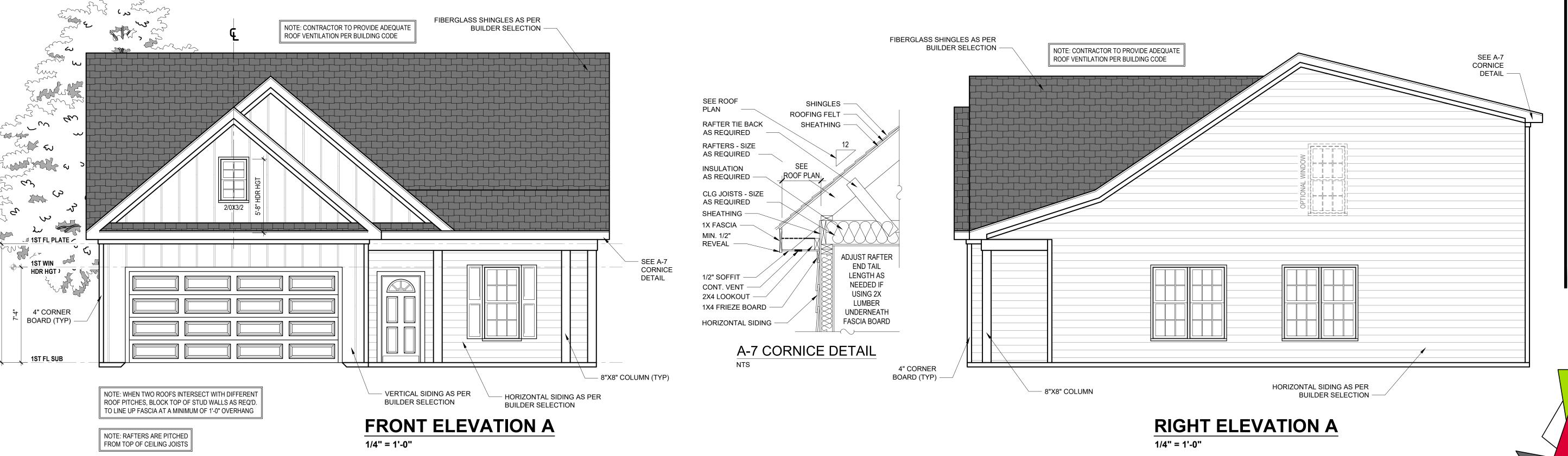
Stewart Farms Lot 1 - 3999 Baileys XRDS, Rd T H E F R A N K L I N D E L U X E



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

Communication is imperfect and every contingency cannot be anticipated.

in addition to all local codes and regulations.

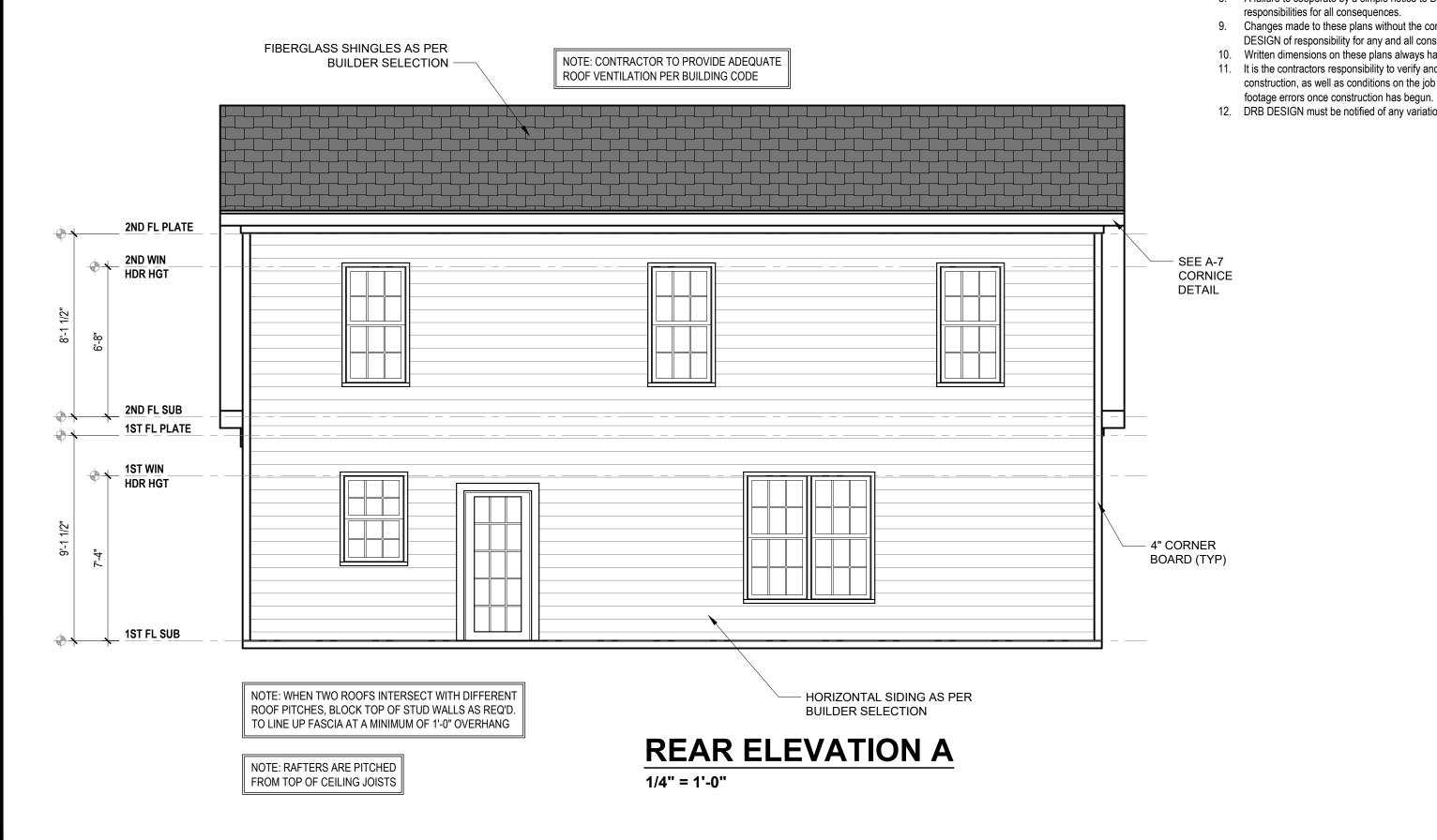
diligence, perfection is not a guarantee.

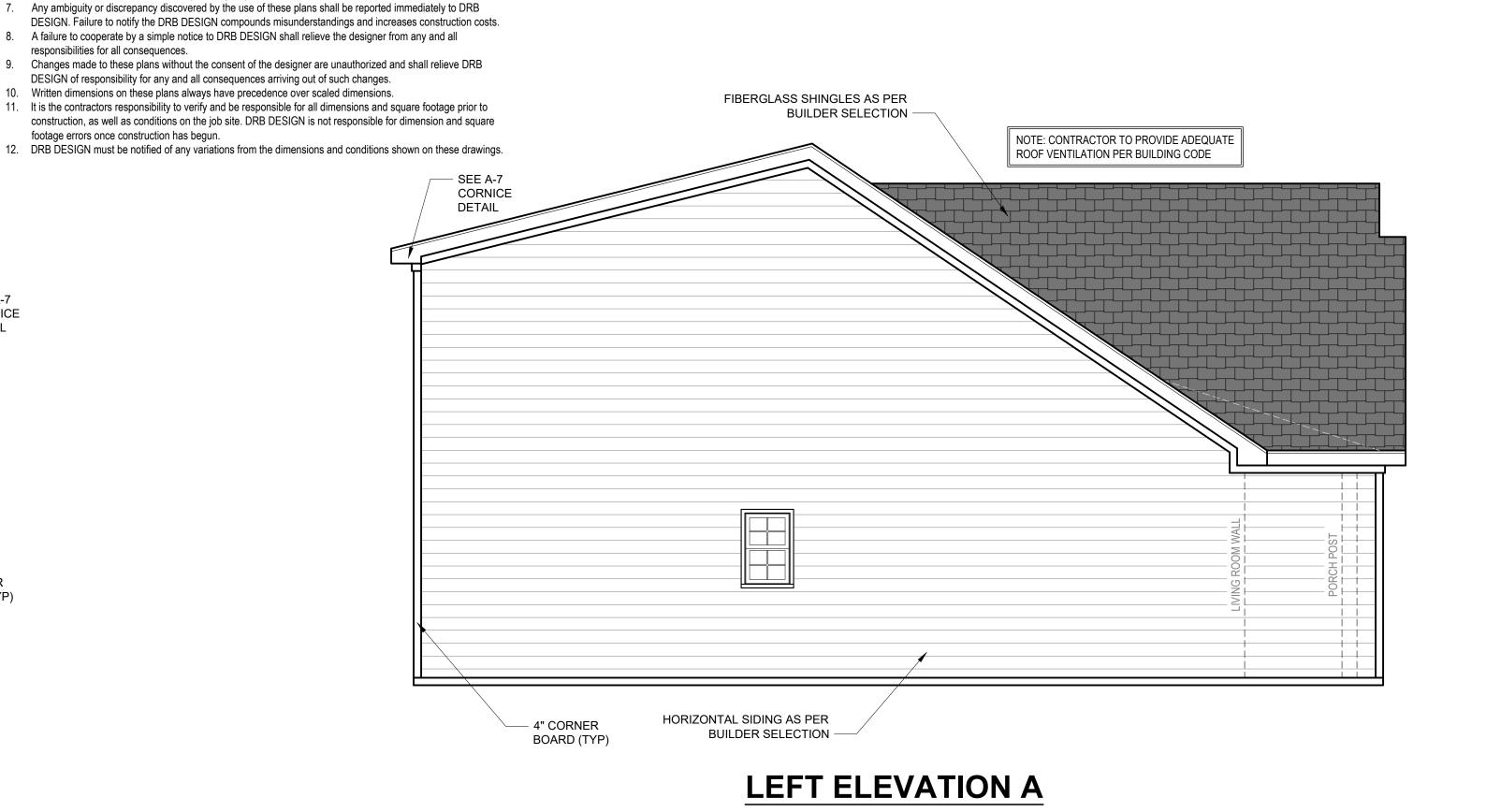
All construction shall conform to the latest requirements of "North Carolina State 2018 residential building code",

Should these plans require structural calculations for permitting the contractor shall be required to obtain the

Release of these plans requires further cooperation among the owner, his/her contractor, and DRB DESIGN. Design and construction are complex and, although the designer performed his services with due care and

services of a structural engineer after notifying DRB DESIGN that such services are required.

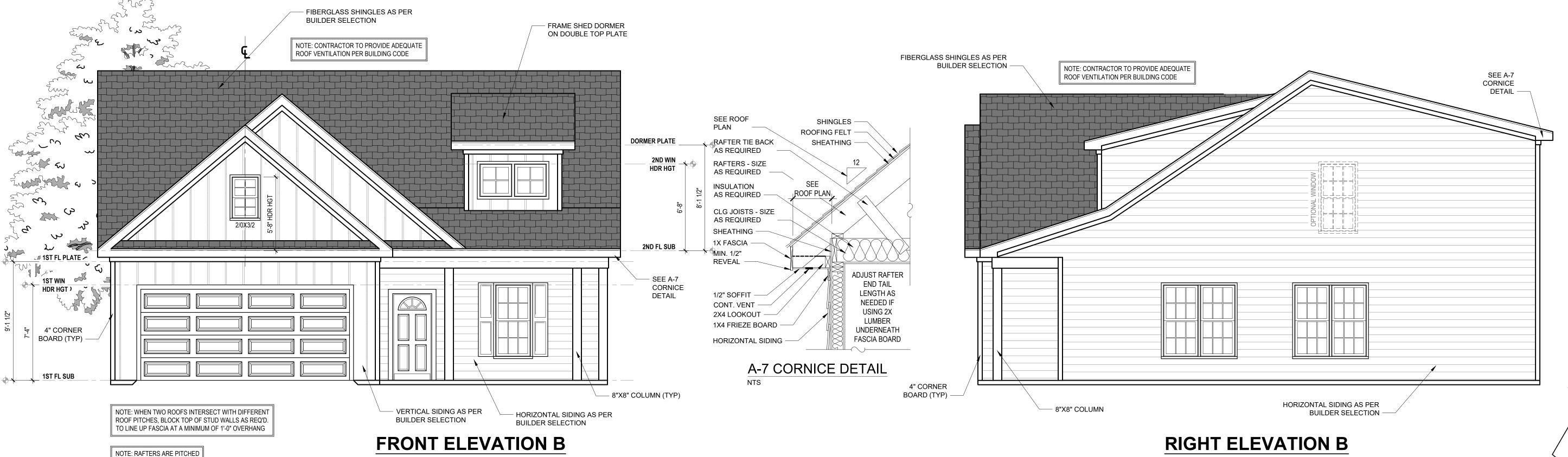




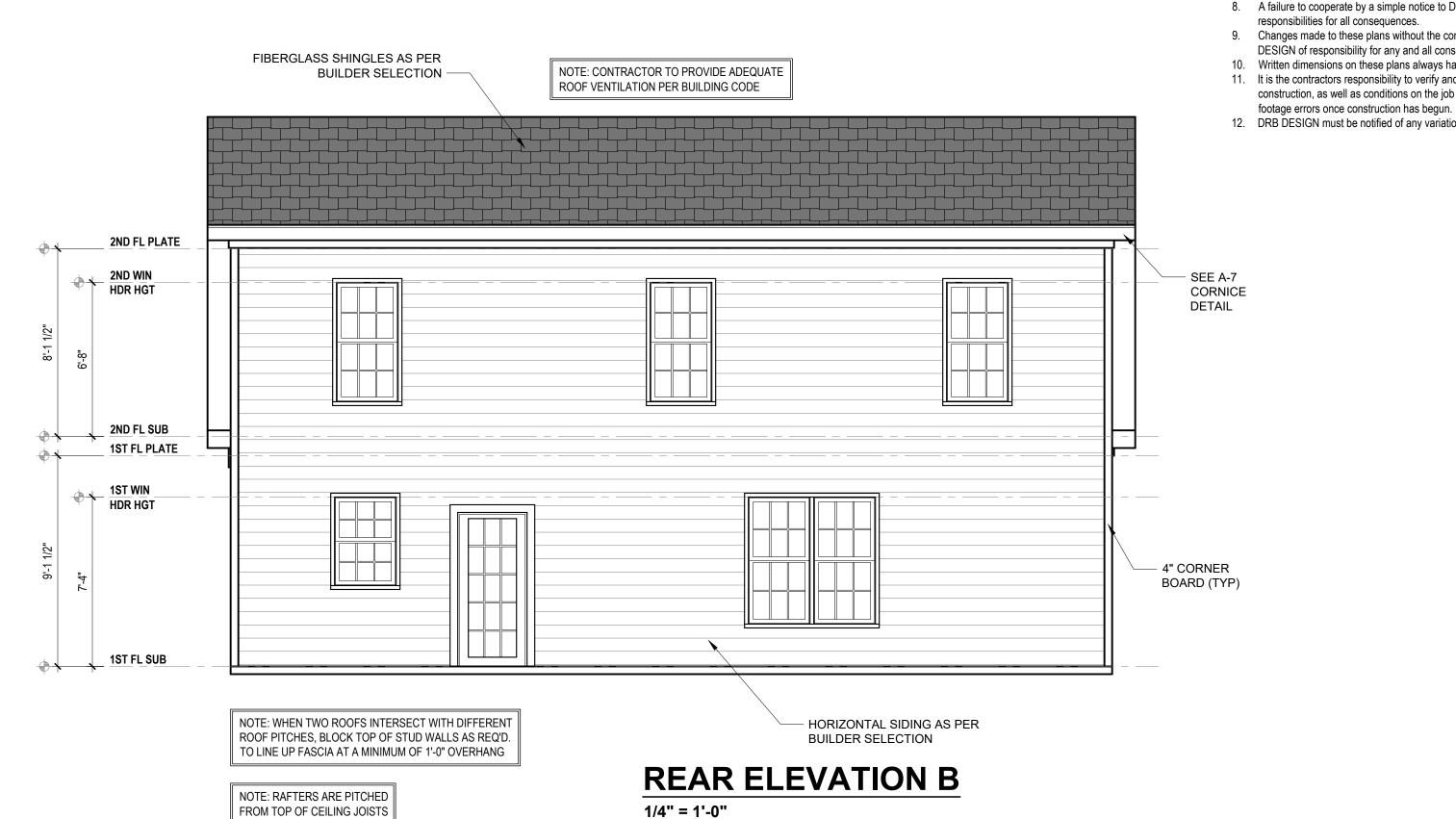
DRB2301-0476 D 10/04/2024 DRAWN/DESIGNED BY MMB CHECKED BY

