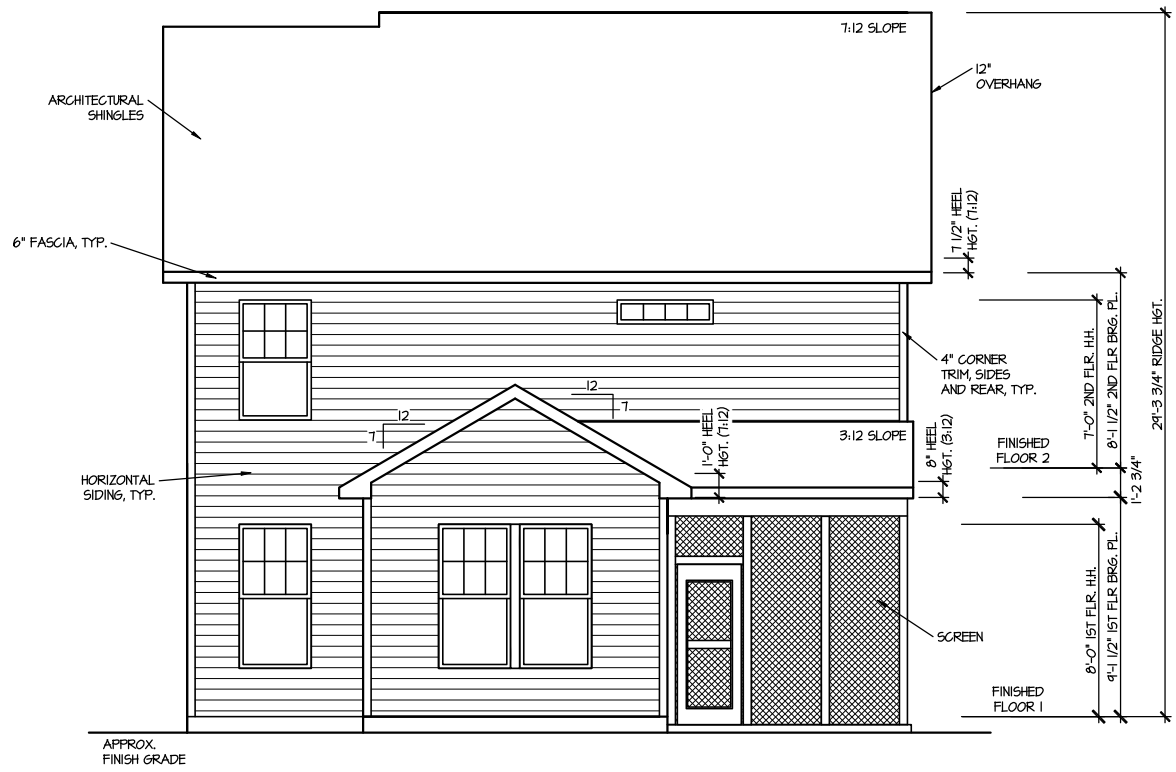


FRONT ELEVATION I

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



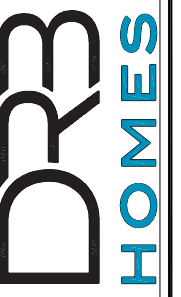
REAR ELEVATION I

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

FILE: Lot_00.0058.dwg DATE: 11/9/2024 1:44 PM

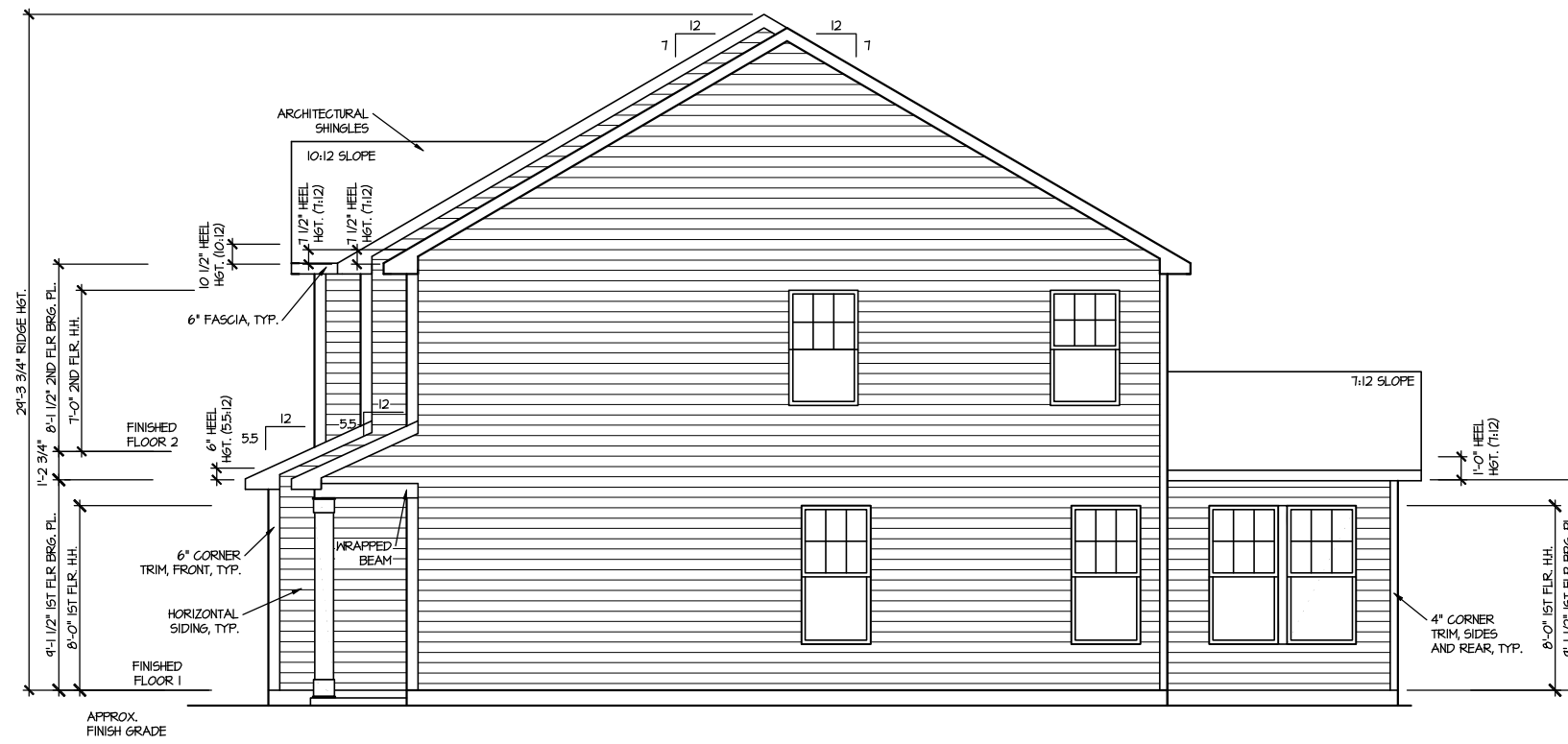
MASTER PLAN INFORMATION	
REVISION	DATE
2-RALE	08-21-2023
UPDATED DATE	04-26-2024

DRAWN BY:	ITS
DATE:	11/09/2024
PLAN NO.	1760

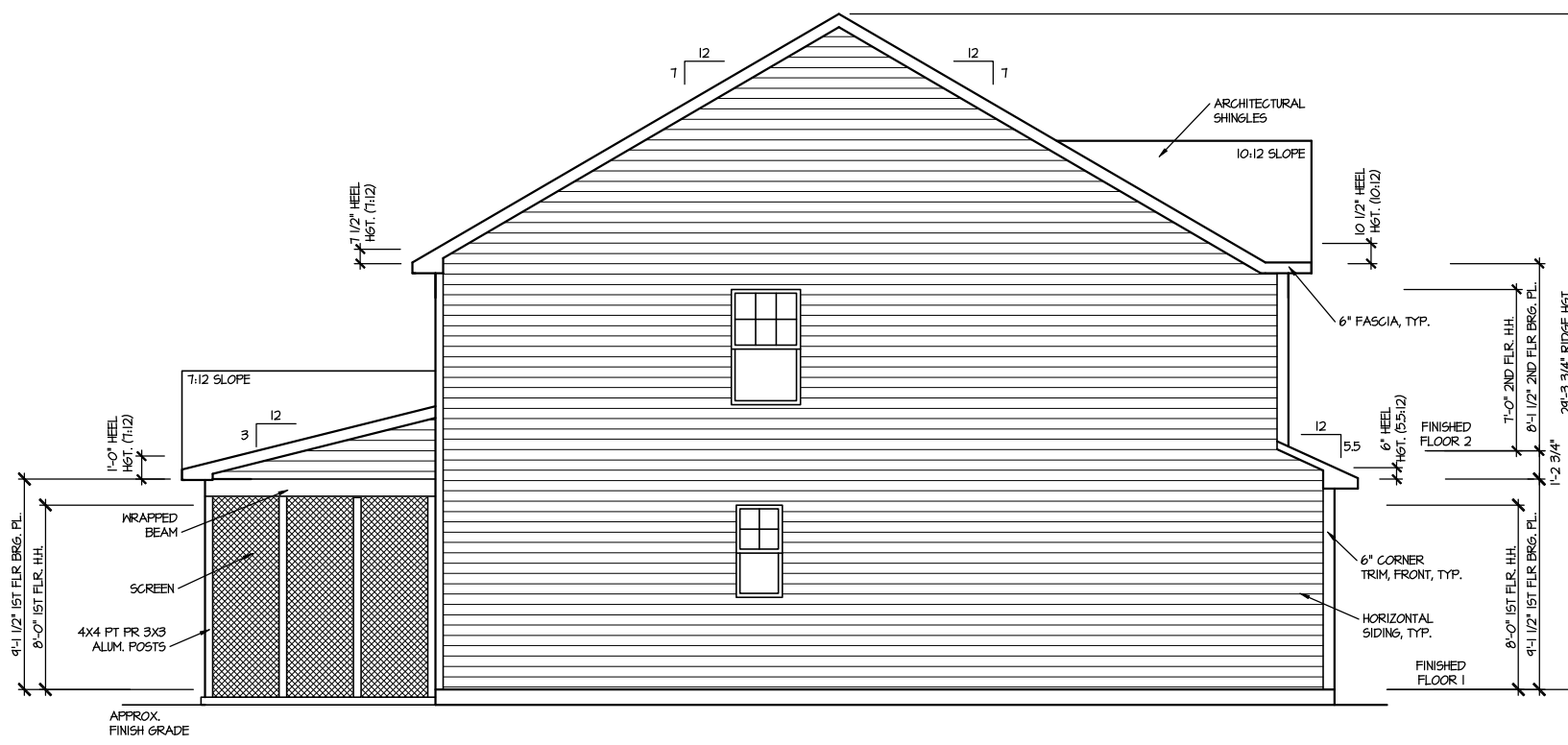


HOUSE NAME:
BORDEAUX
DRAWING TITLE
FRONT & REAR ELEVATIONS

SHEET No.
A.1



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



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

FILE: Lot_00.0058.dwg DATE: 11/9/2024 1:44 PM

MASTER PLAN INFORMATION	
REVISION	DATE
2-RALE	08-21-2023
UPDATED DATE	04-26-2024

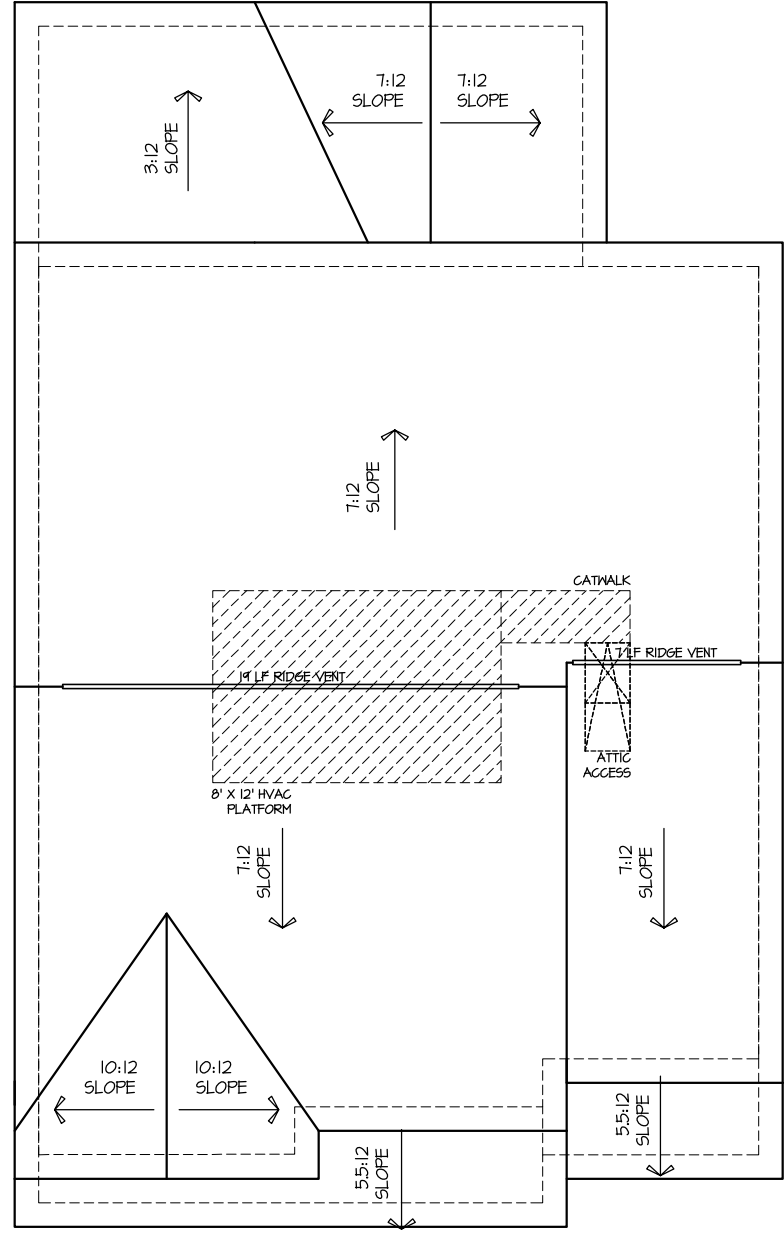
DRAWN BY:	ITS
DATE:	11/09/2024
PLAN NO.	1760



