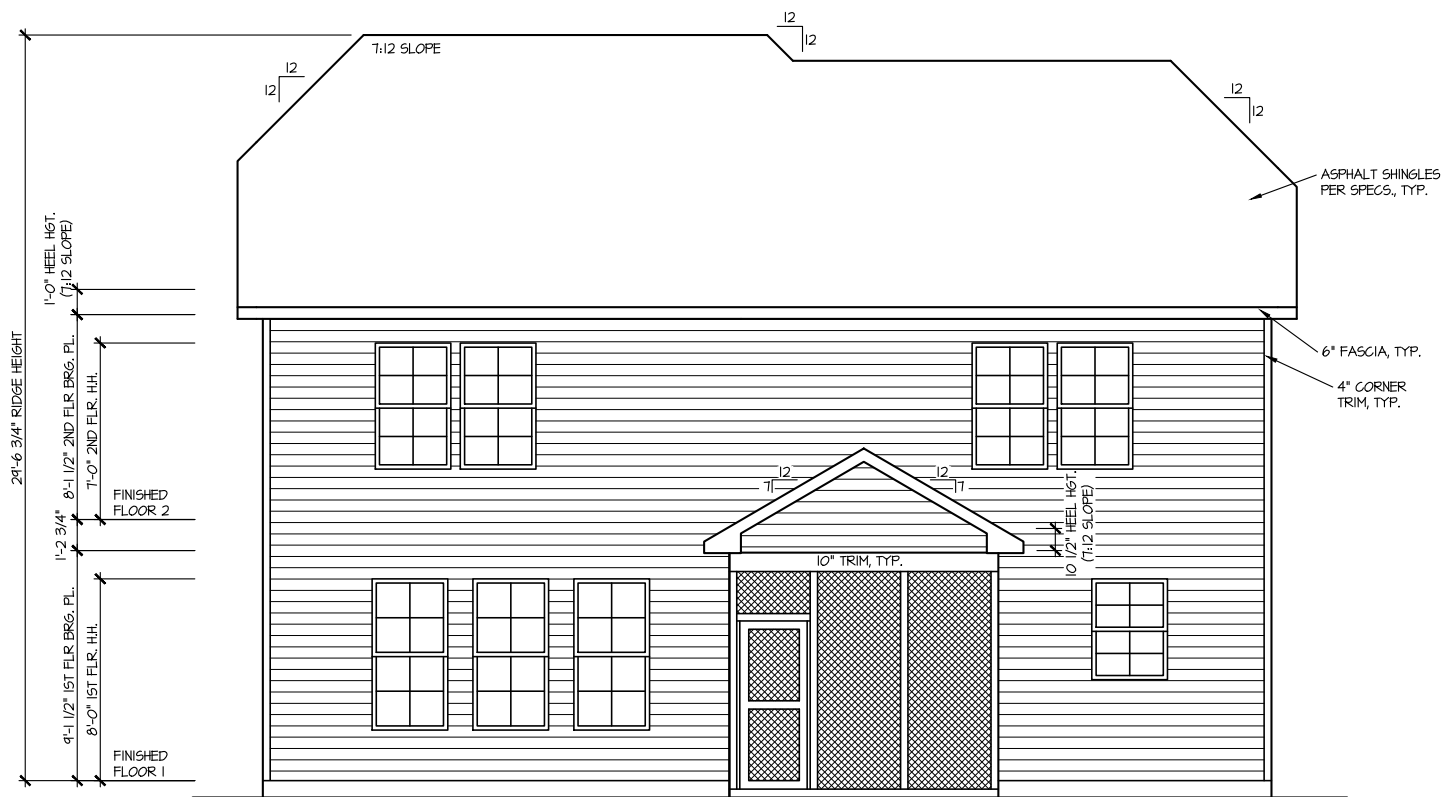


FRONT ELEVATION 5

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



REAR ELEVATION 5

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

MASTER PLAN INFORMATION

| | | |
|----------|----------|--------------|
| REVISION | DATE | UPDATED DATE |
| R3-RALE | 08-23-19 | 12-21-20 |

DRAWN BY: ITS

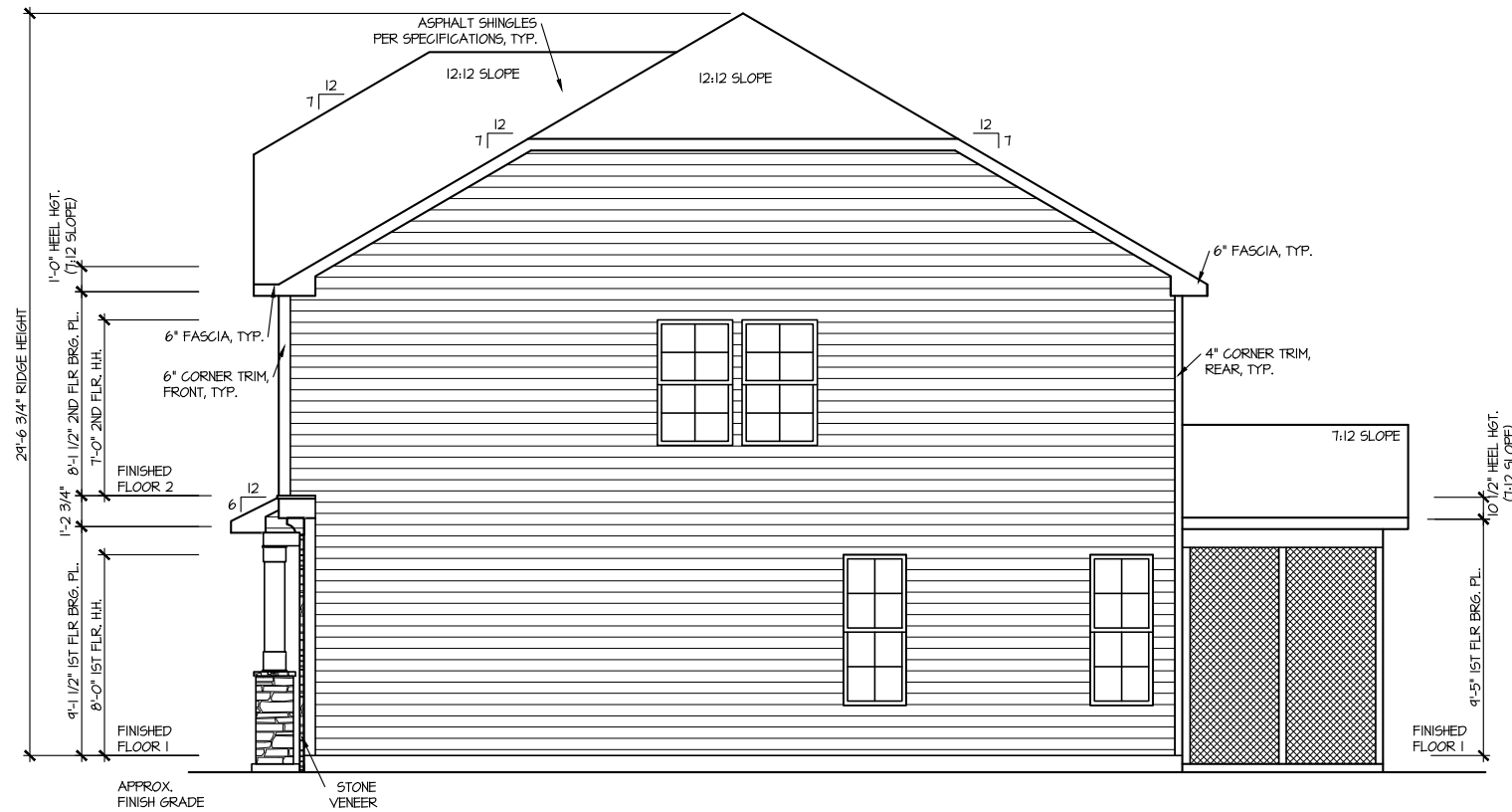
DATE: 03/10/2022

PLAN NO. 2223

HOUSE NAME: **ELMHURST**
 DRAWING TITLE: **FRONT & REAR ELEVATIONS**

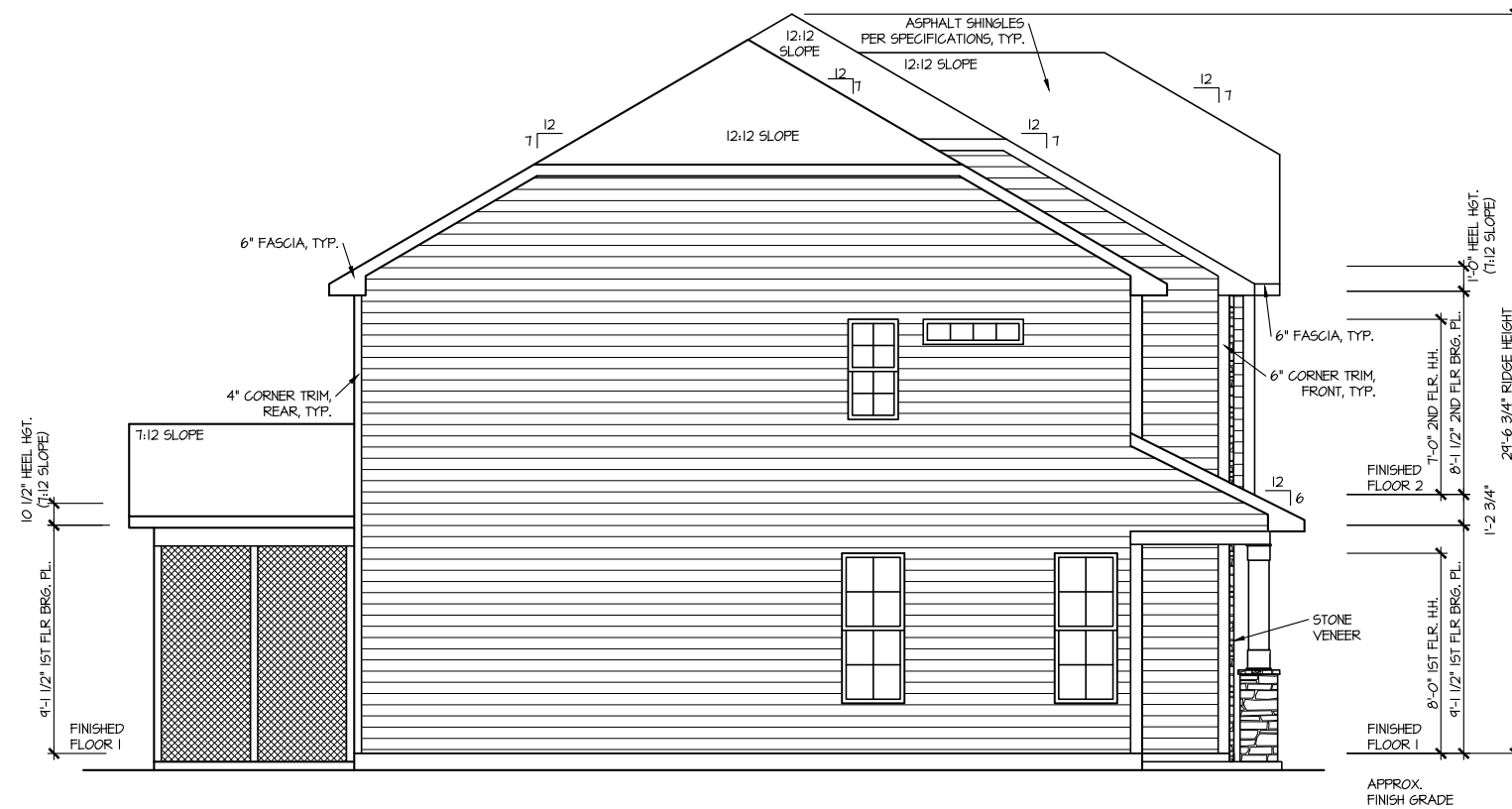
SHEET No.

A.I.



RIGHT ELEVATION 5

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



LEFT ELEVATION 5

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

| MASTER PLAN INFORMATION | |
|-------------------------|----------|
| REVISION | DATE |
| R3-RALE | 08-23-19 |
| | |
| UPDATED DATE | 12-21-20 |

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| DRAWN BY: | ITS |
| DATE: | 03/10/2022 |
| PLAN NO. | 2223 |

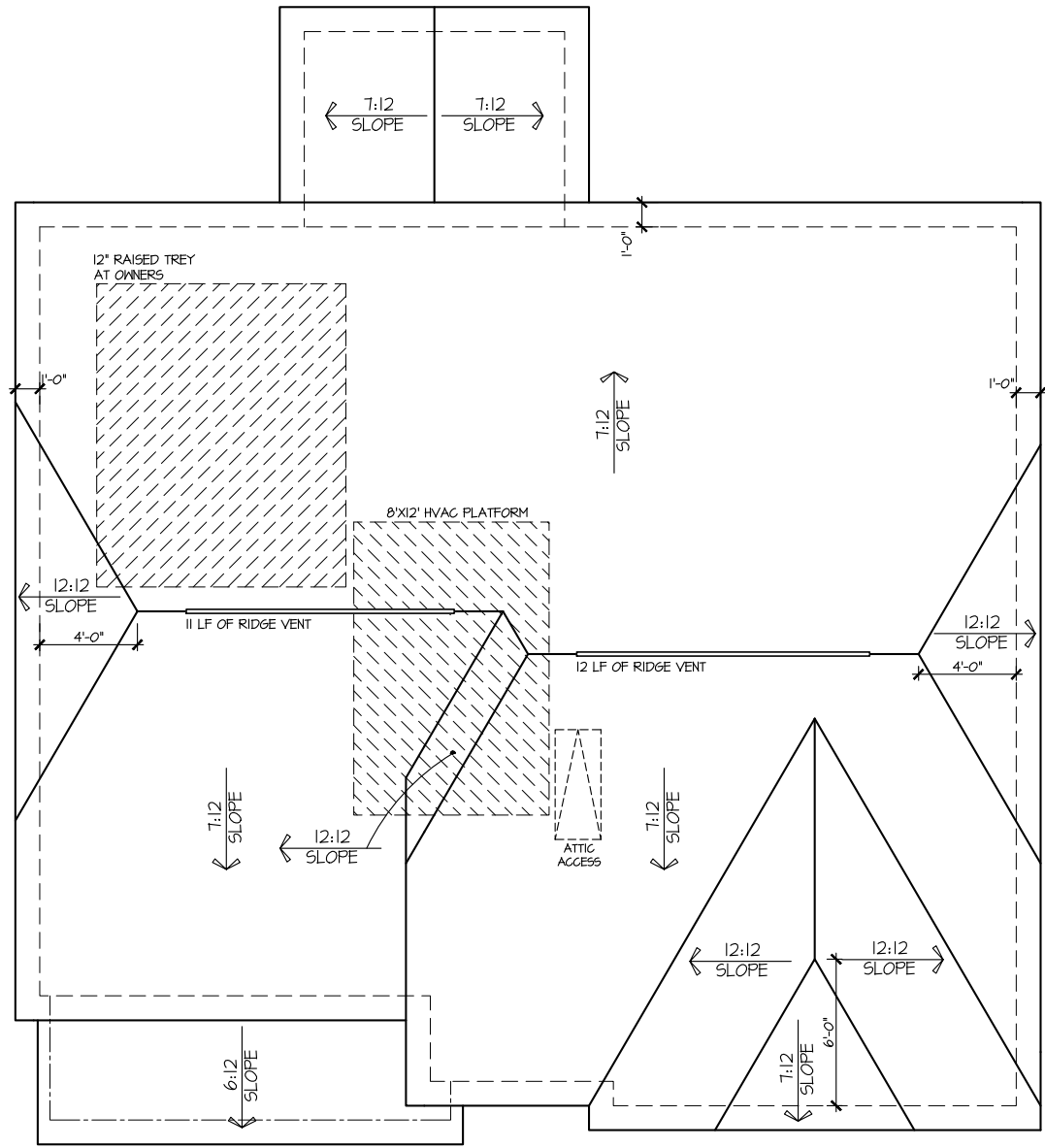
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|---------------|-------------------------|
| HOUSE NAME: | ELMHURST |
| DRAWING TITLE | RIGHT & LEFT ELEVATIONS |

| | |
|-----------|------|
| SHEET No. | A1.2 |
|-----------|------|

ROOF VENTILATION CALCULATIONS: OPT. THIRD FLOOR

ROOF AREA = 1356 SQ. FT.
 OVERALL REQUIRED VENTILATION:
 1 TO 150 = 4.04 SQ. FT.
 1 TO 300 = 4.52 SQ. FT.
 50-80% IN TOP THIRD = 2.26- 3.61 FT. (1 TO 300)
 NET FREE AREA OF VENTED SOFFIT = 5.1 SQ. IN / LINEAR FT.
 NET FREE AREA OF RIDGE VENT = 10 SQ. IN/ LINEAR FT.

 LOWER VENTING: (BOTTOM 2/3 RDS)
 63 LINEAR FEET OF SOFFIT X 5.1 SQ. IN. = 2.5 SQ. FT.
 UPPER VENTING: (TOP 1/3 RD)
 23 LINEAR FEET OF RIDGE X 10 SQ. IN = 2.9 SQ. FT.
 2.9 SQ. FT. BETWEEN 50% - 80%
 (1 TO 300 ALLOWED)
 TOTAL ROOF VENTILATION: 5.1 SQ. FT. > 4.45 SQ. FT. (RQ'D)



ROOF PLAN ELEV. 5
 SCALE: 1/8" = 1'-0"

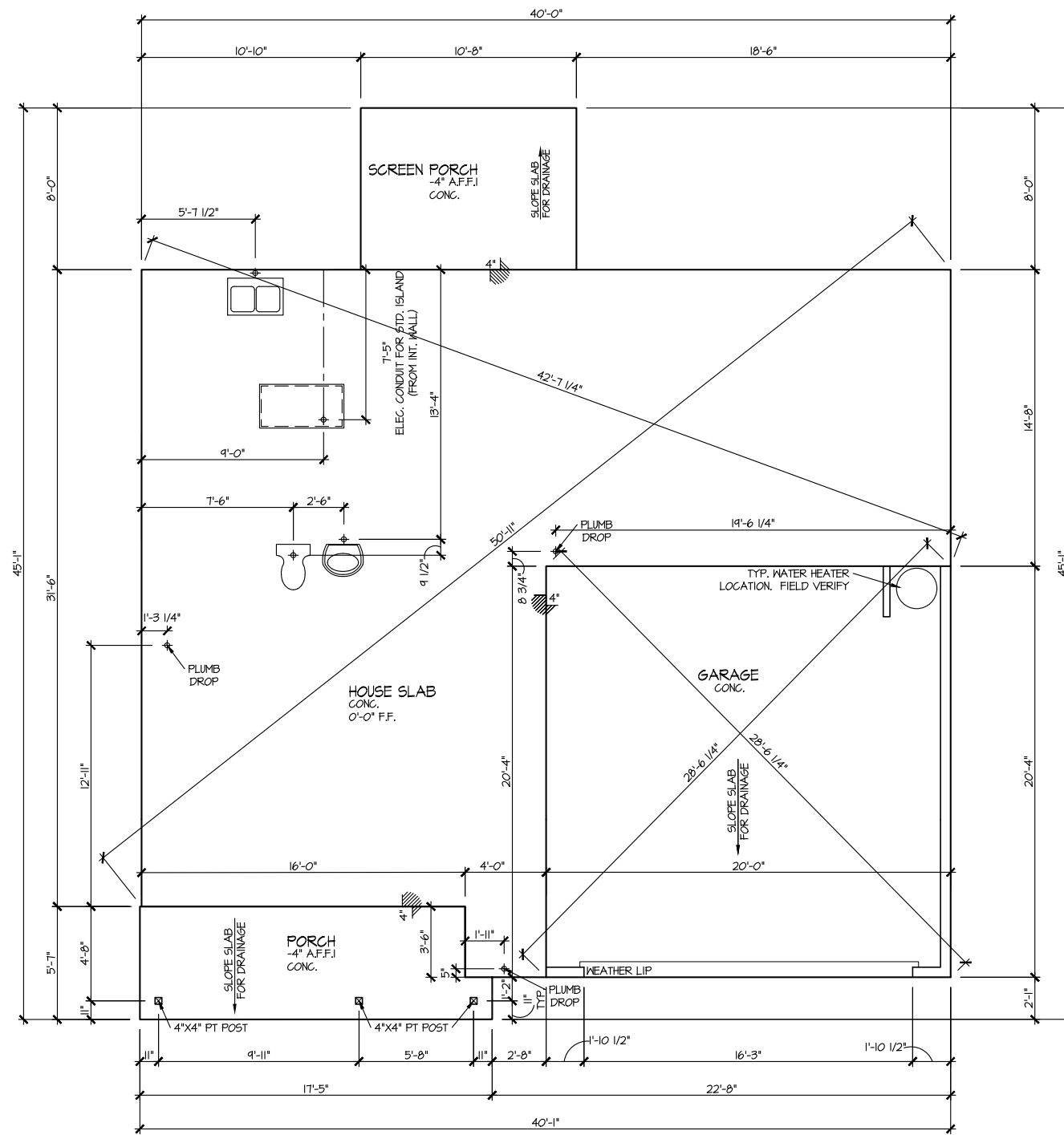
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|-------------------------|----------|
| REVISION | DATE |
| R3-RALE | 08-23-19 |
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| | |
| UPDATED DATE | 12-21-20 |

DRAWN BY: ITS
 DATE: 03/10/2022
 PLAN NO. 2223

DRB GROUP
 DRB FIELDING
 DRB CONSULTING
 DAN RYAN BUILDERS

HOUSE NAME: ELMHURST
 DRAWING TITLE: ROOF PLAN

SHEET No. A1.3



ELEVATION 5
SLAB PLAN

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

MASTER PLAN INFORMATION

| REVISION | DATE | UPDATED DATE |
|----------|----------|--------------|
| R3-RALE | 08-23-19 | 12-21-20 |
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DRAWN BY:

ITS

DATE:

03/10/2022

PLAN NO.

