

**FRONT ELEVATION 2**

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



**REAR ELEVATION 2**

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

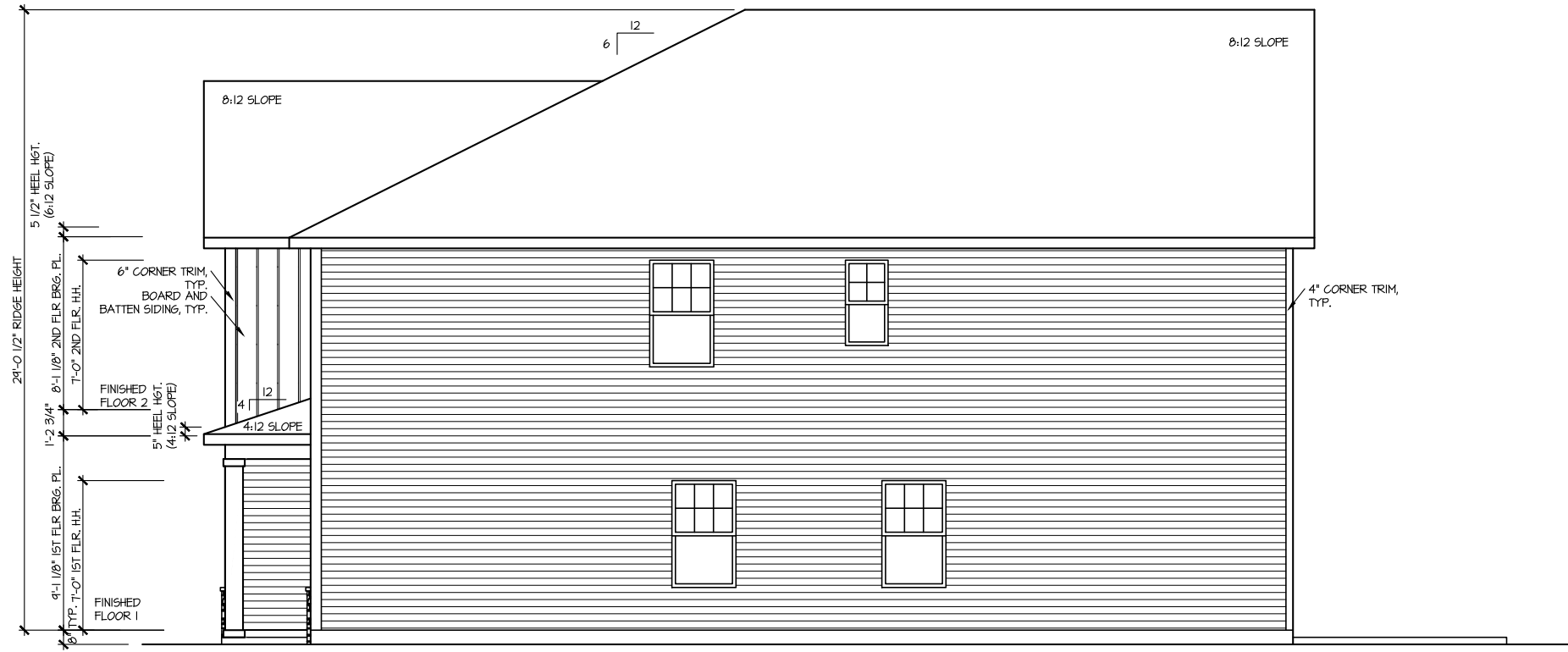
MASTER PLAN INFORMATION		UPDATED DATE
REVISION	DATE	10-18-2023
1 - RALE	09-09-2021	

DRAWN BY:  
ITS  
DATE: 02/08/2024  
PLAN NO.  
2379



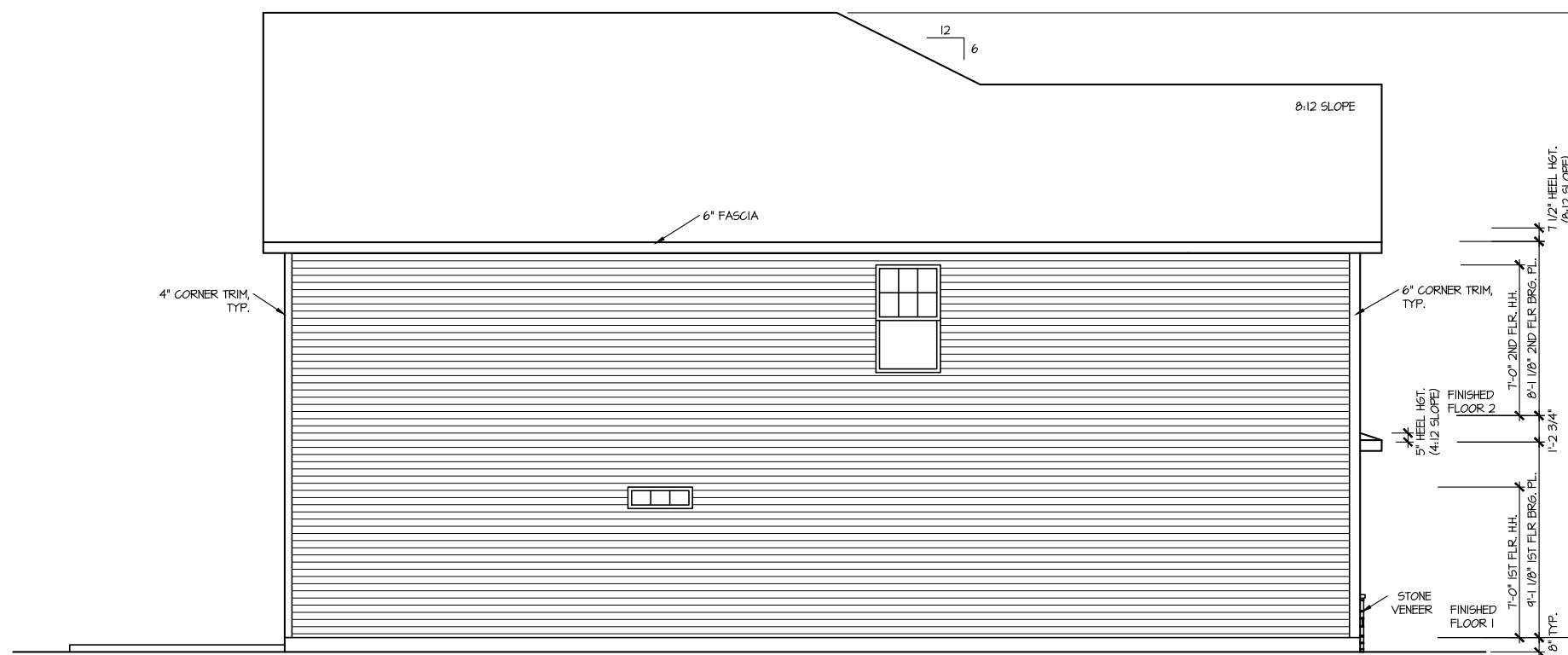
HOUSE NAME:  
**MILLHAVEN**  
DRAWING TITLE  
FRONT & REAR ELEVATIONS

SHEET No.  
**A.1**



**RIGHT ELEVATION 2**

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



**LEFT ELEVATION 2**

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

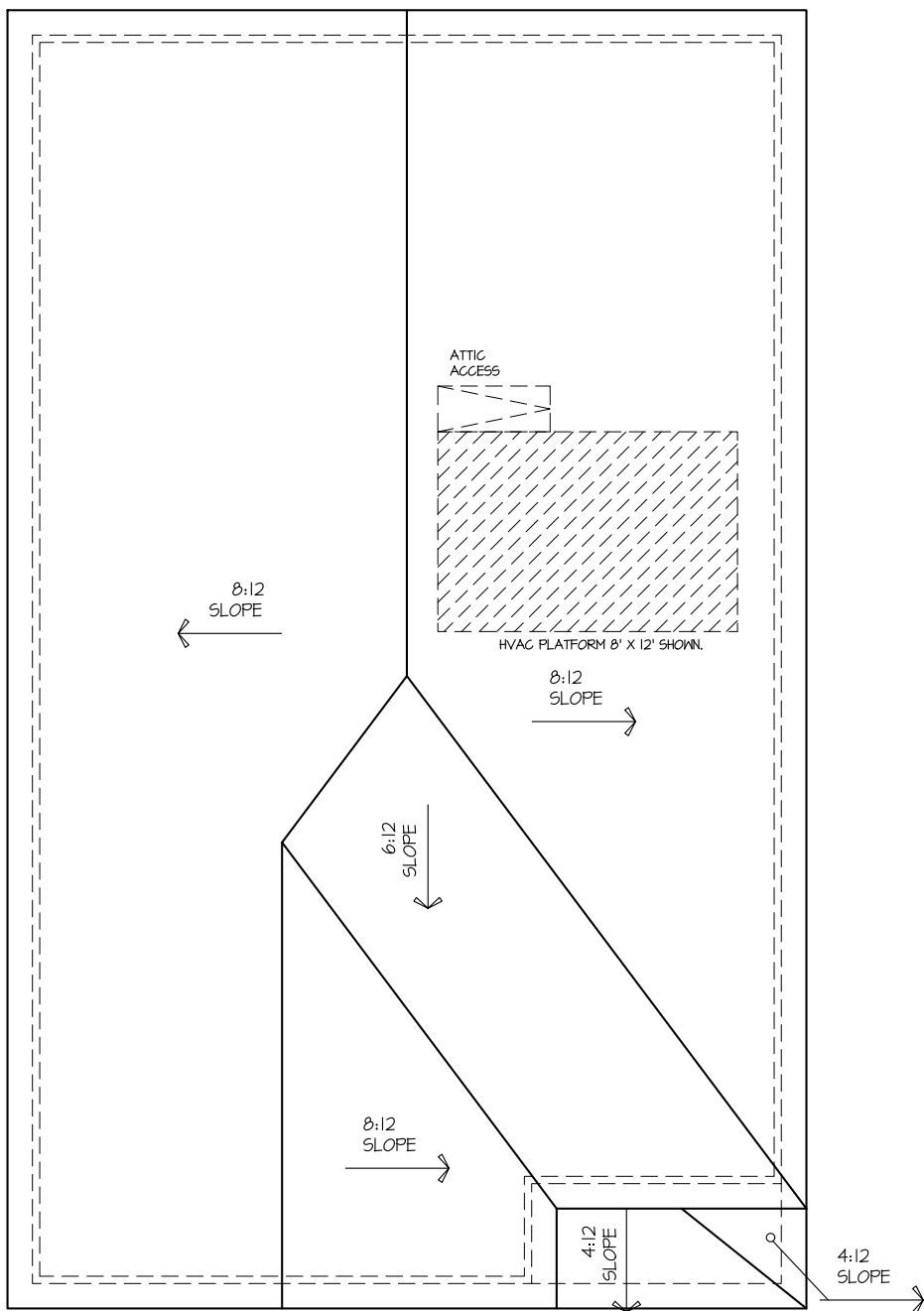
MASTER PLAN INFORMATION		UPDATED DATE
REVISION	DATE	
1 - RALE	09-09-2021	10-18-2023

