

FRONT ELEVATION I

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



REAR ELEVATION I

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



MASTER PLAN INFORMATION	
REVISION	DATE
R99	10-04-2022
UPDATED DATE 09-25-2023	

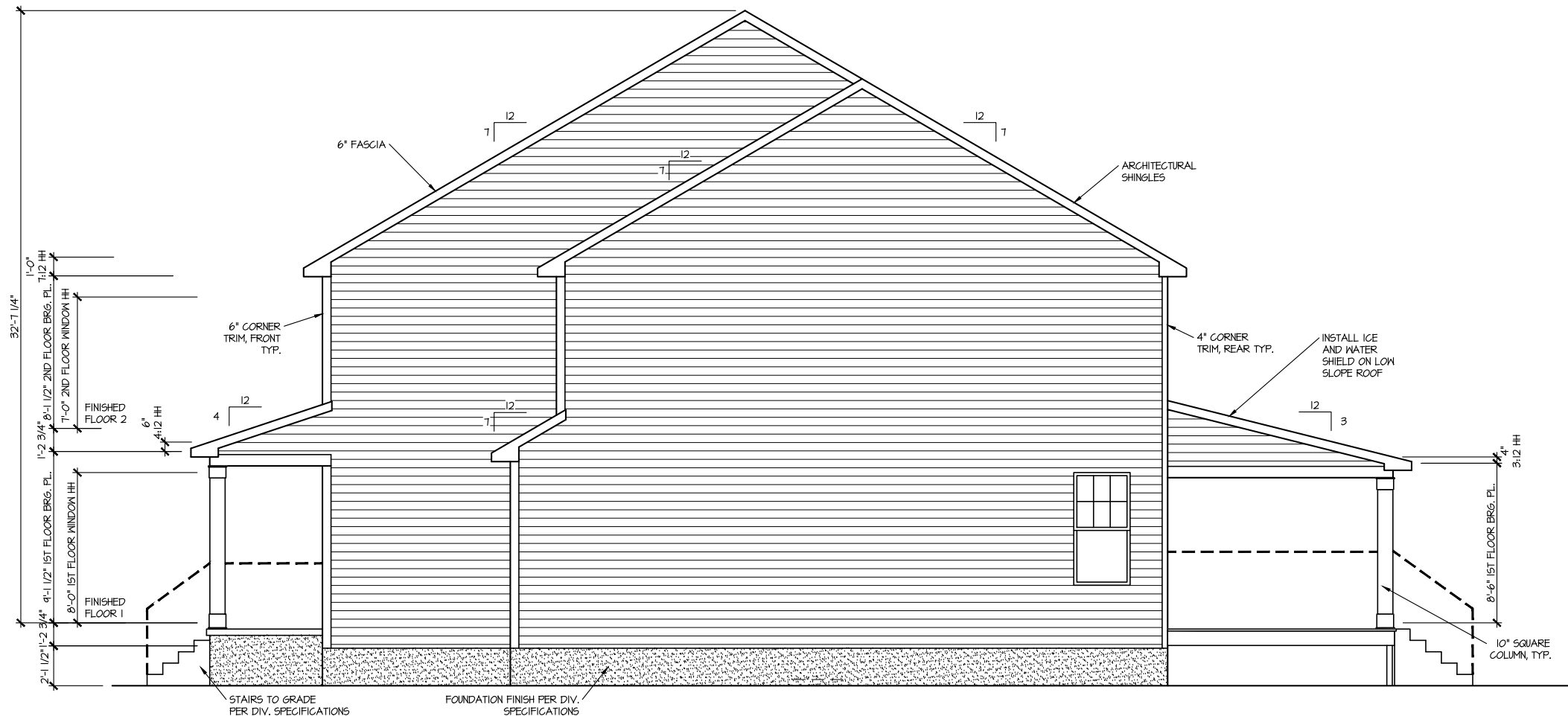
DRAWN BY:
ITS
DATE:
05/02/2024
PLAN NO.
3501



HOUSE NAME:
TOWNSEND
DRAWING TITLE
FRONT & REAR ELEVATIONS

SHEET No.
A1.1

RIGHT ELEVATION I
SCALE: 1/8" = 1'-0"



LEFT ELEVATION I
SCALE: 1/8" = 1'-0"



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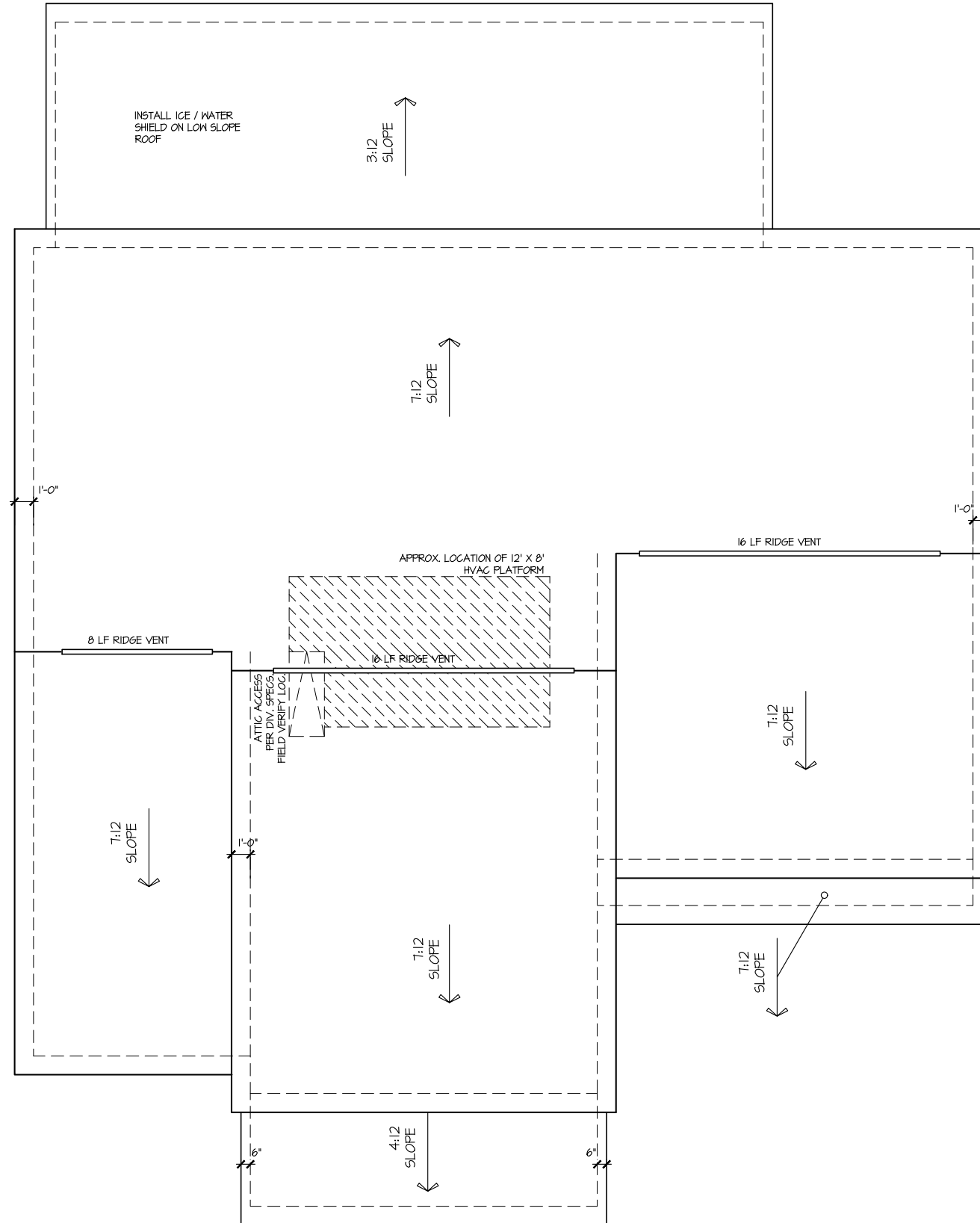
HOUSE NAME:	TOWNSEND
DRAWING TITLE	RIGHT & LEFT ELEVATIONS

SHEET No.	A1.2
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FILE: Lot_00:0031.dwg DATE: 5/2/2024 10:24 AM

UPPER ROOF VENTILATION CALCULATIONS:

ROOF AREA = 2101 SQ. FT.
 OVERALL REQUIRED VENTILATION:
 1 TO 150 = 14.01 SQ. FT.
 1 TO 300 = 7.00 SQ. FT.
 50-80% IN TOP THIRD = 350 - 560 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 SDS)
 120 LINEAR FEET OF SOFFIT X 5.1 SQ. IN. = 316 SQ. FT.
 UPPER VENTING (TOP 1/3 SDS)
 40 LINEAR FEET OF RIDGE X 18 SQ. IN. = 50 SQ. FT.
 50 SQ. FT. BETWEEN 50% - 80%
 (1 TO 300 ALLOWED)
 TOTAL ROOF VENTILATION: 816 SQ. FT. > 700 SQ. FT. (REQ'D)



ROOF PLAN ELEV. 1

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

MASTER PLAN INFORMATION		UPDATED DATE
REVISION	DATE	
R99	10-04-2022	
		09-25-2023

DRAWN BY: ITS
 DATE: 05/02/2024
 PLAN NO. 3501

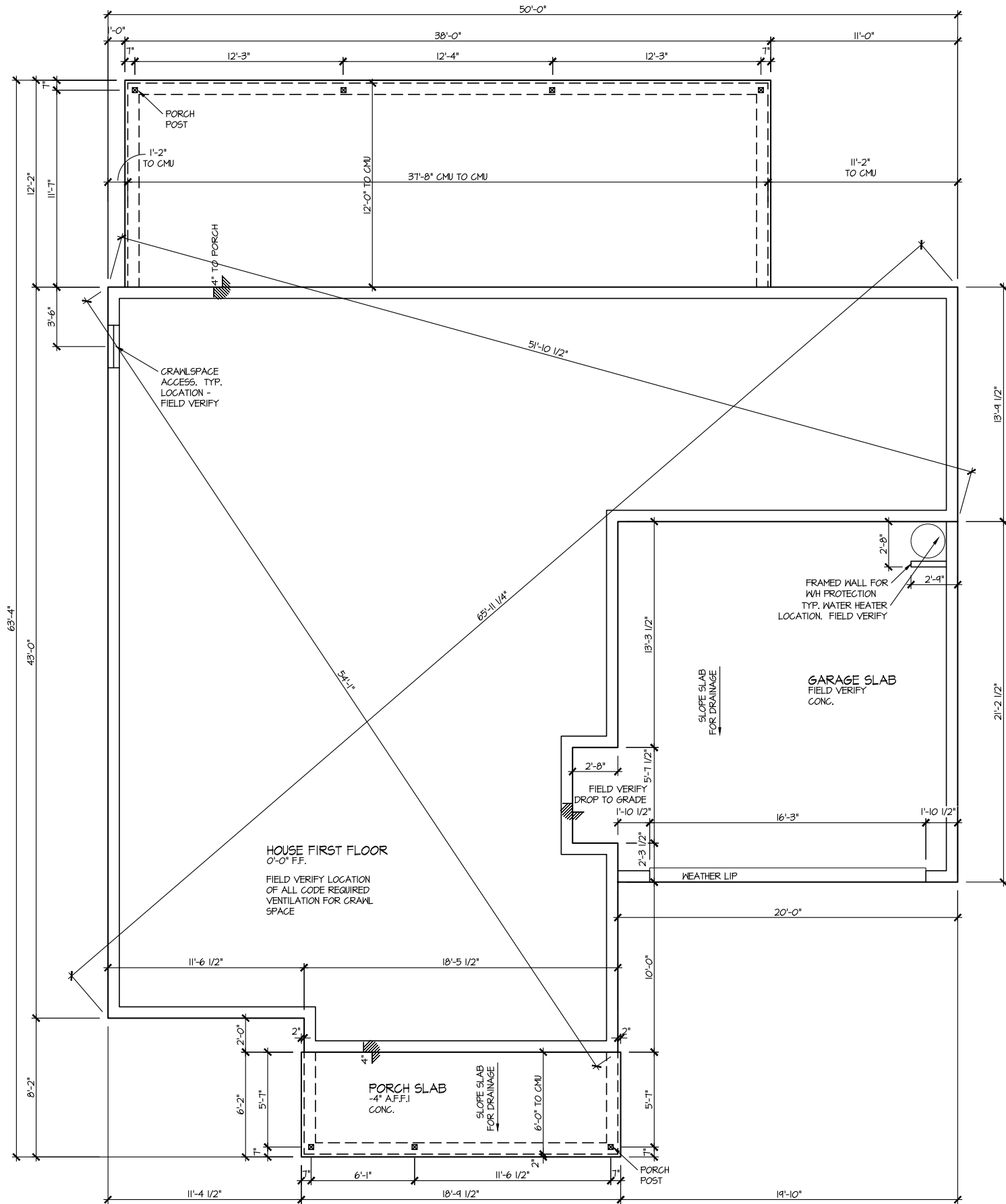


HOUSE NAME: TOWNSEND
 DRAWING TITLE: ROOF PLAN

SHEET No. A13

ELEVATION I
CRAWL SPACE PLAN

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



MASTER PLAN INFORMATION	
REVISION	DATE
R99	10-04-2022
UPDATED DATE	09-25-2023

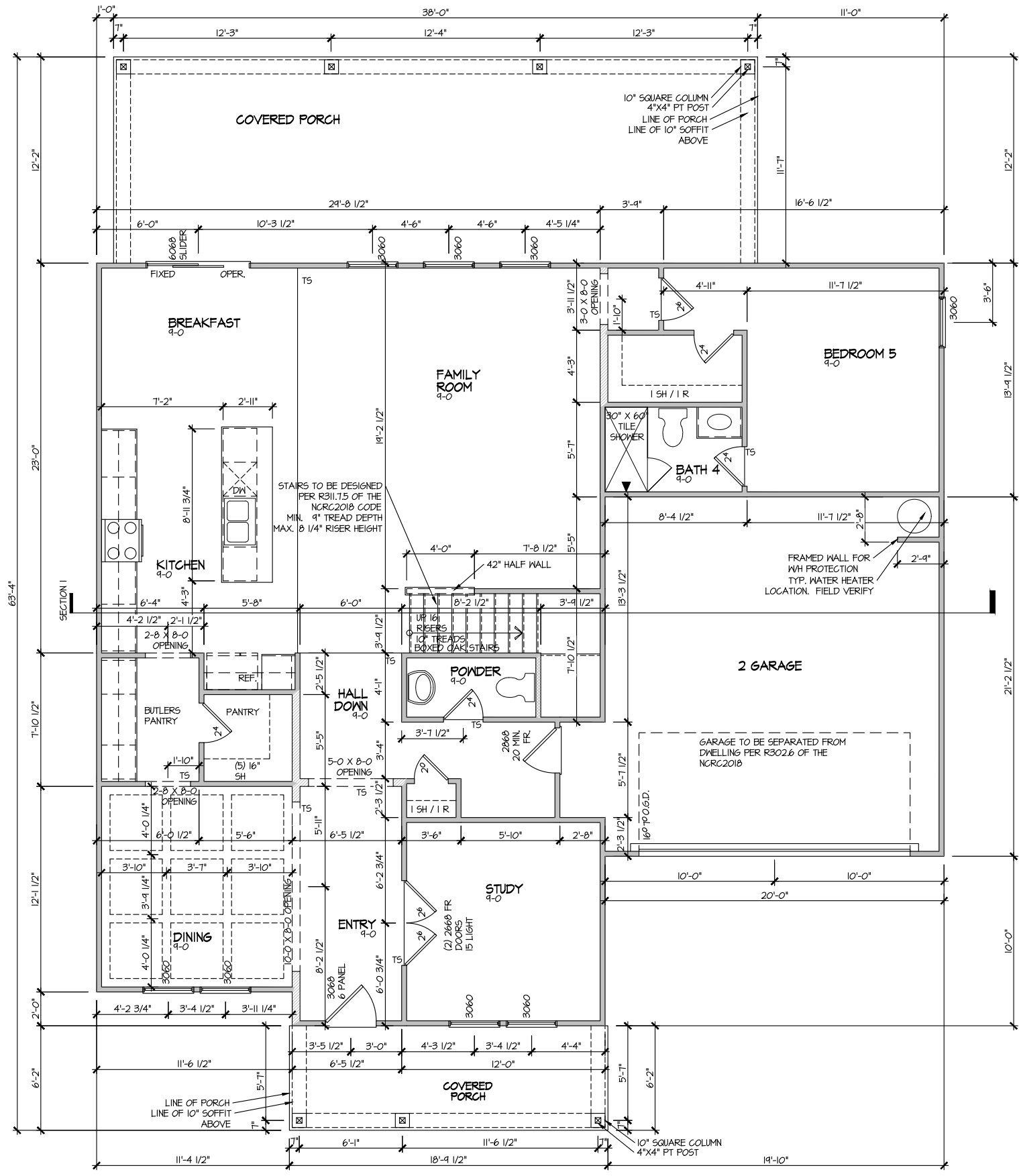
DRAWN BY:	ITS
DATE:	05/02/2024
PLAN NO.	3501



