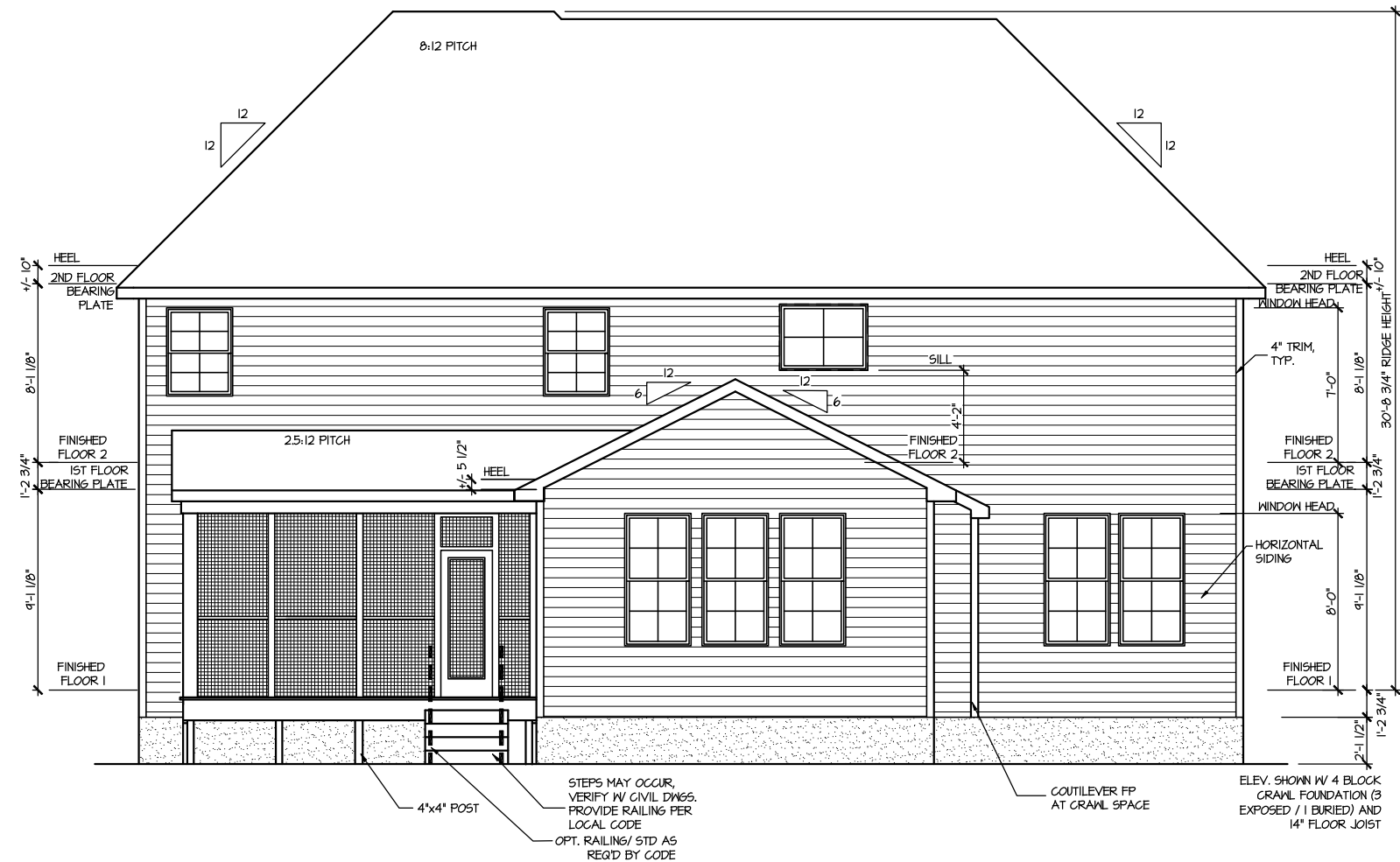


FRONT ELEVATION 4

SCALE: 1/8" = 1'-0"



REAR ELEVATION 4

SCALE: 1/8" = 1'-0"

MASTER PLAN INFORMATION	
REVISION	DATE
1 - RALE	09-16-19
UPDATED DATE	12-06-2021

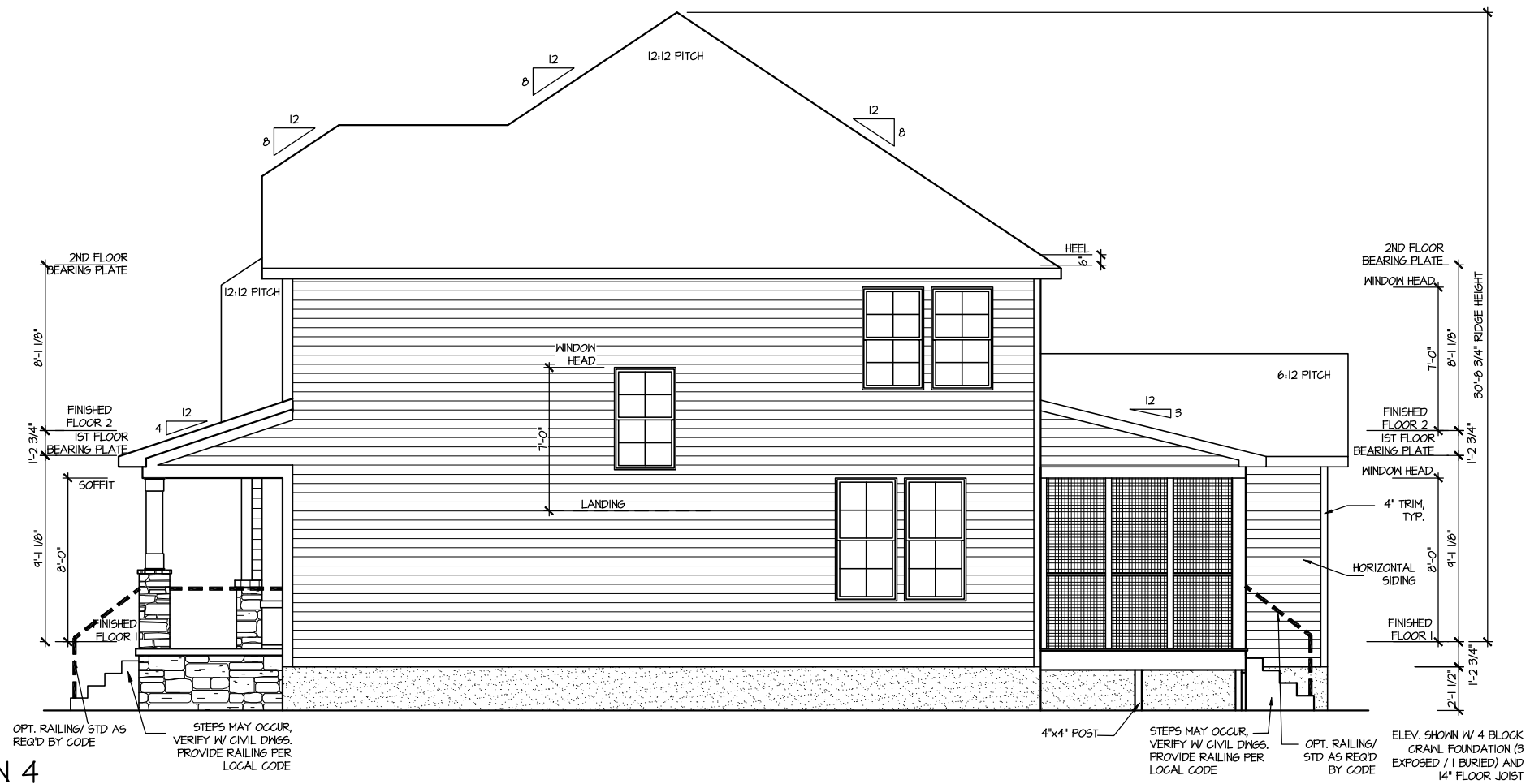
DRAWN BY: ITS
 DATE: 06/27/2023
 PLAN NO. 1635



HOUSE NAME: STONEFIELD
 DRAWING TITLE: FRONT & REAR ELEVATIONS

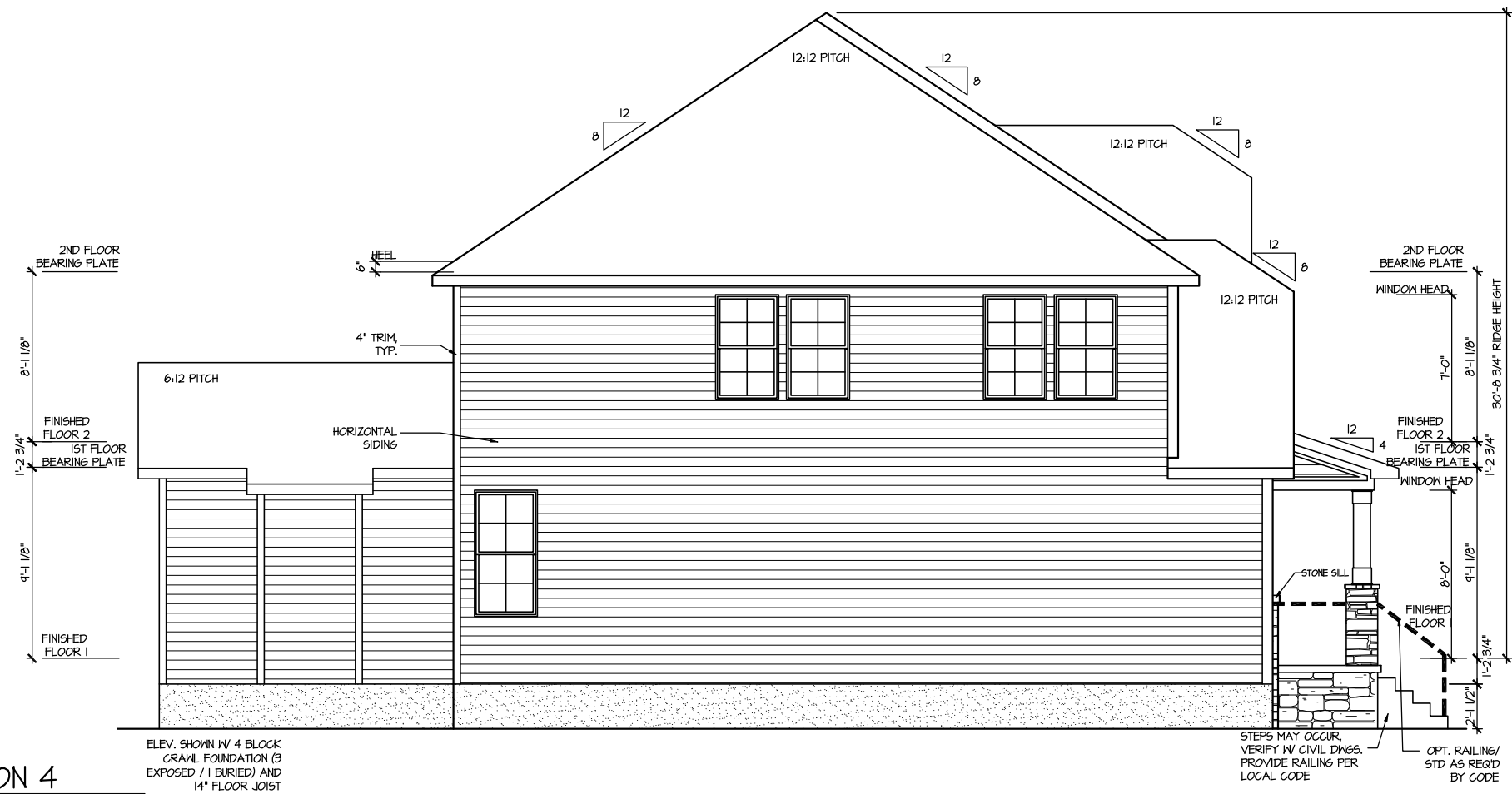
SHEET No. A.I

FILE: Lot_00.0047.dwg DATE: 6/27/2023 10:56 AM



RIGHT ELEVATION 4

SCALE: 1/8" = 1'-0"



LEFT ELEVATION 4

SCALE: 1/8" = 1'-0"

MASTER PLAN INFORMATION	
REVISION	DATE
1 - RALE	09-16-19
UPDATED DATE	12-06-2021

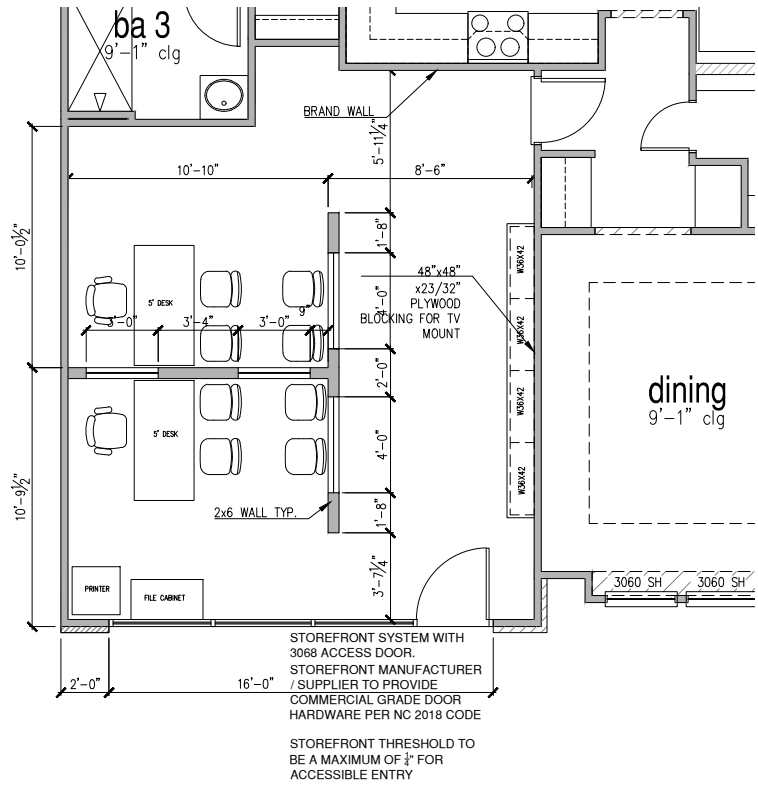
DRAWN BY:	ITS
DATE:	06/27/2023
PLAN NO.	1635



HOUSE NAME: STONEFIELD
DRAWING TITLE: RIGHT & LEFT ELEVATIONS

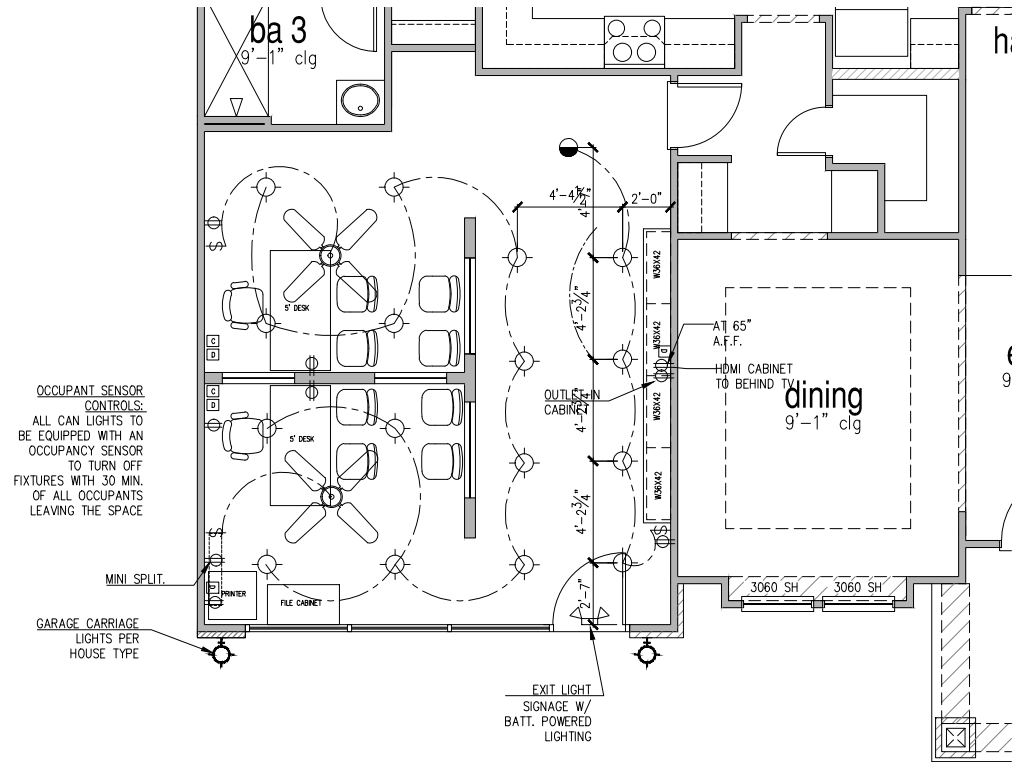
SHEET No. A1.2

FILE: Lot_00.0047.dwg DATE: 6/27/2023 10:56 AM



PARTIAL 1ST FLOOR PLAN
SALES OFFICE

SCALE: 1/8" = 1'-0"



PARTIAL ELECTRICAL FLOOR PLAN
SALES OFFICE

SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SALES OFFICE

SCALE: 1/8" = 1'-0"

FILE: Stonefield Sales Center 6-29-23.dwg DATE: 6/29/2023 2:11 PM

DATE	CHANGE

DRAWN BY:	
DATE:	6/29/23
PLAN NO.	

HOUSE NAME:
STONEFIELD

DRAWING TITLE
PARTIAL PLANS
SALES CENTER

SHEET No.
SC-1

ATTIC VENT CALCULATION FOR PLAN '4'

UPPER ROOF VENTILATION CALCULATIONS:
 ROOF AREA 1 = 1792 SQ. FT.
OVERALL REQUIRED VENTILATION:
 1 TO 150 = 11.95 SQ. FT.
 1 TO 300 = 5.975 SQ. FT.
 50% IN TOP THIRD = 2.9875 SQ. FT. (1 TO 300)
 NET FREE AREA OF VENTED SOFFIT = 5.1 SQ. IN / LINEAR FT.
 NET FREE AREA OF RIDGE VENT = 18 SQ. IN / LINEAR FT.
LOWER VENTING (BOTTOM 2/3 RISE)
 82 LINEAR FEET OF SOFFIT X 5.1 SQ. IN. = 3246 SQ. FT.
UPPER VENTING (TOP 1/3 RISE)
 24 LINEAR FEET OF RIDGE X 18 SQ. IN. = 3 SQ. FT.
 3 SQ. FT. AT 50%
 (1 TO 300 ALLOWED)

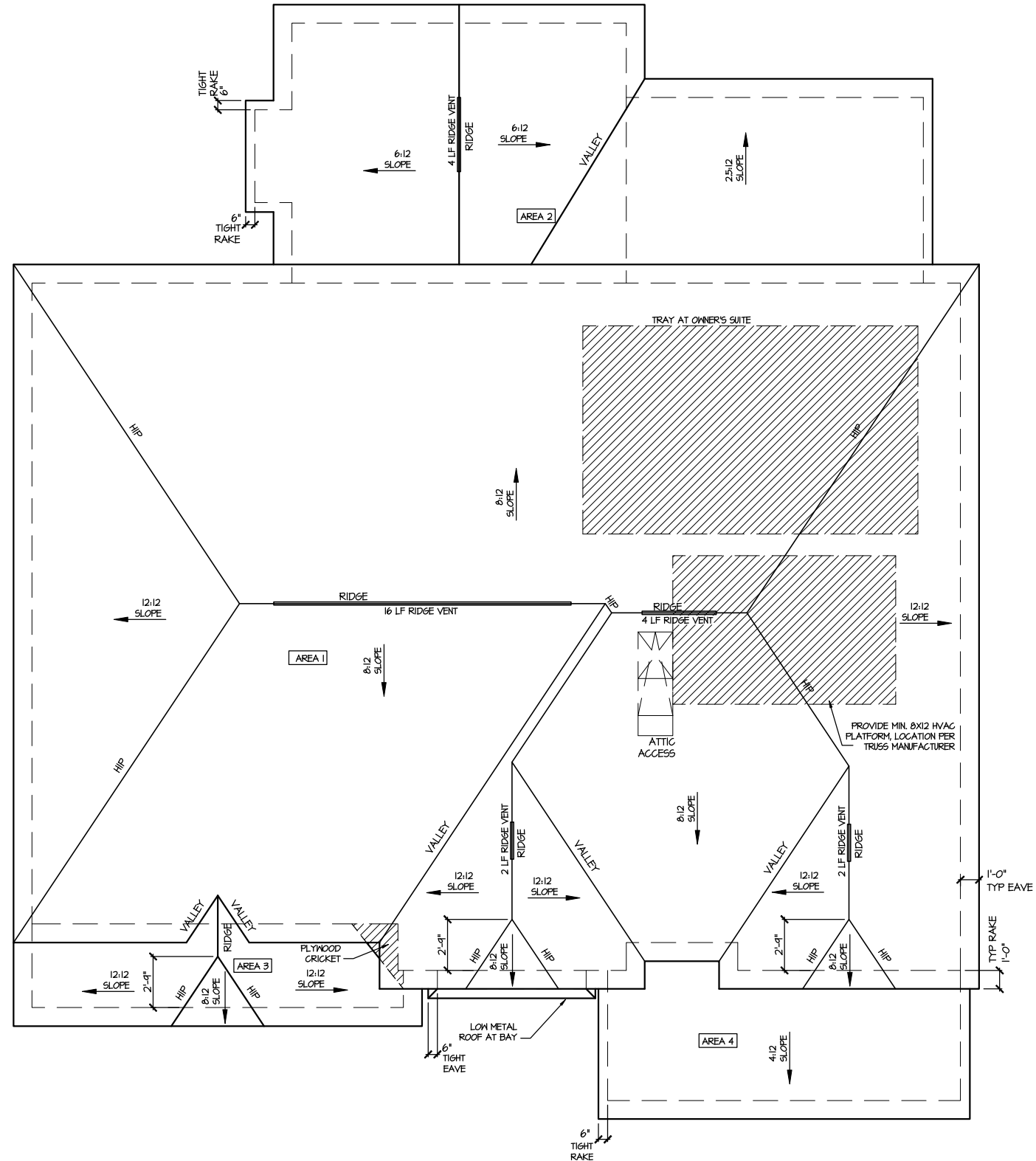
UPPER ROOF VENTILATION CALCULATIONS:
 ROOF AREA 2 = 252 SQ. FT.
OVERALL REQUIRED VENTILATION:
 1 TO 150 = 1.68 SQ. FT.
 1 TO 300 = 0.84 SQ. FT.
 50% IN TOP THIRD = 0.42 SQ. FT. (1 TO 300)
 NET FREE AREA OF VENTED SOFFIT = 5.1 SQ. IN / LINEAR FT.
 NET FREE AREA OF RIDGE VENT = 18 SQ. IN / LINEAR FT.
LOWER VENTING (BOTTOM 2/3 RISE)
 11 LINEAR FEET OF SOFFIT X 5.1 SQ. IN. = 0.489 SQ. FT.
UPPER VENTING (TOP 1/3 RISE)
 4 LINEAR FEET OF RIDGE X 18 SQ. IN. = 0.5 SQ. FT.
 0.5 SQ. FT. AT 50%
 (1 TO 300 ALLOWED)

