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THE LEIGH

JNC-000-016

PROJECT# DRB2301-0093_C
DATE 01/23/2024
DRAWN/DESIGNED BY NW
CHECKED BY DRB
SCALE 1/4" = 1'-0"

WEBSITE www.drbhomedesign.com

PROJECT NAME THE LEIGH

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

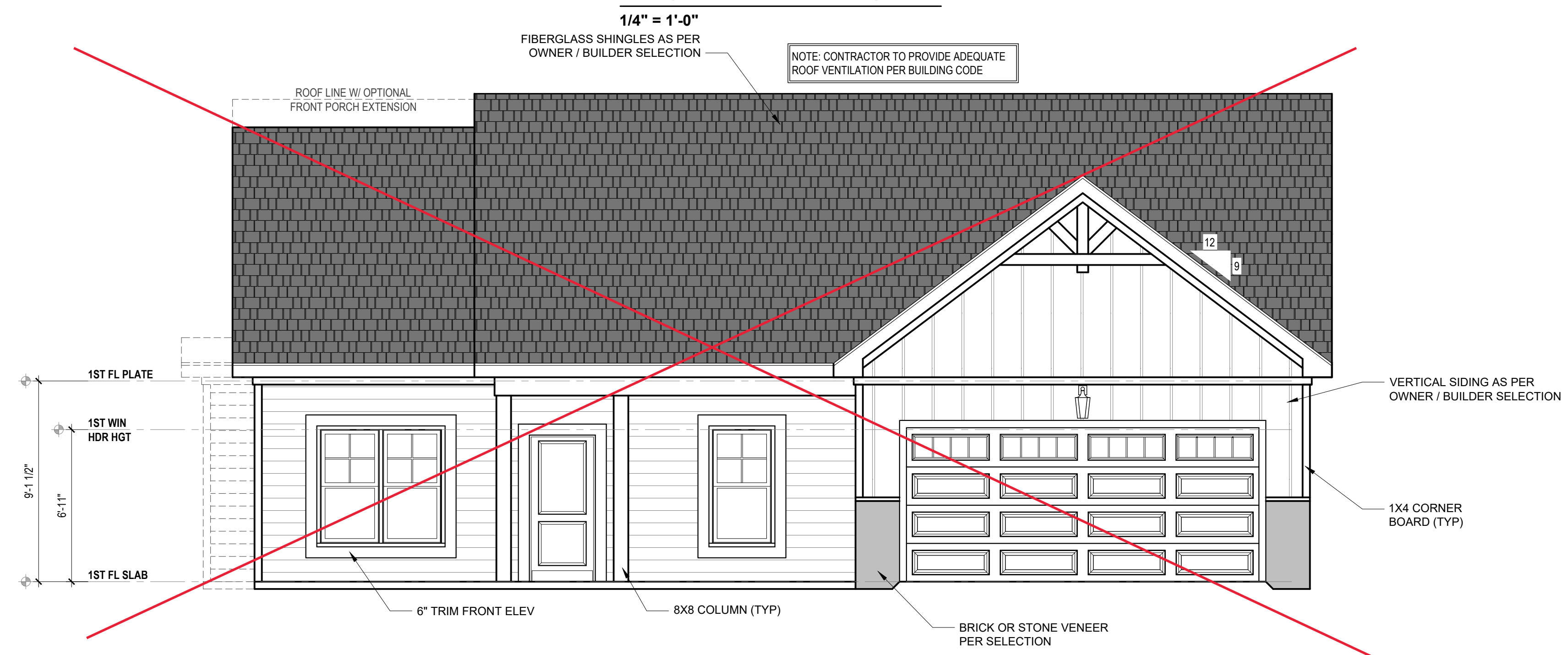
CLIENT NAME A&G Residential
916 Arsenal Ave. Suite B,
Fayetteville, NC 28305
jenn@agresidentialinc.com
(910) 237-7944

SHEET NAME ELEVATIONS
SHEET #

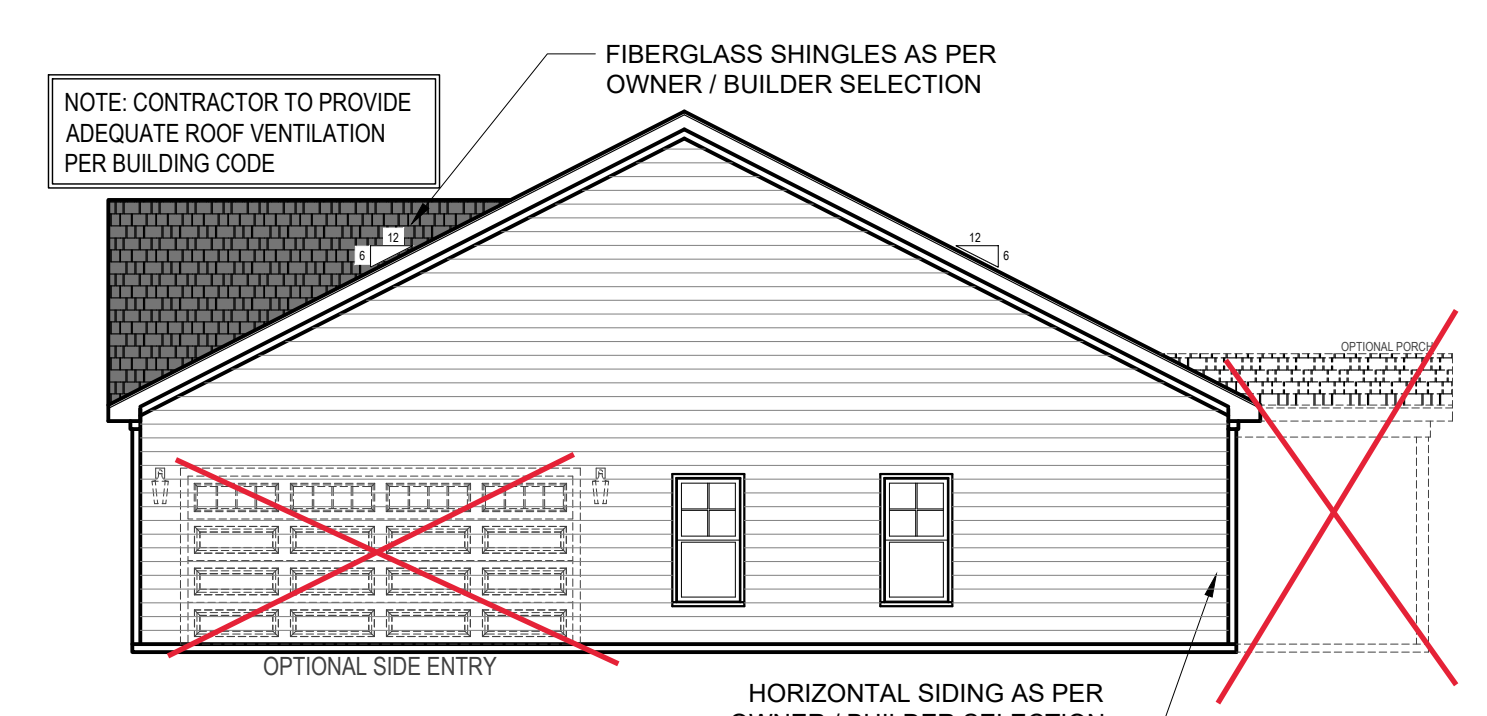
**2X4 WALLS &
2X4 GARAGE
WALLS**



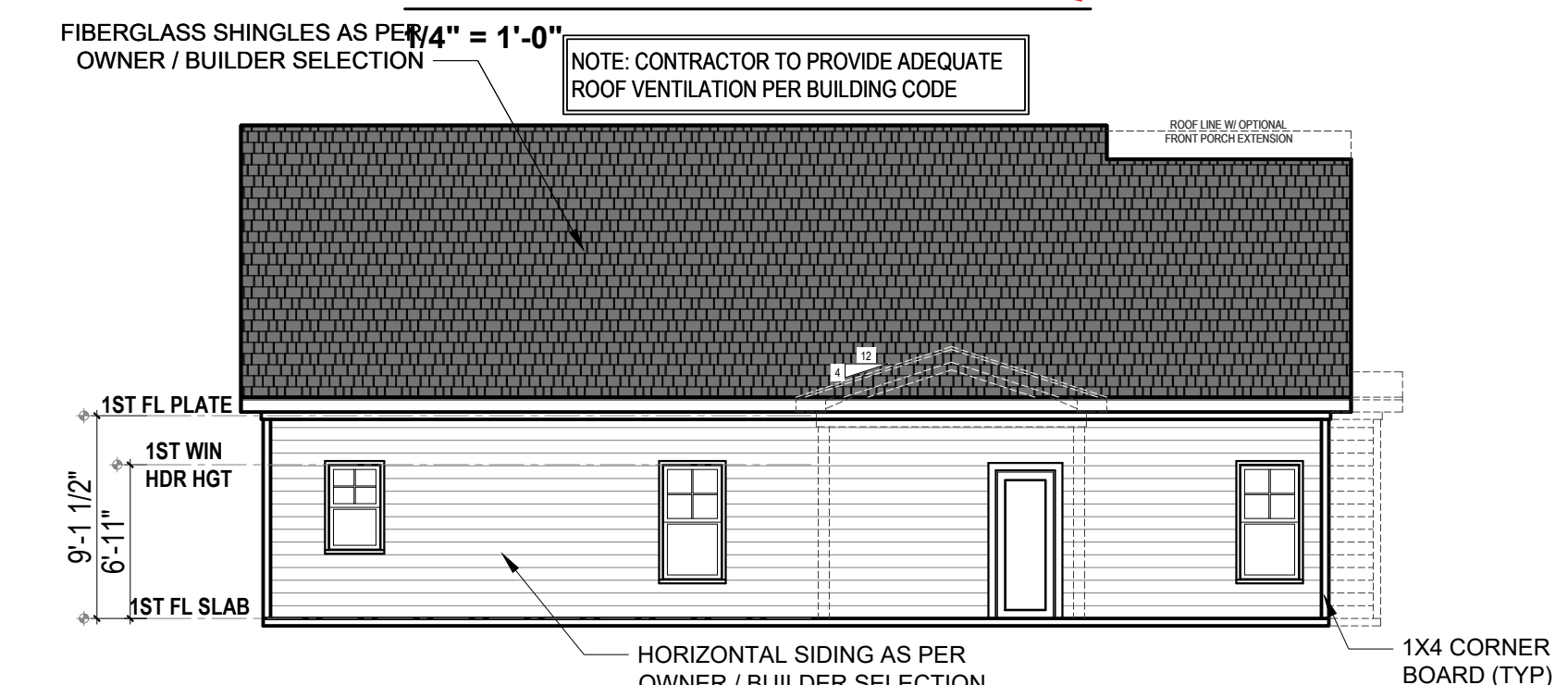
FRONT ELEVATION B
1/4" = 1'-0"