HOUSE NAME:	TOWNSEND
DRAWING TITLE	CRAWL SPACE PLAN

SHEET No.
A2.1

FILE: Lot 00.0031.dwg DATE: 5/2/2024 10:24 AM



**ELEVATION I
FIRST FLOOR PLAN**

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

MASTER PLAN INFORMATION	
REVISION	DATE
R99	10-04-2022
	09-25-2023

DRAWN BY:	ITS
DATE:	05/02/2024
PLAN NO.	3501



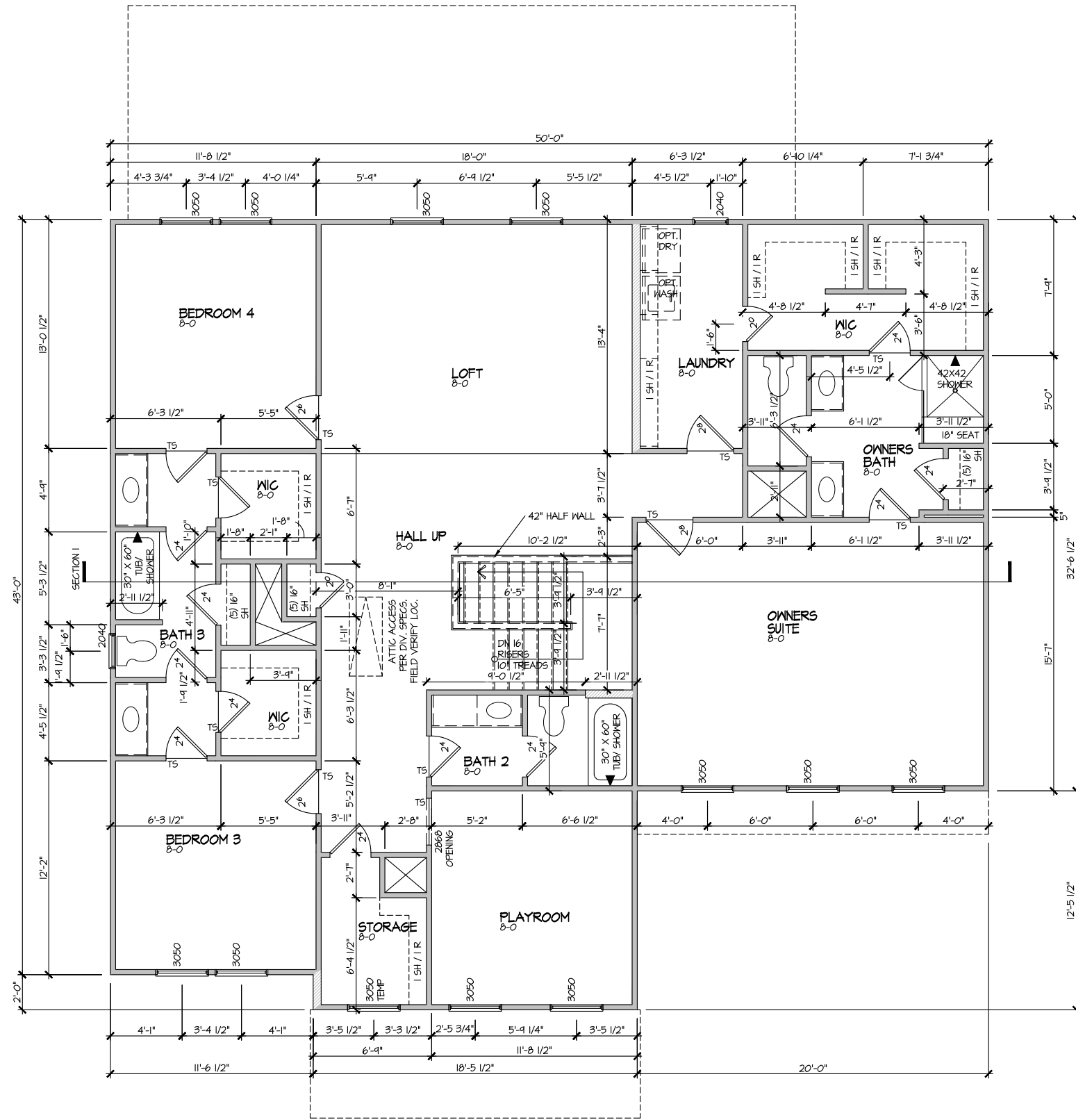
HOUSE NAME:	TOWNSEND
DRAWING TITLE	FIRST FLOOR PLAN

SHEET No.	A3.1
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FILE: Lot 00.0031.dwg DATE: 5/2/2024 10:24 AM

ELEVATION I SECOND FLOOR PLAN

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



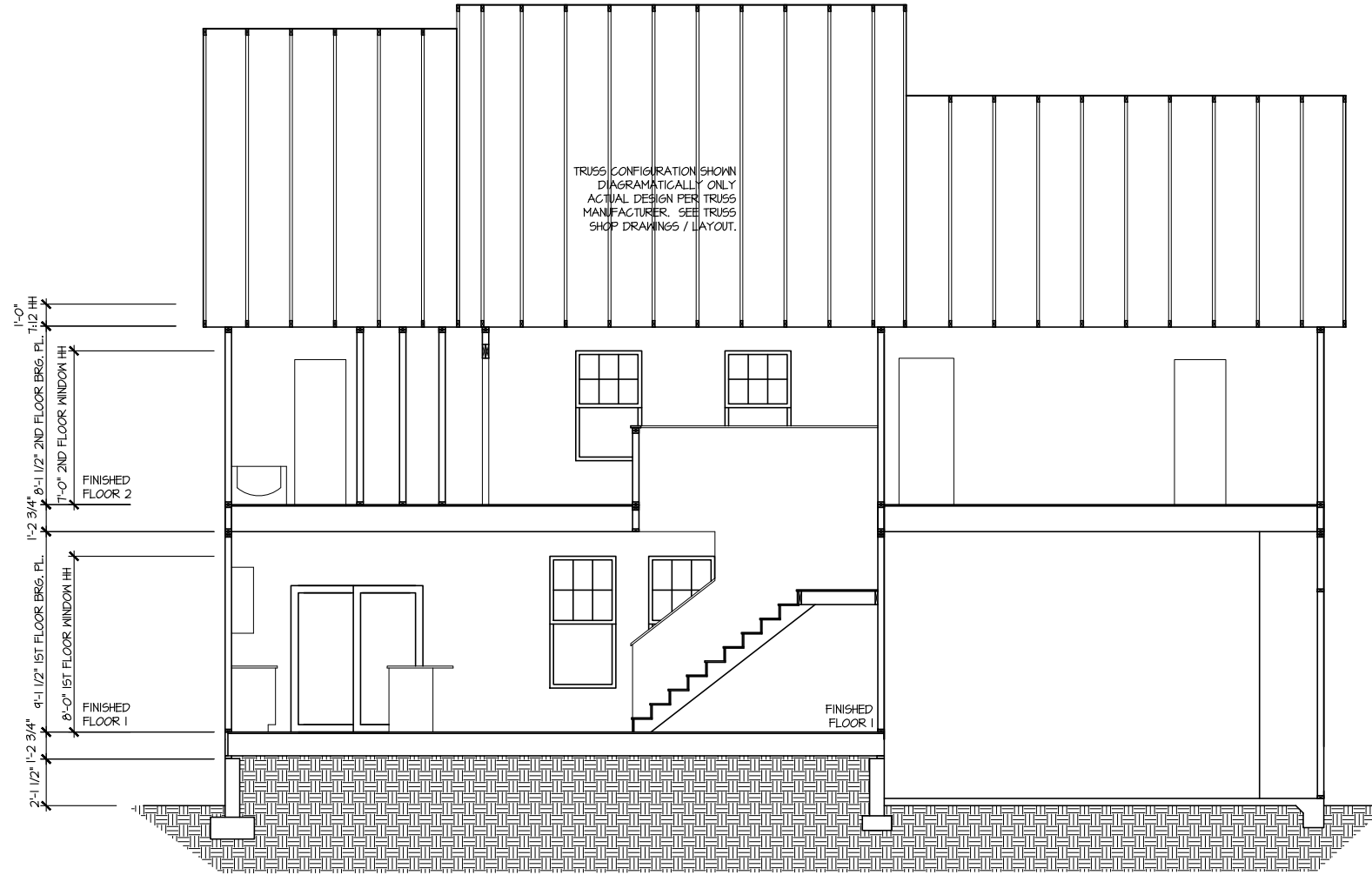
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REVISION	DATE
R99	10-04-2022
UPDATED DATE	09-25-2023

DRAWN BY:	ITS
DATE:	05/02/2024
PLAN NO.	3501



HOUSE NAME:	TOWNSEND
DRAWING TITLE	SECOND FLOOR PLAN

SHEET No.	A3.2
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SECTION I

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

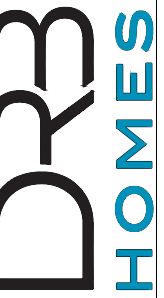
UPDATED DATE
09-25-2023

MASTER PLAN INFORMATION
REVISION DATE
R99 10-04-2022

DRAWN BY:
ITS

DATE:
05/02/2024

PLAN NO.
3501



HOUSE NAME:
TOWNSEND
DRAWING TITLE
BUILDING SECTION

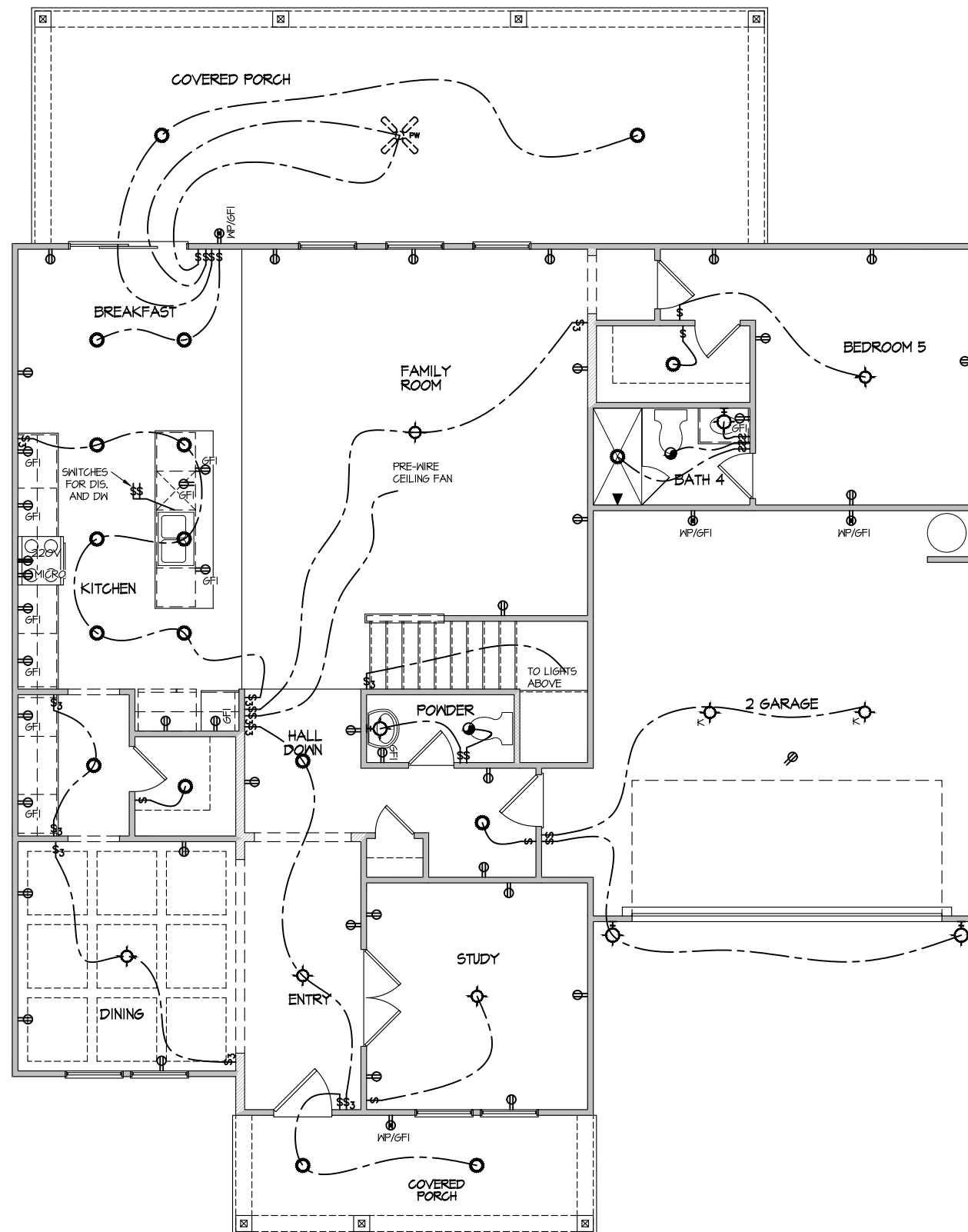
SHEET No.

A4.1

ELECTRICAL LEGEND

- ⊕ SINGLE POLE SWITCH
- ⊕₃ THREE WAY SWITCH
- ⊕₄ FOUR WAY SWITCH
- ⊕-⊕ DUPLEX AFCI RECEPTACLE
- ⊕-⊕ DUPLEX AFCI RECEPTACLE - BOTTOM HALF SWITCHED
- ⊕-⊕ DUPLEX AFCI RECEPTACLE - FLOOR MOUNTED
- 220V ⊕ RECEPTACLE - 220V
- GFI ⊕ DUPLEX AFCI RECEPTACLE - GFI
- WP/GFI ⊕ DUPLEX AFCI RECEPTACLE - WATERPROOF GFI
- ⊕ SMOKE DETECTOR - WIRED IN SERIES
- ⊕ EXHAUST FAN MOTOR
- ⊕ TV JACK
- ⊕ TV JACK
- ⊕ CO / SMOKE DETECTOR
- ⊕ DOOR CHIME
- ⊕ LIGHT FIXTURE - WALL MOUNTED
- ⊕ LIGHT FIXTURE - CEILING MOUNTED
- ⊕ LIGHT FIXTURE - SURFACE MOUNTED LED
- ⊕ FULLCHAIN LAMPHOLDER
- ⊕ KEYLESS LAMPHOLDER
- ⊕ MOTION SENSOR FLOOD LIGHT

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



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

MASTER PLAN INFORMATION	
REVISION	DATE
R99	10-04-2022
UPDATED DATE	09-25-2023

DRAWN BY:	ITS
DATE:	05/02/2024
PLAN NO.	3501



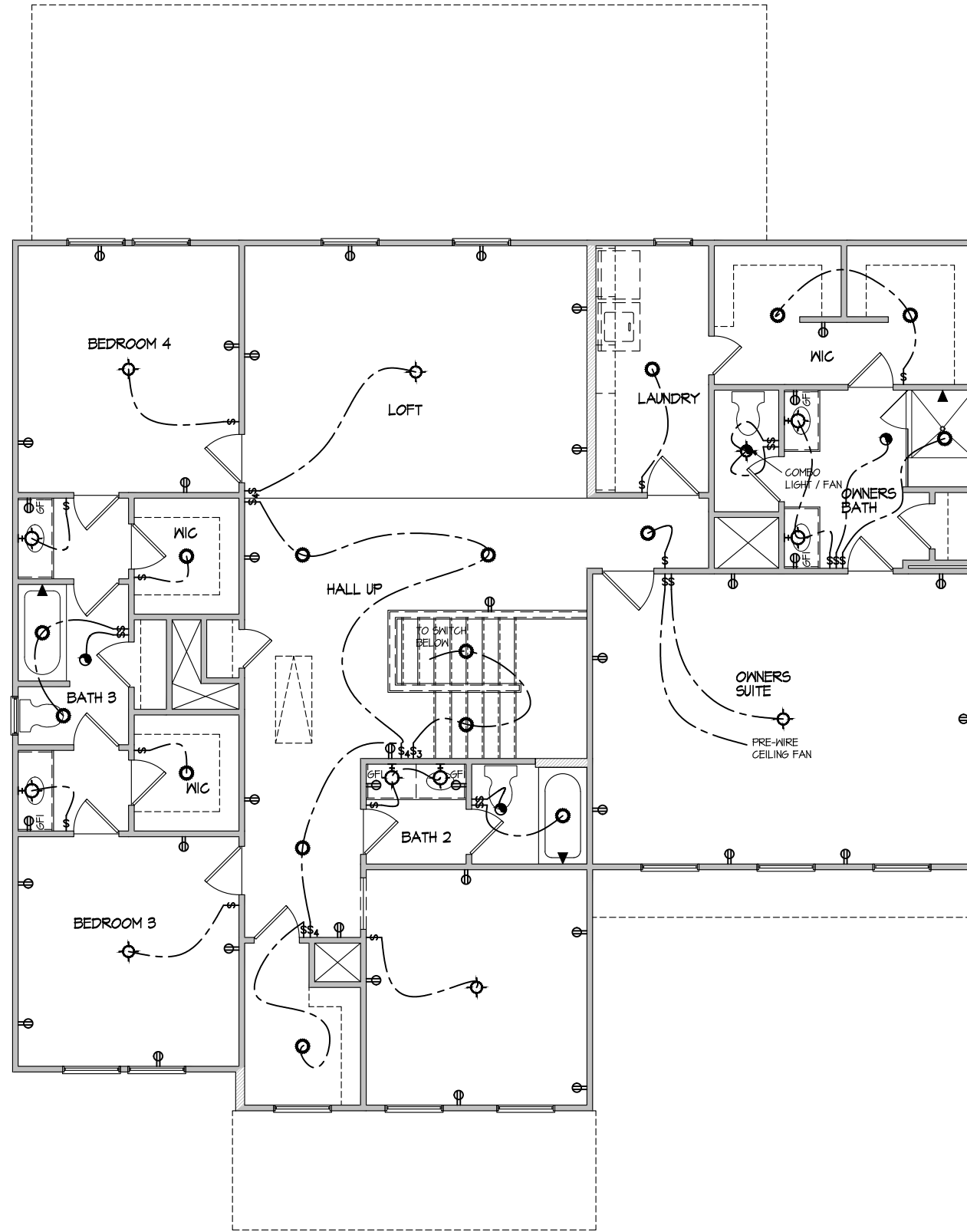
HOUSE NAME:	TOWNSEND
DRAWING TITLE	FIRST FLOOR ELECTRICAL

SHEET No.	E.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
- ⓈⓈ SMOKE DETECTOR - WIRED IN SERIES
- Ⓢ EXHAUST FAN MOTOR
- Ⓢ TV JACK
- Ⓢ TV JACK
- Ⓢ CO / SMOKE DETECTOR
- Ⓢ DOOR CHIME
- Ⓢ LIGHT FIXTURE - WALL MOUNTED
- Ⓢ LIGHT FIXTURE - CEILING MOUNTED
- Ⓢ LIGHT FIXTURE - SURFACE MOUNTED LED
- Ⓢ FULLCHAIN LAMPHOLDER
- Ⓢ KEYLESS LAMPHOLDER
- Ⓢ MOTION SENSOR FLOOD LIGHT

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

MASTER PLAN INFORMATION	
REVISION	DATE
R99	10-04-2022
UPDATED DATE	09-25-2023

DRAWN BY: ITS
DATE: 05/02/2024
PLAN NO. 3501



HOUSE NAME: TOWNSEND
DRAWING TITLE: SECOND FLOOR ELECTRICAL

SHEET No. E1.2

GENERAL STRUCTURAL NOTES

FOUNDATION

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

GENERAL STRUCTURAL NOTES

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

GENERAL FRAMING

- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD CONNECTIONS TABLE OR ON PLANS.
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)...

