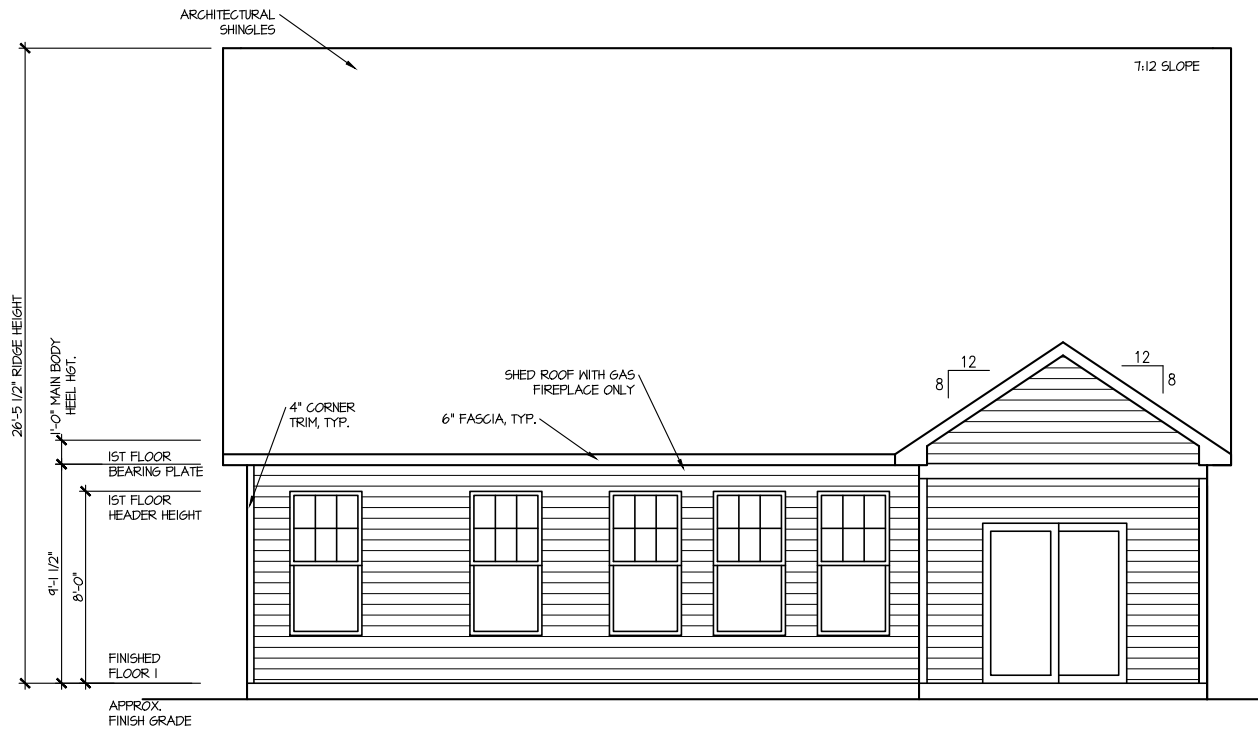


FRONT ELEVATION 7
SCALE: 1/8" = 1'-0"



REAR ELEVATION 7
SCALE: 1/8" = 1'-0"

FILE: Lot_00.0045.dwg DATE: 12/19/2024 10:41 AM

MASTER PLAN INFORMATION	
REVISION	DATE
4-RALE	02-24-2022
UPDATED DATE	06-17-2024

DRAWN BY:	ITS
DATE:	12/19/2024
PLAN NO.	1777

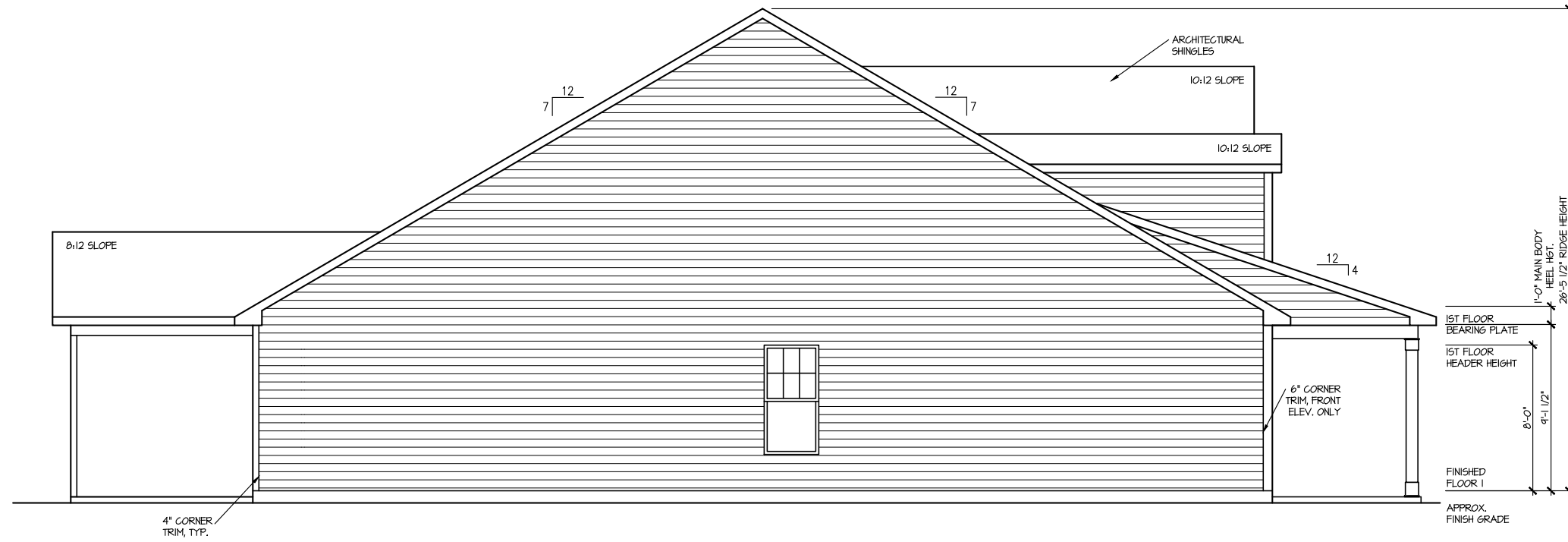


HOUSE NAME:	COOPER 3
DRAWING TITLE	FRONT & REAR ELEVATIONS

SHEET No.	A.1
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RIGHT ELEVATION 7
SCALE: 1/8" = 1'-0"



LEFT ELEVATION 7
SCALE: 1/8" = 1'-0"

FILE: Lot_00.0045.dwg DATE: 12/19/2024 10:41 AM

UPDATED DATE
06-17-2024

MASTER PLAN INFORMATION
REVISION DATE
4-RALE 02-24-2022

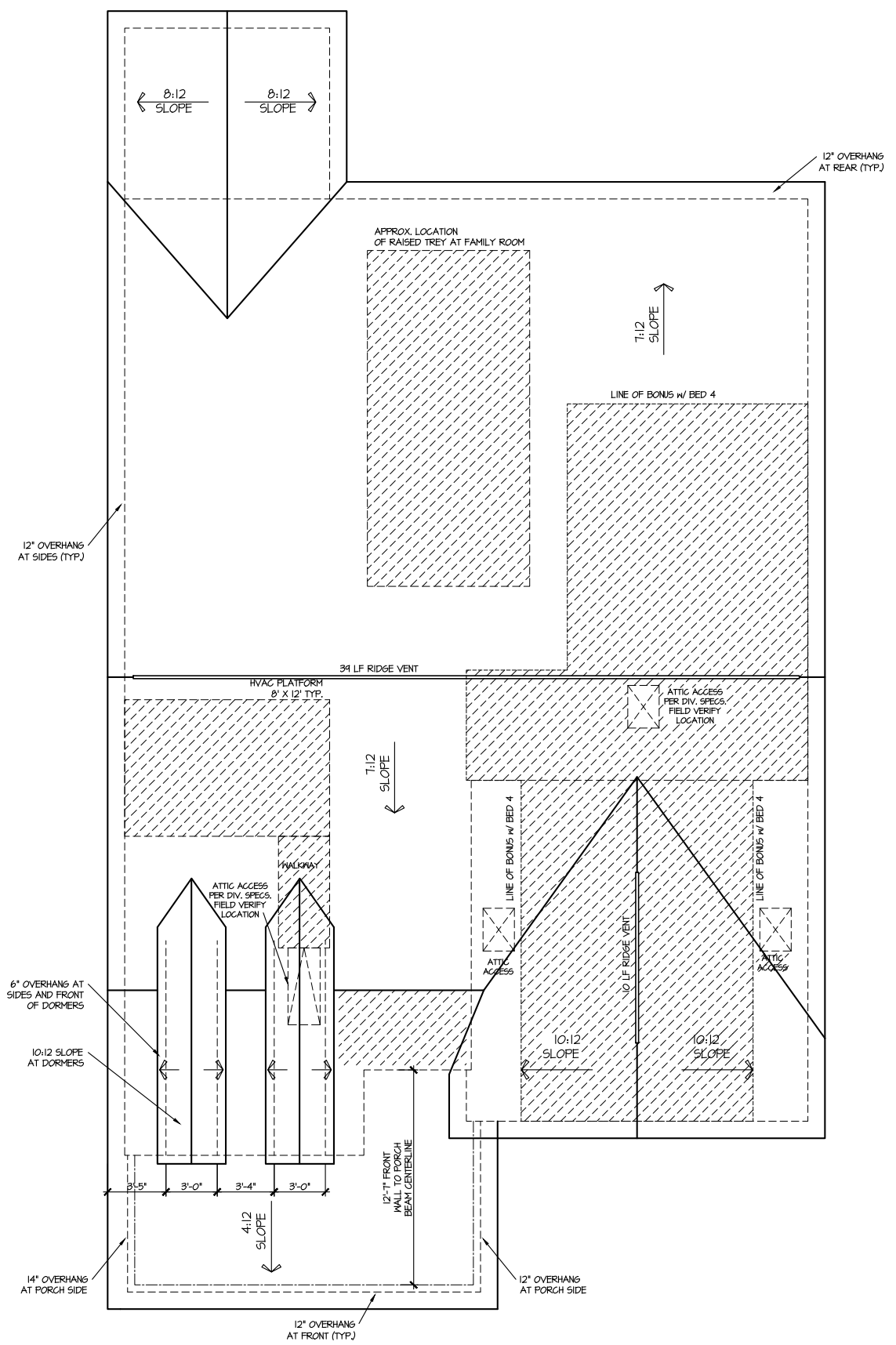
DRAWN BY: ITS
DATE: 12/19/2024
PLAN NO. 1777



