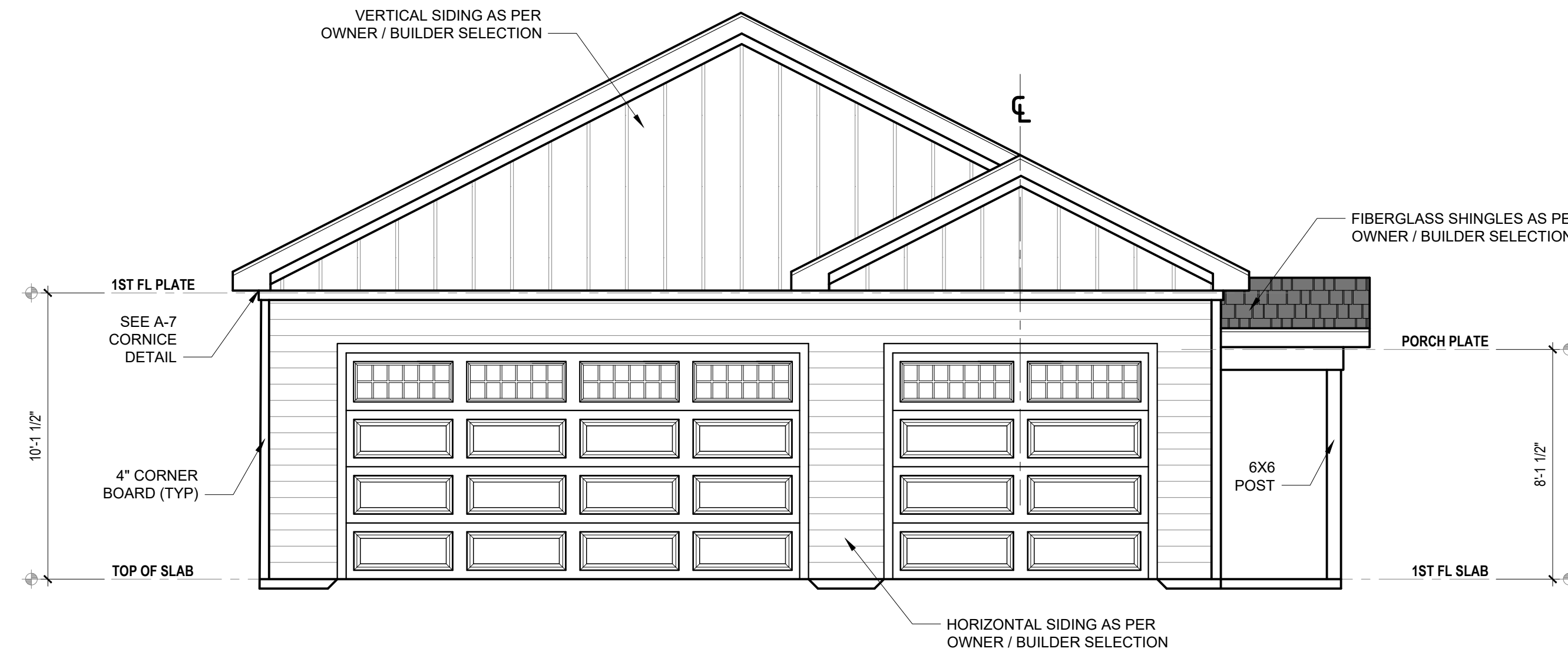


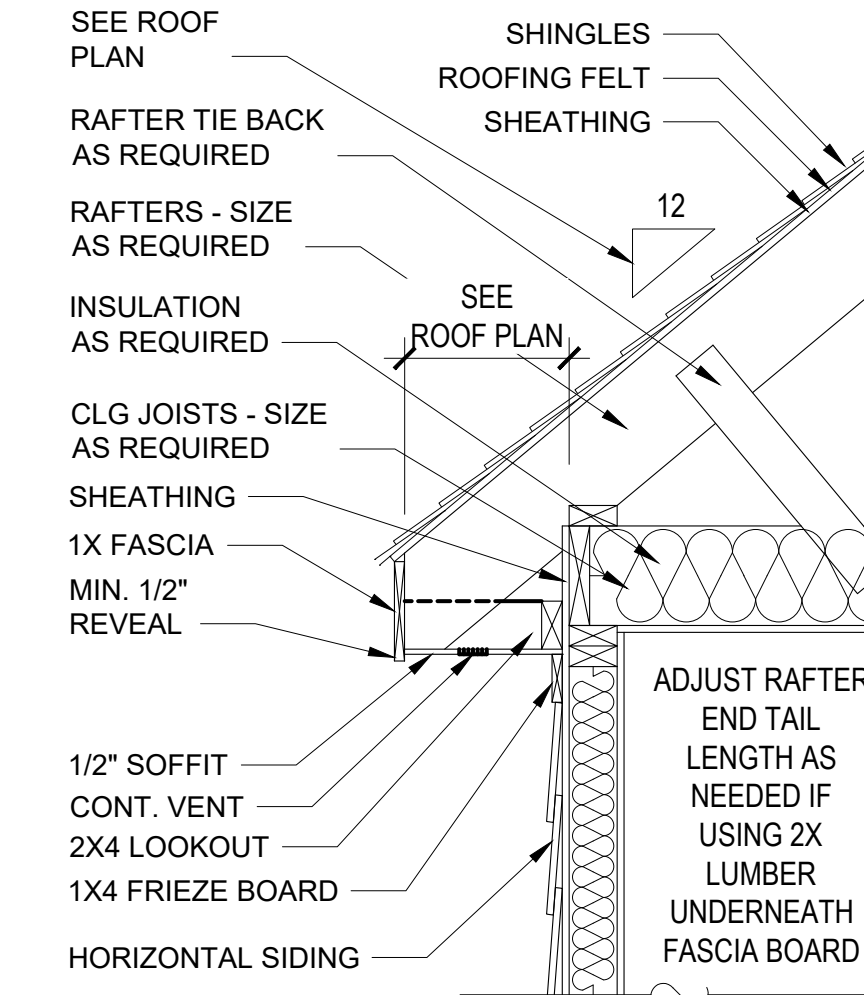
SMITH GARAGE

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FRONT ELEVATION

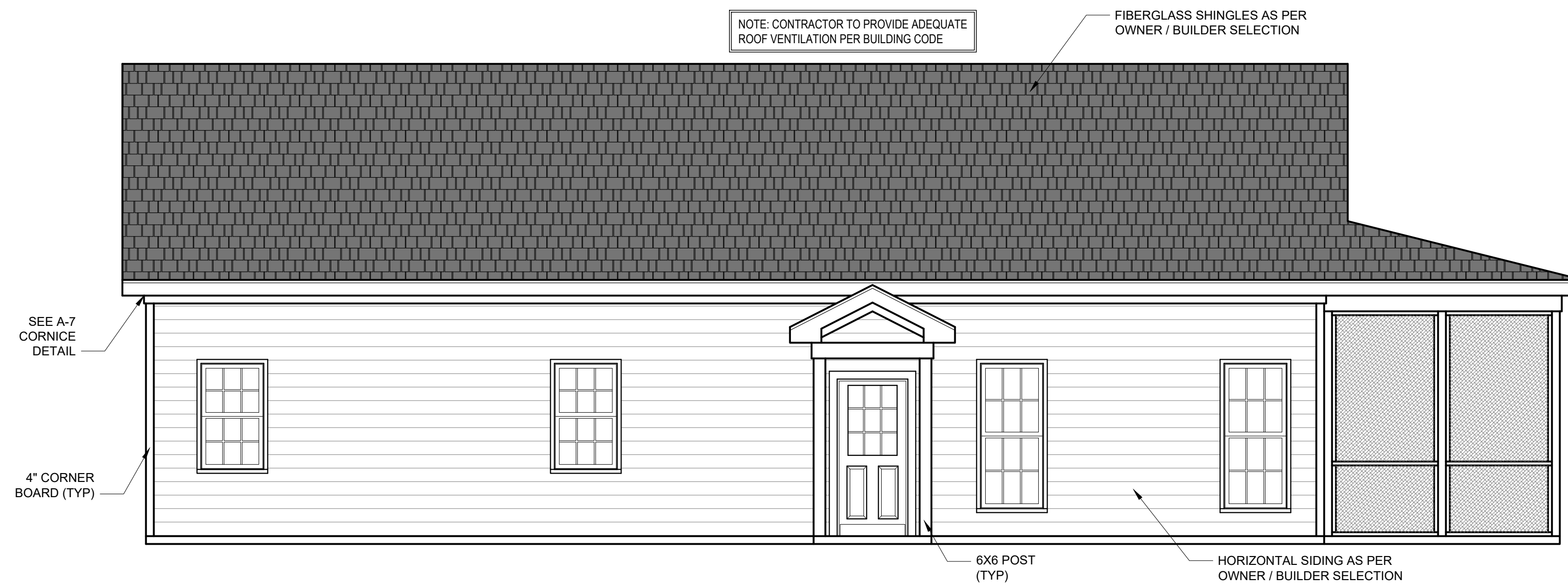
1/4" = 1'-0"



A-7 CORNICE DETAIL

NTS

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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.
7. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to DRB DESIGN. Failure to notify the DRB DESIGN compounds misunderstandings and increases construction costs.
8. A failure to cooperate by a simple notice to DRB DESIGN shall relieve the designer from any and all responsibilities for all consequences.
9. Changes made to these plans without the consent of the designer are unauthorized and shall relieve DRB DESIGN of responsibility for any and all consequences arising out of such changes.
10. Written dimensions on these plans always have precedence over scaled dimensions.
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.



