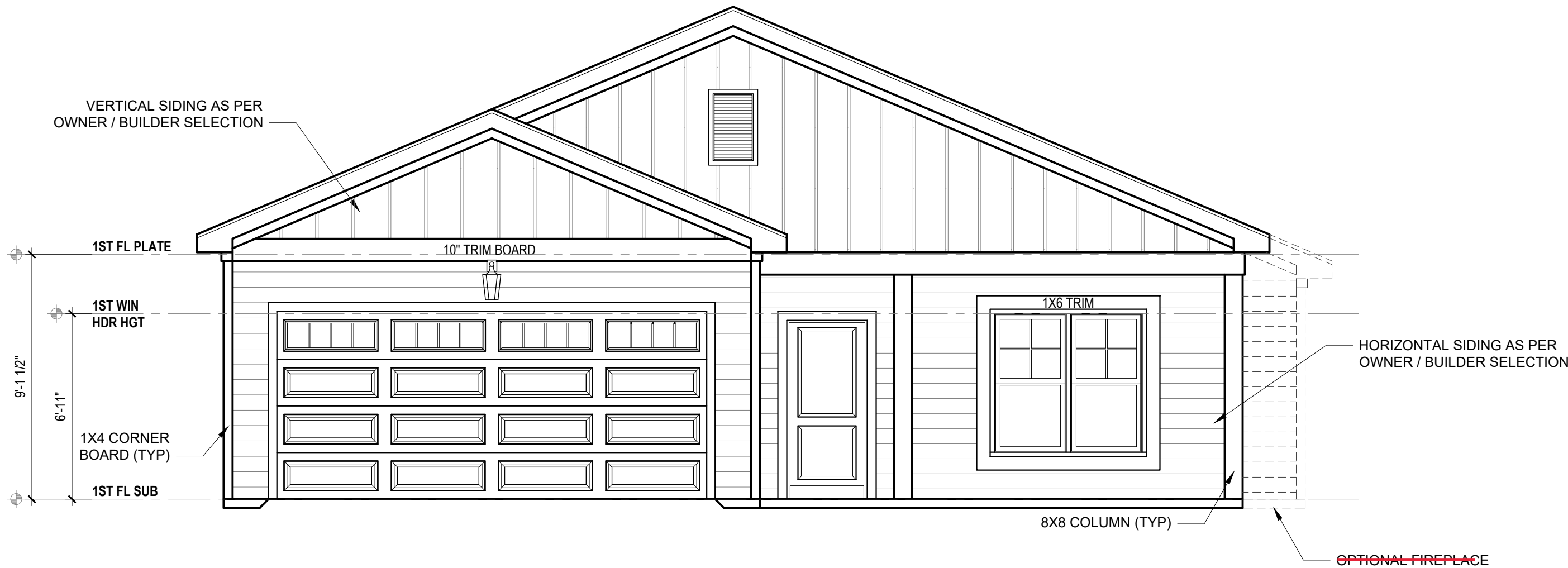
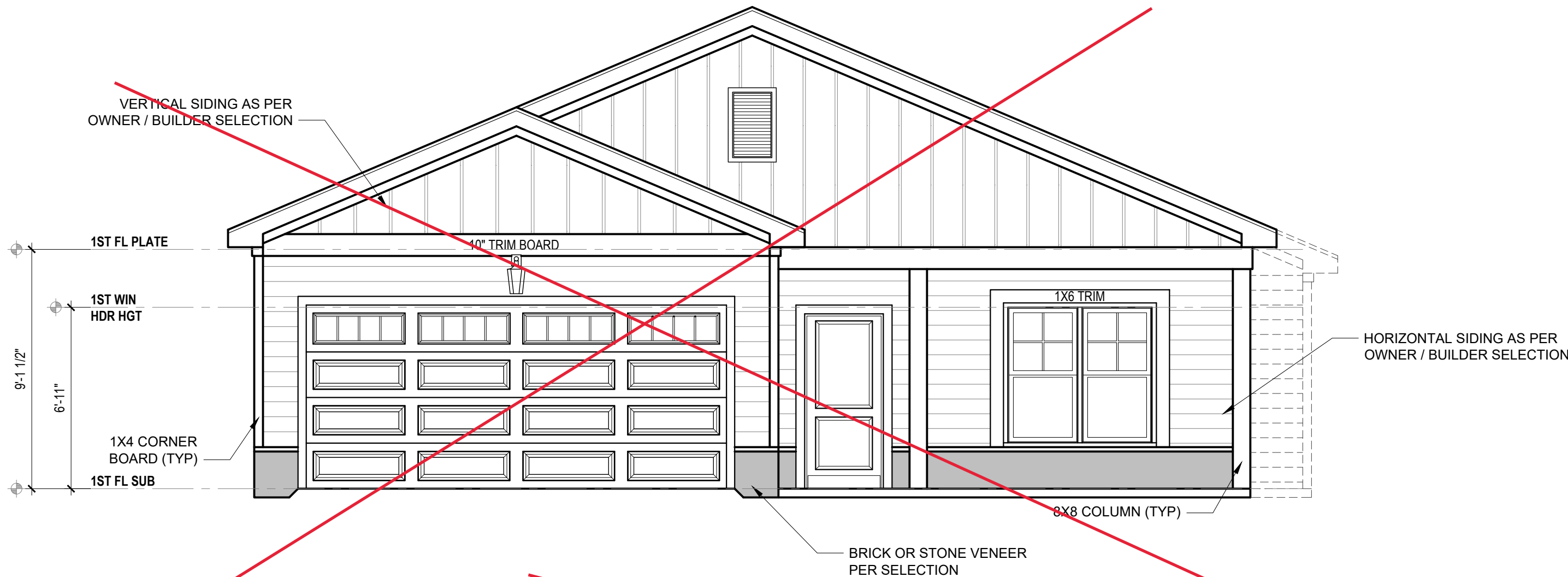


THE HAVILLAND

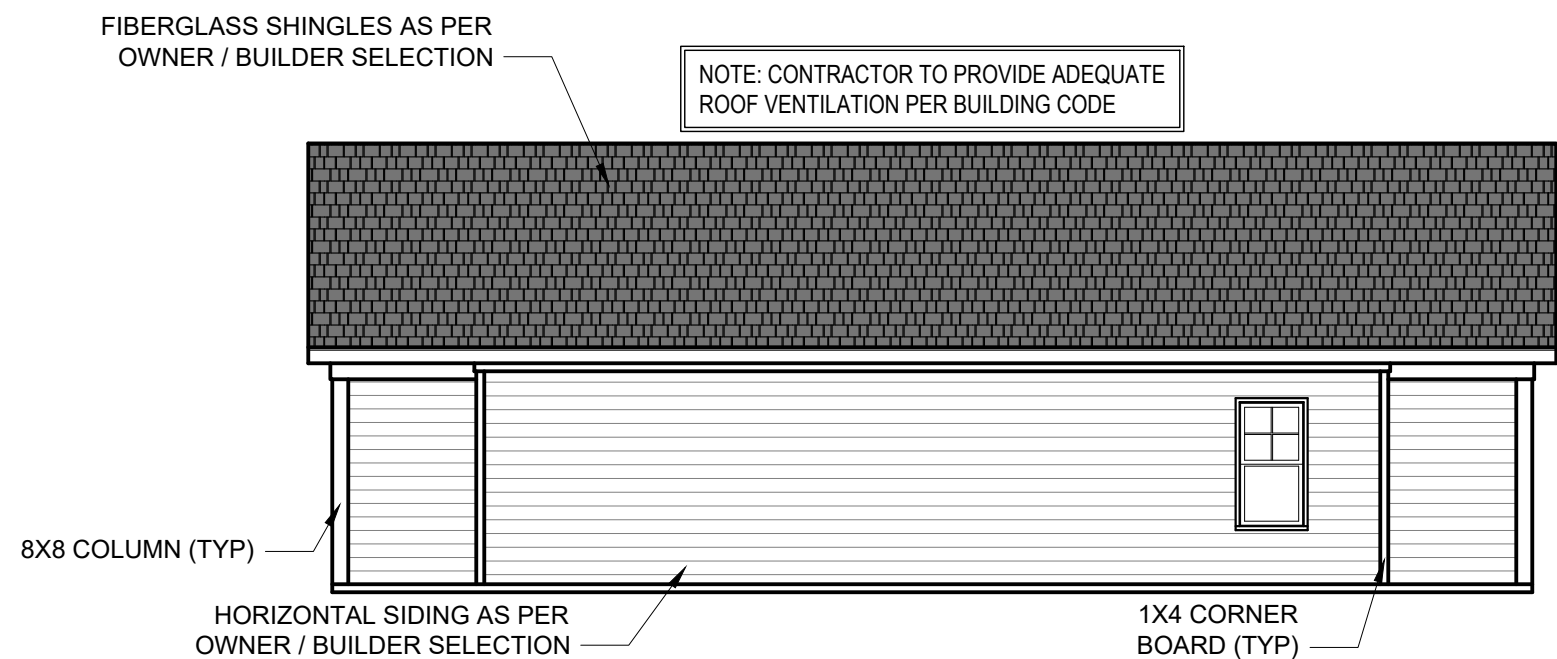
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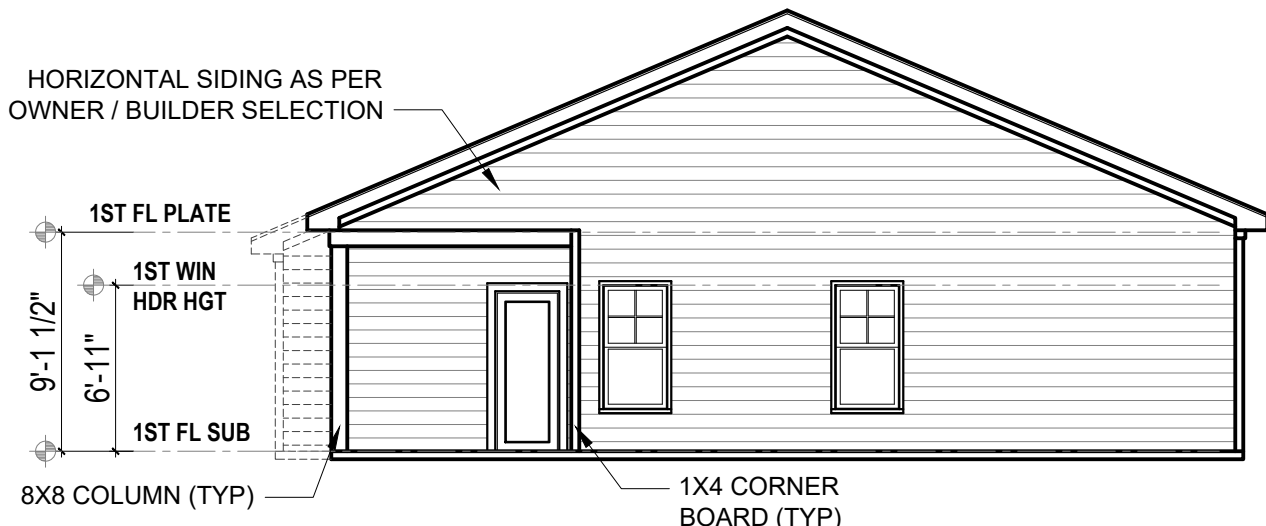
FRONT ELEVATION B
1/4" = 1'-0"



