DRAYTON-RALE

RALEIGH- LOT 00.0088 THE FARM AT NEILL'S CREEK
(MODEL# 2695)
ELEVATION 1 - GL

69 WINDING CREEK DRIVE

INDEX

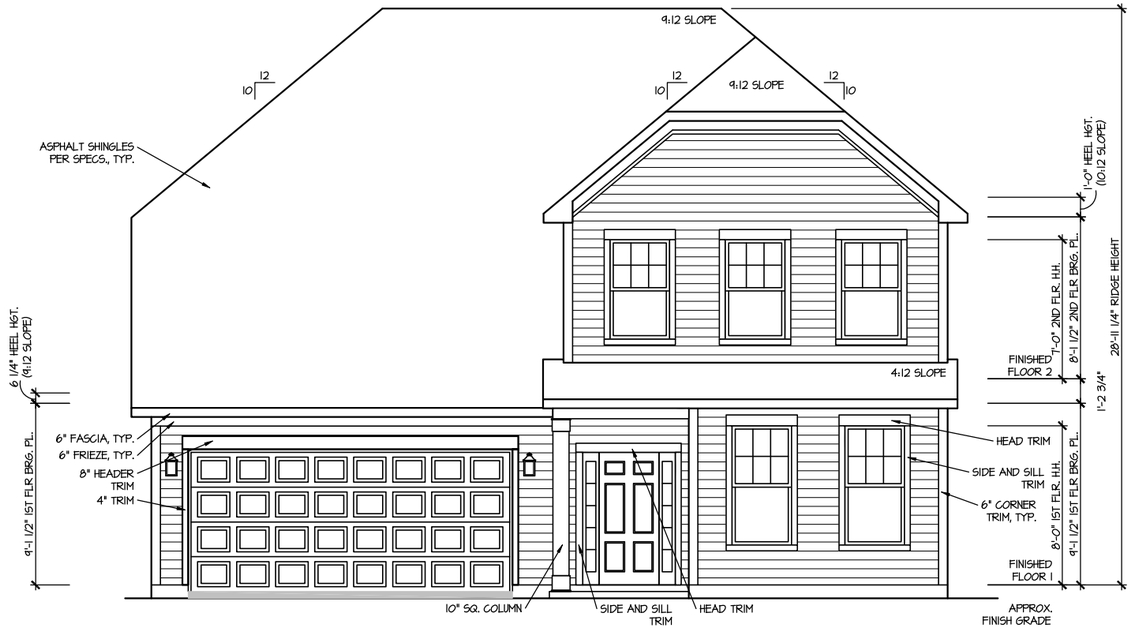
DRB
HOMES

AREA CALCULATIONS

	HEATED	COVERED / UNHEATED	UNCOVERED
ELEVATION 1			
FIRST FLOOR	1266 SF		
GARAGE		547 SF	
FRONT PORCH – ELEVATION 1		53 SF	
SECOND FLOOR	1430 SF		
OPTIONS			
SCREEN PORCH		120 SF	
TOTAL	2696 SF	720 SF	

LOT SPECIFIC

1	LOT 00.0088	THE FARM AT NEILL'S CREEK
		DRAYTON REV. RALE 2 ELEVATION 1
2	ADDRESS	69 WINDING CREEK DR LILLINGTON, NC 27546



FRONT ELEVATION 1

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

REAR ELEVATION 1

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

MASTER PLAN INFORMATION		
REVISION	DATE	UPDATED DATE
2-RALE	03-06-2019	01-31-2023

DRAWN BY: ITS

DATE: 05/18/2023

PLAN NO. 2695

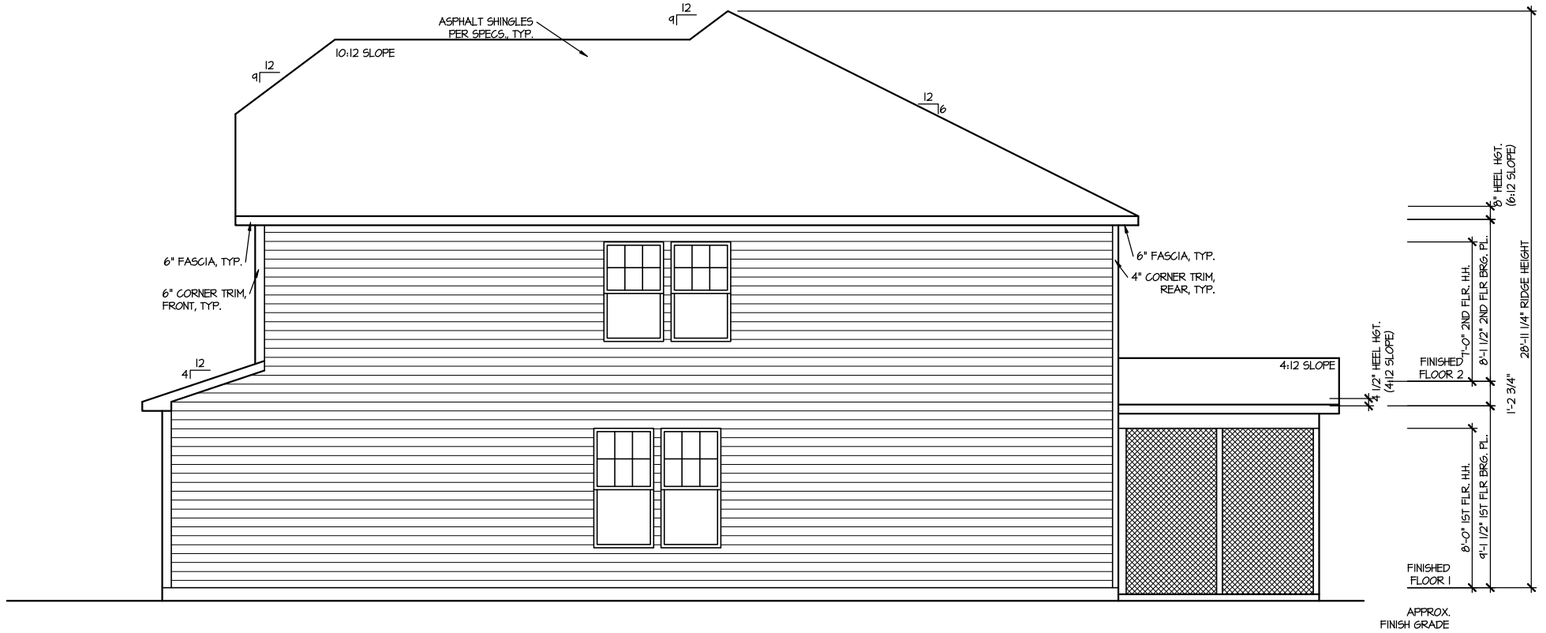
DRB HOMES

HOUSE NAME: DRAYTON

DRAWING TITLE: FRONT & REAR ELEVATIONS

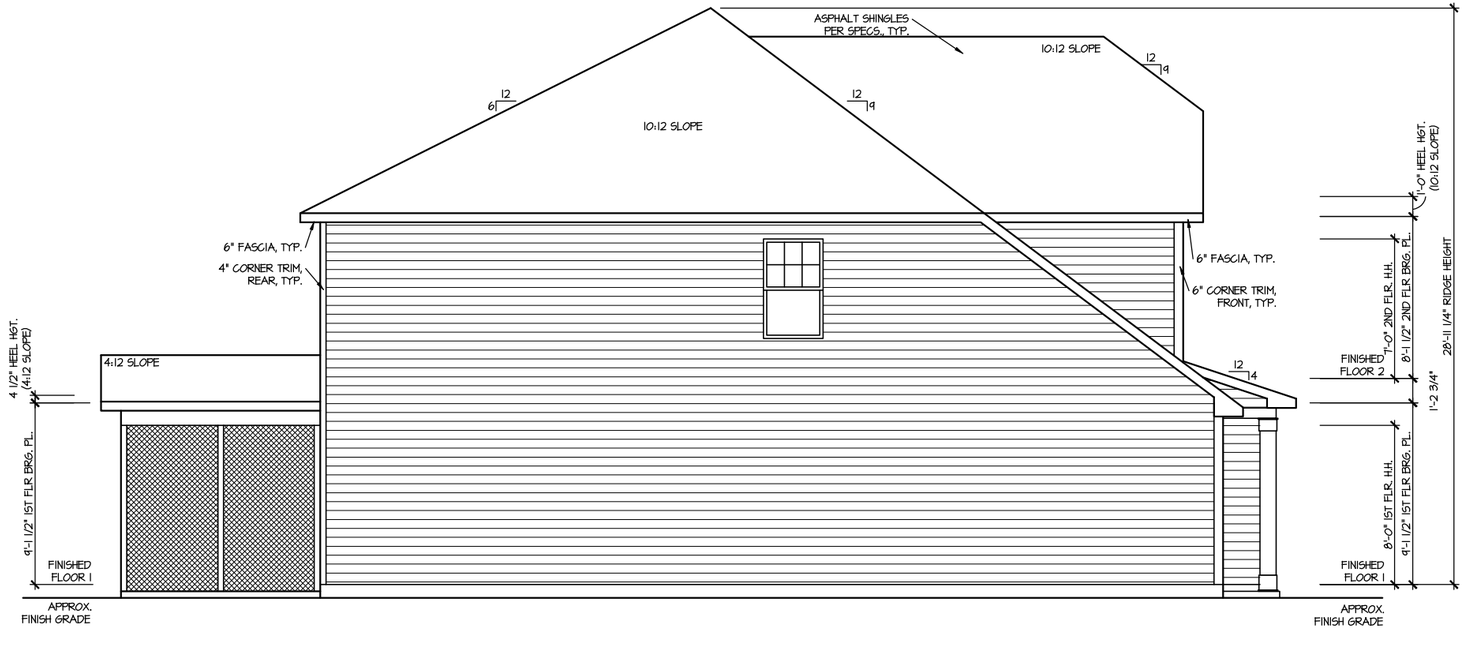
SHEET No. A1.1

FILE: Lot 00.0088.dwg DATE: 5/18/2023 1:29 PM



RIGHT ELEVATION 1

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



LEFT ELEVATION 1

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

MASTER PLAN INFORMATION	
REVISION	DATE
2-RALE	03-06-2019
UPDATED	DATE
01-31-2023	

DRAWN BY: ITS

DATE: 05/18/2023

PLAN NO. 2695

DRB HOMES

HOUSE NAME: DRAYTON

DRAWING TITLE: RIGHT & LEFT ELEVATIONS

SHEET No. A1.2

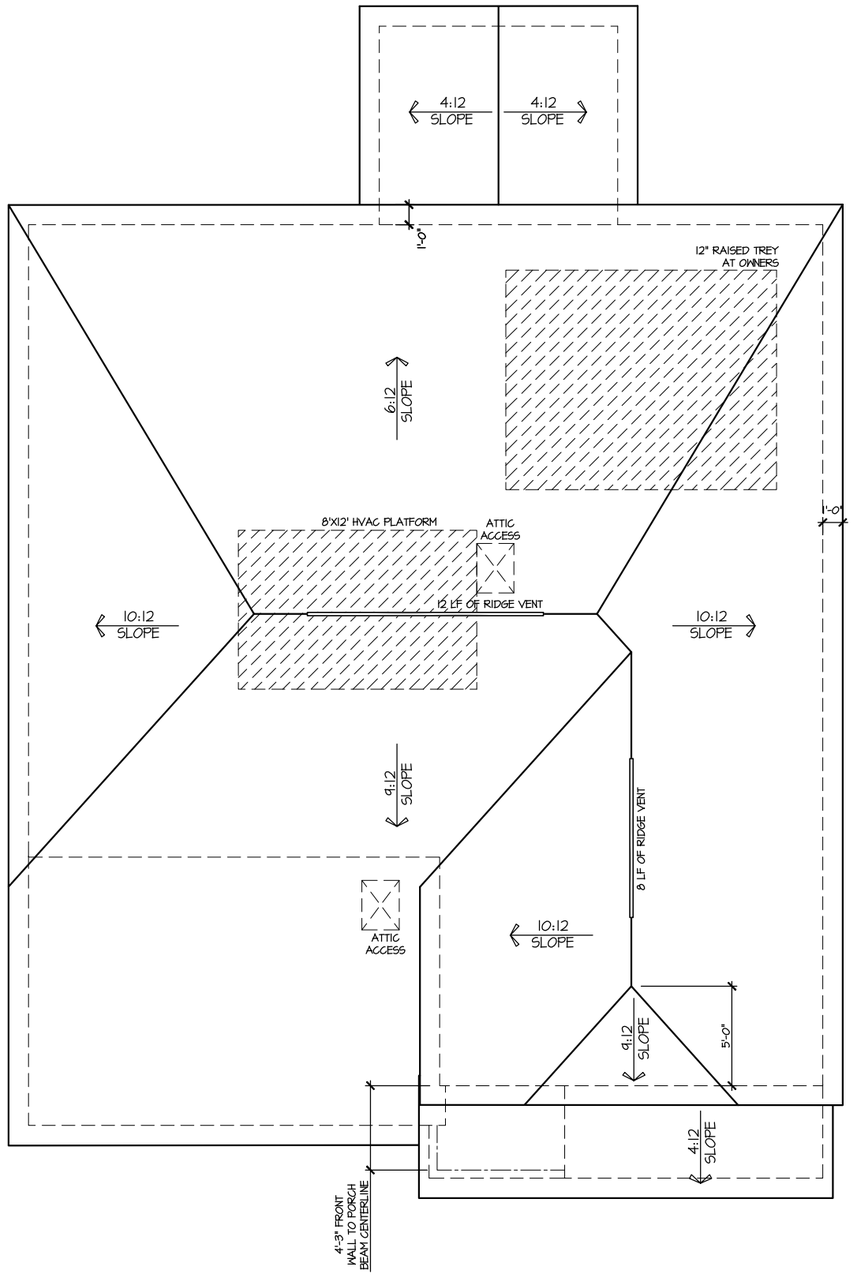
FILE: Lot 00.0088.dwg DATE: 5/18/2023 1:29 PM

ROOF VENTILATION CALCULATIONS:

ROOF AREA = 1775 SQ. FT.
OVERALL REQUIRED VENTILATION:
1 TO 150 = 11.83 SQ. FT.
1 TO 300 = 5.92 SQ. FT.
50-80% IN TOP THIRD = 2.96- 4.66 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)
75 LINEAR FEET OF SOFFIT X 5.1 SQ. IN. = 2.96 SQ. FT.
UPPER VENTING: (TOP 1/3 RD)
24 LINEAR FEET OF RIDGE X 18 SQ. IN = 3 SQ. FT.
3 SQ. FT. BETWEEN 50% - 80%
(1 TO 300 ALLOWED)
TOTAL ROOF VENTILATION: 5.96 SQ. FT. > 4.66 SQ. FT. (REQ'D)



ROOF PLAN ELEV. 1

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

MASTER PLAN INFORMATION	
REVISION	DATE
2-RALE	03-06-2019
	UPDATED DATE
	01-31-2023

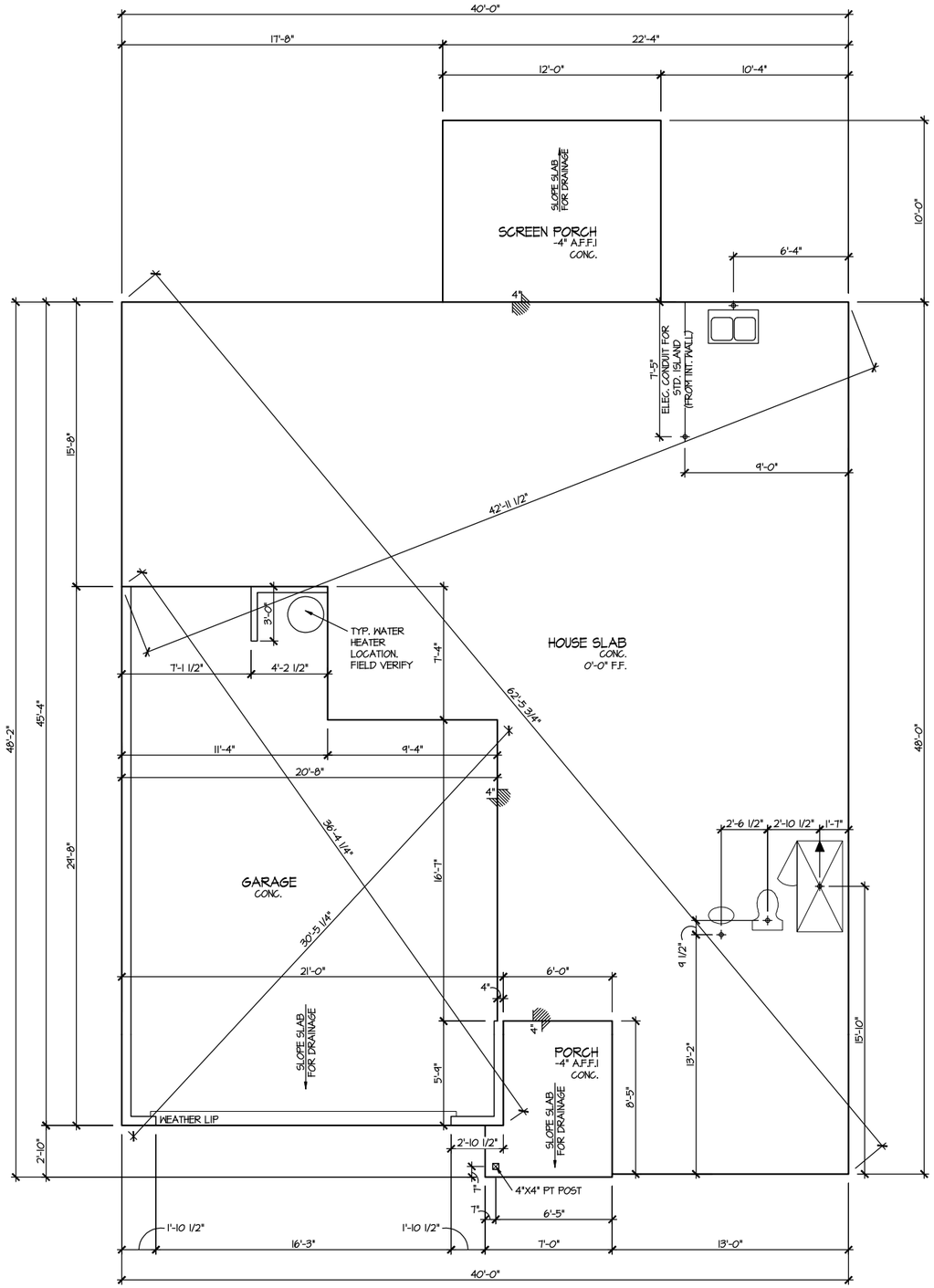
DRAWN BY: ITS
DATE: 05/18/2023
PLAN NO. 2695

