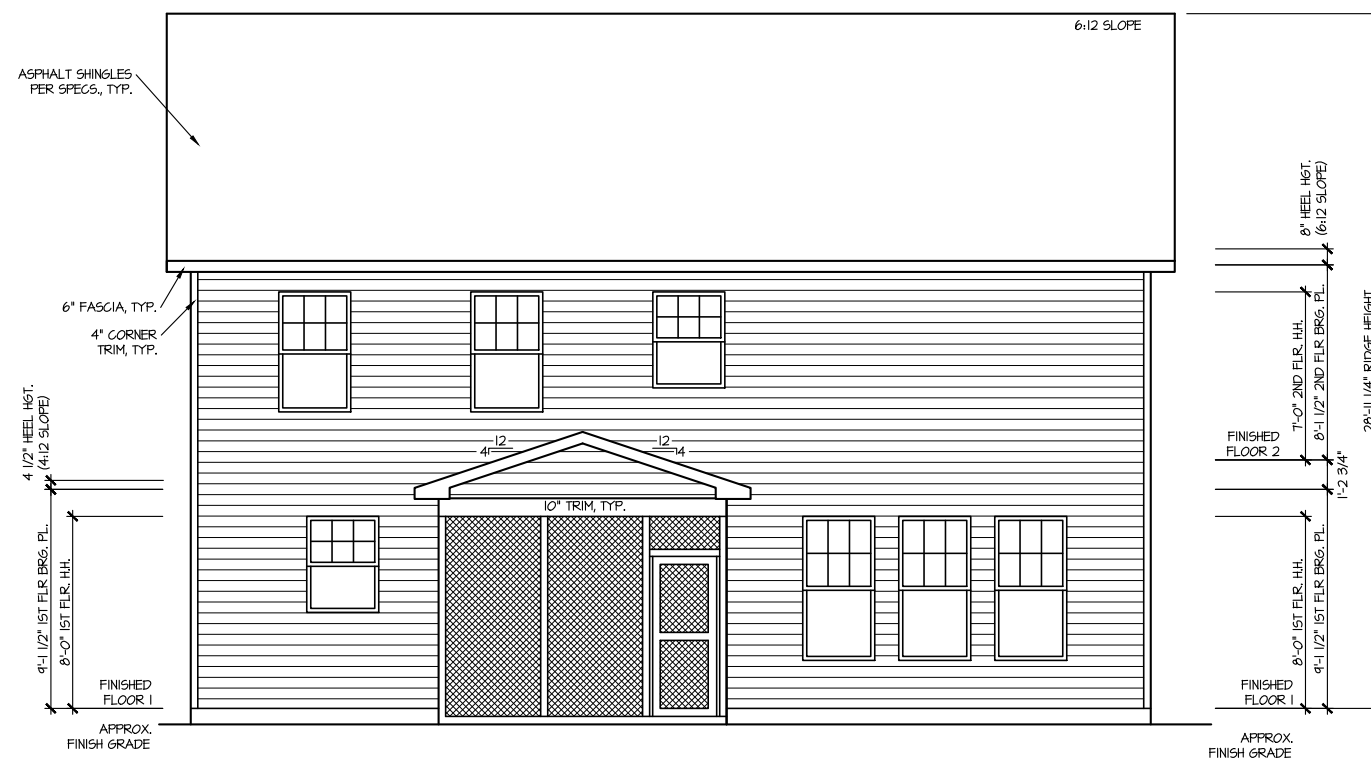


FRONT ELEVATION 2

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

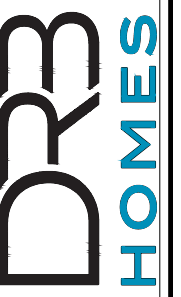


REAR ELEVATION 2

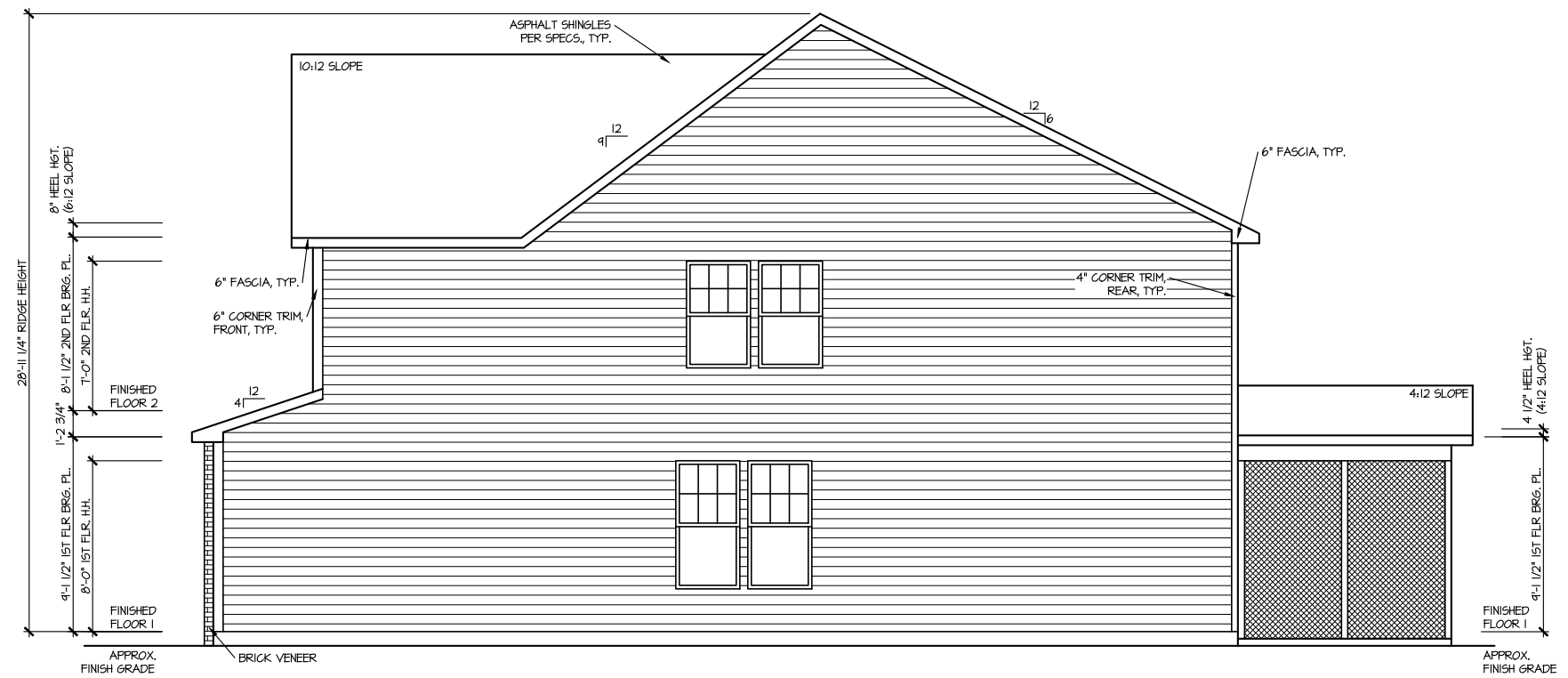
SCALE: 1/8" = 1'-0"

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

DRAWN BY:	ITS
DATE:	10/30/2024
PLAN NO.	2695

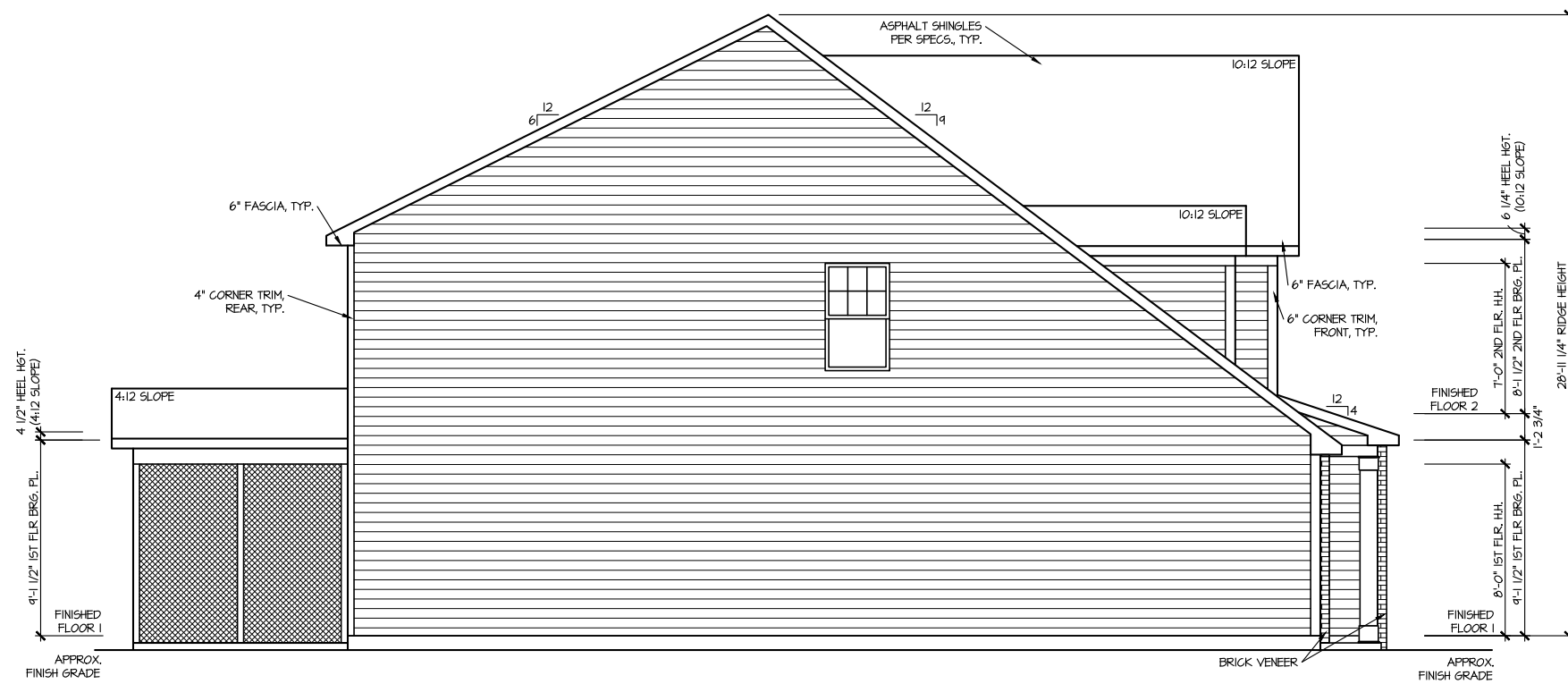


HOUSE NAME:
DRAYTON
DRAWING TITLE
FRONT & REAR ELEVATIONS



RIGHT ELEVATION 2

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



LEFT ELEVATION 2

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

FILE: Lot_00.0197_amendment.dwg DATE: 10/30/2024 9:59 AM

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

DRAWN BY:	ITS
DATE:	10/30/2024
PLAN NO.	2695

DRB
HOMES

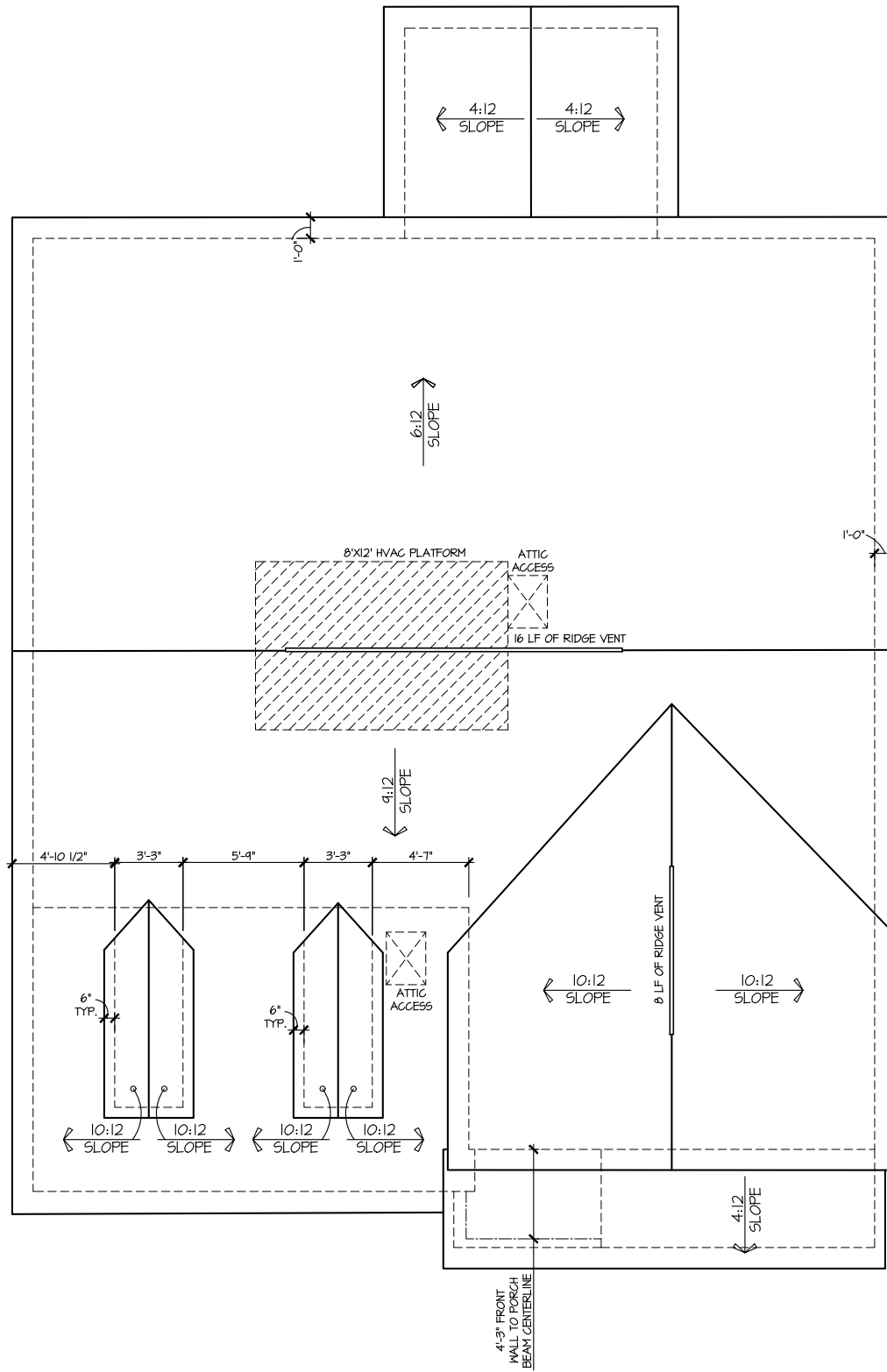
HOUSE NAME:
DRAYTON
DRAWING TITLE
RIGHT & LEFT ELEVATIONS

SHEET No.
A1.2

ROOF VENTILATION CALCULATIONS:

ROOF AREA = 1775 SQ. FT.
OVERALL REQUIRED VENTILATION:
1 TO 150 = 11.83 SQ. FT.
1 TO 300 = 5.92 SQ. FT.
50-80% IN TOP THIRD = 2.96- 4.66 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 RIDG)
75 LINEAR FEET OF SOFFIT X 5.7 SQ. IN. = 2.46 SQ. FT.
UPPER VENTING: (TOP 1/3 RID)
24 LINEAR FEET OF RIDGE X 10 SQ. IN. = 3 SQ. FT.
3 SQ. FT. BETWEEN 50% - 80%
(1 TO 300 ALLOWED)
TOTAL ROOF VENTILATION: 5.46 SQ. FT. > 4.66 SQ. FT. (RQ'D)



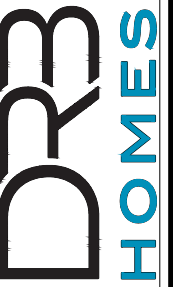
ROOF PLAN ELEV. 2
SCALE: 1/8" = 1'-0"

FILE: Lot_00.0197_amendment.dwg DATE: 10/30/2024 9:59 AM

UPDATED DATE
04-26-2024

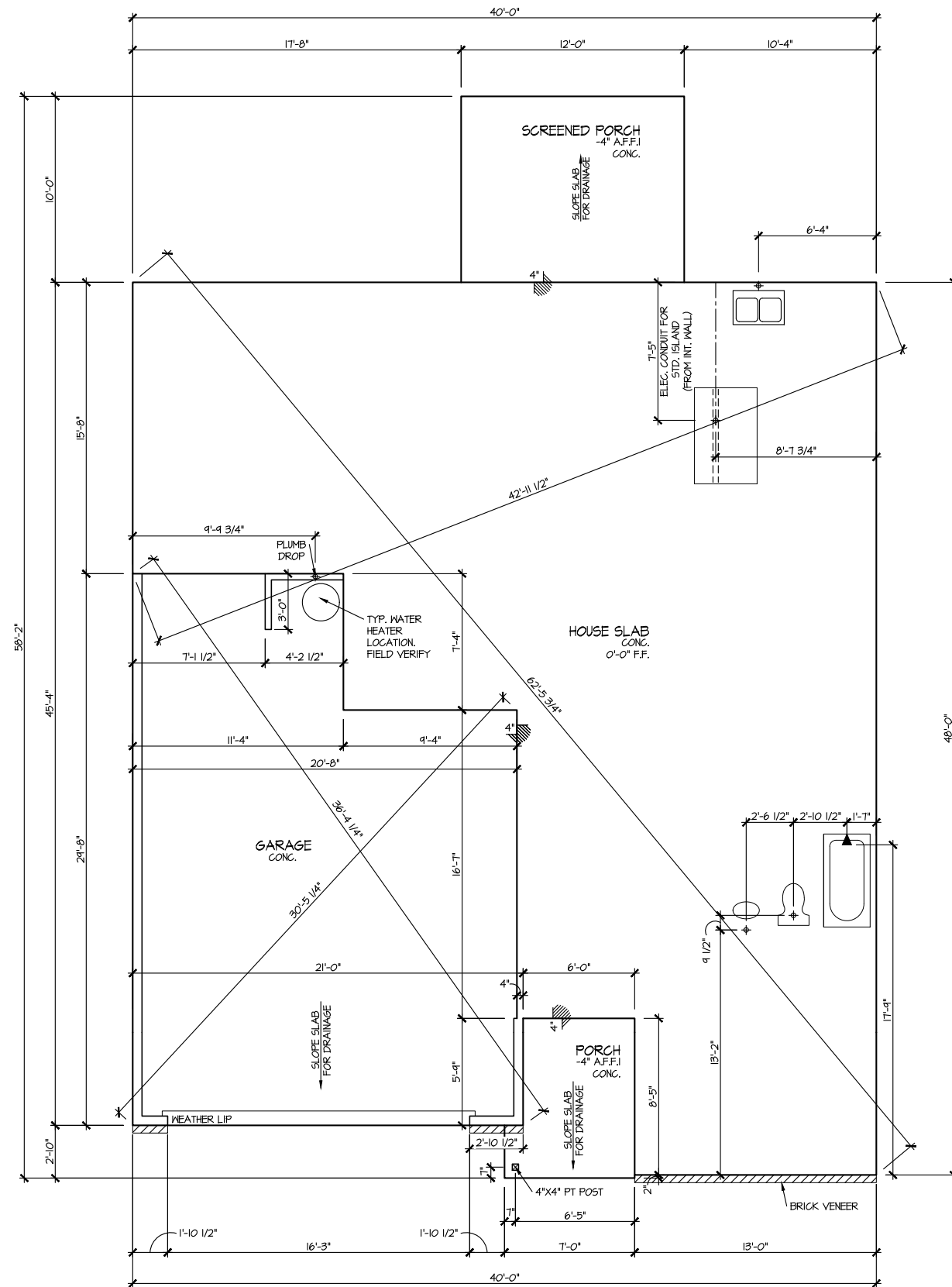
MASTER PLAN INFORMATION
REVISION DATE
2-RALE 03-06-2019

DRAWN BY: ITS
DATE: 10/30/2024
PLAN NO. 2695



HOUSE NAME:
DRAYTON
DRAWING TITLE
ROOF PLAN

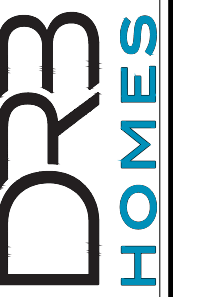
SHEET No.
A.3



ELEVATION 2
SLAB PLAN
SCALE: 1/8" = 1'-0"

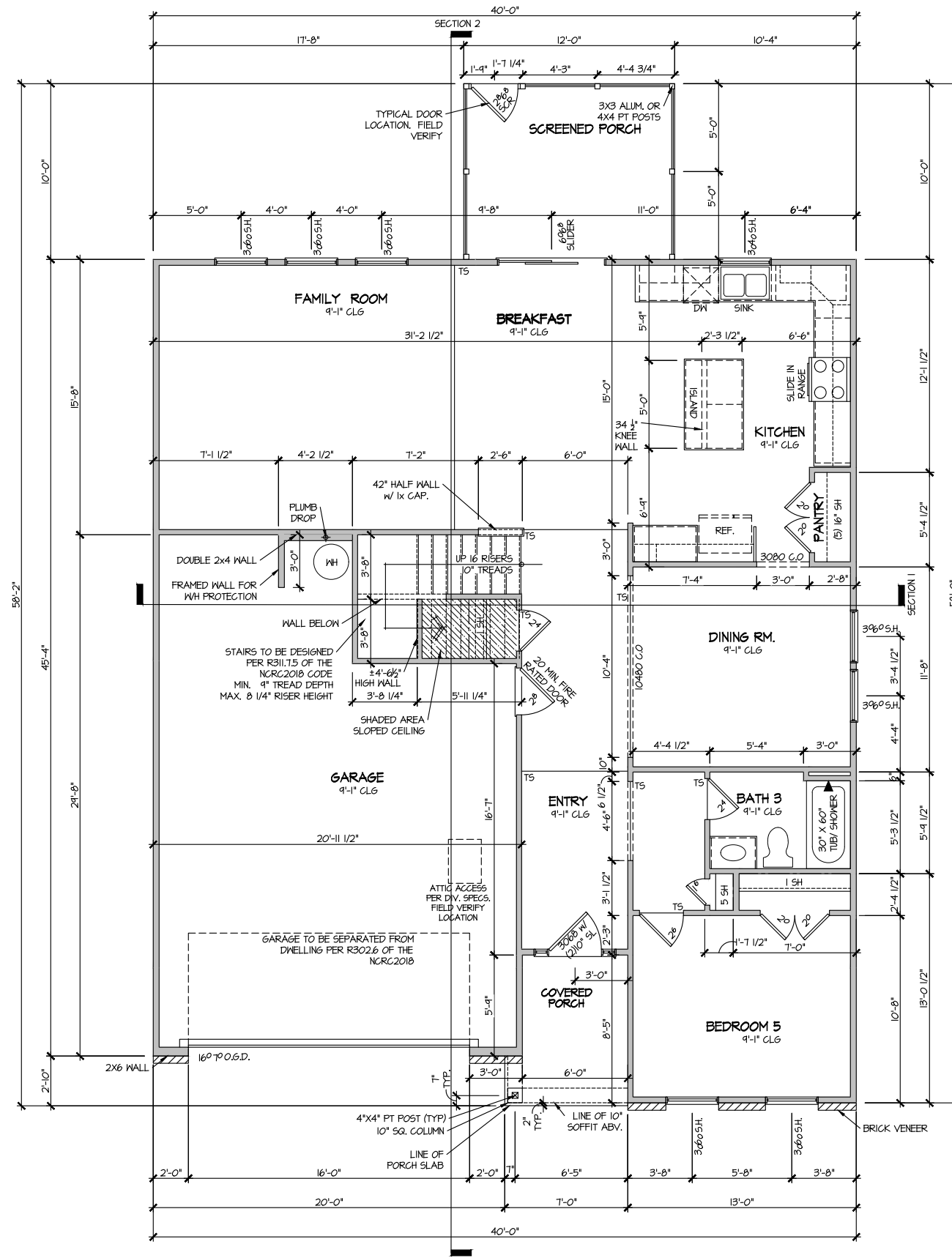
MASTER PLAN INFORMATION	
REVISION	DATE
2-RALE	03-06-2019
	UPDATED DATE
	04-26-2024

DRAWN BY:	ITS
DATE:	10/30/2024
PLAN NO.	2695



HOUSE NAME:
DRAYTON
DRAWING TITLE
SLAB PLAN

SHEET No.
A2.1

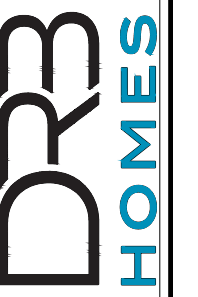


ELEVATION 2
FIRST FLOOR PLAN

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

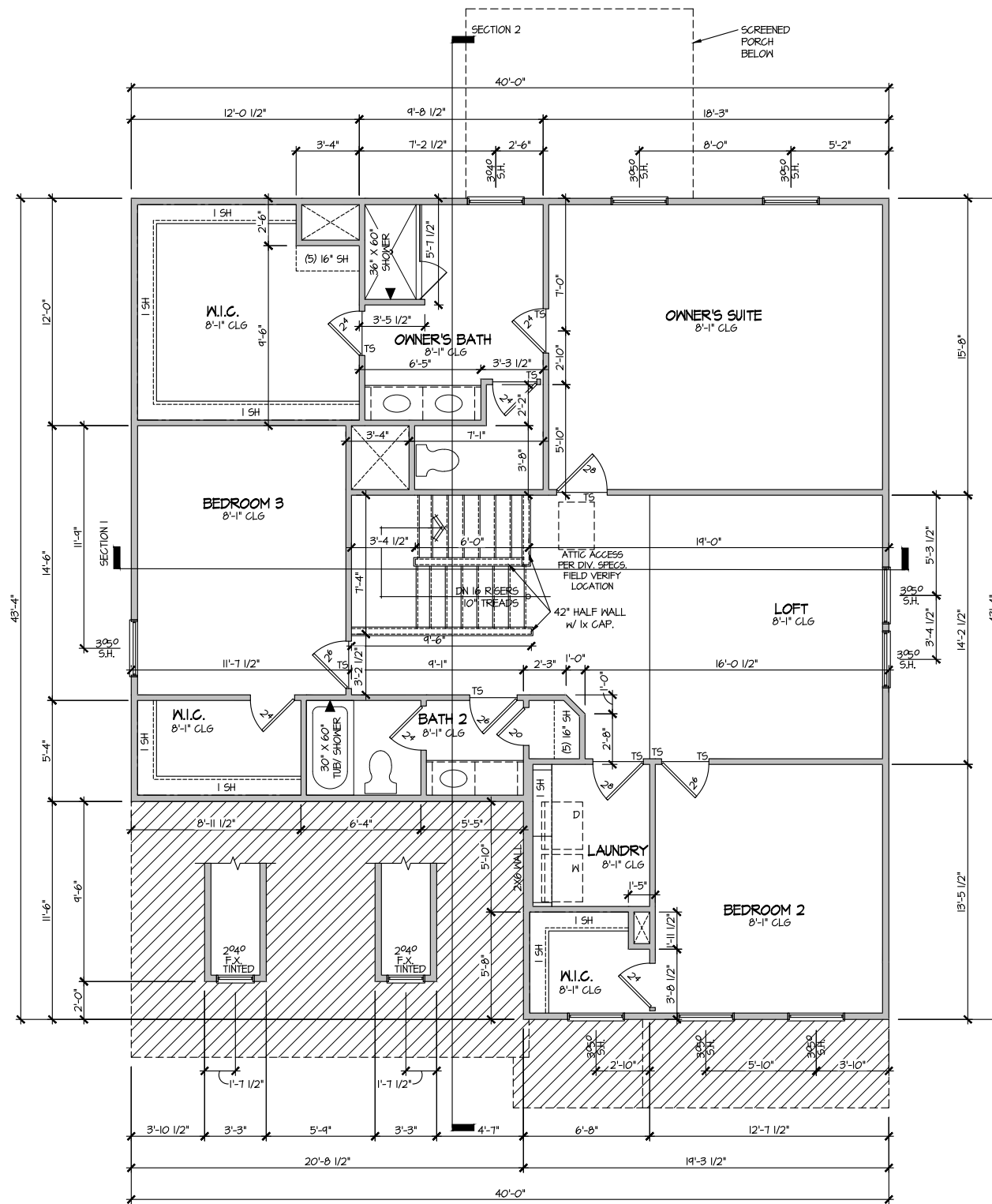
MASTER PLAN INFORMATION	
REVISION	DATE
2-RALE	03-06-2019
	UPDATED DATE
	04-26-2024

DRAWN BY:	ITS
DATE:	10/30/2024
PLAN NO.	2695



HOUSE NAME:
DRAYTON
DRAWING TITLE
FIRST FLOOR PLAN

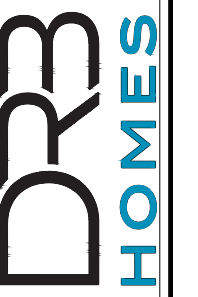
SHEET No.
A3.1



ELEVATION 2
 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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