UPPER ROOF VENTILATION CALCULATIONS:
 ROOF AREA 3 = 84 SQ. FT.
OVERALL REQUIRED VENTILATION:
 1 TO 150 = 5.49 SQ. FT.
 1 TO 300 = 2.745 SQ. FT.
 50% IN TOP THIRD = 1.3725 SQ. FT. (1 TO 300)
 NET FREE AREA OF VENTED SOFFIT = 5.1 SQ. IN / LINEAR FT.
 NET FREE AREA OF RIDGE VENT = 18 SQ. IN / LINEAR FT.
LOWER VENTING (BOTTOM 2/3 RISE)
 23 LINEAR FEET OF SOFFIT X 5.1 SQ. IN. = 0.88 SQ. FT.
UPPER VENTING (TOP 1/3 RISE)
 8 LINEAR FEET OF RIDGE X 18 SQ. IN. = 1 SQ. FT.
 1 SQ. FT. BETWEEN 50%
 (1 TO 300 ALLOWED)

UPPER ROOF VENTILATION CALCULATIONS:
 ROOF AREA 4 = 142 SQ. FT.
OVERALL REQUIRED VENTILATION:
 1 TO 150 = 0.441 SQ. FT.
 1 TO 300 = 0.2205 SQ. FT.
 50% IN TOP THIRD = 0.2205 SQ. FT. (1 TO 300)
 NET FREE AREA OF VENTED SOFFIT = 5.1 SQ. IN / LINEAR FT.
 NET FREE AREA OF RIDGE VENT = 18 SQ. IN / LINEAR FT.
LOWER VENTING (BOTTOM 2/3 RISE)
 20 LINEAR FEET OF SOFFIT X 5.1 SQ. IN. = 0.74 SQ. FT.
UPPER VENTING (TOP 1/3 RISE)
 8 LINEAR FEET OF RIDGE X 18 SQ. IN. = 1 SQ. FT.
 1 SQ. FT. AT 50%
 (1 TO 300 ALLOWED)

UPPER ROOF VENTILATION CALCULATIONS:
 ROOF AREA 6 = 234 SQ. FT.
OVERALL REQUIRED VENTILATION:
 1 TO 150 = 1.56 SQ. FT.
 1 TO 300 = 0.78 SQ. FT.
 50% IN TOP THIRD = 0.39 SQ. FT. (1 TO 300)
 NET FREE AREA OF VENTED SOFFIT = 5.1 SQ. IN / LINEAR FT.
 NET FREE AREA OF RIDGE VENT = 18 SQ. IN / LINEAR FT.
LOWER VENTING (BOTTOM 2/3 RISE)
 10 LINEAR FEET OF SOFFIT X 5.1 SQ. IN. = 0.346 SQ. FT.
UPPER VENTING (TOP 1/3 RISE)
 4 LINEAR FEET OF RIDGE X 18 SQ. IN. = 0.5 SQ. FT.
 1 SQ. FT. AT 50%
 (1 TO 300 ALLOWED)

NOTE: ROOF PLANS SHOWN W/ MIN. REQ'D RIDGE VENT LOCATIONS.
 ACTUAL RIDGE VENT LOCATIONS AND QUANTITY PER BUILDER



ROOF PLAN ELEV. 4

SCALE: 1/8" = 1'-0"

MASTER PLAN INFORMATION	
REVISION	DATE
1-RALE	09-16-19
	UPDATED DATE
	12-06-2021

DRAWN BY: ITS
 DATE: 06/27/2023
 PLAN NO. 1635



HOUSE NAME: STONEFIELD
 DRAWING TITLE: ROOF PLAN

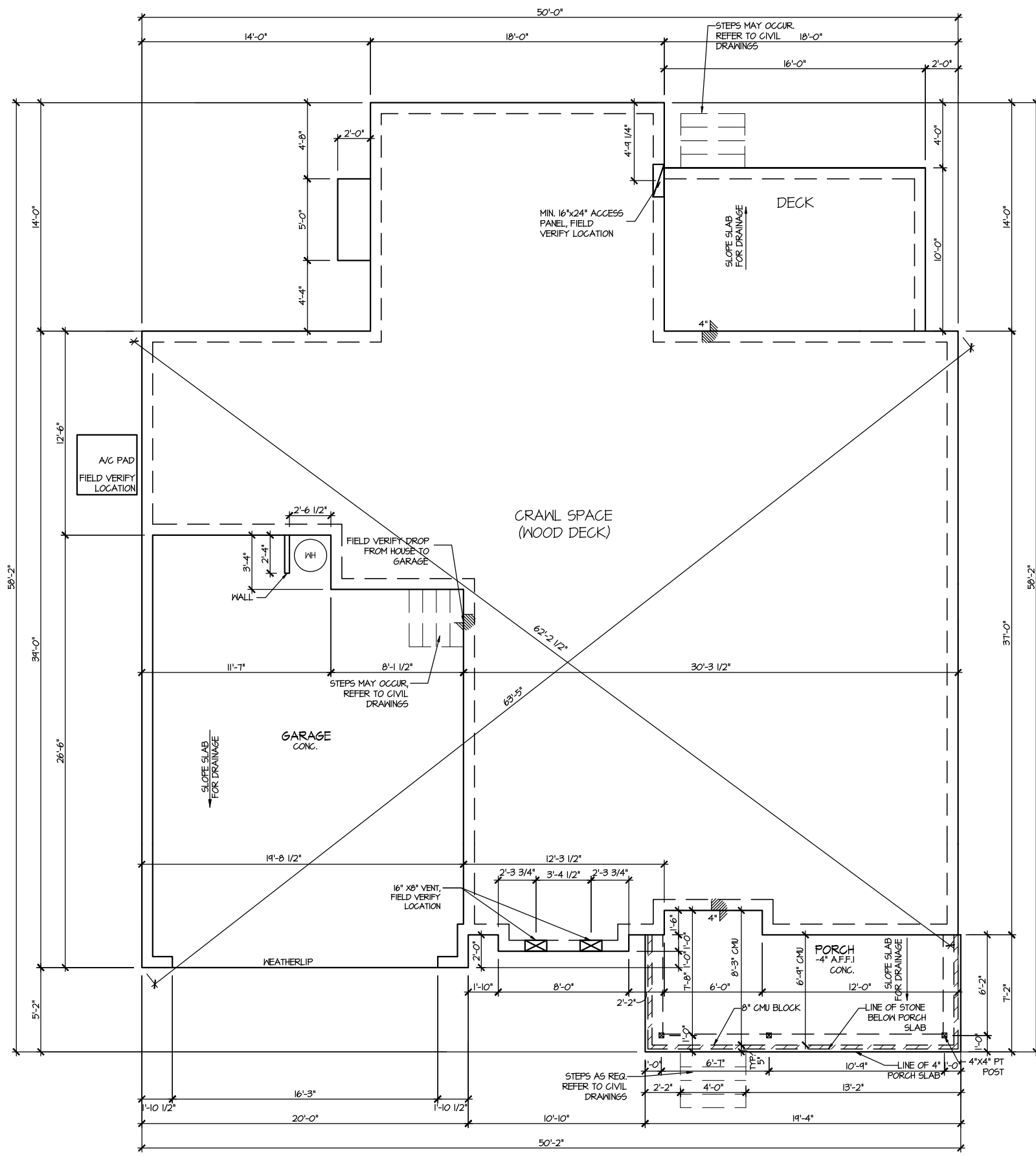
SHEET No. A13

CRAWL SPACE VENT CALCULATIONS: ELEV 4
 CRAWL AREA = 1552 SQ. FT.
 OVERALL REQUIRED VENTILATION:
 1 SQ. IN. PER 1 SQ. FT. = 1552 SQ. IN.

NET FREE AREA OF VENT = 72 SQ. IN. PER VENT
 WITH AN AUTOMATIC VENT OAL-1 OR EQUAL

VENTING REQUIREMENT:
 1552 SQ. IN. / 72 SQ. IN. = 21.6 VENTS = 22 VENTS

ONLY VENTS ON THE FRONT ELEVATION ARE SHOWN.
 ALL OTHERS TO BE FIELD LOCATED.
 VENTS SHALL BE INSTALLED PER R322.2.2 - R322.2.2.1



ELEVATION 4
 CRAWL SPACE PLAN
 SCALE: 1/8" = 1'-0"

MASTER PLAN INFORMATION	
REVISION	DATE
1 - RALE	09-16-19
	UPDATED DATE
	12-06-2021

DRAWN BY:
 ITS

DATE:
 06/27/2023

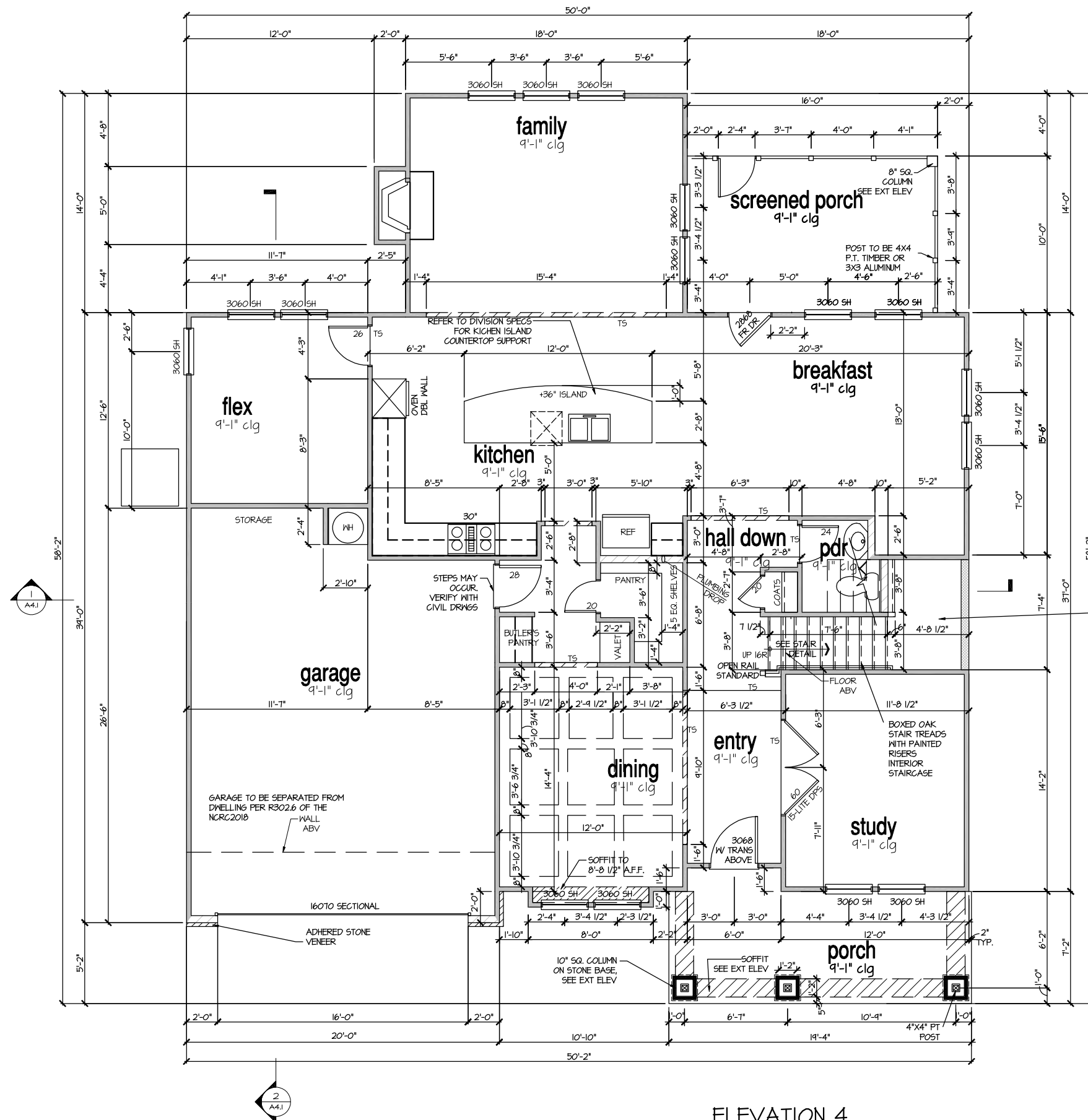
PLAN NO.
 1635



HOUSE NAME:
 STONEFIELD

DRAWING TITLE
 CRAWL SPACE PLAN

SHEET No.
 A2.1



ELEVATION 4
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

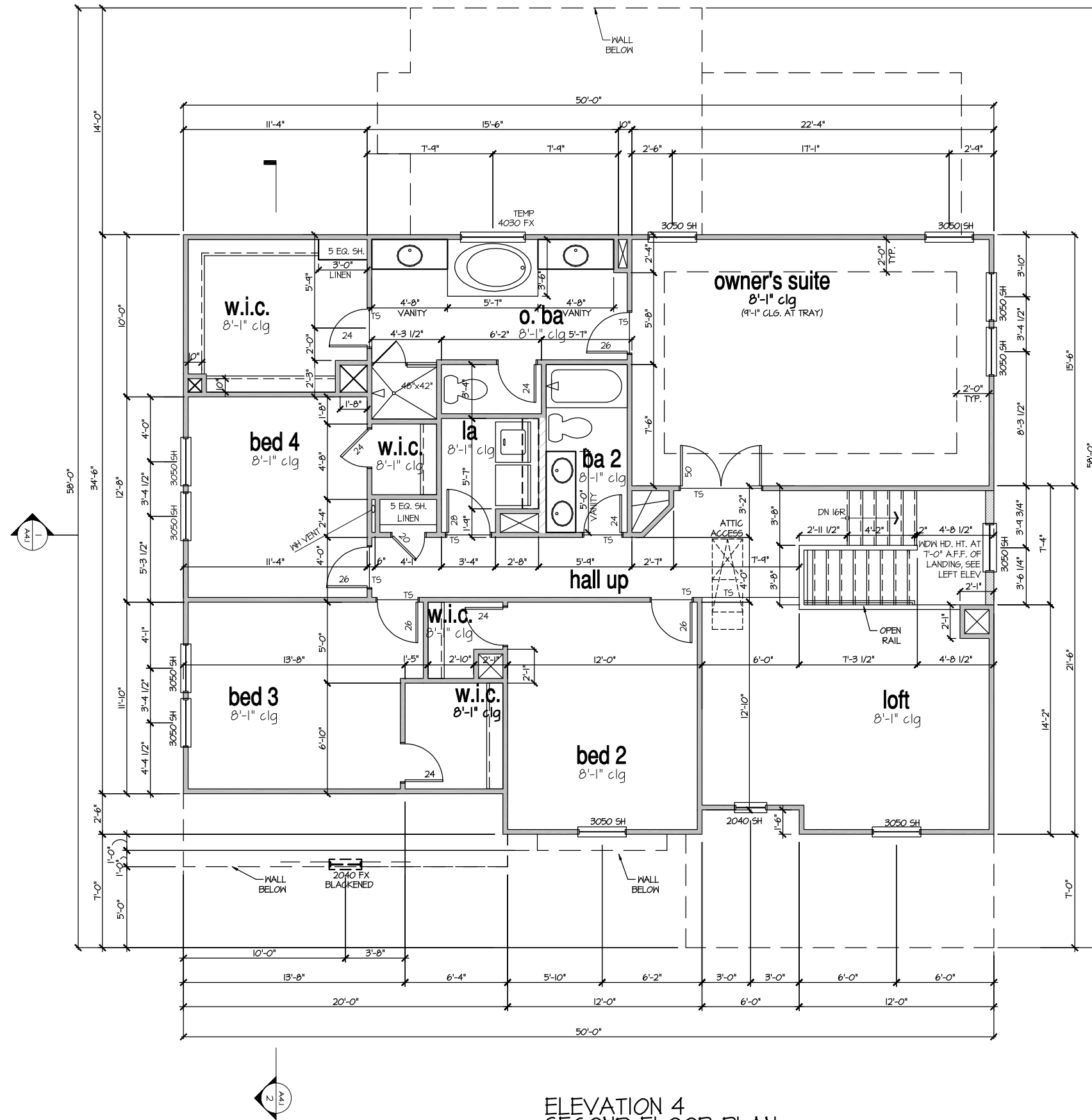
MASTER PLAN INFORMATION	
REVISION	DATE
1 - RALE	09-16-19
UPDATED DATE	12-06-2021

DRAWN BY:	ITS
DATE:	06/27/2023
PLAN NO.	1635



HOUSE NAME:	STONEFIELD
DRAWING TITLE	FIRST FLOOR PLAN

SHEET No.	A3.1
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ELEVATION 4
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

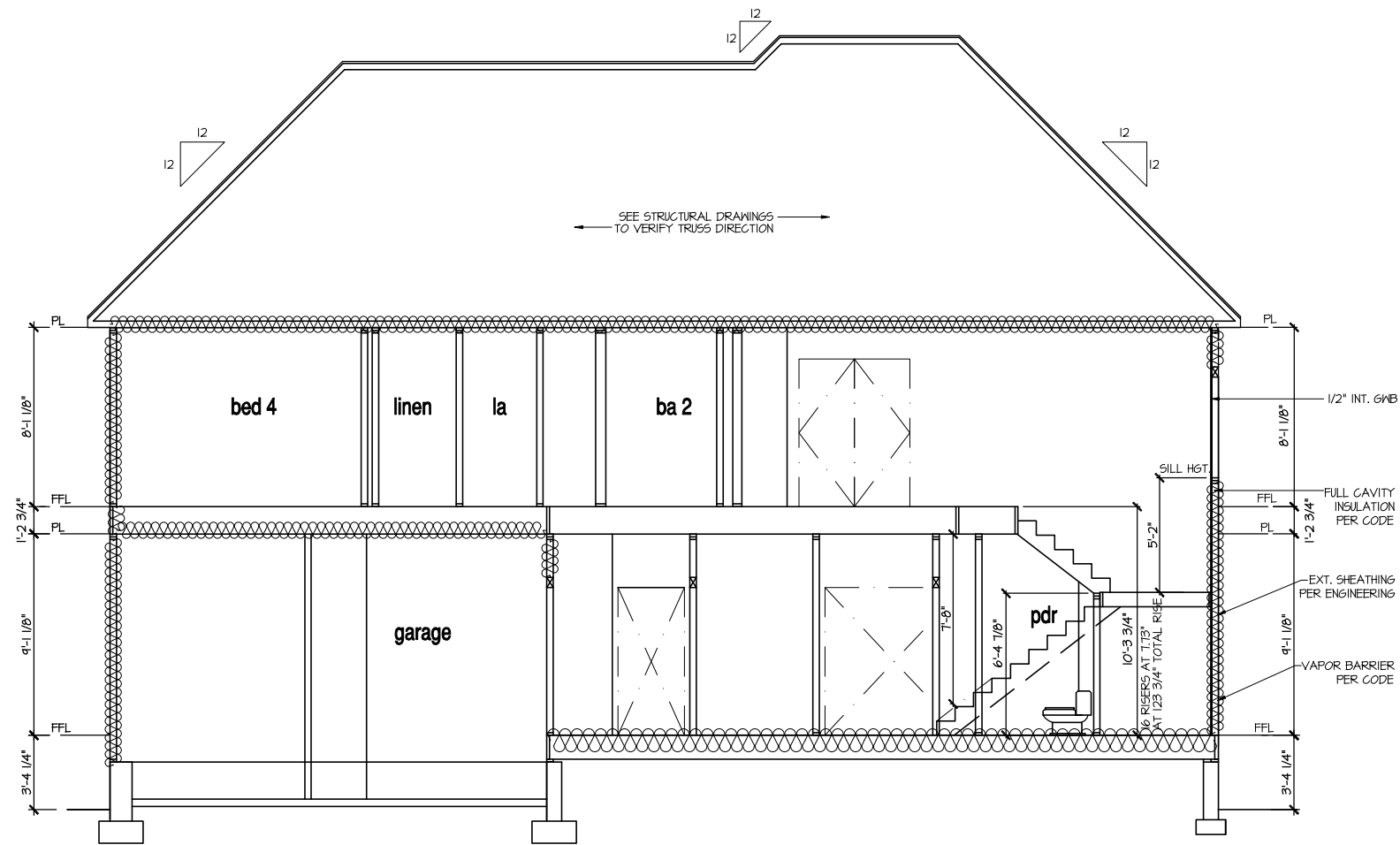
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REVISION	DATE
1 - RALE	09-16-19
UPDATED DATE	12-06-2021