DR HOMES

HOUSE NAME: DRAYTON
DRAWING TITLE: ROOF PLAN

SHEET No. A1.3

FILE: Lot 00.0088.dwg DATE: 5/18/2023 1:29 PM



ELEVATION I
SLAB PLAN

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

MASTER PLAN INFORMATION	
REVISION	DATE
2-RALE	03-06-2019
	UPDATED DATE
	01-31-2023

DRAWN BY: ITS

DATE: 05/18/2023

PLAN NO. 2695

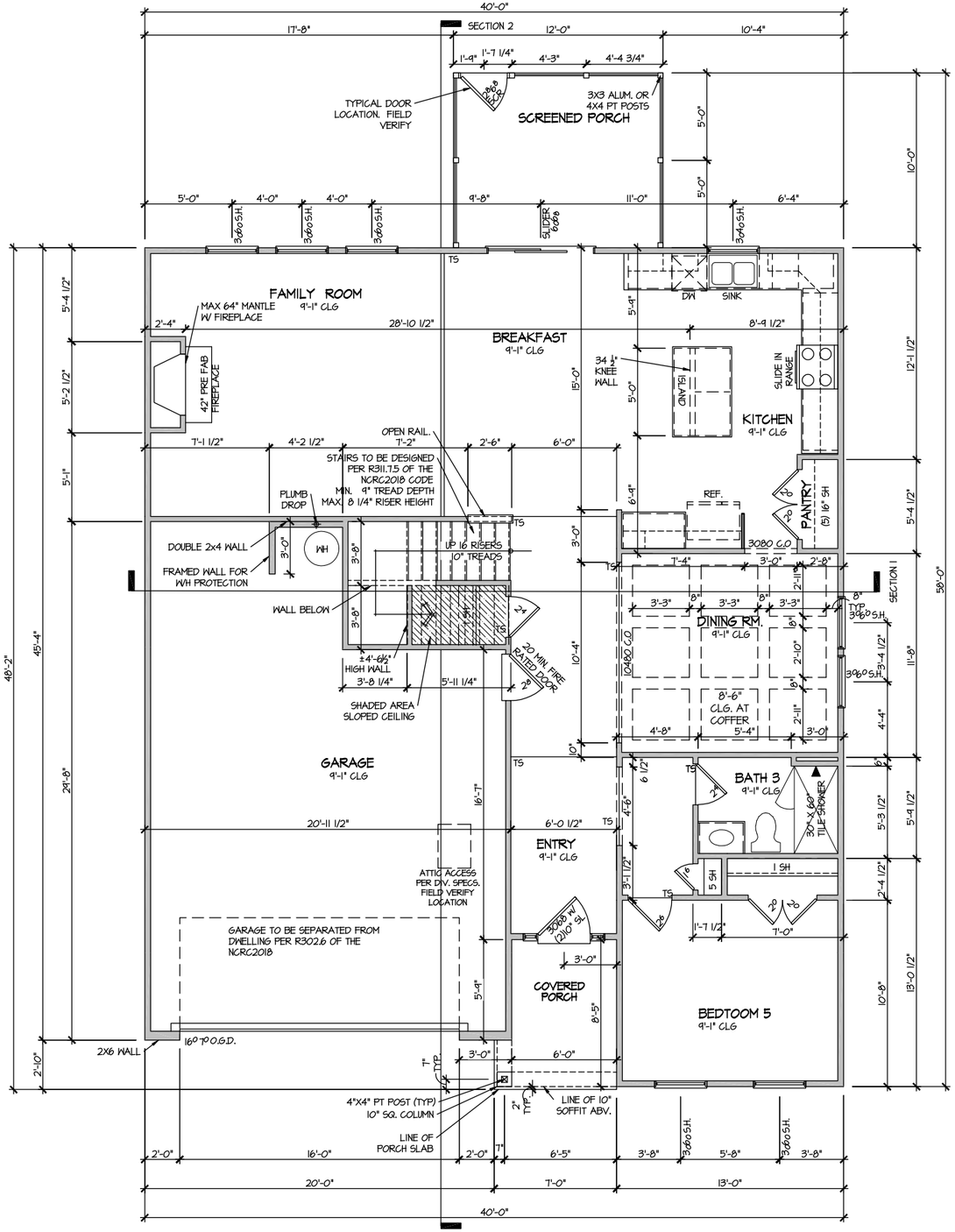
DRB HOMES

HOUSE NAME: DRAYTON

DRAWING TITLE: SLAB PLAN

SHEET No. A2.1

FILE: Lot 00.0088.dwg DATE: 5/18/2023 1:29 PM



ELEVATION 1
FIRST FLOOR PLAN

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

MASTER PLAN INFORMATION		
REVISION	DATE	UPDATED DATE
2-RALE	03-06-2019	01-31-2023

DRAWN BY: ITS

DATE: 05/18/2023

PLAN NO. 2695

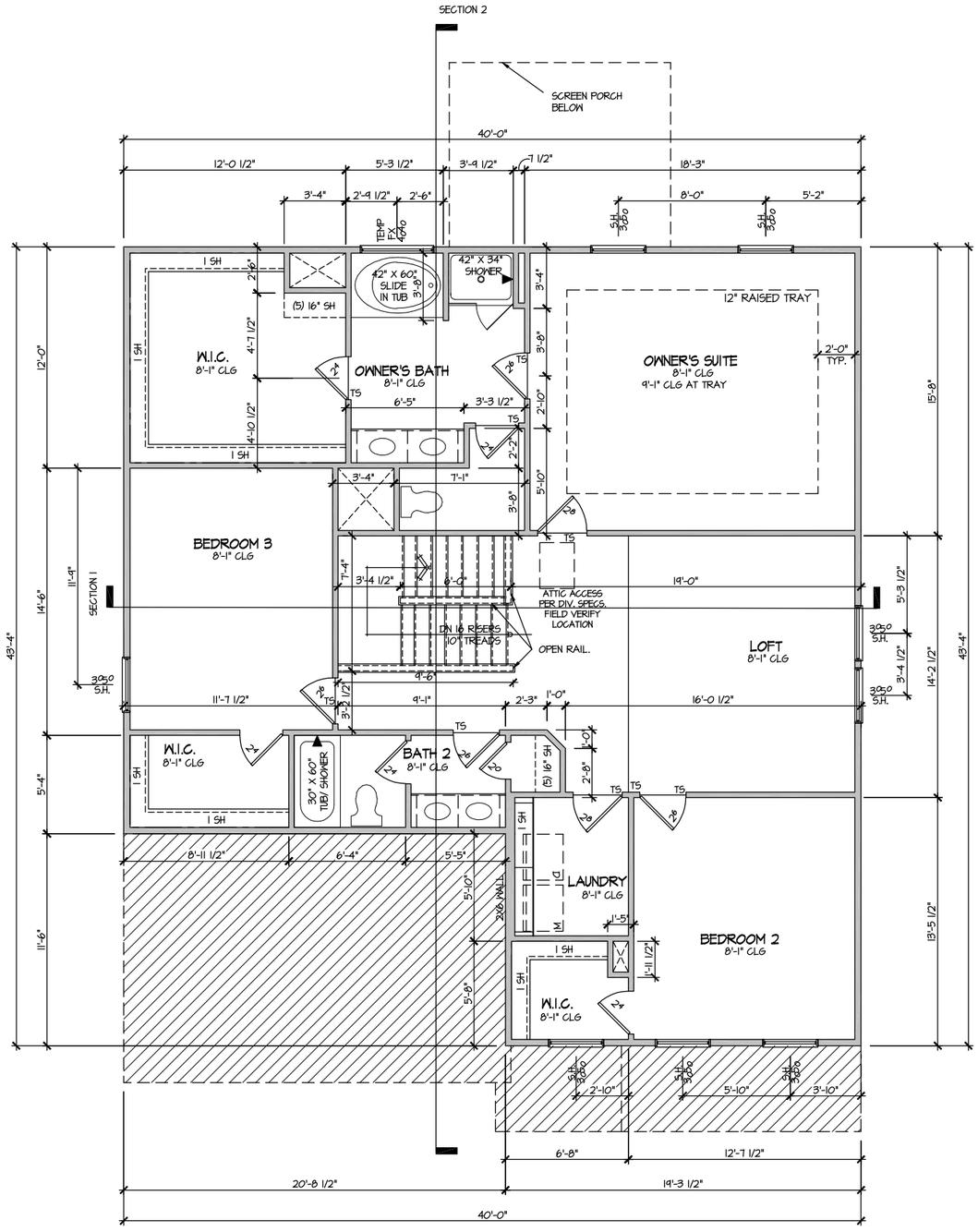
DR HOMES

HOUSE NAME: DRAYTON

DRAWING TITLE: FIRST FLOOR PLAN

SHEET No. A3.1

FILE: Lot 00.0088.dwg DATE: 5/18/2023 1:29 PM



ELEVATION 1
SECOND FLOOR PLAN

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

MASTER PLAN INFORMATION		
REVISION	DATE	UPDATED DATE
2-RALE	03-06-2019	01-31-2023

DRAWN BY: ITS

DATE: 05/18/2023

PLAN NO. 2695

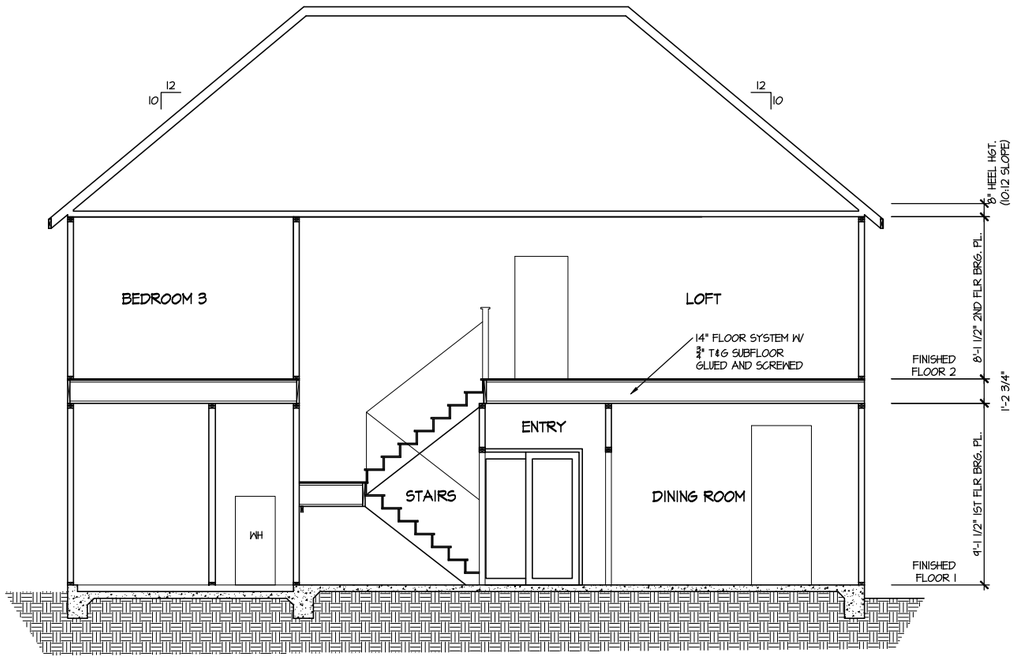
DRB HOMES

HOUSE NAME: DRAYTON

DRAWING TITLE: SECOND FLOOR PLAN

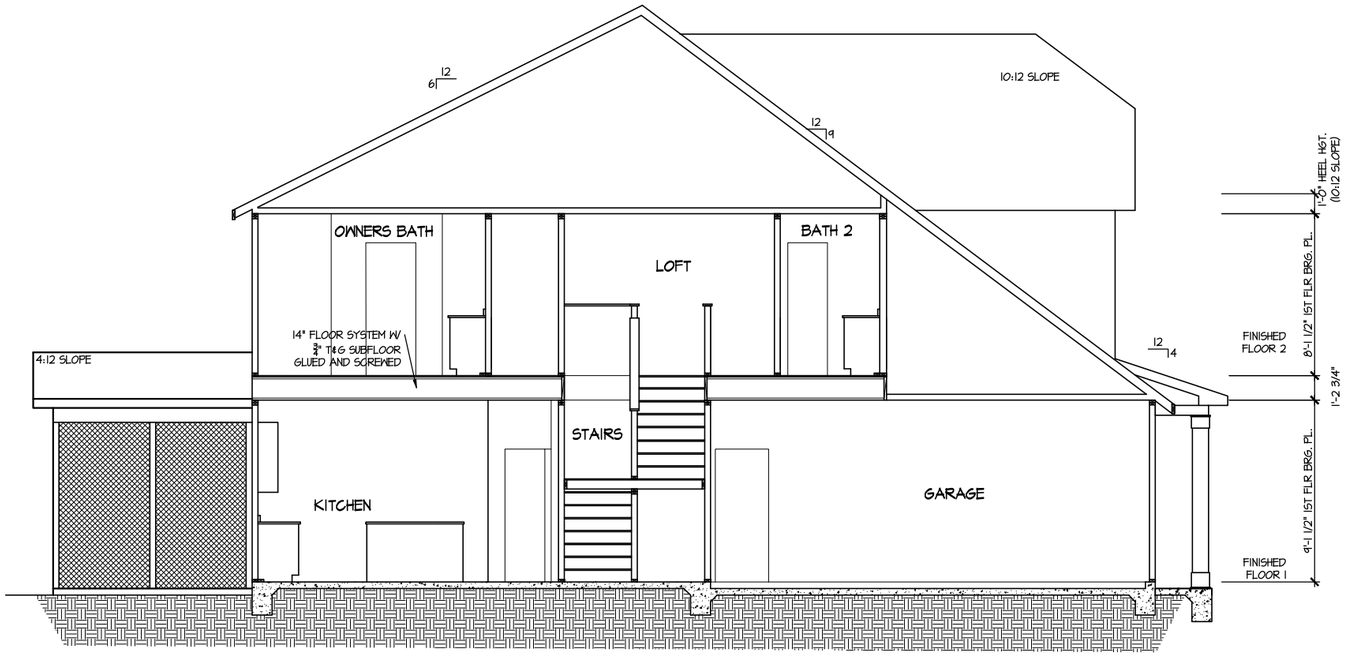
SHEET No. A3.2

FILE: Lot 00.0088.dwg DATE: 5/18/2023 1:29 PM



SECTION 1

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



SECTION 2

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

MASTER PLAN INFORMATION		
REVISION	DATE	UPDATED DATE
2-RALE	03-06-2019	01-31-2023

DRAWN BY: ITS

DATE: 05/18/2023

PLAN NO. 2695

DRB HOMES

HOUSE NAME: DRAYTON

DRAWING TITLE: BUILDING SECTION

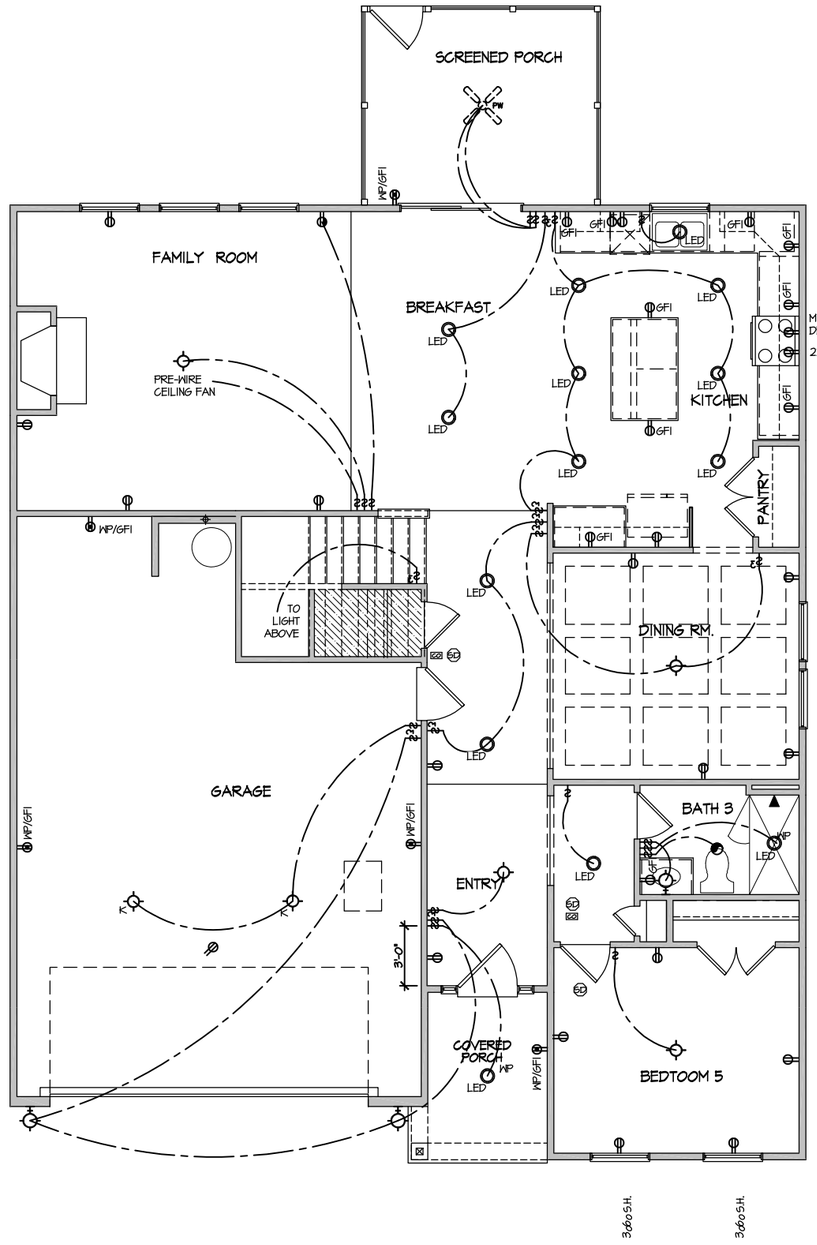
SHEET No. A4.1

FILE: Lot 00.0088.dwg DATE: 5/18/2023 1:29 PM

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
SD	SMOKE DETECTOR - WIRED IN SERIES
	EXHAUST FAN MOTOR
CO	CO DETECTOR
DC	DOOR CHIME
H	LIGHT FIXTURE - WALL MOUNTED
	LIGHT FIXTURE - CEILING MOUNTED
LED	LIGHT FIXTURE - LED SURFACE MOUNTED
P	PULLCHAIN LAMPHOLDER
K	KEYLESS LAMPHOLDER

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



ELECTRICAL PLAN
FIRST FLOOR - ELEV. 1

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

MASTER PLAN INFORMATION		
REVISION	DATE	UPDATED DATE
2-RALE	03-06-2019	01-31-2023

DRAWN BY: ITS

DATE: 05/18/2023

PLAN NO. 2695

DRB HOMES

HOUSE NAME: DRAYTON

DRAWING TITLE: FIRST FLOOR ELECTRICAL

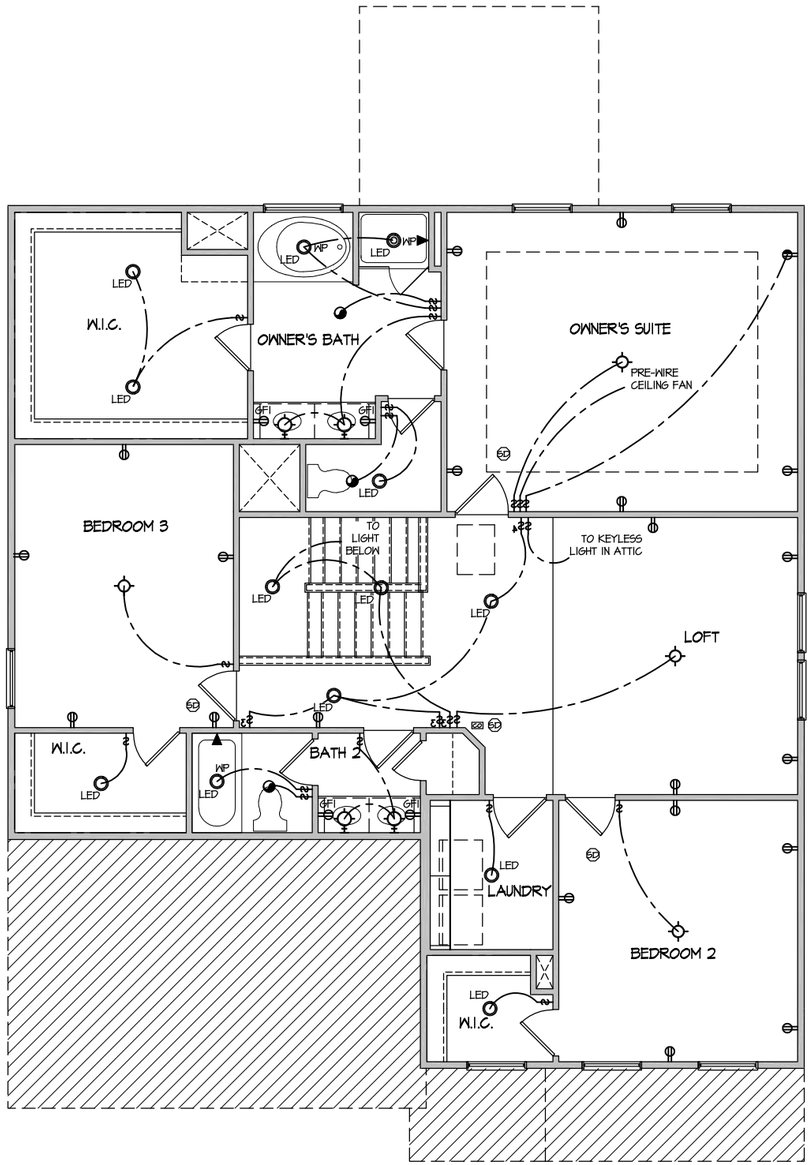
SHEET No. E1.1

FILE: Lot 00.0088.dwg DATE: 5/18/2023 1:29 PM

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
SD	SMOKE DETECTOR - WIRED IN SERIES
	EXHAUST FAN MOTOR
CO	CO DETECTOR
DC	DOOR CHIME
H	LIGHT FIXTURE - WALL MOUNTED
	LIGHT FIXTURE - CEILING MOUNTED
LED	LIGHT FIXTURE - LED SURFACE MOUNTED
P	PULLCHAIN 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. I

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

FILE: Lot 00.0088.dwg DATE: 5/18/2023 1:29 PM

MASTER PLAN INFORMATION		
REVISION	DATE	UPDATED DATE
2-RALE	03-06-2019	01-31-2023

DRAWN BY: ITS

DATE: 05/18/2023

PLAN NO. 2695

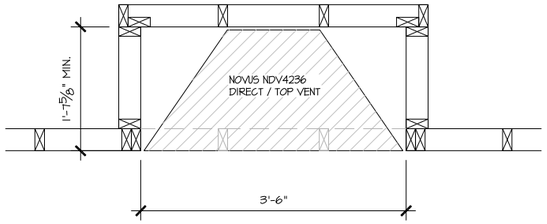
DRB HOMES

HOUSE NAME: DRAYTON

DRAWING TITLE: SECOND FLOOR ELECTRICAL

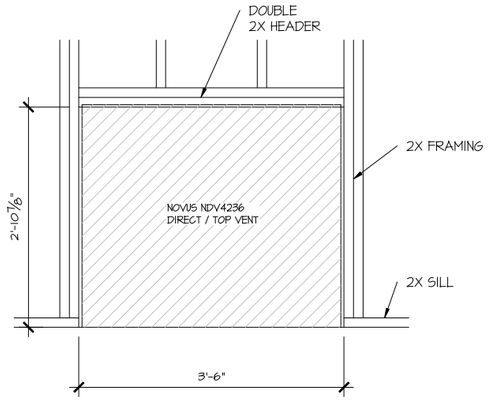
SHEET No. E1.2

ALL DIMENSIONS
ARE TO FRAMING



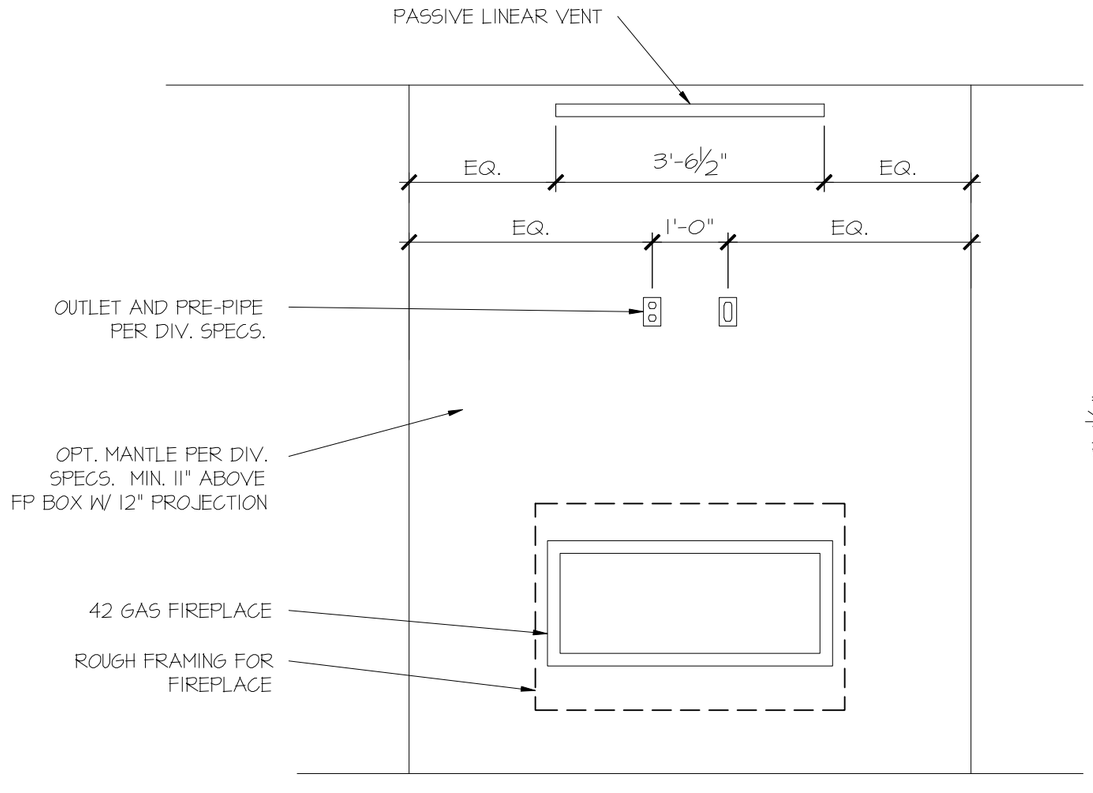
PARTIAL PLAN
NOVUS NDV4236

