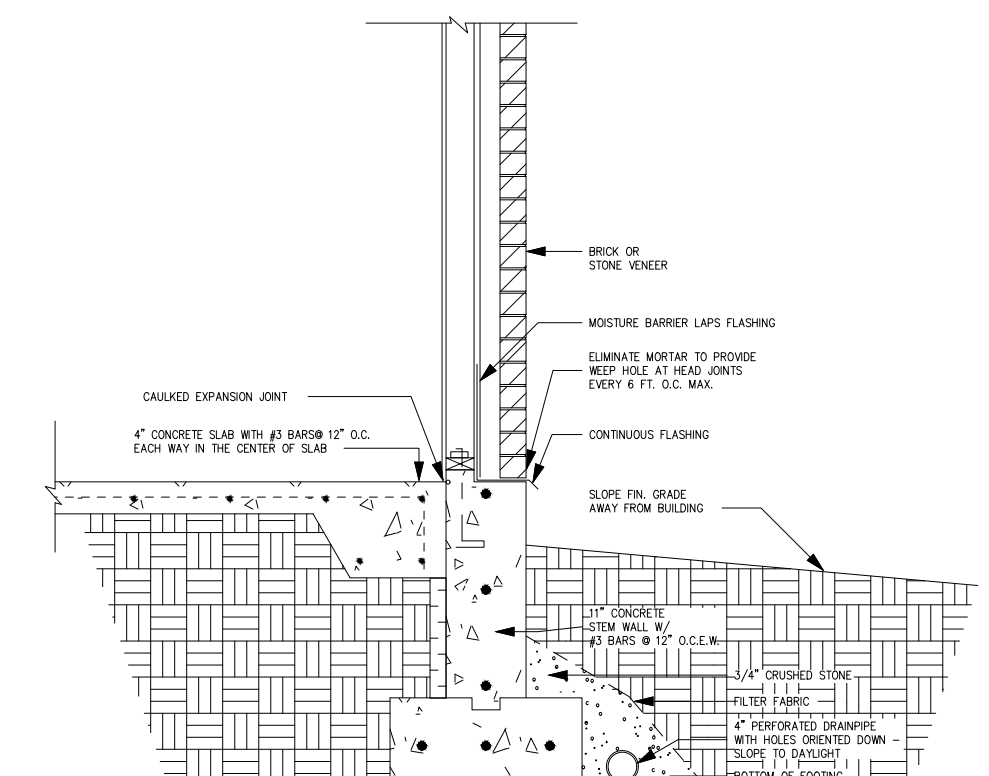
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 GLENN FRYE
 SHEET 3 OF 5
 PLAN NUMBER 915047CHP