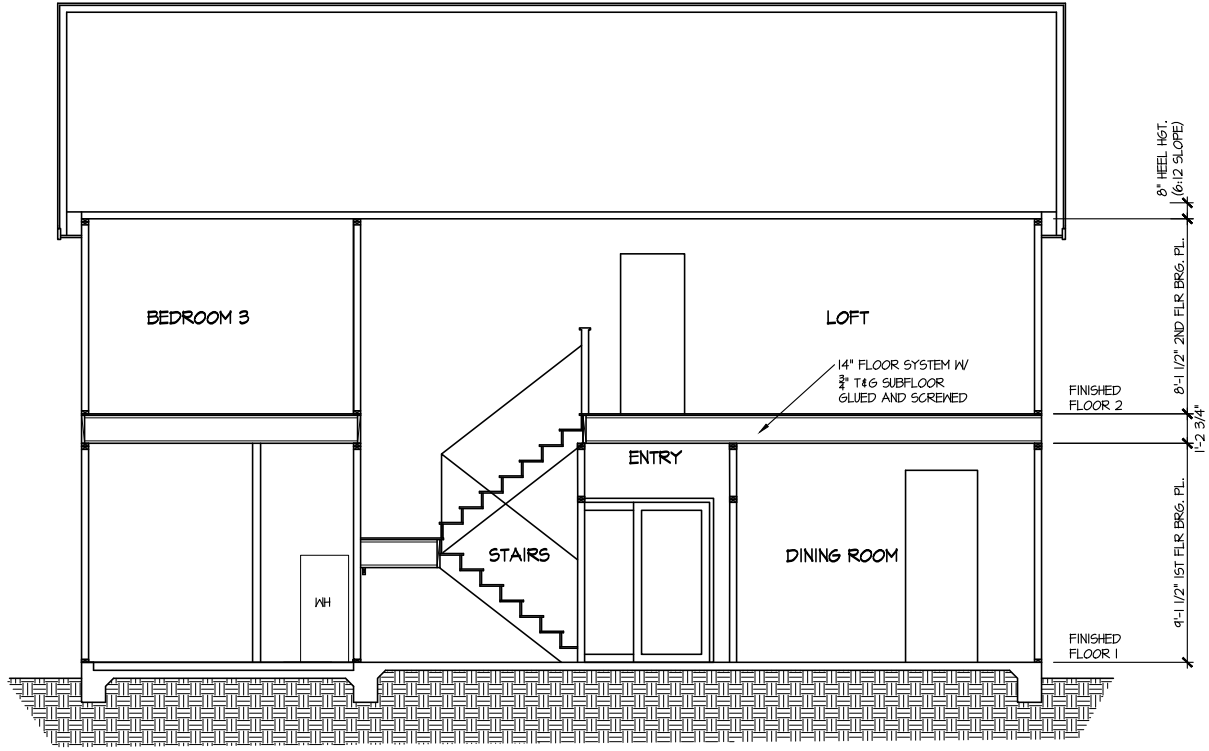
DRAWN BY:	ITS
DATE:	10/30/2024
PLAN NO.	2695



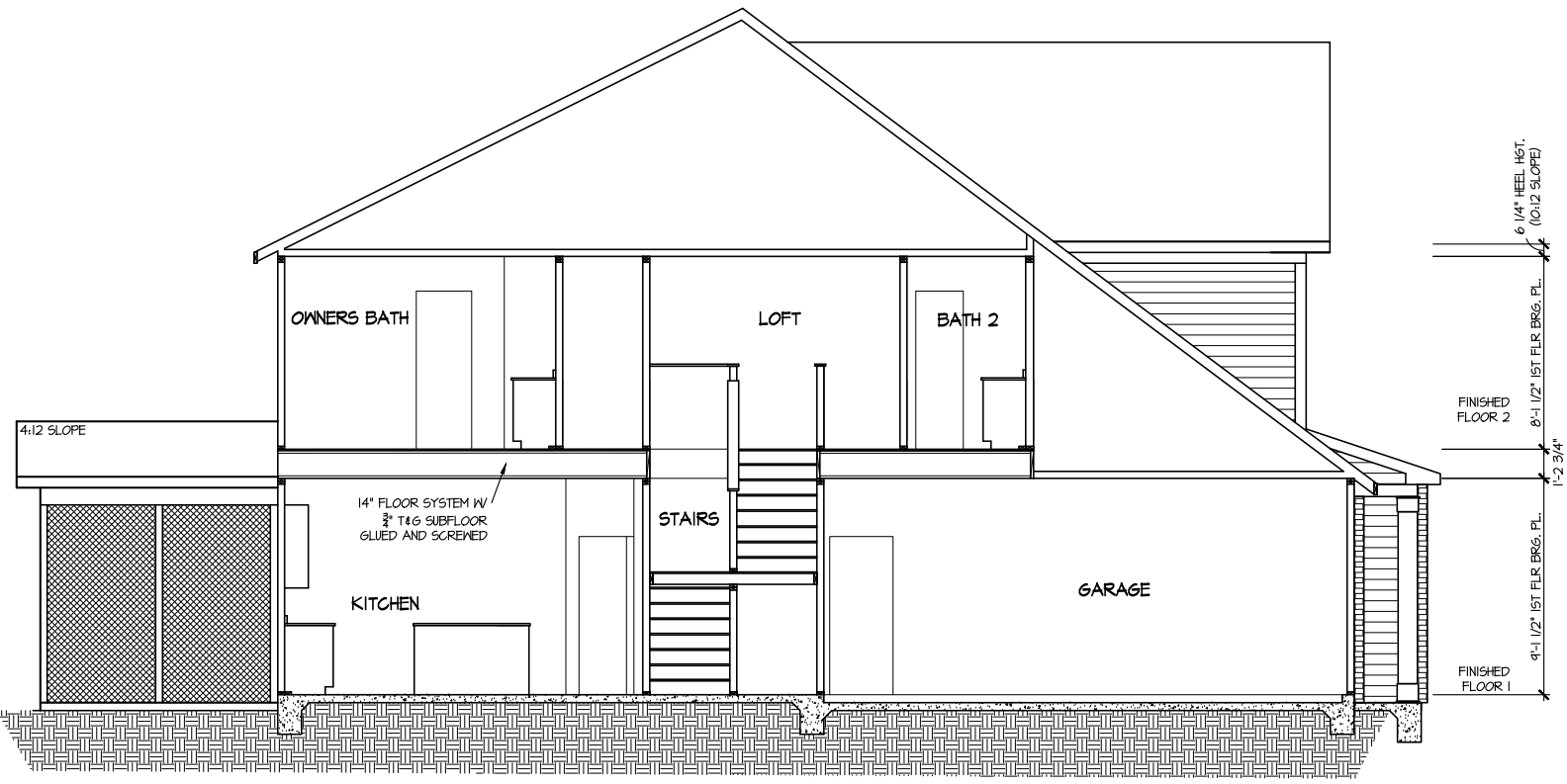
HOUSE NAME:
 DRAYTON
 DRAWING TITLE
 SECOND FLOOR PLAN

SHEET No.
 A3.2

FILE: Lot_00.0197_ amendment.dwg DATE: 10/30/2024 9:59 AM



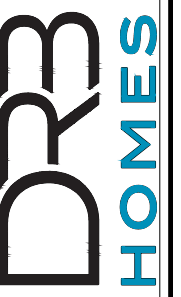
SECTION 1
SCALE: 1/8" = 1'-0"



SECTION 2
SCALE: 1/8" = 1'-0"

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

DRAWN BY:	ITS
DATE:	10/30/2024
PLAN NO.	2695



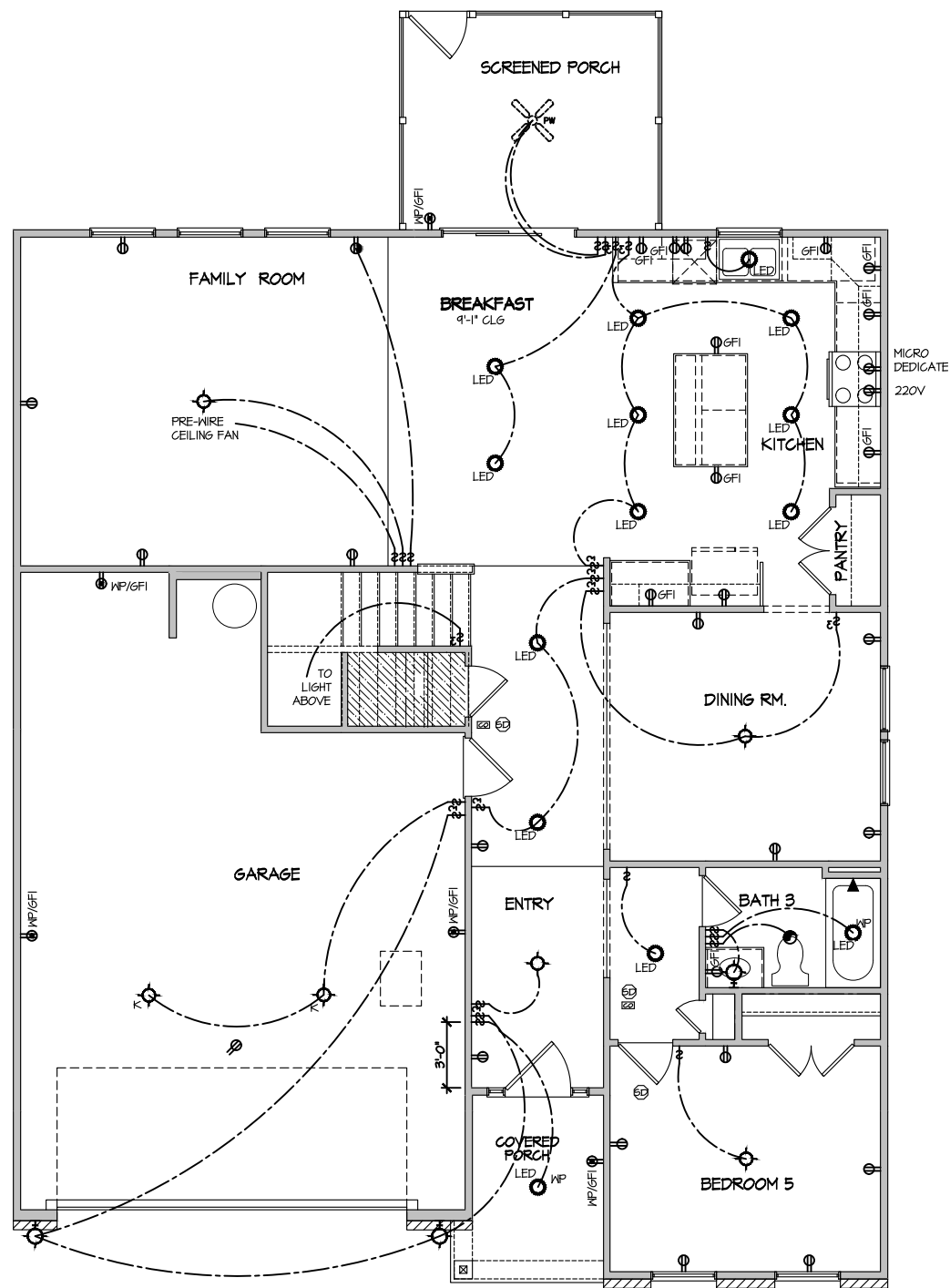
HOUSE NAME:
DRAYTON
DRAWING TITLE
BUILDING SECTION

SHEET No.
A4.1

ELECTRICAL LEGEND

- Ⓢ SINGLE POLE SWITCH
- Ⓢ₃ THREE WAY SWITCH
- Ⓢ₄ FOUR WAY SWITCH
- ⓈⓂ DUPLEX AFCI RECEPTACLE
- ⓈⓂ_B DUPLEX AFCI RECEPTACLE - BOTTOM HALF SWITCHED
- ⓈⓂ_F DUPLEX AFCI RECEPTACLE - FLOOR MOUNTED
- 220V Ⓢ RECEPTACLE - 220V
- GFI Ⓢ DUPLEX AFCI RECEPTACLE - GFI
- WP/GFI Ⓢ DUPLEX AFCI RECEPTACLE - WATERPROOF GFI
- ⓈⓂⓈ SMOKE DETECTOR - WIRED IN SERIES
- ⓈⓂ EXHAUST FAN MOTOR
- ⓈⓂ 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.



FILE: Lot_00.0197_amendment.dwg DATE: 10/30/2024 9:59 AM

ELECTRICAL PLAN
FIRST FLOOR - ELEV. 2

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

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

DRAWN BY:	ITS
DATE:	10/30/2024
PLAN NO.	2695

DRB
HOMES

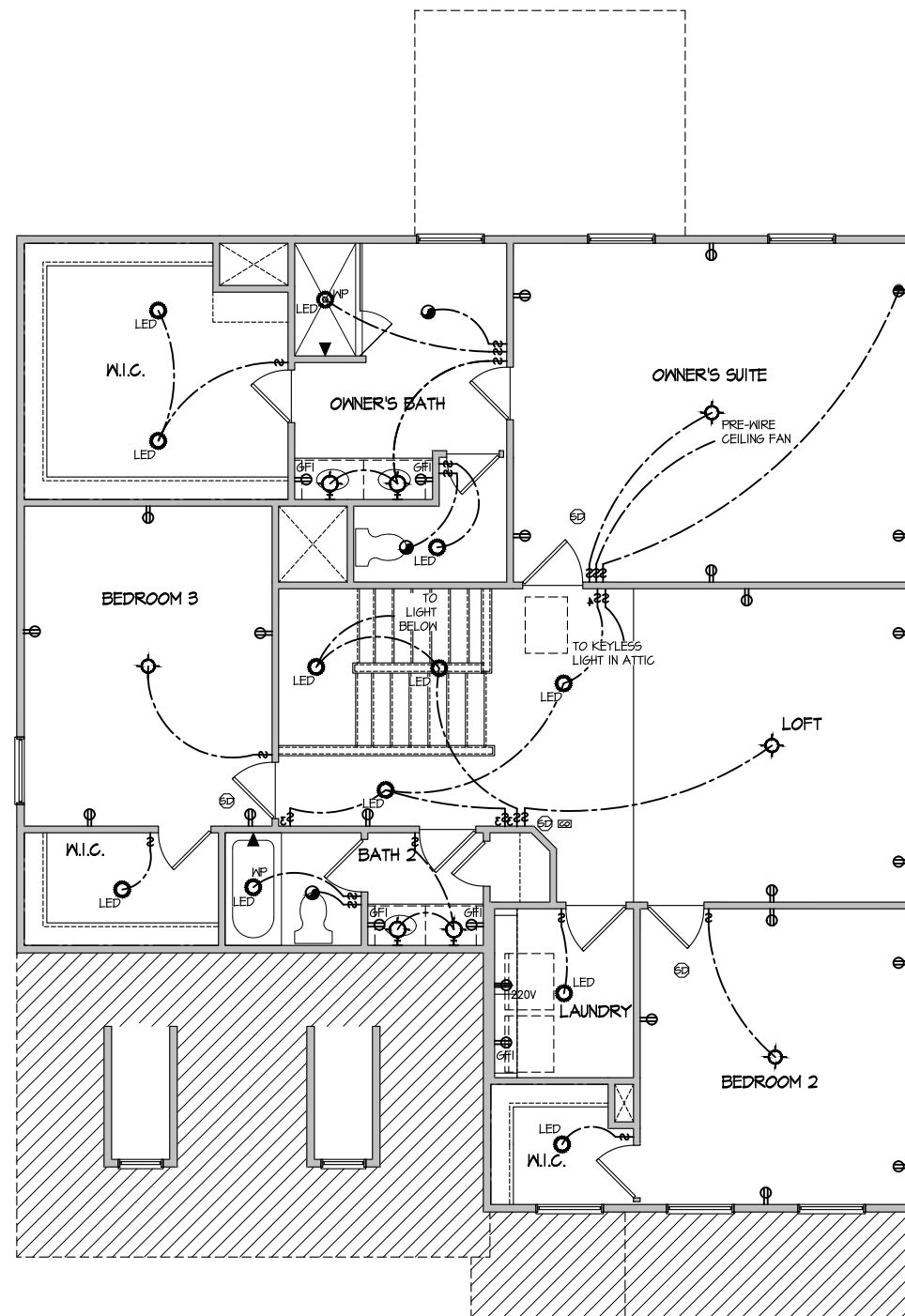
HOUSE NAME:
DRAYTON
DRAWING TITLE
FIRST FLOOR ELECTRICAL

SHEET No.
11

ELECTRICAL LEGEND

- Ⓢ SINGLE POLE SWITCH
- Ⓢ₃ THREE WAY SWITCH
- Ⓢ₄ FOUR WAY SWITCH
- ⓈⓂ DUPLEX AFCI RECEPTACLE
- ⓈⓂ_B DUPLEX AFCI RECEPTACLE - BOTTOM HALF SWITCHED
- ⓈⓂ_F DUPLEX AFCI RECEPTACLE - FLOOR MOUNTED
- 220V Ⓢ RECEPTACLE - 220V
- GFI Ⓢ DUPLEX AFCI RECEPTACLE - GFI
- WP/GFI Ⓢ DUPLEX AFCI RECEPTACLE - WATERPROOF GFI
- ⓈⓂ SMOKE DETECTOR - WIRED IN SERIES
- ⓈⓂ EXHAUST FAN MOTOR
- ⓈⓂ CO DETECTOR
- ⓈⓂ DOOR CHIME
- ⓈⓂ LIGHT FIXTURE - WALL MOUNTED
- ⓈⓂ LIGHT FIXTURE - CEILING MOUNTED
- ⓈⓂ_{LED} LIGHT FIXTURE - LED SURFACE MOUNTED
- ⓈⓂ_P PULLCHAIN LAMPHOLDER
- ⓈⓂ_K KEYLESS LAMPHOLDER