DRAWN BY:	ITS
DATE:	06/27/2023
PLAN NO.	1635

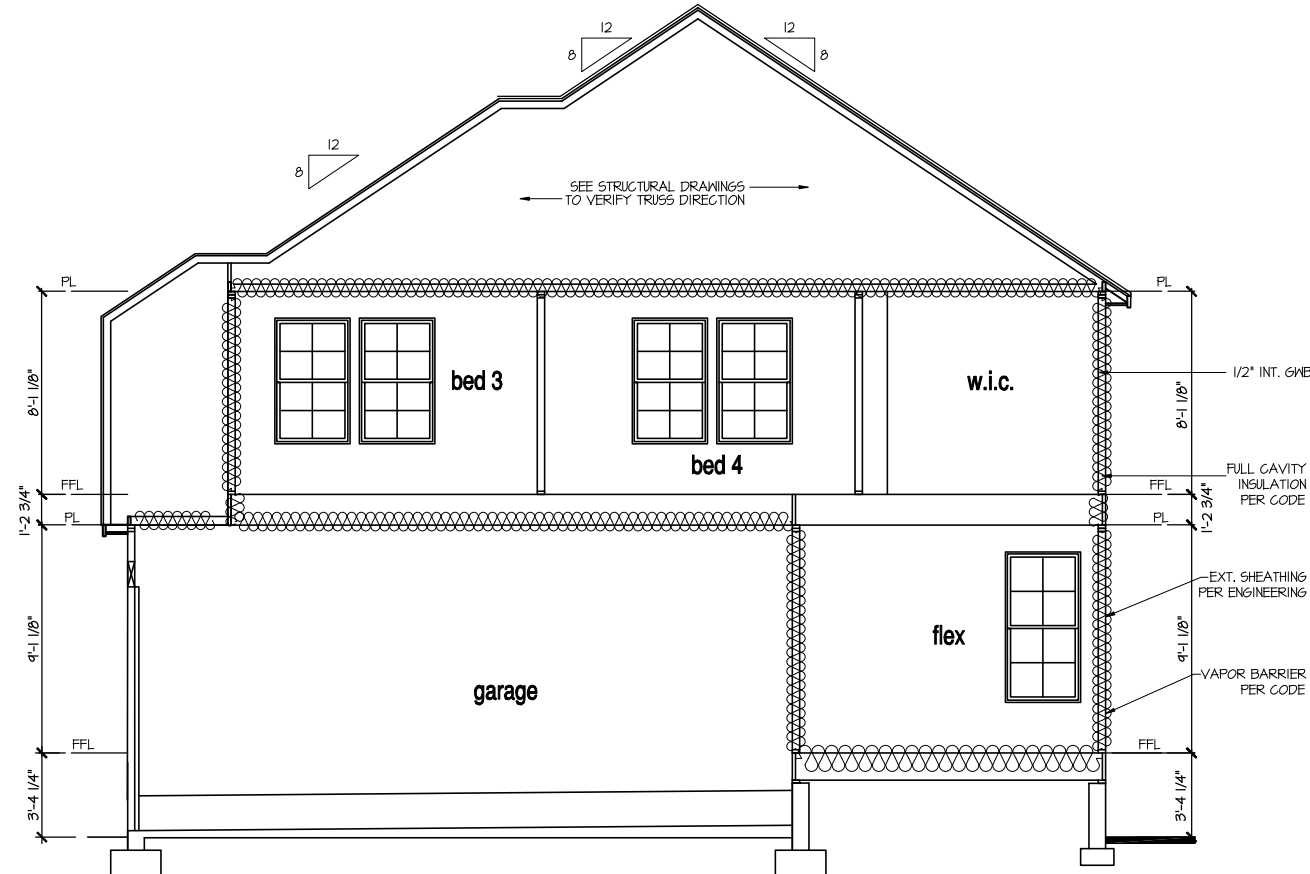


HOUSE NAME:	STONEFIELD
DRAWING TITLE	SECOND FLOOR PLAN

SHEET No.	A3.2
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SECTION 1
SCALE: 1/8" = 1'-0"



SECTION 2
SCALE: 1/8" = 1'-0"

9'-1" STAIR NOTE:
USE 14" T.J. WITH 3/4" PLYWOOD SUBFLOOR.
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 1.13" = 123 3/4" TOTAL
RISE VERIFY

- NOTES:**
- BUILDING SECTIONS SHOWN HERE DEPICT VOLUMN SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.
 - ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
 - WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
 - INSULATION:
EXTERIOR WALLS: R-13 BATT'S MINIMUM. VERIFY
CEILING WITH ATTIC ABOVE: R-38 BATT'S MINIMUM. VERIFY
FLOOR OVER GARAGE: R-14 BATT'S MINIMUM. VERIFY
ATTIC KNEEWALL: R-14 BATT'S MINIMUM. VERIFY
- PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BUILDER.

MASTER PLAN INFORMATION	
REVISION	DATE
1-RALE	09-16-19
UPDATED DATE	12-06-2021

DRAWN BY:	ITS
DATE:	06/27/2023
PLAN NO.	1635



HOUSE NAME: STONEFIELD
DRAWING TITLE: BUILDING SECTION

SHEET No. A4.1

FILE: Lot_00.0047.dwg DATE: 6/27/2023 10:56 AM

MASTER PLAN INFORMATION	
REVISION	DATE
1 - RALE	09-16-19
UPDATED DATE	12-06-2021

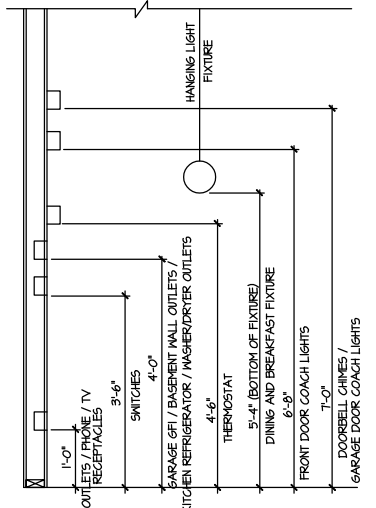
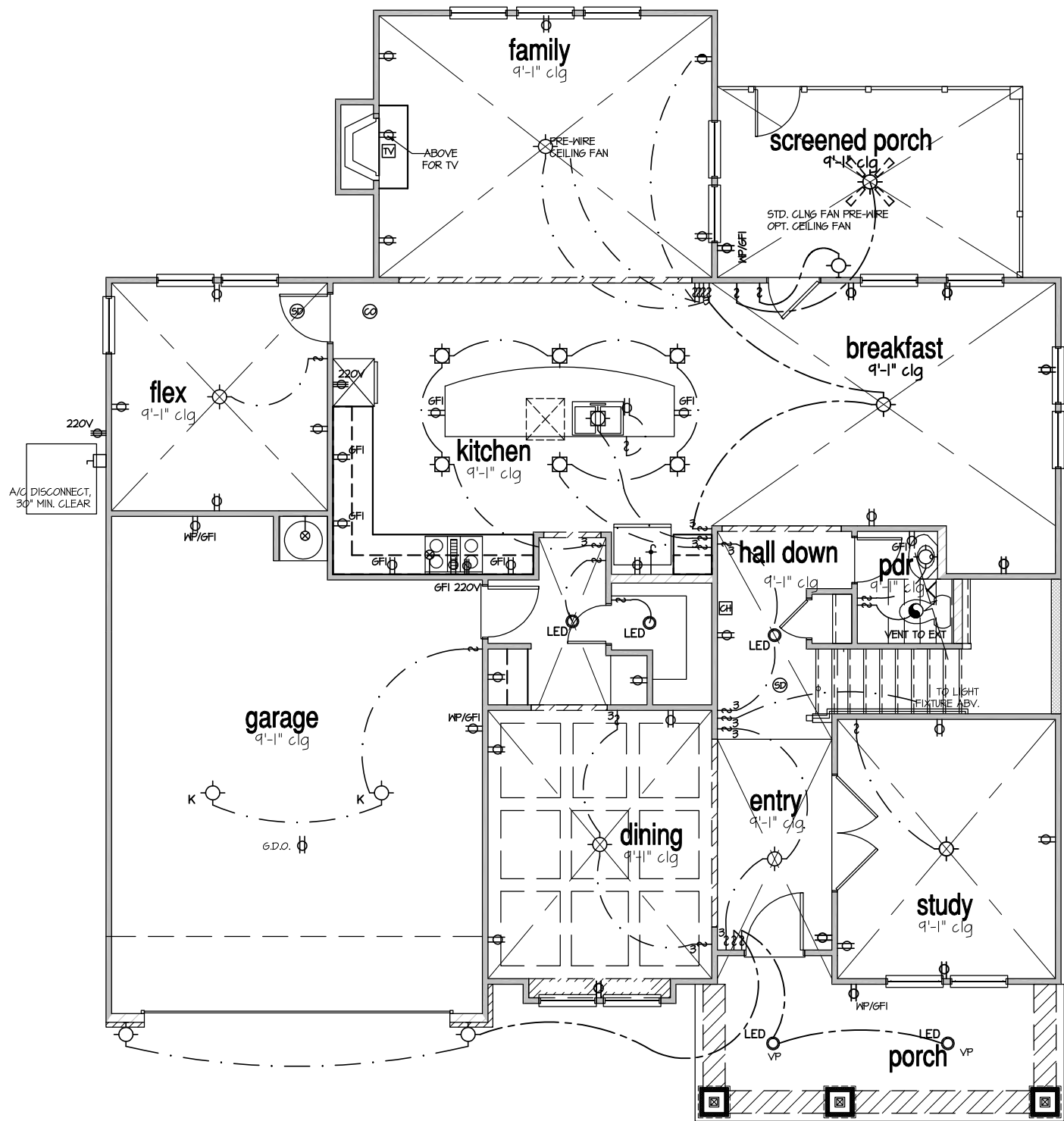
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DATE:	06/27/2023
PLAN NO.	1635



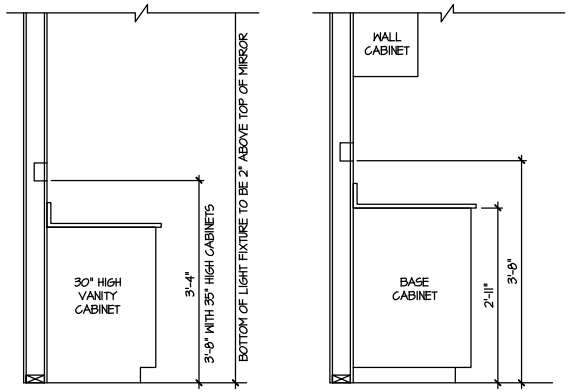
HOUSE NAME:
STONEFIELD

DRAWING TITLE
FIRST FLOOR ELECTRICAL

SHEET No.
E.I.



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:

- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.
- CLOSET LIGHTS TO BE FLUORESCENT FIXTURES FOR NC & INCANDESCENT CLG. MOUNTED FIXTURES FOR ALL OTHER AREAS.

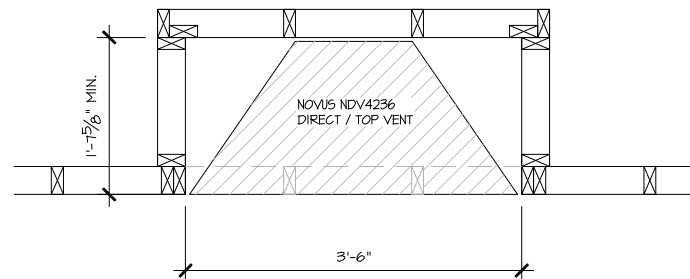
LEGEND:

⊕	AFGI DUPLEX OUTLET	⊙	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE	⊠	CHIMES	⊗	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
⊕MP/GFI	WEATHERPROOF GFI AFGI DUPLEX OUTLET	⊙K	KEYLESS LIGHT	⊠	PUSHBUTTON SWITCH	⊗	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
⊕GFI	GROUND-FAULT CIRCUIT-INTERRUPTER AFGI DUPLEX OUTLET	⊙	MALL MOUNTED INCANDESCENT LIGHT FIXTURE	⊕	110V SMOKE DETECTOR W/ BATTERY BACKUP	⊗	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
⊕	HALF-SWITCHED AFGI DUPLEX OUTLET	⊙	RECESSED LIGHT FIXTURE	⊕	CO2 DETECTOR	⊗	6AS SUPPLY WITH VALVE
⊕220V	220 VOLT AFGI OUTLET	⊙LED	LED SURFACE MOUNTED	⊕	THERMOSTAT	⊗	HOSE BIBB
⊕	REINFORCED JUNCTION BOX	⊙	EXHAUST FAN (VENT TO EXTERIOR)	⊕	TELEPHONE	⊗	1/4" WATER STUB OUT
⊕	WALL SWITCH	⊕	EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)	⊕	TELEVISION	⊗	TECH. HUB SYSTEM
⊕3	THREE-WAY SWITCH	⊕		⊕	ELECTRIC METER		
⊕4	FOUR-WAY SWITCH	⊕		⊕	ELECTRIC PANEL		
⊕	LED STRIP FIXTURE	⊕		⊕	DISCONNECT SWITCH		

ELECTRICAL PLAN
FIRST FLOOR - ELEV. 4
SCALE: 1/8" = 1'-0"

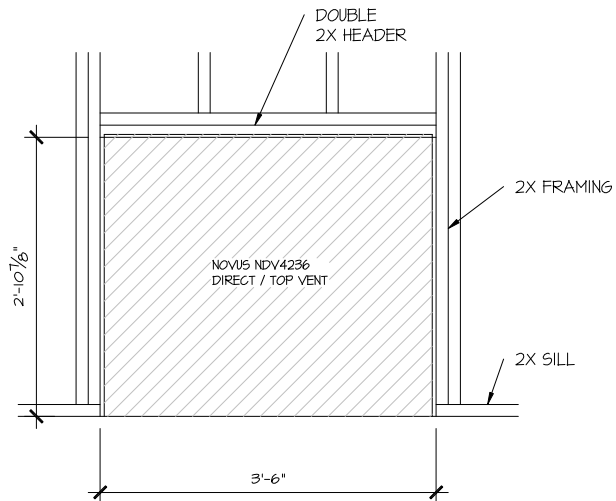
FILE: Lot 00.0047.dwg DATE: 6/27/2023 10:56 AM

ALL DIMENSIONS ARE TO FRAMING



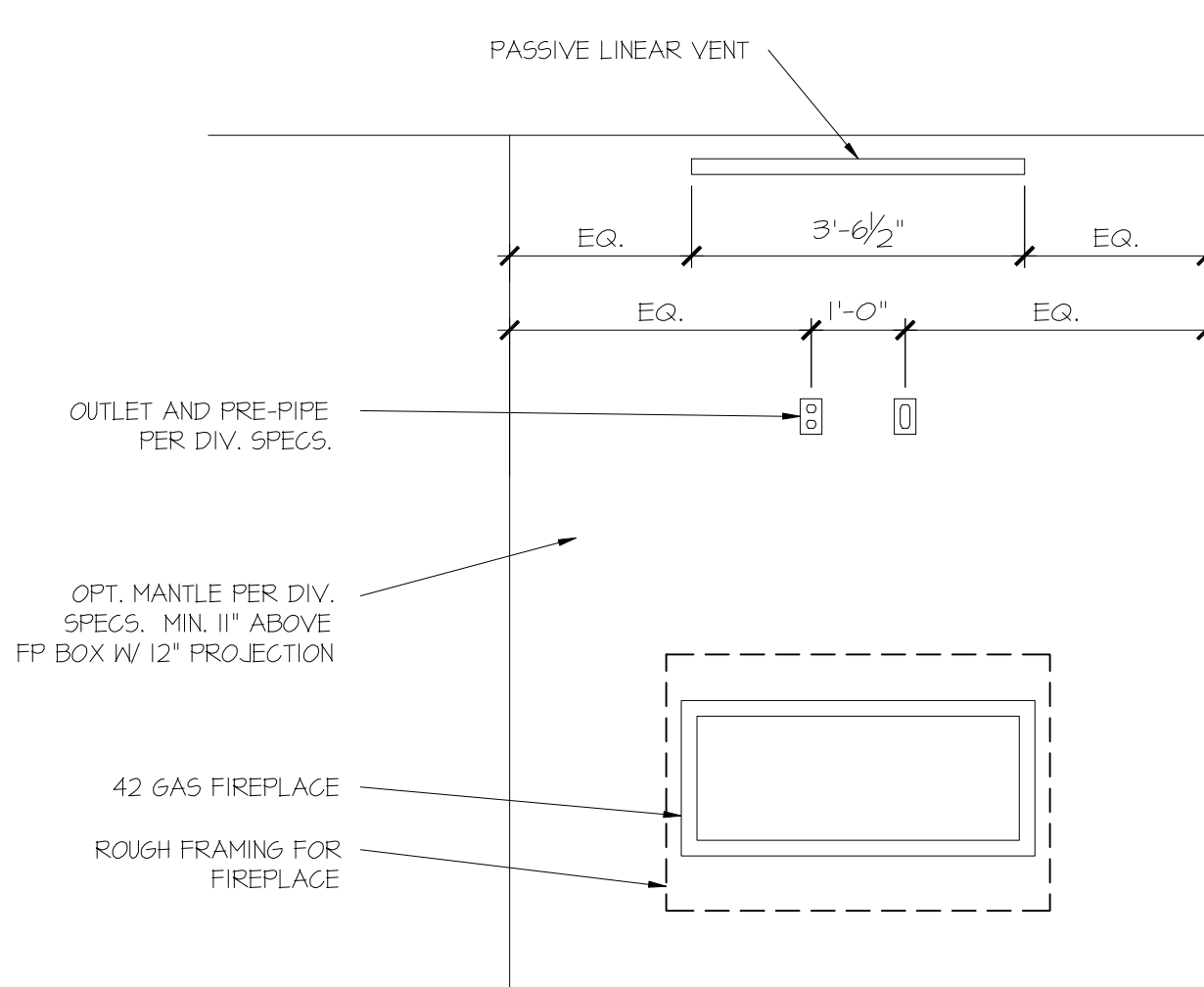
PARTIAL PLAN
NOVUS NDV4236

SCALE: 1/2" = 1'-0"



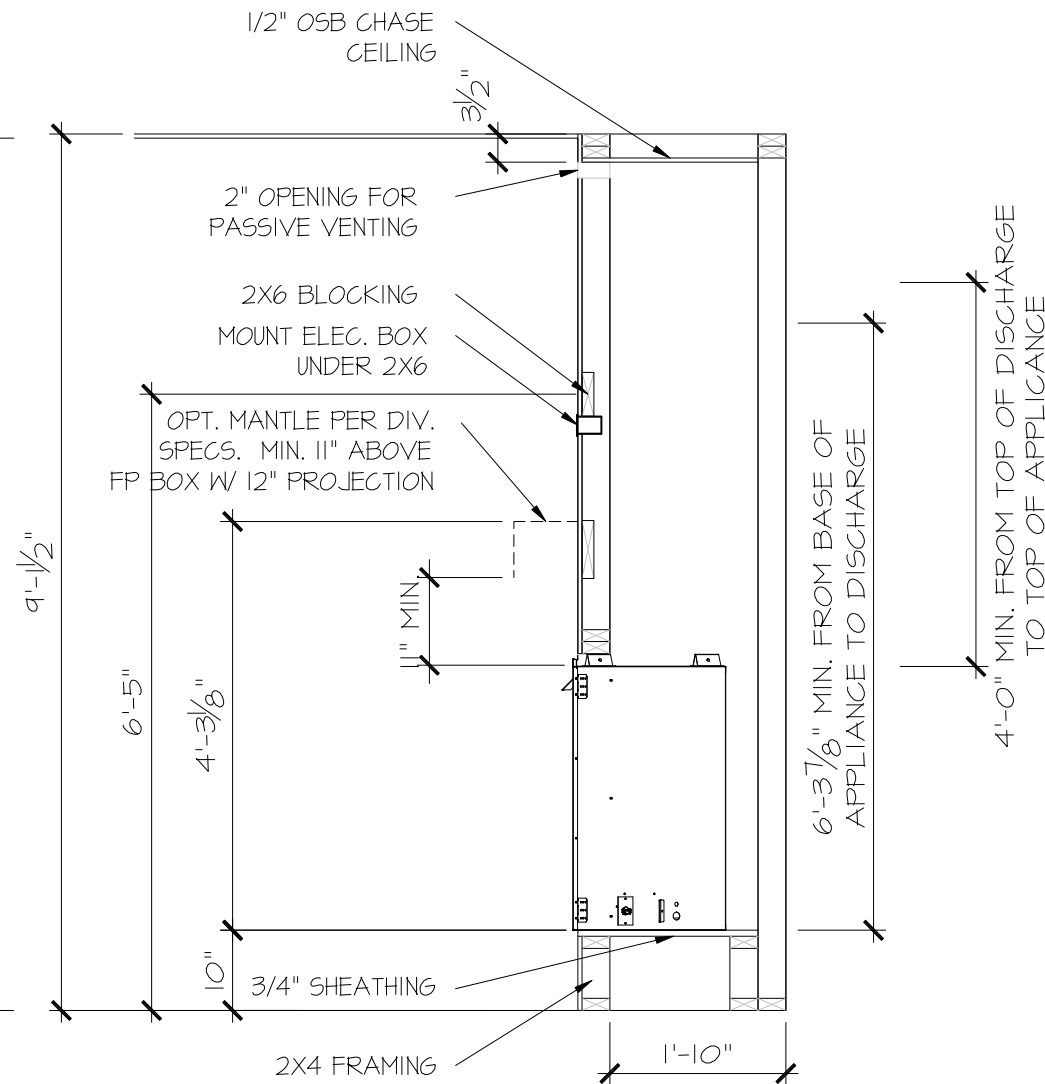
PARTIAL ELEVATION
NOVUS NDV4236

SCALE: 1/2" = 1'-0"



PARTIAL ELEVATION
NOVUS NDV4236

SCALE: 1/2" = 1'-0"



PARTIAL SECTION
NOVUS NDV4236

SCALE: 1/2" = 1'-0"

FILE: RALE FIREPLACE DETAILS 9--2022.dwg DATE: 5/27/2022 10:35 AM

CONSULTANT LOGO

SEAL

DRAWN BY:

DATE:

PLAN NO.
L. BEAVERS

11 X 17 SCALE
9-8-22

24 X 36 SCALE
N/A

DRB
HOMES

HOUSE NAME:
RALE FIREPLACE DETAILS
DRAWING TITLE:
**RALE FIREPLACE DETAIL
INTERIOR GAS UNITS**

SHEET No.

