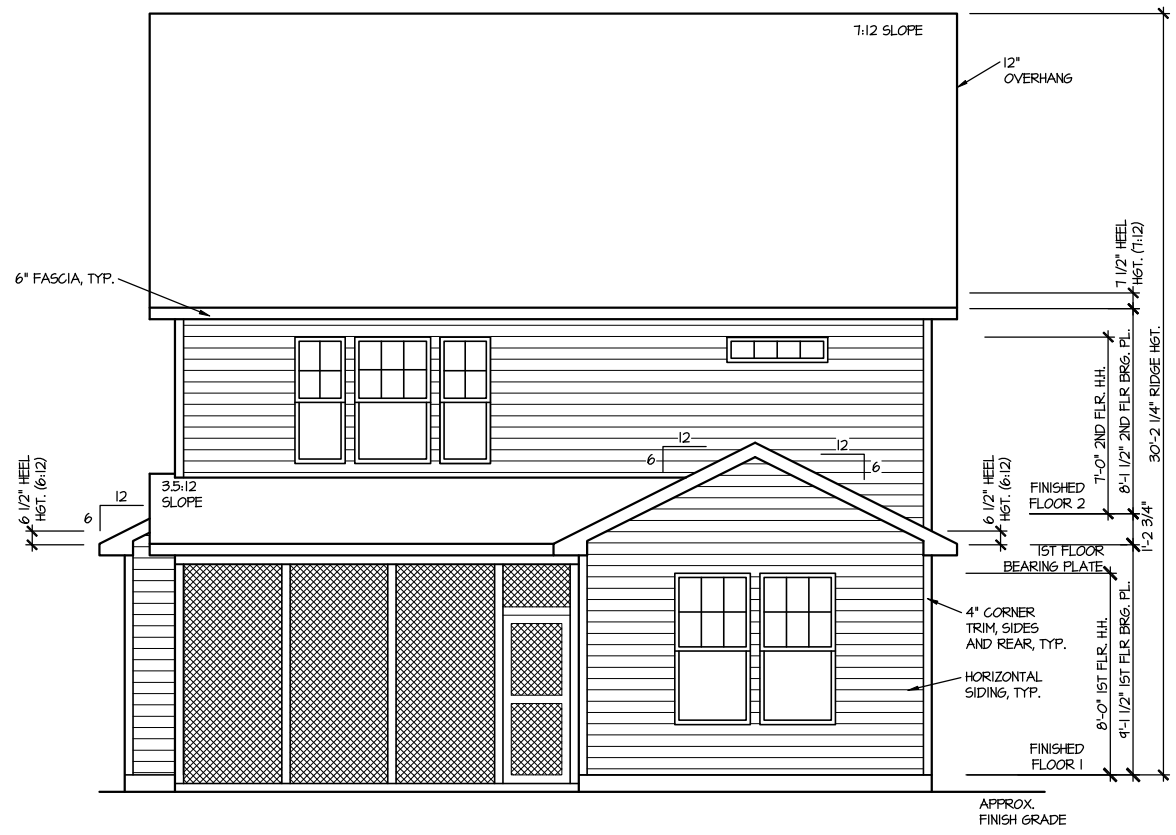


FRONT ELEVATION 4

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



REAR ELEVATION 4

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

MASTER PLAN INFORMATION		UPDATED DATE
REVISION	DATE	
2 - RALE	07-10-2023	

DRAWN BY:	ITS
DATE:	02/17/2024
PLAN NO.	1995



HOUSE NAME:	MERLOT
DRAWING TITLE	FRONT & REAR ELEVATIONS

SHEET No.	A.1
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RIGHT ELEVATION 4

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



LEFT ELEVATION 4

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

MASTER PLAN INFORMATION		UPDATED DATE
REVISION	DATE	
2 - RALE	07-10-2023	

DRAWN BY: ITS
 DATE: 02/17/2024
 PLAN NO. 1995

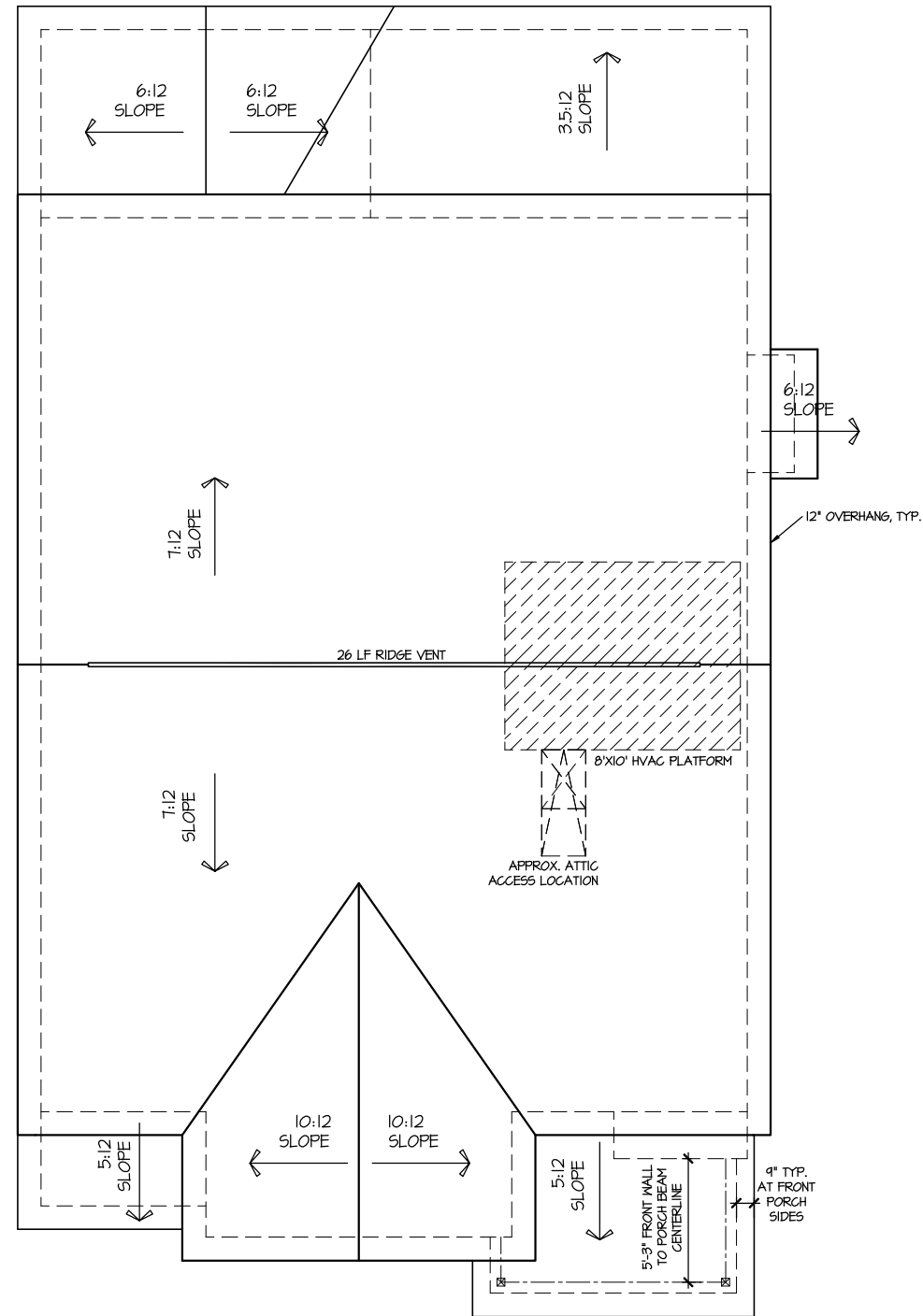


HOUSE NAME: MERLOT
 DRAWING TITLE: RIGHT & LEFT ELEVATIONS

SHEET No. A1.2

UPPER ROOF VENTILATION CALCULATIONS:

ROOF AREA = 1800 SQ. FT.
 OVERALL REQUIRED VENTILATION:
 1 TO 150 = 8.61 SQ. FT.
 1 TO 300 = 4.33 SQ. FT.
 50-80% IN TOP THIRD = 2.17 - 3.46 SQ. FT. (1 TO 300)
 NET FREE AREA OF VENTED SOFFIT = 5.1 SQ. IN. / LINEAR FT.
 NET FREE AREA OF RIDGE VENT = 18 SQ. IN. / LINEAR FT.
 LOWER VENTING (BOTTOM 2/3 RISE)
 57 LINEAR FEET OF SOFFIT X 5.1 SQ. IN. = 2.26 SQ. FT.
 UPPER VENTING (TOP 1/3 RISE)
 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: 5.51 SQ. FT. > 4.33 SQ. FT. (REQ'D)



ROOF PLAN ELEV. 4
 SCALE: 1/8" = 1'-0"

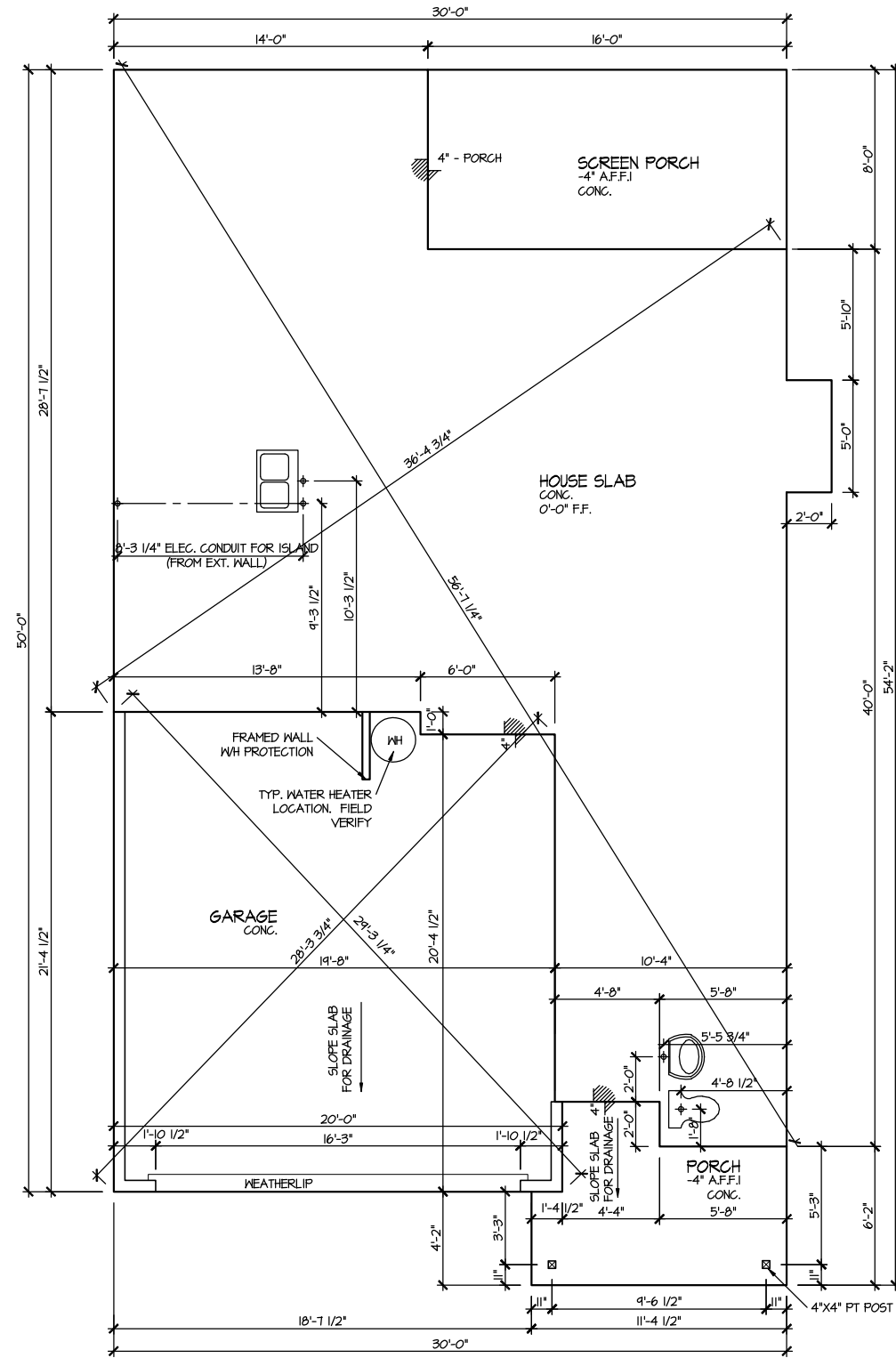
MASTER PLAN INFORMATION		UPDATED DATE
REVISION	DATE	
2-RALE	07-10-2023	

DRAWN BY: ITS
 DATE: 02/17/2024
 PLAN NO. 1995



HOUSE NAME: MERLOT
 DRAWING TITLE: ROOF PLAN

SHEET No. A13



ELEVATION 4
SLAB PLAN
SCALE: 1/8" = 1'-0"

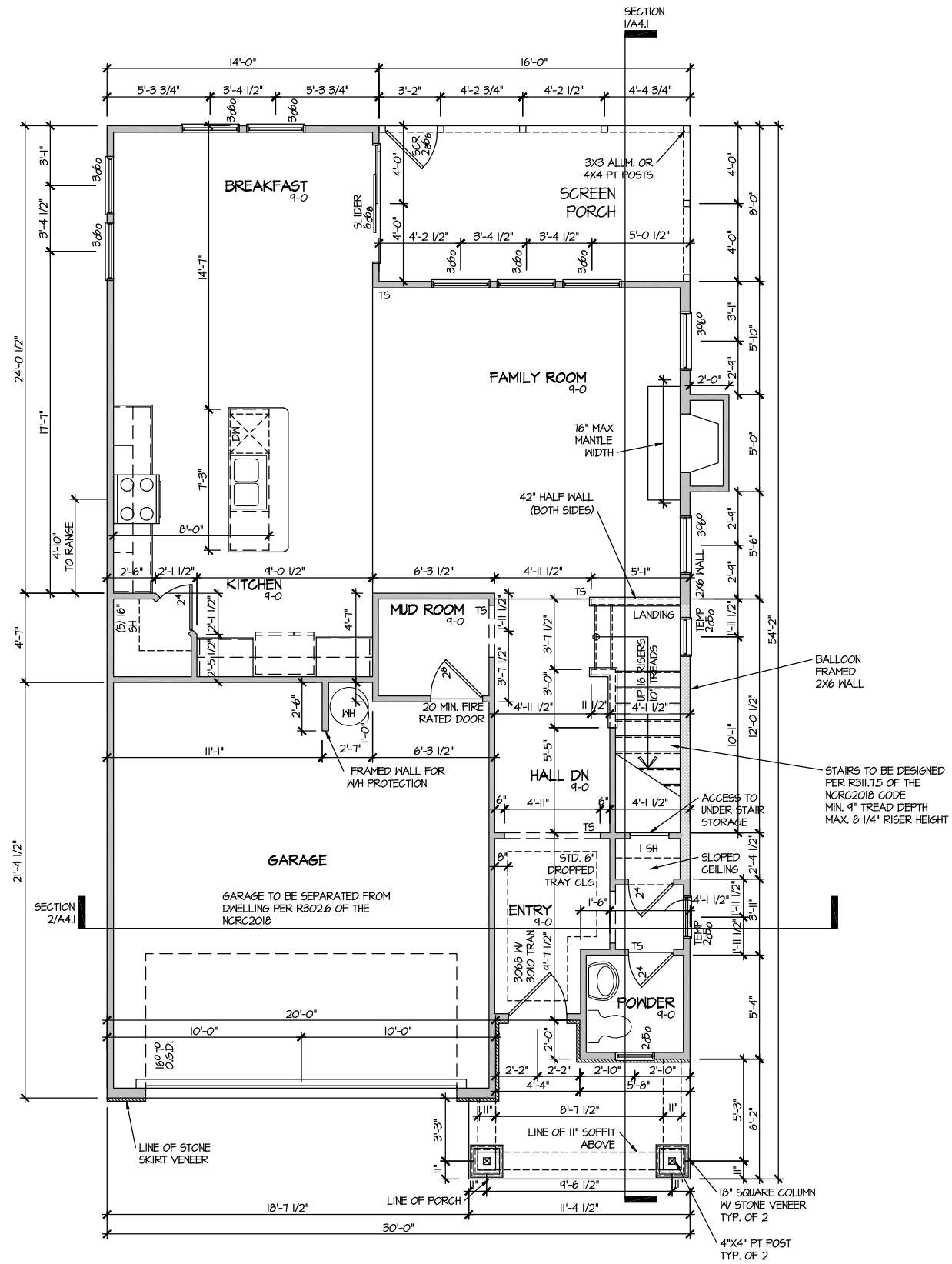
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REVISION	DATE
2 - RALE	07-10-2023

