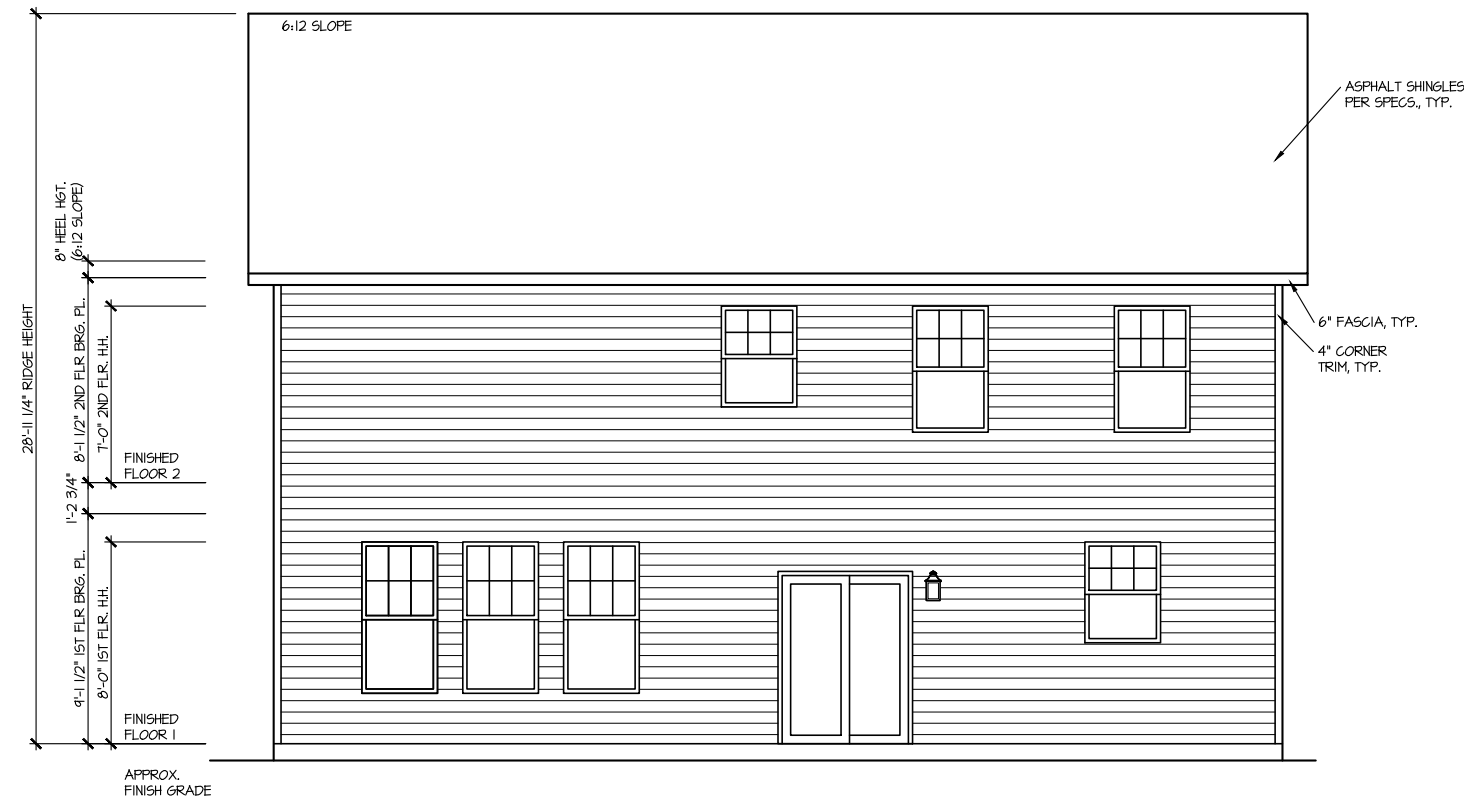


FRONT ELEVATION 4

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



REAR ELEVATION 4

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

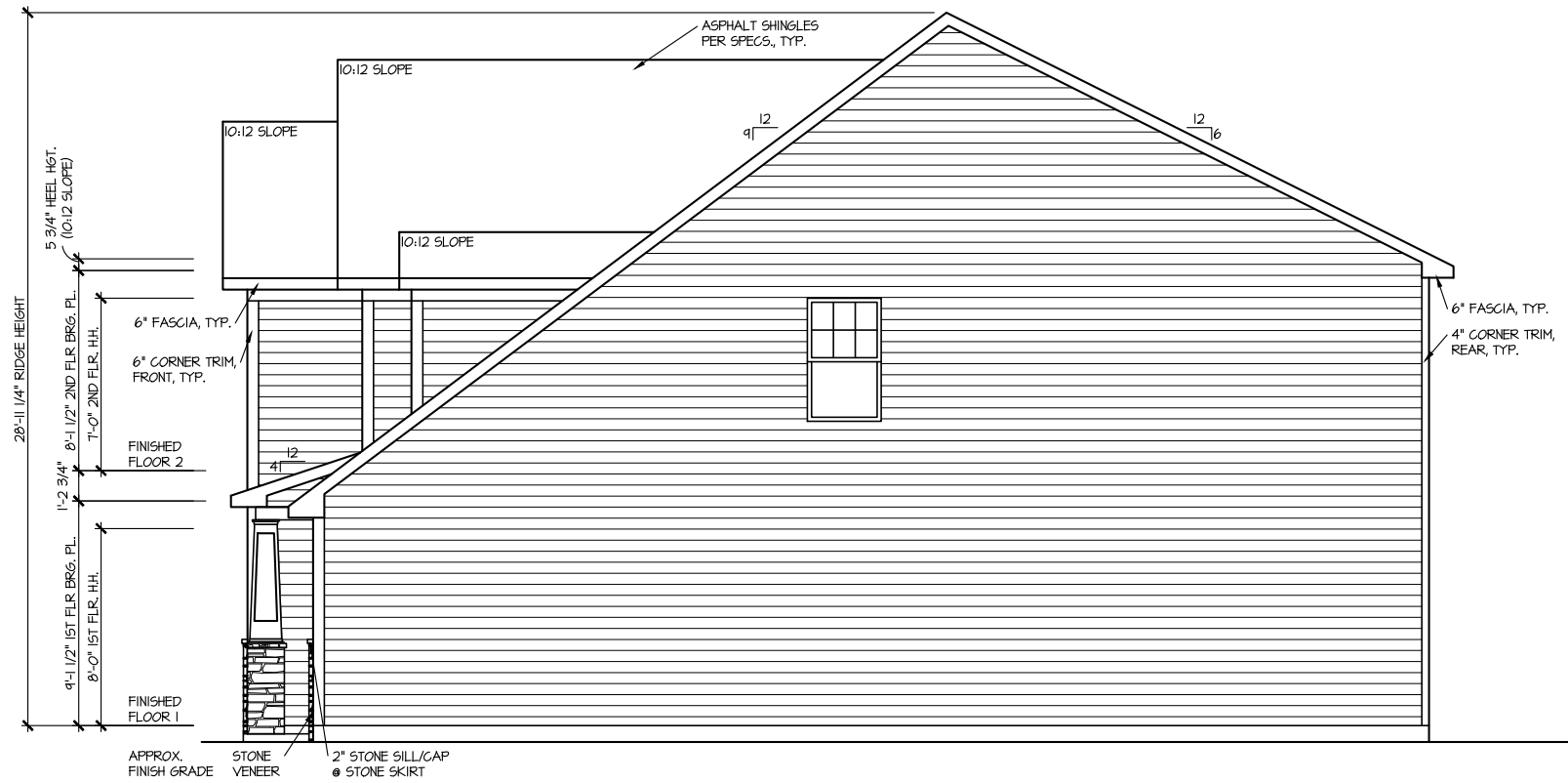
MASTER PLAN INFORMATION	
REVISION DATE	UPDATED DATE
R2-RALE 03-06-2019	02-17-2022

DRAWN BY: ITS
 DATE: 04/12/2022
 PLAN NO. 2695

DRB GROUP
 DRB FIELDING
 DRB Coastal

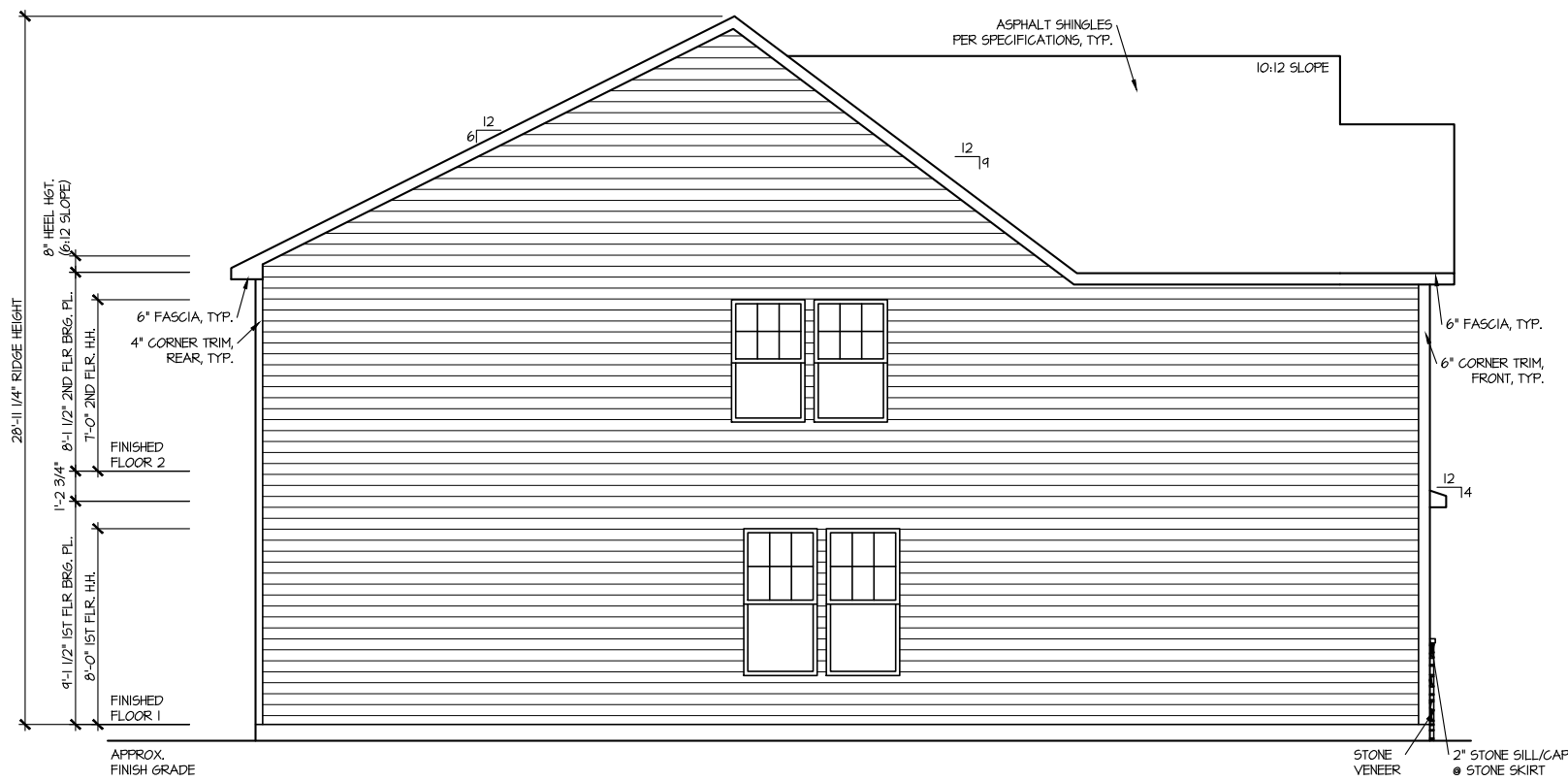
HOUSE NAME: DRAYTON
 DRAWING TITLE: FRONT & REAR ELEVATIONS

SHEET No. A.I



RIGHT ELEVATION 4

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



LEFT ELEVATION 4

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

MASTER PLAN INFORMATION	
REVISION	DATE
R2-RALE	03-06-2019
UPDATED DATE	02-17-2022

DRAWN BY:	ITS
DATE:	04/12/2022
PLAN NO.	2695





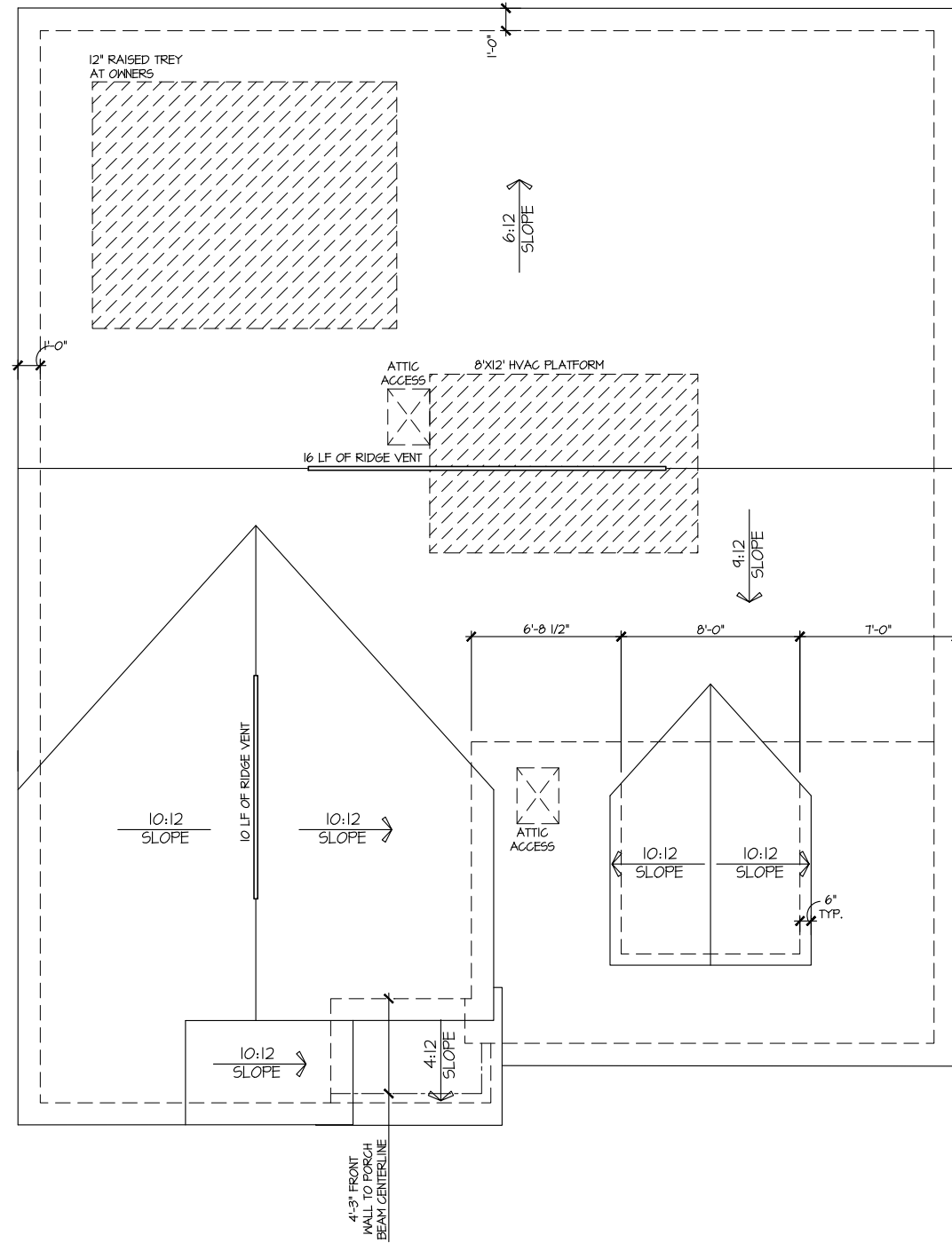

HOUSE NAME:	DRAYTON
DRAWING TITLE	RIGHT & LEFT ELEVATIONS

SHEET No.
A1.2

ROOF VENTILATION CALCULATIONS:

ROOF AREA = 1036 SQ. FT.
OVERALL REQUIRED VENTILATION:
 1 TO 150 = 12.24 SQ. FT.
 1 TO 300 = 6.12 SQ. FT.
 50-80% IN TOP THIRD = 3.06- 4.90 FT. (1 TO 300)
 NET FREE AREA OF VENTED SOFFIT = 5.7 SQ. IN / LINEAR FT.
 NET FREE AREA OF RIDGE VENT = 10 SQ. IN / LINEAR FT.

LOWER VENTING: (BOTTOM 2/3 RDS)
 77 LINEAR FEET OF SOFFIT X 5.7 SQ. IN. = 3.05 SQ. FT.
UPPER VENTING: (TOP 1/3 RD)
 26 LINEAR FEET OF RIDGE X 10 SQ. IN = 3.25 SQ. FT.
 3.25 SQ. FT. BETWEEN 50% - 80%
 (1 TO 300 ALLOWED)
TOTAL ROOF VENTILATION: 6.30 SQ. FT. > 6.12 SQ. FT. (RQ'D)



ROOF PLAN ELEV. 4
 SCALE: 1/8" = 1'-0"

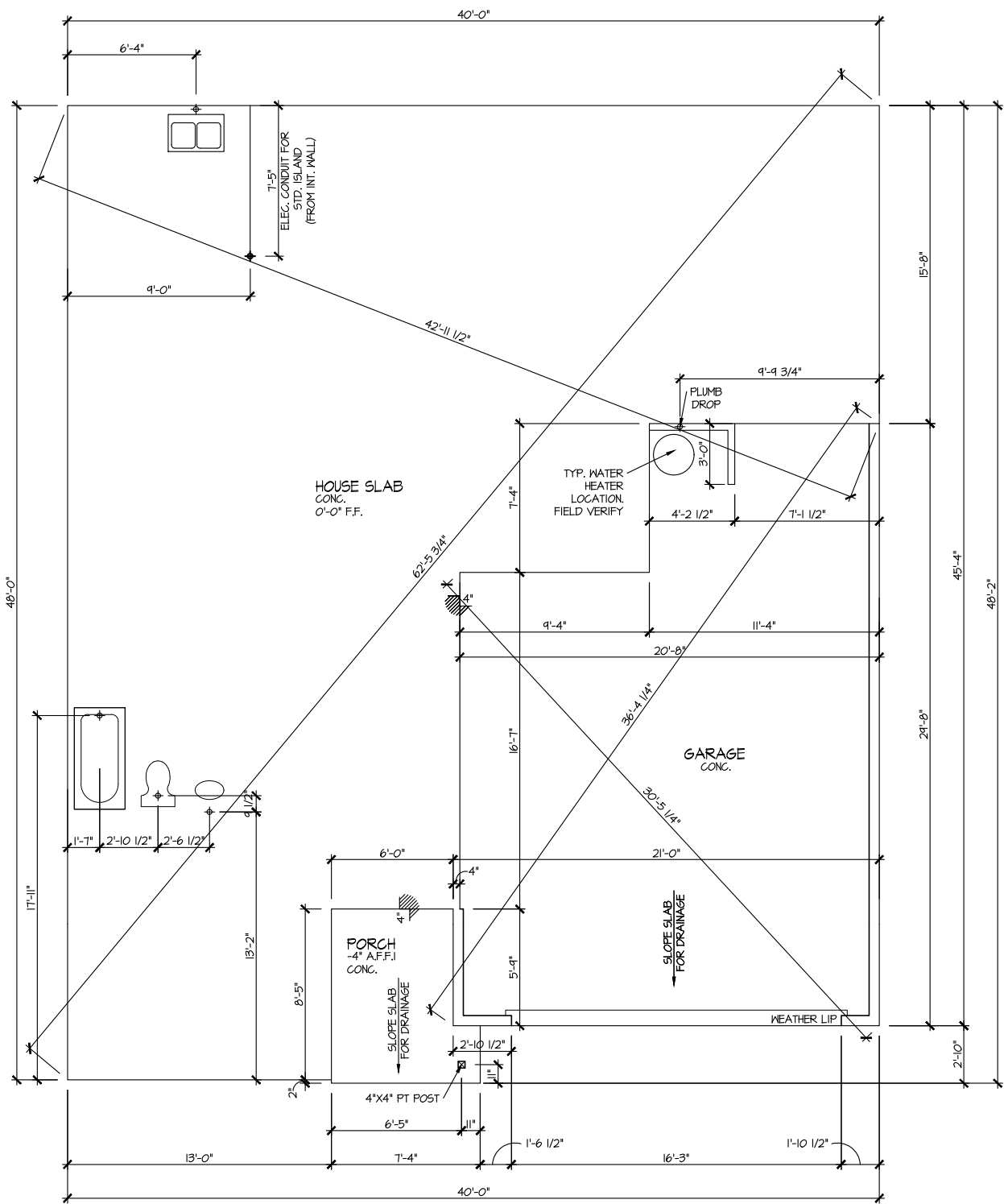
MASTER PLAN INFORMATION	
REVISION	DATE
R2-RALE	03-06-2019
UPDATED DATE	02-17-2022

DRAWN BY: ITS
DATE: 04/12/2022
PLAN NO.: 2695



HOUSE NAME: DRAYTON
DRAWING TITLE: ROOF PLAN

SHEET No.: A13



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

MASTER PLAN INFORMATION

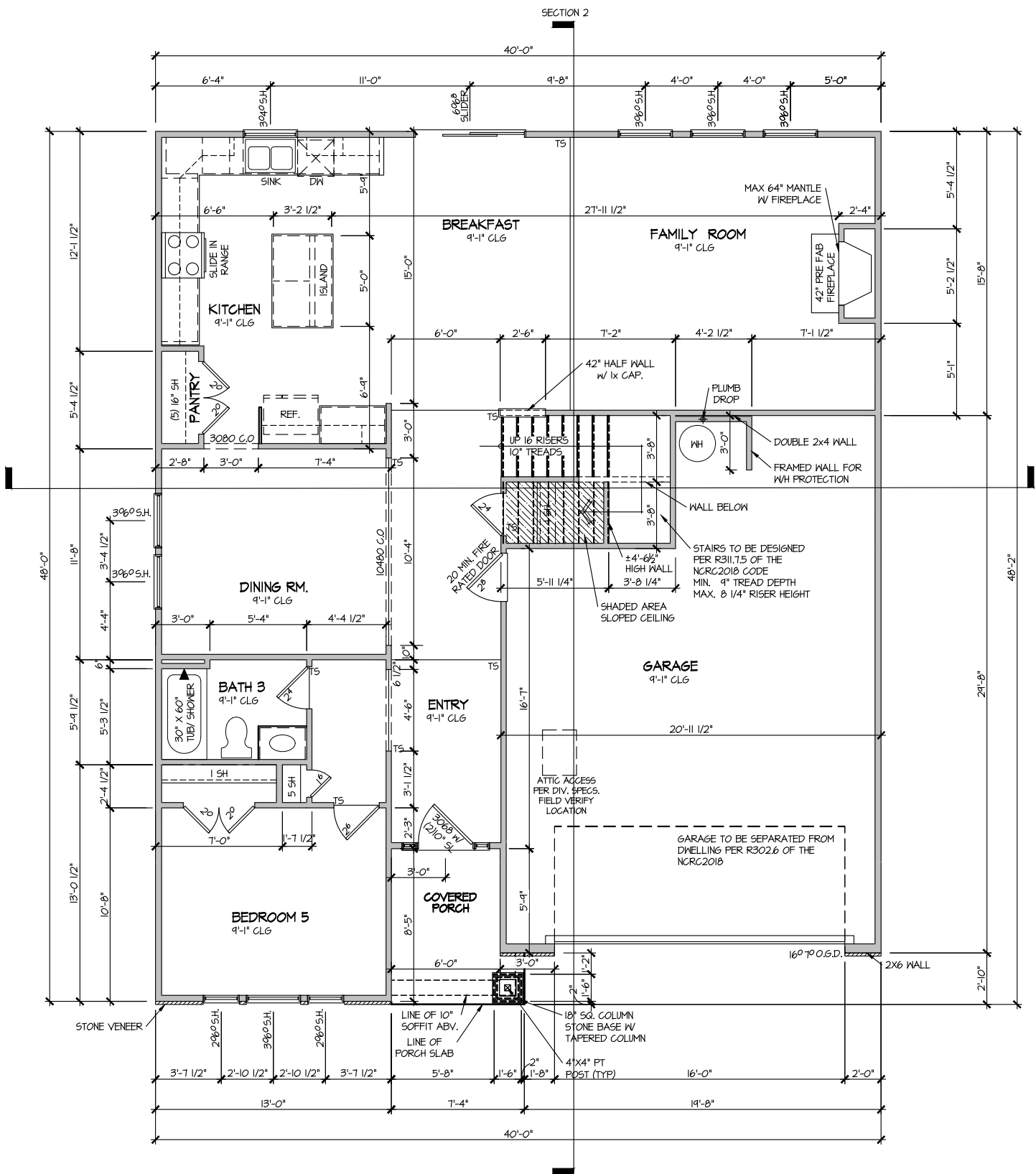
REVISION	DATE	UPDATED DATE
R2-RALE	03-06-2019	02-17-2022