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.

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 (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...

- ERECT AND INSTALL ROOF TRUSSES PER MTCGA & 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)

- 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.

HOLD-DOWN SCHEDULE

Table with 2 columns: SYMBOL, SPECIFICATION. Rows include HR-1 SIMPSON HIT4 HOLD-DOWN, HD-2 SIMPSON MSTC66 STRAP TIE, HD-3 SIMPSON STHD14/14RJ 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.

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.

NON-BEARING HEADER SCHEDULE

Table with 3 columns: SPAN, 2x4 NON-BEARING PARTITION WALL, 2x6 NON-BEARING PARTITION WALL. Rows include 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 NCSCBG: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 1604) & ASCE 7-10, AS PERMITTED BY R301.3 OF THE 2018 NCSCBG: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 HEREIN, 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 NCSCBG: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.

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)

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. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION...

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING BUT NOT LIMITED TO: FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY...

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)

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".

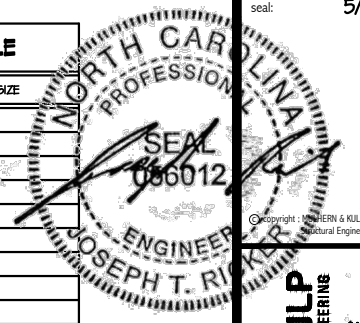
- ALL LINTELS:
SHALL SUPPORT 2" x 3" VENEER W/ 40 psf MAXIMUM HEIGHT
16" SHALL HAVE 4" MIN BEARING
18" SHALL HAVE 6" MIN BEARING
10" SHALL NOT BE FASTENED BACK TO HEADER.

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

ENGINEERED BEAM MATERIAL SCHEDULE

Table with 6 columns: BEAM NUMBER, LVL OPTION, PSL OPTION, LSL OPTION, FLITCH OPTION, STEEL OPTION. Rows include 001 through 020 with various beam specifications.

- BEAM NOTATION:
"IF" INDICATES FLUSH BEAM
"FT" INDICATES FLUSH TOP BEAM
"FB" INDICATES FLUSH BOTTOM BEAM
"D" INDICATES DROPPED BEAM
"HT" INDICATES DROPPED OPENING HEADER
REFER TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS



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P: 717-898-8887 E: mulhern@mkp.com mulhernkulp.com

M&K project number: 126-23047

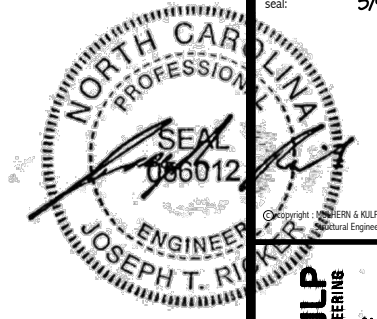
project mgr: JTR
drawn by: JAD
issue date: 05-06-24

REVISIONS:
date: initial:

DRB HOMES

STRUCTURAL NOTES
HONEYCUTT HILLS
LOT 31 - TOWNSEND I
RALEIGH, NC

sheet: SO.0



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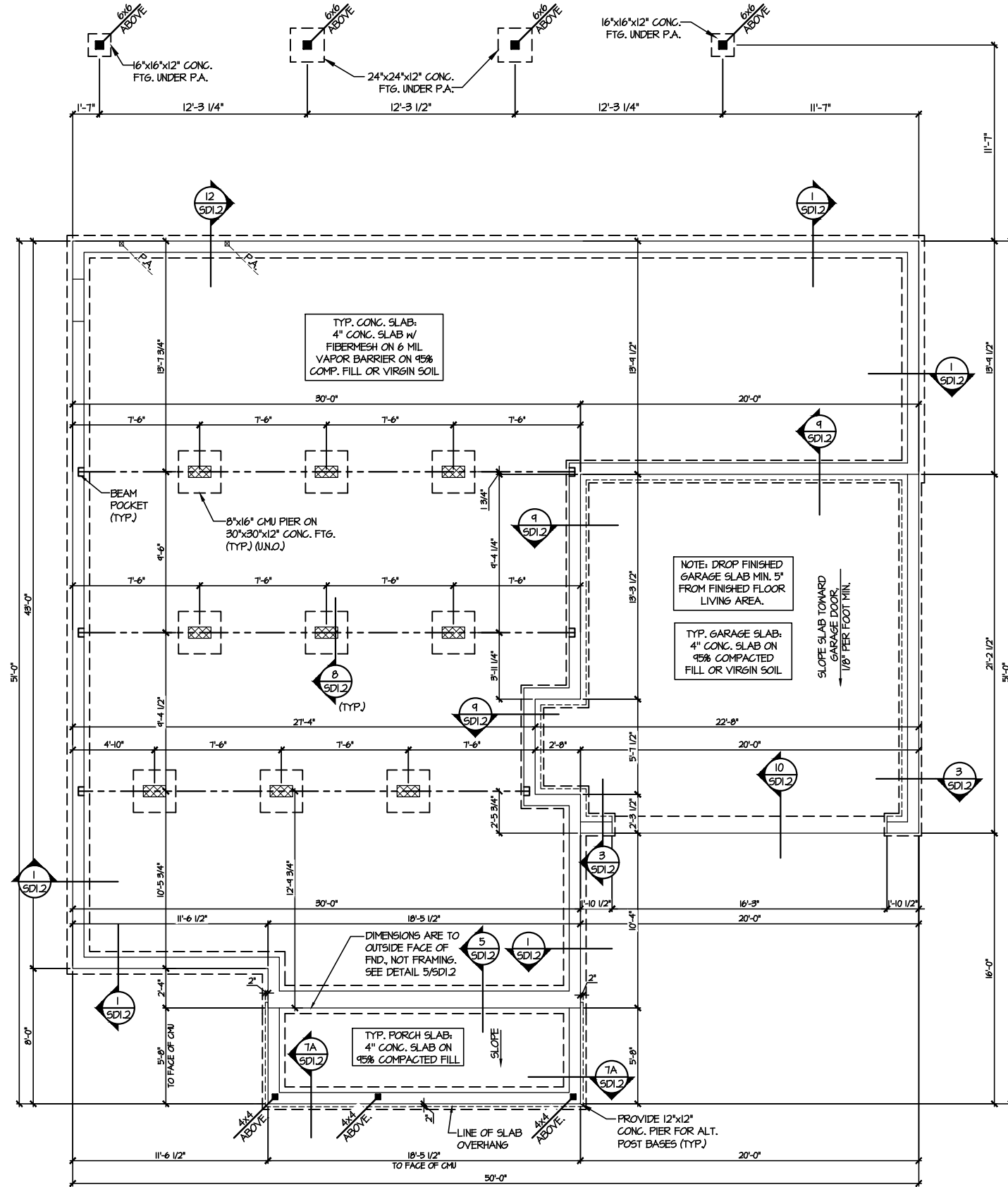
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REVISIONS:
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FOUNDATION PLANS
HONEYCUTT HILLS
LOT 31 - TOWNSEND I
RALEIGH, NC

sheet:
S1.0

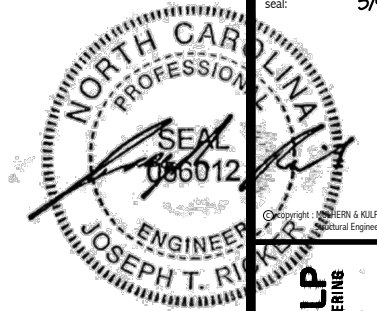


1 CRAWL SPACE FOUNDATION PLAN
SCALE: 1/8"=1'-0"

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 50.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES



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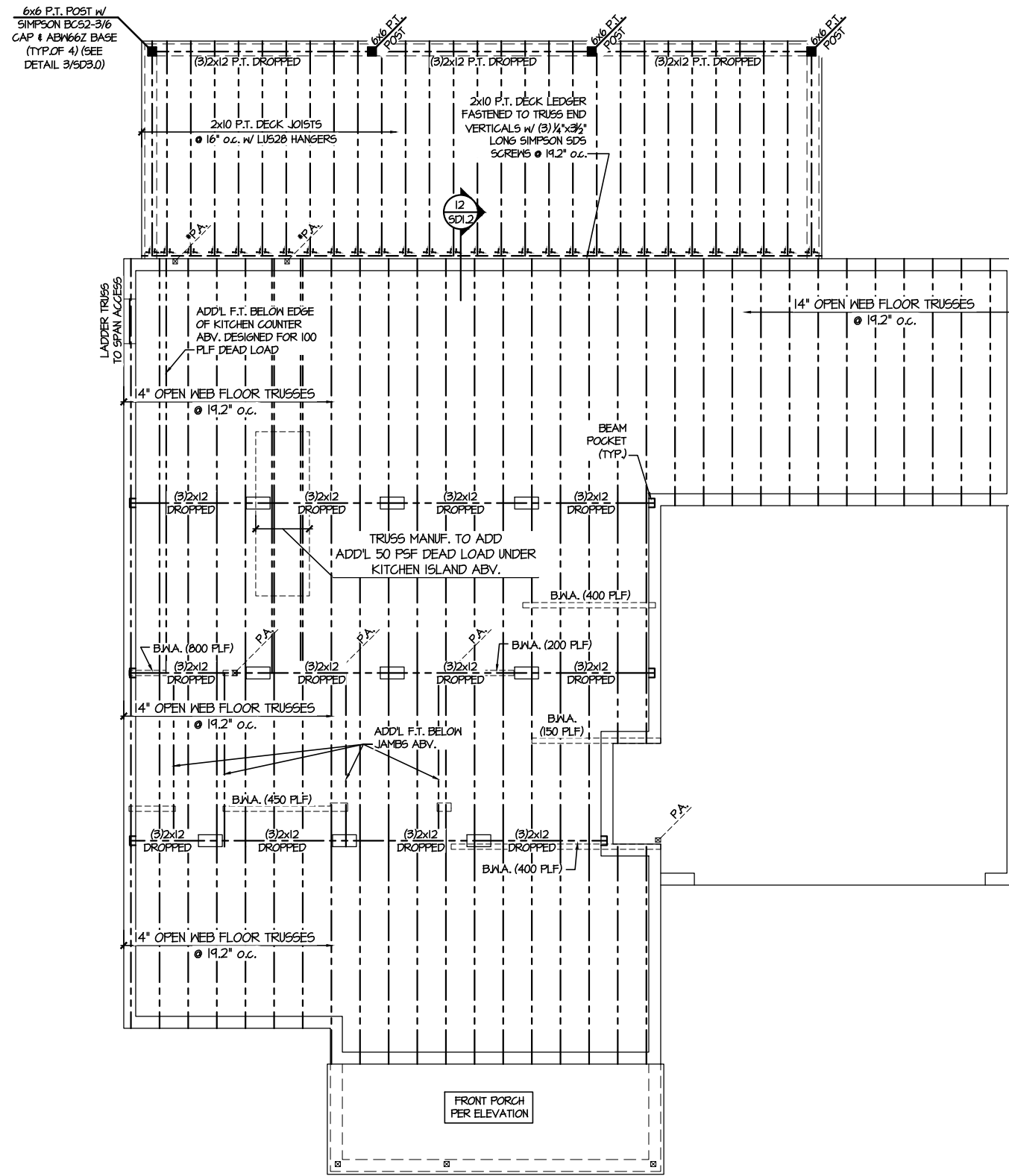
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126-23047
project mgr: JTR
drawn by: JAD
issue date: 05-06-24

REVISIONS:
date: initial:



FLOOR FRAMING PLANS
HONEYCUTT HILLS
LOT 31 - TOWNSEND I
RALEIGH, NC

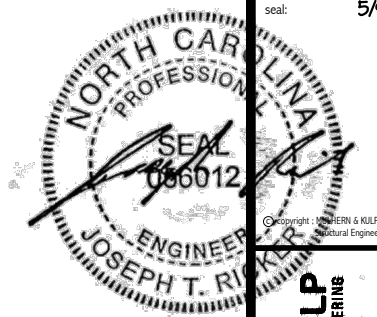
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S2.0



1 1ST 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



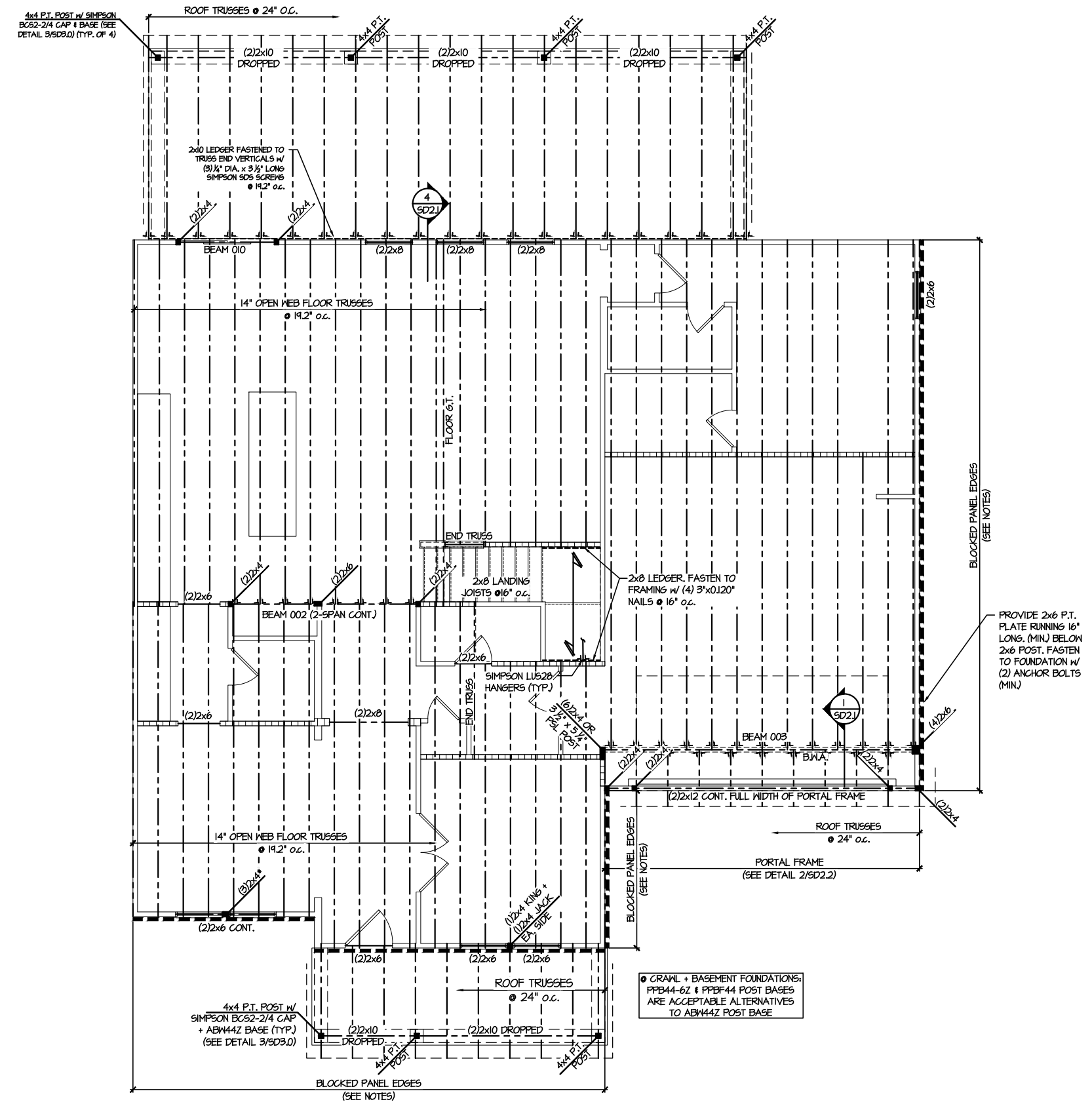
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NC LIC. #C-3825

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REVISIONS:
date: initial:



FLOOR FRAMING PLANS
HONEYCUTT HILLS
LOT 31 - TOWNSEND I
RALEIGH, NC

sheet: **S3.0**



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

REFER TO S0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

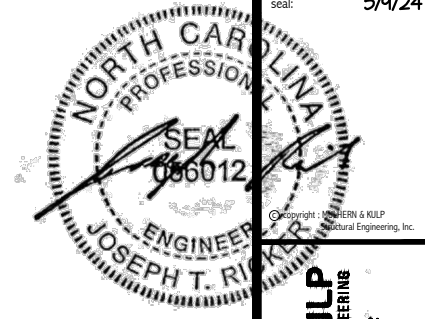
- Interior bearing wall
- Bearing wall above
- Beam / header
- Indicates shear wall & extent
- Extent of overframing
- JL Metal hanger
- Indicates post above. Provide solid blocking under post or jamb above.
- Indicates hold-down or strap. Refer to schedule.

