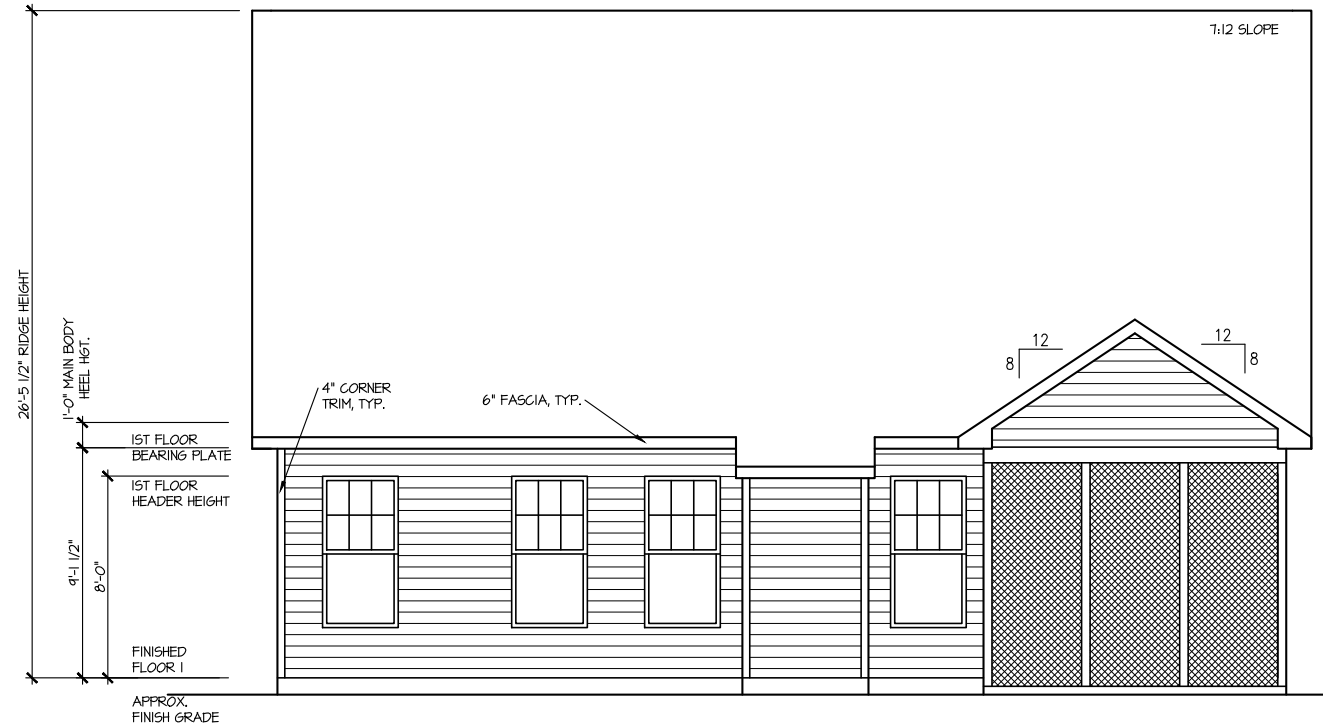


FRONT ELEVATION 7

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



REAR ELEVATION 7

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

MASTER PLAN INFORMATION		UPDATED DATE
REVISION	DATE	4-20-2022
4-RALE	2-24-2022	

DRAWN BY:	ITS
DATE:	09/09/2022
PLAN NO.	1777



HOUSE NAME:	COOPER 3
DRAWING TITLE	FRONT & REAR ELEVATIONS

SHEET No.	A.I.
-----------	------



RIGHT ELEVATION 7

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



LEFT ELEVATION 7

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

UPDATED DATE
4-20-2022

MASTER PLAN INFORMATION
REVISION DATE
4-RALE 2-24-2022

DRAWN BY:
ITS

DATE:
09/09/2022

PLAN NO.
1777



HOUSE NAME:
COOPER 3

DRAWING TITLE

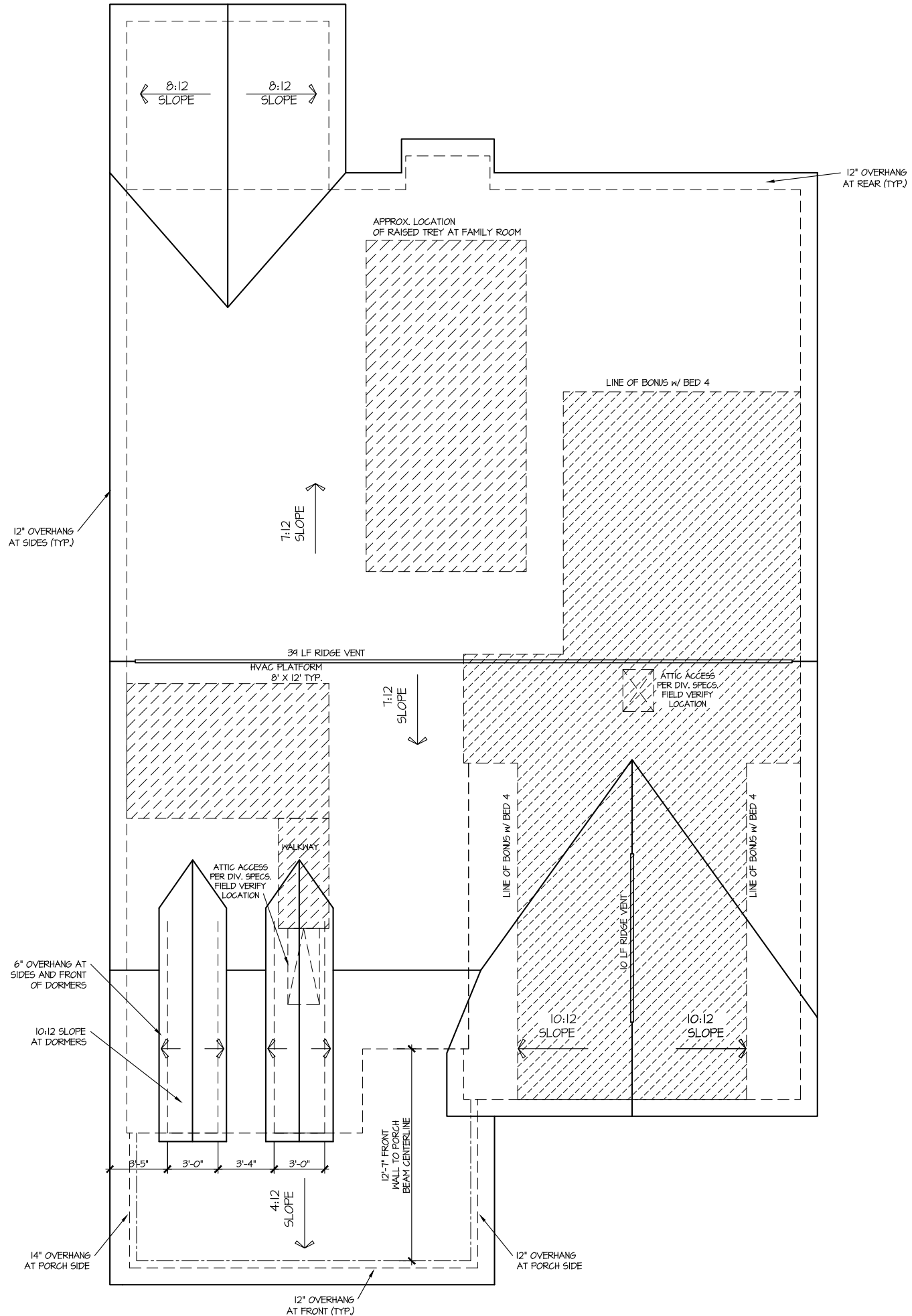
RIGHT & LEFT ELEVATIONS

SHEET No.

A1.2

ROOF VENTILATION CALCULATIONS:

ROOF AREA = 2492 SQ. FT.
 OVERALL REQUIRED VENTILATION:
 1 TO 150 = 16.61 SQ. FT.
 1 TO 300 = 8.31 SQ. FT.
 50-80% IN TOP THIRD = 4.15 - 6.65 SQ. FT. (1 TO 300)
 NET FREE AREA OF VENTED SOFFIT = 5.1 SQ. IN. / LINEAR FT.
 NET FREE AREA OF RIDGE VENT = 18 SQ. IN. / LINEAR FT.
 LOWER VENTING (BOTTOM 2/3 RDS)
 14 LINEAR FEET OF SOFFIT X 5.1 SQ. IN. = 2.45 SQ. FT.
 UPPER VENTING (TOP 1/3 RD)
 44 LINEAR FEET OF RIDGE X 18 SQ. IN. = 6.13 SQ. FT.
 6.13 SQ. FT. BETWEEN 50% - 80%
 (1 TO 300 ALLOWED)
 TOTAL ROOF VENTILATION: 9.06 SQ. FT. > 8.31 SQ. FT. (REQ'D)



ROOF PLAN ELEV. 7
 SCALE: 1/8" = 1'-0"

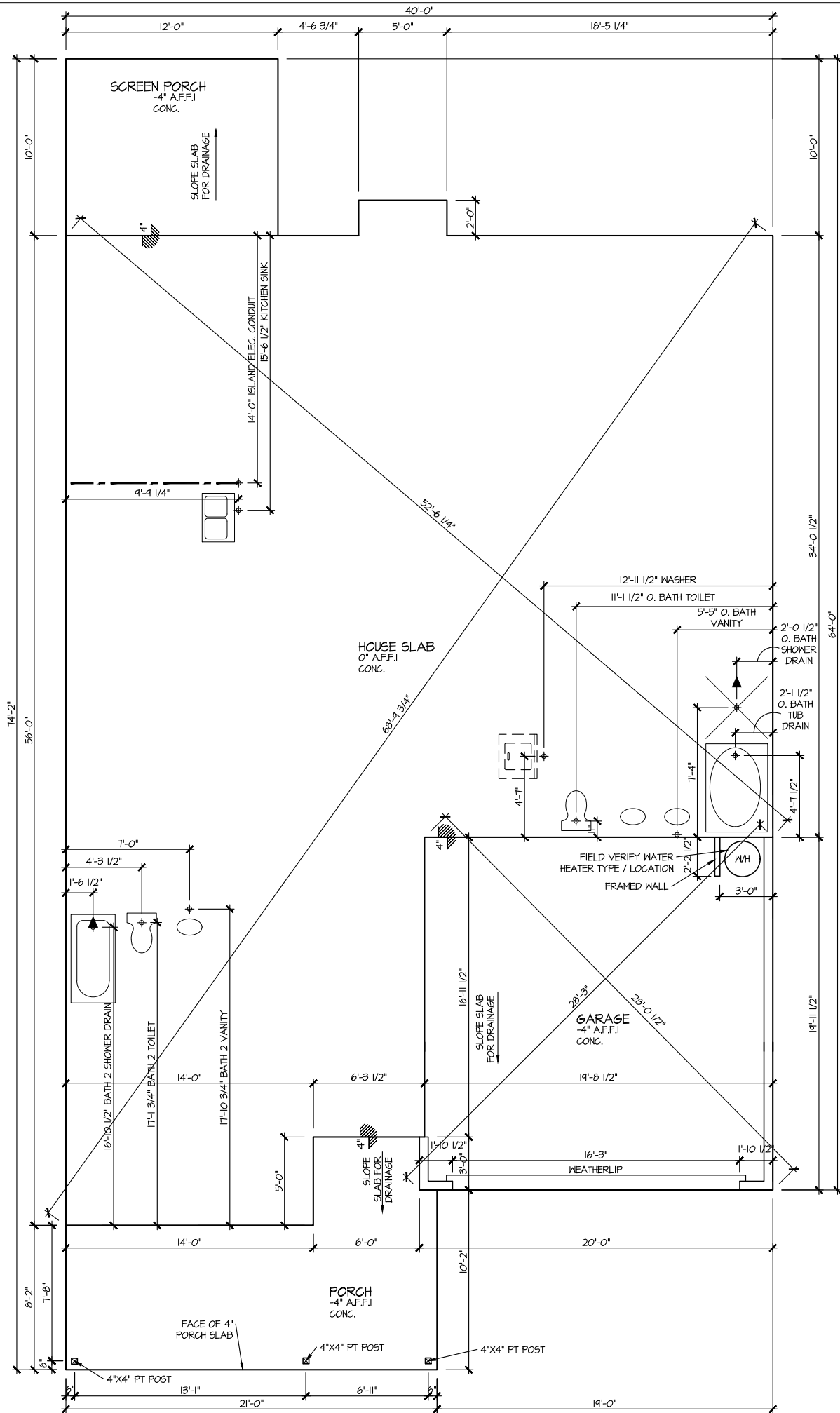
MASTER PLAN INFORMATION	
REVISION	DATE
4-RALE	2-24-2022
UPDATED DATE	4-20-2022

DRAWN BY: ITS
 DATE: 09/09/2022
 PLAN NO. 1777



HOUSE NAME: COOPER 3
 DRAWING TITLE: ROOF PLAN

SHEET No. A13



**ELEVATION 7
SLAB PLAN**
SCALE: 1/8" = 1'-0"

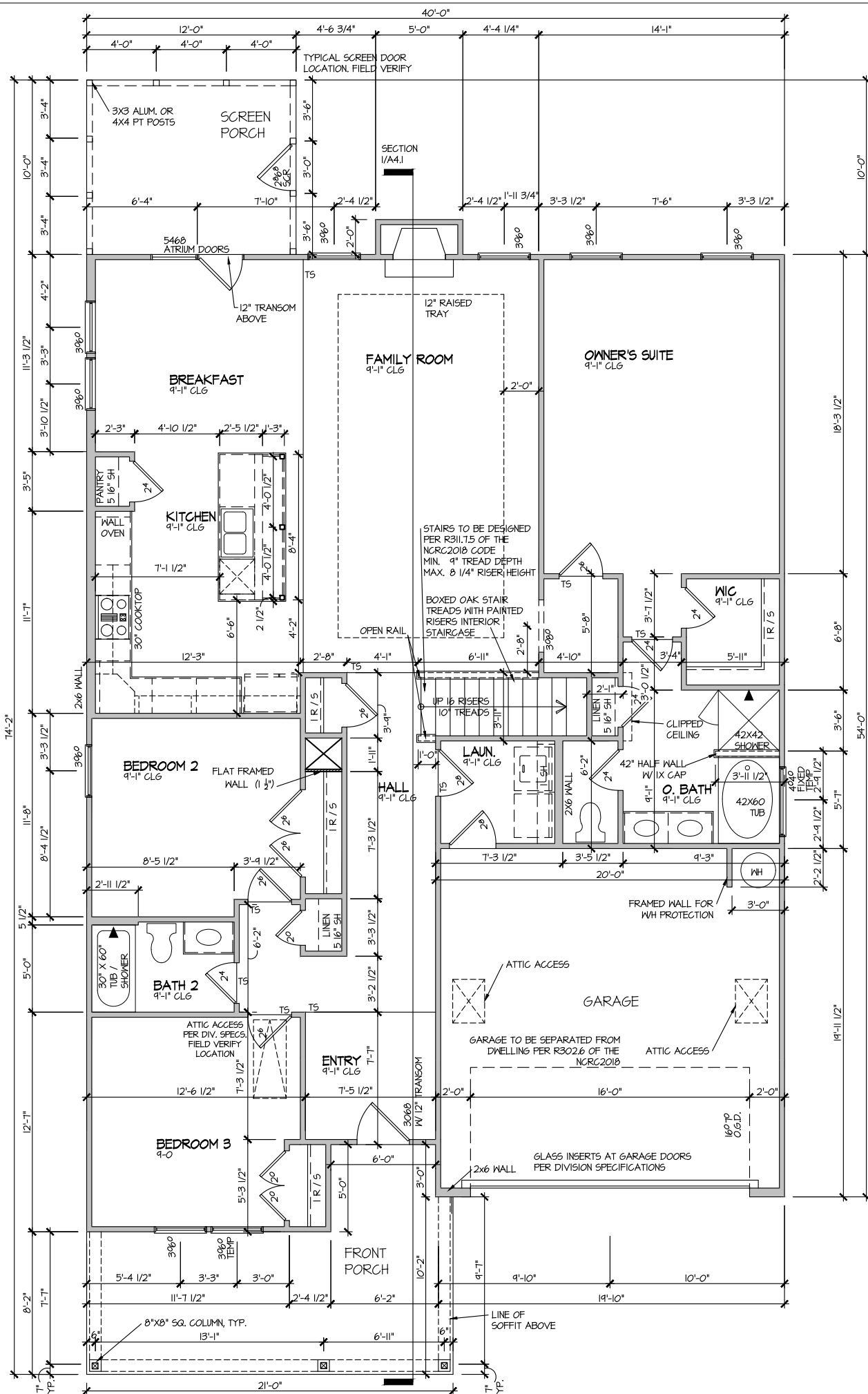
MASTER PLAN INFORMATION	
REVISION	DATE
4-RALE	2-24-2022
UPDATED DATE	4-20-2022

DRAWN BY:
ITS
DATE:
09/09/2022
PLAN NO.
1777



HOUSE NAME:
COOPER 3
DRAWING TITLE
SLAB PLAN

SHEET No.
A2.1



ELEVATION 7
 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

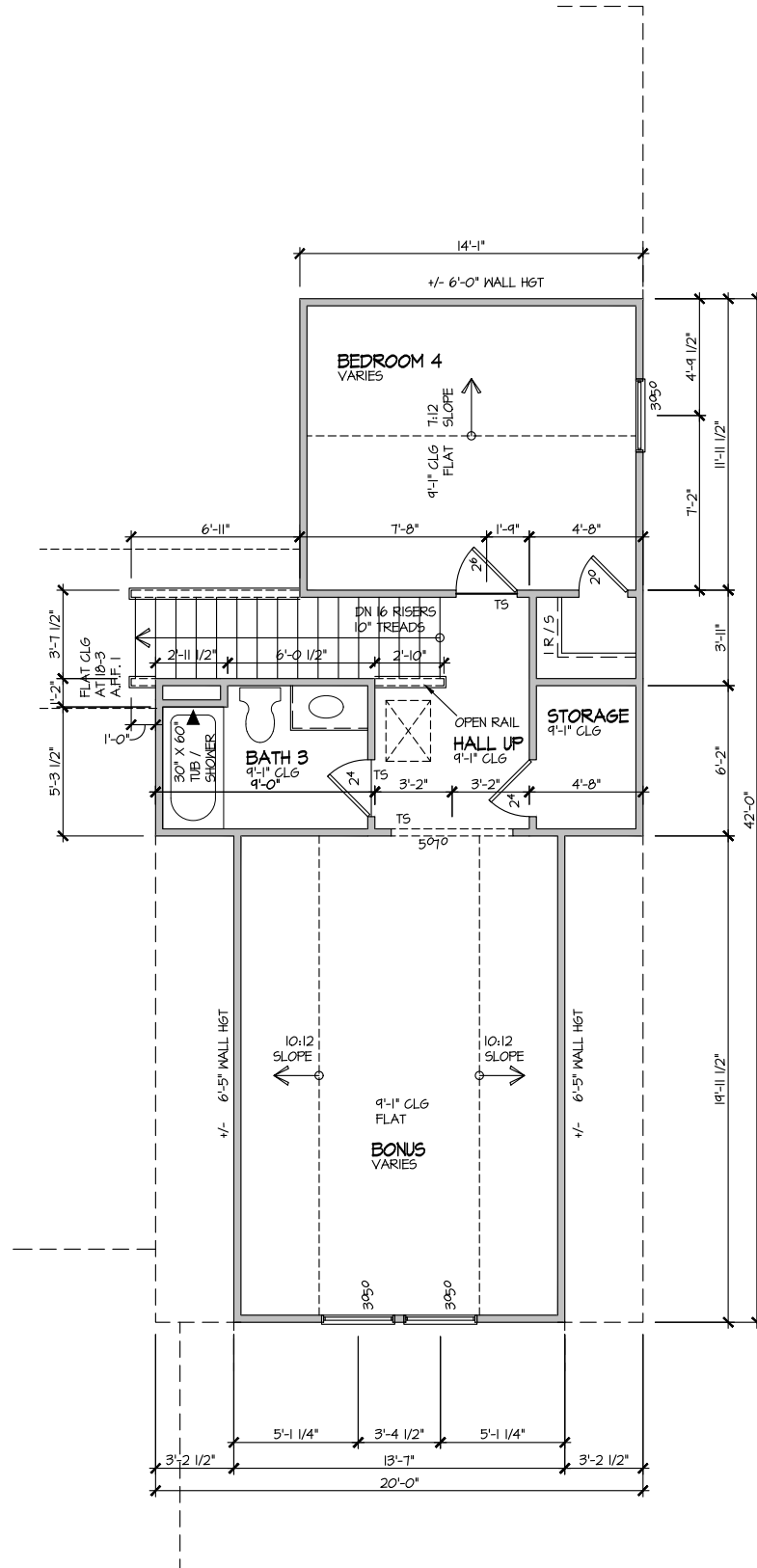
MASTER PLAN INFORMATION	
REVISION	DATE
4-RALE	2-24-2022
UPDATED DATE	4-20-2022

DRAWN BY:	ITS
DATE:	09/09/2022
PLAN NO.	1777



HOUSE NAME:	COOPER 3
DRAWING TITLE	FIRST FLOOR PLAN

SHEET No.	A3.1
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ELEVATION 7
 SECOND FLOOR PLAN