11
10
11

CONNECTION SPECIFICATIONS (TYP. U.N.O.)

Table with 3 columns: DESCRIPTION OF BLDG. ELEMENT, 3"x0.131" NAILS, 3"x0.120" NAILS. Rows include JOIST TO SOLE PLATE, SOLE PLATE TO JOIST/BLK'G., STUD TO SOLE PLATE, etc.

GENERAL STRUCTURAL NOTES

- DESIGN IS BASED ON 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE.
WOOD FRAME ENGINEERING IS BASED ON NDS, 'NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION' - LATEST EDITION.
DESIGN LOADS: ROOF DEAD = 7 PSF T.C., 10 PSF B.C. LIVE = 16 PSF LOAD DURATION FACTOR = 1.25
FLOOR LIVE = 40 PSF (30 PSF @ SLEEPING AREAS) DEAD = 10 PSF (1-JOISTS & SOLID SANN) 10 PSF T.C., 5 PSF B.C. (TRUSSES) (ADD'L 10 PSF @ TILE)
LATERAL 120 MPH, EXPOSURE B. SEISMIC A/B.
SOIL 2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)

FLOOR FRAMING

- 1-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES MARBLE FLOORS - CONTACT MKF FOR MARBLE FLOOR DESIGNS)
AT 1-JOIST FLOORS, PROVIDE 1 1/8" MIN. OSB RIM BOARD.
METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O.
FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND - 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES @ 12" O.C. FIELD. - 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES @ 8" O.C. FIELD. - 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES @ 6" O.C. IN FIELD. - #6 x 2" MIN. SCREWS @ 6" O.C. @ PANEL EDGES @ 12" O.C. FIELD.

ROOF FRAMING

- BAY WINDOWS & SHED ROOFS (UP TO 6' SPAN) CAN BE 2x4 OR 2x6 RAFTERS & CEILING JOISTS @ 16/24" O.C.
FASTEN EACH ROOF TRUSS TO TOP PLATE W/ SIMPSON H25T CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) H25T CLIPS AT 2-PLY GIRDER TRUSSES, (3) H25T CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.
METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O.
ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BCSI 1-08 'GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.'
SUPPORT PORCH & SHED SPAN ROOF TRUSSES (MAX T' SPAN) W/ 2x4 LEDGER FASTENED TO: - RIM BOARD W/ (2) 3"x0.131" NAILS @ 16" O.C. MAX. (1-JOISTS) - TRUSS VERTICALS W/ (3) 3"x0.131" NAILS @ 19.2" O.C. MAX. (FLOOR TRUSSES)
ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS - W/ 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES @ 12" O.C. FIELD. - W/ 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES @ 8" O.C. FIELD. - W/ 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES @ 6" O.C. FIELD.

LATERAL BRACING & SHEAR WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM: 120 MPH WIND IN 2018 NCSEB:RC (120 MPH WIND SPEED IN ASCE 7-10 WIND MAP, PER IRC R301.2.1.1) EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2015 IBC (SECTION 1604) & ASCE 7-10, AS PERMITTED BY R301.1.3 OF THE 2018 NCSEB:RC, OR THE SIMPLIFIED PRESCRIPTIVE PROCEDURE IN ACCORDANCE WITH THE 2015 IRC IF THE PARAMETERS OF SECTION R602.12 COMPLY. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

DESIGN WIND UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7-10 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NCSEB:RC SECTION R802.11.1. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.5 & R802.11.

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 15/32" PLYWOOD: FASTEN SHEATHING W/ 2 3/8" x 0.113" NAILS @ 6" O.C. AT EDGES @ 12" O.C. IN THE PANEL FIELD. TYP. U.N.O.
HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL PANEL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED.
ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
ALT. STAPLE CONNECTION SPEC: 1 1/2" 16 GA STAPLES (1/8" CROWN) @ 3" O.C. AT EDGES @ 6" O.C. IN FIELD.

BLOCKED PANEL EDGES

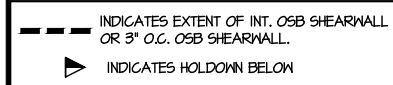
- AT DESIGNATED AREAS - FASTEN SHEATHING W/ 2 3/8" x 0.113" NAILS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD OR 1 3/4" 16 GA STAPLES (1/8" CROWN) @ 3" O.C. AT EDGES @ 6" O.C. IN FIELD. ALL SHEATHING PANELS SHALL BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.

3" O.C. EDGE NAILING

- AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING W/ 8d NAILS @ 3" O.C. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

NOTES

- SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN.
DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, U.N.O.
ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING.
PRE-MANUFACTURED PANELIZED WALLS: FASTEN TOGETHER END STUDS OF WALL PANELS SHEATHED W/ OSB OR PLYWOOD W/ 3" x 0.120" NAILS @ 4" O.C. (THRU ONE SIDE ONLY)

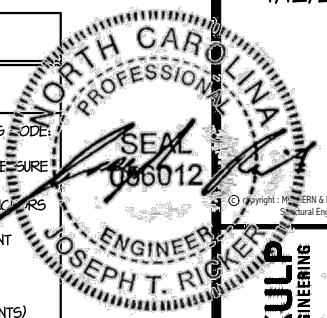


GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE.
FOOTING DESIGN - 2,000 PSF ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY.
FASTEN 2x4/6 SILL PLATES TO FIND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING: - 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C., 1" MIN. EMBEDMENT (CONC), 15" MIN. EMBEDMENT (CMU) - SIMPSON MASA ANCHOR STRAPS @ 6'-0" O.C. (CONC) - SIMPSON MAB23 ANCHOR STRAPS @ 2'-8" O.C. (CMU) (REFER TO DETAILS FOR 10' TALL WALL ANCHOR REQUIREMENTS)
ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR CMU SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
BASEMENT INTERIOR BEARING WALLS & EXTERIOR WALK-OUT BASEMENT WALLS SHALL BE 2x6 @ 16" O.C. SFF OR 5TP, 'STUD' GRADE OR BETTER.
CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.: f'c = 4,000 psi: FOUNDATION WALLS 2,500 psi: FOOTINGS & INTERIOR SLABS ON GRADE 3,000 psi: GARAGE & EXTERIOR SLABS ON GRADE fy = 60,000 psi
BASEMENT FOUNDATION WALL DESIGN BASED ON: - 9' OR 10' HEIGHT (AS NOTED ON PLANS) - TALLER WALLS MUST BE ENGINEERED. - NOMINAL WIDTH (1/2" FOR 10" THICK WALL).
BASEMENT WALL DESIGN IS BASED ON 60 PCF BACKFILL SOIL TYPE CLASSIFICATIONS (SC, ML-GI, OR GI).
BASEMENT WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY ADEQUATE TEMPORARY BRACING OR INSTALL 1st FLOOR DECK.
PROVIDE (2) #5 BARS AROUND ALL SIDES OF OPENINGS IN CONCRETE BSMT. FND. WALL WITH 2" CLEAR. REINFORCEMENT SHALL EXTEND 12" PAST CORNER OF OPENING IN ALL DIRECTIONS. - FOR OPENINGS UP TO 36", PROVIDE MINIMUM 10' CONCRETE DEPTH OVER OPENING OR (3)2x10 W/ (2)2x6 JACK STUDS, U.N.O. - LARGER OPENINGS SHALL BE PER PLAN.
ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
ALL FOOTINGS SHALL BEAR AT LEAST 12" BELOW FINISH GRADE.
FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 15% COMPACTED FILL.
PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. - JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM) - JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1:1.5 RATIO - CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL SLABS
CONCRETE MASONRY UNITS (CMU) SHALL BE ASTM C90 WITH A MIN. COMPRESSIVE STRENGTH OF 1900 psi (Fm=1500 psi). MORTAR SHALL BE ASTM C270, TYPE S. CMU DESIGN PER ACI 530 @ 530.1.
CMU FOUNDATION WALLS SHALL HAVE 'DUR-O-WALL' HORIZONTAL JOINT REINFORCEMENT (OR EQUAL) - 9 GA. MINIMUM @ 16" O.C.
PROVIDE 2x8 x 16" LONG P.T. PLATE ON TOP OF ALL CRAWL SPACE PIERS. ALL PIERS SHALL BE GROUTED SOLID.
PROVIDE 2x6 P.T. PLATE ON INTERIOR CRAWL SPACE WALLS, FASTENED PER ANCHORAGE SPECIFICATION NOTED ABOVE.
DIMENSIONS BY OTHERS, BUILDER TO VERIFY.
BUILDER TO VERIFY THAT MODEL HAS BEEN ADEQUATELY TREATED BY A LICENSED AND BONDED PEST CONTROL COMPANY FOR SUBTERRANEAN TERMITES. METHOD AND TYPE OF TREATMENT TO BE DETERMINED BY PEST CONTROL COMPANY.

SD2.I REFERS TO SD2.IA FOR LVL/PSL/LSL BEAMS OR SD2.IB FOR FLITCH BEAMS OR SD2.IC FOR STEEL BEAMS



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M&K project number: 126-23035 project mgr: JTR drawn by: BGL issue date: 07-12-23 REVISIONS: date: initial:

GENERAL NOTES HONEYCUTT HILLS LOT 47 - STONEFIELD 4 RALEIGH, NC

GENERAL NOTES HONEYCUTT HILLS LOT 47 - STONEFIELD 4 RALEIGH, NC

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MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO, FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN.
TRUSSES/JOISTS SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES/JOISTS OR GIRDER TRUSSES/FLUSH BEAMS DO NOT EXCEED THE FOLLOWING:
A. ROOF TRUSSES: 1/4" DEAD LOAD
B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS: 1/8" DEAD LOAD
C. FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS: LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)

GENERAL FRAMING

- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD CONNECTIONS TABLE OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
REFER TO FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. U.N.O.
EXT. & INT. BRG WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SFF OR 5TP 'STUD' GRADE LUMBER, OR BETTER, U.N.O. - WALLS OVER 12' TALL SHALL BE PER PLAN.
ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE SPRUCE-PINE-FIR #2 (SPF) OR SOUTHERN PINE #2 (SP) LUMBER, OR BETTER (KILN-DRIED). ALL HEADERS HAVE BEEN DESIGNED BASED ON CALCULATED LOADS & SIZED ACCORDINGLY. CODE TABLES HAVE NOT BEEN USED.
ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x 'STUD' GRADE MEMBERS SPACED @ 16" O.C. (MAX, U.N.O.) - HEADERS IN NON-LOAD BEARING WALLS SHALL BE: (1)2x4/6 FLAT @ OPENINGS UP TO 4'; (2)2x4/6 FLAT UP TO 8'.
ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).
ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING: - LVL - Fb=2325 psi; Fv=310 psi; E=1.55x10^6 psi - LVL - Fb=2600 psi; Fv=285 psi; E=2.0x10^6 psi - PSL - Fb=2400 psi; Fv=240 psi; E=2.0x10^6 psi
MK SHALL BE FULLY INDEMNIFIED FOR ANY AND ALL ISSUES RESULTING FROM OR RELATED TO ANY BUILDING COMPONENT IF THE OWNER DOES NOT SUBMIT THE COMPONENT SHOP DRAWINGS TO MK FOR STRUCTURAL REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.
FOR 2 & 3 PLY BEAMS OF EQUAL WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O/C OR 2 ROWS 1/4"x3/8" SIMPSON SDS SCREWS (OR 3/8" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 3 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 3 1/2" OR 5 1/4" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
FOR 4 PLY BEAMS OF EQUAL WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 1/4"x6" SIMPSON SDS SCREWS (OR 6 3/4" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP AND BOTTOM SCREWS 2" FROM EDGE. A SOLID 1" BEAM IS ACCEPTABLE.
ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD @ (1)2x KING STUD, MINIMUM. - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..
ALL MULTI-PLY STUDS TO BE FASTENED TOGETHER W/ 3"x0.131" NAILS @ 24" O.C. (MIN), EACH PLY.
PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND/BEARING. BLOCKING TO MATCH POST ABOVE.
FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS WITH P.A.F.'s (MILT) X-CF PINS OR EQUAL @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C. STAGGERED.
ALL EXTERIOR 4x4 WOOD POSTS SHALL HAVE SIMPSON BC52-2/4 CAP & ABW44Z BASE, U.N.O.

HOLD-DOWN SCHEDULE

Table with 2 columns: SYMBOL, SPECIFICATION. Rows include HD-1 SIMPSON HTT4 HOLD-DOWN, HD-2 SIMPSON MSTC66 STRAP TIE, HD-3 SIMPSON STDH14/14R HOLD-DOWN.

ALTERNATIVE TO S5TB24 ANCHOR BOLT SPECIFICATION: * UTILIZE SIMPSON '9ET' EPOXY SYSTEM TO FASTEN 3/8" DIA. THREADED ROD INTO CONCRETE FOUNDATION. PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANIF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1/4" OF EDGE OF FOUNDATION.

VENEER LINTEL SCHEDULE

Table with 3 columns: SPAN (MAX), HEIGHT OF VENEER ABOVE LINTEL, STEEL ANGLE SIZE. Rows include 3'-0", 6'-0", 8'-0", 9'-6", 16'-0" spans.

ALL LINTELS - SMALL SUPPORT 2 3/8" - 3 1/2" VENEER W/ 40 psf MAXIMUM WEIGHT. < 16" SHALL HAVE 4" MIN BEARING > 16" SHALL HAVE 8" MIN BEARING < 16" SHALL NOT BE FASTENED BACK TO HEADER. > 16" SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @48" O.C. W/ 1/2" DIA. x 3 1/2" LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES. - MAX VENEER HT. APPLIES TO ANY PORTION OF BRICK OVER THE OPENING. - ALL LINTELS SHALL BE LONG LEG VERTICAL. - WHEN SUPPORTING VENEER < 3" WIDE THE EXTERIOR TOE OF THE HORIZONTAL LEG MAY BE CUT IN THE FIELD TO BE 3/4" WIDE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLOW FOR MORTAR JOINT FINISHING. - SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS. * FOR QUEEN VENEER USE L4x3 1/4". ** FOR 3/2" VENEER ONLY. SEE PLAN FOR VENEER SUPPORT IF VENEER < 3/2" THICK.

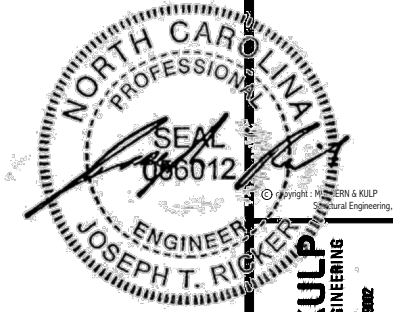
LEGEND

- INTERIOR BEARING WALL
BEARING WALL ABOVE
BEAM / HEADER
INDICATES SHEAR WALL & EXTENT
EXTENT OF OVERFRAMING
METAL HANGER
INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

NON-BEARING HEADER SCHEDULE

Table with 3 columns: SPAN, 2x4 NON-BEARING PARTITION WALL, 2x6 NON-BEARING PARTITION WALL. Rows include UP TO 3'-0", UP TO 6'-0", UP TO 8'-0" spans.

