

FOCHT RESIDENCE



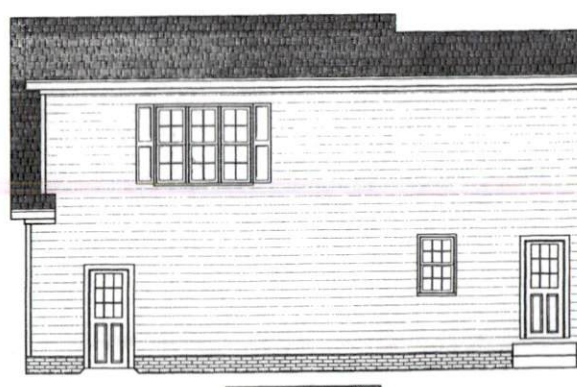
FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

- DRB DESIGN assumes no liability for any home constructed from this plan.
- 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, builder, contractor, and DRB DESIGN. Design and construction are complex and, although the designer performs to services with due care and diligence, perfection is not a guarantee.
- Construction is imperfect and every contingency cannot be anticipated.
- Any ambiguity or discrepancy discovered by the site of these plans shall be reported immediately to DRB DESIGN. Failure to notify the DRB DESIGN compounds misunderstandings and increases construction costs.
- A failure to cooperate by a simple notice to DRB DESIGN shall release 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 release DRB DESIGN of responsibility for any and all consequences arising out of such changes.
- Within dimensions on these plans always have precedence over scaled dimensions.
- 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.
- DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.

PROJECT:
DRB2201-0154
DATE:
08/09/2022
DESIGNER:
HVV
ARCHITECT:
DRB
SCALE:
1/4" = 1'-0"

drbomedesign.com

FOCHT
RESIDENCE

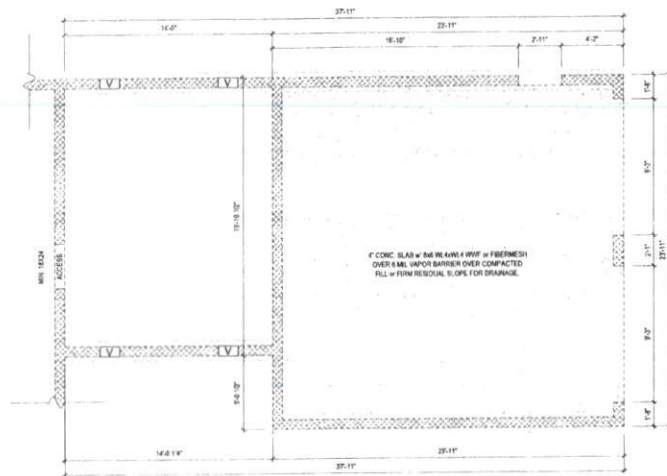
DRB
DESIGN
drbdesign@drbomedesign.com 919.631.5979
250 Shipwash Dr Suite 105 Garner, NC 27529

Travis Focht
99 Curtis Dr.
Erwin, NC 28339
travisfocht08@gmail.com
(330)321-5774

PROJECT NAME
ELEVATIONS

1

of 2



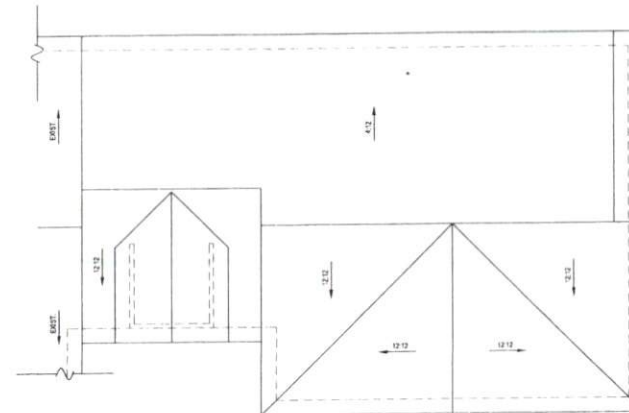
FOUNDATION PLAN

1/4" = 1'-0"