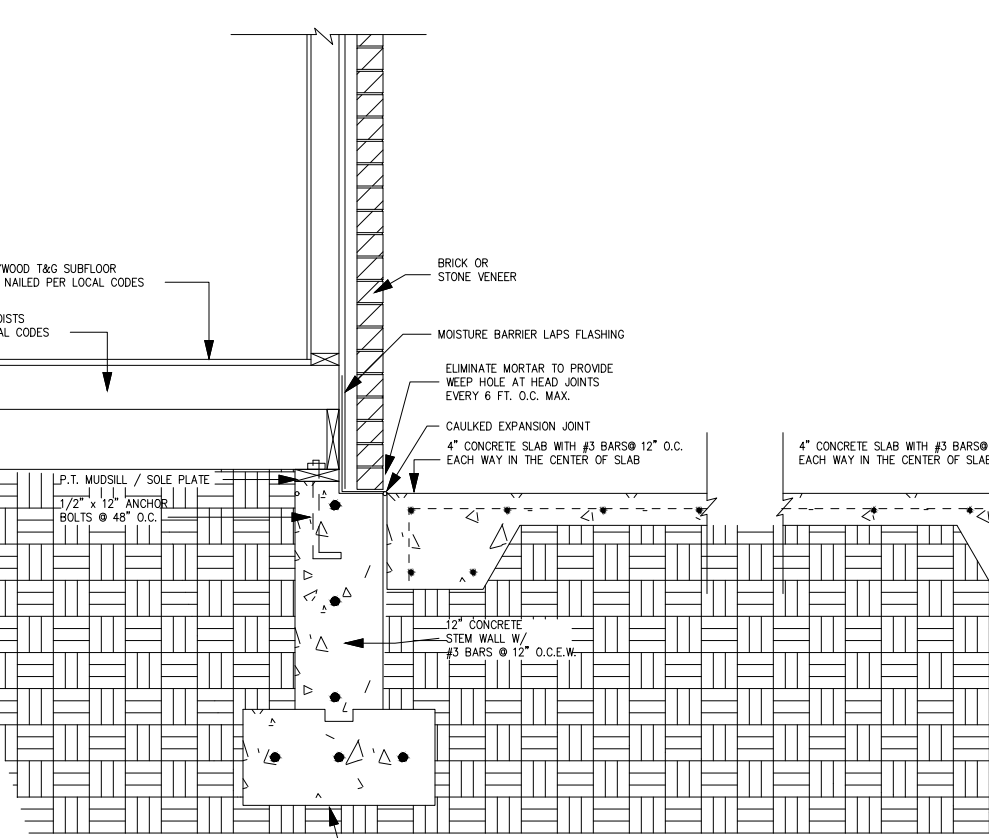
TYPICAL EXTERIOR WALL DETAIL



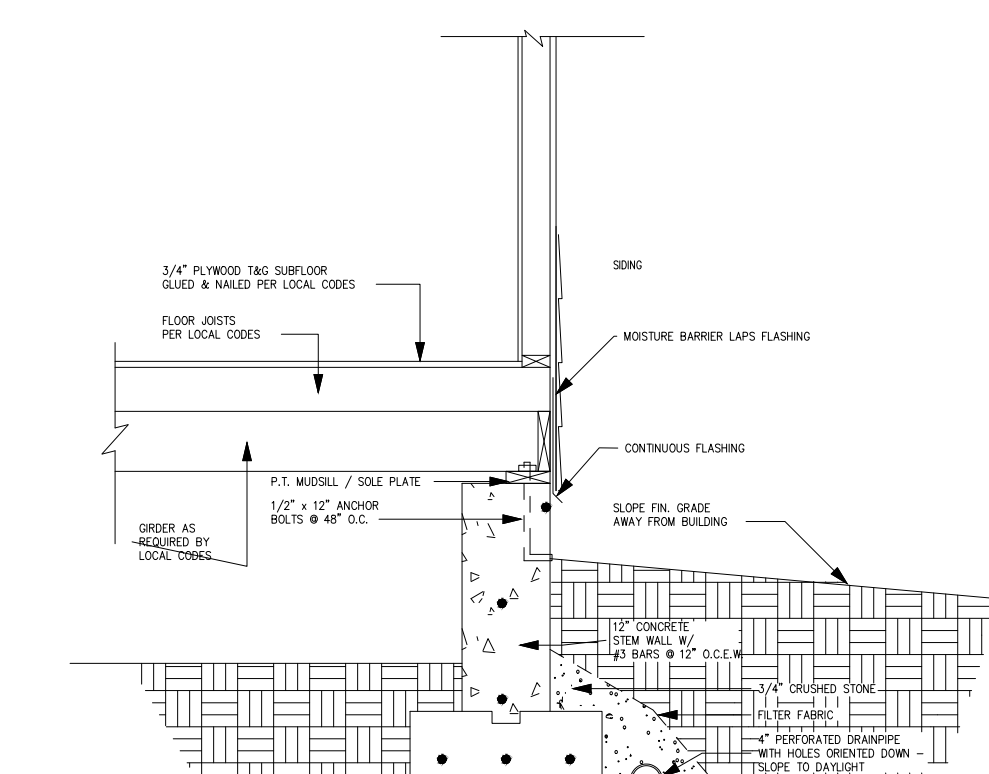
TYPICAL INT. WALL/GARAGE DETAIL



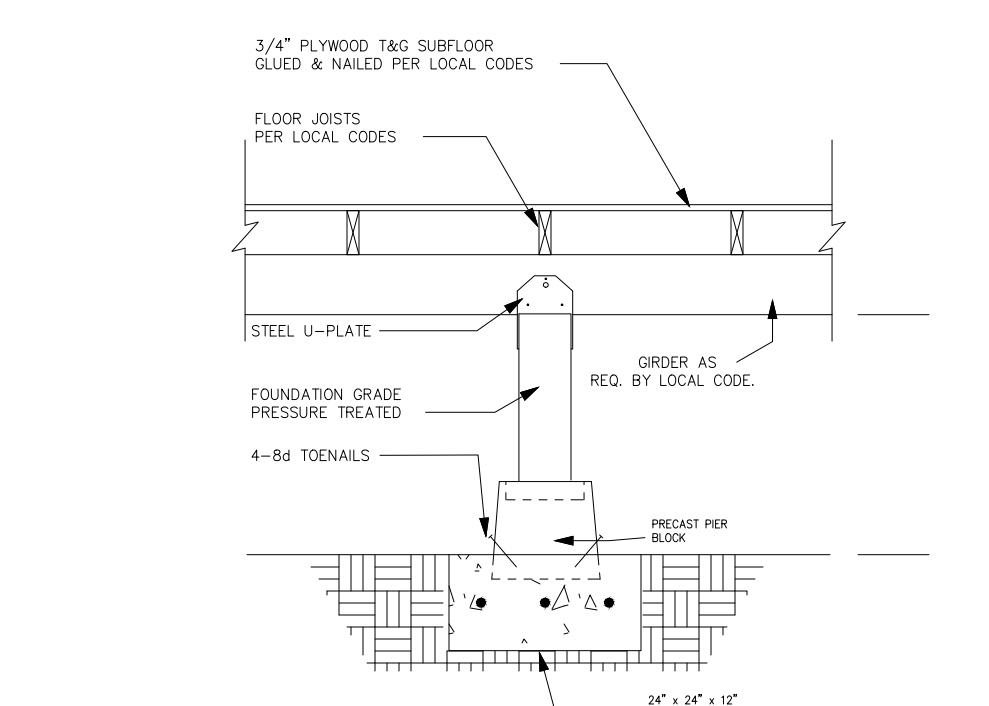
TYPICAL EXTERIOR GARAGE DETAIL



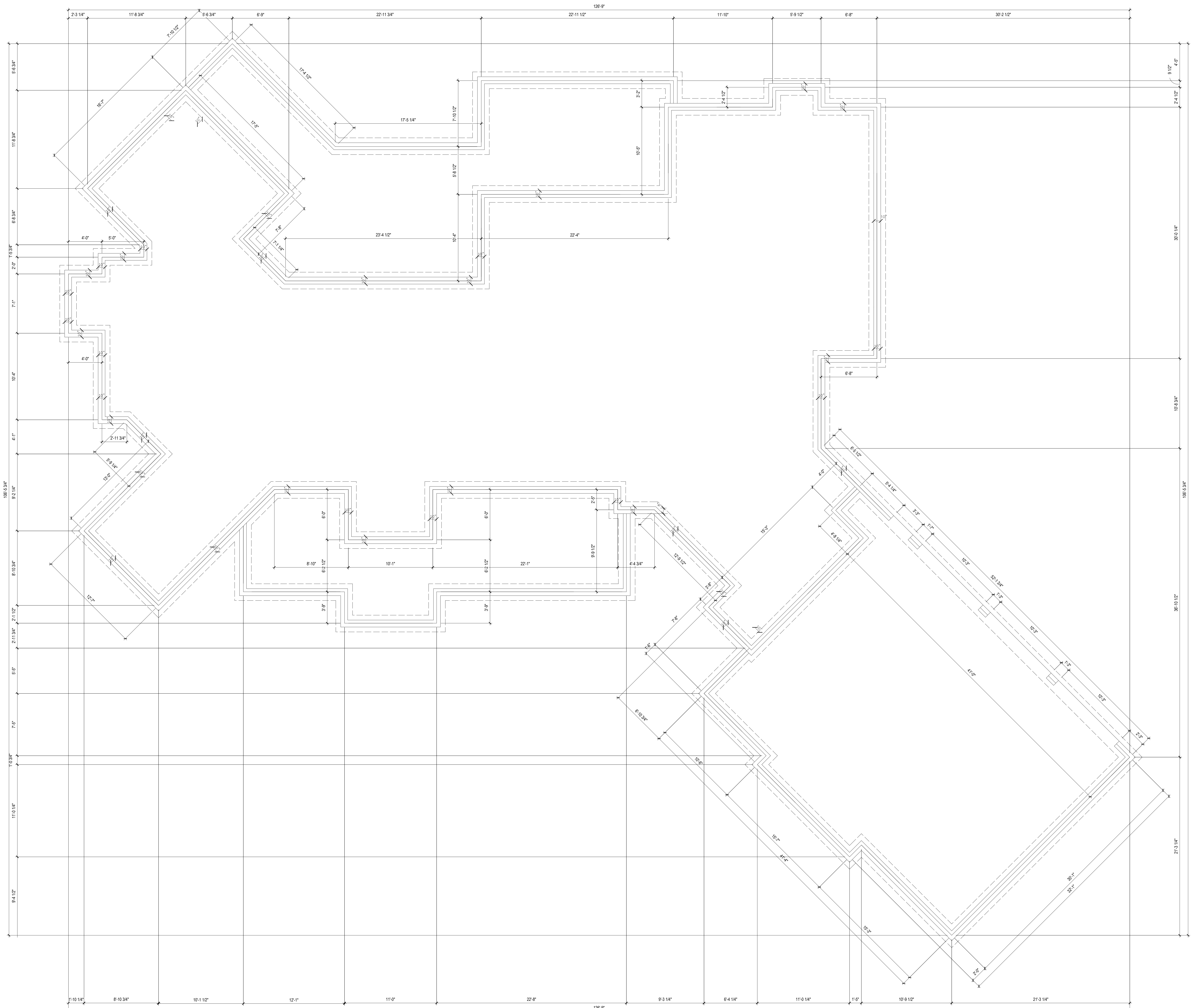
TYPICAL EXTERIOR/PORCH DETAIL



TYPICAL EXTERIOR SIDING WALL DETAIL



TYPICAL GIRDER SUPPORT



FOUNDATION DETAILS

NOT TO SCALE

GENERAL NOTES:
 THE DRAWINGS ABOVE ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO VARIANCES OF CODES PER REGION, PLEASE REFER TO AND COMPLY WITH ALL LOCAL BUILDING CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

THIS SET OF DRAWINGS SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC TO THE CONSTRUCTION. ANY CHANGES TO THE DRAWINGS SHALL BE MADE BY THE ARCHITECT OR ENGINEER OF RECORD. THE ARCHITECT AND ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE LOCAL, STATE, AND FEDERAL AGENCIES. THE ARCHITECT AND ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE LOCAL, STATE, AND FEDERAL AGENCIES.

