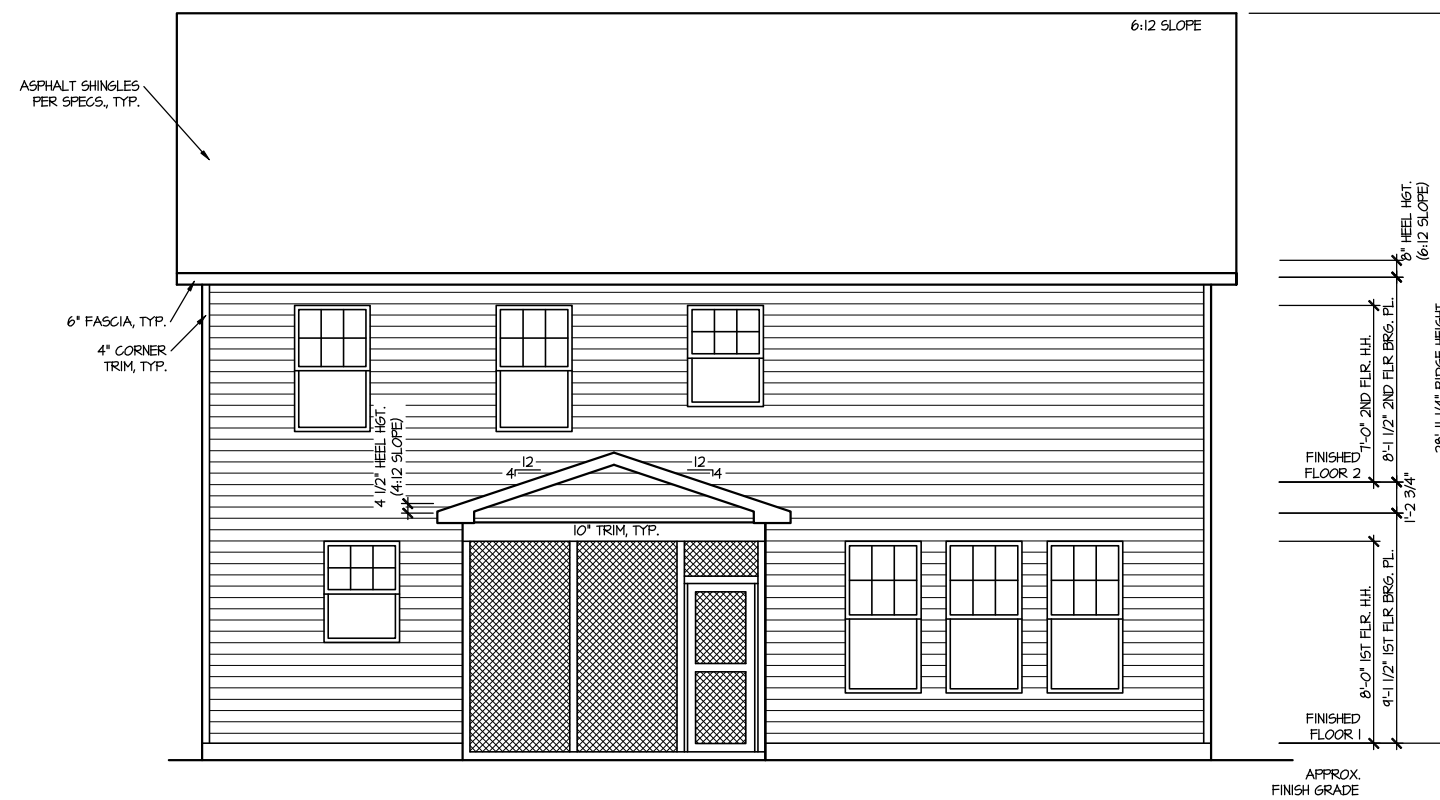


FRONT ELEVATION 3

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



REAR ELEVATION 3

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

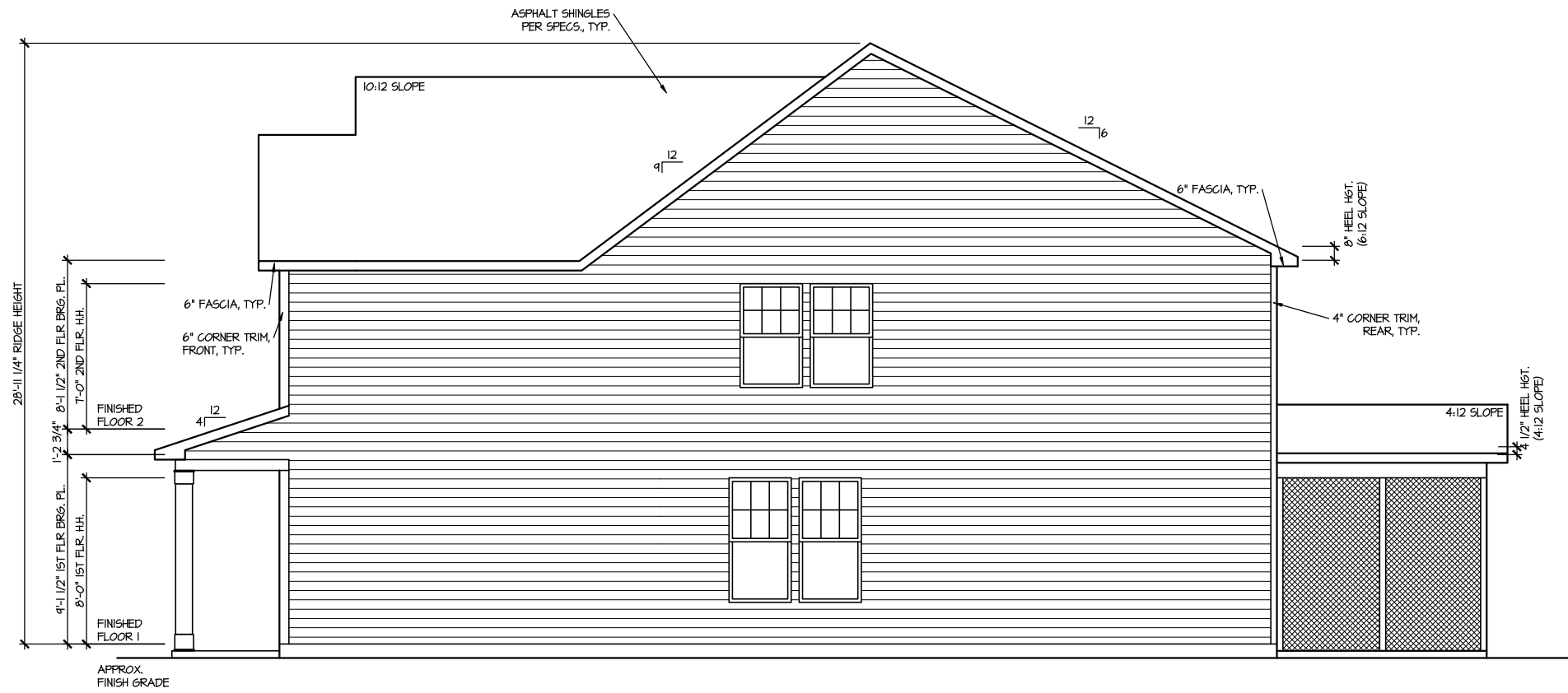
MASTER PLAN INFORMATION		UPDATED DATE
REVISION	DATE	01-31-2023
2-RALE	03-06-2019	

DRAWN BY:
ITS
DATE:
07/26/2023
PLAN NO.
2695



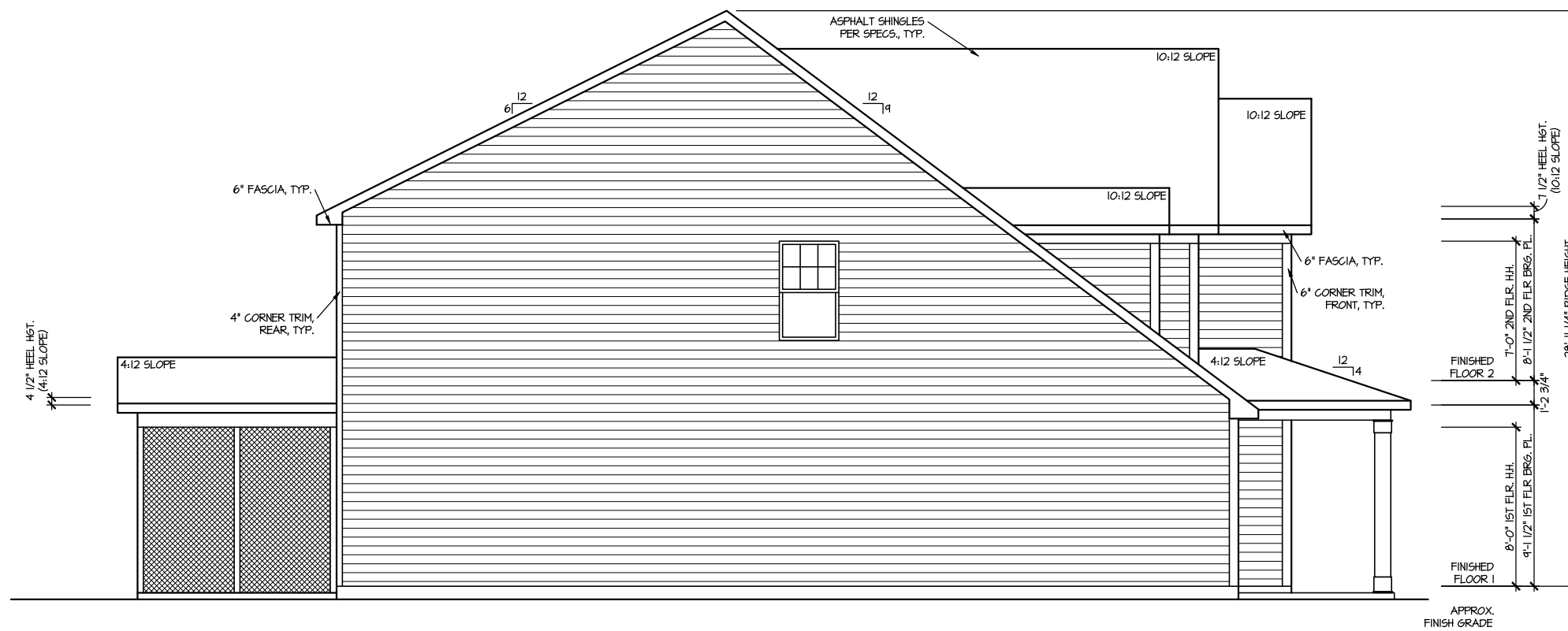
HOUSE NAME:
DRAYTON
DRAWING TITLE
FRONT & REAR ELEVATIONS

SHEET No.
A.II



RIGHT ELEVATION 3

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



LEFT ELEVATION 3

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

UPDATED DATE
01-31-2023

MASTER PLAN INFORMATION
REVISION DATE
2-RALE 03-06-2019

DRAWN BY:
ITS
DATE:
07/26/2023
PLAN NO.
2695

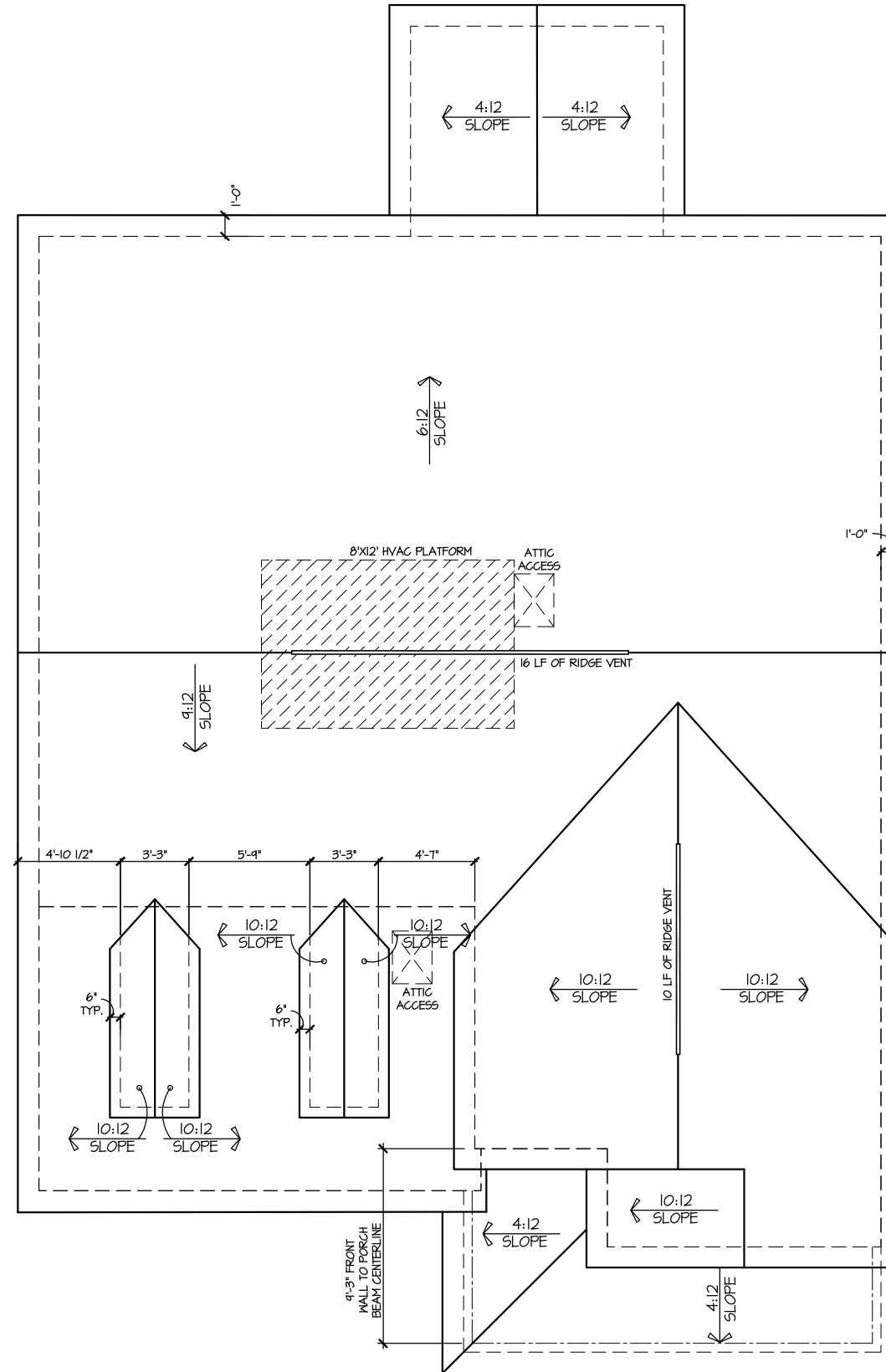


HOUSE NAME:
DRAYTON
DRAWING TITLE
RIGHT & LEFT ELEVATIONS

SHEET No.
A1.2

ROOF VENTILATION CALCULATIONS:

ROOF AREA = 1836 SQ. FT.
 OVERALL REQUIRED VENTILATION:
 1 TO 150 = 12.24 SQ. FT.
 1 TO 300 = 6.12 SQ. FT.
 50-80% IN TOP THIRD = 3.06- 4.90 FT. (1 TO 300)
 NET FREE AREA OF VENTED SOFFIT = 5.7 SQ. IN. / LINEAR FT.
 NET FREE AREA OF RIDGE VENT = 18 SQ. IN. / LINEAR FT.
 LOWER VENTING: (BOTTOM 2/3 RDS)
 77 LINEAR FEET OF SOFFIT X 5.7 SQ. IN. = 3.05 SQ. FT.
 UPPER VENTING: (TOP 1/3 RD)
 26 LINEAR FEET OF RIDGE X 18 SQ. IN. = 3.25 SQ. FT.
 3.25 SQ. FT. BETWEEN 50% - 80%
 (1 TO 300 ALLOWED)
 TOTAL ROOF VENTILATION: 6.3 SQ. FT. > 6.12 SQ. FT. (RQ'D)



ROOF PLAN ELEV. 3

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

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

DRAWN BY:
 ITS
 DATE:
 07/26/2023
 PLAN NO.
 2695



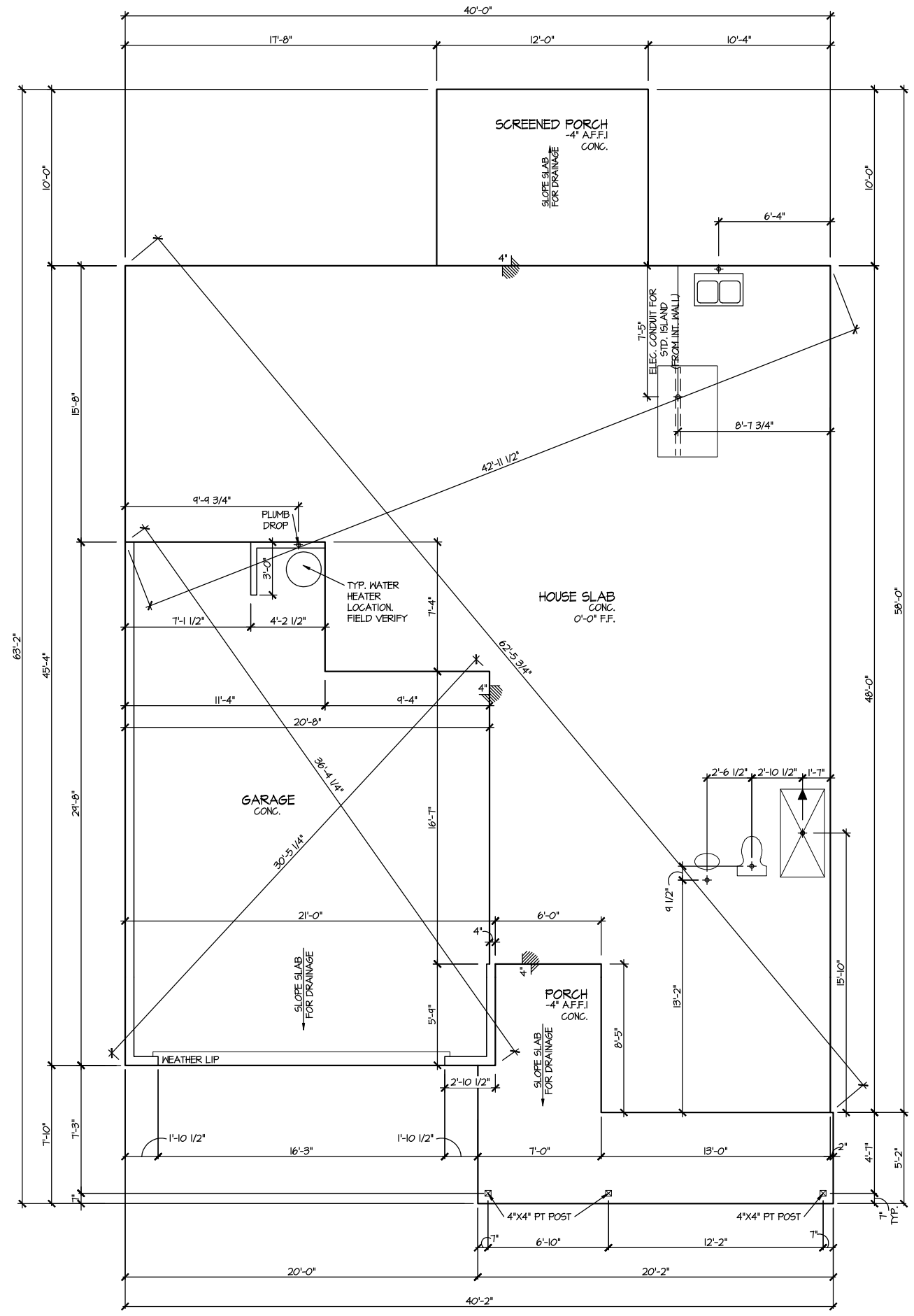
HOUSE NAME:
 DRAYTON
 DRAWING TITLE
 ROOF PLAN

SHEET No.

