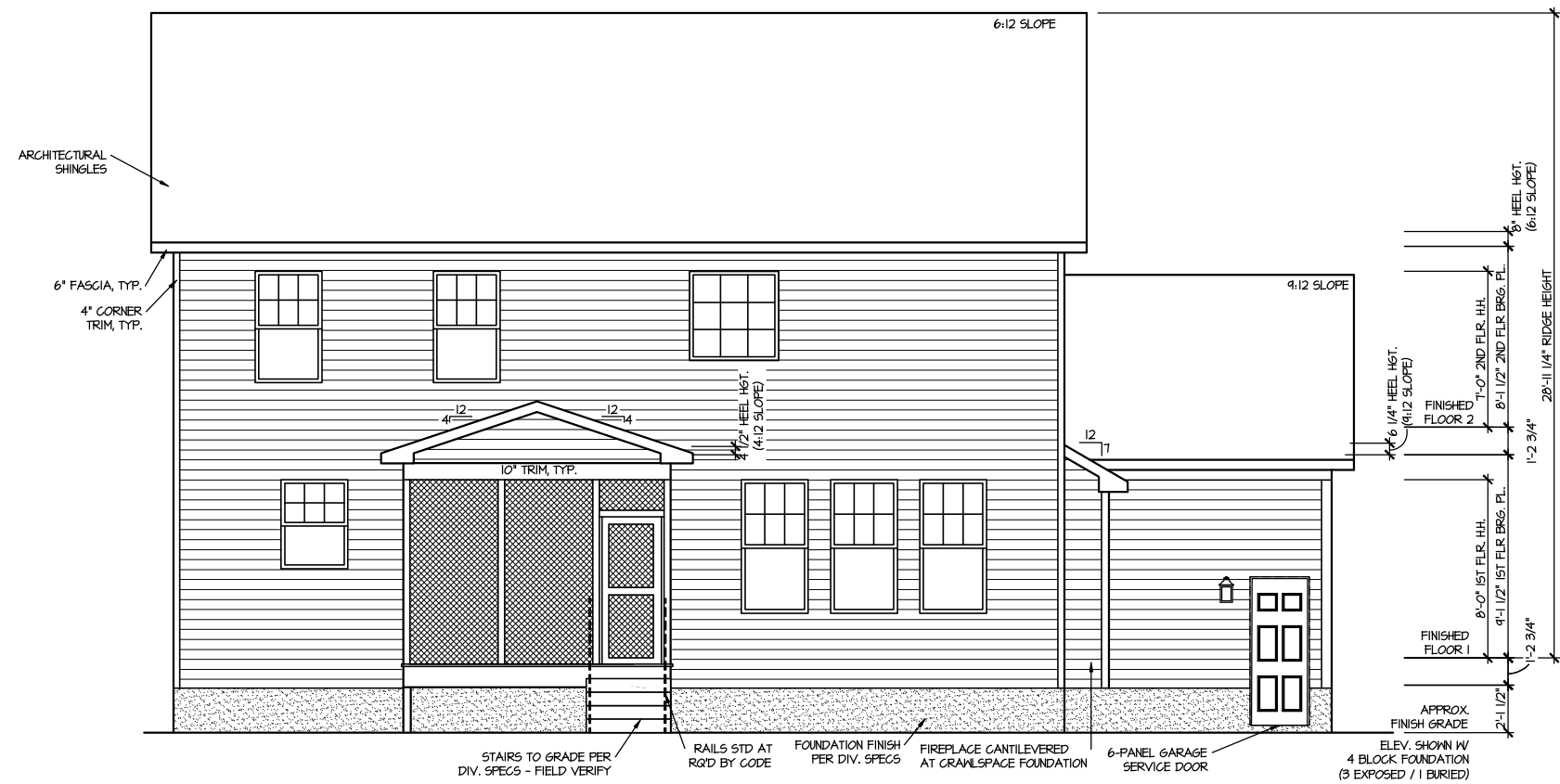


**FRONT ELEVATION 4**

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



**REAR ELEVATION 4**

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

FILE: Lot\_00.0024.dwg DATE: 9/24/2024 5:35 PM

MASTER PLAN INFORMATION	
REVISION	DATE
2-RALE	03-06-2019
	UPDATED DATE
	04-26-2024

DRAWN BY:	ITS
DATE:	09/24/2024
PLAN NO.	2695



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

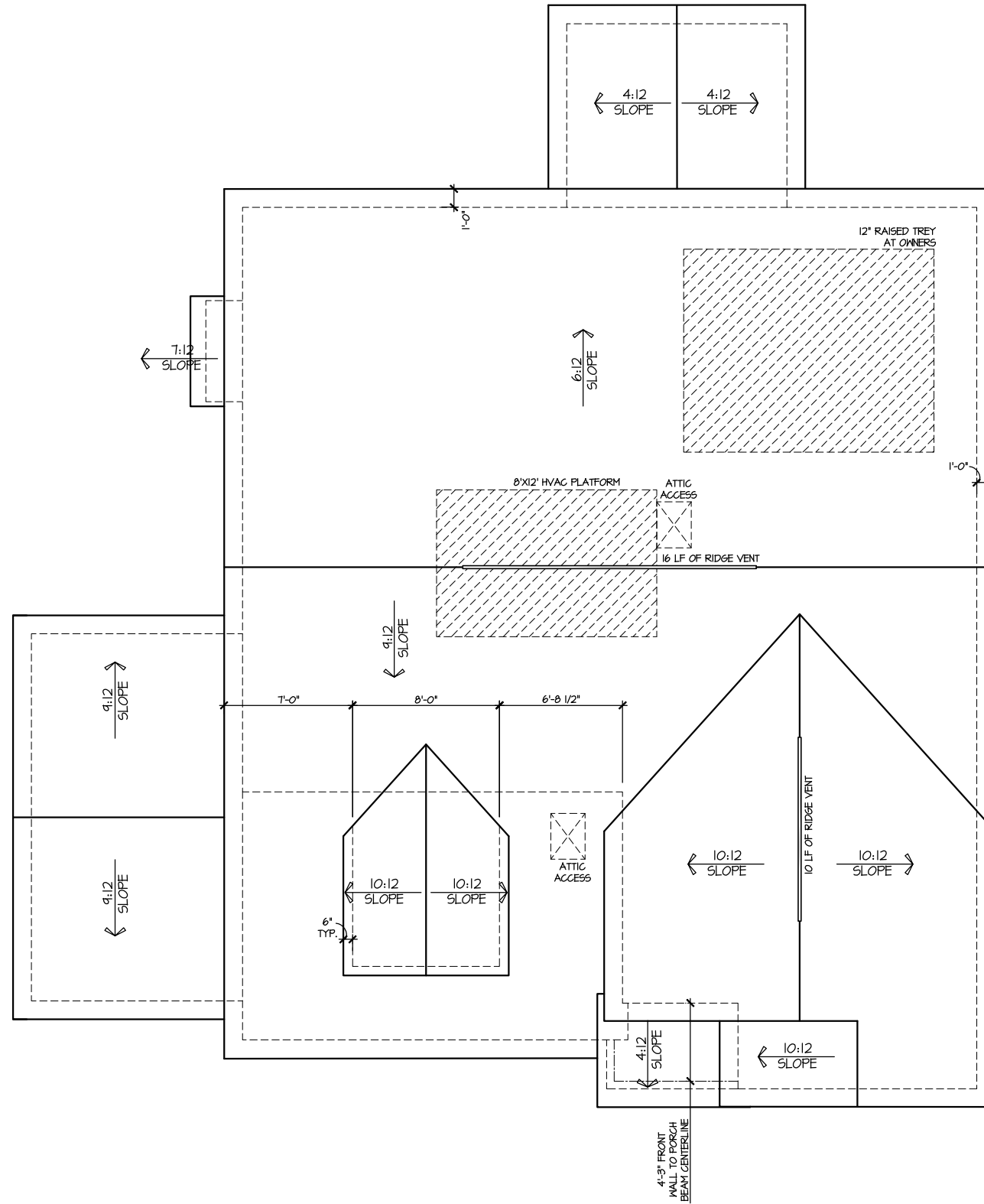
SHEET No.  
**A.1**



**ROOF VENTILATION CALCULATIONS:**

ROOF AREA = 1036 SQ. FT.  
 OVERALL REQUIRED VENTILATION:  
 1 TO 150 = 12.24 SQ. FT.  
 1 TO 300 = 6.12 SQ. FT.  
 50-80% IN TOP THIRD = 3.06- 4.90 FT. (1 TO 300)  
 NET FREE AREA OF VENTED SOFFIT = 5.1 SQ. IN / LINEAR FT.  
 NET FREE AREA OF RIDGE VENT = 10 SQ. IN/ LINEAR FT.

LOWER VENTING: (BOTTOM 2/3 RDS)  
 77 LINEAR FEET OF SOFFIT X 5.1 SQ. IN. = 3.05 SQ. FT.  
 UPPER VENTING: (TOP 1/3 RD)  
 26 LINEAR FEET OF RIDGE X 10 SQ. IN. = 3.25 SQ. FT.  
 3.25 SQ. FT. BETWEEN 50% - 80%  
 (1 TO 300 ALLOWED)  
 TOTAL ROOF VENTILATION: 6.30 SQ. FT. > 6.12 SQ. FT. (RQ'D)



**ROOF PLAN ELEV. 4**

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

FILE: Lot\_00.0024.dwg DATE: 9/24/2024 5:35 PM

UPDATED DATE  
04-26-2024

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

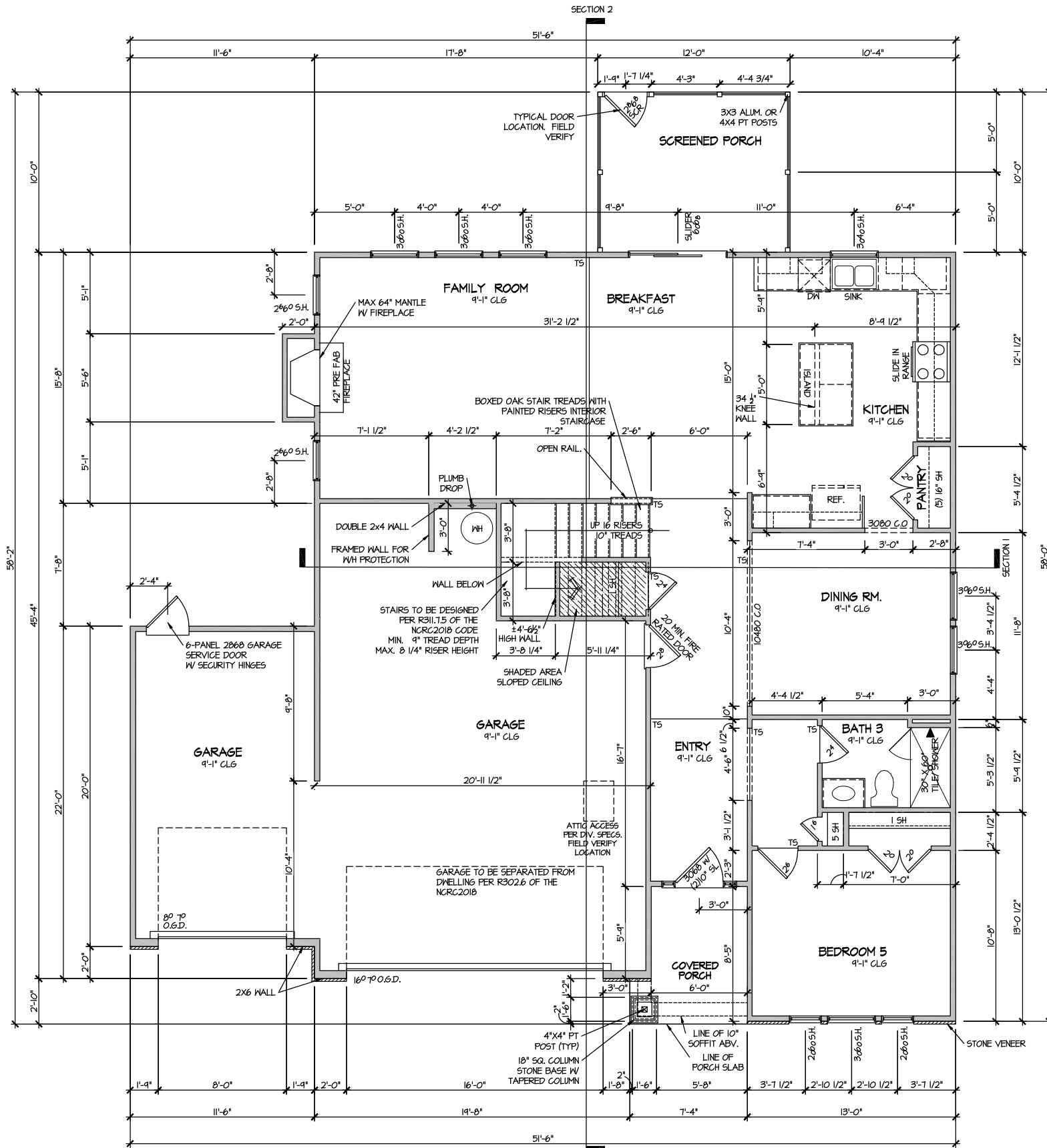
DRAWN BY:  
ITS  
 DATE:  
09/24/2024  
 PLAN NO.  
2695



HOUSE NAME:  
DRAYTON  
 DRAWING TITLE  
ROOF PLAN

SHEET No.  
A.3



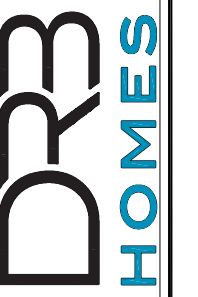


ELEVATION 4  
FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

FILE: Lot\_00.0024.dwg DATE: 9/24/2024 5:35 PM

MASTER PLAN INFORMATION	
REVISION	DATE
2-RALE	03-06-2019
	UPDATED DATE
	04-26-2024

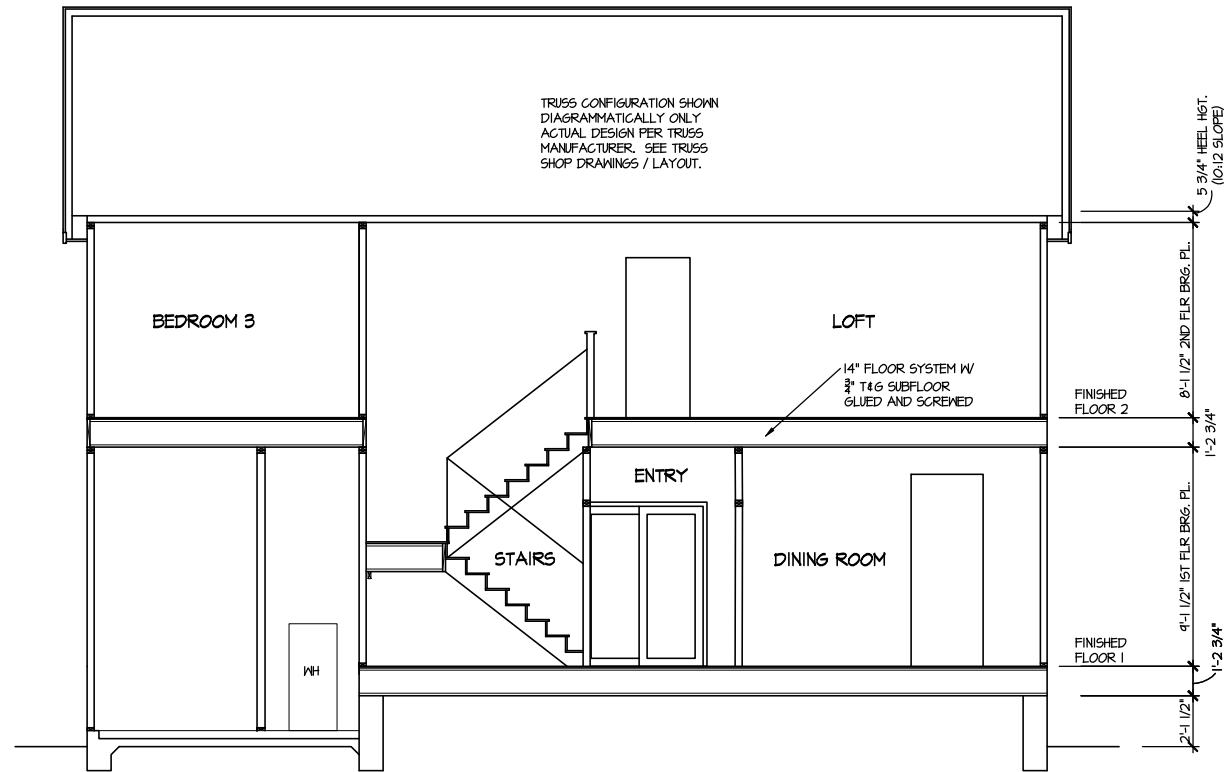
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ITS  
DATE:  
09/24/2024  
PLAN NO.  
2695