DRAWN BY: ITS  
 DATE: 02/08/2024  
 PLAN NO. 2379



HOUSE NAME: MILLHAVEN  
 DRAWING TITLE: RIGHT & LEFT ELEVATIONS

SHEET No. A1.2



**ROOF PLAN ELEV. 2**

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

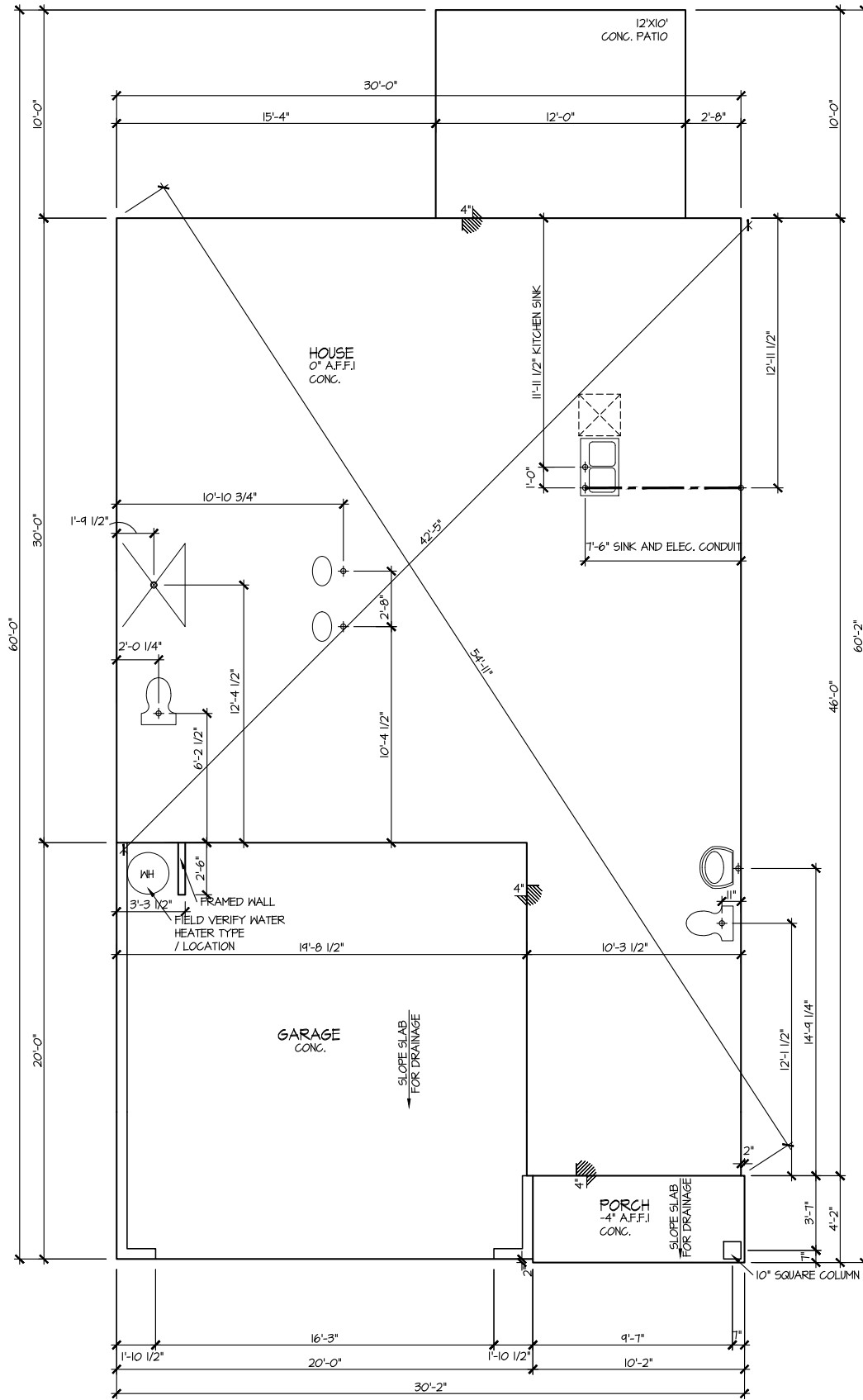
MASTER PLAN INFORMATION		UPDATED DATE
REVISION	DATE	
1-PALE	09-09-2021	10-18-2023

DRAWN BY:	ITS
DATE:	02/08/2024
PLAN NO.	2379



HOUSE NAME:	MILLHAVEN
DRAWING TITLE	ROOF PLAN

SHEET No.	A1.3
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ELEVATION 2  
SLAB PLAN

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

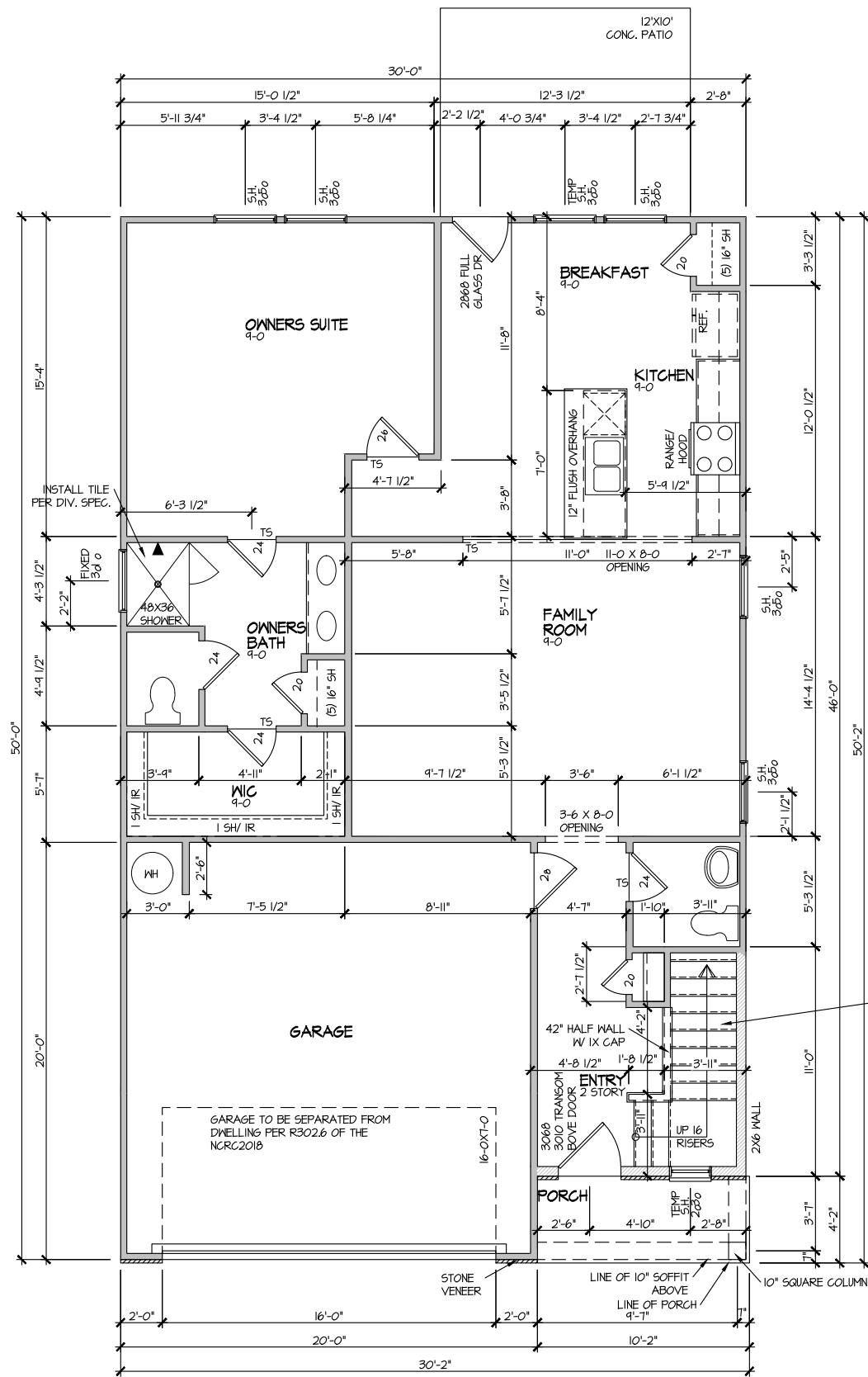
REVISION	DATE	UPDATED DATE
1 - RALE	09-09-2021	10-18-2023