A13

ELEVATION 3
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:	07/26/2023
PLAN NO.	2695



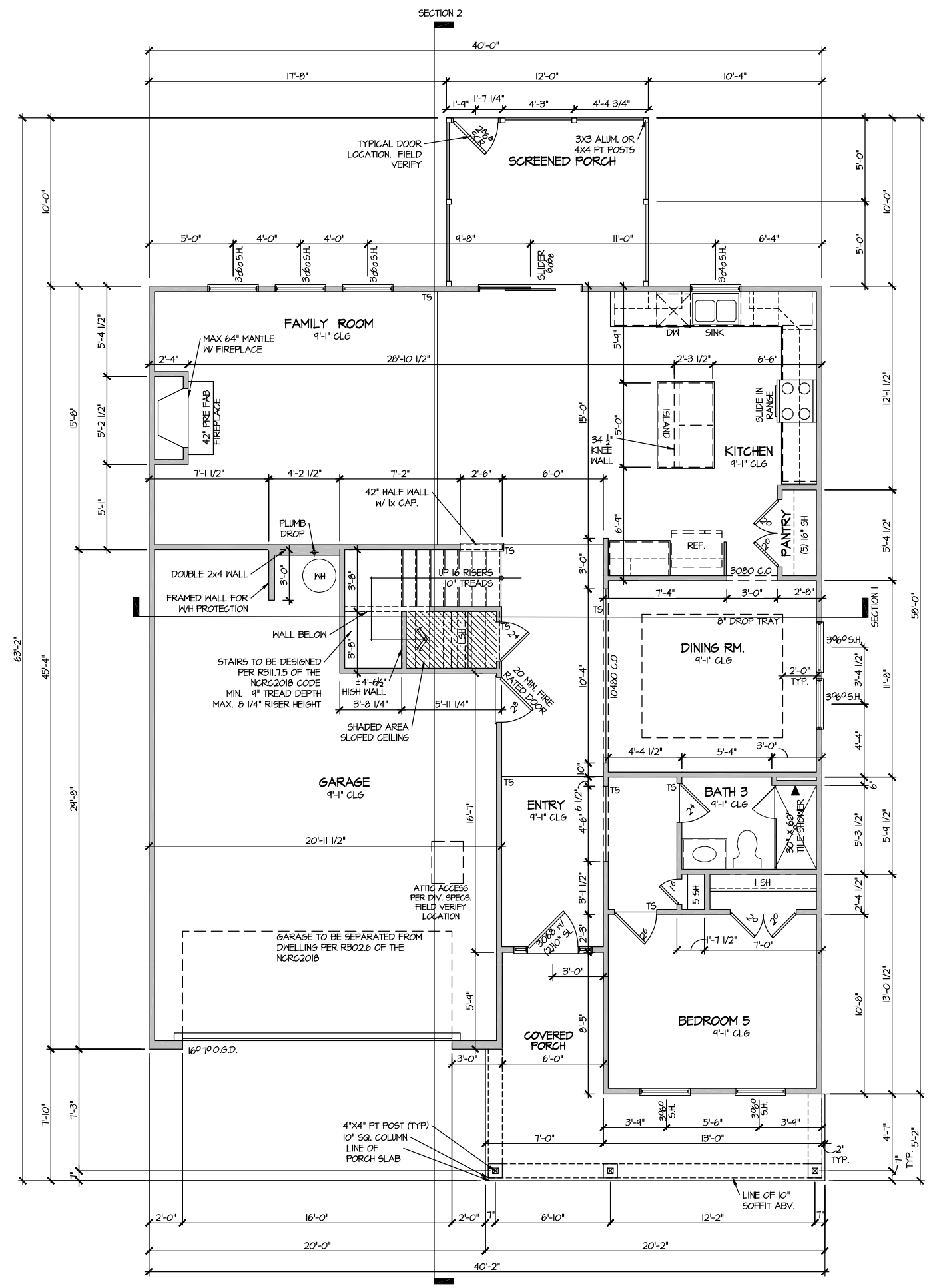
HOUSE NAME:	DRAYTON
DRAWING TITLE	SLAB PLAN

SHEET No.	A2.1
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FILE: Lot 00.0084.dwg DATE: 7/26/2023 10:21 AM

ELEVATION 3 FIRST FLOOR PLAN

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



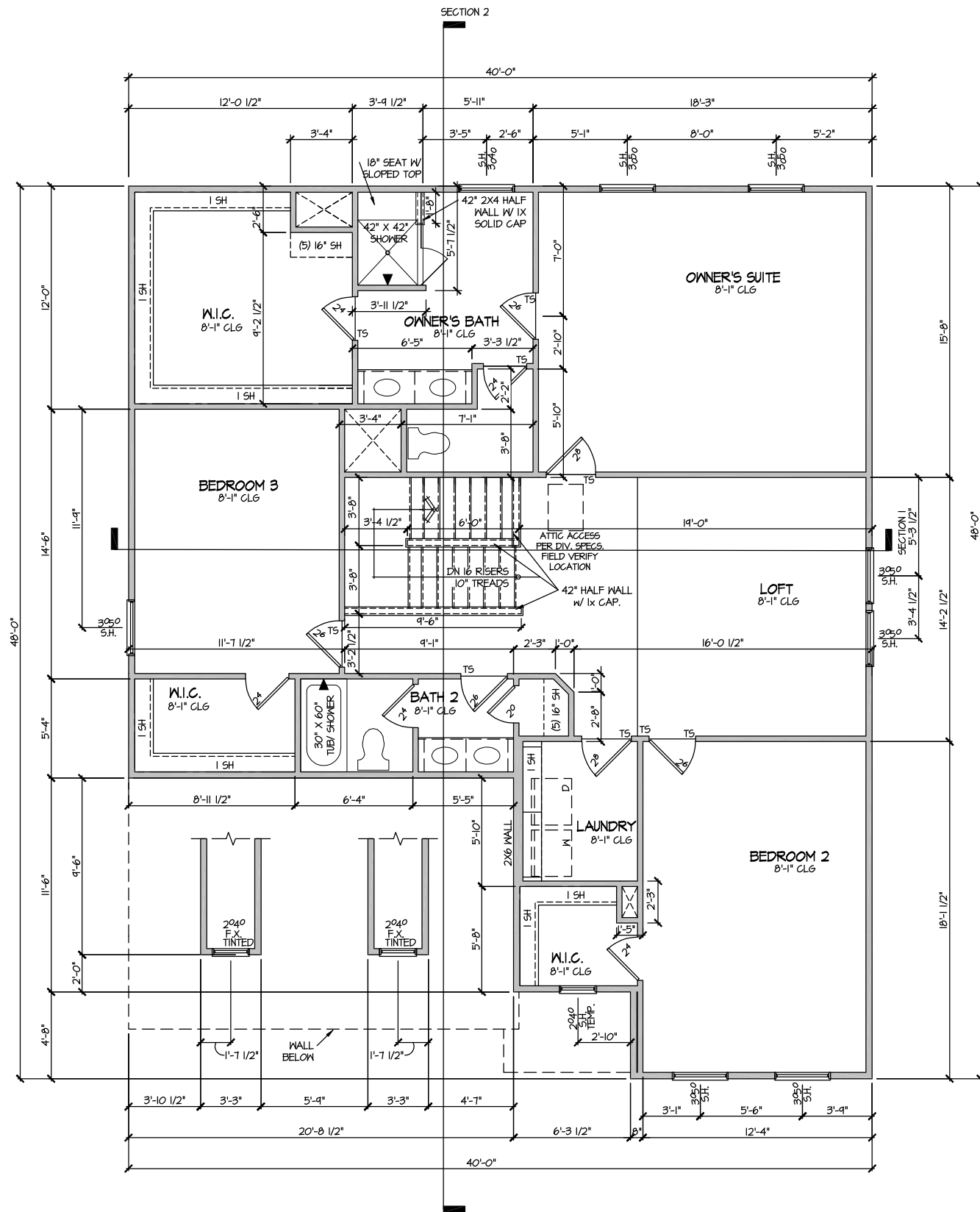
MASTER PLAN INFORMATION	
REVISION	DATE
2 - RALE	03-06-2019
UPDATED DATE	01-31-2023

DRAWN BY:	ITS
DATE:	07/26/2023
PLAN NO.	2695



HOUSE NAME:	DRAYTON
DRAWING TITLE	FIRST FLOOR PLAN

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

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

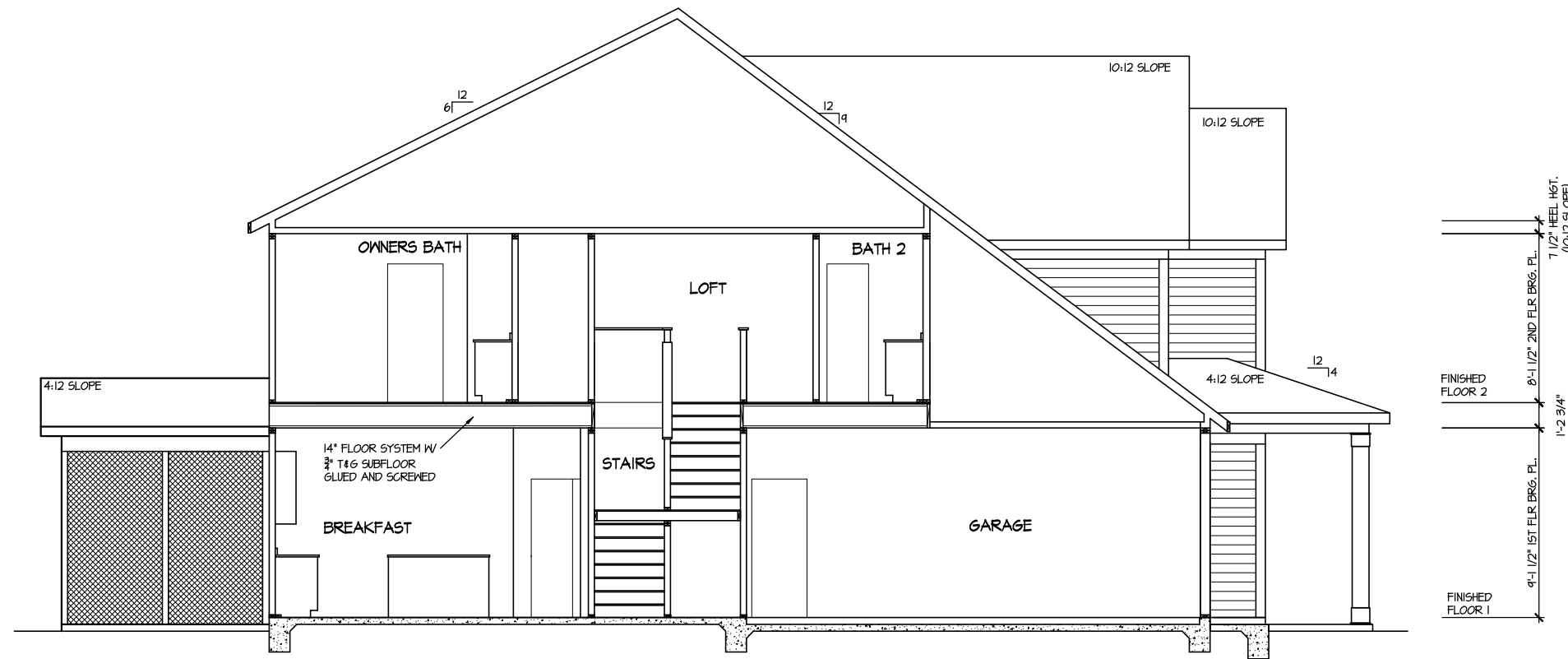
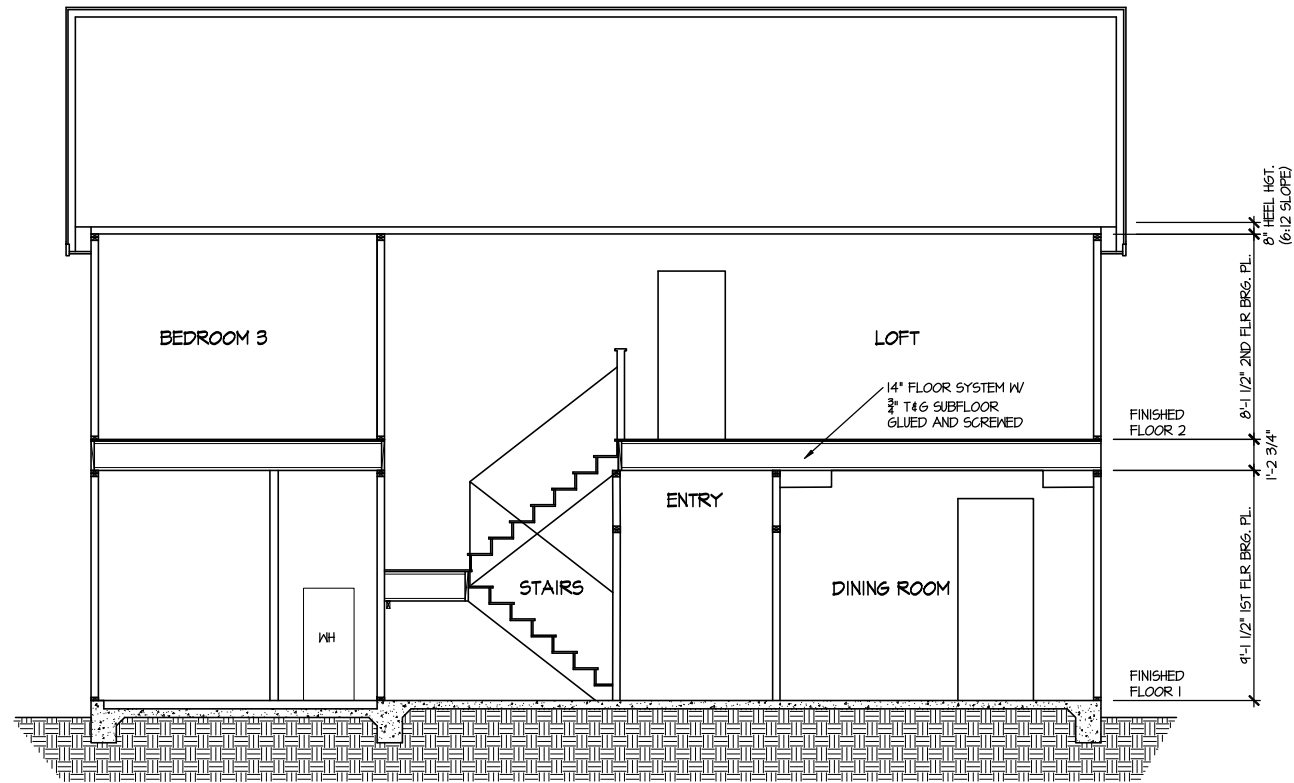
DRAWN BY:	ITS
DATE:	07/26/2023
PLAN NO.	2695



HOUSE NAME:	DRAYTON
DRAWING TITLE	SECOND FLOOR PLAN

SHEET No.
 A3.2

FILE: Lot 00.0084.dwg DATE: 7/26/2023 10:21 AM



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

DRAWN BY: ITS
 DATE: 07/26/2023
 PLAN NO. 2695



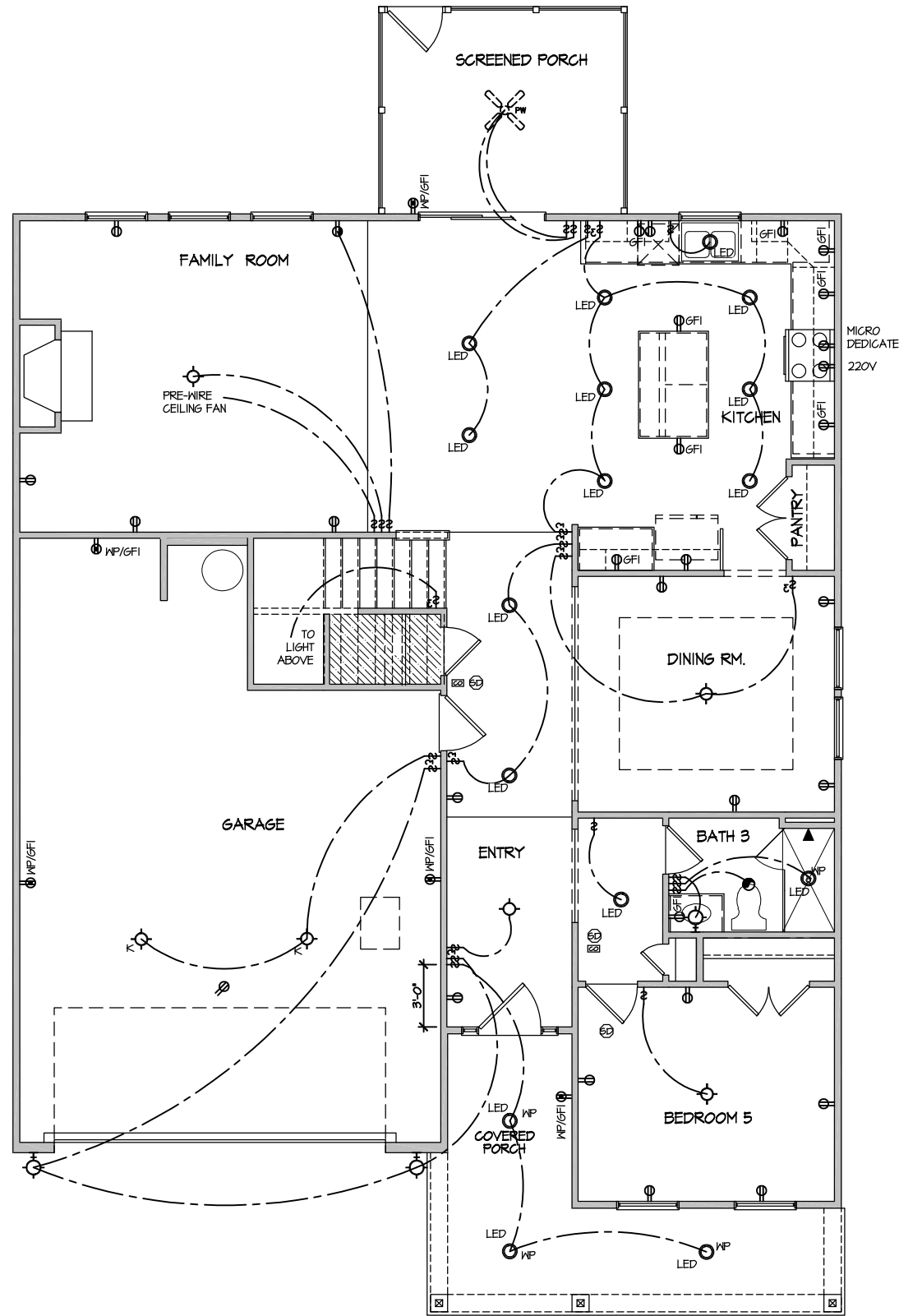
HOUSE NAME: DRAYTON
 DRAWING TITLE: BUILDING SECTION

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
- ⓈⓈ_Ⓢ 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
- Ⓢ_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. 3**

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

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

DRAWN BY:	ITS
DATE:	07/26/2023
PLAN NO.	2695



HOUSE NAME:	DRAYTON
DRAWING TITLE	FIRST FLOOR ELECTRICAL

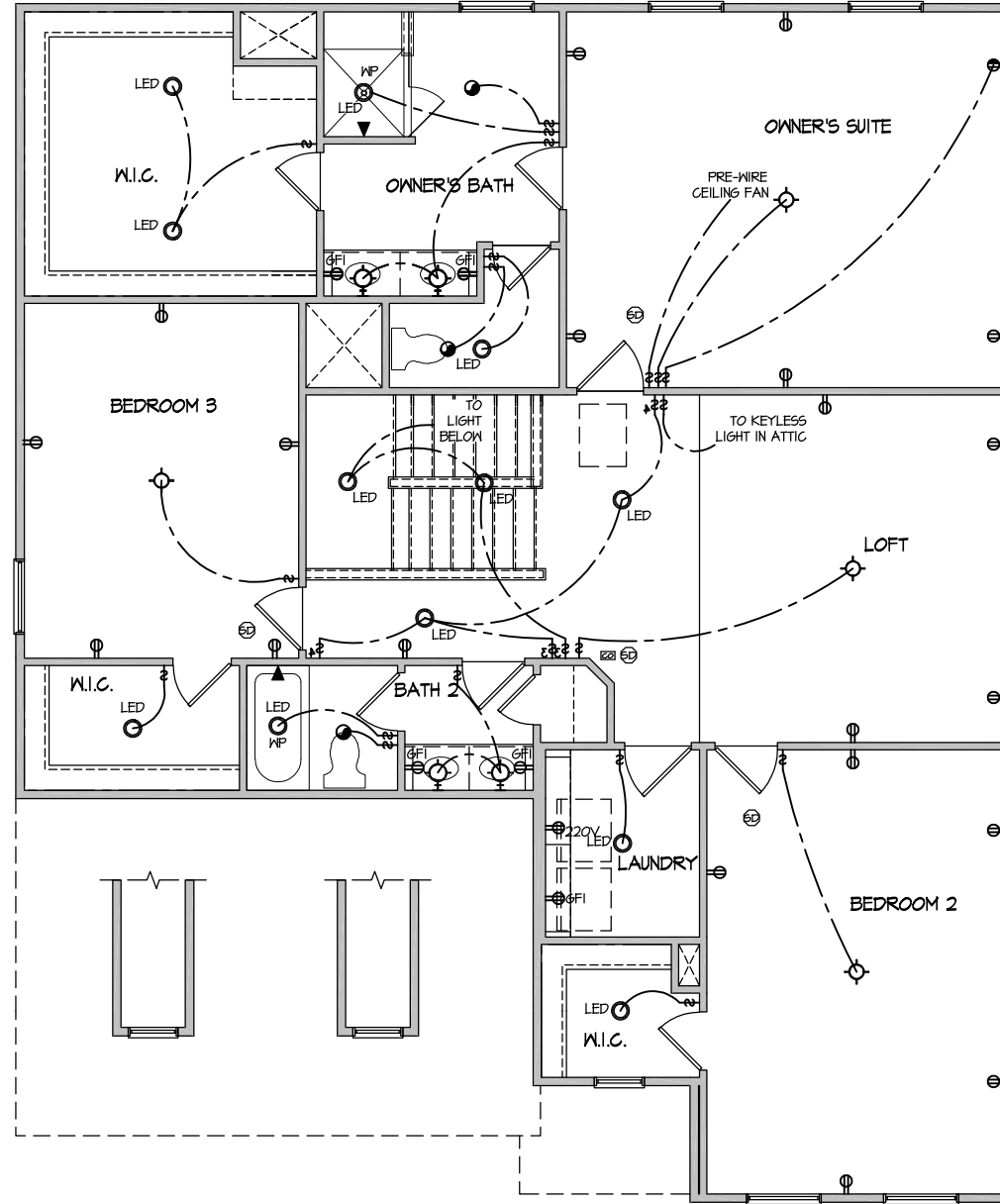
SHEET No.	E.1
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FILE: Lot 00.0084.dwg DATE: 7/26/2023 10:21 AM

