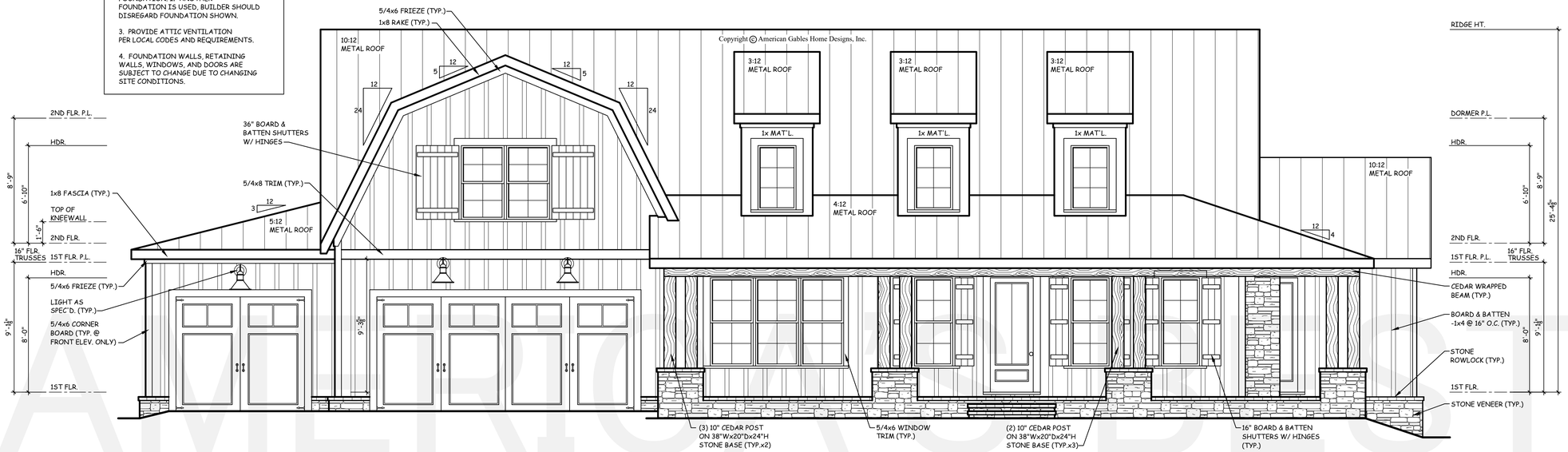
NOTE:

1. WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, ADD BLOCKING TO STEEPER PITCH AS REQUIRED TO LINE UP FASCIAS AT A MINIMUM OF 1'-0" OVERHANG.

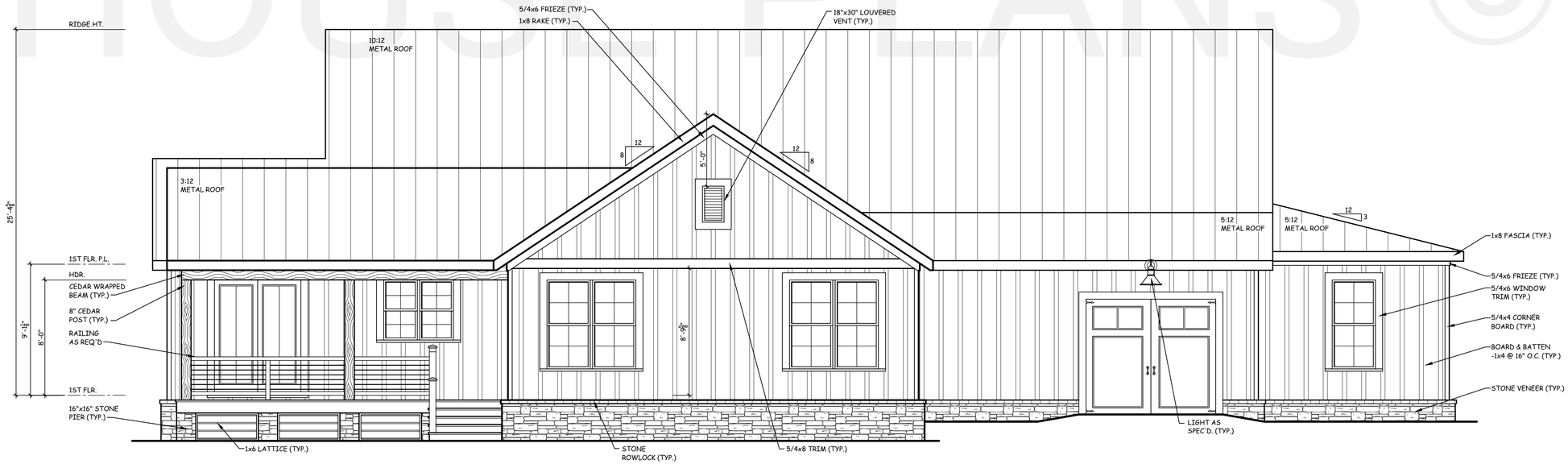
2. ELEVATIONS REFLECT A CRAWL FOUNDATION. IF ANOTHER FOUNDATION IS USED, BUILDER SHOULD DISREGARD FOUNDATION SHOWN.

3. PROVIDE ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS.

4. FOUNDATION WALLS, RETAINING WALLS, WINDOWS, AND DOORS ARE SUBJECT TO CHANGE DUE TO CHANGING SITE CONDITIONS.



1 A1.1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 A1.1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

THE GABLES COLLECTION
BY:
AMERICA'S BEST HOUSE PLANS

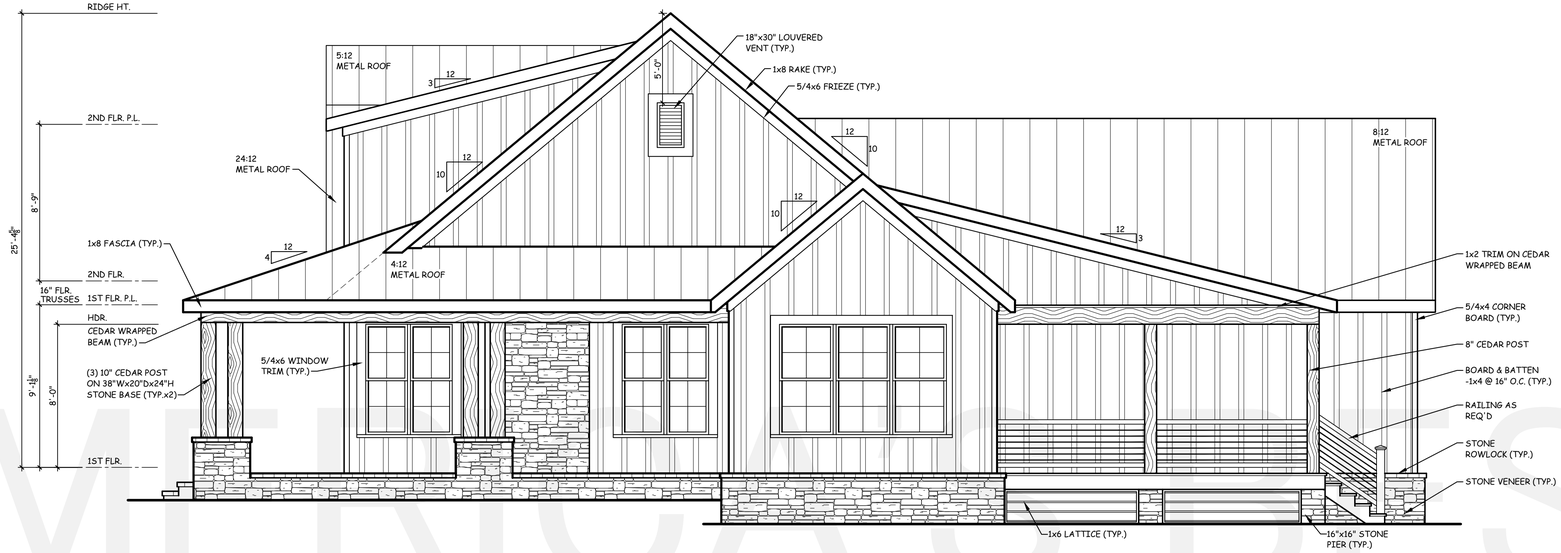
RIVERBROOKE

FRONT & REAR ELEVATIONS

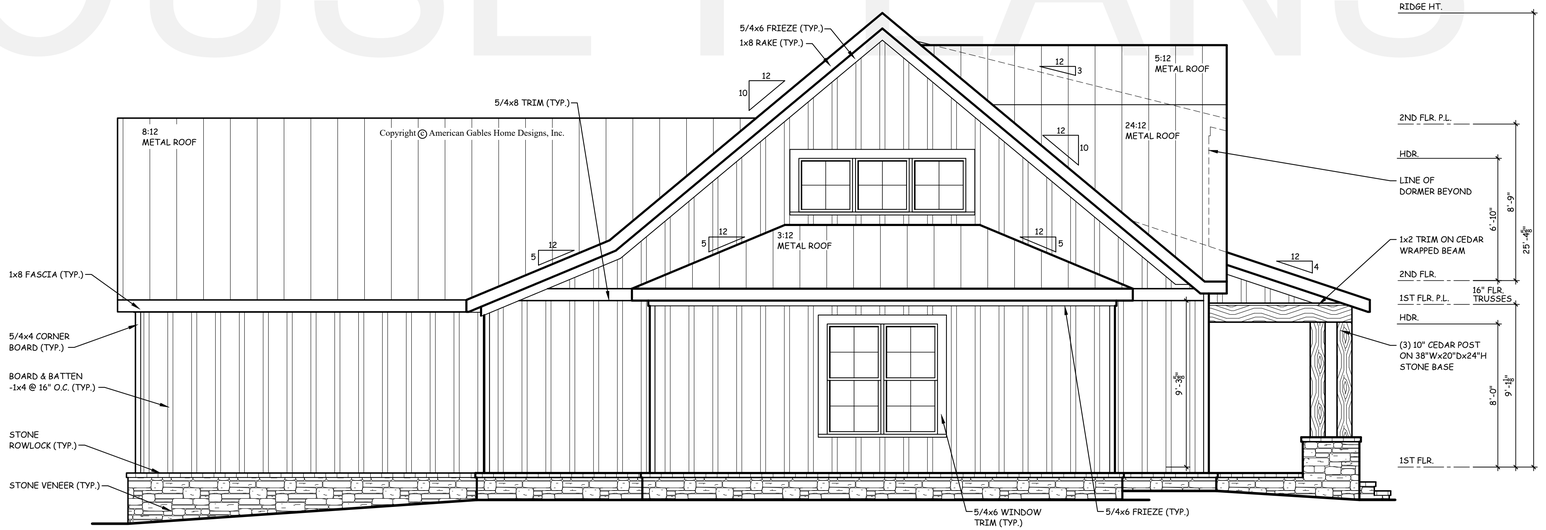
AMERICA'S BEST HOUSE PLANS
3000 Johnson Ferry Road * Suite 206
Marietta, GA 30062 888-501-7526
www.HousePlans.net

DRAWN BY: JLS
DATE: 05/11/23
REVISIONS:

SHEET A1.1



1 A1.2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



2 A1.2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

THE GABLES COLLECTION
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RIVERBROOKE

SIDE ELEVATIONS

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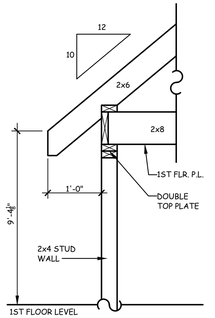
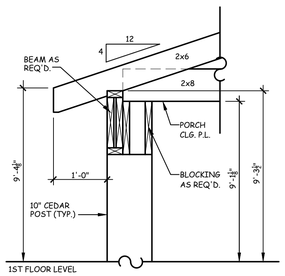
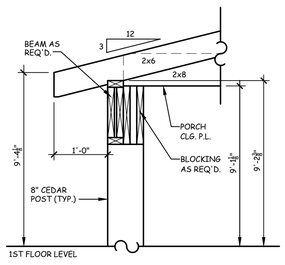
SHEET A1.2