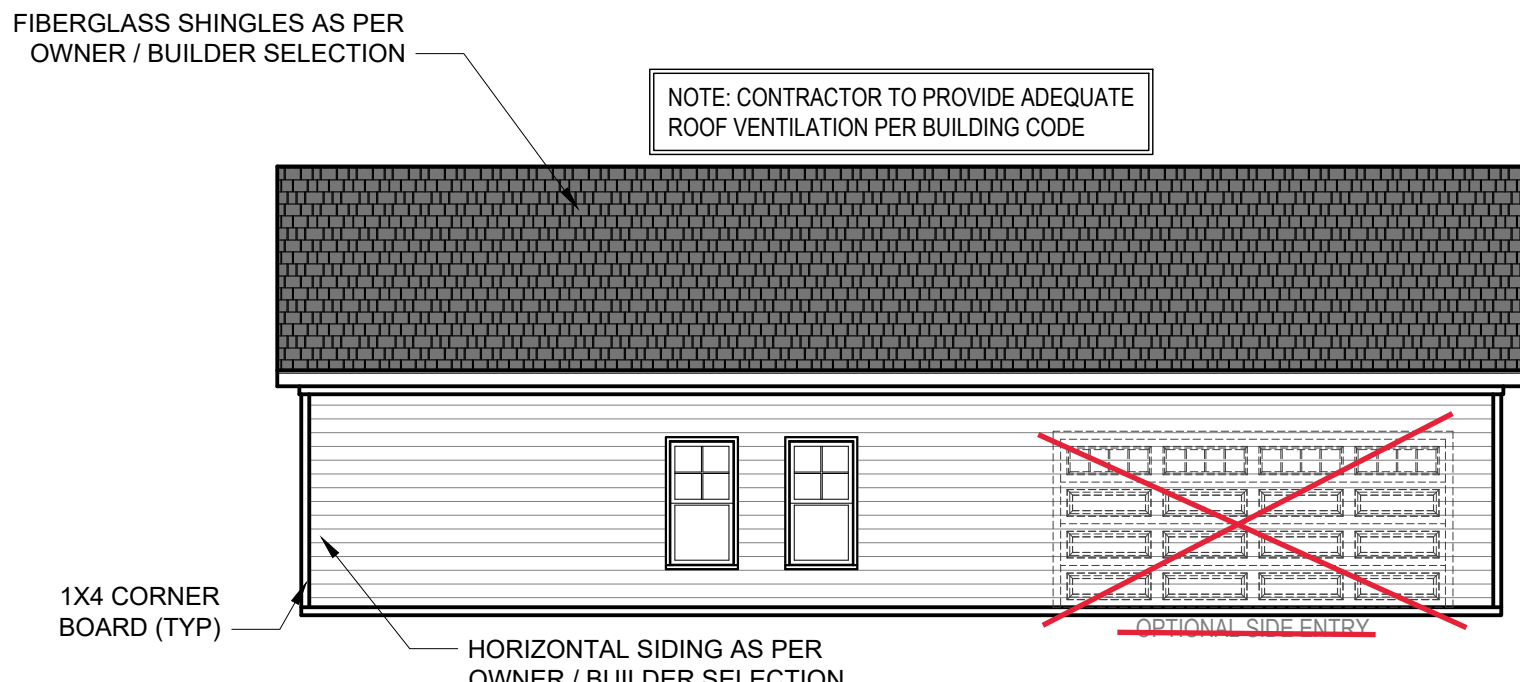
**FRONT ELEVATION B
W/ OPTIONAL VENEER**
1/4" = 1'-0"



RIGHT ELEVATION B
1/8" = 1'-0"



REAR ELEVATION B
1/8" = 1'-0"



LEFT ELEVATION B
1/8" = 1'-0"

2x4 WALLS; 2X4
GARAGE WALLS
& 2X6 PLUMBING
WALLS AS
NEEDED. 8'
CEILINGS

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12. DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.

PROJECT #
DRB2301-0091A
DATE
06/27/2023
DRAWN/DESIGNED BY
NW
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

WEBSITE
www.
drbhomedesign
.com

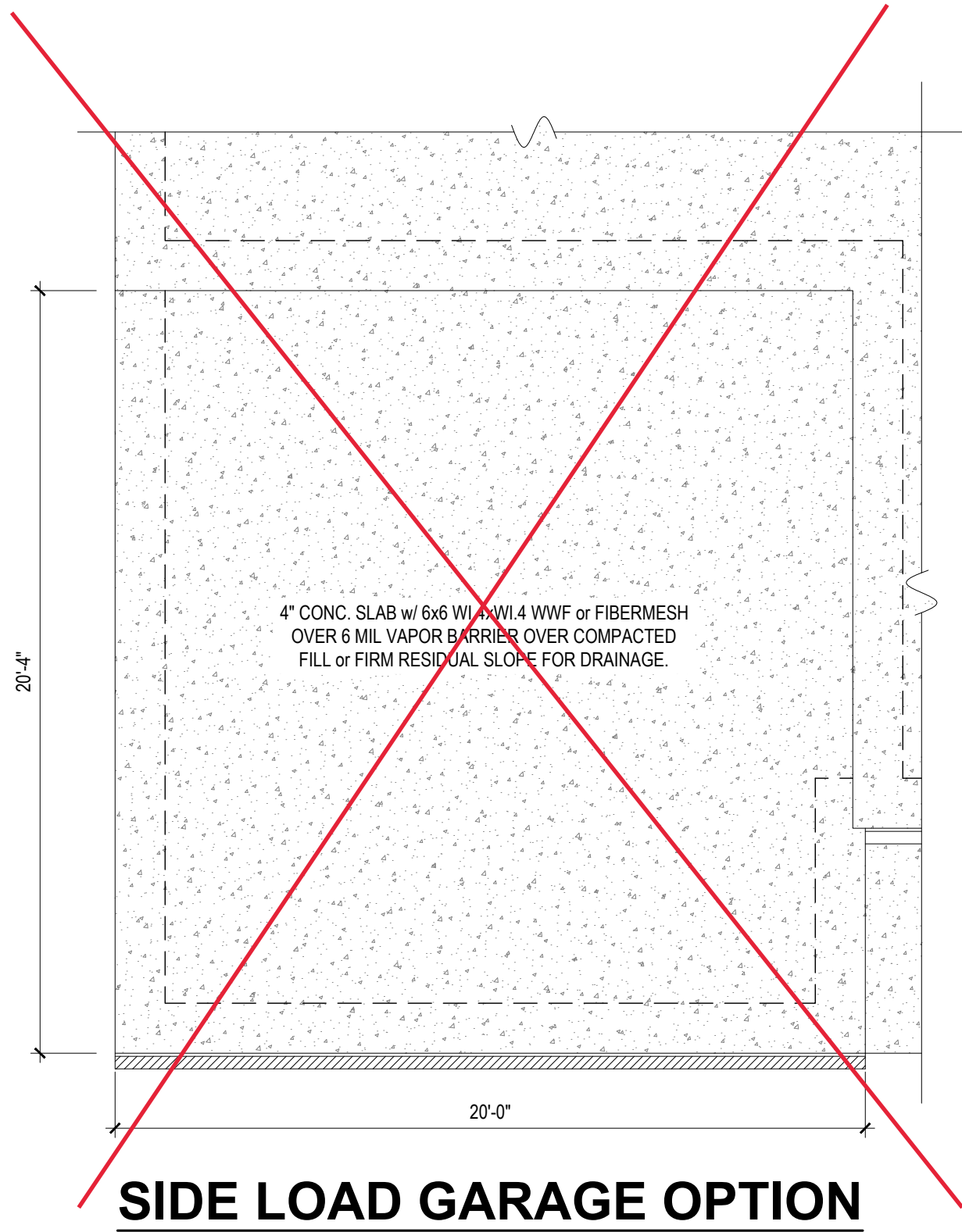
PROJECT NAME
THE
HAVILLAND

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

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

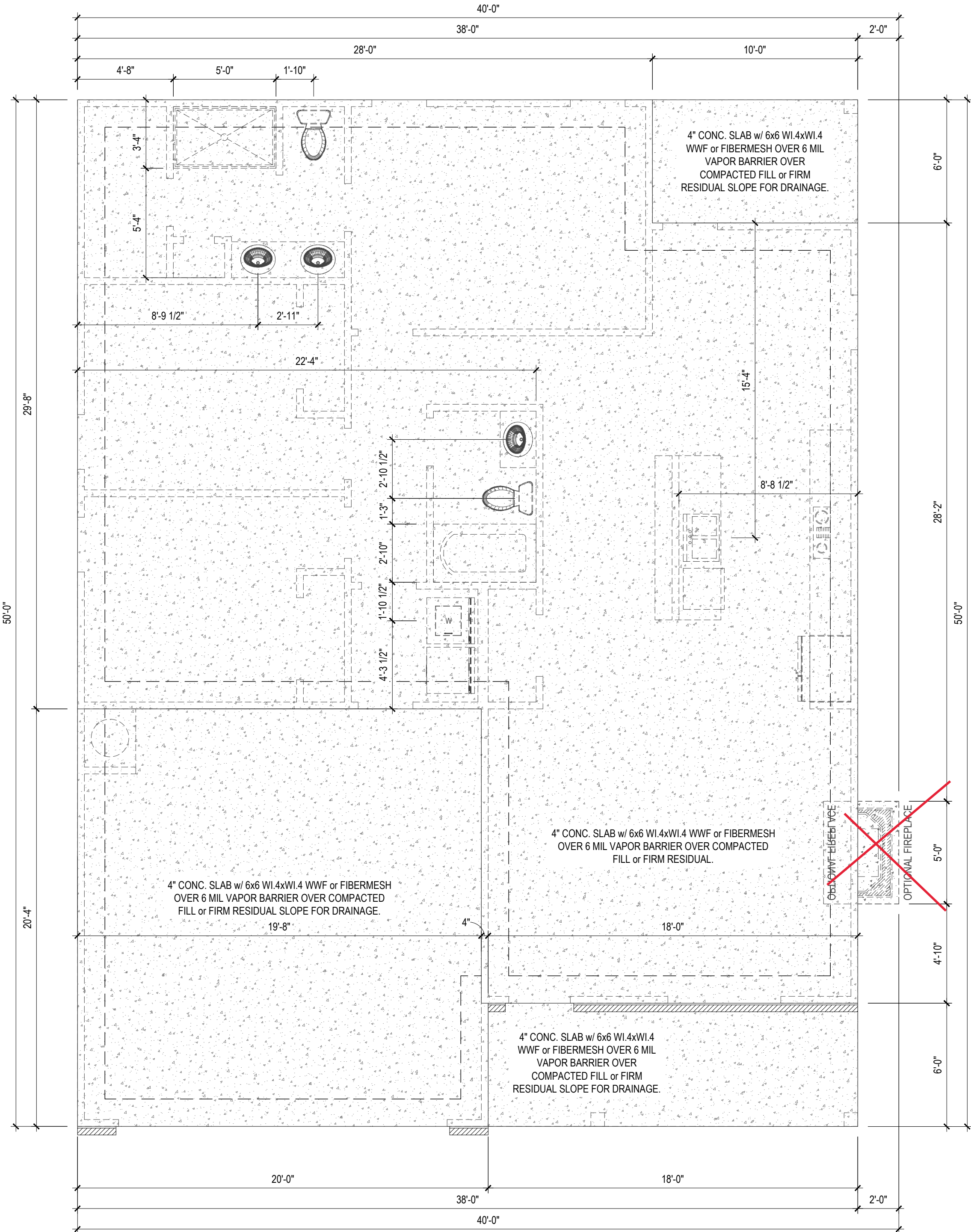
SHEET NAME
ELEVATIONS
SHEET #

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2x4 WALLS; 2X4 GARAGE WALLS & 2X6 PLUMBING WALLS AS NEEDED. 8' CEILINGS

PLUMBING PAGE ONLY; NOT FOR FOUNDATION



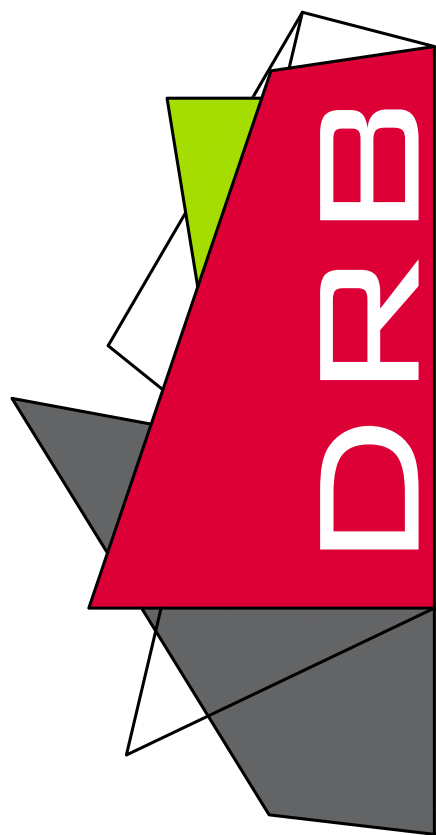
FOUNDATION PLAN
1/4" = 1'-0" MONO SLAB

NOTE: SEE STRUCTURAL PLANS FOR ENGINEERING INFORMATION

PROJECT #
DRB2301-0091_D
DATE
01/25/2024
DRAWN/DESIGNED BY
NW
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