NOTES: ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x 'STUD' GRADE MEMBERS SPACED @ 24" O.C. (MAX)



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M&K project number:
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project mgr: JTR
drawn by: BGL
issue date: 07-12-23

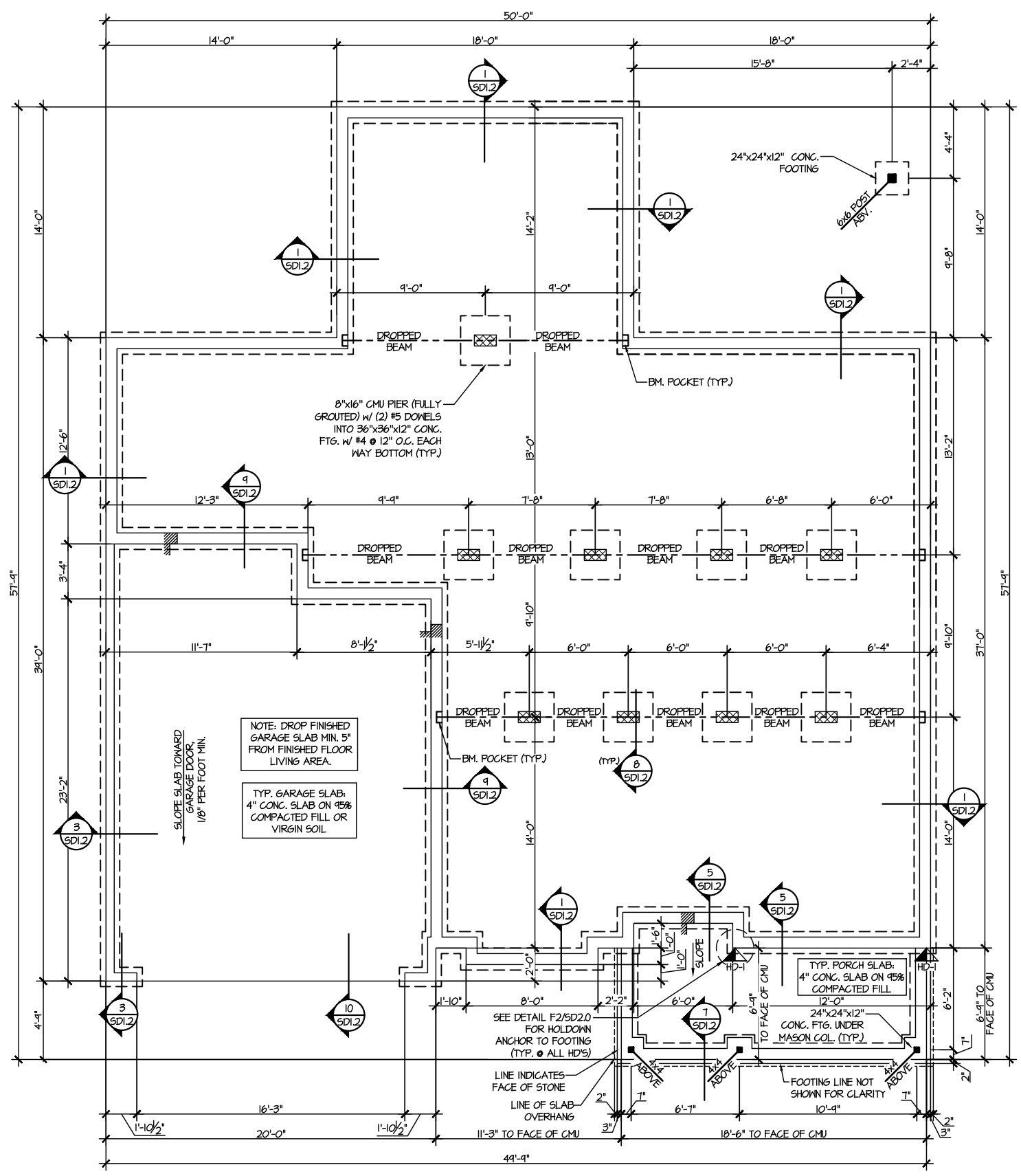
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FOUNDATION PLANS
HONEYCUTT HILLS
LOT 47 - STONEFIELD 4
RALEIGH, NC

sheet:
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1 CRAWL SPACE FOUNDATION PLAN
SCALE: 1/8"=1'-0"

HOLD-DOWN SCHEDULE

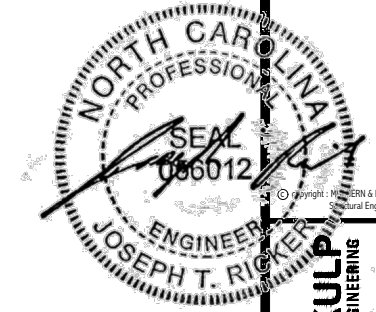
SYMBOL	SPECIFICATION
▶ HD-1	SIMPSON HTT4 HOLD-DOWN * SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNLQ.) (PRE-BENT MSTC66 ALT. WHEN SPECIFIED)
▶ HD-2	SIMPSON 5THD14/14RJ HOLD-DOWN

ALTERNATIVE TO 55TB24 ANCHOR BOLT SPECIFICATION:
* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN 3/8" DIA. THREADED ROD INTO CONCRETE FOUNDATION. PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

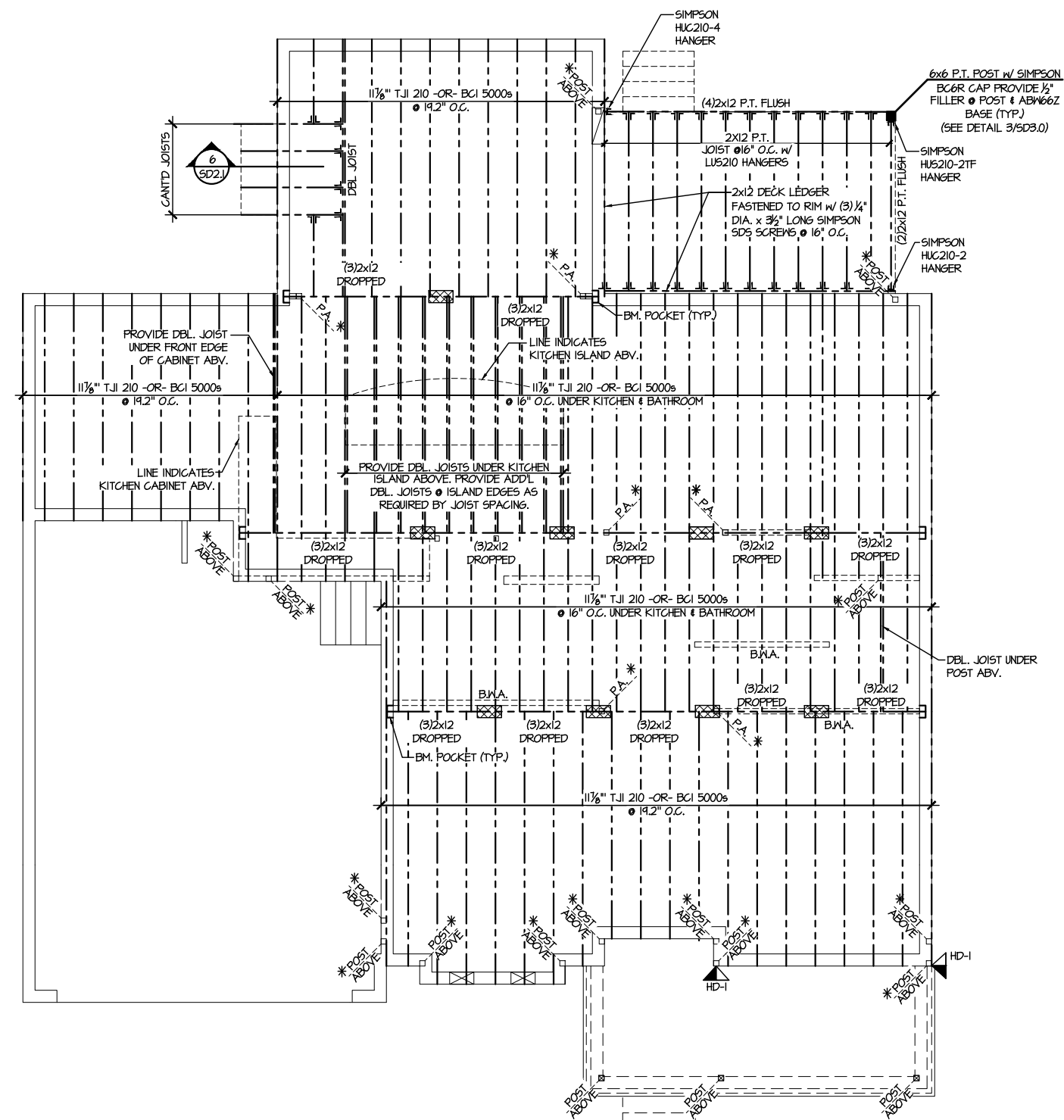
LEGEND

- ▬ INTERIOR BEARING WALL
- ▬ BEARING WALL ABOVE
- ▬ BEAM / HEADER
- ▬ INDICATES SHEAR WALL & EXTENT
- ▬ EXTENT OF OVERFRAMING
- ⌋ METAL HANGER
- * INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- ▶ INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

REFER TO SO.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES



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SD2.I REFERS TO SD2.IA FOR LVL/PSL/LSL BEAMS OR SD2.IB FOR FLITCH BEAMS OR SD2.IC FOR STEEL BEAMS

LEGEND	
	INTERIOR BEARING WALL
	BEARING WALL ABOVE
	BEAM / HEADER
	INDICATES SHEAR WALL & EXTENT
	EXTENT OF OVERFRAMING
	JL METAL HANGER
	INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
	INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

REFER TO 50.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

ENGINEERED BEAM MATERIAL SCHEDULE					
BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2) 3/4" x 16" - D	3/2" x 16" - D	N/A	(2) 2x12 + (1) 3/8" x 11/8" STEEL FLITCH PLATES - D	N12x14 - D
002	(2) 3/4" x 17 1/2" - D	3/2" x 17 1/2" - D	(3) 3/4" x 17 1/2" - D	(2) 2x12 + (1) 3/8" x 11/8" STEEL FLITCH PLATES - D	N12x14 - D
003	(2) 3/4" x 14" - F	3/2" x 14" - F	(2) 3/4" x 14" - F	(2) 2x12 + (1) 3/8" x 11/8" STEEL FLITCH PLATES - F	N12x14 - F
004	(2) 3/4" x 14" - F	3/2" x 14" - F	(3) 3/4" x 14" - F	(2) 2x12 + (1) 3/8" x 11/8" STEEL FLITCH PLATES - F	N12x14 - F
005	(3) 3/4" x 18" - FT	5/4" x 18" - FT	N/A	(3) 2x12 + (2) 3/8" x 11/8" STEEL FLITCH PLATES - F	N12x26 - F
006	(3) 3/4" x 18" - FT	5/4" x 18" - FT	N/A	(3) 2x12 + (2) 3/8" x 11/8" STEEL FLITCH PLATES - F	N12x26 - F
007	(2) 3/4" x 14" - F	3/2" x 14" - F	(2) 3/4" x 14" - F	(2) 2x12 + (1) 3/8" x 11/8" STEEL FLITCH PLATES - F	N12x14 - F
008	(2) 3/4" x 14" - F	3/2" x 14" - F	(2) 3/4" x 14" - F	(2) 2x12 + (1) 3/8" x 11/8" STEEL FLITCH PLATES - F	N12x14 - F
009	(2) 3/4" x 14" - D	3/2" x 14" - D	(2) 3/4" x 14" - D	(2) 2x10 + (1) 3/8" x 11/8" STEEL FLITCH PLATES - D	N10x12 - D
010	(2) 3/4" x 16" - H	3/2" x 16" - H	(3) 3/4" x 16" - H	(3) 2x12 + (2) 3/8" x 11/8" STEEL FLITCH PLATES - H	N/A
011	(2) 3/4" x 17 1/2" - D	3/2" x 17 1/2" - D	(3) 3/4" x 17 1/2" - D	(2) 2x12 + (1) 3/8" x 11/8" STEEL FLITCH PLATES - D	N12x14 - D
012	(3) 3/4" x 16" - D	5/4" x 16" - D	(4) 3/4" x 16" - D	(3) 2x12 + (2) 3/8" x 11/8" STEEL FLITCH PLATES - D	N12x19 - D
013	(2) 3/4" x 17 1/2" - D	3/2" x 17 1/2" - D	(3) 3/4" x 17 1/2" - D	(2) 2x12 + (1) 3/8" x 11/8" STEEL FLITCH PLATES - D	N12x14 - D
014	(2) 3/4" x 16" - D	3/2" x 16" - D	(3) 3/4" x 16" - D	(3) 2x12 + (2) 3/8" x 11/8" STEEL FLITCH PLATES - D	N12x14 - D
015***	(3) 3/4" x 17 1/2" - D	N/A	(3) 3/4" x 17 1/2" - D	(3) 2x12 + (2) 3/8" x 11/8" STEEL FLITCH PLATES - D	N12x14 - D
016	(2) 3/4" x 17 1/2" - F	3/2" x 17 1/2" - F	(3) 3/4" x 17 1/2" - F	(2) 2x12 + (1) 3/8" x 11/8" STEEL FLITCH PLATES - F	N12x14 - F

* BEAM NOTATION:
 - "F" INDICATES FLUSH BEAM
 - "FT" INDICATES FLUSH TOP BEAM
 - "FB" INDICATES FLUSH BOTTOM BEAM
 - "D" INDICATES DROPPED BEAM
 - "H" INDICATES DROPPED OPENING HEADER
 * REFER TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS
 * REFER TO DETAIL E/SD2.0 FOR TYPICAL STEEL BEAM CONNECTIONS
 * FOR FLUSH TOP BEAMS PROVIDE 2X STACKED PLATES BENEATH BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3"x0.120" NAILS @ 8" O.C.
 * FOR FLUSH BOTTOM BEAMS PROVIDE 2X STACKED PLATES ATOP BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3"x0.120" NAILS @ 8" O.C.
 *** - SEE PLAN FOR EXTENT OF 3-PLY BEAM

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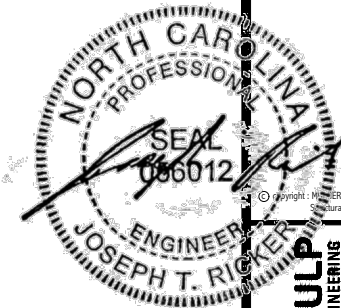
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FLOOR FRAMING PLANS
HONEYCUTT HILLS
LOT 47 - STONEFIELD 4
RALEIGH, NC

sheet:
S2.0

1ST FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"



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FLOOR FRAMING PLANS
HONEYCUTT HILLS
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RALEIGH, NC

sheet:
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SD2.I REFERS TO SD2.IA FOR LVL/PSL/LSL BEAMS OR SD2.IB FOR FLITCH BEAMS OR SD2.IC FOR STEEL BEAMS

LEGEND

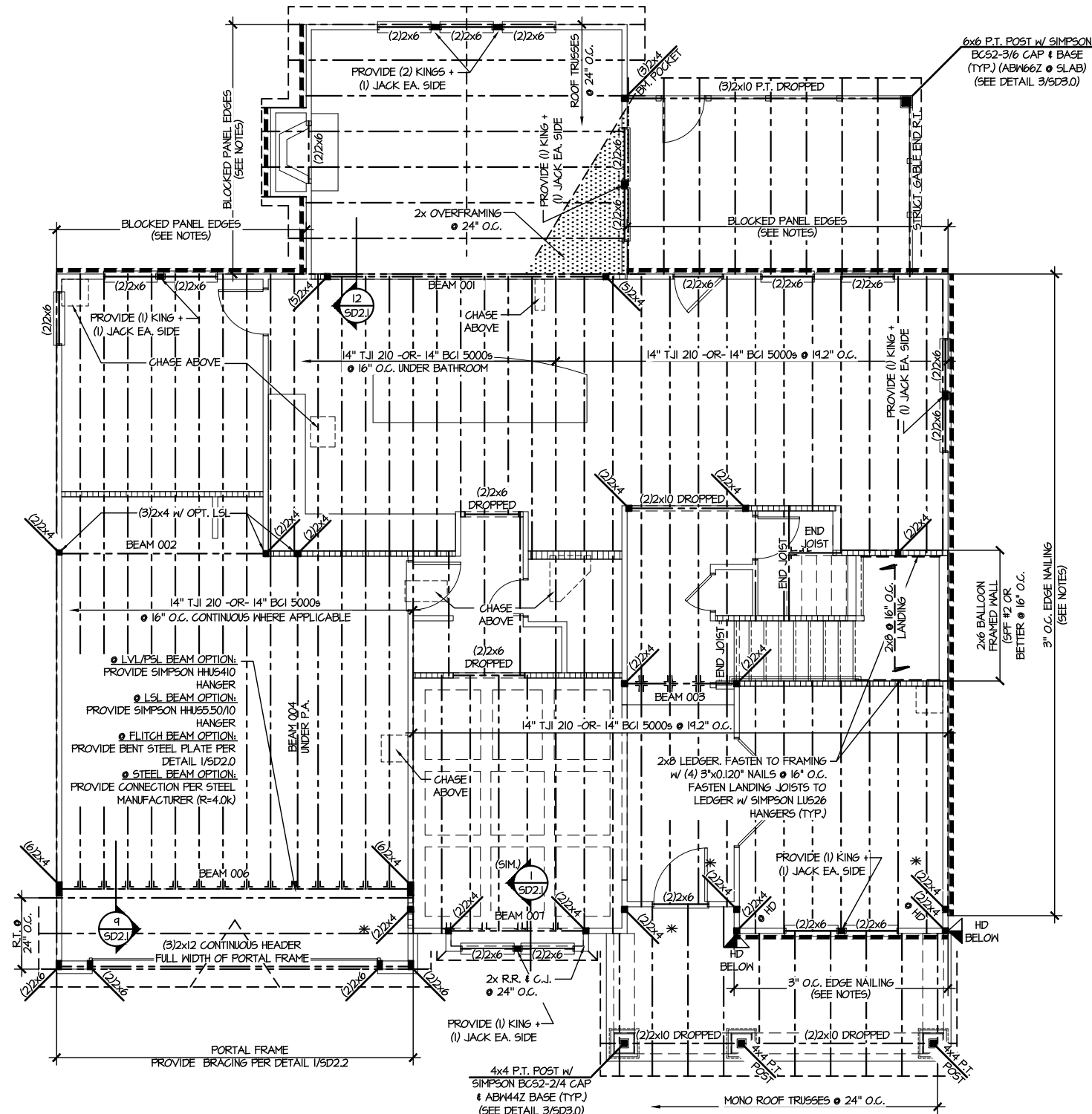
- ◻ INTERIOR BEARING WALL
- ◻ BEARING WALL ABOVE
- BEAM / HEADER
- ◻ INDICATES SHEAR WALL & EXTENT
- ◻ EXTENT OF OVERFRAMING
- JL METAL HANGER
- * INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- ▶ INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

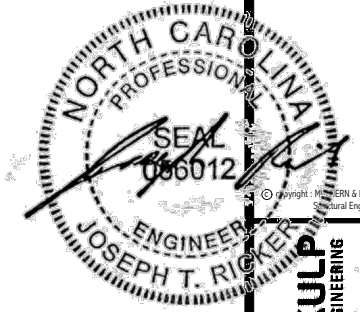
REFER TO 50.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

ENGINEERED BEAM MATERIAL SCHEDULE

BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2) 3/4"x16" - D	3/4"x16" - D	N/A	(2) 2x12 + (1) 3/4"x11 1/2" STEEL FLITCH PLATES - D	M12x14 - D
002	(2) 3/4"x11 1/2" - D	3/4"x11 1/2" - D	(3) 3/4"x11 1/2" - D	(2) 2x12 + (1) 1/2"x11 1/2" STEEL FLITCH PLATES - D	M12x14 - D
003	(2) 3/4"x14" - F	3/4"x14" - F	(2) 3/4"x14" - F	(2) 2x12 + (1) 1/2"x11 1/2" STEEL FLITCH PLATES - F	M12x14 - F
004	(2) 3/4"x14" - F	3/4"x14" - F	(3) 3/4"x14" - F	(2) 2x12 + (1) 3/4"x11 1/2" STEEL FLITCH PLATES - F	M12x14 - F
005	(3) 3/4"x18" - FT	3/4"x18" - FT	N/A	(3) 2x12 + (2) 3/4"x11 1/2" STEEL FLITCH PLATES - F	M12x26 - F
006	(3) 3/4"x18" - FT	3/4"x18" - FT	N/A	(3) 2x12 + (2) 3/4"x11 1/2" STEEL FLITCH PLATES - F	M12x26 - F
007	(2) 3/4"x14" - F	3/4"x14" - F	(2) 3/4"x14" - F	(2) 2x12 + (1) 1/2"x11 1/2" STEEL FLITCH PLATES - F	M12x14 - F
008	(2) 3/4"x14" - F	3/4"x14" - F	(2) 3/4"x14" - F	(2) 2x12 + (1) 1/2"x11 1/2" STEEL FLITCH PLATES - F	M12x14 - F
009	(2) 3/4"x14" - D	3/4"x14" - D	(2) 3/4"x14" - D	(2) 2x10 + (1) 3/4"x11 1/2" STEEL FLITCH PLATES - D	M10x12 - D
010	(2) 3/4"x16" - H	3/4"x16" - H	(3) 3/4"x16" - H	(3) 2x12 + (2) 3/4"x11 1/2" STEEL FLITCH PLATES - H	N/A
011	(2) 3/4"x11 1/2" - D	3/4"x11 1/2" - D	(3) 3/4"x11 1/2" - D	(2) 2x12 + (1) 1/2"x11 1/2" STEEL FLITCH PLATES - D	M12x14 - D
012	(3) 3/4"x16" - D	3/4"x16" - D	(4) 3/4"x16" - D	(3) 2x12 + (2) 3/4"x11 1/2" STEEL FLITCH PLATES - D	M12x14 - D
013	(2) 3/4"x11 1/2" - D	3/4"x11 1/2" - D	(3) 3/4"x11 1/2" - D	(2) 2x12 + (1) 1/2"x11 1/2" STEEL FLITCH PLATES - D	M12x14 - D
014	(2) 3/4"x16" - D	3/4"x16" - D	(3) 3/4"x16" - D	(3) 2x12 + (2) 3/4"x11 1/2" STEEL FLITCH PLATES - D	M12x14 - D
015***	(3) 3/4"x11 1/2" - D	N/A	(3) 3/4"x11 1/2" - D	(3) 2x12 + (2) 3/4"x11 1/2" STEEL FLITCH PLATES - D	M12x14 - D
016	(2) 3/4"x11 1/2" - F	3/4"x11 1/2" - F	(3) 3/4"x11 1/2" - F	(2) 2x12 + (1) 1/2"x11 1/2" STEEL FLITCH PLATES - F	M12x14 - F

BEAM NOTATION:
 - "F" INDICATES FLUSH BEAM
 - "FT" INDICATES FLUSH TOP BEAM
 - "FB" INDICATES FLUSH BOTTOM BEAM
 - "D" INDICATES DROPPED BEAM
 - "H" INDICATES DROPPED OPENING HEADER
 * REFER TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS
 * REFER TO DETAIL E/SD2.0 FOR TYPICAL STEEL BEAM CONNECTIONS
 * FOR FLUSH TOP BEAMS PROVIDE 2X STACKED PLATES BENEATH BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3"x0.120" NAILS @ 8" O.C.
 * FOR FLUSH BOTTOM BEAMS PROVIDE 2X STACKED PLATES ATOP BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3"x0.120" NAILS @ 8" O.C.
 *** - SEE PLAN FOR EXTENT OF 3-PLY BEAM