SCALE: 1/2" = 1'-0"



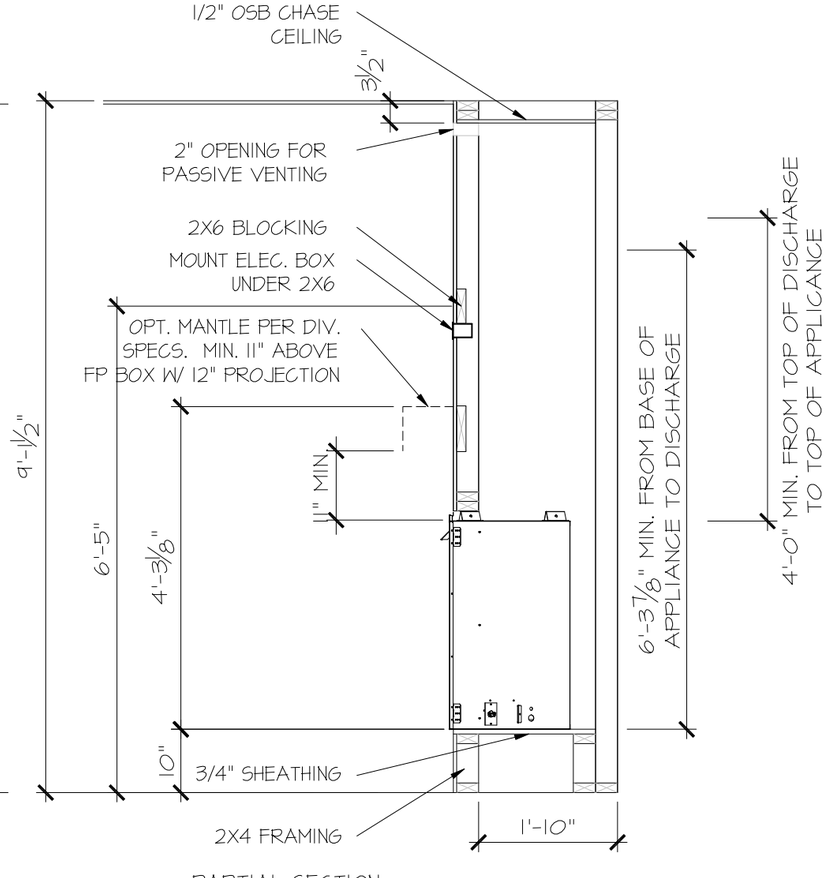
PARTIAL ELEVATION
NOVUS NDV4236

SCALE: 1/2" = 1'-0"



PARTIAL ELEVATION
NOVUS NDV4236

SCALE: 1/2" = 1'-0"



PARTIAL SECTION
NOVUS NDV4236

SCALE: 1/2" = 1'-0"

FILE: RALE FIREPLACE DETAILS 9-2022.dwg DATE: 5/27/2022 10:35 AM

CONSULTANT LOGO

SEAL

DRAWN BY:
DATE:
PLAN NO. L. BEAVERS
11 X 17 SCALE 9-8-22
24 X 36 SCALE N/A

DRB HOMES

HOUSE NAME:
RALE FIREPLACE DETAILS

DRAWING TITLE
RALE FIREPLACE DETAIL
INTERIOR GAS UNITS

SHEET No.
FP1.1

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. BUILDER/CONTRACTOR MUST VERIFY.
- FASTEN 2x4/6 SILL PLATES TO FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING:
  - 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C, 7" MIN. EMBEDMENT (CONC), 15" MIN. EMBEDMENT (CMU)
  - SIMPSON MASA ANCHOR STRAPS @ 6'-0" O.C. (CONC)
  - SIMPSON MAB23 ANCHOR STRAPS @ 2'-8" O.C. (CMU)

  (REFER TO DETAILS FOR 10' TALL WALL ANCHOR REQUIREMENTS)
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR CMU SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT w/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
- BASEMENT INTERIOR BEARING WALLS & EXTERIOR WALK-OUT BASEMENT WALLS SHALL BE 2x6 @ 16" O.C. SPF OR SYP, "STUD" GRADE OR BETTER.
- CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:

  f'c = 4,000 psi: .... FOUNDATION WALLS
  2,500 psi: .... FOOTINGS & INTERIOR SLABS ON GRADE
  3,000 psi: .... GARAGE & EXTERIOR SLABS ON GRADE
  fy = 60,000 psi
- BASEMENT FOUNDATION WALL DESIGN BASED ON:
  - 9' OR 10' HEIGHT (AS NOTED ON PLANS)
    - TALLER WALLS MUST BE ENGINEERED.
  - NOMINAL WIDTH (9 ½" FOR 10" THICK WALL).
- BASEMENT WALL DESIGN IS BASED ON 60 PCF BACKFILL SOIL TYPE CLASSIFICATIONS (SC, ML-CL, OR CL).
- BASEMENT WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY ADEQUATE TEMPORARY BRACING OR INSTALL 1st FLOOR DECK.
- PROVIDE (2) #5 BARS AROUND ALL SIDES OF OPENINGS IN CONCRETE BSMT. FND. WALL WITH 2" CLEAR. REINFORCEMENT SHALL EXTEND 12" PAST CORNER OF OPENING IN ALL DIRECTIONS.
  - FOR OPENINGS UP TO 36", PROVIDE MINIMUM 10" CONCRETE DEPTH OVER OPENING OR (3)2x10 w/ (2)2x6 JACK STUDS, U.N.O.
  - LARGER OPENINGS SHALL BE PER PLAN.
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- ALL FOOTINGS SHALL BEAR AT LEAST 12" BELOW FINISH GRADE.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP.
  - JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM)
  - JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1:1.5 RATIO
  - CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL SLABS
- CONCRETE MASONRY UNITS (CMU) SHALL BE ASTM C90 WITH A MIN. COMPRESSIVE STRENGTH OF 1900 psi (F'm=1500 psi). MORTAR SHALL BE ASTM C270, TYPE S. CMU DESIGN PER ACI 530 & 530.1.
- CMU FOUNDATION WALLS SHALL HAVE 'DUR-O-WALL' HORIZONTAL JOINT REINFORCEMENT (OR EQUAL) - 9 GA. MINIMUM @ 16" O.C.
- PROVIDE 2x8 x 16" LONG P.T. PLATE ON TOP OF ALL CRAWL SPACE PIERS. ALL PIERS SHALL BE GROUTED SOLID.
- PROVIDE 2x6 P.T. PLATE ON INTERIOR CRAWL SPACE WALLS, FASTENED PER ANCHORAGE SPECIFICATION NOTED ABOVE.
- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.
- BUILDER TO VERIFY THAT MODEL HAS BEEN ADEQUATELY TREATED BY A LICENSED AND BONDED PEST CONTROL COMPANY FOR SUBTERRANEAN TERMITES. METHOD AND TYPE OF TREATMENT TO BE DETERMINED BY PEST CONTROL COMPANY.