HOUSE NAME: COOPER 3
DRAWING TITLE: RIGHT & LEFT ELEVATIONS

SHEET No. A.2

ROOF VENTILATION CALCULATIONS:
 ROOF AREA = 2492 SQ. FT.
 OVERALL REQUIRED VENTILATION:
 1 TO 150 = 16.61 SQ. FT.
 1 TO 300 = 8.31 SQ. FT.
 50-80% IN TOP THIRD = 4.15 - 6.65 SQ. FT. (1 TO 300)
 NET FREE AREA OF VENTED SOFFIT = 5.1 SQ. IN. / LINEAR FT.
 NET FREE AREA OF RIDGE VENT = 18 SQ. IN. / LINEAR FT.
 LOWER VENTING (BOTTOM 2/3 RISE)
 14 LINEAR FEET OF SOFFIT X 5.1 SQ. IN. = 2.85 SQ. FT.
 UPPER VENTING (TOP 1/3 RISE)
 44 LINEAR FEET OF RIDGE X 18 SQ. IN. = 6.19 SQ. FT.
 6.19 SQ. FT. BETWEEN 50% - 80%
 (1 TO 300 ALLOWED)
 TOTAL ROOF VENTILATION: 4.06 SQ. FT. > 8.31 SQ. FT. (R02D)

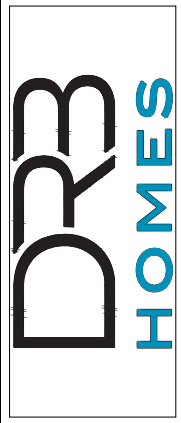


ROOF PLAN ELEV. 7
 SCALE: 1/8" = 1'-0"

FILE: Lot 045.dwg DATE: 12/19/2024 10:41 AM

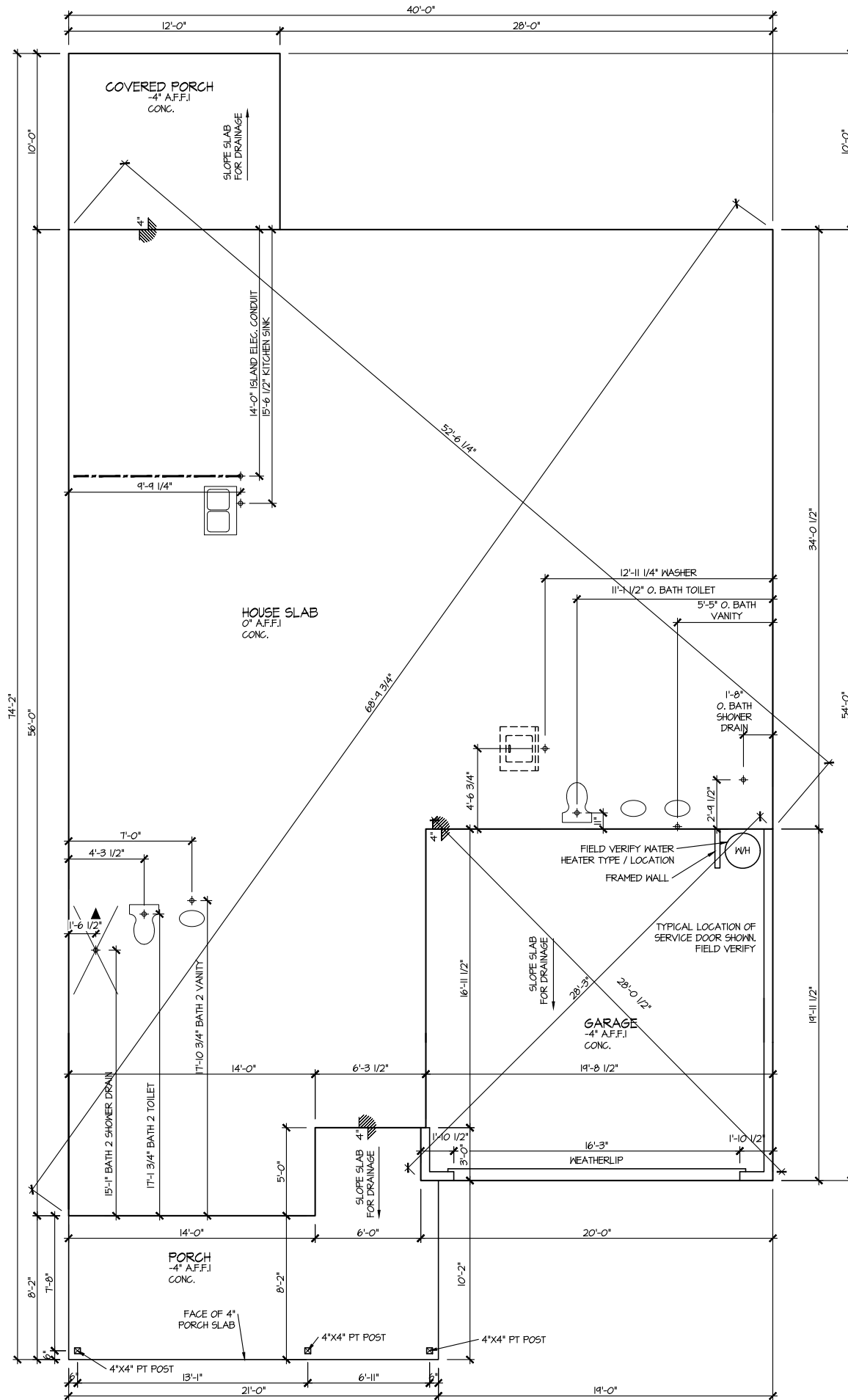
MASTER PLAN INFORMATION	
REVISION	DATE
4-RALE	02-24-2022
UPDATED DATE	06-17-2024

DRAWN BY: ITS
 DATE: 12/19/2024
 PLAN NO. 1777



HOUSE NAME: COOPER 3
 DRAWING TITLE: ROOF PLAN

SHEET No. A.3



ELEVATION 7
SLAB PLAN
SCALE: 1/8" = 1'-0"

MASTER PLAN INFORMATION	
REVISION	DATE
4-RALE	02-24-2022
	UPDATED DATE
	06-17-2024

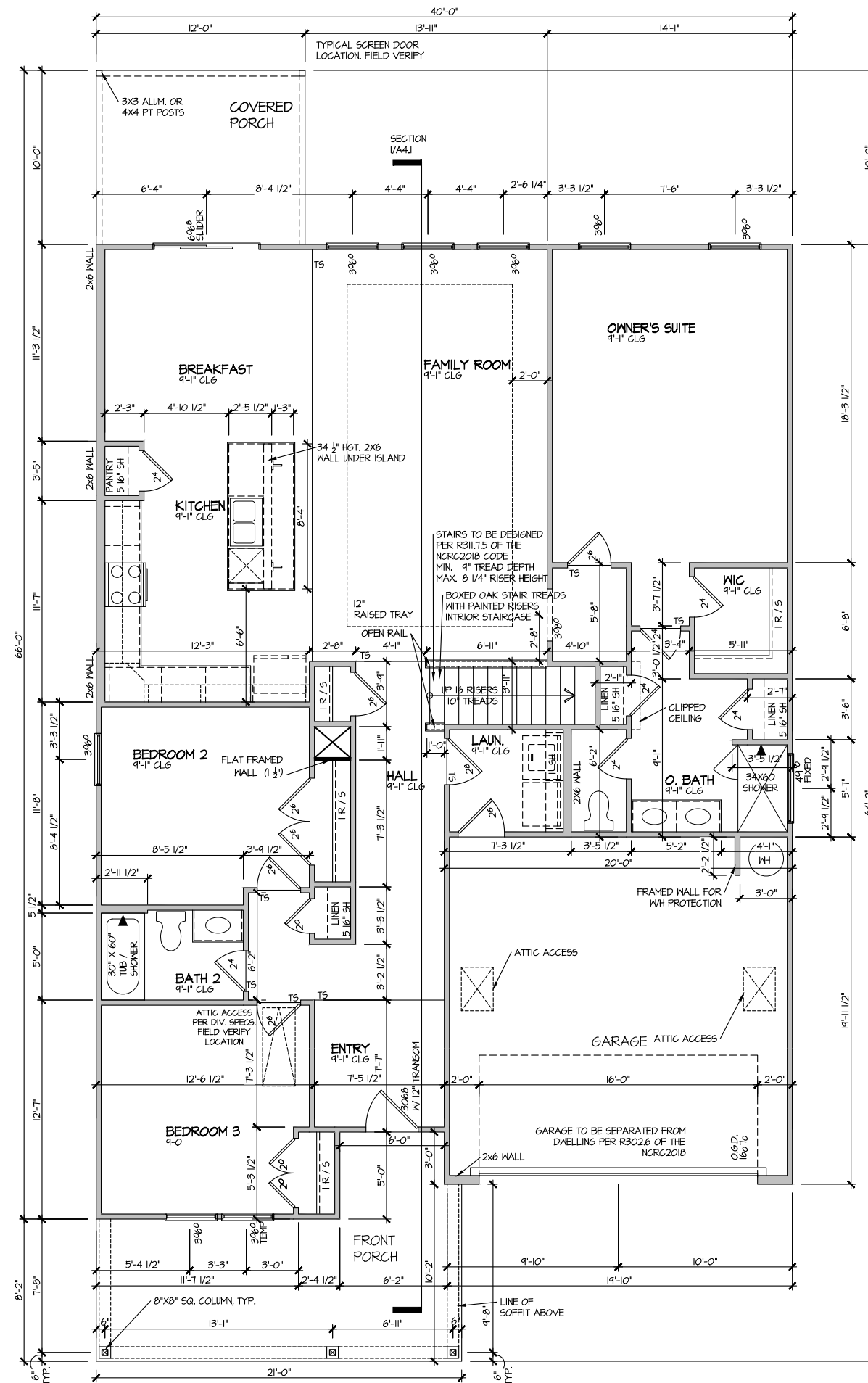
DRAWN BY:	ITS
DATE:	12/19/2024
PLAN NO.	1777