DRAWN BY:
ITS
DATE:
02/17/2024
PLAN NO.
1995



HOUSE NAME:
MERLOT
DRAWING TITLE
SLAB PLAN

SHEET No.
A2.1



**ELEVATION 4
FIRST FLOOR PLAN**

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

MASTER PLAN INFORMATION

REVISION	DATE	UPDATED DATE
2-RALE	07-10-2023	

DRAWN BY:
ITS

DATE:
02/17/2024

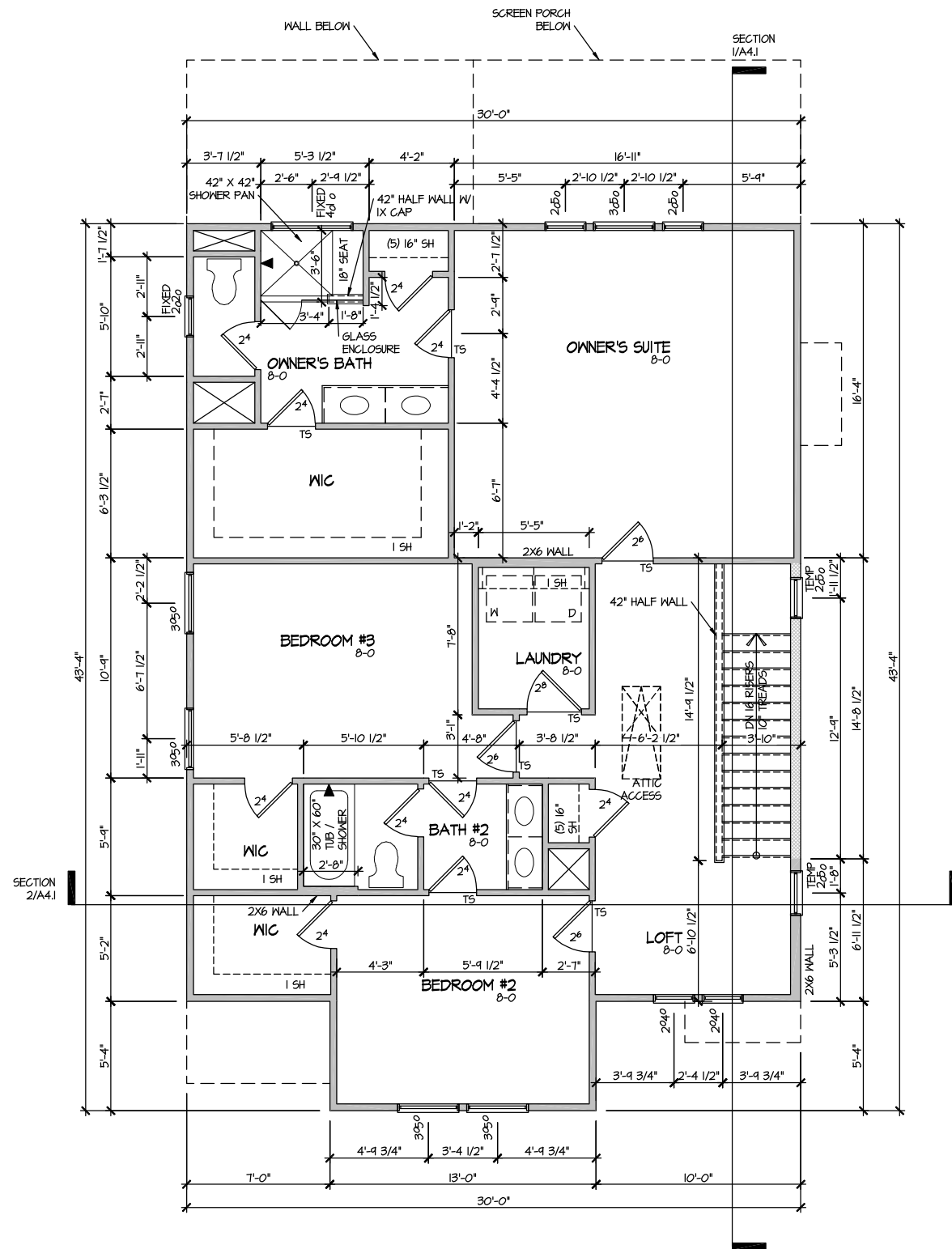
PLAN NO.
1995



HOUSE NAME:
MERLOT
DRAWING TITLE
FIRST FLOOR PLAN

SHEET No.

A3.1



ELEVATION 4
SECOND FLOOR PLAN

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

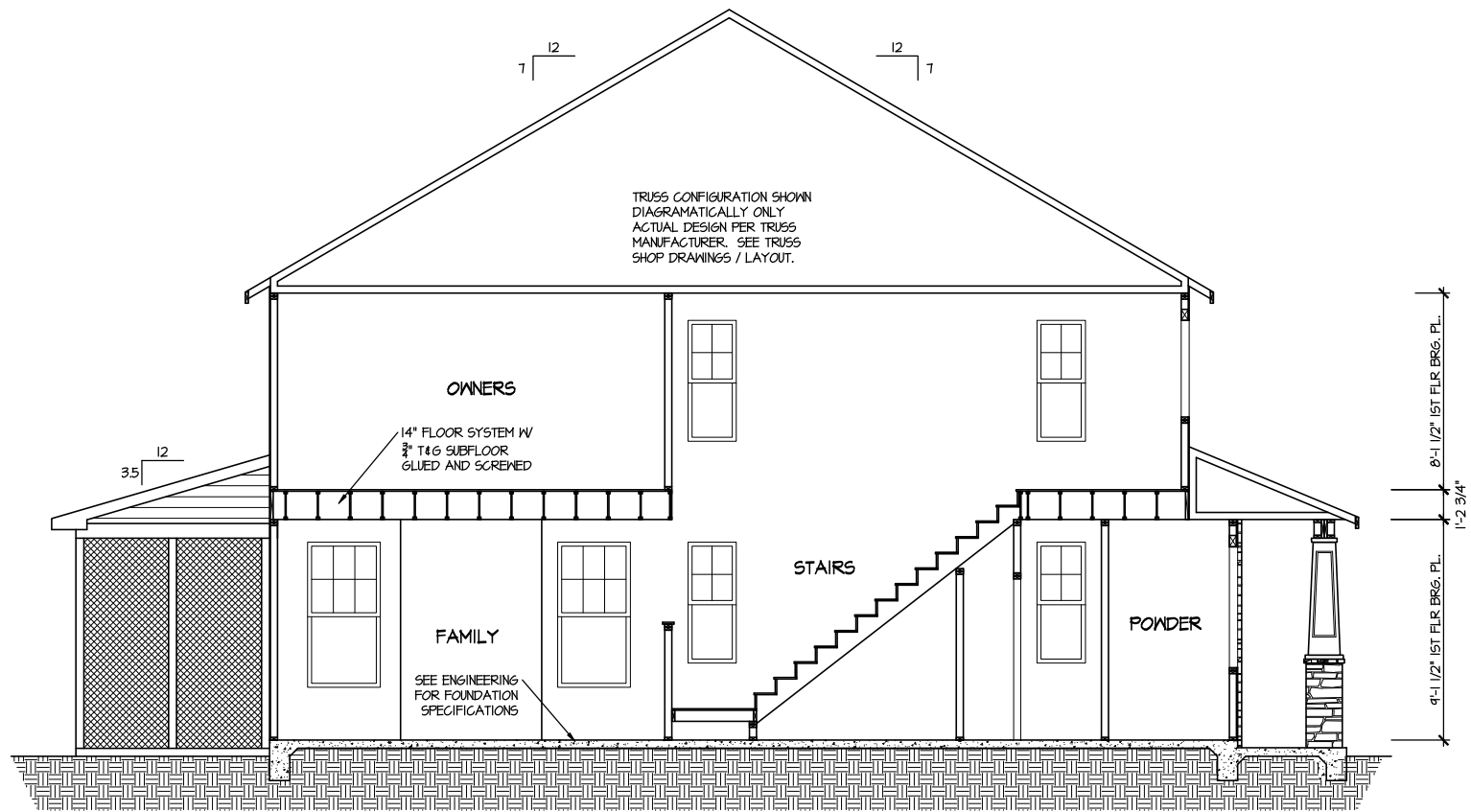
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REVISION	DATE
2-RALE	07-10-2023
UPDATED DATE	

DRAWN BY:	ITS
DATE:	02/17/2024
PLAN NO.	1995



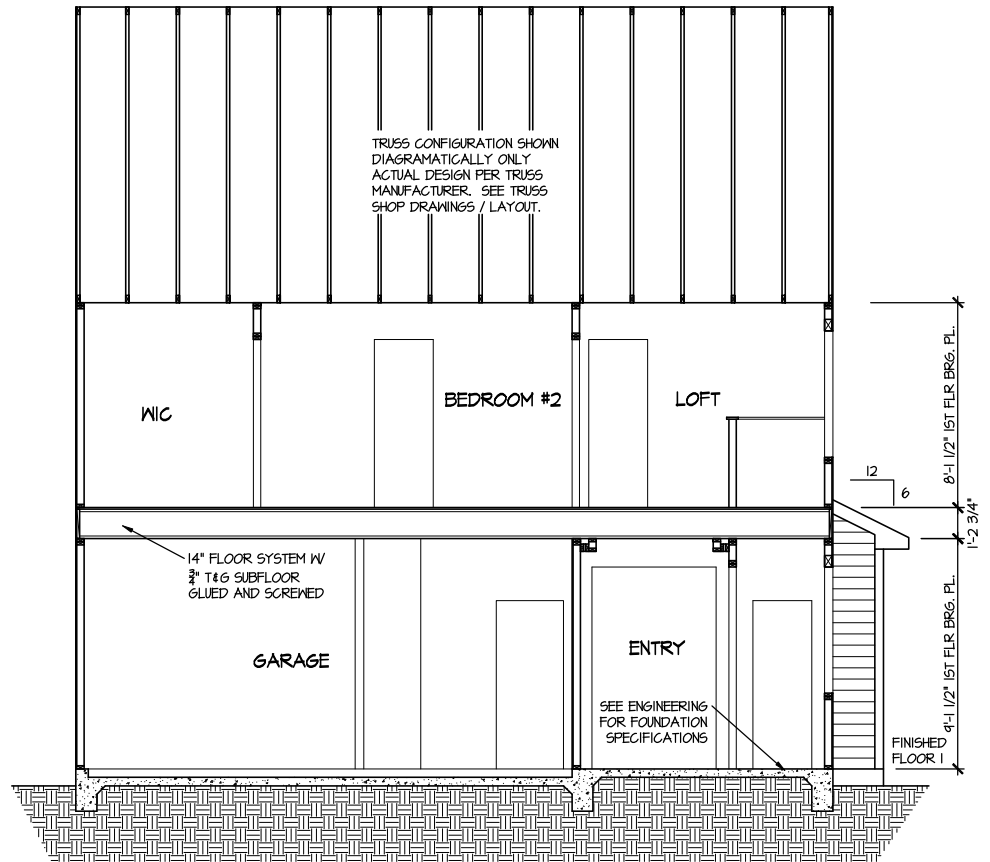
HOUSE NAME:	MERLOT
DRAWING TITLE	SECOND FLOOR PLAN

SHEET No.
A3.2



SECTION 1

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



SECTION 2

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

MASTER PLAN INFORMATION		UPDATED DATE
REVISION	DATE	
2 - RALE	07-10-2023	

DRAWN BY:	ITS
DATE:	02/17/2024
PLAN NO.	1995



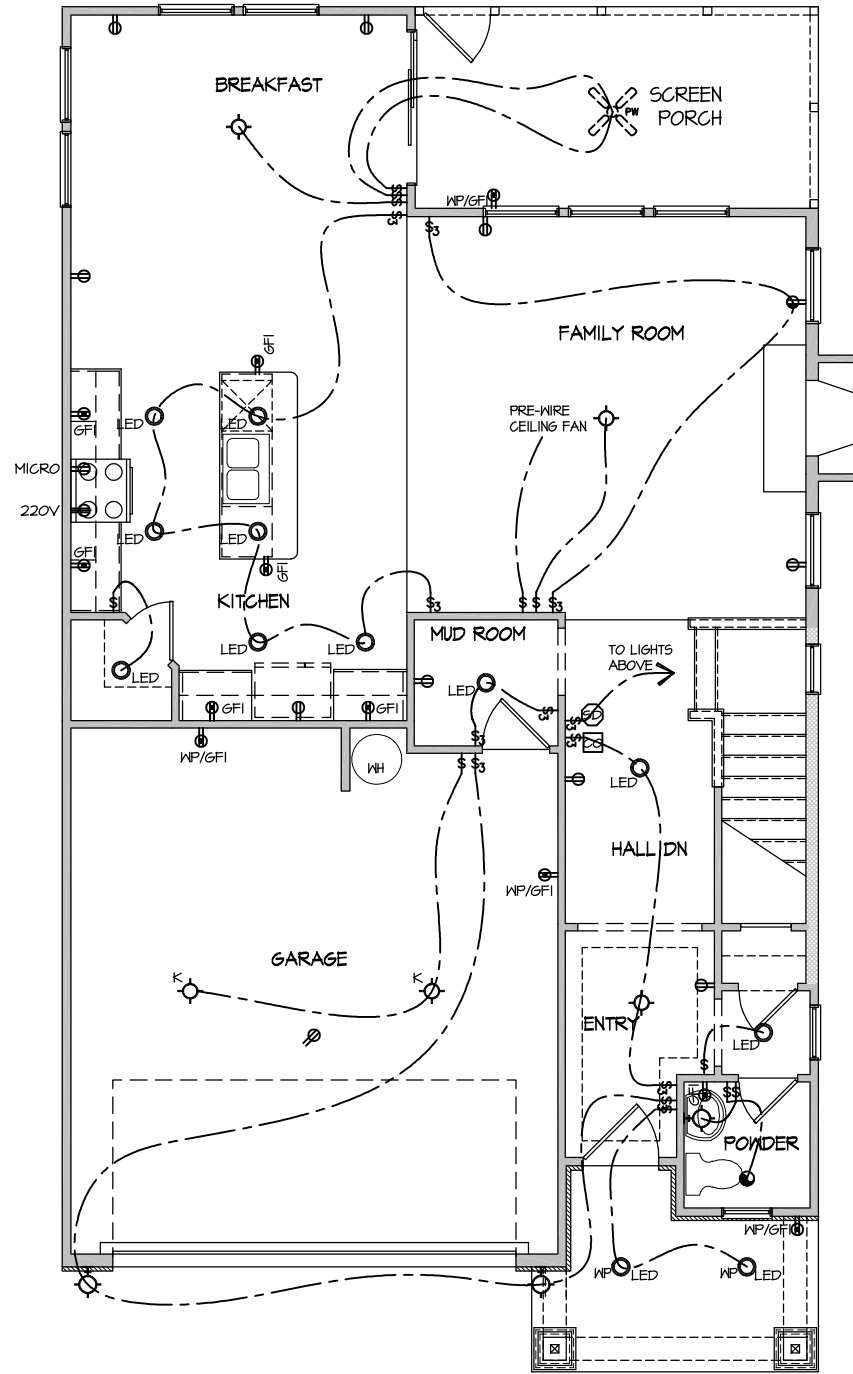
HOUSE NAME:	MERLOT
DRAWING TITLE	BUILDING SECTION

SHEET No.	A4.1
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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
- ⊕_{LSM} 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. 4**

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

MASTER PLAN INFORMATION	
REVISION	DATE
2 - RALE	07-10-2023
	UPDATED DATE

DRAWN BY:	ITS
DATE:	02/17/2024
PLAN NO.	1995



HOUSE NAME:	MERLOT
DRAWING TITLE	FIRST FLOOR ELECTRICAL

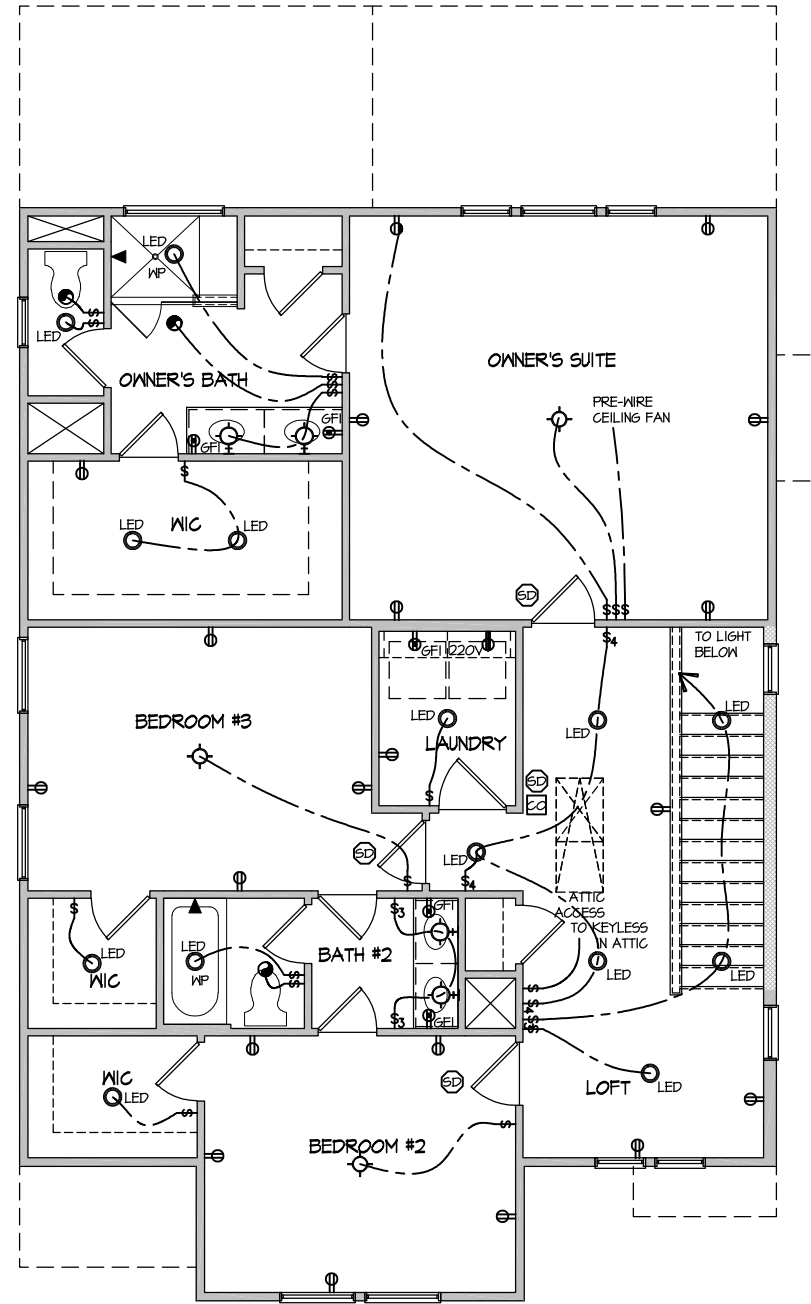
SHEET No.	E1.1
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FILE: Lot 00.0074.dwg DATE: 2/17/2024 11:24 AM