ENGINEERED BEAM MATERIAL SCHEDULE

BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2) 3/4" x 9 1/2" - H	3 1/2" x 9 1/2" - H	(2) 3/4" x 9 1/2" - F	(2) 2x10 + (1) 1/2" x 11/8" STEEL FLITCH PLATE - H	N/A
002	(2) 3/4" x 14" - F	3 1/2" x 14" - F	(3) 3/4" x 14" - F	(2) 2x12 + (1) 3/8" x 11/8" STEEL FLITCH PLATES - F	W12x14
003	(3) 3/4" x 18" - FT	3 1/2" x 18" - FT	N/A	(3) 2x12 + (2) 3/8" x 11/8" STEEL FLITCH PLATES - F	W12x26 - F
004	N/A	N/A	N/A	N/A	N/A
005	(2) 3/4" x 14" - F	3 1/2" x 14" - F	(2) 3/4" x 14" - F	(2) 2x10 + (1) 1/2" x 11/8" STEEL FLITCH PLATE - F	N/A
006	(2) 3/4" x 14" - F	3 1/2" x 14" - F	N/A	(2) 2x12 + (1) 3/8" x 11/8" STEEL FLITCH PLATES - F	N/A
007	(3) 3/4" x 14" - F	3 1/2" x 14" - F	(4) 3/4" x 14" - F	(3) 2x12 + (2) 1/2" x 11/8" STEEL FLITCH PLATES - F	W12x14 - F
008	(2) 3/4" x 14" - F	3 1/2" x 14" - F	(3) 3/4" x 14" - F	(2) 2x12 + (1) 3/8" x 11/8" STEEL FLITCH PLATES - F	W12x14 - F
009	(2) 3/4" x 14" - F	3 1/2" x 14" - F	N/A	N/A	N/A
010	(2) 3/4" x 9 1/2" - H	3 1/2" x 9 1/2" - H	(2) 3/4" x 9 1/2" - H	(2) 2x10 + (1) 1/2" x 11/8" STEEL FLITCH PLATE - H	N/A
011	(2) 3/4" x 9 1/2" - H	3 1/2" x 9 1/2" - H	(2) 3/4" x 9 1/2" - H	(2) 2x10 + (1) 1/2" x 11/8" STEEL FLITCH PLATE - H	N/A
012	(2) 3/4" x 14" - H	3 1/2" x 14" - H	N/A	N/A	N/A
013	(3) 3/4" x 14" - H	3 1/2" x 14" - H	N/A	N/A	N/A
014	(3) 3/4" x 16" - FB	3 1/2" x 16" - FB	N/A	N/A	N/A
015	(2) 3/4" x 14" - F	3 1/2" x 14" - F	(2) 3/4" x 14" - F	N/A	N/A
016	(3) 3/4" x 18" - FT	3 1/2" x 18" - FT	N/A	N/A	N/A
017	(2) 3/4" x 14" - F	3 1/2" x 14" - F	(2) 3/4" x 14" - F	N/A	N/A
018	(3) 3/4" x 16" - D	3 1/2" x 16" - D	(3) 3/4" x 16" - D	N/A	N/A
019	(4) 3/4" x 14" - F	7" x 14" - F	N/A	N/A	N/A
020	(2) 3/4" x 14" - F	3 1/2" x 14" - F	(2) 3/4" x 14" - F	N/A	N/A

BEAM NOTATION:
 - "H" 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.

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



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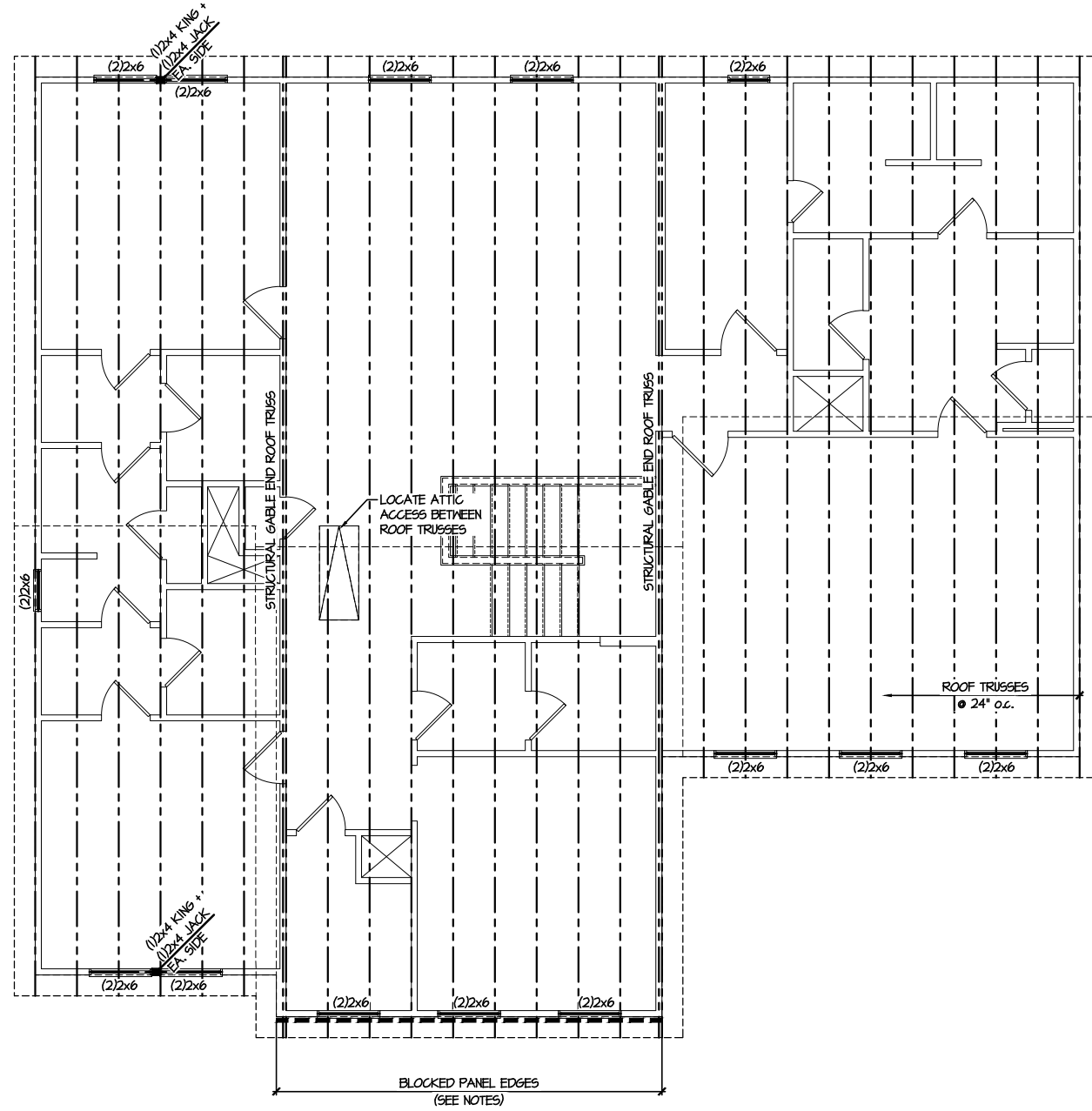
M&K project number:
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project mgr: JTR
drawn by: JAD
issue date: 05-06-24

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ROOF FRAMING PLANS
HONEYCUTT HILLS
LOT 31 - TOWNSEND I
RALEIGH, NC

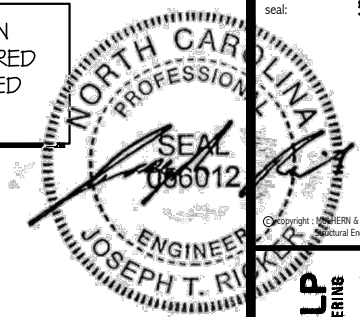
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S4.0



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
	1L 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



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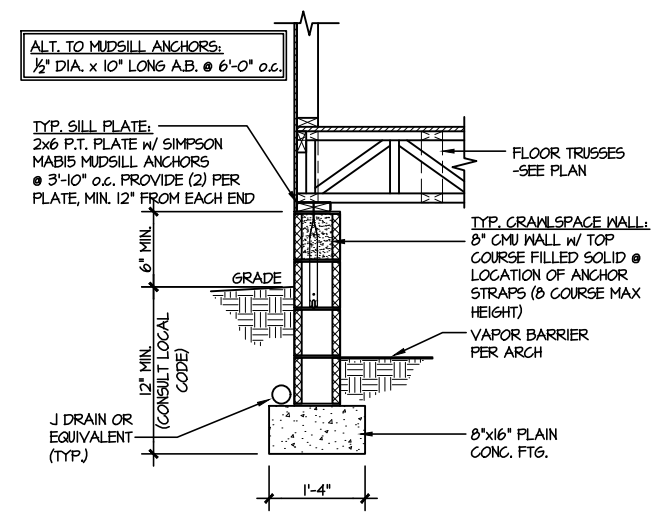
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HOMES

FOUNDATION DETAILS
HONEYCUTT HILLS
LOT 31 - TOWNSEND I
RALEIGH, NC

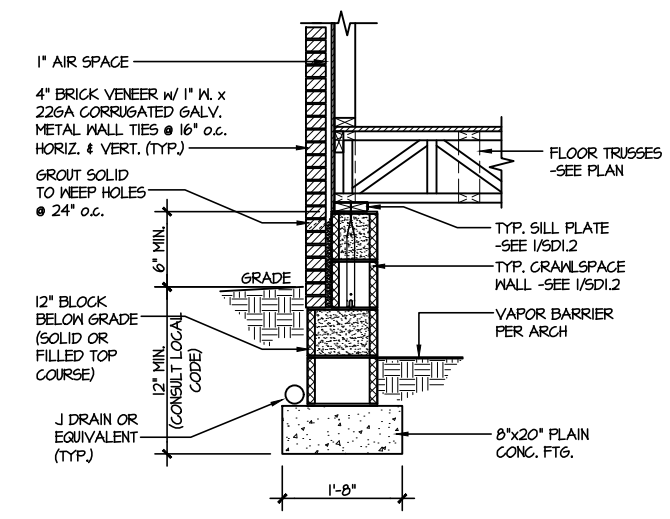
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LETTERED DETAILS ARE TYPICAL FOR THIS HOME & SHALL BE IMPLEMENTED IN ALL APPLICABLE AREAS. THESE DETAILS ARE NOT "CUT" ON THE PLANS.

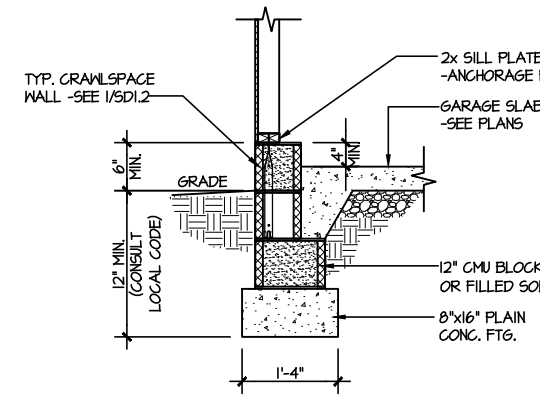
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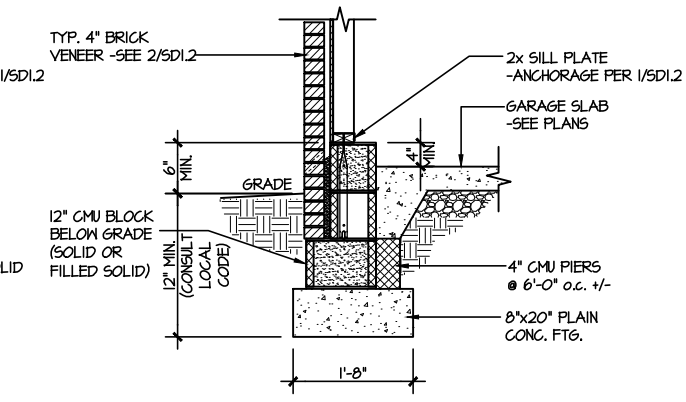
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0"



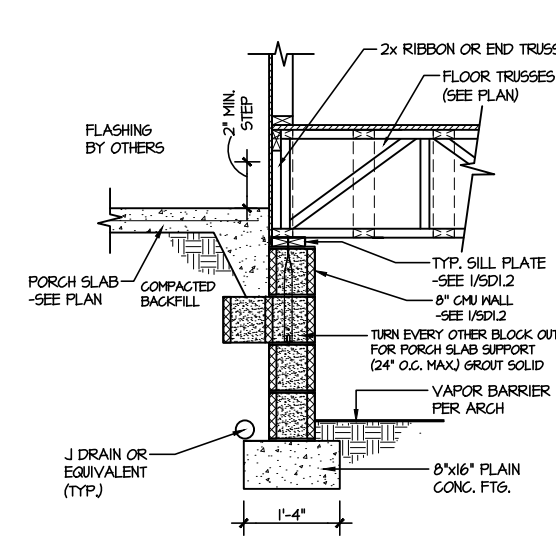
2 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0" w/ BRICK VENEER



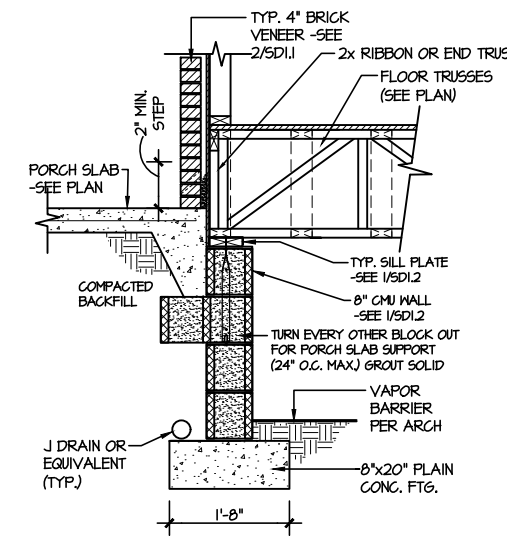
3 TYPICAL GARAGE FOUNDATION
SCALE: 3/8"=1'-0"



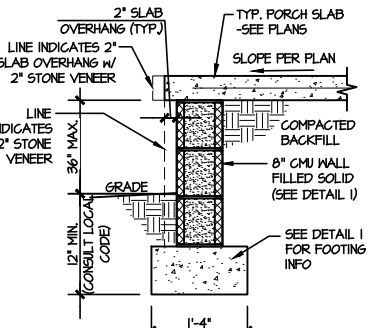
4 TYPICAL GARAGE FOUNDATION
SCALE: 3/8"=1'-0" w/ BRICK VENEER



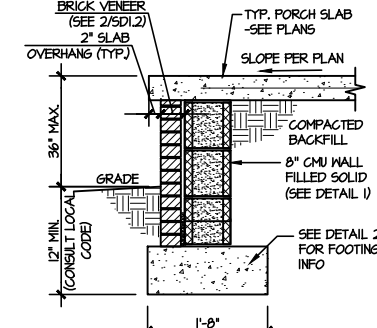
5 TYPICAL CRAWLSPACE FOUNDATION @ PORCH/PATIO SLAB
SCALE: 3/8"=1'-0"
(REFER TO DETAIL 12 FOR WOOD PORCH OPTION)



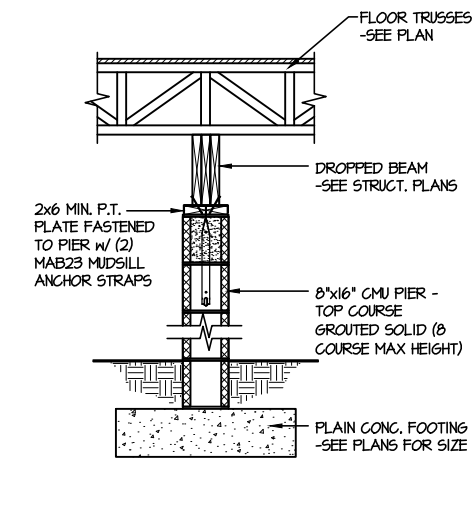
6 TYPICAL CRAWLSPACE FOUNDATION @ PORCH/PATIO SLAB
SCALE: 3/8"=1'-0" w/ BRICK VENEER



