

FRONT ELEVATION 3

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



REAR ELEVATION 3

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

MASTER PLAN INFORMATION	
REVISION	DATE
R3-RALE	08-23-2019
UPDATED DATE	12-21-2020

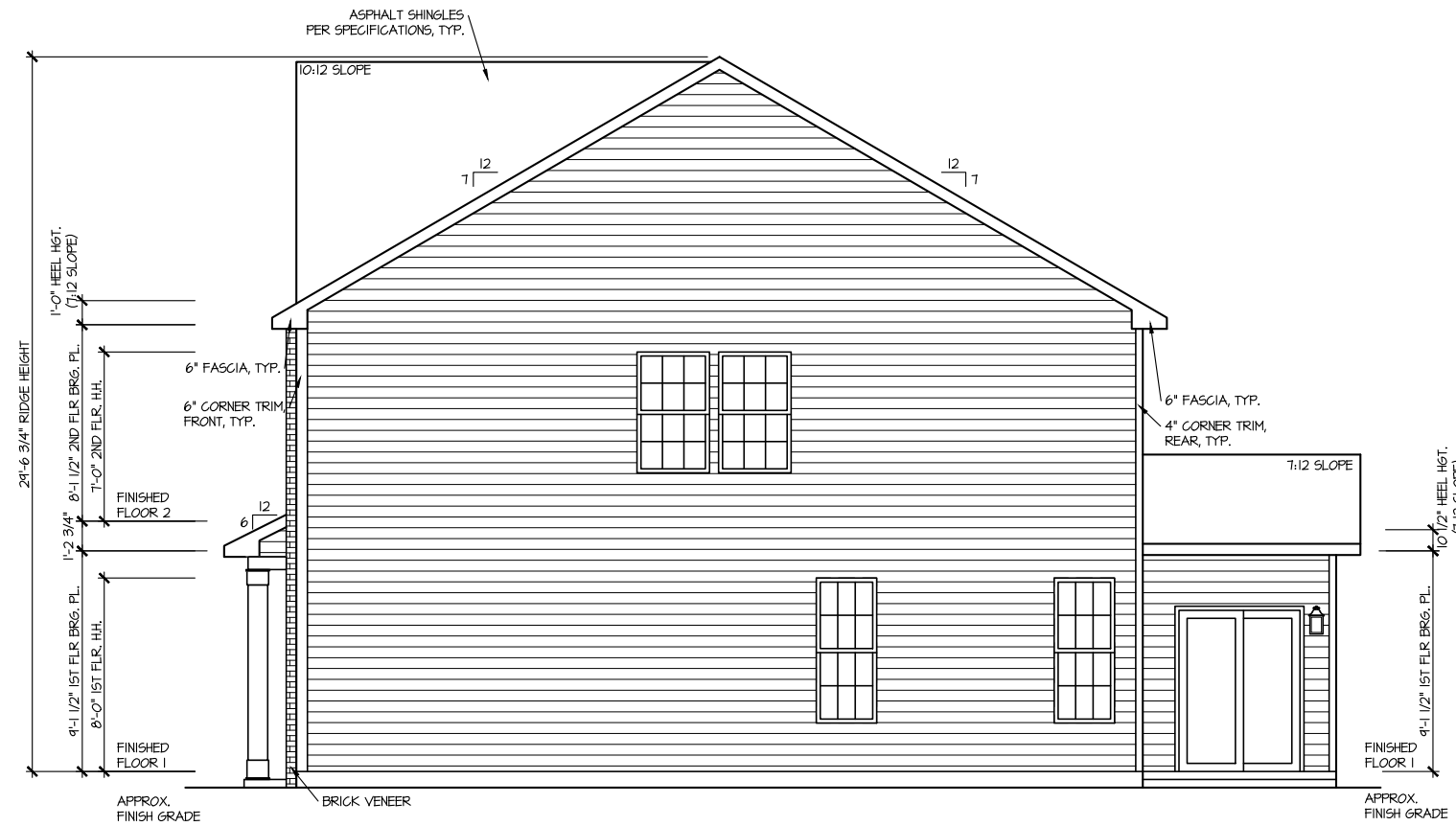
DRAWN BY:	ITS
DATE:	03/09/2022
PLAN NO.	2223

DRB GROUP  
DRB GROUP  
FIELDING  
DRB Coastal

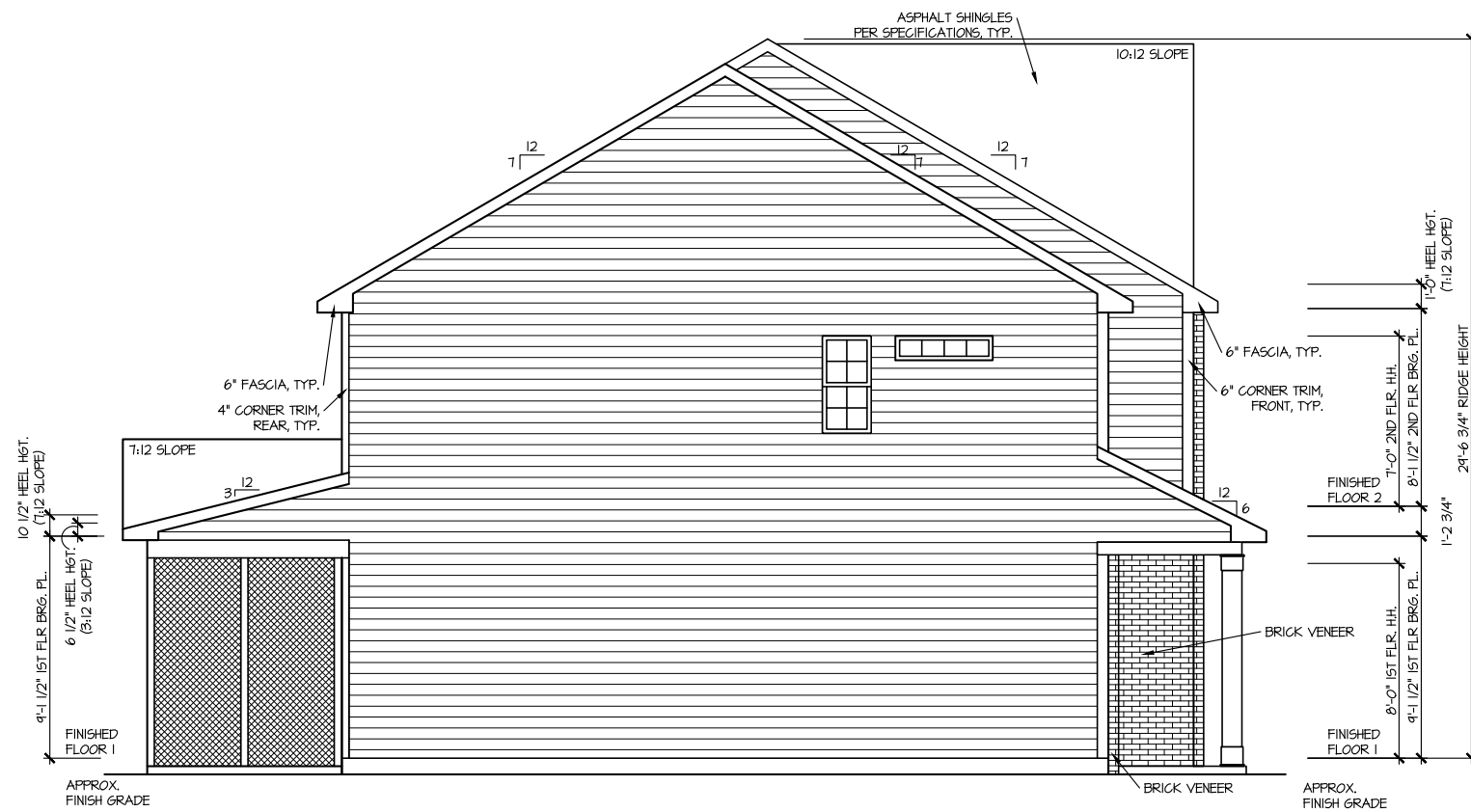
HOUSE NAME:  
**ELMHURST**

DRAWING TITLE  
**FRONT & REAR ELEVATIONS**

SHEET No.  
**A1.1**



**RIGHT ELEVATION 3**  
SCALE: 1/8" = 1'-0"



**LEFT ELEVATION 3**  
SCALE: 1/8" = 1'-0"

MASTER PLAN INFORMATION	
REVISION DATE	UPDATED DATE
R3-RALE 08-23-2019	12-21-2020

DRAWN BY:	ITS
DATE:	03/09/2022
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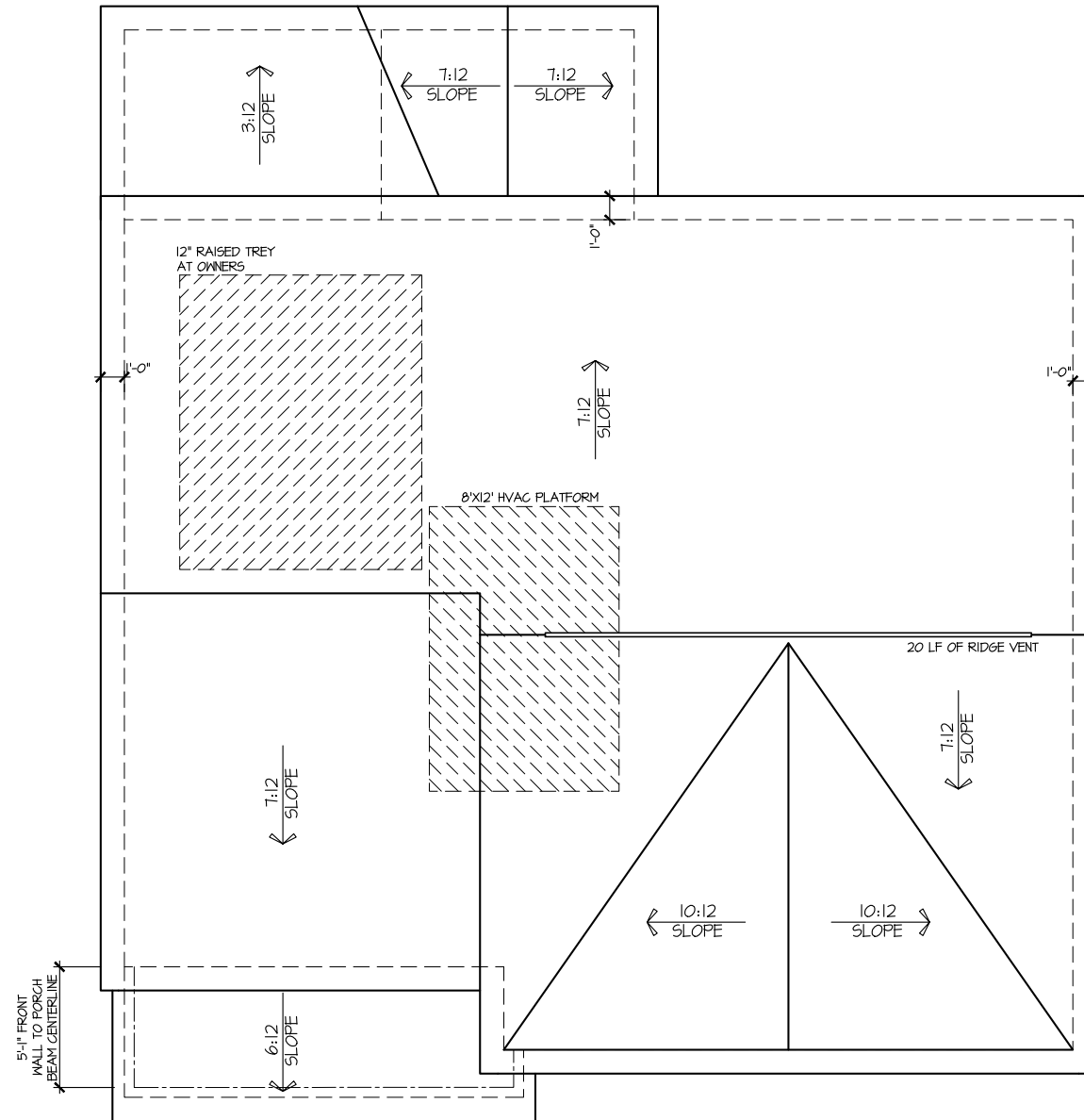


HOUSE NAME:	ELMHURST
DRAWING TITLE	RIGHT & LEFT ELEVATIONS

SHEET No.	A1.2
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**ROOF VENTILATION CALCULATIONS: OPT. THIRD FLOOR**

ROOF AREA = 1344 SQ. FT.  
**OVERALL REQUIRED VENTILATION:**  
 1 TO 150 = 8.96 SQ. FT.  
 1 TO 300 = 4.48 SQ. FT.  
 50-80% IN TOP THIRD = 2.24- 3.58 FT. (1 TO 300)  
 NET FREE AREA OF VENTED SOFFIT = 5.7 SQ. IN / LINEAR FT.  
 NET FREE AREA OF RIDGE VENT = 18 SQ. IN / LINEAR FT.  
**LOWER VENTING: (BOTTOM 2/3 RDS)**  
 80 LINEAR FEET OF SOFFIT X 5.7 SQ. IN. = 3.16 SQ. FT.  
**UPPER VENTING: (TOP 1/3 RD)**  
 20 LINEAR FEET OF RIDGE X 18 SQ. IN. = 2.5 SQ. FT.  
 2.5 SQ. FT. BETWEEN 50% - 80%  
 (1 TO 300 ALLOWED)  
 TOTAL ROOF VENTILATION: 5.66 SQ. FT. > 4.48 SQ. FT. (REQ'D)



**ROOF PLAN ELEV. 3**

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

MASTER PLAN INFORMATION

REVISION	DATE	UPDATED DATE
R3-RALE	08-23-2019	12-21-2020

DRAWN BY: ITS

DATE: 03/09/2022

PLAN NO. 2223



HOUSE NAME: ELMHURST

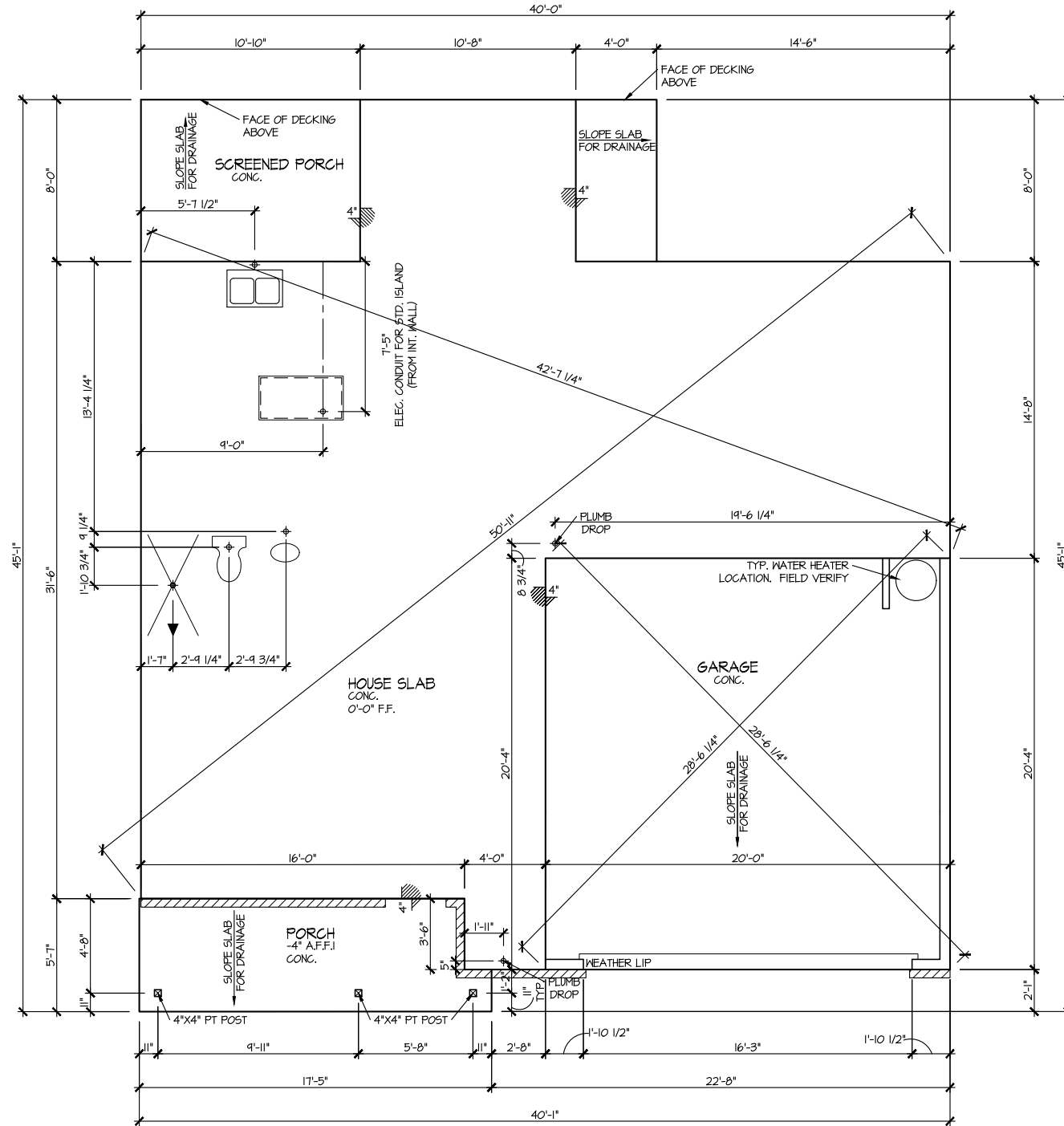
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ROOF PLAN

SHEET No.

A1.3

**VENT CALCULATIONS**  
 CRAWL AREA = 437 SQ. FT.  
 OVERALL REQUIRED VENTILATION:  
 1 TO 150 = 6.3 SQ. FT.  
 NET FREE AREA OF VENT = 62 SQ. IN PER VENT  
 WITTEN AUTOMATIC VENT B-EBLACK (MB) OR EQUAL  
 VENTING REQUIREMENT:  
 6.3 SQ. FT / 62 SQ. IN = 14.63 VENTS = 15 VENTS



**ELEVATION 3  
 SLAB PLAN**  
 SCALE: 1/8" = 1'-0"

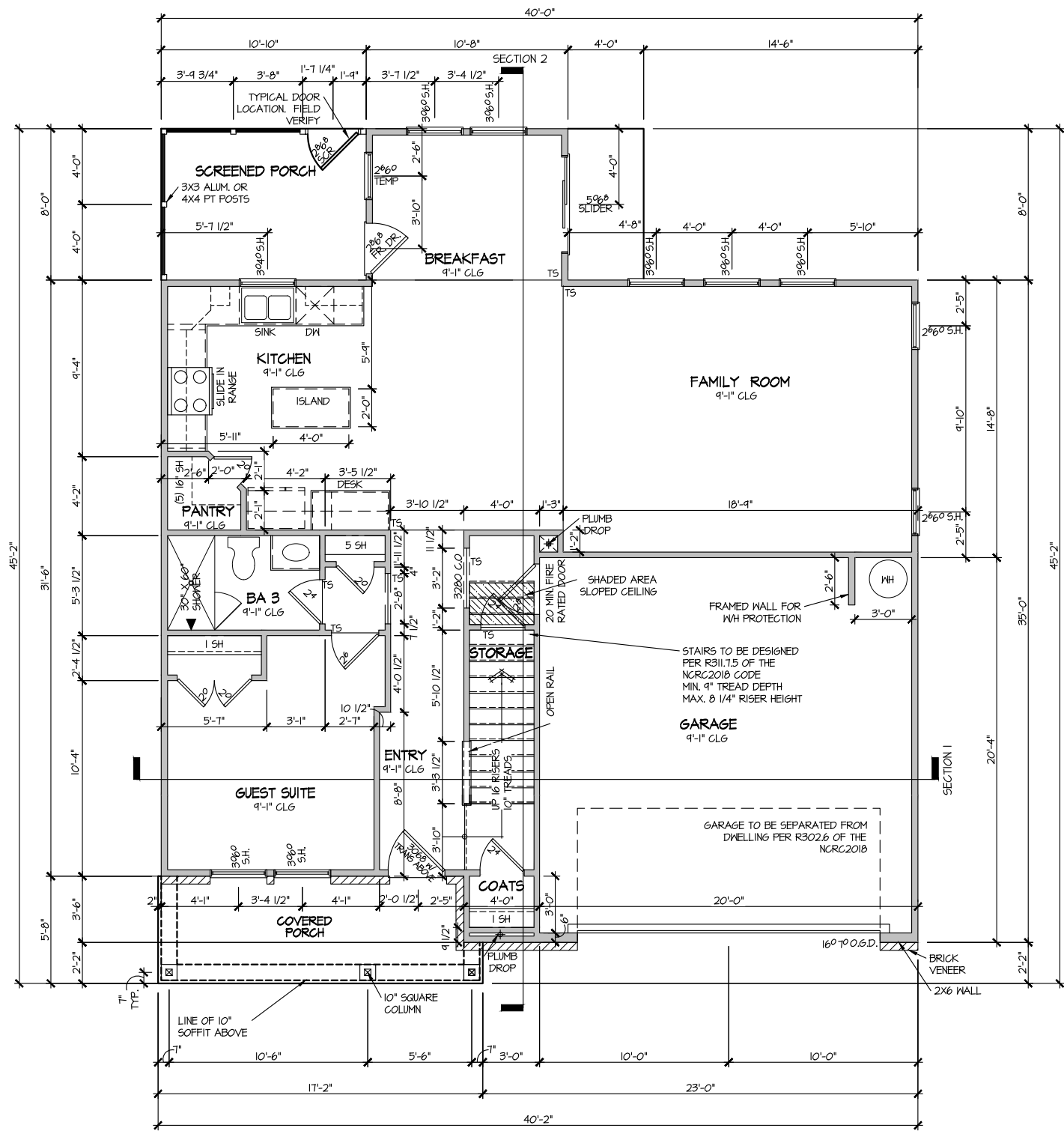
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REVISION	DATE
R3-RALE	08-23-2019
UPDATED DATE	12-21-2020

DRAWN BY:  
 ITS  
 DATE:  
 03/09/2022  
 PLAN NO.  
 2223

DRB  
 DRB GROUP  
 DRB GROUP  
 FIELDING  
 DRB Coastal  
 DAN RYAN  
 REALTY  
 REALTY

HOUSE NAME:  
**ELMHURST**  
 DRAWING TITLE  
 SLAB PLAN

SHEET No.  
**A2.1**



**ELEVATION 3  
FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

MASTER PLAN INFORMATION	
REVISION	DATE
R3-RALE	08-23-2019
UPDATED DATE	12-21-2020

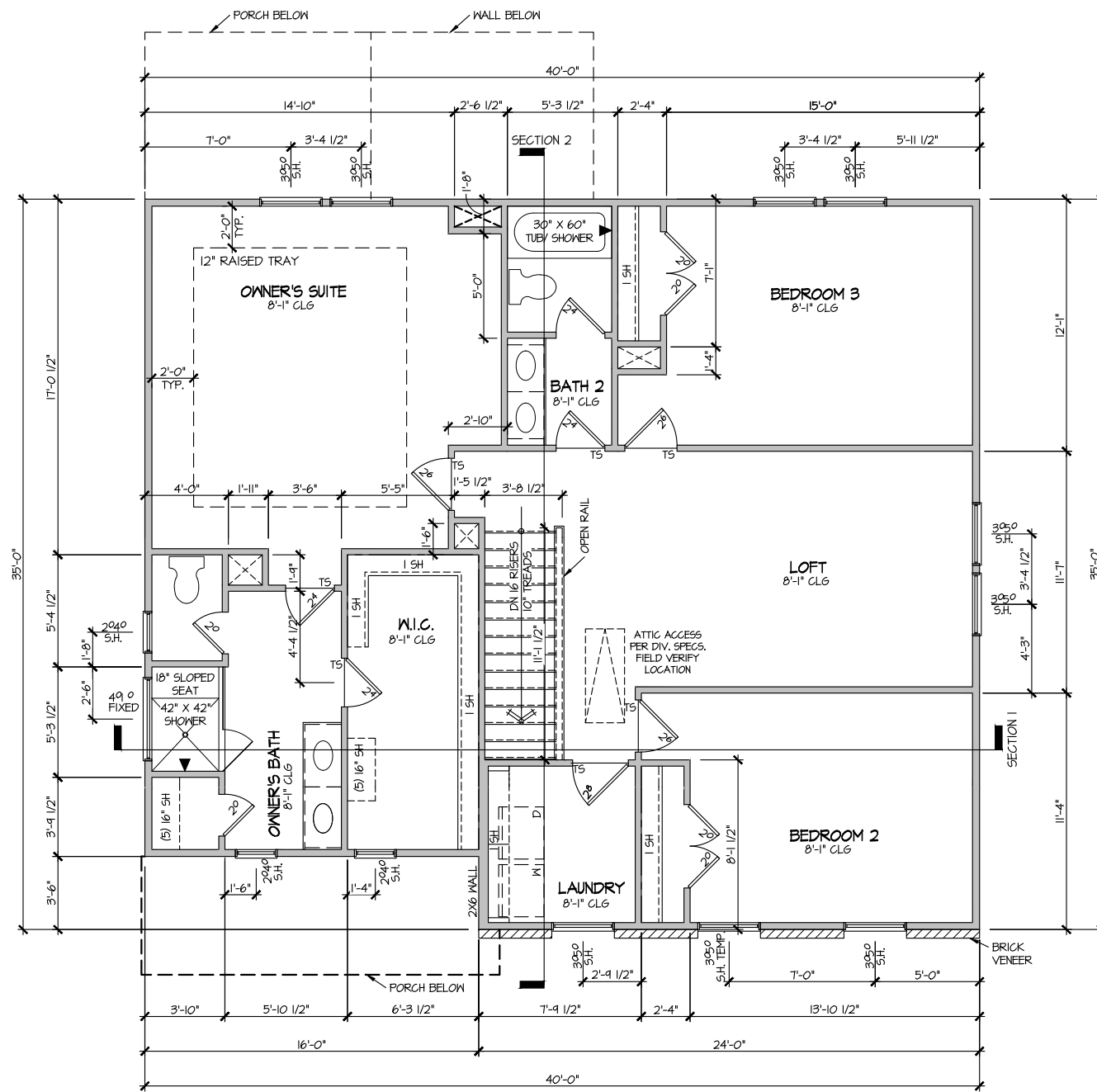
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DATE:	03/09/2022
PLAN NO.	2223






