

FRONT ELEVATION 4.1

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



REAR ELEVATION 4.1

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

FILE: Lot_00.0035 amendment.dwg DATE: 11/19/2024 4:14 PM

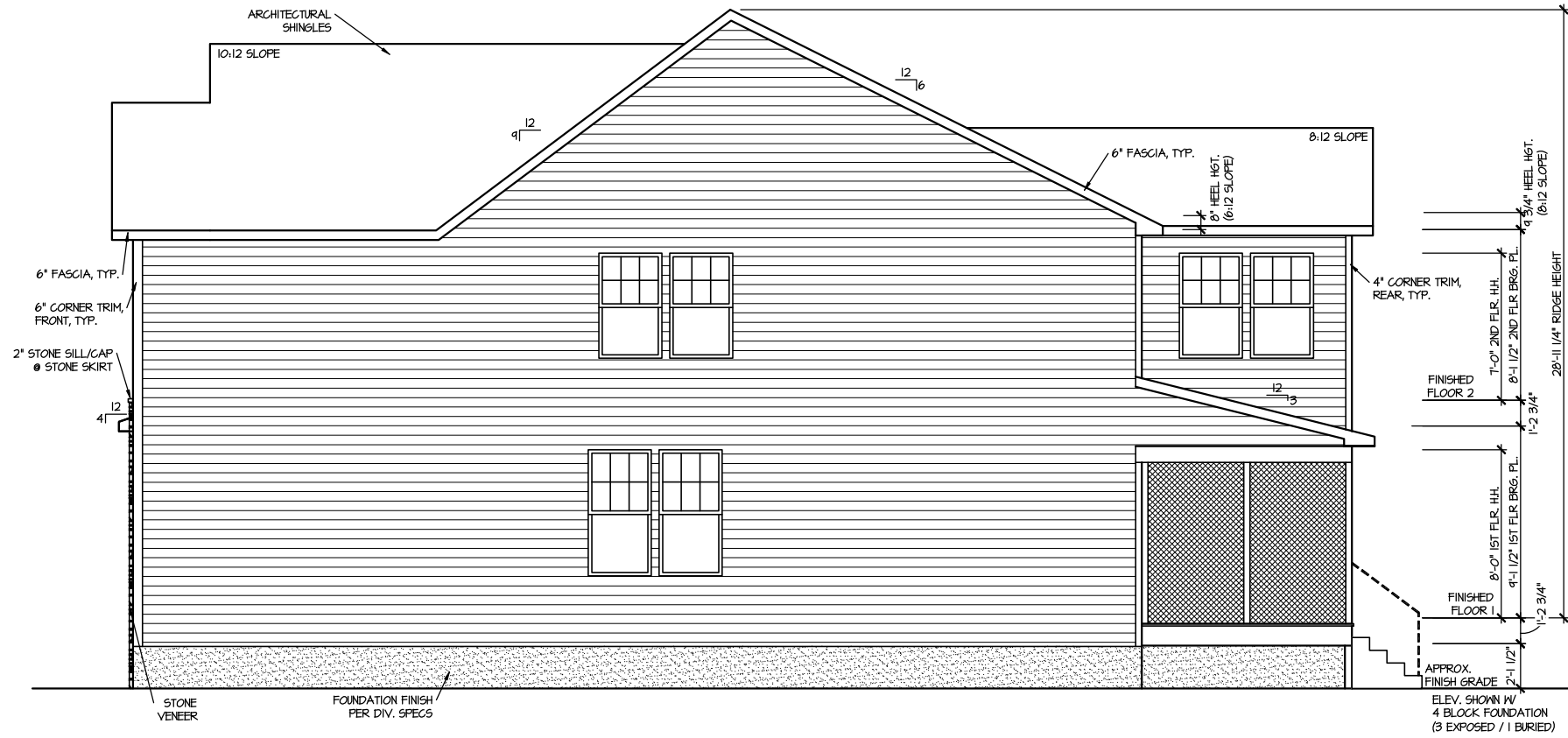
MASTER PLAN INFORMATION	
REVISION	DATE
2-RALE	03-06-2019
	UPDATED DATE
	04-26-2024

DRAWN BY:	ITS
DATE:	11/19/2024
PLAN NO.	2695



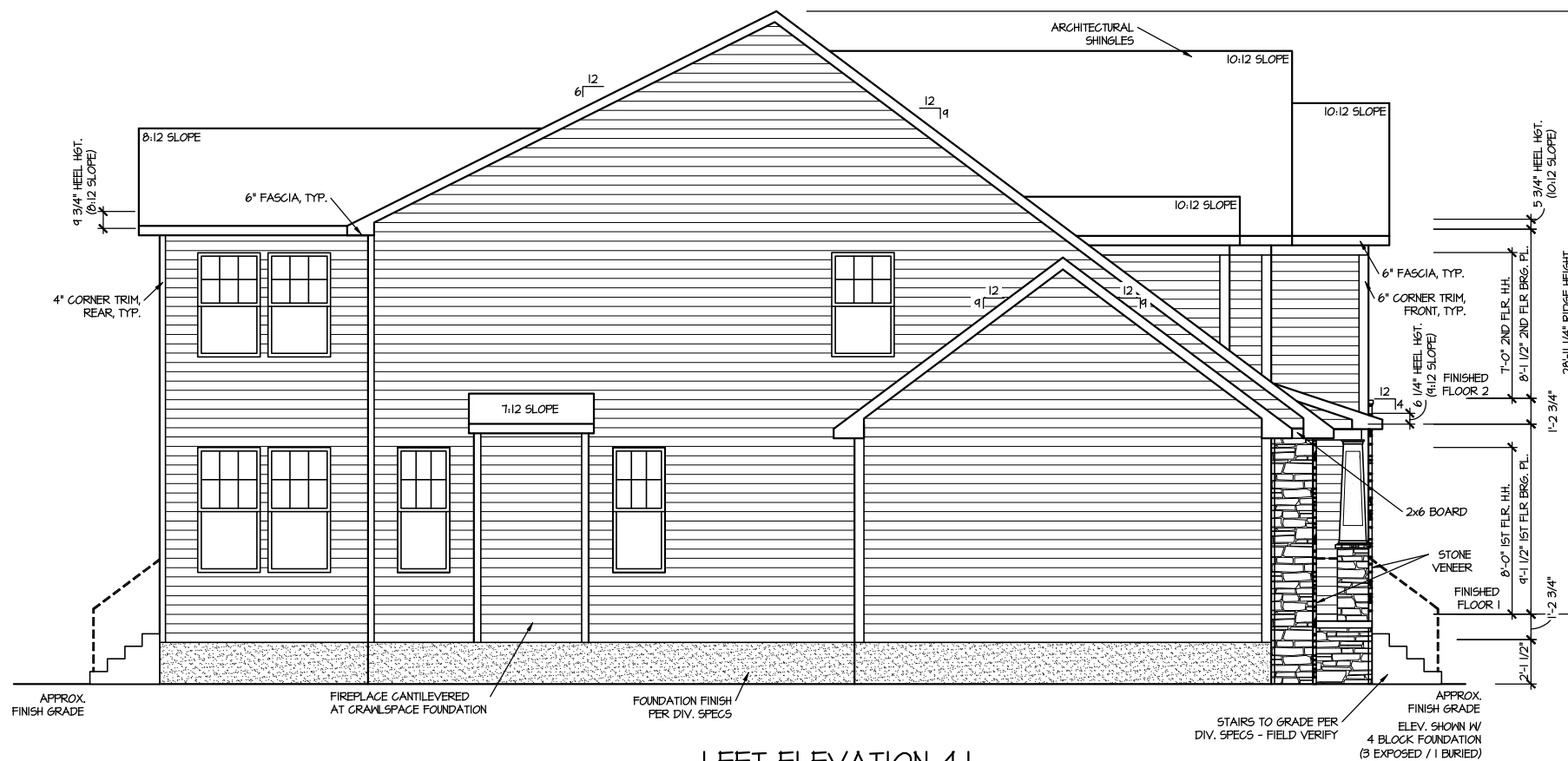
HOUSE NAME:
DRAYTON
DRAWING TITLE
FRONT & REAR ELEVATIONS

SHEET No.
A.1



RIGHT ELEVATION 4.1

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



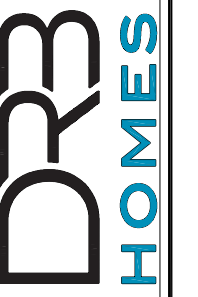
LEFT ELEVATION 4.1

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

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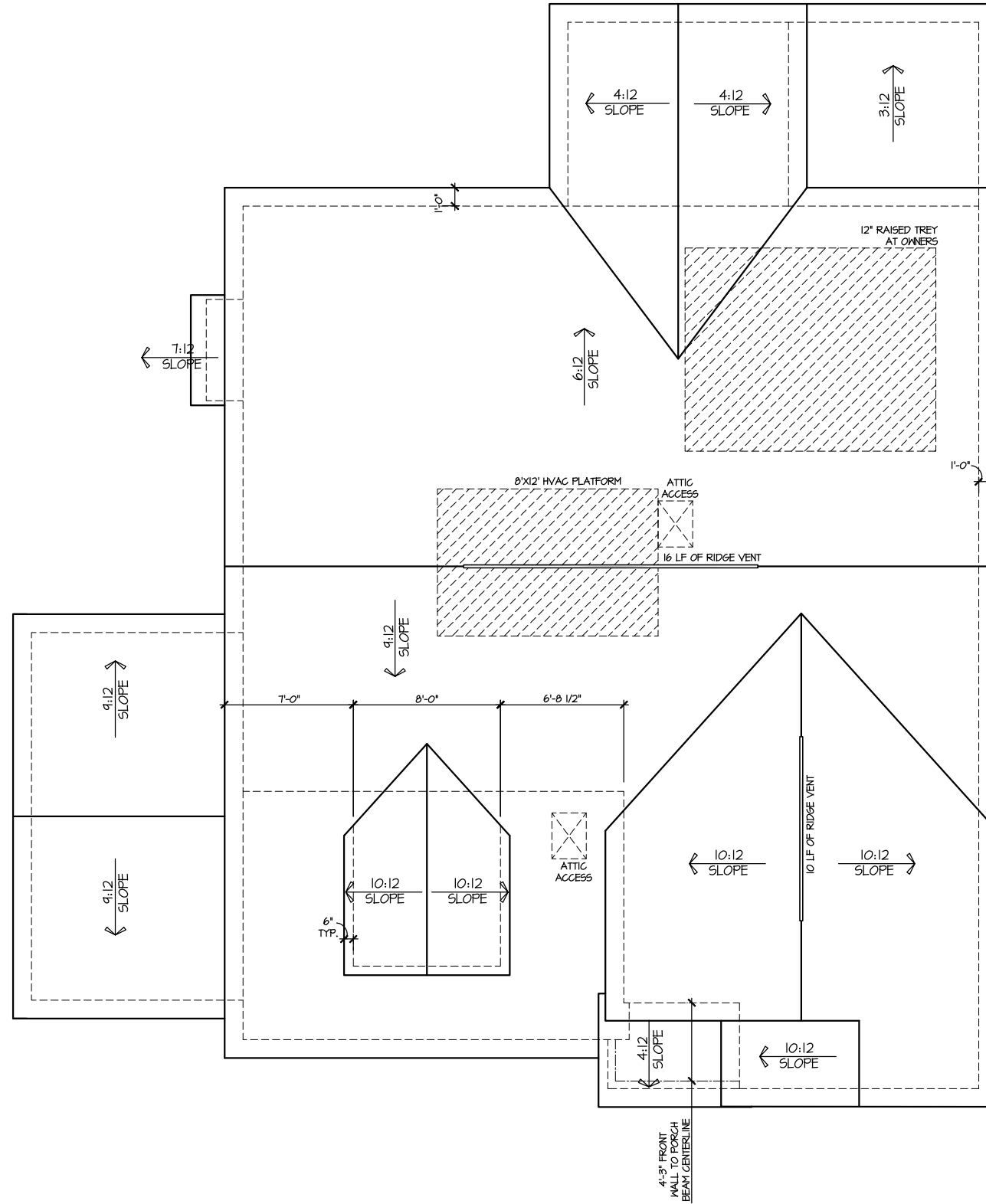
HOUSE NAME:
DRAYTON
DRAWING TITLE
RIGHT & LEFT ELEVATIONS

SHEET No.
A1.2

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. 4.1

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

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 2-RALE 03-06-2019

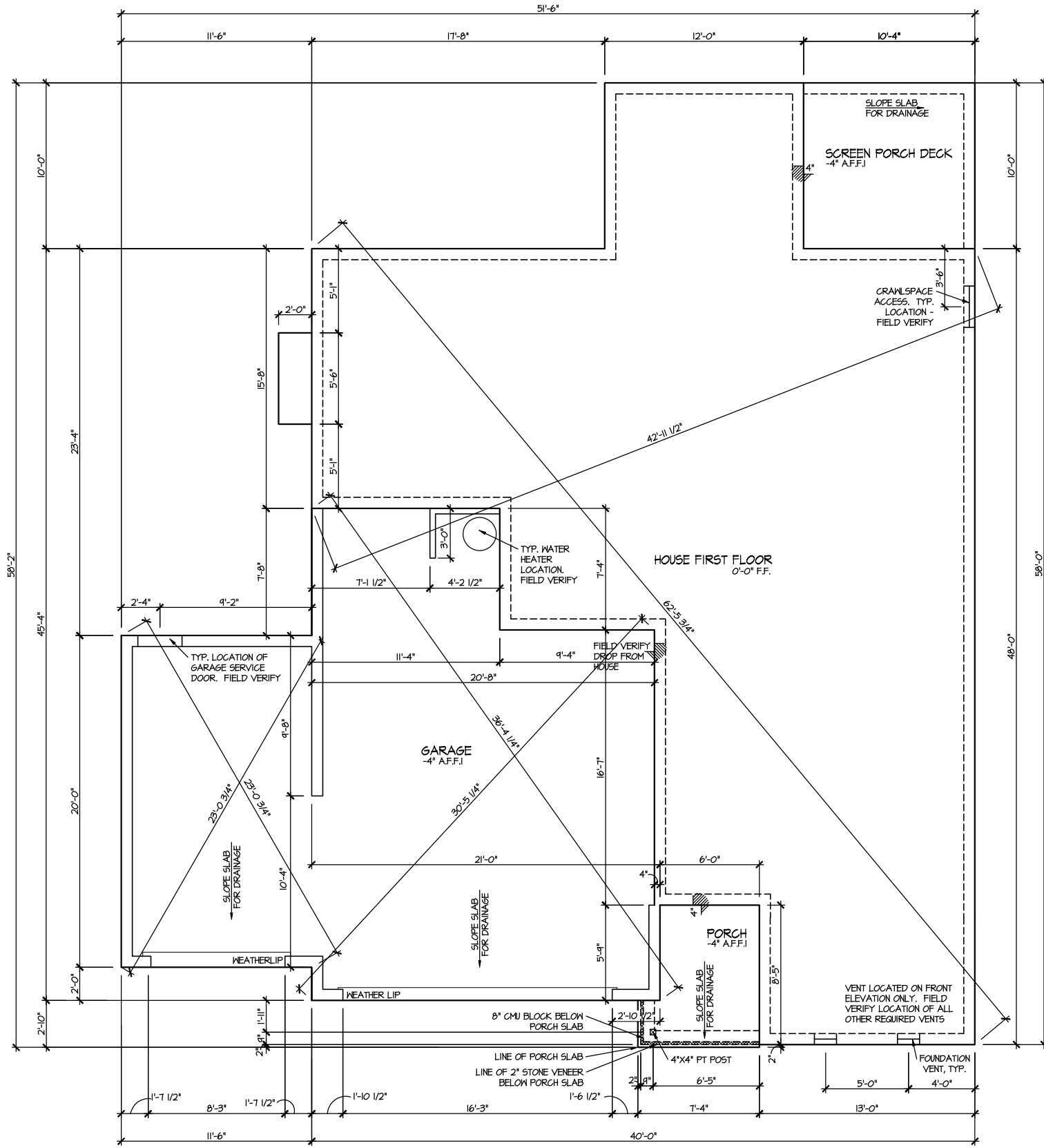
DRAWN BY:
ITS
 DATE:
11/19/2024
 PLAN NO.
2695



HOUSE NAME:
DRAYTON
 DRAWING TITLE
ROOF PLAN

SHEET No.
A.3

RAWL AREA = 1261 SQ. FT.
 VERRALL REQUIRED VENTILATION:
 1 TO 150 = 8.44 SQ. FT.
 NET FREE AREA OF VENT = 62 SQ. IN PER VENT
 TYPEN AUTOMATIC VENT B-EBLACK (MB) OR EQUAL
 VENTING REQUIREMENT:
 6.3 SQ. FT / 62 SQ. IN = 14.6 VENTS = 20 VENTS



ELEVATION 4.1
 CRAWL SPACE PLAN
 SCALE: 1/8" = 1'-0"