HOUSE NAME:  
DRAYTON  
DRAWING TITLE  
FIRST FLOOR PLAN

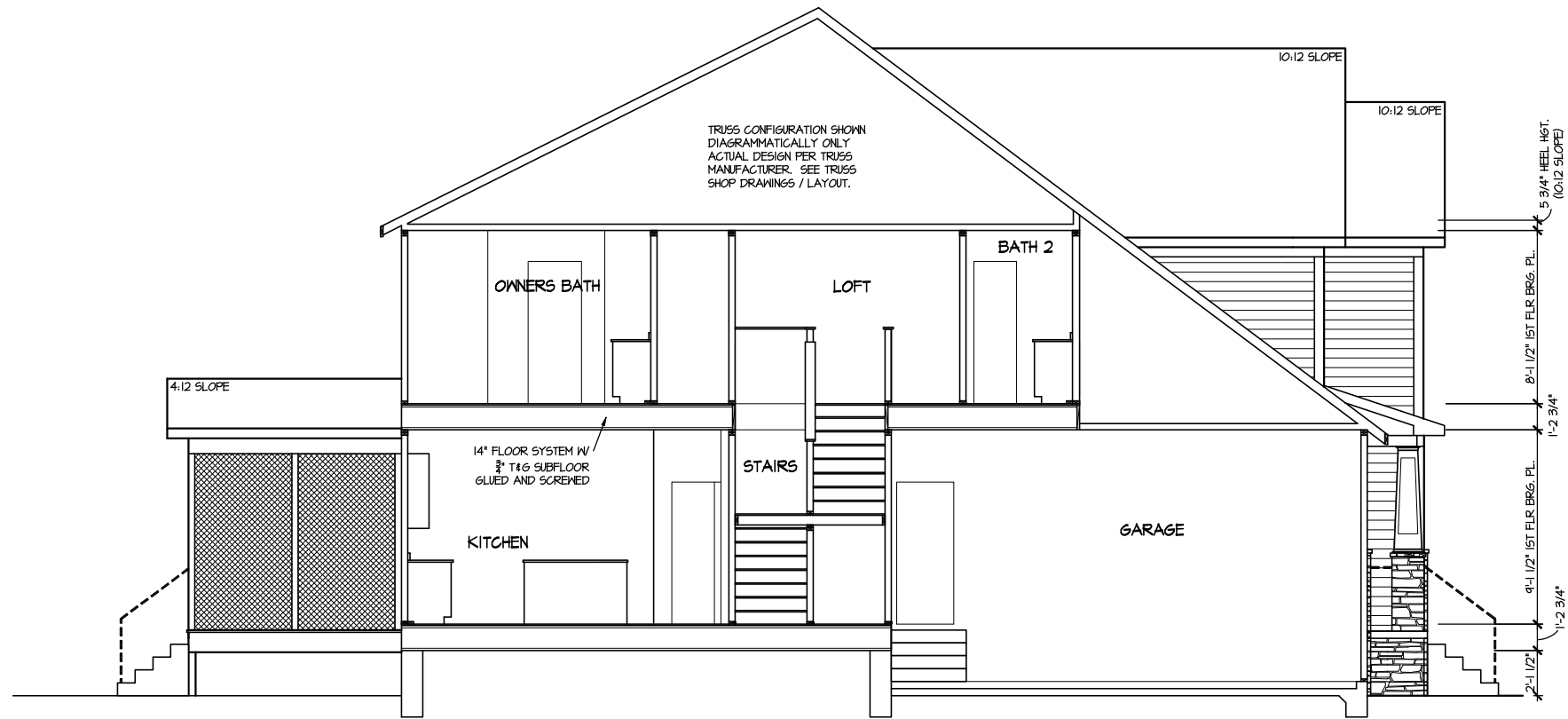
SHEET No.  
A3.1





**SECTION 1**

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



**SECTION 2**

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

FILE: Lot\_00.0024.dwg DATE: 9/24/2024 5:35 PM

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

UPDATED DATE  
04-26-2024

DRAWN BY:  
ITS  
DATE:  
09/24/2024  
PLAN NO.  
2695



HOUSE NAME:  
DRAYTON  
DRAWING TITLE  
BUILDING SECTION

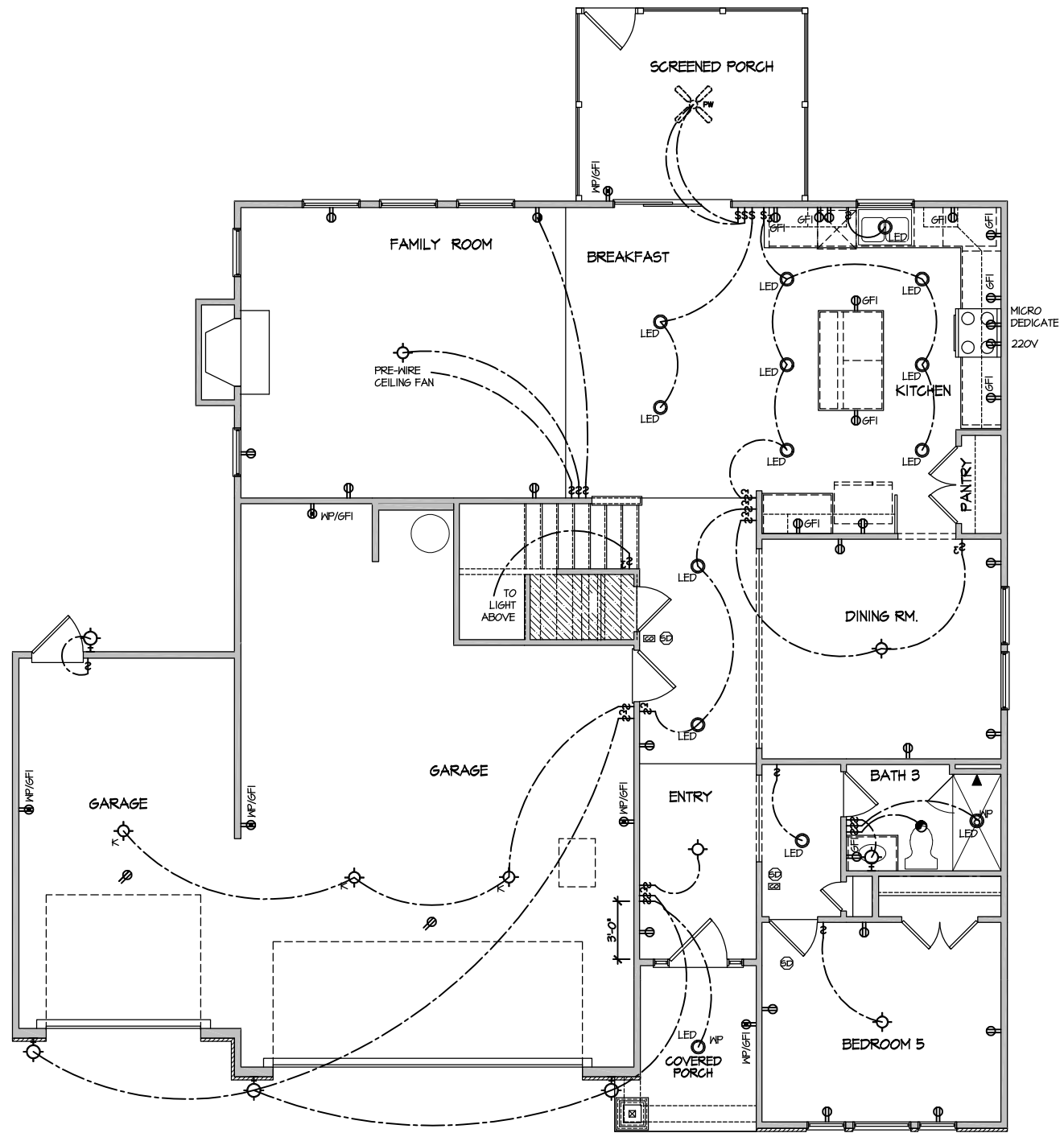
SHEET No.  
A4.1



**ELECTRICAL LEGEND**

- Ⓢ SINGLE POLE SWITCH
- Ⓢ<sub>3</sub> THREE WAY SWITCH
- Ⓢ<sub>4</sub> FOUR WAY SWITCH
- Ⓢ- DUPLEX AFCI RECEPTACLE
- Ⓢ- 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
- Ⓢ- CO DETECTOR
- Ⓢ- DOOR CHIME
- Ⓢ- LIGHT FIXTURE - WALL MOUNTED
- Ⓢ- LIGHT FIXTURE - CEILING MOUNTED
- Ⓢ- LED LIGHT FIXTURE - LED SURFACE MOUNTED
- Ⓢ- P FULLCHAIN LAMPHOLDER
- Ⓢ- K KEYLESS LAMPHOLDER

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



**ELECTRICAL PLAN  
FIRST FLOOR - ELEV. 4**

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

FILE: Lot\_00.0024.dwg DATE: 9/24/2024 5:35 PM

UPDATED DATE  
04-26-2024

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

DRAWN BY: ITS  
DATE: 09/24/2024  
PLAN NO. 2695



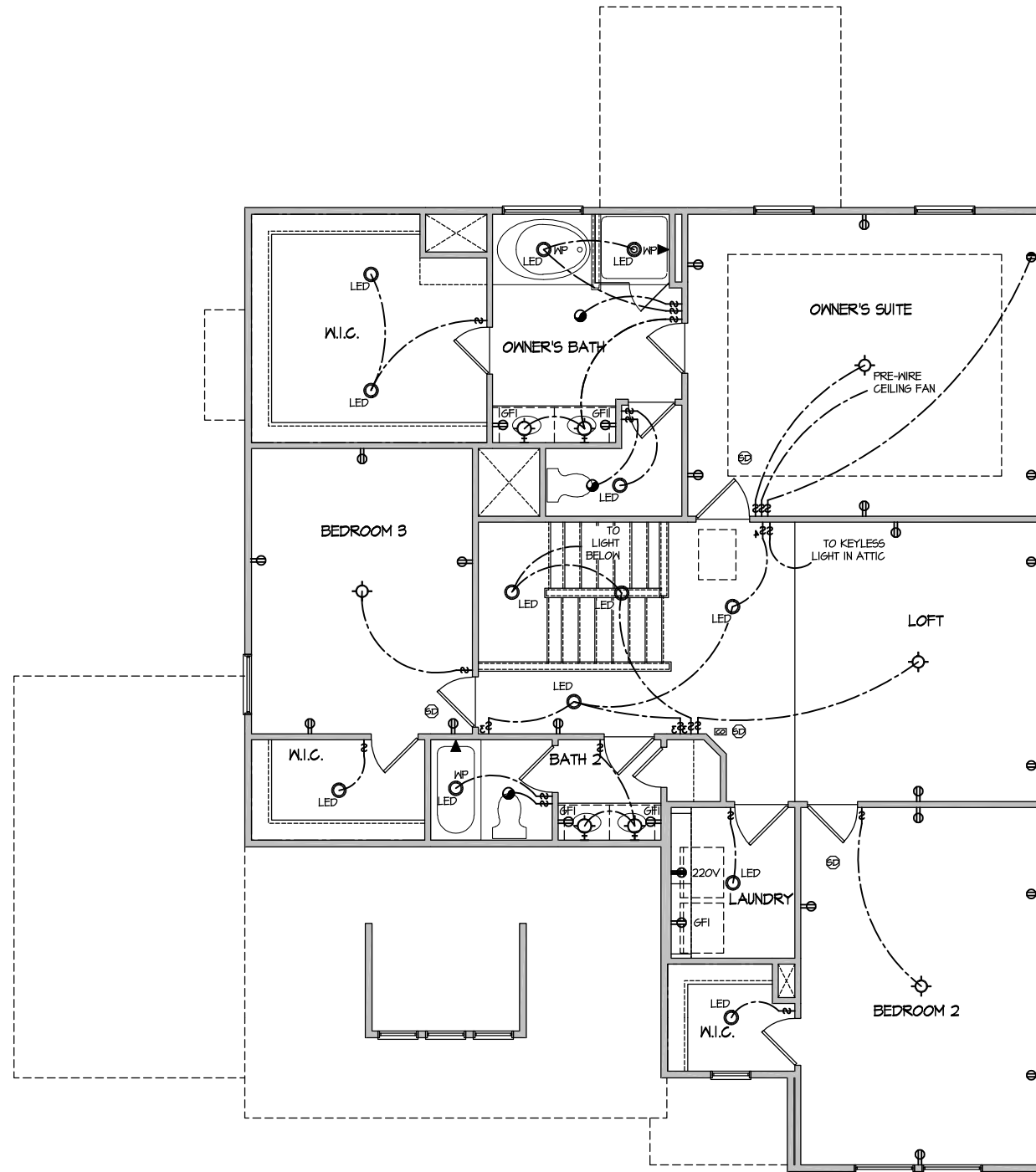
HOUSE NAME: DRAYTON  
DRAWING TITLE: FIRST FLOOR ELECTRICAL

SHEET No.  
1

**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
- GFI Ⓢ- DUPLEX AFCI RECEPTACLE - GFI
- WP/GFI Ⓢ- DUPLEX AFCI RECEPTACLE - WATERPROOF GFI
- Ⓢ SMOKE DETECTOR - WIRED IN SERIES
- Ⓢ EXHAUST FAN MOTOR
- Ⓢ CO DETECTOR
- Ⓢ DOOR CHIME
- Ⓢ LIGHT FIXTURE - WALL MOUNTED
- Ⓢ LIGHT FIXTURE - CEILING MOUNTED
- LED LIGHT FIXTURE - LED SURFACE MOUNTED
- Ⓢ PULLCHAIN LAMPHOLDER
- Ⓢ KEYLESS LAMPHOLDER

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



**ELECTRICAL PLAN  
SECOND FLOOR - ELEV. 4**

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

FILE: Lot\_00.0024.dwg DATE: 9/24/2024 5:35 PM

UPDATED DATE  
04-26-2024

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

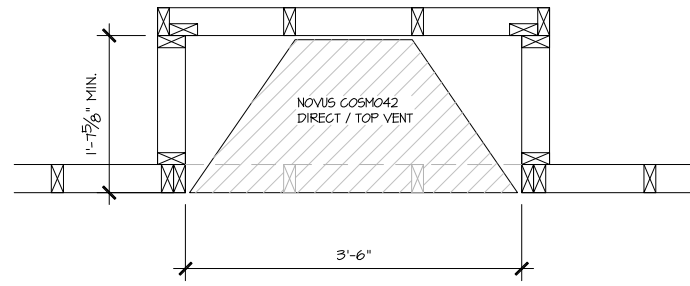
DRAWN BY: ITS  
DATE: 09/24/2024  
PLAN NO. 2695



HOUSE NAME: DRAYTON  
DRAWING TITLE: SECOND FLOOR ELECTRICAL

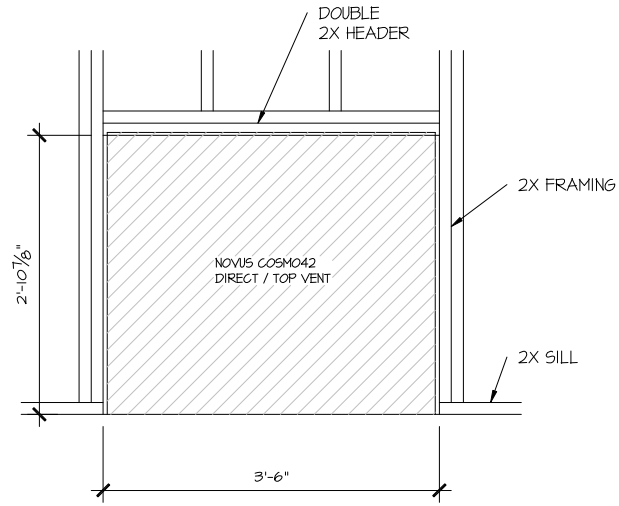
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ALL DIMENSIONS ARE TO FRAMING



