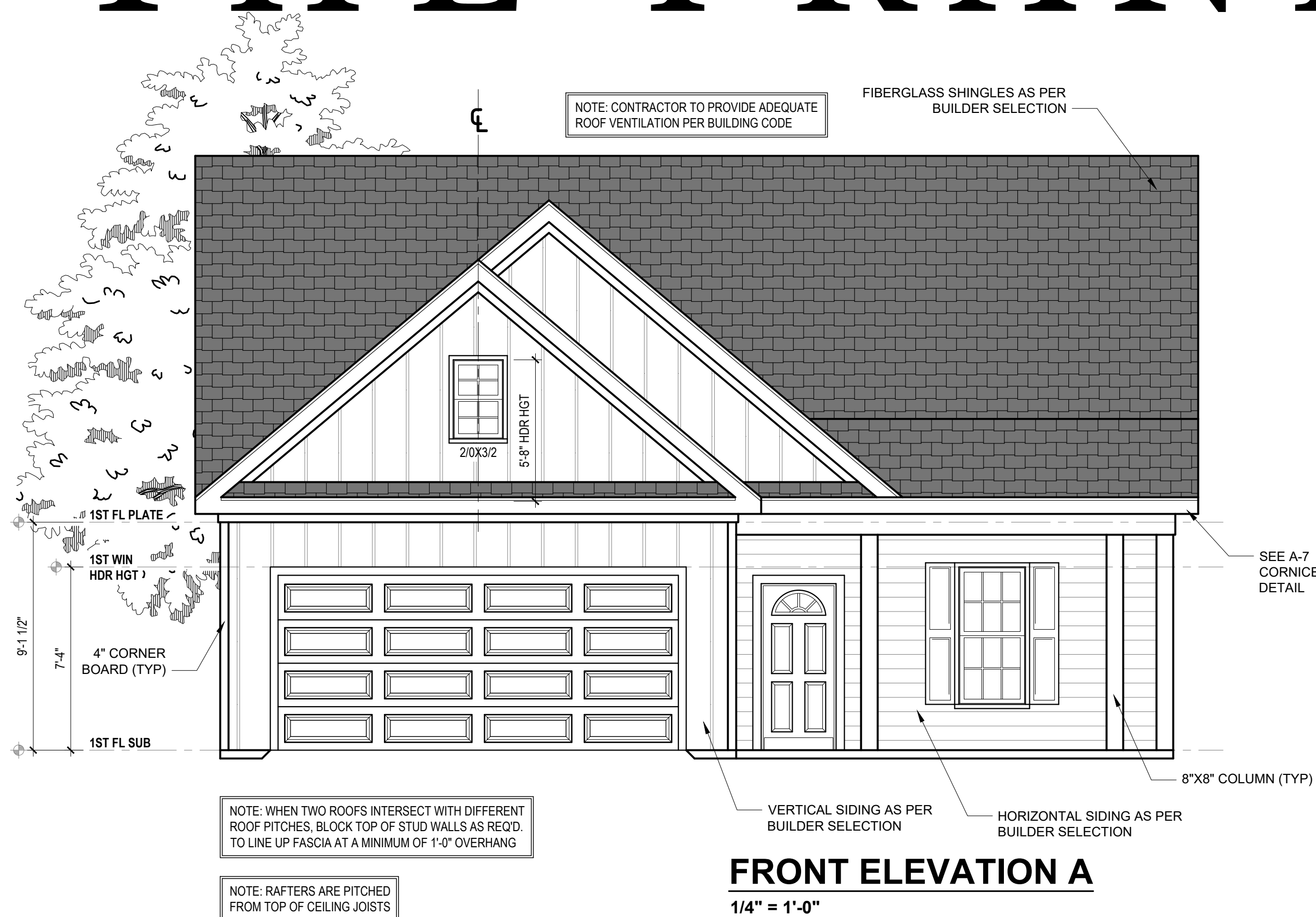
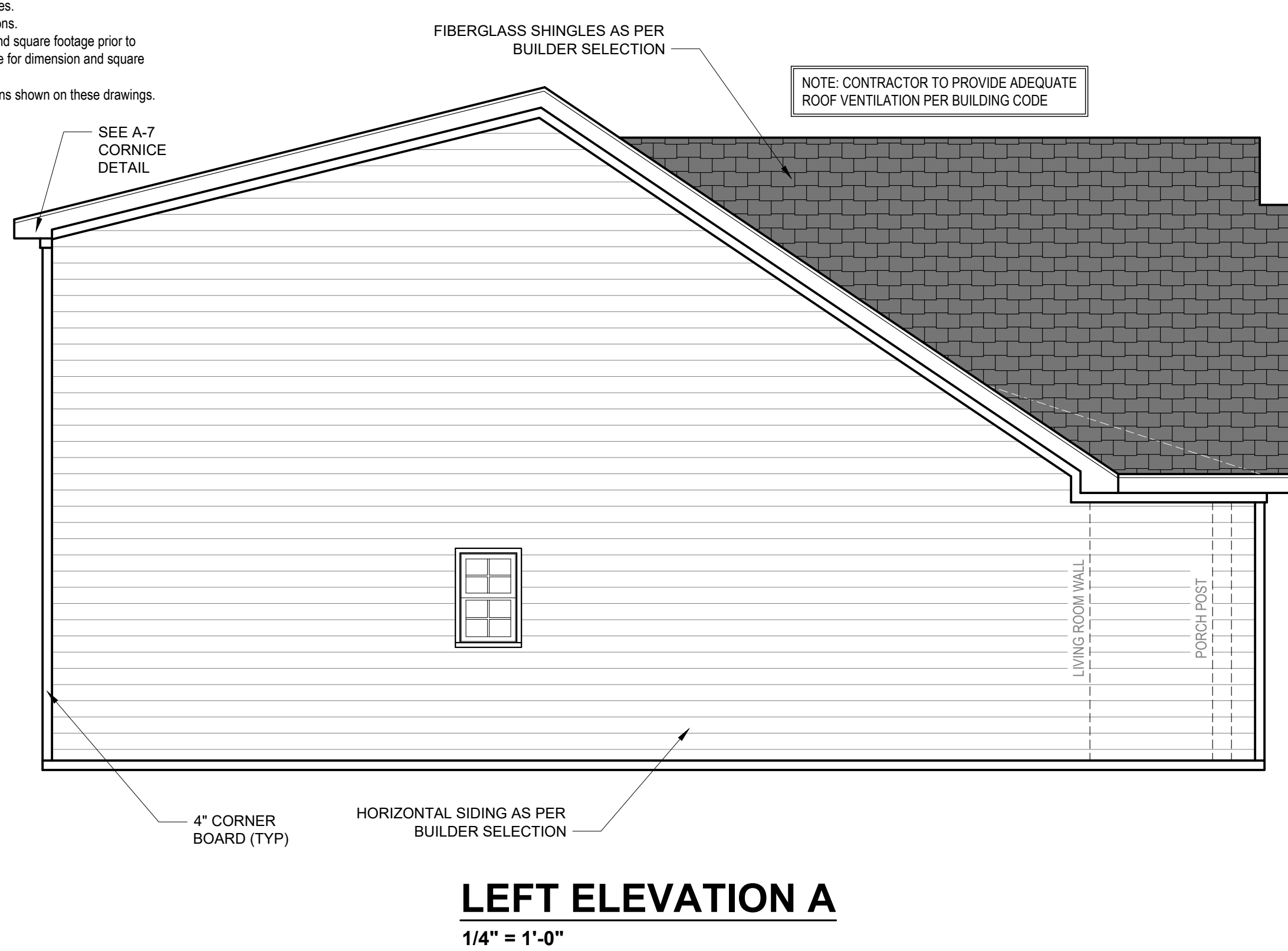
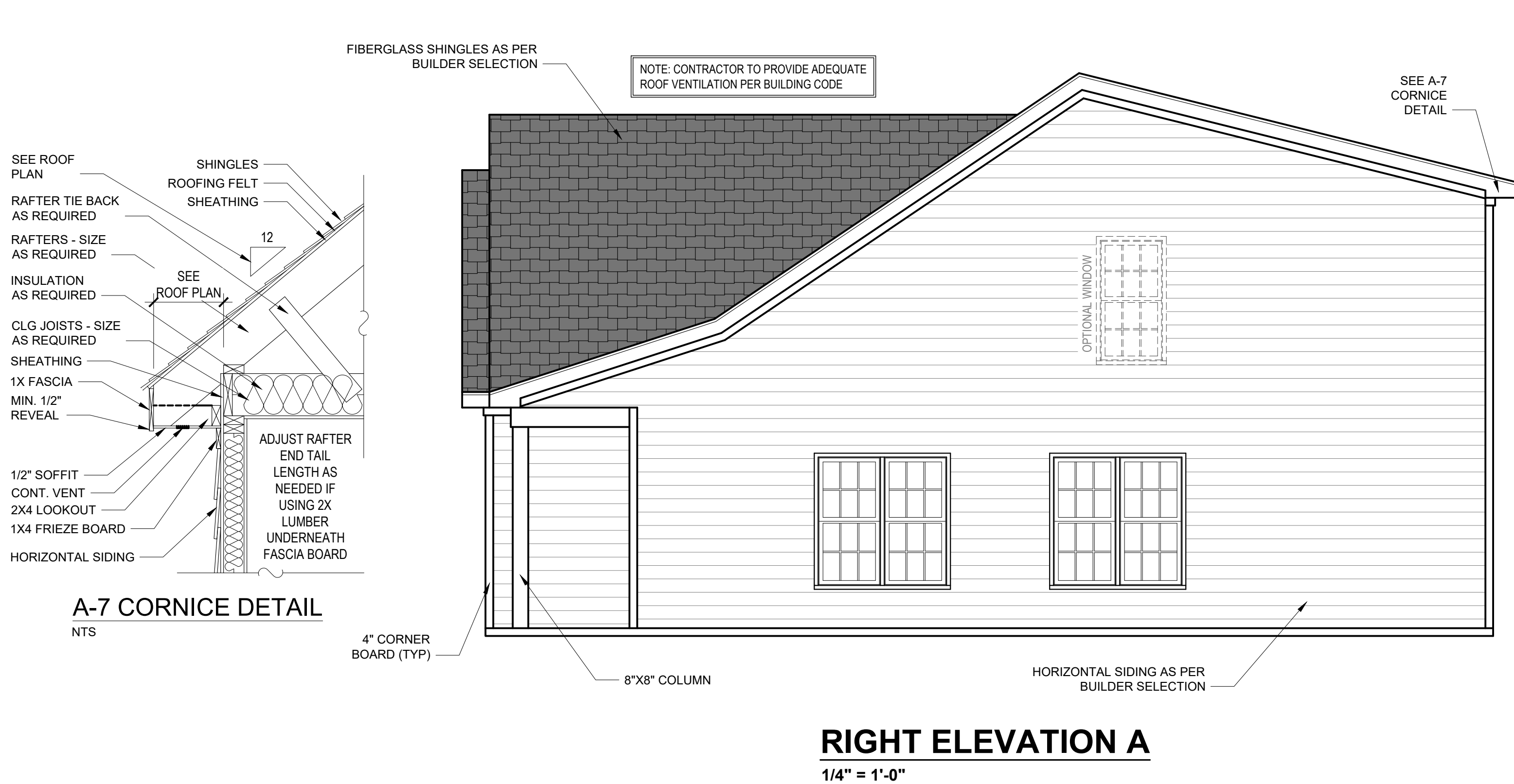
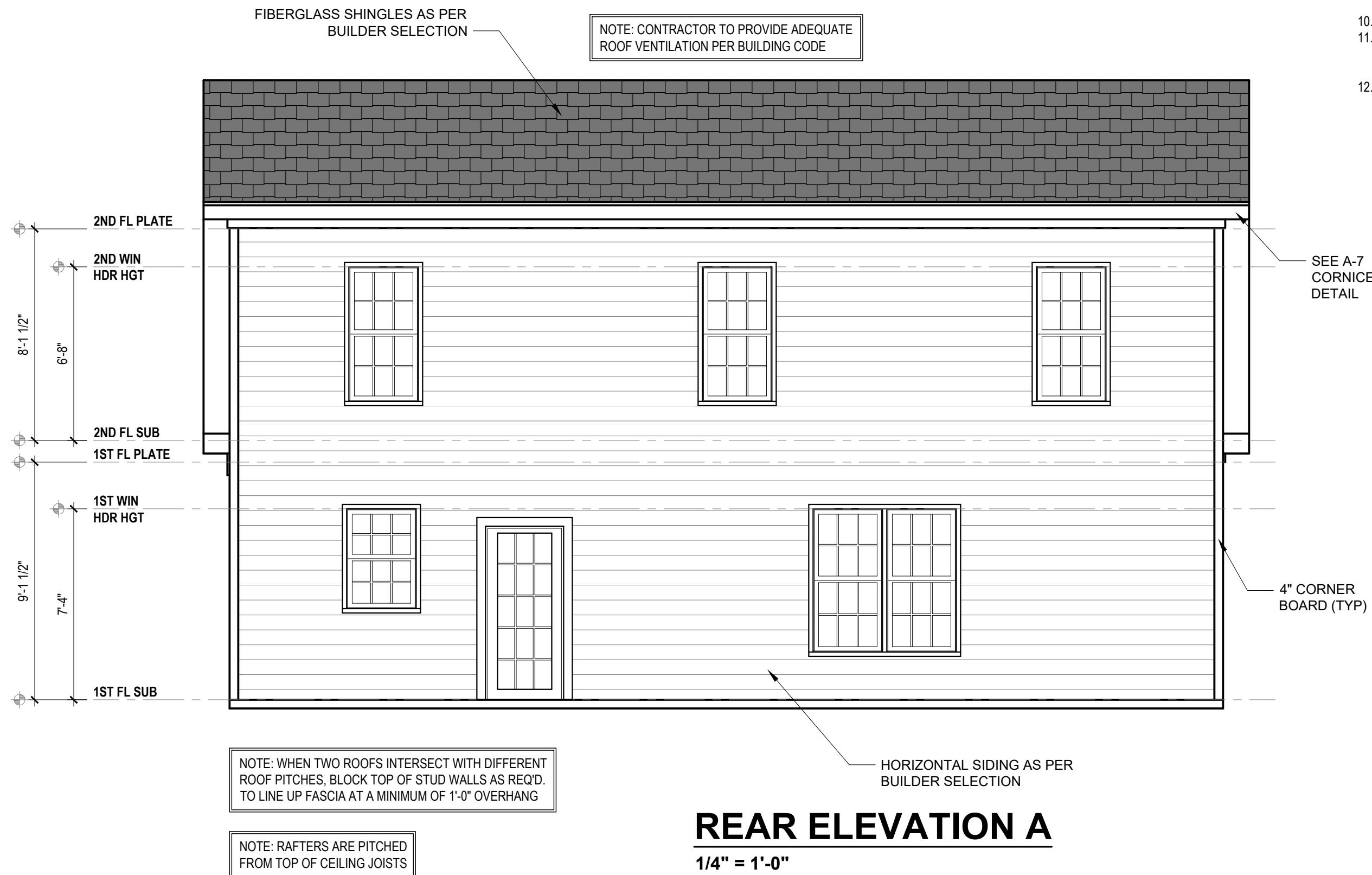