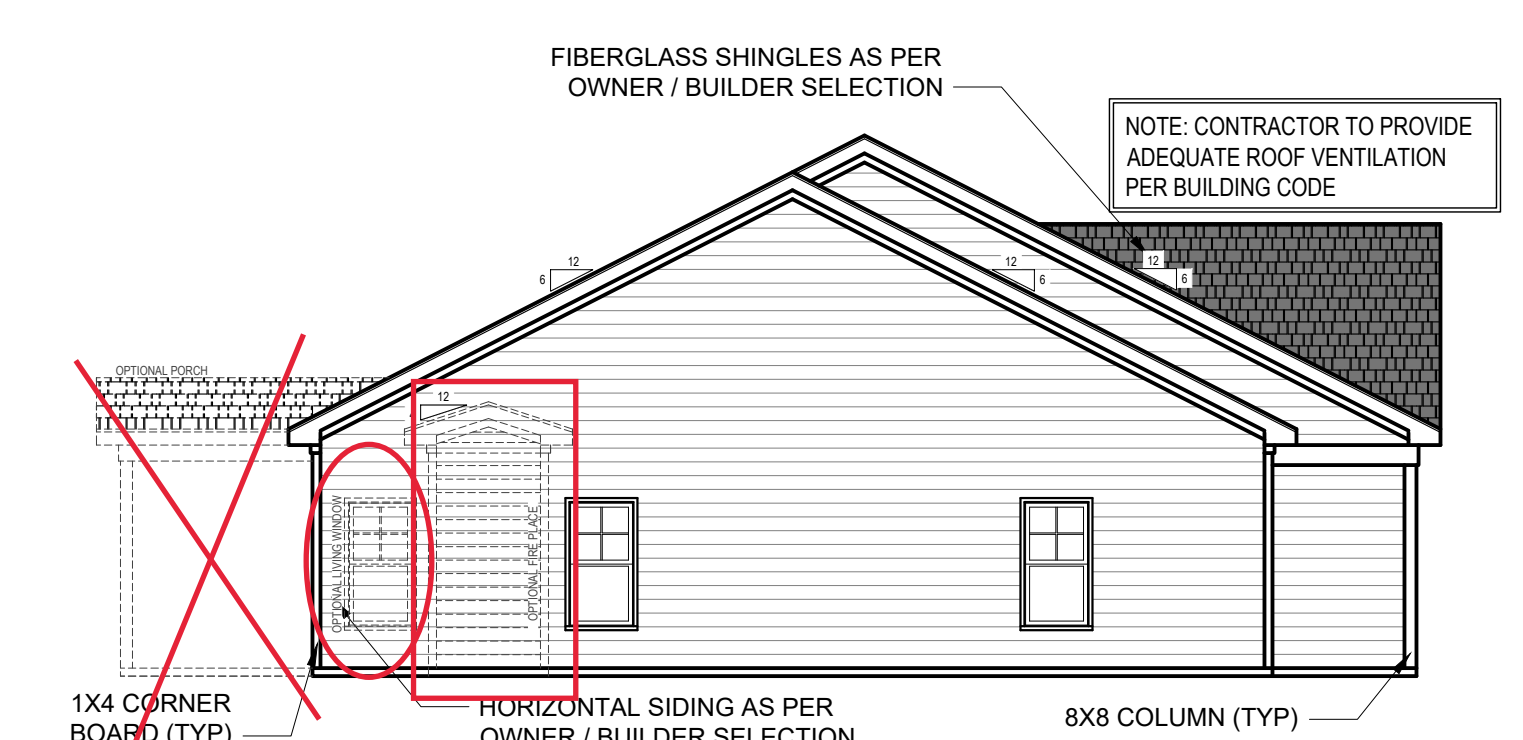
~~**FRONT ELEVATION B
W/ OPTIONAL VENEER**~~
1/4" = 1'-0"



RIGHT ELEVATION B
1/4" = 1'-0"

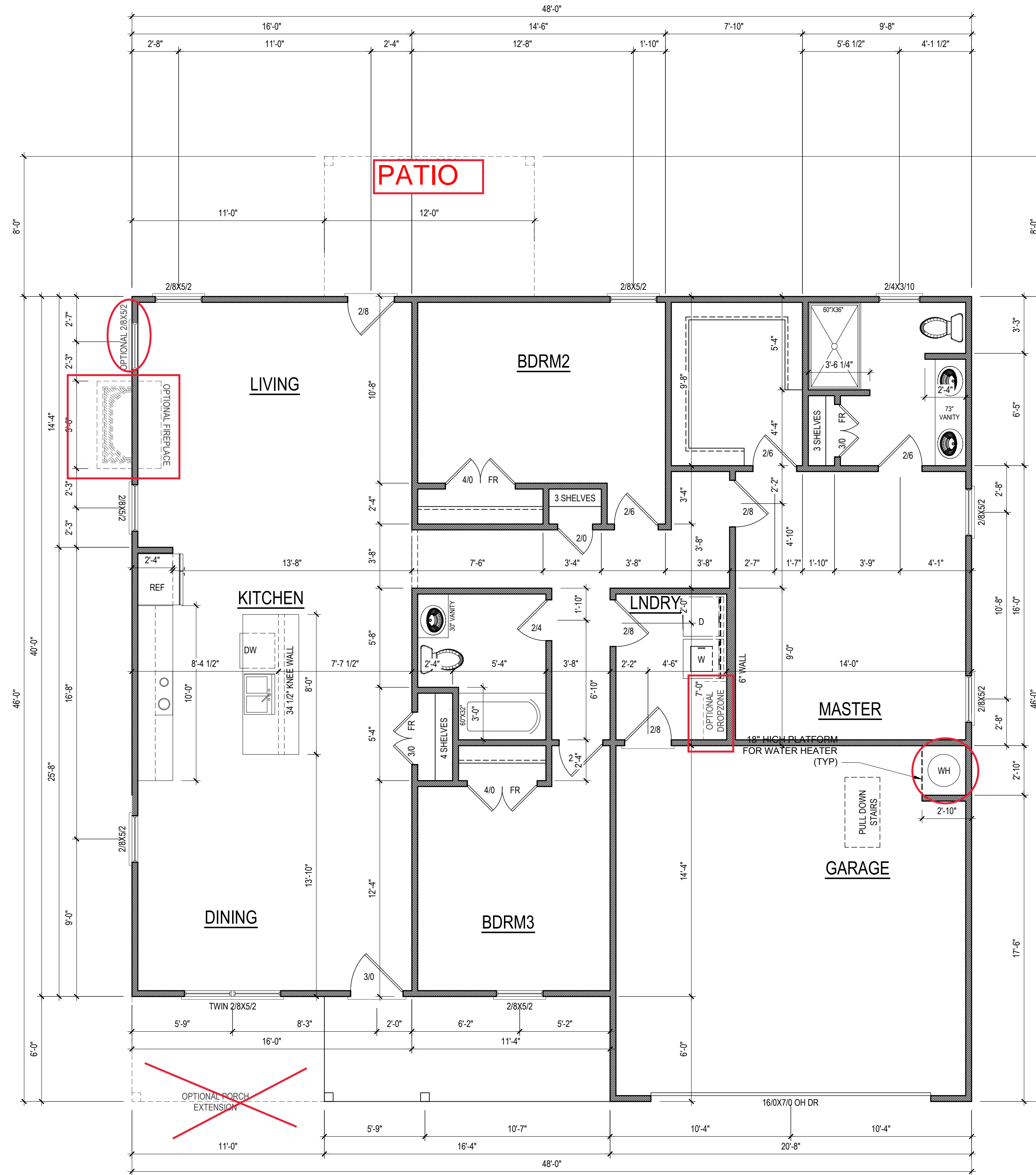


REAR ELEVATION B
1/4" = 1'-0"