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

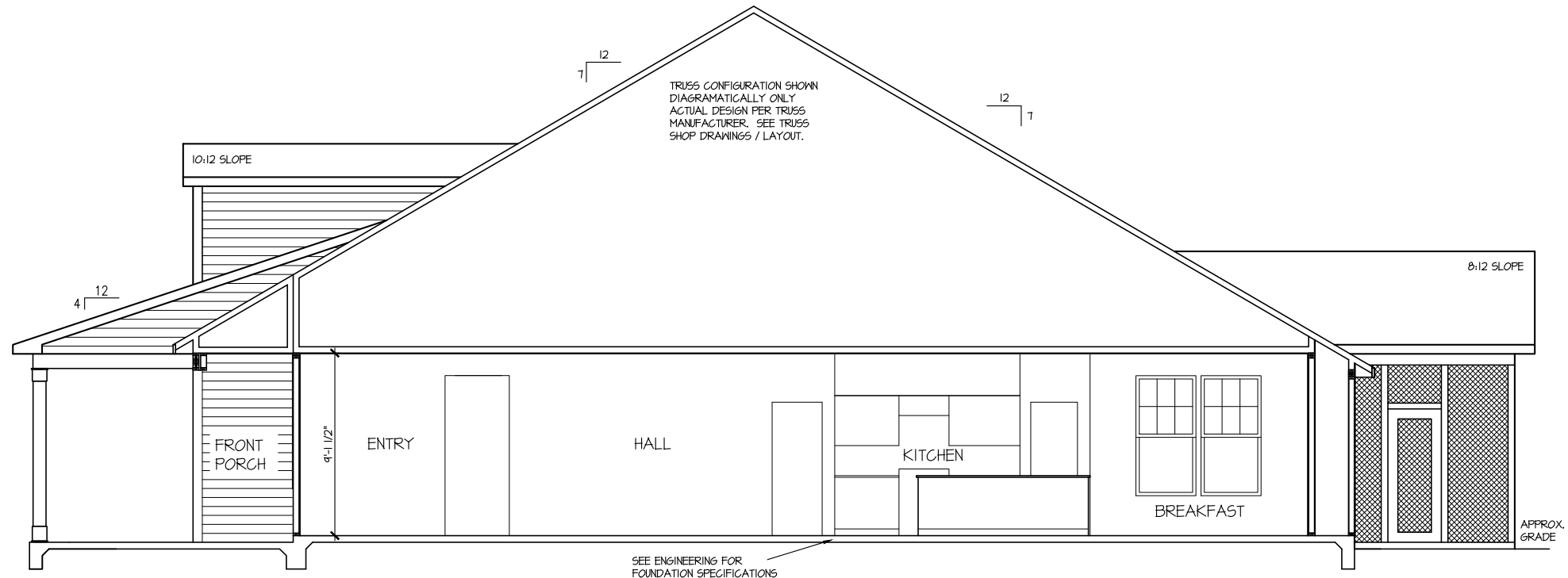
MASTER PLAN INFORMATION	
REVISION	DATE
4-RALE	2-24-2022
UPDATED DATE	4-20-2022

DRAWN BY:	ITS
DATE:	09/09/2022
PLAN NO.	1777



HOUSE NAME:	COOPER 3
DRAWING TITLE	SECOND FLOOR PLAN

SHEET No.
 A3.2



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

MASTER PLAN INFORMATION	
REVISION	DATE
4--RALE	2-24-2022
UPDATED DATE	4-20-2022

DRAWN BY:	ITS
DATE:	09/09/2022
PLAN NO.	1777



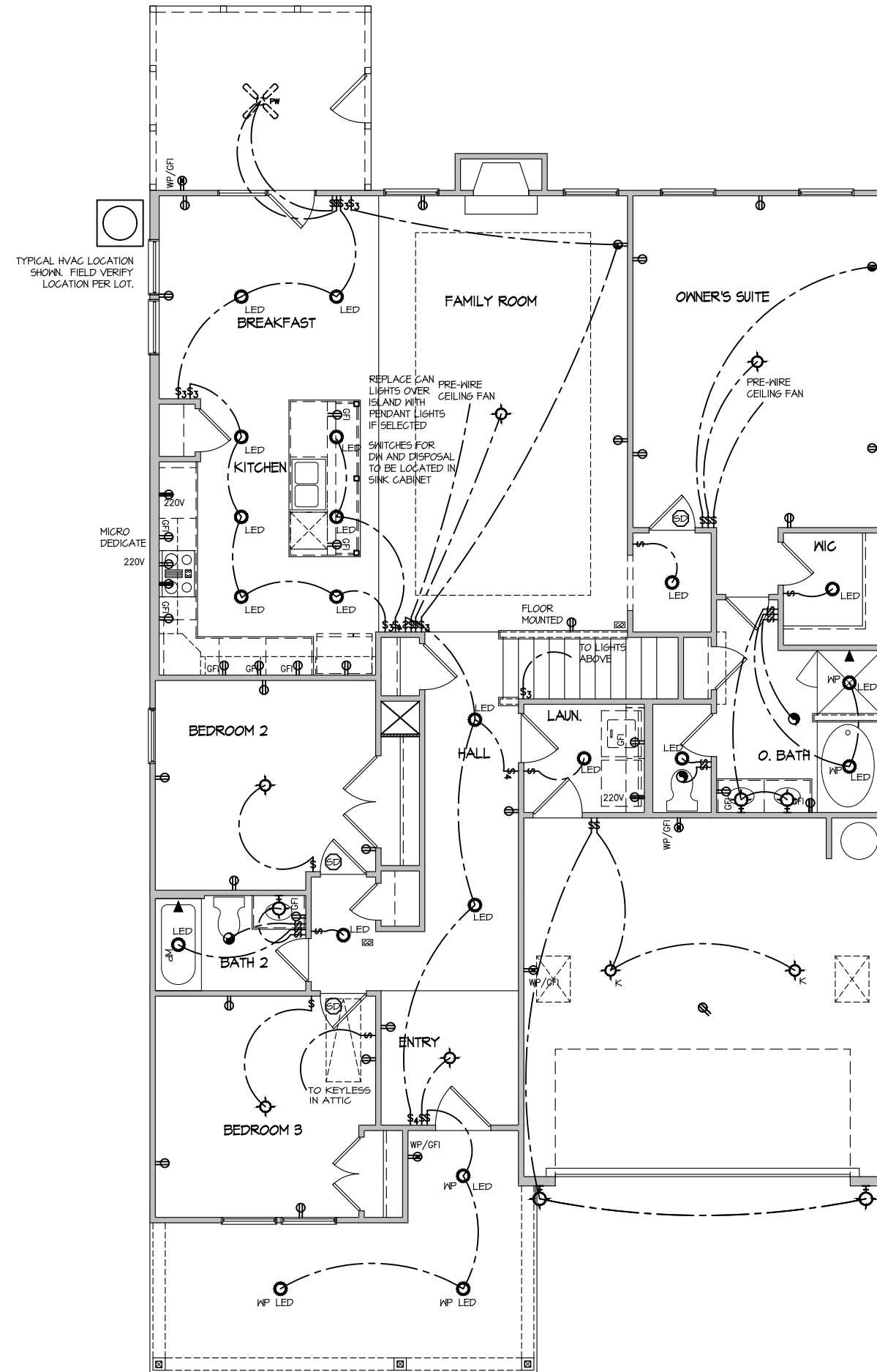
HOUSE NAME:	COOPER 3
DRAWING TITLE	BUILDING SECTION

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

ELECTRICAL LEGEND

- ⊕ SINGLE POLE SWITCH
- ⊕₃ THREE WAY SWITCH
- ⊕₄ 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
- ⊕ 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. 7**
SCALE: 1/8" = 1'-0"

MASTER PLAN INFORMATION	
REVISION	DATE
4-RALE	2-24-2022
UPDATED DATE	4-20-2022

DRAWN BY:	ITS
DATE:	09/09/2022
PLAN NO.	1777



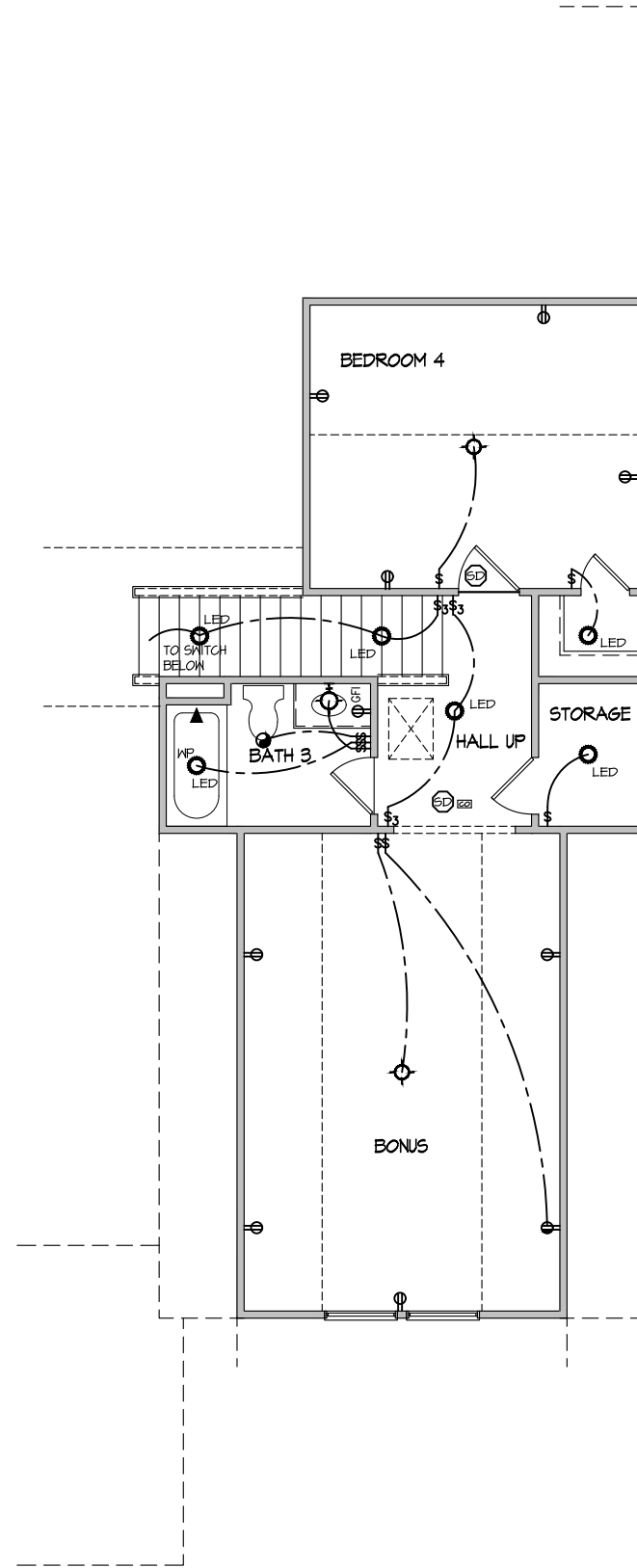
HOUSE NAME:	COOPER 3
DRAWING TITLE	FIRST FLOOR ELECTRICAL

SHEET No.	E.I.
-----------	------

ELECTRICAL LEGEND

- Ⓢ SINGLE POLE SWITCH
- Ⓢ₃ THREE WAY SWITCH
- Ⓢ₄ FOUR WAY SWITCH
- ⓈⓈ DUPLEX AFCI RECEPTACLE
- ⓈⓈⓈ DUPLEX AFCI RECEPTACLE - BOTTOM HALF SWITCHED
- ⓈⓈⓈ DUPLEX AFCI RECEPTACLE - FLOOR MOUNTED
- 220V Ⓢ RECEPTACLE - 220V
- GF Ⓢ DUPLEX AFCI RECEPTACLE - GFI
- WP/GF Ⓢ 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
- Ⓢ LED LIGHT FIXTURE - LED SURFACE MOUNTED
- Ⓢ P FULLCHAIN LAMPHOLDER
- Ⓢ K KEYLESS LAMPHOLDER

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



ELECTRICAL PLAN
 SECOND FLOOR - ELEV. 7
 SCALE: 1/8" = 1'-0"

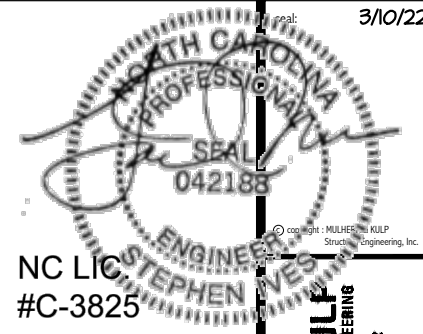
MASTER PLAN INFORMATION		UPDATED DATE
REVISION	DATE	4-20-2022
4-RALE	2-24-2022	

DRAWN BY: ITS
 DATE: 09/09/2022
 PLAN NO. 1777



HOUSE NAME: COOPER 3
 DRAWING TITLE: SECOND FLOOR ELECTRICAL

SHEET No. E1.2



NC LIC #C-3825

MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINEERING



M&K project number: 126-21030

project mgr: JTR

drawn by: KL

issue date: 08-20-21

REVISIONS:

date: initial:

03/09/22 JTS



STRUCTURAL NOTES COOPER 3 MODEL RALEIGH, NC

sheet:

50.0

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NORTH CAROLINA STATE BUILDING CODE. RESIDENTIAL CODE.
FOOTING DESIGN - 2,000 PSF ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED.
FASTEN 2x4/6 SILL PLATES TO FND WITH A MINIMUM OF 2 ANCHORS PER PLATE...

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.
REFER TO FASTENING SCHEDULE TABLE R602.3(I) FOR ALL CONNECTIONS, TYP. UNO.
EXT. & INT. BRG WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SFF OR 5YP "STUD" GRADE LUMBER OR BETTER...

FLOOR FRAMING

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA.
METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, UNO.
I-JOIST/TRUSS SHOP DWGS. SHALL BE SUBMITTED TO ARCH. & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.

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, UNO.

HOLD-DOWN SCHEDULE

Table with 2 columns: SYMBOL and SPECIFICATION. Includes HD-1 (SIMPSON HTT4 HOLD-DOWN), HD-2 (SIMPSON MSTC66 STRAP TIE), and HD-3 (SIMPSON STHD14RJ HOLD-DOWN).

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

LEGEND

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

NON-BEARING HEADER SCHEDULE

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

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

LATERAL BRACING & SHEAR WALL SHEATHING SPECIFICATIONS

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

THE DESIGN WAS COMPLETED PER 2015 IBC (SECTION 1609) & ASCE 7-10, AS PERMITTED BY R301.3 OF THE 2018 NC SBC:RC, OR THE SIMPLIFIED PRESCRIPTIVE PROCEDURE IN ACCORDANCE WITH THE 2015 IRC IF THE PARAMETERS OF SECTION R602.12 COMPLY. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

DESIGN WIND UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7-10 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NC SBC:RC SECTION R802.11.1.1. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PATH PER SECTIONS R602.3.5 & R802.11.