1 1

THE FRANKLIN DELUXE



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



1/4" = 1'-0"

- All construction shall conform to the latest requirements of "North Carolina State 2018 residential building code", in addition to all local codes and regulations. Should these plans require structural calculations for permitting the contractor shall be required to obtain the services of a structural engineer after notifying DRB DESIGN that such services are required. Release of these plans requires further cooperation among the owner, his/her contractor, and DRB DESIGN. Design and construction are complex and, although the designer performed his services with due care and diligence, perfection is not a guarantee. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to DRB DESIGN. Failure to notify the DRB DESIGN compounds misunderstandings and increases construction costs. 8. A failure to cooperate by a simple notice to DRB DESIGN shall relieve the designer from any and all responsibilities for all consequences. Changes made to these plans without the consent of the designer are unauthorized and shall relieve DRB DESIGN of responsibility for any and all consequences arriving out of such changes. 10. Written dimensions on these plans always have precedence over scaled dimensions FIBERGLASS SHINGLES AS PER 11. It is the contractors responsibility to verify and be responsible for all dimensions and square footage prior to **BUILDER SELECTION** construction, as well as conditions on the job site. DRB DESIGN is not responsible for dimension and square
- NOTE: CONTRACTOR TO PROVIDE ADEQUATE 12. DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings. ROOF VENTILATION PER BUILDING CODE CORNICE HORIZONTAL SIDING AS PER BUILDER SELECTION -

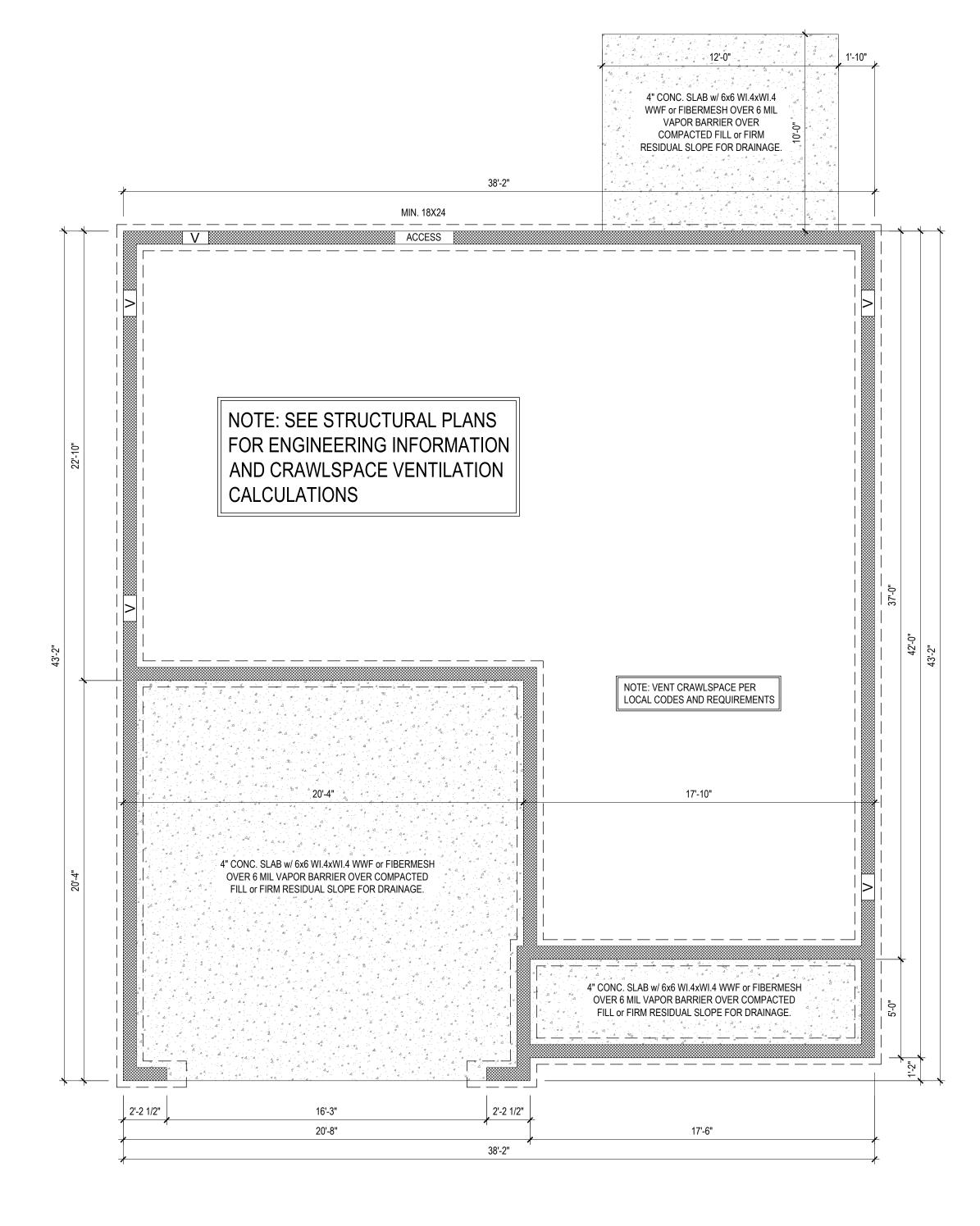
1/4" = 1'-0"

LEFT ELEVATION B

DRB2301-0476 D 10/04/2024 DRAWN/DESIGNED BY MMB CHECKED BY

ELEVATIONS

FROM TOP OF CEILING JOISTS



FOUNDATION PLAN - A&B 1/4" = 1'-0"

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

2. All construction shall conform to the latest requirements of "North Carolina State 2018 residential building code", in addition to all local codes and regulations.

3. Should these plans require structural calculations for permitting the contractor shall be required to obtain the

services of a structural engineer after notifying DRB DESIGN that such services are required. Release of these plans requires further cooperation among the owner, his/her contractor, and DRB DESIGN.

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Communication is imperfect and every contingency cannot be anticipated.

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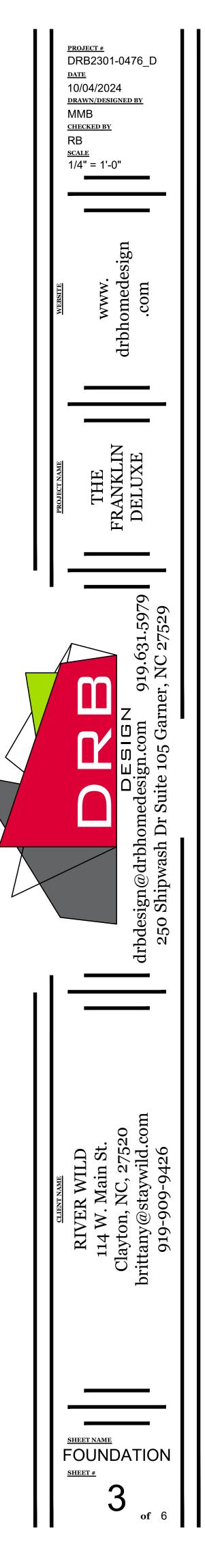
construction, as well as conditions on the job site. DRB DESIGN is not responsible for dimension and square footage errors once construction has begun. 12. DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.

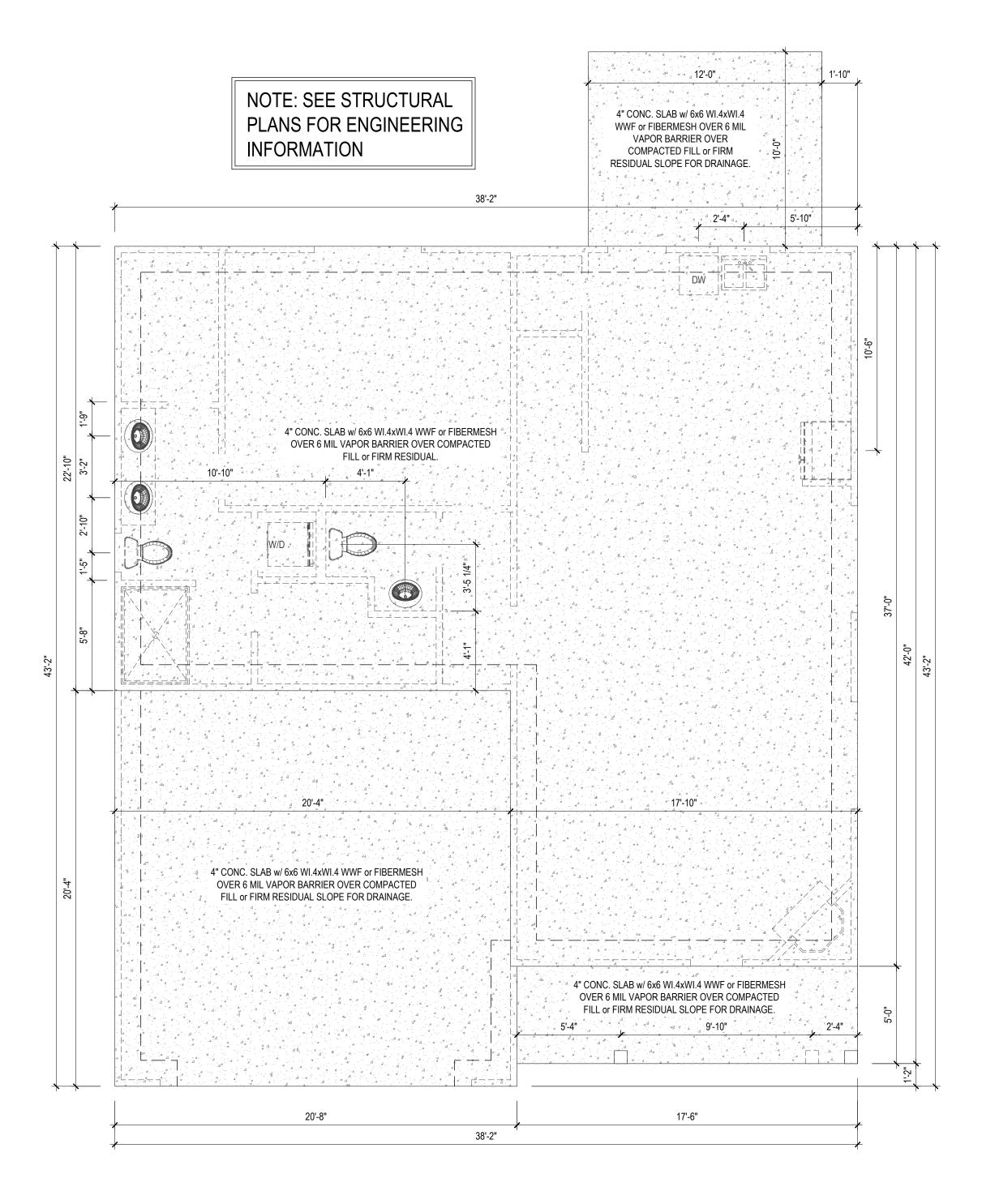
PLANS FOR ENGINEERING WWF or FIBERMESH OVER 6 MIL VAPOR BARRIER OVER COMPACTED FILL or FIRM INFORMATION RESIDUAL SLOPE FOR DRAINAGE. 38'-2" ⁸₄ 17'-10" 4" CONC. SLAB w/ 6x6 WI.4xWI.4 WWF or FIBERMESH OVER 6 MIL VAPOR BARRIER OVER COMPACTED FILL or FIRM RESIDUAL SLOPE FOR DRAINAGE. 4" CONC. SLAB w/ 6x6 WI.4xWI.4 WWF or FIBERMESH OVER 6 MIL VAPOR BARRIER OVER COMPACTED FILL or FIRM RESIDUAL SLOPE FOR DRAINAGE. 2'-2 1/2" 16'-3" 20'-8" 17'-6" 38'-2"

4" CONC. SLAB w/ 6x6 WI.4xWI.4

NOTE: SEE STRUCTURAL

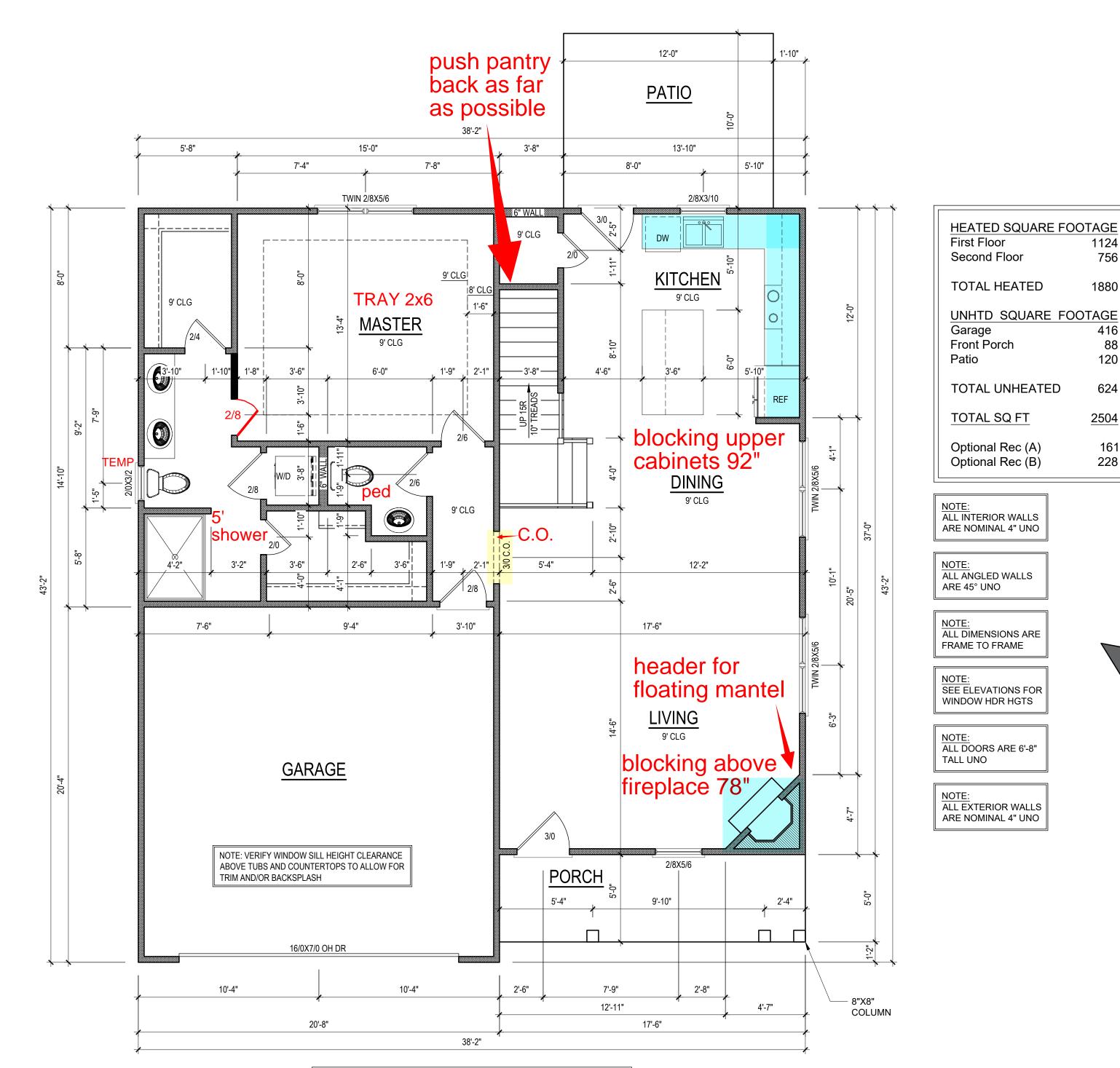
FOUNDATION PLAN - A&B 1/4" = 1'-0"





FOUNDATION PLAN - A&B 1/4" = 1'-0" **MONOLITHIC SLAB**

- DRB DESIGN assumes no liability for any home constructed from this plan. 2. All construction shall conform to the latest requirements of "North Carolina State 2018 residential building code", in addition to all local codes and regulations.
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- footage errors once construction has begun. 12. DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.