2223

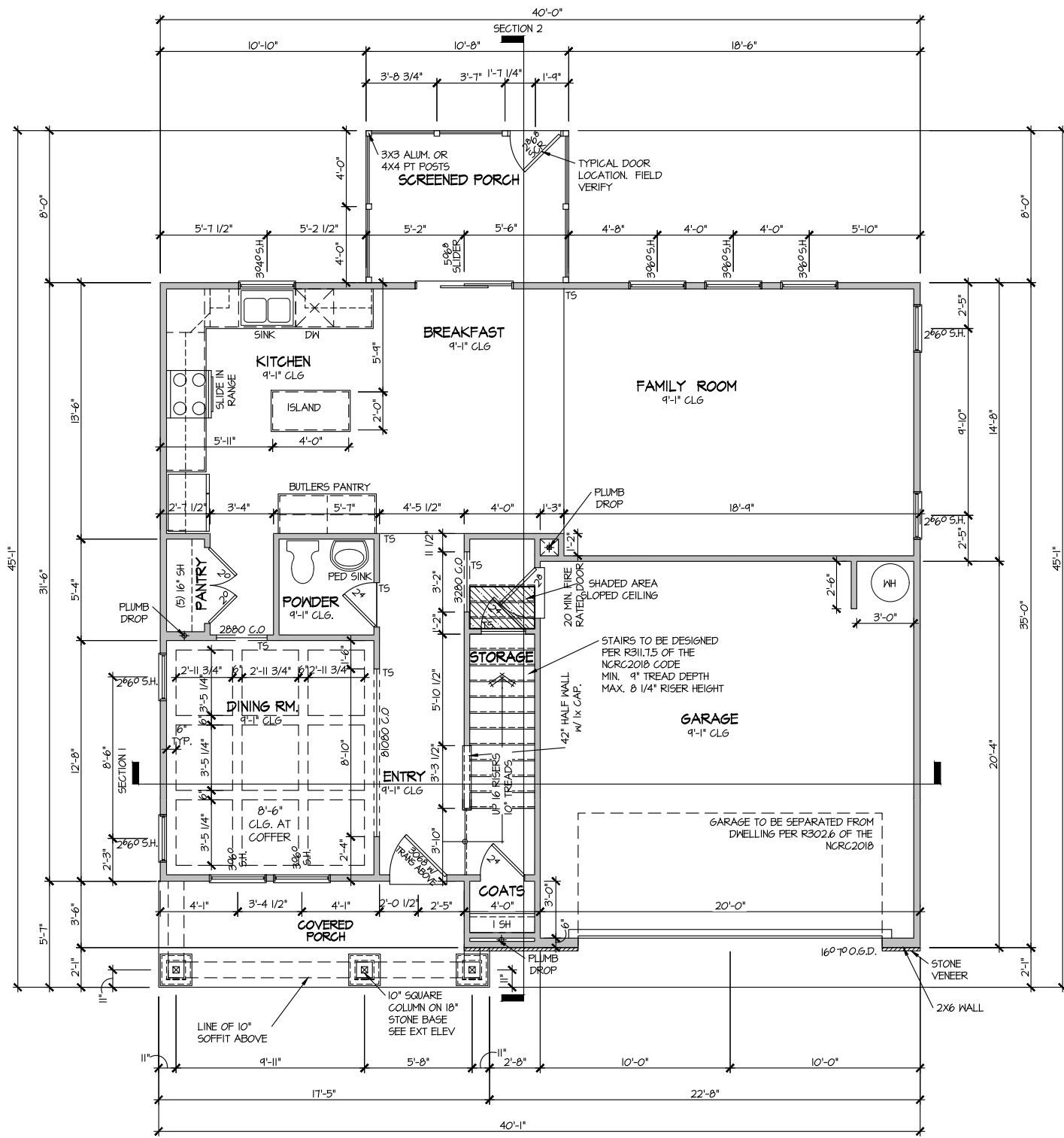


HOUSE NAME:
ELMHURST

DRAWING TITLE
 SLAB PLAN

SHEET No.

A2.1



ELEVATION 5
 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

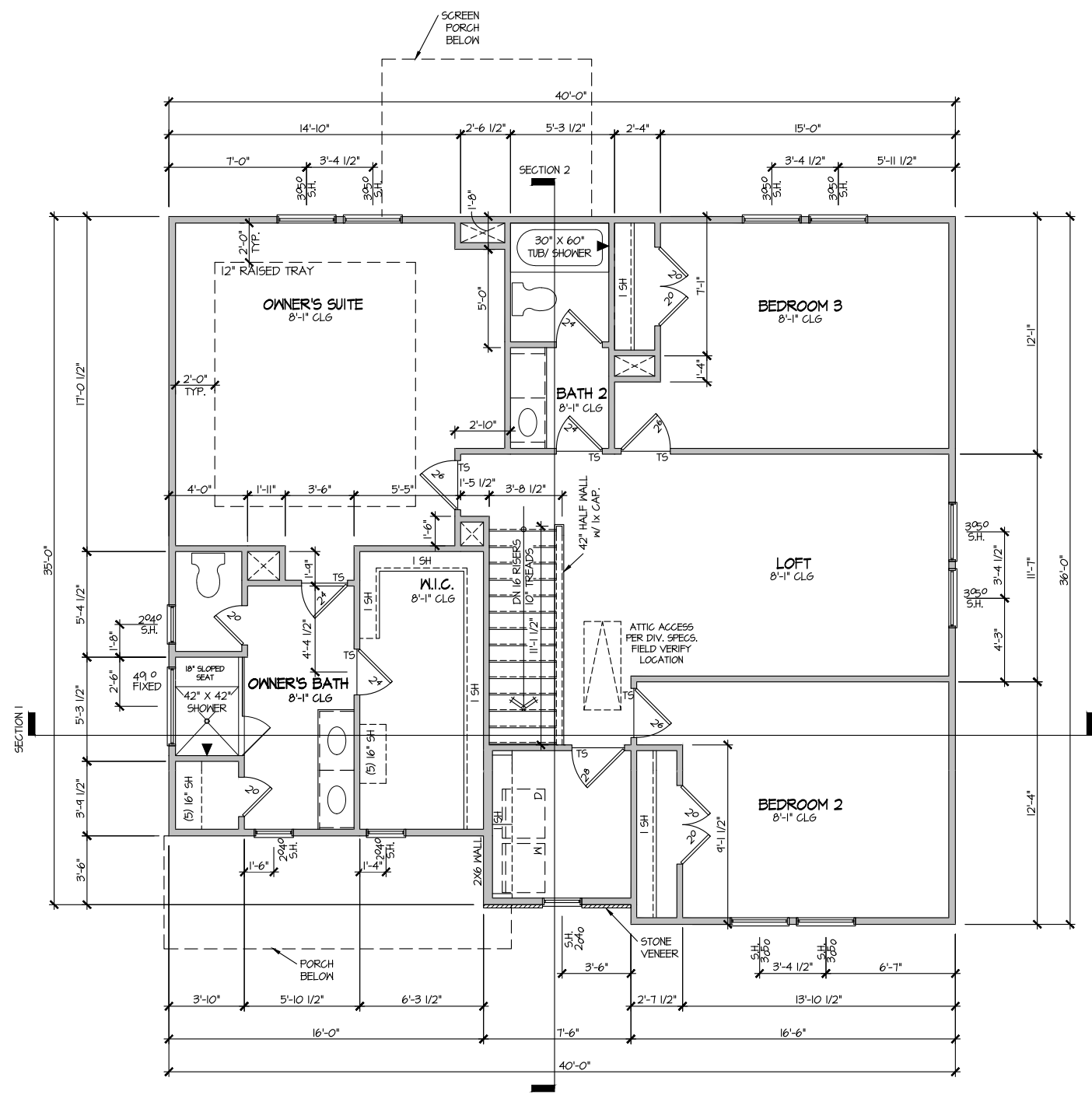
| MASTER PLAN INFORMATION | |
|-------------------------|----------|
| REVISION | DATE |
| R3-RALE | 08-23-19 |
| UPDATED DATE | 12-21-20 |

| | |
|-----------|------------|
| DRAWN BY: | ITS |
| DATE: | 03/10/2022 |
| PLAN NO. | 2223 |

DRB
 DRB GROUP
 DRB Coastal
 FIELDING
 DAN RYAN
 PARTNERS

| | |
|---------------|------------------|
| HOUSE NAME: | ELMHURST |
| DRAWING TITLE | FIRST FLOOR PLAN |


| | |
|-----------|------|
| SHEET No. | A3.1 |
|-----------|------|




ELEVATION 5
SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

| MASTER PLAN INFORMATION | |
|-------------------------|----------|
| REVISION | DATE |
| R3-RALE | 08-23-19 |
| UPDATED DATE | 12-21-20 |

| | |
|-----------|------------|
| DRAWN BY: | ITS |
| DATE: | 03/10/2022 |
| PLAN NO. | 2223 |

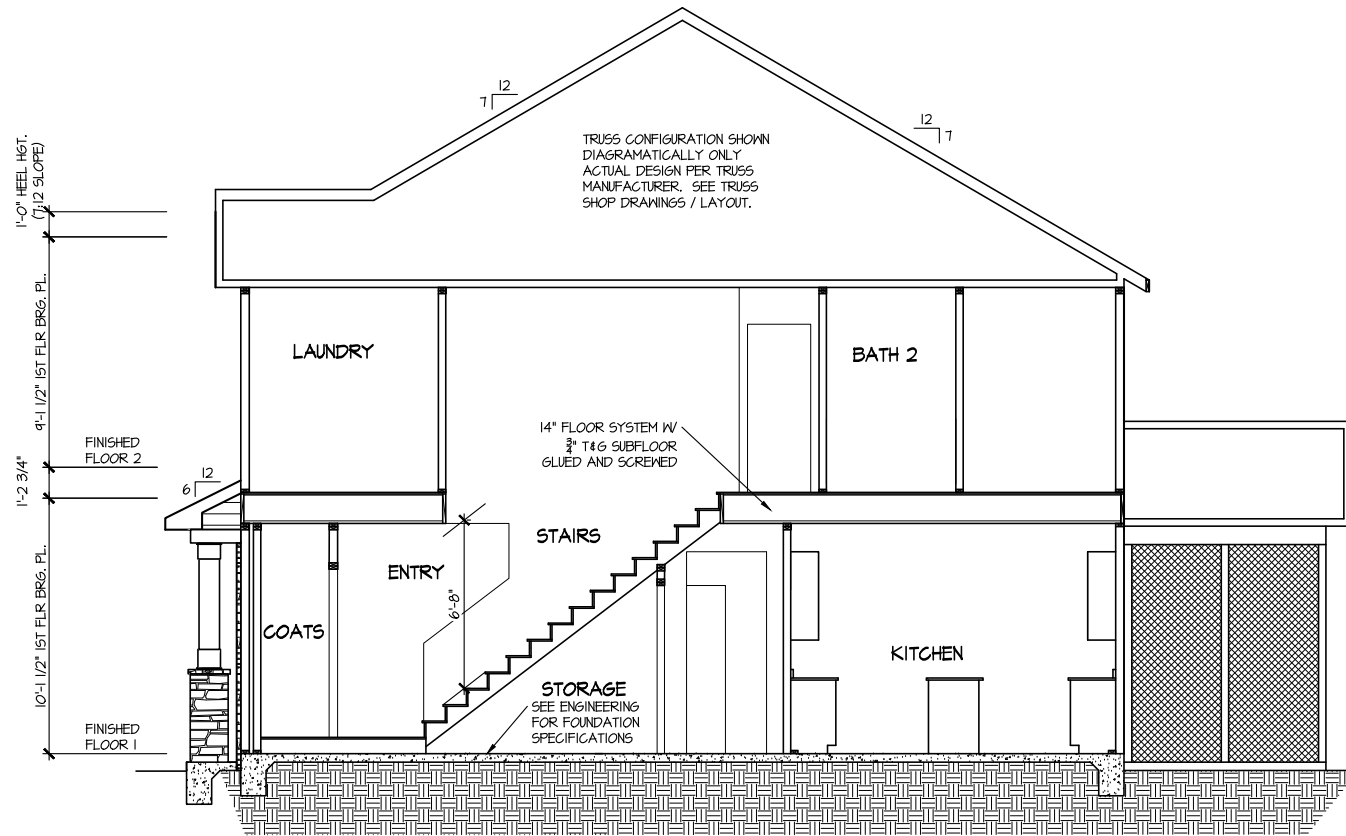


DRB GROUP



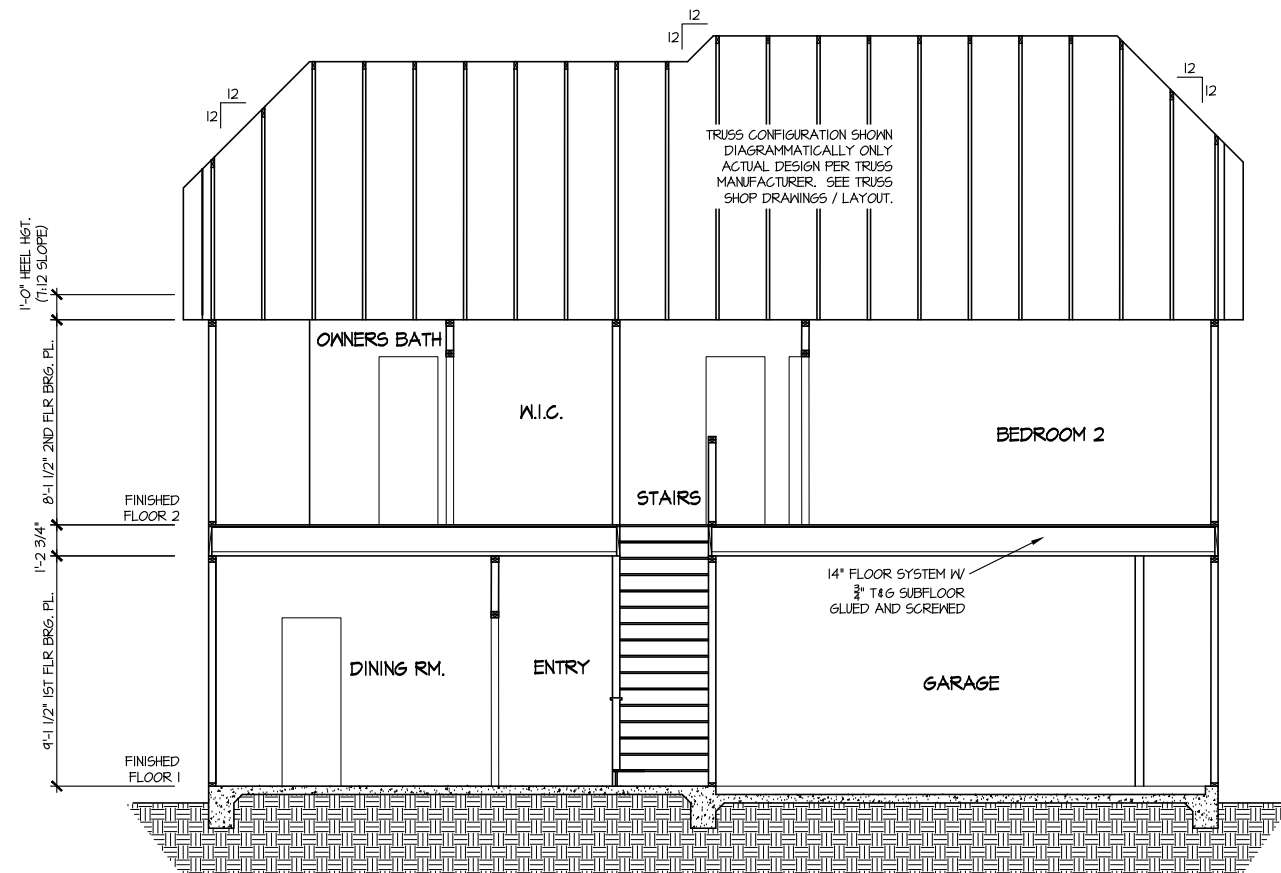
DAN RYAN BUILDERS

| | |
|--------------------------------|---|
| HOUSE NAME: ELMHURST | DRAWING TITLE SECOND FLOOR PLAN |
| SHEET No. A3.2 | |



SECTION 1

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



SECTION 2

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

| MASTER PLAN INFORMATION | |
|-------------------------|--------------|
| REVISION DATE | UPDATED DATE |
| R3-RALE 08-23-19 | 12-21-20 |

| | |
|-----------|------------|
| DRAWN BY: | ITS |
| DATE: | 03/10/2022 |
| PLAN NO. | 2223 |

DRB
DRB GROUP
FIELDING
DRB Coastal
DRB
DRB
DRB

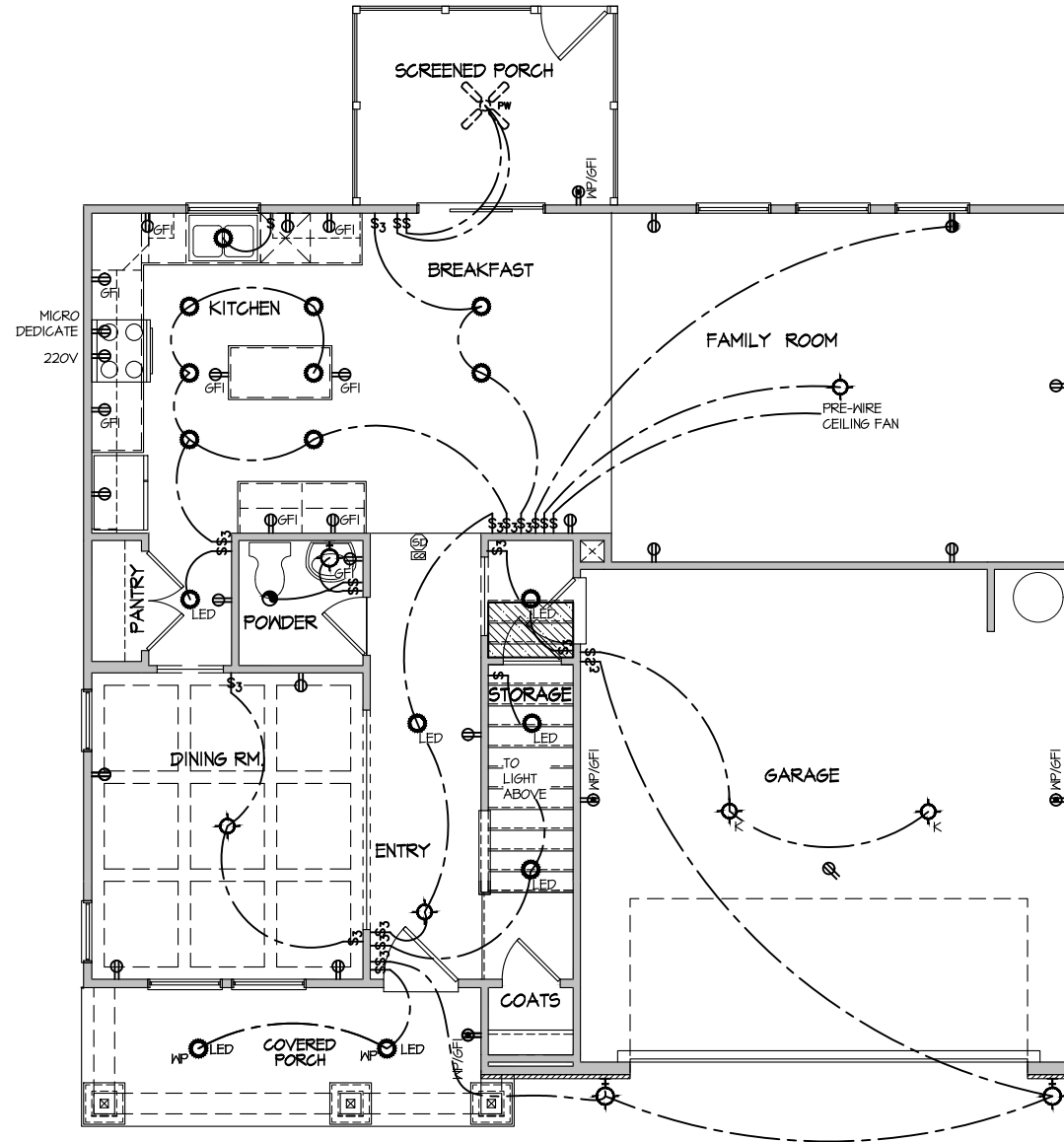
| | |
|---------------|------------------|
| HOUSE NAME: | ELMHURST |
| DRAWING TITLE | BUILDING SECTION |

| | |
|-----------|------|
| SHEET No. | A4.1 |
|-----------|------|

ELECTRICAL LEGEND

- ⊘ SINGLE POLE SWITCH
- ⊘₃ THREE WAY SWITCH
- ⊘₄ FOUR WAY SWITCH
- ⊕ DUPLEX AFCI RECEPTACLE
- ⊕₁ 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
- ⊕_{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.



| MASTER PLAN INFORMATION | |
|-------------------------|----------|
| REVISION | DATE |
| R3-RALE | 08-23-19 |
| UPDATED DATE | 12-21-20 |

| | |
|-----------|------------|
| DRAWN BY: | ITS |
| DATE: | 03/10/2022 |
| PLAN NO. | 2223 |

HOUSE NAME:
ELMHURST

DRAWING TITLE
FIRST FLOOR ELECTRICAL

SHEET No.
E.1

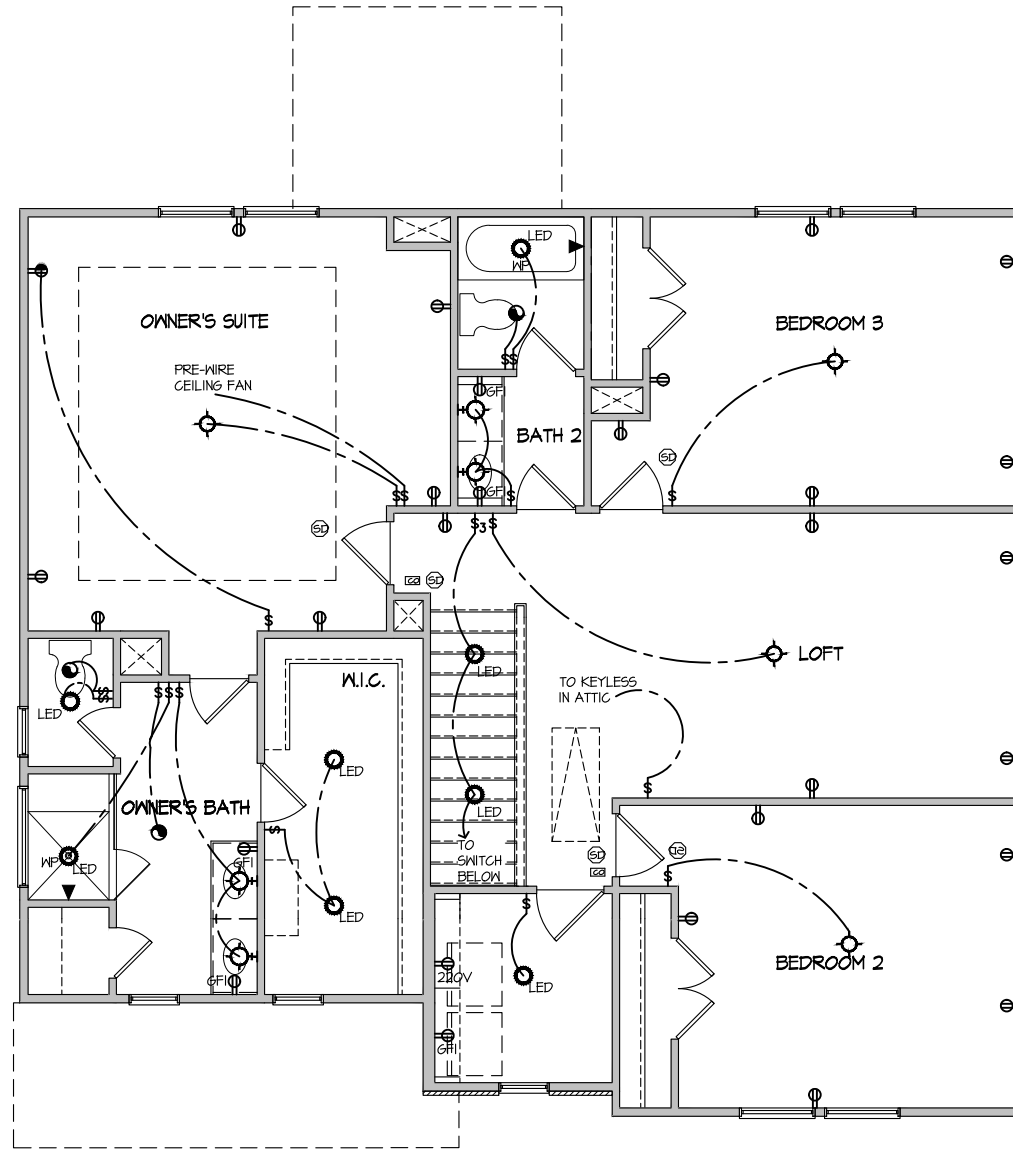
ELECTRICAL PLAN
FIRST FLOOR - ELEV. 5

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

ELECTRICAL LEGEND

- Ⓢ SINGLE POLE SWITCH
- Ⓢ₃ THREE WAY SWITCH
- Ⓢ₄ FOUR WAY SWITCH
- ⓈⓈ DUPLEX AFCI RECEPTACLE
- ⓈⓈ₃ DUPLEX AFCI RECEPTACLE - BOTTOM HALF SWITCHED
- ⓈⓈ_F DUPLEX AFCI RECEPTACLE - FLOOR MOUNTED
- 220V Ⓢ RECEPTACLE - 220V
- GF Ⓢ DUPLEX AFCI RECEPTACLE - GFI
- WP/GF Ⓢ 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
- ⓈⓈ_{LC} 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.



| MASTER PLAN INFORMATION | |
|-------------------------|----------|
| REVISION | DATE |
| R3-RALE | 08-23-19 |
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| | |
| UPDATED DATE | 12-21-20 |

| | |
|-----------|------------|
| DRAWN BY: | ITS |
| DATE: | 03/10/2022 |
| PLAN NO. | 2223 |



DRB GROUP



DRB Central

HOUSE NAME:
ELMHURST

DRAWING TITLE:
SECOND FLOOR ELECTRICAL

SHEET No.
E1.2

ELECTRICAL PLAN
SECOND FLOOR - ELEV. 5
SCALE: 1/8" = 1'-0"

FILE: Lot_00.0007.dwg DATE: 3/10/2022 9:55 AM

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, 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 SHDI4RJ HOLD-DOWN.