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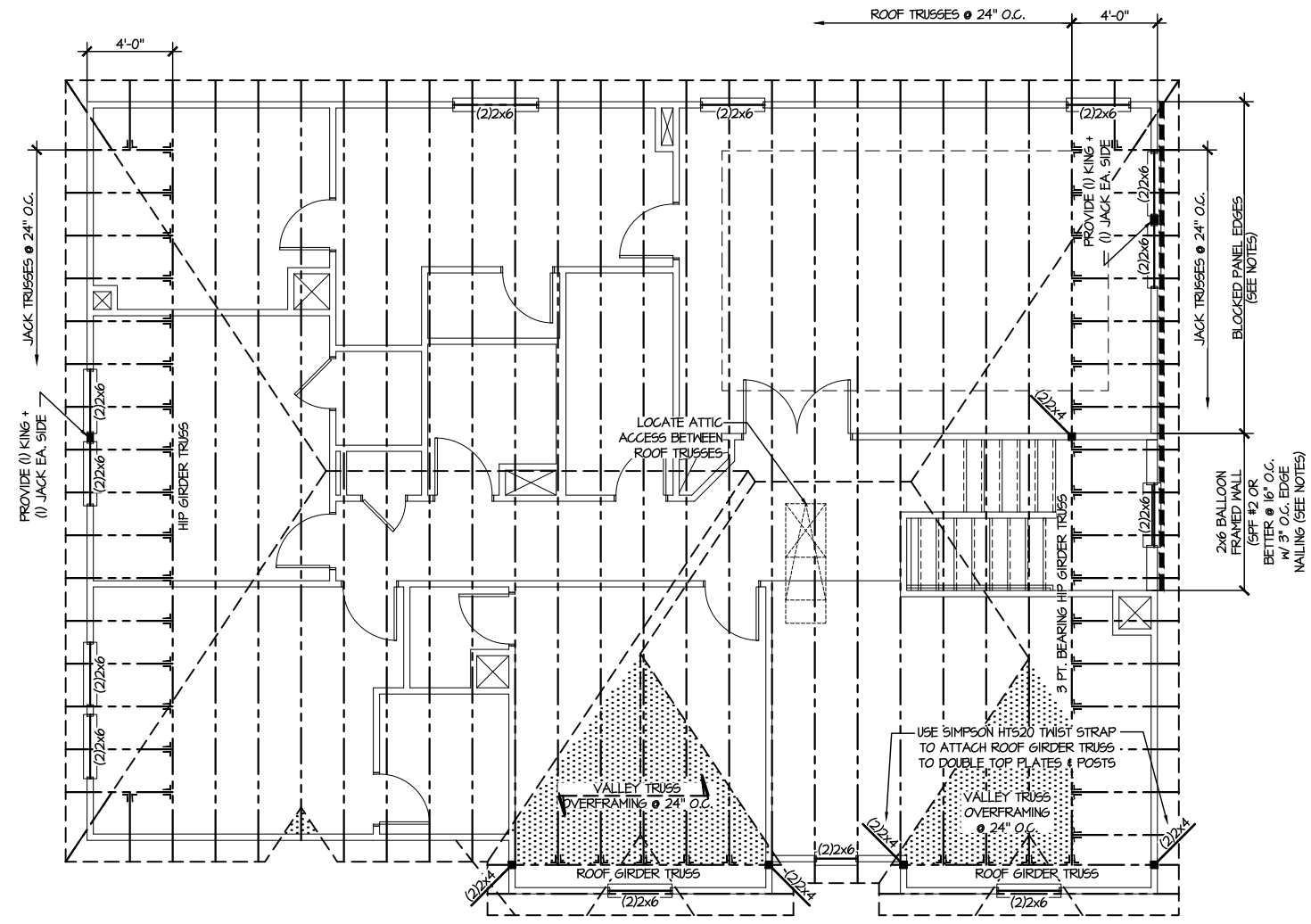
M&K project number:
126-23035
project mgr: JTR
drawn by: BGL
issue date: 07-12-23

REVISIONS:
date: initial:



ROOF FRAMING PLANS
HONEYCUTT HILLS
LOT 47 - STONEFIELD 4
RALEIGH, NC

sheet:
S4.0



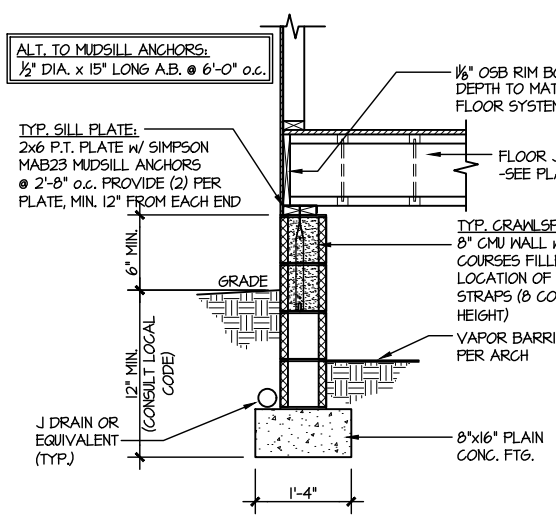
1 ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"

LEGEND	
	INTERIOR BEARING WALL
	BEARING WALL ABOVE
	BEAM / HEADER
	INDICATES SHEAR WALL & EXTENT
	EXTENT OF OVERFRAMING
	JL METAL HANGER
	* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
	INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

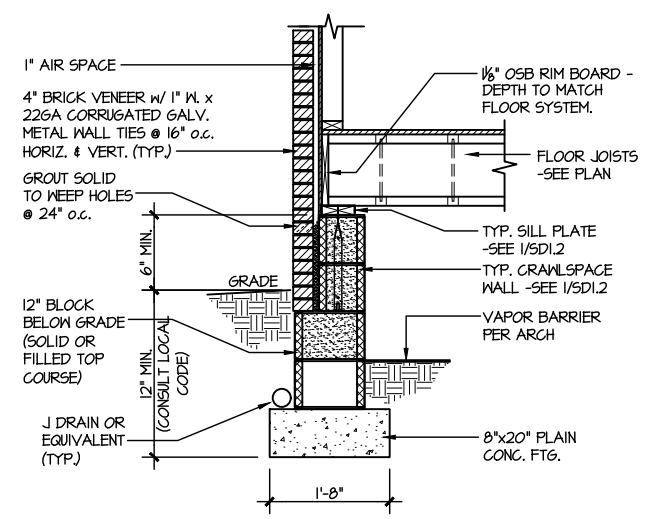
REFER TO 50.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES



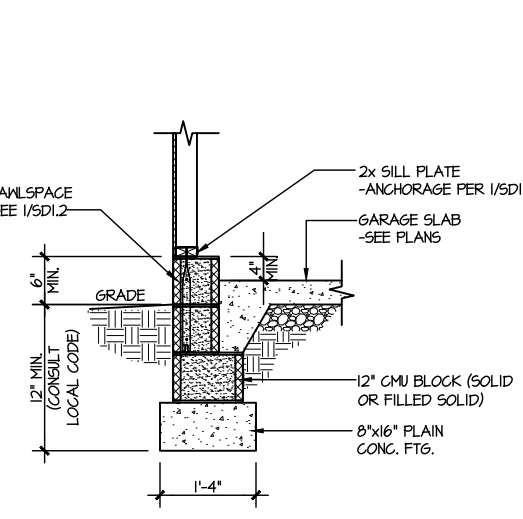
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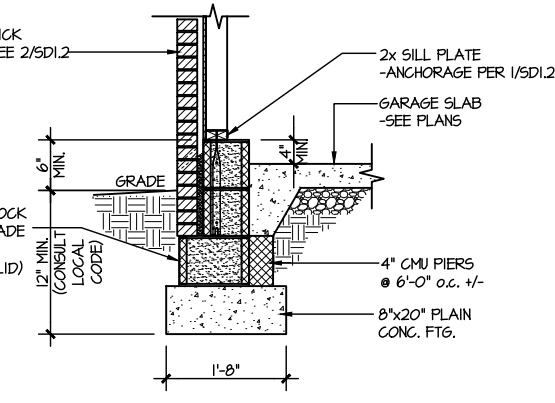
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0"



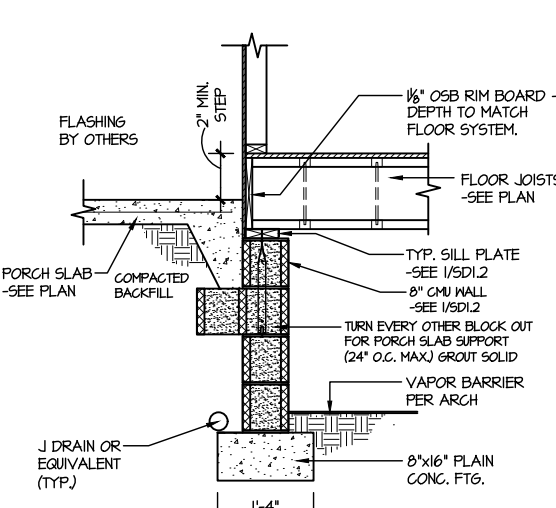
2 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0" W/ BRICK VENEER



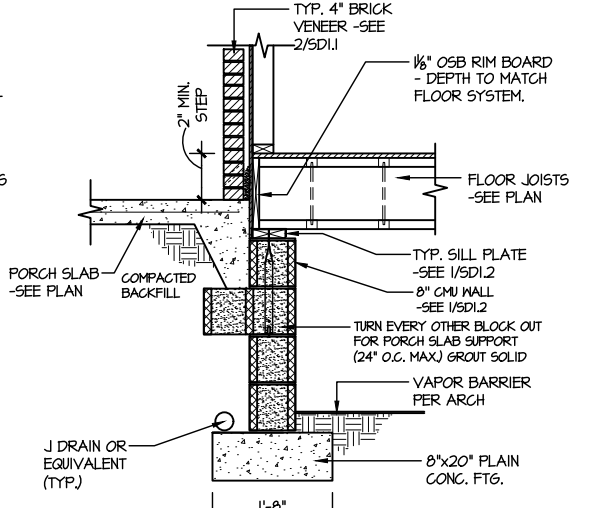
3 TYPICAL GARAGE FOUNDATION
SCALE: 3/8"=1'-0"



4 TYPICAL GARAGE FOUNDATION
SCALE: 3/8"=1'-0" W/ BRICK VENEER

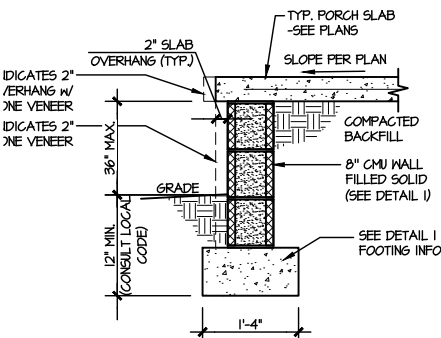


5 TYPICAL CRAWLSPACE FOUNDATION @ PORCH/PATIO SLAB
SCALE: 3/8"=1'-0"
(REFER TO DETAIL 12 FOR WOOD PORCH OPTION)

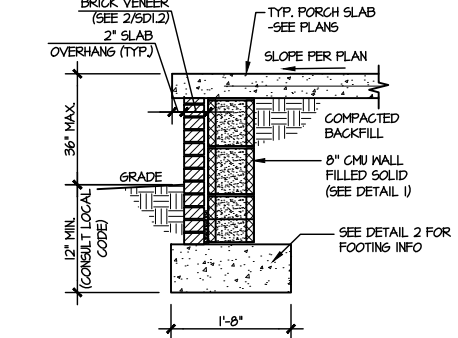


6 TYPICAL CRAWLSPACE FOUNDATION @ PORCH/PATIO SLAB
SCALE: 3/8"=1'-0" W/ BRICK VENEER

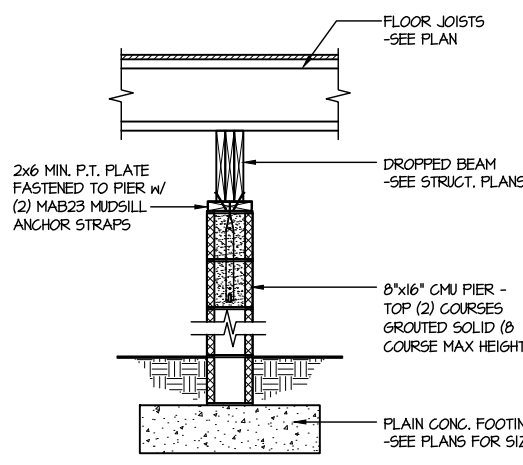
PLAIN CONC. FOOTINGS AS DIMENSIONED & SHOWN ARE MINIMUM SIZES REQUIRED & HAVE BEEN ENGINEERED. ADDITION OF CONTINUOUS REBAR OR LARGER FOOTINGS MAY BE PROVIDED AT THE DISCRETION OF THE BUILDER.



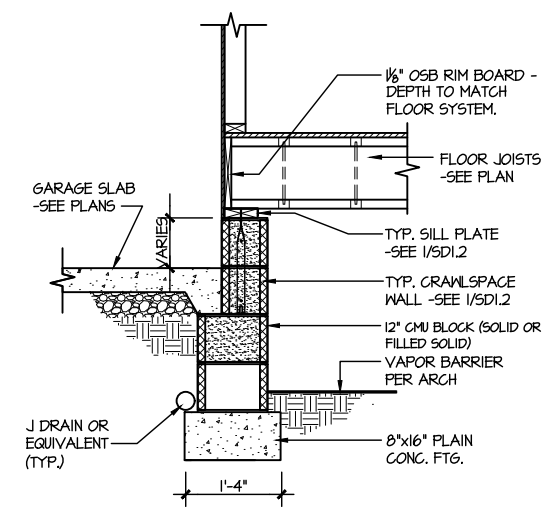
7A TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/8"=1'-0"



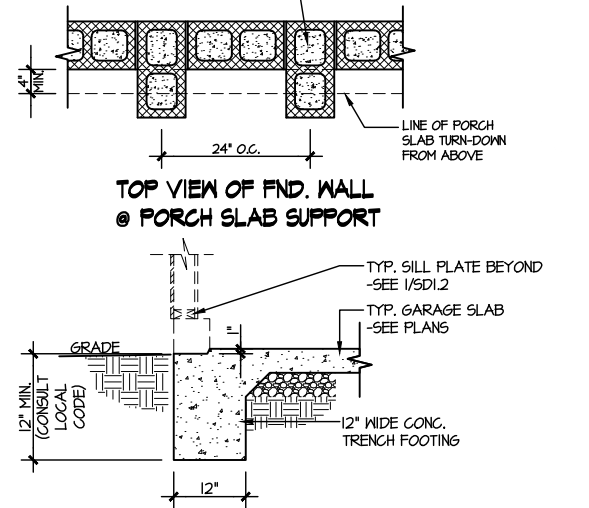
7B TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/8"=1'-0" W/ BRICK VENEER



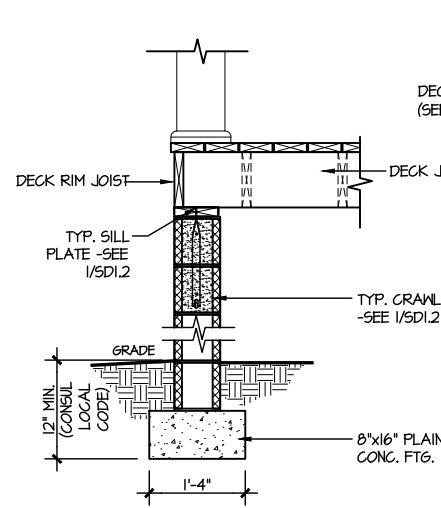
8 TYPICAL CRAWLSPACE FOUNDATION @ INTERIOR PIER
SCALE: 3/8"=1'-0"



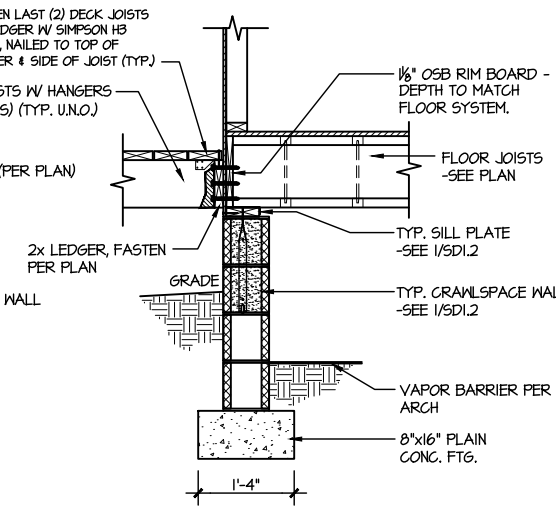
9 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE
SCALE: 3/8"=1'-0"



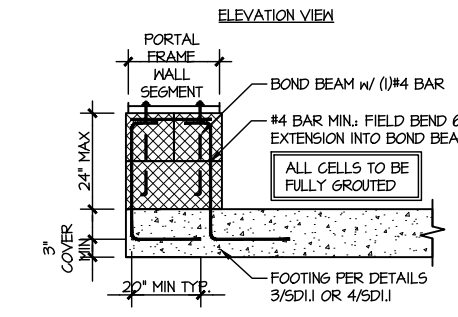
10 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING
SCALE: 3/8"=1'-0"



11 TYPICAL CRAWLSPACE FOUNDATION @ WOOD PORCH/DECK PERIMETER
SCALE: 3/8"=1'-0"



12 TYPICAL CRAWLSPACE FOUNDATION @ WOOD PORCH/DECK
SCALE: 3/8"=1'-0"



A GARAGE PORTAL FRAME STEM WALL REINFORCEMENT
SCALE: 3/8"=1'-0"

LETTERED DETAILS ARE TYPICAL FOR THIS HOME & SHALL BE IMPLEMENTED IN ALL APPLICABLE AREAS. THESE DETAILS ARE NOT "CUT" ON THE PLANS.
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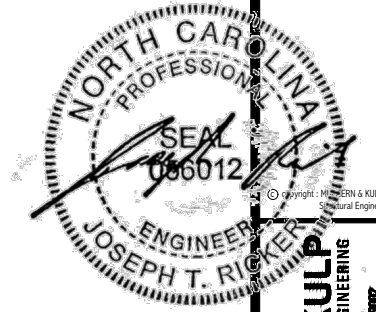
M&K project number: 126-23035
project mgr: JTR
drawn by: BGL
issue date: 07-12-23

REVISIONS:
date: initial:



FOUNDATION DETAILS
HONEYCUTT HILLS
LOT 47 - STONEFIELD 4
RALEIGH, NC

sheet: **SD1.2**



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126-23035

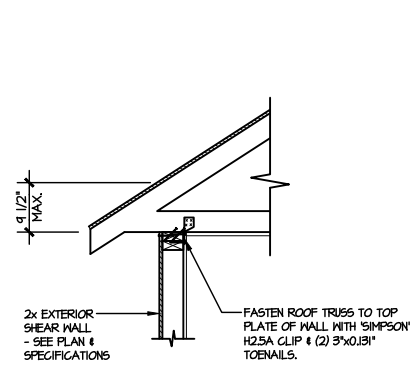
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drawn by: BGL
issue date: 07-12-23

REVISIONS:
date: initial:

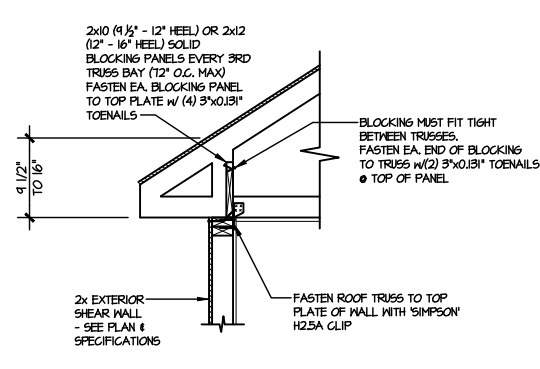
DRB HOMES

FRAMING DETAILS
HONEYCUTT HILLS
LOT 47 - STONEFIELD 4
RALEIGH, NC

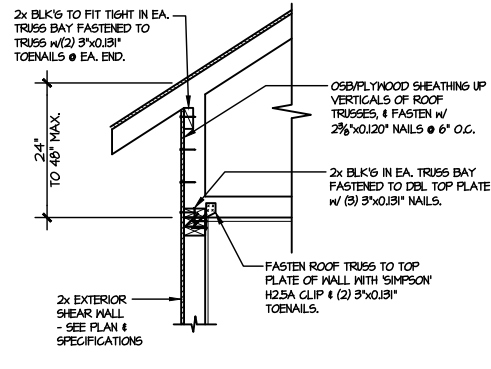
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SD2.0



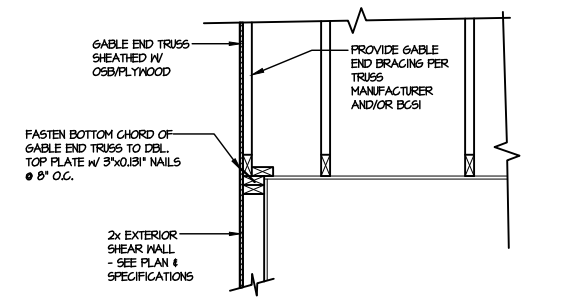
(A1) TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT LESS THAN 9 1/2"
NO BLOCKING REQ'D



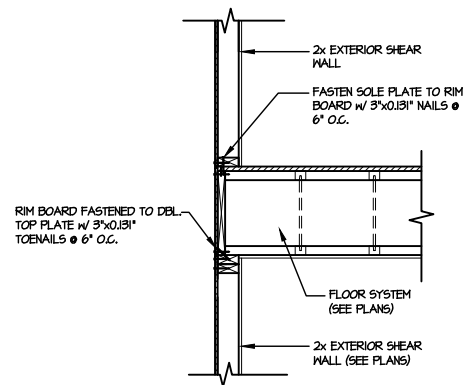
(A2) TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT BETWEEN 9 1/2" - 16"
BLOCKING REQ'D



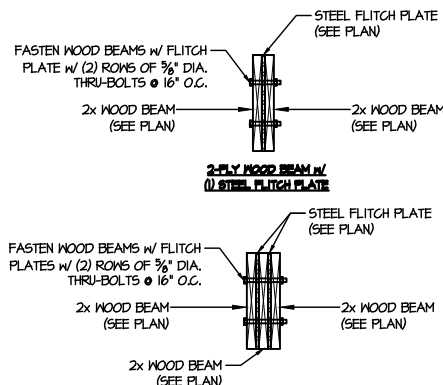
(A3) TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
SCALE: 3/8"=1'-0"
HEEL HEIGHT UP TO 48" MAX.