DRAWN BY:
ITS
DATE:
04/12/2022
PLAN NO.
2695

DRB GROUP
DB FIELDING
DB Coastal
DMR CONSTRUCTION

HOUSE NAME:
DRAYTON
DRAWING TITLE
SLAB PLAN

SHEET No.
A2.1



ELEVATION 4
FIRST FLOOR PLAN

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

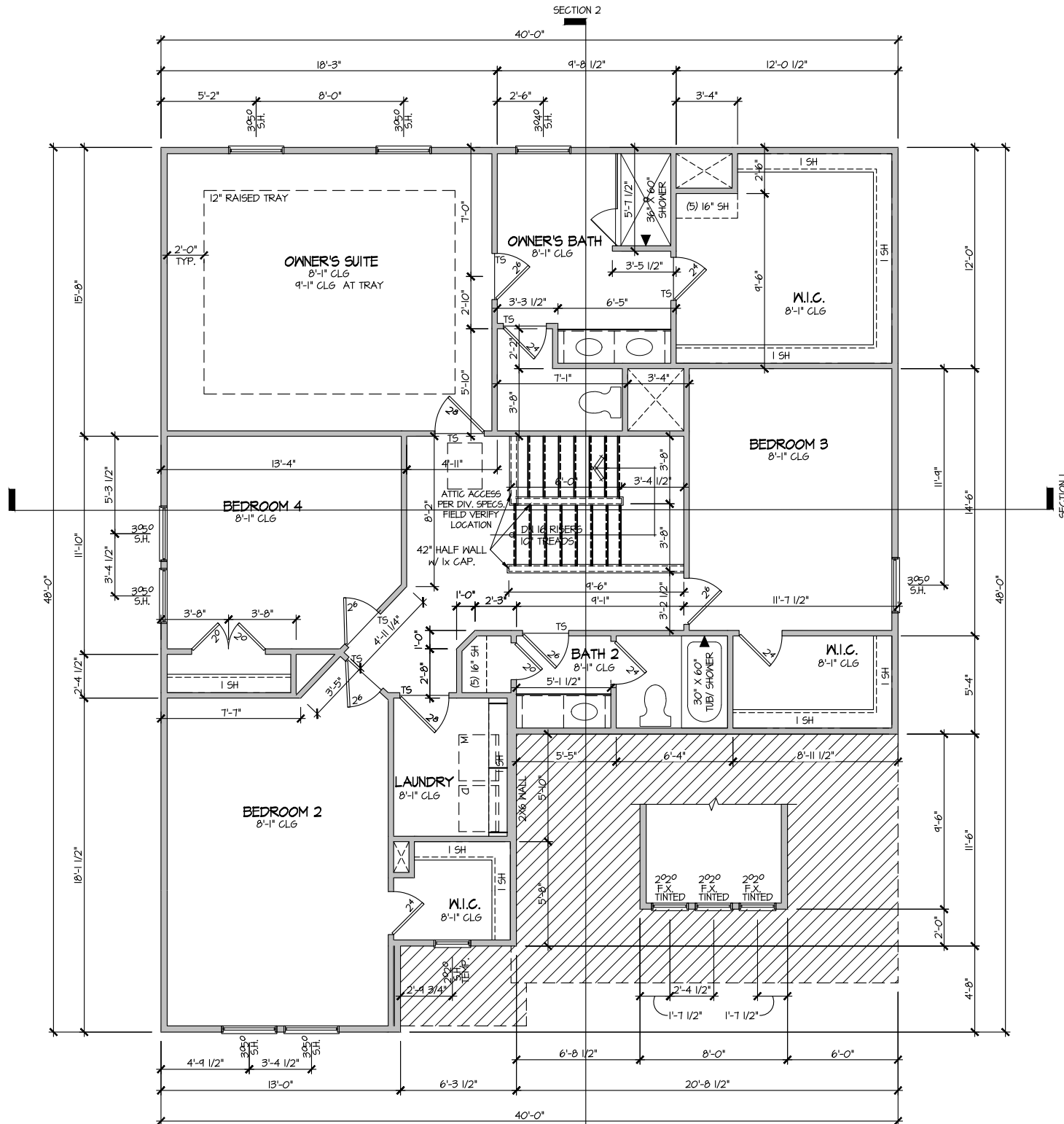
MASTER PLAN INFORMATION	
REVISION	DATE
R2-RALE	03-06-2019
UPDATED DATE	02-17-2022

DRAWN BY:	ITS
DATE:	04/12/2022
PLAN NO.	2695

DRB GROUP
DRB GROUP
FIELDING
DRB Control
DAN RAY
DIVISION

HOUSE NAME:	DRAYTON
DRAWING TITLE	FIRST FLOOR PLAN

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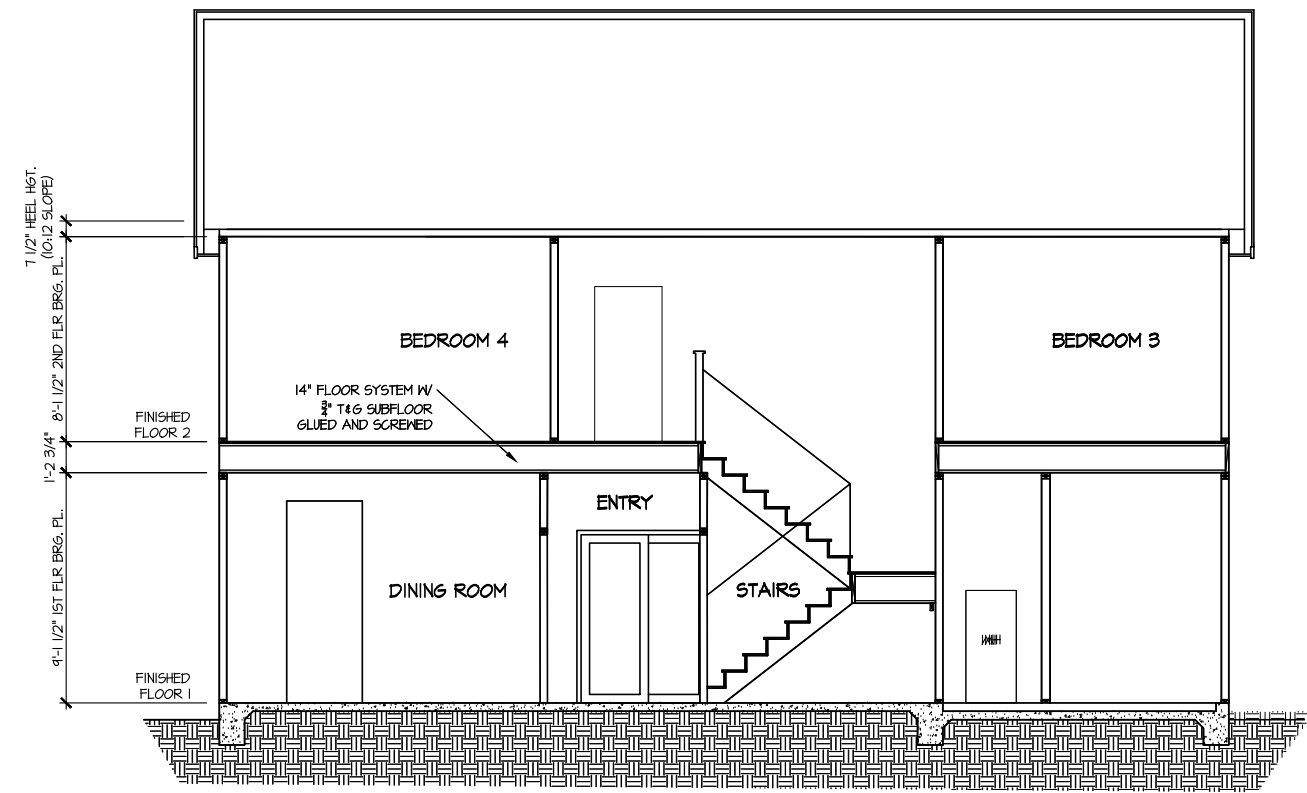
ELEVATION 4
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

MASTER PLAN INFORMATION	
REVISION	DATE
R2-RALE	03-06-2019
UPDATED DATE	02-17-2022

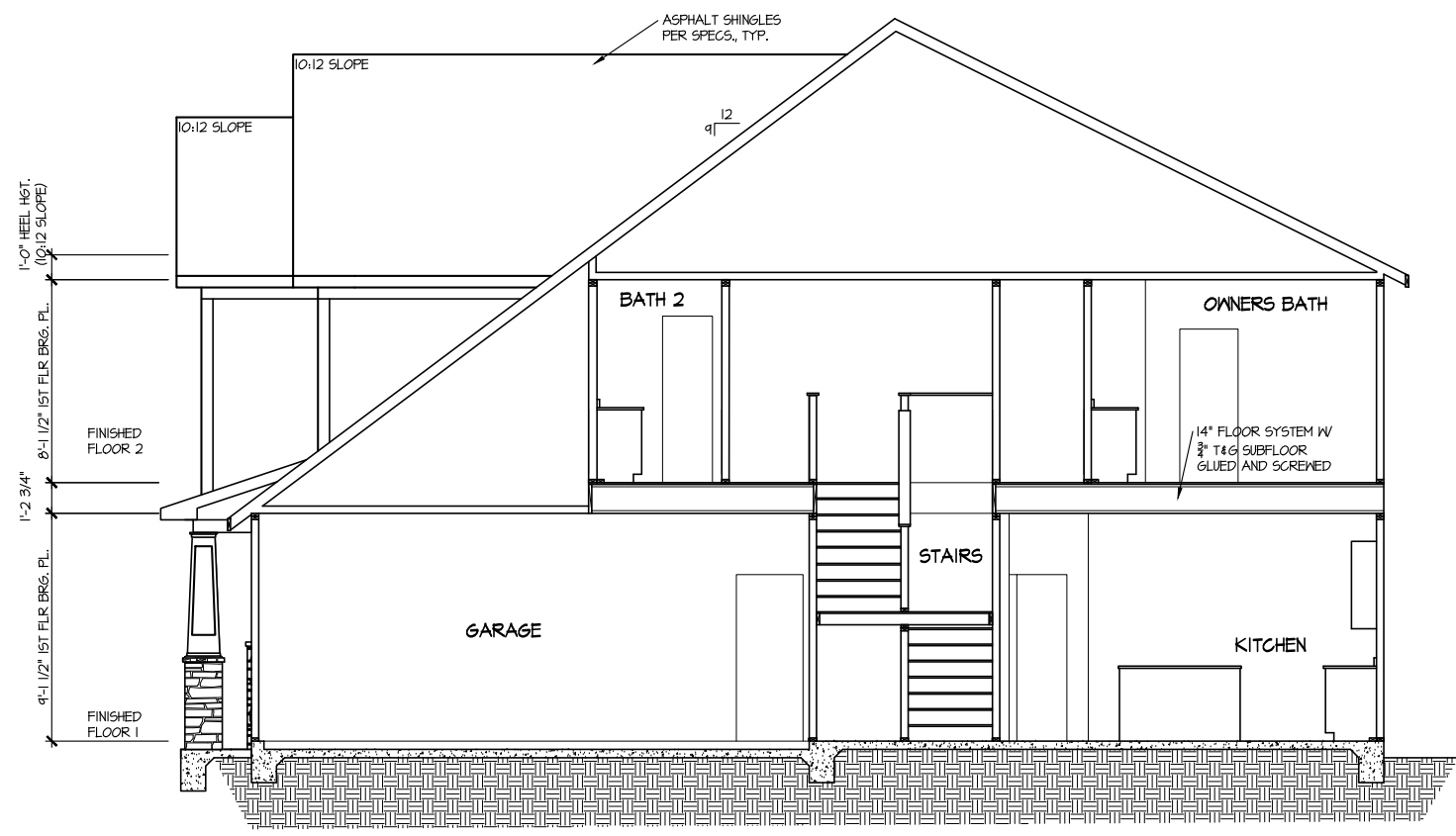
DRAWN BY:	ITS
DATE:	04/12/2022
PLAN NO.	2695

HOUSE NAME:	DRAYTON
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"

MASTER PLAN INFORMATION	
REVISION DATE	UPDATED DATE
R2-RALE 03-06-2019	02-17-2022

DRAWN BY:	ITS
DATE:	04/12/2022
PLAN NO.	2695





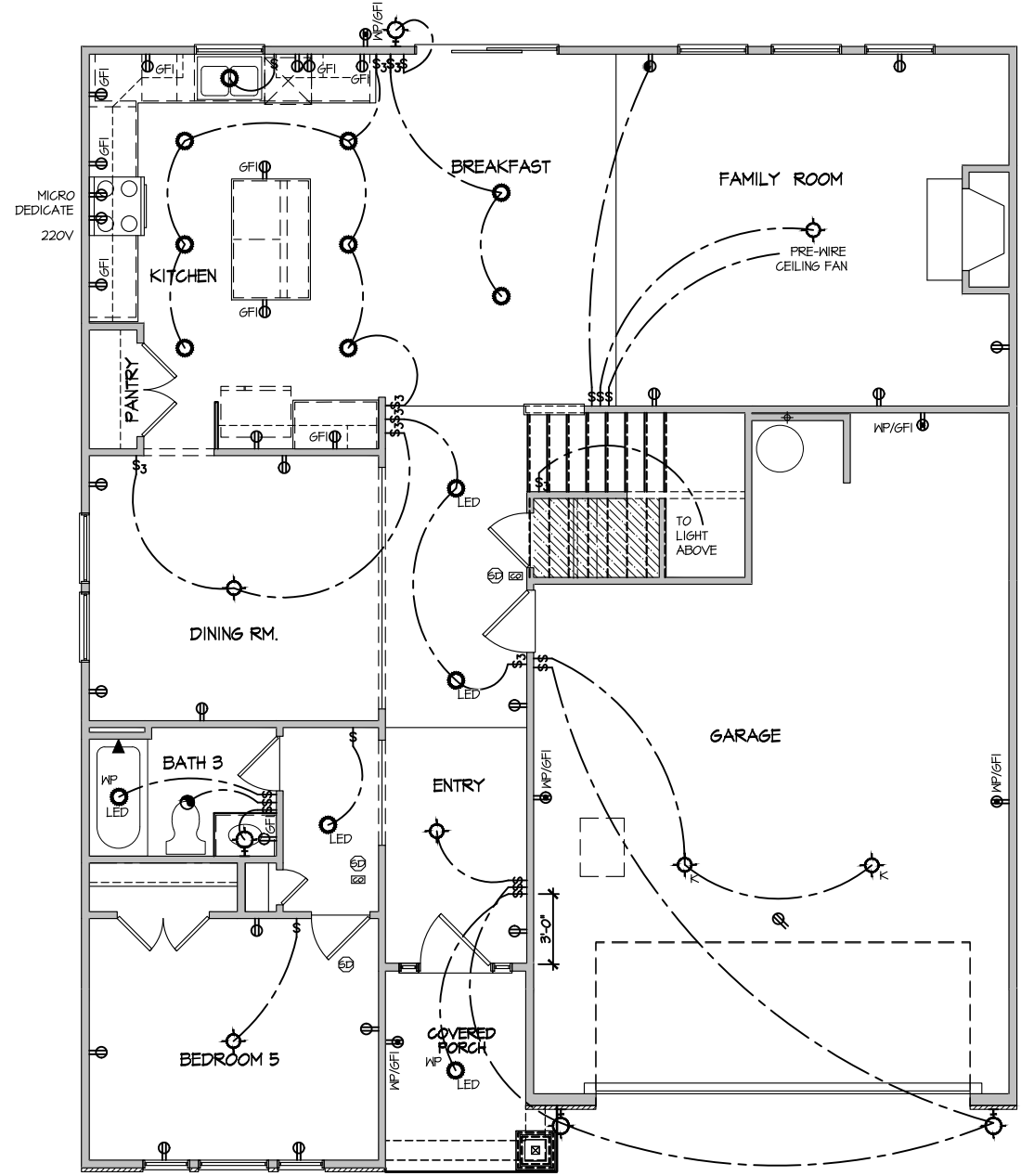

HOUSE NAME:	DRAYTON
DRAWING TITLE	BUILDING SECTION

SHEET No.	A4.1
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ELECTRICAL LEGEND

- ⊕ SINGLE POLE SWITCH
- ⊕₃ THREE WAY SWITCH
- ⊕₄ FOUR WAY SWITCH
- ⊕₂ DUPLEX AFCI RECEPTACLE
- ⊕₂ DUPLEX AFCI RECEPTACLE - BOTTOM HALF SWITCHED
- ⊕₂ DUPLEX AFCI RECEPTACLE - FLOOR MOUNTED
- 220V ⊕ RECEPTACLE - 220V
- GFI ⊕ DUPLEX AFCI RECEPTACLE - GFI
- WP/GFI ⊕ DUPLEX AFCI RECEPTACLE - WATERPROOF GFI
- ⊕ SMOKE DETECTOR - WIRED IN SERIES
- ⊕ EXHAUST FAN MOTOR
- ⊕ CO DETECTOR
- ⊕ DOOR CHIME
- ⊕ LIGHT FIXTURE - WALL MOUNTED
- ⊕ LIGHT FIXTURE - CEILING MOUNTED
- ⊕ LIGHT FIXTURE - RECESSED CAN
- ⊕ LED LIGHT FIXTURE - LED SURFACE MOUNTED
- ⊕ FULLCHAIN LAMPHOLDER
- ⊕ KEYLESS LAMPHOLDER

NOTE: ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE ADOPTED VERSION OF THE NATIONAL ELECTRICAL CODE, THE LOCAL POWER COMPANY AND TO ALL APPLICABLE LOCAL REGULATIONS.



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

MASTER PLAN INFORMATION	
REVISION	DATE
R2-RALE	03-06-2019
UPDATED DATE	02-17-2022

DRAWN BY:	ITS
DATE:	04/12/2022
PLAN NO.	2695

DRB GROUP
DRB FIELDING
DRB COASTAL

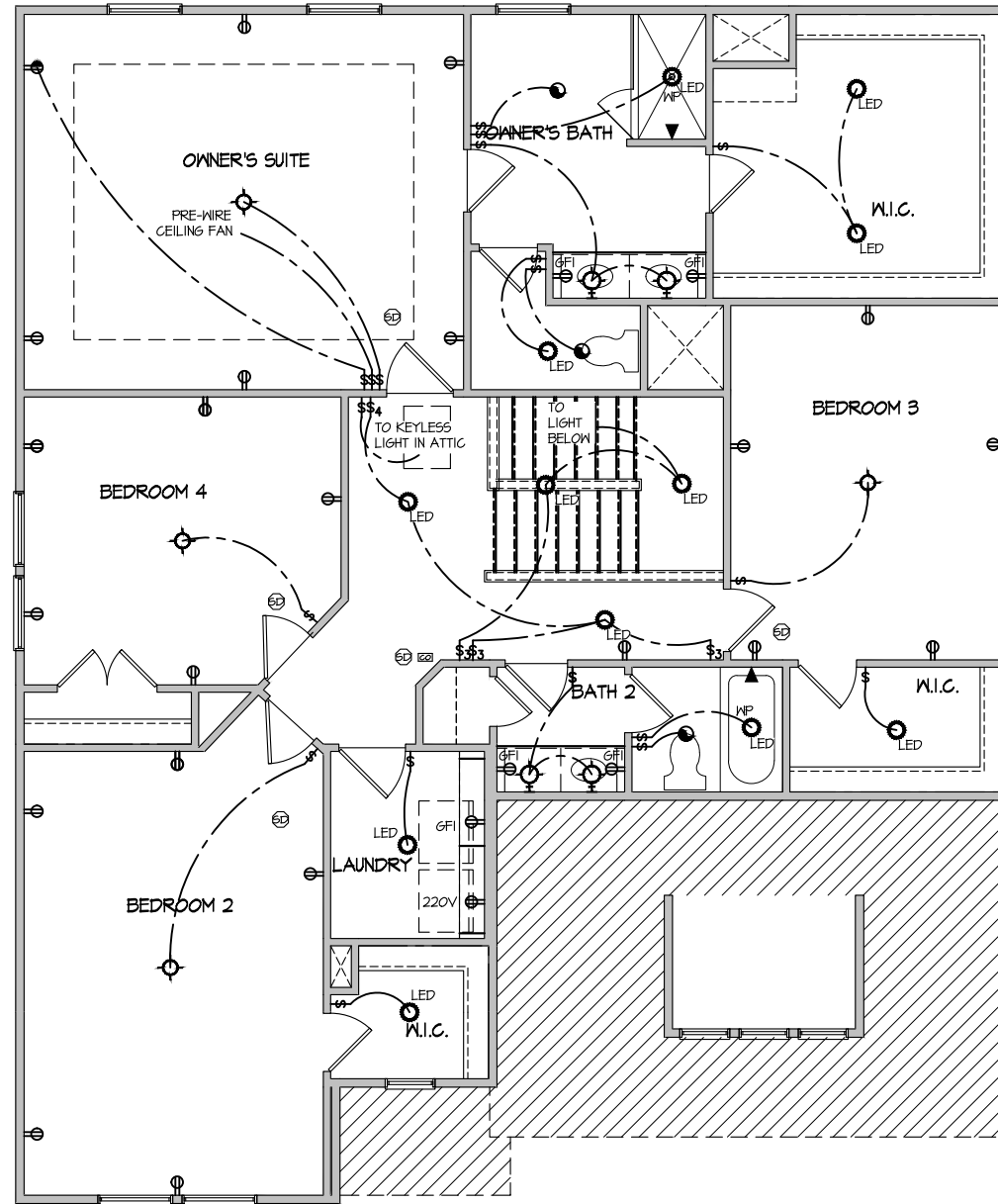
HOUSE NAME:	DRAYTON
DRAWING TITLE	FIRST FLOOR ELECTRICAL

SHEET No.	E.1
-----------	-----

ELECTRICAL LEGEND

- Ⓢ SINGLE POLE SWITCH
- Ⓢ₃ THREE WAY SWITCH
- Ⓢ₄ FOUR WAY SWITCH
- ⓈⓈ DUPLEX AFCI RECEPTACLE
- ⓈⓈ_B DUPLEX AFCI RECEPTACLE - BOTTOM HALF SWITCHED
- ⓈⓈ_F DUPLEX AFCI RECEPTACLE - FLOOR MOUNTED
- 220V Ⓢ RECEPTACLE - 220V
- ⓈⓈ_{GFI} DUPLEX AFCI RECEPTACLE - GFI
- ⓈⓈ_{WP/GFI} DUPLEX AFCI RECEPTACLE - WATERPROOF GFI
- ⓈⓈ_{SD} SMOKE DETECTOR - WIRED IN SERIES
- ⓈⓈ_{EF} EXHAUST FAN MOTOR
- ⓈⓈ_{CO} CO DETECTOR
- ⓈⓈ_{DC} DOOR CHIME
- ⓈⓈ_{LM} LIGHT FIXTURE - WALL MOUNTED
- ⓈⓈ_{CM} LIGHT FIXTURE - CEILING MOUNTED
- ⓈⓈ_{RC} LIGHT FIXTURE - RECESSED CAN
- ⓈⓈ_{LSM} LIGHT FIXTURE - LED SURFACE MOUNTED
- ⓈⓈ_{FL} FULLCHAIN LAMPHOLDER
- ⓈⓈ_K KEYLESS LAMPHOLDER

NOTE: ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE ADOPTED VERSION OF THE NATIONAL ELECTRICAL CODE, THE LOCAL POWER COMPANY AND TO ALL APPLICABLE LOCAL REGULATIONS.