FILE: Lot_00,0035 amendment.dwg DATE: 11/19/2024 4:14 PM

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

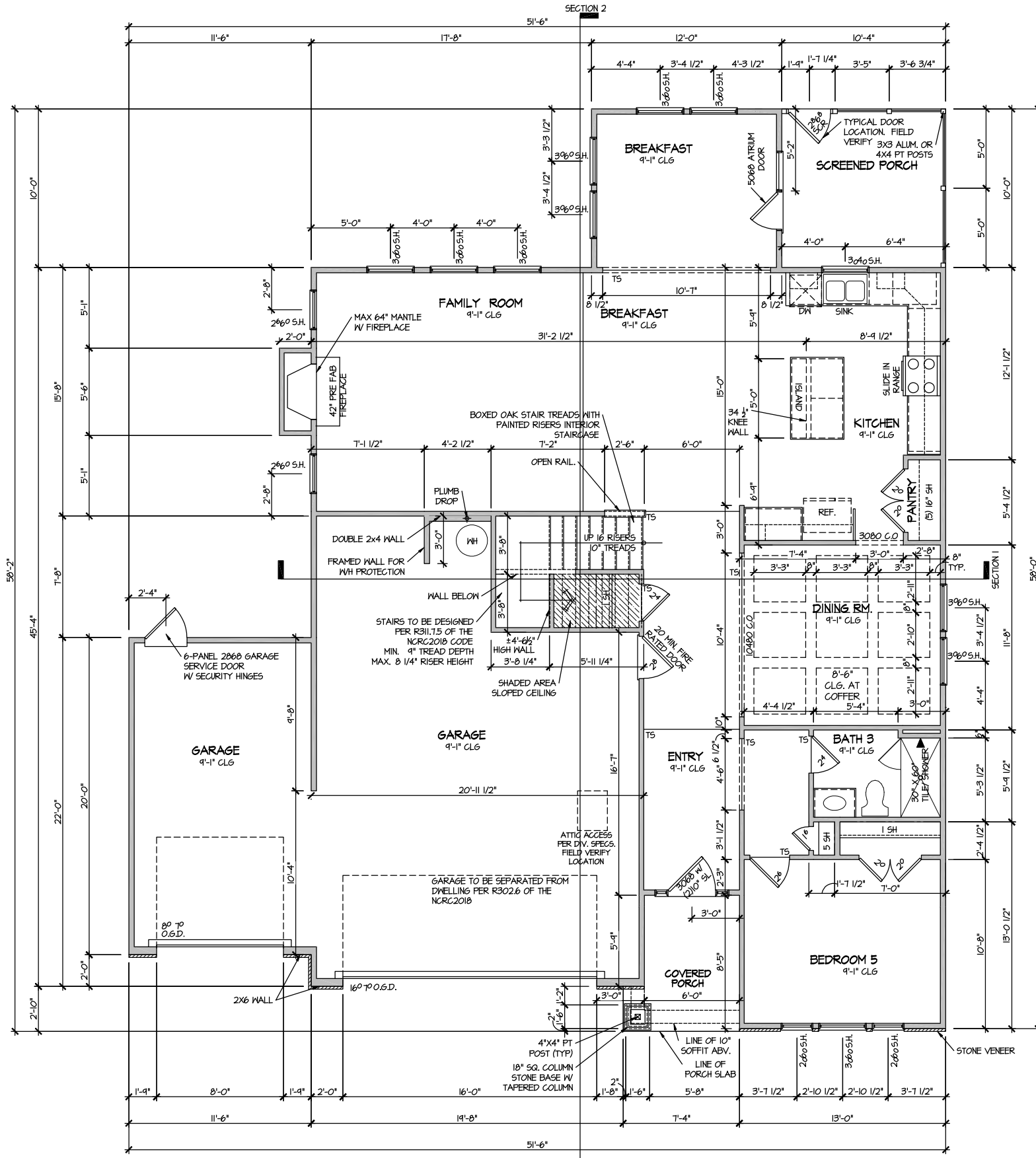
UPDATED DATE 04-26-2024

DRAWN BY: ITS
 DATE: 11/19/2024
 PLAN NO. 2695



HOUSE NAME: DRAYTON
 DRAWING TITLE: CRAWL SPACE PLAN

SHEET No. A2.3



ELEVATION 4.1
 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

FILE: Lot_00.0035 amendment.dwg DATE: 11/19/2024 4:14 PM

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

DRAWN BY: ITS
 DATE: 11/19/2024
 PLAN NO. 2695

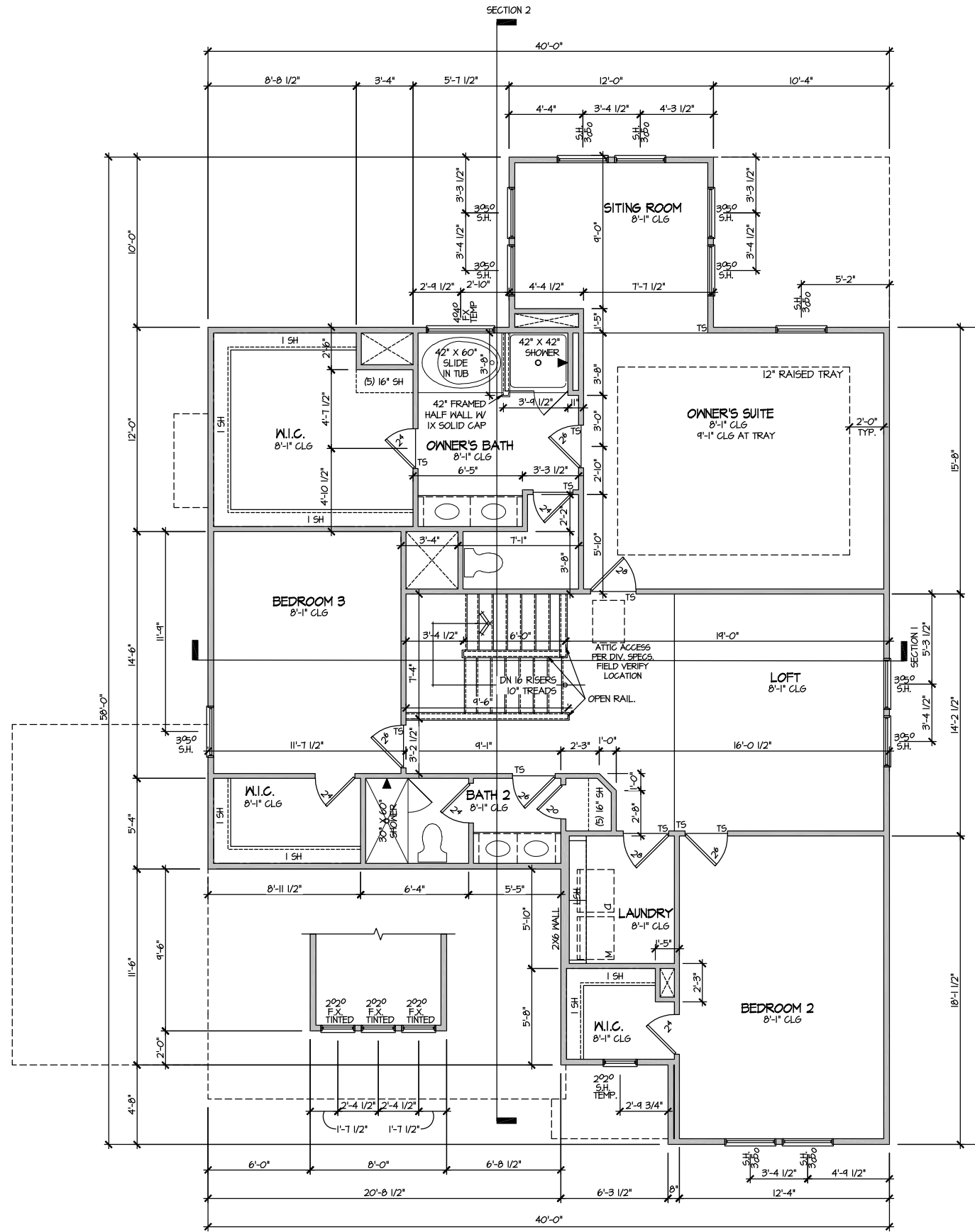


HOUSE NAME: DRAYTON
 DRAWING TITLE: FIRST FLOOR PLAN

SHEET No. A3.1

ELEVATION 4.1 SECOND FLOOR PLAN

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



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

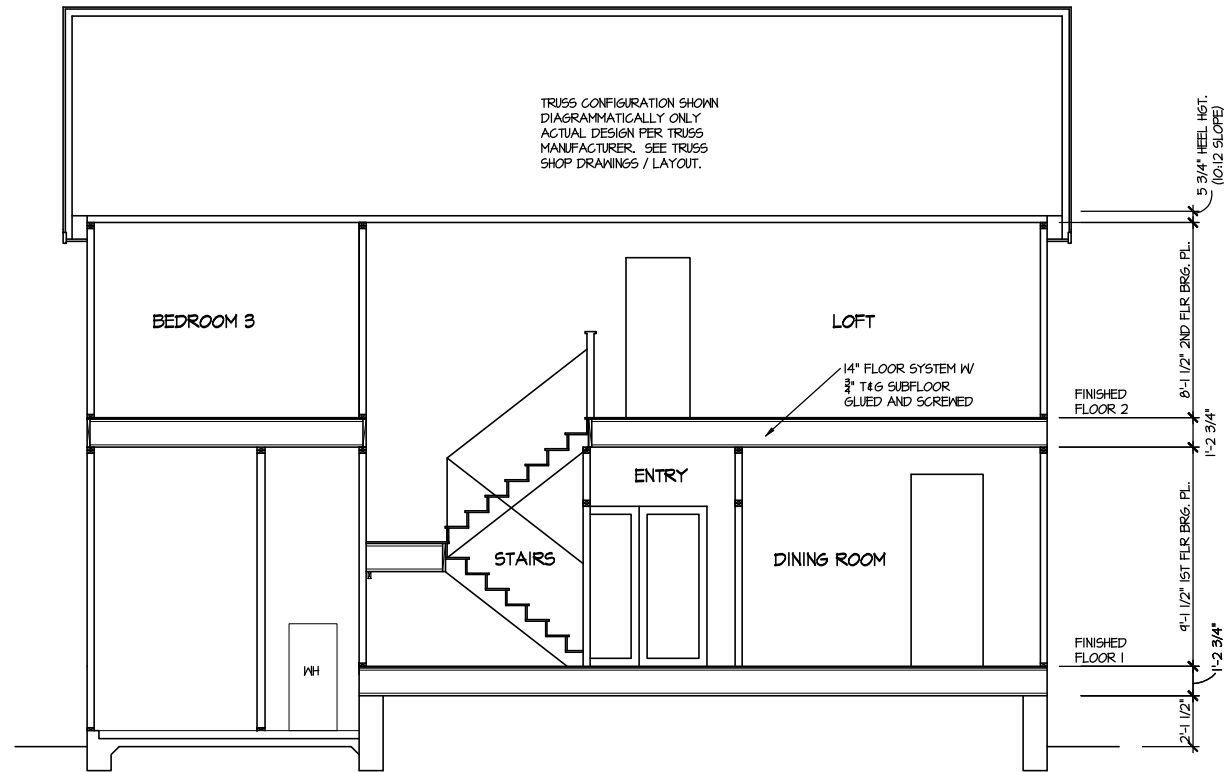
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DATE:	11/19/2024
PLAN NO.	2695



HOUSE NAME:
DRAYTON

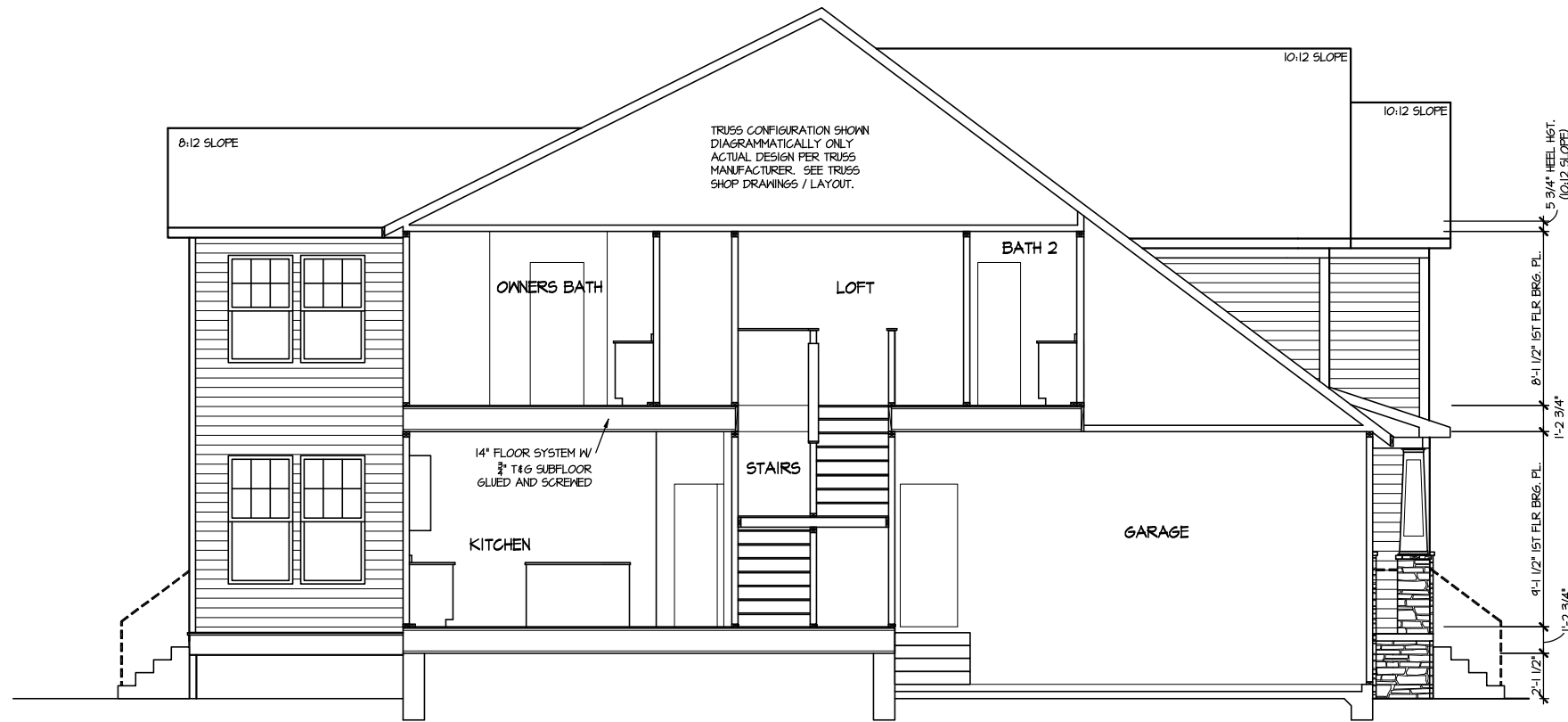
DRAWING TITLE
SECOND FLOOR PLAN

SHEET No.
A3.2



SECTION 1

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



SECTION 2

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

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MASTER PLAN INFORMATION

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

DRAWN BY:	ITS
DATE:	11/19/2024
PLAN NO.	2695

HOUSE NAME:
DRAYTON

DRAWING TITLE:
BUILDING SECTION

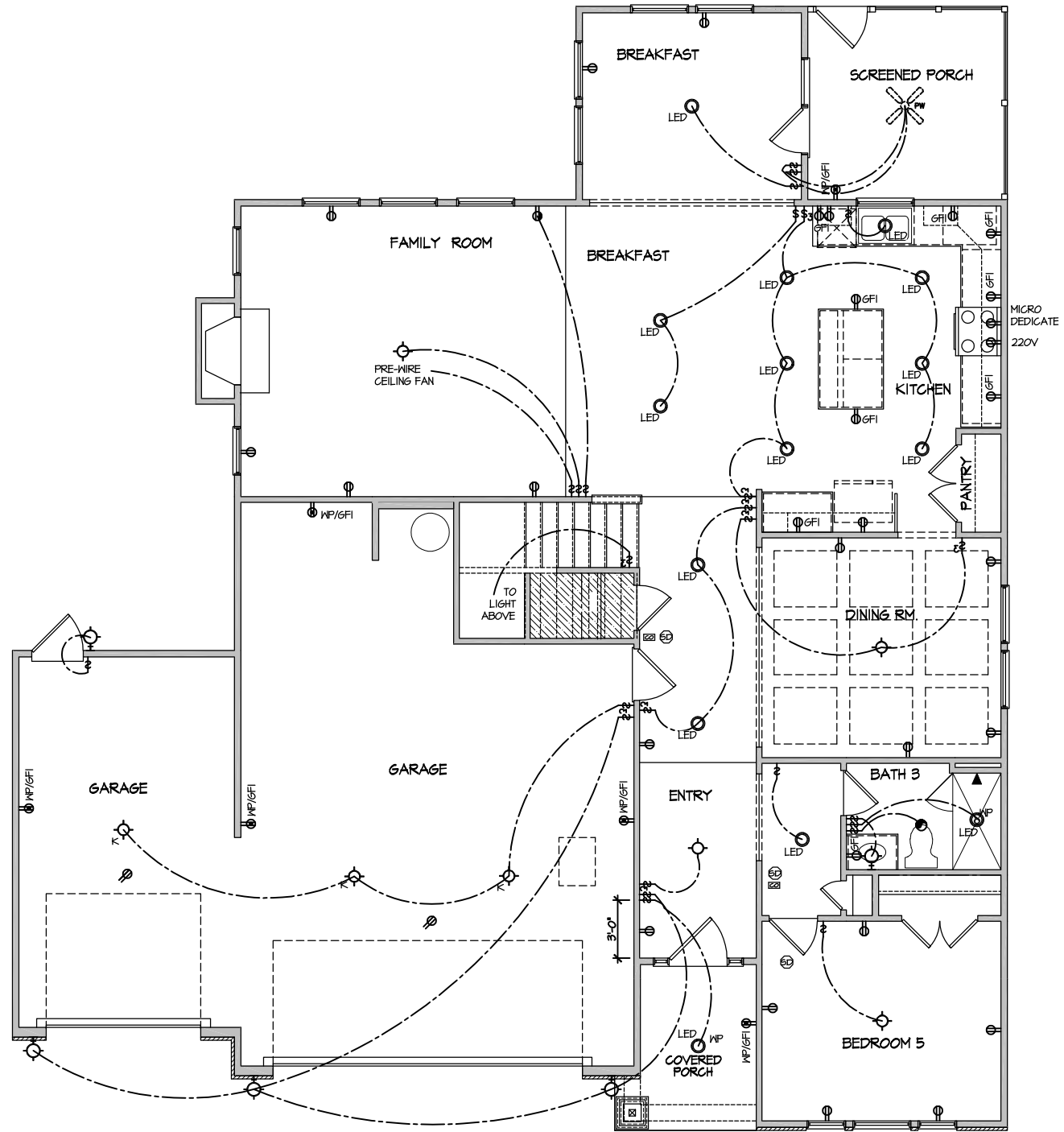


SHEET No.
A4.1

ELECTRICAL LEGEND

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



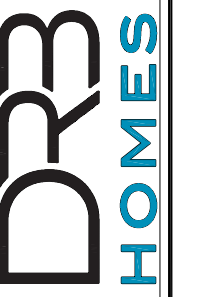
**ELECTRICAL PLAN
FIRST FLOOR - ELEV. 4.1**