RIGHT ELEVATION

1/4" = 1'-0"

PROJECT #
DRB2301-0387
DATE
10/27/2023
DRAWN/DESIGNED BY
NW
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

WEBSITE
www.
drbhomedesign
.com

PROJECT NAME
SMITH GARAGE

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

CLIENT NAME
Stewart Smith
1115 Purfoy Rd.
Fuquay, NC 27526
stewart.truman@gmail.com
(804) 965-4345

SHEET NAME
ELEVATIONS

SHEET #
1
of 5

SMITH GARAGE

PROJECT#
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DATE
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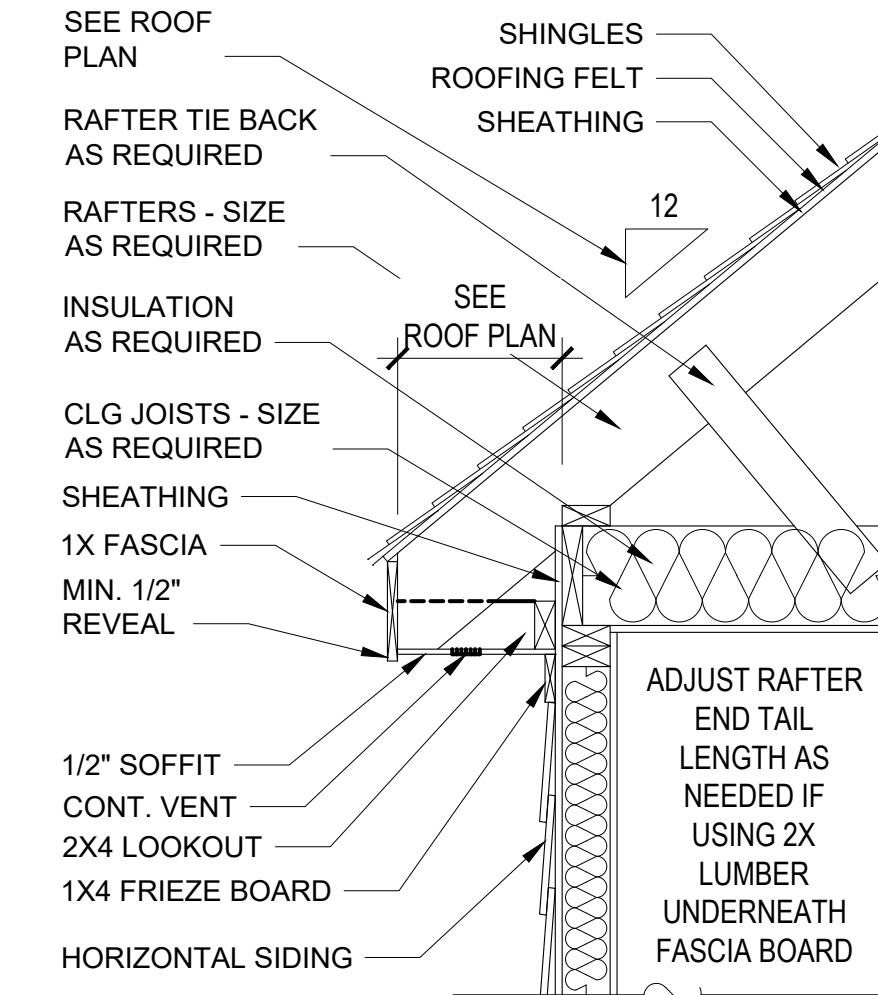
CLIENT NAME
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stewart.truman@gmail.com
(804) 965-4345

SHEET NAME
ELEVATIONS
SHEET #
2
of 5



REAR ELEVATION

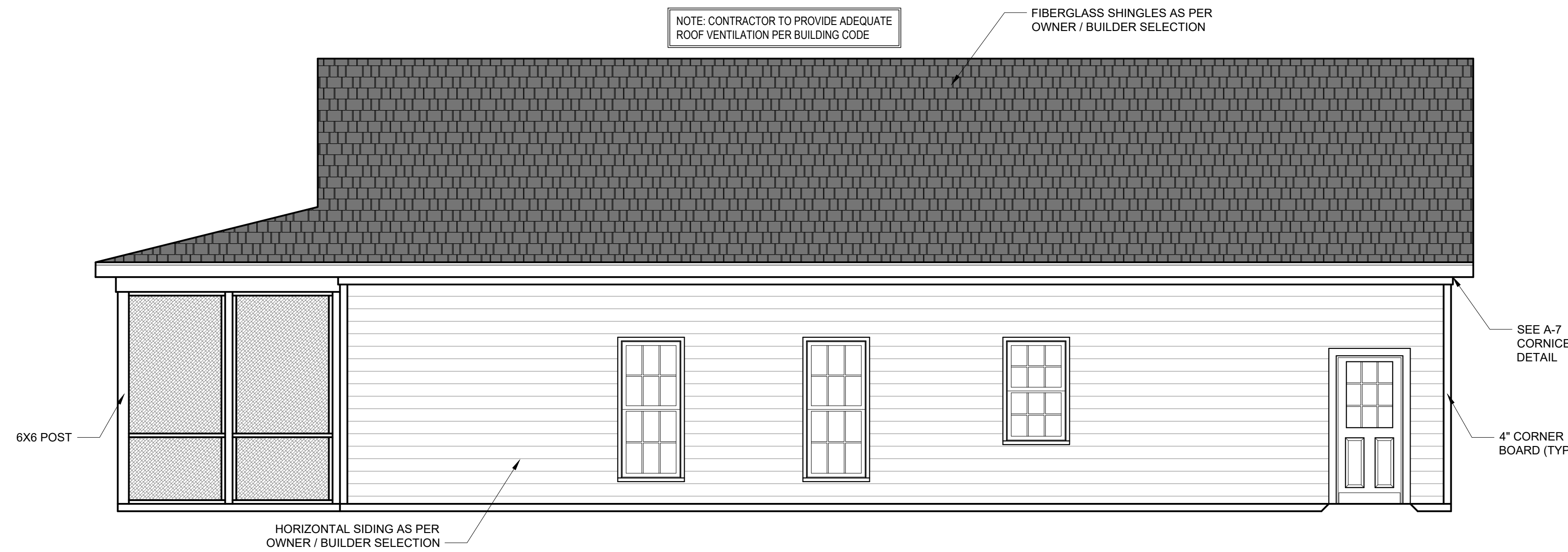
1/4" = 1'-0"



A-7 CORNICE DETAIL

NTS

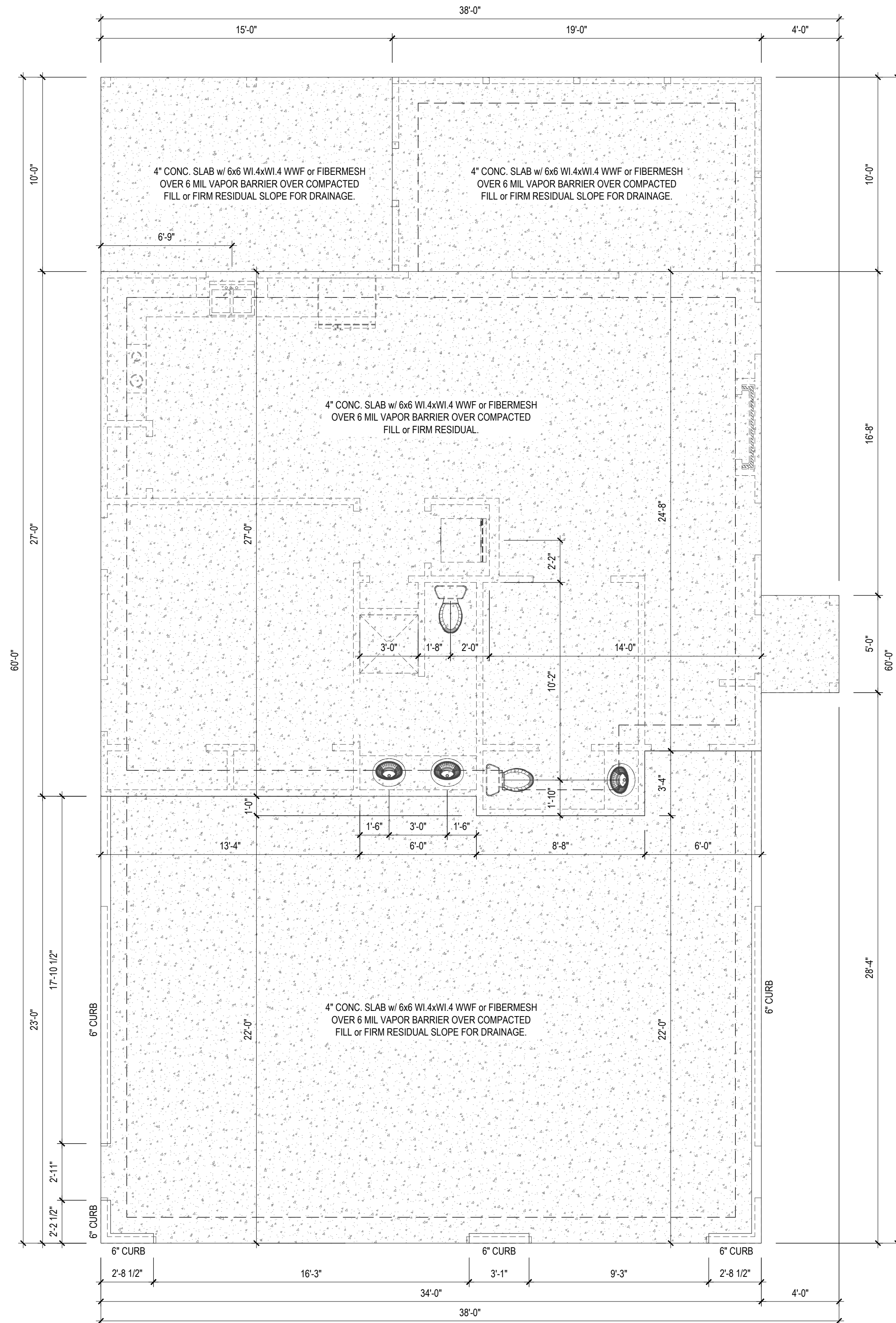
1. DRB DESIGN assumes no liability for any home constructed from this plan.
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LEFT ELEVATION

1/4" = 1'-0"

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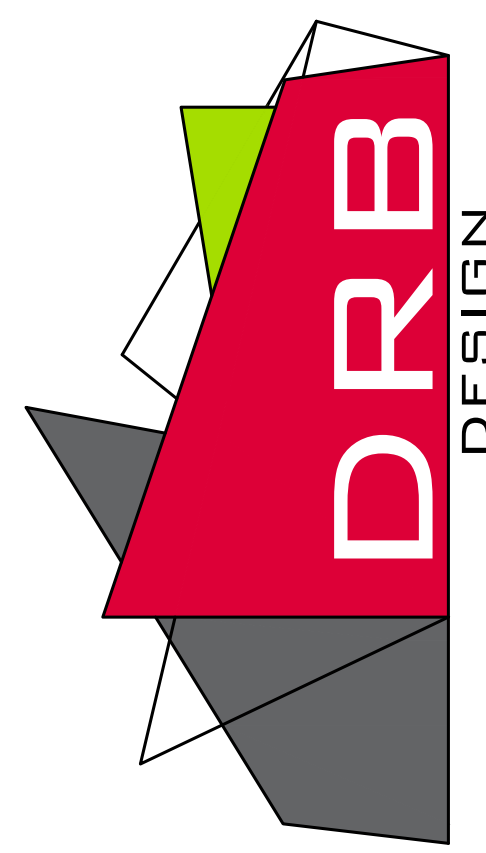
FOUNDATION PLAN
1/4" = 1'-0"

NOTE: SEE STRUCTURAL
PLANS FOR ENGINEERING
INFORMATION

PROJECT #
DRB2301-0387
DATE
10/27/2023
DRAWN/DESIGNED BY
NW
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

