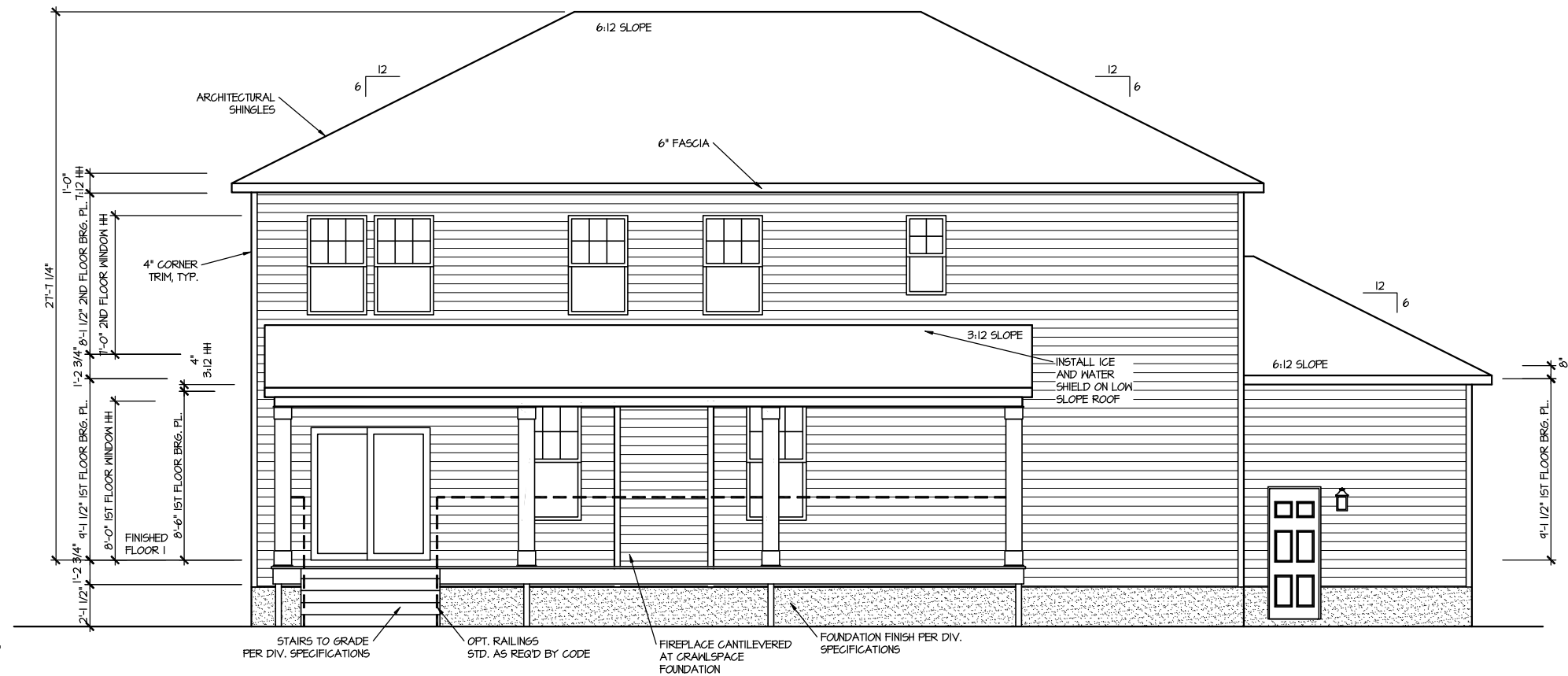


**FRONT ELEVATION 3**

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



**REAR ELEVATION 3**

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

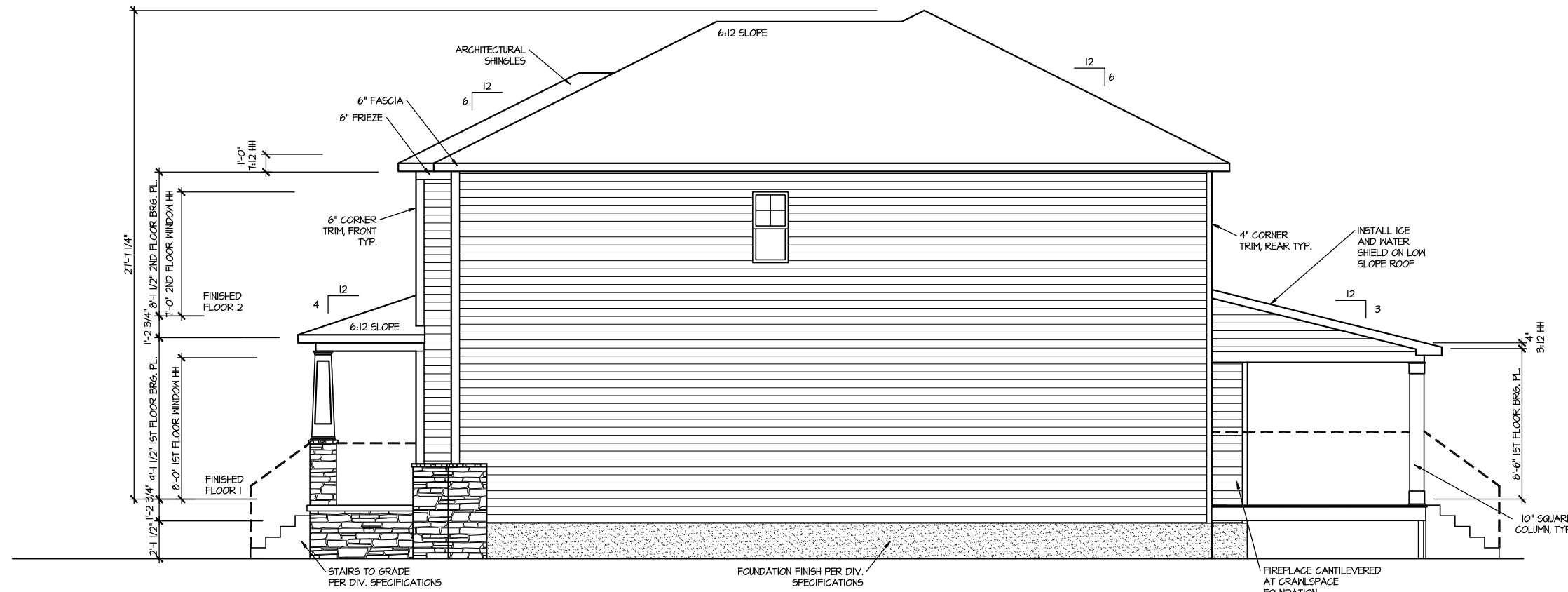
MASTER PLAN INFORMATION	
REVISION	DATE
R99	10-04-2022
UPDATED DATE	09-25-2023

DRAWN BY:  
ITS  
DATE:  
05/09/2024  
PLAN NO.  
3501

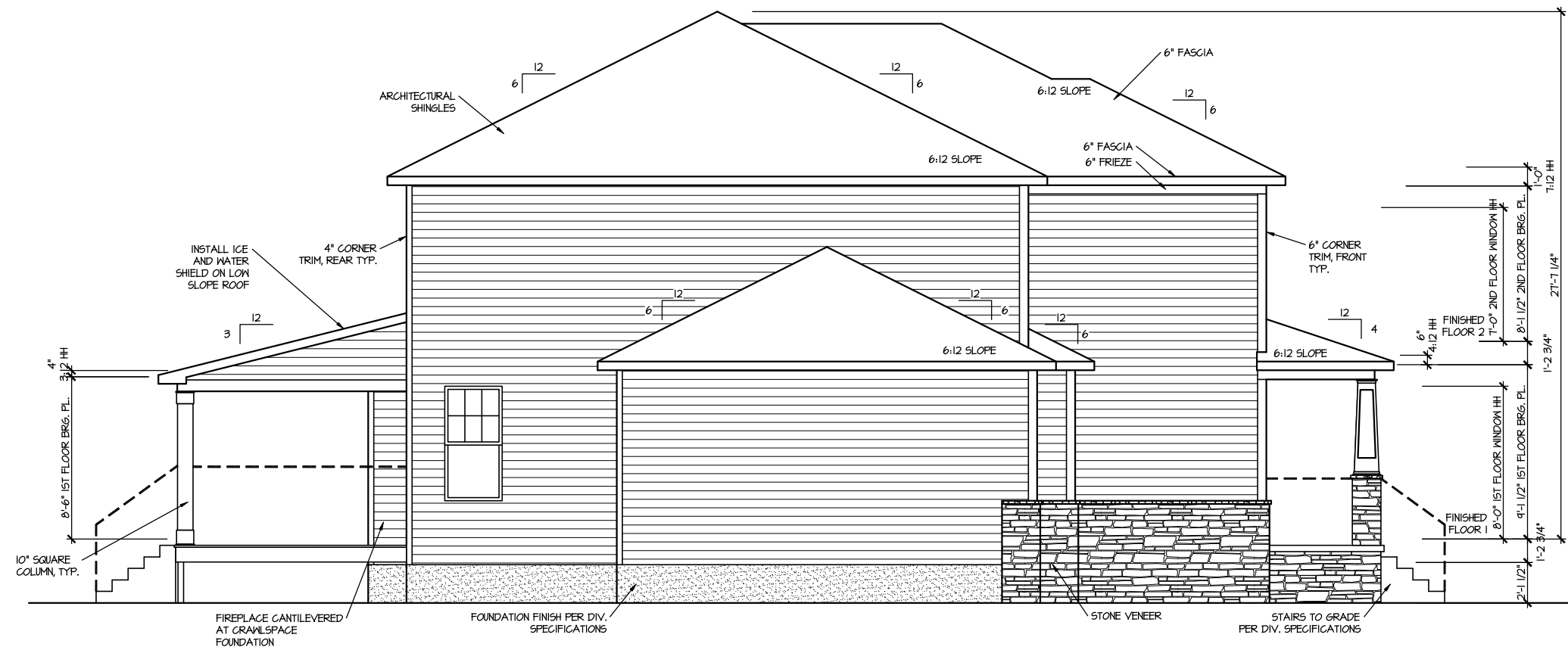


HOUSE NAME:  
**TOWNSEND**  
DRAWING TITLE  
FRONT & REAR ELEVATIONS

SHEET No.  
**A.I.**



**RIGHT ELEVATION 3**  
SCALE: 1/8" = 1'-0"



**LEFT ELEVATION 3**  
SCALE: 1/8" = 1'-0"

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

DRAWN BY: ITS  
DATE: 05/09/2024  
PLAN NO. 3501

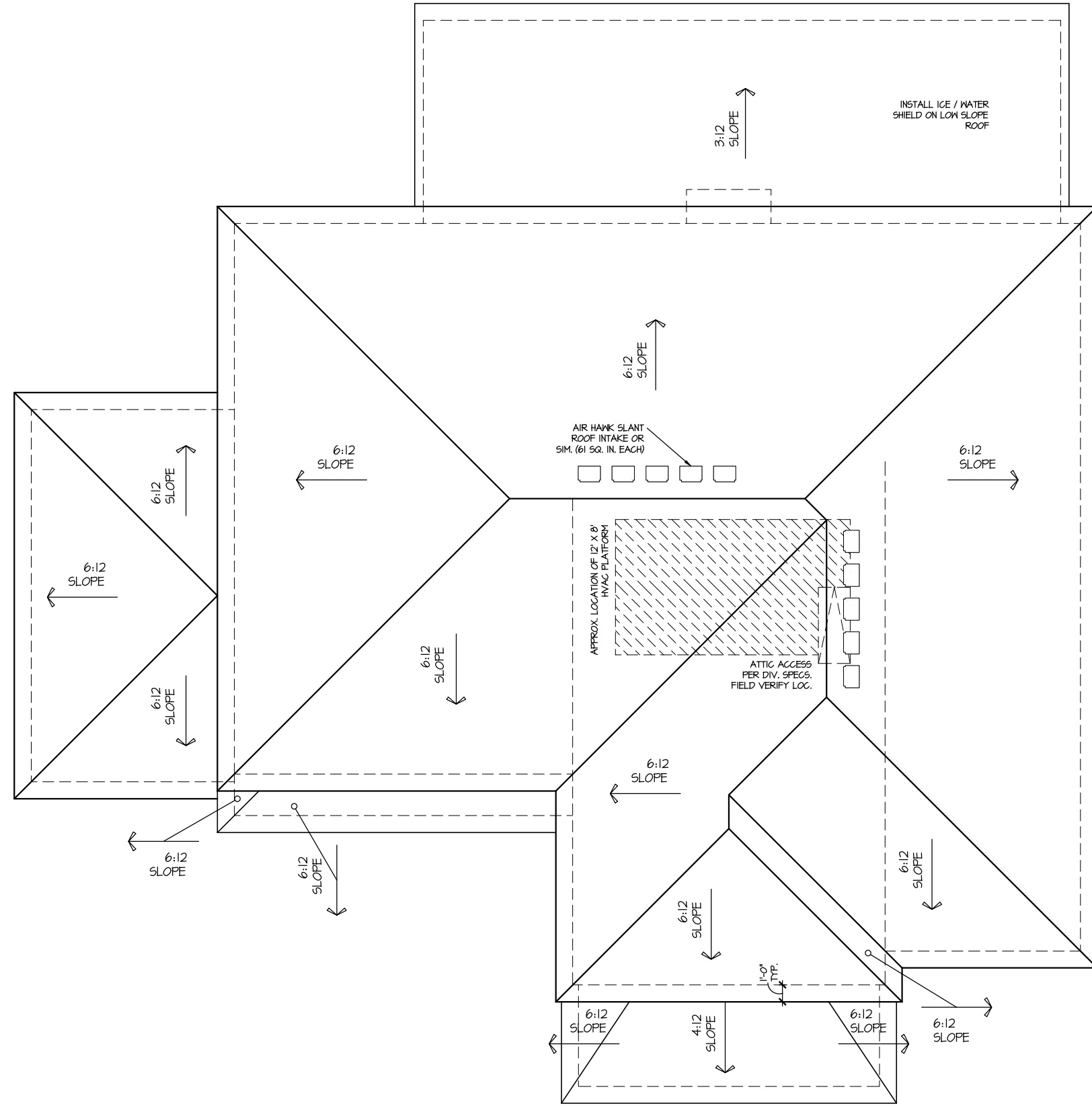


HOUSE NAME: TOWNSEND  
DRAWING TITLE: RIGHT & LEFT ELEVATIONS

SHEET No. A1.2

**UPPER ROOF VENTILATION CALCULATIONS:**

ROOF AREA = 2171 SQ. FT.  
 OVERALL REQUIRED VENTILATION:  
 1 TO 150 = 14.47 SQ. FT.  
 1 TO 300 = 7.24 SQ. FT.  
 50-80% IN TOP THIRD = 3.62 - 5.78 SQ. FT. (1 TO 300)  
 NET FREE AREA OF VENTED SOFFIT = 5.7 SQ. IN. / LINEAR FT.  
 NET FREE AREA OF RIDGE VENT = 10 SQ. IN. / LINEAR FT.  
 LOWER VENTING (BOTTOM 2/3 RDS):  
 94 LINEAR FEET OF SOFFIT X 1.60 SQ. IN. = 3.46 SQ. FT.  
 UPPER VENTING (TOP 1/3 RDS):  
 10 AIR HAWK INTAKES X 61 SQ. IN. = 4.24 SQ. FT.  
 4.24 SQ. FT. BETWEEN 50% - 80%  
 (1 TO 300 ALLOWED)  
 TOTAL ROOF VENTILATION: 11.92 SQ. FT. > 7.24 SQ. FT. (R21D)



**ROOF PLAN ELEV. 3**

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

UPDATED DATE  
09-25-2023

MASTER PLAN INFORMATION  
 REVISION DATE  
R99 10-04-2022

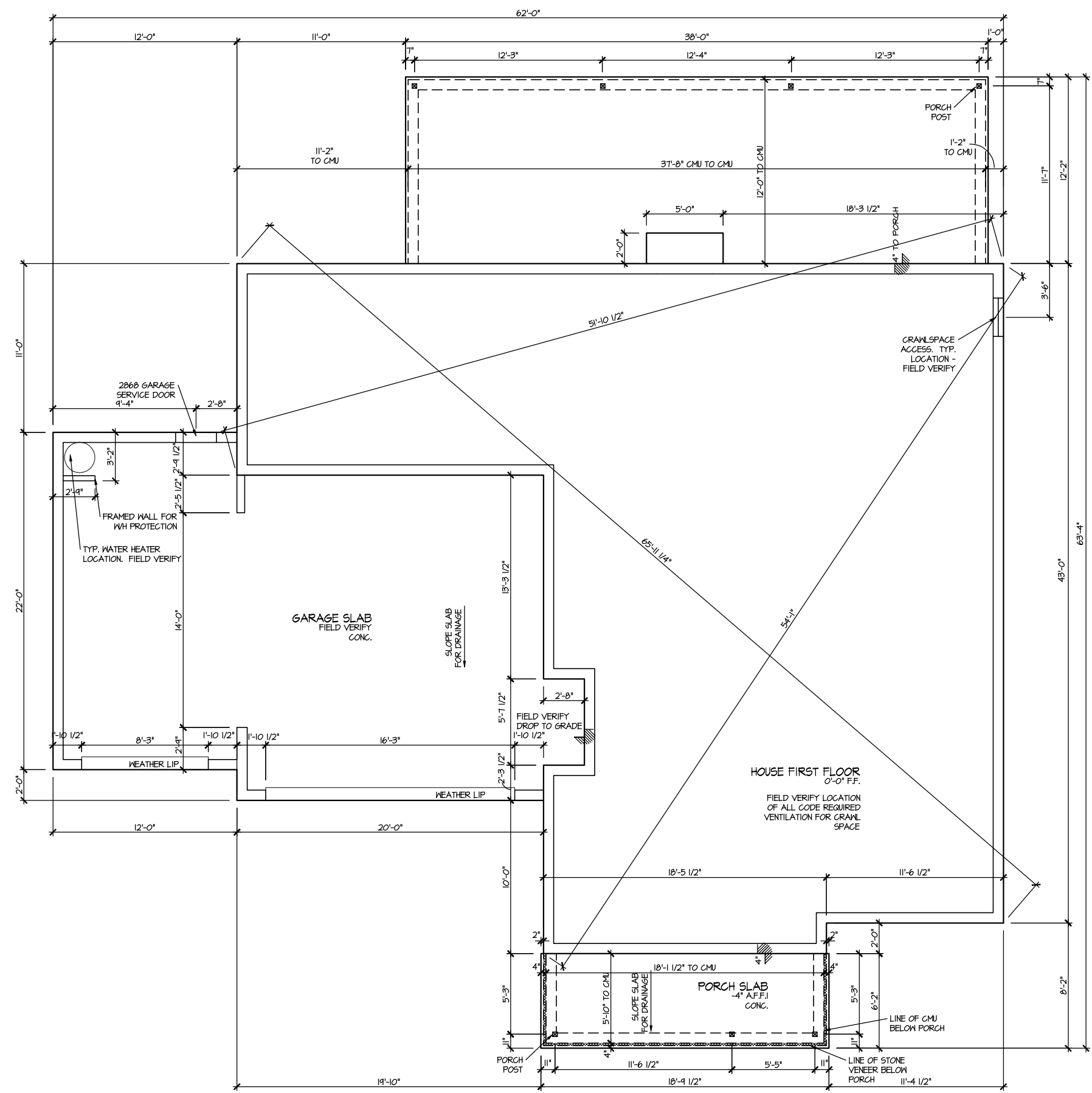
DRAWN BY:  
ITS  
 DATE:  
05/09/2024  
 PLAN NO.  
3501



HOUSE NAME:  
TOWNSEND  
 DRAWING TITLE  
ROOF PLAN

SHEET No.  
A.13

ELEVATION 3  
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:	05/09/2024
PLAN NO.	3501