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

FILE: Lot_00.0035 amendment.dwg DATE: 11/19/2024 4:14 PM

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

DRAWN BY:	ITS
DATE:	11/19/2024
PLAN NO.	2695



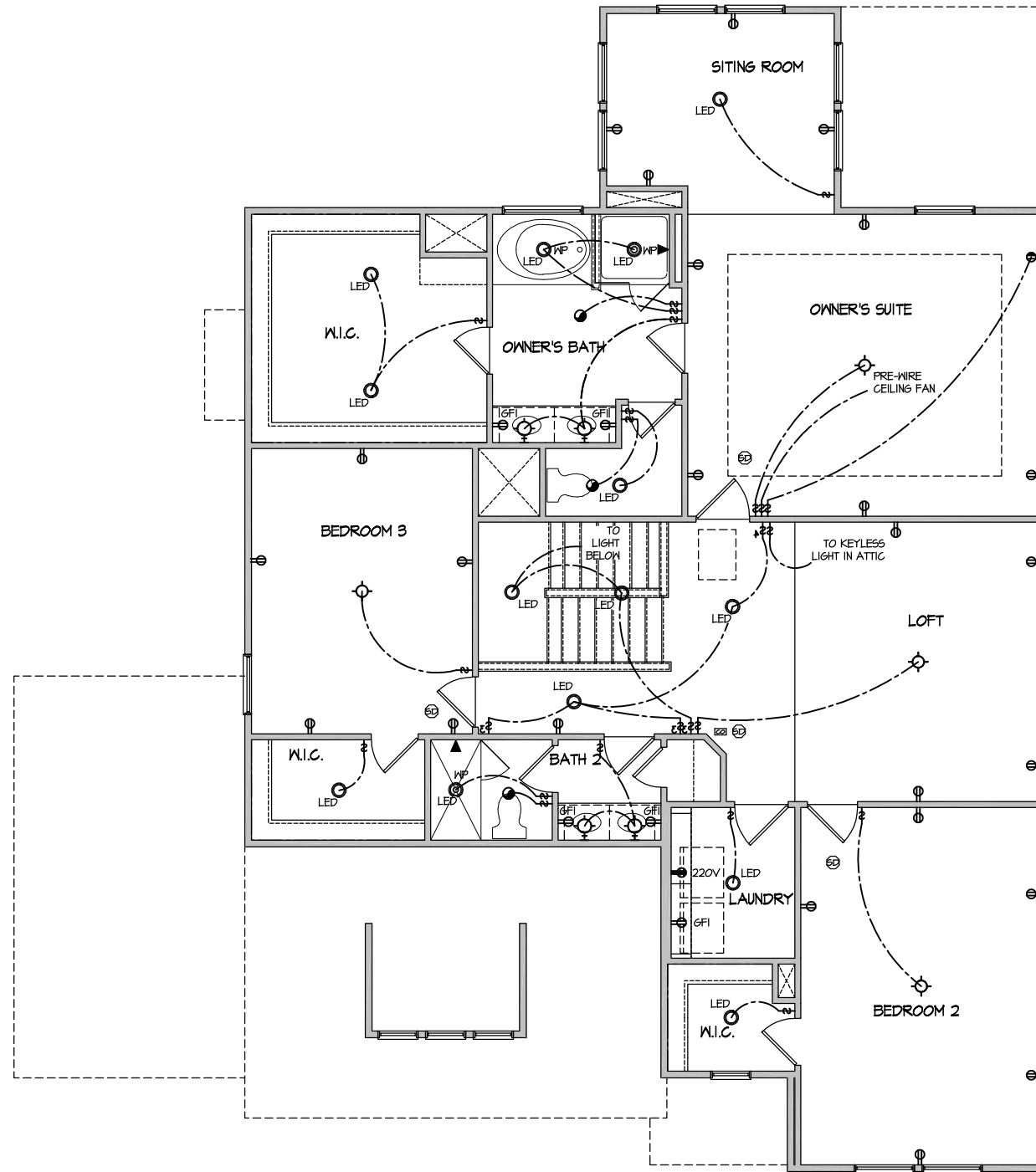
HOUSE NAME:
DRAYTON
DRAWING TITLE
FIRST FLOOR ELECTRICAL

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
- Ⓢ 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
SECOND FLOOR - ELEV. 4.1**

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

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MASTER PLAN INFORMATION
UPDATED DATE
04-26-2024

REVISION
DATE 03-06-2019
2-RALE

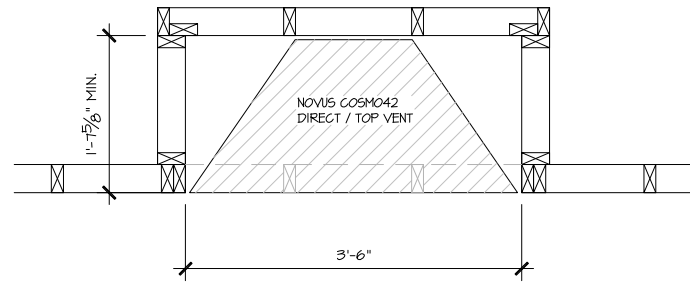
DRAWN BY:
ITS
DATE:
11/19/2024
PLAN NO.
2695



HOUSE NAME:
DRAYTON
DRAWING TITLE
SECOND FLOOR ELECTRICAL

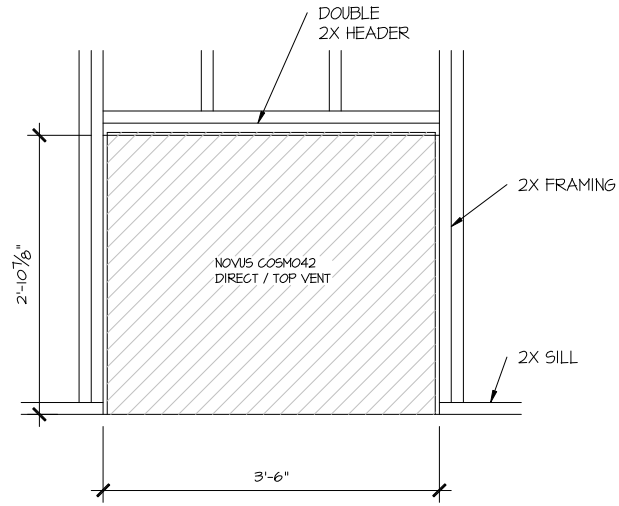
SHEET No.
1.2

ALL DIMENSIONS ARE TO FRAMING



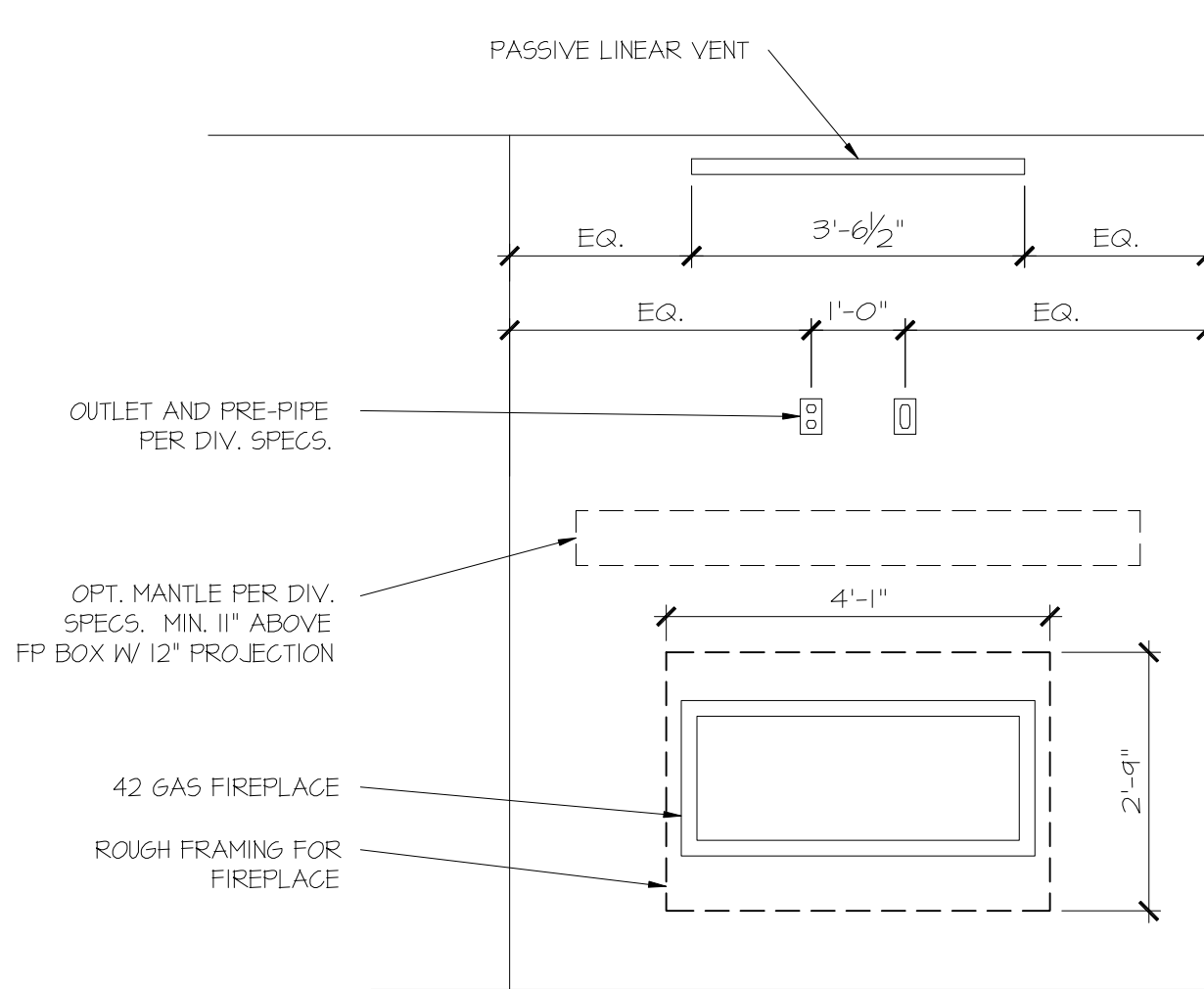
PARTIAL PLAN
NOVUS COSMO42

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



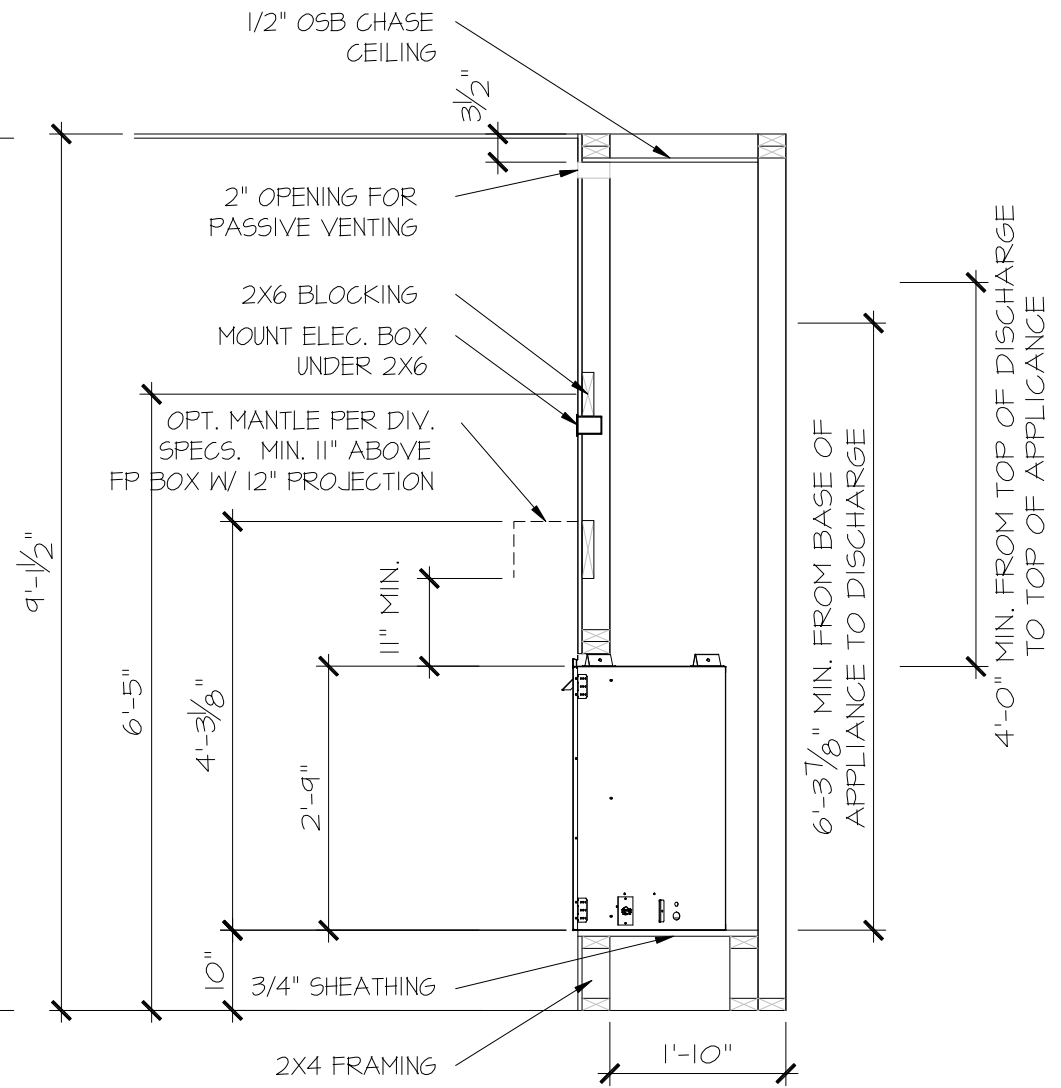
PARTIAL ELEVATION
NOVUS COSMO42

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



PARTIAL ELEVATION
NOVUS COSMO42

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



PARTIAL SECTION
NOVUS COSMO42

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

CONSULTANT LOGO

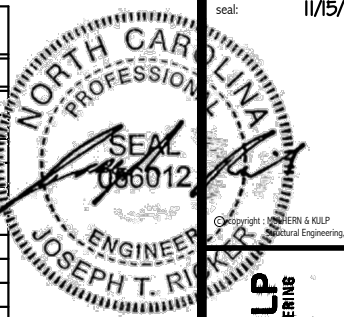
SEAL

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



VENEER LINTEL SCHEDULE

Table with columns: SPAN (MAX), HEIGHT OF VENEER ABOVE LINTEL, STEEL ANGLE SIZE. Includes rows for 3'-0", 6'-0", 8'-0", 9'-6", and 16'-0" spans.

ALL LITTELS SHALL SUPPORT 2 3/8" x 5 1/2" VENEER W/ 40 psf MAXIMUM HEIGHT. < 1/8" SHALL HAVE 4" MIN BEARING...

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

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...

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL...

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

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

ENGINEERED BEAM MATERIAL SCHEDULE

Table with columns: BEAM NUMBER, LVL OPTION, PSL OPTION, LSL OPTION, FLITCH OPTION, STEEL OPTION. Lists beam options for various spans and loads.

BEAM NOTATION: - "F" INDICATES FLUSH BEAM. - "FT" INDICATES FLUSH TOP BEAM. - "FB" INDICATES FLUSH BOTTOM BEAM...

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...

BASEMENT FOUNDATION WALL DESIGN BASED ON: 9" OR 10" HEIGHT (AS NOTED ON PLANS). TALLER WALLS MUST BE ENGINEERED.

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

PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP.

CONCRETE MASONRY UNITS (CMU) SHALL BE ASTM C40 WITH A MIN. COMPRESSIVE STRENGTH OF 1900 psi (Fm=1500 psi).

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

LATERAL BRACING & SHEAR WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM: 120 MPH WIND IN 2018 NCSBG:RC

THE DESIGN WAS COMPLETED PER 2015 IBC (SECTION 1604) & ASCE 7-10, AS PERMITTED BY R301.3 OF THE 2018 NCSBG:RC...

EXT. WALL SHEATHING SPECIFICATION

7/16" OSB OR 15/32" PLYWOOD: FASTEN SHEATHING W/ 2 3/8" x 0.131" NAILS @ 6" O.C. AT EDGES @ 12" O.C. IN THE PANEL FIELD...

BLOCKED PANEL EDGES

AT DESIGNATED AREAS - FASTEN SHEATHING W/ 2 3/8" x 0.131" NAILS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD...

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...

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, UNLESS OTHERWISE NOTED ON PLAN.

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)

FLOOR FRAMING

I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA. (EXCLUDES MARBLE FLOORS - CONTACT MKK FOR MARBLE FLOOR DESIGNS)

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...

HOLD-DOWN SCHEDULE

Table with columns: SYMBOL, SPECIFICATION. Lists hold-down types HD-1 through HD-3 with their respective specifications.

ALTERNATIVE TO S5B24 ANCHOR BOLT SPECIFICATION: UTILIZE SIMPSON 'SET' EPOXY SYSTEM TO FASTEN 3/8" DIA. THREADED ROD INTO CONCRETE FOUNDATION...

LEGEND

Legend defining symbols for interior bearing wall, bearing wall above, beam/header, shear wall, extent of overframing, metal hanger, hold-down or strap, and hold-down below.

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. FLOOR LIVE = 40 PSF (30 PSF @ SLEEPING AREAS) DEAD = 10 PSF (1-JOISTS & SOLID SAHM)...

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...

ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING: 1.SL' - Fb=2325 psi, Fv=310 psi, E=1.55x10^6 psi. 2.LVL' - Fb=2600 psi, Fv=285 psi, E=2.20x10^6 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.