HOUSE NAME:
COOPER 3
DRAWING TITLE
SLAB PLAN

SHEET No.
A2.1

FILE: Lot_00.0045.dwg DATE: 12/19/2024 10:41 AM



**ELEVATION 1
FIRST FLOOR PLAN**

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

MASTER PLAN INFORMATION
REVISION DATE
4-RALE 02-24-2022
UPDATED DATE
06-17-2024

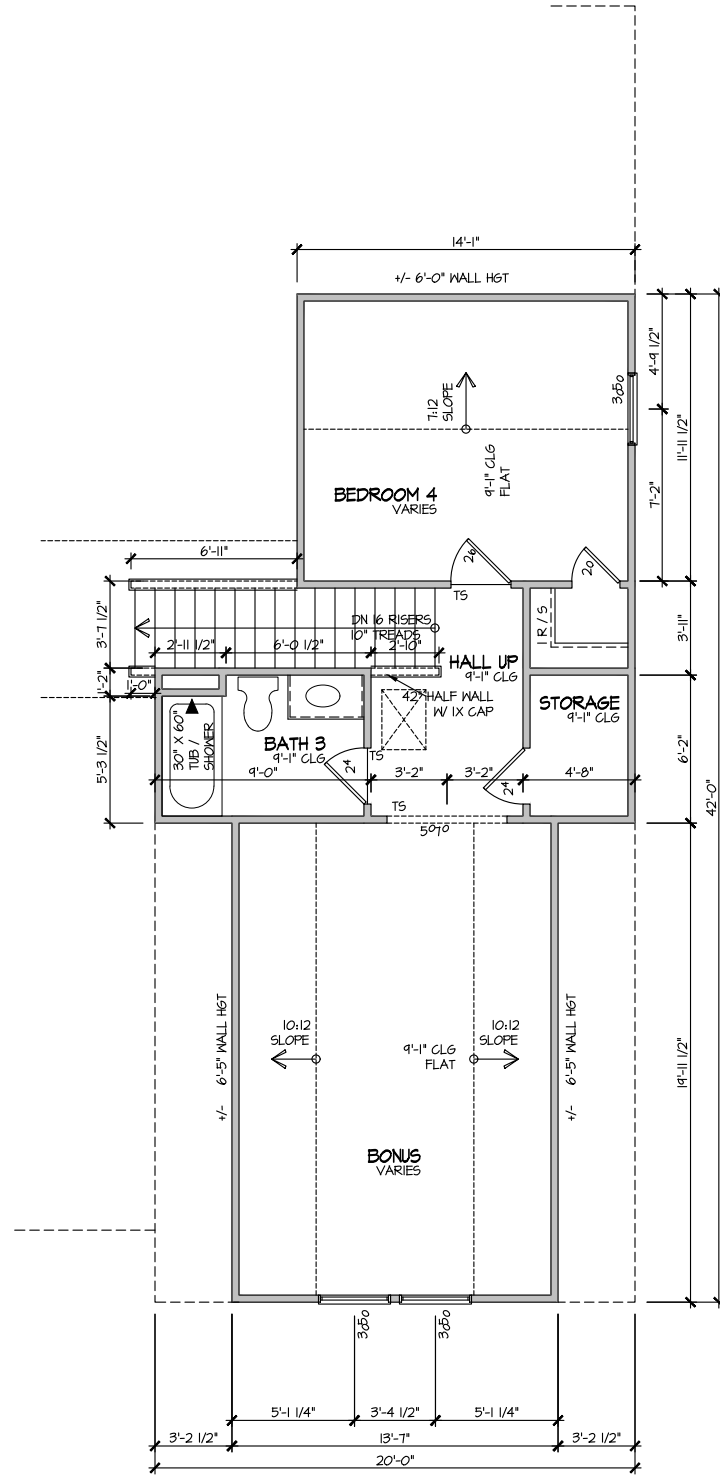
DRAWN BY:
ITS
DATE:
12/19/2024
PLAN NO.
1777



HOUSE NAME:
COOPER 3
DRAWING TITLE
FIRST FLOOR PLAN

SHEET No.
A3.1

FILE: Lot_00.0045.dwg DATE: 12/19/2024 10:41 AM

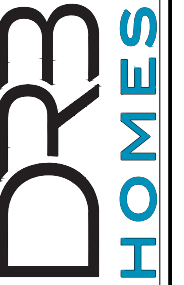


**ELEVATION 7
SECOND FLOOR PLAN**

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

MASTER PLAN INFORMATION		
REVISION	DATE	UPDATED DATE
4-RALE	02-24-2022	06-17-2024

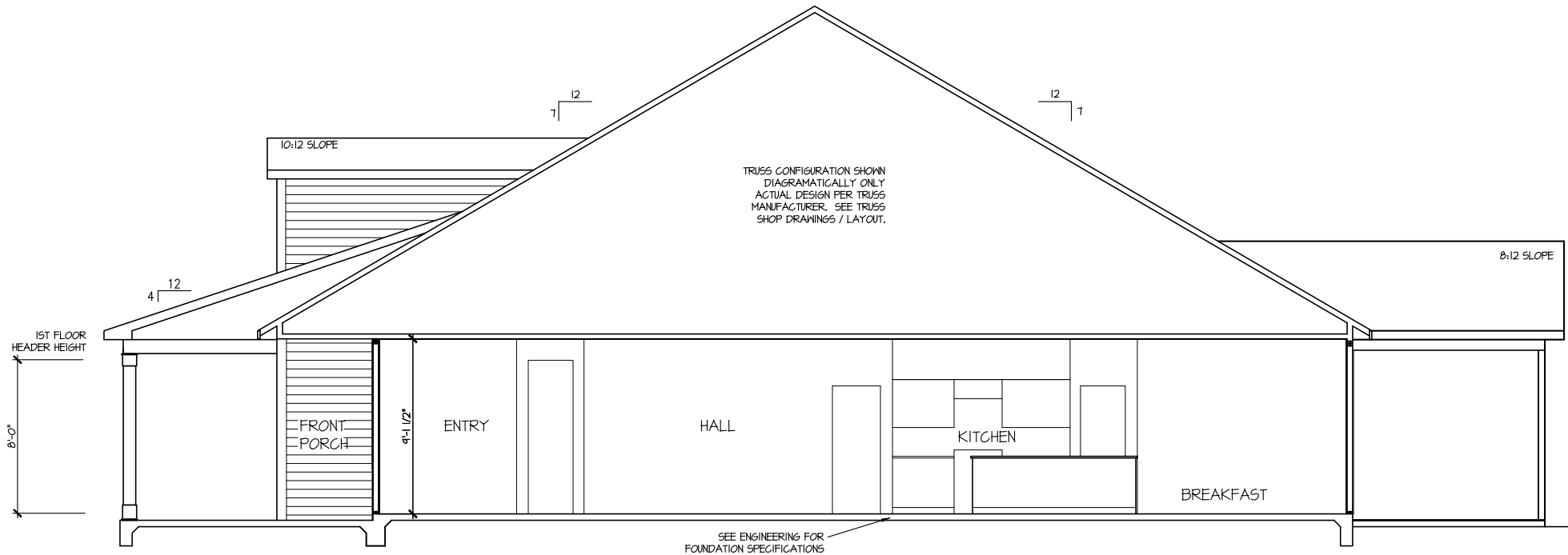
DRAWN BY:	ITS
DATE:	12/19/2024
PLAN NO.	1777



HOUSE NAME:
COOPER 3
DRAWING TITLE
SECOND FLOOR PLAN

SHEET No.

A3.2



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

UPDATED DATE
06-17-2024

MASTER PLAN INFORMATION	
REVISION	DATE
4-RALE	02-24-2022

DRAWN BY:
ITS

DATE:
12/19/2024

PLAN NO.
1777



HOUSE NAME:
COOPER 3

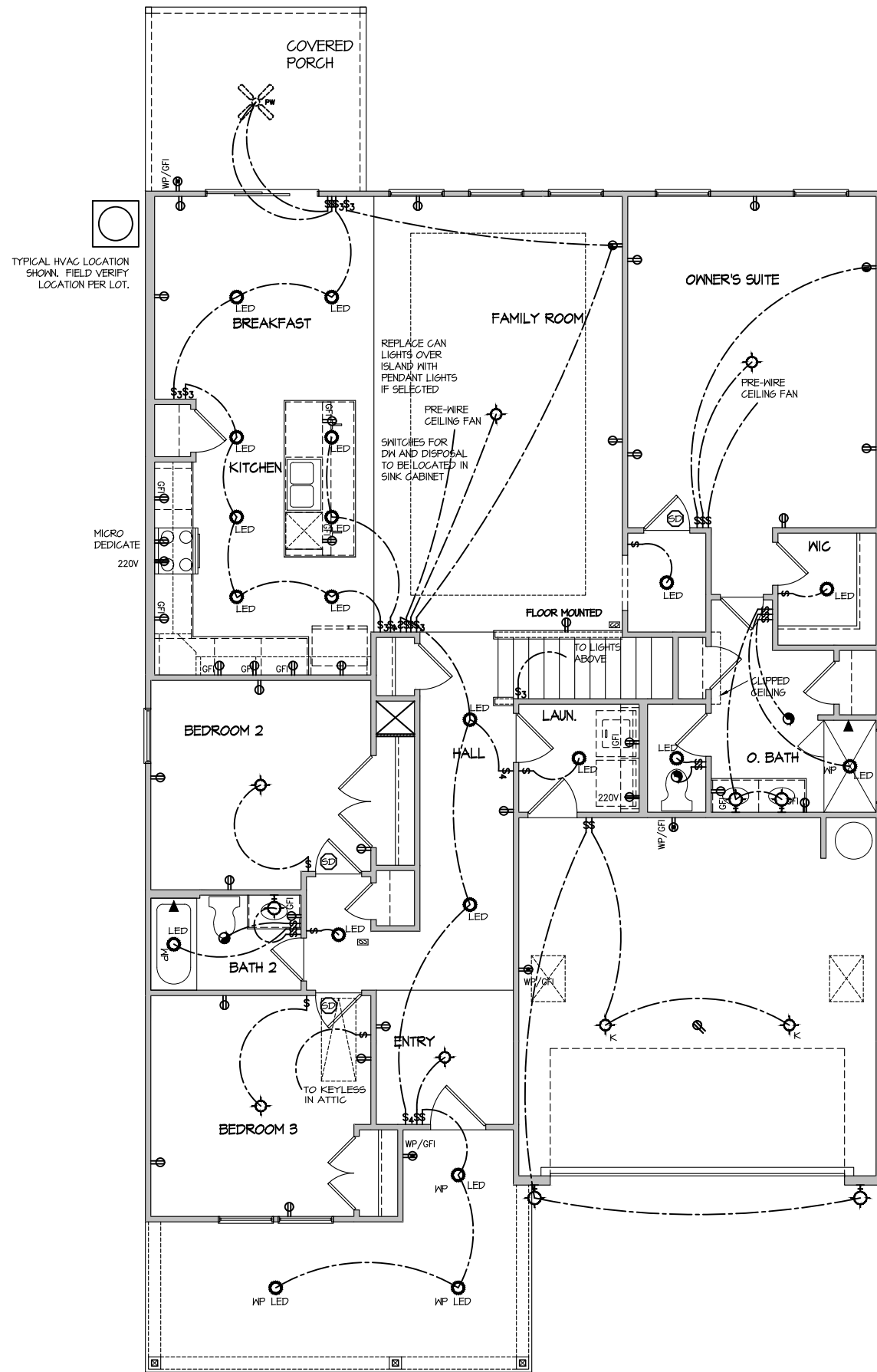
DRAWING TITLE
BUILDING SECTION

SHEET No.
A4.1

ELECTRICAL LEGEND

- ⊕ SINGLE POLE SWITCH
- ⊕₃ THREE WAY SWITCH
- ⊕₄ FOUR WAY SWITCH
- ⊕₂ DUPLEX AFCI RECEPTACLE
- ⊕₂ DUPLEX AFCI RECEPTACLE - BOTTOM HALF SWITCHED
- ⊕₂ 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
- ⊕_{EF} EXHAUST FAN MOTOR
- ⊕_{CO} CO DETECTOR
- ⊕_{DC} DOOR CHIME
- ⊕_{LM} LIGHT FIXTURE - WALL MOUNTED
- ⊕_{CM} LIGHT FIXTURE - CEILING MOUNTED
- ⊕_{RC} LIGHT FIXTURE - RECESSED CAN
- ⊕_{LED} LIGHT FIXTURE - LED SURFACE MOUNTED
- ⊕_P FULLCHAIN LAMPHOLDER
- ⊕_K KEYLESS LAMPHOLDER