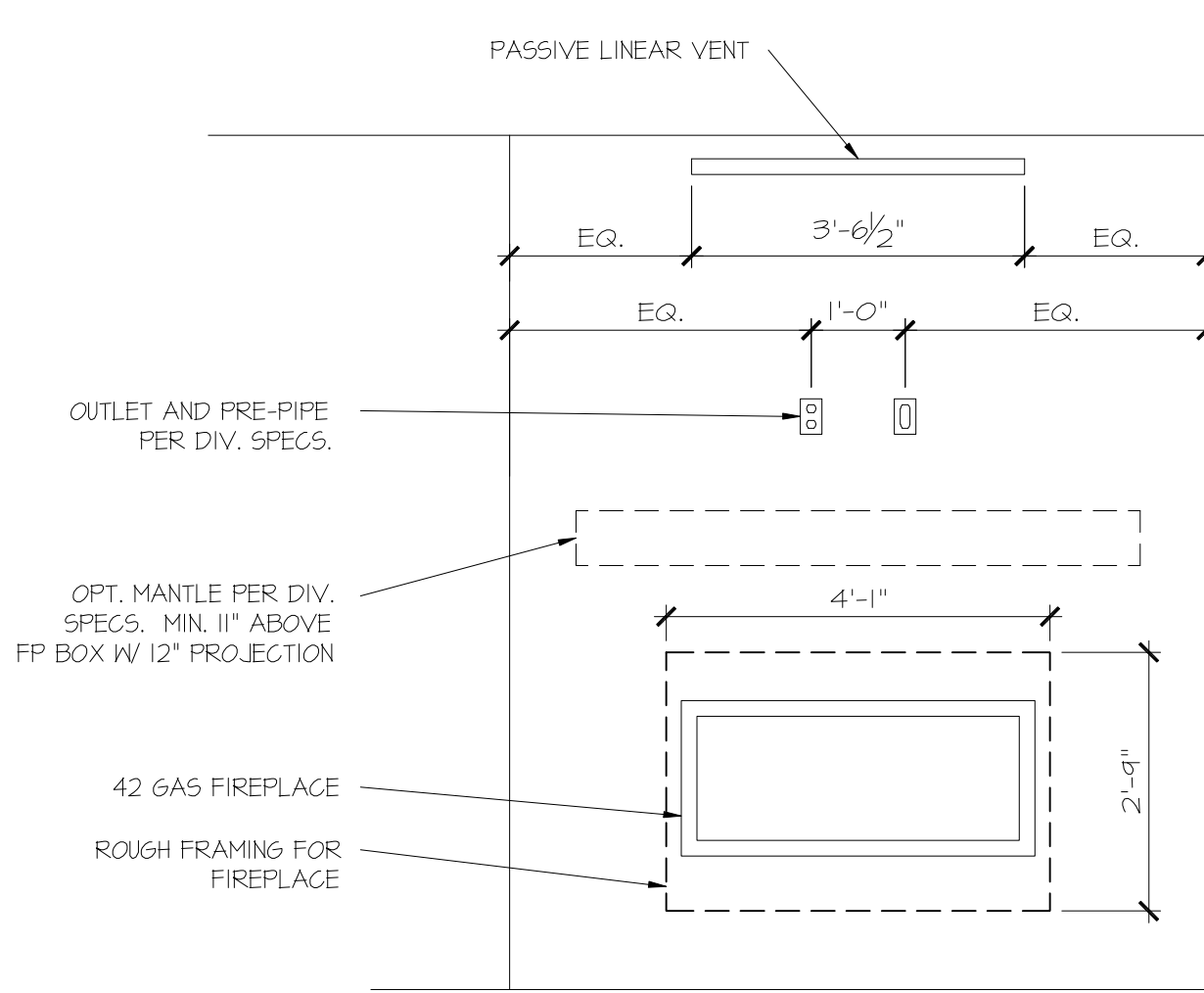
PARTIAL PLAN  
NOVUS COSMO42

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



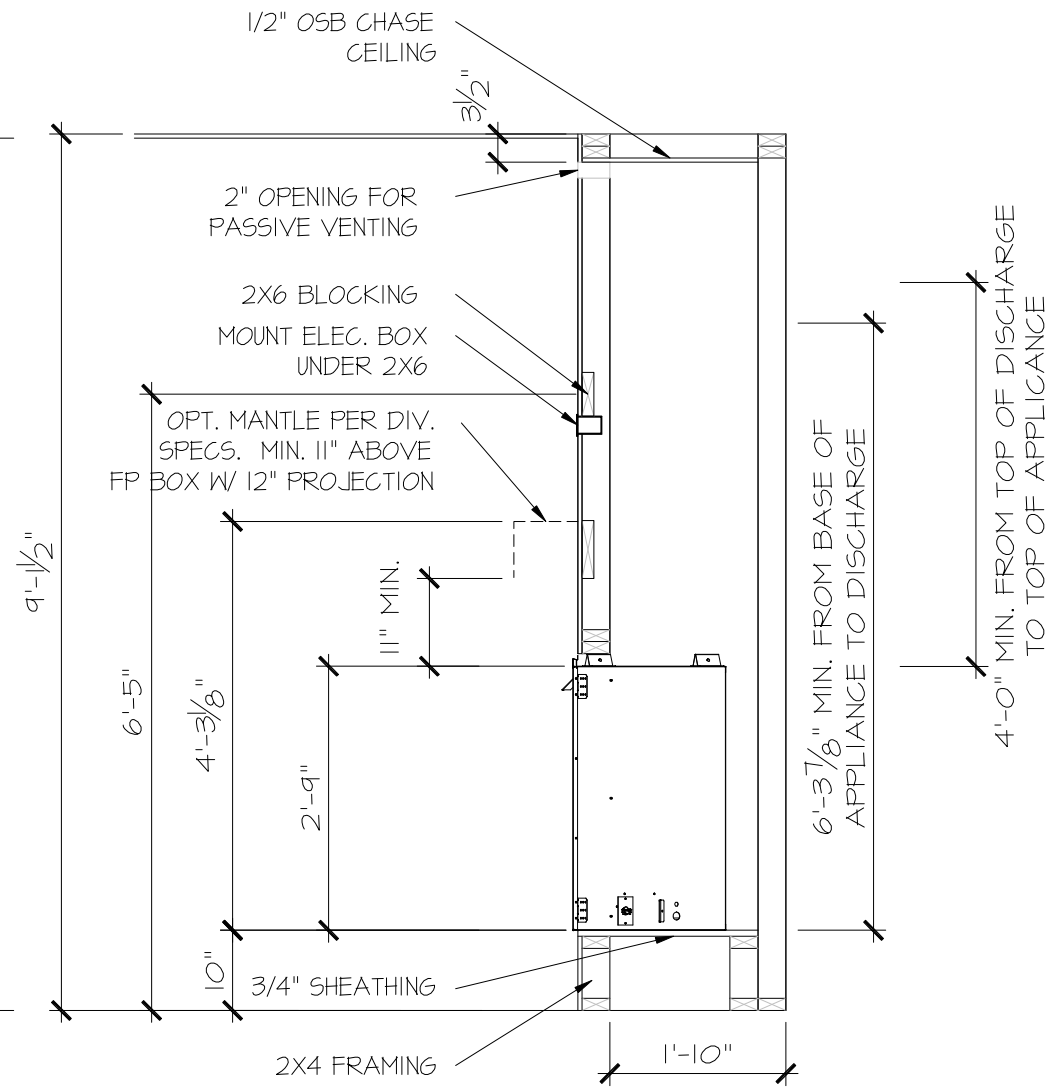
PARTIAL ELEVATION  
NOVUS COSMO42

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

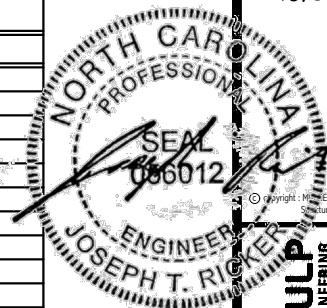
SEAL

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



MULHERN+KULP  
RESIDENTIAL STRUCTURAL ENGINEERING  
300 Dunsmuir Ave., Building 4 - Asheville, PA 18002  
P: 717-948-0001 - mulhern@mkulpe.com  
NC LICENSE #C-3825

M&K project number:  
126-23047  
project mgr: JTR  
drawn by: JAD  
issue date: 09-25-24  
REVISIONS:  
date: initial:



STRUCTURAL NOTES  
HONEYCUTT HILLS  
LOT 24 - DRAYTON 4  
RALEIGH, NC

sheet:  
SO.0

VENEER LINTEL SCHEDULE		
SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
3'-0"	20 FT. MAX	L3"x3"x1/4"
6'-0"	3 FT. MAX	L3"x3"x1/4"
	12 FT. MAX	L4"x3"x1/4"
	20 FT. MAX	L5"x3"x3/8"
8'-0"	3 FT. MAX	L4"x4"x1/4"
	12 FT. MAX	L5"x3"x3/8"
	16 FT. MAX	L6"x3"x3/8"
9'-6"	12 FT. MAX	L6"x3"x3/8"
	2 FT. MAX	L7"x4"x1/2"
16'-0"	3 FT. MAX	L8"x4"x1/2"
	3 FT. MAX	L8"x4"x1/2"

ALL LINTELS:  
 - SHALL SUPPORT 2 3/4" - 3 1/2" VENEER W/ 40 psf MAXIMUM HEIGHT.  
 - 1/2" SHALL HAVE 4" MIN BEARING  
 - 3/4" SHALL HAVE 6" MIN BEARING  
 - 1" SHALL NOT BE FASTENED BACK TO HEADER.  
 - 1 1/2" SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @ 40" O.C. W/ 3/4" 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 LEGS VERTICAL.  
 - WHEN SUPPORTING VENEER - 3" WIDE THE EXTERIOR TOE OF THE HORIZONTAL LEGS 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 L404W.  
 - FOR 3/2" VENEER ONLY. SEE PLAN FOR VENEER SUPPORT IF VENEER < 3/2" THICK.

**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. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.

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:

- ROOF TRUSSES:
  - 1/4" DEAD LOAD
- FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS:
  - 1/8" DEAD LOAD
- FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS:
  - LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)

**ENGINEERED BEAM MATERIAL SCHEDULE**

BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/2"x14" STEEL FLITCH PLATES - FB	M12x14 - F
002	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/2"x14" STEEL FLITCH PLATES - FB	M12x14 - F
003	(3)3/4"x18" - FB or (2)3/4"x20" - FB	5/4"x18" - FB	N/A	(3)2x12 + (2)3/4"x14" STEEL FLITCH PLATES - FB	M12x26 - F
004	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/2"x14" STEEL FLITCH PLATES - FB	M12x14 - F
005	(2)3/4"x11 1/2" - H cont.	3/2"x11 1/2" - H cont.	(2)3/4"x11 1/2" - H cont.	(3)2x12 + (2)3/4"x11 1/2" STEEL FLITCH PLATES - H cont.	N/A
005A	(3)3/4"x14" - H cont.	5/4"x14" - H cont.	N/A	(3)2x12 + (2)3/4"x11 1/2" STEEL FLITCH PLATES - H cont.	N/A
006	(1)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/2"x14" STEEL FLITCH PLATES - FB	M12x14 - F
007	(2)3/4"x11 1/2" - D	3/2"x11 1/2" - D	(2)3/4"x11 1/2" - D	(2)2x12 + (1)1/2"x14" STEEL FLITCH PLATES - D	M10x12 - D
008	(2)3/4"x16" - H cont.	3/2"x16" - H cont.	(3)3/4"x16" - H cont.	(3)2x12 + (2)3/4"x14" STEEL FLITCH PLATES - H cont.	N/A
009	(2)3/4"x9 1/2" - F	3/2"x9 1/2" - F	(2)3/4"x9 1/2" - F	(2)2x10 + (1)1/2"x9 1/2" STEEL FLITCH PLATES - F	M8x10 - F
010	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/2"x14" STEEL FLITCH PLATES - FB	M12x14 - F
011	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/2"x14" STEEL FLITCH PLATES - FB	M12x14 - F
012	(2)3/4"x11 1/2" - D	3/2"x11 1/2" - D	(2)3/4"x11 1/2" - D	(2)2x12 + (1)1/2"x14" STEEL FLITCH PLATES - D	M10x12 - D

**BEAM NOTATION:**  
 - "F" INDICATES FLUSH BEAM  
 - "FT" INDICATES FLUSH TOP BEAM  
 - "FB" INDICATES FLUSH BOTTOM BEAM  
 - "D" INDICATES DROPPED BEAM  
 - "H" INDICATES DROPPED OPENING HEADER

REFER TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS  
 REFER TO DETAIL E/SD2.0 FOR TYPICAL STEEL BEAM CONNECTIONS  
 FOR FLUSH TOP BEAMS PROVIDE 2X STACKED PLATES BENEATH BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3"x0.120" NAILS @ 8" O.C.  
 FOR FLUSH BOTTOM BEAMS PROVIDE 2X STACKED PLATES ATOP BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION W/ (2) 3"x0.120" NAILS @ 8" O.C.

**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. BUILDER/CONTRACTOR MUST VERIFY.  
 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 5YP, "STUD" GRADE OR BETTER.

CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:  
 f'c = 4,000 psi: ..... FOUNDATION WALLS  
 2,500 psi: ..... FOOTINGS & INTERIOR SLABS ON GRADE  
 3,000 psi: ..... GARAGE & EXTERIOR SLABS ON GRADE  
 f'y = 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, U.N.O.  
 LARGER OPENINGS SHALL BE PER PLAN.

ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 1% AIR ENTRAINMENT.

ALL FOOTINGS SHALL BEAR AT LEAST 12" BELOW FINISH GRADE.

FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.

PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP.  
 - JOINTS SHALL BE LOCATED @ 10'-0" O.C. (RECOMMENDED) OR 15'-0" O.C. (MAXIMUM)  
 - JOINT GRID PATTERN SHALL BE AS CLOSE TO SQUARES AS POSSIBLE (1:1 RATIO), WITH A MAXIMUM OF 1:1.5 RATIO  
 - CONTROL JOINTS SHALL NOT BE INSTALLED IN STRUCTURAL SLABS

CONCRETE MASONRY UNITS (CMU) SHALL BE ASTM C40 WITH A MIN. COMPRESSIVE STRENGTH OF 1900 psi (Fm=1500 psi). MORTAR SHALL BE ASTM C270, TYPE S. CMU DESIGN PER ACI 530 & 530.1.

CMU FOUNDATION WALLS SHALL HAVE "DUR-O-WALL" HORIZONTAL JOINT REINFORCEMENT (OR EQUAL) - 9 GA. MINIMUM @ 16" O.C.

PROVIDE 2x6 x 16" LONG P.T. PLATE ON TOP OF ALL CRAWL SPACE PIERS. ALL PIERS SHALL BE GROUTED SOLID.

PROVIDE 2x6 P.T. PLATE ON INTERIOR CRAWL 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.

**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 1604) & 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. 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 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 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. U.N.O.

HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL 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 (3/8" CROWN) @ 3" O.C. AT EDGES @ 6" O.C. IN FIELD.

**BLOCKED PANEL EDGES**

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

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

**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, U.N.O.

FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STUD-1-FLOOR' 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND  
 - 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES @ 12" O.C. FIELD.  
 - 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES @ 8" O.C. FIELD.  
 - 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES @ 6" O.C. IN FIELD.  
 - #6 x 2" MIN. SCREWS @ 6" O.C. @ PANEL EDGES @ 12" O.C. FIELD.

**ROOF FRAMING**

BAY WINDOWS & SHED ROOFS (UP TO 6' SPAN) CAN BE 2x4 OR 2x6 RAFTERS & CEILING JOISTS @ 16/24" O.C.

FASTEN EACH ROOF TRUSS TO TOP PLATE W/ SIMPSON H25T CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) H25T CLIPS AT 2-PLY GIRDER TRUSSES, (3) H25T CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.

METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O.

ERECT AND INSTALL ROOF TRUSSES PER NTCA & TPI'S BC91 I-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. (I-JOISTS)  
 - TRUSS VERTICALS W/ (3) 3"x0.131" NAILS @ 19.2" O.C. MAX. (FLOOR TRUSSES)

ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS  
 - W/ 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES @ 12" O.C. FIELD.  
 - W/ 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES @ 8" O.C. FIELD.  
 - W/ 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES @ 6" O.C. FIELD.

**HOLD-DOWN SCHEDULE**

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN *
HD-2	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.) (PRE-BENT MSTC66 ALT. WHEN SPECIFIED)
HD-3	SIMPSON STDH4/14RJ HOLD-DOWN

ALTERNATIVE TO 56TB24 ANCHOR BOLT SPECIFICATION:  
 \* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN 3/8" DIA. THREADED ROD INTO CONCRETE FOUNDATION. PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

**LEGEND**

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

**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 = 1 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 (I-JOISTS & SOLID SAWN)  
 10 PSF T.C., 5 PSF B.C. (TRUSSES)  
 (ADD'L 10 PSF @ TILE)  
 LATERAL 120 MPH, EXPOSURE B. SEISMIC A/B.  
 SOIL 2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)

**GENERAL FRAMING**

ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD CONNECTIONS TABLE OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.

REFER TO FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. U.N.O.

EXT. INT. BRG WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS)  
 - 16" O.C. SFF OR 5YP "STUD" GRADE LUMBER, OR BETTER, U.N.O.  
 - WALLS OVER 12' TALL SHALL BE PER PLAN.

ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE SPRUCE-PINE-FIR #2 (SPP) OR SOUTHERN PINE #2 (SPY) 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. U.N.O.)  
 HEADERS IN NON-LOAD BEARING WALLS SHALL BE:  
 - (1)2x4/6 FLAT @ OPENINGS UP TO 4'; (2)2x4/6 FLAT UP TO 8'.  
 - W/ 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES @ 6" O.C. FIELD.

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<sup>6</sup> psi  
 - LVL - Fb=2600 psi; Fv=285 psi; E=2.0x10<sup>6</sup> psi  
 - PSL - Fb=2400 psi; Fv=240 psi; E=2.0x10<sup>6</sup> 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 PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O.C. OR 2 ROWS 1/4"x3/2" SIMPSON SDS SCREWS (OR 3/2" 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 3/2" OR 5/4" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.

FOR 4 PLY BEAMS OF EQUAL WIDTH, FASTEN PLIES 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.

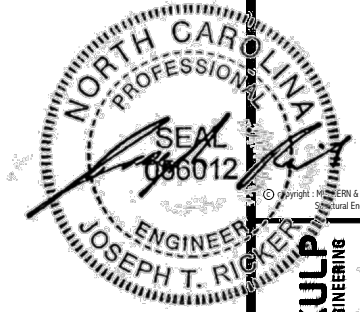
ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD & (1)2x KING STUD, MINIMUM.  
 - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O.

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 (HILT' 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 BC52-2/4 CAP & ABW44Z BASE, U.N.O.



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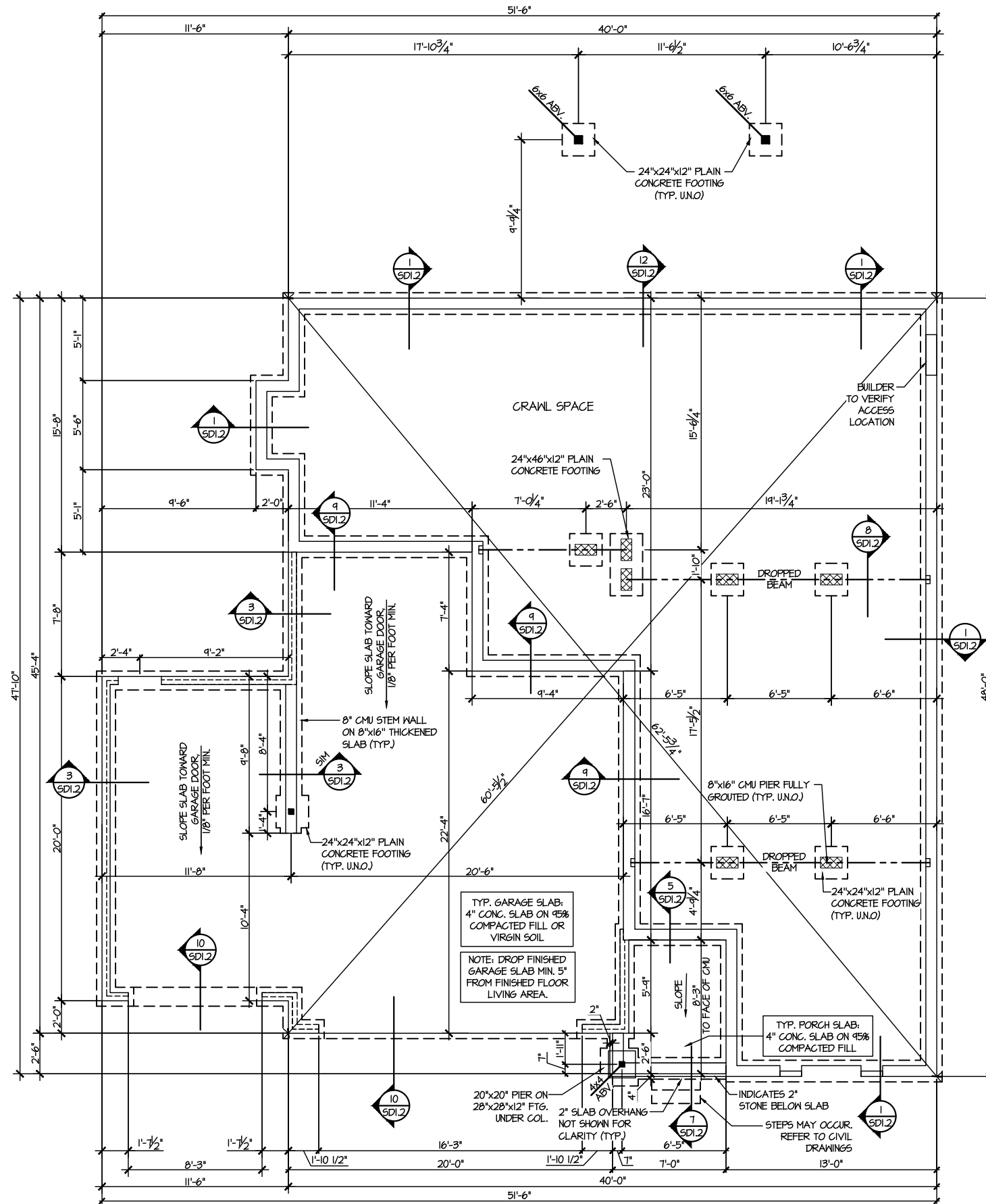
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126-23047  
project mgr: JTR  
drawn by: JAD  
issue date: 09-25-24

REVISIONS:  
date: initial:



FOUNDATION PLANS  
HONEYCUTT HILLS  
LOT 24 - DRAYTON 4  
RALEIGH, NC

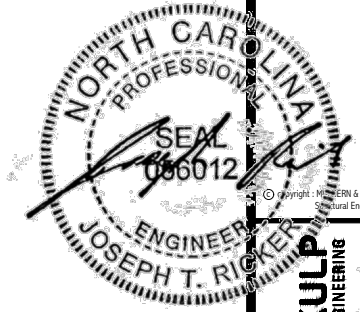
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**1 CRAWL SPACE FOUNDATION PLAN**  
SCALE: 1/8"=1'-0"

LEGEND	
	INTERIOR BEARING WALL
	BEARING WALL ABOVE
	BEAM / HEADER
	INDICATES SHEAR WALL # EXTENT
	EXTENT OF OVERFRAMING
	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.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES**