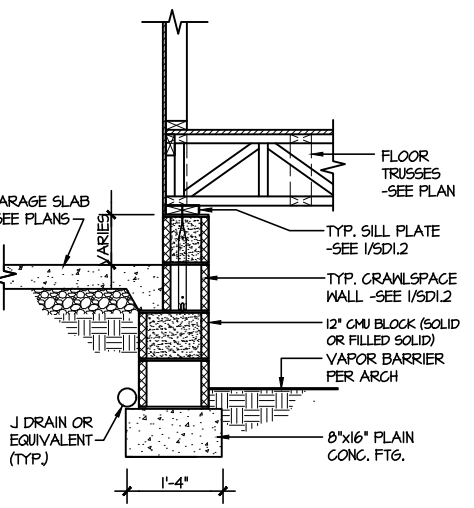
7A TYP. FOOTING @ PORCH SLAB
SCALE: 3/8"=1'-0"



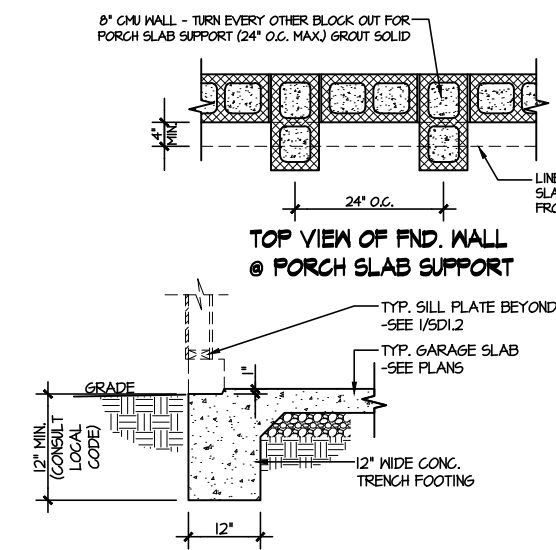
7B TYP. FOOTING @ PORCH SLAB
SCALE: 3/8"=1'-0" w/ BRICK VENEER



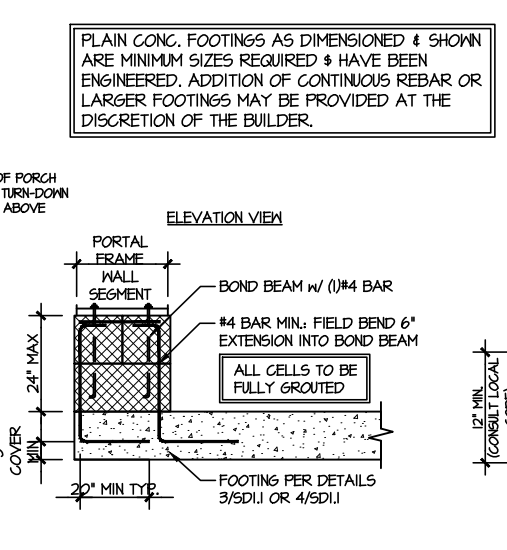
8 TYPICAL CRAWLSPACE FND. @ INTERIOR PIER
SCALE: 3/8"=1'-0"



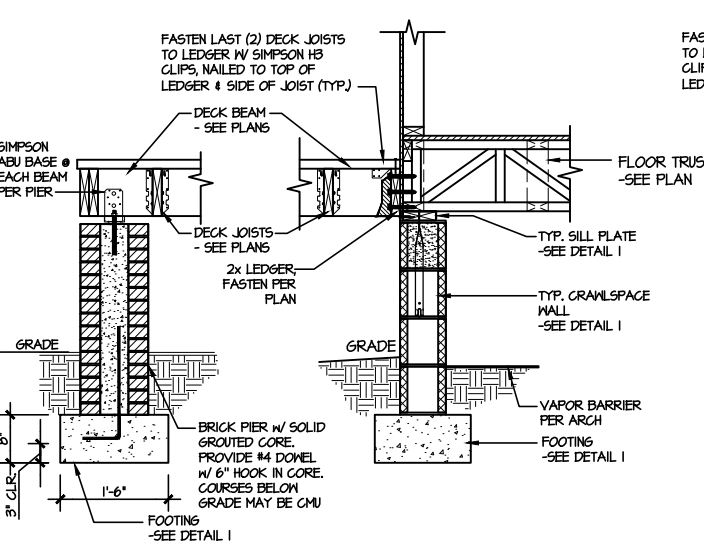
9 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE
SCALE: 3/8"=1'-0"



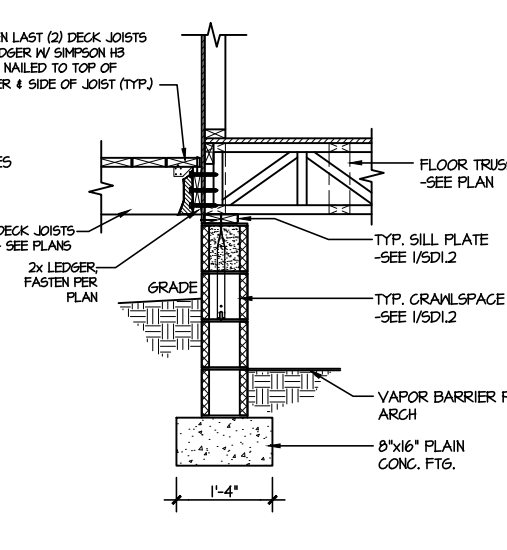
10 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING
SCALE: 3/8"=1'-0"



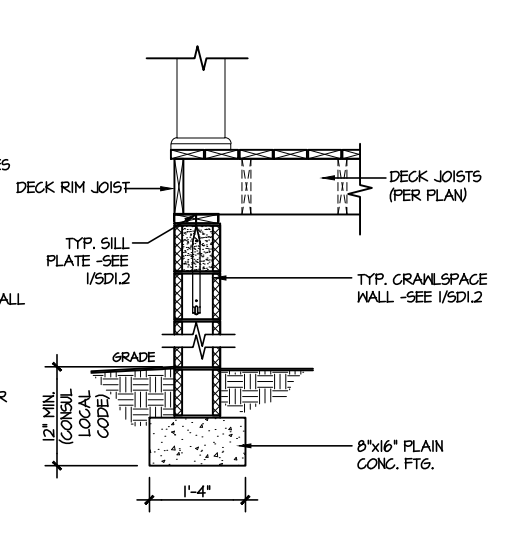
A GARAGE PORTAL FRAME STEM WALL REINFORCEMENT
SCALE: 3/8"=1'-0"



11 TYPICAL CRAWLSPACE FOUNDATION @ WOOD PORCH/DECK w/ PIERS
SCALE: 3/8"=1'-0"

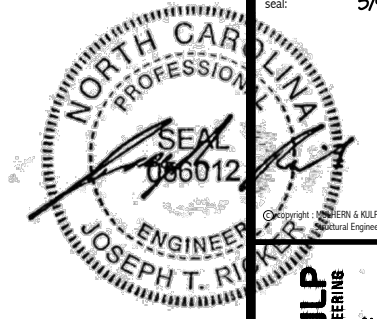


12 TYPICAL CRAWLSPACE FOUNDATION @ WOOD PORCH/DECK
SCALE: 3/8"=1'-0"



13 TYPICAL CRAWLSPACE FOUNDATION @ WOOD PORCH/DECK PERIMETER
SCALE: 3/8"=1'-0"

PLAIN CONC. FOOTINGS AS DIMENSIONED & SHOWN ARE MINIMUM SIZES REQUIRED & HAVE BEEN ENGINEERED. ADDITION OF CONTINUOUS REBAR OR LARGER FOOTINGS MAY BE PROVIDED AT THE DISCRETION OF THE BUILDER.



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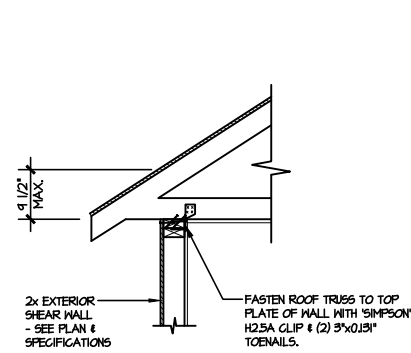
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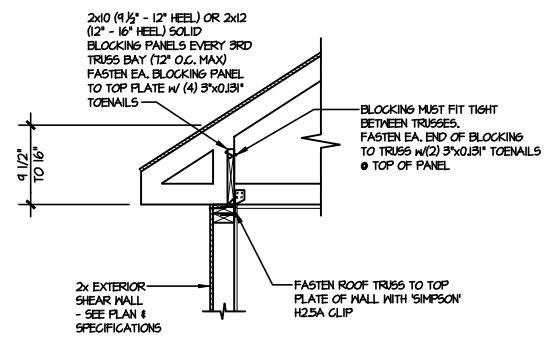
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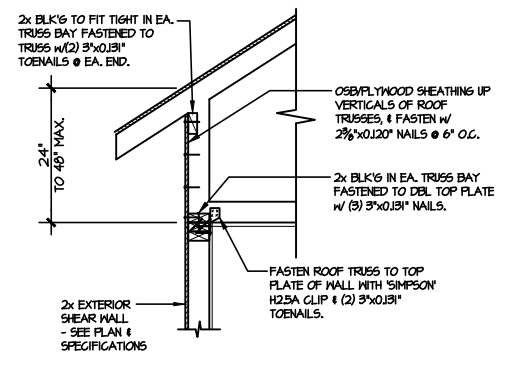
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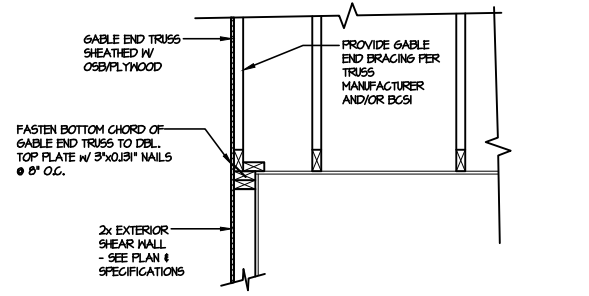
(A1) TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT LESS THAN 9 1/2" NO BLOCKING REQ'D



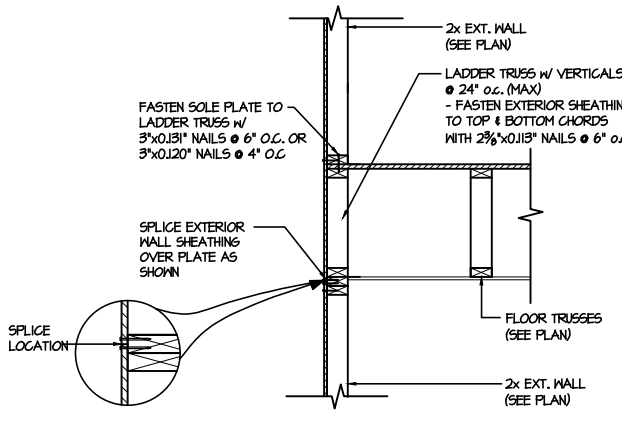
(A2) TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT BETWEEN 9 1/2" - 16" BLOCKING REQ'D



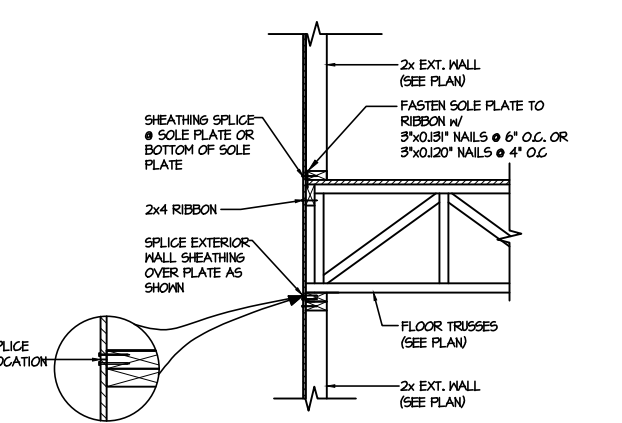
(A3) TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
SCALE: 3/8"=1'-0"
HEEL HEIGHT UP TO 48" MAX.



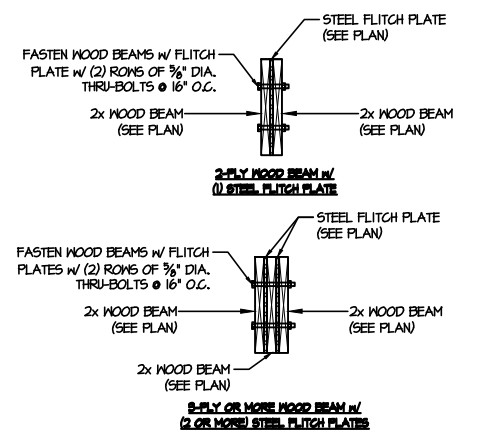
(B) TYPICAL GABLE END DETAIL
SCALE: 3/8"=1'-0"



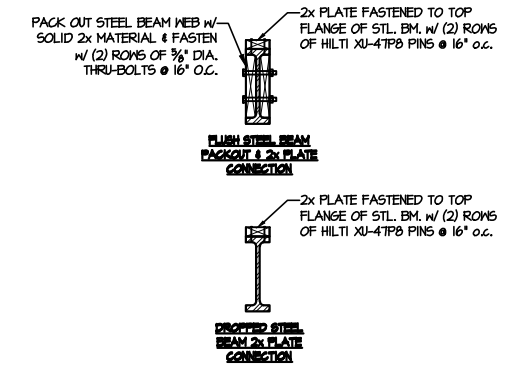
(C1) TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/8"=1'-0"
PARALLEL FRMS



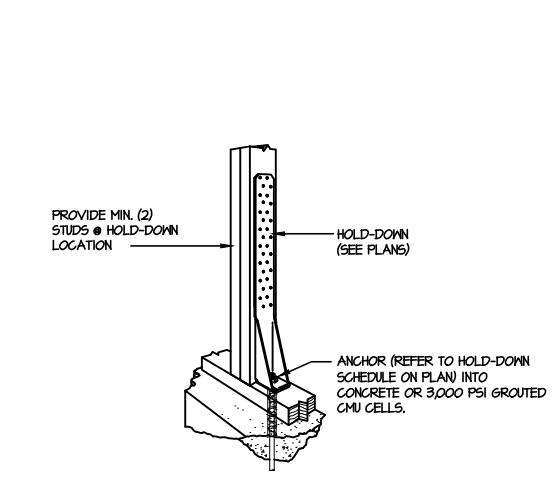
(C2) TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/8"=1'-0"
PERPENDICULAR FRMS



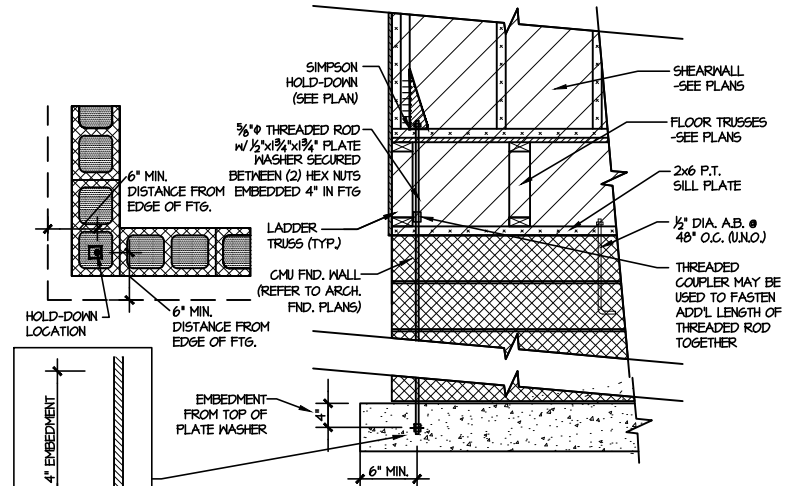
(D) TYPICAL FLITCH BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"



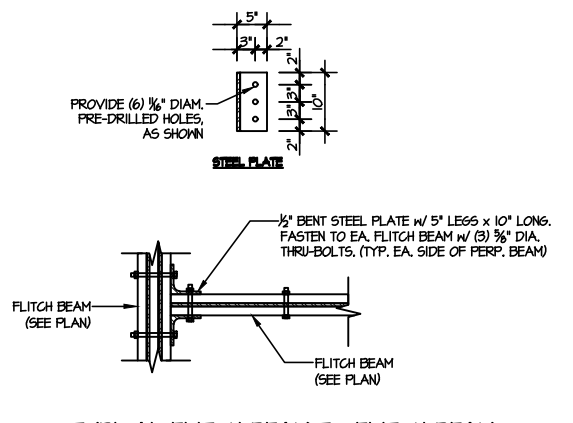
(E) TYPICAL STEEL BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"



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



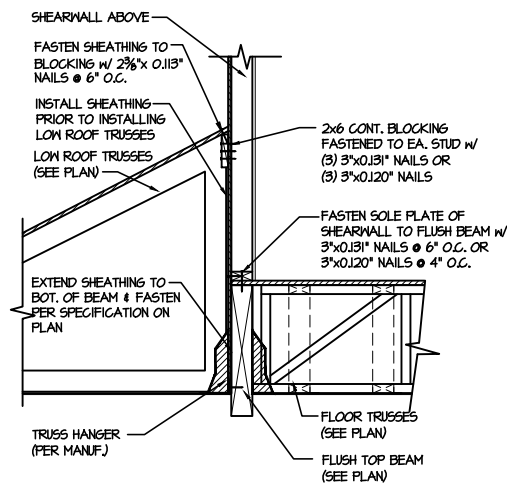
(F2) TYPICAL CMU FOUNDATION HOLD-DOWN INSTALLATION
SCALE: N.T.S. (CORNER SHOWN - APPLICABLE TO ALL CONDITIONS)