ELECTRICAL LEGEND

- Ⓢ SINGLE POLE SWITCH
- Ⓢ₃ THREE WAY SWITCH
- Ⓢ₄ FOUR WAY SWITCH
- ⓈⓈ DUPLEX AFCI RECEPTACLE
- ⓈⓈ_B DUPLEX AFCI RECEPTACLE - BOTTOM HALF SWITCHED
- ⓈⓈ_F DUPLEX AFCI RECEPTACLE - FLOOR MOUNTED
- 220V Ⓢ RECEPTACLE - 220V
- ⓈⓈ_{GFI} DUPLEX AFCI RECEPTACLE - GFI
- ⓈⓈ_{WP/GFI} DUPLEX AFCI RECEPTACLE - WATERPROOF GFI
- ⓈⓈ_{SD} SMOKE DETECTOR - WIRED IN SERIES
- ⓈⓈ_{EF} EXHAUST FAN MOTOR
- ⓈⓈ_{CO} CO DETECTOR
- ⓈⓈ_{DC} DOOR CHIME
- ⓈⓈ_{LM} LIGHT FIXTURE - WALL MOUNTED
- ⓈⓈ_{CM} LIGHT FIXTURE - CEILING MOUNTED
- ⓈⓈ_{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. 3
 SCALE: 1/8" = 1'-0"

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

DRAWN BY: ITS
DATE: 07/26/2023
PLAN NO.: 2695

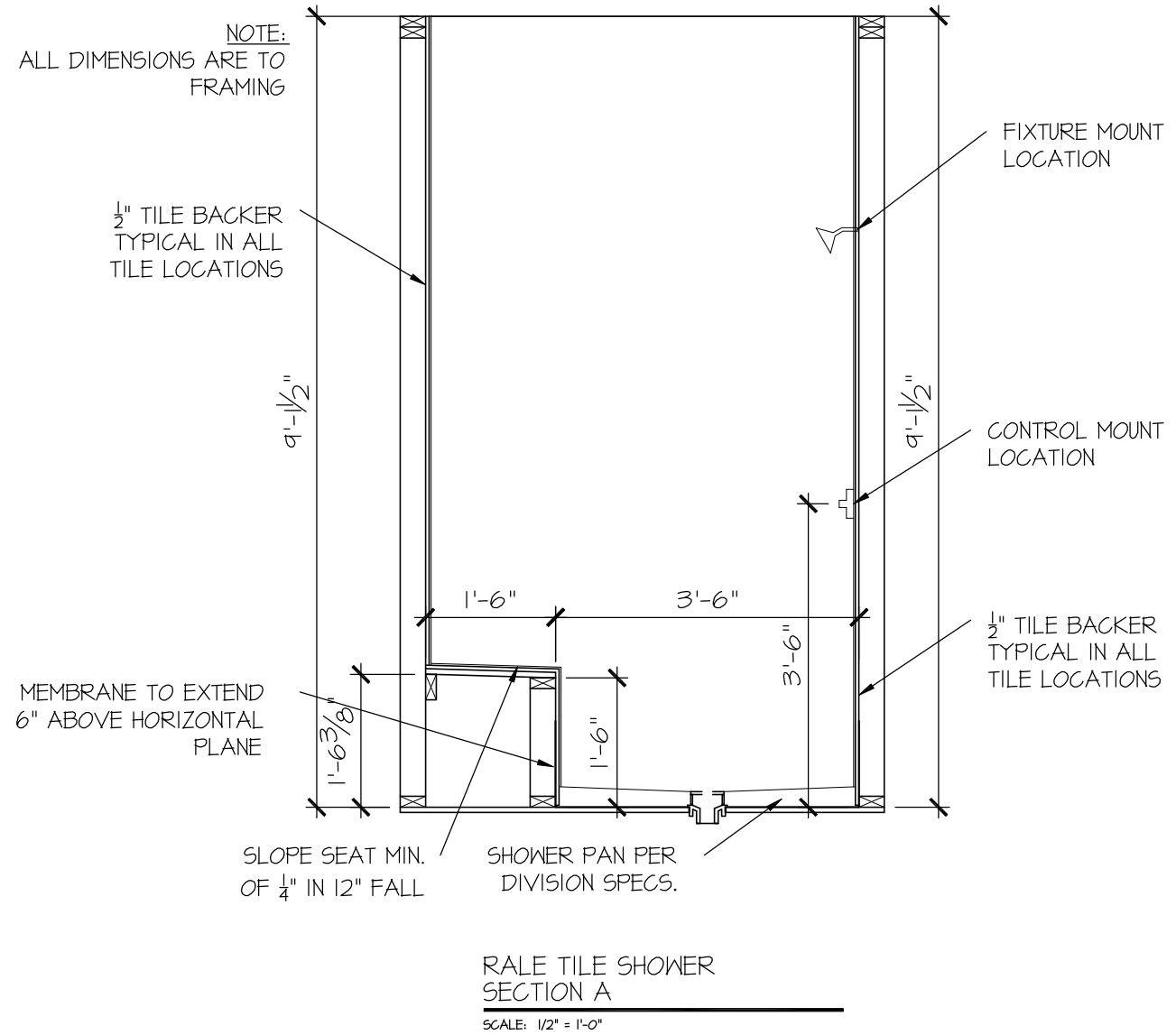
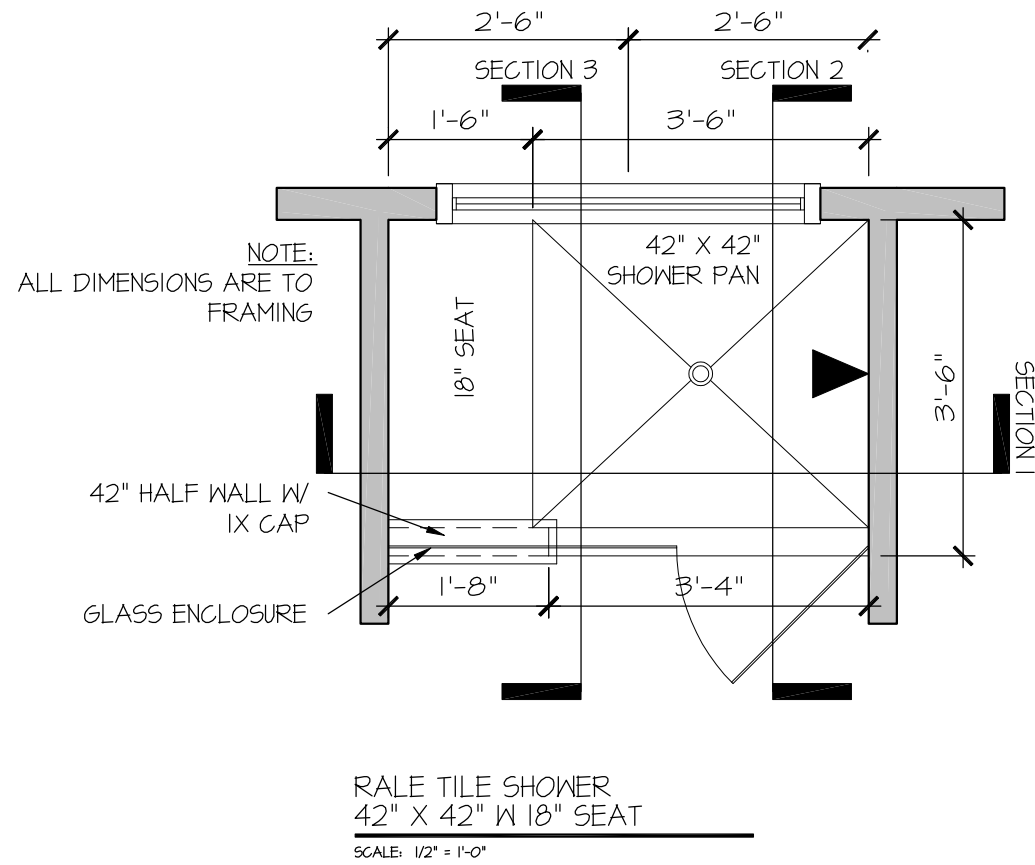


HOUSE NAME: DRAYTON
DRAWING TITLE: SECOND FLOOR ELECTRICAL

SHEET No.: E1.2

FILE: Lot_00.0084.dwg DATE: 7/26/2023 10:21 AM

FILE: RALE TILE SHOWER DETAIL 8-2022.dwg DATE: 09-19-2022



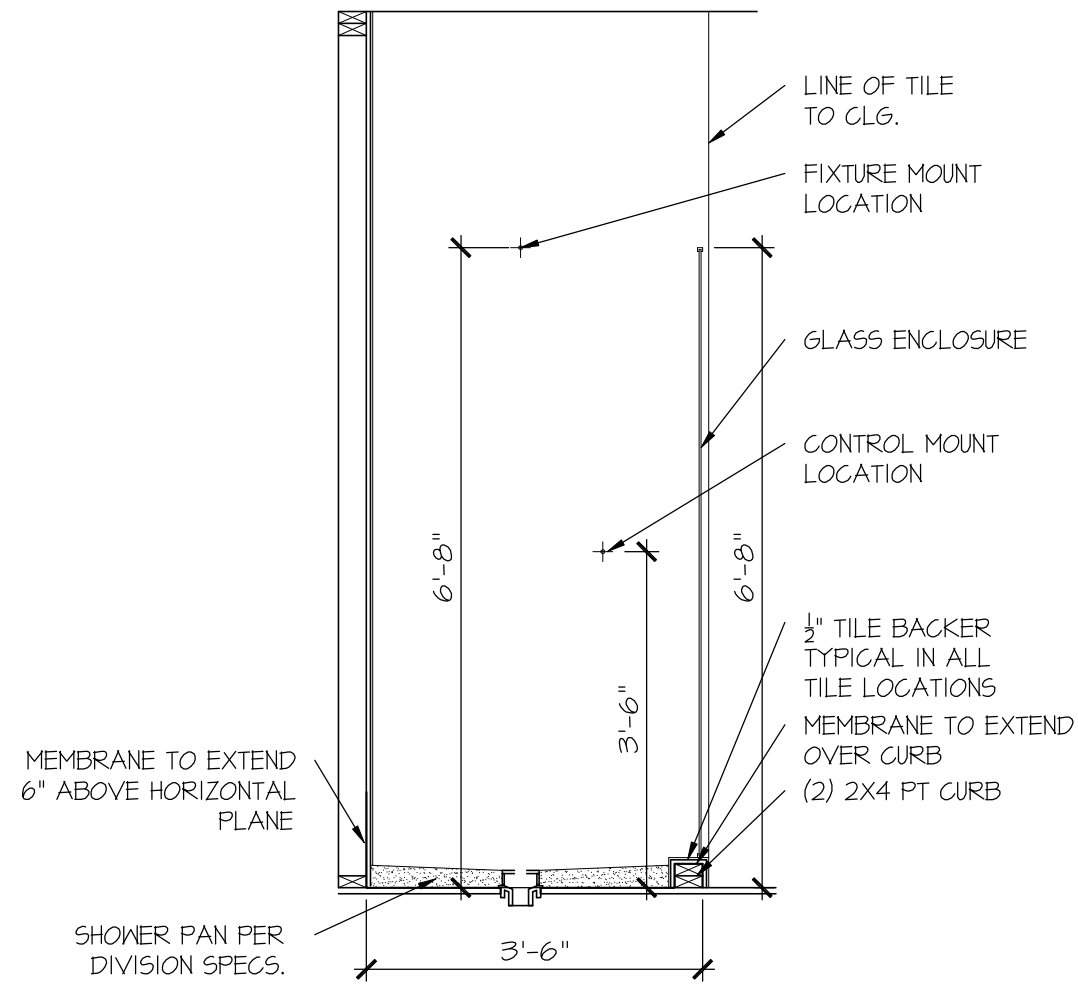
SEAL

DRAWN BY:
L. BEAVERS
DATE: 9/1/22
PLAN NO.
11 X 17 SCALE
24 X 36 SCALE



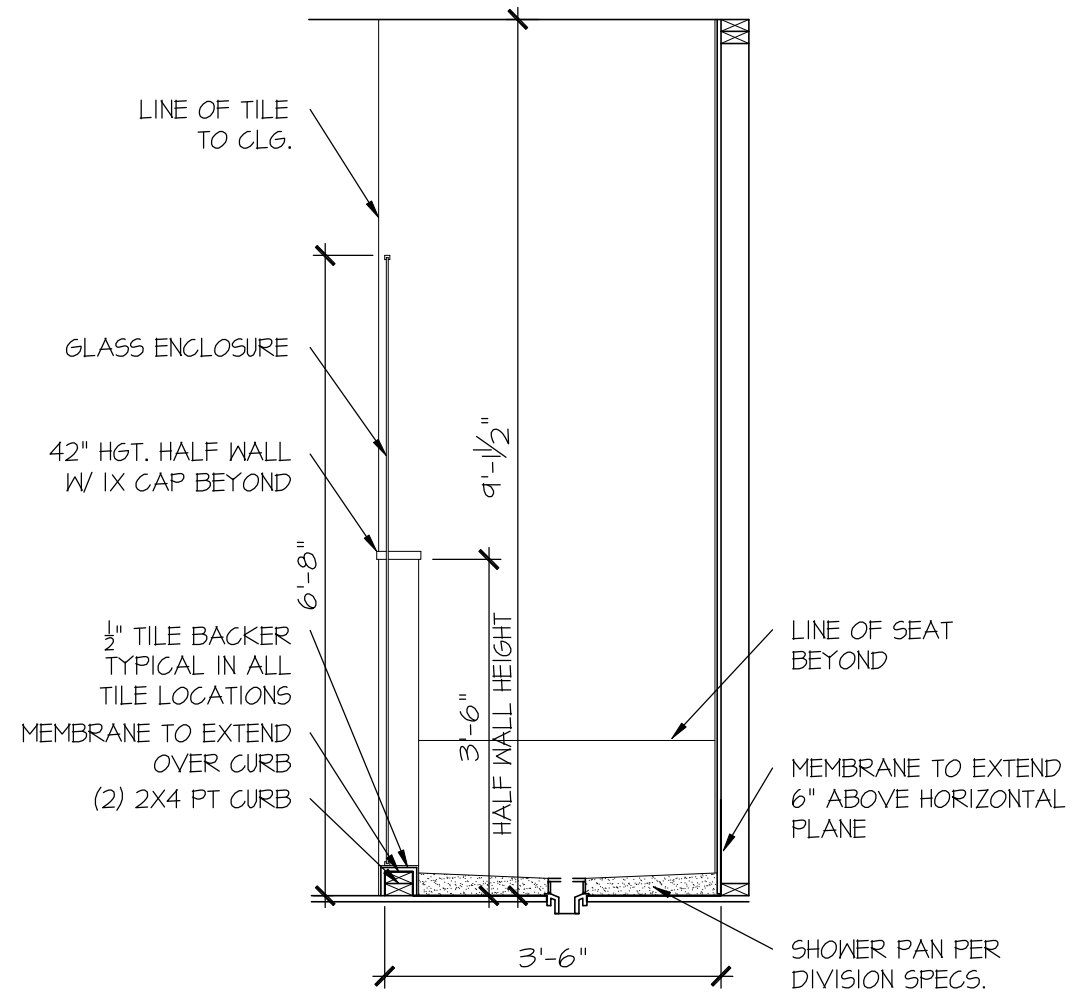
HOUSE NAME:
DRAWING TITLE
RALE TILE SHOWER DETAIL

SHEET No.
01.12



RALE TILE SHOWER SECTION B

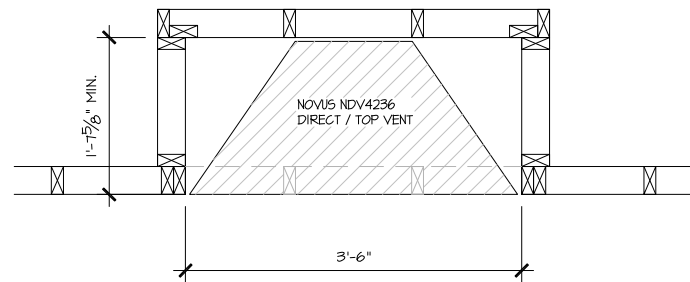
SCALE: 1/2" = 1'-0"



RALE TILE SHOWER SECTION C

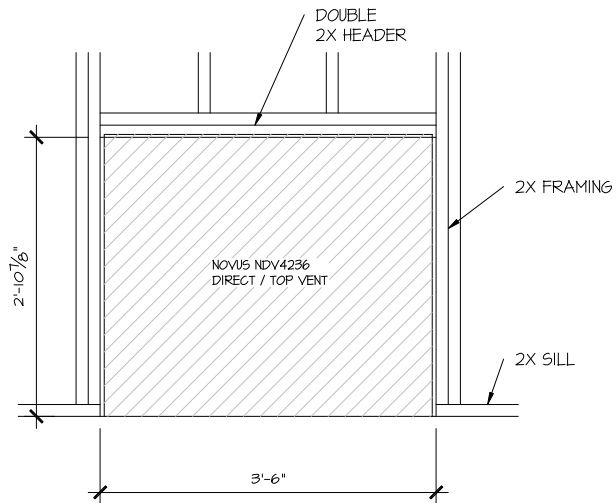
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ALL DIMENSIONS ARE TO FRAMING



