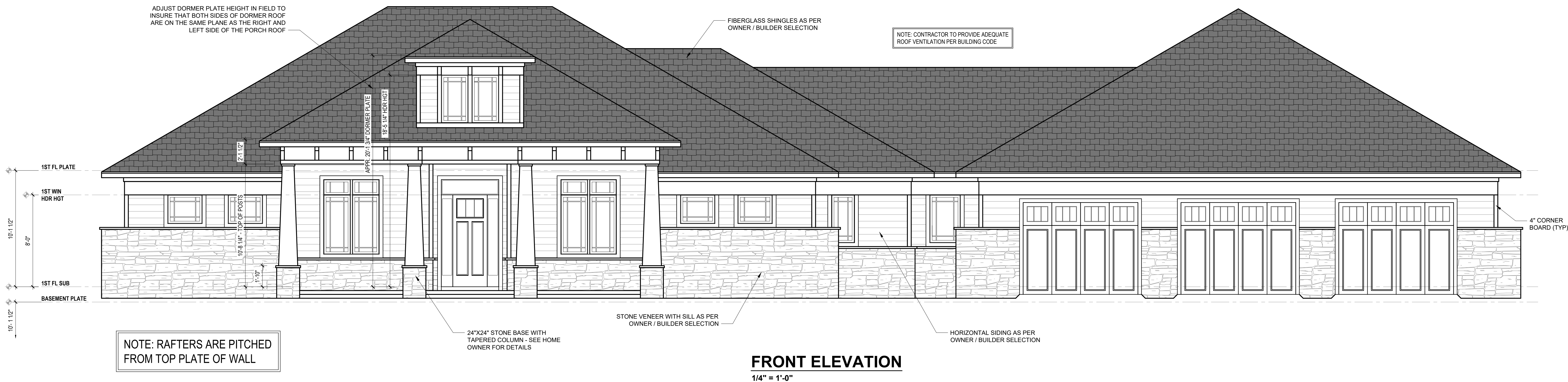


LARKEY RESIDENCE

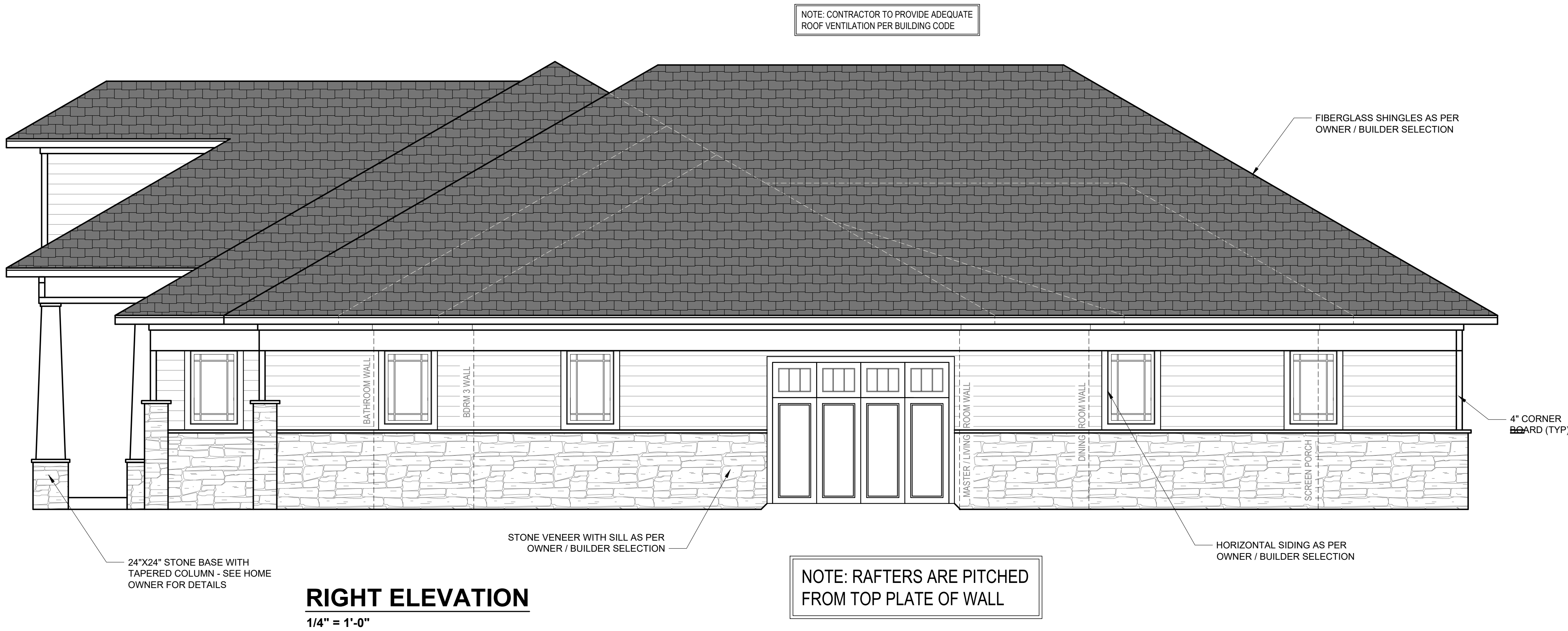


FRONT ELEVATION

1/4" = 1'-0"