HOUSE NAME:
BORDEAUX
DRAWING TITLE
RIGHT & LEFT ELEVATIONS

SHEET No.
A.2

UPPER ROOF VENTILATION CALCULATIONS:
 ROOF AREA = 1324 SQ. FT.
 OVERALL REQUIRED VENTILATION:
 1 TO 50 = 26.5 SQ. FT.
 1 TO 300 = 4.41 SQ. FT.
 50-80% IN TOP THIRD = 2.21 - 3.53 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 RISE):
 57 LINEAR FEET OF SOFFIT X 5.7 SQ. IN = 2.26 SQ. FT.
 UPPER VENTING (TOP 1/3 RISE):
 30 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: 5.51 SQ. FT. > 4.41 SQ. FT. (REQ'D)



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

FILE: Lot_00.0058.dwg DATE: 11/9/2024 1:44 PM

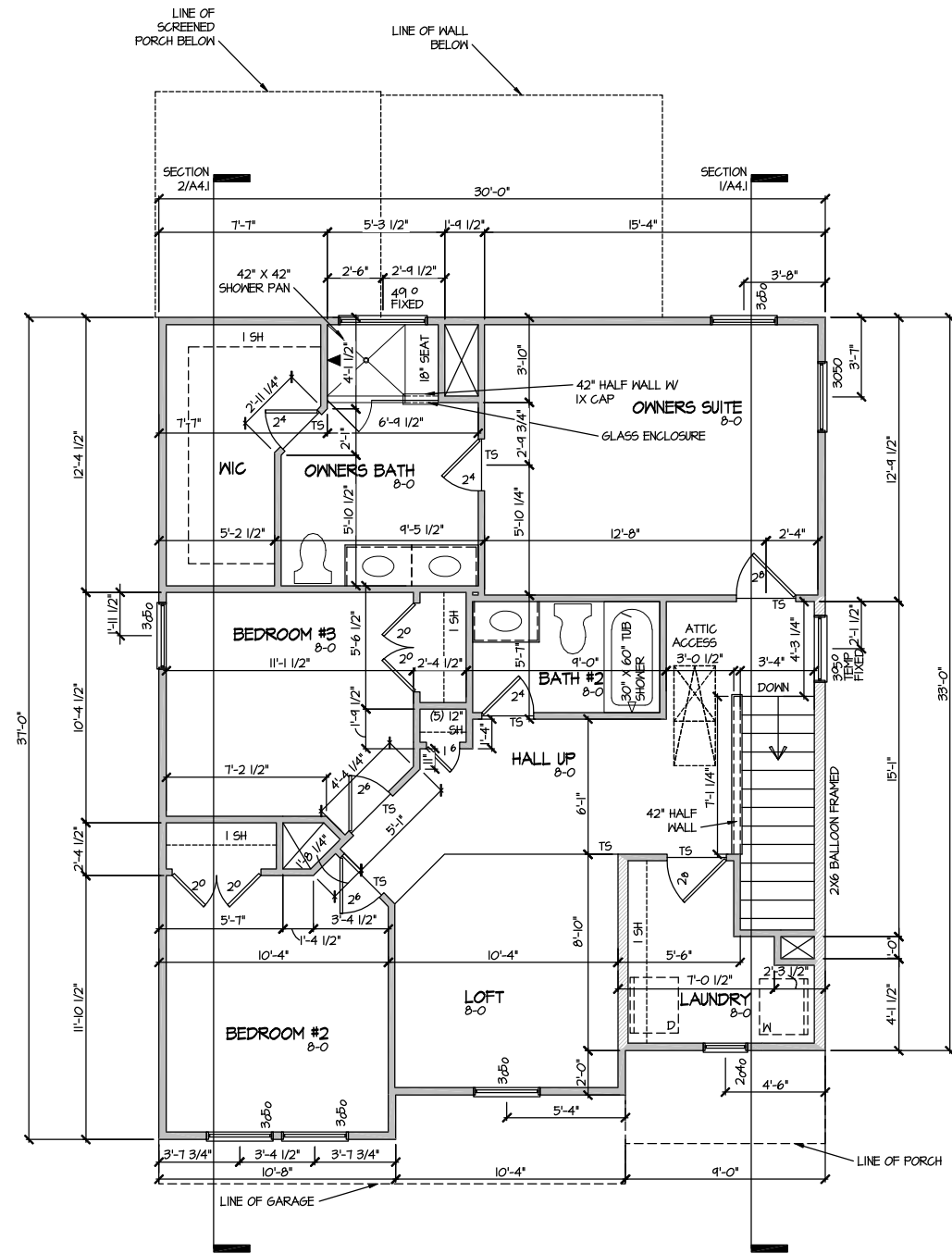
MASTER PLAN INFORMATION		UPDATED DATE
REVISION	DATE	04-26-2024
2-RALE	06-21-2023	

DRAWN BY: ITS
 DATE: 11/09/2024
 PLAN NO. 1760



HOUSE NAME: BORDEAUX
 DRAWING TITLE: ROOF PLAN

SHEET No. A.3



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

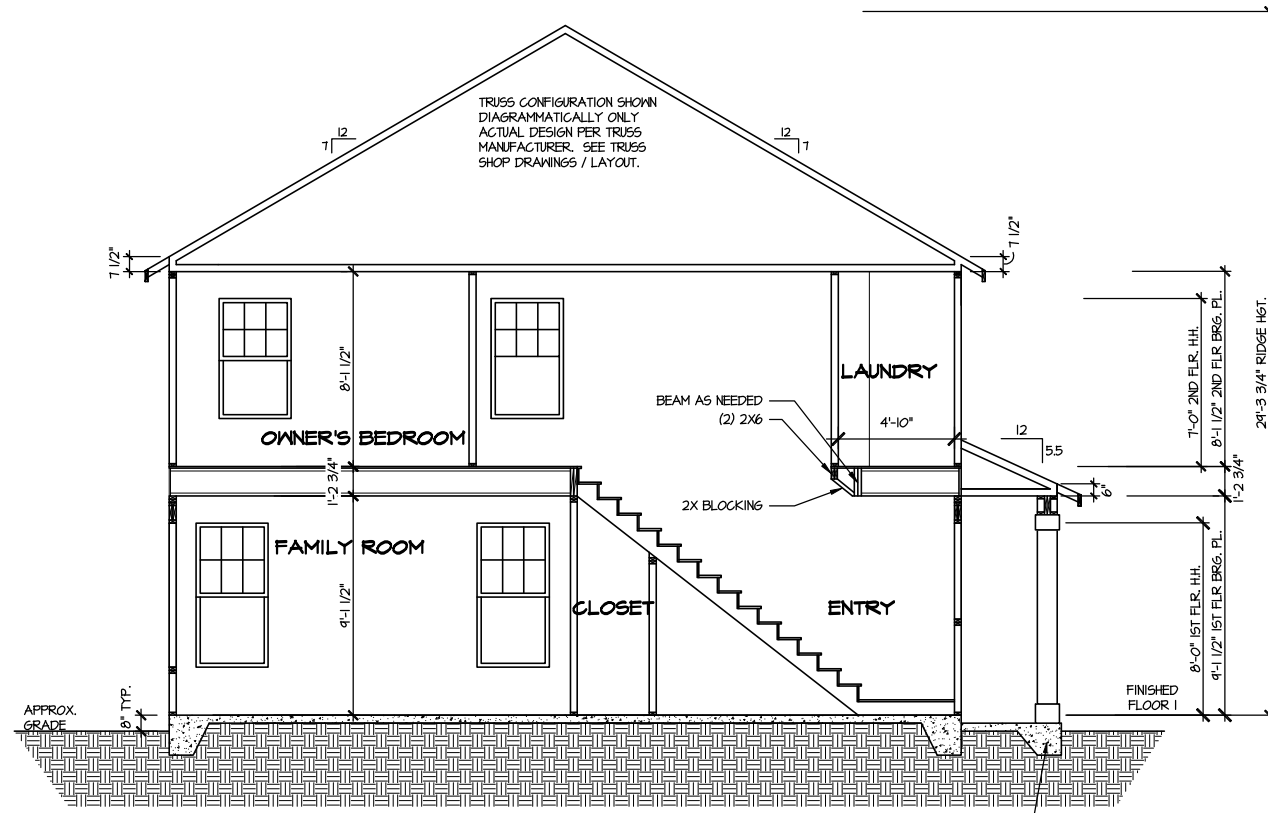
MASTER PLAN INFORMATION	
DATE	06-21-2023
REVISION	2-RALE
UPDATED DATE	04-26-2024