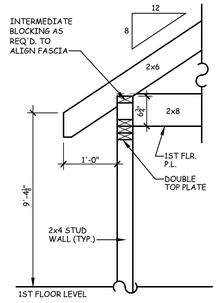
2 A1.3 RAFTER FRAMING DETAIL
SCALE: 3/4" = 1'-0"



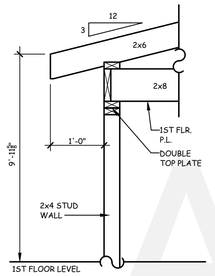
3 A1.3 PORCH FRAMING DETAIL
SCALE: 3/4" = 1'-0"



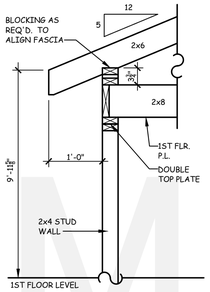
4 A1.3 PORCH FRAMING DETAIL
SCALE: 3/4" = 1'-0"



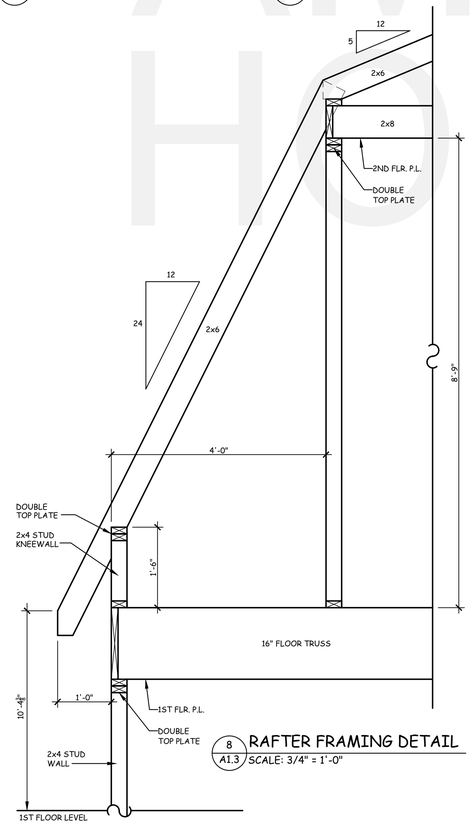
5 A1.3 RAFTER FRAMING DETAIL
SCALE: 3/4" = 1'-0"



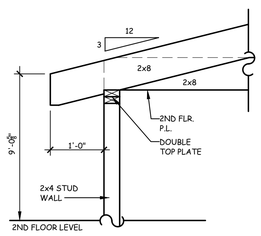
6 A1.3 RAFTER FRAMING DETAIL
SCALE: 3/4" = 1'-0"



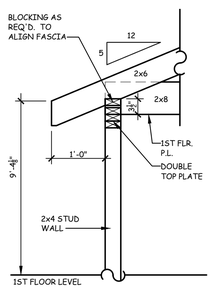
7 A1.3 RAFTER FRAMING DETAIL
SCALE: 3/4" = 1'-0"



8 A1.3 RAFTER FRAMING DETAIL
SCALE: 3/4" = 1'-0"



9 A1.3 RAFTER FRAMING DETAIL
SCALE: 3/4" = 1'-0"



10 A1.3 RAFTER FRAMING DETAIL
SCALE: 3/4" = 1'-0"

1 A1.3 ROOF PLAN
SCALE: 1/4" = 1'-0"

THE GABLES COLLECTION
BY:
AMERICA'S BEST HOUSE PLANS

RIVERBROOKE

ROOF PLAN & RAFTER FRAMING DETAILS

AMERICA'S BEST HOUSE PLANS
3000 Johnson Ferry Road * Suite 206
Marietta, GA 30062 888-501-7526
www.HousePlans.net

DRAWN BY: JLS
DATE: 05/11/23
REVISIONS:

SHEET A1.3

DESIGN LOADS

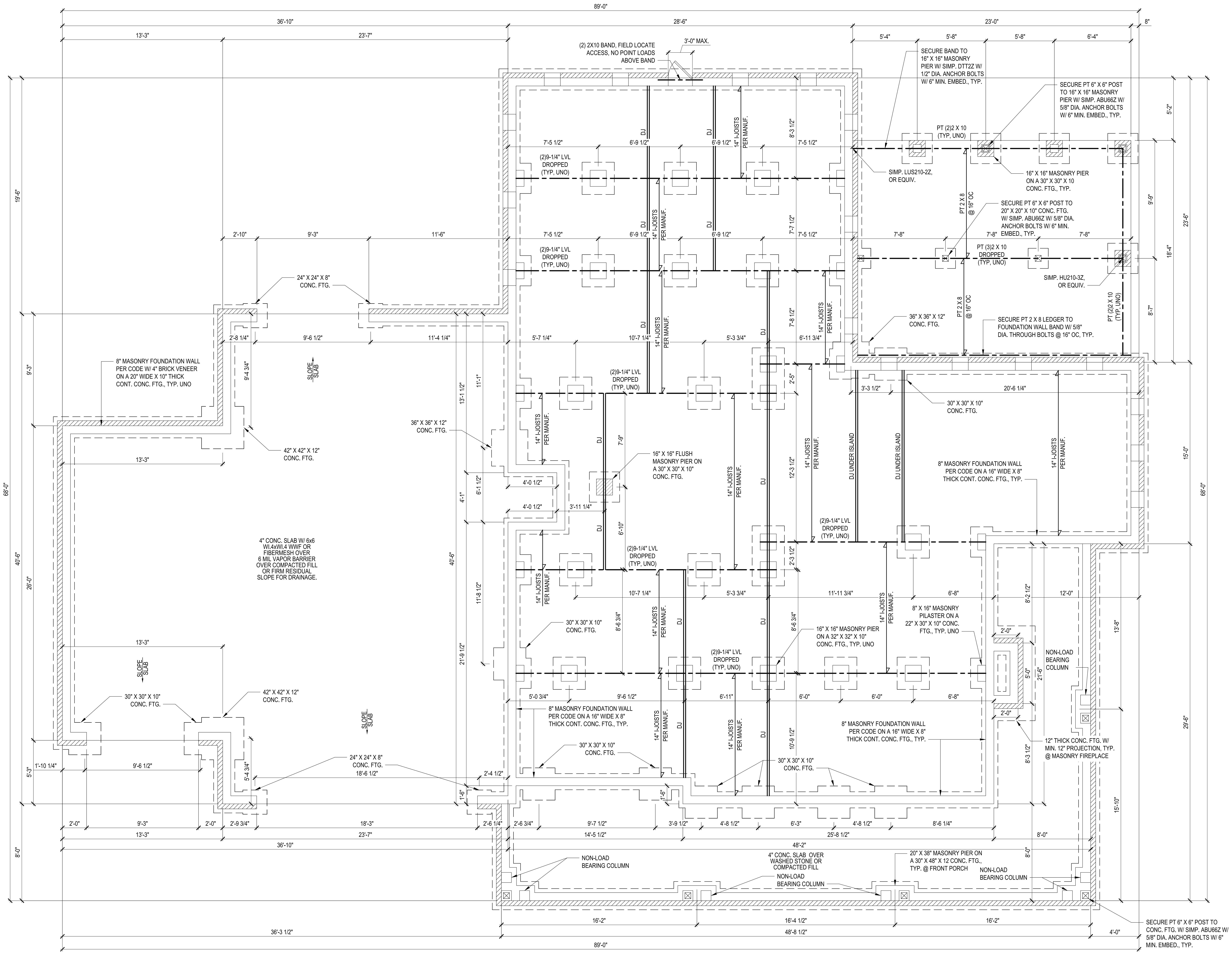
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION LL	DEFLECTION TL
FLOOR (primary)	40	10	L/360	L/240
FLOOR (secondary)	40	10	L/360	L/240
ATTIC (w/ storage)	20	10	L/240	L/180
ATTIC (no access)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180
WIND LOAD	BASED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

STRUCTURAL NOTES:

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) 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.
3) ALL LUMBER SHALL BE SYP #2 (UNO)
ALL LVL LUMBER TO BE 1.75" WIDE (ACTUAL) EACH SINGLE MEMBER AND Fb = 2600 PSI, E = 1.9M PSI (OR GREATER)
(I.E. iLEVEL MICROLAM)
ALL LSL LUMBER IS TO BE 1.55E (Fb = 2325 PSI) (OR GREATER)
ALL PSL LUMBER IS TO BE 1.8E (Fb = 2,400 PSI) (OR GREATER)
4) ALL LOAD BEARING EXTERIOR WINDOW HEADERS ARE TO BE (2) 2x10 w/ (1) 2x4 JACK STUD (U.N.O.) AND KING STUDS PER TABLE R602.7.5, AND TOGETHER w/ (2) 10d NAILS @ 8" O.C., PROVIDED THAT THE TOP OF THE WINDOW HEIGHT IS 6'-8", MINIMUM BOTTOM OF THE WINDOW HEIGHT IS 1'-6". OTHERWISE REFER TO TABLES R602.7(1) AND R602.7(2).
5) 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)
6) REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION OF ALL WALLS OVER 10'-0" IN HEIGHT.
7) ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50
Fy = 50 KSI MIN. (UNO)
8) ALL EXTERIOR LUMBER TO BE #2 SYP PT
9) ALL CONCRETE, fc = 3000 PSI MIN.
10) PRESUMPTIVE BEARING CAPACITY = 2000 PSF
11) 1/2"Ø 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.
12) PSL COLUMNS DESIGNED WITH MAX. HEIGHT OF 9'-0" (UNO)
13) PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.)
14) PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.3 OF THE 2018 NCRC.
15) MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.
16) UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.
17) METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.

NOTE: ADDITIONAL JOISTS

INSTALL A DOUBLE JOIST UNDER NON-LOAD BEARING WALLS, BUILT-INS, AND CABINETRY ABOVE THAT ARE PARALLEL TO THE FRAMING SYSTEM ON THIS PAGE, TYP UNO, BUILDER TO INSTALL AS REQUIRED, VIF DIMENSIONS



FOUNDATION PLAN

1/4" = 1'-0"

2278 SQ. FT. OF CRAWL SPACE / 150 = 15.19 SQ. FT. OF REQ'D VENTILATION WITHOUT CROSS VENTILATION
15.19 SQ. FT. OF VENTILATION REQ'D / 0.88 SQ.FT. PER VENT = 18.0 VENTS REQ'D (BASED ON 8" X 16" VENTS)1

-OR-

2278 SQ. FT. OF CRAWL SPACE / 1500 = 1.52 SQ. FT. OF REQ'D VENTILATION WITH CROSS VENTILATION
1.52 SQ. FT. OF VENTILATION REQ'D / 0.88 SQ.FT. PER VENT = 2.0 VENTS REQ'D (BASED ON 8" X 16" VENTS)2

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 1/1500 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 LOUVERS 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 UPHILL 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.

NO SCALE * CRAWL SPACE VENTILATION CALCULATION

FILENAME: Z:\RALEIGH OFFICE\RESIDENTIAL ENGINEERING\2024 STRUCTURAL PROJECTS\2401-010266 - CMHK BUILDERS - 329 TOM MEYERS RD\2401-010266\CAD_FILES\2401-010266_E.DWG SAVED BY: JAY LAST PLOT DATE:10/31/2024 12:00 PM

*Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precaution.
*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.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 050140 ALEX MOORE 10/31/24

TYNDALL ENGINEERING & DESIGN, P.A.