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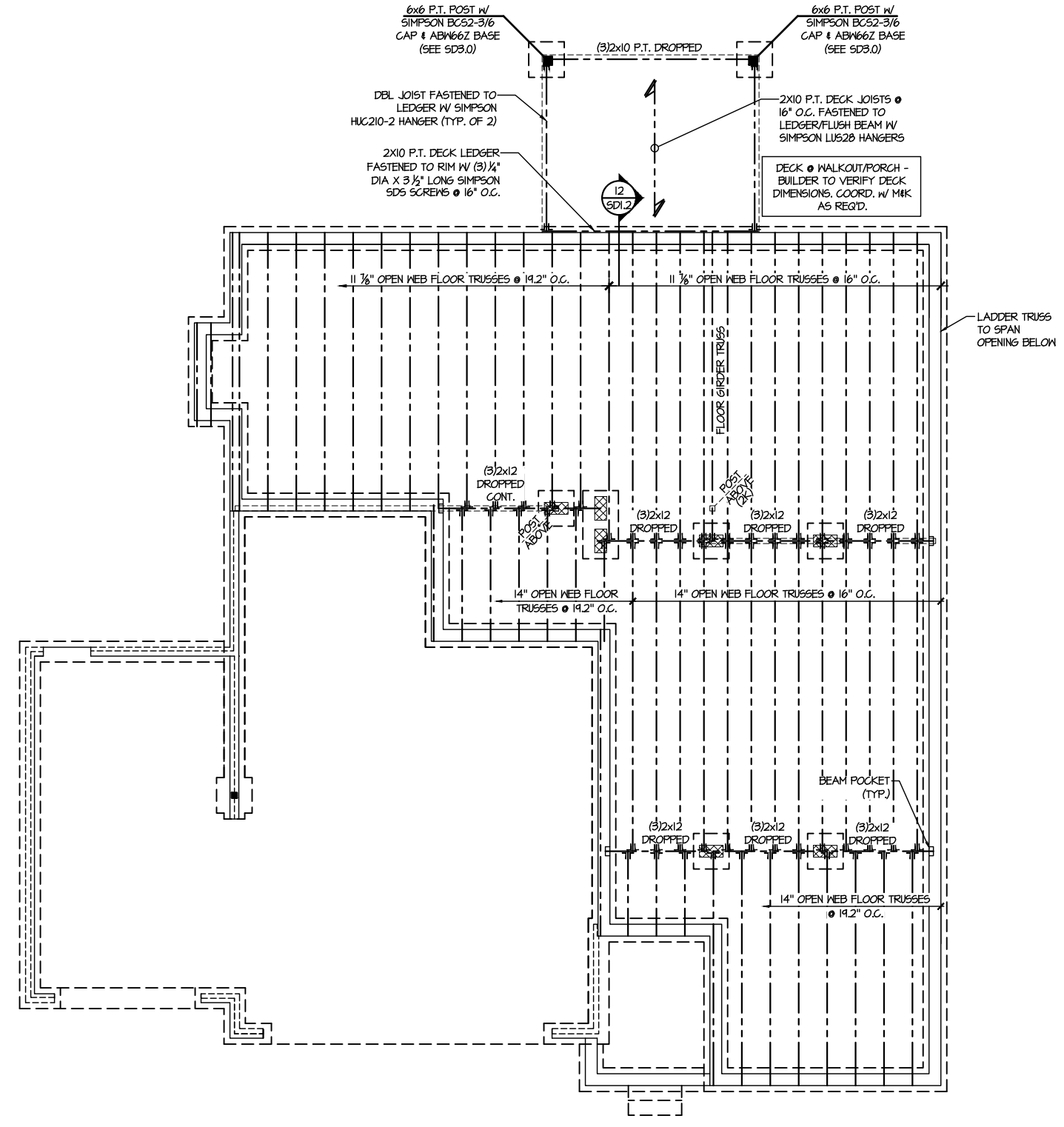
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drawn by: JAD  
issue date: 09-25-24

REVISIONS:  
date: initial:



FLOOR FRAMING PLANS  
HONEYCUTT HILLS  
LOT 24 - DRAYTON 4  
RALEIGH, NC

sheet:  
**S2.0**



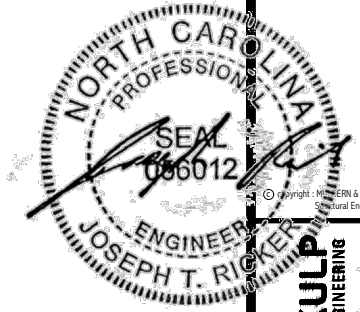
**1** 1ST FLOOR FRAMING PLAN - CRAWL SPACE  
SCALE: 1/8"=1'-0"

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

**LEGEND**

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

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



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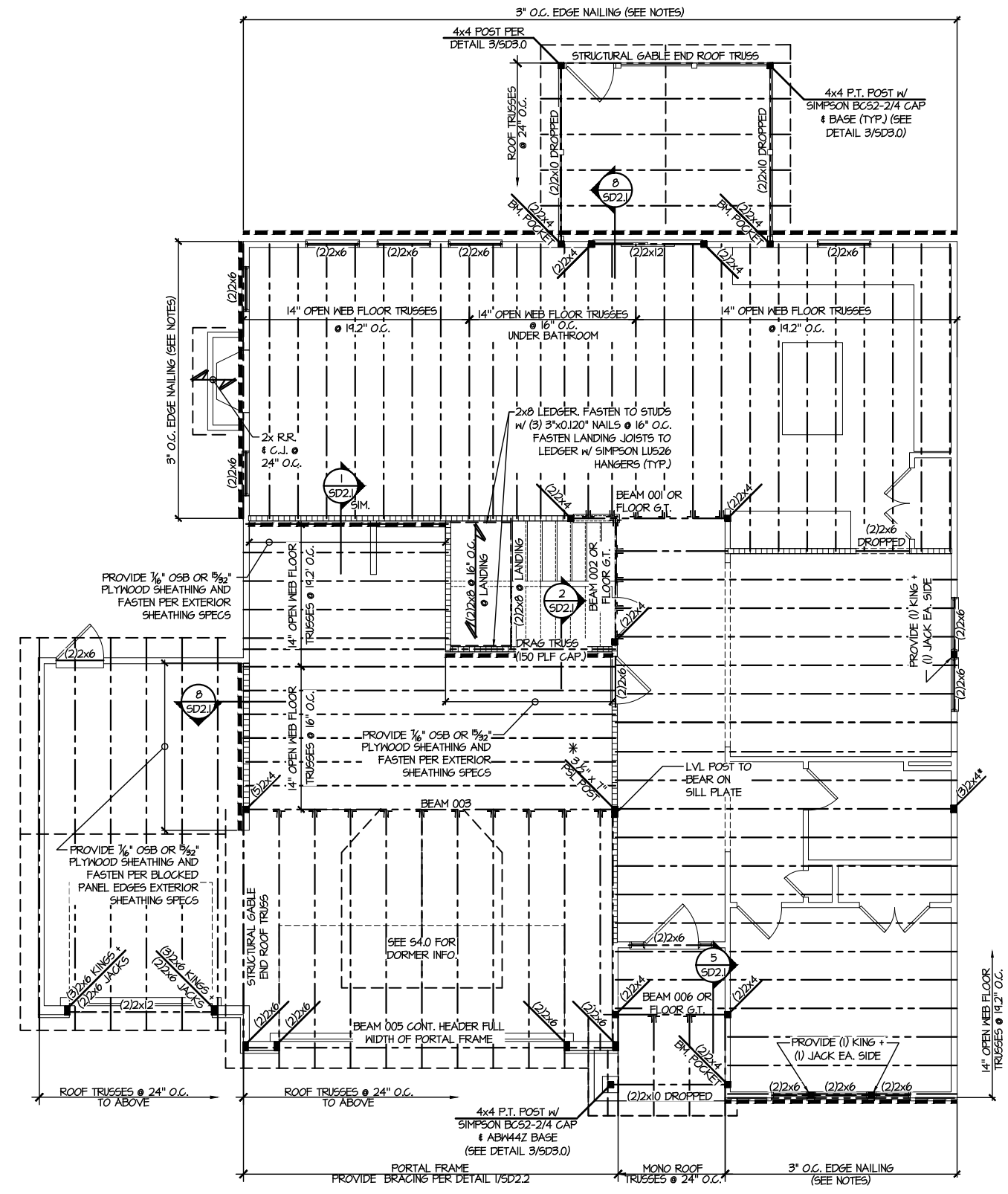
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date: initial:



FLOOR FRAMING PLANS  
HONEYCUTT HILLS  
LOT 24 - DRAYTON 4  
RALEIGH, NC

sheet:  
**S3.0**



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

ENGINEERED BEAM MATERIAL SCHEDULE					
BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/4"x11/4" STEEL FLITCH PLATES - FB	W12x14 - F
002	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/4"x11/4" STEEL FLITCH PLATES - FB	W12x14 - F
003	(3)3/4"x10" - FB or (2)3/4"x20" - FB	3/4"x10" - FB	N/A	(3)2x12 + (2)3/8"x11/4" STEEL FLITCH PLATES - FB	W12x26 - F
004	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/4"x11/4" STEEL FLITCH PLATES - FB	W12x14 - F
005	(2)3/4"x11 1/2" - H cont.	3/2"x11 1/2" - H cont.	(2)3/4"x11 1/2" - H cont.	(3)2x12 + (2)3/8"x11 1/2" STEEL FLITCH PLATES - H cont.	N/A
005A	(3)3/4"x14" - H cont.	3/4"x14" - H cont.	N/A	(3)2x12 + (2)3/8"x11 1/2" STEEL FLITCH PLATES - H cont.	N/A
006	(1)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/4"x11/4" STEEL FLITCH PLATES - FB	W12x14 - F
007	(2)3/4"x11 1/2" - D	3/2"x11 1/2" - D	(2)3/4"x11 1/2" - D	(2)2x12 + (1)1/4"x11/4" STEEL FLITCH PLATES - D	W10x12 - D
008	(2)3/4"x16" - H cont.	3/2"x16" - H cont.	(3)3/4"x16" - H cont.	(3)2x12 + (2)3/8"x11 1/2" STEEL FLITCH PLATES - H cont.	N/A
004	(2)3/4"x9 1/2" - F	3/2"x9 1/2" - F	(2)3/4"x9 1/2" - F	(2)2x10 + (1)1/4"x9 1/2" STEEL FLITCH PLATES - F	W8x10 - F
010	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/4"x11/4" STEEL FLITCH PLATES - F	W12x14 - F
011	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)1/4"x11/4" STEEL FLITCH PLATES - F	W12x14 - F
012	(2)3/4"x11 1/2" - D	3/2"x11 1/2" - D	(2)3/4"x11 1/2" - D	(2)2x12 + (1)1/4"x11/4" STEEL FLITCH PLATES - D	W10x12 - D

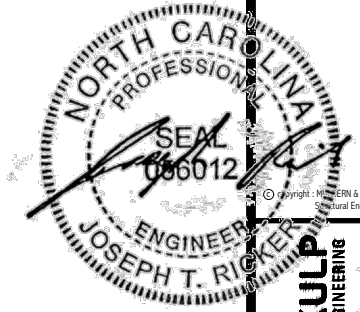
**LEGEND**

- 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 S.O. FOR TYPICAL STRUCTURAL NOTES & SCHEDULES**

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

- 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.



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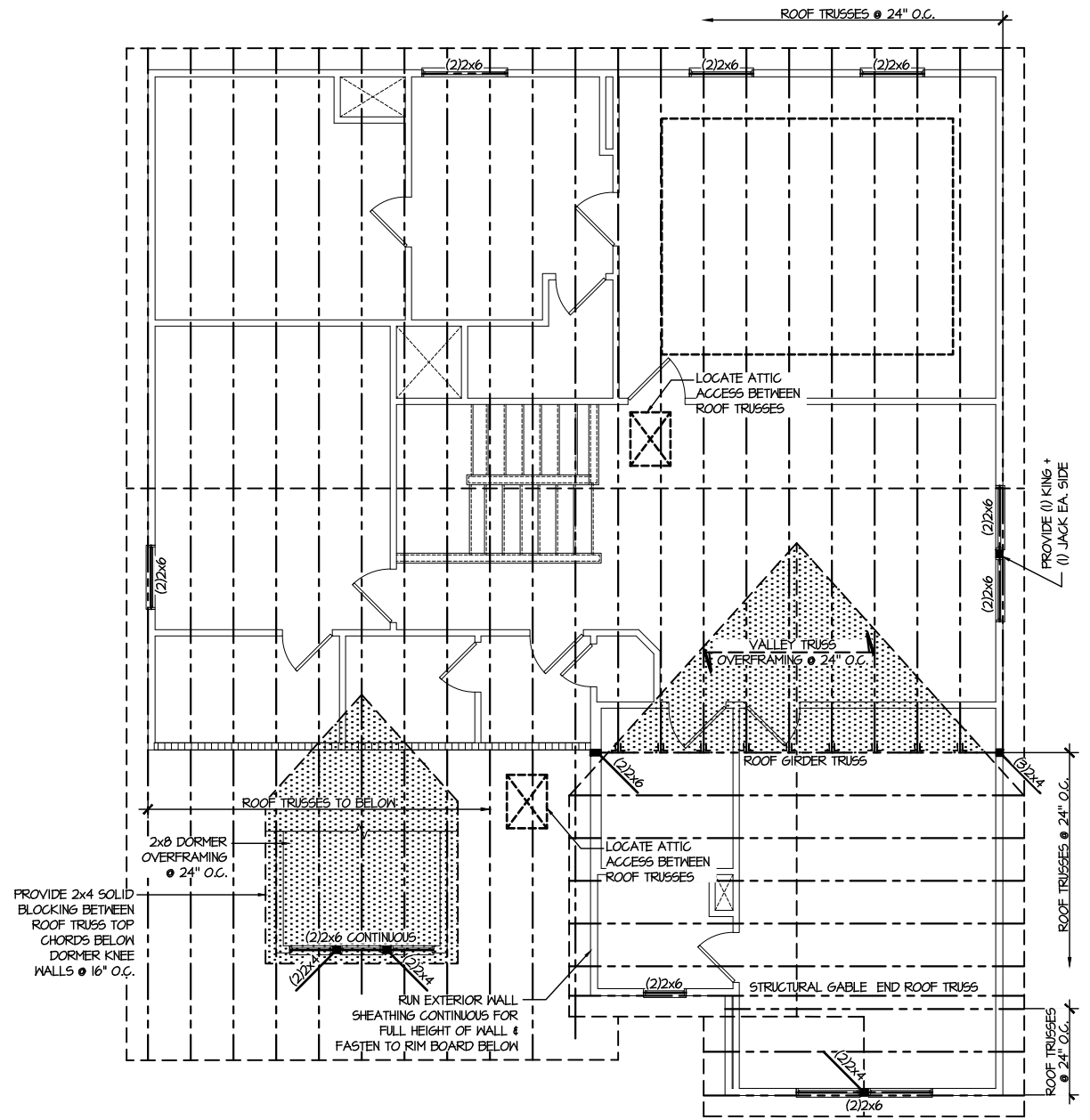
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project mgr: JTR  
drawn by: JAD  
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ROOF FRAMING PLANS  
HONEYCUTT HILLS  
LOT 24 - DRAYTON 4  
RALEIGH, NC

sheet:  
**S4.0**



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

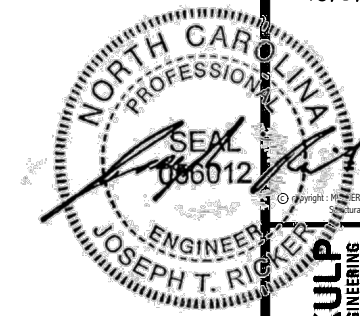
LEGEND	
	INTERIOR BEARING WALL
	BEARING WALL ABOVE
	BEAM / HEADER
	INDICATES SHEAR WALL & EXTENT
	EXTENT OF OVERFRAMING
	HL METAL HANGER
	* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
	INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

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

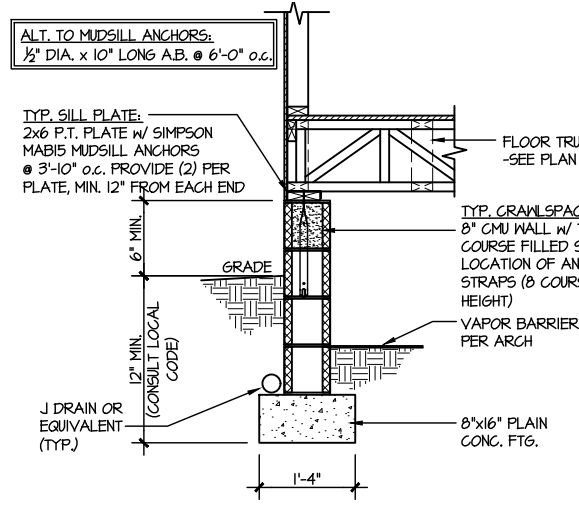


LETTERED DETAILS ARE TYPICAL FOR THIS HOME & SHALL BE IMPLEMENTED IN ALL APPLICABLE AREAS. THESE DETAILS ARE NOT "CUT" ON THE PLANS.

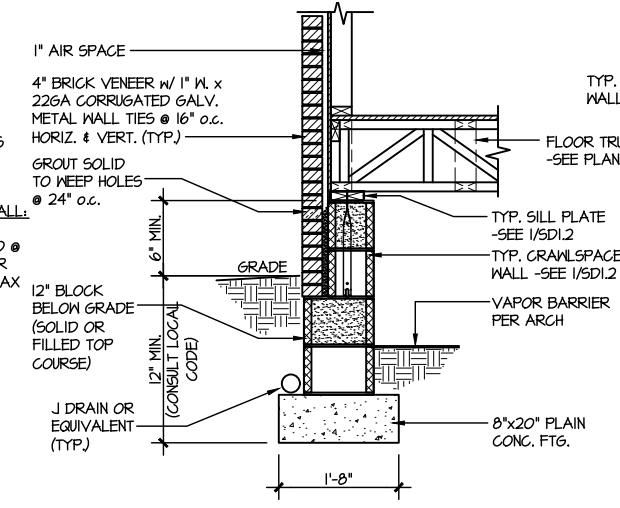
NUMBERED DETAILS ARE PLAN SPECIFIC AND ARE ONLY REQUIRED WHERE SPECIFICALLY INDICATED ("CUT") ON THE PLANS.