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
- ⊖_L LIGHT FIXTURE - WALL MOUNTED
- ⊖_C 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. 4**

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

MASTER PLAN INFORMATION	
REVISION	DATE
2-RALE	07-10-2023

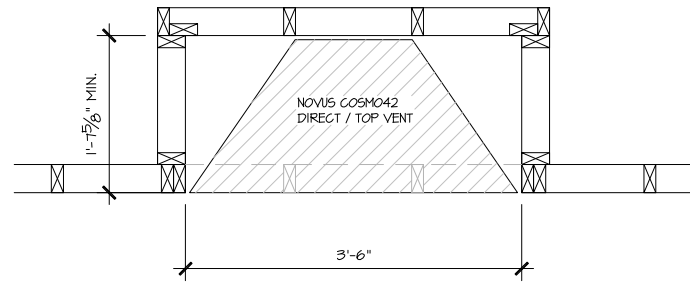
DRAWN BY:
ITS
DATE: 02/17/2024
PLAN NO.
1995



HOUSE NAME:
MERLOT
DRAWING TITLE
SECOND FLOOR ELECTRICAL

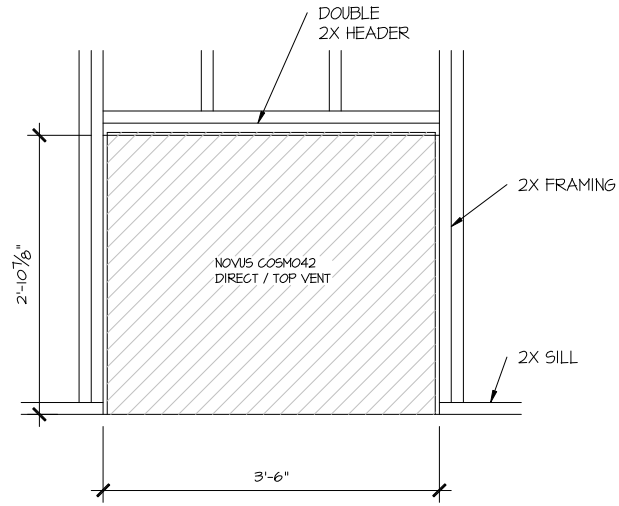
SHEET No.
E1.2

ALL DIMENSIONS ARE TO FRAMING



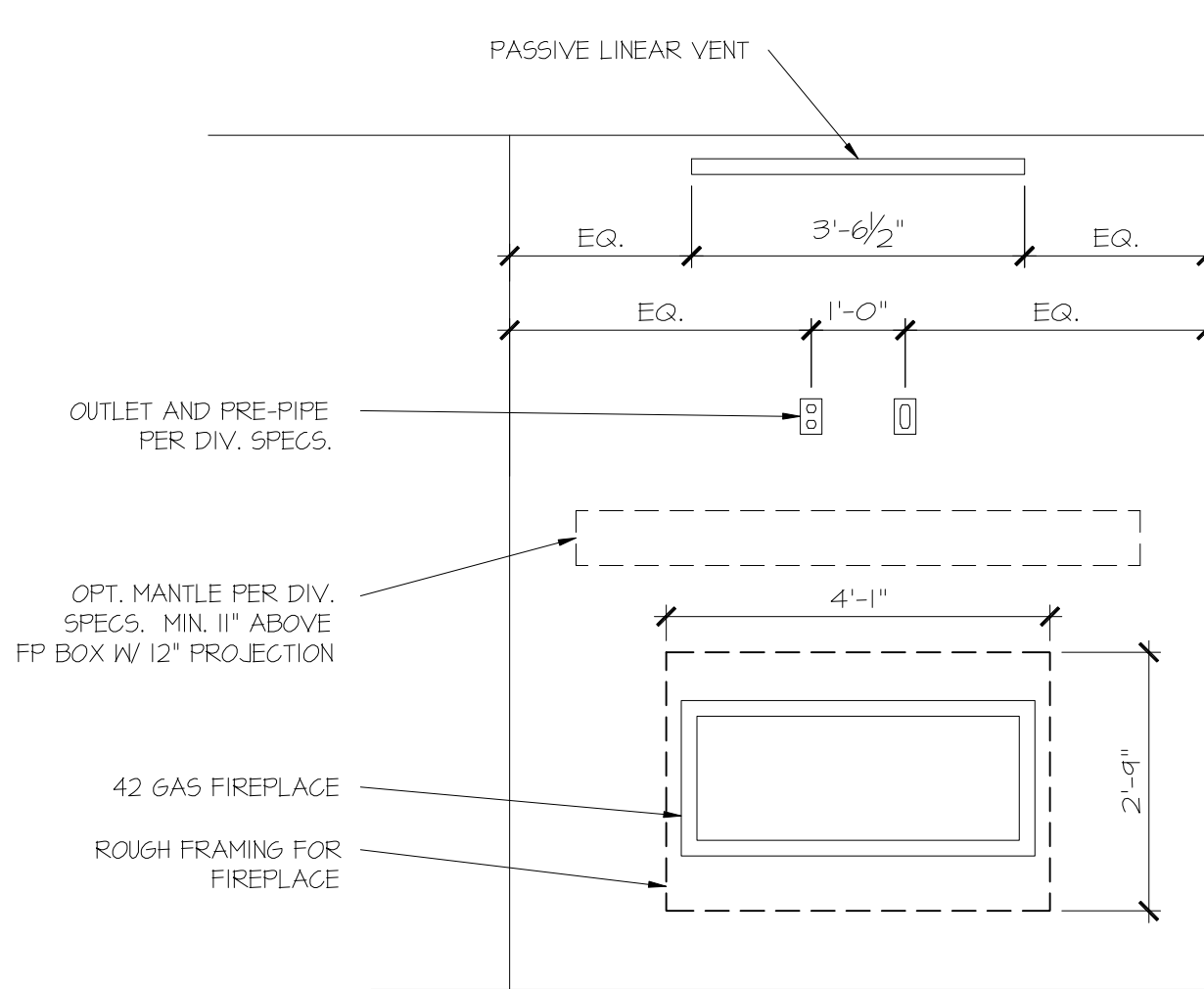
PARTIAL PLAN
NOVUS COSMO42

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



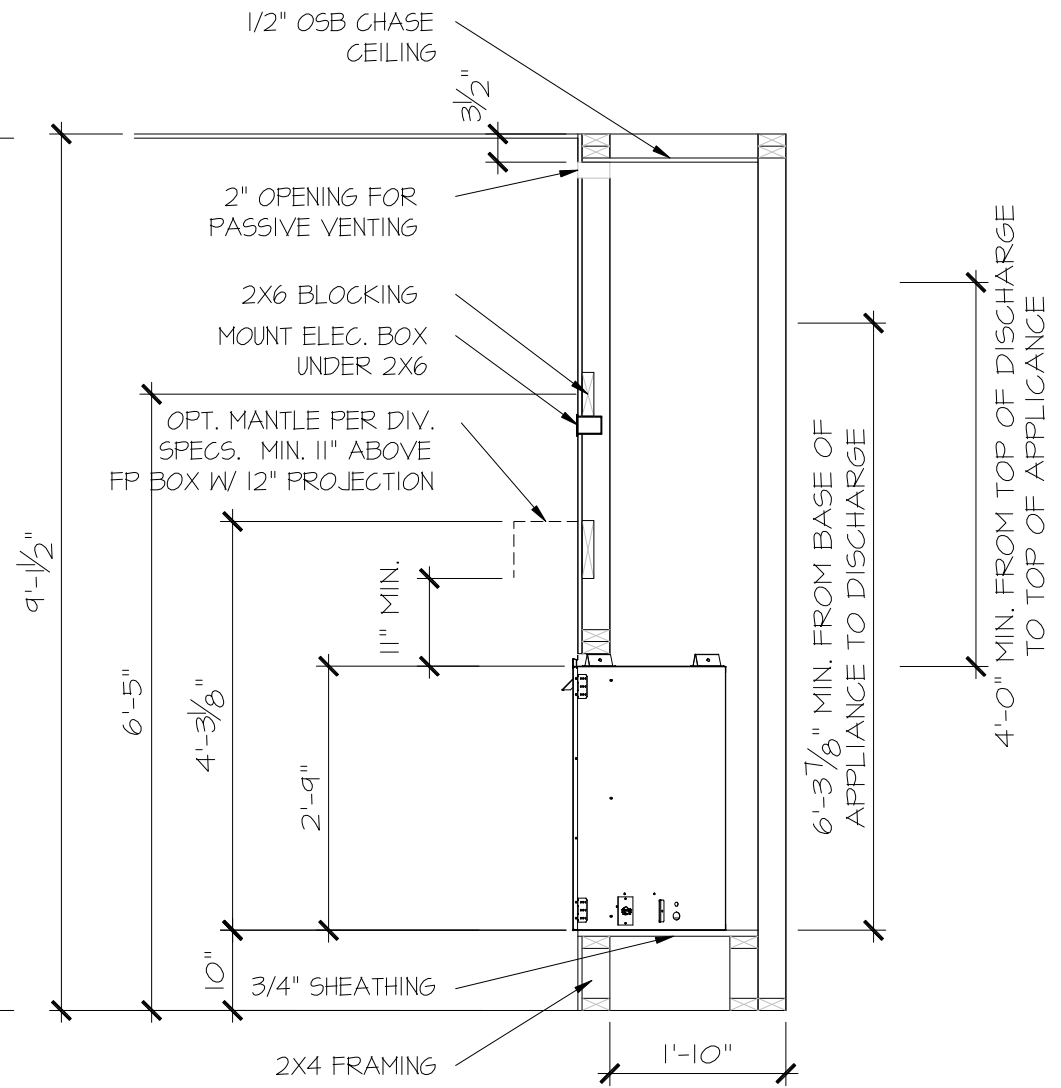
PARTIAL ELEVATION
NOVUS COSMO42

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



PARTIAL ELEVATION
NOVUS COSMO42

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



PARTIAL SECTION
NOVUS COSMO42

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

CONSULTANT LOGO

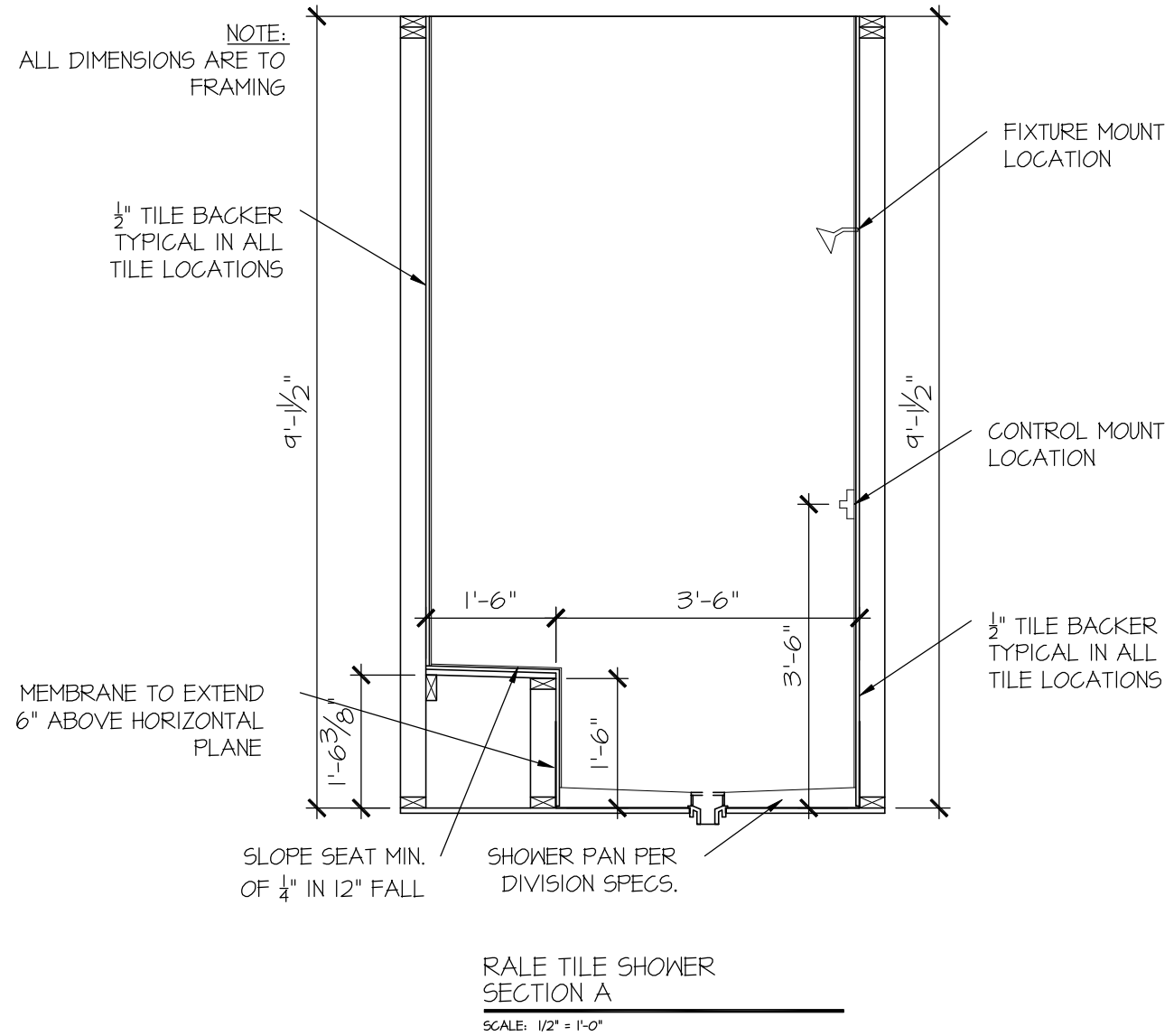
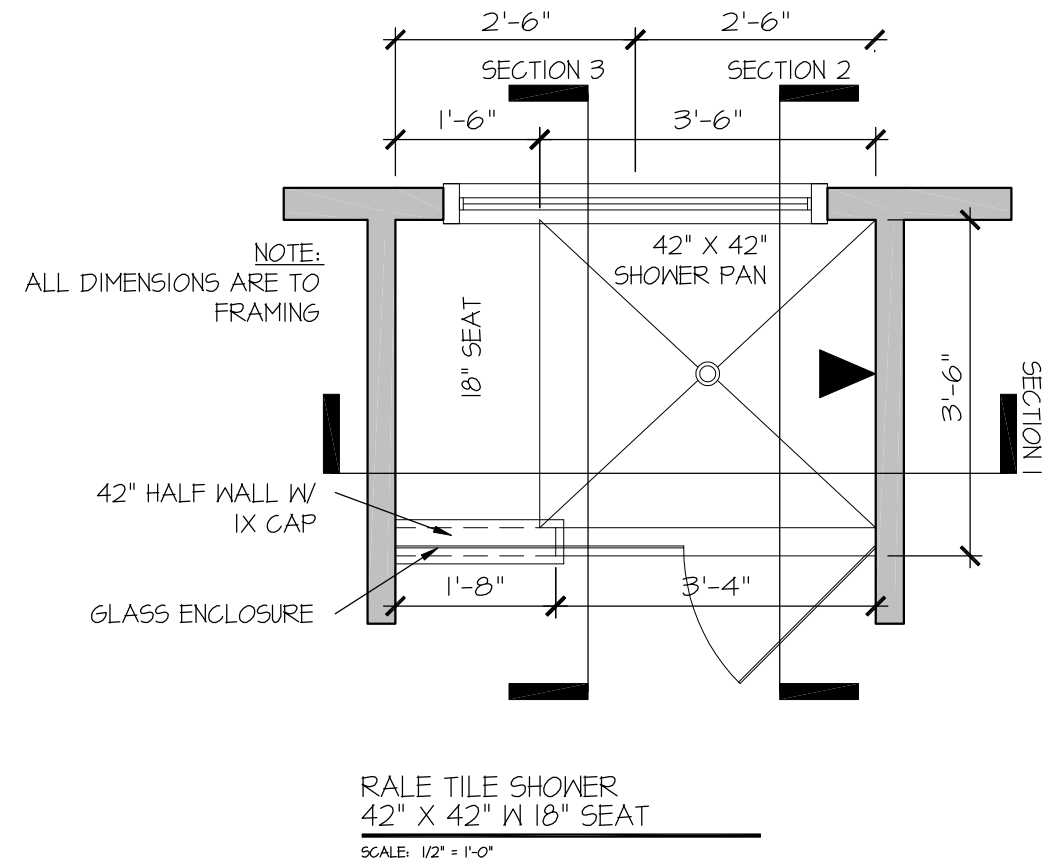
SEAL

DRAWN BY:
L. BEAVERS
DATE: 11-8-23
PLAN NO. N/A
11 X 17 SCALE
24 X 36 SCALE



HOUSE NAME:
RALE FIREPLACE DETAILS
DRAWING TITLE
RALE FIREPLACE DETAIL
INTERIOR GAS UNITS

SHEET No.
10



CONNECTION SPECIFICATIONS (TYP. U.N.O.)

