

**FRONT ELEVATION 4**

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



**REAR ELEVATION 4**

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

MASTER PLAN INFORMATION

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

DRAWN BY: ITS

DATE: 03/11/2022

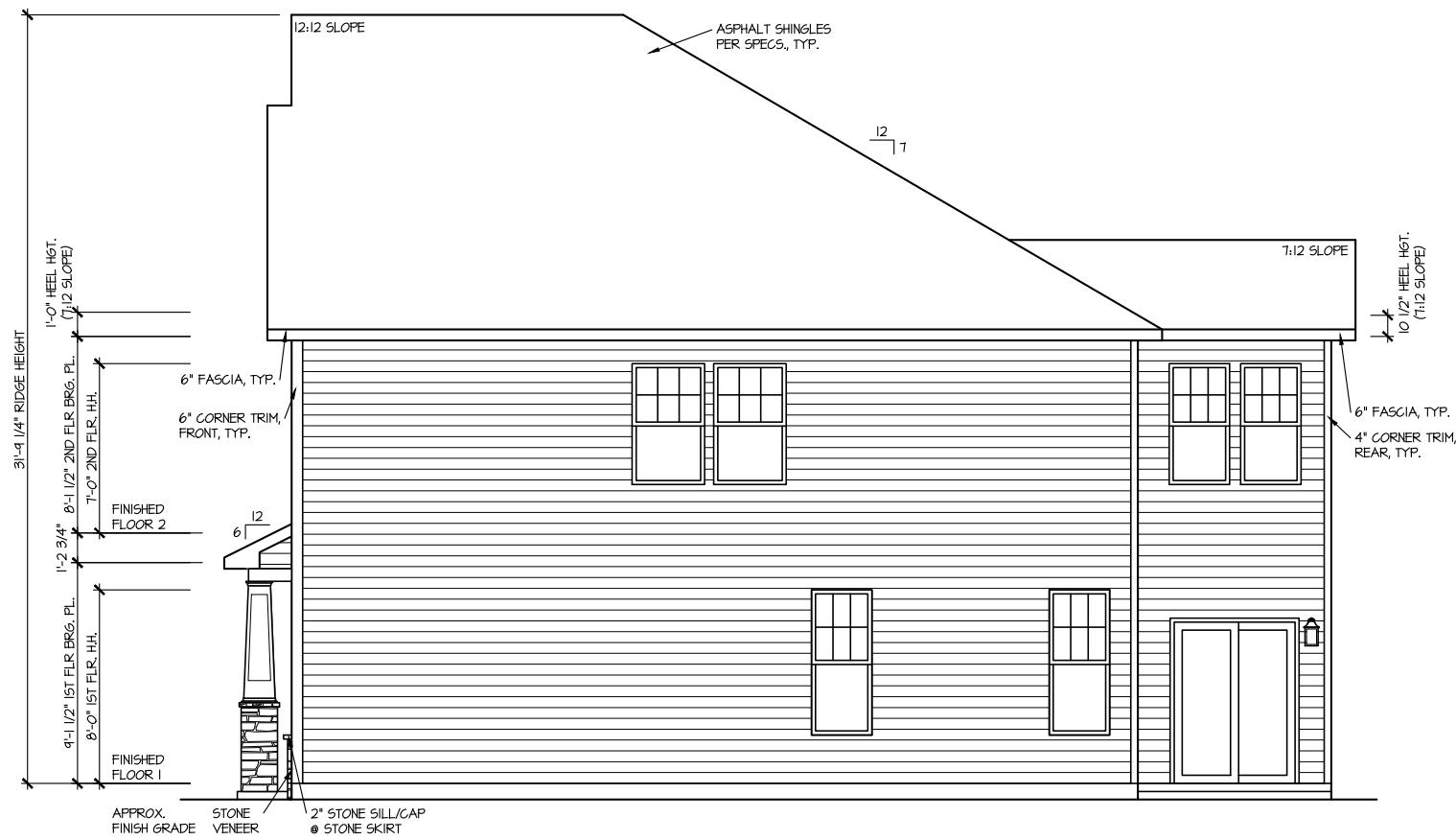
PLAN NO. 2223



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

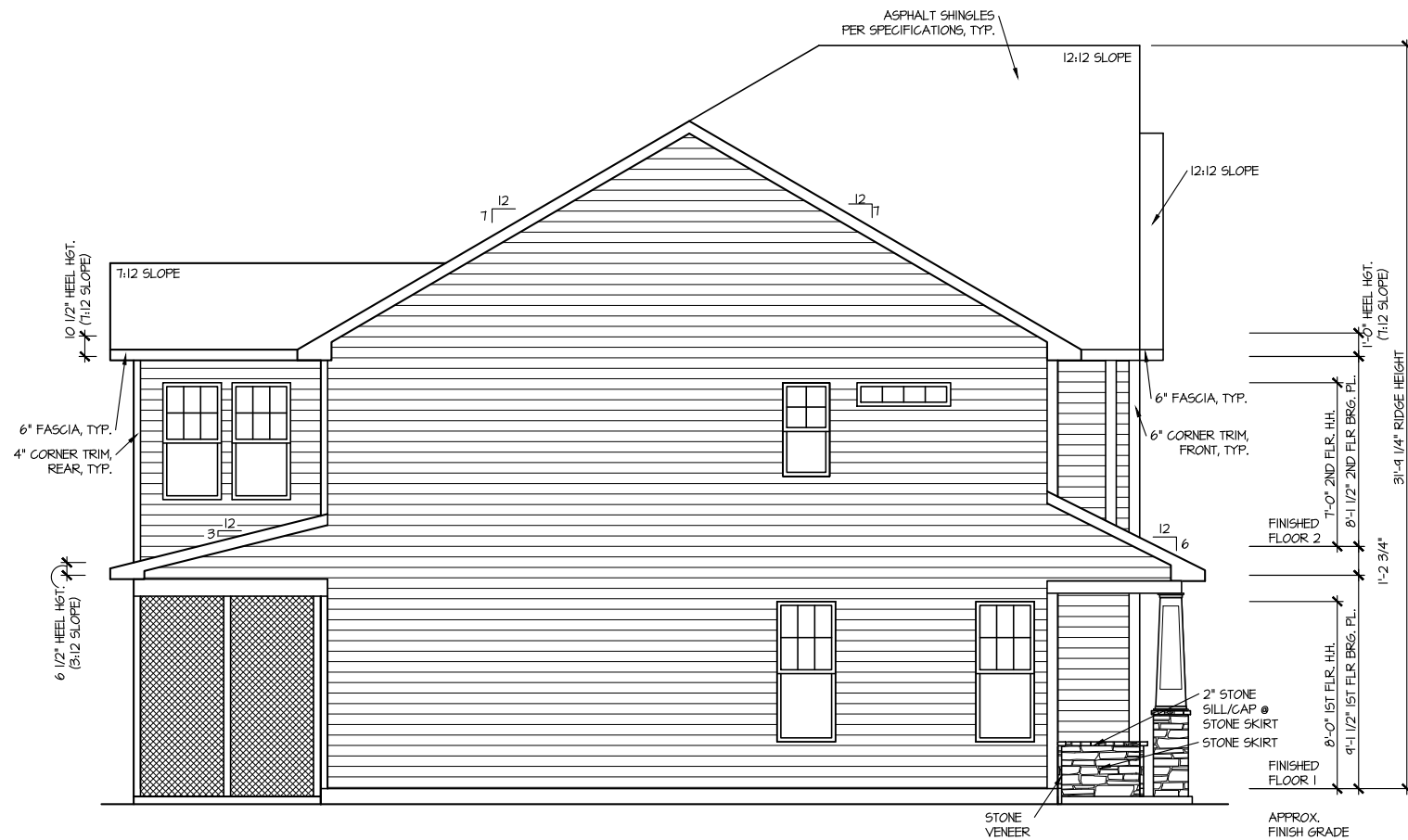
SHEET No.

**A1.1**



**RIGHT ELEVATION 4**

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



**LEFT ELEVATION 4**

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

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

DRAWN BY:	ITS
DATE:	03/11/2022
PLAN NO.	2223

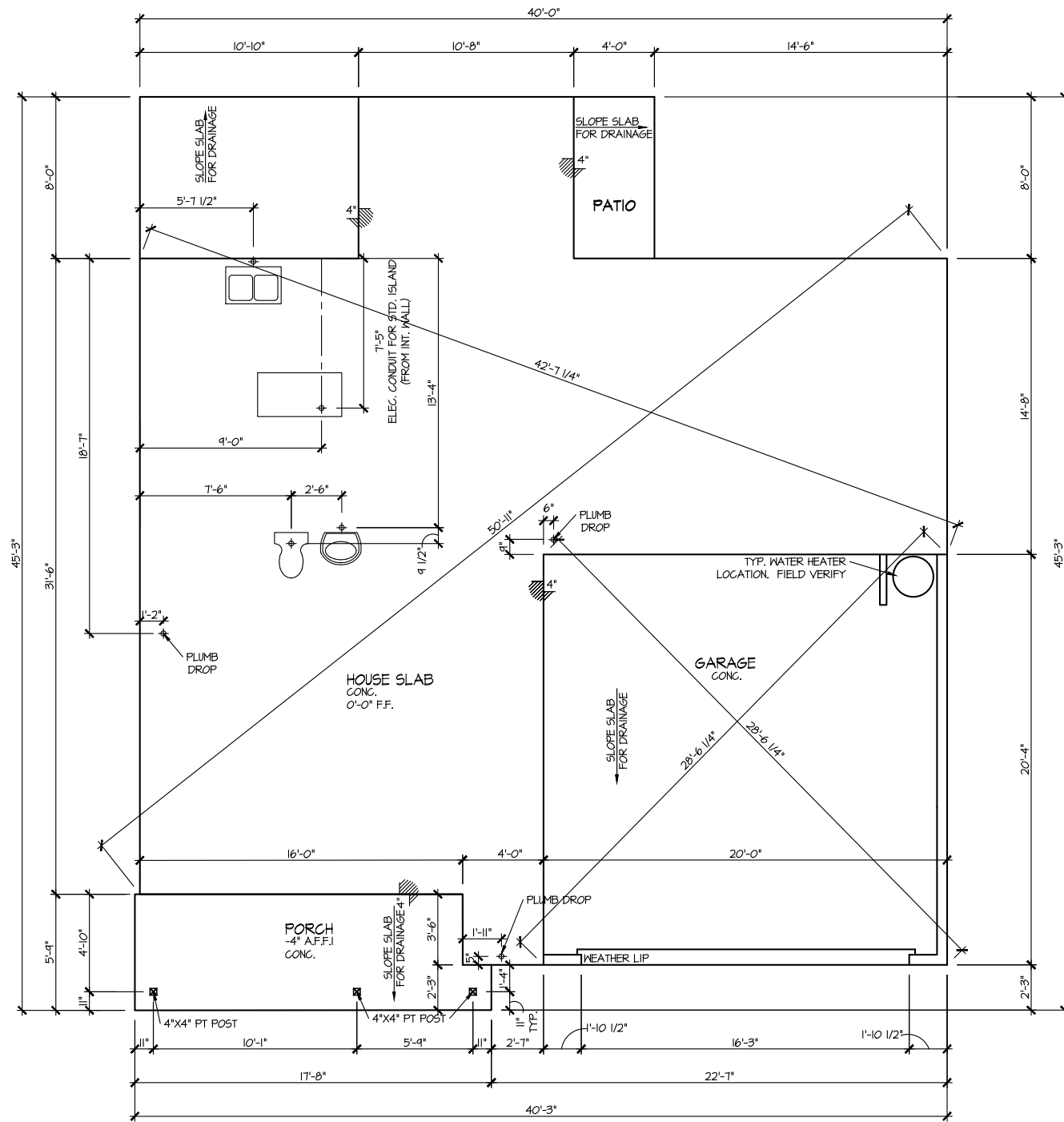





HOUSE NAME:	ELMHURST
DRAWING TITLE	RIGHT & LEFT ELEVATIONS

SHEET No.	A1.2
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**ELEVATION 4  
SLAB PLAN**  
SCALE: 1/8" = 1'-0"

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

DRAWN BY:	ITS
DATE:	03/11/2022
PLAN NO.	2223

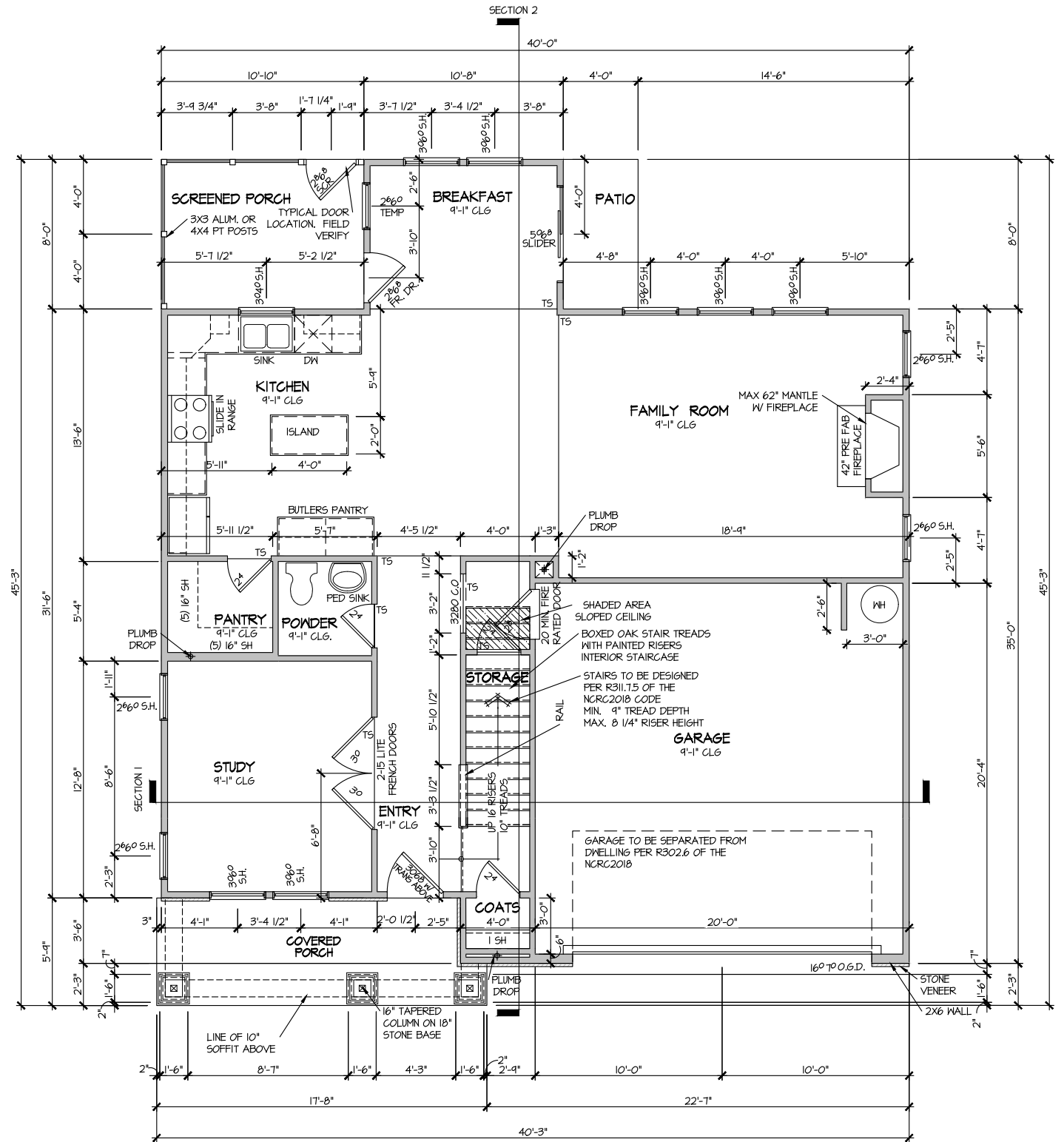






HOUSE NAME:	ELMHURST
DRAWING TITLE	SLAB PLAN

SHEET No.	A2.1
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**ELEVATION 4  
FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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

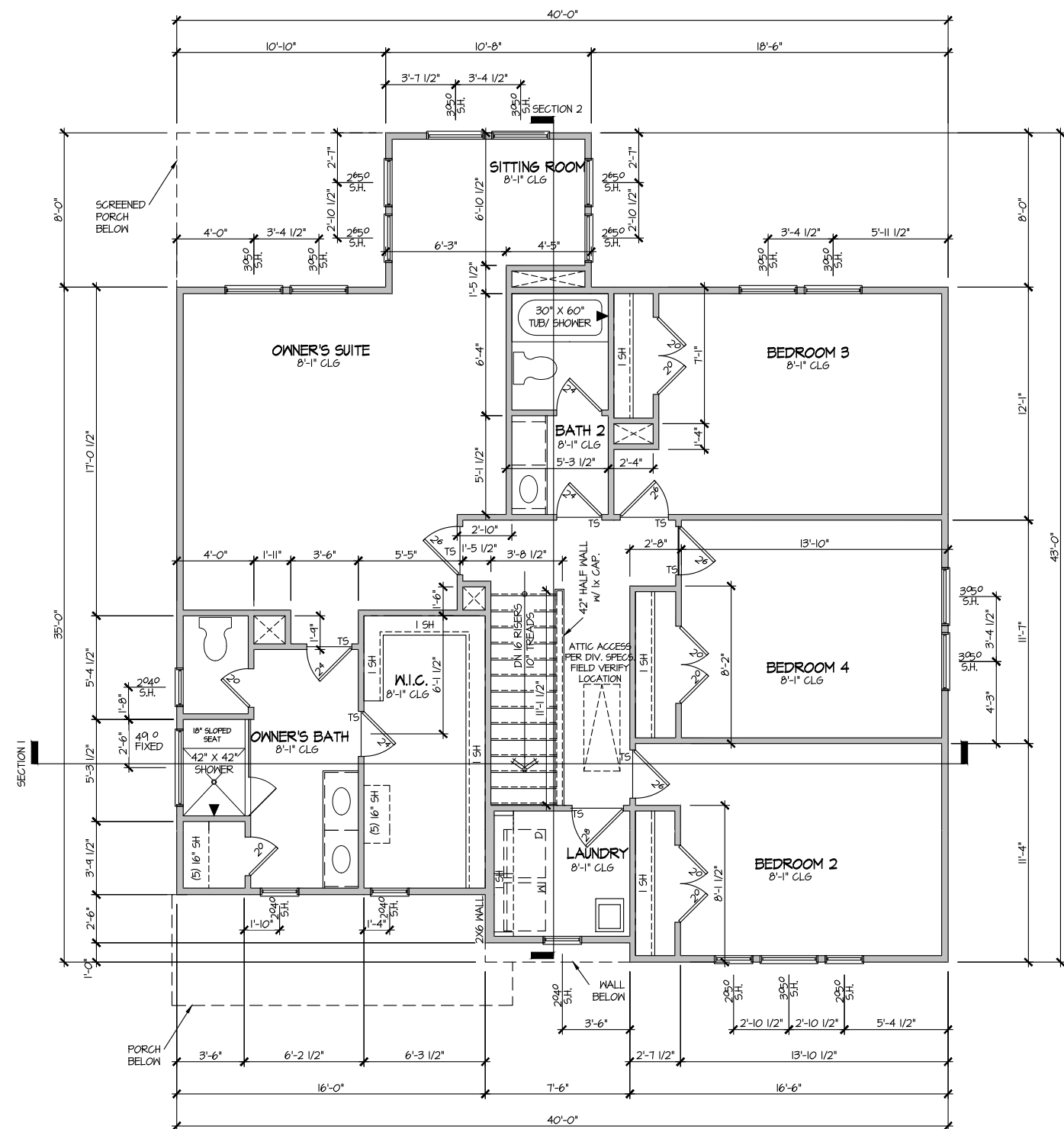
DRAWN BY:	ITS
DATE:	03/11/2022
PLAN NO.	2223