PPF LUGS.dwg
 ALI LUGS.dwg

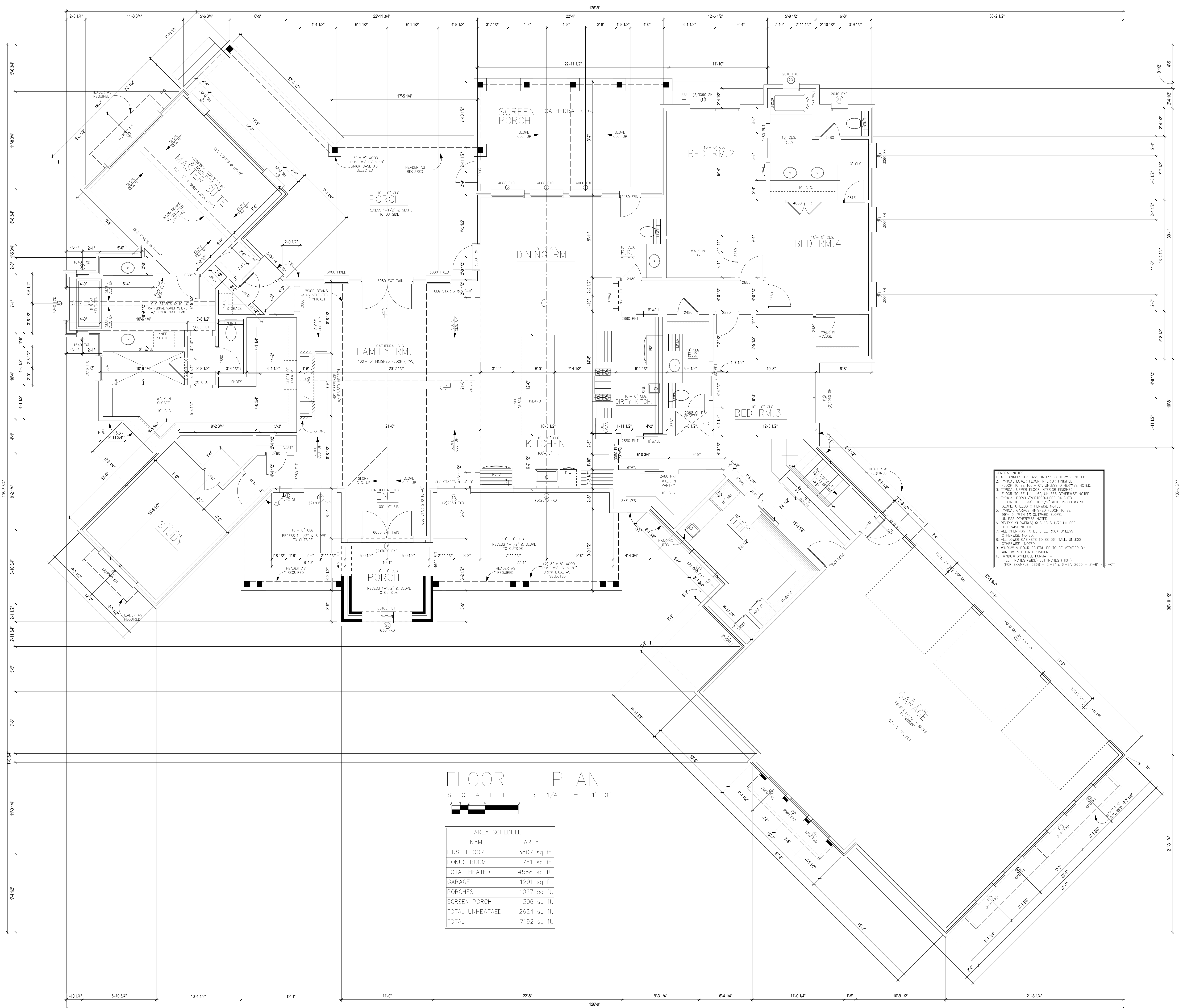
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S H E E T
**5
 OF 5**

PLAN NUMBER
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Right Background copy.jpg

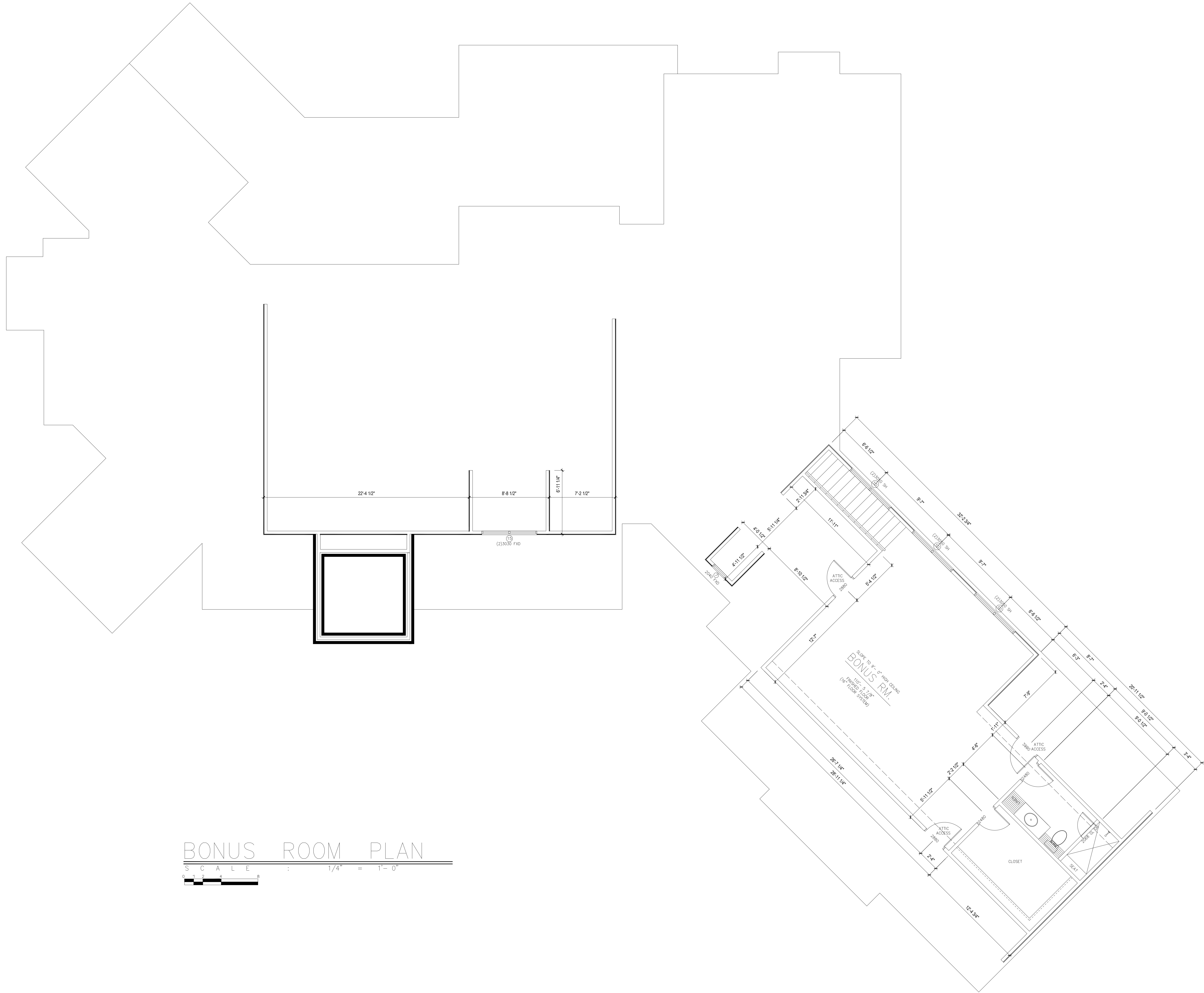


- GENERAL NOTES:
1. ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED.
 2. TYPICAL LOWER FLOOR INTERIOR FINISHED FLOOR TO BE 100'-0" UNLESS OTHERWISE NOTED.
 3. TYPICAL UPPER FLOOR INTERIOR FINISHED FLOOR TO BE 111'-0" UNLESS OTHERWISE NOTED.
 4. TYPICAL INTERIOR WOOD FLOOR FINISHED FLOOR TO BE 99'-10 1/2" WITH 1/8" OUTWARD SLOPE UNLESS OTHERWISE NOTED.
 5. TYPICAL GARAGE FINISHED FLOOR TO BE 99'-0" WITH 1/8" OUTWARD SLOPE UNLESS OTHERWISE NOTED.
 6. RECESS DIMENSIONS IN 8x4 @ 3 1/2" UNLESS OTHERWISE NOTED.
 7. ALL OPENINGS TO BE SHEETROCK UNLESS OTHERWISE NOTED.
 8. ALL LOWER CABINETS TO BE 36" TALL UNLESS OTHERWISE NOTED.
 9. WINDOW & DOOR SCHEDULES TO BE VERIFIED BY WINDOW & DOOR PROVIDER.
 10. WINDOW SCHEDULE FORMATS - FEET INCHES (IN FEET INCHES HIGH) (FOR EXAMPLE, 2008 = 2'-0" x 0'-8", 2000 = 2'-0" x 0'-0")

FLOOR PLAN
SCALE: 1/4" = 1'-0"

NAME	AREA
FIRST FLOOR	3807 sq. ft.
BONUS ROOM	761 sq. ft.
TOTAL HEATED	4568 sq. ft.
GARAGE	1291 sq. ft.
PORCHES	1027 sq. ft.
SCREEN PORCH	306 sq. ft.
TOTAL UNHEATED	2624 sq. ft.
TOTAL	7192 sq. ft.