**ELECTRICAL PLAN
SECOND FLOOR - ELEV. 4**

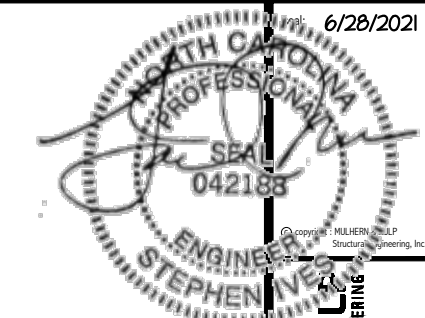
SCALE: 1/8" = 1'-0"

MASTER PLAN INFORMATION	
REVISION	DATE
R2-RALE	03-06-2019
UPDATED DATE	02-17-2022

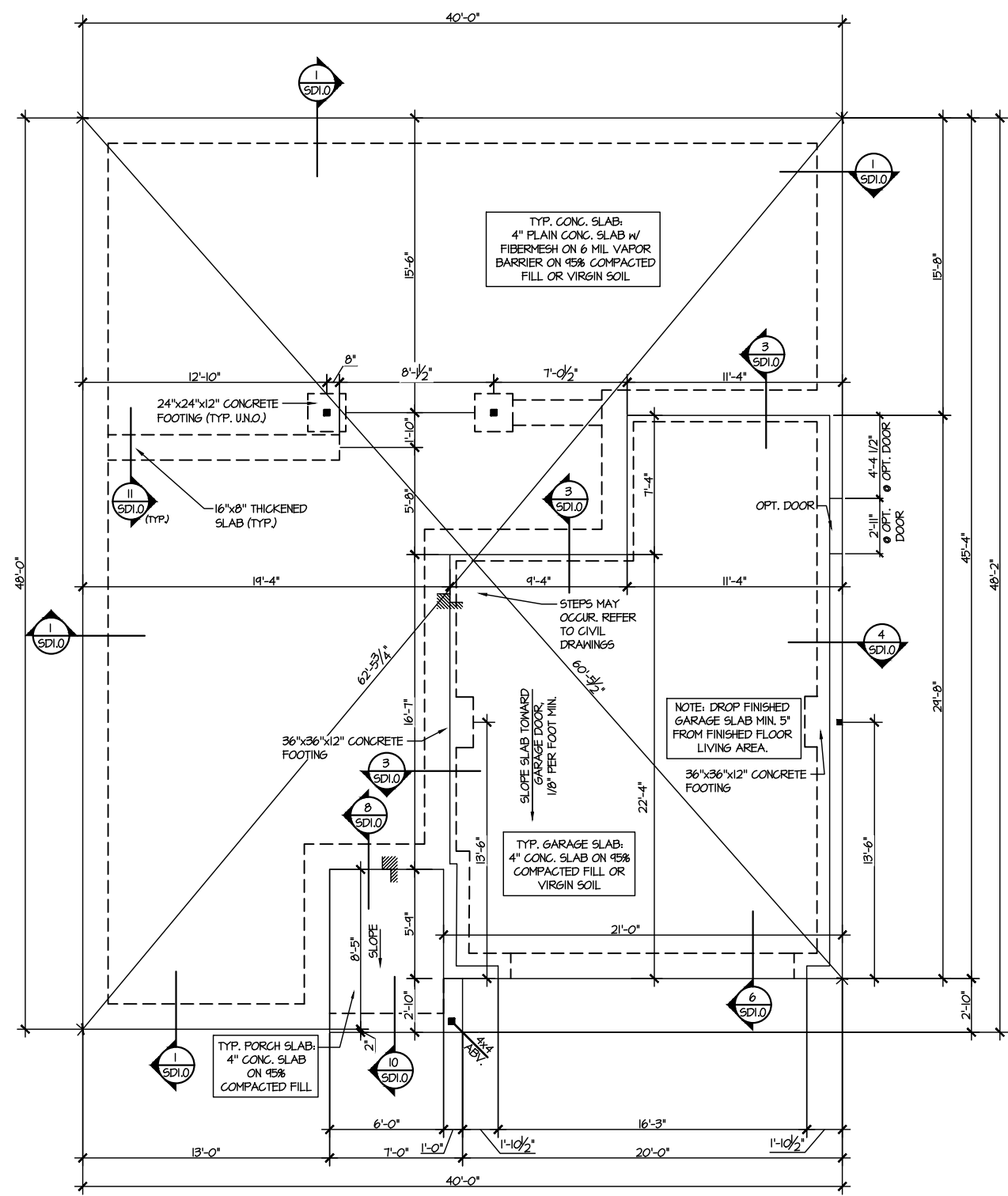
DRAWN BY:
ITS
DATE:
04/12/2022
PLAN NO.
2695

HOUSE NAME:
DRAYTON
DRAWING TITLE
SECOND FLOOR ELECTRICAL

SHEET No.
E1.2



MULHERN+KUL
RESIDENTIAL STRUCTURAL ENGINEERING
300 Riverside Ave., Building 4 - Avondale, PA 19002
P 215-646-8071 - mulhernmkp.com
N.C.L.C. #5382



LEGEND

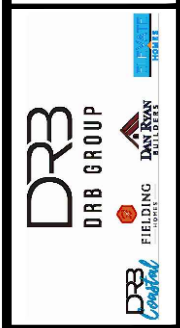
- ▬ INTERIOR BEARING WALL
- ▬ BEARING WALL ABOVE
- ▬ BEAM / HEADER
- ▬ INDICATES SHEAR WALL & EXTENT
- ▬ EXTENT OF OVERFRAMING
- ⌈⌋ METAL HANGER
- * INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- ▴ INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

REFER TO S.O. FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

M&K project number: 126-21020
project mgr: JTR
drawn by: KL
issue date: 06-12-21

REVISIONS:

date:	initial:

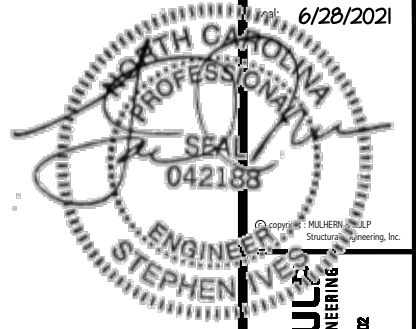


FOUNDATION PLANS
DRAYTON
RALEIGH, NC

sheet: RIGHT HAND

S1.0

1 MONO SLAB FOUNDATION PLAN
SCALE: 1/8"=1'-0"
ELEVATION #1



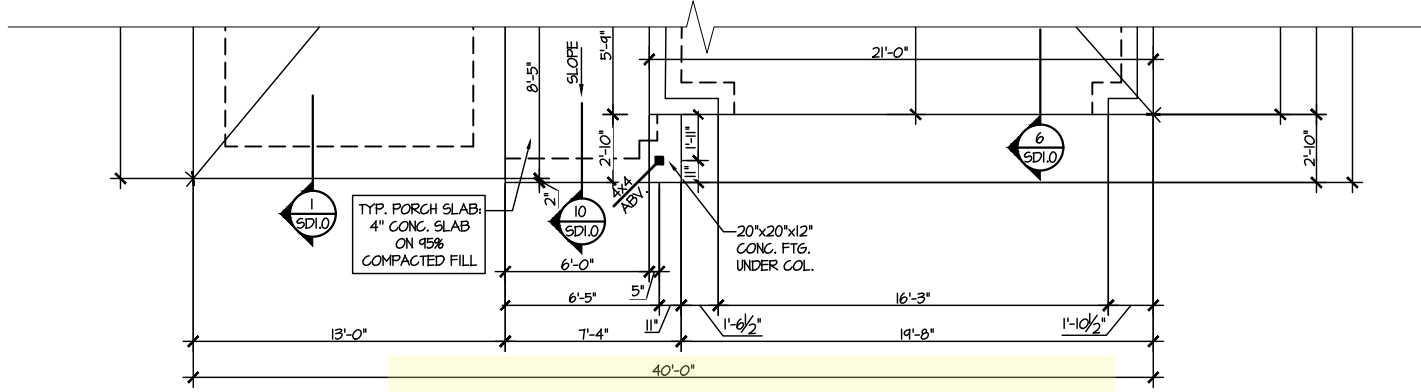
MULHERN+KULL
RESIDENTIAL STRUCTURAL ENGINEERING
300 Riverside Ave., Building 4 - Asheville, PA 18002
P 215-646-5071 - mulhernmkp.com
N.C. REG. #5382

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

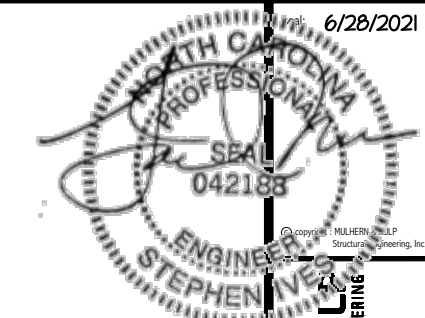
M&K project number:
126-21020
project mgr: JTR
drawn by: KL
issue date: 06-12-21

REVISIONS:	
date:	initial:



3 PARTIAL MONO SLAB FOUNDATION PLAN
SCALE: 1/8"=1'-0"
ELEVATION #4

FOUNDATION PLANS
DRAYTON
RALEIGH, NC



REFER TO S.O. FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

SD2.0 & SD2.1 REFERS TO SD2.0J
& SD2.1J FOR I-JOIST FLOOR
FRAMING OR SD2.0T & SD2.1T
FOR TRUSS FLOOR FRAMING

SD2.1J/SD2.1T REFERS TO
SD2.1JA/SD2.1TA FOR LVL/PSL/LSL
BEAMS OR SD2.1JB/SD2.1TB FOR
FLITCH BEAMS OR
SD2.1JC/SD2.1TC FOR STEEL
BEAMS

LEGEND

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

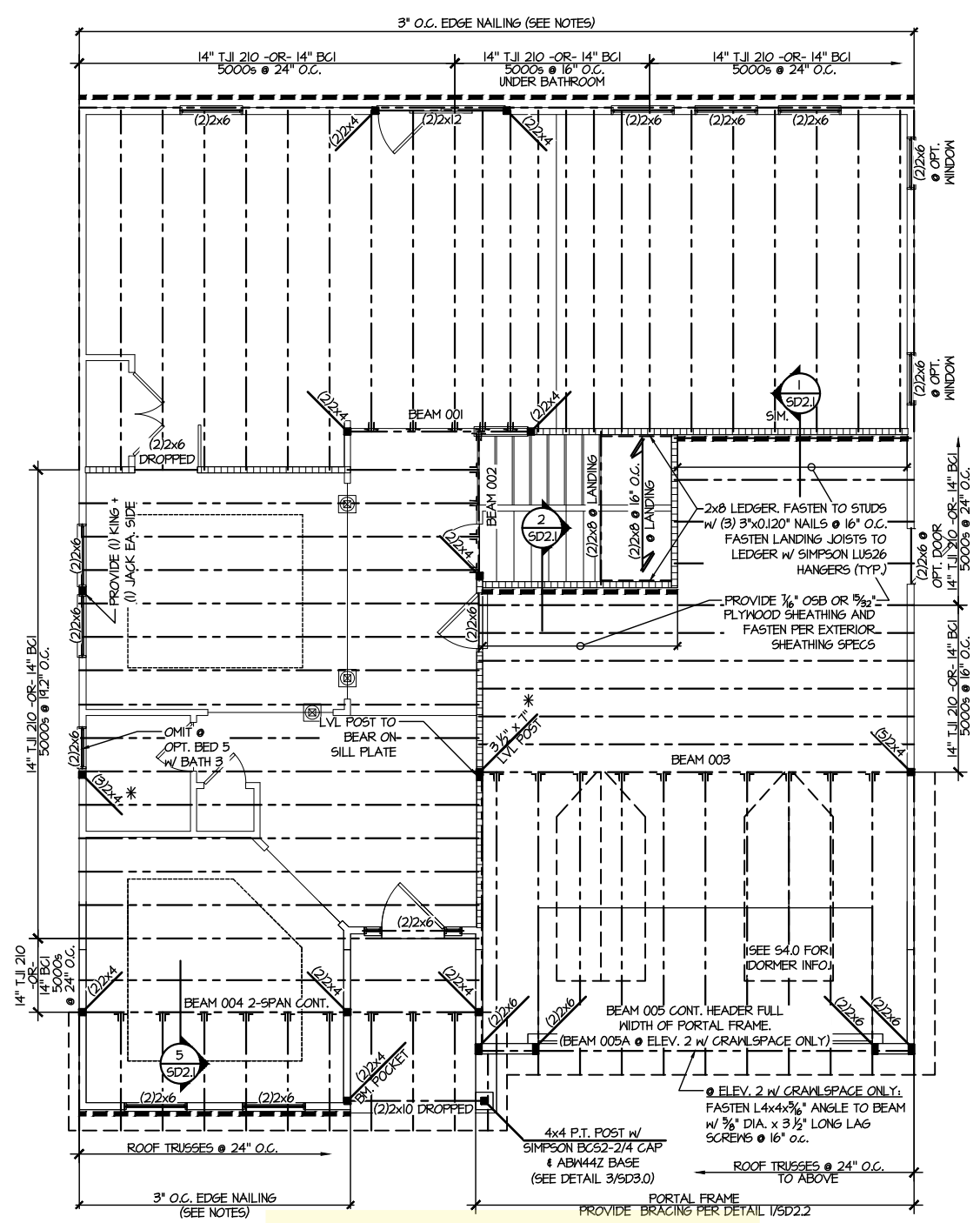
ENGINEERED BEAM MATERIAL SCHEDULE

BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2) 3/4" x 14" - F	3/2" x 14" - F	(2) 3/4" x 14" - F	(2) 2x12 + (1) 1/4" x 1/4" STEEL FLITCH PLATES - FB	W12x14 - F
002	(2) 3/4" x 14" - F	3/2" x 14" - F	(2) 3/4" x 14" - F	(2) 2x12 + (1) 1/4" x 1/4" STEEL FLITCH PLATES - FB	W12x14 - F
003	(3) 3/4" x 18" - FB or (2) 3/4" x 20" - FB	5/4" x 18" - FB	N/A	(3) 2x12 + (2) 3/4" x 1/4" STEEL FLITCH PLATES - FB	W12x26 - F
004	(2) 3/4" x 14" - F	3/2" x 14" - F	(2) 3/4" x 14" - F	(2) 2x12 + (1) 1/4" x 1/4" STEEL FLITCH PLATES - FB	W12x14 - F
005	(2) 3/4" x 11 1/2" - H cont.	3/2" x 11 1/2" - H cont.	(2) 3/4" x 11 1/2" - H cont.	(3) 2x12 + (2) 3/4" x 1/4" STEEL FLITCH PLATES - H cont.	N/A
005A	(3) 3/4" x 14" - H cont.	5/4" x 14" - H cont.	N/A	(3) 2x12 + (2) 3/4" x 1/4" STEEL FLITCH PLATES - H cont.	N/A
006	(1) 3/4" x 14" - F	3/2" x 14" - F	(2) 3/4" x 14" - F	(2) 2x12 + (1) 1/4" x 1/4" STEEL FLITCH PLATES - FB	W12x14 - F
007	(2) 3/4" x 11 1/2" - D	3/2" x 11 1/2" - D	(2) 3/4" x 11 1/2" - D	(3) 2x12 + (2) 3/4" x 1/4" STEEL FLITCH PLATES - H cont.	W10x12 - D
008	(2) 3/4" x 16" - H cont.	3/2" x 16" - H cont.	(3) 3/4" x 16" - H cont.	(3) 2x12 + (2) 3/4" x 1/4" STEEL FLITCH PLATES - H cont.	N/A
009	(2) 3/4" x 14" - F	3/2" x 14" - F	(2) 3/4" x 14" - F	(2) 2x12 + (1) 1/4" x 1/4" STEEL FLITCH PLATES - FB	W10x10 - F
010	(2) 3/4" x 14" - F	3/2" x 14" - F	(2) 3/4" x 14" - F	(2) 2x12 + (1) 1/4" x 1/4" STEEL FLITCH PLATES - FB	W12x14 - F
011	(2) 3/4" x 14" - F	3/2" x 14" - F	(2) 3/4" x 14" - F	(2) 2x12 + (1) 1/4" x 1/4" STEEL FLITCH PLATES - FB	W12x14 - F
012	(2) 3/4" x 11 1/2" - D	3/2" x 11 1/2" - D	(2) 3/4" x 11 1/2" - D	(2) 2x12 + (1) 1/4" x 1/4" STEEL FLITCH PLATES - D	W10x12 - D

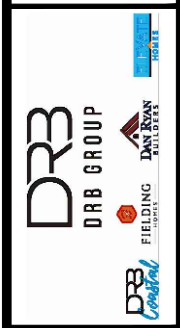
BEAM NOTATION:

- "F" INDICATES FLUSH BEAM
- "FT" INDICATES FLUSH TOP BEAM
- "FB" INDICATES FLUSH BOTTOM BEAM
- "D" INDICATES DROPPED BEAM
- "H" INDICATES DROPPED OPENING HEADER

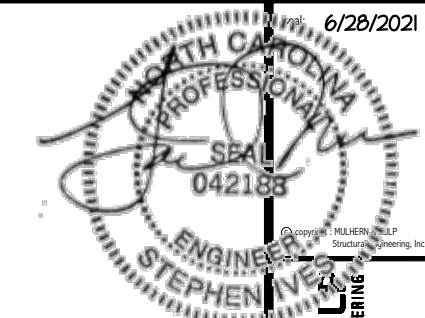
REFER TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS
REFER TO DETAIL E/SD2.0 FOR TYPICAL STEEL BEAM CONNECTIONS
FOR FLUSH TOP BEAMS PROVIDE 2X STACKED PLATES BENEATH BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3"x0.120" NAILS @ 8" O.C.
FOR FLUSH BOTTOM BEAMS PROVIDE 2X STACKED PLATES ATOP BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3"x0.120" NAILS @ 8" O.C.



2ND FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"
ELEVATIONS #1 & #2



FLOOR FRAMING PLANS
DRAYTON
RALEIGH, NC



REFER TO S0.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

SD2.0 & SD2.1 REFERS TO SD2.0J
& SD2.1J FOR I-JOIST FLOOR
FRAMING OR SD2.0T & SD2.1T
FOR TRUSS FLOOR FRAMING

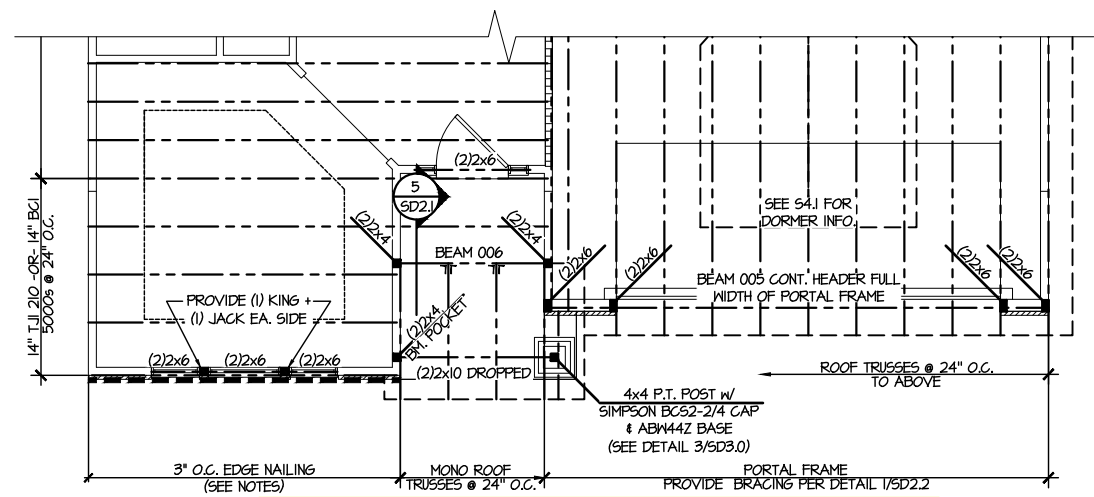
SD2.1J/SD2.1T REFERS TO
SD2.1JA/SD2.1TA FOR LVL/PSL/LSL
BEAMS OR SD2.1JB/SD2.1TB FOR
FLITCH BEAMS OR
SD2.1JC/SD2.1TC FOR STEEL
BEAMS

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

ENGINEERED BEAM MATERIAL SCHEDULE

BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2) 3/4" x 14" - F	3/2" x 14" - F	(2) 3/4" x 14" - F	(2) 2x12 + (1) 1/2" x 14" STEEL FLITCH PLATES - FB	M12x14 - F
002	(2) 3/4" x 14" - F	3/2" x 14" - F	(2) 3/4" x 14" - F	(2) 2x12 + (1) 1/2" x 14" STEEL FLITCH PLATES - FB	M12x14 - F
003	(3) 3/4" x 18" - FB or (2) 3/4" x 20" - FB	3/4" x 18" - FB	N/A	(3) 2x12 + (2) 3/8" x 14" STEEL FLITCH PLATES - FB	M12x26 - F
004	(2) 3/4" x 14" - F	3/2" x 14" - F	(2) 3/4" x 14" - F	(2) 2x12 + (1) 1/2" x 14" STEEL FLITCH PLATES - FB	M12x14 - F
005	(2) 3/4" x 11 1/2" - H cont.	3/2" x 11 1/2" - H cont.	(2) 3/4" x 11 1/2" - H cont.	(3) 2x12 + (2) 3/8" x 14" STEEL FLITCH PLATES - H cont.	N/A
005A	(3) 3/4" x 14" - H cont.	3/4" x 14" - H cont.	N/A	(3) 2x12 + (2) 3/8" x 14" STEEL FLITCH PLATES - H cont.	N/A
006	(1) 3/4" x 14" - F	3/2" x 14" - F	(2) 3/4" x 14" - F	(2) 2x12 + (1) 1/2" x 14" STEEL FLITCH PLATES - FB	M12x14 - F
007	(2) 3/4" x 11 1/2" - D	3/2" x 11 1/2" - D	(2) 3/4" x 11 1/2" - D	(2) 2x12 + (1) 1/2" x 14" STEEL FLITCH PLATES - D	M10x12 - D
008	(2) 3/4" x 16" - H cont.	3/2" x 16" - H cont.	(3) 3/4" x 16" - H cont.	(3) 2x12 + (2) 3/8" x 14" STEEL FLITCH PLATES - H cont.	N/A
009	(2) 3/4" x 9 1/2" - F	3/2" x 9 1/2" - F	(2) 3/4" x 9 1/2" - F	(2) 2x10 + (1) 1/2" x 14" STEEL FLITCH PLATES - F	M8x10 - F
010	(2) 3/4" x 14" - F	3/2" x 14" - F	(2) 3/4" x 14" - F	(2) 2x12 + (1) 1/2" x 14" STEEL FLITCH PLATES - FB	M12x14 - F
011	(2) 3/4" x 14" - F	3/2" x 14" - F	(2) 3/4" x 14" - F	(2) 2x12 + (1) 1/2" x 14" STEEL FLITCH PLATES - FB	M12x14 - F
012	(2) 3/4" x 11 1/2" - D	3/2" x 11 1/2" - D	(2) 3/4" x 11 1/2" - D	(2) 2x12 + (1) 1/2" x 14" STEEL FLITCH PLATES - D	M10x12 - D

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.



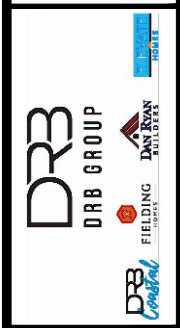
1 PARTIAL 2ND FLOOR FRAMING PLAN
 SCALE: 1/8" = 1'-0"
 ELEVATION #4

MULHERN+KULL
 RESIDENTIAL STRUCTURAL ENGINEERING
 300 Riverside Ave., Building 4 - Aunim, PA 18002
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 LIC # 043582



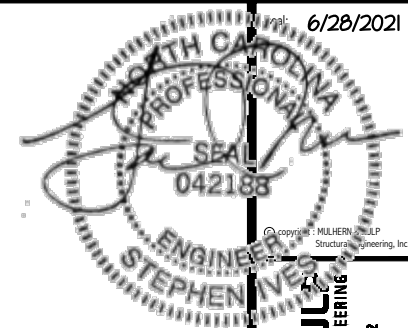
MSK project number:
126-21020
 project mgr: **JTR**
 drawn by: **KL**
 issue date: **06-12-21**

REVISIONS:
 date: _____ initial: _____



FLOOR FRAMING PLANS
DRAYTON
 RALEIGH, NC

sheet: RIGHT HAND
S3.1J



REFER TO S.O. FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

SD2.0 & SD2.1 REFERS TO SD2.0J
& SD2.1J FOR I-JOIST FLOOR
FRAMING OR SD2.0T & SD2.1T
FOR TRUSS FLOOR FRAMING

SD2.1J/SD2.1T REFERS TO
SD2.1JA/SD2.1TA FOR LVL/PSL/LSL
BEAMS OR SD2.1JB/SD2.1TB FOR
FLITCH BEAMS OR
SD2.1JC/SD2.1TC 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.