ALTERNATIVE TO S5TB24 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.
HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL PANEL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED.

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 PPH MAXIMUM HEIGHT.
16" SHALL HAVE 4" MIN BEARING
18" SHALL HAVE 6" MIN BEARING
18" SHALL NOT BE FASTENED BACK TO HEADER.

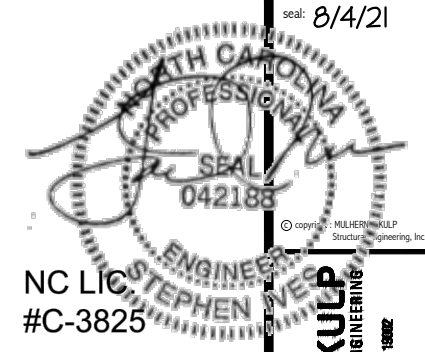
LEGEND

- 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 LICENSE #C-3825

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



project number: 126-21019

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

REVISIONS:
date: initial:

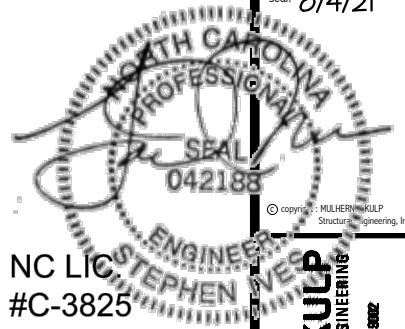


GENERAL NOTES
ELMHURST
RALEIGH, NC

SO.0

REFER TO SO.O FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

| 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. |



NC LIC #C-3825

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
3101 Darnestown Ave, Building 4 - Annapolis, PA 19802
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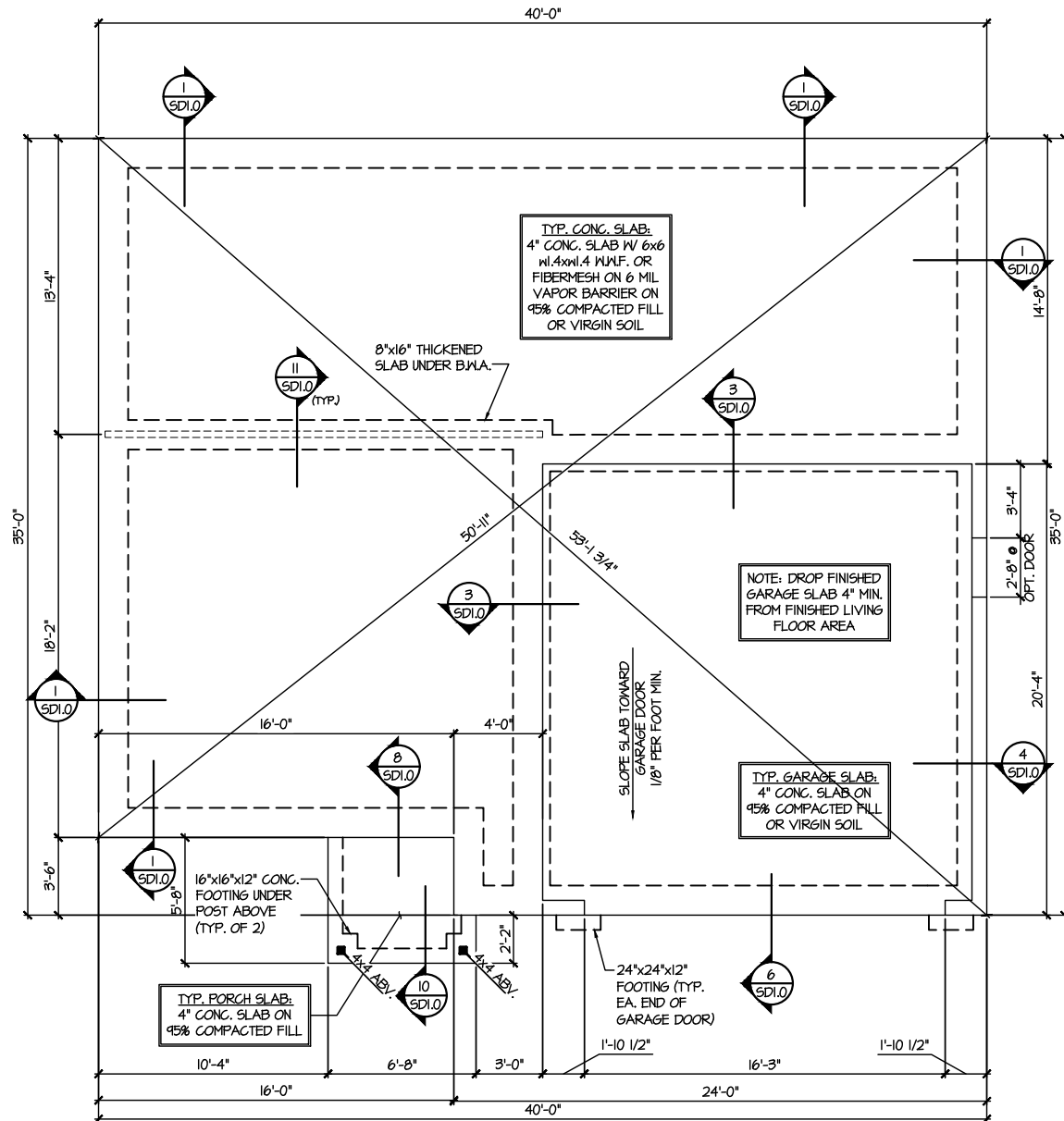
M&K project number:
126-21019
project mgr: JTR
drawn by: KL
issue date: 07-16-21

REVISIONS:
date: initial:



FOUNDATION PLANS
ELMHURST
RALEIGH, NC

sheet: RIGHT HAND
S1.0



1 MONO SLAB FOUNDATION PLAN
SCALE: 1/8"=1'-0"
ELEVATION #1
ELEVATION #2 SIM.

REFER TO SO.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

LEGEND

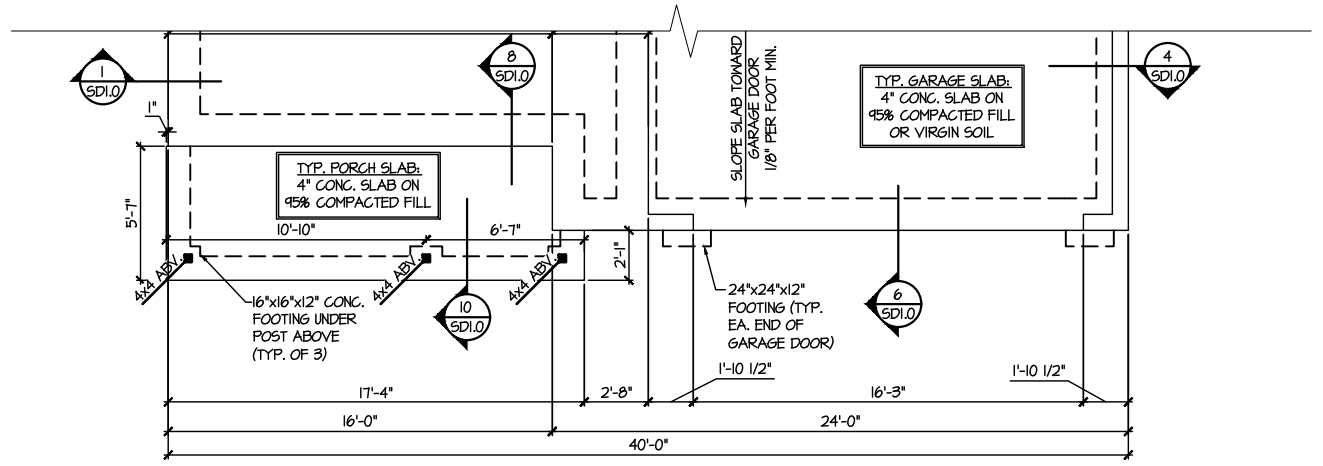
- [dashed line] INTERIOR BEARING WALL
- [dotted line] BEARING WALL ABOVE
- [solid line] BEAM / HEADER
- [dash-dot line] INDICATES SHEAR WALL & EXTENT
- [stippled area] EXTENT OF OVERFRAMING
- [triangle symbol] 1L METAL HANGER
- [asterisk symbol] INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST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

NC LIC #C-3825

SEAL
042188

ENGINEER
STEPHEN WE...

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Darnside Ave, Building 4 - Anahie, PA 18002
P: 717-648-8001 • mulhern+kulp.com



1 PARTIAL MONO SLAB FOUNDATION PLAN
SCALE: 1/8"=1'-0" ELEVATION #5

M&K project number:
126-21019

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

REVISIONS:

| date: | initial: |
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| | |

DR3
DRB GROUP
FIELDING
DR3
Central

FOUNDATION PLANS
ELMHURST
RALEIGH, NC

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

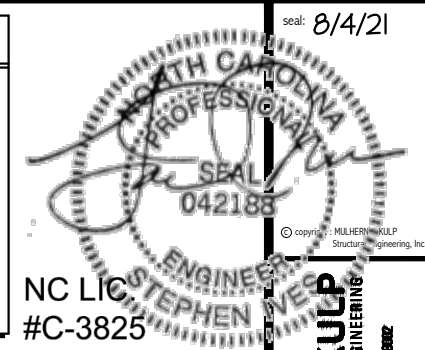
ENGINEERED BEAM MATERIAL SCHEDULE

| BEAM NUMBER | LVL OPTION | PSL OPTION | LSL OPTION | FLITCH OPTION | STEEL OPTION |
|-------------|--|--------------|------------------|---|--------------|
| 001 | (2) 3/4"x14" - F | 3/2"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
- 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.

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

Scale: 8/4/21

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

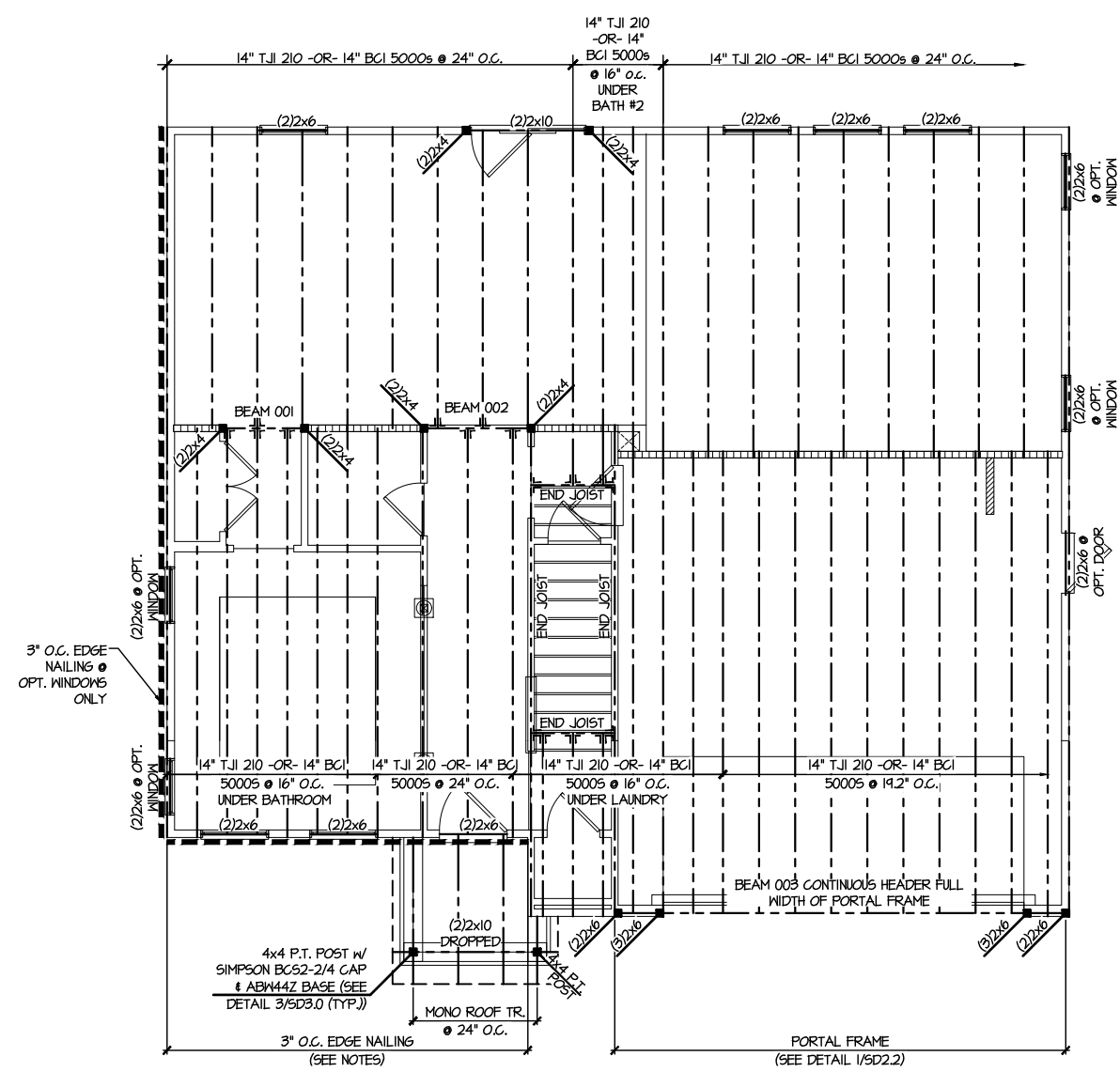
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FLOOR FRAMING PLANS
ELMHURST
RALEIGH, NC

sheet: RIGHT HAND

S3.0J



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

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

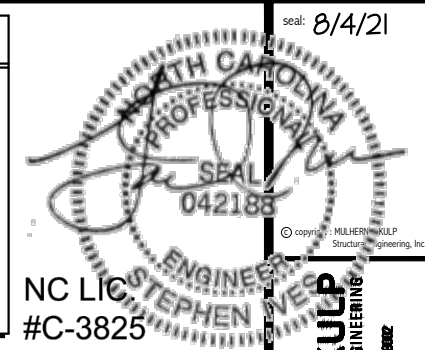
ENGINEERED BEAM MATERIAL SCHEDULE

| BEAM NUMBER | LVL OPTION | PSL OPTION | LSL OPTION | FLITCH OPTION | STEEL OPTION |
|-------------|--------------------------------------|--------------|-----------------|---|--------------|
| 001 | (2)3/4"x14" - F | 3/2"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
- 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.

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.



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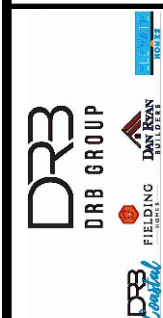
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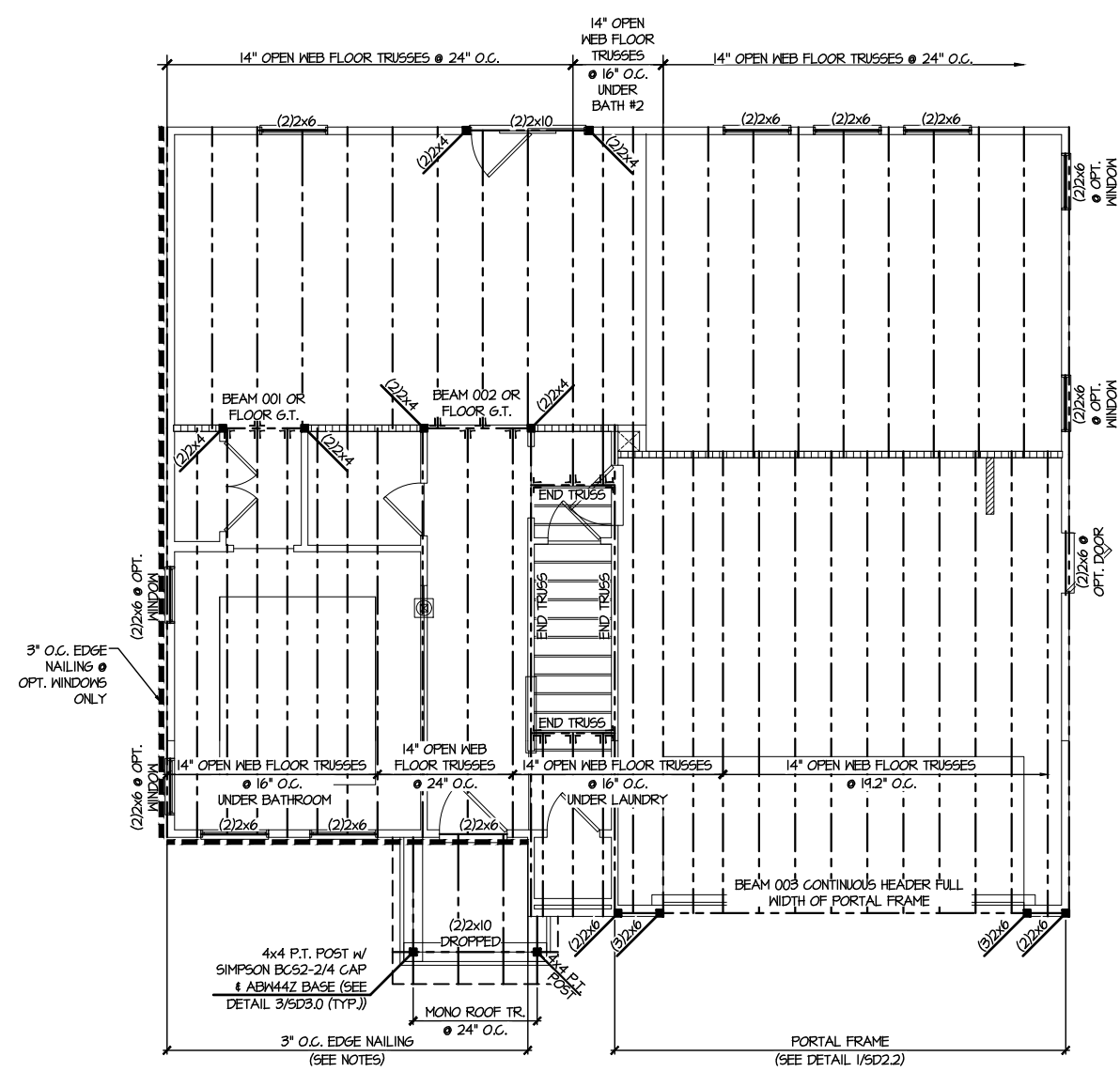
project mgr: JTR
drawn by: KL
issue date: 07-16-21

REVISIONS:
date: initial:



FLOOR FRAMING PLANS
ELMHURST
RALEIGH, NC

sheet: RIGHT HAND
S3.0T



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

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 | M12x14 - 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 | M12x14 - F |
| 003 | (3)3/4"x16" - H | 7"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 | M12x14 - 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 | M12x14 - F |
| 007 | (2)3/4"x24" - FT OR (3)3/4"x22" - FT | N/A | N/A | N/A | M14x34 - 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 | M12x14 - F |
| 009 | (2)3/4"x14" - F | 3/2"x14" - F | N/A | (2)2x12 + (1)3/4"x14" STEEL FLITCH PLATES - F | M12x14 - 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 | M12x14 - F |