DRAWN BY:  
ITS  
DATE: 02/08/2024  
PLAN NO.  
2379



HOUSE NAME:  
MILLHAVEN  
DRAWING TITLE  
SLAB PLAN

SHEET No.  
A2.1



**ELEVATION 2  
FIRST FLOOR PLAN**

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

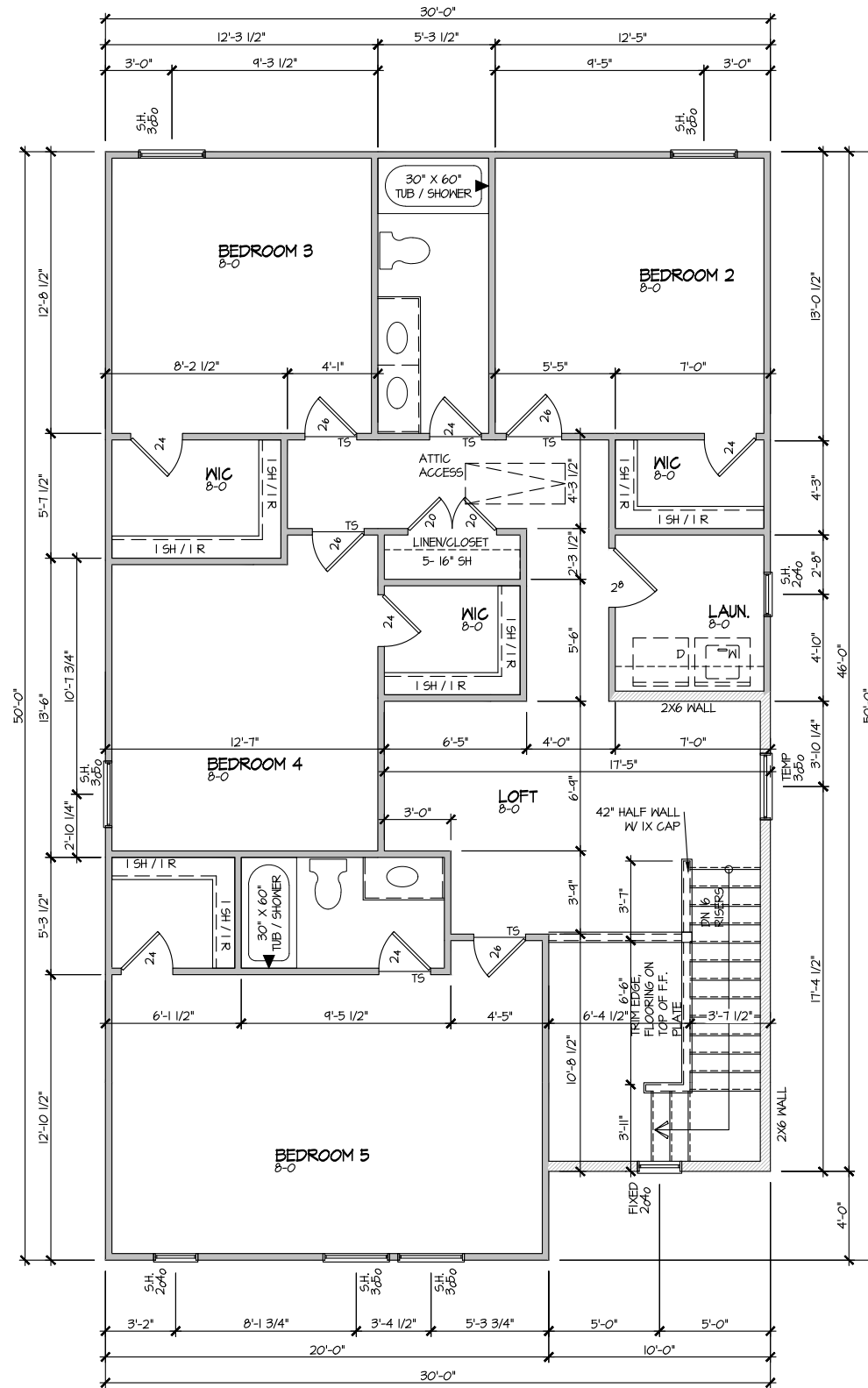
MASTER PLAN INFORMATION	
REVISION	DATE
1 - RALE	09-09-2021
UPDATED DATE	10-18-2023

DRAWN BY:	ITS
DATE:	02/08/2024
PLAN NO.	2379



HOUSE NAME:	MILLHAVEN
DRAWING TITLE	FIRST FLOOR PLAN

SHEET No.	A3.1
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ELEVATION 2  
 SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

MASTER PLAN INFORMATION	
REVISION	DATE
1 - RALE	09-09-2021
UPDATED DATE	10-18-2023

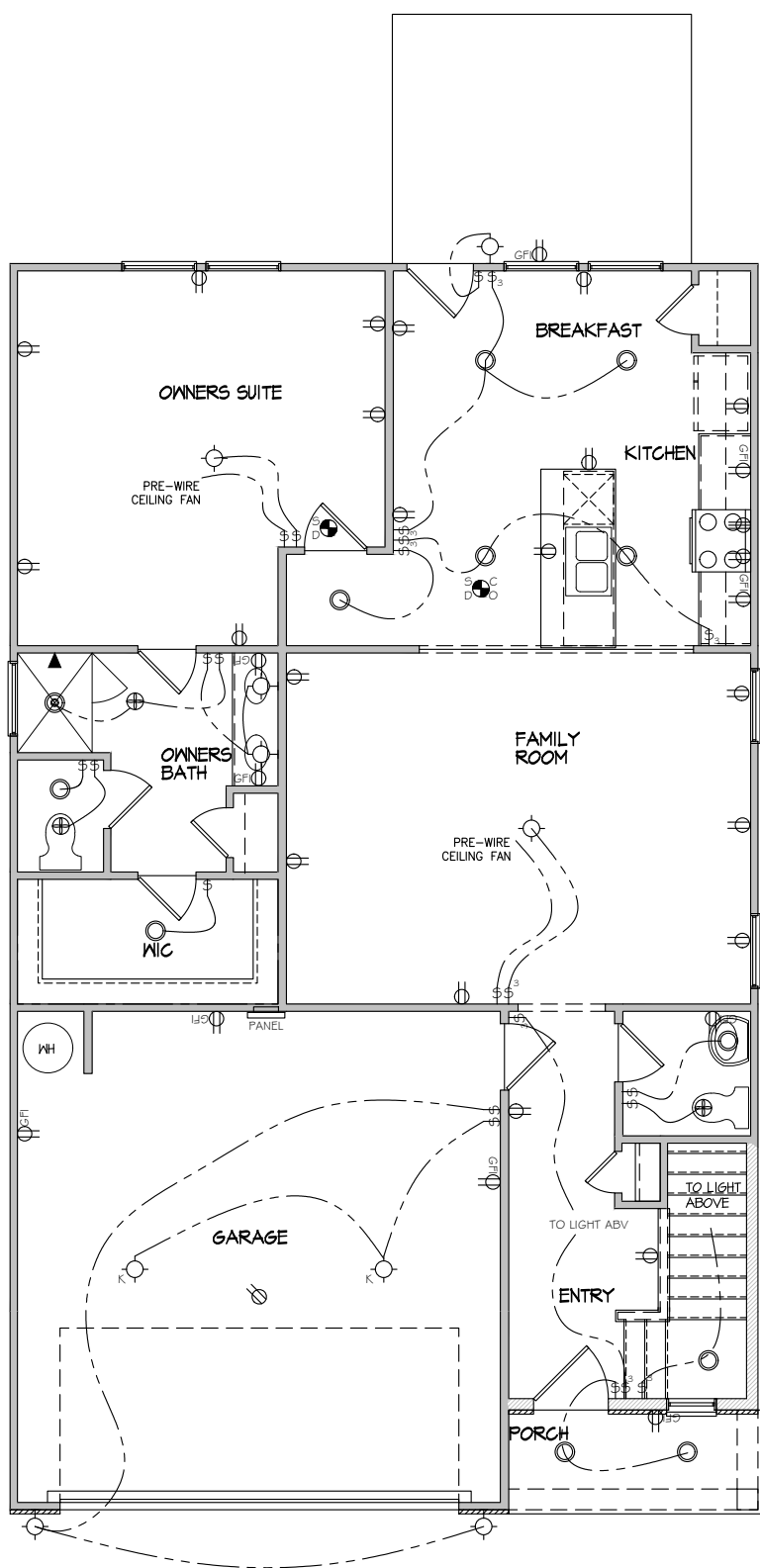
DRAWN BY:	ITS
DATE:	02/08/2024
PLAN NO.	2379



HOUSE NAME:	MILLHAVEN
DRAWING TITLE	SECOND FLOOR PLAN

SHEET No.	A3.2
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ELECTRICAL LEGEND	
CEILING FAN W/ LIGHT KIT	
CEILING MOUNT LIGHT	
LED PUCK LIGHT	
WALL MOUNTED LIGHT	
MOTION SENSOR LIGHT	
110V OUTLET	
GFI OUTLET	
WATERPROOF OUTLET	
220V OUTLET	
SWITCH	
3-WAY SWITCH	
TV JACK	
PHONE JACK	
EXHAUST FAN	
HANGING LIGHT	
SD / CO COMBO DETECTOR	
KEYLESS LAMPHOLDER	
PENDANT LIGHT	



ELECTRICAL PLAN  
 FIRST FLOOR - ELEV. 2  
 SCALE: 1/8" = 1'-0"

MASTER PLAN INFORMATION	
REVISION	DATE
1-PALE	09-09-2021
UPDATED DATE	10-18-2023

DRAWN BY:	ITS
DATE:	02/08/2024
PLAN NO.	2379





















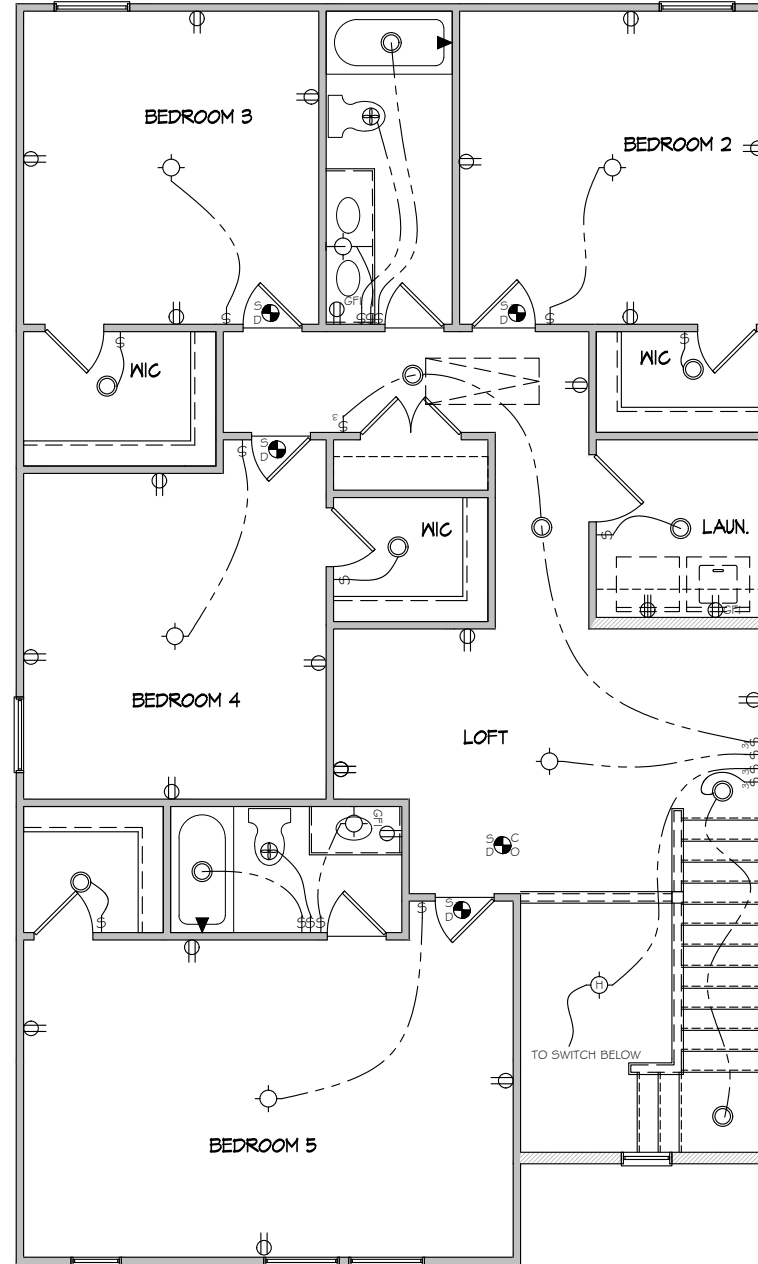
HOUSE NAME:	MILLHAVEN
DRAWING TITLE	FIRST FLOOR ELECTRICAL

SHEET No.	E.1
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FILE: Lot 00.0070.dwg DATE: 2/8/2024 2:59 PM