HOUSE NAME:	ELMHURST
DRAWING TITLE	FIRST FLOOR PLAN

SHEET No.	A3.1
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**ELEVATION 3  
SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

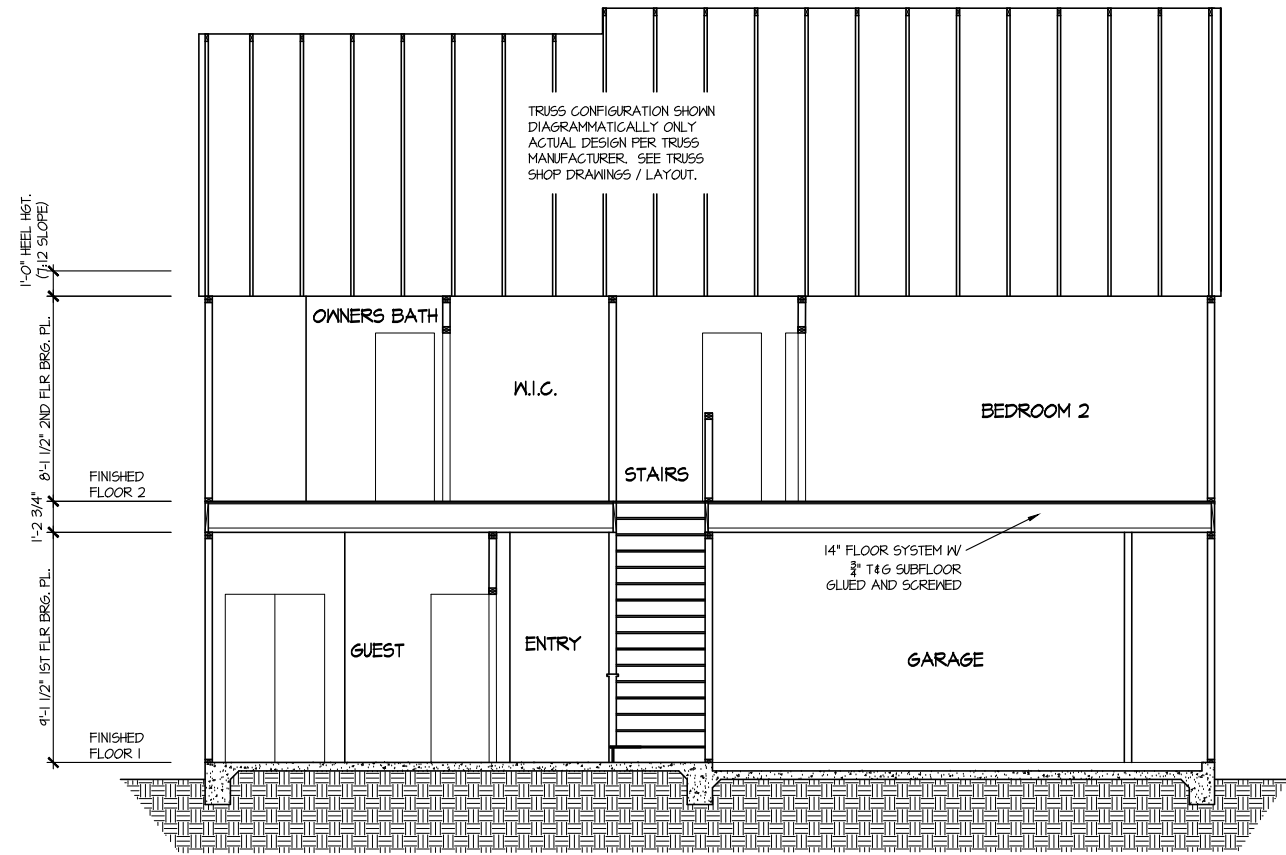
MASTER PLAN INFORMATION	
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UPDATED DATE	12-21-2020

DRAWN BY:	ITS
DATE:	03/09/2022
PLAN NO.	2223

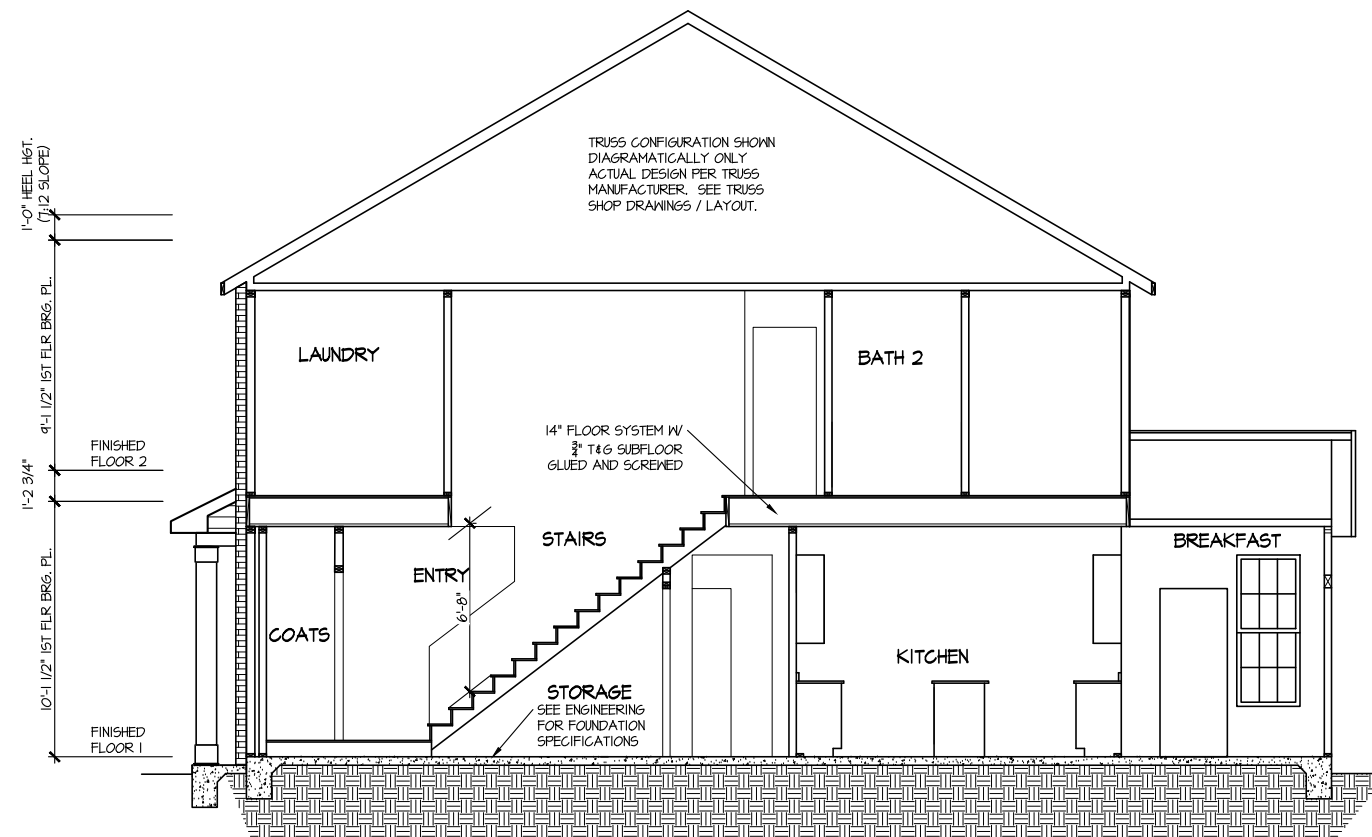
DRB GROUP  
DRB FIELDING  
DRB Coastal

HOUSE NAME:	ELMHURST
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
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DRAWN BY:	ITS
DATE:	03/09/2022
PLAN NO.	2223



HOUSE NAME:	ELMHURST
DRAWING TITLE	BUILDING SECTION

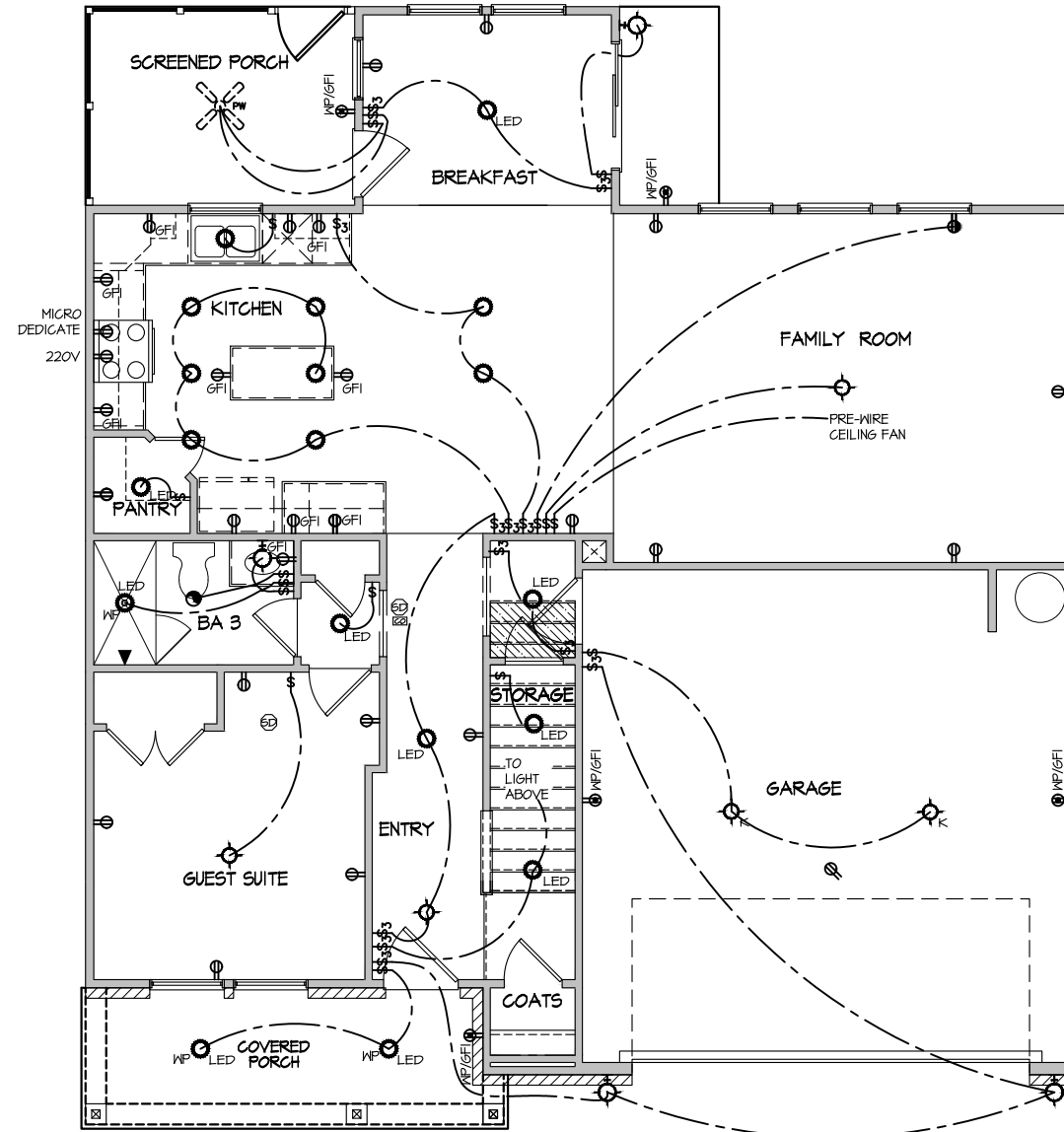
SHEET No.	A4.1
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**ELECTRICAL LEGEND**

- Ⓢ SINGLE POLE SWITCH
- Ⓢ<sub>3</sub> THREE WAY SWITCH
- Ⓢ<sub>4</sub> FOUR WAY SWITCH
- ⓈⓈ DUPLEX AFCI RECEPTACLE
- ⓈⓈ<sub>B</sub> DUPLEX AFCI RECEPTACLE - BOTTOM HALF SWITCHED
- ⓈⓈ<sub>F</sub> 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
- ⓈCD CO DETECTOR
- ⓈDC DOOR CHIME
- ⓈL LIGHT FIXTURE - WALL MOUNTED
- ⓈC LIGHT FIXTURE - CEILING MOUNTED
- ⓈR LIGHT FIXTURE - RECESSED CAN
- ⓈLED LIGHT FIXTURE - LED SURFACE MOUNTED
- ⓈP 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  
FIRST FLOOR - ELEV. 3**  
SCALE: 1/8" = 1'-0"

MASTER PLAN INFORMATION	
REVISION	DATE
R3-RALE	08-23-2019
UPDATED DATE	12-21-2020



DRAWN BY:	ITS
DATE:	03/09/2022
PLAN NO.	2223



**DRB GROUP**



**DARWIN BUILDERS**

HOUSE NAME:  
**ELMHURST**

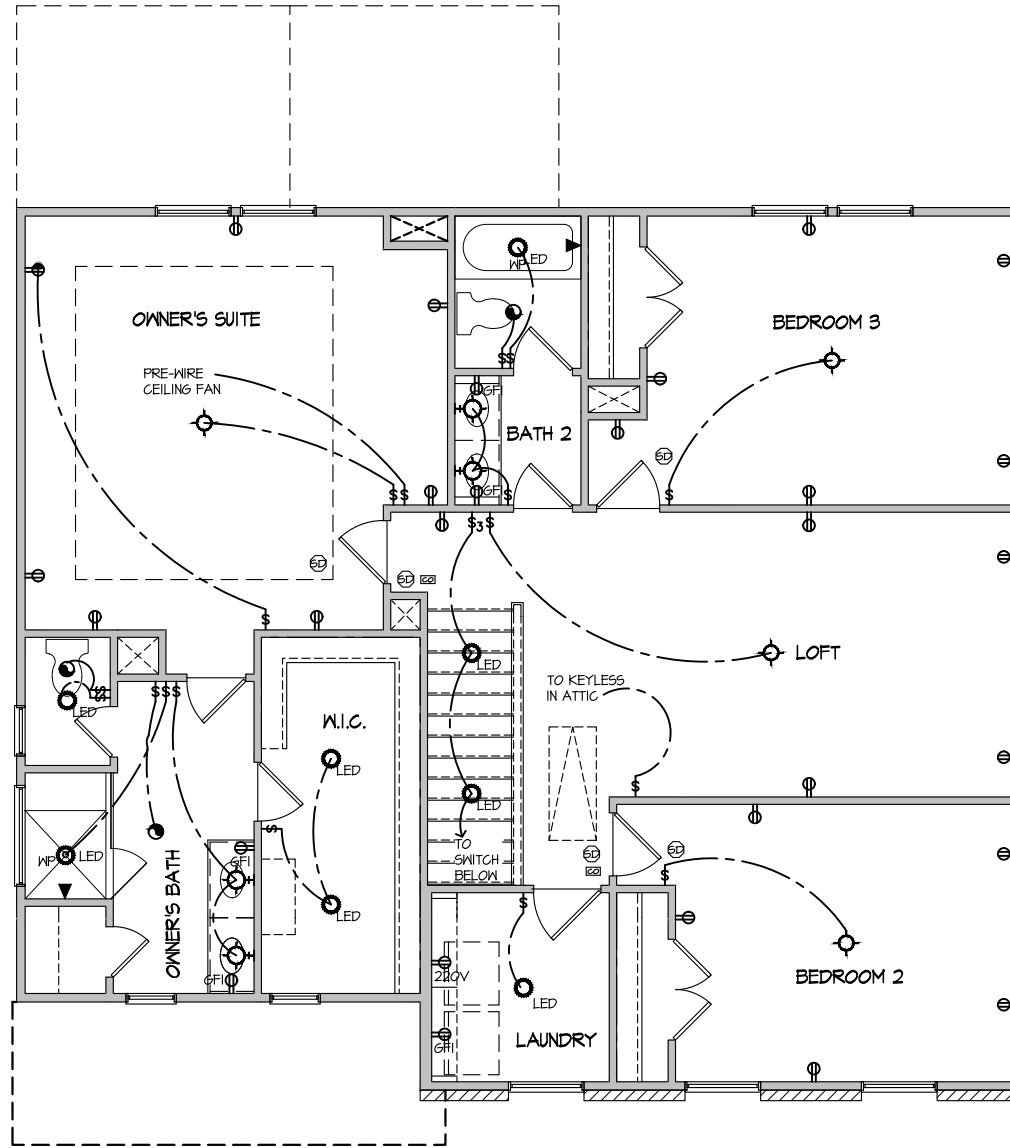
DRAWING TITLE  
**FIRST FLOOR ELECTRICAL**

SHEET No.  
**E.1**

**ELECTRICAL LEGEND**

- ⊕ SINGLE POLE SWITCH
- ⊕<sub>3</sub> THREE WAY SWITCH
- ⊕<sub>4</sub> FOUR WAY SWITCH
- ⊕-⊕ DUPLEX AFCI RECEPTACLE
- ⊕-⊕ DUPLEX AFCI RECEPTACLE - BOTTOM HALF SWITCHED
- ⊕-⊕ 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  
SECOND FLOOR - ELEV. 3**  
SCALE: 1/8" = 1'-0"

MASTER PLAN INFORMATION

REVISION	DATE	UPDATED DATE
R3-RALE	08-23-2019	12-21-2020

DRAWN BY: ITS  
DATE: 03/09/2022  
PLAN NO. 2223



HOUSE NAME: **ELMHURST**  
DRAWING TITLE: **SECOND FLOOR ELECTRICAL**

SHEET No. **E1.2**

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.

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.

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL.

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

ROOF TRUSSES, FLOOR TRUSSES AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW UNLESS NOTED OTHERWISE ON PLAN.

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.

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.

FLOOR FRAMING

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA.
AT I-JOIST FLOORS, PROVIDE 1/8" MIN. OSB RIM BOARD.

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.

HOLD-DOWN SCHEDULE

Table with 2 columns: SYMBOL, SPECIFICATION. Rows include HD-1 SIMPSON HIT4 HOLD-DOWN, HD-2 SIMPSON MSTC66 STRAP TIE, HD-3 SIMPSON SHD14RJ HOLD-DOWN.

ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
\* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN 3/8" DIA. THREADED ROD INTO CONCRETE FOUNDATION.

LATERAL BRACING & SHEAR WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:
120 MPH WIND IN 2018 NCSEBC: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 HAS COMPLETED PER 2015 IBC (SECTION 1609) & ASCE 7-10, AS PERMITTED BY R301.1.3 OF THE 2018 NCSEBC:RC, OR THE SIMPLIFIED PRESCRIPTIVE PROCEDURE IN ACCORDANCE WITH THE 2015 IRC IF THE PARAMETERS OF SECTION R602.12 COMPLY.

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

EXT. WALL SHEATHING SPECIFICATION

- 1/16" OSB OR 15/32" PLYWOOD: FASTEN SHEATHING W/ 8d NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. TYP. U.N.O.
SUPPORT PORCH & SHORT SPAN ROOF TRUSSES W/ 2x4 LEDGER FASTENED TO FRAMING W/ (2) 3"x0.131" NAILS @ 16" O.C. (MAX 7' SPAN).

BLOCKED PANEL EDGES

- AT DESIGNATED AREAS - FASTEN SHEATHING W/ 8d NAILS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD OR 1 3/4" 16 GA STAPLES (3/8" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

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.

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.

- INDICATES EXTENT OF INT. OSB SHEARWALL OR 3" O.C. OSB SHEARWALL.
INDICATES HOLDDOWN BELOW

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".

ALL LINTELS:
- SHALL SUPPORT 2 3/4" - 3 1/2" VENEER W/ 40 PLS MAXIMUM HEIGHT.
- 16" SHALL HAVE 4" MIN BEARING
- 18" SHALL HAVE 6" MIN BEARING

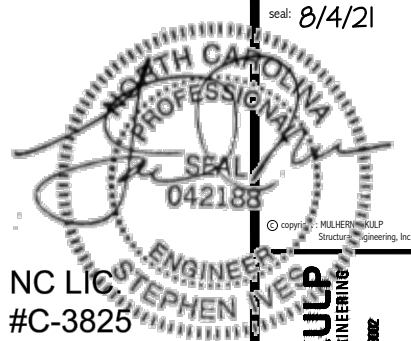
LEGEND

- 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".

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



NC LIC #C-3825

MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINEERING
300 Dismalside Ave, Building 4 - Auckler, PA 15082
724-648-8801 • mulhern@mkp.com

M&K project number: 126-21019

project mgr: JTR
drawn by: KL
issue date: 07-16-21

REVISIONS:
date: initial:



GENERAL NOTES
ELMHURST
RALEIGH, NC

sheet:

SO.0

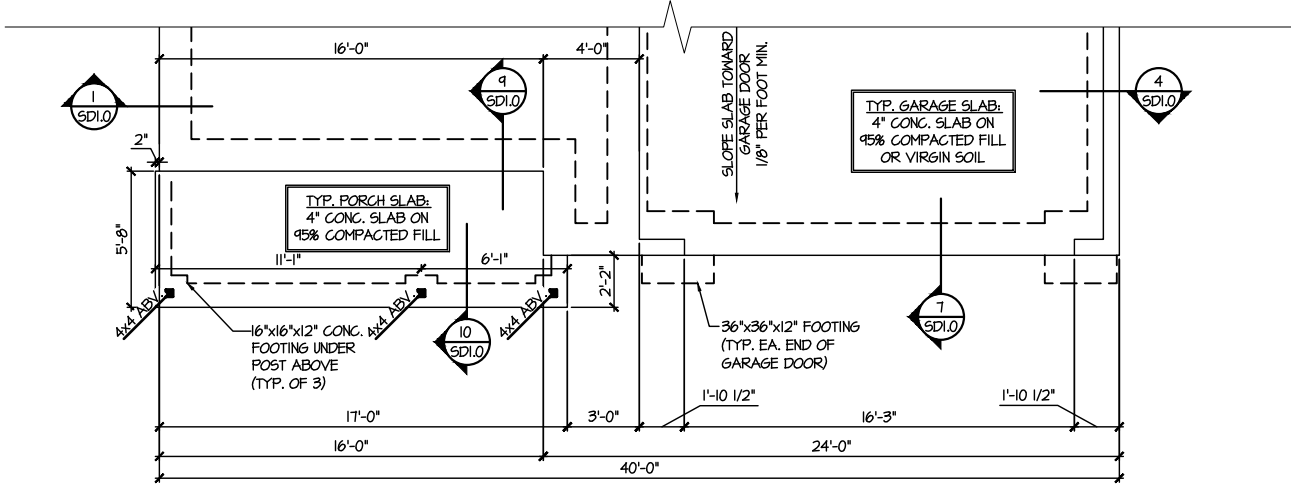
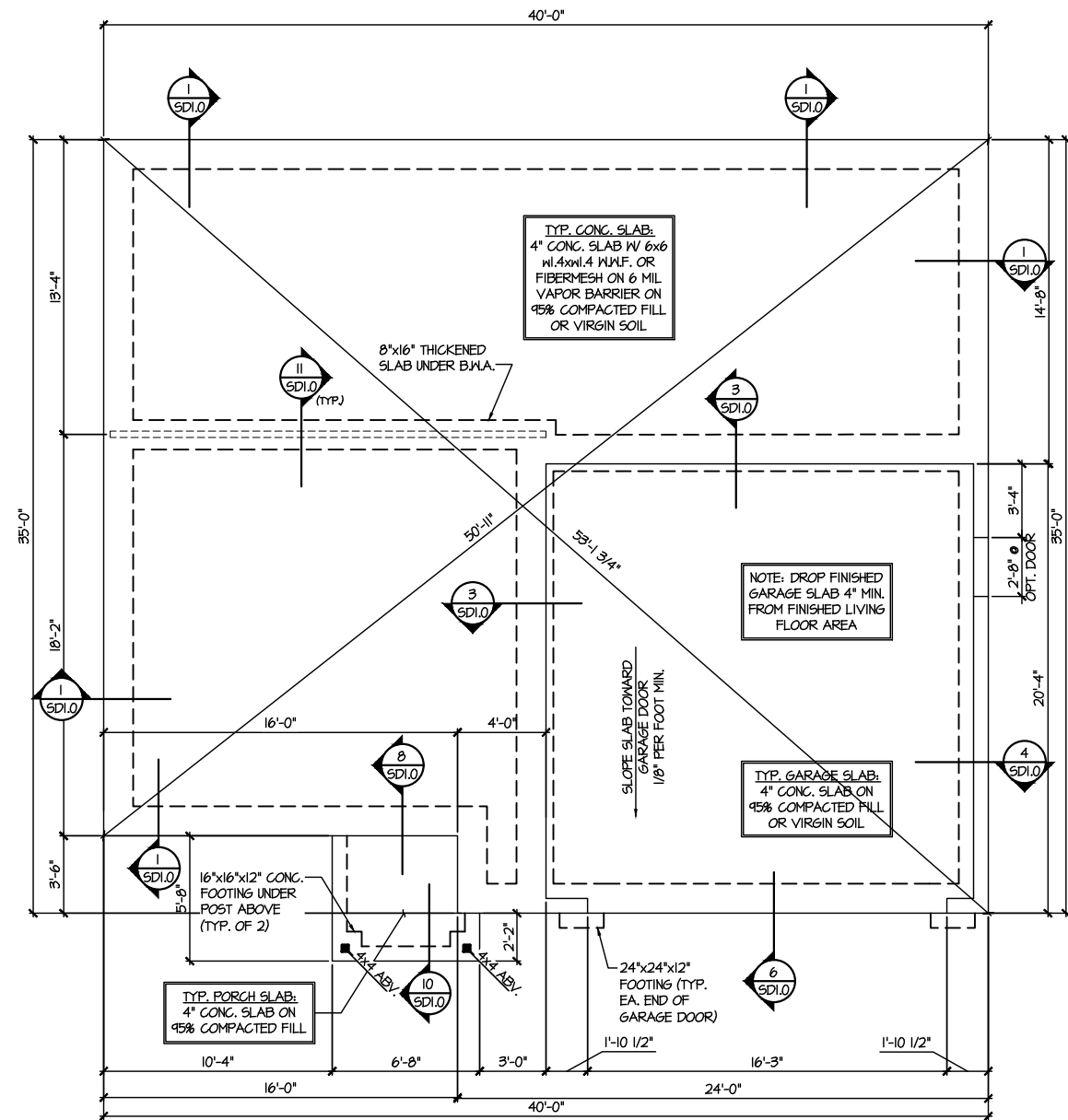
REFER TO SO.0 FOR  
TYPICAL STRUCTURAL NOTES  
& SCHEDULES