DRAWN BY:	ITS
DATE:	11/09/2024
PLAN NO.	1760



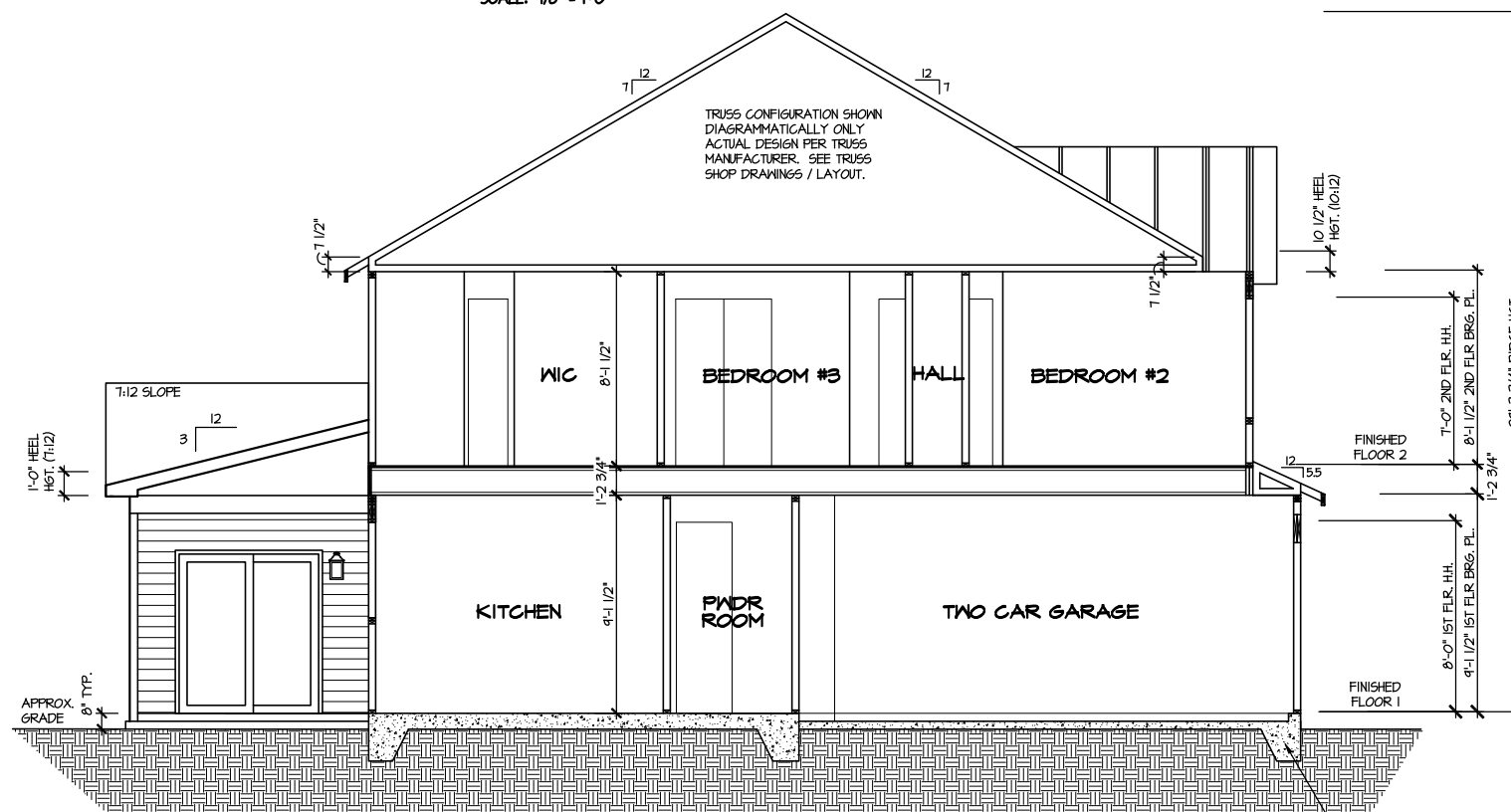
HOUSE NAME:
BORDEAUX
DRAWING TITLE
SECOND FLOOR PLAN

SHEET No.
A3.2



SECTION I

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



SECTION 2

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

FILE: Lot_00.0058.dwg DATE: 11/9/2024 1:44 PM

MASTER PLAN INFORMATION	
REVISION	DATE
2-RALE	06-21-2023
	UPDATED DATE
	04-26-2024

DRAWN BY:	ITS
DATE:	11/09/2024
PLAN NO.	1760



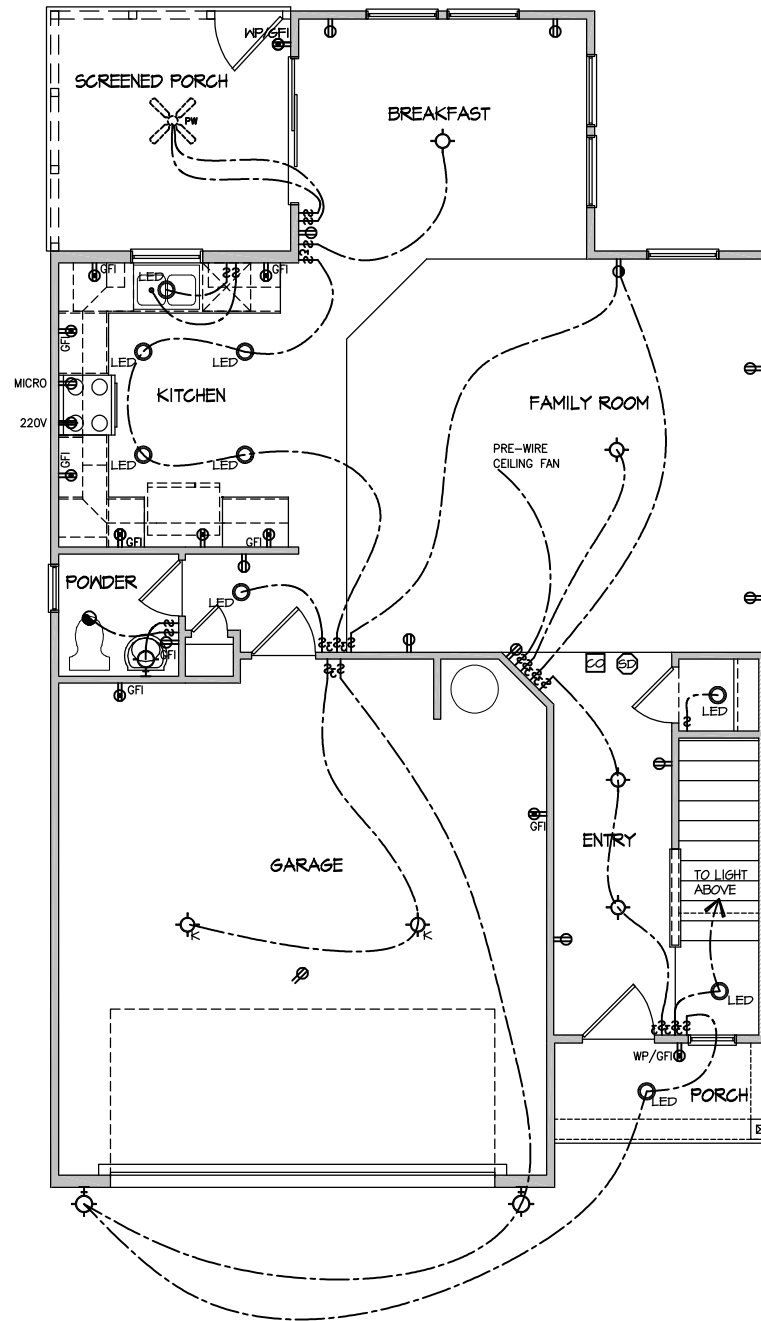
HOUSE NAME:
BORDEAUX
DRAWING TITLE
BUILDING SECTION

SHEET No.
A4.1

ELECTRICAL LEGEND

- ⊕ SINGLE POLE SWITCH
- ⊕₃ THREE WAY SWITCH
- ⊕₄ FOUR WAY SWITCH
- ⊕ DUPLEX AFCI RECEPTACLE
- ⊕ DUPLEX AFCI RECEPTACLE - BOTTOM HALF SWITCHED
- ⊕ DUPLEX AFCI RECEPTACLE - FLOOR MOUNTED
- 220V ⊕ RECEPTACLE - 220V
- GFI ⊕ DUPLEX AFCI RECEPTACLE - GFI
- WP/GFI ⊕ DUPLEX AFCI RECEPTACLE - WATERPROOF GFI
- ⊕ SMOKE DETECTOR - WIRED IN SERIES
- ⊕ EXHAUST FAN MOTOR
- ⊕ CO DETECTOR
- ⊕ DOOR CHIME
- ⊕ LIGHT FIXTURE - WALL MOUNTED
- ⊕ LIGHT FIXTURE - CEILING MOUNTED
- ⊕ LED LIGHT FIXTURE - LED SURFACE MOUNTED
- ⊕ FULLCHAIN 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
FIRST FLOOR - ELEV. 1**

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

FILE: Lot_00.0058.dwg DATE: 11/9/2024 1:44 PM

MASTER PLAN INFORMATION
UPDATED DATE: 04-26-2024

REVISION INFORMATION
DATE: 06-21-2023
REVISION: 2-RALE

DRAWN BY: ITS
DATE: 11/09/2024
PLAN NO. 1760



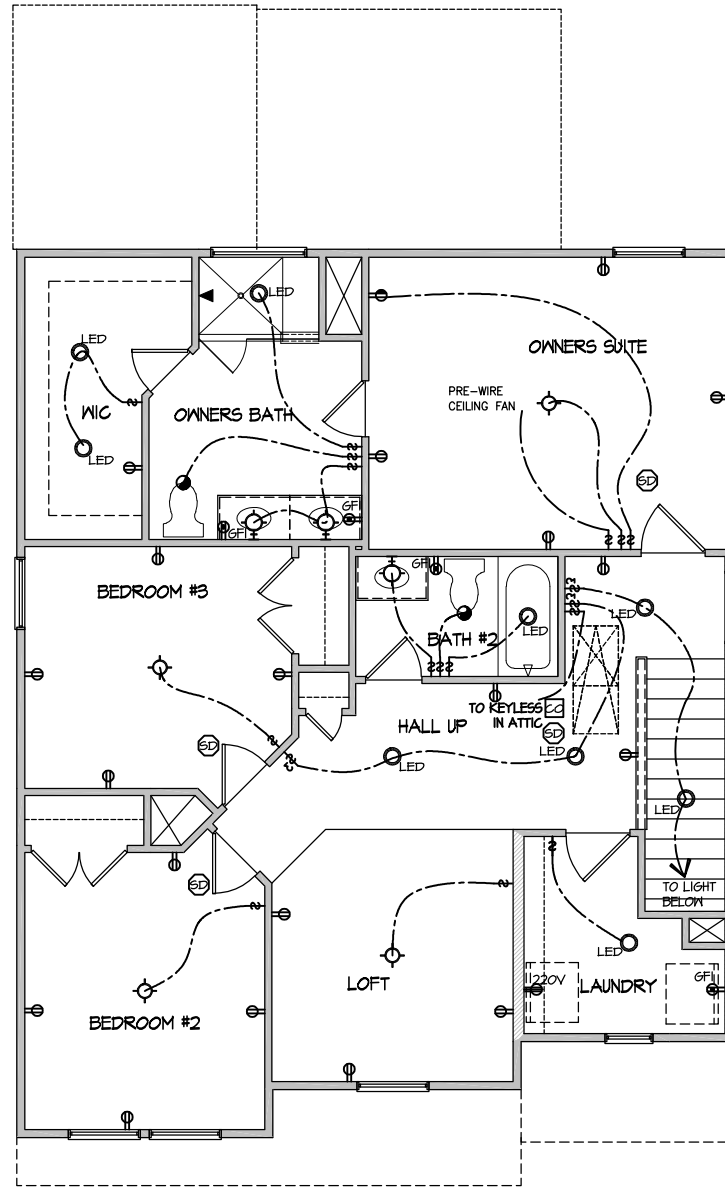
HOUSE NAME: BORDEAUX
DRAWING TITLE: FIRST FLOOR ELECTRICAL

SHEET No. 1

ELECTRICAL LEGEND

- ⊕ SINGLE POLE SWITCH
- ⊕₃ THREE WAY SWITCH
- ⊕₄ FOUR WAY SWITCH
- ⊕-⊕ DUPLEX AFCI RECEPTACLE
- ⊕-⊕ DUPLEX AFCI RECEPTACLE - BOTTOM HALF SWITCHED
- ⊕-⊕ DUPLEX AFCI RECEPTACLE - FLOOR MOUNTED
- 220V ⊕ RECEPTACLE - 220V
- GFI ⊕ DUPLEX AFCI RECEPTACLE - GFI
- WP/GFI ⊕ DUPLEX AFCI RECEPTACLE - WATERPROOF GFI
- SD 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
- ⊕ FULLCHAIN 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. 1
SCALE: 1/8" = 1'-0"

FILE: Lot_00.0058.dwg DATE: 11/9/2024 1:44 PM

UPDATED DATE
04-26-2024

MASTER PLAN INFORMATION
REVISION DATE 06-21-2023
2-RALE

DRAWN BY:
ITS

DATE: 11/09/2024

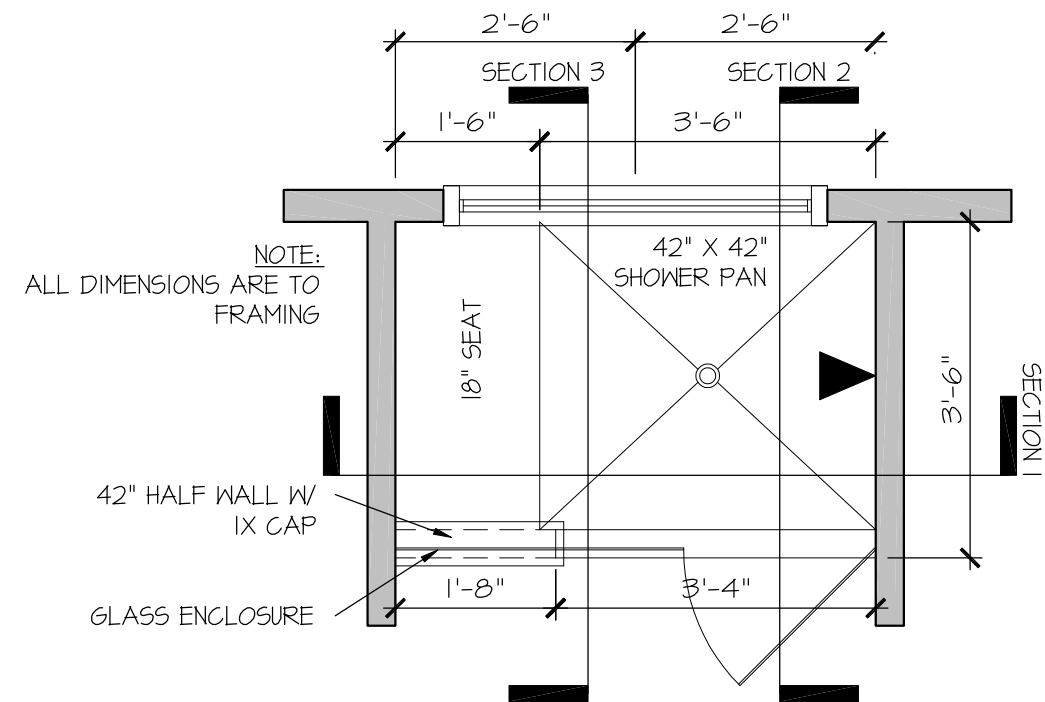
PLAN NO.
1760

DRB
HOMES

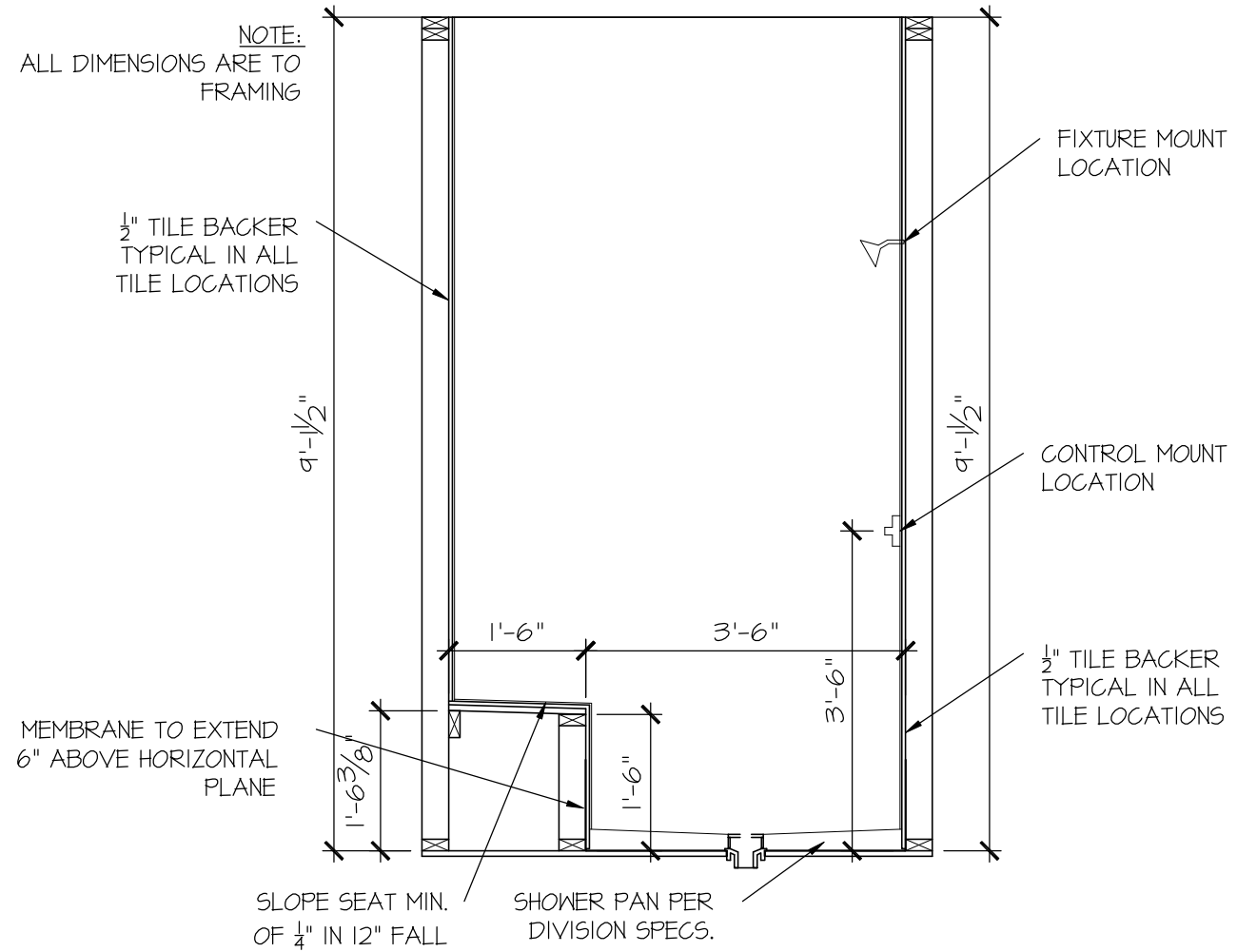
HOUSE NAME:
BORDEAUX
DRAWING TITLE
SECOND FLOOR ELECTRICAL

SHEET No.