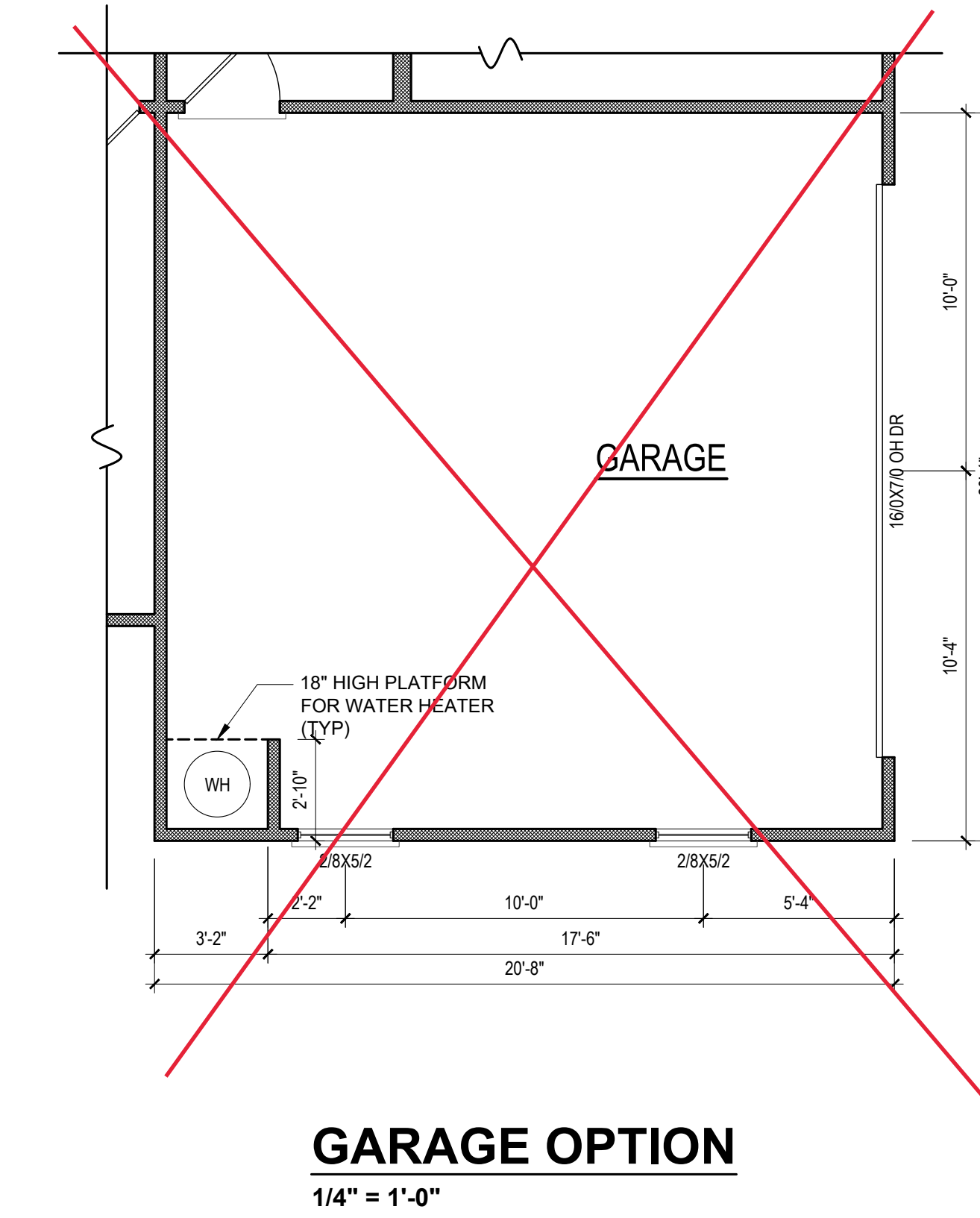
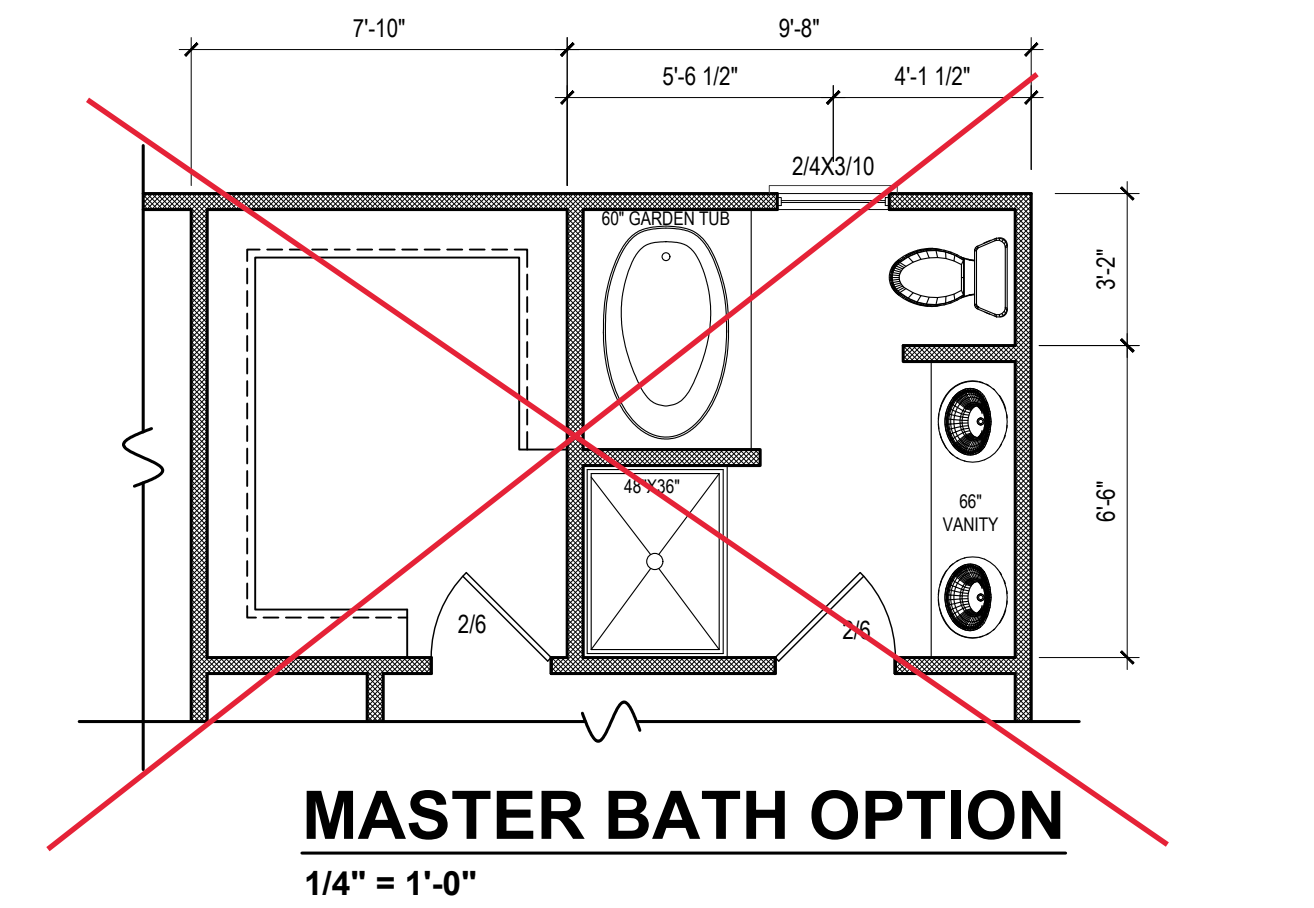
LEFT ELEVATION B
1/4" = 1'-0"

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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 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.
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11. It is the contractor's responsibility to verify and be responsible for all dimensions and square footage prior to construction, as well as conditions on the job site. DRB DESIGN is not responsible for dimension and square footage errors once construction has begun.
12. DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.