HOUSE NAME:	ELMHURST
DRAWING TITLE	FIRST FLOOR PLAN

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

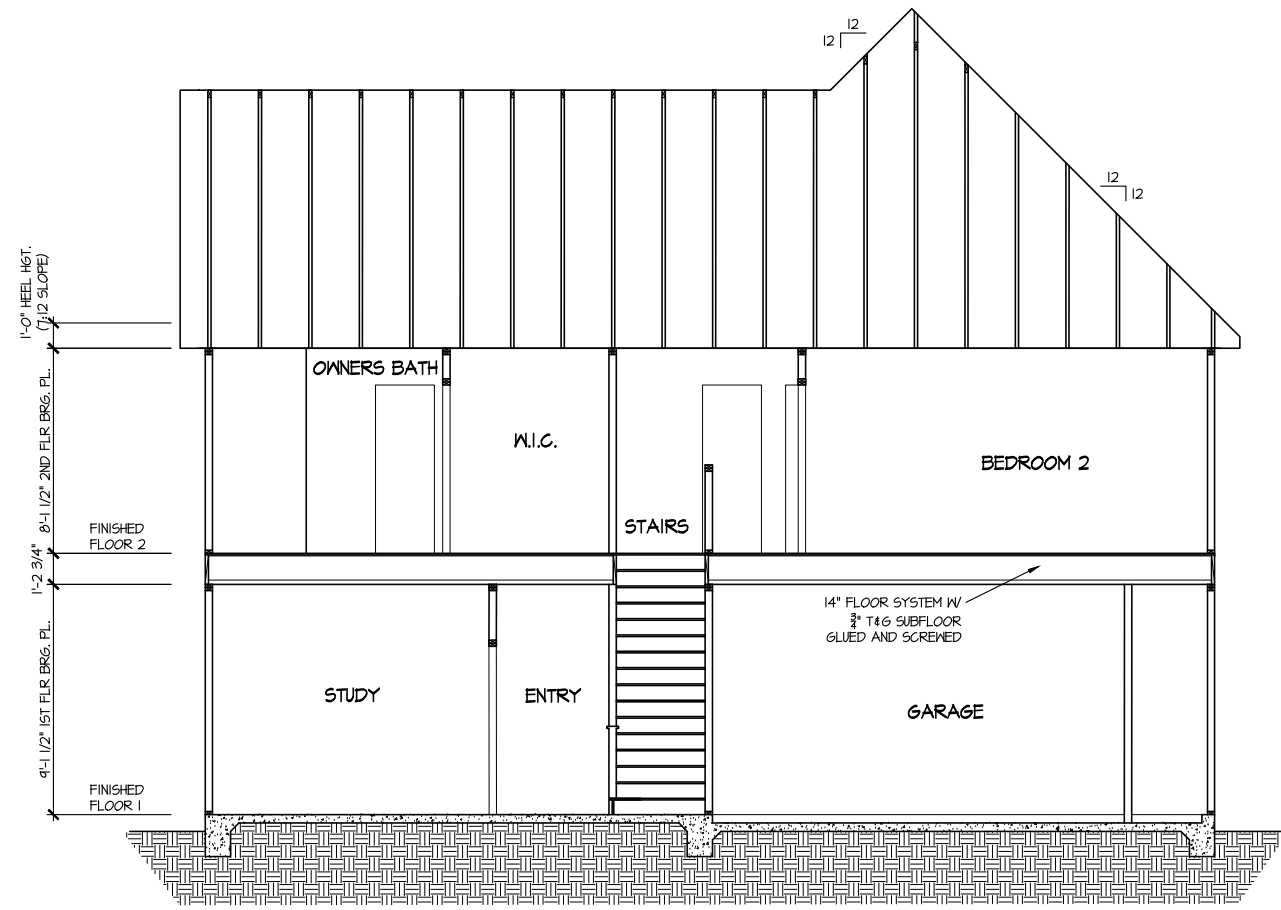
MASTER PLAN INFORMATION	
REVISION	DATE
R3-RALE	08-23-2019
UPDATED DATE	12-21-2020

DRAWN BY:	ITS
DATE:	03/11/2022
PLAN NO.	2223

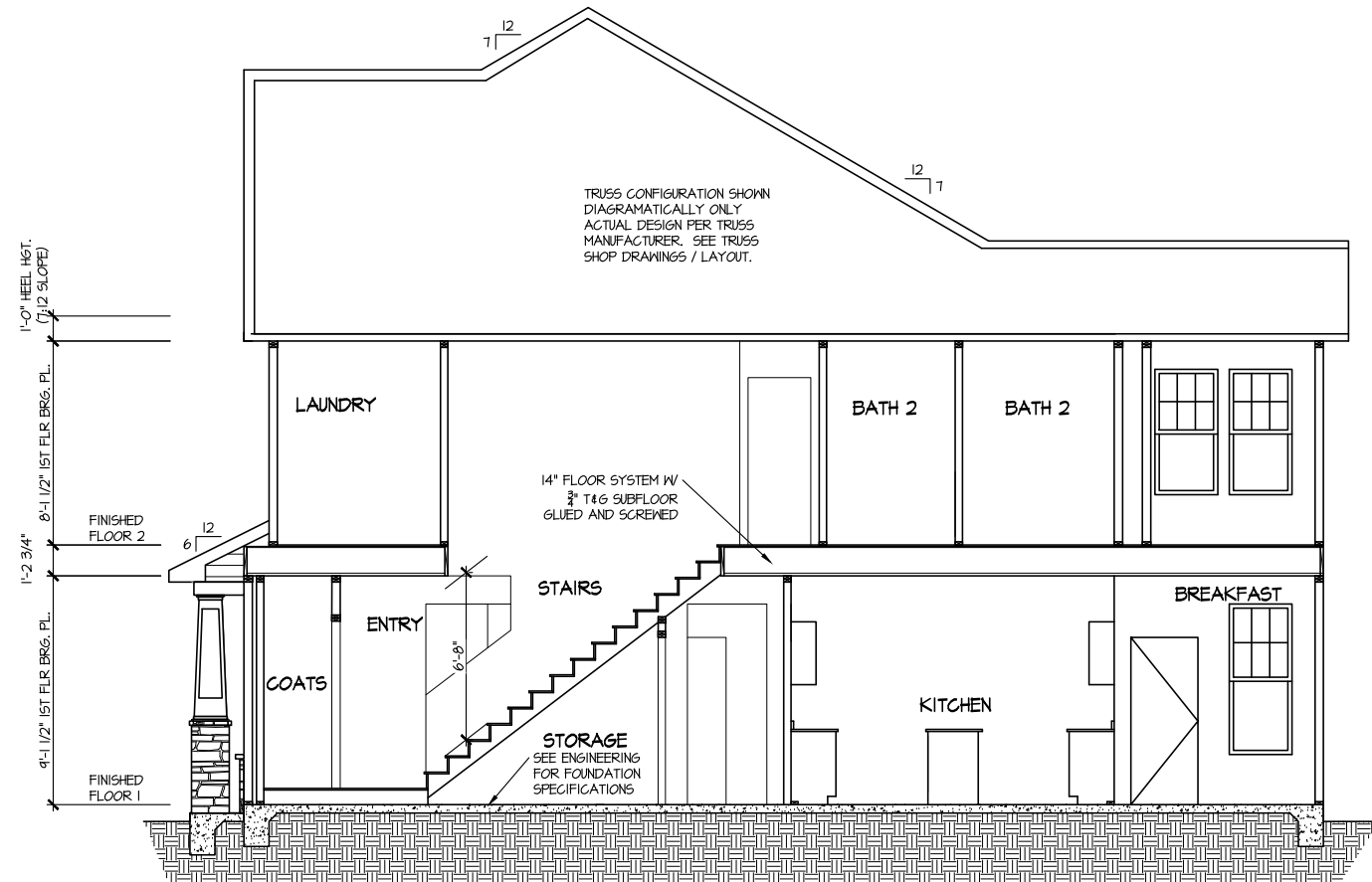
DRB  
DRB GROUP  
FIELDING  
DAN RYAN  
UNIVERSITY

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

DRAWN BY: ITS  
DATE: 03/11/2022  
PLAN NO. 2223

DRB DRB GROUP  
DRB GROUP  
FIELDING  
DRB Coastal  
DRB GROUP  
DRB GROUP  
DRB GROUP

HOUSE NAME: ELMHURST  
DRAWING TITLE: BUILDING SECTION

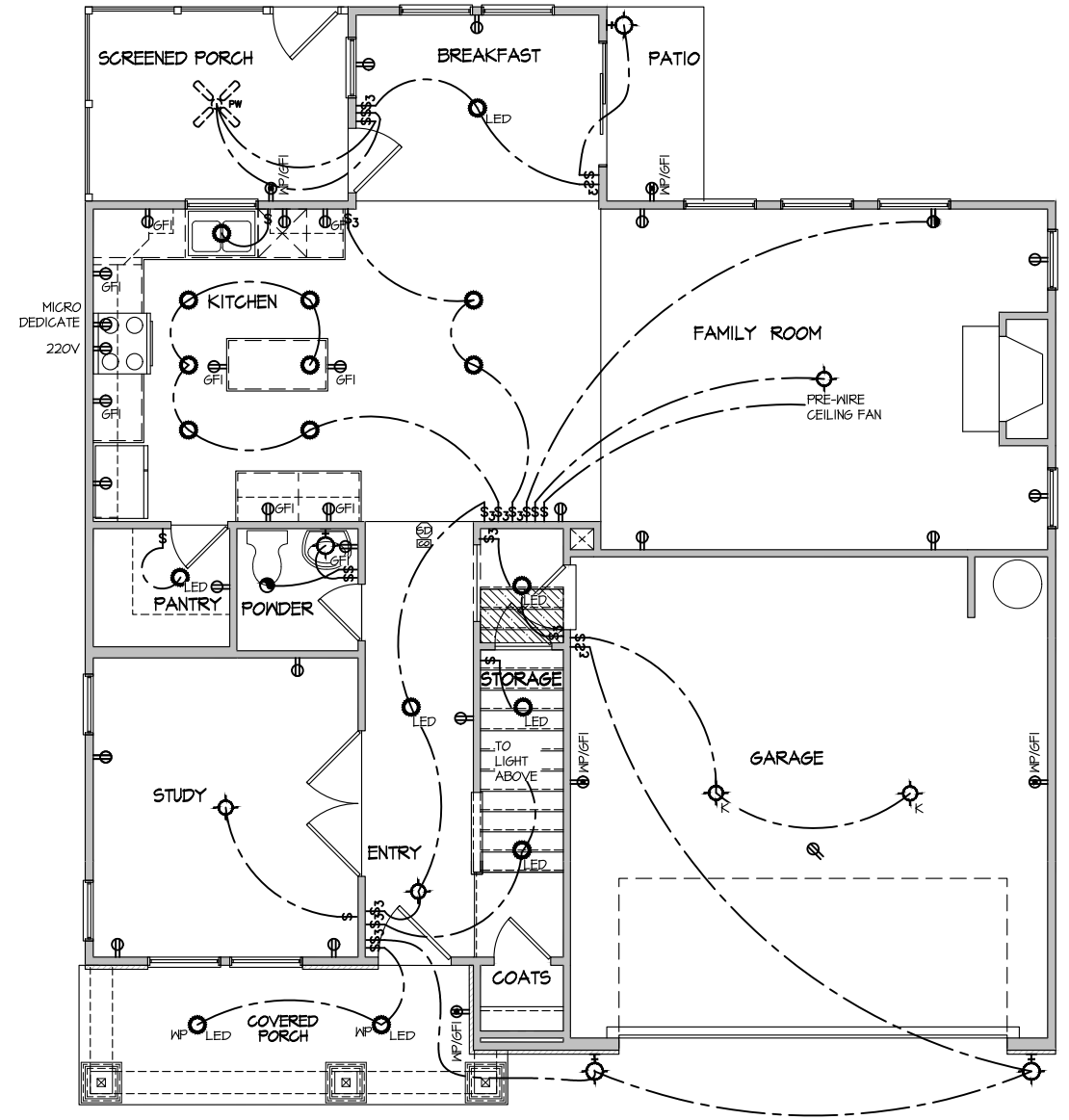
SHEET No. A4.1



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

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

DRAWN BY:	ITS
DATE:	03/11/2022
PLAN NO.	2223





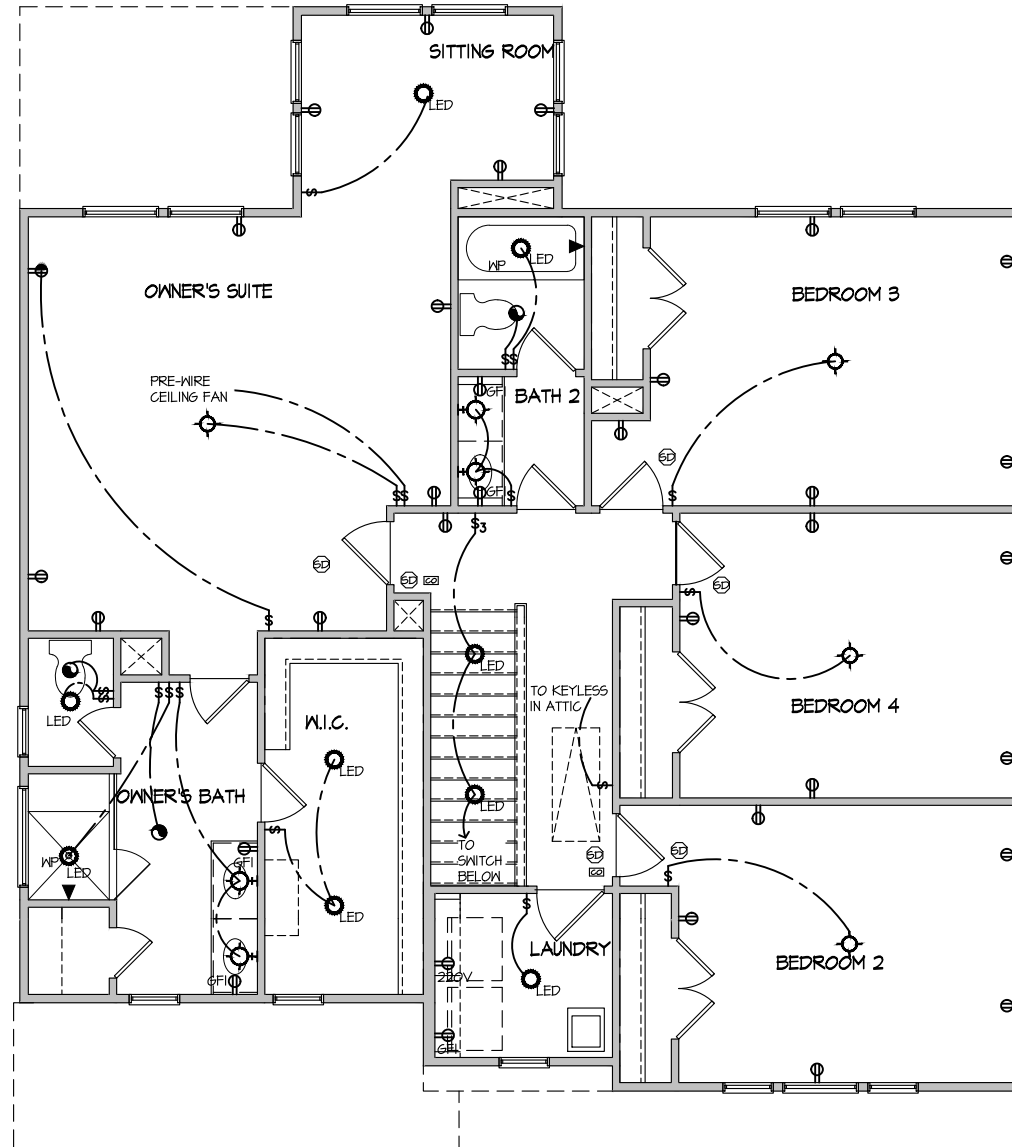
HOUSE NAME:	ELMHURST
DRAWING TITLE	FIRST FLOOR ELECTRICAL

SHEET No.	E.1
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**ELECTRICAL LEGEND**

- ⊕ SINGLE POLE SWITCH
- ⊕<sub>3</sub> THREE WAY SWITCH
- ⊕<sub>4</sub> FOUR WAY SWITCH
- ⊕<sub>2</sub> DUPLEX AFCI RECEPTACLE
- ⊕<sub>2</sub> DUPLEX AFCI RECEPTACLE - BOTTOM HALF SWITCHED
- ⊕<sub>2</sub> DUPLEX AFCI RECEPTACLE - FLOOR MOUNTED
- 220V ⊕ RECEPTACLE - 220V
- GF ⊕ DUPLEX AFCI RECEPTACLE - GFI
- WP/GF ⊕ DUPLEX AFCI RECEPTACLE - WATERPROOF GFI
- ⊕<sub>SD</sub> SMOKE DETECTOR - WIRED IN SERIES
- ⊕<sub>EF</sub> EXHAUST FAN MOTOR
- ⊕<sub>CO</sub> CO DETECTOR
- ⊕<sub>DC</sub> DOOR CHIME
- ⊕<sub>LM</sub> LIGHT FIXTURE - WALL MOUNTED
- ⊕<sub>LC</sub> LIGHT FIXTURE - CEILING MOUNTED
- ⊕<sub>RC</sub> LIGHT FIXTURE - RECESSED CAN
- ⊕<sub>LSM</sub> LIGHT FIXTURE - LED SURFACE MOUNTED
- ⊕<sub>FL</sub> FULLCHAIN LAMPHOLDER
- ⊕<sub>K</sub> KEYLESS LAMPHOLDER

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



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

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

DRAWN BY: ITS  
DATE: 03/11/2022  
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.
DESIGN LOADS: ROOF DEAD = 7 PSF T.C., 10 PSF B.C. LIVE = 16 PSF LOAD DURATION FACTOR = 1.25

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.
REFER TO FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. U.N.O.

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.
METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O.

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.
METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O.

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 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.
HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL PANEL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED.
ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.

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.
ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING.

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

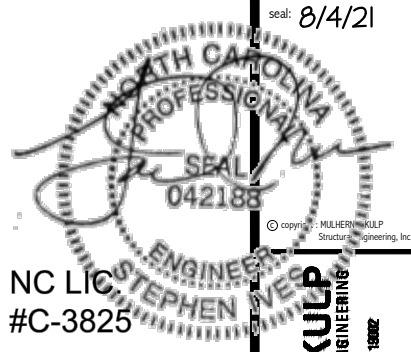
LEGEND

- 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



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

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 Engineer Seal  
STEPHEN WE...  
042188  
NC LIC #C-3825

**MULHERN+KULP**  
RESIDENTIAL STRUCTURAL ENGINEERING  
300 Dunsmuir Ave, Building 4 - Anahim, PA 15002  
P: 715-948-8001 • mulhernkulp.com