1.2



RALE TILE SHOWER
42" X 42" W 18" SEAT
SCALE: 1/2" = 1'-0"



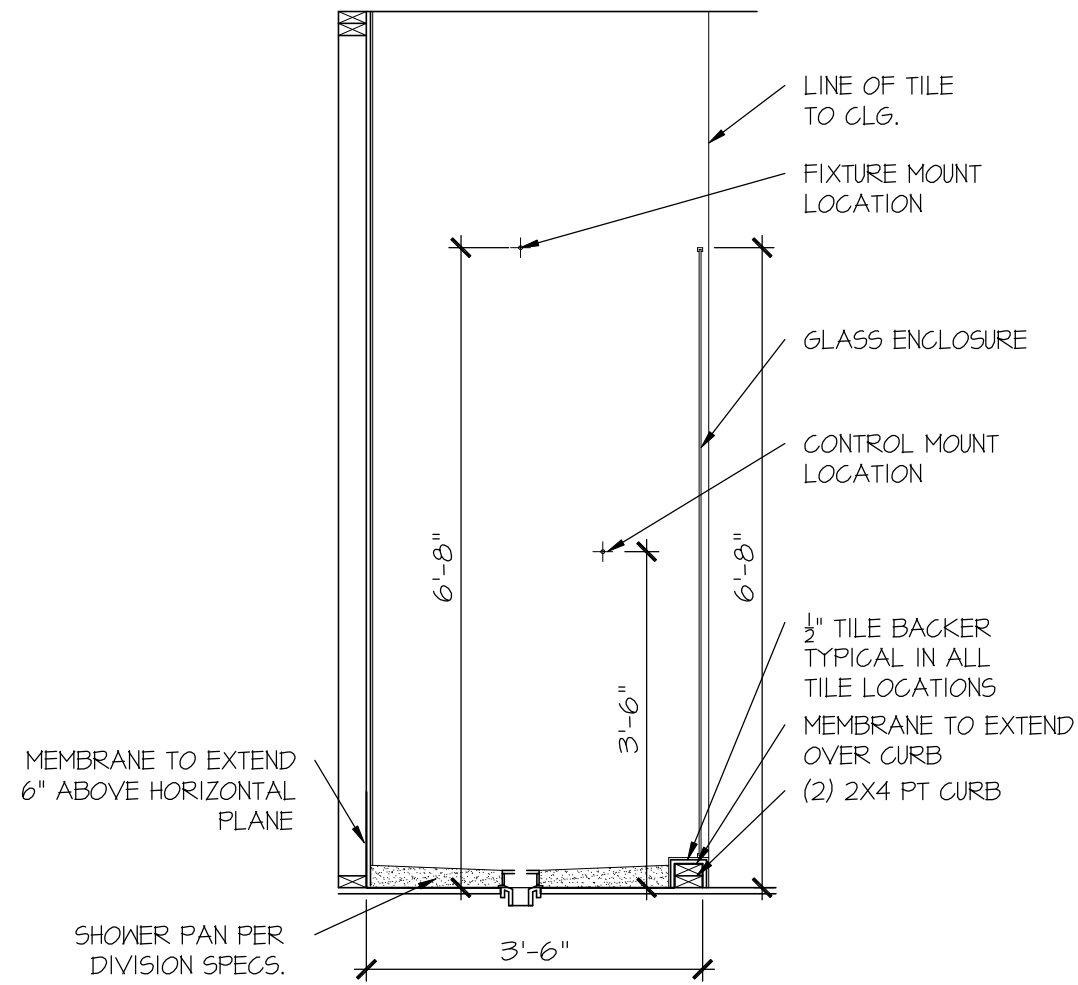
RALE TILE SHOWER
SECTION A
SCALE: 1/2" = 1'-0"

DRAWN BY:
L. BEAVERS
DATE: 9/1/22
PLAN NO.
11 X 17 SCALE
24 X 36 SCALE

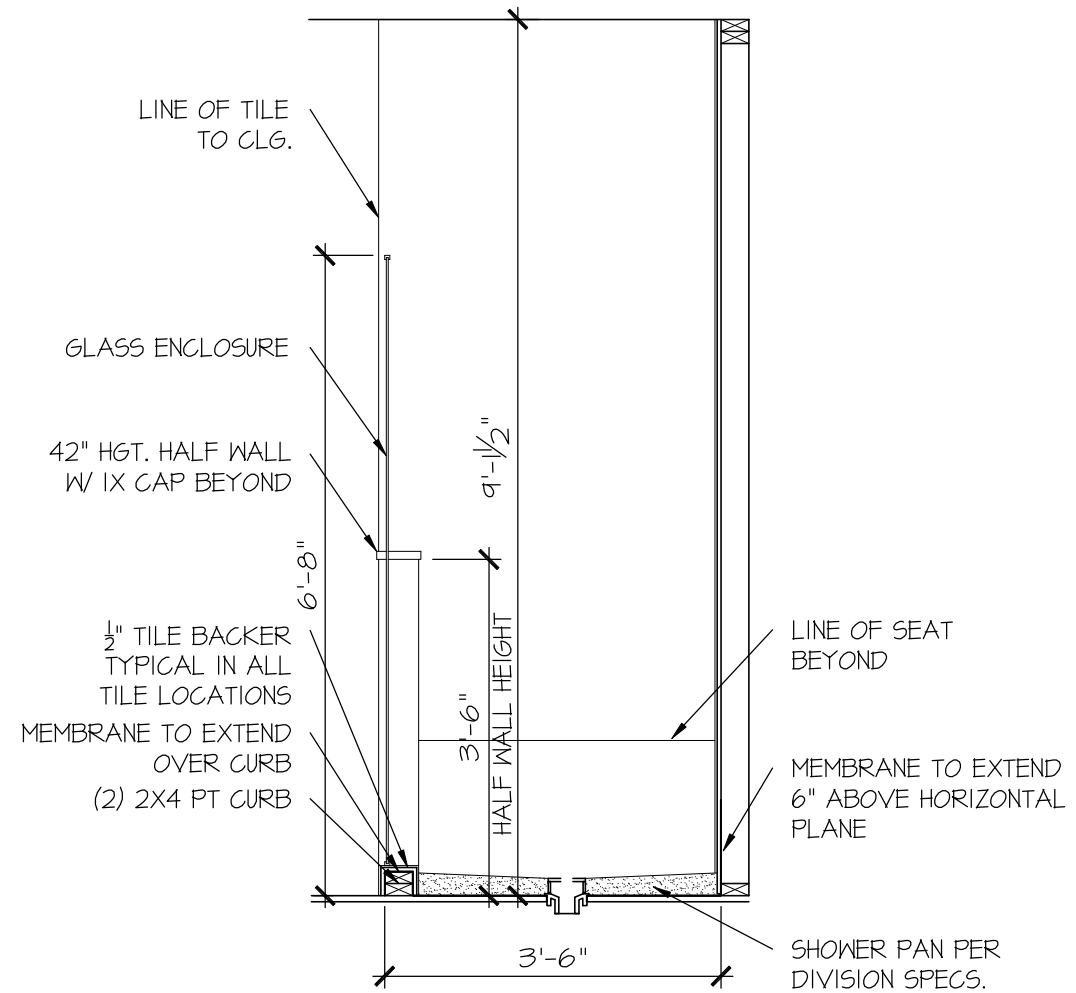


HOUSE NAME:
DRAWING TITLE
RALE TILE SHOWER DETAIL

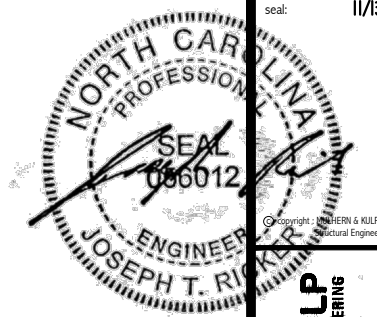
SHEET No.
01.12



RALE TILE SHOWER SECTION B
SCALE: 1/2" = 1'-0"



RALE TILE SHOWER SECTION C
SCALE: 1/2" = 1'-0"



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MULHERN+KULP RESIDENTIAL STRUCTURAL ENGINEERING 300 Boulevard Ave., Building 4 - Asheville, PA 17002 P: 717-948-2001 F: 717-948-2002 M: 717-948-2003 NC LIC. #C-3825

M&K project number: 126-22076 project mgr: JTR drawn by: KJN issue date: 11-12-24

REVISIONS: date: initial:



STRUCTURAL NOTES FARM AT NEIL'S CREEK LOT 58 - BORDEAUX 1 RALEIGH, NC

sheet: SO.0

GENERAL STRUCTURAL NOTES

FOUNDATION

DESIGN IS BASED ON 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE. FOOTING DESIGN - 2,000 PSF ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. 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 5/2" STUD GRADE OR BETTER. CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.: Fc = 4,000 psi: FOUNDATION WALLS 2,500 psi: FOOTINGS & INTERIOR SLABS ON GRADE 3,000 psi: GARAGE & EXTERIOR SLABS ON GRADE fy = 60,000 psi. BASEMENT FOUNDATION WALL DESIGN BASED ON: 9" OR 10" HEIGHT (AS NOTED ON PLANS) - TALLER WALLS MUST BE ENGINEERED. NOMINAL WIDTH (1/2" 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 7% 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 C90 WITH A MIN. COMPRESSIVE STRENGTH OF 1900 psi (Fm=1500 psi). MORTAR SHALL BE ASTM C270, TYPE S. CMU DESIGN PER ACI 530 @ 5301. CMU FOUNDATION WALLS SHALL HAVE 'DUR-O-WALL' HORIZONTAL JOINT REINFORCEMENT (OR EQUAL) - 4 GA. MINIMUM @ 16" O.C. PROVIDE 2x8 x 16" LONG P.T. PLATE ON TOP OF ALL 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 NC5BC: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.

DESIGN WAS COMPLETED PER 2015 IBC (SECTION 1609) & ASCE 7-10, AS PERMITTED BY R301.1.3 OF THE 2018 NC5BC: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 NC5BC:RC SECTION R802.11.1.1. 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" X 0.118" NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. TYP. U.N.O. 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 (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 0.118" NAILS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD OR 1 1/2" 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 HOLDDOWN 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 'STURD-I-FLOOR' 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 1/4" 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 0.118" NAILS @ 3" O.C. @ PANEL EDGES & @ 6" O.C. IN FIELD. 1/4" 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 WTCA & TPI'S BCS1-1-08 'GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.' SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (MAX 7' SPAN) W/ 2x4 LEDGER FASTENED TO: RIM BOARD W/ (2) 3"x0.131" NAILS @ 16" O.C. MAX. (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 1/4" 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 0.118" NAILS @ 3" O.C. @ PANEL EDGES & @ 6" O.C. FIELD.

HOLD-DOWN SCHEDULE

Table with 2 columns: 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 STHD14/14R 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.

GENERAL STRUCTURAL NOTES

DESIGN IS BASED ON 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE. WOOD FRAME ENGINEERING IS BASED ON NDS, 'NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION' - LATEST EDITION.

DESIGN LOADS: ROOF DEAD = 7 PSF T.C., 10 PSF B.C. LIVE = 16 PSF LOAD DURATION FACTOR = 1.25 FLOOR LIVE = 40 PSF (30 PSF @ SLEEPING AREAS) DEAD = 10 PSF (I-JOISTS & SOLID SAWN) 10 PSF T.C., 5 PSF B.C. (TRUSSES) (ADDL 10 PSF @ TILE)

LATERAL 120 MPH, EXPOSURE B. SEISMIC A/B. SOIL 2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)

GENERAL FRAMING

ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN STANDARD CONNECTIONS TABLE OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARITD 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 5/2" 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 (SYP) LUMBER, OR BETTER (KILN-DRIED). ALL HEADERS HAVE BEEN DESIGNED BASED ON CALCULATED LOADS & SIZED ACCORDINGLY. CODE TABLES HAVE NOT BEEN USED.

ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x STUD GRADE MEMBERS SPACED @ 16" O.C. (MAX. 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'.

ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15). ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING: LSL - Fb=2325 psi; Fv=310 psi; E=1.55x10^6 psi LVL - Fb=2600 psi; Fv=285 psi; E=2.0x10^6 psi PSL - Fb=2400 psi; Fv=240 psi; E=2.0x10^6 psi

M&K SHALL BE FULLY INDEMNIFIED FOR ANY AND ALL ISSUES RESULTING FROM OR RELATED TO ANY BUILDING COMPONENT IF THE OWNER DOES NOT SUBMIT THE COMPONENT SHOP DRAWINGS TO M&K FOR STRUCTURAL REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION. FOR 2 & 3 PLY BEAMS OF EQUAL WIDTH, FASTEN PLYS TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O/C OR 2 ROWS 1/4"x3/8" SIMPSON SDS SCREWS (OR 3/8" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 3 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 3 1/2" OR 5 1/4" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.

FOR 4 PLY BEAMS OF EQUAL WIDTH, FASTEN PLYS TOGETHER WITH 3 ROWS OF 1/4"x6" SIMPSON SDS SCREWS (OR 6 3/8" 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 (HILTI' X-CF PINS OR EQUAL) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C. STAGGERED.

ALL EXTERIOR 4x4 WOOD POSTS SHALL HAVE SIMPSON BCS2-2/4 CAP & ABW44Z BASE, U.N.O.

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

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

Table with 3 columns: DESCRIPTION OF BLDG. ELEMENT, 3"x0.131" NAILS, 3"x0.120" NAILS. Rows include JOIST TO SOLE PLATE, SOLE PLATE TO JOIST/BLK'G, STUD TO SOLE PLATE, 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.

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

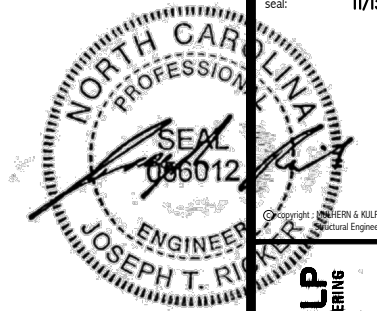
ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN.

TRUSSES/JOISTS SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES/JOISTS OR GIRDER TRUSSES/FLUSH BEAMS DO NOT EXCEED THE FOLLOWING: 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)

ENGINEERED BEAM MATERIAL SCHEDULE

Table with 6 columns: BEAM NUMBER, LVL OPTION, PSL OPTION, LSL OPTION, FLITCH OPTION, STEEL OPTION. Rows 001-006.