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

  FLOOR LIVE = 40 PSF (30 PSF @ SLEEPING AREAS)
  DEAD = 10 PSF (I-JOISTS & SOLID SAWN)
  10 PSF T.C., 5 PSF B.C. (TRUSSES)
  (ADD'L 10 PSF @ TILE)

  LATERAL 120 MPH, EXPOSURE B. SEISMIC A/B.

  SOIL 2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)

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. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- REFER TO FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. U.N.O.
- EXT. & INT. BRG WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SPF OR SYP "STUD" GRADE LUMBER, OR BETTER, U.N.O.
  - WALLS OVER 12' TALL SHALL BE PER PLAN.
- ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE SPRUCE-PINE-FIR #2 (SPF) OR SOUTHERN PINE #2 (SYP) LUMBER, OR BETTER (KILN-DRIED). ALL HEADERS HAVE BEEN DESIGNED BASED ON CALCULATED LOADS & SIZED ACCORDINGLY. CODE TABLES HAVE NOT BEEN USED.
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x 'STUD' GRADE MEMBERS SPACED @ 16" O.C. (MAX., U.N.O.)
  - HEADERS IN NON-LOAD BEARING WALLS SHALL BE: (1)2x4/6 FLAT @ OPENINGS UP TO 4', (2)2x4/6 FLAT UP TO 8'.
- ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).
- ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING:
  - 'LSL' - Fb=2325 psi; Fv=310 psi; E=1.55x10^6 psi
  - 'LVL' - Fb=2600 psi; Fv=285 psi; E=2.0x10^6 psi
  - 'PSL' - FB=2900 PSI; FV=290 PSI; E=2.0X10^6 PSI
- M+K SHALL BE FULLY INDEMNIFIED FOR ANY AND ALL ISSUES RESULTING FROM OR RELATED TO ANY BUILDING COMPONENT IF THE OWNER DOES NOT SUBMIT THE COMPONENT SHOP DRAWINGS TO M+K FOR STRUCTURAL REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.
- FOR 2 & 3 PLY BEAMS OF EQUAL WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O/C OR 2 ROWS ¼"x3½" SIMPSON SDS SCREWS (OR 3½" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 3 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 3 ½" OR 5 ¼" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- FOR 4 PLY BEAMS OF EQUAL WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF ¼"x6" SIMPSON SDS SCREWS (OR 6 ¾" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP AND BOTTOM SCREWS 2" FROM EDGE. A SOLID 7" BEAM IS ACCEPTABLE.
- ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD & (1)2x KING STUD, MINIMUM.
  - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..
- ALL MULTI-PLY STUDS TO BE FASTENED TOGETHER w/ 3"X0.131" NAILS @ 24" O.C. (MIN.), EACH PLY.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND./BEARING. BLOCKING TO MATCH POST ABOVE.
- FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS WITH P.A.F.'s ('HILTI' X-CF PINS OR EQUAL) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C. STAGGERED.
- ALL EXTERIOR 4x4 WOOD POSTS SHALL HAVE SIMPSON BCS2-2/4 CAP & ABW44Z BASE, U.N.O.

FLOOR FRAMING

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES MARBLE FLOORS - CONTACT M&K FOR MARBLE FLOOR DESIGNS)
- AT I-JOIST FLOORS, PROVIDE 1 1/8" MIN. OSB RIM BOARD.
- METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O.
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C, EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND
  - 2 ½" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12"o.c. FIELD.
  - 2 ⅜" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD.
  - 2 ⅜" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES & @ 6" O.C. IN FIELD.
  - #6 x 2" MIN. SCREWS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD.

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 H2.5T CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) H2.5T CLIPS AT 2-PLY GIRDER TRUSSES, (3) H2.5T CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.
- METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O.
- ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BCSI 1-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (MAX 7' SPAN) w/ 2x4 LEDGER FASTENED TO:
  - RIM BOARD w/ (2) 3"x0.131" NAILS @ 16" O.C. MAX. (I-JOISTS)
  - TRUSS VERTICALS w/ (3) 3"x0.131" NAILS @ 19.2" O.C. MAX. (FLOOR TRUSSES)
- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS
  - w/ 2 ½" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12" O.C. FIELD.
  - w/ 2 ⅜" x 0.120" NAILS @ 4"o.c. @ PANEL EDGES & @ 8" O.C. FIELD.
  - w/ 2 ⅜" x 0.113" NAILS @ 3"o.c. @ PANEL EDGES & @ 6" O.C. FIELD.

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN *
HD-2	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.) (PRE-BENT MSTC66 ALT. WHEN SPECIFIED)
HD-3	SIMPSON STHD14/14RJ HOLD-DOWN

ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN ⅝" DIA. THREADED ROD INTO CONCRETE FOUNDATION. PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 ¾" OF EDGE OF 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

SPAN	2x4 NON-BEARING PARTITION WALL	2x6 NON-BEARING PARTITION WALL
UP TO 3'-0"	(1)2x4 FLAT	(1)2x6 FLAT
UP TO 6'-0"	(2)2x4	(3)2x4
UP TO 8'-0"	(2)2x6	(3)2x6

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 NCSBC: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 R301.1.3 OF THE 2018 NCSBC: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 NCSBC: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/ 2 ⅜"x0.113" NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. TYP, U.N.O.
- HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL PANEL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC: 1 ½" 16 GA STAPLES (7/16" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C IN FIELD.

BLOCKED PANEL EDGES

- AT DESIGNATED AREAS - FASTEN SHEATHING w/ 2 ⅜" x 0.113" NAILS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD OR 1 ¾" 16 GA STAPLES (7/16" 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, U.N.O.
- 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/ 3" x 0.120" NAILS @ 4" O.C. (THRU ONE SIDE ONLY)

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

INDICATES HOLDOWN BELOW

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

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

TRUSSES/JOISTS SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES/JOISTS OR GIRDER TRUSSES/FLUSH BEAMS DO NOT EXCEED THE FOLLOWING:

A. ROOF TRUSSES:
   1/4" DEAD LOAD
B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS:
   1/8" DEAD LOAD
C. FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS:
   LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)

SD2.1 REFERS TO SD2.1A FOR LVL/PSL/LSL BEAMS OR SD2.1B FOR FLITCH BEAMS OR SD2.1C FOR STEEL BEAMS

seal: 5/25/23

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036012 JOSEPH T. RICKER

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 ▸ Ambler, PA 19002
p 215-646-8001 ▸ mulhernkulp.com
NC LICENSE #C-3825

M&K project number: 126-22076

project mgr: JTR
drawn by: RPP
issue date: 05-25-23

REVISIONS:

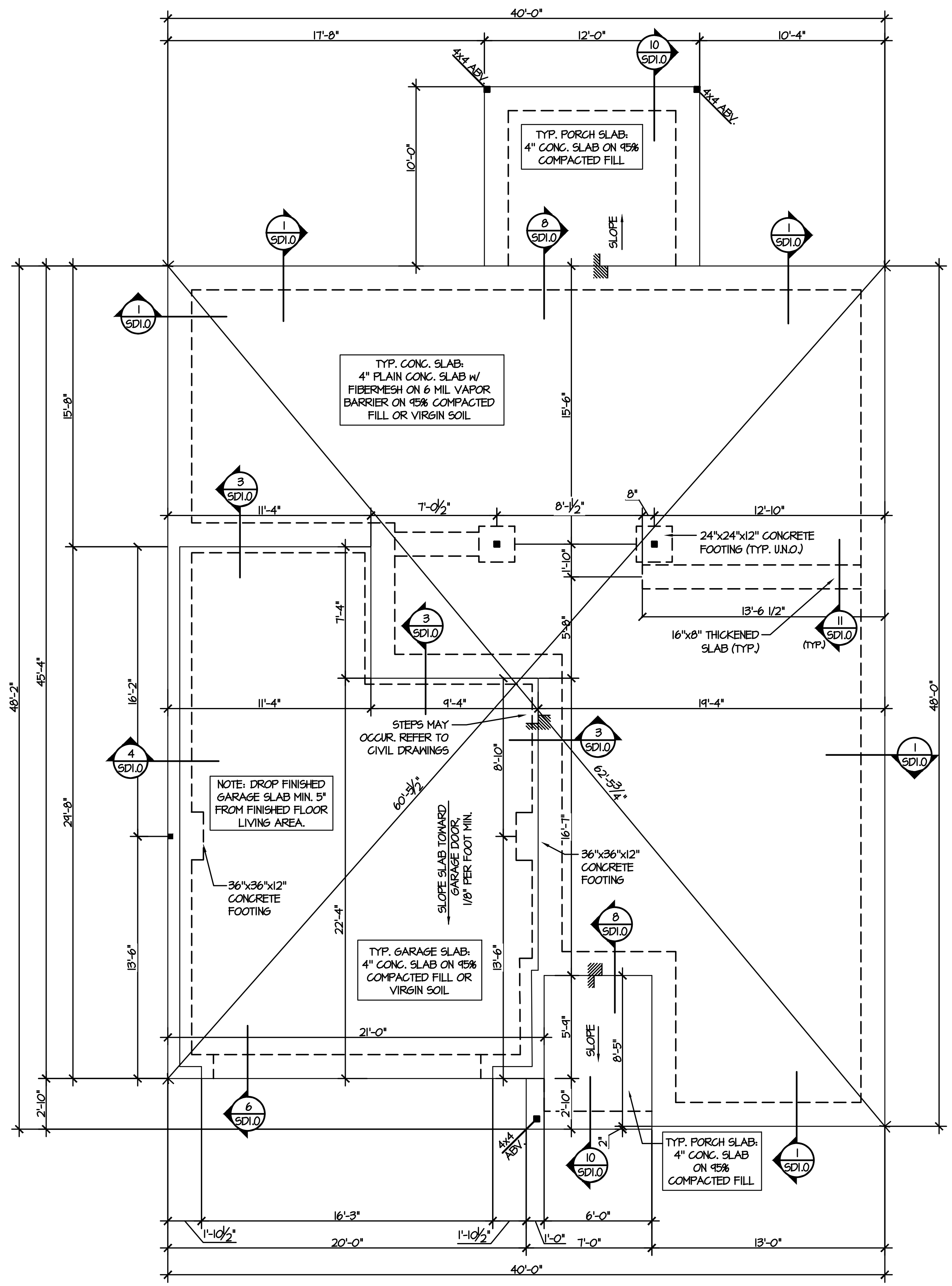
date:	initial:

DRB HOMES

STRUCTURAL NOTES

FARM AT NEIL'S CREEK
LOT 88 - DRAYTON 1
RALEIGH, NC

sheet: S0.0



MONO SLAB FOUNDATION PLAN

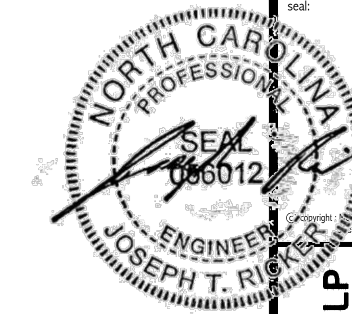
SCALE: 1/8"=1'-0"

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 S0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

seal: 5/25/23



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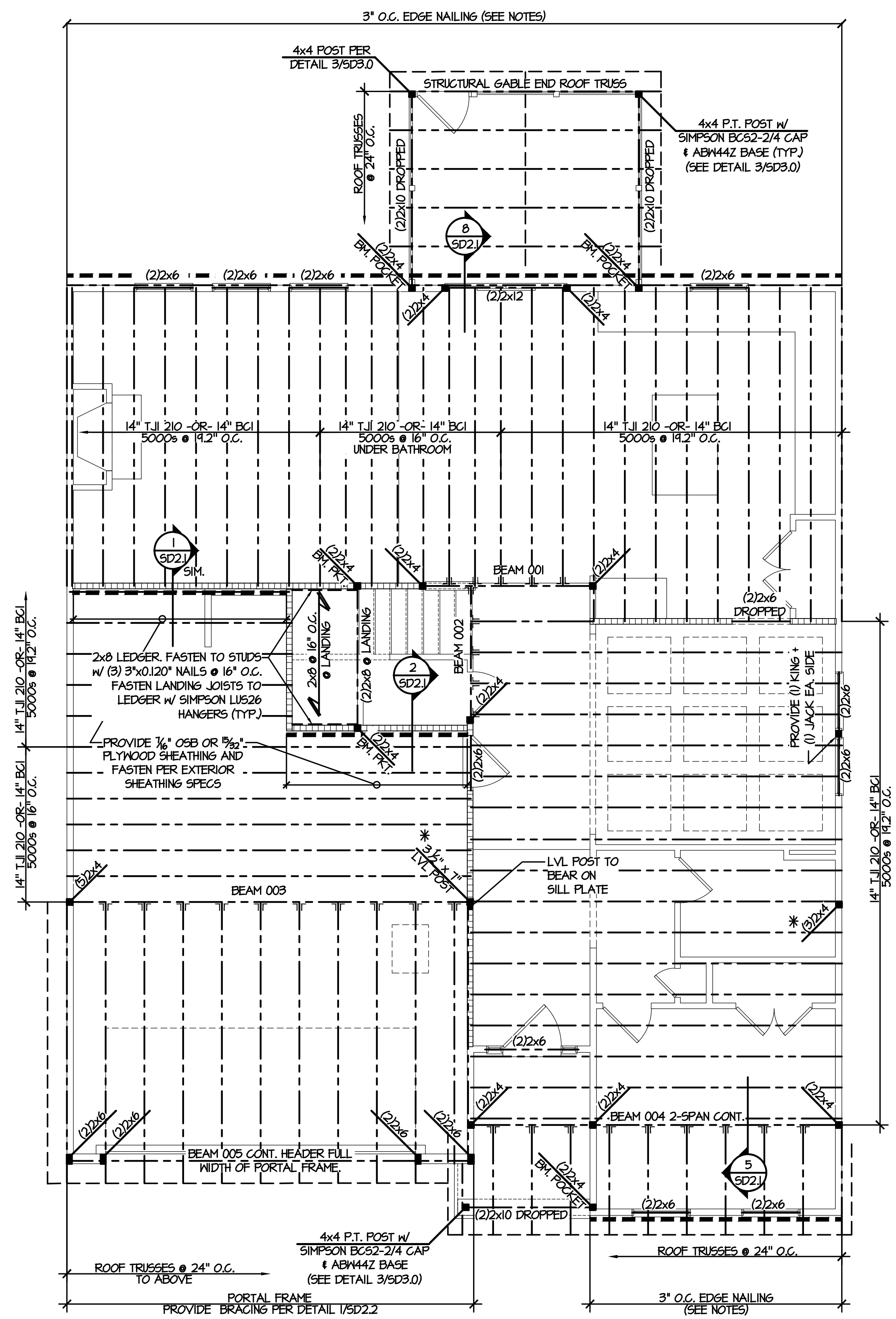
FOUNDATION PLANS

FARM AT NEIL'S CREEK
LOT 88 - DRAYTON 1
RALEIGH, NC

sheet: S1.0

FILE: RLH - Neils Creek - Lot 88 - Structurals DATE: 5/25/2023 9:36 AM



1 2ND FLOOR FRAMING PLAN

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

ENGINEERED BEAM MATERIAL SCHEDULE

BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2)1¾"x14" - F	3½"x14" - F	(2)1¾"x14" - F	(2)2x12 + (1) ¼"x11¼" STEEL FLITCH PLATES - FB	W12x14 - F
002	(2)1¾"x14" - F	3½"x14" - F	(2)1¾"x14" - F	(2)2x12 + (1) ¼"x11¼" STEEL FLITCH PLATES - FB	W12x14 - F
003	(3)1¾"x18" - FB or (2)1¾"x20" - FB	5¼"x18" - FB	N/A	(3)2x12 + (2) ⅝"x11¼" STEEL FLITCH PLATES - FB	W12x26 - F
004	(2)1¾"x14" - F	3½"x14" - F	(2)1¾"x14" - F	(2)2x12 + (1) ¼"x11¼" STEEL FLITCH PLATES - FB	W12x14 - F
005	(2)1¾"x11⅞" - H cont.	3½"x11⅞" - H cont.	(2)1¾"x11⅞" - H cont.	(3)2x12 + (2) ¼"x11⅞" STEEL FLITCH PLATES - H cont.	N/A
005A	(3)1¾"x14" - H cont.	5¼"x14" - H cont.	N/A	(3)2x12 + (2) ¼"x11⅞" STEEL FLITCH PLATES - H cont.	N/A
006	(1)1¾"x14" - F	3½"x14" - F	(2)1¾"x14" - F	(2)2x12 + (1) ¼"x14" STEEL FLITCH PLATES - FB	W12x14 - F
007	(2)1¾"x11⅞" - D	3½"x11⅞" - D	(2)1¾"x11⅞" - D	(2)2x12 + (1) ¼"x11¼" STEEL FLITCH PLATES - D	W10x12 - D
008	(2)1¾"x16" - H cont.	3½"x16" - H cont.	(3)1¾"x16" - H cont.	(3)2x12 + (2) ½"x11¼" STEEL FLITCH PLATES - H cont.	N/A
009	(2)1¾"x9¼" - F	3½"x9¼" - F	(2)1¾"x9¼" - F	(2)2x10 + (1) ¼"x9¼" STEEL FLITCH PLATES - F	W8x10 - F
010	(2)1¾"x14" - F	3½"x14" - F	(2)1¾"x14" - F	(2)2x12 + (1) ¼"x11¼" STEEL FLITCH PLATES - FB	W12x14 - F
011	(2)1¾"x14" - F	3½"x14" - F	(2)1¾"x14" - F	(2)2x12 + (1) ¼"x11¼" STEEL FLITCH PLATES - FB	W12x14 - F
012	(2)1¾"x11⅞" - D	3½"x11⅞" - D	(2)1¾"x11⅞" - D	(2)2x12 + (1) ¼"x11¼" STEEL FLITCH PLATES - D	W10x12 - D

- BEAM NOTATION:
  - "F" INDICATES FLUSH BEAM
  - "FT" INDICATES FLUSH TOP BEAM
  - "FB" INDICATES FLUSH BOTTOM BEAM
  - "D" INDICATES DROPPED BEAM
  - "H" INDICATES DROPPED OPENING HEADER
- REFER TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS
- REFER TO DETAIL E/SD2.0 FOR TYPICAL STEEL BEAM CONNECTIONS
- FOR FLUSH TOP BEAMS PROVIDE 2X STACKED PLATES BENEATH BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3"X0.120" NAILS @ 8" O.C.
- FOR FLUSH BOTTOM BEAMS PROVIDE 2x STACKED PLATES ATOP BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3"X0.120" NAILS @ 8" O.C.