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

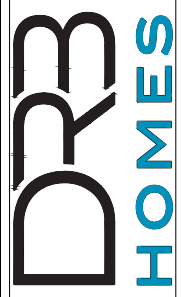


**ELECTRICAL PLAN
FIRST FLOOR - ELEV. 1**
SCALE: 1/8" = 1'-0"

FILE: Lot_00.0045.dwg DATE: 12/19/2024 10:41 AM

MASTER PLAN INFORMATION	
DATE	02-24-2022
REVISION	4-RALE
UPDATED DATE	06-17-2024

DRAWN BY:	ITS
DATE:	12/19/2024
PLAN NO.	1777



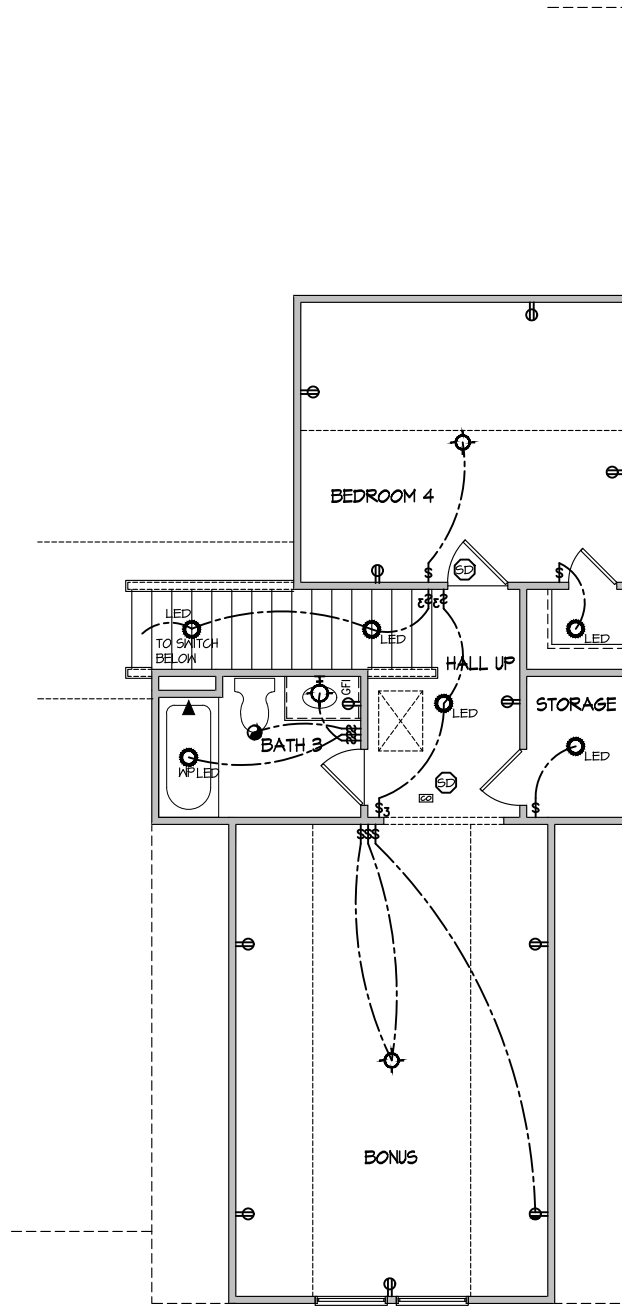
HOUSE NAME:
COOPER 3
DRAWING TITLE:
FIRST FLOOR ELECTRICAL

SHEET No.
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
- 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
- Ⓢ LIGHT FIXTURE - RECESSED CAN
- Ⓢ_{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. 7**

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

FILE: Lot_00.0045.dwg DATE: 12/19/2024 10:41 AM

UPDATED DATE
06-17-2024

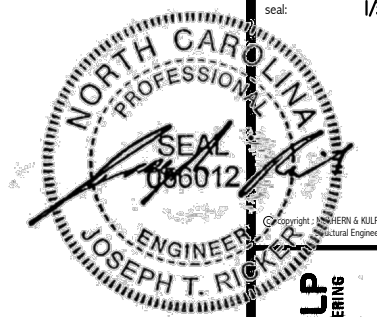
MASTER PLAN INFORMATION
DATE 02-24-2022
REVISION 4-RALE

DRAWN BY: ITS
DATE: 12/19/2024
PLAN NO. 1777



HOUSE NAME: COOPER 3
DRAWING TITLE: SECOND FLOOR ELECTRICAL

SHEET No. 1.2



MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Boushock Ave., Building 4 - Asheville, PA 28802
P: 716-948-2001 - mulhern+kulp.com
NC LICENSE #C-3825

M&K project number:
126-22076
project mgr: JTR
drawn by: KJN
issue date: 01-02-25
REVISIONS:
date: initial:



STRUCTURAL NOTES
FARM AT NEIL'S CREEK
LOT 45 - COOPER 7
RALEIGH, NC

sheet:
SO.0

VENEER LINTEL SCHEDULE

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

ALL LINTELS:
- SHALL SUPPORT 2 3/4" - 3 1/2" VENEER w/ 40 psf MAXIMUM HEIGHT.
- 16" SHALL HAVE 4" MIN. BEARING
- 16" SHALL HAVE 8" MIN. BEARING
- 16" SHALL NOT BE FASTENED BACK TO HEADER.
- 16" SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @ 90° O.C. w/ 1/2" DIA. x 3 1/2" LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES.
- MAX VENEER HT. APPLIES TO ANY PORTION OF BRICK OVER THE OPENING.
- ALL LINTELS SHALL BE LONG LEG VERTICAL.
- WHEN SUPPORTING VENEER < 9" WIDE THE EXTERIOR TOE OF THE HORIZONTAL LEG MAY BE CUT IN THE FIELD TO BE 5/8" WIDE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLOW FOR MORTAR JOINT FINISHING.
- SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS.
- * FOR GREEN VENEER USE 1x4x3/4"
- ** FOR 3/2" VENEER ONLY. SEE PLAN FOR VENEER SUPPORT IF VENEER < 3/2" THICK.

LEGEND

- Interior bearing wall, Bearing wall above, Beam / header, Indicates shear wall & extent, Extent of overframing, J.L. METAL HANGER, Indicates post above, Indicates hold-down or strap.

NON-BEARING HEADER SCHEDULE

Table with 3 columns: SPAN, 2x4 NON-BEARING PARTITION WALL, 2x6 NON-BEARING PARTITION WALL. Rows include UP TO 3'-0", UP TO 6'-0", UP TO 8'-0", and UP TO 12'-0" spans.

NOTES:
• ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x STUD GRADE MEMBERS SPACED @ 24" O.C. (MAX)

ENGINEERED BEAM MATERIAL SCHEDULE

Table with 6 columns: BEAM NUMBER, LVL OPTION, PSL OPTION, LSL OPTION, FLITCH OPTION, STEEL OPTION. Rows include beam numbers 001 through 004.

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.

LATERAL BRACING & SHEAR WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:
20 MPH WIND IN 2018 NCSEBC:RC
(120 MPH WIND SPEED IN ASCE 7-10 WIND MAP, PER IRC R301.2.1.1)
EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2015 IBC (SECTION 1609) & ASCE 7-10, AS PERMITTED BY R301.3 OF THE 2018 NCSEBC: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 HEREWITH, 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 NCSEBC: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"x0.131" NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. TYP. UNO. HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL PANEL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED. ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS. ALT. STAPLE CONNECTION SPEC: 1 1/2" 16 GA STAPLES (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 0.131" NAILS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD OR 1 3/4" 16 GA STAPLES (3/8" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD. ALL SHEATHING PANELS SHALL BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.

3" O.C. EDGE NAILING

- AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/ 8d NAILS @ 3" O.C. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED AND INSTALLED FULL HEIGHT OF SHEAR WALL OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

NOTES

- SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN. DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, UNO. ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING. PRE-MANUFACTURED PANELIZED WALLS: FASTEN TOGETHER END STUDS OF WALL PANELS SHEATHED w/ OSB OR PLYWOOD w/ 3" x 0.120" NAILS @ 4" O.C. (THRU ONE SIDE ONLY)

INDICATES EXTENT OF INT. OSB SHEARWALL OR 3" O.C. OSB SHEARWALL.
INDICATES HOLD-DOWN BELOW

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, UNO.

- 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 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD. - 2 3/8" x 0.120" NAILS @ 4" O.C. @ PANEL EDGES & @ 8" O.C. FIELD. - 2 3/8" x 0.113" NAILS @ 3" O.C. @ PANEL EDGES & @ 6" O.C. IN FIELD. - #6 x 2" MIN. SCREWS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD.

ROOF FRAMING

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

- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ SIMPSON H25T CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) H25T CLIPS AT 2-PLY GIRDER TRUSSES, (3) H25T CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS. METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, UNO.

- ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BCSI 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. (1-JOISTS) - TRUSS VERTICALS w/ (3) 3"x0.131" NAILS @ 14.2" O.C. MAX. (FLOOR TRUSSES)

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

HOLD-DOWN SCHEDULE

Table with 2 columns: SYMBOL, SPECIFICATION. Rows include HD-1 (SIMPSON HIT4 HOLD-DOWN), HD-2 (SIMPSON MSTC66 STRAP TIE), and HD-3 (SIMPSON STDH4/MRJ HOLD-DOWN).

ALTERNATIVE TO 55TB24 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" @ EDGE OF FOUNDATION.

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)

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) (ADD'L 10 PSF @ TILE)
LATERAL 120 MPH, EXPOSURE B. SEISMIC A/B.
SOIL 2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)

GENERAL FRAMING

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

- REFER TO FASTENING SCHEDULE TABLE R602.3(I) FOR ALL CONNECTIONS, TYP. UNO.

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

- ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE SPRUCE-PINE-FIR #2 (SFF) OR SOUTHERN PINE #2 (SYP) LUMBER, OR BETTER (KILL-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., UNO.) 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 PLIES 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 PLIES TOGETHER WITH 3 ROWS OF 1/4"x6" SIMPSON SDS SCREWS (OR 6 3/4" TRUSSLOK SCREWS) @ 16" O.C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP AND BOTTOM SCREWS 2" FROM EDGE. A SOLID 7" BEAM IS ACCEPTABLE.