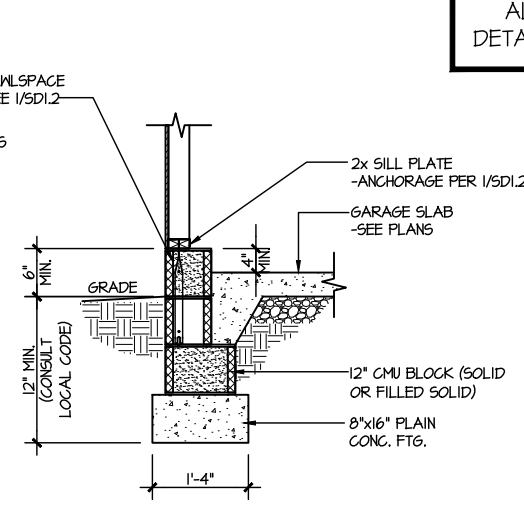
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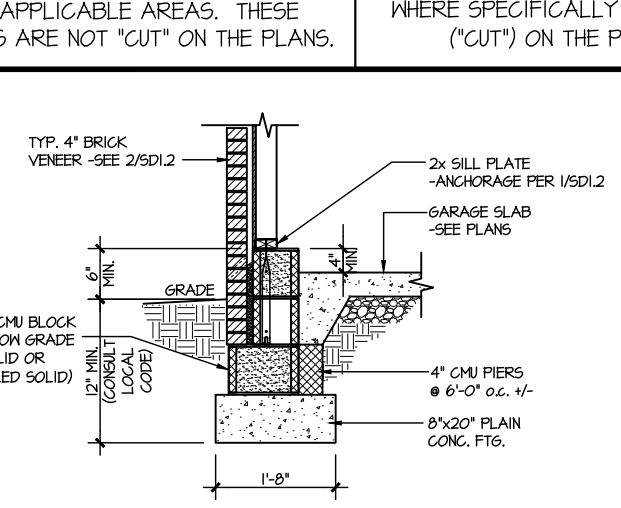
1 TYPICAL CRAWLSPACE FOUNDATION  
SCALE: 3/8"=1'-0"



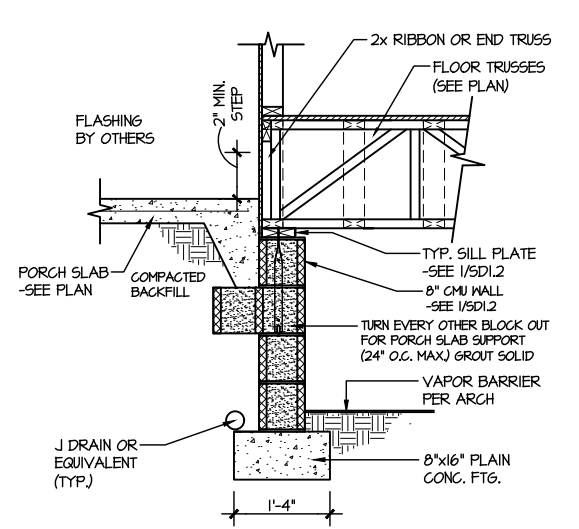
2 TYPICAL CRAWLSPACE FOUNDATION  
SCALE: 3/8"=1'-0" W/ BRICK VENEER



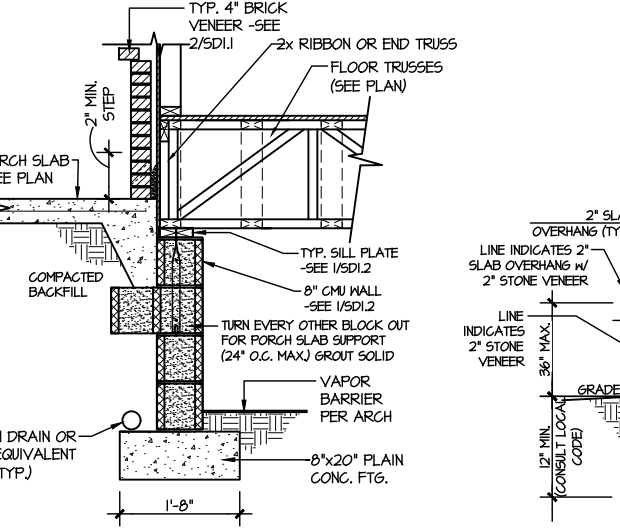
3 TYPICAL GARAGE FOUNDATION  
SCALE: 3/8"=1'-0"



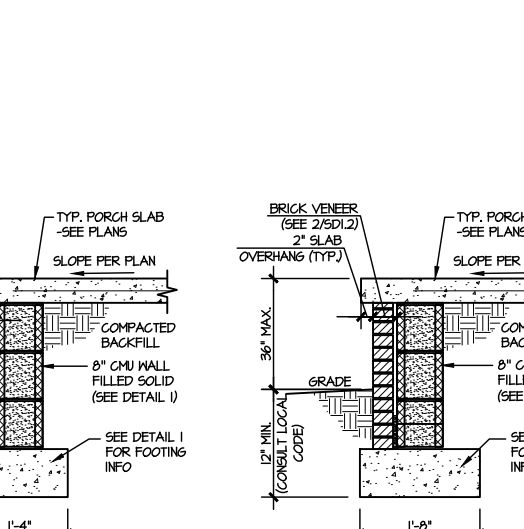
4 TYPICAL GARAGE FOUNDATION  
SCALE: 3/8"=1'-0" W/ BRICK VENEER



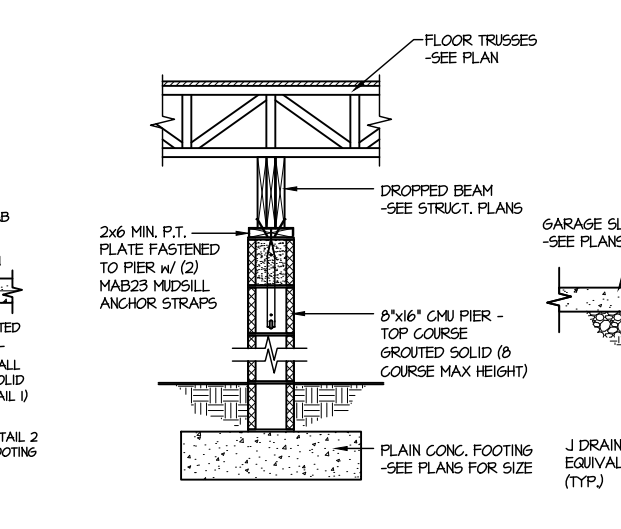
5 TYPICAL CRAWLSPACE FOUNDATION @ PORCH/PATIO SLAB  
SCALE: 3/8"=1'-0"  
(REFER TO DETAIL 12 FOR WOOD PORCH OPTION)



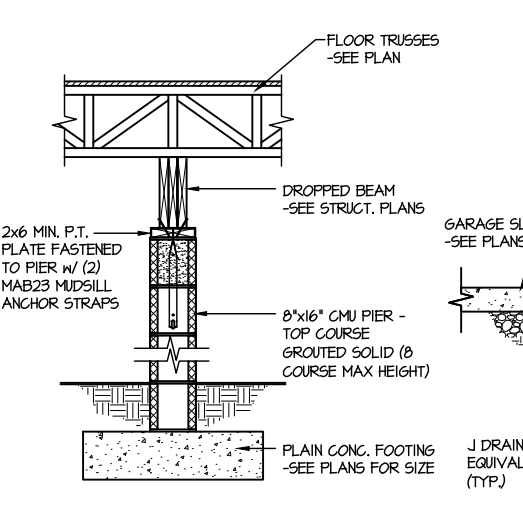
6 TYPICAL CRAWLSPACE FOUNDATION @ PORCH/PATIO SLAB  
SCALE: 3/8"=1'-0" W/ BRICK VENEER



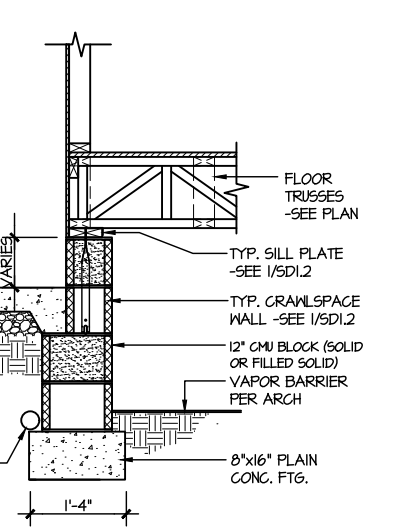
7A TYP. FOOTING @ PORCH SLAB  
SCALE: 3/8"=1'-0"



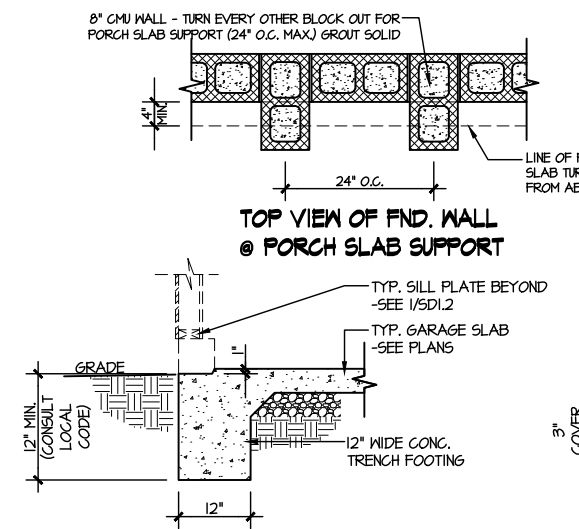
7B TYP. FOOTING @ PORCH SLAB  
SCALE: 3/8"=1'-0" W/ BRICK VENEER



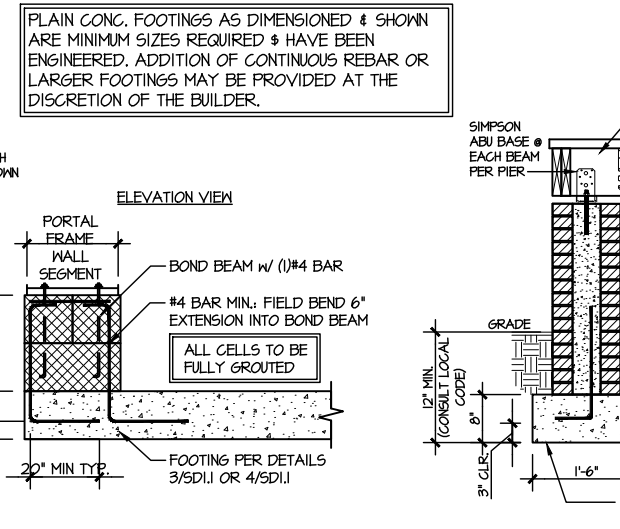
8 TYPICAL CRAWLSPACE FND. @ INTERIOR PIER  
SCALE: 3/8"=1'-0"



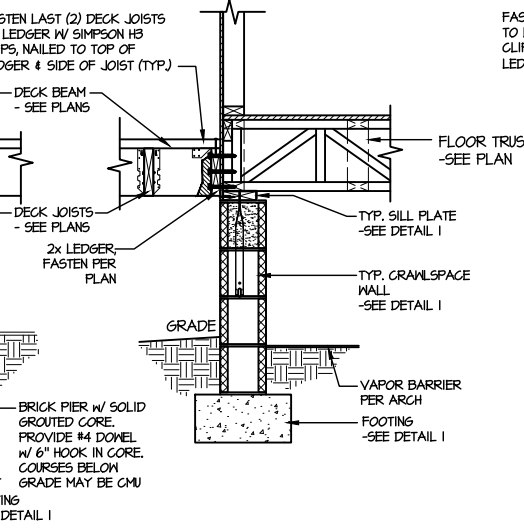
9 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE  
SCALE: 3/8"=1'-0"



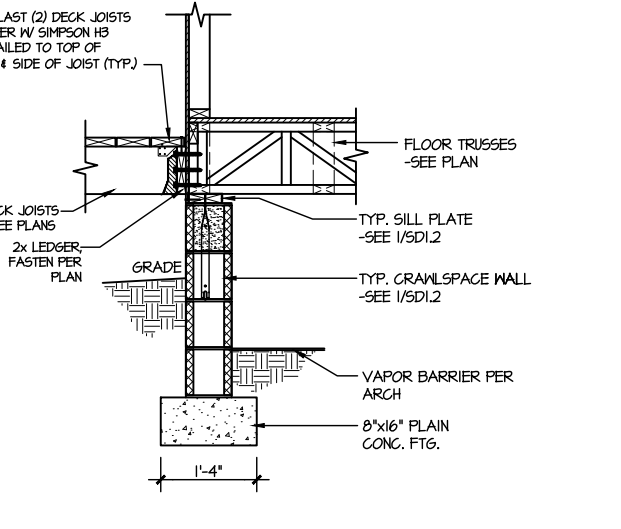
10 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING  
SCALE: 3/8"=1'-0"



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"

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.

FILE: RLH - Honeycutt Hills - Lot 24 - Structural DATE: 10/3/2024 4:23 PM

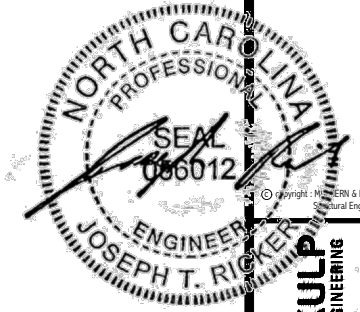
M&K project number: 126-23047  
project mgr: JTR  
drawn by: JAD  
issue date: 09-25-24

REVISIONS:  
date: initial:

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FOUNDATION DETAILS  
HONEYCUTT HILLS  
LOT 24 - DRAYTON 4  
RALEIGH, NC

sheet: SD1.2



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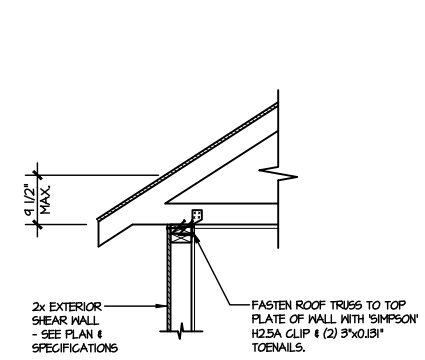
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issue date: 09-25-24

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date: initial:

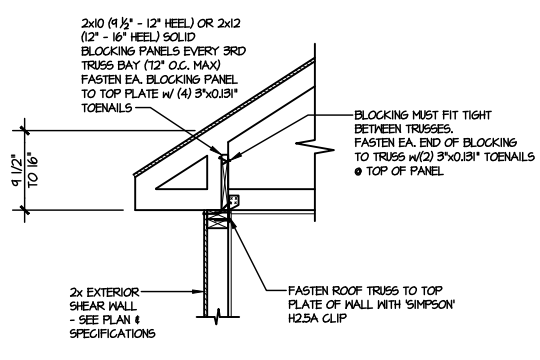
**DRB HOMES**

FRAMING DETAILS  
HONEYCUTT HILLS  
LOT 24 - DRAYTON 4  
RALEIGH, NC

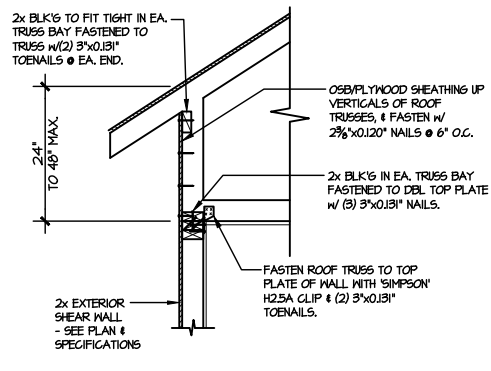
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**SD2.0**



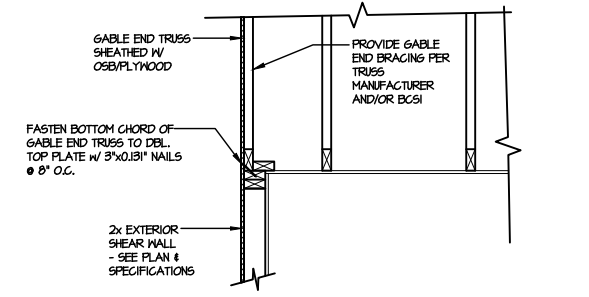
**(A1) TYPICAL SHEAR TRANSFER DETAIL @ ROOF**  
SCALE: 3/8"=1'-0"  
HEEL HEIGHT LESS THAN 4 1/2"  
NO BLOCKING REQ'D



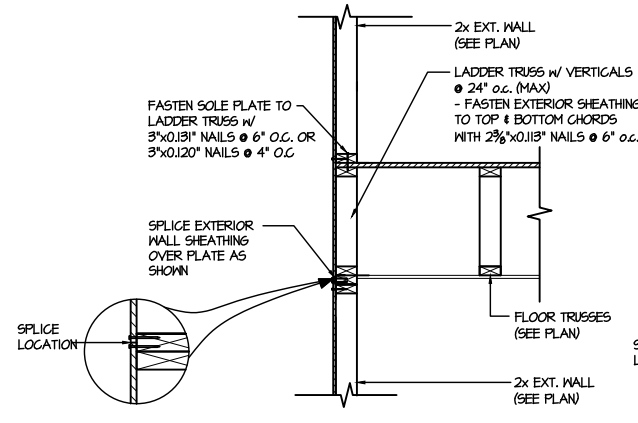
**(A2) TYPICAL SHEAR TRANSFER DETAIL @ ROOF**  
SCALE: 3/8"=1'-0"  
HEEL HEIGHT BETWEEN 4 1/2" - 16"  
BLOCKING REQ'D



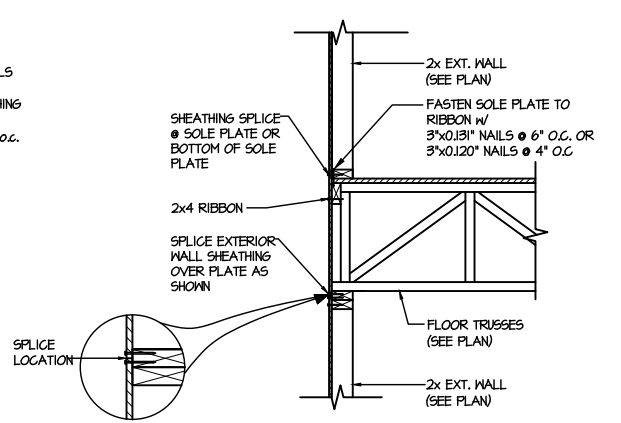
**(A3) TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS**  
SCALE: 3/8"=1'-0"  
HEEL HEIGHT UP TO 48" MAX.