NOTE: RAFTERS ARE PITCHED FROM TOP PLATE OF WALL

NOTE: WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQD. TO LINE UP FASCIA AT A MINIMUM OF 1'-0" OVERHANG



RIGHT ELEVATION

1/4" = 1'-0"

NOTE: RAFTERS ARE PITCHED FROM TOP PLATE OF WALL

1. 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 responsibilities for all consequences.
9. Changes made to these plans without the consent of the designer are unauthorized and shall relieve DRB DESIGN of responsibility for any and all consequences arising out of such changes.
10. Written dimensions on these plans always have precedence over scaled dimensions.
11. It is the 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.

PROJECT #
2301-010343
DATE
01/08/2024
DRAWN/DESIGNED BY
DRB
CHECKED BY
NW
SCALE
1/4"=1'-0"

PROJECT NAME
PERSONAL
RESIDENCE
drbhomedesign.com

PERSONAL
RESIDENCE

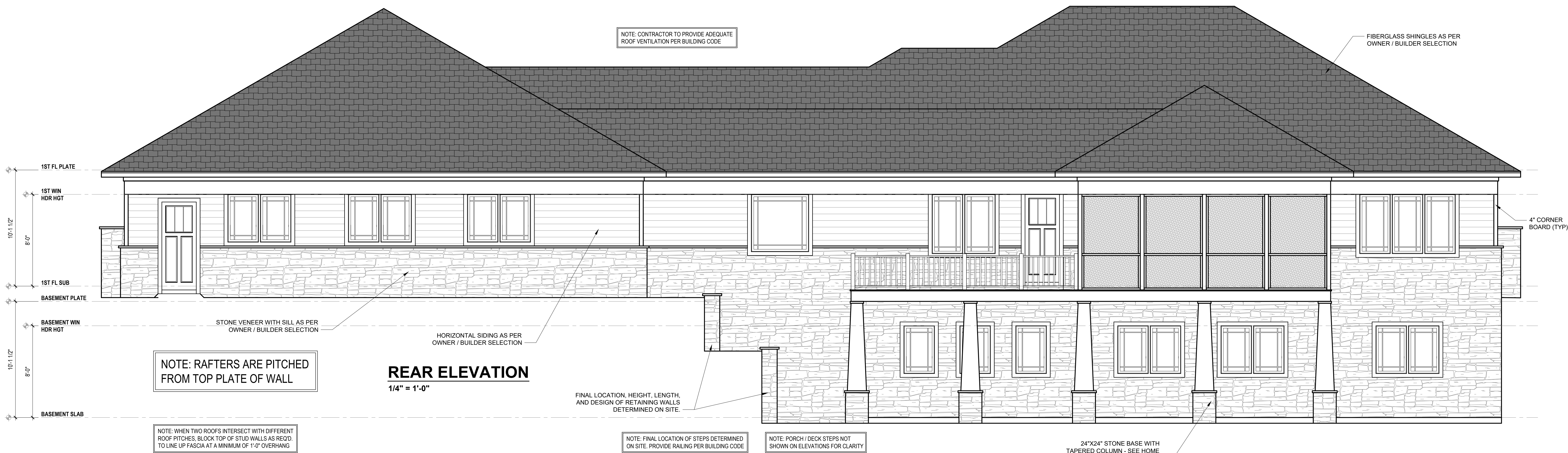
DRB DESIGN
drbdesign@drbhomedesign.com 919.631.5979
250 Shipwash Dr Suite 105 Garner, NC 27529

CLIENT NAME
Scott Larkey
128 Fisher Rd
Lillington, NC 27546
sklarkey1@gmail.com
419-306-1801

SHEET NAME
ELEVATIONS
SHEET #

1 of 5

LARKEY RESIDENCE



- 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, 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. 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 arising out of such changes.
- Written 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.

