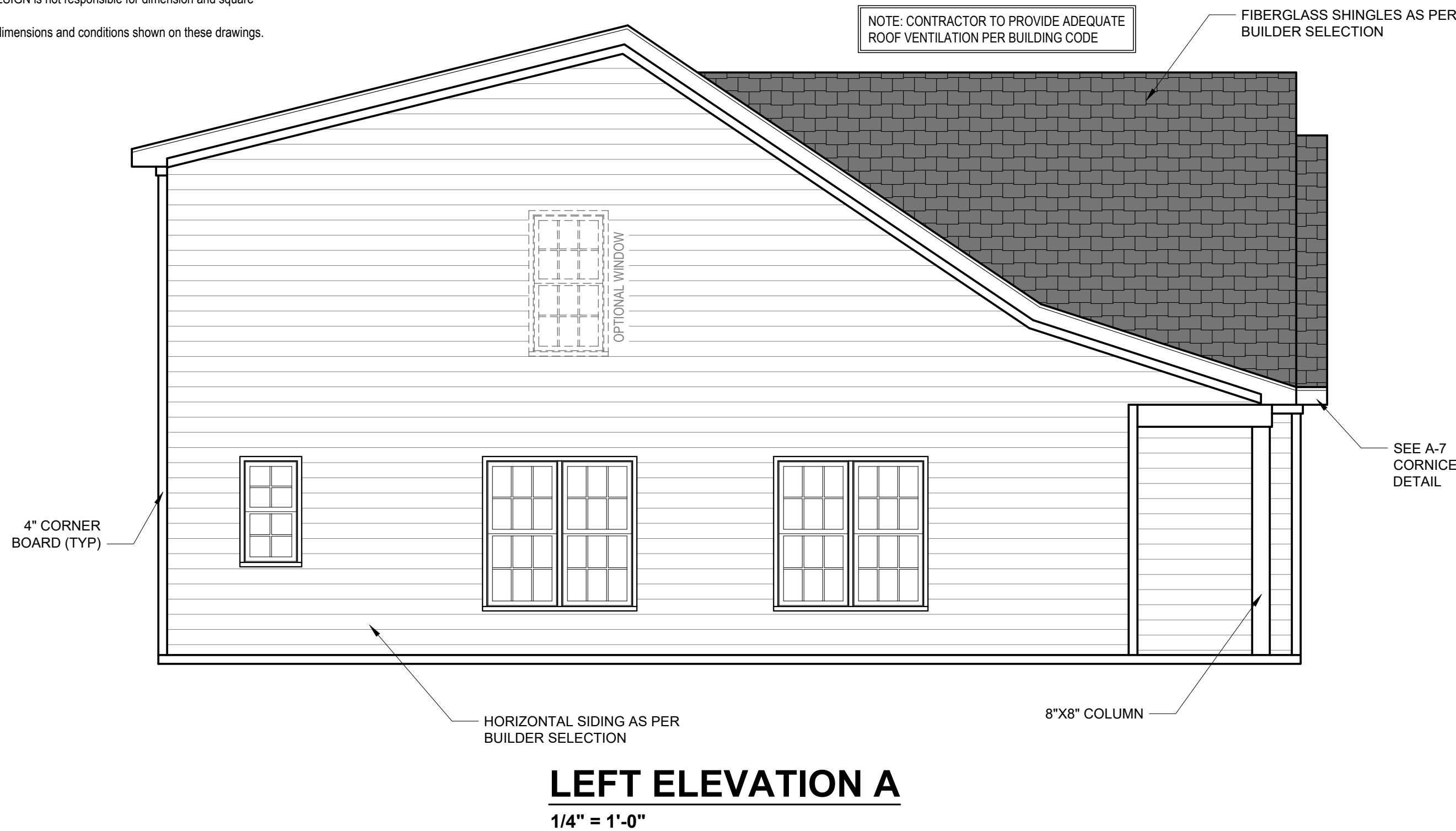
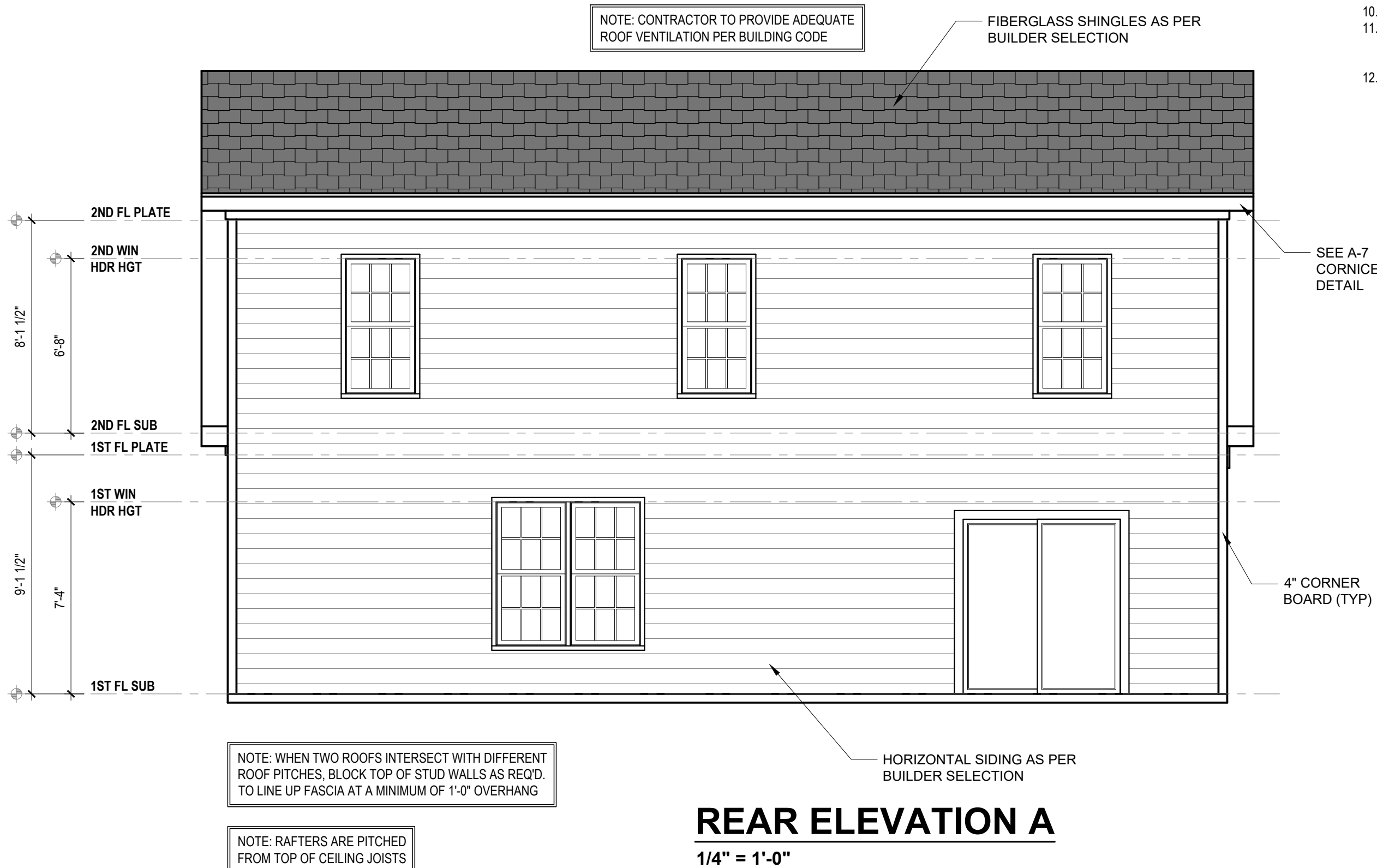
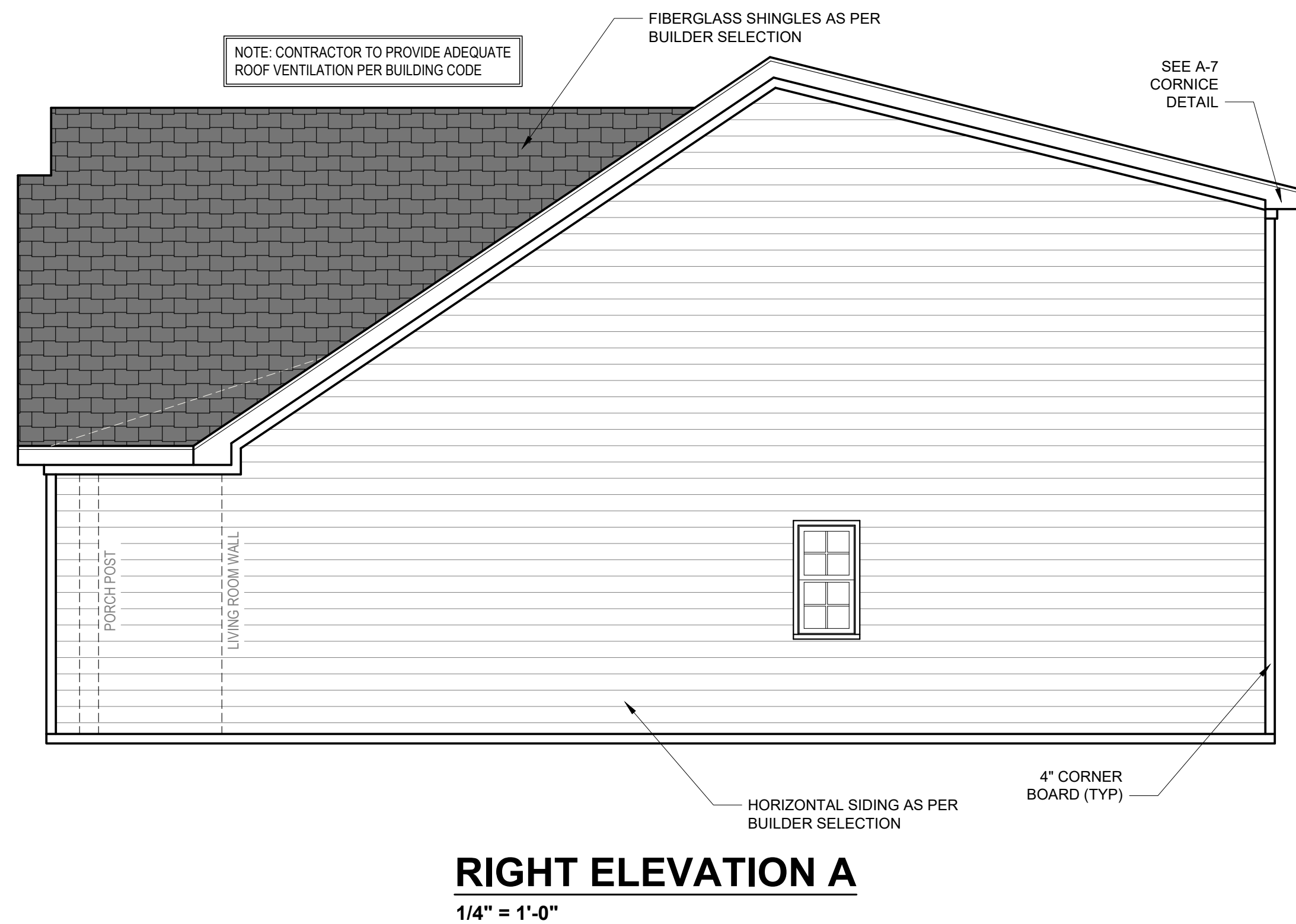
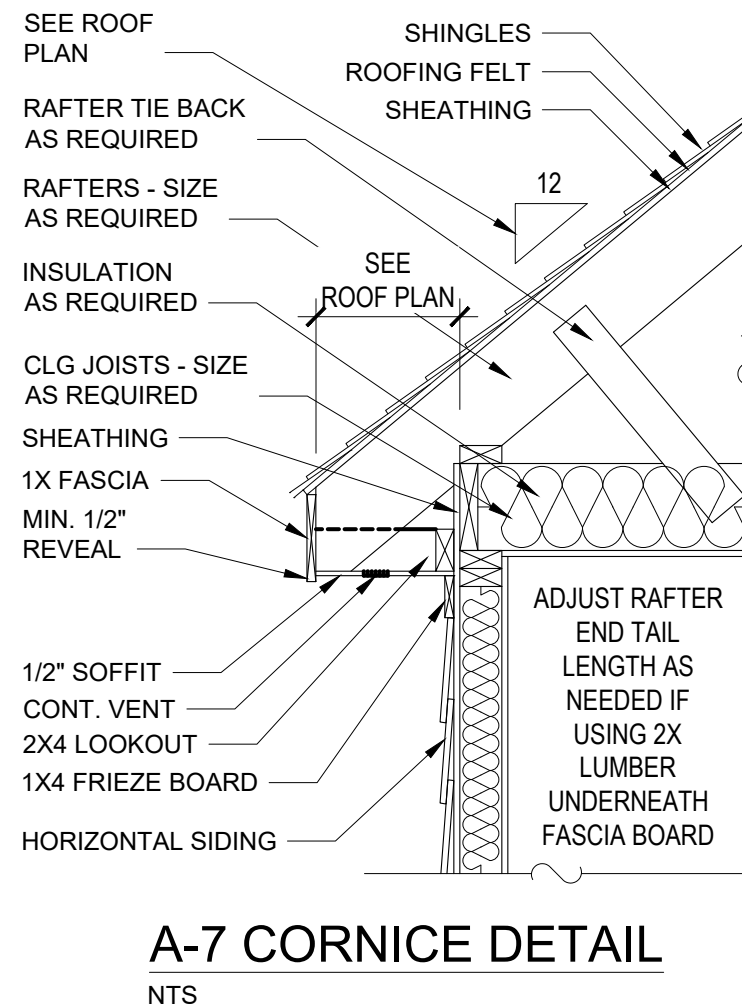
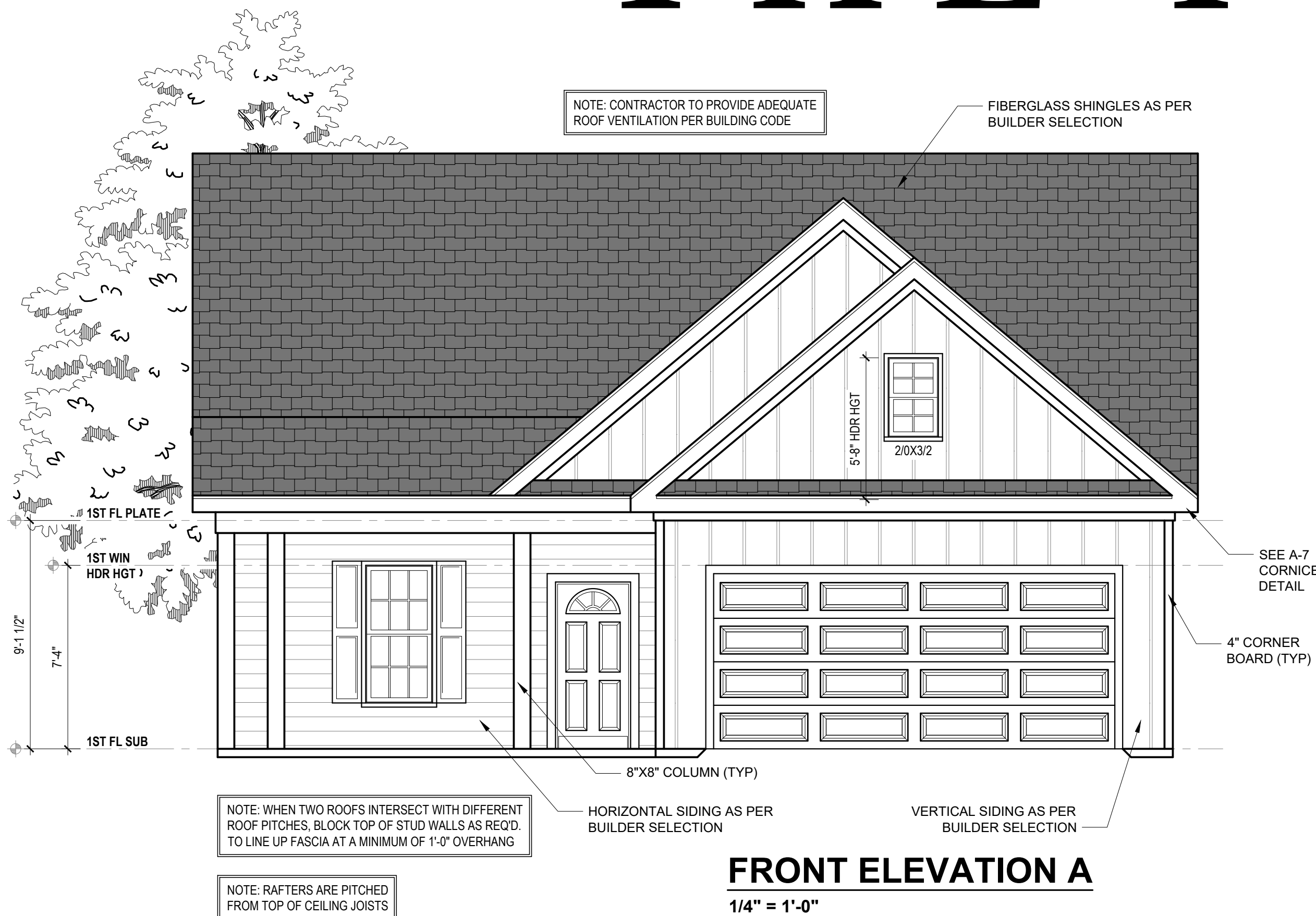


Alton Fields Lot 5 - 154 Beebalm Run

THE FRANKLIN



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- Communication is imperfect and every contingency cannot be anticipated.
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- DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.