EXISTING FOUNDATION WALLS

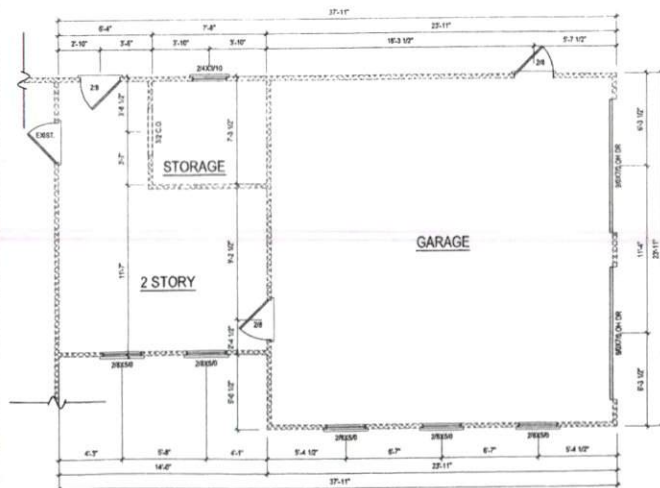
NOTE: SEE STRUCTURAL PLANS FOR ENGINEERING INFORMATION

NOTE: VENT CRAMSPACE PER LOCAL CODES AND REQUIREMENTS



ROOF PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0" CEILING HGT. = 9'-0"

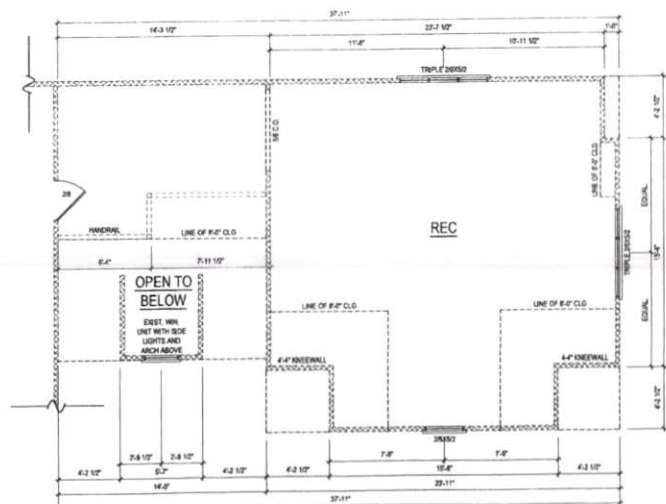
HEATED SQUARE FOOTAGE	
First Floor	696
Second Floor	696
TOTAL HEATED	960
UNHEATED SQUARE FOOTAGE	
Garage	572
TOTAL UNHEATED	572
TOTAL SQ FT	1532

NOTE:
ALL EXTERIOR WALLS
ARE 3-1/2" UNO

NOTE:
ALL INTERIOR WALLS
ARE 3-1/2" UNO

NOTE:
ALL DIMENSIONS ARE
FRAME TO FRAME

NOTE: FIELD VERIFY ALL
DIMENSIONS PRIOR TO
CONSTRUCTION



SECOND FLOOR PLAN

1/4" = 1'-0" CEILING HGT. = 8'-0"

NOTE:
ALL EXTERIOR WALLS
ARE 3-1/2" UNO

NOTE:
ALL INTERIOR WALLS
ARE 3-1/2" UNO

NOTE:
ALL DIMENSIONS ARE
FRAME TO FRAME

NOTE: FIELD VERIFY ALL
DIMENSIONS PRIOR TO
CONSTRUCTION

- DRB DESIGN assumes no liability for any home constructed from this plan.
- 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, DRB DESIGN, and DRB DESIGN. Design and construction are complete and, although the designer performed the services with due care and diligence, perfection is not a guarantee.
- Communication is required and every contingency cannot be anticipated.
- Any ambiguity or discrepancy occurring by the use of these plans shall be reported immediately to DRB DESIGN. Failure to notify the DRB DESIGN constitutes misrepresentation and increased construction costs.
- A failure to cooperate by a simple notice to DRB DESIGN shall release 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 release DRB DESIGN of responsibility for any and all consequences arising out of such changes.
- Within dimensions on these plans always have precedence over scaled dimensions.
- 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 alteration and square footage errors once construction has begun.
- DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.