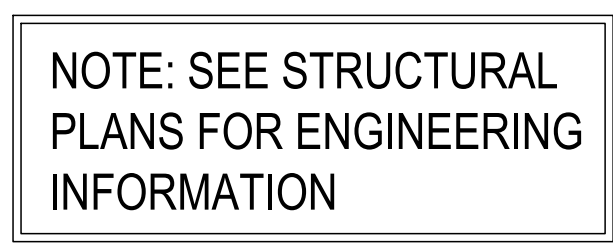
PROJECT #
2301-010343
DATE
01/08/2024
DRAWN/DESIGNED BY
DRB
CHECKED BY
NW
SCALE
1/4"=1'-0"

PROJECT NAME
PERSONAL
RESIDENCE
drbhomedesign.com

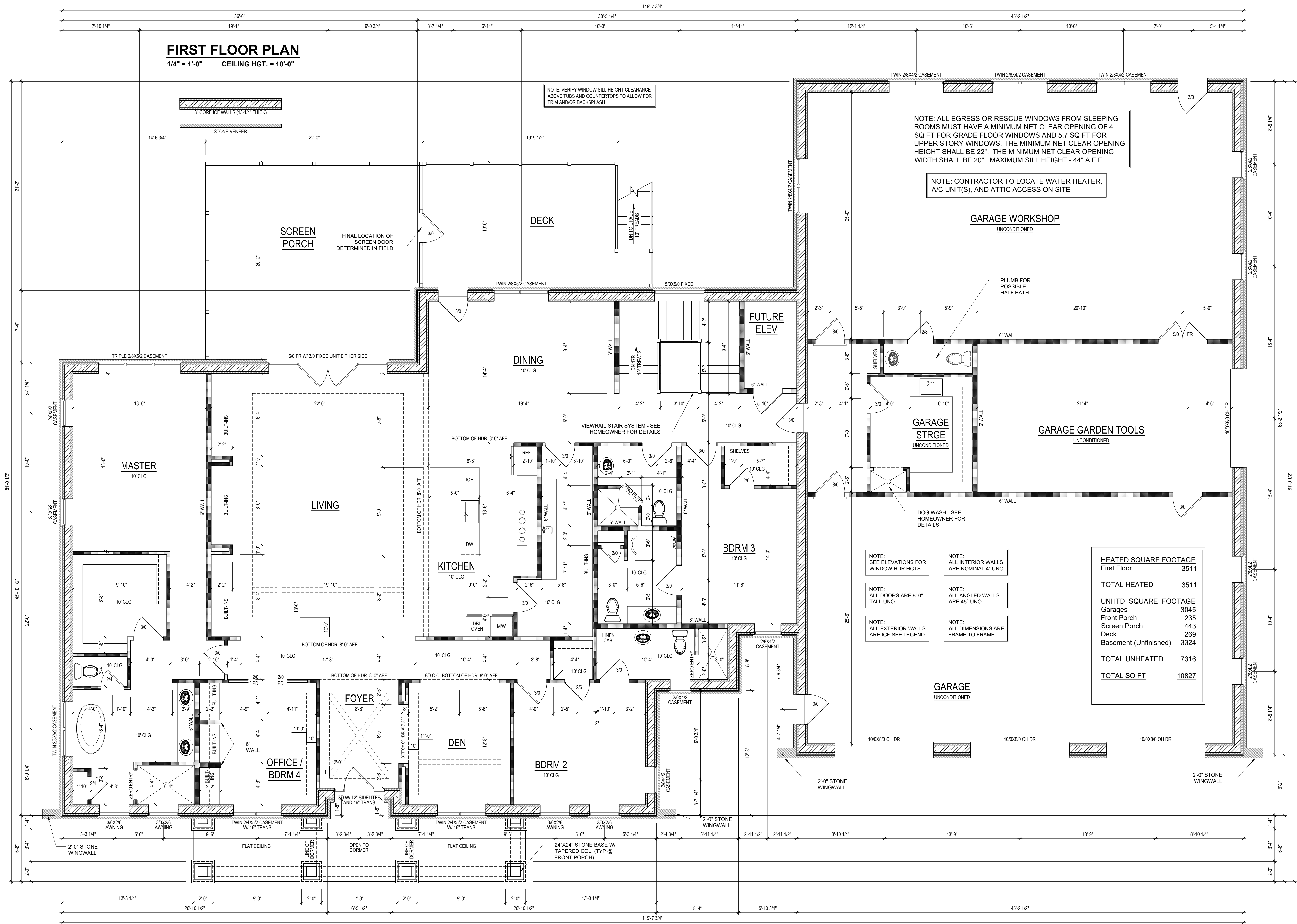
drbdesign@drbhomedesign.com 919.631.5979
250 Shipwash Dr Suite 105 Garner, NC 27529

CLIENT NAME
Scott Larkey
128 Fisher Rd
Lillington, NC 27546
sklarkey1@gmail.com
419-306-1801