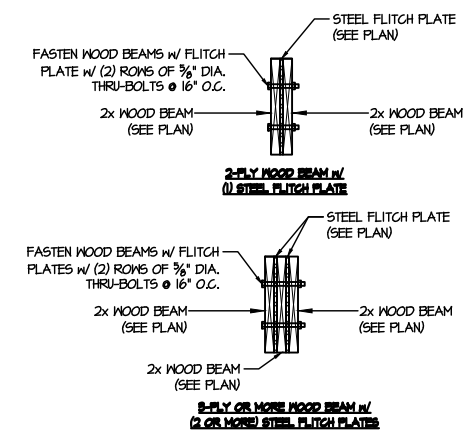
**(B) TYPICAL GABLE END DETAIL**  
SCALE: 3/8"=1'-0"



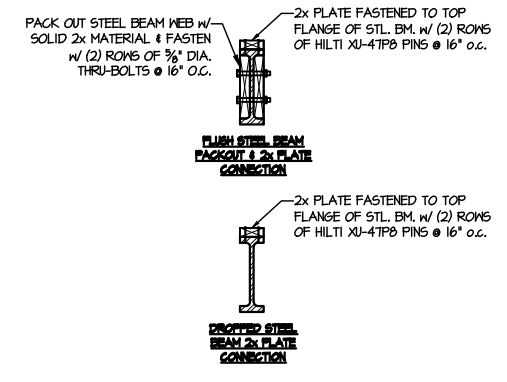
**(C1) TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL**  
SCALE: 3/8"=1'-0"  
PARALLEL FRMS



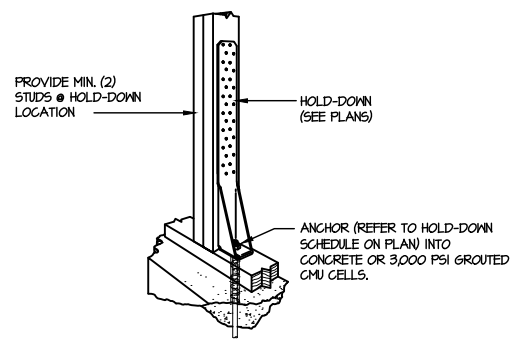
**(C2) TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL**  
SCALE: 3/8"=1'-0"  
PERPENDICULAR FRMS



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



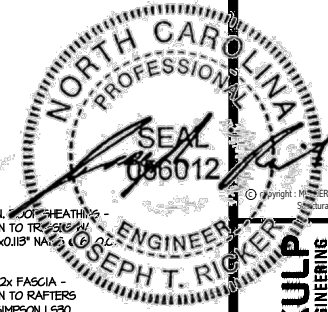
**(E) TYPICAL STEEL BEAM CONNECTION DETAIL**  
SCALE: 3/4"=1'-0"



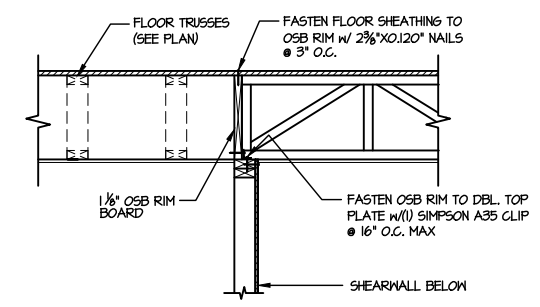
**(F1) TYPICAL HOLD DOWN INSTALLATION**  
SCALE: N.T.S.

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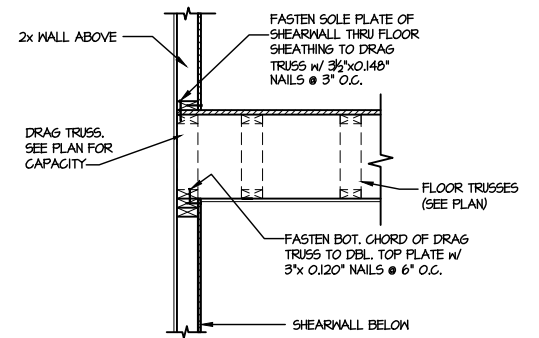
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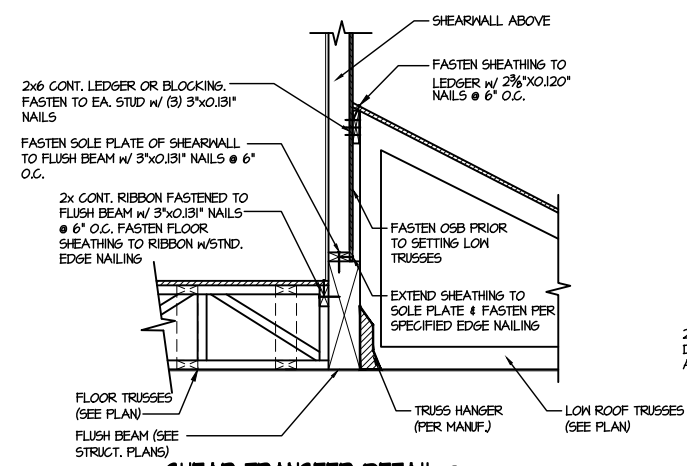
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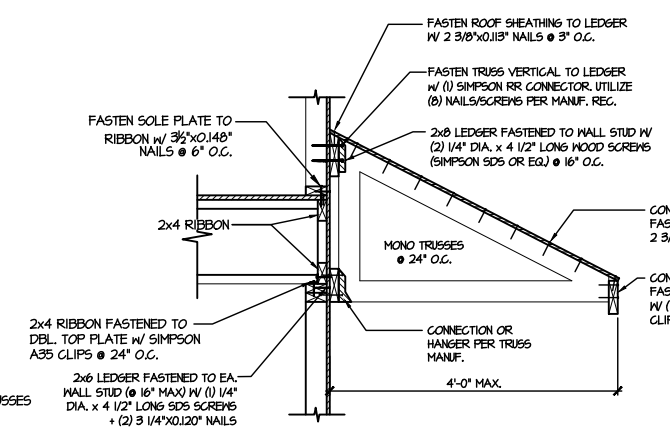
**1** SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW  
SCALE: 3/4"=1'-0"  
PARALLEL FRAMING



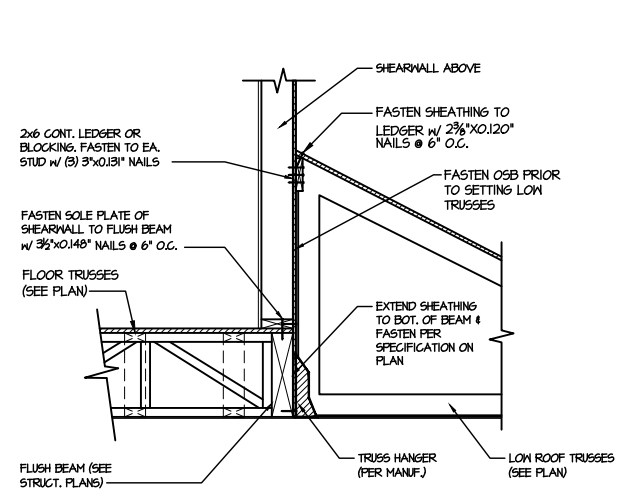
**2** SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW  
SCALE: 3/4"=1'-0"  
EDGE OF FRAMING



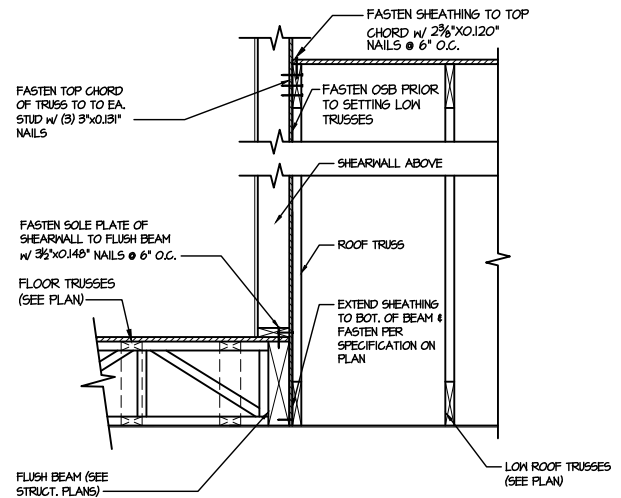
**3** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



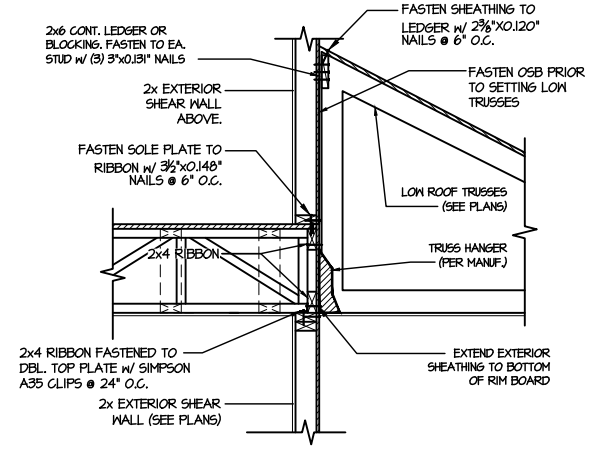
**4** DETAIL @ SHED ROOF  
SCALE: 3/8"=1'-0"



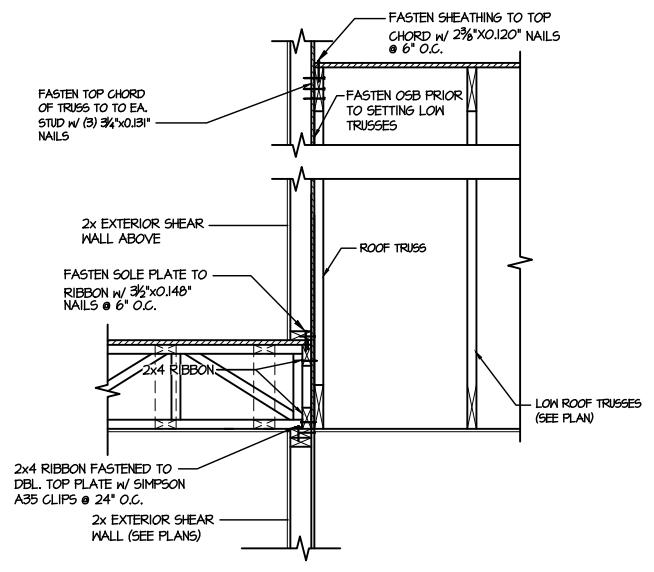
**5** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



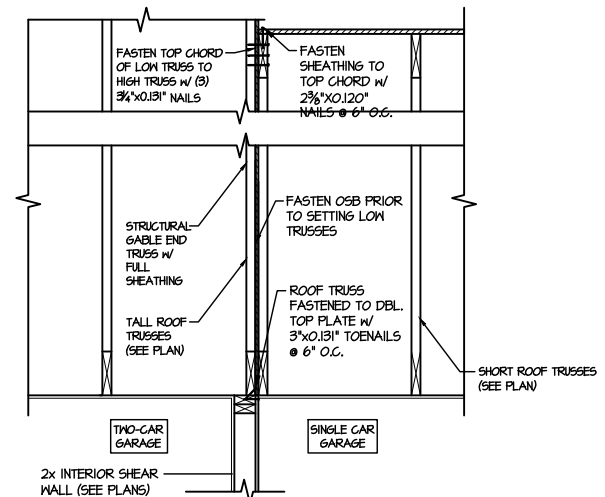
**6** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



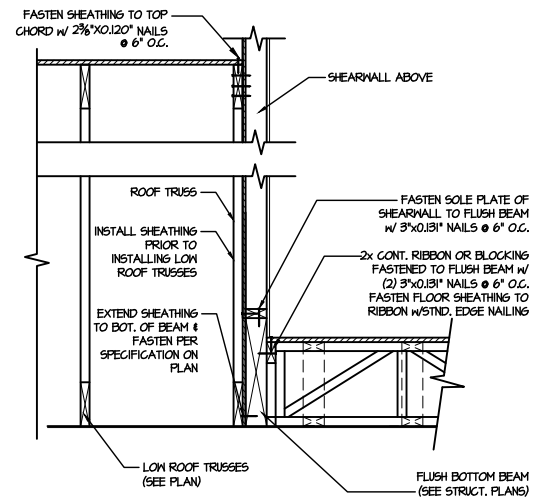
**7** TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL  
SCALE: 3/4"=1'-0"



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



**9** TYPICAL SHEAR TRANSFER DETAIL BETWEEN GARAGE BAYS  
SCALE: 3/4"=1'-0"



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

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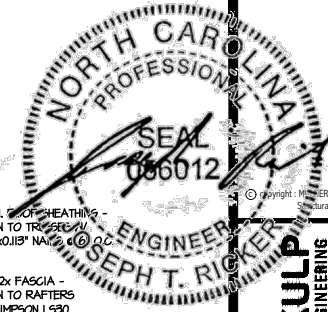
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project mgr: JTR  
drawn by: JAD  
issue date: 09-25-24

REVISIONS:  
date: initial:

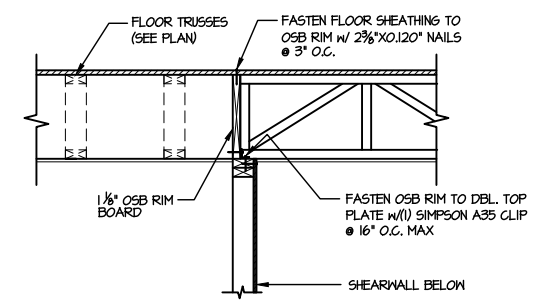


FRAMING DETAILS  
HONEYCUTT HILLS  
LOT 24 - DRAYTON 4  
RALEIGH, NC

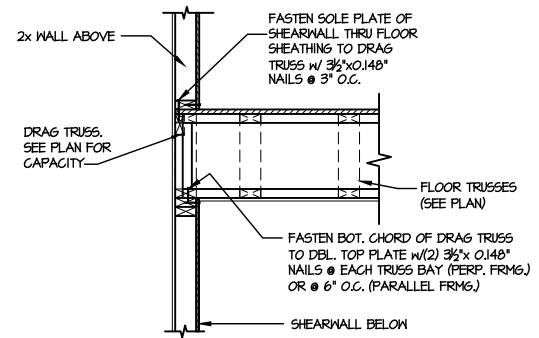
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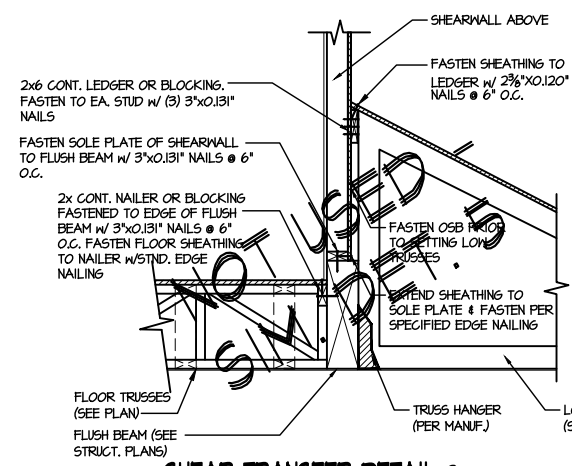
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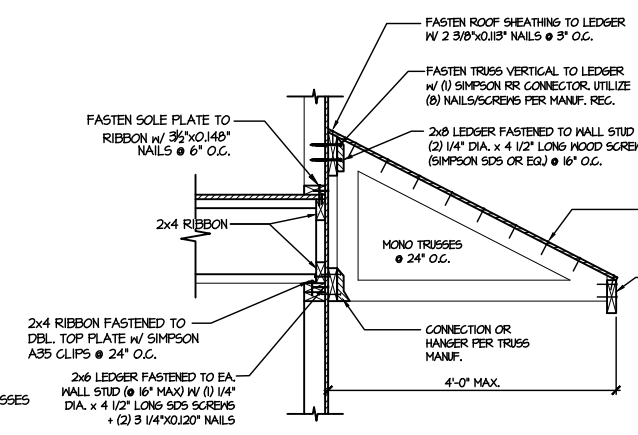
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW  
SCALE: 3/4"=1'-0" PARALLEL FRAMING



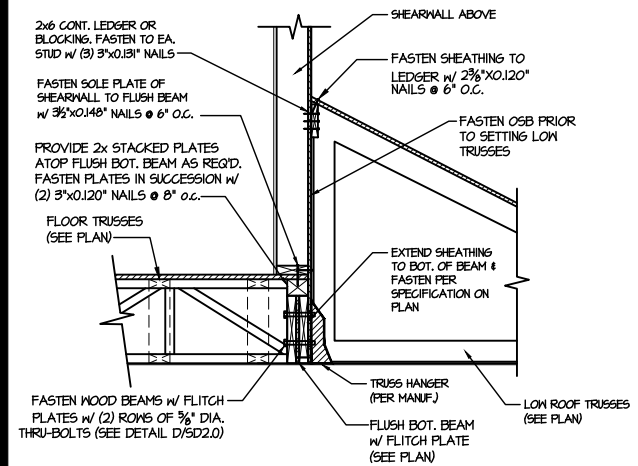
2 SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW  
SCALE: 3/4"=1'-0" EDGE OF FRAMING



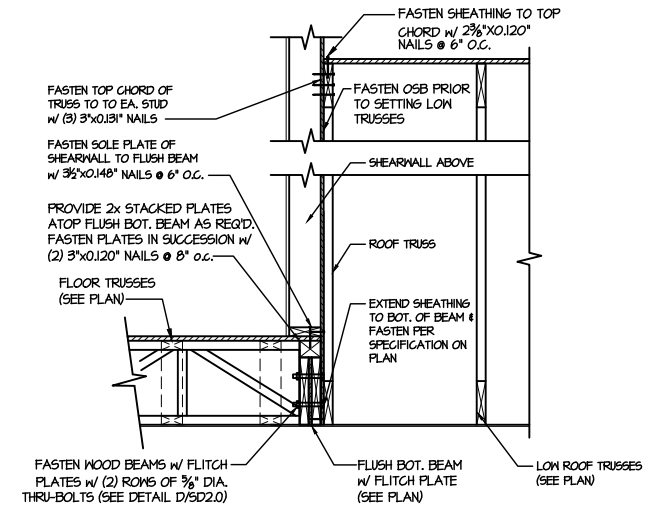
3 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



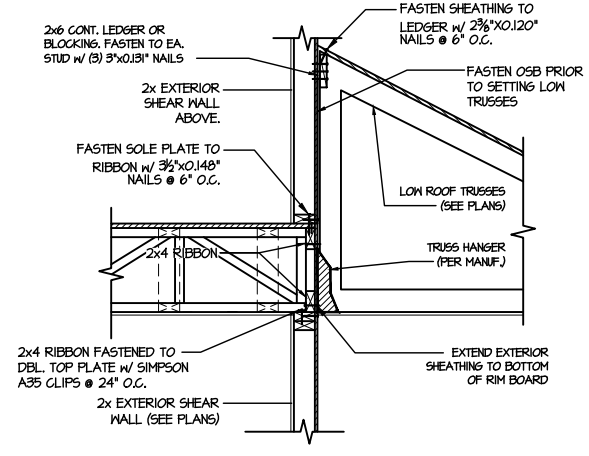
4 DETAIL @ SHED ROOF  
SCALE: 3/8"=1'-0"



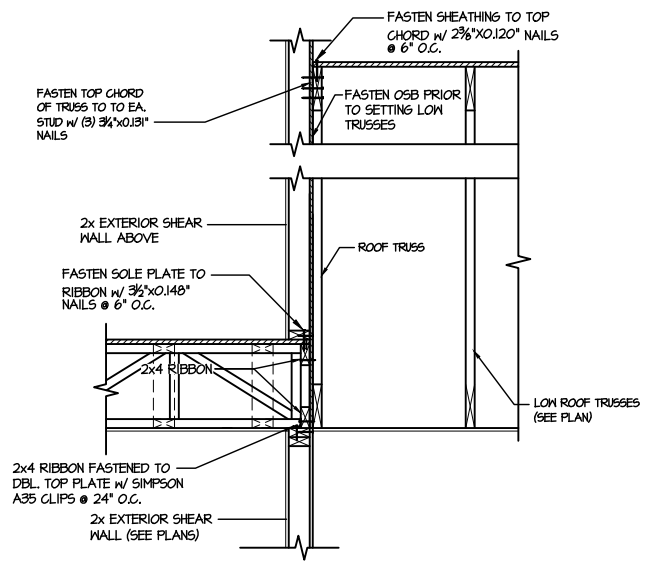
5 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