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PROJECT NAME
SMITH GARAGE

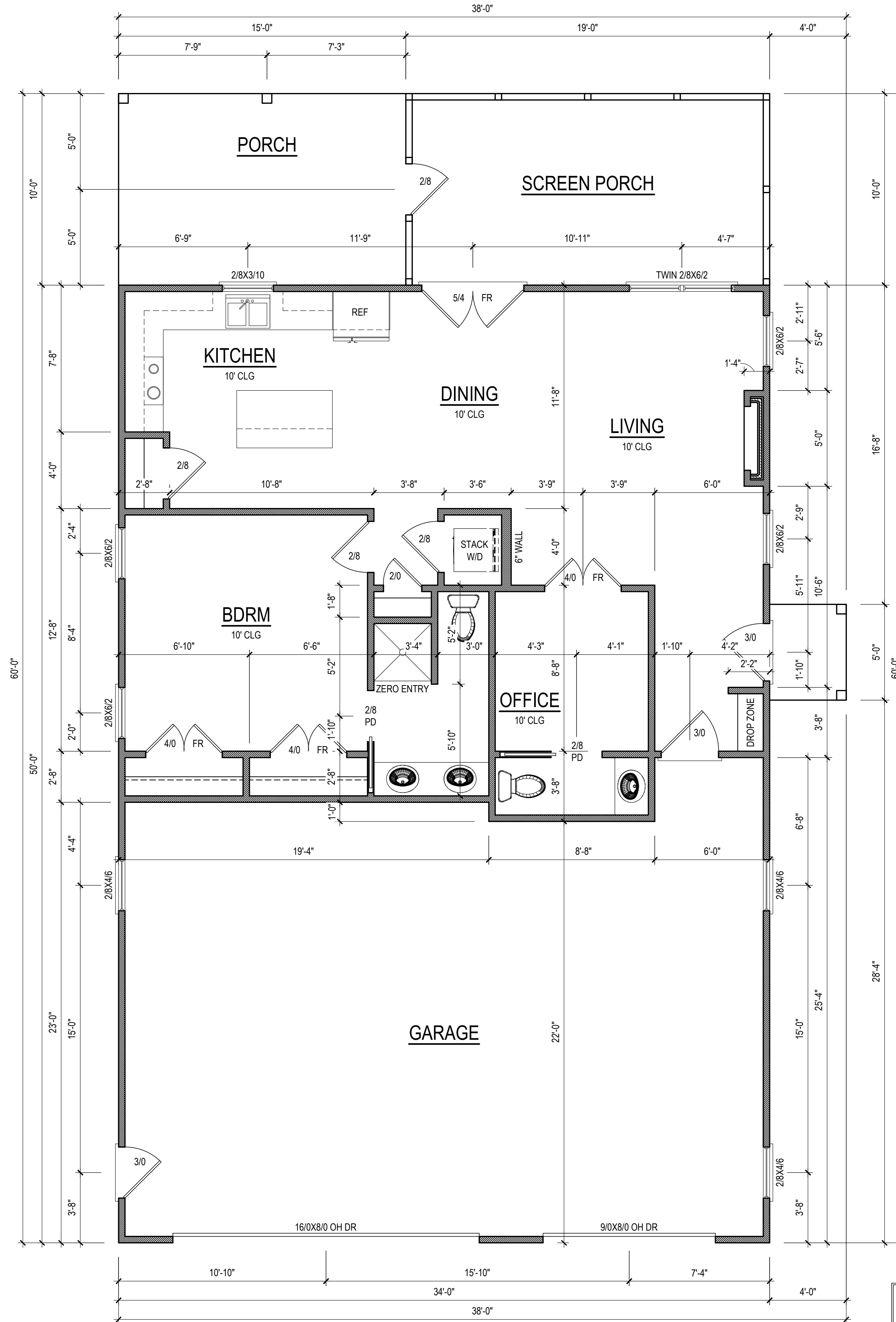


drbdesign@drbhomedesign.com 919.631.5979
250 Shipwash Dr Suite 105 Garner, NC 27529

SHEET NAME
Stewart Smith
1115 Purfoy Rd.
Fuquay, NC 27526
stewart.truman@gmail.com
(804) 965-4345

SHEET #
FOUNDATION
3
of 5

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

HEATED SQUARE FOOTAGE	
First Floor	899
TOTAL HEATED	899
UNHTD. SQUARE FOOTAGE	
Garage	801
Side Porch	20
Rear Porch	150
Screen Porch	190
TOTAL UNHEATED	1161
TOTAL SQ FT	2060

- NOTE: SEE ELEVATIONS FOR WINDOW HDR HGTS
- NOTE: ALL DOORS ARE 6'-8" TALL UNO
- NOTE: ALL EXTERIOR WALLS ARE NOMINAL 4" UNO
- NOTE: ALL INTERIOR WALLS ARE NOMINAL 4" UNO
- NOTE: ALL DIMENSIONS ARE FRAME TO FRAME

NOTE: ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 4 SQ FT FOR GRADE FLOOR WINDOWS AND 5.7 SQ FT FOR UPPER STORY WINDOWS. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 22". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". MAXIMUM SILL HEIGHT - 44" A.F.F.

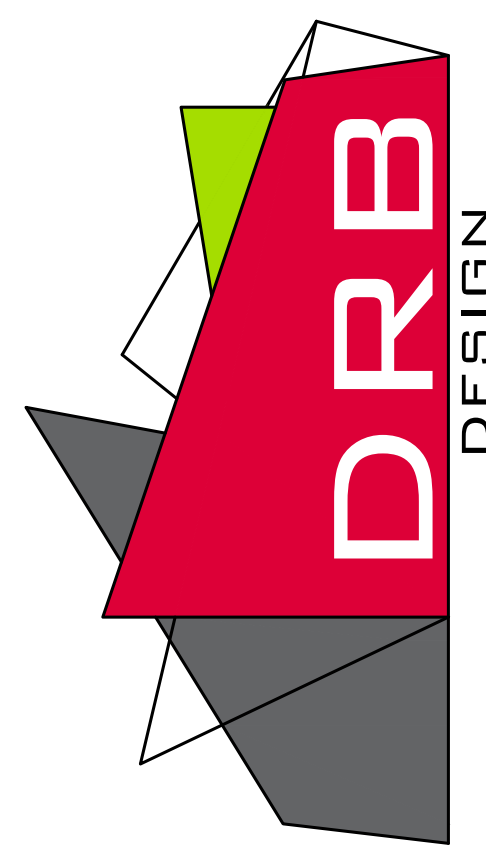
NOTE: VERIFY WINDOW SILL HEIGHT CLEARANCE ABOVE TUBS AND COUNTERTOPS TO ALLOW FOR TRIM AND/OR BACKSPASH

NOTE: CONTRACTOR TO LOCATE WATER HEATER, A/C UNIT(S), AND ATTIC ACCESS ON SITE

PROJECT#
DRB2301-0387
DATE
10/27/2023
DRAWN/DESIGNED BY
NW
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

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PROJECT NAME
SMITH GARAGE

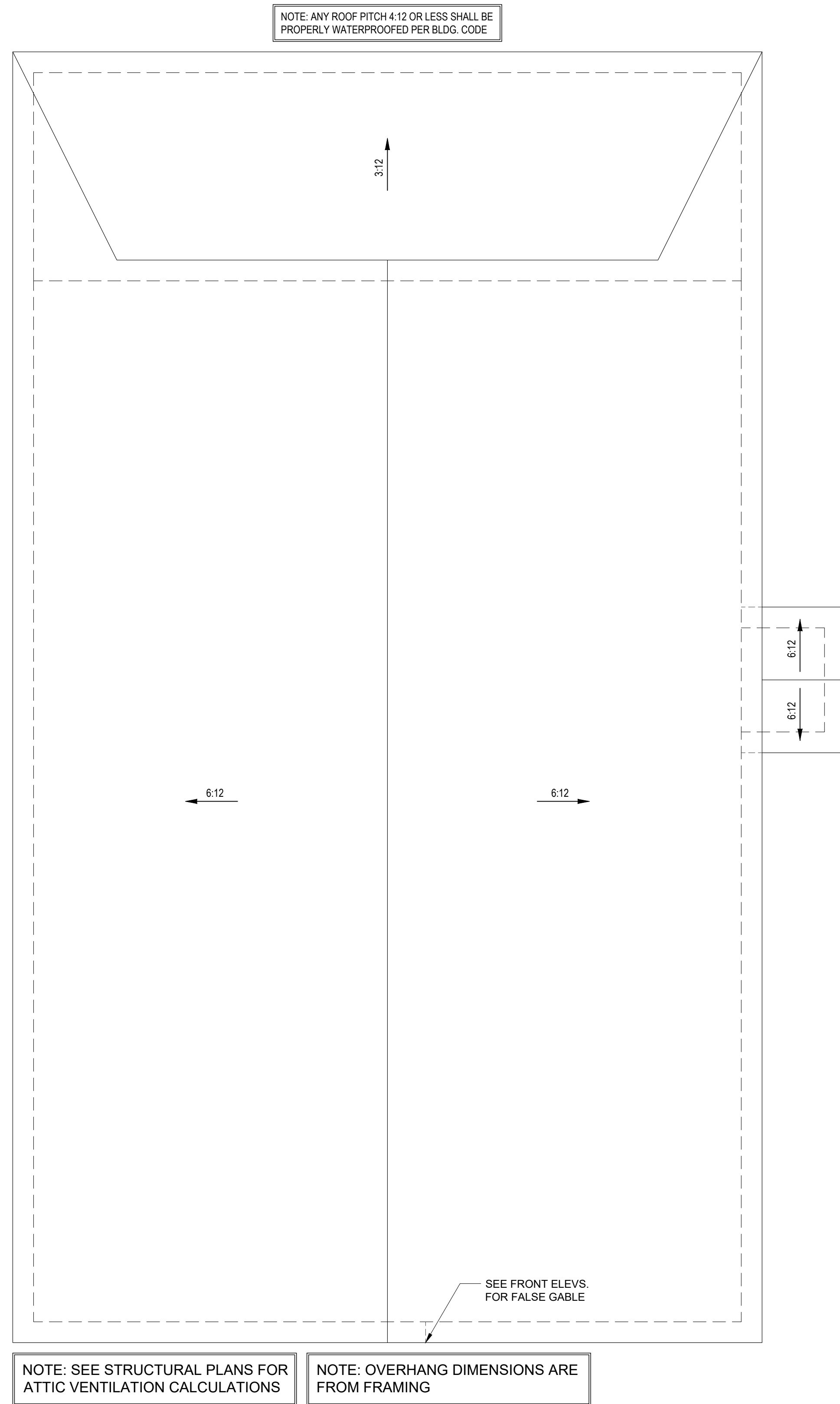


drbdesign@drbhomedesign.com 919.631.5979
250 Shipwash Dr Suite 105 Garner, NC 27529