ELECTRICAL LEGEND	
CEILING FAN W/ LIGHT KIT	
CEILING MOUNT LIGHT	
LED PUCK LIGHT	
WALL MOUNTED LIGHT	
MOTION SENSOR LIGHT	
110V OUTLET	
GFI OUTLET	
WATERPROOF OUTLET	
220V OUTLET	
SWITCH	
3-WAY SWITCH	
TV JACK	
PHONE JACK	
EXHAUST FAN	
HANGING LIGHT	
SD / CO COMBO DETECTOR	
KEYLESS LAMPHOLDER	
PENDANT LIGHT	



ELECTRICAL PLAN  
 SECOND FLOOR - ELEV. 2  
 SCALE: 1/8" = 1'-0"

MASTER PLAN INFORMATION	
REVISION	DATE
1 - RALE	09-09-2021
UPDATED DATE	10-18-2023

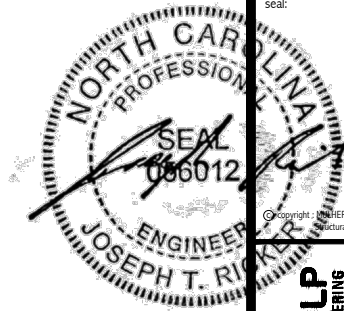
DRAWN BY:	ITS
DATE:	02/08/2024
PLAN NO.	2379



HOUSE NAME:	MILLHAVEN
DRAWING TITLE	SECOND FLOOR ELECTRICAL

SHEET No.	E1.2
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FILE: Lot 00:0070.dwg DATE: 2/8/2024 2:59 PM



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MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINEERING 500 Beaverton Ave., Building 4 - Asheville, PA 17002 P: 212-948-2001 E: mulhernk@mulhernk.com NC LIC. #C-3825

M&K project number: 126-22076

project mgr: JTR  
drawn by: KFG  
issue date: 02-13-24

REVISIONS:  
date: initial:



STRUCTURAL NOTES  
FARM AT NEIL'S CREEK  
LOT 70 - MILLHAVEN 2  
RALEIGH, NC

sheet: **SO.0**

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 NORTH CAROLINA STATE BUILDING CODE, RESIDENTIAL CODE.
FOOTING DESIGN - 2,000 PSF ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED.
FASTEN 2x4/6 SILL PLATES TO FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING:
- 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C., 7" MIN. EMBEDMENT (CONC), 15" MIN. EMBEDMENT (CMU)
- SIMPSON MASA ANCHOR STRAPS @ 6'-0" O.C. (CONC)
- SIMPSON MAB23 ANCHOR STRAPS @ 2'-8" O.C. (CMU)
REFER TO DETAILS FOR 10' TALL WALL ANCHOR REQUIREMENTS
ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR CMU SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
BASEMENT INTERIOR BEARING WALLS & EXTERIOR WALK-OUT BASEMENT WALLS SHALL BE 2x6 @ 16" O.C. SFF OR 2x8, "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 (1 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 7% AIR ENTRAINMENT.
ALL FOOTINGS SHALL BEAR AT LEAST 12" BELOW FINISH GRADE.
FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 45% 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 & 530J.
CMU FOUNDATION WALLS SHALL HAVE "DUR-O-WALL" HORIZONTAL JOINT REINFORCEMENT (OR EQUAL) - 4 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) (ADDL. 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(I) FOR ALL CONNECTIONS, TYP. UNO.
EXT. & INT. BRG WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SFF OR 2x8 "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 (SFF) 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:
\* LVL - 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=240 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 BCS2-2/4 CAP & ABW44Z 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 MK 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-FLY 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 WTCA & TP1'S BCS1 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 @ 14.2" 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 STDH4/MRJ HOLD-DOWN.

ALTERNATIVE TO S51B24 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" @ EDGE OF FOUNDATION.

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN.
TRUSSES/JOISTS SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES/JOISTS OR GIRDER TRUSSES/FLUSH BEAMS DO NOT EXCEED THE FOLLOWING:
A. ROOF TRUSSES:
1/4" DEAD LOAD
B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS:
1/8" DEAD LOAD
C. FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS:
LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)

LATERAL BRACING & SHEAR WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:
20 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 HEREWITH, 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. 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"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 (1/2" 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 (1/2" 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

VENEER LINTEL SCHEDULE

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

ALL LINTELS:
SHALL SUPPORT 2 3/4" - 3 1/2" VENEER W/ 40 PSF MAXIMUM HEIGHT.
< 16" SHALL HAVE 4" MIN. BEARING
< 16" SHALL HAVE 8" MIN. BEARING
< 16" SHALL NOT BE FASTENED BACK TO HEADER.
16" SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @ 8" O.C. W/ 1/2" DIA. x 3 1/2" LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES.
MAX VENEER HT. APPLIES TO ANY PORTION OF BRICK OVER THE OPENING.
ALL LINTELS SHALL BE LONG LEG VERTICAL.
WHEN SUPPORTING VENEER < 9" WIDE THE EXTERIOR TOE OF THE HORIZONTAL LEG MAY BE CUT IN THE FIELD TO BE 5 1/4" WIDE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLOW FOR MORTAR JOINT FINISHING.
SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS.
\* FOR GREEN VENEER USE LAGS/W.
\*\* FOR 3 1/2" VENEER ONLY. SEE PLAN FOR VENEER SUPPORT IF VENEER < 3 1/2" THICK.

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.

NON-BEARING HEADER SCHEDULE

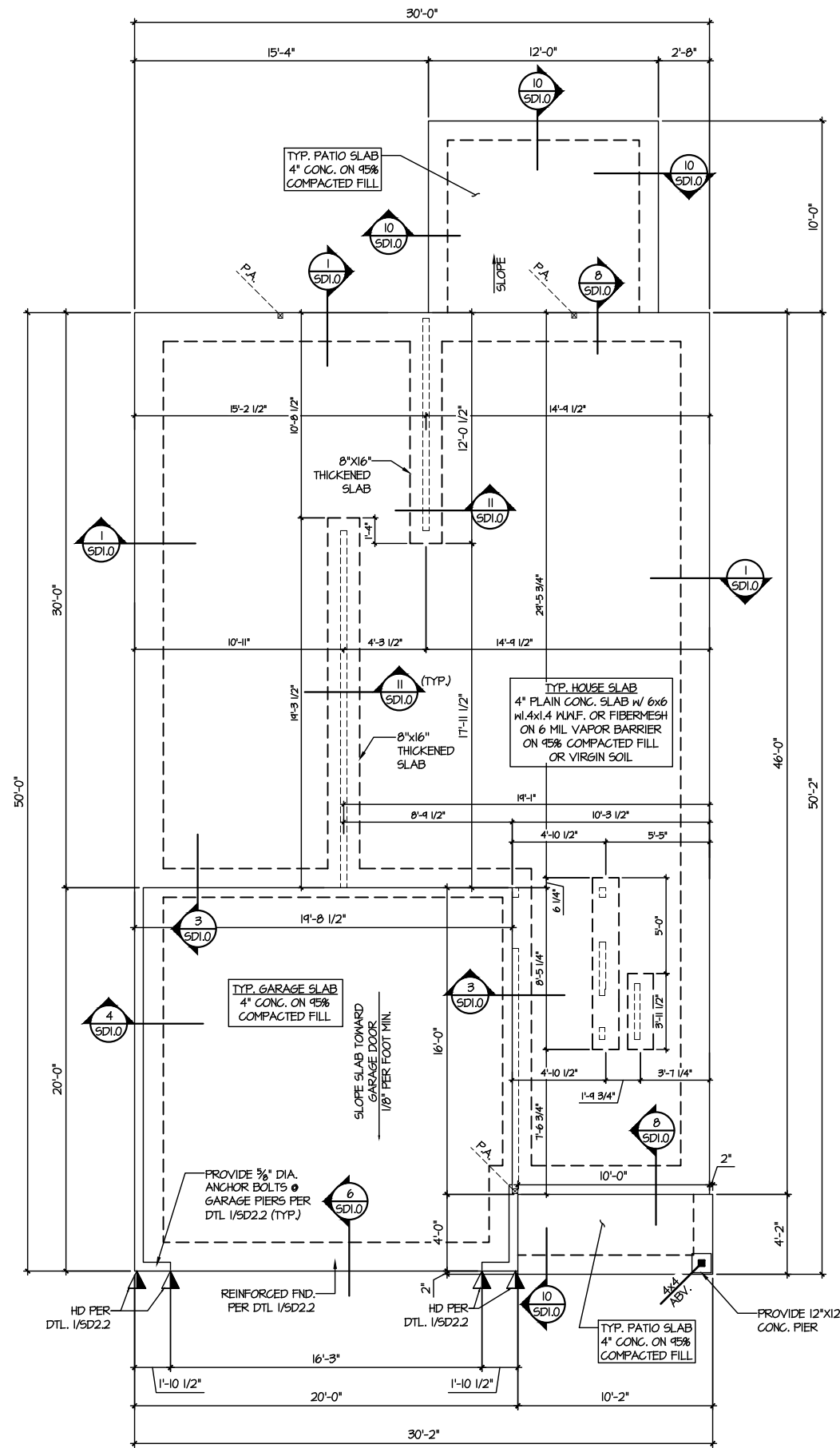
Table with 3 columns: SPAN, 2x4 NON-BEARING PARTITION WALL, 2x6 NON-BEARING PARTITION WALL. Includes rows for UP TO 3'-0", UP TO 6'-0", UP TO 8'-0" spans.

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

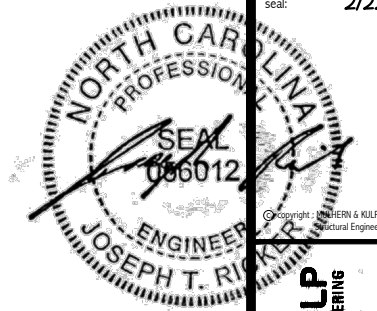
ENGINEERED BEAM MATERIAL SCHEDULE

Table with 6 columns: BEAM NUMBER, LVL OPTION, PSL OPTION, LSL OPTION, FLITCH OPTION, STEEL OPTION. Includes row for 001 (2)3/4"x18" - H.

- 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/S/D2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS
REFER TO DETAIL E/S/D2.0 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.