M&K project number: 126-21019

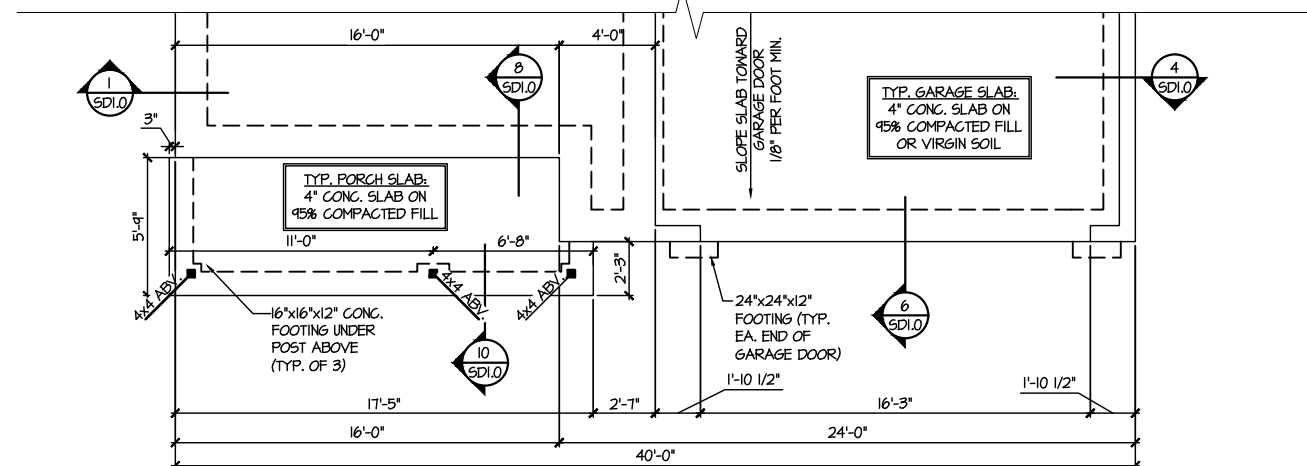
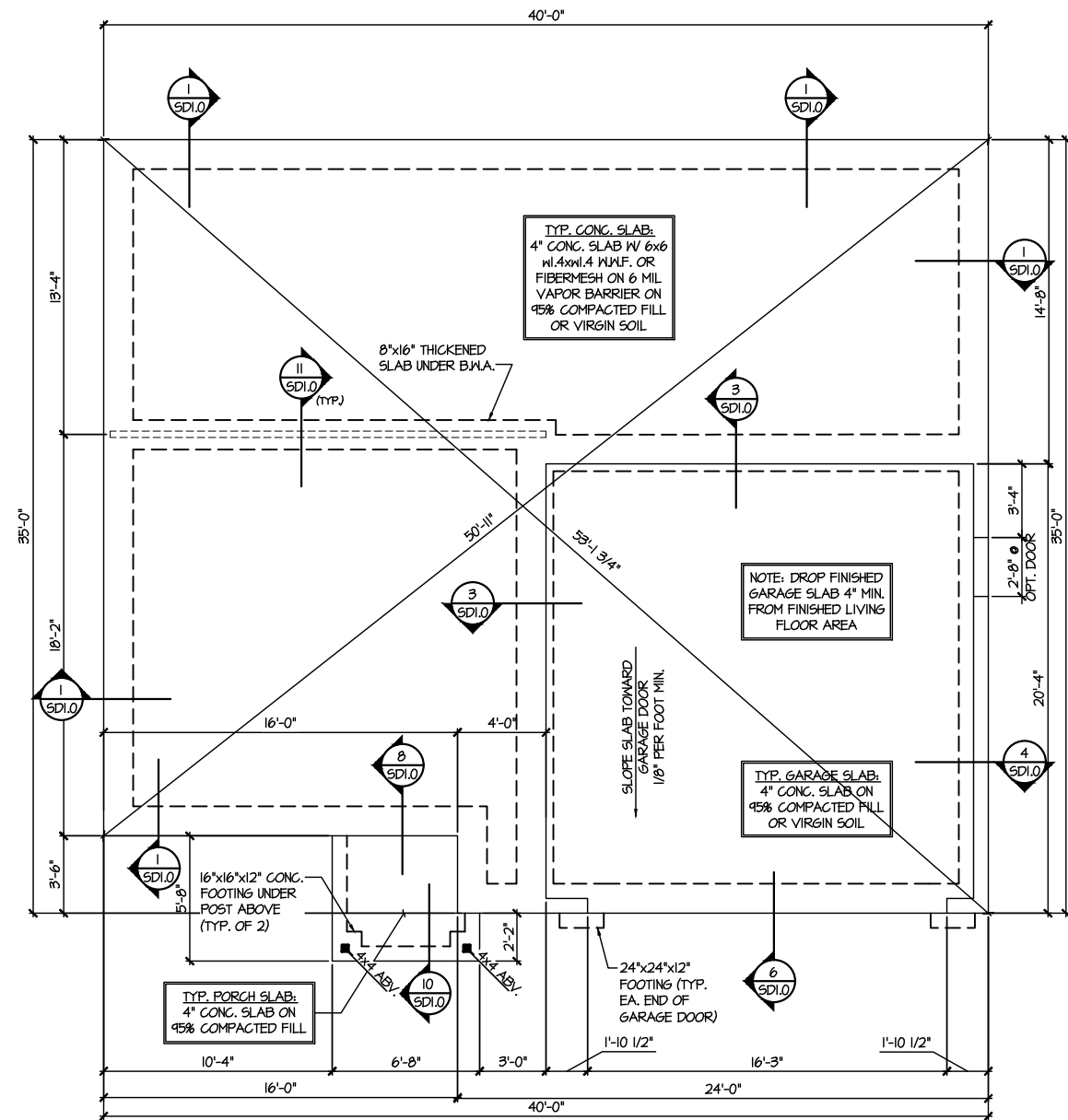
project mgr: JTR  
drawn by: KL  
issue date: 07-16-21

REVISIONS:  
date: initial:

DR3 DRB GROUP  
FIELDING  
DR3

FOUNDATION PLANS  
ELMHURST  
RALEIGH, NC

sheet: RIGHT HAND  
**S1.0**



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

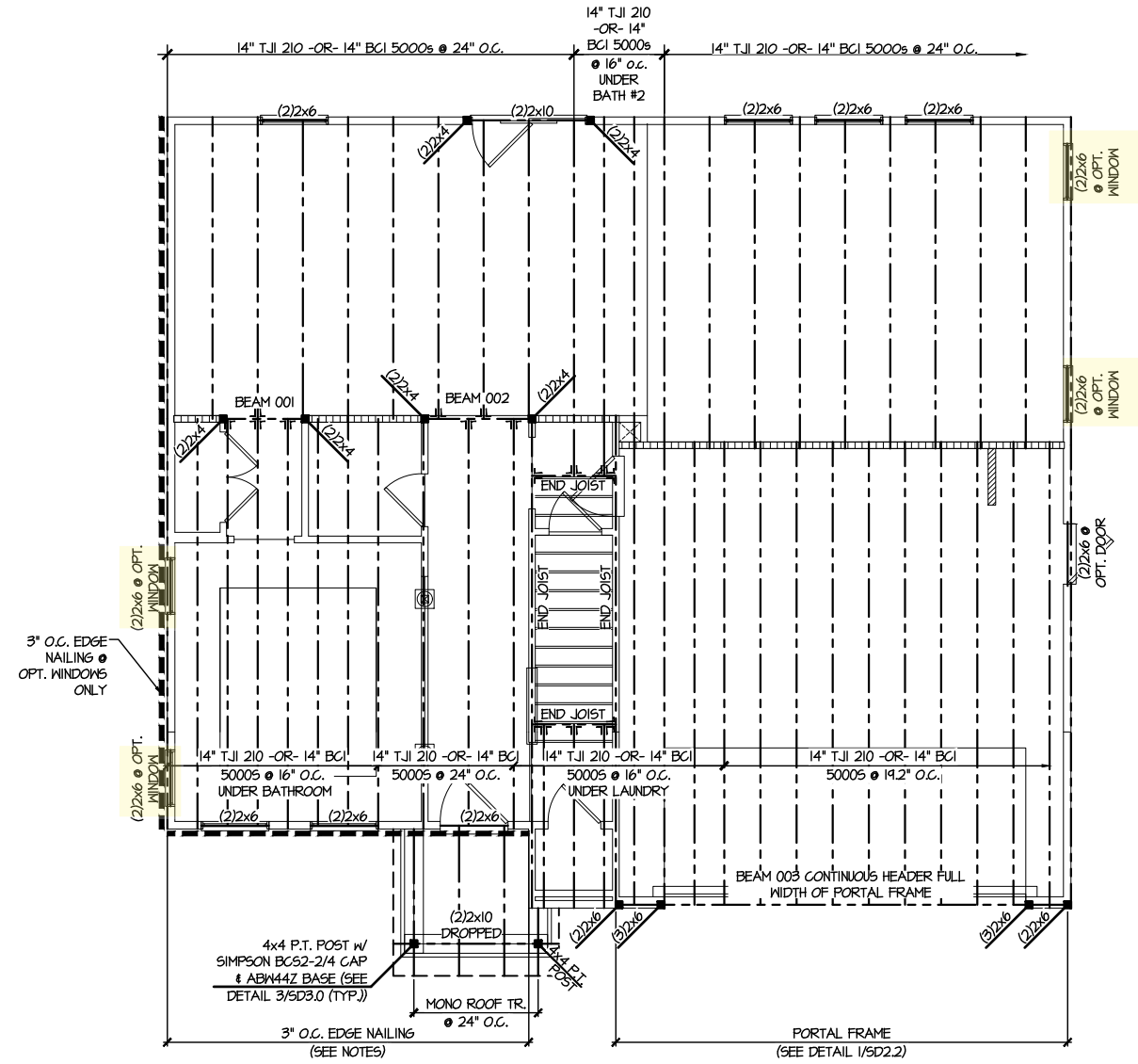
ENGINEERED BEAM MATERIAL SCHEDULE					
BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2) 3/4"x14" - F	3/2"x14" - F	(2) 3/4"x14" - F	(2) 2x12 + (1) 3/4"x14" STEEL FLITCH PLATES - F	W12x14 - F
002	(2) 3/4"x14" - F	3/2"x14" - F	(2) 3/4"x14" - F	(2) 2x12 + (1) 3/4"x14" STEEL 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.

Professional Engineer Seal  
 NC LIC #C-3825  
 MULHERN+KULP  
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 300 Darnside Ave, Building 4 - Amber, PA 15002  
 P: 717-548-8801 • mulhern+kulp.com



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

M&K project number:  
126-21019

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

REVISIONS:  
 date: initial:

DRB GROUP  
 DRB GROUP  
 DRB GROUP  
 DRB GROUP

FLOOR FRAMING PLANS  
 ELMHURST  
 RALEIGH, NC

sheet: RIGHT HAND  
**S3.0J**



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

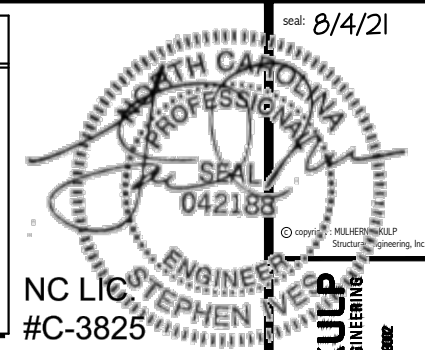
ENGINEERED BEAM MATERIAL SCHEDULE

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

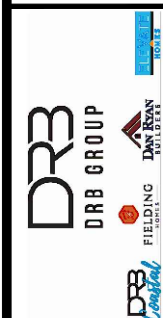
Scale: 8/4/21

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P: 715-548-8001 • mulhern+kulp.com

M&K project number:  
126-21019

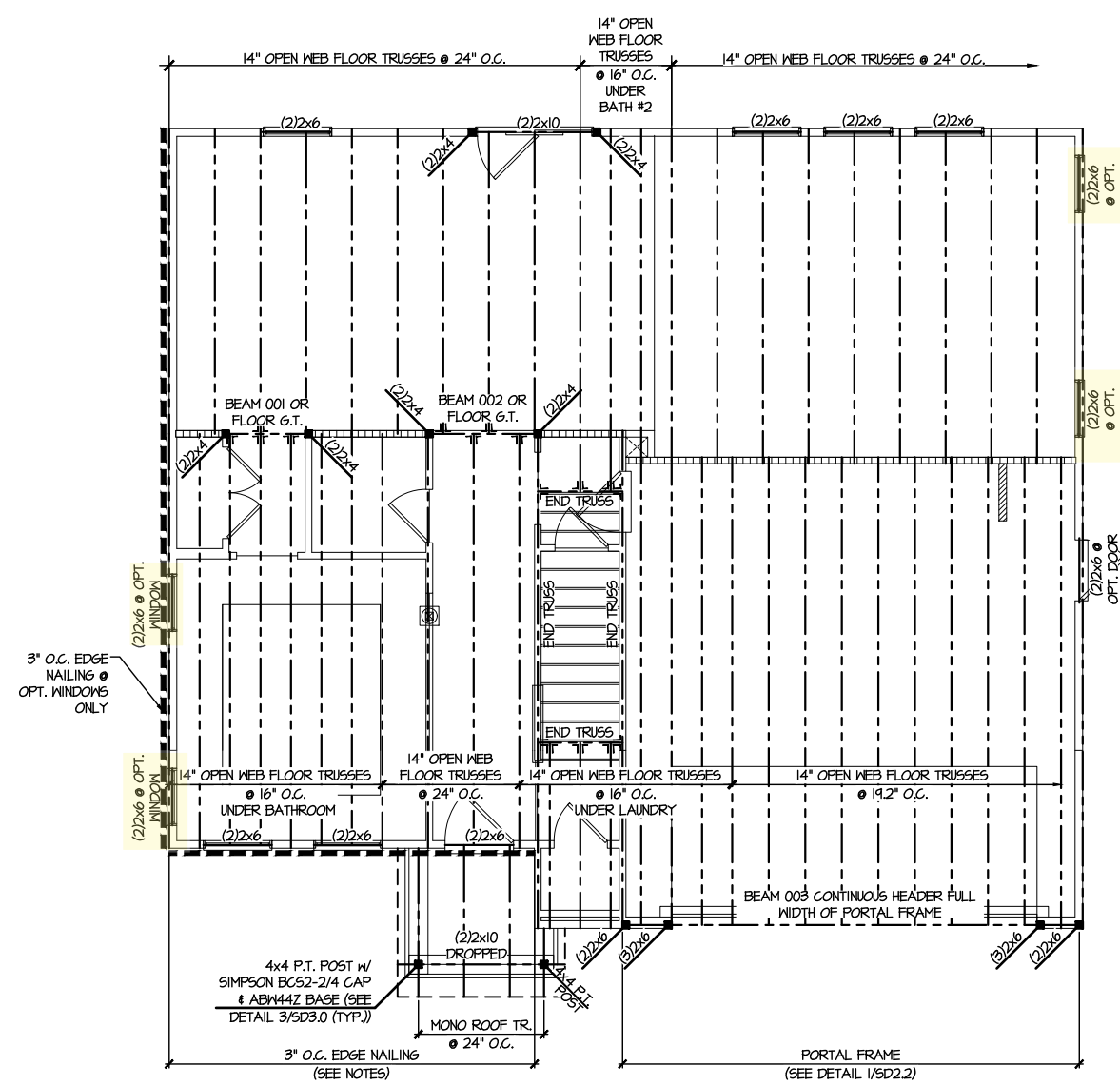
project mgr: JTR  
drawn by: KL  
issue date: 07-16-21

REVISIONS:  
date: initial:

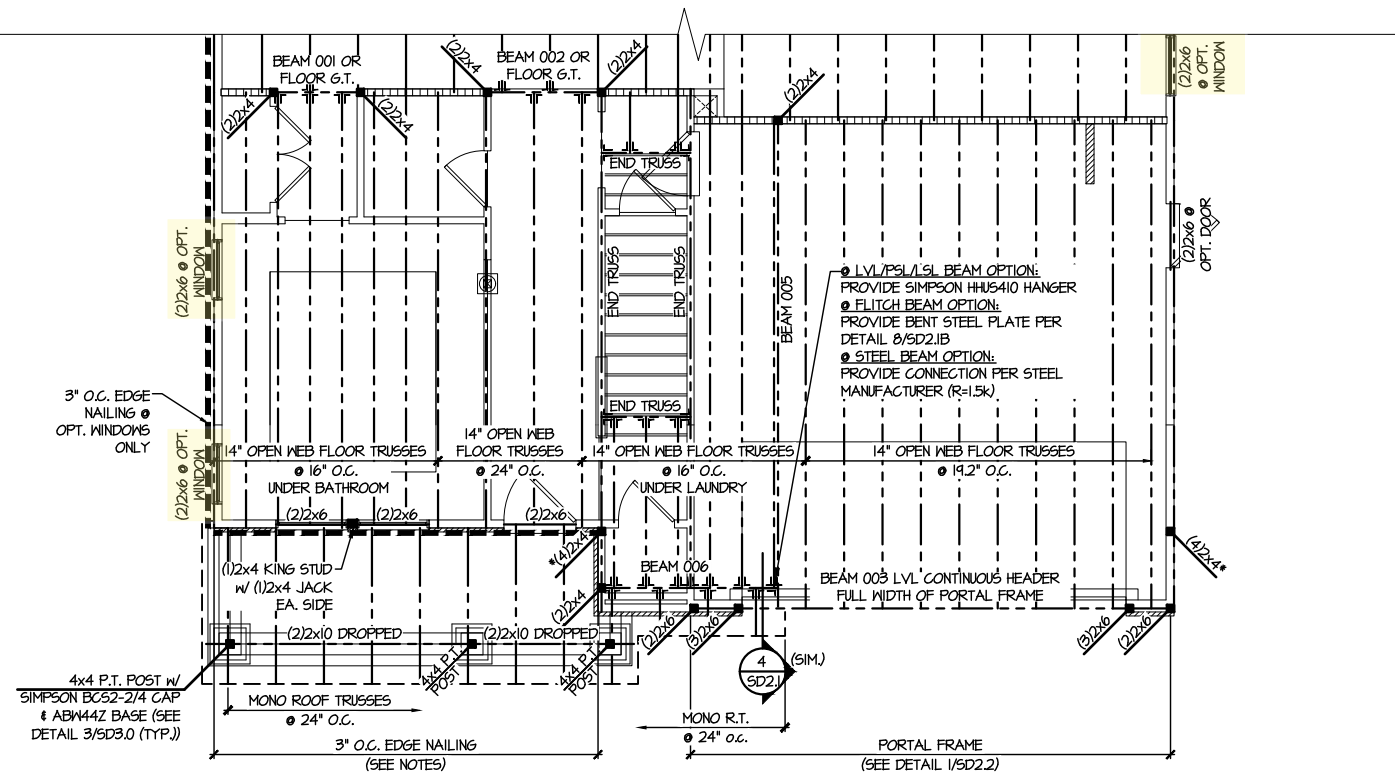


FLOOR FRAMING PLANS  
ELMHURST  
RALEIGH, NC

sheet: RIGHT HAND  
**S3.0T**



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



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

**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	(2)3/4"x14" - F	(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.

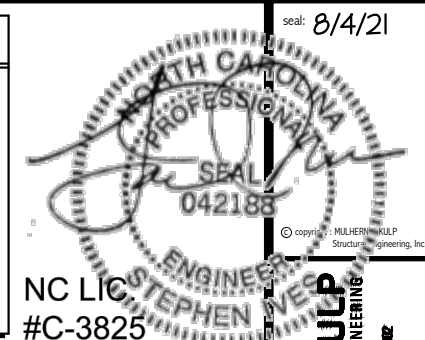
**LEGEND**

- 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.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



NC LIC #C-3825

seal: 8/4/21

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

REVISIONS:  
 date: initial:

**DR3**  
 DRB GROUP  
 FIELDING  
 DR3 CONSULTANTS

FLOOR FRAMING PLANS  
**ELMHURST**  
 RALEIGH, NC

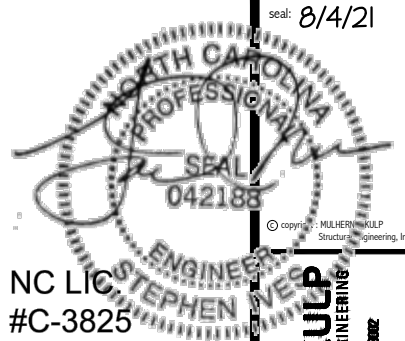
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**S3.1T**



REFER TO 50.0 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
- \* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- ▶ INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.