NORTH CAROLINA PROFESSIONAL CORPORATION SEAL C-2303 TYNDALL ENGINEERING AND DESIGN, P.A.

Client: CMHK BUILDERS, INC
797 IVEY RD.
BENSON, NC 27504

Plan: 329 TOM MEYERS RD.

FOUNDATION PLAN
1ST FLOOR FRAMING

Project #:	2401-010266
Date:	10/31/2024
Engineered By:	JA
DWG. Checked By:	PAT
Scale:	SEE PLAN

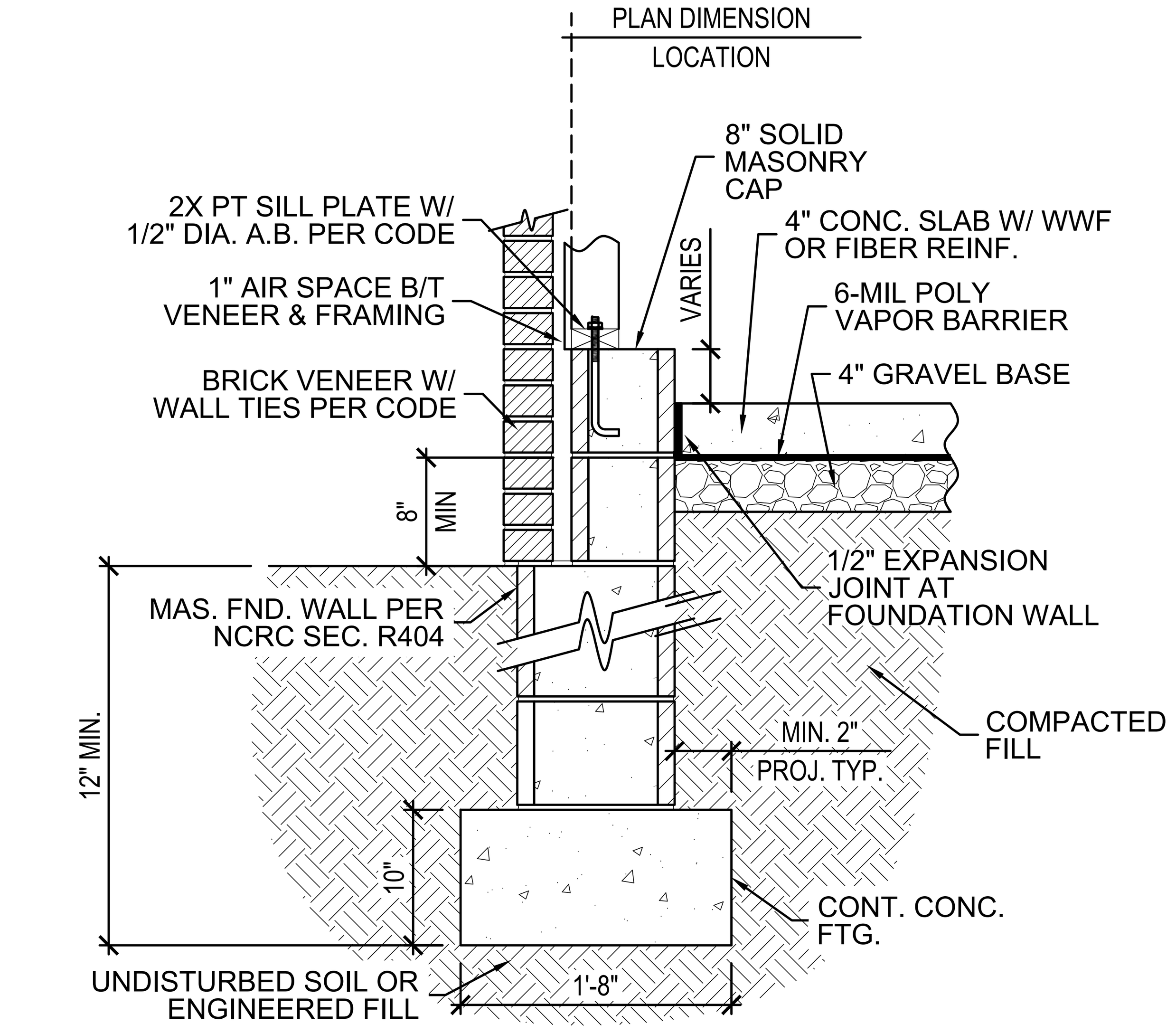
REVISIONS

No.	Date:	Remarks
1		
2		
3		
4		

Sheet Number

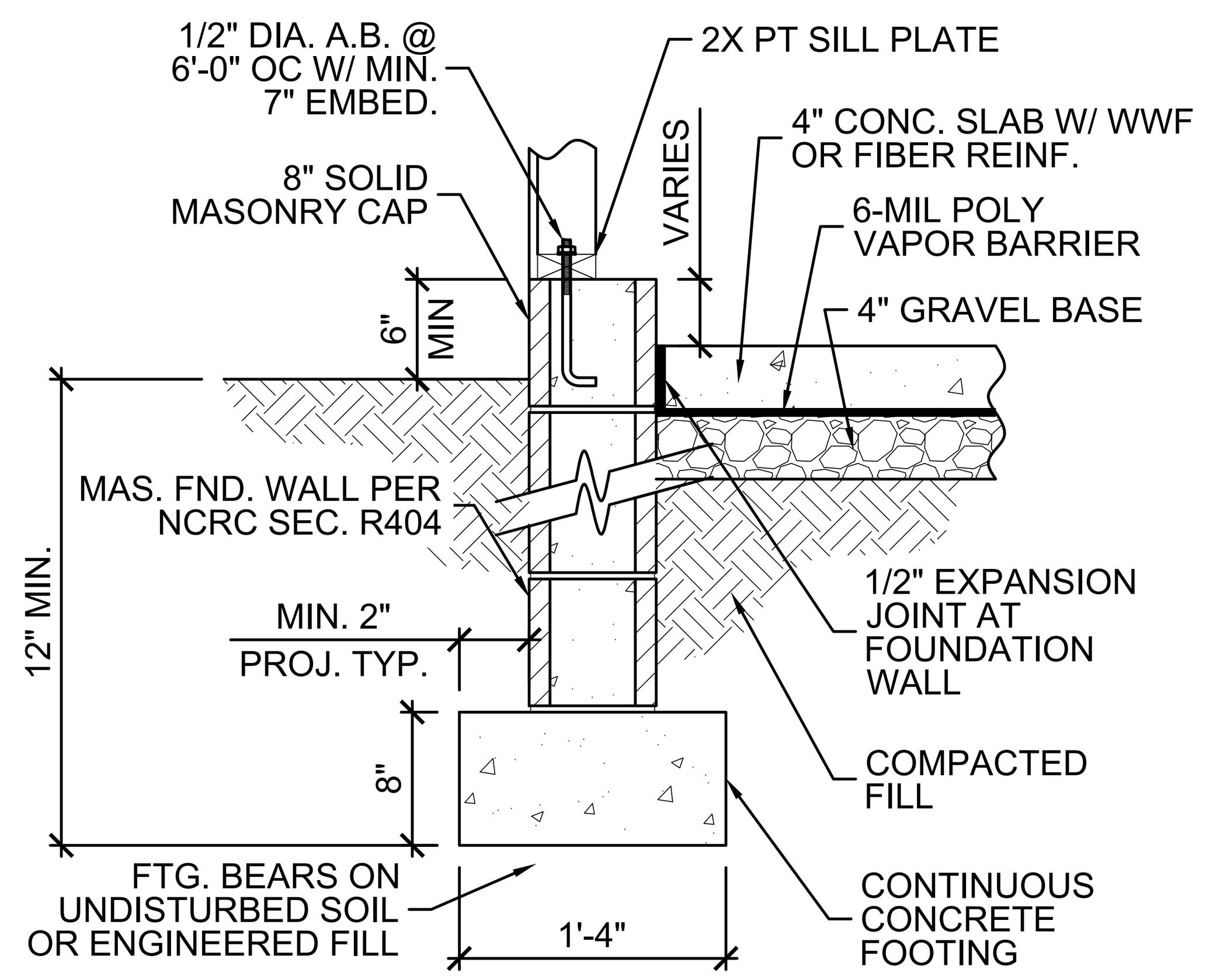
S1

1 of 3



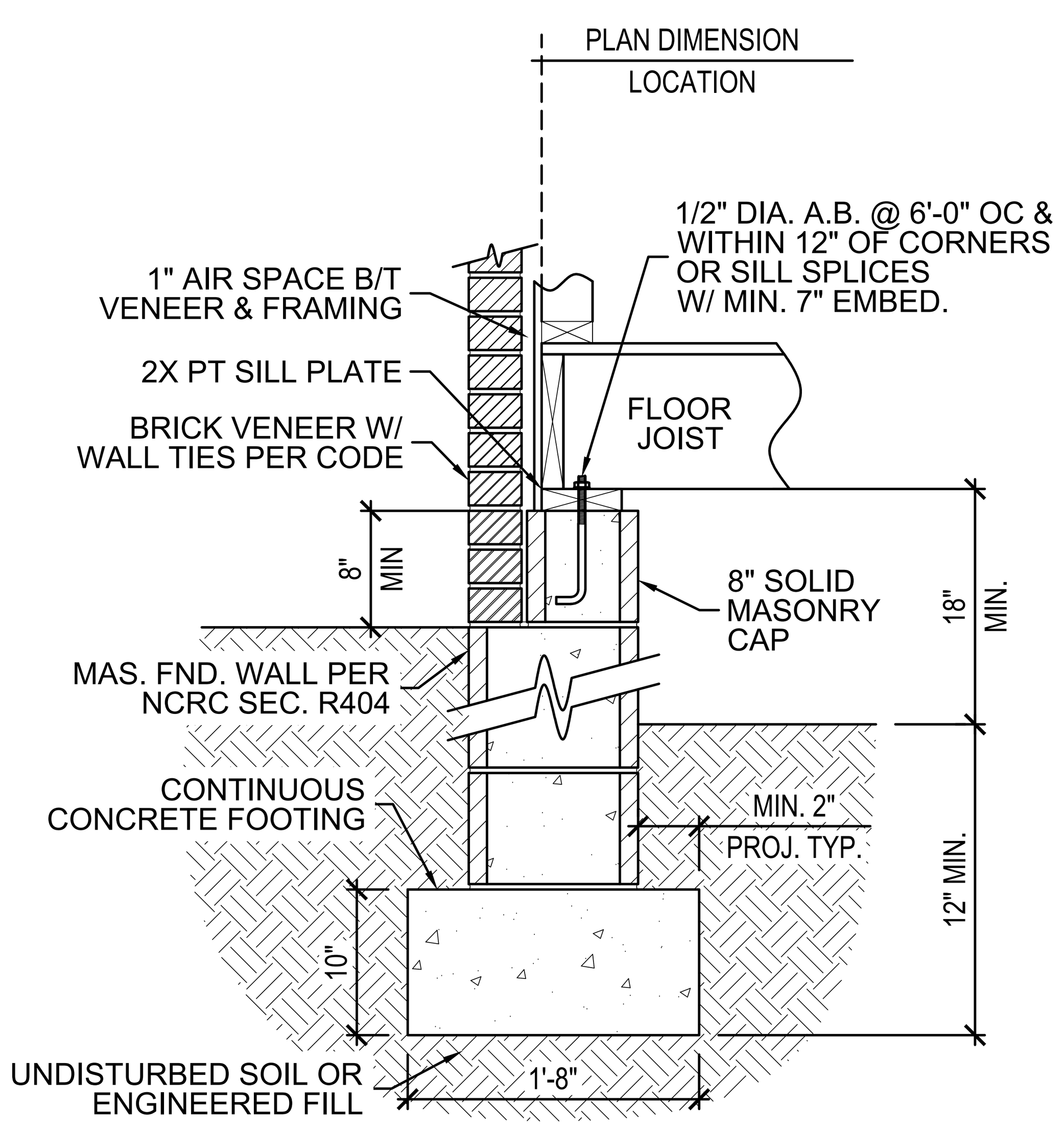
A FND WALL W/ BRICK VENEER @ GARAGE)