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

**2X4 WALLS &
2X4 GARAGE
WALLS**



HEATED SQUARE FOOTAGE	
First Floor	1629
TOTAL HEATED	1629
UNHTD SQUARE FOOTAGE	
Garage	415
Front Porch	107
OPT. Rear Porch	96
TOTAL UNHEATED	618
TOTAL SQ FT	2247

- NOTE: SEE ELEVATIONS FOR WINDOW HDR HGTS
- NOTE: ALL DOORS ARE 6'-8" TALL UNO
- NOTE: ALL EXTERIOR WALLS ARE NOMINAL 4" UNO
- NOTE: ALL INTERIOR WALLS ARE NOMINAL 4" UNO
- NOTE: ALL ANGLED WALLS ARE 45° UNO
- NOTE: ALL DIMENSIONS ARE FRAME TO FRAME

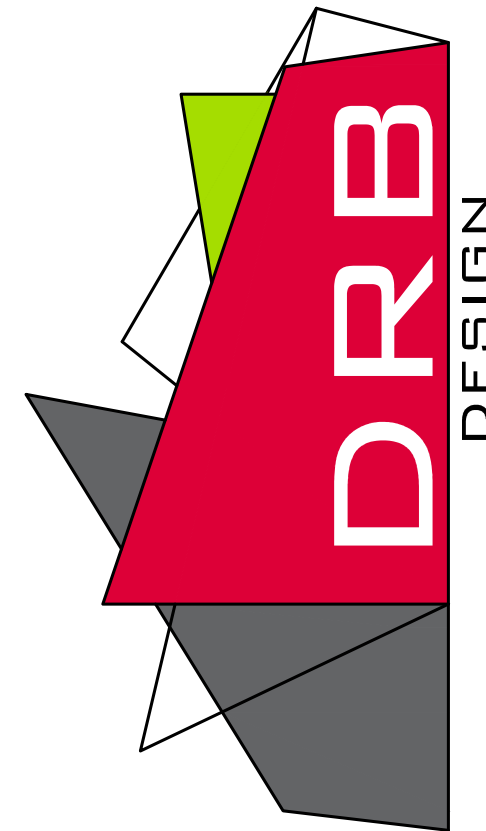
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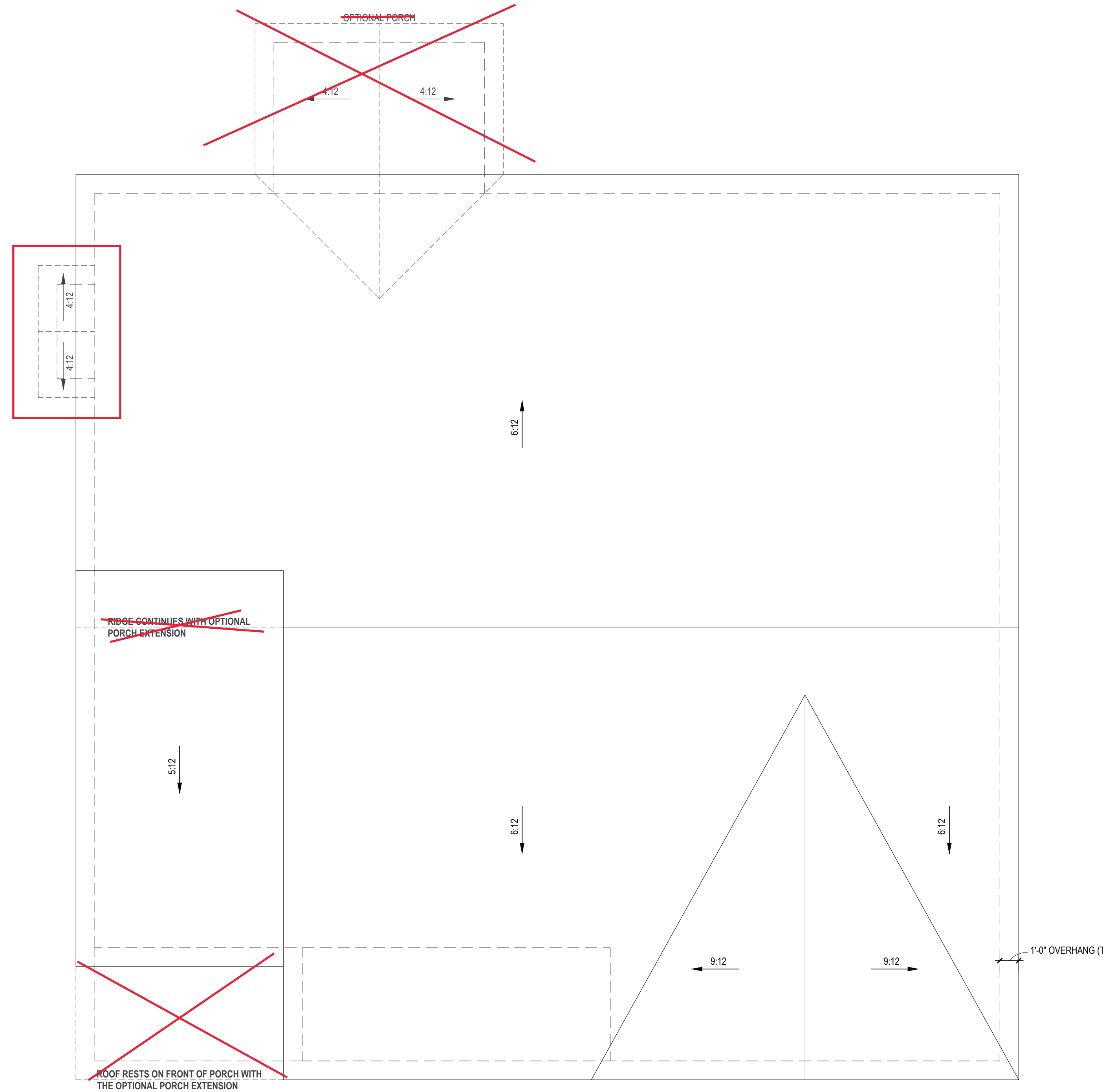


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SHEET NAME
1ST_FLOOR

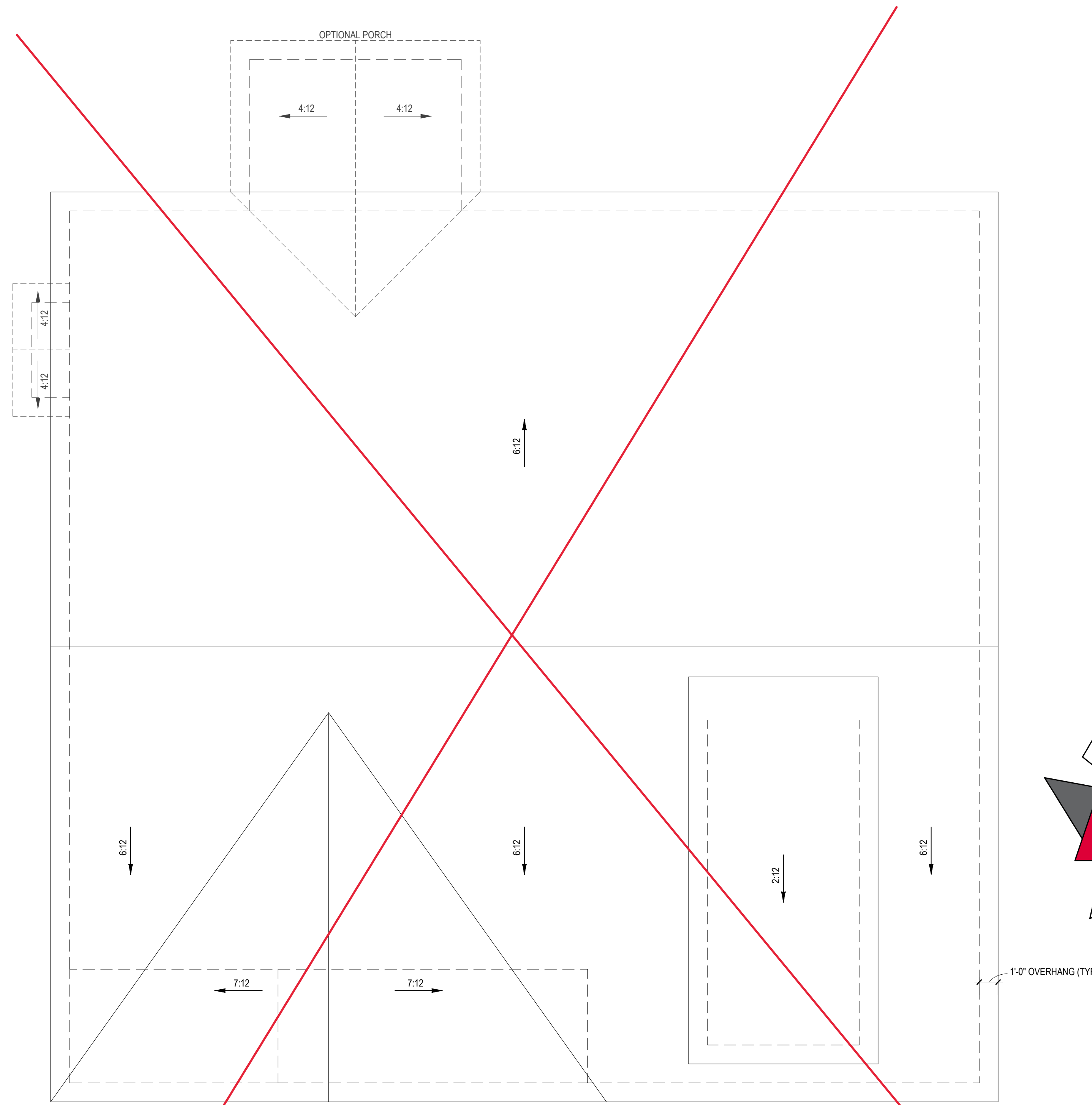
SHEET#
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of 10

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ROOF PLAN - ELEV A,B,C
1/4" = 1'-0"