SD2.1 REFERS TO SD2.1A FOR LVL/PSL/LSL BEAMS OR SD2.1B FOR FLITCH BEAMS OR SD2.1C FOR STEEL BEAMS

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- INDICATES SHEAR WALL & EXTENT
- EXTENT OF OVERFRAMING

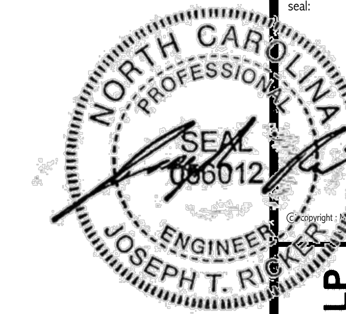
METAL HANGER

* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

REFER TO S0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

seal: 5/25/23



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M&K project number: 126-22076

project mgr: JTR
drawn by: RPP
issue date: 05-25-23

REVISIONS:

date:	initial:

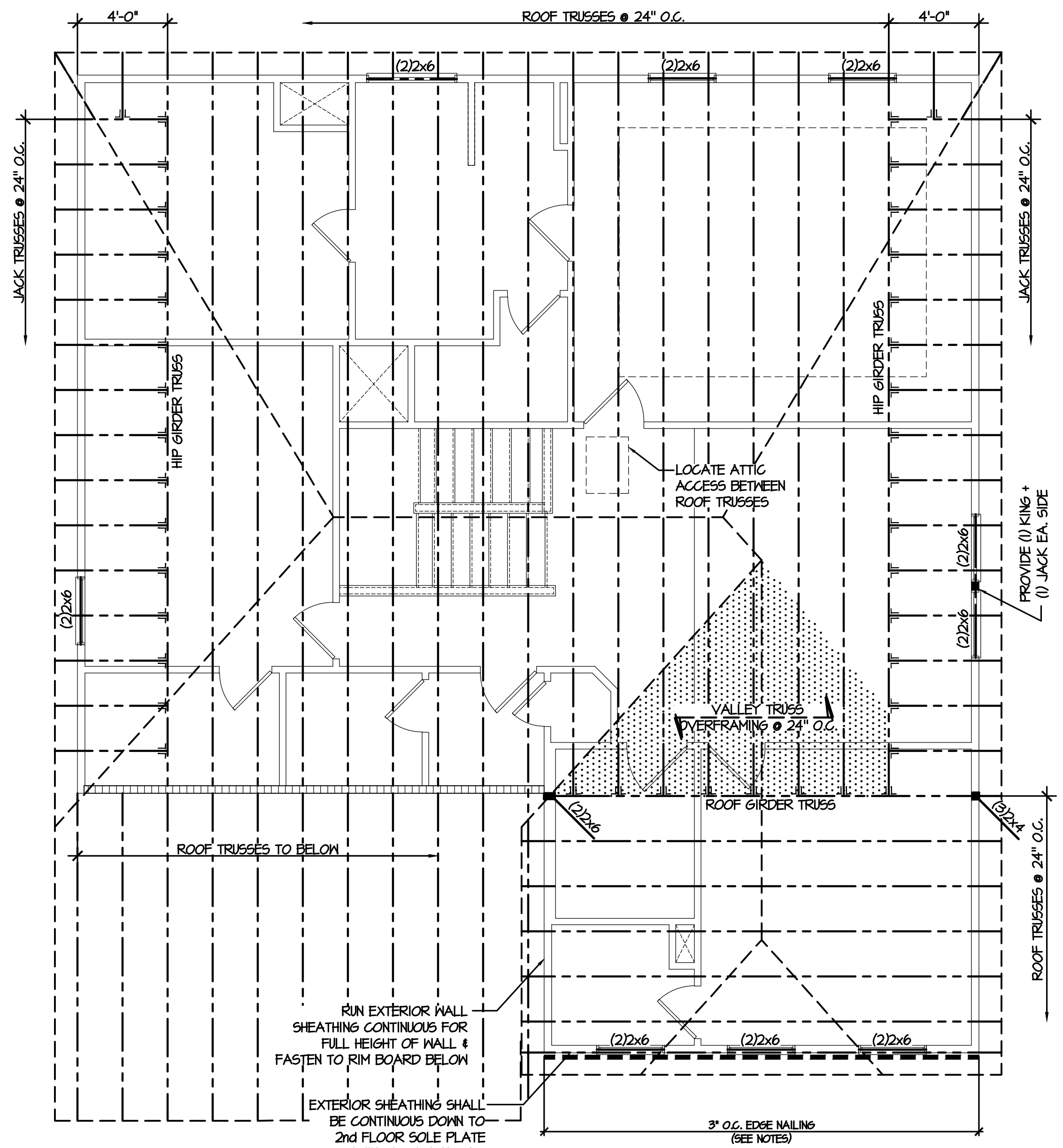
DRB HOMES

FLOOR FRAMING PLANS

FARM AT NEIL'S CREEK
LOT 88 – DRAYTON 1
RALEIGH, NC

sheet: S2.0

FILE: RLH - Neils Creek - Lot 88 - Structurals DATE: 5/25/2023 9:36 AM



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

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 S0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

seal: 5/25/23

NORTH CAROLINA PROFESSIONAL SEAL 036012 ENGINEER JOSEPH T. RICKER

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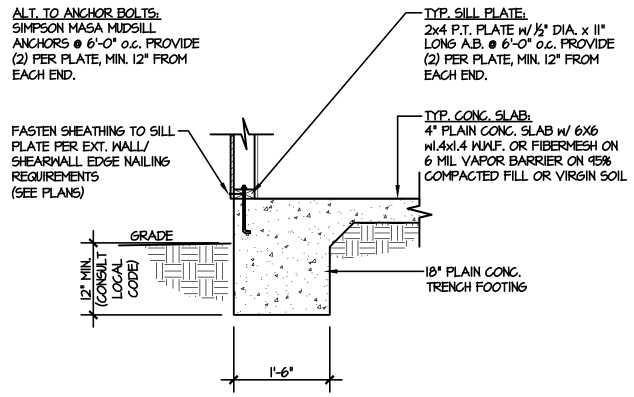
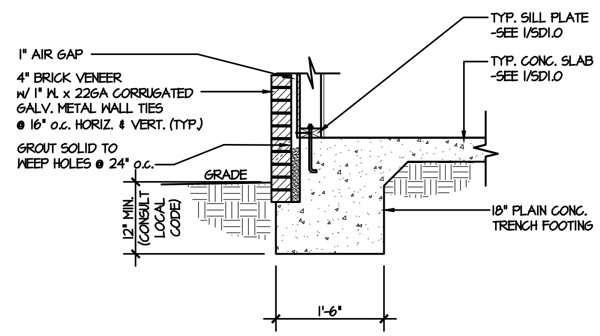
ROOF FRAMING PLANS
FARM AT NEIL'S CREEK
LOT 88 - DRAYTON 1
RALEIGH, NC

sheet: S3.0

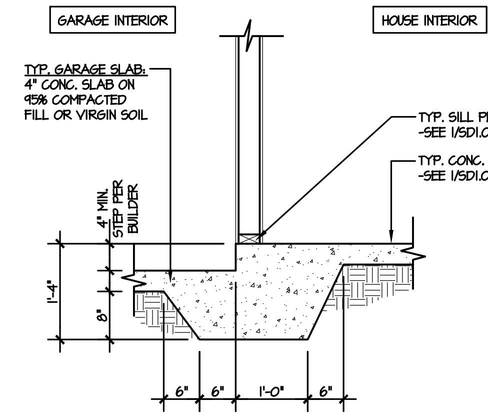
FILE: RLH - Neils Creek - Lot 88 - Structurals DATE: 5/25/2023 9:36 AM



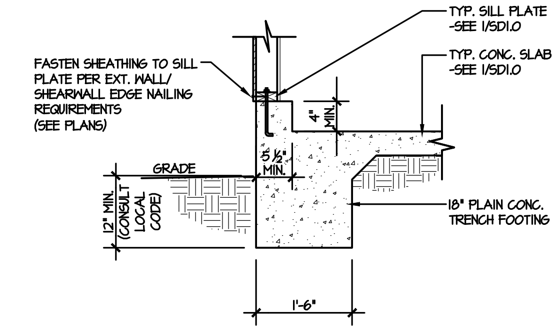
TYPICAL SLAB ON GRADE PERIMETER FOOTING
(1) SCALE: 3/8"=1'-0"



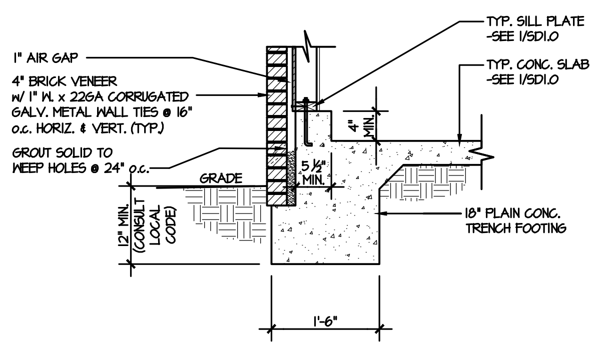
TYPICAL SLAB ON GRADE PERIMETER FOOTING
(2) SCALE: 3/8"=1'-0" w/ BRICK VENEER



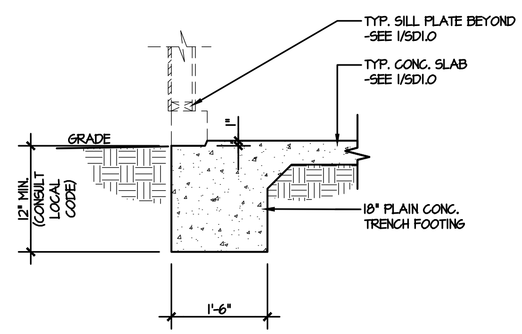
TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING
(3) SCALE: 3/8"=1'-0"



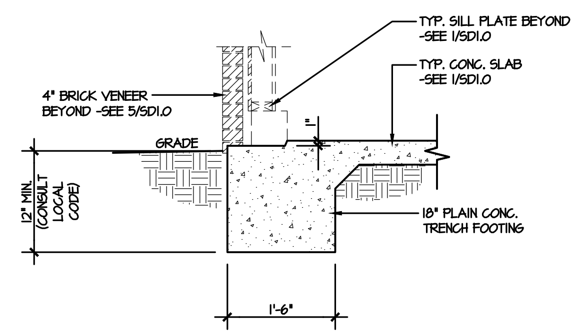
TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING
(4) SCALE: 3/8"=1'-0"



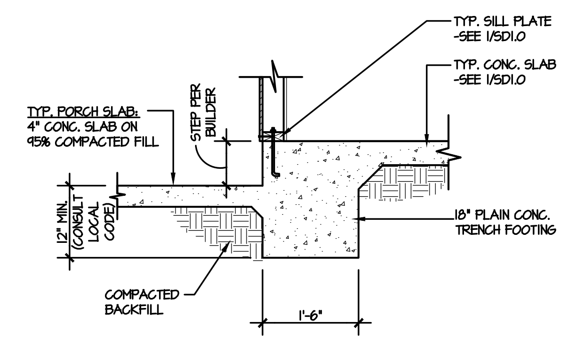
TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING
(5) SCALE: 3/8"=1'-0" w/ BRICK VENEER



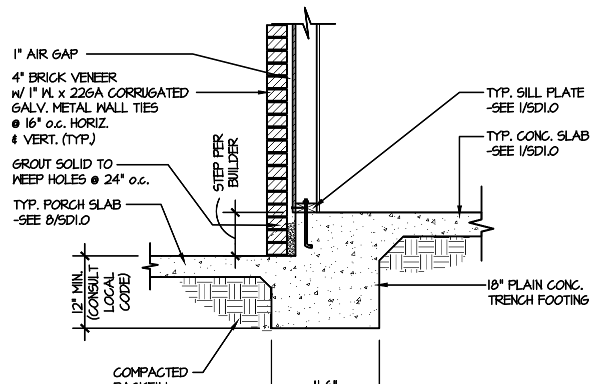
TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING
(6) SCALE: 3/8"=1'-0"



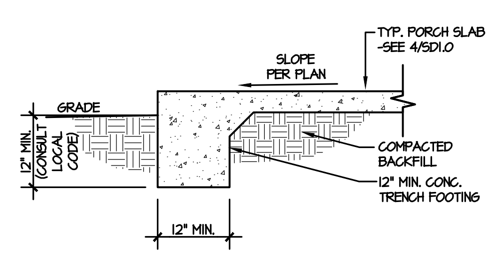
TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING
(7) SCALE: 3/8"=1'-0" w/ BRICK VENEER



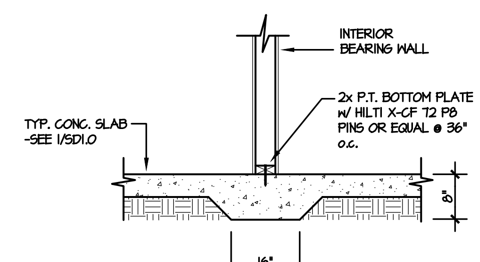
TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO
(8) SCALE: 3/8"=1'-0"



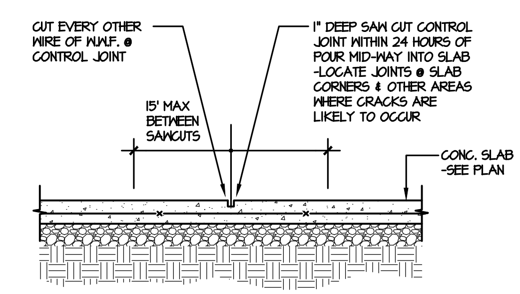
TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO
(9) SCALE: 3/8"=1'-0" w/ BRICK VENEER



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



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



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

LETTERED DETAILS ARE TYPICAL FOR THIS HOME & SHALL BE IMPLEMENTED IN ALL APPLICABLE AREAS. THESE DETAILS ARE NOT "CUT" ON THE PLANS.	NUMBERED DETAILS ARE PLAN SPECIFIC AND ARE ONLY REQUIRED WHERE SPECIFICALLY INDICATED ("CUT") ON THE PLANS.

seal: 5/25/23
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FOUNDATION DETAILS
FARM AT NEIL'S CREEK
LOT 88 - DRAYTON 1
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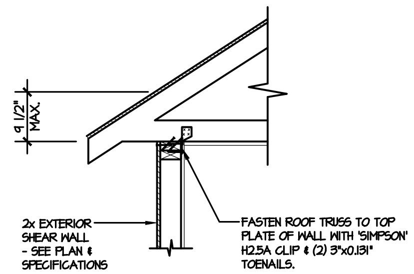
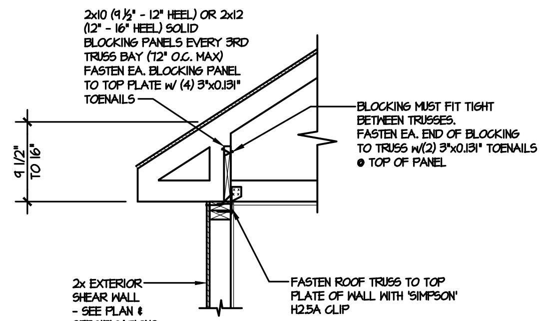
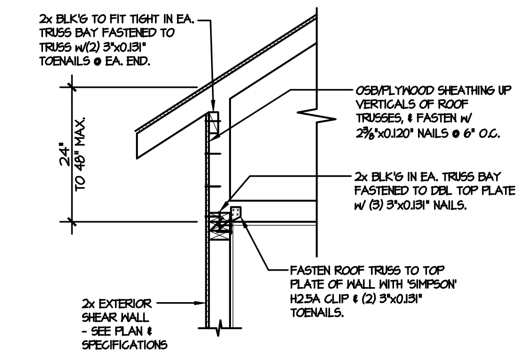
sheet: SD1.0