CLIENT NAME
Stewart Smith
1115 Purfoy Rd.
Fuquay, NC 27526
stewart.truman@gmail.com
(804) 965-4345

SHEET NAME
1ST_FLOOR
SHEET#

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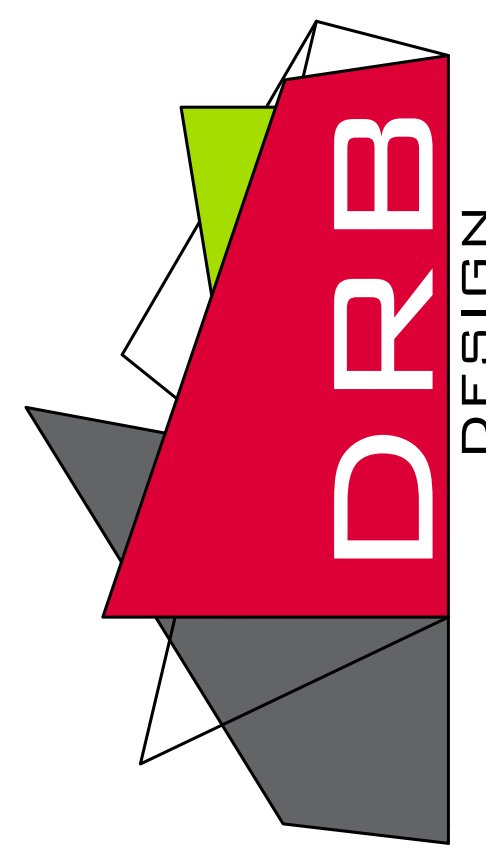


ROOF PLAN
1/4" = 1'-0"

PROJECT #
DRB2301-0387
DATE
10/27/2023
DRAWN/DESIGNED BY
NW
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

WEBSITE
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PROJECT NAME
SMITH GARAGE

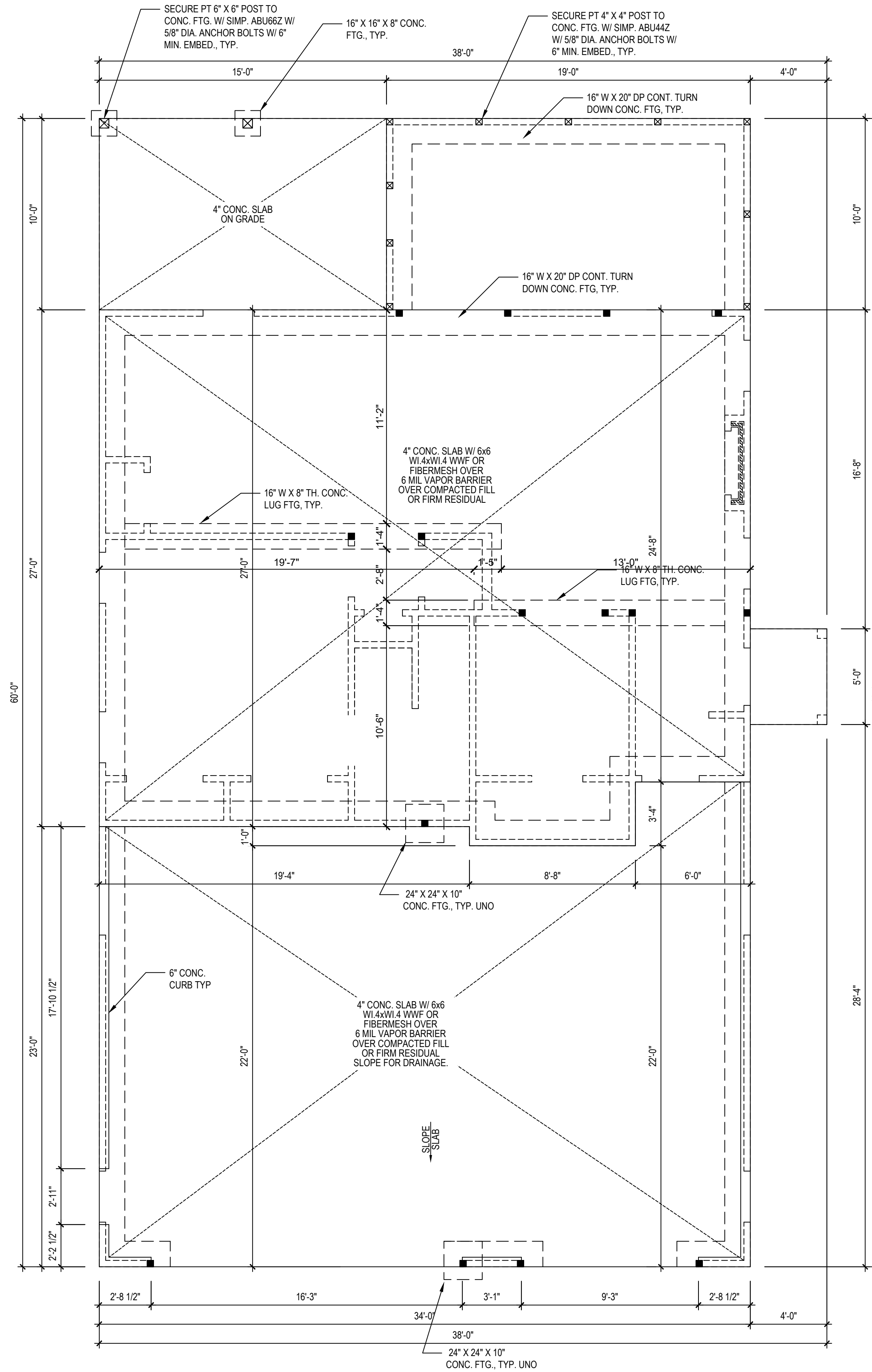


drbdesign@drbhomedesign.com 919.631.5979
250 Shipwash Dr Suite 105 Garner, NC 27529

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(804) 965-4345

SHEET NAME
ROOF

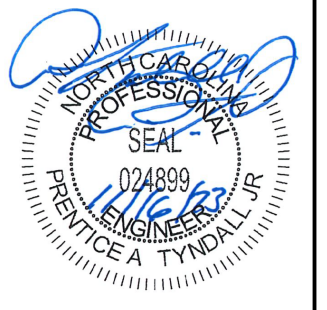
SHEET #
5
of 5



FOUNDATION PLAN

1/4" = 1'-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 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.



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280 Blytheville Drive • Garner • North Carolina • 27838



Client:	STEWART SMITH
File:	STEWART SMITH GARAGE PLAN

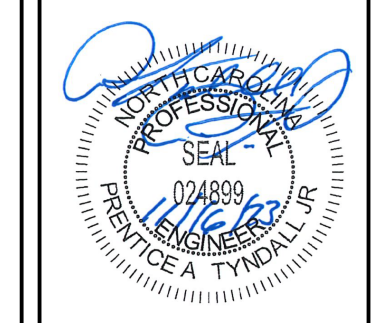
FOUNDATION PLAN

Project #:	DRB2301-0387
Date:	11-8-2023
Engineered by:	SMH
DWG. Checked By:	PAT
Scale:	SEE PLAN

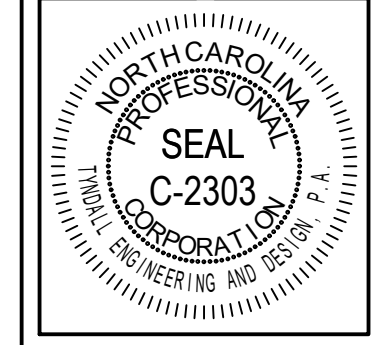
REVISIONS		
No.	Date	Remarks

Sheet Number
S1
1 of 5

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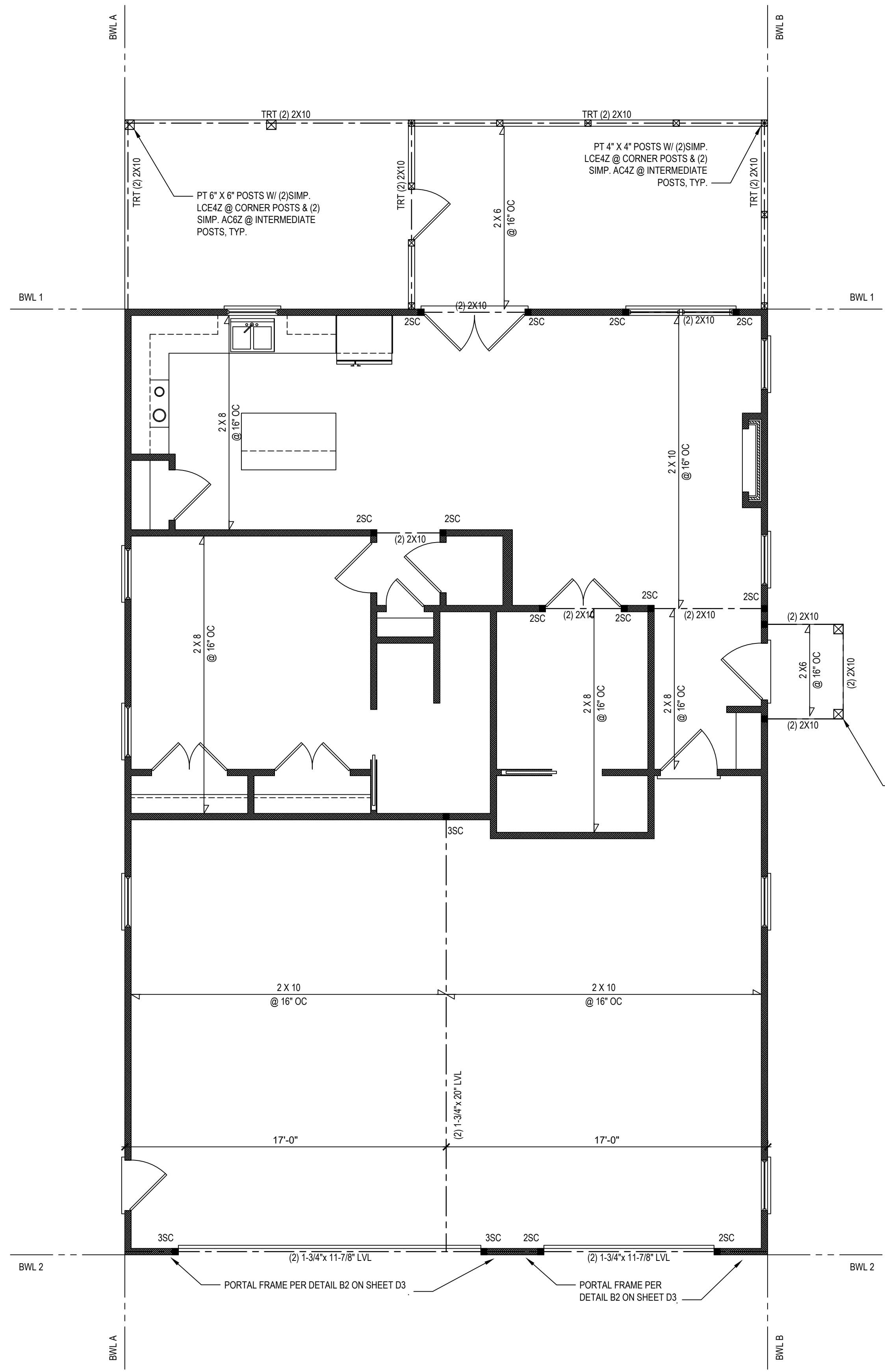
Client: **STEWART SMITH**
Title: **STEWART SMITH GARAGE PLAN**