NC LIC #C-3825



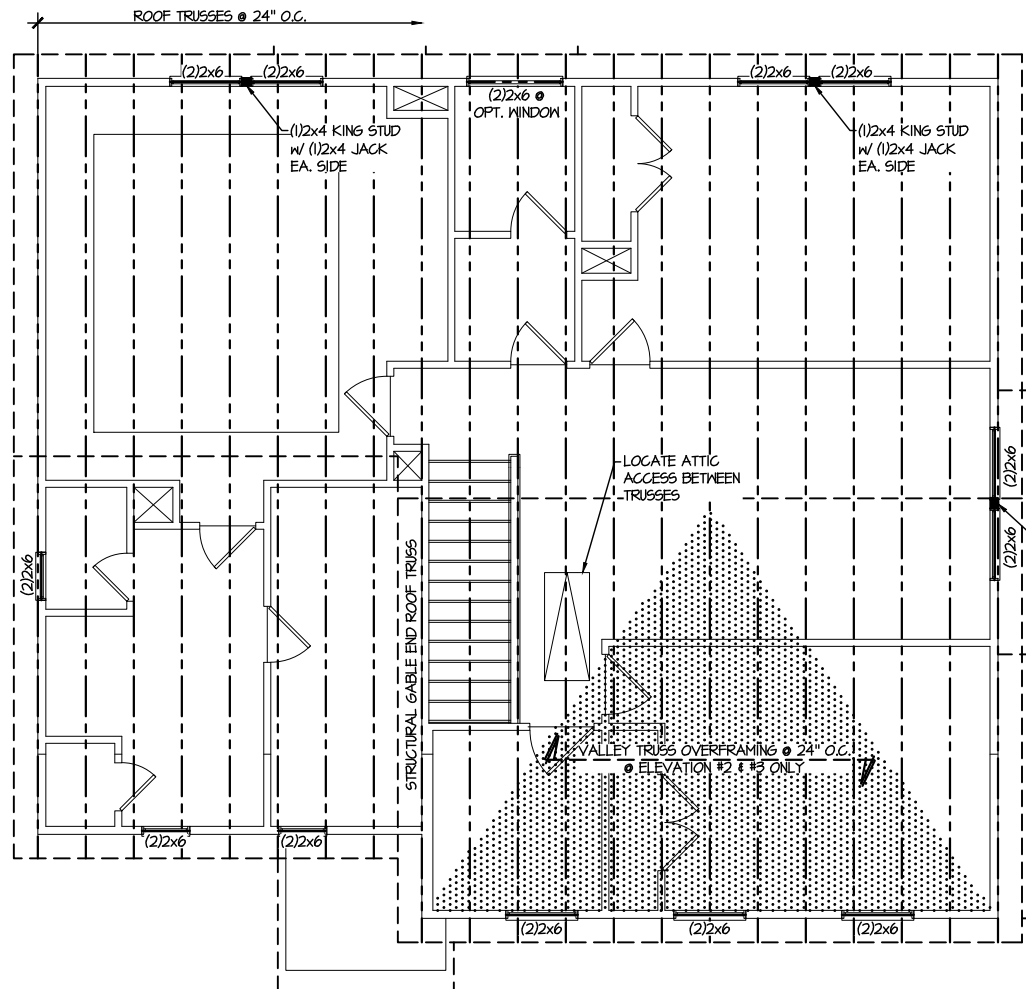
M&K project number:  
126-21019  
project mgr: JTR  
drawn by: KL  
issue date: 07-16-21  
REVISIONS:  
date: initial:



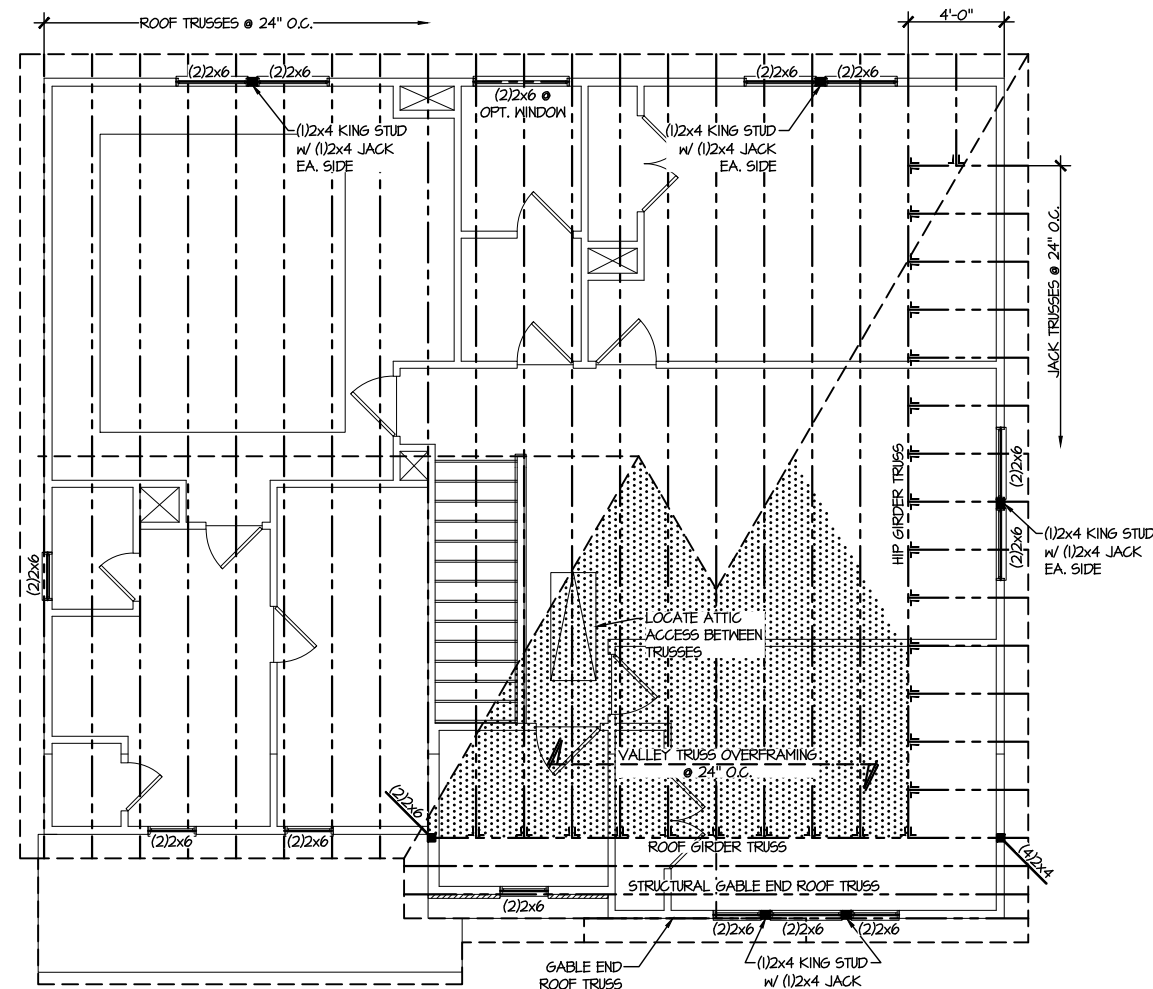
ROOF FRAMING PLANS  
ELMHURST  
RALEIGH, NC

sheet: RIGHT HAND

S4.0



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



**2 ROOF FRAMING PLAN**  
SCALE: 1/8"=1'-0" ELEVATION #4



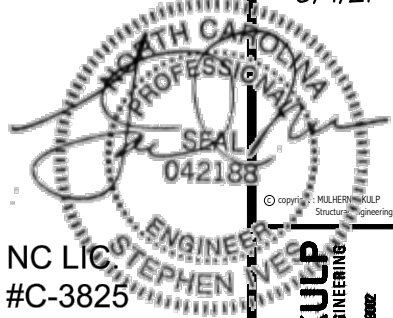
REFER TO 50.0 FOR  
TYPICAL STRUCTURAL NOTES  
& SCHEDULES

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**

- ▬ 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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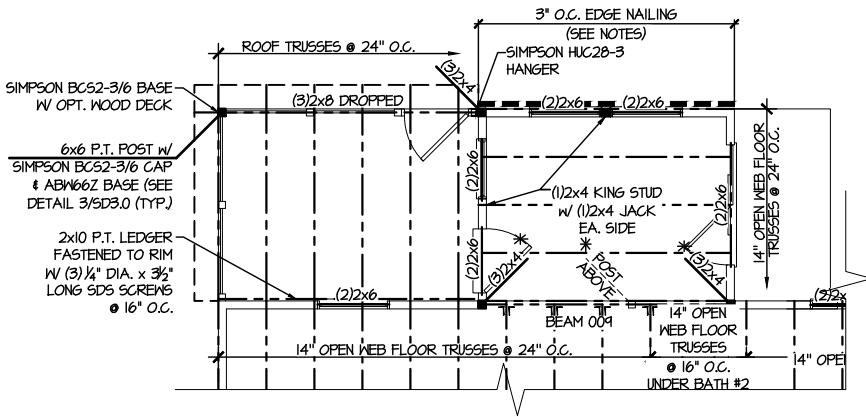
**ENGINEERED BEAM MATERIAL SCHEDULE**

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"x11/2" 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"x11/2" STEEL FLITCH PLATES - F	W12x14 - F
003	(3) 3/4"x16" - H	7"x16" - H	N/A	(3) 2x12 + (2) 1/2"x11/2" 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"x11/2" 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"x11/2" 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"x11/2" STEEL FLITCH PLATES - F	W12x14 - F
009	(2) 3/4"x14" - F	3/2"x14" - F	N/A	(2) 2x12 + (1) 3/8"x11/2" 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"x11/2" 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

- REFER TO DETAIL D/SD2.0 FOR TYPICAL FLITCH 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.



**2** PARTIAL SECOND FLOOR FRAMING PLAN  
OPTIONAL EXTENDED BREAKFAST W/ OPT.  
SITTING RM. & OPT. SCREENED PORCH  
SCALE: 1/8"=1'-0" ELEV. #1 SHOWN - ALL ELEV. SIM.

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

REVISIONS:  
date: initial:

**DR3**  
DRB GROUP  
FIELDING  
DR3 CONSULTING

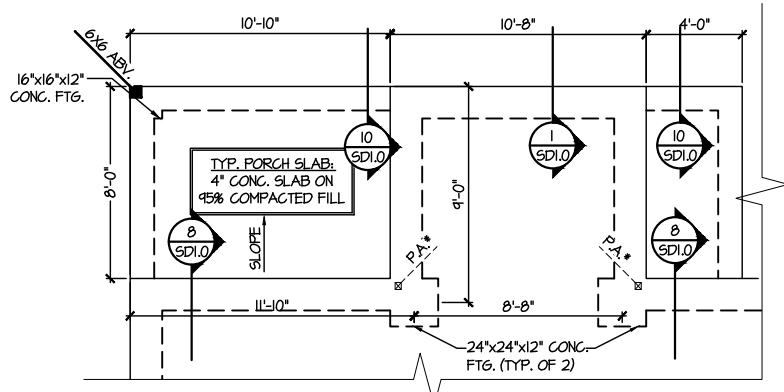
OPTION FRAMING PLANS  
ELMHURST  
RALEIGH, NC

REFER TO S.O 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.

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

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

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

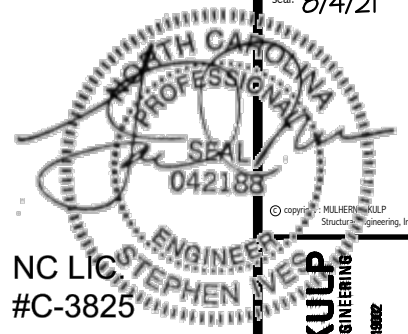
DRB GROUP  
FIELDING  
DRB GROUP  
DRB GROUP  
DRB GROUP

OPTION FRAMING PLANS  
ELMHURST  
RALEIGH, NC

REFER TO S.O FOR  
TYPICAL STRUCTURAL NOTES  
& SCHEDULES

LEGEND

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



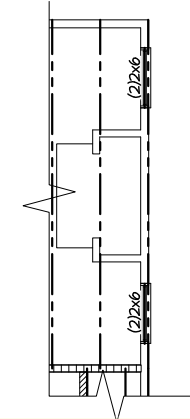
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M&K project number:  
126-21019

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

REVISIONS:  
date: initial:



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



OPTION FRAMING PLANS  
ELMHURST  
RALEIGH, NC

sheet: RIGHT HAND

**S5.5J**

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
- JL 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

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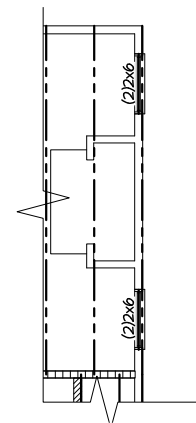
300 Duneside Ave. Building 4 - Asheville, PA 18002  
717-948-8881 - mulhern+kulp.com

M&K project number:  
126-21019

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

REVISIONS:

date:                    initial:



**3** PARTIAL SECOND FLOOR FRAMING PLAN  
OPTIONAL SIDE FIREPLACE

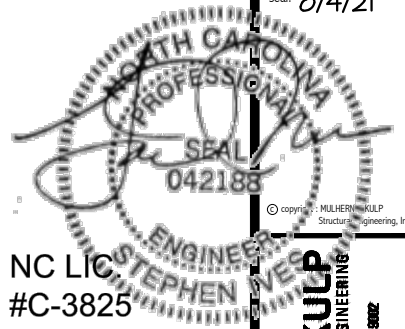
SCALE: 1/8"=1'-0"                    ELEV. #1 SHOWN - ALL ELEV. SIM.

OPTION FRAMING PLANS

**ELMHURST**  
RALEIGH, NC

sheet: RIGHT HAND

**S5.5T**



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M&K project number:  
126-21019

project mgr: JTR  
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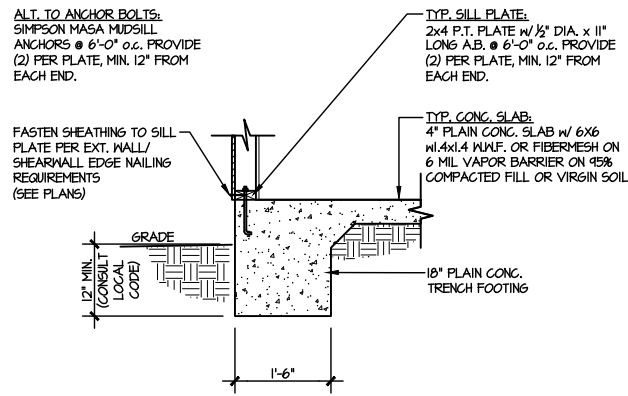
REVISIONS:  
date: initial:



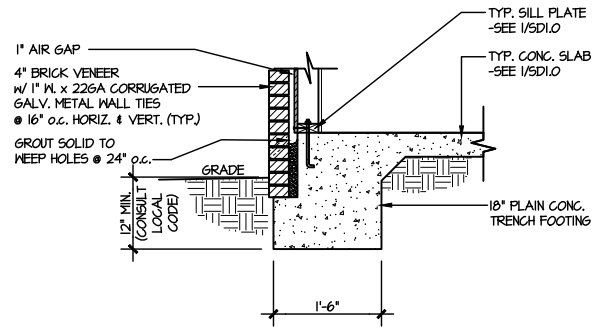
MONO SLAB DETAILS  
ELMHURST  
RALEIGH, NC

sheet:

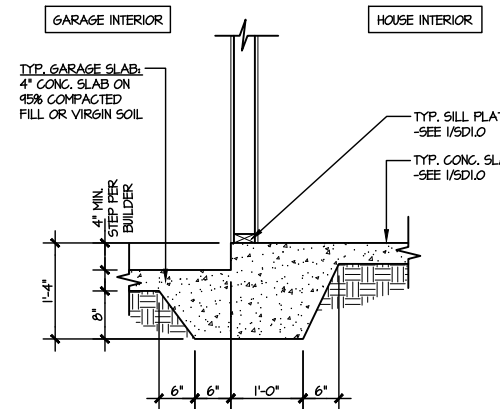
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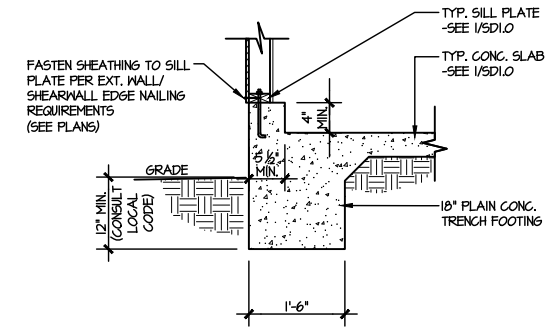
**1** TYPICAL SLAB ON GRADE PERIMETER FOOTING  
SCALE: 3/8"=1'-0"



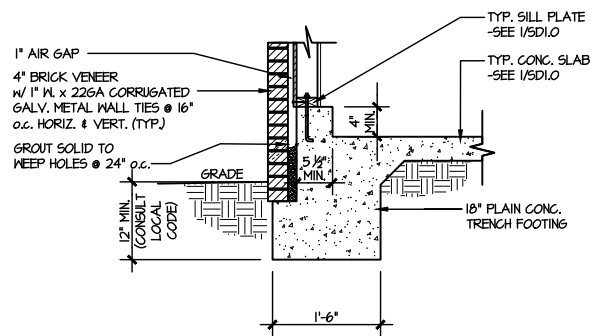
**2** TYPICAL SLAB ON GRADE PERIMETER FOOTING  
SCALE: 3/8"=1'-0" w/ BRICK VENEER



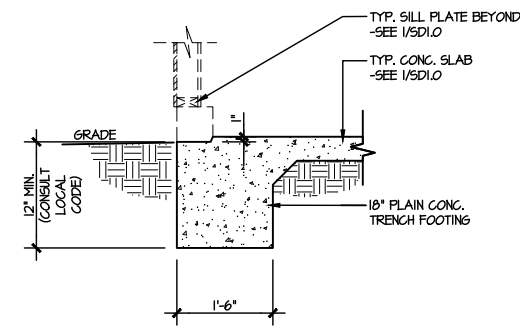
**3** TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING  
SCALE: 3/8"=1'-0"



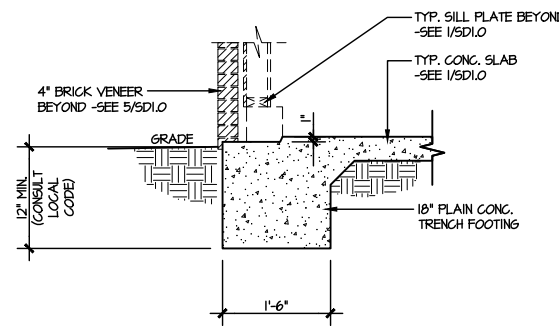
**4** TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING  
SCALE: 3/8"=1'-0"



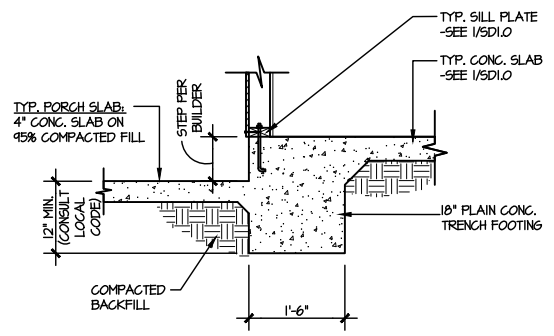
**5** TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING  
SCALE: 3/8"=1'-0" w/ BRICK VENEER



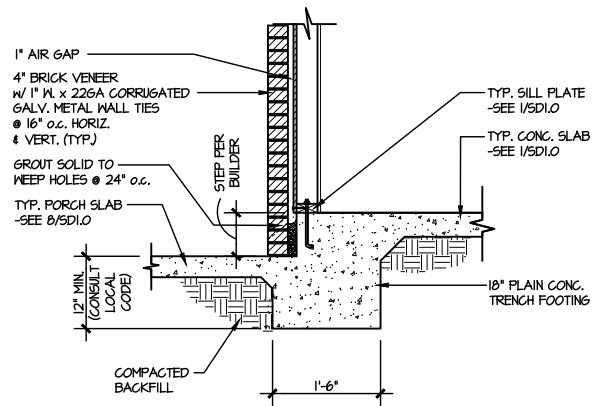
**6** TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING  
SCALE: 3/8"=1'-0"



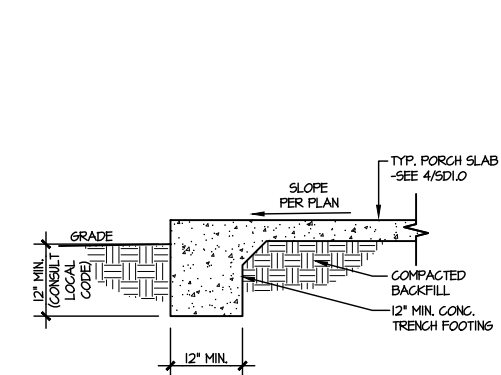
**7** TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING  
SCALE: 3/8"=1'-0" w/ BRICK VENEER



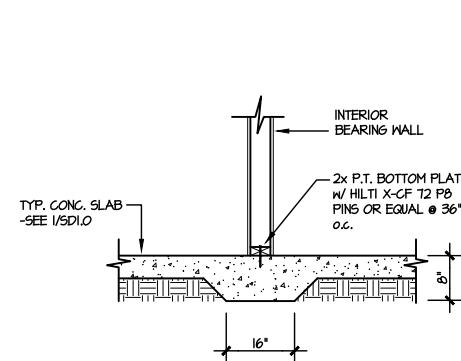
**8** TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO  
SCALE: 3/8"=1'-0"



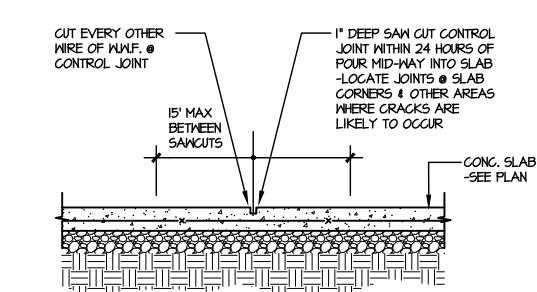
**9** TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO  
SCALE: 3/8"=1'-0" w/ BRICK VENEER



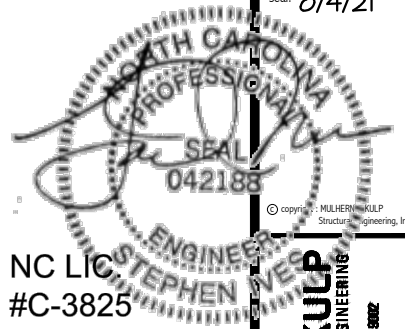
**10** TYPICAL FOOTING @ PORCH SLAB  
SCALE: 3/8"=1'-0"



**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



NC LIC #C-3825

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M&K project number:  
126-21019

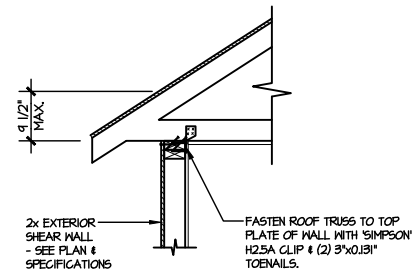
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drawn by: KL  
issue date: 07-16-21

REVISIONS:  
date: initial:

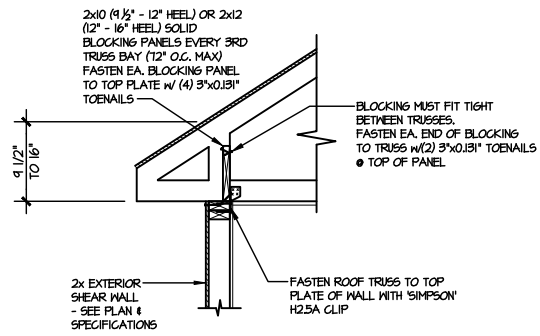


FRAMING DETAILS  
ELMHURST  
RALEIGH, NC

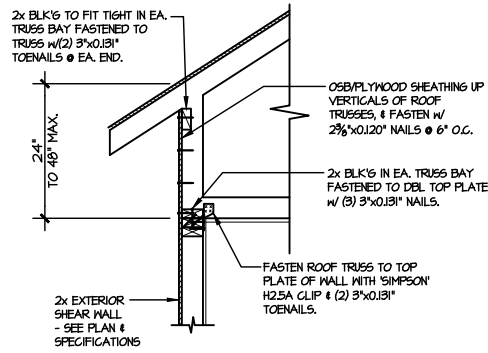
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SD2.0J



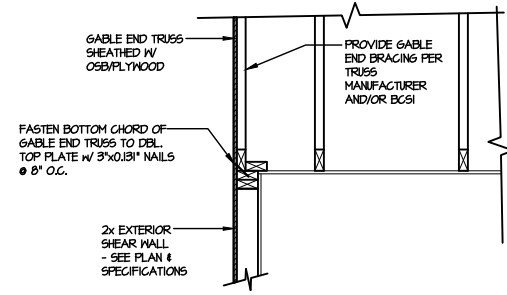
**A1** TYPICAL SHEAR  
TRANSFER DETAIL @ ROOF  
SCALE: 3/8"=1'-0" HEEL HEIGHT LESS THAN 4 1/2"  
NO BLOCKING REQ'D



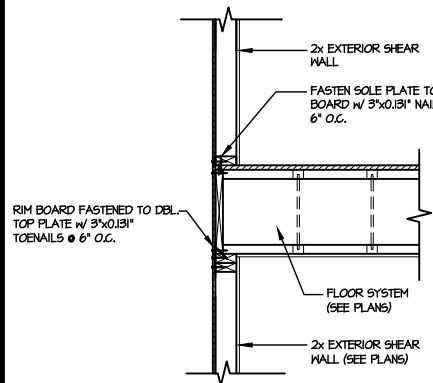
**A2** TYPICAL SHEAR  
TRANSFER DETAIL @ ROOF  
SCALE: 3/8"=1'-0" HEEL HEIGHT BETWEEN 4 1/2" - 16"  
BLOCKING REQ'D



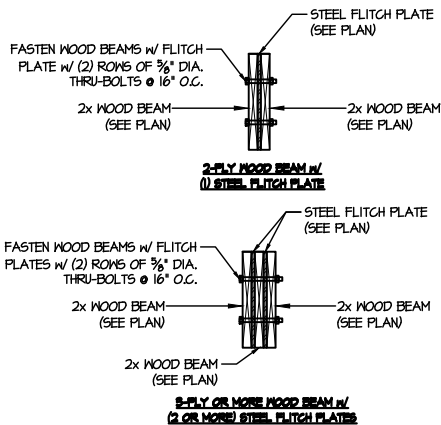
**A3** TYPICAL SHEAR  
TRANSFER DETAIL @ RAISED HEEL TRUSS  
SCALE: 3/8"=1'-0" HEEL HEIGHT UP TO 48" MAX.