**1** MONO SLAB FOUNDATION PLAN  
SCALE: 1/8"=1'-0"



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M&K project number:  
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project mgr: JTR  
drawn by: KFG  
issue date: 02-13-24

REVISIONS:  
date: initial:

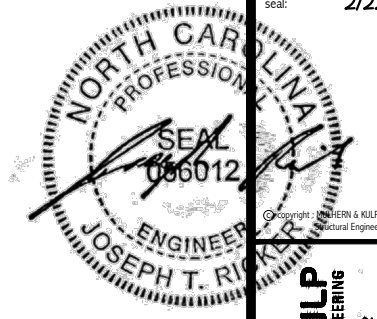


FOUNDATION PLANS  
FARM AT NEIL'S CREEK  
LOT 70 - MILLHAVEN 2  
RALEIGH, NC

sheet:  
**S1.0**

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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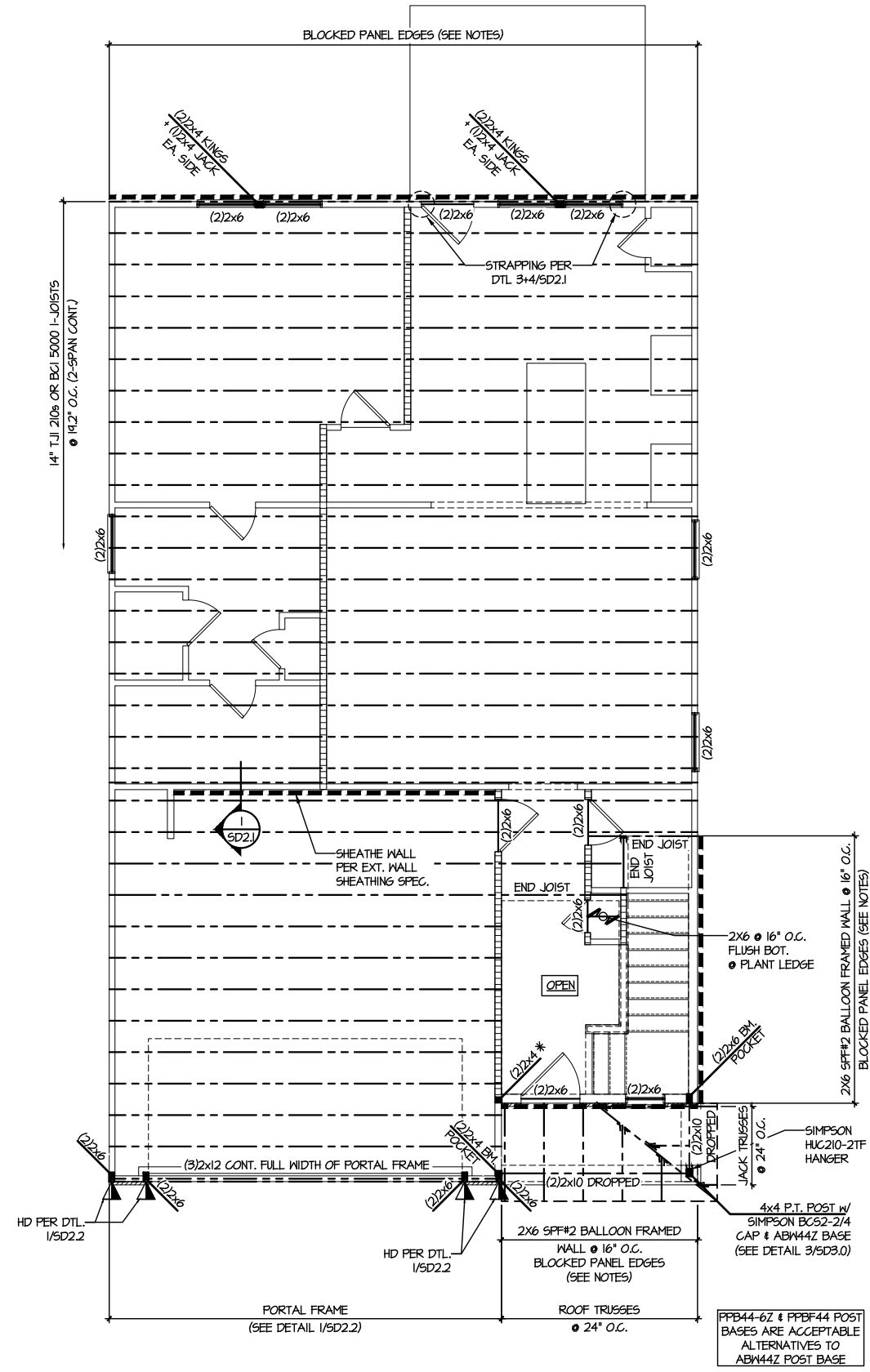
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126-22076  
project mgr: JTR  
drawn by: KFG  
issue date: 02-13-24

REVISIONS:  
date: initial:



FLOOR FRAMING PLANS  
FARM AT NEIL'S CREEK  
LOT 70 - MILLHAVEN 2  
RALEIGH, NC

sheet:  
**S2.0**



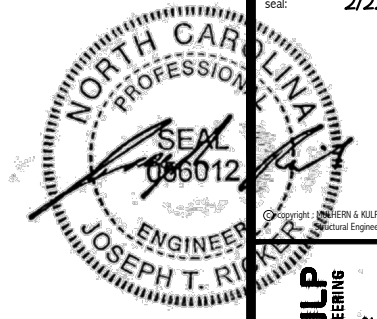
**2ND FLOOR FRAMING PLAN**  
SCALE: 1/8"=1'-0"

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 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"x18" - H	N/A	N/A	N/A	N/A

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/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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date: initial:



ROOF FRAMING PLANS  
FARM AT NEIL'S CREEK  
LOT 70 - MILLHAVEN 2  
RALEIGH, NC

sheet:

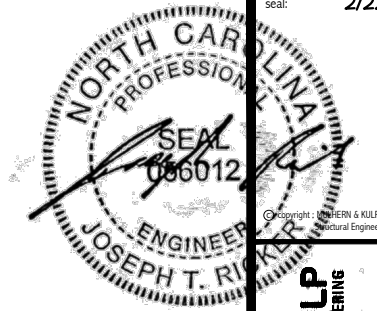
**S3.0**



**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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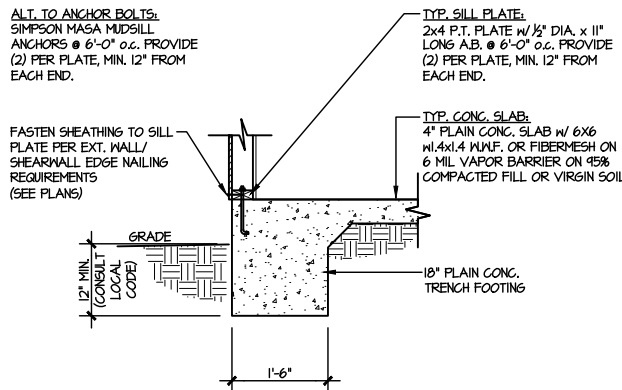
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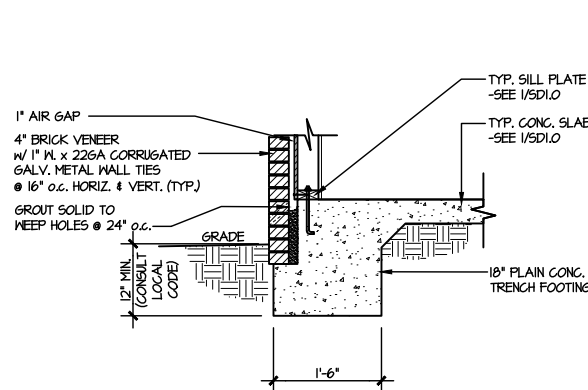
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FARM AT NEIL'S CREEK  
LOT 70 - MILLHAVEN 2  
RALEIGH, NC

sheet:

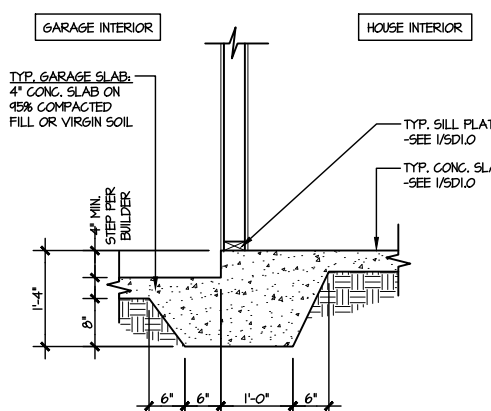
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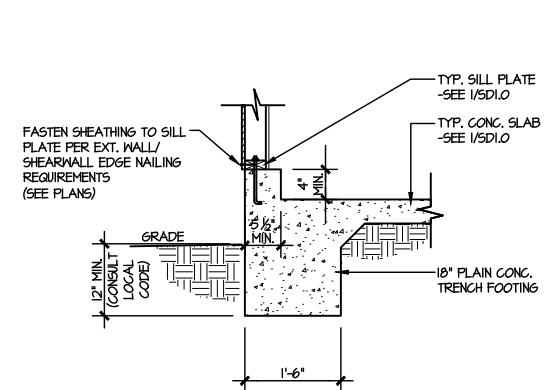
**1** TYPICAL SLAB ON GRADE PERIMETER FOOTING  
SCALE: 3/8"=1'-0"



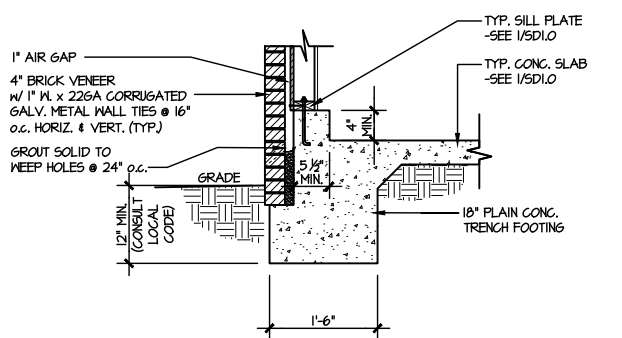
**2** TYPICAL SLAB ON GRADE PERIMETER FOOTING  
SCALE: 3/8"=1'-0" w/ BRICK VENEER



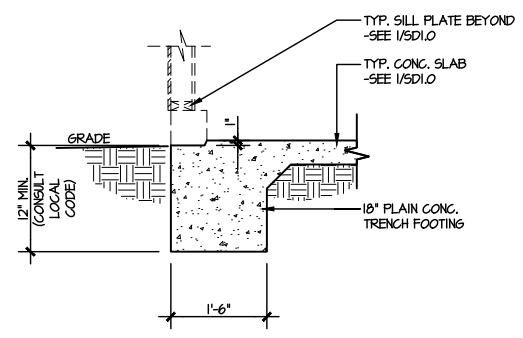
**3** TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING  
SCALE: 3/8"=1'-0"



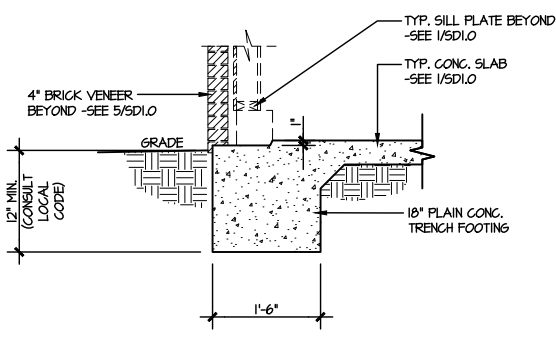
**4** TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING  
SCALE: 3/8"=1'-0"