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

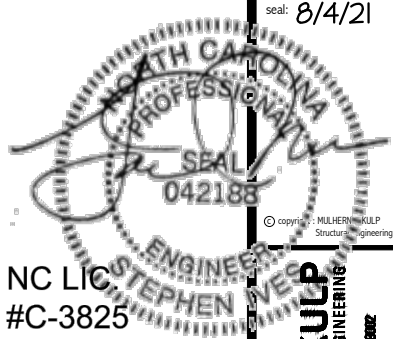
LEGEND

- 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.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



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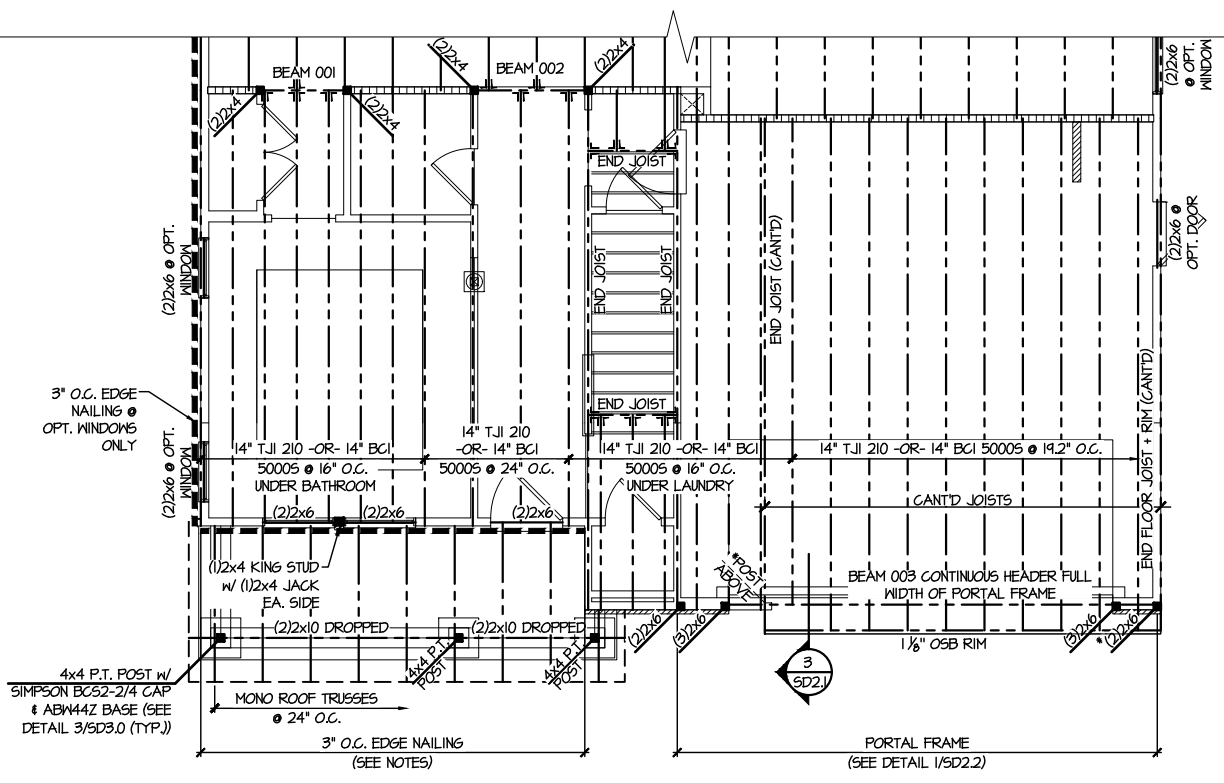
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 project mgr: JTR
 drawn by: KL
 issue date: 07-16-21

REVISIONS:
 date: initial:



FLOOR FRAMING PLANS
ELMHURST
 RALEIGH, NC

sheet: RIGHT HAND
S3.1J



2 PARTIAL 2ND FLOOR FRAMING PLAN
 SCALE: 1/8"=1'-0"
 ELEVATION #5

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 | M12x14 - 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 | M12x14 - F |
| 003 | (3)3/4"x16" - H | 7"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 | M12x14 - 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 | M12x14 - F |
| 007 | (2)3/4"x24" - FT OR (3)3/4"x22" - FT | N/A | N/A | N/A | M14x34 - 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 | M12x14 - F |
| 009 | (2)3/4"x14" - F | 3/2"x14" - F | N/A | (2)2x12 + (1)3/4"x14" STEEL FLITCH PLATES - F | M12x14 - 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 | M12x14 - F |

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

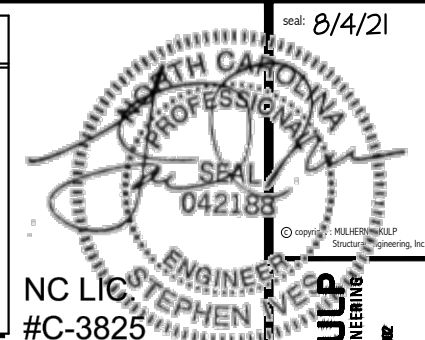
LEGEND

- [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.

REFER TO SO.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



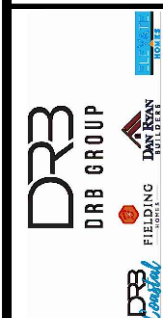
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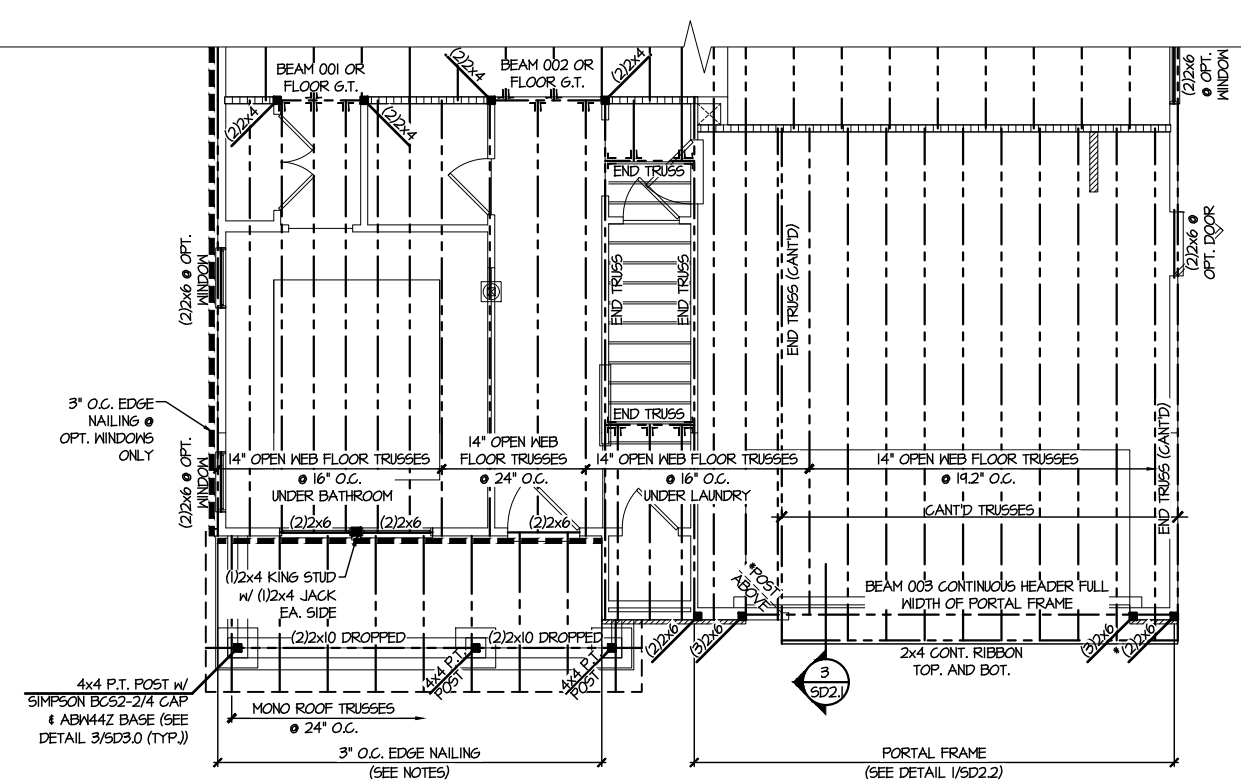
M&K project number: 126-21019
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REVISIONS:
date: initial:



FLOOR FRAMING PLANS
ELMHURST
RALEIGH, NC

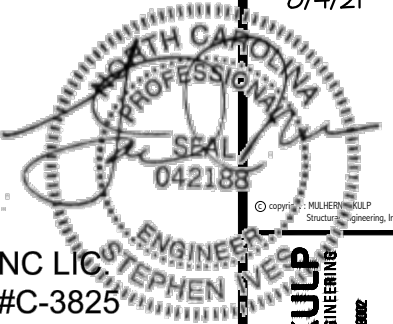
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2 PARTIAL 2ND FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"
ELEVATION #5

REFER TO SO.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

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



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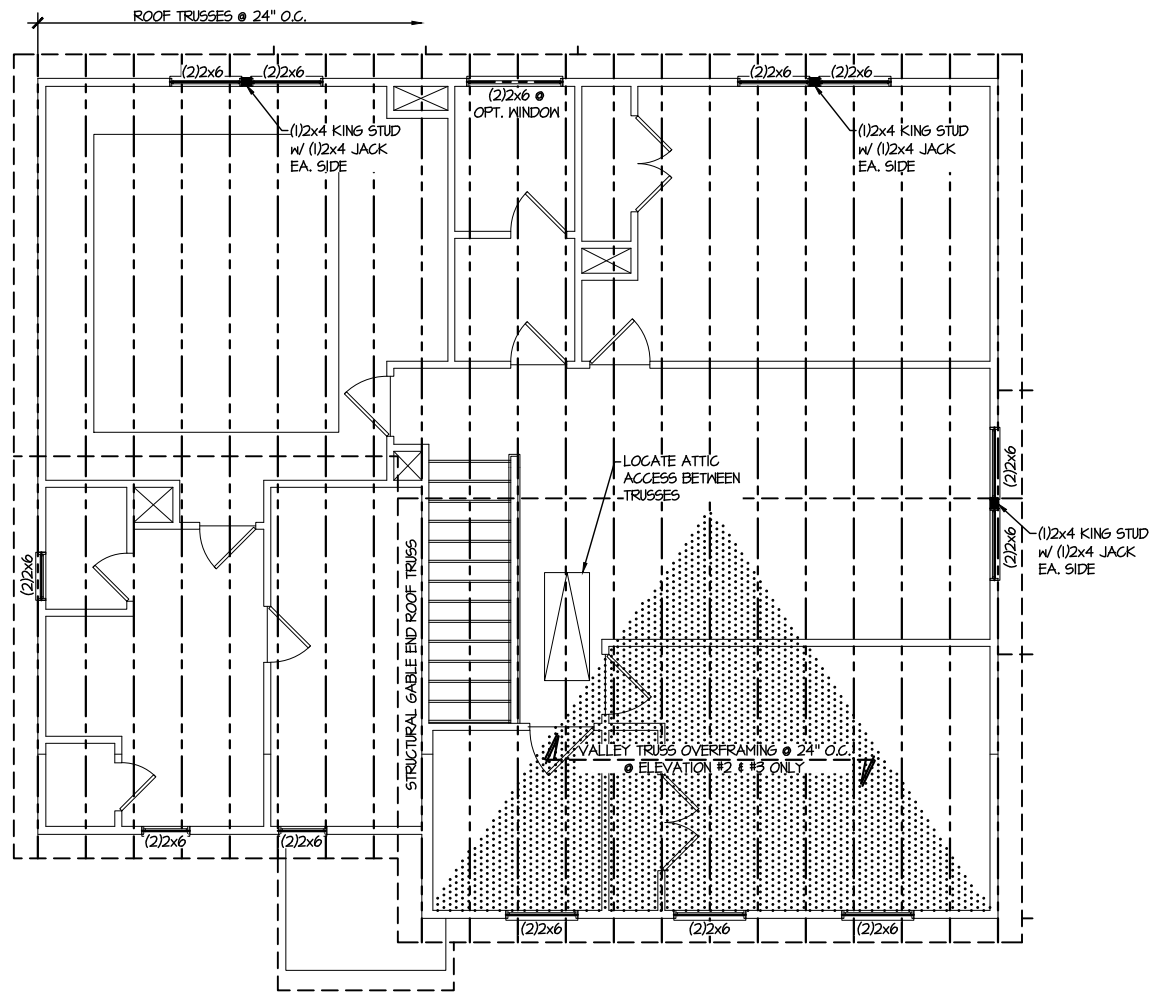
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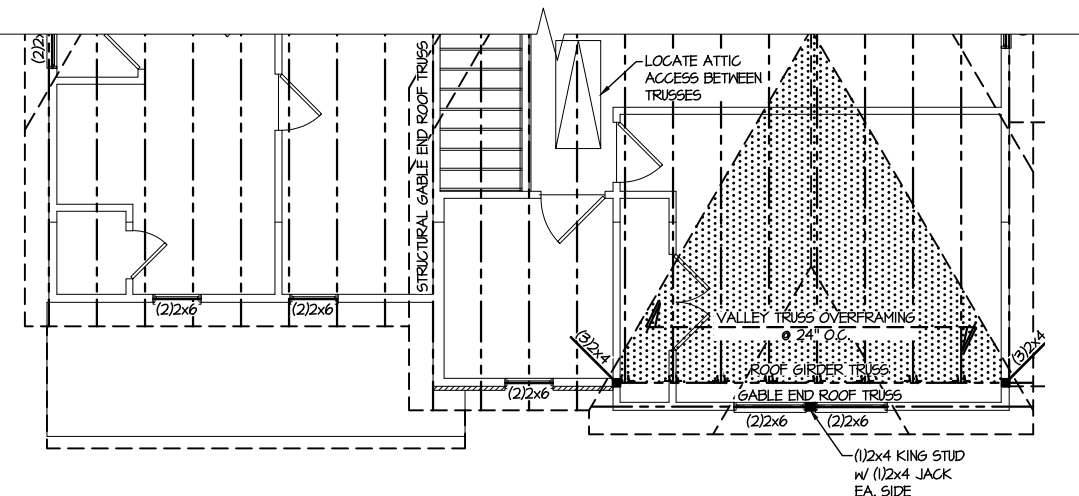


ROOF FRAMING PLANS
ELMHURST
RALEIGH, NC

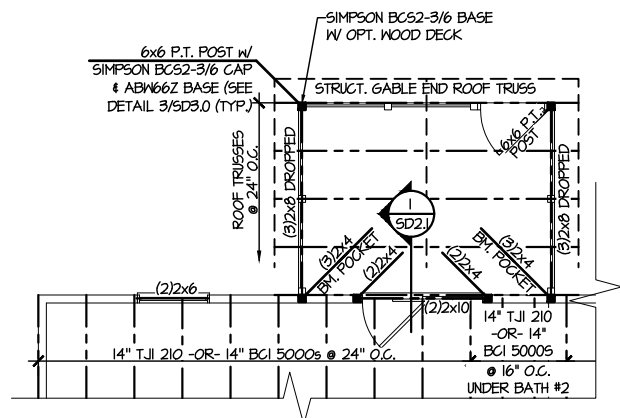
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S4.0



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

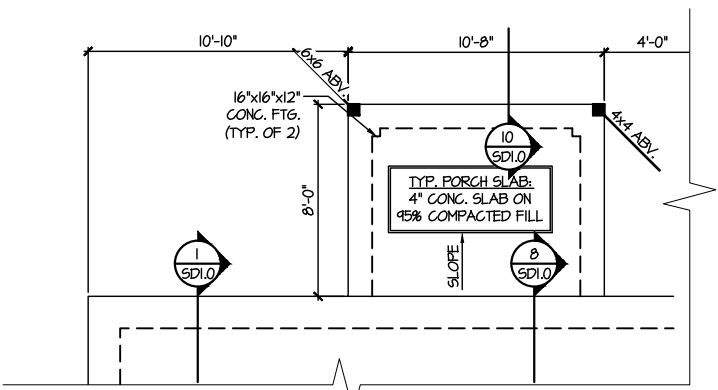


3 PARTIAL ROOF FRAMING PLAN
SCALE: 1/8"=1'-0" ELEVATION #5



**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

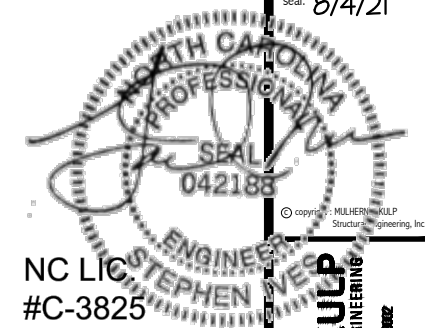
LEGEND

- [Symbol] INTERIOR BEARING WALL
- [Symbol] BEARING WALL ABOVE
- [Symbol] BEAM / HEADER
- [Symbol] INDICATES SHEAR WALL & EXTENT
- [Symbol] EXTENT OF OVERFRAMING
- [Symbol] .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)1/4"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
- 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.



NC LIC #C-3825

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P: 715-648-8881 - mulhern@mkp.com



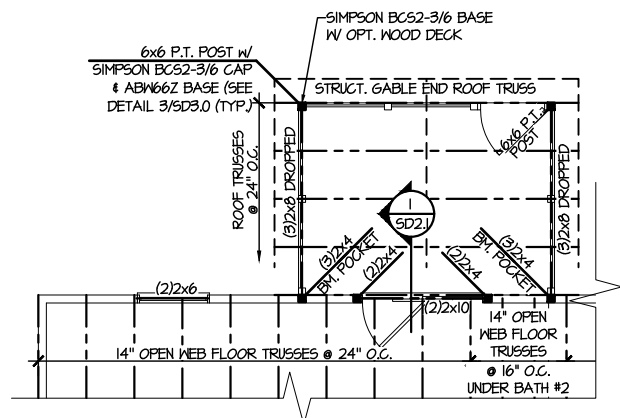
M&K project number:
126-21019
project mgr: JTR
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REVISIONS:
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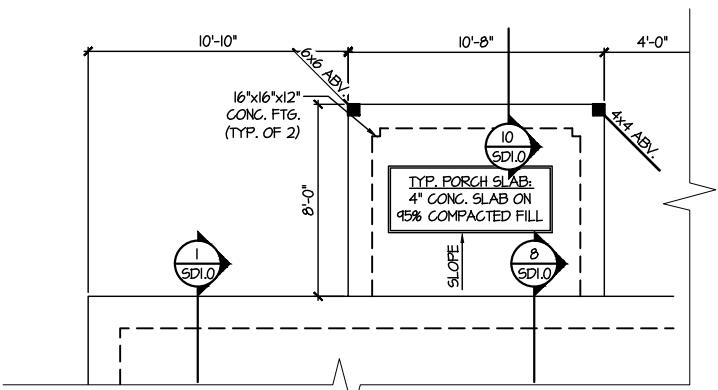


OPTION FRAMING PLANS
ELMHURST
RALEIGH, NC

sheet: RIGHT HAND
S5.2J



**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

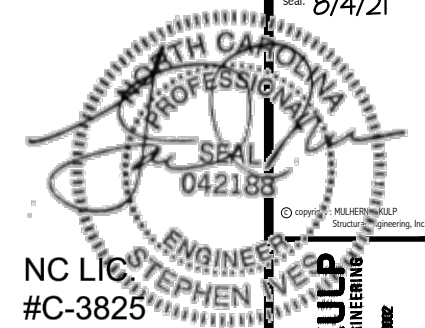
LEGEND

- [Symbol] INTERIOR BEARING WALL
- [Symbol] BEARING WALL ABOVE
- [Symbol] BEAM / HEADER
- [Symbol] INDICATES SHEAR WALL & EXTENT
- [Symbol] EXTENT OF OVERFRAMING
- [Symbol] 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.