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

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.

FIRST FLOOR PLAN - A&B

1/4" = 1'-0"

CEILING HGT. = 9'-0"

DRB2301-0476_D 10/04/2024 DRAWN/DESIGNED BY MMB CHECKED BY SCALE 1/4" = 1'-0"

FND_1ST FL

1124 756

1880

416

120

624

<u>2504</u>

161

228

88

Second Floor

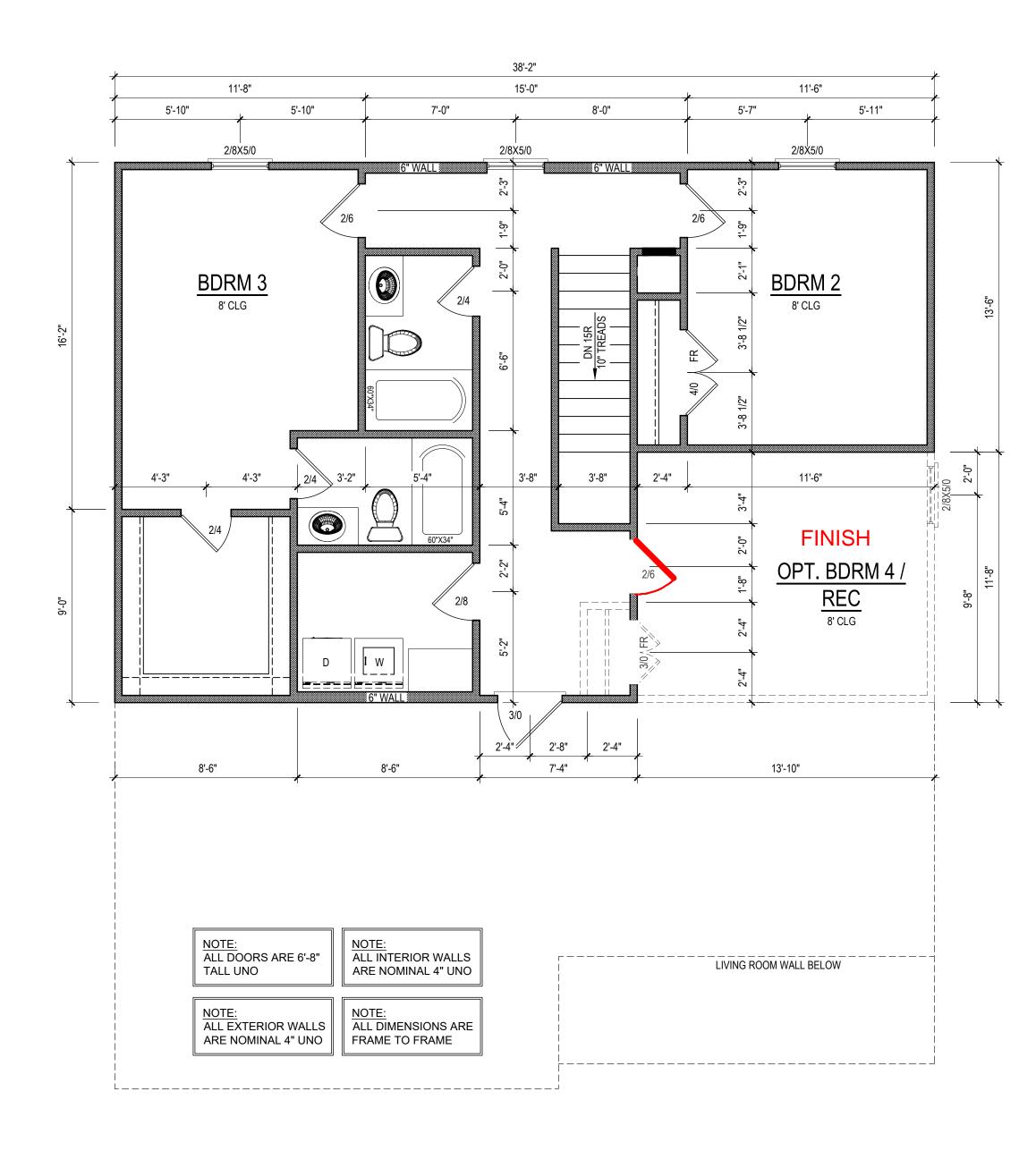
Garage

TOTAL HEATED

TOTAL UNHEATED

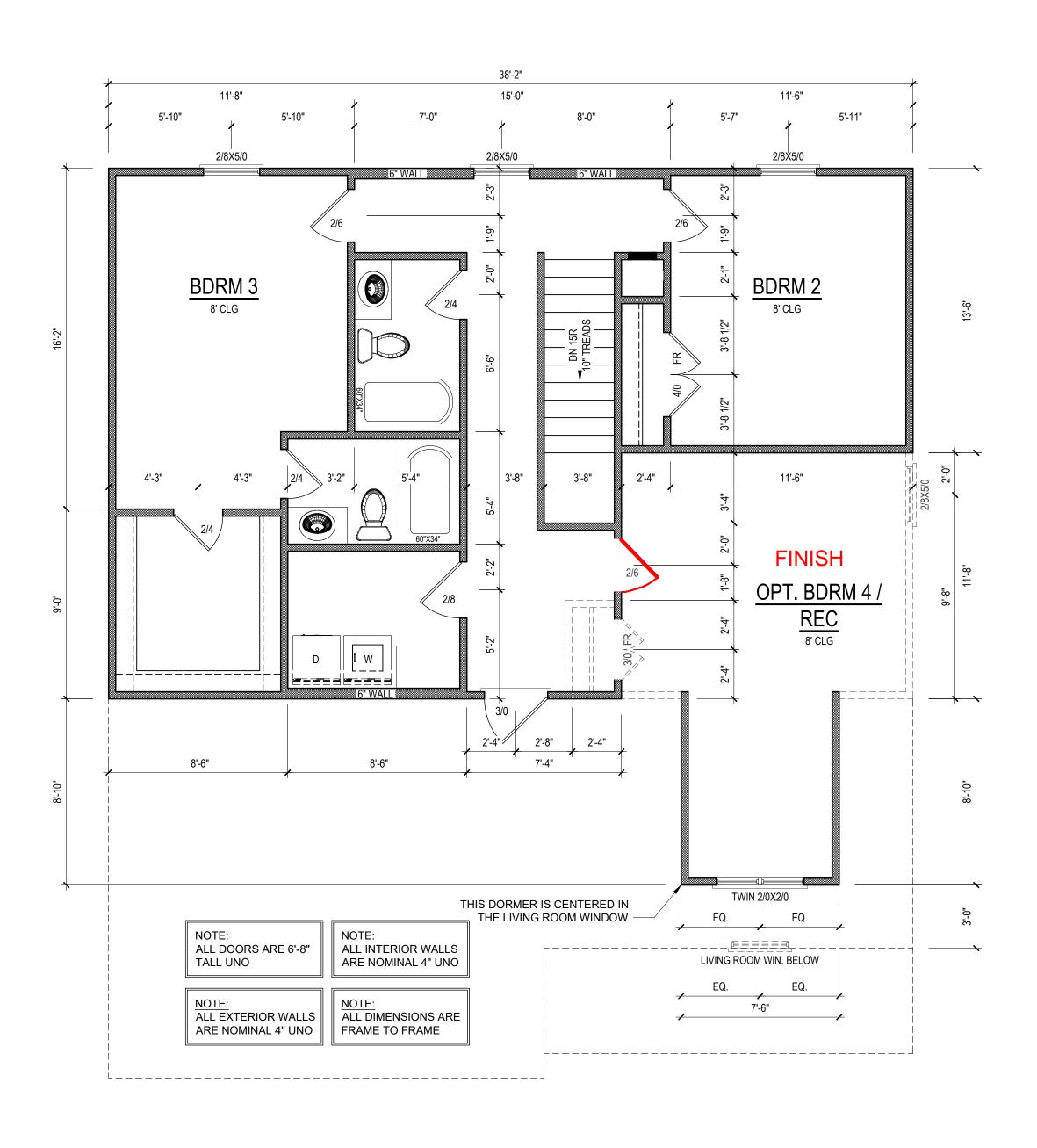
TOTAL SQ FT

Optional Rec (B)



SECOND FLOOR PLAN - A 1/4" = 1'-0" CEILING HGT. = 8'-0"

- DRB DESIGN assumes no liability for any home constructed from this plan.
- 2. All construction shall conform to the latest requirements of "North Carolina State 2018 residential building code", in addition to all local codes and regulations.
- 3. Should these plans require structural calculations for permitting the contractor shall be required to obtain the services of a structural engineer after notifying DRB DESIGN that such services are required.
- 4. Release of these plans requires further cooperation among the owner, his/her contractor, and DRB DESIGN. 5. Design and construction are complex and, although the designer performed his services with due care and
- diligence, perfection is not a guarantee.
- 6. Communication is imperfect and every contingency cannot be anticipated. 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
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- 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 arriving out of such changes.
- 10. Written dimensions on these plans always have precedence over scaled dimensions. 11. It is the contractors 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.



SECOND FLOOR PLAN - B 1/4" = 1'-0" CEILING HGT. = 8'-0"

SHEET NAME

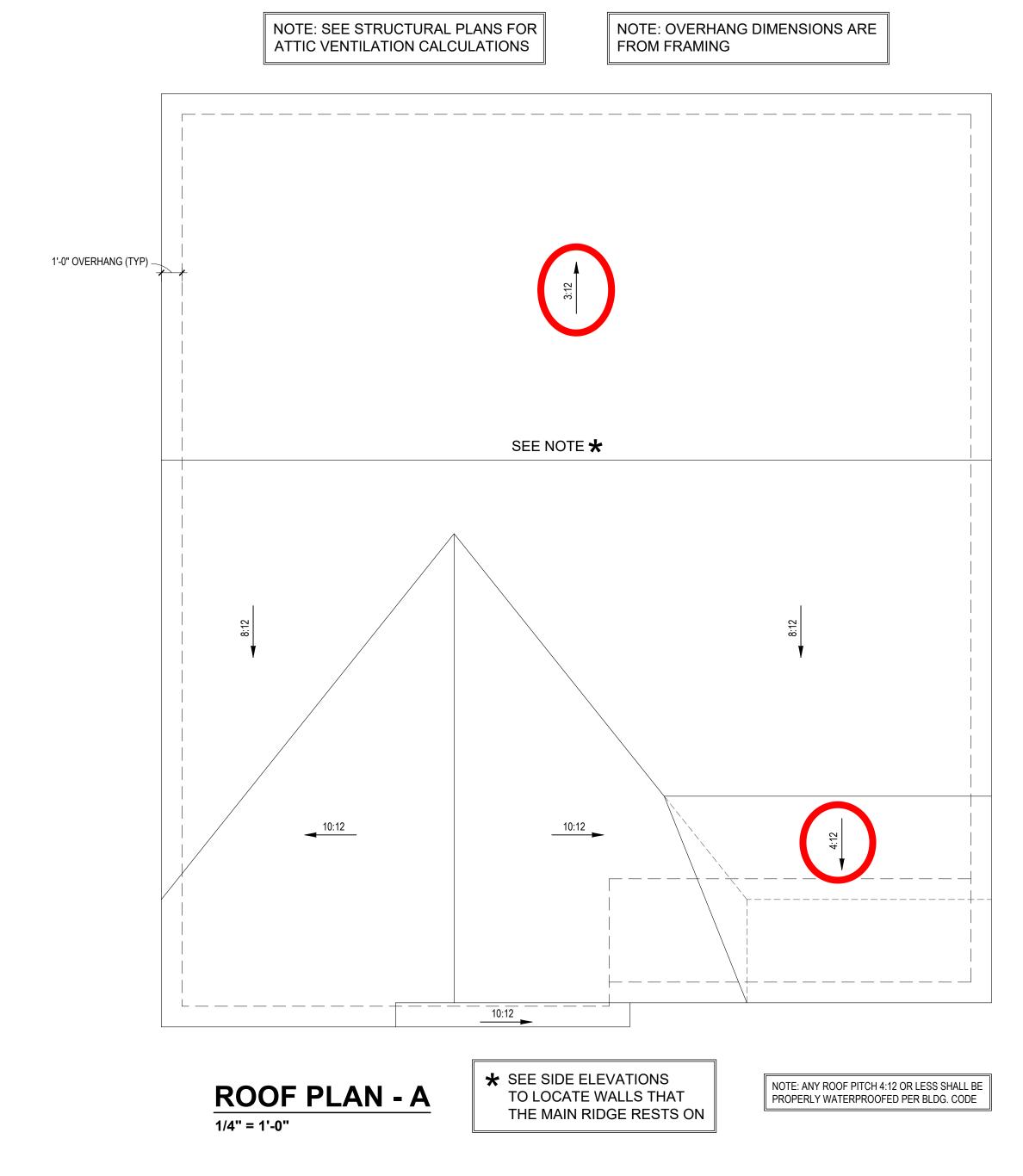
2ND_FLOOR

<u>PROJECT #</u> DRB2301-0476_D

10/04/2024 DRAWN/DESIGNED BY

 $\frac{\text{SCALE}}{1/4"} = 1'-0"$

MMB CHECKED BY



DOUBLE PAPER

- DRB DESIGN assumes no liability for any home constructed from this plan.