Table with 3 columns: DESCRIPTION OF BLDG. ELEMENT, 3"x0.131" NAILS, 3"x0.120" NAILS. Rows include JOIST TO SOLE PLATE, SOLE PLATE TO JOIST/BLK'G, STUD TO SOLE PLATE, etc.

MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED.

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL.

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW.

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

GENERAL STRUCTURAL NOTES

- DESIGN IS BASED ON 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE.
WOOD FRAME ENGINEERING IS BASED ON NDS, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - LATEST EDITION.
DESIGN LOADS: ROOF DEAD = 7 PSF T.C., 10 PSF B.C., LIVE = 16 PSF, LOAD DURATION FACTOR = 1.25

GENERAL FRAMING

- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD CONNECTIONS TABLE OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION.
REFER TO FASTENING SCHEDULE TABLE R602.3(I) FOR ALL CONNECTIONS, TYP. U.N.O.

- ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING:
LSL - Fb=2325 psi, Fv=310 psi, E=155x10^6 psi
LVL - Fb=2600 psi, Fv=285 psi, E=2.0x10^6 psi
PSL - Fb=2400 psi, Fv=240 psi, E=2.0x10^6 psi

FLOOR FRAMING

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA.
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.

ROOF FRAMING

- BAY WINDOWS & SHED ROOFS (IF 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.

- 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.

HOLD-DOWN SCHEDULE

Table with 2 columns: SYMBOL, SPECIFICATION. Rows include HD-1 SIMPSON HTT4 HOLD-DOWN, HD-2 SIMPSON MSTC66 STRAP TIE, HD-3 SIMPSON STDH14/14RJ HOLD-DOWN.

ALTERNATIVE TO STDH24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN 3/8" DIA. THREADED ROD INTO CONCRETE FOUNDATION.

VENEER LINTEL SCHEDULE

Table with 3 columns: SPAN (MAX), HEIGHT OF VENEER ABOVE LINTEL, STEEL ANGLE SIZE. Rows include 3'-0", 6'-0", 8'-0", 9'-6", 16'-0" spans.

ALL LITELS:
SHALL SUPPORT 2 3/4" - 3 1/2" VENEER W/ 40 psf MAXIMUM HEIGHT.
W/ SHALL HAVE 4" MIN BEARING
W/ SHALL HAVE 8" MIN BEARING

LATERAL BRACING & SHEAR WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:
120 MPH WIND IN 2018 NC5BC: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 NC5BC:RC, OR THE SIMPLIFIED PRESCRIPTIVE PROCEDURE IN ACCORDANCE WITH THE 2015 IRC IF THE PARAMETERS OF SECTION R602.12 COMPLY.

DESIGN WIND UPLIFT LOADS HAVE BEEN CALCULATED UTILIZING ASCE 7-10 (ACCEPTED ENGINEERING PRACTICE) AS ALLOWED PER 2018 NC5BC:RC SECTION R802.11.1. 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 3/8" x 0.113" 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.

BLOCKED PANEL EDGES

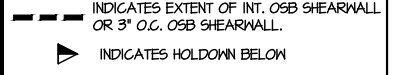
- AT DESIGNATED AREAS - FASTEN SHEATHING W/ 2 3/8" x 0.113" NAILS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD OR 1 3/4" 16 GA STAPLES (1/8" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

3" O.C. EDGE NAILING

- AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING W/ 8d NAILS @ 3" O.C. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC.

NOTES

- SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN.
DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, U.N.O.
ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING.



GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE.
FOOTING DESIGN - 2,000 PSF ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED.
FASTEN 2x4/6 SILL PLATES TO FIND 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)

- BASEMENT INTERIOR BEARING WALLS & EXTERIOR WALK-OUT BASEMENT WALLS SHALL BE 2x6 @ 16" O.C. SPF OR STP, 'STUD' GRADE OR BETTER.
CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
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 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.

- 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

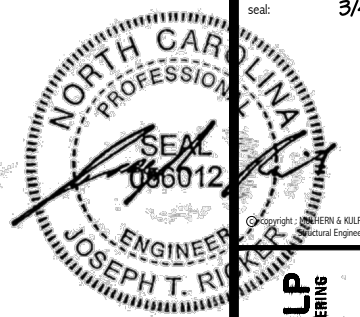
- CONCRETE MASONRY UNITS (CMU) SHALL BE ASTM C90 WITH A MIN. COMPRESSIVE STRENGTH OF 1900 psi (Fm=1500 psi), MORTAR SHALL BE ASTM C270, TYPE S. CMU DESIGN PER ACI 530 & 530.1.

- 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.

SD2.I REFERS TO SD2.IA FOR LVL/PSL/LSL BEAMS OR SD2.IB FOR FLITCH BEAMS OR SD2.IC FOR STEEL BEAMS



MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Beaverton Ave., Building 4 - Asheville, PA 17002
P: 717-948-8801 - mulhern+kulp.com
NC LIC. #C-3825

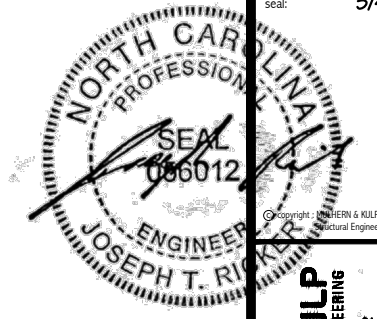
M&K project number: 126-22076
project mgr: JTR
drawn by: SJF
issue date: 02-21-24

REVISIONS:
date: initial:



STRUCTURAL NOTES
FARM AT NEIL'S CREEK
LOT 74 - MERLOT 4
RALEIGH, NC

sheet: SO.0



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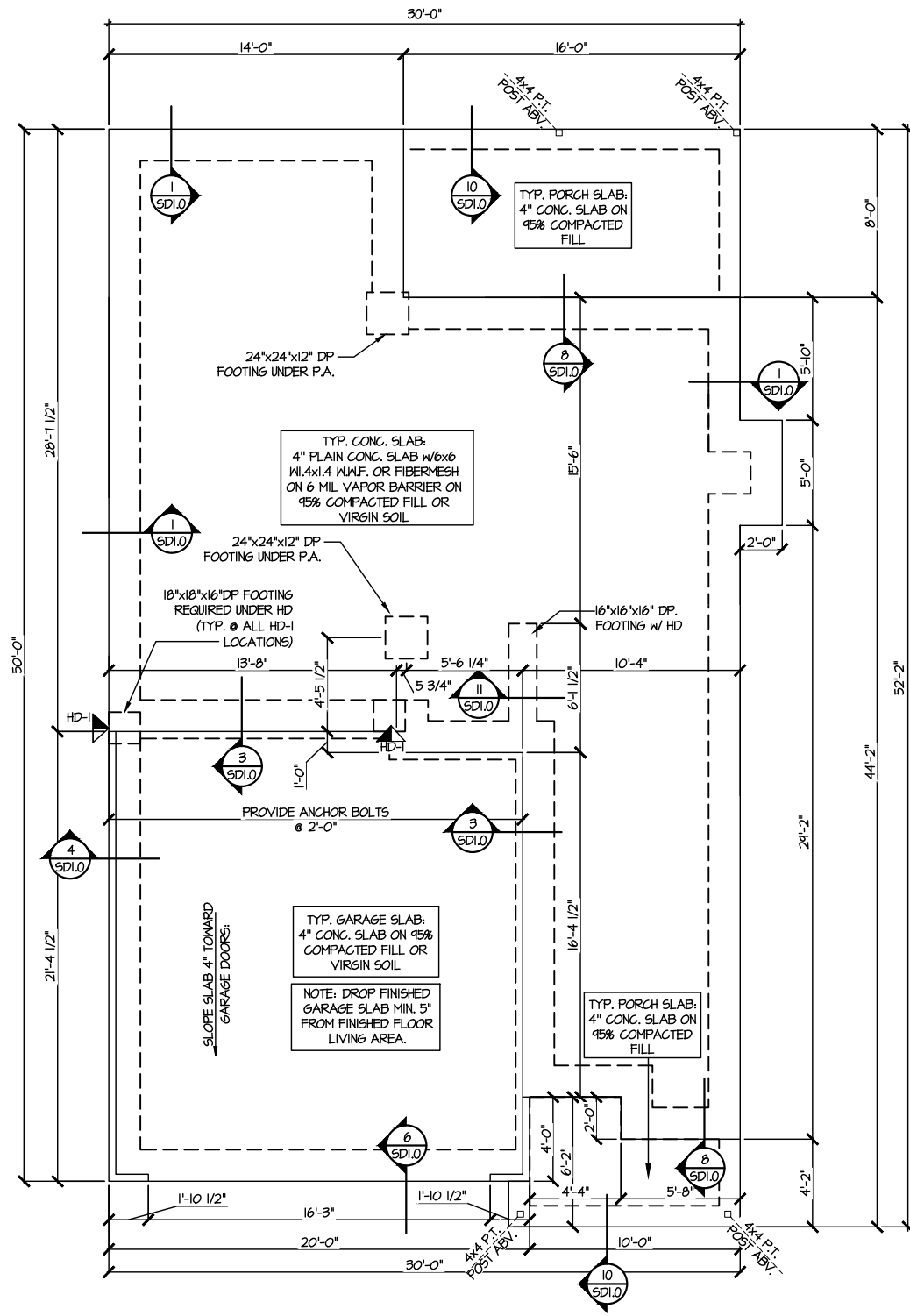
M&K project number:
126-22076
project mgr: JTR
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REVISIONS:
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FOUNDATION PLANS
FARM AT NEIL'S CREEK
LOT 74 - MERLOT 4
RALEIGH, NC

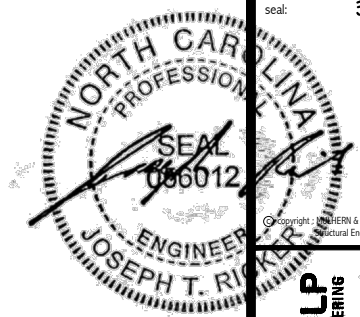
sheet:
S1.0



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
	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



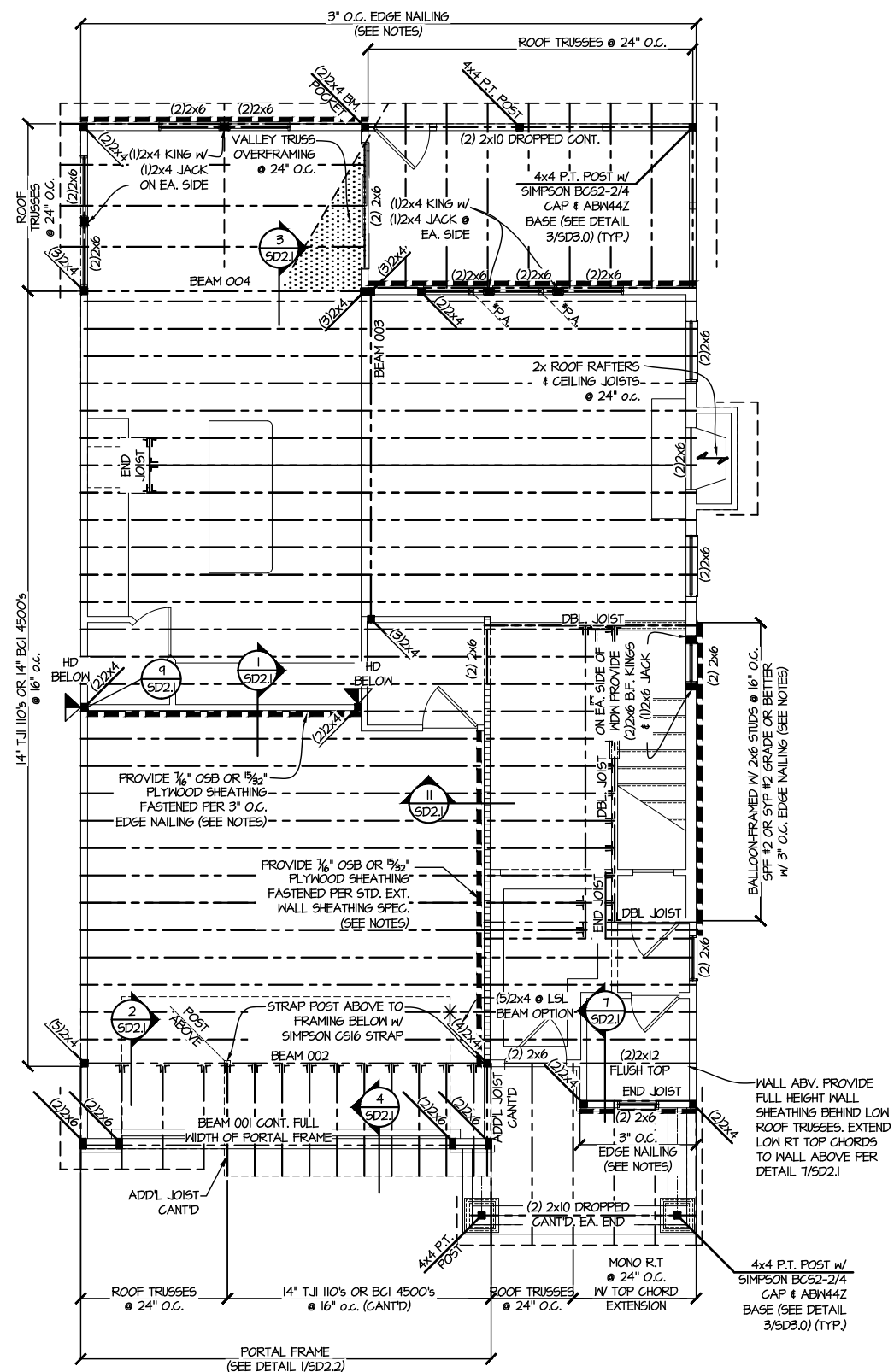
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300 Ironside Ave, Building 4 - Asheville, PA 17002
P 717-948-8081 • mulhern+kulp.com
NC LIC. #C-3825

M&K project number:
126-22076
project mgr: JTR
drawn by: SJF
issue date: 02-21-24
REVISIONS:
date: initial:



FLOOR FRAMING PLANS
FARM AT NEIL'S CREEK
LOT 74 - MERLOT 4
RALEIGH, NC

sheet:
S2.0



SD2.I REFERS TO SD2.IA FOR LVL/PSL/LSL BEAMS OR SD2.IB FOR FLITCH BEAMS OR SD2.IC FOR STEEL BEAMS

LEGEND

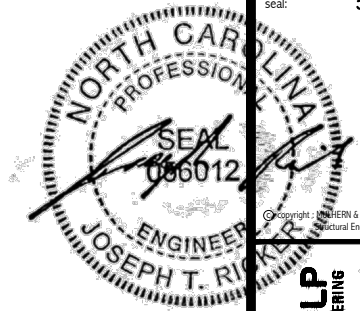
- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- INDICATES SHEAR WALL & EXTENT
- EXTENT OF OVERFRAMING
- JL METAL HANGER
- INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

REFER TO 50.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

ENGINEERED BEAM MATERIAL SCHEDULE

BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2) 3/4" x 11 1/8" - H	3 1/2" x 11 1/8" - H	(3) 3/4" x 11 1/8" - H	(3) 2x12 + (2) 1/2" x 11 1/8" STEEL FLITCH PLATES - H	N/A
002	(4) 3/4" x 14" - F	1" x 14" - F	(5) 3/4" x 14" - F	(4) 2x12 + (3) 1/2" x 11 1/8" STEEL FLITCH PLATES - FB	W12x14 - F
003	(2) 3/4" x 14" - D	3 1/2" x 14" - D	(3) 3/4" x 14" - D	(3) 2x12 + (2) 3/4" x 11 1/8" STEEL FLITCH PLATES - D	W8x10 - D
004	(2) 3/4" x 14" - F	3 1/2" x 14" - F	(3) 3/4" x 14" - F	(2) 2x12 + (1) 1/2" x 11 1/8" STEEL FLITCH PLATES - FB	W12x14 - F
005	(2) 3/4" x 16" - H	3 1/2" x 16" - H	(3) 3/4" x 16" - H	(3) 2x12 + (2) 1/2" x 11 1/8" STEEL FLITCH PLATES - FB	N/A
006	(2) 3/4" x 14" - D	3 1/2" x 14" - D	(2) 3/4" x 14" - D	(2) 2x12 + (1) 1/2" x 11 1/8" STEEL FLITCH PLATES - D	W8x10 - D

BEAM NOTATION:
 - "F" INDICATES FLUSH BEAM
 - "BT" INDICATES FLUSH TOP BEAM
 - "FB" INDICATES FLUSH BOTTOM BEAM
 - "D" INDICATES DROPPED BEAM
 - "H" INDICATES DROPPED OPENING HEADER
 • REFER TO DETAIL D/5D2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS
 • REFER TO DETAIL E/5D2.0 FOR TYPICAL STEEL BEAM CONNECTIONS
 • FOR FLUSH TOP BEAMS PROVIDE 2X STACKED PLATES BENEATH BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION w/ (2) 3"x0.120" NAILS @ 8" O.C.
 • FOR FLUSH BOTTOM BEAMS PROVIDE 2X STACKED PLATES ATOP BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION w/ (2) 3"x0.120" NAILS @ 8" O.C.