PPM LOCAL INC. ARCHITECTS
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 SHEET
 1 OF 5
 PLAN NUMBER
 915047CHP



BONUS ROOM PLAN
 SCALE: 1/4" = 1'-0"

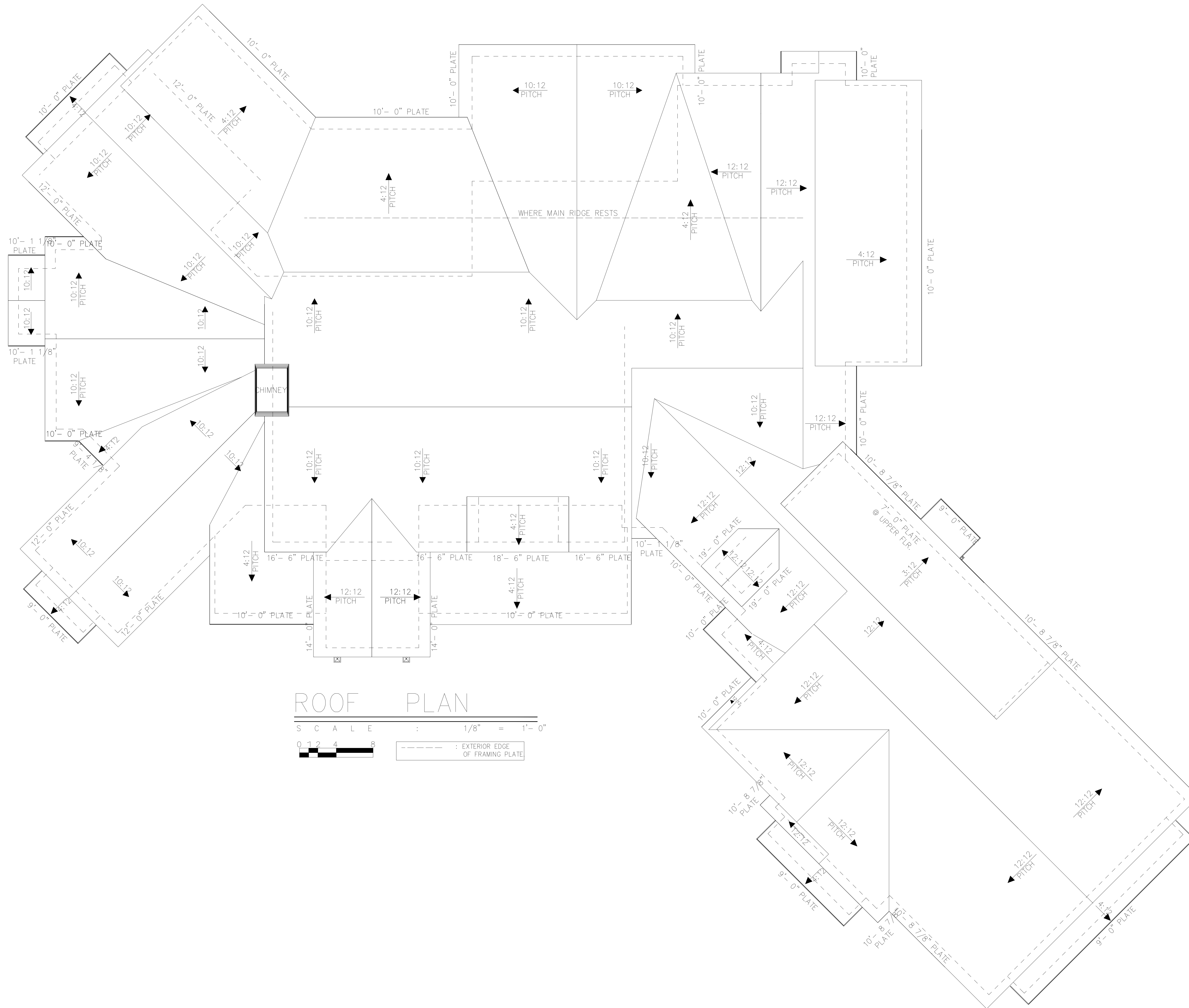
I hereby certify that I am the author of the design of the building shown on these plans, and that I am a duly licensed architect in the State of Florida. I have prepared these plans in accordance with the Florida Building Code, and I have not prepared these plans in violation of any applicable laws or regulations. I have not prepared these plans in violation of any applicable laws or regulations. I have not prepared these plans in violation of any applicable laws or regulations.

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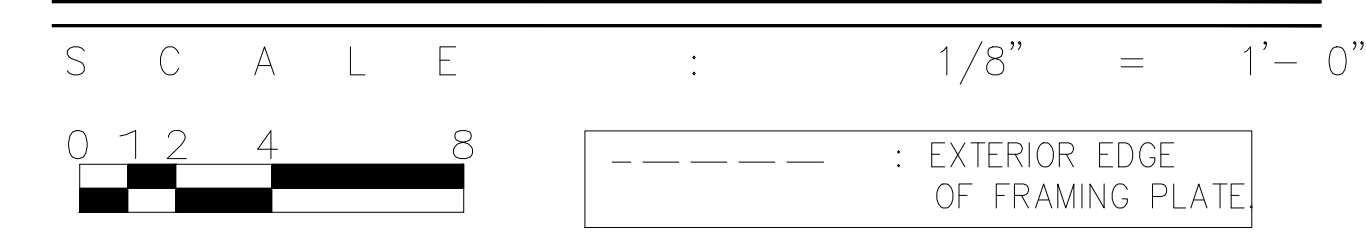
SHEET
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PLAN NUMBER
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ROOF PLAN



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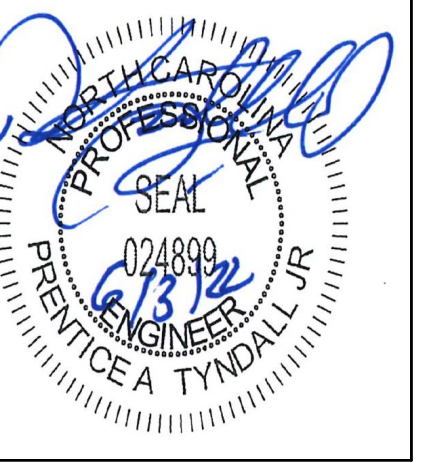
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SHEET
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PLAN NUMBER
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6520 TEMPLE VIEW LANE
FUQUAY-VARINA, NC 27526
Plan: **CHARMING HOME PLANS**
PLAN 915047CHP