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

- 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 END/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, UNO.

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 SYP, "STUD" GRADE OR BETTER.

- CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, UNO.:
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 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, UNO.
• 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 45% 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 & 530.1.

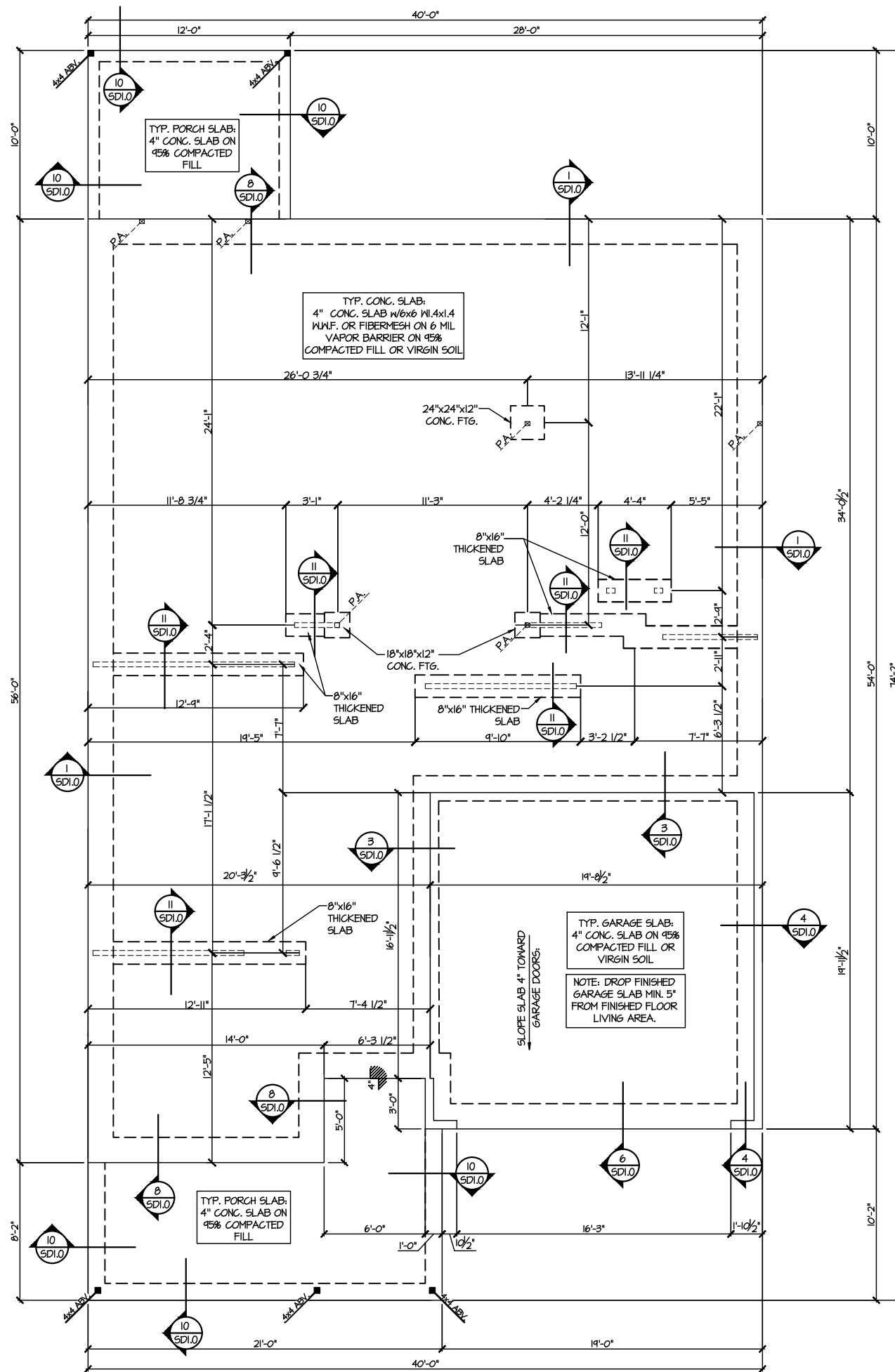
- CMU FOUNDATION WALLS SHALL HAVE "DUR-O-WALL" HORIZONTAL JOINT REINFORCEMENT (OR EQUAL) - 4 GA. MINIMUM @ 16" O.C.

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

- PROVIDE 2x6 P.T. PLATE ON INTERIOR CRANL 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.

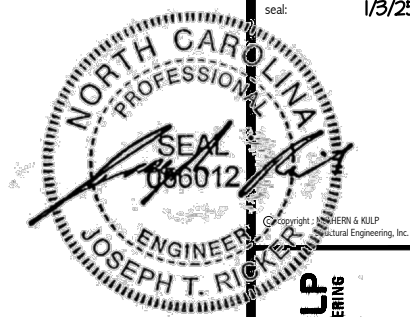


1 MONO SLAB FOUNDATION PLAN
SCALE: 1/8"=1'-0"

LEGEND

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

REFER TO SO.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES



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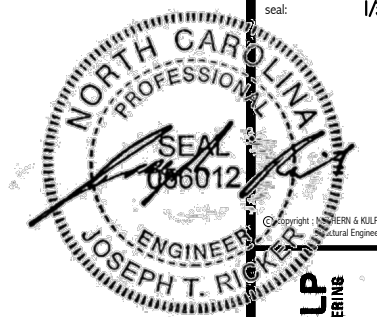
M&K project number: 126-22076
project mgr: JTR
drawn by: KJN
issue date: 01-02-25

REVISIONS:
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FOUNDATION PLANS
FARM AT NEIL'S CREEK
LOT 45 - COOPER 7
RALEIGH, NC

sheet: **S1.0**



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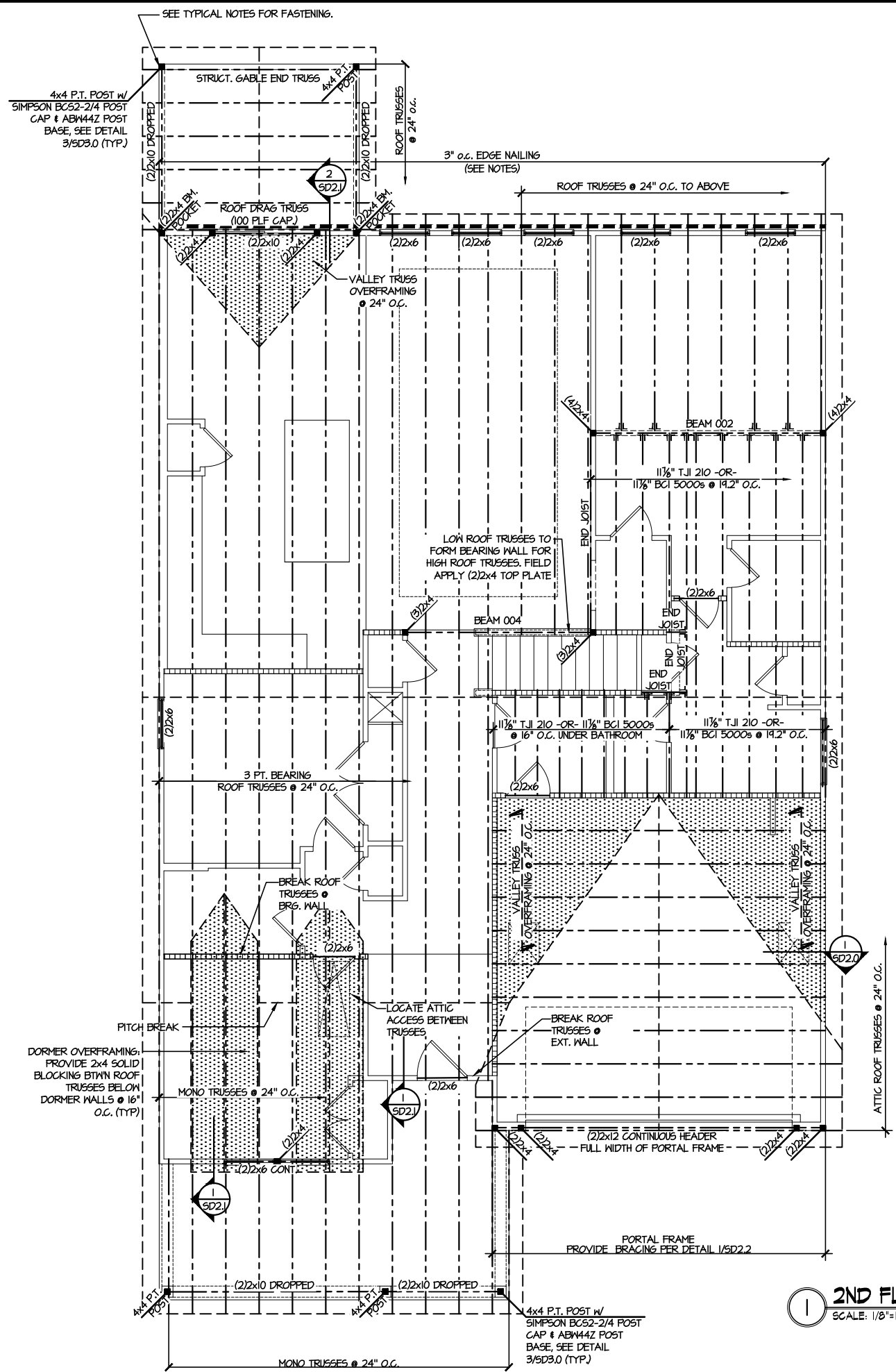
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FLOOR FRAMING PLANS
FARM AT NEIL'S CREEK
LOT 45 - COOPER 7
RALEIGH, NC

sheet:
S2.0



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.