Stewart Farms Lot 1 - 3999 Baileys XRDS, Rd

THE FRANKLIN DELUXE



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

WEBSITE
www.
drbhomedesign
.com

PROJECT NAME
THE
FRANKLIN
DELUXE

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

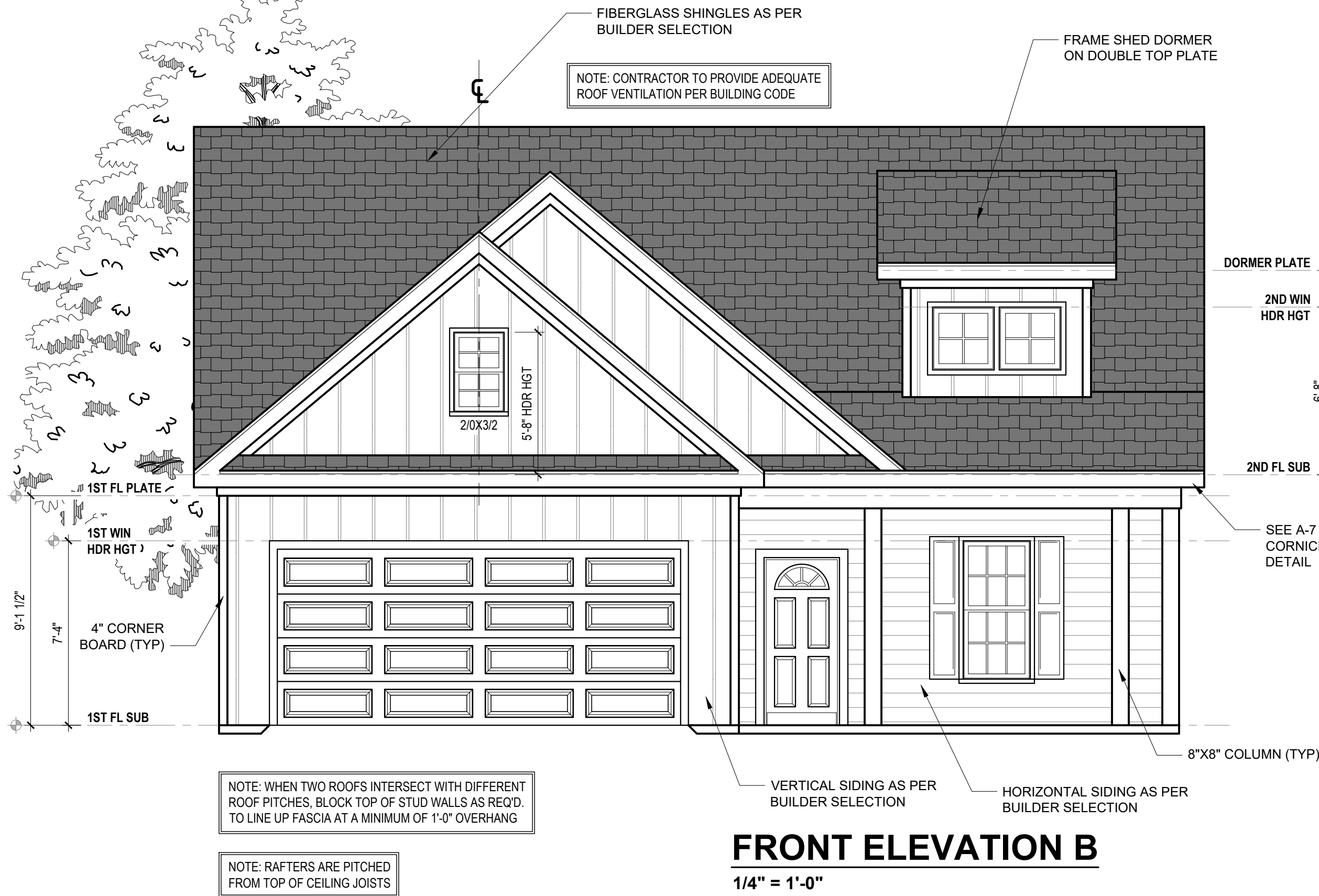
CLIENT NAME
RIVER WILD
114 W. Main St.
Clayton, NC, 27520
brittany@staywild.com
919-909-9426

SHEET NAME
ELEVATIONS
SHEET #

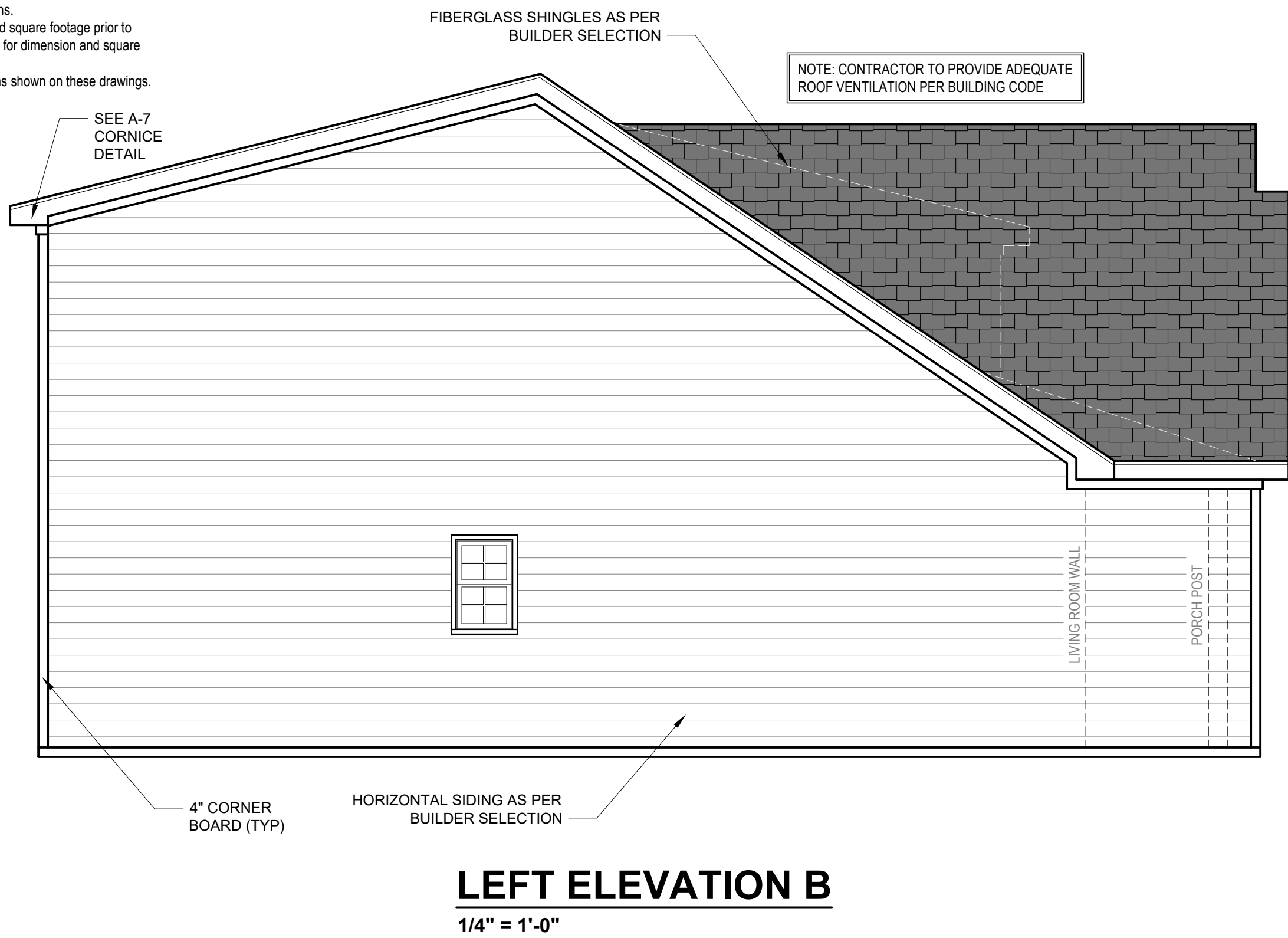
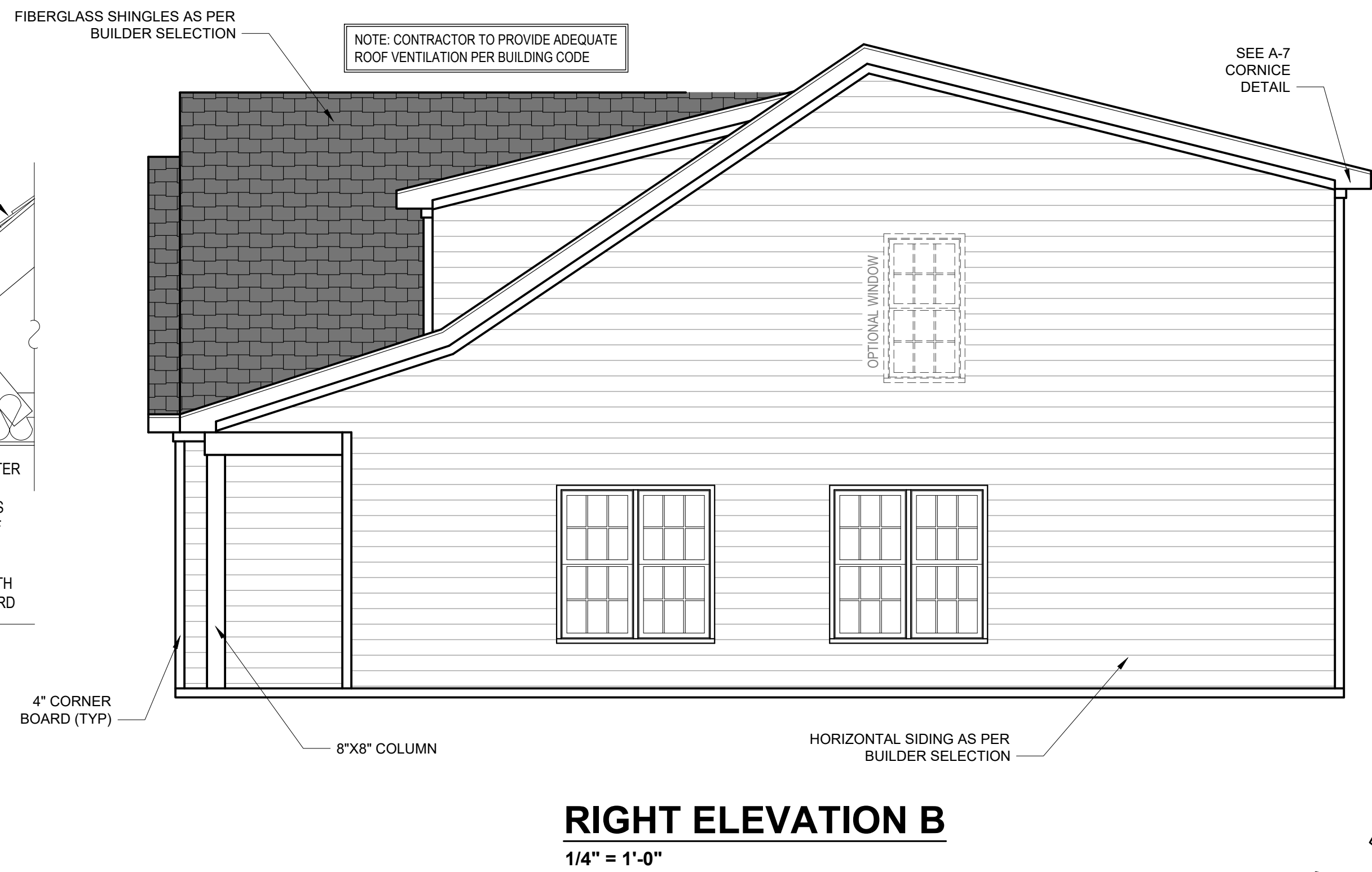
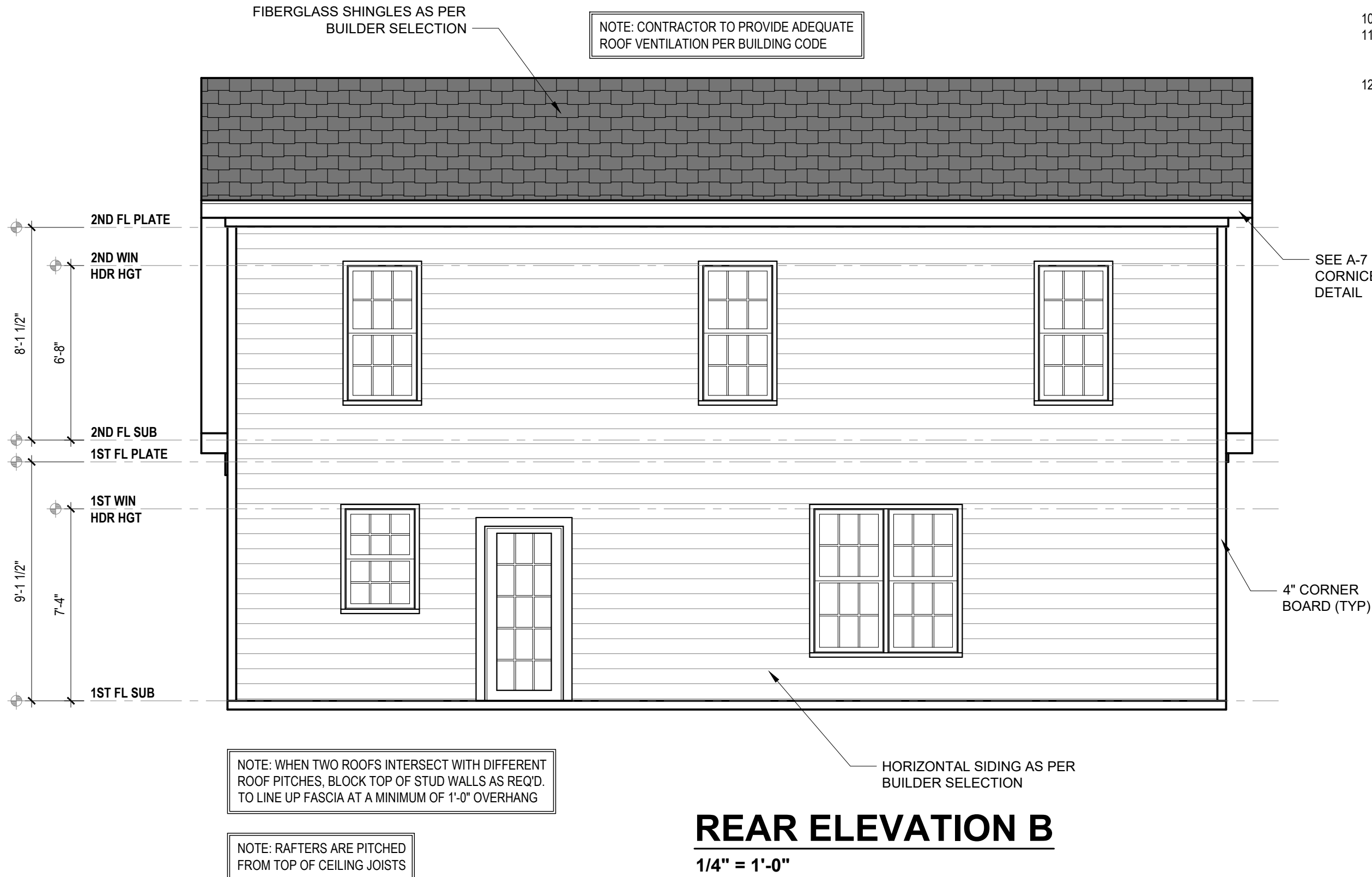
1