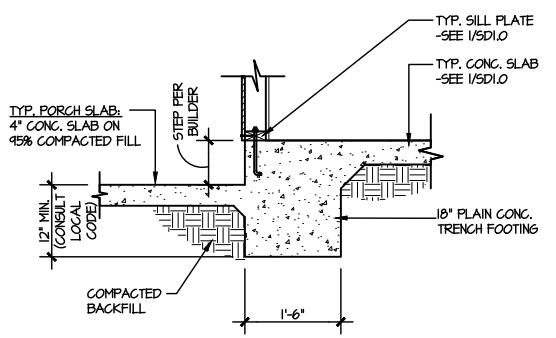
**5** TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING  
SCALE: 3/8"=1'-0" w/ BRICK VENEER



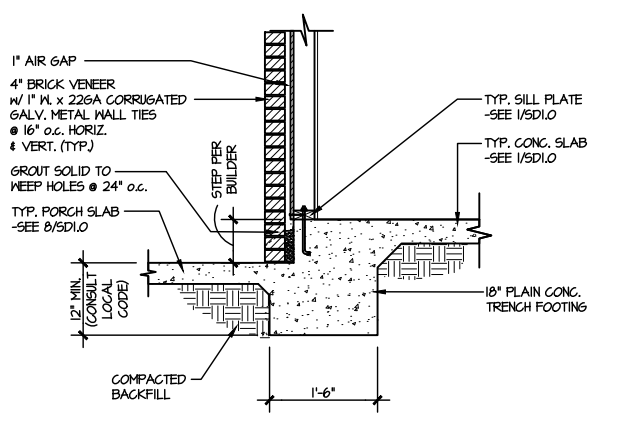
**6** TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING  
SCALE: 3/8"=1'-0"



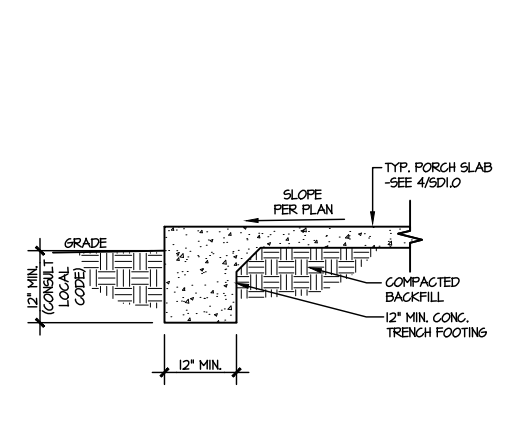
**7** TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING  
SCALE: 3/8"=1'-0" w/ BRICK VENEER



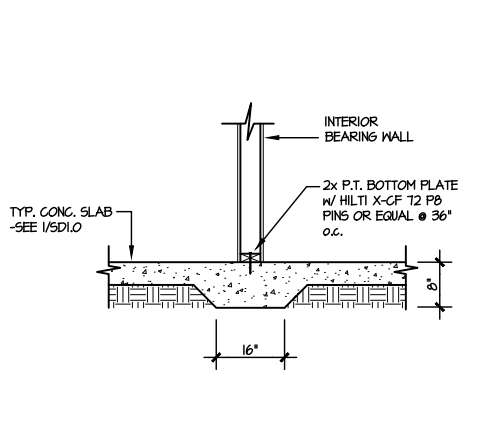
**8** TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO  
SCALE: 3/8"=1'-0"



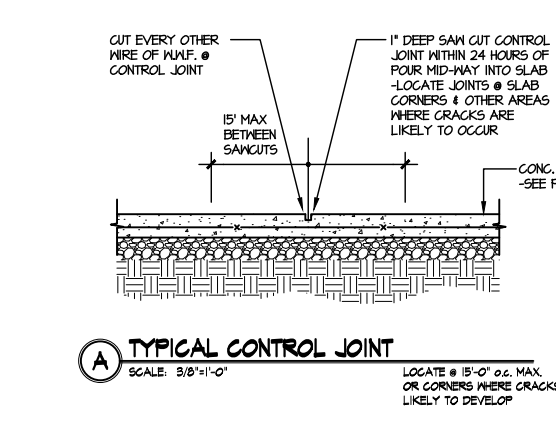
**9** TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO  
SCALE: 3/8"=1'-0" w/ BRICK VENEER



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



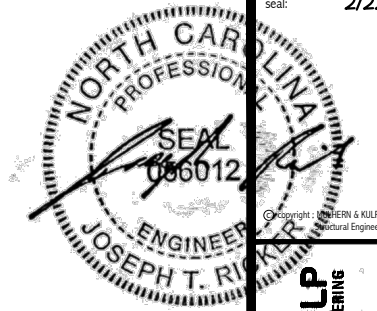
**11** TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL  
SCALE: 3/8"=1'-0"



**A** TYPICAL CONTROL JOINT  
SCALE: 3/8"=1'-0"  
LOCATE @ 15'-0" 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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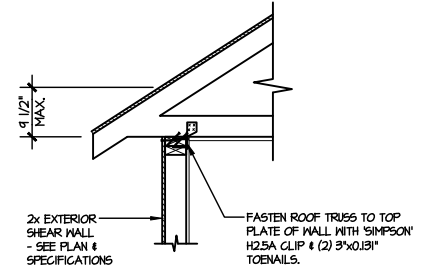
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project mgr: JTR  
drawn by: KFG  
issue date: 02-13-24

REVISIONS:  
date: initial:

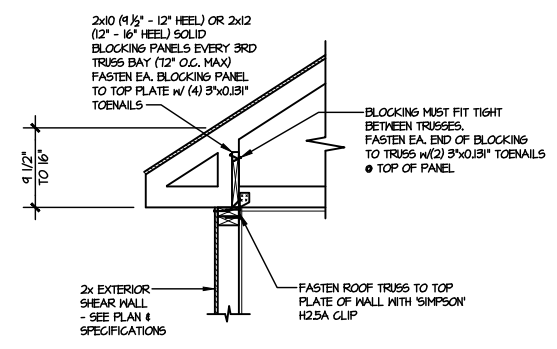
**DRB**  
**HOMES**

FRAMING DETAILS  
FARM AT NEIL'S CREEK  
LOT 70 - MILLHAVEN 2  
RALEIGH, NC

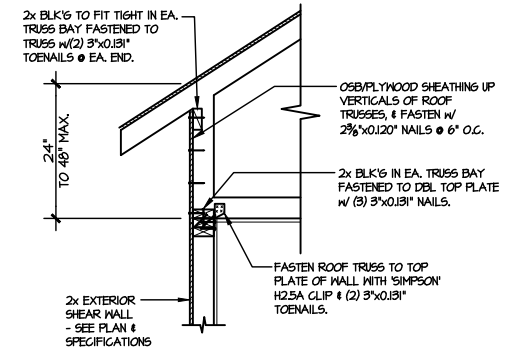
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**SD2.0**



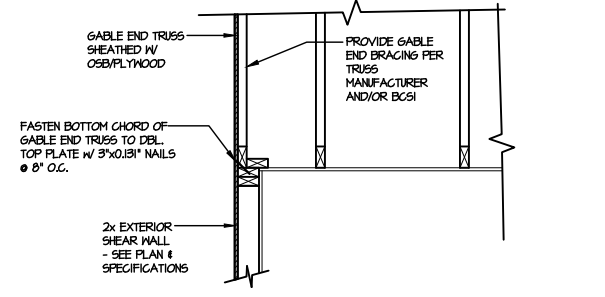
**AI TYPICAL SHEAR TRANSFER DETAIL @ ROOF**  
SCALE: 3/8"=1'-0"  
HEEL HEIGHT LESS THAN 9 1/2"  
NO BLOCKING REQ'D



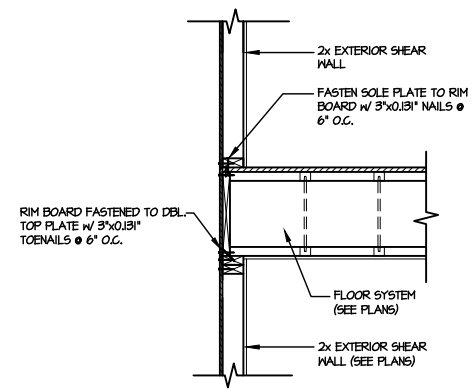
**A2 TYPICAL SHEAR TRANSFER DETAIL @ ROOF**  
SCALE: 3/8"=1'-0"  
HEEL HEIGHT BETWEEN 9 1/2" - 16"  
BLOCKING REQ'D



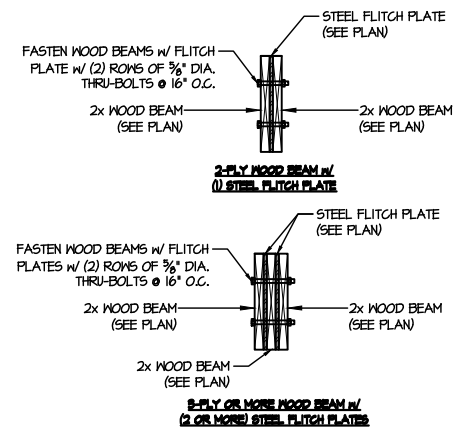
**A3 TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS**  
SCALE: 3/8"=1'-0"  
HEEL HEIGHT UP TO 48" MAX.



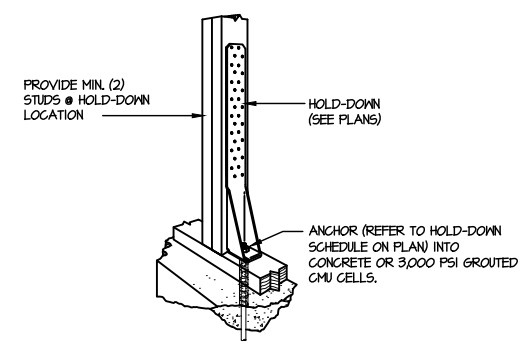
**B TYPICAL GABLE END DETAIL**  
SCALE: 3/8"=1'-0"



**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"



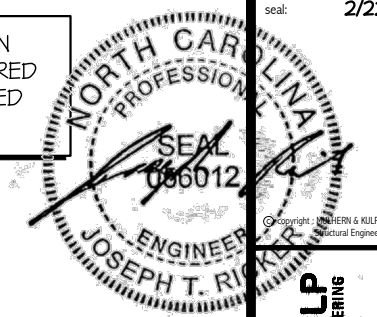
**FI TYPICAL HOLD DOWN INSTALLATION**  
SCALE: N.T.S.