NOTE: SEE STRUCTURAL PLANS FOR ATTIC VENTILATION CALCULATIONS



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

NOTE: SEE STRUCTURAL PLANS FOR ATTIC VENTILATION CALCULATIONS

**2X4 WALLS &
2X4 GARAGE
WALLS**

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SHEET NAME
ROOF

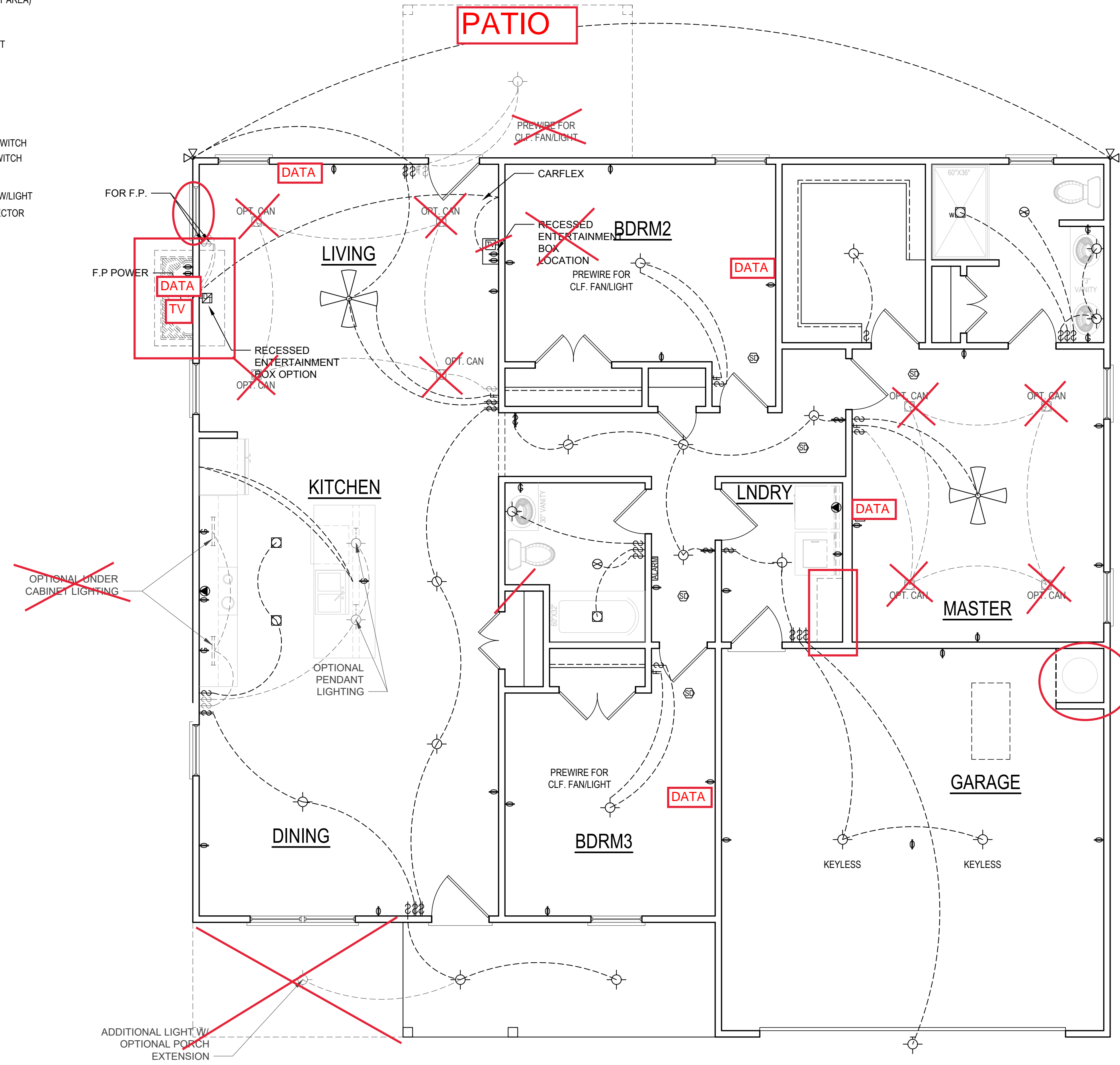
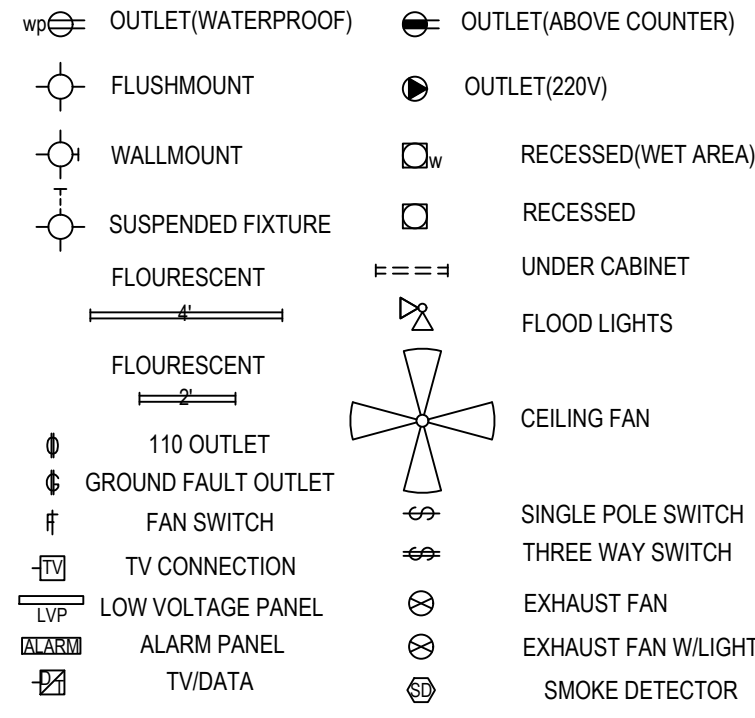
SHEET #
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of 10

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF DRB DESIGN AND MAY NOT BE USED OR REPRODUCED WITHOUT A WRITTEN CONSENT OF DRB DESIGN

1ST FLOOR ELECTRICAL

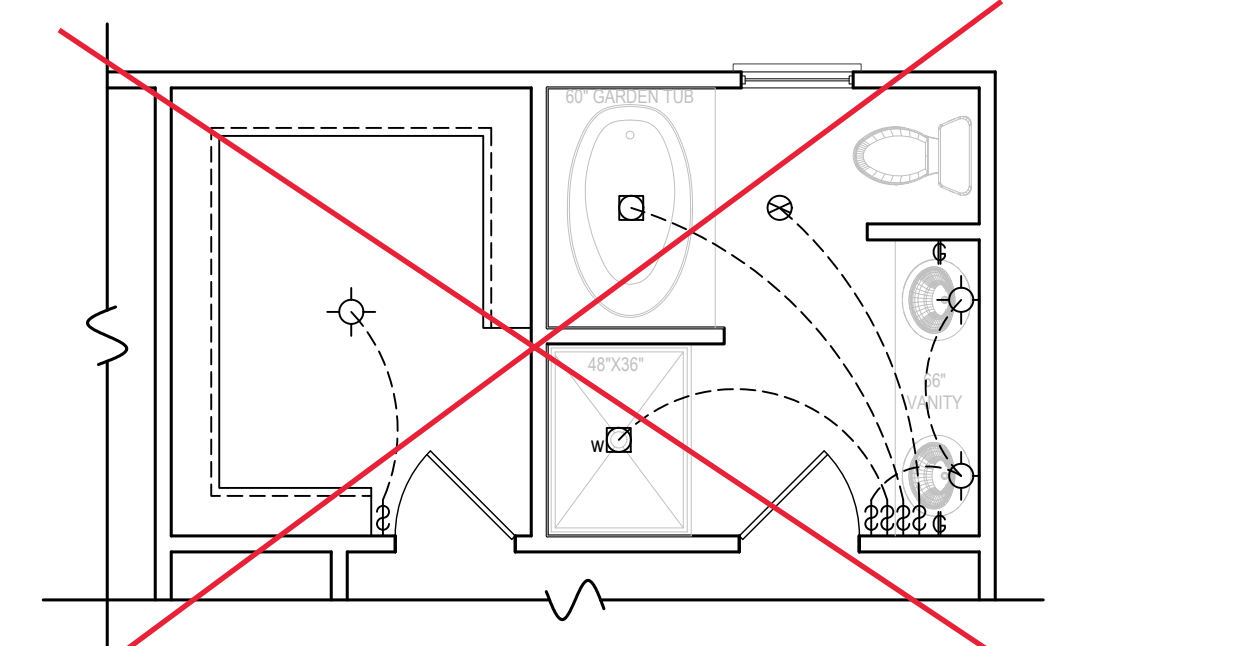
ELECTRICAL LAYOUT NOTES

- BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
- VANITY LIGHTS TO BE SET @ 90° A.F.F (TYP)
- ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
- PLACE SWITCHES 8" (MIN) FROM ROUGH OPENINGS.