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

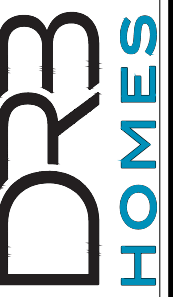


ELECTRICAL PLAN
 SECOND FLOOR - ELEV. 2
 SCALE: 1/8" = 1'-0"

FILE: Lot_00.0197_amendment.dwg DATE: 10/30/2024 9:59 AM

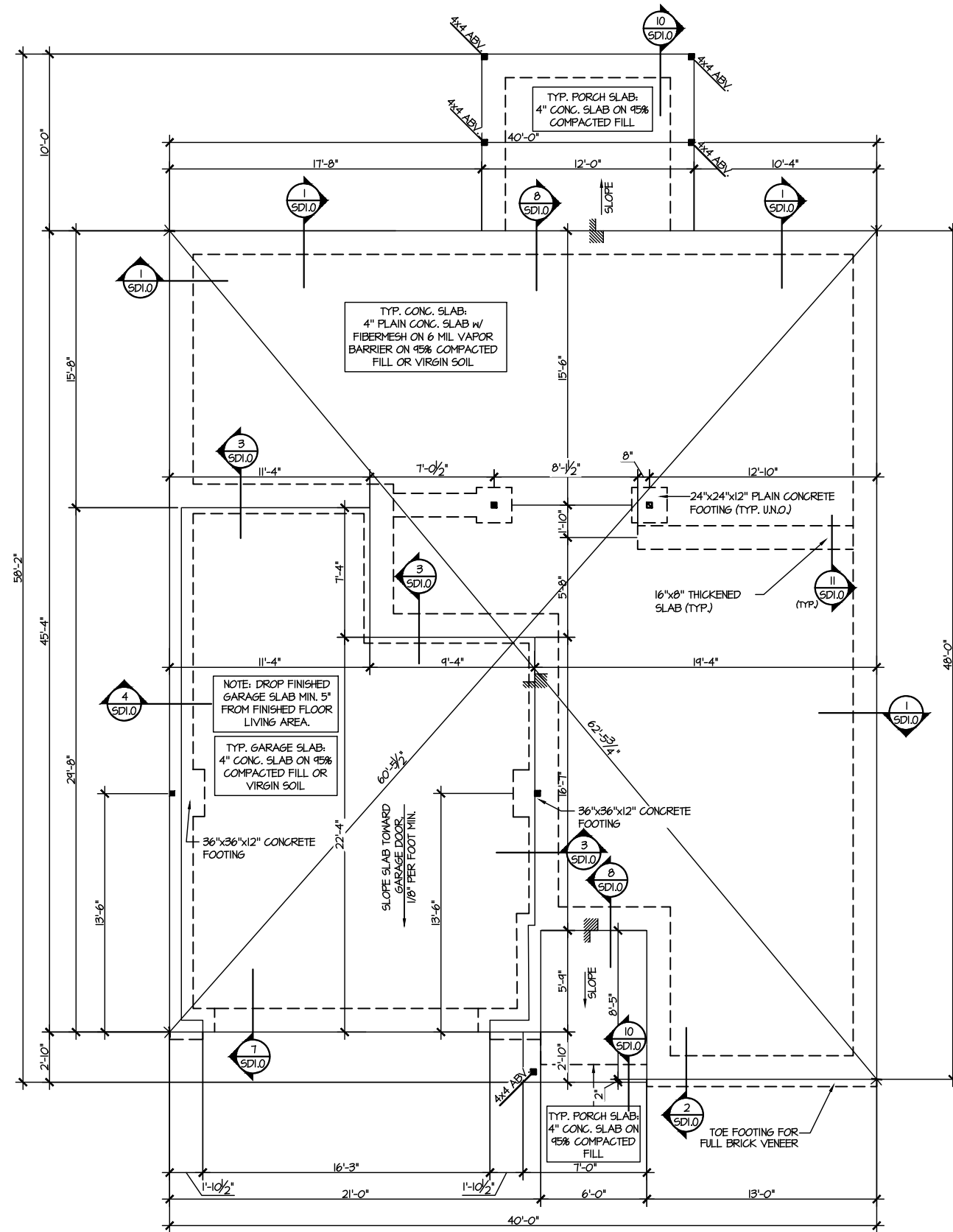
MASTER PLAN INFORMATION	
REVISION	DATE
2-RALE	03-06-2019
UPDATED DATE	04-26-2024

DRAWN BY:	ITS
DATE:	10/30/2024
PLAN NO.	2695



HOUSE NAME:
 DRAYTON
 DRAWING TITLE
 SECOND FLOOR ELECTRICAL

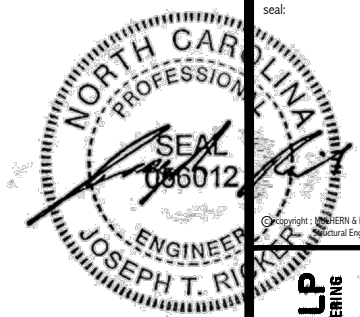
SHEET No.
 1.2



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

LEGEND	
	INTERIOR BEARING WALL
	BEARING WALL ABOVE
	BEAM / HEADER
	INDICATES SHEAR WALL & EXTENT
	EXTENT OF OVERFRAMING
	M 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



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P 714-946-8001 - mulhern+kulp.com
NC LIC. #C-3825

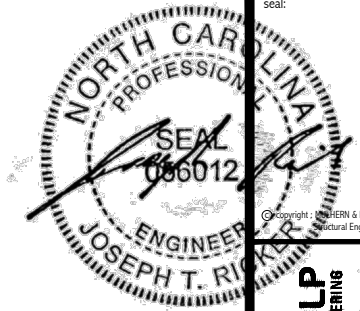
M&K project number:
126-22076
project mgr: JTR
drawn by: KJN
issue date: 10-29-24

REVISIONS:	
date:	initial:



FOUNDATION PLANS
FARM AT NEILS CREEK
LOT 197 - DRAYTON 2
RALEIGH, NC

sheet:
S1.0



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NC LIC. #C-3825



M&K project number:
126-22076

project mgr: JTR
drawn by: KJN
issue date: 10-29-24

REVISIONS:
date: initial:

DRB
HOMES

FLOOR FRAMING PLANS
FARM AT NEIL'S CREEK
LOT 197 - DRAYTON 2
RALEIGH, NC

sheet:
S2.0

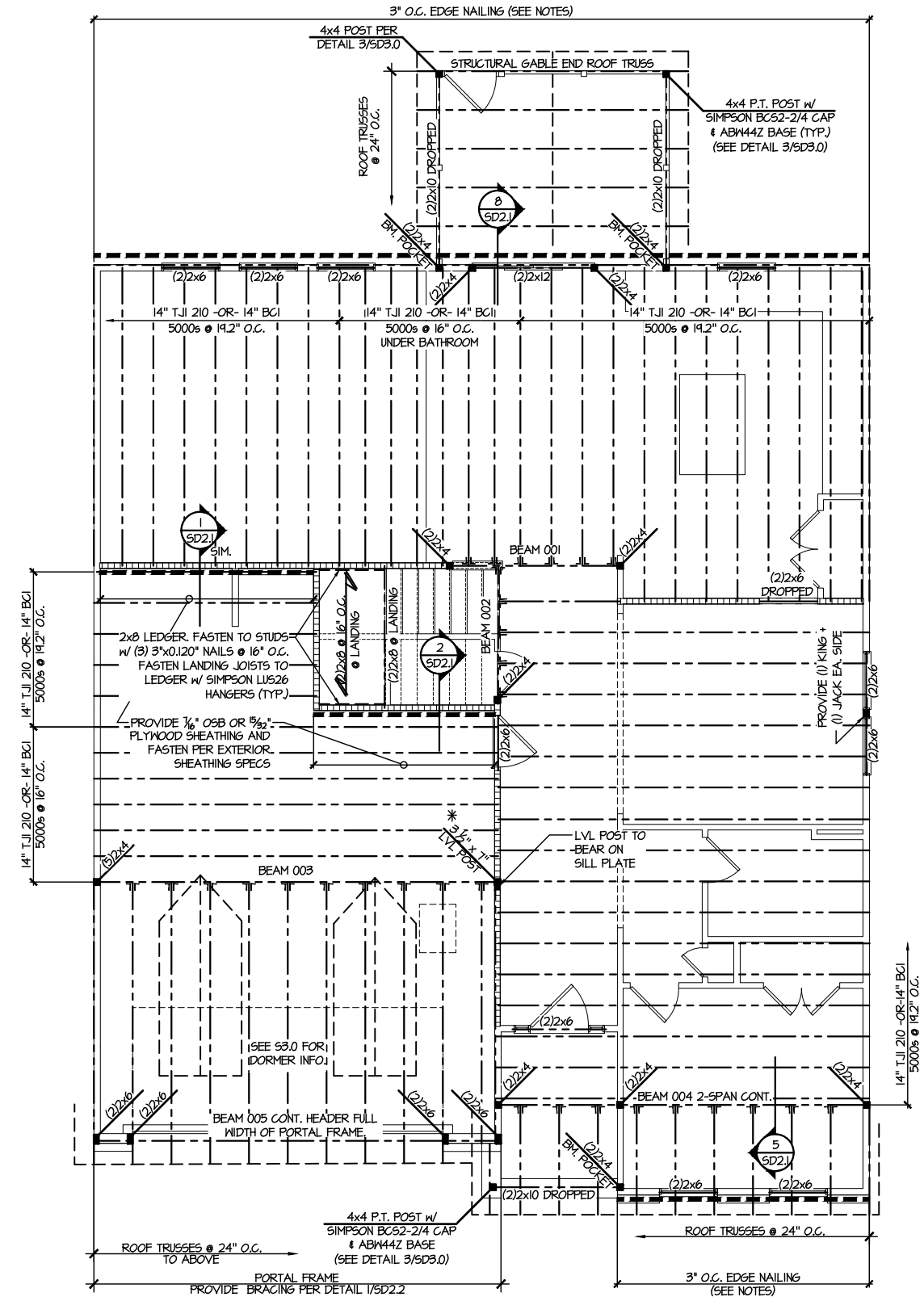
ENGINEERED BEAM MATERIAL SCHEDULE					
BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2)3/4"x14" - F	3/4"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x11/8" STEEL FLITCH PLATES - FB	W12x14 - F
002	(2)3/4"x14" - F	3/4"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x11/8" STEEL FLITCH PLATES - FB	W12x14 - F
003	(3)3/4"x10" - FB or (2)3/4"x20" - FB	5/4"x8" - FB	N/A	(3)2x12 + (2) 1/2"x11/8" STEEL FLITCH PLATES - FB	W12x26 - F
004	(2)3/4"x14" - F	3/4"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x11/8" STEEL FLITCH PLATES - FB	W12x14 - F
005	(2)3/4"x11 1/2" - H cont.	3/4"x11 1/2" - H cont.	(2)3/4"x11 1/2" - H cont.	(3)2x12 + (2) 1/2"x11/8" STEEL FLITCH PLATES - H cont.	N/A
005A	(3)3/4"x14" - H cont.	5/4"x14" - H cont.	N/A	(3)2x12 + (2) 1/2"x11/8" STEEL FLITCH PLATES - H cont.	N/A
006	(1)3/4"x14" - F	3/4"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x11/8" STEEL FLITCH PLATES - FB	W12x14 - F
007	(2)3/4"x11 1/2" - D	3/4"x11 1/2" - D	(2)3/4"x11 1/2" - D	(2)2x12 + (1) 1/2"x11/8" STEEL FLITCH PLATES - D	W10x12 - D
008	(2)3/4"x16" - H cont.	3/4"x16" - H cont.	(3)3/4"x16" - H cont.	(3)2x12 + (2) 1/2"x11/8" STEEL FLITCH PLATES - H cont.	N/A
009	(2)3/4"x9" - F	3/4"x9" - F	(2)3/4"x9" - F	(2)2x10 + (1) 1/2"x9" STEEL FLITCH PLATES - F	W8x10 - F
010	(2)3/4"x14" - F	3/4"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x11/8" STEEL FLITCH PLATES - FB	W12x14 - F
011	(2)3/4"x14" - F	3/4"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x11/8" STEEL FLITCH PLATES - FB	W12x14 - F
012	(2)3/4"x11 1/2" - D	3/4"x11 1/2" - D	(2)3/4"x11 1/2" - D	(2)2x12 + (1) 1/2"x11/8" STEEL FLITCH PLATES - D	W10x12 - 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.

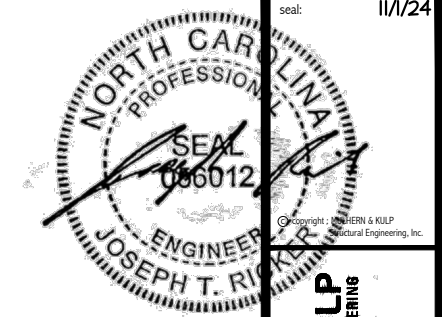
SD2.1 REFERS TO SD2.1A FOR LVL/PSL/LSL BEAMS OR SD2.1B FOR FLITCH BEAMS OR SD2.1C FOR STEEL BEAMS

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.