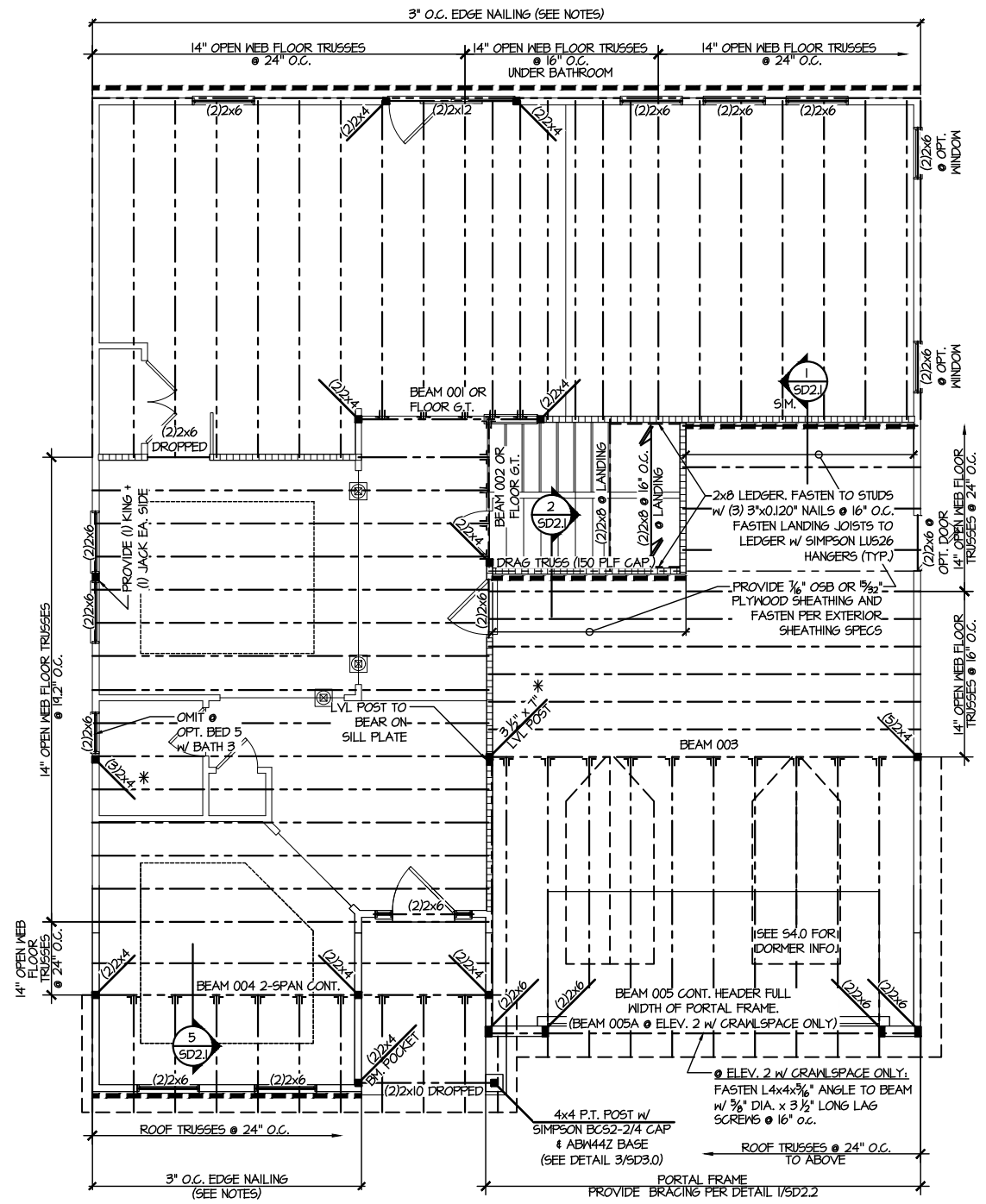
ENGINEERED BEAM MATERIAL SCHEDULE

BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/4"x14" STEEL FLITCH PLATES - FB	W12x14 - F
002	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/4"x14" STEEL FLITCH PLATES - FB	W12x14 - F
003	(3)3/4"x18" - FB or (2)3/4"x20" - FB	5/4"x18" - FB	N/A	(3)2x12 + (2)3/4"x14" STEEL FLITCH PLATES - FB	W12x26 - F
004	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/4"x14" STEEL FLITCH PLATES - FB	W12x14 - F
005	(2)3/4"x11 1/2" - H cont.	3/2"x11 1/2" - H cont.	(2)3/4"x11 1/2" - H cont.	(3)2x12 + (2)3/4"x14" STEEL FLITCH PLATES - H cont.	N/A
005A	(3)3/4"x14" - H cont.	5/4"x14" - H cont.	N/A	(3)2x12 + (2)3/4"x14" STEEL FLITCH PLATES - H cont.	N/A
006	(1)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/4"x14" STEEL FLITCH PLATES - FB	W12x14 - F
007	(2)3/4"x11 1/2" - D	3/2"x11 1/2" - D	(2)3/4"x11 1/2" - D	(2)2x12 + (1)1/4"x14" STEEL FLITCH PLATES - D	W10x12 - D
008	(2)3/4"x16" - H cont.	3/2"x16" - H cont.	(3)3/4"x16" - H cont.	(3)2x12 + (2)3/4"x14" STEEL FLITCH PLATES - H cont.	N/A
009	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/4"x14" STEEL FLITCH PLATES - F	W10x10 - F
010	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/4"x14" STEEL FLITCH PLATES - FB	W12x14 - F
011	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/4"x14" STEEL FLITCH PLATES - FB	W12x14 - F
012	(2)3/4"x11 1/2" - D	3/2"x11 1/2" - D	(2)3/4"x11 1/2" - D	(2)2x12 + (1)1/4"x14" STEEL FLITCH PLATES - D	W10x12 - D

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

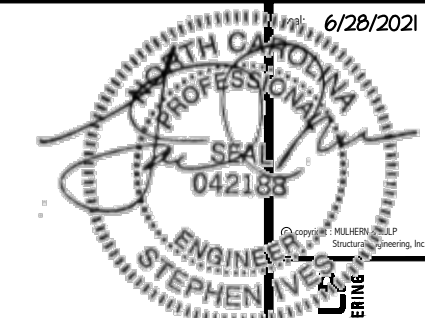
REFER TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS
REFER TO DETAIL E/SD2.0 FOR TYPICAL STEEL BEAM CONNECTIONS
FOR FLUSH TOP BEAMS PROVIDE 2X STACKED PLATES BENEATH BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3"x0.120" NAILS @ 8" O.C.
FOR FLUSH BOTTOM BEAMS PROVIDE 2X STACKED PLATES ATOP BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3"x0.120" NAILS @ 8" O.C.



2ND FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"
ELEVATIONS #1 & #2

DR3 DRB GROUP
DR3 CONSULTING

FLOOR FRAMING PLANS
DRAYTON
RALEIGH, NC



REFER TO S0.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

SD2.0 & SD2.1 REFERS TO SD2.0J
& SD2.1J FOR I-JOIST FLOOR
FRAMING OR SD2.0T & SD2.1T
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SD2.1J/SD2.1T REFERS TO
SD2.1JA/SD2.1TA FOR LVL/PSL/LSL
BEAMS OR SD2.1JB/SD2.1TB FOR
FLITCH BEAMS OR
SD2.1JC/SD2.1TC FOR STEEL
BEAMS

LEGEND

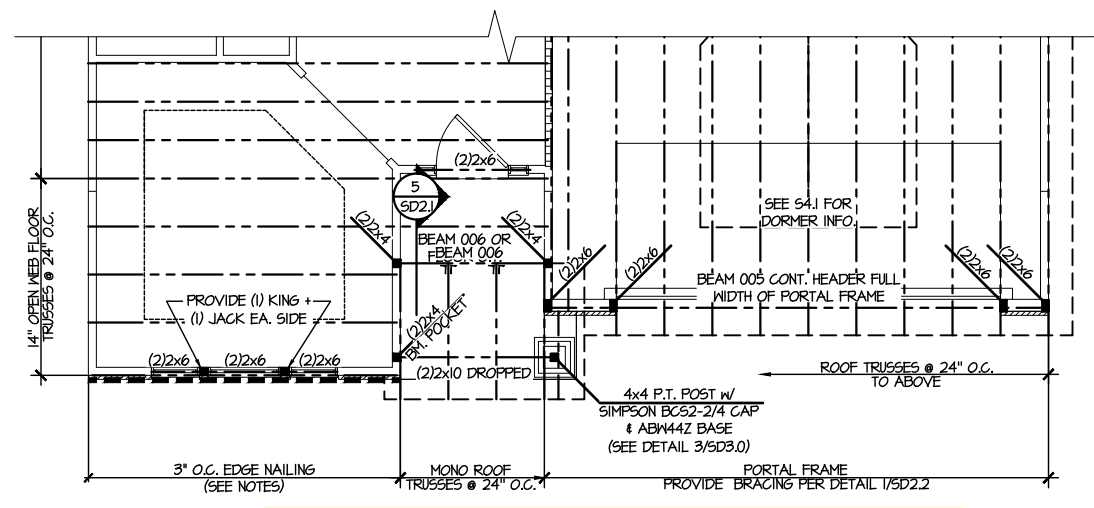
- [Symbol] INTERIOR BEARING WALL
- [Symbol] BEARING WALL ABOVE
- [Symbol] BEAM / HEADER
- [Symbol] INDICATES SHEAR WALL & EXTENT
- [Symbol] EXTENT OF OVERFRAMING
- JL METAL HANGER
- INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- ▶ INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

ENGINEERED BEAM MATERIAL SCHEDULE

BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2) 3/4"x14" - F	3/2"x14" - F	(2) 3/4"x14" - F	(2) 2x12 + (1) 1/2"x14" STEEL FLITCH PLATES - FB	M12x14 - F
002	(2) 3/4"x14" - F	3/2"x14" - F	(2) 3/4"x14" - F	(2) 2x12 + (1) 1/2"x14" STEEL FLITCH PLATES - FB	M12x14 - F
003	(3) 3/4"x18" - FB or (2) 3/4"x20" - FB	3/4"x18" - FB	N/A	(3) 2x12 + (2) 3/8"x14" STEEL FLITCH PLATES - FB	M12x26 - F
004	(2) 3/4"x14" - F	3/2"x14" - F	(2) 3/4"x14" - F	(2) 2x12 + (1) 1/2"x14" STEEL FLITCH PLATES - FB	M12x14 - F
005	(2) 3/4"x11 1/2" - H cont.	3/2"x11 1/2" - H cont.	(2) 3/4"x11 1/2" - H cont.	(3) 2x12 + (2) 3/8"x11 1/2" STEEL FLITCH PLATES - H cont.	N/A
005A	(3) 3/4"x14" - H cont.	3/4"x14" - H cont.	N/A	(3) 2x12 + (2) 3/8"x14" STEEL FLITCH PLATES - H cont.	N/A
006	(1) 3/4"x14" - F	3/2"x14" - F	(2) 3/4"x14" - F	(2) 2x12 + (1) 1/2"x14" STEEL FLITCH PLATES - FB	M12x14 - F
007	(2) 3/4"x11 1/2" - D	3/2"x11 1/2" - D	(2) 3/4"x11 1/2" - D	(2) 2x12 + (1) 1/2"x11 1/2" STEEL FLITCH PLATES - D	M10x12 - D
008	(2) 3/4"x16" - H cont.	3/2"x16" - H cont.	(3) 3/4"x16" - H cont.	(3) 2x12 + (2) 3/8"x16" STEEL FLITCH PLATES - H cont.	N/A
009	(2) 3/4"x9 1/4" - F	3/2"x9 1/4" - F	(2) 3/4"x9 1/4" - F	(2) 2x10 + (1) 1/2"x9 1/4" STEEL FLITCH PLATES - F	M8x10 - F
010	(2) 3/4"x14" - F	3/2"x14" - F	(2) 3/4"x14" - F	(2) 2x12 + (1) 1/2"x14" STEEL FLITCH PLATES - FB	M12x14 - F
011	(2) 3/4"x14" - F	3/2"x14" - F	(2) 3/4"x14" - F	(2) 2x12 + (1) 1/2"x14" STEEL FLITCH PLATES - FB	M12x14 - F
012	(2) 3/4"x11 1/2" - D	3/2"x11 1/2" - D	(2) 3/4"x11 1/2" - D	(2) 2x12 + (1) 1/2"x11 1/2" STEEL FLITCH PLATES - D	M10x12 - D

BEAM NOTATION:

- "F" INDICATES FLUSH BEAM
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- REFER TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS
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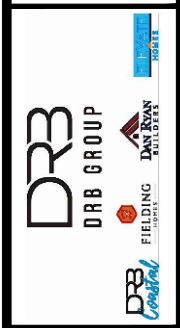
1 PARTIAL 2ND FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"
ELEVATION #4

MULHERN+KUL
RESIDENTIAL STRUCTURAL ENGINEERING
300 Riverside Ave., Building 4 - Aunim, PA 18002
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N.C. LIC #5382



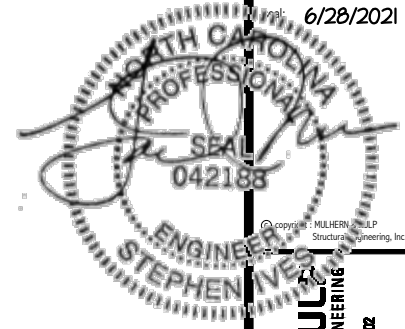
MX project number:
126-21020
project mgr: JTR
drawn by: KL
issue date: 06-12-21

REVISIONS:
date: initial:



FLOOR FRAMING PLANS
DRAYTON
RALEIGH, NC

sheet: RIGHT HAND
S3.1T



REFER TO SO.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

LEGEND

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

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N.C. LIC #63382

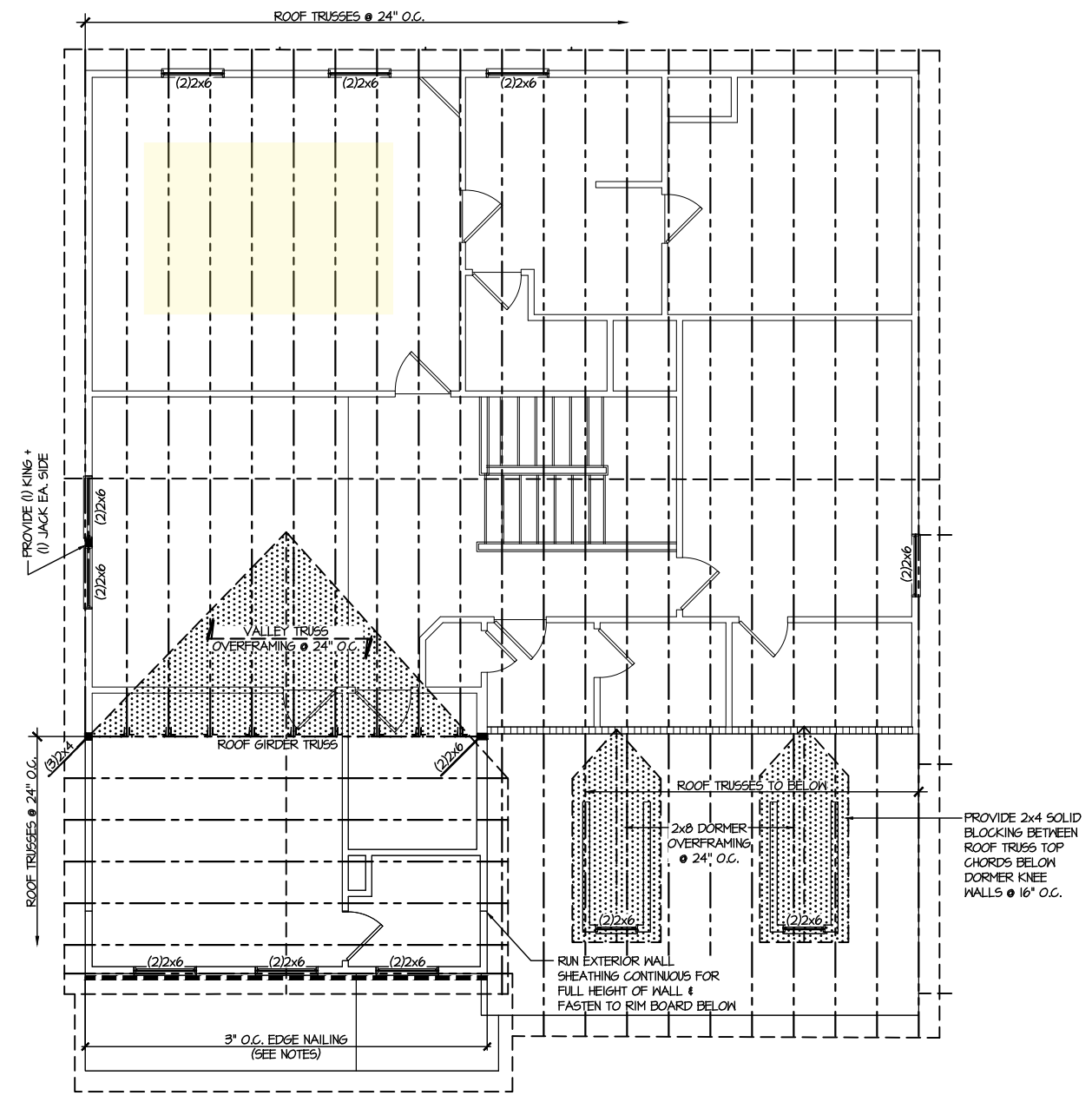


M&K project number:
126-21020

project mgr: JTR
drawn by: KL
issue date: 06-12-21

REVISIONS:

date:	initial:

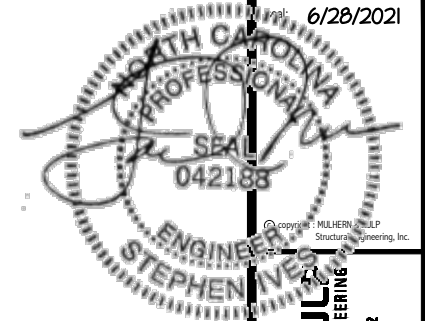


2 PARTIAL ROOF FRAMING PLAN
SCALE: 1/8"=1'-0" ELEVATIONS #2

ROOF FRAMING PLANS
DRAYTON
RALEIGH, NC

REFER TO SO.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

LEGEND	
• [dotted pattern]	INTERIOR BEARING WALL
• [dashed line]	BEARING WALL ABOVE
• [solid line]	BEAM / HEADER
• [dash-dot line]	INDICATES SHEAR WALL & EXTENT
• [dotted pattern]	EXTENT OF OVERFRAMING
• [T-shape]	1L METAL HANGER
• [star symbol]	INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
• [triangle symbol]	INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.



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N.C. LIC #63582



M&K project number:
126-21020

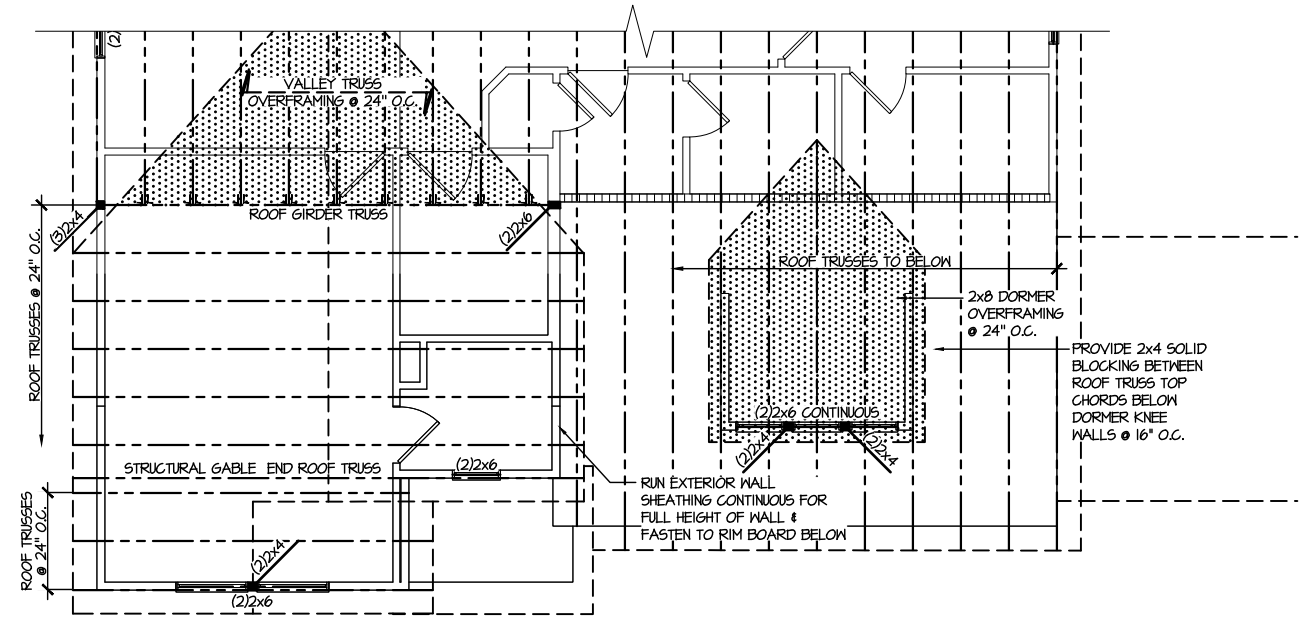
project mgr: JTR
drawn by: KL
issue date: 06-12-21

REVISIONS:	
date:	initial:

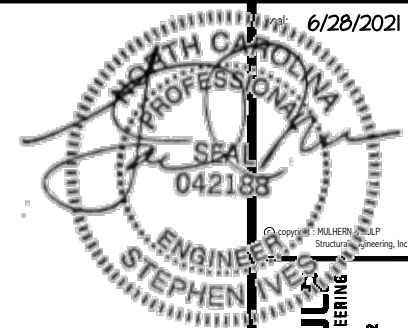


ROOF FRAMING PLANS
DRAYTON
RALEIGH, NC

sheet: RIGHT HAND
S4.1



2 PARTIAL ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"
ELEVATION #4
ADDL INFO SEE ELEV. 2



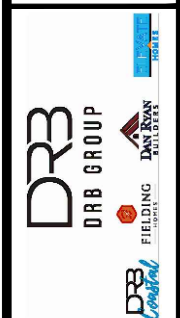
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P 215-646-8071 - mulhern+kul.com
N.C.L.C. #53825



M&K project number:
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drawn by: **KL**
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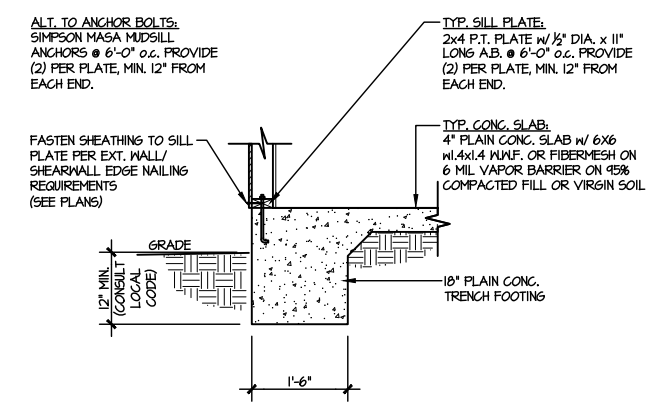
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date:	initial:

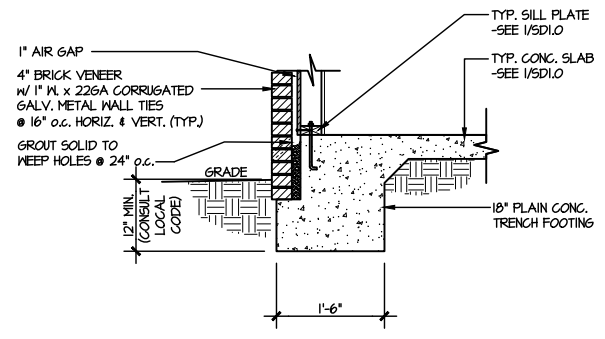


FOUNDATION DETAILS
DRAYTON
RALEIGH, NC

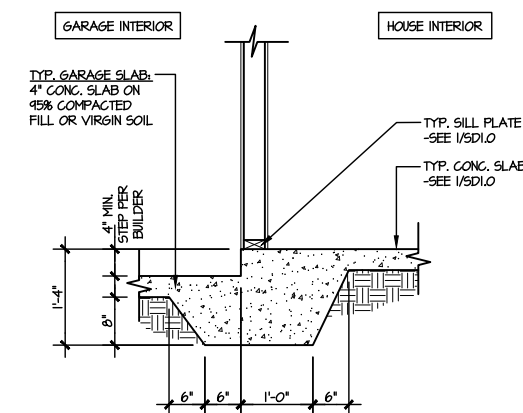
sheet:
SD1.0



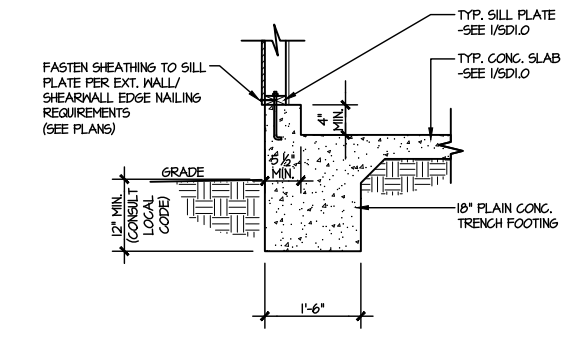
1 TYPICAL SLAB ON GRADE PERIMETER FOOTING
SCALE: 3/8"=1'-0"



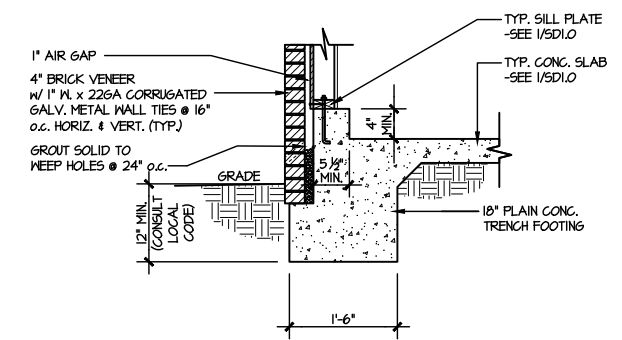
2 TYPICAL SLAB ON GRADE PERIMETER FOOTING
SCALE: 3/8"=1'-0" w/ BRICK VENEER



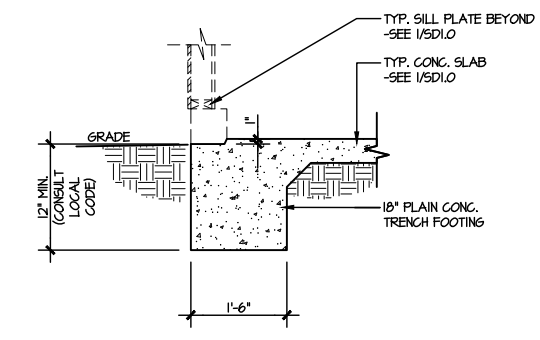
3 TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING
SCALE: 3/8"=1'-0"