WEBSITE
www.
drbhomedesign
.com

PROJECT NAME
THE
HAVILLAND



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CLIENT NAME
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jenn@agresidentialnc.com
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SHEET NAME
FOUNDATION

SHEET #

5

of 10

2x4 WALLS; 2X4
GARAGE WALLS
& 2X6 PLUMBING
WALLS AS
NEEDED. 8'
CEILINGS

HEATED SQUARE FOOTAGE	
First Floor	1330
TOTAL HEATED	1330
UNHTD SQUARE FOOTAGE	
Garage	402
Front Porch	108
Rear Porch	60
TOTAL UNHEATED	570
TOTAL SQ FT	1900

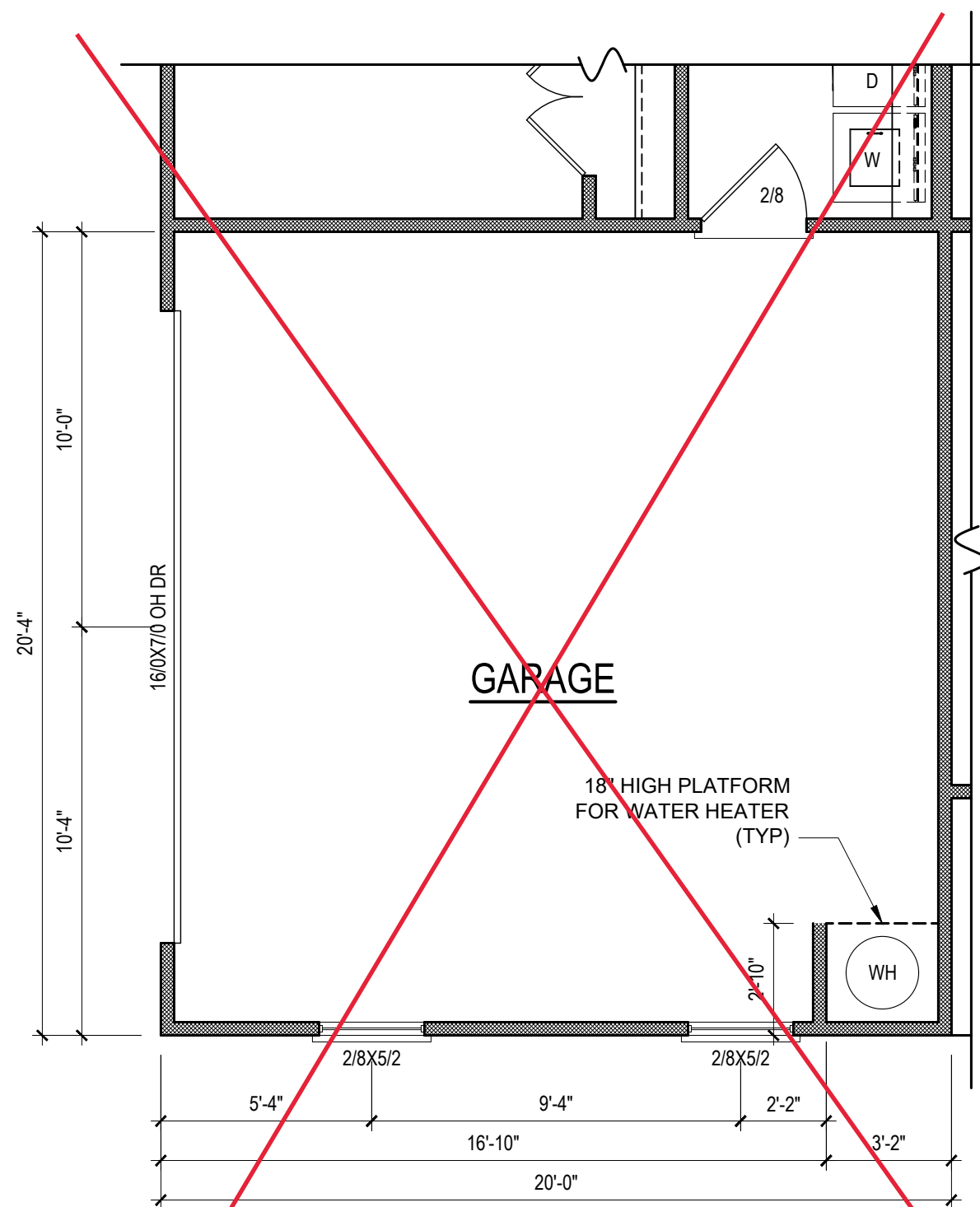
NOTE:
ALL DOORS ARE 6'-8"
TALL UNO

NOTE:
SEE ELEVATIONS FOR
WINDOW HDR HGTS

NOTE:
ALL INTERIOR WALLS
ARE NOMINAL 4" UNO

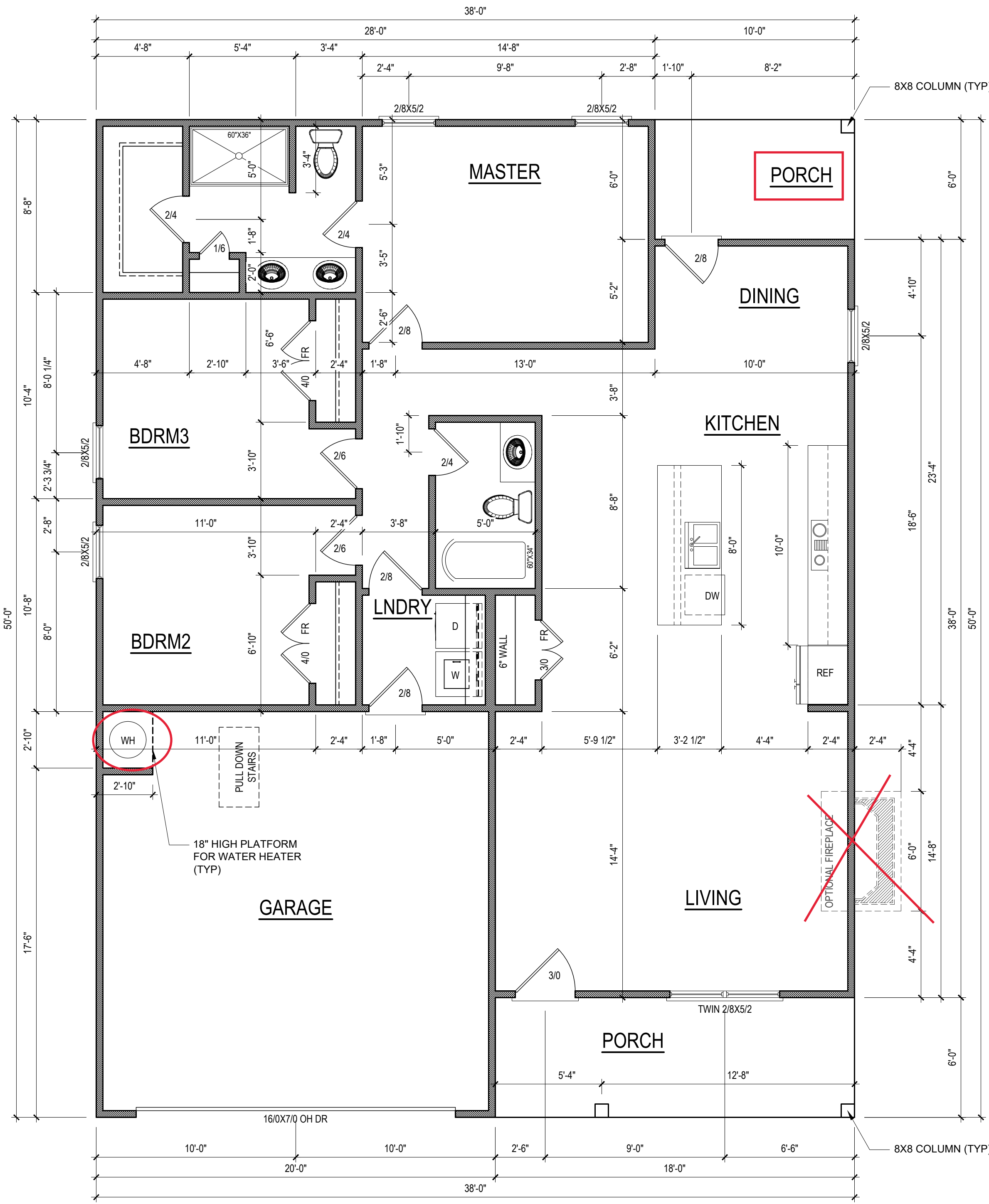
NOTE:
ALL EXTERIOR WALLS
ARE NOMINAL 4" UNO

NOTE:
ALL DIMENSIONS ARE
FRAME TO FRAME



GARAGE OPTION

1/4" = 1'-0"



FIRST FLOOR PLAN

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

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PROJECT #
DRB2301-0091A
DATE
06/27/2023
DRAWN/DESIGNED BY
NW
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

WEBSITE

www.
drbhomedesign
.com

PROJECT NAME

THE
HAVILLAND

drbdesign@drbhomedesign.com 919.631.5979
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CLIENT NAME