SCALE: 3/4" = 1'-0"



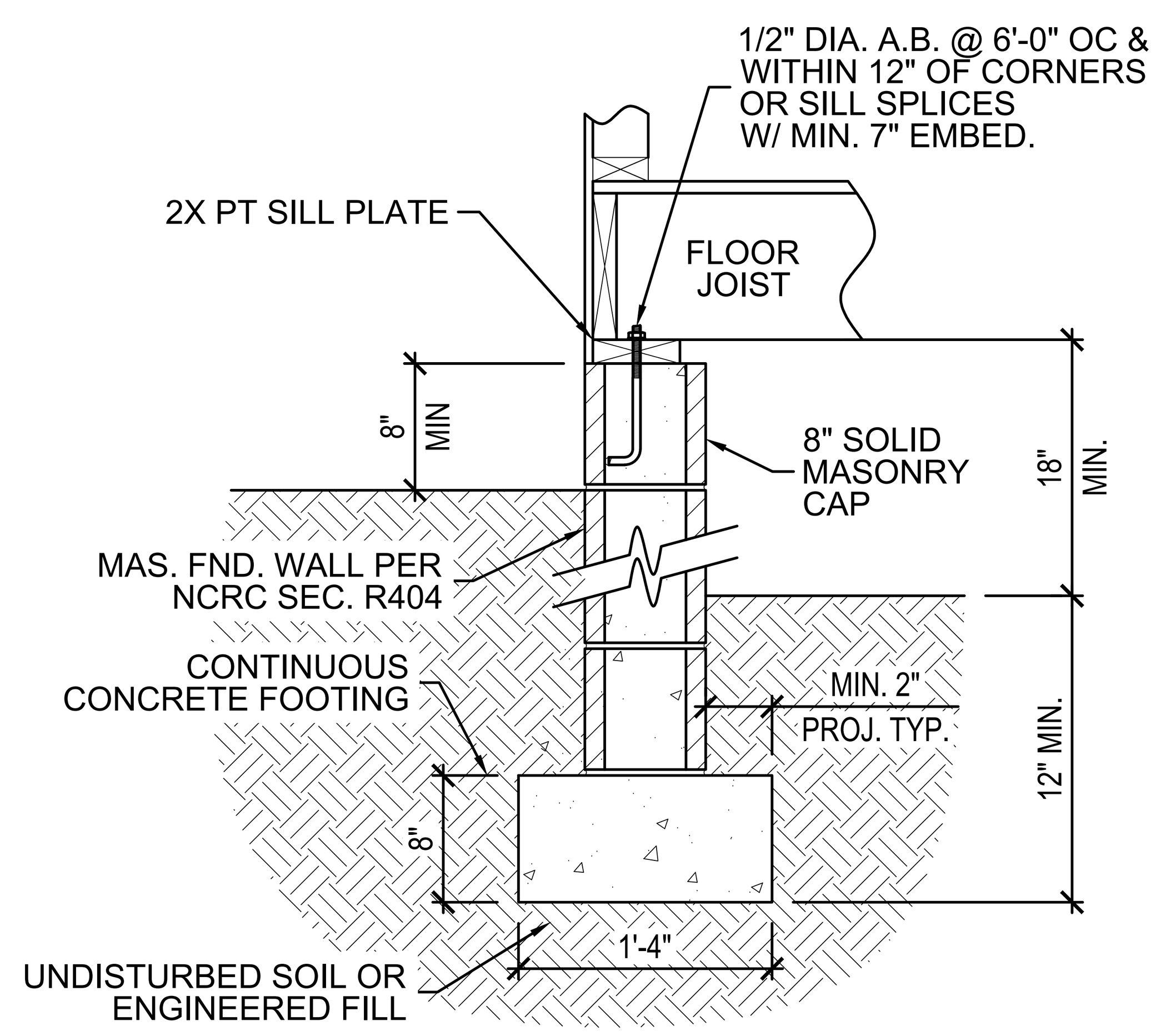
B STEMWALL FOUNDATION AT GARAGE

SCALE: 3/4" = 1'-0"



C CRAWL FND. W/ BRICK VENEER

SCALE: 3/4" = 1'-0"



D CRAWLSPACE FOUNDATION

SCALE: 3/4" = 1'-0"

*Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precaution.
*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.

NORTH CAROLINA PROFESSIONAL SEAL 050140 ENGINEER ALEX MOORE 10/31/24

TYNDALL
ENGINEERING & DESIGN, P.A.
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250 Shipwash Drive ▪ Garner ▪ North Carolina ▪ 27529
www.tyndallengineering.com

NORTH CAROLINA PROFESSIONAL SEAL C-2303 CORPORATION TYNDALL ENGINEERING AND DESIGN, P.A.

Client:
CMHK BUILDERS, INC
797 IVEY RD.
BENSON, NC 27504

Plan:
329 TOM MEYERS RD.

FOUNDATION DETAILS

Project #:	2401-010266
Date:	10/31/2024
Engineered By:	JA
DWG. Checked By:	PAT
Scale:	SEE PLAN

REVISIONS

No.	Date:	Remarks
1		
2		
3		
4		

Sheet Number

S1.1

FILENAME: Z:\RALEIGH OFFICE\RESIDENTIAL ENGINEERING\2024 STRUCTURAL PROJECTS\2401-010266 – CMHK BUILDERS – 329 TOM MEYERS RD\2401-010266\CAD_FILES\2401-010266_E.DWG SAVED BY: JAY LAST PLOT DATE:10/31/2024 12:00 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 (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 R404 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 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 Fb = 2600 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 = 1.6M 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"Ø 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"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 1.5/12
36.0 LBS/SQFT FOR ROOF PITCHES 1.5/12 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 NCRC.

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.

CLIMATE ZONES	FENESTRATION U-FACTOR b,j	SKYLIGHT U-FACTOR b	GLAZED FENESTRATION SHGC b,k	CEILING R-VALUE m	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE i	FLOOR R-VALUE	BASEMENT WALL R-VALUE c,o	SLAB R-VALUE AND DEPTH d	CRAWL SPACE WALL R-VALUE c
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 j	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 j	n 19, or 13 + 5 h or 15 + 3 h	13/17 or 13/12.5 cont	30 g	10/15	10	10/19

* TABLE N1102.1 CLIMATE ZONES 3-5
NO SCALE

a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
b. THE FENESTRATION U-FACTOR COLUMN EXCLUDED SKYLIGHTS. THE SOLAR HEAT GAIN COEFFICIENT (SHGC) COLUMN APPLIES TO ALL GLAZED FENESTRATION.
c. "10/15" MEANS R-10 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-15 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.
d. FOR MONOLITHIC SLABS, INSULATION SHALL BE APPLIED FROM THE INSPECTION GAP DOWNWARD TO THE BOTTOM OF THE FOOTING OR A MAXIMUM OF 24" BELOW GRADE WHICHEVER IS LESS. FOR FLOATING SLABS, INSULATION SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 24", WHICHEVER IS LESS. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.
e. DELETED
f. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.7 AND TABLE N1101.7.
g. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY. R-19 MINIMUM.
h. 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+3" MEANS R-15 CAVITY INSULATION. PLUS R-3 INSULATED SHEATHING. IF STRUCTURAL SHEATHING COVERS 25% OR LESS OF THE EXTERIOR, INSULATING SHEATHING IS NOT REQUIRED WHERE THE STRUCTURAL SHEATHING IS USED. IF STRUCTURAL SHEATHING COVERS MORE THAN 25 PERCENT OF THE EXTERIOR, SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2. "13 + 2.5" MEANS R-13 CAVITY INSULATION PLUS R-2.5 SHEATHING.
i. FOR MASS WALLS, THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR MASS WALL.
j. 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 0.55 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
k. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A SHGC NO GREATER THAN 0.70 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
l. R-30 SHALL BE DEEMED TO SATISFY THE CEILING INSULATION REQUIREMENT WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. OTHERWISE R-38 INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS OR INSULATION MUST EXTEND TO EITHER THE INSULATION BAFFLE OR WITHIN 1 INCH OF THE ATTIC ROOF DECK.
m. 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 BAFFLE.
n. R -19 FIBERGLASS BATTS COMPRESSED AND INSTALLED IN A NOMINAL 2 × 6 FRAMING CAVITY IS DEEMED TO COMPLY. FIBERGLASS BATTS RATED R-19 OR HIGHER COMPRESSED AND INSTALLED IN A 2X4 WALL IS NOT DEEMED TO COMPLY.
o. BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.

DEFINITIONS FOR COMMON ABBREVIATIONS

ALT	=	ALTERNATE	MANUF	=	MANUFACTURER
CANT	=	CANTILEVER	MAX	=	MAXIMUM
CJ	=	CEILING JOIST	MIN	=	MINIMUM
CMU	=	CONCRETE MASONRY UNIT	NOM	=	NOMINAL
COL	=	COLUMN	O.C.	=	ON CENTER
CONC	=	CONCRETE	PL	=	POINT LOAD
CONT	=	CONTINUOUS	PT	=	PRESSURE TREATED
CT	=	COLLAR TIE	REINF	=	REINFORCED
DBL	=	DOUBLE	REQ'D	=	REQUIRED
DIA	=	DIAMETER	RJ	=	ROOF JOIST
DJ	=	DOUBLE JOIST	RS	=	ROOF SUPPORT
DR	=	DOUBLE RAFTER	SC	=	STUD COLUMN
DSP	=	DOUBLE STUD POCKET	SCH	=	SCHEDULE
EA	=	EACH	SPEC	=	SPECIFIED
EE	=	EACH END	TH	=	THICK
FJ	=	FLOOR JOIST	TJ	=	TRIPLE JOIST
FND	=	FOUNDATION	TRTD	=	TREATED
FTG	=	FOOTING	TSP	=	TRIPLE STUD POCKET
GALV	=	GALVANIZED	TYP	=	TYPICAL
HORIZ	=	HORIZONTAL	UNO	=	UNLESS NOTED OTHERWISE
HT	=	HEIGHT	W	=	WIDE FLANGE BEAM
JSC	=	JACK STUD	WWF	=	WELDED WIRE FABRIC
KS	=	KING STUD	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"