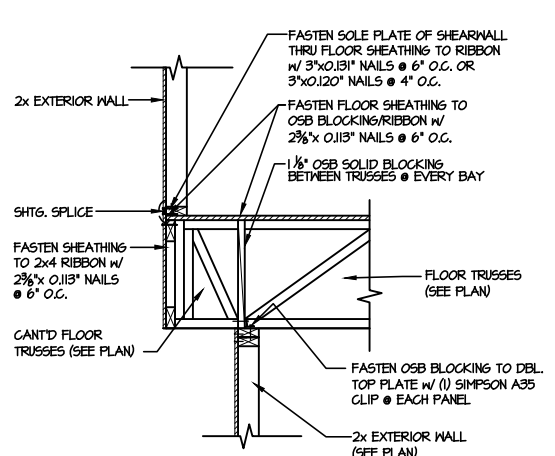
(I) TYPICAL FLITCH BEAM TO FLITCH BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"

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

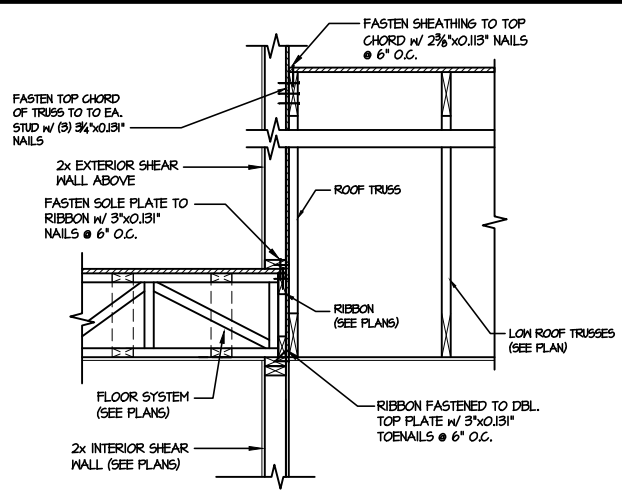
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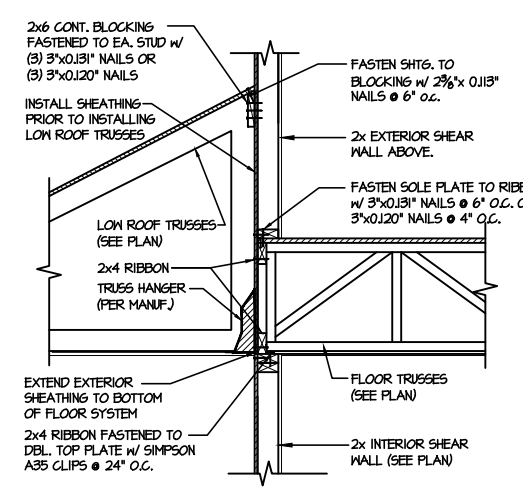
1 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



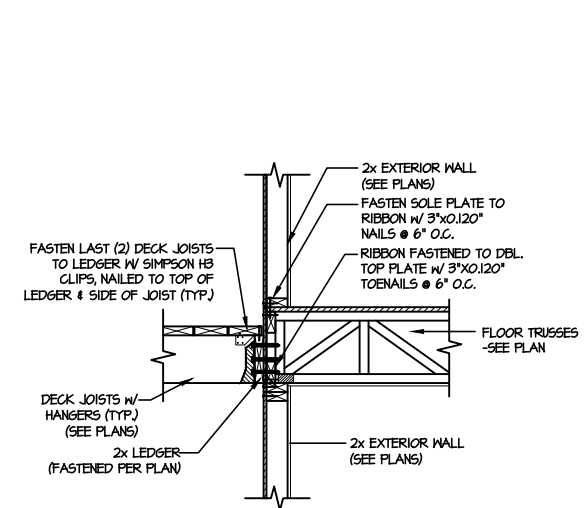
2 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL



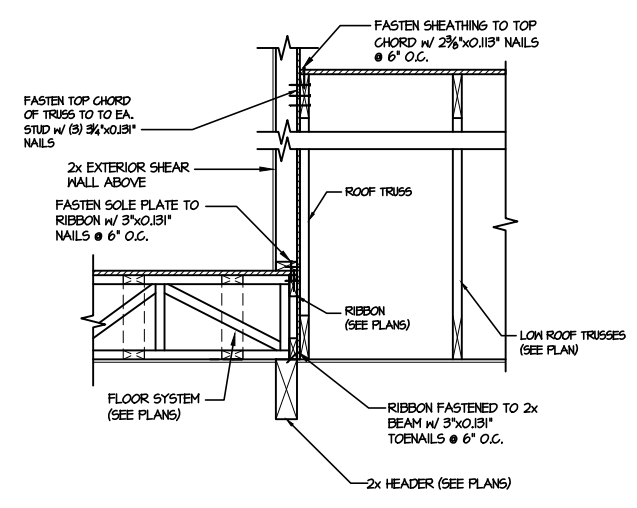
3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



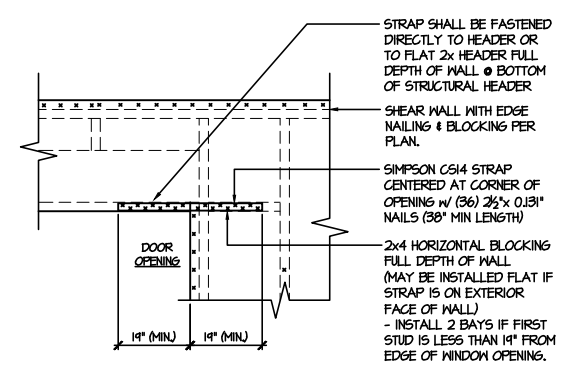
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



5 DECK LEDGER CONNECTION DETAIL
SCALE: 3/4"=1'-0"

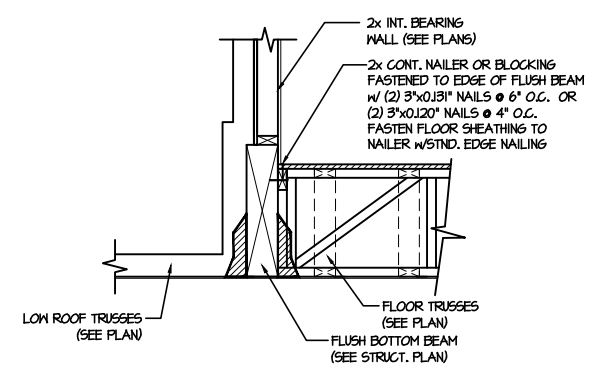


6 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"

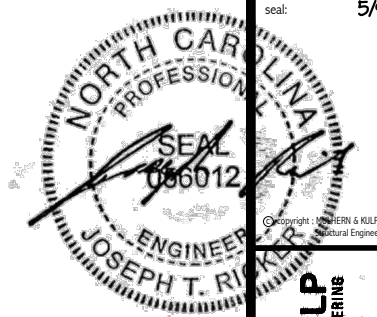


7 TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION
SCALE: NTS

- 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 SHGT. & MAY BE MOVED 1/2" FROM EDGE TO ALLOW FOR DOOR NAILING
- REQUIRED ONLY @ OPENINGS WHERE SPECIFIED ON PLAN



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



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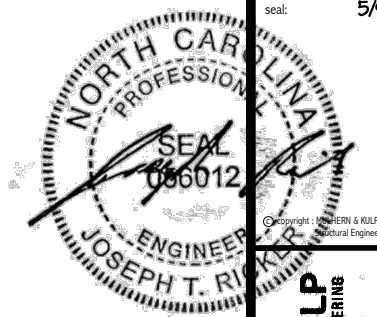
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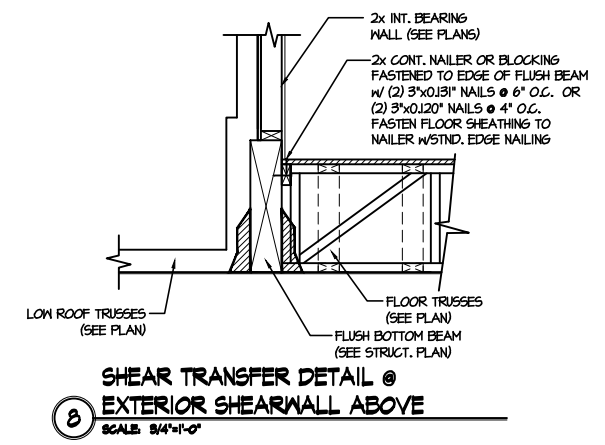
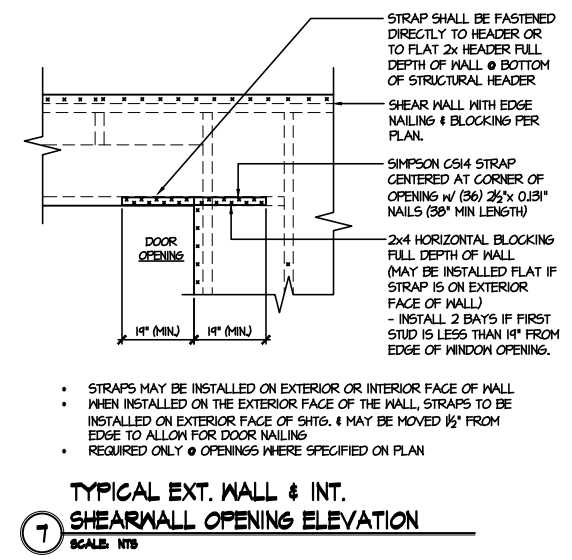
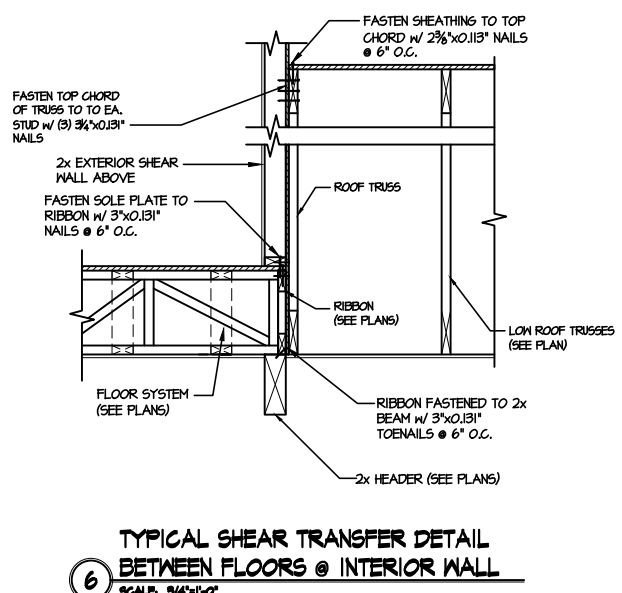
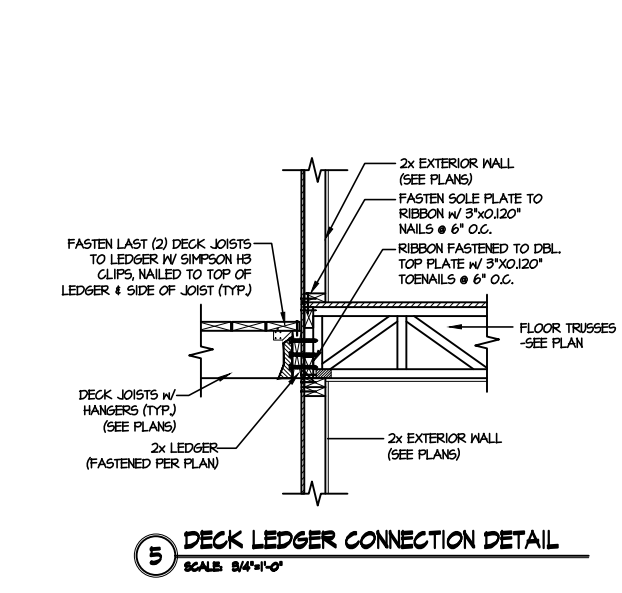
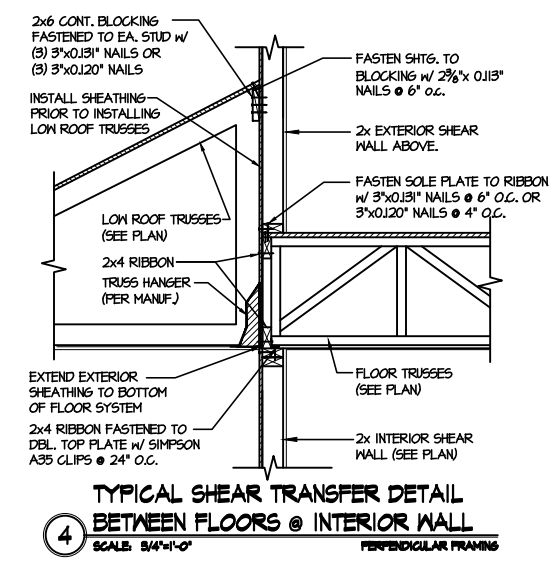
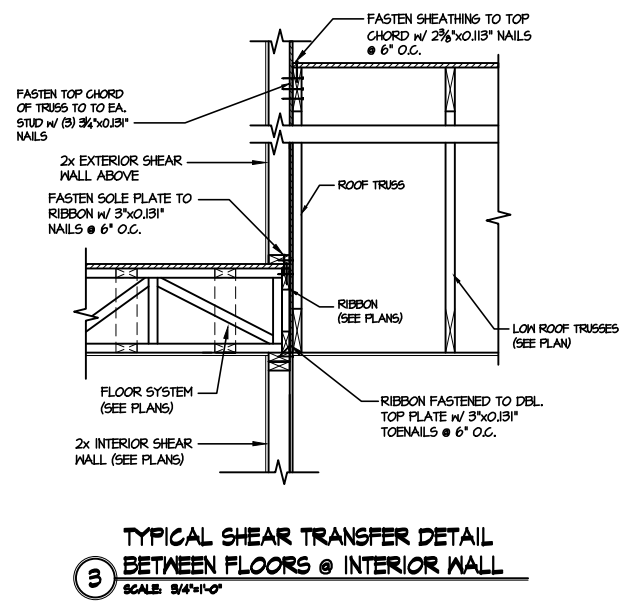
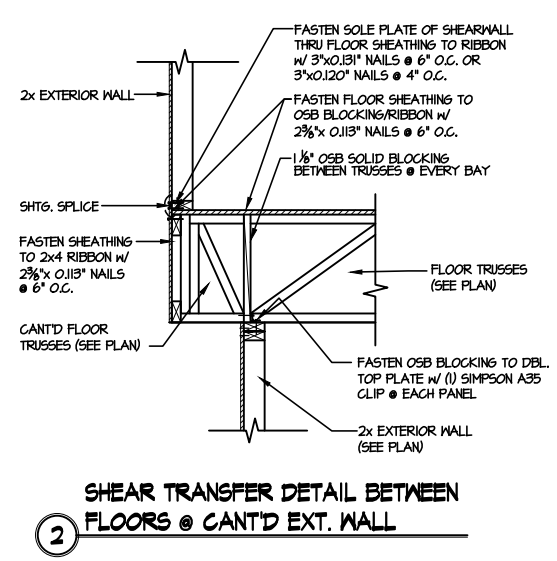
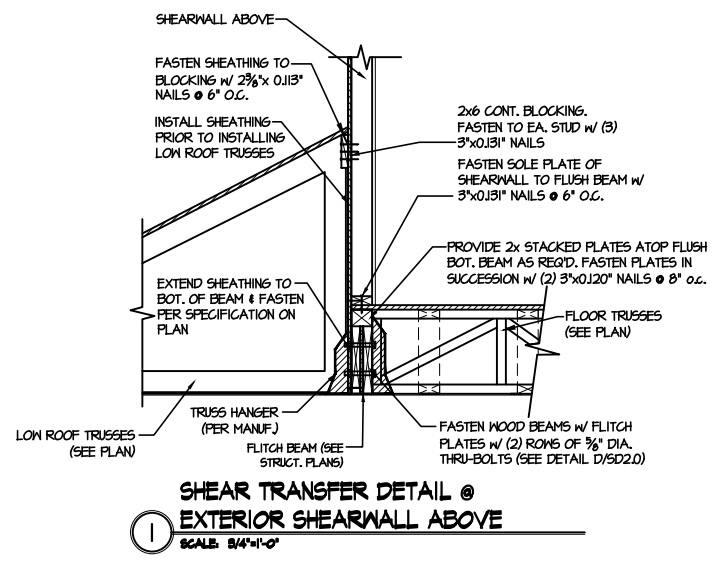
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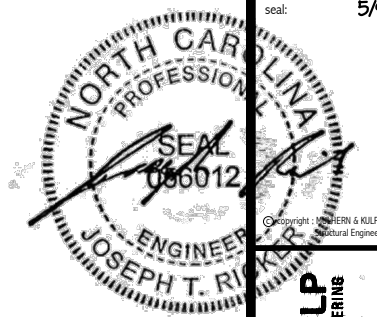
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P 718-398-8881 M mulhern+kulp.com
N.C. LIC. #C-3825



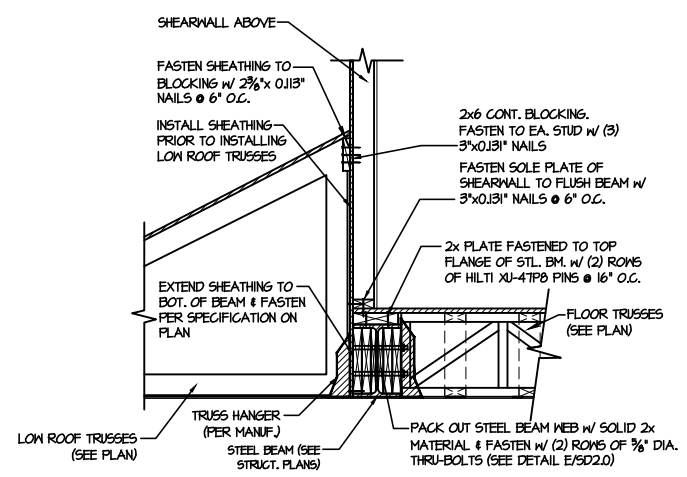
M&K project number:
126-23047
project mgr: JTR
drawn by: JAD
issue date: 05-06-24