SHEET NAME
ELEVATIONS
SHEET #



1. 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 1818 residential building code" and all local codes and regulations.
3. Should these plans require structural engineering 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. DRB DESIGN and its employees are not liable, although the designer performs his services with due care and diligence, perfection is not a guarantee.
5. Communication is imperative and every contingency cannot be anticipated.
6. DRB DESIGN does not accept any responsibility for construction delays or increased immediately to DRB DESIGN. Failure to notify the DRB DESIGN compounds misunderstandings and increases construction costs.
7. Failure to accompany by a simple notice to DRB DESIGN shall relieve the designer from any and all liability for all construction.
8. Changes made to these plans without the consent of the designer are unauthorized and shall relieve DRB DESIGN of responsibility for any and all consequences arising out of such changes.
9. Written dimensions on construction drawings are to be followed.
10. 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 if the contractor does not verify.
11. DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.



- 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, 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.
- 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 arising out of such changes.
- Written 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 #
2301-010343
DATE
01/08/2024
DRAWN/DESIGNED BY
DRB
CHECKED BY
NW
SCALE
1/4"=1'-0"

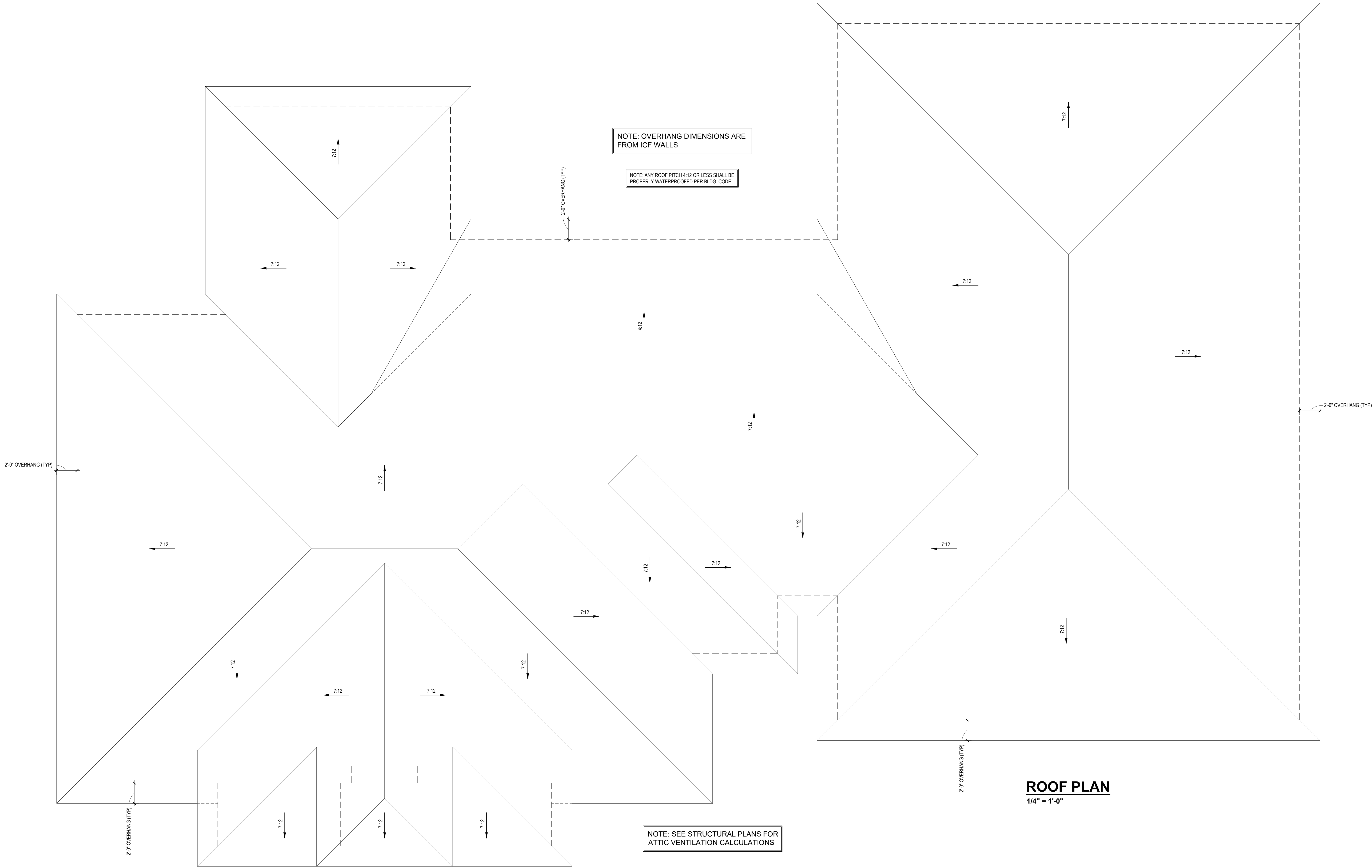
PROJECT NAME
PERSONAL
RESIDENCE
drbhomdesign.com