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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126-22076

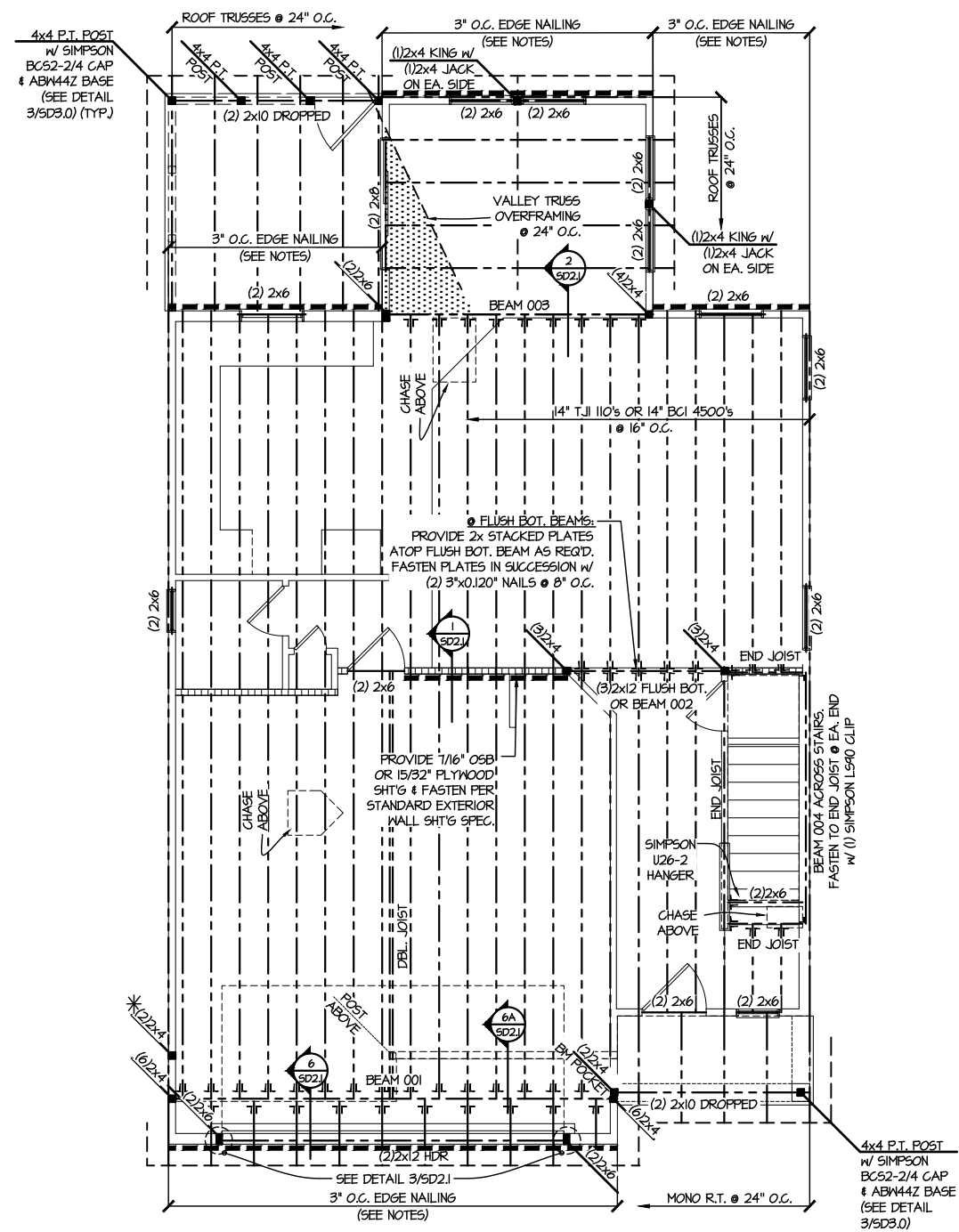
project mgr: JTR
drawn by: KJN
issue date: 11-12-24

REVISIONS:
date: initial:



FLOOR FRAMING PLANS
FARM AT NEIL'S CREEK
LOT 58 - BORDEAUX I
RALEIGH, NC

sheet:
S2.0



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

LEGEND

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

REFER TO SO.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

ENGINEERED BEAM MATERIAL SCHEDULE

BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(4)3/4"x10" - TF	1"x10" - TF	N/A	(4)2x12 + (3) 3/8"x1 1/2" STEEL FLITCH PLATES - FB	M2x14 - F
002	(2)3/4"x14" - F	3/2"x14" - F	(3)3/4"x14" - F	(2)2x12 + (1) 1/2"x1 1/2" STEEL FLITCH PLATES - FB	M2x14 - F
003	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 3/8"x1 1/2" STEEL FLITCH PLATES - FB	M2x14 - F
004	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 1/2"x1 1/2" STEEL FLITCH PLATES - FB	M2x14 - F
005	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1) 3/8"x1 1/2" STEEL FLITCH PLATES - FB	M2x14 - F
006	(2)3/4"x11 1/2" - H	3/2"x11 1/2" - H	(3)3/4"x11 1/2" - H	(2)2x12 + (1) 1/2"x1 1/2" STEEL FLITCH PLATES - H	N/A

BEAM NOTATION:

- "F" INDICATES FLUSH BEAM
- "TF" INDICATES FLUSH TOP BEAM
- "FB" INDICATES FLUSH BOTTOM BEAM
- "D" INDICATES DROPPED BEAM
- "H" INDICATES DROPPED OPENING HEADER

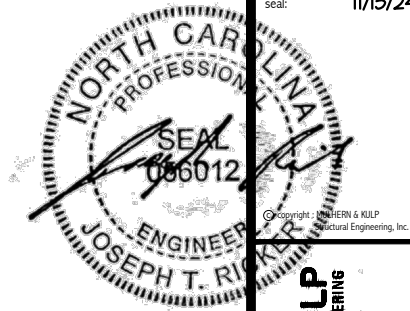
REFER TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS

REFER TO DETAIL E/SD2.0 FOR TYPICAL STEEL BEAM CONNECTIONS

FOR FLUSH TOP BEAMS PROVIDE 2x STACKED PLATES BENEATH BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION w/ (2) 3"x0.120" NAILS @ 8" O.C.

FOR FLUSH BOTTOM BEAMS PROVIDE 2x STACKED PLATES ATOP BEAM AS REQ'D. FASTEN PLATES IN SUCCESSION w/ (2) 3"x0.120" NAILS @ 8" O.C.

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



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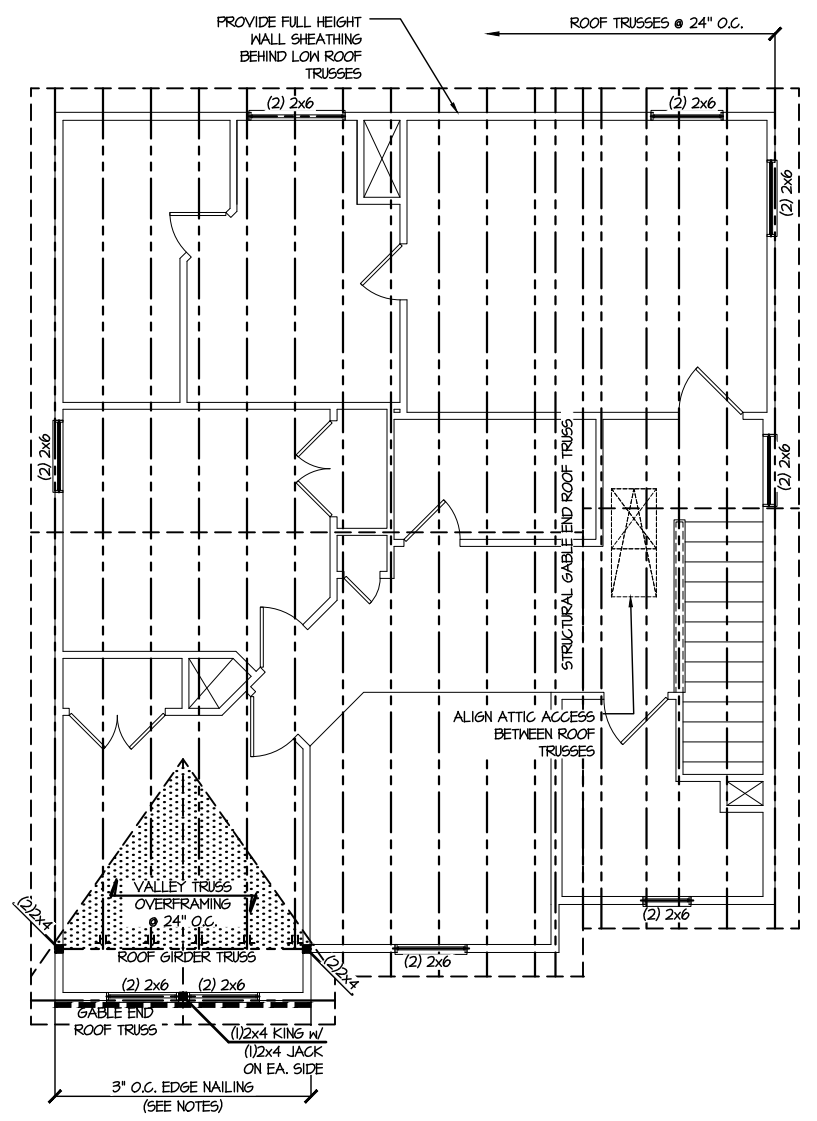
M&K project number:
126-22076
project mgr: JTR
drawn by: KJN
issue date: 11-12-24

REVISIONS:
date: initial:



ROOF FRAMING PLANS
FARM AT NEIL'S CREEK
LOT 58 - BORDEAUX 1
RALEIGH, NC

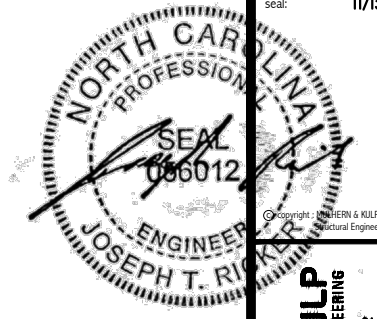
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1 ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"

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

**REFER TO SO.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES**



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project mgr: JTR

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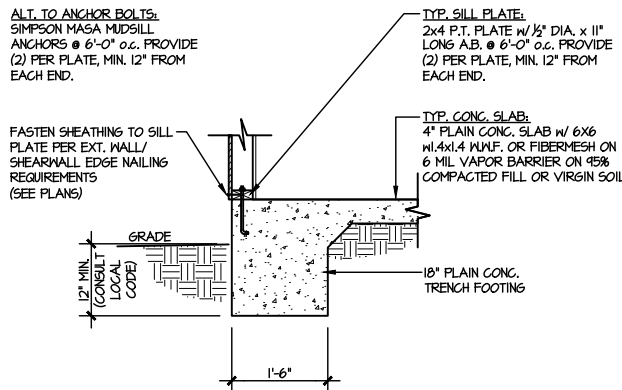
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DRB
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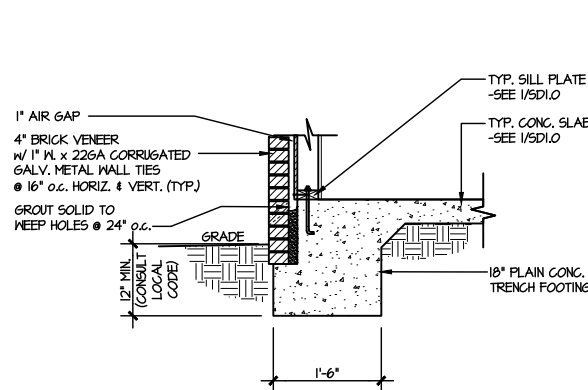
FOUNDATION DETAILS
FARM AT NEIL'S CREEK
LOT 58 - BORDEAUX I
RALEIGH, NC

sheet:

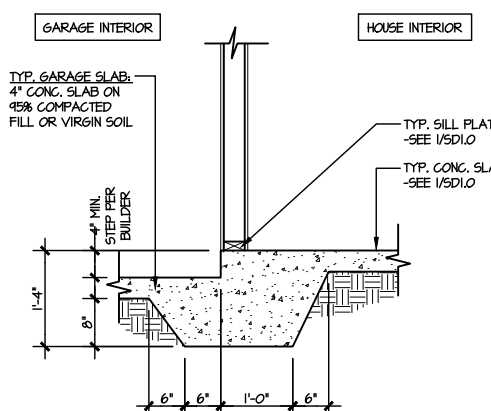
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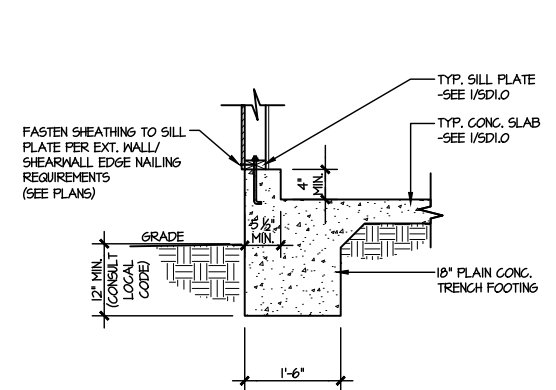
1 TYPICAL SLAB ON GRADE PERIMETER FOOTING
SCALE: 3/8"=1'-0"



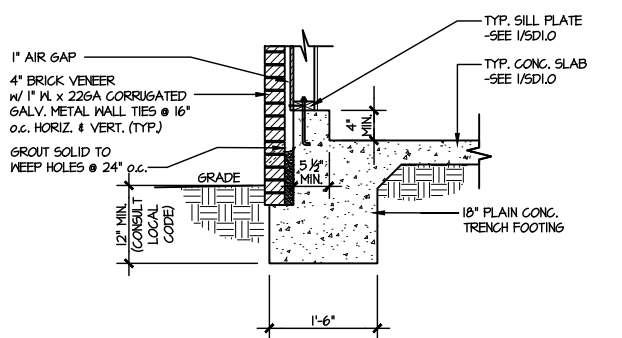
2 TYPICAL SLAB ON GRADE PERIMETER FOOTING
SCALE: 3/8"=1'-0" W/ BRICK VENEER



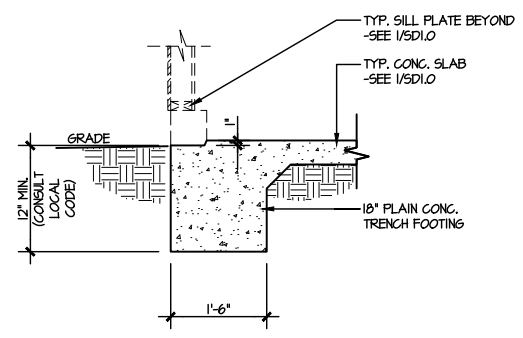
3 TYPICAL MONOLITHIC INTERIOR GARAGE FOOTING
SCALE: 3/8"=1'-0"



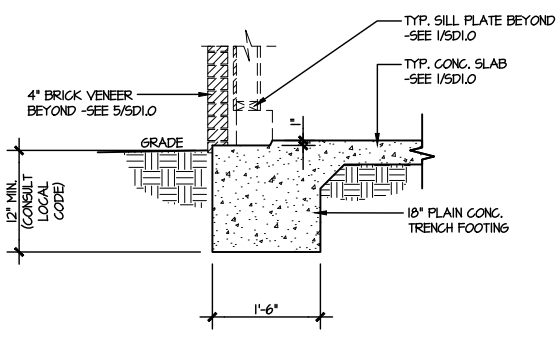
4 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING
SCALE: 3/8"=1'-0"



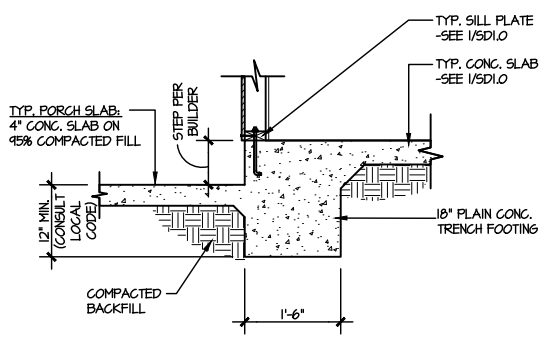
5 TYPICAL SLAB ON GRADE GARAGE PERIMETER FOOTING
SCALE: 3/8"=1'-0" W/ BRICK VENEER