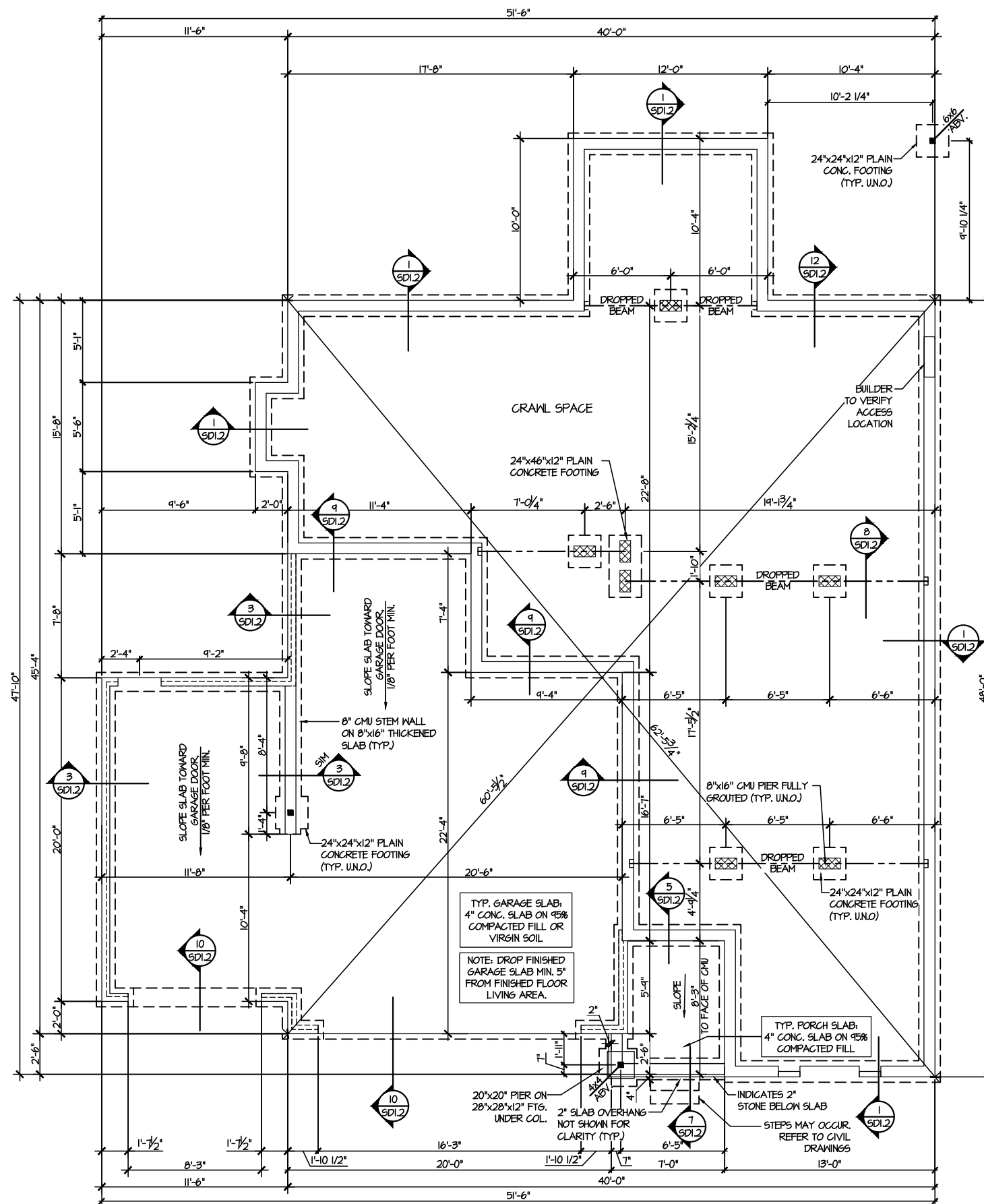
FOR 4 PLY BEAMS OF EQUAL WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3/8"x0.120" NAILS @ 8" O.C. OR 2 ROWS 1/4"x3/8" SIMPSON SDS SCREENS (OR 3/8" TRUSSEK SCREENS) @ 16" O.C.

ALL HEADERS SHALL BE SUPPORTED BY (1/2)x JACK STUD & (1/2)x KING STUD, MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNLESS OTHERWISE NOTED.

ALL MULTI-PLY STUDS TO BE FASTENED TOGETHER W/ 3"x0.131" NAILS @ 24" O.C. (MIN), EACH PLY.

FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS WITH P.A.F.'s (MILITARY X-CF PINS OR EQUAL) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C. STAGGERED.

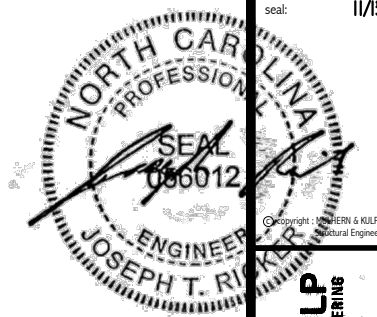
ALL EXTERIOR 4x4 WOOD POSTS SHALL HAVE SIMPSON BC52-2/4 GAP & ABN44Z BASE, UNLESS OTHERWISE NOTED.



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 S.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES



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NC LIC. #C-3825

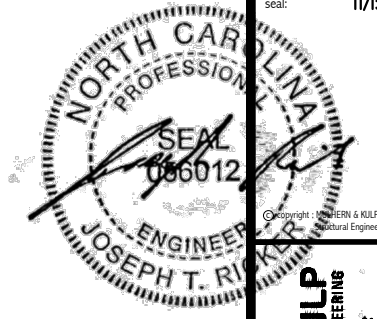
M&K project number: 126-23047
project mgr: JTR
drawn by: AV
issue date: 11-15-24

REVISIONS:
date: initial:



FOUNDATION PLANS
HONEYCUTT HILLS
LOT 22 - DRAYTON 2
RALEIGH, NC

sheet: **S1.0**



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P: 718-948-8881 • m.kulper@mulhernkulp.com

NC LIC. #C-3825

M&K project number:
126-23047

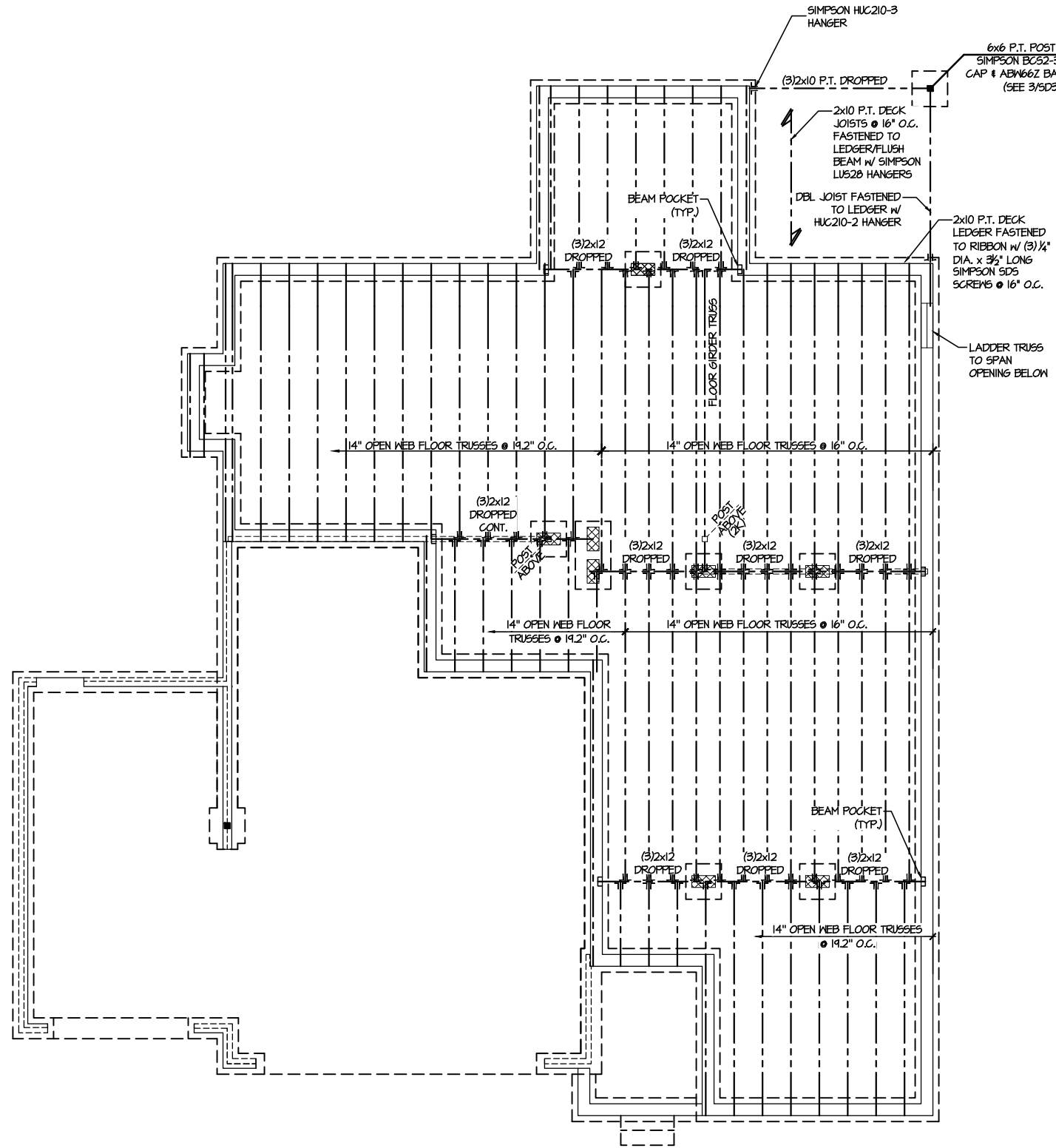
project mgr: JTR
drawn by: AV
issue date: 11-15-24

REVISIONS:
date: initial:



FLOOR FRAMING PLANS
HONEYCUTT HILLS
LOT 22 - DRAYTON 2
RALEIGH, NC

sheet:
S2.0

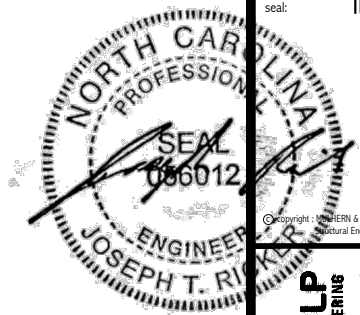


1 1ST FLOOR FRAMING PLAN - CRAWL SPACE
SCALE: 1/8"=1'-0"

SD2.I REFERS TO SD2.IA FOR LVL/PSL/LSL BEAMS OR SD2.IB FOR FLITCH BEAMS OR SD2.IC 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 S.O. FOR TYPICAL STRUCTURAL NOTES & SCHEDULES



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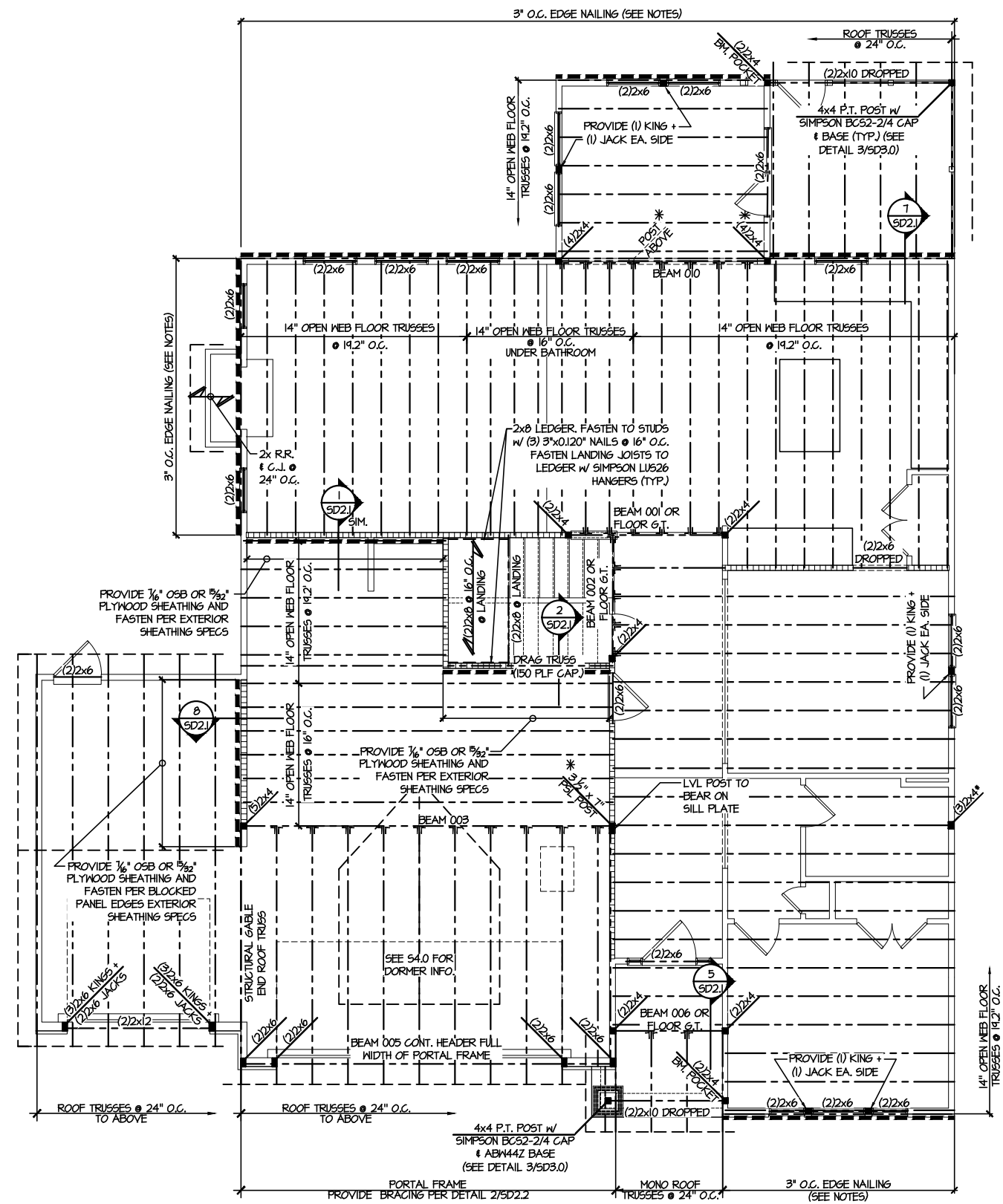
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FLOOR FRAMING PLANS
HONEYCUTT HILLS
LOT 22 - DRAYTON 2
RALEIGH, NC

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)3/4"x14" STEEL FLITCH PLATES - FB	M2x14 - F
002	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/4"x14" STEEL FLITCH PLATES - FB	M2x14 - F
003	(3)3/4"x18" - FB or (2)3/4"x20" - FB	3/4"x18" - FB	N/A	(3)2x12 + (2)3/4"x14" STEEL FLITCH PLATES - FB	M2x26 - F
004	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/4"x14" STEEL FLITCH PLATES - FB	M2x14 - 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"x14" STEEL FLITCH PLATES - H cont.	N/A
005A	(3)3/4"x14" - H cont.	3/4"x14" - H cont.	N/A	(3)2x12 + (2)3/4"x14" 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)3/4"x14" STEEL FLITCH PLATES - FB	M2x14 - 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)3/4"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
004	(2)3/4"x9 1/2" - F	3/2"x9 1/2" - F	(2)3/4"x9 1/2" - F	(2)2x10 + (1)3/4"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)3/4"x14" STEEL FLITCH PLATES - F	M2x14 - F
011	(2)3/4"x14" - F	3/2"x14" - F	(2)3/4"x14" - F	(2)2x12 + (1)3/4"x14" STEEL FLITCH PLATES - F	M2x14 - 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)3/4"x14" STEEL FLITCH PLATES - D	M10x12 - D

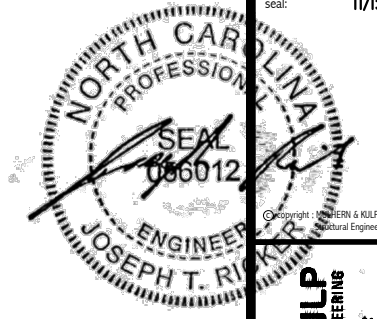
BEAM NOTATION:
 - "F" INDICATES FLUSH BEAM
 - "FT" INDICATES FLUSH TOP BEAM
 - "FB" INDICATES FLUSH BOTTOM BEAM
 - "D" INDICATES DROPPED BEAM
 - "H" INDICATES DROPPED OPENING HEADER
 - REFER TO DETAIL D/SD2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS
 - REFER TO DETAIL E/SD2.0 FOR TYPICAL STEEL BEAM CONNECTIONS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

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.O FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES

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



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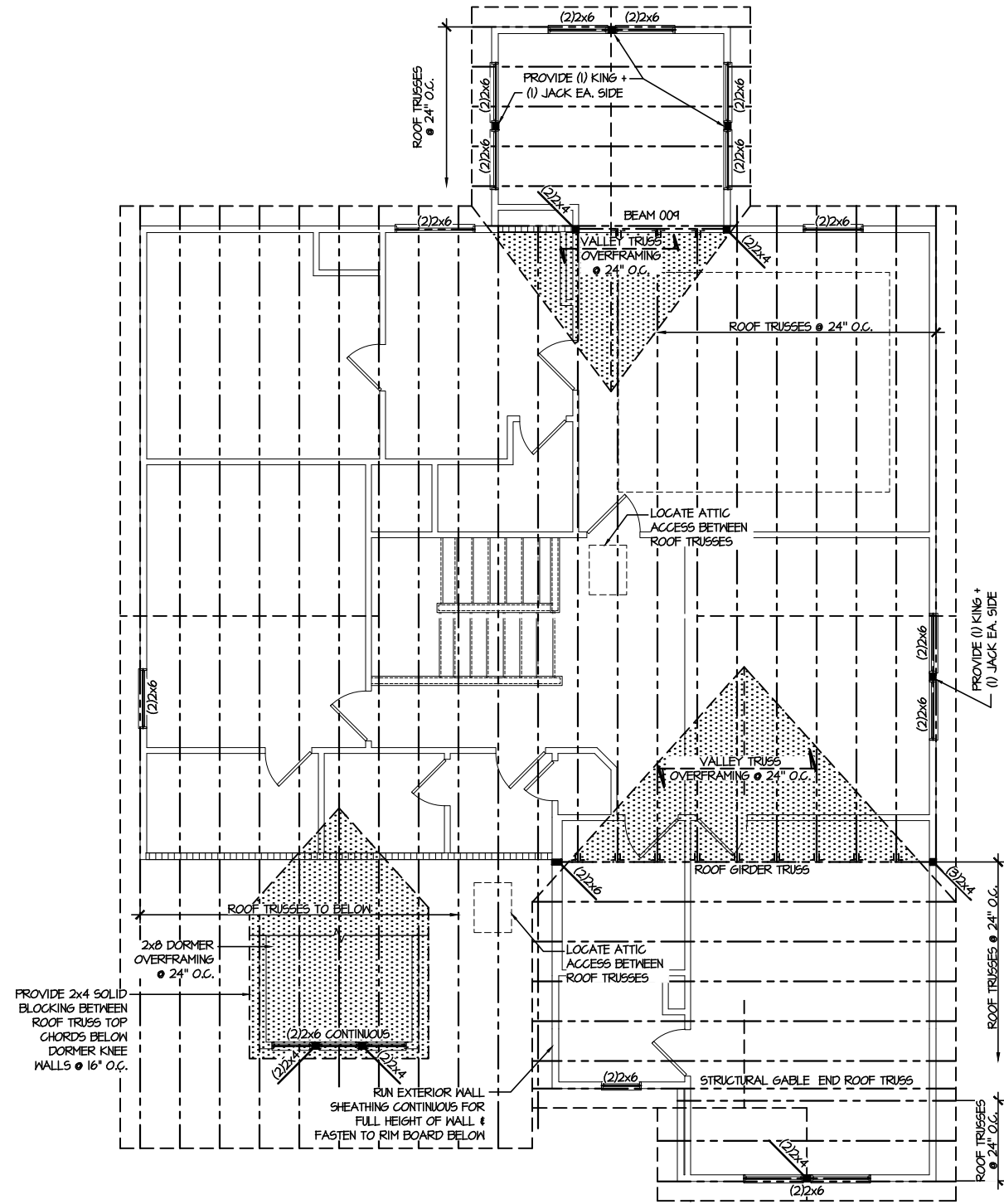
M&K project number:
126-23047
project mgr: JTR
drawn by: AV
issue date: 11-15-24