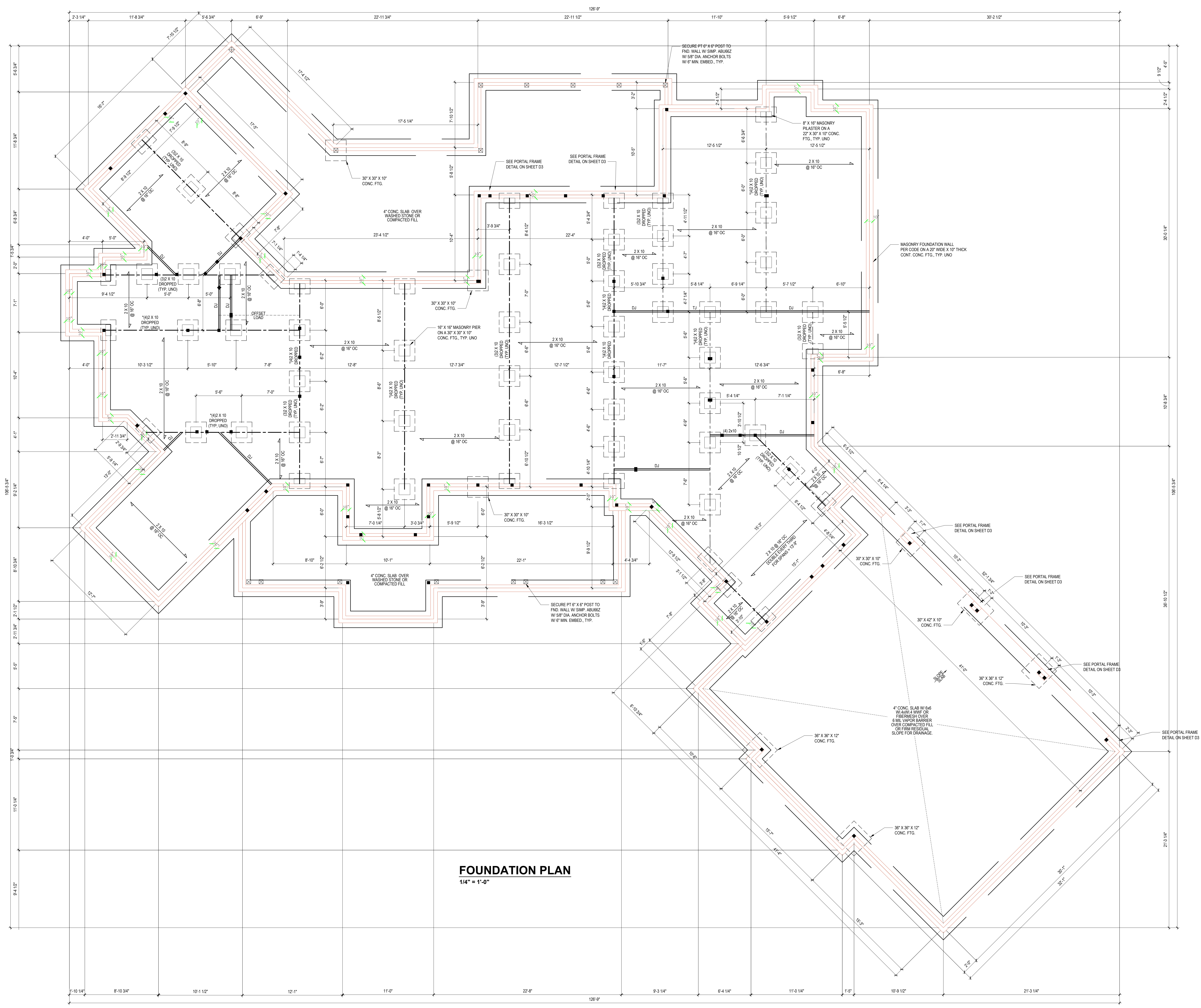
FOUNDATION PLAN

Project #: **DRB2201-0023**
Date: **06/02/2022**
Engineered By: **AWL**
DWG. Checked By: **PAT**
Scale: **SCALE**

REVISIONS		
No.	Date	Remarks

Sheet Number

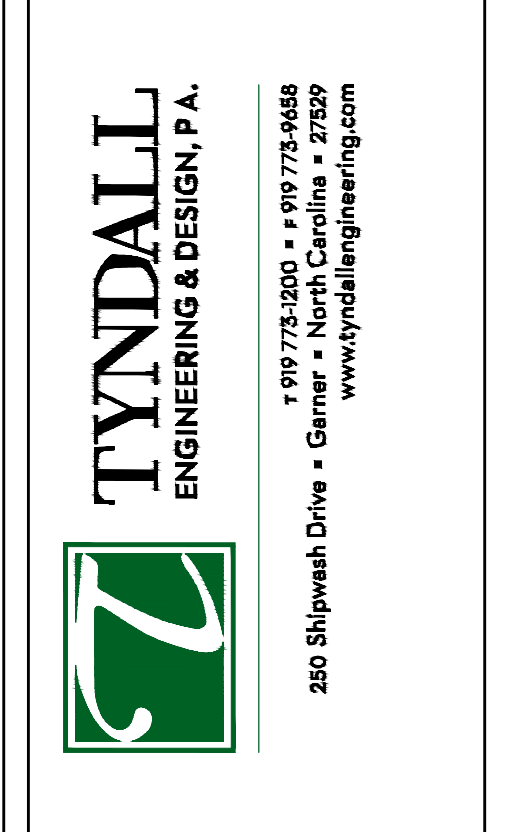
S1



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

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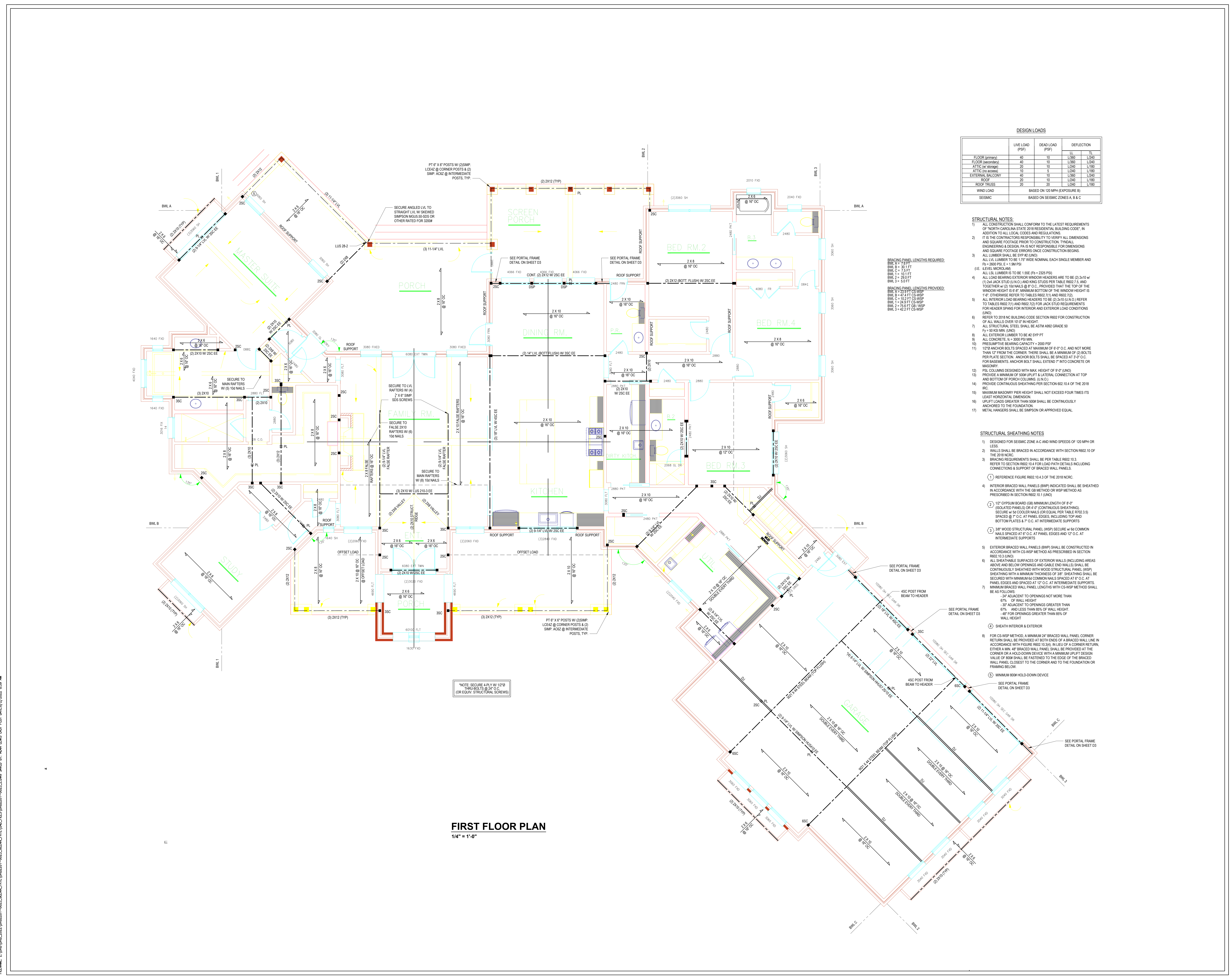
Plan: **CHARMING HOME PLANS**
 PLAN 915047CHP

FIRST FLOOR PLAN FRAMING PLAN

Project #: **DRB2201-0023**
 Date: **06/02/2022**
 Engineered By: **AWL**
 DWG. Checked By: **PAT**
 Scale: **SCALE**

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Sheet Number
S2
 2 of 7



DESIGN LOADS

FLOOR (primary)	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (L80)	DEFLECTION (L240)
FLOOR (secondary)	40	10	L80	L240
ATTIC (no storage)	20	10	L80	L180
ATTIC (no access)	10	5	L80	L180
EXTERNAL BALCONY	40	10	L80	L240
ROOF	20	10	L80	L180
ROOF TRUSS	20	20	L80	L180
WIND LOAD	BASED ON 120 MPH (EXPOSURE B)			
SEISMIC	BASED ON SEISMIC ZONES A, B & C			