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SHEET NAME

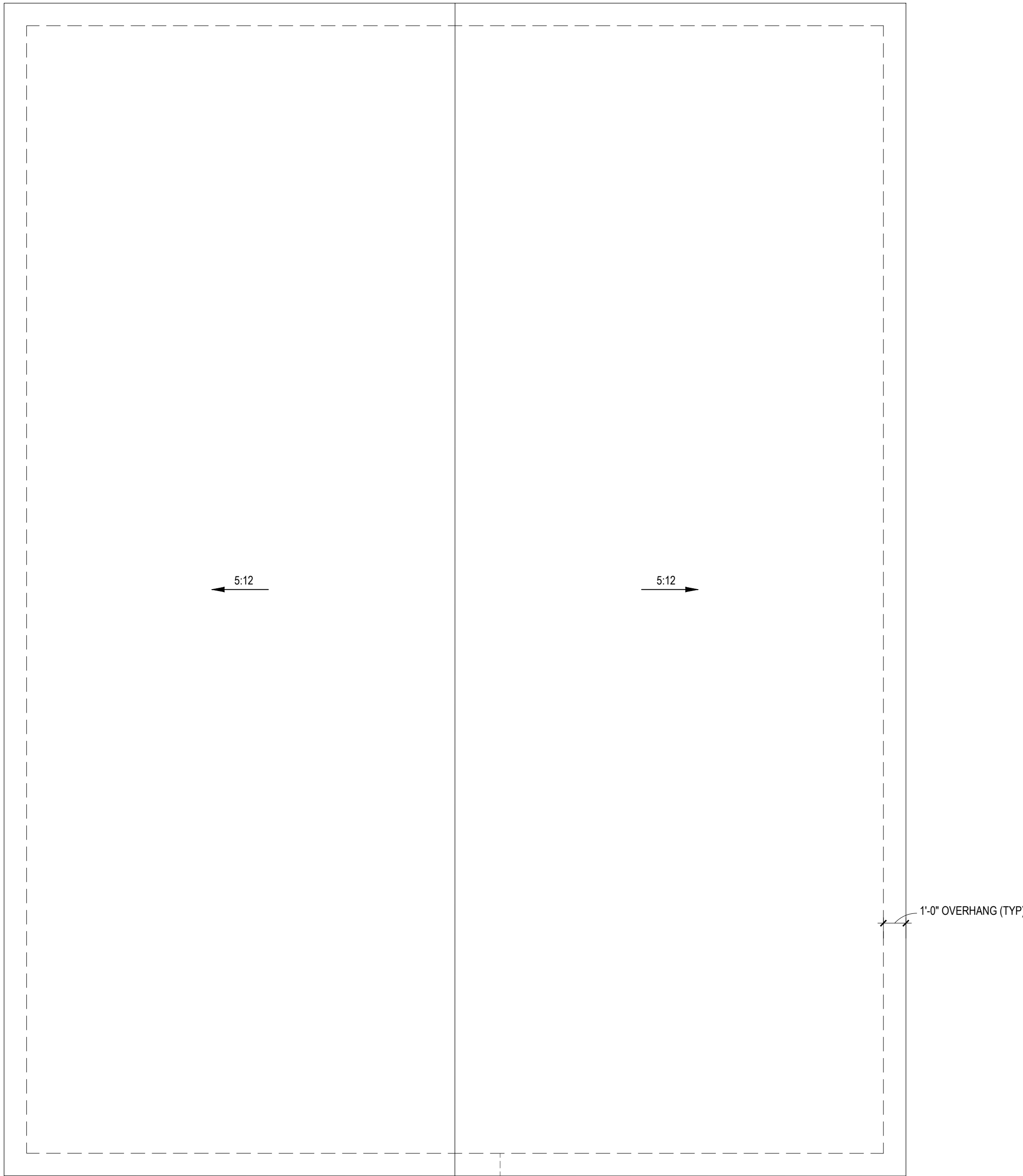
1ST_FLOOR

SHEET #

8

of 10

2x4 WALLS; 2X4 GARAGE WALLS
& 2X6 PLUMBING WALLS AS
NEEDED. 8' CEILINGS

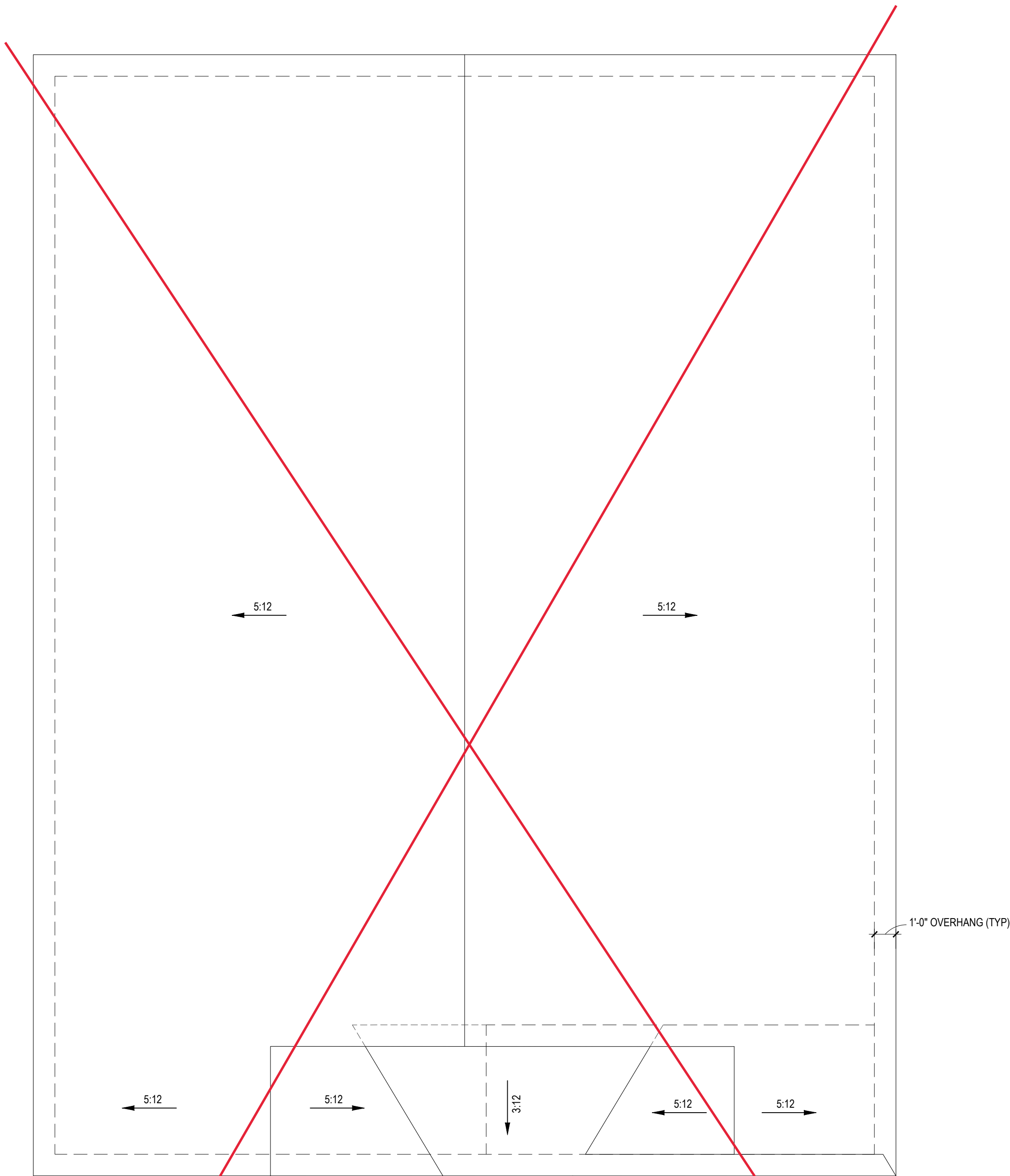


NOTE: SEE STRUCTURAL PLANS FOR
ATTIC VENTILATION CALCULATIONS

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

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

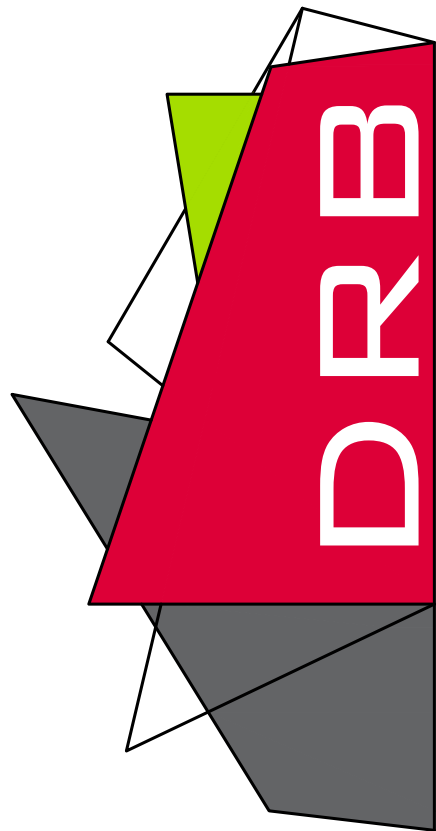
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- 12.



NOTE: SEE STRUCTURAL PLANS FOR
ATTIC VENTILATION CALCULATIONS

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ROOF PLAN - ELEV~~S~~ C,D
1/4" = 1'-0"



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SHEET NAME
ROOF

SHEET #

9

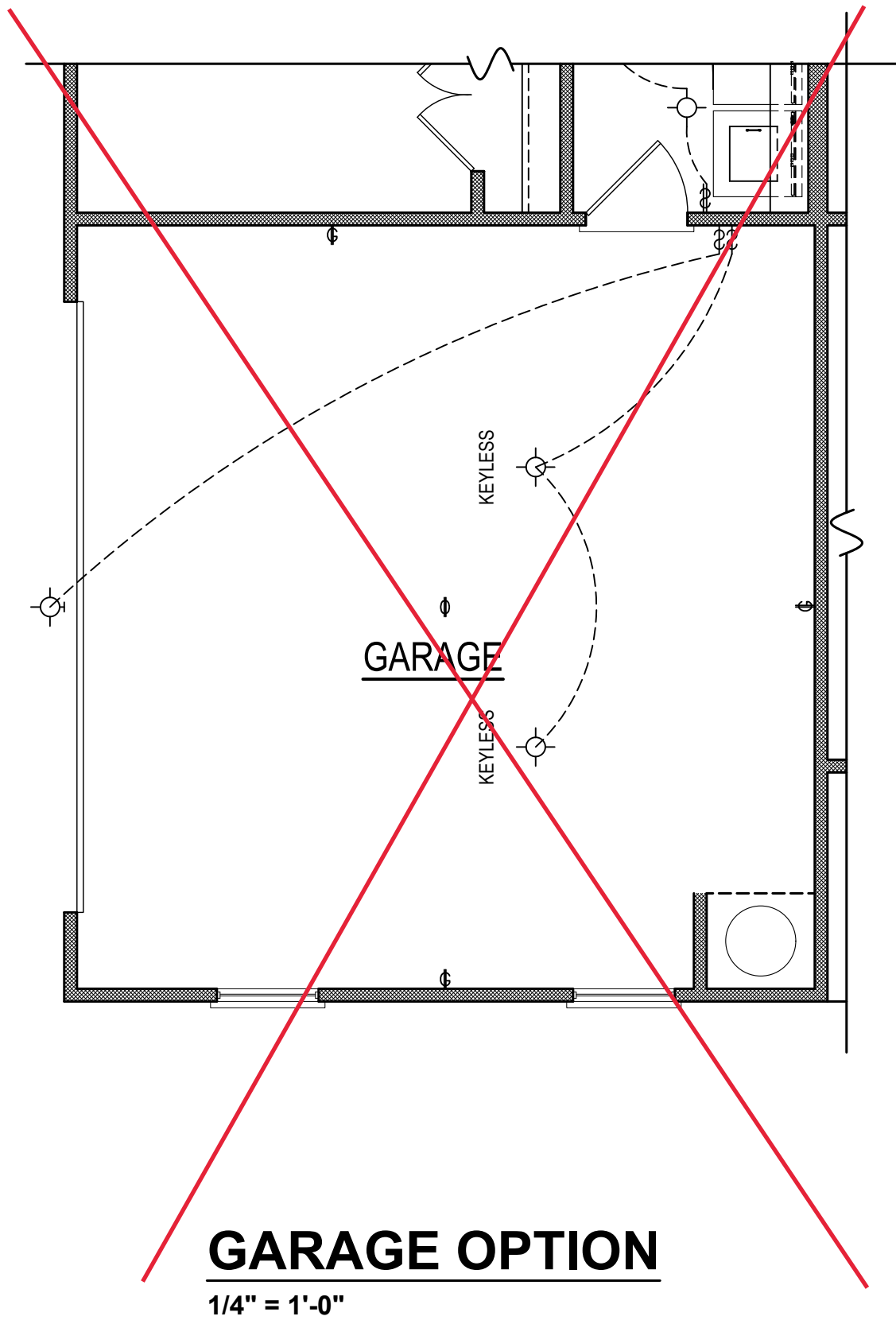
of 10

PROJECT #
DRB2301-0091A
DATE
06/27/2023
DRAWN/DESIGNED BY
NW
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

PROJECT NAME
THE
HAVILLAND

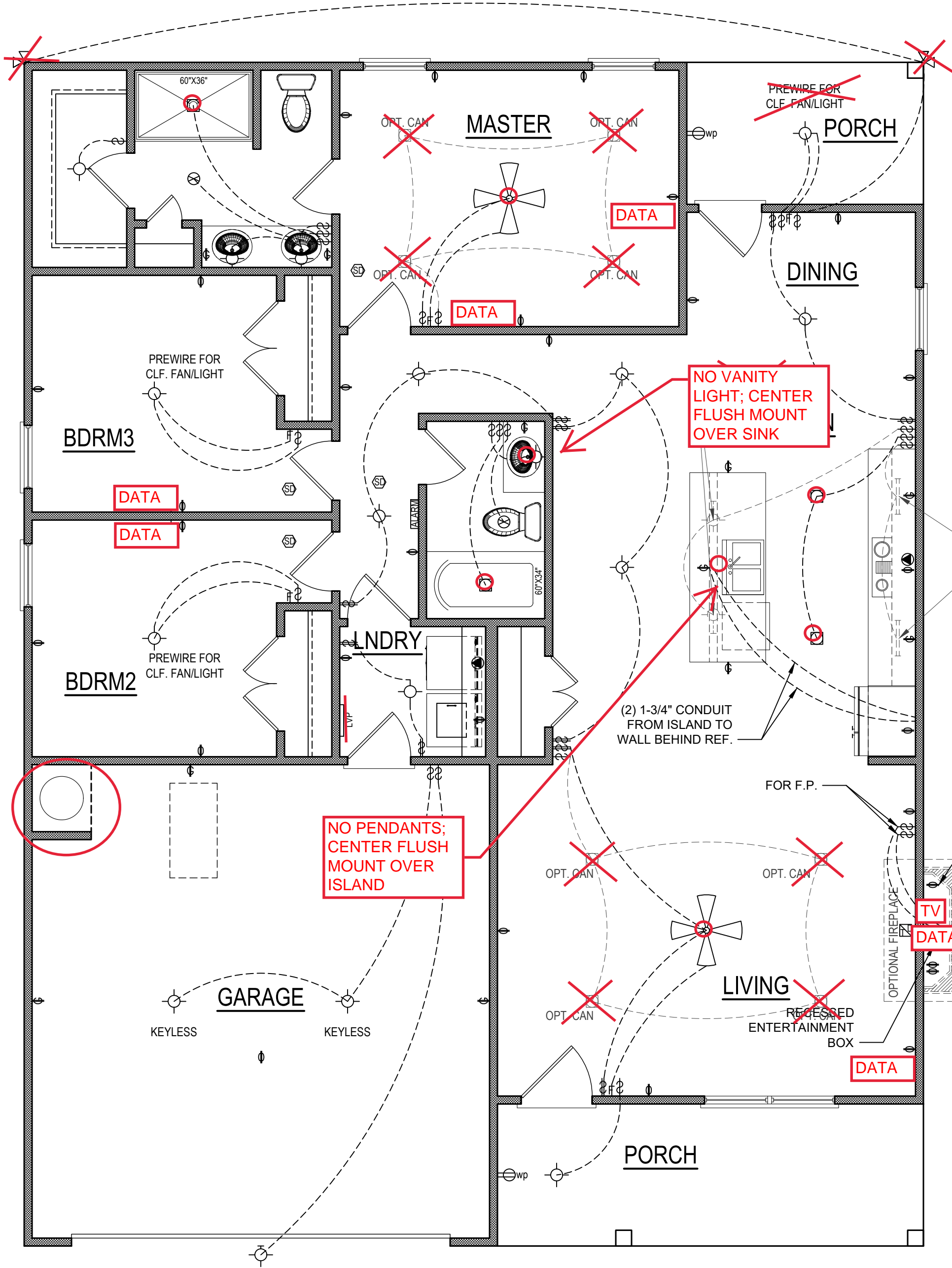
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2x4 WALLS; 2X4
GARAGE WALLS
& 2X6 PLUMBING
WALLS AS
NEEDED. 8'
CEILINGS