PROJECT #
DRB2301-0476_B

DATE
05/03/2024

DRAWN/DESIGNED BY
MMB

CHECKED BY
RB

SCALE
1/4" = 1'-0"

WEBSITE
www.drbhomedesign.com

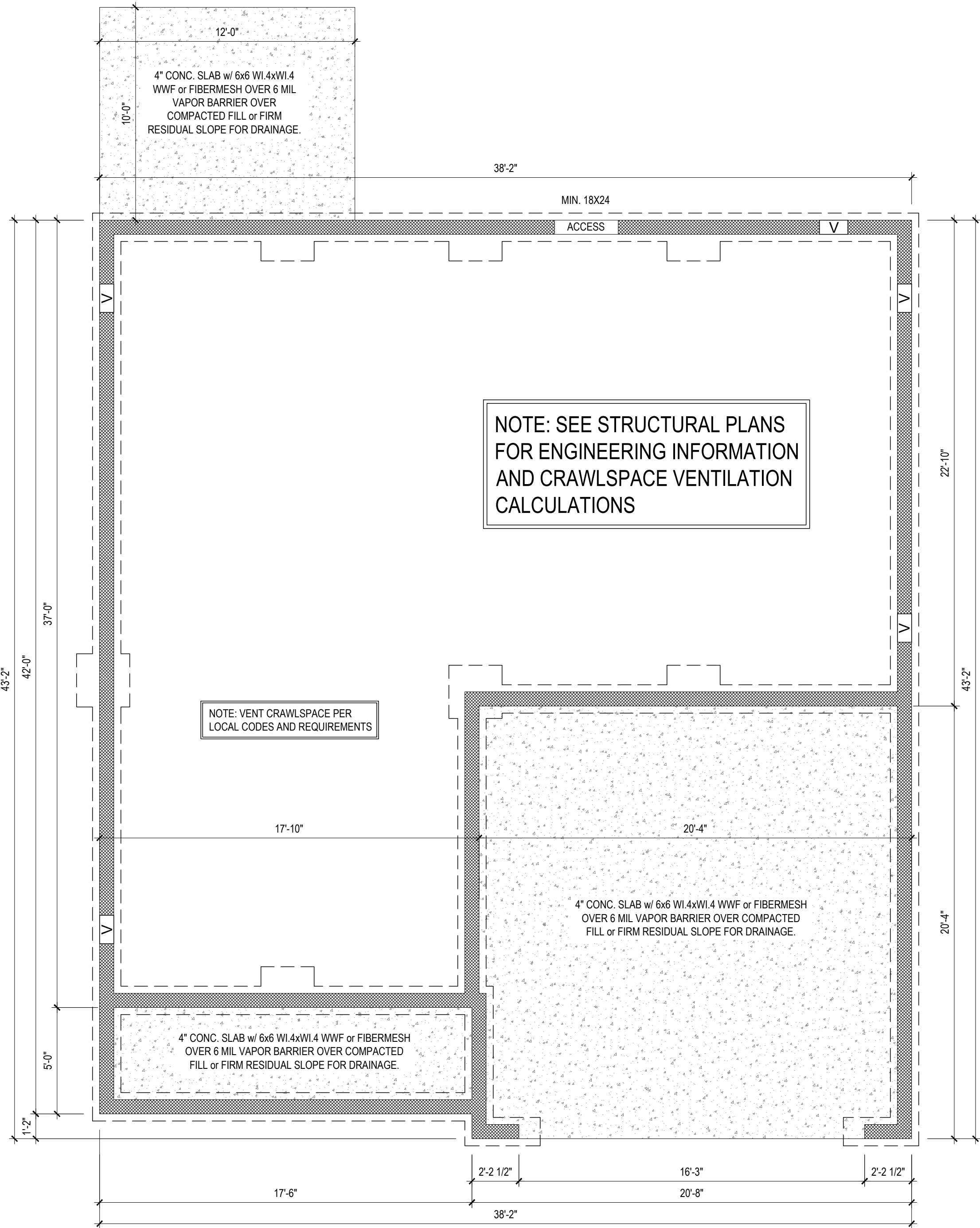
PROJECT NAME
THE FRANKLIN

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

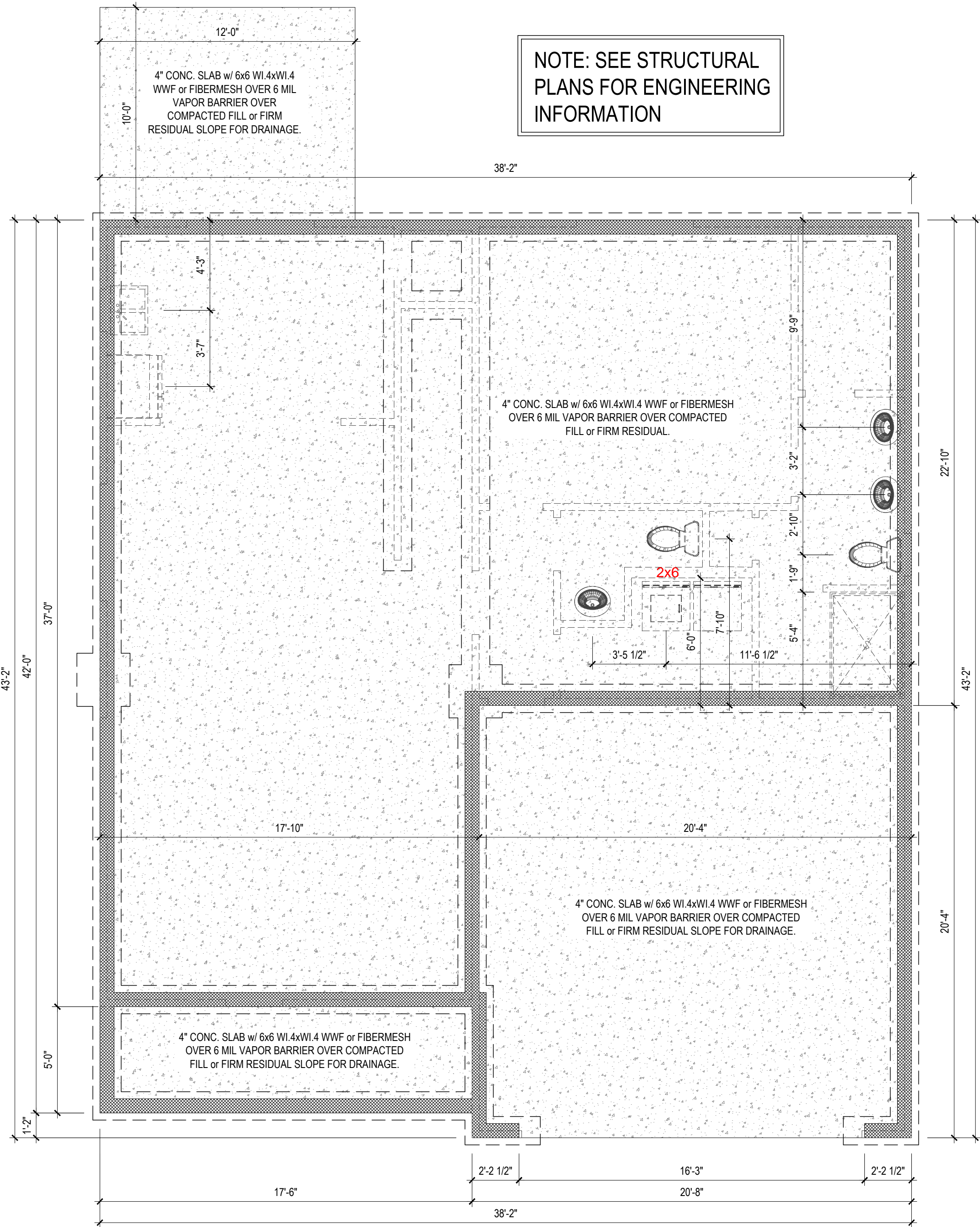
CLIENT NAME
RIVER WILD
114 W. Main St.
Clayton, NC, 27520
brittany@staywild.com 919-909-9426

SHEET NAME
ELEVATIONS

SHEET #
1

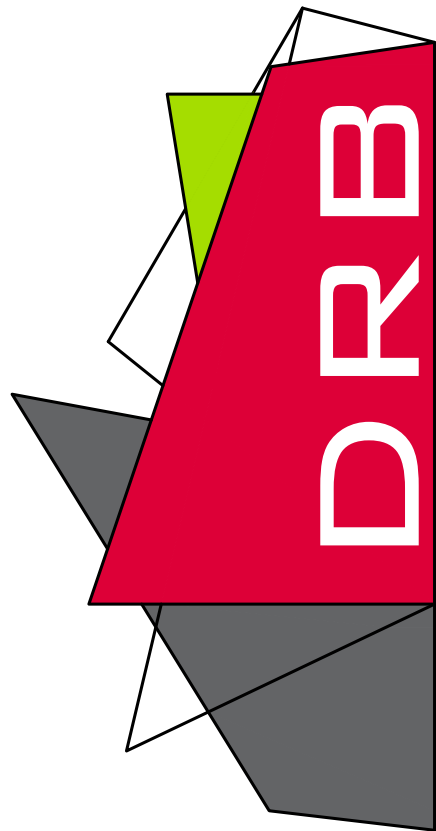


FOUNDATION PLAN - A&B
1/4" = 1'-0" CRAWL SPACE



FOUNDATION PLAN - A&B
1/4" = 1'-0" STEM 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.
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5. Design and construction are complex and, although the designer performed his services with due care and diligence, perfection is not a guarantee.
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DRB2301-0476_B
DATE
05/03/2024
DRAWN/DESIGNED BY
MMB
CHECKED BY
RB
SCALE
1/4" = 1'-0"

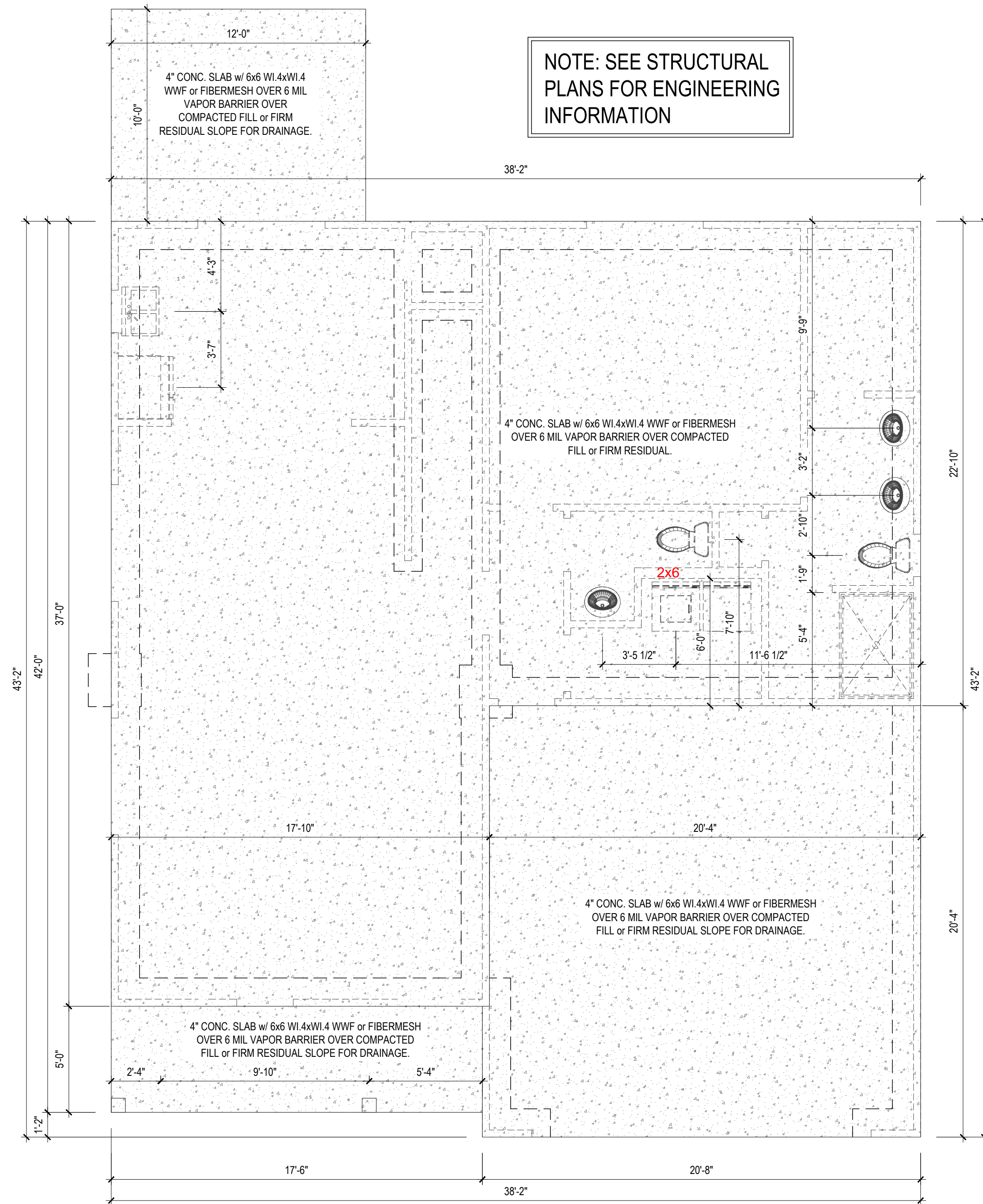
WEBSITE
www.
drbhomedesign
.com

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THE
FRANKLIN

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

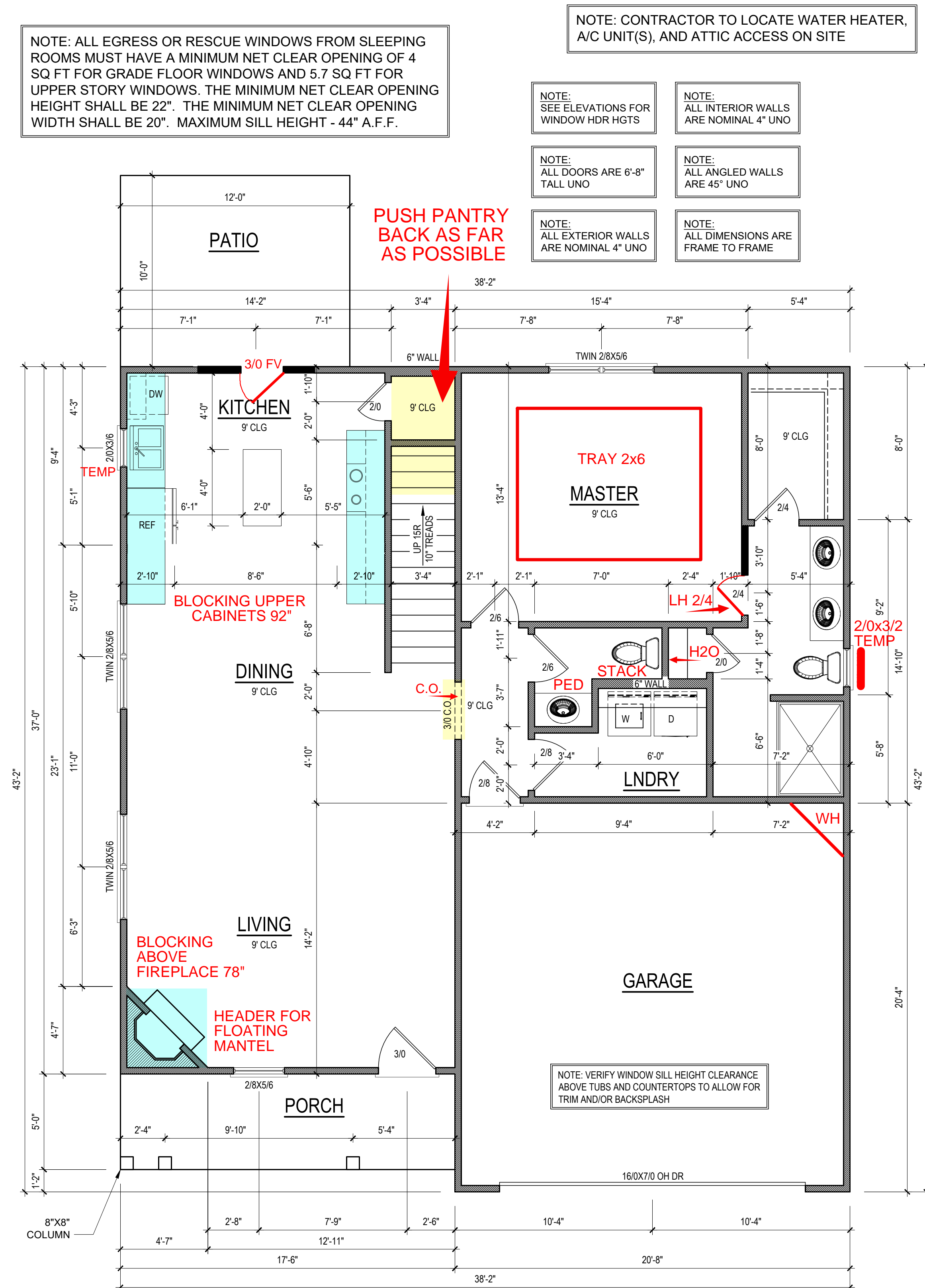
CLIENT NAME
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Clayton, NC, 27520
brittany@staywild.com 919-909-9426