**LEGEND**

- [Symbol] INTERIOR BEARING WALL
- [Symbol] BEARING WALL ABOVE
- [Symbol] BEAM / HEADER
- [Symbol] INDICATES SHEAR WALL & EXTENT
- [Symbol] EXTENT OF OVERFRAMING
- [Symbol] 1L METAL HANGER
- [Symbol] INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- [Symbol] INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

Professional Seal  
STEPHEN WE...  
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NC LIC...  
#C-3825

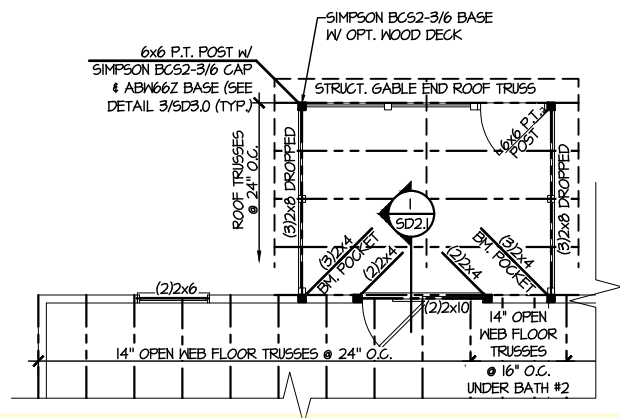
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300 Darnside Ave, Building 4 - Auckler, PA 15002  
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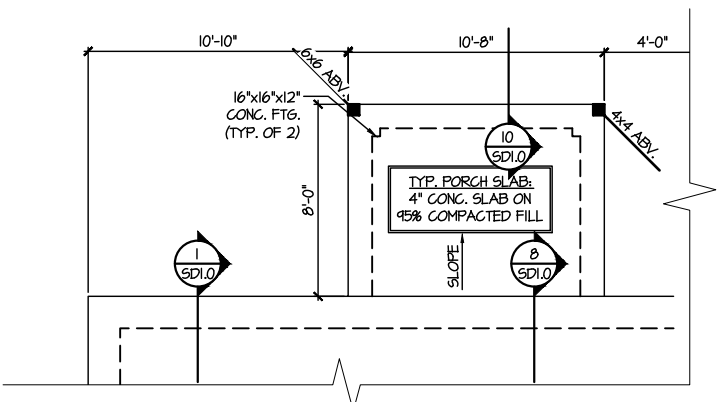
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DRB GROUP  
DRB FIELDING  
DRB CONSULTING

FOUNDATION PLANS  
ELMHURST  
RALEIGH, NC



**1 PARTIAL SECOND FLOOR FRAMING PLAN**  
**OPTIONAL SCREENED PORCH**  
 SCALE: 1/8"=1'-0" ELEV. #1 SHOWN - ALL ELEV. SIM.



**3 PARTIAL MONO SLAB FOUNDATION PLAN**  
 SCALE: 1/8"=1'-0" OPTIONAL SCREENED PORCH

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
- ⋮ 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 - F	W2x14 - 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 - F	W2x14 - F
003	(3)3/4"x16" - H	1"x16" - H	N/A	(3)2x12 + (2)1/2"x14" STEEL FLITCH PLATES - H	N/A
004	(3)3/4"x20" - H	N/A	N/A	N/A	N/A
005	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/4"x14" STEEL FLITCH PLATES - F	W2x14 - F
006	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/4"x14" STEEL FLITCH PLATES - F	W2x14 - F
007	(2)3/4"x24" - FT OR (3)3/4"x22" - FT	N/A	N/A	N/A	W4x34 - F
008	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/4"x14" STEEL FLITCH PLATES - F	W2x14 - F
009	(2)3/4"x14" - F	3/2"x14" - F	N/A	(2)2x12 + (1)1/4"x14" STEEL FLITCH PLATES - F	W2x14 - F
010	(2)3/4"x14" - F	3/2"x14" - F	(3)3/4"x14" - F	(2)2x12 + (1)1/4"x14" STEEL FLITCH PLATES - F	W2x14 - 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.

Professional Seal for Stephen V. Mulhern, Engineer, No. 042188, State of North Carolina. License No. #C-3825.

**MULHERN+KULP**  
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M&K project number:  
**126-21019**  
 project mgr: JTR  
 drawn by: KL  
 issue date: 07-16-21

REVISIONS:  
 date: initial:

DRB GROUP  
 DRB GROUP  
 FIELDING DAN RAY  
 DRB CONSULTING

OPTION FRAMING PLANS  
 ELMHURST  
 RALEIGH, NC

sheet: RIGHT HAND  
**S5.2T**

REFER TO 50.0 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

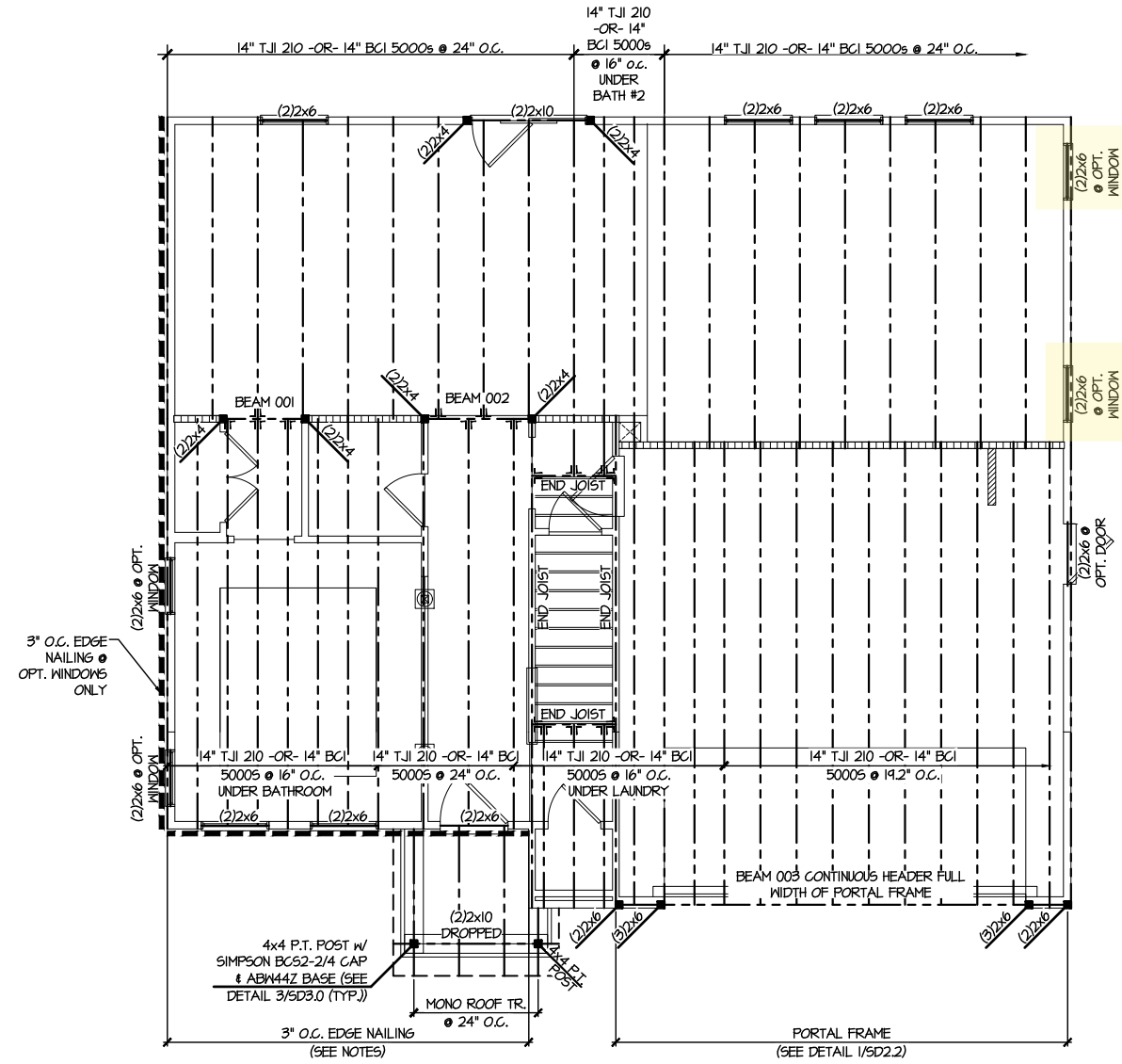
ENGINEERED BEAM MATERIAL SCHEDULE					
BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2) 3/4"x14" - F	3/2"x4" - F	(2) 3/4"x14" - F	(2) 2x12 + (1) 3/4"x14" STEEL FLITCH PLATES - F	W12x14 - F
002	(2) 3/4"x14" - F	3/2"x4" - F	(2) 3/4"x14" - F	(2) 2x12 + (1) 3/4"x14" STEEL FLITCH PLATES - F	W12x14 - F
003	(3) 3/4"x16" - H	1"x16" - H	N/A	(3) 2x12 + (2) 3/4"x14" STEEL FLITCH PLATES - H	N/A
004	(3) 3/4"x20" - H	N/A	N/A	N/A	N/A
005	(2) 3/4"x14" - F	3/2"x4" - F	(2) 3/4"x14" - F	(2) 2x12 + (1) 3/4"x14" STEEL FLITCH PLATES - F	W12x14 - F
006	(2) 3/4"x14" - F	3/2"x4" - F	(2) 3/4"x14" - F	(2) 2x12 + (1) 3/4"x14" STEEL FLITCH PLATES - F	W12x14 - F
007	(2) 3/4"x24" - FT OR (3) 3/4"x22" - FT	N/A	N/A	N/A	W14x34 - F
008	(2) 3/4"x14" - F	3/2"x4" - F	(2) 3/4"x14" - F	(2) 2x12 + (1) 3/4"x14" STEEL FLITCH PLATES - F	W12x14 - F
009	(2) 3/4"x14" - F	3/2"x4" - F	N/A	(2) 2x12 + (1) 3/4"x14" STEEL FLITCH PLATES - F	W12x14 - F
010	(2) 3/4"x14" - F	3/2"x4" - F	(3) 3/4"x14" - F	(2) 2x12 + (1) 3/4"x14" STEEL FLITCH PLATES - F	W12x14 - 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  
 REFERENCE TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS  
 REFERENCE 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.

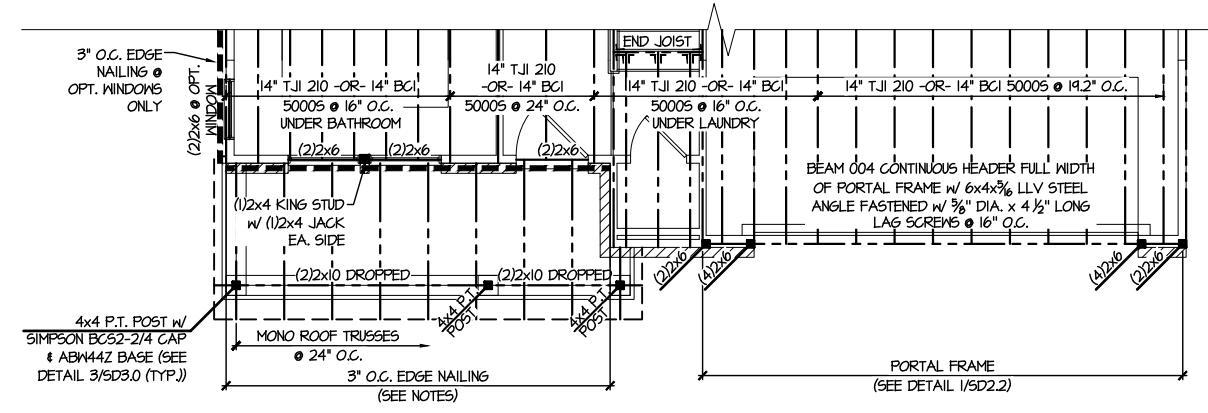
**LEGEND**

- ▬ 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.

Professional Engineer Seal  
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**1 2ND FLOOR FRAMING PLAN**  
 SCALE: 1/8"=1'-0" ELEVATION #1



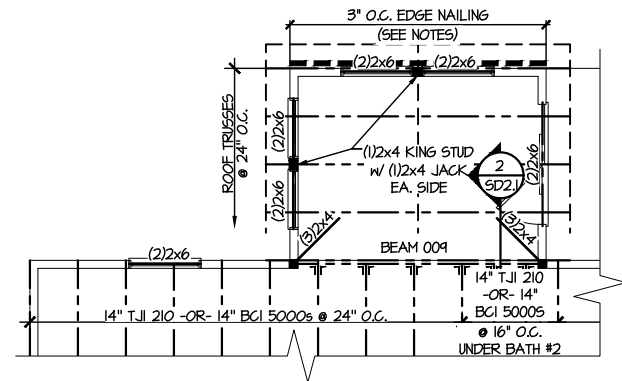
**3 PARTIAL 2D FLOOR FRAMING PLAN**  
 SCALE: 1/8"=1'-0" ELEVATION #3

M&K project number: 126-21019  
 project mgr: JTR  
 drawn by: KL  
 issue date: 07-16-21

REVISIONS:  
 date: initial:

DRB GROUP  
 DRB GROUP  
 FIELDING  
 DRB Central

FLOOR FRAMING PLANS  
 ELMHURST  
 RALEIGH, NC



**2** PARTIAL SECOND FLOOR FRAMING PLAN  
 OPTIONAL EXTENDED BREAKFAST  
 SCALE: 1/8"=1'-0"  
 ELEV. #1 SHOWN - ALL ELEV. SIM.

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

SD2.0 & SD2.I REFERS TO SD2.OJ  
 & SD2.IJ FOR I-JOIST FLOOR  
 FRAMING OR SD2.OT & SD2.IT  
 FOR TRUSS FLOOR FRAMING

SD2.IJ/SD2.IT REFERS TO  
 SD2.IJA/SD2.ITA FOR LVL/PSL/LSL  
 BEAMS OR SD2.IJB/SD2.ITB FOR  
 FLITCH BEAMS OR  
 SD2.IJC/SD2.ITC FOR STEEL  
 BEAMS

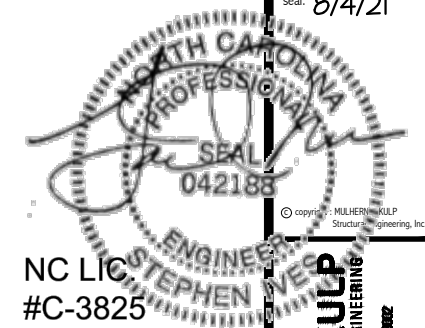
**LEGEND**

- ▬ INTERIOR BEARING WALL
- ▬ BEARING WALL ABOVE
- ▬ BEAM / HEADER
- ▬ INDICATES SHEAR WALL & EXTENT
- ▬ EXTENT OF OVERFRAMING
- ⌋ 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"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/2"x14" STEEL FLITCH PLATES - F	M2x14 - 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 - F	M2x14 - F
003	(3)3/4"x16" - H	7"x16" - H	N/A	(3)2x12 + (2)1/2"x14" STEEL FLITCH PLATES - H	N/A
004	(3)3/4"x20" - H	N/A	N/A	N/A	N/A
005	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/2"x14" STEEL FLITCH PLATES - F	M2x14 - F
006	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/2"x14" STEEL FLITCH PLATES - F	M2x14 - F
007	(2)3/4"x24" - FT OR (3)3/4"x22" - FT	N/A	N/A	N/A	M4x34 - F
008	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/2"x14" STEEL FLITCH PLATES - F	M2x14 - F
009	(2)3/4"x14" - F	3/2"x14" - F	N/A	(2)2x12 + (1)1/2"x14" STEEL FLITCH PLATES - F	M2x14 - F
010	(2)3/4"x14" - F	3/2"x14" - F	(3)3/4"x14" - F	(2)2x12 + (1)1/2"x14" STEEL FLITCH PLATES - F	M2x14 - F

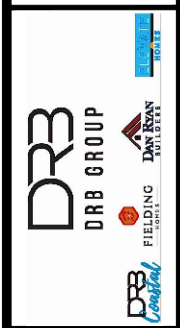
- BEAM NOTATION:**
  - "F" INDICATES FLUSH BEAM
  - "FT" INDICATES FLUSH TOP BEAM
  - "FB" INDICATES FLUSH BOTTOM BEAM
  - "D" INDICATES DROPPED BEAM
  - "H" INDICATES DROPPED OPENING HEADER
- REFER TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS
- REFER TO DETAIL E/SD2.0 FOR TYPICAL STEEL BEAM 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.
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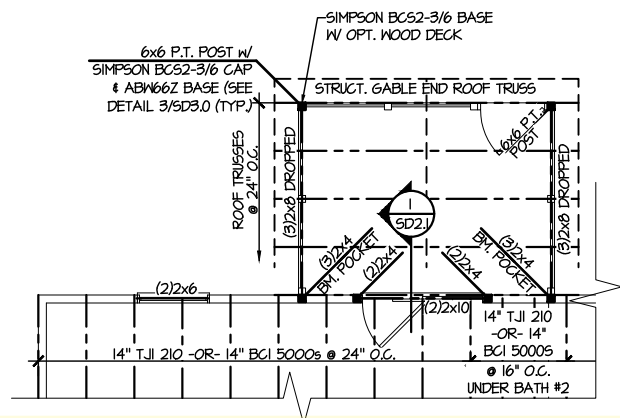
M&K project number:  
 126-21019  
 project mgr: JTR  
 drawn by: KL  
 issue date: 07-16-21

REVISIONS:  
 date: initial:

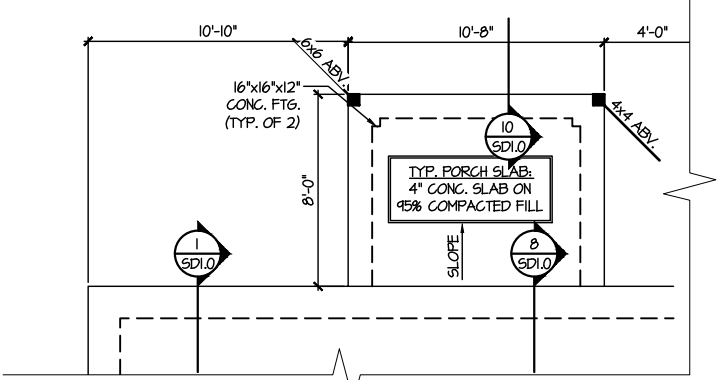


OPTION FRAMING PLANS  
 ELMHURST  
 RALEIGH, NC

sheet: RIGHT HAND  
**S5.0J**



**1 PARTIAL SECOND FLOOR FRAMING PLAN**  
**OPTIONAL SCREENED PORCH**  
 SCALE: 1/8"=1'-0" ELEV. #1 SHOWN - ALL ELEV. SIM.



**3 PARTIAL MONO SLAB FOUNDATION PLAN**  
**OPTIONAL SCREENED PORCH**  
 SCALE: 1/8"=1'-0"

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

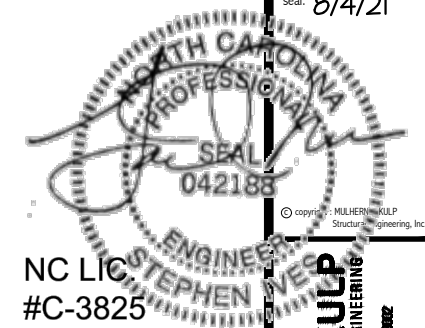
**LEGEND**

- [Symbol] INTERIOR BEARING WALL
- [Symbol] BEARING WALL ABOVE
- [Symbol] BEAM / HEADER
- [Symbol] INDICATES SHEAR WALL & EXTENT
- [Symbol] EXTENT OF OVERFRAMING
- [Symbol] J.L. 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"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/4"x11/4" STEEL FLITCH PLATES - F	W12x14 - F
002	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/4"x11/4" STEEL FLITCH PLATES - F	W12x14 - F
003	(3)3/4"x16" - H	1"x16" - H	N/A	(3)2x12 + (2)1/2"x11/4" STEEL FLITCH PLATES - H	N/A
004	(3)3/4"x20" - H	N/A	N/A	N/A	N/A
005	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/4"x11/4" STEEL FLITCH PLATES - F	W12x14 - F
006	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/4"x11/4" STEEL FLITCH PLATES - F	W12x14 - F
007	(2)3/4"x24" - FT OR (3)3/4"x22" - FT	N/A	N/A	N/A	W14x34 - F
008	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/4"x11/4" STEEL FLITCH PLATES - F	W12x14 - F
009	(2)3/4"x14" - F	3/2"x14" - F	N/A	(2)2x12 + (1)1/4"x11/4" STEEL FLITCH PLATES - F	W12x14 - F
010	(2)3/4"x14" - F	3/2"x14" - F	(3)3/4"x14" - F	(2)2x12 + (1)1/4"x11/4" STEEL FLITCH PLATES - F	W12x14 - 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
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  - 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.



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M&K project number:  
**126-21019**  
 project mgr: JTR  
 drawn by: KL  
 issue date: 07-16-21

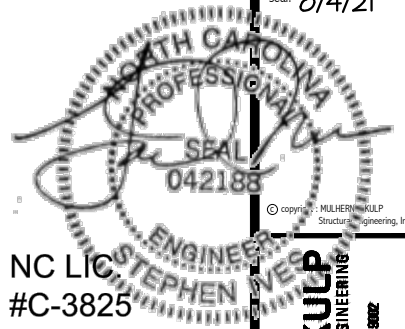
REVISIONS:  
 date: initial:



OPTION FRAMING PLANS  
 ELMHURST  
 RALEIGH, NC

sheet: RIGHT HAND  
**S5.2J**





NC LIC #C-3825

REFER TO 50.0 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

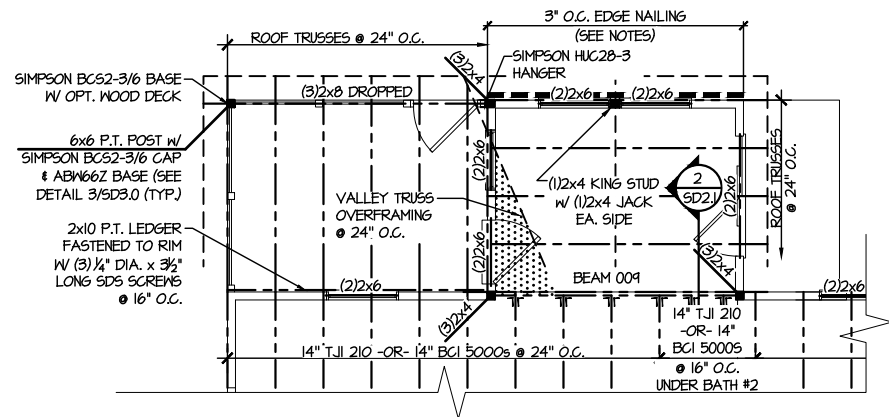
LEGEND

- [Symbol] INTERIOR BEARING WALL
- [Symbol] BEARING WALL ABOVE
- [Symbol] BEAM / HEADER
- [Symbol] INDICATES SHEAR WALL & EXTENT
- [Symbol] EXTENT OF OVERFRAMING
- [Symbol] 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)3/4"x14" STEEL FLITCH PLATES - F	W12x14 - F
002	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/4"x14" STEEL FLITCH PLATES - F	W12x14 - F
003	(3)3/4"x16" - H	1"x16" - H	N/A	(3)2x12 + (2)3/4"x14" STEEL FLITCH PLATES - H	N/A
004	(3)3/4"x20" - H	N/A	N/A	N/A	N/A
005	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/4"x14" STEEL FLITCH PLATES - F	W12x14 - F
006	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/4"x14" STEEL FLITCH PLATES - F	W12x14 - F
007	(2)3/4"x24" - FT OR (3)3/4"x22" - FT	N/A	N/A	N/A	W14x34 - F
008	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/4"x14" STEEL FLITCH PLATES - F	W12x14 - F
009	(2)3/4"x14" - F	3/2"x14" - F	N/A	(2)2x12 + (1)3/4"x14" STEEL FLITCH PLATES - F	W12x14 - F
010	(2)3/4"x14" - F	3/2"x14" - F	(3)3/4"x14" - F	(2)2x12 + (1)3/4"x14" STEEL FLITCH PLATES - F	W12x14 - 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
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- REFER TO DETAIL E/SD2.0 FOR TYPICAL STEEL BEAM CONNECTIONS
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**PARTIAL SECOND FLOOR FRAMING PLAN**  
OPT. SCREENED PORCH W/ OPT. EXT. BREAKFAST  
SCALE: 1/8"=1'-0"  
ELEV. #1 SHOWN - ALL ELEV. SIM.