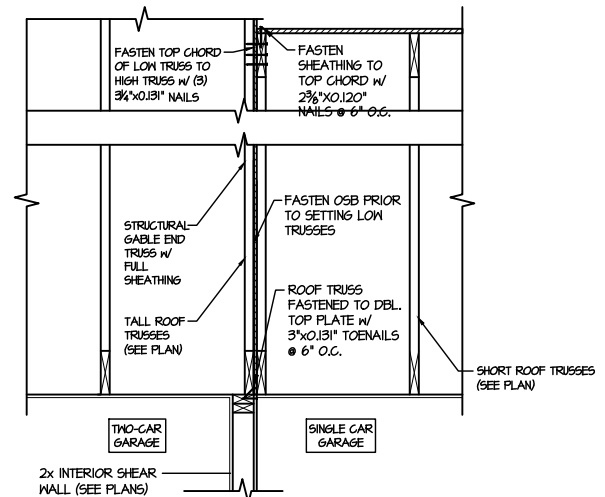
6 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



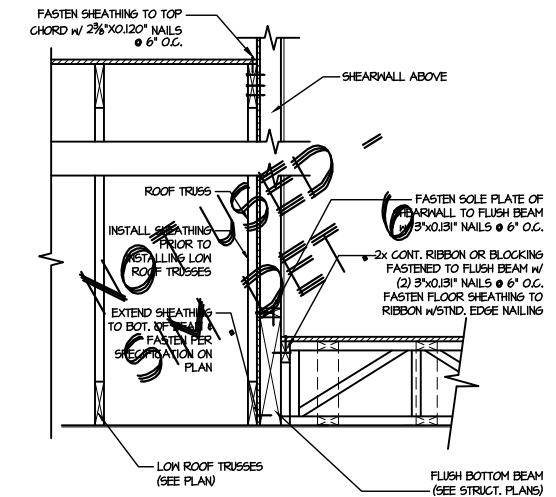
7 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL  
SCALE: 3/4"=1'-0"



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



9 TYPICAL SHEAR TRANSFER DETAIL BETWEEN GARAGE BAYS  
SCALE: 3/4"=1'-0"



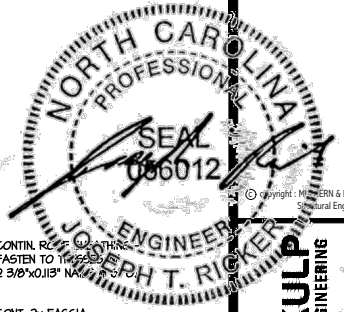
10 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"

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DRB HOMES

FRAMING DETAILS  
HONEYCUTT HILLS  
LOT 24 - DRAYTON 4  
RALEIGH, NC



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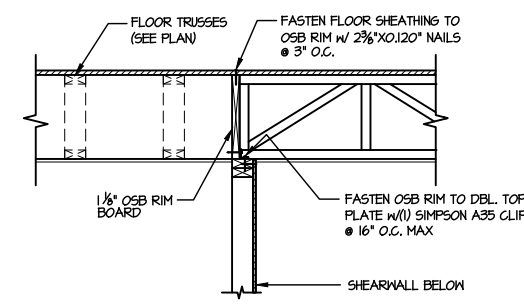
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project mgr: JTR  
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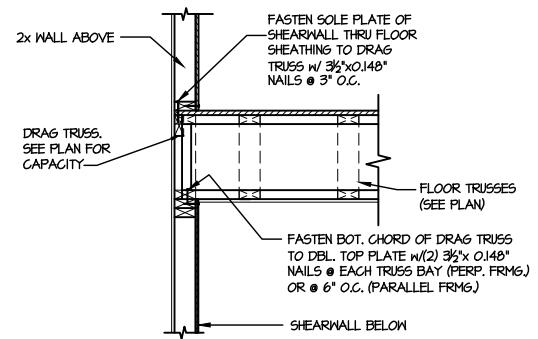
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HOMES

FRAMING DETAILS  
HONEYCUTT HILLS  
LOT 24 - DRAYTON 4  
RALEIGH, NC

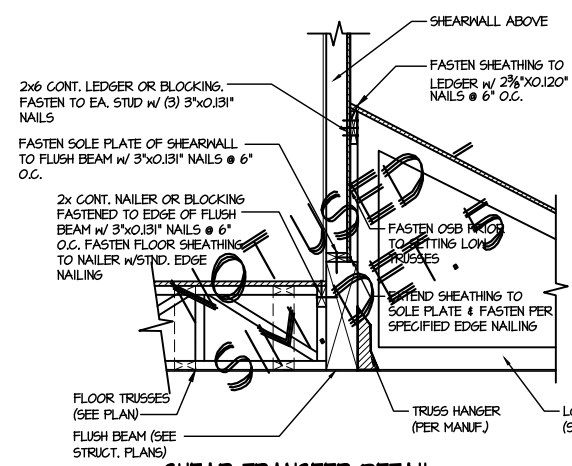
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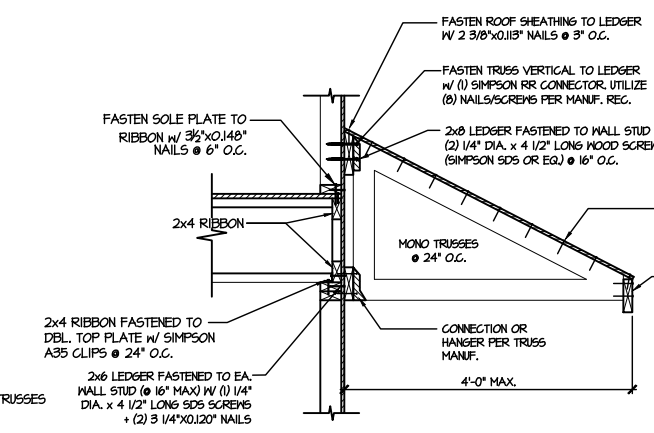
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW  
SCALE: 3/4"=1'-0" PARALLEL FRAMING



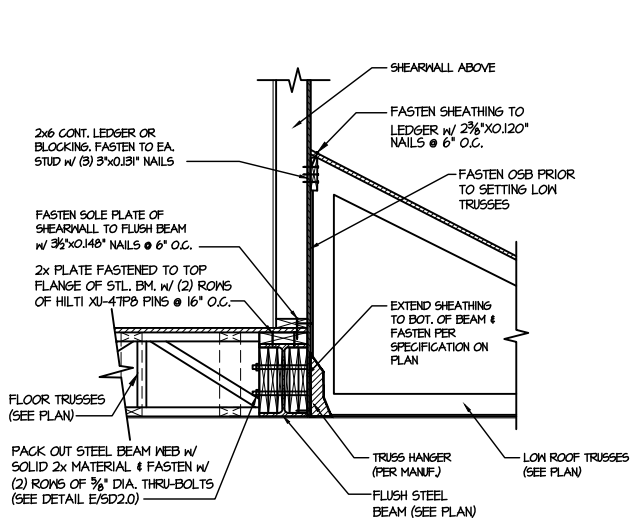
2 SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW  
SCALE: 3/4"=1'-0" EDGE OF FRAMING



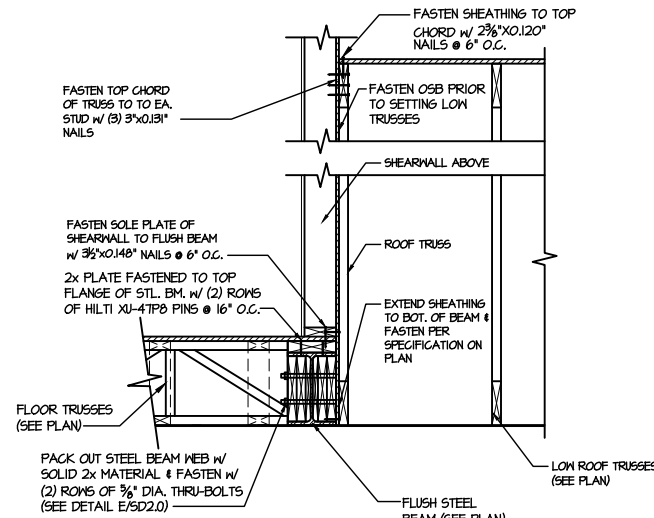
3 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
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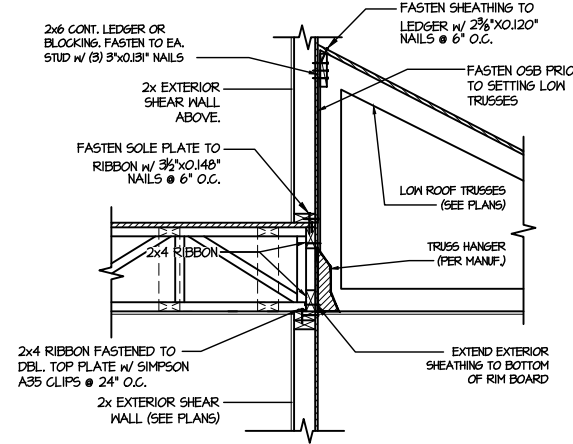
4 DETAIL @ SHED ROOF  
SCALE: 3/8"=1'-0"



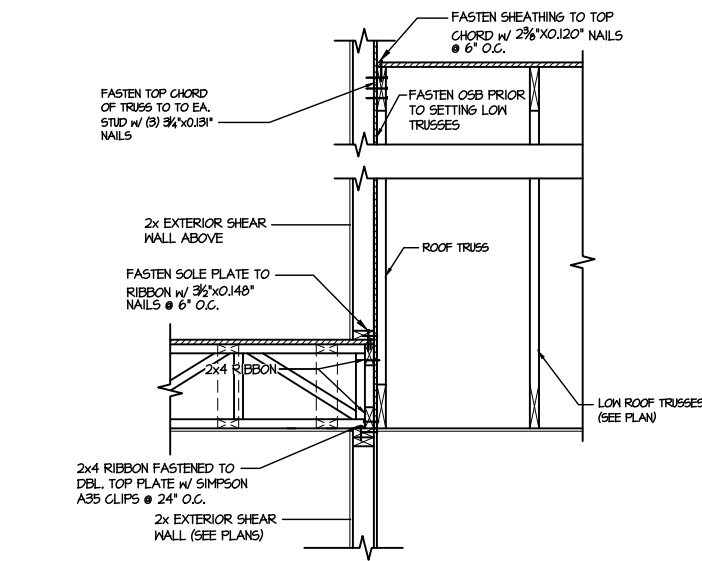
5 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



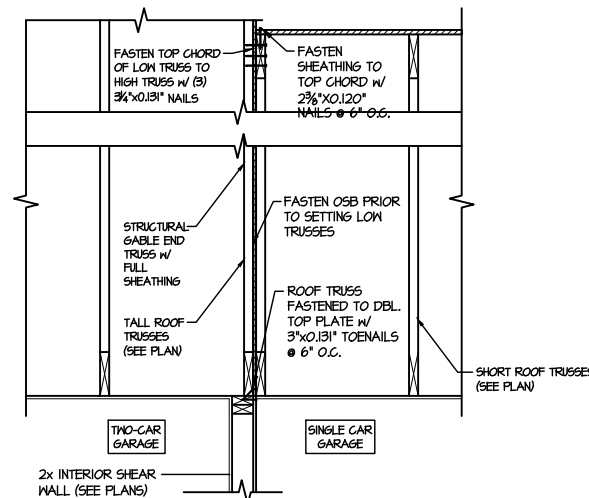
6 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
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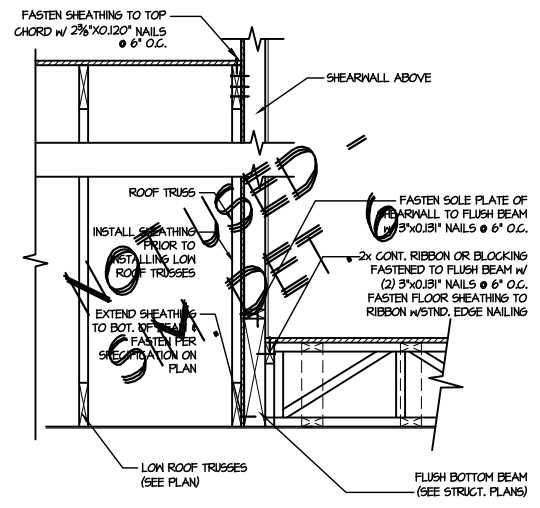
7 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL  
SCALE: 3/4"=1'-0"



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



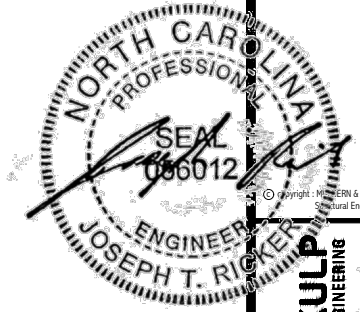
9 TYPICAL SHEAR TRANSFER DETAIL BETWEEN GARAGE BAYS  
SCALE: 3/4"=1'-0"



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

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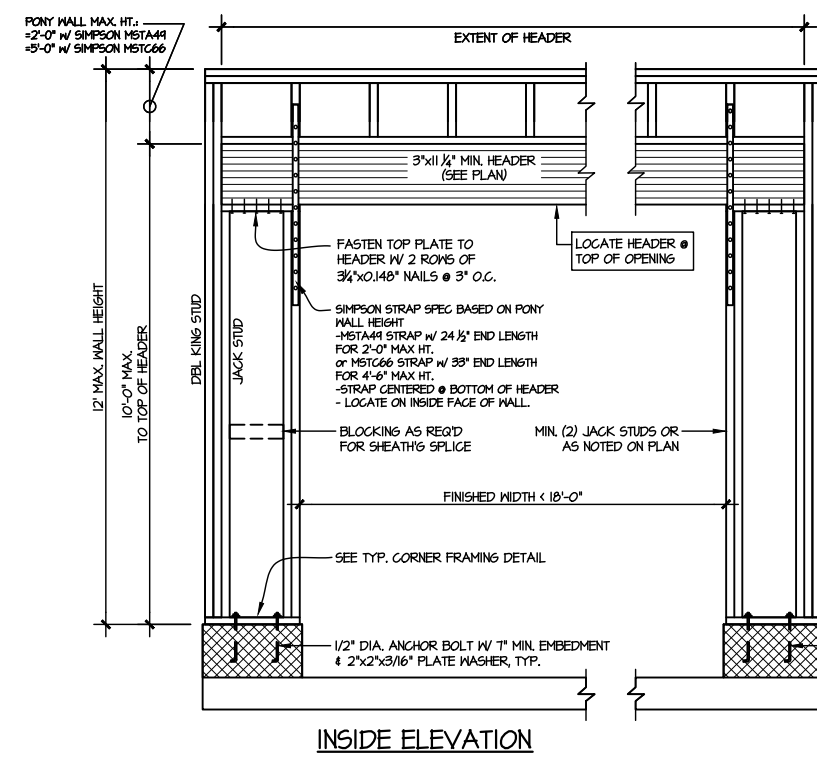
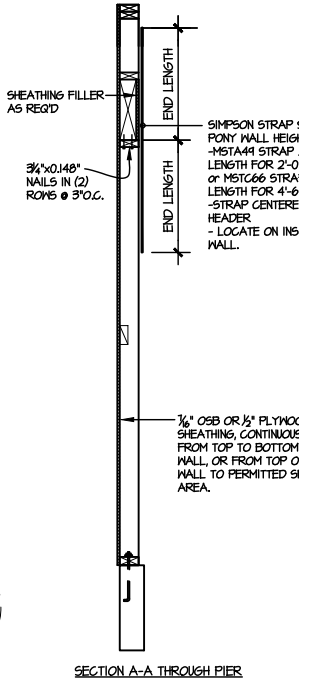
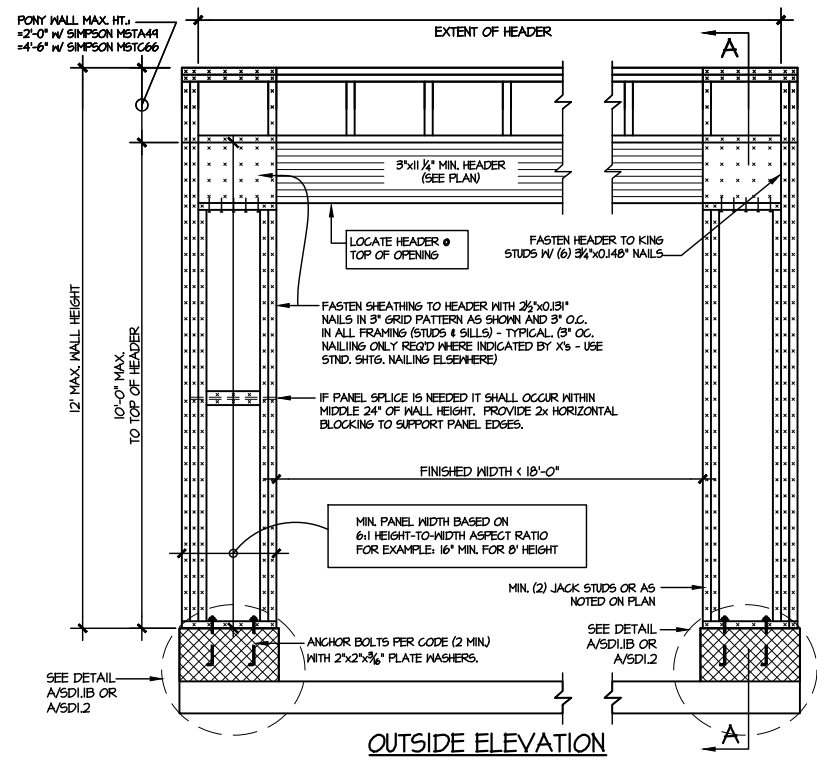


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issue date: 09-25-24  
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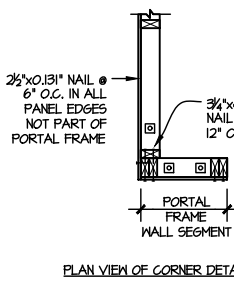
**DRB**  
**HOMES**