SHEET NAME
FOUNDATION
SHEET #



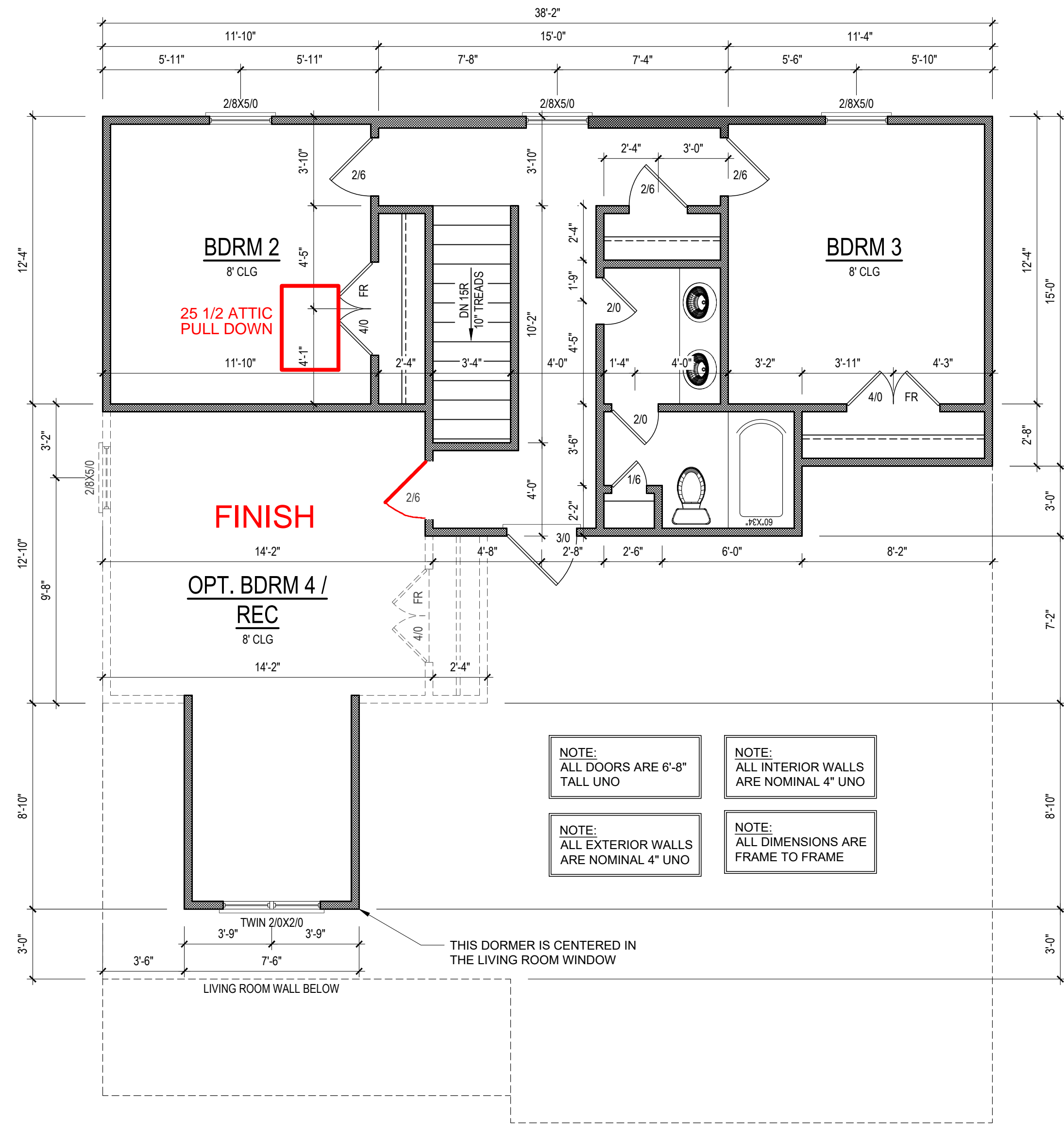
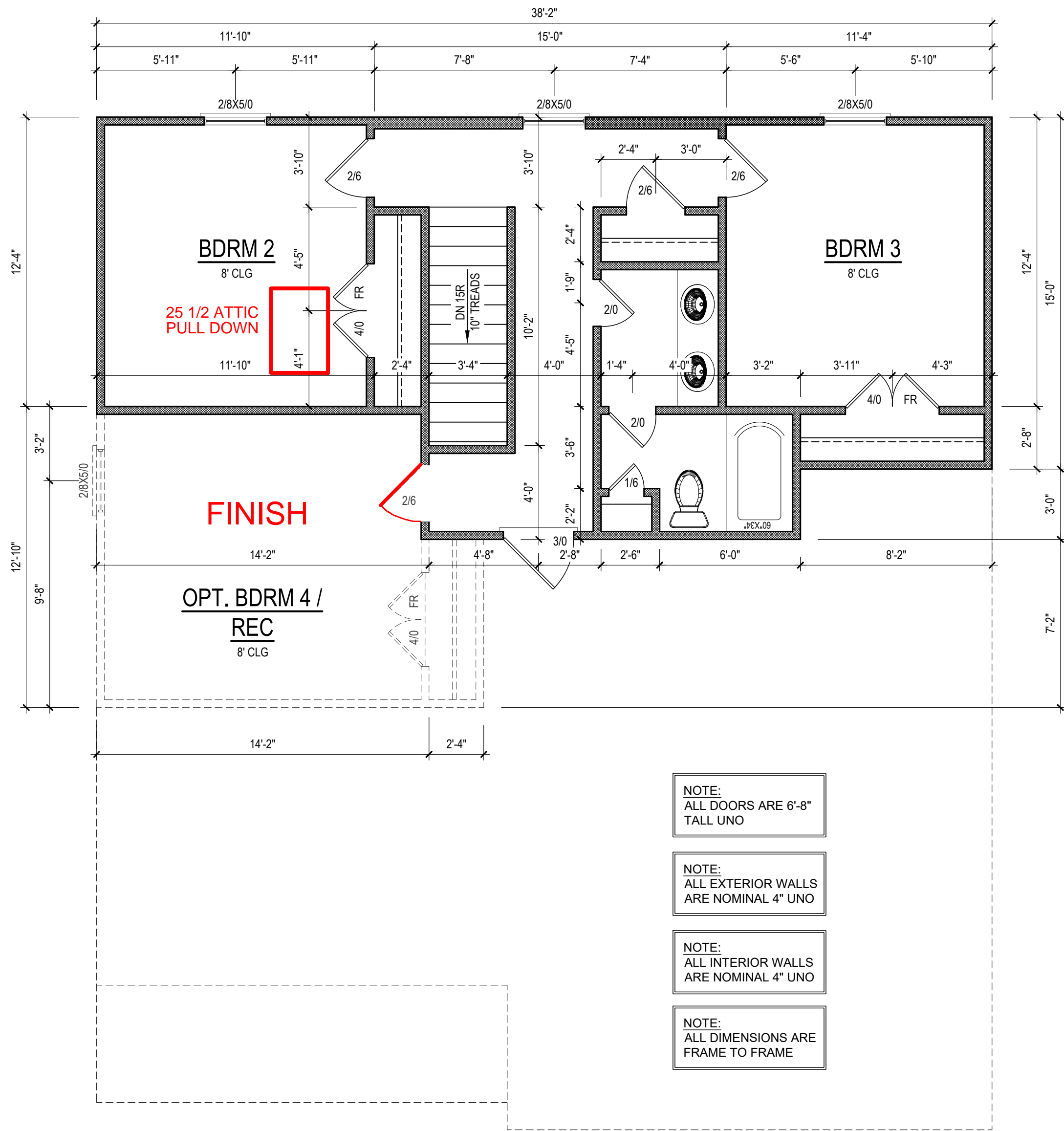
FOUNDATION PLAN - A&B
1/4" = 1'-0" MONOLITHIC SLAB

2. DRB DESIGN assumes no liability for any home constructed from this plan.
3. All construction shall conform to the latest requirements of North Carolina State 2018 residential building code in addition to all local codes and regulations.
4. 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.
5. Release of these plans requires further cooperation from the owner, his/her contractor, and DRB DESIGN.
6. Design and construction are complex and, although the designer performed his services with due care and diligence, perfection is not a guarantee.
7. Communication is impacted and even when contingency cannot be anticipated.
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13. DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.



FIRST FLOOR PLAN - A&B

HEATED SQUARE FOOTAGE	
First Floor	1124
Second Floor	547
TOTAL HEATED	1671
UNHTD SQUARE FOOTAGE	
Garage	416
Front Porch	88
Patio	120
TOTAL UNHEATED	624
<u>TOTAL SQ FT</u>	<u>2295</u>
Optional Rec	192

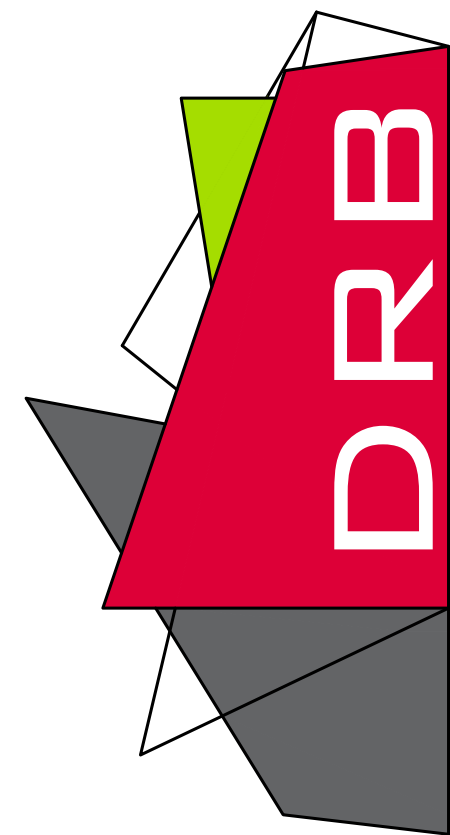


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PROJECT #
DRB2301-0476_B
DATE
05/03/2024
DRAWN/DESIGNED BY
MMB
CHECKED BY
RB
SCALE
1/4" = 1'-0"

WEBSITE
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drbhomedesign
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PROJECT NAME
THE
FRANKLIN



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

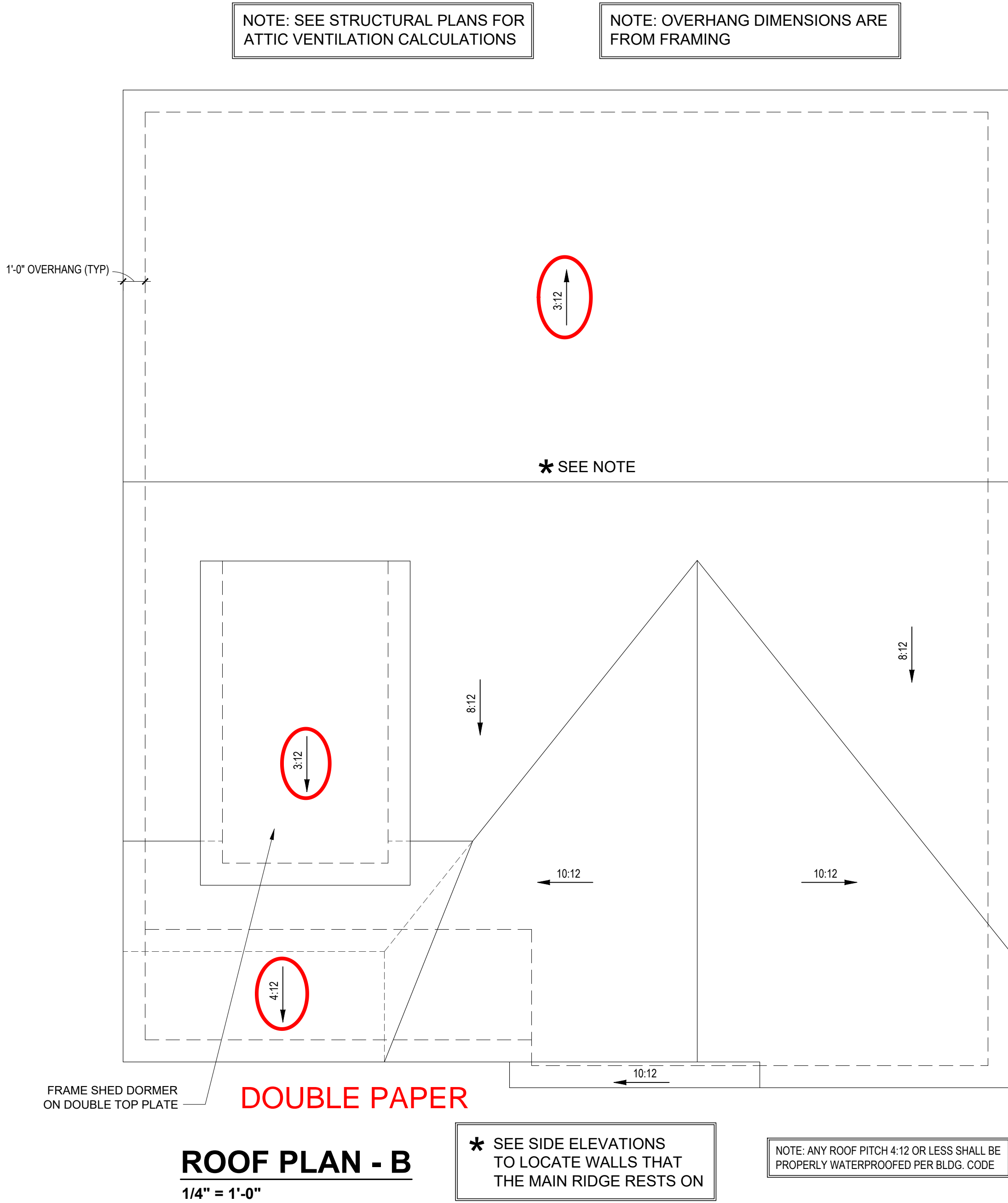
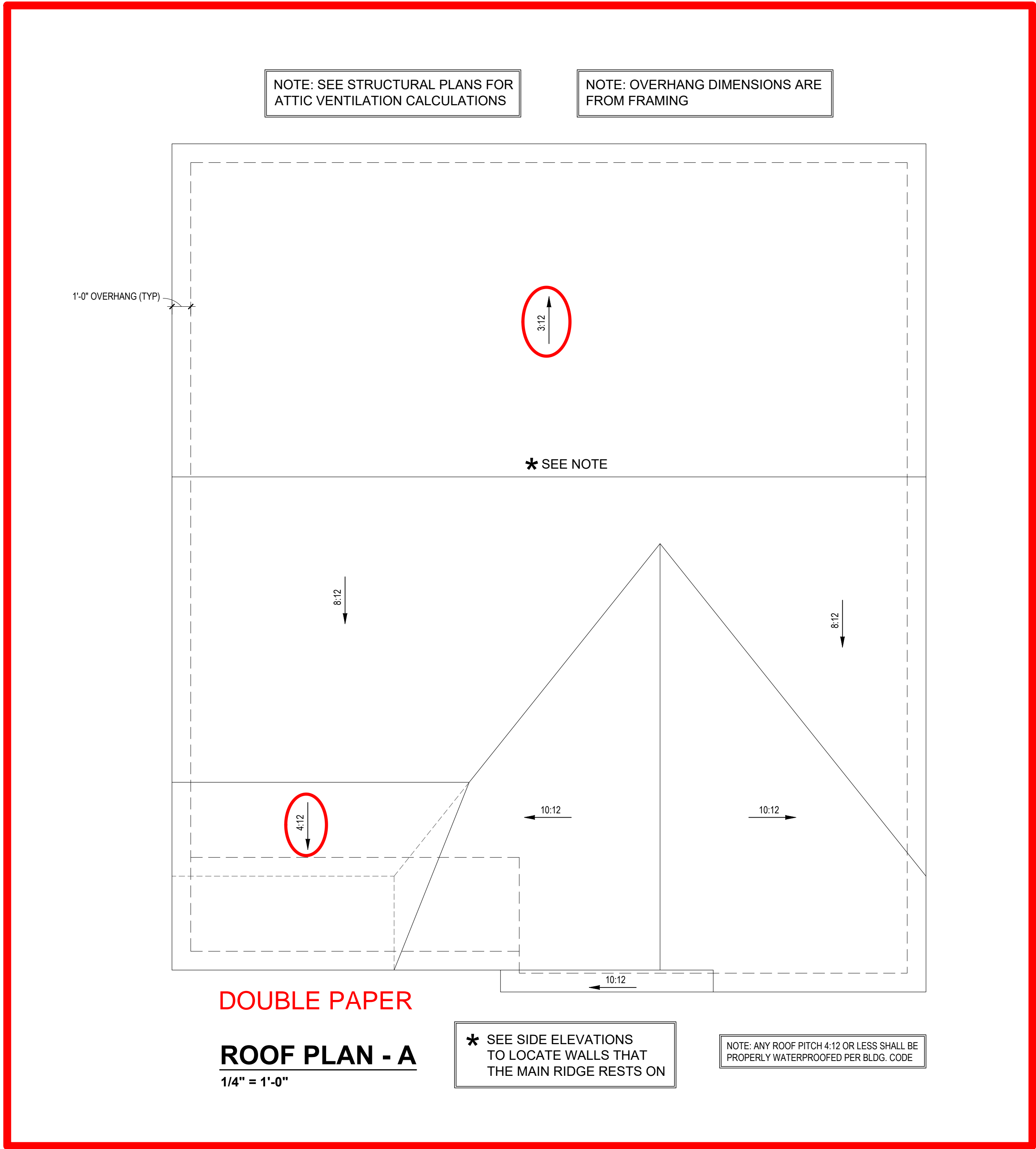
CLIENT NAME
RIVER WILD
114 W. Main St.
Clayton, NC, 27520
brittany@staywild.com
919-909-9426