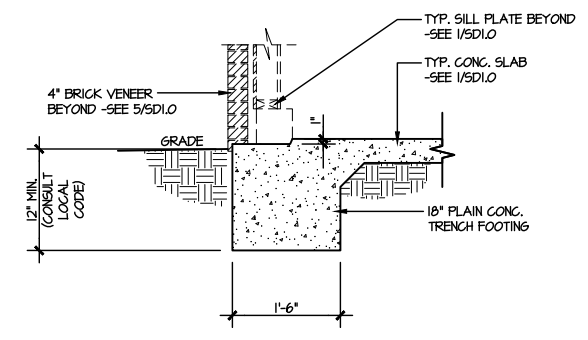
4 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING
SCALE: 3/8"=1'-0"



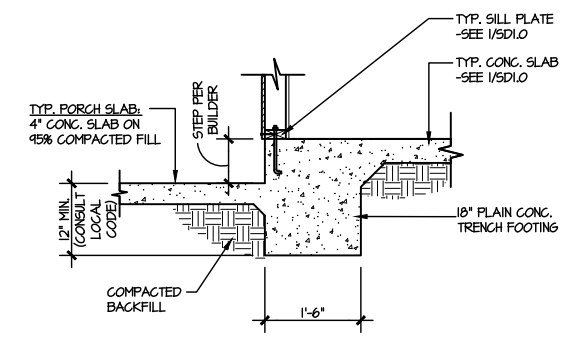
5 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING
SCALE: 3/8"=1'-0" w/ BRICK VENEER



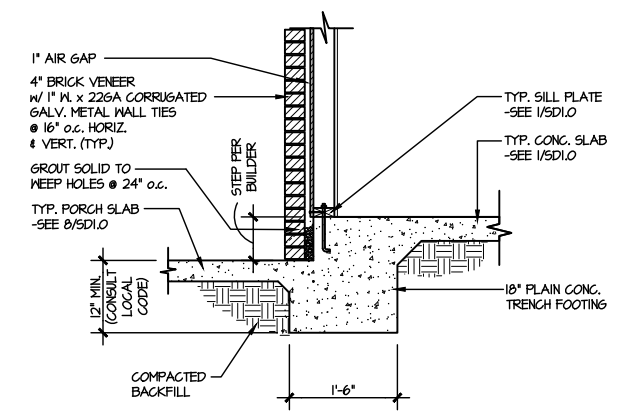
6 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING
SCALE: 3/8"=1'-0"



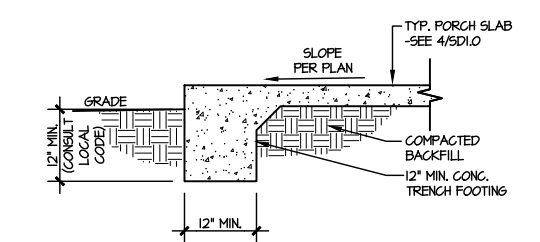
7 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING
SCALE: 3/8"=1'-0" w/ BRICK VENEER



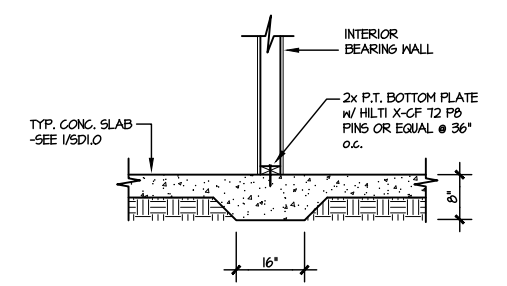
8 TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO
SCALE: 3/8"=1'-0"



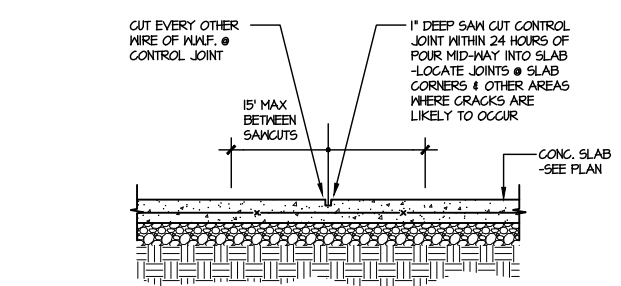
9 TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO
SCALE: 3/8"=1'-0" w/ BRICK VENEER



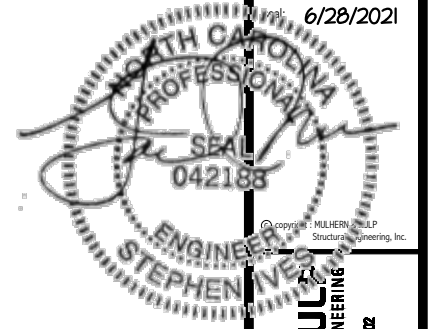
10 TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/8"=1'-0"



11 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL
SCALE: 3/8"=1'-0"



A TYPICAL CONTROL JOINT
SCALE: 3/8"=1'-0" LOCATE @ 15'-0" o.c. MAX. OR CORNERS WHERE CRACKS LIKELY TO DEVELOP



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N.C.L.C. #5-3825



M&K project number:
126-21020

project mgr: JTR
drawn by: KL
issue date: 06-12-21

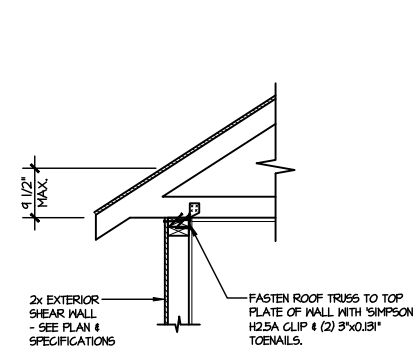
REVISIONS:
date: initial:



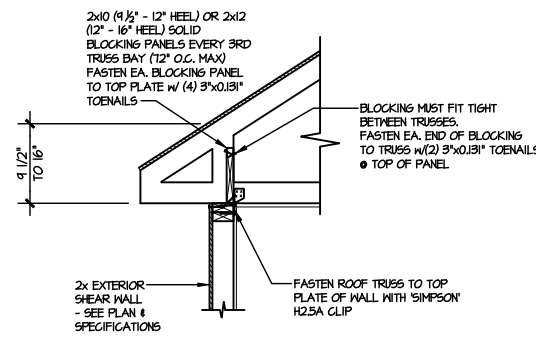
FRAMING DETAILS
DRAYTON
RALEIGH, NC

sheet:

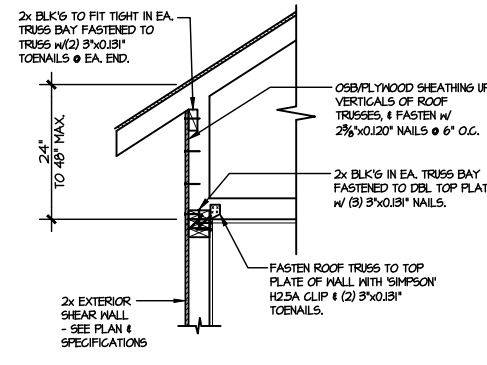
SD2.0J



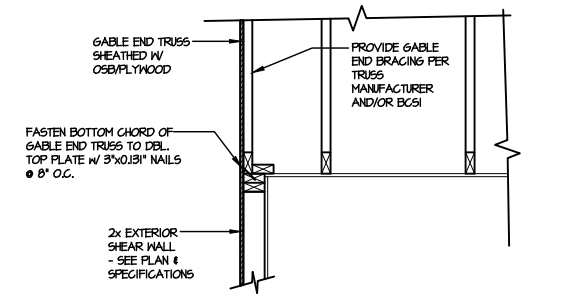
A1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT LESS THAN 9 1/2"
NO BLOCKING REQ'D



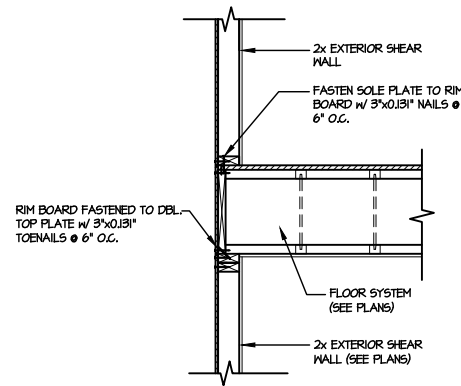
A2 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT BETWEEN 9 1/2" - 16"
BLOCKING REQ'D



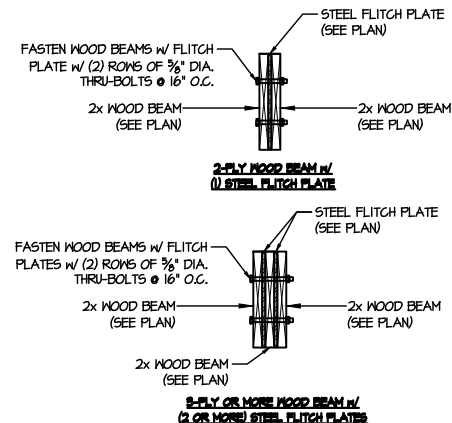
A3 TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
SCALE: 3/8"=1'-0"
HEEL HEIGHT UP TO 48" MAX.



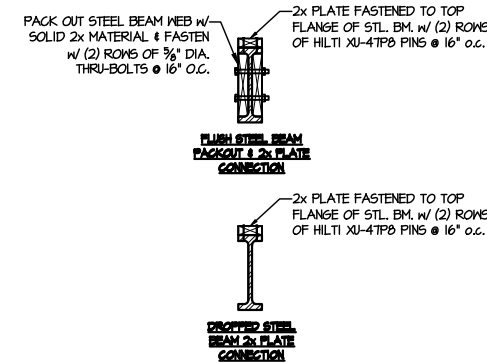
B TYPICAL GABLE END DETAIL
SCALE: 3/8"=1'-0"



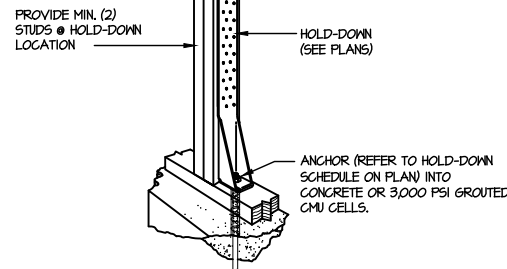
C TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/8"=1'-0"



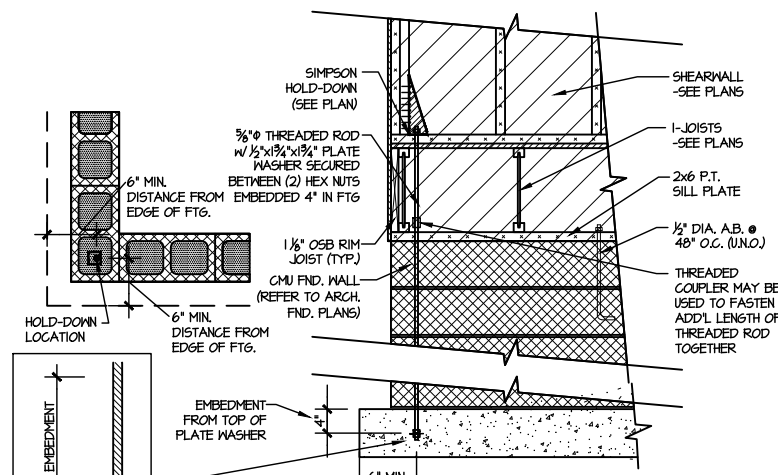
D TYPICAL FLITCH BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"



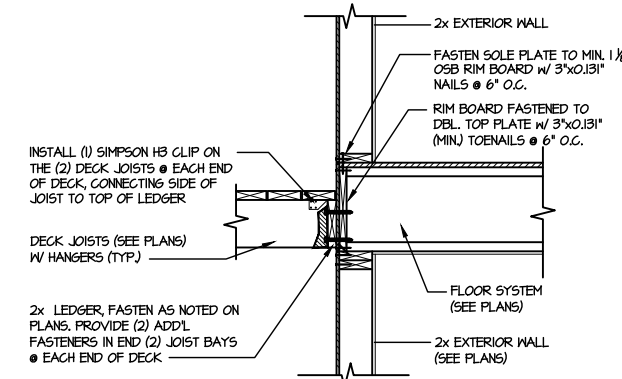
E TYPICAL STEEL BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"



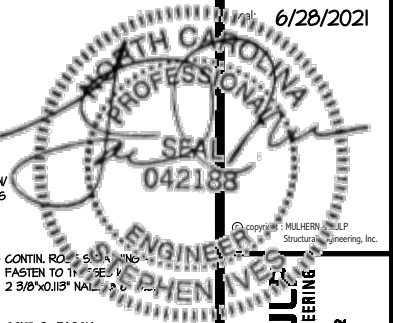
F1 TYPICAL HOLD DOWN INSTALLATION
SCALE: N.T.S.



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



G DECK CONNECTION DETAIL
SCALE: 3/4"=1'-0"



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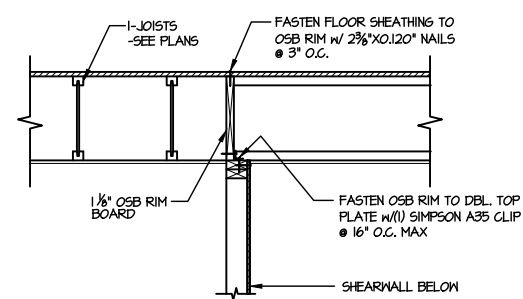


M&K project number:
126-21020
project mgr: JTR
drawn by: KL
issue date: 06-12-21

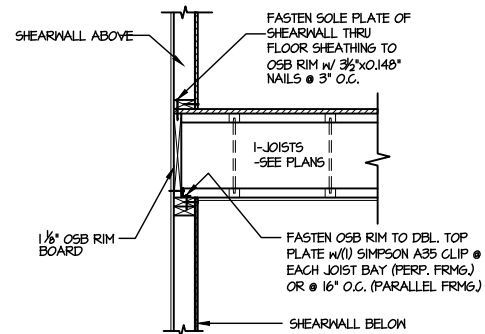
REVISIONS:
date: initial:

DRB GROUP
DRB GROUP
DRB GROUP
DRB GROUP

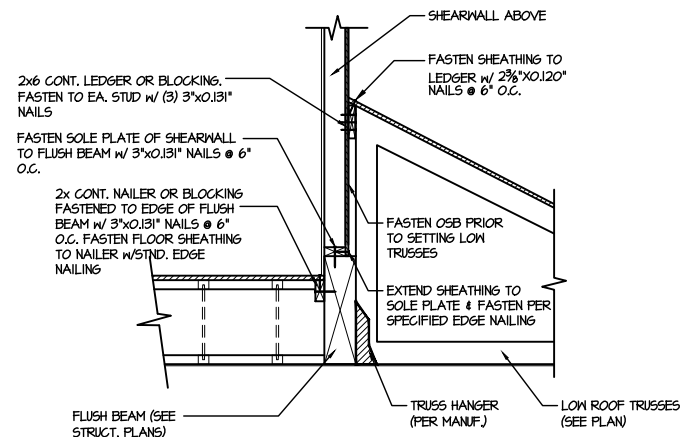
FRAMING DETAILS
DRAYTON
RALEIGH, NC



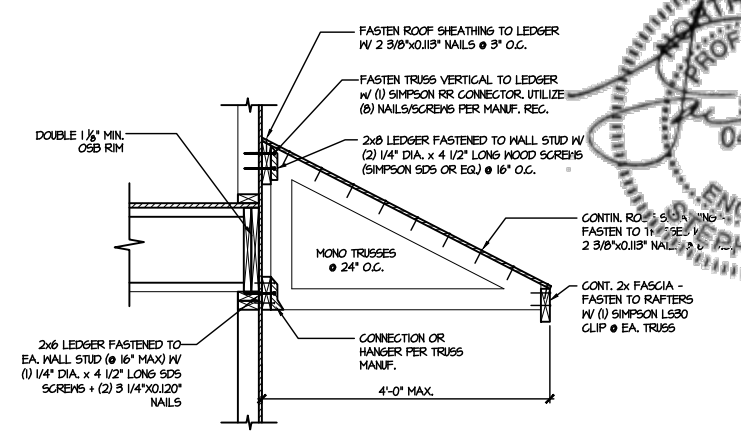
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0" PARALLEL FRAMING



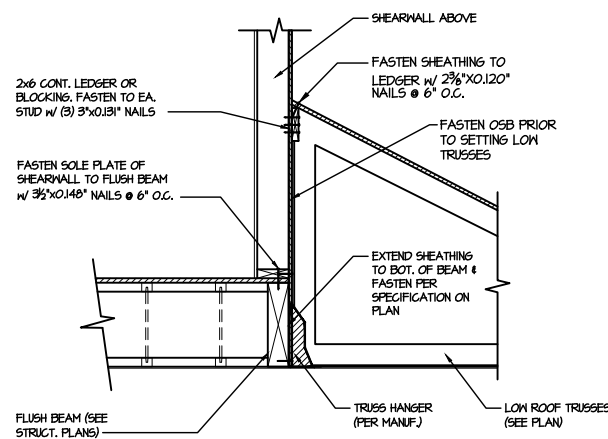
2 SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW
SCALE: 3/4"=1'-0" EDGE OF FRAMING



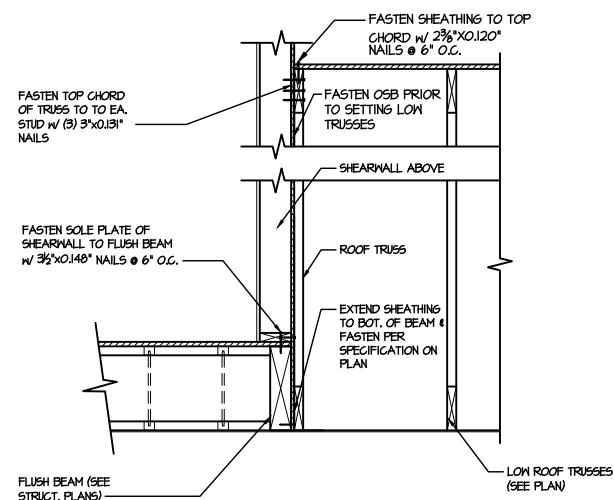
3 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



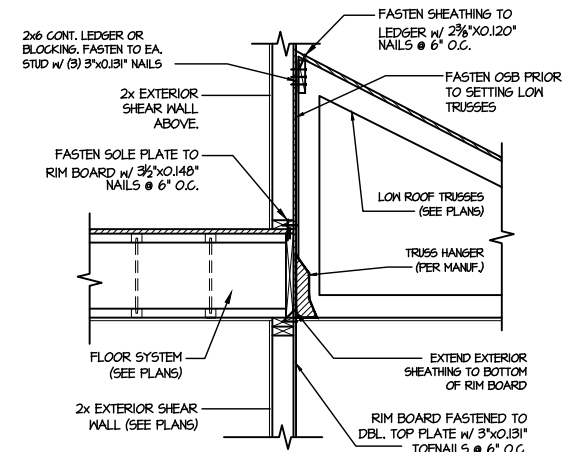
4 DETAIL @ SHED ROOF
SCALE: 3/8"=1'-0"



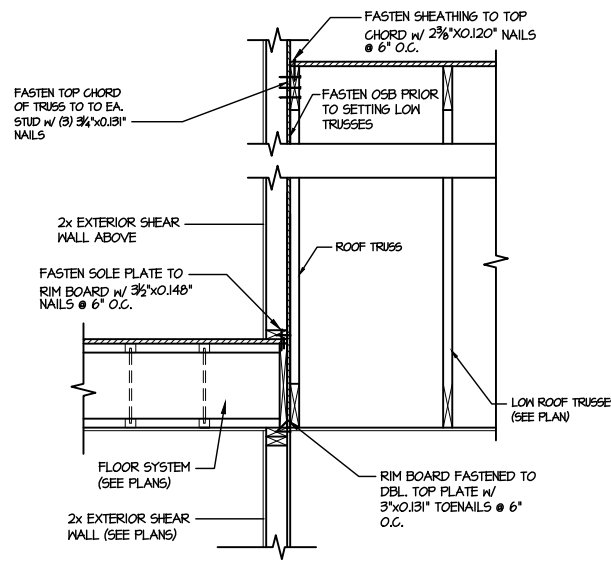
5 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



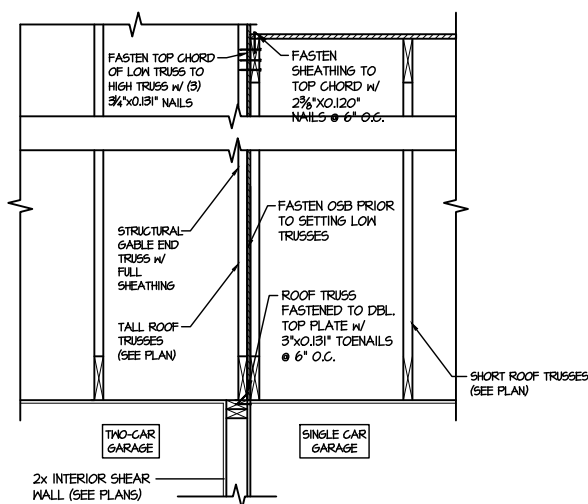
6 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



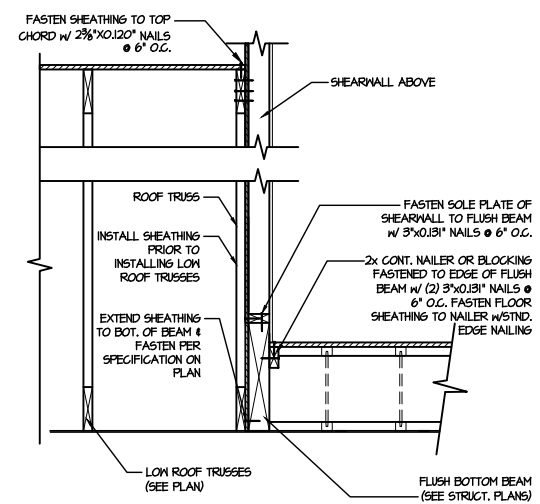
7 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



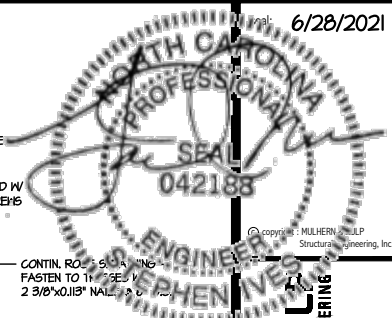
8 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



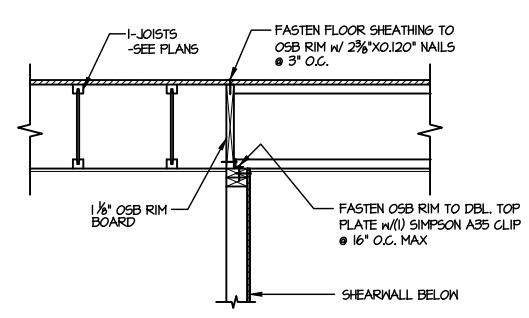
9 TYPICAL SHEAR TRANSFER DETAIL BETWEEN GARAGE BAYS
SCALE: 3/4"=1'-0"



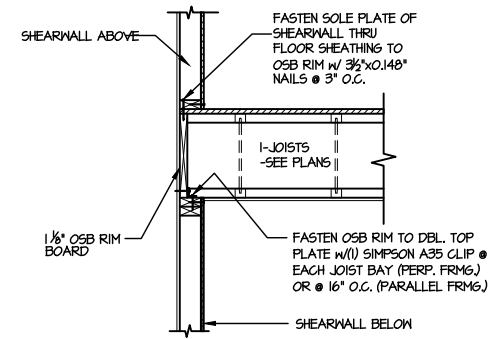
10 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



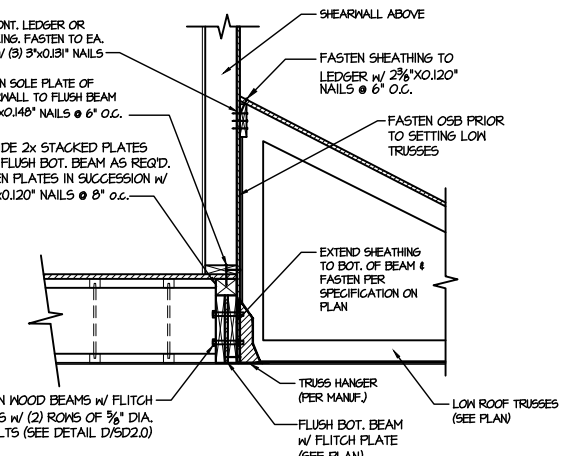
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P 215-646-5071 - mulhern@mkp.com
N.C.L.C. #5-3825