EXT. WALL SHEATHING SPECIFICATION

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

BLOCKED PANEL EDGES

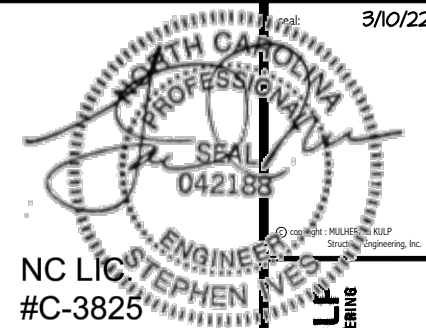
- AT DESIGNATED AREAS - FASTEN SHEATHING W/ 8d NAILS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD OR 1 1/2" 16 GA STAPLES (1/8" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD. ALL SHEATHING PANELS SHALL BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL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

3" O.C. EDGE NAILING

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

NOTES

- SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN.
DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, UNO.
ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING.
PRE-MANUFACTURED PANELIZED WALLS: FASTEN TOGETHER END STUDS OF WALL PANELS SHEATHED W/ OSB OR PLYWOOD W/ 10d NAILS @ 4" O.C. (THRU ONE SIDE ONLY)
INDICATES EXTENT OF INT. OSB SHEARWALL OR 3" O.C. OSB SHEARWALL.
INDICATES HOLD-DOWN BELOW



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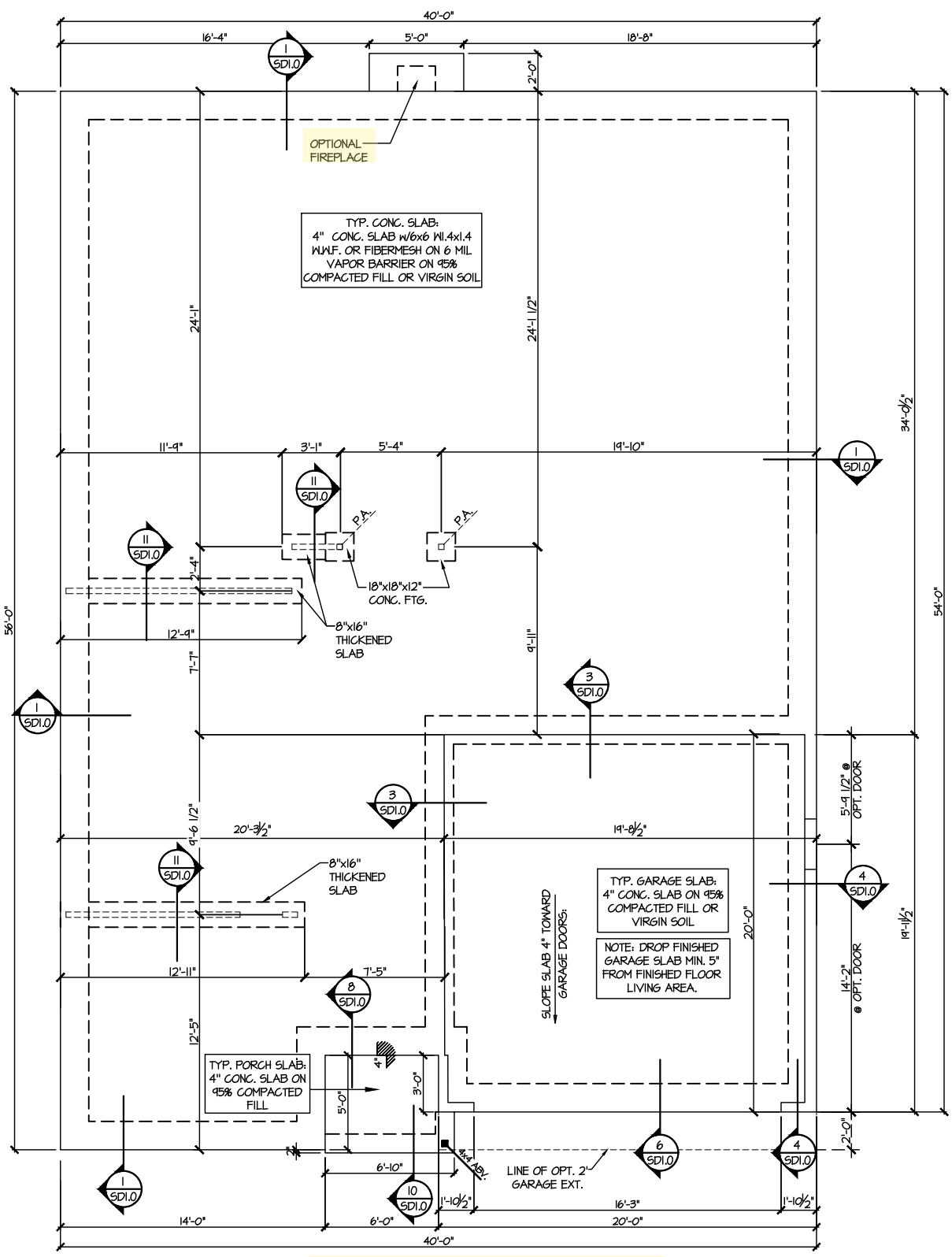
M&K project number:
126-21030
project mgr: JTR
drawn by: KL
issue date: 08-20-21

REVISIONS:
date: initial:
03/09/22 JTS

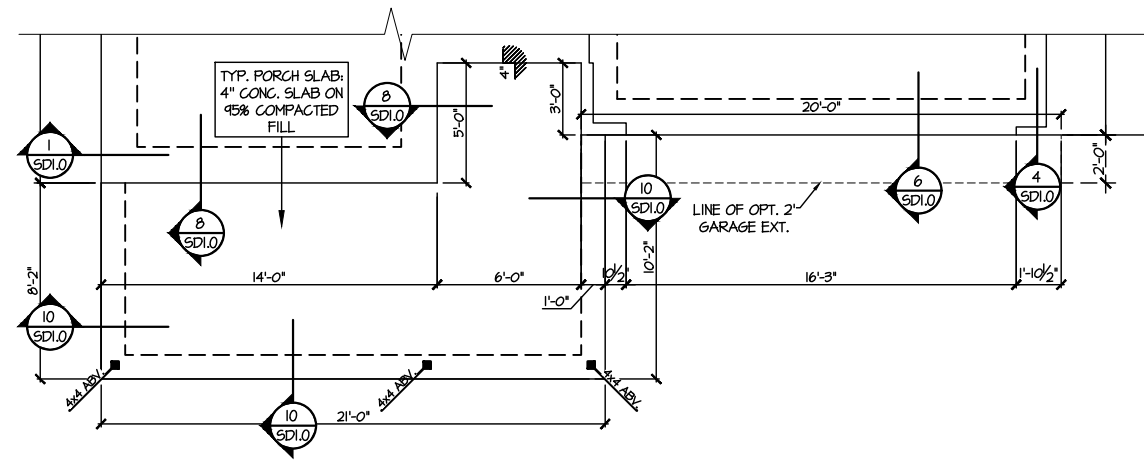


FOUNDATION PLANS
COOPER 3 MODEL
RALEIGH, NC

sheet: RIGHT HAND
S1.0



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



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

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

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

LEGEND

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

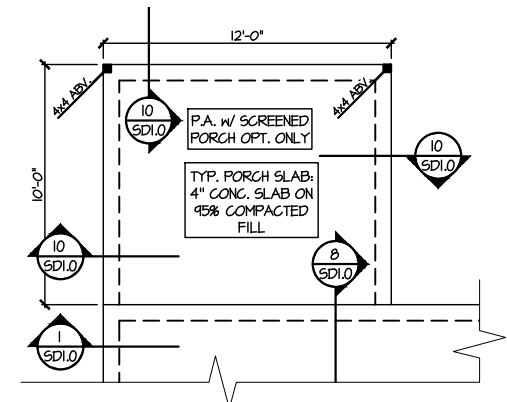
• [Symbol] METAL HANGER

REFER TO 50.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

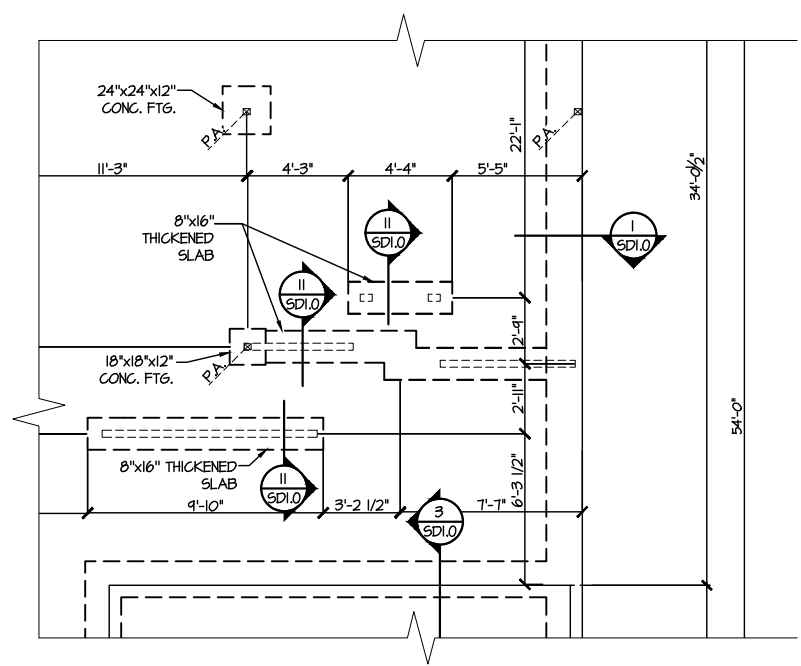
Professional Seal: **STEPHEN VESPA**, ENGINEER, No. 042188

NC LIC #C-3825

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



2 PARTIAL MONO SLAB FOUNDATION PLAN
OPT. BONUS ROOM W/ BEDROOM
SCALE: 1/8"=1'-0" ELEV. #1 SHOWN - ALL ELEV. SIM.

M&K project number: 126-21030
project mgr: JTR
drawn by: KL
issue date: 08-20-21

REVISIONS:
date: initial:
03/09/22 JTS

DRB GROUP
DRB GROUP
DRB FIELDING CONSULTANTS
DRB CONSULTANTS

FOUNDATION PLANS
COOPER 3 MODEL
RALEIGH, NC

sheet: RIGHT HAND
S1.1

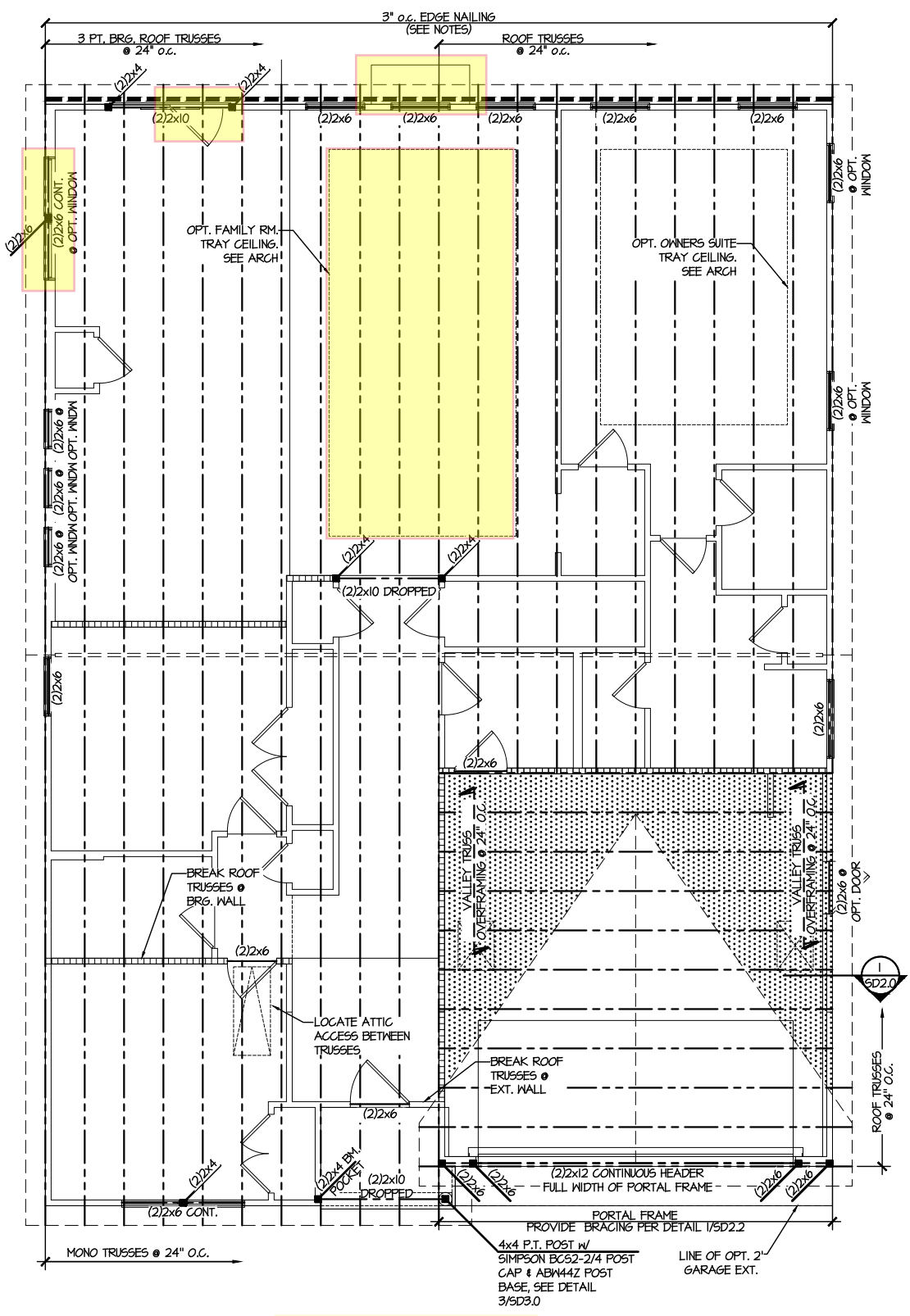
REFER TO 50.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

LEGEND

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

SEAL
042188
ENGINEER
STEPHEN IVES
NC LIC #C-3825

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

ELEVATION #1
(SIM. @ OPT.
DELUXE OWN. BATH
TILE SHOWER
& ROMAN BATH)

M&K project number:
126-21030

project mgr: JTR
drawn by: KL
issue date: 08-20-21

REVISIONS:

date:	initial:
03/09/22	JTS

DRB GROUP
DRB GROUP
FIELDING CONSULTANTS
DRB CONSULTANTS

ROOF FRAMING PLANS
COOPER 3 MODEL
RALEIGH, NC

sheet: RIGHT HAND
S4.0

REFER TO 50.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

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

SEAL
042188
STEPHEN VES
#C-3825

NC LIC. ENGINEER

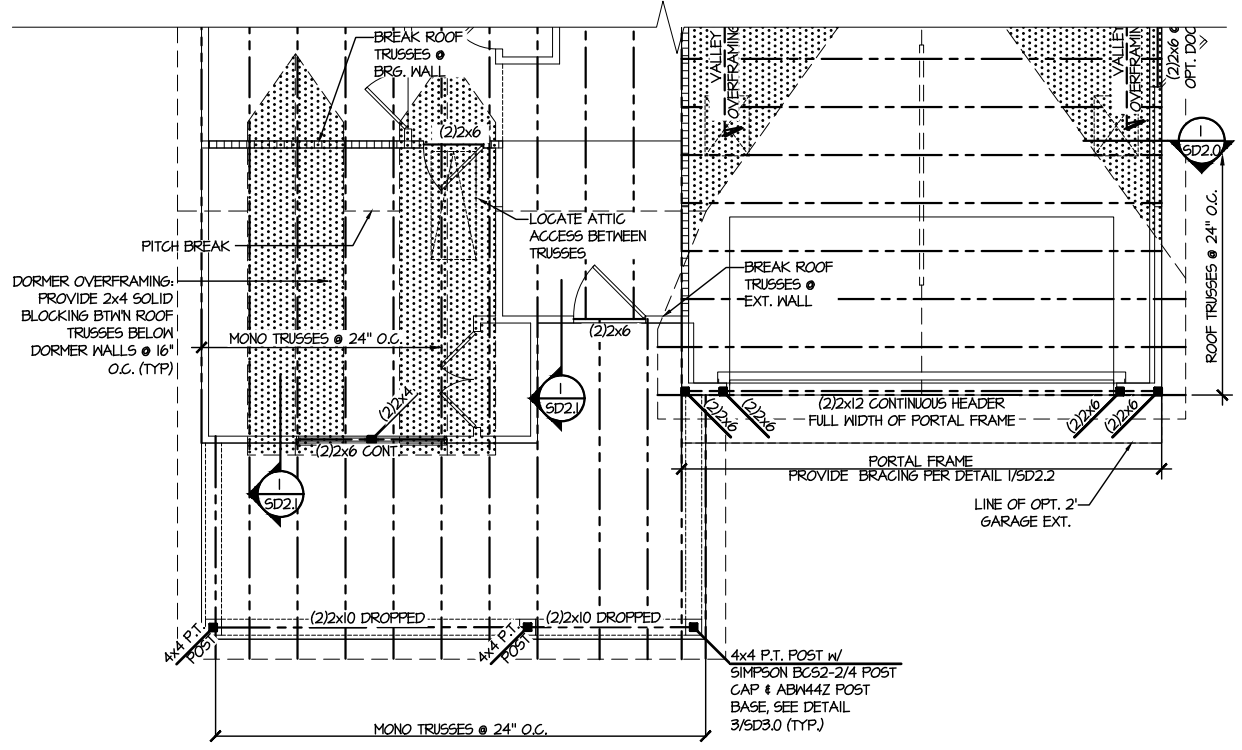
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M&K project number:	126-21030
project mgr:	JTR
drawn by:	KL
issue date:	08-20-21
REVISIONS:	
date:	initial:
03/09/22	JTS

DRB GROUP
DRB GROUP
FIELDING DAY RYAN
DRB CONSULT

ROOF FRAMING PLANS
COOPER 3 MODEL
RALEIGH, NC

sheet: RIGHT HAND
S4.1



2 PARTIAL ROOF 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"x11 1/8" - F	3/4"x11 1/8" - F	(3)3/4"x11 1/8" - F	(2)2x12 + (1) 3/8"x1/4" STEEL FLITCH PLATES - F	M12x14 - F
002	(3)3/4"x11 1/8" - F	5/4"x11 1/8" - F	(4)3/4"x11 1/8" - F	(2)2x12 + (1) 3/8"x1/4" STEEL FLITCH PLATES - F	M12x14 - F
003	(2)3/4"x11 1/8" - F	3/4"x11 1/8" - F	(3)3/4"x11 1/8" - F	(2)2x12 + (1) 3/8"x1/4" STEEL FLITCH PLATES - F	M12x14 - F
004	(2)3/4"x11 1/4" - D	3/4"x11 1/4" - D	(2)3/4"x11 1/8" - D	(2)2x10 + (1) 3/8"x1/4" STEEL FLITCH PLATES - D	M8x10 - D