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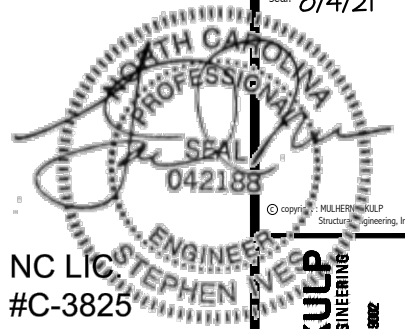
M&K project number:
126-21019
project mgr: JTR
drawn by: KL
issue date: 07-16-21

REVISIONS:
date: initial:



OPTION FRAMING PLANS
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RALEIGH, NC

sheet: RIGHT HAND
S5.2T



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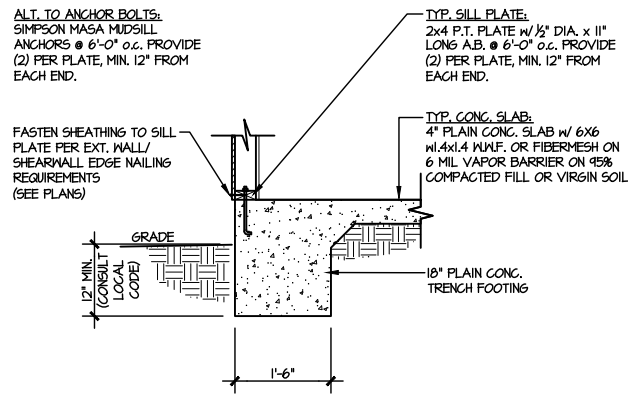
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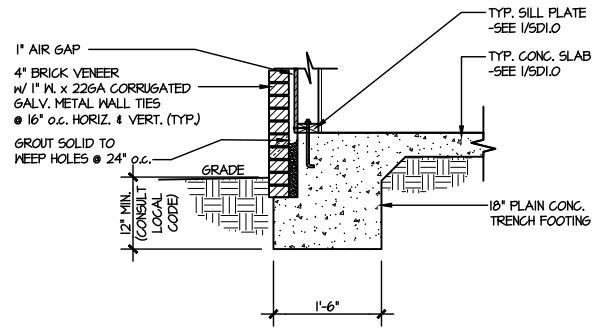


MONO SLAB DETAILS
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RALEIGH, NC

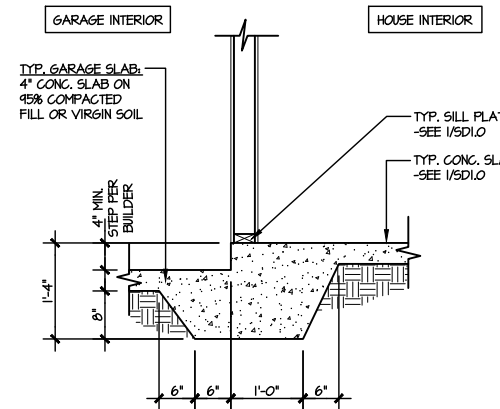
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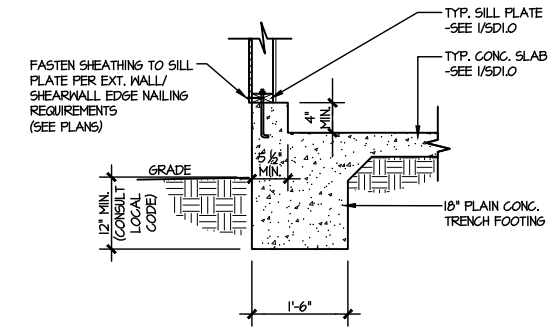
1 TYPICAL SLAB ON GRADE PERIMETER FOOTING
SCALE: 3/8"=1'-0"



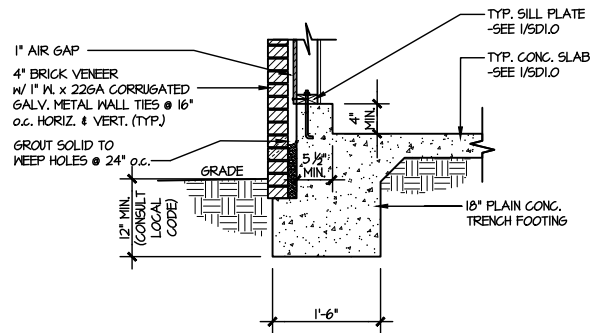
2 TYPICAL SLAB ON GRADE PERIMETER FOOTING
SCALE: 3/8"=1'-0" w/ BRICK VENEER



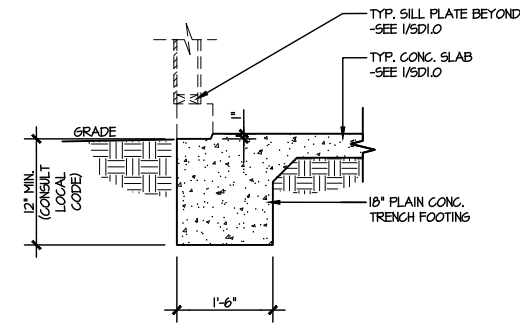
3 TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING
SCALE: 3/8"=1'-0"



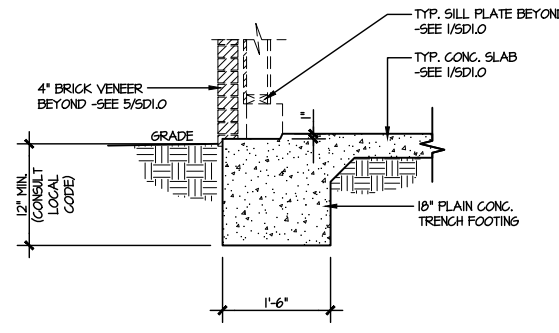
4 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING
SCALE: 3/8"=1'-0"



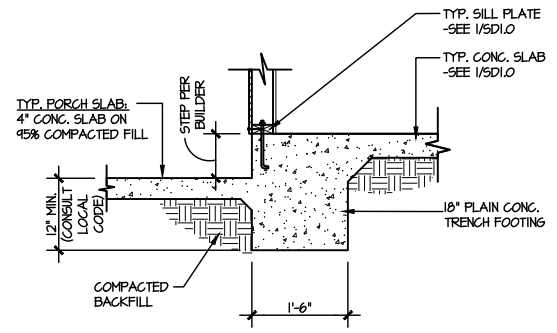
5 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING
SCALE: 3/8"=1'-0" w/ BRICK VENEER



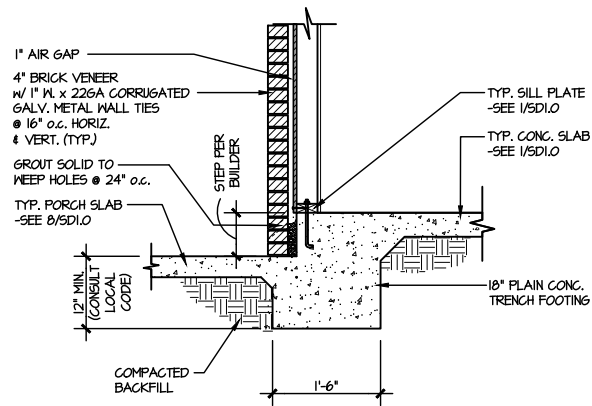
6 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING
SCALE: 3/8"=1'-0"



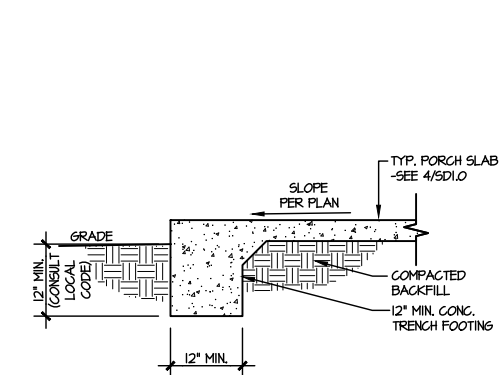
7 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING
SCALE: 3/8"=1'-0" w/ BRICK VENEER



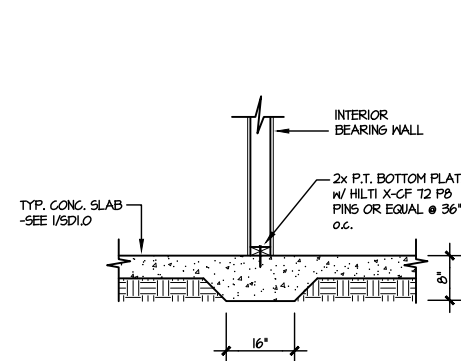
8 TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO
SCALE: 3/8"=1'-0"



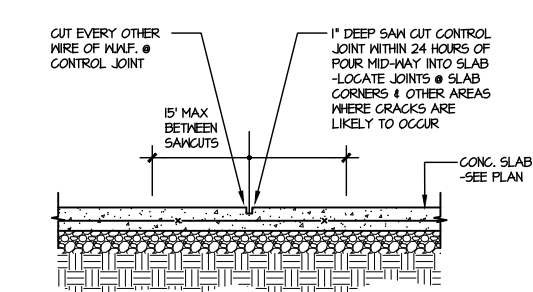
9 TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO
SCALE: 3/8"=1'-0" w/ BRICK VENEER



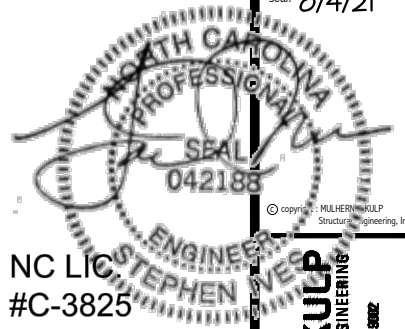
10 TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/8"=1'-0"



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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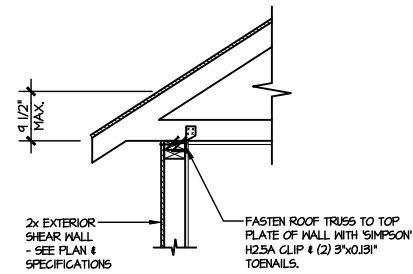
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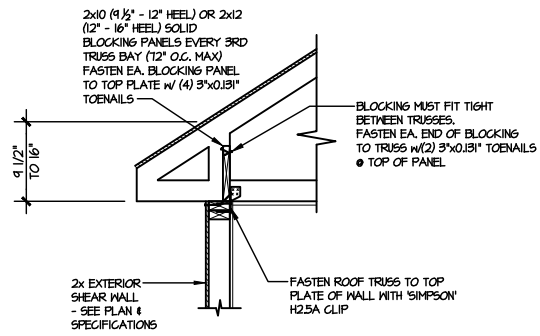


FRAMING DETAILS
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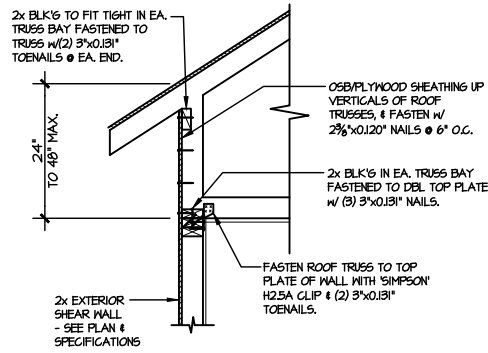
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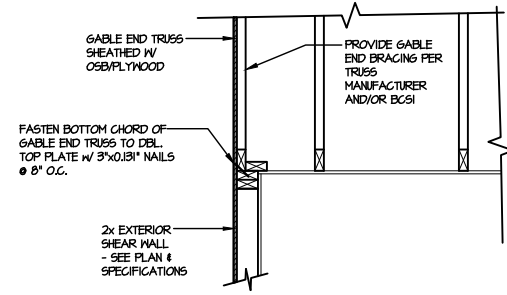
A1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT LESS THAN 4 1/2'
NO BLOCKING REQ'D



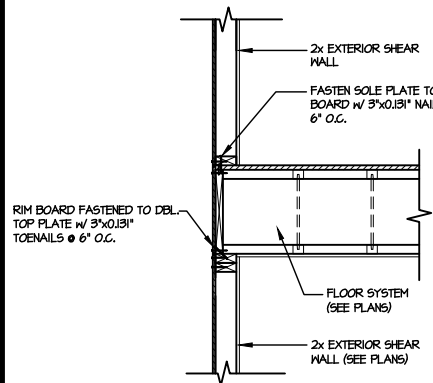
A2 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT BETWEEN 4 1/2' - 16'
BLOCKING REQ'D



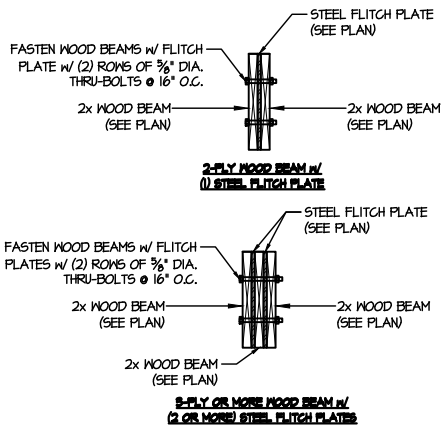
A3 TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
SCALE: 3/8"=1'-0"
HEEL HEIGHT UP TO 48' MAX.



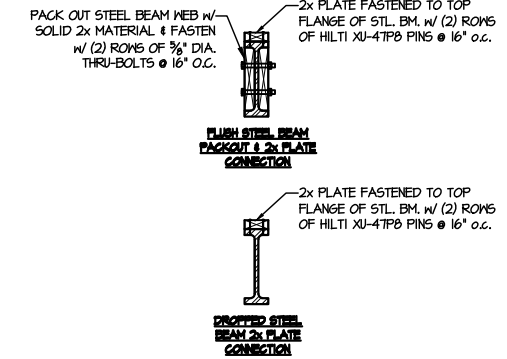
B TYPICAL GABLE END DETAIL
SCALE: 3/8"=1'-0"



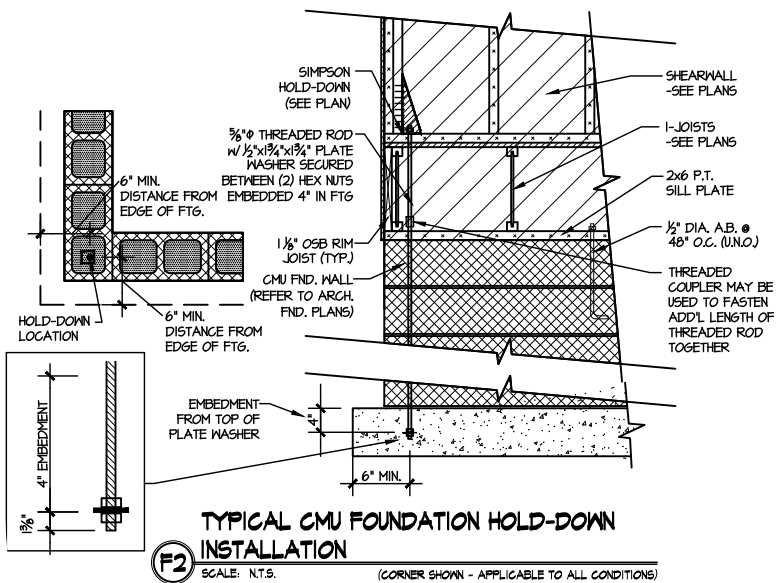
C TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/8"=1'-0"



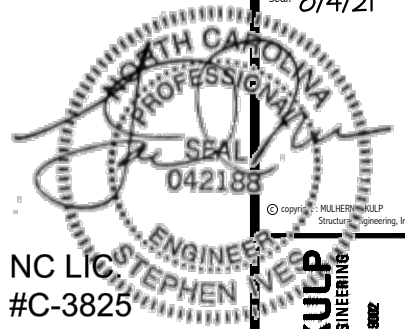
D TYPICAL FLITCH BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"



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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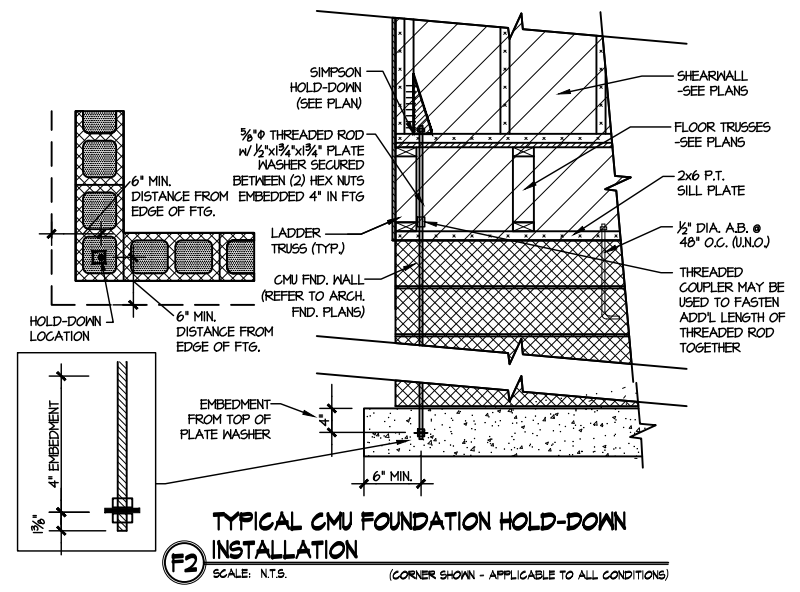
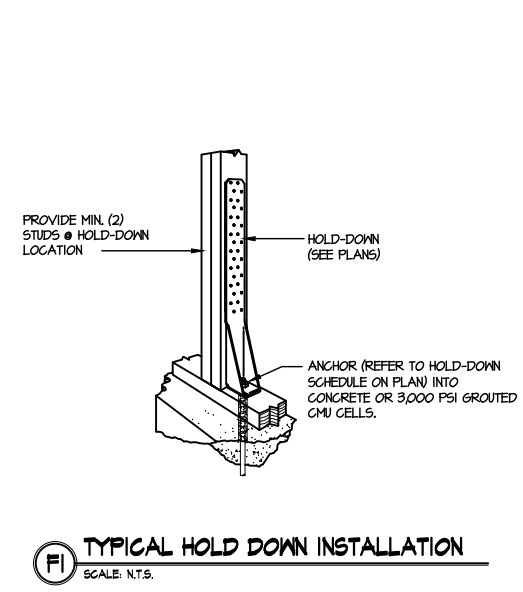
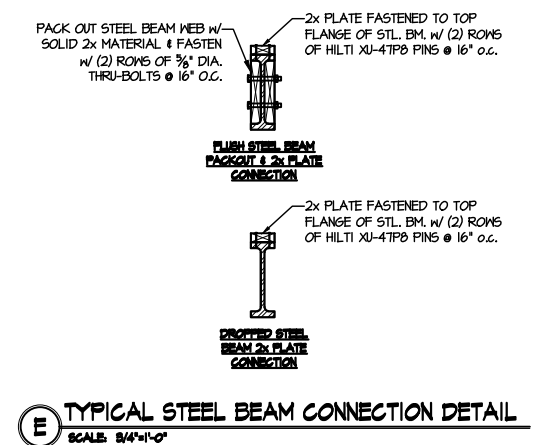
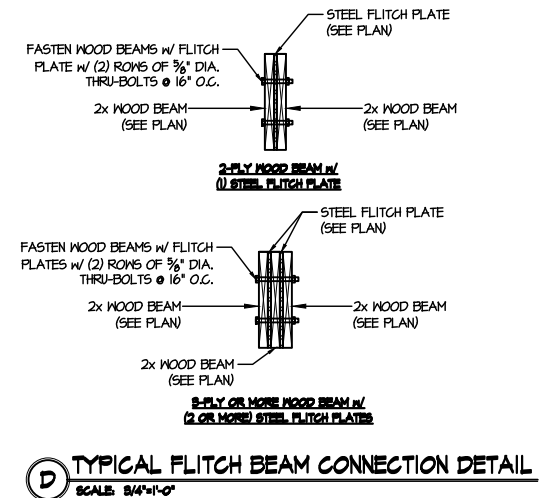
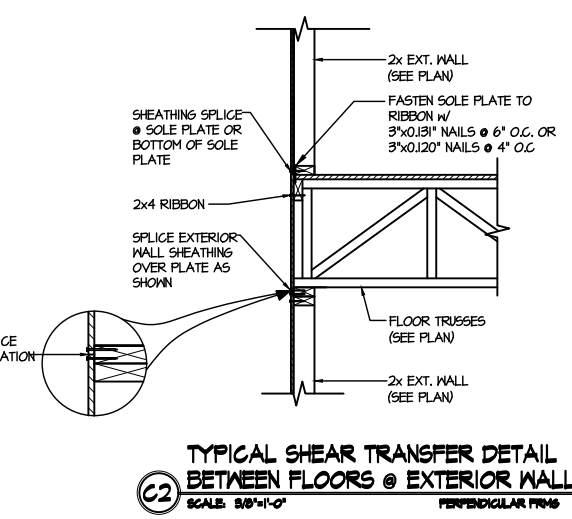
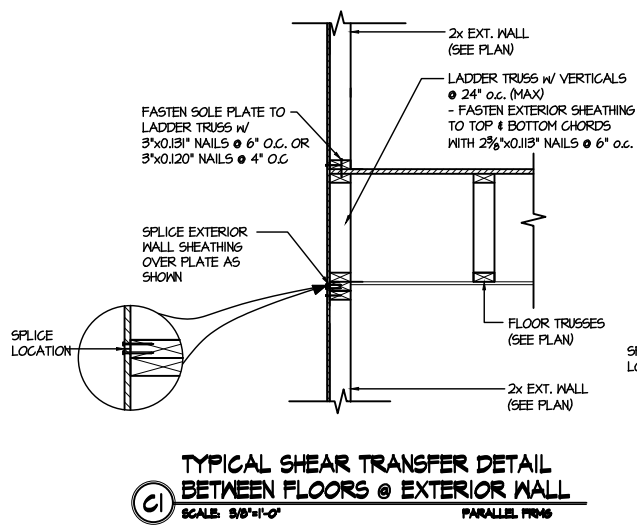
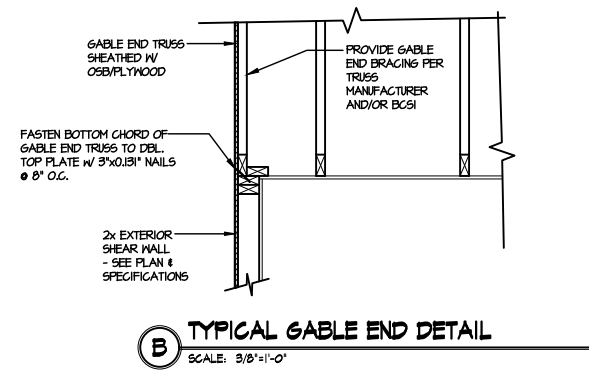
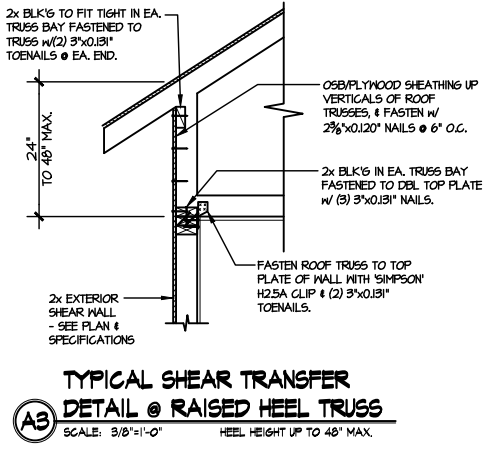
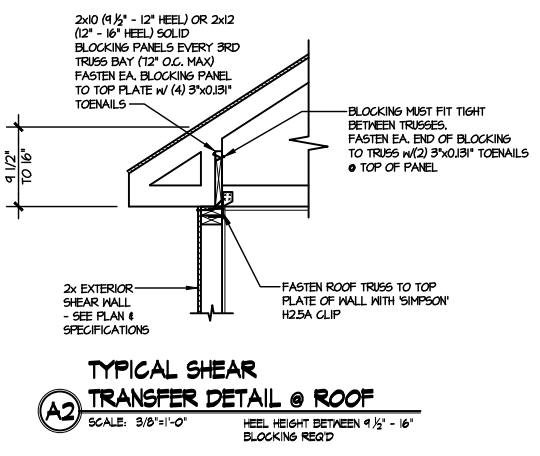
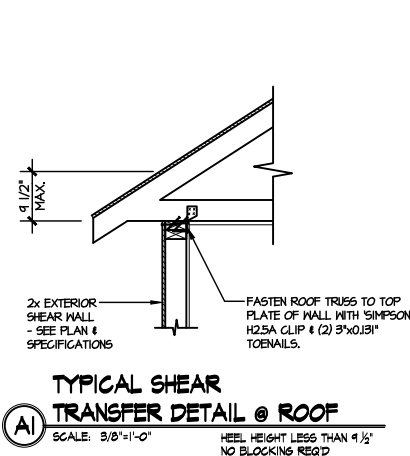
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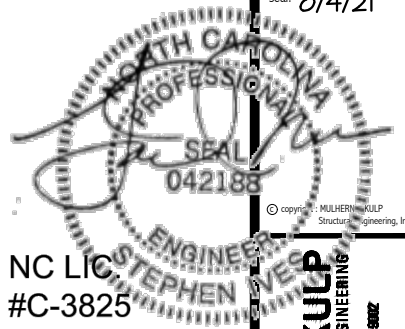


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sheet:

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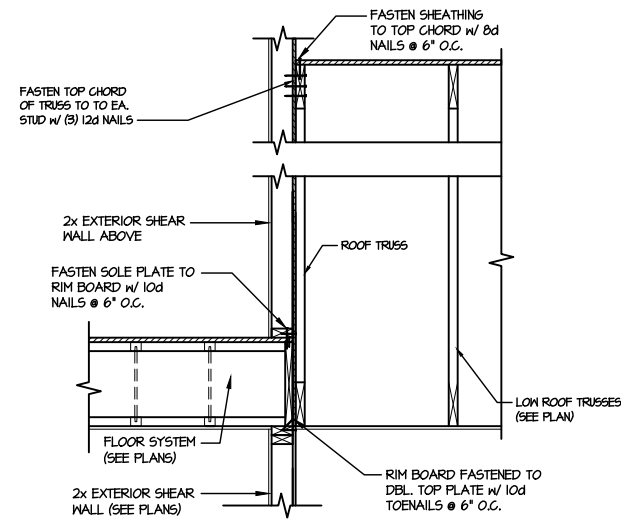
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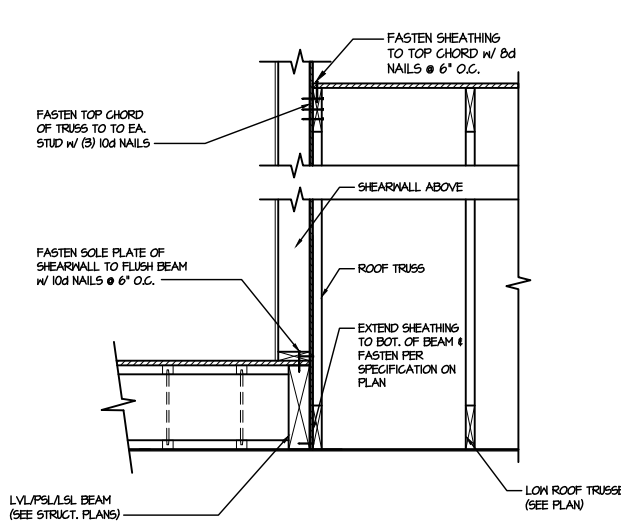


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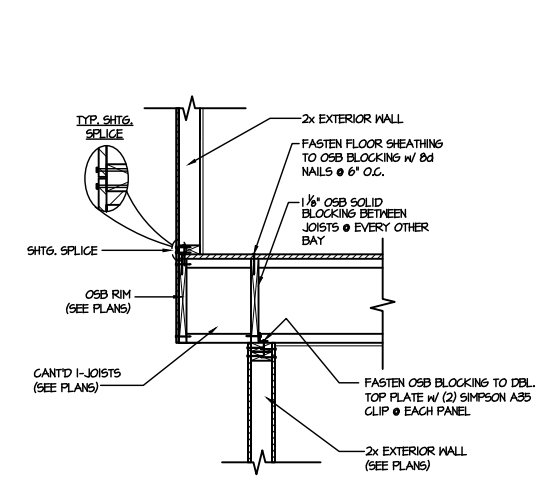
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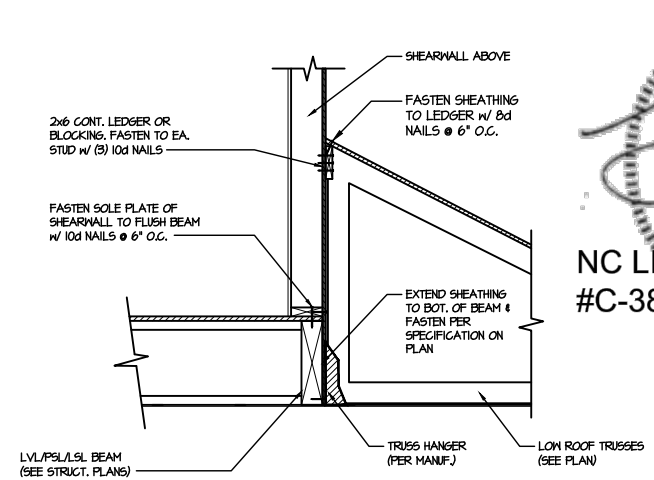
1 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



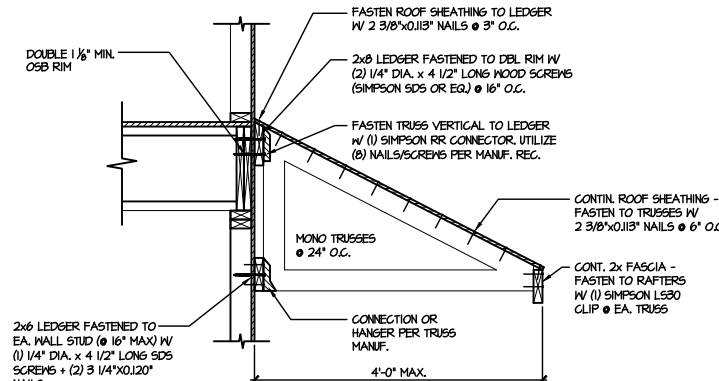
2 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



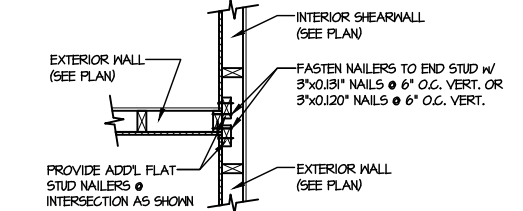
3 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



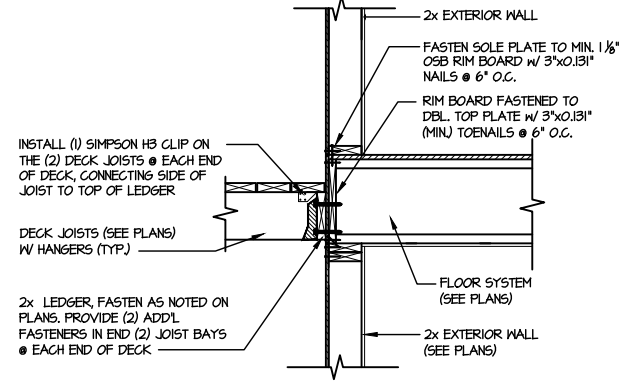
4 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



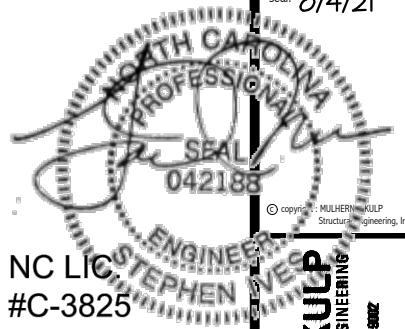
5 DETAIL @ SHED ROOF
SCALE: 3/8"=1'-0"



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



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



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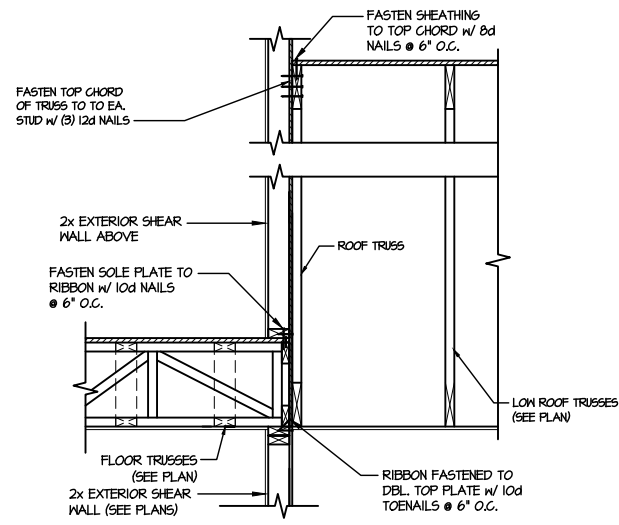
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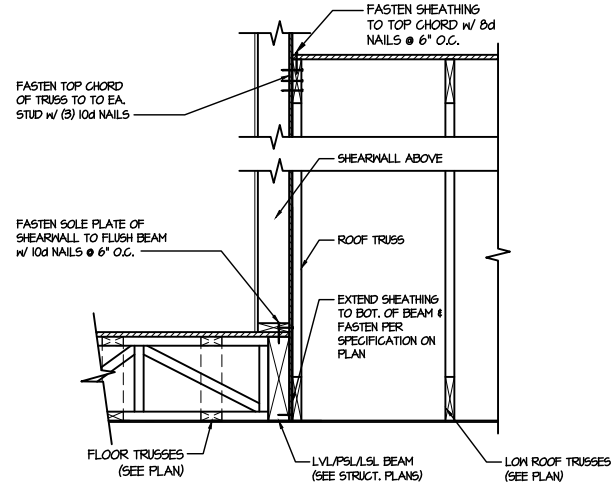


FRAMING DETAILS
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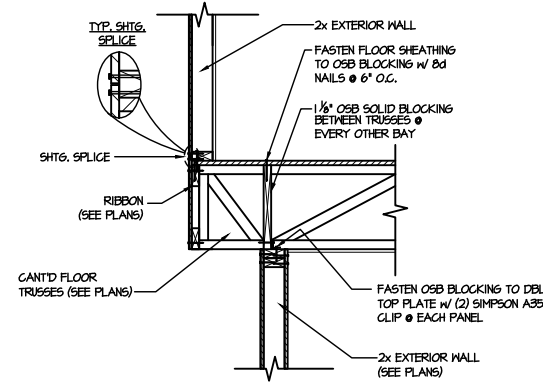
sheet:
SD2.1AT



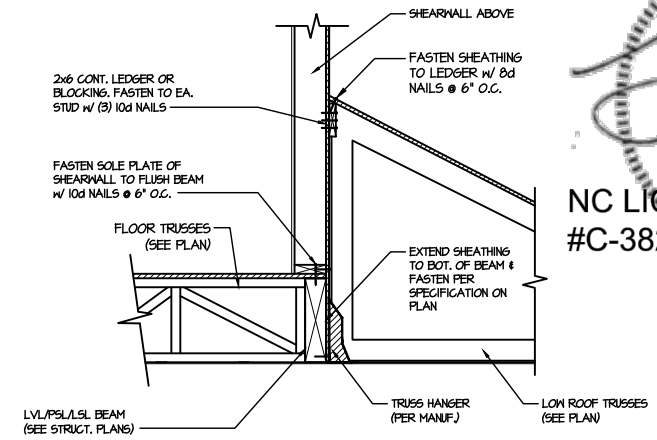
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SCALE: 3/4"=1'-0"



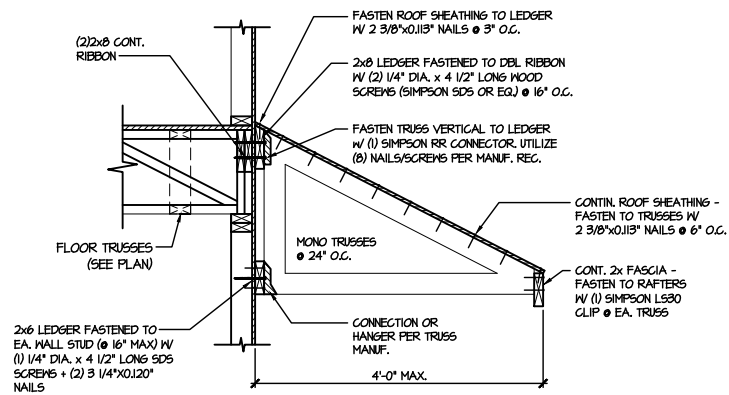
2 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



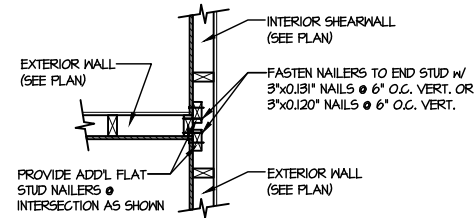
3 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



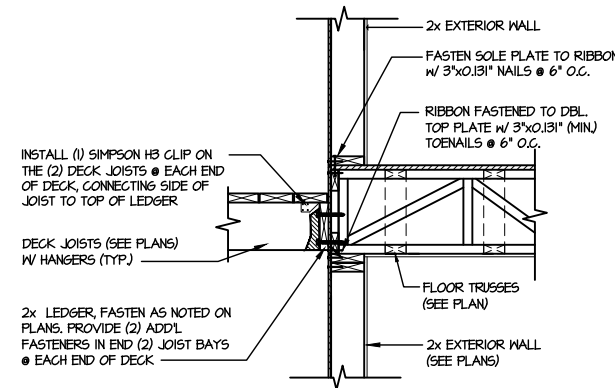
4 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



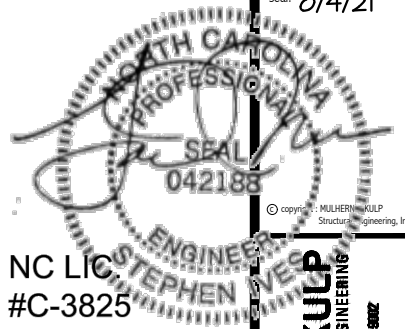
5 DETAIL @ SHED ROOF
SCALE: 3/8"=1'-0"



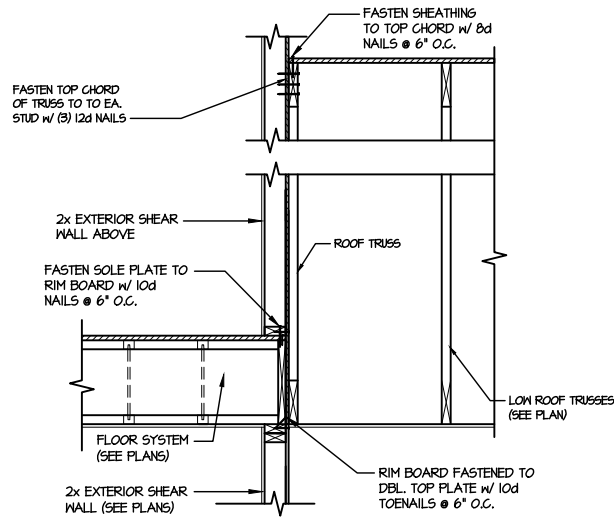
6 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: 3/4"=1'-0" SHTS. ON SAME FACE



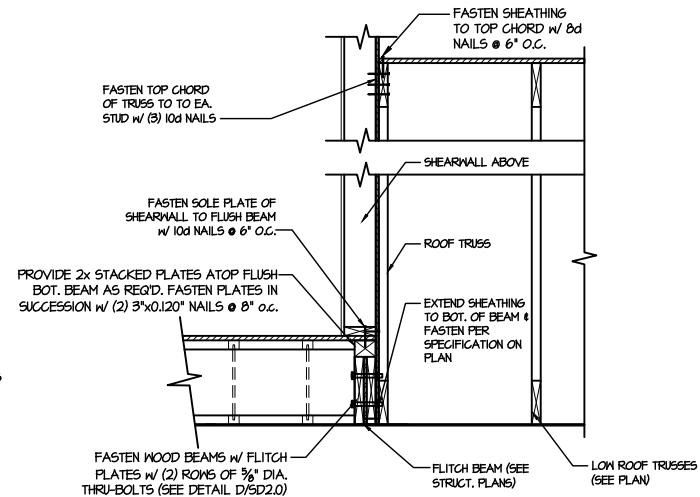
7 DECK CONNECTION DETAIL
SCALE: 3/4"=1'-0"



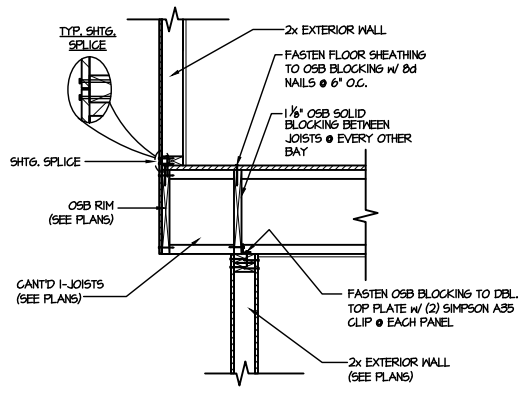
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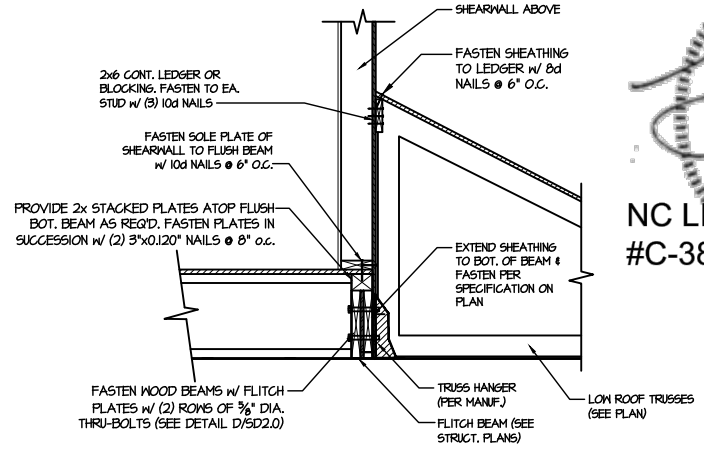
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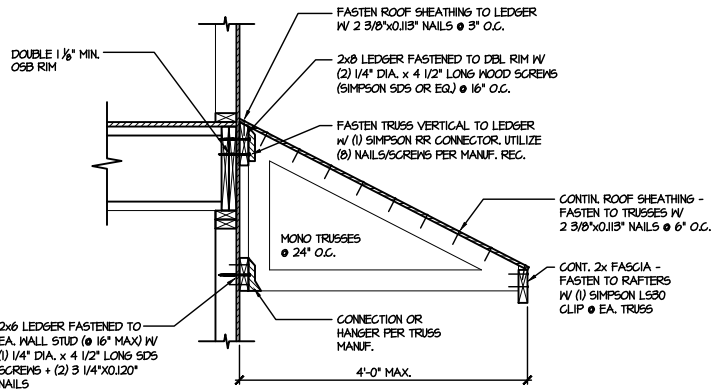
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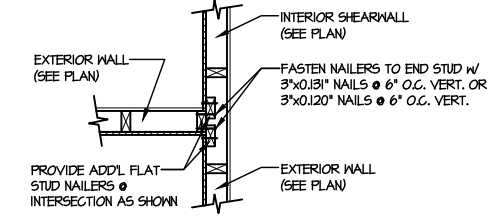
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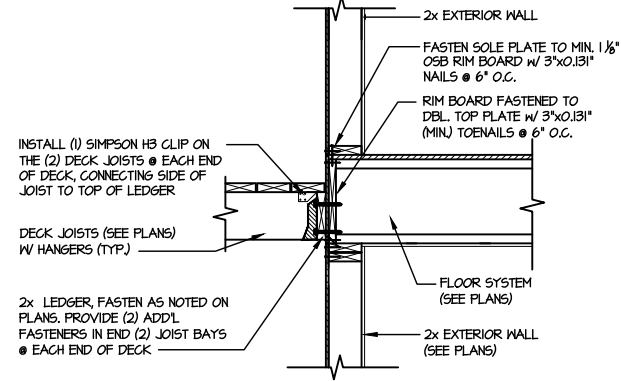
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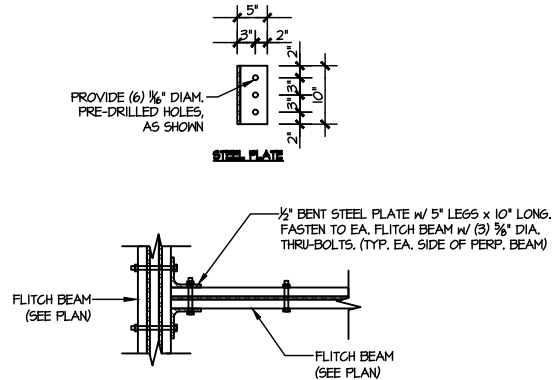
5 DETAIL @ SHED ROOF
SCALE: 3/8\"/>



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



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



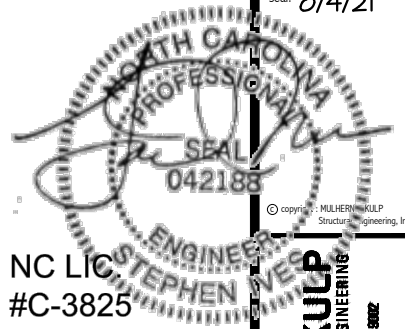
8 TYPICAL FLITCH BEAM TO FLITCH BEAM CONNECTION DETAIL
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M&K project number: 126-21019
project mgr: JTR
drawn by: KL
issue date: 07-16-21

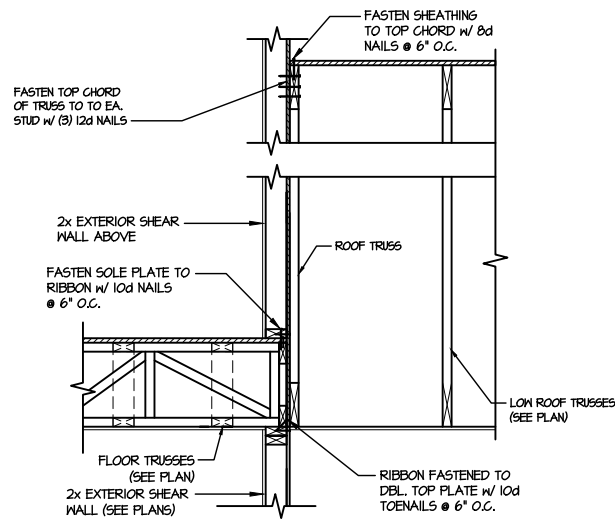
REVISIONS:
date: initial:



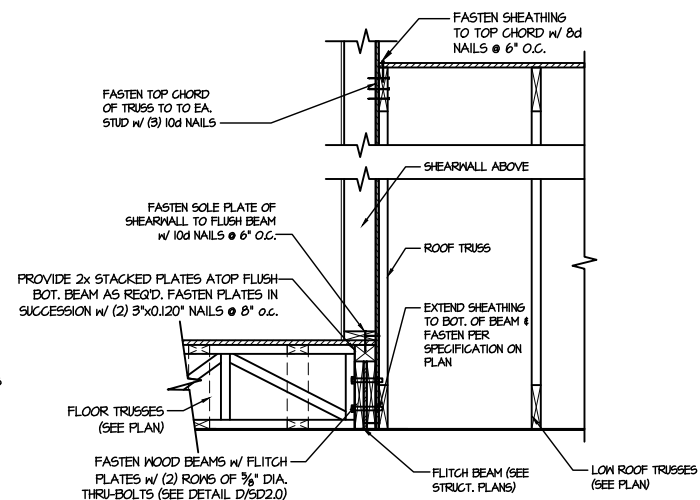
FRAMING DETAILS
ELMHURST
RALEIGH, NC



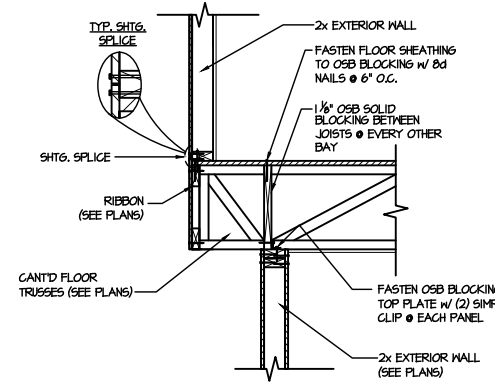
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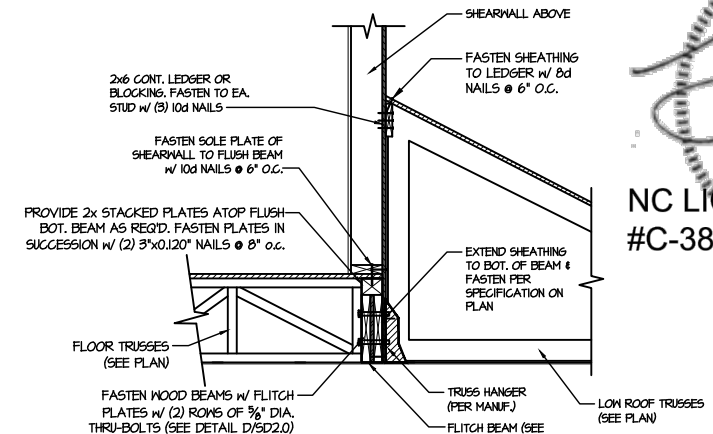
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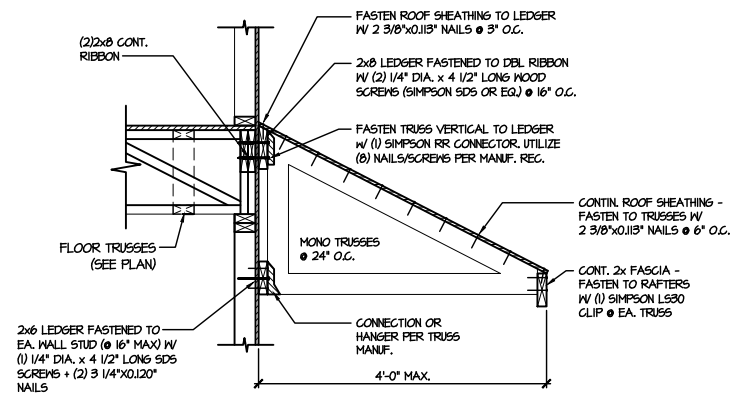
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SCALE: 3/4\"/>



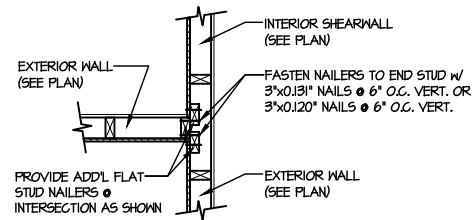
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SCALE: 3/4\"/>



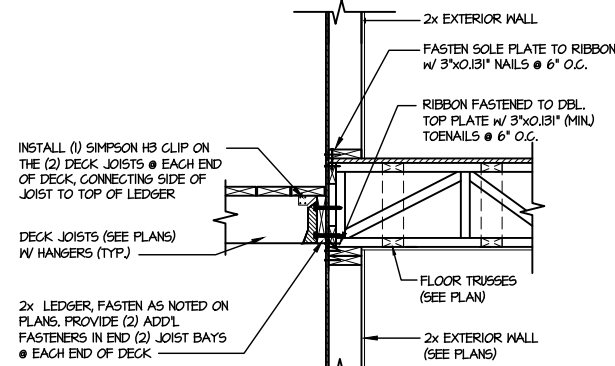
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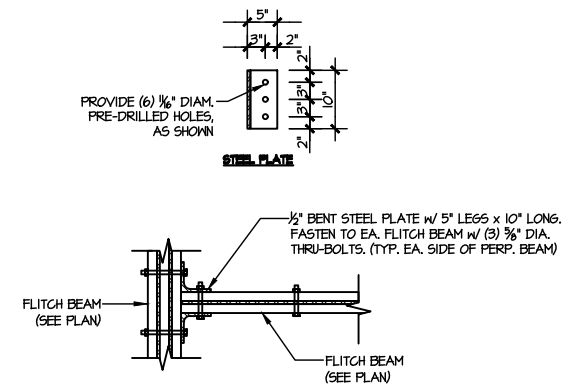
5 DETAIL @ SHED ROOF
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6 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: 3/4\"/>



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



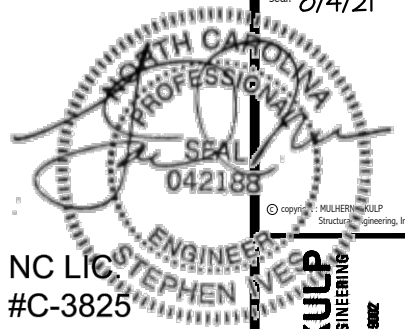
8 TYPICAL FLITCH BEAM TO FLITCH BEAM CONNECTION DETAIL
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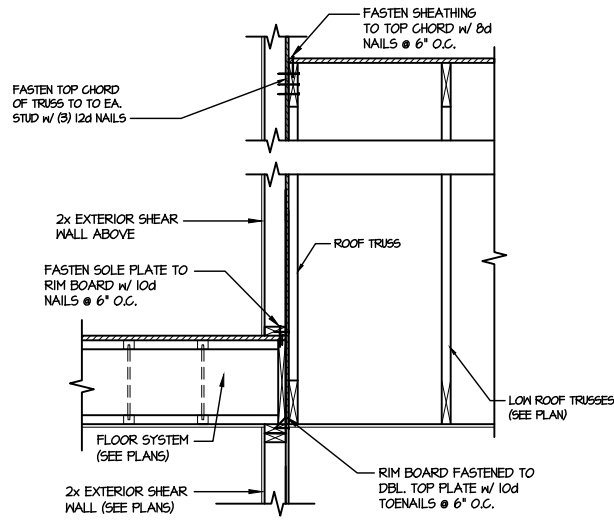
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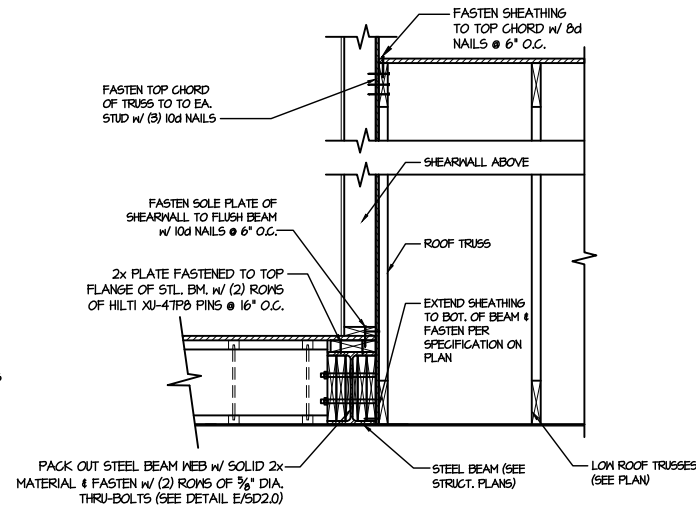
FRAMING DETAILS
ELMHURST
RALEIGH, NC



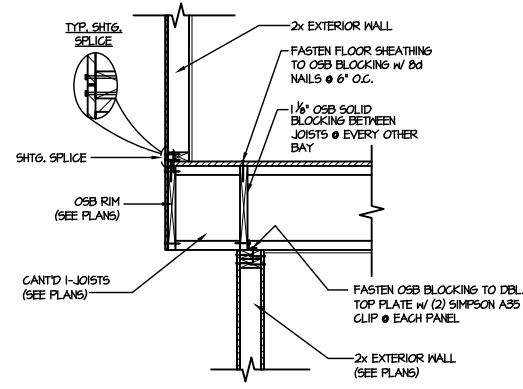
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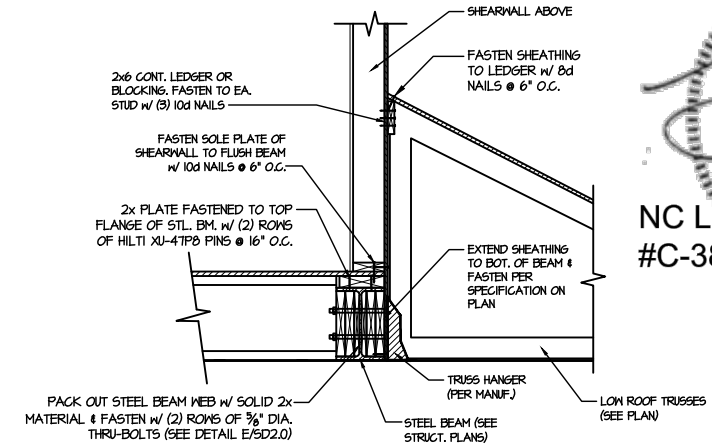
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SCALE: 3/4\"/>



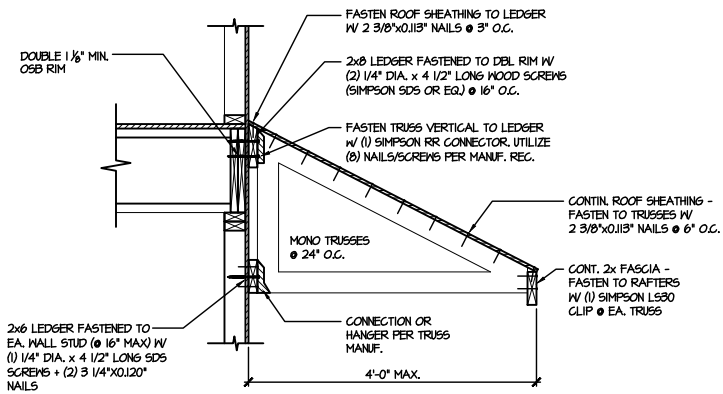
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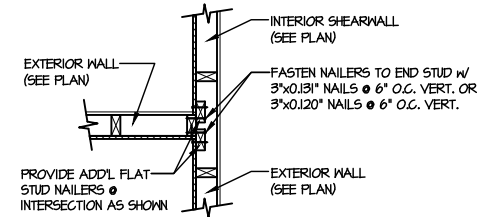
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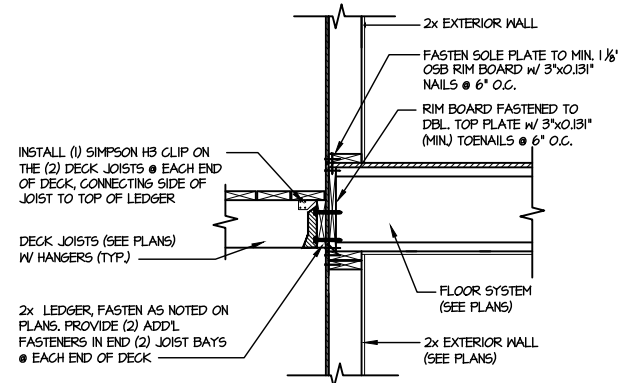
4 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4\"/>



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



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



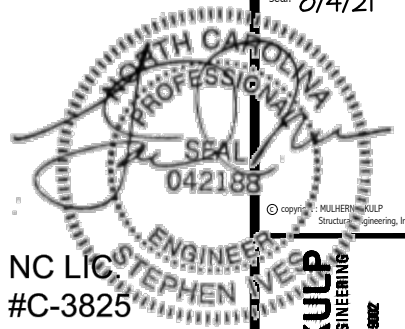
7 DECK CONNECTION DETAIL
SCALE: 3/4\"/>

M&K project number:
126-21019
project mgr: JTR
drawn by: KL
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REVISIONS:
date: initial:



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M&K project number:
126-21019

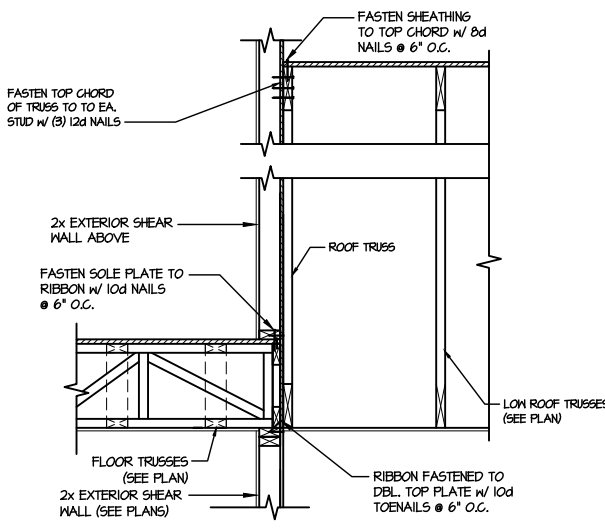
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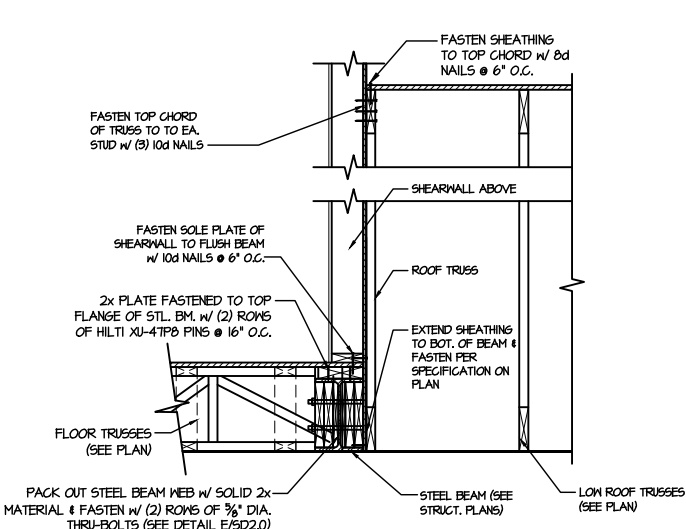


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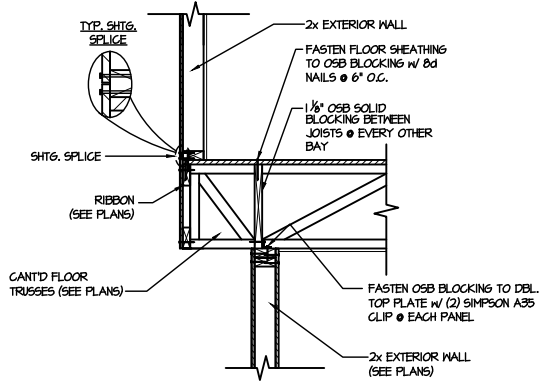
sheet:
SD2.1CT



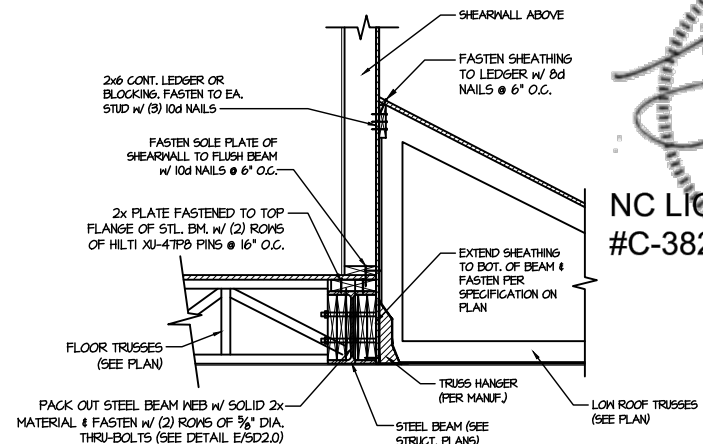
1 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
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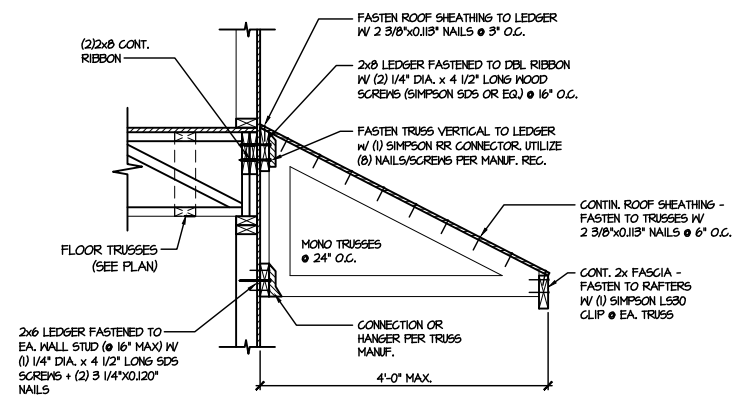
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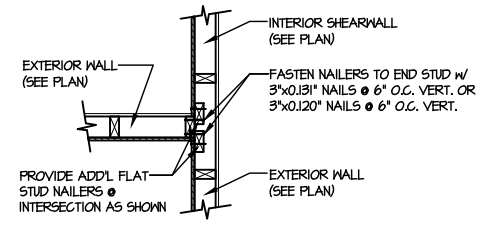
3 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL
SCALE: 3/4\"/>



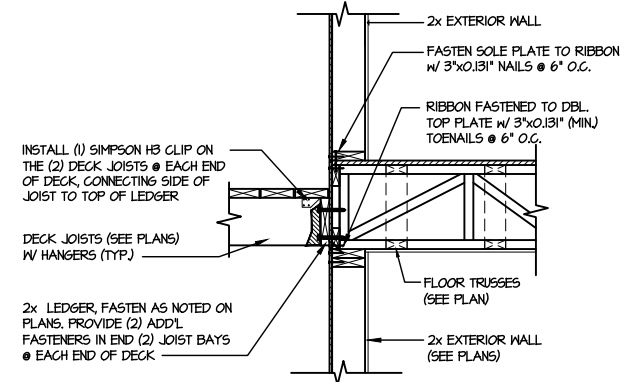
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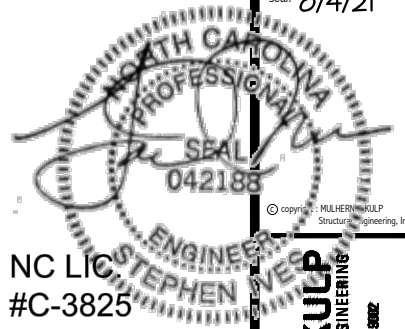
5 DETAIL @ SHED ROOF
SCALE: 3/8\"/>