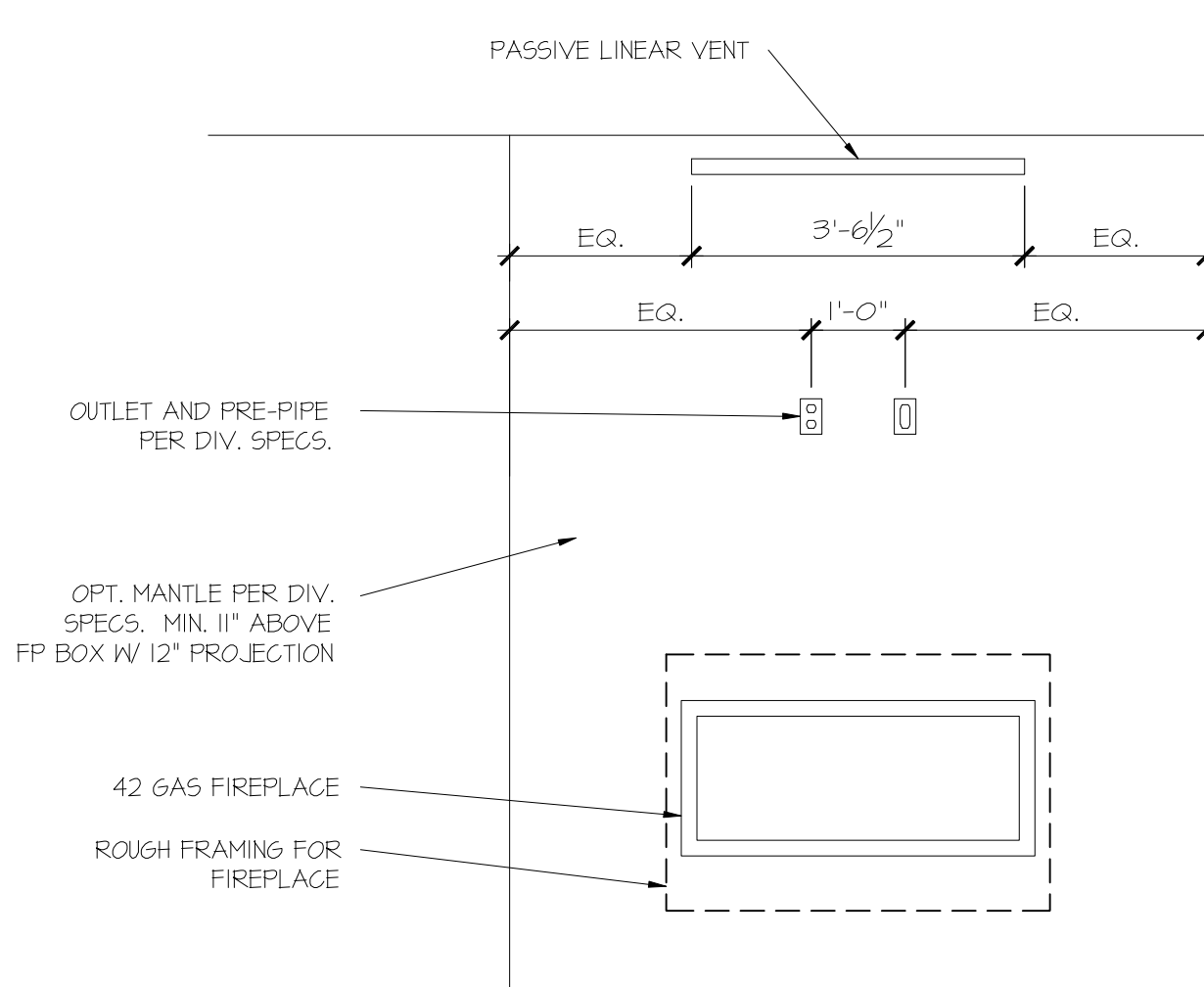
PARTIAL PLAN
NOVUS NDV4236

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



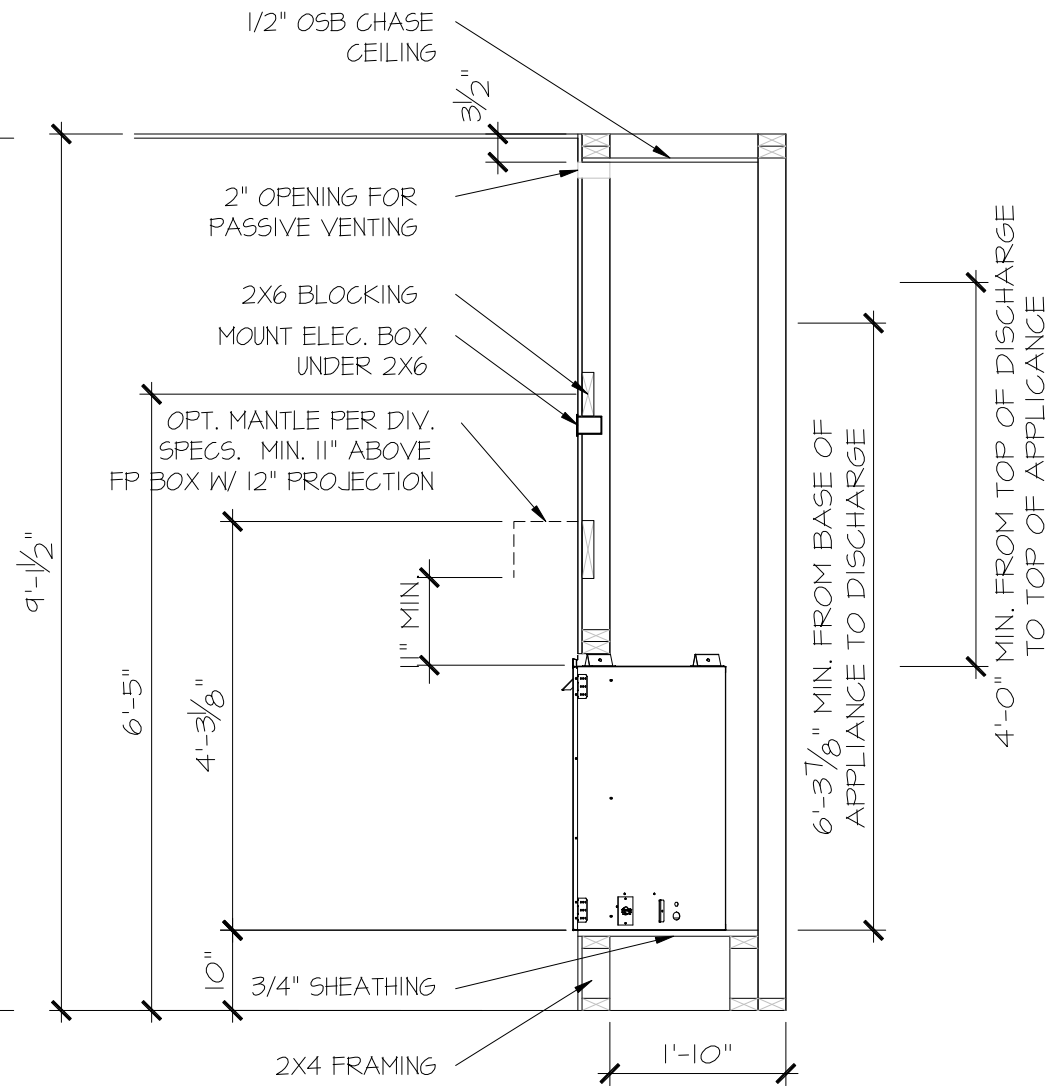
PARTIAL ELEVATION
NOVUS NDV4236

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

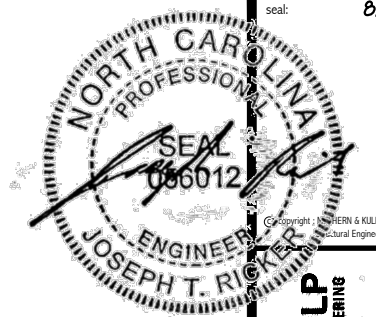
DRB
HOMES

HOUSE NAME:
RALE FIREPLACE DETAILS

DRAWING TITLE
RALE FIREPLACE DETAIL
INTERIOR GAS UNITS

SHEET No.

11
10
11



MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINEERING 300 Danville Ave., Building 4 - Asheville, PA 28801 P: 715-698-0001 - mulhern+kulp.com NC LICENSE #C-3825

M&K project number: 126-22076 project mgr: JTR drawn by: BGL issue date: 08-01-23

REVISIONS: date: initial:



STRUCTURAL NOTES FARM AT NEIL'S CREEK LOT 84 - DRAYTON 3 RALEIGH, NC

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NORTH CAROLINA STATE BUILDING CODE, RESIDENTIAL CODE.
FOOTINGS 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, 12" MAX. FROM PLATE ENDS - UTILIZING:
1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C., 1" 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. SFF OR SYP, 'STUD' GRADE OR BETTER.
CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, UNO.:
fc = 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 1/2" 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, UNO.
LARGER OPENINGS SHALL BE PER PLAN.
ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 1% 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 (Fm=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 CRANL SPACE PIERS. ALL PIERS SHALL BE GROUTED SOLID.
PROVIDE 2x6 P.T. PLATE ON INTERIOR CRANL 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 (1-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. UNO.
EXT. & INT. BRG WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SFF OR SYP 'STUD' GRADE LUMBER, OR BETTER, UNO.
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, UNO.)
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 PLYS TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O/C OR 2 ROWS 1/4"x3/8" SIMPSON SDS SCREWS (OR 3/8" 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 1/2" OR 5 1/4" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
FOR 4 PLY BEAMS OF EQUAL WIDTH, FASTEN PLYS TOGETHER WITH 3 ROWS OF 1/4"x6" SIMPSON SDS SCREWS (OR 6 3/4" 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, UNO..
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 BC62-2/4 CAP & ABN44Z BASE, UNO.

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, UNO.
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 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES @ 12" O.C. FIELD.
- 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES @ 8" O.C. FIELD.
- 2 3/8" 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 H25T CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) H25T CLIPS AT 2-PLY GIRDER TRUSSES, (3) H25T CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.
METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, UNO.
ERECT AND INSTALL ROOF TRUSSES PER ITCA & TPI'S BC61 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. (1-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 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES @ 12" O.C. FIELD.
- W/ 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES @ 8" O.C. FIELD.
- W/ 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES @ 6" O.C. FIELD.

HOLD-DOWN SCHEDULE

Table with 2 columns: SYMBOL, SPECIFICATION. Includes HD-1 SIMPSON HIT4 HOLD-DOWN, HD-2 SIMPSON MSTC66 STRAP TIE, HD-3 SIMPSON STDH14/MRJ HOLD-DOWN.

ALTERNATIVE TO S5TB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN 3/8" DIA. THREADED ROD INTO CONCRETE FOUNDATION. PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" 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

Table with 3 columns: SPAN, 2x4 NON-BEARING PARTITION WALL, 2x6 NON-BEARING PARTITION WALL. Rows for UP TO 3'-0", UP TO 6'-0", UP TO 8'-0".

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

LATERAL BRACING & SHEAR WALL SHEATHING SPECIFICATIONS

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

THE DESIGN WAS COMPLETED PER 2015 IBC (SECTION 1609) & ASCE 7-10, AS PERMITTED BY R301.1.3 OF THE 2018 NCSEBC:RC, OR THE SIMPLIFIED PRESCRIPTIVE PROCEDURE IN ACCORDANCE WITH THE 2015 IRC IF THE PARAMETERS OF SECTION R602.12 COMPLY. 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 NCSEBC:RC SECTION R802.11.1.1. THIS MODEL HAS BEEN DETAILED WHERE REQUIRED & ENGINEERED TO RESIST THE WIND UPLIFT LOAD PAPER SECTIONS R602.3.5 & R802.11.

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 15/32" PLYWOOD:
FASTEN SHEATHING W/ 2 3/8"x0.113" NAILS @ 6" O.C. AT EDGES @ 12" O.C. IN THE PANEL FIELD. TYP. UNO.
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 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/ 2 3/8" x 0.113" NAILS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD OR 1 3/4" 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.

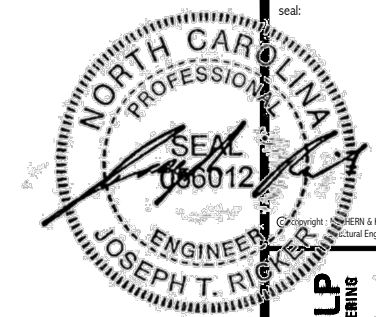
NOTES

- 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/ 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 HOLD-DOWN BELOW

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

- ROOF TRUSSES, FLOOR TRUSSES AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN.
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
1/8" 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.I REFERS TO SD2.IA FOR LVL/PSL/LSL BEAMS OR SD2.IB FOR FLITCH BEAMS OR SD2.IC FOR STEEL BEAMS



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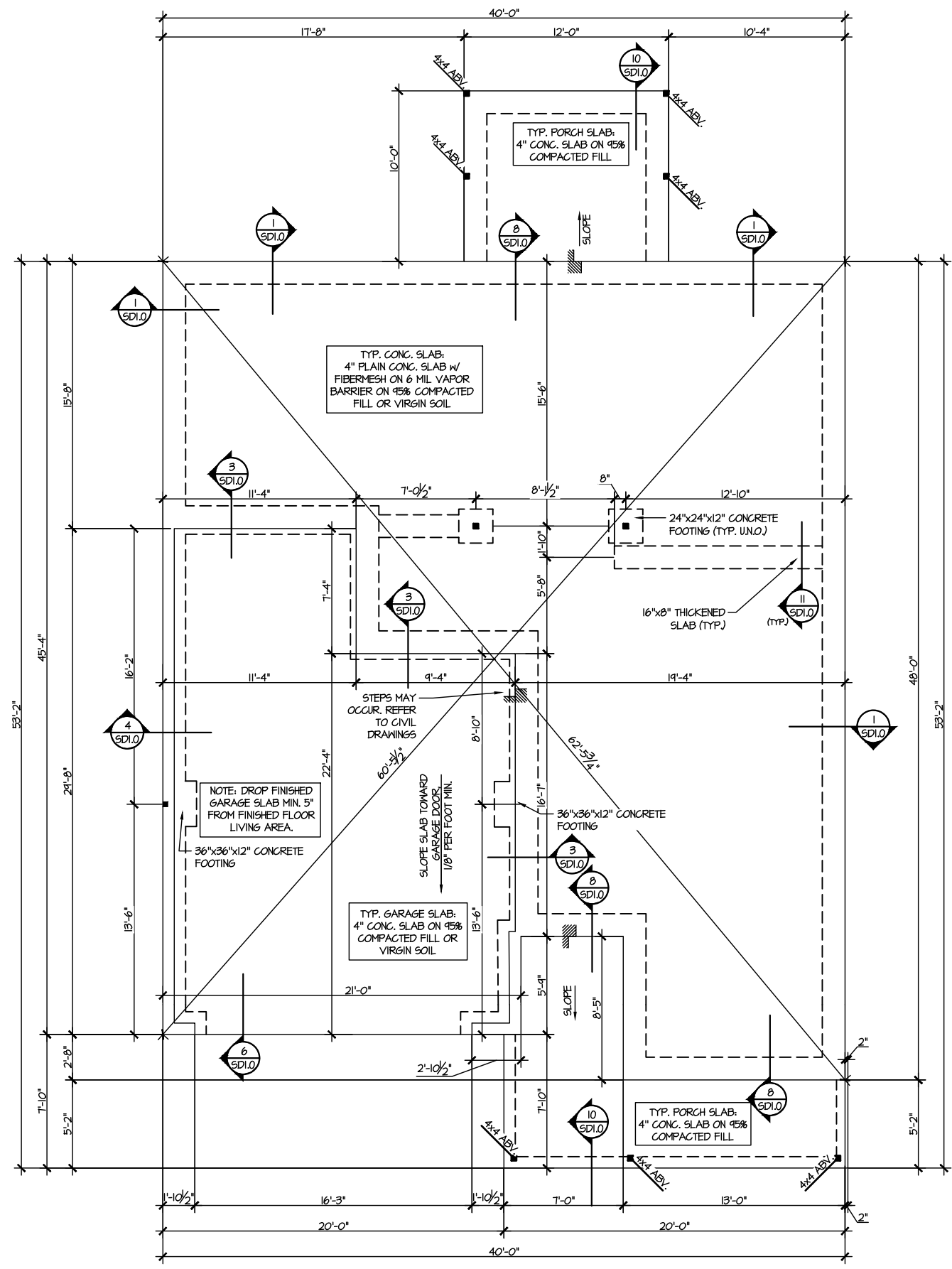
MSK project number:
126-22076
project mgr: JTR
drawn by: BGL
issue date: 08-01-23

REVISIONS:
date: initial:



FOUNDATION PLANS
FARM AT NEILS CREEK
LOT 84 - DRAYTON 3
RALEIGH, NC

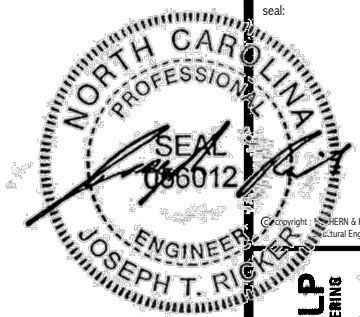
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S1.0



1 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
	JL METAL HANGER
	* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
	INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

REFER TO SO.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES



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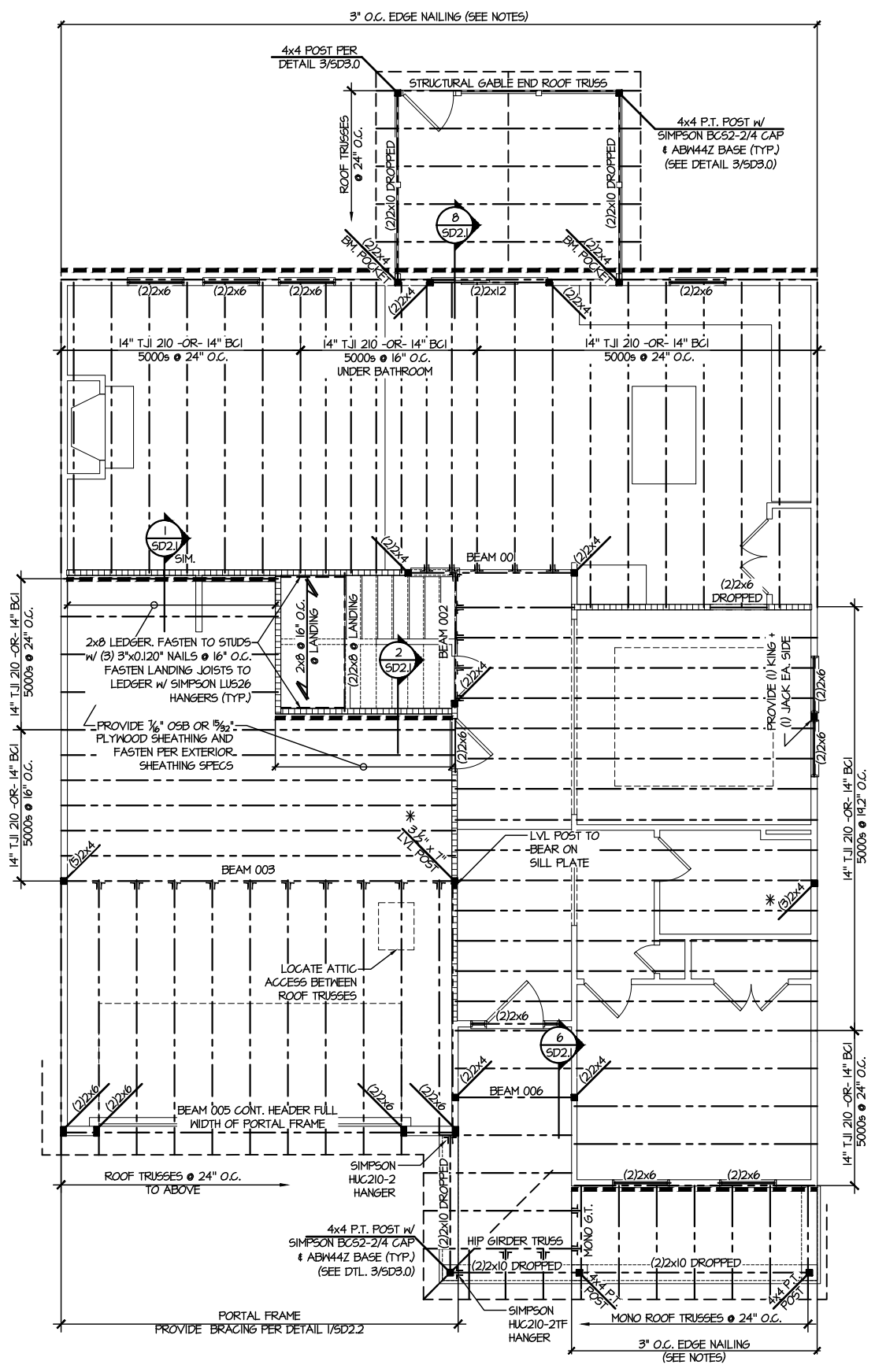
M&K project number:
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project mgr: JTR
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issue date: 08-01-23

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date: initial:



FLOOR FRAMING PLANS
FARM AT NEILS CREEK
LOT 84 - DRAYTON 3
RALEIGH, NC

sheet:
S2.0



ENGINEERED BEAM MATERIAL SCHEDULE

BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x11 1/2" STEEL FLITCH PLATES - FB	W12x14 - F
002	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x11 1/2" STEEL FLITCH PLATES - FB	W12x14 - F
003	(3)3/4"x10" - FB or (2)3/4"x20" - FB	5/4"x10" - FB	N/A	(3)2x12 + (2) 3/4"x11 1/2" STEEL FLITCH PLATES - FB	W12x26 - F
004	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x11 1/2" STEEL FLITCH PLATES - FB	W12x14 - F
005	(2)3/4"x11 1/2" - H cont.	3/2"x11 1/2" - H cont.	(2)3/4"x11 1/2" - H cont.	(3)2x12 + (2) 1/2"x11 1/2" STEEL FLITCH PLATES - H cont.	N/A
005A	(3)3/4"x14" - H cont.	5/4"x14" - H cont.	N/A	(3)2x12 + (2) 1/2"x11 1/2" STEEL FLITCH PLATES - H cont.	N/A
006	(1)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x11 1/2" STEEL FLITCH PLATES - FB	W12x14 - F
007	(2)3/4"x11 1/2" - D	3/2"x11 1/2" - D	(2)3/4"x11 1/2" - D	(2)2x12 + (1) 1/2"x11 1/2" STEEL FLITCH PLATES - D	W10x12 - D
008	(2)3/4"x16" - H cont.	3/2"x16" - H cont.	(3)3/4"x16" - H cont.	(3)2x12 + (2) 1/2"x11 1/2" STEEL FLITCH PLATES - H cont.	N/A
009	(2)3/4"x9" - F	3/2"x9" - F	(2)3/4"x9" - F	(2)2x10 + (1) 1/2"x9" STEEL FLITCH PLATES - F	W8x10 - F
010	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x11 1/2" STEEL FLITCH PLATES - FB	W12x14 - F
011	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x11 1/2" STEEL FLITCH PLATES - FB	W12x14 - F
012	(2)3/4"x11 1/2" - D	3/2"x11 1/2" - D	(2)3/4"x11 1/2" - D	(2)2x12 + (1) 1/2"x11 1/2" 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.