1ST FLOOR HEADER

Project #: DRB2301-0387
Date: 11-8-2023
Engineered by: SMH
DWG. Checked By: PAT
Scale: SEE PLAN

REVISIONS		
No.	Date	Remarks

Sheet Number
S2
2 of 5



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			

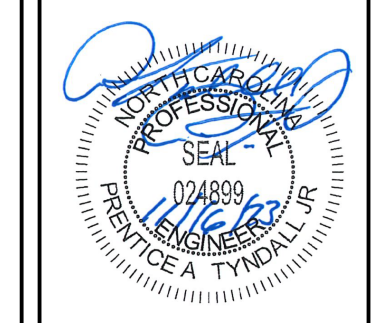
- STRUCTURAL NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF "NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE", IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.
 - IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQUARE FOOTAGE PRIOR TO CONSTRUCTION. TYNDALL ENGINEERING & DESIGN, PA IS NOT RESPONSIBLE FOR DIMENSIONS AND SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
 - ALL LUMBER SHALL BE SYP #2 (UNO).
ALL LVL LUMBER TO BE 1.75" WIDE NOMINAL EACH SINGLE MEMBER AND Fb = 2600 PSI, E = 1.9M PSI (I.E. I-LEVEL MICROLAM)
ALL LSL LUMBER IS TO BE 1.55E (Fb = 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) 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.N.O.) REFER TO TABLES R602.7(1) AND R602.7(2) FOR JACK STUD REQUIREMENTS FOR HEADER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS (UNO).
 - 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 Fy = 50 KSI MIN. (UNO)
 - ALL EXTERIOR LUMBER TO BE #2 SYP PT
 - ALL CONCRETE: fc = 3000 PSI MIN.
 - PRESUMPTIVE BEARING CAPACITY = 2000 PSF
 - 1/2" 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 602.10.3 OF THE 2018 NCRC.
 - 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.

BRACING PANEL LENGTHS REQUIRED:
BWL A = 4.4 FT
BWL B = 4.4 FT
BWL 1 = 6.7 FT
BWL 2 = 6.7 FT

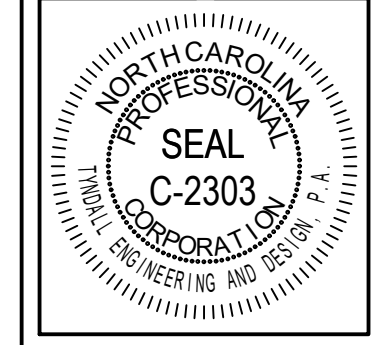
BRACING PANEL LENGTHS PROVIDED:
BWL A = 39.3 FT CS-WSP
BWL B = 36.3 FT CS-WSP
BWL 1 = 19.9 FT CS-WSP
BWL 2 = 18.0 FT CS-WSP

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

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www.tyndallengineering.com
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Client: STEWART SMITH
Title: STEWART SMITH GARAGE PLAN

ROOF PLAN

Project #: DRB2301-0387
Date: 11-8-2023
Engineered by: SMH
DWG. Checked By: PAT
Scale: SEE PLAN

REVISIONS		
No.	Date	Remarks

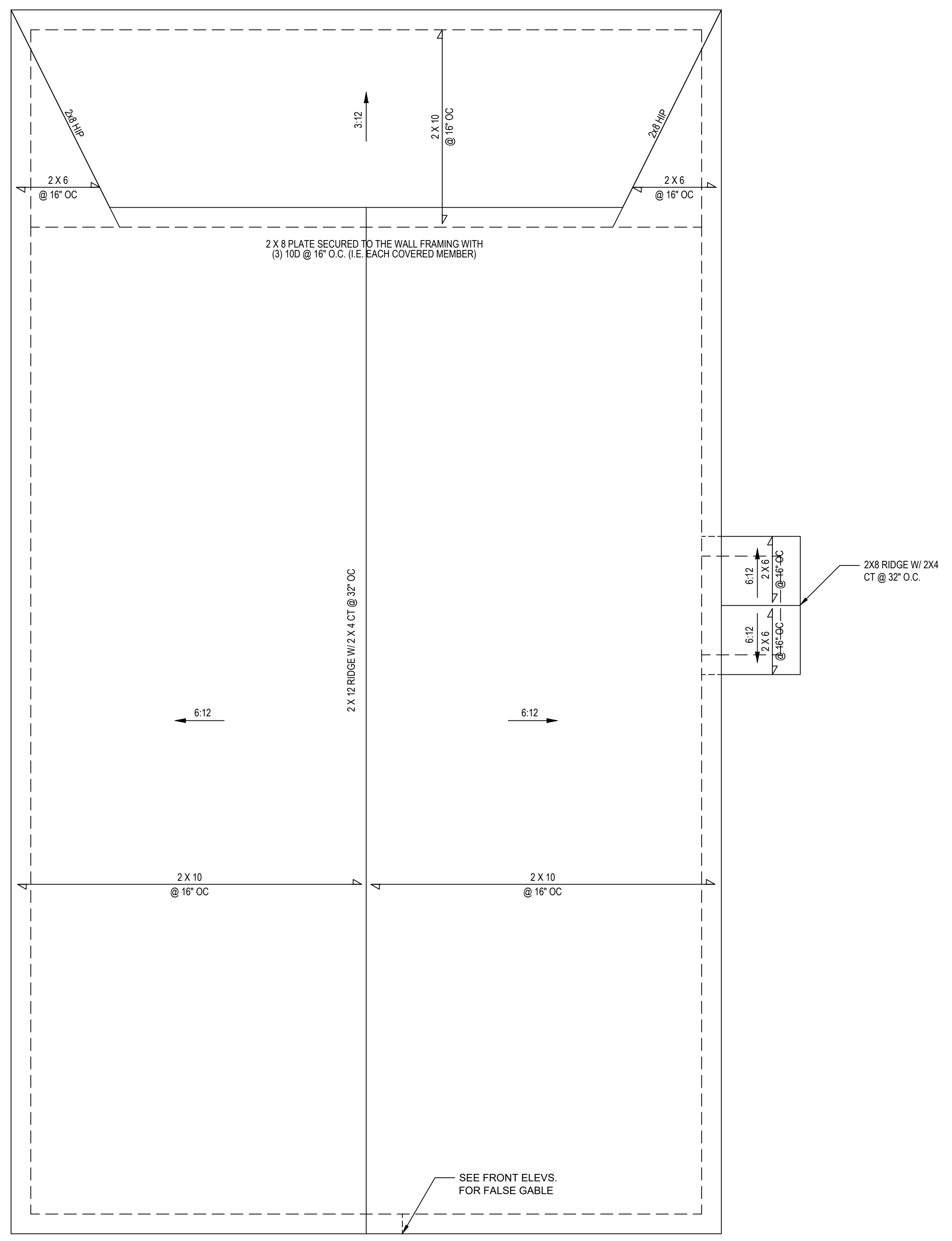
Sheet Number
S3
3 of 5

2232 SQ. FT. OF ATTIC / 300 = 7.44 SQ. FT. INLETS/OUTLETS REQUIRED

- 1) CALCULATION BASED ON VENTILATORS USED AT LEAST 3'-0" ABOVE THE COMBES VENTS WITH THE BALANCE OF VENTILATION PROVIDED BY COMBES VENTS.
- 2) CATHEDRAL CEILING SHALL HAVE A 1" MINIMUM CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.

*** ATTIC VENTILATION CALCULATION**

NO SCALE



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

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	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			

- 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 FILL AGAINST FOUNDATION WALLS TO BE LESS THAN 4'-0" WITHOUT USING SUFFICIENT WALL BRACING. REFER TO SECTION R602.3 FOR 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/10) UNO. ALL FRAMING LUMBER EXPOSED TO THE ELEMENTS SHALL BE TREATED MATERIAL. ALL LV LUMBER TO BE 1.75" WIDE NOMINAL EACH SINGLE MEMBER AND Fb = 2000 PSI, E = 1.9M PSI (U.N.O.) ALL LS 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 (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 SOLE PLATE 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 TIED TO THE SOLE PLATES, AND THE SOLE PLATES ARE NAILED OR BOLTED TO THE BEAM FLANGES @ 48" O.C.
- 10) PROVIDE ANCHOR BOLT PLACEMENT PER SECTION 403.1.6: 1/2" Ø ANCHOR BOLTS SPACED AT 6'-0" O.C. AND PLACED 12" FROM THE END OF EACH PLATE SECTION. ANCHOR BOLTS SHALL BE SPACED AT 3'-0" O.C. FOR BASEMENTS. ANCHOR BOLT SHALL EXTEND 7" INTO CONCRETE OR MASONRY. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. THERE SHALL BE A MINIMUM TWO ANCHOR BOLTS PER PLATE SECTION.
- 11) FOUNDATION DRAINAGE-DAMP PROOFING OR WATERPROOFING PER SECTION 405 AND 406 OF NC BUILDING CODE.
- 12) WALL AND ROOF CLADDING VALUES:
WALL CLADDING SHALL BE DESIGNED FOR 28.0 POUNDS PER SQUARE FOOT (LBS/SQFT) OR GREATER POSITIVE AND NEGATIVE PRESSURE. ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:
39.0 LBS/SQFT FOR ROOF PITCHES 0/12 TO 1/12
36.0 LBS/SQFT FOR ROOF PITCHES 1/12 TO 6/12
18.0 LBS/SQFT FOR ROOF PITCHES 6/12 TO 12/12
*MEAN ROOF HEIGHT 30'-0" OR LESS
- 13) FOR ROOF SLOPES FROM 2/12 THROUGH 4/12, BUILDER TO INSTALL 2 LAYERS OF 15# FELT PAPER.
- 14) REFER TO SECTION R602.3 FOR FRAMING OF ALL WALLS OVER 10'-0" IN HEIGHT.
- 15) PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.3 OF THE 2018 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
CT = COLLAR TIE	REQD = REQUIRED
DBL = DOUBLE	RJ = ROOF JOIST
DIA = DIAMETER	RS = ROOF SUPPORT
DJ = DOUBLE JOIST	SC = STUD COLUMN
DR = DOUBLE RAFTER	SCH = SCHEDULE
EA = EACH	SPEC = SPECIFIED
EE = EACH END	THK = THICK
FJ = FLOOR JOIST	TJ = TRIPLE JOIST
FND = FOUNDATION	TRTD = TREATED
FTG = FOOTING	TYP = TYPICAL
GALV = GALVANIZED	UNO = UNLESS NOTED OTHERWISE
HORIZ = HORIZONTAL	W = WIDE FLANGE BEAM
HT = HEIGHT	WWF = WELDED WIRE FABRIC
MANUF = MANUFACTURER	XJ = EXTRA JOIST