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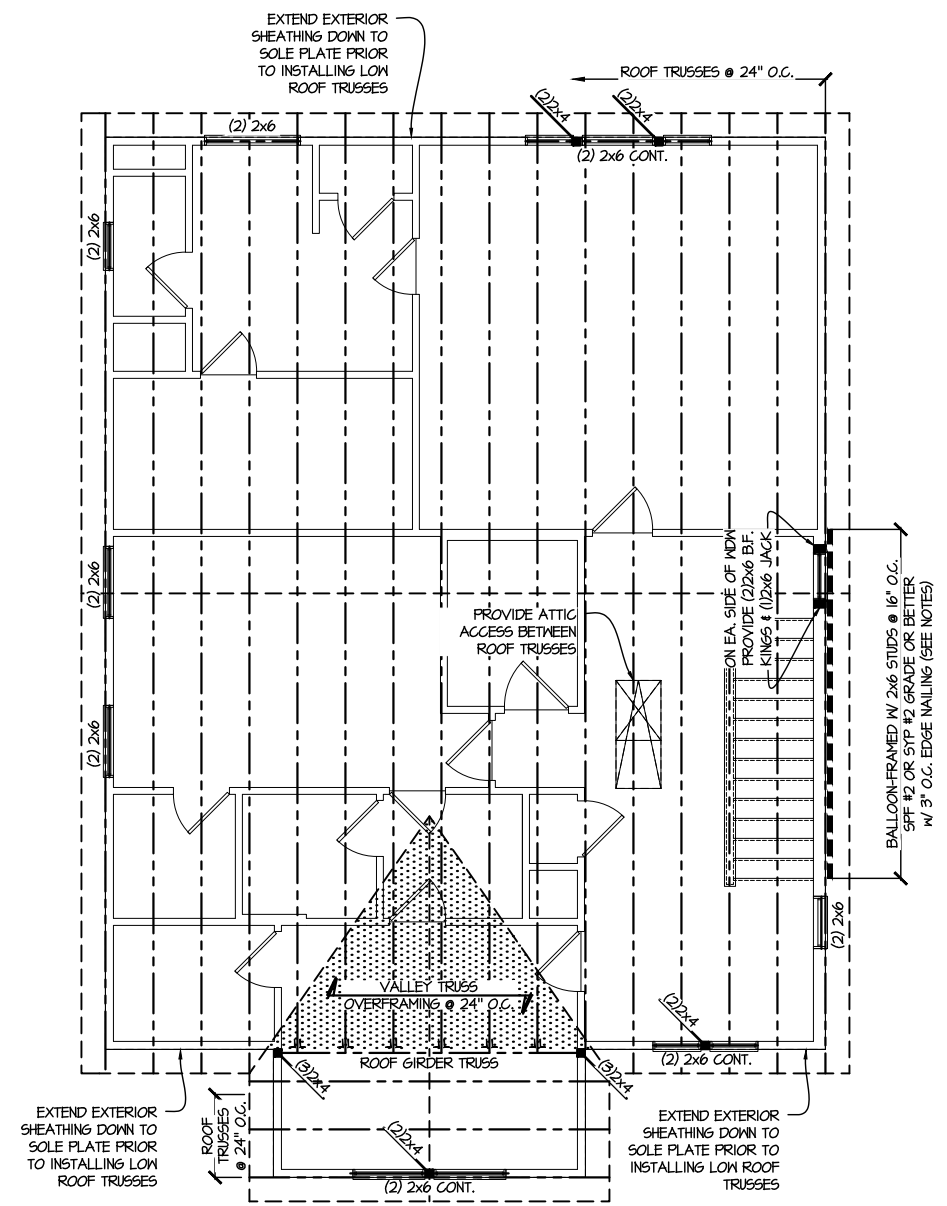
M&K project number:
126-22076
project mgr: JTR
drawn by: SJF
issue date: 02-21-24

REVISIONS:
date: initial:



ROOF FRAMING PLANS
FARM AT NEIL'S CREEK
LOT 74 - MERLOT 4
RALEIGH, NC

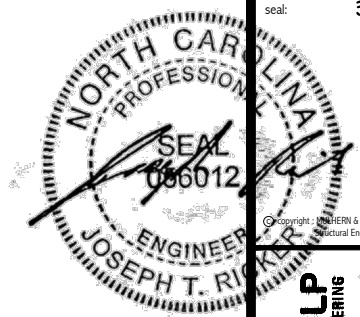
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1 ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"

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 SO.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES



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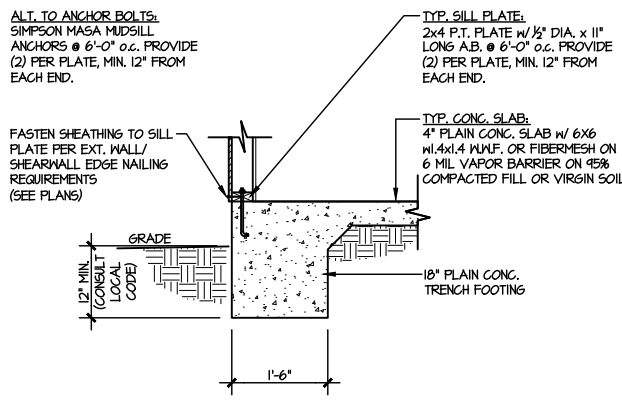
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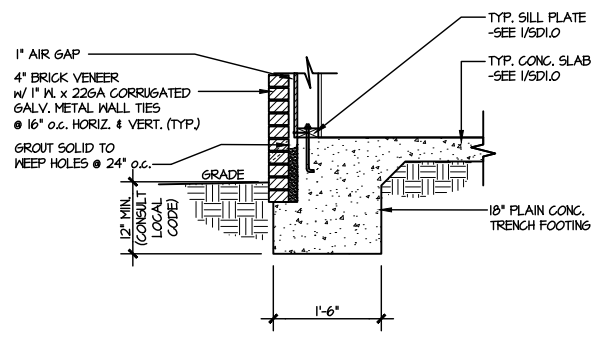


FOUNDATION DETAILS
FARM AT NEIL'S CREEK
LOT 74 - MERLOT 4
RALEIGH, NC

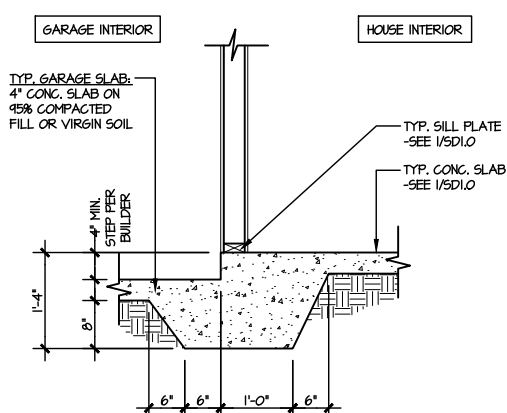
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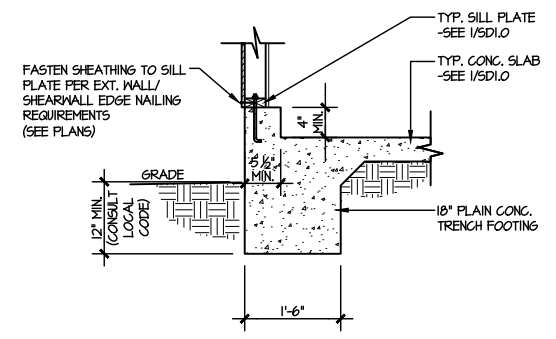
1 TYPICAL SLAB ON GRADE PERIMETER FOOTING
SCALE: 3/8"=1'-0"



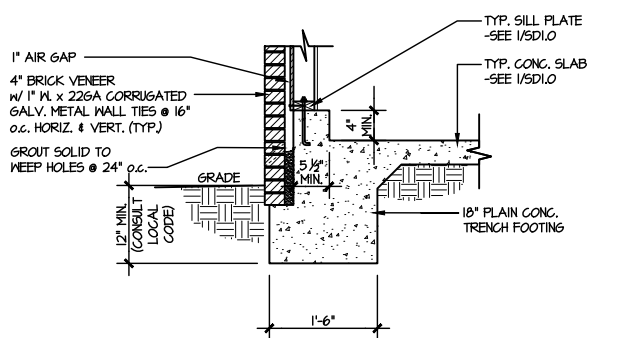
2 TYPICAL SLAB ON GRADE PERIMETER FOOTING w/ BRICK VENEER
SCALE: 3/8"=1'-0"



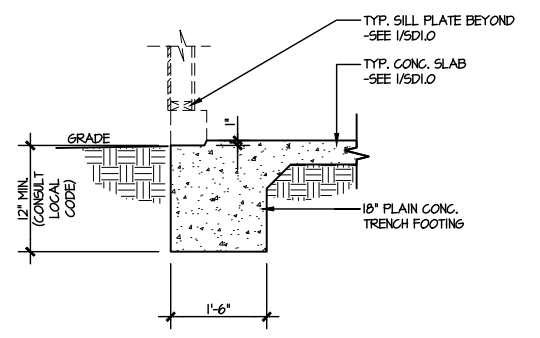
3 TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING
SCALE: 3/8"=1'-0"



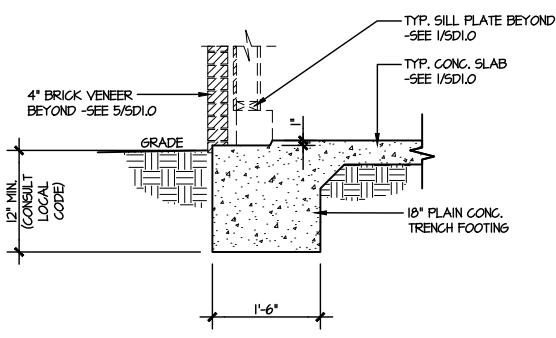
4 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING
SCALE: 3/8"=1'-0"



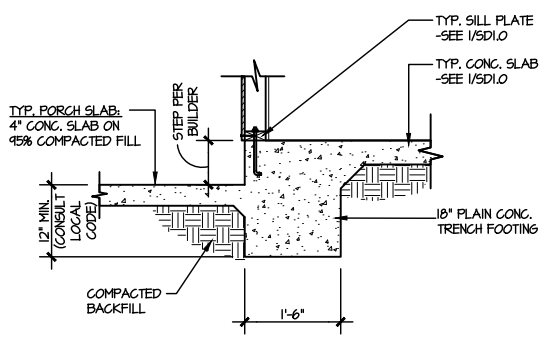
5 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING w/ BRICK VENEER
SCALE: 3/8"=1'-0"



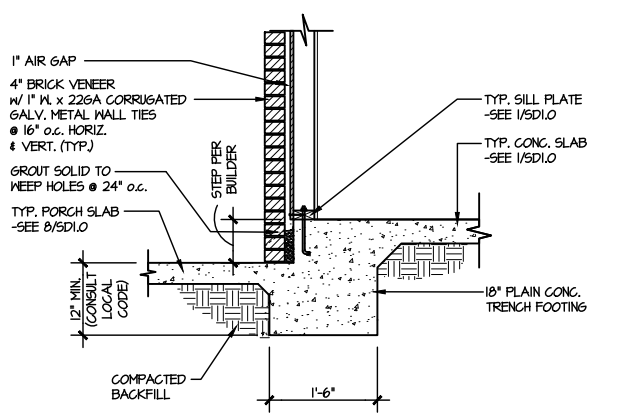
6 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING
SCALE: 3/8"=1'-0"



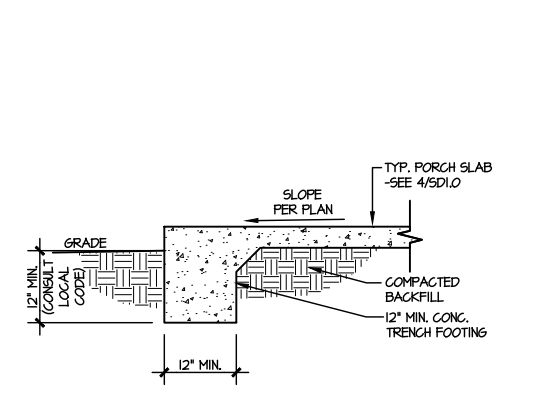
7 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING w/ BRICK VENEER
SCALE: 3/8"=1'-0"



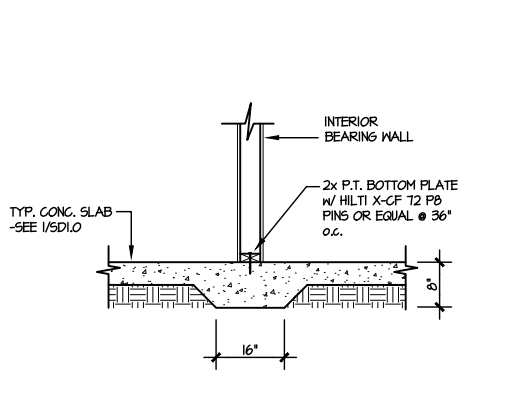
8 TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO
SCALE: 3/8"=1'-0"



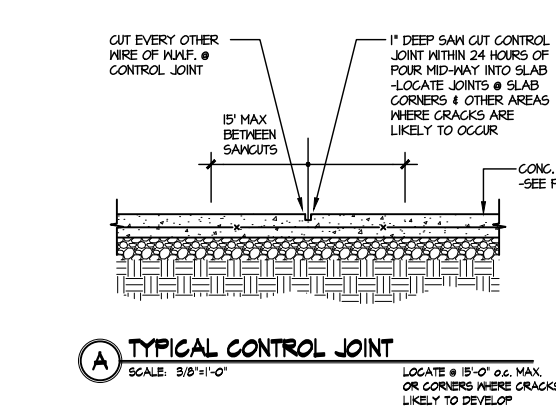
9 TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO w/ BRICK VENEER
SCALE: 3/8"=1'-0"



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



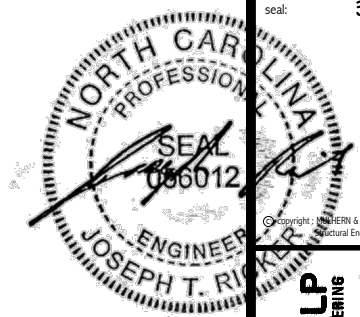
11 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL
SCALE: 3/8"=1'-0"



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.

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M&K project number:
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issue date: 02-21-24

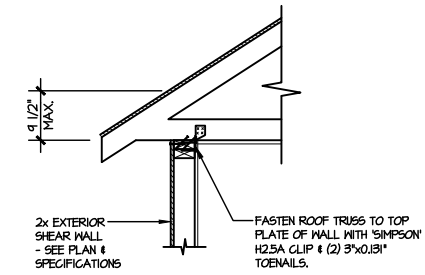
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date: initial:

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HOMES

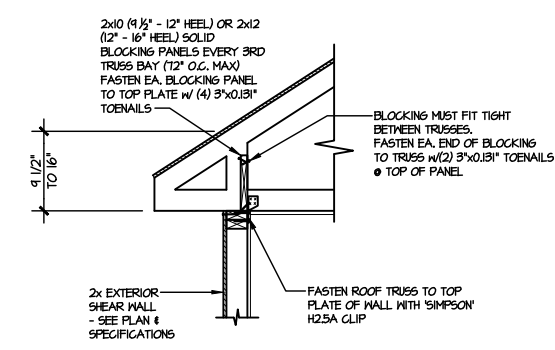
FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 74 - MERLOT 4
RALEIGH, NC

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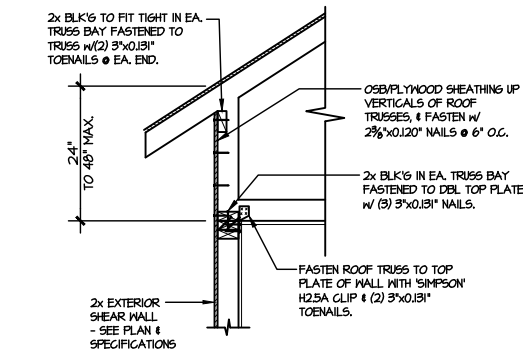
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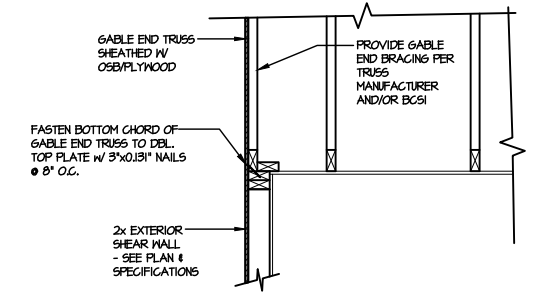
(A1) TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT LESS THAN 9 1/2"
NO BLOCKING REQ'D



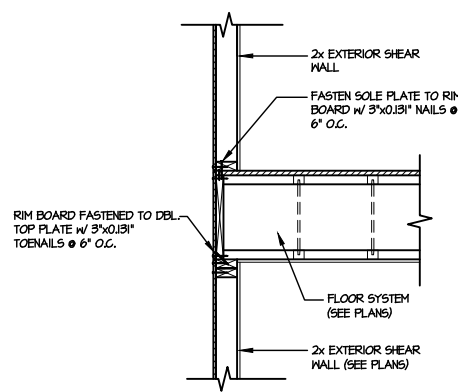
(A2) TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT BETWEEN 9 1/2" - 16"
BLOCKING REQ'D