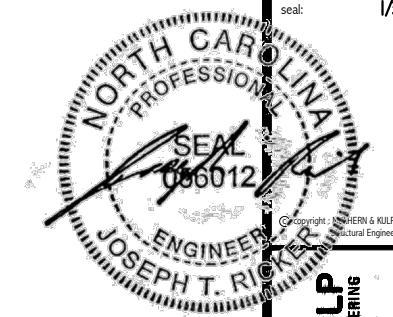
REFER TO 50.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

ENGINEERED BEAM MATERIAL SCHEDULE

BEAM NUMBER	LVL OPTION	PSL OPTION	LSL OPTION	FLITCH OPTION	STEEL OPTION
001	(2)3/4"x11 1/2" - F	3/2"x11 1/2" - F	(3)3/4"x11 1/2" - F	(2)2x12 + (1) 3/4"x11 1/2" STEEL FLITCH PLATES - F	M2x4 - F
002	(3)3/4"x11 1/2" - F	3/2"x11 1/2" - F	(4)3/4"x11 1/2" - F	(2)2x12 + (1) 3/4"x11 1/2" STEEL FLITCH PLATES - F	M2x4 - F
003	(2)3/4"x11 1/2" - F	3/2"x11 1/2" - F	(3)3/4"x11 1/2" - F	(2)2x12 + (1) 3/4"x11 1/2" STEEL FLITCH PLATES - F	M2x4 - F
004	(2)3/4"x11 1/2" - D	3/2"x11 1/2" - D	(2)3/4"x11 1/2" - D	(2)2x10 + (1) 3/4"x11 1/2" STEEL FLITCH PLATES - D	M0x10 - 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 1/5D2.0 FOR TYPICAL FLITCH BEAM CONNECTIONS
 REFER TO DETAIL 1/5D2.0 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/LOW ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"



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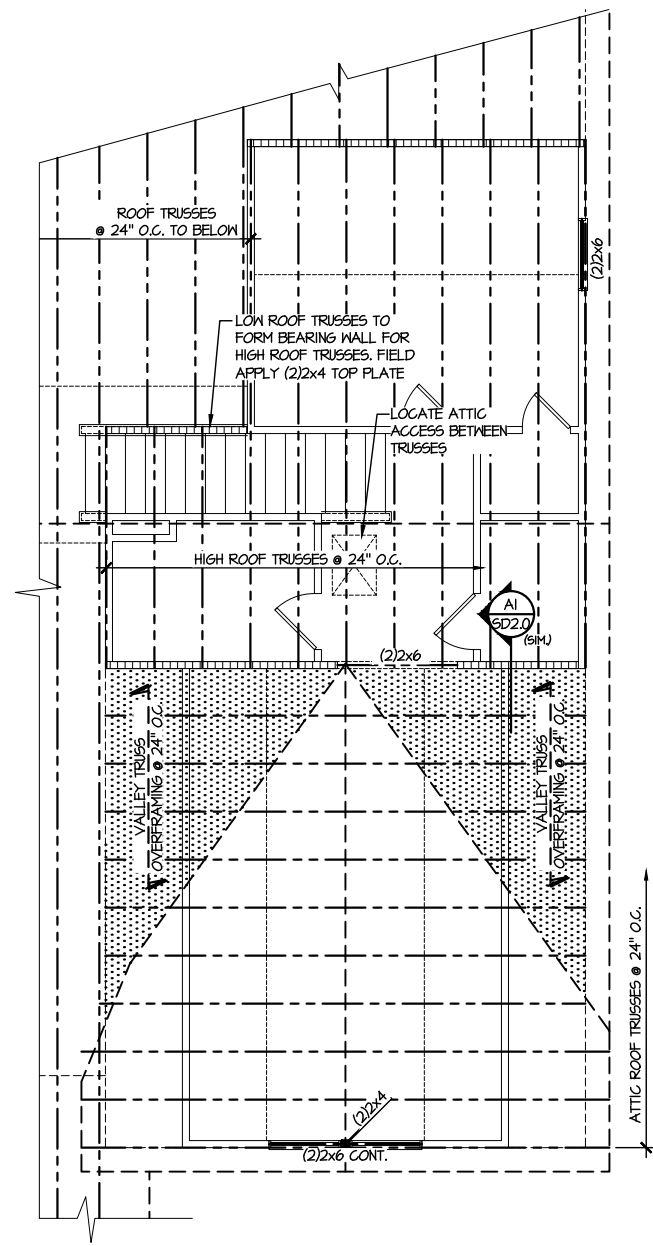
M&K project number:
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project mgr: JTR
drawn by: KJN
issue date: 01-02-25

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ROOF FRAMING PLANS
FARM AT NEIL'S CREEK
LOT 45 - COOPER 7
RALEIGH, NC

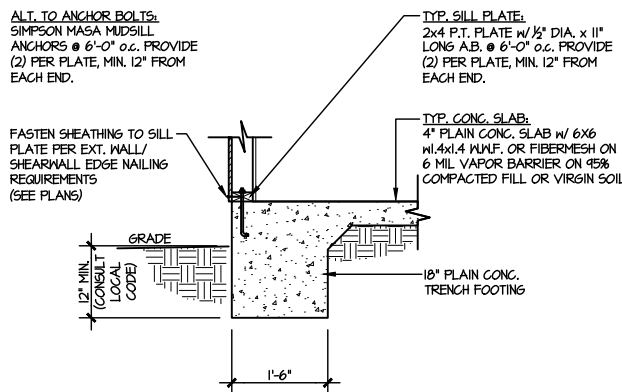
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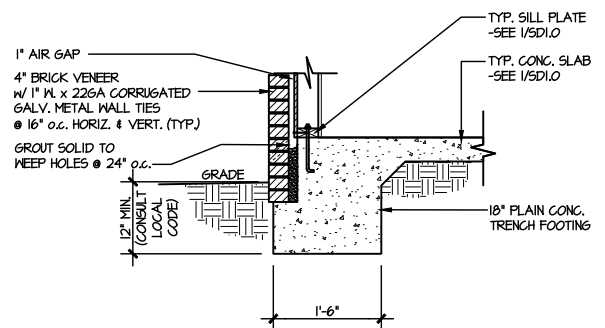
1 HIGH ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"

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

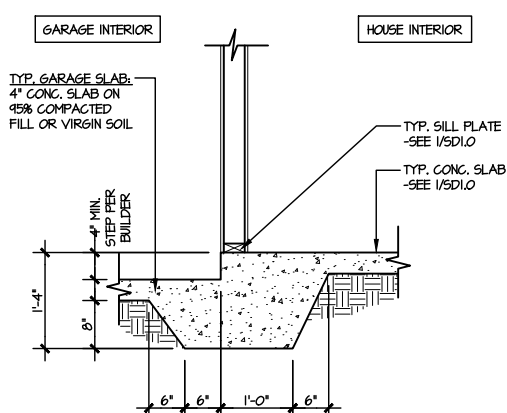
REFER TO S.O.0 FOR
TYPICAL STRUCTURAL NOTES
& SCHEDULES



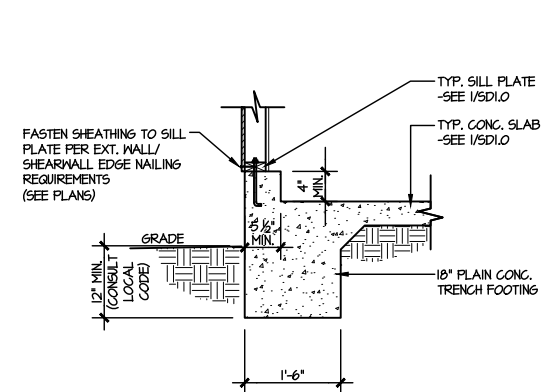
1 TYPICAL SLAB ON GRADE
PERIMETER FOOTING
SCALE: 3/8"=1'-0"



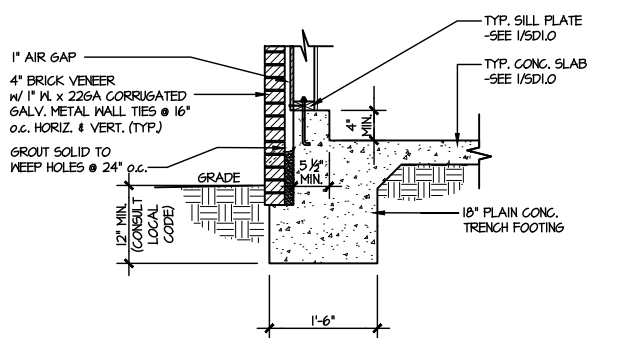
2 TYPICAL SLAB ON GRADE
PERIMETER FOOTING
SCALE: 3/8"=1'-0"
w/ BRICK VENEER



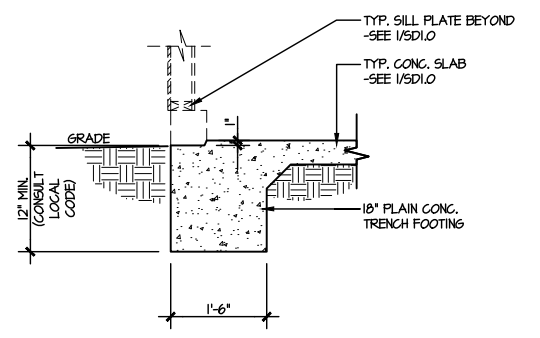
3 TYPICAL MONOLITHIC INTERIOR
GARAGE FOOTING
SCALE: 3/8"=1'-0"



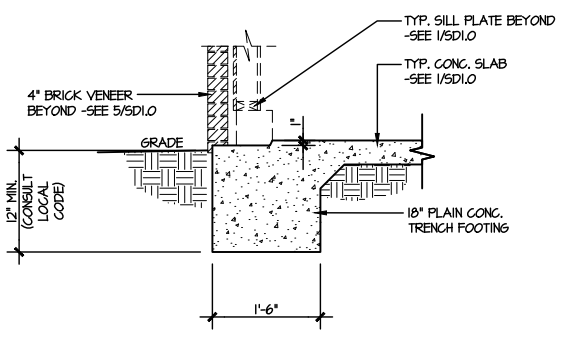
4 TYPICAL SLAB ON GRADE GARAGE
PERIMETER FOOTING
SCALE: 3/8"=1'-0"



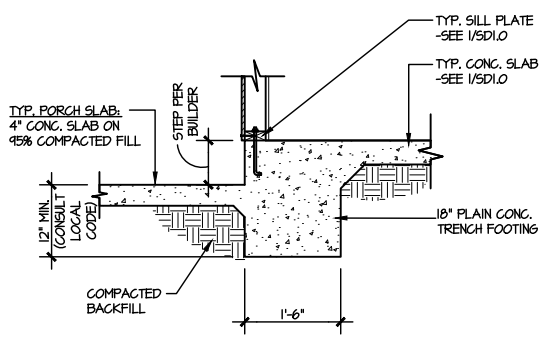
5 TYPICAL SLAB ON GRADE GARAGE
PERIMETER FOOTING
SCALE: 3/8"=1'-0"
w/ BRICK VENEER



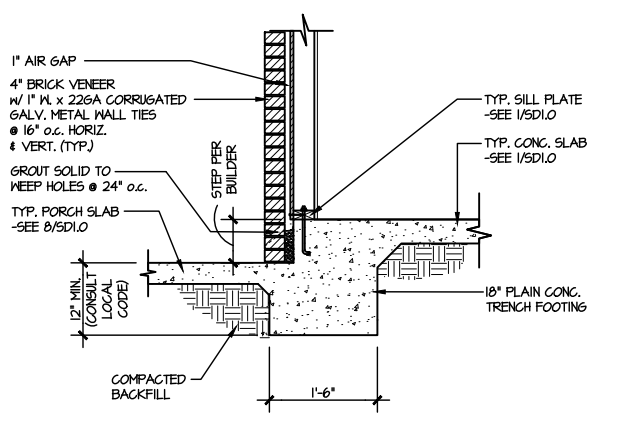
6 TYPICAL SLAB ON GRADE GARAGE
ENTRY @ PERIMETER FOOTING
SCALE: 3/8"=1'-0"