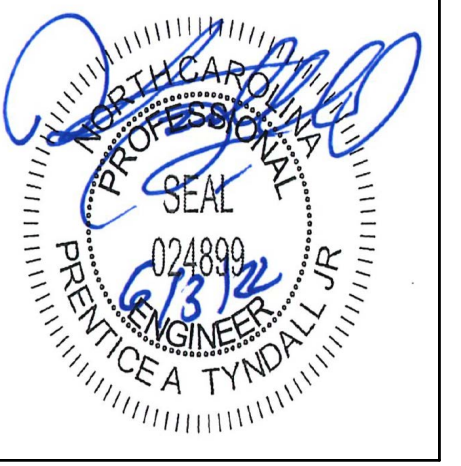
- STRUCTURAL NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE. IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQUARE FOOTAGE PRIOR TO CONSTRUCTION. TYNDALL ENGINEERING & DESIGN, P.A. IS NOT RESPONSIBLE FOR DIMENSIONS AND SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
 - ALL LUMBER SHALL BE DRY (11% MC).
 - ALL LVL LUMBER TO BE 1 7/8" WIDE NOMINAL EACH SINGLE MEMBER AND 10' - 200' PSF E = 1.9M PSI (I.E. LEVEL MICRO-LAM).
 - ALL LVL LUMBER IS TO BE 1.9E (F9 - 22G5 F9).
 - ALL LOAD BEARING EXTERIOR WINDOW HEADERS ARE TO BE (2) 2X10 W/ (1) 2X4 JACK STUD (U.N.C.) AND KING STUDS PER TABLE R602.7.5 AND TOGETHER W/ (2) 16# NAILS @ 16" O.C. PROVIDED THAT THE TOP OF THE WINDOW HEIGHT IS 6'-8" MINIMUM BOTTOM OF THE WINDOW HEIGHT IS 14" OTHERWISE REFER TO TABLES R602.7(1) AND R602.7(2).
 - ALL INTERIOR LOAD BEARING HEADERS TO BE (2) 2X10 (U.N.C.) REFER TO TABLES R602.7(1) AND R602.7(2) FOR JACK STUD REQUIREMENTS FOR HEADER SPACING FOR INTERIOR AND EXTERIOR LOAD CONDITIONS (U.N.C.).
 - REFER TO 2018 NC BUILDING CODE SECTION R602.7 FOR CONSTRUCTION OF ALL WALLS OVER 10' IN HEIGHT.
 - ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50.
 - ALL EXTERIOR LUMBER TO BE #2 SYP PT.
 - ALL CONCRETE 4" - 3000 PSI MIN.
 - PRESUMPTIVE BEARING CAPACITY = 2000 PSF.
 - 1/2" ANCHOR BOLTS SPACED AT MAXIMUM OF 6' 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 BARRIERS. ANCHOR BOLT SHALL EXTEND 7" INTO CONCRETE OR MASONRY.
 - PSL COLUMNS DESIGNED WITH MAX. HEIGHT OF 20' (U.N.C.).
 - PROVIDE A MINIMUM OF 300# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS (U.N.C.).
 - PROVIDE CONTINUOUS SHEATHING PER SECTION R602.10.4 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 METHOD OR WSP METHOD AS PRESCRIBED IN SECTION R602.10.1 (U.N.C.).
 - 1 1/2" GYPSUM BOARD (GB) MINIMUM LENGTH OF 6'-0" (ISOLATED PANELS) OR 4'-0" (CONTINUOUS SHEATHING). SECURE W/ 50 COOL NAILS OR 24# PER TABLE R602.3.6) SPACED @ 7" O.C. AT PANEL EDGES, INCLUDING TOP AND BOTTOM PLATES & 7" O.C. AT INTERMEDIATE SUPPORTS.
 - 3/4" WOOD STRUCTURAL PANEL (WSP) SECURE W/ 6# COMMON NAILS SPACED AT 12" 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 R602.10.1 (U.N.C.).
 - 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 6# 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 2x4 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. 4x4 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

FIRST FLOOR PLAN
 1/4" = 1'-0"

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Plan: **CHARMING HOME PLANS
PLAN 915047CHP**

SECOND FLOOR FRAMING PLAN

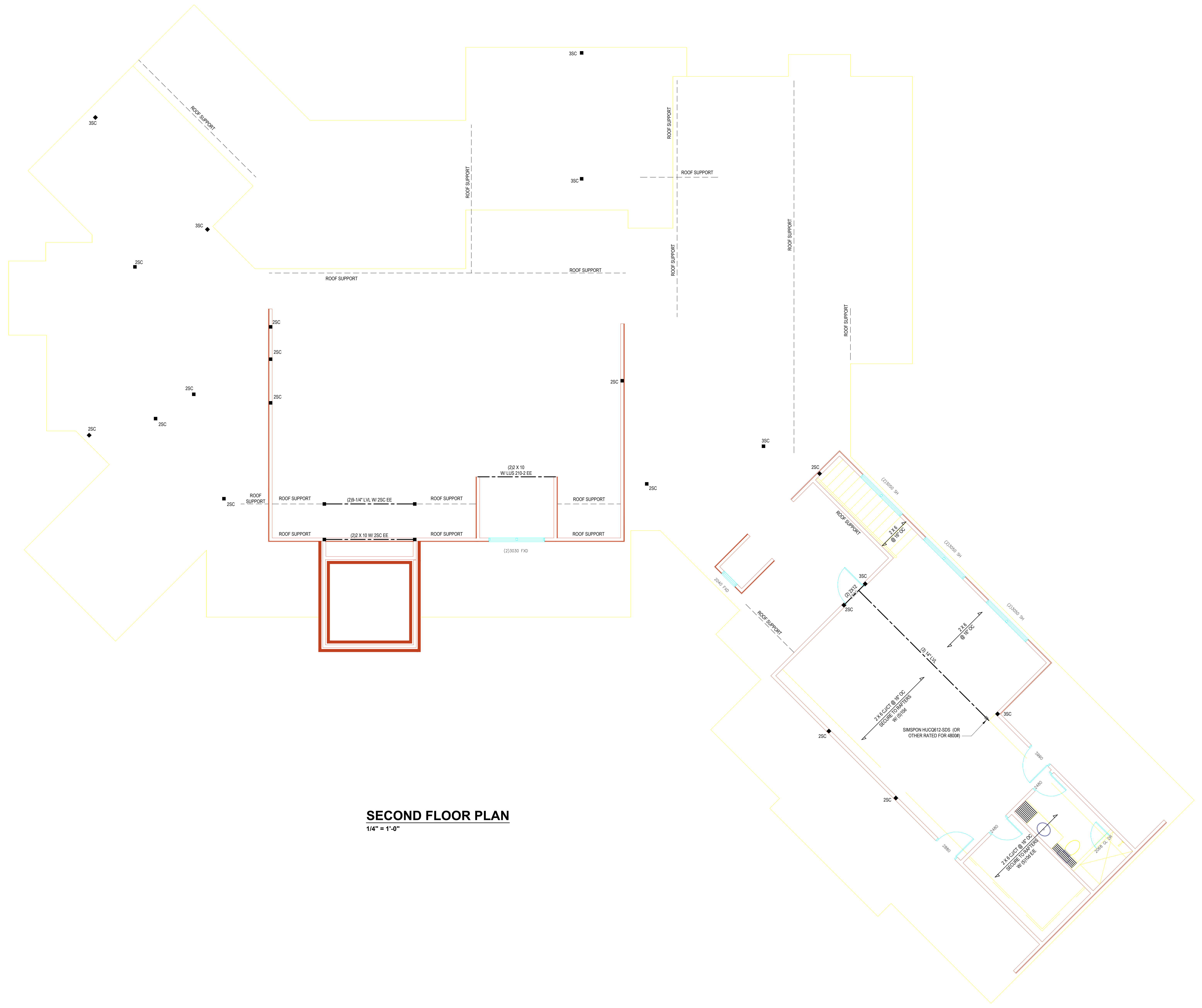
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Date: **06/02/2022**
Engineered By: **AWL**
DWG. Checked By: **PAT**
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Sheet Number

S3

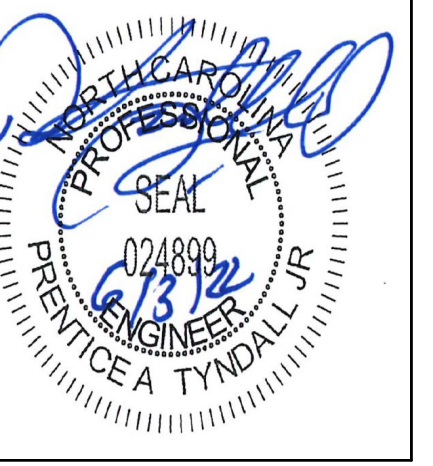
3 of 7



SECOND FLOOR PLAN
1/4" = 1'-0"