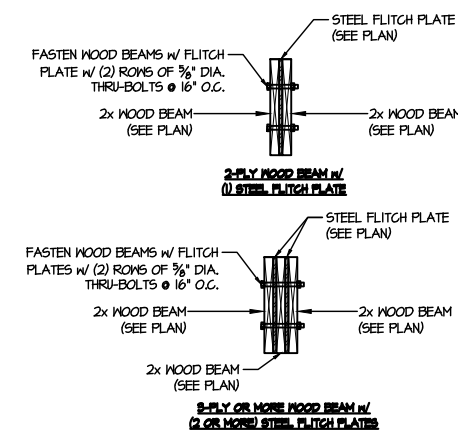
(A3) TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
SCALE: 3/8"=1'-0"
HEEL HEIGHT UP TO 48" MAX



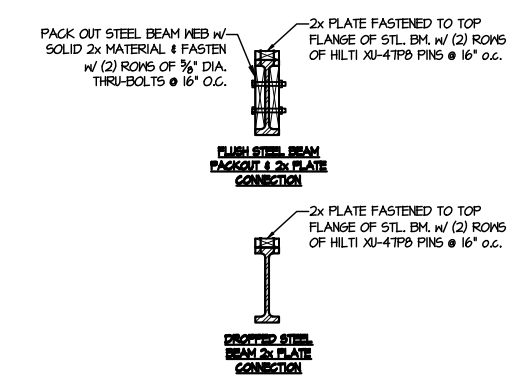
(B) TYPICAL GABLE END DETAIL
SCALE: 3/8"=1'-0"



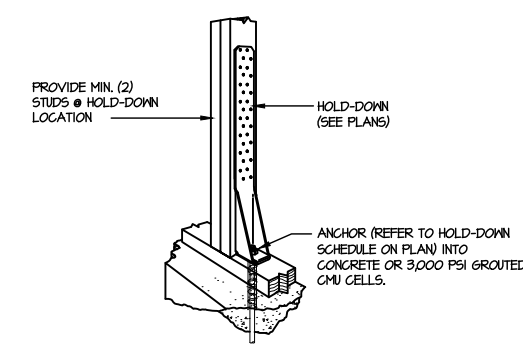
(C) TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/8"=1'-0"



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



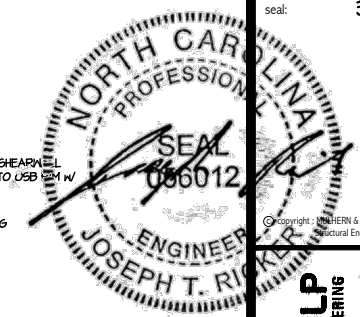
(E) TYPICAL STEEL BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"



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

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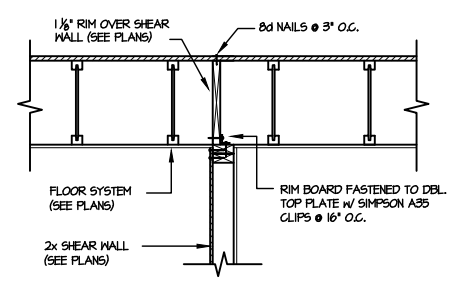
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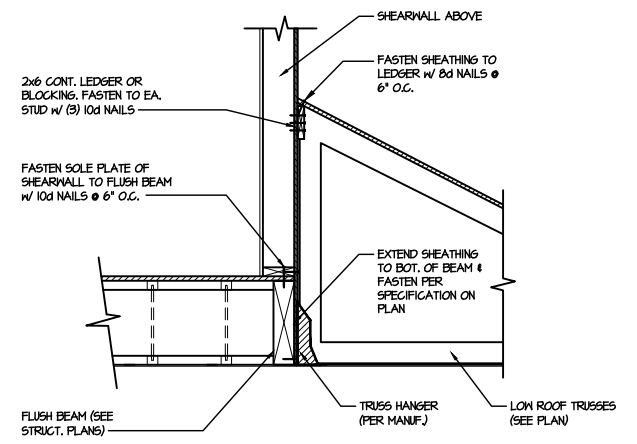
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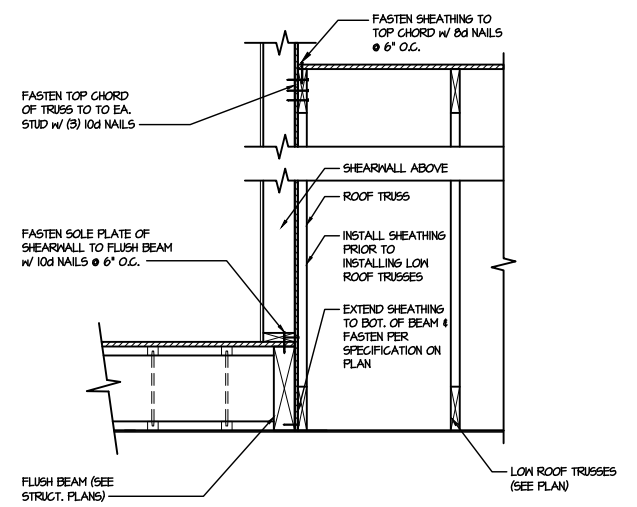
FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 74 - MERLOT 4
RALEIGH, NC



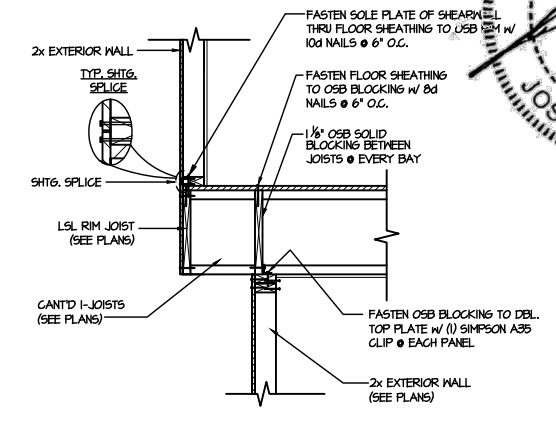
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SCALE: 3/4"=1'-0"
PARALLEL TO FRAMING ONLY REVD WHERE NOTED ON PLAN



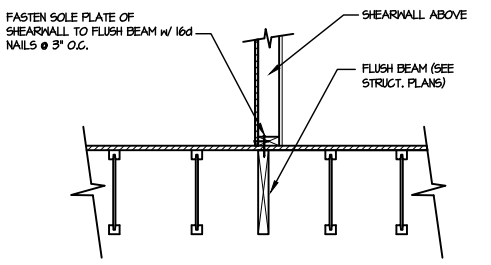
2 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



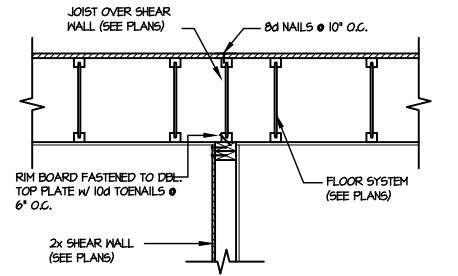
3 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



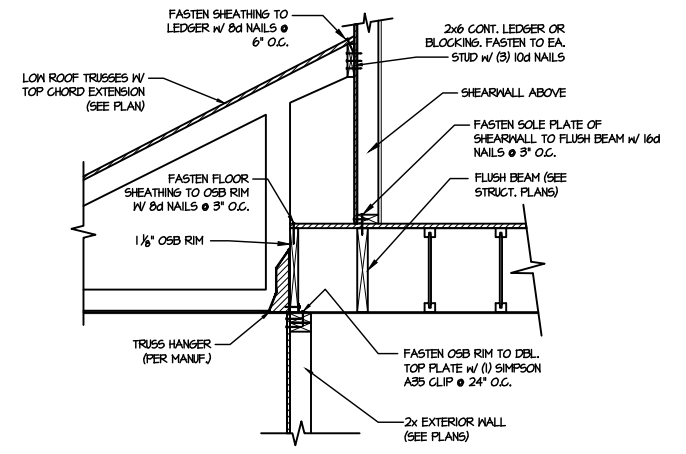
4 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL
SCALE: 3/4"=1'-0"
PERPENDICULAR FRAMING



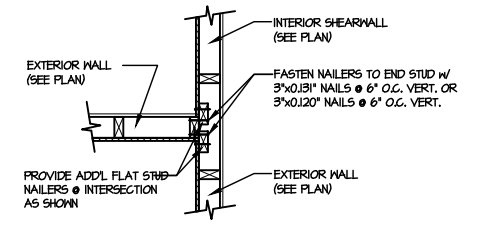
5 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"
PARALLEL FRAMING



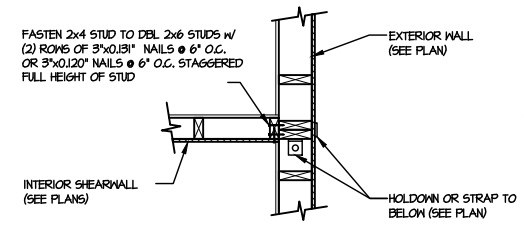
6 SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL
SCALE: 3/4"=1'-0"
PARALLEL TO FRAMING ONLY REVD WHERE NOTED ON PLAN



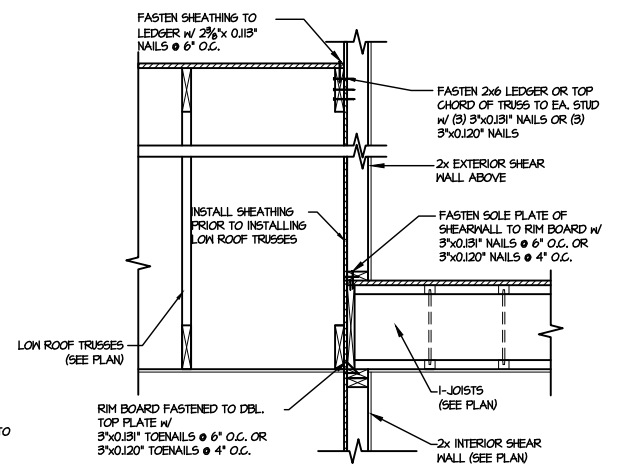
7 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"
PARALLEL FRAMING



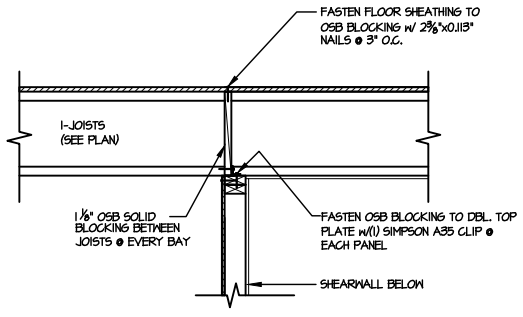
8 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: 3/4"=1'-0"
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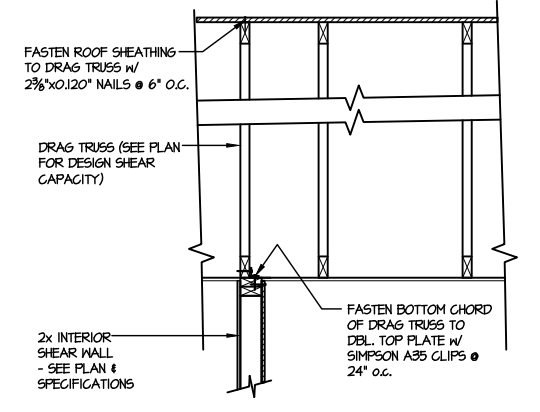
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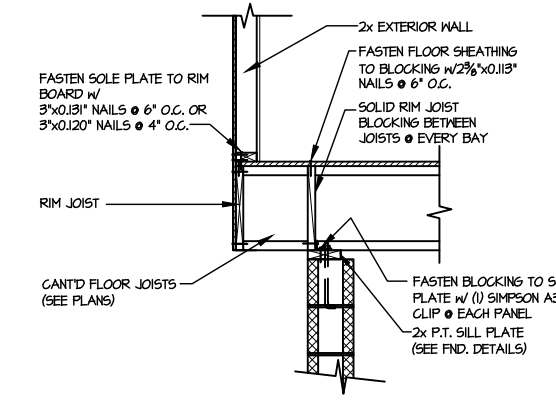
10 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



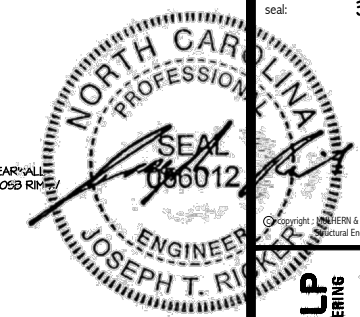
11 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0"
PERPENDICULAR FRAMING



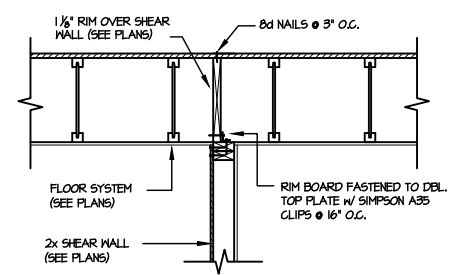
12 INTERIOR DRAG TRUSS DETAIL
SCALE: 3/4"=1'-0"



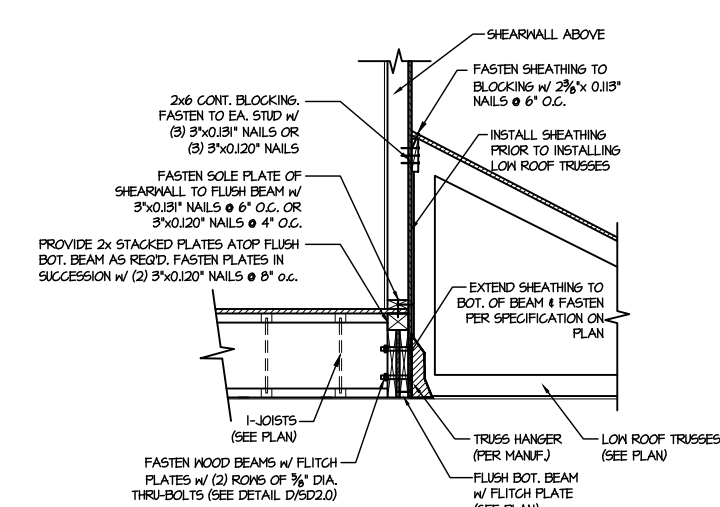
13 SHEAR TRANSFER DETAIL @ CANT'D EXTERIOR WALL
SCALE: 3/4"=1'-0"



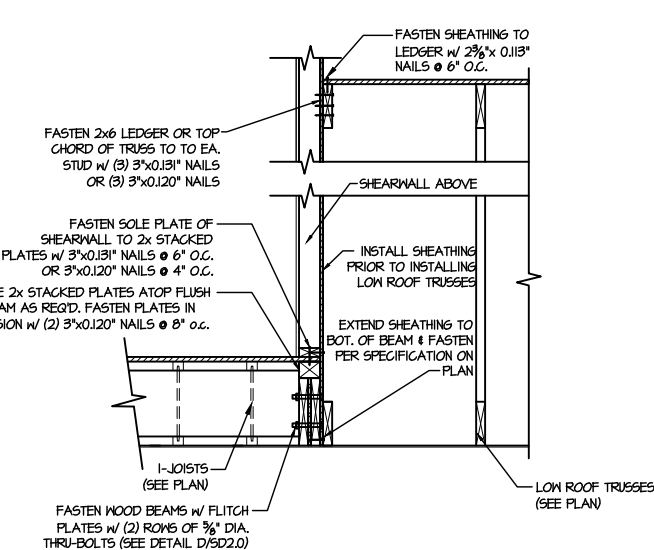
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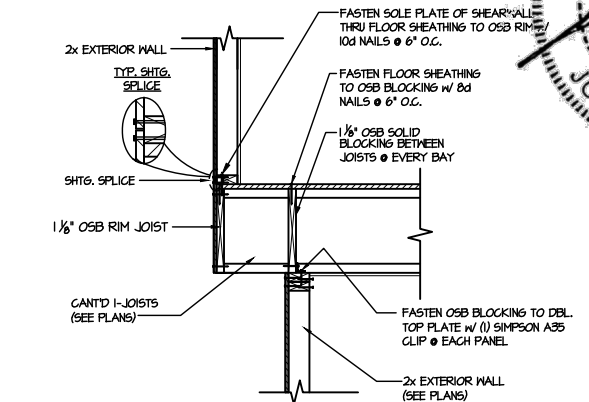
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SCALE: 3/4"=1'-0"
PARALLEL TO FRAMING ONLY REVD HERE NOTED ON PLAN



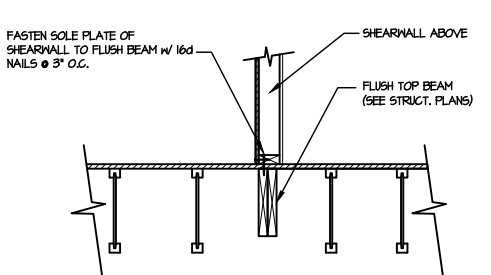
2 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE



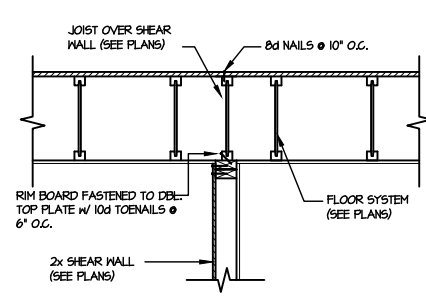
3 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE