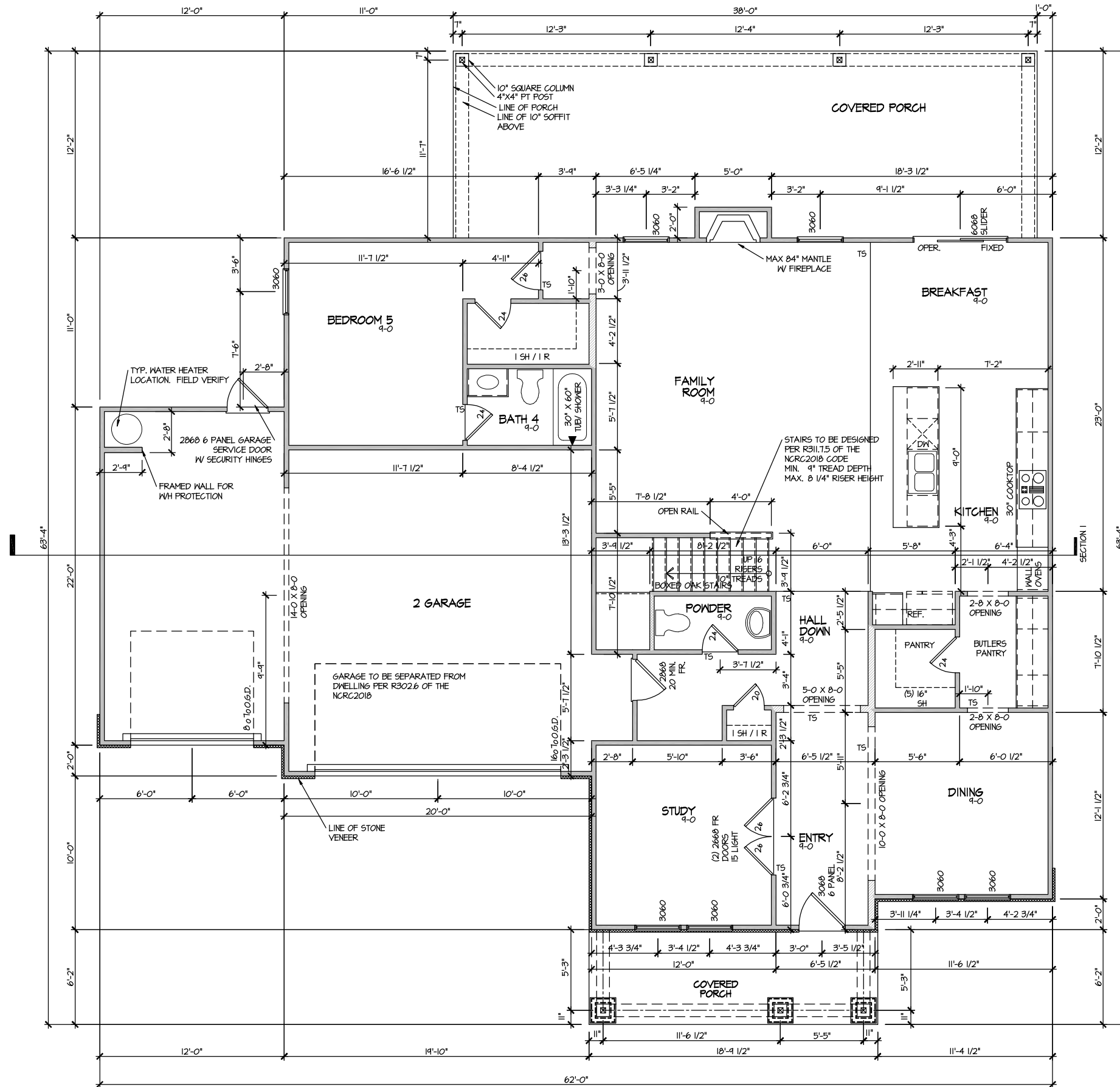


HOUSE NAME:	TOWNSEND
DRAWING TITLE	CRAWL SPACE PLAN

SHEET No.	A2.1
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FILE: Lot\_00.0027.dwg DATE: 5/9/2024 2:56 PM

ELEVATION 3  
FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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

DRAWN BY:	ITS
DATE:	05/09/2024
PLAN NO.	3501



HOUSE NAME:	TOWNSEND
DRAWING TITLE	FIRST FLOOR PLAN

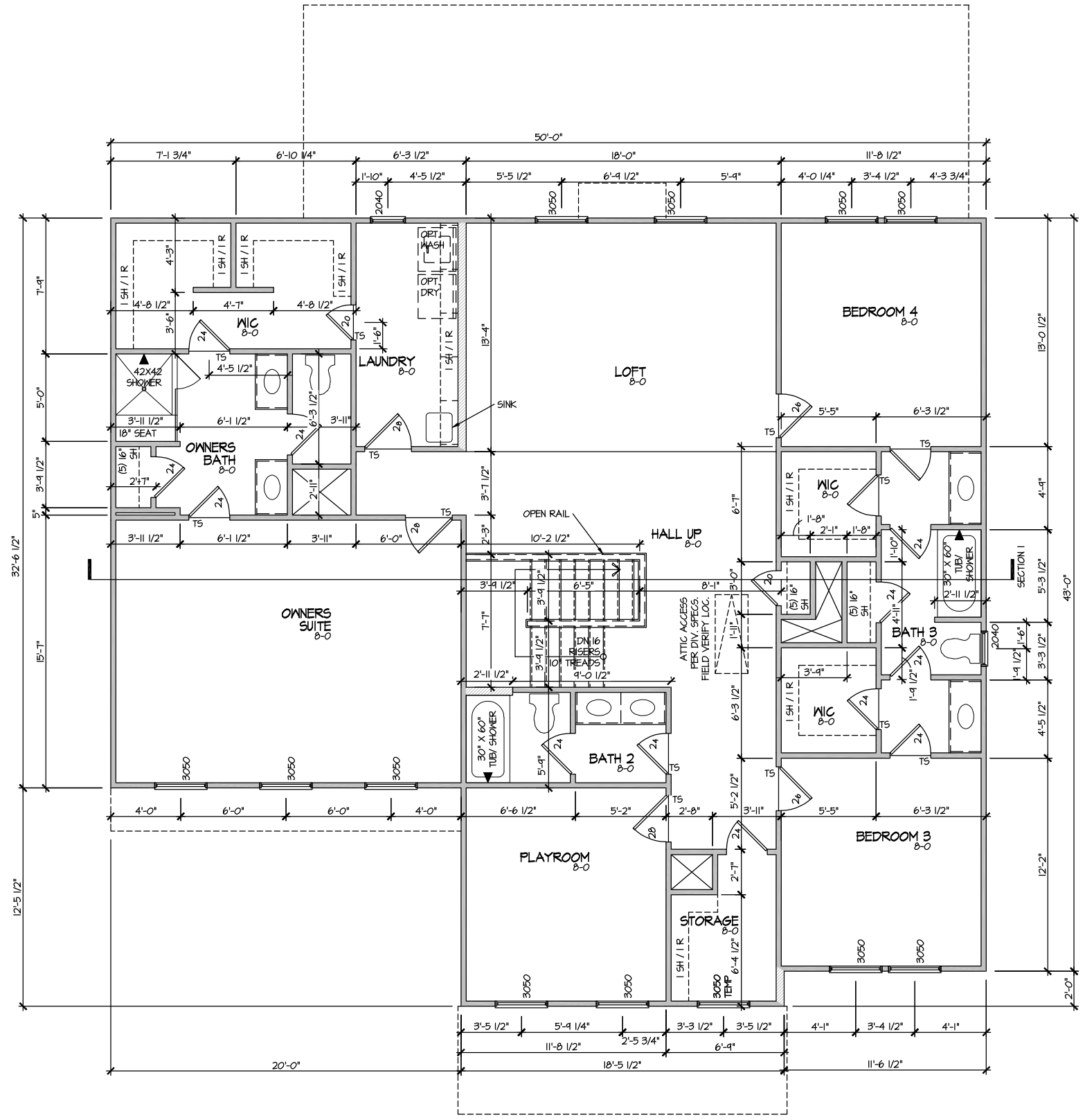
SHEET No.	A3.1
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FILE: Lot 00.0027.dwg DATE: 5/9/2024 2:56 PM

FILE: Lot 00.0027.dwg DATE: 5/9/2024 2:56 PM

### ELEVATION 3 SECOND FLOOR PLAN

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



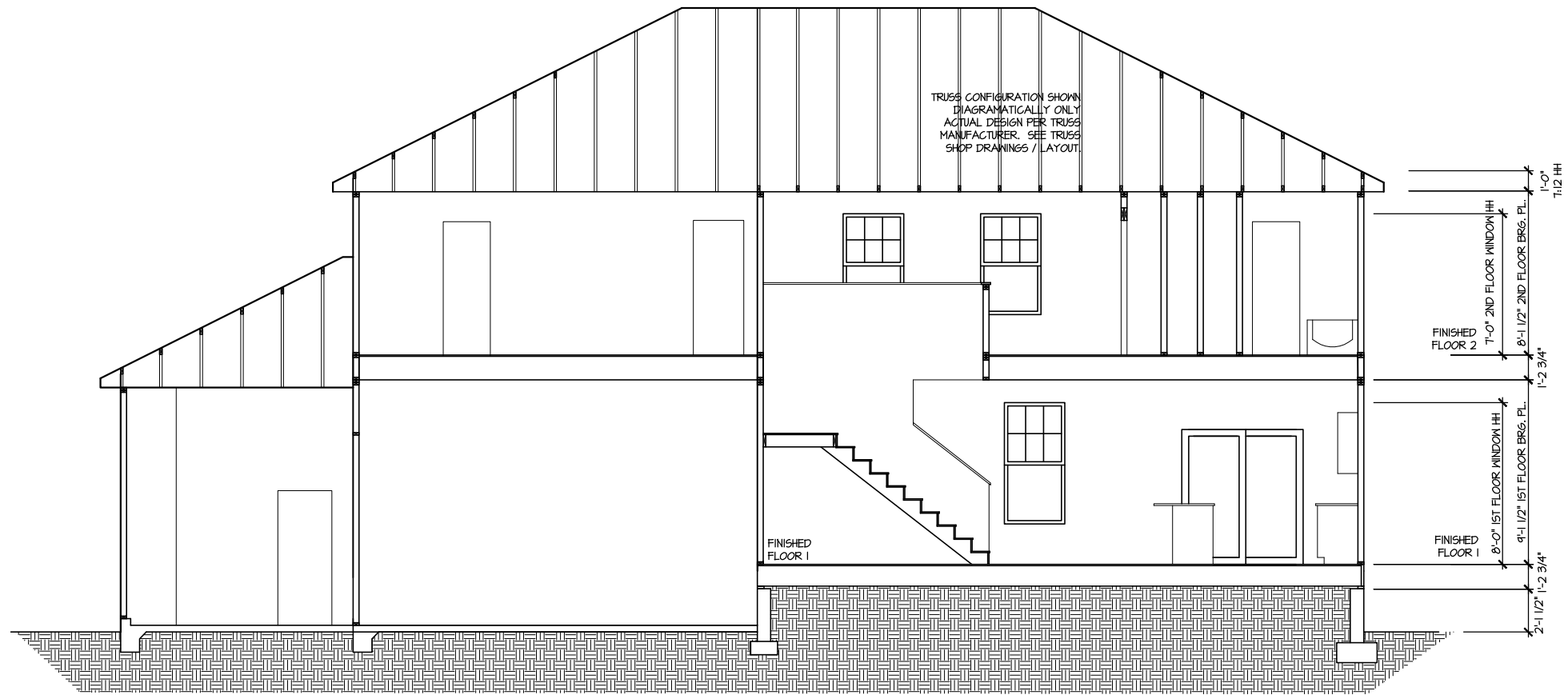
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REVISION	DATE
R99	10-04-2022
UPDATED DATE	09-25-2023

DRAWN BY:	ITS
DATE:	05/09/2024
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:  
05/09/2024  
PLAN NO.  
3501



HOUSE NAME:  
TOWNSEND  
DRAWING TITLE  
BUILDING SECTION

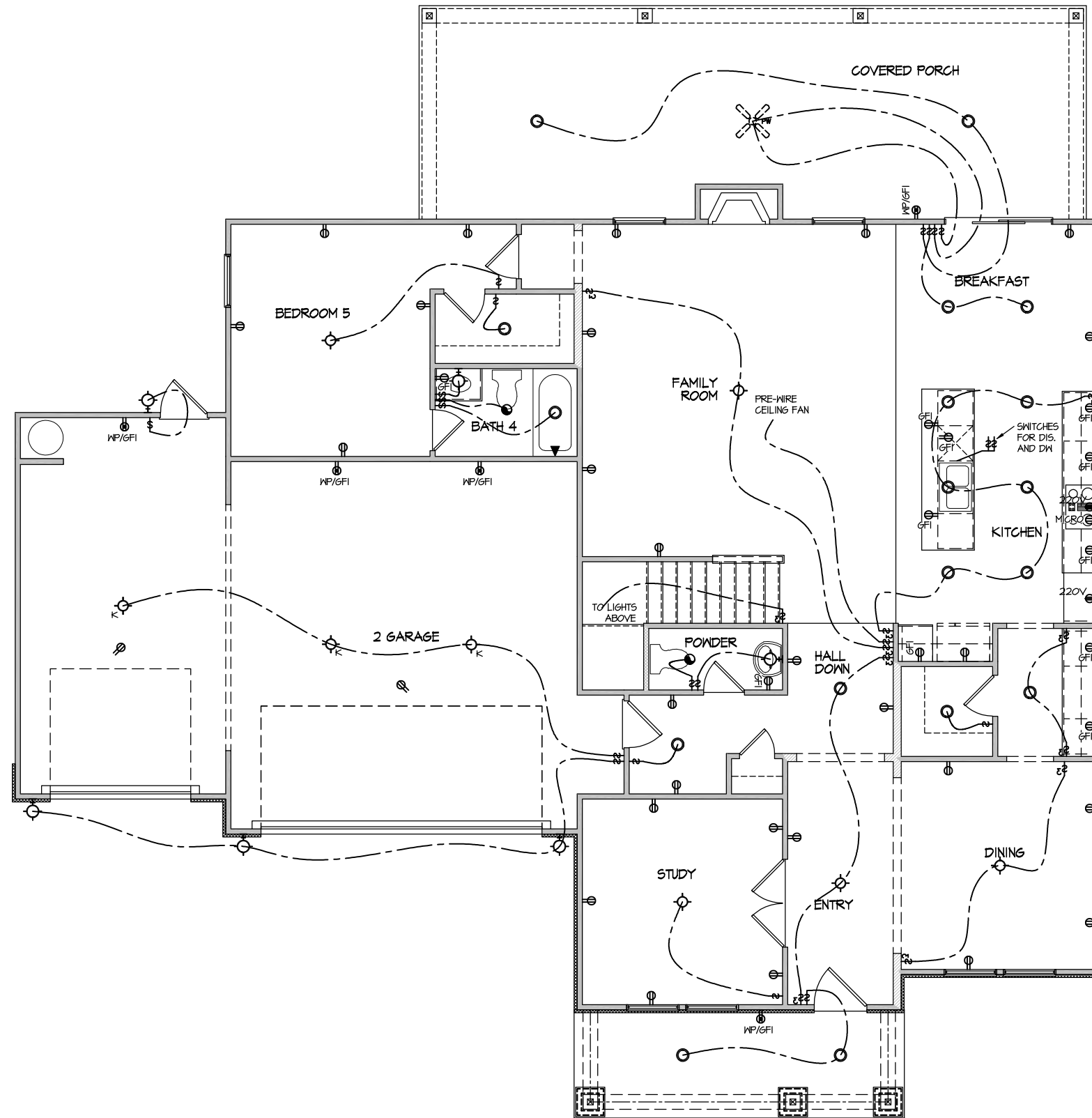
SHEET No.  
A4.1



**ELECTRICAL LEGEND**

- Ⓢ SINGLE POLE SWITCH
- Ⓢ<sub>3</sub> THREE WAY SWITCH
- Ⓢ<sub>4</sub> FOUR WAY SWITCH
- ⓈⓈ DUPLEX AFCI RECEPTACLE
- ⓈⓈ<sub>B</sub> DUPLEX AFCI RECEPTACLE - BOTTOM HALF SWITCHED
- ⓈⓈ<sub>F</sub> 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
- Ⓢ(EM) EXHAUST FAN MOTOR
- Ⓢ(TV) TV JACK
- Ⓢ(TV) TV JACK
- Ⓢ(CO) CO / SMOKE DETECTOR
- Ⓢ(DC) DOOR CHIME
- Ⓢ(L) LIGHT FIXTURE - WALL MOUNTED
- Ⓢ(C) LIGHT FIXTURE - CEILING MOUNTED
- Ⓢ(S) LIGHT FIXTURE - SURFACE MOUNTED LED
- Ⓢ(P) FULLCHAIN LAMPHOLDER
- Ⓢ(K) KEYLESS LAMPHOLDER
- Ⓢ(M) 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. 3**

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

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

DRAWN BY: ITS  
DATE: 05/09/2024  
PLAN NO. 3501



HOUSE NAME: TOWNSEND  
DRAWING TITLE: FIRST FLOOR ELECTRICAL

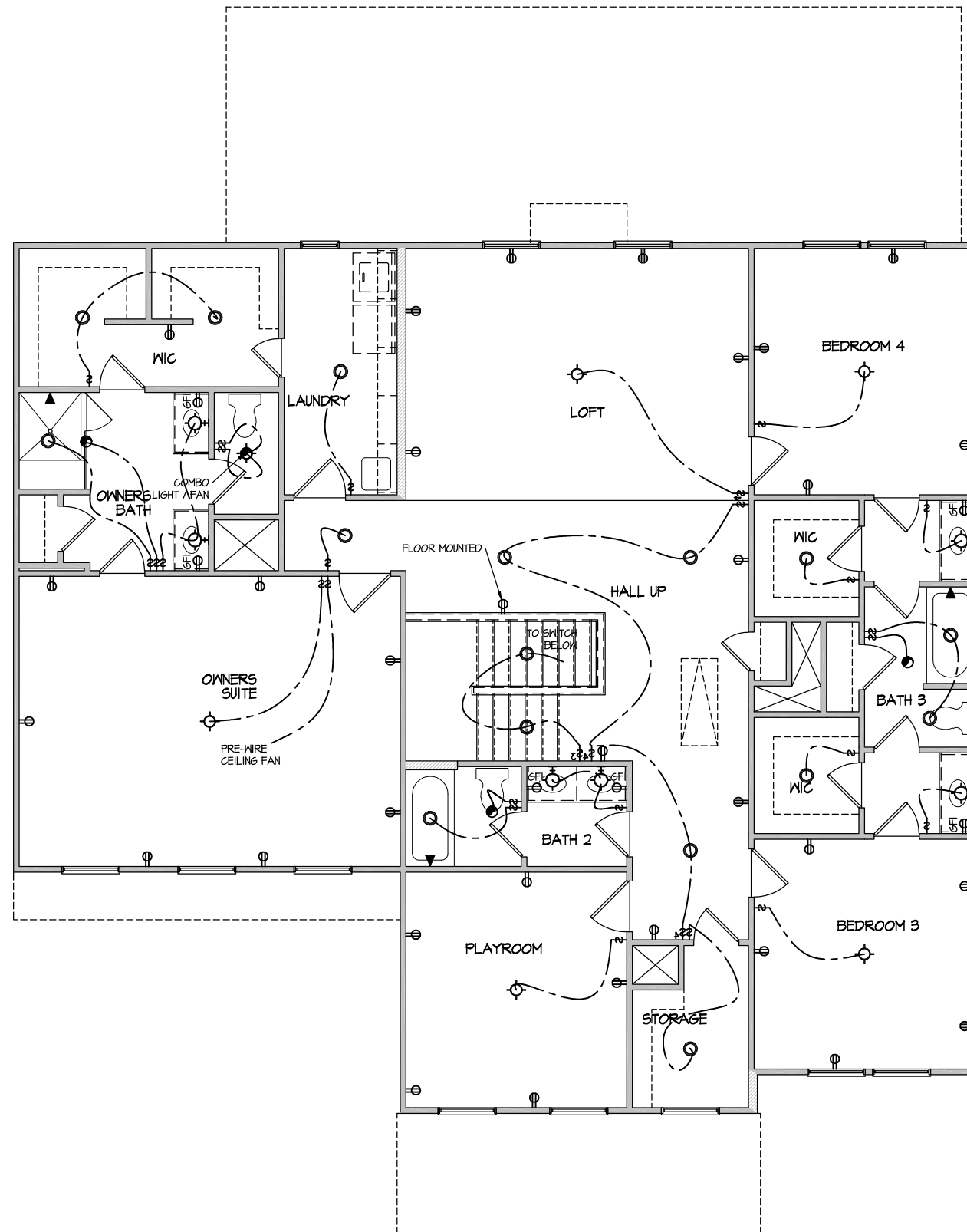
SHEET No. E1.1

FILE: Lot 00.0027.dwg DATE: 5/9/2024 2:56 PM

**ELECTRICAL LEGEND**

- ⊕ SINGLE POLE SWITCH
- ⊕<sub>3</sub> THREE WAY SWITCH
- ⊕<sub>4</sub> FOUR WAY SWITCH
- ⊕- DUPLEX AFCI RECEPTACLE
- ⊕- DUPLEX AFCI RECEPTACLE - BOTTOM HALF SWITCHED
- ⊕- DUPLEX AFCI RECEPTACLE - FLOOR MOUNTED
- 220V ⊕ RECEPTACLE - 220V
- GF ⊕ DUPLEX AFCI RECEPTACLE - GFI
- WP/GF ⊕ 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
- ⊕<sub>F</sub> FULLCHAIN LAMPHOLDER
- ⊕<sub>K</sub> 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. 3**  
 SCALE: 1/8" = 1'-0"