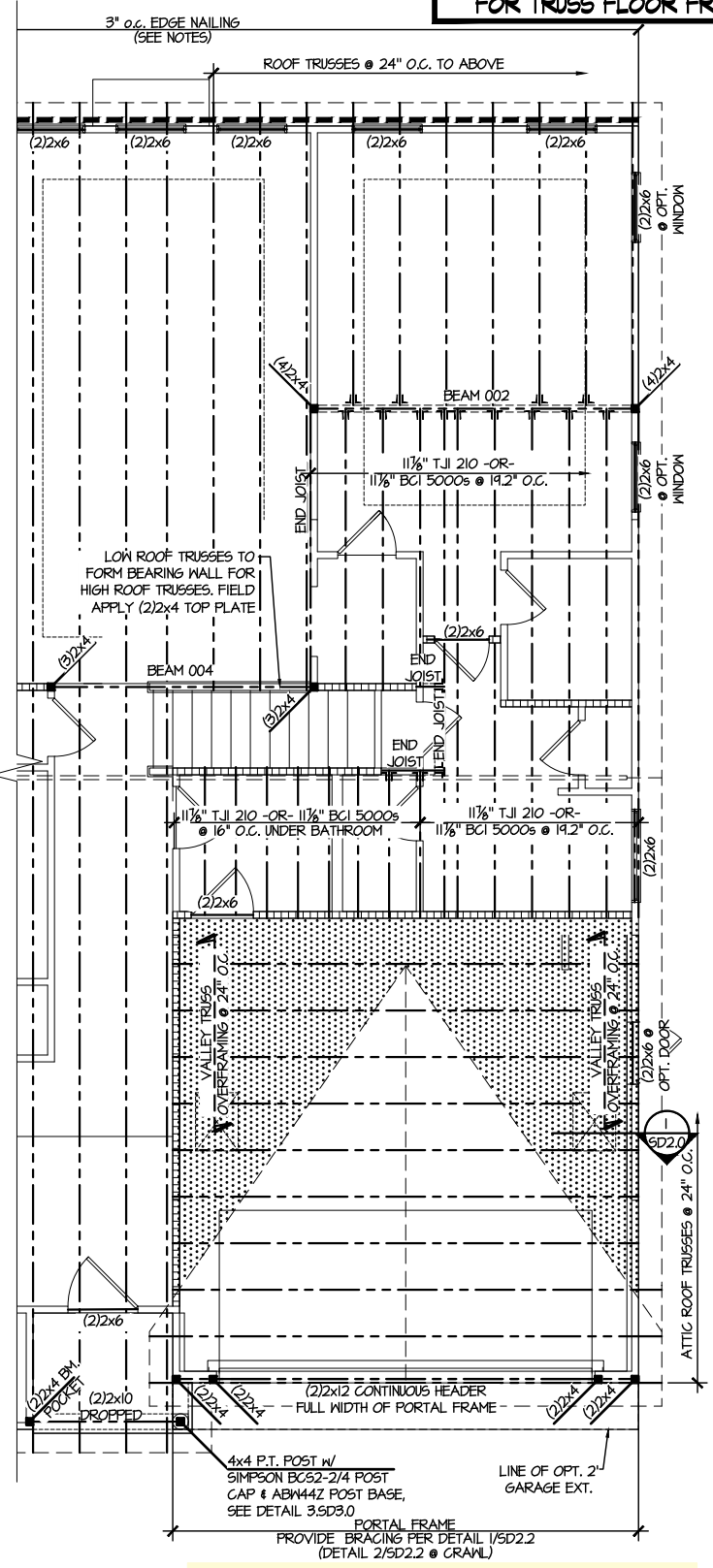
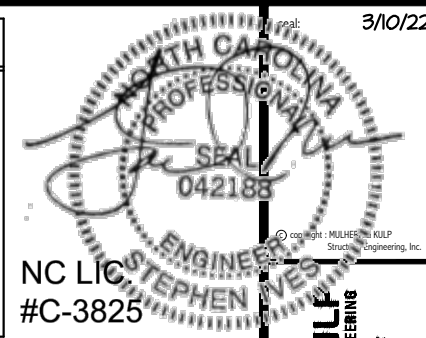
- BEAM NOTATION:**
- "F" INDICATES FLUSH BEAM
 - "FT" INDICATES FLUSH TOP BEAM
 - "FB" INDICATES FLUSH BOTTOM BEAM
 - "D" INDICATES DROPPED BEAM
 - "H" INDICATES DROPPED OPENING HEADER
 - REFER TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS
 - REFER TO DETAIL E/SD2.0 FOR TYPICAL STEEL BEAM CONNECTIONS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

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

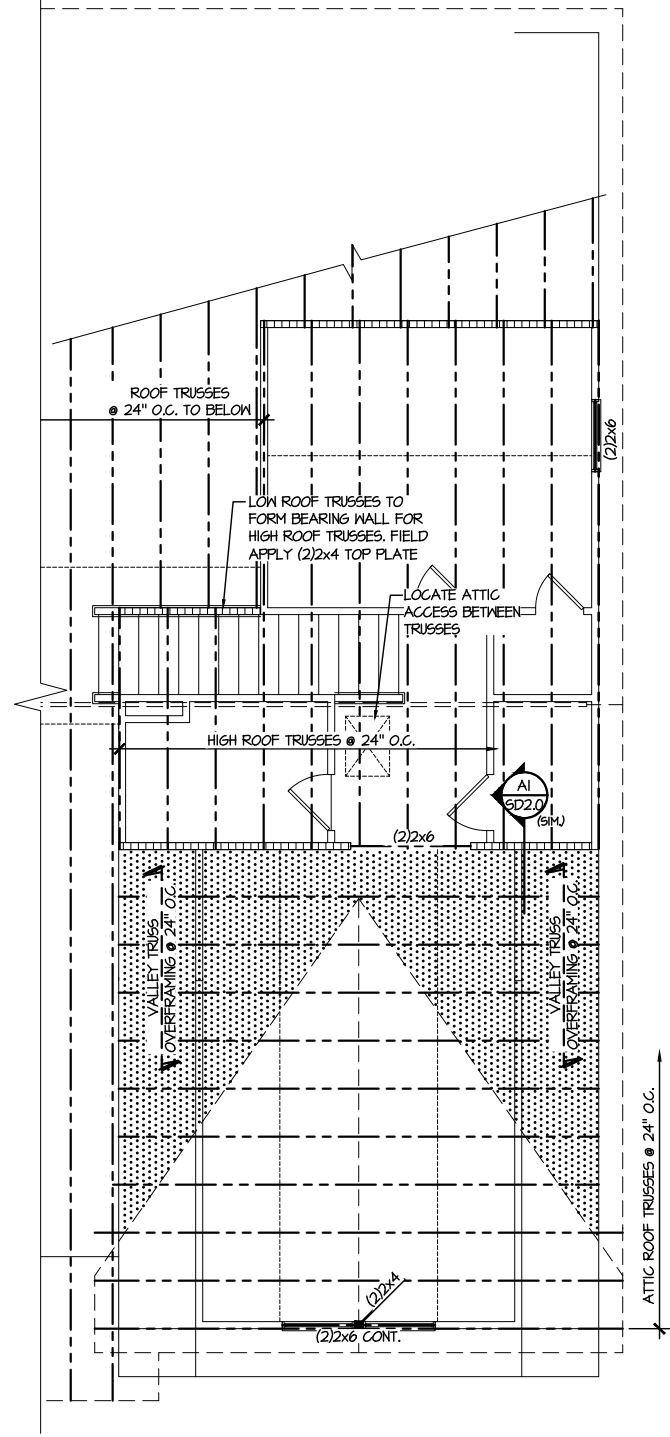
REFER TO 50.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

- LEGEND**
- [Pattern] INTERIOR BEARING WALL
 - [Pattern] BEARING WALL ABOVE
 - [Pattern] BEAM / HEADER
 - [Pattern] INDICATES SHEAR WALL & EXTENT
 - [Pattern] 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.



3 PARTIAL 2ND FLOOR FRAMING PLAN OPT. BONUS ROOM W/ BEDROOM
SCALE: 1/8"=1'-0" ELEV #1 SHOWN - ALL ELEV. SIMILAR



4 PARTIAL ROOF FRAMING PLAN OPT. BONUS ROOM W/ BEDROOM
SCALE: 1/8"=1'-0" ELEV #3 SHOWN - ALL ELEV. SIMILAR

M&K project number: 126-21030

project mgr: JTR
drawn by: KL
issue date: 08-20-21

REVISIONS:

date:	initial:
03/09/22	JTS



OPTION FRAMING PLANS
COOPER 3 MODEL
RALEIGH, NC

ENGINEERED BEAM MATERIAL SCHEDULE					
BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2)3/4"x11 1/8" - F	3/2"x11 1/8" - F	(3)3/4"x11 1/8" - F	(2)2"x12" + (1) 3/8"x11 1/8" STEEL FLITCH PLATES - F	M2x14 - F
002	(3)3/4"x11 1/8" - F	3/4"x11 1/8" - F	(4)3/4"x11 1/8" - F	(2)2"x12" + (1) 3/8"x11 1/8" STEEL FLITCH PLATES - F	M2x14 - F
003	(2)3/4"x11 1/8" - F	3/2"x11 1/8" - F	(3)3/4"x11 1/8" - F	(2)2"x12" + (1) 3/8"x11 1/8" STEEL FLITCH PLATES - F	M2x14 - F
004	(2)3/4"x11 1/8" - D	3/2"x11 1/8" - D	(2)3/4"x11 1/8" - D	(2)2"x10" + (1) 3/8"x11 1/8" STEEL FLITCH PLATES - D	M2x10 - D

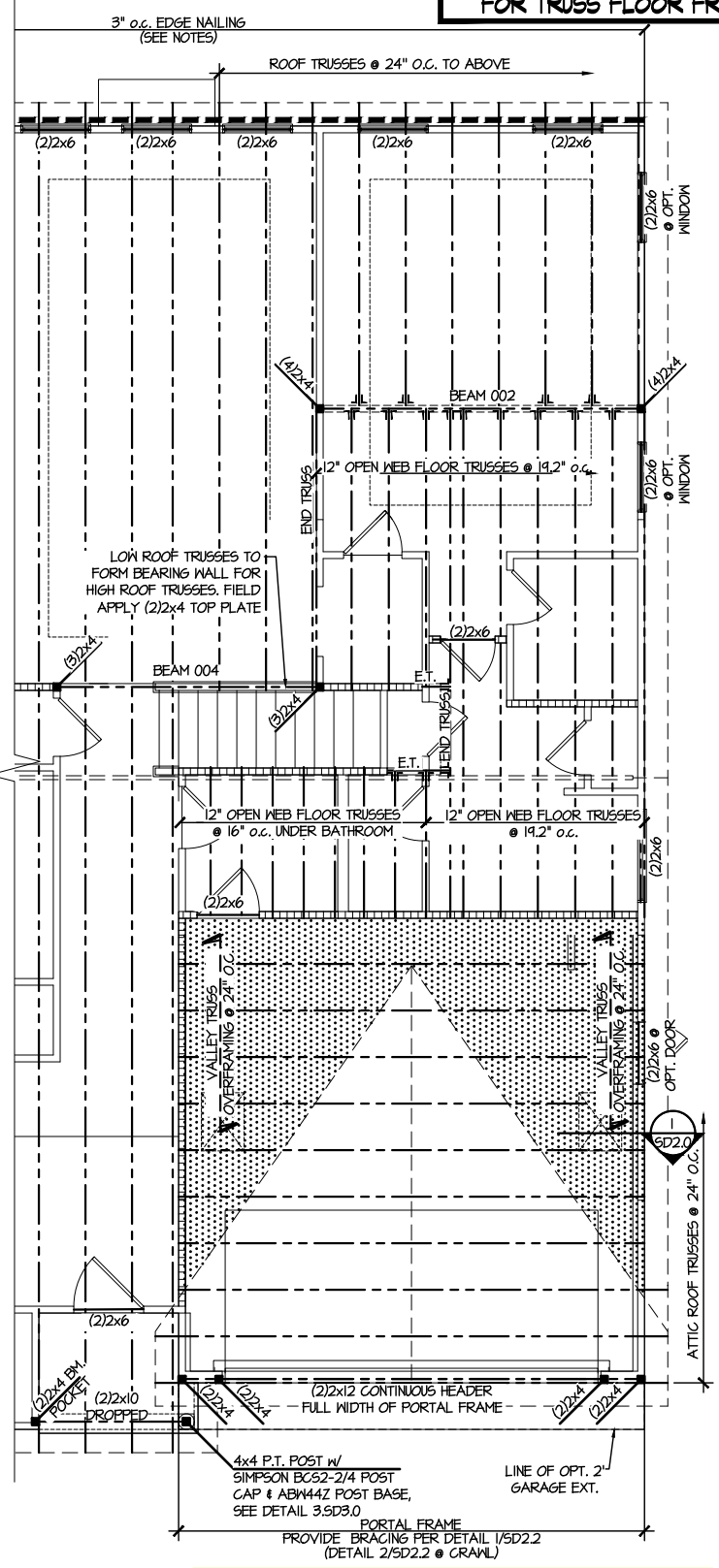
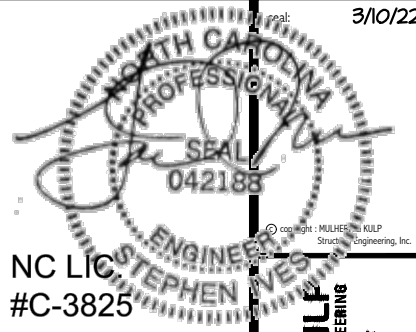
BEAM NOTATION:
 - "F" INDICATES FLUSH BEAM
 - "FT" INDICATES FLUSH TOP BEAM
 - "FB" INDICATES FLUSH BOTTOM BEAM
 - "D" INDICATES DROPPED BEAM
 - "H" INDICATES DROPPED OPENING HEADER
 • REFER TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS
 • REFER TO DETAIL E/SD2.0 FOR TYPICAL STEEL BEAM CONNECTIONS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

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

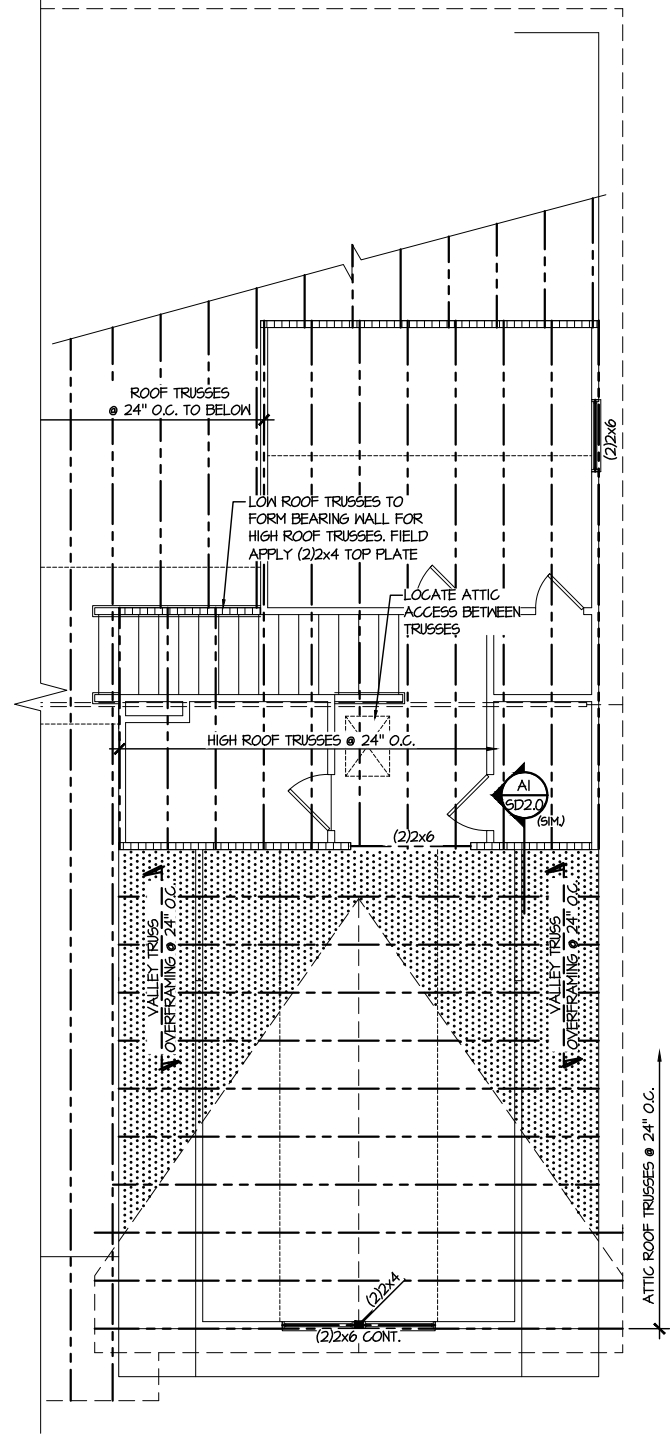
REFER TO 50.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

- LEGEND**
- [Pattern] INTERIOR BEARING WALL
 - [Pattern] BEARING WALL ABOVE
 - [Pattern] BEAM / HEADER
 - [Pattern] INDICATES SHEAR WALL & EXTENT
 - [Pattern] 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.



3 PARTIAL 2ND FLOOR FRAMING PLAN OPT. BONUS ROOM W/ BEDROOM
 SCALE: 1/8"=1'-0" ELEV #1 SHOWN - ALL ELEV. SIMILAR



4 PARTIAL ROOF FRAMING PLAN OPT. BONUS ROOM W/ BEDROOM
 SCALE: 1/8"=1'-0" ELEV #3 SHOWN - ALL ELEV. SIMILAR

M&K project number: 126-21030
 project mgr: JTR
 drawn by: KL
 issue date: 08-20-21

REVISIONS:
 date: initial:
 03/09/22 ITS

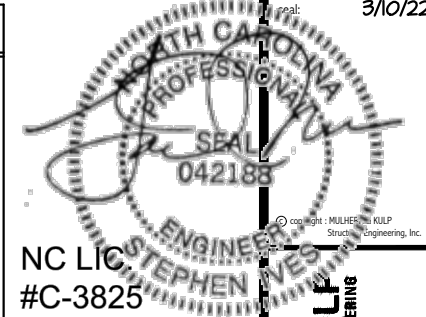


OPTION FRAMING PLANS
 COOPER 3 MODEL
 RALEIGH, NC

sheet: RIGHT HAND
S5.0T

REFER TO 50.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

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



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drawn by: KL
issue date: 08-20-21

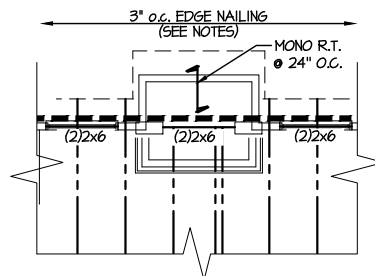
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date:	initial:
03/09/22	JTS

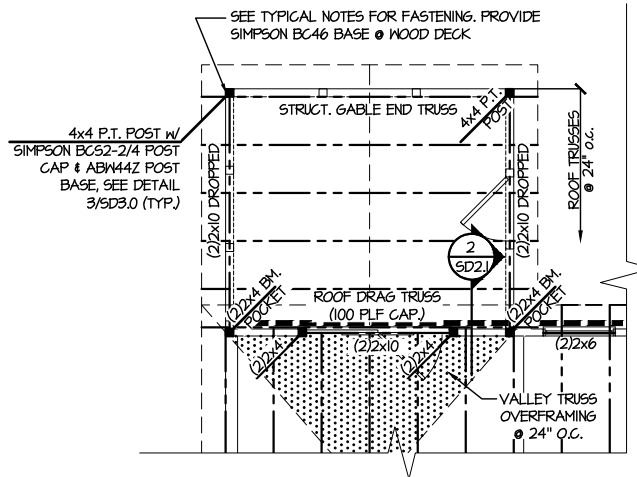


OPTION FRAMING PLANS
COOPER 3 MODEL
RALEIGH, NC

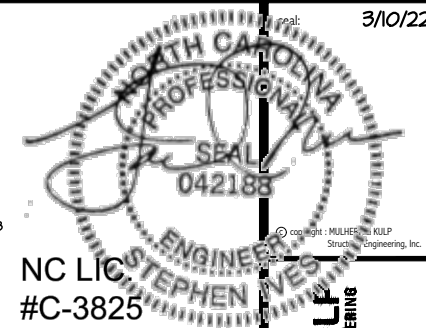
sheet: RIGHT HAND
S5.1



**1 PARTIAL ROOF FRAMING PLAN
OPTIONAL FIREPLACE**
SCALE: 1/8"=1'-0" ELEV. #1 SHOWN - ALL ELEV. SIMILAR



**2 PARTIAL ROOF FRAMING PLAN
OPTIONAL SCREENED PORCH**
SCALE: 1/8"=1'-0" ELEV. #1 SHOWN - ALL ELEV. SIMILAR



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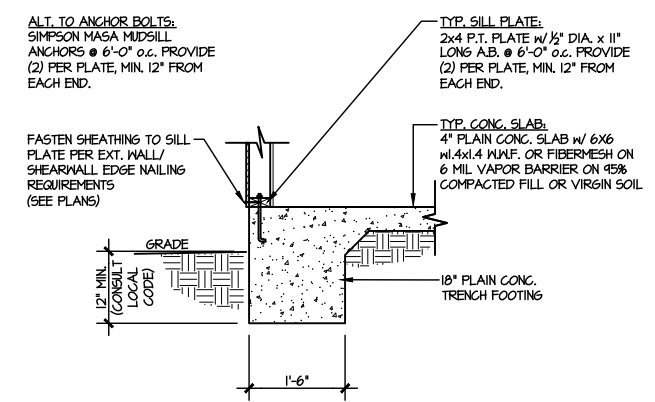
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date: initial:
03/09/22 JTS