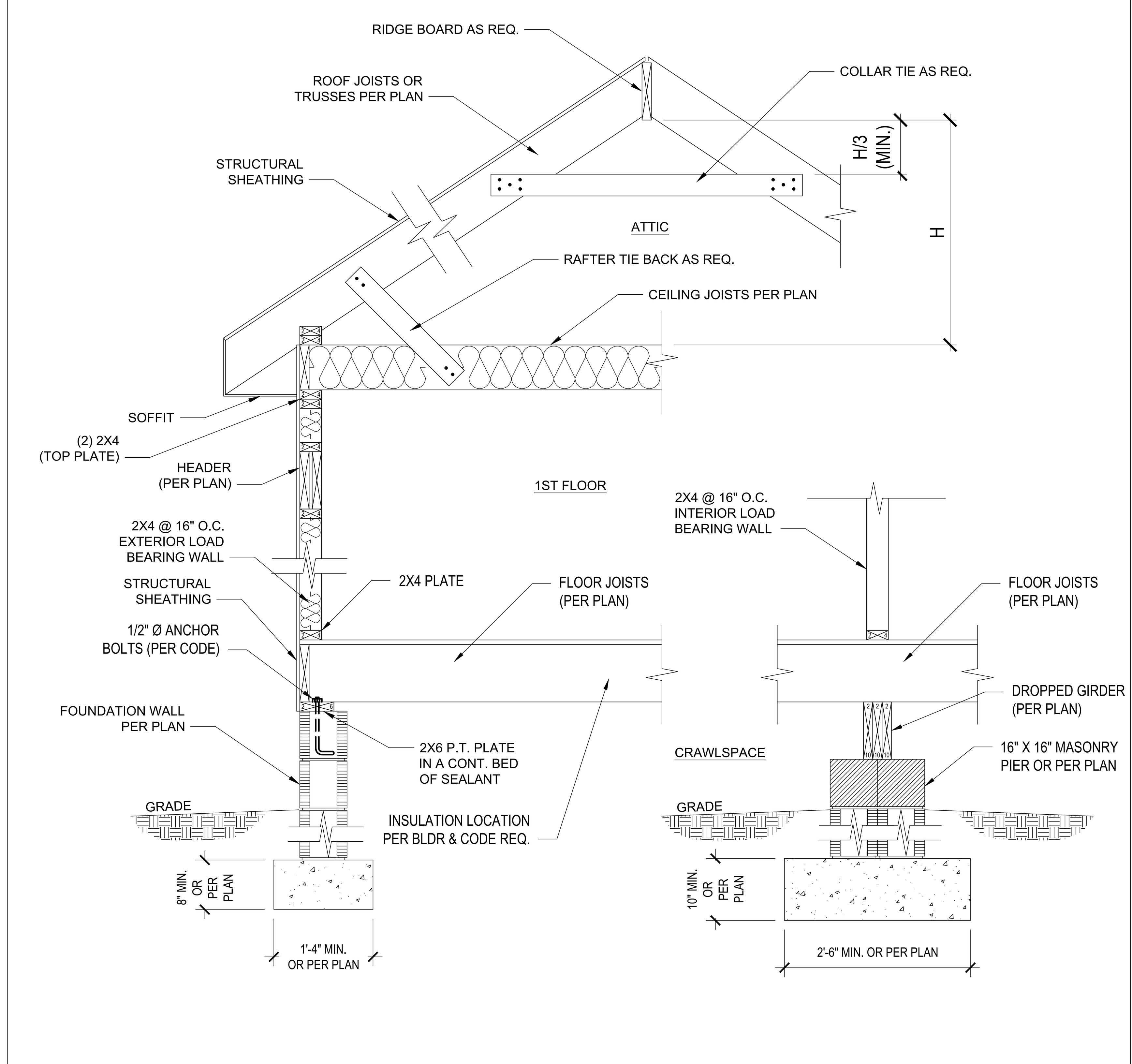
* THIS TABLE IS BASED ON NO. 2 TREATED SOUTHERN PINE POSTS. MAXIMUM TRIBUTARY AREA IS BASED ON 128 TOTAL SQUARE FEET WHICH MAY BE LOCATED AT DIFFERENT LEVELS.
** FROM TOP OF FOOTING TO BOTTOM OF GIRDER
*** DECKS WITH POST HEIGHTS OVER 20'-0" SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR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

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

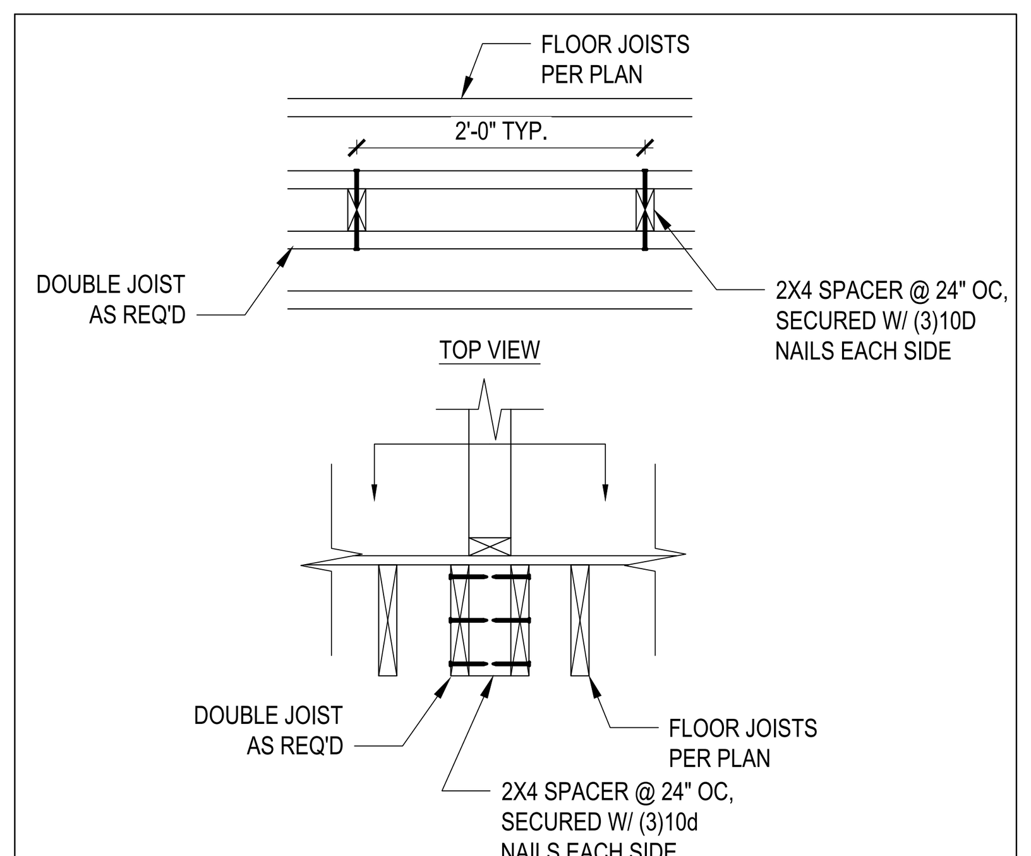
A. THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" AND THE DECK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH SECTION (4) ABOVE. LATERAL BRACING IS NOT REQUIRED.
B. 4 x 4 WOOD KNEE BRACES MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE KNEE BRACES SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN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

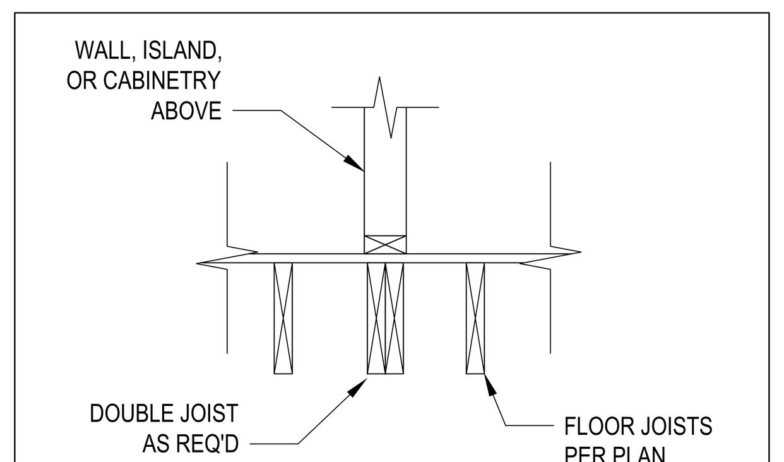
D. 2 x 6 DIAGONAL VERTICAL CROSS BRACING MAY BE PROVIDED IN TWO (2) PERPENDICULAR DIRECTIONS FOR FREESTANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS. THE 2 x 6s SHALL BE ATTACHED TO THE POSTS WITH ONE 5/8"Ø HOT DIPPED GALVANIZED BOLT AT EACH END OF EACH BRACING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