REFER TO S.O.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES



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



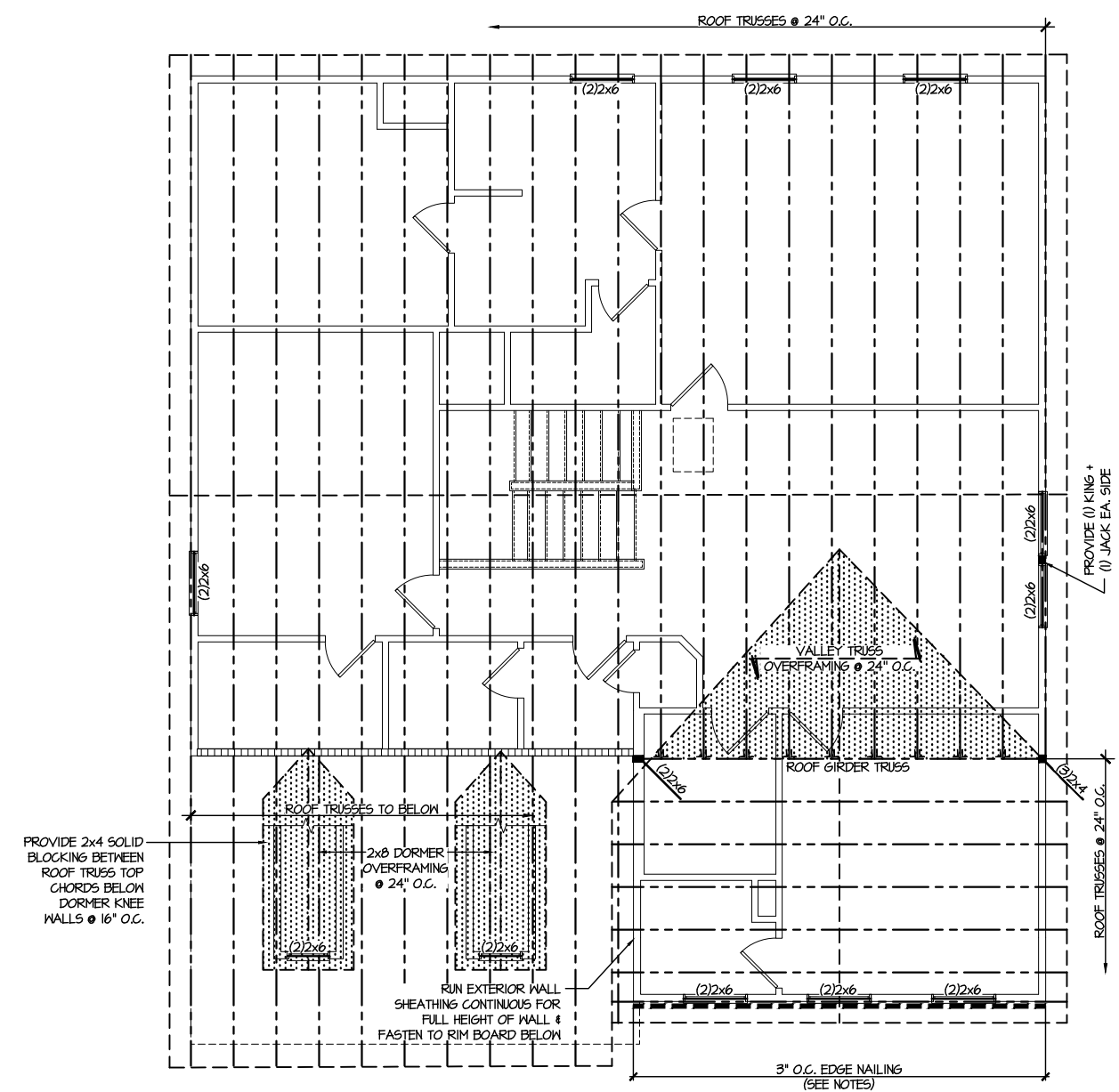
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NC LIC. #C-3825

M&K project number:
126-22076
project mgr: JTR
drawn by: KJN
issue date: 10-29-24

REVISIONS:
date: initial:



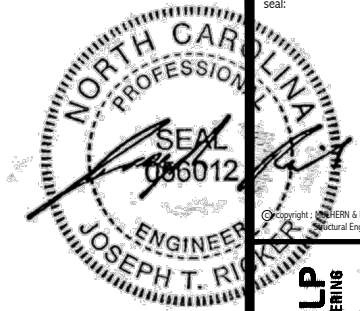
ROOF FRAMING PLANS
FARM AT NEIL'S CREEK
LOT 197 - DRAYTON 2
RALEIGH, NC



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
	∟ METAL HANGER
	* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
	▶ INDICATES HOLD-DOWN OR STRAP. REFER TO SCHEDULE.

REFER TO SO.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES



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M&K project number:
126-22076

project mgr: JTR
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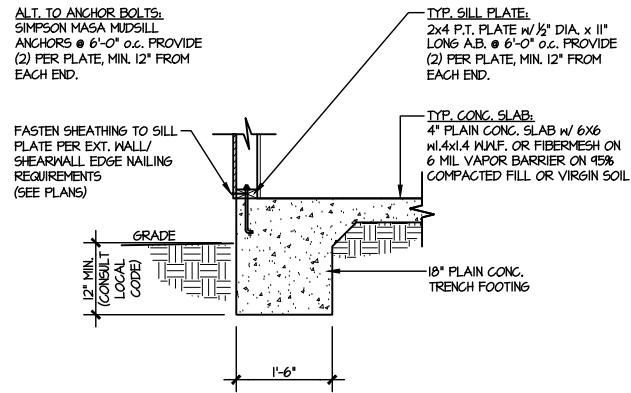
REVISIONS:
date: initial:



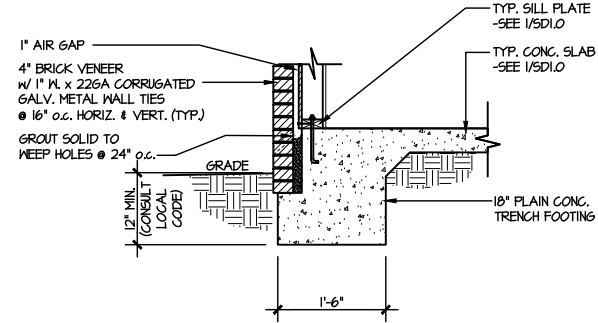
FOUNDATION DETAILS
FARM AT NEIL'S CREEK
LOT 197 - DRAYTON 2
RALEIGH, NC

sheet:

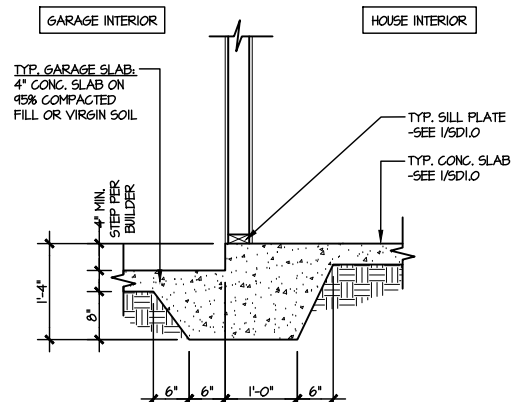
SD1.0



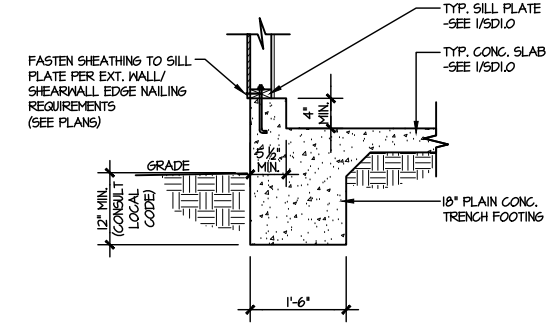
1 TYPICAL SLAB ON GRADE PERIMETER FOOTING
SCALE: 3/8"=1'-0"



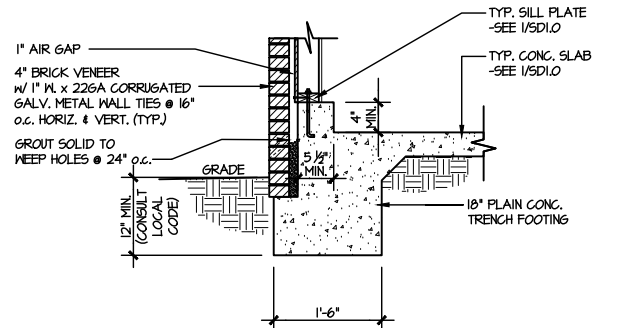
2 TYPICAL SLAB ON GRADE PERIMETER FOOTING
SCALE: 3/8"=1'-0" W/ BRICK VENEER



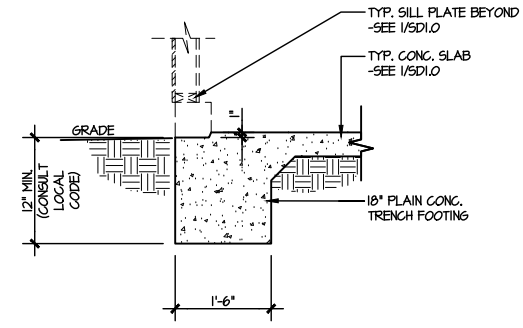
3 TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING
SCALE: 3/8"=1'-0"



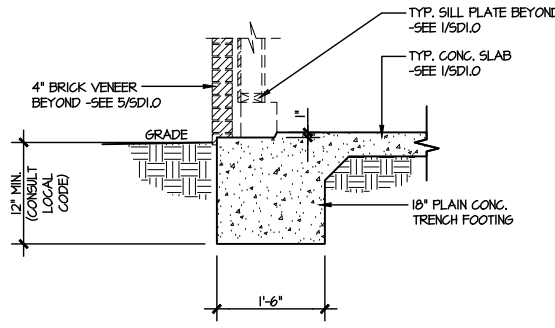
4 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING
SCALE: 3/8"=1'-0"



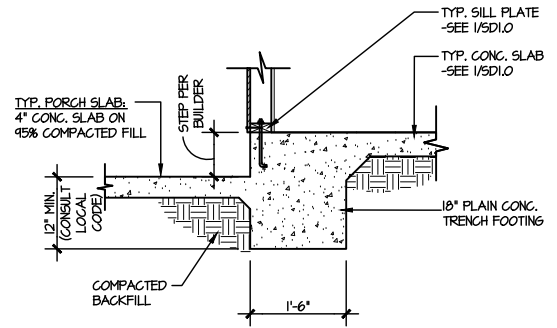
5 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING
SCALE: 3/8"=1'-0" W/ BRICK VENEER



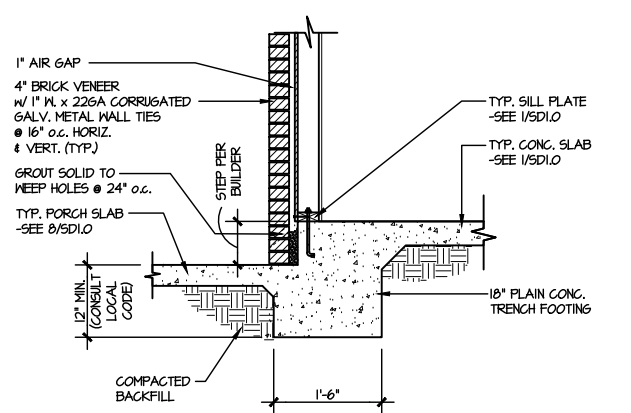
6 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING
SCALE: 3/8"=1'-0"



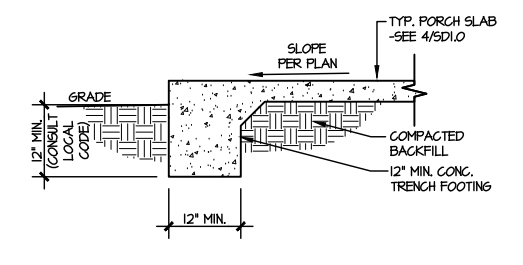
7 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING
SCALE: 3/8"=1'-0" W/ BRICK VENEER



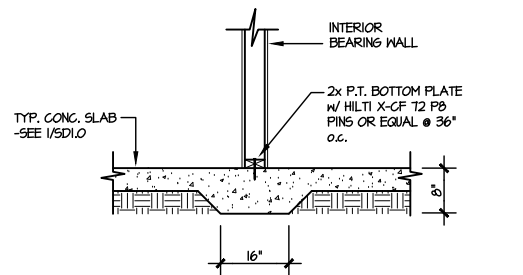
8 TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO
SCALE: 3/8"=1'-0"



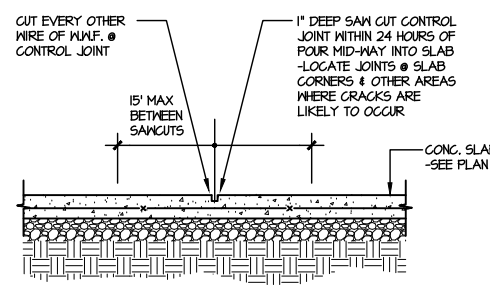
9 TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO
SCALE: 3/8"=1'-0" W/ BRICK VENEER



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



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

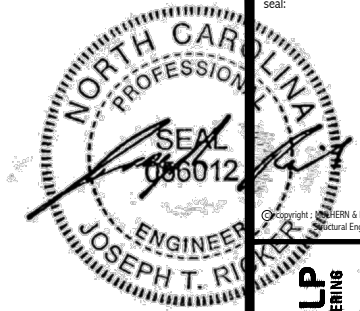


A TYPICAL CONTROL JOINT
SCALE: 3/8"=1'-0" LOCATE @ 15'-0" o.c. MAX OR CORNERS WHERE CRACKS LIKELY TO DEVELOP

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FILE: RLH - Neil's Creek - Lot 197 - Structural DATE: 11/1/2024 11:20 AM



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M&K project number:
126-22076

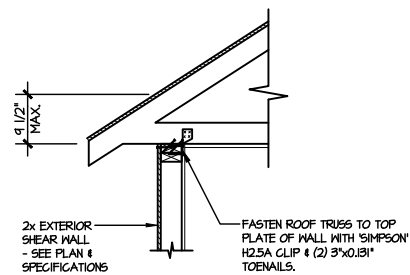
project mgr: JTR
drawn by: KJN
issue date: 10-29-24

REVISIONS:
date: initial:

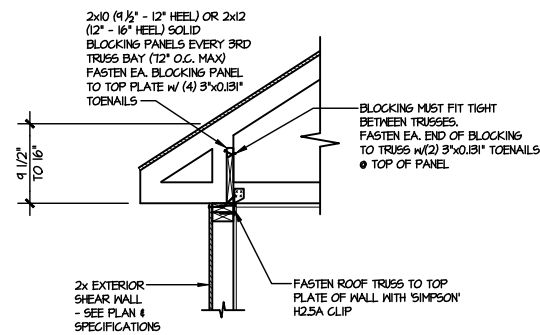
DRB
HOMES

FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 197 - DRAYTON 2
RALEIGH, NC