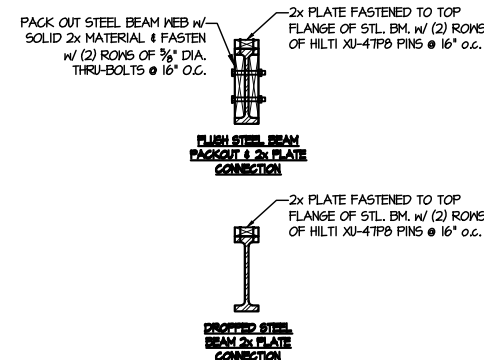
(B) TYPICAL GABLE END DETAIL
SCALE: 3/8"=1'-0"



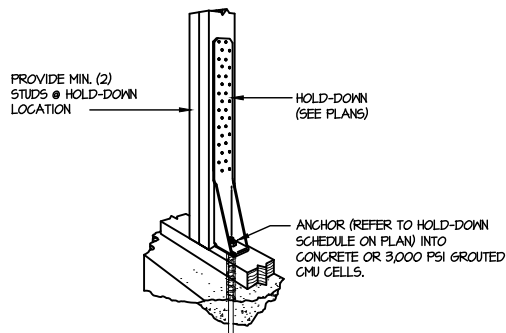
(C) TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/8"=1'-0"



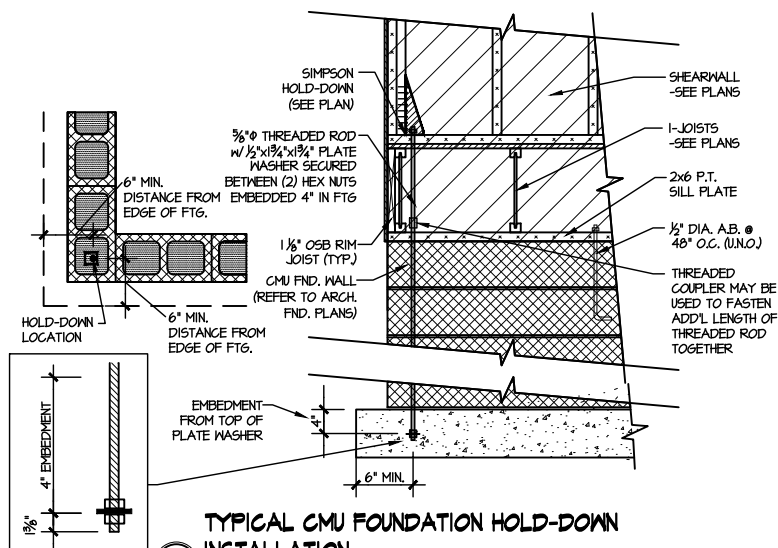
(D) TYPICAL FLITCH BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"



(E) TYPICAL STEEL BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"



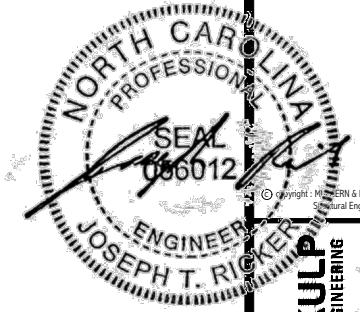
(F1) TYPICAL HOLD DOWN INSTALLATION
SCALE: N.T.S.



(F2) TYPICAL CMU FOUNDATION HOLD-DOWN INSTALLATION
SCALE: N.T.S. (CORNER SHOWN - APPLICABLE TO ALL CONDITIONS)

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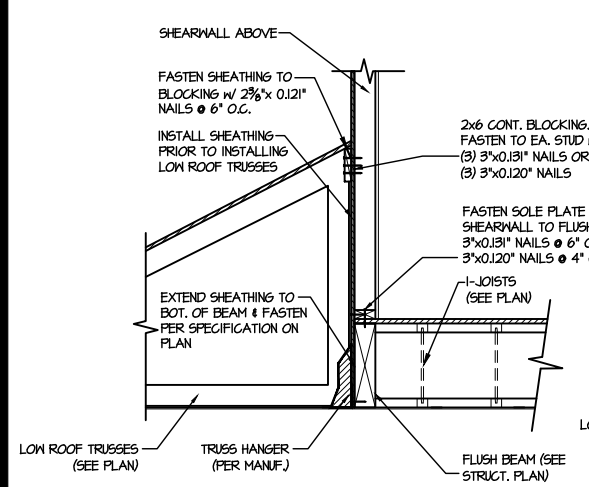
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126-23035
project mgr: JTR
drawn by: BGL
issue date: 07-12-23

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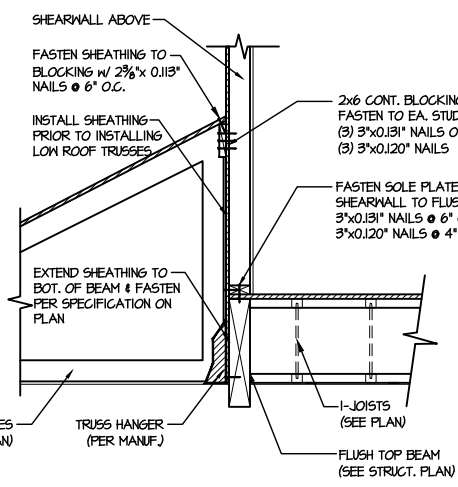
DRB HOMES

FRAMING DETAILS
HONEYCUTT HILLS
LOT 47 - STONEFIELD 4
RALEIGH, NC

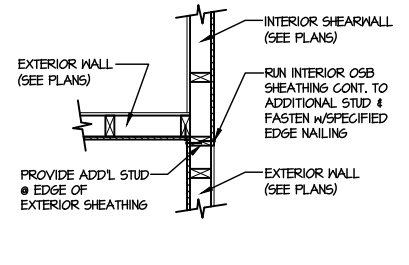
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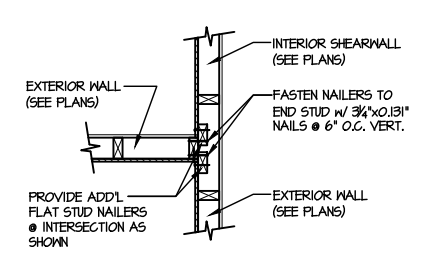
1 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



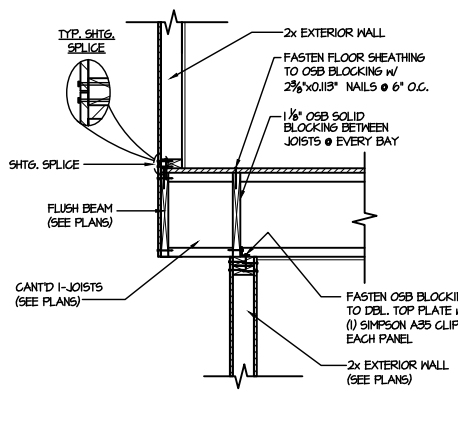
2 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



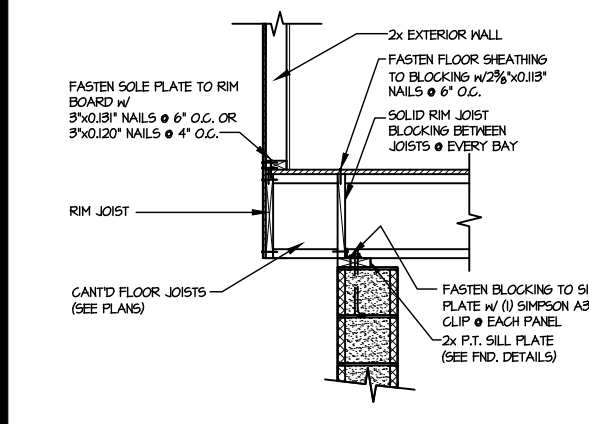
3 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: 3/4"=1'-0" SHTS. OPPOSITE FACES



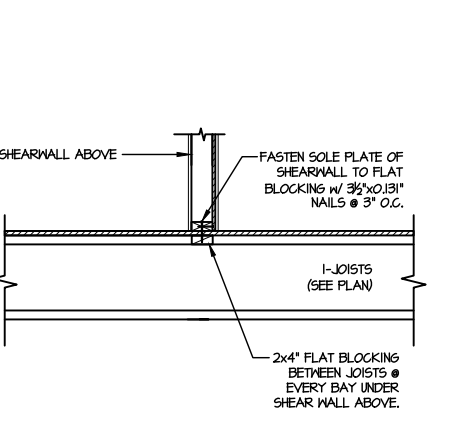
4 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: 3/4"=1'-0" SHTS. ON SAME FACE



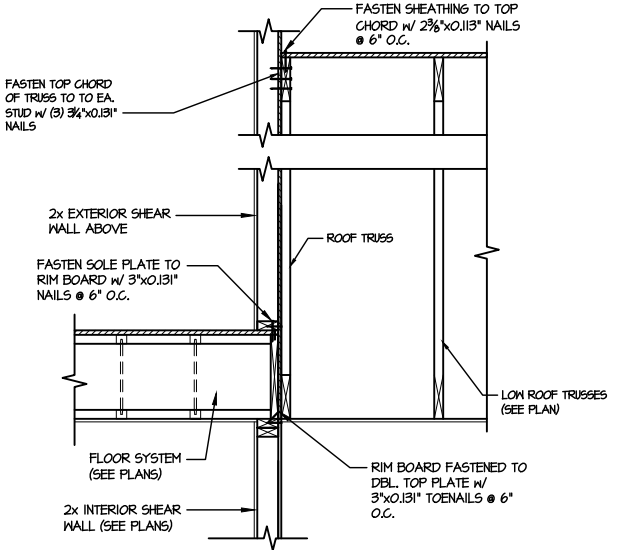
5 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



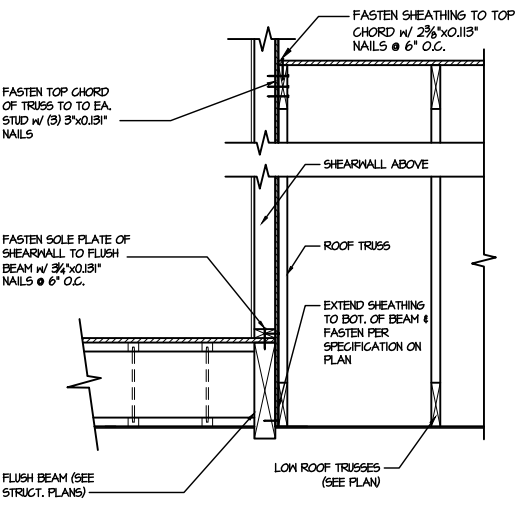
6 SHEAR TRANSFER DETAIL @ CANT'D EXTERIOR WALL
SCALE: 3/4"=1'-0"



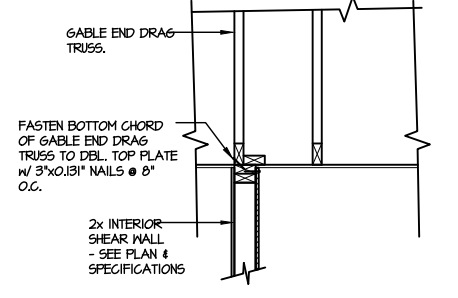
7 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



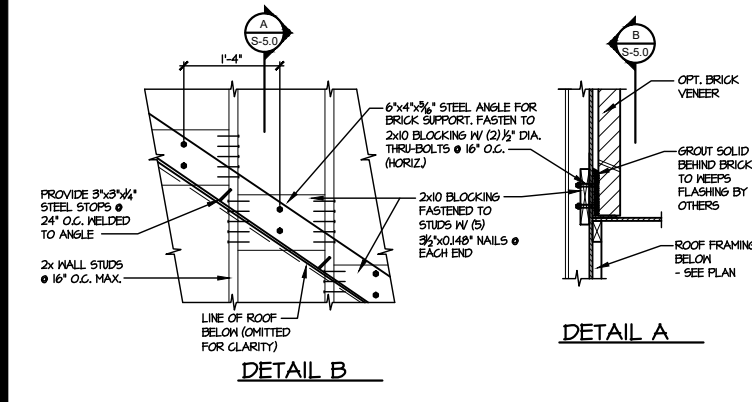
8 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



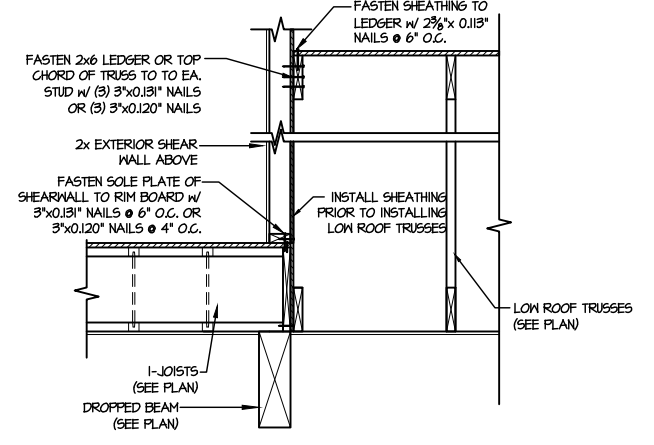
9 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



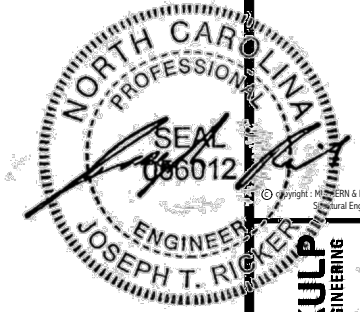
10 INTERIOR GABLE END DETAIL
SCALE: 3/4"=1'-0"



11 DETAIL SUPPORT OF BRICK VENEER
SCALE: 3/4"=1'-0"



12 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



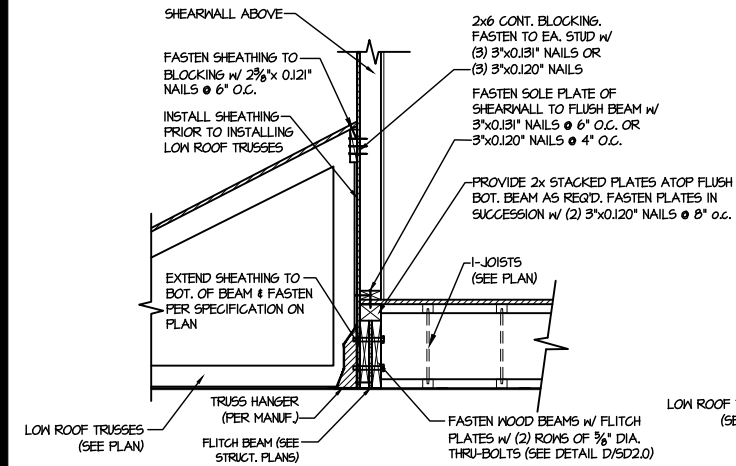
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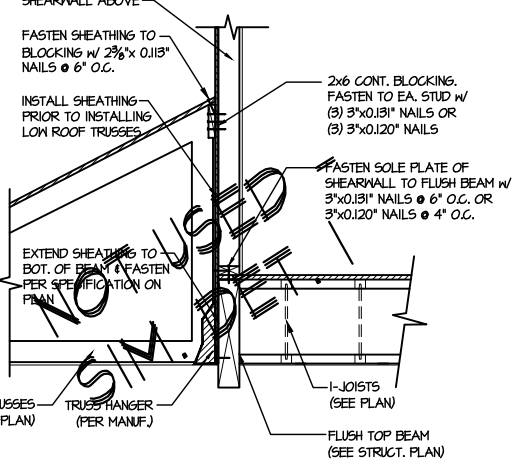
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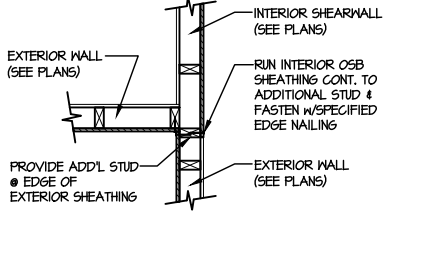
FRAMING DETAILS
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LOT 47 - STONEFIELD 4
RALEIGH, NC



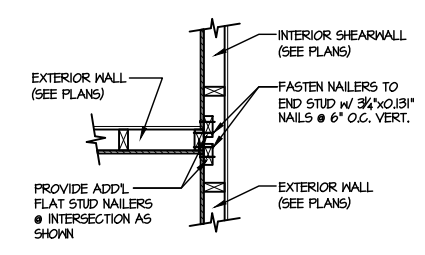
1 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



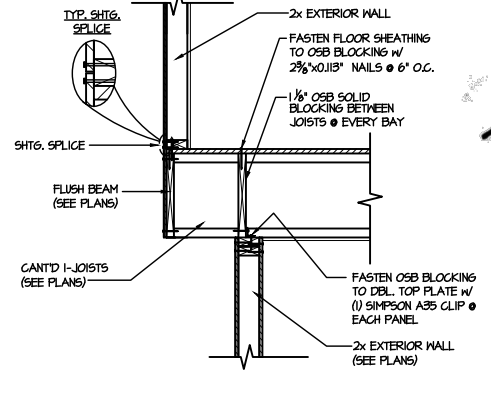
2 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



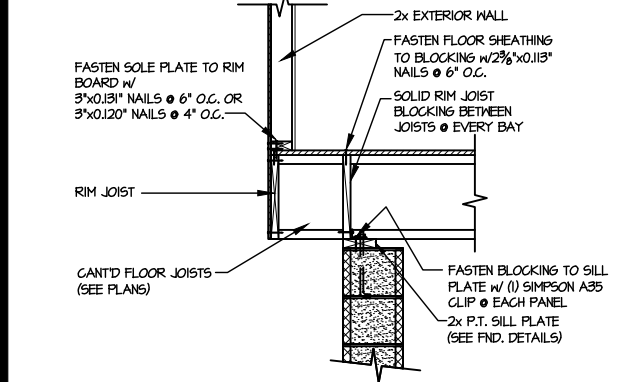
3 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: 3/4"=1'-0" SHTG. OPPOSITE FACES



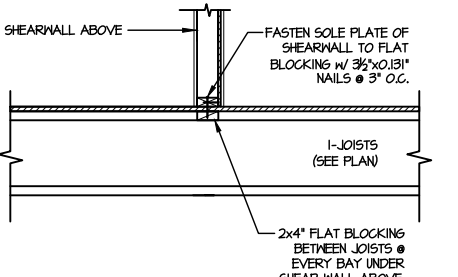
4 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: 3/4"=1'-0" SHTG. ON SAME FACE



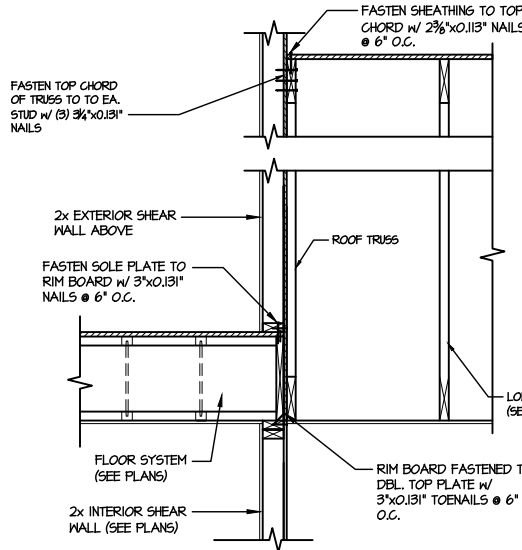
5 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