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M&K project number:  
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project mgr: JTR  
drawn by: KL  
issue date: 07-16-21

REVISIONS:  
date: initial:



OPTION FRAMING PLANS  
**ELMHURST**  
RALEIGH, NC

sheet: RIGHT HAND  
**S5.3J**

**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)3/8"x1/4" STEEL FLITCH PLATES - F	W12x14 - F
002	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/8"x1/4" STEEL FLITCH PLATES - F	W12x14 - F
003	(3)3/4"x16" - H	1"x16" - H	N/A	(3)2x12 + (2)3/8"x1/4" STEEL FLITCH PLATES - H	N/A
004	(3)3/4"x20" - H	N/A	N/A	N/A	N/A
005	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/8"x1/4" STEEL FLITCH PLATES - F	W12x14 - F
006	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/8"x1/4" STEEL FLITCH PLATES - F	W12x14 - F
007	(2)3/4"x24" - FT OR (3)3/4"x22" - FT	N/A	N/A	N/A	W14x34 - F
008	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/8"x1/4" STEEL FLITCH PLATES - F	W12x14 - F
009	(2)3/4"x14" - F	3/2"x14" - F	N/A	(2)2x12 + (1)3/8"x1/4" STEEL FLITCH PLATES - F	W12x14 - F
010	(2)3/4"x14" - F	3/2"x14" - F	(3)3/4"x14" - F	(2)2x12 + (1)3/8"x1/4" STEEL FLITCH PLATES - F	W12x14 - F

- **BEAM NOTATION:**
  - "F" INDICATES FLUSH BEAM
  - "FT" INDICATES FLUSH TOP BEAM
  - "FB" INDICATES FLUSH BOTTOM BEAM
  - "D" INDICATES DROPPED BEAM
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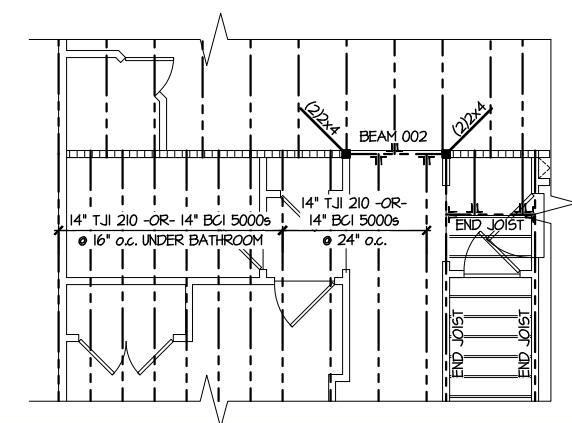
**LEGEND**

- [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.

**REFER TO 50.0 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**



**7 PARTIAL 2ND FLOOR FRAMING PLAN**  
**OPTIONAL GUEST SUITE W/ BATH 3**  
 SCALE: 1/8"=1'-0" ELEV. #1 SHOWN - ALL ELEV. SIM.

seal: 8/4/21

STEPHEN VEAL  
 NC LIC #C-3825

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 300 Duneside Ave. Building 4 - Jambler, PA 15002  
 P: 717-648-8881 • mulhern@mkp.com

M&K project number:  
 126-21019

project mgr: JTR  
 drawn by: KL  
 issue date: 07-16-21

REVISIONS:  
 date: initial:

**DRB GROUP**  
 DRB GROUP  
 FIELDING  
 DRB CONSULT

**OPTION FRAMING PLANS**  
**ELMHURST**  
 RALEIGH, NC

sheet: RIGHT HAND  
**S5.6J**

REFER TO 50.0 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

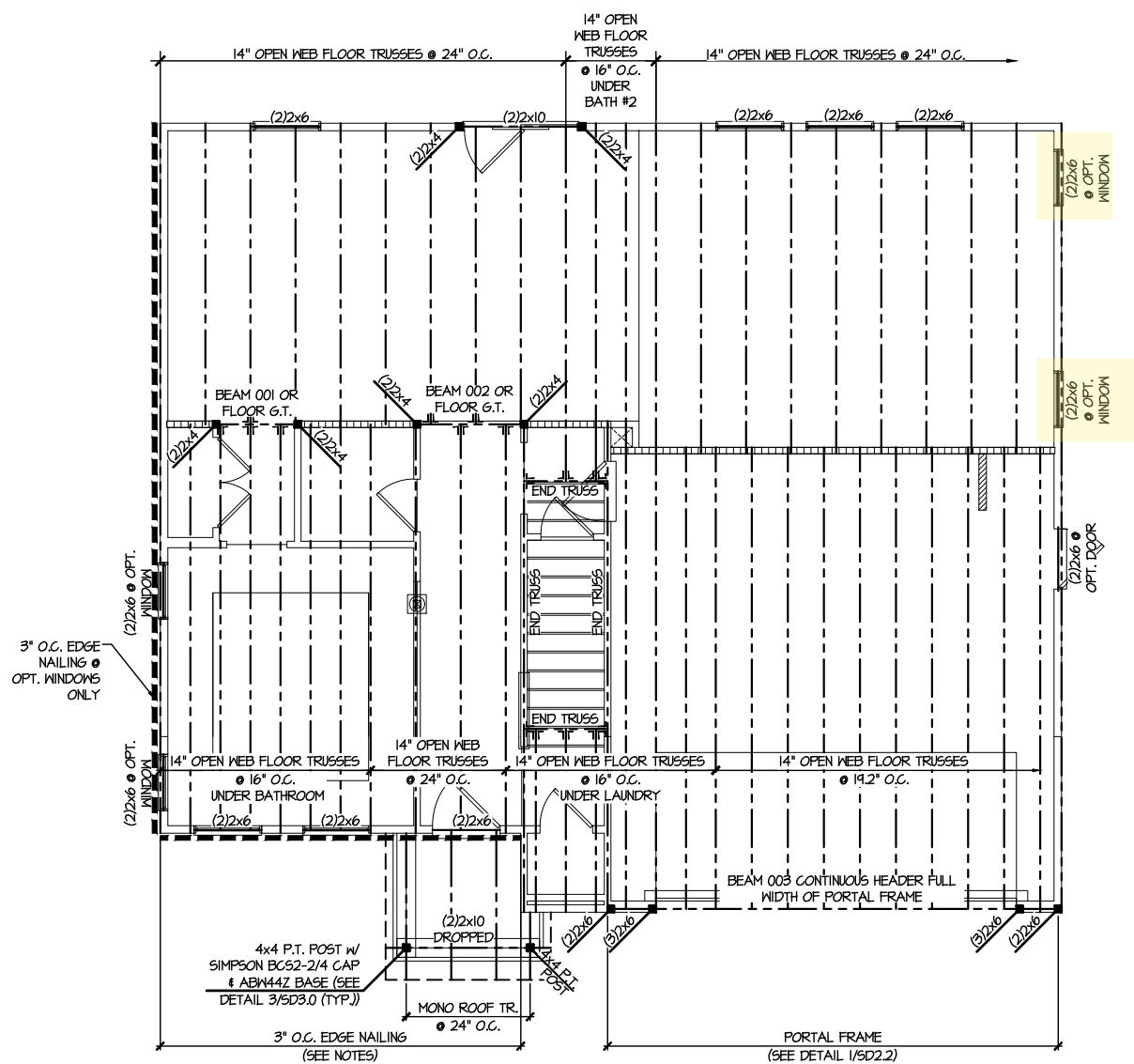
ENGINEERED BEAM MATERIAL SCHEDULE					
BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2)3/4"x14" - F	3/2"x4" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/4"x14" STEEL FLITCH PLATES - F	W12x14 - F
002	(2)3/4"x14" - F	3/2"x4" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/4"x14" STEEL FLITCH PLATES - F	W12x14 - F
003	(3)3/4"x16" - H	1"x16" - H	N/A	(3)2x12 + (2)3/4"x14" STEEL FLITCH PLATES - H	N/A
004	(3)3/4"x20" - H	N/A	N/A	N/A	N/A
005	(2)3/4"x14" - F	3/2"x4" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/4"x14" STEEL FLITCH PLATES - F	W12x14 - F
006	(2)3/4"x14" - F	3/2"x4" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/4"x14" STEEL FLITCH PLATES - F	W12x14 - F
007	(2)3/4"x24" - FT OR (3)3/4"x22" - FT	N/A	N/A	N/A	W14x34 - F
008	(2)3/4"x14" - F	3/2"x4" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/4"x14" STEEL FLITCH PLATES - F	W12x14 - F
009	(2)3/4"x14" - F	3/2"x4" - F	N/A	(2)2x12 + (1)3/4"x14" STEEL FLITCH PLATES - F	W12x14 - F
010	(2)3/4"x14" - F	3/2"x4" - F	(3)3/4"x14" - F	(2)2x12 + (1)3/4"x14" STEEL FLITCH PLATES - F	W12x14 - 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  
 REFERENCE TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS  
 REFERENCE 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.

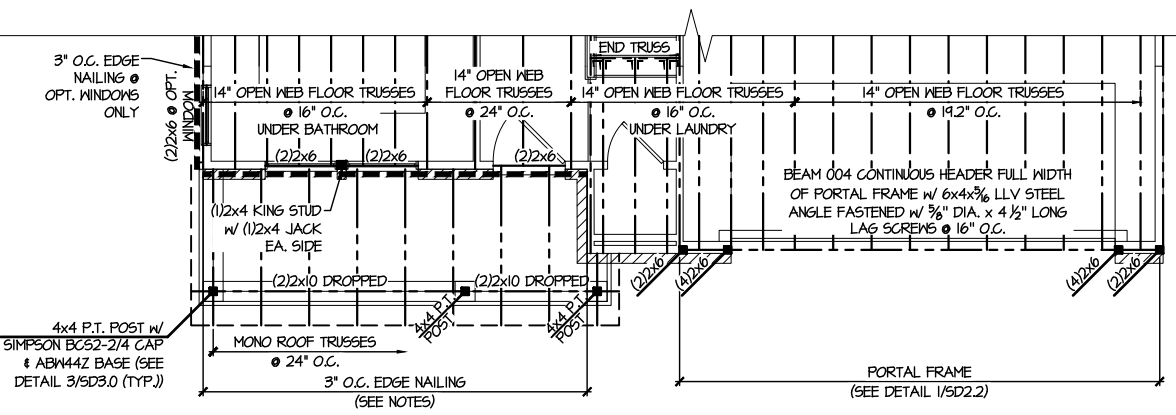
**LEGEND**

- ▬ 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.

Professional Engineer Seal  
 NC LIC #C-3825  
 MULHERN+KULP  
 RESIDENTIAL STRUCTURAL ENGINEERING  
 300 Darnside Ave, Building 4 - Amber, PA 15002  
 P: 714-548-8801 • mulhern+kulp.com



**1 2D FLOOR FRAMING PLAN**  
SCALE: 1/8"=1'-0" ELEVATION #1



**3 PARTIAL 2D FLOOR FRAMING PLAN**  
SCALE: 1/8"=1'-0" ELEVATION #3

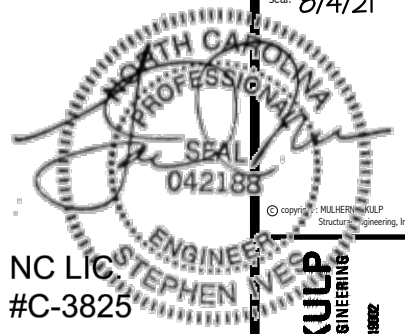
M&K project number: 126-21019

project mgr: JTR  
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DRB GROUP  
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 FIELDING  
 DRB Central

FLOOR FRAMING PLANS  
 ELMHURST  
 RALEIGH, NC



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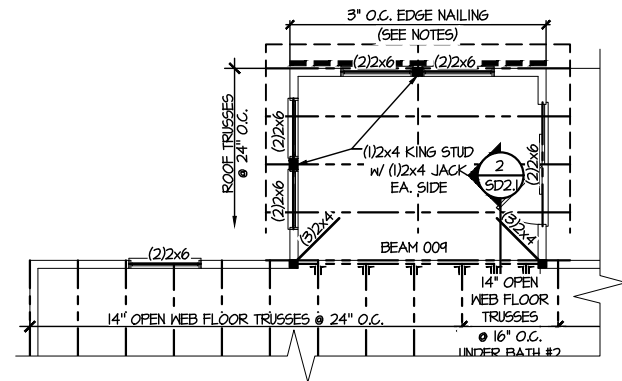
REFER TO S.O. FOR  
 TYPICAL STRUCTURAL NOTES  
 & SCHEDULES

SD2.0 & SD2.1 REFERS TO SD2.0J  
 & SD2.1J FOR I-JOIST FLOOR  
 FRAMING OR SD2.0T & SD2.1T  
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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
- [Symbol] J.L. METAL HANGER
- [Symbol] INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- ▶ [Symbol] INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.



**2 PARTIAL SECOND FLOOR FRAMING PLAN  
 OPTIONAL EXTENDED BREAKFAST**  
 SCALE: 1/8"=1'-0" ELEV. #1 SHOWN - ALL ELEV. SIM.

**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 - F	M2x14 - 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 - F	M2x14 - F
003	(3)3/4"x16" - H	7"x16" - H	N/A	(3)2x12 + (2) 1/2"x14" STEEL FLITCH PLATES - H	N/A
004	(3)3/4"x20" - H	N/A	N/A	N/A	N/A
005	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x14" STEEL FLITCH PLATES - F	M2x14 - F
006	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x14" STEEL FLITCH PLATES - F	M2x14 - F
007	(2)3/4"x24" - FT OR (3)3/4"x22" - FT	N/A	N/A	N/A	M4x34 - F
008	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x14" STEEL FLITCH PLATES - F	M2x14 - F
009	(2)3/4"x14" - F	3/2"x14" - F	N/A	(2)2x12 + (1) 1/2"x14" STEEL FLITCH PLATES - F	M2x14 - F
010	(2)3/4"x14" - F	3/2"x14" - F	(3)3/4"x14" - F	(2)2x12 + (1) 1/2"x14" STEEL FLITCH PLATES - F	M2x14 - 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.

M&K project number:  
**126-21019**  
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date:	initial:



OPTION FRAMING PLANS  
**ELMHURST**  
 RALEIGH, NC

sheet: RIGHT HAND  
**S5.0T**

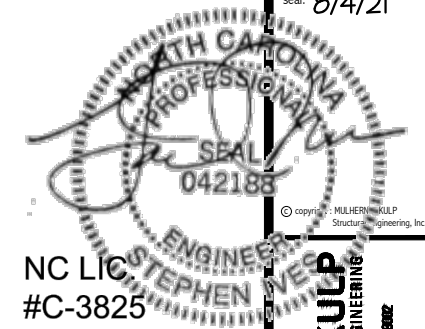
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FLITCH BEAMS OR  
SD2.1JC/SD2.1TC FOR STEEL  
BEAMS

**LEGEND**

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



NC LIC #C-3825

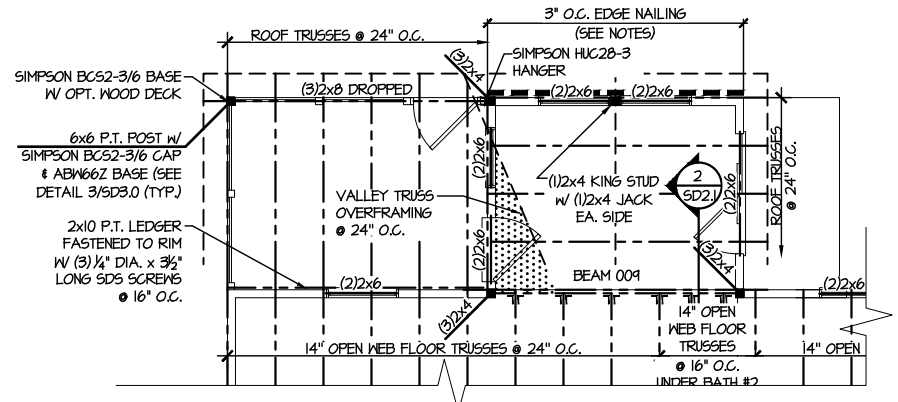
**ENGINEERED BEAM MATERIAL SCHEDULE**

BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2) 3/4" x 14" - F	3 1/2" x 14" - F	(2) 3/4" x 14" - F	(2) 2x12 + (1) 1/4" x 1 1/2" STEEL FLITCH PLATES - F	W12x14 - F
002	(2) 3/4" x 14" - F	3 1/2" x 14" - F	(2) 3/4" x 14" - F	(2) 2x12 + (1) 1/4" x 1 1/2" STEEL FLITCH PLATES - F	W12x14 - F
003	(3) 3/4" x 16" - H	7" x 16" - H	N/A	(3) 2x12 + (2) 1/2" x 1 1/2" STEEL FLITCH PLATES - H	N/A
004	(3) 3/4" x 20" - H	N/A	N/A	N/A	N/A
005	(2) 3/4" x 14" - F	3 1/2" x 14" - F	(2) 3/4" x 14" - F	(2) 2x12 + (1) 1/4" x 1 1/2" STEEL FLITCH PLATES - F	W12x14 - F
006	(2) 3/4" x 14" - F	3 1/2" x 14" - F	(2) 3/4" x 14" - F	(2) 2x12 + (1) 1/4" x 1 1/2" STEEL FLITCH PLATES - F	W12x14 - F
007	(2) 3/4" x 24" - FT OR (3) 3/4" x 22" - FT	N/A	N/A	N/A	W14x34 - F
008	(2) 3/4" x 14" - F	3 1/2" x 14" - F	(2) 3/4" x 14" - F	(2) 2x12 + (1) 1/4" x 1 1/2" STEEL FLITCH PLATES - F	W12x14 - F
009	(2) 3/4" x 14" - F	3 1/2" x 14" - F	N/A	(2) 2x12 + (1) 3/8" x 1 1/2" STEEL FLITCH PLATES - F	W12x14 - F
010	(2) 3/4" x 14" - F	3 1/2" x 14" - F	(3) 3/4" x 14" - F	(2) 2x12 + (1) 3/8" x 1 1/2" STEEL FLITCH PLATES - F	W12x14 - 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

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- REFER TO DETAIL E/SD2.0 FOR TYPICAL STEEL BEAM CONNECTIONS
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- 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.



**PARTIAL SECOND FLOOR FRAMING PLAN**  
OPT. SCREENED PORCH W/ OPT. EXT. BREAKFAST  
SCALE: 1/8" = 1'-0"  
ELEV. #1 SHOWN - ALL ELEV. SIM.

**MULHERN+KULP**  
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P: 215-948-8801 • mulhernkulp.com

project number: 126-21019  
project mgr: JTR  
drawn by: KL  
issue date: 07-16-21

REVISIONS:  
date: initial:

**DR3**  
DRB GROUP  
FIELDING  
DR3 CONSULTANTS

OPTION FRAMING PLANS  
**ELMHURST**  
RALEIGH, NC

sheet: RIGHT HAND  
**S5.3T**

**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"x1/4" STEEL FLITCH PLATES - F	W12x14 - F
002	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/2"x1/4" STEEL FLITCH PLATES - F	W12x14 - F
003	(3)3/4"x16" - H	1"x16" - H	N/A	(3)2x12 + (2)1/2"x1/4" STEEL FLITCH PLATES - H	N/A
004	(3)3/4"x20" - H	N/A	N/A	N/A	N/A
005	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/2"x1/4" STEEL FLITCH PLATES - F	W12x14 - F
006	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/2"x1/4" STEEL FLITCH PLATES - F	W12x14 - F
007	(2)3/4"x24" - FT OR (3)3/4"x22" - FT	N/A	N/A	N/A	W14x34 - F
008	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/2"x1/4" STEEL FLITCH PLATES - F	W12x14 - F
009	(2)3/4"x14" - F	3/2"x14" - F	N/A	(2)2x12 + (1)1/2"x1/4" STEEL FLITCH PLATES - F	W12x14 - F
010	(2)3/4"x14" - F	3/2"x14" - F	(3)3/4"x14" - F	(2)2x12 + (1)1/2"x1/4" STEEL FLITCH PLATES - F	W12x14 - F

- **BEAM NOTATION:**
  - "F" INDICATES FLUSH BEAM
  - "FT" INDICATES FLUSH TOP BEAM
  - "FB" INDICATES FLUSH BOTTOM BEAM
  - "D" INDICATES DROPPED BEAM
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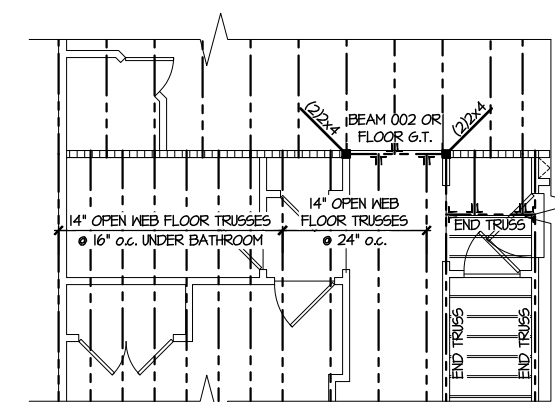
**LEGEND**

- [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.

REFER TO 50.0 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



**7** PARTIAL 2ND FLOOR FRAMING PLAN  
 OPTIONAL GUEST SUITE W/ BATH 3  
 SCALE: 1/8"=1'-0" ELEV. #1 SHOWN - ALL ELEVYS. SIM.

seal: 8/4/21

STEPHEN VELOTTI  
 ENGINEER  
 #C-3825

NC LIC. ENGINEER

**MULHERN+KULP**  
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M&K project number:  
 126-21019

project mgr: JTR  
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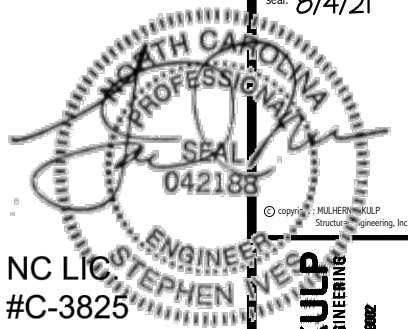
OPTION FRAMING PLANS  
 ELMHURST  
 RALEIGH, NC

sheet: RIGHT HAND  
**S5.6T**

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] .1L METAL HANGER
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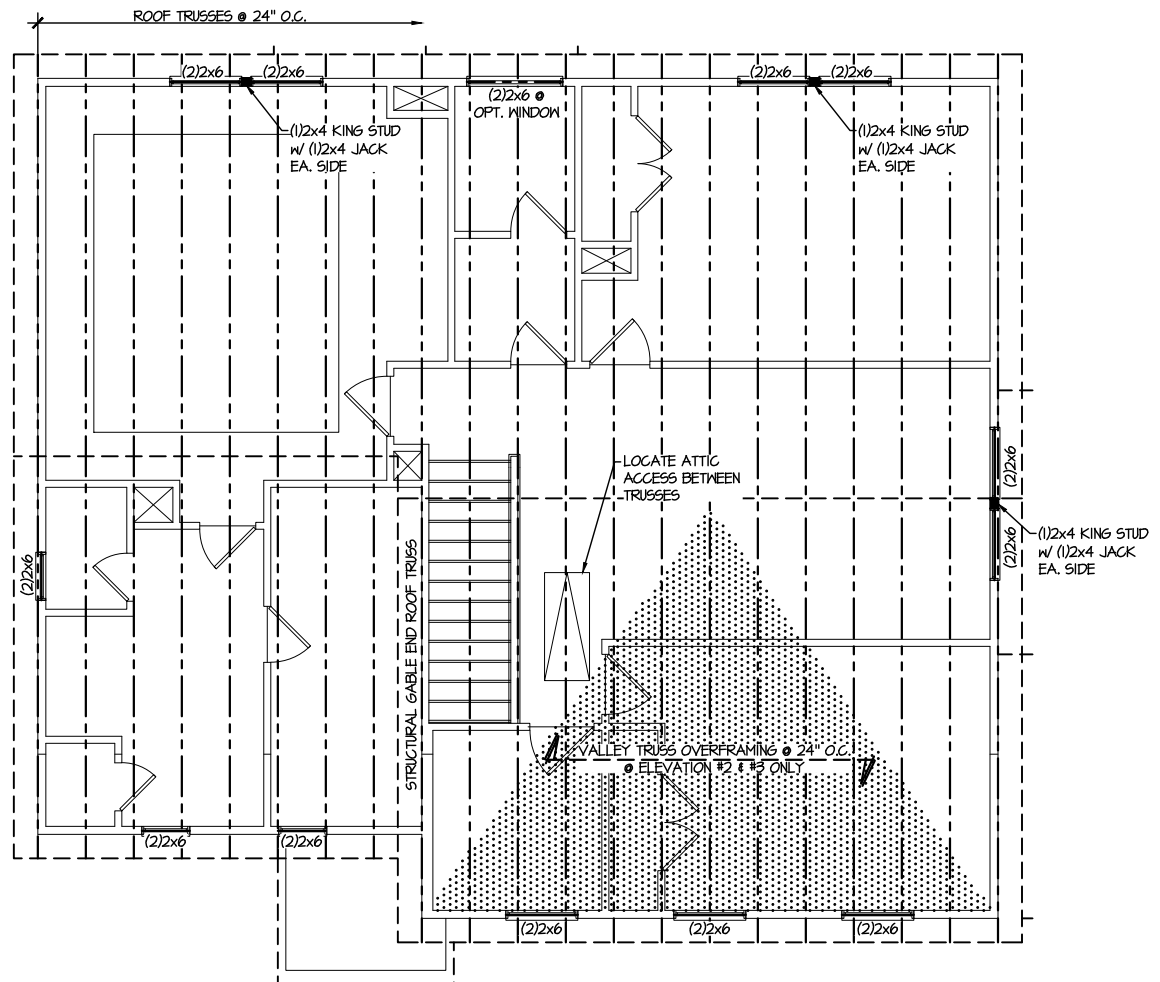