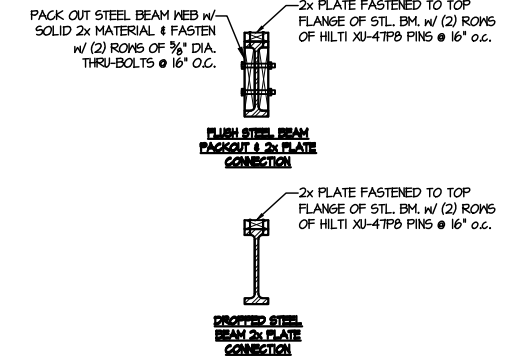
**B** TYPICAL GABLE END DETAIL  
SCALE: 3/8"=1'-0"



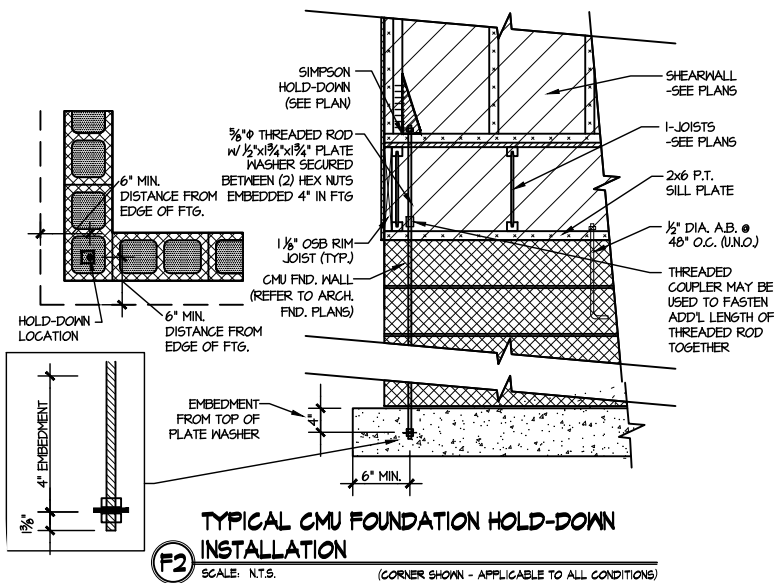
**C** TYPICAL SHEAR  
TRANSFER DETAIL  
BETWEEN FLOORS @ EXTERIOR WALL  
SCALE: 3/8"=1'-0"



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

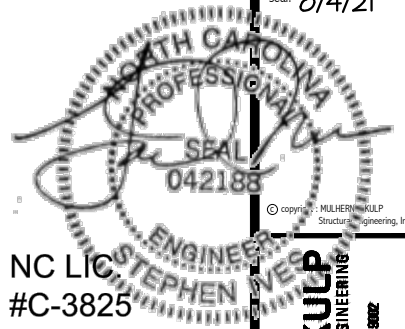


**E** TYPICAL STEEL BEAM CONNECTION DETAIL  
SCALE: 3/4"=1'-0"



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





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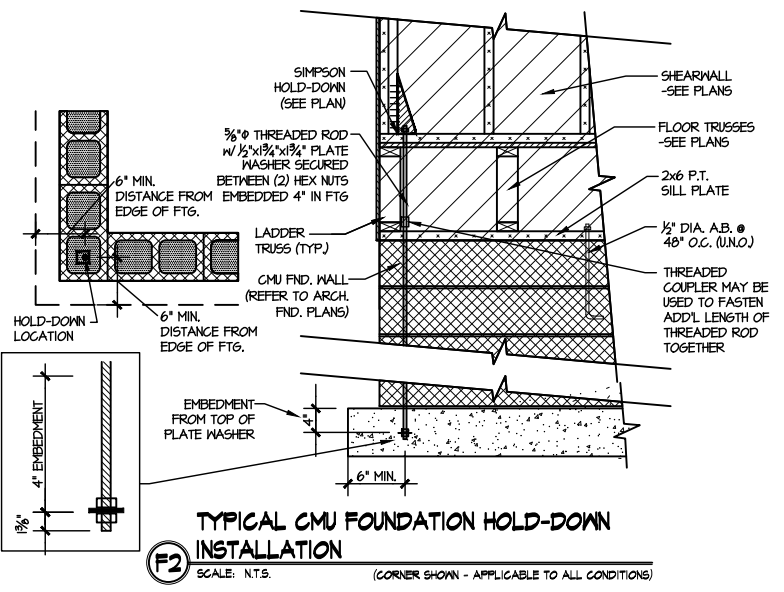
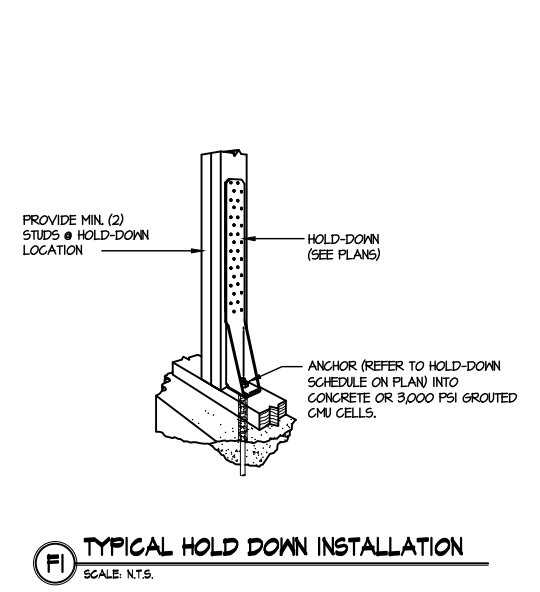
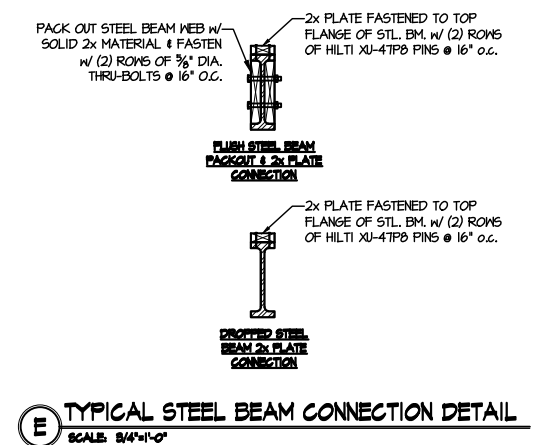
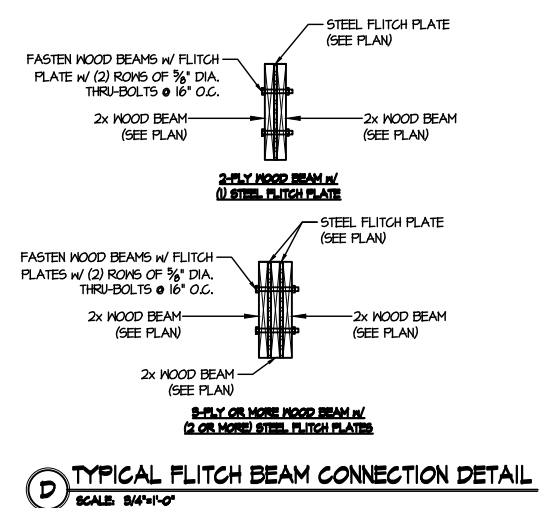
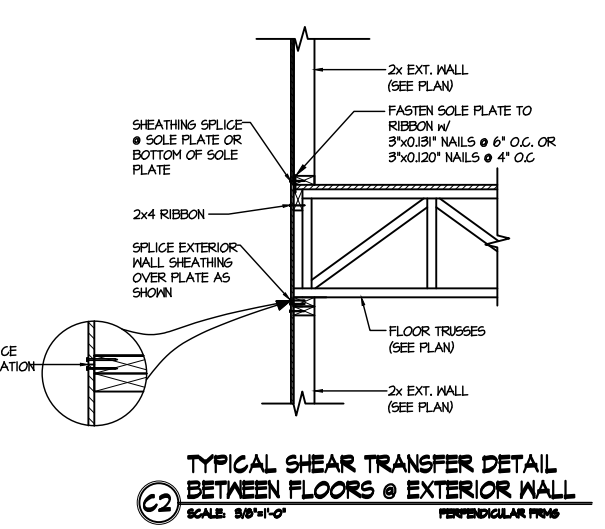
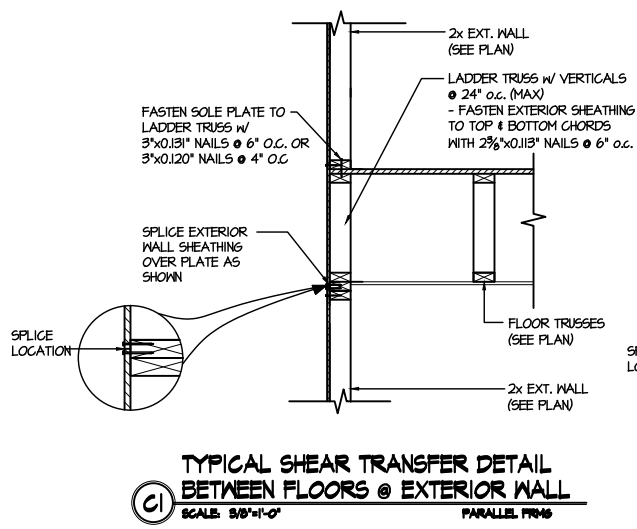
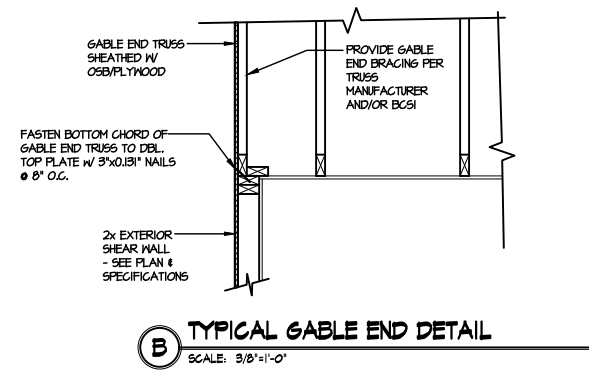
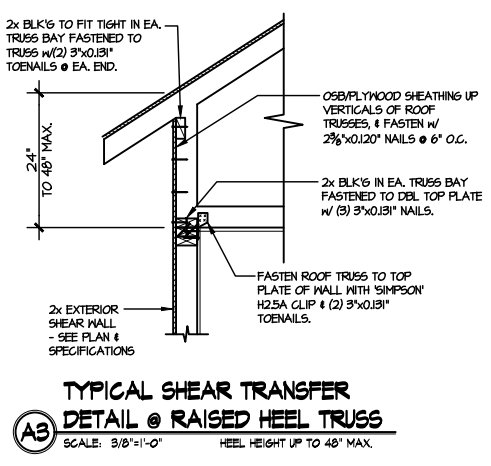
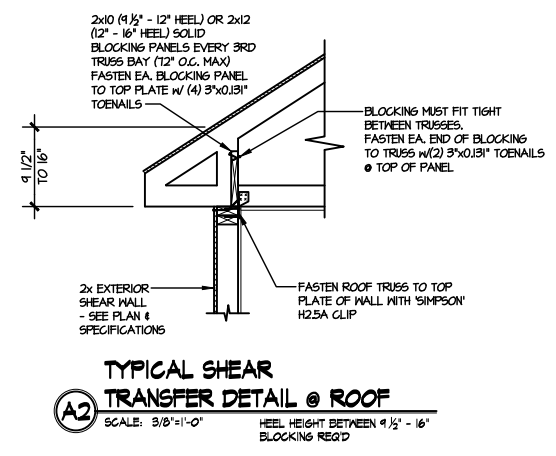
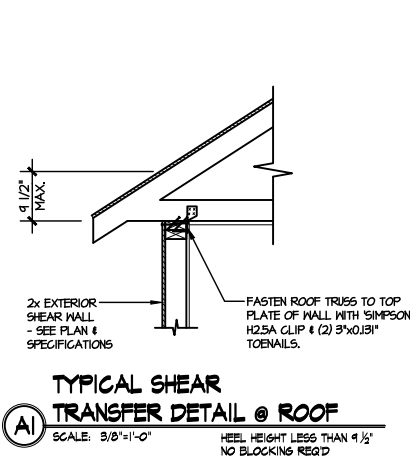
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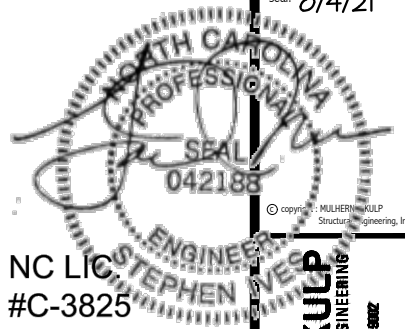


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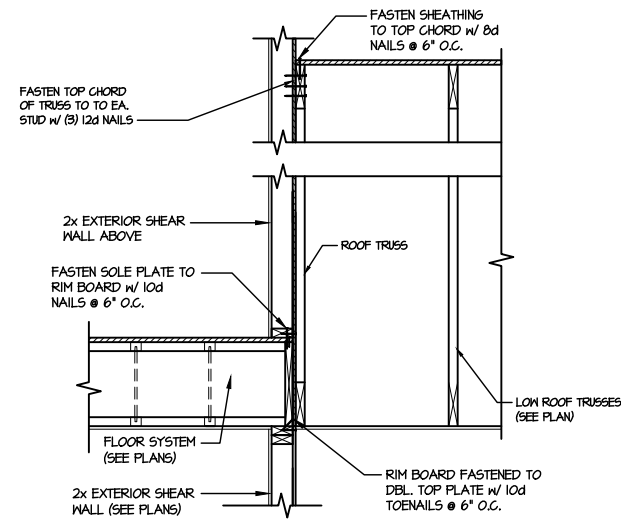
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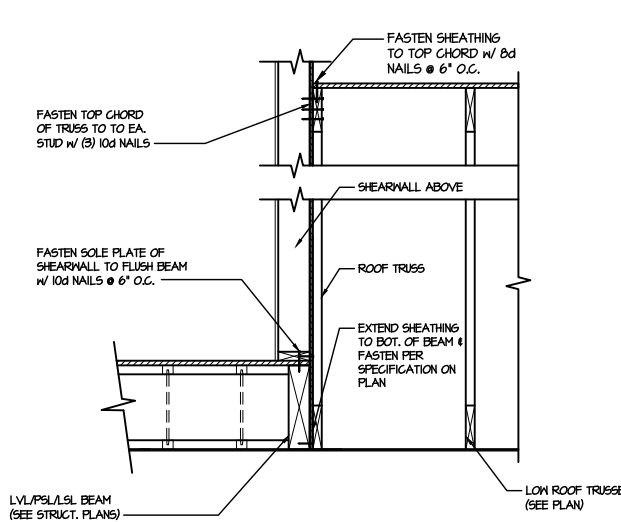