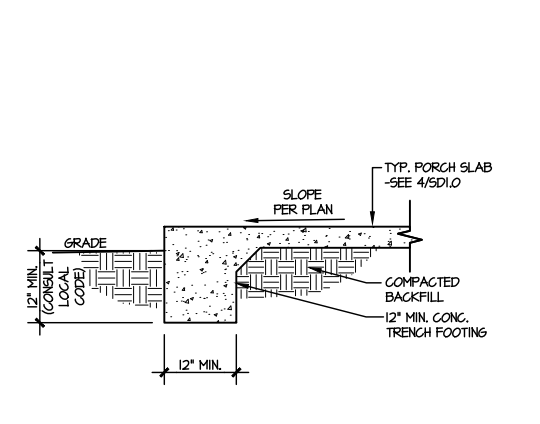
7 TYPICAL SLAB ON GRADE GARAGE
ENTRY @ PERIMETER FOOTING
SCALE: 3/8"=1'-0"
w/ BRICK VENEER



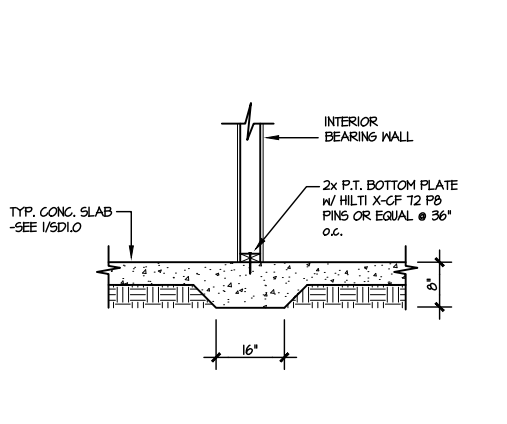
8 TYPICAL SLAB ON GRADE PERIMETER
FOOTING @ PORCH/PATIO
SCALE: 3/8"=1'-0"



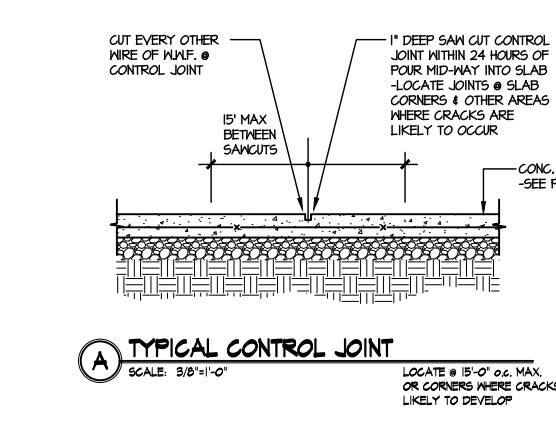
9 TYPICAL SLAB ON GRADE PERIMETER
FOOTING @ PORCH/PATIO
SCALE: 3/8"=1'-0"
w/ BRICK VENEER



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



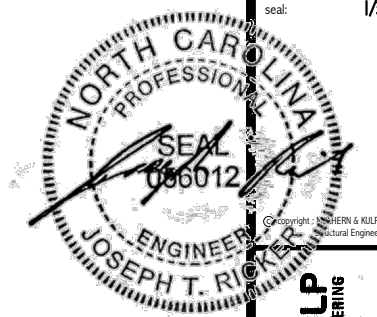
11 TYPICAL THICKENED SLAB @
INTERIOR BEARING WALL
SCALE: 3/8"=1'-0"



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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M&K project number:
126-22076

project mgr:
JTR

drawn by:
KJN

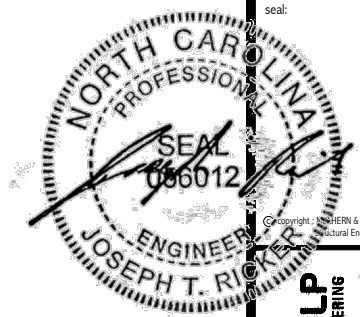
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FOUNDATION DETAILS
FARM AT NEIL'S CREEK
LOT 45 - COOPER 7
RALEIGH, NC



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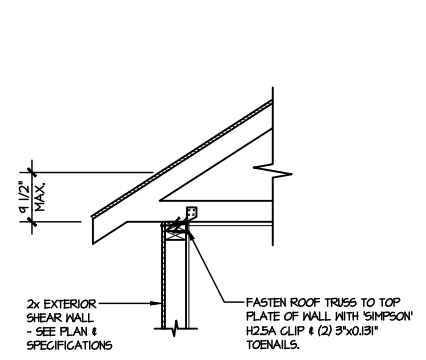
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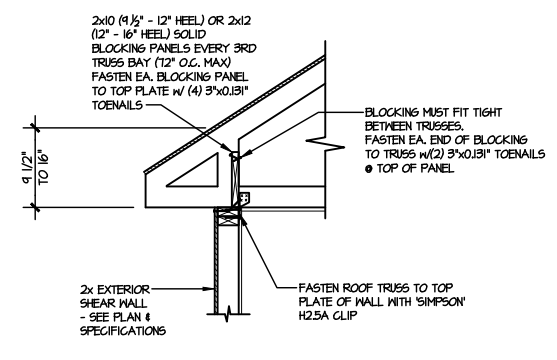


FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 45 - COOPER 7
RALEIGH, NC

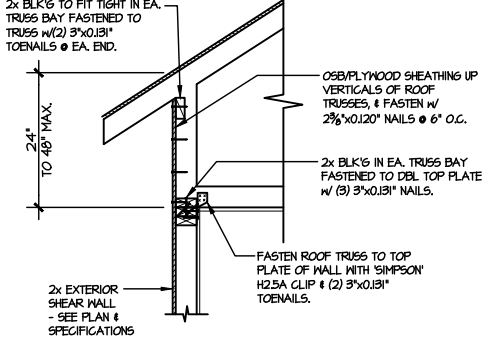
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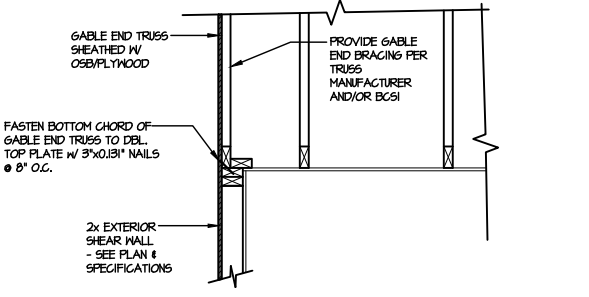
AI TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT LESS THAN 4 1/2"
NO BLOCKING REQ'D



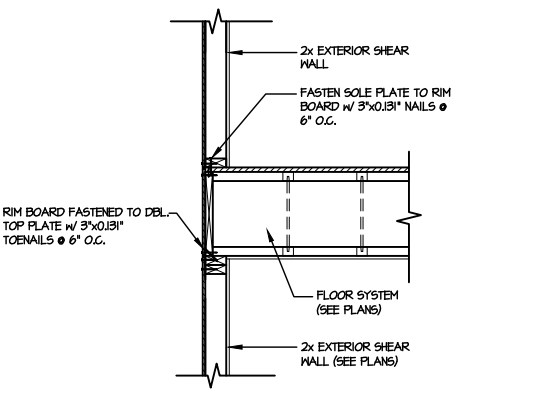
A2 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/8"=1'-0"
HEEL HEIGHT BETWEEN 4 1/2" - 16"
BLOCKING REQ'D



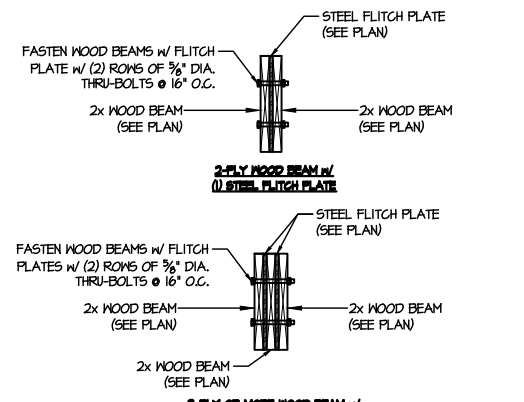
A3 TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
SCALE: 3/8"=1'-0"
HEEL HEIGHT UP TO 48" MAX.



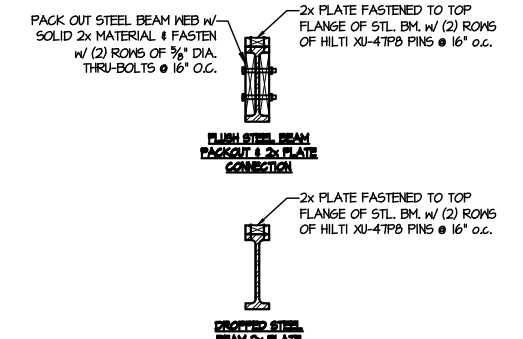
B TYPICAL GABLE END DETAIL
SCALE: 3/8"=1'-0"



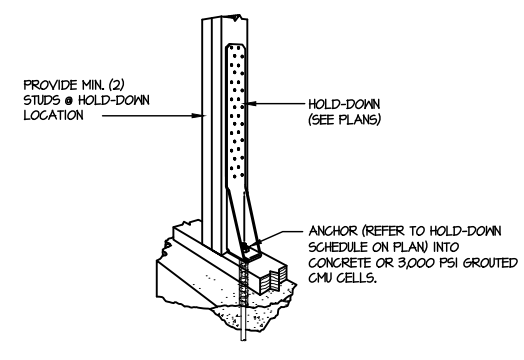
C TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/8"=1'-0"



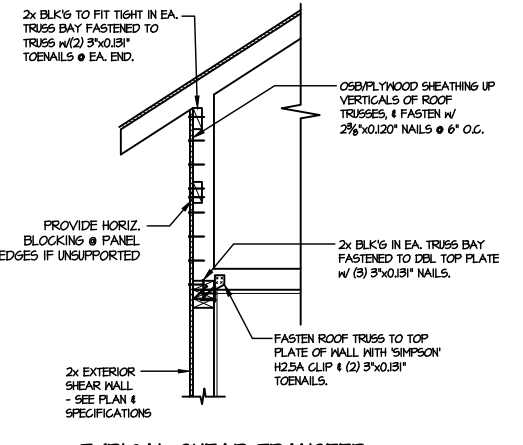
D TYPICAL FLITCH BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"