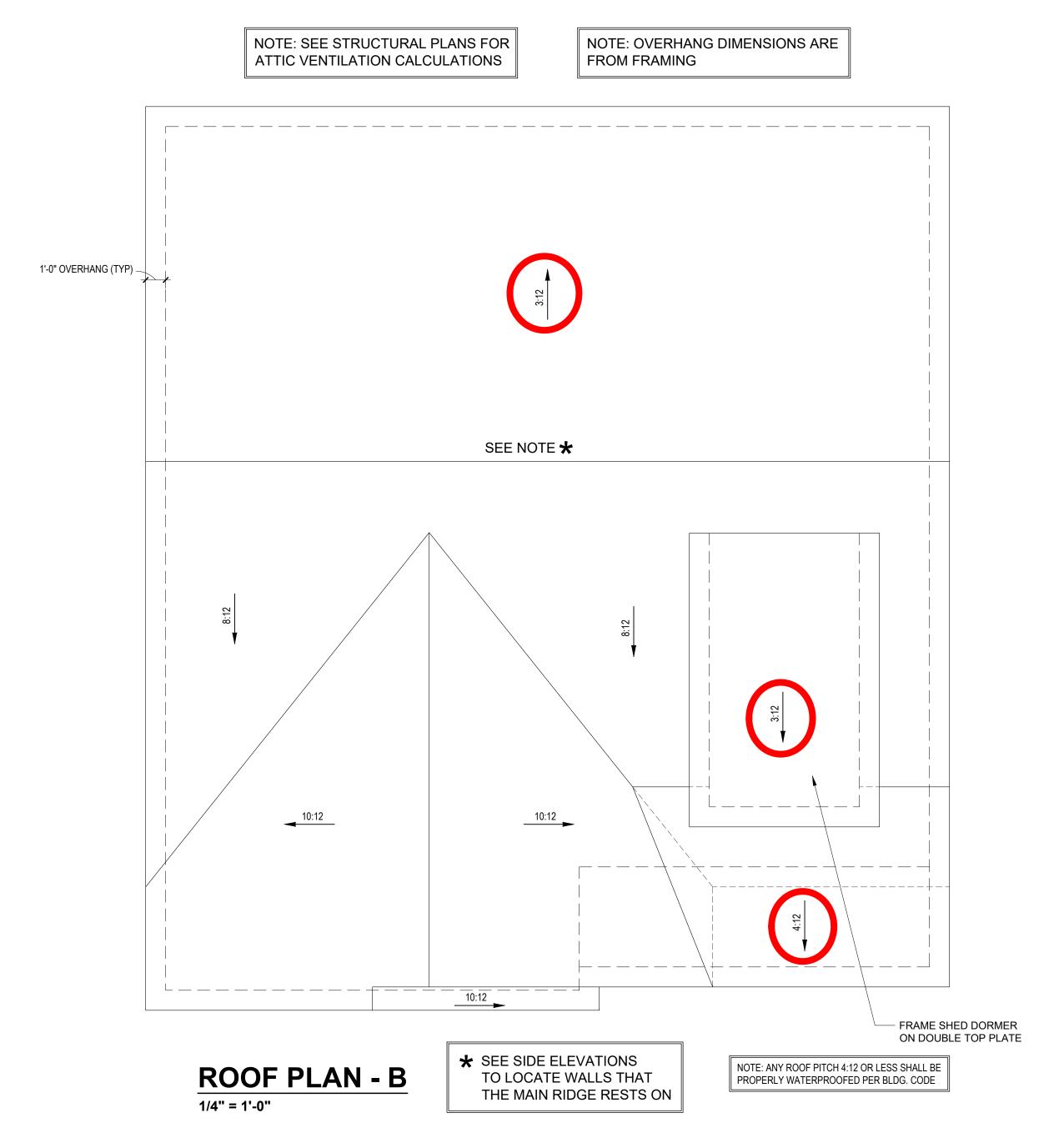
 All construction shall conform to the letest requirements of "North Carolina State 2018 recidential build".
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- 3. Should these plans require structural calculations for permitting the contractor shall be required to obtain the
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 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
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 6. Communication is imperfect and every contingency cannot be anticipated.
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- 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 arriving out of such changes.
 Written dimensions on these plans always have precedence over scaled dimensions.
- 11. It is the contractors 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.



DOUBLE PAPER

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION		
	(* 5.)	(* 5. /	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.

 1T 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)

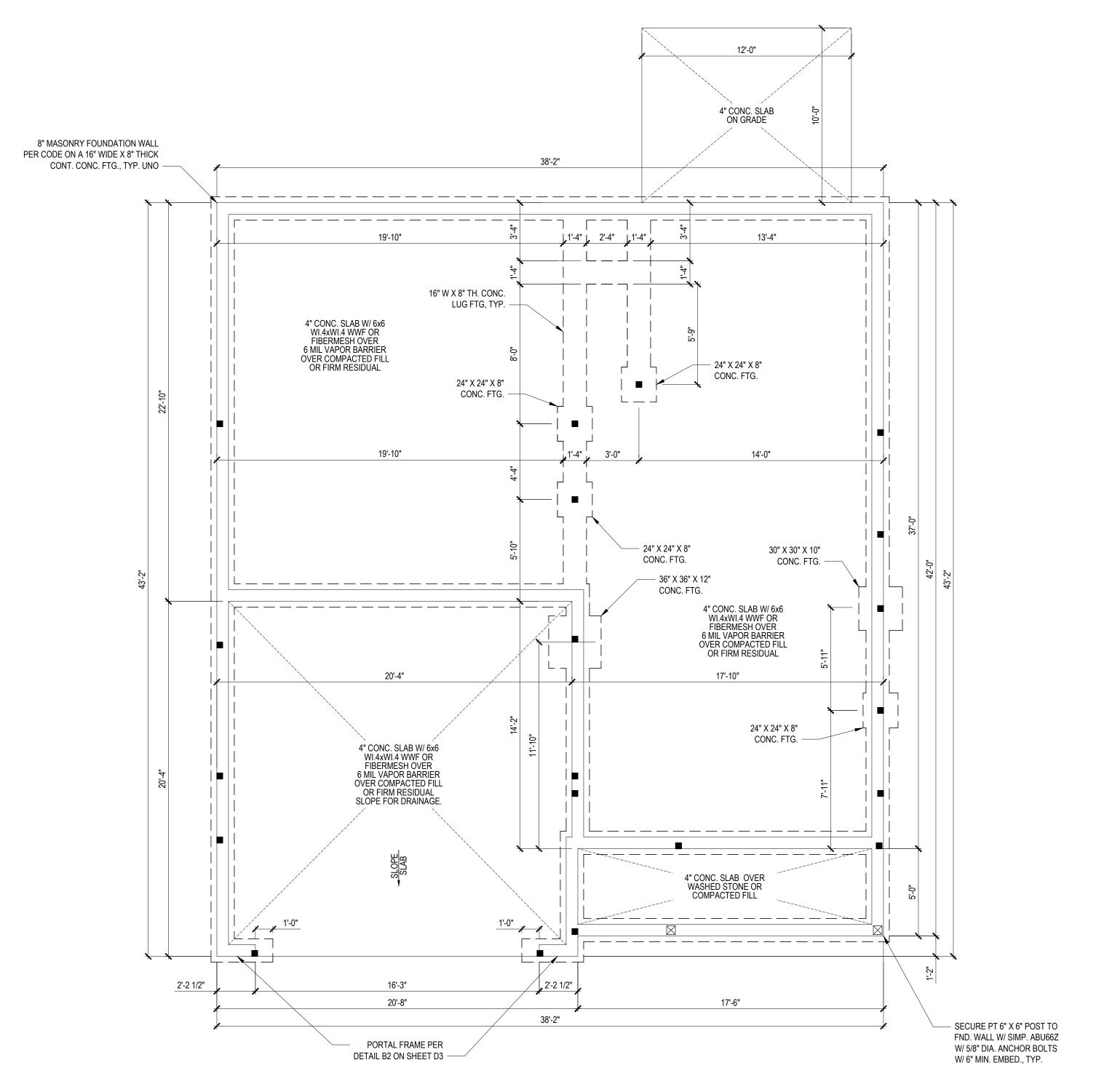
 4) ALL LOAD BEARING EXTERIOR WINDOW HEADERS ARE TO BE (2) 2x10 w/
 (1) 2x4 JACK STUD (U.N.O.) AND KING STUDS PER TABLE R602.7.5, AND
 TOGETHER w/ (2) 10d NAILS @ 8" O.C., PROVIDED THAT THE TOP OF THE
 WINDOW HEIGHT IS 6'-8", MINIMUM BOTTOM OF THE WINDOW HEIGHT IS
- 5) ALL INTERIOR LOAD BEARING HEADERS TO BÉ (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
- 6) REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION

1'-6". OTHERWISE REFER TO TABLES R602.7(1) AND R602.7(2).

- 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.



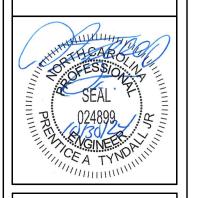
FOUNDATION PLAN - A&B

1/4" = 1'-0" STEM WALL

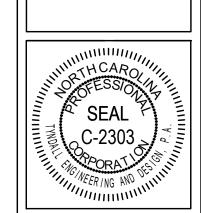
*Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precaution.

*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 depend acceptable area contributed.



ENGINEERING & DESIGN, P.A.
T 1919 773-1200 - 1919 773-9458
TO Shipwash Drive - Garner - North Carolina - 27829
www.tyndellengineering.com



RIVER WILD 114 W. MAIN ST. CLAYTON, NC, 27520 THE FRANKLIN

> OUNDATION PLAN STEM WALL

Project #:

DRB2301-0476D

Date:

10/30/2024

Engineered By:

AM/VA

DWG. Checked By:
PTII
Scale:

Scale: SEE PLAN

Sheet Number

S1A

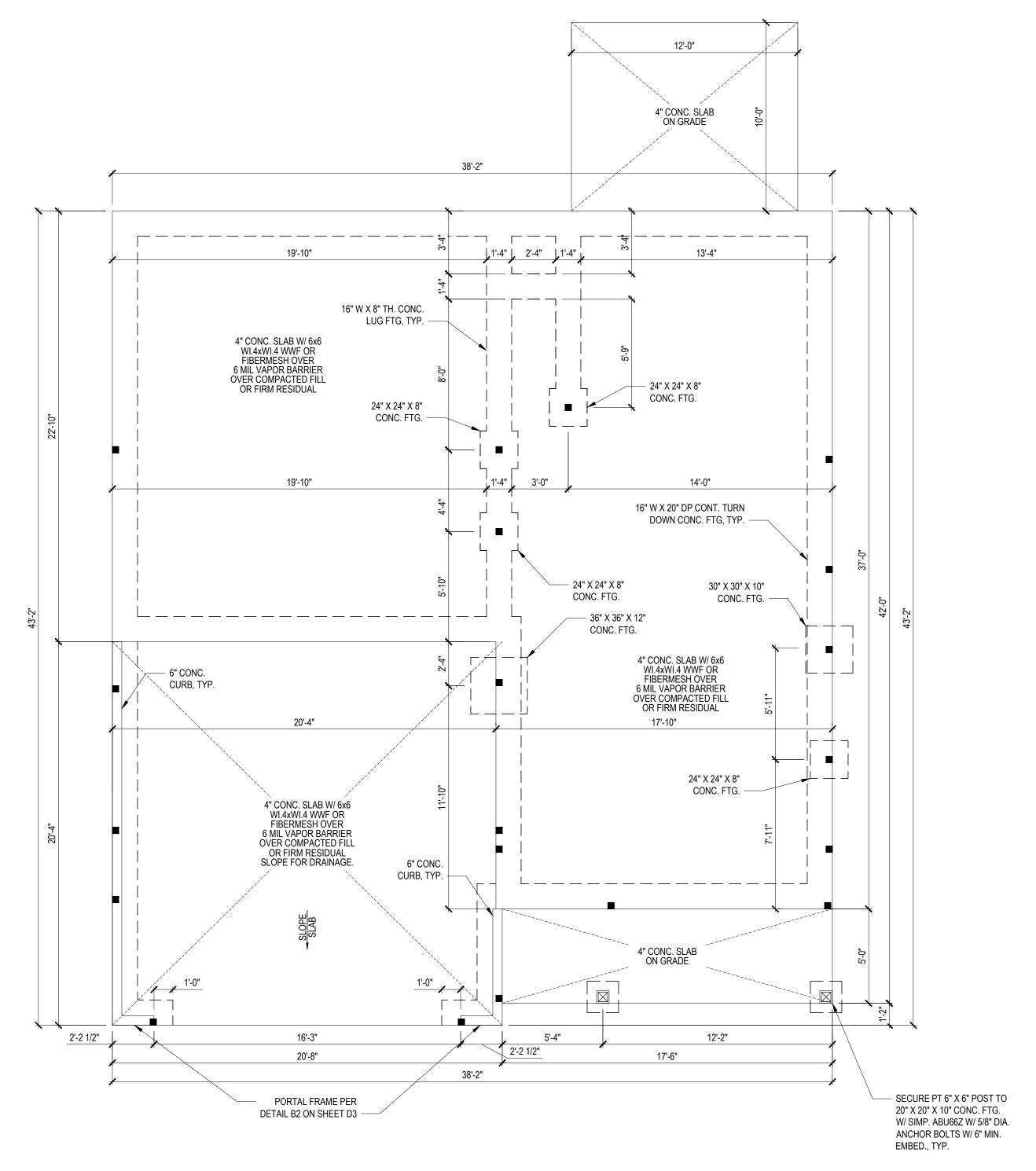
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION		
	(* 5.)	(* 5.)	LL	TL	
FLOOR (primary)	40	10	L/360	L/240	
FLOOR (secondary)	40	10	L/360	L/240	
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ATTIC (no access)	10	5	L/240	L/180	
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ROOF	20	10	L/240	L/180	
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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 - (I.E. iLEVEL MICROLAM)
 ALL LSL LUMBER IS TO BE 1.55E (Fb = 2325 PSI) (OR GREATER)
- 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).
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- 6) REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION OF ALL WALLS OVER 10'-0" IN HEIGHT.
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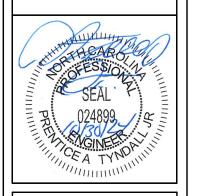
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- 17) METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.



FOUNDATION PLAN - A&B

1/4" = 1'-0" MONOLITHIC SLAB

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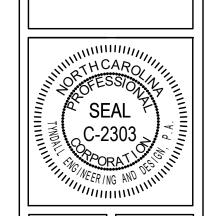


ENGINEERING & DESIGN, P.A.

1 919 778-1200 - 1 919 773-9689

190 Shipwash Drive - Garner - North Carolina - 27839

www.tyndellengineering.com



RIVER WILD 114 W. MAIN ST. CLAYTON, NC, 27520 THE FRANKLIN

FOUNDATION PLAN MONOLITHIC SLAB

Project #:

DRB2301-0476D

Date:

10/30/2024

Engineered By:

AM/VA

DWG. Checked By:

PTH

PTII

Scale:
SEE PLAN

Sheet Number

S₁B

	LIVE LOAD	DEAD LOAD	DEFLECTION		
	(PSF)	(PSF)	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				

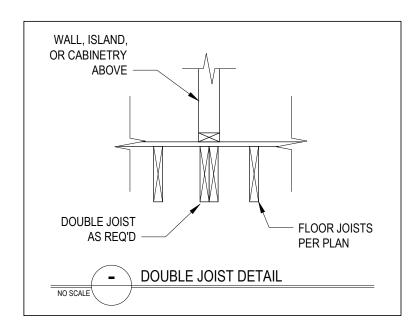
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- ALL LUMBER SHALL BE SYP #2 (UNO) ALL LVL LUMBER TO BE 1.75" WIDE (ACTUAL) EACH SINGLE MEMBER AND Fb = 2600 PSI, E = 1.9M PSI (OR GREATER) (I.E. iLEVEL MICROLAM)
- ALL LSL LUMBER IS TO BE 1.55E (Fb = 2325 PSI) (OR GREATER) ALL PSL LUMBER IS TO BE 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).
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- 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"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 12) 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.) 14) PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.3 OF THE 2018
- 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: SECURE 4-PLY W/ 1/2"Ø THRU-BOLTS @ 24" O.C. (OR EQUIV. STRUCTURAL SCREWS)