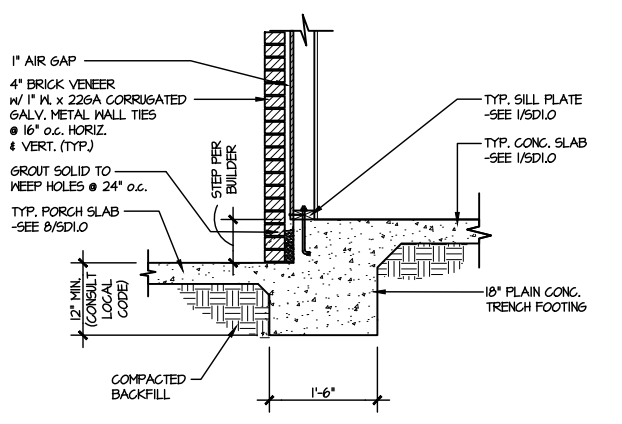
6 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING
SCALE: 3/8"=1'-0"



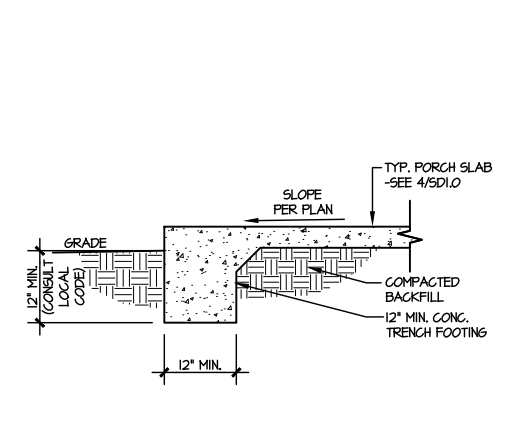
7 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING
SCALE: 3/8"=1'-0" W/ BRICK VENEER



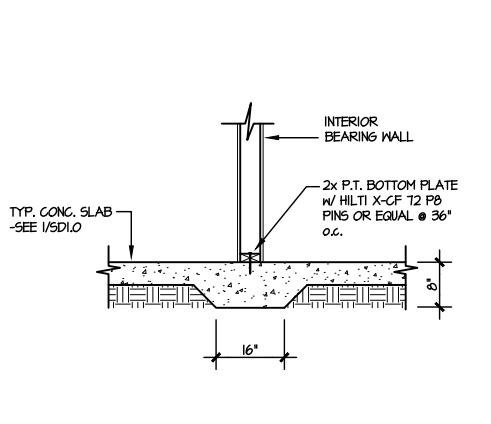
8 TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO
SCALE: 3/8"=1'-0"



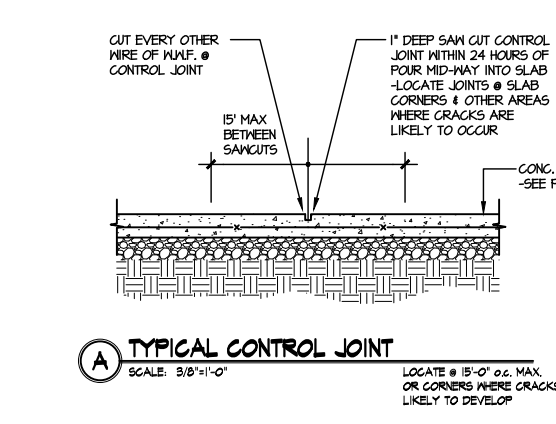
9 TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH/PATIO
SCALE: 3/8"=1'-0" W/ BRICK VENEER



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



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

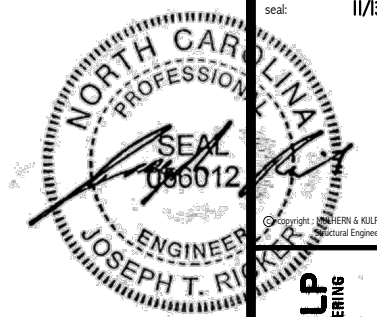


A TYPICAL CONTROL JOINT
SCALE: 3/8"=1'-0"
LOCATE @ 15'-0" O.C. MAX. OR CORNERS WHERE CRACKS LIKELY TO DEVELOP

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

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FILE: RLH - Neil's Creek - Lot 58 - Structural DATE: 11/13/2024 9:56 AM



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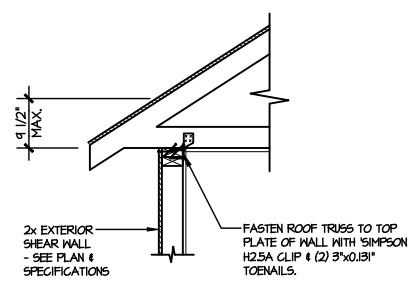
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project mgr: JTR
drawn by: KJN
issue date: 11-12-24

REVISIONS:
date: initial:

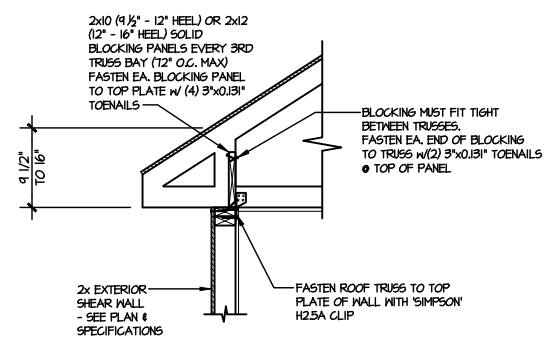
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FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 58 - BORDEAUX 1
RALEIGH, NC

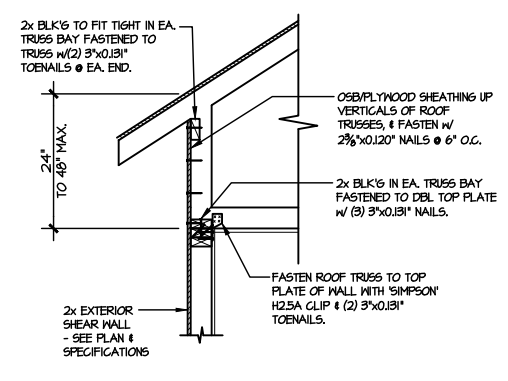
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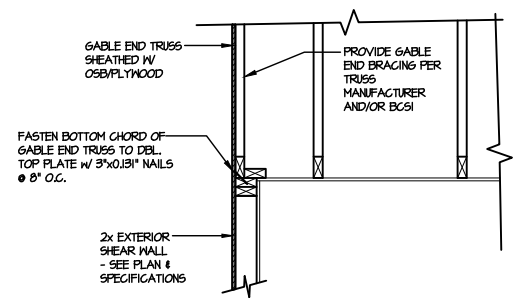
(AI) TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8\"=1'-0\"
HEEL HEIGHT LESS THAN 4 1/2\" NO BLOCKING REQ'D



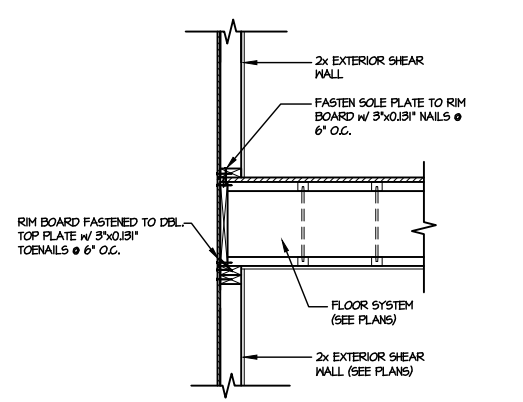
(A2) TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8\"=1'-0\"
HEEL HEIGHT BETWEEN 4 1/2\" - 16\" BLOCKING REQ'D



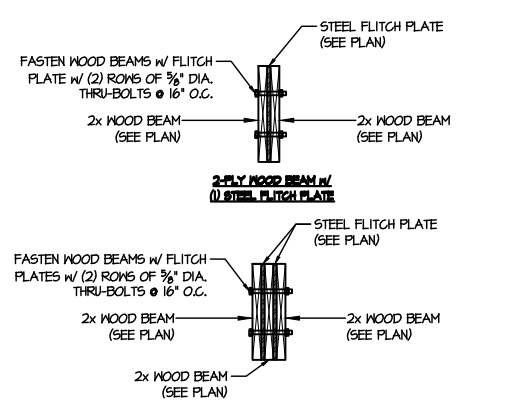
(A3) TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
SCALE: 3/8\"=1'-0\"
HEEL HEIGHT UP TO 48\" MAX.



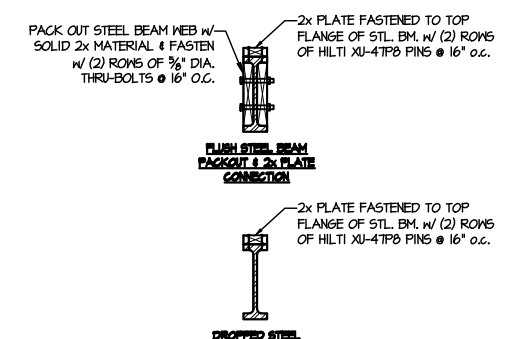
(B) TYPICAL GABLE END DETAIL
SCALE: 3/8\"=1'-0\"



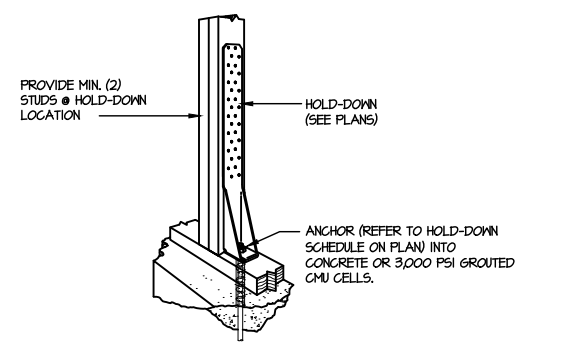
(C) TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/8\"=1'-0\"



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



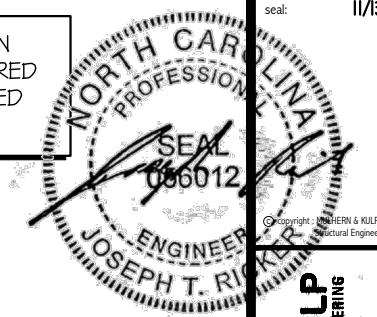
(E) TYPICAL STEEL BEAM CONNECTION DETAIL
SCALE: 3/4\"=1'-0\"



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

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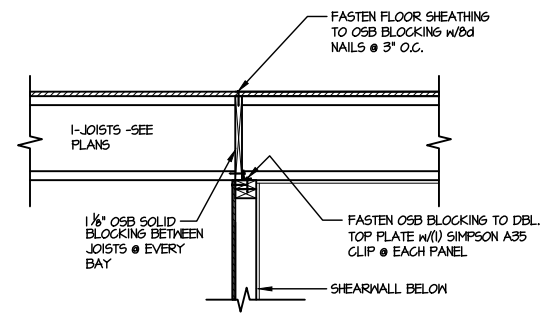
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FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 58 - BORDEAUX 1
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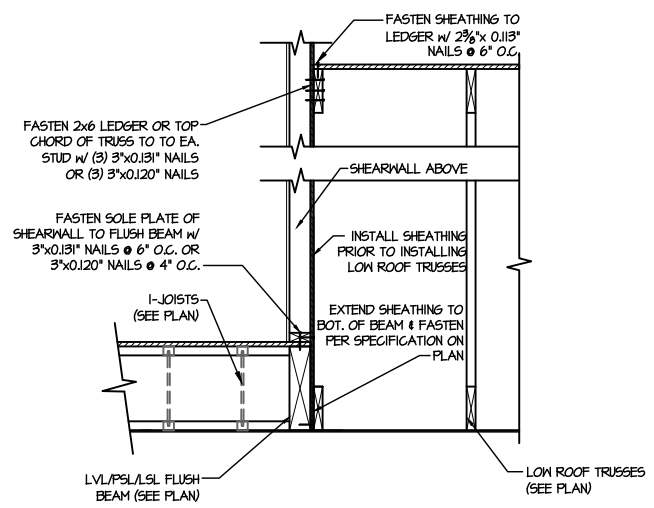
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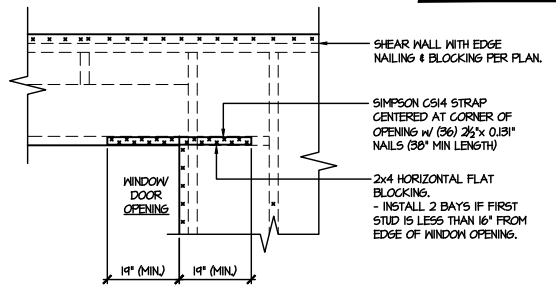
NUMBERED DETAILS ARE PLAN SPECIFIC AND ARE ONLY REQUIRED WHERE SPECIFICALLY INDICATED ("CUT") ON THE PLANS.