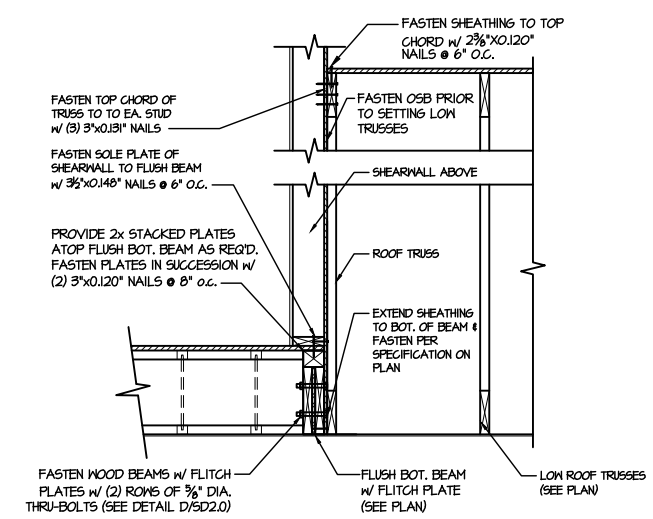
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0" PARALLEL FRAMING



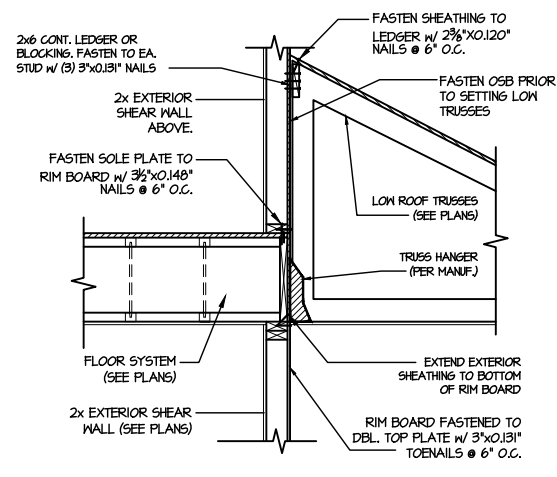
2 SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW
SCALE: 3/4"=1'-0" EDGE OF FRAMING



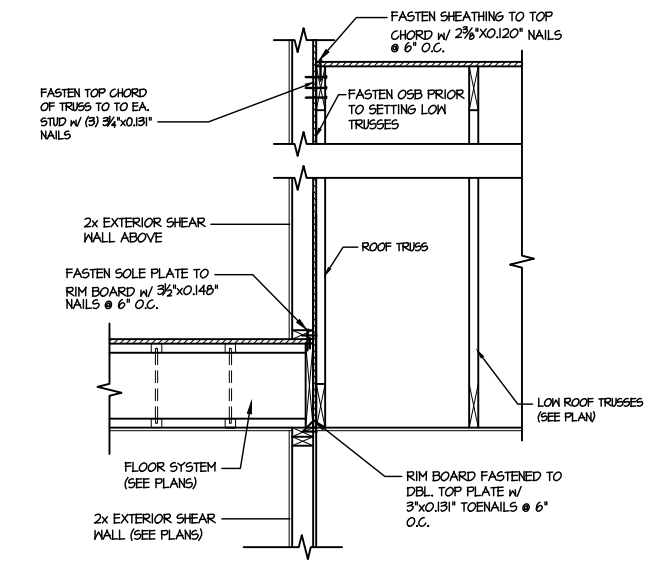
5 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



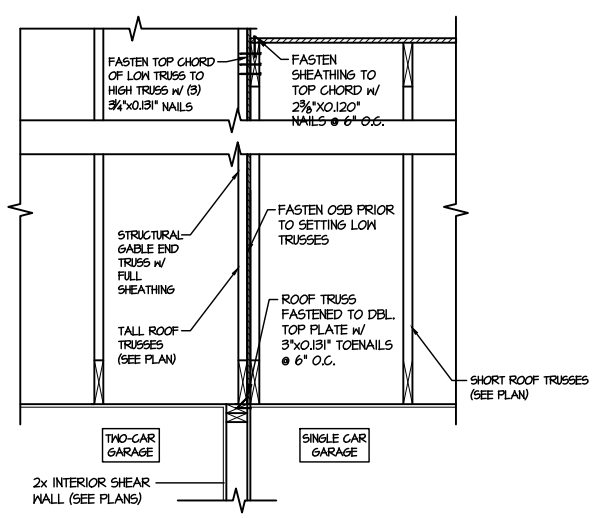
6 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



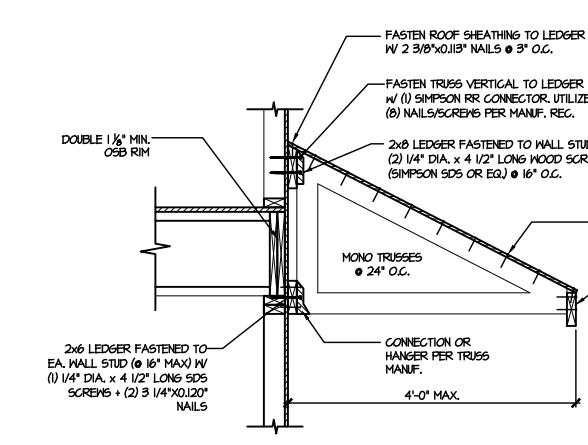
7 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



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



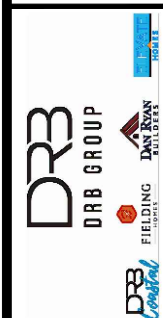
9 TYPICAL SHEAR TRANSFER DETAIL BETWEEN GARAGE BAYS
SCALE: 3/4"=1'-0"



4 DETAIL @ SHED ROOF
SCALE: 3/8"=1'-0"

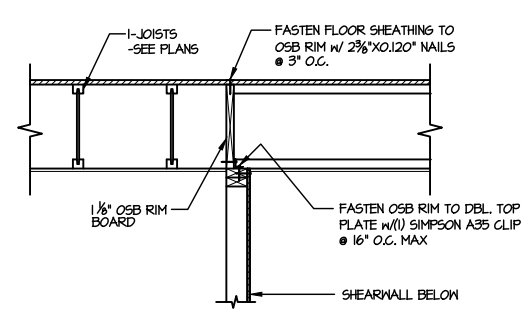
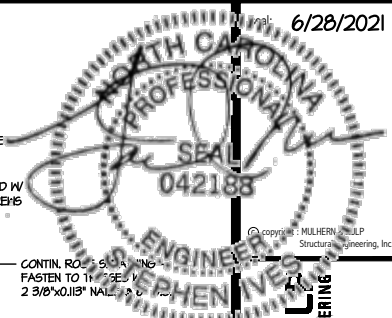
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M&K project number: 126-21020
project mgr: JTR
drawn by: KL
issue date: 06-12-21
REVISIONS:
date: initial:

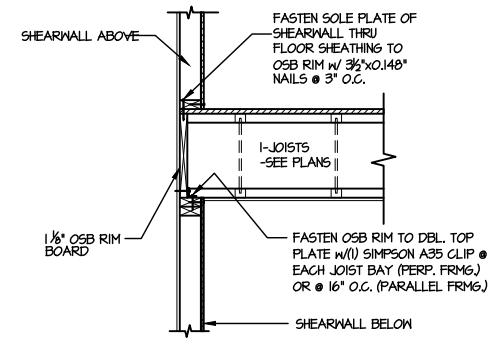


FRAMING DETAILS
DRAYTON
RALEIGH, NC

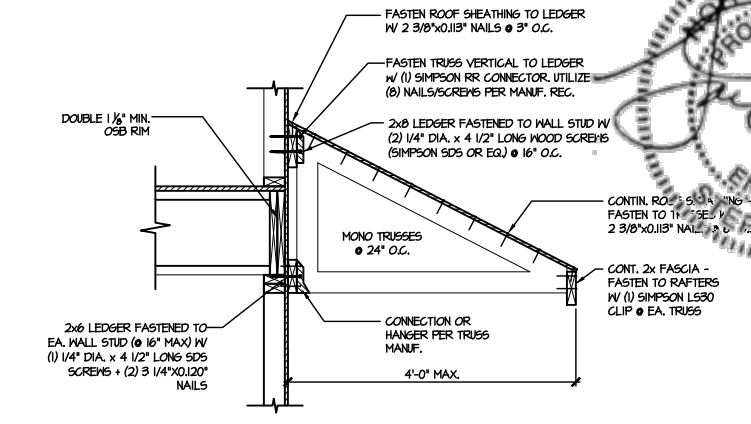
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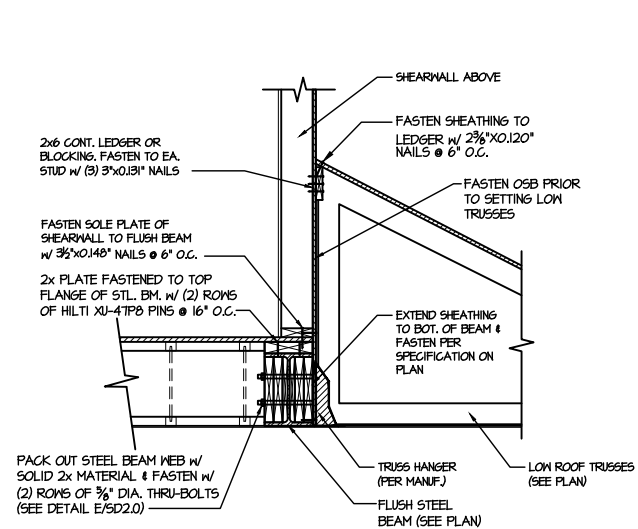
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0" PARALLEL FRAMING



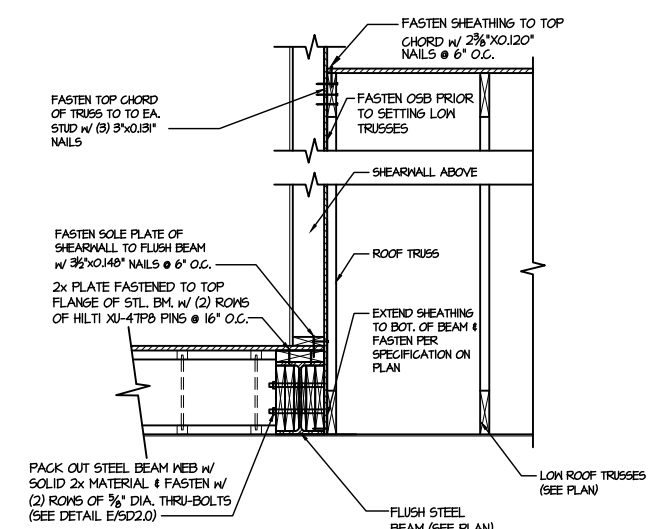
2 SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW
SCALE: 3/4"=1'-0" EDGE OF FRAMING



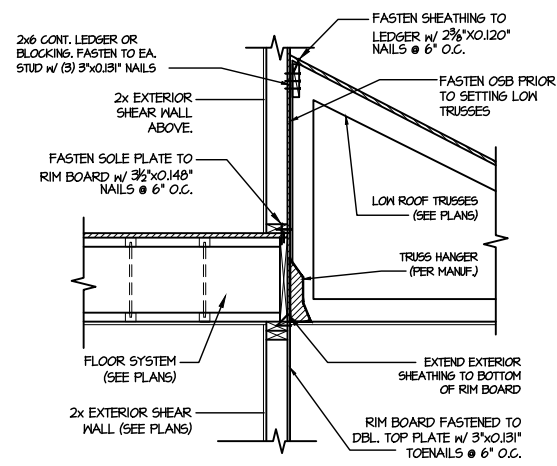
4 DETAIL @ SHED ROOF
SCALE: 3/8"=1'-0"



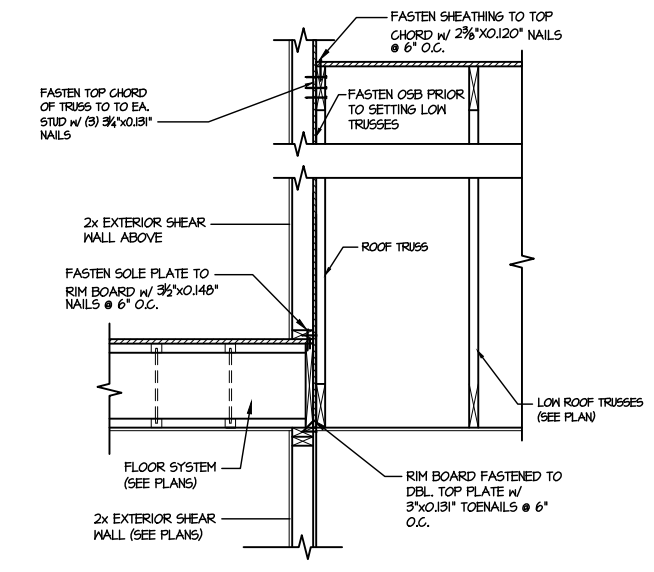
5 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



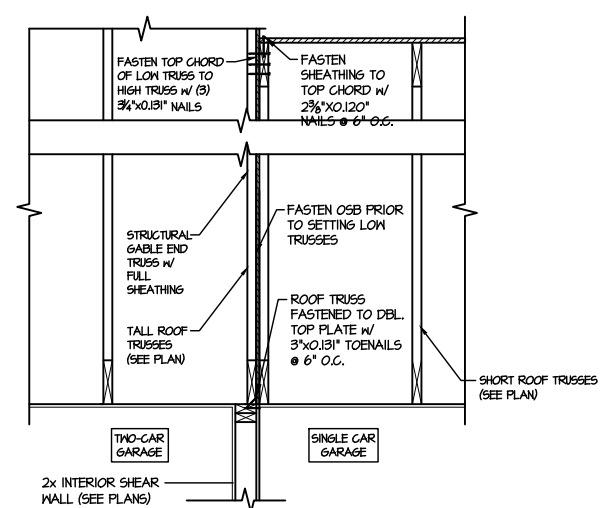
6 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



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



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

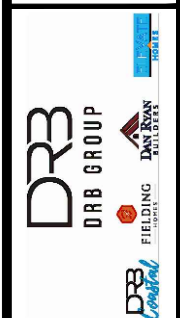


9 TYPICAL SHEAR TRANSFER DETAIL BETWEEN GARAGE BAYS
SCALE: 3/4"=1'-0"

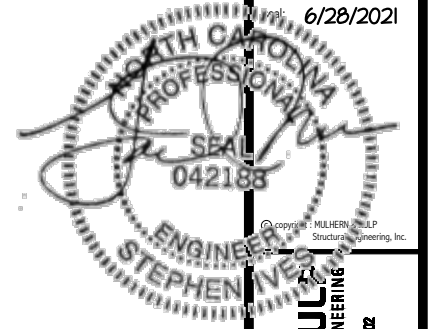
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project mgr: JTR
drawn by: KL
issue date: 06-12-21
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date: initial:



FRAMING DETAILS
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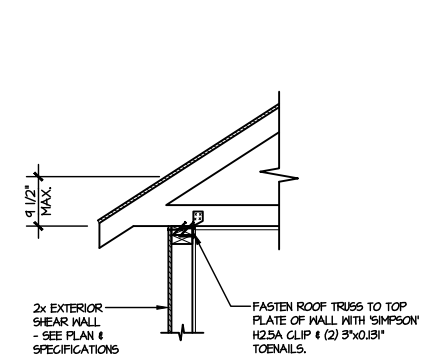
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project mgr: **JTR**
drawn by: **KL**
issue date: **06-12-21**

REVISIONS:
date: initial:

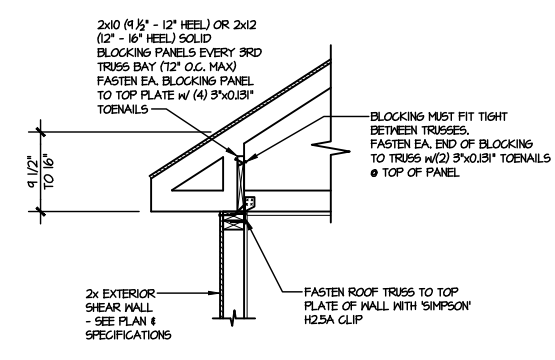


FRAMING DETAILS
DRAYTON
RALEIGH, NC

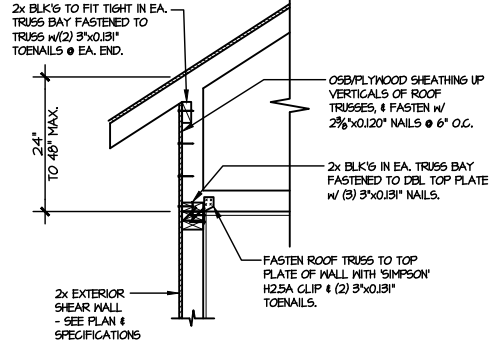
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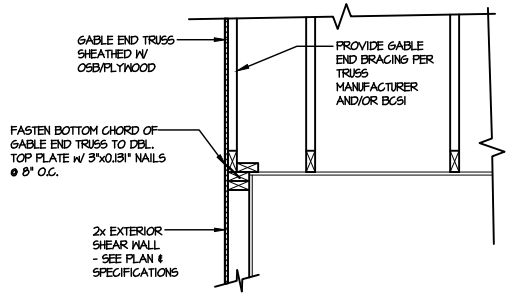
A1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT LESS THAN 1/2"
NO BLOCKING REQ'D



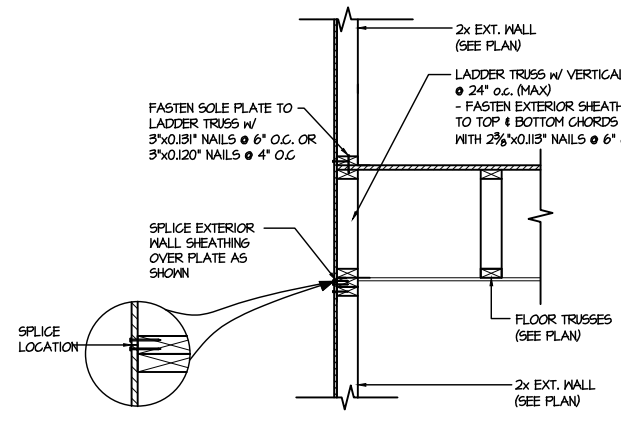
A2 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT BETWEEN 1/2" - 16"
BLOCKING REQ'D



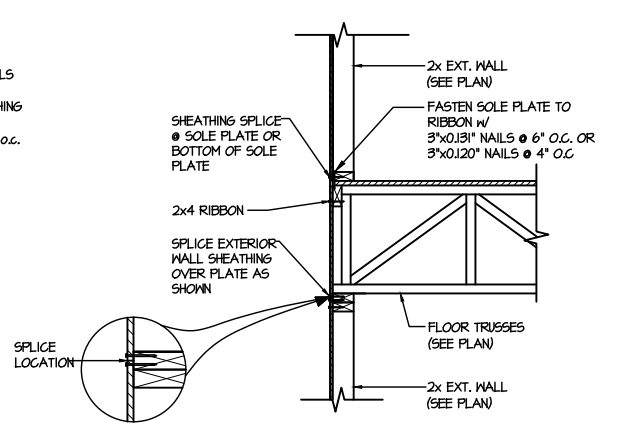
A3 TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
SCALE: 3/8"=1'-0"
HEEL HEIGHT UP TO 48" MAX.



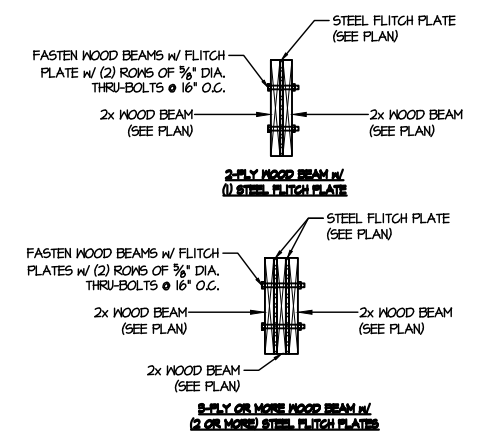
B TYPICAL GABLE END DETAIL
SCALE: 3/8"=1'-0"



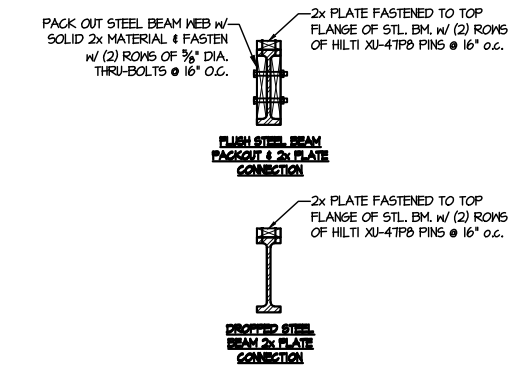
C1 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/8"=1'-0"
PARALLEL FRAMING



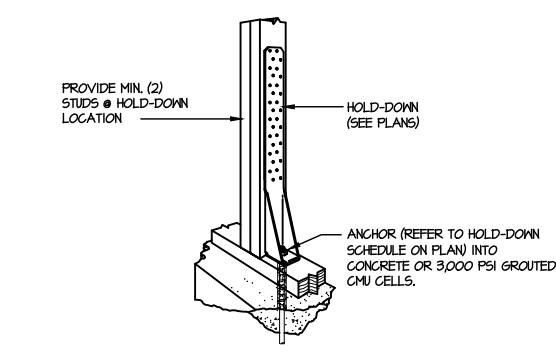
C2 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/8"=1'-0"
PERPENDICULAR FRAMING



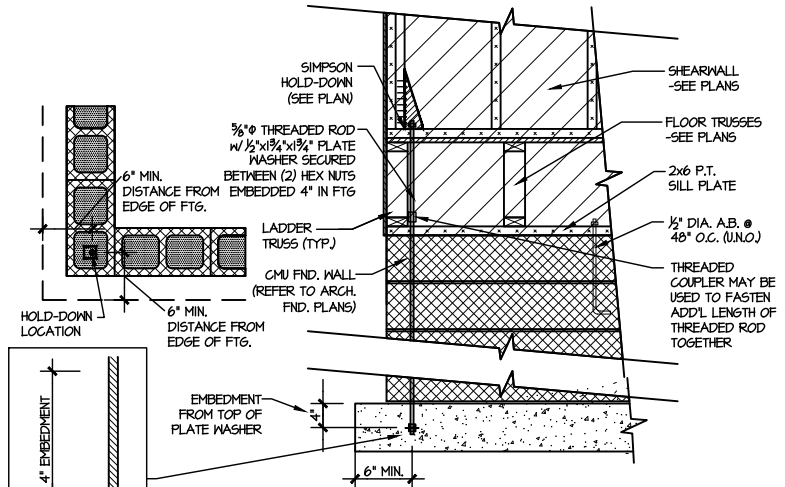
D TYPICAL FLITCH BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"



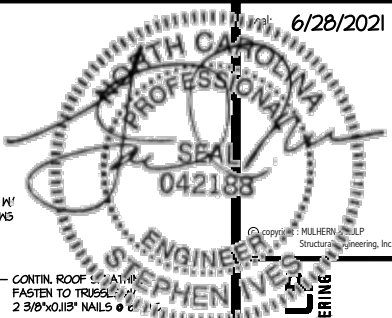
E TYPICAL STEEL BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"



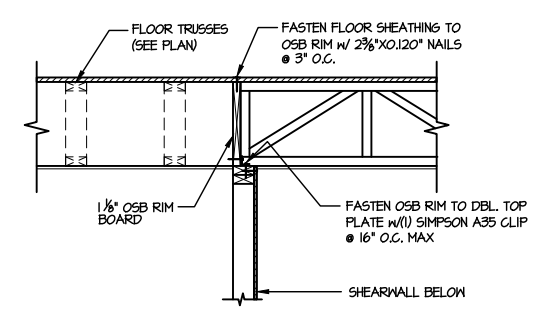
F1 TYPICAL HOLD DOWN INSTALLATION
SCALE: N.T.S.