REVISIONS:
date: initial:



ROOF FRAMING PLANS
HONEYCUTT HILLS
LOT 22 - DRAYTON 2
RALEIGH, NC

sheet:
S4.0



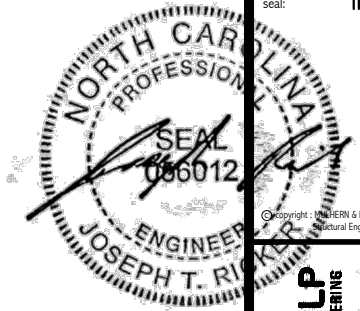
1 ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"

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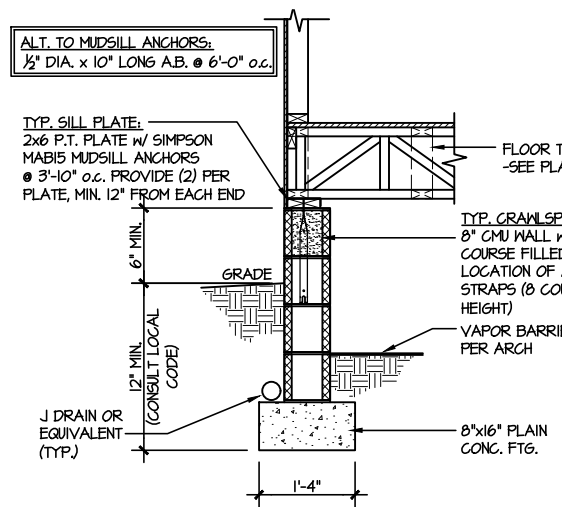
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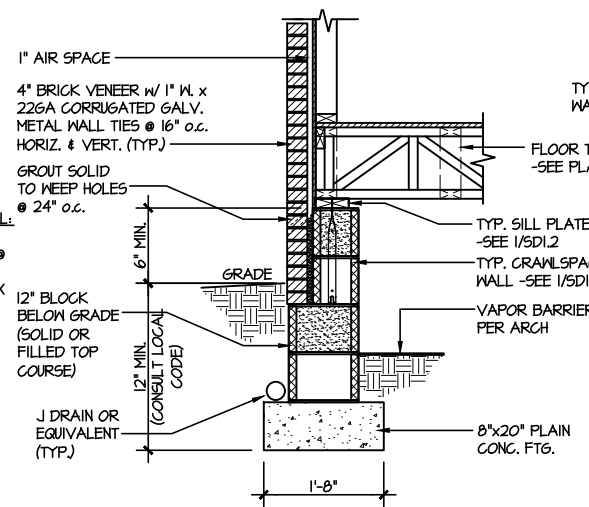
DRB
HOMES

FOUNDATION DETAILS
HONEYCUTT HILLS
LOT 22 - DRAYTON 2
RALEIGH, NC

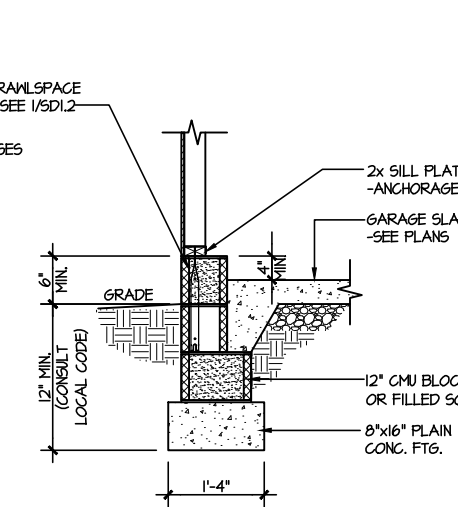
sheet: SD1.2



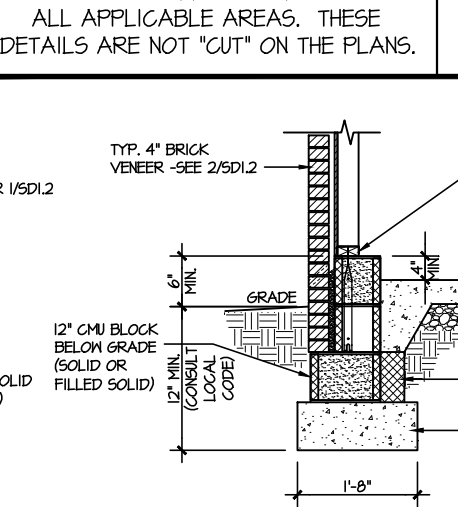
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0"



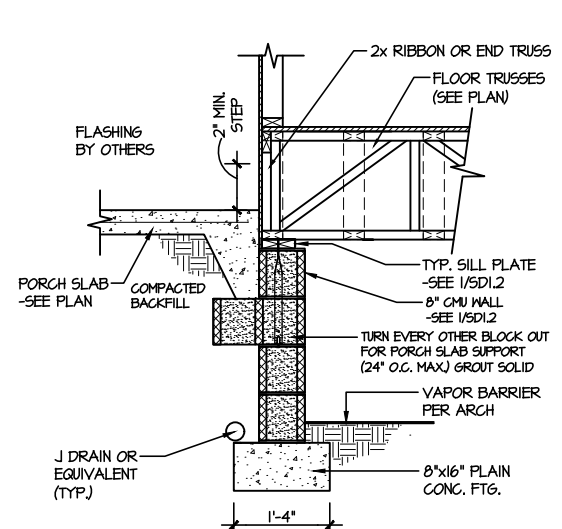
2 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/8"=1'-0" w/ BRICK VENEER



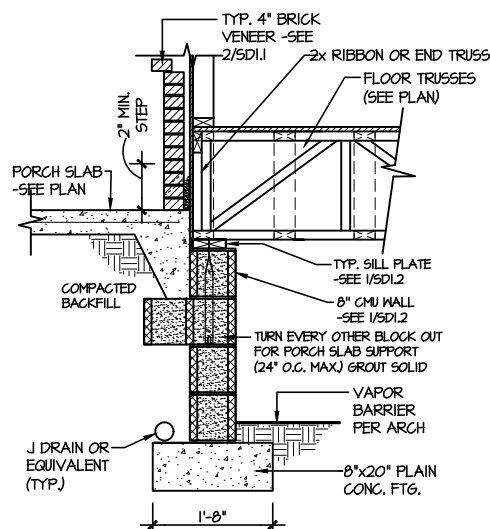
3 TYPICAL GARAGE FOUNDATION
SCALE: 3/8"=1'-0"



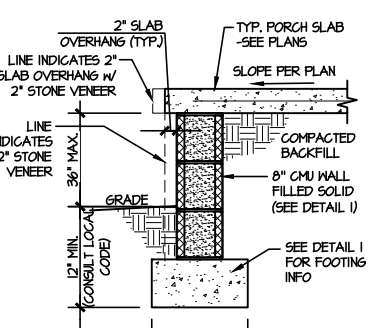
4 TYPICAL GARAGE FOUNDATION
SCALE: 3/8"=1'-0" w/ BRICK VENEER



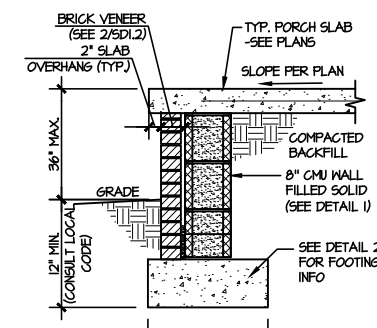
5 TYPICAL CRAWLSPACE FOUNDATION @ PORCH/PATIO SLAB
SCALE: 3/8"=1'-0"
(REFER TO DETAIL 12 FOR WOOD PORCH OPTION)



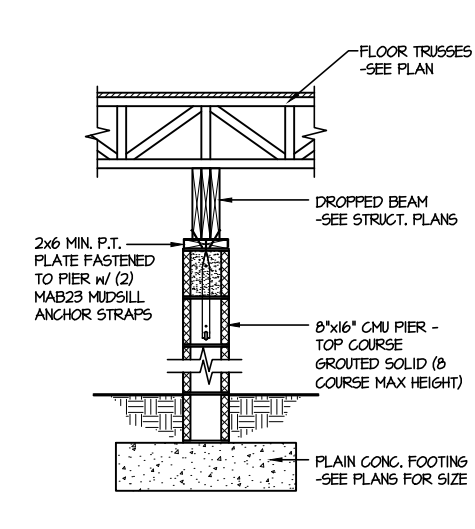
6 TYPICAL CRAWLSPACE FOUNDATION @ PORCH/PATIO SLAB
SCALE: 3/8"=1'-0" w/ BRICK VENEER



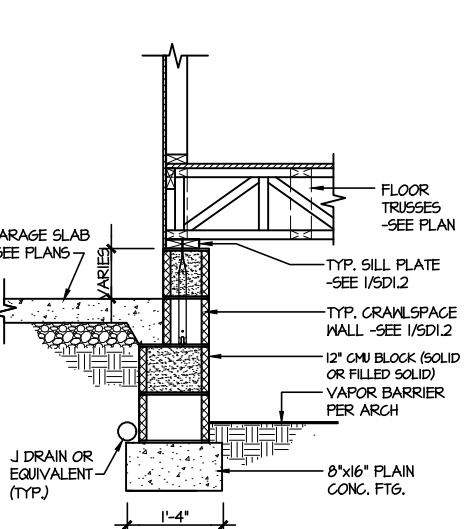
7A TYP. FOOTING @ PORCH SLAB
SCALE: 3/8"=1'-0"



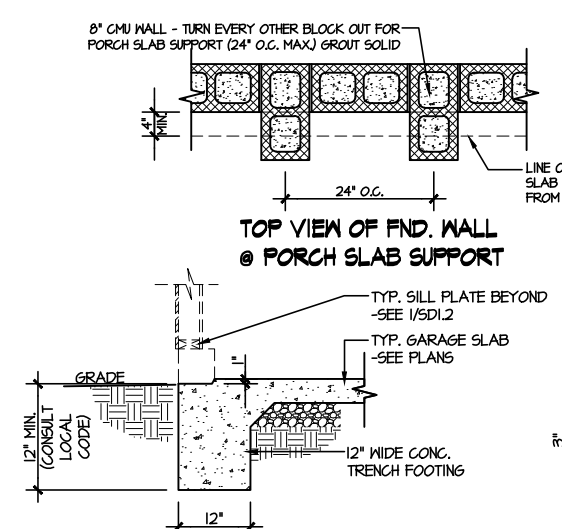
7B TYP. FOOTING @ PORCH SLAB
SCALE: 3/8"=1'-0" w/ BRICK VENEER



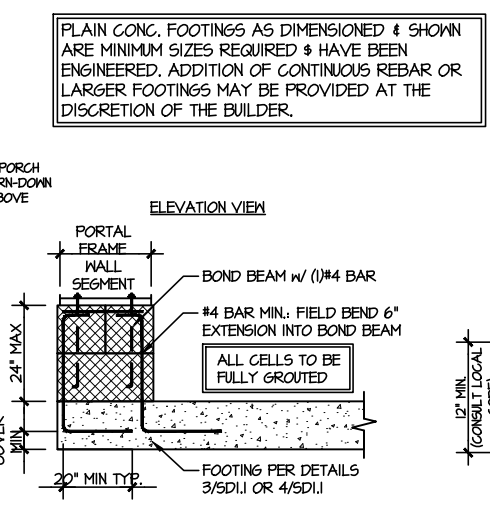
8 TYPICAL CRAWLSPACE FND. @ INTERIOR PIER
SCALE: 3/8"=1'-0"



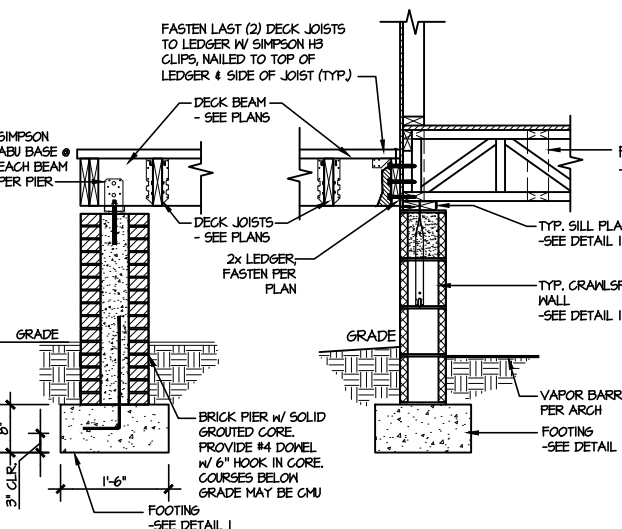
9 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE
SCALE: 3/8"=1'-0"



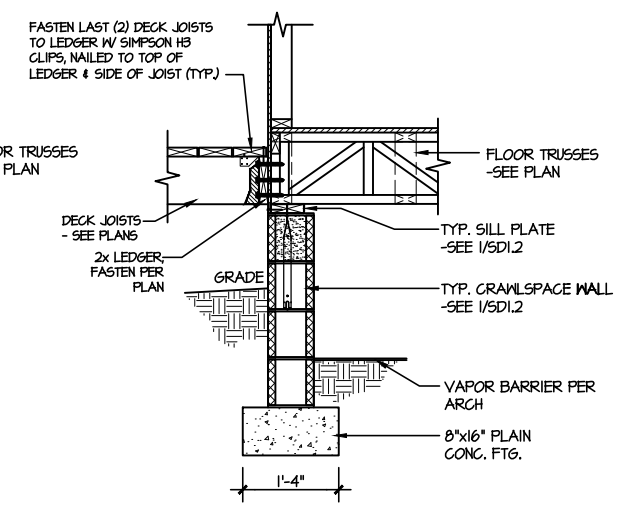
10 TYPICAL SLAB ON GRADE GARAGE ENTRY @ PERIMETER FOOTING
SCALE: 3/8"=1'-0"



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



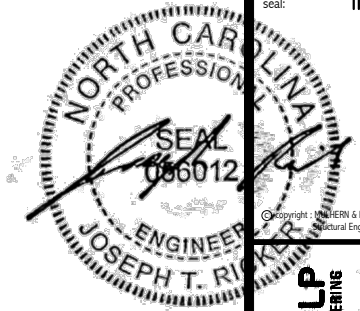
11 TYPICAL CRAWLSPACE FOUNDATION @ WOOD PORCH/DECK w/ PIERS
SCALE: 3/8"=1'-0"



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 35 - Structural DATE: 11/15/2024 4:18 PM



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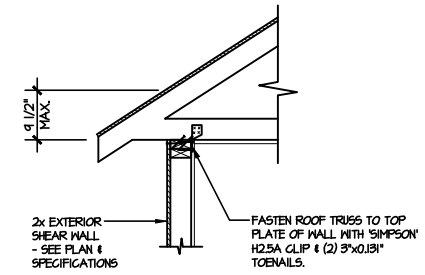
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date: initial:

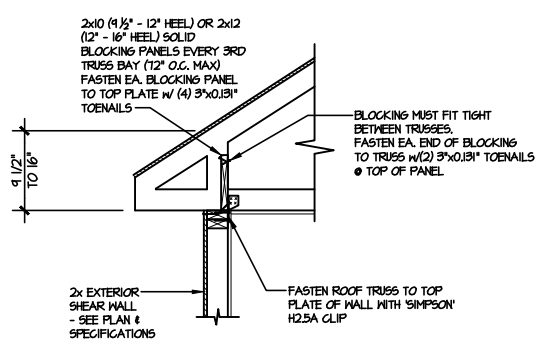
DRB
HOMES

FRAMING DETAILS
HONEYCUTT HILLS
LOT 22 - DRAYTON 2
RALEIGH, NC

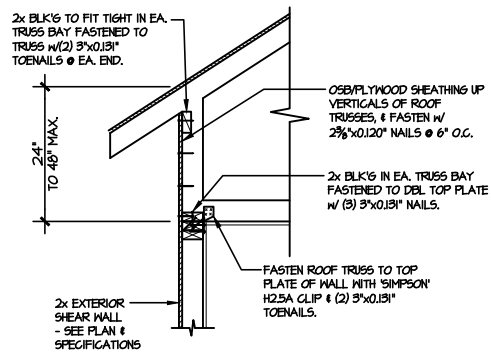
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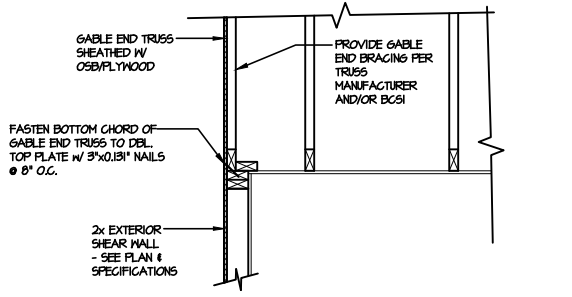
A1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT LESS THAN 9 1/2"
NO BLOCKING REQ'D



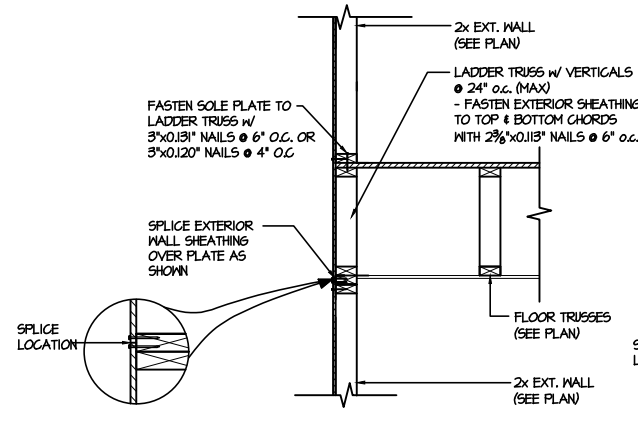
A2 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT BETWEEN 9 1/2" - 16"
BLOCKING REQ'D



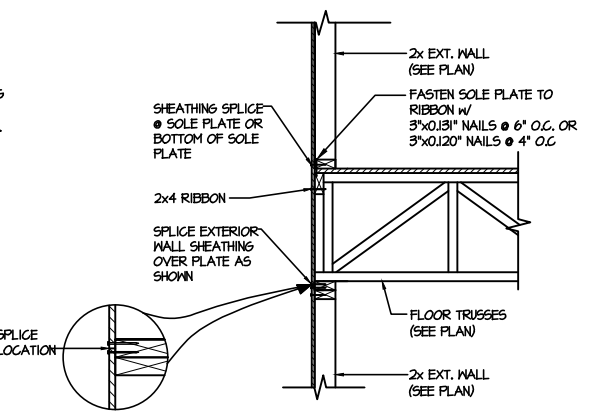
A3 TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
SCALE: 3/8"=1'-0"
HEEL HEIGHT UP TO 48" MAX.