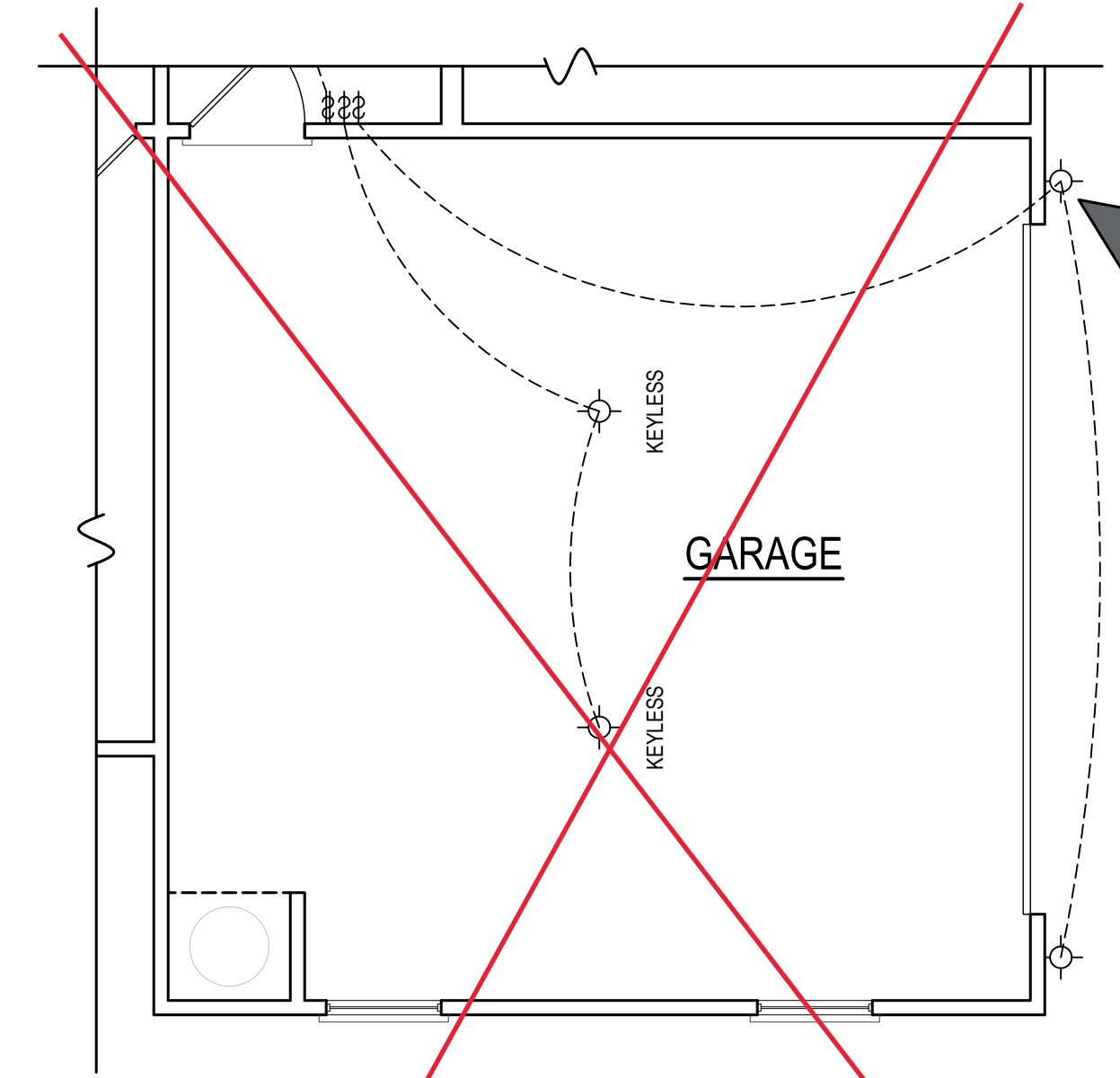


FIRST FLOOR PLAN
1/4" = 1'-0" CEILING HGT. = 9'-0"

2X4 WALLS &
2X4 GARAGE
WALLS



MASTER BATH OPTION
1/4" = 1'-0"



GARAGE OPTION
1/4" = 1'-0"

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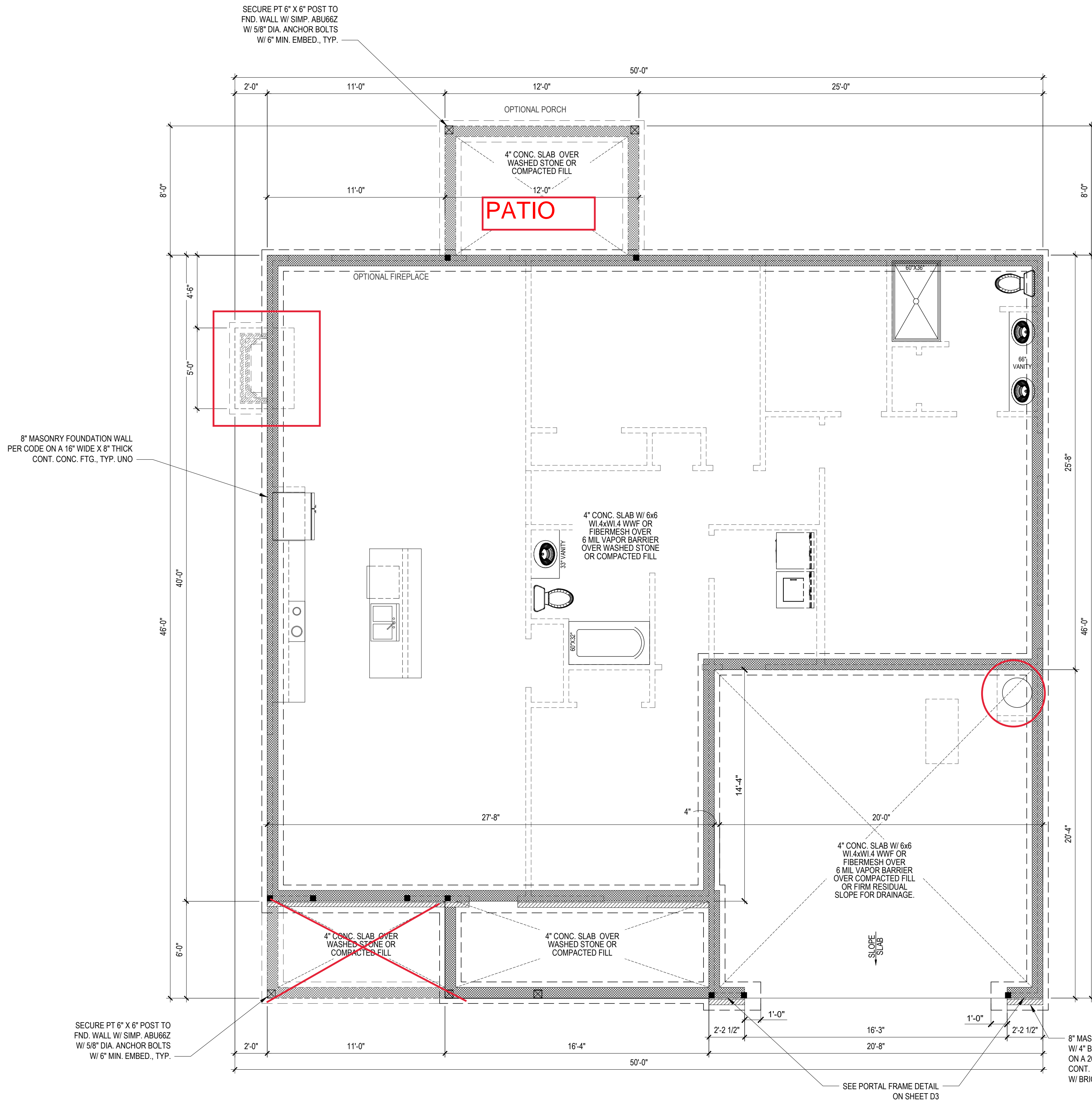
SHEET NAME
ELECTRICAL
SHEET #

DESIGN LOADS

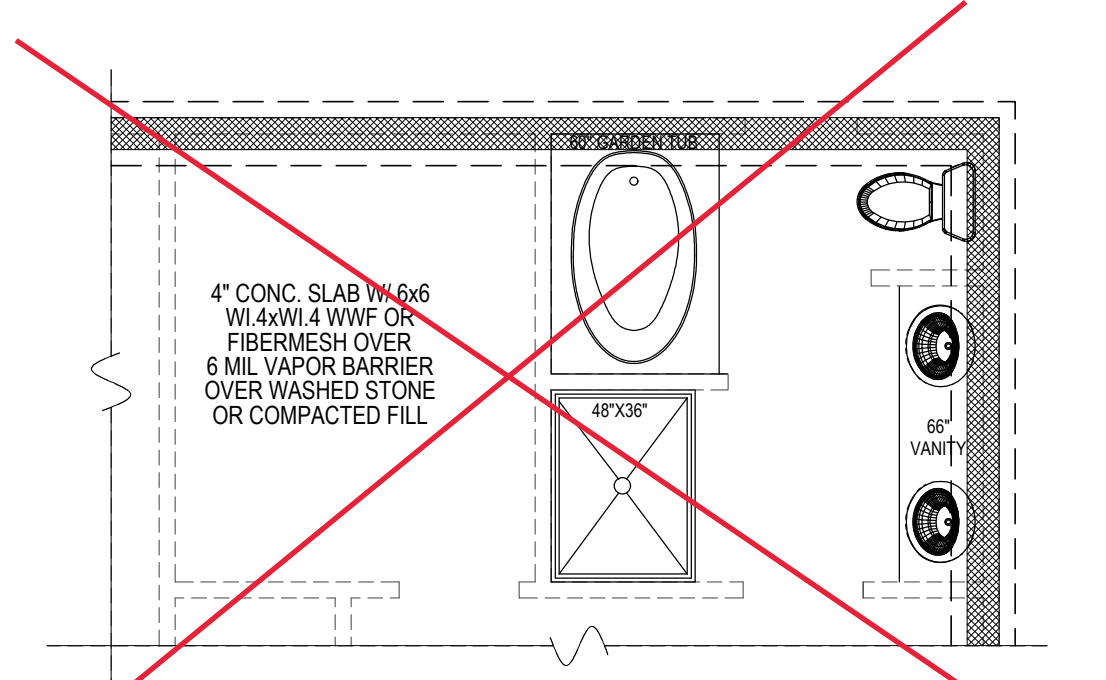
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			LL	TL
FLOOR (primary)	40	10	L/240	L/240
FLOOR (secondary)	40	10	L/360	L/240
ATTIC (w/ storage)	20	10	L/240	L/180
ATTIC (re access)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/240	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180
WIND LOAD	BASED ON 120 MPH (EXPOSURE B)			
SEISMIC	BASED ON SEISMIC ZONES A, B & C			