GARAGE OPTION

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

CEILING HGT. = 9'-0"

○ = FLUSH MOUNT; NO RECESS
CAN LIGHTS OR CEILING FANS

1ST FLOOR ELECTRICAL

OUTLET(ABOVE COUNTER)	OUTLET(WATERPROOF)
OUTLET(220V)	FLUSHMOUNT
RECESSED(WET AREA)	WALLMOUNT
RECESSED	SUSPENDED FIXTURE
UNDER CABINET	FLOURESCENT
FLOOD LIGHTS	FLOURESCENT
CEILING FAN	110 OUTLET
SINGLE POLE SWITCH	GROUND FAULT OUTLET
THREE WAY SWITCH	FAN SWITCH
EXHAUST FAN	TV CONNECTION
EXHAUST FAN W/LIGHT	LOW VOLTAGE PANEL
SMOKE DETECTOR	ALARM PANEL
	TV DATA

ELECTRICAL LAYOUT NOTES

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

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DRB2301-0091A
DATE
06/27/2023
DRAWN/DESIGNED BY
NW
CHECKED BY
DRB
SCALE
1/4" = 1'-0"

WEBSITE
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PROJECT NAME
THE
HAVILLAND

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SHEET NAME
ELECTRICAL
SHEET #


10
of 10

2X4 WALLS; 2X4
GARAGE WALLS &
2X6 PLUMBING
WALLS AS NEEDED.
8' CEILINGS



- ## STRUCTURAL SHEATHING NOTES

- 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. REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.
- 4) REFERENCE FIGURE R602.10.4.3 OF THE 2018 NRC.
- 5) INTERIOR BRACED WALL PANELS (BWP) INDICATED SHALL BE SHEATHED IN ACCORDANCE WITH THE CS METHOD OR WSP METHOD AS PRESCRIBED IN SECTION R602.10.1 (UNO)
- 6) 1/2" GYPSUM BOARD (GB) MINIMUM LENGTH OF 8'-0" (ISOLATED PANELS) OR 4'-0" (CONTINUOUS SHEATHING). SECURE W/ 56 COOLER NAILS (OR EQUAL PER TABLE R702.3.5) SPACED @ 7" O.C. AT PANEL EDGES, INCLUDING TOP AND BOTTOM PANELS & 7" O.C. AT INTERMEDIATE SUPPORTS
- 7) 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
- 8) EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS-WSP METHOD AS PRESCRIBED IN SECTION R602.10.3 (UNO)
- 9) 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 12" COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND SPACED AT 12" O.C. AT INTERMEDIATE SUPPORTS
- 10) 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
- 11) SHEATH INTERIOR & EXTERIOR
- 12) 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.
- 13) MINIMUM 800# HOLD-DOWN DEVICE



Client:	A&G RESIDENTIAL
Plan:	THE HAVILLAND GARAGE LEFT

1ST FLOOR HEADER
1ST FL CEILING FRMG

<u>Project #:</u> DRB2301-0091A
<u>Date:</u> 7/6/2023
<u>Engineered By:</u> HJS
<u>DWG. Checked By:</u> PTII
<u>Scale:</u> SEE PLAN

REVISIONS		
No.	Date:	Remarks
1		
2		
3		
4		

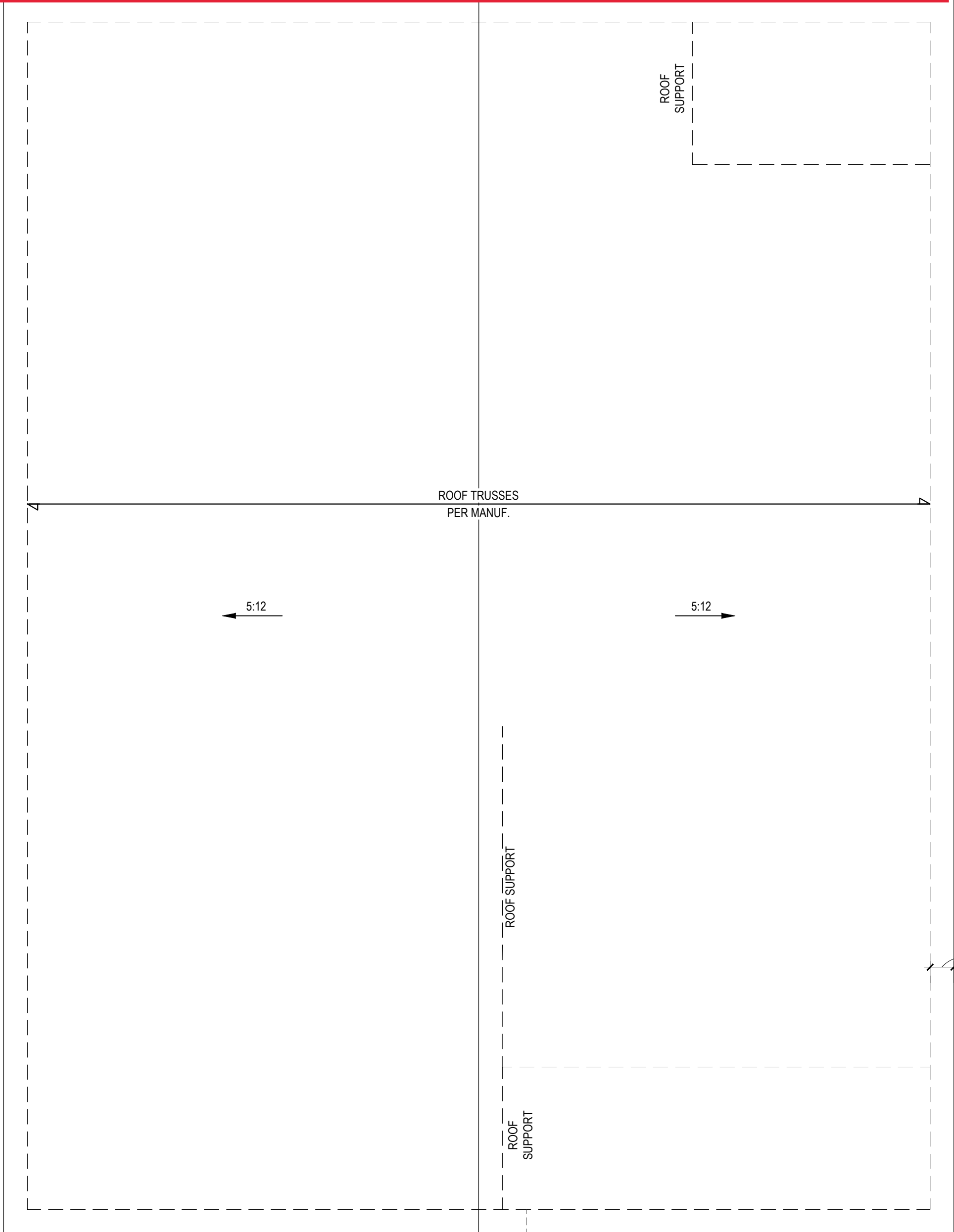
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S2

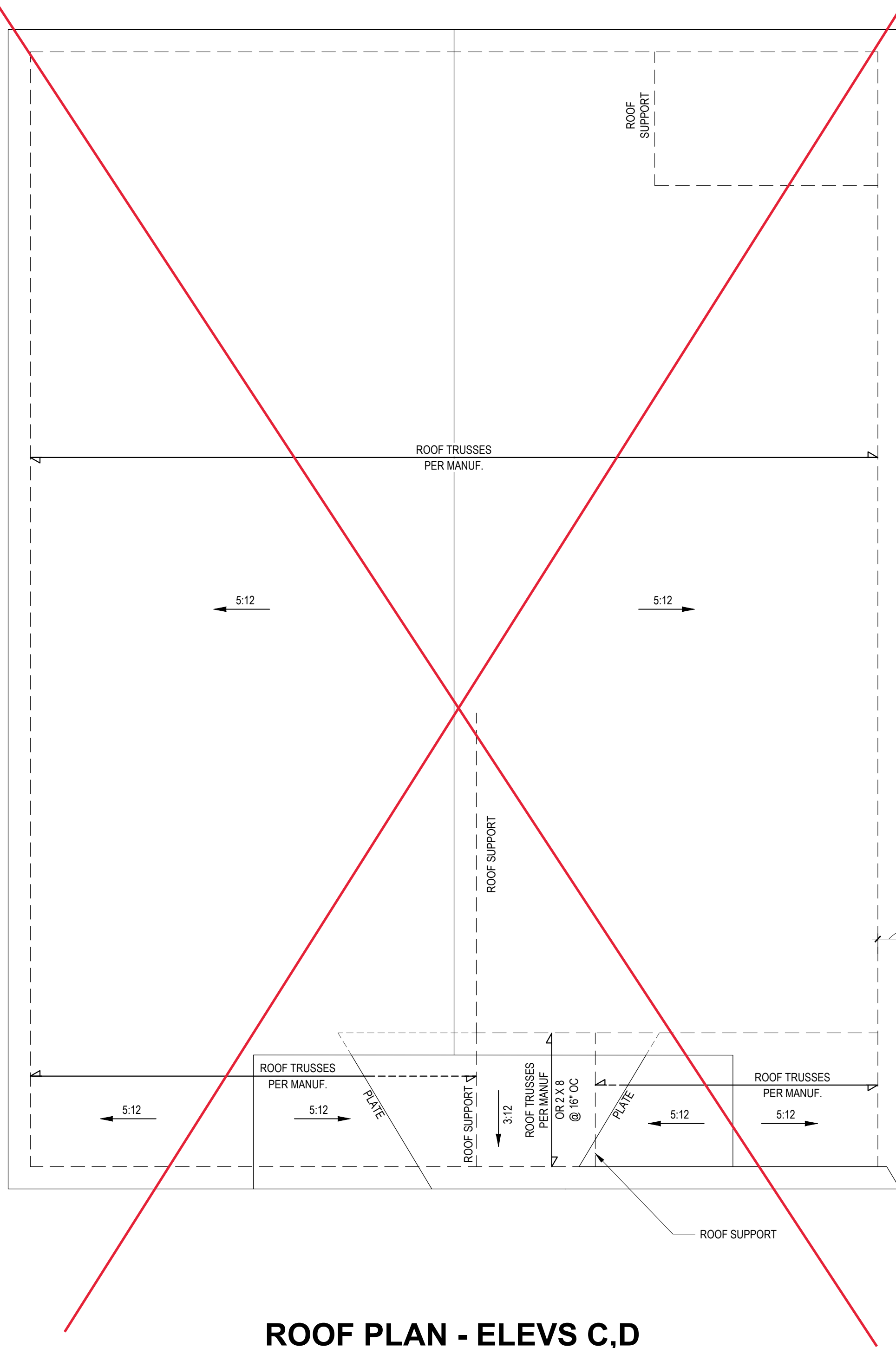
2 of 5

F:\NAME: HA VALDES: OFFICE\DRB\2023\DRB2301-0091_A.G. RESIDENTIAL_HAVILLAND\DRB2301-0091_A.G. RESIDENTIAL_HAVILLAND\CAD FILES\DRB2301-0091A.dwg SHED BR: SHWESH LAST PLOT DATE: 7/6/2023 3:28 PM

2X4 WALLS; 2X4 GARAGE
WALLS & 2X6 PLUMBING
WALLS AS NEEDED. 8'
CEILINGS



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



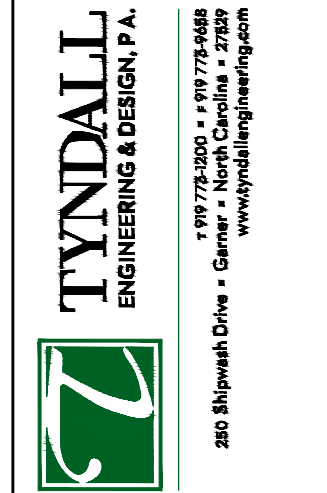
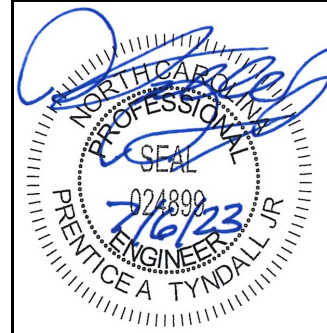
ROOF PLAN - ELEVS C,D
1/4" = 1'-0"

1900 SQ. FT. OF ATTIC / 300 = 7 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 BY EAVE VENTS.
- 2) CATHEDRAL CEILINGS SHALL HAVE A 1" MINIMUM CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.