LETTERED DETAILS ARE TYPICAL FOR THIS HOME & SHALL BE IMPLEMENTED IN ALL APPLICABLE AREAS. THESE DETAILS ARE NOT "CUT" ON THE PLANS.

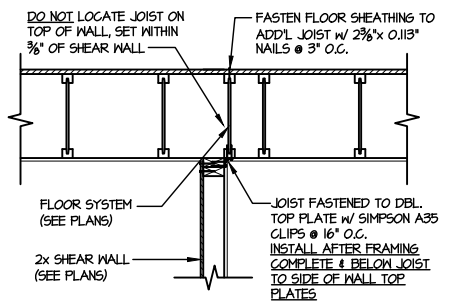
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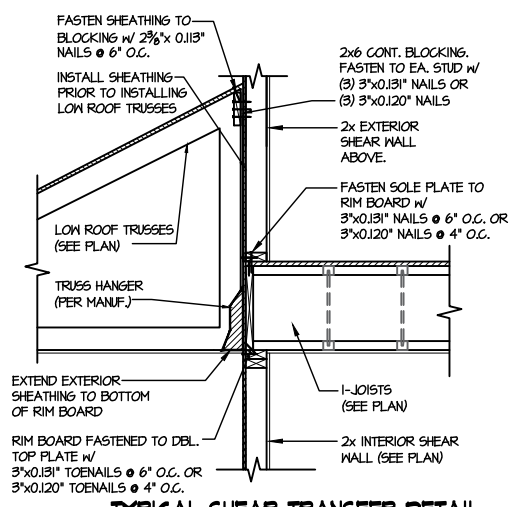
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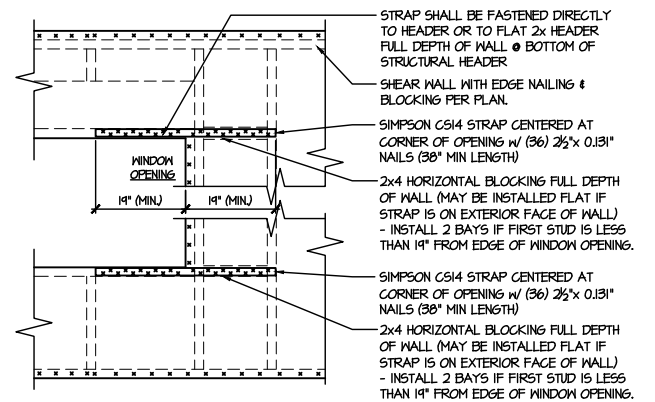
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**1** SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW  
SCALE: 3/4"=1'-0"  
PARALLEL TO FRAMING  
ONLY READ WHERE NOTED ON PLAN

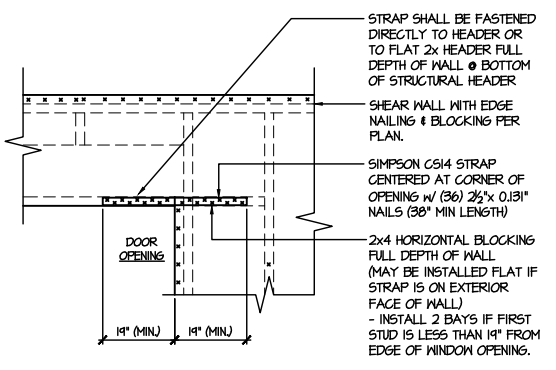


**2** TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL  
SCALE: 3/4"=1'-0"



- STRAPS MAY BE INSTALLED ON EXTERIOR OR INTERIOR FACE OF WALL
- WHEN INSTALLED ON THE EXTERIOR FACE OF THE WALL, STRAPS TO BE INSTALLED ON EXTERIOR FACE OF SHTG. & MAY BE MOVED 1/2" FROM EDGE TO ALLOW FOR WINDOW NAILING
- REQUIRED ONLY @ OPENINGS WHERE SPECIFIED ON PLAN

**3** TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION  
SCALE: NTS



- STRAPS MAY BE INSTALLED ON EXTERIOR OR INTERIOR FACE OF WALL
- WHEN INSTALLED ON THE EXTERIOR FACE OF THE WALL, STRAPS TO BE INSTALLED ON EXTERIOR FACE OF SHTG. & MAY BE MOVED 1/2" FROM EDGE TO ALLOW FOR DOOR NAILING
- REQUIRED ONLY @ OPENINGS WHERE SPECIFIED ON PLAN

**4** TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION  
SCALE: NTS

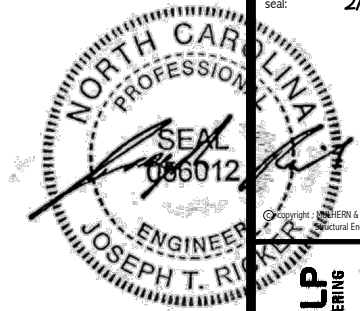
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project mgr: JTR  
drawn by: KFG  
issue date: 02-13-24

REVISIONS:  
date: initial:



FRAMING DETAILS  
FARM AT NEIL'S CREEK  
LOT 70 - MILLHAVEN 2  
RALEIGH, NC





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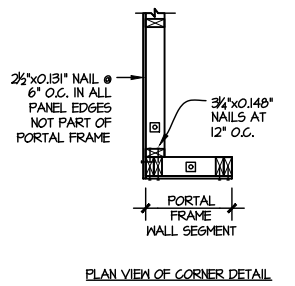
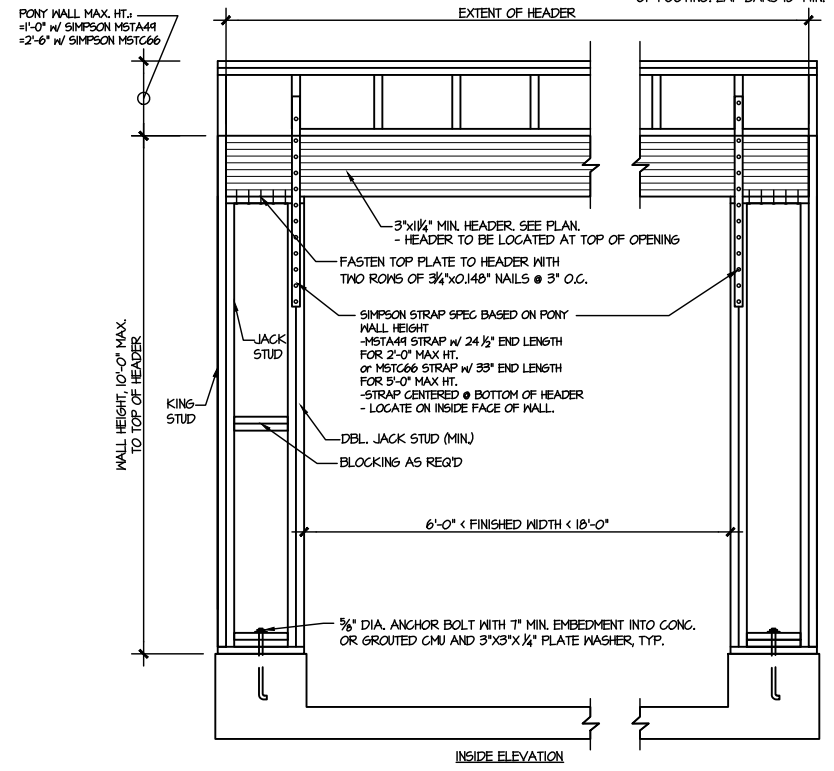
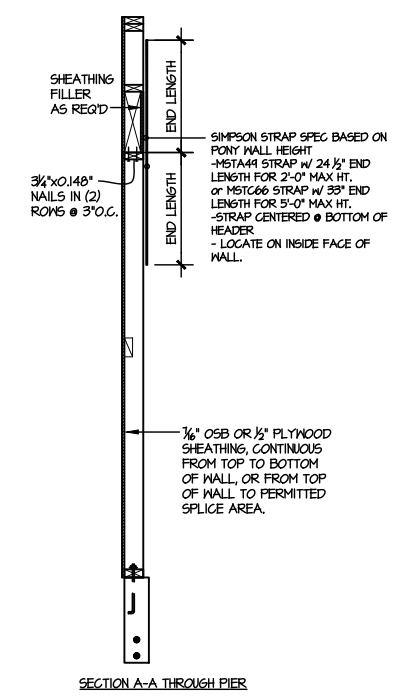
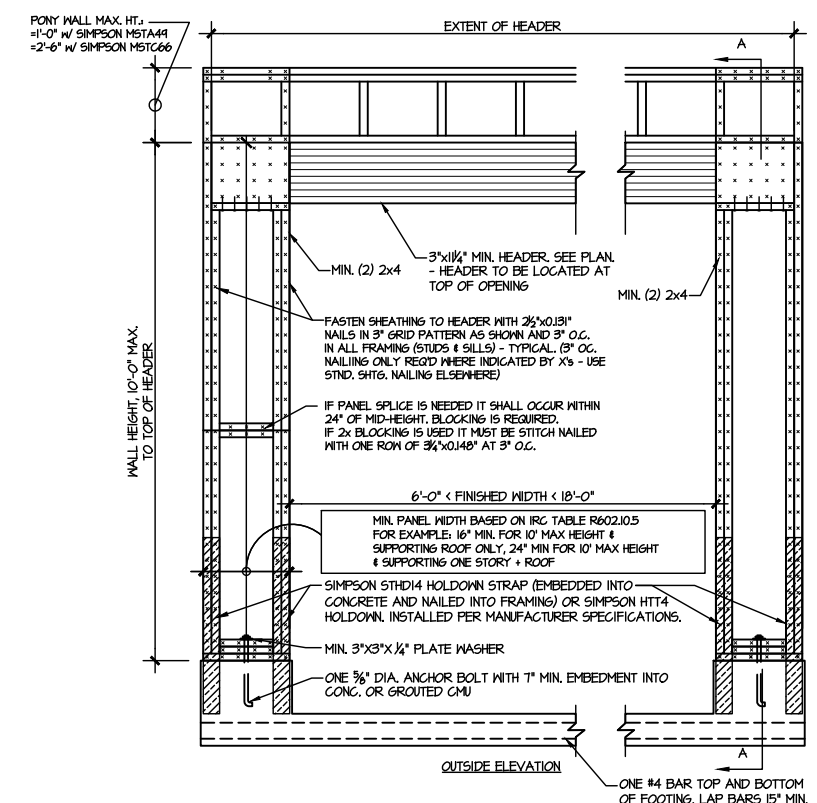
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FRAMING DETAILS  
FARM AT NEIL'S CREEK  
LOT 70 - MILLHAVEN 2  
RALEIGH, NC

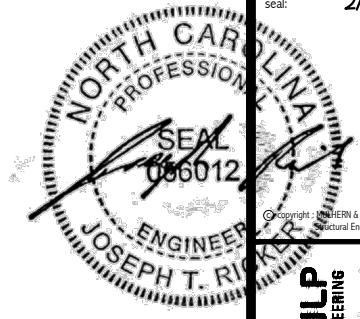
sheet:  
**SD2.2**



**1 GARAGE PORTAL FRAME BRACING ELEVATION WITH HOLD-DOWNS**  
SCALE: N.T.S. BOTH SIDES OF GARAGE DOOR

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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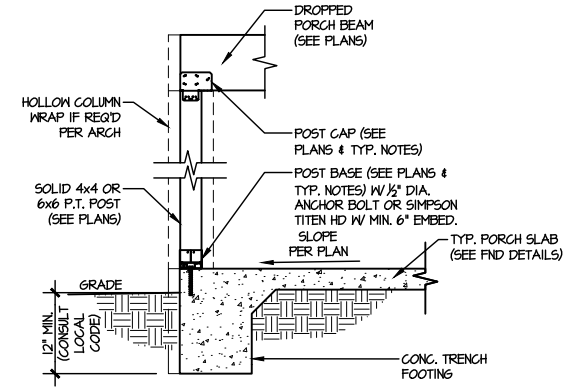
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FRAMING DETAILS  
FARM AT NEIL'S CREEK  
LOT 70 - MILLHAVEN 2  
RALEIGH, NC

sheet:  
**SD3.0**



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

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.