NC LIC #C-3825

**MULHERN+KUIP**  
RESIDENTIAL STRUCTURAL ENGINEERING  
300 Darnside Ave, Building 4 - Ashebor, PA 15082  
P: 715-548-8001 • mulhernkuip.com

M&K project number: 126-21019  
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 drawn by: KL  
 issue date: 07-16-21

REVISIONS:	
date:	initial:



**1 ROOF FRAMING PLAN**  
 SCALE: 1/8"=1'-0" ELEV. #1 SHOWN - ELEV. #2, #3 SIM.

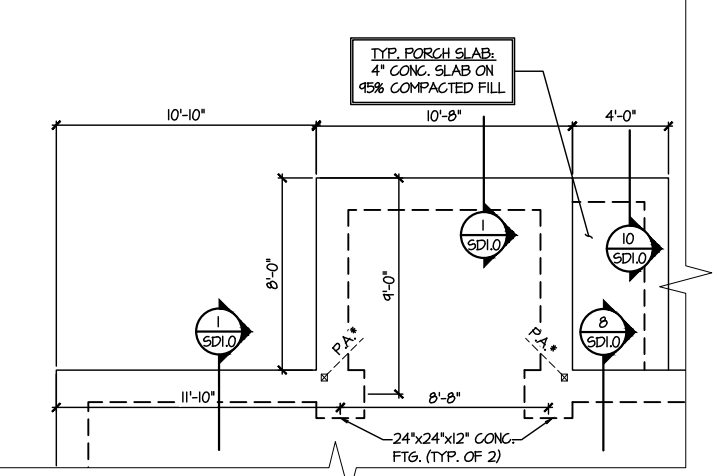
ROOF FRAMING PLANS  
 ELMHURST  
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LEGEND	
	INTERIOR BEARING WALL
	BEARING WALL ABOVE
	BEAM / HEADER
	INDICATES SHEAR WALL & EXTENT
	EXTENT OF OVERFRAMING
	1L METAL HANGER
	* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
	▶ INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

SEAL  
042188  
STEPHEN VE...  
NC LIC #C-3825

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RESIDENTIAL STRUCTURAL ENGINEERING  
300 Duneside Ave. Building 4 - Jambler, PA 15002  
724-848-8881 - mulhernkulp.com



**1 PARTIAL MONO SLAB FOUNDATION PLAN**  
SCALE: 1/8"=1'-0"  
OPTIONAL EXTENDED BREAKFAST

M&K project number:  
126-21019

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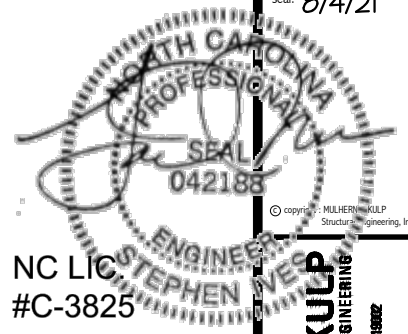
OPTION FRAMING PLANS  
ELMHURST  
RALEIGH, NC



REFER TO S.O 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] INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
  - ▶ [Symbol] INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.
- [Symbol] 1L METAL HANGER



NC LIC #C-3825

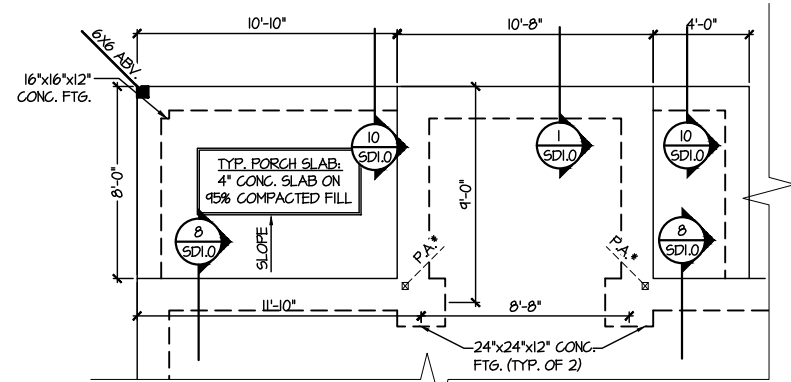
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M&K project number:  
126-21019

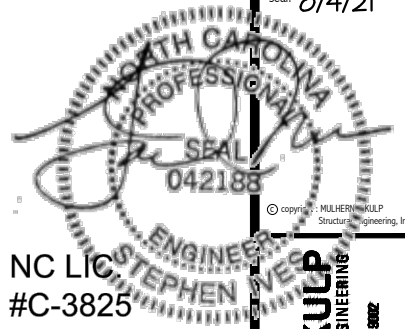
project mgr: JTR  
drawn by: KL  
issue date: 07-16-21

REVISIONS:  
date: initial:



**1 PARTIAL MONO SLAB FOUNDATION PLAN**  
SCALE: 1/8"=1'-0"  
OPTIONAL EXTENDED BREAKFAST IN/ OPTIONAL SCREENED PORCH

OPTION FRAMING PLANS  
ELMHURST  
RALEIGH, NC



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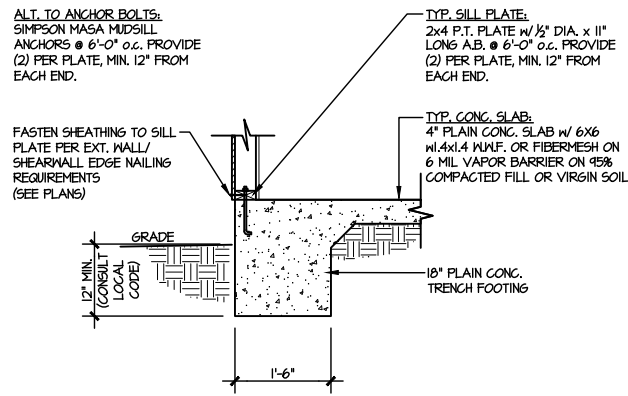
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project mgr: JTR  
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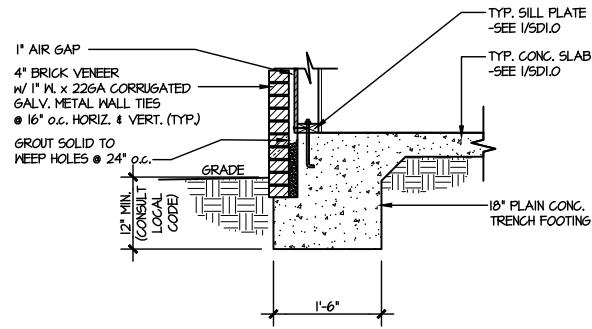


MONO SLAB DETAILS  
ELMHURST  
RALEIGH, NC

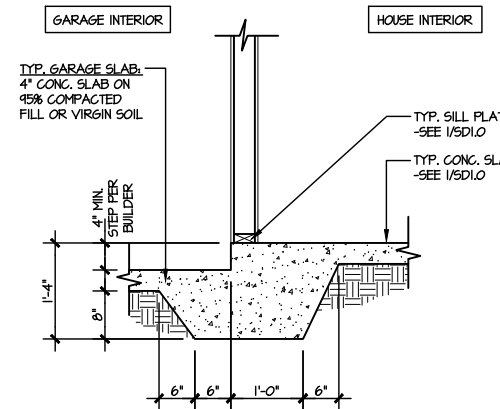
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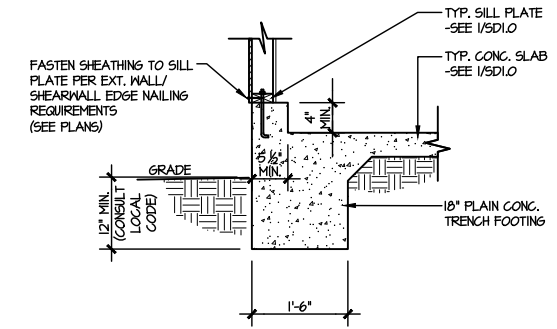
**1** TYPICAL SLAB ON GRADE PERIMETER FOOTING  
SCALE: 3/8"=1'-0"



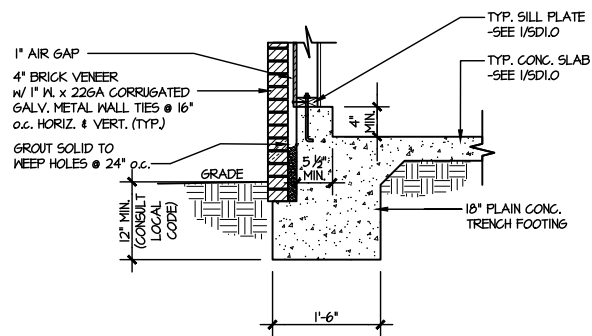
**2** TYPICAL SLAB ON GRADE PERIMETER FOOTING  
SCALE: 3/8"=1'-0" w/ BRICK VENEER



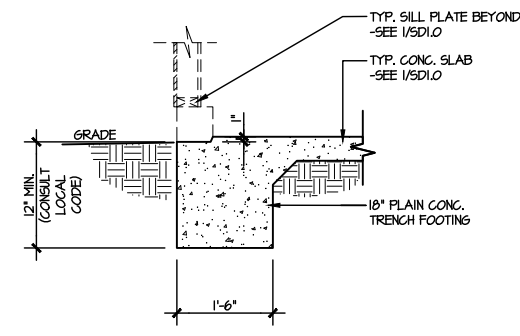
**3** TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING  
SCALE: 3/8"=1'-0"



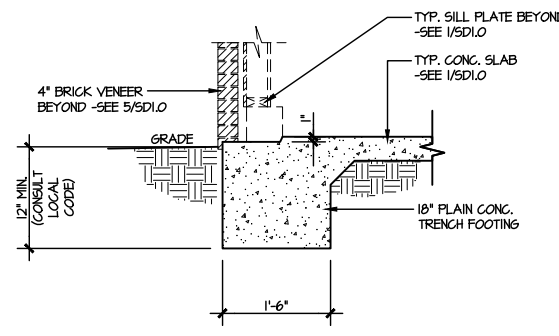
**4** TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING  
SCALE: 3/8"=1'-0"



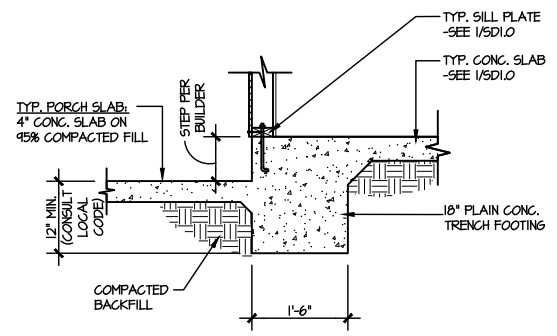
**5** TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING  
SCALE: 3/8"=1'-0" w/ BRICK VENEER



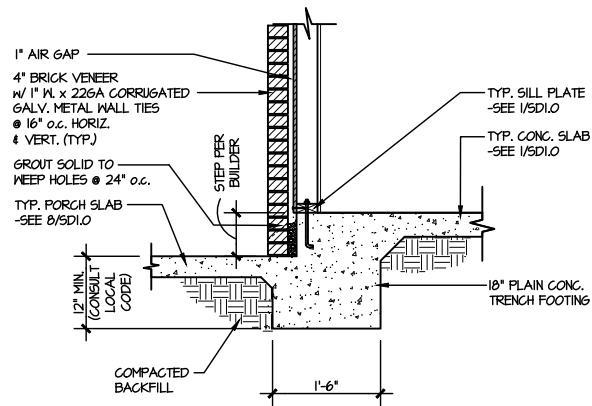
**6** TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING  
SCALE: 3/8"=1'-0"



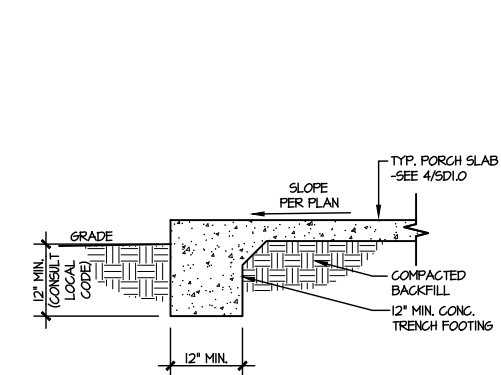
**7** TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING  
SCALE: 3/8"=1'-0" w/ BRICK VENEER



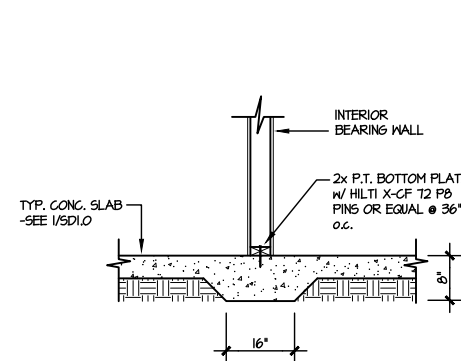
**8** TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO  
SCALE: 3/8"=1'-0"



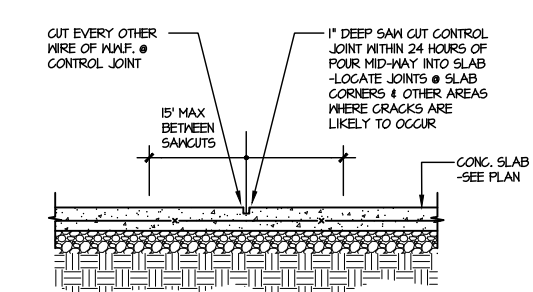
**9** TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO  
SCALE: 3/8"=1'-0" w/ BRICK VENEER



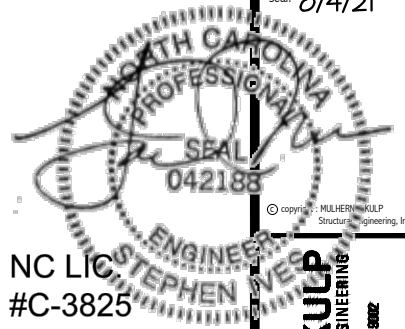
**10** TYPICAL FOOTING @ PORCH SLAB  
SCALE: 3/8"=1'-0"



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



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



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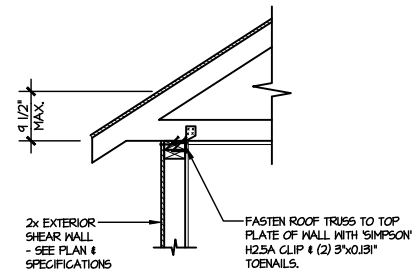
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drawn by: KL  
issue date: 07-16-21

REVISIONS:  
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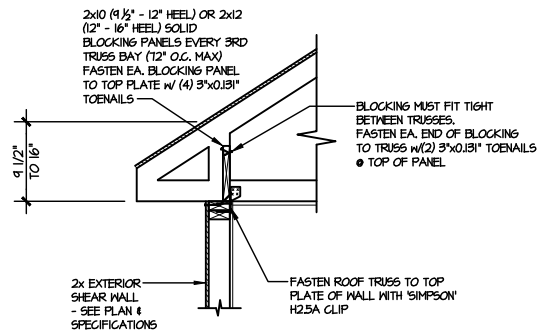


FRAMING DETAILS  
ELMHURST  
RALEIGH, NC

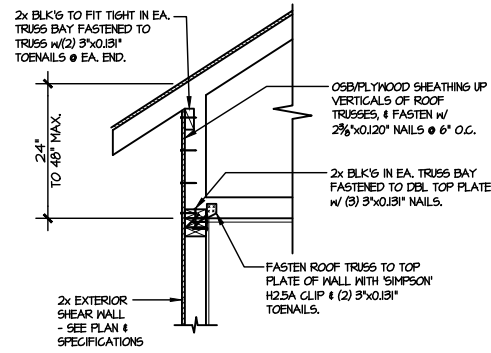
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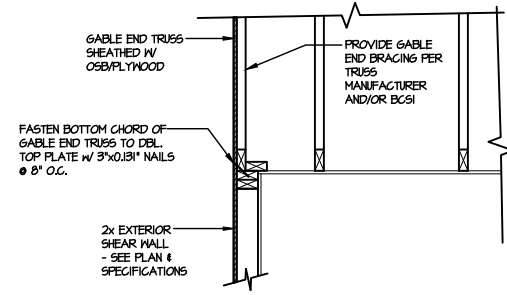
**A1** TYPICAL SHEAR  
TRANSFER DETAIL @ ROOF  
SCALE: 3/8"=1'-0" HEEL HEIGHT LESS THAN 4 1/2"  
NO BLOCKING REQ'D



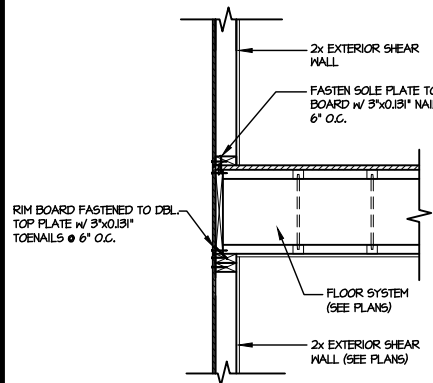
**A2** TYPICAL SHEAR  
TRANSFER DETAIL @ ROOF  
SCALE: 3/8"=1'-0" HEEL HEIGHT BETWEEN 4 1/2" - 16"  
BLOCKING REQ'D



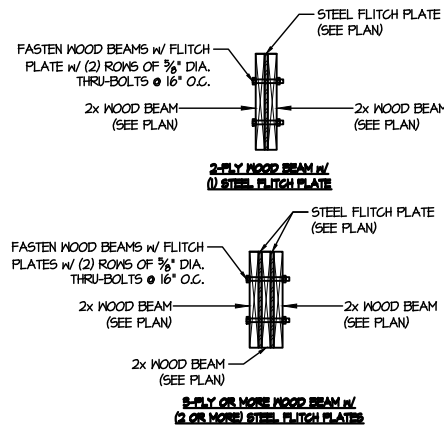
**A3** TYPICAL SHEAR TRANSFER  
DETAIL @ RAISED HEEL TRUSS  
SCALE: 3/8"=1'-0" HEEL HEIGHT UP TO 48" MAX.



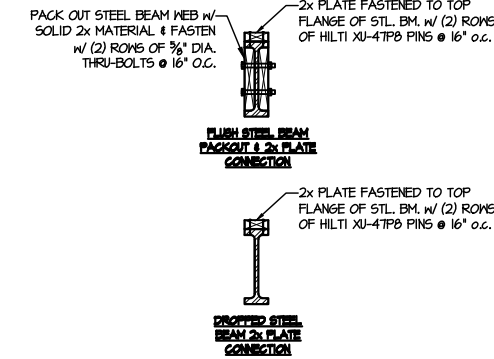
**B** TYPICAL GABLE END DETAIL  
SCALE: 3/8"=1'-0"



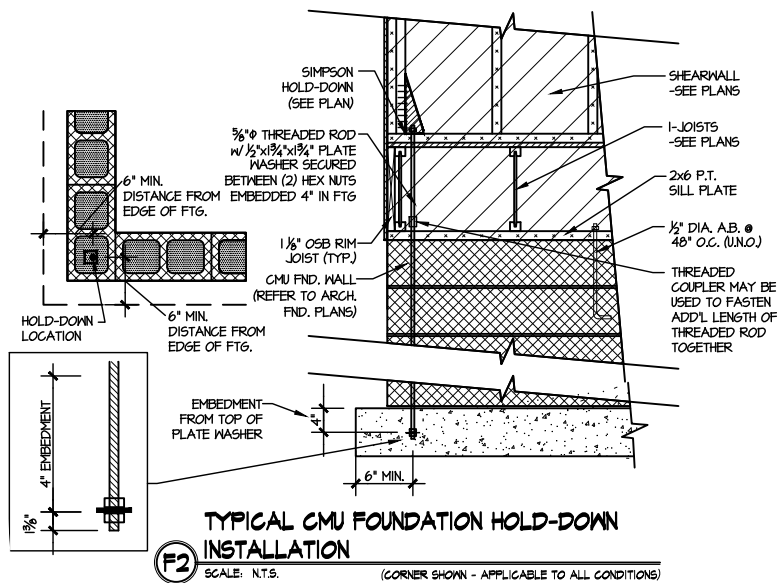
**C** TYPICAL SHEAR TRANSFER DETAIL  
BETWEEN FLOORS @ EXTERIOR WALL  
SCALE: 3/8"=1'-0"



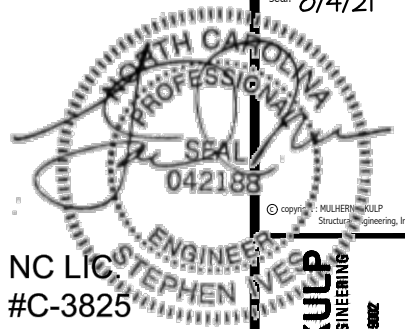
**D** TYPICAL FLITCH BEAM CONNECTION DETAIL  
SCALE: 3/4"=1'-0"



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



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



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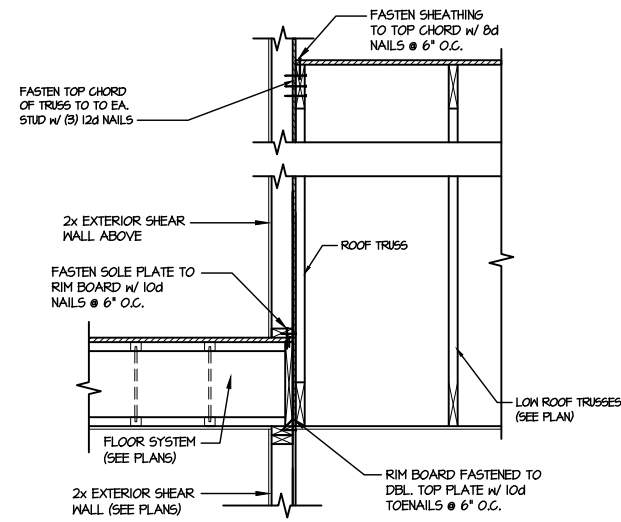
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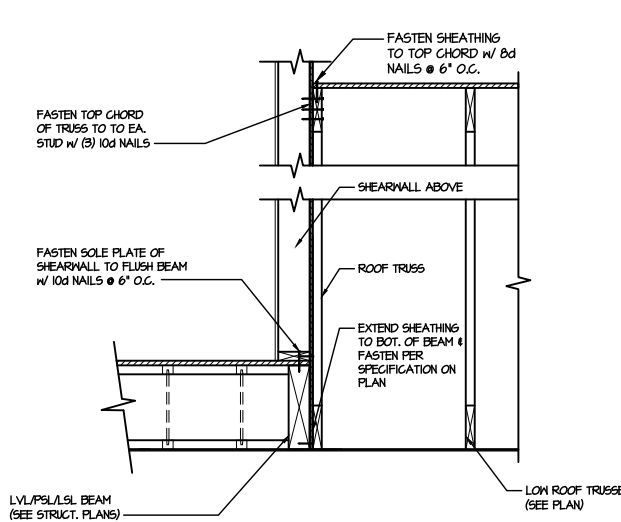


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ELMHURST  
RALEIGH, NC

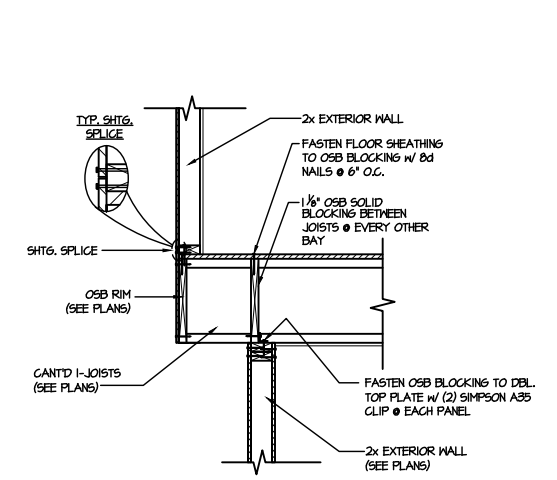
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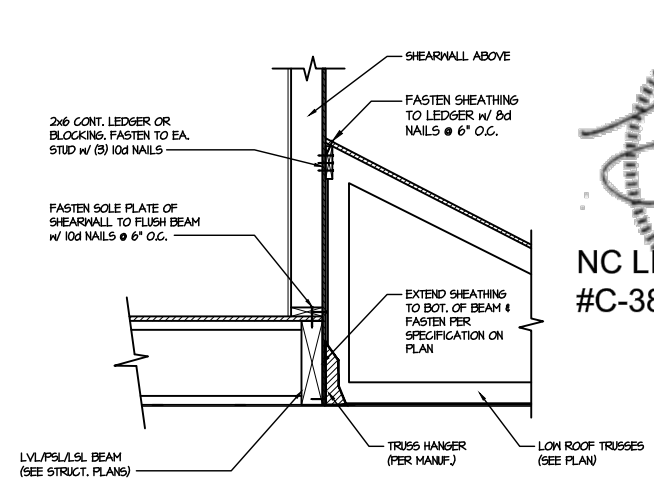
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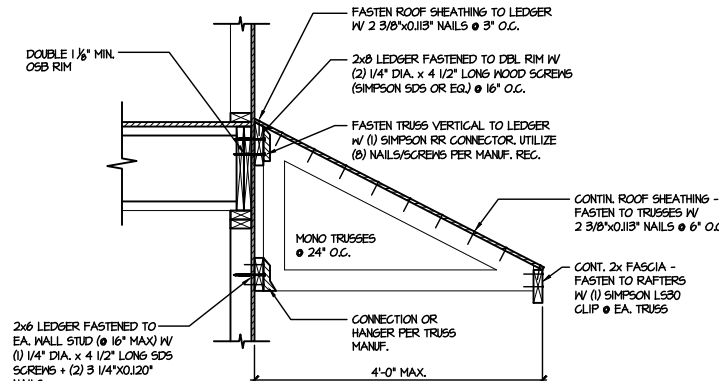
2 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4\"/>