REVISIONS:
date: initial:

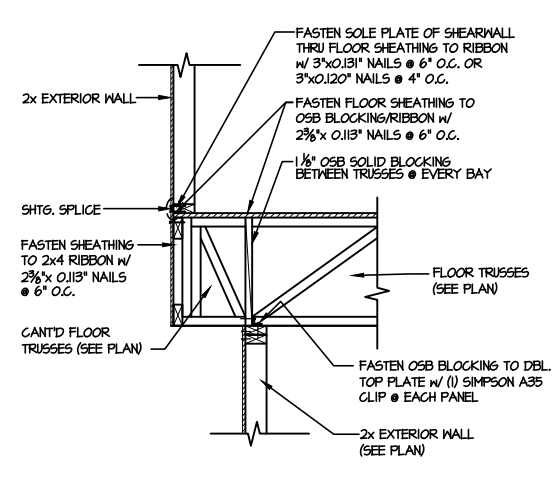
DRB
HOMES

FRAMING DETAILS
HONEYCUTT HILLS
LOT 31 - TOWNSEND I
RALEIGH, NC

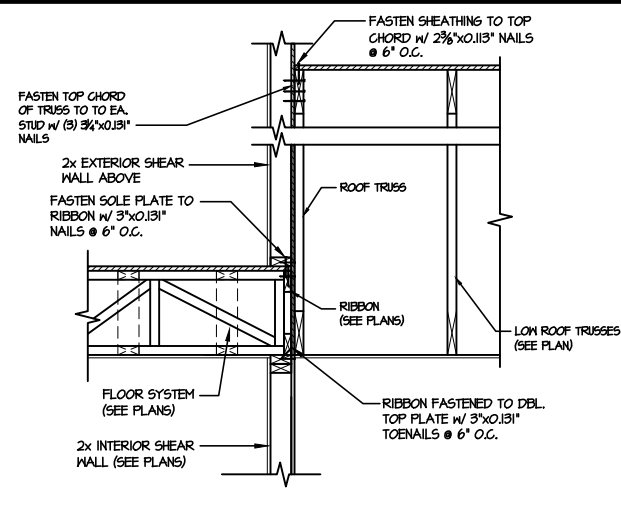
sheet:
SD2.1C



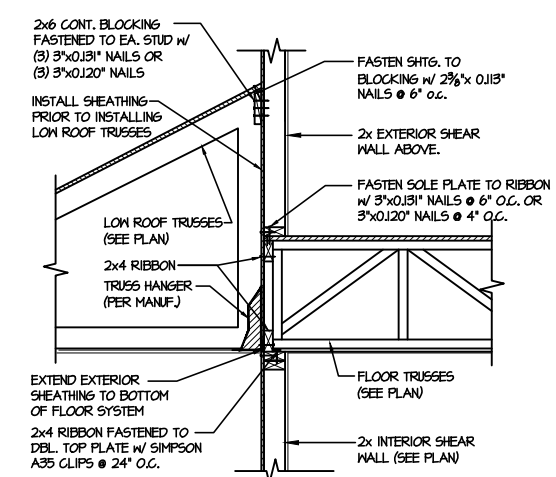
1 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



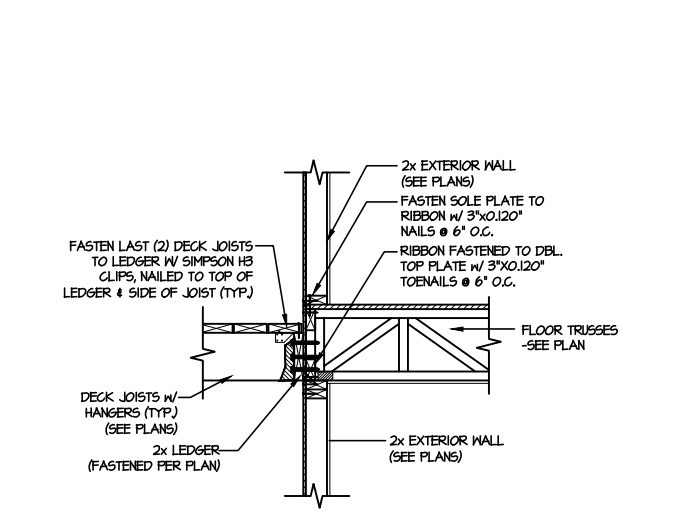
2 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL
SCALE: 3/4"=1'-0"



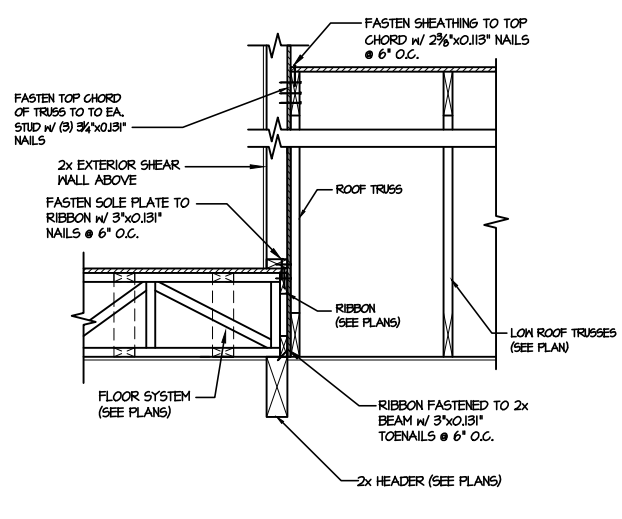
3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



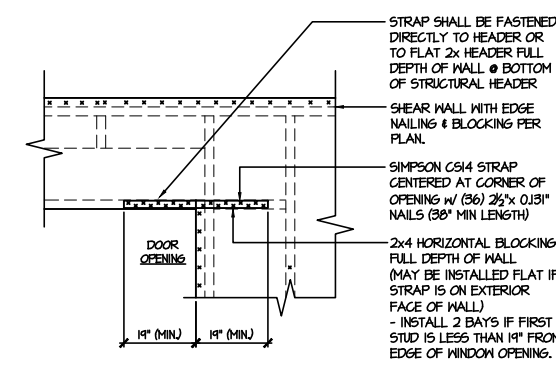
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL - PERPENDICULAR FRAMING
SCALE: 3/4"=1'-0"



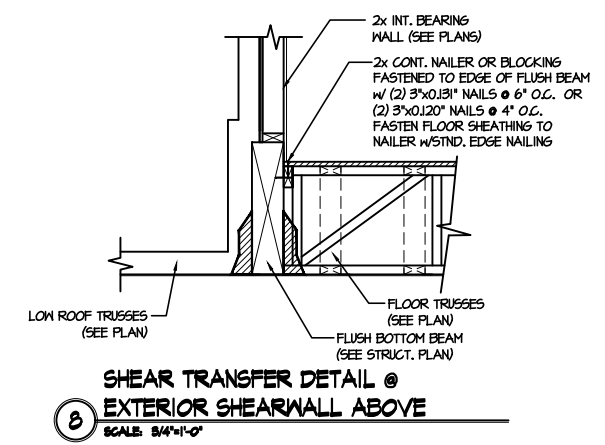
5 DECK LEDGER CONNECTION DETAIL
SCALE: 3/4"=1'-0"



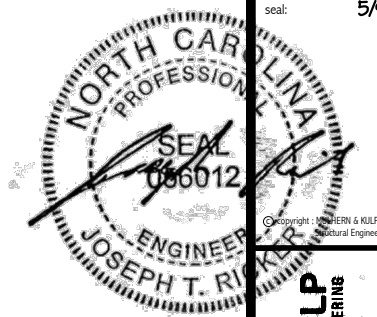
6 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



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



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



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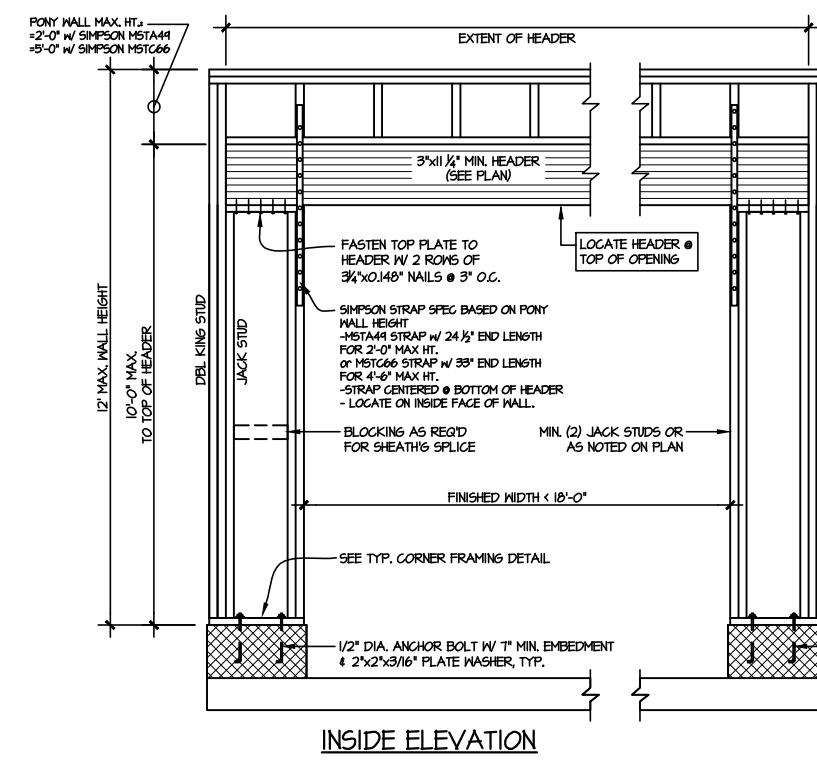
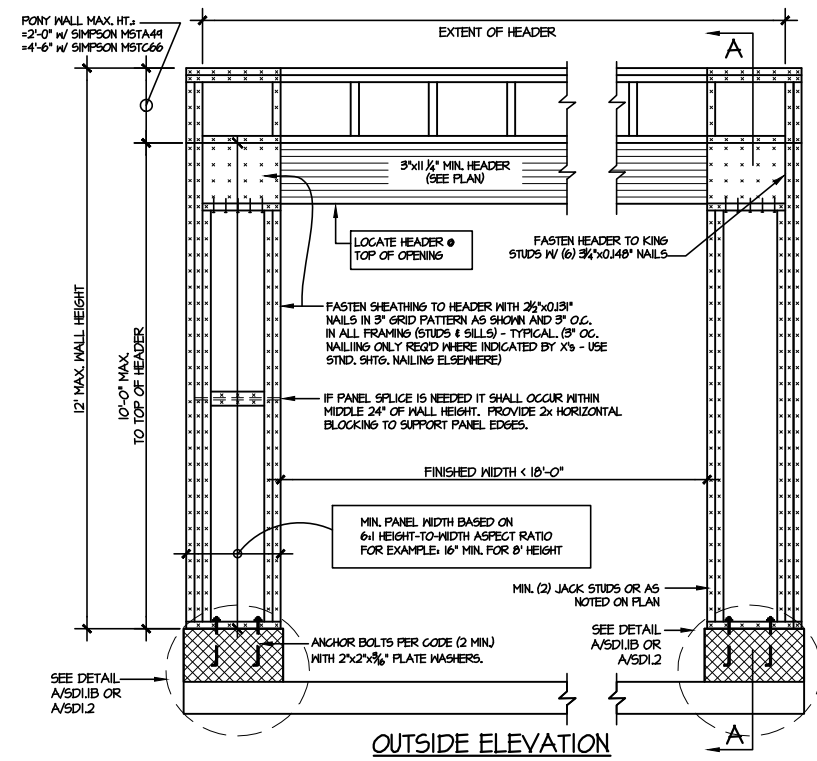
MULHERN+KULP
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3803 Beardslee Ave., Building 4 - Asheville, PA 18002
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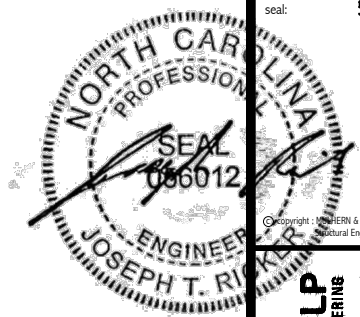
FRAMING DETAILS
HONEYCUTT HILLS
LOT 31 - TOWNSEND I
RALEIGH, NC

sheet:
SD2.2

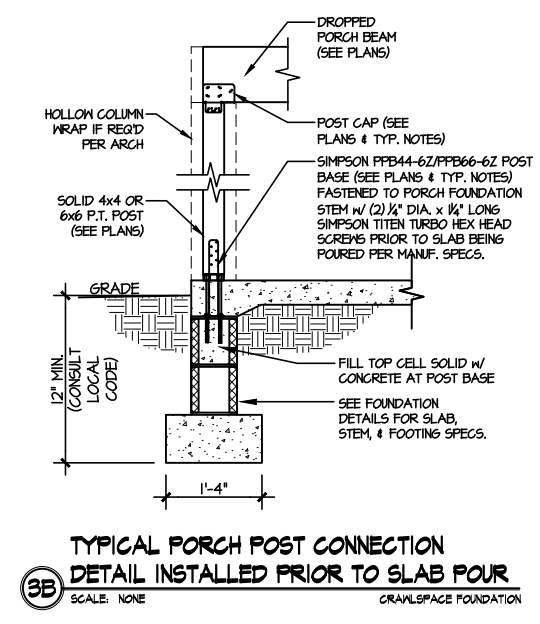
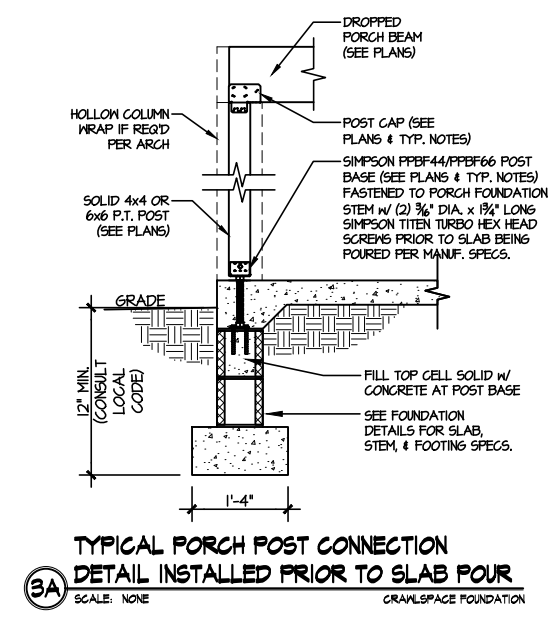
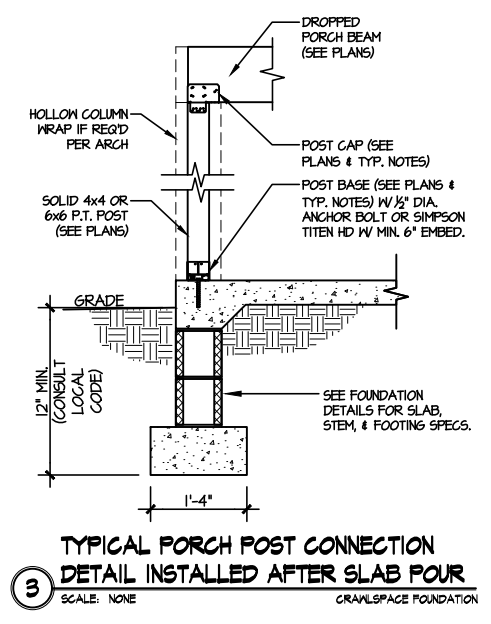
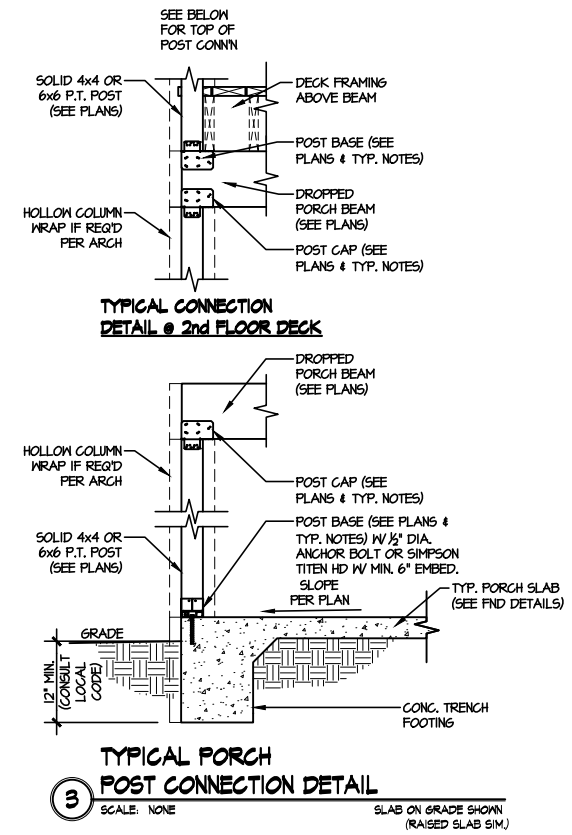