* ONE-STORY ON CRAWL
NO SCALE
TYPICAL WALL DETAIL



* SPACED DOUBLE JOIST DETAIL
NO SCALE



* DOUBLE JOIST DETAIL
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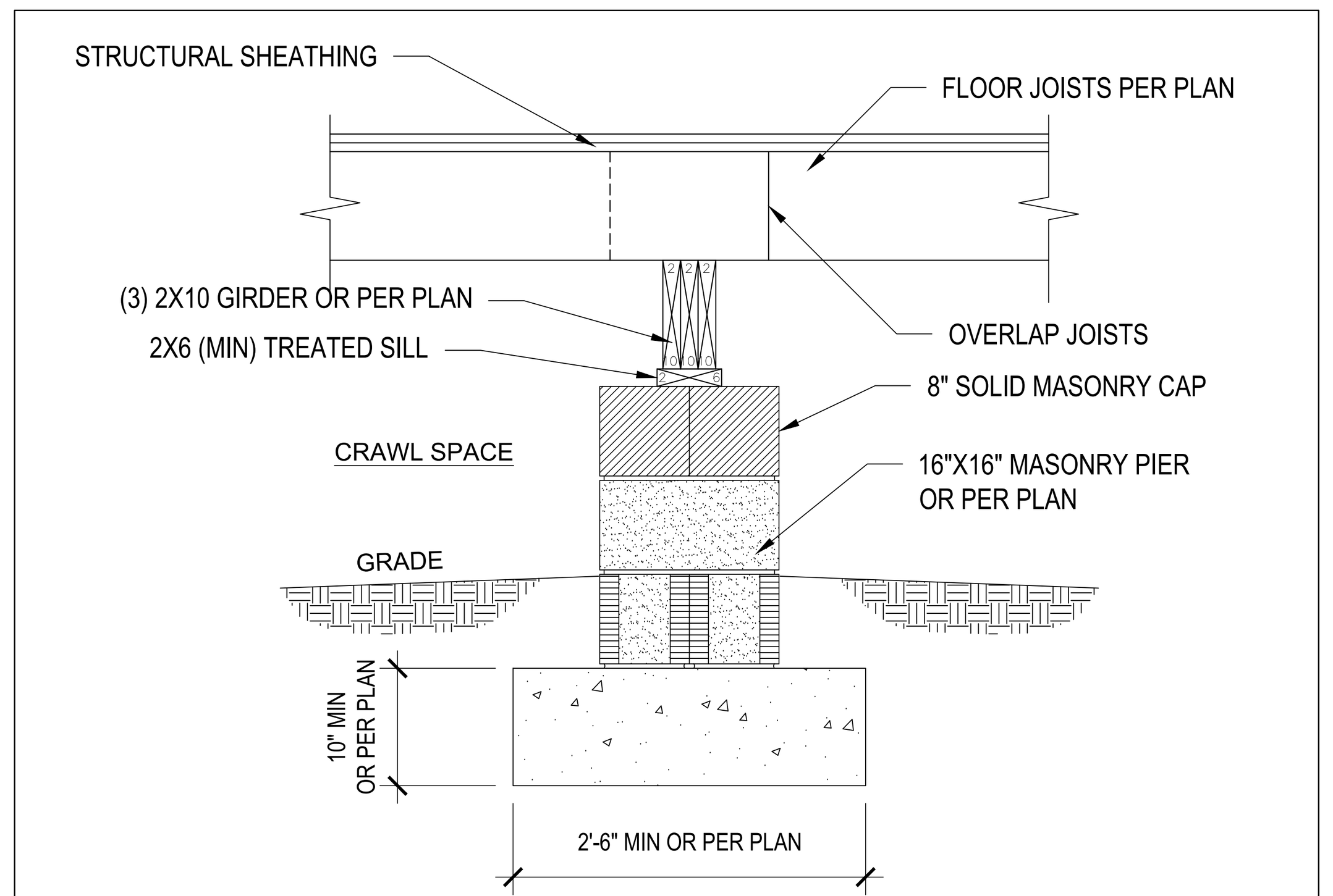
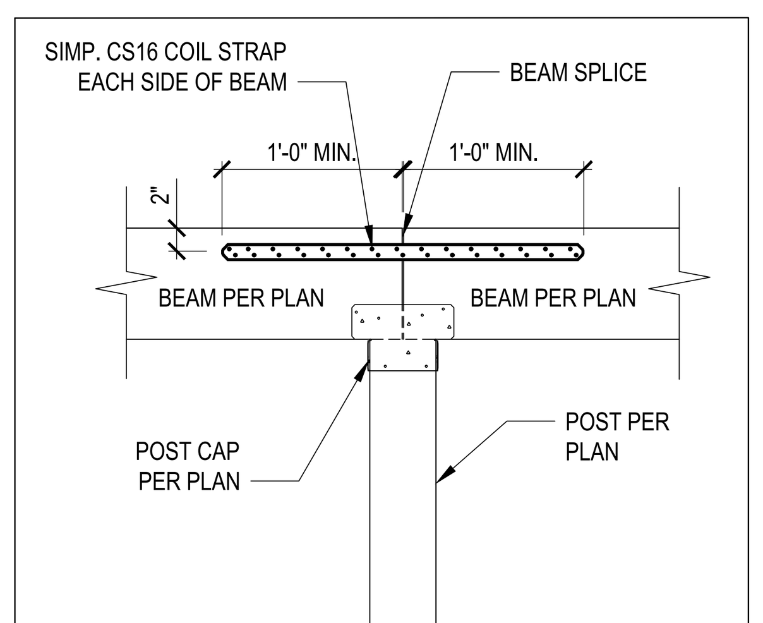
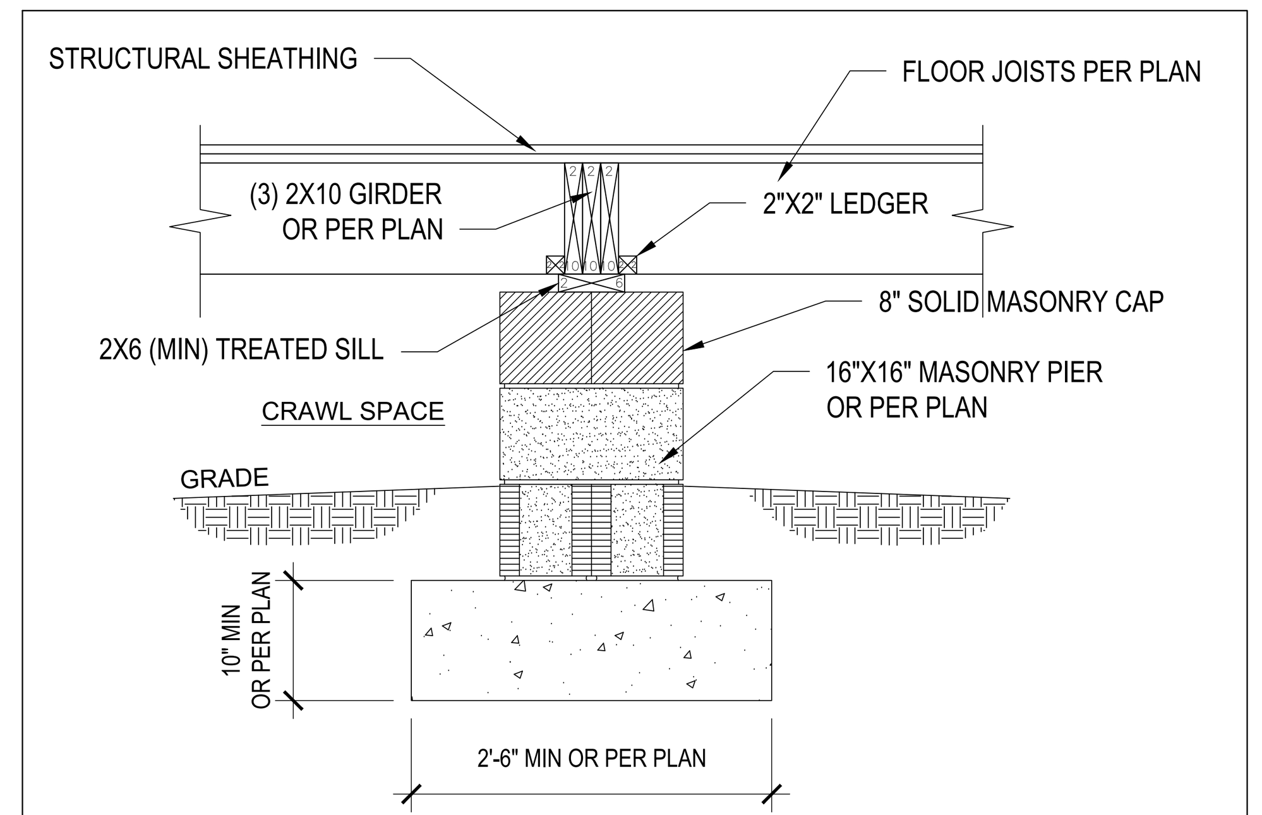


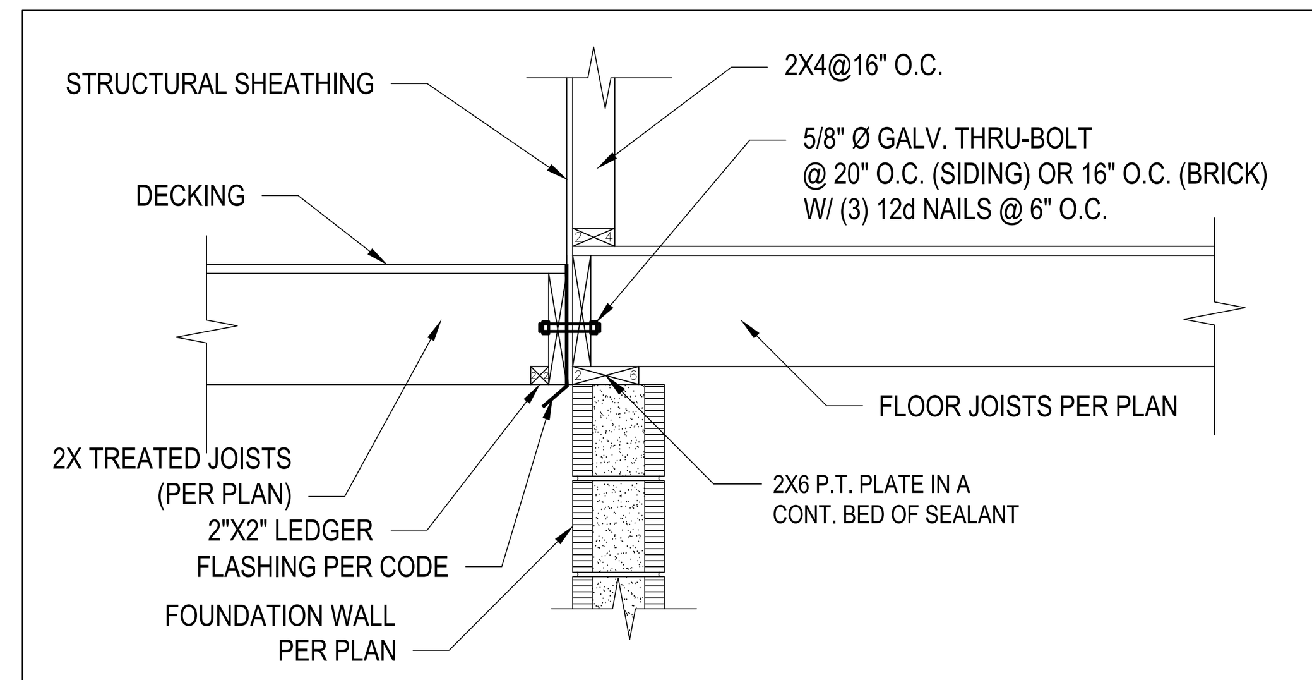
* DROPPED GIRDER DETAIL
NO SCALE



* BEAM SPLICE AT COLUMN
NO SCALE



* FLUSH GIRDER DETAIL
NO SCALE



* DECK ATTACHMENT DETAIL
NO SCALE

*Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precaution.
*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.

NORTH CAROLINA PROFESSIONAL SEAL 050140 ENGINEER ALEX MOORE 10/31/24

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NORTH CAROLINA PROFESSIONAL SEAL C-2303 CORPORATION TYNDALL ENGINEERING AND DESIGN, P.A.

Client: CMHK BUILDERS, INC
797 IVEY RD.
BENSON, NC 27504

Plan: 329 TOM MEYERS RD.

STANDARD DETAILS

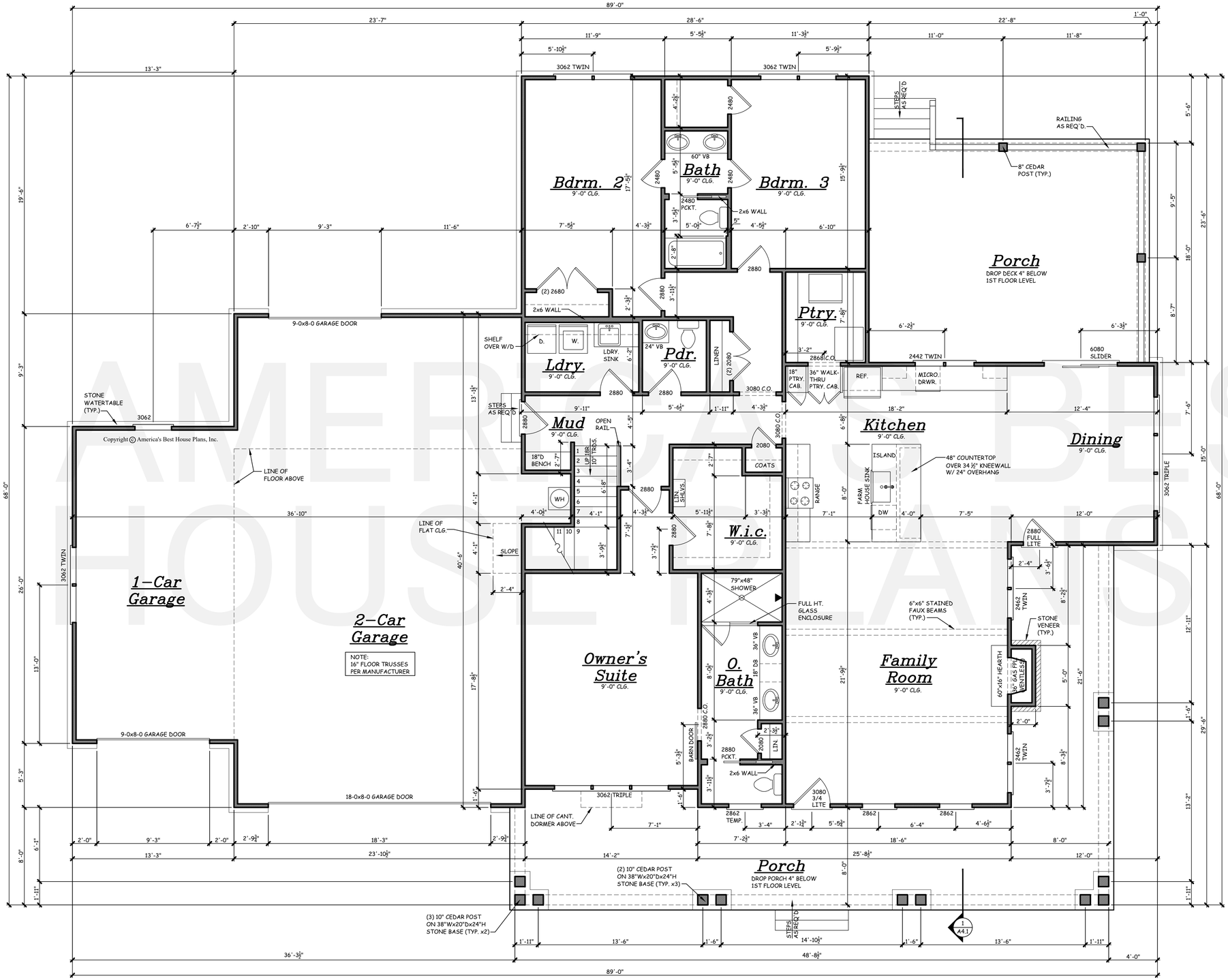
Project #: 2401-010266
Date: 10/31/2024
Engineered By: JA
DWG. Checked By: PAT
Scale: SEE PLAN

REVISIONS

No.	Date:	Remarks
1		
2		
3		
4		

Sheet Number
D1
3 of 3

FILENAME: Z:\RALEIGH OFFICE\RESIDENTIAL ENGINEERING\2024 STRUCTURAL PROJECTS\2401-010266 - CMHK BUILDERS - 329 TOM MEYERS RD\2401-010266\CAD_FILES\2401-010266_E.DWG SAVED BY: JAY LAST PLOT DATE:10/31/2024 12:00 PM



1 / A2.2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:
1. THESE PLANS ARE DESIGNED TO MEET THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.