PROJECT
DRB2201-0154
DATE
08/09/2022
DRAWN/DESIGNED BY
RW
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

drbdesign.com

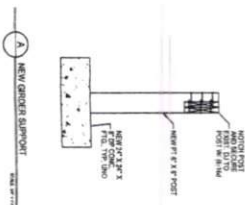
FOCHT
RESIDENCE

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

PROJECT NAME
Travis Focht
99 Curtis Dr.
Erwin, NC 28339
travisfocht08@gmail.com
(330)341-5774

PROJECT NAME
PLANS

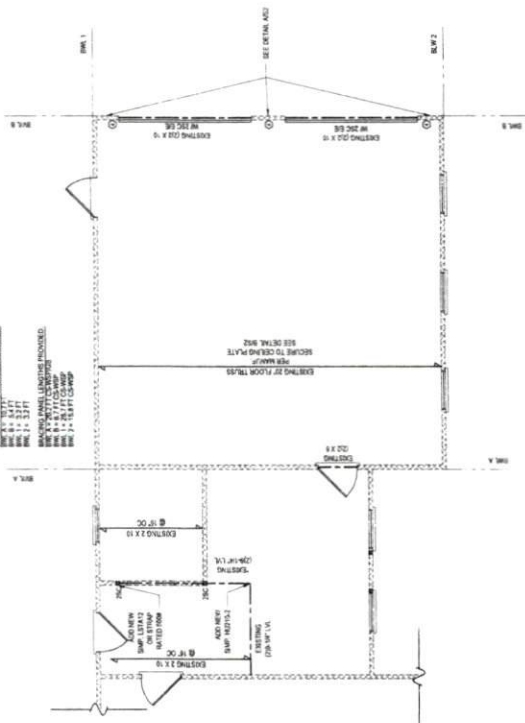
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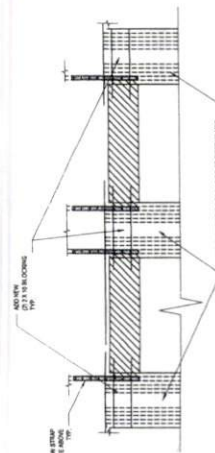
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*NOTE:
FIELD VERIFY SUCCESSION = 1.0° MIN.

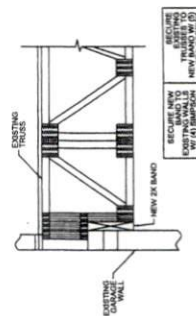
BRACING PANEL LENGTHS MEASURED



FIRST FLOOR PLAN
CEILING HGT. = 9'-0"
1/4" = 1'-0"

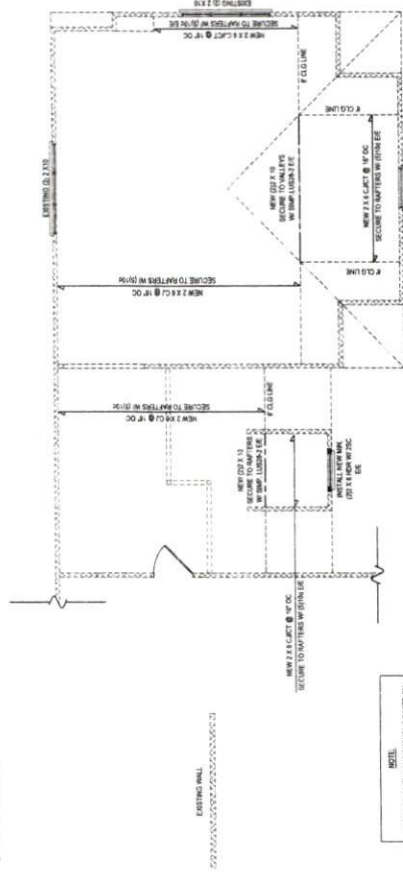


① NEW TO EXISTING
PORTAL FRAME



B EXISTING TRUSS CONNECTION

- [illegible]



1/4" = 1'-0" CEILING HGT. = 8'-0"

Project No.	DRB201-0154
Date:	10/14/2022
Engineer's Name:	HJS
DRB Client's Name:	AWL
From:	SEE PLAN

November 2007

S2

2 of 4

ALL CONSULTING, TRAINING, COORDINATING TO THE LATTER PROFESSIONALITY OF WORKING CLASS AND STATE AND RESEARCHING
COURT IN ACCORDANCE TO ALL LOCAL COUNCILS AND RESEARCHING

ALL CONTRIBUTIONS GO TO THE LATTER PROSECUTIONS OF VIOLENCE AGAINST WOMEN AND CHILDREN IN AFRICA AND ASIA. CONTACT: 1-800-422-6247