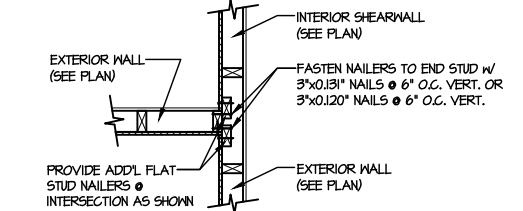
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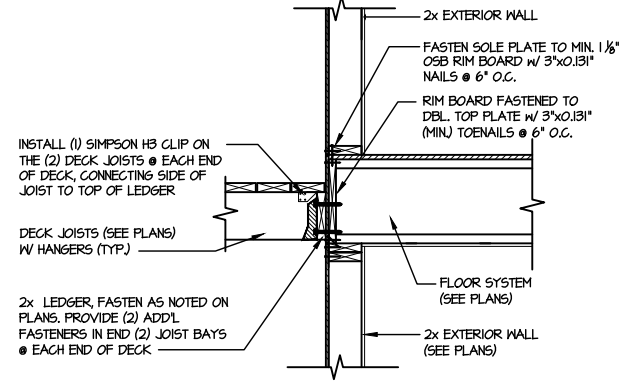
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SCALE: 3/4\"/>



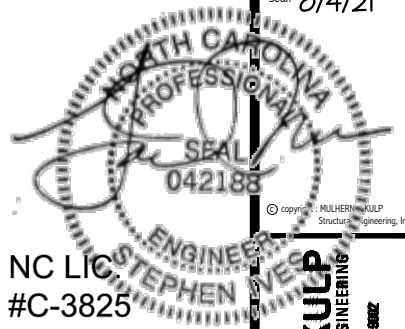
5 DETAIL @ SHED ROOF  
SCALE: 3/8\"/>



6 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL  
SCALE: 3/4\"/>



7 DECK CONNECTION DETAIL  
SCALE: 3/4\"/>



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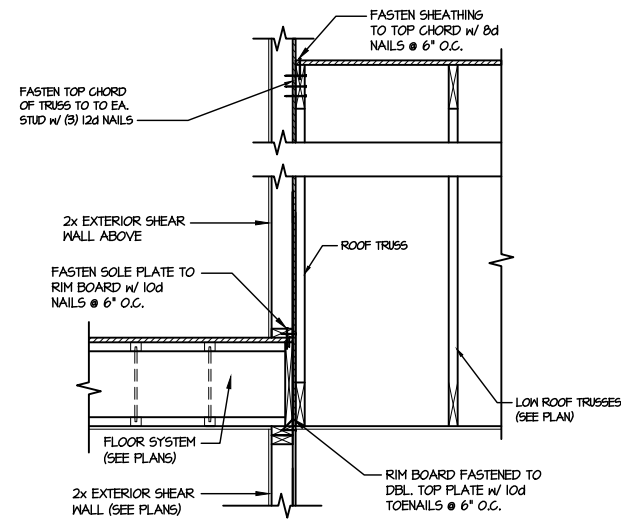


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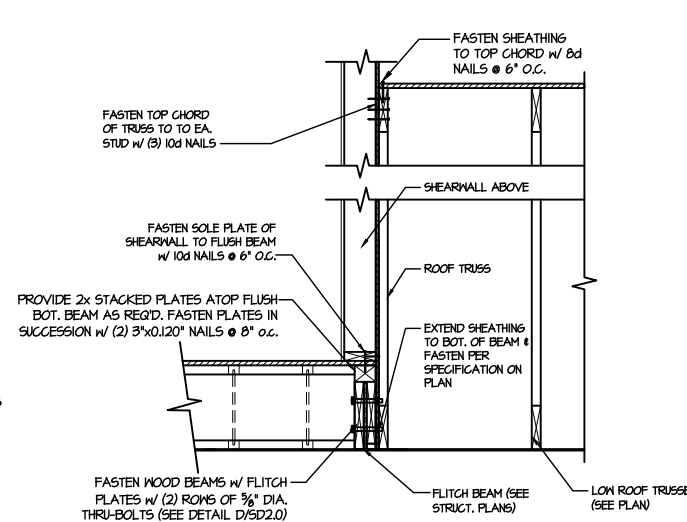


FRAMING DETAILS  
ELMHURST  
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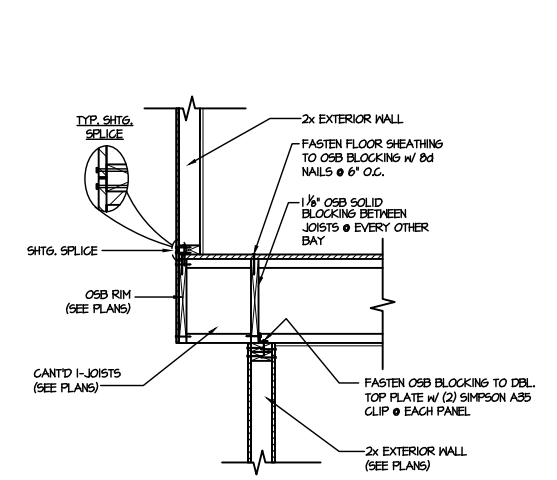
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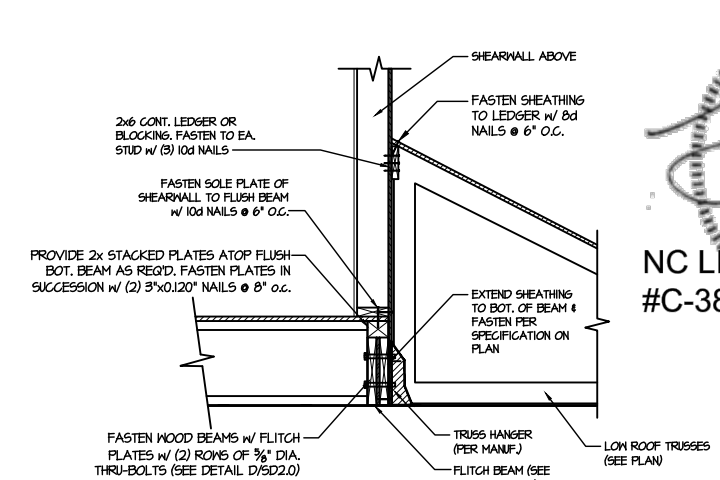
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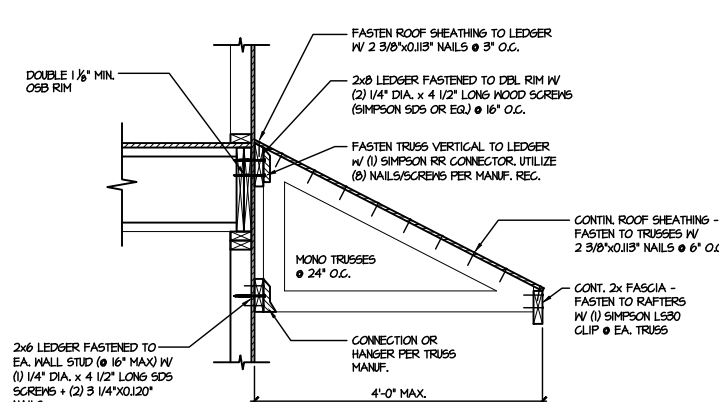
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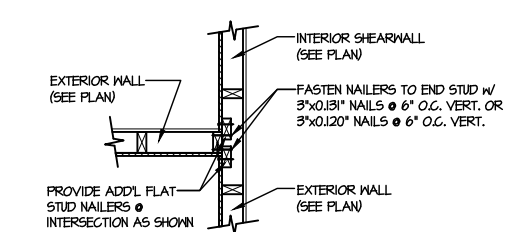
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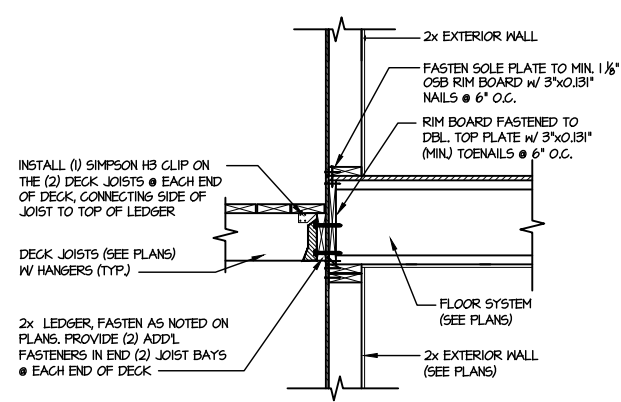
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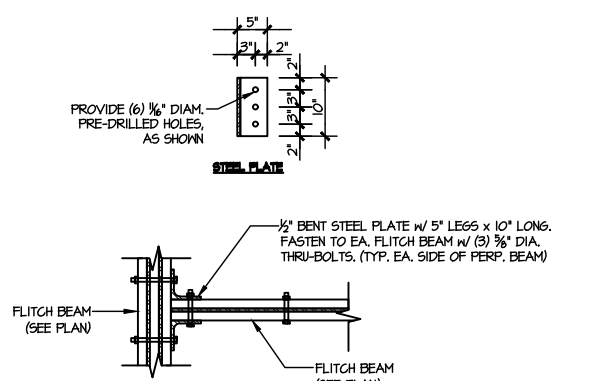
5 DETAIL @ SHED ROOF  
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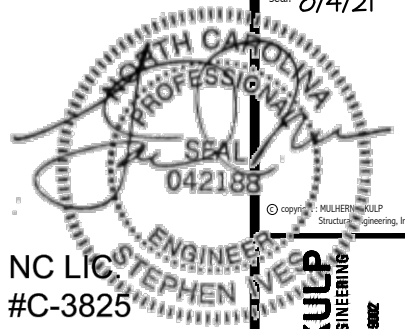
6 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL  
SCALE: 3/4\"/>



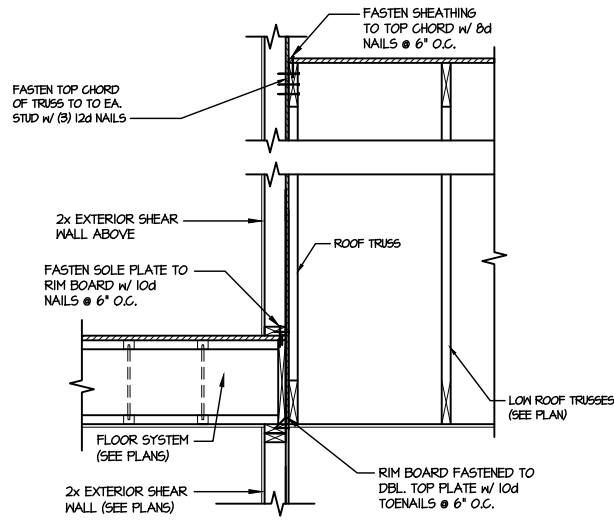
7 DECK CONNECTION DETAIL  
SCALE: 3/4\"/>



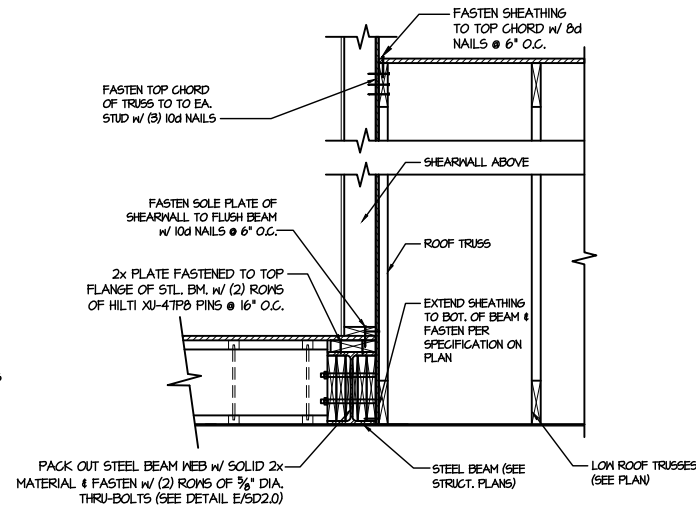
8 TYPICAL FLITCH BEAM TO FLITCH BEAM CONNECTION DETAIL  
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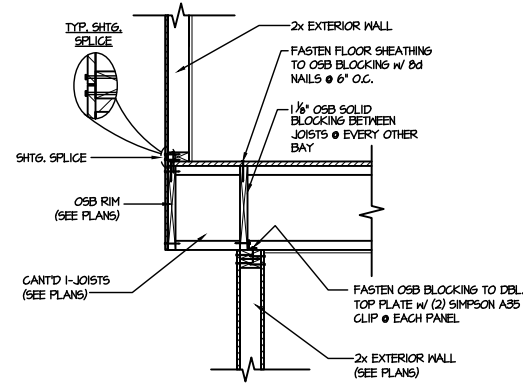
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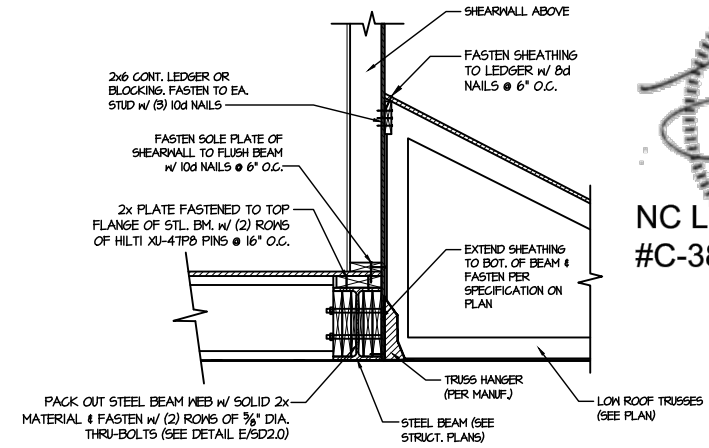
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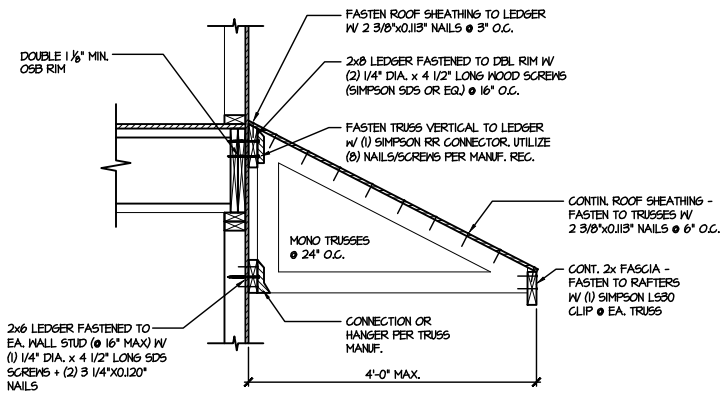
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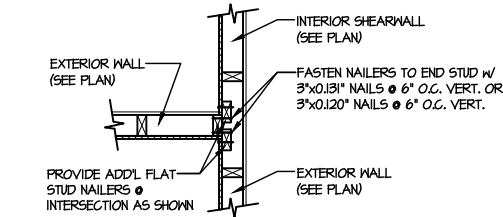
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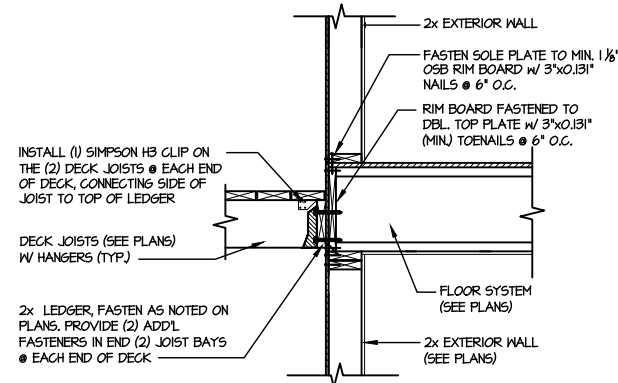
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SCALE: 3/4\"/>



5 DETAIL @ SHED ROOF  
SCALE: 3/8\"/>



6 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL  
SCALE: 3/4\"/>



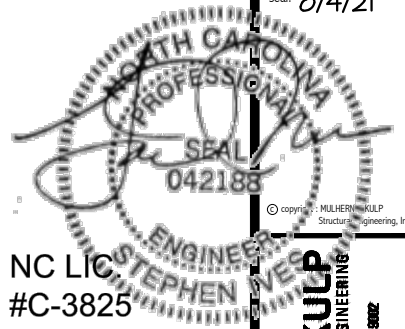
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FRAMING DETAILS  
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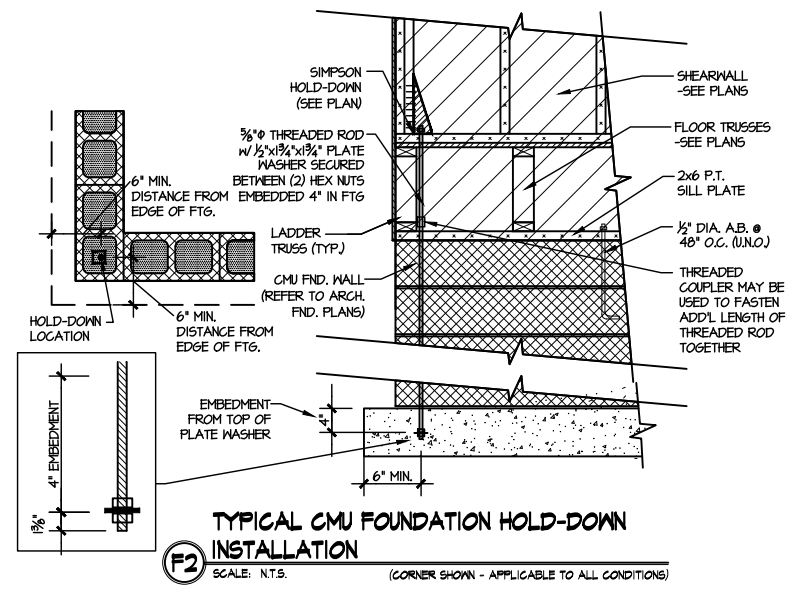
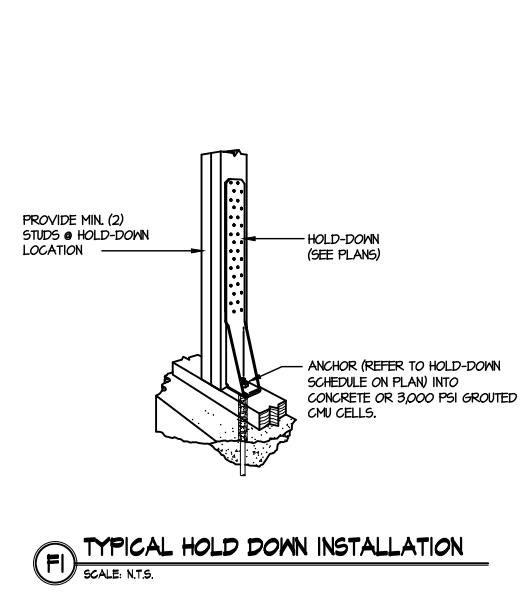
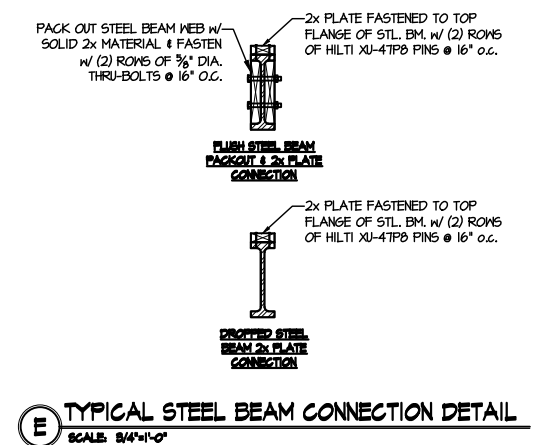
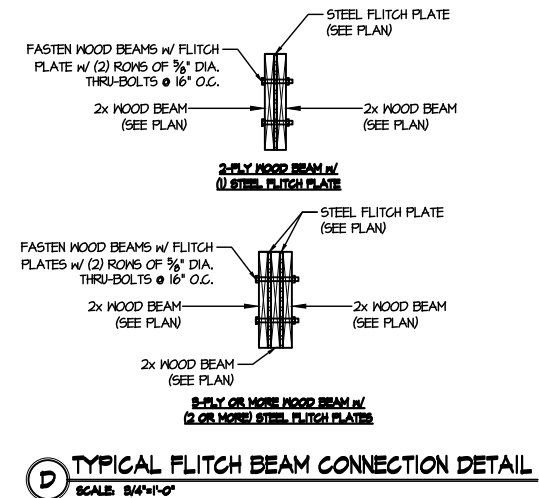
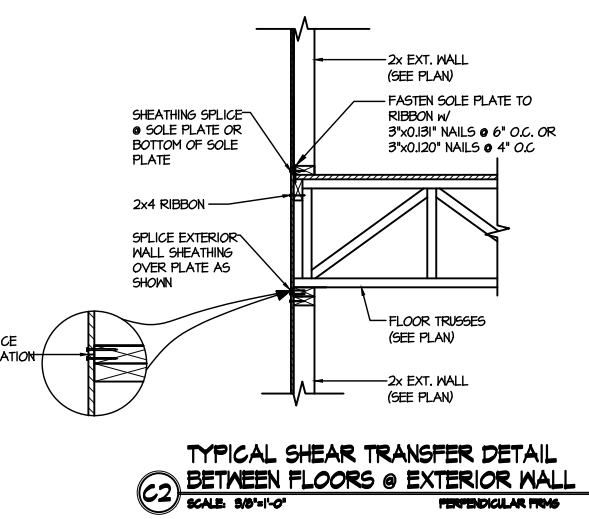
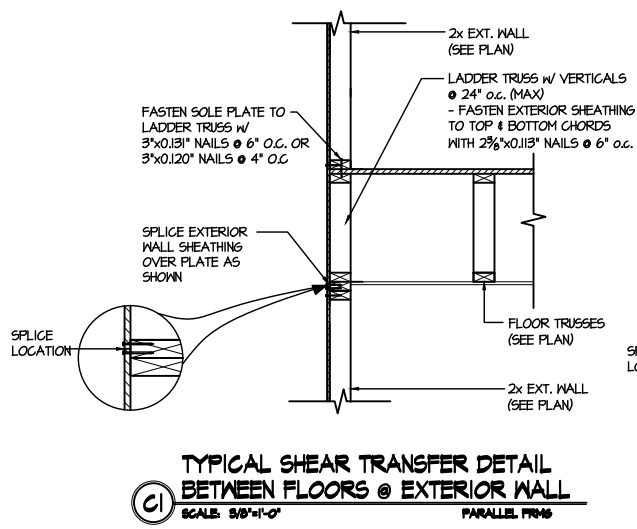
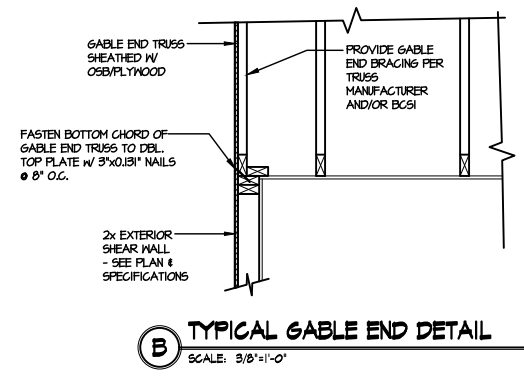
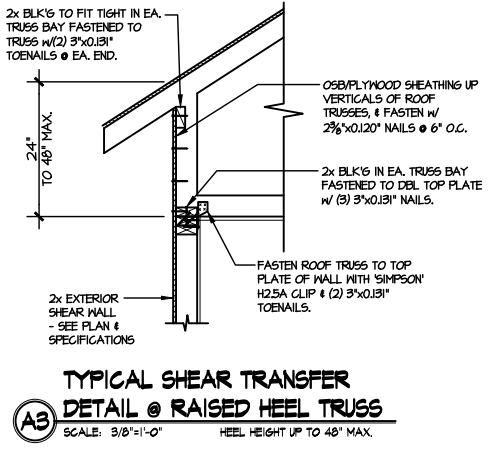
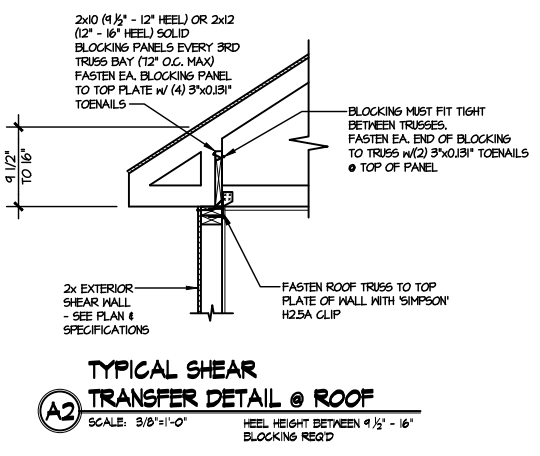
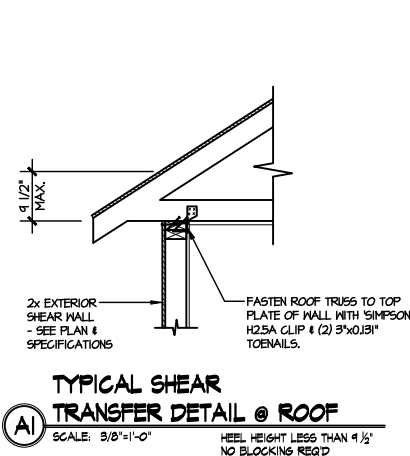
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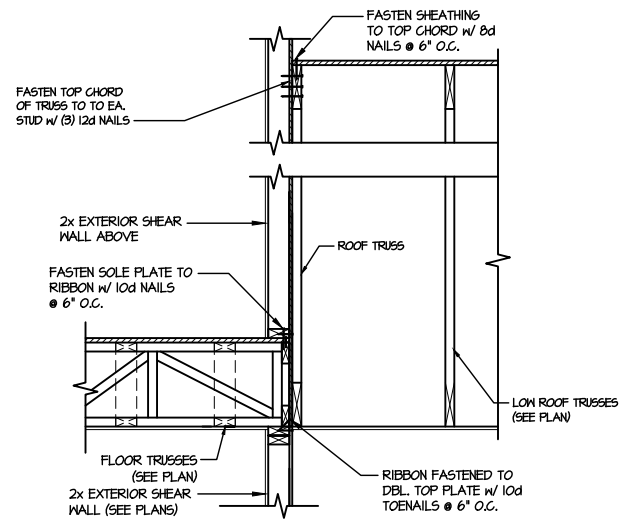