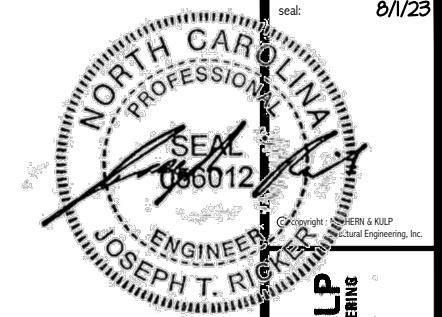
SD2.1 REFERS TO SD2.1A FOR LVL/PSL/LSL BEAMS OR SD2.1B FOR FLITCH BEAMS OR SD2.1C FOR STEEL BEAMS

LEGEND

- Interior Bearing Wall
- Bearing Wall Above
- Beam / Header
- Indicates Shear Wall & Extent
- Extent of Overframing
- J.L. 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.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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



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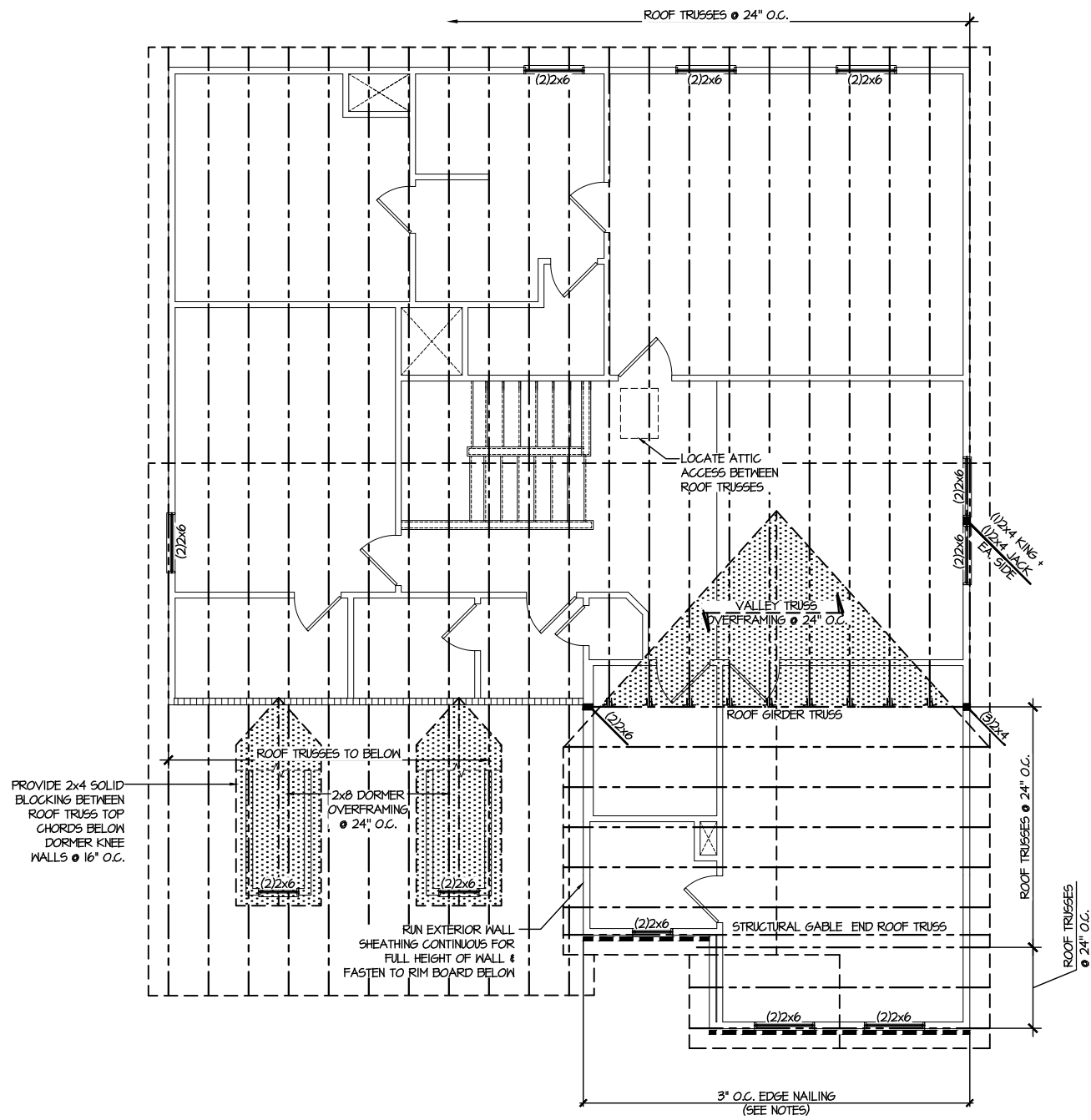
MSK project number:
126-22076
project mgr: JTR
drawn by: BGL
issue date: 08-01-23

REVISIONS:
date: initial:



ROOF FRAMING PLANS
FARM AT NEILS CREEK
LOT 84 - DRAYTON 3
RALEIGH, NC

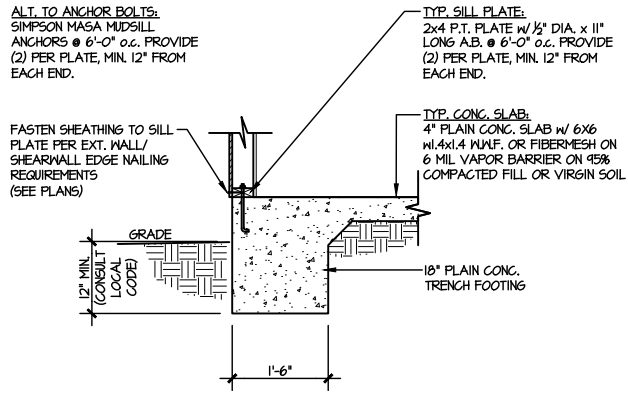
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1 ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"

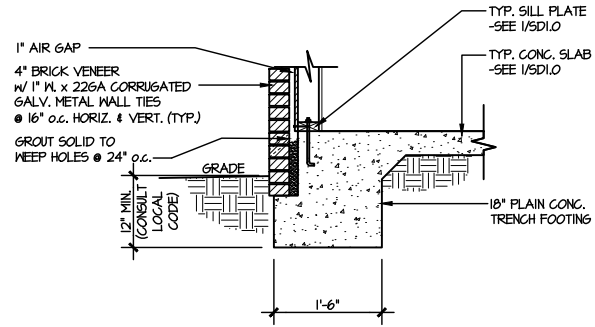
LEGEND	
	INTERIOR BEARING WALL
	BEARING WALL ABOVE
	BEAM / HEADER
	INDICATES SHEAR WALL & EXTENT
	EXTENT OF OVERFRAMING
	JL METAL HANGER
	* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
	▶ INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

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



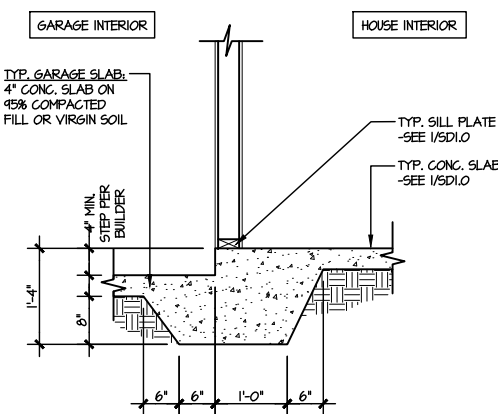
1 TYPICAL SLAB ON GRADE
PERIMETER FOOTING

SCALE: 3/8"=1'-0"



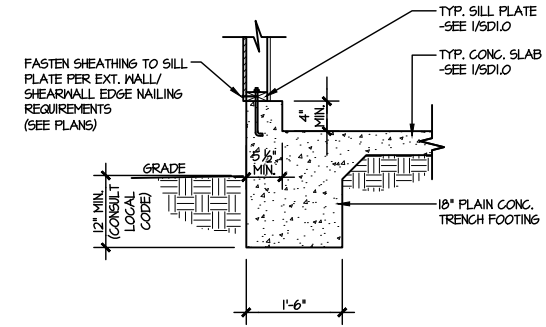
2 TYPICAL SLAB ON GRADE
PERIMETER FOOTING

SCALE: 3/8"=1'-0"
w/ BRICK VENEER



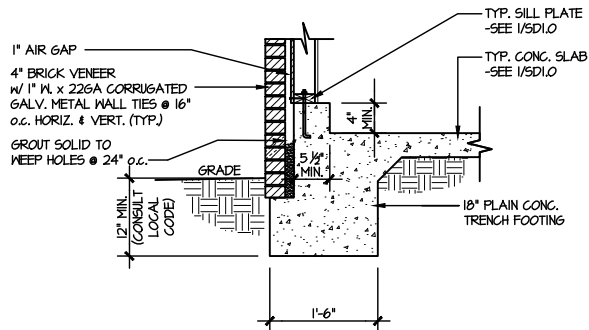
3 TYPICAL MONOLITHIC INTERIOR
GARAGE FOOTING

SCALE: 3/8"=1'-0"



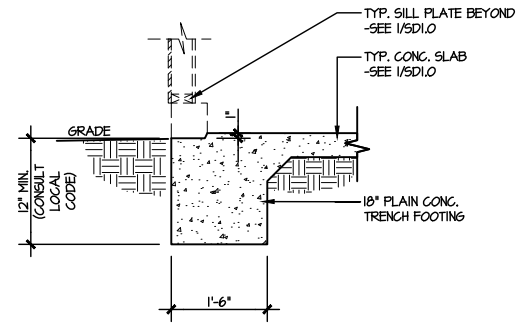
4 TYPICAL SLAB ON GRADE GARAGE
PERIMETER FOOTING

SCALE: 3/8"=1'-0"



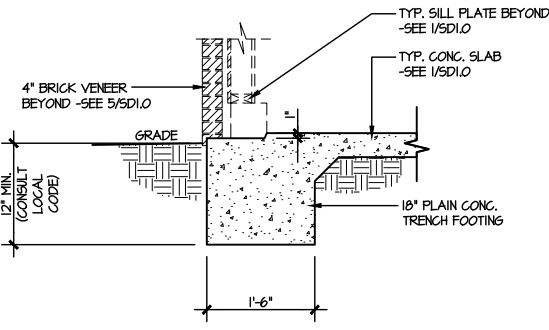
5 TYPICAL SLAB ON GRADE GARAGE
PERIMETER FOOTING

SCALE: 3/8"=1'-0"
w/ BRICK VENEER



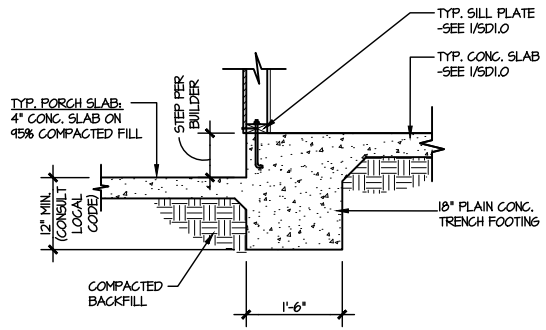
6 TYPICAL SLAB ON GRADE GARAGE
ENTRY @ PERIMETER FOOTING

SCALE: 3/8"=1'-0"



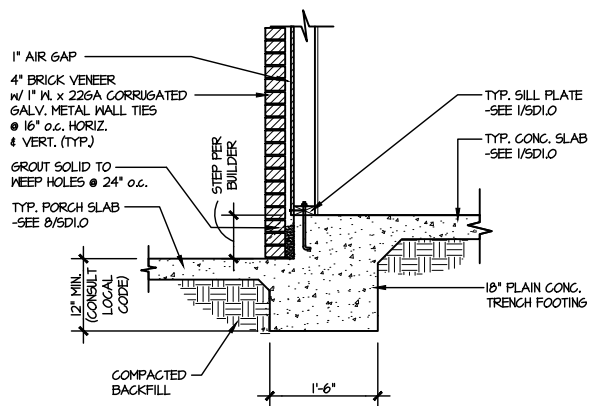
7 TYPICAL SLAB ON GRADE GARAGE
ENTRY @ PERIMETER FOOTING

SCALE: 3/8"=1'-0"
w/ BRICK VENEER



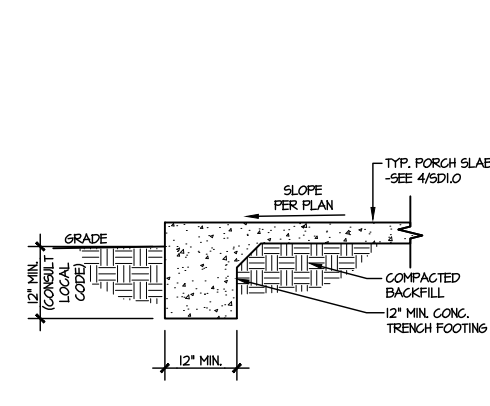
8 TYPICAL SLAB ON GRADE PERIMETER
FOOTING @ PORCH/PATIO

SCALE: 3/8"=1'-0"



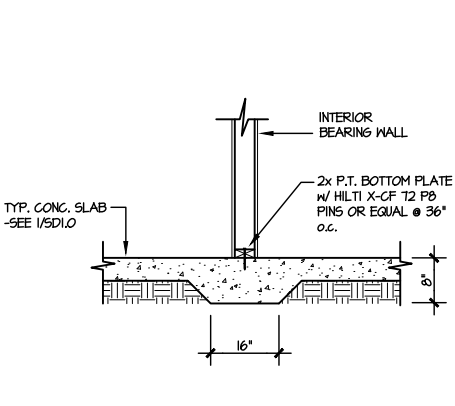
9 TYPICAL SLAB ON GRADE PERIMETER
FOOTING @ PORCH/PATIO

SCALE: 3/8"=1'-0"
w/ BRICK VENEER



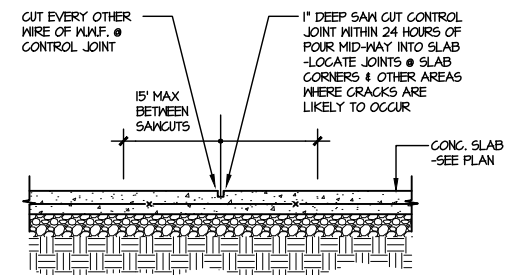
10 TYPICAL FOOTING @ PORCH SLAB

SCALE: 3/8"=1'-0"



11 TYPICAL THICKENED SLAB @
INTERIOR BEARING WALL

SCALE: 3/8"=1'-0"



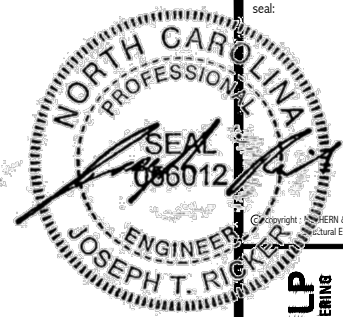
A TYPICAL CONTROL JOINT

SCALE: 3/8"=1'-0"

LOCATE @ 15'-0" o.c. MAX
OR CORNERS WHERE CRACKS
LIKELY TO DEVELOP

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.



8/1/23

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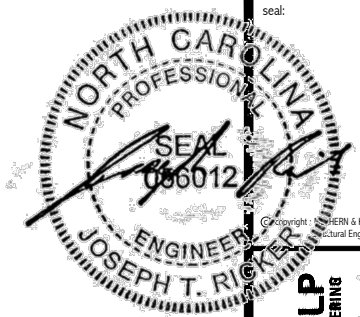
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FOUNDATION DETAILS
FARM AT NEILS CREEK
LOT 84 - DRAYTON 3
RALEIGH, NC

sheet:
SD1.0

FILE: RLH - Neils Creek - Lot 84 - Structural DATE: 8/1/2023 3:23 PM



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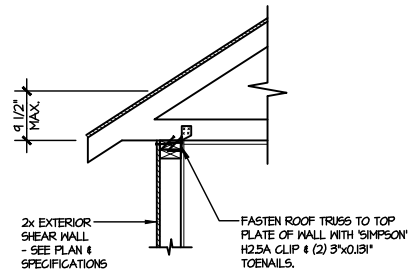
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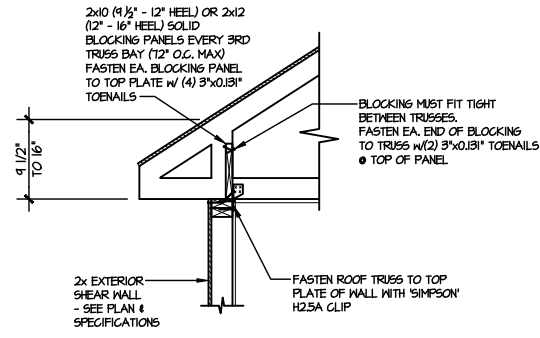
DRB
HOMES

FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 84 - DRAYTON 3
RALEIGH, NC

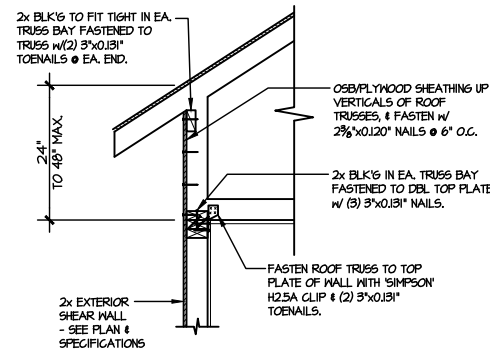
sheet:
SD2.0



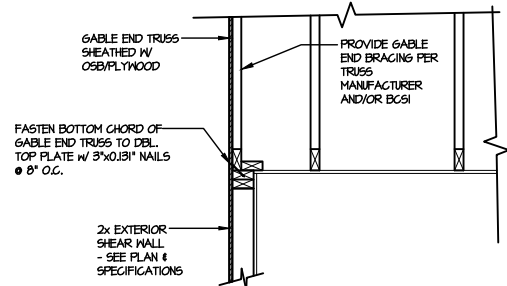
A1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT LESS THAN 9 1/2"
NO BLOCKING REQ'D



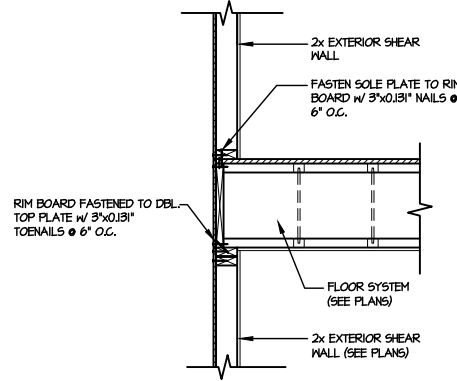
A2 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT BETWEEN 9 1/2" - 16"
BLOCKING REQ'D



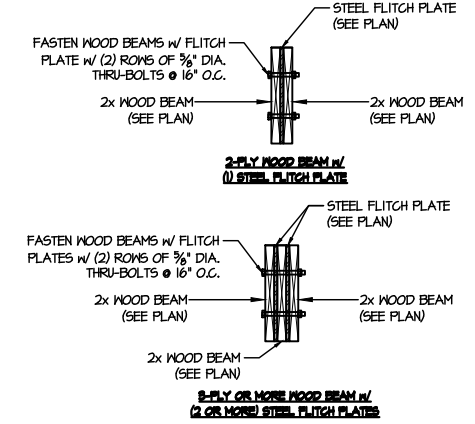
A3 TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
SCALE: 3/8"=1'-0"
HEEL HEIGHT UP TO 48" MAX.