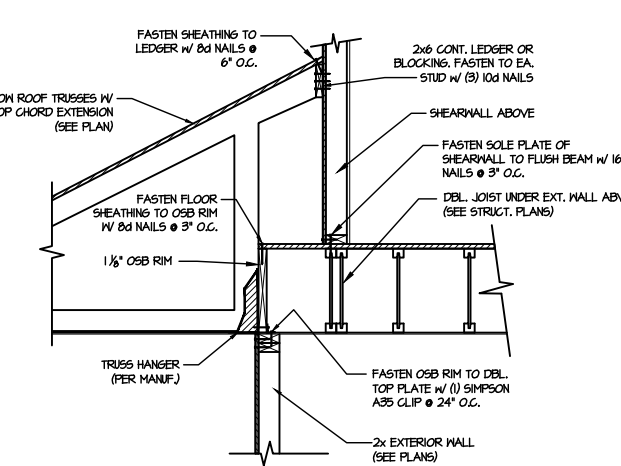
4 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL
SCALE: 3/4"=1'-0"
PERPENDICULAR FRAMING



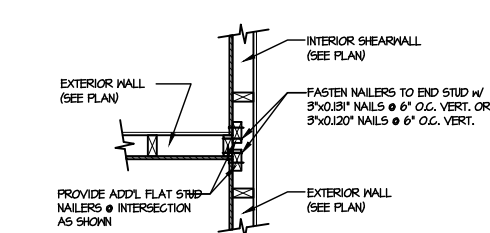
5 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"
PARALLEL FRAMING



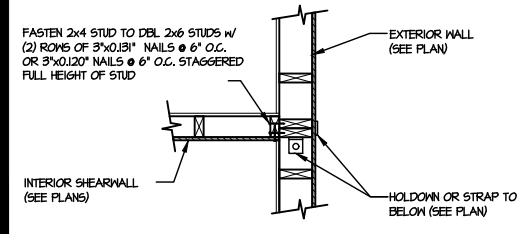
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SCALE: 3/4"=1'-0"
PARALLEL TO FRAMING ONLY REVD HERE NOTED ON PLAN



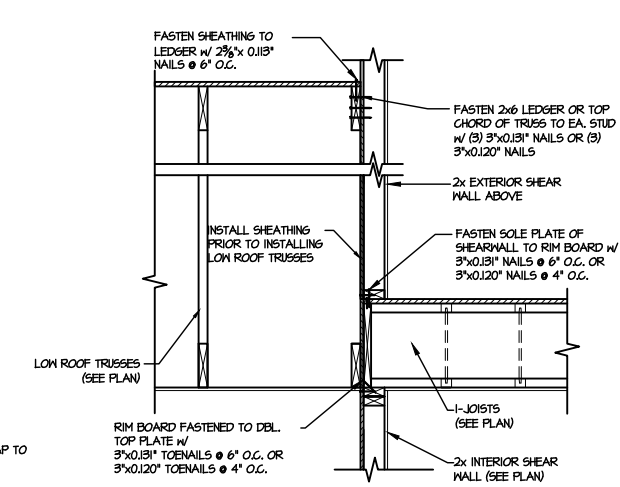
7 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"
PARALLEL FRAMING



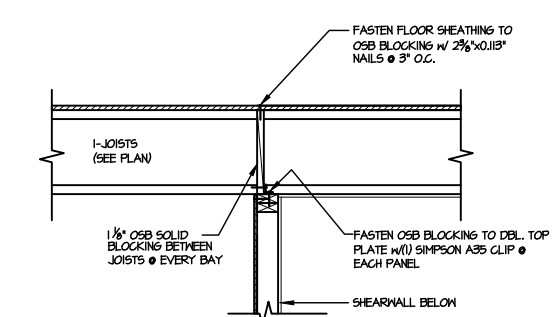
8 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: 3/4"=1'-0"
SHG. ON SAME FACE



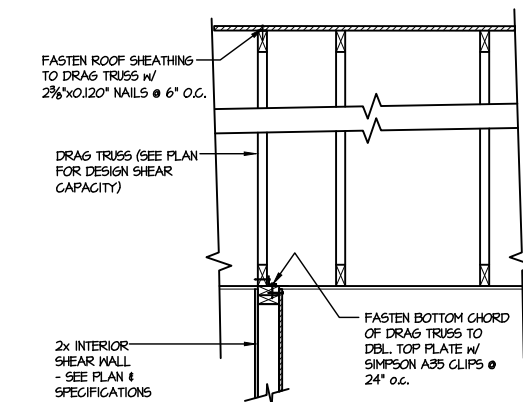
9 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: N.T.S.



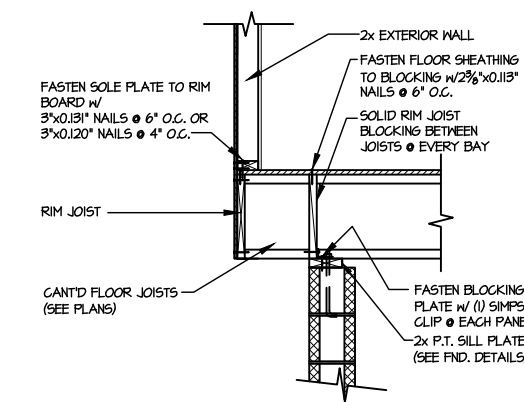
10 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



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



12 INTERIOR DRAG TRUSS DETAIL
SCALE: 3/4"=1'-0"



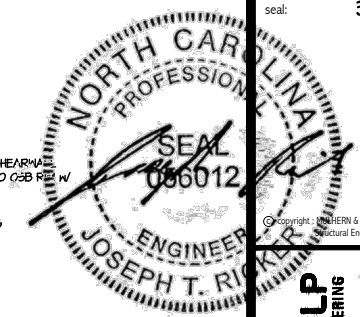
13 SHEAR TRANSFER DETAIL @ CANT'D EXTERIOR WALL
SCALE: 3/4"=1'-0"

FILE: RLH - Neil's Creek - Lot 74 - Structural DATE: 3/4/2024 2:46 PM

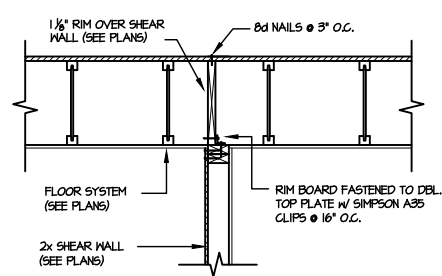
DRB
HOMES

FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 74 - MERLOT 4
RALEIGH, NC

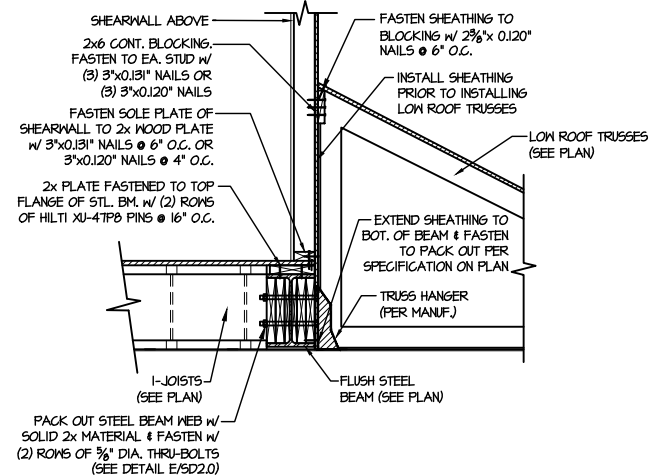
SD2.1B



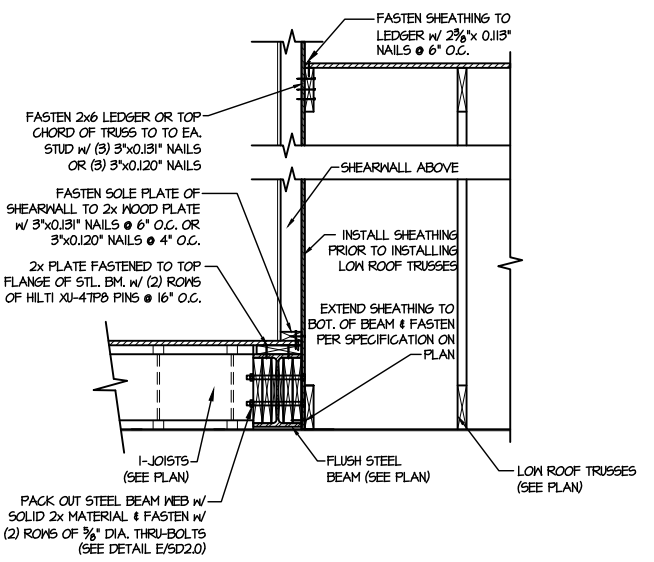
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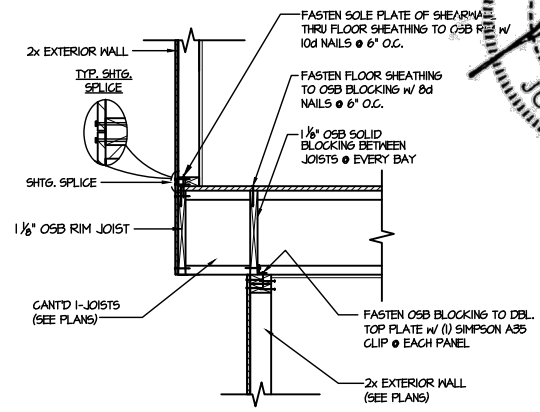
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL
SCALE: 3/4"=1'-0"
PARALLEL TO FRAMING
ONLY READ WHERE NOTED ON PLAN



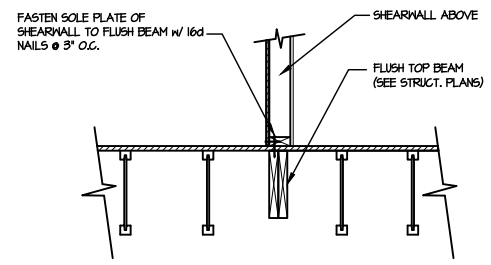
2 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



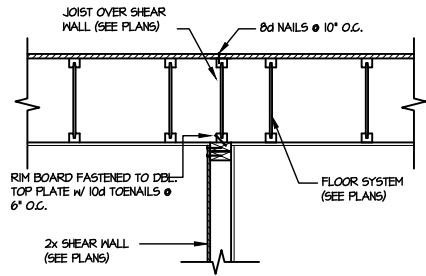
3 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



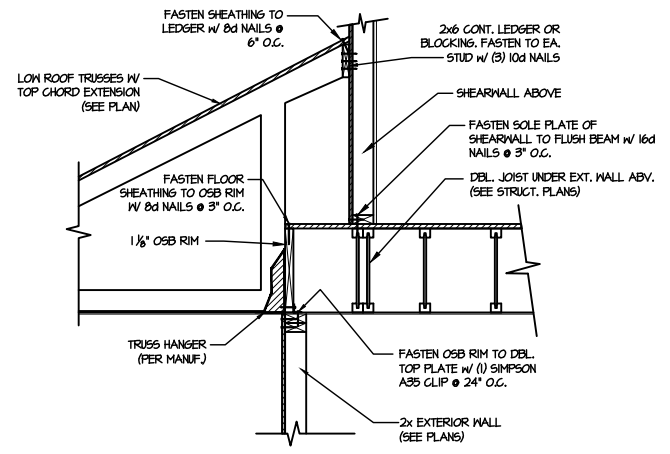
4 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL
SCALE: 3/4"=1'-0"
PERPENDICULAR FRAMING



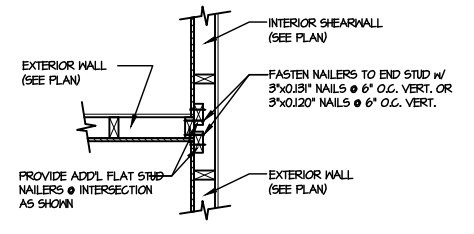
5 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"
PARALLEL FRAMING



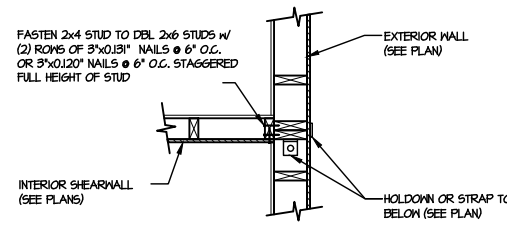
6 SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL
SCALE: 3/4"=1'-0"
PARALLEL TO FRAMING
ONLY READ WHERE NOTED ON PLAN



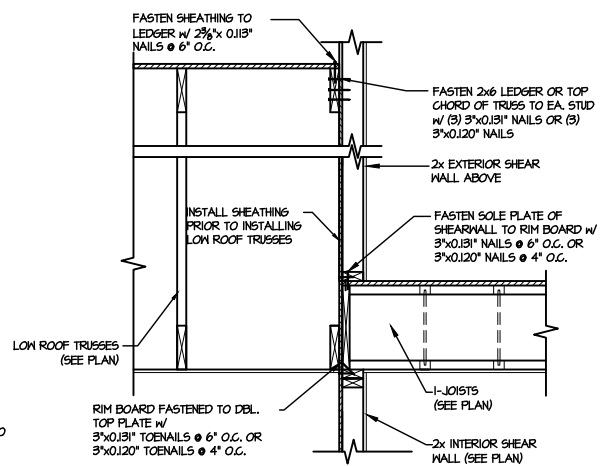
7 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"
PARALLEL FRAMING



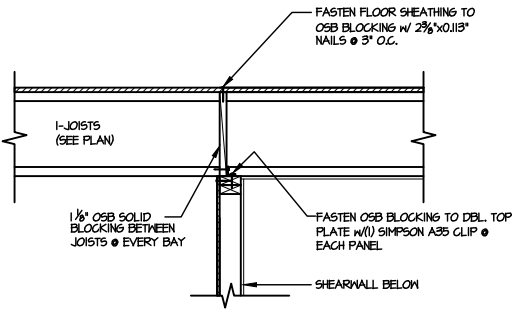
8 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: 3/4"=1'-0"
SHDG. ON SAME FACE



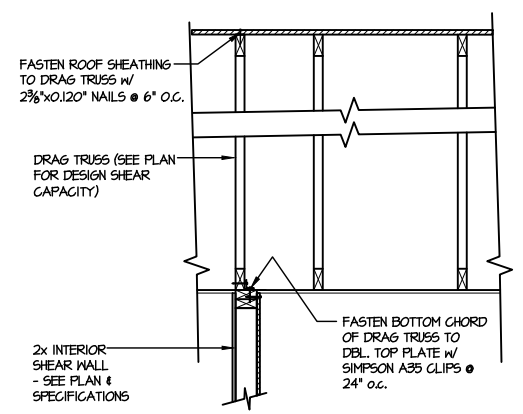
9 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: N.T.S.



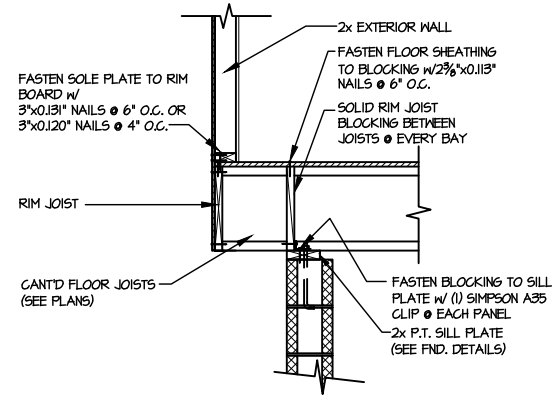
10 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



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



12 INTERIOR DRAG TRUSS DETAIL
SCALE: 3/4"=1'-0"

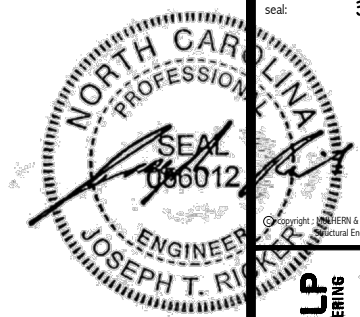


13 SHEAR TRANSFER DETAIL @ CANT'D EXTERIOR WALL
SCALE: 3/4"=1'-0"

FILE: RLH - Neil's Creek - Lot 74 - Structural DATE: 3/4/2024 2:46 PM

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FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 74 - MERLOT 4
RALEIGH, NC