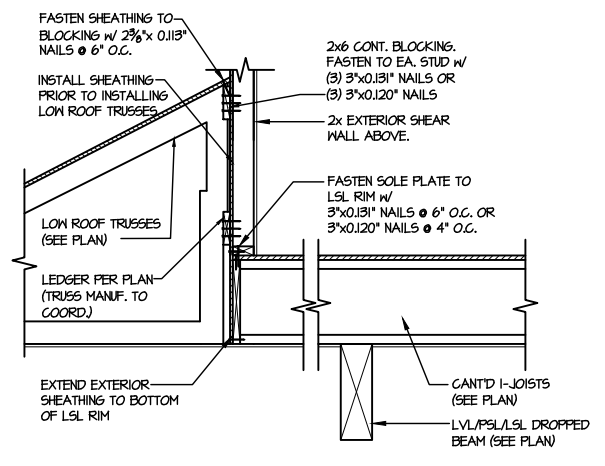
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/8\"/>



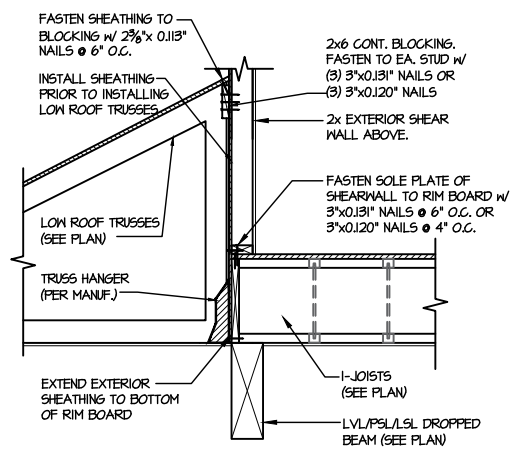
2 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4\"/>



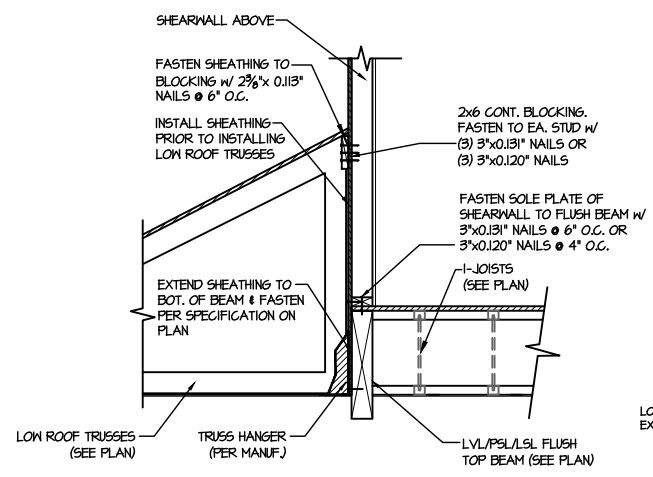
3 SHEARWALL OPENING ELEVATION
SCALE: NTS



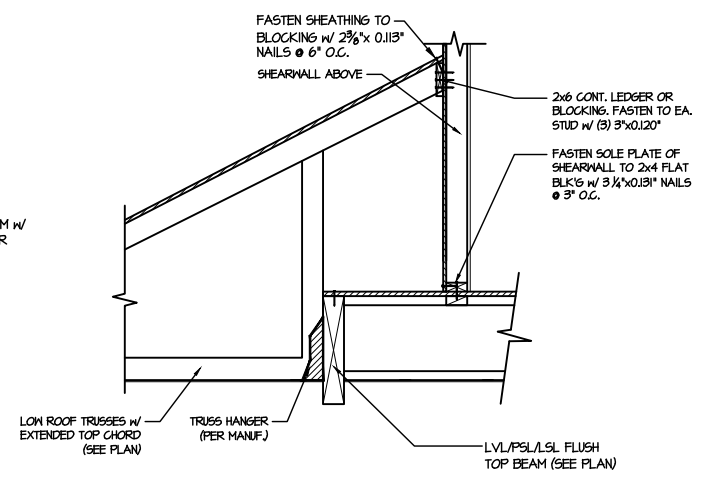
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4\"/>



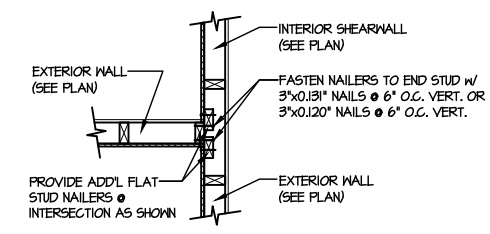
5 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4\"/>



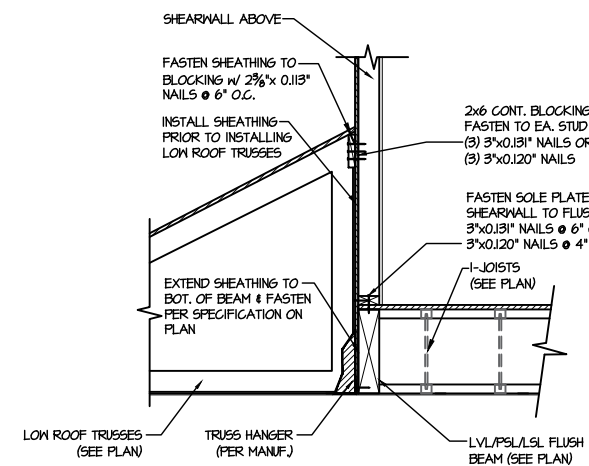
6 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4\"/>



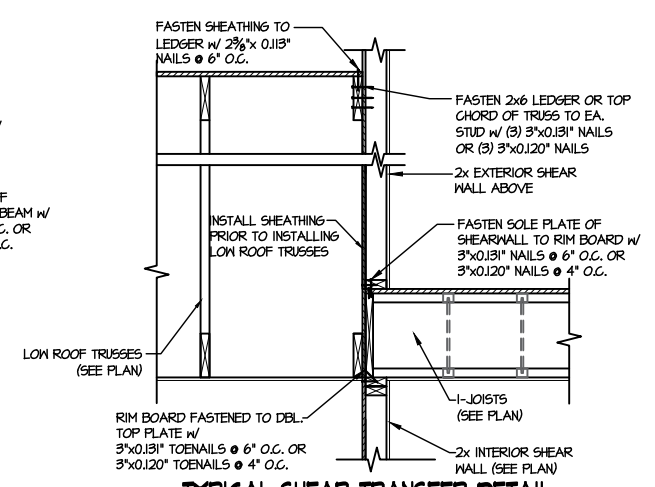
6A SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE



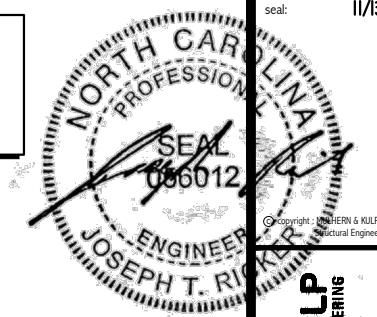
7 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: 3/4\"/>



8 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4\"/>



9 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4\"/>



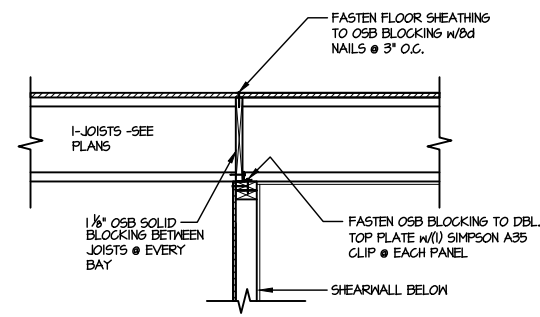
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NC LIC. #C-3825

M&K project number:
126-22076
project mgr: JTR
drawn by: KJN
issue date: 11-12-24
REVISIONS:
date: initial:

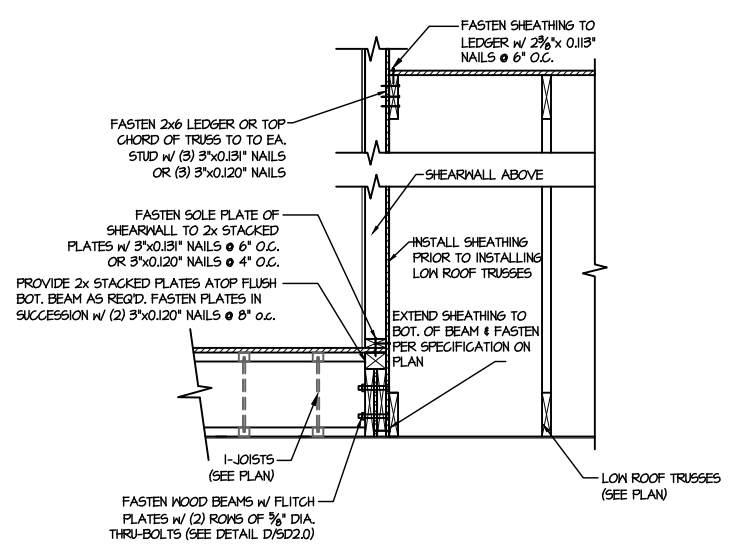
DRB
HOMES

FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 58 - BORDEAUX 1
RALEIGH, NC

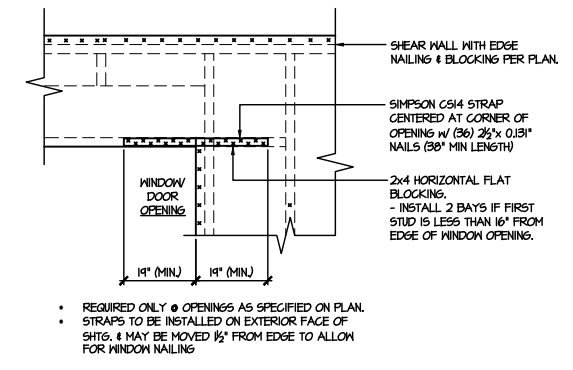
LETTERED DETAILS ARE TYPICAL FOR THIS HOME & SHALL BE IMPLEMENTED IN ALL APPLICABLE AREAS. THESE DETAILS ARE NOT "CUT" ON THE PLANS.
NUMBERED DETAILS ARE PLAN SPECIFIC AND ARE ONLY REQUIRED WHERE SPECIFICALLY INDICATED ("CUT") ON THE PLANS.



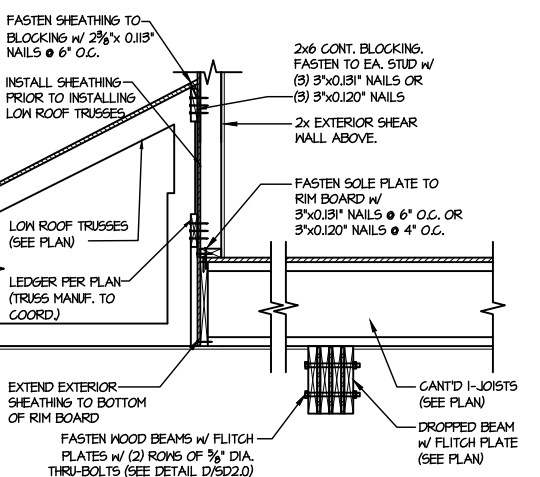
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/8"=1'-0" PERPENDICULAR FRAMING



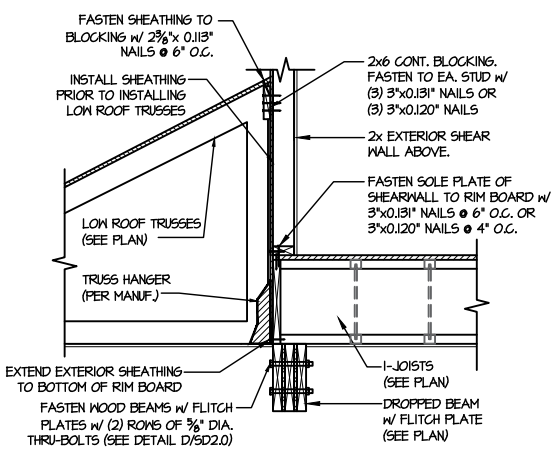
2 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE



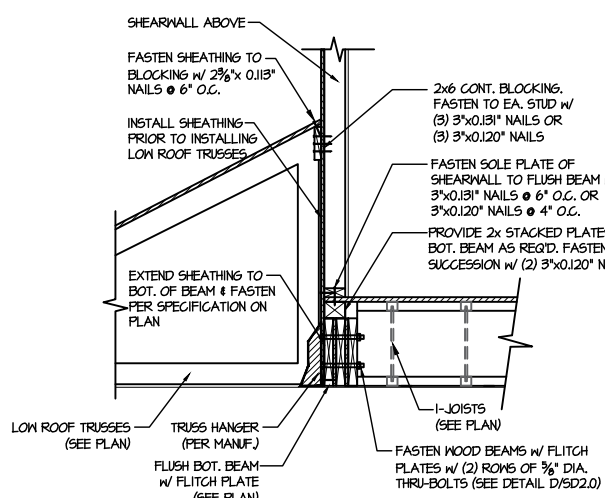
3 SHEARWALL OPENING ELEVATION
SCALE: NTS



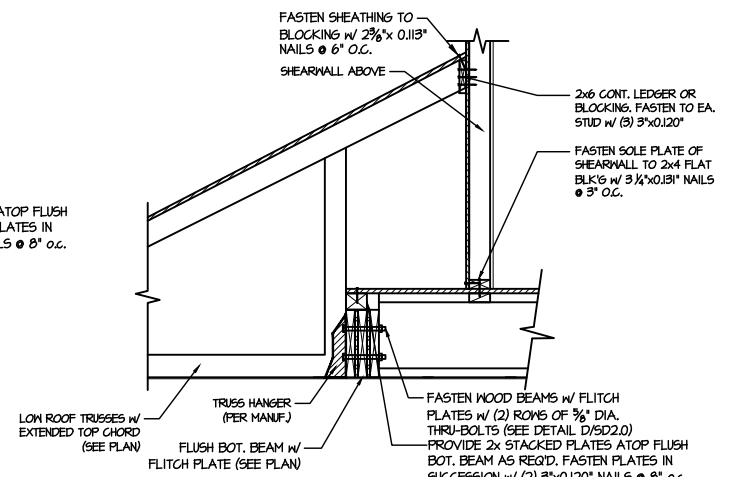
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



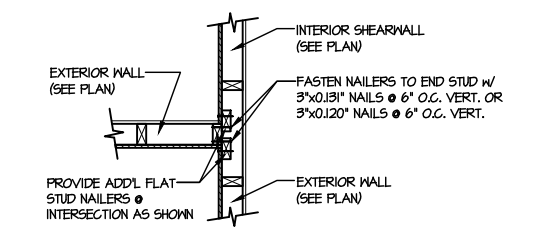
5 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



6 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE



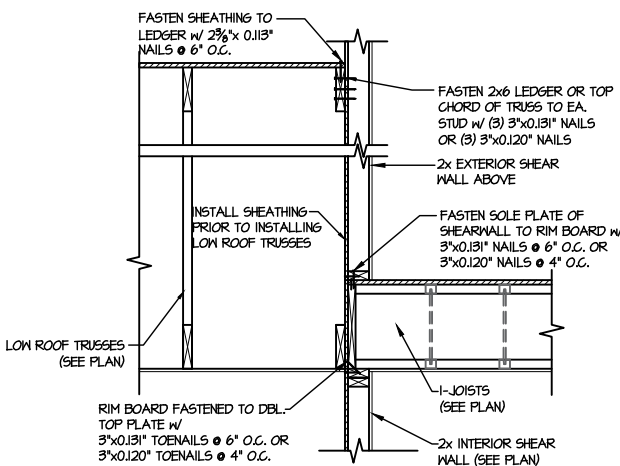
6A SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE



7 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: 3/4"=1'-0" SHTS. ON SAME PAGE

NOT USED

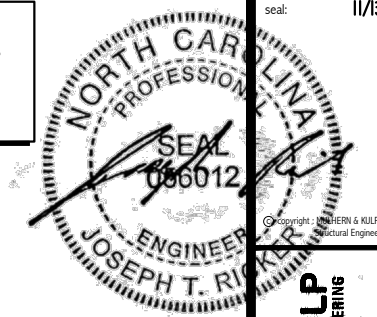
8 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