FRAMING DETAILS  
HONEYCUTT HILLS  
LOT 24 - DRAYTON 4  
RALEIGH, NC

sheet:  
**SD2.2**



NOTE: ALL SHEATHABLE AREAS EXTERIOR WALL SHALL BE FULL SHEATHED WITH 1/2" PLYWOOD OR



**2** TWO SIDED GARAGE PORTAL FRAME BRACING ELEVATION ON CMU STEM  
SCALE: N.T.S. SCALE: N.T.S.



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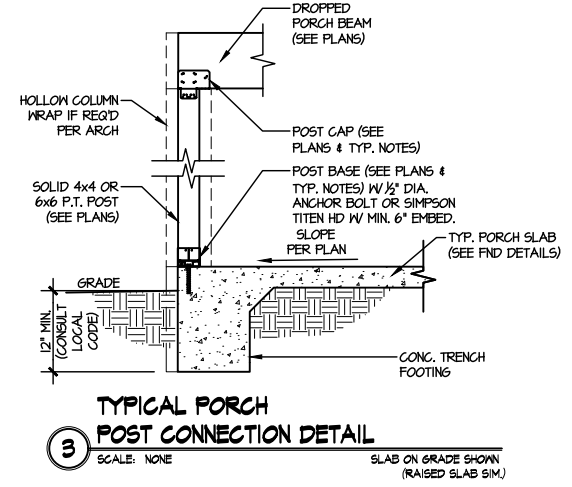
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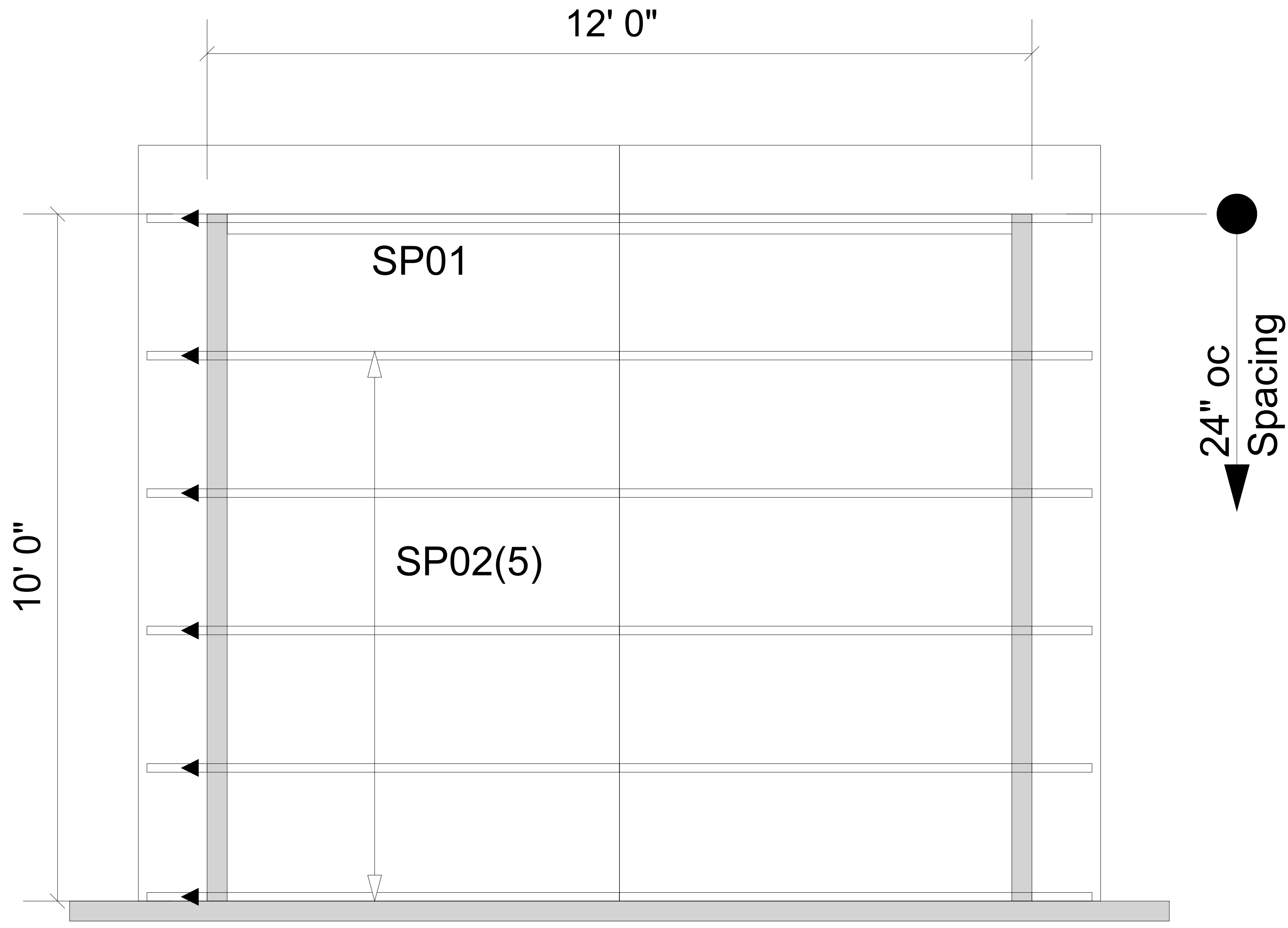
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FRAMING DETAILS  
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RALEIGH, NC

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 0.0024 HONEYCUTT HILL

Plan Information:

DRAYTON-4

ROOF

NOT TO SCALE

Date: 09/24/24

Drawn By: CGT

Job #:

Sales Rep: KYLE GIBSON

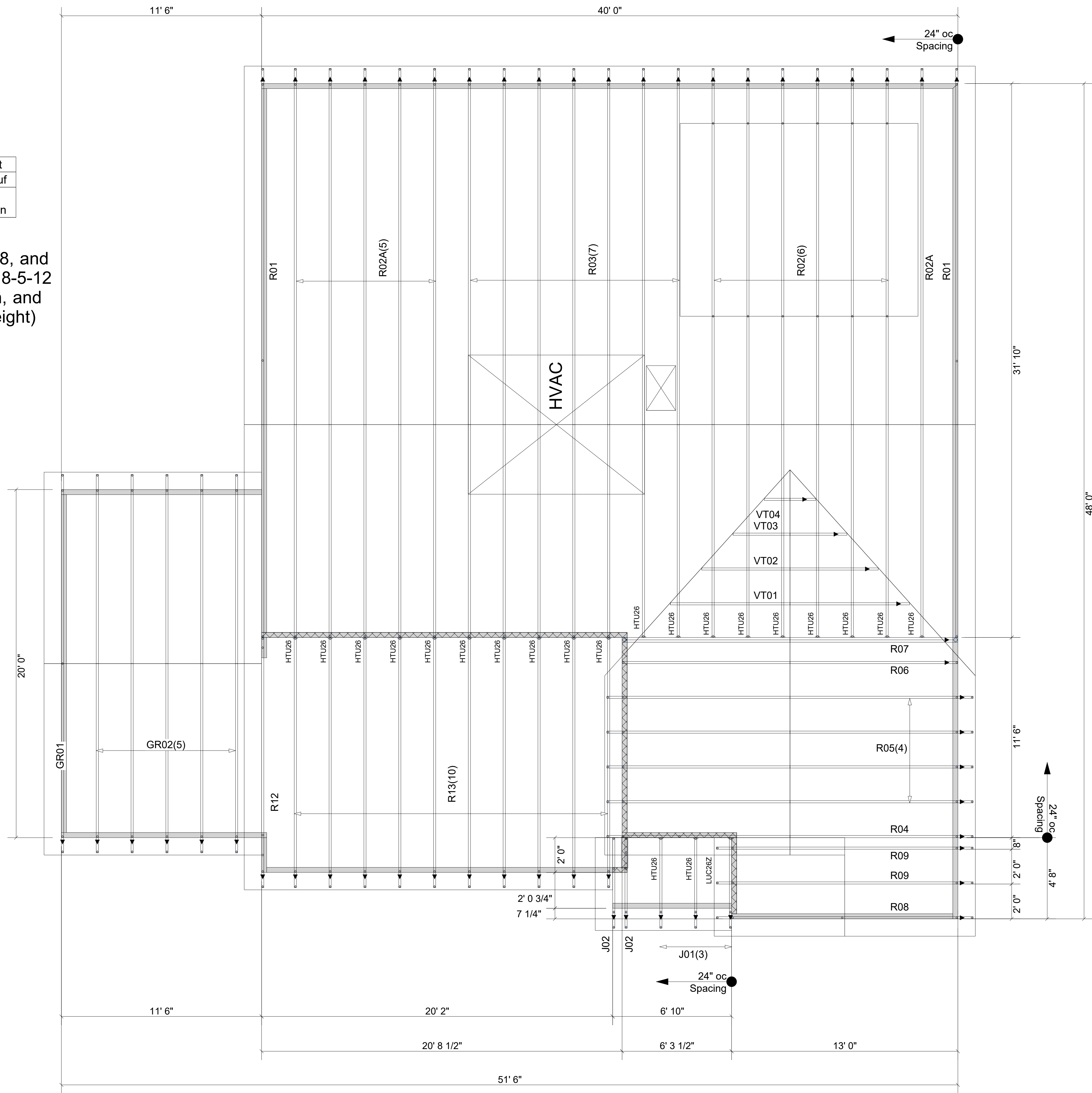
Phone:

24-8460-R01



Truss Connector Total List		
Qty	Product	Manuf
21	HTU26	
1	LUC26Z	Simpson

All first-story wall heights are 9-1-8, and all second-story wall heights are 18-5-12 (based on a 14" floor truss depth, and an 8-1-8 second-story ceiling height) unless otherwise indicated.



▲ = LEFT END OF TRUSS

FOR PERMIT

Client: DRB GROUP-RALEIGH		ROOF	
Job: LOT 0.0024 HONEYCUTT HILL			
Plan Information: DRAYTON-4			
NOT TO SCALE	Date: 09/24/24	Job #:	Sales Rep: KYLE GIBSON
Drawn By: CGT		24-8460-R01	Phone:

REVISIONS:



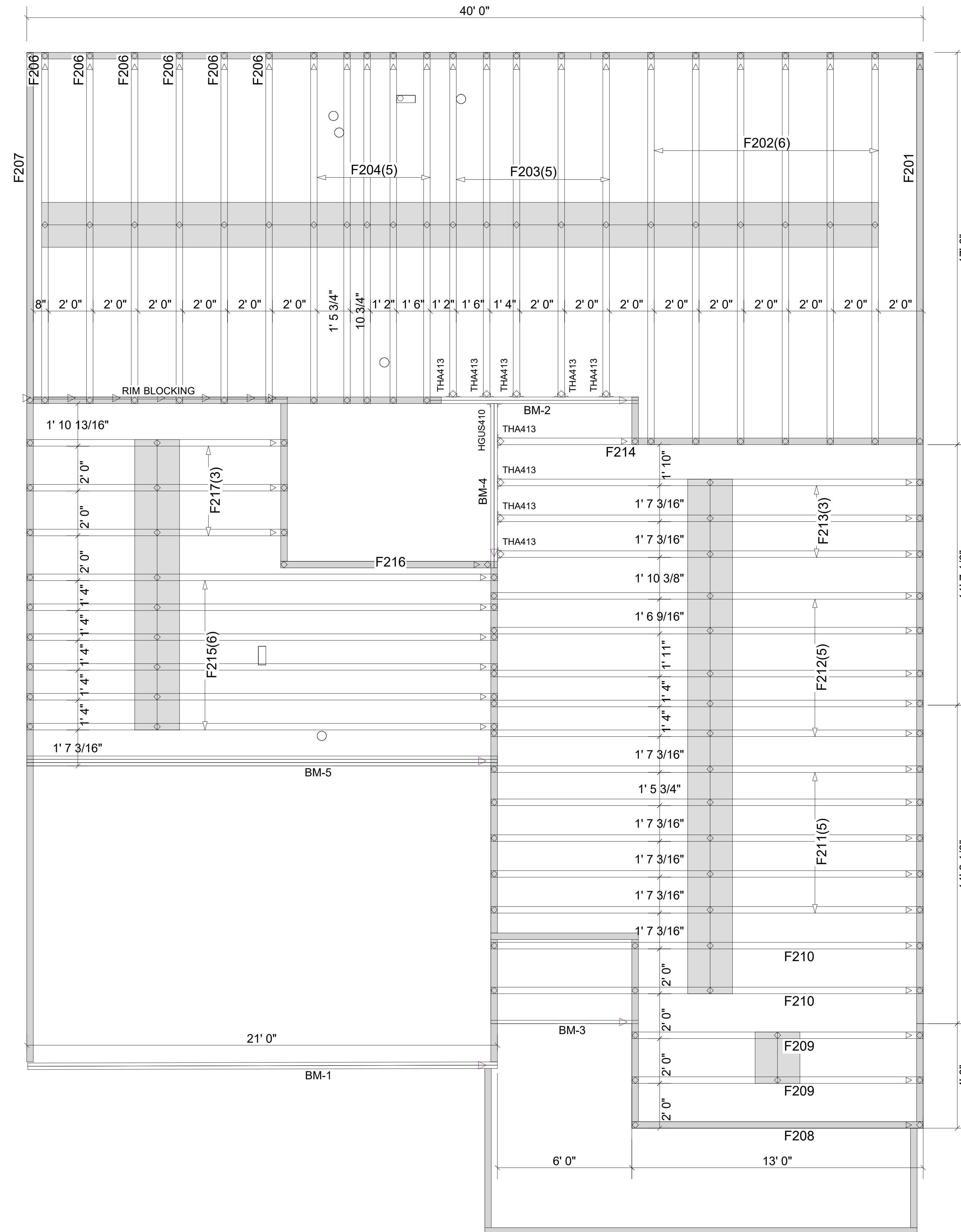
Moncks Corner/Easley, SC (800) 475-3999  
Sparta, NC (336) 372-2226

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Products					
Net Qty	Plies	Product	Length	PlotID	
2	2	1-3/4" x 11-7/8" VERSA-LAM® 2.0 3100 SP	22' 0"	BM-1	
2	2	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	10' 0"	BM-2	
1	1	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	8' 0"	BM-3	
2	2	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	8' 0"	BM-4	
3	3	1-3/4" x 18" VERSA-LAM® 2.0 3100 SP	22' 0"	BM-5	
1	1	1-1/8" x 14" BC RIM BOARD OSB	12' 0"	Rim1	

Connector Summary			
Flange	Product	Manuf	Qty
None	HGUS410	Simpson	1

Truss Connector Total List		
Qty	Product	Manuf
9	THA413	Simpson



▲ = LEFT END OF TRUSS

FOR PERMIT

Client: DRB GROUP-RALEIGH  
 Job: LOT 0.0024 HONEYCUTT HILL  
 Plan Information: DRAYTON-4

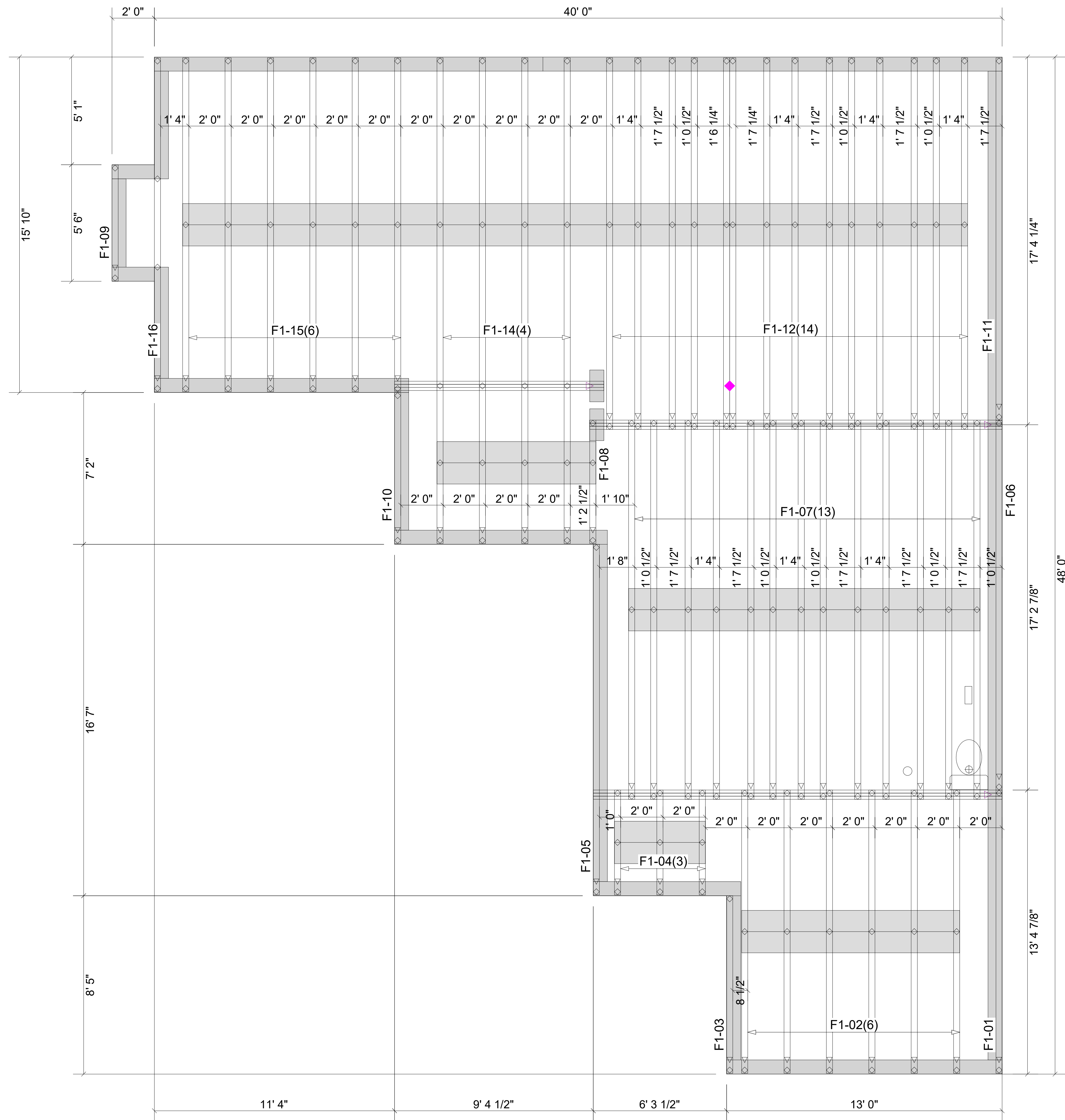
NOT TO SCALE  
 Drawn By: CGT  
 Date: 09/24/24  
 Job #: 24-8460-F02  
 Sales Rep: KYLE GIBSON  
 Phone:

REVISIONS:



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

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EXTREME CARE MUST BE TAKEN  
TO NOT SET ANY OF THESE  
TRUSSES BACKWARDS

FLOOR DEPTH 14"

▲ = 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 0.0024 HONEYCUTT HILL	
Plan Information: DRAYTON-4	
NOT TO SCALE	Date: 09/24/24
Drawn By: CGT	Sales Rep: KYLE GIBSON
	Job #: 24-8460-F01
	Phone:

FLOOR

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