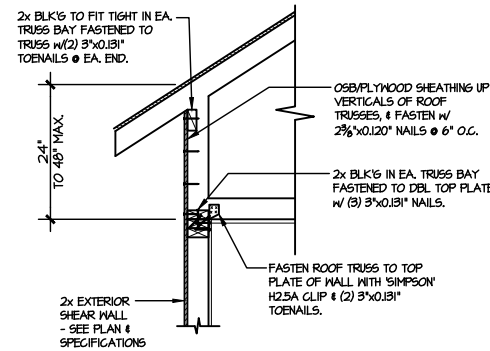
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SD2.0



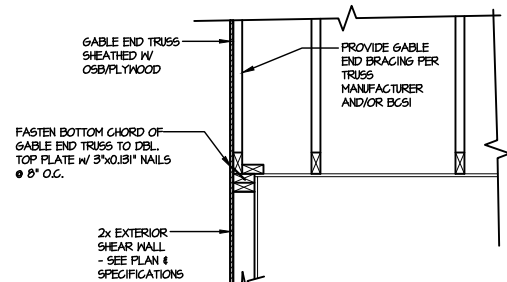
A1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT LESS THAN 9 1/2"
NO BLOCKING REQ'D



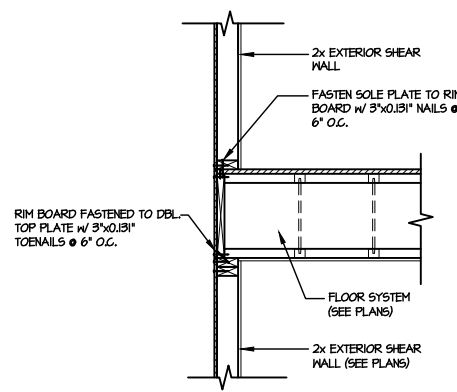
A2 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT BETWEEN 9 1/2" - 16"
BLOCKING REQ'D



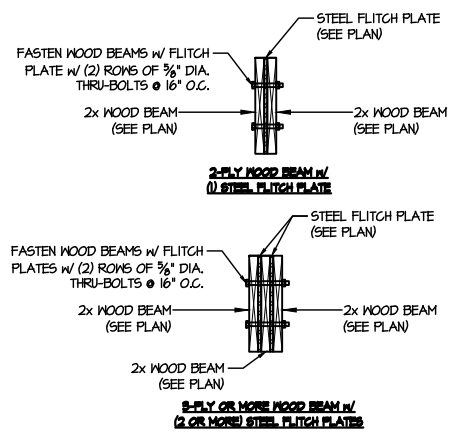
A3 TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
SCALE: 3/8"=1'-0"
HEEL HEIGHT UP TO 48" MAX.



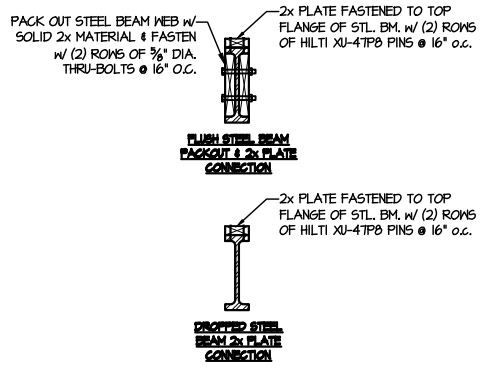
B TYPICAL GABLE END DETAIL
SCALE: 3/8"=1'-0"



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



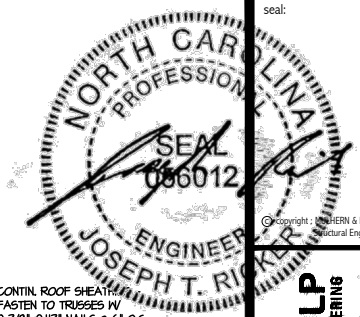
D TYPICAL FLITCH BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"



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

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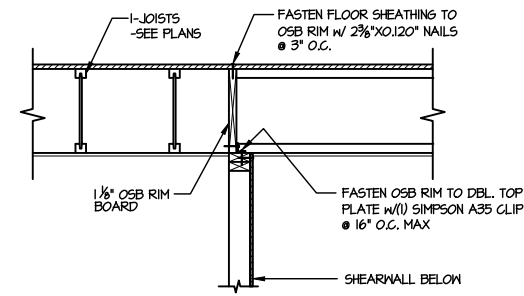
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issue date: 10-29-24

REVISIONS:
date: initial:

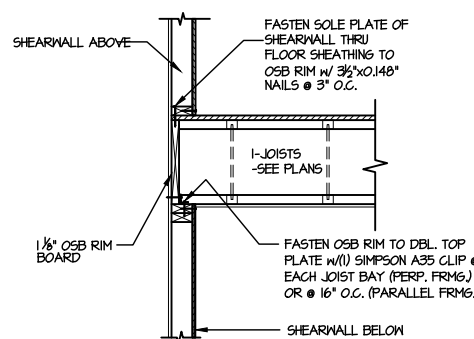
DRB HOMES

FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 197 - DRAYTON 2
RALEIGH, NC

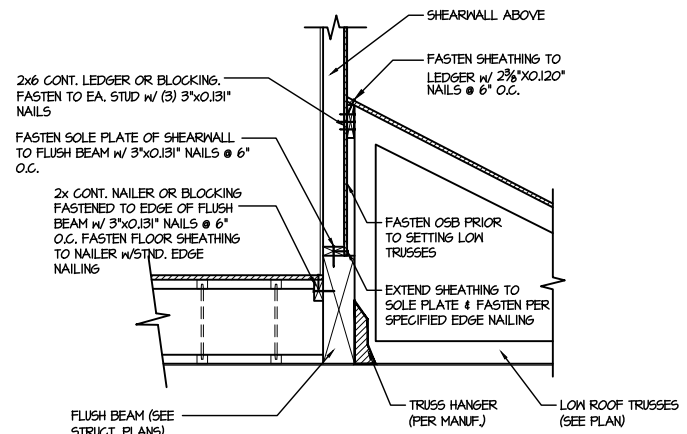
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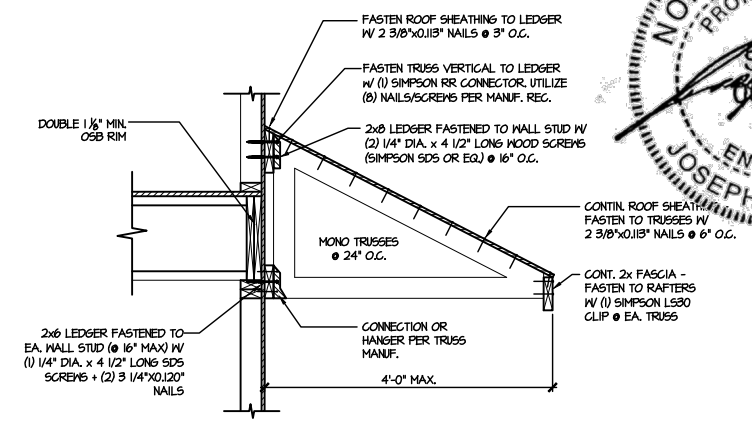
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0" PARALLEL FRAMING



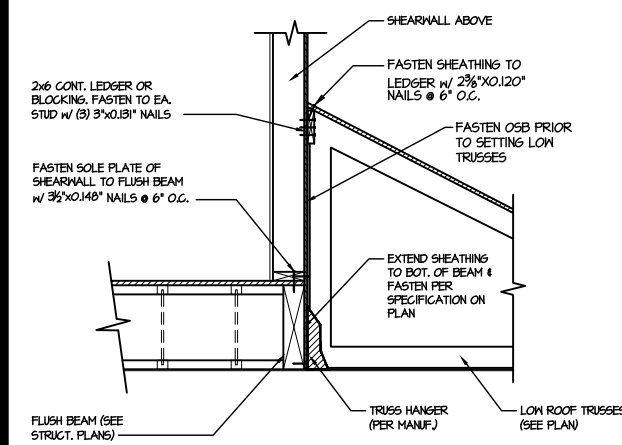
2 SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW
SCALE: 3/4"=1'-0" EDGE OF FRAMING



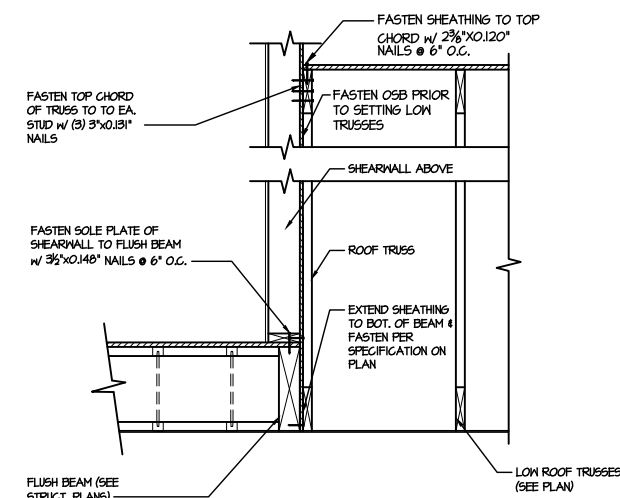
3 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



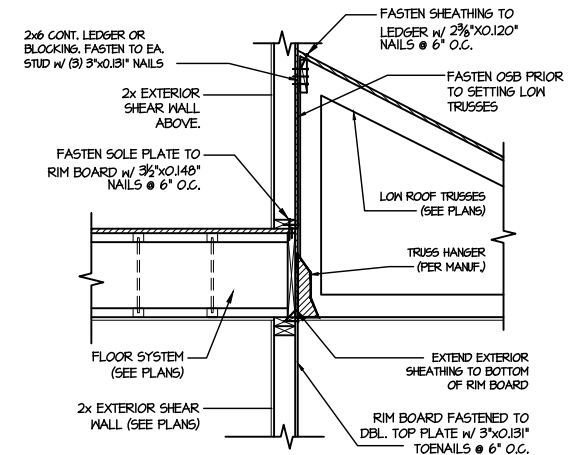
4 DETAIL @ SHED ROOF
SCALE: 3/8"=1'-0"



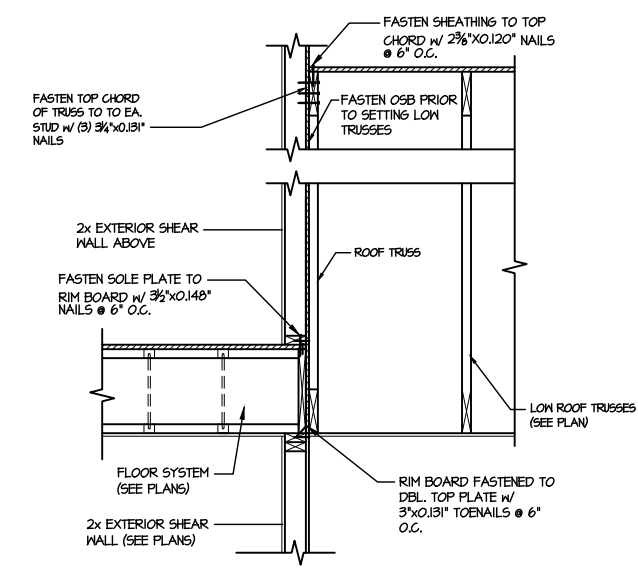
5 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



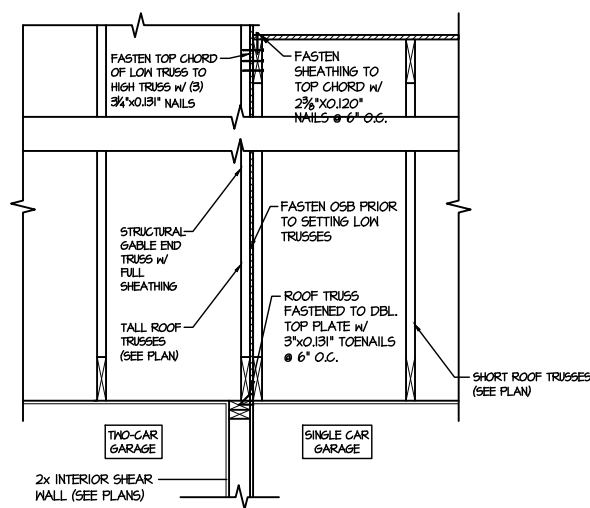
6 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



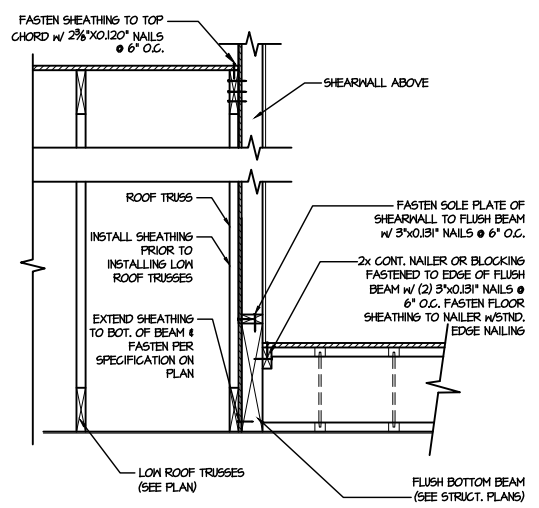
7 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



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



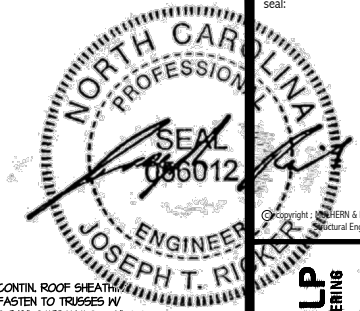
9 TYPICAL SHEAR TRANSFER DETAIL BETWEEN GARAGE BAYS
SCALE: 3/4"=1'-0"



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

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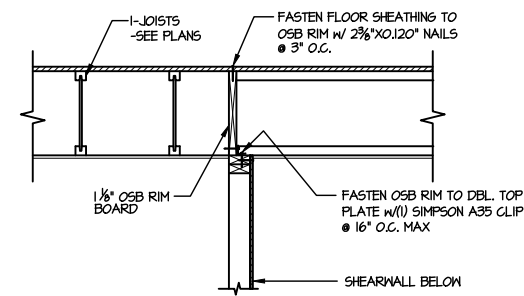
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project mgr: JTR
drawn by: KJN
issue date: 10-29-24

REVISIONS:
date: initial:

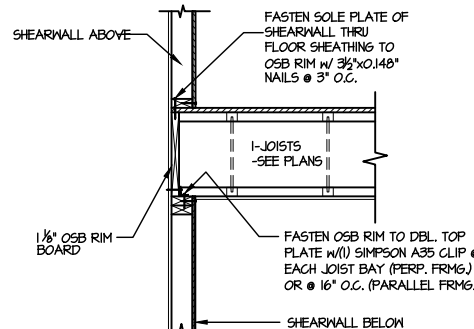
DRB HOMES

FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 197 - DRAYTON 2
RALEIGH, NC