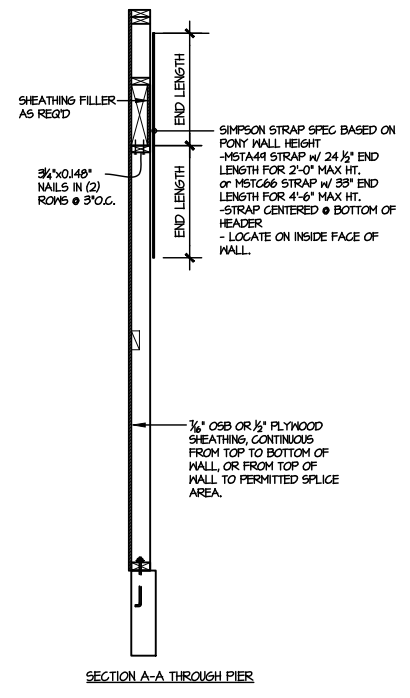
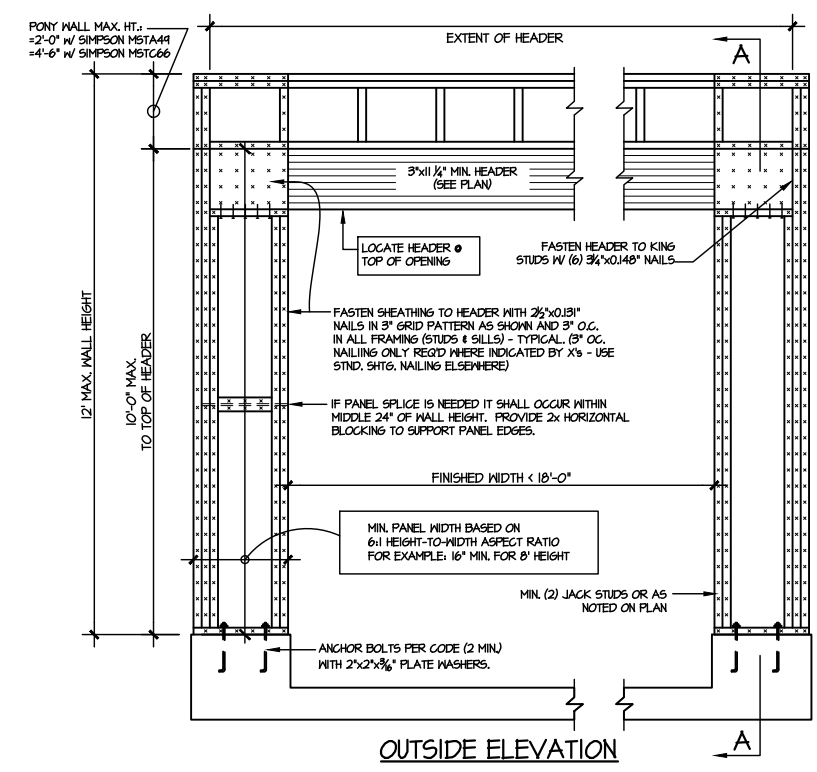
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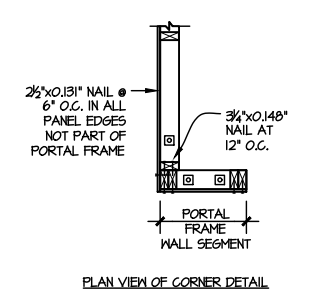
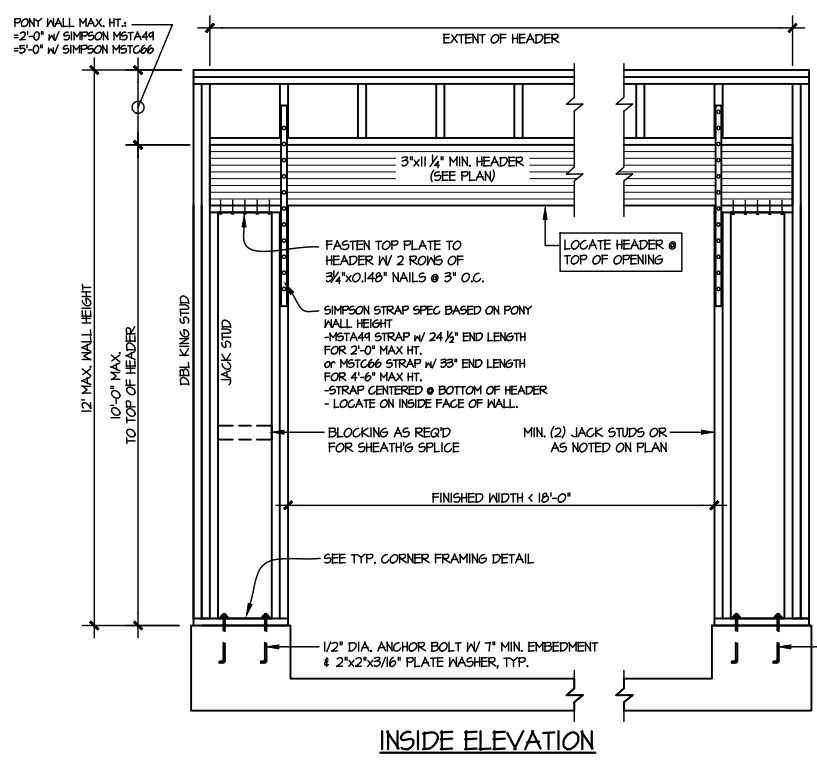
M&K project number:
126-22076
project mgr: JTR
drawn by: SJF
issue date: 02-21-24
REVISIONS:
date: initial:



FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 74 - MERLOT 4
RALEIGH, NC



NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALL SHALL BE FULLY SHEATHED WITH 1/2" PLYWOOD OR 1/4" 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/ 4 1/2" EMBED. (MIN) UTILIZING HILTI HY200 EPOXY ANCHORING SYSTEM (OR EQUAL)

TWO SIDED GARAGE PORTAL FRAME BRACING ELEVATION ON CONCRETE STEM

SCALE: N.T.S.



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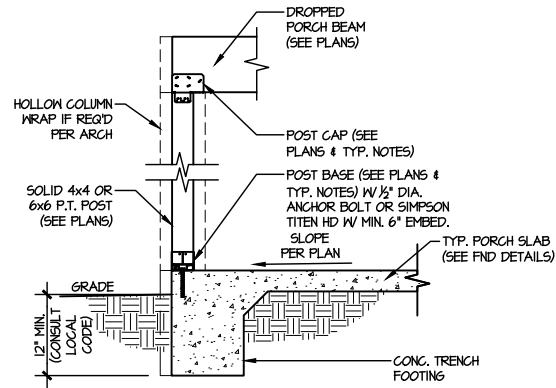
M&K project number:
126-22076
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date: initial:



FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 74 - MERLOT 4
RALEIGH, NC

sheet:
SD3.0



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

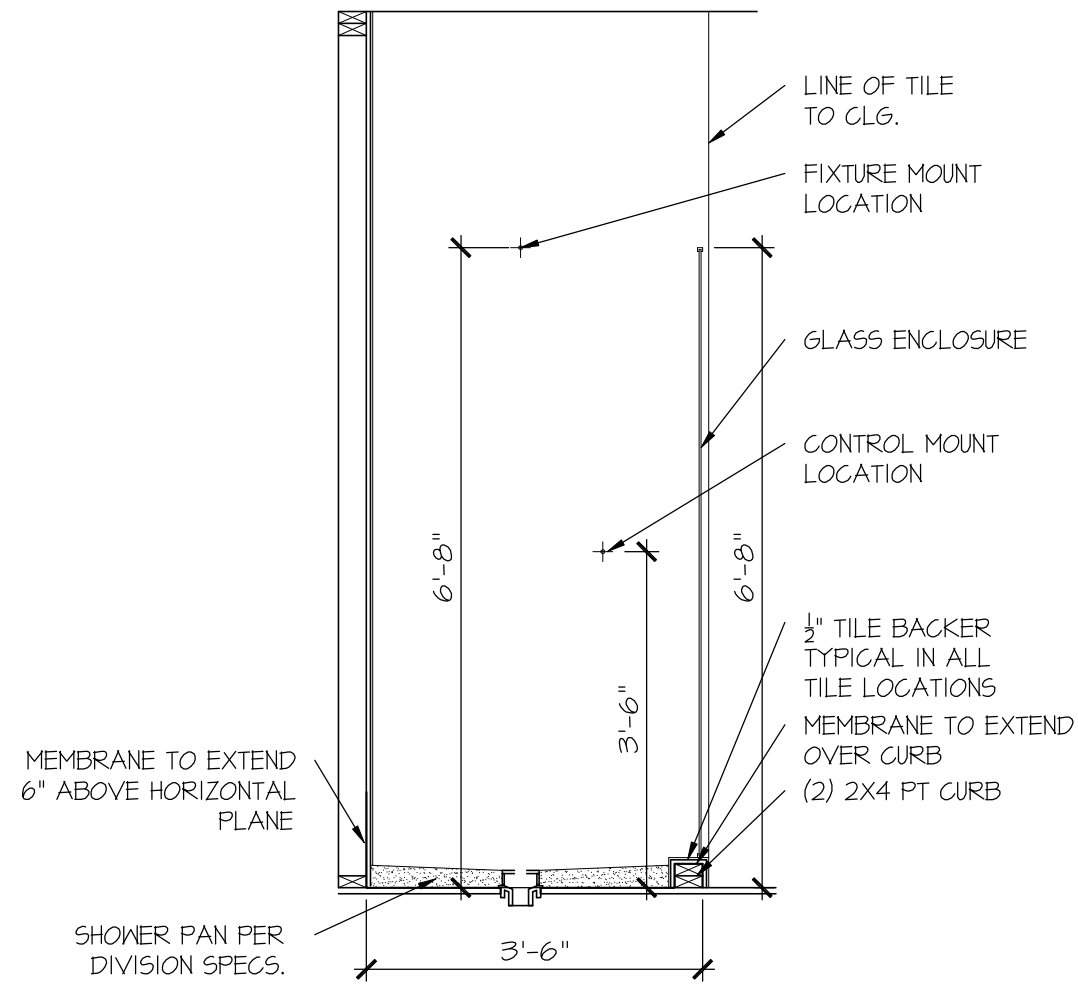
SEAL

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

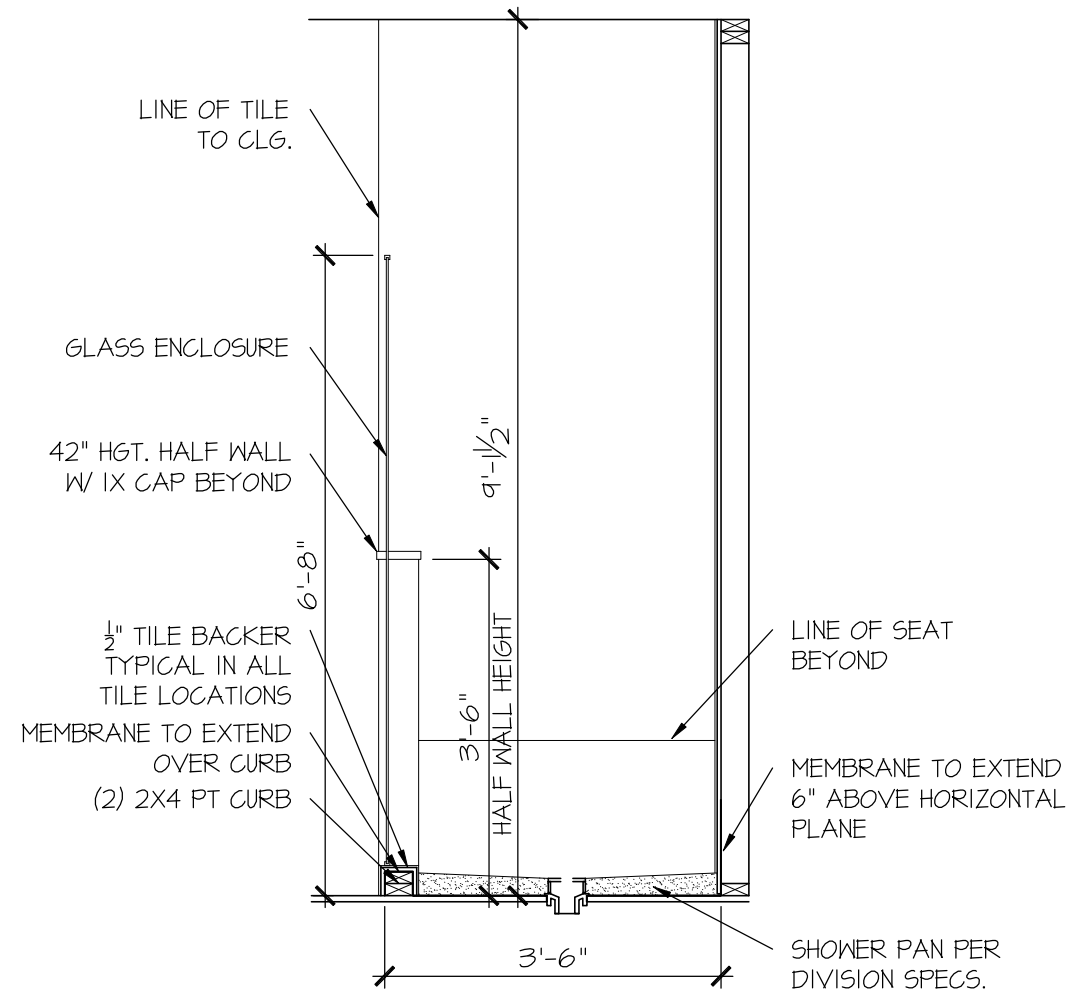


HOUSE NAME:
DRAWING TITLE
RALE TILE SHOWER DETAIL

SHEET No.
01.12

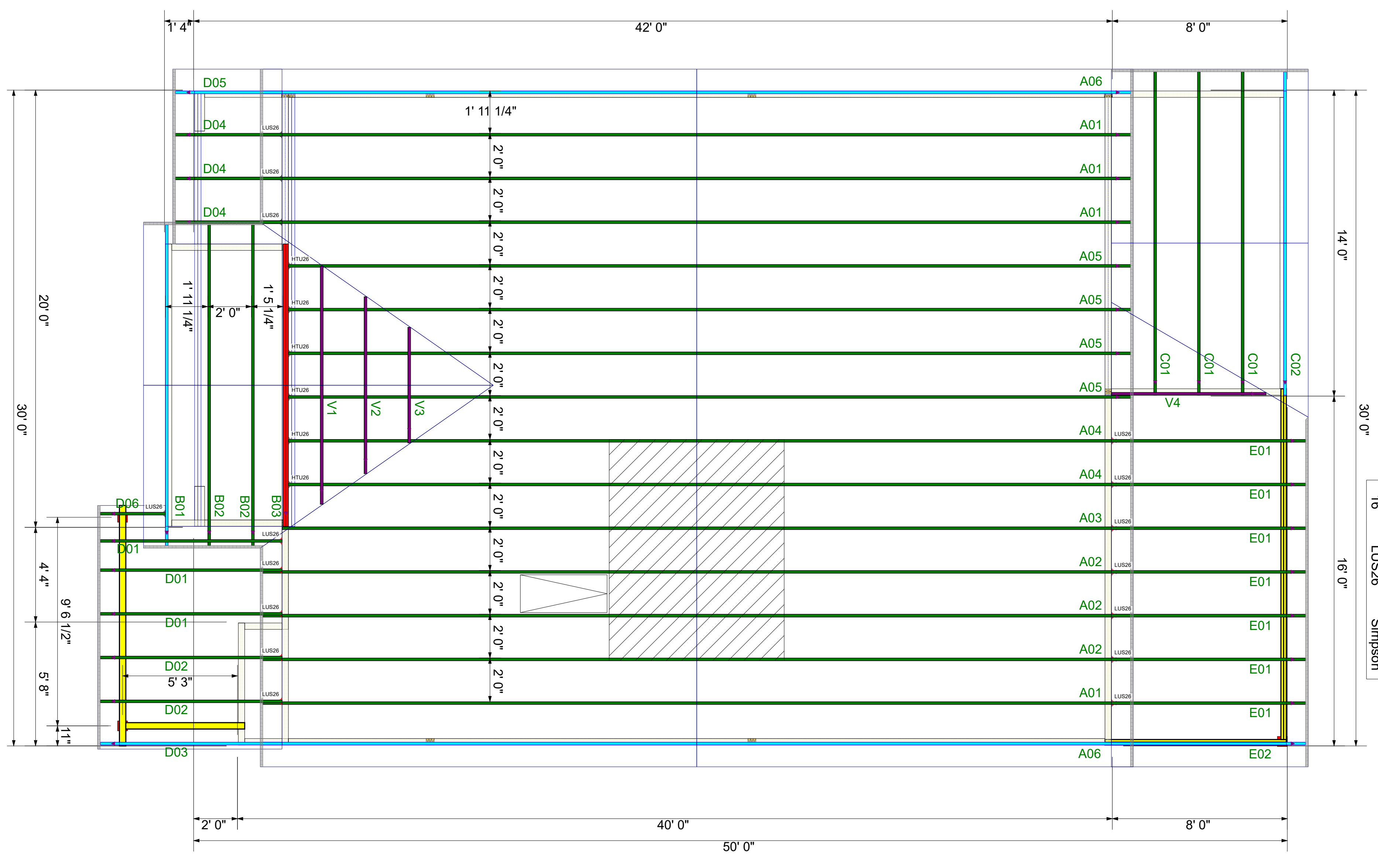


RALE TILE SHOWER
SECTION B
SCALE: 1/2" = 1'-0"



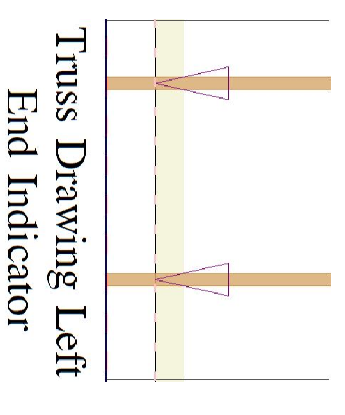
RALE TILE SHOWER
SECTION C
SCALE: 1/2" = 1'-0"

Truss Connector Total List			
Qty	Product	Manuf	
6	HTU26	Simpson	
16	LUS26	Simpson	



** FRAMER MUST REFER TO PLANS WHILE SETTING COMPONENTS.

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



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

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

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

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

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

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

Scale:	NTS
Date:	2/26/2024
Designer:	ND
Project Number:	24020112
Sheet Number:	1/1

DRB HOMES
74 FARM AT NEILLS CREEK
MERLOT 4
**COMPONENT
PLACEMENT PLAN**



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

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