TWO SIDED GARAGE PORTAL FRAME BRACING ELEVATION ON CMU STEM

2 SCALE: N.T.S. SCALE: N.T.S.



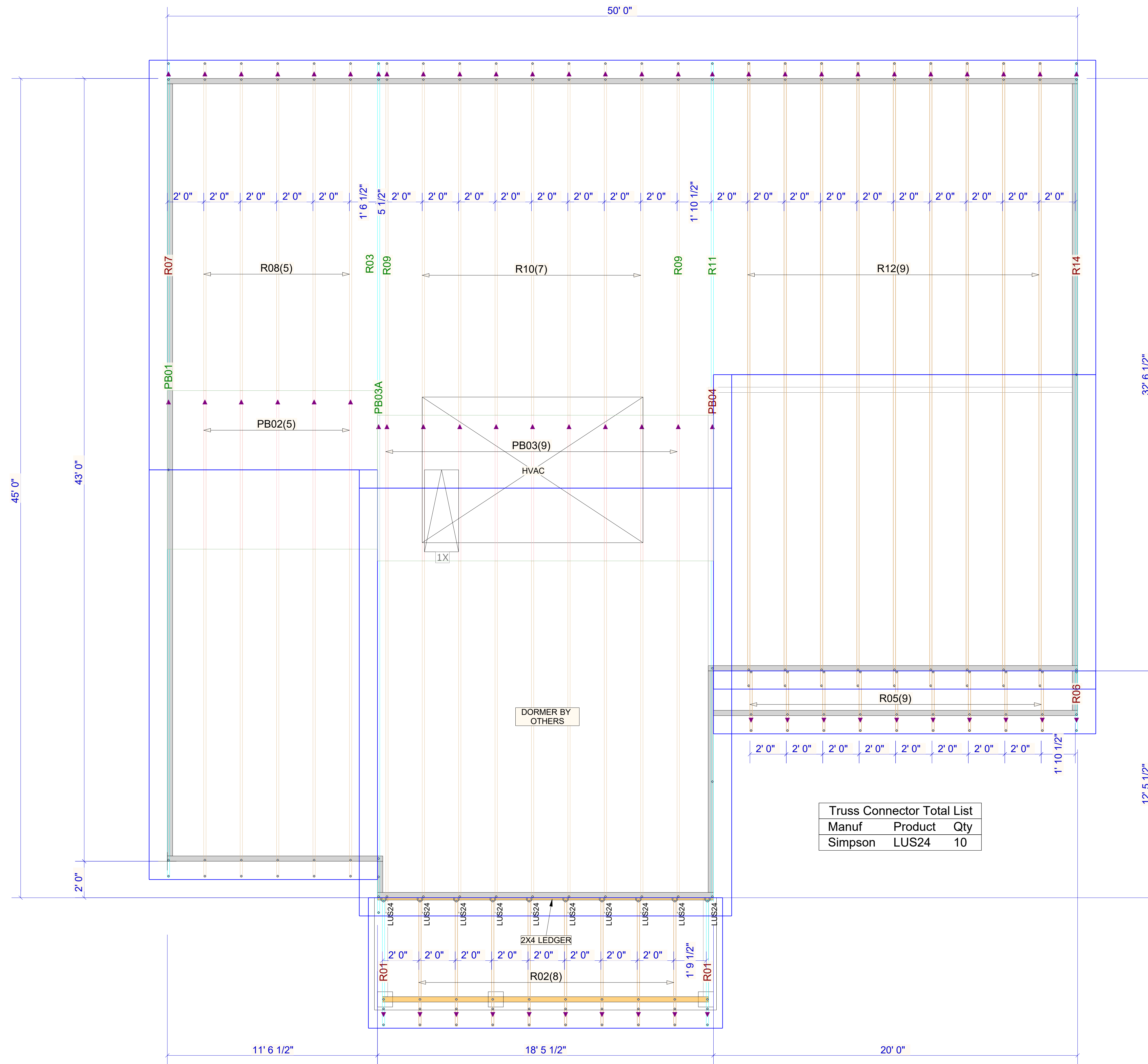
MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
3800 Beardslee Ave., Building 4 • Asheville, PA 28802
P 716-898-8881 • mulhern+kulp.com
NC LIC. #C-3825



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FRAMING DETAILS
HONEYCUTT HILLS
LOT 31 - TOWNSEND 1
RALEIGH, NC



WARNING! Long span trusses, 60' or greater in length, require extreme care and experience for proper and safe handling and installation. For general handling and installation guidance, see the "Guide to Good Practice for Handling, Installing, Restraining & Bracing of Metal Plate Connected Wood Trusses ("BCSI"), JOINTLY PRODUCED BY SBCA and TPI. For project specific guidance, consult with a registered design professional. ATLANTIC assumes no responsibility for the handling, installation or bracing of trusses.

▲ = LEFT END OF TRUSS

REVISIONS:



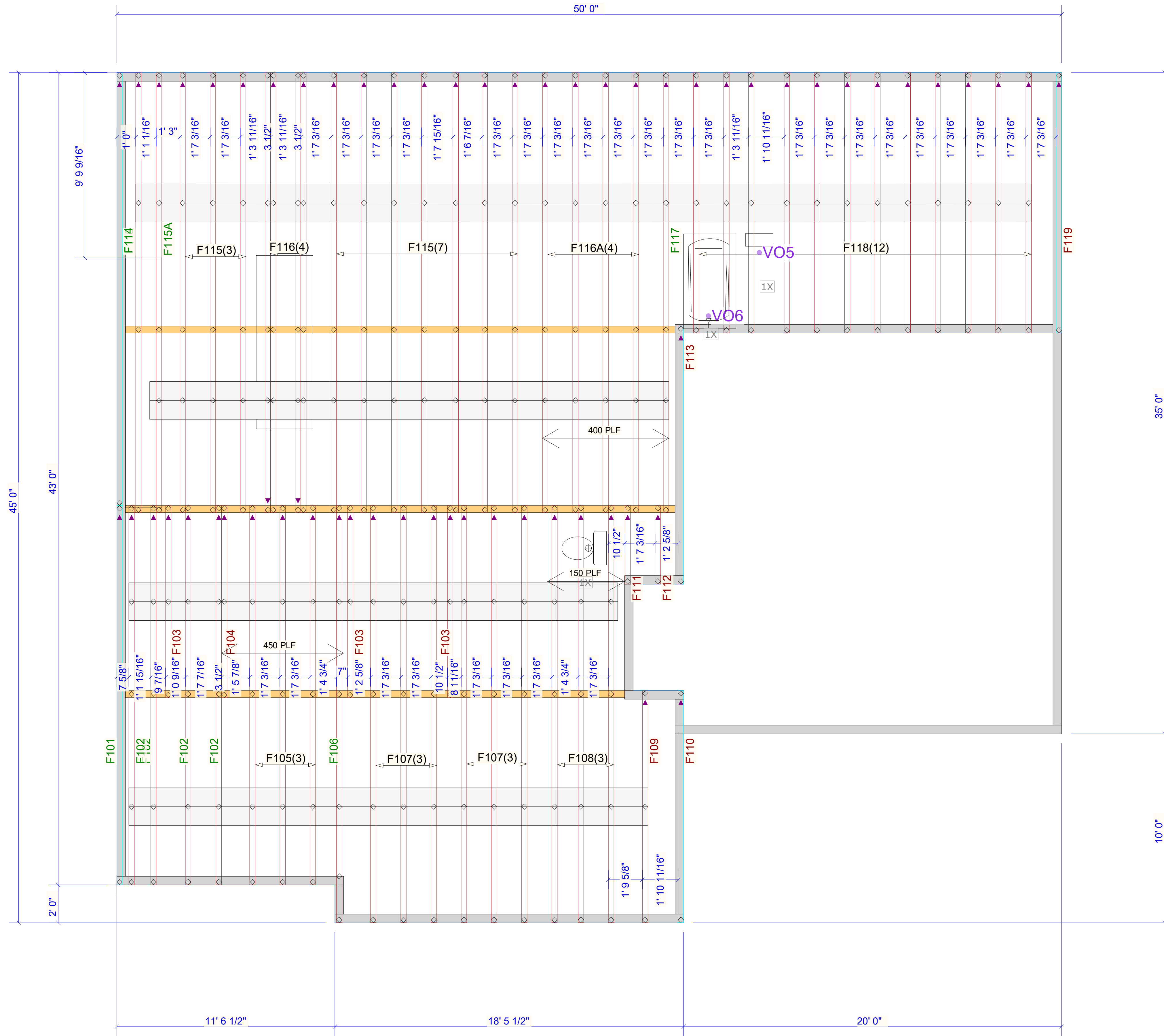
Moncks Corner/Easley, SC (800) 475-3999
Sparta, NC (336) 372-2226

FOR PERMIT

Client: DRB GROUP-RALEIGH
 Job: LOT 0.0031 HONEYCUTT HILL
 Plan Information: TOWNSEND-1

NOT TO SCALE
 Drawn By: BPT
 Date: 05/02/24
 Job #: 24-4044-R01
 Sales Rep: KYLE GIBSON
 Phone: 864-304-3282

ROOF



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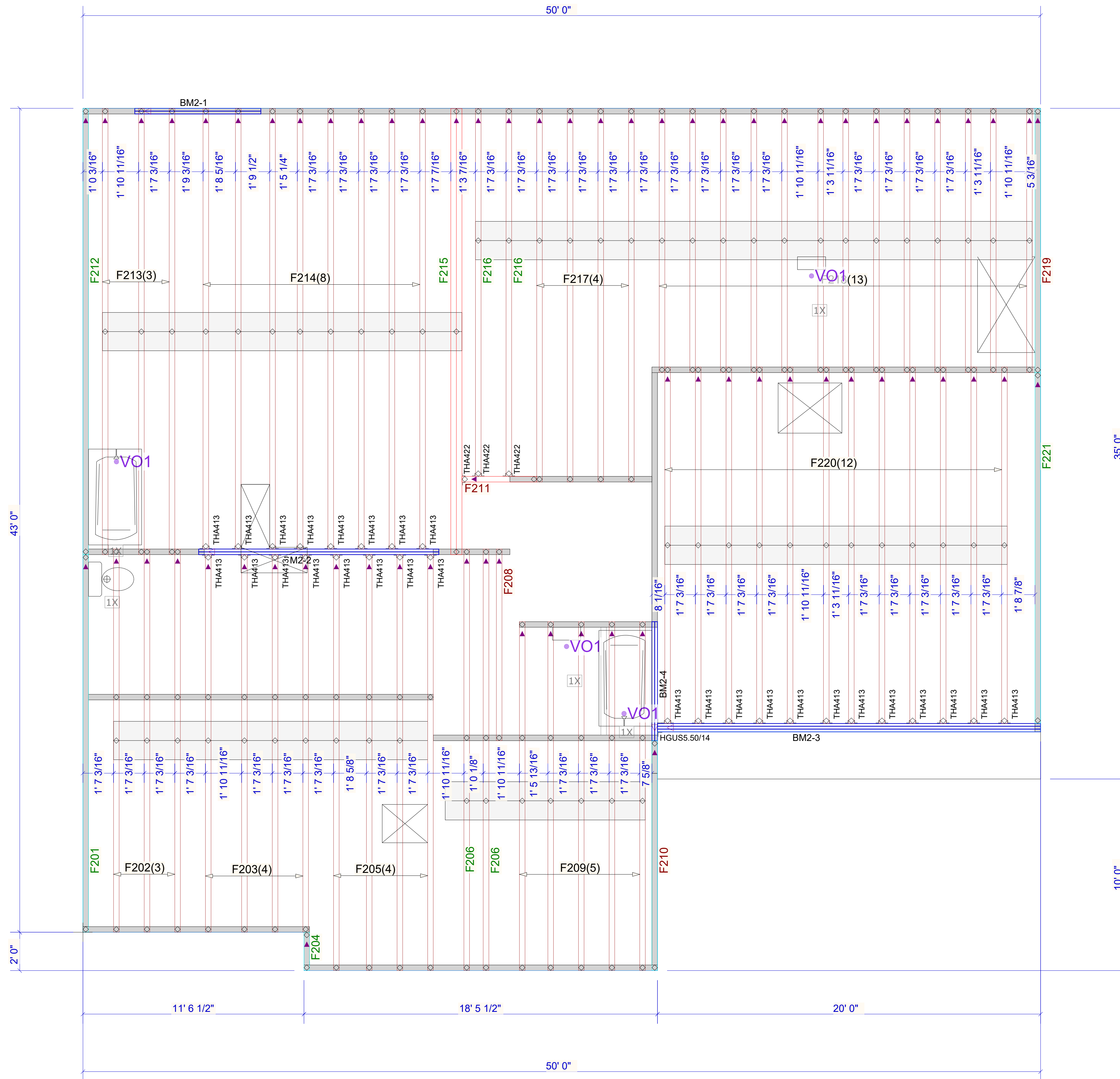


Moncks Corner/Easley, SC (800) 475-3999
Sparta, NC (336) 372-2226

REVISIONS:

Client:	DRB GROUP-RALEIGH
Job:	LOT 0.0031 HONEYCUTT HILL
Plan Information:	TOWNSEND-1
NOT TO SCALE	Date: 05/15/24
Drawn By: BPT	Job #: 24-4044-F01
	Sales Rep: KYLE GIBSON
	Phone: 864-304-3282

FLOOR



Products				
PlotID	Length	Product	Plies	Net Qty
BM2-1	8' 0"	1-3/4" x 9-1/2" VERSA-LAM® 2.0 3100 SP	2	2
BM2-2	14' 0"	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	2	2
BM2-3	20' 0"	1-3/4" x 18" VERSA-LAM® 2.0 3100 SP	3	3
BM2-4	8' 0"	1-3/4" x 18" VERSA-LAM® 2.0 3100 SP	2	2

Connector Summary			
Qty	Manuf	Product	Flange
1	Simpson	HGUS5.50/14	None

Truss Connector Total List		
Manuf	Product	Qty
Simpson	THA413	28
	THA422	3

▲ = LEFT END OF TRUSS

FOR PERMIT

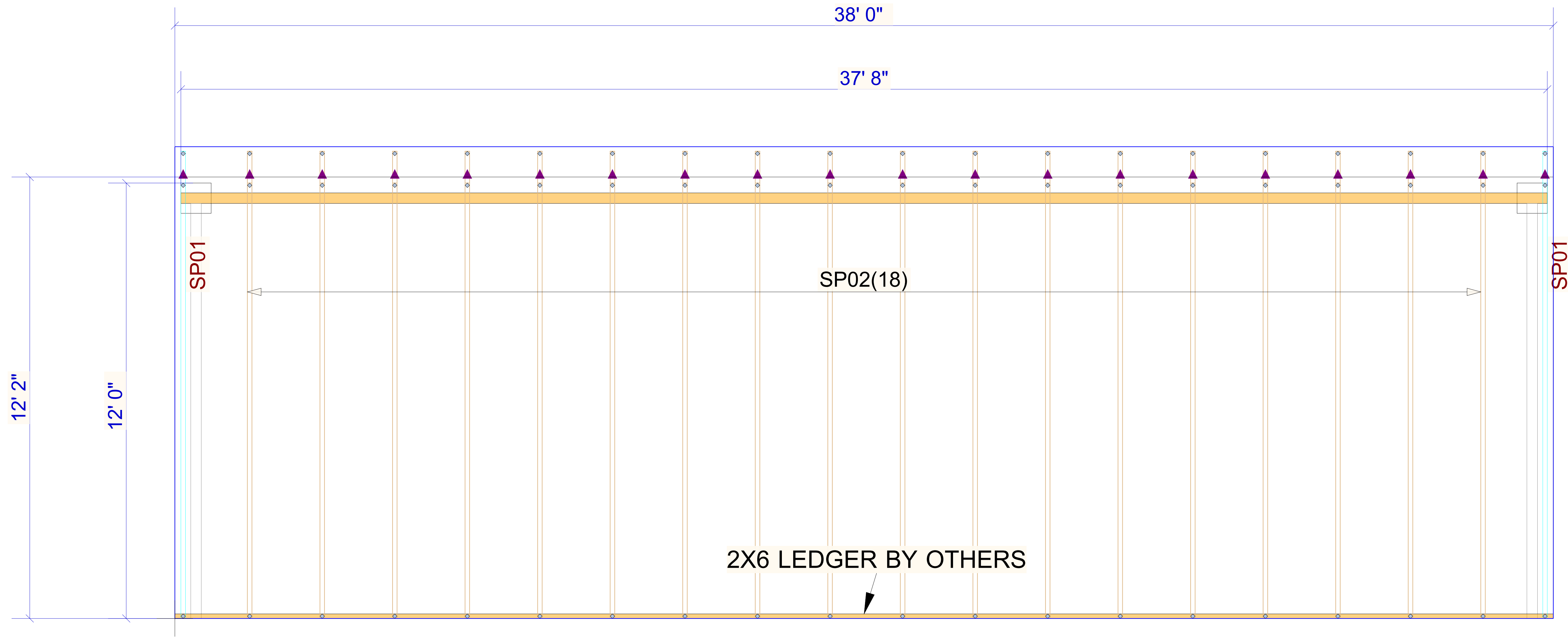
Client: DRB GROUP-RALEIGH
 Job: LOT 0.0031 HONEYCUTT HILL
 Plan Information: TOWNSEND-1

NOT TO SCALE
 Drawn By: BPT
 Date: 05/02/24
 Job #: Sales Rep: KYLE GIBSON
 24-4044-F02 Phone: 864-304-3282



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 Sparta, NC (336) 372-2226

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REVISIONS:



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