of 6

THE FRANKLIN DELUXE



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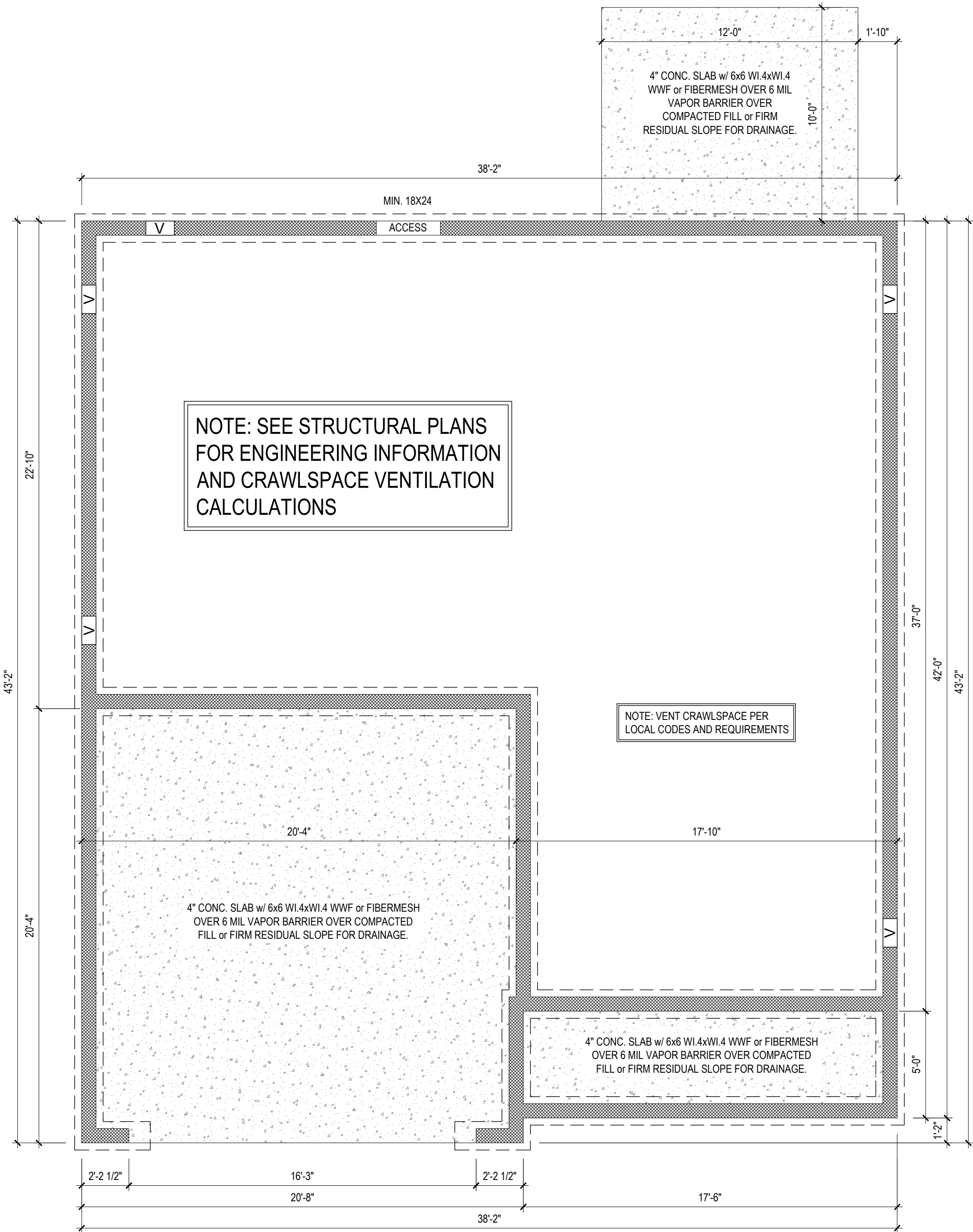
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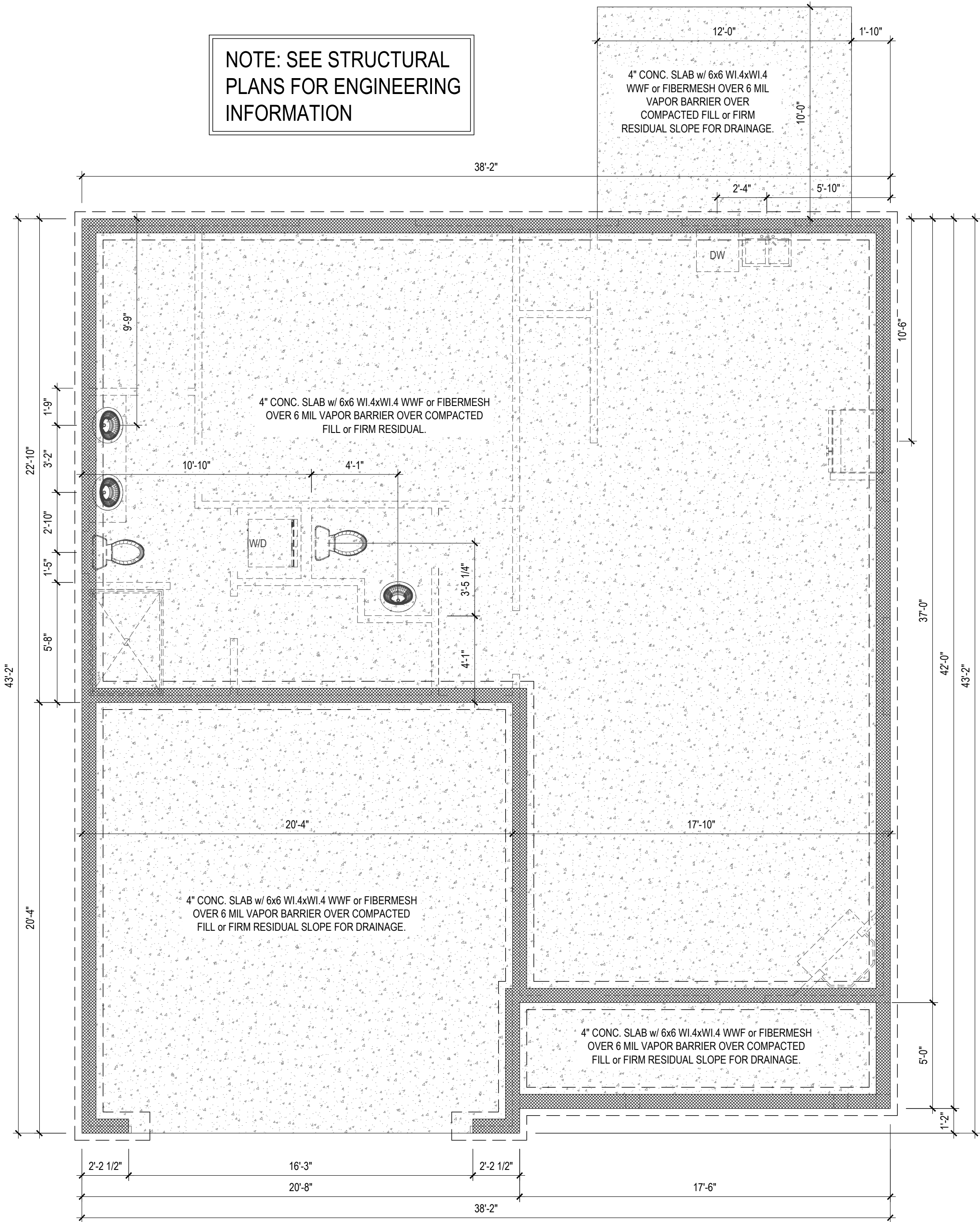
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CUSTOMER NAME
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114 W. Main St.
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SHEET NAME
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2
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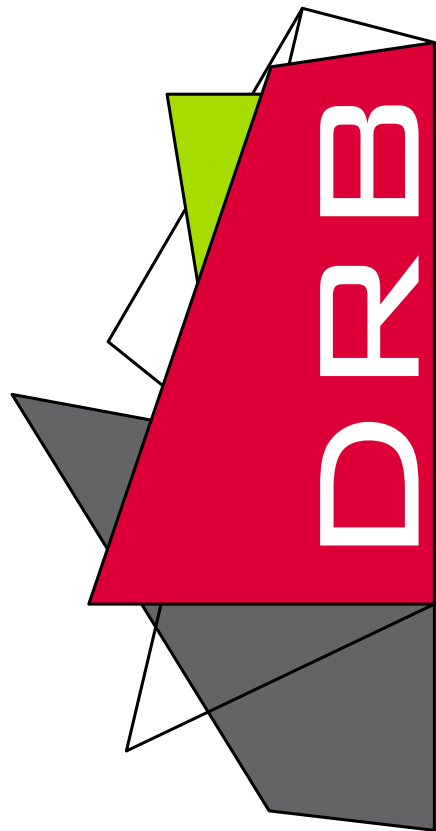