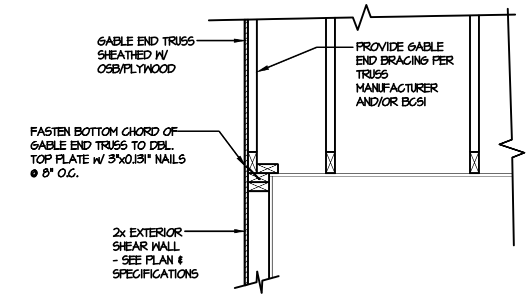
A1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT LESS THAN 9 1/2" NO BLOCKING REQ'D



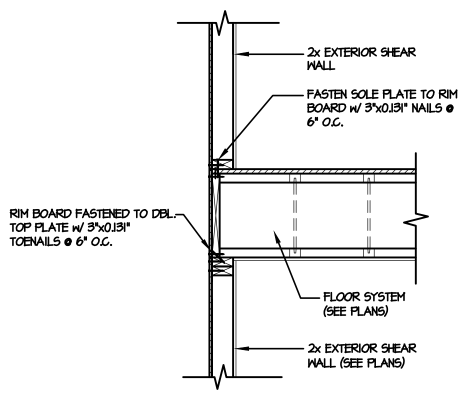
A2 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT BETWEEN 9 1/2" - 16" BLOCKING REQ'D



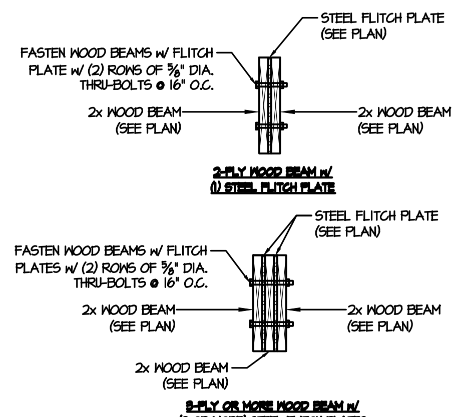
A3 TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
SCALE: 3/8"=1'-0"
HEEL HEIGHT UP TO 48" MAX.



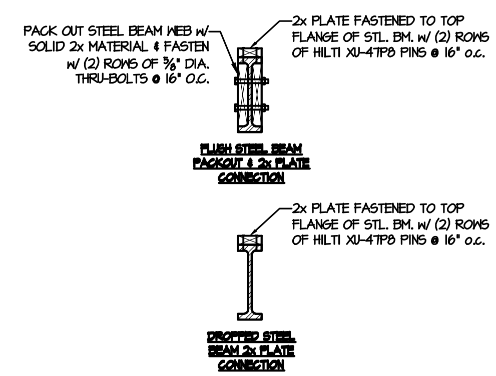
B TYPICAL GABLE END DETAIL
SCALE: 3/8"=1'-0"



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



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



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

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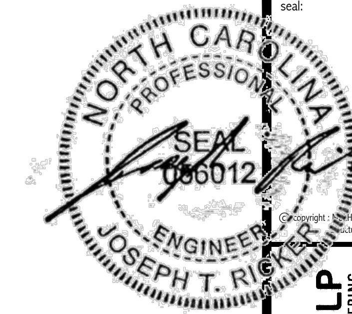
seal: 5/25/23



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NC LICENSE #C-3825

M&K project number: 126-22076

project mgr: JTR
drawn by: RPP
issue date: 05-25-23

REVISIONS:

date:	initial:

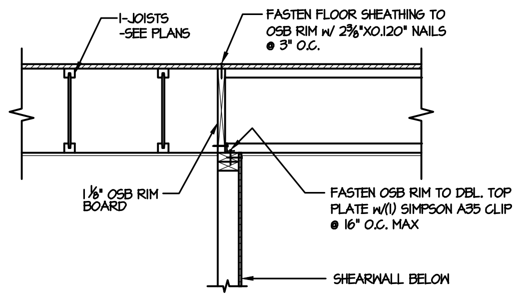
DRB HOMES

FRAMING DETAILS

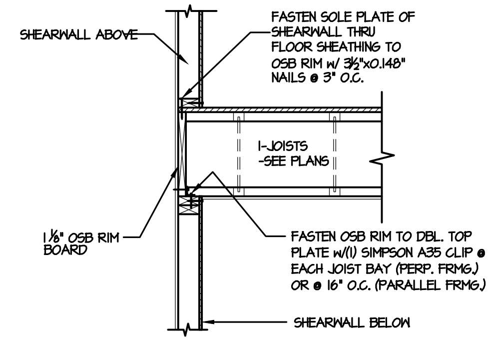
FARM AT NEIL'S CREEK
LOT 88 - DRAYTON 1
RALEIGH, NC

sheet: SD2.0

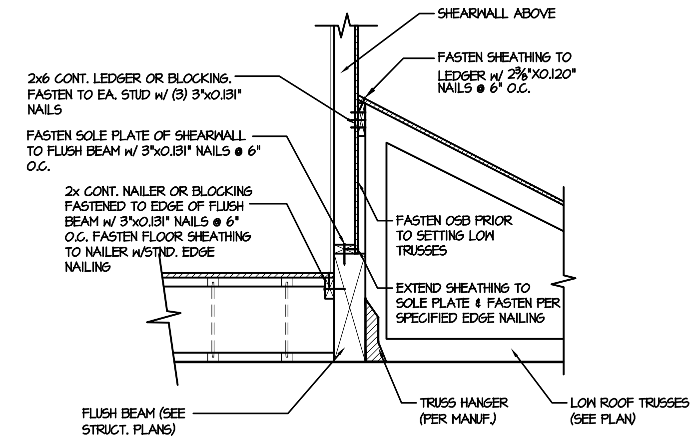
FILE: RLH - Neils Creek - Lot 88 - Structurals DATE: 5/25/2023 9:36 AM



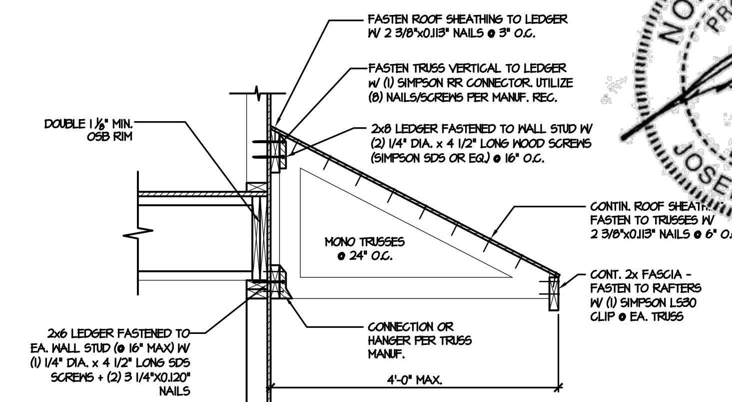
SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW (1)
SCALE: 3/4"=1'-0" PARALLEL FRAMING



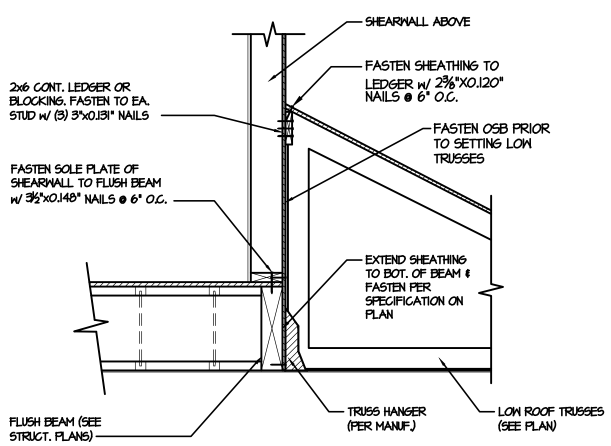
SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW (2)
SCALE: 3/4"=1'-0" EDGE OF FRAMING



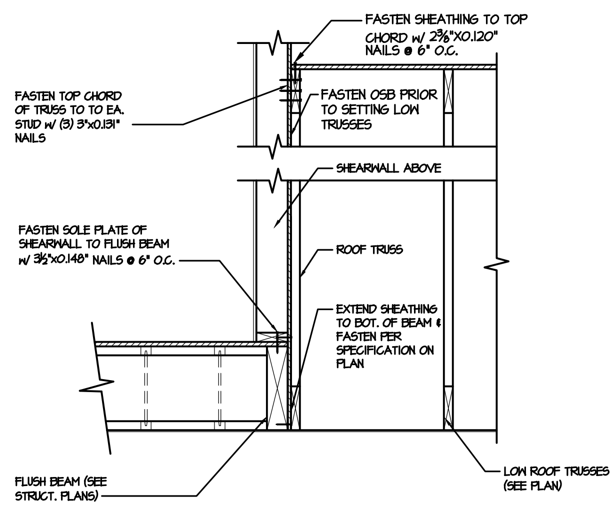
SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE (3)
SCALE: 3/4"=1'-0"



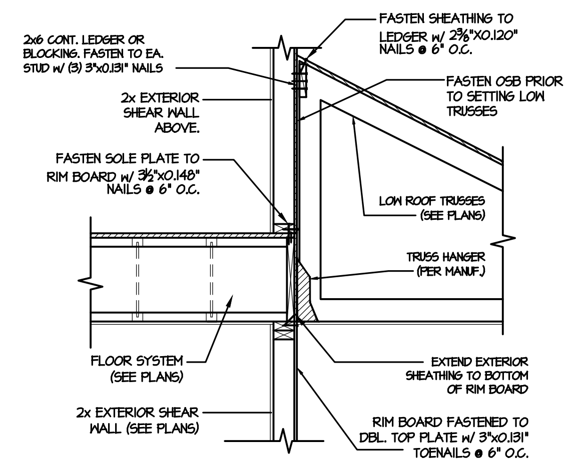
DETAIL @ SHED ROOF (4)
SCALE: 3/8"=1'-0"



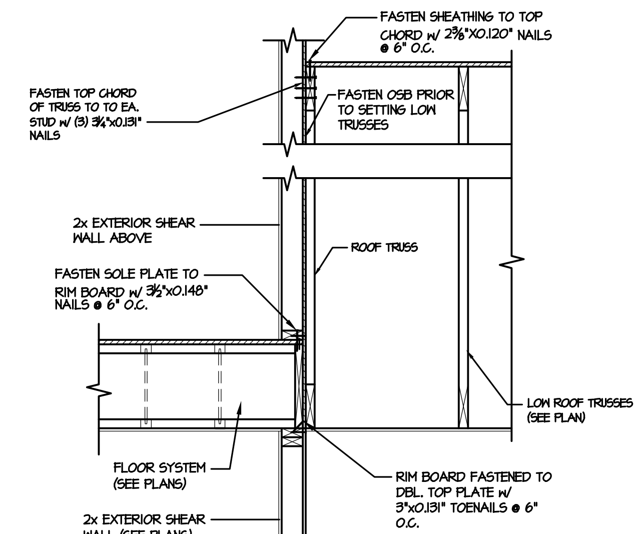
SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE (5)
SCALE: 3/4"=1'-0"



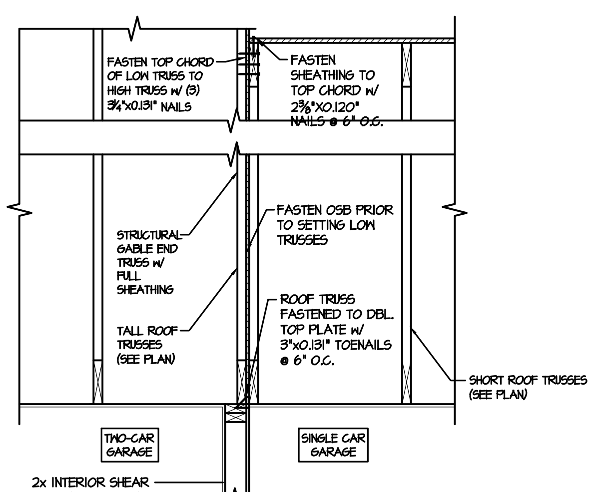
SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE (6)
SCALE: 3/4"=1'-0"



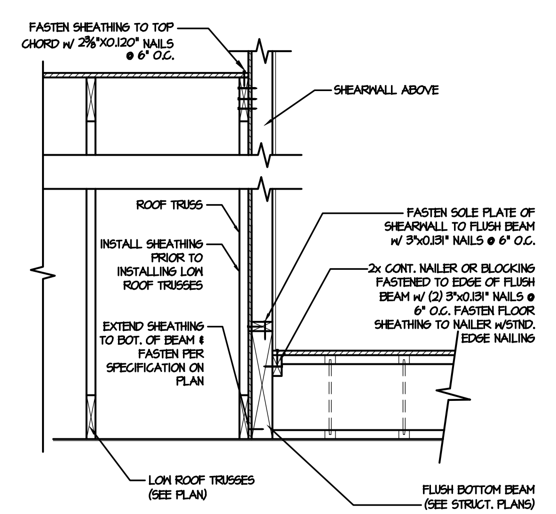
TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL (7)
SCALE: 3/4"=1'-0"



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



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



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

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seal: 5/25/23
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NC LICENSE #C-3825

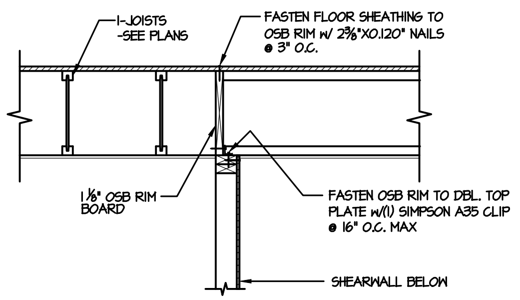
M&K project number: 126-22076
project mgr: JTR
drawn by: RPP
issue date: 05-25-23
REVISIONS:
date: initial:

DRB HOMES

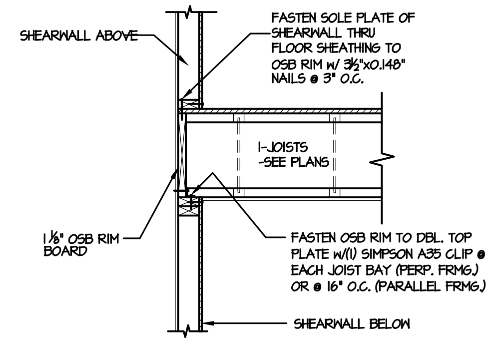
FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 88 - DRAYTON 1
RALEIGH, NC

sheet: SD2.1A

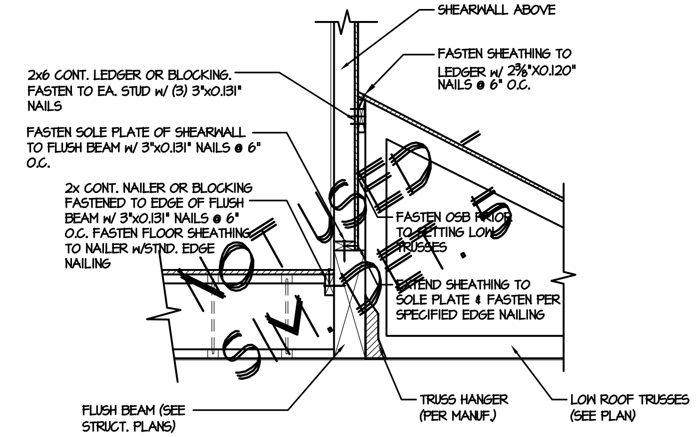
FILE: RLH - Neils Creek - Lot 88 - Structurals DATE: 5/25/2023 9:37 AM



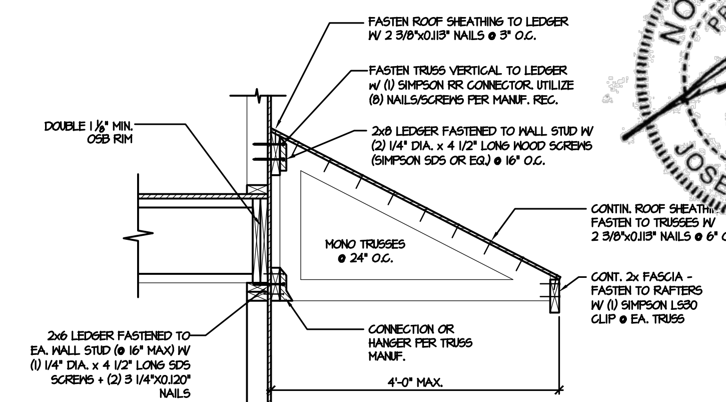
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0" PARALLEL FRAMING