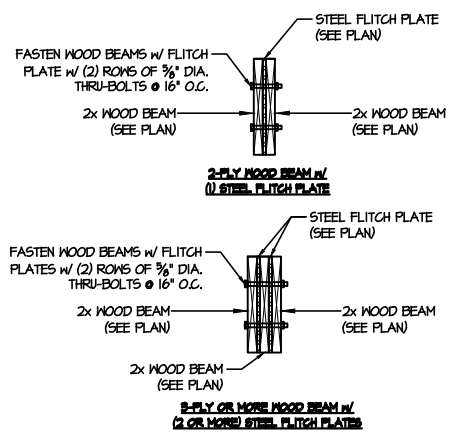
B TYPICAL GABLE END DETAIL
SCALE: 3/8"=1'-0"



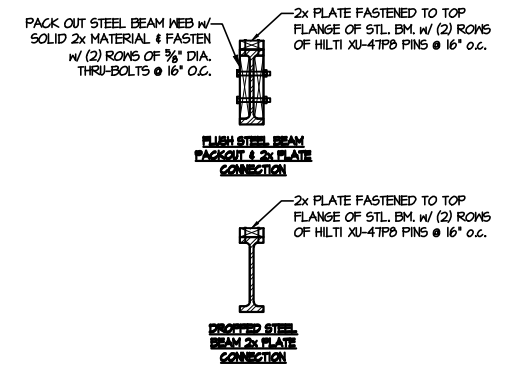
C1 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/8"=1'-0"
PARALLEL FRAMING



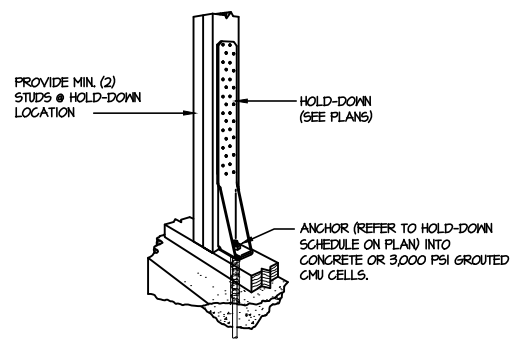
C2 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/8"=1'-0"
PERPENDICULAR FRAMING



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



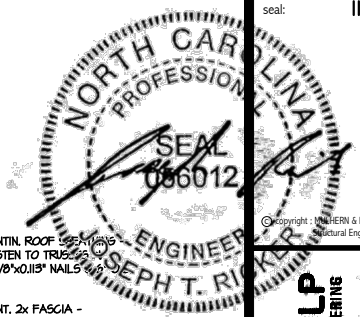
E TYPICAL STEEL BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"



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

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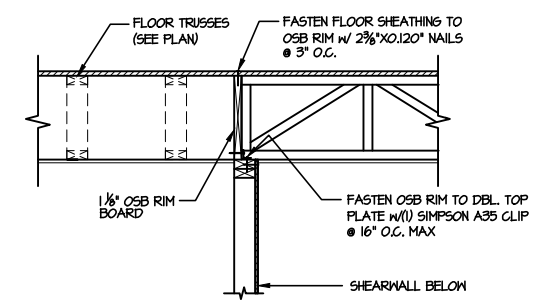
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date:	initial:

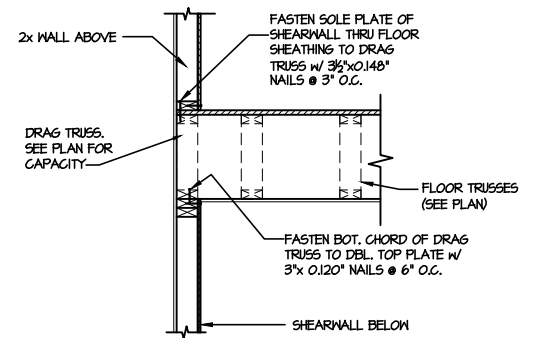
DRB HOMES

FRAMING DETAILS
HONEYCUTT HILLS
LOT 22 - DRAYTON 2
RALEIGH, NC

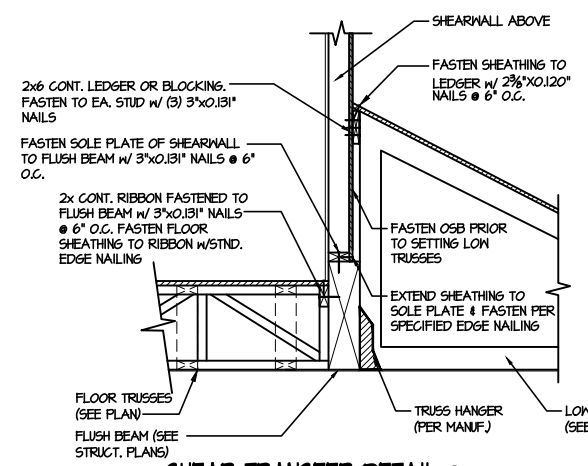
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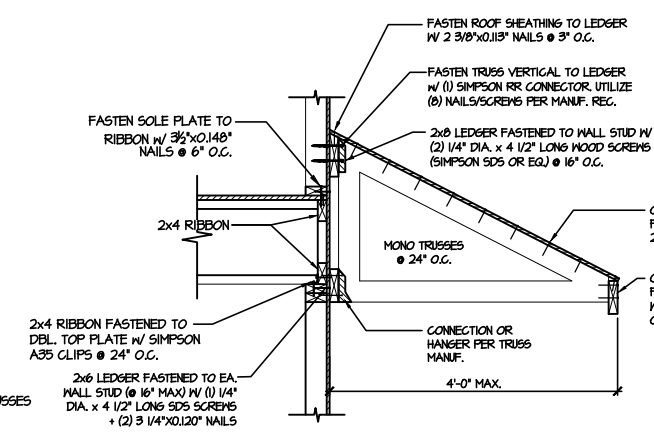
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0" PARALLEL FRAMING



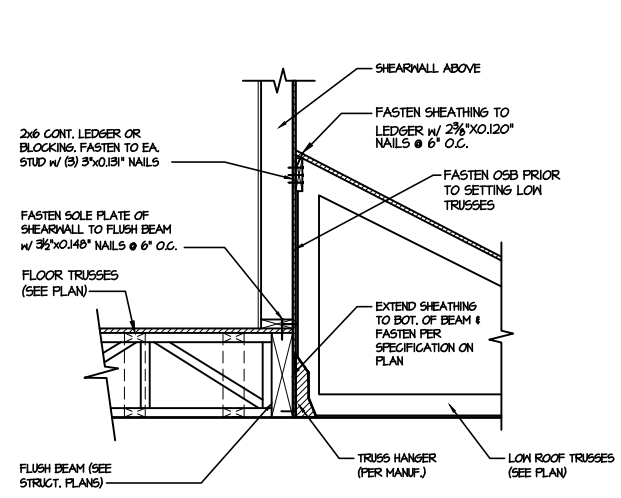
2 SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW
SCALE: 3/4"=1'-0" EDGE OF FRAMING



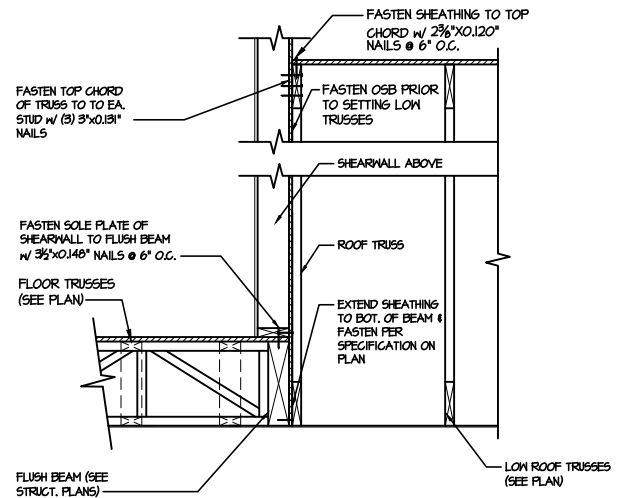
3 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



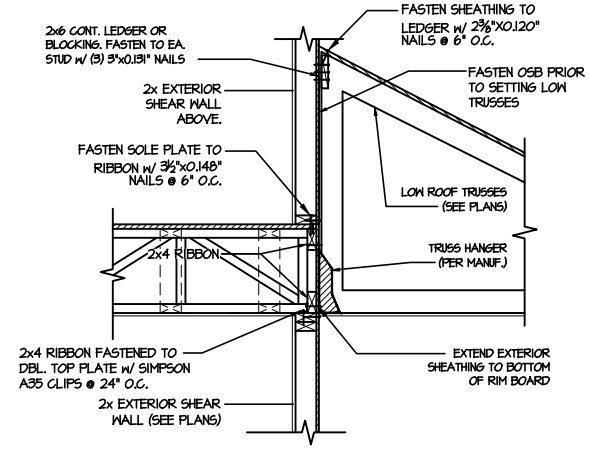
4 DETAIL @ SHED ROOF
SCALE: 3/8"=1'-0"



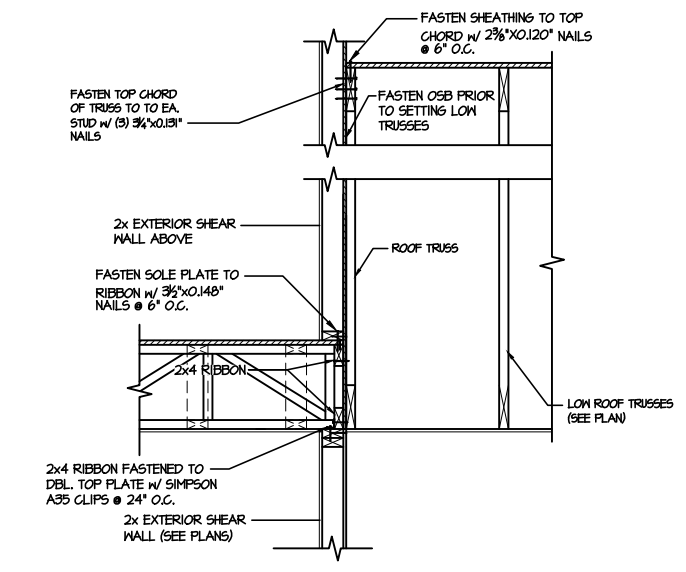
5 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



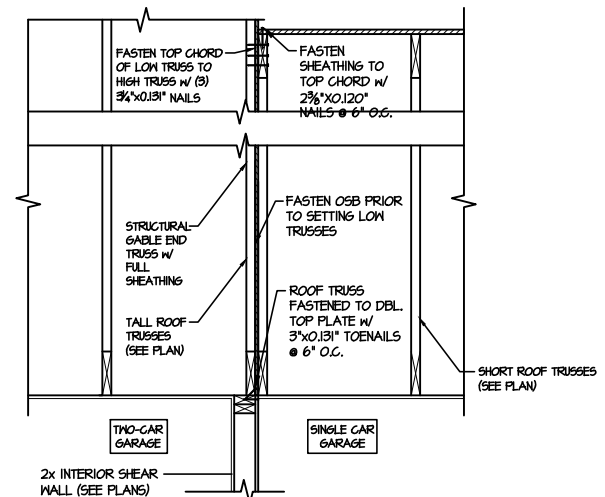
6 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



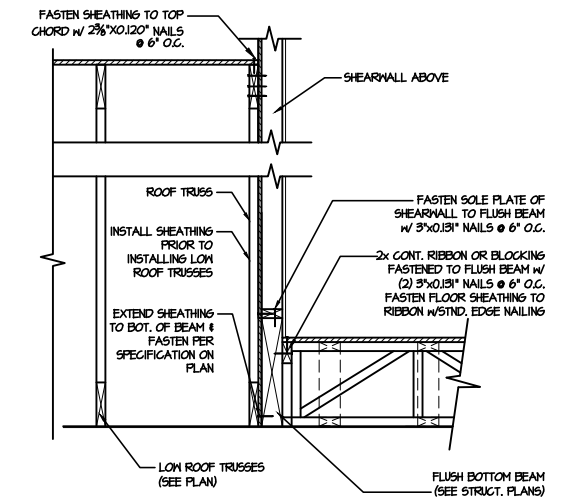
7 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



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



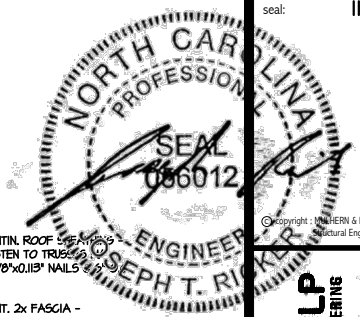
9 TYPICAL SHEAR TRANSFER DETAIL BETWEEN GARAGE BAYS
SCALE: 3/4"=1'-0"



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

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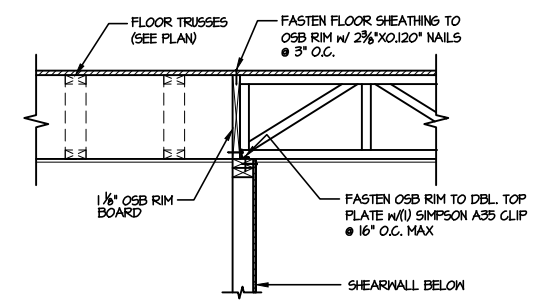
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date: initial:

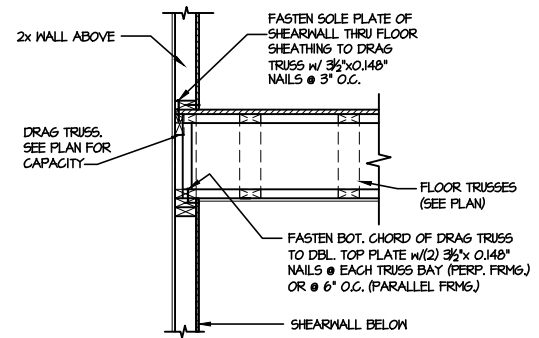
DRB
HOMES

FRAMING DETAILS
HONEYCUTT HILLS
LOT 22 - DRAYTON 2
RALEIGH, NC

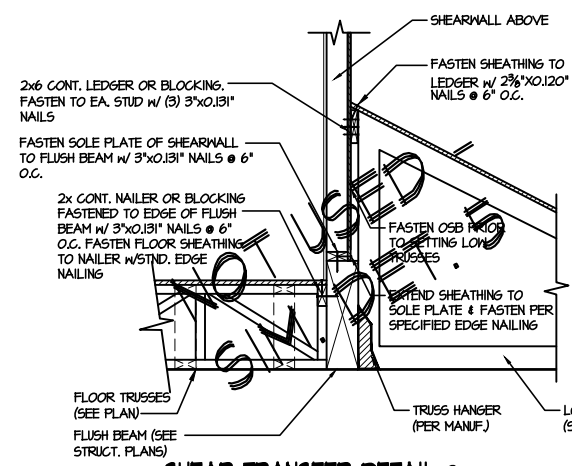
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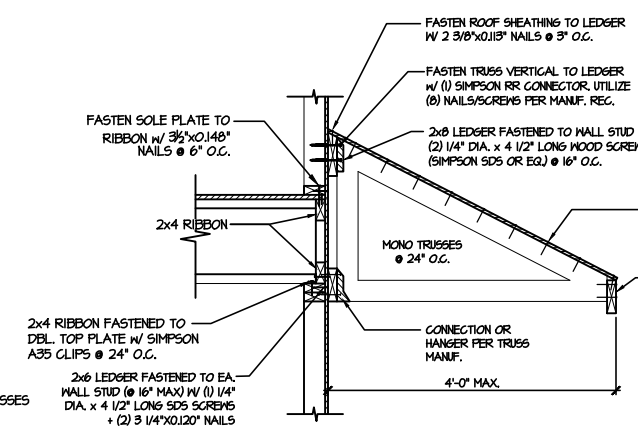
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0" PARALLEL FRAMING



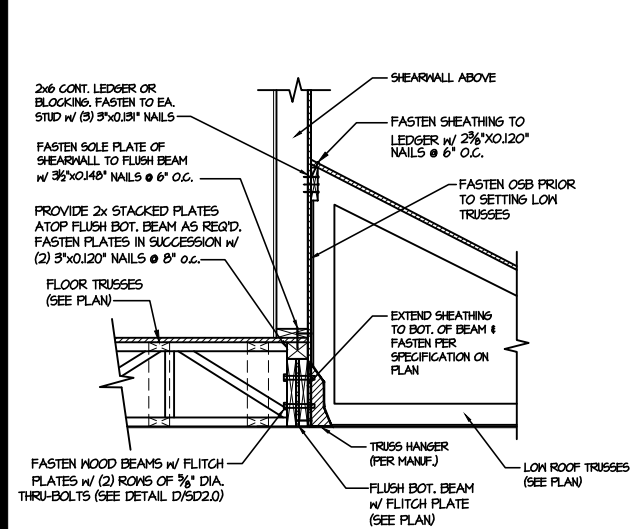
2 SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW
SCALE: 3/4"=1'-0" EDGE OF FRAMING



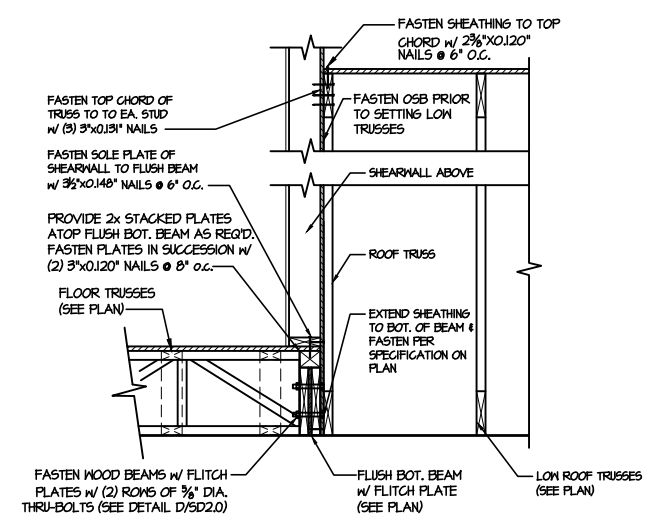
3 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