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



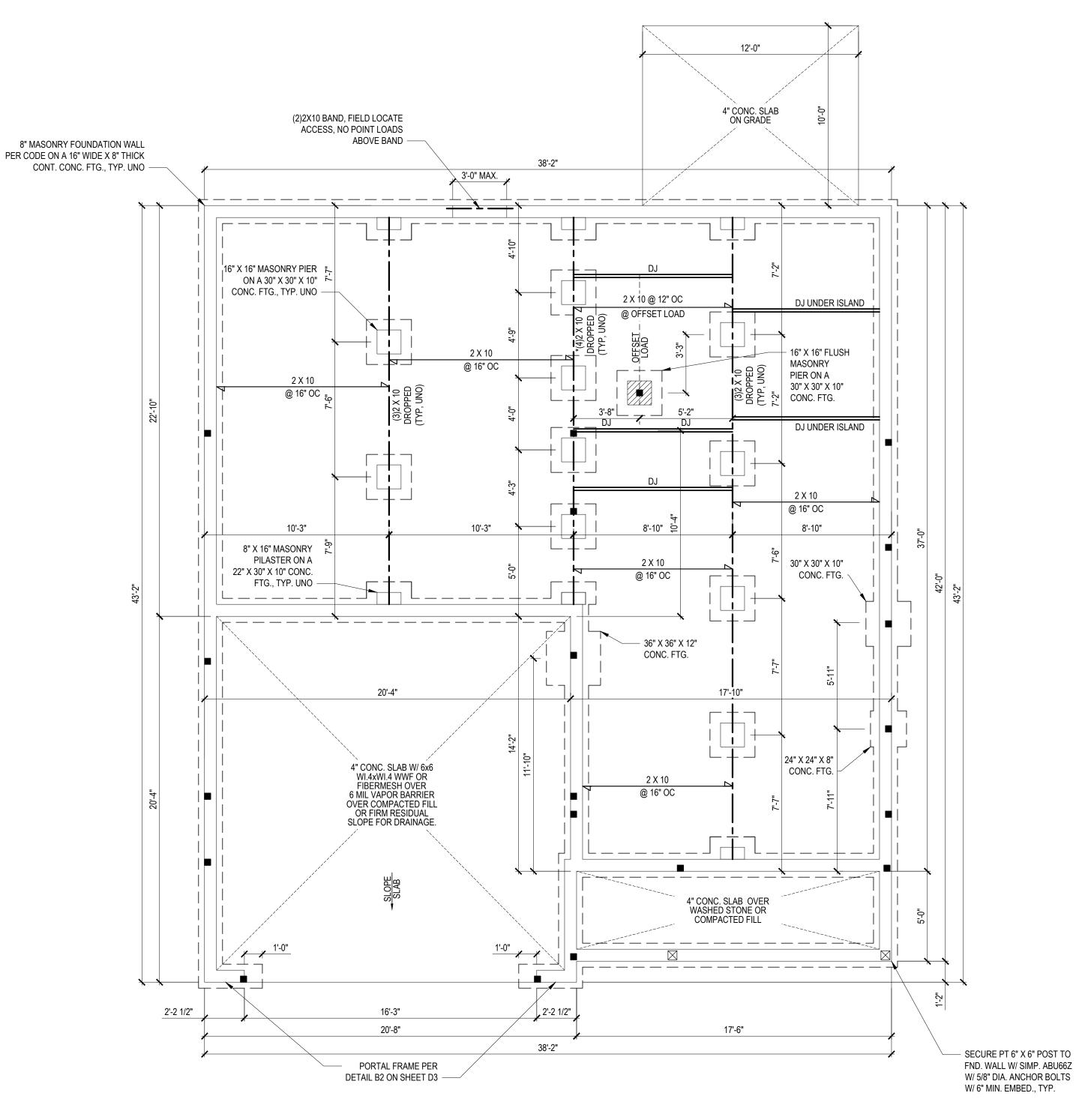
1671 SQ. FT. OF CRAWL SPACE / 150 = 11.14 SQ. FT. OF REQ'D VENTILATION WITHOUT CROSS VENTILATION 11.14 SQ. FT. OF VENTILATION REQ'D / 0.88 SQ.FT. PER VENT = 13.0 VENTS REQ'D (BASED ON 8" X 16" VENTS)1

1671 SQ. FT. OF CRAWL SPACE / 1500 = 1.11 SQ. FT. OF REQ'D VENTILATION WITH CROSS VENTILATION 1.11 SQ. FT. OF VENTILATION REQ'D / 0.88 SQ.FT. PER VENT = 2.0 VENT REQ'D (BASED ON 8" X 16" VENTS)2

- 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 1/1500 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.

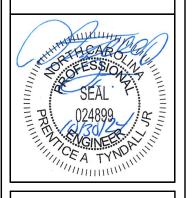
WALL VENTED CRAWL SPACES REQUIRE FULL COVERAGE GROUND VAPOR RETARDERS.

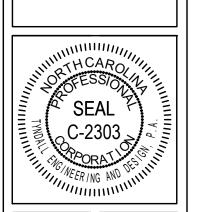
CRAWL SPACE VENTILATION CALCULATION NO SCALE



FOUNDATION PLAN - A&B 1/4" = 1'-0" **CRAWL SPACE**

*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 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





RIVER WILI 114 W. MAIN S AYTON, NC, 2

DRB2301-0476D 10/30/2024 **Engineered By:** AM/VA DWG. Checked By: PTII

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REVISIONS No. Date:

Sheet Number

	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:

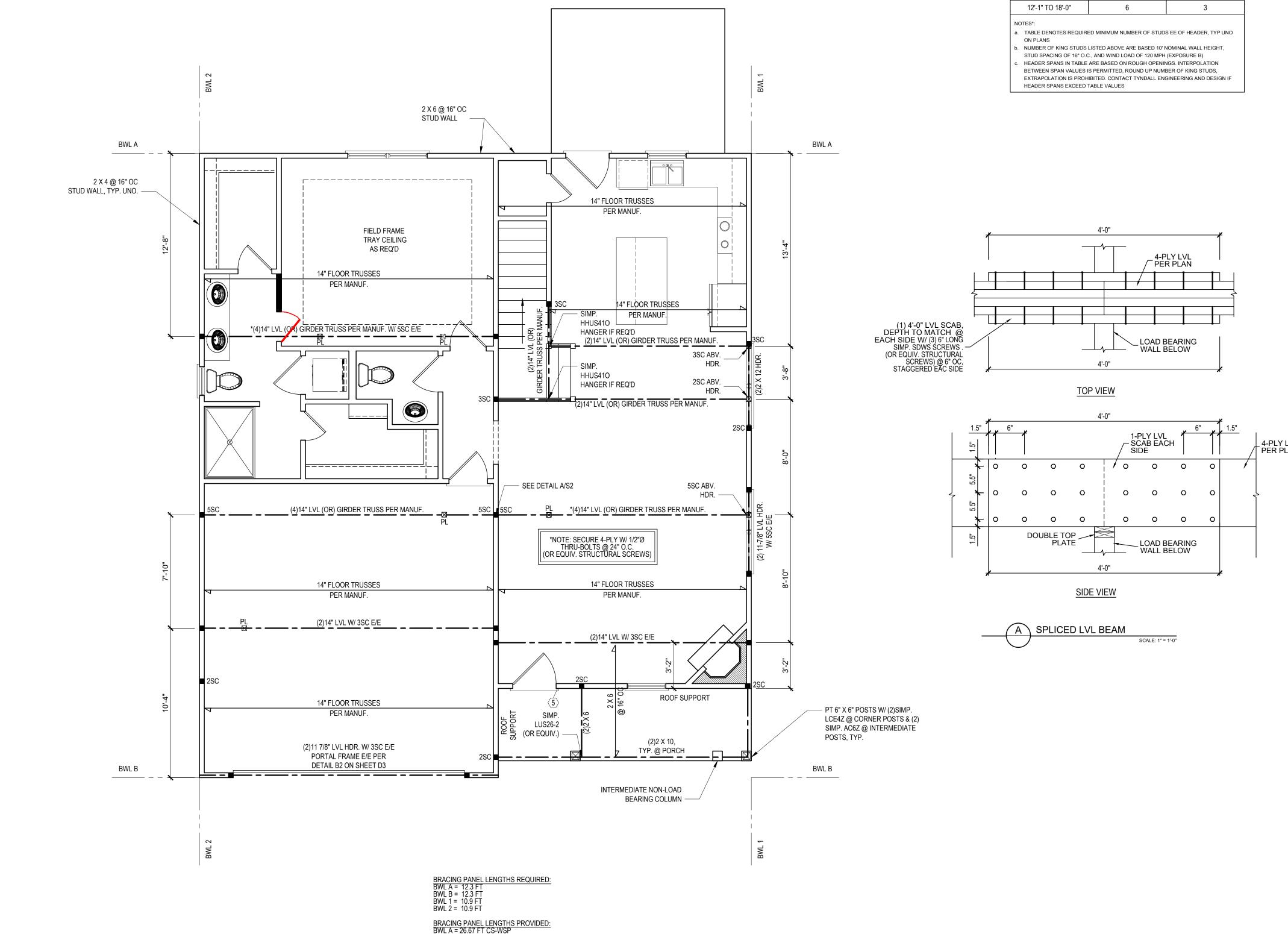
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- 3) ALL LUMBER SHALL BE SYP #2 (UNO) ALL LVL LUMBER TO BE 1.75" WIDE (ACTUAL) EACH SINGLE MEMBER AND Fb = 2600 PSI, E = 1.9M PSI (OR GREATER) (I.E. iLEVEL MICROLAM)
- ALL LSL LUMBER IS TO BE 1.55E (Fb = 2325 PSI) (OR GREATER) ALL PSL LUMBER IS TO BE 1.8E (Fb = 2,400 PSI) (OR GREATER)
- 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).
- 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
- 6) REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION
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- 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
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STRUCTURAL SHEATHING NOTES

- 1) DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR
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- (1) REFERENCE FIGURE R602.10.4.3 OF THE 2018 NCRC.
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- 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
- 5) EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS-WSP METHOD AS PRESCRIBED IN SECTION R602.10.3 (UNO)
- 6) 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
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- (5) MINIMUM 800# HOLD-DOWN DEVICE

ADDITIONAL TRUSSES

-INSTALL AN ADDITIONAL TRUSS 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



FIRST FLOOR PLAN - A&B

1/4" = 1'-0"

BWL B = 17.83 FT CS-WSP BWL 1 = 30.17 FT CS-WSP

BWL 2 = 40.50 FT CS-WSP

CEILING HGT. = 9'-0"

means, methods, techniques, sequences, procedures or safety precaution.

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KING STUD SCHEDULE

2 X 4 STUD WALL

HEADER SPAN (FT)

UP TO 3'-0" 3'-1" TO 6'-0" 6'-1" TO 9'-0"

9'-1" TO 12'-0"

MIN. # OF FULL HEIGHT STUDS (KING) E.E.

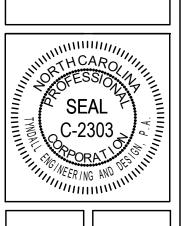
OF OPENING PER WALL DEPTH

2 X 6 STUD WALL

2

2





RIVER WILL 114 W. MAIN S AYTON, NC,

DRB2301-0476D 10/30/2024 **Engineered By:** AM/VA DWG. Checked By: PTII SEE PLAN

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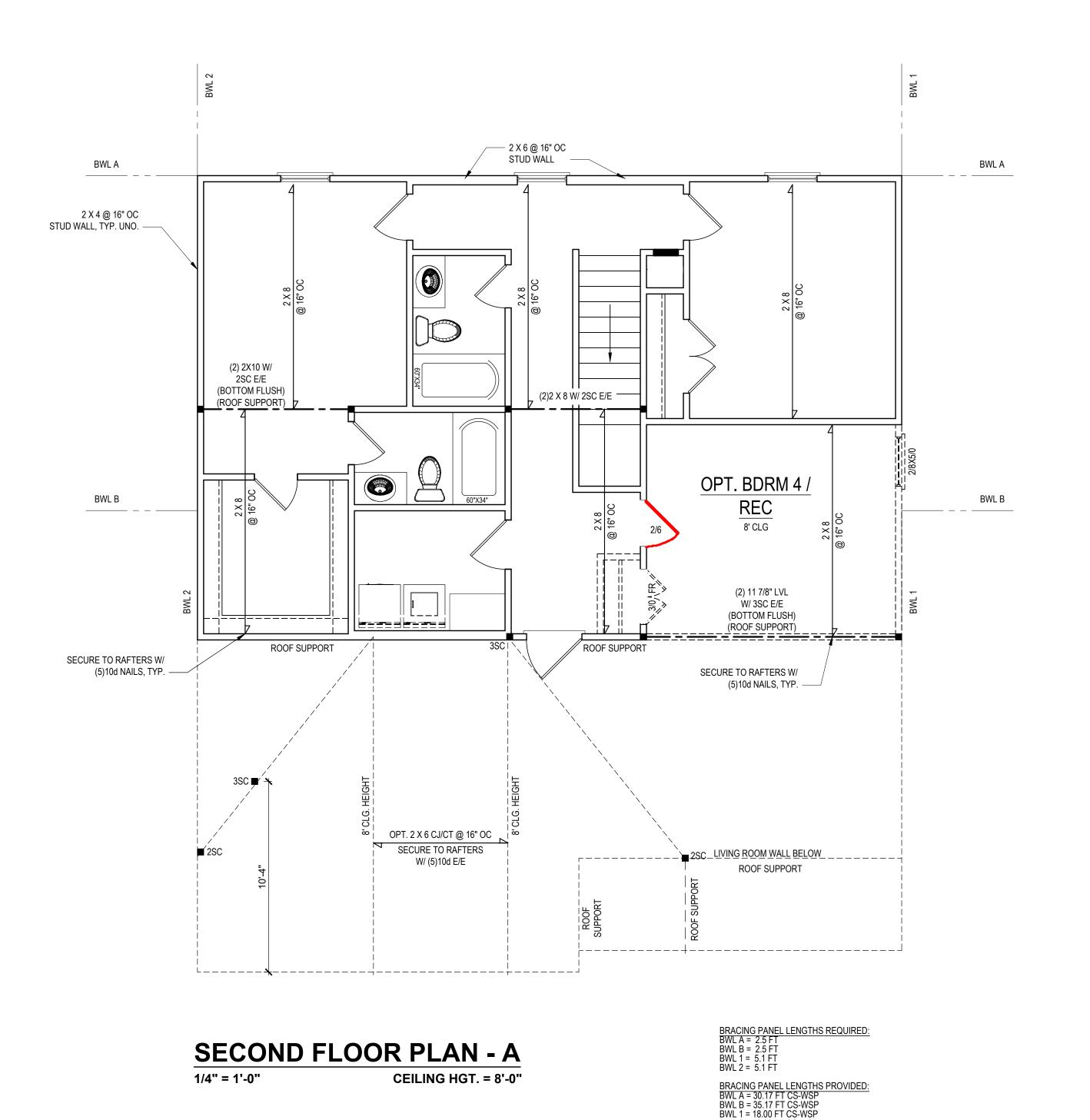
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION		
	(- /	(- /	LL	TL	
FLOOR (primary)	40	10	L/360	L/240	
FLOOR (secondary)	40	10	L/360	L/240	
ATTIC (w/ storage)	20	10	L/240	L/180	
ATTIC (no access)	10	5	L/240	L/180	
EXTERNAL BALCONY	40	10	L/360	L/240	
ROOF	20	10	L/240	L/180	
ROOF TRUSS	20	20	L/240	L/180	
WIND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

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- (5) MINIMUM 800# HOLD-DOWN DEVICE



BWL 2 = 18.00 FT CS-WSP

KING STUD SCHEDULE					
	MIN. # OF FULL HEIG OF OPENING PE	HT STUDS (KING) E.E. ER WALL DEPTH			
HEADER SPAN (FT)	2 X 4 STUD WALL	2 X 6 STUD WALL			
UP TO 3'-0"	1	1			
3'-1" TO 6'-0"	2	1			
6'-1" TO 9'-0"	3	2			
9'-1" TO 12'-0"	4	2			
12'-1" TO 18'-0"	6	3			

a. TABLE DENOTES REQUIRED MINIMUM NUMBER OF STUDS EE OF HEADER, TYP UNO

NUMBER OF KING STUDS LISTED ABOVE ARE BASED 10' NOMINAL WALL HEIGHT, STUD SPACING OF 16" O.C., AND WIND LOAD OF 120 MPH (EXPOSURE B)

HEADER SPANS IN TABLE ARE BASED ON ROUGH OPENINGS. INTERPOLATION BETWEEN SPAN VALUES IS PERMITTED, ROUND UP NUMBER OF KING STUDS, EXTRAPOLATION IS PROHIBITED. CONTACT TYNDALL ENGINEERING AND DESIGN IF HEADER SPANS EXCEED TABLE VALUES

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RIVER WILI 114 W. MAIN S AYTON, NC, 2