NO SCALE  ATTIC VENTILATION CALCULATION

*Engineers seal does not include construction means, methods, techniques, sciences, procedures or safety precaution. Any deviation or discrepancies on plans are to be brought to the immediate attention of Tyn dall Engineering & Design, P.A. Failure to do so will void Tyn dall Engineering & Design, P.A. liability. *Please review these documents carefully. Tyn dall Engineering & Design, P.A. will interpret that all dimensions, recommendations, etc. presented in these documents were deemed acceptable once construction begins.



Client: **A&G RESIDENTIAL**
Project: **THE HAVILLAND GARAGE LEFT**

ROOF PLAN

Project #: **DRB2301-0091A**
Date: **7/6/2023**
Engineered By: **HJS**
DWG. Checked By: **PTII**
Scale: **SEE PLAN**

REVISIONS		
No.	Date:	Remarks
1		
2		
3		
4		

Sheet Number

S3

3 of 5

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.

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			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 MPH (EXPOSURE B)			
SEISMIC	SEISMIC ZONES A, B & C			

- ## DEFINITIONS FOR COMMON ABBREVIATIONS

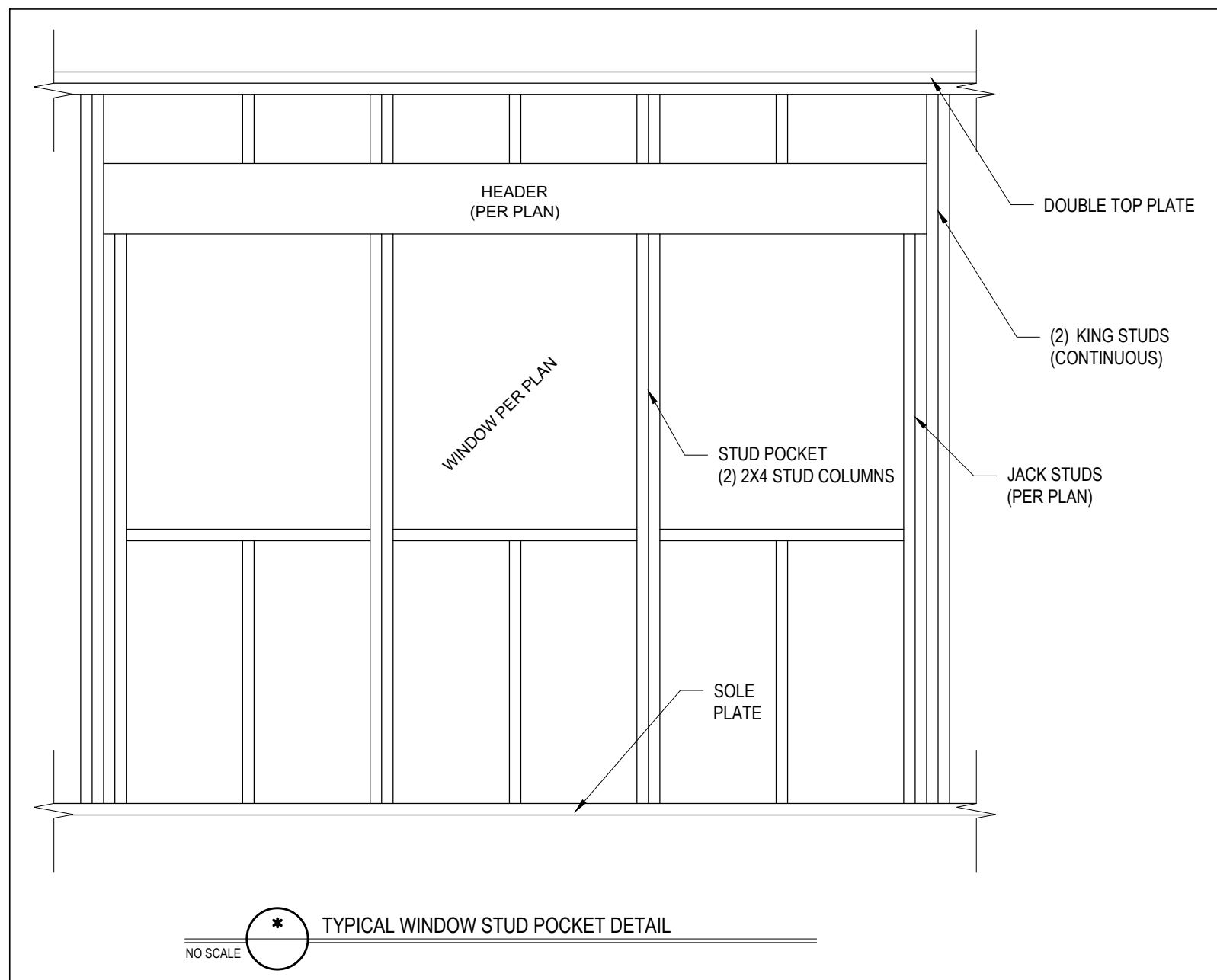
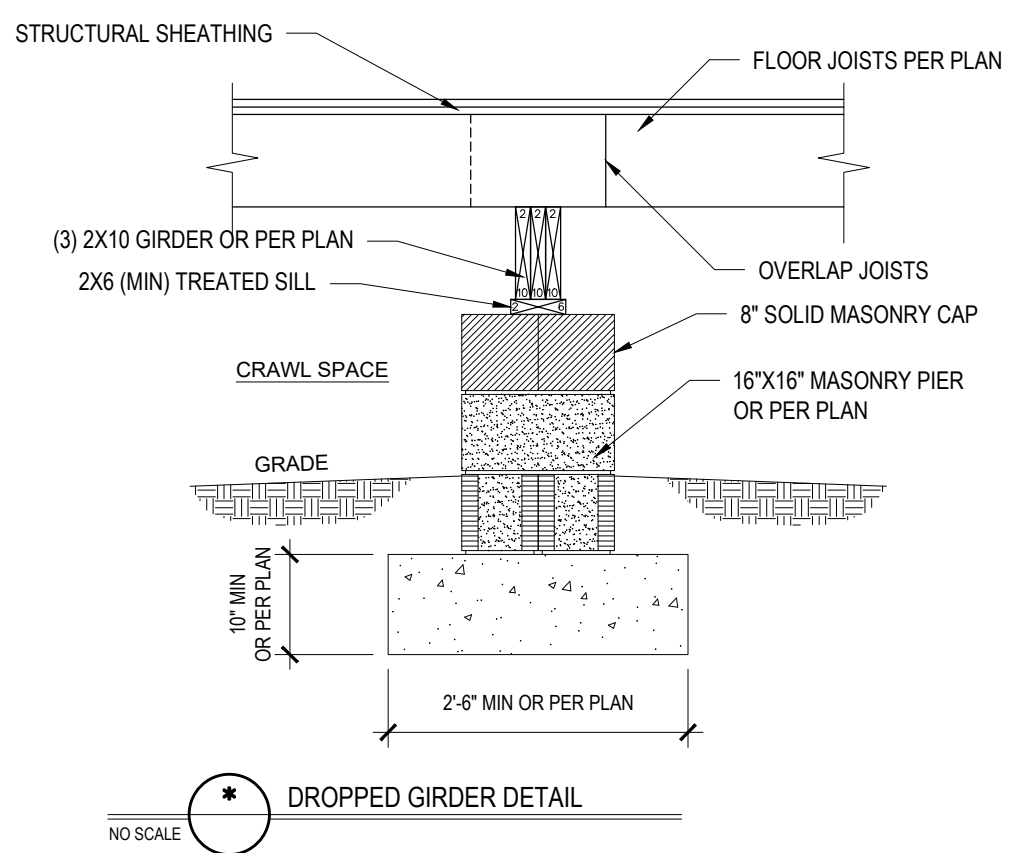
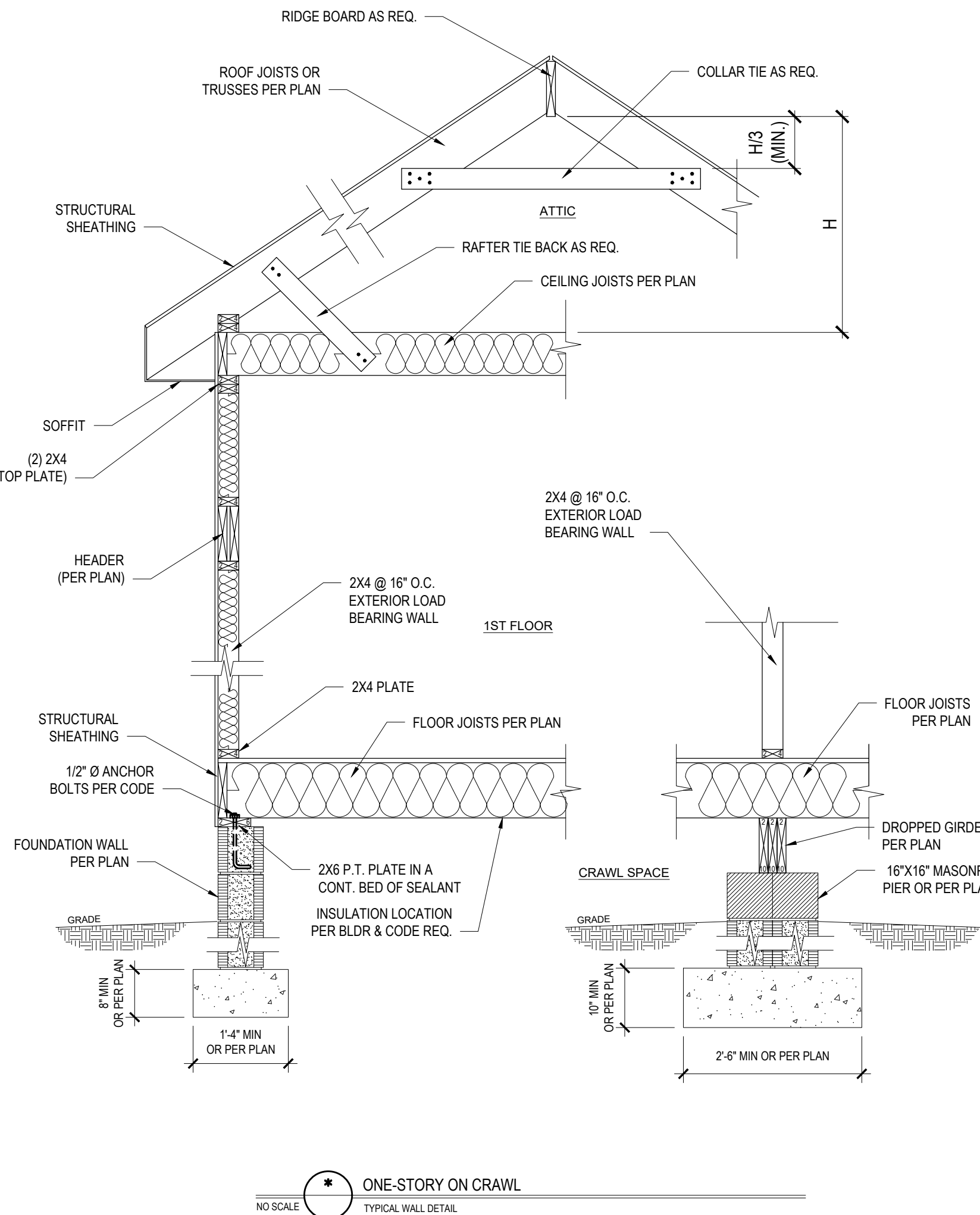
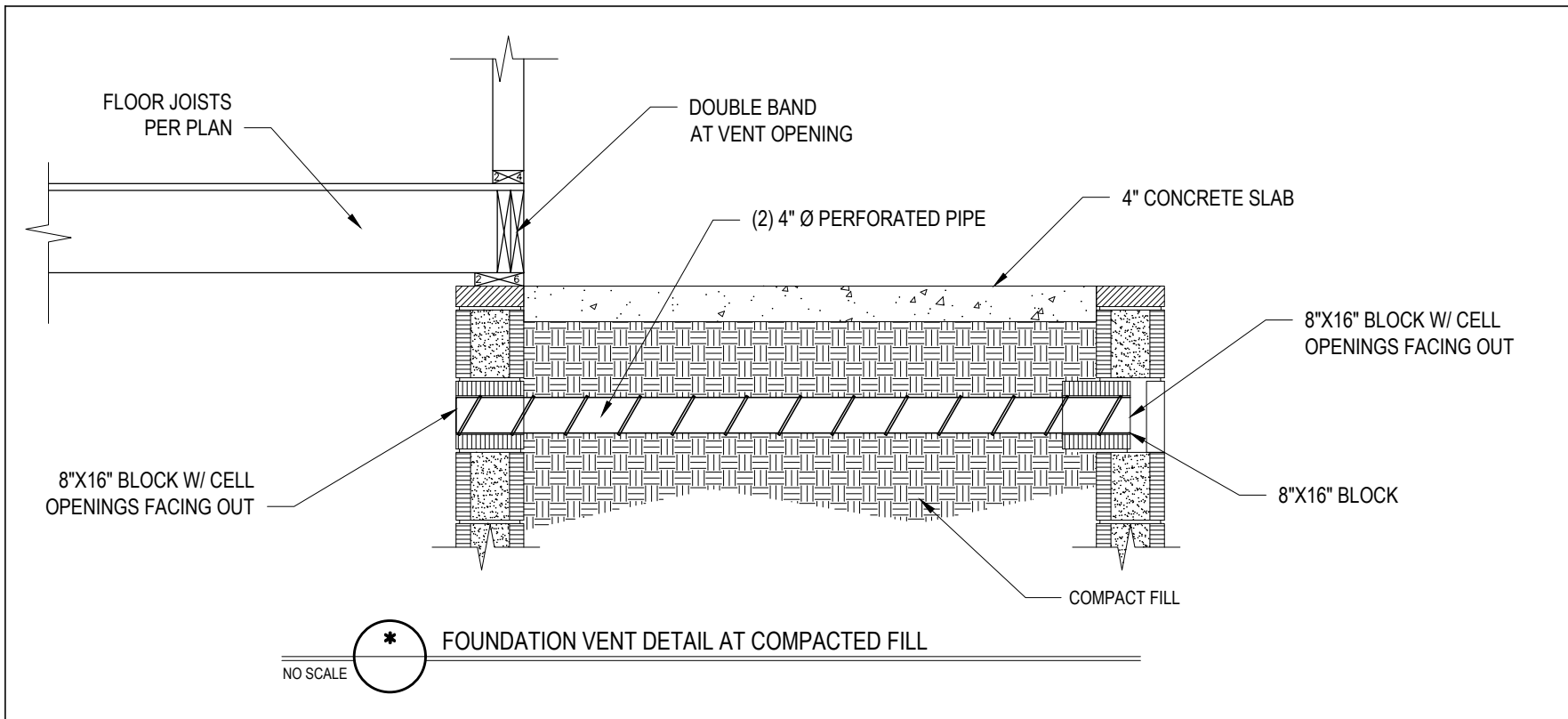
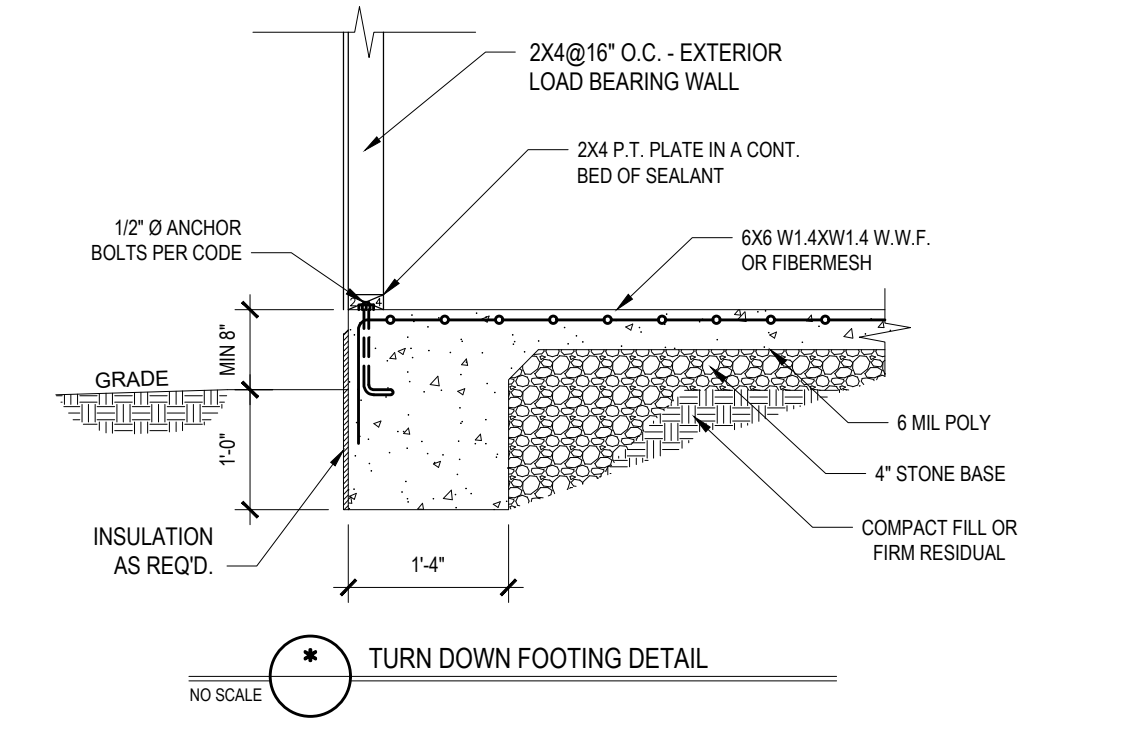
ALT	=	ALTERNATE	MAX	=	MAXIMUM
CANT	=	CANTILEVER	MIN	=	MINIMUM
CJ	=	CEILING JOIST	NOM	=	NORMAL
CMU	=	CONCRETE MASONRY UNIT	O C	=	ON CENTER
COL	=	COLUMN	PL	=	POINT LOAD
CONC	=	CONCRETE	PT	=	PRESSURE TREATED
CONT	=	CONTINUOUS	RENF	=	REINFORCED
CONT	=	CONT	RED	=	REQUIRED
DBL	=	DOUBLE	RJ	=	ROOF JOIST
DIA	=	DIAMETER	RS	=	ROOF SUPPORT
DJ	=	DOUBLE JOIST	SC	=	STUD COLUMN
DR	=	DOUBLE Rafter	SCH	=	SCHEDUL
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 OTHERWISE
HORIZ	=	HORIZONTAL	W	=	WIDE FLANGE BEAM
HT	=	HEIGHT	WWF	=	WELDED WIRE FABRIC
MANUF	=	MANUFACTURER	XJ	=	EXTRA JOIST