1) MAXIMUM HEIGHT OF DECK SUPPORT POSTS AS FOLLOWS:

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

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

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

- A. THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" AND THE DECK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH SECTION (4) ABOVE. LATERAL BRACING IS NOT REQUIRED.
- B. 4 x 4 WOOD KNEE BRACES MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE KNEE BRACES SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 OF THE POST LENGTH FROM THE TOP OF THE POST, AND THE BRACES SHALL BE ANGLED BETWEEN 45° AND 60° FROM THE HORIZONTAL. KNEE BRACES SHALL BE BOLTED TO THE POST AND GIRDER WITH ONE 5/8" Ø HOT DIPPED GALVANIZED BOLT AT EACH END OF THE BRACE.
- C. FOR FREESTANDING DECKS WITHOUT KNEE BRACES OR DIAGONAL BRACING, LATERAL STABILITY MAY BE PROVIDED BY EMBEDDING THE POSTS IN ACCORDANCE WITH THE FOLLOWING:

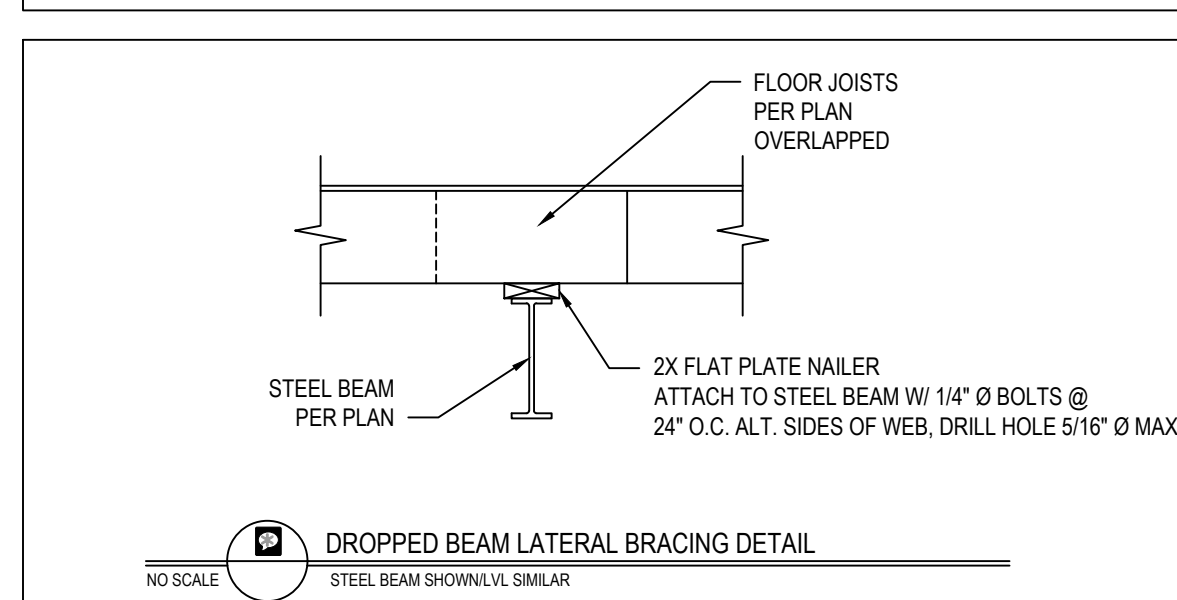
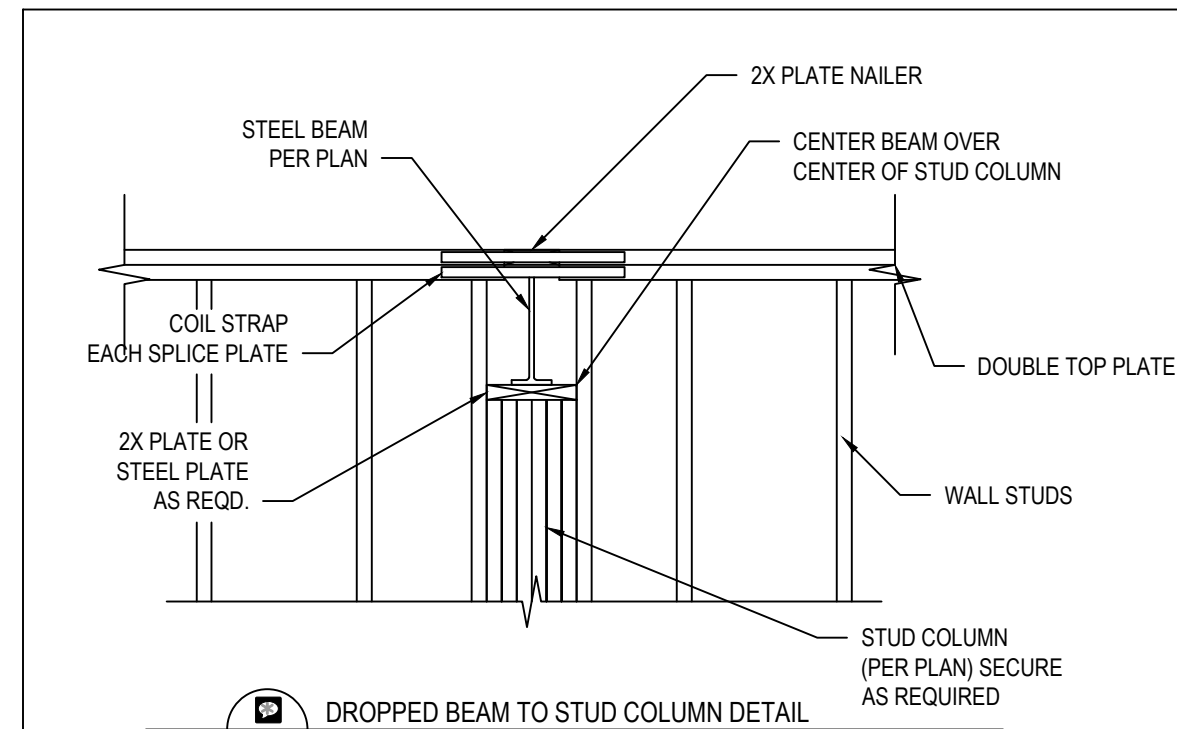
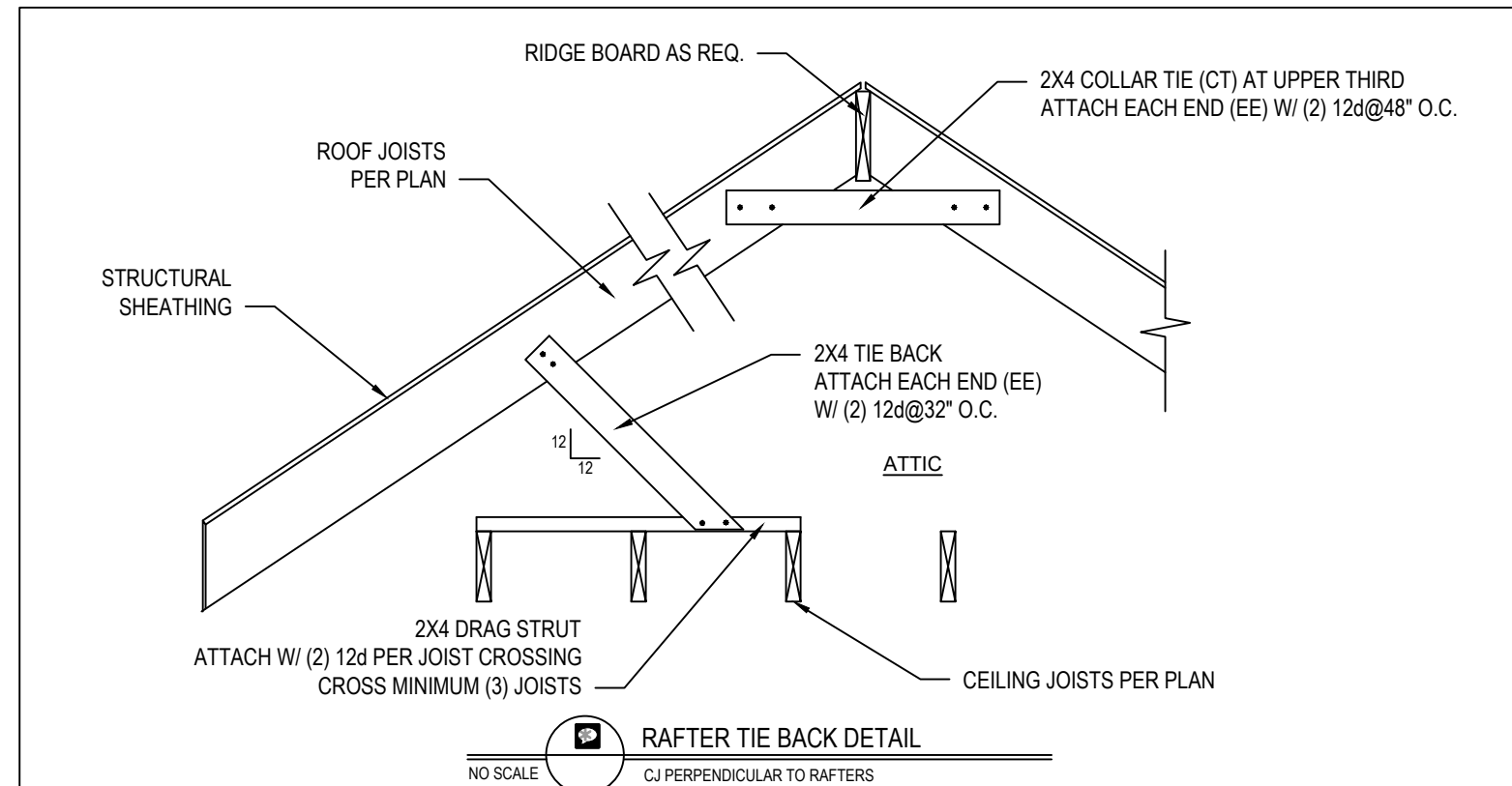
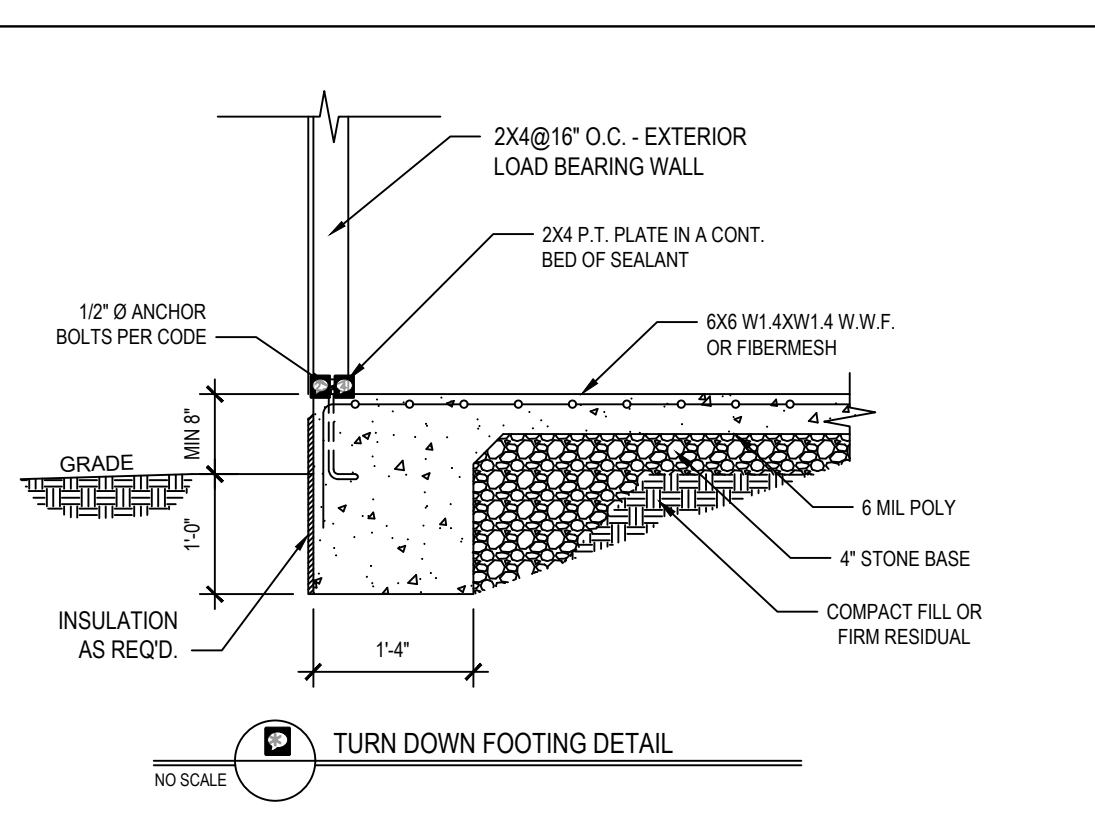
POST SIZE	MAX. TRIBUTARY AREA	MAX. POST HEIGHT	EMBEDMENT DEPTH	CONCRETE DIAMETER
4 x 4	48 SQ. FT.	4'-0"	2'-6"	1'-0"
6 x 6	120 SQ. FT.	6'-0"	3'-6"	1'-8"