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

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

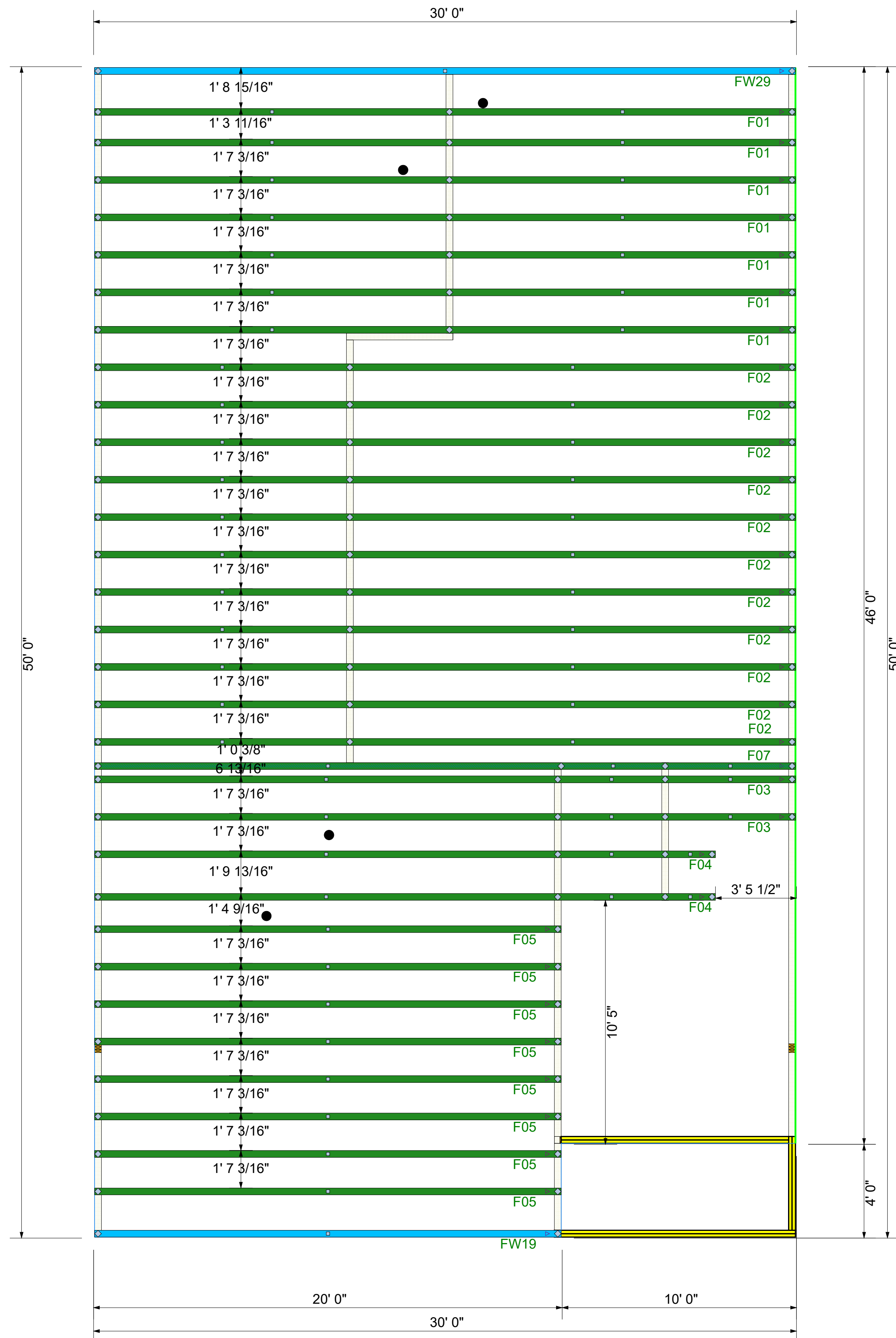
Revisions	
00/00/00	Name
00/00/00	Name
00/00/00	Name
00/00/00	Name
00/00/00	Name

**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 Trusses" available from the Truss Plate Institute, 583 D'Onofrio Drive, Madison, WI 53179.



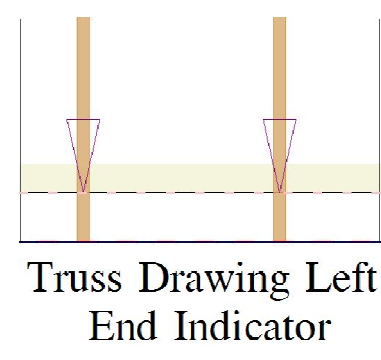
DRB HOMES  
70 FARM AT NEILLS CREEK  
MILLHAVEN 2  
**COMPONENT PLAN**  
**PLACEMENT PLAN**

Scale:	NTS
Date:	2/14/2024
Designer:	ND
Project Number:	24020059
Sheet Number:	1/1



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

\*\* FRAMER MUST REFER TO PLANS WHILE SETTING COMPONENTS.



\*\* 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.

\*\* TRUSS TO TRUSS CONNECTIONS ARE TOE-NAILED, UNLESS NOTED OTHERWISE.  
\*\*\* DIMENSIONS ARE READ AS: FOOT-INCH-SIXTEENTH.  
\*\*\* GIRDERS MUST BE FULLY CONNECTED TOGETHER PRIOR TO ADDING ANY LOADS.

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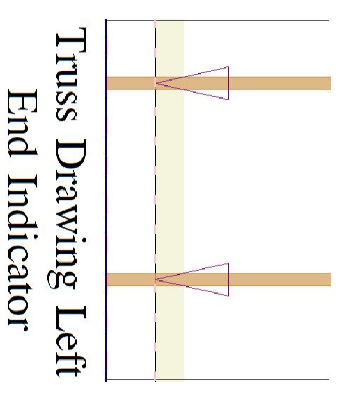
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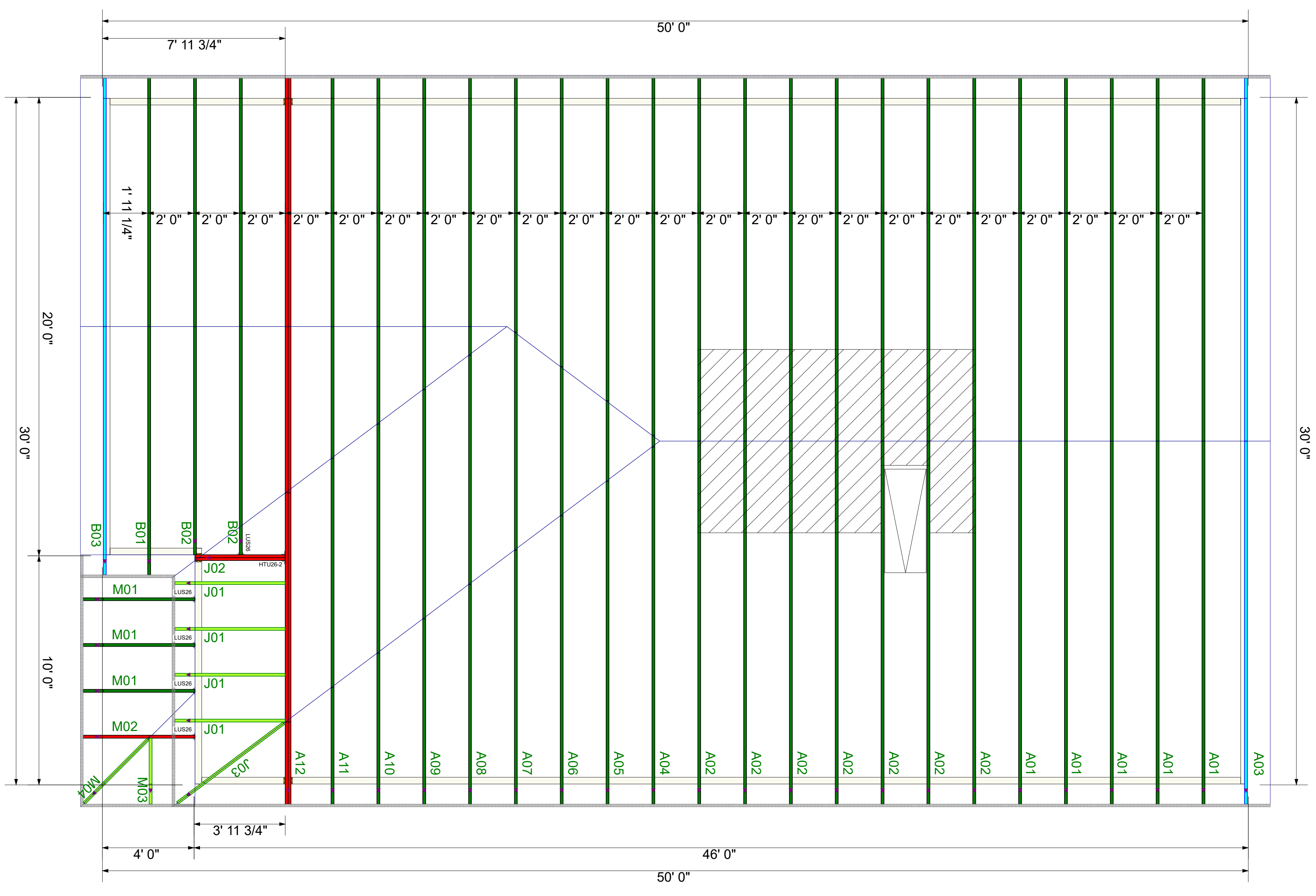
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Qty	Product	Manuf	Truss Connector Total List
1	HTU26-2	Simpson	
5	LUS26	Simpson	



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