STRUCTURAL NOTES:

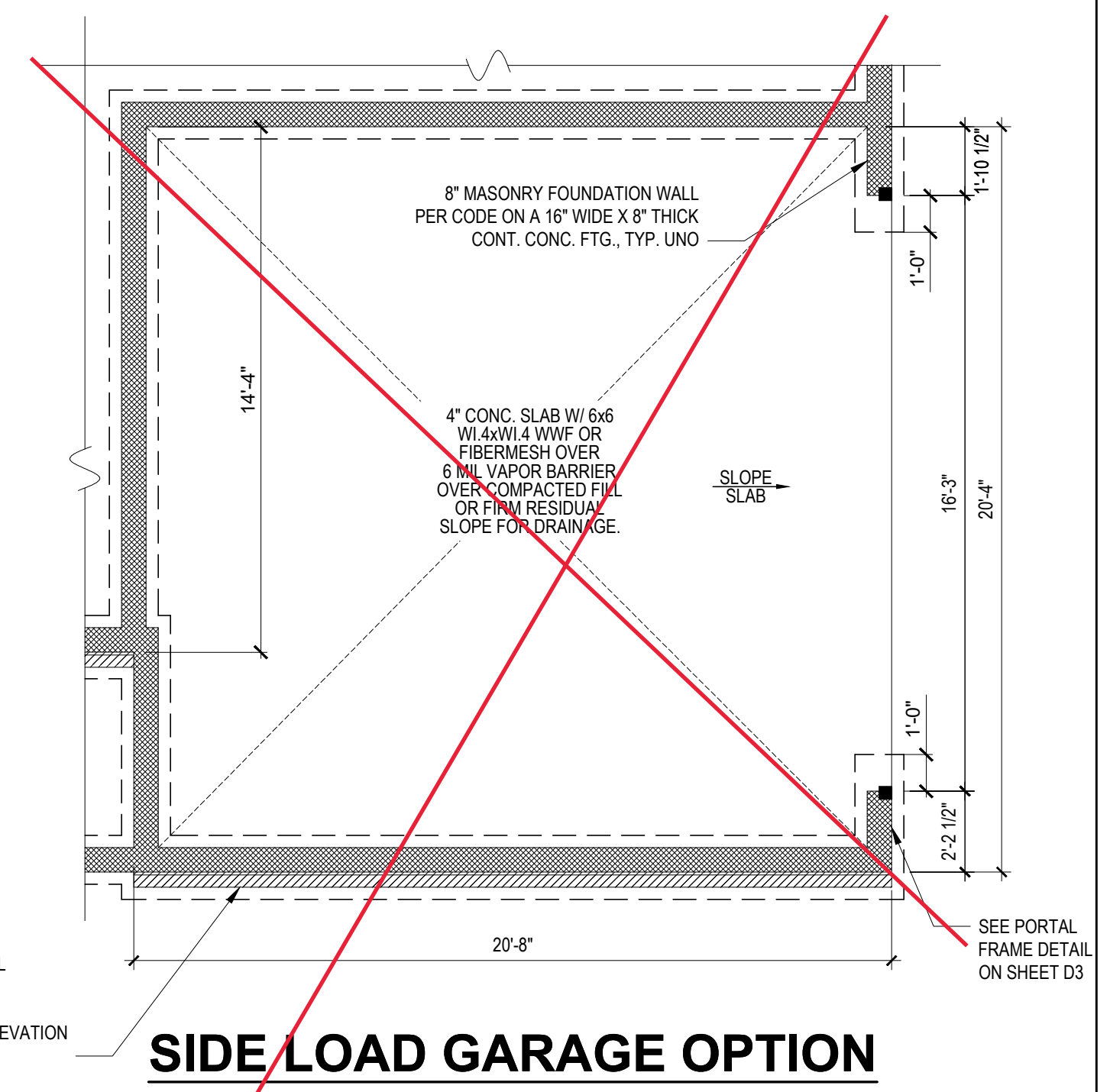
- 1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE, IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.
- 2) IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQUARE FOOTAGE PRIOR TO CONSTRUCTION. TYNDALL ENGINEERING & DESIGN, PA IS NOT RESPONSIBLE FOR DIMENSIONS AND SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
- 3) ALL LUMBER SHALL BE SYP #2 (UNO)
- 4) ALL LVL LUMBER TO BE 1 7/8" WIDE NOMINAL EACH SINGLE MEMBER AND F3 = 2600 PSF @ 1 5/8" PSI (I.E. LEVEL MICROLAM)
- 5) ALL LVL LUMBER IS TO BE 1.5SE (F3 = 2325 PSF)
- 6) 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) 10x NAILS @ 9" O.C. PROVIDED THAT THE TOP OF THE WINDOW HEIGHT IS 6'-6". MINIMUM BOTTOM OF THE WINDOW HEIGHT IS 1'-0". OTHERWISE REFER TO TABLES R602.7(1) AND R602.7(2).
- 7) 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 HEADERS SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS (UNO)
- 8) REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION OF ALL WALLS OVER 10'0" IN HEIGHT.
- 9) ALL STRUCTURAL STEEL SHALL BE ASTM A502 GRADE 50 Fy = 50 KSI MIN. (UNO)
- 10) ALL EXTERIOR LUMBER TO BE #2 SYP PT
- 11) ALL CONCRETE f_c = 3000 PSI MIN.
- 12) PRESUMPTIVE BEARING CAPACITY = 2000 PSF
- 13) 12"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.
- 14) PROVIDE CONTINUOUS SHEATHING PER SECTION 802.10.4 OF THE 2018 IRC.
- 15) MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.
- 16) UPLIFT LOADS GREATER THAN 500M SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.
- 17) METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.



2X4 WALLS AND 2X4 GARAGE WALLS



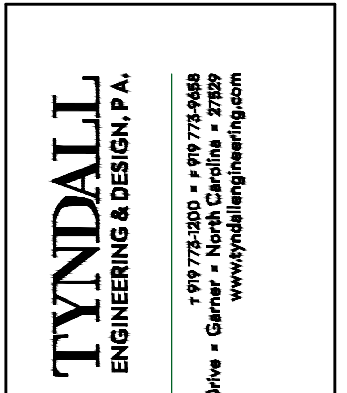
MASTER BATH OPTION



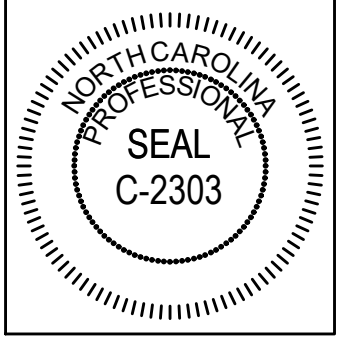
SIDE LOAD GARAGE OPTION

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

Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
Any deviation or discrepancies on plans are to be brought to the immediate attention of 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.