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Sheet Number

S3A

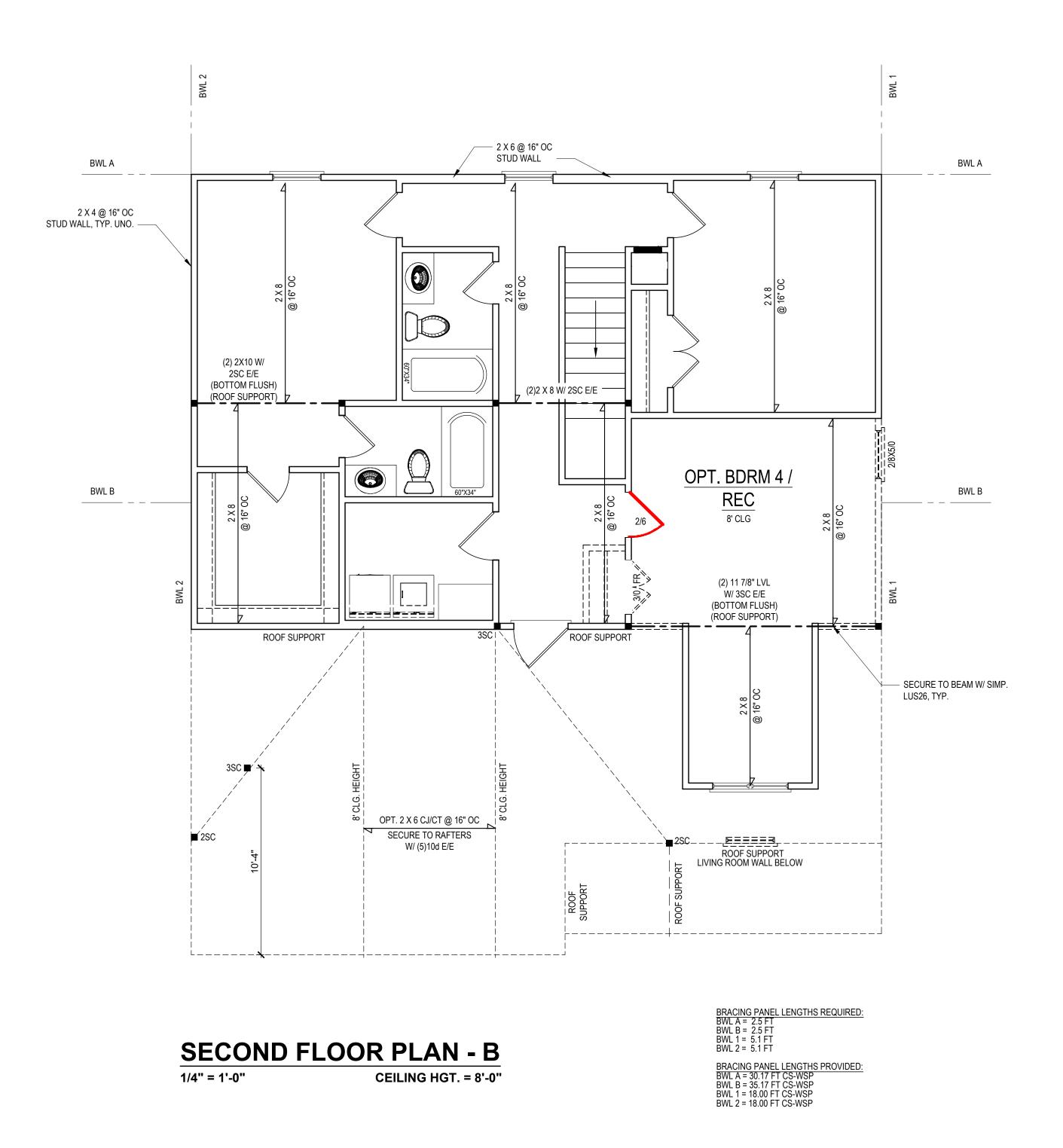
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- 3 3/8" WOOD STRUCTURAL PANEL (WSP) SECURE w/ 6d COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS
- 5) EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS-WSP METHOD AS PRESCRIBED IN SECTION
- 6) 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. 7) 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
- 8) 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



KING STUD SCHEDULE MIN. # OF FULL HEIGHT STUDS (KING) E.E. OF OPENING PER WALL DEPTH HEADER SPAN (FT) 2 X 6 STUD WALL 2 X 4 STUD WALL UP TO 3'-0" 3'-1" TO 6'-0" 6'-1" TO 9'-0" 2 2 9'-1" TO 12'-0" 12'-1" TO 18'-0" 3

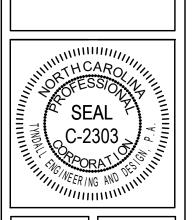
. TABLE DENOTES REQUIRED MINIMUM NUMBER OF STUDS EE OF HEADER, TYP UNO

STUD SPACING OF 16" O.C., AND WIND LOAD OF 120 MPH (EXPOSURE B) HEADER SPANS IN TABLE ARE BASED ON ROUGH OPENINGS. INTERPOLATION BETWEEN SPAN VALUES IS PERMITTED, ROUND UP NUMBER OF KING STUDS, EXTRAPOLATION IS PROHIBITED. CONTACT TYNDALL ENGINEERING AND DESIGN IF

NUMBER OF KING STUDS LISTED ABOVE ARE BASED 10' NOMINAL WALL HEIGHT, HEADER SPANS EXCEED TABLE VALUES

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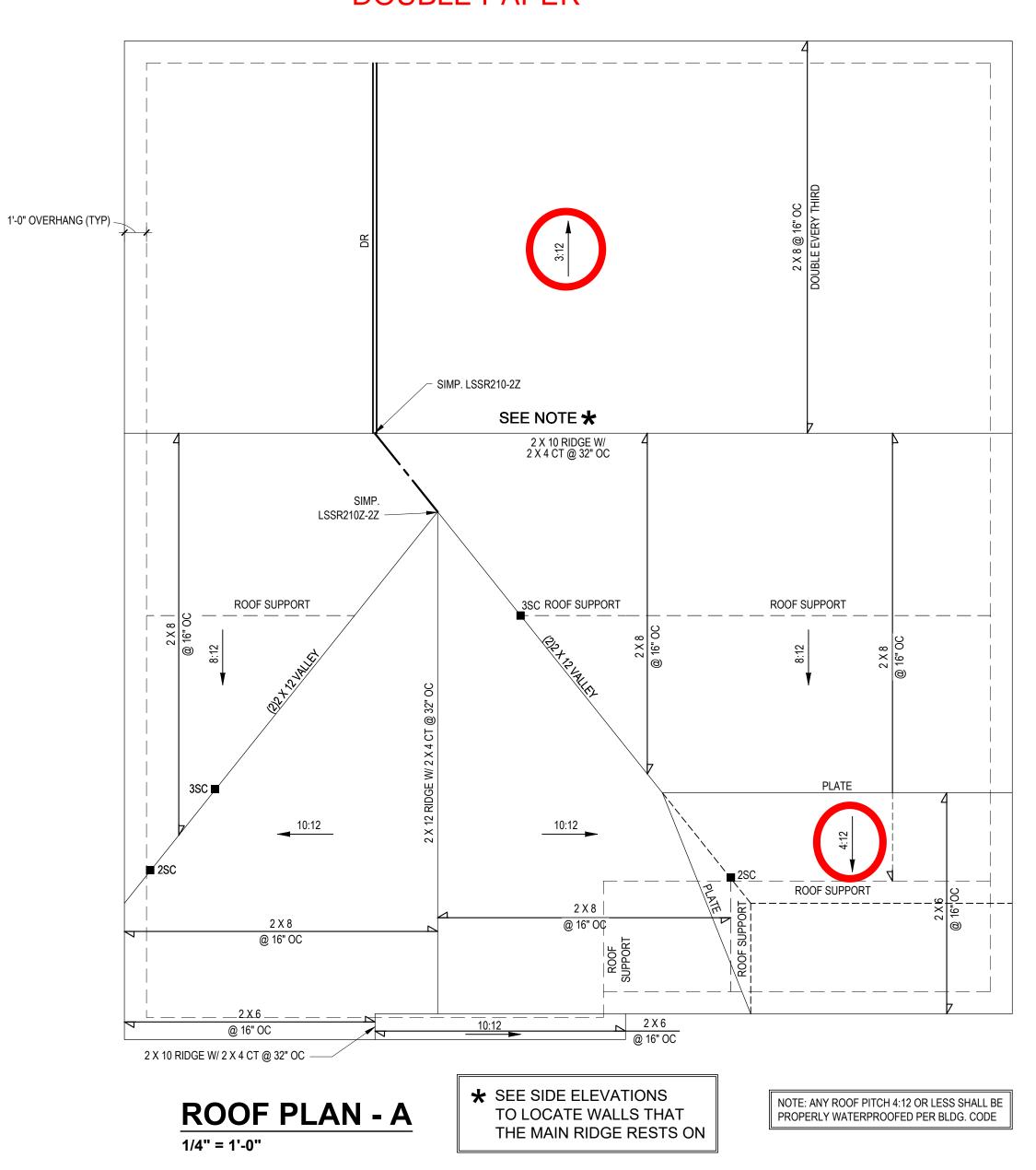
Sheet Number

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION		
	(. 5.)	(. 5.)	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				

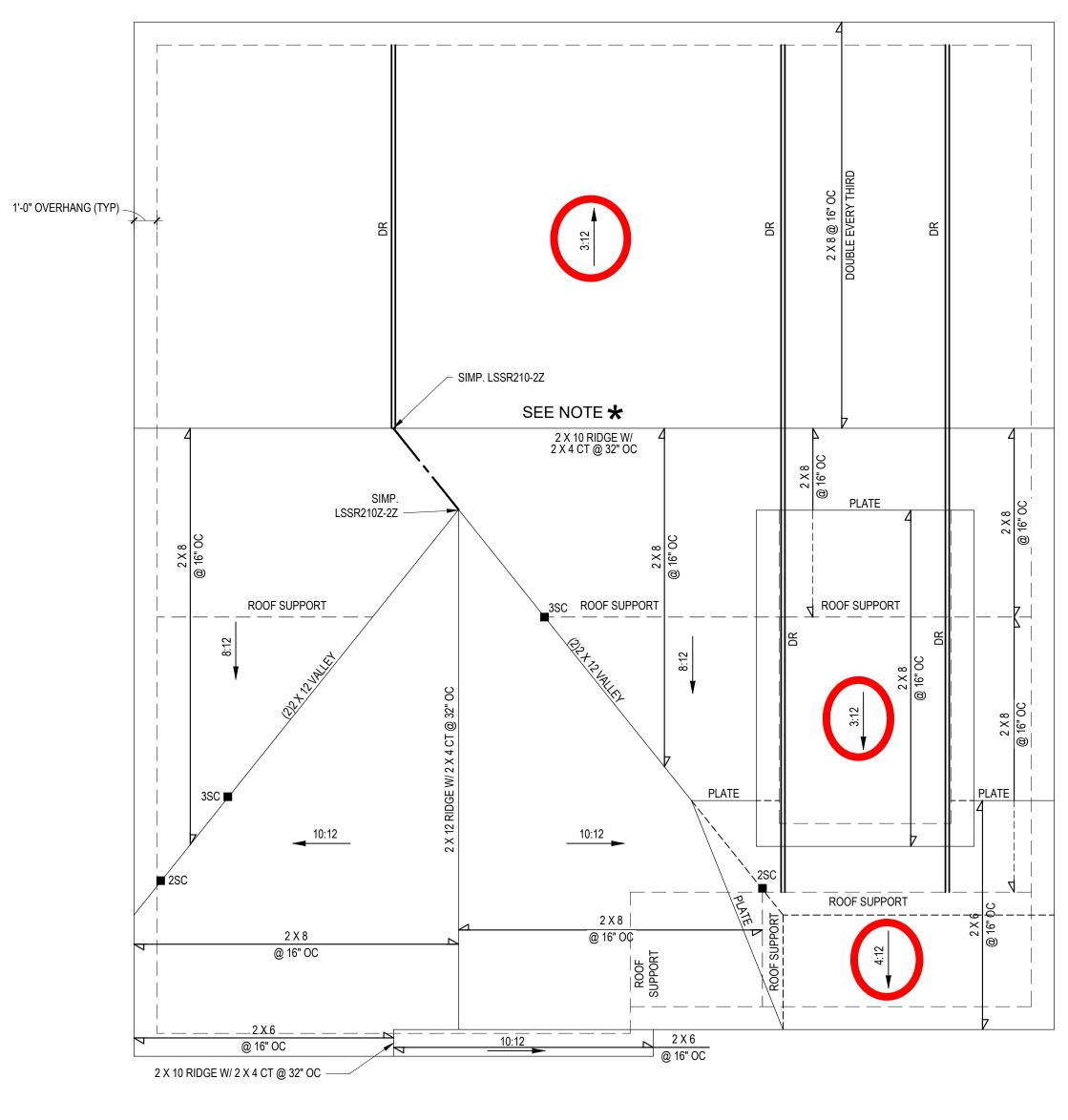
STRUCTURAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF "NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE", IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.
- 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)
- 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). 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
- 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"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
- 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
- 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.

DOUBLE PAPER



DOUBLE PAPER



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

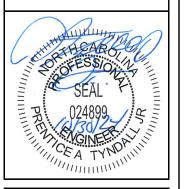
2087 SQ. FT. OF ATTIC / 300 = 6.96 SQ. FT. INLETS/OUTLETS REQUIRED

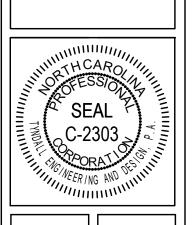
- 1) CALCULATION BASED ON VENTILATORS USED AT LEAST 3'-0" ABOVE THE COMICE VENTS WITH THE BALANCE OF VENTILATION PROVIDED
- CATHEDRAL CEILINGS SHALL HAVE A 1" MINIMUM CLEARANCE BETWEEN
 THE BOTTOM OF THE ROOF DECK AND THE INSULATION.

NO SCALE

ATTIC VENTILATION CALCULATION

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Sheet Number

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)	DEFLE	CTION
	, ,	,	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 MI	PH (EXPOSURE B)	
SEISMIC		SEISMIC ZO	NES 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.)
- 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.)
- 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.
-) 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
- 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 ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b,<u>k</u>}	CEILING ^m R-VALUE	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT ^{c,} º WALL R-VALUE	SLAB ^d R-VALUE AND DEPTH	CRAWL SPACE ° WALL R-VALUE
3	0.35	0.55	0.30	38 or 30 cont	1 <u>5</u> or 13 + <u>2.5</u>	<u>5/13 or</u> 5/10 cont	19	<u>5/13</u> ^f	0	5/13
4	0.35	0.55	0.30	38 or 30 cont	15 or 13 + <u>2.5</u>	<u>5/13 or</u> 5/10 cont	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30 cont	ⁿ 19, or 13 + 5 or 15 + 3	13/17 <u>or</u> 13/12.5 cont	30 ^g	<u>10/15</u>	10	10/19

* TABLE N1102.1 CLIMATE ZONES 3-5

- IO 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 RASEMENT WALL OR CRAWL SPACE WALL
 - 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. <u>DELETED</u>

 f. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY <u>FIGURE N1101.7</u> AND <u>TABLE N1101.7</u>.
 - 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.
 - 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.
 - POR MASS WALLS, THE SECOND R-VALUE APPLIES WHEN MORE THAN HALP THE INSULATION IS ON THE INTERIOR MASS WALL.
 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.

 <u>k.</u> 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.

 R-30 SHALL BE DEFMED TO SATISFY THE CELLING INSULATION REQUIREMENT WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP
 - I. 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.
 - R. 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.
 - 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	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
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 OTHERWIS
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:

п						
	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.

FOR EMBEDMENT OF PILES IN COASTAL REGIONS, SEE CHAPTER 46.