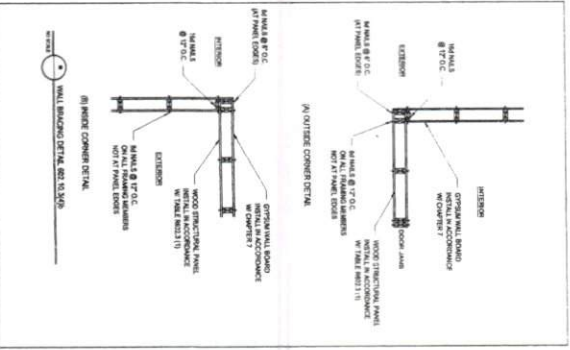
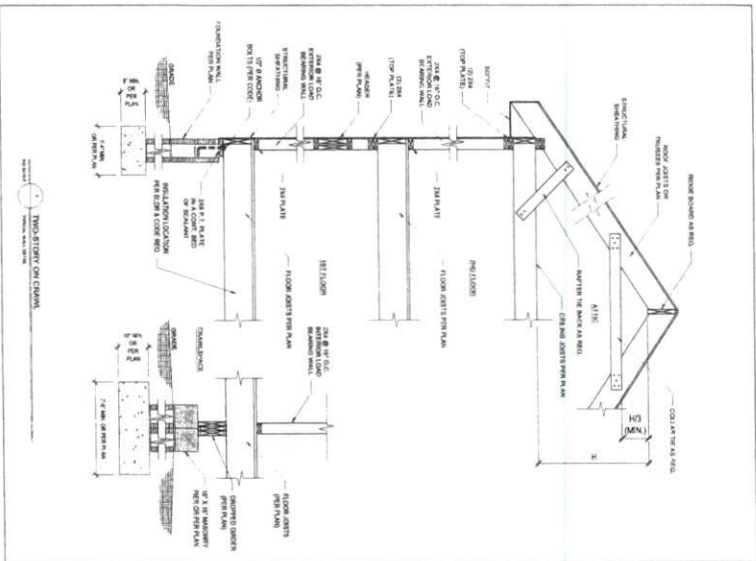
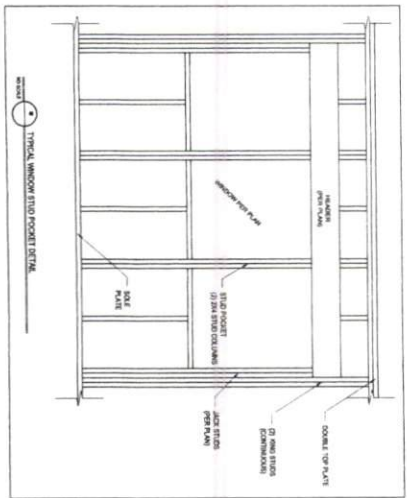
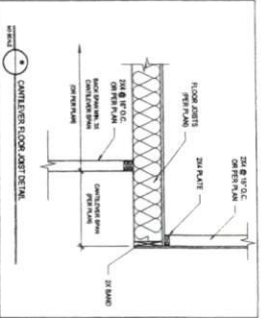
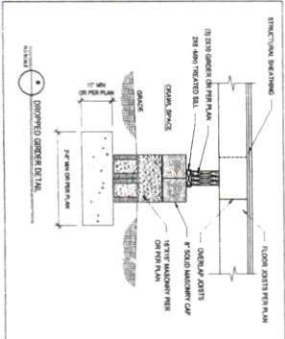
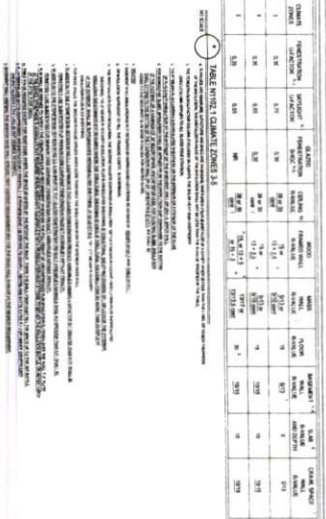
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SE