FOUNDATION PLAN - A&B
1/4" = 1'-0" CRAWL SPACE



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

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SHEET NAME
FOUNDATION

SHEET #
3
of 6

NOTE: SEE STRUCTURAL PLANS FOR ENGINEERING INFORMATION

4" CONC. SLAB w/ 6x6 W/ 4xW/ 4 WWF or FIBERMESH OVER 6 MIL VAPOR BARRIER OVER COMPACTED FILL or FIRM RESIDUAL SLOPE FOR DRAINAGE.

4" CONC. SLAB w/ 6x6 W/ 4xW/ 4 WWF or FIBERMESH OVER 6 MIL VAPOR BARRIER OVER COMPACTED FILL or FIRM RESIDUAL.

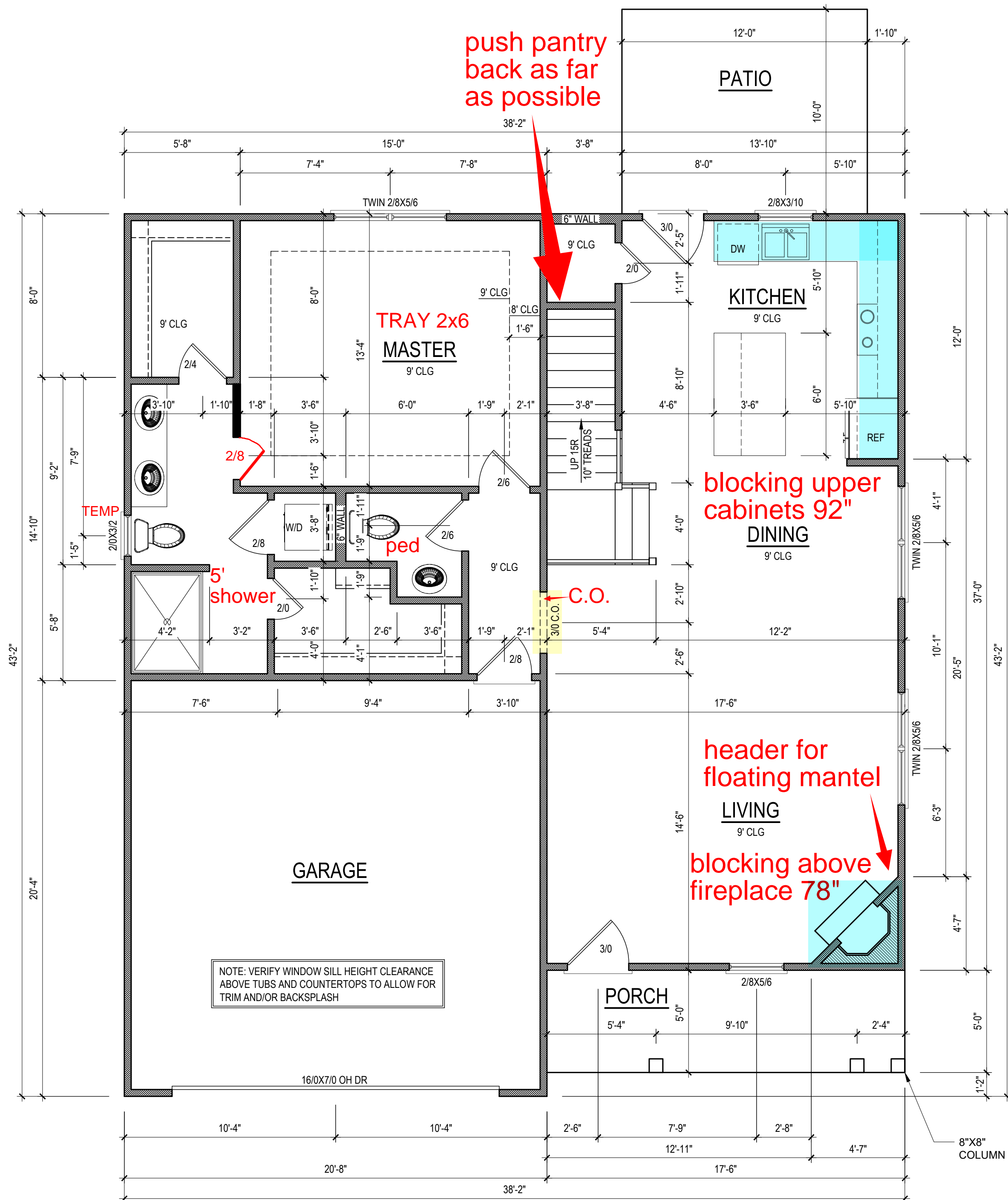
4" CONC. SLAB w/ 6x6 W/ 4xW/ 4 WWF or FIBERMESH OVER 6 MIL VAPOR BARRIER OVER COMPACTED FILL or FIRM RESIDUAL SLOPE FOR DRAINAGE.

4" CONC. SLAB w/ 6x6 W/ 4xW/ 4 WWF or FIBERMESH OVER 6 MIL VAPOR BARRIER OVER COMPACTED FILL or FIRM RESIDUAL SLOPE FOR DRAINAGE.

Dimensions: 38'-2", 22'-10", 43'-2", 20'-4", 17'-6", 17'-10", 20'-4", 37'-0", 42'-0", 43'-2", 1'-10", 10'-0", 5'-10", 2'-4", 5'-0", 1'-2", 3'-5 1/4", 4'-1", 10'-10", 5'-8", 1'-5", 2'-10", 3'-2", 1'-9", 1'-2".

Fixtures: DW (Double Vanity), WID (Washbasin), and two toilet symbols.

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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.

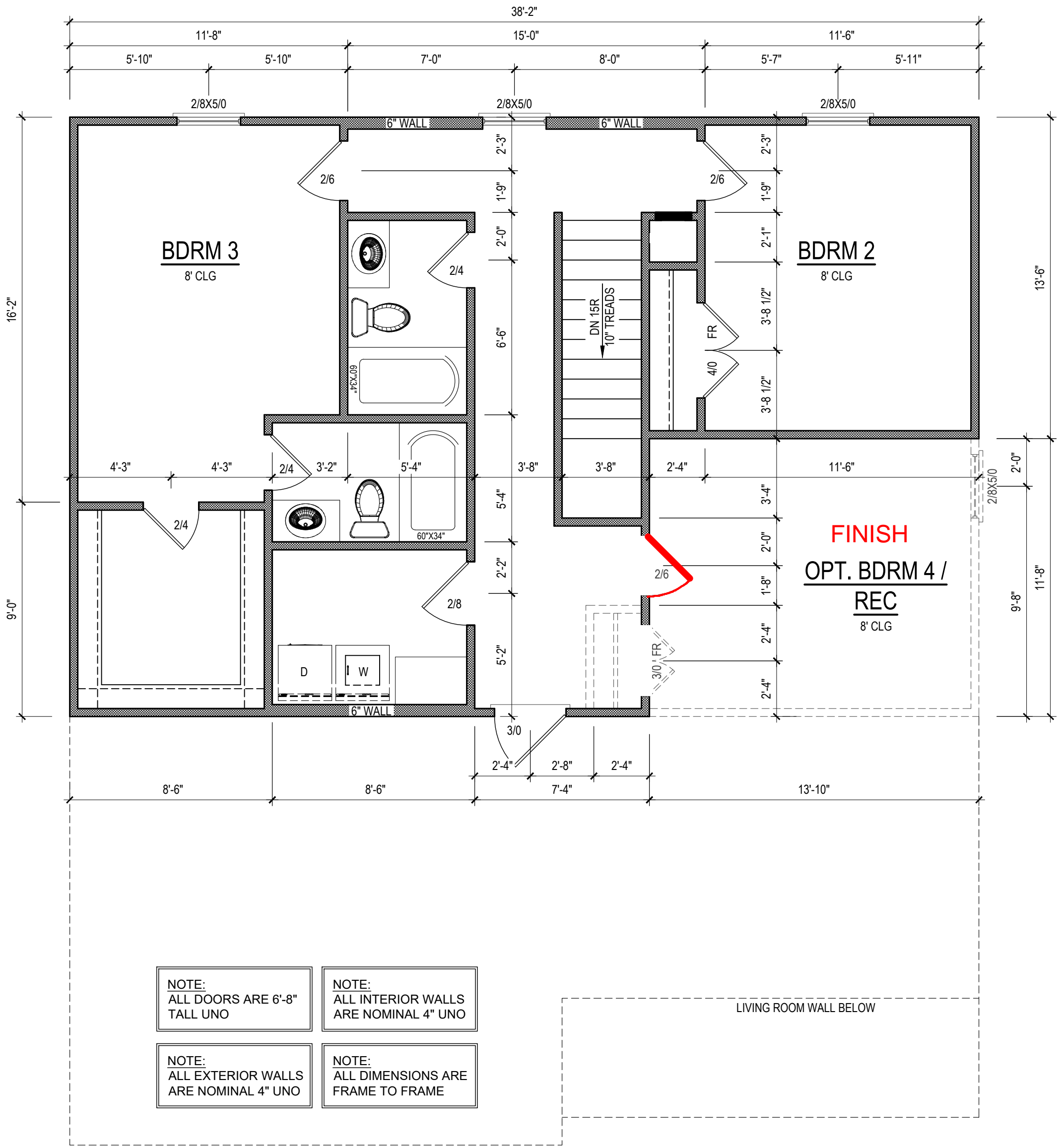
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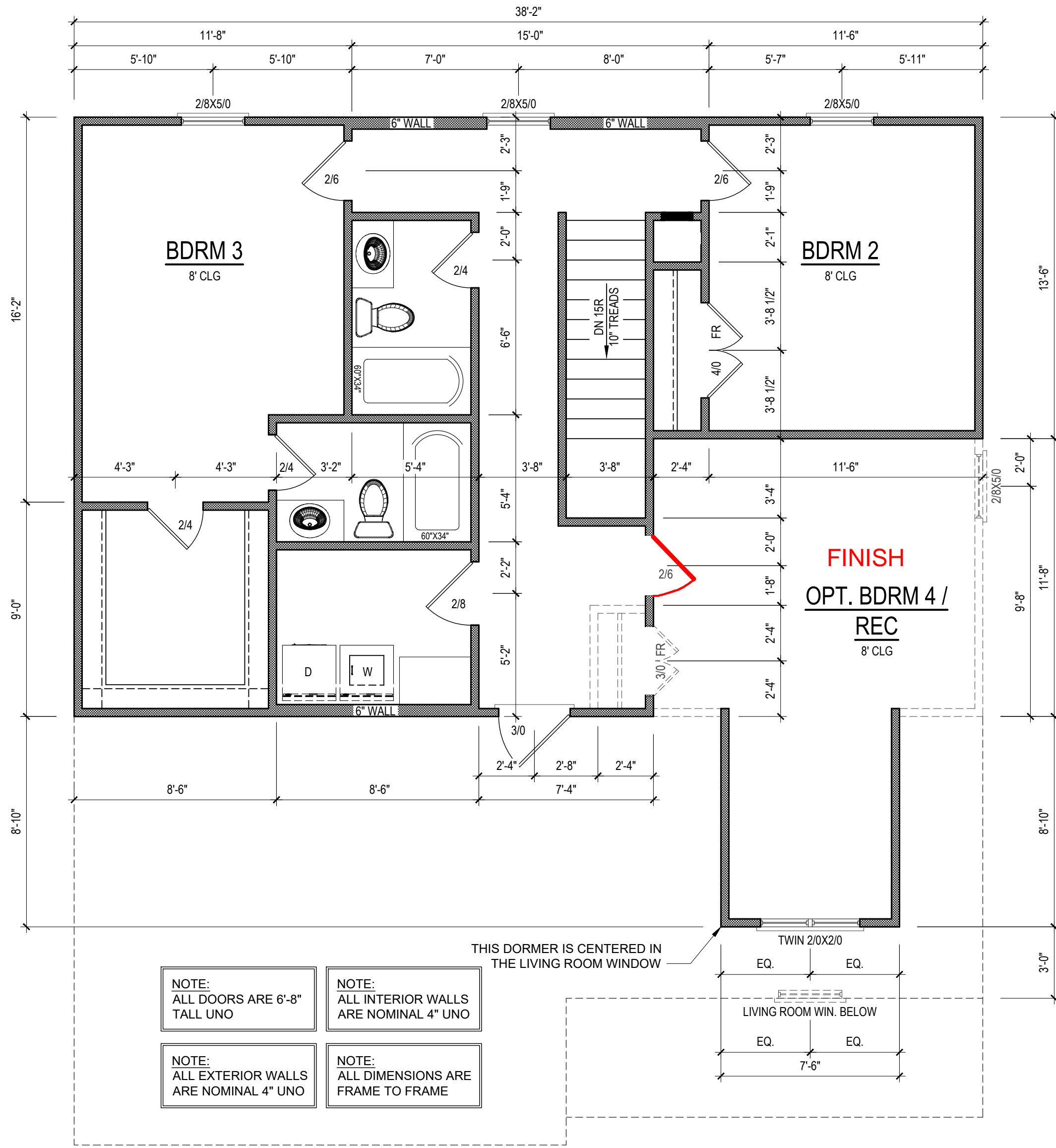
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SECOND FLOOR PLAN - A
1/4" = 1'-0" CEILING HGT. = 8'-0"