PROJECT NAME
PERSONAL
RESIDENCE
drbhomdesign.com

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

CLIENT NAME
Scott Larkey
128 Fisher Rd
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419-306-1801

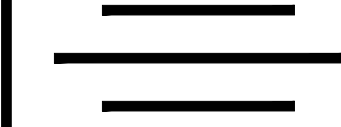
SHEET NAME
1ST FLOOR
SHEET #



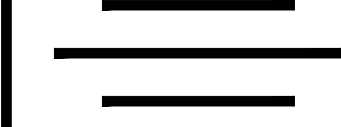
ROOF PLAN
1/4" = 1'-0"

- 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.
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- A failure to cooperate by a simple notice to DRB DESIGN shall relieve the designer from any and all responsibilities for all consequences.
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- DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.

PROJECT #
2301-010343
DATE
01/08/2024
DRAWN/DESIGNED BY
DRB
CHECKED BY
NW
SCALE
1/4"=1'-0"



drbhomedesign.com



PERSONAL
RESIDENCE



drbdesign@drbhomedesign.com 919.631.5979
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CLIENT NAME

Scott Larkey
128 Fisher Rd
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sklarkey1@gmail.com
419-306-1801

SHEET NAME

ROOF

SHEET #

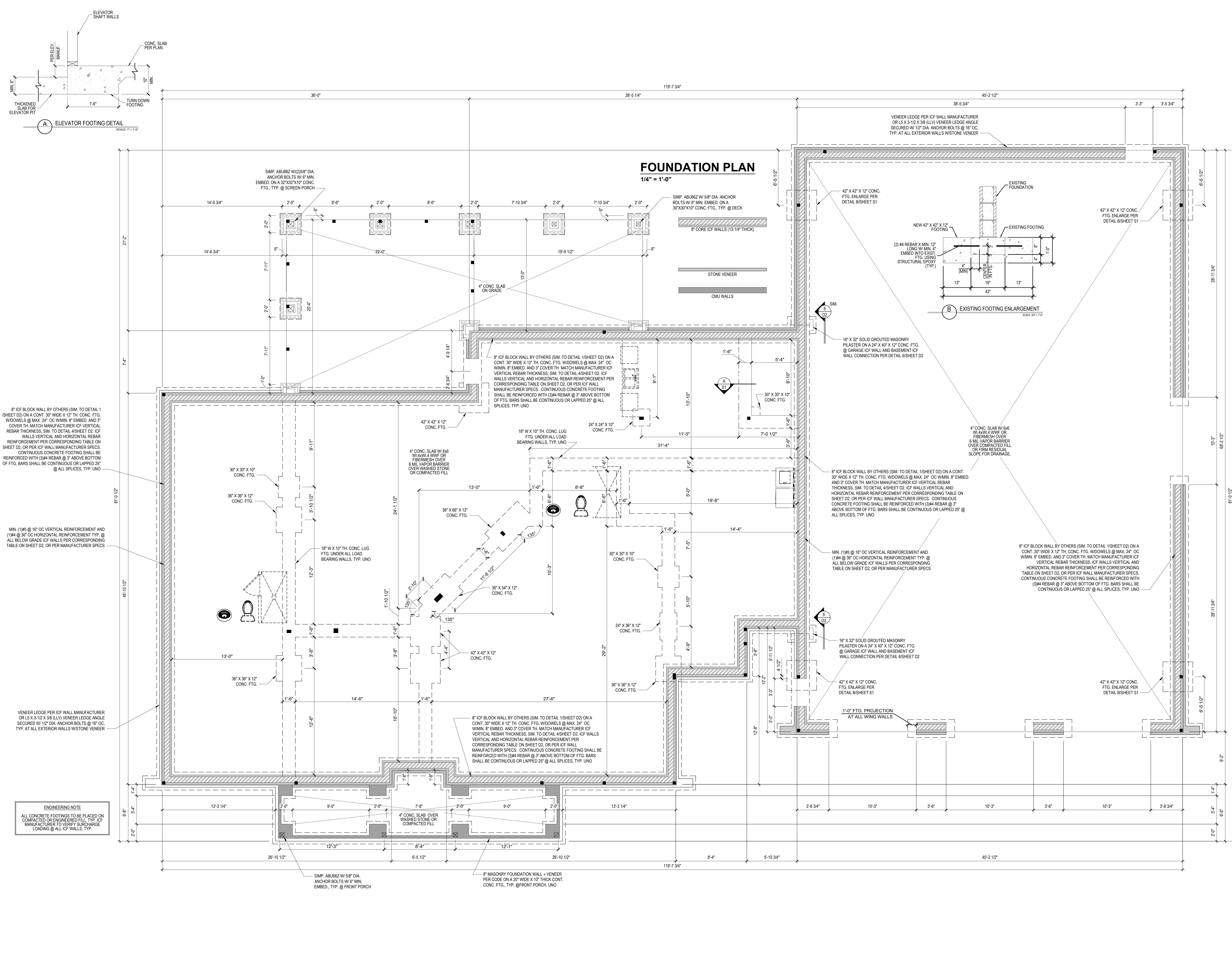
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of 5