- | POST SIZE | MAX. POST HEIGHT** |
|-----------|--------------------|
| 4 x 4 | 8'-0" |
| 6 x 6 | 20'-0" |
| *** | OVER 20'-0" |

2) DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY BY ONE OF THESE METHODS:

- | 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" |

- | CLIMATE ZONES | FENESTRATION U-FACTOR ^{b,1} | SKYLIGHT U-FACTOR ^b | GLAZED FENESTRATION SHGC ^{b,4} | CEILING R-VALUE | WOOD FRAMED WALL R-VALUE | MASS WALL R-VALUE ¹ | FLOOR R-VALUE | BASEMENT R-VALUE ^{c,5} | SLAB R-VALUE AND DEPTH ^d | CRAWL SPACE R-VALUE ^e |
|---------------|--------------------------------------|--------------------------------|---|-----------------|--|--------------------------------|-----------------|---------------------------------|-------------------------------------|----------------------------------|
| 3 | 0.35 | 0.55 | 0.30 | 38 or 30 cont. | 15 or 13 + 2.5 ^h | 5/13 or 5/10 cont. | 19 | 5/13 | 10 | 5/13 |
| 4 | 0.35 | 0.55 | 0.30 | 38 or 30 cont. | 15 or 13 + 2.5 ^h | 5/13 or 5/10 cont. | 19 | 10/15 | 10 | 10/15 |
| 5 | 0.35 | 0.55 | NR | 38 or 30 cont. | 17, 19, or 13 + 5 ^h or 15 + 3 | 13/17 or 13/12.5 cont. | 30 ^g | 10/15 | 10 | 10/19 |

[illegible]

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ENGINEERING & DESIGN, P.A.

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• Garner • North Carolina • 27529
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280 Shipwash Drive



Client:	A&G RESIDENTIAL
Plan:	THE HAVILLAND GARAGE LEFT

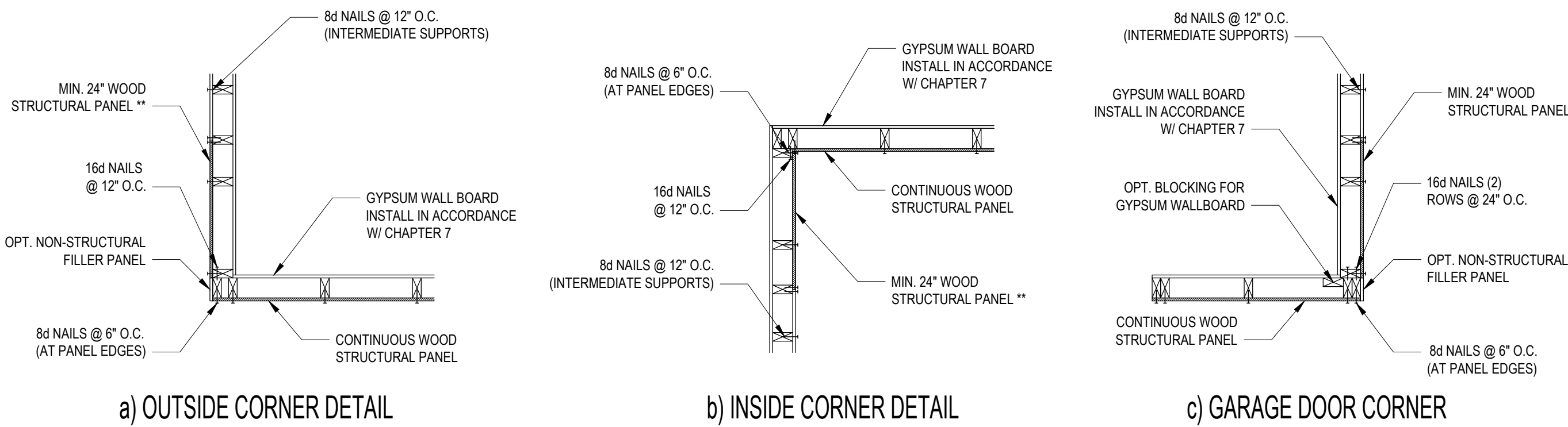
STANDARD DETAILS

<u>Project #:</u>	DRB2301-0091A
<u>Date:</u>	7/6/2023
<u>Engineered By:</u>	HJS
<u>DWG. Checked By:</u>	PTII
<u>Scale:</u>	SEE PLAN