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ELMHURST  
RALEIGH, NC

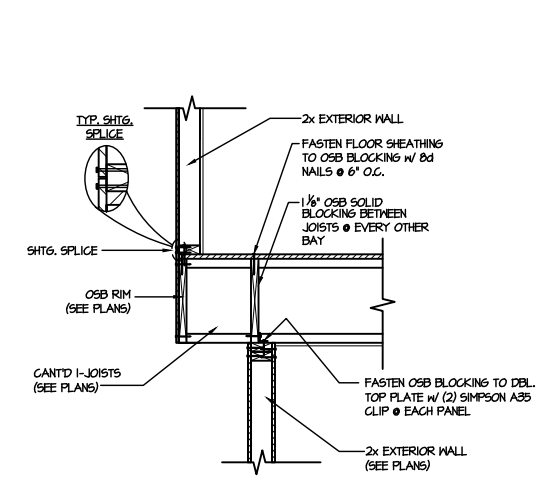
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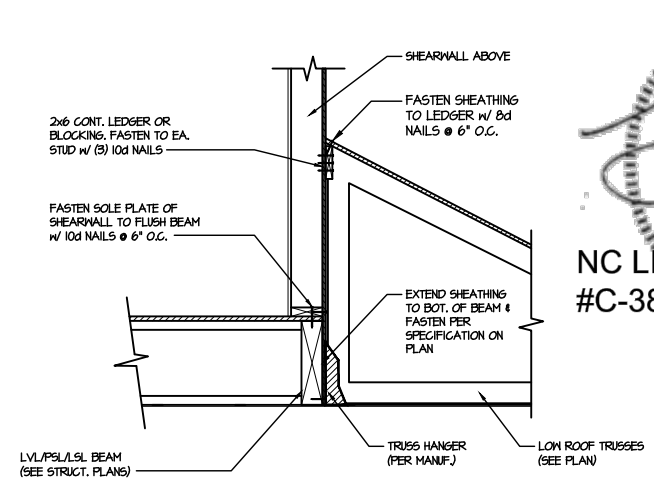
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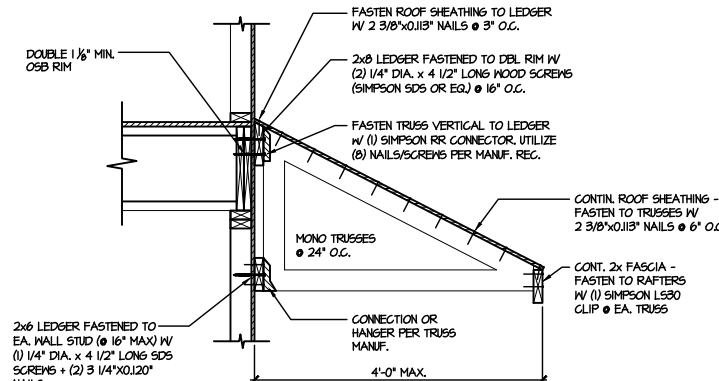
2 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
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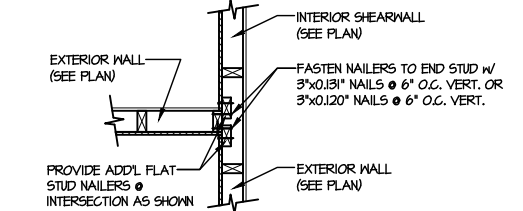
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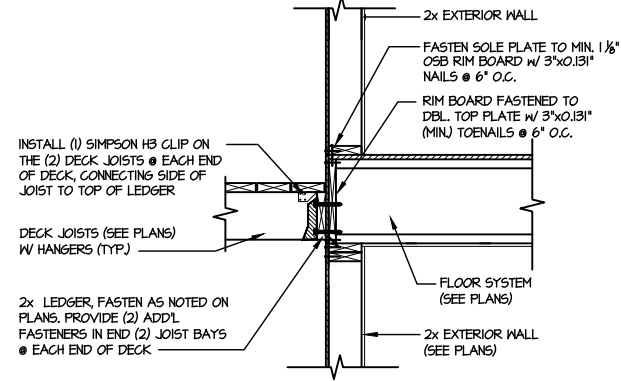
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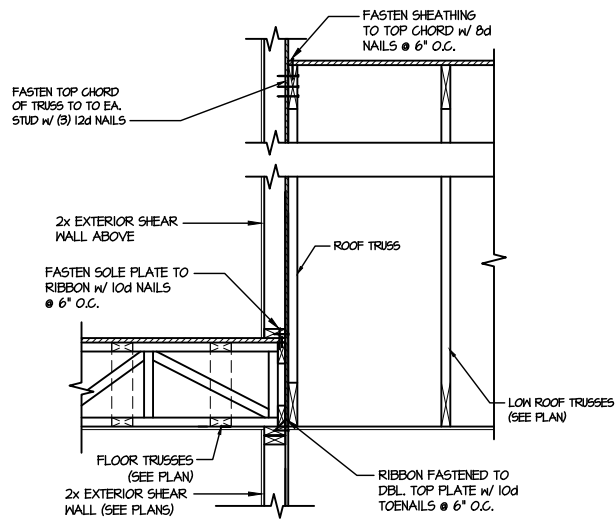
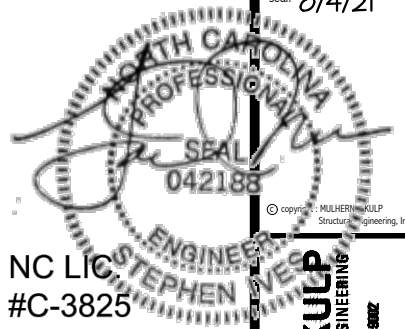
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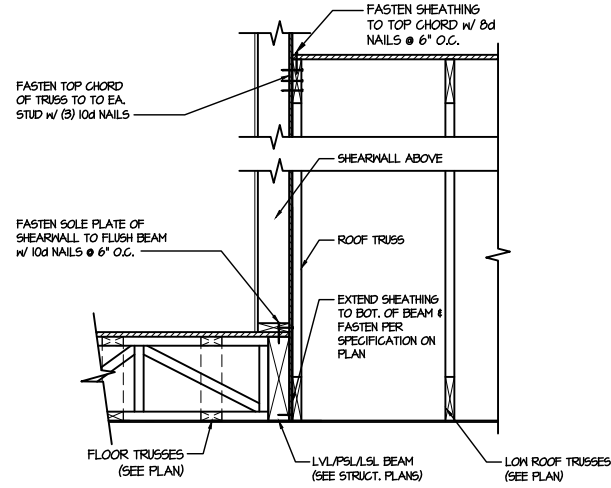
6 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL  
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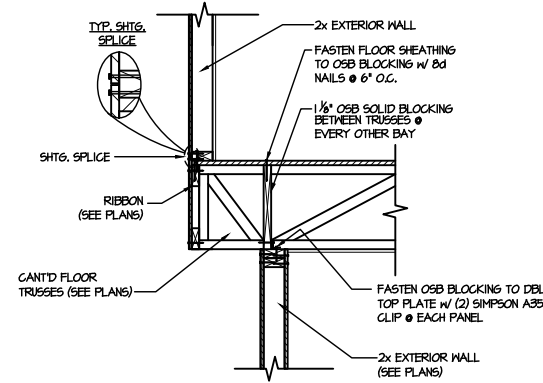
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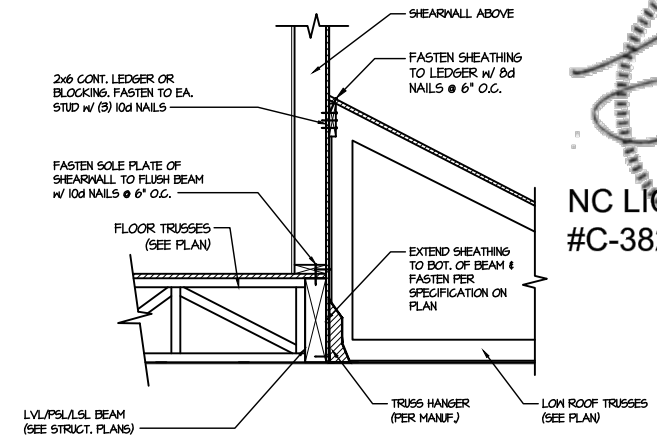
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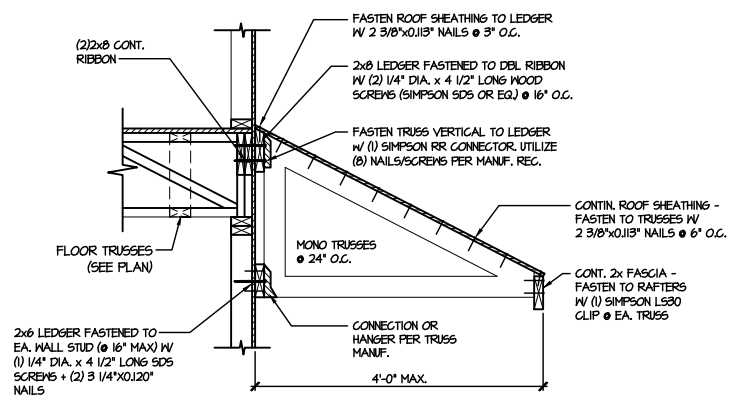
2 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE SCALE: 3/4"=1'-0"



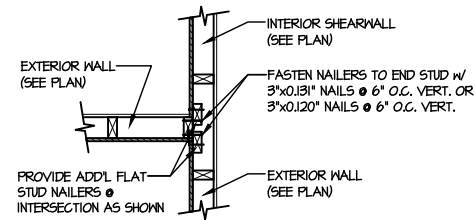
3 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



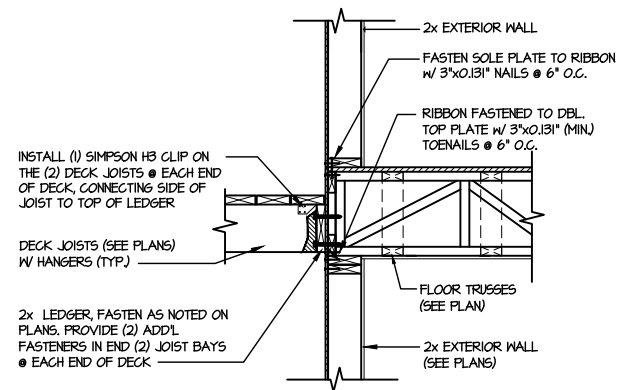
4 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE SCALE: 3/4"=1'-0"



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"



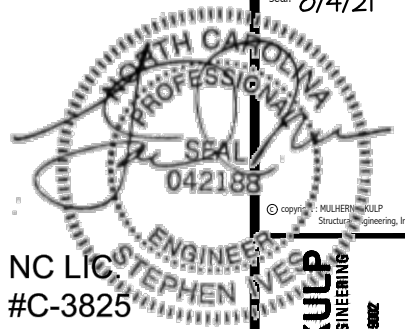
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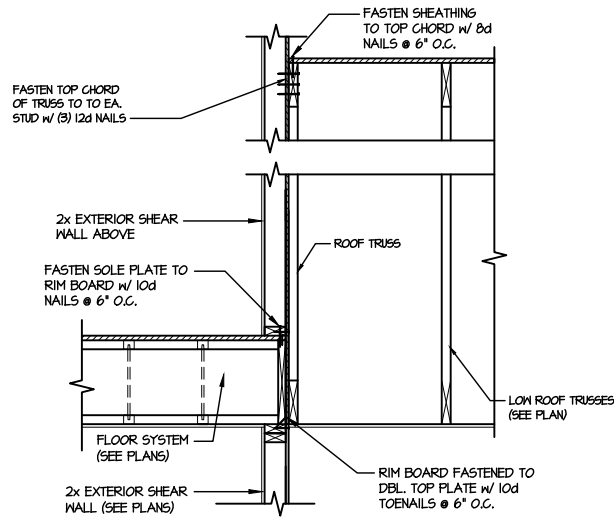


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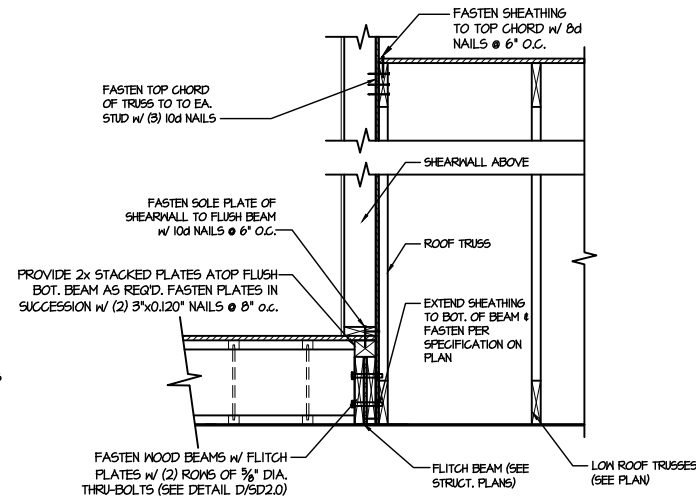
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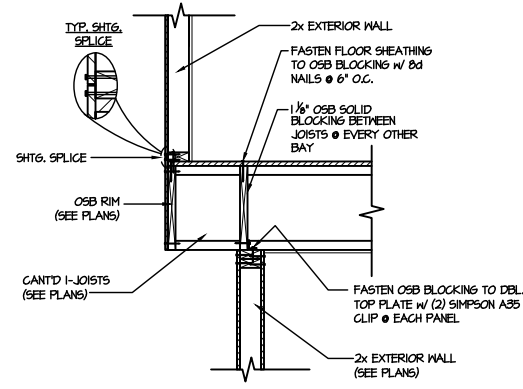
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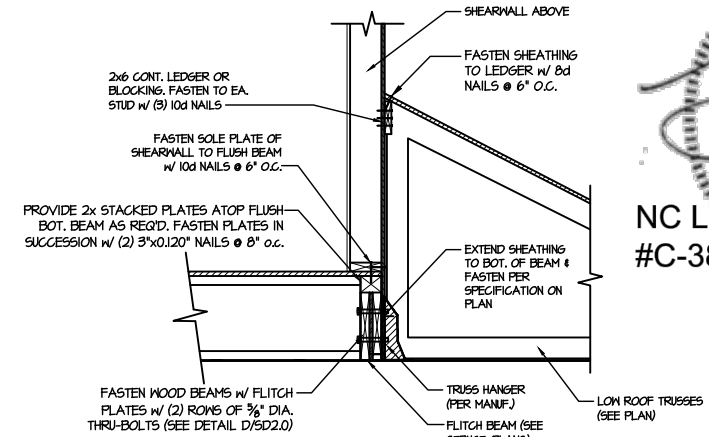
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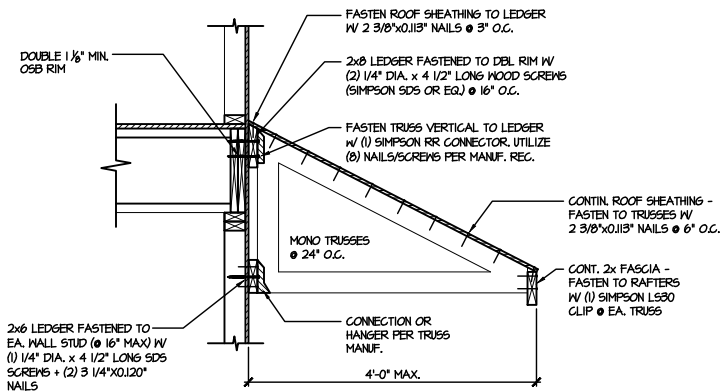
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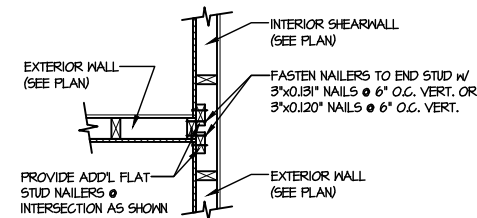
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SCALE: 3/4\"/>



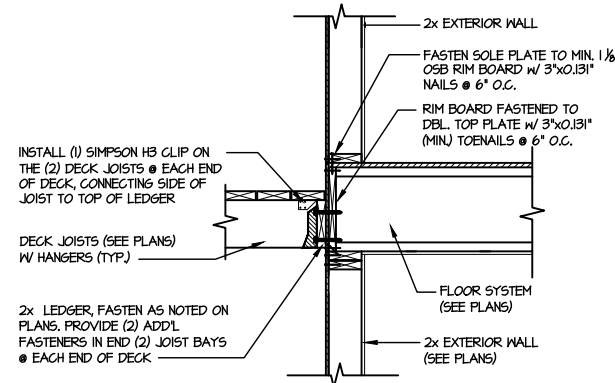
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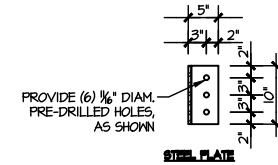
5 DETAIL @ SHED ROOF  
SCALE: 3/8\"/>



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  
SCALE: 3/4\"/>

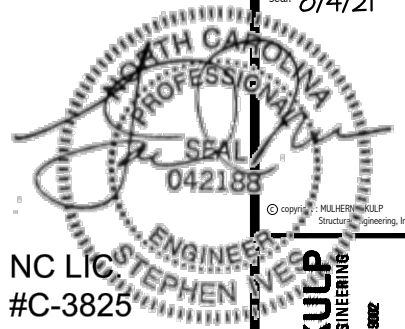
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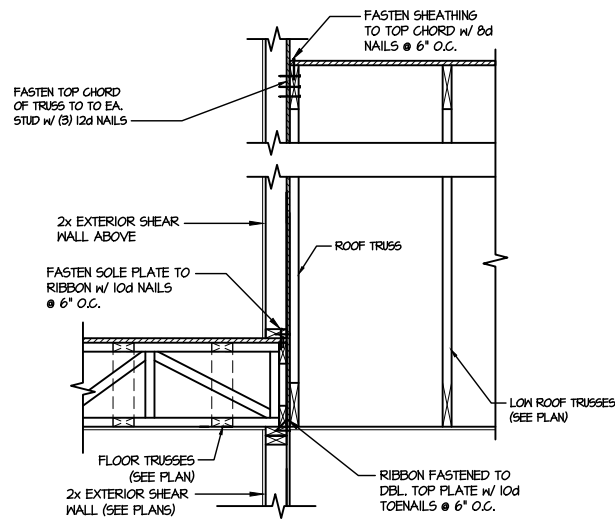
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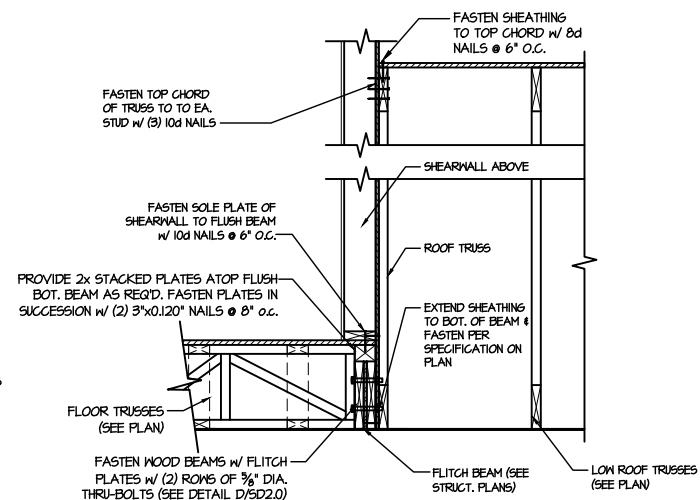