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

DRAWN BY: ITS  
 DATE: 05/09/2024  
 PLAN NO. 3501

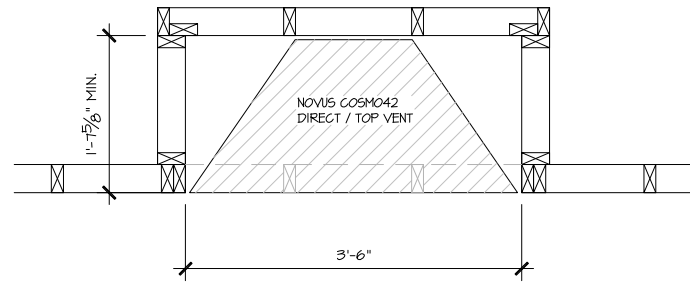


HOUSE NAME: TOWNSEND  
 DRAWING TITLE: SECOND FLOOR ELECTRICAL

SHEET No. E1.2

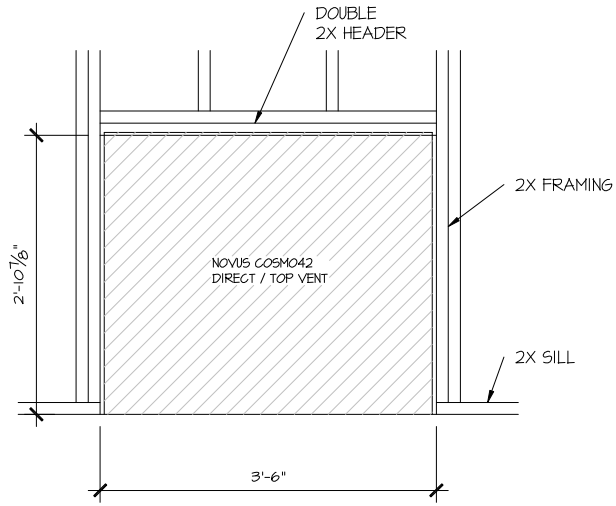
FILE: Lot\_00.0027.dwg DATE: 5/9/2024 2:56 PM

ALL DIMENSIONS ARE TO FRAMING



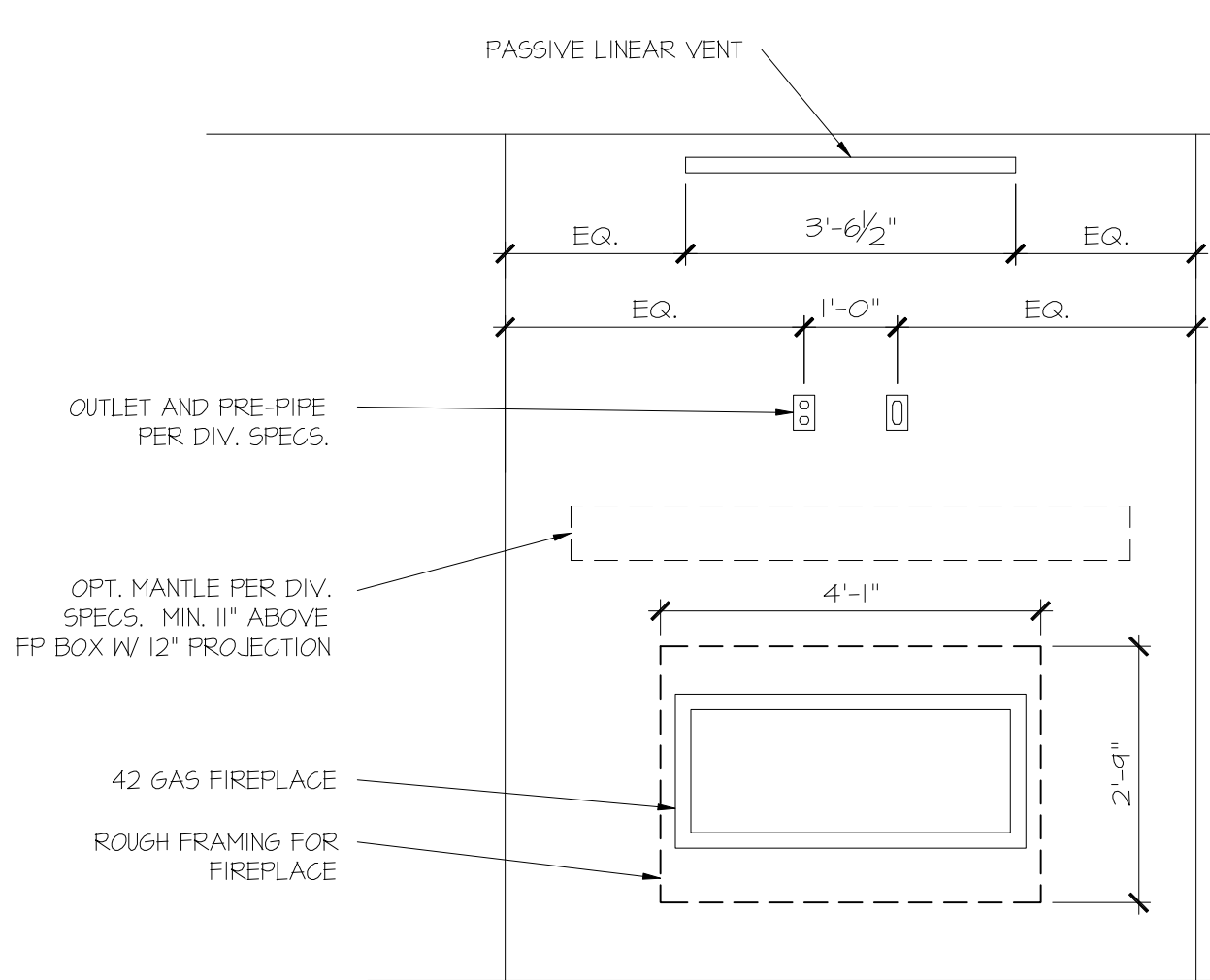
PARTIAL PLAN  
NOVUS COSMO42

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



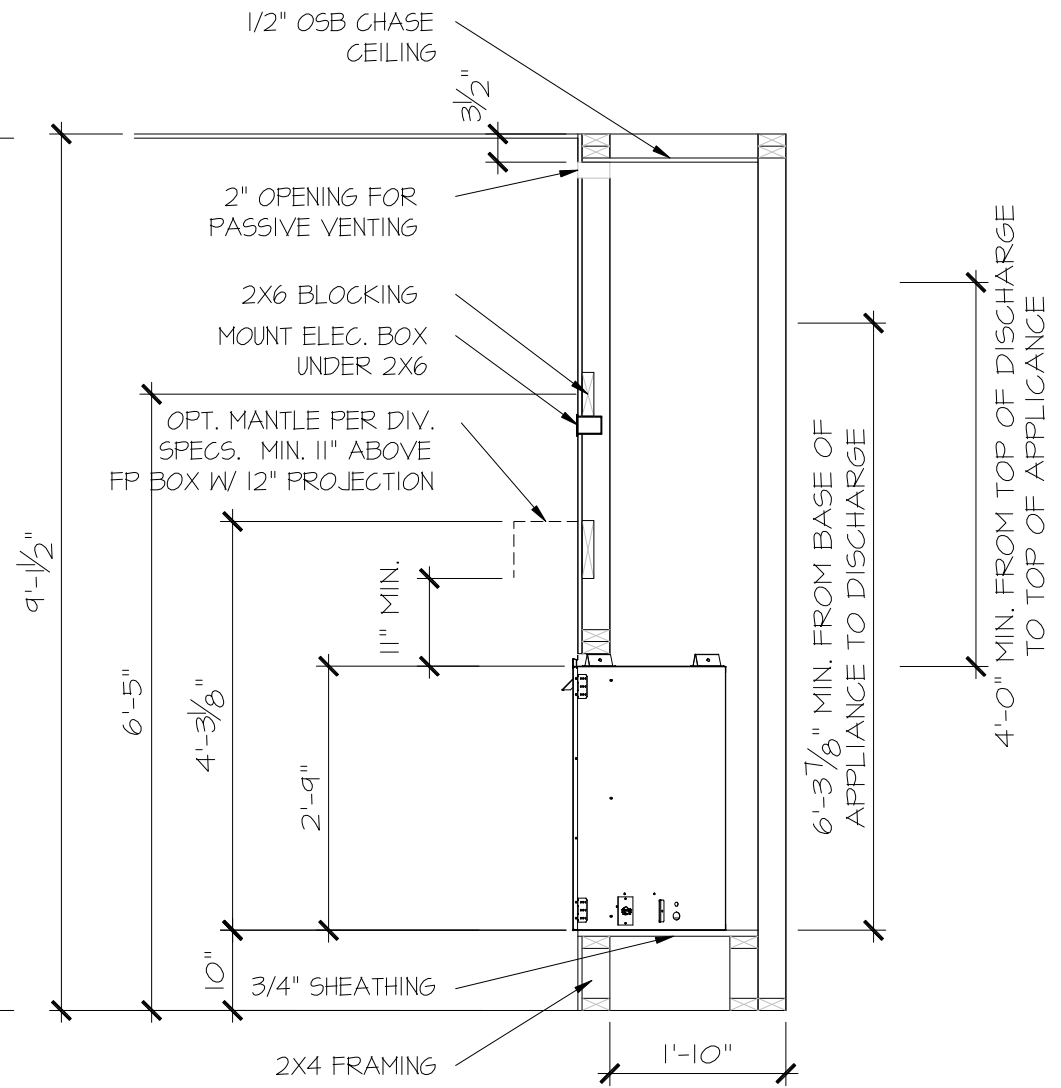
PARTIAL ELEVATION  
NOVUS COSMO42

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



PARTIAL ELEVATION  
NOVUS COSMO42

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



PARTIAL SECTION  
NOVUS COSMO42

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

FILE: RALE FIREPLACE DETAILS 11-8-23.dwg DATE: 5/27/2022 10:35 AM

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

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)...

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 MTGA & TPI'S BCS1 1-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."

HOLD-DOWN SCHEDULE

Table with 2 columns: SYMBOL, SPECIFICATION. Includes HR-1, HD-2, HD-3 and an alternative to S5TB24 anchor bolt specification.

LEGEND

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

NON-BEARING HEADER SCHEDULE

Table with 3 columns: SPAN, 2x4 NON-BEARING PARTITION WALL, 2x6 NON-BEARING PARTITION WALL. Includes 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 NCSCBC: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 R301.3 OF THE 2018 NCSCBC: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 NCSCBC: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 1/32" PLYWOOD: FASTEN SHEATHING W/ 2 3/8"x0.131" NAILS @ 6" O.C. AT EDGES @ 12" O.C. IN THE PANEL FIELD. TYP. UNO.
HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL PANEL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED.
ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
ALT. STAPLE CONNECTION SPEC: 1 1/2" 16 GA STAPLES (1/8" CROWN) @ 3" O.C. AT EDGES @ 6" O.C. IN FIELD.

BLOCKED PANEL EDGES

- AT DESIGNATED AREAS - FASTEN SHEATHING W/ 2 3/8" x 0.131" 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 FASTENINGS.

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 FASTENINGS.

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

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, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.

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. Includes rows for 3'-0", 6'-0", 8'-0", 9'-6", 16'-0".

- ALL LINTELS: SHALL SUPPORT 2 1/2" x 5 1/2" 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.
16" SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @ 48" 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 BRCK OVER THE OPENING
ALL LINTELS SHALL BE LONG LEG VERTICAL
WHEN SUPPORTING VENEER < 8" WIDE THE EXTERIOR TCE OF THE HORIZONTAL LEG MAY BE CUT IN THE FIELD TO BE 3/4" 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 L4x4x4
FOR 3/2" VENEER ONLY SEE PLAN FOR VENEER SUPPORT IF VENEER < 3/2" THICK.

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

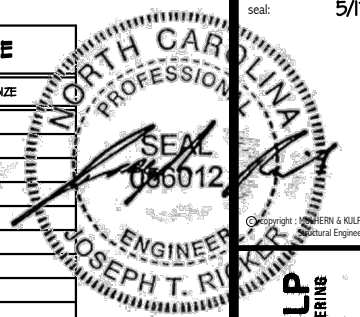
ENGINEERED BEAM MATERIAL SCHEDULE

Table with 6 columns: BEAM NUMBER, LVL OPTION, PSL OPTION, LSL OPTION, FLITCH OPTION, STEEL OPTION. Includes rows 001 through 020.

- BEAM NOTATION: "F" INDICATES FLUSH BEAM, "FT" INDICATES FLUSH TOP BEAM, "FB" INDICATES FLUSH BOTTOM BEAM, "D" INDICATES DROPPED BEAM, "H" INDICATES DROPPED OPENING HEADER
REFER TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS
REFER TO DETAIL E/SD2.0 FOR TYPICAL STEEL BEAM CONNECTIONS
FOR FLUSH TOP BEAMS PROVIDE 2x STACKED PLATES BENEATH BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3"x0.120" NAILS @ 8" O.C.
FOR FLUSH BOTTOM BEAMS PROVIDE 2x STACKED PLATES ATOP BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3"x0.120" NAILS @ 8" O.C.

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

Table with 3 columns: DESCRIPTION OF BLDG. ELEMENT, 3"x0.131" NAILS, 3"x0.120" NAILS. Includes rows for JOIST TO SOLE PLATE, SOLE PLATE TO JOIST/BLK'G, STUD TO SOLE PLATE, TOP OR SOLE PLATE TO STUD, RIM TO TOP PLATE, BLK'G. BTWN. JOISTS TO TOP PL., DOUBLE STUD, DOUBLE TOP PLATE, DOUBLE TOP PLATE LAP SPLICE, TOP PLATE LAP @ CORNERS & INTERSECTING WALLS.



MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINEERING 3805 Bechtel Ave., Building 4 - Asheville, PA 18002 P: 717-338-8381 E: mulhern@mkulpe.com N.C. LIC. #C-3825

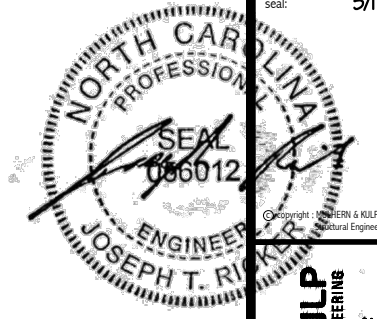
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REVISIONS: date: initial:



STRUCTURAL NOTES HONEYCUTT HILLS LOT 27 - TOWNSEND 3 RALEIGH, NC

sheet: S0.0



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NC LIC. #C-3825

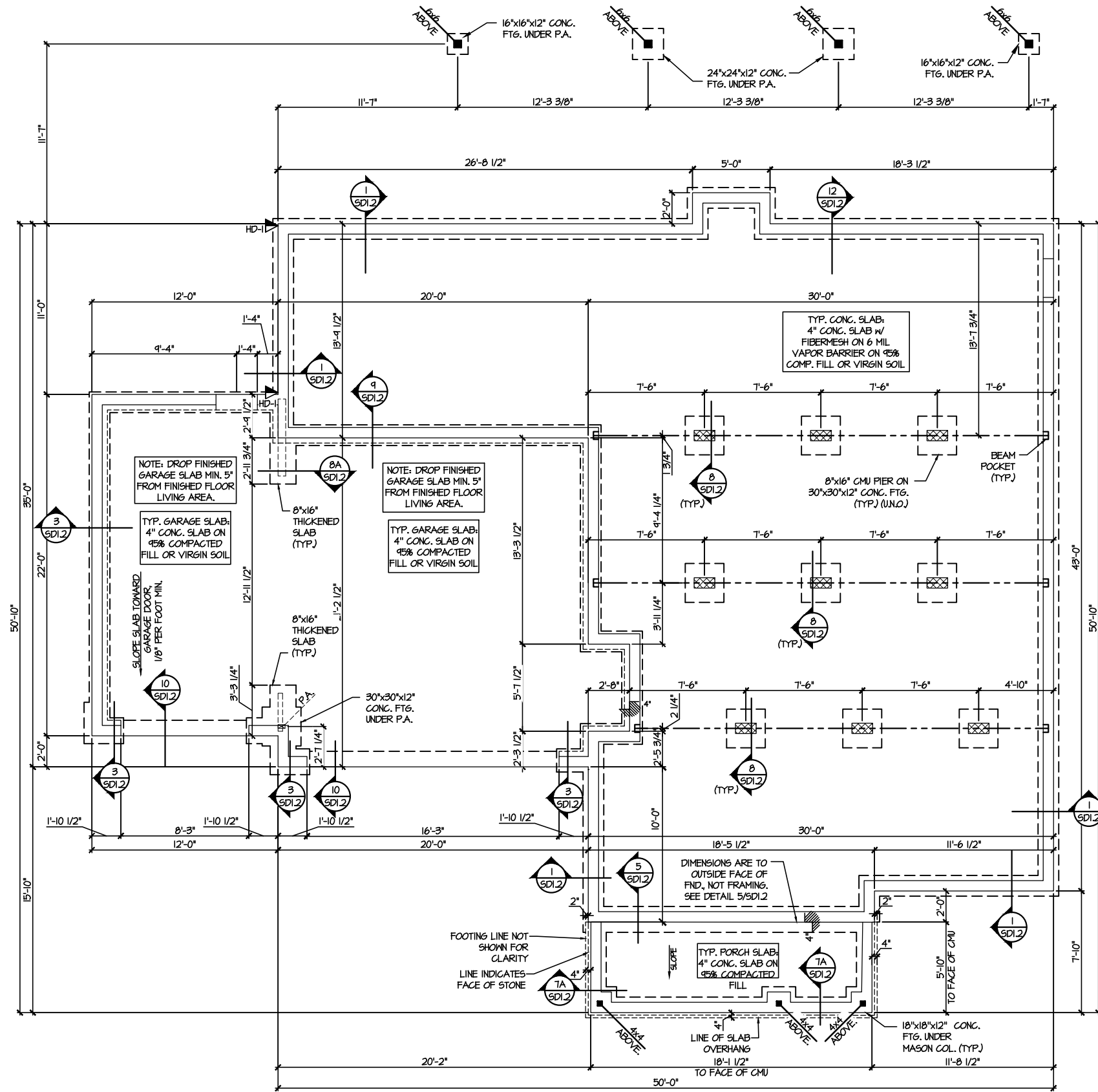
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126-23047  
project mgr: JTR  
drawn by: JAD  
issue date: 05-10-24