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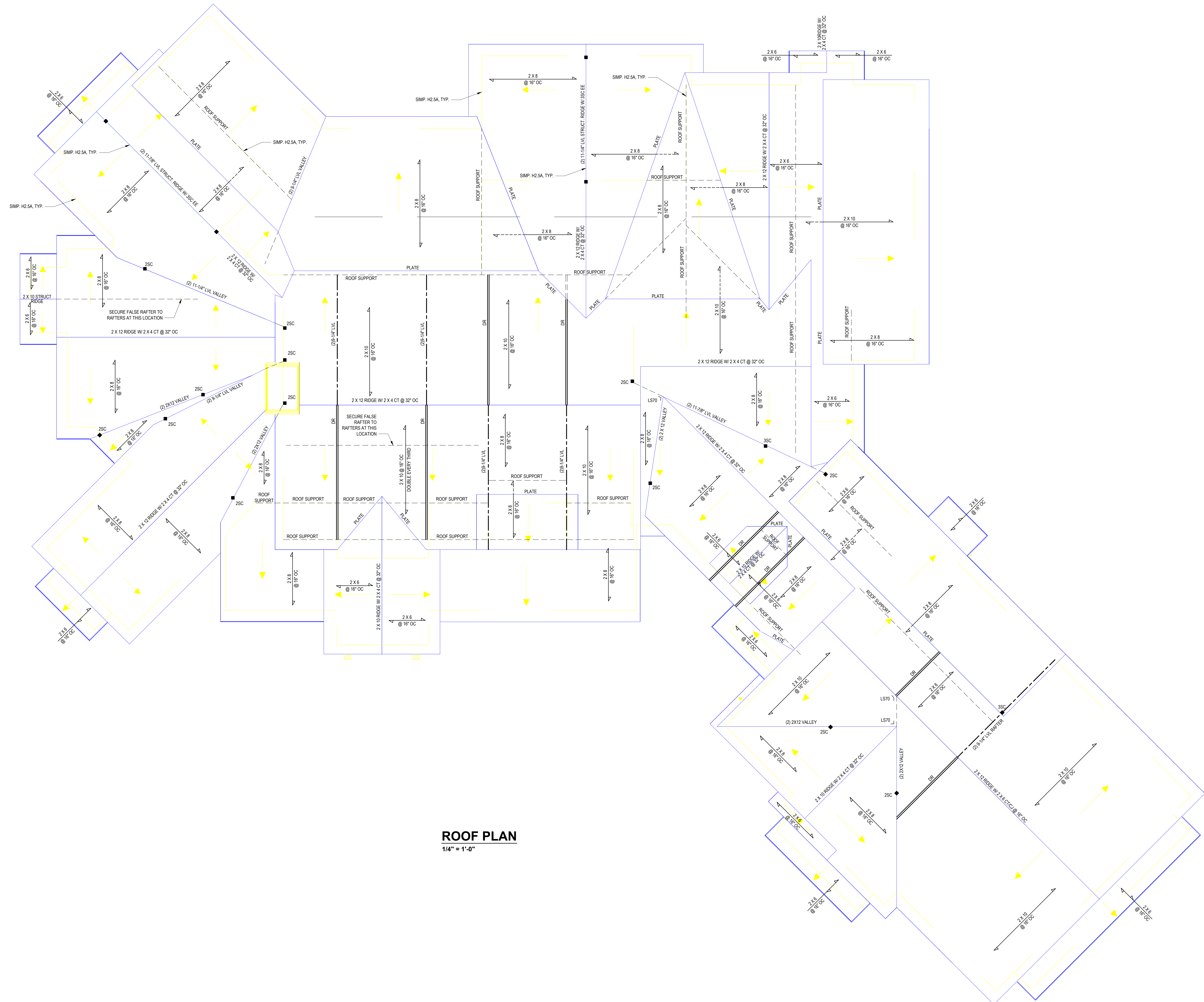
ROOF FRAMING PLAN

Project #: **DRB2201-0023**
Date: **06/02/2022**
Engineered By: **AWL**
DWG. Checked By: **PAT**
Scale: **SCALE**

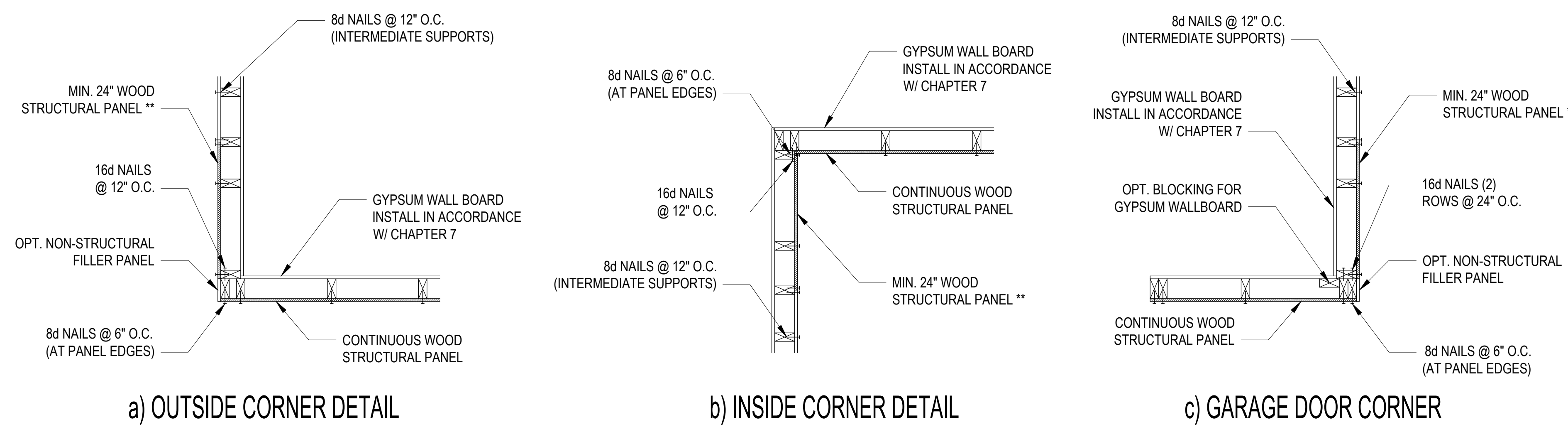
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Sheet Number

S4



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



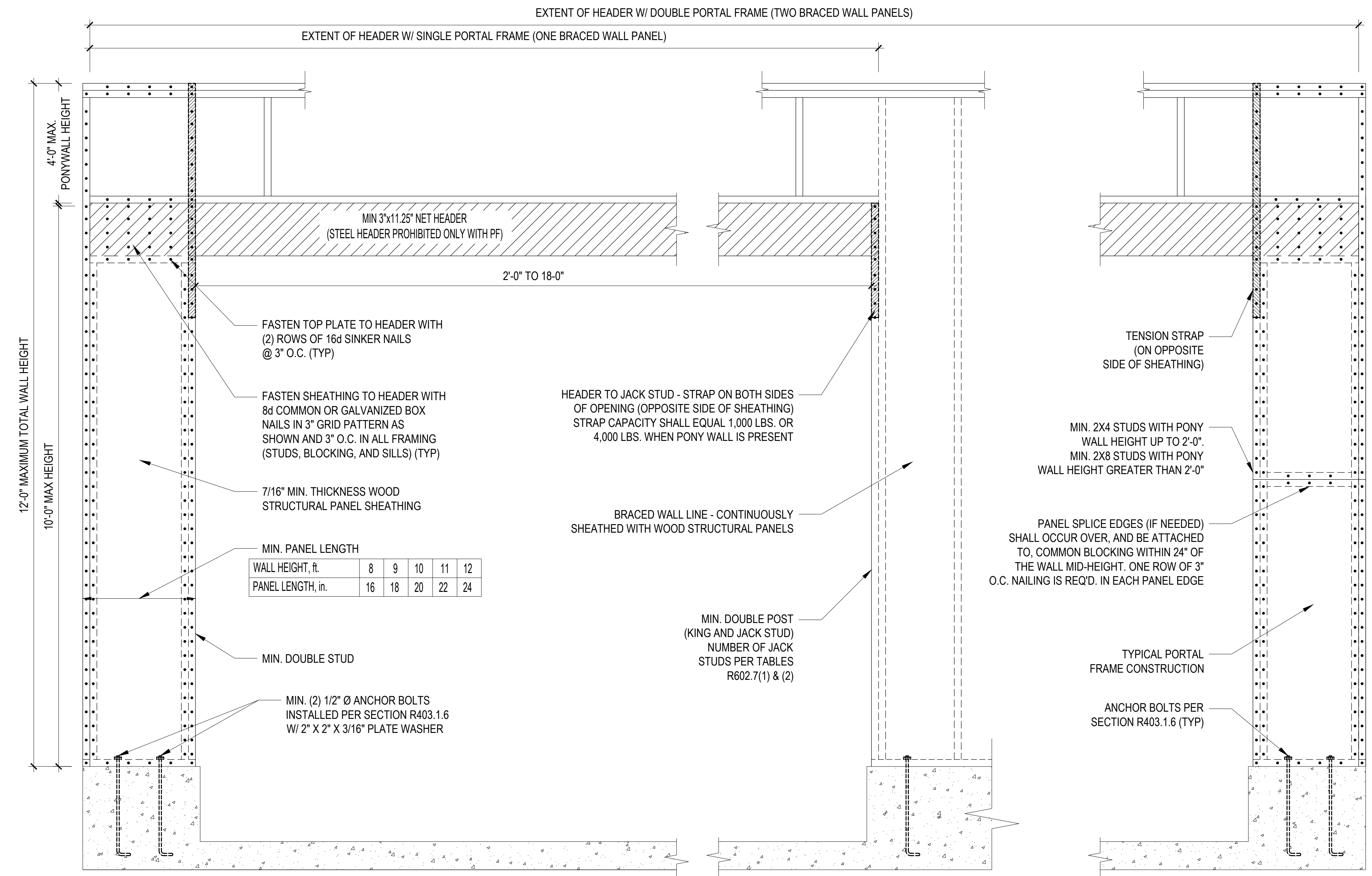
B1: TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING
NO SCALE