SHEET NAME
2ND_FLOOR

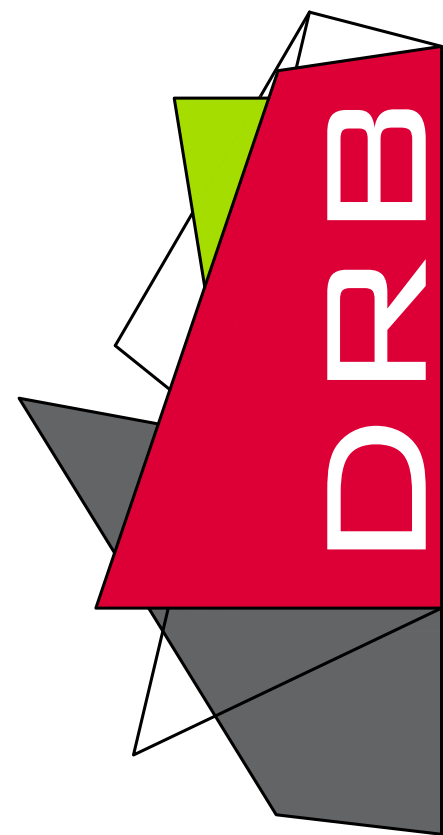
SHEET #

5

of 6



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PROJECT #
DRB2301-0476_B
DATE
05/03/2024
DRAWN/DESIGNED BY
MMB
CHECKED BY
RB
SCALE
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drbhomedesign
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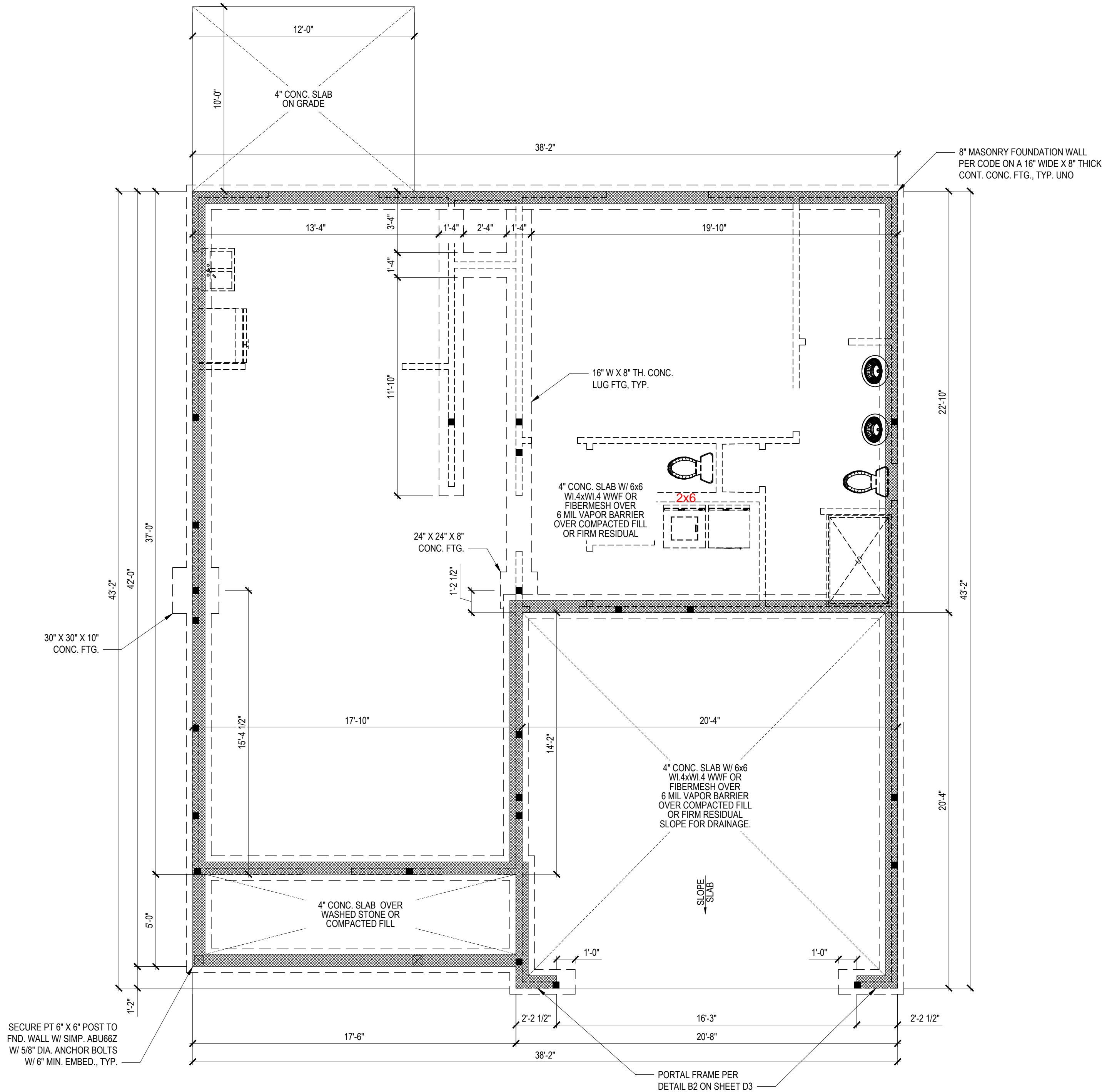
SHEET NAME
ROOF
SHEET #
6
of 6

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 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			

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 $F_b = 2800$ PSI, $E = 1.9M$ PSI (OR GREATER)
(I.E. I-LEVEL MICROLAM)
ALL LSL LUMBER IS TO BE 1.55E ($F_b = 2325$ PSI) (OR GREATER)
ALL PSL LUMBER IS TO BE 1.8E ($F_b = 2400$ 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, 16 = 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 NCRC.
- 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.

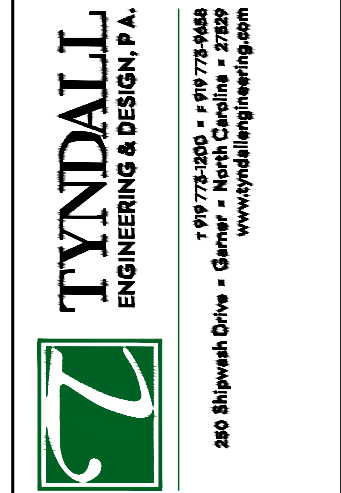
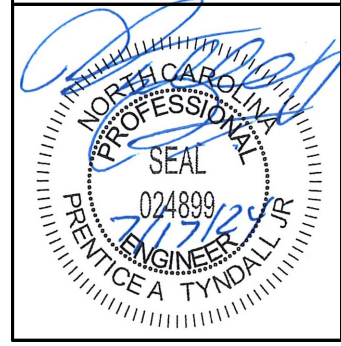


FOUNDATION PLAN - A&B

1/4" = 1'-0"

STEM WALL

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Client:	RIVER WILD 114 W. MAIN ST. CLAYTON, NC, 27520	Plan:	THE FRANKLIN GARAGE RIGHT
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FOUNDATION PLAN
STEM WALL

Project #:	DRB2301-0476B
Date:	05/13/2024
Engineered By:	JA
DWG. Checked By:	AM
Scale:	SEE PLAN

REVISIONS		
No.	Date:	Remarks
1		
2		
3		
4		

Sheet Number

S1A

1 of 7

DESIGN LOADS

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			LL	TL
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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)			
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Fy = 50 KSI MIN. (UNO)
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- ALL CONCRETE, fc = 3000 PSI MIN.
PRESUMPTIVE BEARING CAPACITY = 2000 PSF
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- UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.
- METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.

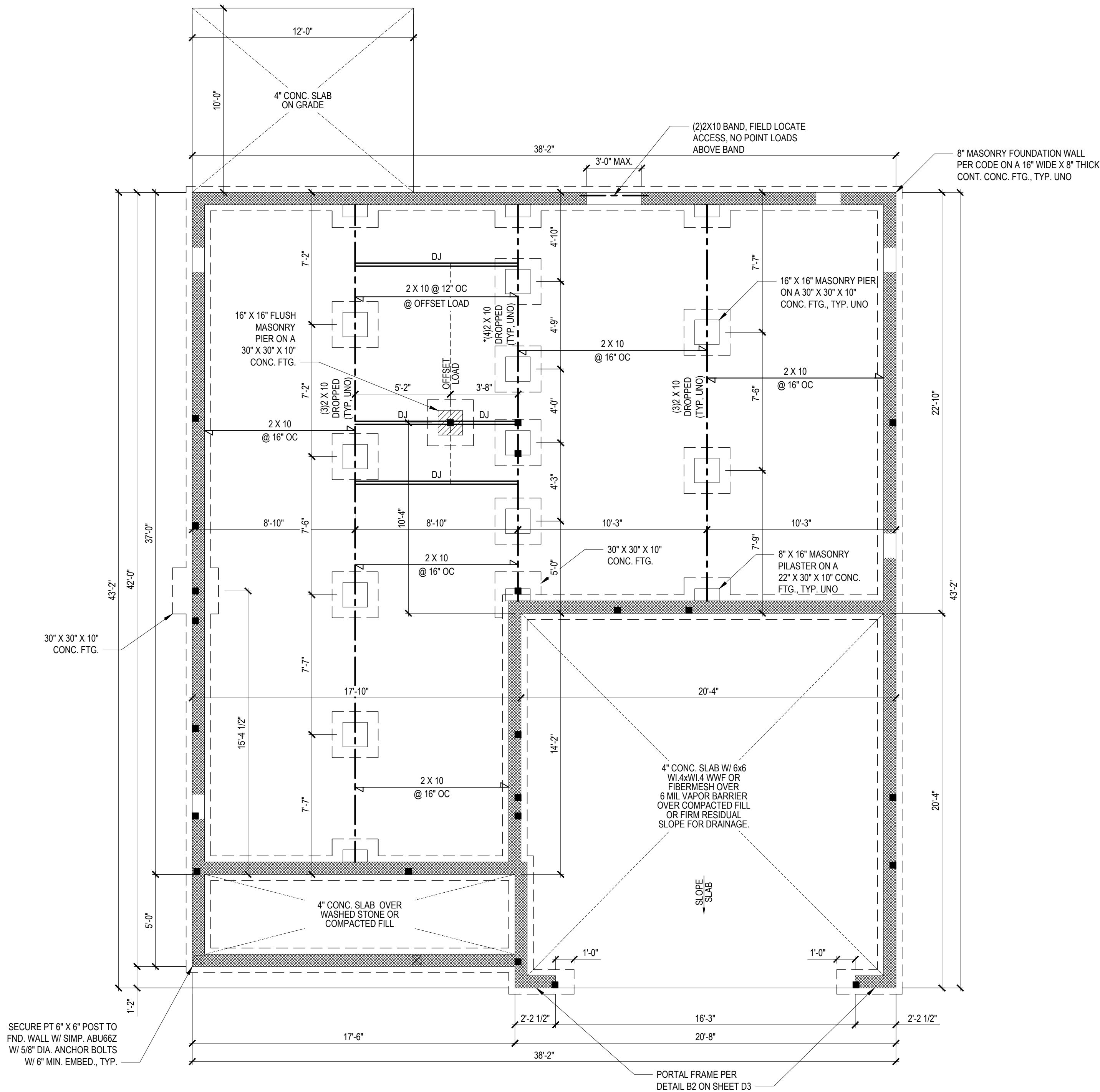
*NOTE: SECURE 4-PLY W/ 1/2" Ø THRU-BOLTS @ 24" O.C. (OR EQUIV. STRUCTURAL SCREWS)

ADDITIONAL JOISTS

-INSTALL AN ADDITIONAL JOIST 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

ADDITIONAL JOISTS

-INSTALL AN ADDITIONAL JOIST 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



FOUNDATION PLAN - A&B

1/4" = 1'-0"

CRAWL SPACE

1671 SQ. FT. OF CRAWL SPACE / 150 = 11.14 SQ. FT. OF REQ'D VENTILATION WITHOUT CROSS VENTILATION
11.14 SQ. FT. OF VENTILATION REQ'D / 0.88 SQ.FT. PER VENT = 13.0 VENTS REQ'D (BASED ON 8" X 16" VENTS)

-OR-

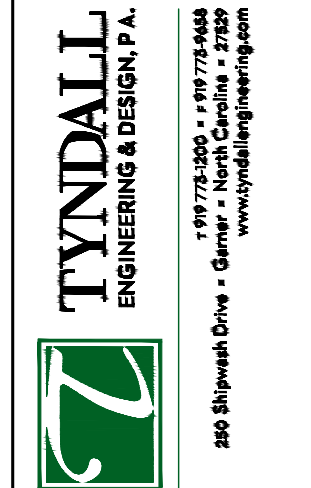
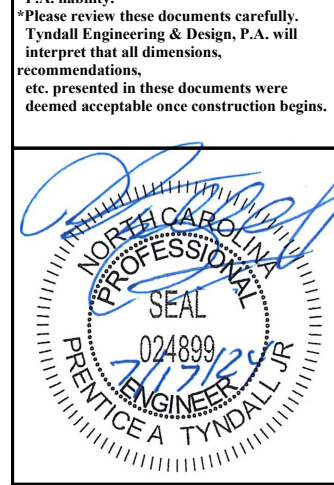
1671 SQ. FT. OF CRAWL SPACE / 1500 = 1.11 SQ. FT. OF REQ'D VENTILATION WITH CROSS VENTILATION
1.11 SQ. FT. OF VENTILATION REQ'D / 0.88 SQ.FT. PER VENT = 2.0 VENT REQ'D (BASED ON 8" X 16" VENTS)

- VENT LOCATIONS MAY VARY FROM THOSE SHOWN ON PLAN. HOWEVER VENTS SHALL BE PLACED TO PROVIDE ADEQUATE VENTILATION AT ALL POINTS AND TO PREVENT DEAD AIR POCKETS.
- THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 OF THE CRAWL SPACE GROUND AREA WHERE THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE CRAWL SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED. ONE FOUNDATION VENT SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING. TO PREVENT RAINWATER ENTRY WHEN THE CRAWL SPACE IS BUILT ON A SLOPED SITE, THE UPHILL FOUNDATION WALLS MAY BE CONSTRUCTED WITHOUT WALL VENT OPENINGS. VENT DAMBS SHALL BE PROVIDED WHEN THE BOTTOM OF THE FOUNDATION VENT OPENING IS LESS THAN 4 INCHES ABOVE THE FINISHED EXTERIOR GRADE.

WALL VENTED CRAWL SPACES REQUIRE FULL COVERAGE GROUND VAPOR RETARDERS.

* CRAWL SPACE VENTILATION CALCULATION
NO SCALE

*Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precaution.
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RIVER WILD
114 W. MAIN ST.
CLAYTON, NC, 27520

THE FRANKLIN
GARAGE RIGHT

FOUNDATION PLAN
CRAWL SPACE

Project #: DRB2301-0476B

Date: 05/13/2024

Engineered By: JA

DWG. Checked By: AM

Scale: SEE PLAN

REVISIONS

No.	Date:	Remarks
1		
2		
3		
4		

Sheet Number

S1C

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			LL	TL
FLOOR (primary)	40	10	L/360	L/240
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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			

- 1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF "NORTH CAROLINA STATE 1988 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, PA IS NOT RESPONSIBLE FOR DIMENSIONS AND SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
- 3) ALL LUMBER SHALL BE SYP #2 (OR GREATER).
ALL CONCRETER TO BE 3000 PSI (ACTUAL) EACH SINGLE MEMBER AND Fy = 2000 PSI, E = 1.9M PSI (OR GREATER).
(I.E. I-LEVEL MICROLAM)
ALL LVL LUMBER IS TO BE 1.55E (F = 2325 PSI) (OR GREATER)
ALL LVL LUMBER IS TO BE 1.8E (F = 2,400 PSI) (OR GREATER)
- 4) 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" C.O. PROVIDED THAT THE TOP OF THE WINDOW HEIGHT IS 6-8", MINIMUM BOTTOM OF THE WINDOW HEIGHT IS 1'-0" OTHERWISE REFER TO TABLES R602.7(1) AND R602.7(2).
- 5) ALL INTERIOR LOAD BEARING HEADERS TO BE (2) (U.N.O.) REFER TO TABLE R602.7(1) AND R602.7(2) FOR ALL INTERIOR LOAD BEARING HEADERS 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'-0" IN HEIGHT.
- 7) ALL STEEL STRUCTURE SHALL BE ASTM A992 GRADE 50
Fy = 50 KSI MIN. (UNO)
- 8) ALL EXTERIOR LUMBER TO BE #2 SYP
ALL CONCRETE, IC = 3000 PSI MIN.
- 9) PRESUMPTIVE BEARING CAPACITY = 2000 PSF
- 10) 1/2" 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. ALL WINDOW BOLTS SHALL BE SPACED AT 3'-0" O.C. FOR BASEMENTS. ANCHOR BOLTS SHALL EXTEND 7" INTO CONCRETE OR MASONRY.
- 11) PSL COLUMNS DESIGNED WITH MAX. HEIGHT OF 9'-0" (UNO)
- 12) PROVIDE A MINIMUM OF 60#U-PLT & LATERAL CONNECTION AT JOINTS AND BOTTOM OF PORCH COLUMNS (U.N.O.)
- 13) PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.3 OF THE 2018 N.C.R.C.
- 14) MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.
- 15) UP TO THE GREAT ROOM ROOF SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.
- 16) 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. REFER 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" (ISOLATED 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 PLATES & 7" O.C. AT INTERMEDIATE SUPPORTS
- ③ 3/8" WOOD STRUCTURAL PANEL (WSP) SECURE W/ 6d COMMON NAILS SPACED AT 8" 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 DESCRIBED IN SECTION R602.10.3 (UNO)
- 6) 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 NAILS 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 SHEATH INTERIOR & EXTERIOR
- 8) FOR CS-WSP METHOD, A MINIMUM 24" BRACED WALL 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

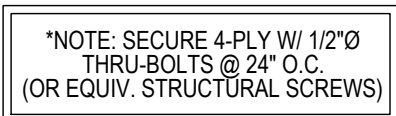
-INSTALL AN ADDITIONAL TRUSS UNDER NON-LOAD BEARING WALLS, BUILT-INS, AND CABINETS ABOVE THAT ARE PARALLEL TO THE FRAMING SYSTEM ON THIS PAGE, TYP. UNO, BUILDER TO INSTALL AS REQUIRED, VIF DIMENSIONS

NOTES:

- TABLE DENOTES REQUIRED MINIMUM NUMBER OF STUDS EE OF HEADER, TYP UNO ON PLANS
- NUMBER OF KING STUDS LISTED ABOVE ARE BASED 10' NOMINAL WALL HEIGHT, STUD SPACING OF 16" O.C., AND WIND LOAD OF 120 MPH (EXPOSURE B)
- HEADER SPANS IN TABLE ARE BASED ON ROUGH OPENINGS. INTERPOLATION BETWEEN SPAN VALUES IS PERMITTED, ROUND UP NUMBER OF KING STUDS, EXTRAPOLATION IS PROHIBITED. CONTACT TYNDALL ENGINEERING AND DESIGN IF HEADER SPANS EXCEED TABLE VALUES

NOTES:

- TABLE DENOTES REQUIRED MINIMUM NUMBER OF STUDS EE OF HEADER, TYP UNO ON PLANS
- NUMBER OF KING STUDS LISTED ABOVE ARE BASED 10' NOMINAL WALL HEIGHT, STUD SPACING OF 16" O.C., AND WIND LOAD OF 120 MPH (EXPOSURE B)
- HEADER SPANS IN TABLE ARE BASED ON ROUGH OPENINGS. INTERPOLATION BETWEEN SPAN VALUES IS PERMITTED, ROUND UP NUMBER OF KING STUDS, EXTRAPOLATION IS PROHIBITED. CONTACT TYNDALL ENGINEERING AND DESIGN IF HEADER SPANS EXCEED TABLE VALUES



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

BRACING PANEL LENGTHS PROVIDED:
BWL A = 26.67 FT CS-WSP
BWL B = 17.83 FT CS-WSP
BWL 1 = 30.17 FT CS-WSP
BWL 2 = 40.50 FT CS-WSP

	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			


- 1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF "NORTH CAROLINA STATE 1988 RESIDENTIAL BUILDING CODE". IN ADDITION TO 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 LUMBER SHALL BE SYP #2 (OR GREATER)
ANCHOR BOLTS TO BE 1/2" DIA. (OR GREATER) EACH SINGLE MEMBER AND B = 2000 PSI, E = 1.9M PSI (OR ACTUAL)
(I.E. ILLUM. MICROLAM)
ALL LVL MEMBER TO BE 1.55E (B = 2325 PSI) (OR GREATER)
ALL PLS LUMBER TO BE 1.8E (B = 2,400 PSI) (OR GREATER)
- 4) 12" DIA BEARING EXTERIOR WINDOW HEADERS ARE TO BE (2) 2"x10" (1) 2x4 LUMBER STUD (U.N.O.) AND KING STUDS PER TABLE R602.7.2, AND TOGETHER W/ (2) 10d NAILS @ 8" O.C. PROVIDED THAT THE TOP OF THE WINDOW HEIGHT IS 8'-8". MINIMUM BOTTOM OF THE WINDOW HEIGHT IS 1'-0". OTHERWISE REFER TO TABLES R602.7(1) AND R602.7(2).
- 5) EXTERIOR WINDOW BEARING HEADERS TO BE (2) 2"x10" (U.N.O.) REFER TO TABLE R602.7(1) AND R602.7(2) FOR JACK BOLTS 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'-0" IN HEIGHT.
- 7) ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50
F_y = 50 KSI; MIN. 10"
ALL EXTERIOR LUMBER TO BE #2 SYP
ALL CONCRETE, I.C. = 3000 PSI MIN.
- 8) PRESUMPTIVE BEARING CAPACITY = 2500 PSF
12" DIA ANCHOR BOLTS TO BE 50 KSI MINIMUM 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.
- 9) PSL. COLUMNS DESIGNED WITH MAX. HEIGHT OF 8'-0" (U.N.O.)
PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF POLUMNS. (U.N.O.)
- 10) PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.3 OF THE 2018 N.C.R.C.
- 11) MAXIMUM MASONRY PER HIGHT SHALL NOT EXCEED FOUR TIMES ITS EAST HORIZONTAL DIMENSION.
- 12) UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.
- 13) METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.