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

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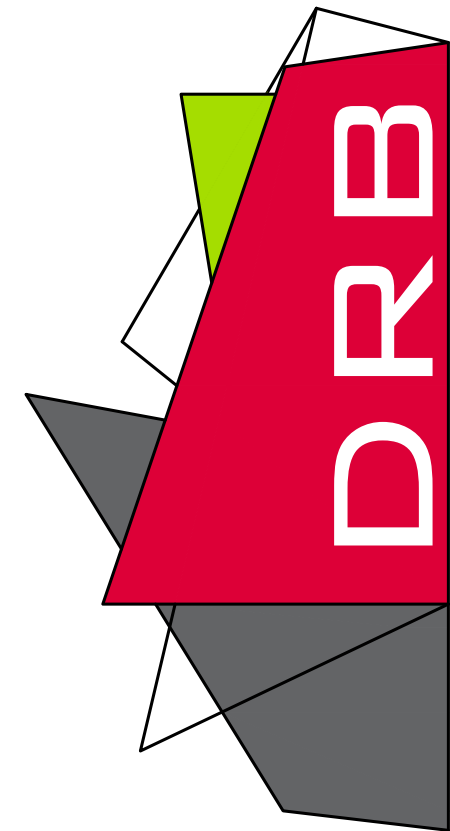
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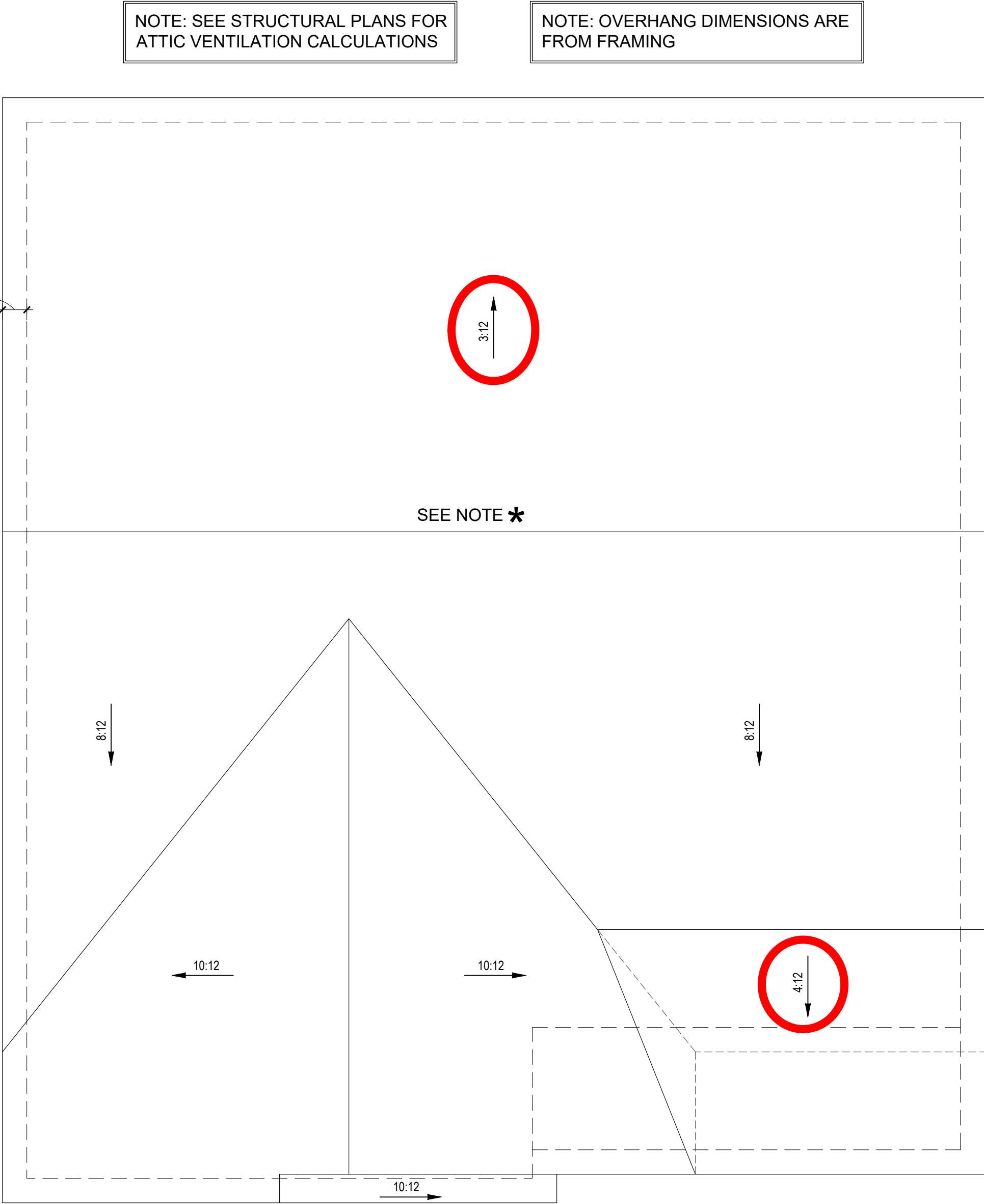
SHEET NAME

2ND_FLOOR

SHEET #

5

of 6

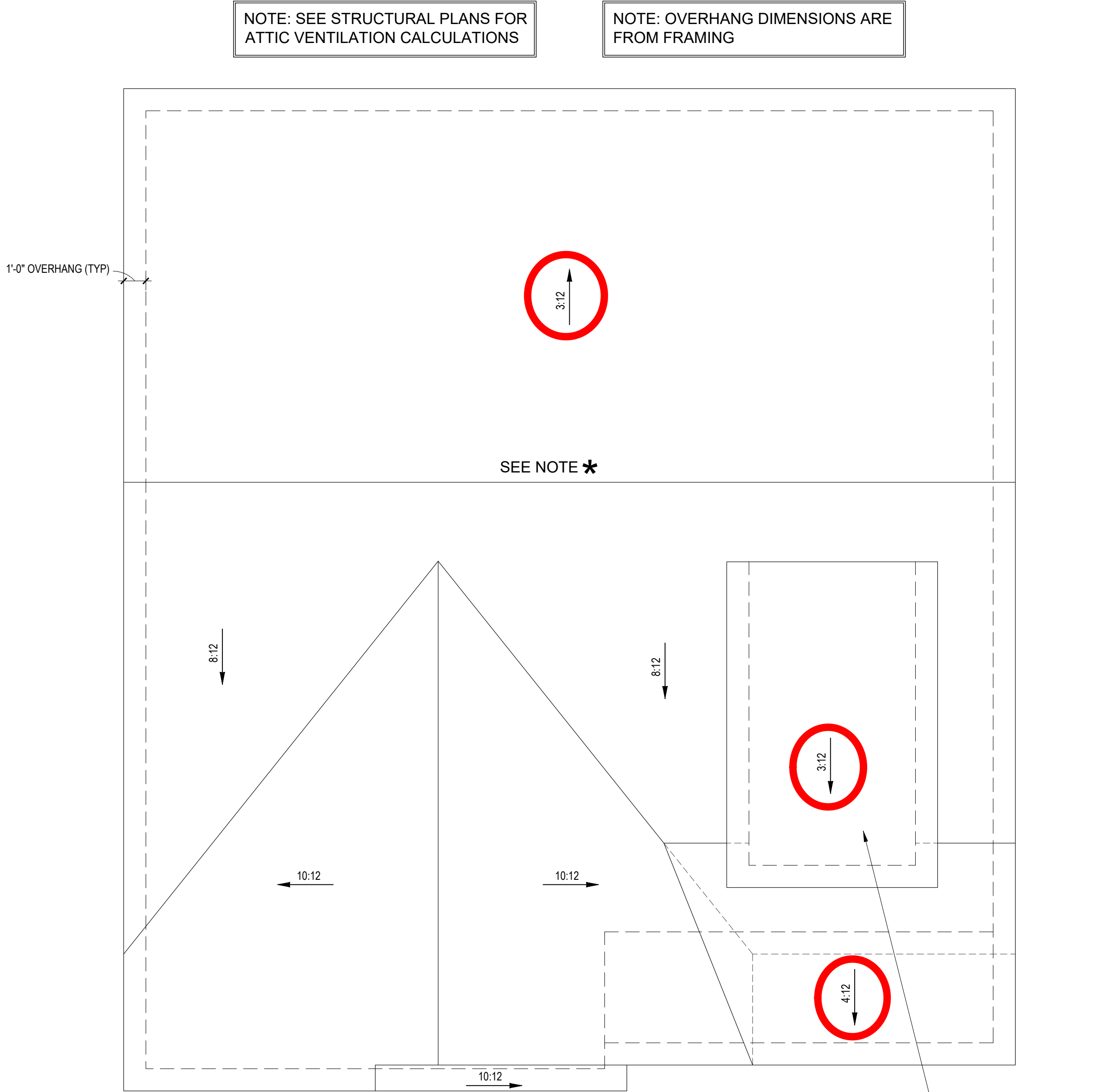


ROOF PLAN - A
1/4" = 1'-0"

* SEE SIDE ELEVATIONS
TO LOCATE WALLS THAT
THE MAIN RIDGE RESTS ON

NOTE: ANY ROOF PITCH 4:12 OR LESS SHALL BE
PROPERLY WATERPROOFED PER BLDG. CODE

DOUBLE PAPER



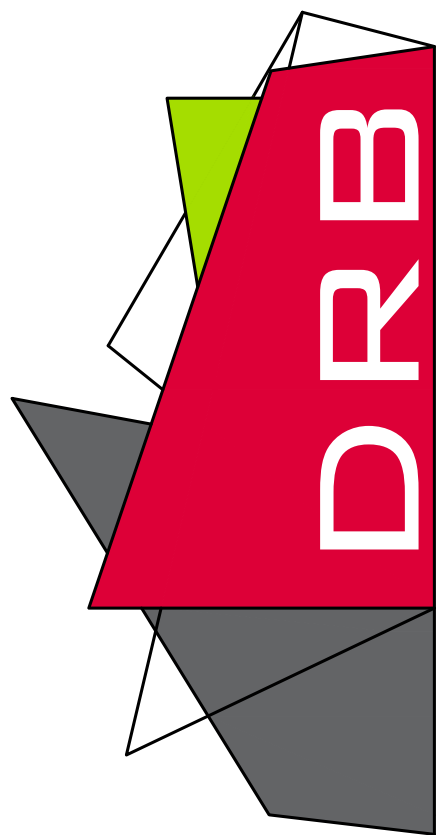
ROOF PLAN - B
1/4" = 1'-0"