Author	Year	Country	Sample Size	Study Design	Intervention	Comparison	Outcome
1	2018	USA	100	Randomized Controlled Trial	Hand hygiene	No intervention	Reduced infection rates
2	2017	UK	200	Quasi-experimental	Antibiotic stewardship	No intervention	Reduced antibiotic resistance
3	2016	Canada	150	Cluster Randomized Trial	Vaccination	No intervention	Reduced disease incidence
4	2015	Australia	300	Randomized Controlled Trial	Hand hygiene	No intervention	Reduced infection rates
5	2014	USA	120	Quasi-experimental	Antibiotic stewardship	No intervention	Reduced antibiotic resistance
6	2013	UK	250	Cluster Randomized Trial	Vaccination	No intervention	Reduced disease incidence
7	2012	Canada	180	Randomized Controlled Trial	Hand hygiene	No intervention	Reduced infection rates
8	2011	Australia	350	Randomized Controlled Trial	Antibiotic stewardship	No intervention	Reduced antibiotic resistance
9	2010	USA	110	Quasi-experimental	Vaccination	No intervention	Reduced disease incidence
10	2009	UK	220	Cluster Randomized Trial	Hand hygiene	No intervention	Reduced infection rates
11	2008	Canada	160	Randomized Controlled Trial	Antibiotic stewardship	No intervention	Reduced antibiotic resistance
12	2007	Australia	320	Randomized Controlled Trial	Vaccination	No intervention	Reduced disease incidence
13	2006	USA	130	Quasi-experimental	Hand hygiene	No intervention	Reduced infection rates
14	2005	UK	240	Cluster Randomized Trial	Antibiotic stewardship	No intervention	Reduced antibiotic resistance
15	2004	Canada	170	Randomized Controlled Trial	Vaccination	No intervention	Reduced disease incidence
16	2003	Australia	340	Randomized Controlled Trial	Hand hygiene	No intervention	Reduced infection rates
17	2002	USA	140	Quasi-experimental	Antibiotic stewardship	No intervention	Reduced antibiotic resistance
18	2001	UK	260	Cluster Randomized Trial	Vaccination	No intervention	Reduced disease incidence
19	2000	Canada	190	Randomized Controlled Trial	Hand hygiene	No intervention	Reduced infection rates
20	1999	Australia	360	Randomized Controlled Trial	Antibiotic stewardship	No intervention	Reduced antibiotic resistance

- [illegible]





August 23, 2024

Travis Focht
99 Curtis Dr.
Erwin, NC 28339
Email: travisfocht08@gmail.com

Reference: Engineering Services
Focht Residence
99 Curtis Dr.
Erwin, NC 28339
TE&D Project No.: DRB2201-0154_C

To Whom It May Concern;

As requested by the client, Tyndall Engineering & Design, PA (TE&D) is providing analysis for the following framing items were installed per our letter sealed 6/3/2024:

1. The pantry (2) 2 x 4 stud column was secured to the LVL header with a Simpson LSTA12 strap per the structural plan.
2. The improperly installed Simpson ML28Z hanger was removed and reinstalled per the manufacturer specifications.

The following conclusions and recommendations were noted:

1. The LSTA12 strap was installed to the plan specified (2) 2 x 4 stud column and the existing (2) 1-3/4" x 9-1/4" LVL header. No further modification is required.
2. The ML28Z was removed and re-installed tightly per the manufacturer's specifications to the beam. No further modifications are required.

The framing repairs listed above will provide the required support for the anticipated loading conditions. We appreciate being able to assist you during this phase of the project. If you need further assistance or require additional information, please do not hesitate to contact us.

Sincerely,
Tyndall Engineering & Design

Tripp Amos
BH | DRB2201-0154_C

Prentice Tyndall Jr., P.E.





May 30, 2023

Travis Focht
99 Curtis Dr.
Erwin, NC 28339
Email: travisfocht08@gmail.com

Reference: Engineering Services
Focht Residence
99 Curtis Dr.
Erwin, NC 28339
TE&D Project No.: DRB2201-0154_B

To Whom It May Concern;

As requested by the client, a representative of Tyndall Engineering & Design, PA (TE&D) was on-site to observe the following framing items were installed per our letter sealed 11/16/2023:

1. The existing (2) 2 x 10 beam be secured to the LVL valley rafters with Simpson LUS28-2 connectors **OR** (4) SDWS screws at each end.
2. The (2) 2 x 6 header was installed over the gable window per the original structural plan.
3. The pantry stud column was secured to the LVL header with a Simpson LSTA12 strap per the structural plan.
4. The interior corner of the LVL beams was secured together with a Simpson ML26Z connector per our previous letter sealed on 11/18/2022.
5. The 2 x 10 band in the garage was secured to the existing walls with a minimum of (4) SDS screws at each stud and the trusses were secured to the band with a minimum of (5) SDS screws per connection.
6. A minimum of (3) 2 x 4 king studs and (2) jack studs at each end of the existing garage door headers were installed with (2) 2 x 10 blocking and CS-16 strapping.
7. Simp. DTT2Z with Simpson 8" x 1/2" diameter Titen HD screw anchors were installed per the structural plan.