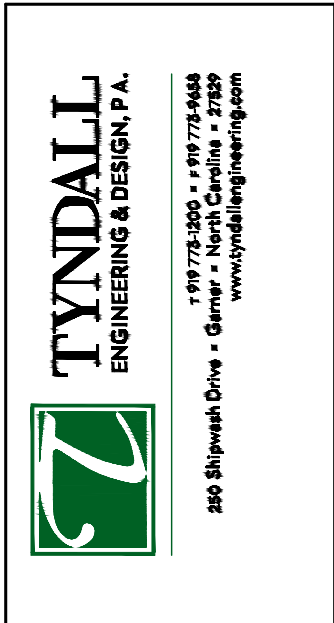
[illegible]

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

BRACING PANEL LENGTHS PROVIDED:
BWL A = 30.17 FT CS-WSP
BWL B = 35.17 FT CS-WSP
BWL 1 = 18.00 FT CS-WSP
BWL 2 = 18.00 FT CS-WSP

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





Client:	<p>RIVER WILD 114 W. MAIN ST. CLAYTON, NC, 27520</p>
Place:	<p>THE FRANKLIN GARAGE RIGHT</p>

<u>Project #:</u>	DRB2301-0476B
<u>Date:</u>	05/13/2024
<u>Engineered By:</u>	JA
<u>DWG. Checked By:</u>	AM
<u>Scale:</u>	SEE PLAN

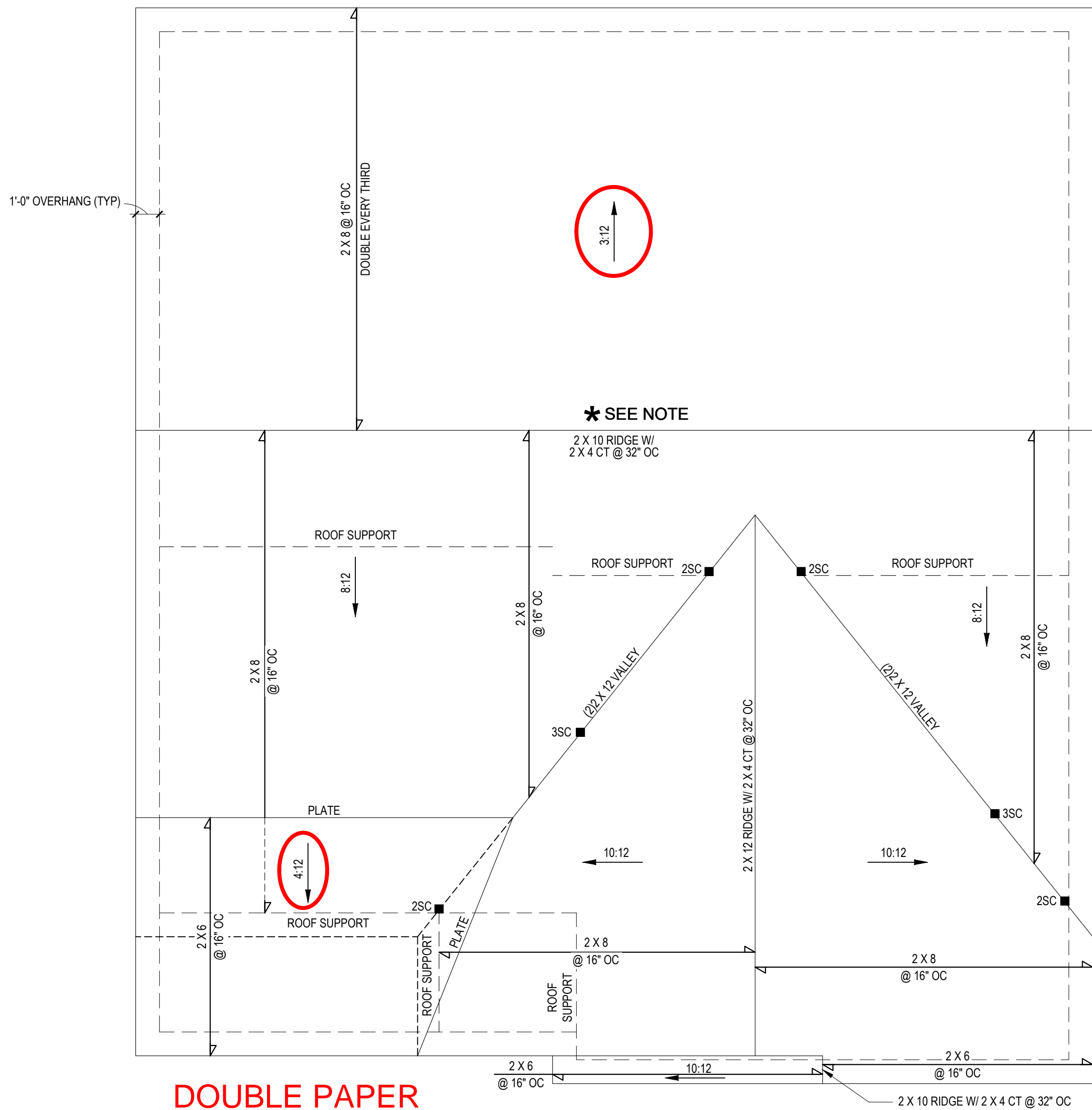
REVISIONS		
No.	Date:	Remarks
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2		
3		
4		

S3A

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 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			

STRUCTURAL NOTES

- 1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF "NORTH CAROLINA STATE 1988 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. TYPICAL ENGINEERING & DESIGN, PA IS NOT RESPONSIBLE FOR DIMENSIONS AND SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
- 3) ALL LUMBER SHALL BE 17' 5" WIDE (U.N.O.) EACH SINGLE MEMBER AND B = 2000 PSI, E = 1.9M PSI (OR GREATER)
(I.E. LEVEL MICROLAM)
ALL LSL LUMBER IS TO BE 1.55E (B = 2325 PSI) (OR GREATER)
ALL PSL LUMBER IS TO BE 1.8E (B = 2400 PSI) (OR GREATER)
- 4) LUMBER BEARING EXTERIOR WINDOW HEADERS ARE TO BE (2) 2x10 w/ (2) 1x4 JACK STUD (U.N.O.) AND KING STUDS PER TABLE 8.02.7.5 AND TOGETHER W/ (2) 1x4 NAILS @ 8" O.C., PROVIDED THAT THE TOP OF THE WINDOW HEAD IS 6-8", MINIMUM BOTTOM OF THE WINDOW HEAD IS 16"-OTHERWISE REFER TO TABLES 8.02.7(1) AND 8.02.7(2).
- 5) ALL INTERIOR LUMBER BEARING HEADERS TO BE (2) 2x10 (U.N.O.) REFER TO TABLES 8.02.7(1) AND 8.02.7(2) FOR JOIST 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'-0" IN HEIGHT.
- 7) ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50
Fy = 50 KSI, Min.
- 8) ALL EXTERIOR LUMBER TO BE 2x12 SP STUD
- 9) ALL CONCRETE, IE = 3000 PSI MIN.
- 10) PRESUMPTIVE BEARING CAPACITY = 2000 PSF
- 11) 1/2" ANCHOR BOLTS SPACED AT MAXIMUM OF 6'-0" O.C. AND NOT MORE THAN 12" FROM THE FACE OF THE WALL. MINIMUM OF 2 @ 30" O.C. 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 COLLUMS DESIGNED WITH MAX. HEIGHT OF 9'-0" O.C.
- 13) PROVIDE MINIMUM OF 50#U-UP & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS (U.N.O.)
- 14) PROVIDE CONTINUOUS SHEATHING PER SECTION 802.10.3 OF THE 2018 N.C.R.C.
- 15) MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.
- 16) UP TO 10' GREATER THAN 10'00' SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.
- 17) METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.



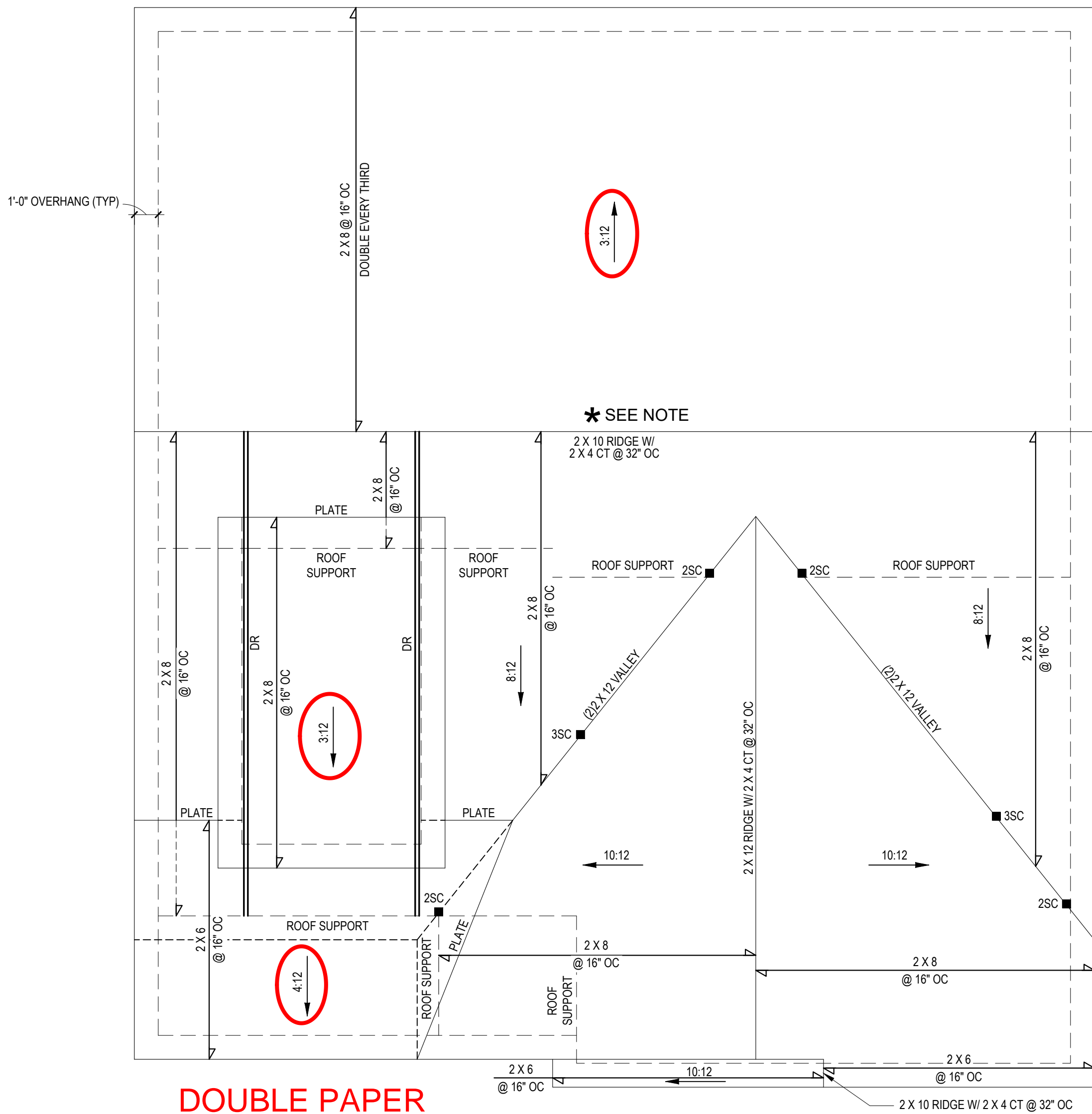
DOUBLE PAPER

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"

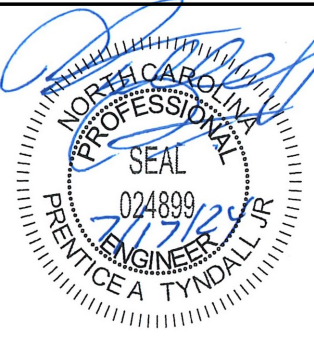
2087 SQ. FT. OF ATTIC / 300 = 6.96 SQ. FT. INLETS/OUTLETS REQUIRED

- 1) CALCULATION BASED ON VENTILATORS USED AT LEAST 3'-0" ABOVE THE COMBIE 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.

ATTIC VENTILATION CALCULATION

NO SCALE

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.
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RIVER WILD
114 W. MAIN ST.
CLAYTON, NC, 27520

**THE FRANKLIN
GARAGE RIGHT**

Plan:

ROOF PLAN

Project #:
DRB2301-0476B

Date:

05/13/2024

Engineered By

JA

DWG. Checked By:

AM

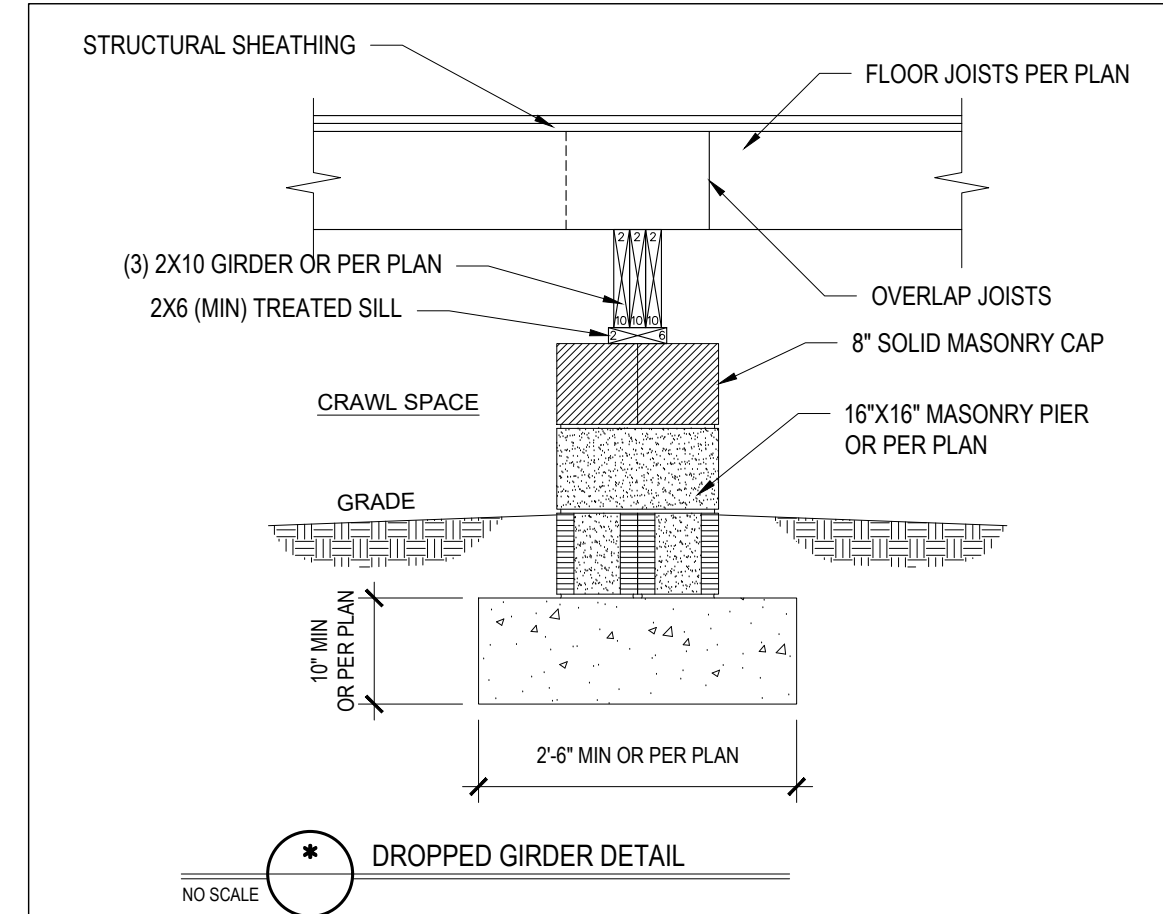
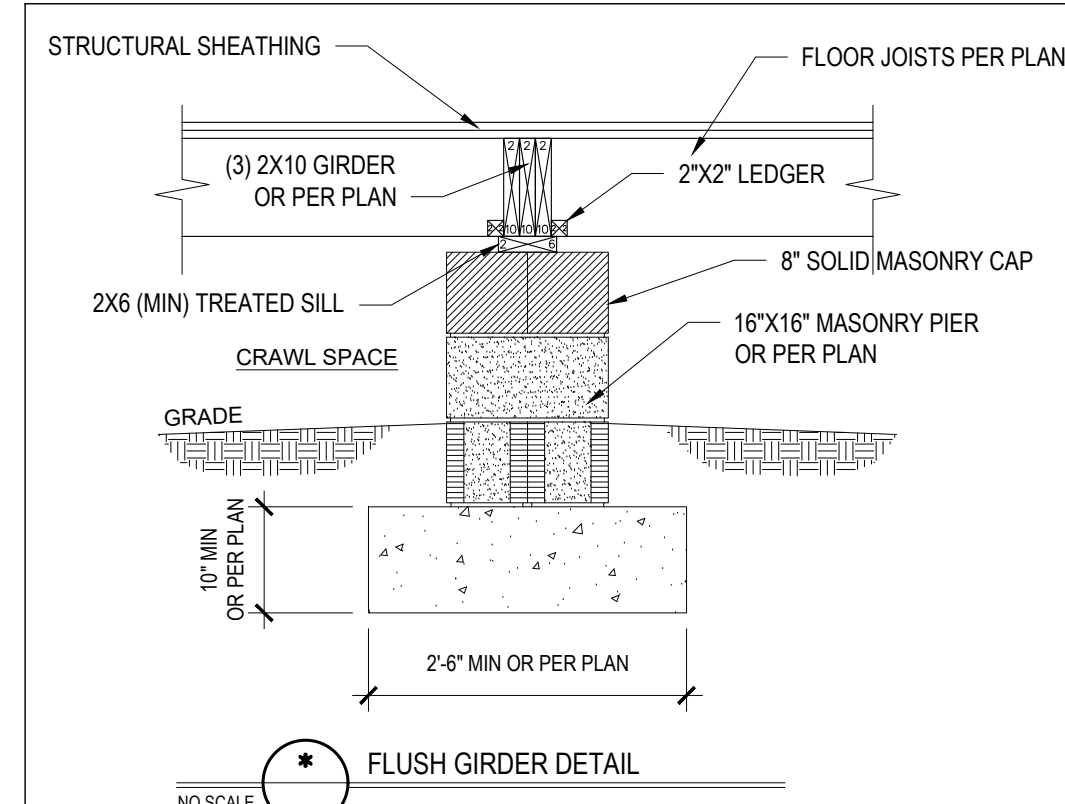
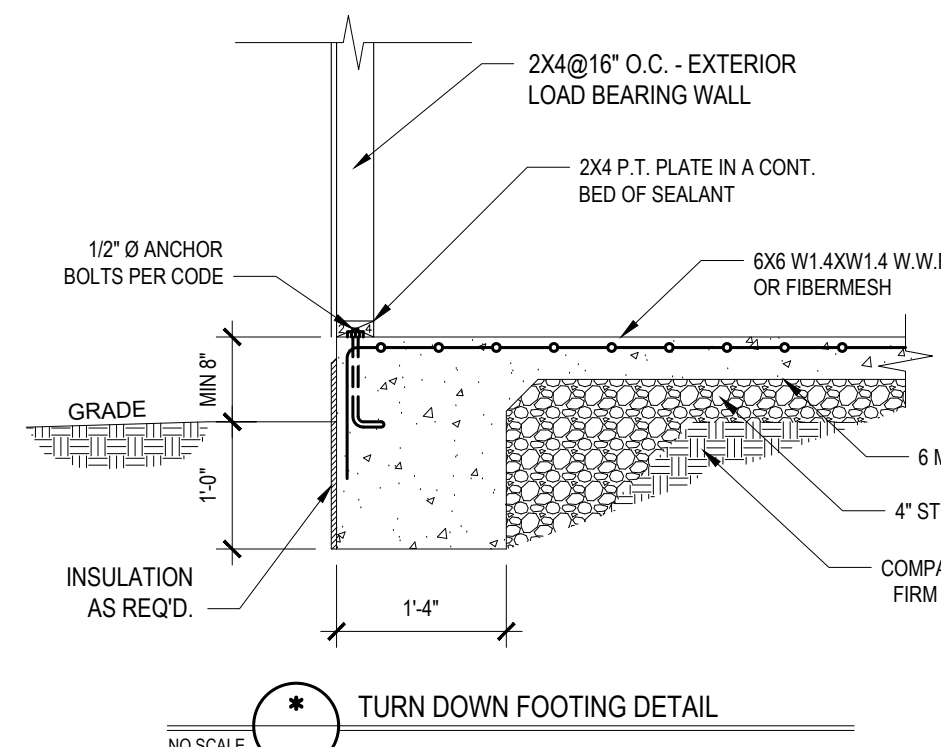
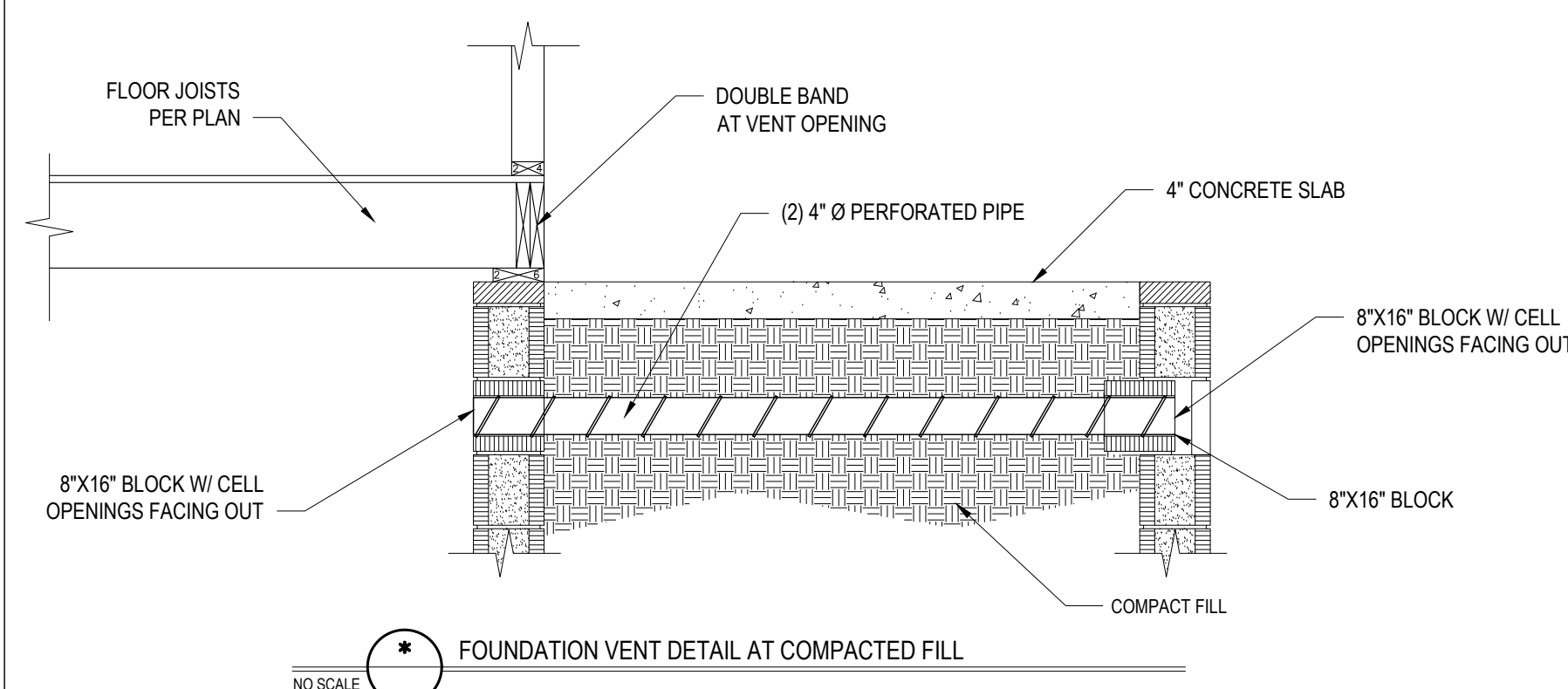
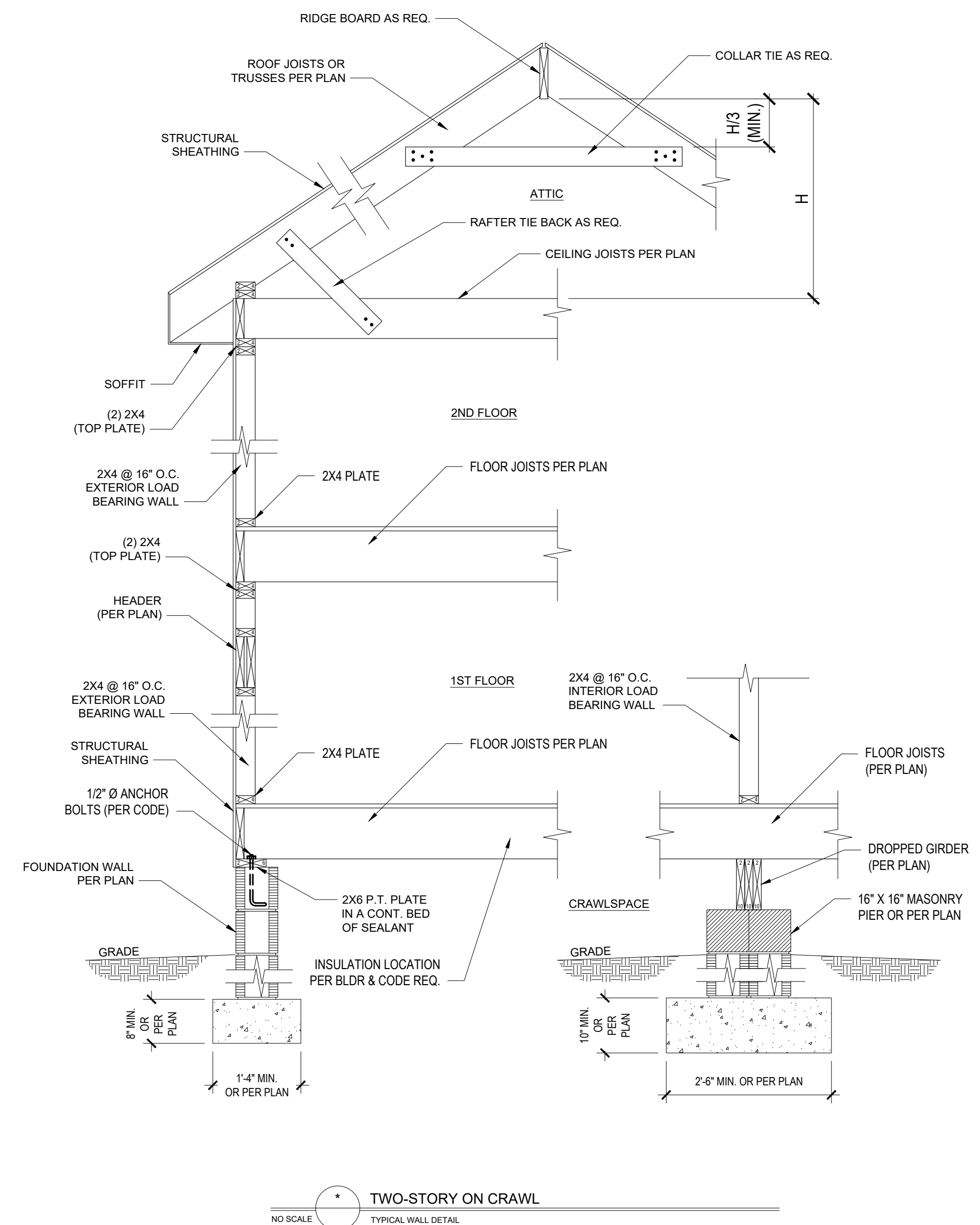
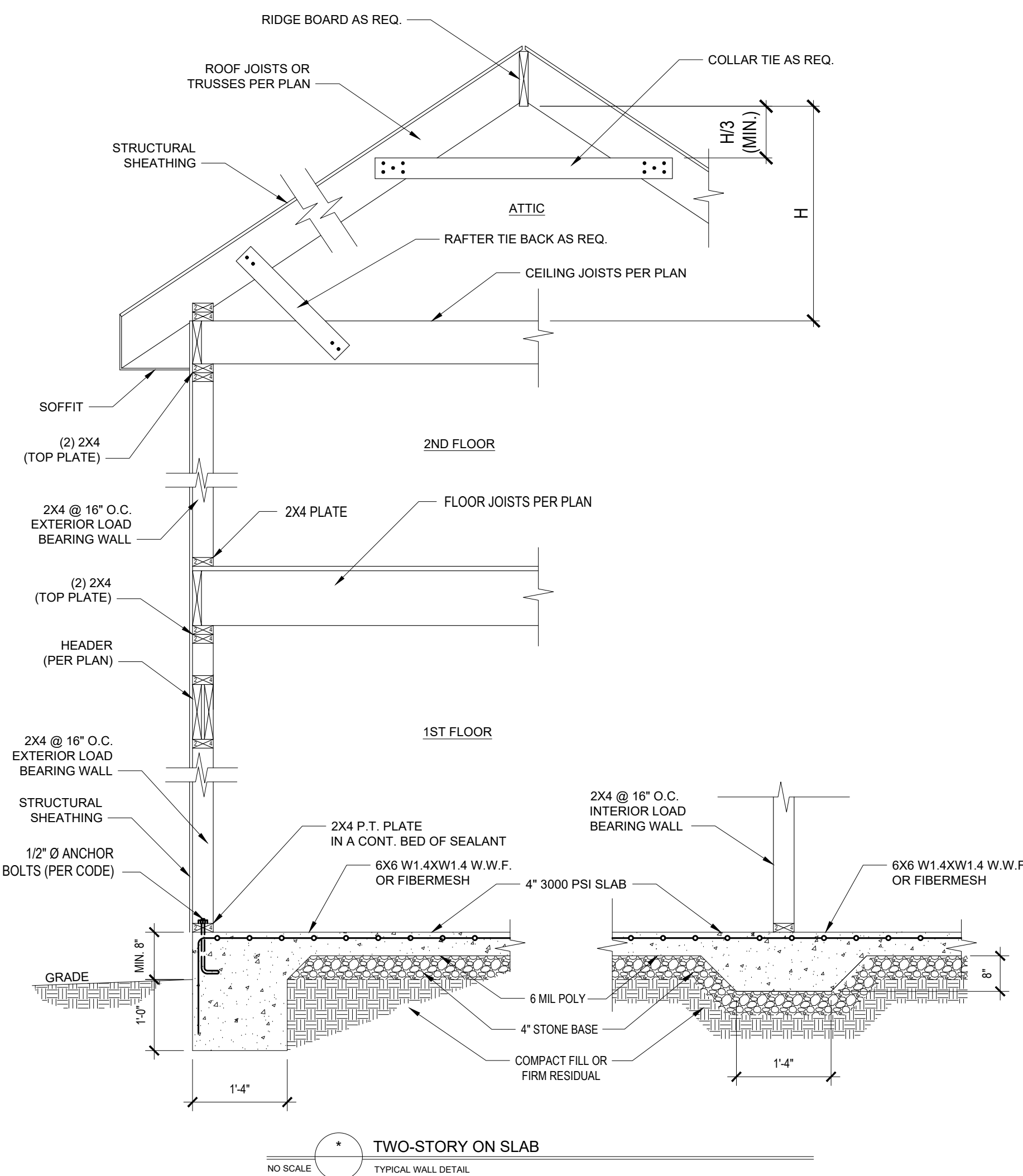
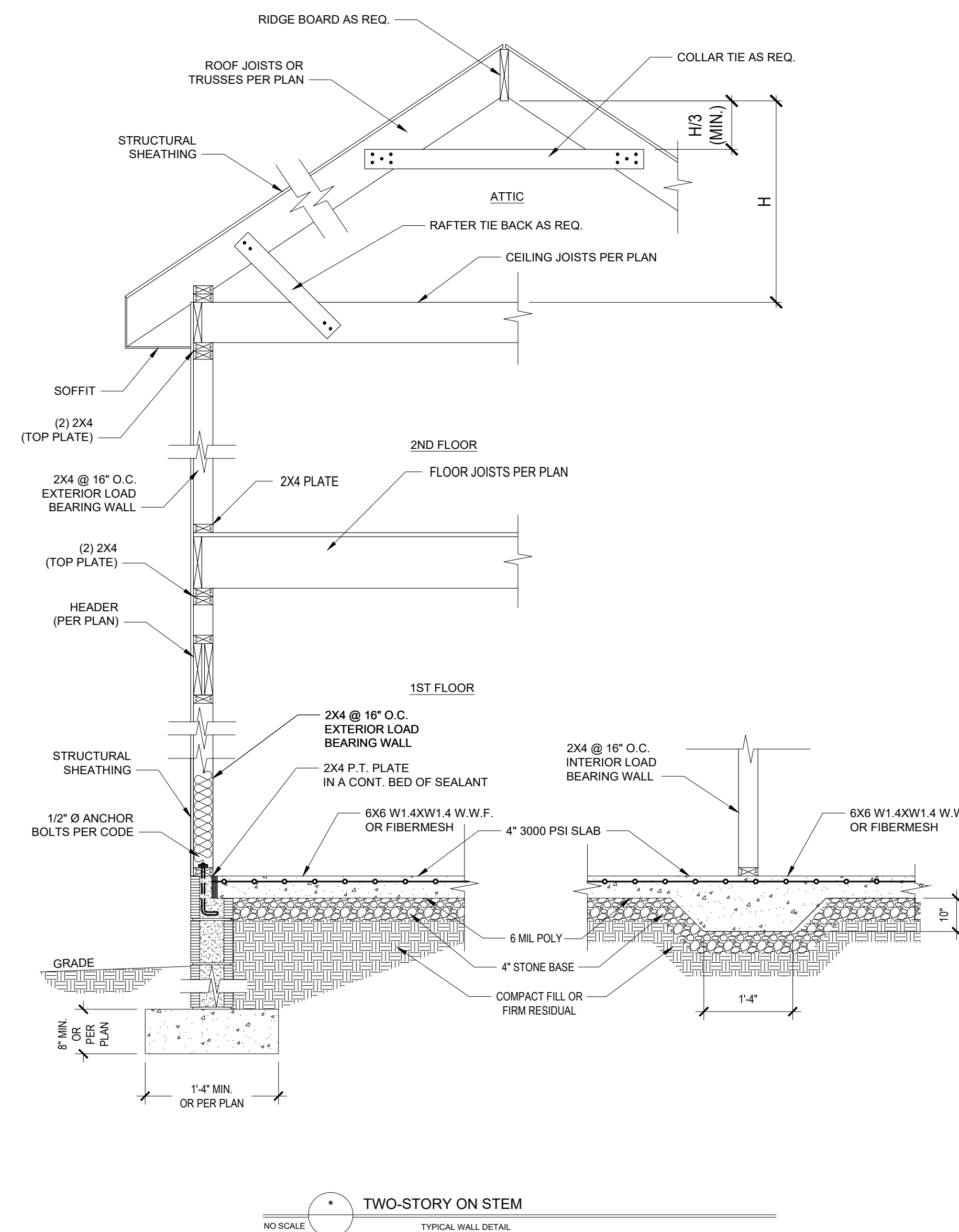
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Sheet Number