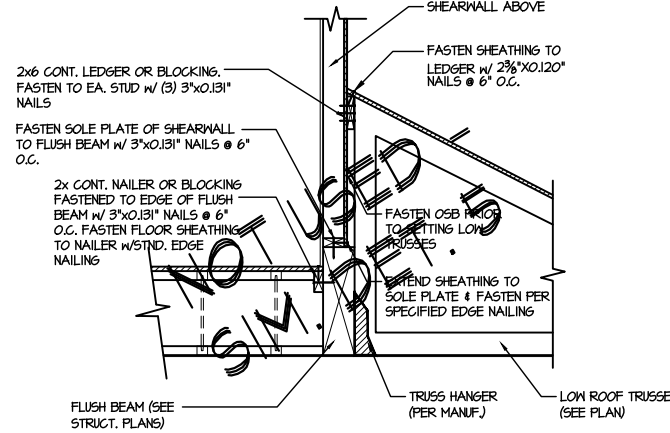
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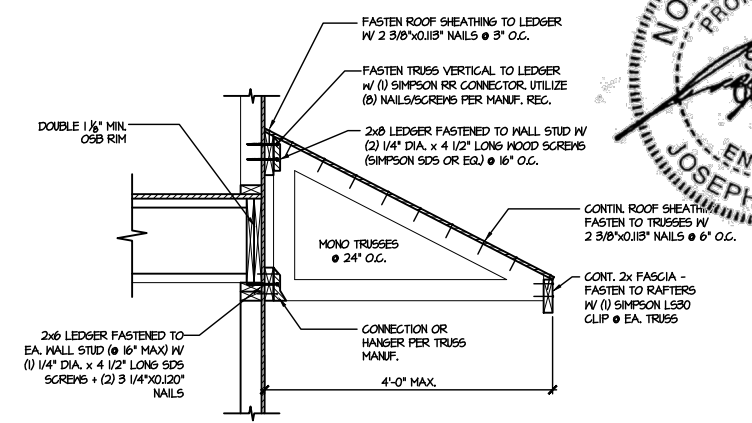
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0" PARALLEL FRAMING



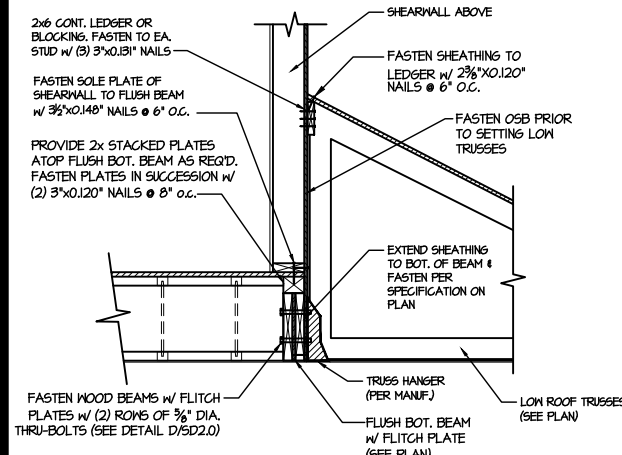
2 SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW
SCALE: 3/4"=1'-0" EDGE OF FRAMING



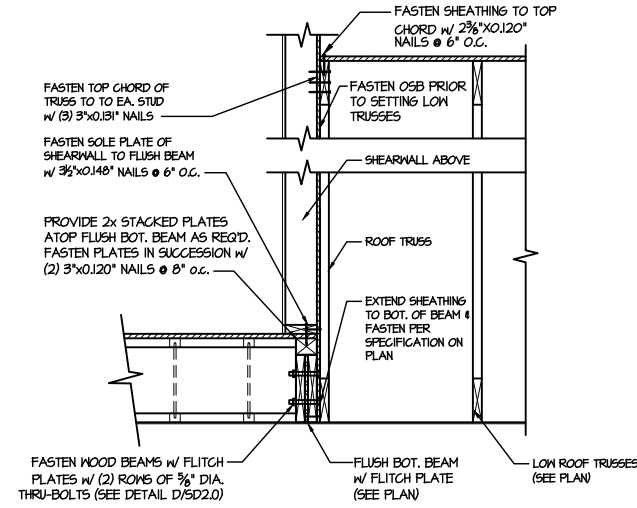
3 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



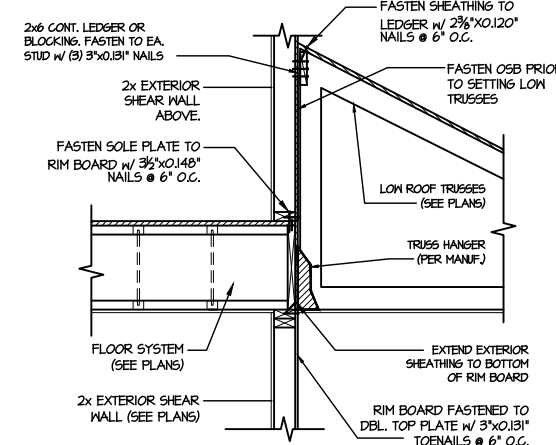
4 DETAIL @ SHED ROOF
SCALE: 3/8"=1'-0"



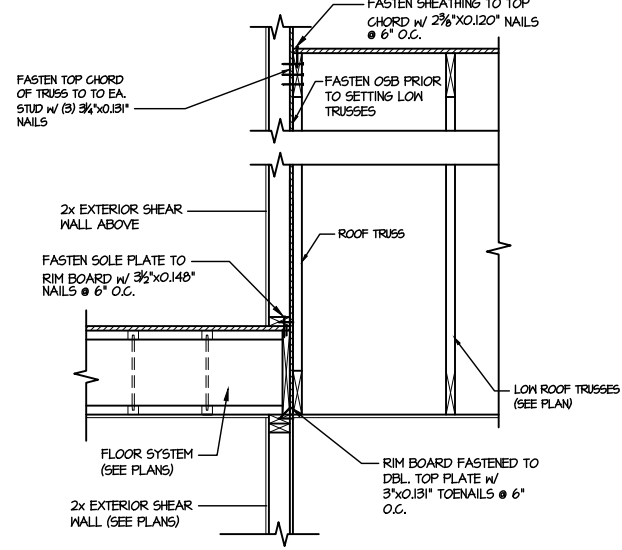
5 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



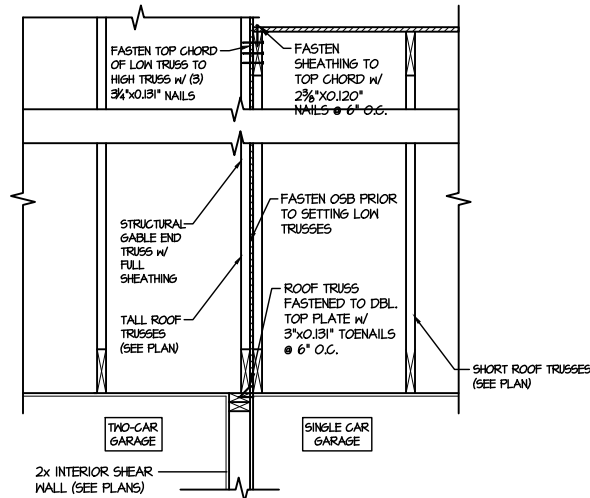
6 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



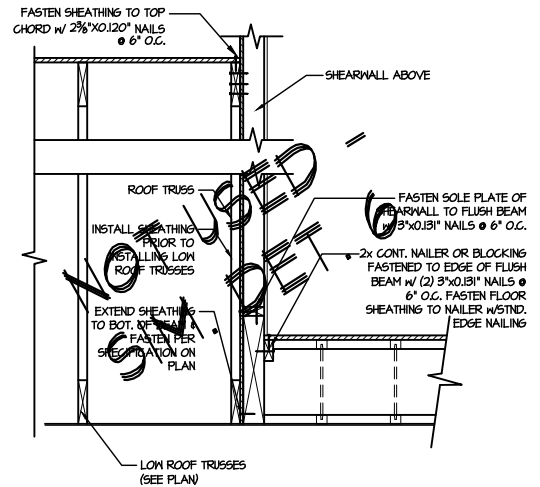
7 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



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"

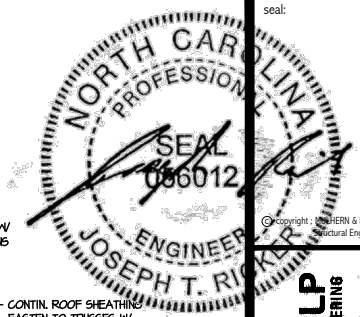


13 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"

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FILE: RLH - Neil's Creek - Lot 197 - Structural DATE: 11/1/2024 11:20 AM



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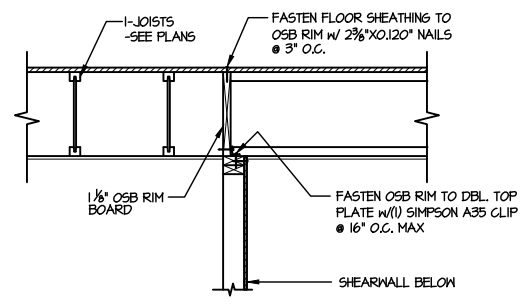
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126-22076
project mgr: JTR
drawn by: KJN
issue date: 10-29-24

REVISIONS:
date: initial:

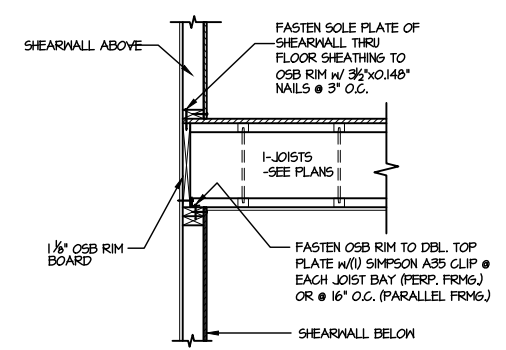
DRB HOMES

FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 197 - DRAYTON 2
RALEIGH, NC

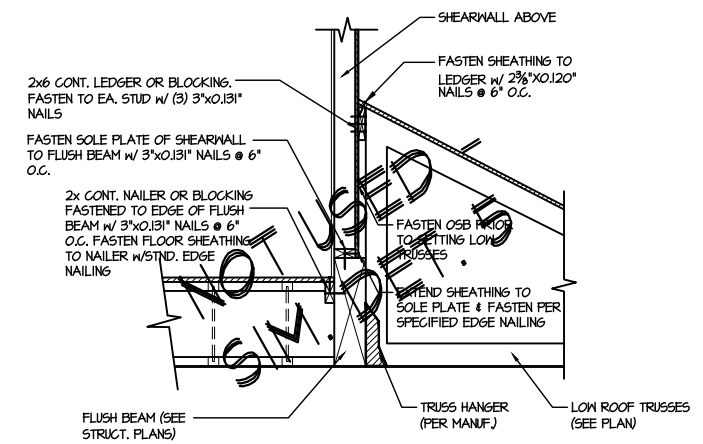
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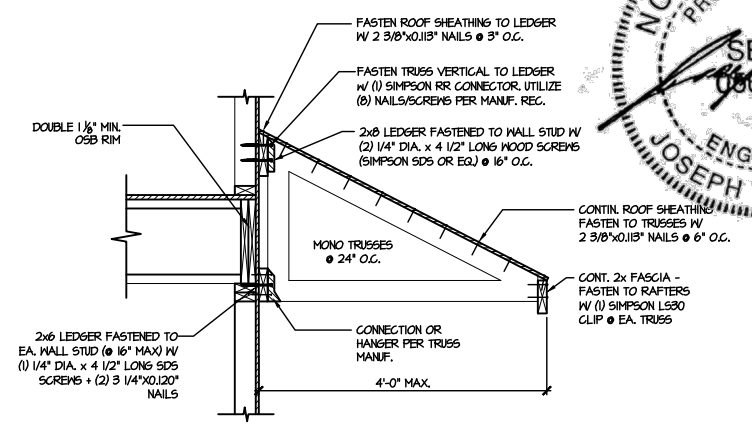
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0" PARALLEL FRAMING



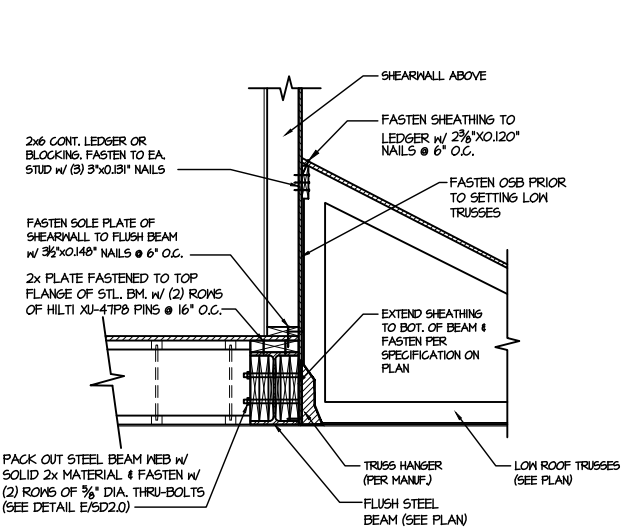
2 SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW
SCALE: 3/4"=1'-0" EDGE OF FRAMING



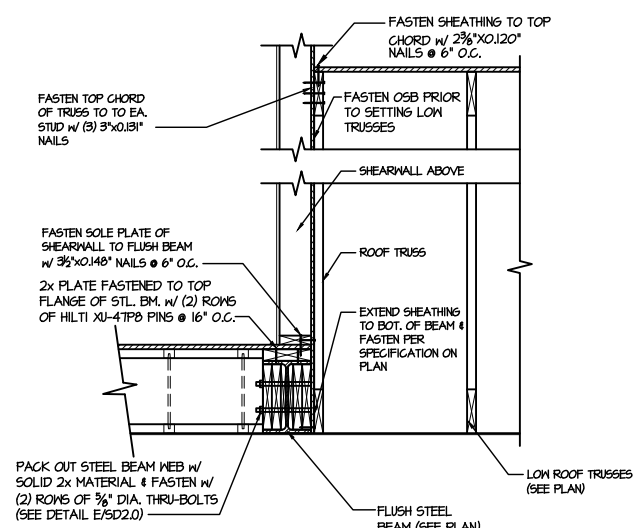
3 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



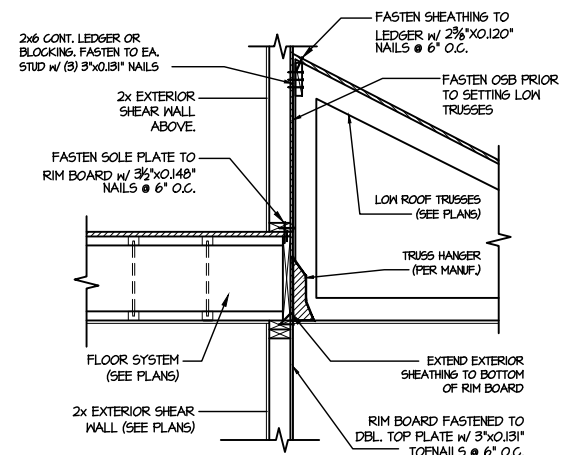
4 DETAIL @ SHED ROOF
SCALE: 3/8"=1'-0"