The following conclusions and recommendations were noted:

1. The (2) 2 x 10 beam was secured to the LVL valleys with (4) SDWS Screws at each end. No further modification is required.
2. The 2 x 6 header was installed with (1) 2 x 4 jack and (1) 2 x 4 king stud at each end in lieu of the plan specified (2) 2 x 4 jacks at each end. Based on our observations and analysis, this configuration is adequate to support the anticipated loading conditions. No further modification is required.
3. We observed the LSTA12 strap to have been installed to the door framing and 2 x 4 header, not to the plan specified (2) 2 x 4 stud column and the existing (2) 1-3/4" x 9-1/4" LVL header. The Simpson LSTA12 strapping is to be installed as specified in the plan.



November 16, 2023

Travis Focht
99 Curtis Dr.
Erwin, NC 28339
Email: travisfocht08@gmail.com

Reference: Engineering Services
Focht Residence
99 Curtis Dr.
Erwin, NC 28339
TE&D Project No.: DRB2201-0154_A

To Whom It May Concern;

As requested by the client, a representative of Tyndall Engineering & Design, PA (TE&D) was on-site to observe the "as-built" framing for the project at the address referenced above. The following discrepancies were found:

1. We observed the valleys at the right gable were framed with (1) 1-3/4" x 11-7/8" LVL in lieu of the (2) 1-3/4" x 11-7/8" LVL valley rafter specified in the plan. Based on our observations and analysis, the existing configuration is adequate to support the anticipated loading conditions. No further modifications are required.
2. We observed the ridge beam at the top of the house was framed with (1) 1-3/4" x 14" LVL in lieu of the (2) 1-3/4" x 14" LVL ridge specified in the structural plan. Based on our analysis and observations, the existing configuration is adequate to support the anticipated loading conditions. No further modifications are required.
3. We observed the (2) 2 x 10 beam at the right gable was not secured to the valleys with Simpson LUS28-2 connectors per the structural plan. Based on our observations and analysis, the existing configuration is inadequate to support the anticipated loading conditions. TE&D recommends securing the existing (2) 2 x 10 beam to the LVL valley rafters with Simpson LUS28-2 connectors **OR** (4) SDWS screws at each end.
4. We observed the (2) 2 x 6 header was not installed over the window in the left gable. Based on our observations and analysis, the existing configuration is inadequate to support the anticipated loading conditions. TE&D recommends installing the (2) 2 x 6 header per the original structural plan.
5. We observed the stud column at the rear of the pantry door was not secured to the header with Simpson LSTA12 strap installed per the structural plan. Based on our observations and analysis, the existing configuration is inadequate to support the anticipated loading conditions. TE&D recommends securing the stud column to the header with a Simpson LSTA12 strap per the structural plan.
6. We observed the (2) 1-3/4" x 9-1/4" LVL end beam at the left of the addition was not secured to the overhanging (2) 1-3/4" x 9-1/4" LVL per the structural plan. Based on our observations and analysis, the existing configuration is inadequate to support the anticipated loading conditions. TE&D recommends securing the interior corner of the LVL beams together with a Simpson ML26Z connector per our previous letter sealed on 11/18/2022.

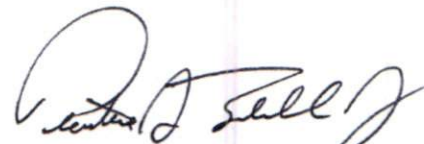


7. We observed the 2 x 10 band supporting the floor trusses in the garage was not adequately secured to the wall. Based on our observations and analysis, the existing configuration is inadequate to support the anticipated loading conditions. TE&D recommends securing the band to the existing walls with a minimum of (4) SDS screws at each stud. The trusses are to be secured to the band with a minimum of (5) SDS screws per connection.
8. We observed the portal framing at the garage doors was not framed per the structural plan. Based on our observations and analysis, the existing configuration is inadequate to support the anticipated loading conditions. TE&D recommends installing additional studs at each side of the existing headers so that there is a minimum of (3) 2 x 4 king studs and (2) jack studs at each end of the existing headers. (2) 2 x 10 blocking and CS-16 strapping is also to be installed. See detail on page (5) of this report.
9. We observed the portal framing at the garage doors was not secured to the foundation per plan. Based on our observations and analysis, the existing configuration is inadequate to support the anticipated loading conditions. TE&D recommends securing the portal framing to the foundation using Simp. DTT2Z with Simpson 8" x 1/2" diameter Titen HD screw anchors per the structural plan.