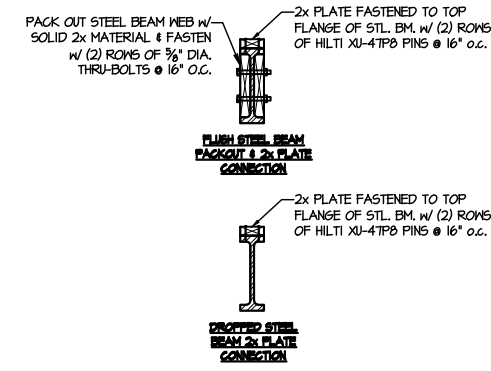
B TYPICAL GABLE END DETAIL
SCALE: 3/8"=1'-0"



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



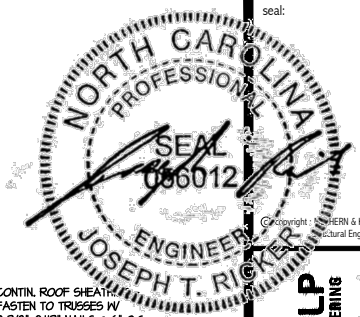
D TYPICAL FLITCH BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"



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

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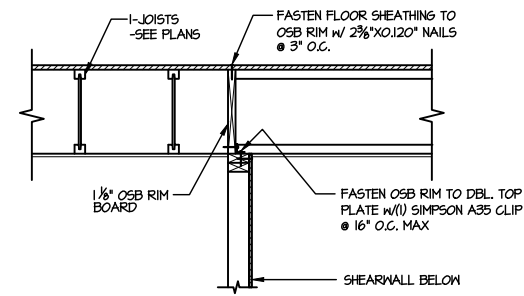
MSK project number:
126-22076
project mgr: JTR
drawn by: BGL
issue date: 08-01-23

REVISIONS:
date: initial:

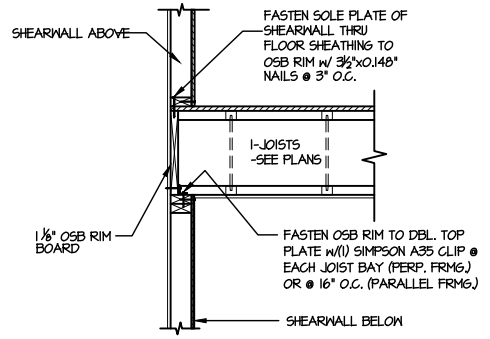


FRAMING DETAILS
FARM AT NEILS CREEK
LOT 84 - DRAYTON 3
RALEIGH, NC

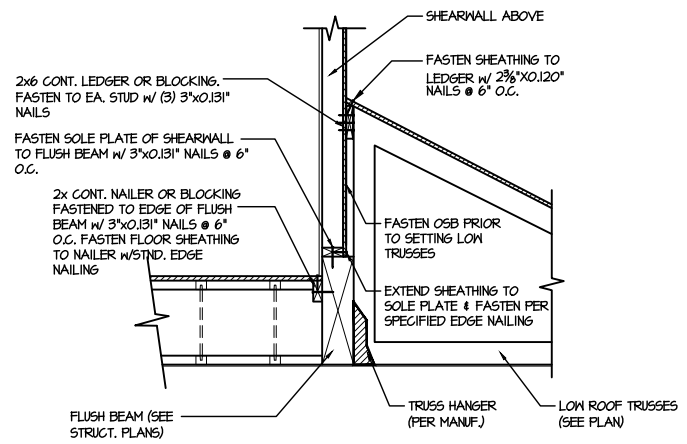
sheet:
SD2.1A



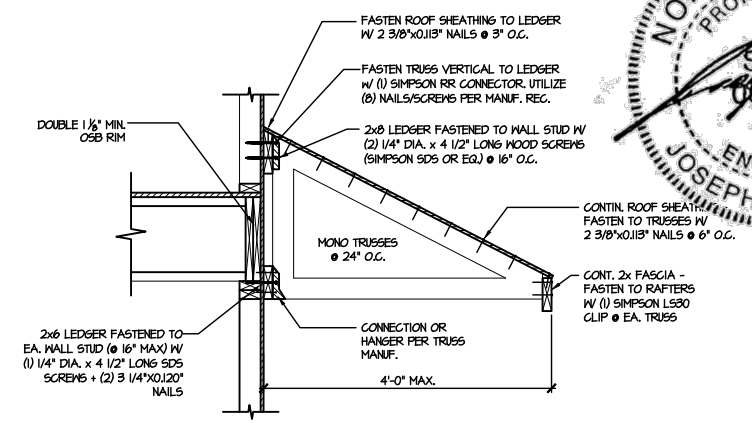
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0" PARALLEL FRAMING



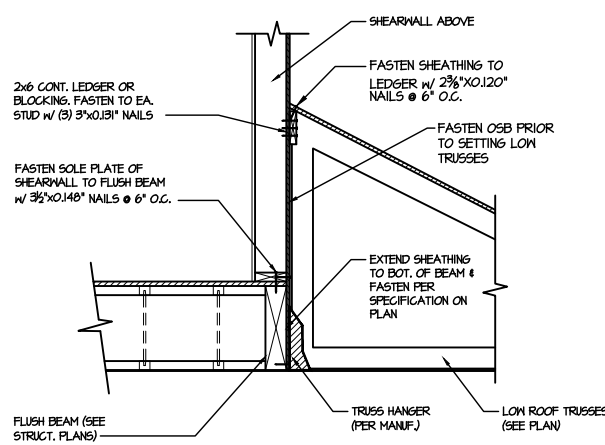
2 SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW
SCALE: 3/4"=1'-0" EDGE OF FRAMING



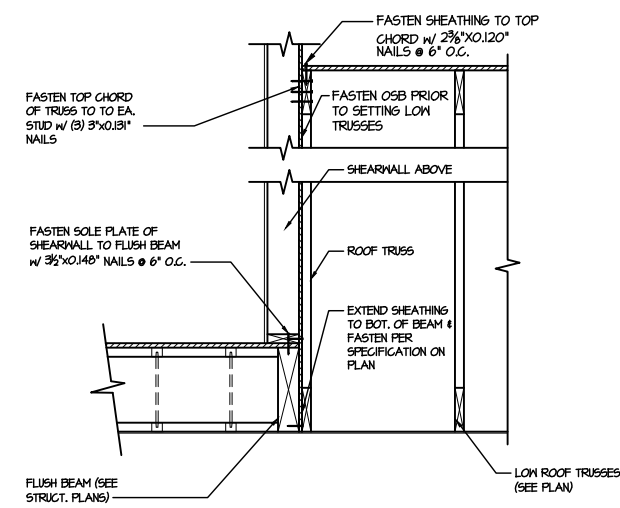
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SCALE: 3/4"=1'-0"



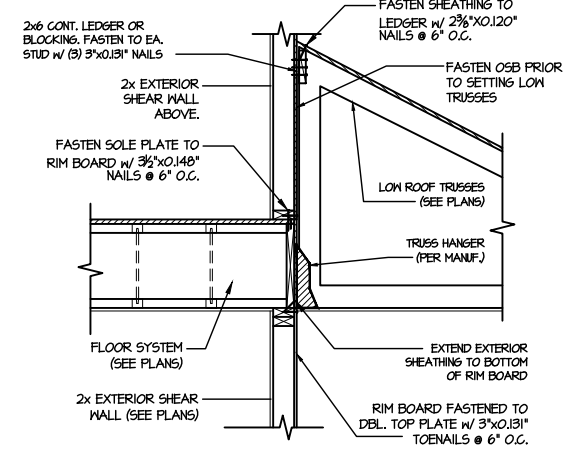
4 DETAIL @ SHED ROOF
SCALE: 3/8"=1'-0"



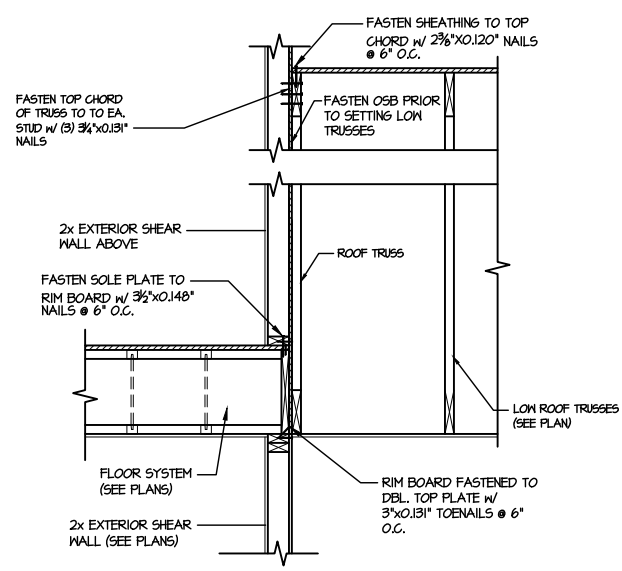
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SCALE: 3/4"=1'-0"



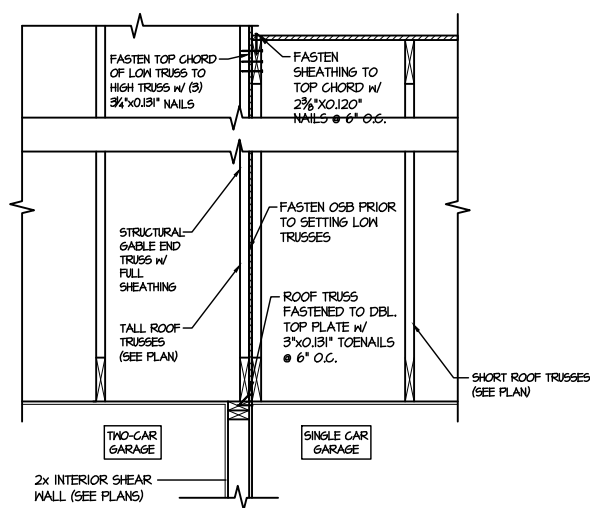
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SCALE: 3/4"=1'-0"



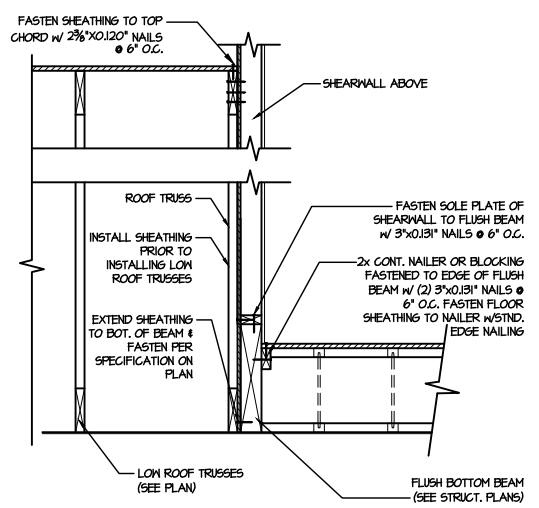
7 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



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"

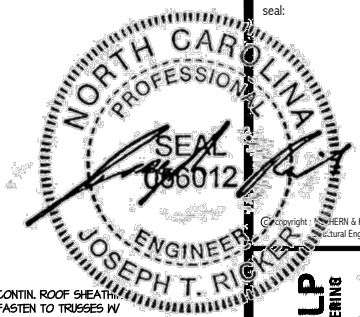


13 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"

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FILE: RLH - Neils Creek - Lot 84 - Structural DATE: 8/1/2023 3:23 PM



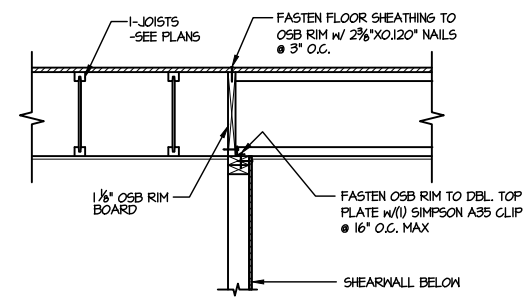
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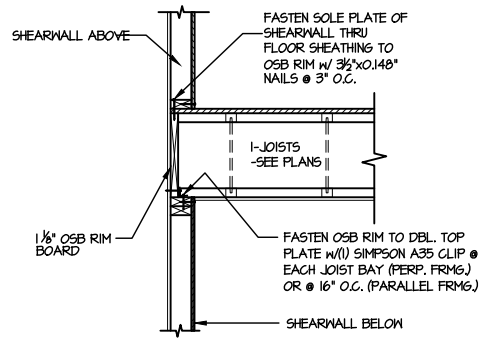
DRB HOMES

FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 84 - DRAYTON 3
RALEIGH, NC

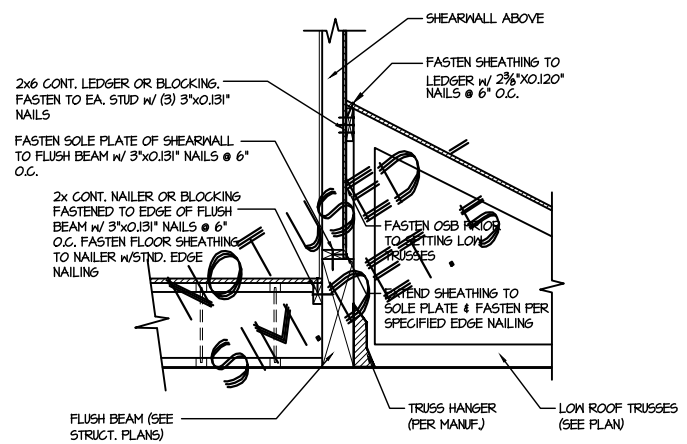
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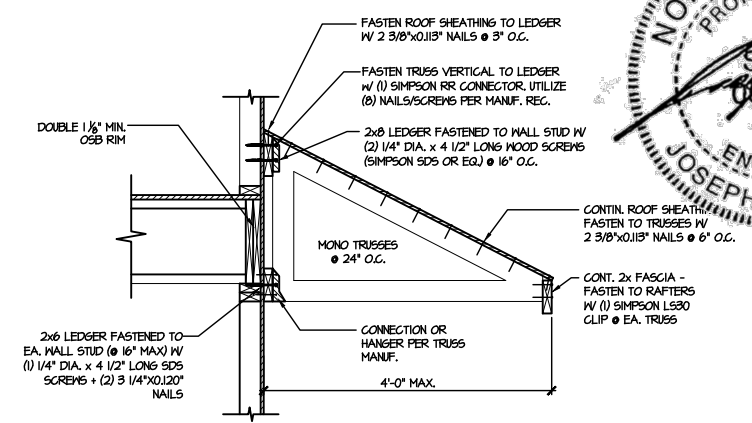
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SCALE: 3/4"=1'-0" PARALLEL FRAMING



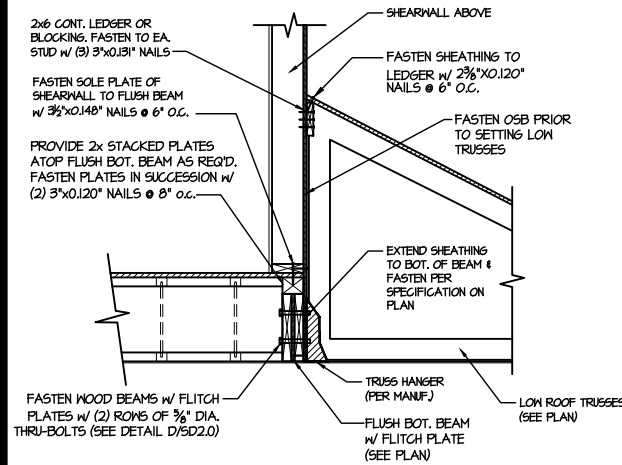
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SCALE: 3/4"=1'-0" EDGE OF FRAMING



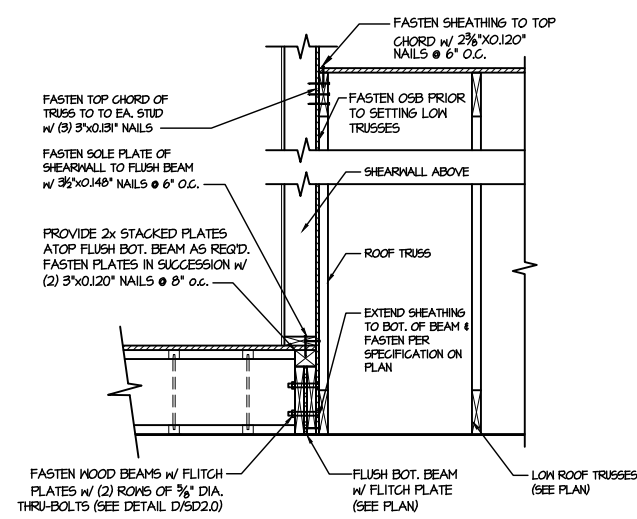
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SCALE: 3/4"=1'-0"



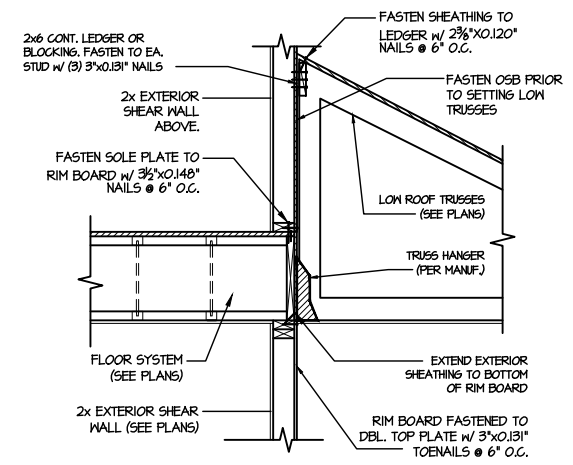
4 DETAIL @ SHED ROOF
SCALE: 3/8"=1'-0"



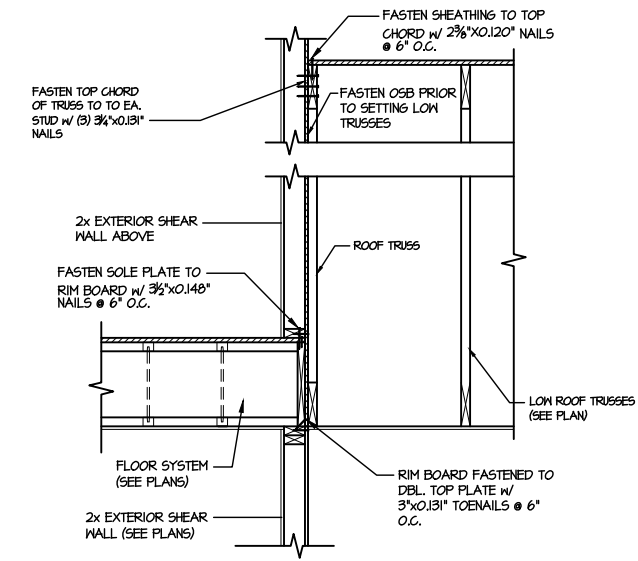
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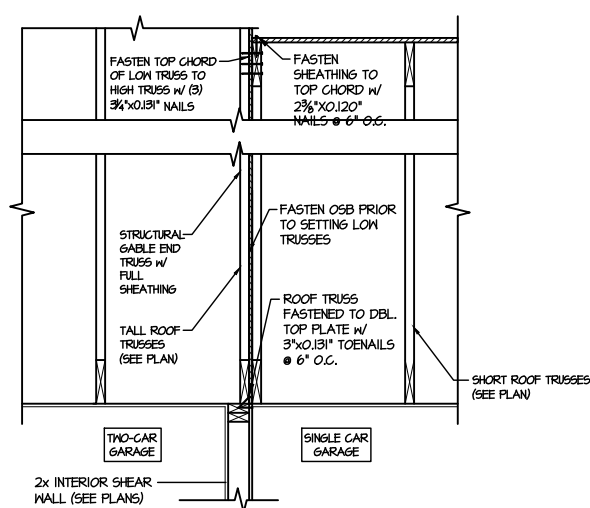
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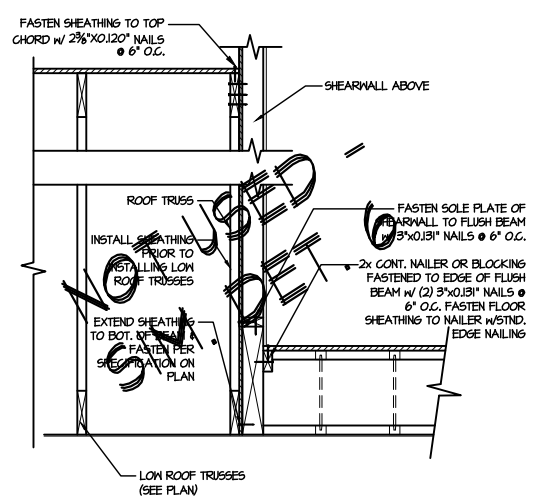
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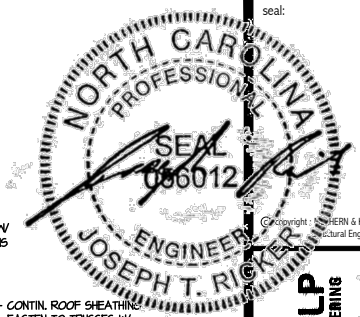
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SCALE: 3/4"=1'-0"