* SEE SIDE ELEVATIONS
TO LOCATE WALLS THAT
THE MAIN RIDGE RESTS ON

NOTE: ANY ROOF PITCH 4:12 OR LESS SHALL BE
PROPERLY WATERPROOFED PER BLDG. CODE

DOUBLE PAPER

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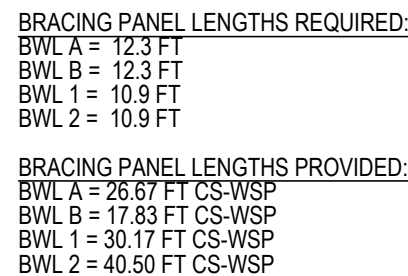
SHEET NAME
ROOF
SHEET #
6
of 6

	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				

-INSTALL AN ADDITIONAL TRUSS UNDER NON-LOAD BEARING WALLS, BUILT-INS, AND CABINETS ABOVE THAT ARE PARALLEL TO THE FRAMING SYSTEM ON THIS PAGE, TYP. UNO, BUILDER TO INSTALL AS REQUIRED, VIF DIMENSIONS

- 1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF "NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE". IN ADDITION, ALL LOCAL ORDINANCES 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 FLOOR LUMBER SHALL BE SYP (#2) OR GREATER.
ALL 2x4 BEARING TO BE 1.75" (OR ACTUAL) EACH SINGLE MEMBER AND Fb = 2600 PSI. E = 1.9M PSI. (OR GREATER)
(I.E. ILLUM. MICROLAM)
ALL LSL LUMBER IS TO BE 1.55E (Fb = 2435 PSI) (OR GREATER)
ALL SLP LUMBER IS TO BE 1.8E (Fb = 2400 PSI) (OR GREATER)
ALL 2x4 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 8" MINIMUM BOTTOM OF THE WINDOW HEIGHT IS 1'6". OTHERWISE REFER TO TABLES R602.11 (U) AND R602.7.2.
- 5) ALL EXTERIOR LUMBER TO BE 2x10 OR GREATER (U.N.O.) REFER TO TABLE R602.7.11 (U) AND R602.7.2 FOR ALL 2x10 STUD REQUIREMENTS FOR HEADER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS (U.N.O.)
- 6) REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION OF ALL WALLS OVER 10'4" IN HEIGHT.
- 7) ALL STEEL CORNER STEEL SHALL BE ASTM A992 GRADE 50
Fy = 50 KSI MIN. (UNO.)
- 8) ALL EXTERIOR LUMBER TO BE #2 SYP ST
- 9) ALL CONCRETE, C = 3000 PSI MIN.
- 10) PRESUMPTIVE BEARING CAPACITY = 2000 PSF
- 11) 12" MIN. DIST. TO SIDE WALLS AND CORNERS OF 6" @ 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 6'-0" (UNO.)
- 13) PROVIDE MINIMUM OF 500# UP/LIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.)
- 14) PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.3 OF THE 2018 N.C.R.C.
- 15) MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.
- 16) UP/LIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.
- 17) METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.

- 1) DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
- 2) WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2018 NRC.
- 3) BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3, REFERRING TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.
- ① REFERENCE FIGURE R602.10.4.3 OF THE 2018 NRC.
- 4) 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)
 - ② 1/2" GYPSUM BOARD (GB) MINIMUM LENGTH OF 8'-0" (INCLUDES PANELS) OR 4'-0" (CONTINUOUS SHEATHING).
SECURE W/ 5d COOLER NAILS (OR EQUAL PER TABLE R702.3.5) SPACED @ 7" O.C. AT PANEL EDGES, INCLUDING TOP AND BOTTOM FLATES & 7" O.C. AT INTERMEDIATE SUPPORTS
 - 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)
 - 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 WALLS 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 SWEATH 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(A). 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



(1) 4'-0" LVL SCAB, DEPTH TO MATCH. @ EACH SIDE W/ (3) 6" LONG SIMP. SDRWS. (OR EQUIV. STRUCTURAL SCREWS) @ 6" OC. STAGGERED EAC SIDE

4'-0"

4'-0"

4-PLY LVL PER PLAN

LOAD BEARING WALL BELOW

TOP VIEW

4'-0"

1.5"

6"

1.5"

1-PLY LVL SCAB EACH SIDE

4-PLY LVL PER PLAN

DOUBLE TOP PLATE

LOAD BEARING WALL BELOW

4'-0"

SIDE VIEW

A SPliced LVL BEAM

SCALE: 1" = 1'-0"

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

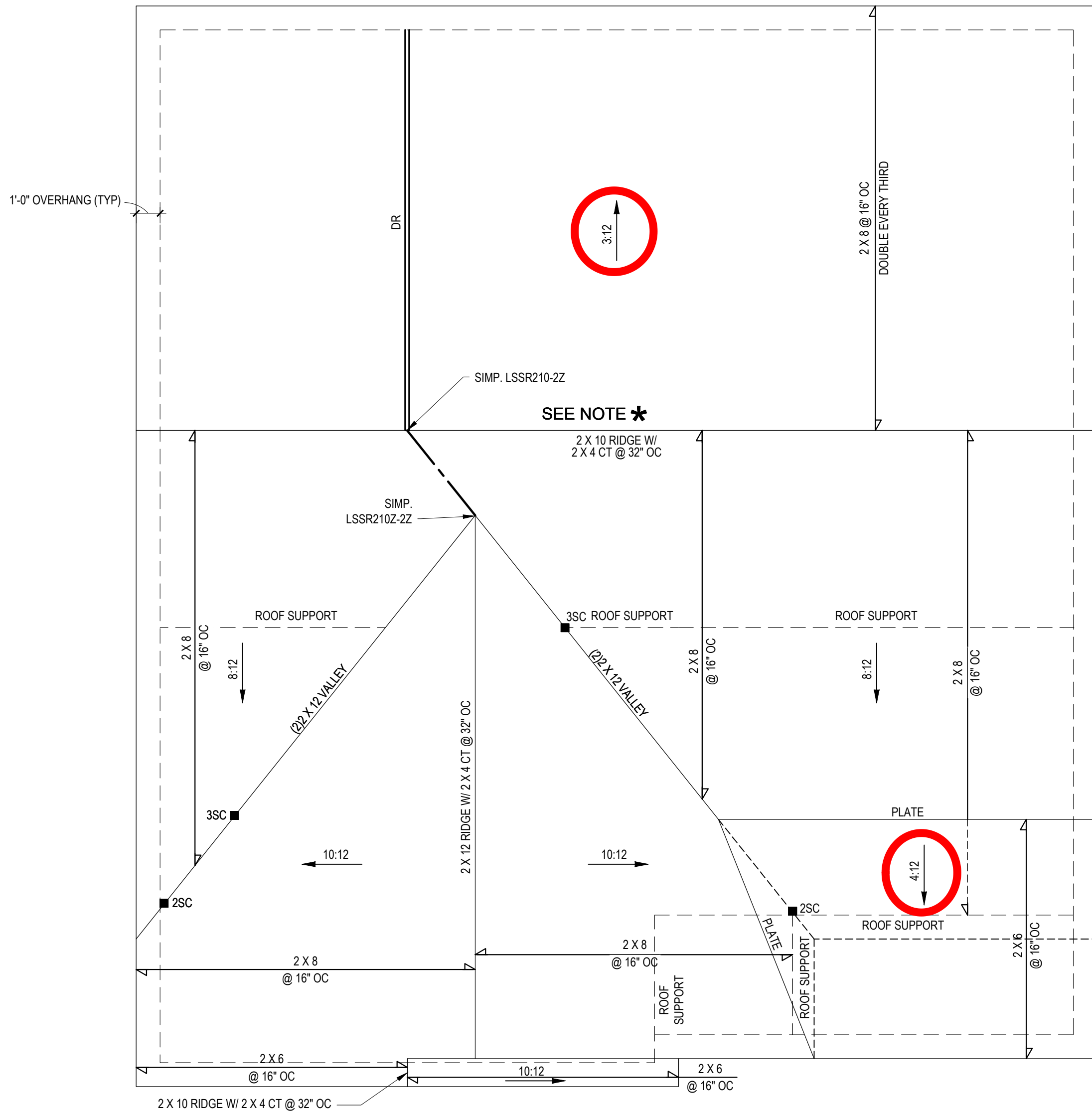
DESIGN LOADS

	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 storage)	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.
- 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.
- ALL LUMBER SHALL BE SYP #2 (UNO).
ALL LVL LUMBER TO BE 1.75" WIDE (ACTUAL) EACH SINGLE MEMBER AND $F_b = 2600$ PSI, $E = 1.9M$ PSI (OR GREATER) (I.E. iLEVEL MICROLAM)
ALL LSL LUMBER IS TO BE 1.55E ($F_b = 2325$ PSI) (OR GREATER)
ALL PSL LUMBER IS TO BE 1.9E ($F_b = 2,400$ 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 (UNO).
- 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
 $F_y = 50$ KSI MIN. (UNO).
- ALL EXTERIOR LUMBER TO BE #2 SYP PT.
- ALL CONCRETE, $f_c = 3000$ 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 MASONRY.
- 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.)
- PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.3 OF THE 2018 NCR.
- MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.
- UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.
- METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.

DOUBLE PAPER



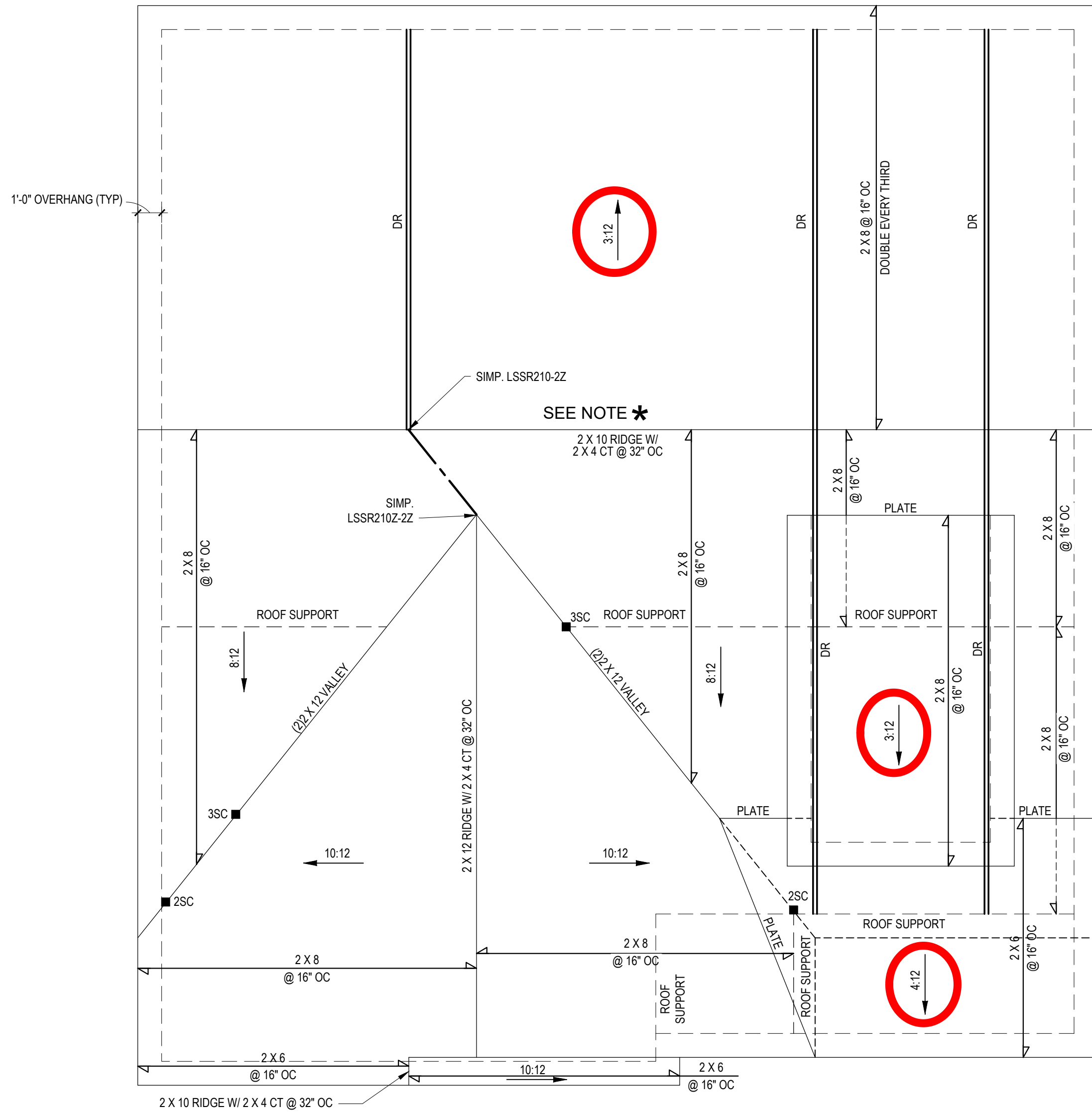
ROOF PLAN - A

1/4" = 1'-0"