2. BUILDER IS RESPONSIBLE TO SEE THAT THE HOUSE IS BUILT IN STRICT COMPLIANCE WITH CITY, COUNTY, STATE AND FEDERAL CODES IN THE AREA THE HOUSE IS TO BE CONSTRUCTED.

3. BUILDER MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO AMERICA'S BEST HOUSE PLANS, INC. FOR JUSTIFICATION AND/OR CORRECTIONS. BUILDER SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.

4. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.

5. THESE PLANS ARE NOT TO BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF AMERICA'S BEST HOUSE PLANS, INC.

6. ALL LOAD BEARING WALLS, BEAM SUPPORTS AND RAFTER BRACING SHOULD CARRY LOAD THRU ALL LEVELS TO FOUNDATION AND BE SUPPORTED BY GRADE BEAMS OR FOOTINGS DESIGNED TO CARRY LOADS.

7. ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.

8. ALL STRUCTURAL BEAMS AND WALLS ARE TO BE DESIGNED BY A LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

9. FLOOR AND ROOF TRUSS DRAWINGS MUST BE PROVIDED BY TRUSS MANUFACTURER. PLUMBING AND HVAC PLANS SHOULD BE PROVIDED BY A LOCAL CONTRACTOR.

10. SQUARE FOOTAGE CALCULATIONS ARE MADE FROM OUTSIDE OF EXTERIOR FRAME WALL AND INCLUDE FINISHED AREAS ONLY. AREAS NOT INCLUDED ARE DECKS, PORCHES, GARAGES, BASEMENTS, ATTICS, FIREPLACES, ETC. TWO STORY, VAULTED AREAS AND STAIRS ARE COUNTED ONCE IN THE FIRST FLOOR SQUARE FOOTAGE CALCULATIONS. BRICK IS NOT COUNTED IN OUR SQUARE FOOTAGE CALCULATIONS.

11. AMERICA'S BEST HOUSE PLANS, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

12. THESE PLANS ARE PROTECTED BY COPYRIGHT. REPRODUCTION OF THE HOUSE PLANS, EITHER IN WHOLE OR PART, INCLUDING ANY FORM OF COPYING AND/OR PREPARATION OF DERIVATIVE WORKS THERE OF, FOR ANY REASON WITHOUT PRIOR WRITTEN PERMISSION BY AMERICA'S BEST HOUSE PLANS, INC. IS STRICTLY PROHIBITED.

NOTE:
SET FIRST FLOOR WINDOW HEADERS AT 8'-0" A.F.F. UNLESS OTHERWISE NOTED.

ALL FIRST FLOOR DOORS ARE 8'-0"H UNLESS OTHERWISE NOTED.

ALL ANGLES SHOWN ARE 45° UNLESS OTHERWISE NOTED.

SQUARE FOOTAGE	
1ST FLOOR	2,278 SQ. FT.
OPT. BONUS	690 SQ. FT.
FRONT PORCH	583 SQ. FT.
REAR PORCH	408 SQ. FT.
GARAGE	1,317 SQ. FT.

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BY:
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RIVERBROOKE

FIRST FLOOR PLAN

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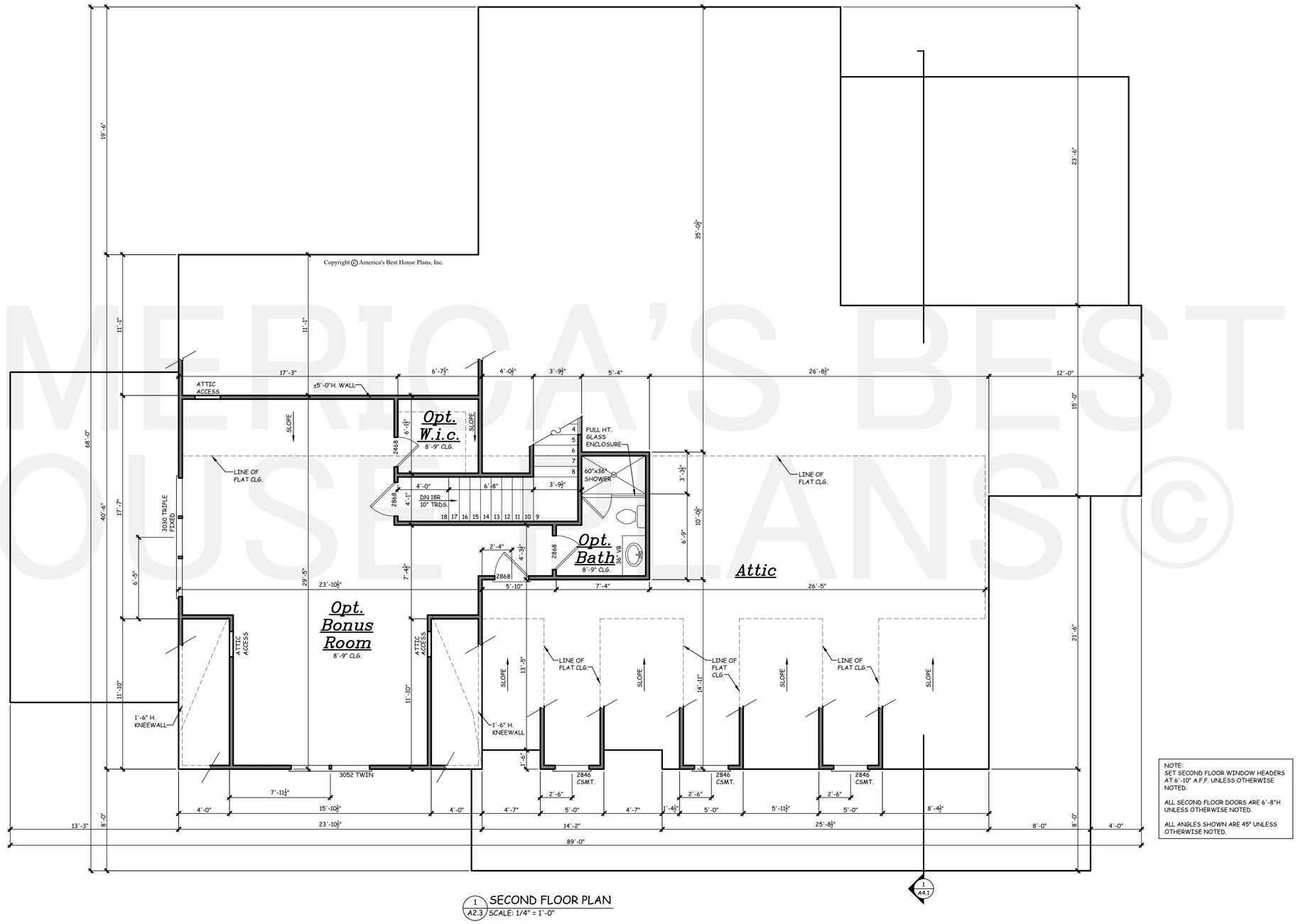
DRAWN BY: JLS
DATE: 05/11/23
REVISIONS:

SHEET A2.2



1 SECOND FLOOR PLAN
A2.3 SCALE: 1/4" = 1'-0"

NOTE:
SET SECOND FLOOR WINDOW HEADERS AT 6'-10" A.F.F. UNLESS OTHERWISE NOTED.

ALL SECOND FLOOR DOORS ARE 6'-8"H UNLESS OTHERWISE NOTED.

ALL ANGLES SHOWN ARE 45° UNLESS OTHERWISE NOTED.

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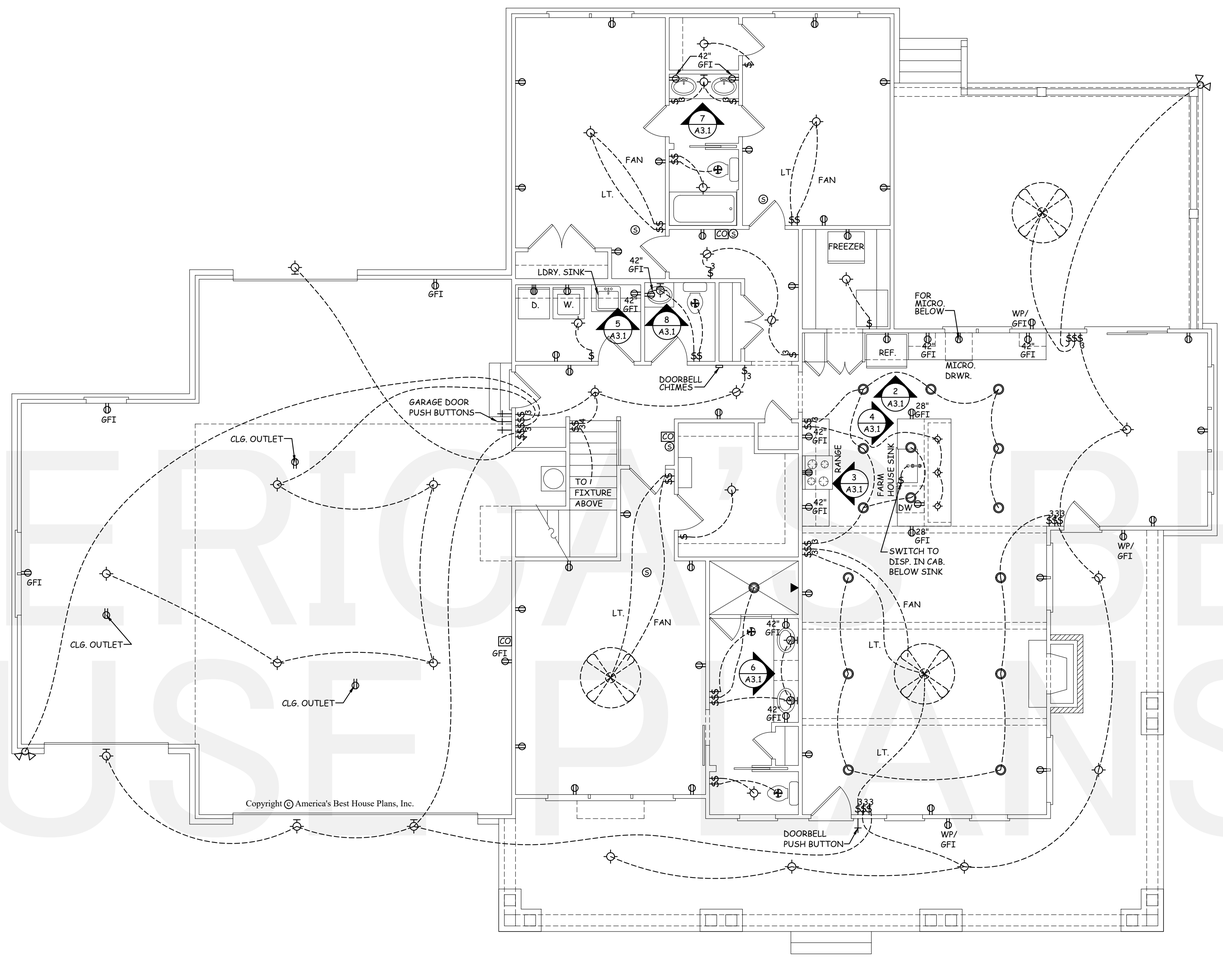
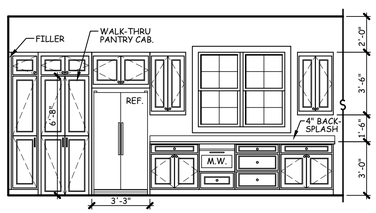