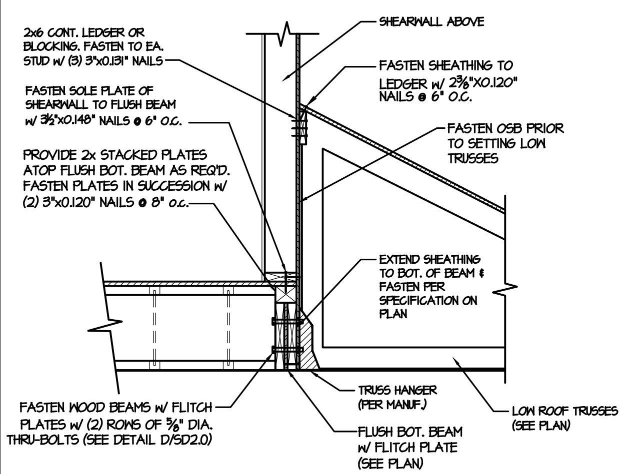
2 SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW
SCALE: 3/4"=1'-0" EDGE OF FRAMING



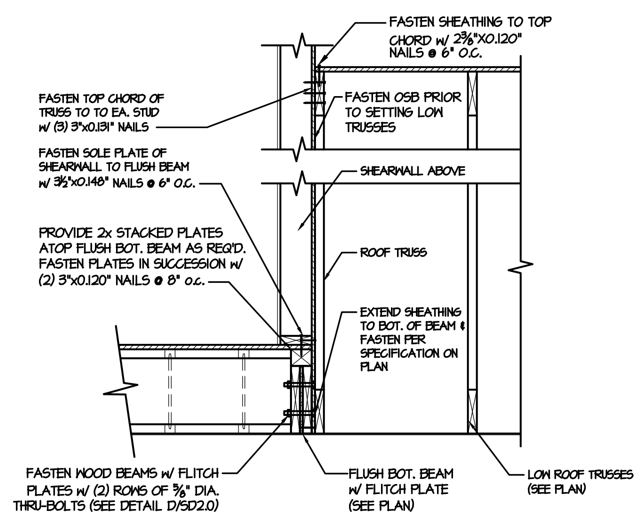
3 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



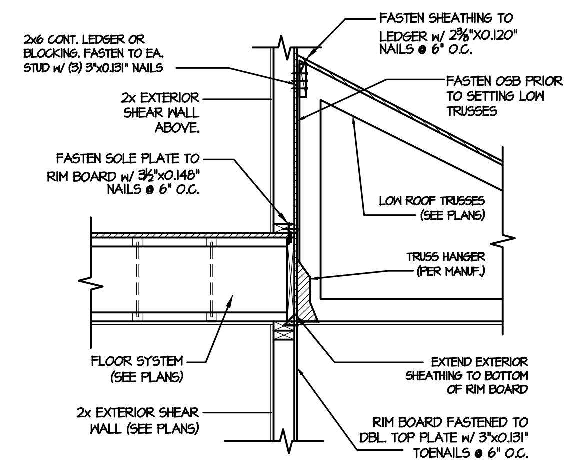
4 DETAIL @ SHED ROOF
SCALE: 3/8"=1'-0"



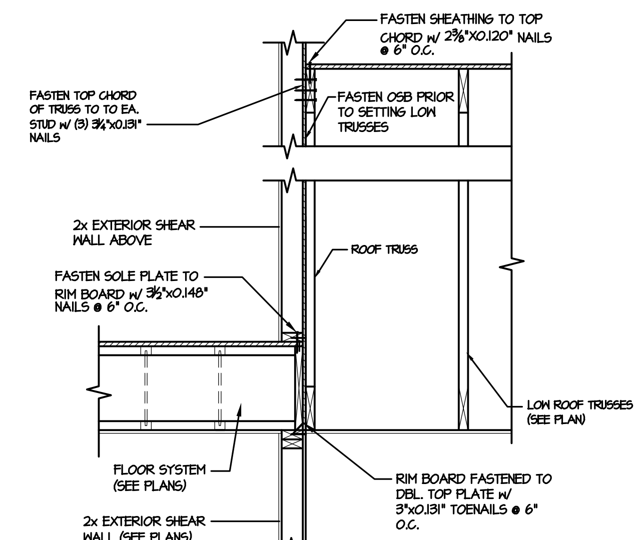
5 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



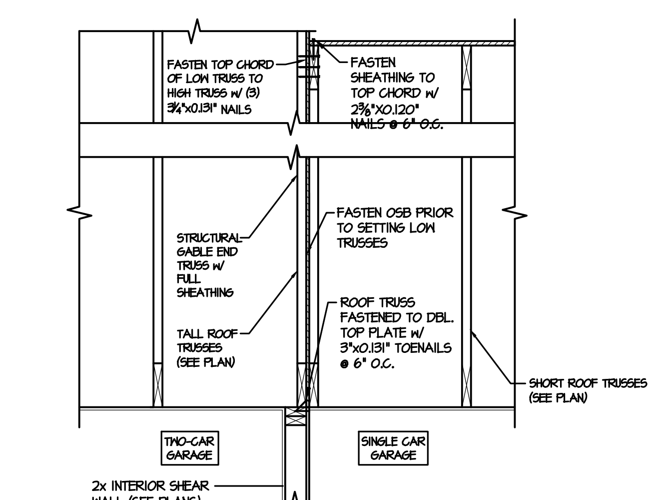
6 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



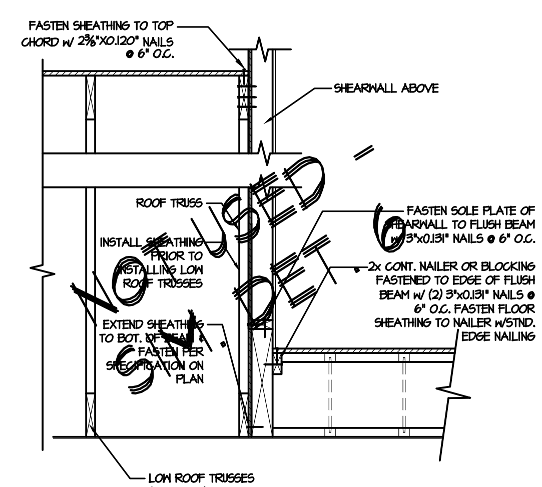
7 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



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



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



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

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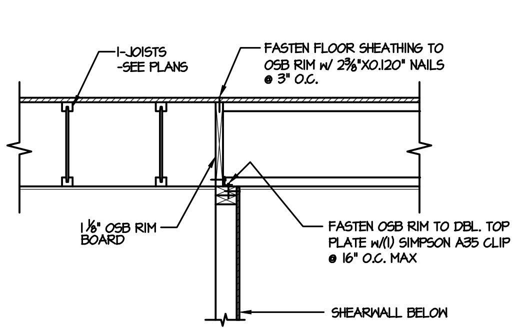
date: initial:

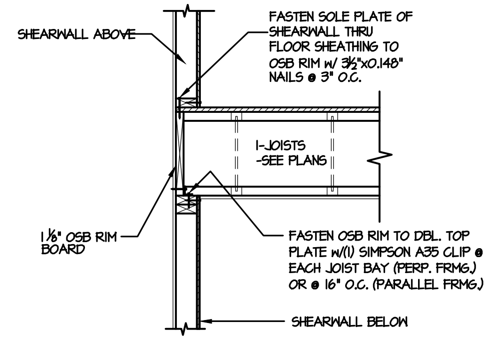
DRB HOMES

FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 88 - DRAYTON 1
RALEIGH, NC

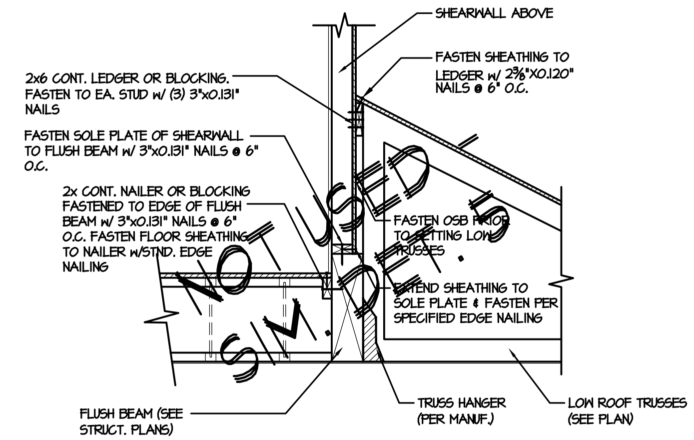
sheet: SD2.1B



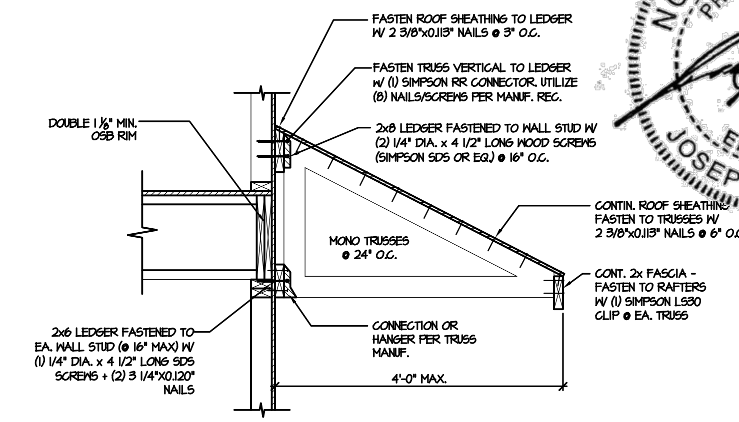
① SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0" PARALLEL FRAMING



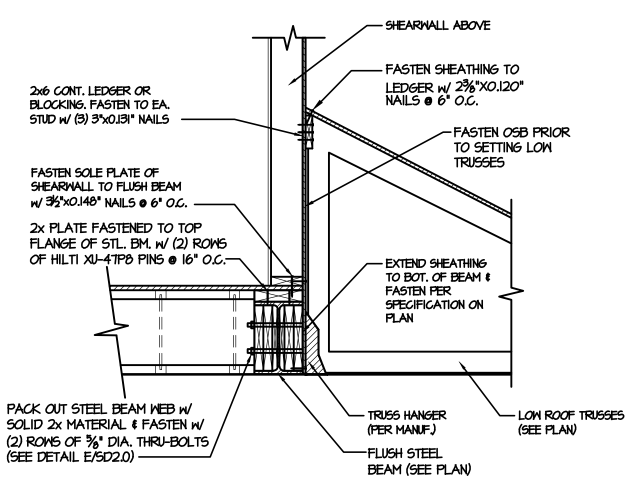
② SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW
SCALE: 3/4"=1'-0" EDGE OF FRAMING



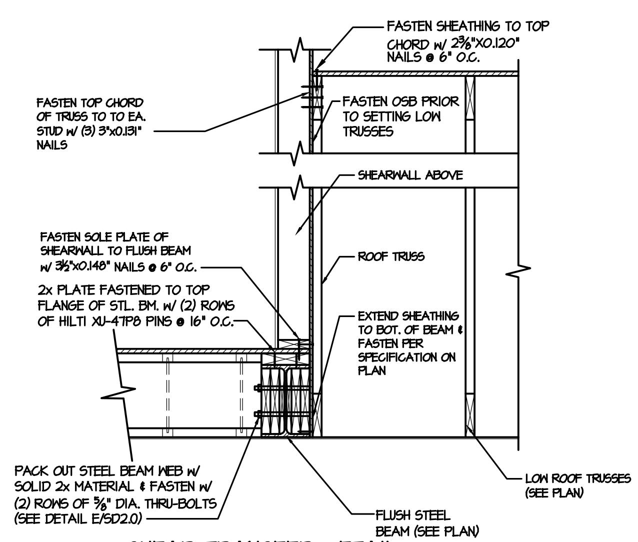
③ SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



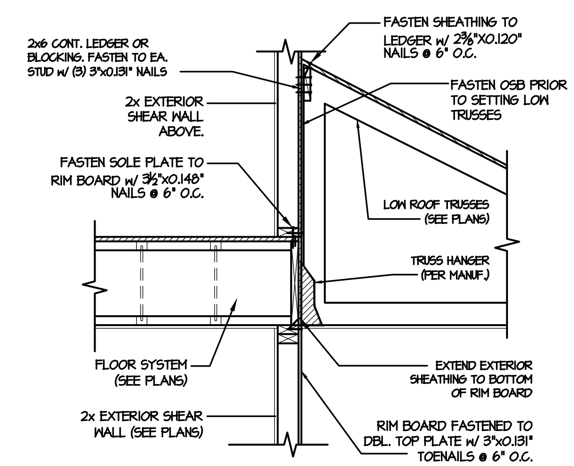
④ DETAIL @ SHED ROOF
SCALE: 3/8"=1'-0"



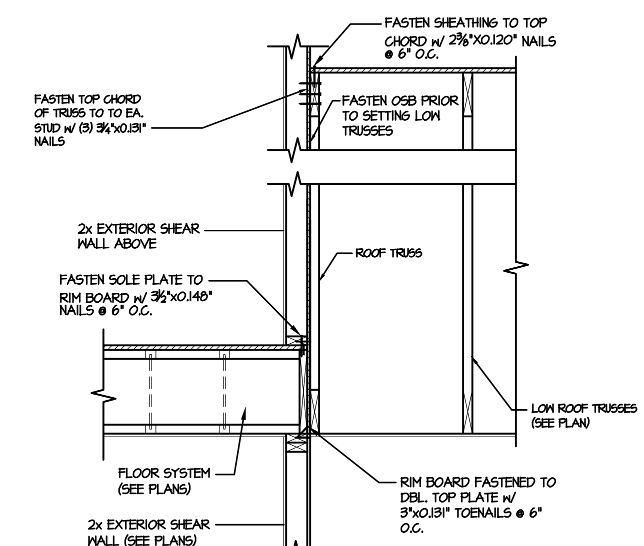
⑤ SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



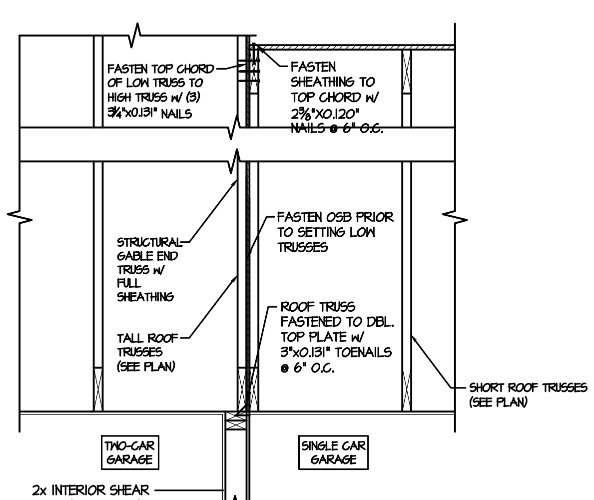
⑥ SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



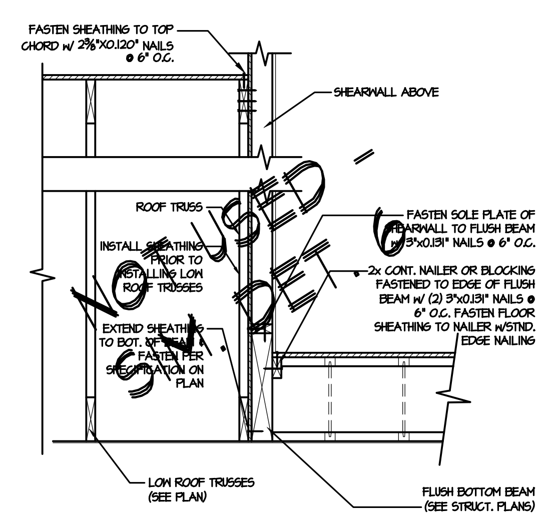
⑦ TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