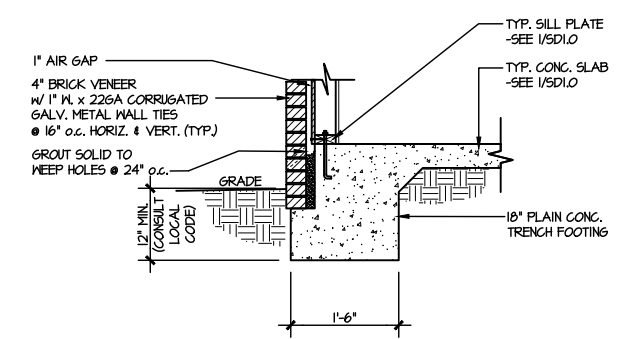


FOUNDATION DETAILS
COOPER 3 MODEL
RALEIGH, NC

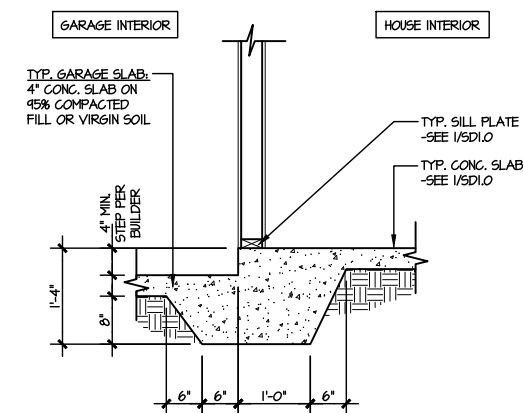
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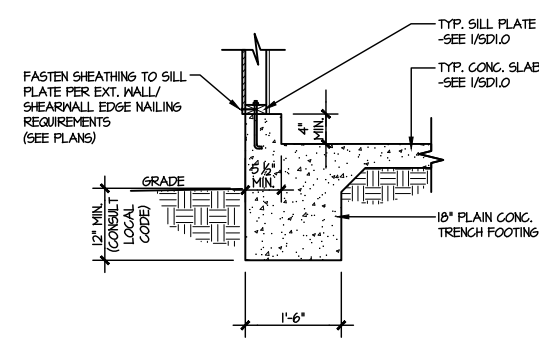
1 TYPICAL SLAB ON GRADE PERIMETER FOOTING
SCALE: 3/8"=1'-0"



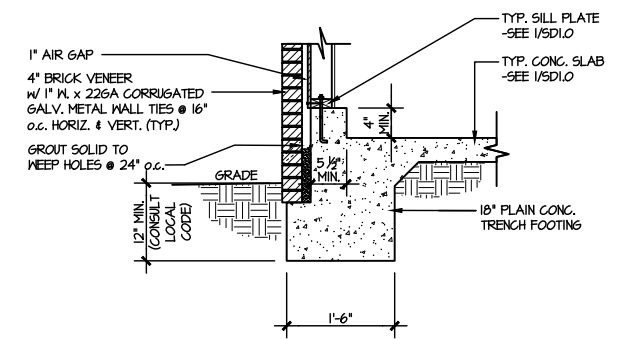
2 TYPICAL SLAB ON GRADE PERIMETER FOOTING
SCALE: 3/8"=1'-0" W/ BRICK VENEER



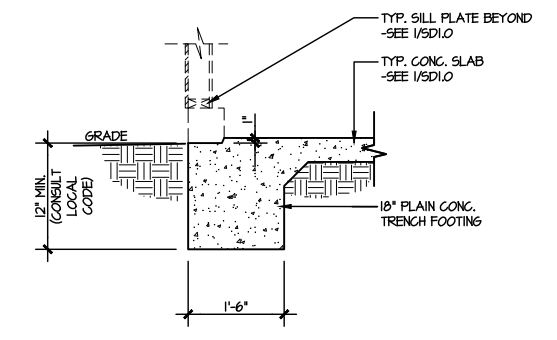
3 TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING
SCALE: 3/8"=1'-0"



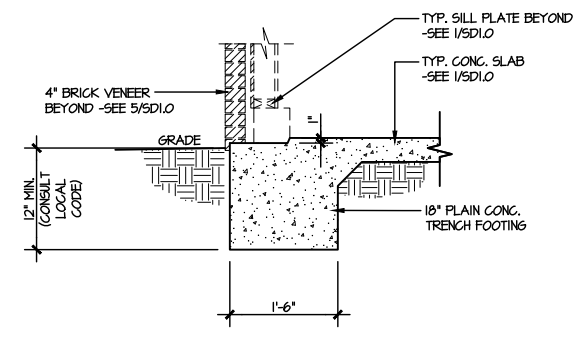
4 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING
SCALE: 3/8"=1'-0"



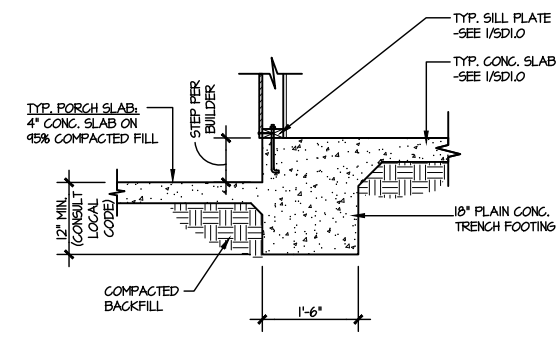
5 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING
SCALE: 3/8"=1'-0" W/ BRICK VENEER



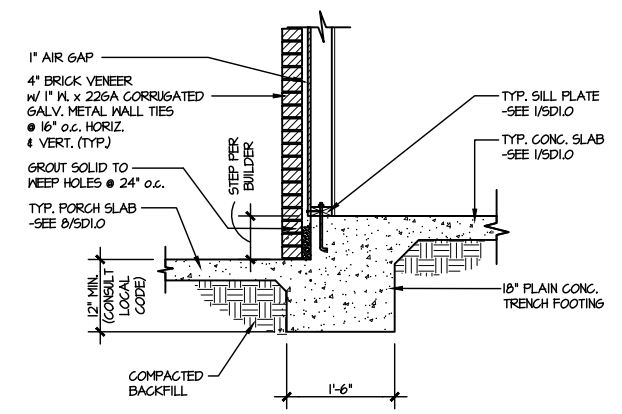
6 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING
SCALE: 3/8"=1'-0"



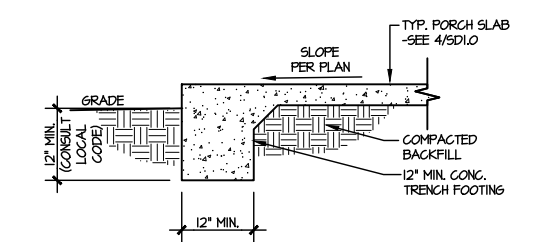
7 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING
SCALE: 3/8"=1'-0" W/ BRICK VENEER



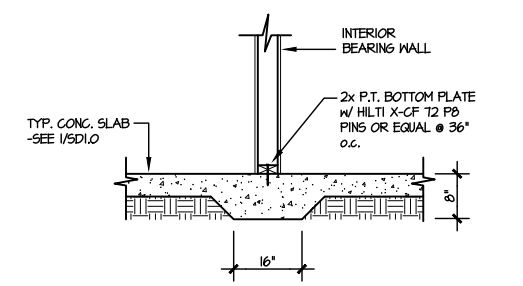
8 TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO
SCALE: 3/8"=1'-0"



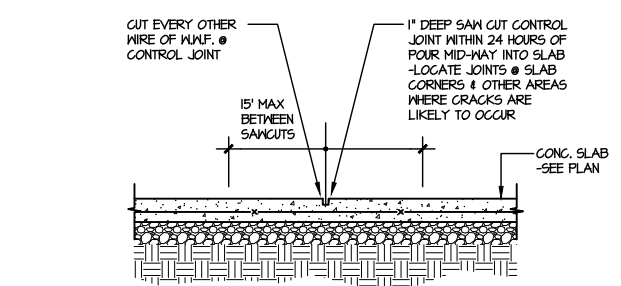
9 TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO
SCALE: 3/8"=1'-0" W/ BRICK VENEER



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

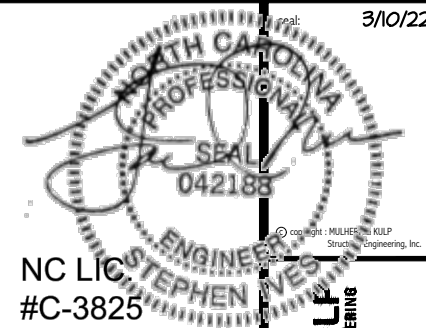


11 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL
SCALE: 3/8"=1'-0"



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

FILE: RLH - 40 - Cooper 3 - Structural DATE: 3/10/2022 1:26 PM



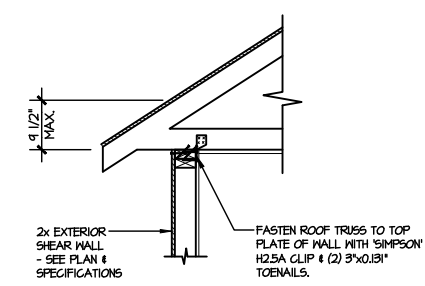
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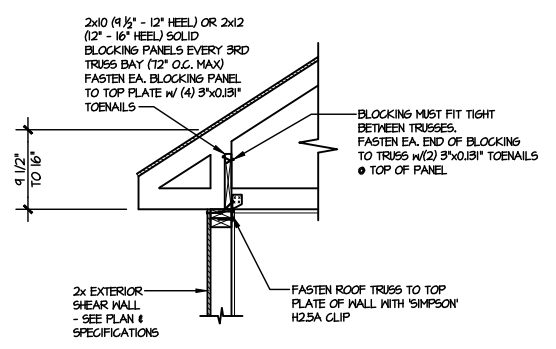


FRAMING DETAILS
COOPER 3 MODEL
RALEIGH, NC

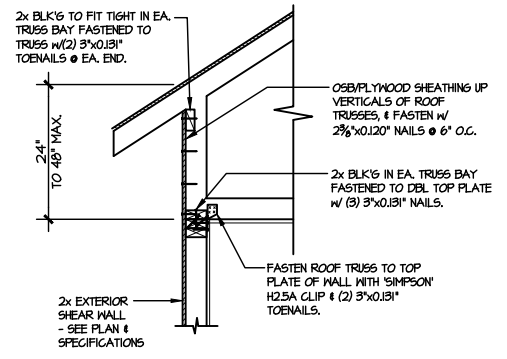
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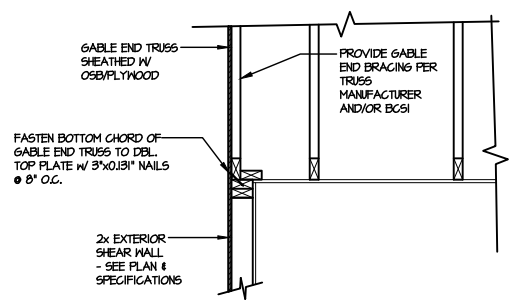
(A1) TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT LESS THAN 4 1/2"
NO BLOCKING REQ'D



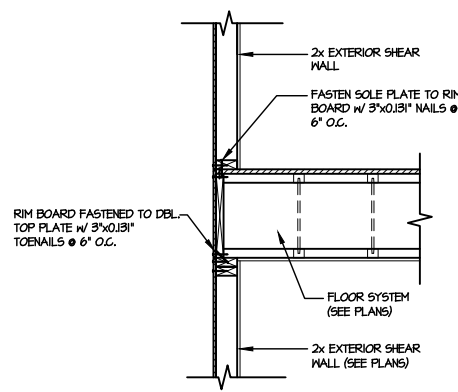
(A2) TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT BETWEEN 4 1/2" - 16"
BLOCKING REQ'D



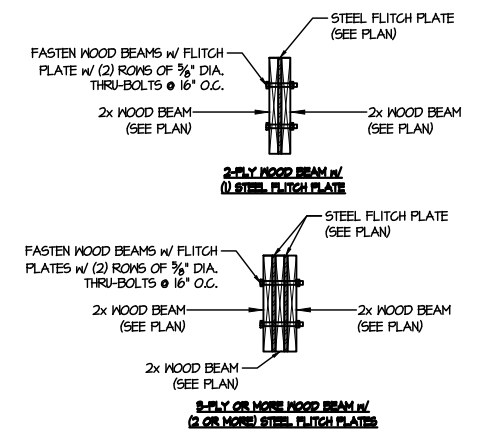
(A3) TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
SCALE: 3/8"=1'-0"
HEEL HEIGHT UP TO 48" MAX.



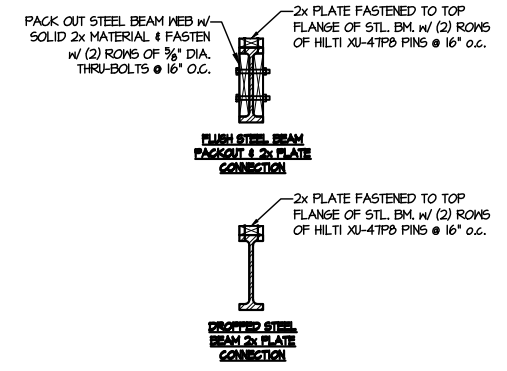
(B) TYPICAL GABLE END DETAIL
SCALE: 3/8"=1'-0"



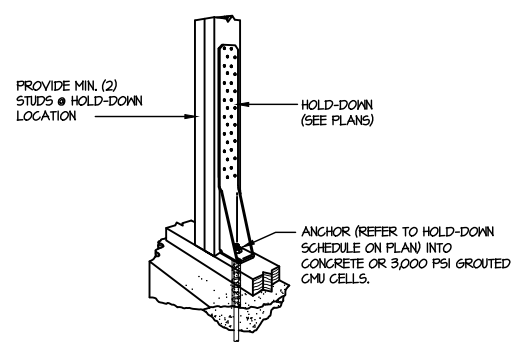
(C) TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/8"=1'-0"



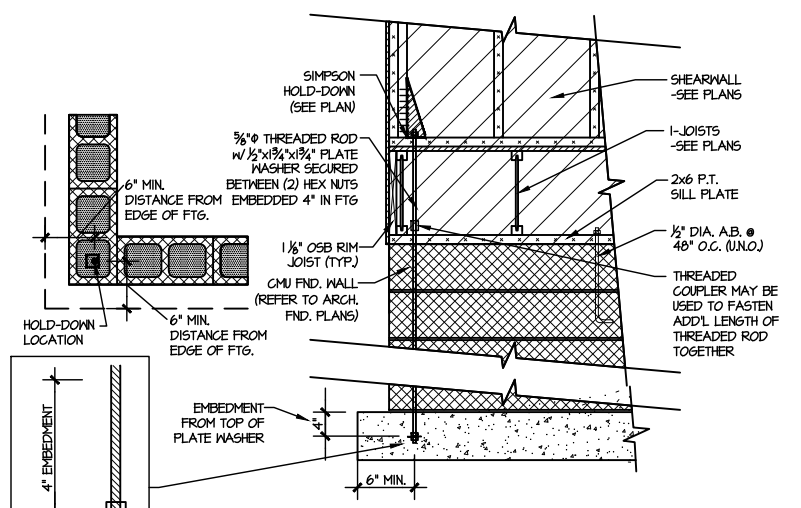
(D) TYPICAL FLITCH BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"



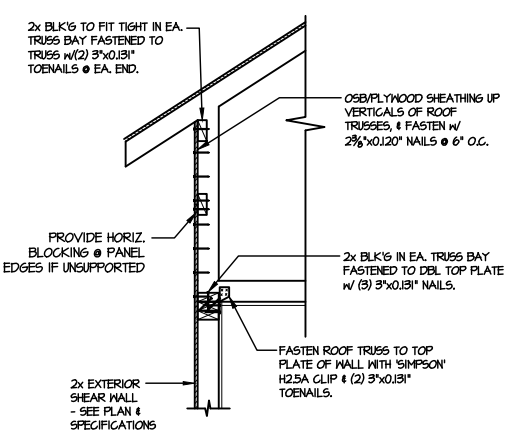
(E) TYPICAL STEEL BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"



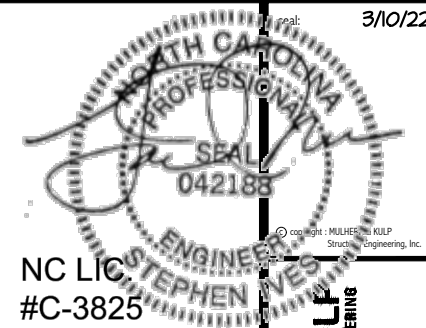
(F1) TYPICAL HOLD DOWN INSTALLATION
SCALE: N.T.S.