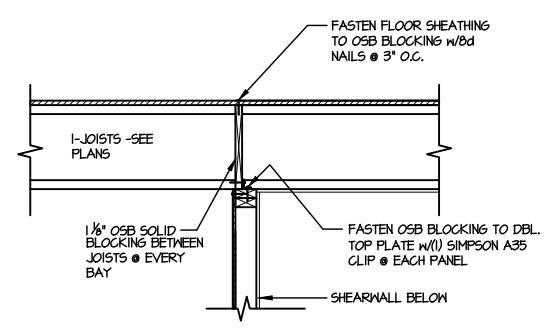
9 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"

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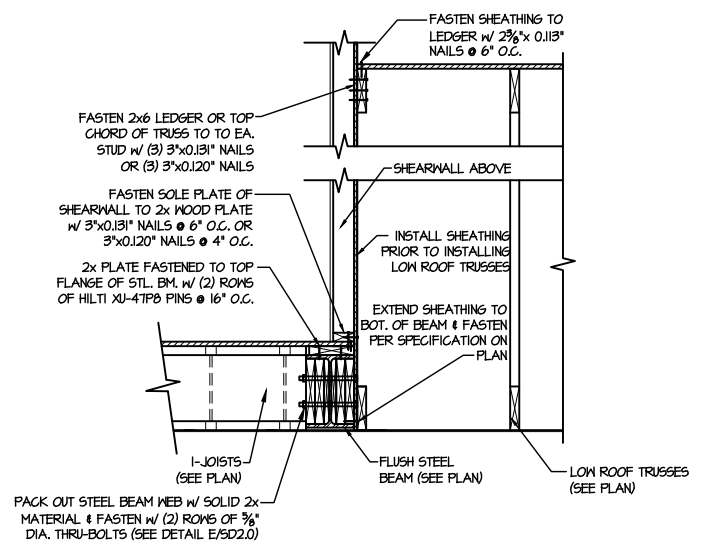
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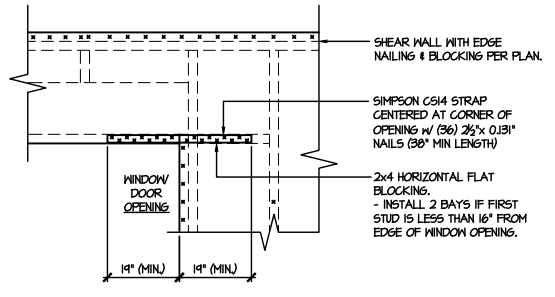
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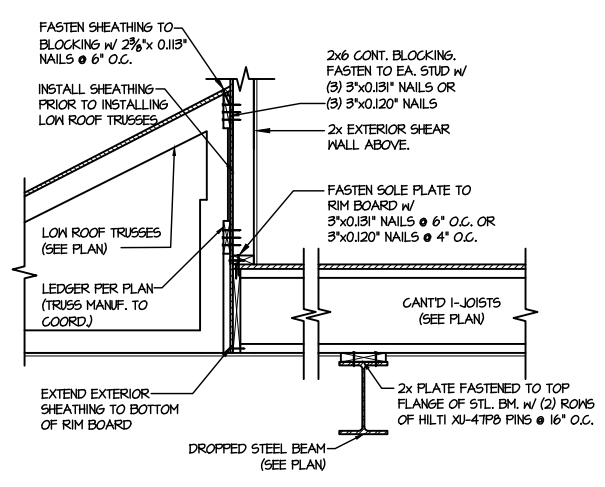
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/8"=1'-0"
PERPENDICULAR FRAMING



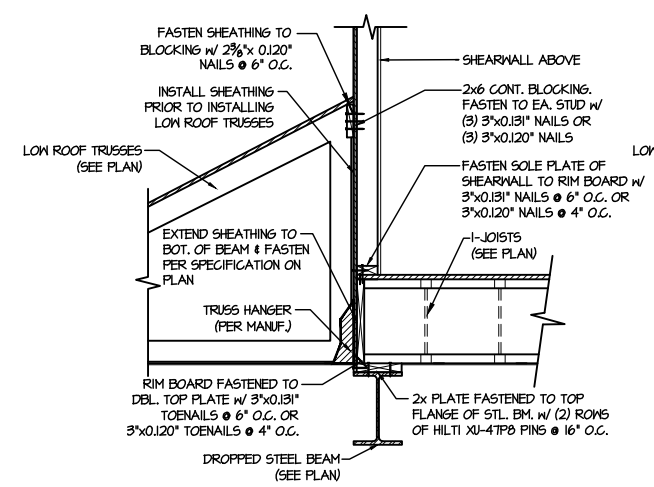
2 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



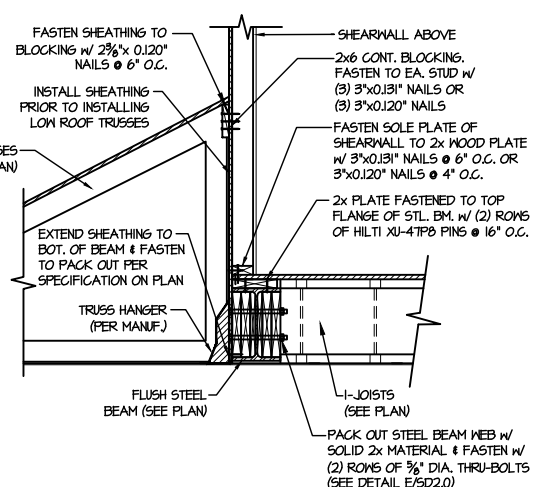
3 SHEARWALL OPENING ELEVATION
SCALE: NTS



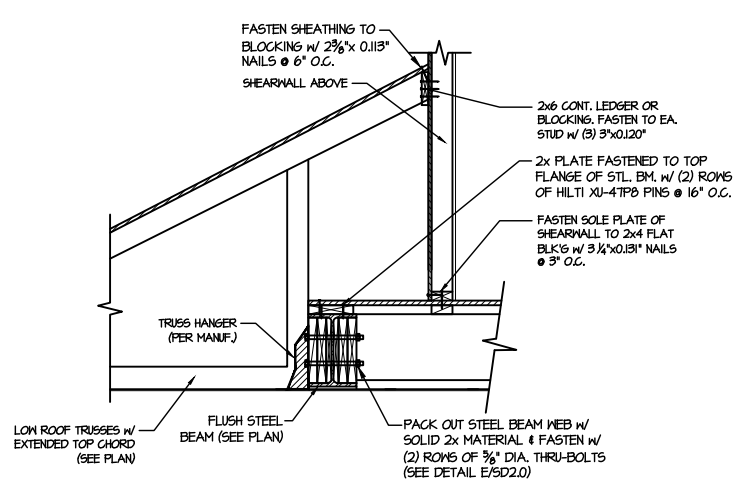
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



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



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



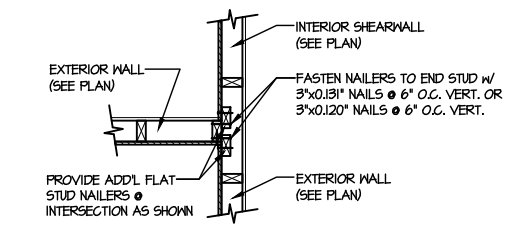
6A SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

M&K project number: 126-22076
project mgr: JTR
drawn by: KJN
issue date: 11-12-24
REVISIONS:
date: initial:

DRB HOMES

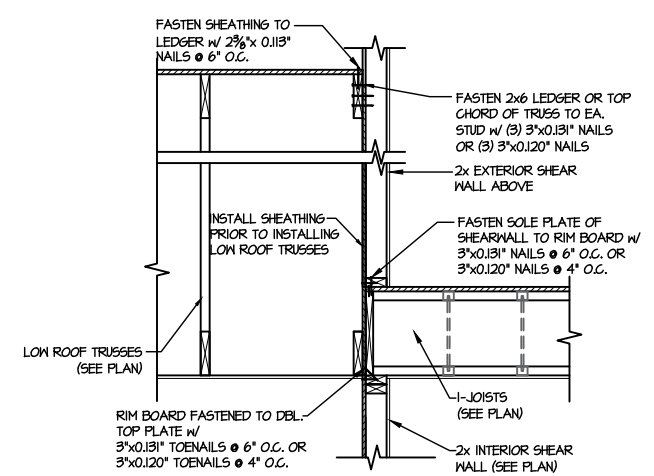
FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 58 - BORDEAUX I
RALEIGH, NC

NOT USED

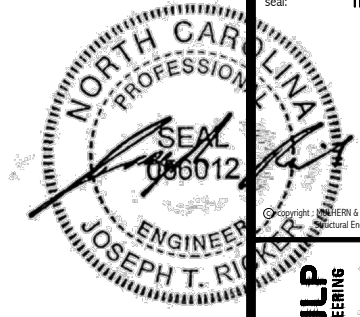


7 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: 3/4"=1'-0"
SHTS. ON SAME PAGE

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



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



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M&K project number:
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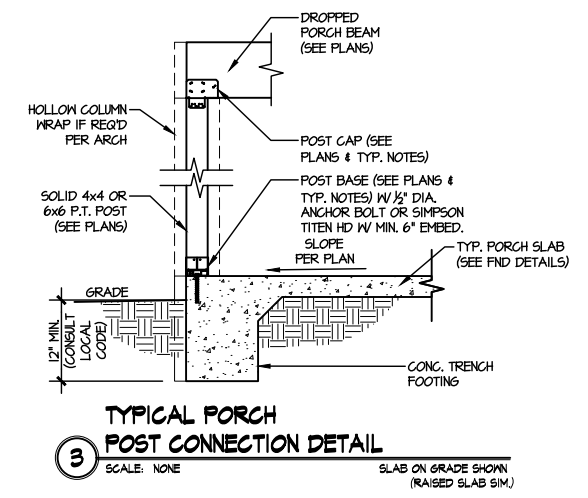
project mgr: JTR
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issue date: 11-12-24

REVISIONS:
date: initial:



FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 58 - BORDEAUX 1
RALEIGH, NC

sheet:
SD3.0



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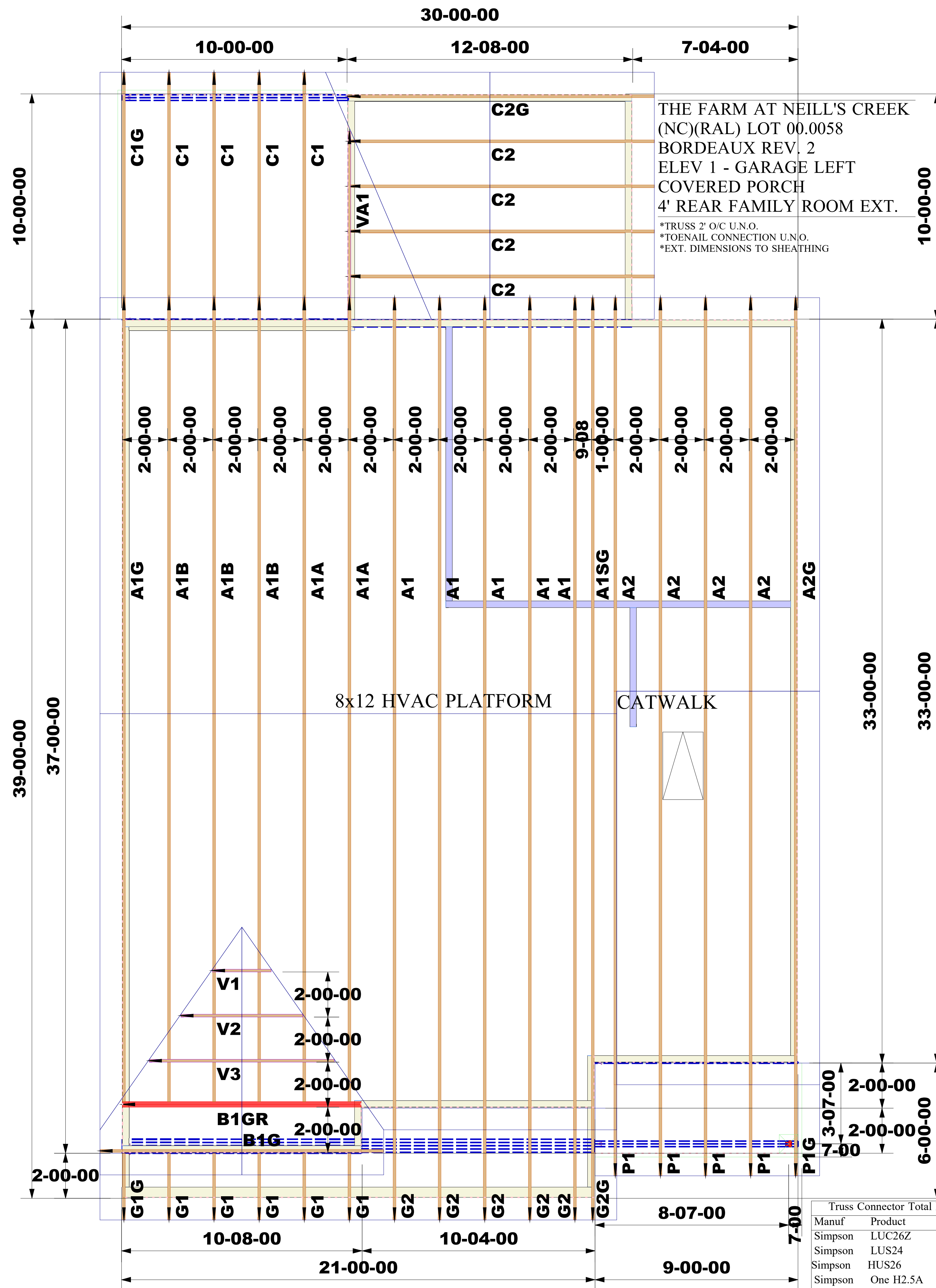
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ROOF TRUSS LAYOUT

SCALE: NTS



Structural, LLC
201 Poplar Avenue
Thurmont, MD 21788
Phone: 301-271-7591



Customer: DRB Raleigh/Durham
Job Name: The Farm At Neill's Creek
Lot #: 00.0058
Model Name:



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 ON APPROVED TRUSS LAYOUT PRIOR TO FABRICATION.
THIS COMPANY IS A TRUSS MANUFACTURER WHOSE RESPONSIBILITIES ARE LIMITED TO THOSE DESCRIBED IN WTCIA 1-1995 "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 DOMINOING DURING ERECTION; AND PERMANENT BRACING WHICH MAY BE REQUIRED IN SPECIFIC APPLICATIONS. SEE "BRACING WOOD TRUSSES COMMENTARY AND RECOMMENDATIONS" (BCS1) 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 #: 2411-0163

Designer: Beckett Tayler
Sales Rep: Robbie Zarobinski

Truss Connector Total List		
Manuf	Product	Qty
Simpson	LUC26Z	2
Simpson	LUS24	18
Simpson	HUS26	5
Simpson	One H2.5A	85