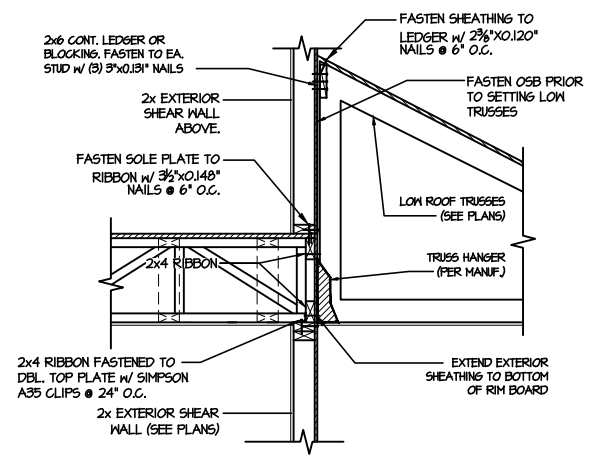
4 DETAIL @ SHED ROOF
SCALE: 3/8"=1'-0"



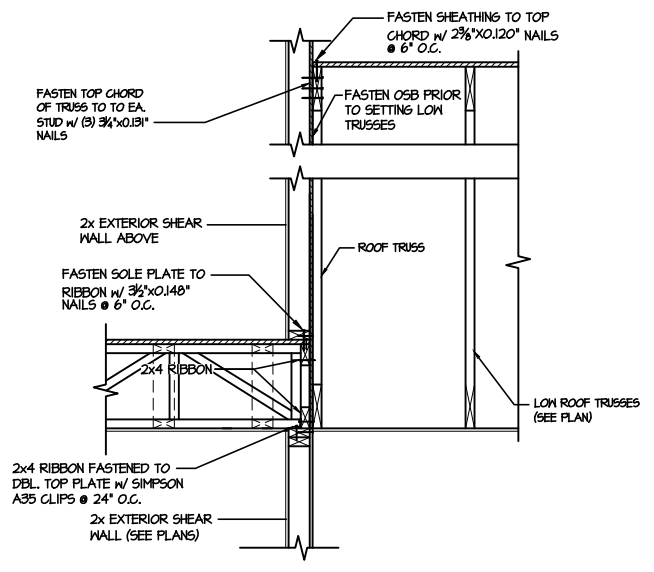
5 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



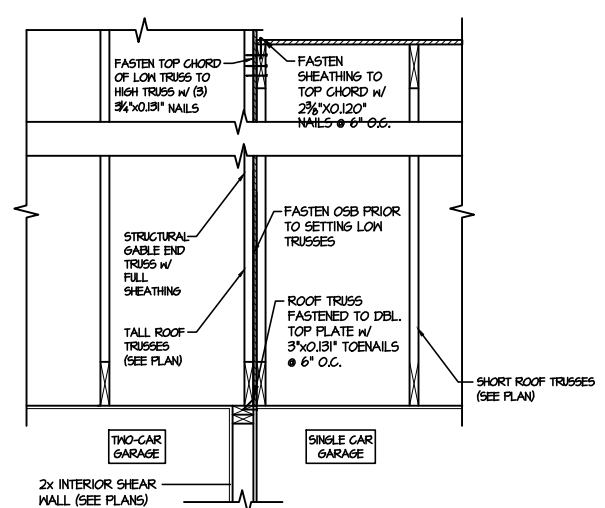
6 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



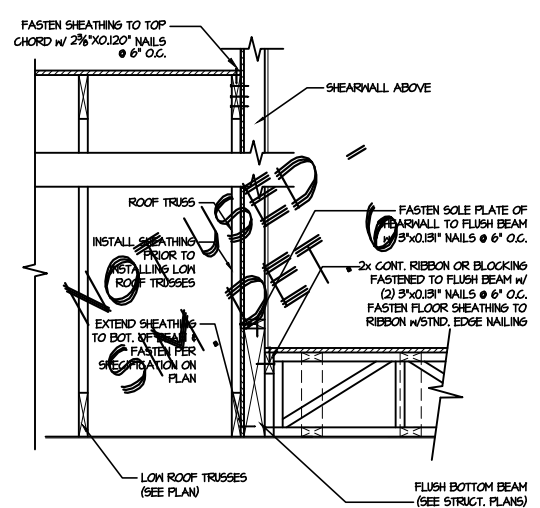
7 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



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



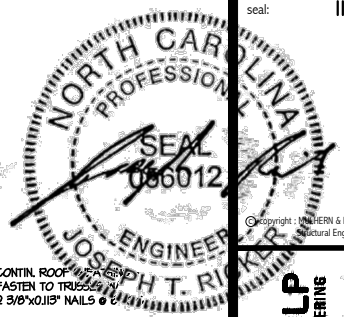
9 TYPICAL SHEAR TRANSFER DETAIL BETWEEN GARAGE BAYS
SCALE: 3/4"=1'-0"



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

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.

FILE: RLH - Honeycutt Hills - Lot 35 - Structurals DATE: 11/15/2024 4:18 PM



MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
380 Riverside Ave., Building 4 - Asheville, PA 18007
P: 714-898-0001 | M: 813-444-1111
NC LIC. #C-3825



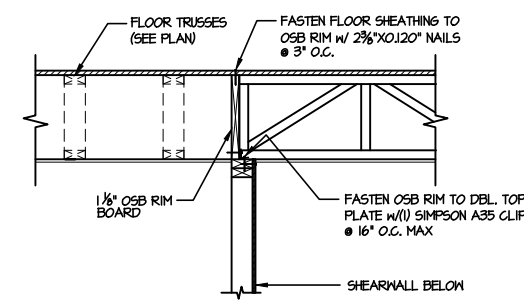
M&K project number:
126-23047
project mgr: JTR
drawn by: AV
issue date: 11-15-24

REVISIONS:
date: initial:

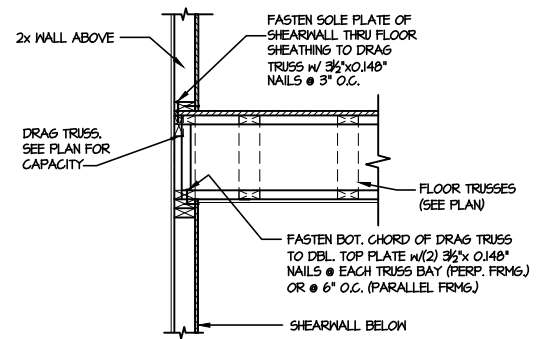
DRB HOMES

FRAMING DETAILS
HONEYCUTT HILLS
LOT 22 - DRAYTON 2
RALEIGH, NC

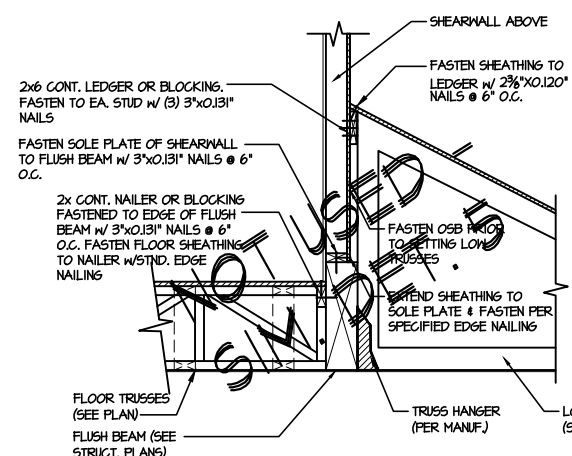
sheet:
SD2.1C



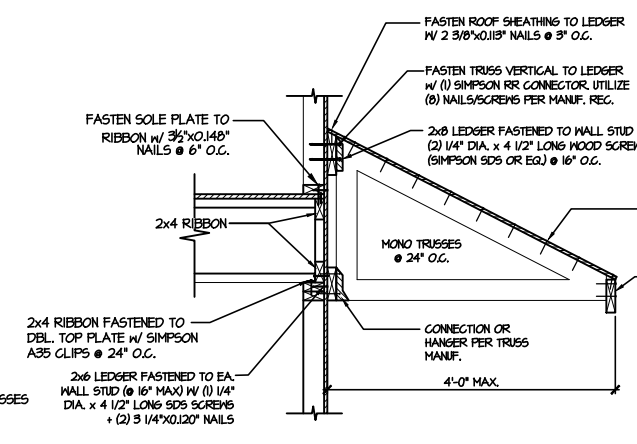
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0"
PARALLEL FRAMING



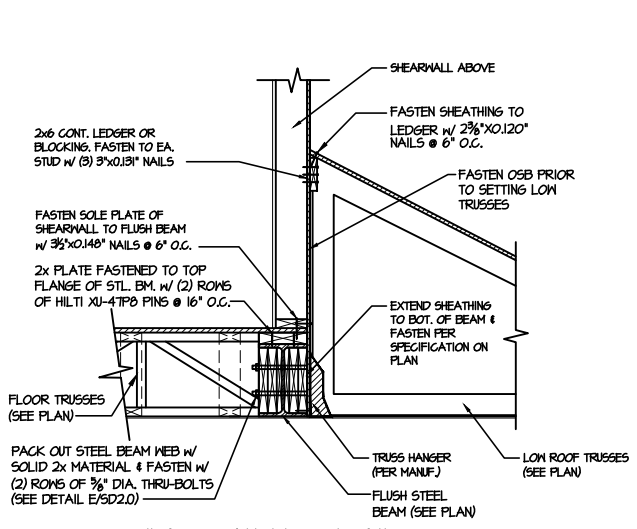
2 SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW
SCALE: 3/4"=1'-0"
EDGE OF FRAMING



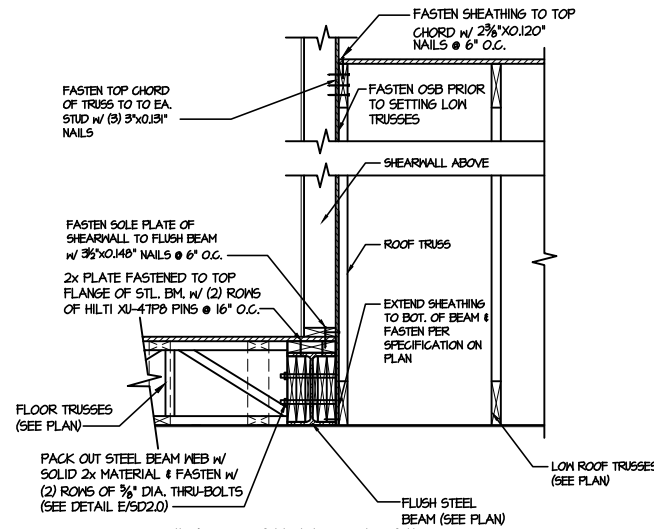
3 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



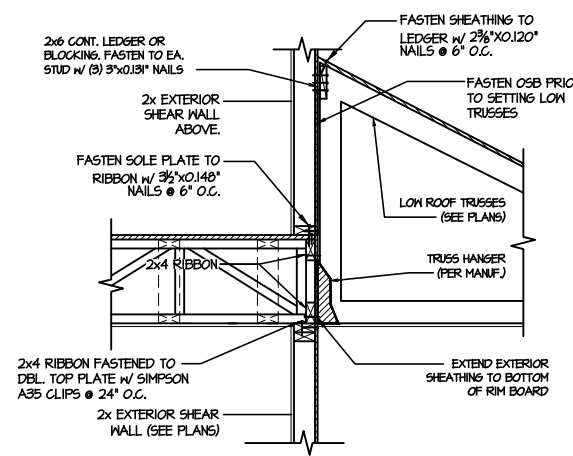
4 DETAIL @ SHED ROOF
SCALE: 3/8"=1'-0"



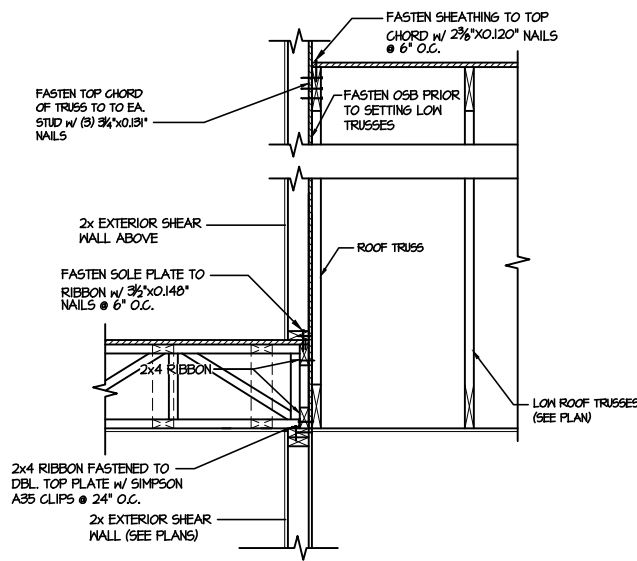
5 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



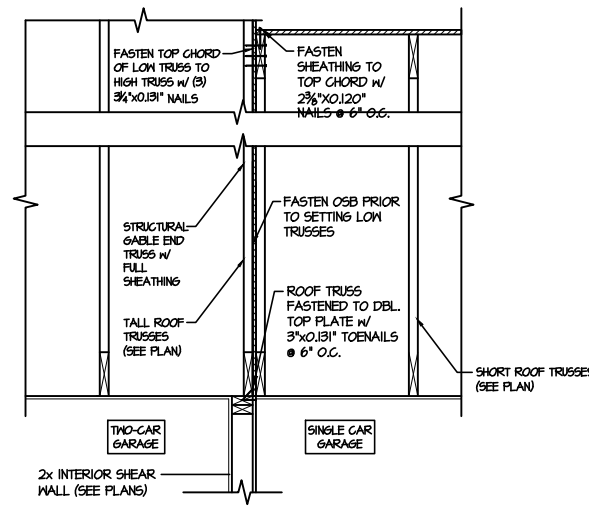
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SCALE: 3/4"=1'-0"



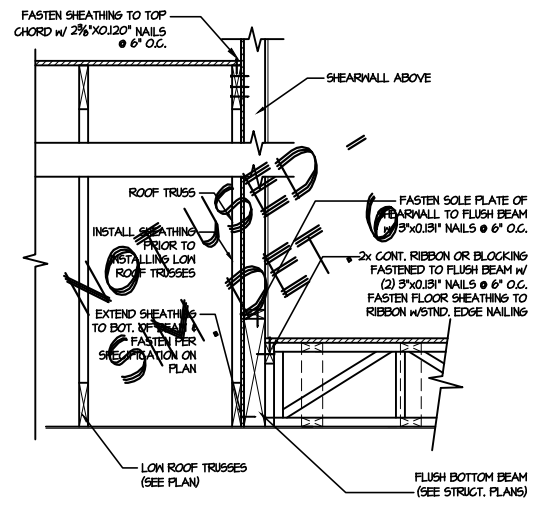
7 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



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SCALE: 3/4"=1'-0"



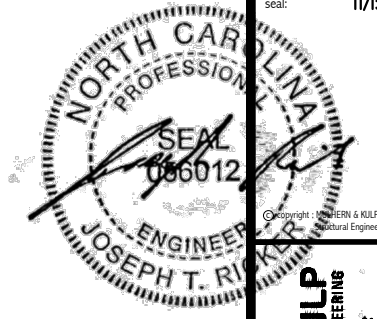
9 TYPICAL SHEAR TRANSFER DETAIL BETWEEN GARAGE BAYS
SCALE: 3/4"=1'-0"



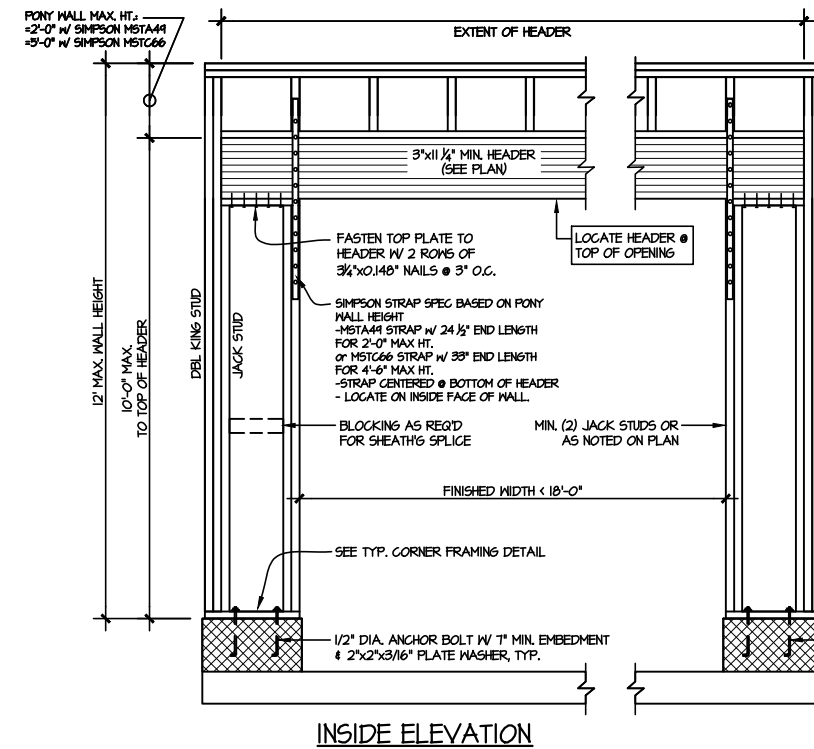
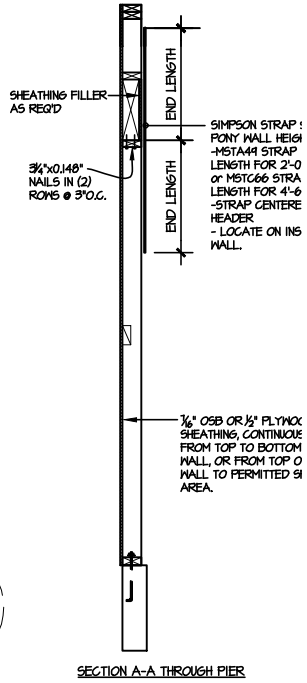
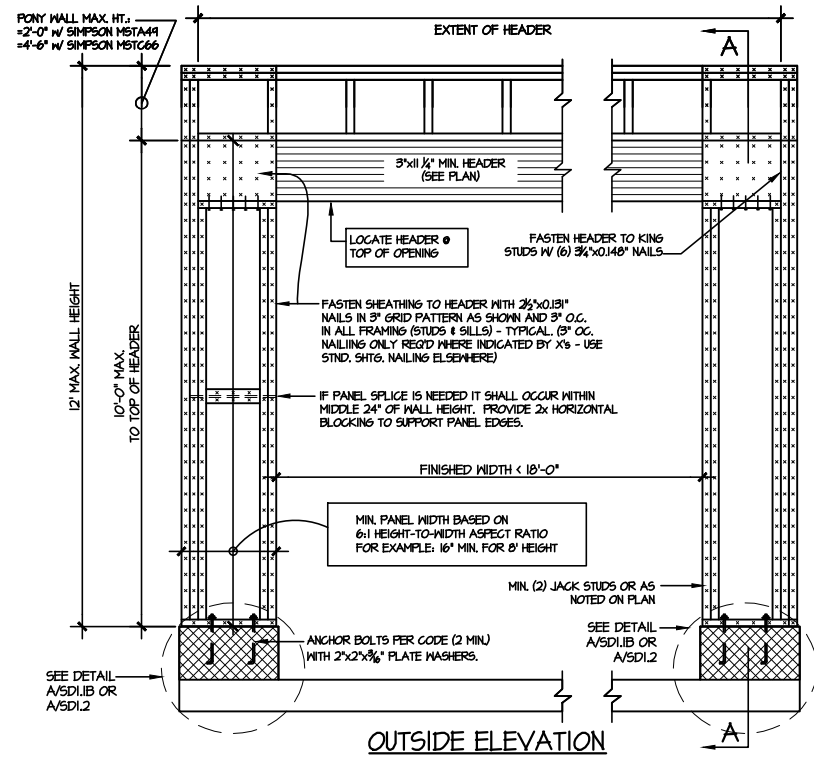
13 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"

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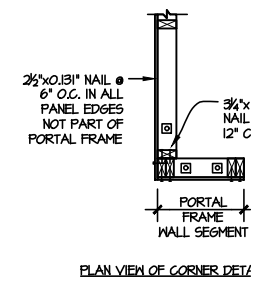
NUMBERED DETAILS ARE PLAN SPECIFIC AND ARE ONLY REQUIRED WHERE SPECIFICALLY INDICATED ("CUT") ON THE PLANS.