REVISIONS:  
date: initial:



FOUNDATION PLANS  
HONEYCUTT HILLS  
LOT 27 - TOWNSEND 3  
RALEIGH, NC

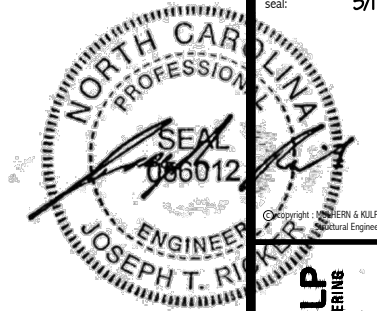
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**1 CRAWL SPACE FOUNDATION PLAN**  
SCALE: 1/8"=1'-0"

LEGEND	
	INTERIOR BEARING WALL
	BEARING WALL ABOVE
	BEAM / HEADER
	INDICATES SHEAR WALL & EXTENT
	EXTENT OF OVERFRAMING
	J.I. 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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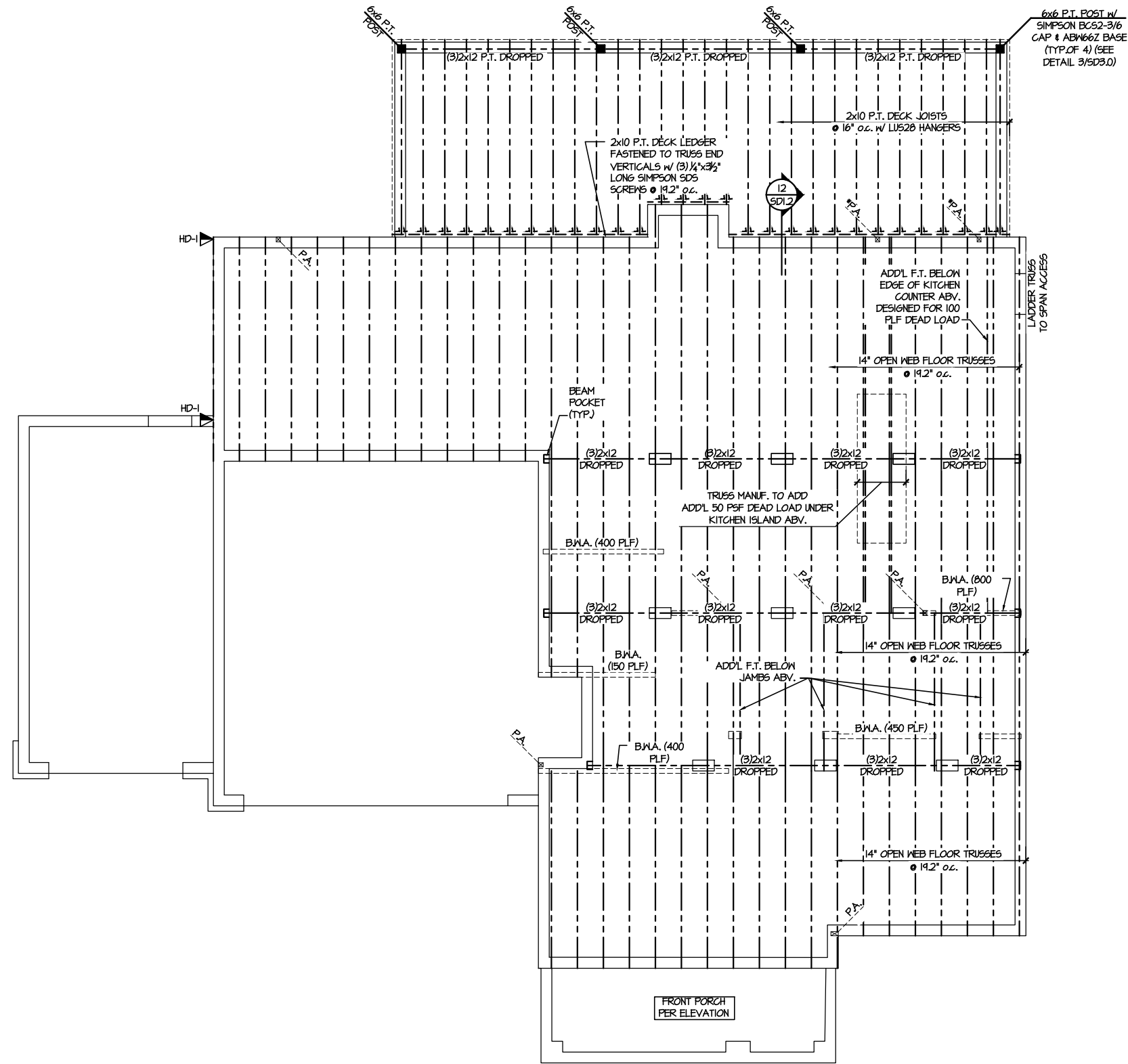
M&K project number:  
126-23047  
project mgr: JTR  
drawn by: JAD  
issue date: 05-10-24

REVISIONS:  
date: initial:



FLOOR FRAMING PLANS  
HONEYCUTT HILLS  
LOT 27 - TOWNSEND 3  
RALEIGH, NC

sheet:  
**S2.0**

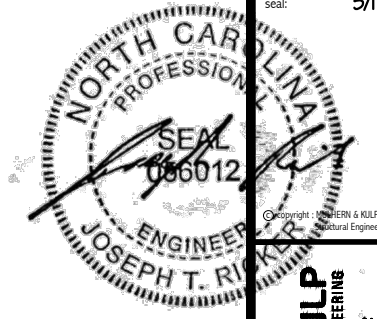


**1** 1ST FLOOR FRAMING PLAN  
SCALE: 1/8"=1'-0"

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

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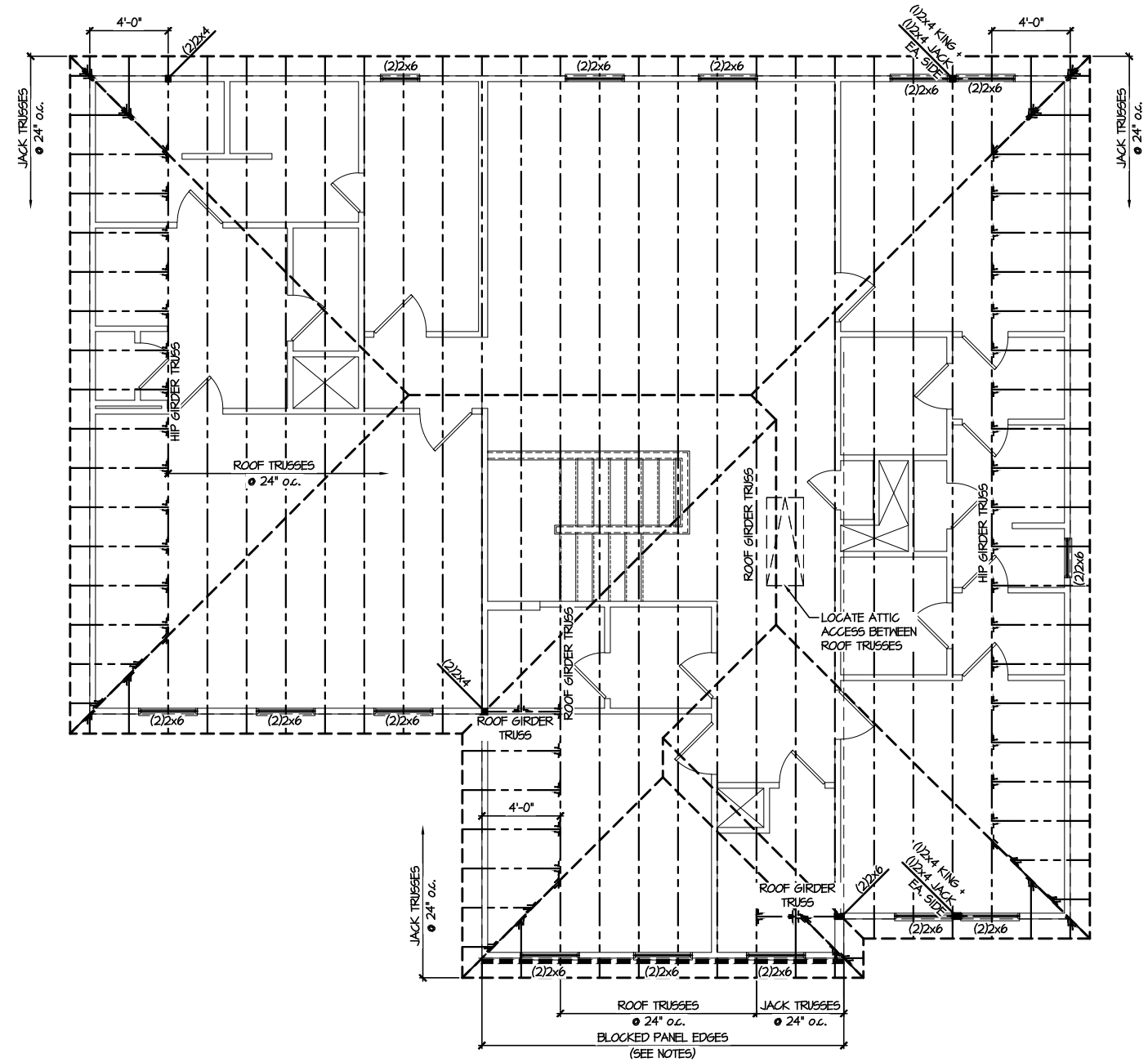
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REVISIONS:  
date: initial:

**DRB**  
**HOMES**

ROOF FRAMING PLANS  
HONEYCUTT HILLS  
LOT 27 - TOWNSEND 3  
RALEIGH, NC

sheet:  
**S4.0**

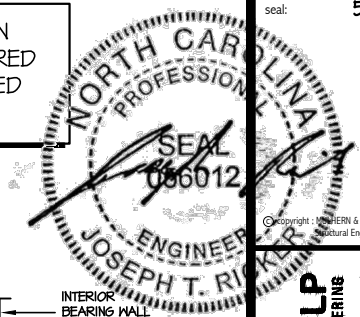


**1 ROOF FRAMING PLAN**  
SCALE: 1/8"=1'-0"

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.

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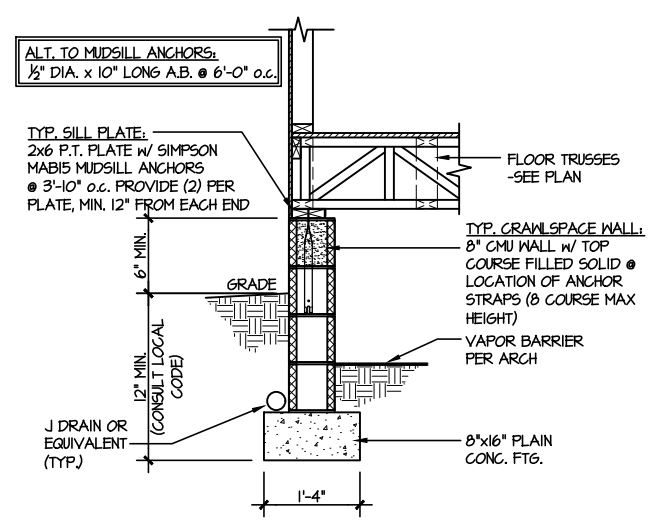
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HOMES

FOUNDATION DETAILS  
HONEYCUTT HILLS  
LOT 27 - TOWNSEND 3  
RALEIGH, NC

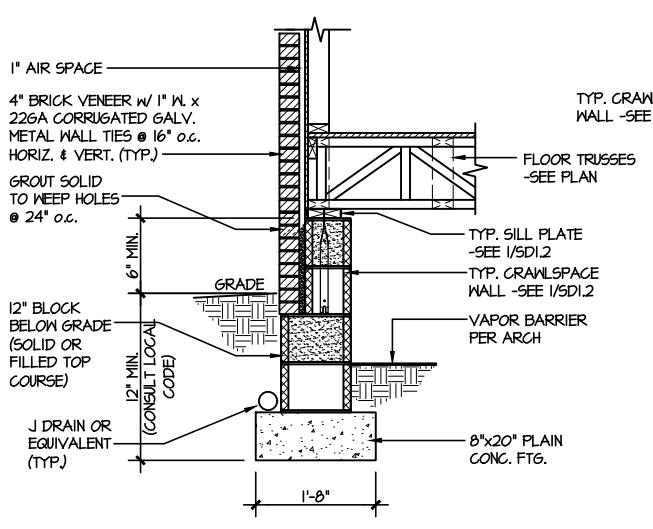
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LETTERED DETAILS ARE TYPICAL FOR THIS HOME & SHALL BE IMPLEMENTED IN ALL APPLICABLE AREAS. THESE DETAILS ARE NOT "CUT" ON THE PLANS.

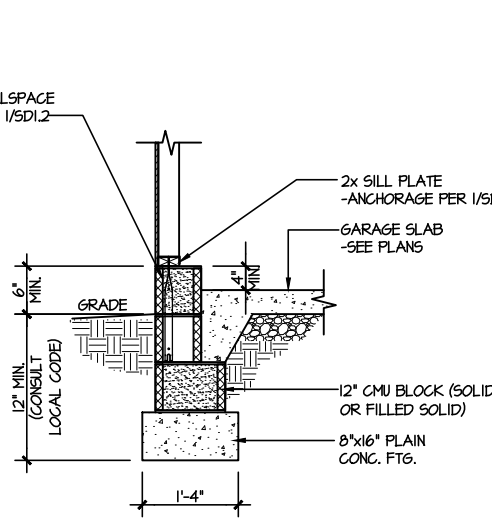
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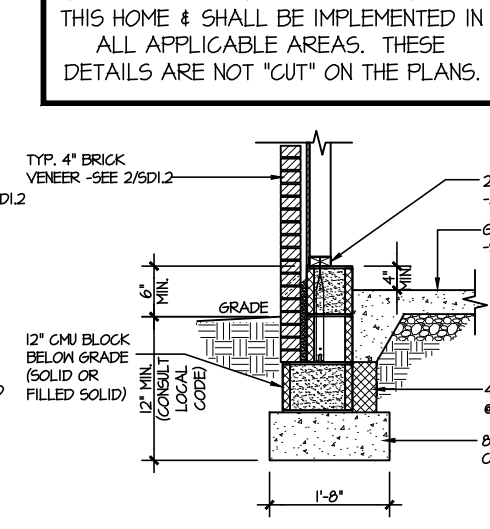
**1** TYPICAL CRAWLSPACE FOUNDATION  
SCALE: 3/8"=1'-0"



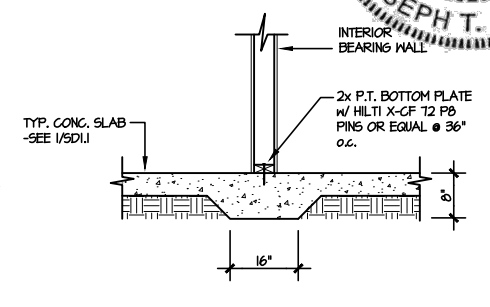
**2** TYPICAL CRAWLSPACE FOUNDATION  
SCALE: 3/8"=1'-0" W/ BRICK VENEER



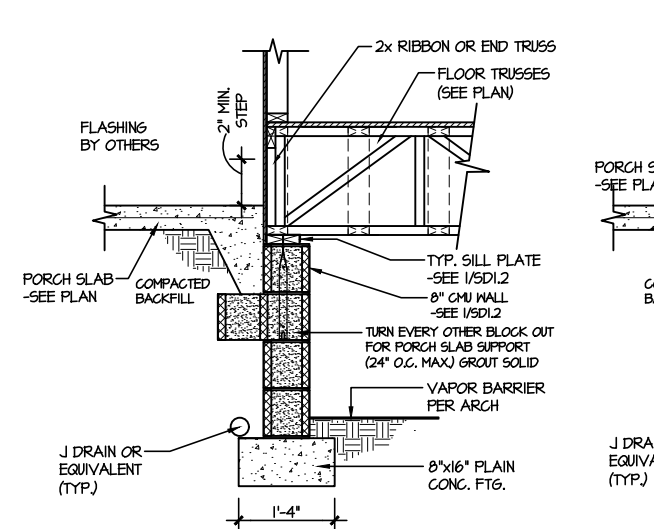
**3** TYPICAL GARAGE FOUNDATION  
SCALE: 3/8"=1'-0"



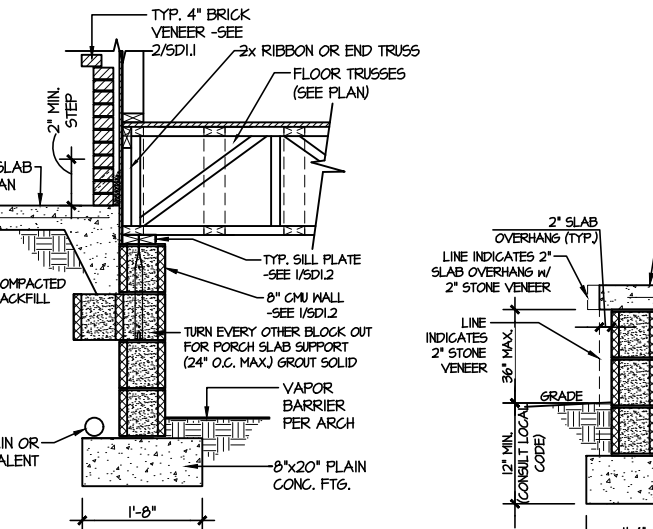
**4** TYPICAL GARAGE FOUNDATION  
SCALE: 3/8"=1'-0" W/ BRICK VENEER



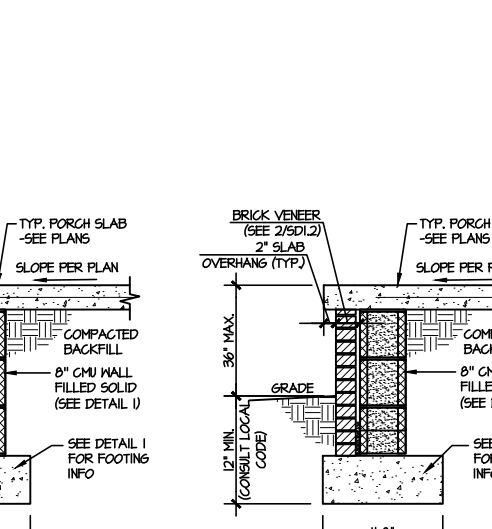
**8A** TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL  
SCALE: 3/8"=1'-0"



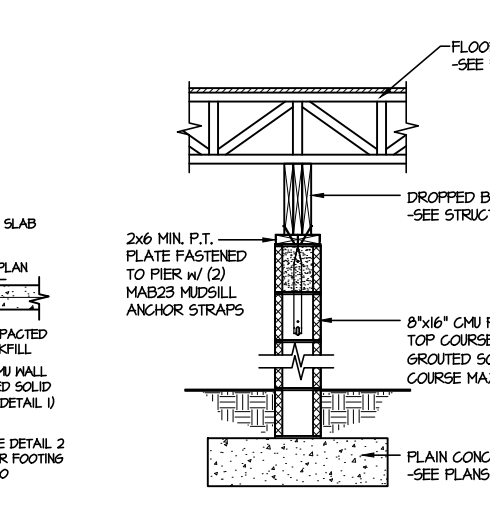
**5** TYPICAL CRAWLSPACE FOUNDATION @ PORCH/PATIO SLAB  
SCALE: 3/8"=1'-0"  
(REFER TO DETAIL 12 FOR WOOD PORCH OPTION)