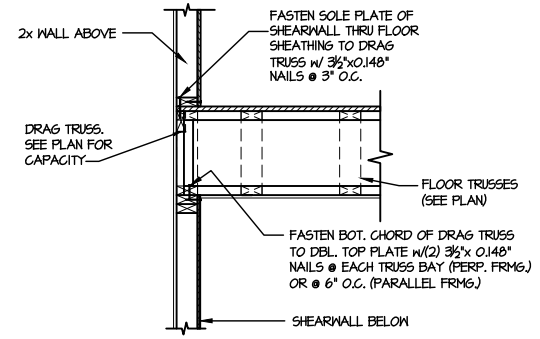
F2 TYPICAL CMU FOUNDATION HOLD-DOWN INSTALLATION
SCALE: N.T.S. (CORNER SHOWN - APPLICABLE TO ALL CONDITIONS)



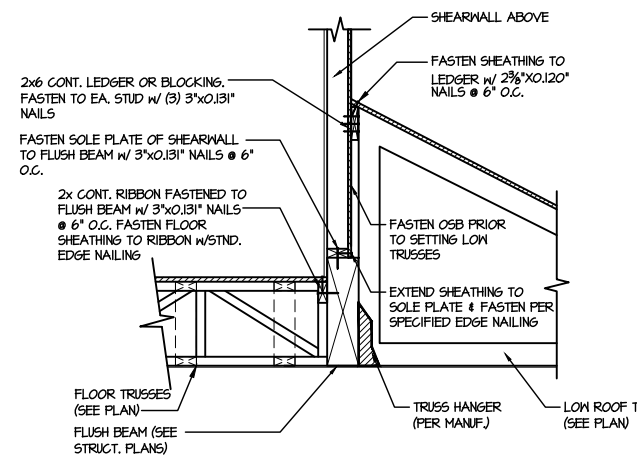
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300 Riverside Ave., Building 4 - Asheville, PA 18002
P 715-646-5071 F 715-646-5072
MLC#-R-5382



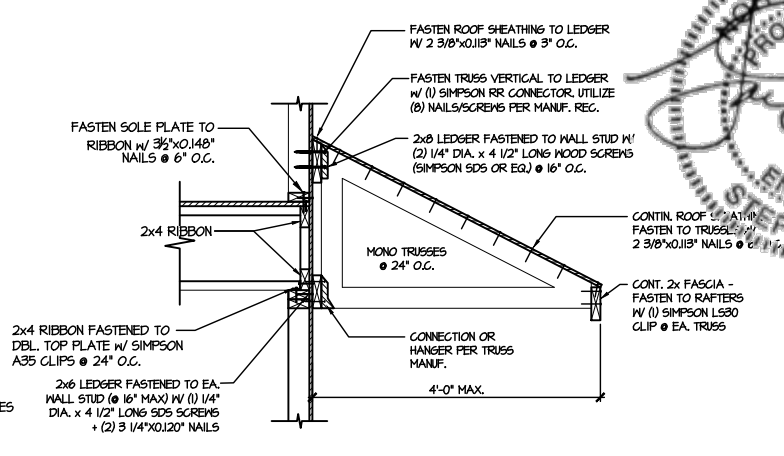
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0"
PARALLEL FRAMING



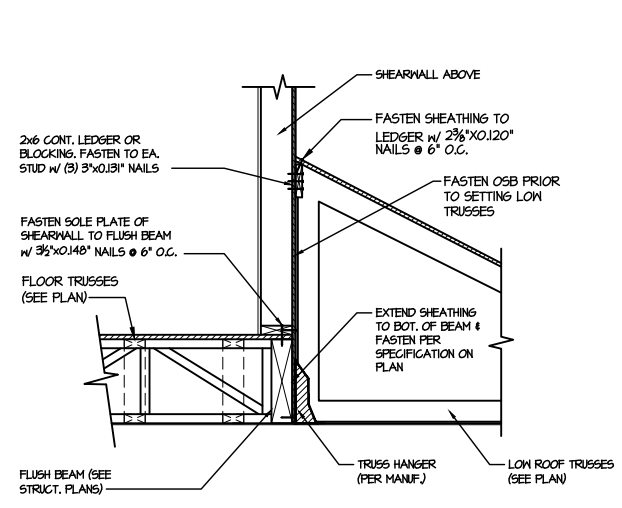
2 SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW
SCALE: 3/4"=1'-0"
EDGE OF FRAMING



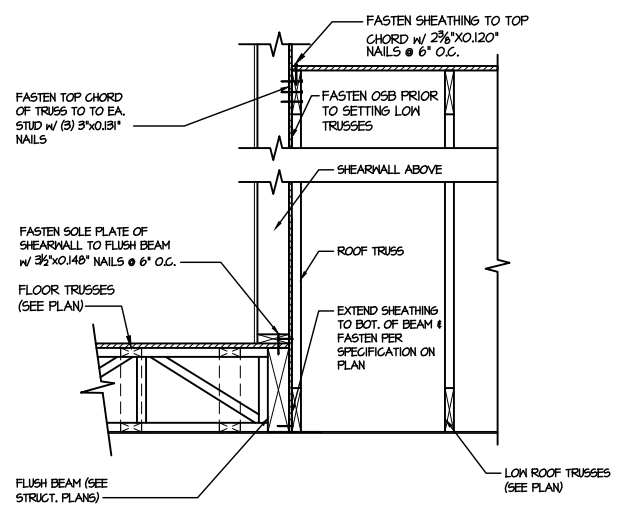
3 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



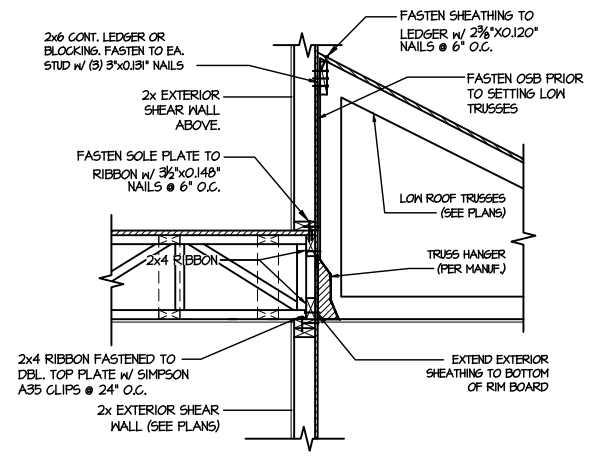
4 DETAIL @ SHED ROOF
SCALE: 3/8"=1'-0"



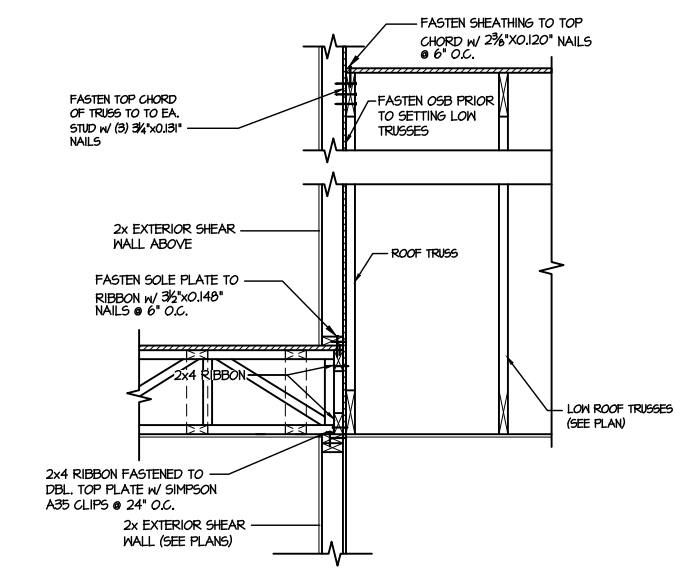
5 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



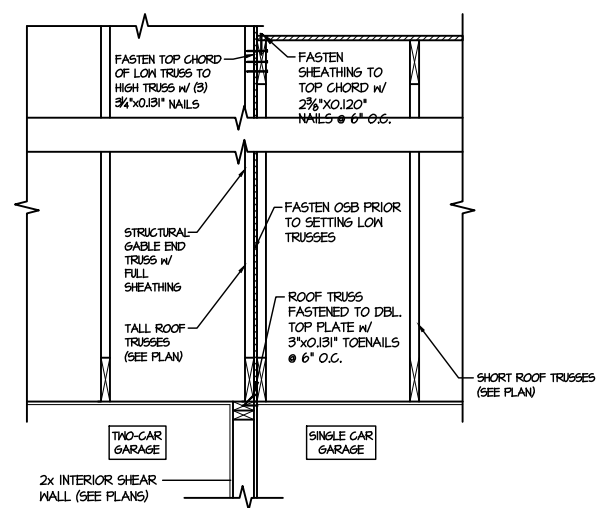
6 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



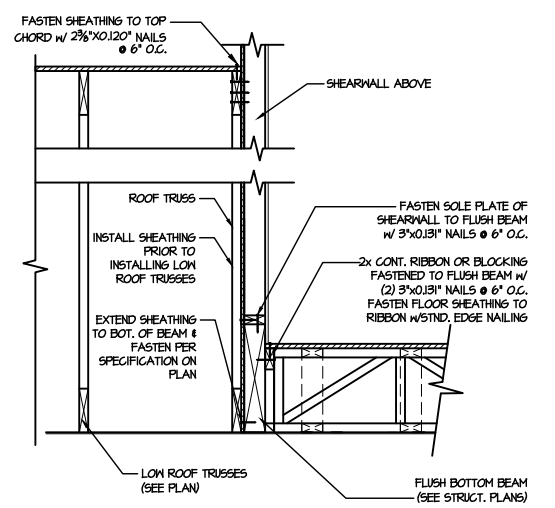
7 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



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



9 TYPICAL SHEAR TRANSFER DETAIL BETWEEN GARAGE BAYS
SCALE: 3/4"=1'-0"

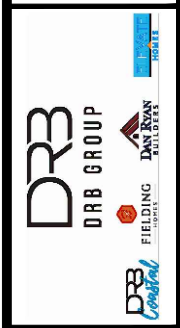


13 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"

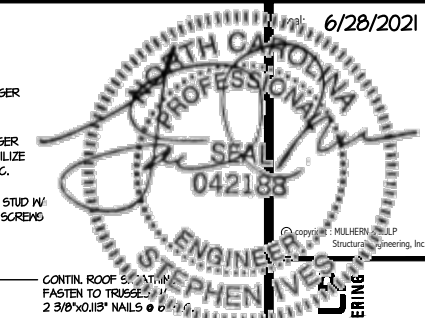
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M&K project number: 126-21020
project mgr: JTR
drawn by: KL
issue date: 06-12-21

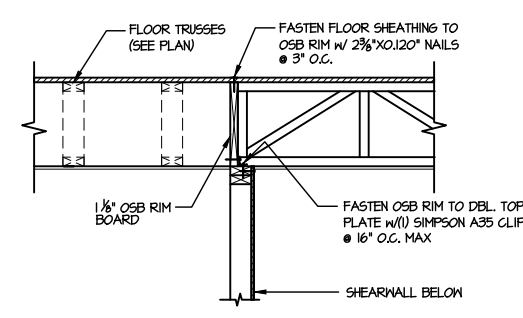
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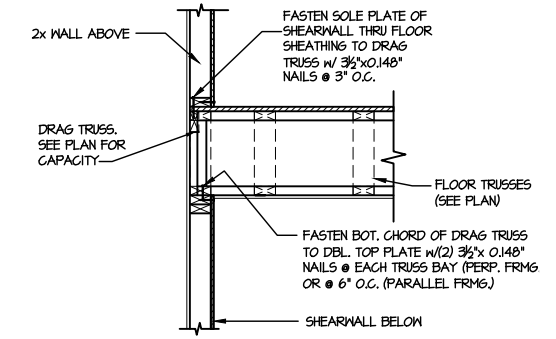
FRAMING DETAILS
DRAYTON
RALEIGH, NC



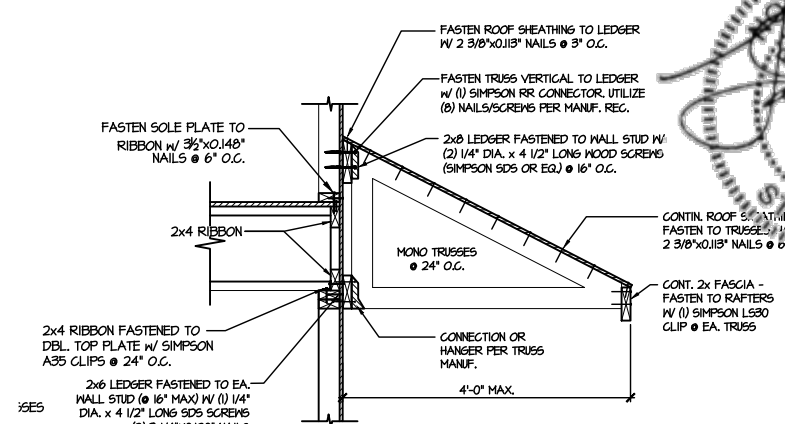
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P 715-648-5071 - mulhern@mkp.com
N.C. LIC. #S-3825



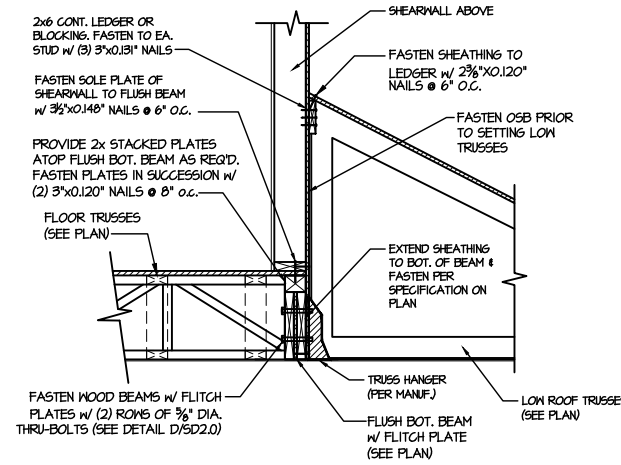
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0" PARALLEL FRAMING



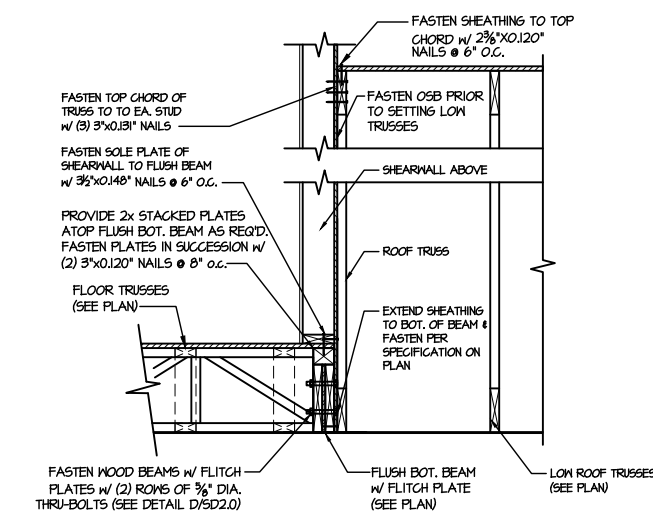
2 SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW
SCALE: 3/4"=1'-0" EDGE OF FRAMING



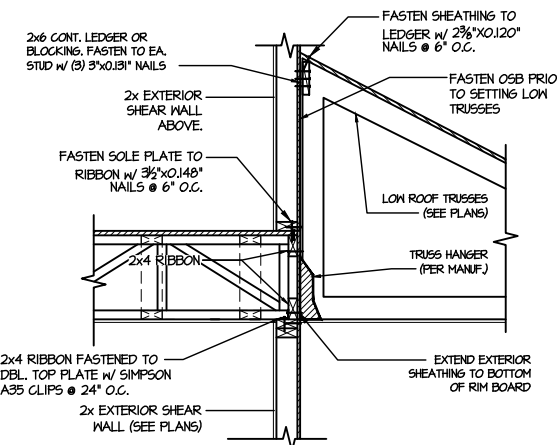
4 DETAIL @ SHED ROOF
SCALE: 3/8"=1'-0"



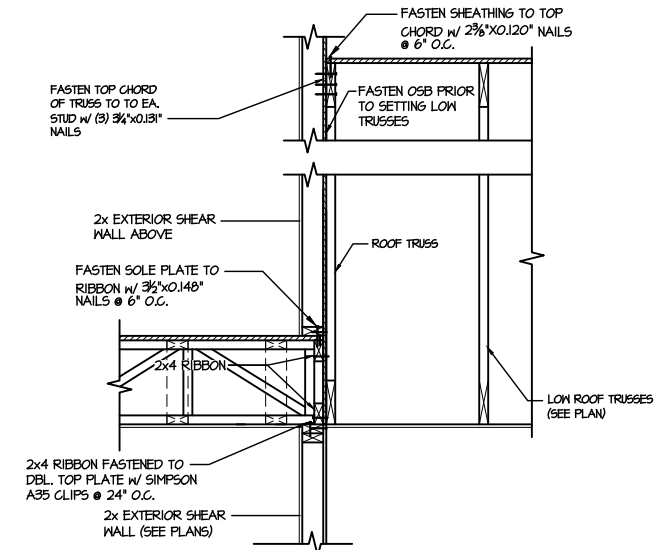
5 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



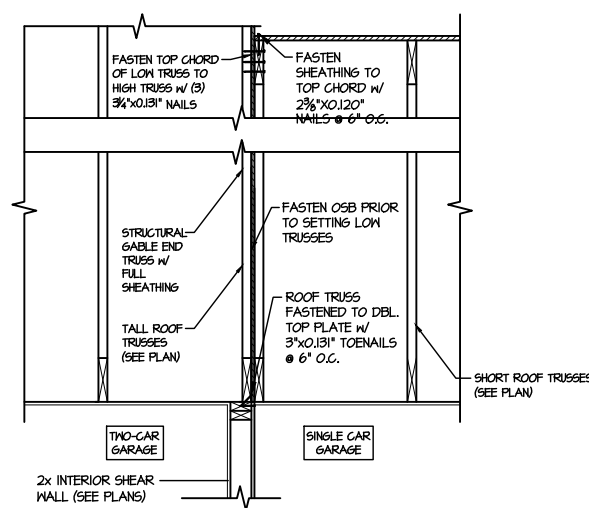
6 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



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



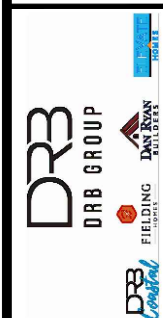
8 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



9 TYPICAL SHEAR TRANSFER DETAIL BETWEEN GARAGE BAYS
SCALE: 3/4"=1'-0"

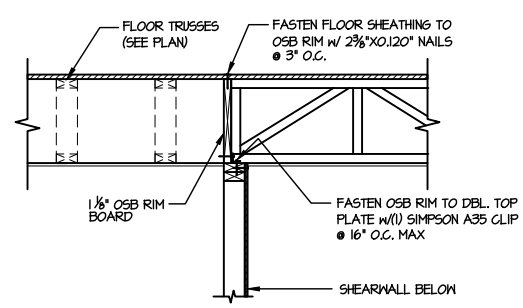
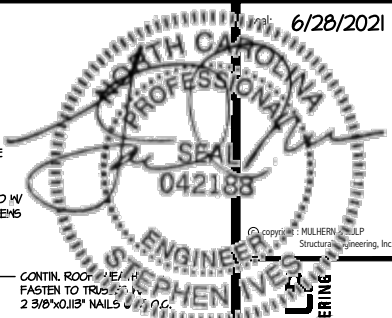
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M&K project number: 126-21020
project mgr: JTR
drawn by: KL
issue date: 06-12-21
REVISIONS:
date: initial:

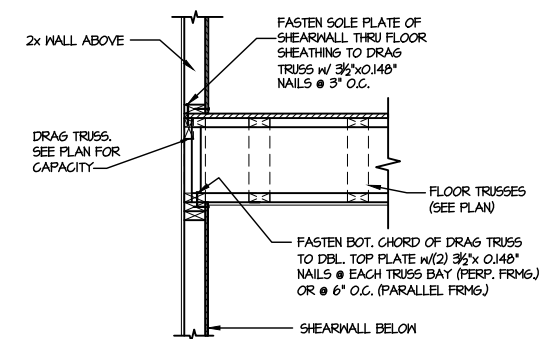


FRAMING DETAILS
DRAYTON
RALEIGH, NC

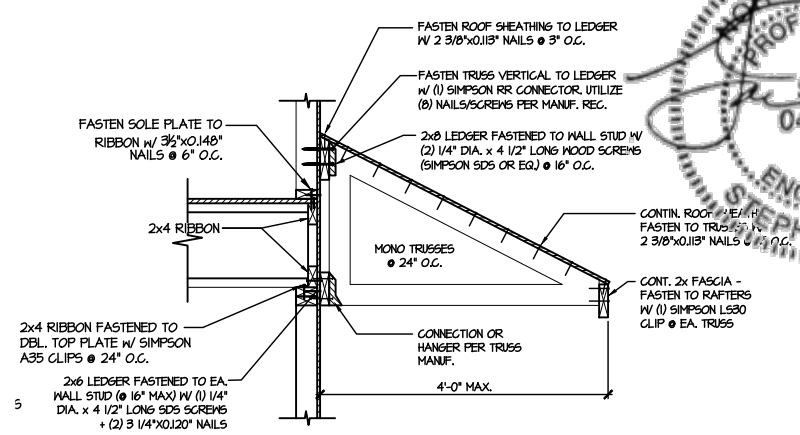
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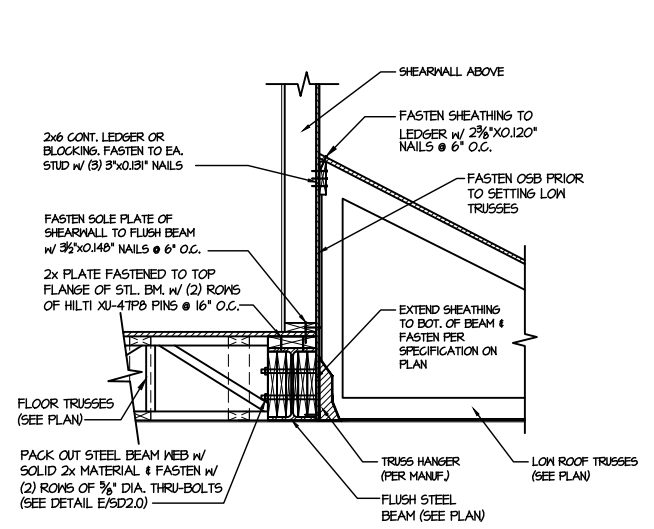
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0" PARALLEL FRAMING



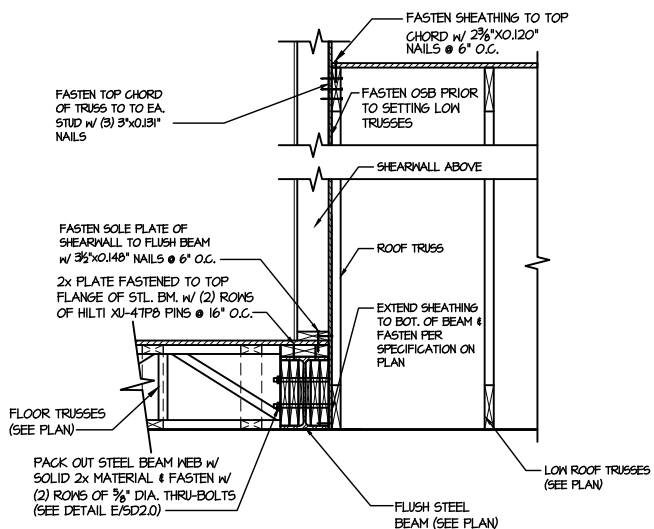
2 SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW
SCALE: 3/4"=1'-0" EDGE OF FRAMING



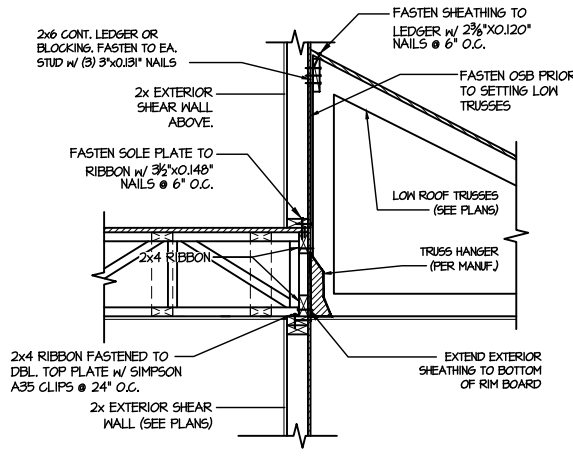
4 DETAIL @ SHED ROOF
SCALE: 3/8"=1'-0"



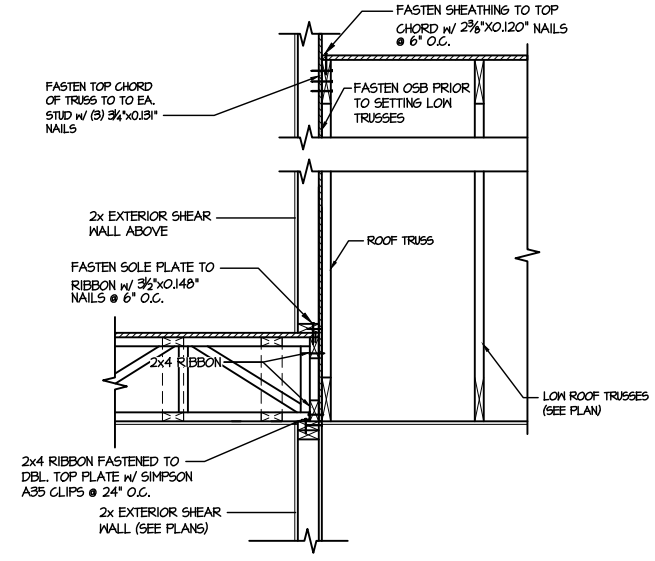
5 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



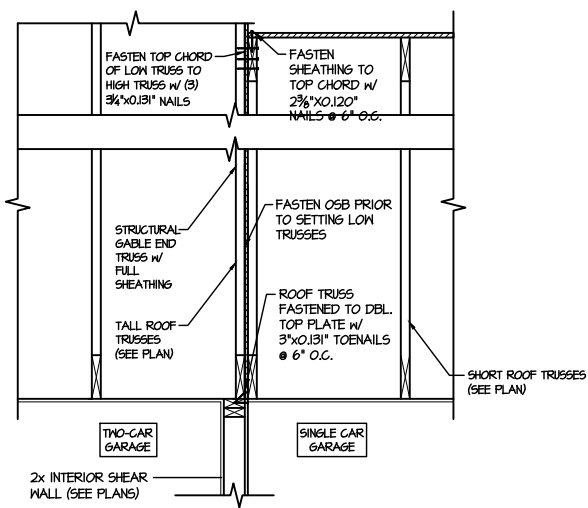
6 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



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



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



9 TYPICAL SHEAR TRANSFER DETAIL BETWEEN GARAGE BAYS
SCALE: 3/4"=1'-0"

MULHERN+KUL... RESIDENTIAL STRUCTURAL ENGINEERING... 300 Riverside Ave., Building 4 - Avonlea, PA 18002... P 215-646-8071 - mulhernmk@aol.com

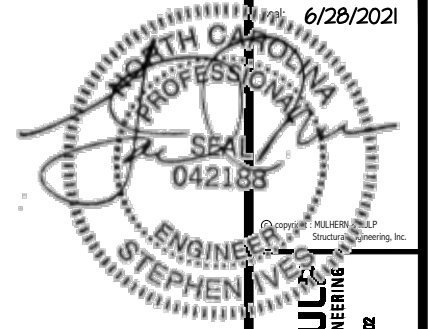


M&K project number: 126-21020
project mgr: JTR
drawn by: KL
issue date: 06-12-21

Table with 2 columns: REVISIONS, date, initial.