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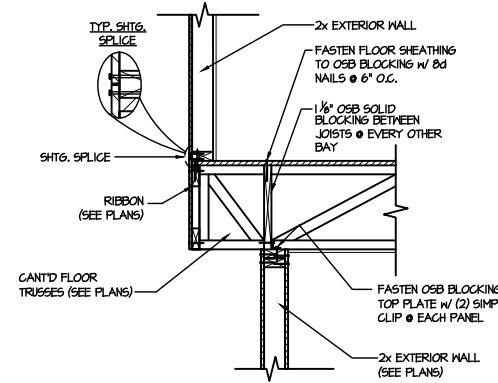
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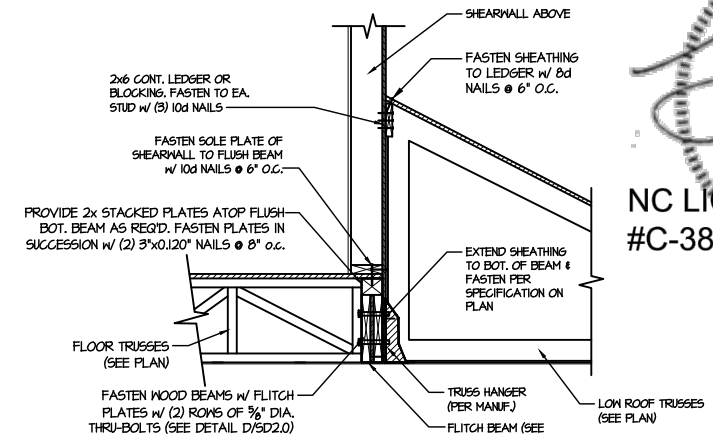
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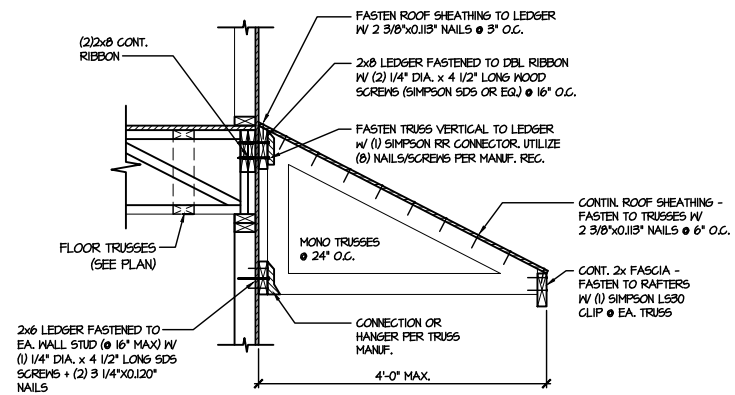
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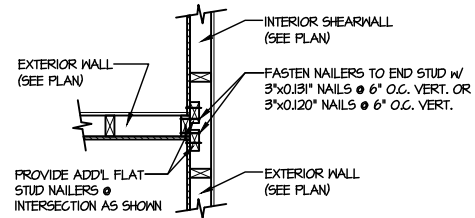
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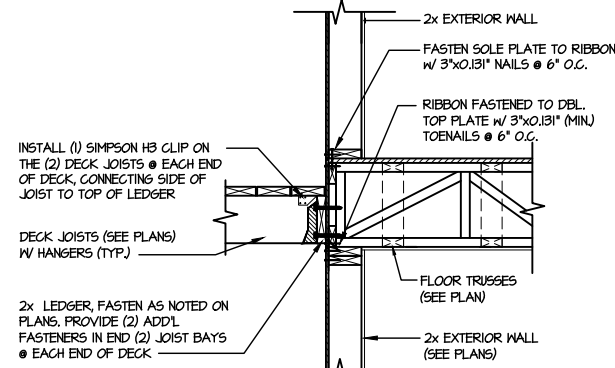
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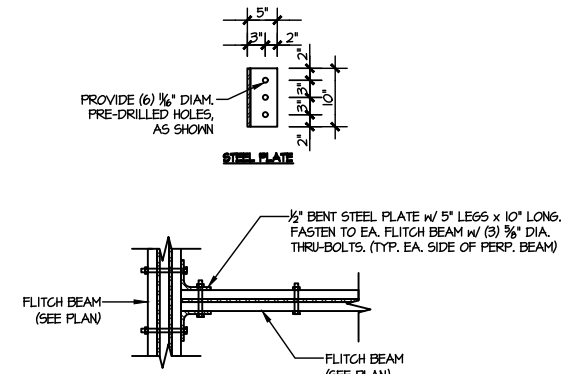
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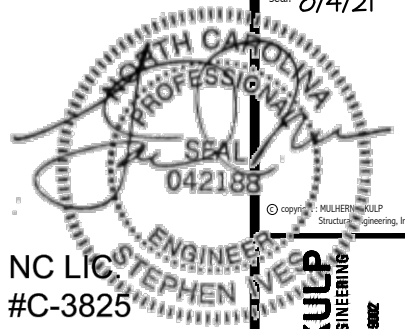
6 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL  
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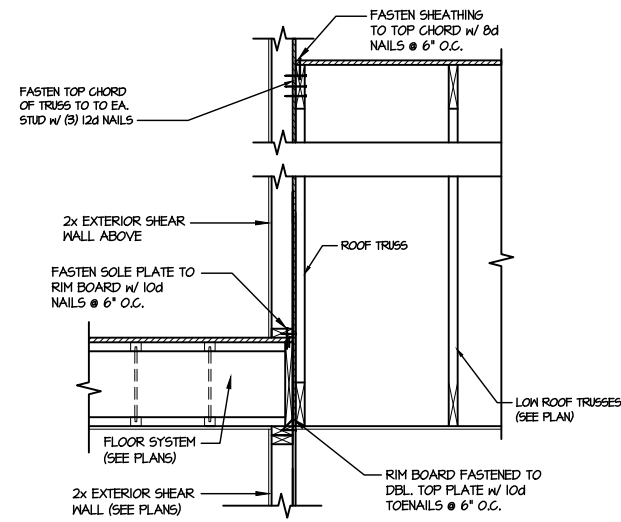
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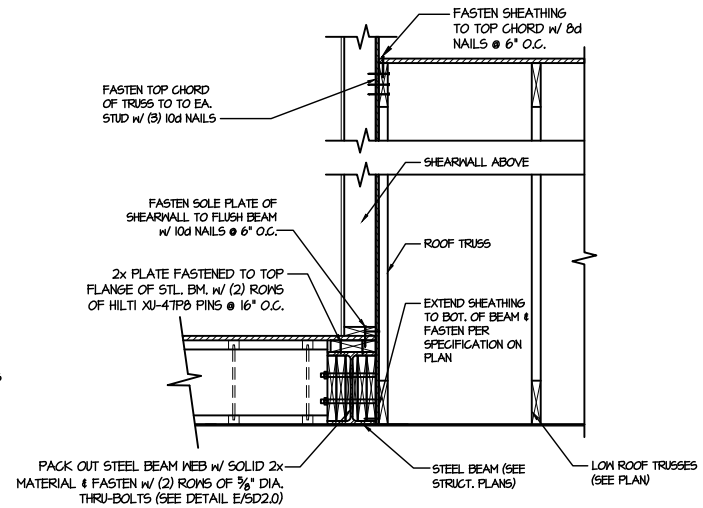
8 TYPICAL FLITCH BEAM TO FLITCH BEAM CONNECTION DETAIL  
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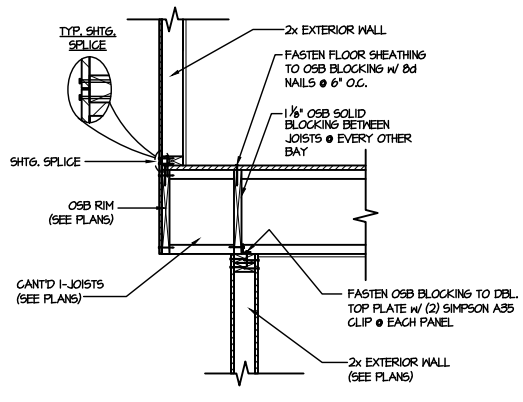
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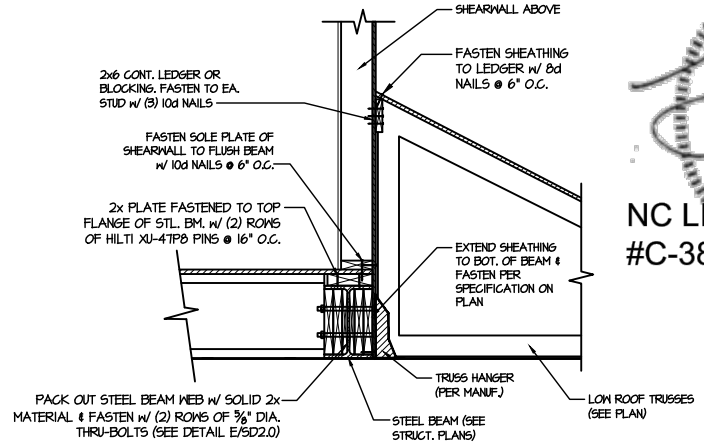
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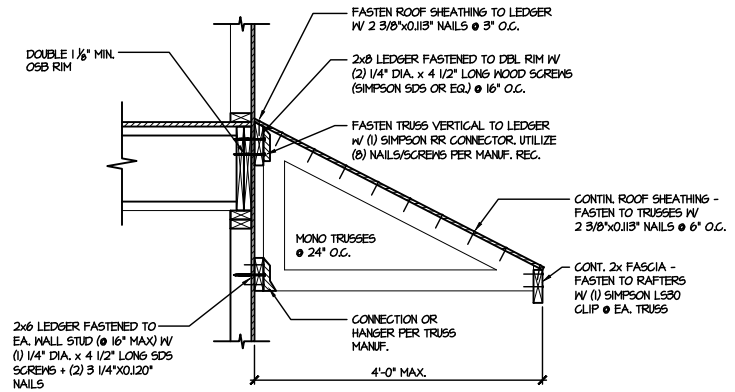
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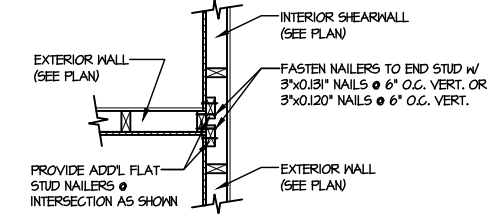
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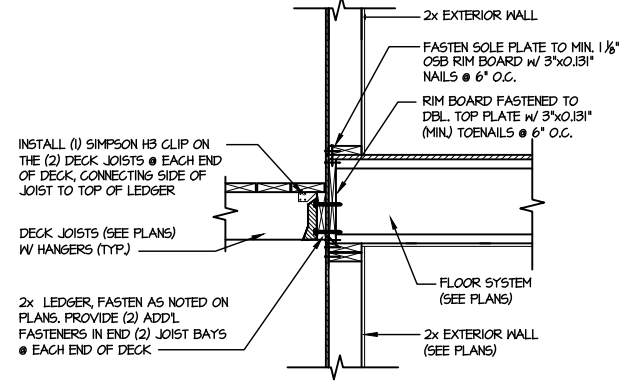
4 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4\"/>



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



6 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL  
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7 DECK CONNECTION DETAIL  
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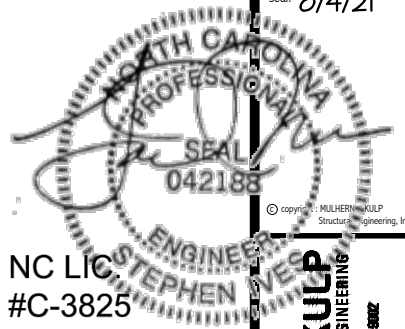
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REVISIONS:

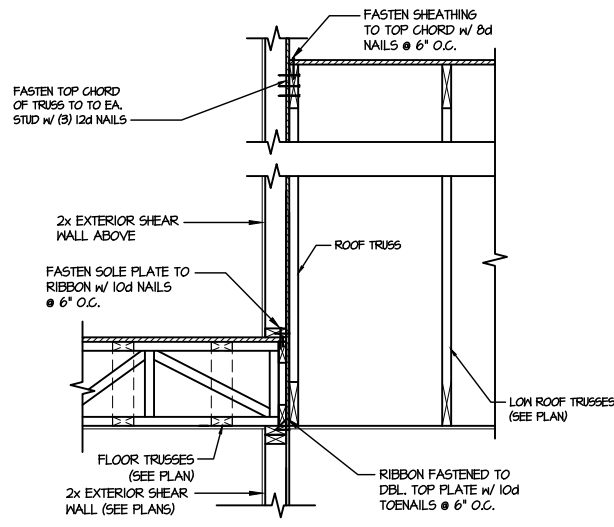
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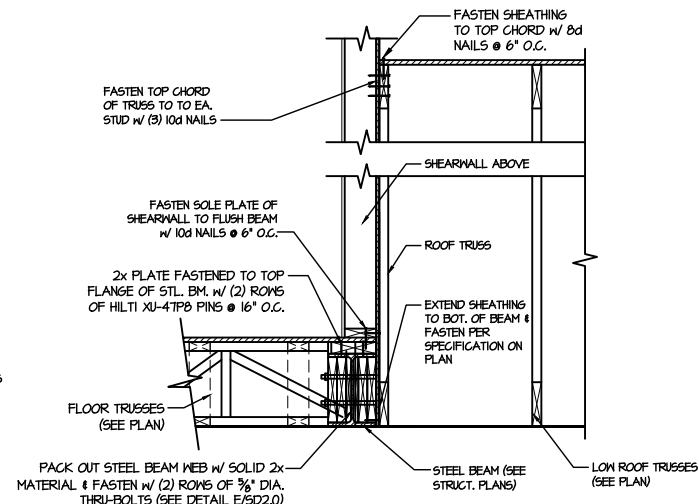
FRAMING DETAILS  
ELMHURST  
RALEIGH, NC



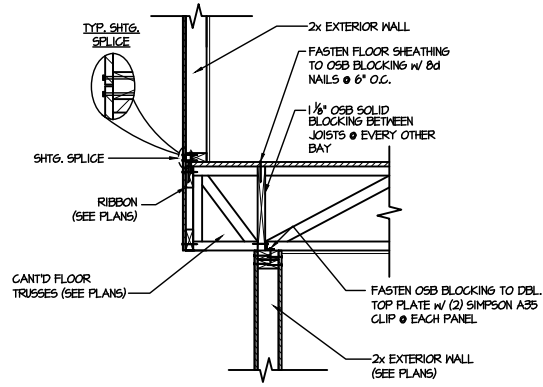
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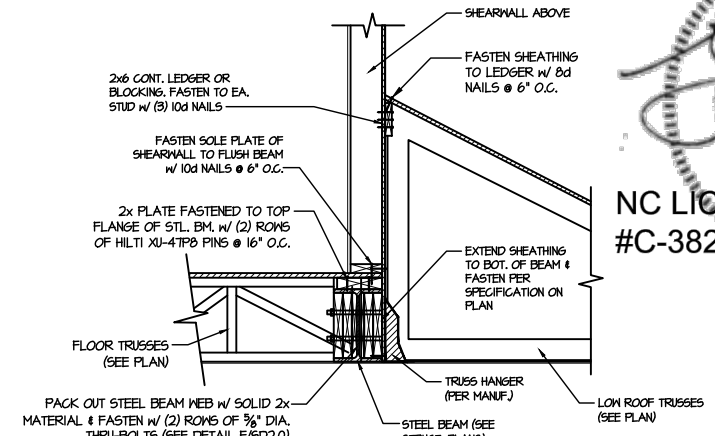
1 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL  
SCALE: 3/4\"/>



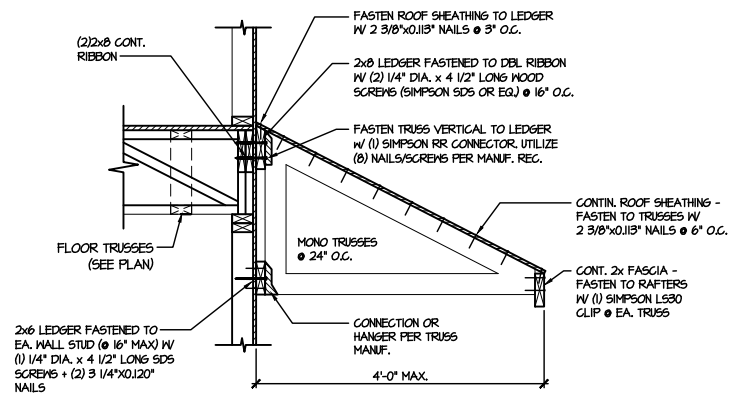
2 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4\"/>



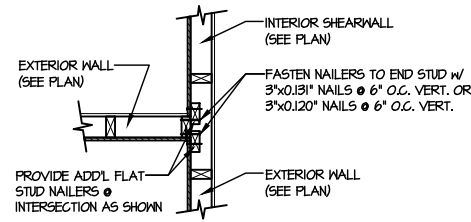
3 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL  
SCALE: 3/4\"/>



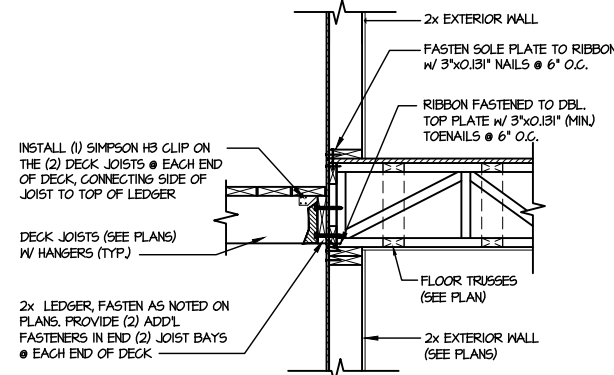
4 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4\"/>



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



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



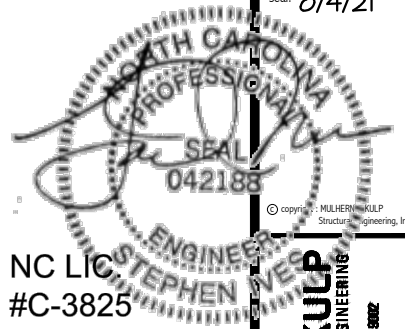
7 DECK CONNECTION DETAIL  
SCALE: 3/4\"/>

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



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:

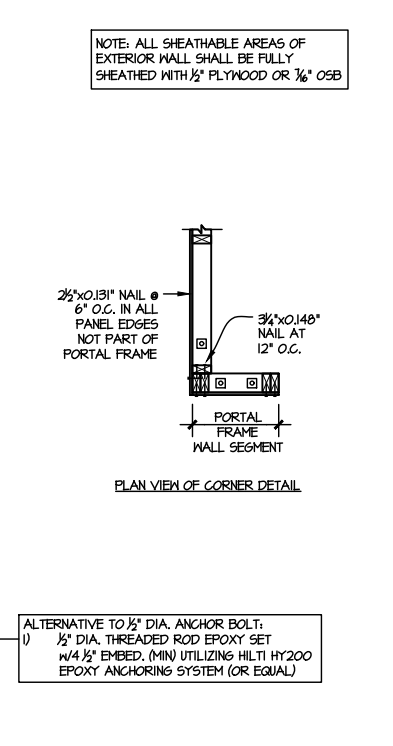
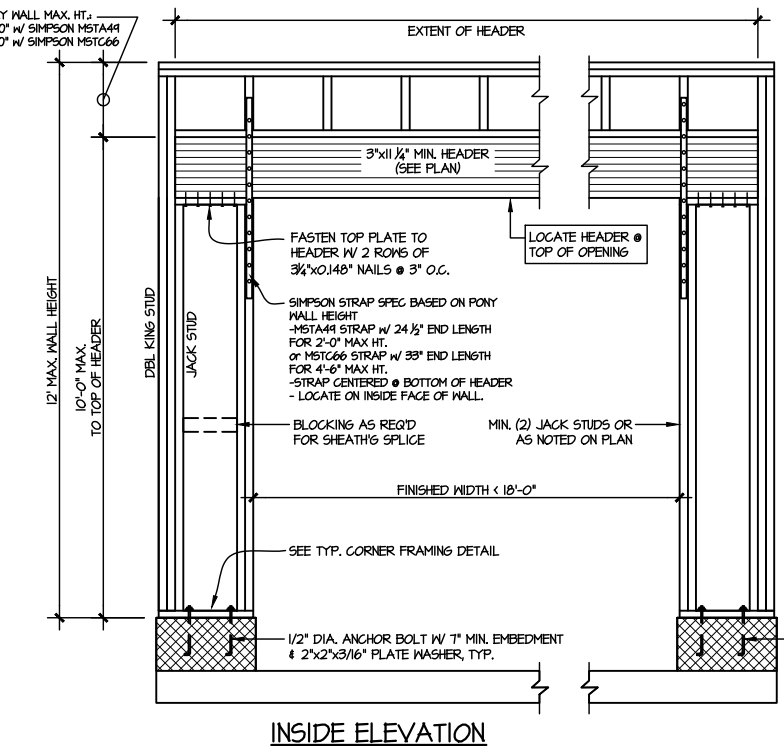
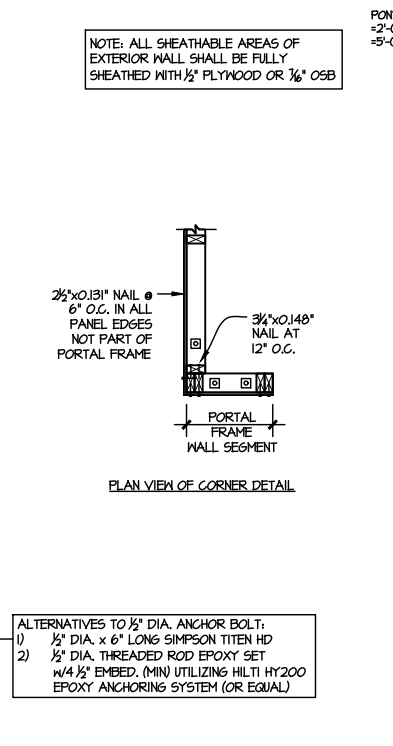
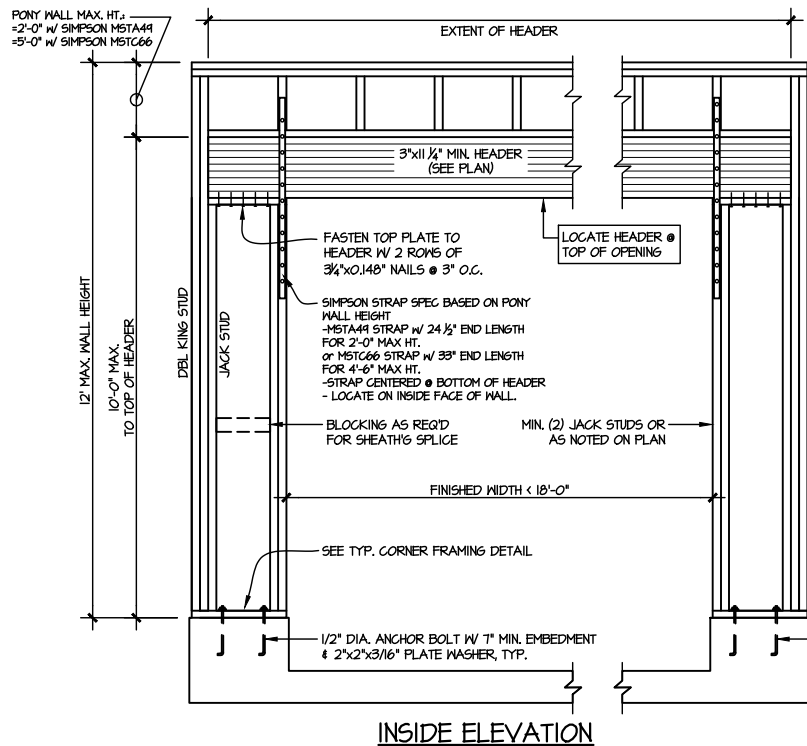
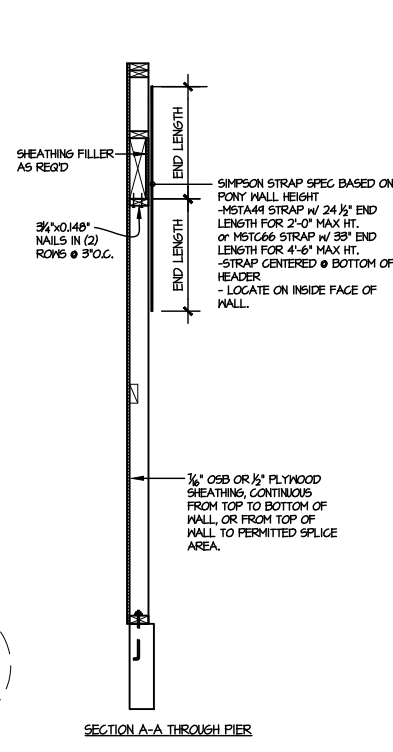
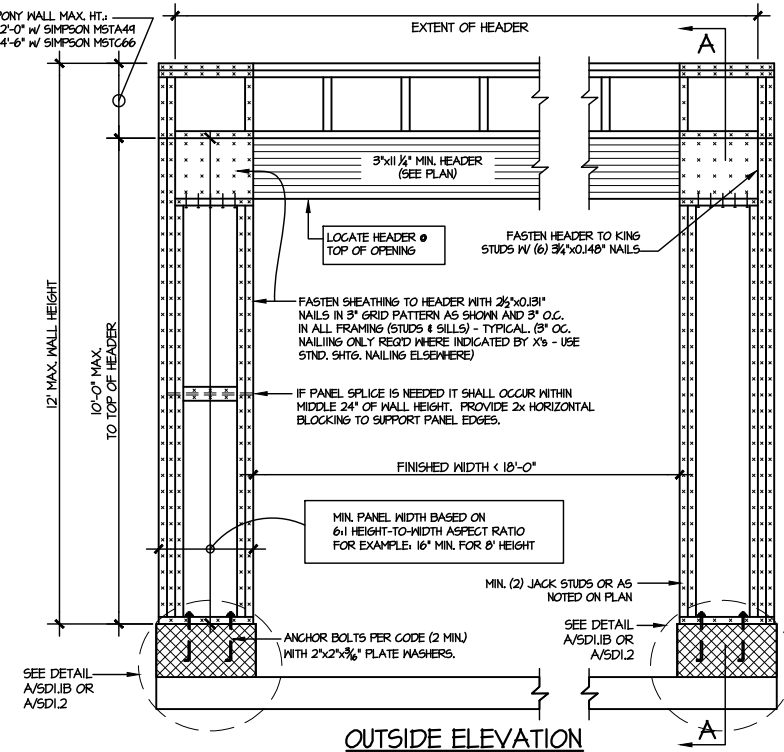
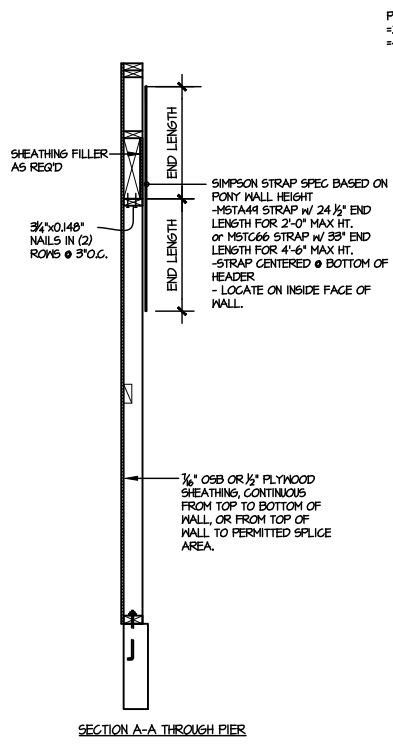
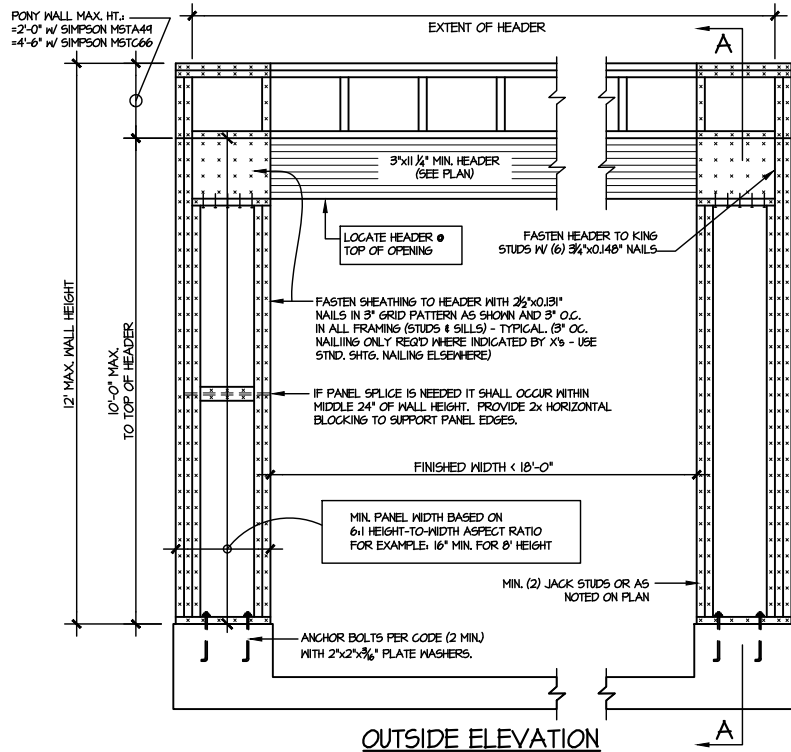
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FRAMING DETAILS  
ELMHURST  
RALEIGH, NC