* SEE SIDE ELEVATIONS
TO LOCATE WALLS THAT
THE MAIN RIDGE RESTS ON

NOTE: ANY ROOF PITCH 4:12 OR LESS SHALL BE
PROPERLY WATERPROOFED PER BLDG. CODE

DOUBLE PAPER



ROOF PLAN - B

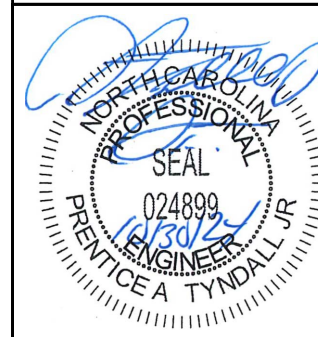
1/4" = 1'-0"

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

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

* ATTIC VENTILATION CALCULATION
NO SCALE

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



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ROOF PLAN

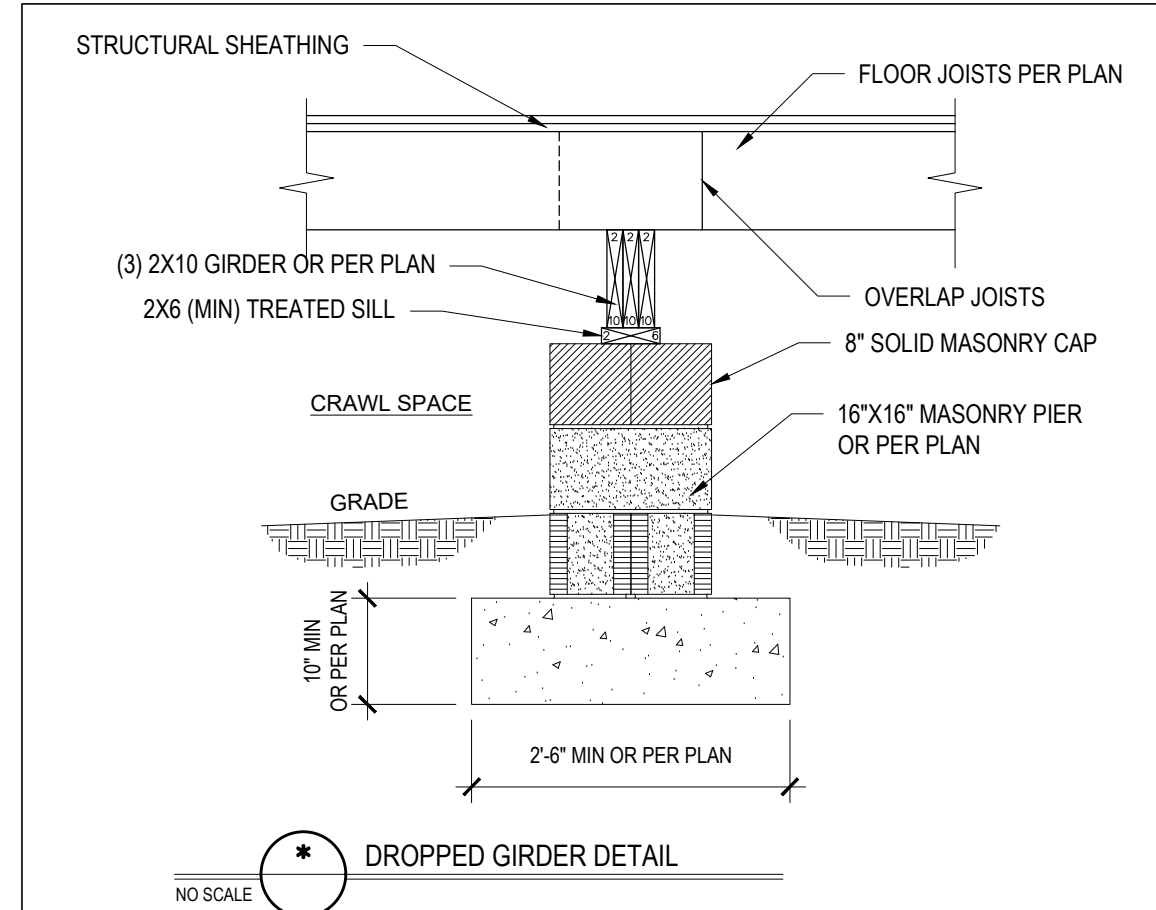
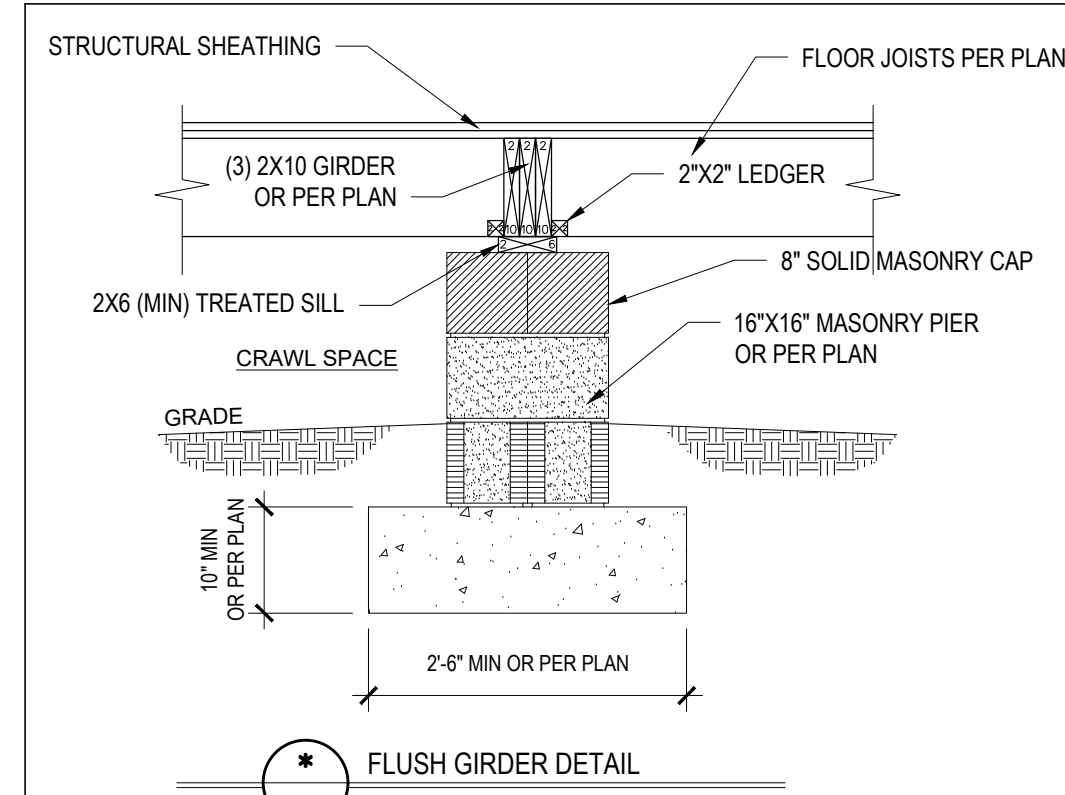
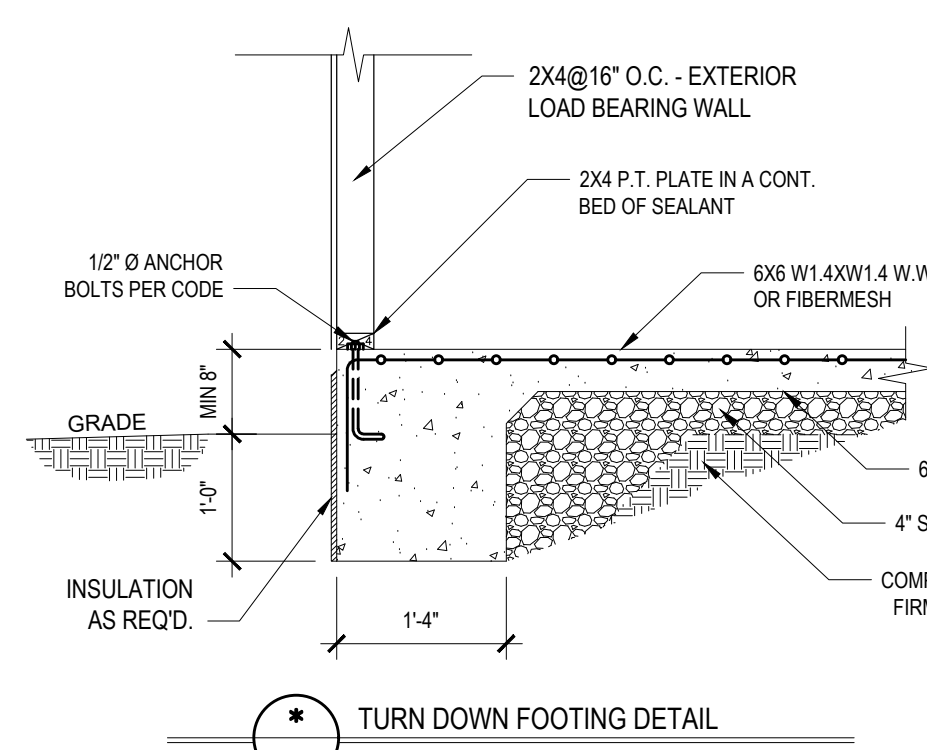
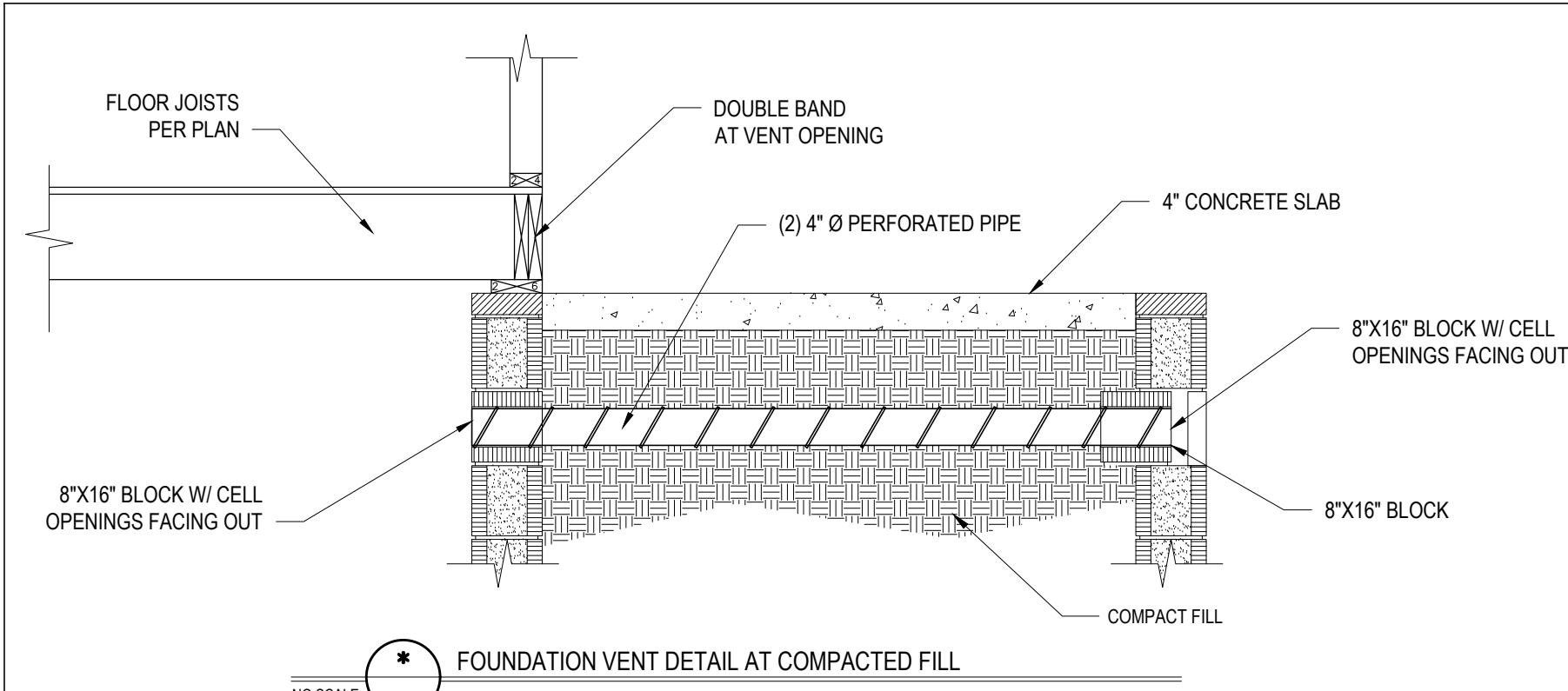
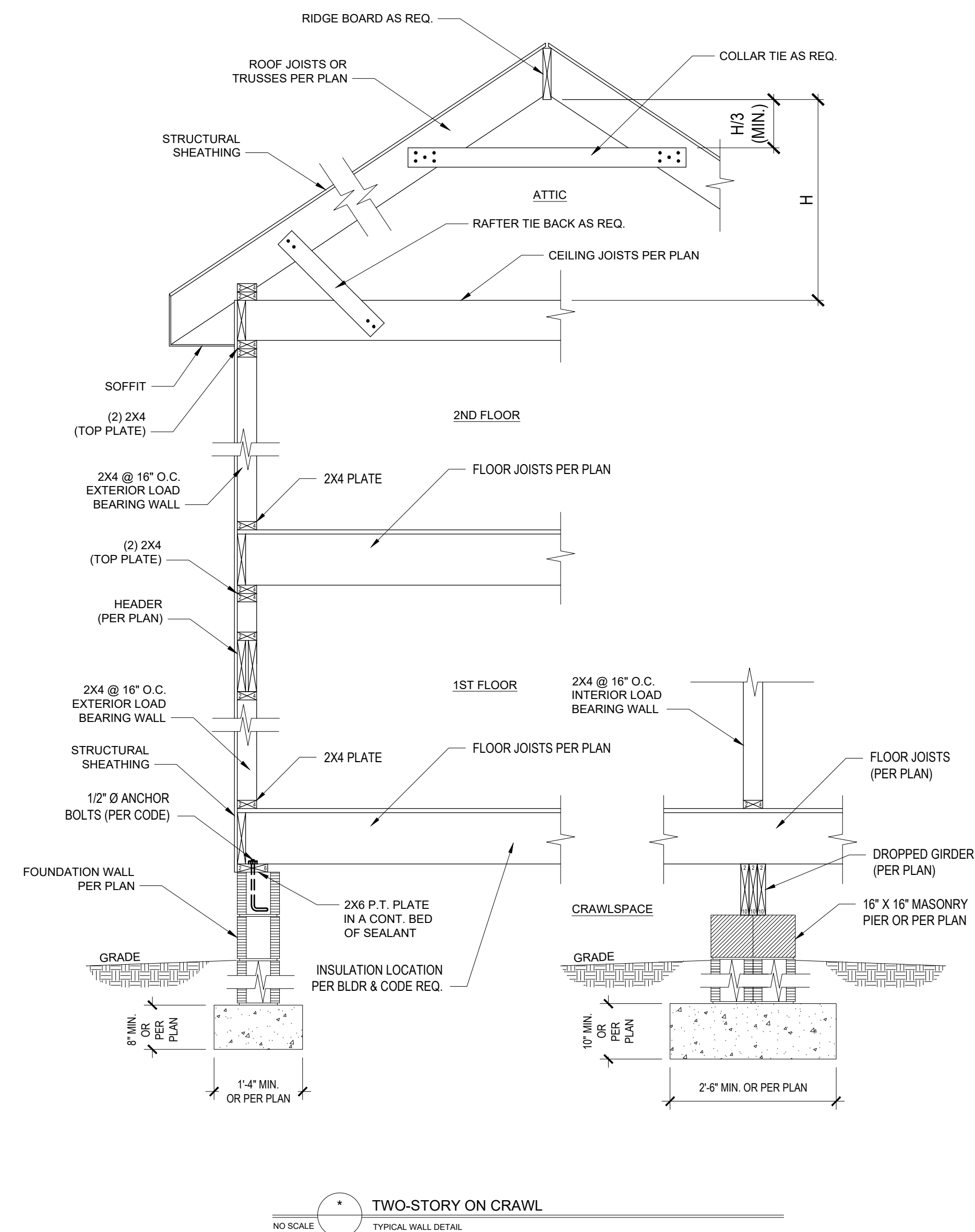
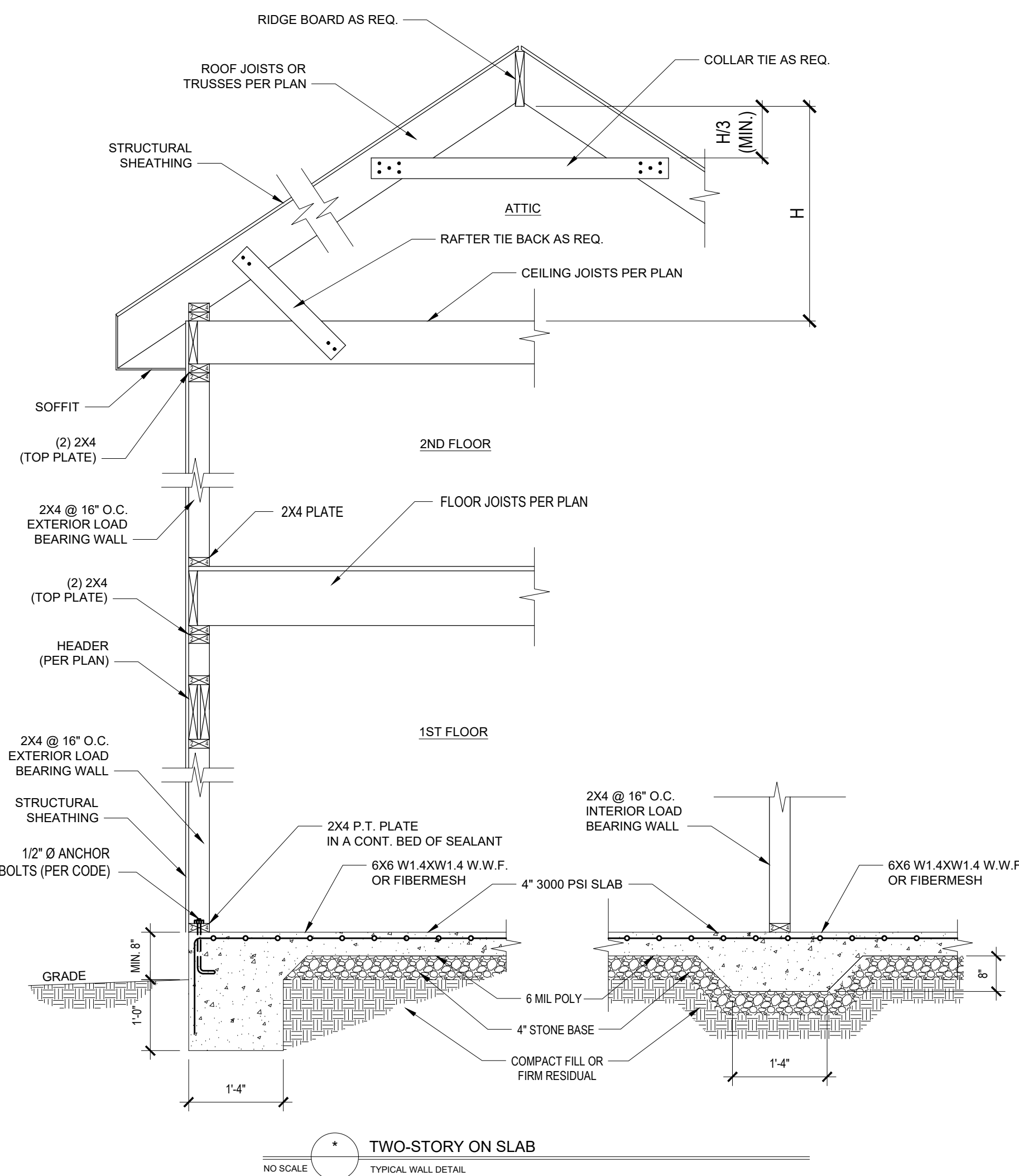
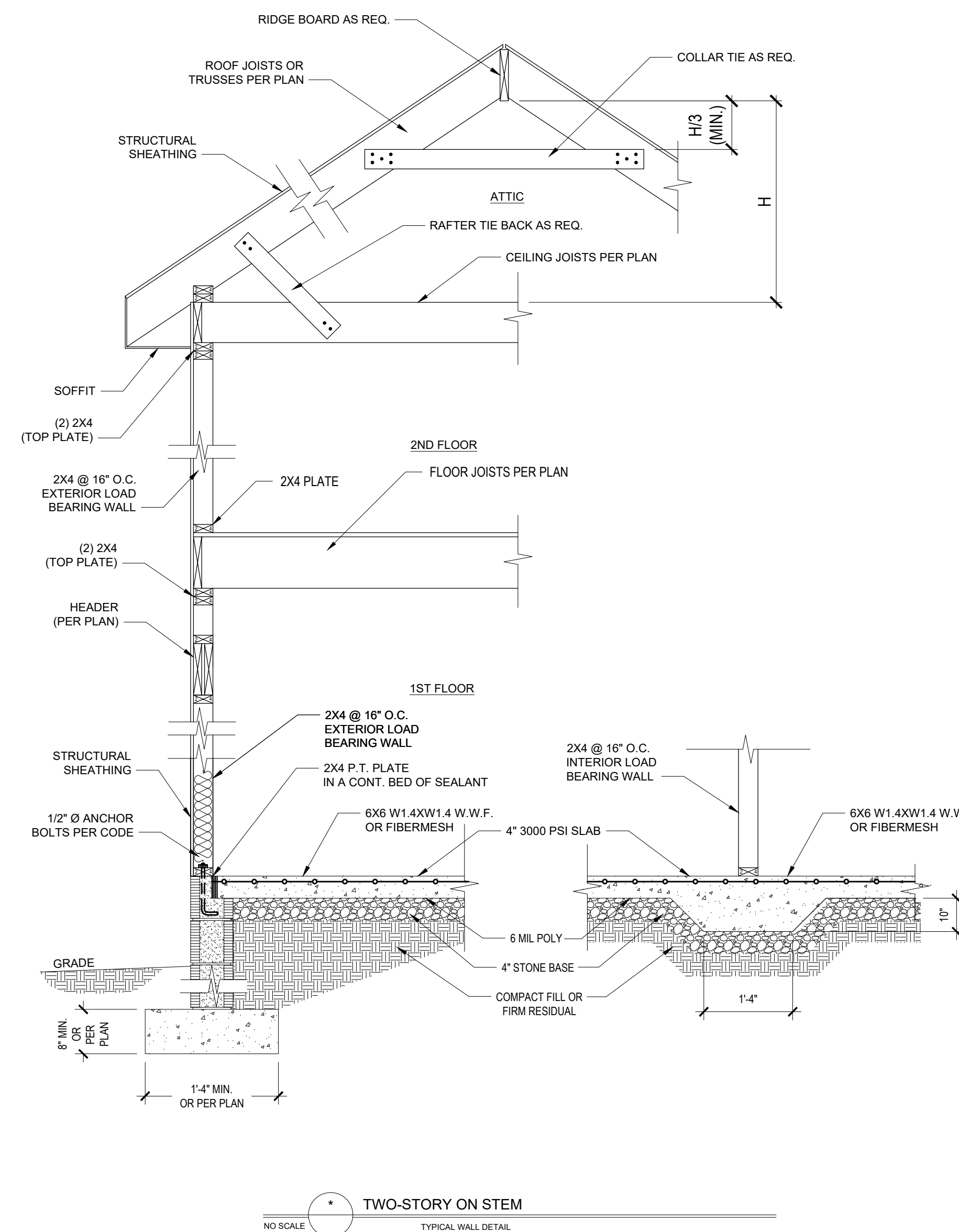
Project #: DRB2301-0476D
Date: 10/30/2024
Engineered By: AM/VA
DWG. Checked By: PTII
Scale: SEE PLAN