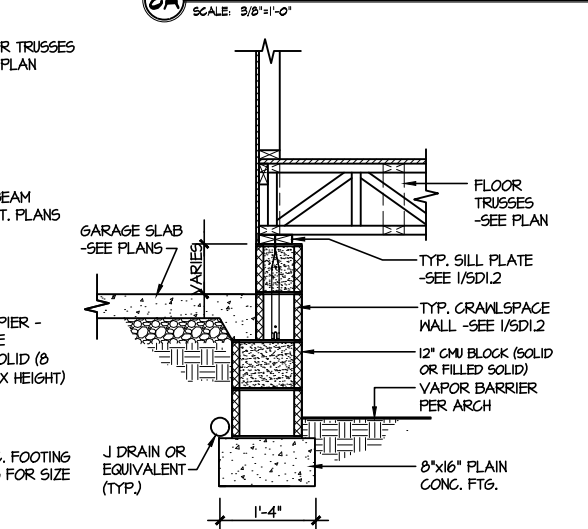
**6** TYPICAL CRAWLSPACE FOUNDATION @ PORCH/PATIO SLAB  
SCALE: 3/8"=1'-0" W/ BRICK VENEER



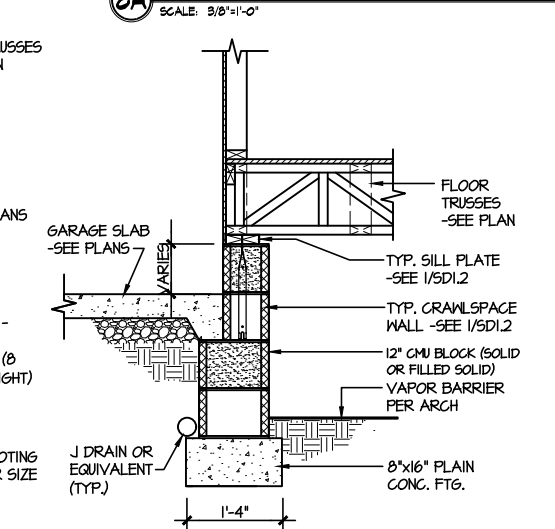
**7A** TYP. FOOTING @ PORCH SLAB  
SCALE: 3/8"=1'-0"



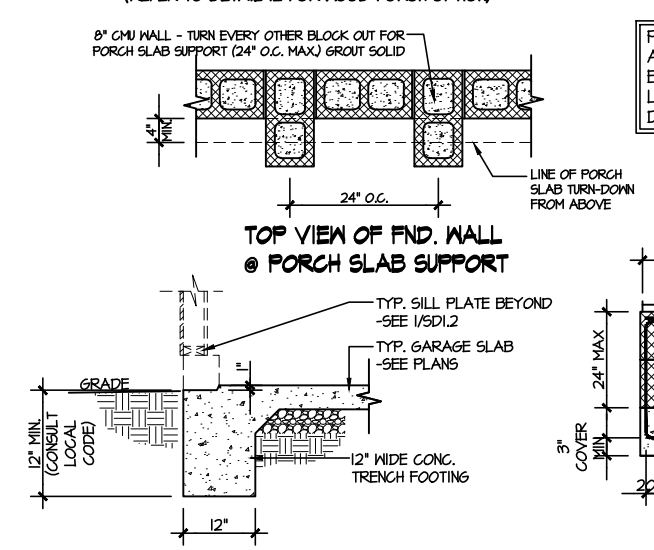
**7B** TYP. FOOTING @ PORCH SLAB  
SCALE: 3/8"=1'-0" W/ BRICK VENEER



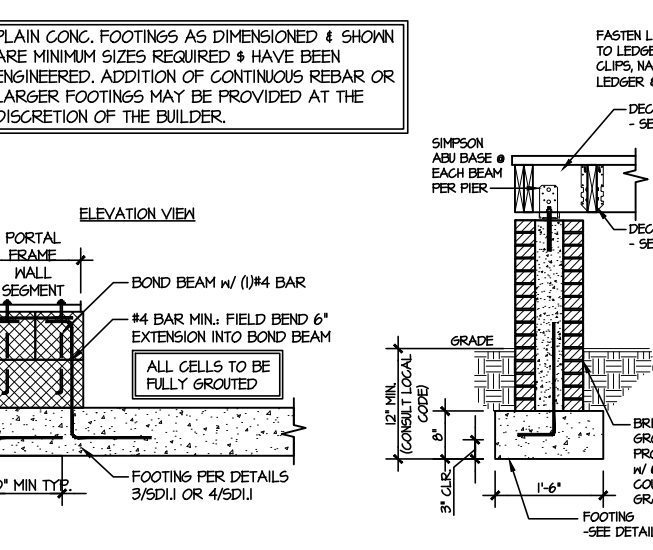
**8** TYPICAL CRAWLSPACE FND. @ INTERIOR PIER  
SCALE: 3/8"=1'-0"



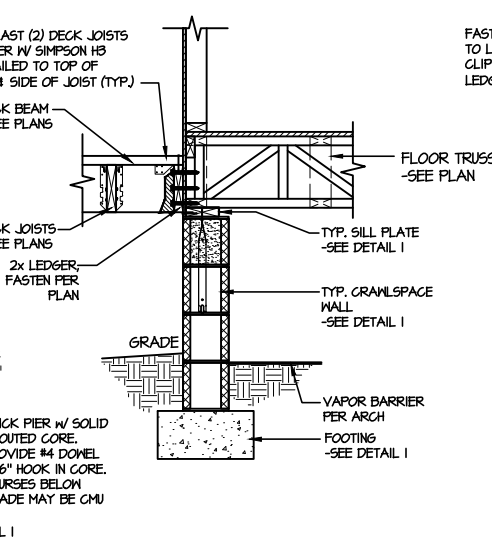
**9** TYPICAL CRAWLSPACE FOUNDATION @ GARAGE  
SCALE: 3/8"=1'-0"



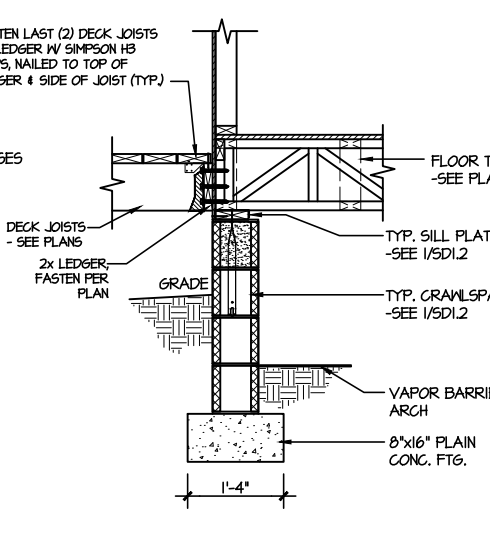
**10** TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING  
SCALE: 3/8"=1'-0"



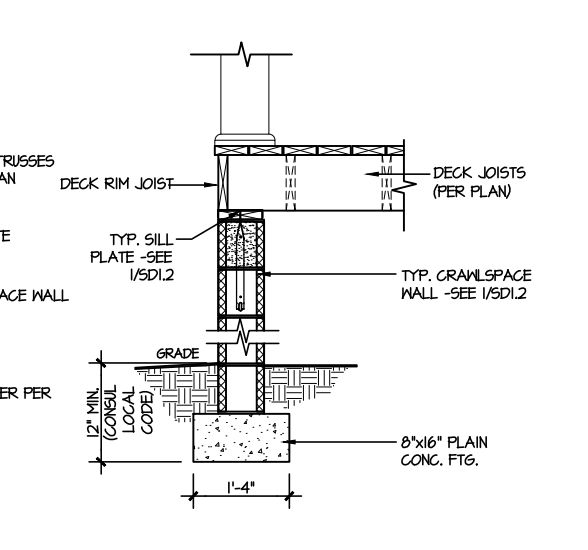
**A** GARAGE PORTAL FRAME STEM WALL REINFORCEMENT  
SCALE: 3/8"=1'-0"



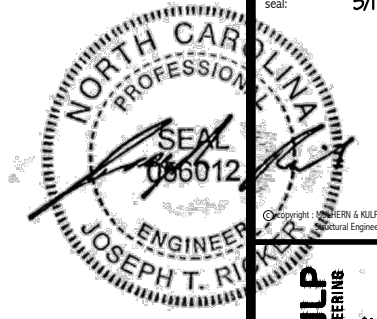
**11** TYPICAL CRAWLSPACE FOUNDATION @ WOOD PORCH/DECK W/ PIERS  
SCALE: 3/8"=1'-0"



**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"



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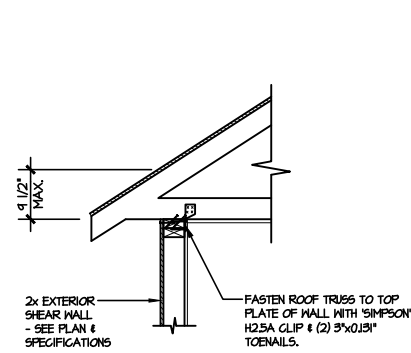
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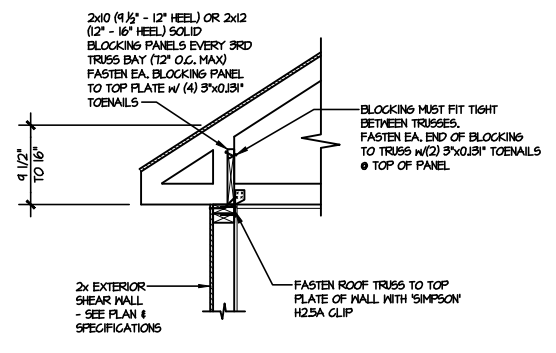
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FRAMING DETAILS  
HONEYCUTT HILLS  
LOT 27 - TOWNSEND 3  
RALEIGH, NC

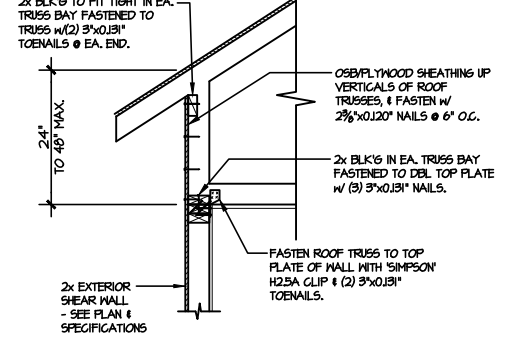
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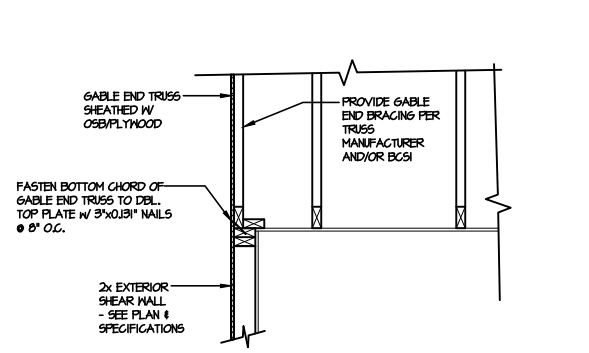
**(A1) TYPICAL SHEAR TRANSFER DETAIL @ ROOF**  
SCALE: 3/8"=1'-0"  
HEEL HEIGHT LESS THAN 9 1/2"  
NO BLOCKING REQ'D



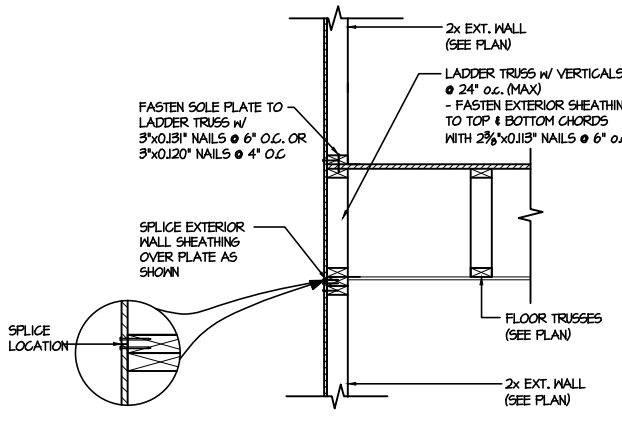
**(A2) TYPICAL SHEAR TRANSFER DETAIL @ ROOF**  
SCALE: 3/8"=1'-0"  
HEEL HEIGHT BETWEEN 9 1/2" - 16"  
BLOCKING REQ'D



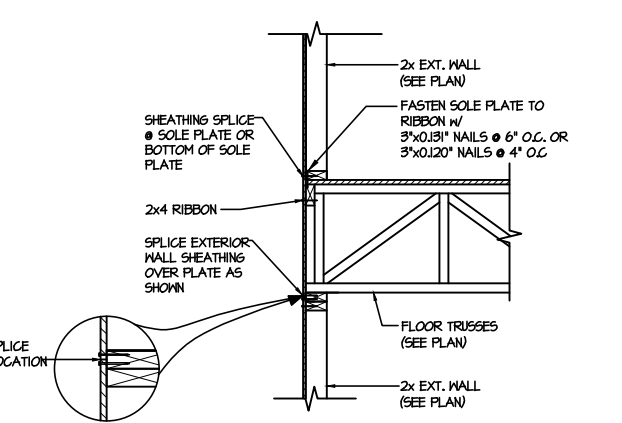
**(A3) TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS**  
SCALE: 3/8"=1'-0"  
HEEL HEIGHT UP TO 48" MAX.



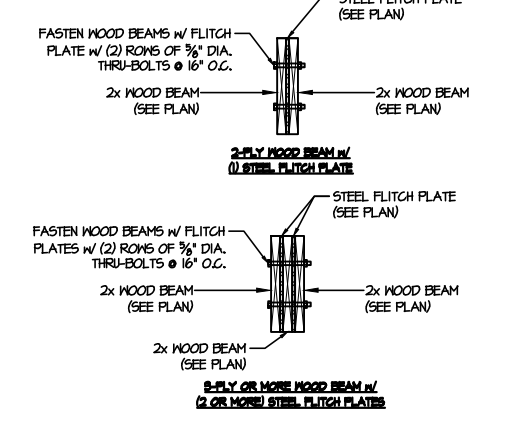
**(B) TYPICAL GABLE END DETAIL**  
SCALE: 3/8"=1'-0"



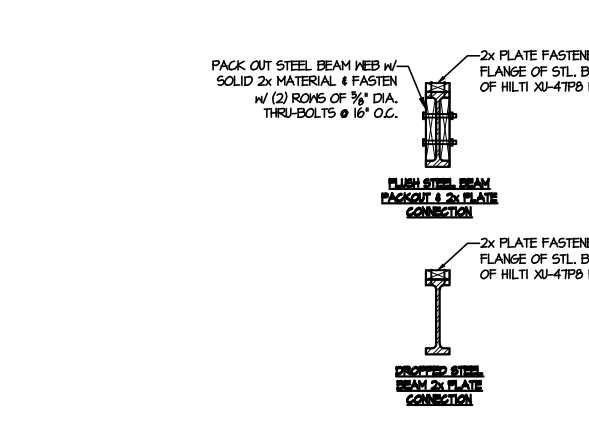
**(C1) TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL**  
SCALE: 3/8"=1'-0"  
PARALLEL FRMS



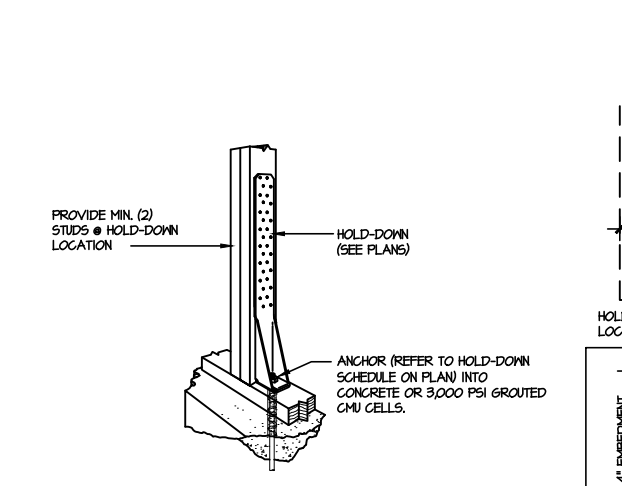
**(C2) TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL**  
SCALE: 3/8"=1'-0"  
PERPENDICULAR FRMS



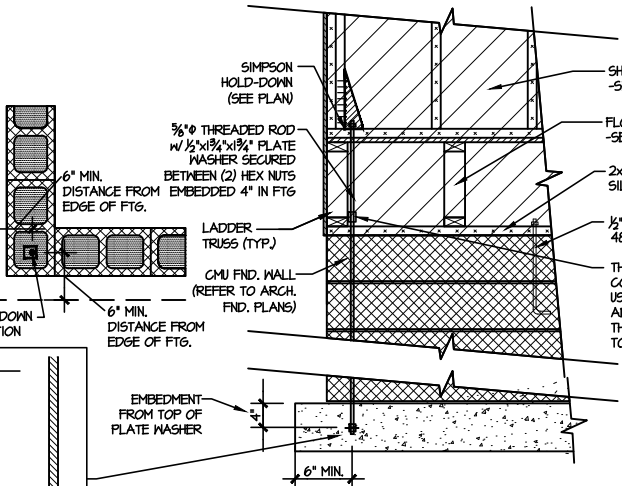
**(D) TYPICAL FLITCH BEAM CONNECTION DETAIL**  
SCALE: 3/4"=1'-0"



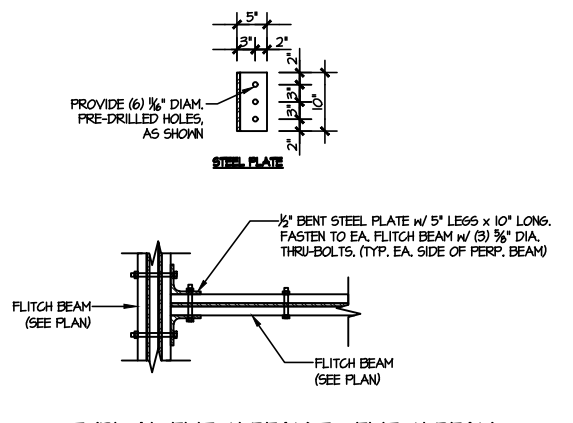
**(E) TYPICAL STEEL BEAM CONNECTION DETAIL**  
SCALE: 3/4"=1'-0"



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



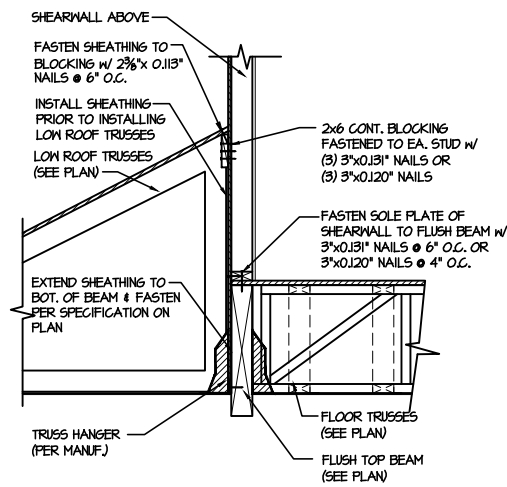
**(F2) TYPICAL CMU FOUNDATION HOLD-DOWN INSTALLATION**  
SCALE: N.T.S. (CORNER SHOWN - APPLICABLE TO ALL CONDITIONS)