S4

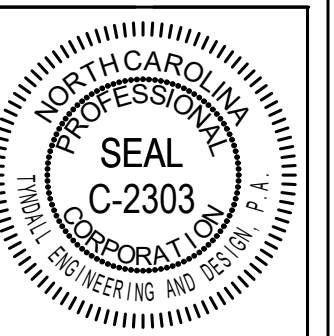
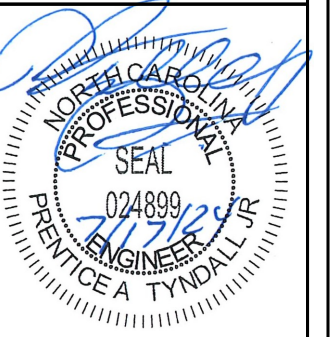
4 of 7



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

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**RIVER WILD
114 W. MAIN ST.
CLAYTON, NC, 27520**

**THE FRANKLIN
GARAGE RIGHT**

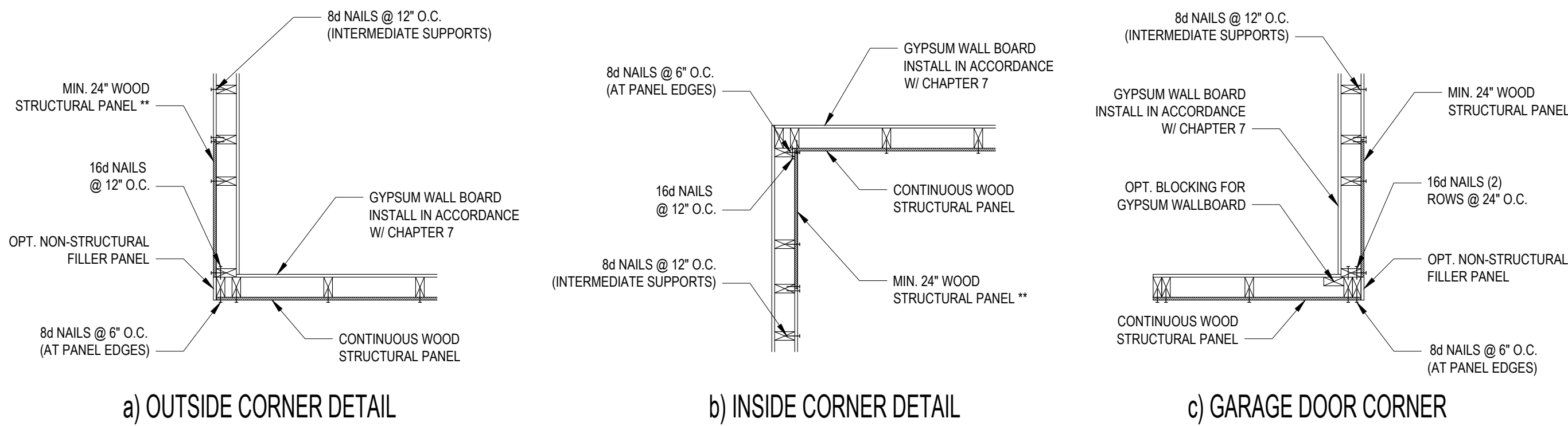
STANDARD DETAILS

Project #:	DRB2301-0476B
Date:	05/13/2024
Engineered By:	A
OWG. Checked By:	AM
Scale:	SEE PLAN

REVISIONS		
No.	Date:	Remarks
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Sheet Number

02



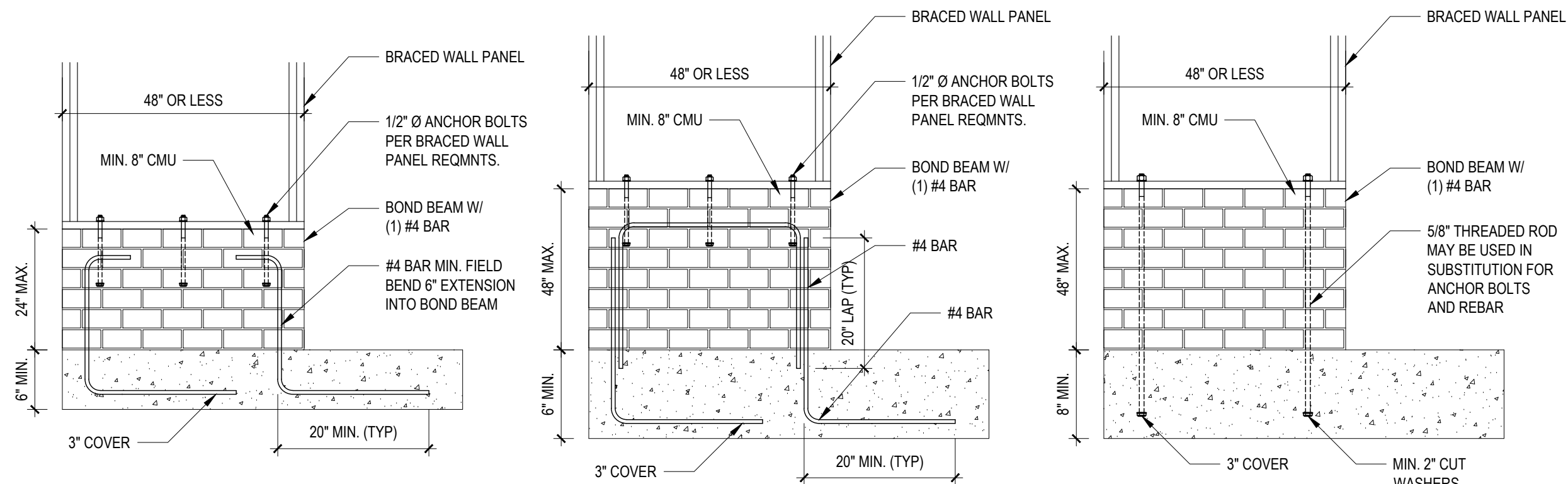
B1: TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING
NO SCALE

STRUCTURAL SHEATHING NOTES

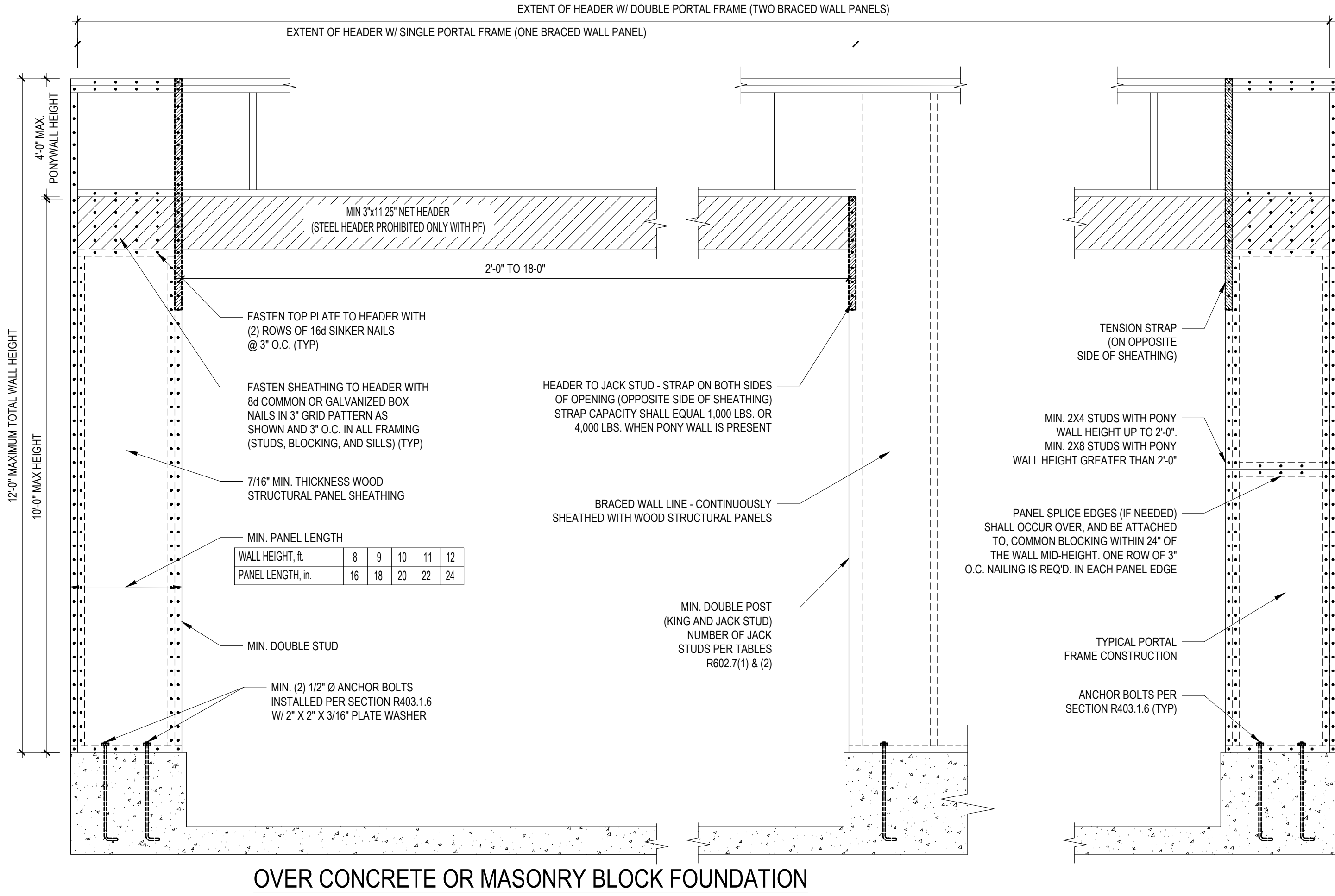
- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
- WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10.4 OF THE 2018 NCRC.
- BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3. REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.
(1) REFERENCE FIGURE R602.10.4.3 OF THE 2018 NCRC.
- 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" (ISOLATED PANELS) OR 4'-0" (CONTINUOUS SHEATHING)
(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
- 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 NAILS SPACED AT 6" O.C. AT PANEL EDGES AND SPACED AT 12" O.C. AT INTERMEDIATE SUPPORTS
- 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) SHEATH INTERIOR AND EXTERIOR
- 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 MINIMUM 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

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.

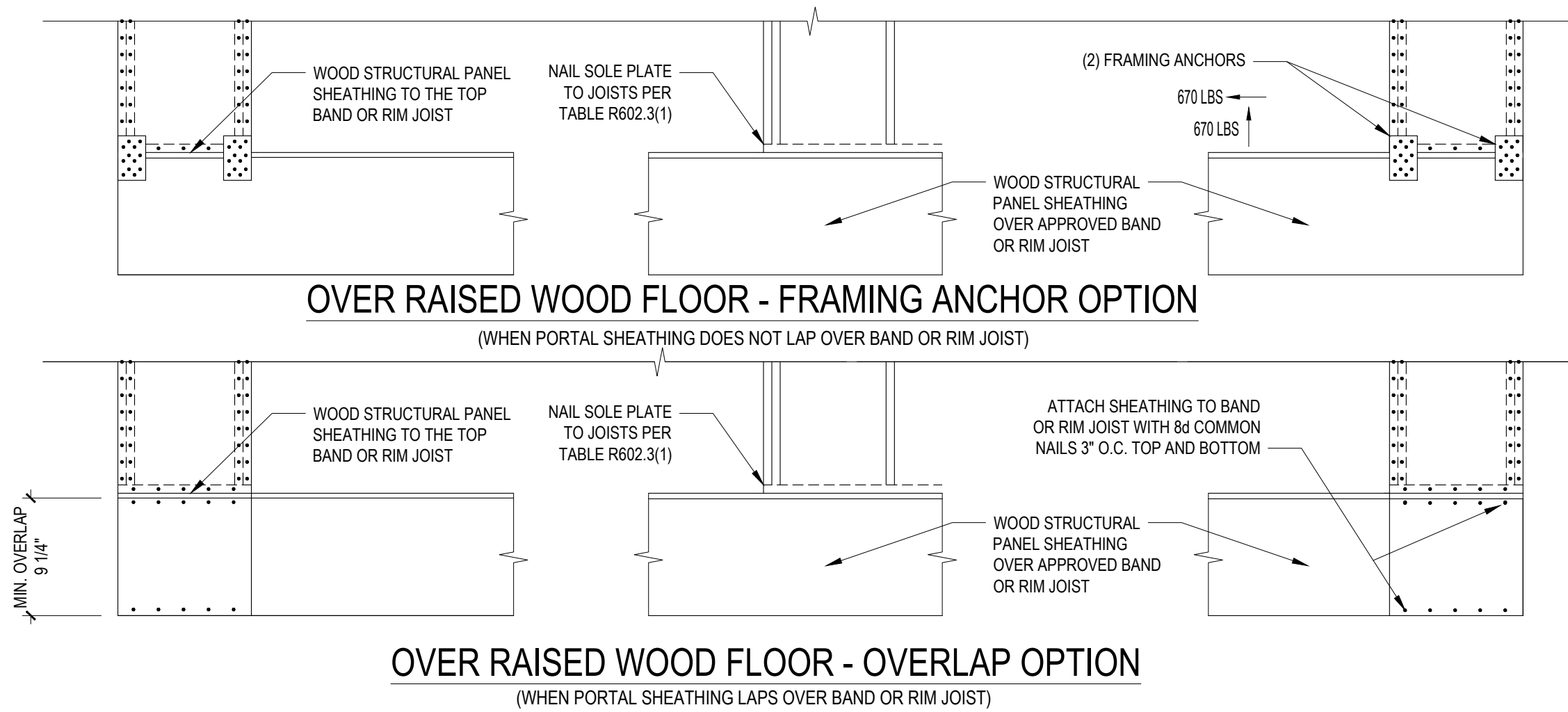
**OR EQUIVALENT PER TABLE R702.3.5
B3: BRACE WALL PANEL CONNECTIONS
NO SCALE



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



OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
(WHEN PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)

OVER RAISED WOOD FLOOR - OVERLAP OPTION
(WHEN PORTAL SHEATHING LAPS OVER BAND OR RIM JOIST)

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 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.



Client: **RIVER WILD**
114 W. MAIN ST.
CLAYTON, NC, 27520

Drawn: **THE FRANKLIN GARAGE RIGHT**

SHEATHING DETAILS

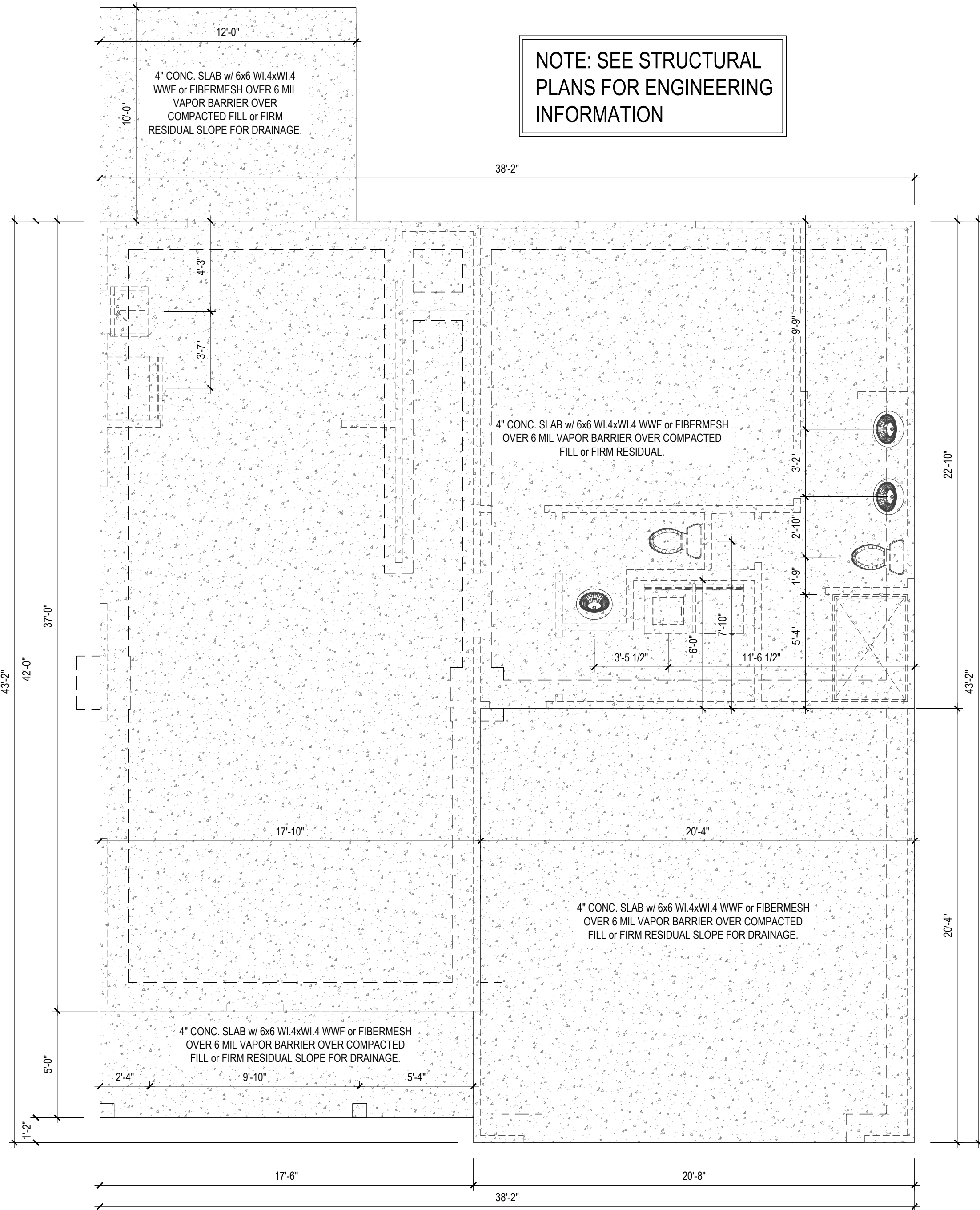
Project #: **DRB2301-0476B**
Date: **05/13/2024**
Engineered by: **JA**
DWG. Checked by: **AM**
Scale: **SEE PLAN**