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



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



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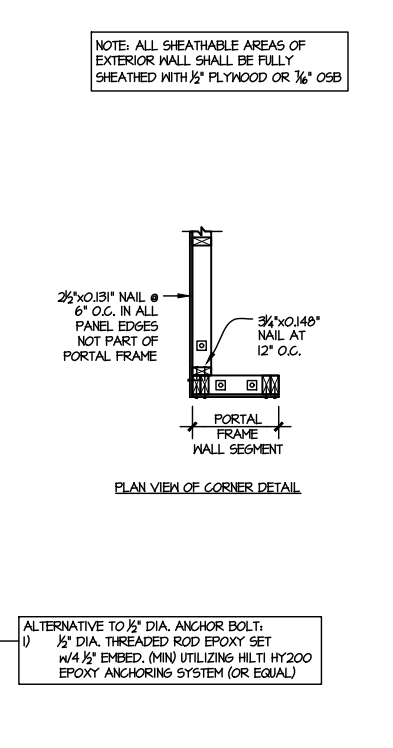
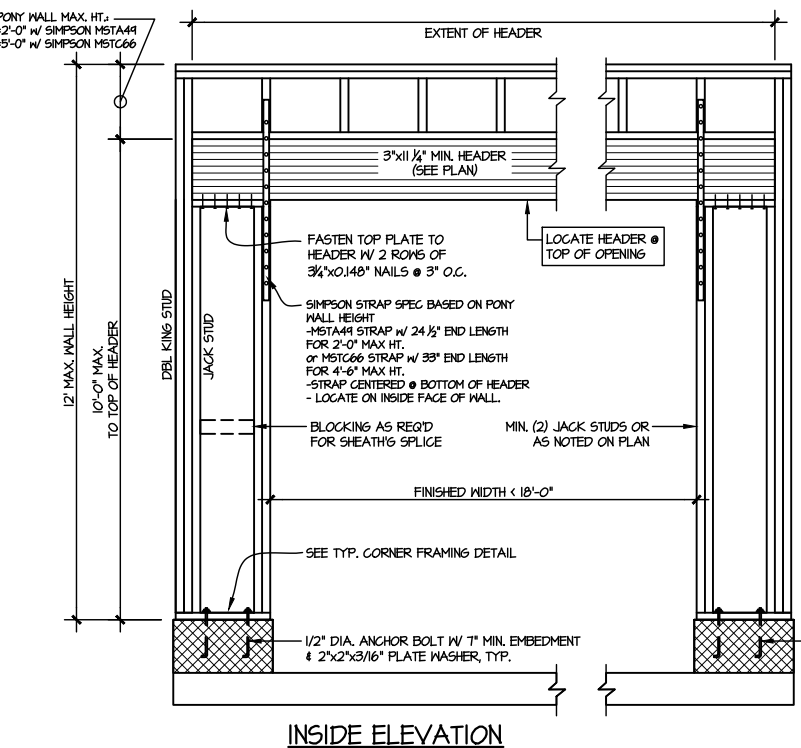
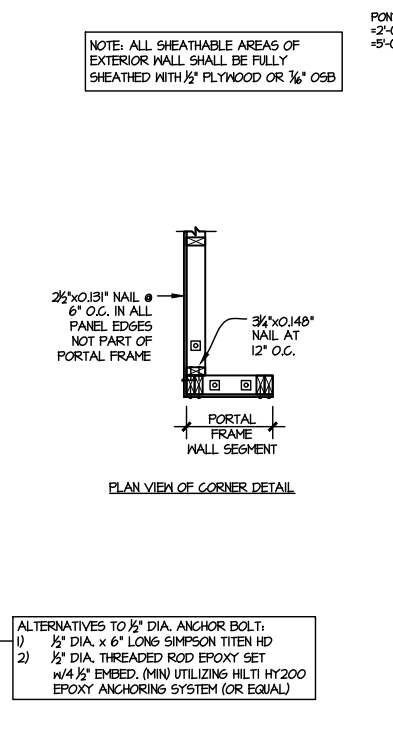
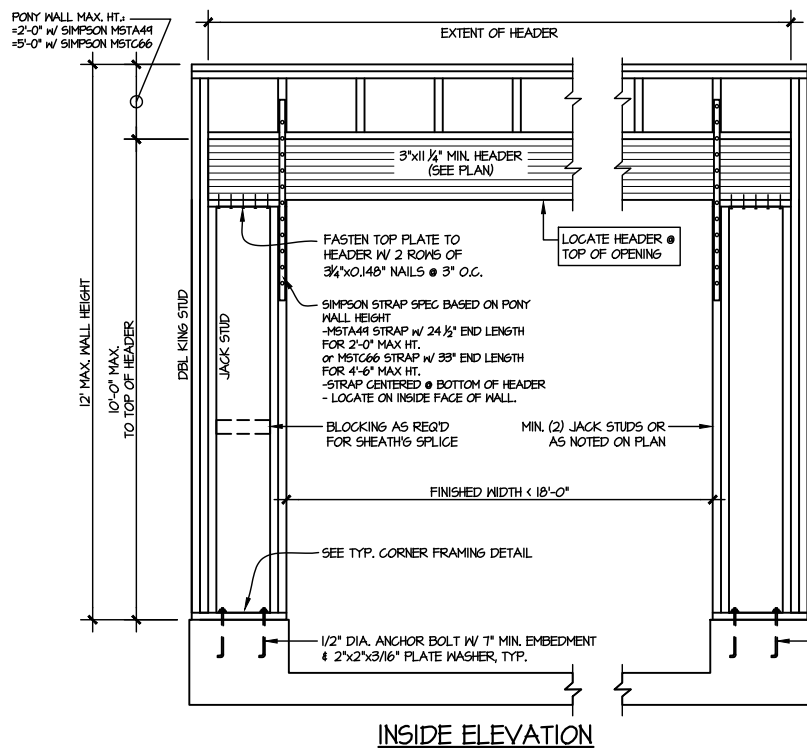
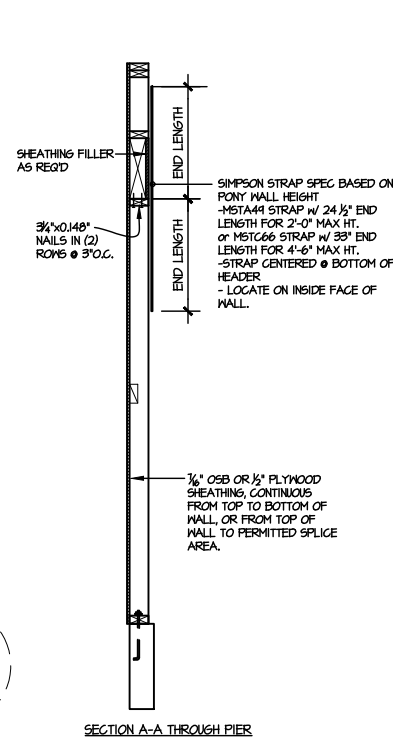
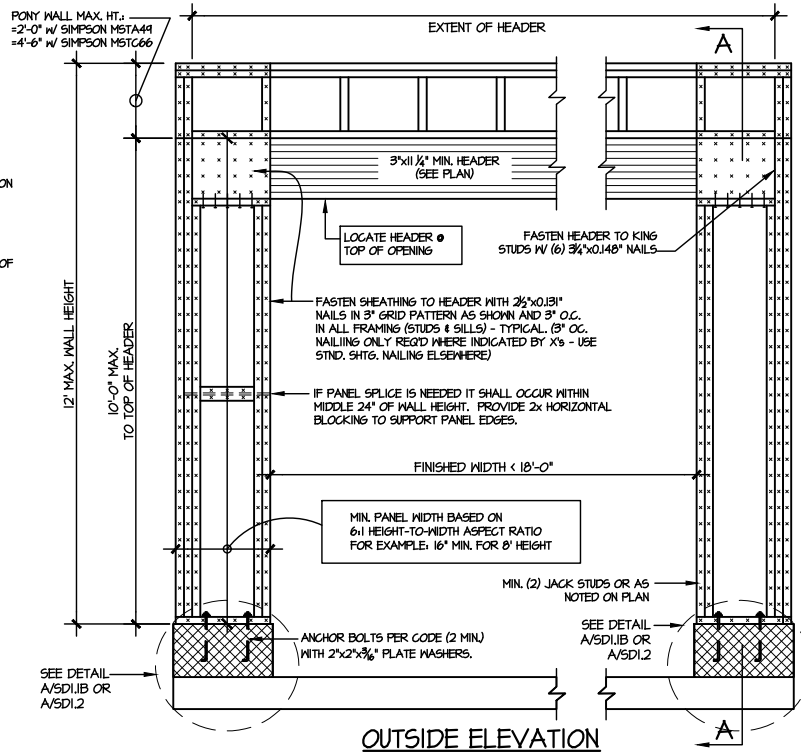
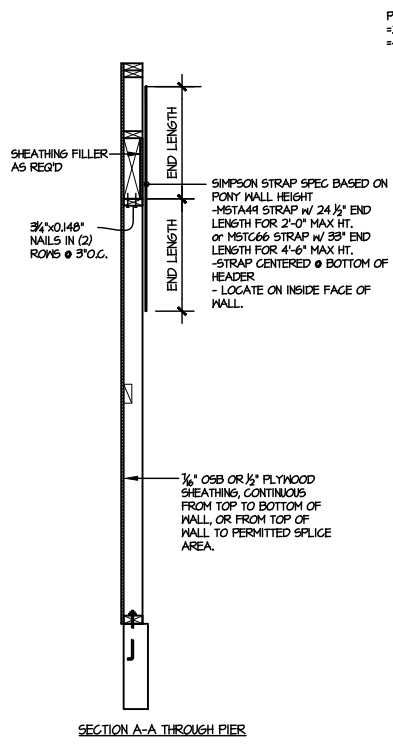
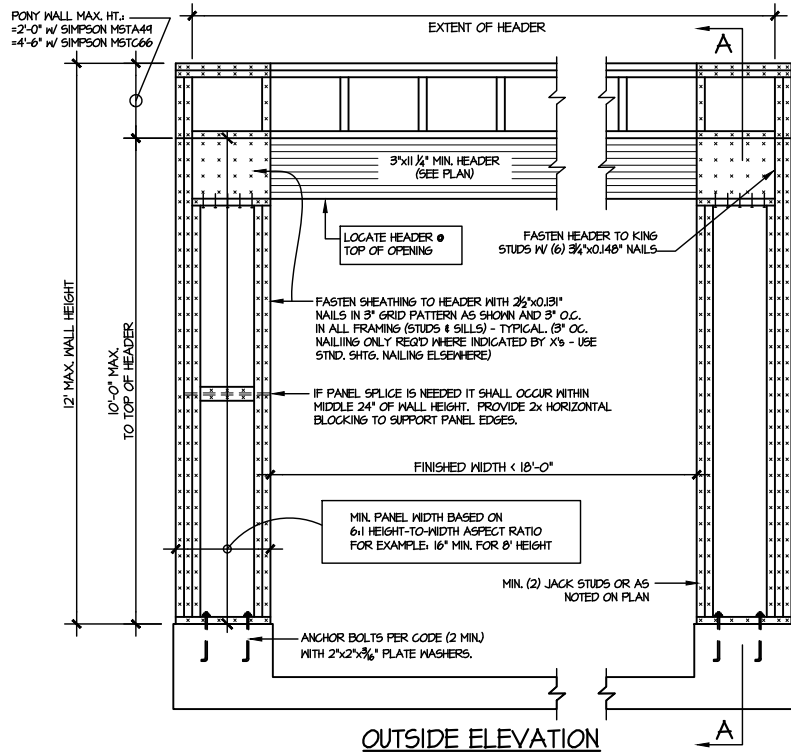


MX project number: 126-21019
project mgr: JTR
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issue date: 07-16-21
REVISIONS:
date: initial:



FRAMING DETAILS
ELMHURST
RALEIGH, NC

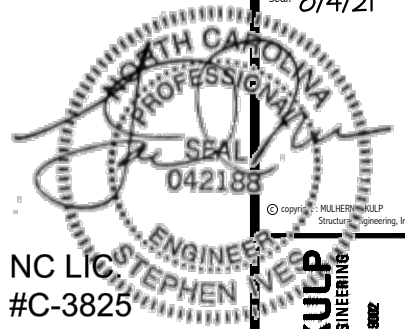
SD2.2



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.



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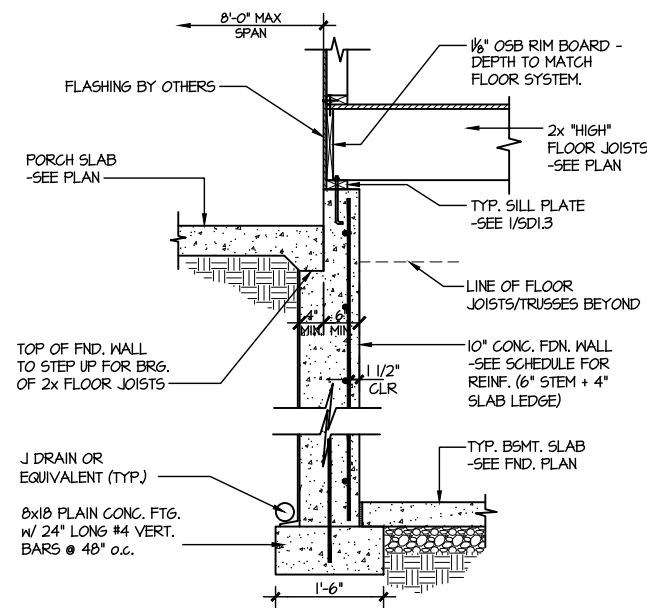
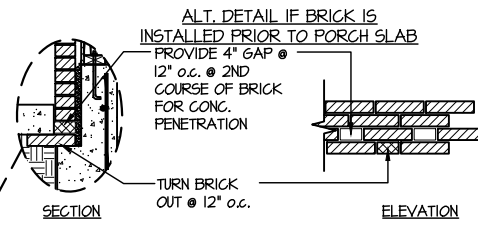
M&K project number: 126-21019
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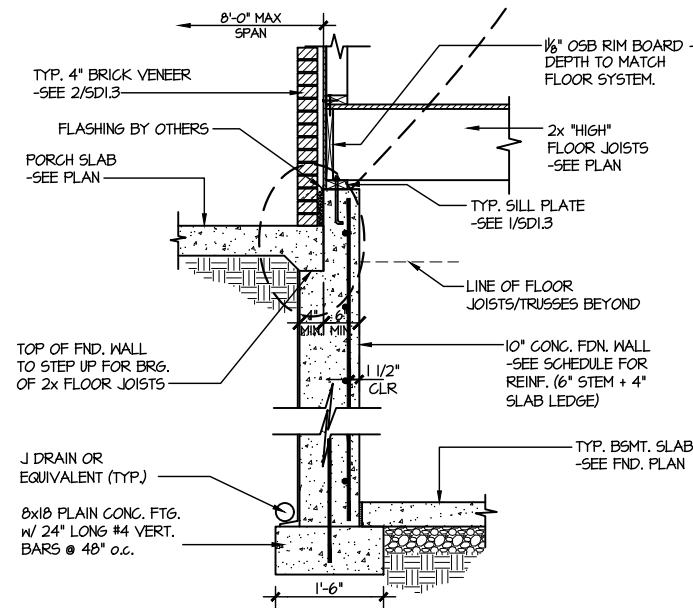


FRAMING DETAILS
ELMHURST
RALEIGH, NC

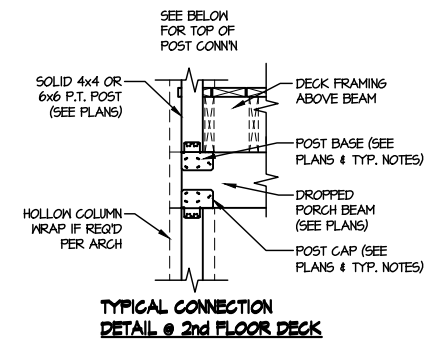
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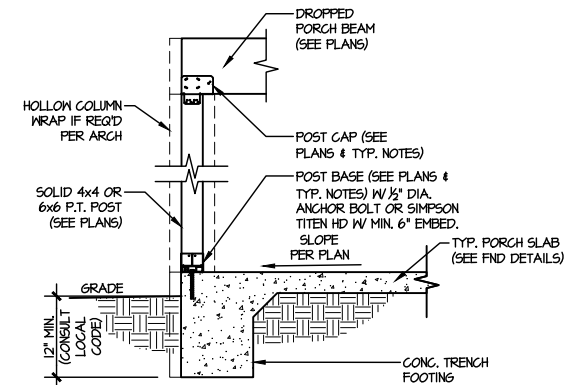
4 HIGH FLOOR JOIST BASEMENT FOUNDATION @ PORCH/PATIO SLAB
SCALE: 3/8"=1'-0"
(REFER TO DETAIL 12 FOR WOOD PORCH OPTION)



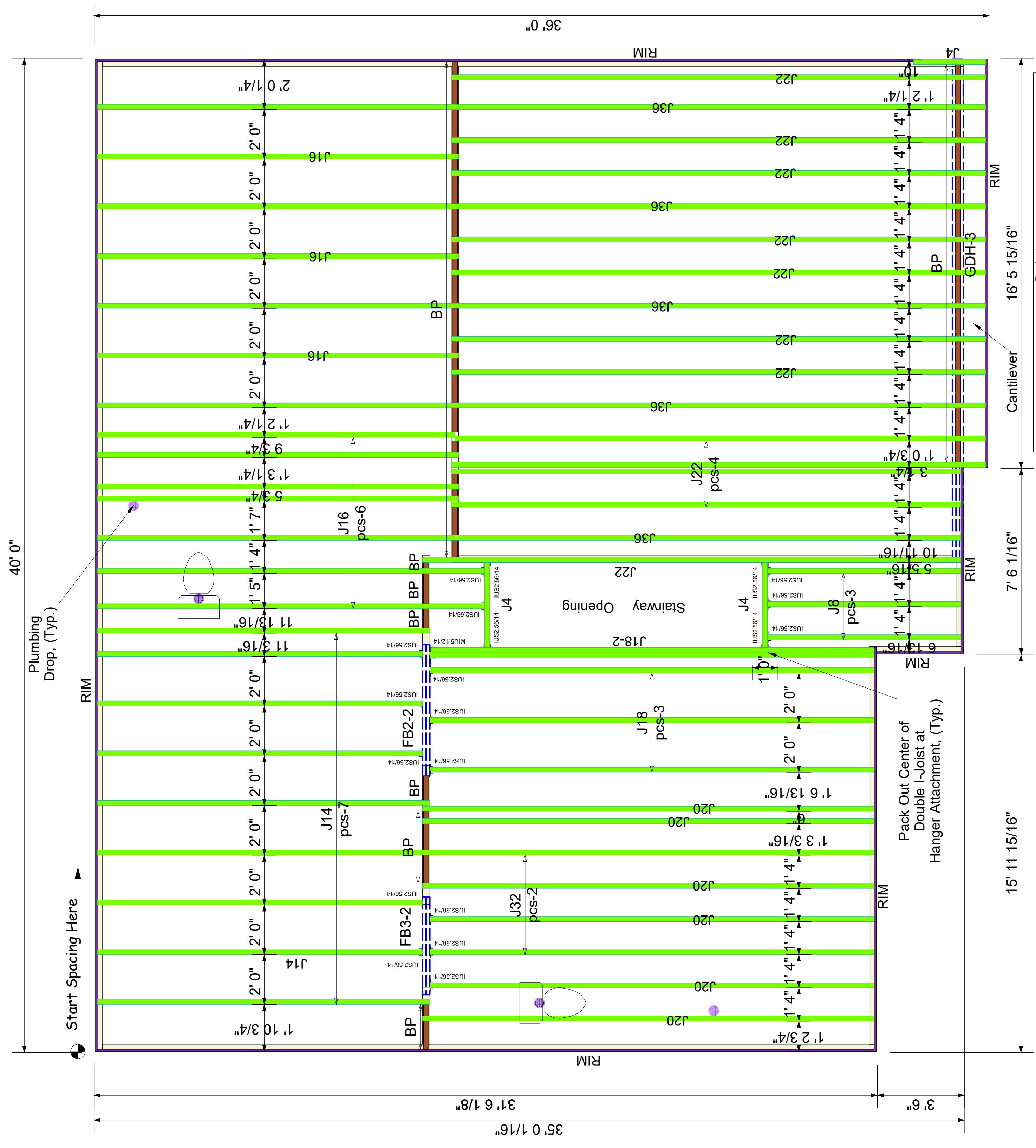
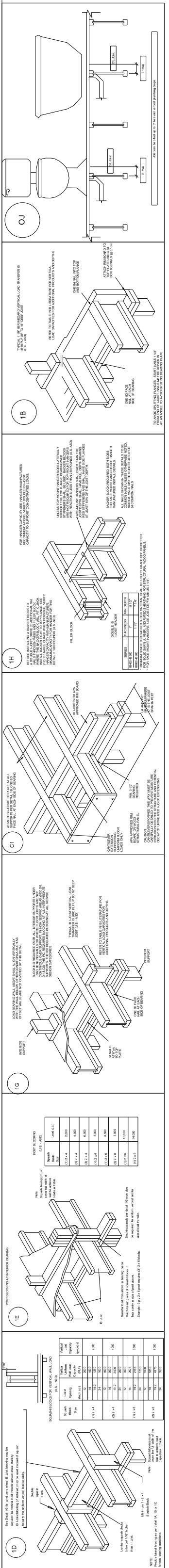
5 HIGH FLOOR JOIST BASEMENT FOUNDATION @ PORCH/PATIO SLAB
SCALE: 3/8"=1'-0"
w/ BRICK VENEER
(REFER TO DETAIL 12 FOR WOOD PORCH OPTION)



TYPICAL CONNECTION
DETAIL @ 2nd FLOOR DECK



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



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

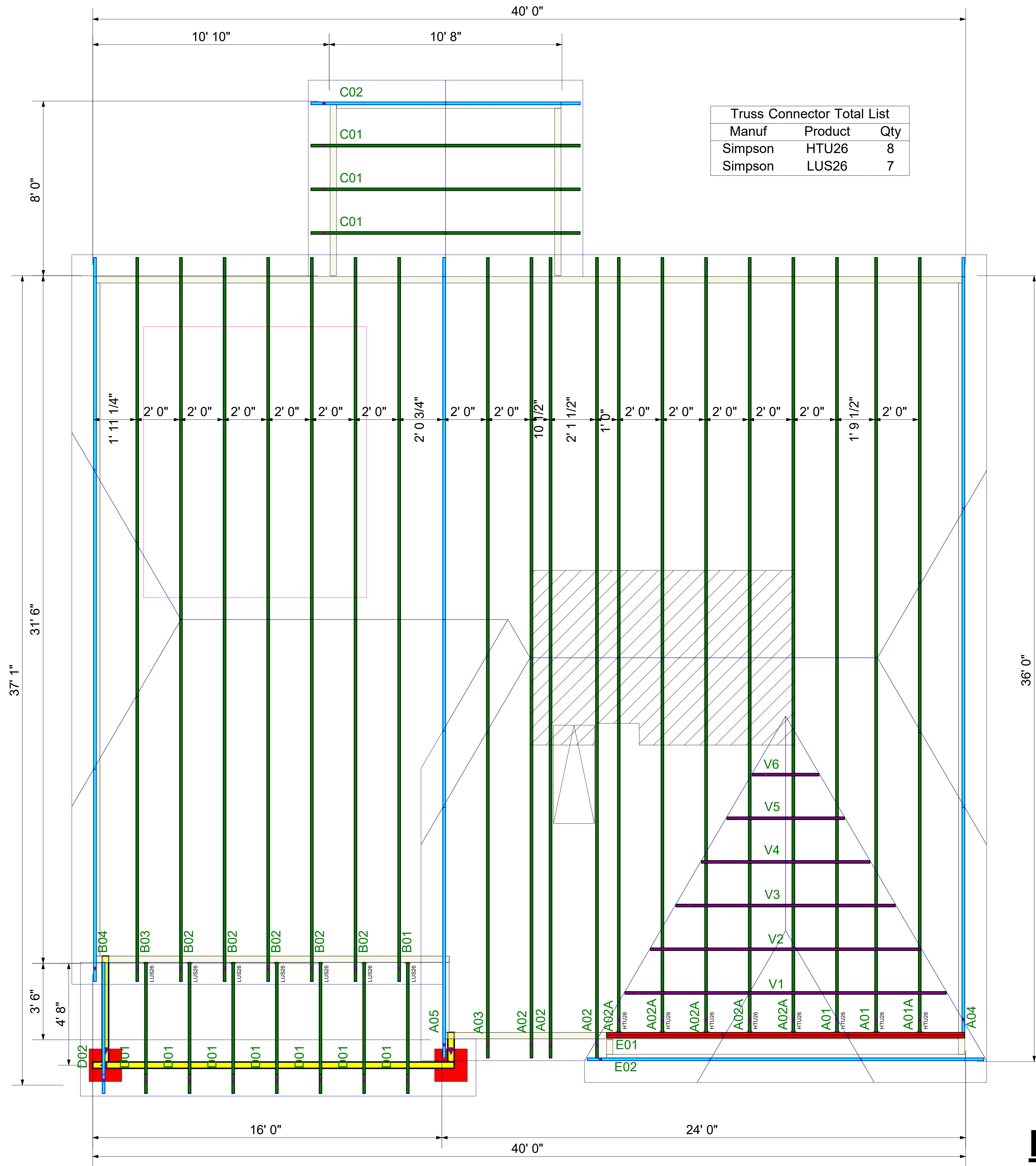
| Connector Summary | | |
|-------------------|---------|------------|
| Qty | Manuf | Product |
| 20 | Simpson | IUS2.56/14 |
| 1 | Simpson | MIU5.12/14 |

2nd Floor I-Joist
 DRAWING SCALE : NTS

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

| | | |
|---|---|-----|
| PROJECT NUMBER 22030100 | REVISIONS | |
| | DATE | BY |
| SHEET NUMBER | 03.15.22 | RKW |
| 1 / 1 | Dan Ryan Builders | |
| | 7 Farm at Neills Creek (Elmhurst 5-GRFE) | |
| 2nd FLOOR I-JOIST PLACEMENT PLAN | | |

Kempsville Building Materials
 A Division of the Carter Lumber Company



ROOF TRUSS FRAMING

DRAWING SCALE : NTS



DRB GROUP
 7 FARM AT NEILLS CREEK - ELMHURST 3
 ROOF TRUSS PLACEMENT PLAN

| REVISIONS | |
|-----------|----|
| DATE | BY |
| 3-16-22 | ND |
| | |
| | |
| | |
| | |
| | |
| | |

PROJECT NUMBER
22030100
 SHEET NUMBER
1 / 1