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



(I) TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
SCALE: 3/8"=1'-0"
HEEL HEIGHT GREATER THAN 48"



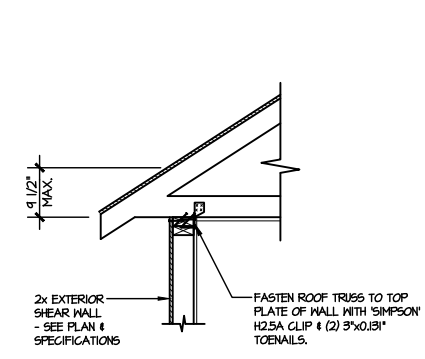
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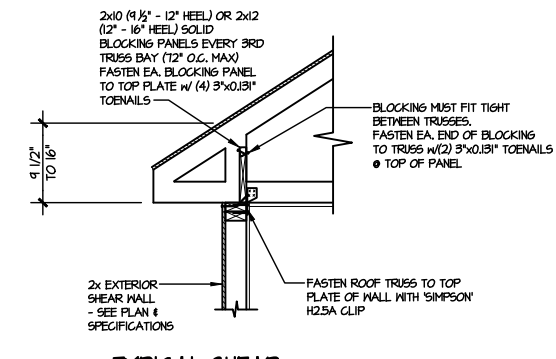
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DRB GROUP
DRB GROUP
FIELDING CONSULTANTS
DRB CONSULTANTS
FRAMING DETAILS
COOPER 3 MODEL
RALEIGH, NC

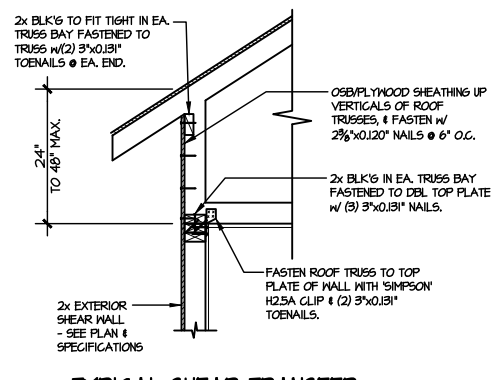
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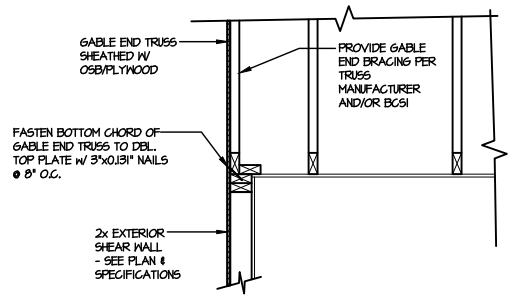
A1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT LESS THAN 4 1/2" NO BLOCKING REQ'D



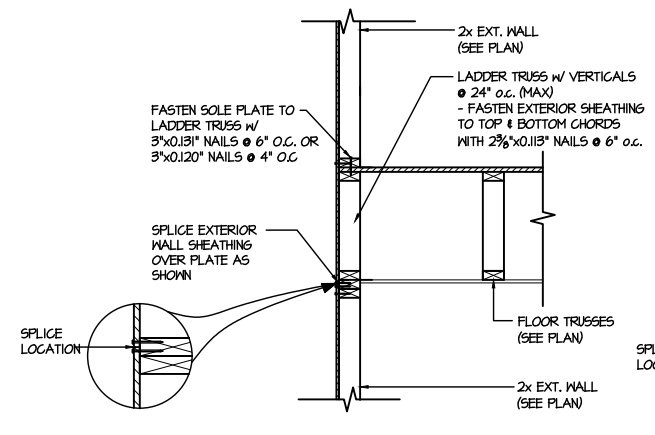
A2 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT BETWEEN 4 1/2" - 16" BLOCKING REQ'D



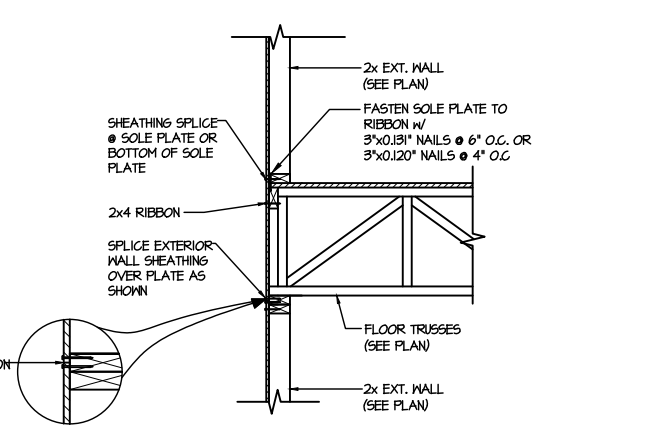
A3 TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
SCALE: 3/8"=1'-0"
HEEL HEIGHT UP TO 48" MAX.



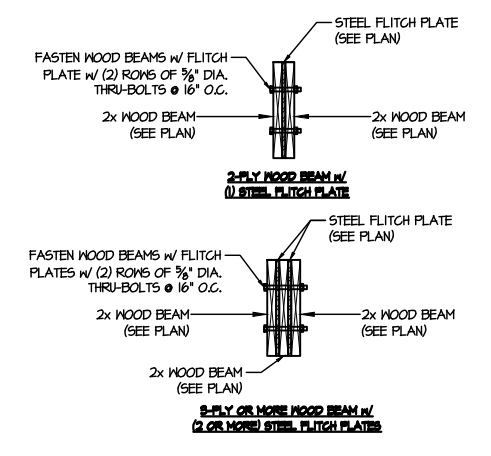
B TYPICAL GABLE END DETAIL
SCALE: 3/8"=1'-0"



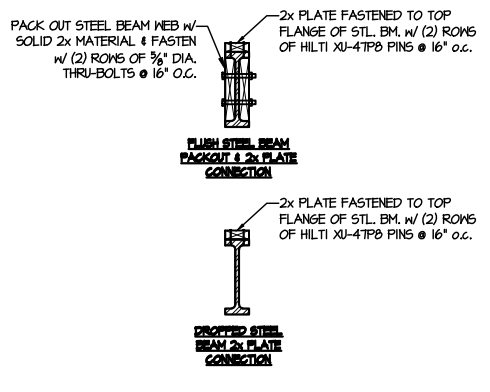
C1 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/8"=1'-0"
PARALLEL FRMS



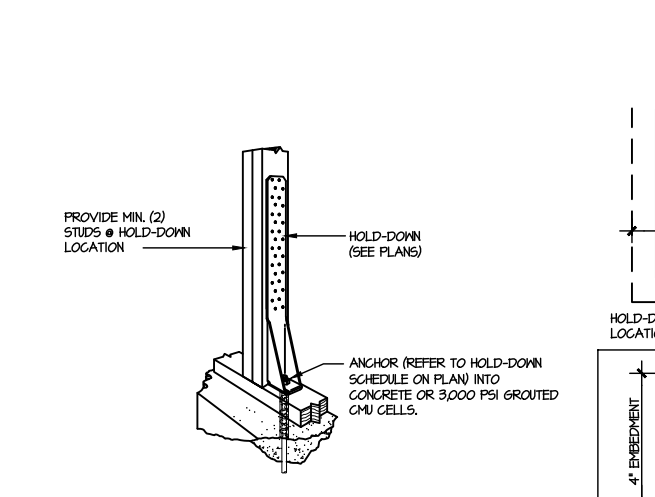
C2 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/8"=1'-0"
PERPENDICULAR FRMS



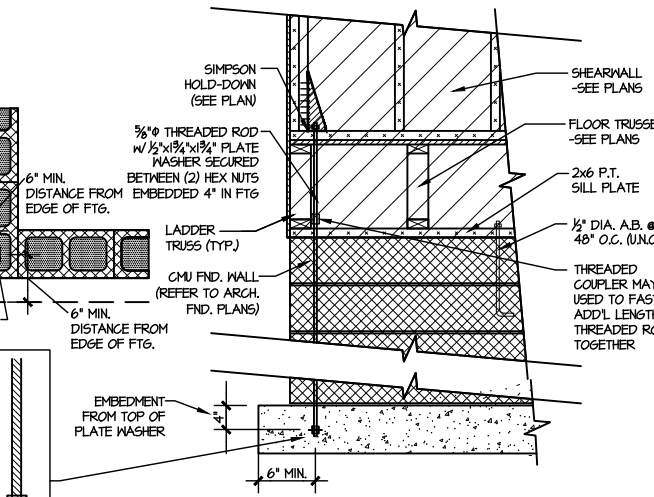
D TYPICAL FLITCH BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"



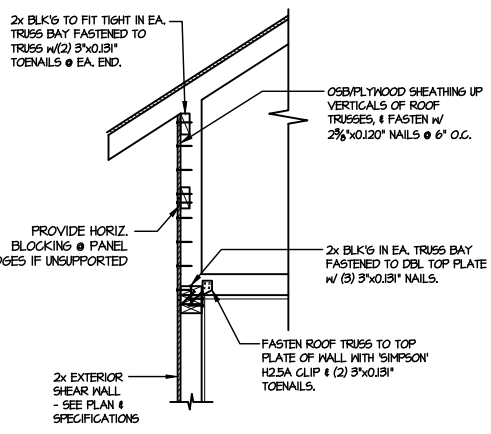
E TYPICAL STEEL BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"



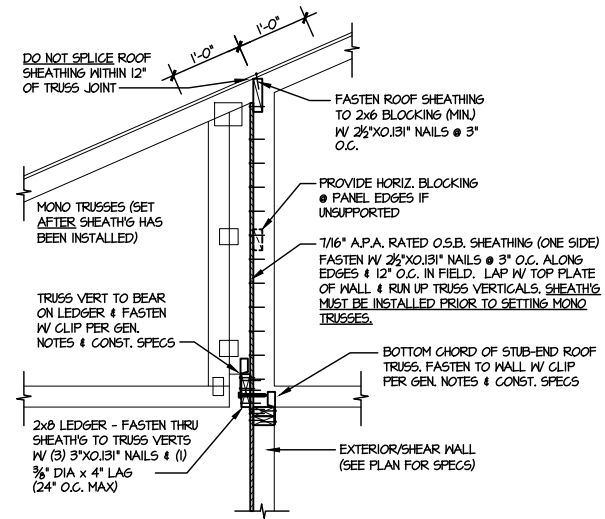
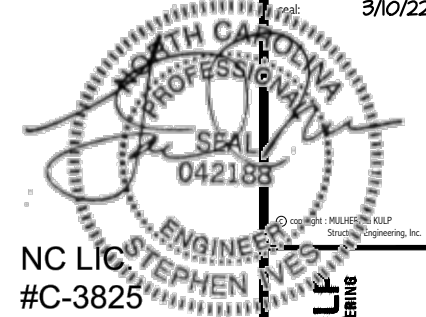
F1 TYPICAL HOLD DOWN INSTALLATION
SCALE: N.T.S.



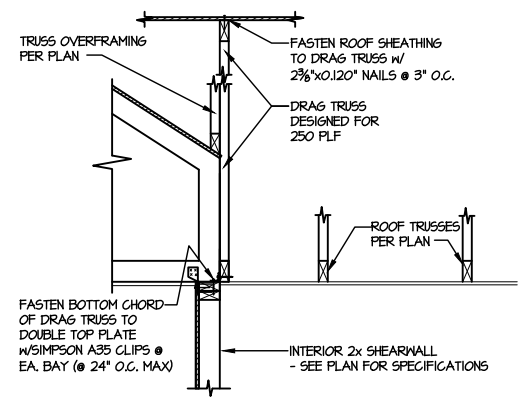
F2 TYPICAL CMU FOUNDATION HOLD-DOWN INSTALLATION
SCALE: N.T.S. (CORNER SHOWN - APPLICABLE TO ALL CONDITIONS)



I TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
SCALE: 3/8"=1'-0"
HEEL HEIGHT GREATER THAN 48"



1 SHEAR TRANSFER DETAIL @
BREAK IN TRUSSES OVER SHEAR WALL
SCALE: 3/4"=1'-0" - 22-84
3/8"=1'-0" - 11d7



2 SHEAR TRANSFER DETAIL
AT INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0"

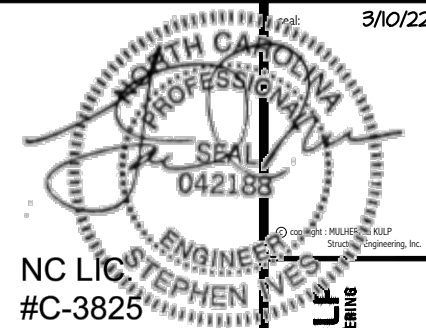
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RESIDENTIAL STRUCTURAL ENGINEERING
300 Beaverville Ave., Building 4 - Asheville, PA 17002
P 215-546-8800 - mulhern+kulp.com

MGK project number:
126-21030
project mgr: JTR
drawn by: KL
issue date: 08-20-21

REVISIONS:	
date:	initial:
03/09/22	JTS

FRAMING DETAILS
COOPER 3 MODEL
RALEIGH, NC

sheet:
SD2.1



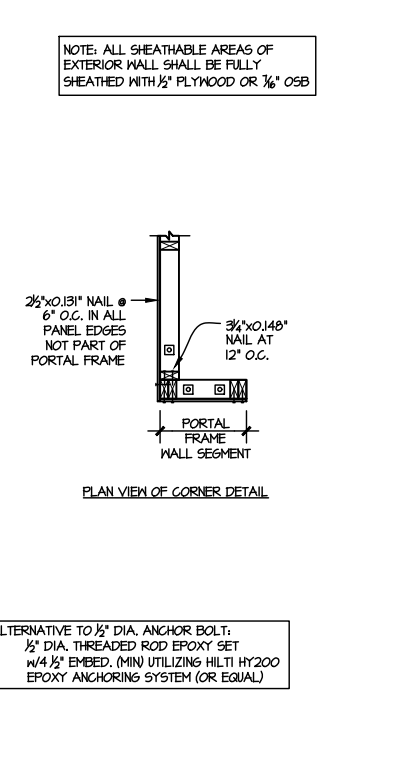
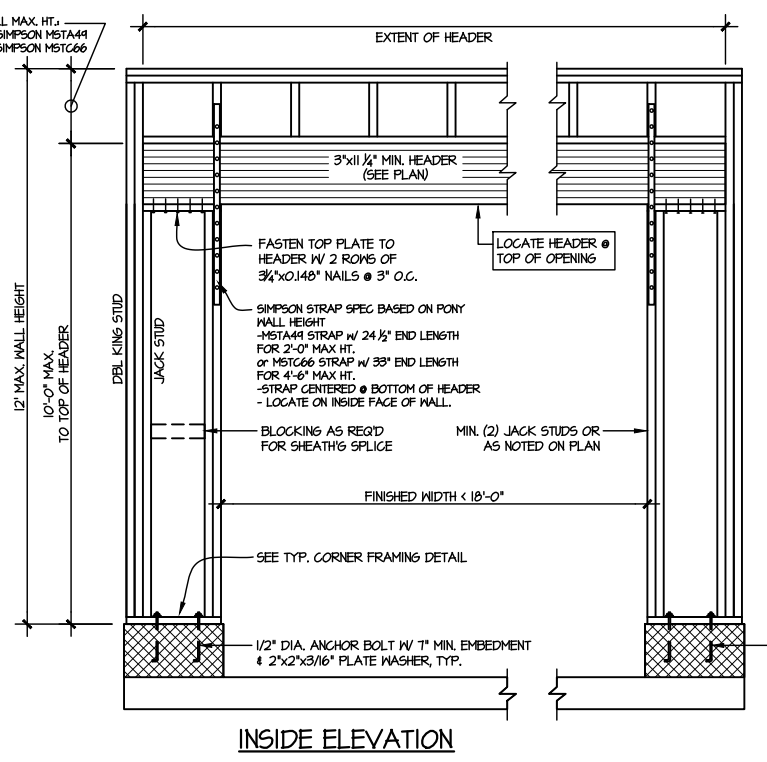
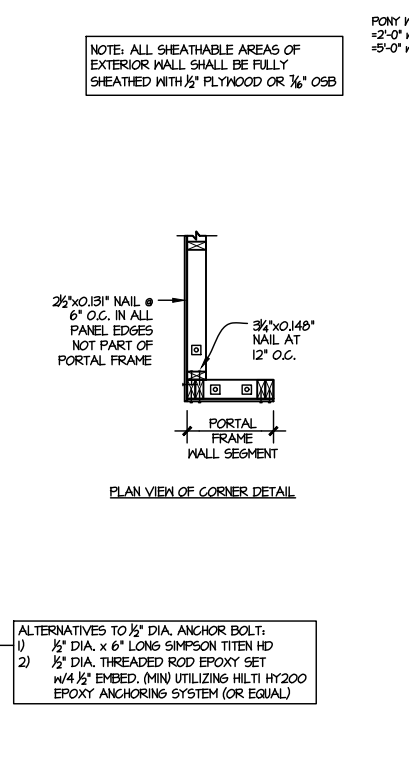
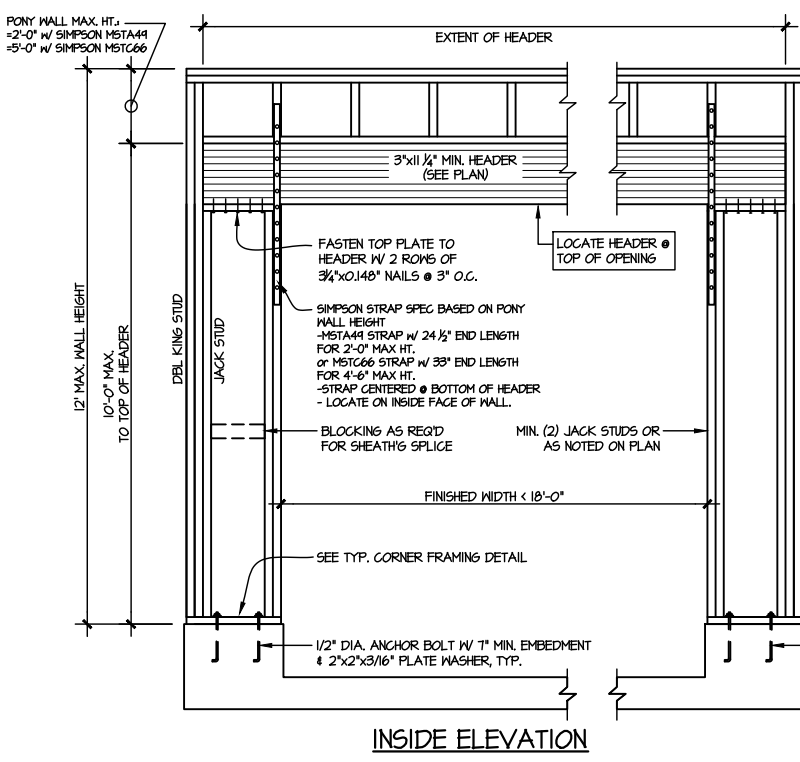
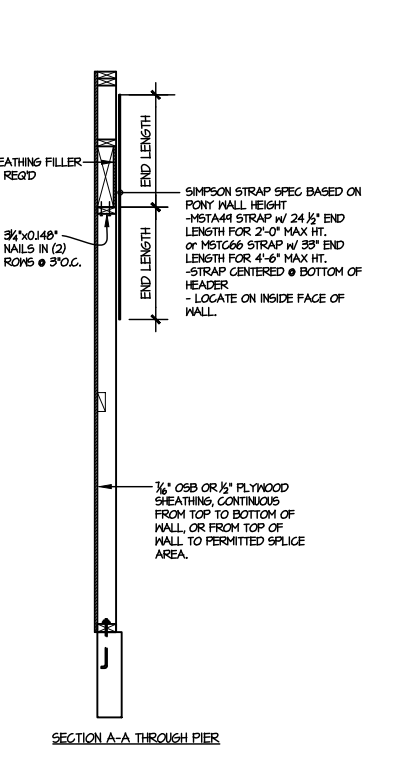
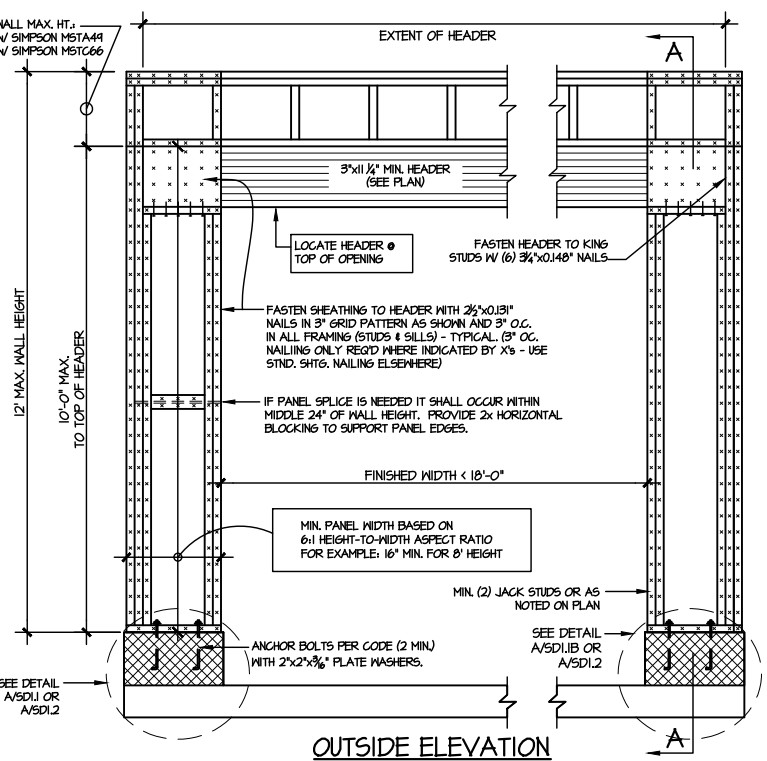
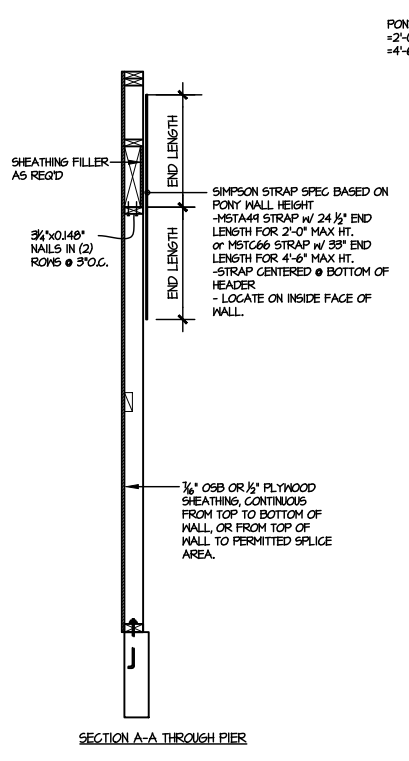
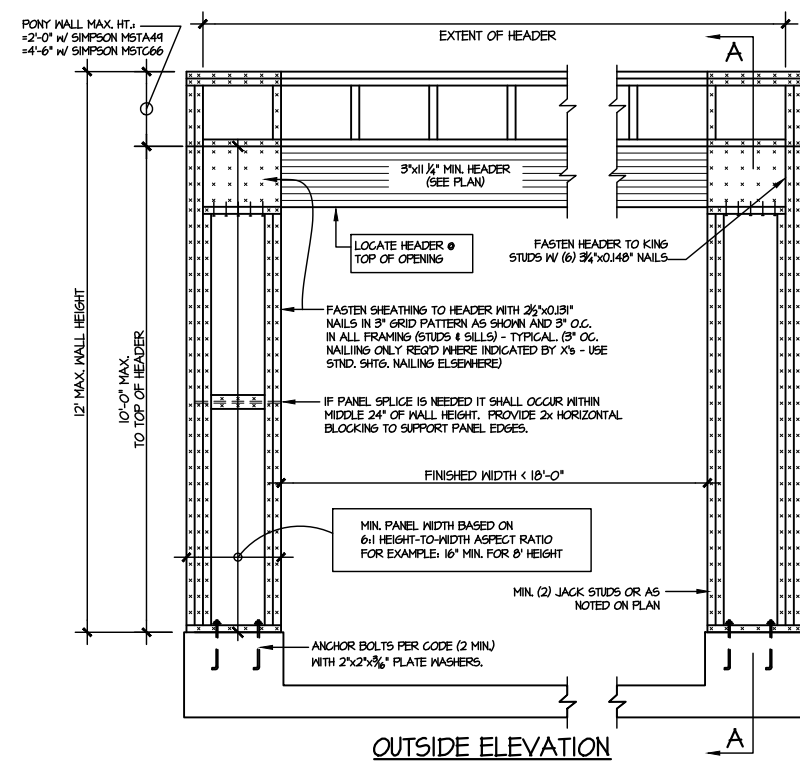
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RESIDENTIAL STRUCTURAL ENGINEERING
300 Beavertide Ave, Building 4 - Asheville, PA 17002
P 215-546-8800 | m+k@mulhernkulf.com