REVISIONS		
No.	Date:	Remarks
1		
2		
3		
4		

Sheet Number

S4

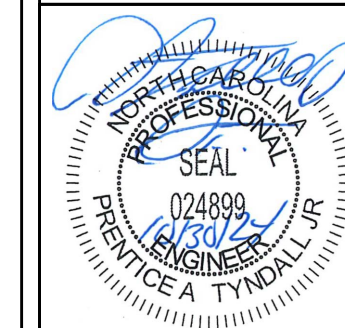
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*Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precaution.

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STANDARD DETAILS

<u>Project #:</u>	DRB2301-0476D
<u>Date:</u>	10/30/2024
<u>Engineered By:</u>	AM/VA
<u>DWG. Checked By:</u>	PTII
<u>Scale:</u>	SEE PLAN

REVISIONS		
No.	Date:	Remarks
1		
2		
3		
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Sheet Number

D2



- | 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" O.C. | 6d COMMON NAILS
@ 12" O.C. |
| GB | GYPSUM BOARD | 1/2" | 5d COOLER NAIL**
@ 7" O.C. | 5d COOLER NAIL**
@ 7" O.C. |
| WSP | WOOD STRUCTURAL PANEL | 3/8" | 6d COMMON NAILS
@ 6" O.C. | 6d COMMON NAILS
@ 12" O.C. |

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



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