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.

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN

(3) 2X12 STRINGERS

(4) 2X A TOP PLATE TO BOTTOM OF (2) 2X BEAM

(V) (2) 2X MALS @ 6" O.C.

(3) 2X12 STRINGERS

(3) 2X12 STRINGERS

(3) 2X12 STRINGERS

(3) 2X12 STRINGERS

(4) 2X MALS @ 6" O.C.

(5) 2X MALS @ 6" O.C.

(6) 2X MALS @ 6" O.C.

(7) 2X MALS @ 6" O.C.

(8) 2X12 STRINGERS

(9) 2X12 STRINGERS

(10) 2X12 STRINGERS

(11) 2X12 STRINGERS

(12) 2X1 TOP PLATE

TO BOTTOM OF (2) 2X BEAM

(12) 2X1 TOP PLATE

TO BOTTOM OF (2) 2X BEAM

(13) 2X12 STRINGERS

(14) 2X12 STRINGERS

(15) 2X12 STRINGERS

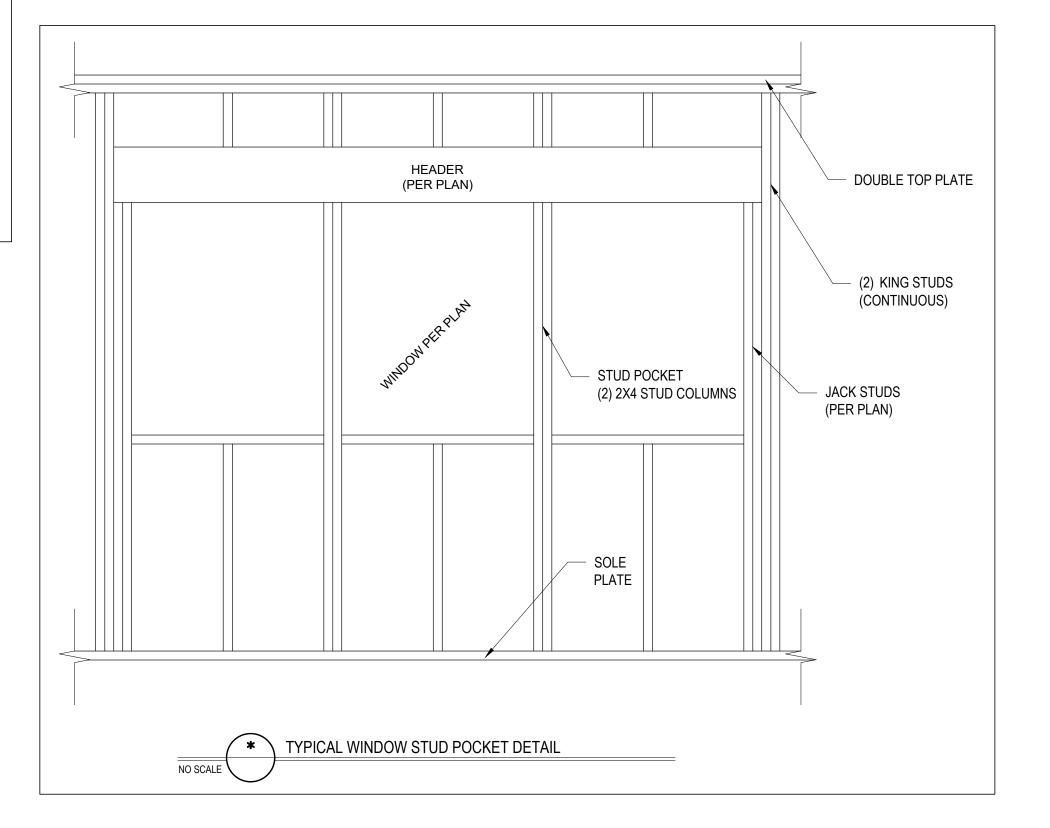
(15) 2X12 STRINGERS

(16) 2X12 STRINGERS

(17) 2X12 STRINGERS

(18) 2X12

PER PLAN



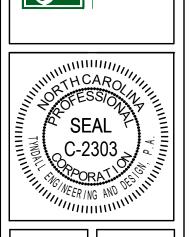
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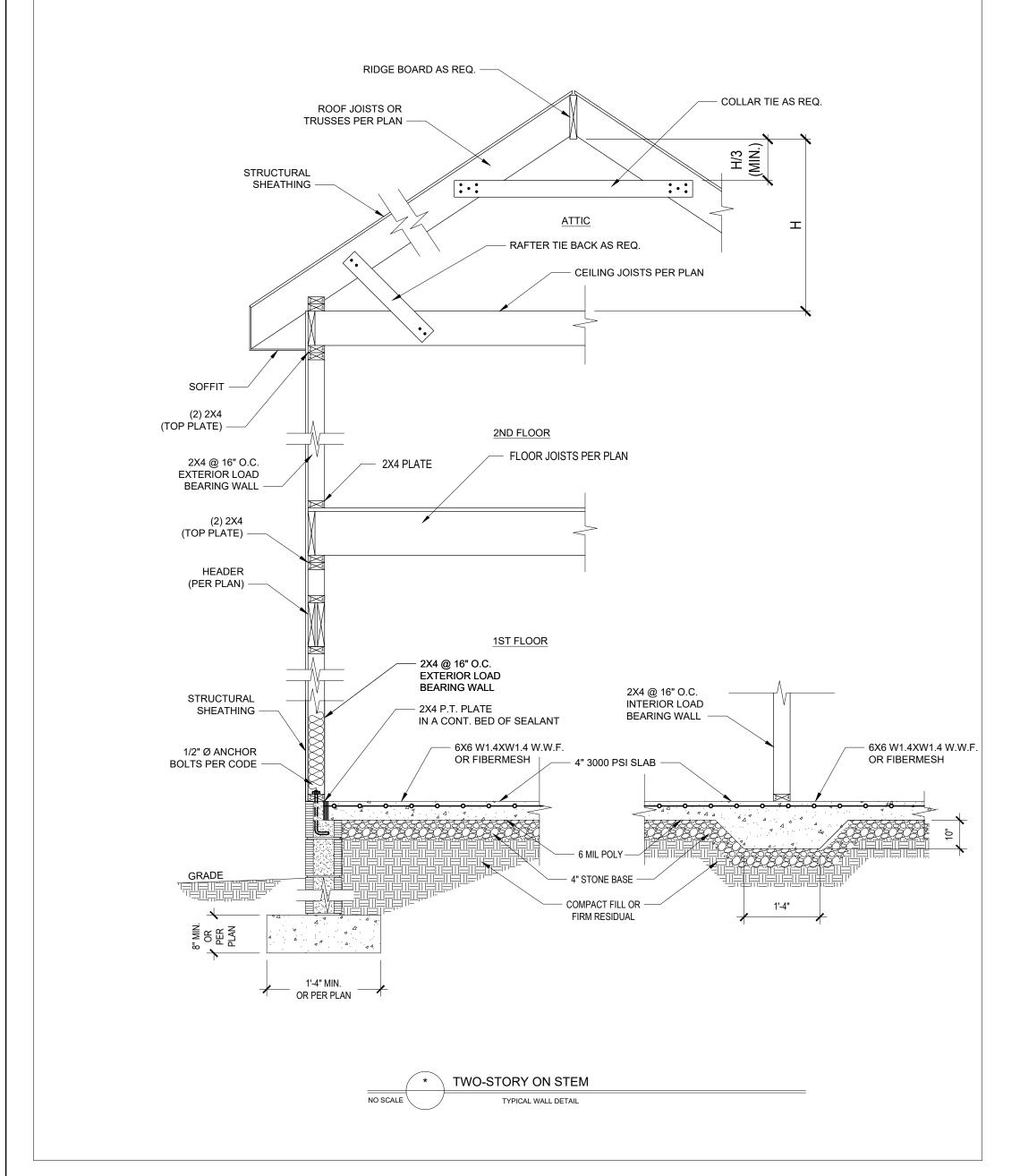
RIVER WILD
114 W. MAIN ST.
CLAYTON, NC, 27520
THE FRANKLIN
GARAGE RIGHT