TYNDALL ENGINEERING & DESIGN P.A.
100 Blytheville Drive • Garner • North Carolina • 27539
www.tyndallengineering.com



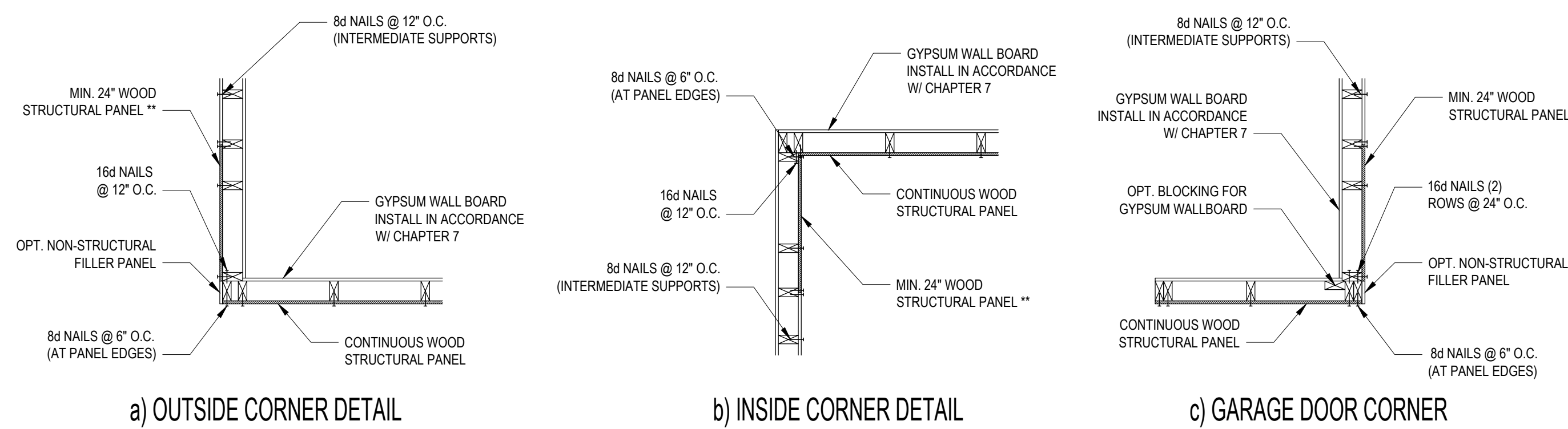
CLIENT: **A&G RESIDENTIAL**
PROJECT: **THE LEIGH - RIGHT GARAGE**

FOUNDATION PLAN
STEM WALL

Project #: **DRB2301-0093C**
Date: **2/14/2024**
Engineered By: **HJS**
DWG. Checked By: **PAT**
Scale: **SEE PLAN**

REVISIONS		
No.	Date	Remarks

Sheet Number
S1B
1 of 6



B1: TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING
NO SCALE

STRUCTURAL SHEATHING NOTES

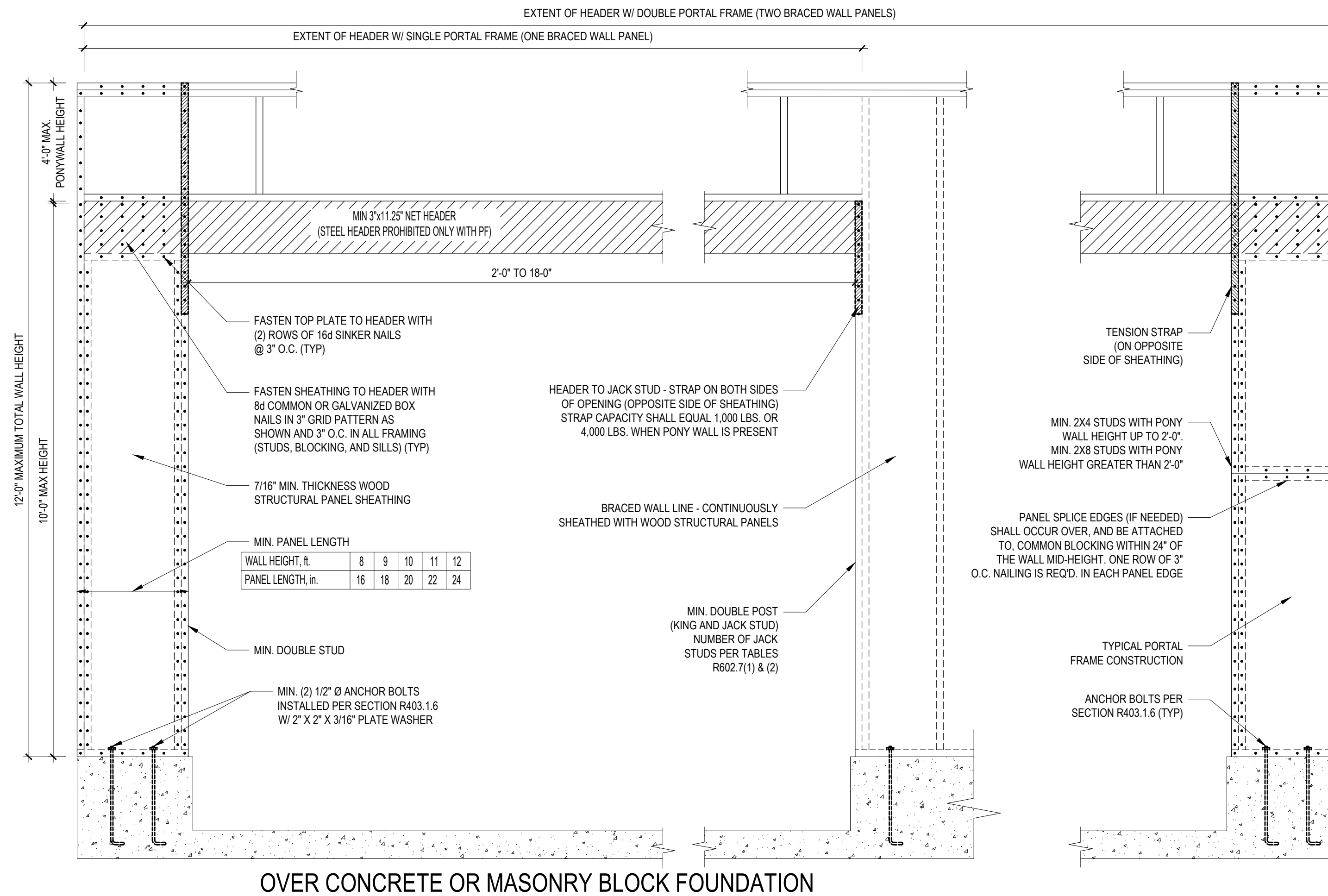
- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
- WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10.3 OF THE 2018 NCR.
- BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3. REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.
- REFERENCE FIGURE R602.10.4.3 OF THE 2018 NCR.
- INTERIOR BRACED WALL PANELS (BWP) INDICATED SHALL BE SHEATHED IN ACCORDANCE WITH THE GB METHOD OR WSP METHOD AS PRESCRIBED IN SECTION R602.10.1 (UNO).
- 12\"/>

** IN LIEU OF THE 24\"/>

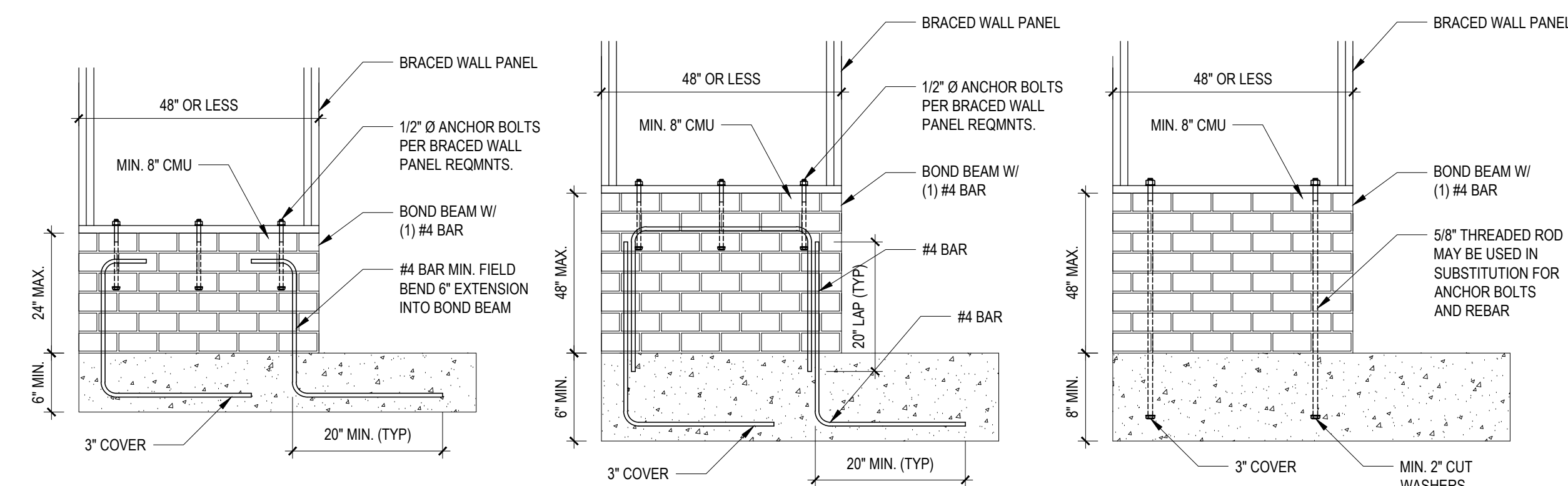
B3: BRACE WALL PANEL CONNECTIONS
NO SCALE

REQUIRED BRACED WALL PANEL CONNECTIONS				
METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION	
			@ PANEL EDGES	@ INTERMEDIATE SUPPORTS
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6\"/>	

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



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



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

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PROFESSIONAL SEAL
NORTH CAROLINA
C-2303

A&G RESIDENTIAL
THE LEIGH - RIGHT GARAGE

SHEATHING DETAILS

Project #: DRB2301-0093C
Date: 2/14/2024
Engineered by: HJS
DWG. Checked by: PAT
Scale: SEE PLAN

REVISIONS		
No.	Date	Remarks

Sheet Number
D3
6 of 6