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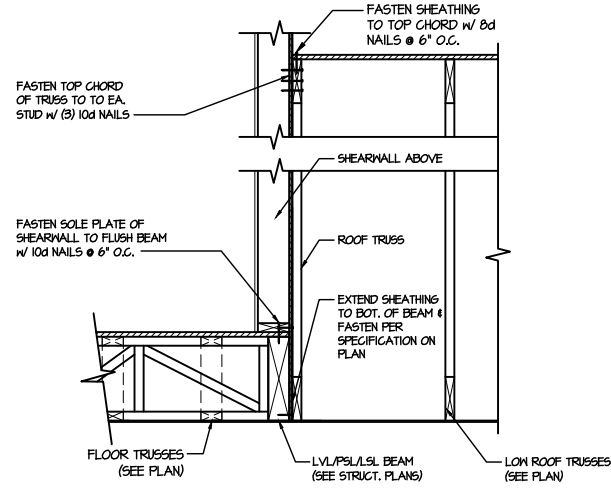
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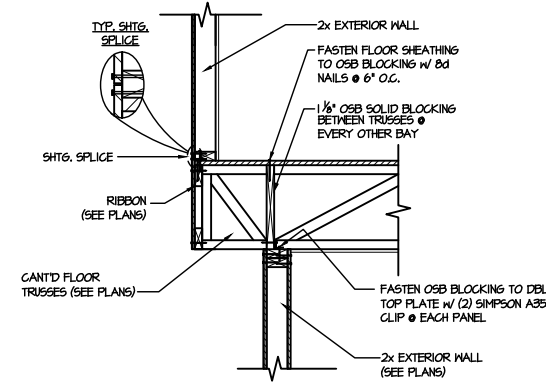




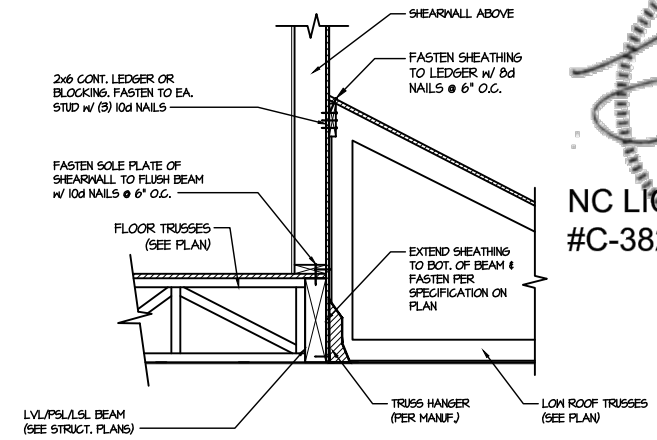
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SCALE: 3/4"=1'-0"



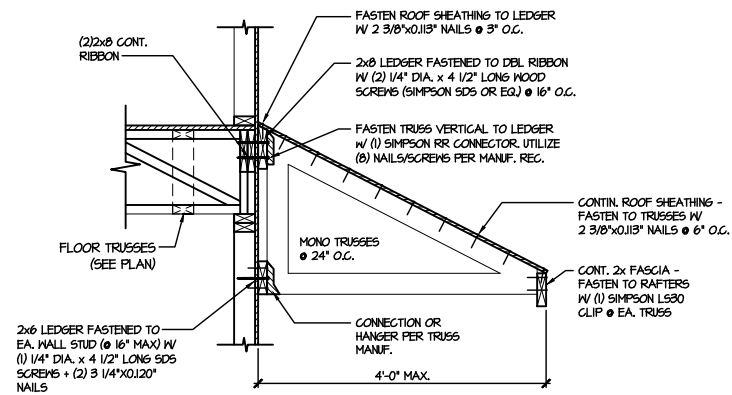
2 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



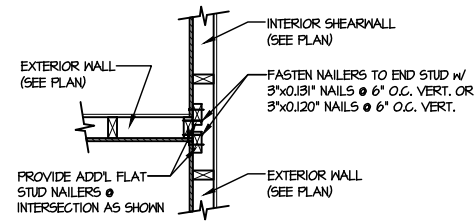
3 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL  
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



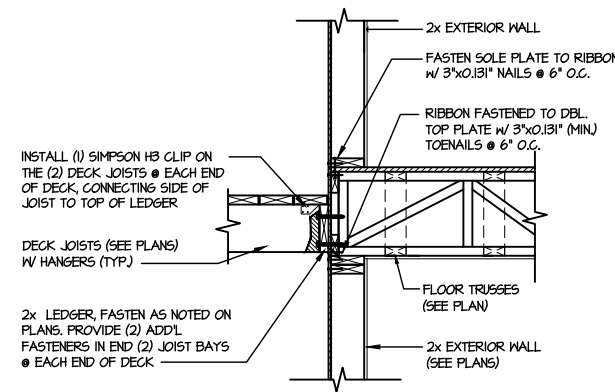
4 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



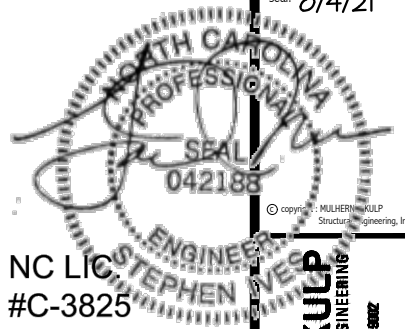
5 DETAIL @ SHED ROOF  
SCALE: 3/8"=1'-0"



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



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



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RESIDENTIAL STRUCTURAL ENGINEERING  
300 Dunsmuir Ave., Building 4 - Ambler, PA 19002  
p: 215-998-8881 • m.mulhern@mkp.com

M&K project number:  
126-21019

project mgr: JTR  
drawn by: KL  
issue date: 07-16-21

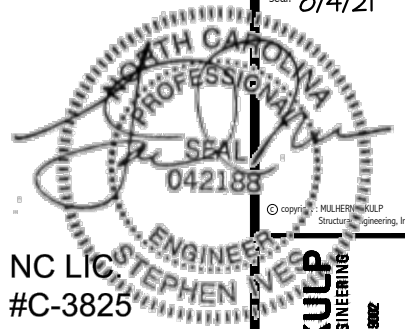
REVISIONS:  
date: initial:



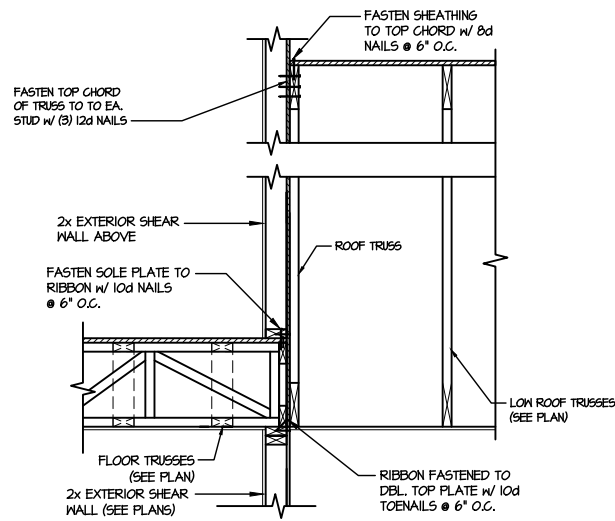
FRAMING DETAILS  
ELMHURST  
RALEIGH, NC

sheet:  
SD2.1AT

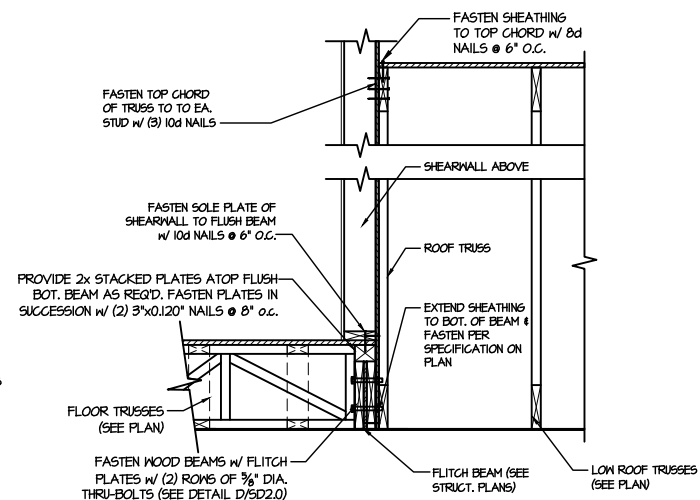




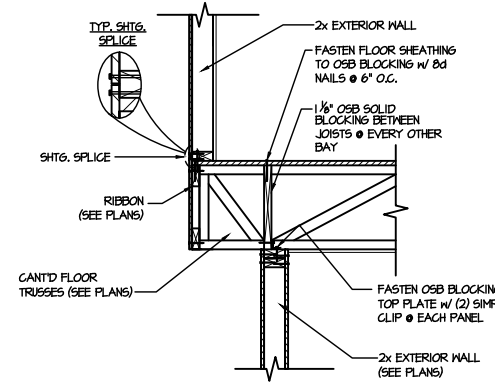
MULHERN+KULP  
RESIDENTIAL STRUCTURAL ENGINEERING  
300 Rembrandt Ave., Building 4 - Annapolis, PA 19802  
P: 715-648-8801 • m.mulhern@mkp.com



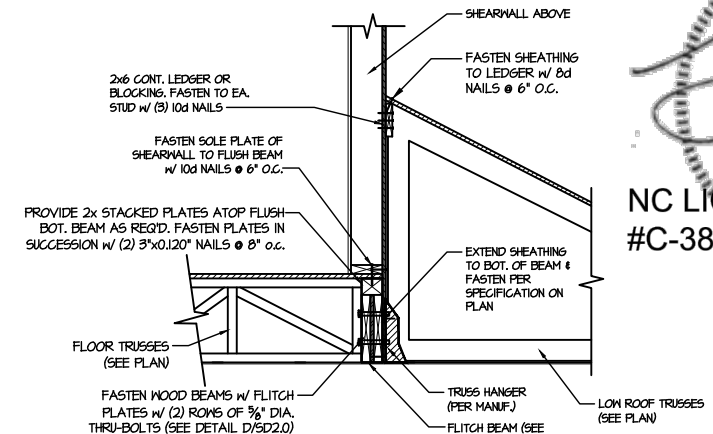
1 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL  
SCALE: 3/4\"/>



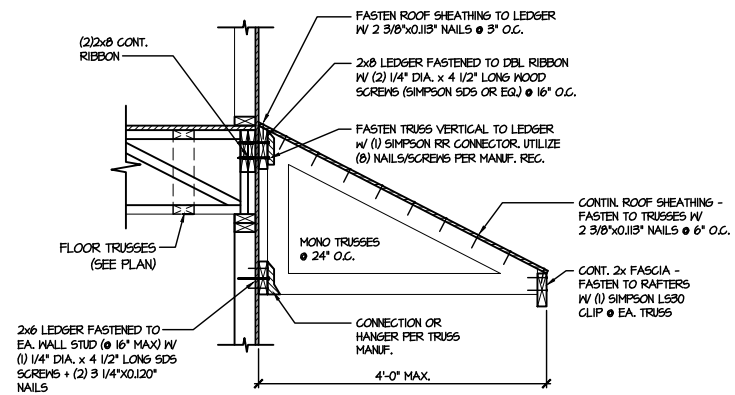
2 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4\"/>



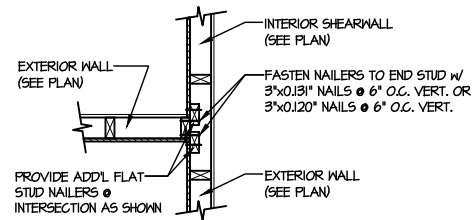
3 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL  
SCALE: 3/4\"/>



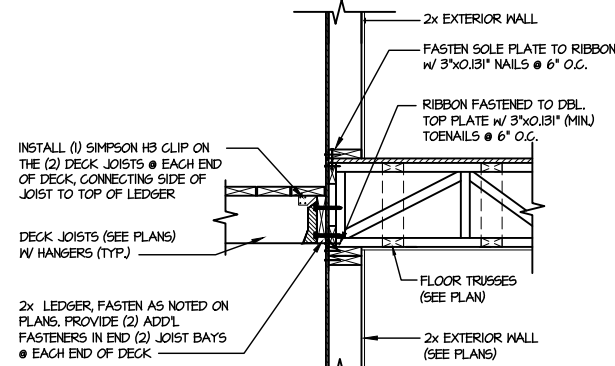
4 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4\"/>



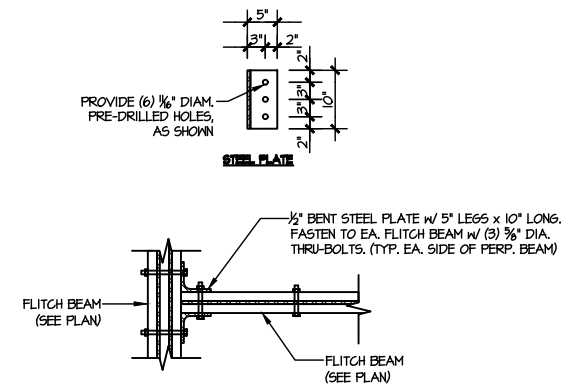
5 DETAIL @ SHED ROOF  
SCALE: 3/8\"/>



6 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL  
SCALE: 3/4\"/>



7 DECK CONNECTION DETAIL  
SCALE: 3/4\"/>



8 TYPICAL FLITCH BEAM TO FLITCH BEAM CONNECTION DETAIL  
SCALE: 3/4\"/>

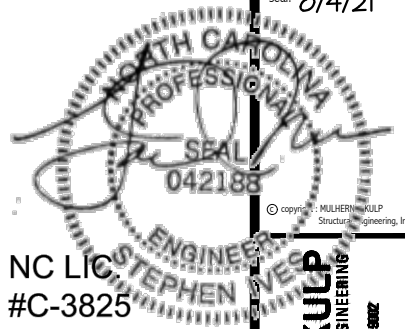
M&K project number: 126-21019  
project mgr: JTR  
drawn by: KL  
issue date: 07-16-21

REVISIONS:  
date: initial:



FRAMING DETAILS  
ELMHURST  
RALEIGH, NC

sheet: SD2.1BT



NC LIC #C-3825

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M&K project number:  
126-21019

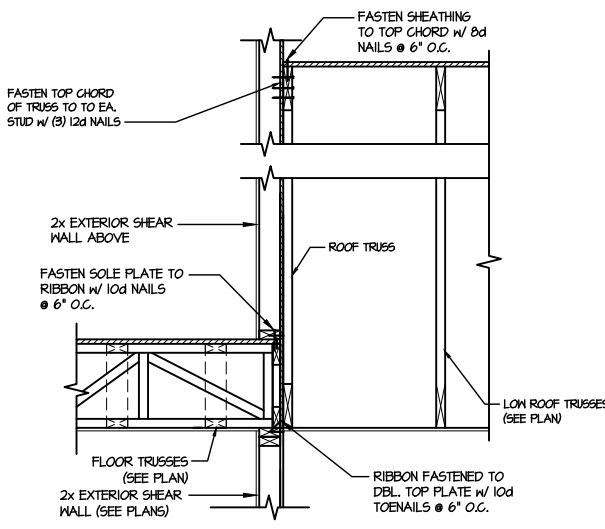
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issue date: 07-16-21

REVISIONS:  
date: initial:

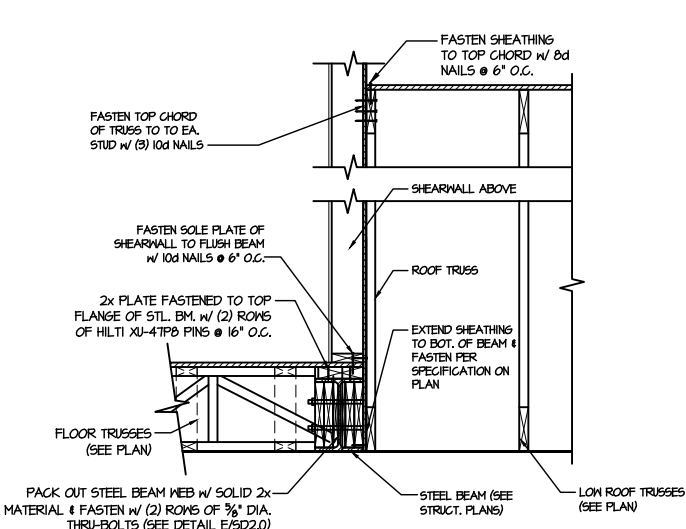


FRAMING DETAILS  
**ELMHURST**  
RALEIGH, NC

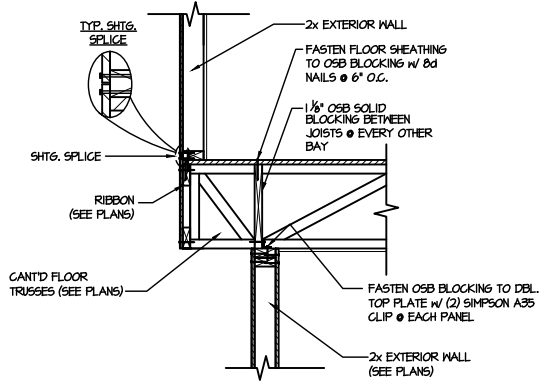
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**SD2.1CT**



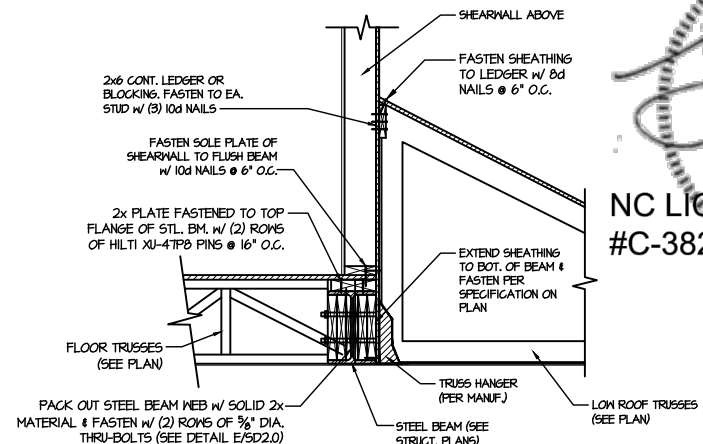
**1** TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL  
SCALE: 3/4\"/>



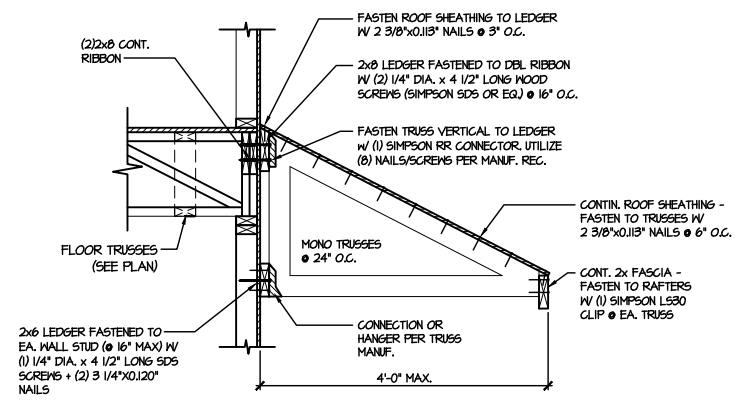
**2** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4\"/>



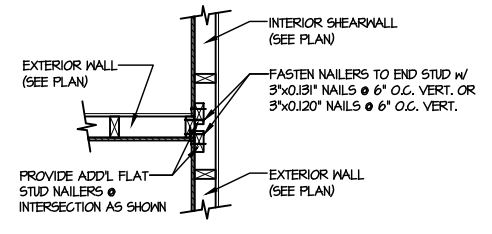
**3** SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL  
SCALE: 3/4\"/>



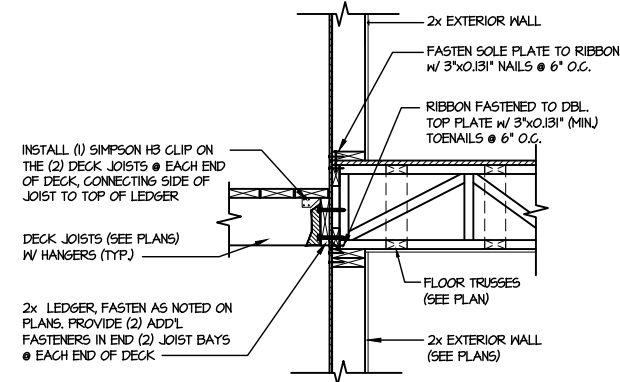
**4** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4\"/>



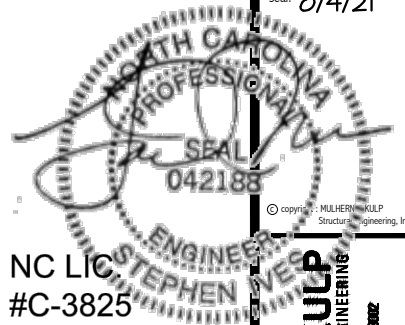
**5** DETAIL @ SHED ROOF  
SCALE: 3/8\"/>



**6** SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL  
SCALE: 3/4\"/>



**7** DECK CONNECTION DETAIL  
SCALE: 3/4\"/>



NC LIC #C-3825

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MX project number:

126-21019

project mgr:

JTR

drawn by:

KL

issue date:

07-16-21

REVISIONS:

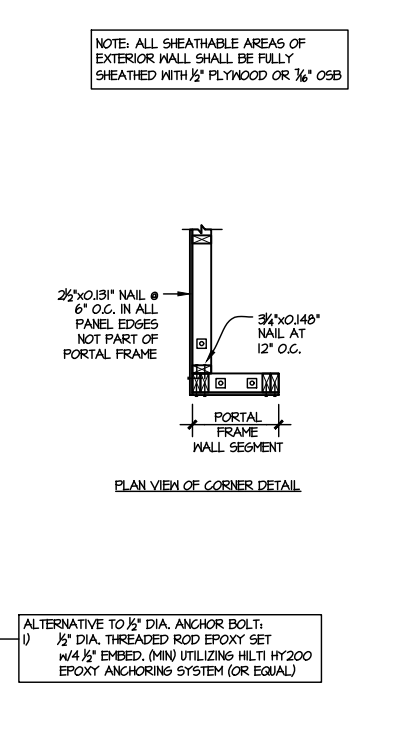
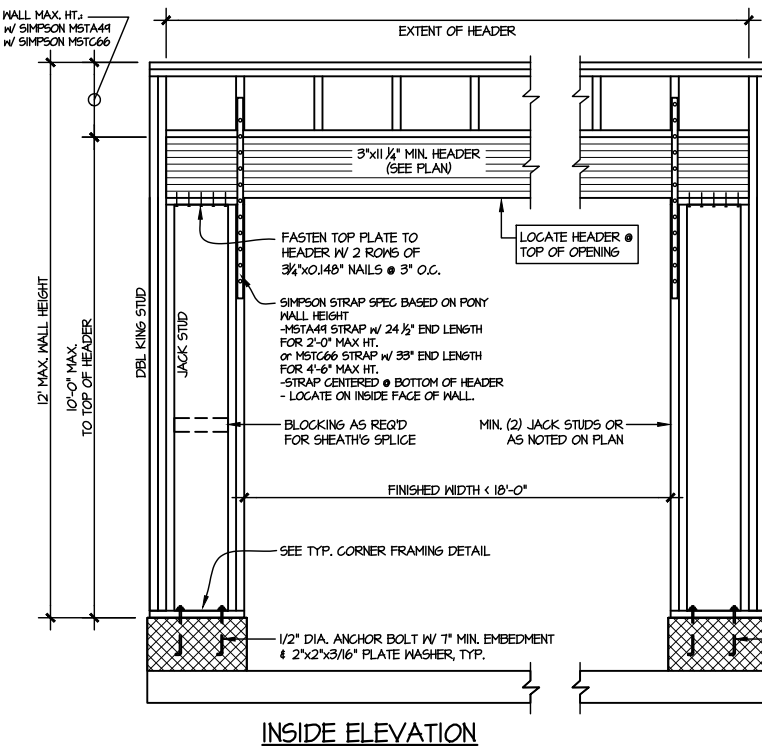
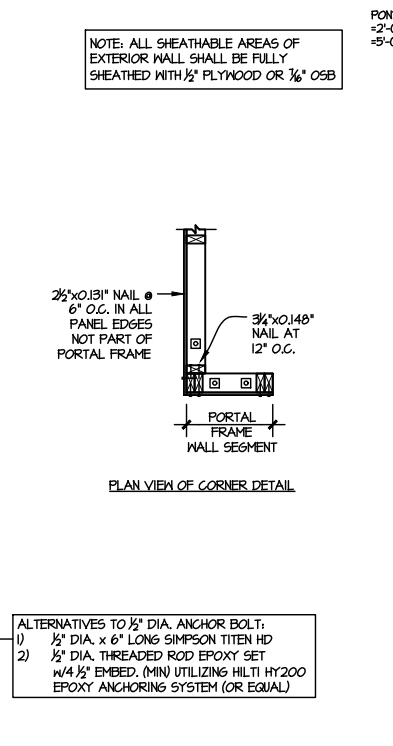
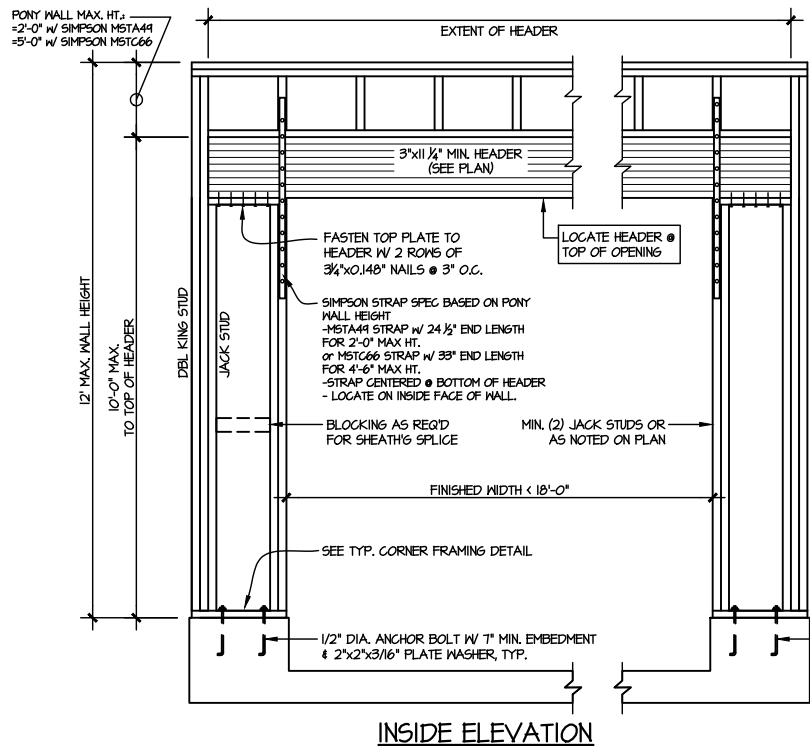
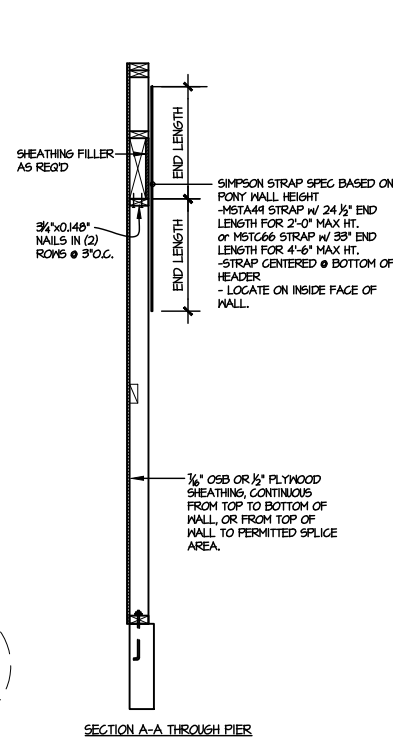
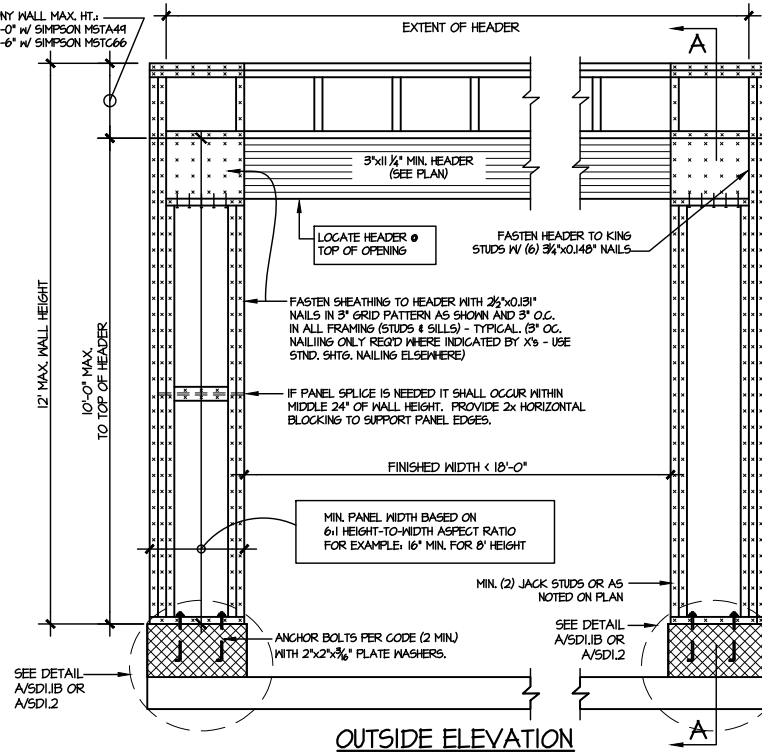
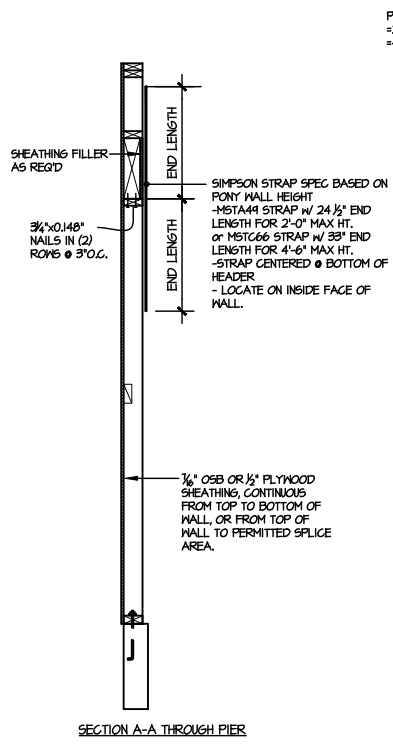
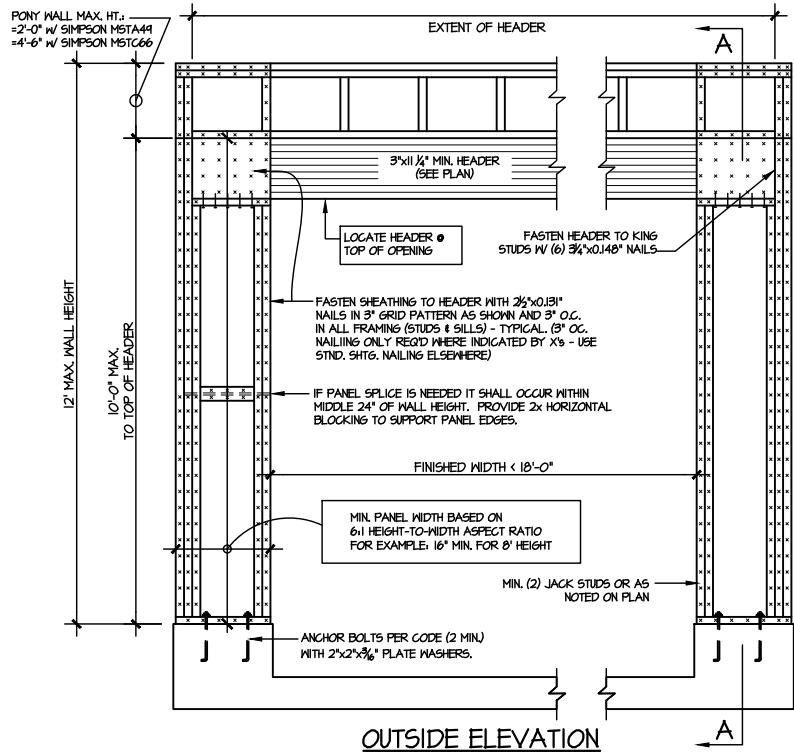
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FRAMING DETAILS  
ELMHURST  
RALEIGH, NC

sheet:

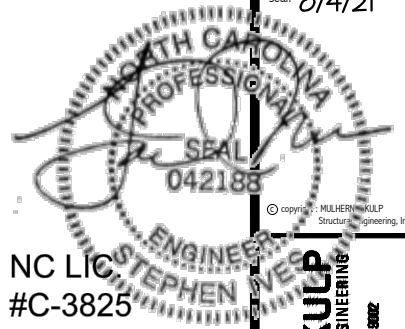
SD2.2



ALTERNATIVES TO 1/2" DIA. ANCHOR BOLT:  
 1) 1/2" DIA. x 6" LONG SIMPSON TITEN HD  
 2) 1/2" DIA. THREADED ROD EPOXY SET  
 W/ 4 1/2" EMBED. (MIN UTILIZING HILTI HY200 EPOXY ANCHORING SYSTEM (OR EQUAL))

**TWO SIDED GARAGE PORTAL FRAME BRACING ELEVATION ON CONCRETE STEM**  
 SCALE: N.T.S.

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



NC LIC #C-3825

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M&K project number: 126-21019

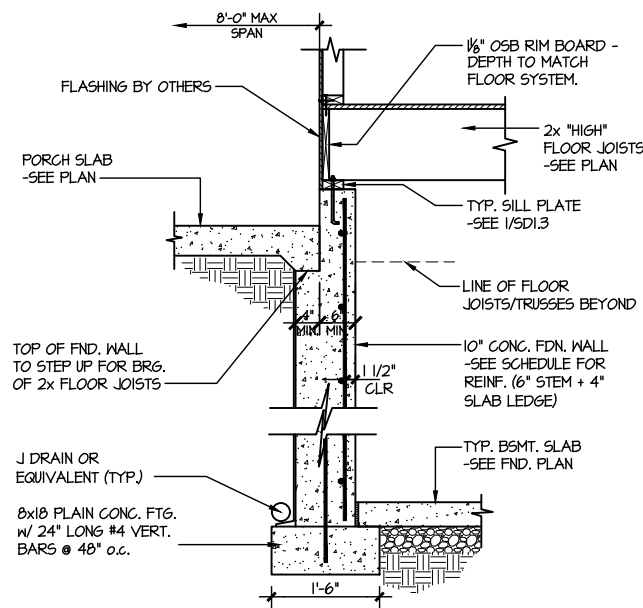
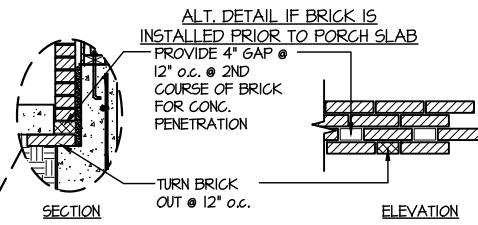
project mgr: JTR  
drawn by: KL  
issue date: 07-16-21

REVISIONS:  
date: initial:

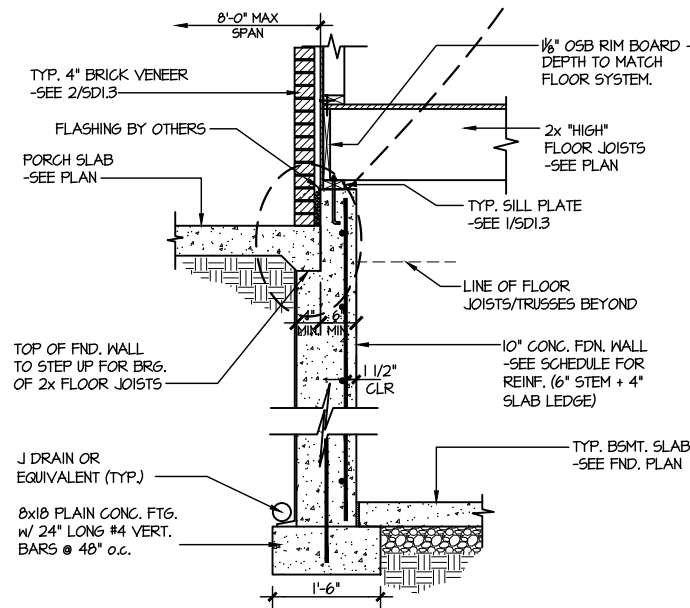


FRAMING DETAILS  
ELMHURST  
RALEIGH, NC

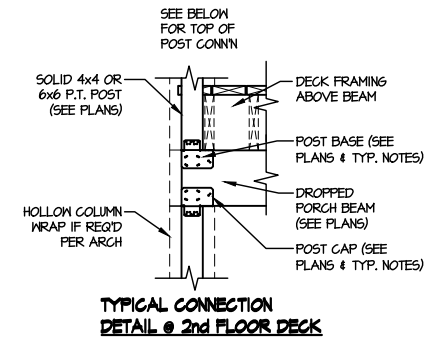
sheet: SD3.0



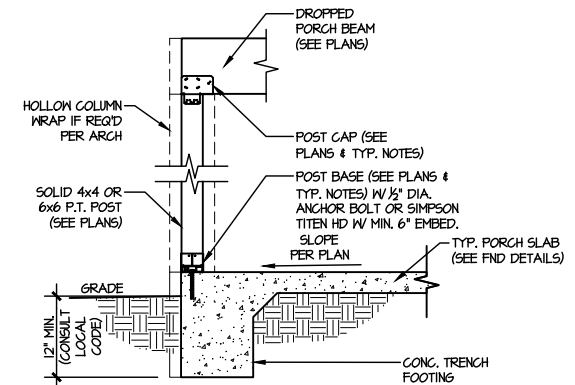
4 HIGH FLOOR JOIST BASEMENT FOUNDATION @ PORCH/PATIO SLAB  
SCALE: 3/8"=1'-0"  
(REFER TO DETAIL 12 FOR WOOD PORCH OPTION)



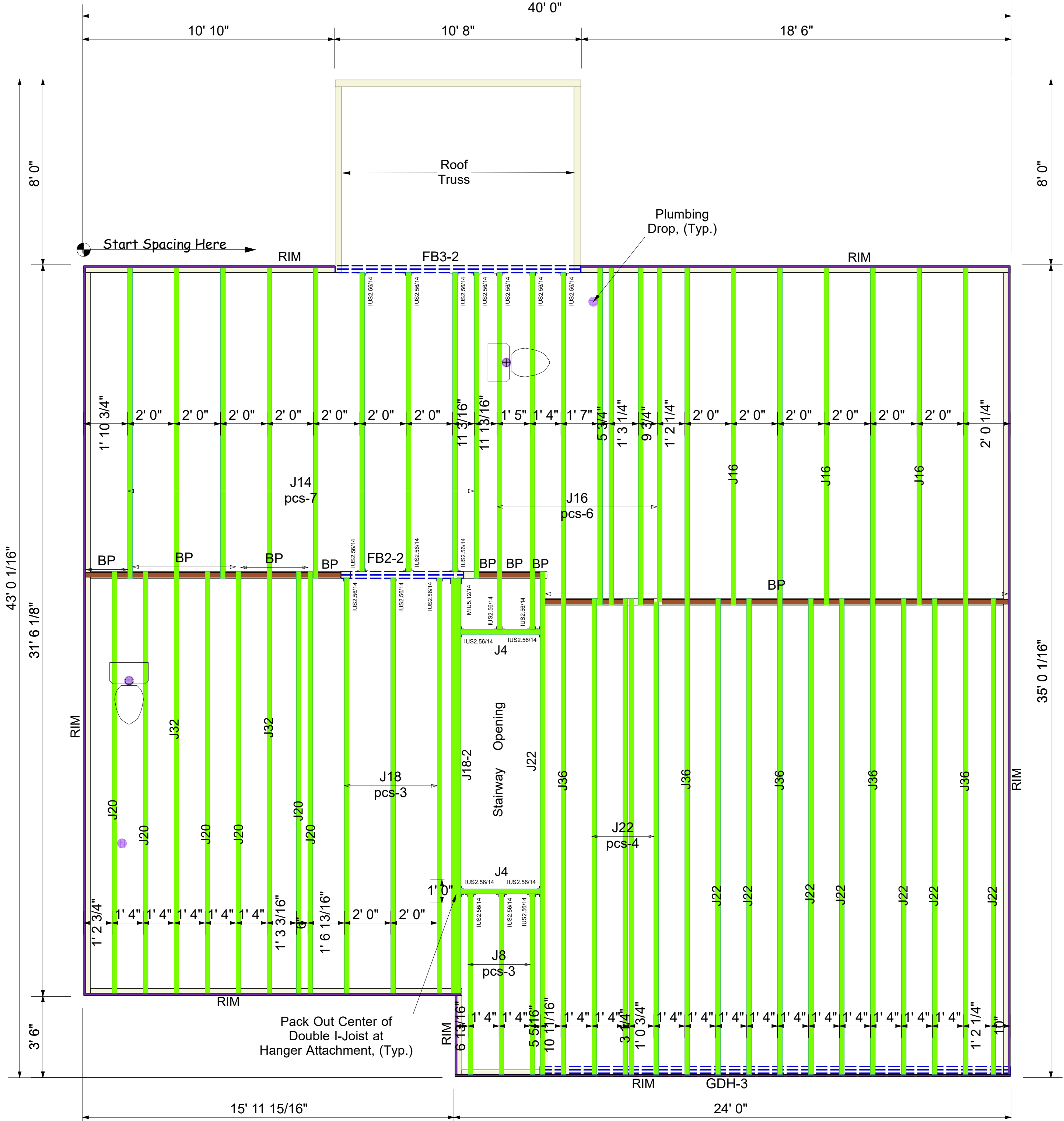
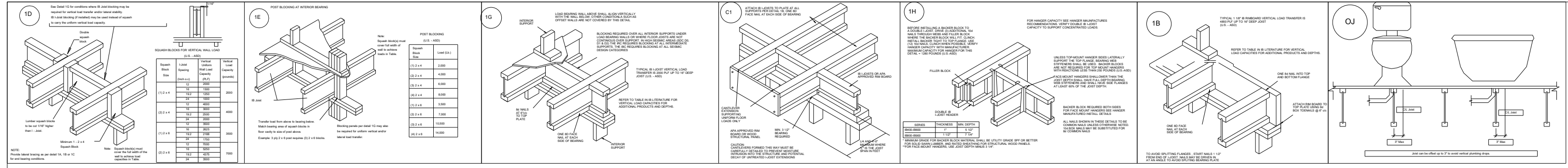
5 HIGH FLOOR JOIST BASEMENT FOUNDATION @ PORCH/PATIO SLAB  
SCALE: 3/8"=1'-0"  
w/ BRICK VENEER  
(REFER TO DETAIL 12 FOR WOOD PORCH OPTION)



TYPICAL CONNECTION  
DETAIL @ 2nd FLOOR DECK



3 TYPICAL PORCH POST CONNECTION DETAIL  
SCALE: NONE  
SLAB ON GRADE SHOWN (SIM. @ CRAWL & BSMT.)



Connector Summary		
Qty	Manuf	Product
22	Simpson	IUS2.56/14
1	Simpson	MIU5.12/14

Products					
PlotID	Length	Product	Piles	Net Qty	Fab Type
J36	36' 0"	14" PJI-40	1	5	MFD
J32	32' 0"	14" PJI-40	1	2	MFD
J22	22' 0"	14" PJI-40	1	12	MFD
J20	20' 0"	14" PJI-40	1	6	MFD
J18	18' 0"	14" PJI-40	1	3	MFD
J18-2	18' 0"	14" PJI-40	2	2	MFD
J16	16' 0"	14" PJI-40	1	9	MFD
J14	14' 0"	14" PJI-40	1	7	MFD
J8	8' 0"	14" PJI-40	1	3	MFD
J4	4' 0"	14" PJI-40	1	2	MFD
FB3-2	12' 0"	2.0 RigidLam DF LVL 1-3/4 x 14	2	2	FF
FB2-2	6' 0"	2.0 RigidLam DF LVL 1-3/4 x 14	2	2	FF
GDH-3	22' 0"	2.0 RigidLam DF LVL 1-3/4 x 20	3	3	FF
RIM	12' 0"	1 1/8" x 14" APA Rim Board	1	12	FF
BP	2' 0"	14" PJI-40	1	13	FF

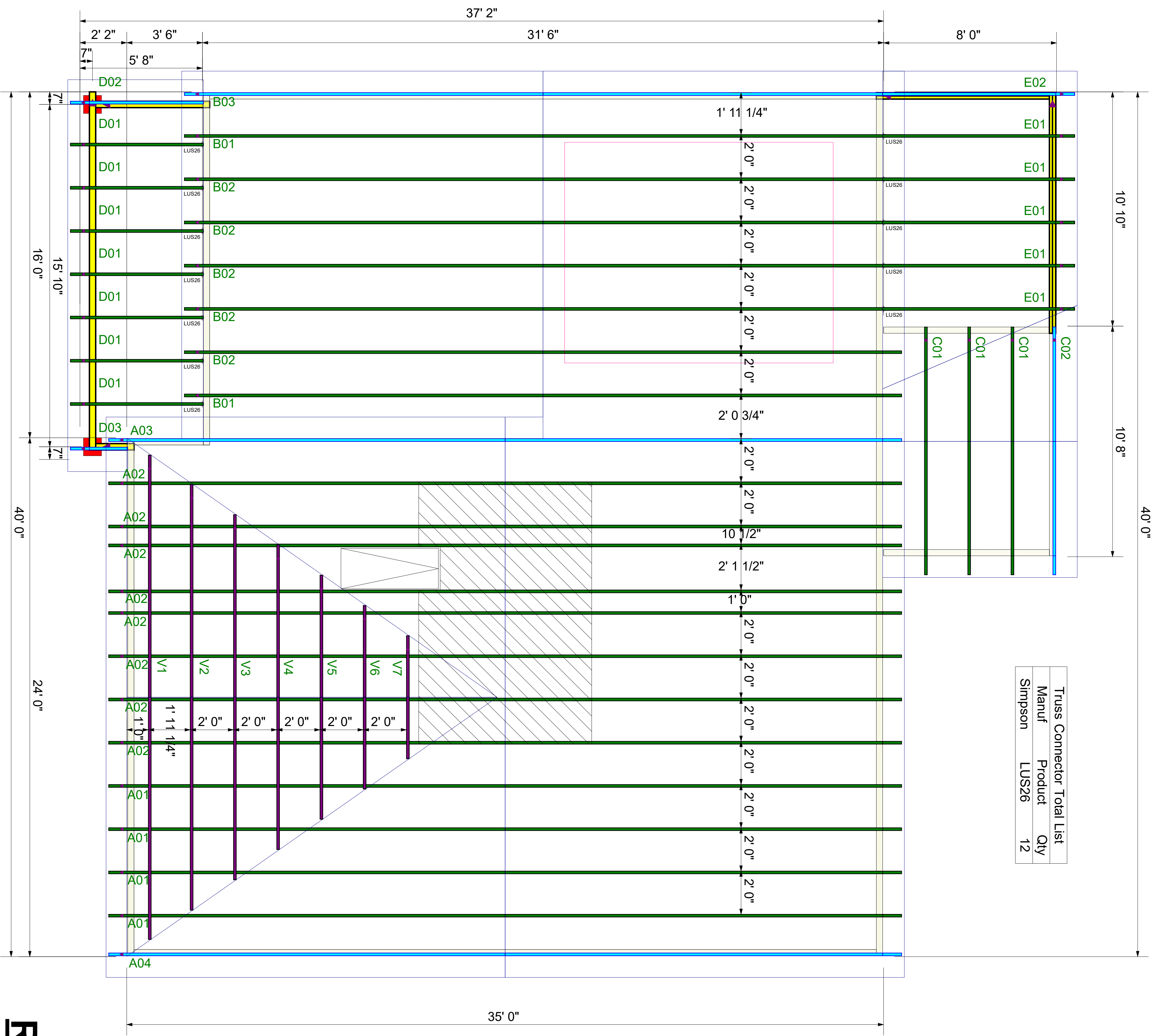
BLOCK SOLID UNDER ALL POST /POINT LOADS FROM ABOVE - TYPICAL AT ALL LOCATIONS

**2nd Floor I-Joist**  
DRAWING SCALE : NTS

PROJECT NUMBER	REVISIONS	
<b>22030099</b>	DATE	BY
SHEET NUMBER	03.15.22	RKW
	03.16.22	RKW
<b>1 / 1</b>		

**Dan Ryan Builders**  
101 Farm at Neills Creek (Elmhurst 3-GRFE)  
2nd FLOOR I-JOIST PLACEMENT PLAN

**Kempsville**  
Building Materials  
A Division of the Carter Lumber Company



# ROOF TRUSS FRAMING

DRAWING SCALE : NTS

PROJECT NUMBER <b>22030099</b>
SHEET NUMBER <b>1 / 1</b>

REVISIONS	
DATE	BY
3-16-22	ND

**DRB GROUP**

101 FARM AT NEILLS CREEK - ELMHURST 3

**ROOF TRUSS PLACEMENT PLAN**