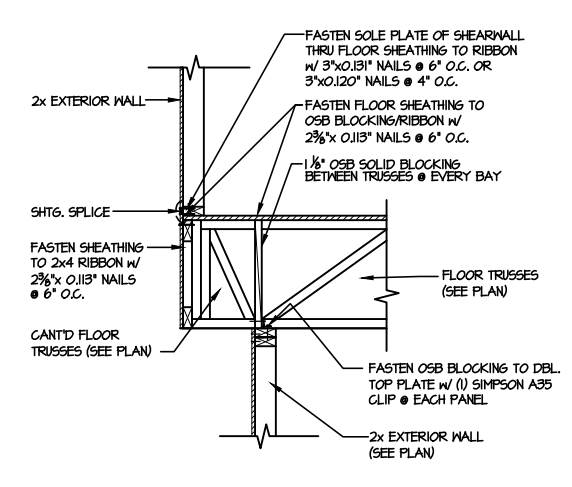
**(I) TYPICAL FLITCH BEAM TO FLITCH BEAM CONNECTION DETAIL**  
SCALE: 3/4"=1'-0"

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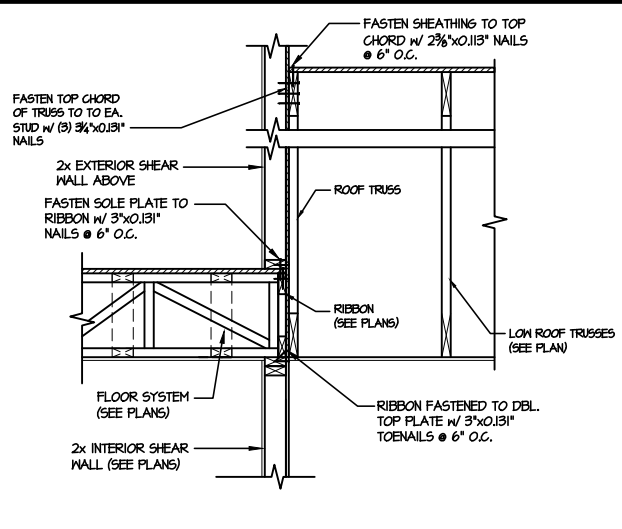
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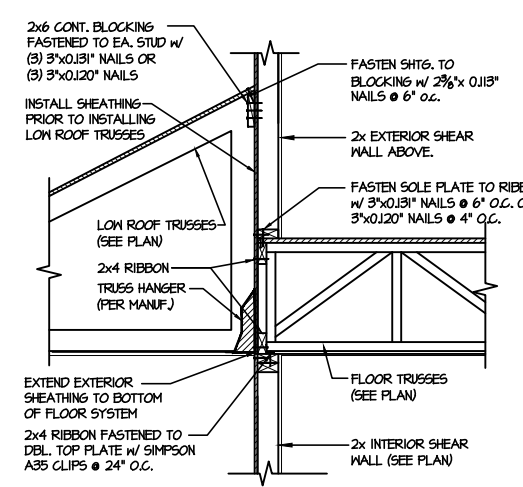
**1 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE**  
SCALE: 3/4"=1'-0"



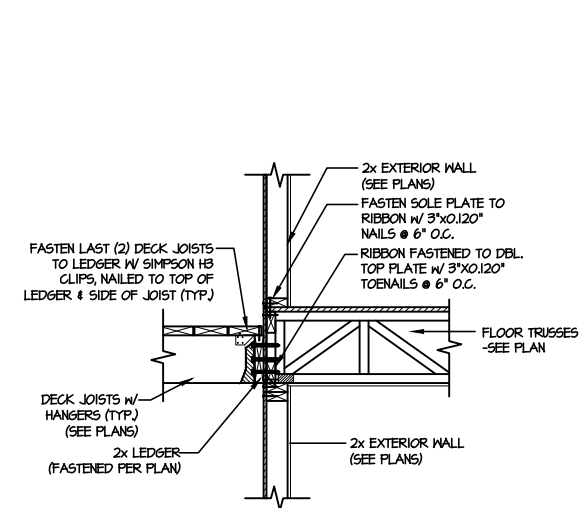
**2 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL**  
SCALE: 3/4"=1'-0"



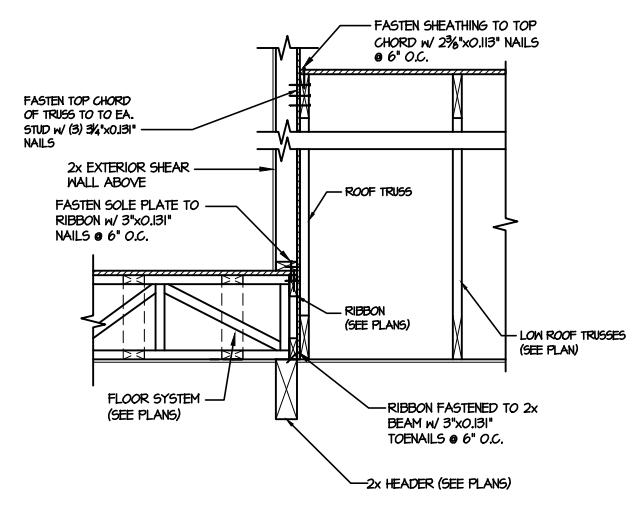
**3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL**  
SCALE: 3/4"=1'-0"



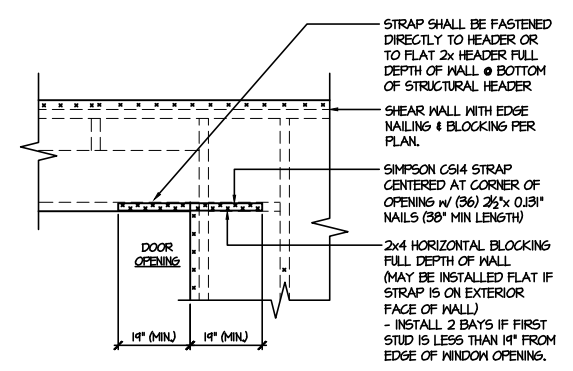
**4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL**  
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



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

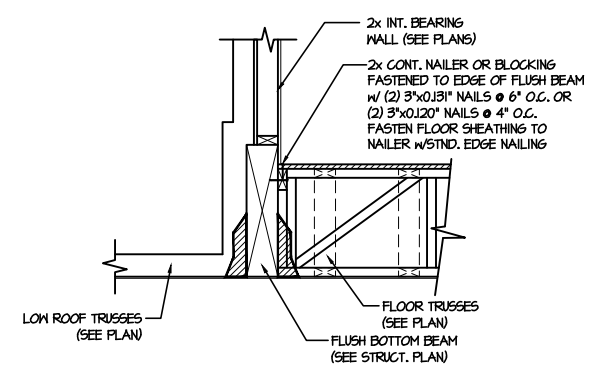


**6 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL**  
SCALE: 3/4"=1'-0"

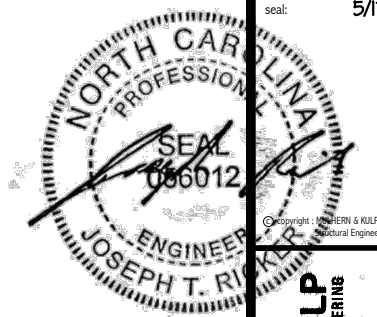


**7 TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION**  
SCALE: NTS

- 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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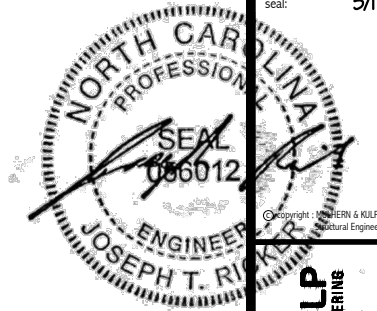
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**DRB HOMES**

FRAMING DETAILS  
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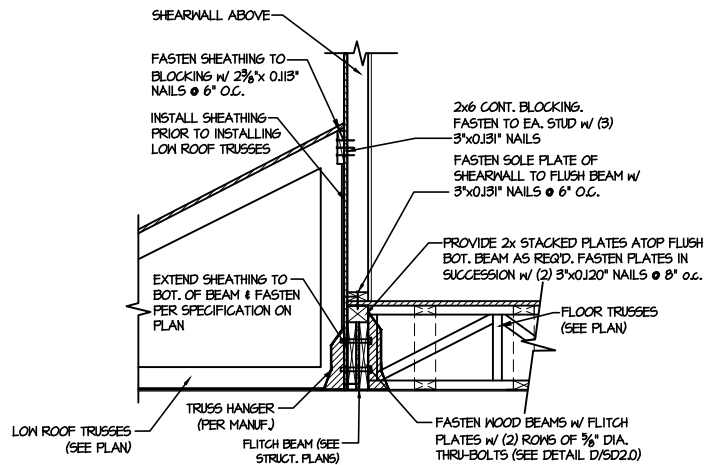
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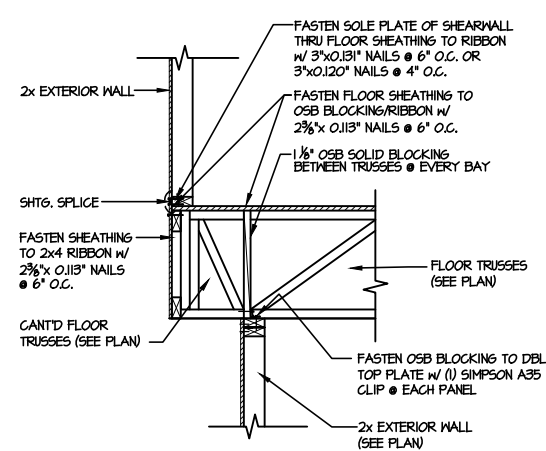
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LOT 27 - TOWNSEND 3  
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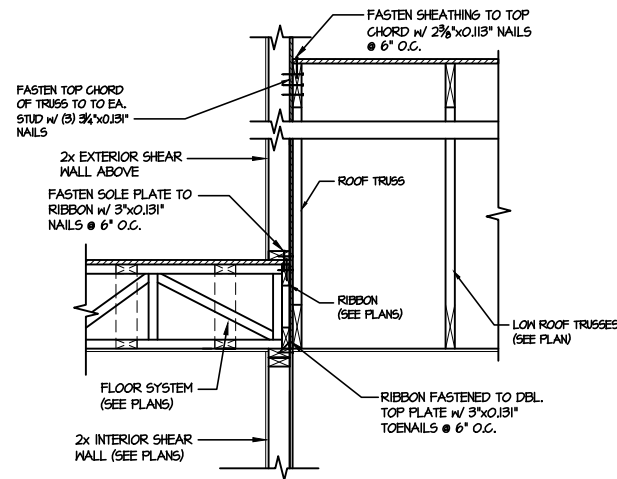
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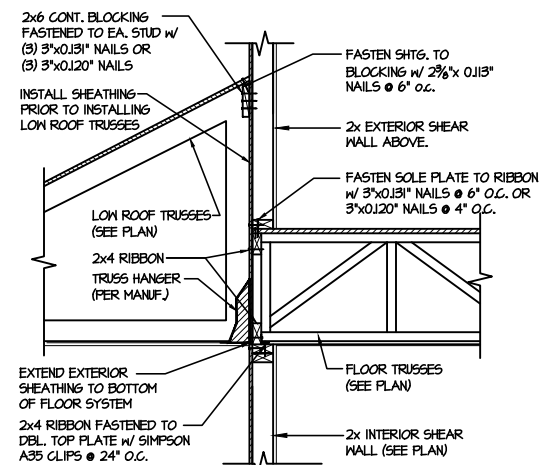
1 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



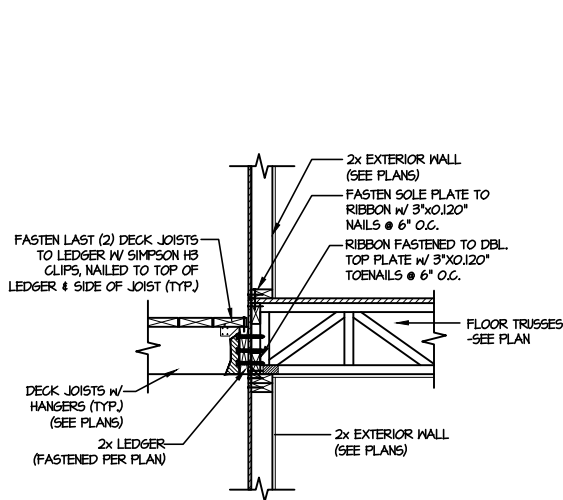
2 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL  
SCALE: 3/4"=1'-0"



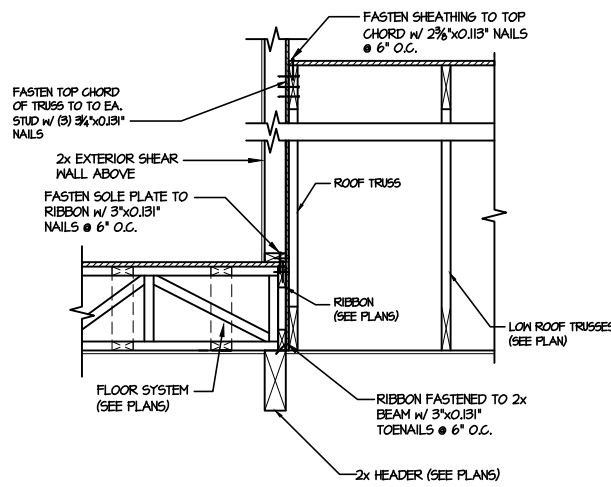
3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL  
SCALE: 3/4"=1'-0"



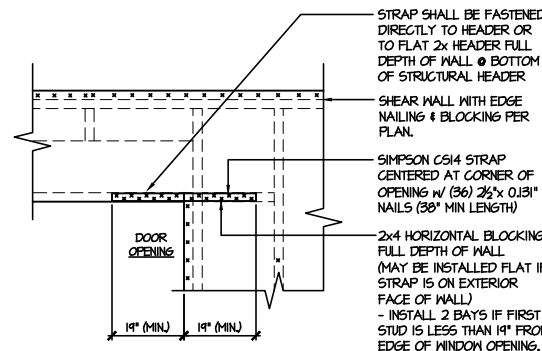
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL - PERPENDICULAR FRAMING  
SCALE: 3/4"=1'-0"



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

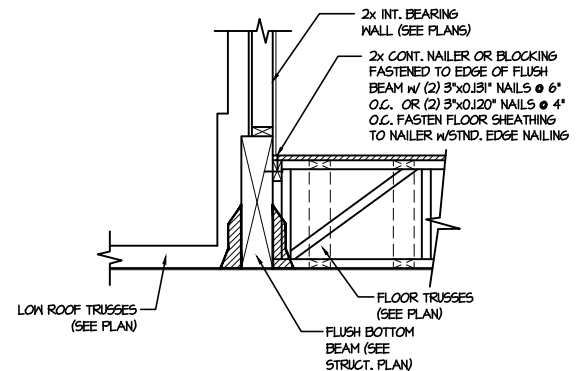


6 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL  
SCALE: 3/4"=1'-0"

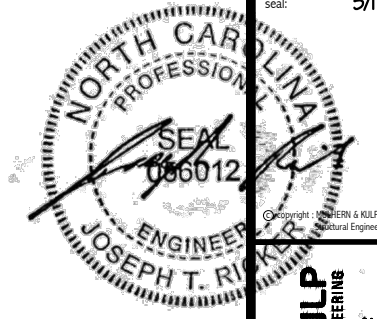


7 TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION  
SCALE: NTS

- 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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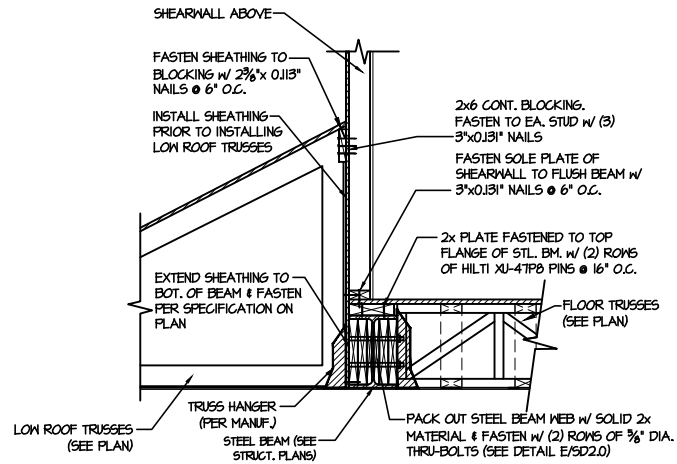
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126-23047  
project mgr: JTR  
drawn by: JAD  
issue date: 05-10-24

REVISIONS:  
date: initial:

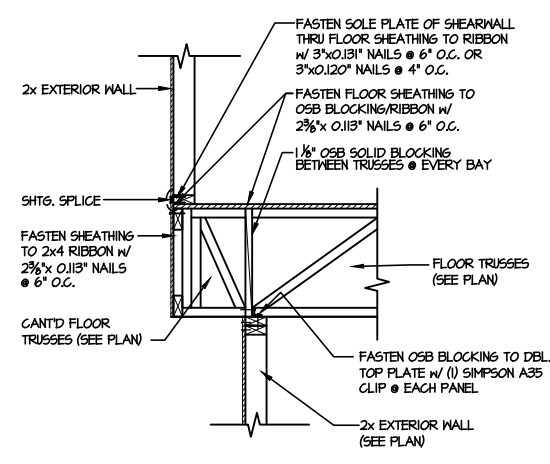
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HOMES

FRAMING DETAILS  
HONEYCUTT HILLS  
LOT 27 - TOWNSEND 3  
RALEIGH, NC

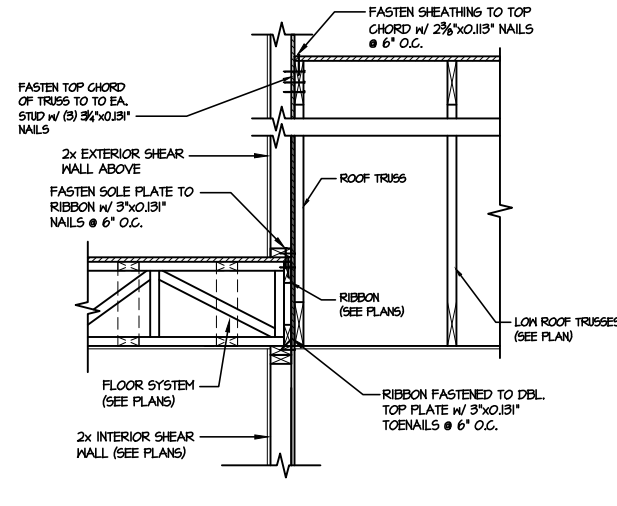
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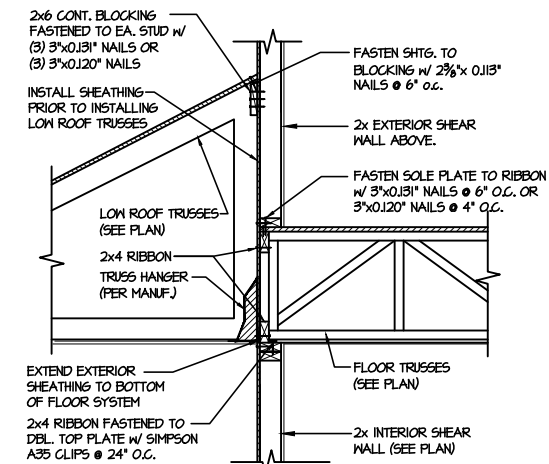
1 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



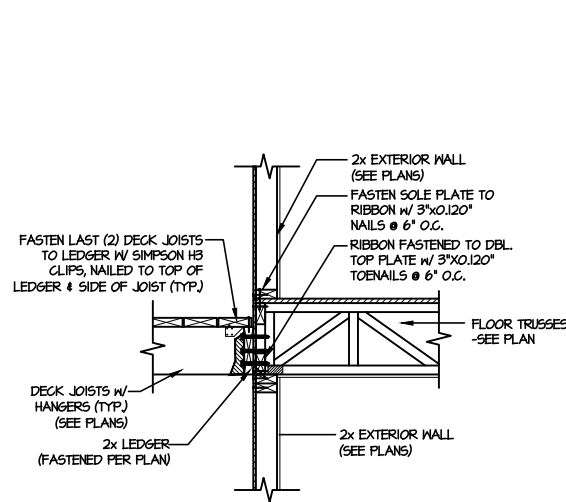
2 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL  
SCALE: 3/4"=1'-0"