1 A3.1 FIRST FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

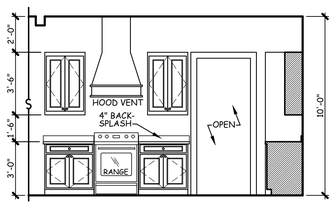
ELECTRICAL LEGEND

- $ SINGLE POLE SWITCH
- $3 THREE-WAY SWITCH
- $4 FOUR-WAY SWITCH
- CEILING MTD. LIGHT FIXTURE
- WALL MTD. LIGHT FIXTURE
- RECESSED CAN LIGHT
- RECESSED EYEBALL FIXTURE
- FLOOD LIGHT
- FLUORESCENT LIGHT
- OUTAKE FAN * SEE NOTE
- FAN / LIGHT COMBO
- 110 OUTLET
- GFI GFCI PROTECTED 110 OUTLET
- WP WEATHER PROOF 110 OUTLET
- QUAD OUTLET
- 1/2 HALF SWITCHED OUTLET
- FLOOR OUTLET
- 220 OUTLET
- GAS CONNECTION
- DOORBELL CHIMES
- S SMOKE DETECTOR
- CO CARBON MONOXIDE ALARM
- S/C SMOKE/CO2 COMBO.
- PUSH BUTTON
- TELEPHONE OUTLET
- TV CABLE OUTLET
- S CAT 5 INTERNET
- CEILING FAN

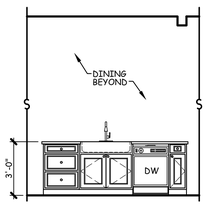
NOTES:
1. VENT FANS TO COMPLY WITH IRC R303.3 EXCEPTION
2. ALL AFCI CIRCUIT BREAKERS TO BE INSTALLED AS PER 2020 NEC REQUIREMENTS.



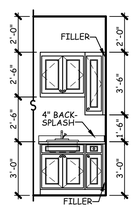
2 A3.1 KITCHEN CABINETS
SCALE: 1/4" = 1'-0"



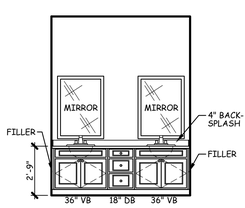
3 A3.1 KITCHEN CABINETS
SCALE: 1/4" = 1'-0"



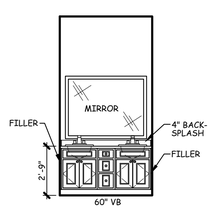
4 A3.1 KITCHEN CABINETS
SCALE: 1/4" = 1'-0"



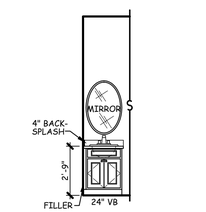
5 A3.1 LDRY. CABINETS
SCALE: 1/4" = 1'-0"



6 A3.1 O. BATH CABINETS
SCALE: 1/4" = 1'-0"



7 A3.1 BATH CABINETS
SCALE: 1/4" = 1'-0"



8 A3.1 BATH CABINETS
SCALE: 1/4" = 1'-0"

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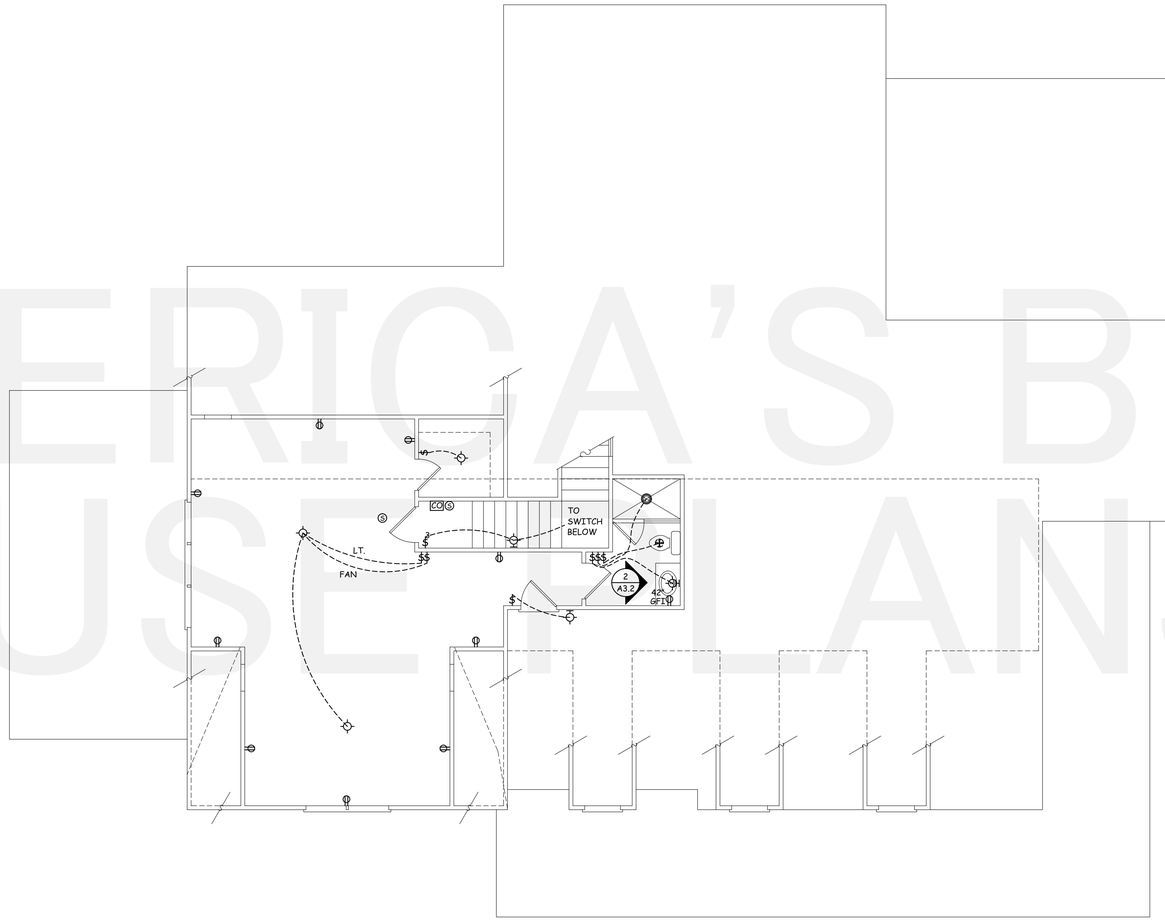

1 A3.2 SECOND FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- CEILING MTD. LIGHT FIXTURE
- WALL MTD. LIGHT FIXTURE
- RECESSED CAN LIGHT
- RECESSED EYEBALL FIXTURE
- FLOOD LIGHT
- FLUORESCENT LIGHT
- OUTAKE FAN * SEE NOTE
- FAN / LIGHT COMBO
- 110 OUTLET
- GFCI PROTECTED 110 OUTLET
- WEATHER PROOF 110 OUTLET
- QUAD OUTLET
- HALF SWITCHED OUTLET
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- DOORBELL CHIMES
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- CARBON MONOXIDE ALARM
- SMOKE/CO2 COMBO.
- PUSH BUTTON
- TELEPHONE OUTLET
- CABLE OUTLET
- CAT 5 INTERNET
- CEILING FAN

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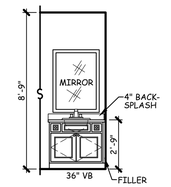

2 A3.2 BATH CABINETS
SCALE: 1/4" = 1'-0"

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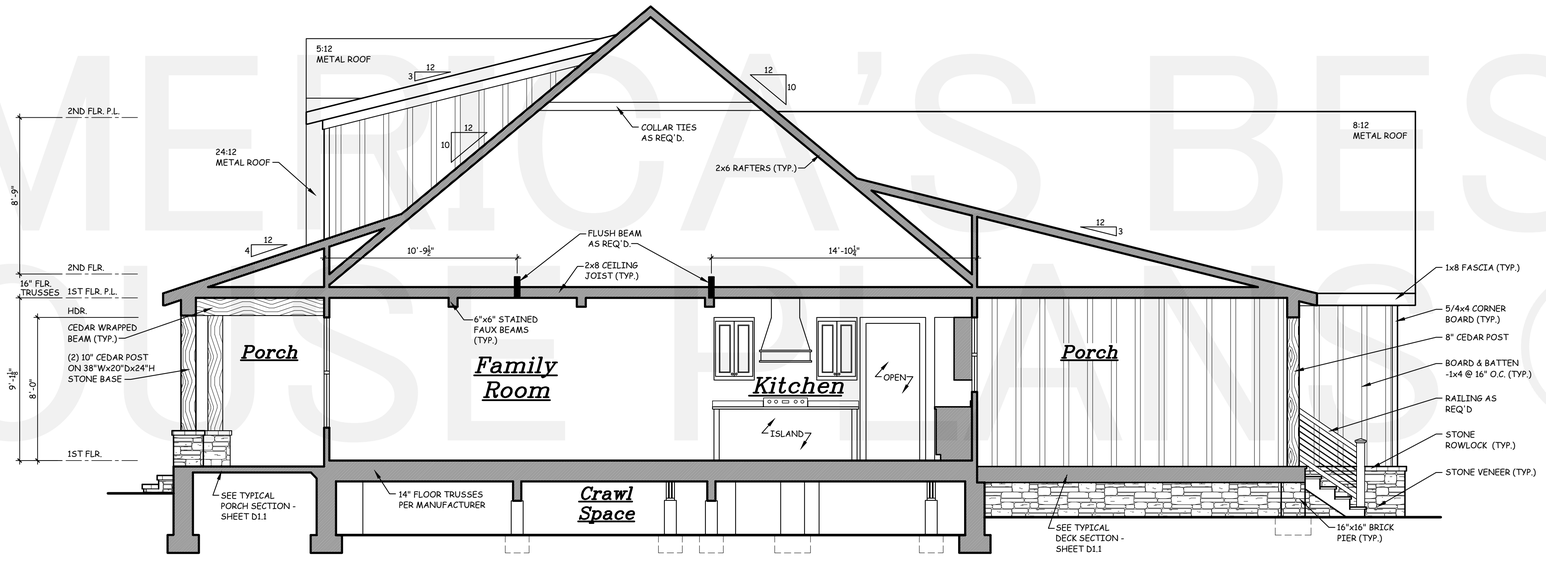

1 / A4.1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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