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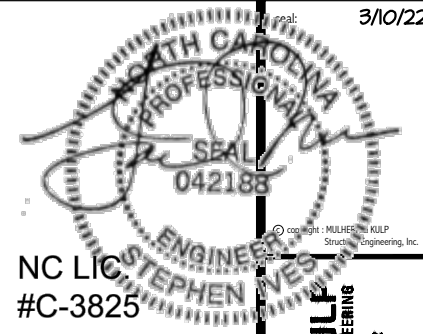
FRAMING DETAILS
COOPER 3 MODEL
RALEIGH, NC

sheet:
SD2.2



① TWO SIDED GARAGE PORTAL FRAME BRACING ELEVATION ON CONCRETE STEM
SCALE: N.T.S.

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

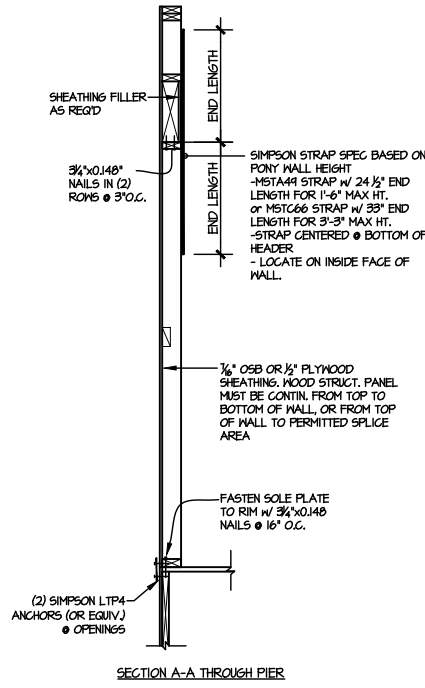
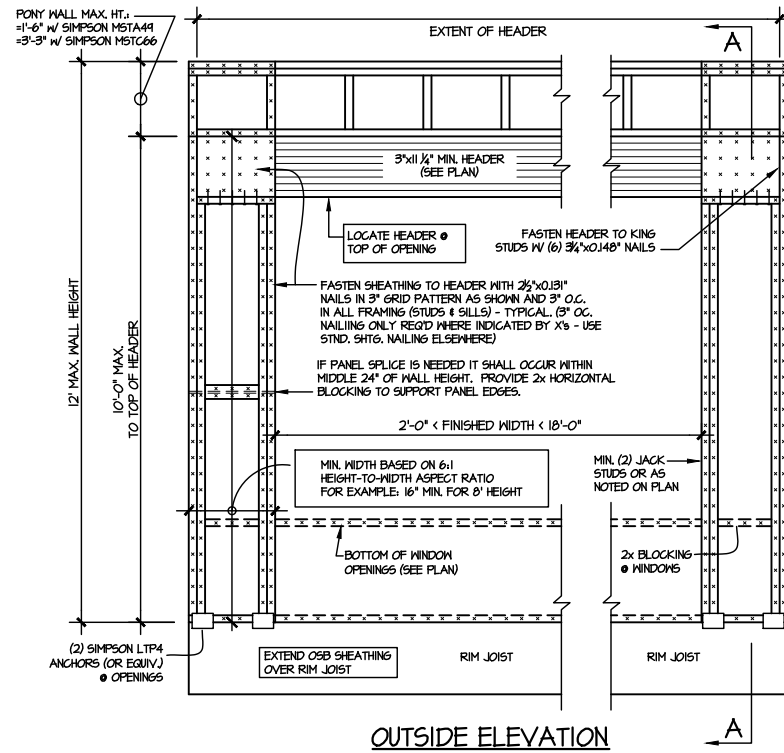


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03/09/22 JTS

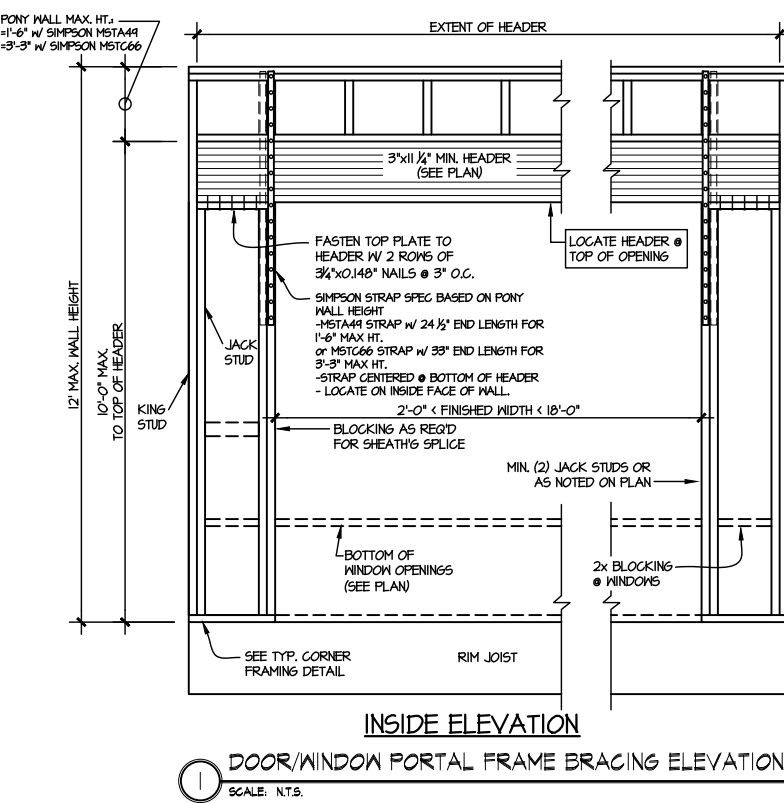
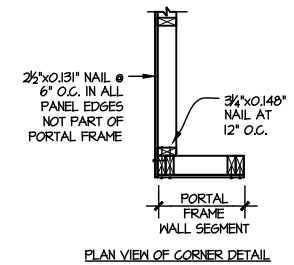


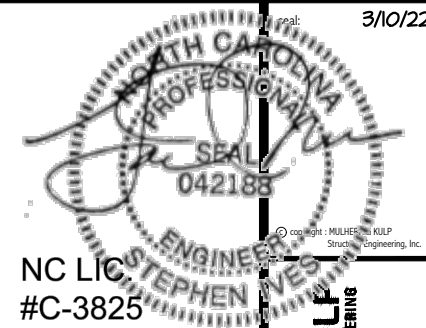
FRAMING DETAILS
COOPER 3 MODEL
RALEIGH, NC

sheet:
SD2.3



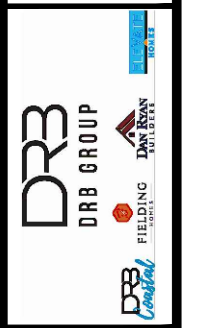
NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALL SHALL BE FULLY SHEATHED WITH 1/2" PLYWOOD OR 3/8" OSB



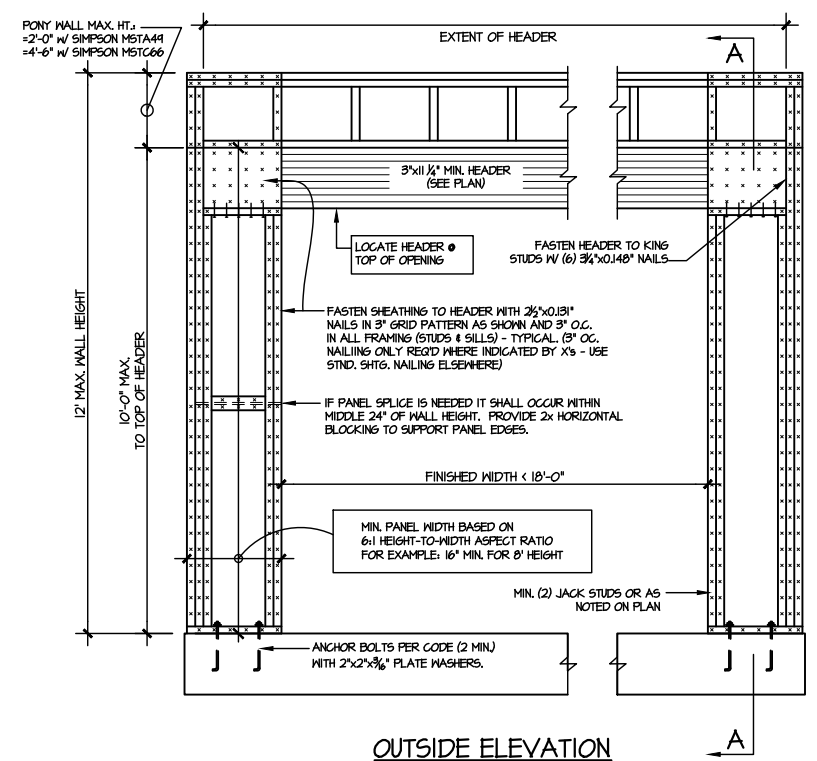


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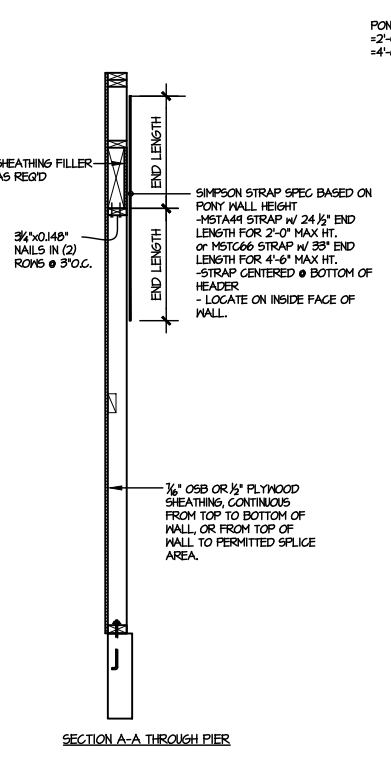
M&K project number:
126-21030
project mgr: JTR
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issue date: 08-20-21
REVISIONS:
date: initial:
03/09/22 JTS



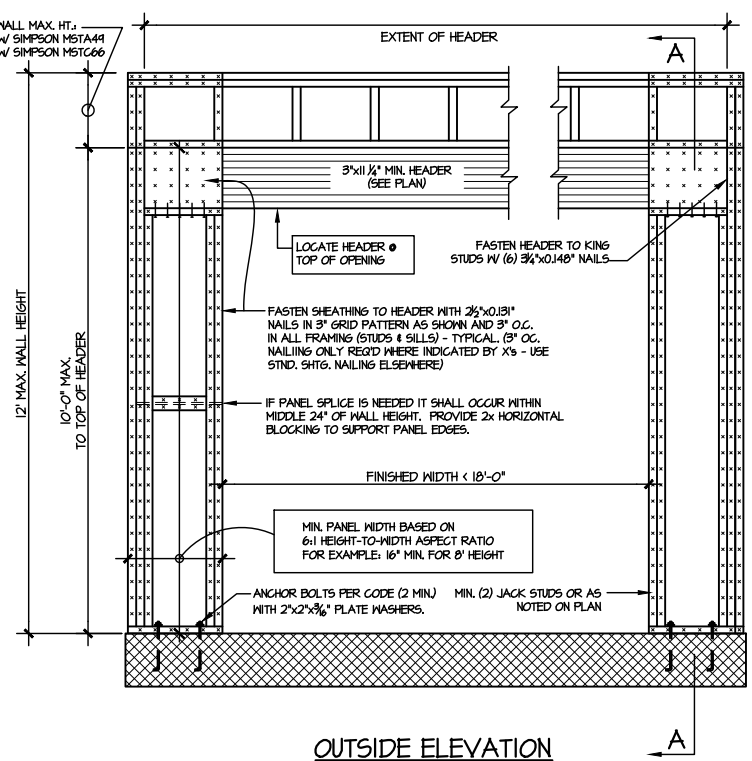
FRAMING DETAILS
COOPER 3 MODEL
RALEIGH, NC