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Engineers and does not include construction means, methods, techniques, sequences, procedures or safety precautions. Any decisions or discrepancies in plans are to be brought to the attention of the Engineer. Tyndall Engineering & Design, P.A. is not responsible for any errors or omissions in these documents. Tyndall Engineering & Design, P.A. is not responsible for any errors or omissions in these documents. Tyndall Engineering & Design, P.A. is not responsible for any errors or omissions in these documents. Tyndall Engineering & Design, P.A. is not responsible for any errors or omissions in these documents.

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266 Stewart Drive • Gresham • Oregon 97030
www.tyndallengineering.com

SCOTT LARKEY
CLIENT

LARKEY RESIDENCE
PROJECT

FOUNDATION PLAN
FIRST FLOOR FRAMING

Project #: 2301-010343_A
Date: 10/06/2025
Engineered By: JTT
DWG, Checked By: PAT
Scale: SEE PLAN

REVISIONS

NO.	DATE	REMARKS
1		
2		
3		
4		

Sheet Number
S1
1 of 6



1/4" = 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.



LARKEY RESIDENCE

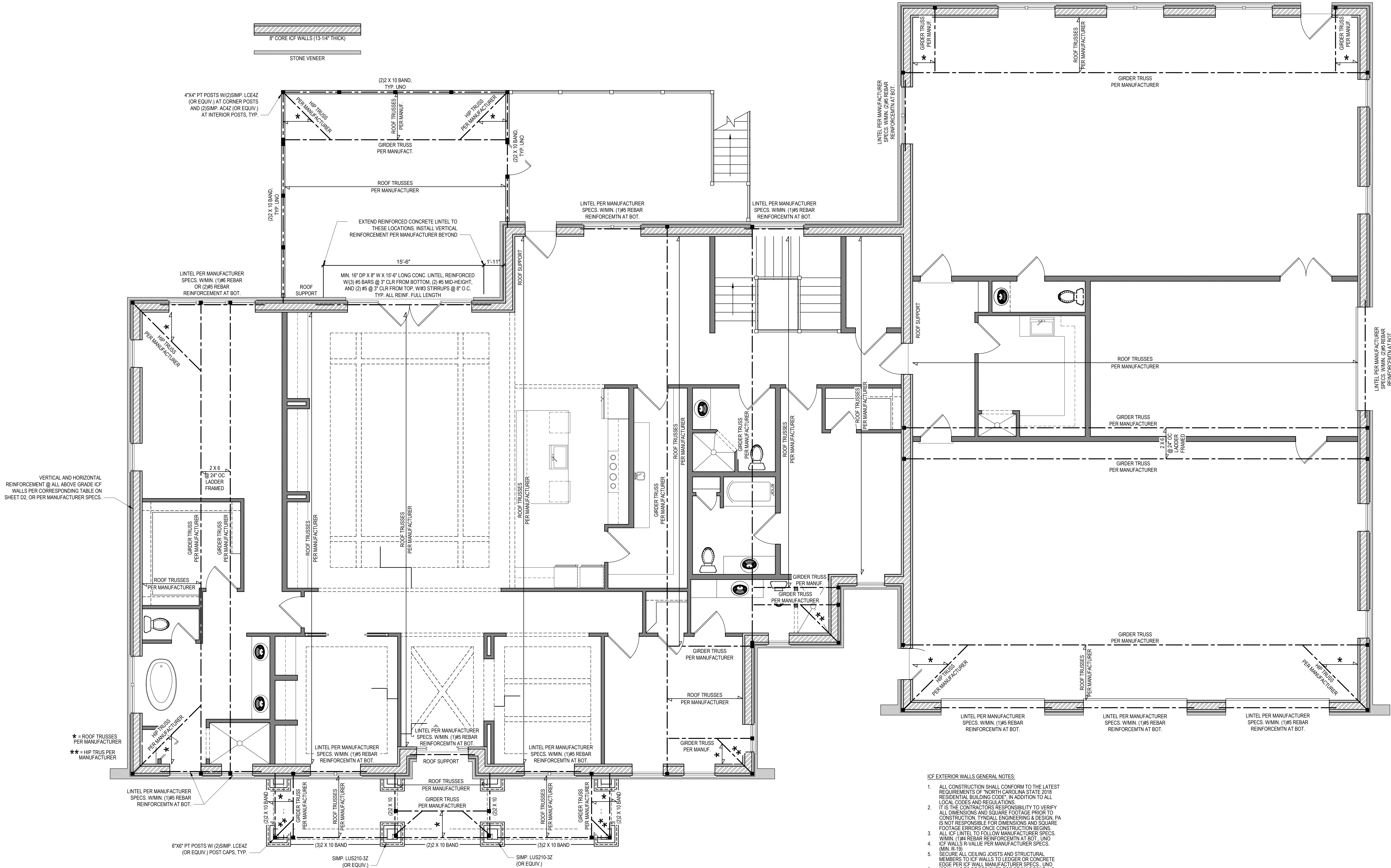
BASEMENT HEADER
FIRST FLOOR FRAMING

REVISIONS		
No.	Date:	Remarks
1		
2		
3		
4		

S2

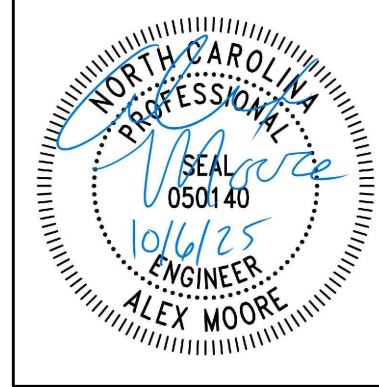