- D. 2 x 6 DIAGONAL VERTICAL CROSS BRACING MAY BE PROVIDED IN TWO (2) PERPENDICULAR DIRECTIONS FOR FREESTANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS. THE 2 x 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.

NO SCALE

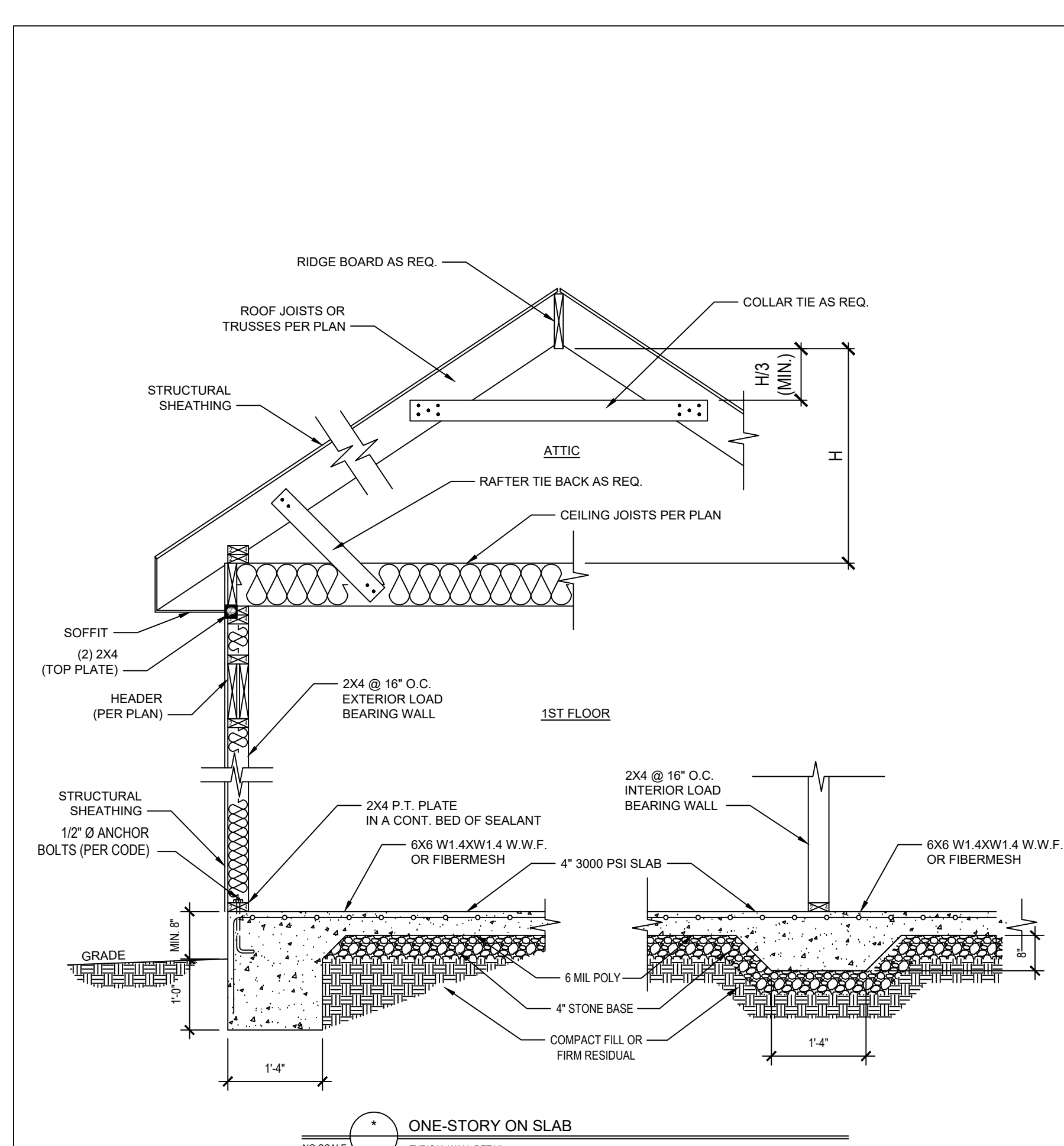
CLIMATE ZONES	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE
3	0.35	0.55	0.30	38 or 30 cont	15 or 13 + 2.5	5/13 or 5/10 cont	19	5/13	0	5/13
4	0.35	0.55	0.30	38 or 30 cont	15 or 13 + 2.5	5/13 or 5/10 cont	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30 cont	9, or 13 + 5, or 15 + 3	13/17 or 13/12.5 cont	30	10/15	10	10/15

- * TABLE N1102.1 CLIMATE ZONES 3-5
- 1) 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 INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
- 2) THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SOLE HEAVY GAIN COEFFICIENT (SHGC) COLUMN APPLIES TO ALL GLAZED FENESTRATION.
- 3) **1/2" MEANS R-15 CONTINUOUS INSULATION (SPACING ON THE INTERIOR OR EXTERIOR OF THE ROOF OR ON EXTERIOR WALLS) AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.
- 4) FOR MASONRY WALLS, INSULATION SHALL BE APPLIED FROM THE INSULATION GAP COMMAND TO THE BOTTOM OF THE FOOTING OR MINIMUM OF 6" FROM THE FINISH GRADE. INSULATION SHALL BE CONTINUOUS AND SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL, OR 24" ABOVE FINISH LEVEL. R-4 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.
- 5) **1/2" MEANS R-15 CONTINUOUS INSULATION (SPACING ON THE INTERIOR OR EXTERIOR OF THE ROOF OR ON EXTERIOR WALLS) AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.
- 6) OR INSULATION EQUIVALENT TO FILL THE FRAMING CAVITY. R-10 MINIMUM.
- 7) THE FIRST VALUE IS CAVITY INSULATION. THE SECOND VALUE IS CONTINUOUS INSULATION. SO "13+2.5" MEANS R-13 CAVITY INSULATION PLUS R-2 INSULATED SHEATHING. "15+2.5" MEANS R-15 CAVITY INSULATION PLUS R-2 INSULATED SHEATHING. "13/17" MEANS R-13 CAVITY INSULATION PLUS R-17 SHEATHING.
- 8) FOR MASS WALLS THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR MASS WALL.
- 9) IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A U-FACTOR NO GREATER THAN 1.5 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
- 10) IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO SLAB 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.
- 11) SKYLIGHTS BE SUBJECT TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO SKYLIGHTS HAVING AN INSULATION EXTENDING OVER THE WALL TOP PLATE TO THE FINISH GRADE OR FINISH FLOOR SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
- 12) INSULATION BE SUBJECT TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO INSULATION PRODUCT ASSEMBLIES HAVING A U-FACTOR NO GREATER THAN 1.5 OR HIGHER COMPRESSIVE AND R-VALUE IN A WALL BE SUBJECT TO PENALTY.
- 13) BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFY SEAT COURSE REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.