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FRAMING DETAILS
DRAYTON
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300 Riverside Ave., Building 4 - Asheville, PA 18002
P 215-646-8071 - mulhern@mkp.com
N.C.L.C. #53823



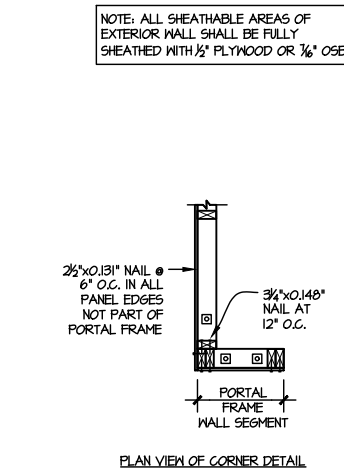
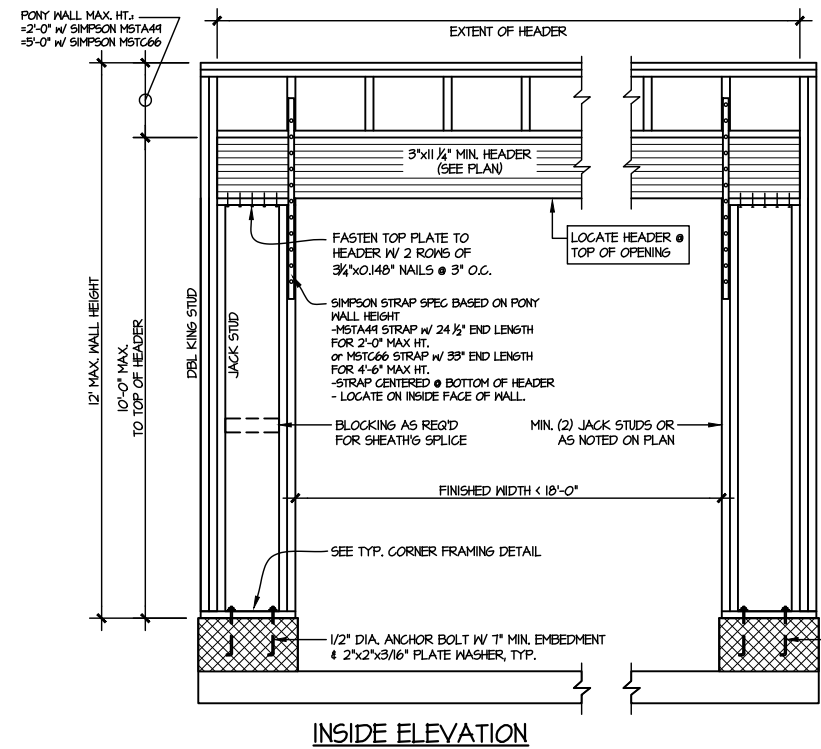
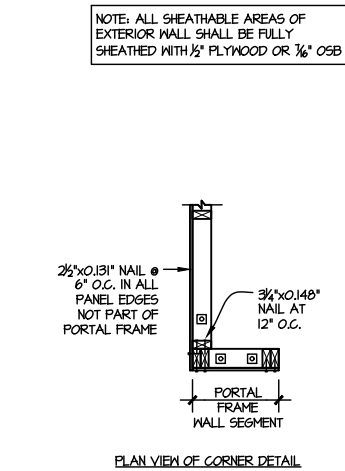
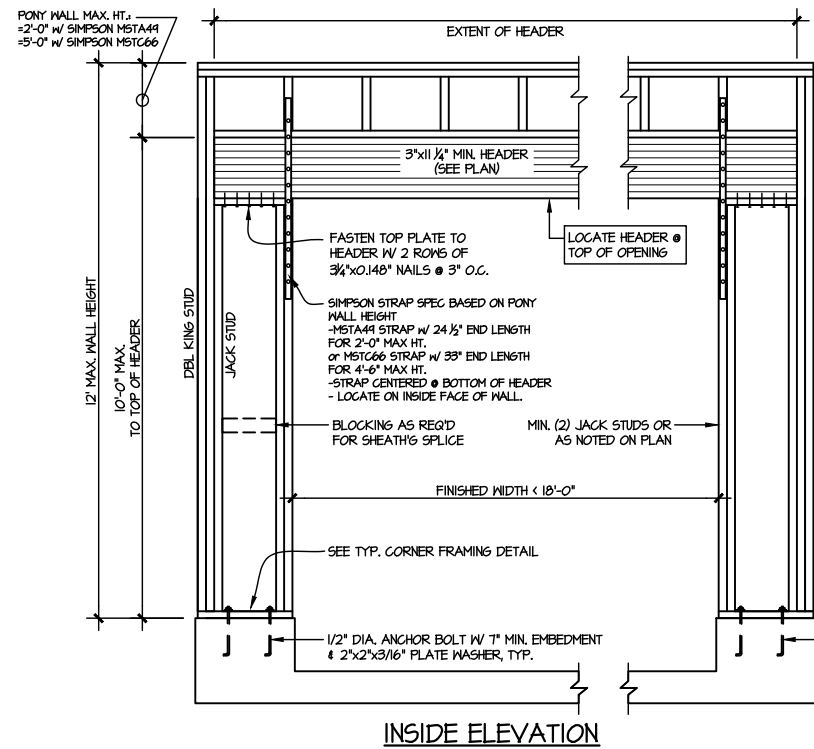
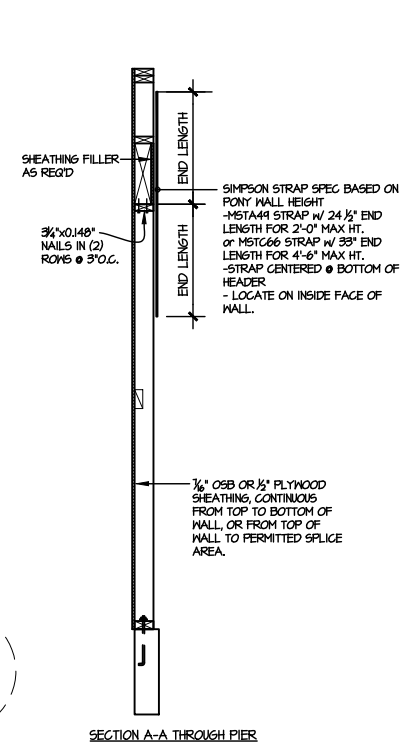
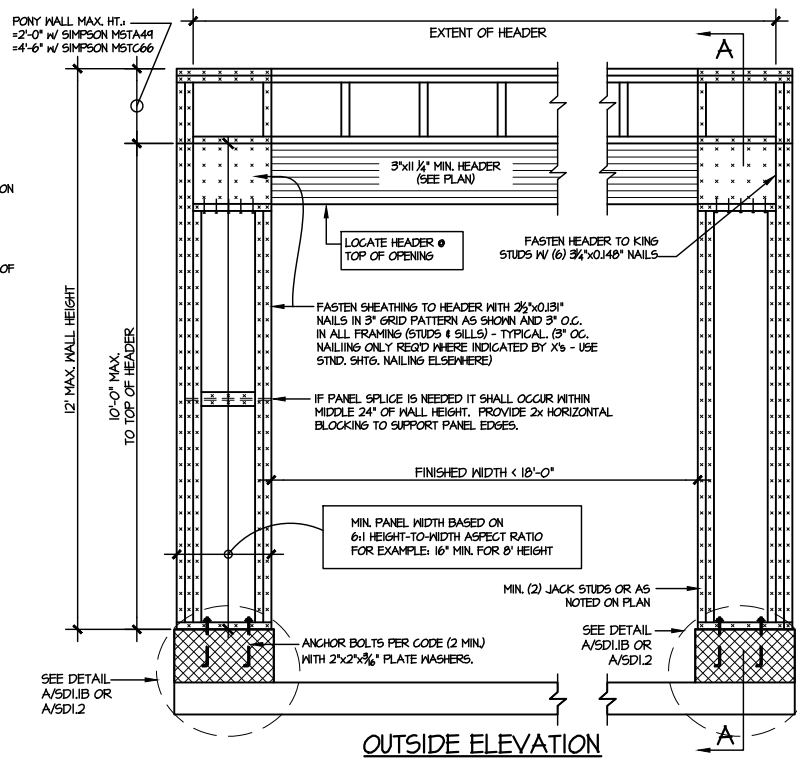
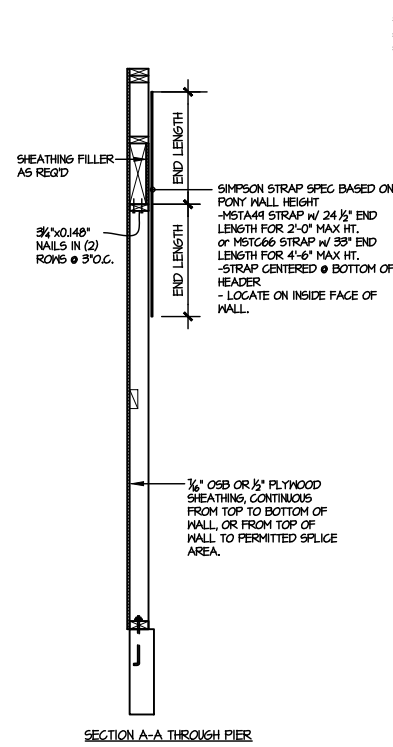
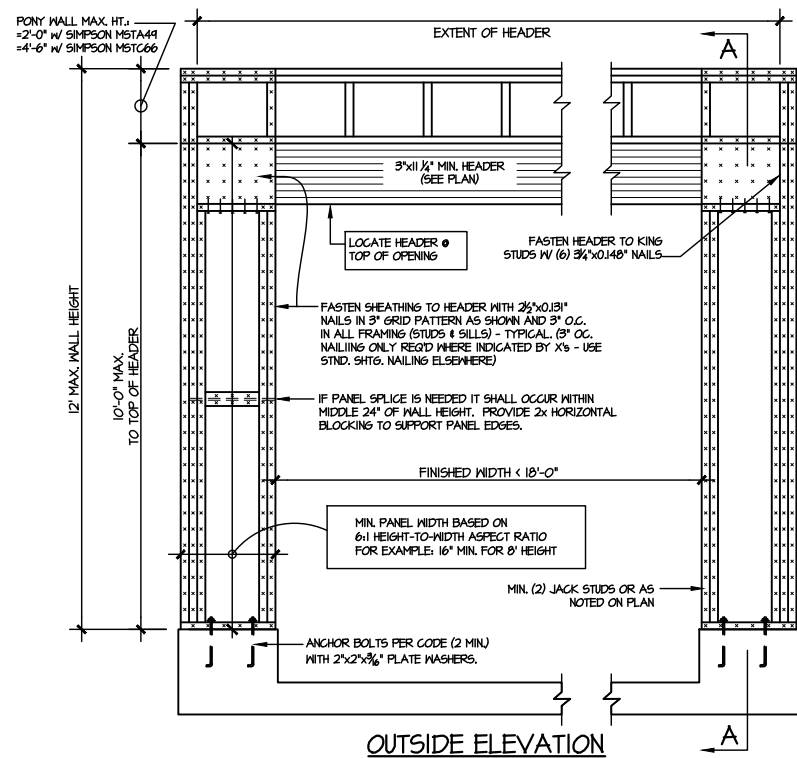
M&K project number:
126-21020
project mgr: JTR
drawn by: KL
issue date: 06-12-21
REVISIONS:
date: initial:



FRAMING DETAILS
DRAYTON
RALEIGH, NC

sheet:

SD2.2

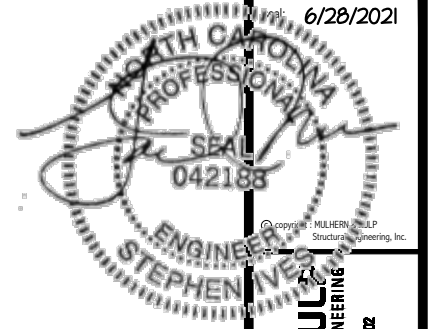


1 TWO SIDED GARAGE PORTAL FRAME BRACING
ELEVATION ON CONCRETE STEM

SCALE: N.T.S.

2 TWO SIDED GARAGE PORTAL FRAME BRACING
ELEVATION ON CMU STEM

SCALE: N.T.S.



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126-21020

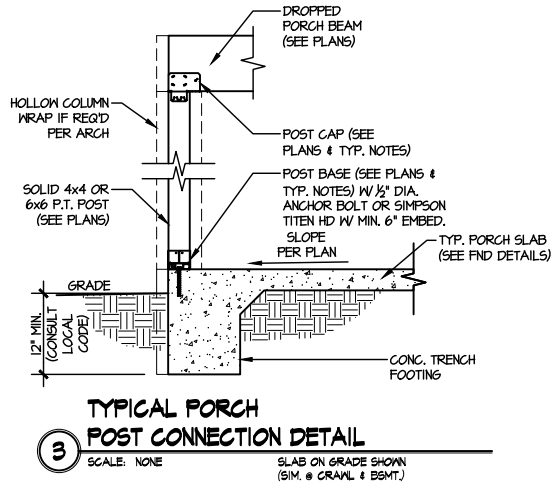
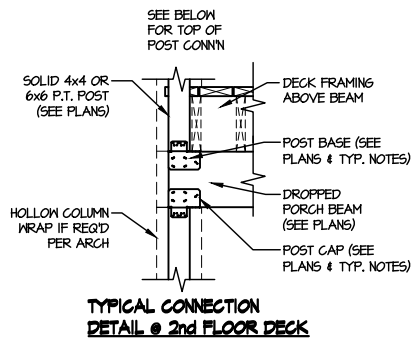
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drawn by: KL
issue date: 06-12-21

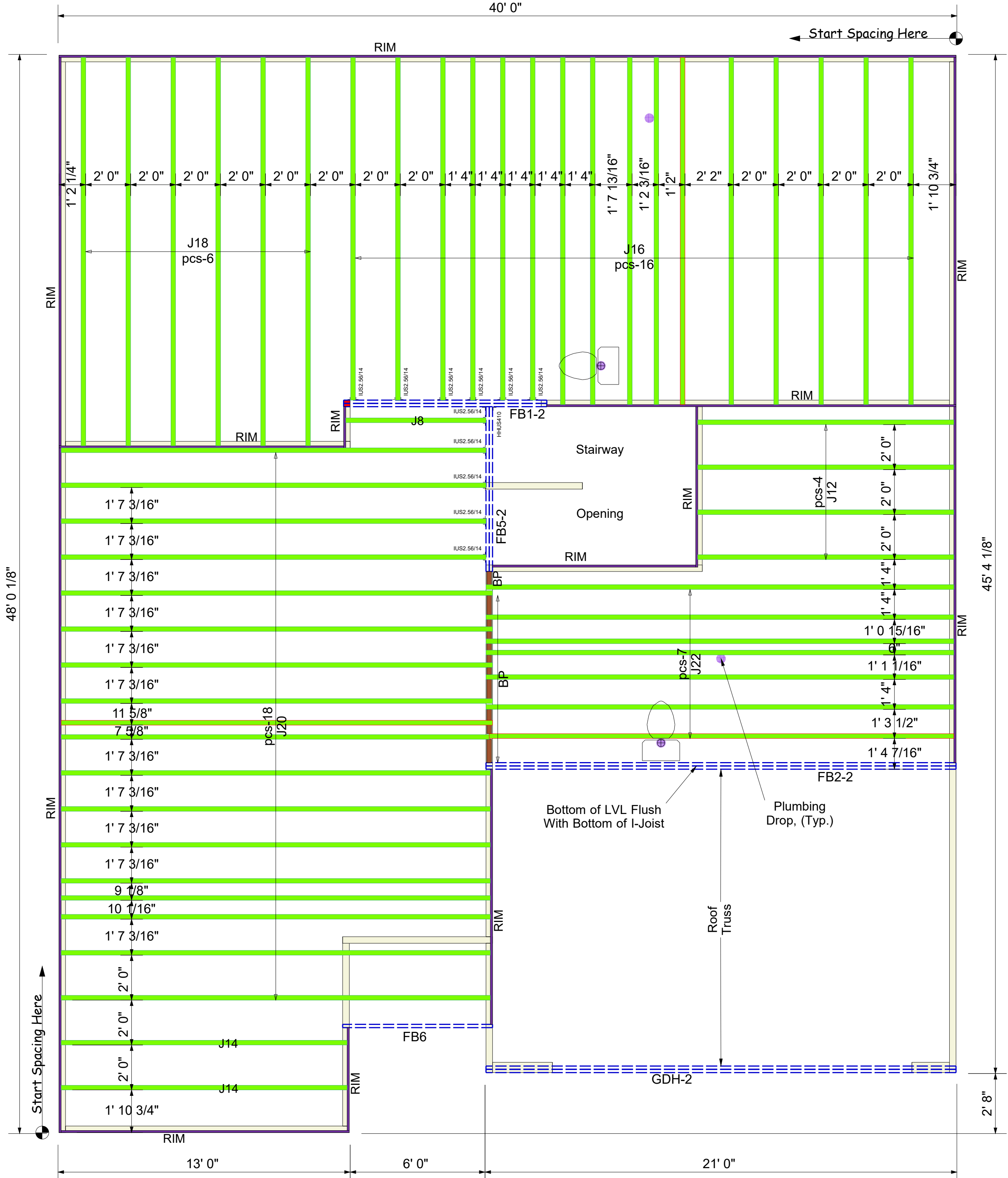
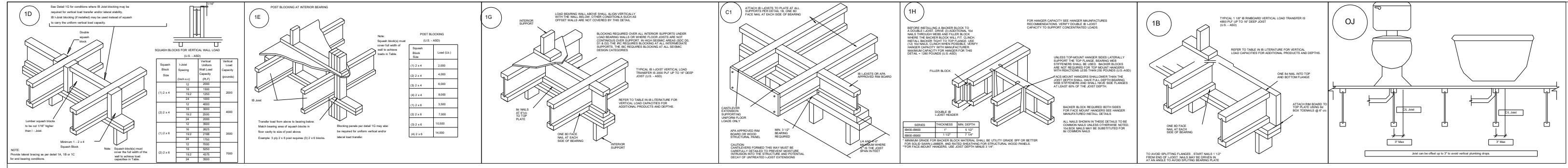
REVISIONS:
date: initial:



FRAMING DETAILS
DRAYTON
RALEIGH, NC

sheet:
SD3.0





Connector Summary	
Qty	Product
1	Simpson HHUS410
11	Simpson IUS2.56/14

Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
J22	22' 0"	14" PJI-40	1	7	MFD
J20	20' 0"	14" PJI-40	1	18	MFD
J18	18' 0"	14" PJI-40	1	6	MFD
J16	16' 0"	14" PJI-40	1	16	MFD
J14	14' 0"	14" PJI-40	1	2	MFD
J12	12' 0"	14" PJI-40	1	4	MFD
J8	8' 0"	14" PJI-40	1	1	MFD
GDH-2	22' 0"	2.0 RigidLam DF LVL 1-3/4 x 11-7/8	2	2	FF
FB1-2	10' 0"	2.0 RigidLam DF LVL 1-3/4 x 14	2	2	FF
FB6	8' 0"	2.0 RigidLam DF LVL 1-3/4 x 14	1	1	FF
FB5-2	8' 0"	2.0 RigidLam DF LVL 1-3/4 x 14	2	2	FF
FB2-2	22' 0"	2.0 RigidLam DF LVL 1-3/4 x 20	2	2	FF
RIM	12' 0"	1 1/8" x 14" APA Rim Board	1	17	FF
BP	2' 0"	14" PJI-40	1	3	FF

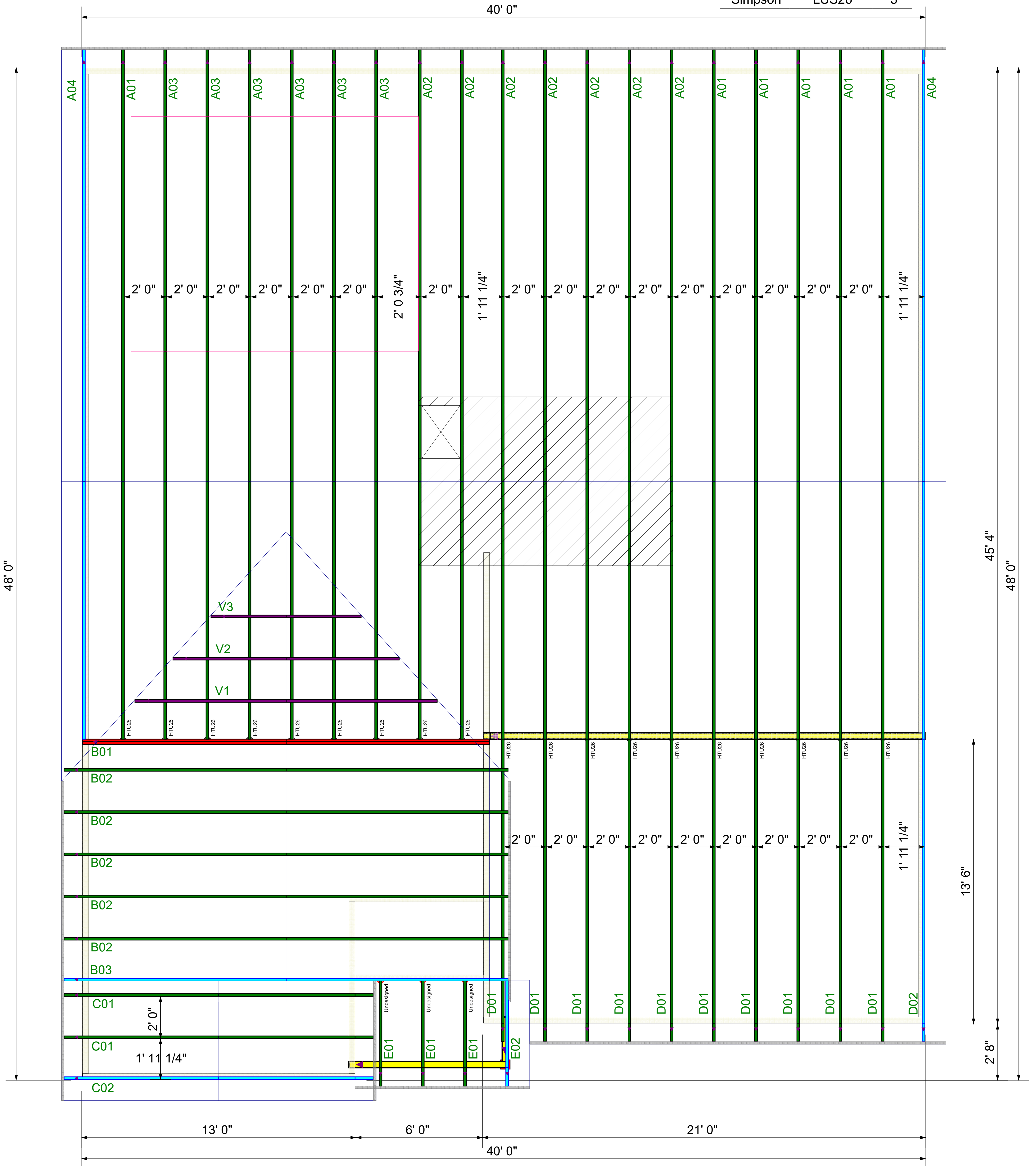
BLOCK SOLID UNDER ALL POST /POINT LOADS FROM ABOVE - TYPICAL AT ALL LOCATIONS

2nd Floor I-Joist
DRAWING SCALE : NTS

PROJECT NUMBER 22040113	REVISIONS	
SHEET NUMBER 1 / 1	DATE 05.10.22	BY RKW

Dan Ryan Builders
119 Farm at Neills Creek (Drayton 4-GRFE)
2nd FLOOR I-JOIST PLACEMENT PLAN

Truss Connector Total List		
Manuf	Product	Qty
Simpson	HTU26	19
Simpson	LUS26	3



ROOF LAYOUT
DRAWING SCALE : NTS

PROJECT NUMBER 22040113	REVISIONS	
SHEET NUMBER 1 / 1	DATE 5-13-22	BY ND

DRB GROUP	
DRAYTON 4 - 119 FARM AT NEILLS CREEK	
ROOF TRUSS LAYOUT	