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



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



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

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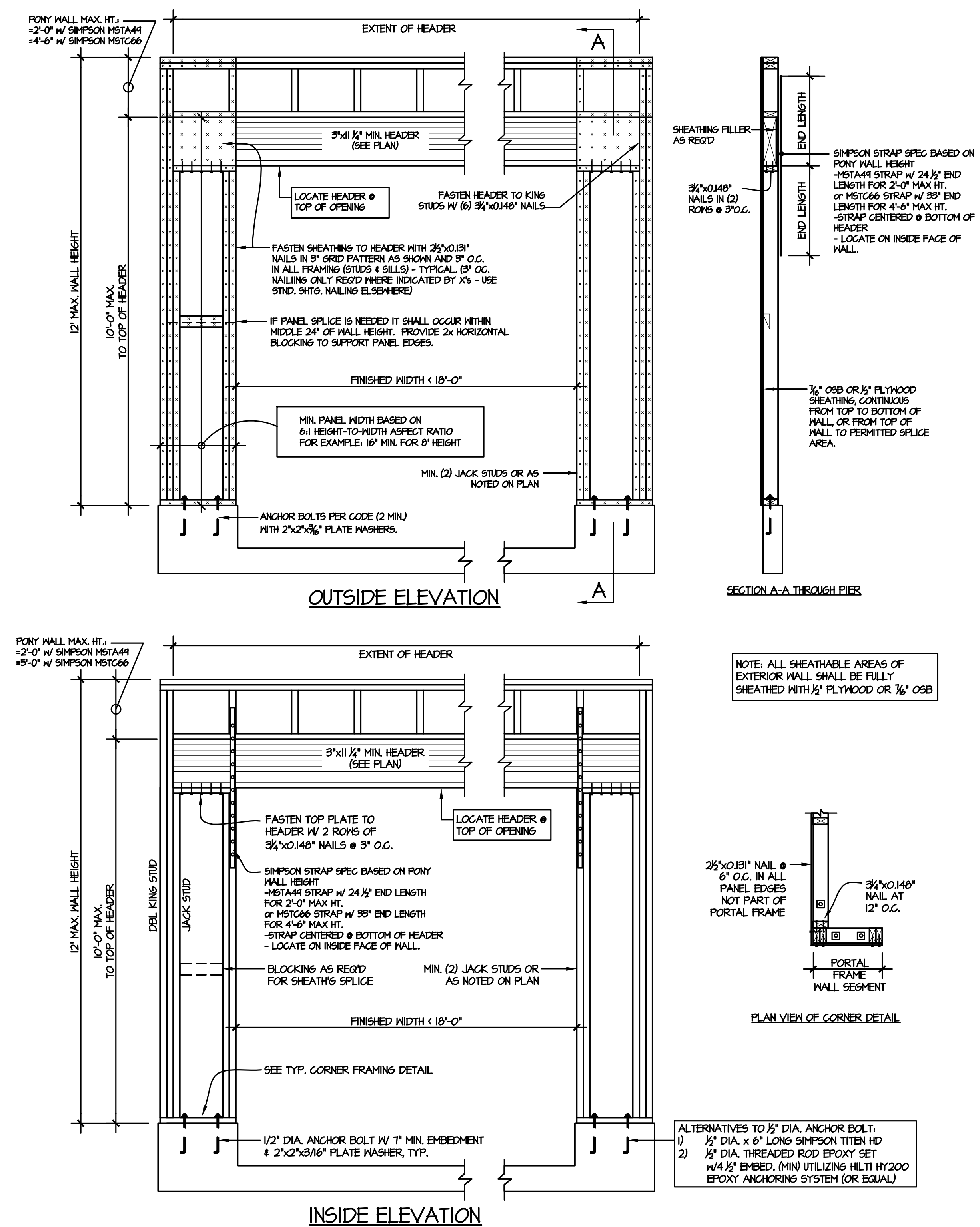
date: initial:

DRB HOMES

FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 88 - DRAYTON 1
RALEIGH, NC

sheet: SD2.1C

FILE: RLH - Neils Creek - Lot 88 - Structurals DATE: 5/25/2023 9:37 AM



1 TWO SIDED GARAGE PORTAL FRAME BRACING ELEVATION ON CONCRETE STEM

SCALE: N.T.S.

seal: 5/25/23

NORTH CAROLINA PROFESSIONAL SEAL 036012 ENGINEER JOSEPH T. RICKER

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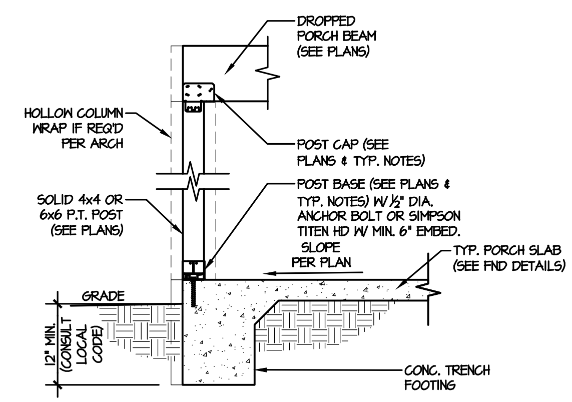
FRAMING DETAILS

FARM AT NEIL'S CREEK
LOT 88 - DRAYTON 1
RALEIGH, NC

sheet: SD2.2

FILE: RLH - Neils Creek - Lot 88 - Structurals DATE: 5/25/2023 9:37 AM



3 **TYPICAL PORCH POST CONNECTION DETAIL**

SCALE: NONE

SLAB ON GRADE SHOWN (RAISED SLAB SIM.)

seal: 5/25/23

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036012 JOSEPH T. RICKER

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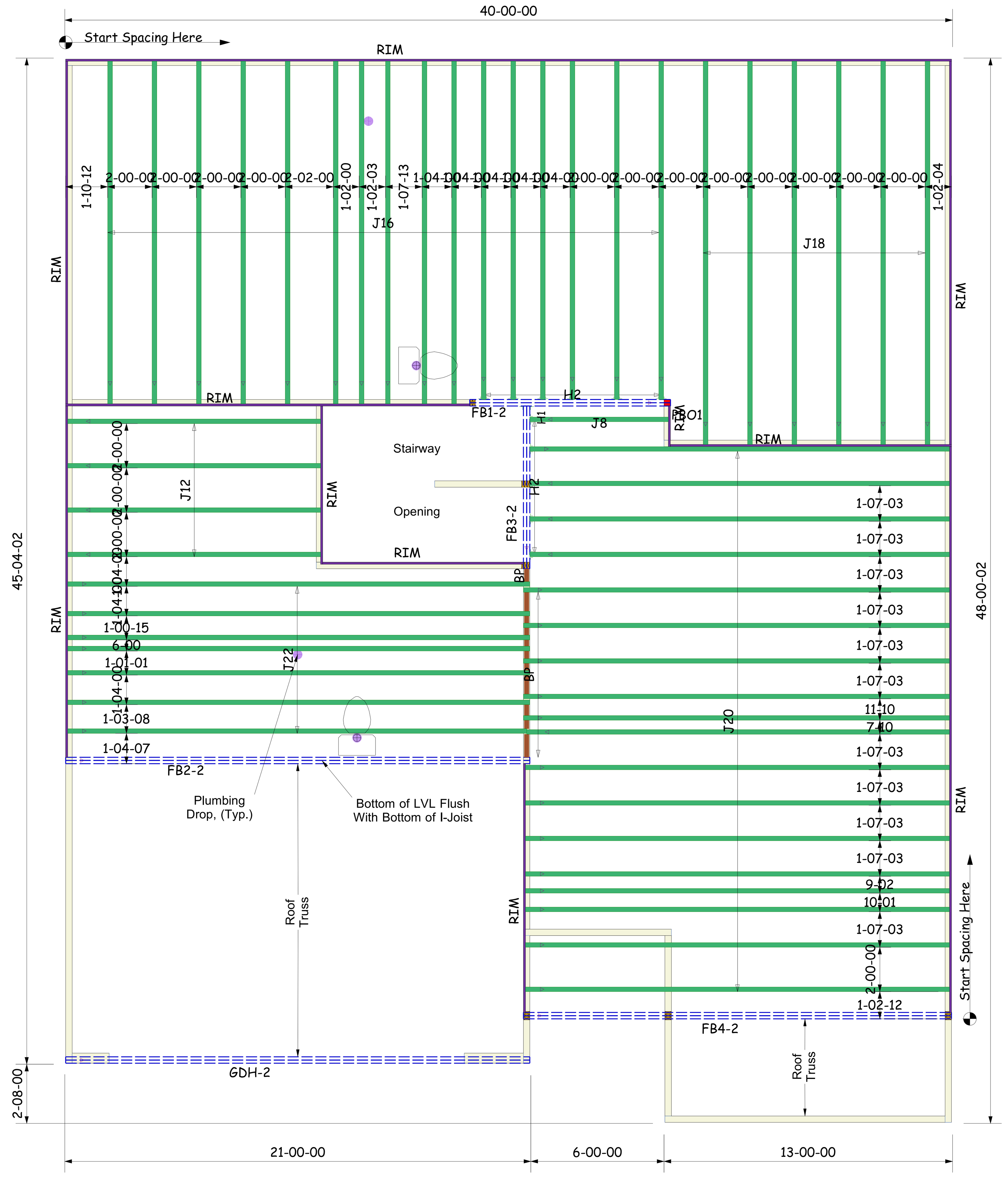
FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 88 - DRAYTON 1
RALEIGH, NC

sheet: SD3.0

FILE: RLH - Neils Creek - Lot 88 - Structurals DATE: 5/25/2023 9:37 AM

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

** LVL AND JOISTS MUST BE FULLY CONNECTED TOGETHER PRIOR TO ADDING ANY LOADS.

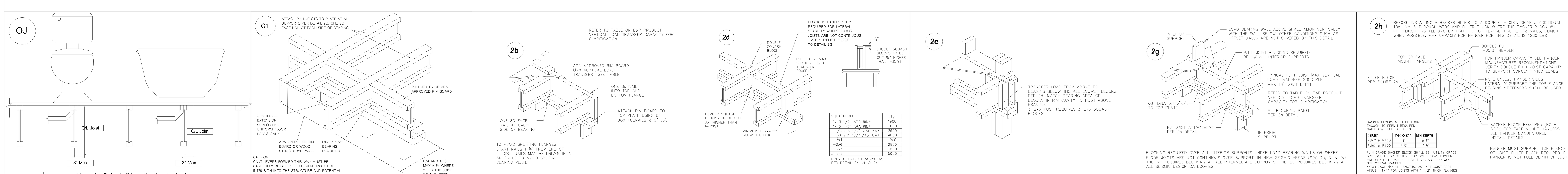


Products				
PlotID	Length	Product	Plies	Net Qty
J22	22-00-00	14" PJI-40	1	7
J20	20-00-00	14" PJI-40	1	18
J18	18-00-00	14" PJI-40	1	6
J16	16-00-00	14" PJI-40	1	16
J12	12-00-00	14" PJI-40	1	4
J8	8-00-00	14" PJI-40	1	1
GDH-2	22-00-00	2.0 RigidLam DF LVL 1-3/4 x 11-7/8	2	2
FB4-2	20-00-00	2.0 RigidLam DF LVL 1-3/4 x 14	2	2
FB1-2	10-00-00	2.0 RigidLam DF LVL 1-3/4 x 14	2	2
FB3-2	8-00-00	2.0 RigidLam DF LVL 1-3/4 x 14	2	2
FB2-2	22-00-00	2.0 RigidLam DF LVL 1-3/4 x 20	2	2
RIM	12-00-00	1 1/8" x 14" APA Rim Board	1	15
BP	2-00-00	14" PJI-40	1	3

Accessories				
PlotID	Length	Product	Plies	Net Qty
		3/4" 4x8 OSB	1	45

Connector Summary					
PlotID	Qty	Manuf	Product	Backer Blocks	Web Stiff
H1	1	Simpson	HHUS410	No	No
H2	11	Simpson	IUS2.56/14	No	No

2ND FLOOR LAYOUT



LABEL LEGEND

- BBO = Beam by Others
- PBO = Post by Others
- GBO = Girder by Others
- J = I-Joist
- FB = Flush Beam
- DB = Dropped Beam
- RB = Roof Beam
- BP = Blocking Panels
- SB = Squash Blocks

** PLUMBING DROPS NOTED ARE IN APPROXIMATE LOCATIONS PER PLAN. BUILDER MUST VERY LOCATIONS BEFORE SETTING JOISTS.

** ALL POINT LOADS FROM ABOVE MUST BE TRANSFERRED TO BEARING FROM UNDER SIDE OF SHEATHING.

** REFER TO INSTALLATION GUIDE FOR PLY TO PLY CONNECTIONS.

** FRAMER MUST REFER TO PLANS WHILE SETTING COMPONENTS.

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

** DAMAGED FLOOR JOISTS SHOULD NOT BE INSTALLED UNLESS APPROVED BY COMPONENT PLANT.

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

This is an I-Joist Placement Plan Only. All designs of I-Joist follow the IBC/IRC Code Requirements along with Manufacturer's guidelines. This is NOT an engineered placement plan. This placement plan is created from plans provided by the customer using Manufacturers guidelines. It is the responsibility of the EOR, or builder to review and approve all bearing conditions, connections, spans, loading, product usage, and quantities. Do not notch or drill holes in beams or flanges on joists without prior approval from the manufacturing Representative unless following hole guidlines in the installation guide of product. Builder takes full responsibility for doing so and NO Back charge will be accepted.

Kempsville Building Materials
A Division of the Carter Lumber Company

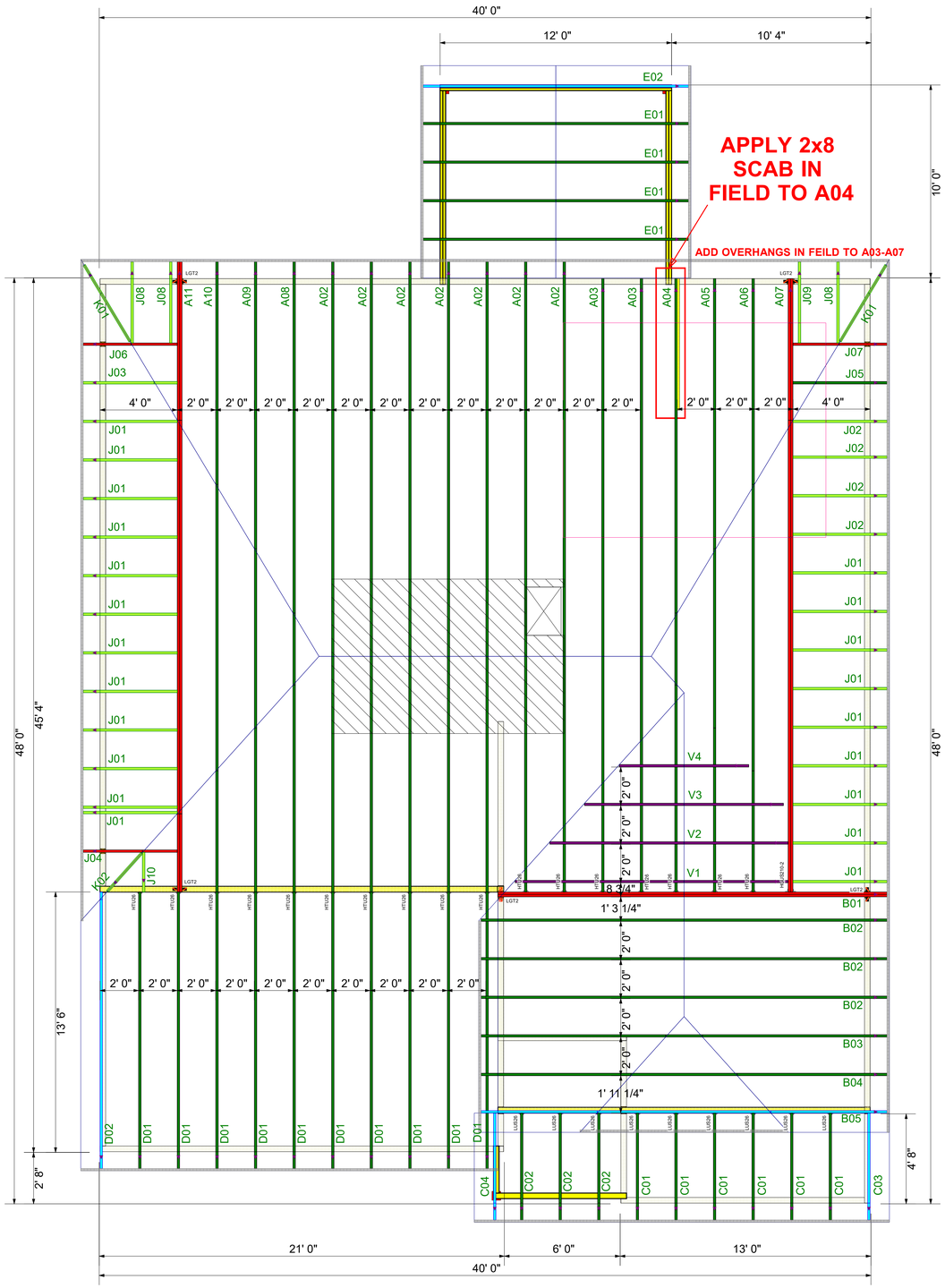
DRB HOMES
LOT 88 FARM AT NEILLS CREEK
DRAYTON 1

Scale: 1/4" = 1'-0"
Date: 5/22/23
Designer: DH
Project #: 22090053
Sheet Number:
1 / 1

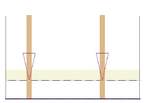
General Notes:

** 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.



Truss Connector Total List		
Qty	Product	Manuf
1	HGUS210-2	Simpson
17	HTU26	Simpson
5	LGT2	Simpson
9	LUS26	Simpson



Truss Drawing Left End Indicator

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

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 the overall structure. In addition, it is the responsibility of the building designer to see that all connections meet specifications. For general guidance regarding the bracing, consult "Bracing of Wood Trusses" available from the Truss Plate Institute, 583 D'Onofrio Drive: Madison, WI 53179

Kempsville Building Materials
A Division of the Carter Lumber Company

DRB HOMES
88 FaNC
DRAYTON 1

COMPONENT PLACEMENT PLAN

Scale:	NTS
Date:	5/19/2023
Designer:	ND
Project Number:	22090053
Sheet Number:	1/1

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

** FRAMER MUST REFER TO PLANS WHILE SETTING COMPONENTS.

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

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

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

** 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.