REVISIONS		
No.	Date:	Remarks
1		
2		
3		
4		

Sheet Number

D1



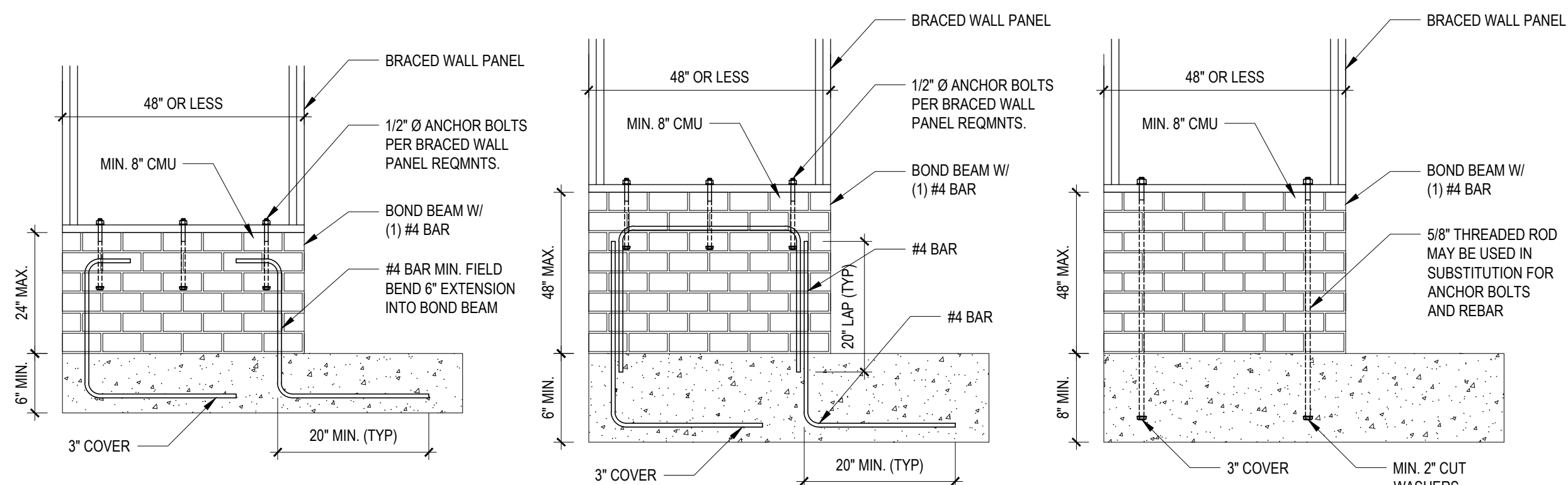
B1: TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING
NO SCALE

STRUCTURAL SHEATHING NOTES

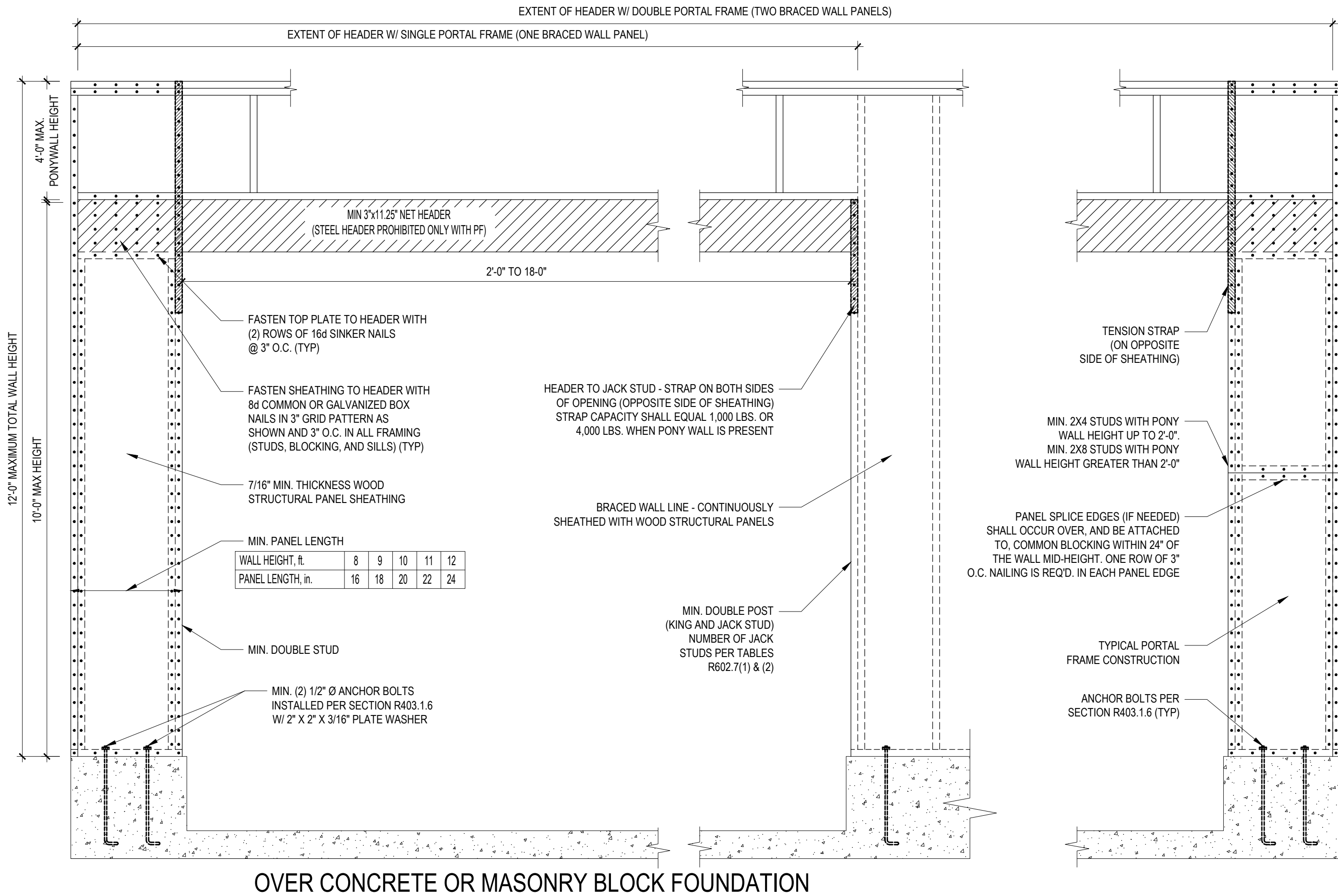
- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
- WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10.3 OF THE 2018 NCRC.
- BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3. REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.
- 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)
 - REFERENCE FIGURE R602.10.4.3 OF THE 2018 NCRC.
 - 12\"/>
- 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\"/>
- MINIMUM BRACED WALL PANEL LENGTHS WITH CS-WSP METHOD SHALL BE AS FOLLOWS:
 - 24\"/>
- FOR CS-WSP METHOD, A MINIMUM 24\"/>
- MINIMUM 800# HOLD-DOWN DEVICE

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.

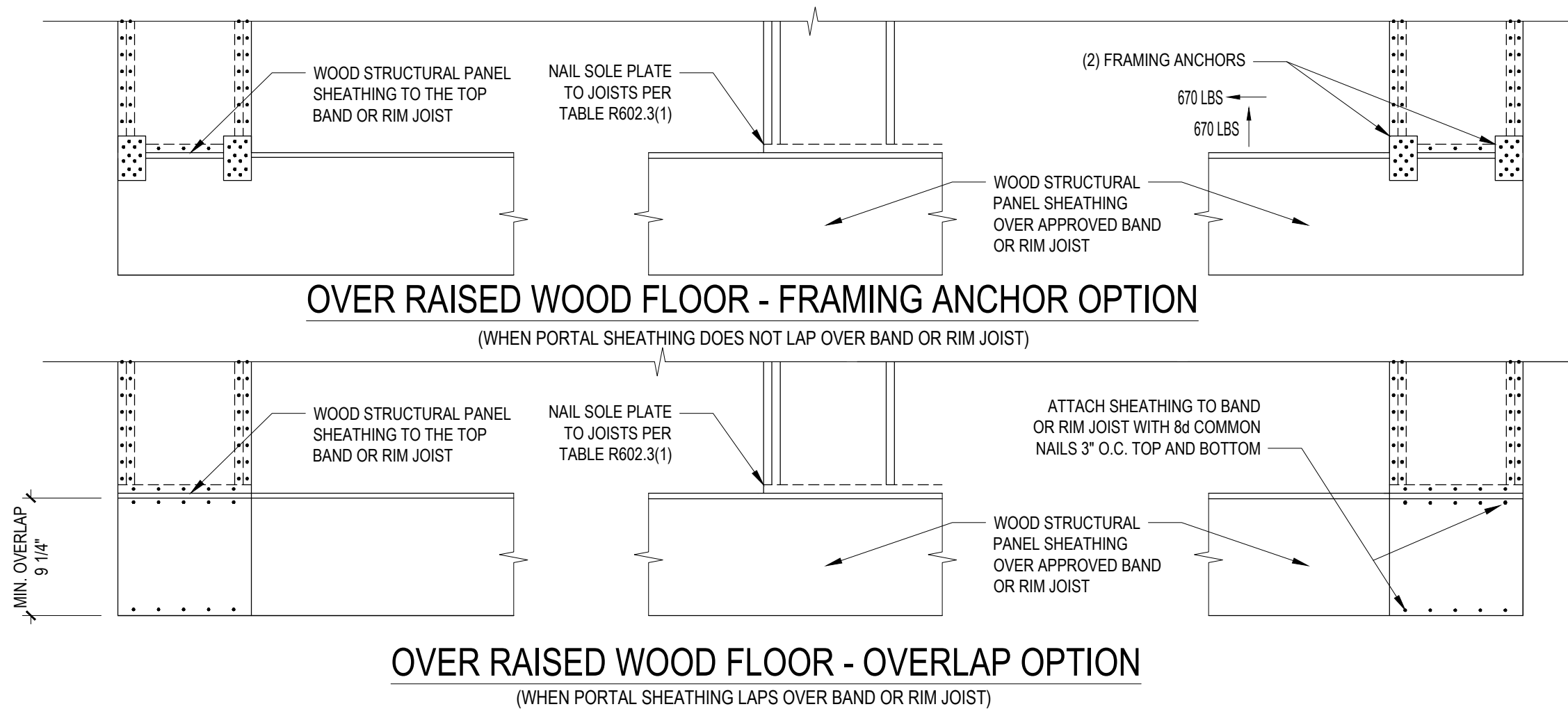
**OR EQUIVALENT PER TABLE R702.3.5
B3: BRACE WALL PANEL CONNECTIONS
NO SCALE



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

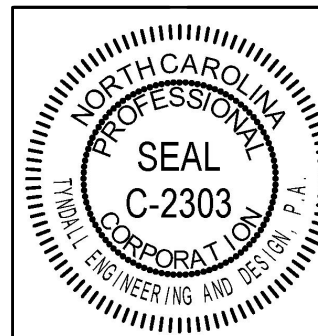
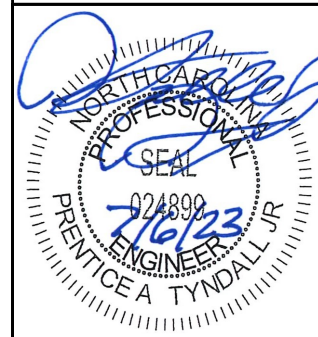


OVER CONCRETE OR MASONRY BLOCK FOUNDATION



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 deviation or discrepancies on plans are to be brought to the immediate attention of Tyn dall Engineering & Design, P.A. Failure to do so will void Tyn dall Engineering & Design, P.A. liability.
*Please review these documents carefully. Tyn dall Engineering & Design, P.A. will interpret that all dimensions, recommendations, etc. presented in these documents were deemed acceptable once construction begins.



Client: **A&G RESIDENTIAL**
Project: **THE HAVILLAND GARAGE LEFT**

SHEATHING DETAILS

Project #: **DRB2301-0091A**
Date: **7/6/2023**
Engineered by: **HJS**
DWG. Checked by: **PTII**
Scale: **SEE PLAN**

REVISIONS		
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