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))

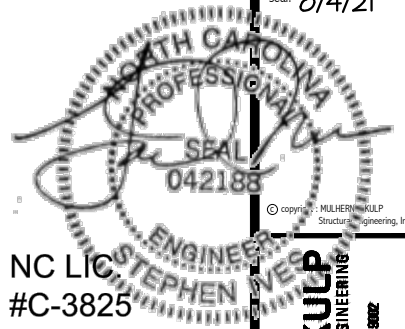
ALTERNATIVE TO 1/2" DIA. ANCHOR BOLT:

- 1) 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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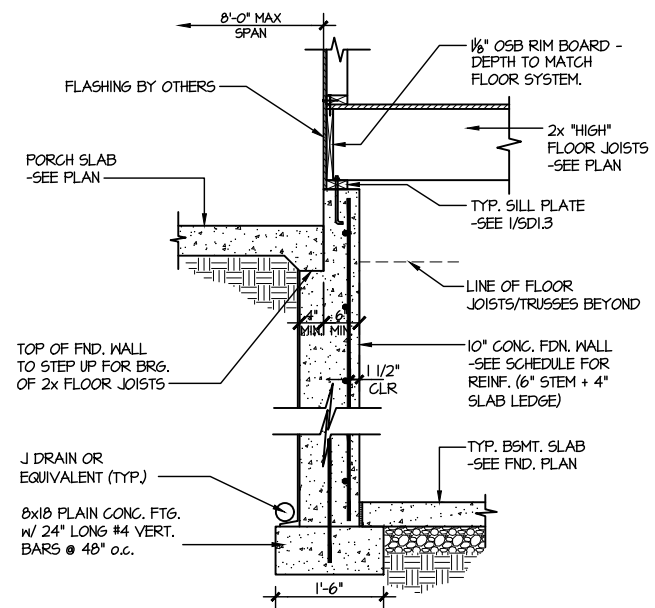
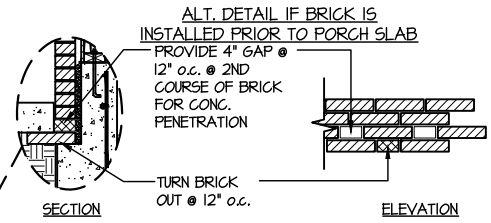
project mgr: JTR  
drawn by: KL  
issue date: 07-16-21

REVISIONS:  
date: initial:

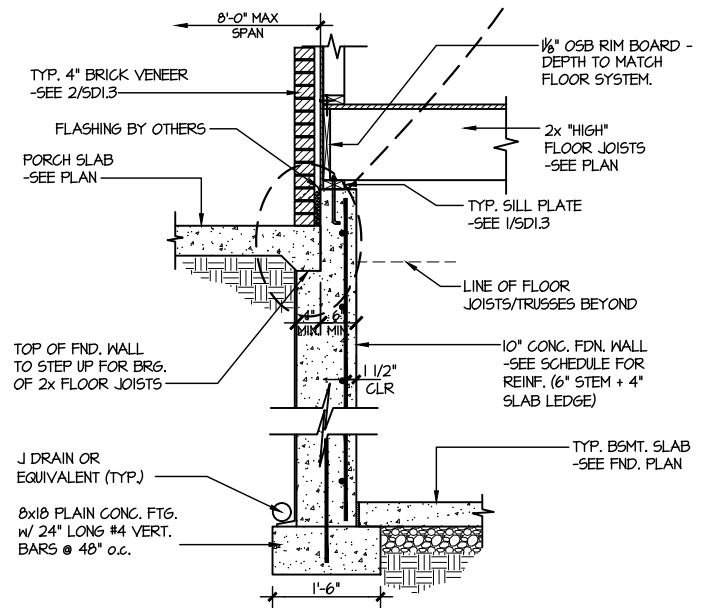


FRAMING DETAILS  
ELMHURST  
RALEIGH, NC

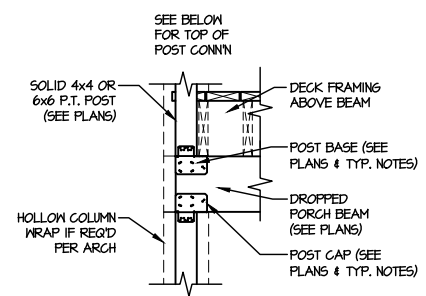
sheet: SD3.0



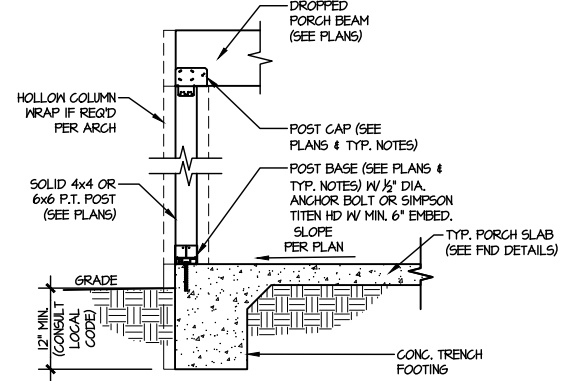
4 HIGH FLOOR JOIST BASEMENT FOUNDATION @ PORCH/PATIO SLAB  
SCALE: 3/8"=1'-0"  
(REFER TO DETAIL 12 FOR WOOD PORCH OPTION)



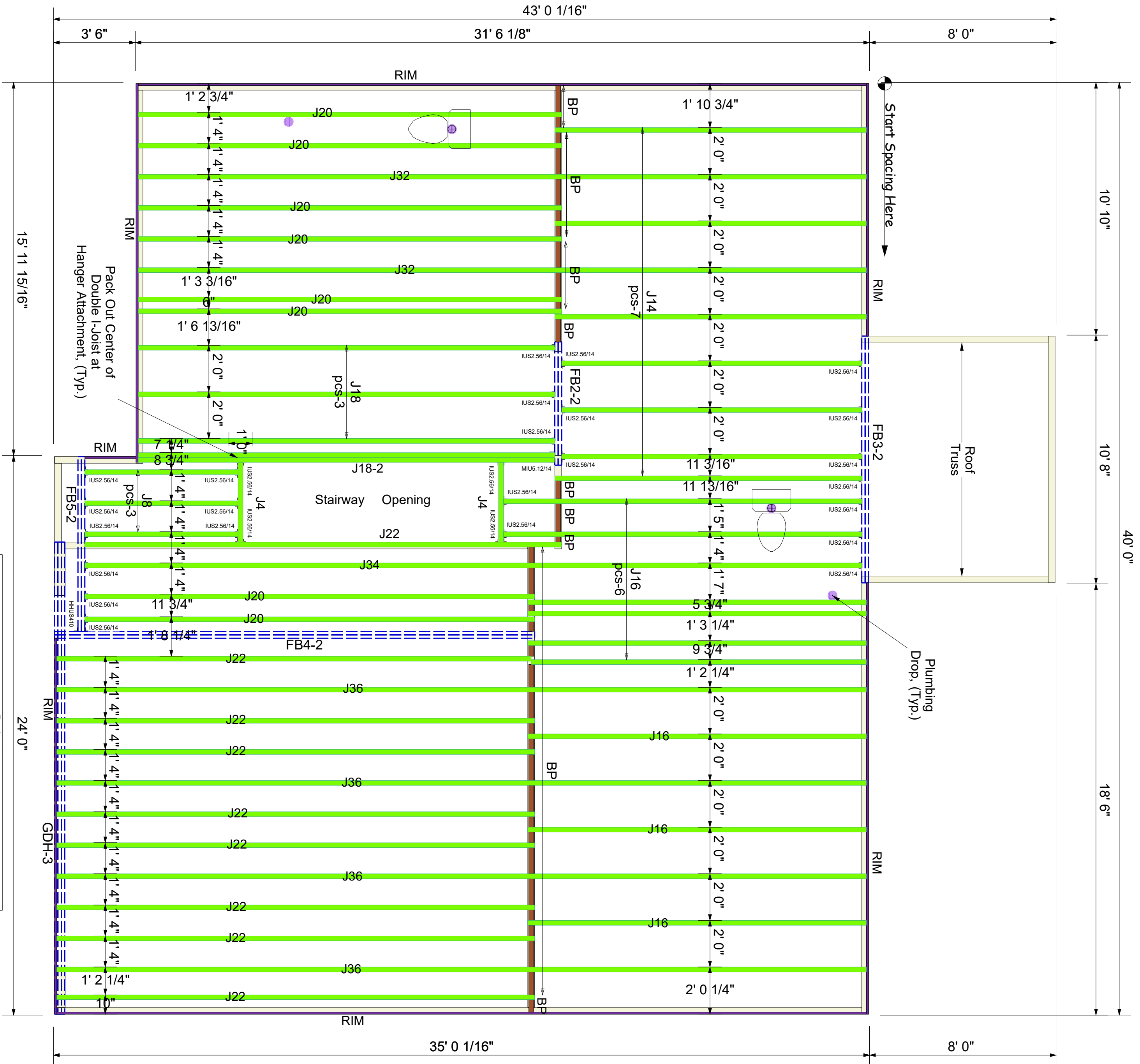
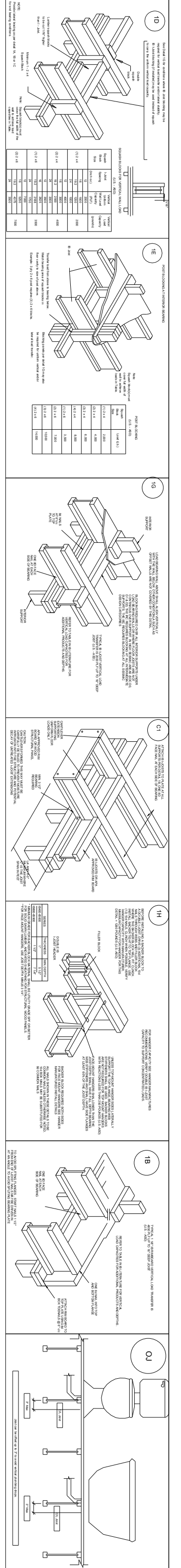
5 HIGH FLOOR JOIST BASEMENT FOUNDATION @ PORCH/PATIO SLAB  
SCALE: 3/8"=1'-0"  
w/ BRICK VENEER  
(REFER TO DETAIL 12 FOR WOOD PORCH OPTION)



TYPICAL CONNECTION  
DETAIL @ 2nd FLOOR DECK



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



Qty	Manuf	Product
1	Simpson	HHUS470
28	Simpson	IUS2.56/14
1	Simpson	MILUS.12/14

PartID	Length	Product	Pieces	Net Qty	Fab Type
J36	36' 0"	14" PJI-40	1	4	MFD
J34	34' 0"	14" PJI-40	1	1	MFD
J32	32' 0"	14" PJI-40	1	2	MFD
J22	22' 0"	14" PJI-40	1	9	MFD
J20	20' 0"	14" PJI-40	1	8	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
FB4-2	22' 0"	2.0 RigidLam DF LVL 1-3/4 x 14	2	2	FF
FB3-2	12' 0"	2.0 RigidLam DF LVL 1-3/4 x 14	2	2	FF
FB5-2	8' 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 16	3	3	FF
RIM	12' 0"	1 1/8" x 14" APA Rim Board	1	11	FF
BP	2' 0"	14" PJI-40	1	13	FF

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

**Dan Ryan Builders**

**112 Farm at Neils Creek (Elmhurst 4-GRFE)**

**2nd FLOOR I-JOIST PLACEMENT PLAN**

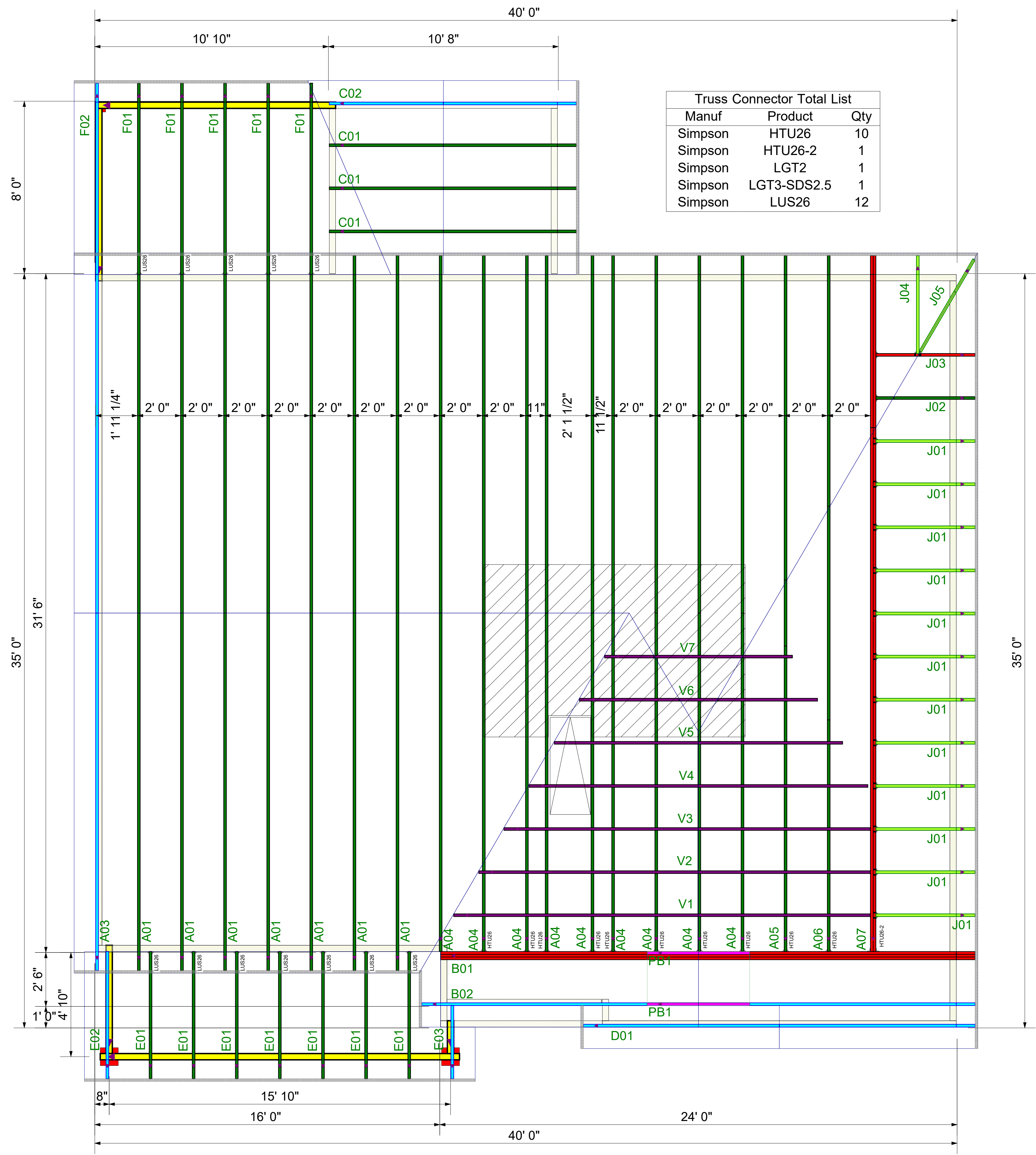
**2nd Floor I-Joist**  
DRAWING SCALE : NTS

PROJECT NUMBER  
**22030114**

SHEET NUMBER  
**1 / 1**

REVISIONS	DATE	BY
	03.16.22	RKW





Truss Connector Total List

Manuf	Product	Qty
Simpson	HTU26	10
Simpson	HTU26-2	1
Simpson	LGT2	1
Simpson	LGT3-SDS2.5	1
Simpson	LUS26	12

# ROOF TRUSS FRAMING

DRAWING SCALE : NTS



DRB GROUP  
 112 FARM AT NEILLS CREEK - ELMHURST 4  
 ROOF TRUSS PLACEMENT PLAN

REVISIONS	
DATE	BY
4-7-22	ND

PROJECT NUMBER  
**22030114**  
 SHEET NUMBER  
**1 / 1**