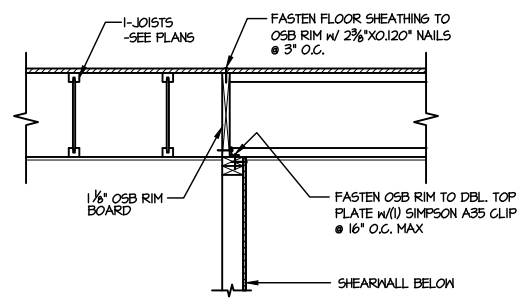
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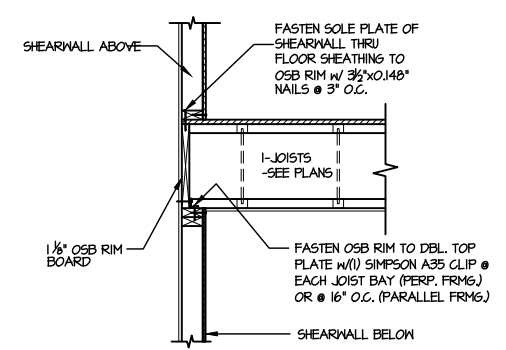
FILE: RLH - Neil's Creek - Lot 84 - Structural DATE: 8/1/2023 3:23 PM



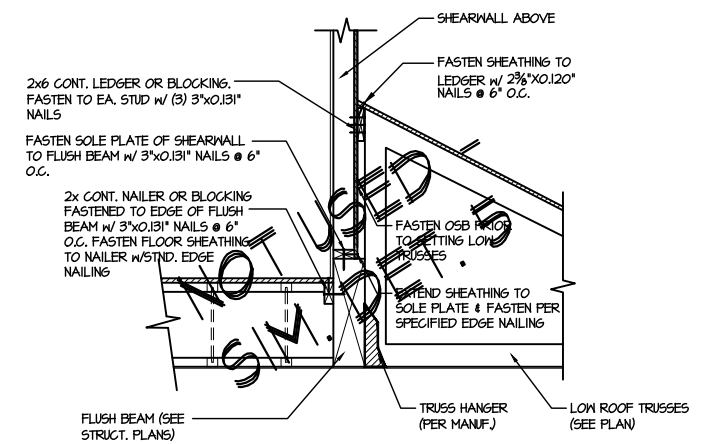
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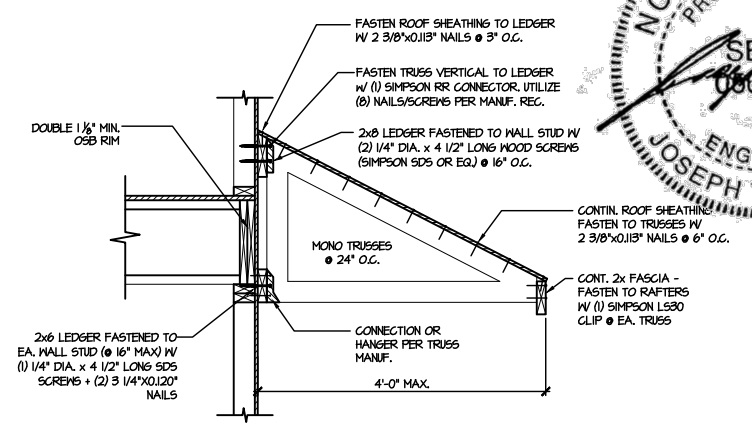
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
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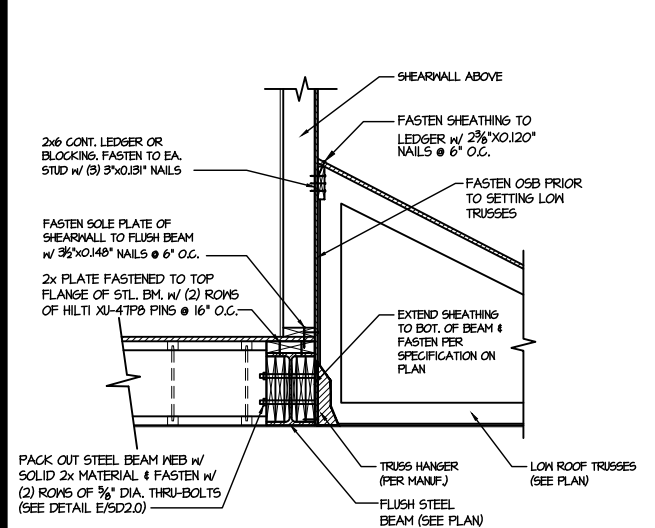
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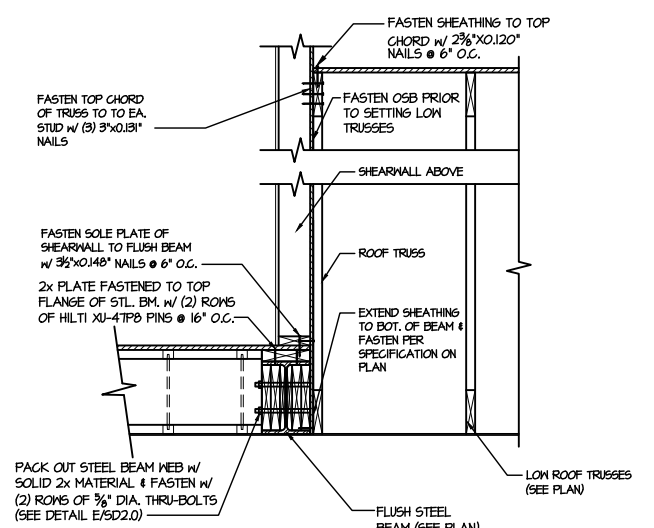
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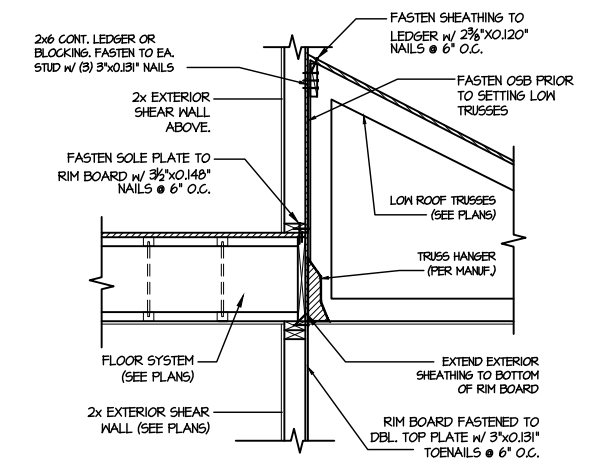
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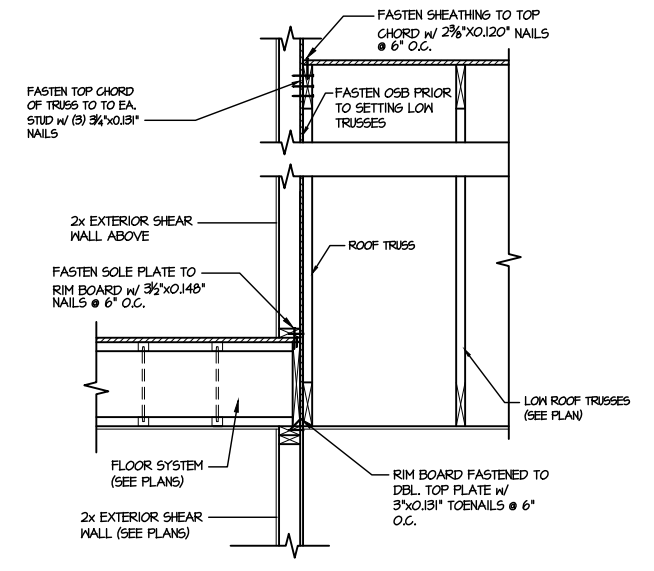
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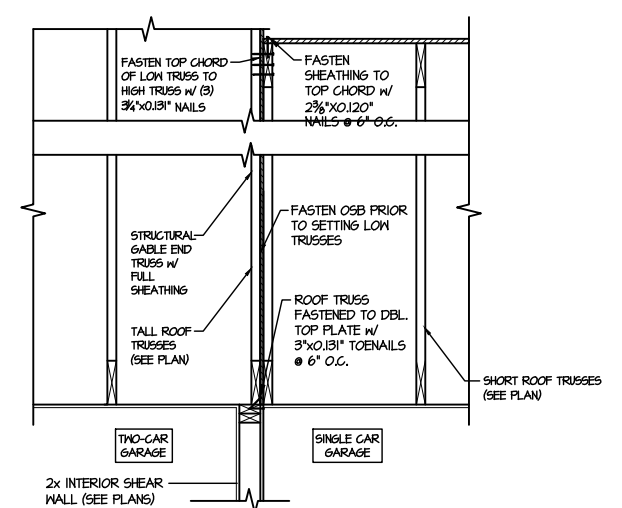
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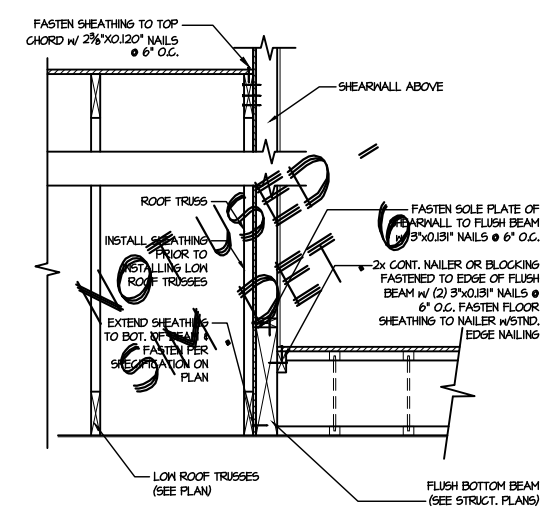
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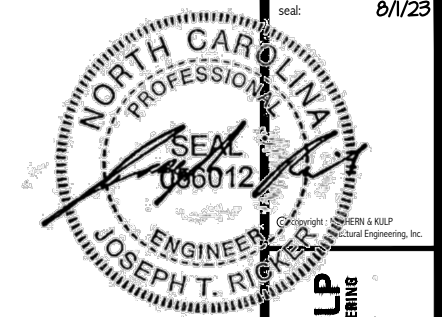
REVISIONS:

date:	initial:

DRB HOMES

FRAMING DETAILS
FARM AT NEILS CREEK
LOT 84 - DRAYTON 3
RALEIGH, NC

sheet: **SD2.1C**



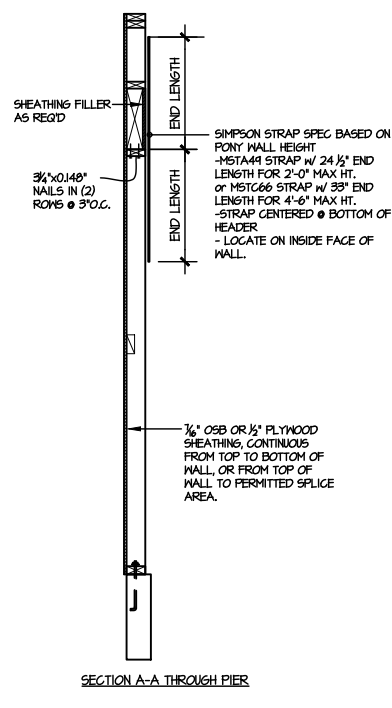
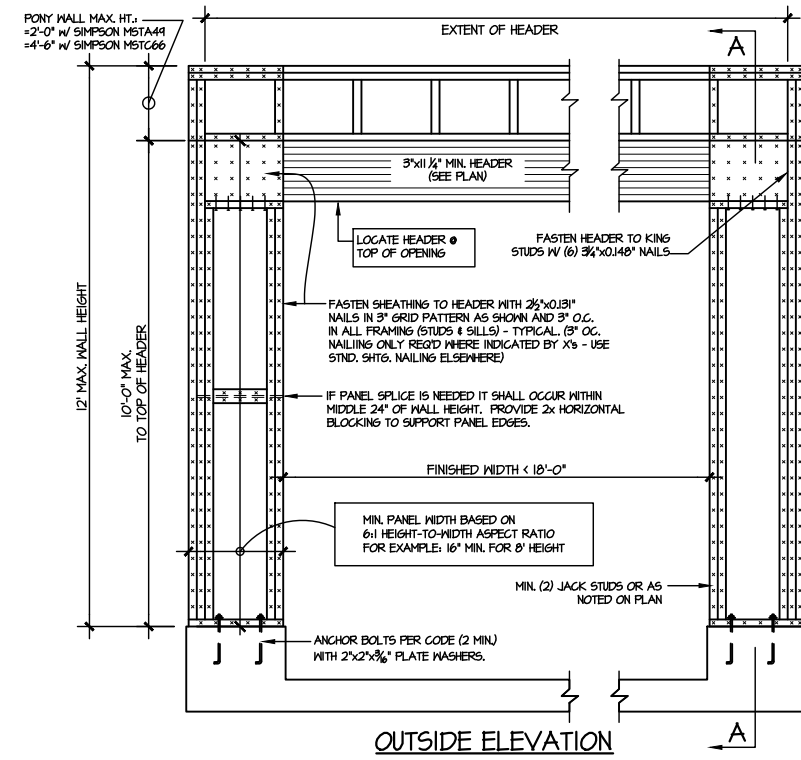
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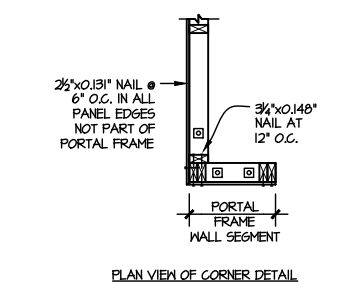
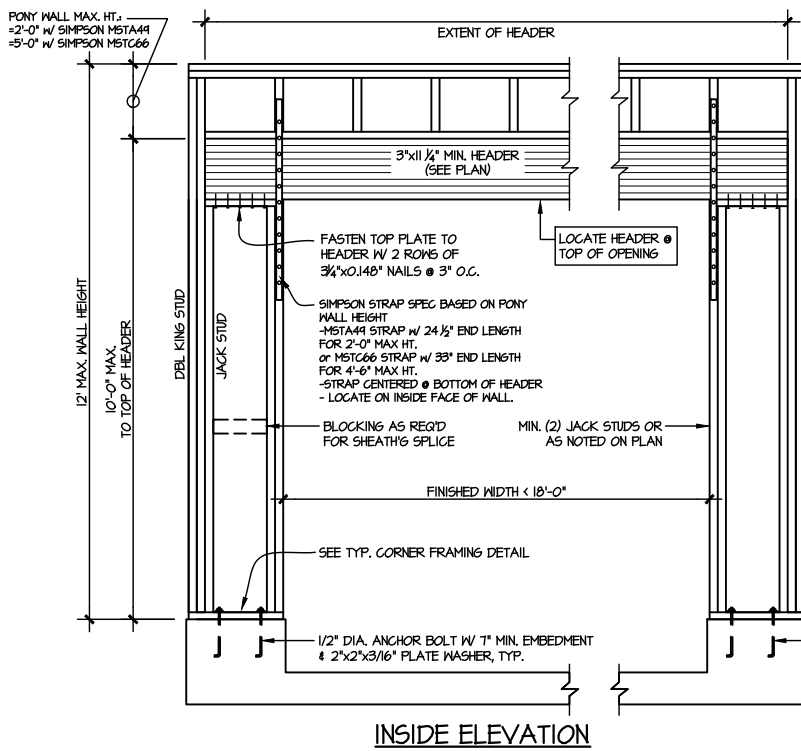
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FRAMING DETAILS
FARM AT NEILS CREEK
LOT 84 - DRAYTON 3
RALEIGH, NC

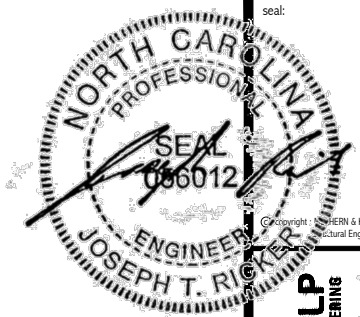


NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALL SHALL BE FULLY SHEATHED WITH 1/2" PLYWOOD OR 3/4" OSB



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

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



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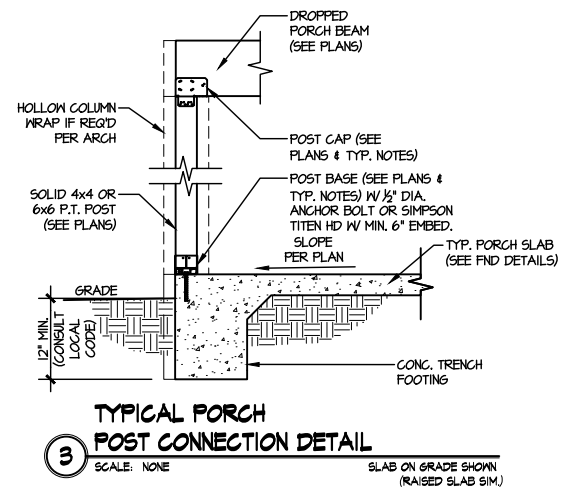
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date:	initial:



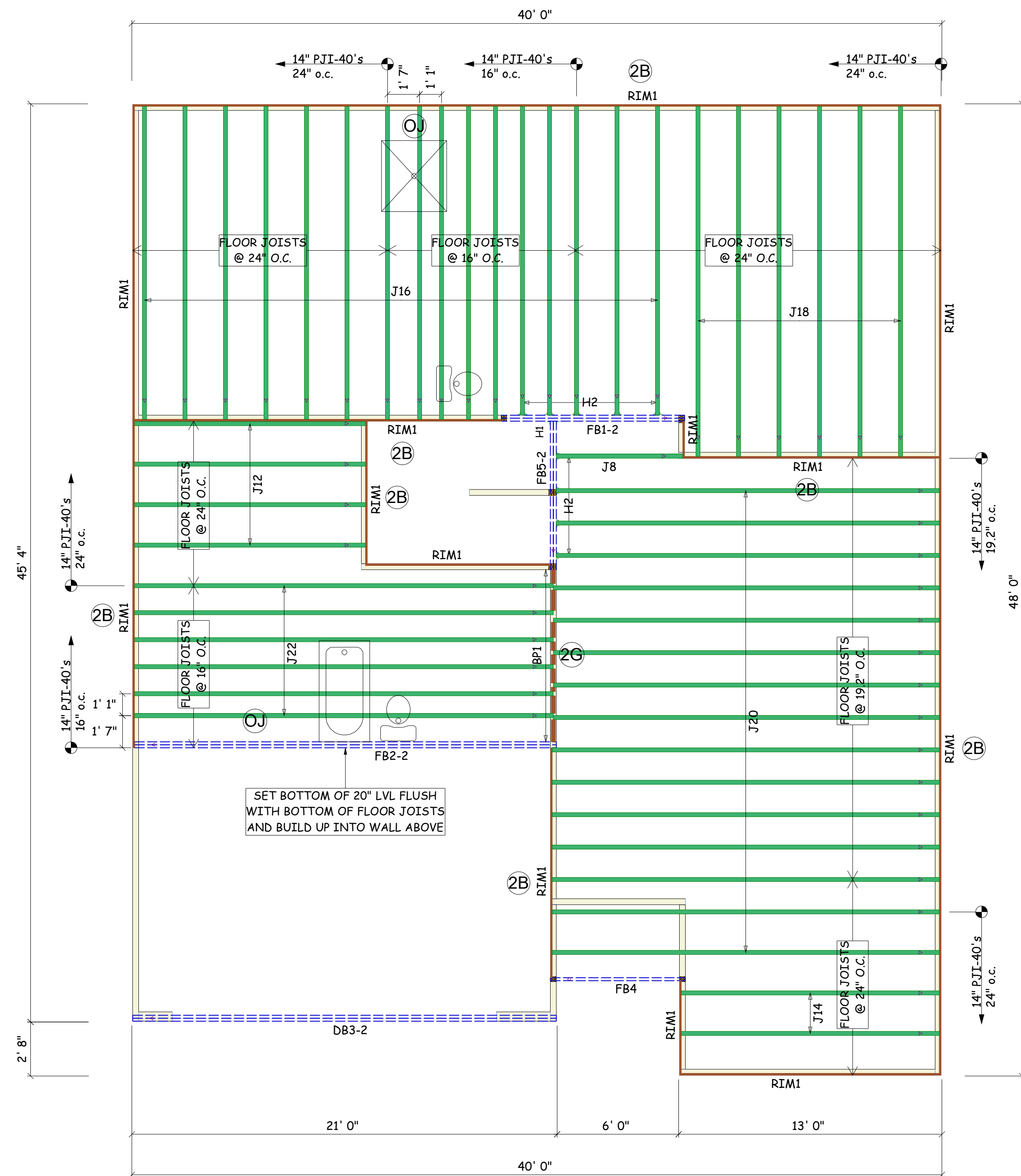
FRAMING DETAILS
 FARM AT NEILS CREEK
 LOT 84 - DRAYTON 3
 RALEIGH, NC

sheet:
SD3.0



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' 0"	14" PJI-40	1	6
J20	20' 0"	14" PJI-40	1	15
J18	18' 0"	14" PJI-40	1	6
J16	16' 0"	14" PJI-40	1	16
J14	14' 0"	14" PJI-40	1	2
J12	12' 0"	14" PJI-40	1	4
J8	8' 0"	14" PJI-40	1	1
DB3-2	22' 0"	2.1 RigidLam SP LVL 1-3/4 x 11-7/8	2	2
FB1-2	10' 0"	2.1 RigidLam SP LVL 1-3/4 x 14	2	2
FB4	8' 0"	2.1 RigidLam SP LVL 1-3/4 x 14	1	1
FB5-2	8' 0"	2.1 RigidLam SP LVL 1-3/4 x 14	2	2
FB2-2	22' 0"	2.1 RigidLam SP LVL 1-3/4 x 20	2	2
RIM1	12' 0"	1 1/8" x 14" APA Rim Board	1	17
BP1	2' 0"	14" PJI-40	1	4

Accessories				
PlotID	Length	Product	Plies	Net Qty
		3/4" 4x8 OSB	1	47

Connector Summary					
PlotID	Qty	Manuf	Product	Backer Blocks	Web Stiff
H1	1	Simpson	HHU5410	No	No
H2	9	Simpson	IUS2.56/14	No	No

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

KEMPVILLE BUILDING MATERIALS IS NOT RESPONSIBLE FOR THE DESIGN OR CALCULATION OF ANY AND ALL I-JOIST AND LVL/PSL BEAM MATERIAL. ALL ENGINEERING AND INFORMATION FOR THIS MATERIAL IS TO BE PROVIDED BY THE ENGINEER OF RECORD MARKED ON APPROVED SET OF PLANS. ALL BEAM PLACEMENTS ARE PER THE ENGINEERING RECEIVED. ALL CONNECTION DETAILS TO BE PROVIDED BY ENGINEER OF RECORD. REFER TO ENGINEER OR RECORD FOR ALL MULTI-PLY LVL/ I-JOIST CONNECTION PATTERNS. BUILDER TO VERIFY ALL MATERIAL LENGTHS, QUANTITIES, AND SIZES PRIOR TO ORDERING.

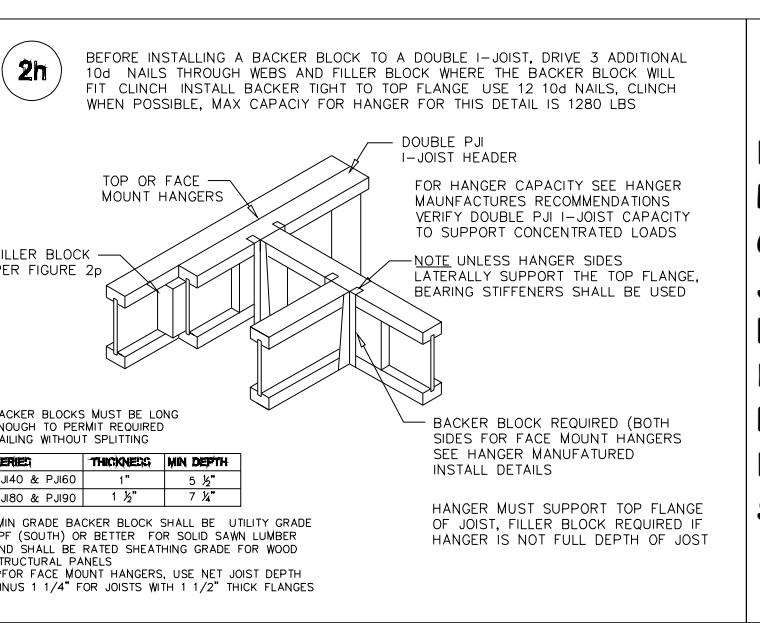
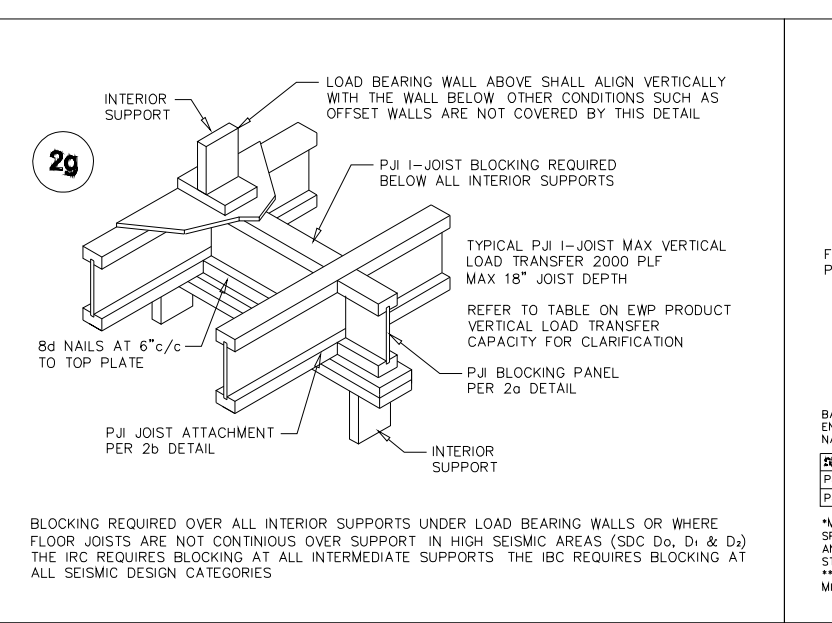
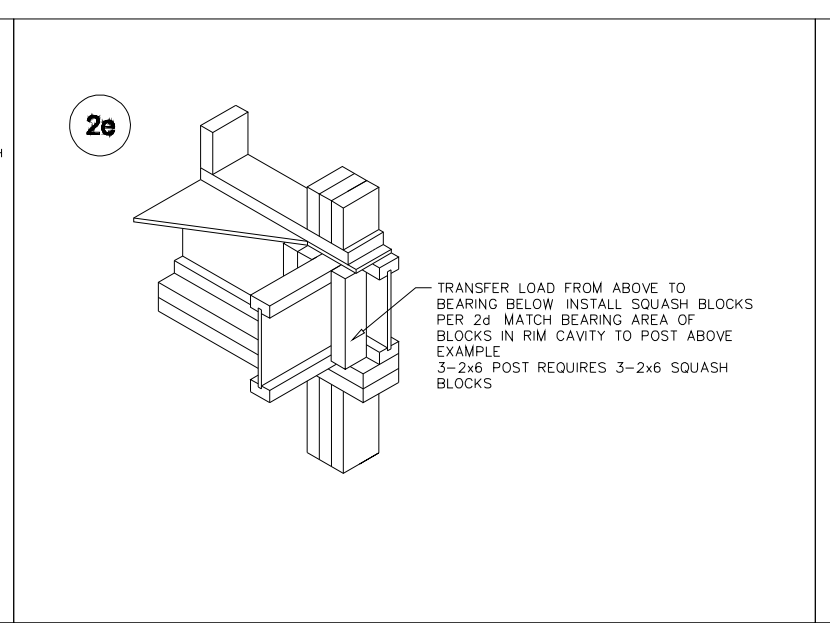
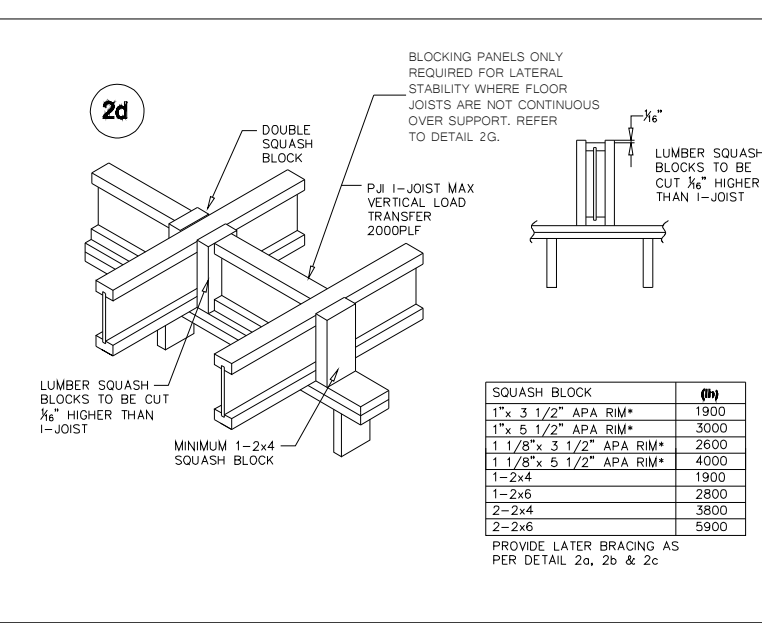
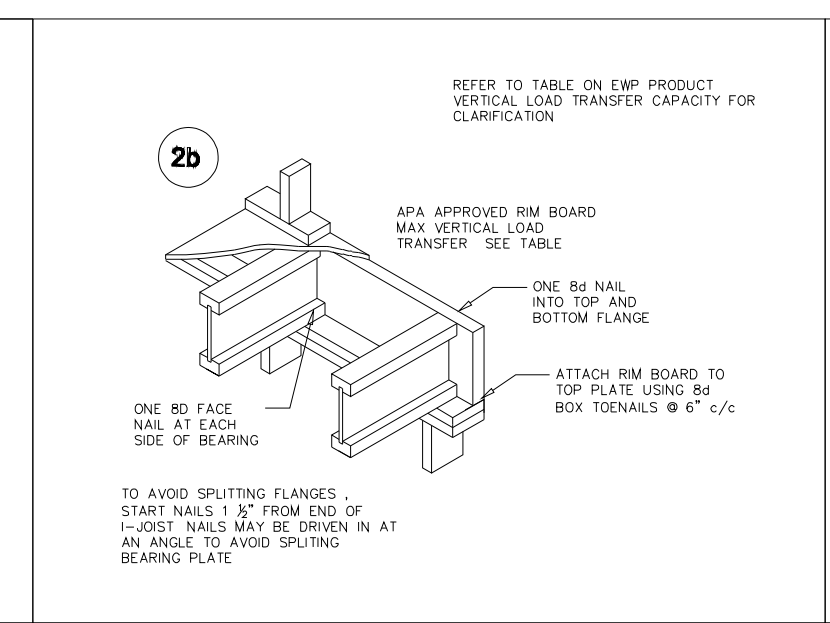
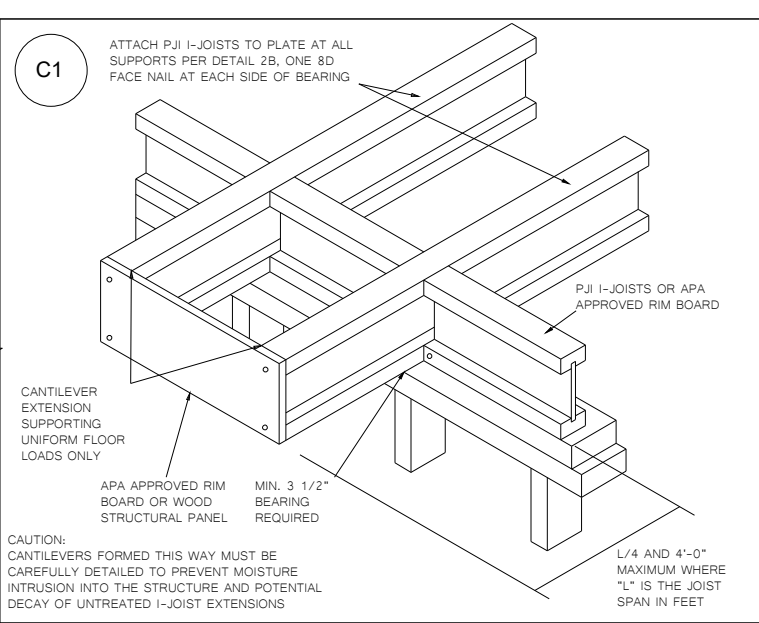
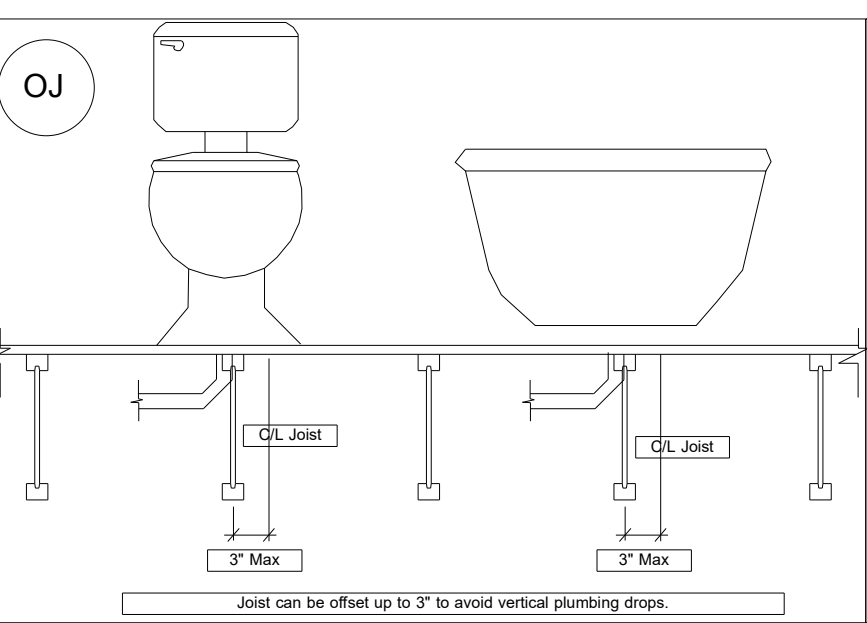
Revisions	
00/00/00	Name
00/00/00	Name
00/00/00	Name
00/00/00	Name
00/00/00	Name

This is an I-Joist Placement Plan Only. All designs of I-joists 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 Manufacturer's 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 guidelines in the installation guide of product. Builder takes full responsibility for doing so and NO Back charge will be accepted.



DRB HOMES NC LLC
MODEL 2695 - DAYTON
LOT 84 THE FARM AT NEILL'S CREEK

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 VERIFY 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.

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

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

** Framer must refer to plans while setting components.

Scale: 1/4" = 1'-0"
 Date: 8/8/23
 Designer: SCB
 Project #: 23070133
 Sheet Number:
1 / 1

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

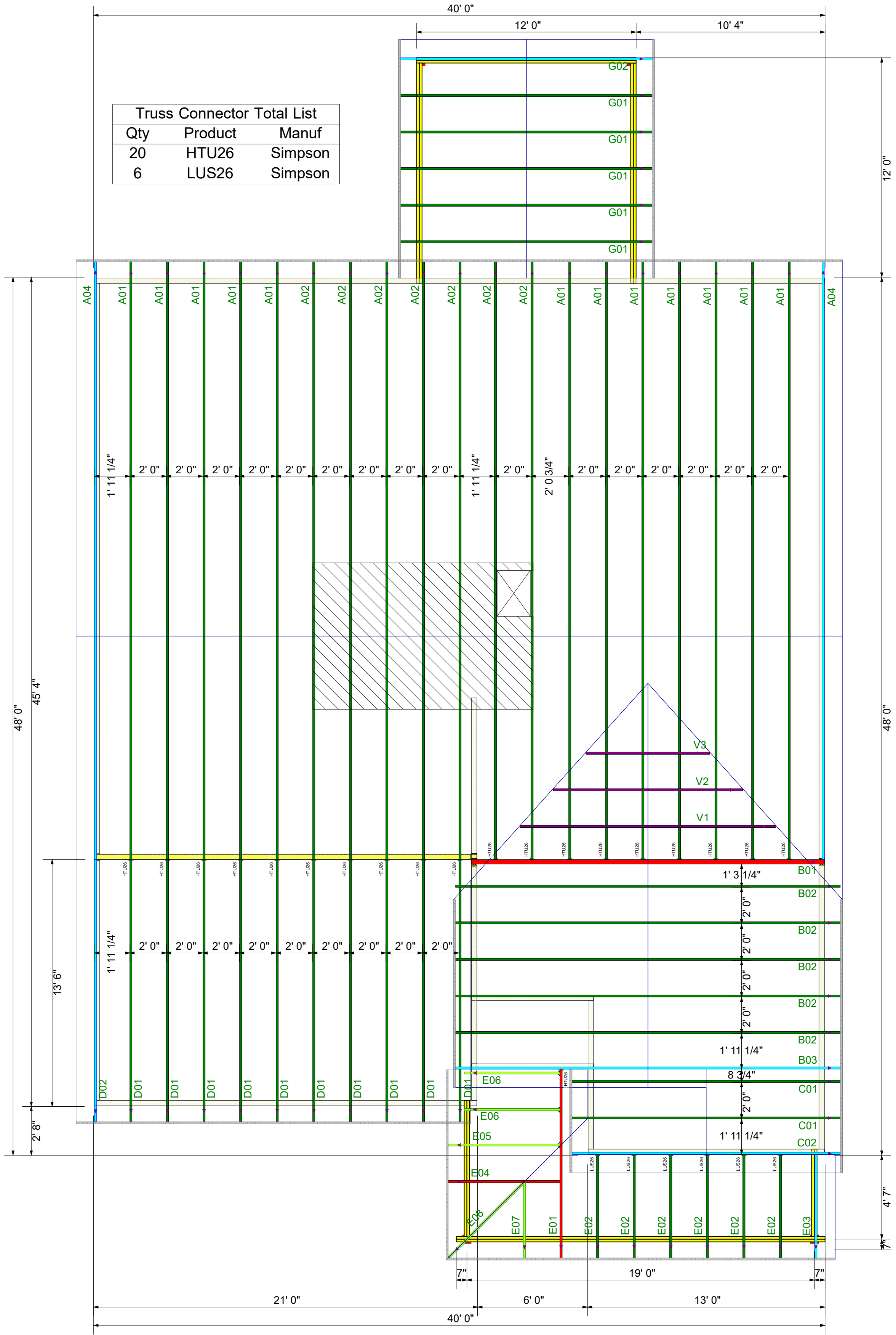
THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor systems and 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'Onofrio Drive, Madison, WI 53179.



DRB HOMES
84 FARM AT NEILLS CREEK
DRAYTON 3
COMPONENT PLAN
PLACEMENT PLAN

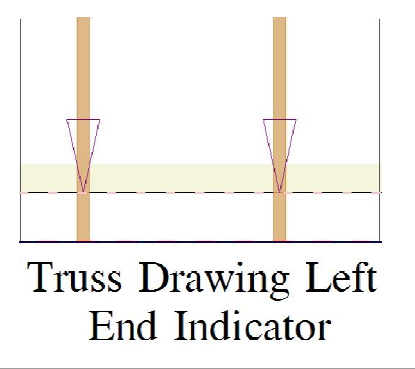
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** DAMAGED COMPONENTS SHOULD NOT BE INSTALLED UNLESS TOLD TO BY THE COMPONENT PLANT.

** 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.