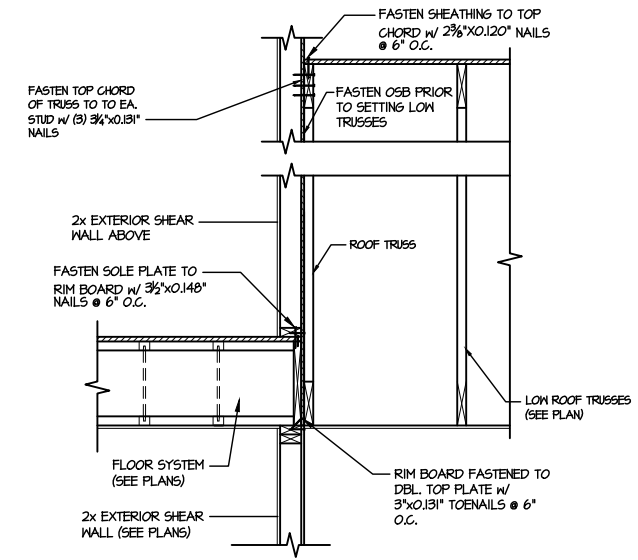
5 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



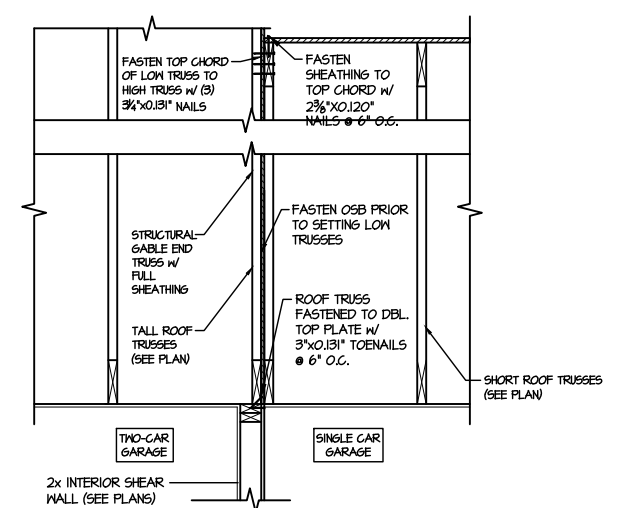
6 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



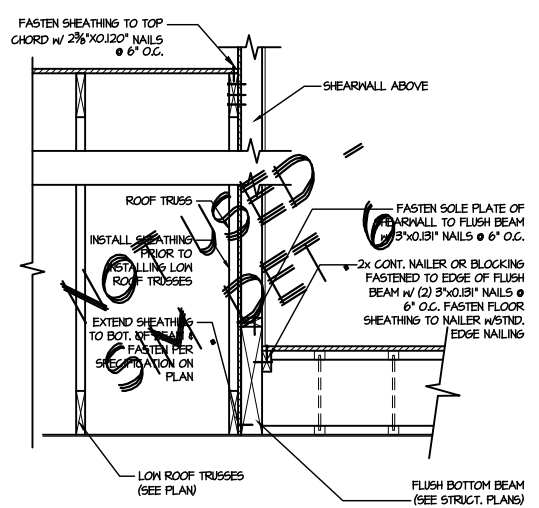
7 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



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



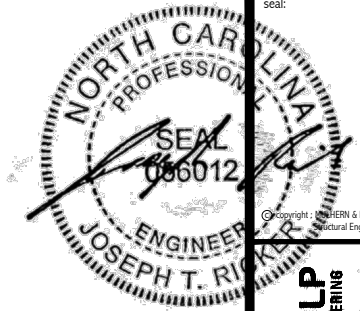
9 TYPICAL SHEAR TRANSFER DETAIL BETWEEN GARAGE BAYS
SCALE: 3/4"=1'-0"



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

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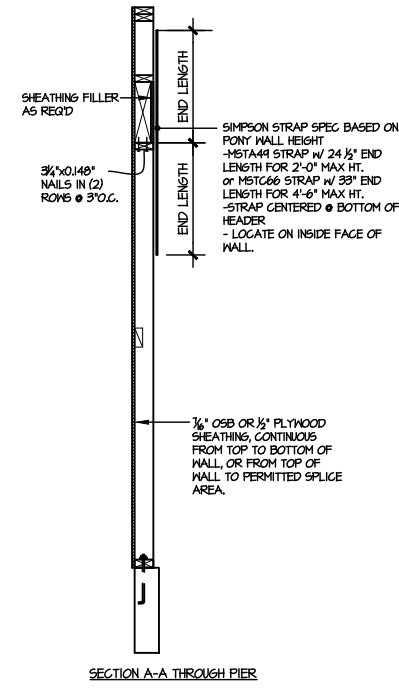
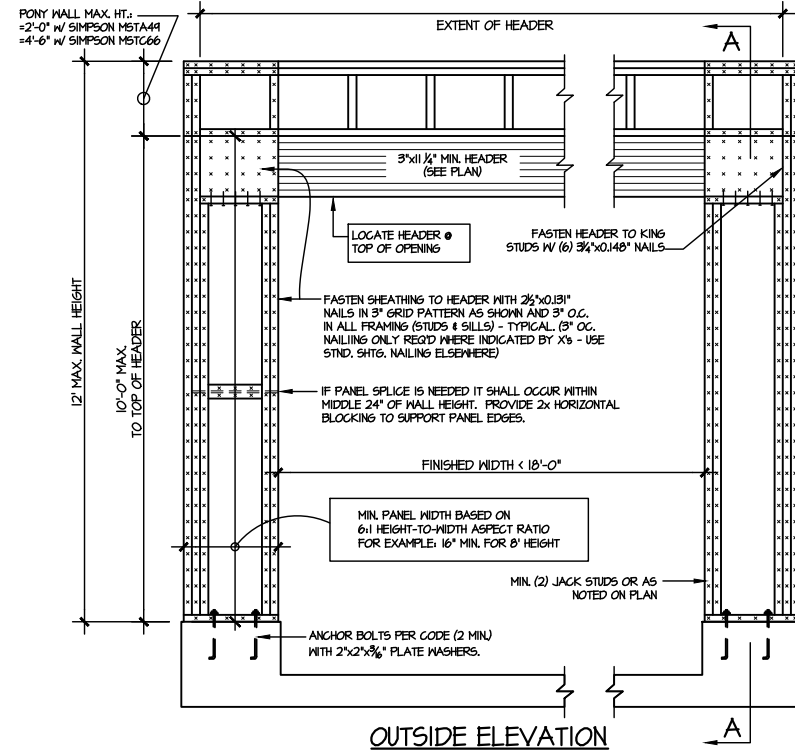
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issue date: 10-29-24

REVISIONS:
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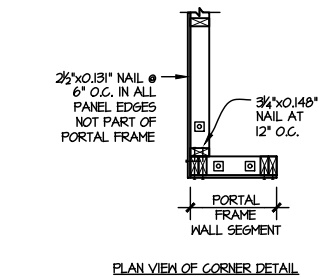
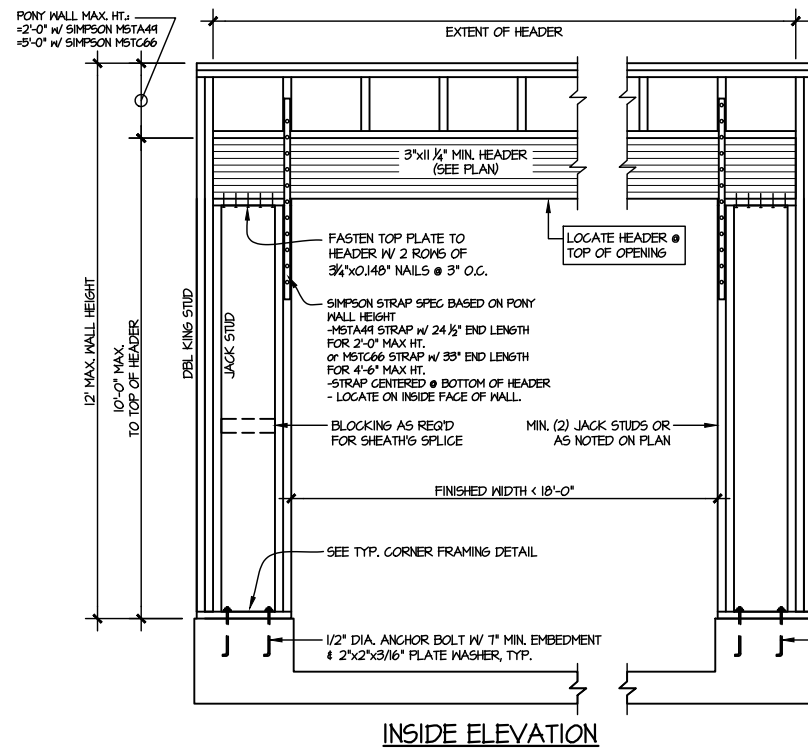


FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 197 - DRAYTON 2
RALEIGH, NC

sheet:
SD2.2

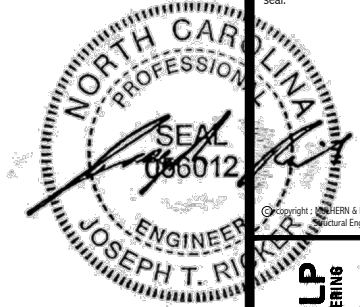


NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALL SHALL BE FULLY SHEATHED WITH 1/2" PLYWOOD OR 1/4" OSB



ALTERNATIVES TO 1/2" DIA. ANCHOR BOLT:
1) 1/2" DIA. x 6" LONG SIMPSON TITEN HD
2) 1/2" DIA. THREADED ROD EPOXY SET w/ 4 1/2" EMBED. (MIN UTILIZING HILTI HY200 EPOXY ANCHORING SYSTEM (OR EQUAL)

TWO SIDED GARAGE PORTAL FRAME BRACING ELEVATION ON CONCRETE STEM
SCALE: N.T.S.



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project mgr: JTR
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 issue date: 10-29-24

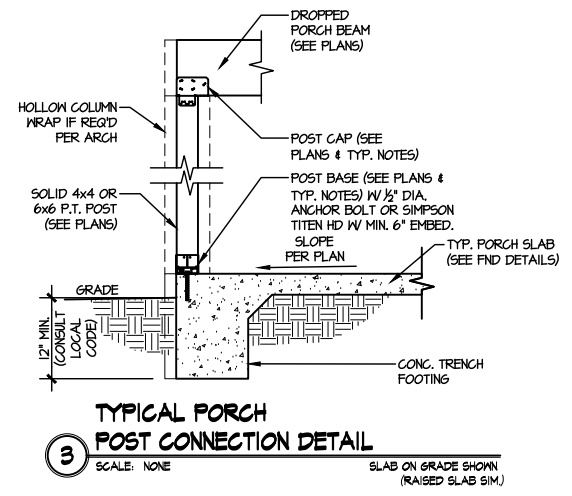
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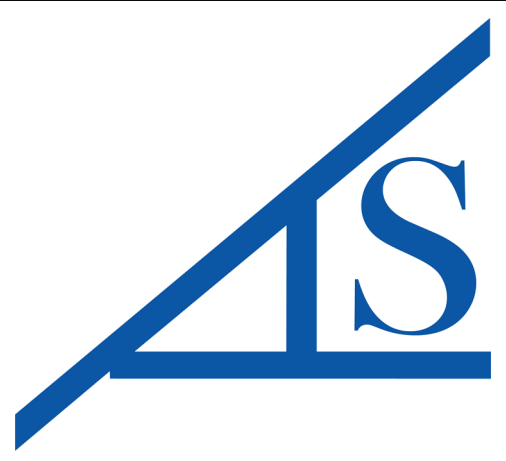
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FRAMING DETAILS
 FARM AT NEIL'S CREEK
 LOT 197 - DRAYTON 2
 RALEIGH, NC

sheet:
SD3.0





STRUCTURAL
BUILDING
SOLUTIONS

Customer:	DRB RALEIGH
Job Name:	THE FARM AT NEILL'S CREEK
Lot #:	197
Model Name:	DRAYTON
Job Path:	W:\JOBS\2024\QUOTES\Q2410-325



NOTE:
IT IS THE RESPONSIBILITY OF THE BUILDING DESIGNER OR ARCHITECT TO PROVIDE AN APPROPRIATE CONNECTION FOR TRUSSES TO SUPPORTING STRUCTURE PER REACTIONS SHOWN ON TRUSS ENGINEERING. SPECIAL CONSIDERATIONS FOR MECHANICAL EQUIPMENT AND/OR PLUMBING (AND THEIR CONNECTIONS) IN TRUSS SPACE MUST BE DIAGRAMMED BY BUILDER OR APPROVED TRUSS LAYOUT PRIOR TO FABRICATION.

THIS COMPANY IS A TRUSS MANUFACTURER WHOSE RESPONSIBILITIES ARE LIMITED TO THOSE DESCRIBED IN VITCA 1-199 "DESIGN RESPONSIBILITIES". ACCORDINGLY, IT DISCLAIMS ANY RESPONSIBILITIES AND/OR LIABILITY FOR THE CONSTRUCTION DESIGN, DRAWINGS, DOCUMENTS INCLUDING THE INSTALLATION AND BRACING OF TRUSSES MANUFACTURED BY THIS COMPANY.

WARNING:
CONVENTIONAL FRAMING, ERECTION AND/OR PERMANENT BRACING IS NOT THE RESPONSIBILITY OF THE TRUSS DESIGNER, PLATE MANUFACTURER, OR THE TRUSS MANUFACTURER. PERSONS ERECTING TRUSSES ARE CAUTIONED TO SEEK PROFESSIONAL ADVICE REGARDING THE ERECTION BRACING WHICH IS ALWAYS REQUIRED TO PREVENT TOPPLING AND DOMING DURING ERECTION, AND PERMANENT BRACING WHICH MAY BE REQUIRED IN SPECIFIC APPLICATIONS. SEE "BRACING WOOD TRUSSES COMMENTARY AND RECOMMENDATIONS" (BCS 1) FOR FURTHER INFORMATION.

TRUSSES SHALL BE INSTALLED IN A STRAIGHT AND PLUMB POSITION WHERE NO SHEATHING IS APPLIED DIRECTLY TO TOP AND/OR BOTTOM CHORDS. THEY SHALL BE BRACED AS SPECIFIED ON THE ENGINEERED DESIGN. TRUSSES SHALL BE HANDLED WITH REASONABLE CARE DURING ERECTION TO PREVENT DAMAGE OR PERSONAL INJURY.

Job #:
Q2410-325
Designer:
BECKETT TAYLER
Sales Rep:
ROBBIE ZAROBINSKI