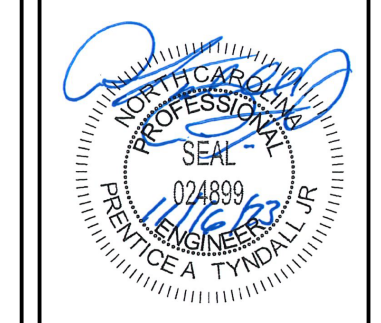


HARDWARE CROSS-REFERENCE CHART

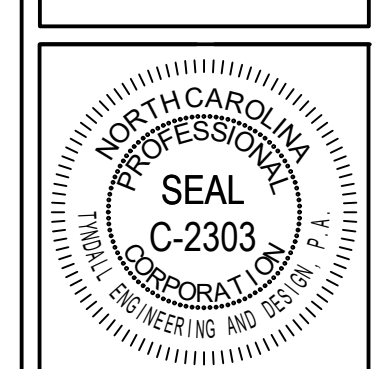
SIMPSON STRONG-TIE PRODUCT NUMBER	USP STRUCTURAL CONNECTORS PRODUCT NUMBER
AS3	MPA1
ABE	PAE
CBSQ	CBSQ
CCQ	KCCQ
CMSTC16	CMSTC16
CS	RS
H1	RT15
H2.5A	RT7A
H10	RT16
HDQ8-SDS3	UPHD8
HDU2-SDS2.5	PHD2
HDU5-SDS2.5	PHD5
HETA	HTA
HGAM10KTA	HGAM
HHQ14-SDS2.5	UPHD14
HTS	HTW
HTT	HTT
HUS	HUS
LTA1	LPTA
LTHA26	HUC26
LTP1	MP4F
LUS	JUS
MAS	FAS
MSTAM	MSTAM
PC	PCM
PHD-SDS3	PHD
SSP	RSP16
STC	TR1
STHD	STAD



Engineers and designers shall 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.'s 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.
1107 W. 7th St., Suite 100, Raleigh, NC 27601
919.772.2300 • 919.772.7444 • www.tyndallengineering.com



STEWART SMITH
ARCHITECT
STEWART SMITH GARAGE PLAN

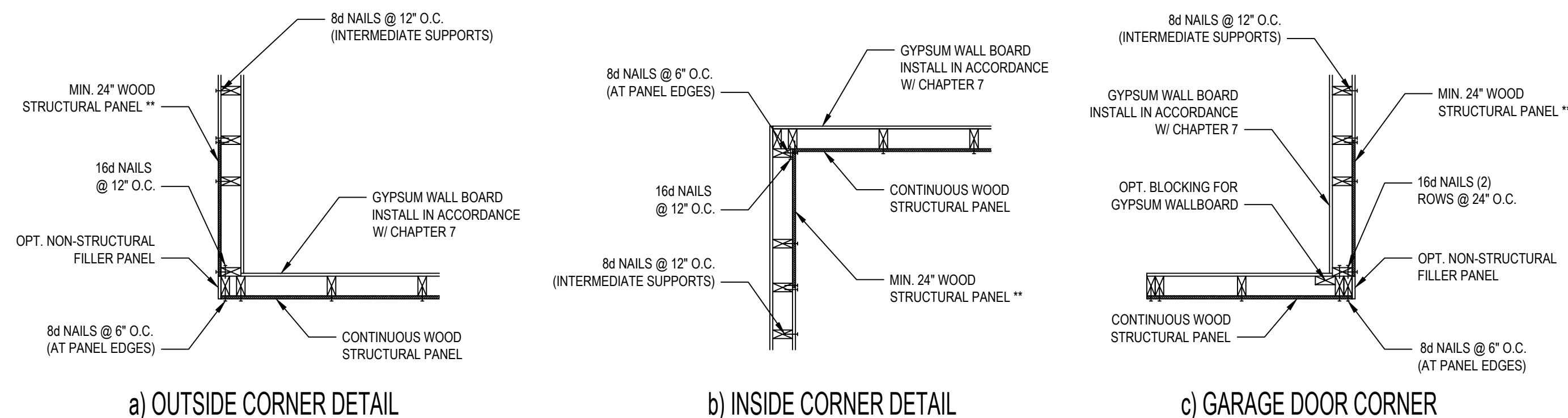
STANDARD DETAILS

Project #: DRB2301-0387
Date: 11-8-2023
Engineered by: SMH
DWG. Checked by: PAT
Scale: SEE PLAN

REVISIONS

No.	Date	Remarks

Sheet Number
D1
4 of 5



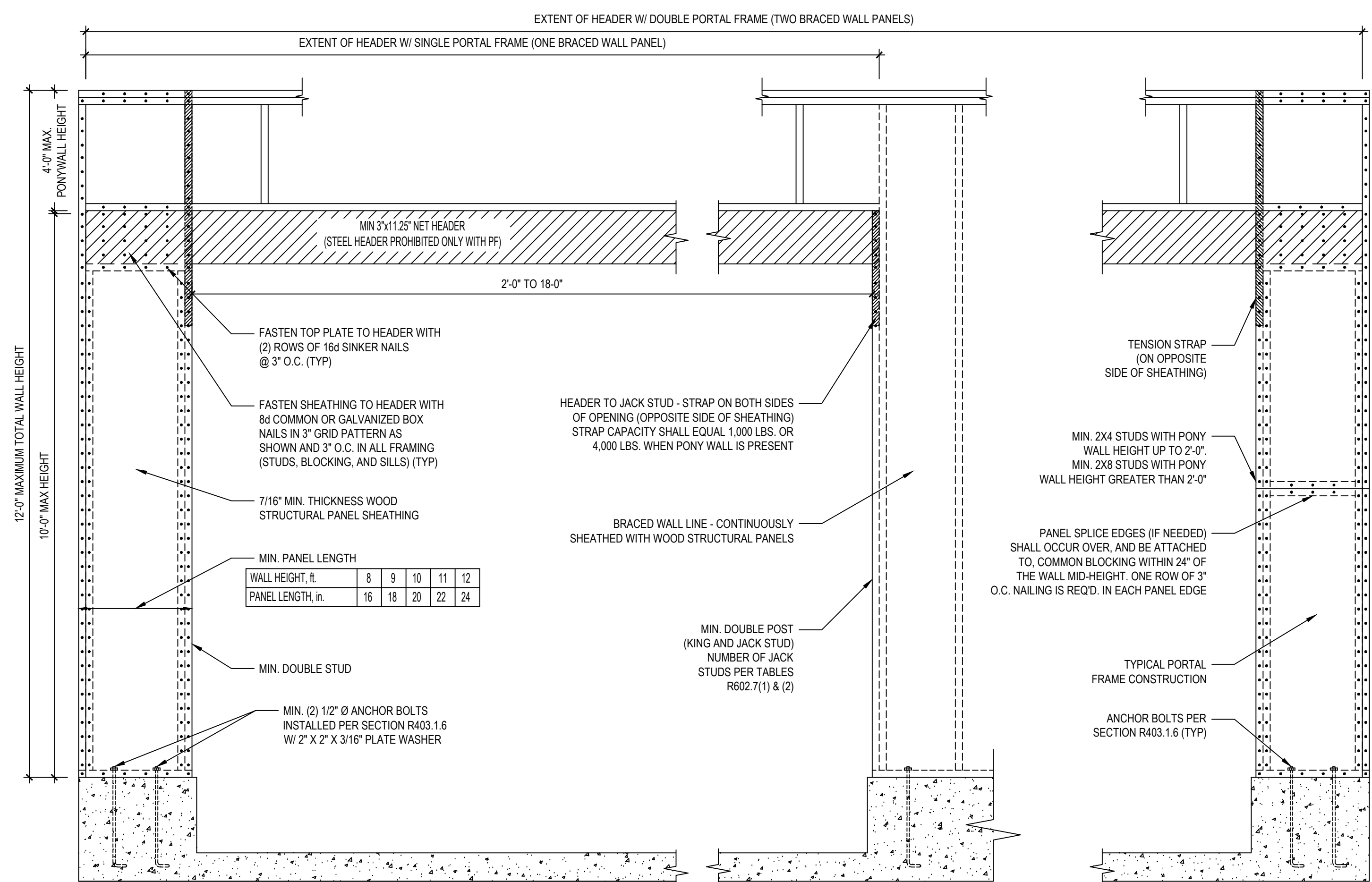
B1: TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING
NO SCALE

STRUCTURAL SHEATHING NOTES

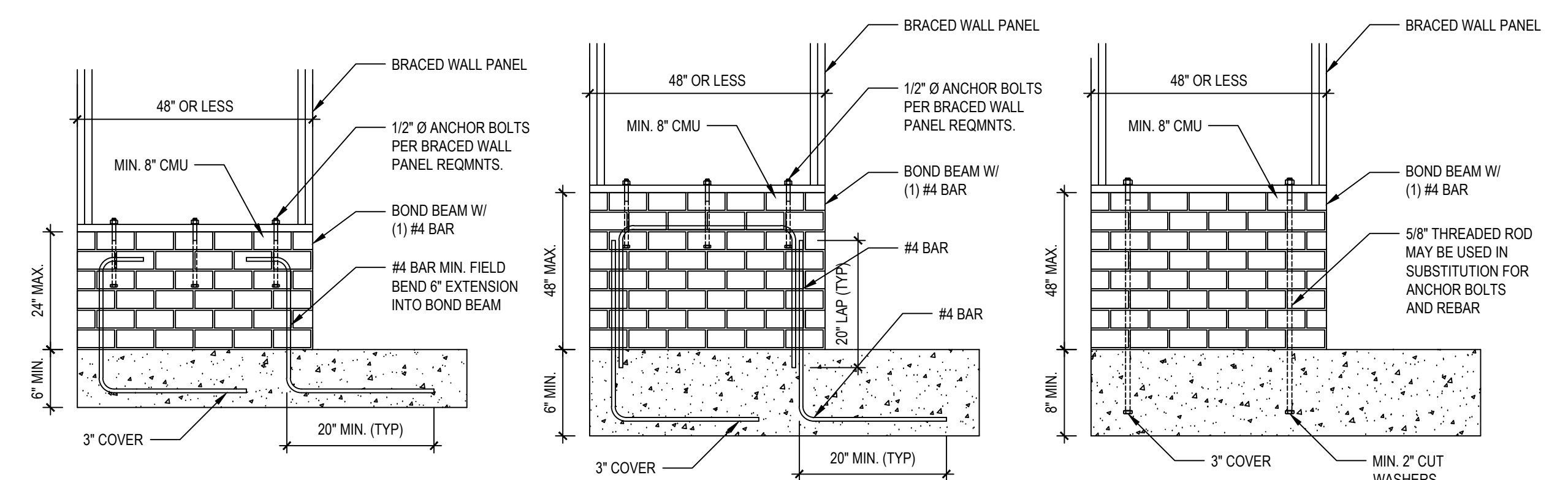
- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
- WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10.3 OF THE 2018 NCRC.
- BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3. REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.
- 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).
- 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" 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 PF: PORTAL FRAME CONSTRUCTION
FIGURE R602.10.1



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

Engineers and designers shall not be held responsible for construction methods, materials, techniques, sequences, procedures or safety precautions. Any deviation or discrepancies 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.
11077523100 • 919.778.4444
www.tyndallengineering.com
200 Blytheville Drive • Garner, North Carolina • 27828



Client: **STEWART SMITH**
Project: **STEWART SMITH GARAGE PLAN**

SHEATHING DETAILS

Project #: **DRB2301-0387**
Date: **11-8-2023**
Engineered by: **SMH**
DWG. Checked by: **PAT**
Scale: **SEE PLAN**

REVISIONS		
No.	Date	Remarks