REVISIONS		
No.	Date	Remarks

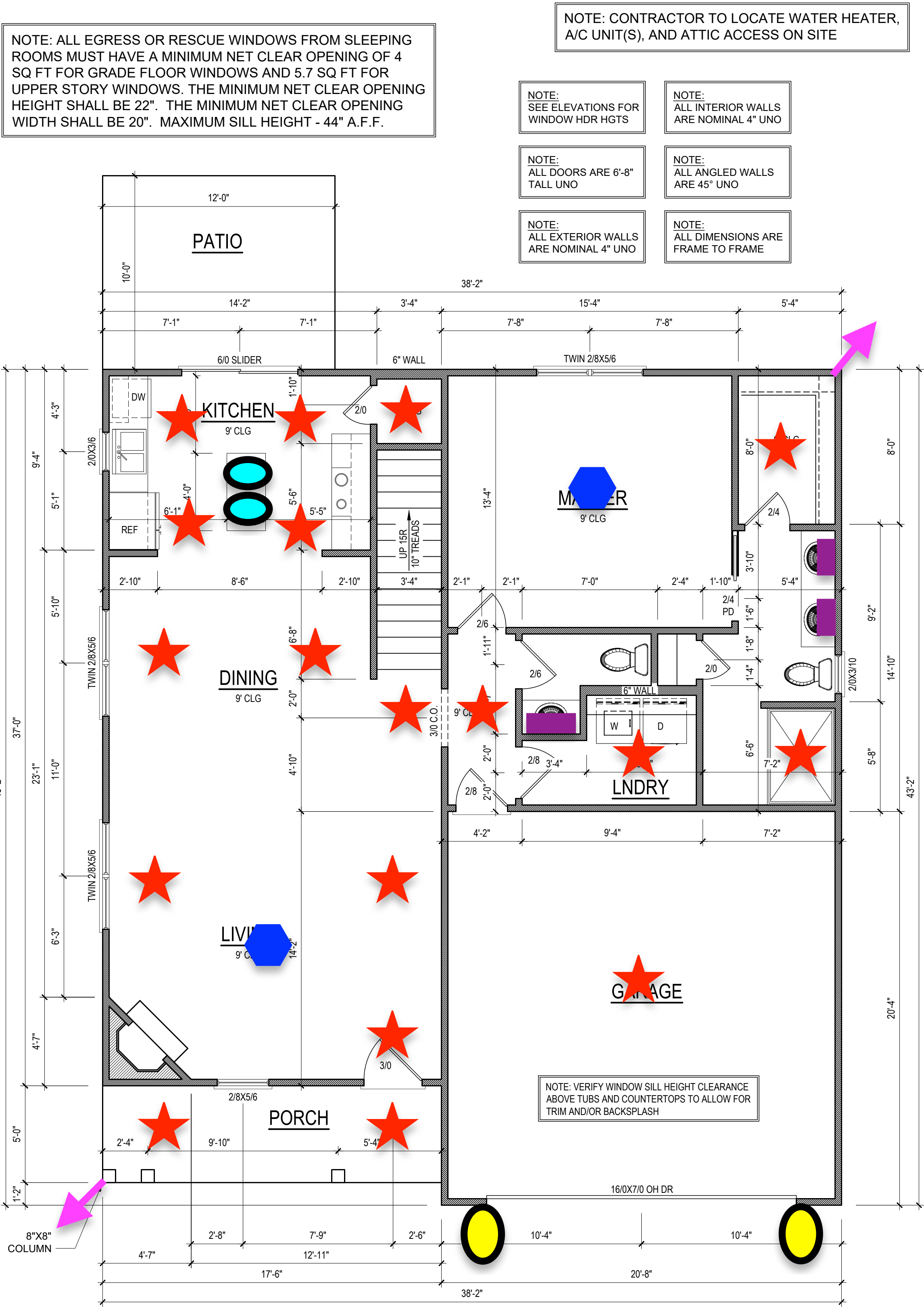
Sheet Number

D3

7 of 7



FOUNDATION PLAN - A&B
1/4" = 1'-0" MONOLITHIC SLAB



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

HEATED SQUARE FOOTAGE	
First Floor	1124
Second Floor	547
TOTAL HEATED	1671
UNHTD SQUARE FOOTAGE	
Garage	416
Front Porch	88
Patio	120
TOTAL UNHEATED	624
TOTAL SQ FT	2295
Optional Rec	192

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

★ Disk Light
● Ceiling Fan
● Pendant Lighting
■ Vanity Fixture

● Flush Mount Fixture
● Exterior Wall Mount
➡ Flood Light

PROJECT #
DRB2301-0476_B
DATE
05/03/2024
DRAWN/DESIGNED BY
MMB
CHECKED BY
RB
SCALE
1/4" = 1'-0"

WEBSITE
www.
drbhomedesign
.com

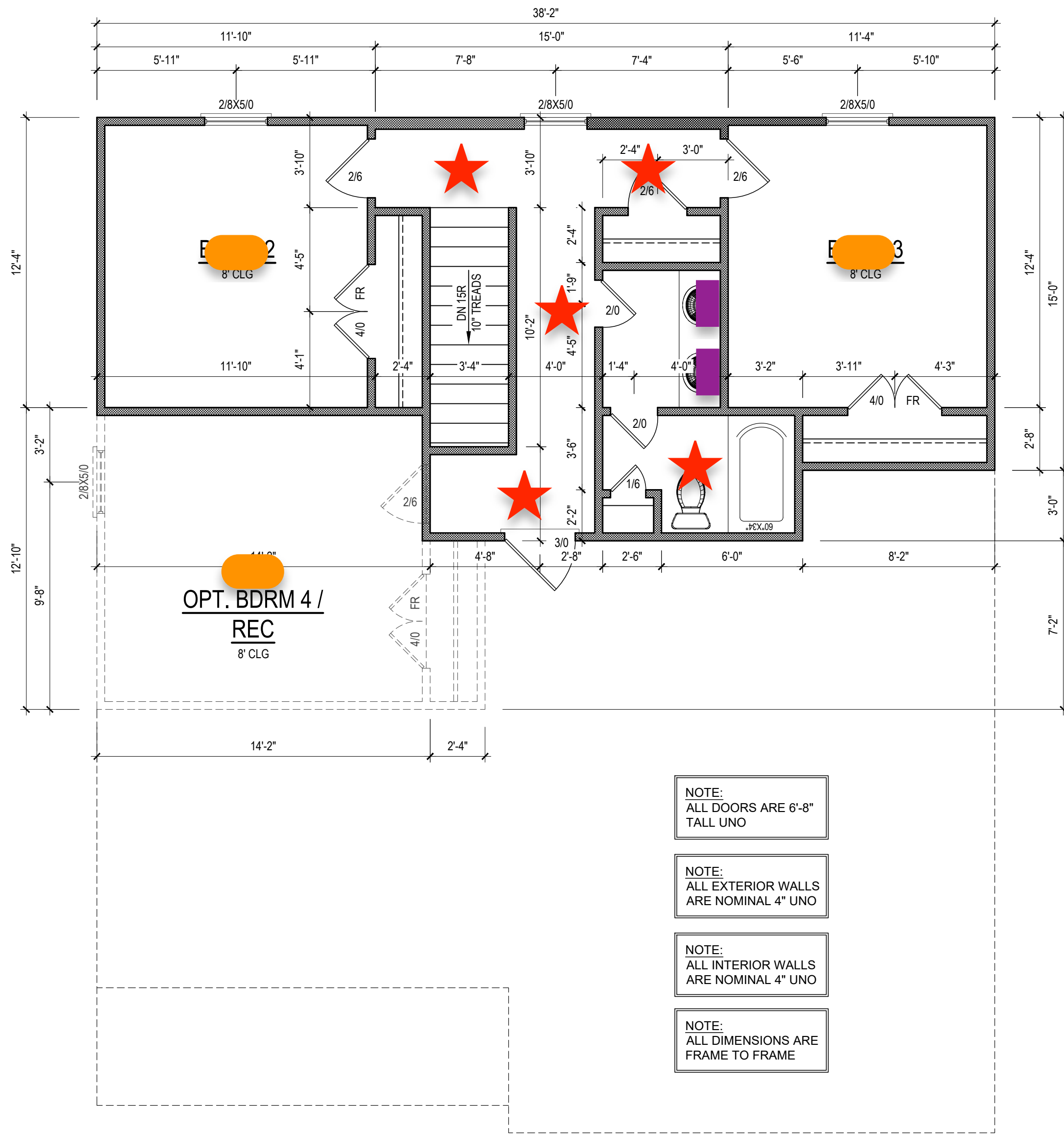
PROJECT NAME
THE
FRANKLIN

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

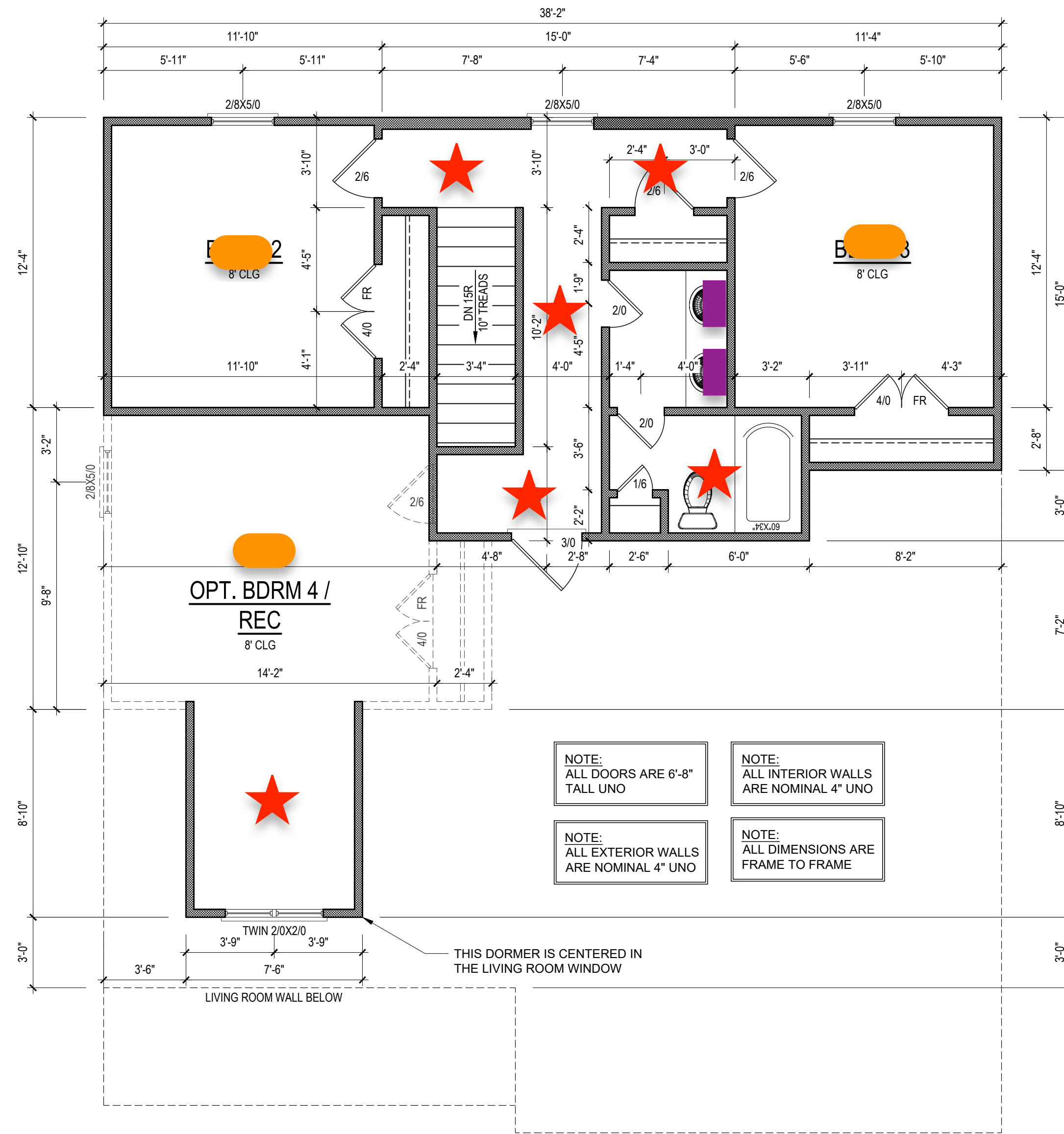
CLIENT NAME
RIVER WILD
114 W. Main St.
Clayton, NC, 27520
brittany@staywild.com
919-909-0426

SHEET NAME
FND_1ST FL

SHEET #

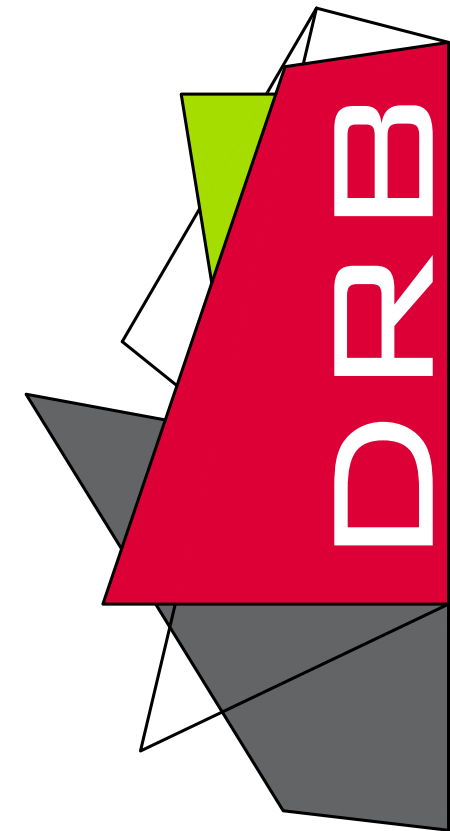


SECOND FLOOR PLAN - A
1/4" = 1'-0" CEILING HGT. = 8'-0"



SECOND FLOOR PLAN - B
1/4" = 1'-0" CEILING HGT. = 8'-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.
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- DRB DESIGN must be notified of any variations from the dimensions and conditions shown on these drawings.



PROJECT #
DRB2301-0476_B
DATE
05/03/2024
DRAWN/DESIGNED BY
MMB
CHECKED BY
RB
SCALE
1/4" = 1'-0"

WEBSITE
www.
drbhomedesign
.com

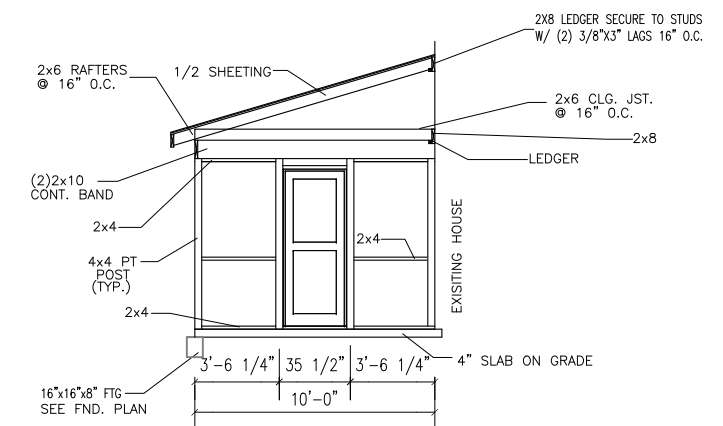
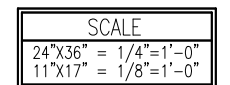
PROJECT NAME
THE
FRANKLIN

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
2ND_FLOOR

SHEET #
5
of 6



REVISIONS:

Screen Porch Detail

GN

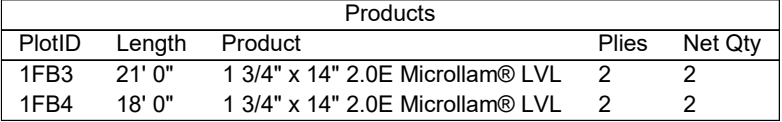
VN

ADS
CKED

1

1/15/2013

T



Truss Connector Total List		
Manuf	Product	Qty
Simpson	THA422	1

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY

These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult "Bracing of Wood Trusses" available from the Truss Plate Institute, 583 D'Onofrio Drive, Madison, WI 53719.

SHOP DRAWING APPROVAL

THIS LAYOUT IS THE SOLE SOURCE FOR FABRICATION OF TRUSSES AND VOIDS ALL PREVIOUS ARCHITECTURAL OR OTHER TRUSS LAYOUTS. REVIEW AND APPROVAL OF THIS LAYOUT MUST BE RECEIVED BEFORE ANY TRUSSES WILL BE BUILT. VERIFY ALL CONDITIONS TO INSURE AGAINST CHANGES THAT WILL RESULT IN EXTRA CHARGES TO YOU.

REVIEWED BY:

APPROVED BY:

Job #: 1270138

Plan: FRANKLIN - GARAGE RT

Customer: RIVERWILD

Date: 8/23/2024

Site Address:

Sales Rep: RW

City, ST, ZIP: CLAYTON, NC

Designer: TW

FLOOR DATA

Floor Area: 1537.82 SF



Carolina Structural Systems
Roof Trusses • Floor Trusses • EWP

Carrollina Structural Systems
P.O. Box 157, Ether, NC 27247
225 Frame Shop Rd., Star, NC 27356
910-491-9004