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FIRST FLOOR PLAN
1/4" = 1'-0" CEILING HGT. = 10'-0"



- ICF EXTERIOR WALLS GENERAL 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, P.A. IS NOT RESPONSIBLE FOR DIMENSIONS AND SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
 3. ALL ICF LINTEL TO FOLLOW MANUFACTURER SPECS. W/ MIN. (1) #4 REBAR REINFORCEMENT AT BOT. UNO ICF WALLS R-VALUE PER MANUFACTURER SPECS. (MIN. R-19)
 4. SECURE ALL CEILING JOISTS AND STRUCTURAL MEMBERS TO ICF WALLS TO LEDGER OR CONCRETE EDGE PER ICF WALL MANUFACTURER SPECS. UNO ICF WALLS TO BE DESIGNED FOR SEISMIC ZONE 4C AND WIND SPEEDS UP TO MPH OR LESS. WALLS TO HAVE EQUIVALENT BRACING AS SECTION R602.10 OF THE 2018 NBC.

*Engineers and does not include construction means, methods, techniques, sequences, procedures or safety precautions. Any deviations or discrepancies in plans are to be brought to the attention of the engineer in writing. 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 but not be responsible for recommendations, or, presented in these documents were deemed acceptable once construction begins.



TYNDALL
ENGINEERING & DESIGN, P.A.
240 Shawan Drive • Garner • North Carolina • 27539
www.tyndallengineering.com
477.773.2555 • FAX 477.773.2599