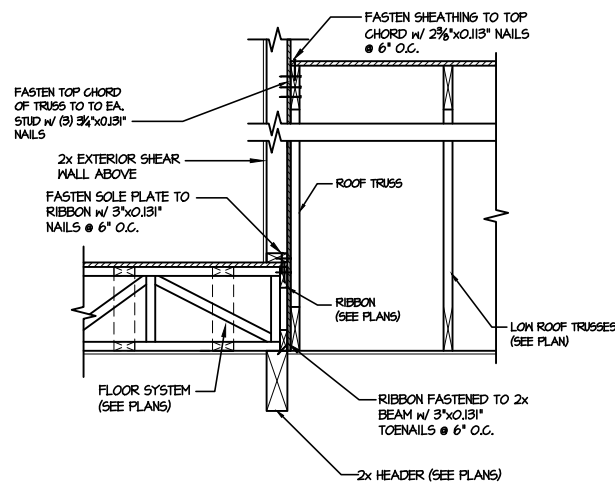
3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL  
SCALE: 3/4"=1'-0"



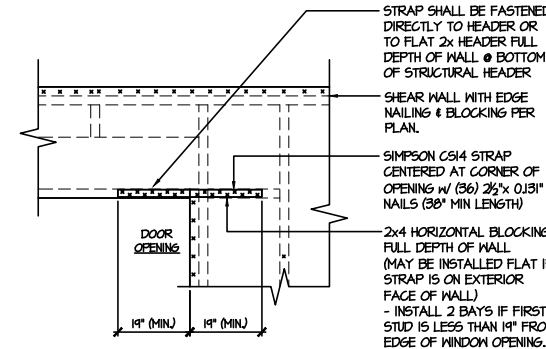
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL - PERPENDICULAR FRAMING  
SCALE: 3/4"=1'-0"



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

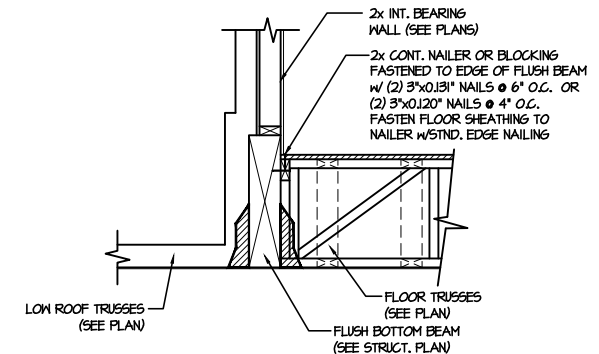


6 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL  
SCALE: 3/4"=1'-0"

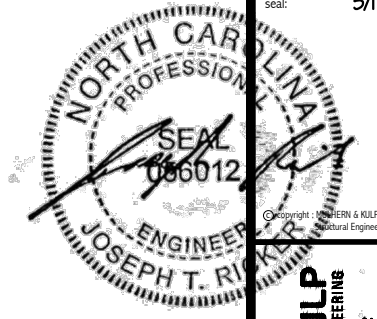


- STRAPS MAY BE INSTALLED ON EXTERIOR OR INTERIOR FACE OF WALL
- WHEN INSTALLED ON THE EXTERIOR FACE OF THE WALL, STRAPS TO BE INSTALLED ON EXTERIOR FACE OF SHTG. & MAY BE MOVED 1/2" FROM EDGE TO ALLOW FOR DOOR NAILING
- REQUIRED ONLY @ OPENINGS WHERE SPECIFIED ON PLAN

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



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



**MULHERN+KULP**  
RESIDENTIAL STRUCTURAL ENGINEERING  
3803 Beardslee Ave., Building 4 - Asheville, PA 18002  
P: 718-398-8881 • mulhern+kulp.com



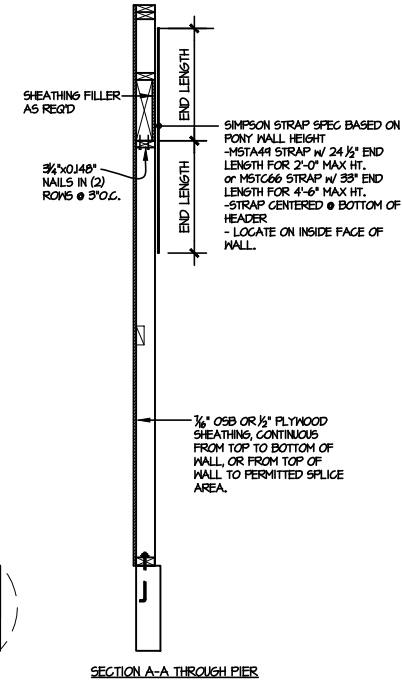
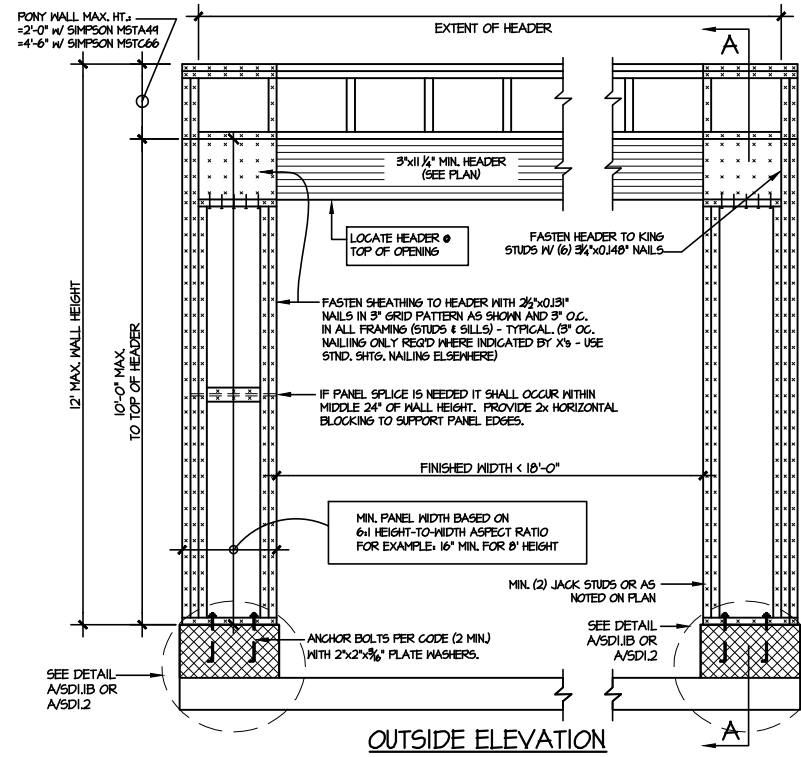
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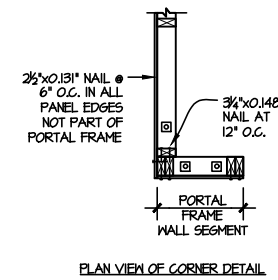
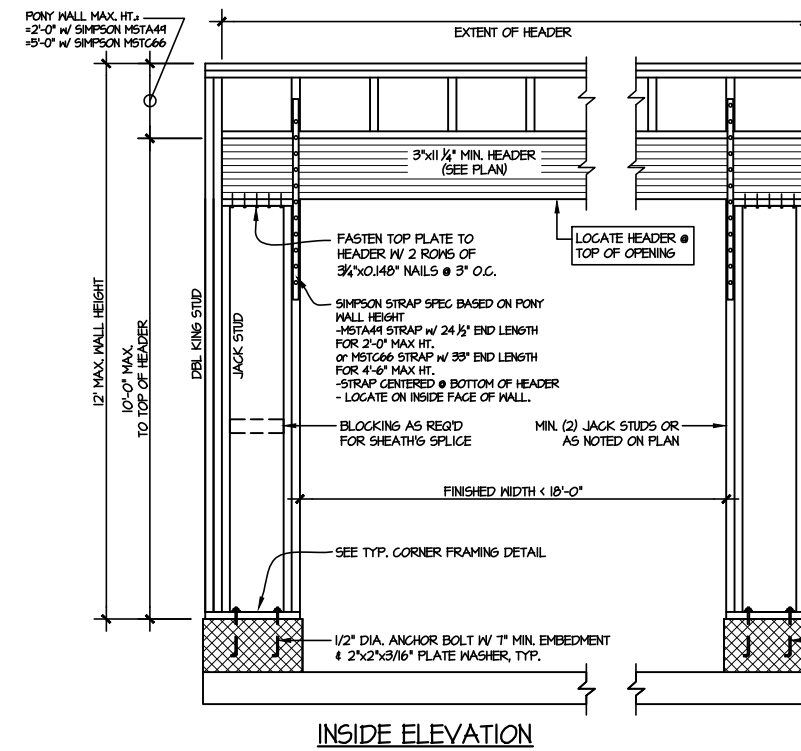
REVISIONS:  
date: initial:

**DRB**  
HOMES

FRAMING DETAILS  
HONEYCUTT HILLS  
LOT 27 - TOWNSEND 3  
RALEIGH, NC



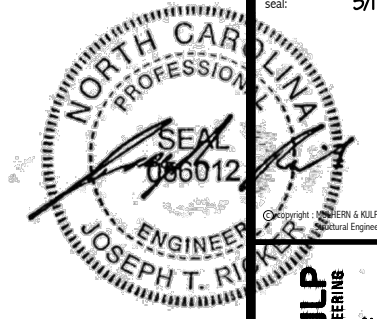
NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALL SHALL BE FULLY SHEATHED WITH 1/2" PLYWOOD OR 1/4" OSB



ALTERNATIVE TO 1/2" DIA. ANCHOR BOLT:  
1) 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 CMU STEM**

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



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M&K project number:  
126-23047

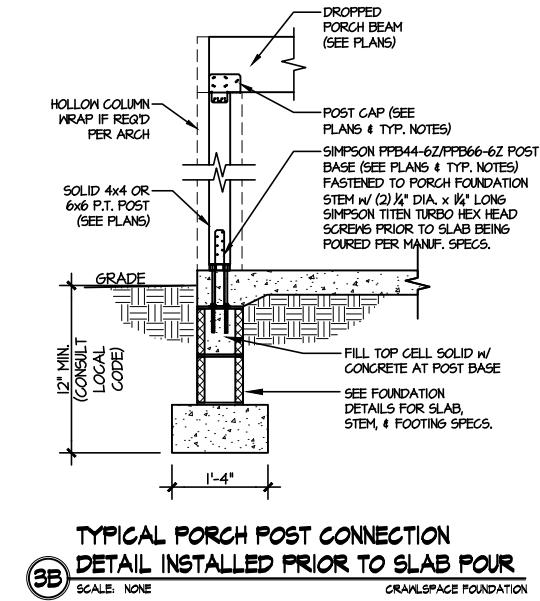
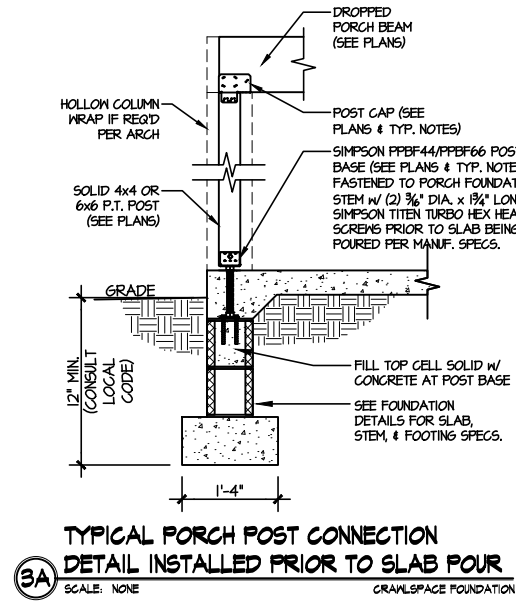
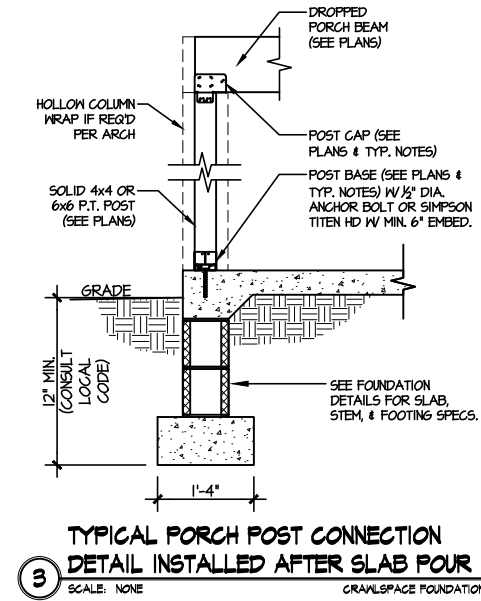
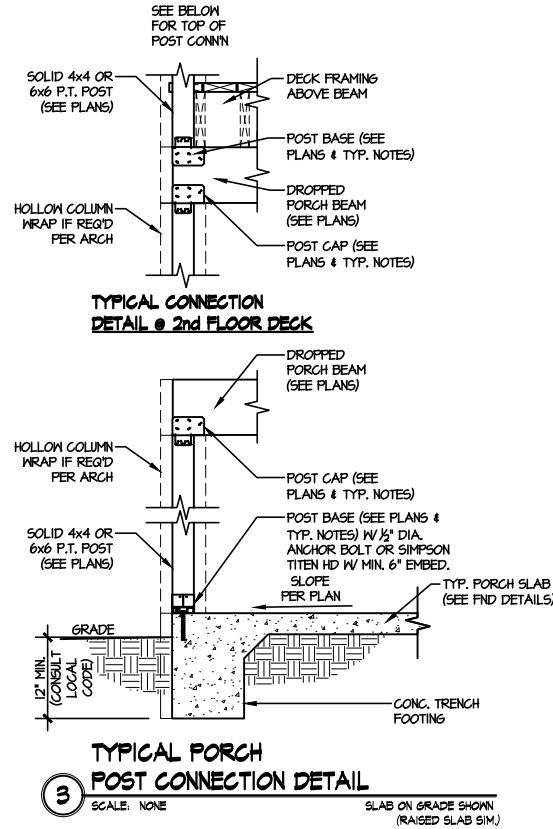
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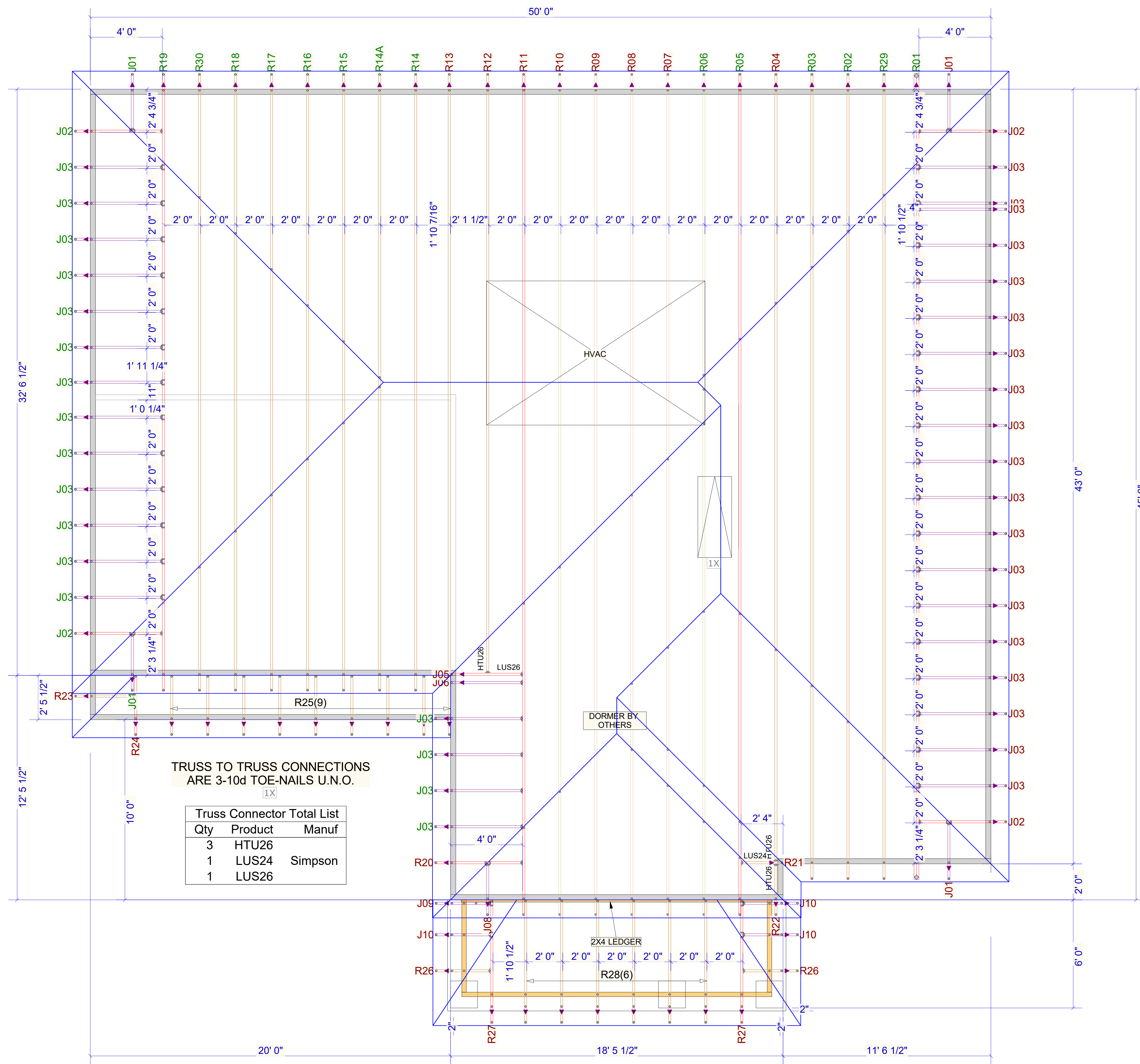
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FRAMING DETAILS  
HONEYCUTT HILLS  
LOT 27 - TOWNSEND 3  
RALEIGH, NC

sheet:  
**SD3.0**





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▲ = 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 0.0027 HONEYCUTT HILL

Plan Information:

TOWNSEND-C

ROOF

NOT TO SCALE

Date: 05/09/24

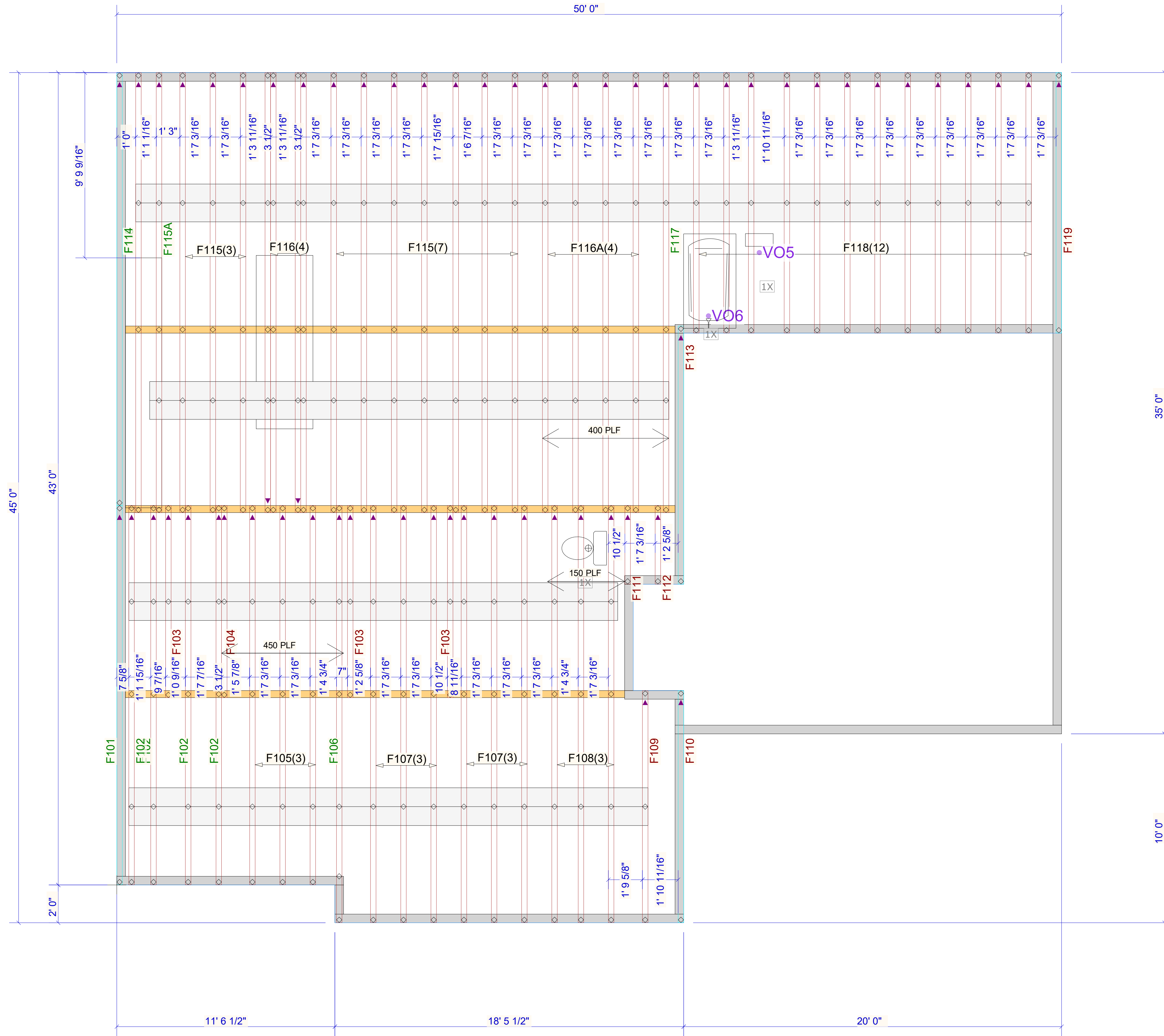
Drawn By: TAS

Job #: 24-4356-R01

Sales Rep: KYLE GIBSON  
Phone: 864-304-3282







▲ = LEFT END OF TRUSS

FOR PERMIT



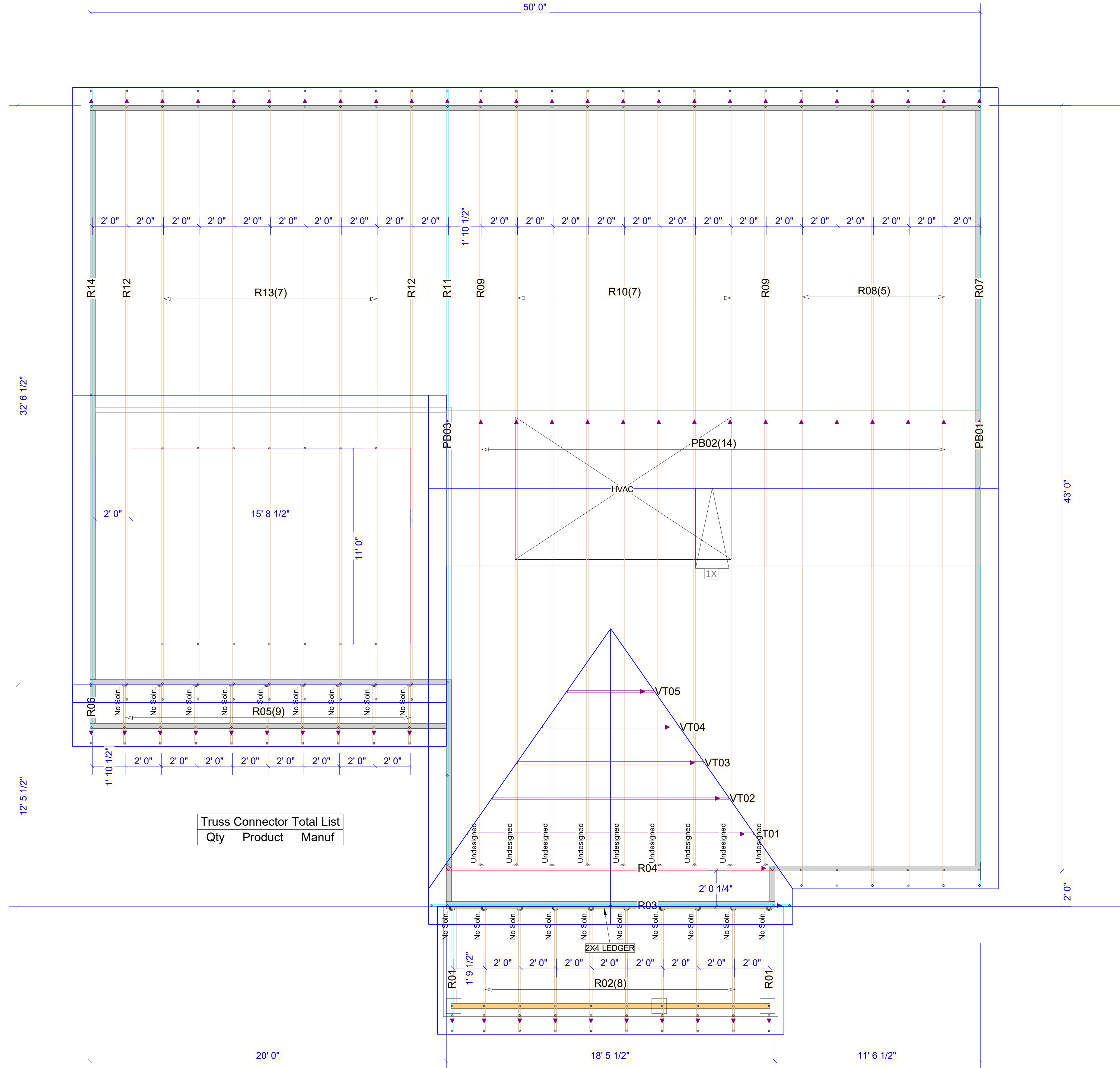
Moncks Corner/Easley, SC (800) 475-3999  
Sparta, NC (336) 372-2226

REVISIONS:

Client: DRB GROUP-RALEIGH	
Job: LOT 0.0027 HONEYCUTT HILL	
Plan Information: TOWNSEND-C	
NOT TO SCALE	Date: 05/09/24
Drawn By: TAS	Sales Rep: KYLE GIBSON
	Job #: 24-4356-F01
	Phone: 864-304-3282

FLOOR

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Truss Connector Total List		
Qty	Product	Manuf

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▲ = LEFT END OF TRUSS

FOR PERMIT

REVISIONS:



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

Client: DRB GROUP-RALEIGH

Job: LOT 0.0027 HONEYCUTT HILL

Plan Information:  
TOWNSEND-C

NOT TO SCALE

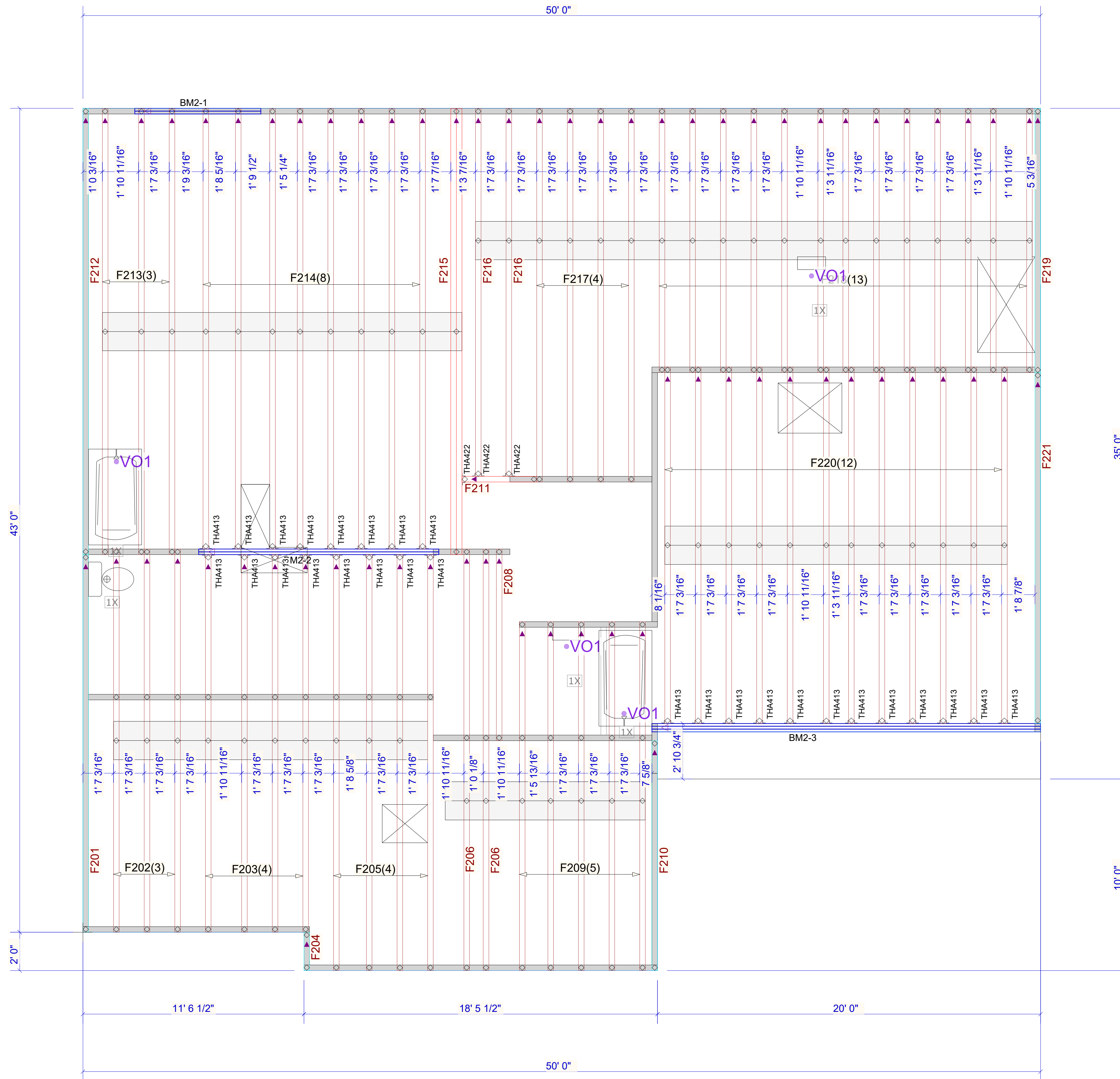
Drawn By: TAS

Date: 05/09/24

Job #: 24-4356-F02

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	22' 0"	1-3/4" x 18" VERSA-LAM® 2.0 3100 SP	3	3

Connector Summary			
Qty	Manuf	Product	Flange
28	Simpson	THA413	
3		THA422	

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

▲ = LEFT END OF TRUSS

FOR PERMIT

Client: DRB GROUP-RALEIGH  
 Job: LOT 0.0027 HONEYCUTT HILL  
 Plan Information: TOWNSEND-C

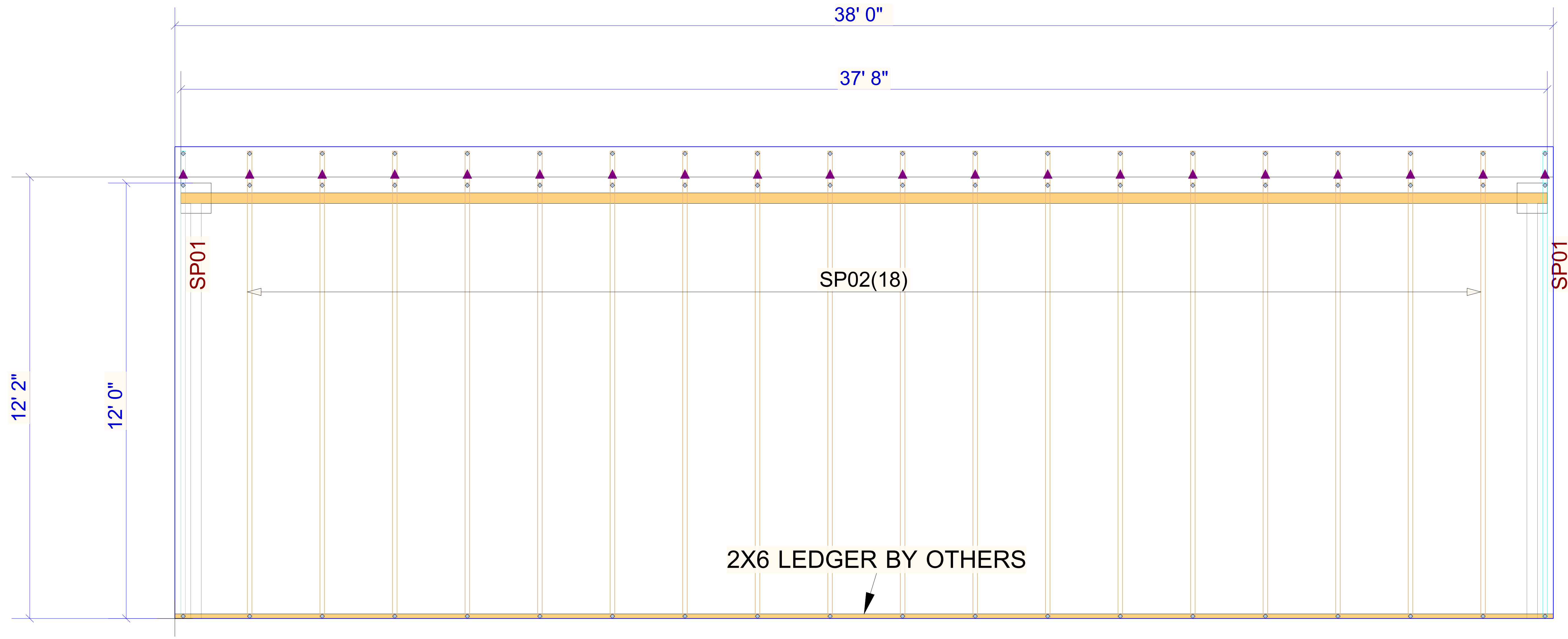
NOT TO SCALE  
 Drawn By: TAS  
 Date: 05/09/24  
 Job #: 24-4356-F02  
 Sales Rep: KYLE GIBSON  
 Phone: 864-304-3282

REVISIONS:



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▲ = LEFT END OF TRUSS

REVISIONS:



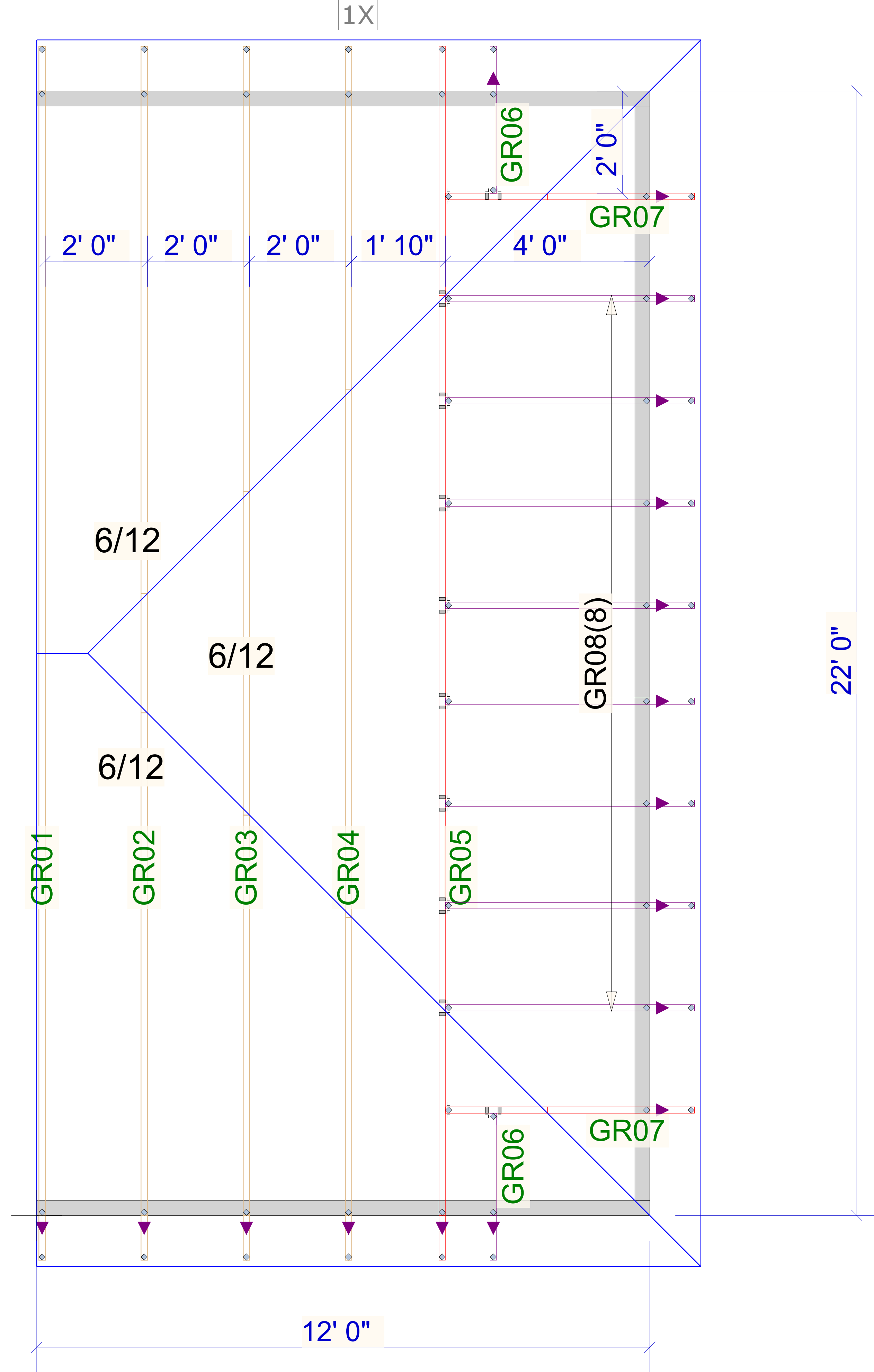
Moncks Corner/Easley, SC (800) 475-3999  
Sparta, NC (336) 372-2226

FOR PERMIT

Client: DRB GROUP-RALEIGH		ROOF	
Job: LOT 0.0027 HONEYCUTT HILL		Date: 05/09/24	
Plan Information: TOWNSEND-C		Job #: Sales Rep: KYLE GIBSON	
NOT TO SCALE		Phone: 24-4356-R01	
Drawn By: TAS			

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TRUSS TO TRUSS CONNECTIONS  
ARE 3-10d TOE-NAILS U.N.O.



▲ = LEFT END OF TRUSS

REVISIONS:



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Sparta, NC (336) 372-2226

FOR PERMIT

Client: DRB GROUP-RALEIGH

Job: LOT 0.0027 HONEYCUTT HILL

Plan Information:  
TOWNSEND-C

NOT TO SCALE

Drawn By: TAS

Date: 05/09/24

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Phone:

ROOF

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