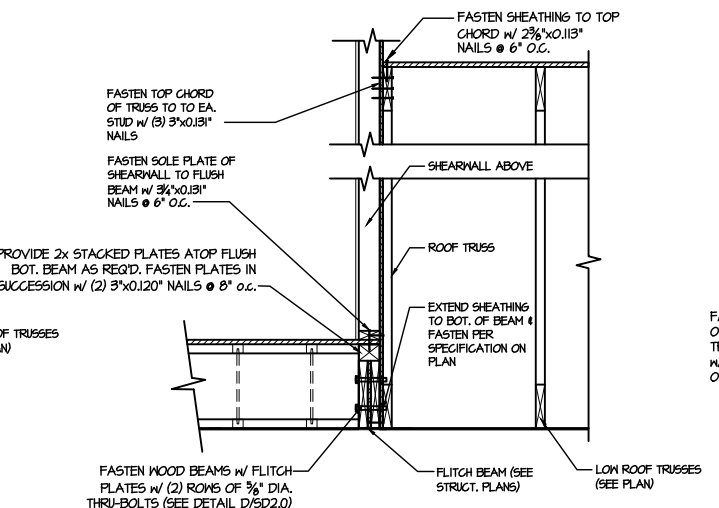
6 SHEAR TRANSFER DETAIL @ CANT'D EXTERIOR WALL
SCALE: 3/4"=1'-0"



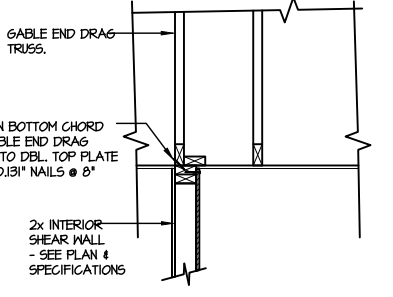
7 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



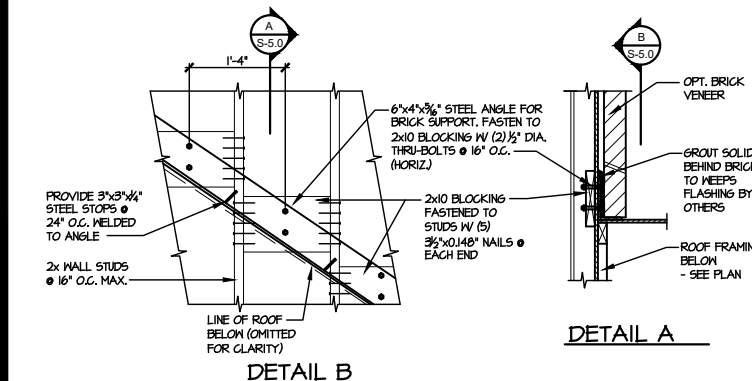
8 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



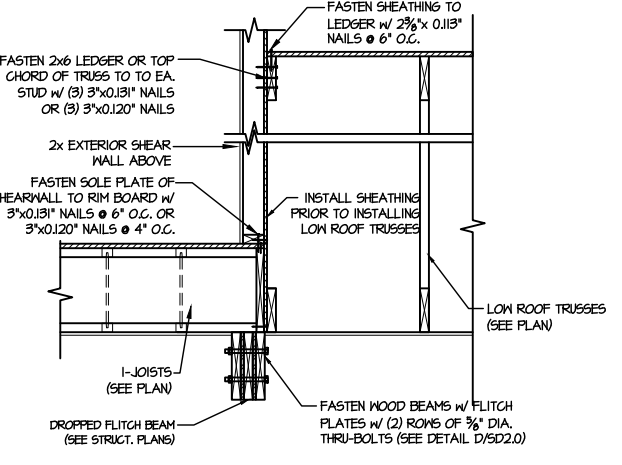
9 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



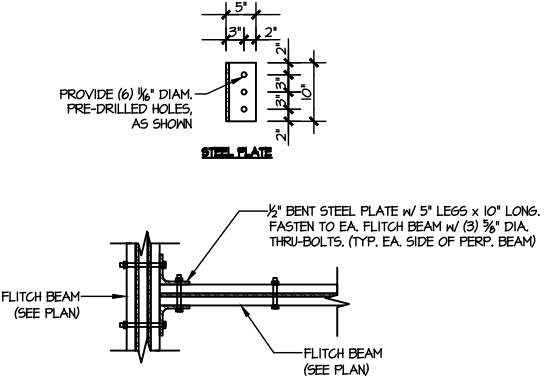
10 INTERIOR GABLE END DETAIL
SCALE: 3/4"=1'-0"



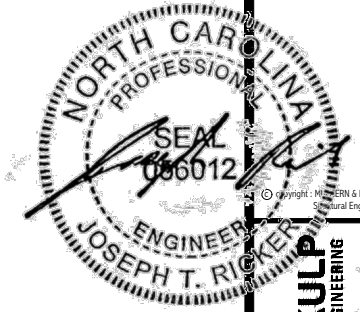
11 DETAIL SUPPORT OF BRICK VENEER
SCALE: 3/4"=1'-0"



12 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



13 TYPICAL FLITCH BEAM TO FLITCH BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"



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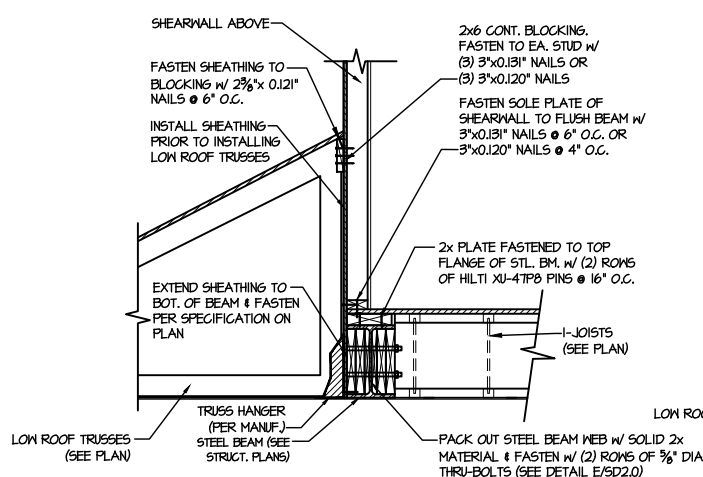
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project mgr: JTR
drawn by: BGL
issue date: 07-1-23

REVISIONS:
date: initial:

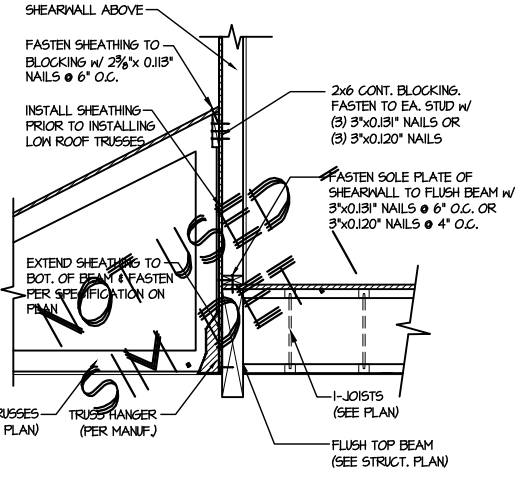
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HOMES

FRAMING DETAILS
HONEYCUTT HILLS
LOT 47 - STONEFIELD 4
RALEIGH, NC

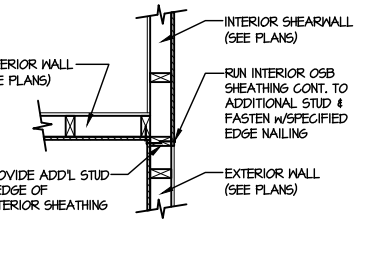
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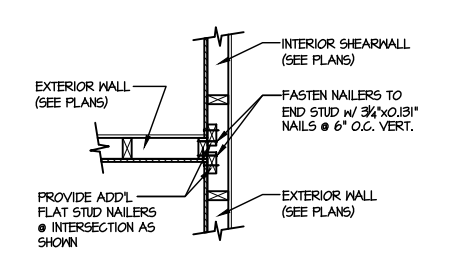
1 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



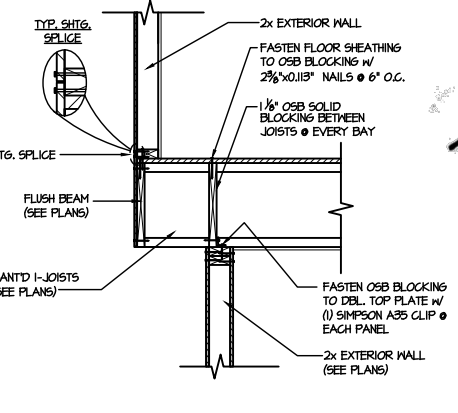
2 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



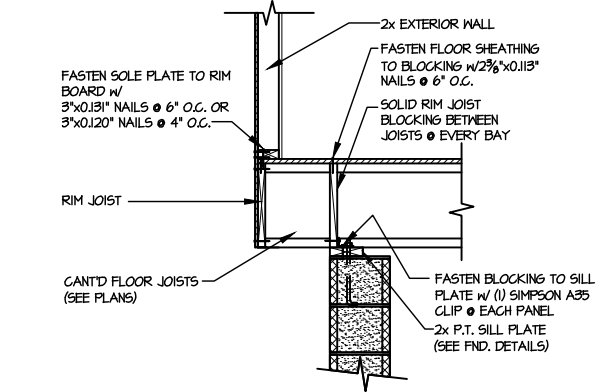
3 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: 3/4"=1'-0" SHTS. OPPOSITE PAGES



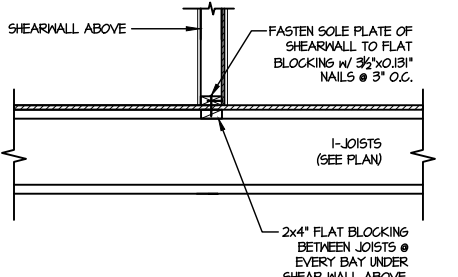
4 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: 3/4"=1'-0" SHTS. ON SAME PAGE



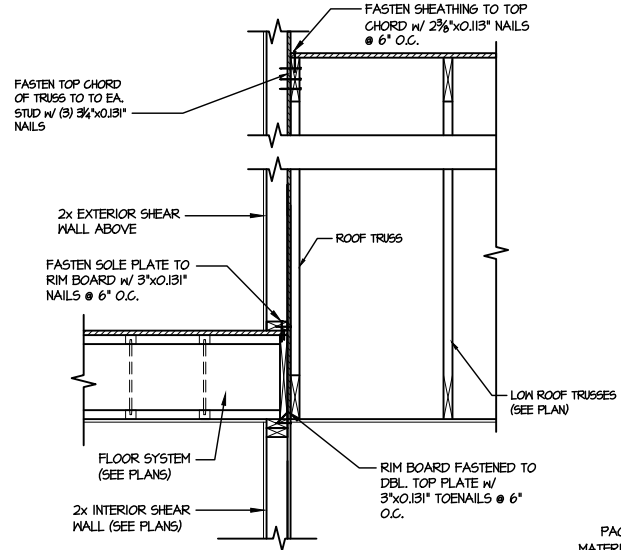
5 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



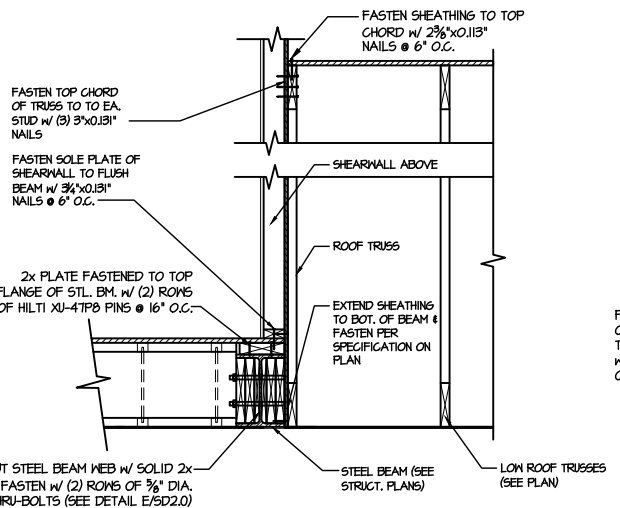
6 SHEAR TRANSFER DETAIL @ CANT'D EXTERIOR WALL
SCALE: 3/4"=1'-0"



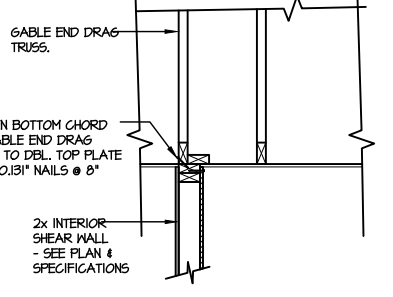
7 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



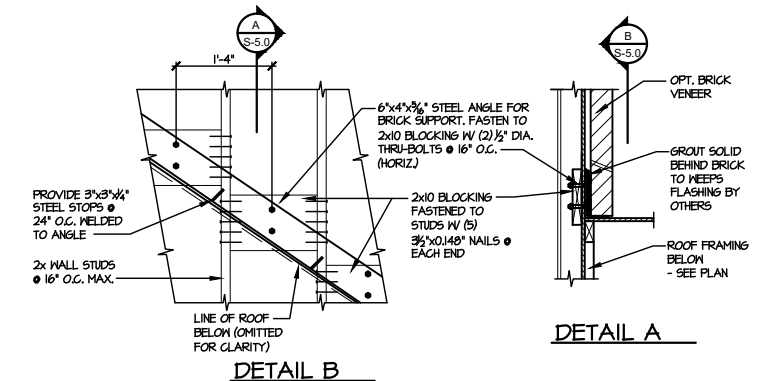
8 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



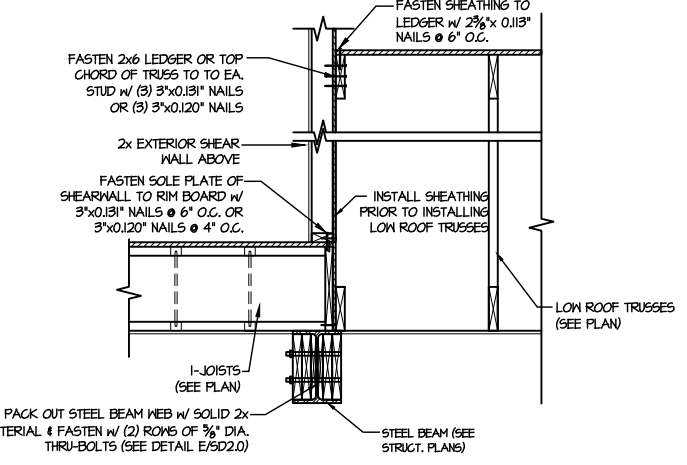
9 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



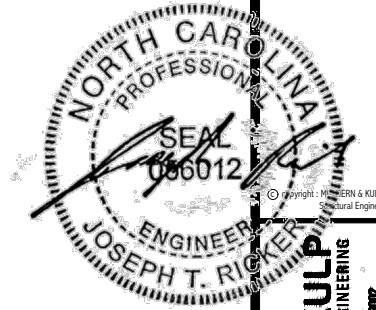
10 INTERIOR GABLE END DETAIL
SCALE: 3/4"=1'-0"



11 DETAIL SUPPORT OF BRICK VENEER
SCALE: 3/4"=1'-0"



12 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



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M&K project number:
126-23035

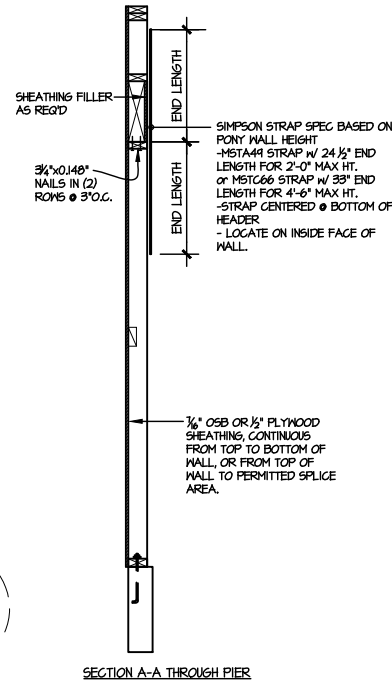
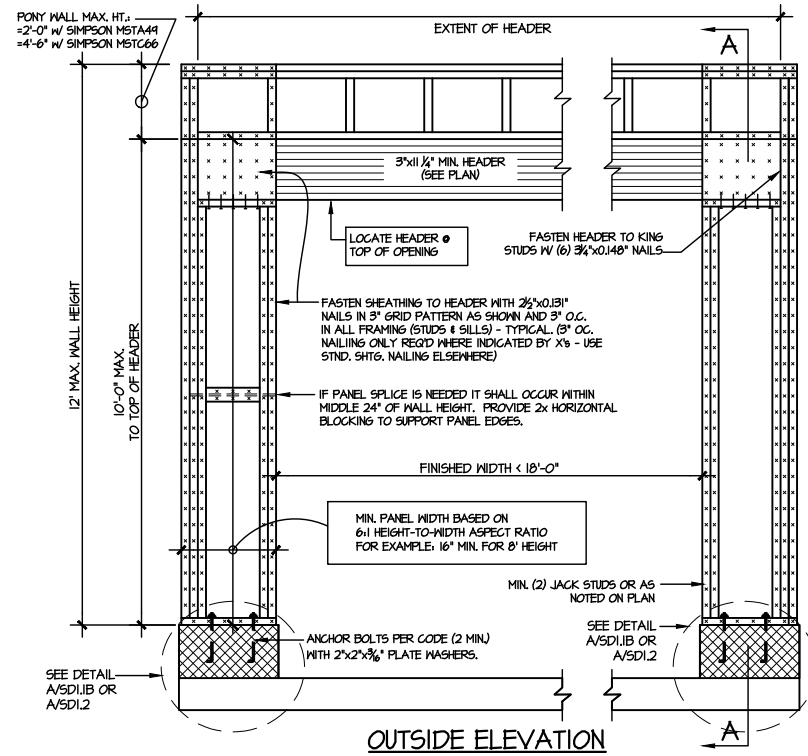
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issue date: 07-12-23

REVISIONS:
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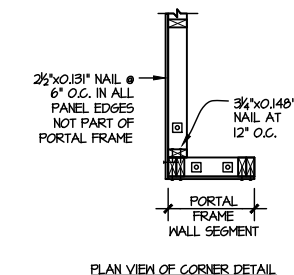
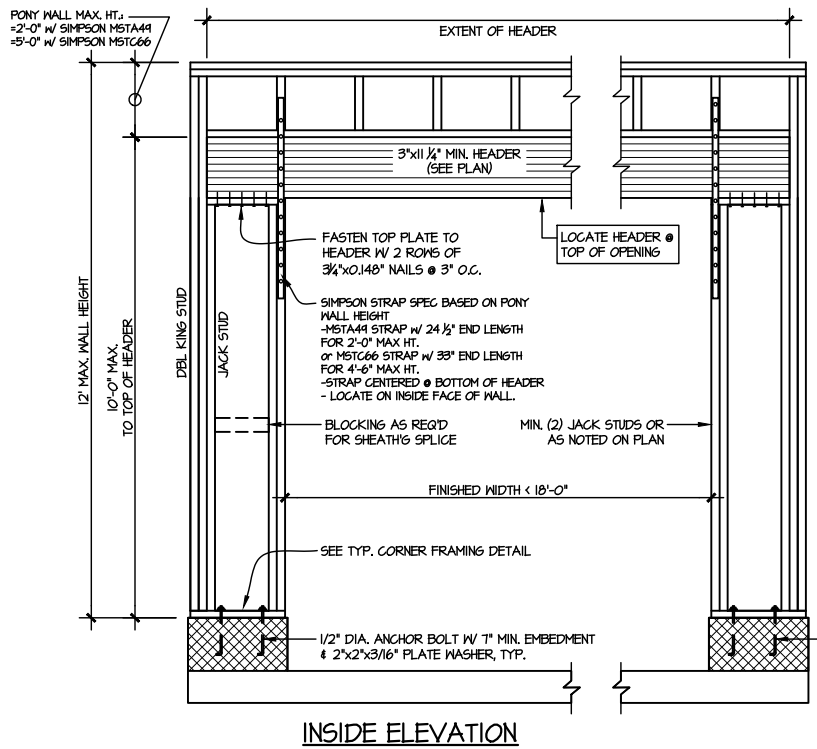


FRAMING DETAILS
HONEYCUTT HILLS
LOT 47 - STONEFIELD 4
RALEIGH, NC

sheet:
SD2.2

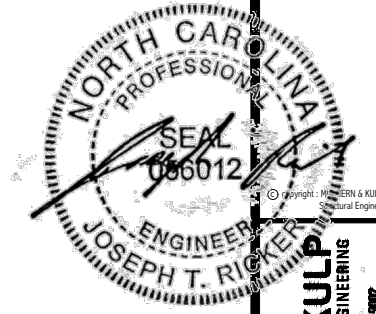


NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALL SHALL BE FULLY SHEATHED WITH 1/2" PLYWOOD OR 1/2" OSB



ALTERNATIVE TO 1/2" DIA. ANCHOR BOLT:
1/2" DIA. THREADED ROD EPOXY SET W/ 1/4" O.C. EMBED. (MIN) UTILIZING HILTI HY200 EPOXY ANCHORING SYSTEM (OR EQUAL)

2 TWO SIDED GARAGE PORTAL FRAME BRACING ELEVATION ON CMU STEM
SCALE: N.T.S.



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FRAMING DETAILS
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sheet:
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