STRUCTURAL SHEATHING NOTES

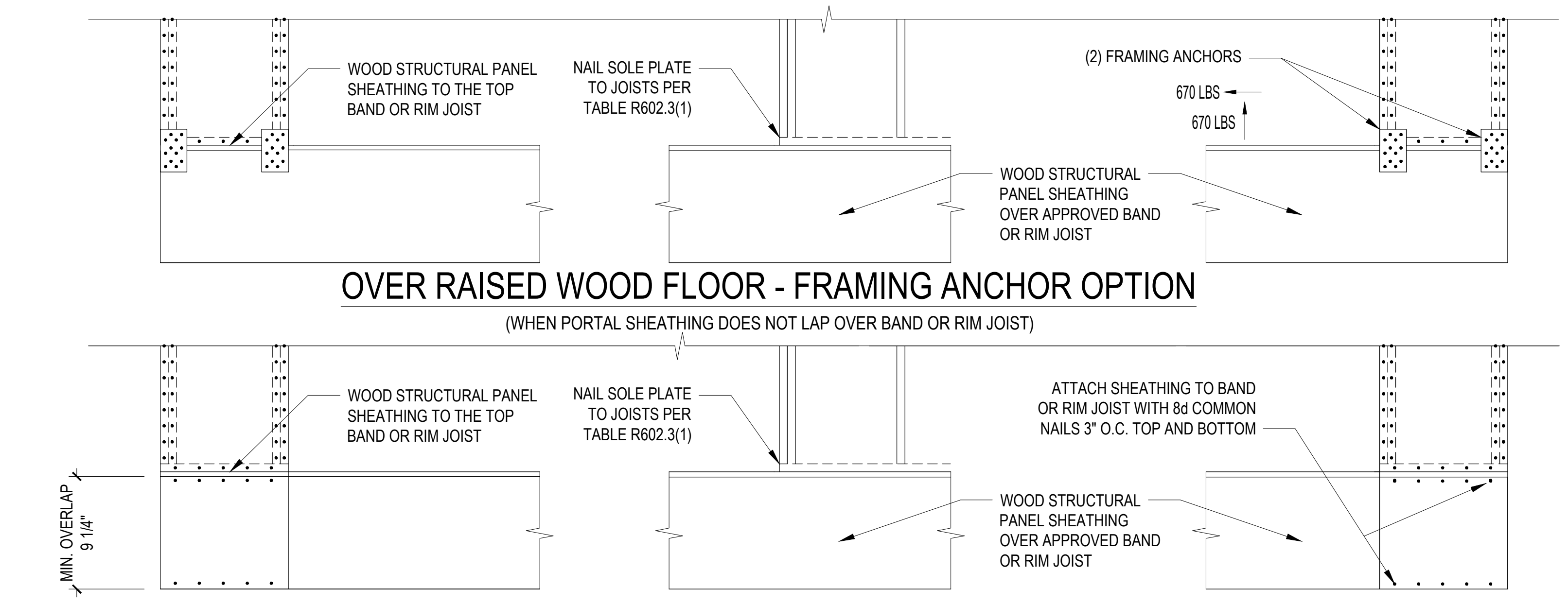
- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
- WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2018 NRC.
- BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3. REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.
- 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).
- 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\"/>

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.

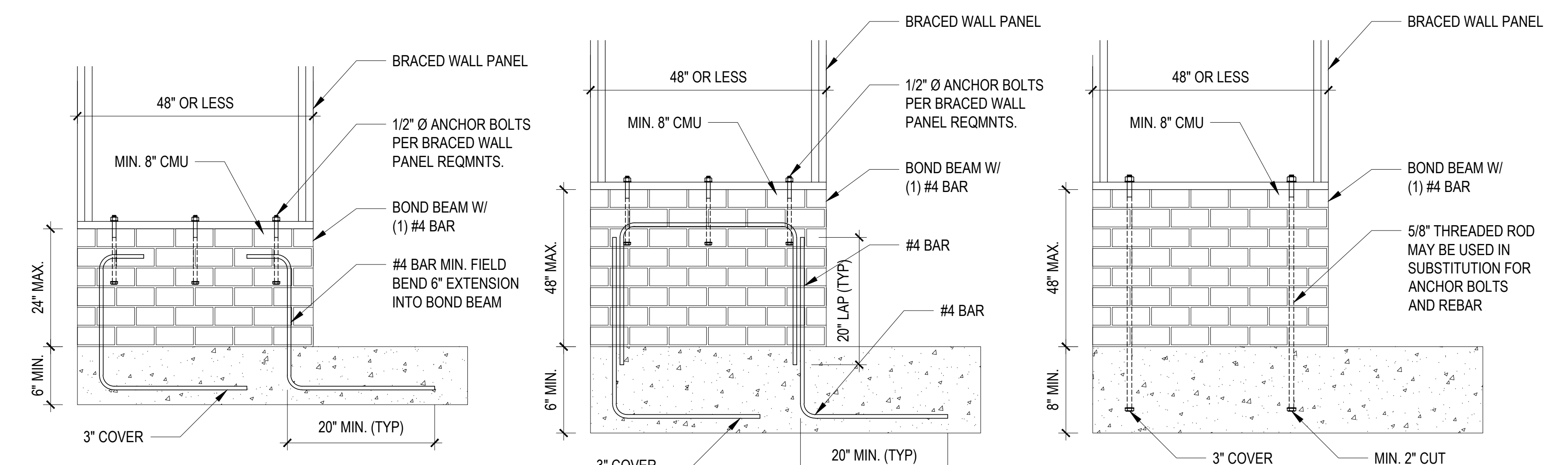
**OR EQUIVALENT PER TABLE R702.3.5
B3: BRACE WALL PANEL CONNECTIONS
NO SCALE



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

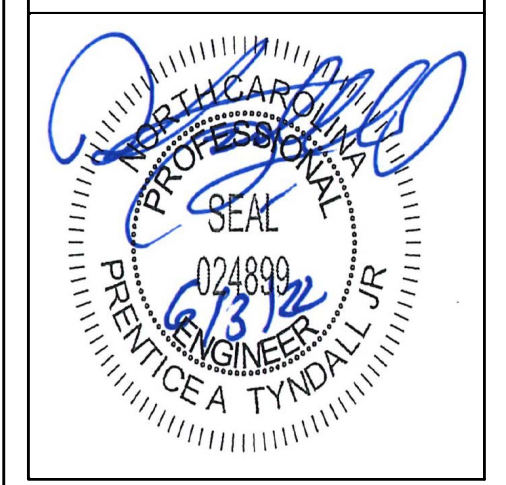


B2: METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME
FIGURE R602.10.1



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

*Engineer 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, or provisions in these documents were deemed acceptable once construction begins.



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Client: **GLENN FRYE**
6520 TEMPLE VIEW LANE
FUQUAY-VARINA, NC 27526
Plan: **CHARMING HOME PLANS**
PLAN 915047CHP

STANDARD
DETAILS

Project #: **DRB2201-0023**
Date: **06/02/2022**
Engineered By: **AWL**
DWG. Checked By: **PAT**
Scale: **SCALE**

REVISIONS		
No.	Date	Remarks

Sheet Number
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