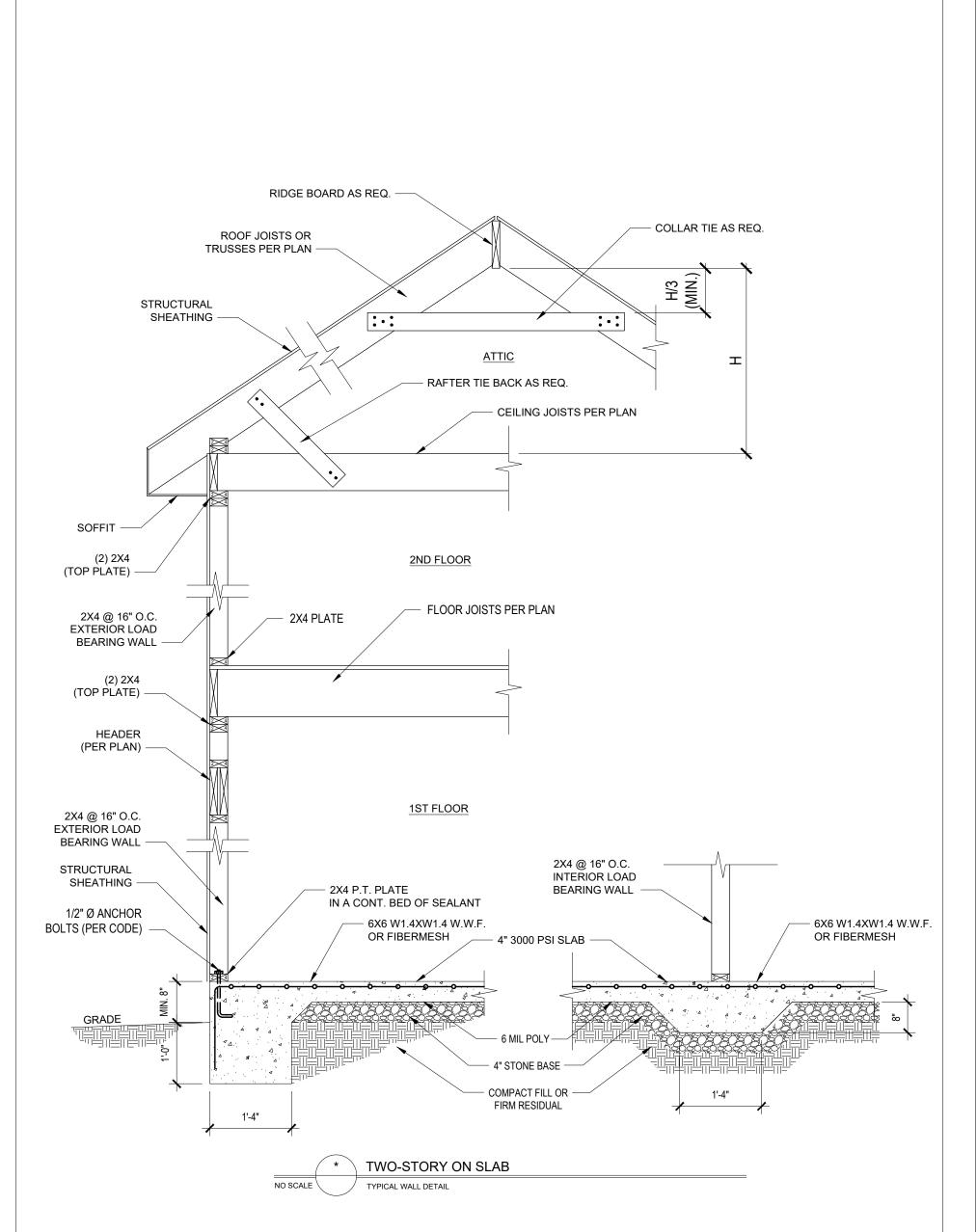
STANDARD

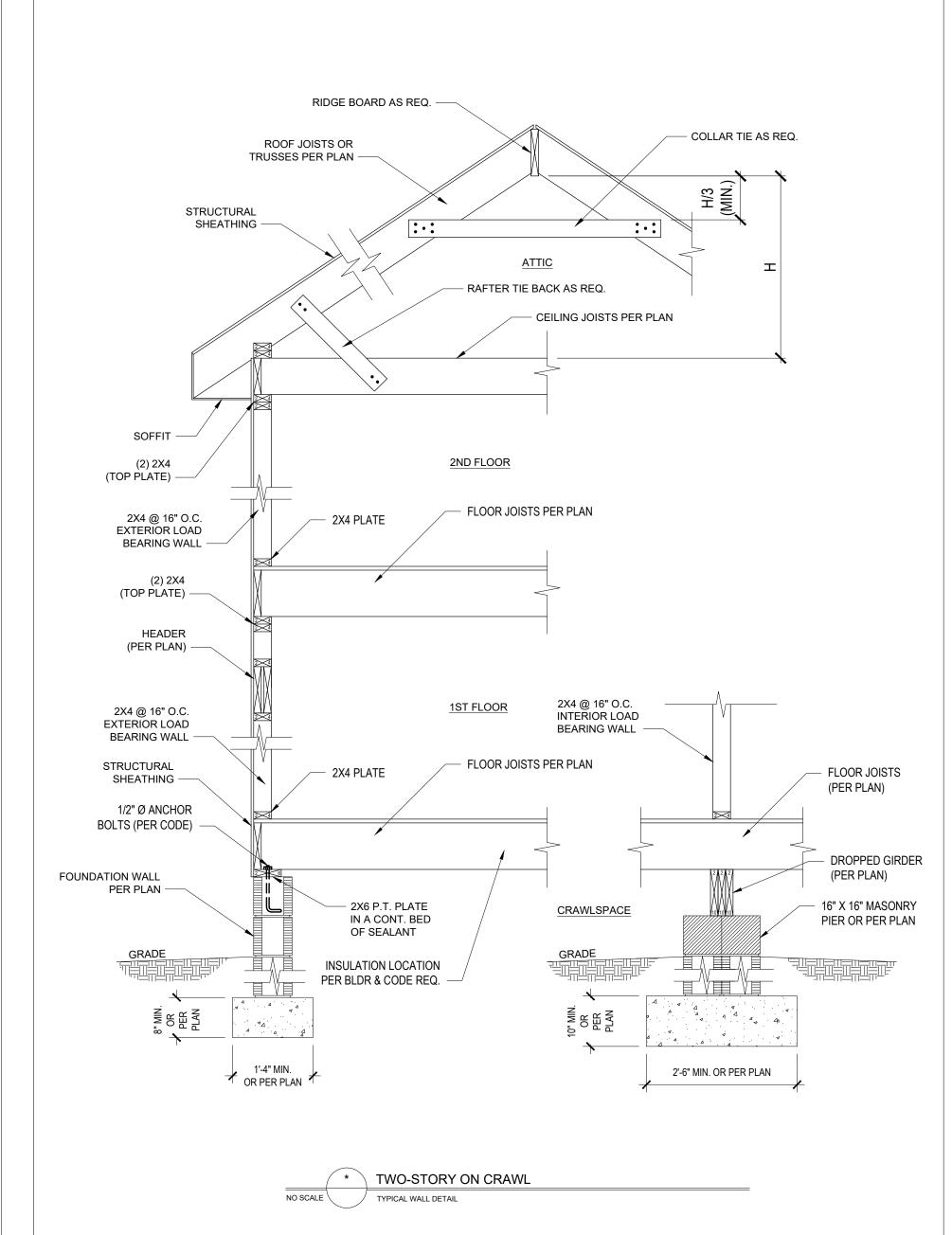
SEE PLAN

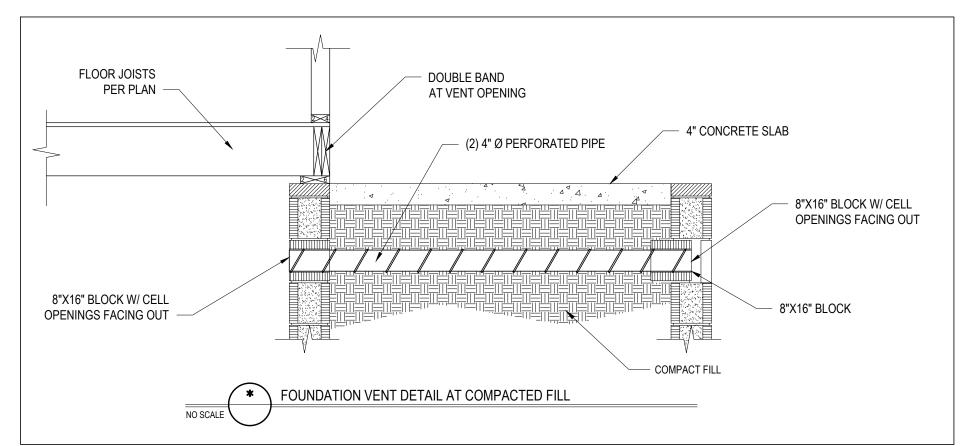
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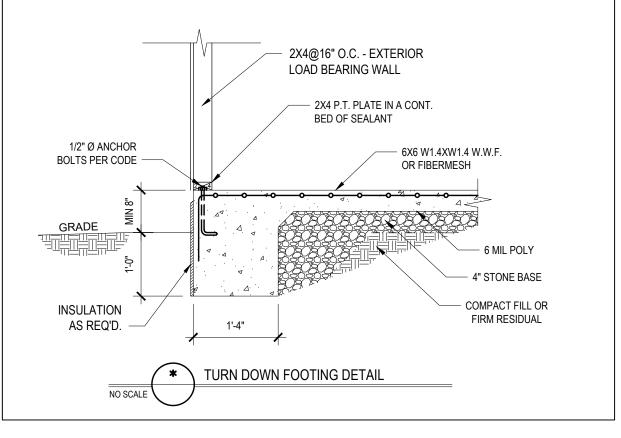
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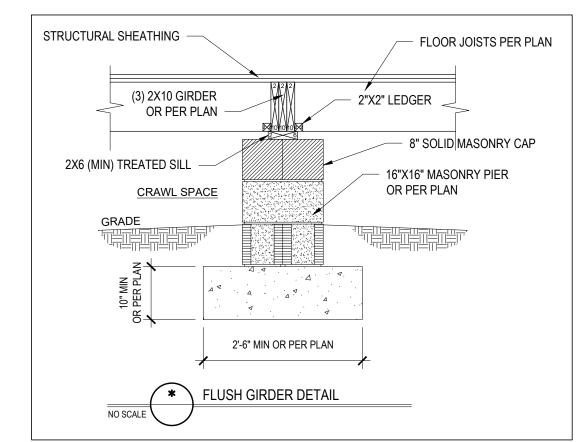


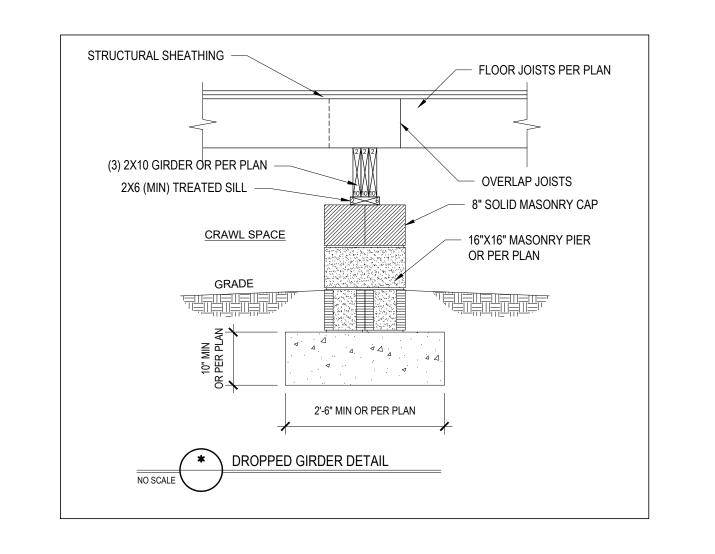


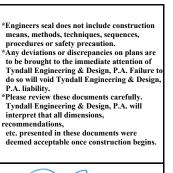




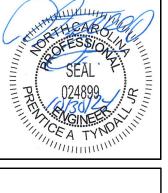






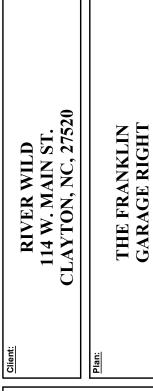










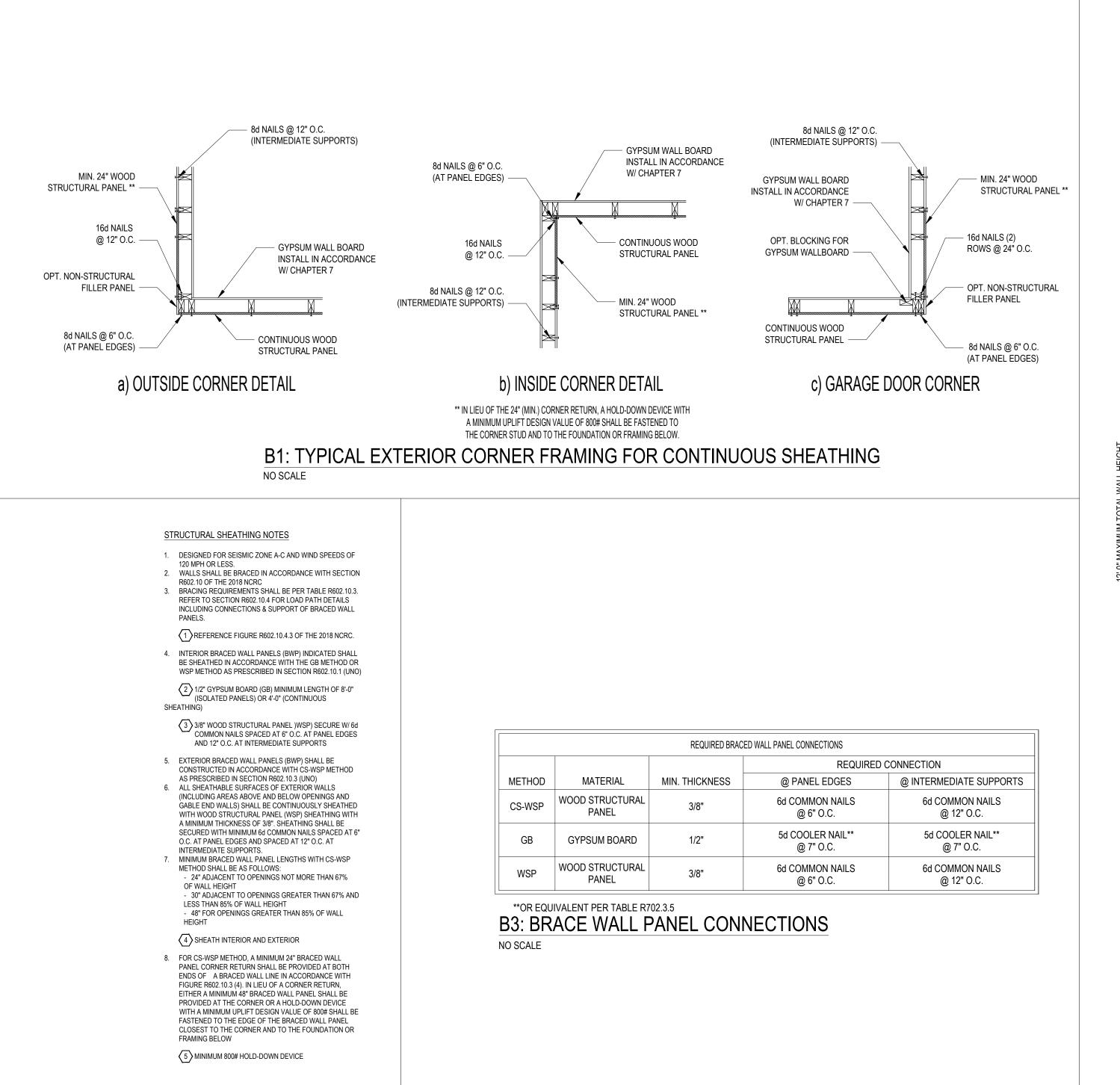


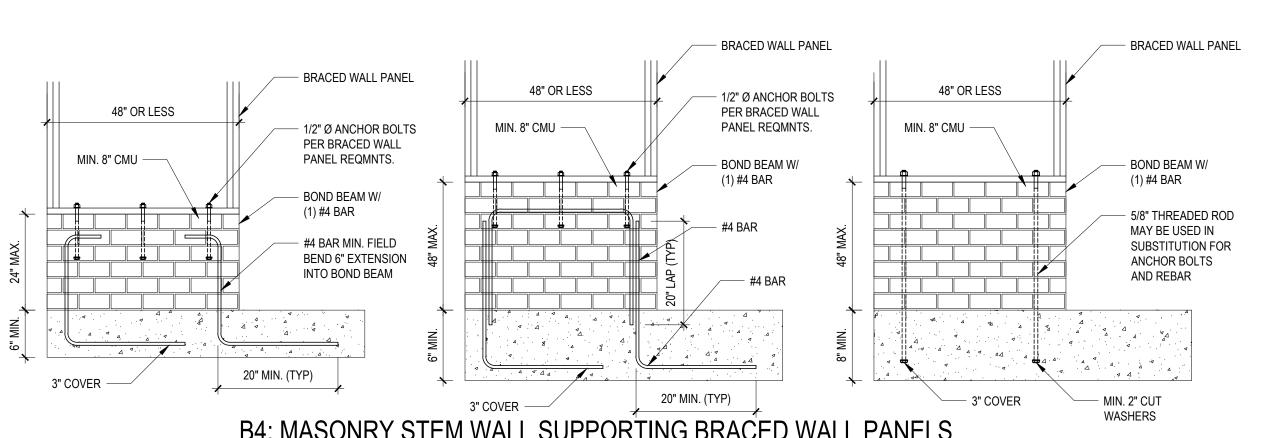
STANDARD DETAILS

DRB2301-0476D 10/30/2024 Engineered By: AM/VA DWG. Checked By: PTII

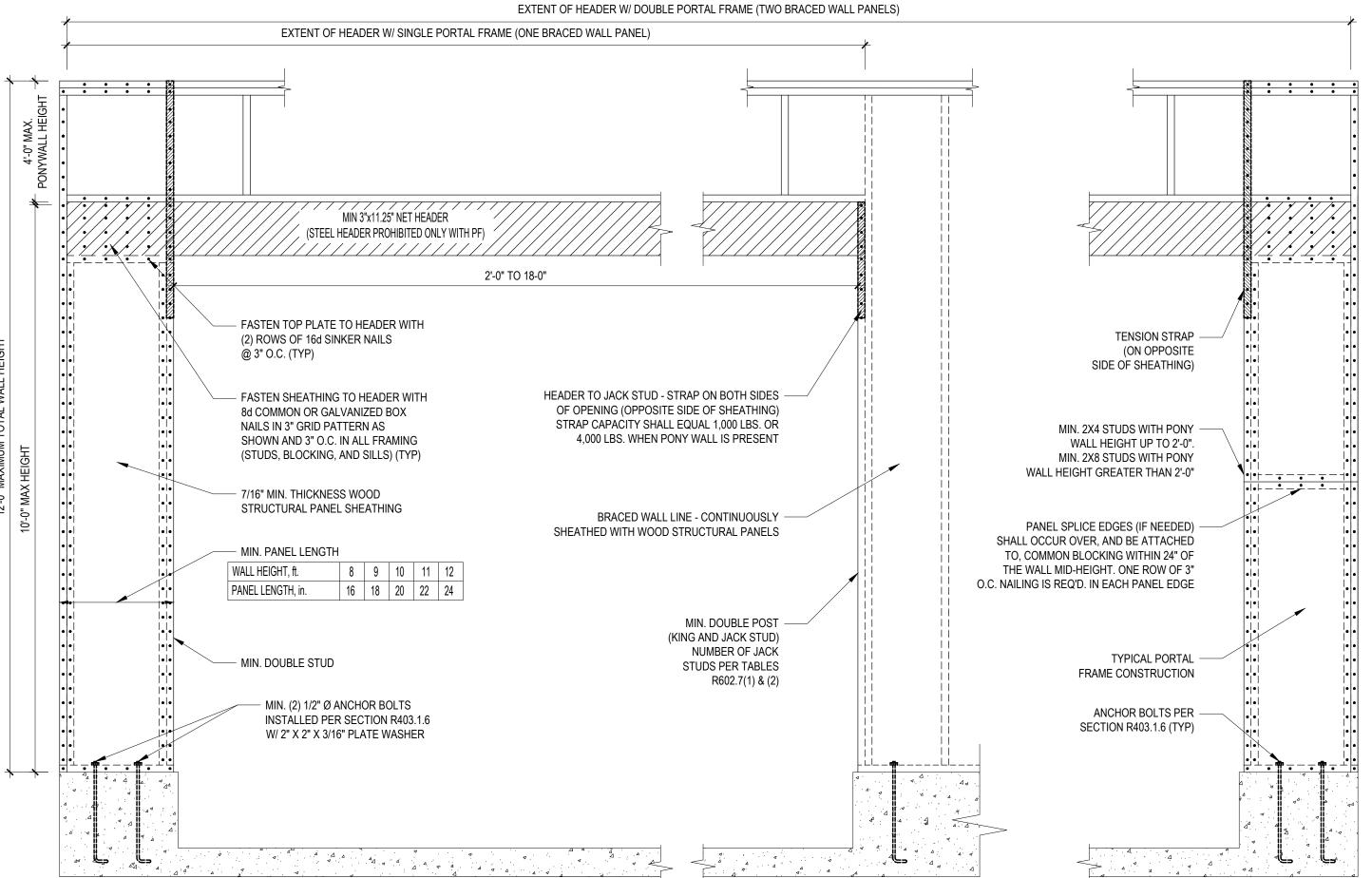
SEE PLAN REVISIONS No. Date:

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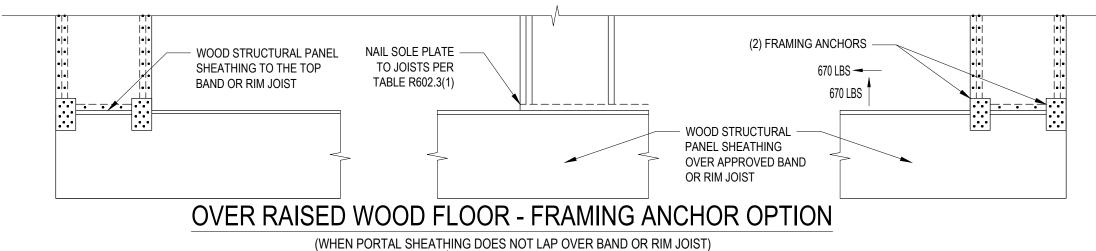




B4: MASONRY STEM WALL SUPPORTING BRACED WALL PANELS
FIGURE R602.10.4.3 OF THE 2018 NCRC
NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



ATTACH SHEATHING TO BAND

IT IS IN IT I

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

B2: METHOD PF: PORTAL FRAME CONSTRUCTION
FIGURE R602.10.1

*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 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

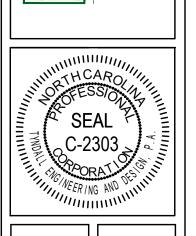


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RIVER WILD
114 W. MAIN ST.
CLAYTON, NC, 27520

THE FRANKLIN

SHEATHING DETAILS

Project #:

DRB2301-0476D

Date:

10/30/2024

Engineered By:

AM/VA

DWG. Checked By:

PTII

SEE PLAN

REVISIONS

REVISIONS

Date: Remarks

Sheet Number

D3