Client: **SCOTT LARKEY**
Project: **LARKEY RESIDENCE**

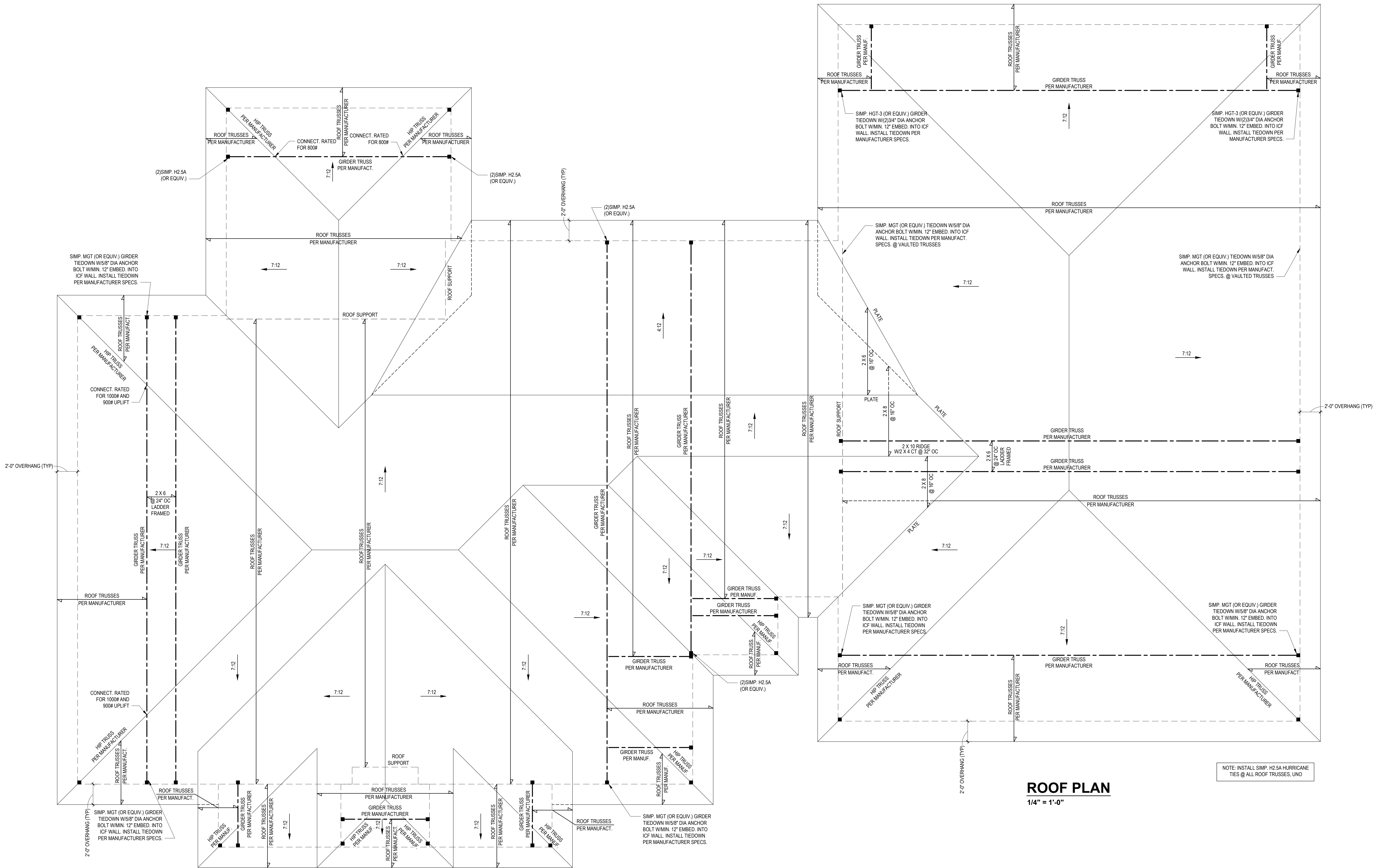
FIRST FLOOR HEADER
FIRST FLOOR CLG. FRAMING

Project #: **2301-010343_A**
Date: **10/06/2025**
Engineered By: **JTT**
DWG. Checked By: **PAT**
Scale: **SEE PLAN**

REVISIONS		
No.	Date:	Remarks

Sheet Number
S3
3 of 6

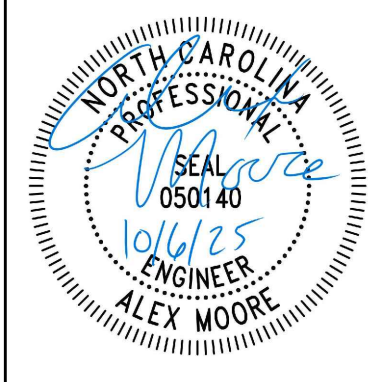
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ROOF PLAN
1/4" = 1'-0"

NOTE: INSTALL SIMP. H2.5A HURRICANE TIES @ ALL ROOF TRUSSES, UNO

*Engineers and does not include construction means, methods, techniques, sequences, procedures or safety precautions.
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Client: **SCOTT LARKEY**
Project: **LARKEY RESIDENCE**

ROOF PLAN

Project #:	2301-010343_A
Date:	10/06/2025
Engineered By:	JTT
DWG. Checked By:	PAT
Scale:	SEE PLAN

REVISIONS		
No.	Date:	Remarks
1		
2		
3		
4		

Sheet Number
S4
4 of 6



- 1) Shaded data indicates reinforcing for estimating purposes only. Wall heights exceed IRC prescriptive limits. A local design professional engineer shall be consulted for additional review for these wall heights.
- 2) This table is to be used in conjunction with the "Design Limitations" prepared by Keystone Structural Solutions
- 3) Refer to the "Design Limitations" for information on Codes, construction methods, material specifications, design loads, additional wall reinforcing requirements around openings, minimum wall length, and additional design and installation requirements.
- 4) For Exposure C conditions with a 90 mph Basic Wind Speed, use the 120 mph tables.
- 5) Substitutions: #4 @ 32 = #5 @ 48, #4 @ 24 = #5 @ 32, and #4 @ 16 = #5 @ 24