M&K project number:	126-23047
project mgr:	JTR
drawn by:	AV
issue date:	11-15-24
REVISIONS:	
date:	initial:

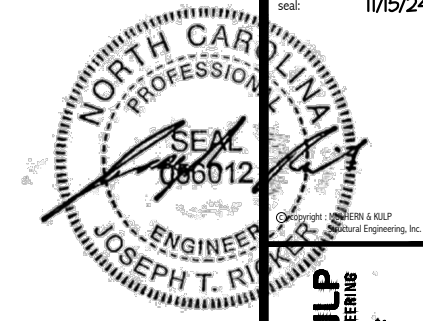


NOTE: ALL SHEATHABLE AREAS EXTERIOR WALL SHALL BE FULL SHEATHED WITH 1/2" PLYWOOD OR



ALTERNATIVE TO 1/2" DIA. ANCHOR BOLT:
1) 1/2" DIA. THREADED ROD EPOXY SET w/4 1/2" EMBED. (MIN) UTILIZING HILTI HY EPOXY ANCHORING SYSTEM (OR EQUIV)

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



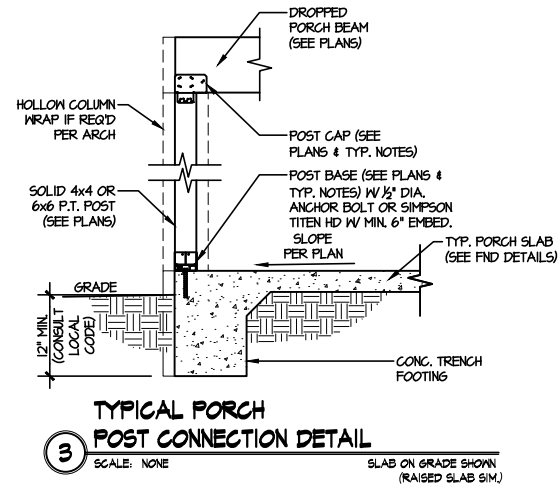
MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Riverside Ave, Building 4 - Asheville, PA 18002
P 718-948-8881
NC LIC. #C-3825



M&K project number:
126-23047

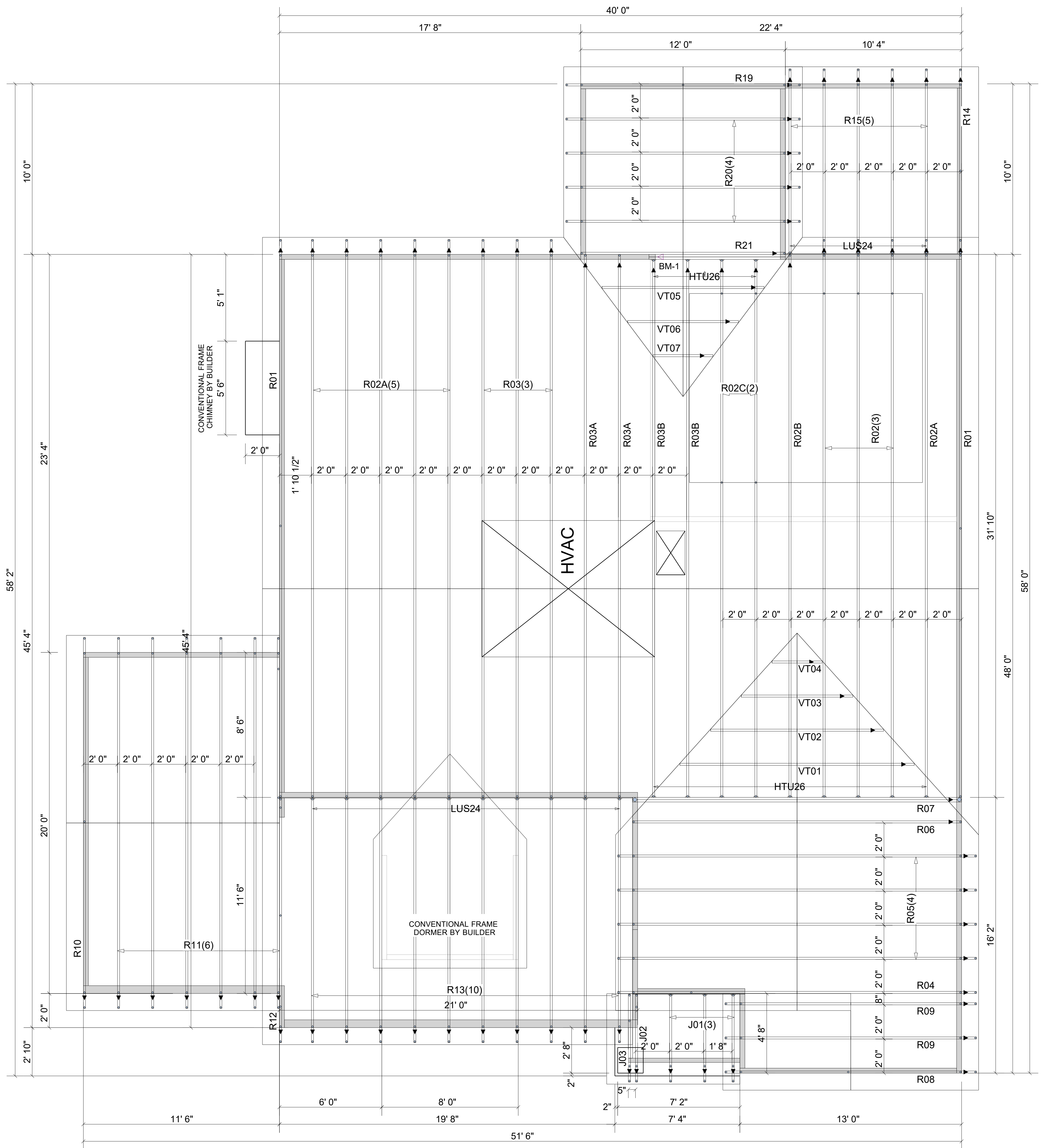
project mgr: JTR
drawn by: AV
issue date: 11-15-24

REVISIONS:
date: initial:



FRAMING DETAILS
HONEYCUTT HILLS
LOT 22 - DRAYTON 2
RALEIGH, NC

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



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.

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

Truss Connector Total List		
Manuf	Product	Qty
Simpson	HTU26	13
Simpson	LUS24	15

▲ = LEFT END OF TRUSS

FOR PERMIT



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

REVISIONS:

Client: DRB GROUP-RALEIGH
Job: LOT 0.0035 HONEYCUTT HILL
Plan Information: DRAYTON-4

NOT TO SCALE

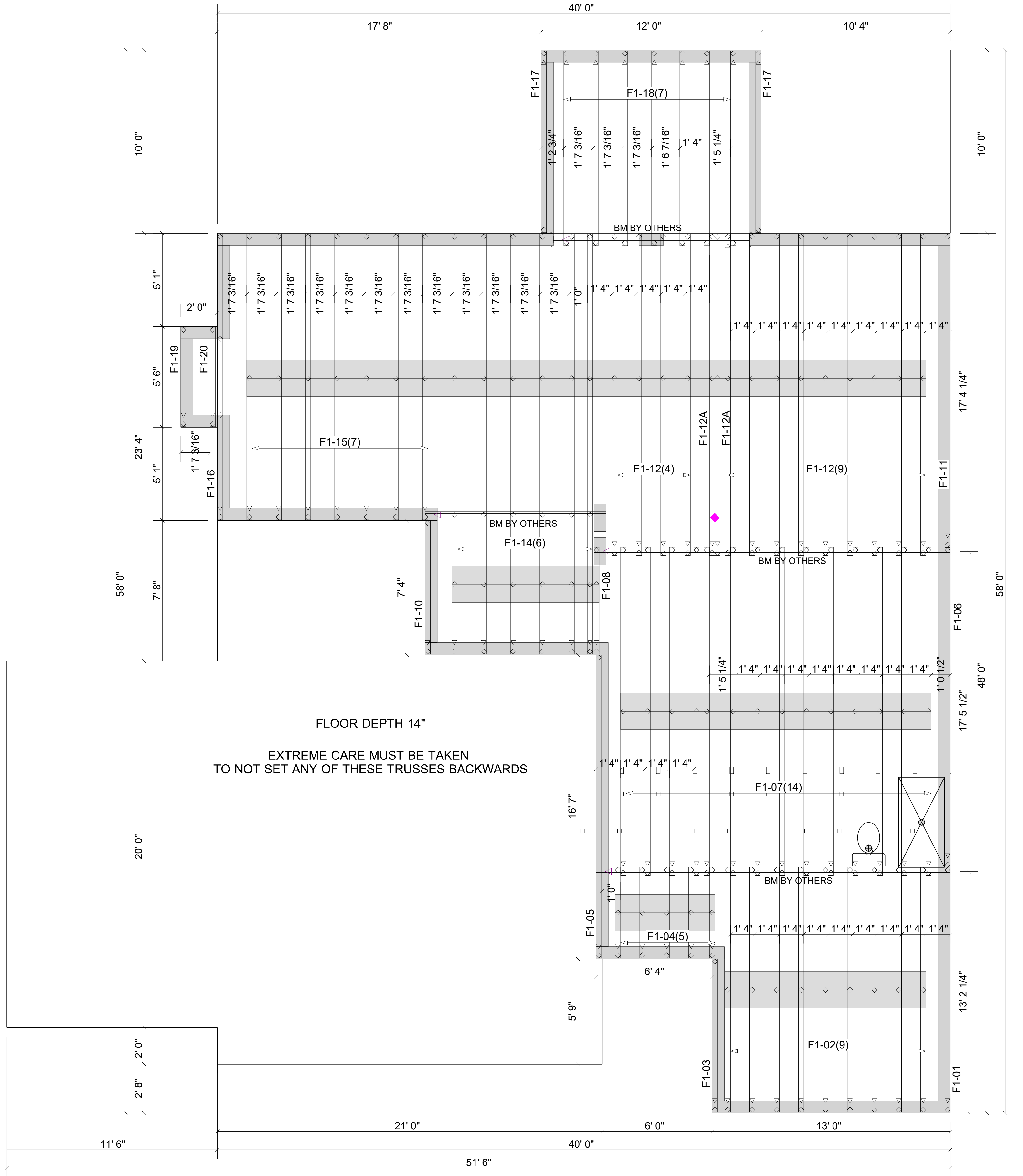
Date: 11/07/24

Drawn By: JLV

Job #: 24-9832-R01
Sales Rep: KYLE GIBSON
Phone: 843-718-5192

ROOF

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



▲ = LEFT END OF TRUSS

FOR PERMIT



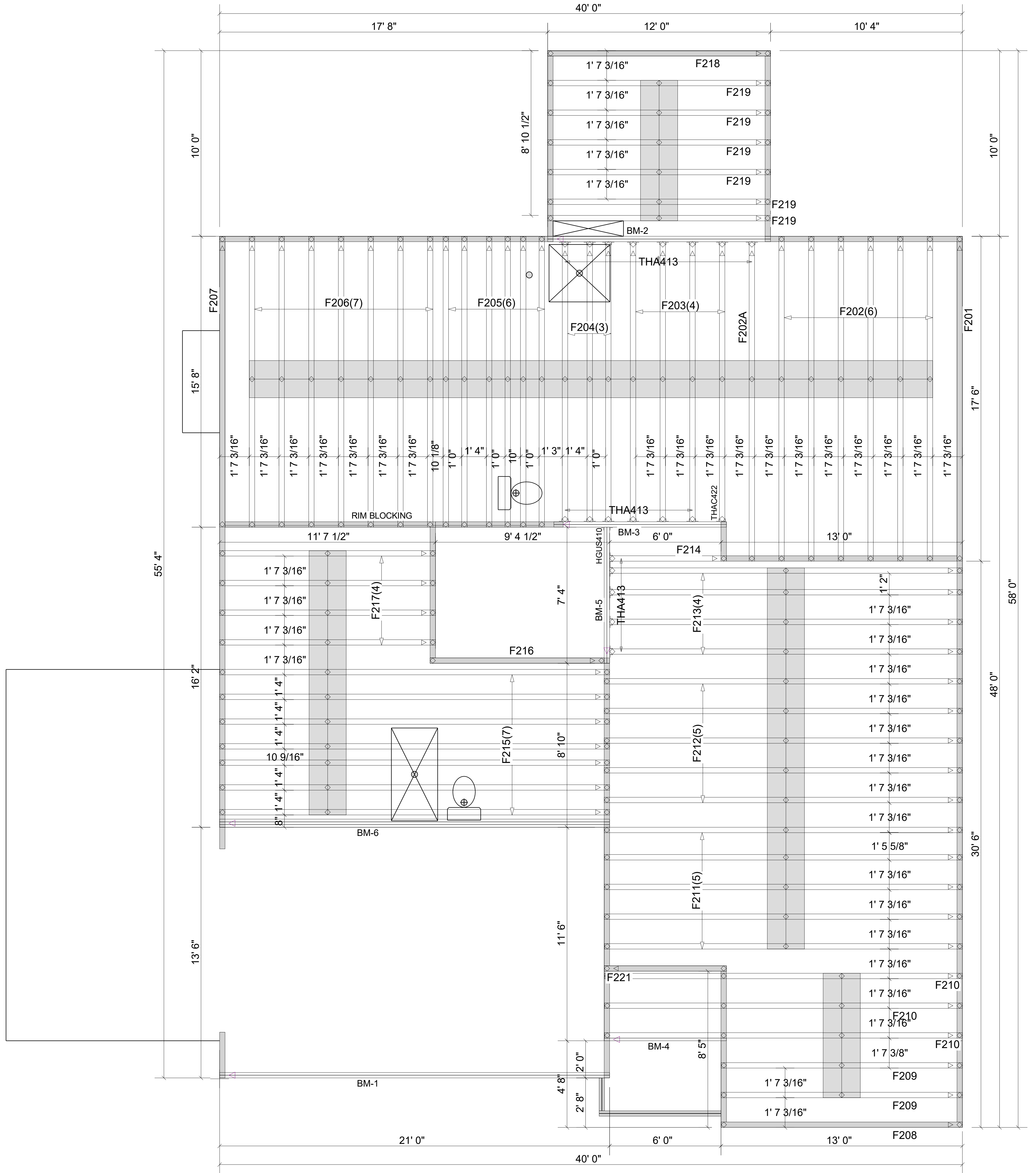
Moncks Corner/Easley, SC (800) 475-3999
Sparta, NC (336) 372-2226

REVISIONS:

Client:	DRB GROUP-RALEIGH		
Job:	LOT 0.0035 HONEYCUTT HILL		
Plan Information:	DRAYTON-4		
NOT TO SCALE	Date:	11/07/24	
Drawn By:	JLV	Job #:	24-9832-F01
		Sales Rep:	KYLE GIBSON
		Phone:	843-718-5192

FLOOR

WARNING! Long span trusses, 60' or greater in length, require extreme care and experience for proper and safe handling and installation. For general handling and installation guidance, see the "Guide to Good Practice for Handling, Installing, Restraining & Bracing of Metal Plate Connected Wood Trusses" ("BCS1"), JOINTLY PRODUCED BY SBCA and TPI. For project specific guidance, consult with a registered design professional. ATLANTIC assumes no responsibility for the handling, installation or bracing of trusses.



Products				
PlotID	Length	Product	Plies	Net Qty
BM-1	22' 0"	1-3/4" x 11-7/8" VERSA-LAM® 2.0 3100 SP	2	2
BM-2	12' 0"	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	2	2
BM-3	10' 0"	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	2	2
BM-4	8' 0"	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	1	1
BM-5	8' 0"	1-3/4" x 14" VERSA-LAM® 2.0 3100 SP	2	2
BM-6	22' 0"	1-3/4" x 18" VERSA-LAM® 2.0 3100 SP	3	3
Blk1	2' 0"	1-1/8" x 14" BC RIM BOARD OSB	1	13

Connector Summary			
Qty	Manuf	Product	Flange
1	Simpson	HGUS410	None

Truss Connector Total List		
Manuf	Product	Qty
Simpson	THA413	19
Simpson	THAC422	1

▲ = LEFT END OF TRUSS

FOR PERMIT



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

REVISIONS:

Client:	DRB GROUP-RALEIGH		
Job:	LOT 0.0035 HONEYCUTT HILL		
Plan Information:	DRAYTON-4		
NOT TO SCALE	Date:	11/07/24	
Drawn By:	JLV	Job #:	24-9832-F02
		Sales Rep:	KYLE GIBSON
		Phone:	843-718-5192

FLOOR