Upon completion, the above-mentioned framing modifications will provide the required support for the anticipated loading conditions. We appreciate being able to assist you during this phase of the project. If you need further assistance or require additional information, please do not hesitate to contact us.

Sincerely,
Tyndall Engineering & Design


Tripp Amos
JMW | DRB2201-0154_A


Prentice Tyndall Jr., P.E.




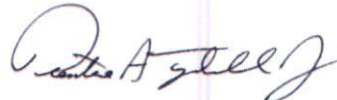


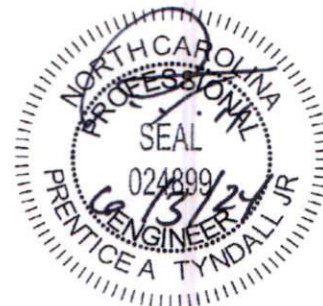
4. We observed the interior corner of the LVL beams were fastened together with a Simpson ML28Z hanger, however, the ML28Z hanger was not installed per the manufacturer's specifications. To reinforce the connection, the LVL beams are to be further fastened together with (4) 8" long SDWS screws installed from the face of the front LVL into the end grain of the second LVL beam. In lieu of SDWS screws, the ML28Z may be removed and re-installed tightly to the beam.
5. The 2 x 10 band in the garage was secured to the wall framing and the trusses per our recommendations. No further modification is required.
6. The garage doors were framed with (2) 2 x 4 jacks and (3) 2 x 4 king studs at each end. Additionally, 2 x 10 blocking and CS-16 strapping were installed per our specification. No further modification is required.
7. We observed Simpson DTT2Z holdowns with 8" x 1/2" diameter Titen HD screw anchors were installed per the structural plan. No further modification is required.

Upon completion, the above-mentioned framing modifications will provide the required support for the anticipated loading conditions. We appreciate being able to assist you during this phase of the project. If you need further assistance or require additional information, please do not hesitate to contact us.

Sincerely,
Tyndall Engineering & Design


Tripp Amos
BH | DRB2201-0154_B


Prentice Tyndall Jr., P.E.





TYNDALL
ENGINEERING & DESIGN, P.A.

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250 Shipwash Drive, Suite 104 • Garner • North Carolina • 27529
www.tyndallengineering.com

11/18/2022

Travis Focht
99 Curtis Dr.
Erwin, NC 28339
Ph: (330) 231-5174
Email: travisfocht08@gmail.com

Reference: Engineering Services
Focht Residence
Project No.: DRB2201-0154

As requested by the client, a representative of Tyndall Engineering & Design, PA (TE&D) has reviewed the following item(s):

- 1) Beam connector where existing (2) 9-1/4" LVL is attached to existing cantilever (2) 9-1/4" LVL on the 1st Floor ceiling level.

The following conclusions and recommendations were noted:

- 1) Based on our worst-case analyses, a Simpson ML26Z (or equal, rated for 850 pounds) is an adequate connector for the interior corner of the (2) 9-1/4" LVL's

We appreciate being able to assist you during this phase of the project. If you need further assistance or require additional information, please do not hesitate to contact us.

Sincerely,
Tyndall Engineering & Design

Hannah J Stephenson
HJS/DRB2201-0154



06/10/2025

Residential Addition and Remodel Permits

Permits- These will always have single trade permits, regardless of how the fees are assigned.

Fees- If the permit INCLUDES ALL TRADES, and exceeds 1200 sq ft, do a BRES with fees calculated based on new SFD fees by square footage. Do "no charge" sub permits for the trades.

If the permit INCLUDES ALL TRADES and is less than 1200 sq ft, calculate fees based on each individual permit

If the work DOES NOT include all trades, regardless of square footage, calculate fees based on each individual trade permit.