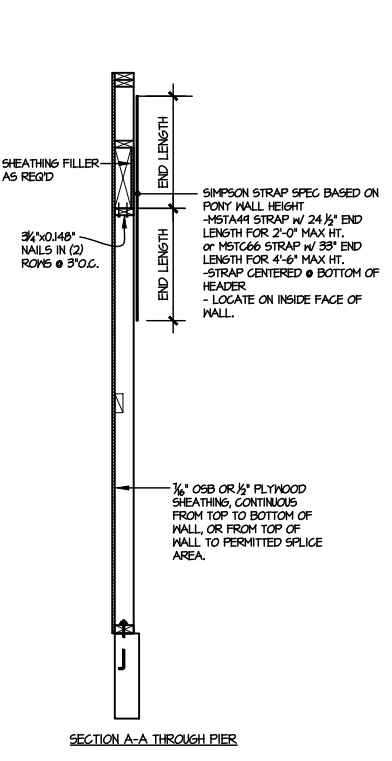
OUTSIDE ELEVATION



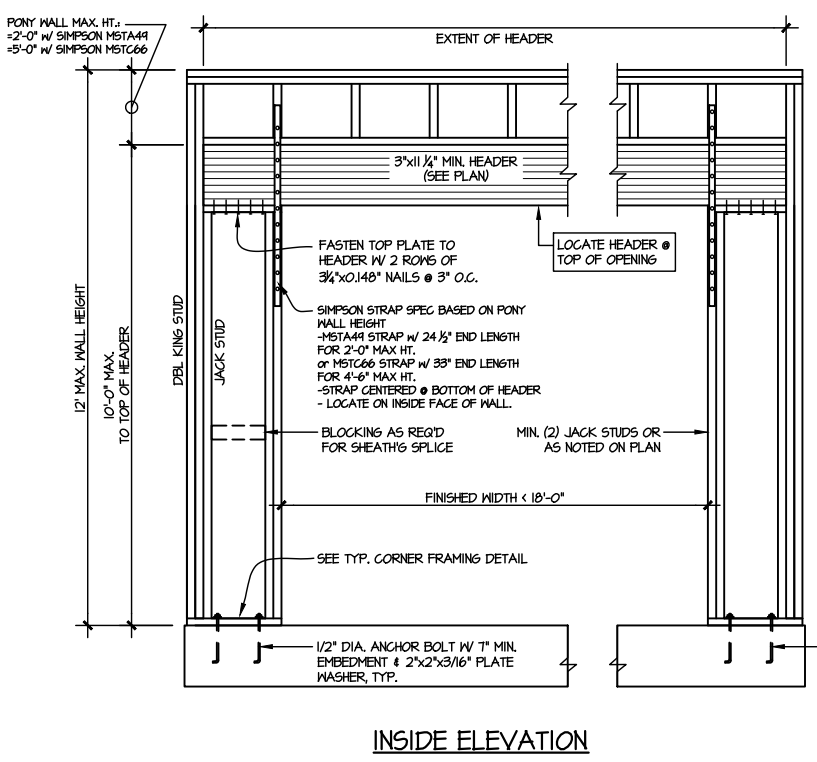
SECTION A-A THROUGH PIER



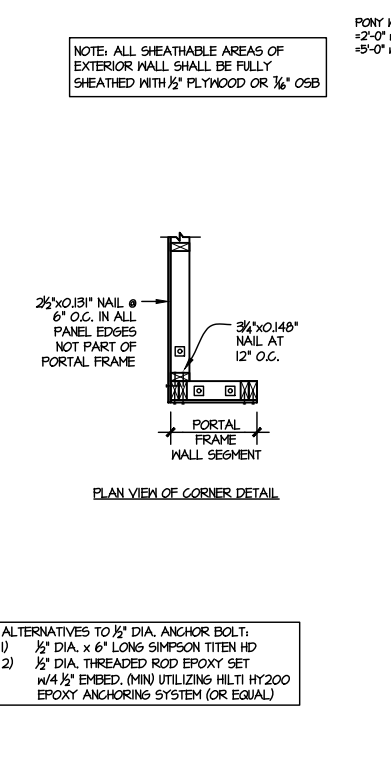
OUTSIDE ELEVATION



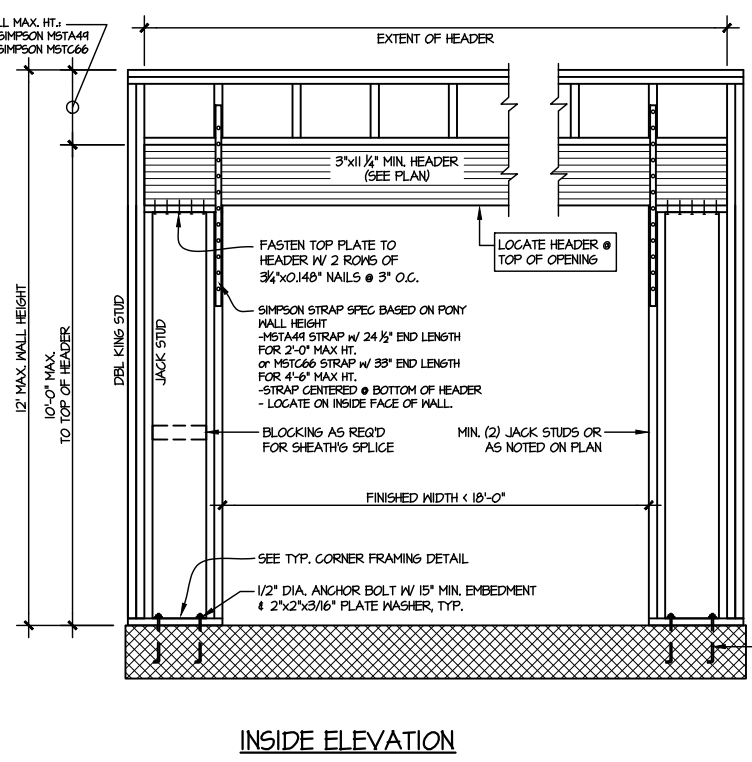
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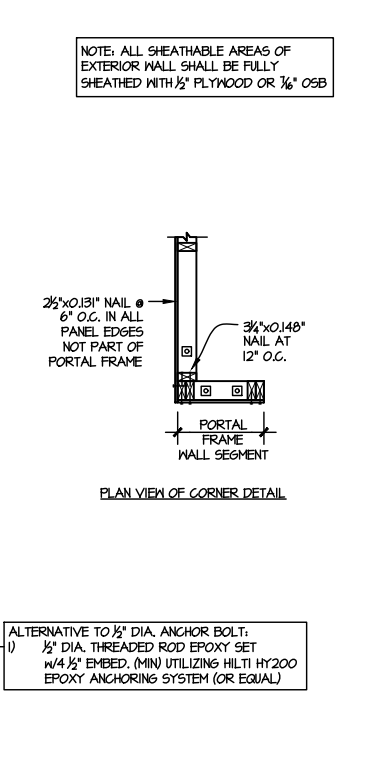
INSIDE ELEVATION



PLAN VIEW OF CORNER DETAIL



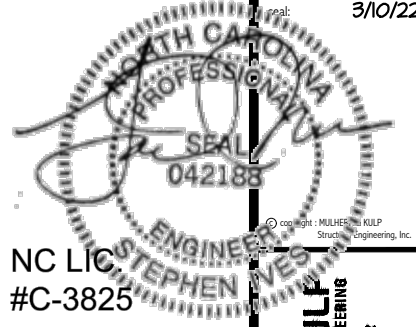
INSIDE ELEVATION



PLAN VIEW OF CORNER DETAIL

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

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



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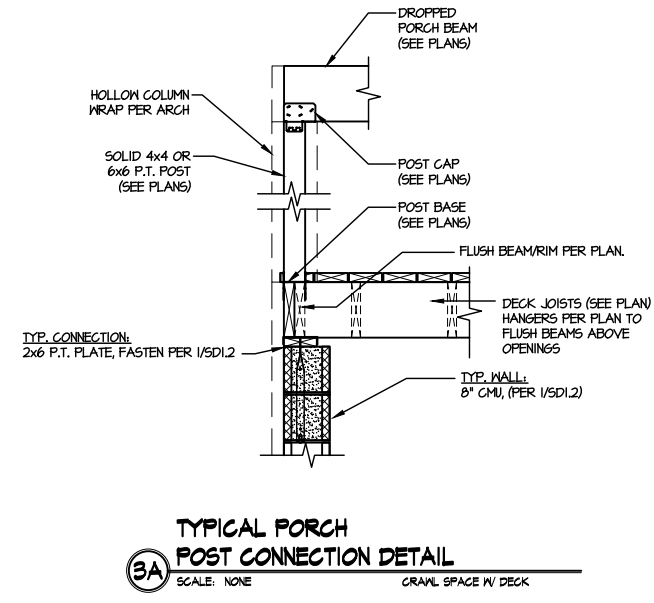
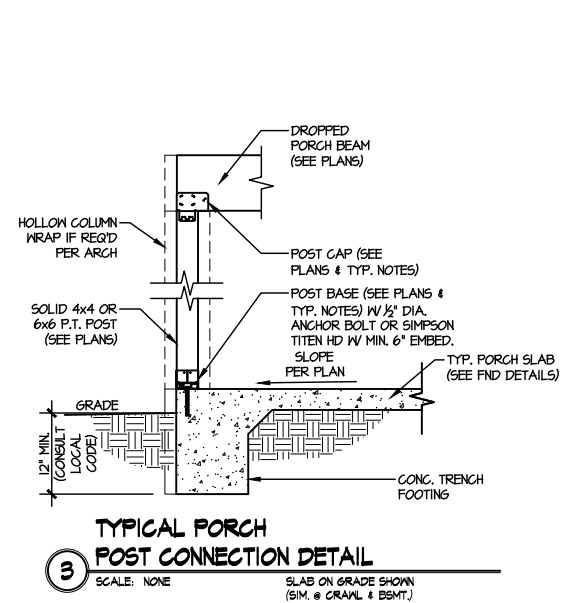
M&K project number:
 126-21030
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 issue date: 08-20-21

REVISIONS:
 date: initial:
 03/09/22 JTS



FRAMING DETAILS
 COOPER 3 MODEL
 RALEIGH, NC

sheet:
SD3.0

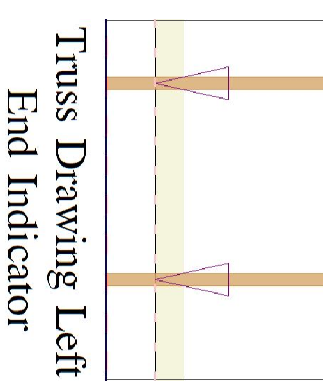
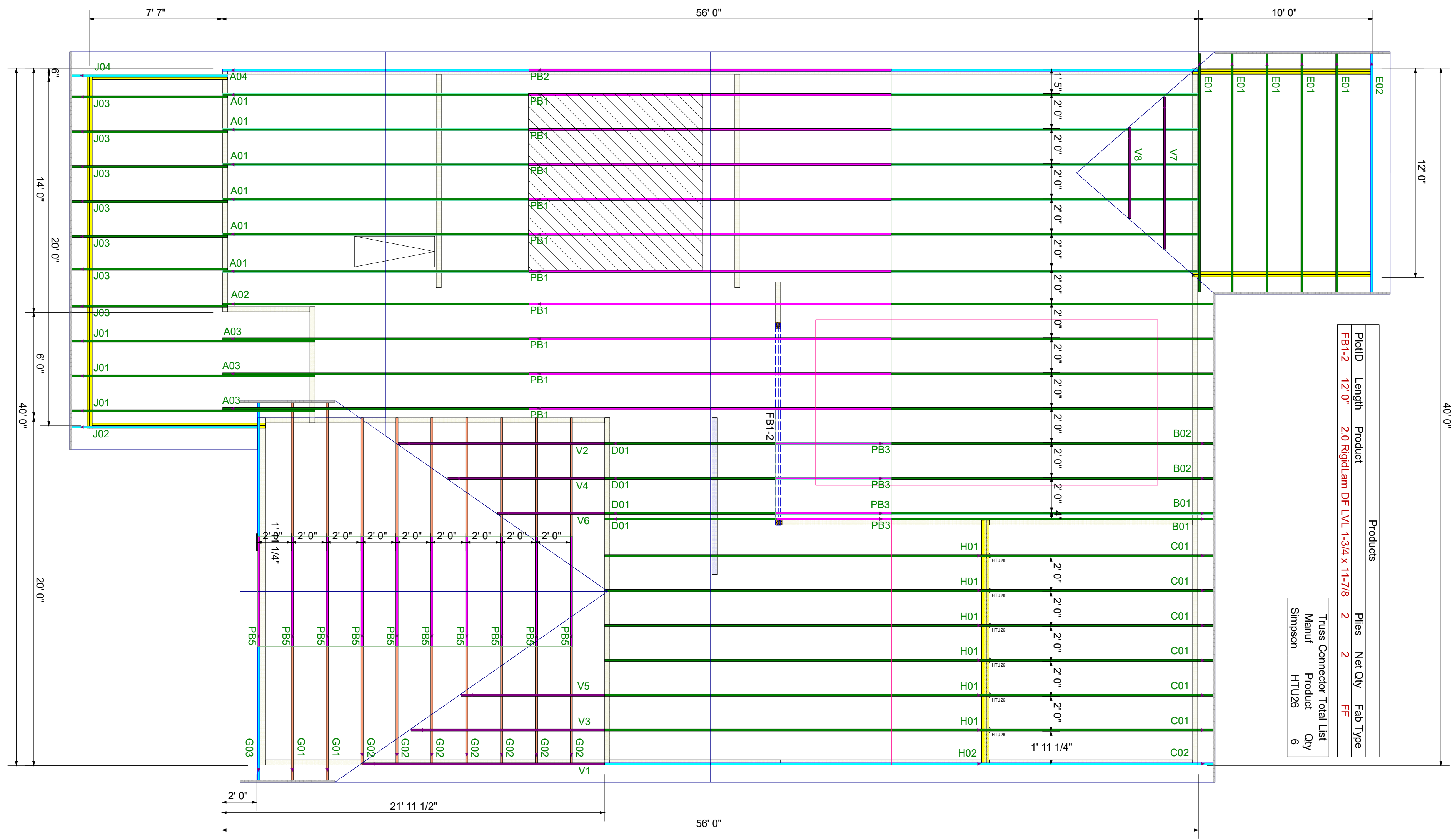


** CUTTING OR DRILLING OF COMPONENTS SHOULD NOT BE DONE WITHOUT CONTACTING COMPONENT SUPPLIER FIRST. CUSTOMER TAKES FULL RESPONSIBILITY FOR COMPONENTS IF CUT BEFORE AUTHORIZATION.

** ALL BEARING POINTS MUST BE INSTALLED PRIOR TO SETTING ANY COMPONENTS.

** DAMAGED COMPONENTS SHOULD NOT BE INSTALLED UNLESS TOLD TO BY THE COMPONENT PLANT.

** FRAMER MUST REFER TO PLANS WHILE SETTING COMPONENTS.



** TRIANGULAR SYMBOL NEAR END OF TRUSS INDICATES LEFT END OF TRUSS AS SHOWN ON INDIVIDUAL TRUSS DRAWINGS.

** PLUMBING DROPS NOTED ARE IN THE APPROXIMATE LOCATIONS PER PLAN. BUILDER TO VERIFY LOCATIONS BEFORE SETTING TRUSSES.

** REFER TO FINAL TRUSS ENGINEERING SHEETS FOR PLY TO PLY CONNECTIONS.

** GIRDERS MUST BE FULLY CONNECTED TOGETHER PRIOR TO ADDING ANY LOADS.

** DIMENSIONS ARE READ AS: FOOT-INCH-SIXTEENTH.

** TRUSS TO TRUSS CONNECTIONS ARE TOE-NAILED, UNLESS NOTED OTHERWISE.

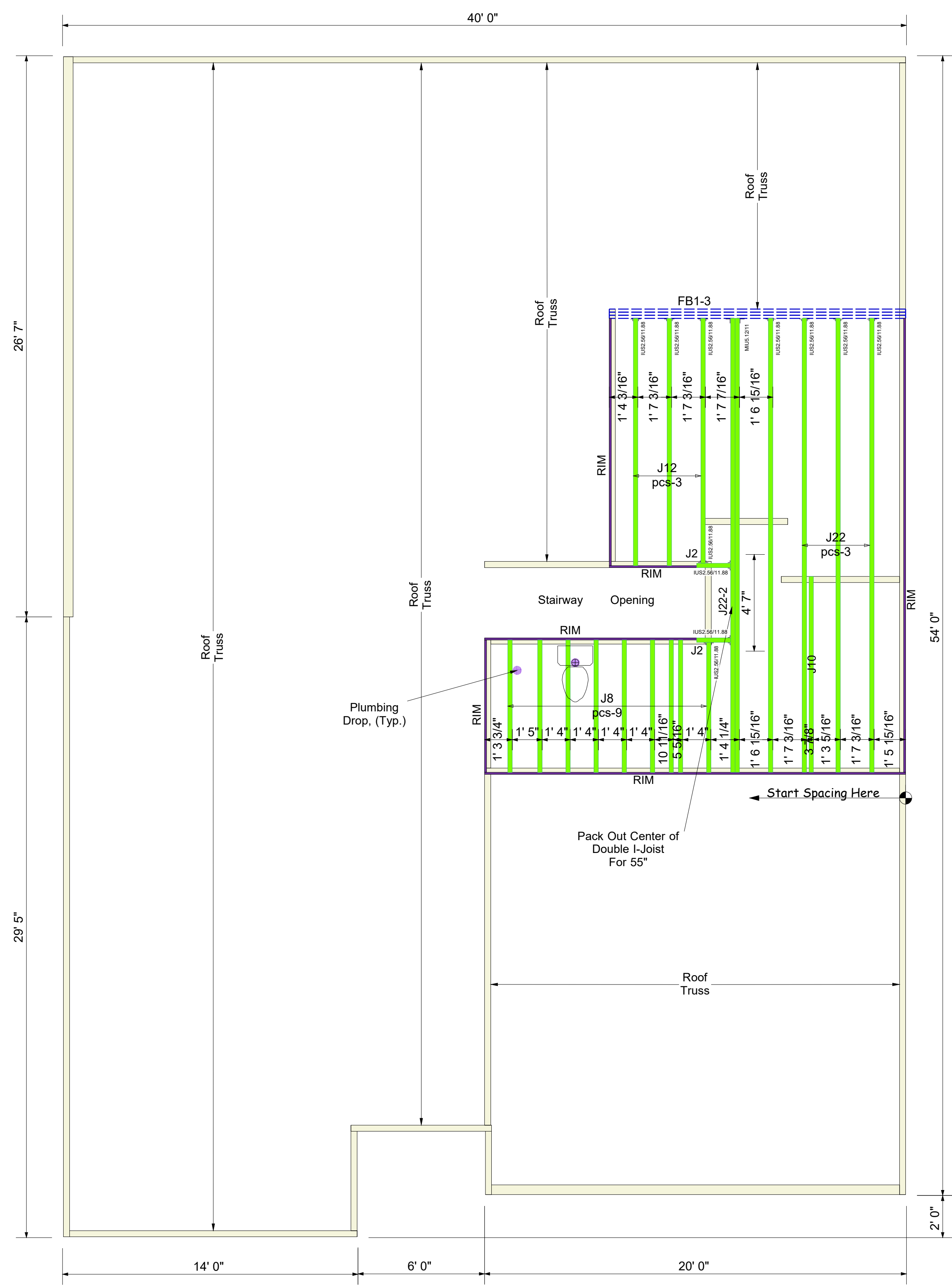
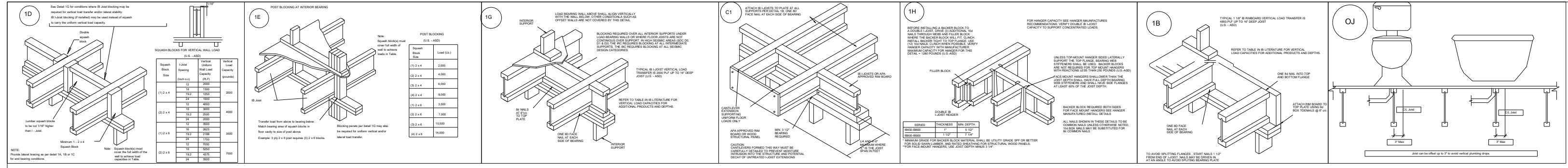
Scale:	NTS
Date:	9/28/2022
Designer:	ND
Project Number:	22090034
Sheet Number:	1/1

DRB HOMES NC
 116 FaNC 0 COOPER 7
**COMPONENT
 PLACEMENT PLAN**



THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual components to be incorporated into the building design at the specification of the building designer. See Individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor systems and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding the bracing, consult "Bracing of Wood Truss" available from the Truss Plate Institute, 583 D'Onifrio Drive: Madison, WI 53179

Revisions	
Name	00/00/00
Name	00/00/00
Name	00/00/00
Name	00/00/00



Connector Summary		
Qty	Manuf	Product
11	Simpson	IUS2.56/11.88
1	Simpson	MIU5.12/11

Products						
PlotID	Length	Product	Piles	Net Qty	Fab Type	
J22	22' 0"	11 7/8" PJI-40	1	4	MFD	
J22-2	22' 0"	11 7/8" PJI-40	2	2	MFD	
J12	12' 0"	11 7/8" PJI-40	1	3	MFD	
J10	10' 0"	11 7/8" PJI-40	1	1	MFD	
J8	8' 0"	11 7/8" PJI-40	1	9	MFD	
J2	2' 0"	11 7/8" PJI-40	1	2	MFD	
FB1-3	16' 0"	2.0 RigidLam DF LVL 1-3/4 x 11-7/8	3	3	FF	
RIM	12' 0"	1 1/8" x 11 7/8" APA Rim Board	1	7	FF	

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

2nd Floor I-Joist
DRAWING SCALE : NTS

PROJECT NUMBER 22090034	REVISIONS	
SHEET NUMBER 1 / 1	DATE 09.23.22	BY RKW

DRB Homes NC LLC
116 Farm @ Neills Creek (Cooper3 7-GRFE)
2nd FLOOR I-JOIST PLACEMENT PLAN