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



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



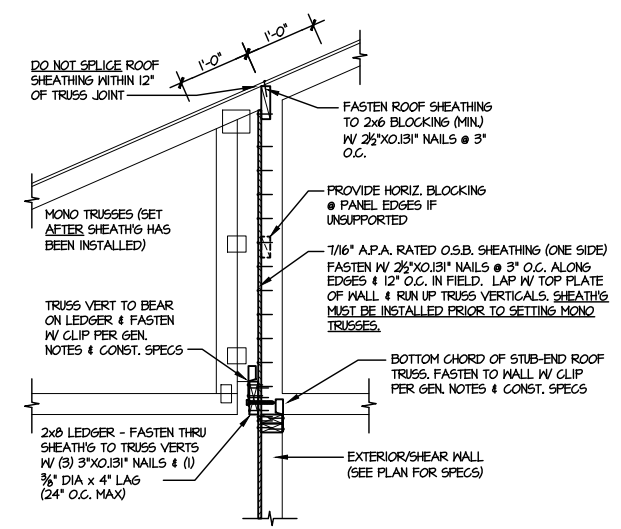
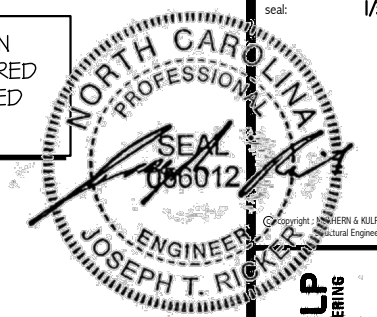
I TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
SCALE: 3/8"=1'-0"
HEEL HEIGHT GREATER THAN 48"

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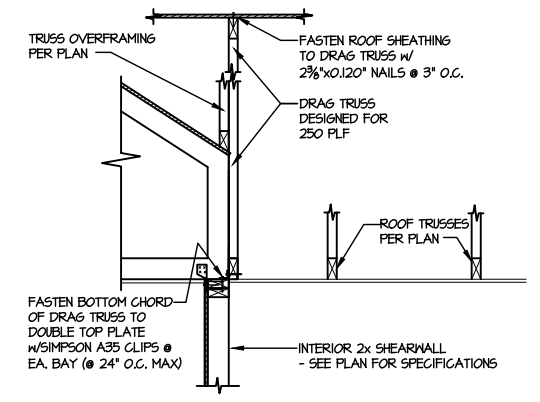
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1 SHEAR TRANSFER DETAIL @
BREAK IN TRUSSES OVER SHEAR WALL
SCALE: 3/4"=1'-0" - 22064
3/8"=1'-0" - 11x7



2 SHEAR TRANSFER DETAIL
AT INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0"

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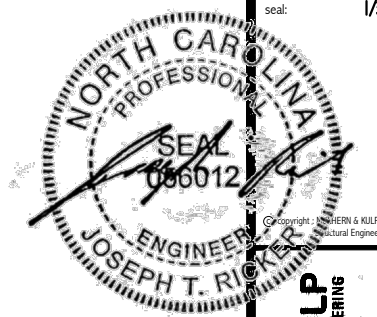
project mgr: JTR
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FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 45 - COOPER 7
RALEIGH, NC



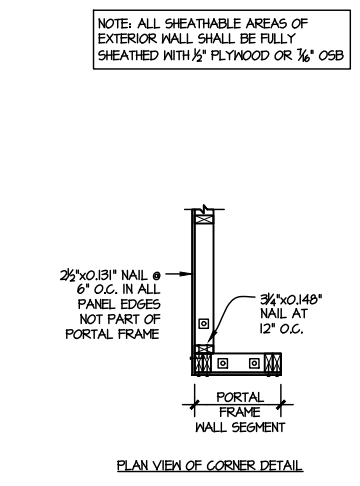
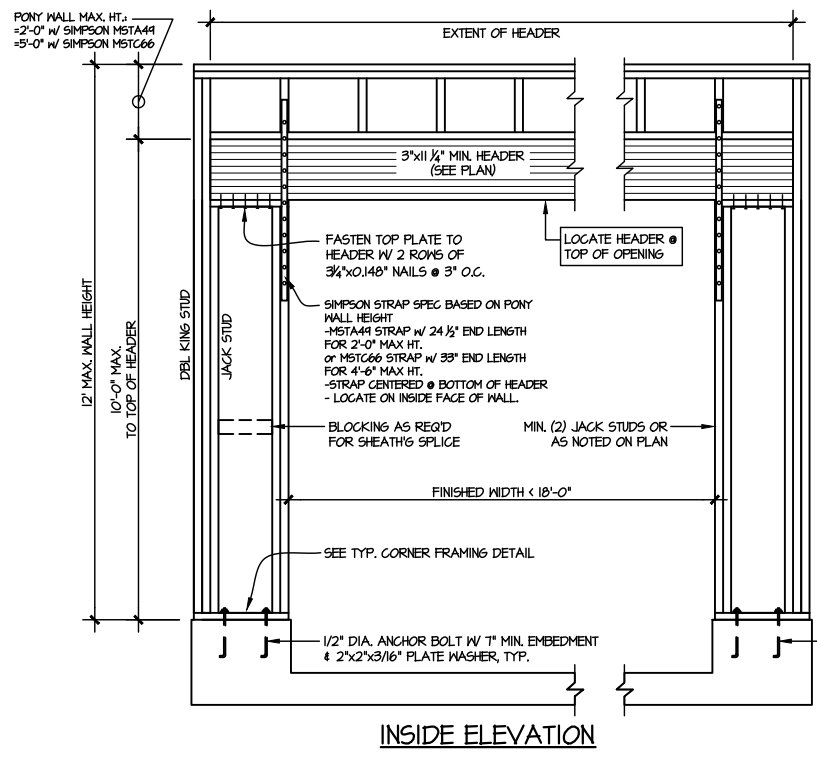
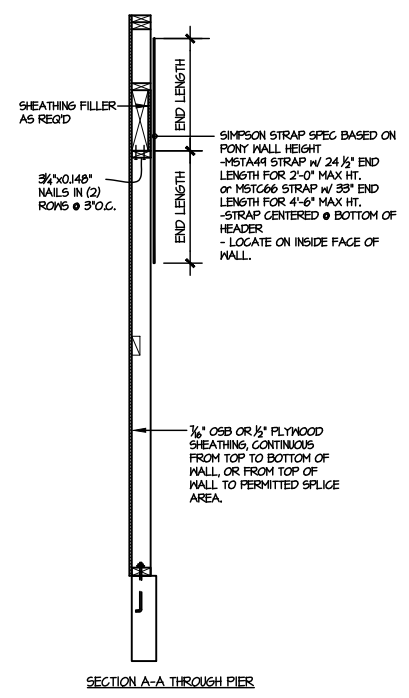
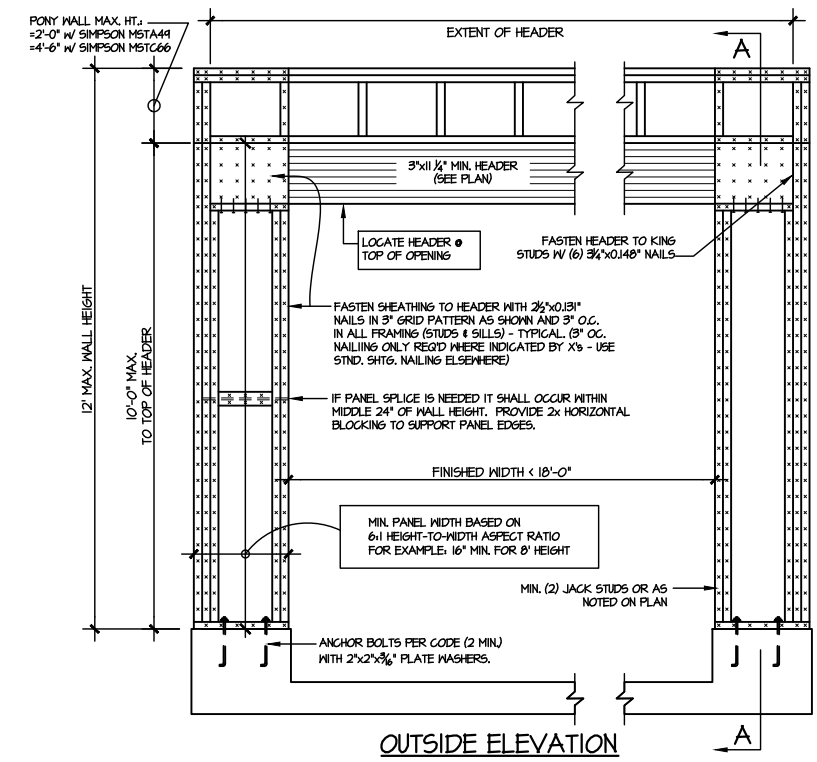
MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Riverside Ave., Building 4 - Asheville, PA 17002
P 716-948-8881 - mulhern+kulp.com
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M&K project number:
126-22076
project mgr: JTR
drawn by: KJN
issue date: 01-02-25
REVISIONS:
date: initial:



FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 45 - COOPER 7
RALEIGH, NC

sheet:
SD2.2

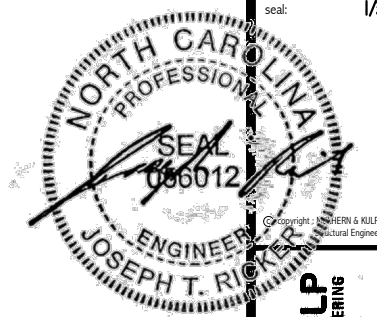


ALTERNATIVES TO 1/2" DIA. ANCHOR BOLT:
1) 1/2" DIA. x 6" LONG SIMPSON TITEN HD
2) 1/2" DIA. THREADED ROD EPOXY SET W/ 4 1/2" EMBED. (MIN) UTILIZING HILTI HY200 EPOXY ANCHORING SYSTEM (OR EQUAL)

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

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

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



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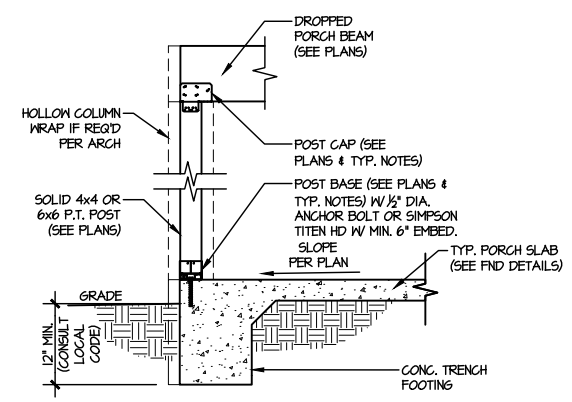
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FRAMING DETAILS
FARM AT NEIL'S CREEK
LOT 45 - COOPER 7
RALEIGH, NC

sheet:
SD3.0



3 TYPICAL PORCH POST CONNECTION DETAIL
SCALE: NONE
SLAB ON GRADE SHOWN (SIM. @ CRAWL & BSMT.)

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